

1400 SUNSET RESIDENCE
1400 W 23rd ST MIAMI BEACH FLORIDA 33140

NEW RESIDENCE

MIAMI BEACH, FLORIDA

SCOPE OF WORK

- OCCUPANCY TYPE: RESIDENTIAL R3

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A-5.1	ISOMETRIC VIEWS
A-5.2	FRONT RENDER
A-5.3	REAR RENDER
A-5.4	CONTEXTUAL RENDER



Revisions: _____

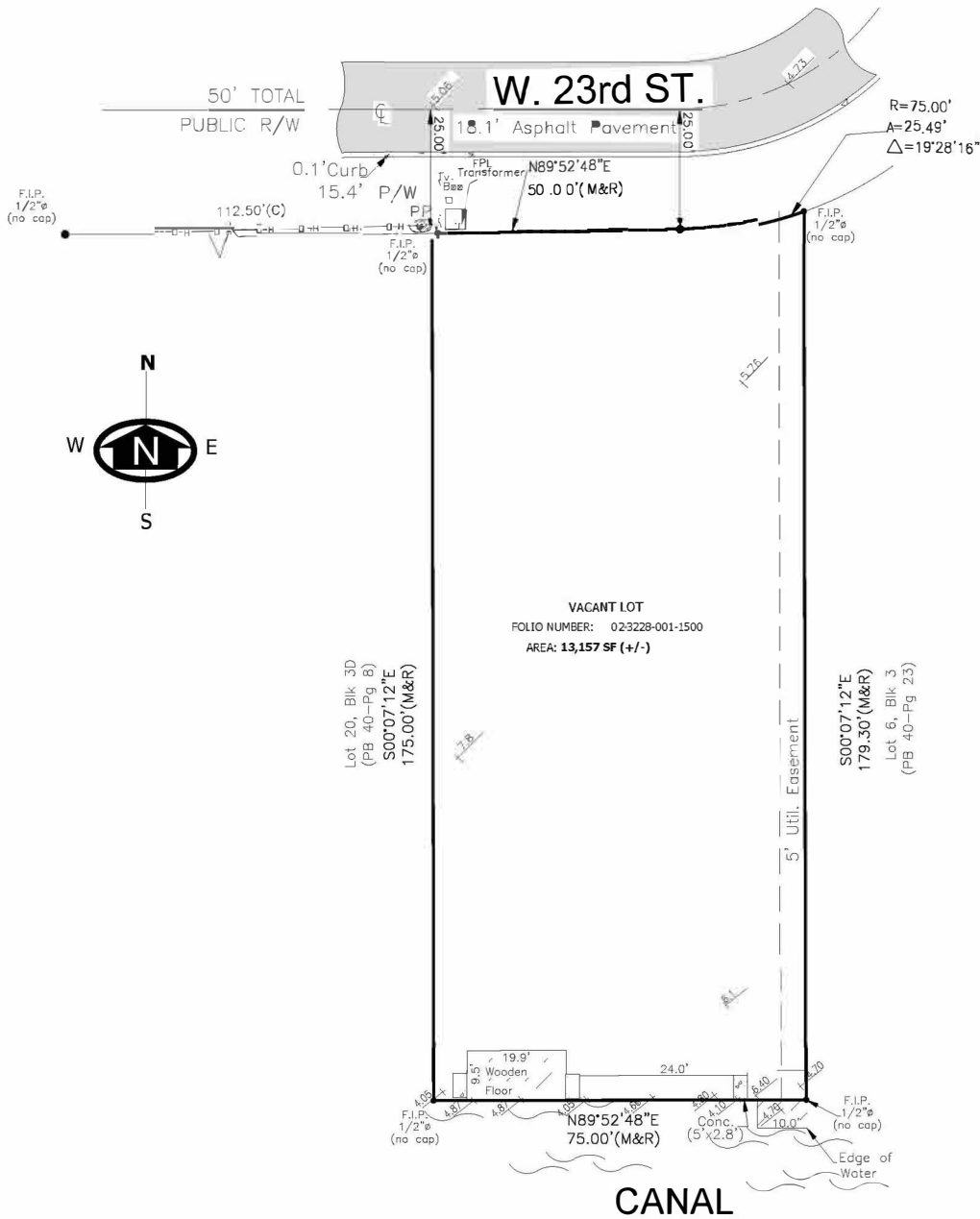
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Scale: _____

Plot Date: 2022-12-13

SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'



No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	ROYAL PALM	ROYSTONIA ELATA	1.8"	60'	60'
2-3	ROYAL PALM	ROYSTONIA ELATA	1.8"	60'	60'
4	ROYAL PALM	ROYSTONIA ELATA	1.5"	25'	20'
5	UNKNOWN	UNKNOWN	1.0'	20'	20'
6	SAPODILLA	MANILKARA ZAPOTA	3.0'	80'	80'

ENCROACHMENTS AND OTHER POINTS OF INTEREST:

- THERE IS A PORTION OF THE WOODEN DOCK ENCROACHING INTO THE EASEMENT OF THE SUBJECT PROPERTY
- THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
- THERE IS A 5' UTIL. EASEMENT ON THE SIDE OF THE SUBJECT PROPERTY

LOCATION MAP

SCALE: NTS



SITE PICTURE



ABBREVIATION (IF ANY APPLIED)	
A.C. = AIR CONDITIONING UNIT	P/W = PARKWAY
ASPH = ASPHALT	P.O.C. = POINT OF COMMENCEMENT
B.M. = BENCH MARK	P.C. = POINT OF CURVATURE
B/COR = BEARING CORNER	P.I. = POINT OF INTERSECTION
CH.C. = CALCULATED	P.L. = PROPERTY LINE
CB = CATCH BASIN	P.P. = POWER POLE
C.B.S. = CONCRETE BLOCK STRUCTURE	P.R. = PERMANENT REFERENCE
C. = CLEAR	P.R. = PERMANENT REFERENCE
CONC = CONCRETE	P.S. = POINT OF SANGRENT
D.M.E. = DRAINAGE MAINT. EASEMENT	RAD = RADIAL
E. = EASEMENT	REC. (V) = RECORDED
ELEV = ELEVATION	REC. = RECORDED
ENC. = ENCROACHMENT	R/L = RIGHT OF WAY
F.D.H. = FOUND DRAIN HOLE	SEC. = SECTION
F.H. = FIRE HYDRANT	S.N./D. = SET NAIL AND DISC
F.H.D. = FOUND HOLE AND DISC	S.P. = SET FOR PIPE
F.P. = FOUND IRON PIPE	S.P.B. = SET REBAR
F.S. = FOUND SPIKE	STY = STONY
L.P. = LIGHT POLE	SW. = SIDEWALK
M.D. = MEASURED	T.B. = TOP OF BANK
M. = MANHOLE	U.E. = UTIL. EASEMENT
N. = NON-CURVE LINE	R. = ROADSIDE POLE
NTS = NOT TO SCALE	S. = SECTION LINE

SURVEYOR'S LEGEND (IF ANY APPLIED)	
BOUNDARY LINE	CATCH BASIN
STRUCTURE (BLDG.)	MANHOLE
CONCRETE BLOCK WALL	O.E. OVERHEAD ELECT.
METAL FENCE	POWER POLE
WOODEN FENCE	LIGHT POLE
CHAIN LINK FENCE	HANDICAP SPACE
WOOD DECK/DOCK	FIRE HYDRANT
ASPHALTED AREAS	EASEMENT LINE
CONCRETE	WATER VALVE
BRICK OR PAVERS	TY-CABLE BOX
ROOFED AREAS	WM WATER METER
WATER (EDGE OF WATER)	CONC. LIGHT POLE
AIR CONDITIONER	POOL PUMP
	WATER HEATER

CERTIFIED TO:
TODD GLASER

SITE ADDRESS: 1400 W 23rd ST., MIAMI BEACH, FL 33140
JOB NUMBER: 22-456
DATE OF SURVEY: MAY 5 2022/ SEPTEMBER 6, 2022/ OCTOBER 26, 2022 (UPDATE)
FOLIO NUMBER: 02-3228-001-1500

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AH" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **12086C-0317L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **13,157 SF (+/-)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. A-36**, WITH AN ELEVATION OF **7.33 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.00°07'12"E., BEING THE RECORDED BEARING FOR THE CENTERLINE OF REGATTA AVE., AS SHOWN ON PLAT BOOK 40 AT PAGE 8 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 3/4 FOOT FOR NATURAL GROUND SURFACES AND 1/2 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LEGAL DESCRIPTION:

LOT 19, BLOCK 3-D, OF REVISED PLAT OF SUNSET ISLANDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40 AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

American Services of Miami, Corp.

Consulting Engineers . Planners . Surveyors



LB 6683

266 GIRALDA AVENUE
CORAL GABLES, FL 33134
PHONE: (305)598-5101 FAX: (305)598-8627
ASOMIAMI.COM

This item has been digitally signed and sealed by Ed Pino, PSM, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by ED PINO
Date: 2022.10.27
13:43:20 -0400

ED PINO



PROFESSIONAL LAND SURVEYOR
AND MAPPER No. 6774 STATE
OF FLORIDA

DATE: OCTOBER 27, 2022

Project: 2107-21

A2
A12 DESIGN CORP
(305) 520-9242

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Scale:

SURVEY

EX-0.00



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EX-1.01



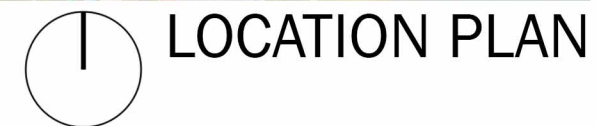
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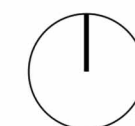
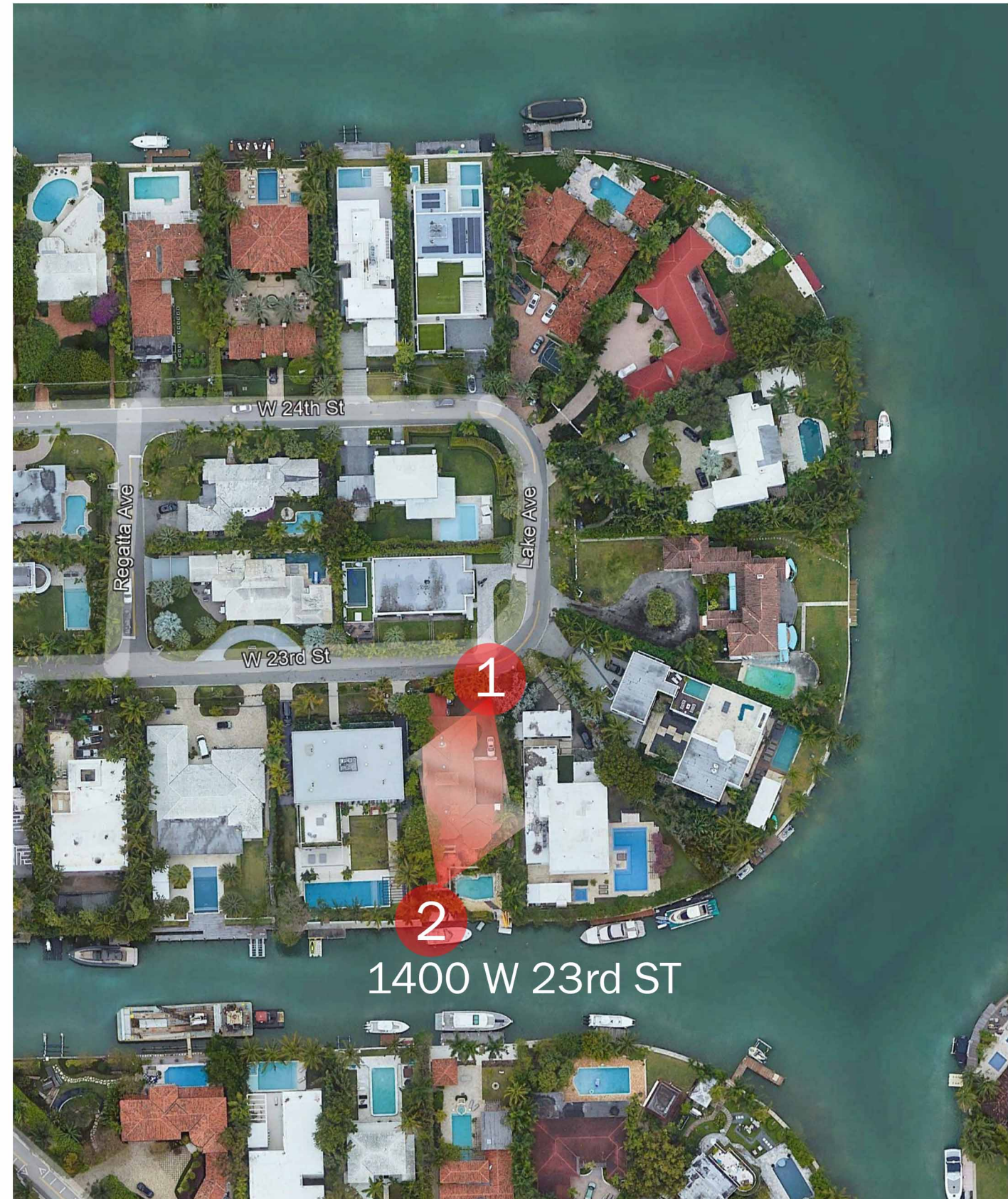
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EX-1.02





LOCATION PLAN

1400 SUNSET RESIDENCE
1400 W 23 rd ST MIAMI BEACH, 33140

Project: 2107-21



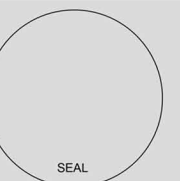
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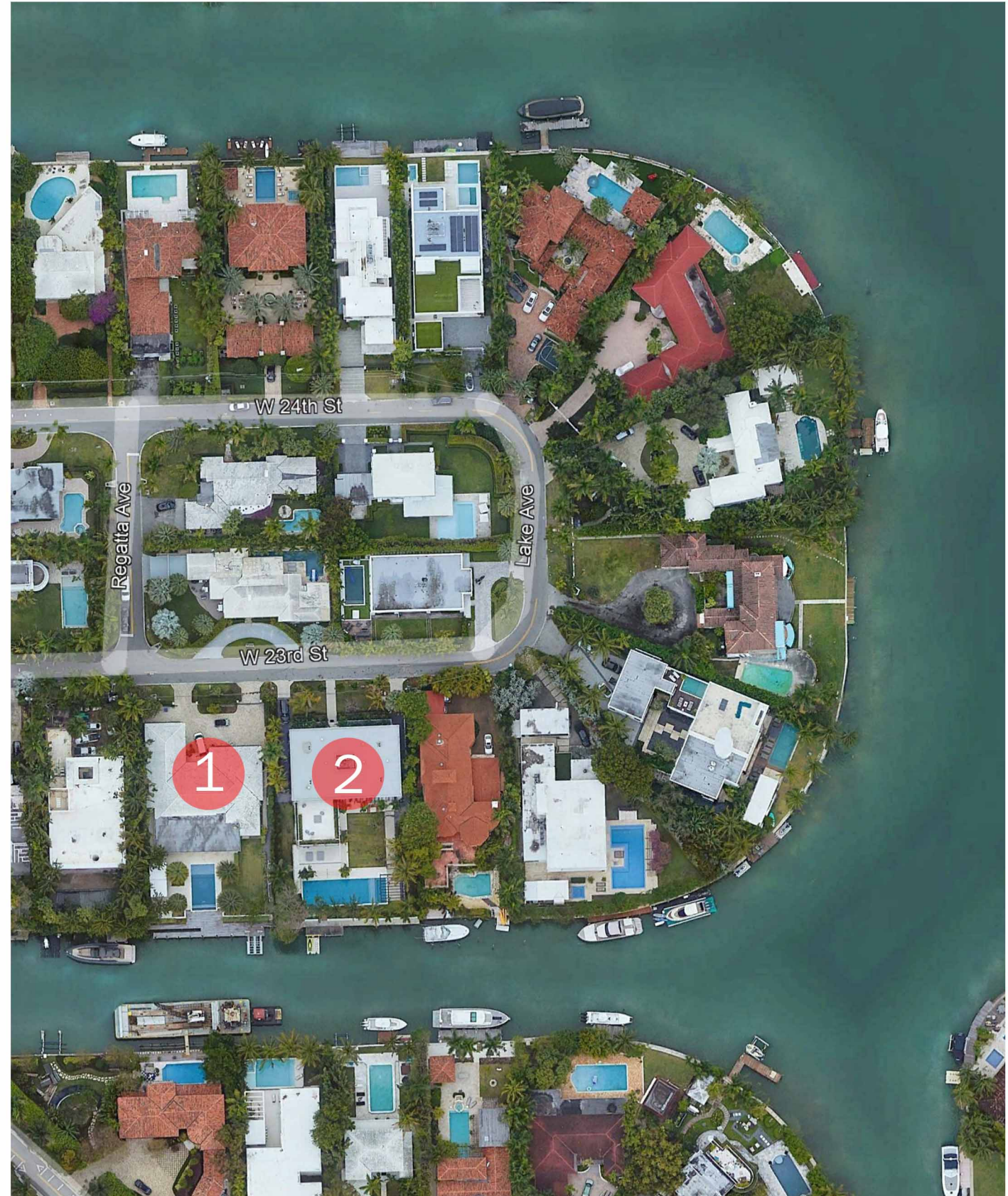


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EX-1.03



LOCATION PLAN

1400 SUNSET RESIDENCE
1400 W 23 rd ST MIAMI BEACH, 33140

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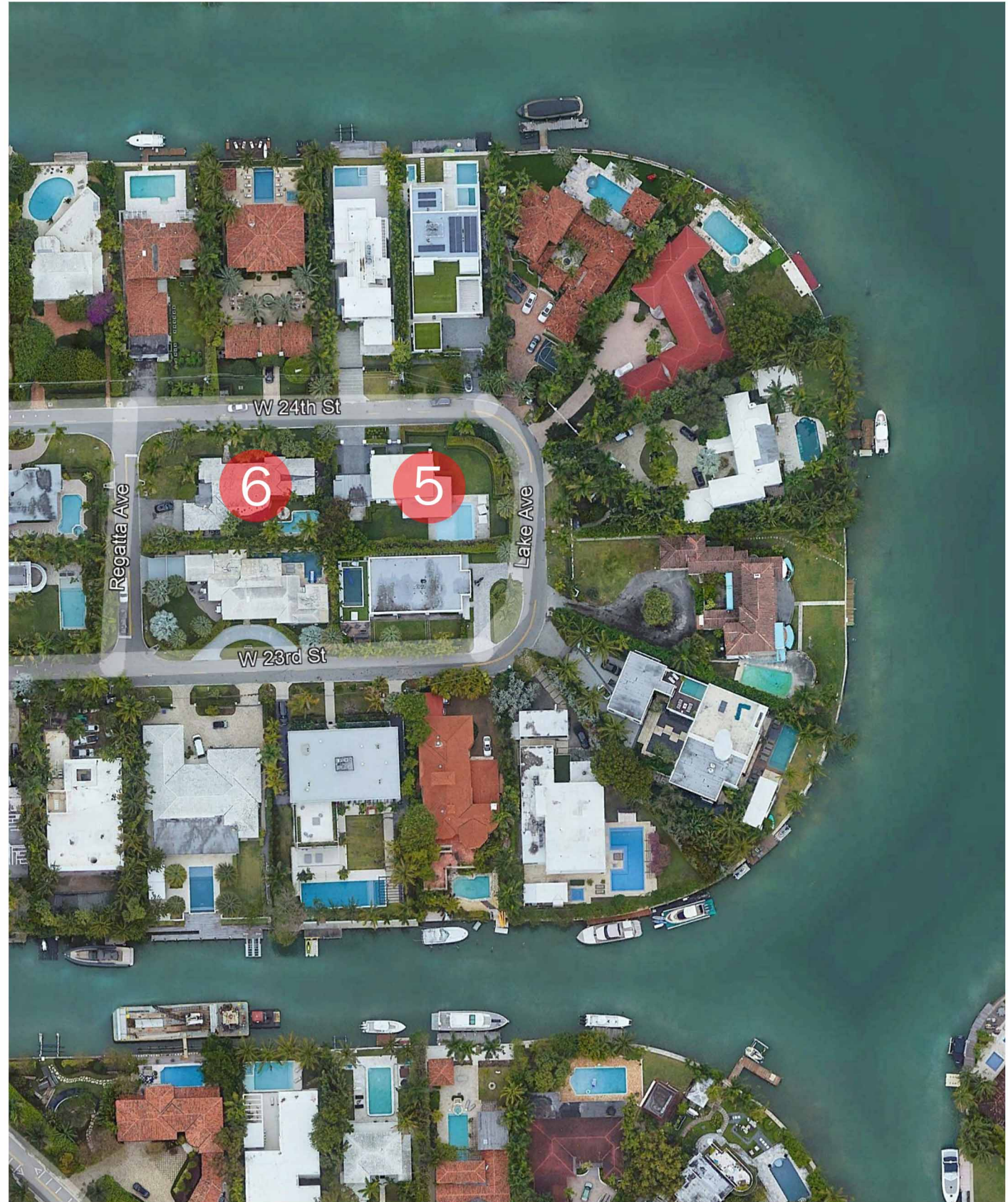
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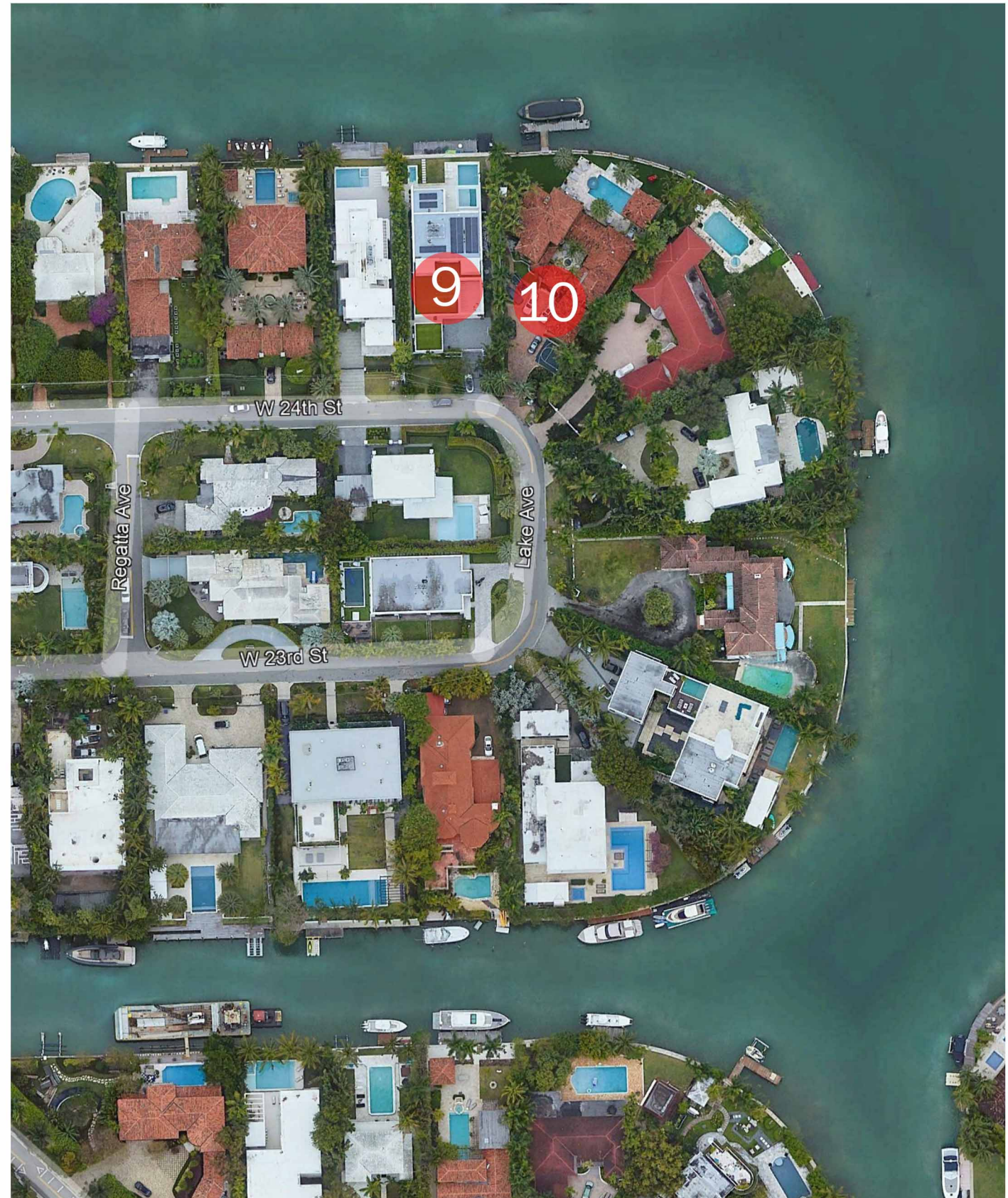


LOCATION PLAN



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Scale:



LOCATION PLAN

1400 SUNSET RESIDENCE
1400 W 23 rd ST MIAMI BEACH, 33140

Project: 2107-21



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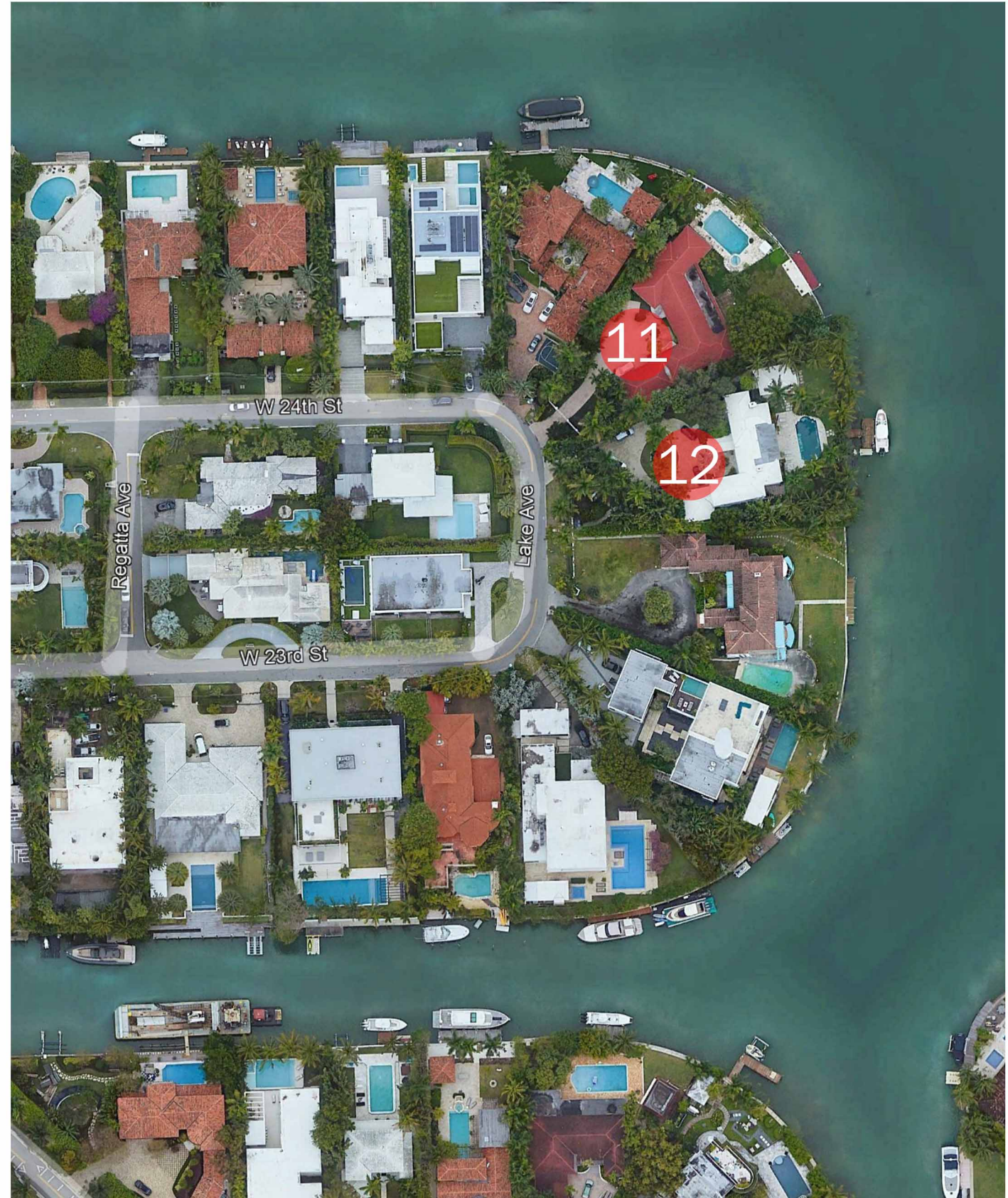
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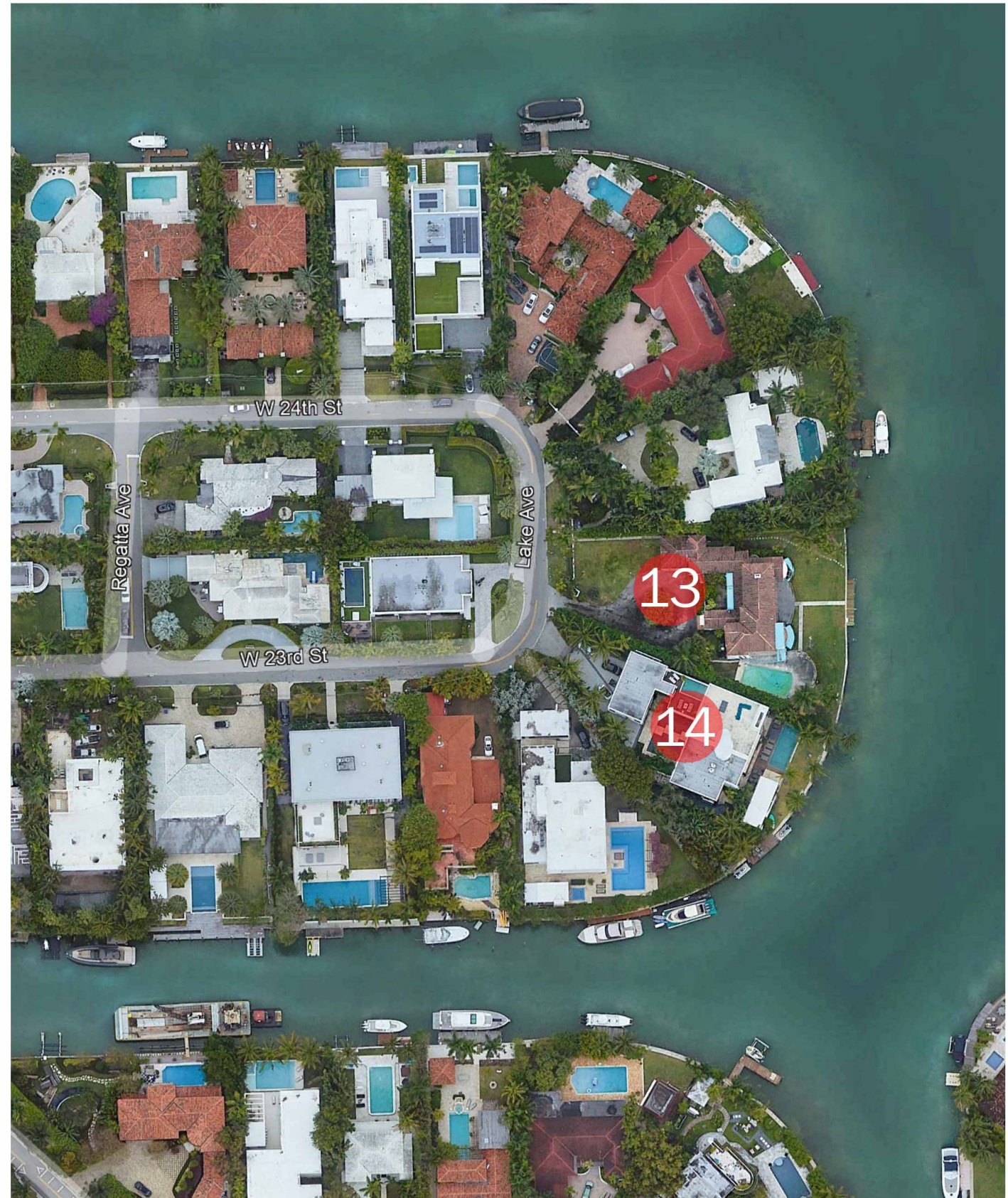
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EX-1.09



1400 SUNSET RESIDENCE
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SEAL

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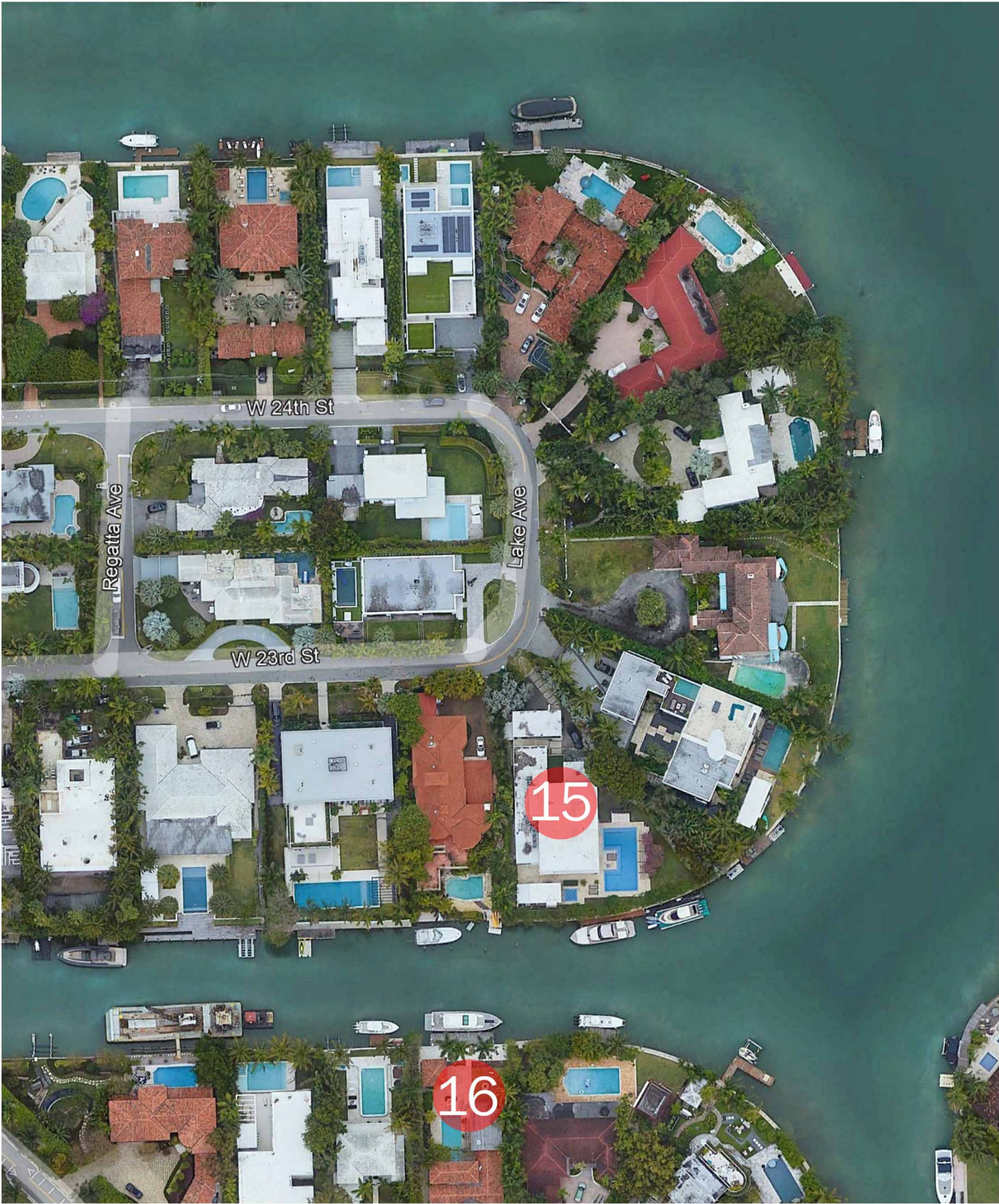
LOCATION PLAN



15



16



PROJECT DATA

SCOPE OF WORK:
NEW 2-STORY, CBS, SINGLE FAMILY RESIDENCE

OCCUPANCY TYPE:
RESIDENTIAL RS-4

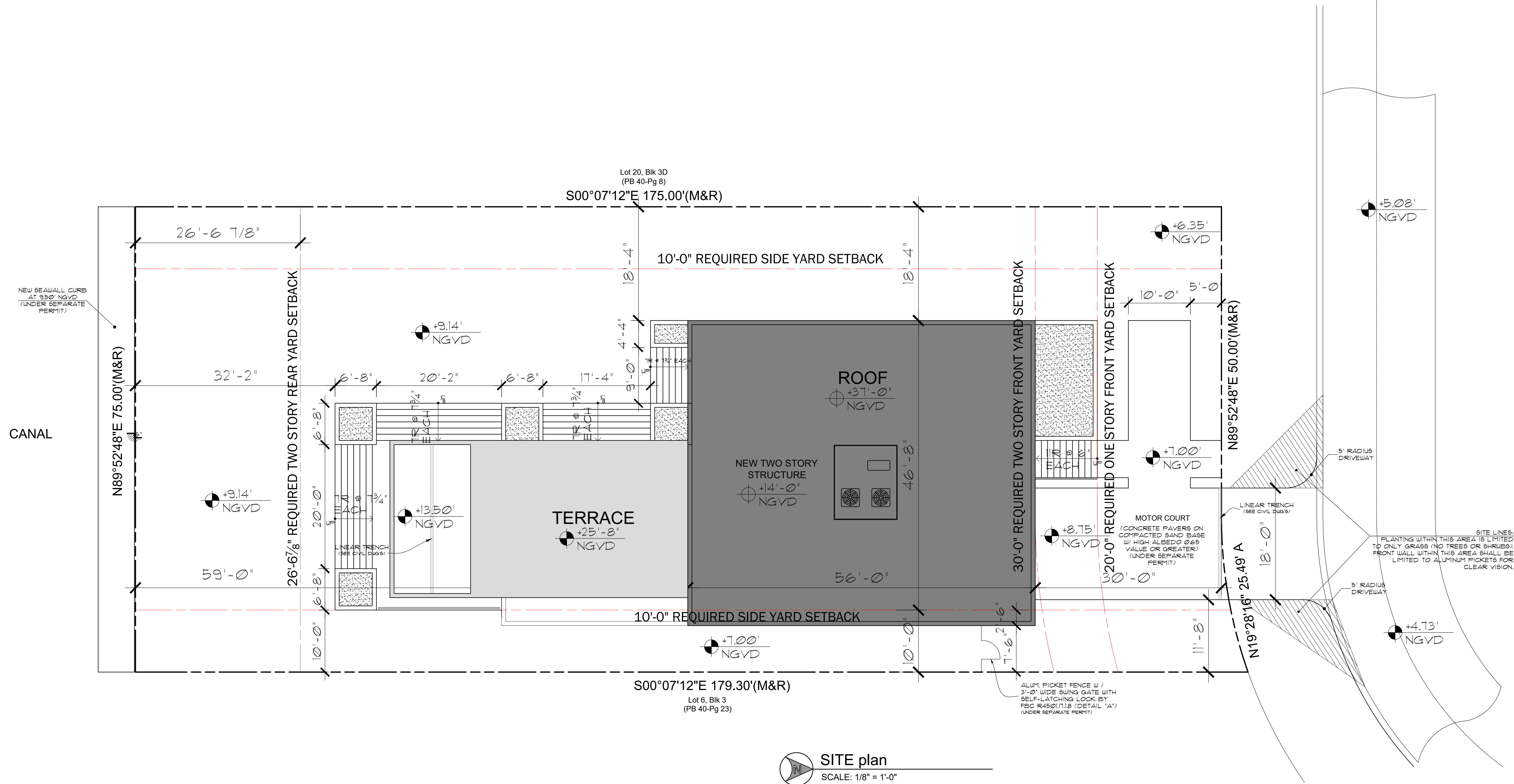
CONSTRUCTION TYPE:
TYPE V-B

FLOOD DESIGN CLASS:
2

LEGAL DESCRIPTION

LOT 19, BLOCK 3-D, OF REVISED PLAT OF SUNSET ISLANDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40 AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO NUMBER: 02-3228-001-1500



1400 SUNSET RESIDENCE
1400 W 23rd ST MIAMI BEACH FLORIDA 33140

Project: 2206-22



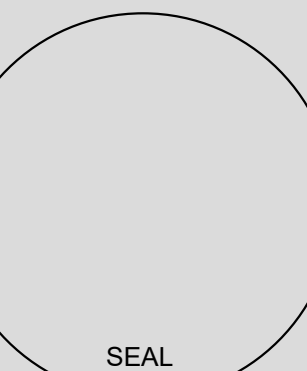
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Plot Date: 2022-12-13



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

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information		
1	Address:	1400 W 23rd ST MIAMI BEACH FLORIDA 33140	
2	Folio number(s):	02-3228-001-1500	
3	Board and file numbers :	22-0896	
4	Year built:	1933	Zoning District: RS-3
5	Based Flood Elevation:	8.00 NGVD	Grade value in NGVD: 4.90' NGVD
6	Adjusted grade (Flood+Grade/2):	6.45' NGVD	Free board: 5
7	Lot Area:	13,157 sq ft	
8	Lot width:	50.00'	Lot Depth: 175.00'
9	Max Lot Coverage SF and %:	3,947.10 SQ FT (30%)	Proposed Lot Coverage SF and %: 2,757 SQ FT (20.95%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF: NA
11	Front Yard Open Space SF and %:	816 SQ FT (77.29%)	Rear Yard Open Space SF and %: 1,993 SQ FT (100%)
12	Max Unit Size SF and %:	6,578.50 SQ FT (50%)	Proposed Unit Size SF and %: 3,484 SQ FT (26.48%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size: 2,152 SQ FT
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)
15		N/A	Proposed Second Floor Unit Size SF and % : 1,332 SQ FT
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): N/A

		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0"		24'-0"	N/A
18	Setbacks:				
19	Front First level:	20'-0"		30'-0"	N/A
20	Front Second level:	30'-0"		30'-0"	N/A
21	Side 1:	10'-0"	N/A	10'-0"	N/A
22	Side 2 or (facing street):	10'-0"	N/A	18'-4"	N/A
23	Rear:	26'-6 7/8"	N/A	59'-0"	N/A
	Accessory Structure Side 1:	N/A	N/A	13'-0"	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A	N/A
26	Sum of Side yard :	20'-0"	N/A	28'-4"	N/A

27	Located within a Local Historic District?	NO
28	Designated as an individual Historic Single Family Residence Site?	NO
29	Determined to be Architecturally Significant?	NO

Notes:

If not applicable write N/A

All other data information should be presented like the above format

ZONING DATA

Project: 2206-22



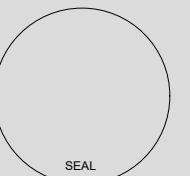
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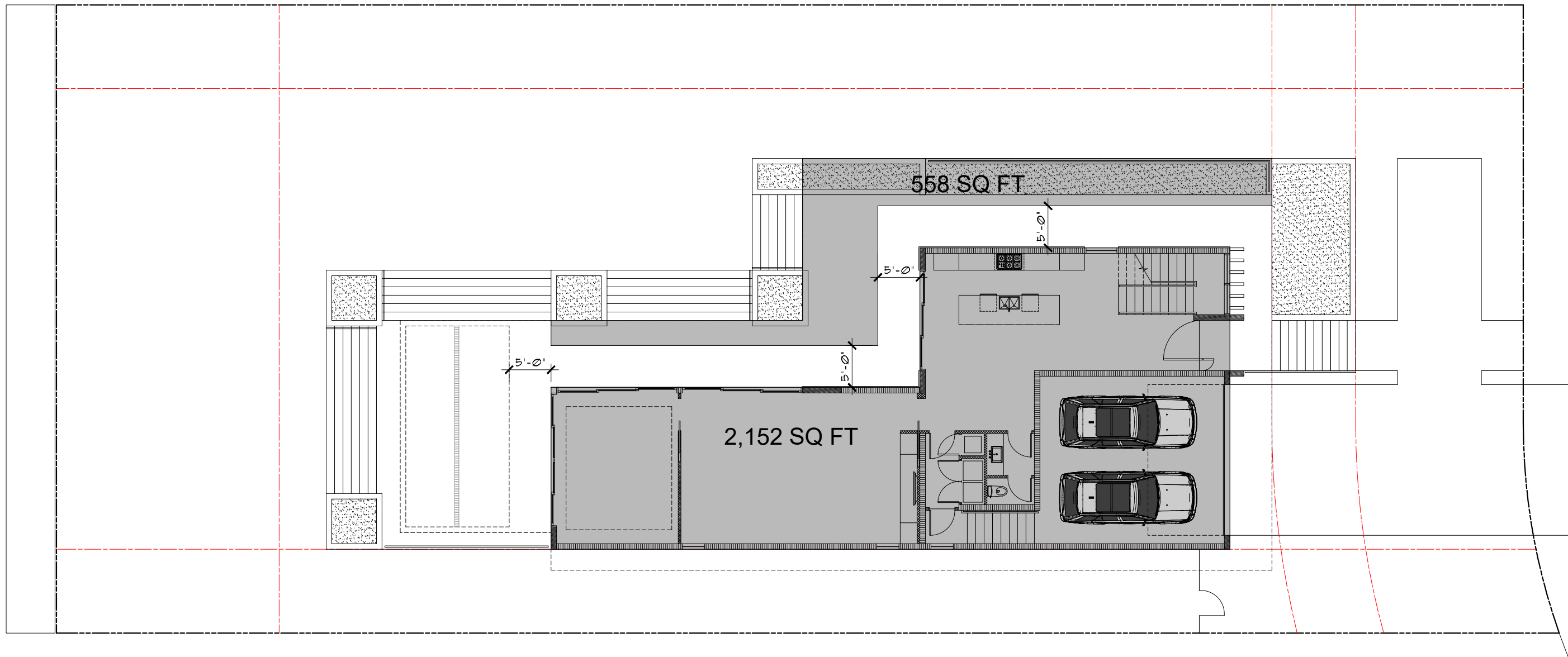
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REAL

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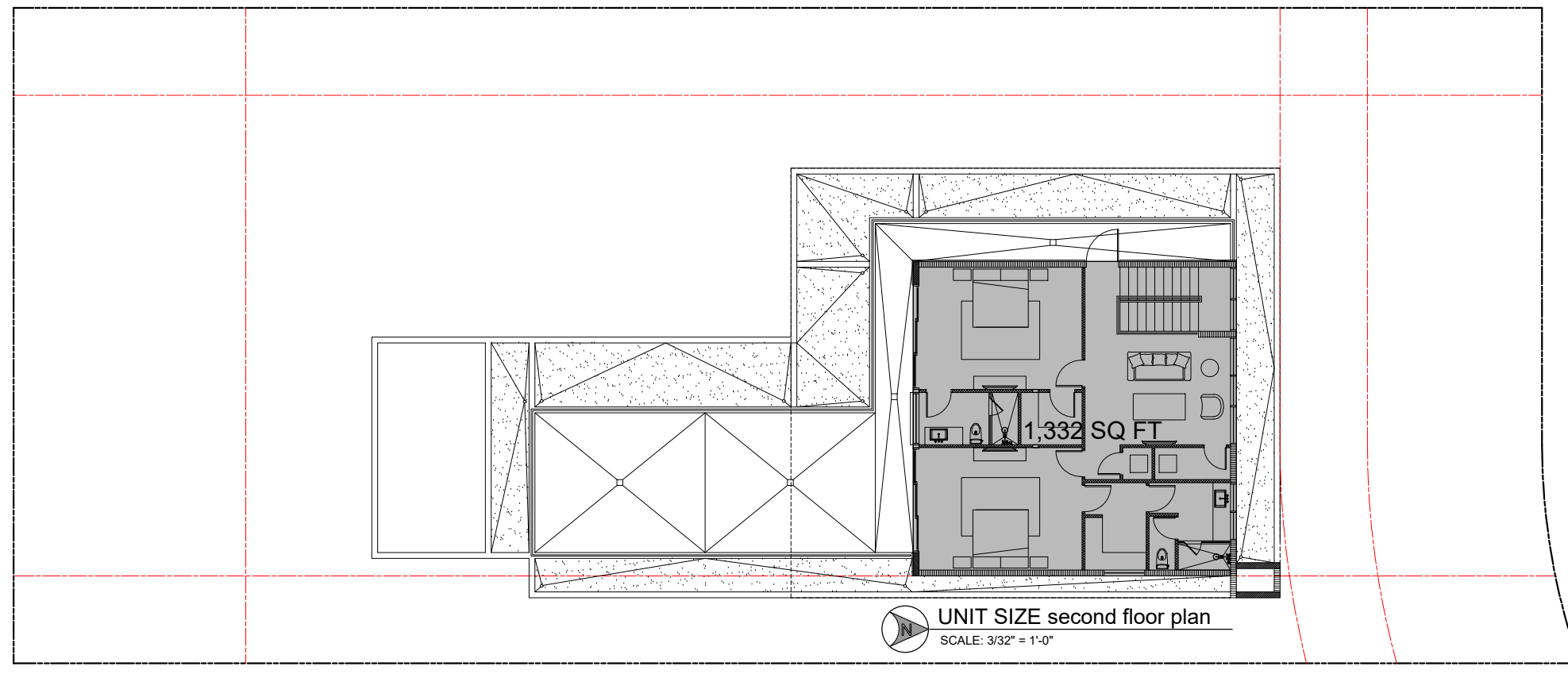
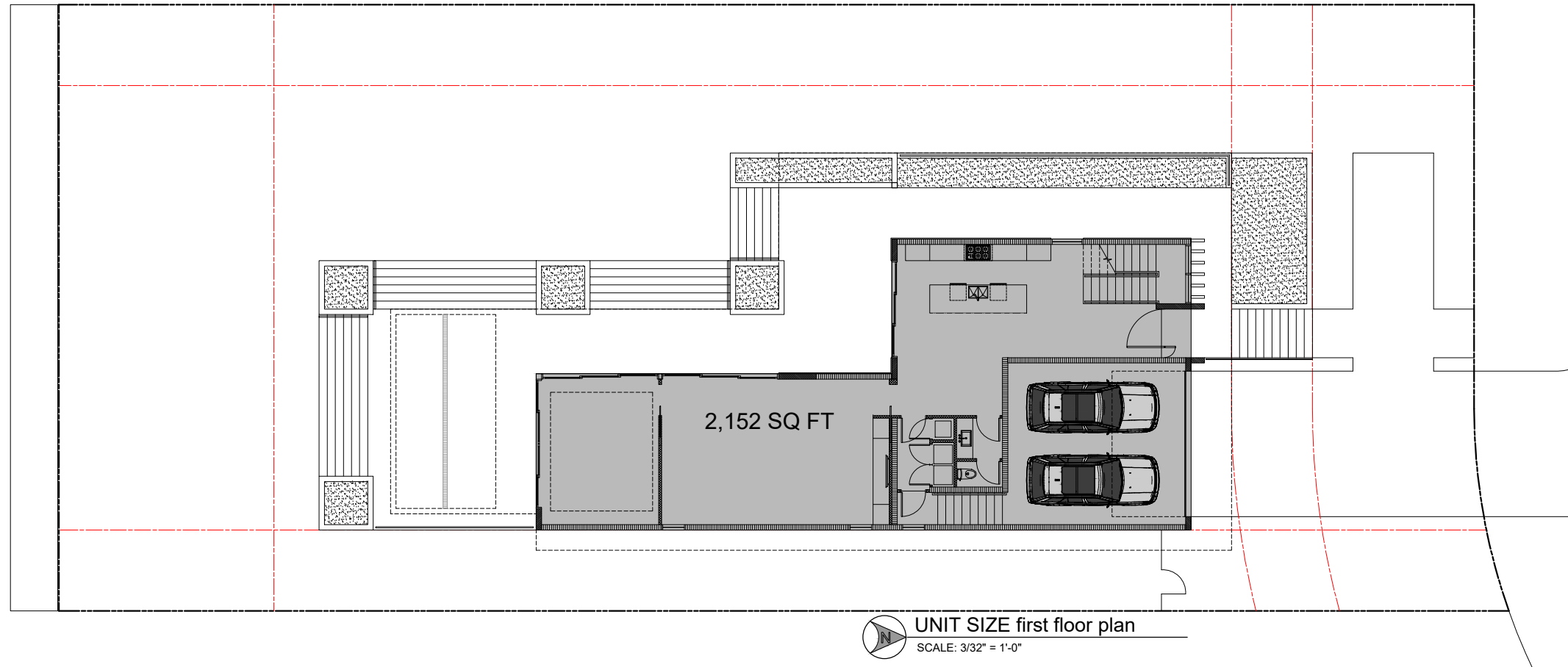
Plot Date: 2022-12-13



 **LOT COVERAGE** plan
SCALE: 3/32" = 1'-0"

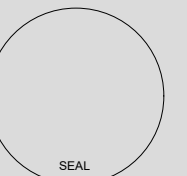
LOT SIZE: 13,157 SF

ALLOWED: 3,947.10 SF (30%)
PROPOSED: 2,757 SF (20.95%)



LOT SIZE: 13,157 SF

ALLOWED:	6,578.50 SF	(50%)
PROPOSED:	2,152 SF	(1st FLOOR)
	<u>1,332 SF</u>	(2nd FLOOR)
	3,484 SF	(26.48%)





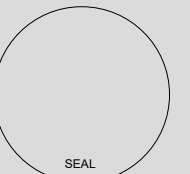
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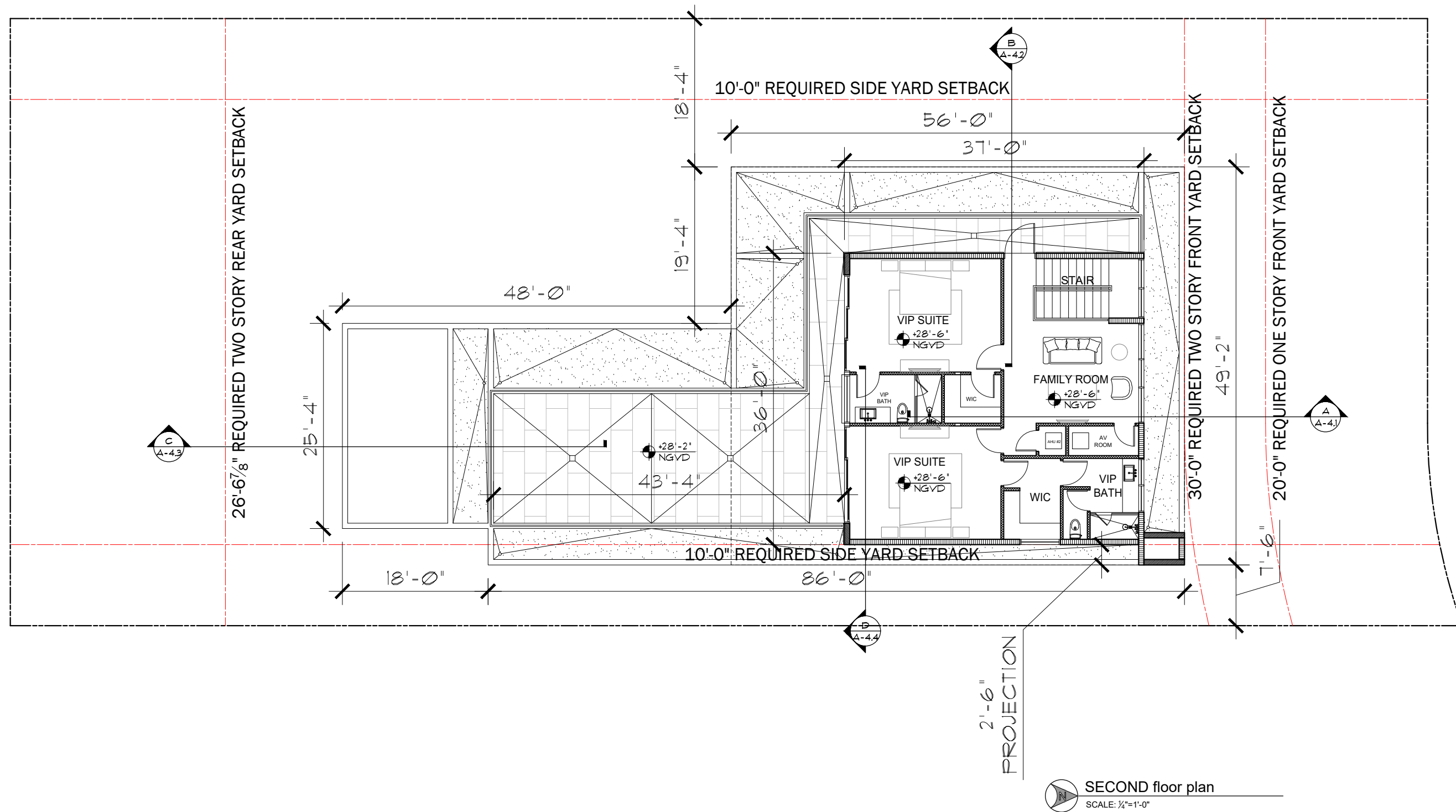
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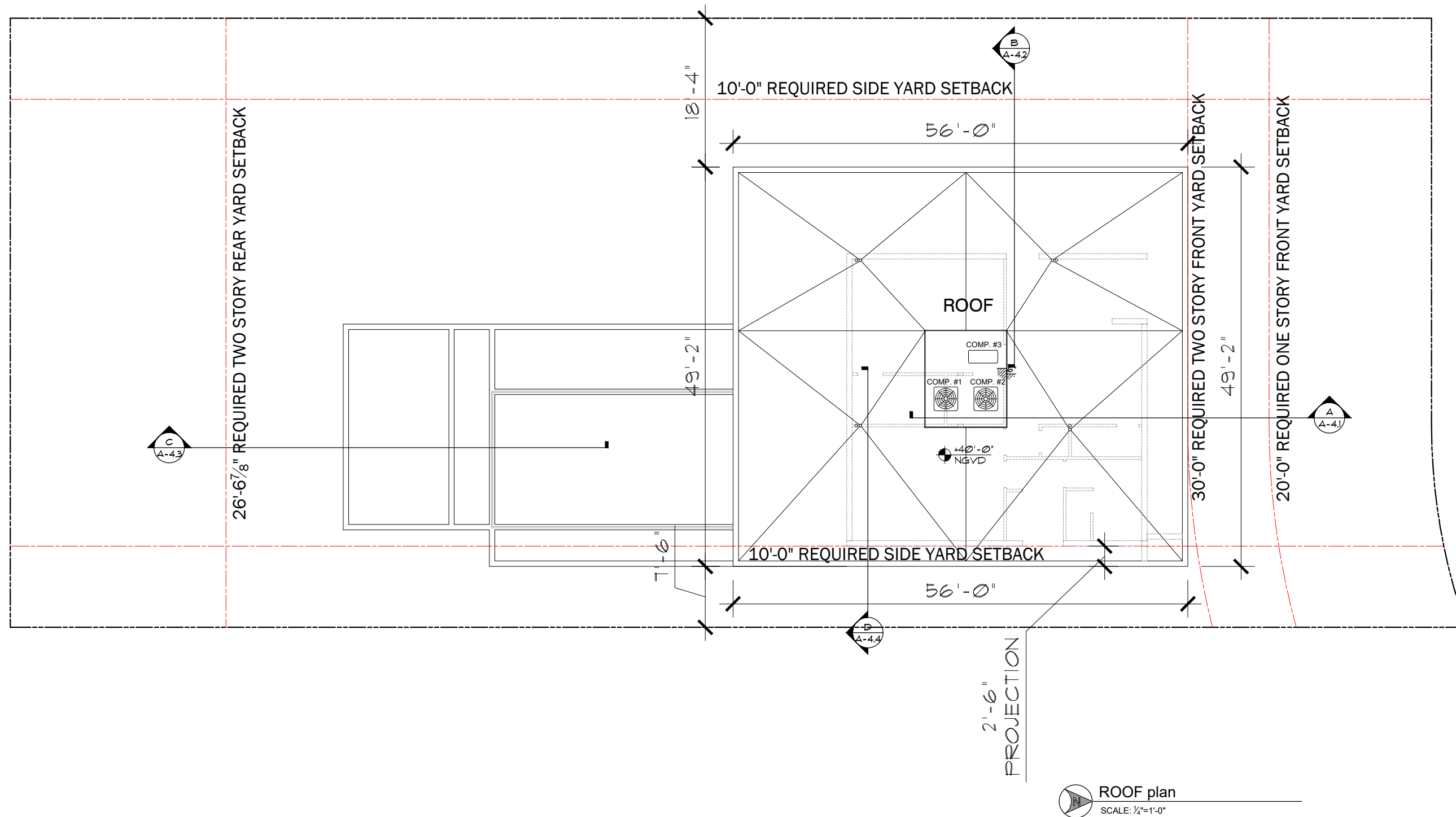
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Plot Date: 2022-12-13

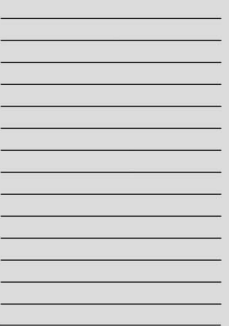


 **SECOND floor plan**
SCALE: 1/4"=1'-0"





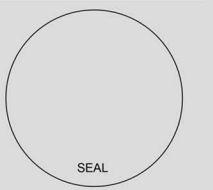
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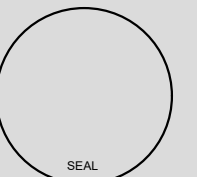
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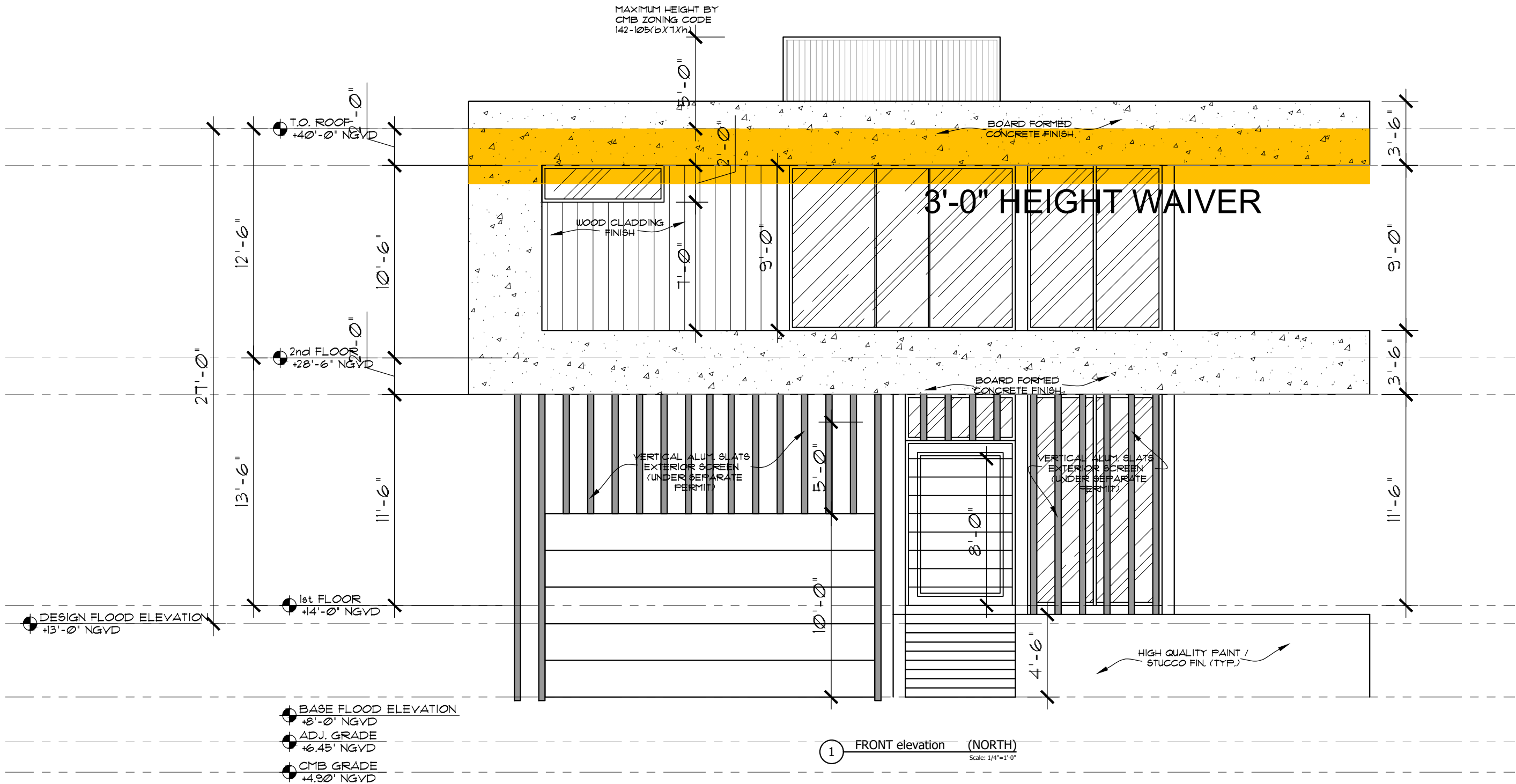
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Scale:

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Plot Date: 2022-12-13



1400 SUNSET RESIDENCE
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Project: 2206-22



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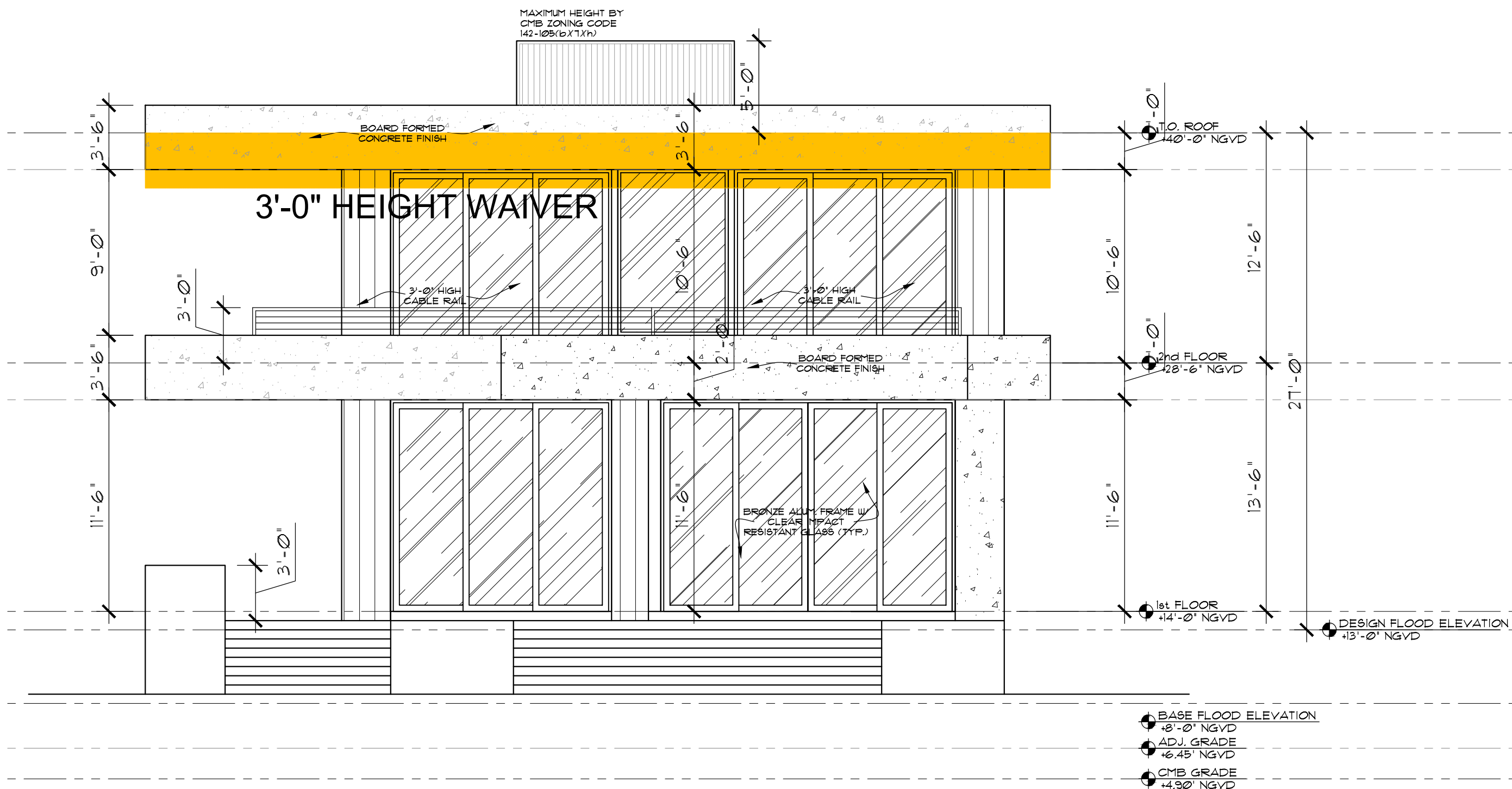
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SEAL

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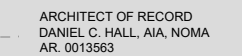
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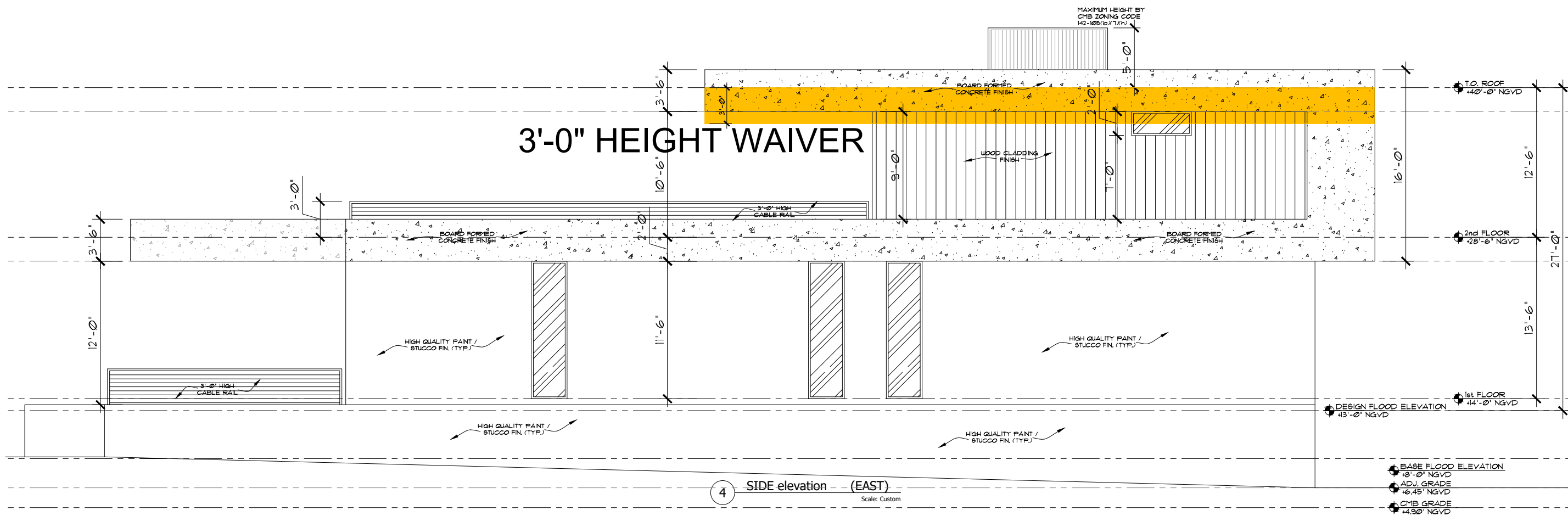
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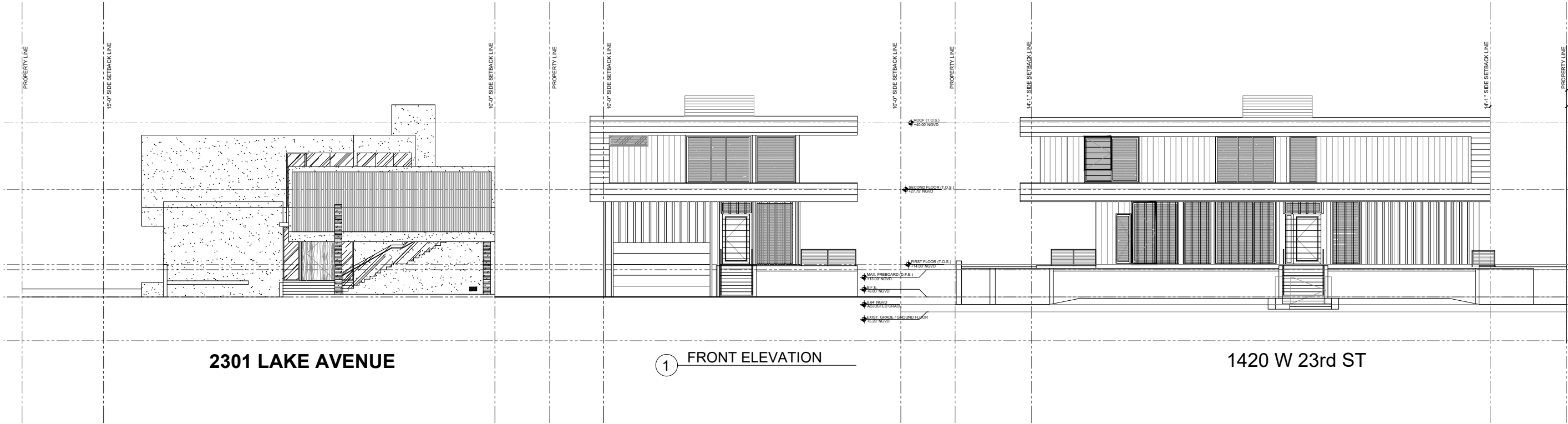
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Scale:

A-3.4

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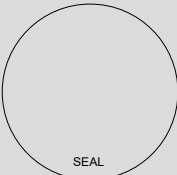
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AR. 0013563



Scale:

A-3.5

Plot Date: 2022-11-20



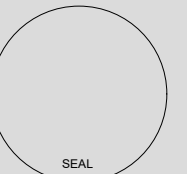
AI2 DESIGN CORP
(305) 520-9242

Revisions:

THE HALL GROUP LLC.

THG

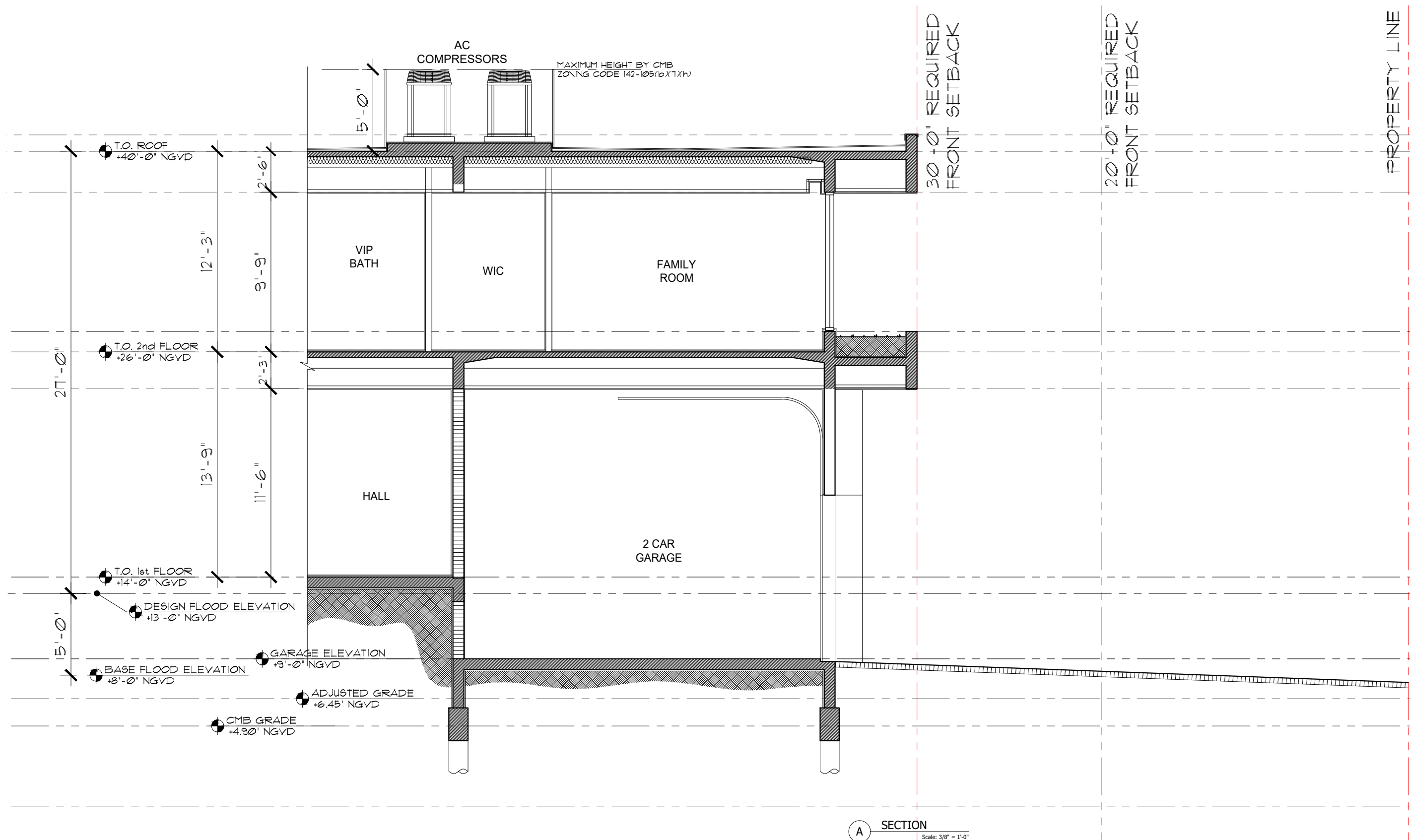
ARCHITECT OF RECORD
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Scale:

A-4.1

Plot Date: 2022-12-13





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THG

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DANIEL C. HALL, AIA, NOMA
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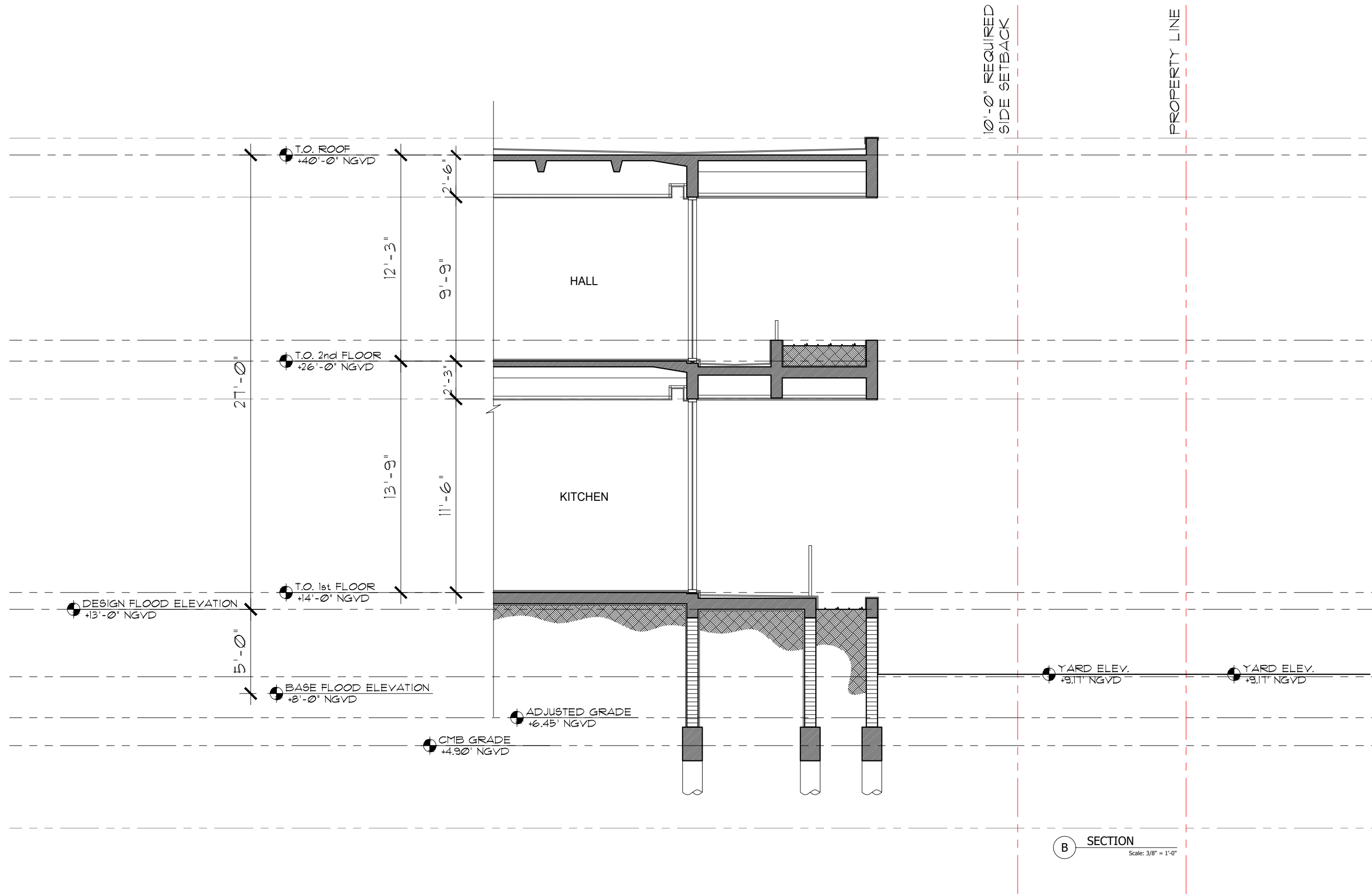
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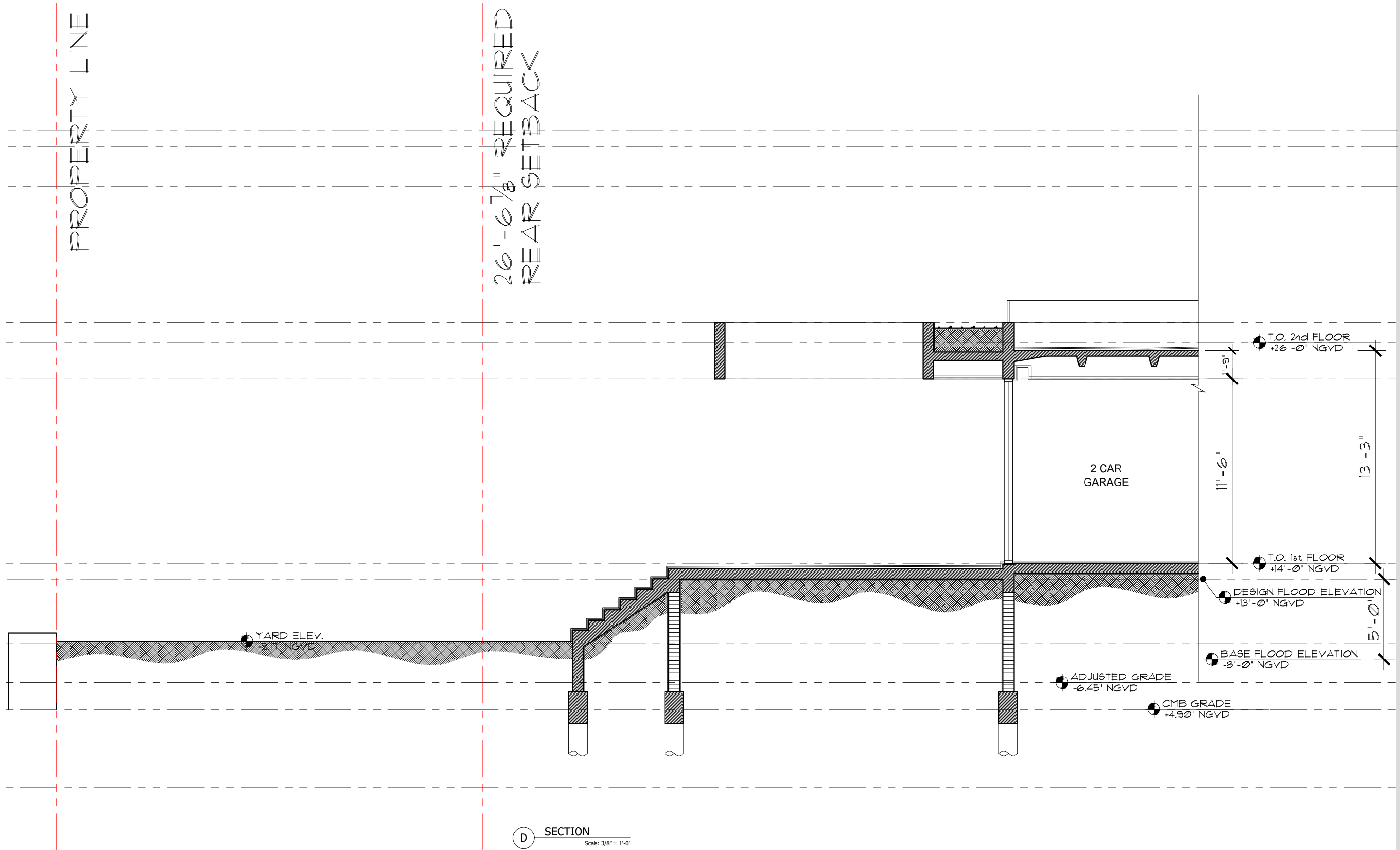
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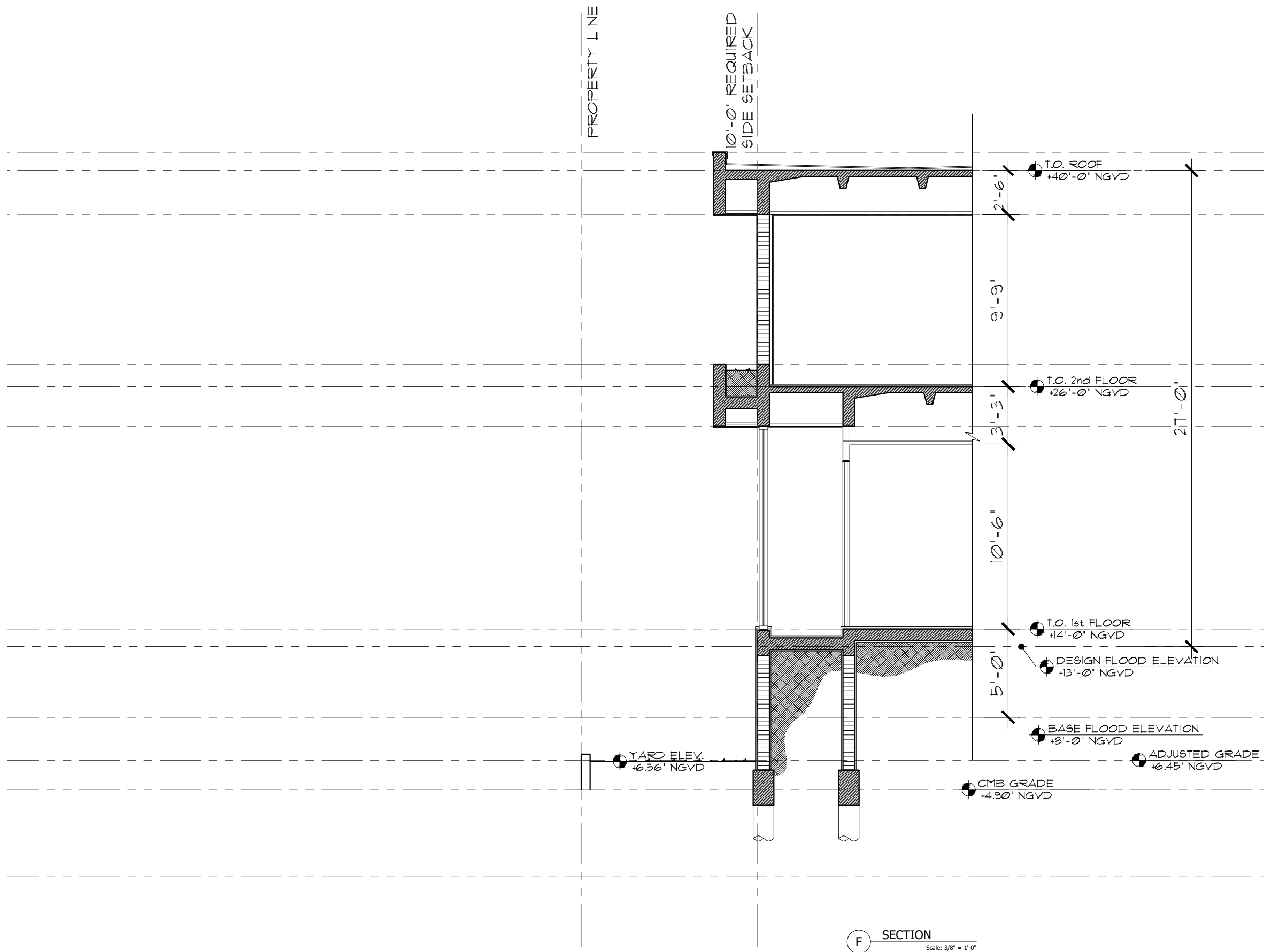
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Plot Date:

22-12-13







Project: 2206-22



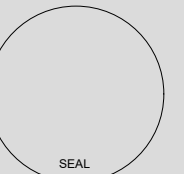
AI2 DESIGN CORP
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Revisions: _____

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ARCHITECT OF RECORD
DANIEL C. HALL, AIA, NOMA
AR. 0013563



Scale:

A-4.4

Plot Date: 2022-12-13



FRONT VIEW RENDERING

1400 SUNSET RESIDENCE
1400 W 23 rd ST MIAMI BEACH, 33140

Project: 2107-21



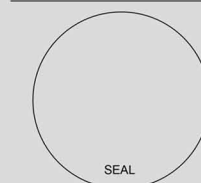
AI2 DESIGN CORP
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ARCHITECT OF RECORD
DANIEL C. HALL, AIA, NOMA
AR. 0013563



Scale:



REAR VIEW RENDERING

1400 SUNSET RESIDENCE
1400 W 23 rd ST MIAMI BEACH, 33140

Project: 2107-21



AI2 DESIGN CORP
(305) 520-9242

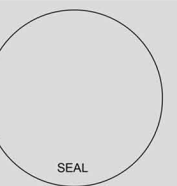
Revisions: _____

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ARCHITECT OF RECORD
DANIEL C. HALL, AIA, NOMA
AR. 0013563



Scale: _____



AERIAL VIEW RENDERING