

DRB PRE-APPLICATION MEETING: NOVEMBER 10th, 2022  
 DRB FIRST CSS SUBMITTAL: NOVEMBER 21st, 2022  
**FINAL DRB CSS SUBMITTAL: DECEMBER 12th, 2022**  
 DESIGN REVIEW BOARD MEETING: FEBRUARY 7th, 2023

# NEW RESIDENCE

1400 W 23 ST

MIAMI BEACH, FLORIDA

CLIENT

1400 SUNSET LLC  
 1400 W 23 ST  
 MIAMI BEACH, FL. 33140

ARCHITECTURAL DESIGN

AI2 DESIGN CORP  
 3631 TORREMOLINOS AVE  
 MIAMI, FL 33178  
 (305) 520-9242

ARCHITECT OF RECORD

THE HALL GROUP LLC.  
 44 NW, 88TH TERR.  
 MIAMI, FL 33150  
 (305)576-7101  
 AR 13563

SCOPE OF WORK

CONSTRUCTION OF A NEW 2 STORY STRUCTURE WITH POOL, POOL DECK, MOTOR COURT, GARAGE & LANDSCAPING.

- OCCUPANCY TYPE: RESIDENTIAL R3



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Project: 2206-22



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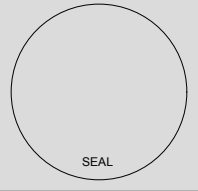
Revisions:

NO.	DATE	DESCRIPTION

THE HALL GROUP LLC.



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



Scale:

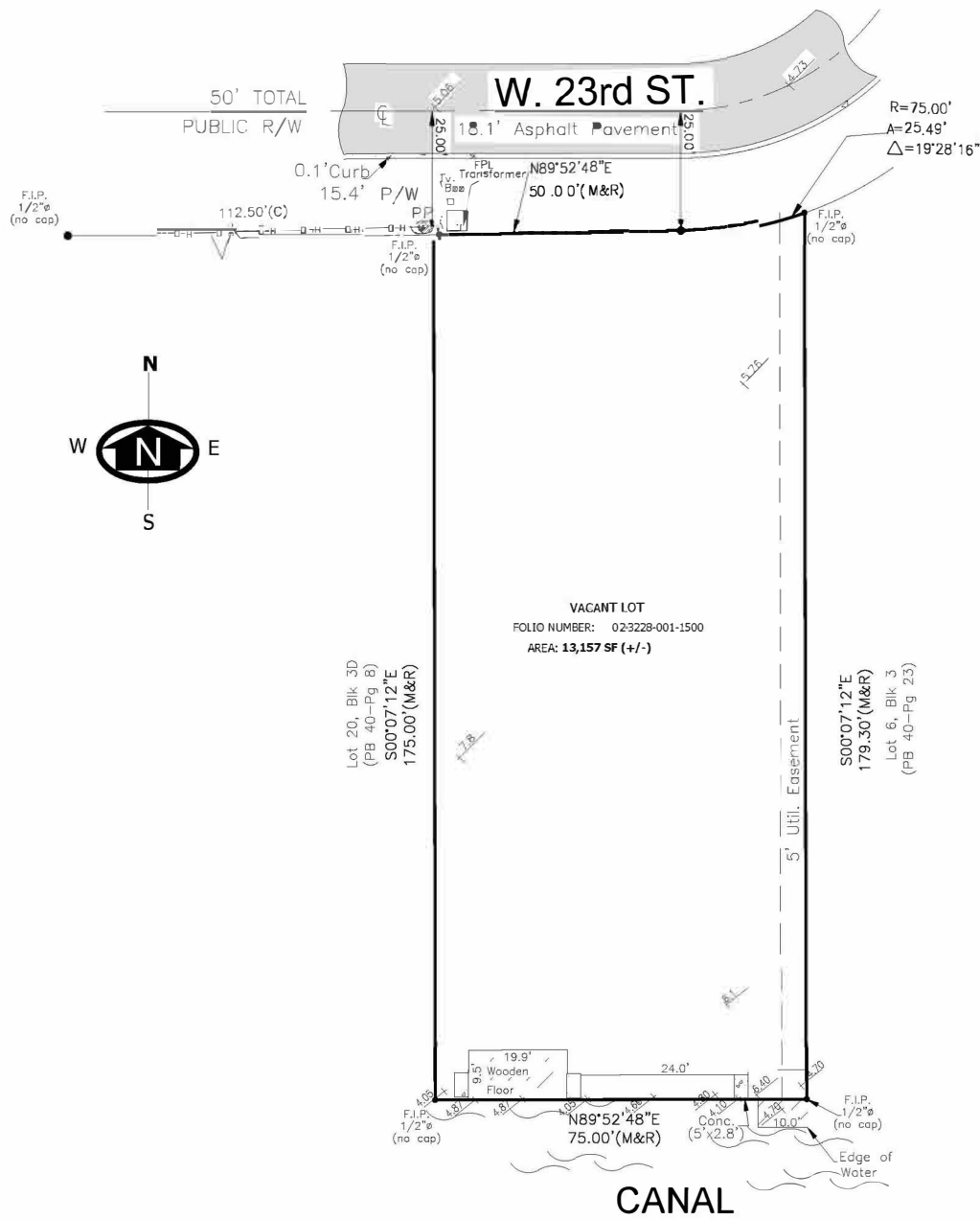
COVER

Plot Date: 2023-03-02

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

# SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'



No.	TREE NAME	BOTANICAL NAME	D.W.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 UTIL. EASEMENT ON THE SIDE OF THE SUBJECT PROPERTY

## LOCATION MAP

SCALE: NTS



## SITE PICTURE



### ABBREVIATION (IF ANY APPLIED)

A = CURVE	CON = CONCRETE	P/W = DRIVEWAY	R2 = RADIUS
ALC = AIR CONDITIONING UNIT	CR = CONCRETE BLOCK STRUCTURE	P/F = POINT OF BEGINNING	P.C. = POINT OF COMMENCEMENT
ASPH = ASPHALT	C = CATCH BASIN	P/I = POINT OF INTERSECTION	P.L. = PROPERTY LINE
BM = BENCH MARK	CH = CHAIN LINK FENCE	P/P = POWER POLE	P/R = FINANCE REFERENCE
BR/CDM = BRIDGE CORNER	CL = CONCRETE	P/S = POINT OF SIGNIFICANCE	RD = ROAD
CALCO = CALCALAND	CM = CONCRETE MANT. EASEMENT	REC (V) = RECEIVED	REC (S) = RECEIVED
CS = CONCRETE	CN = CONCRETE	REF = REFERENCE	RES = RESURFACING
D = DRAINAGE	DN = DRAINAGE	R/L = RIGHT OF LINE	SEC = SECTION
DR = DRAINAGE	DR = DRAINAGE	SEC = SECTION	SEC = SECTION
ELEV = ELEVATION	ELEV = ELEVATION	S/S = SET SIDEWALK	S/S = SET SIDEWALK
ENC = ENCROACHMENT	ENC = ENCROACHMENT	S/P = SET SIDEWALK AND DISC	S/P = SET SIDEWALK AND DISC
FBM = FURNACE BURNER	FBM = FURNACE BURNER	S/S = SET SIDEWALK	S/S = SET SIDEWALK
F.P. = FIRE HYDRANT	F.P. = FIRE HYDRANT	S/R = SET REBAR	S/R = SET REBAR
F.I.P. = FURNACE INLET AND DISC	F.I.P. = FURNACE INLET AND DISC	SW = SIDEWALK	SW = SIDEWALK
F.S. = FURNACE INLET AND DISC	F.S. = FURNACE INLET AND DISC	TOP = TOP OF BANK	TOP = TOP OF BANK
F.P. = FIRE HYDRANT	F.P. = FIRE HYDRANT	U.E. = UTIL. EASEMENT	U.E. = UTIL. EASEMENT
MEASUR = MEASURED	MEASUR = MEASURED	W.M. = WATER METER	W.M. = WATER METER
M = MANHOLE	M = MANHOLE	WM = WATER METER	WM = WATER METER
M.M. = MEASUREMENT	M.M. = MEASUREMENT	CONC. LIGHT POLE	CONC. LIGHT POLE
N = NORTH	N = NORTH	POOL PUMP	POOL PUMP
N.L. = NON-LEVEL	N.L. = NON-LEVEL	WATER HEATER	WATER HEATER
N.S. = NON-SURFACE	N.S. = NON-SURFACE		
NTS = NOT TO SCALE	NTS = NOT TO SCALE		

### 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	TV-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 PROPRTIES, 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 1/4 FOOT FOR NATURAL GROUND SURFACES AND 1/8 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 TO THE FLORIDA STATUTES.

### American Services of Miami, Corp.

Consulting Engineers, Planners, Surveyors  
 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  
 13:43:29 -0400



Project: 2107-21



A12 DESIGN CORP  
 (305) 520-9242

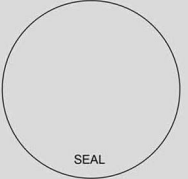
Revisions:

No.	DATE	REVISION

THE HALL GROUP LLC.

THG

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



Scale:

## SURVEY

## EX-0.00



1400 W 23rd ST

1 LOCATION PLAN

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

Project: 2107-21



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Revisions:


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Scale:



1 LOCATION PLAN

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

Project: 2107-21



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Revisions:


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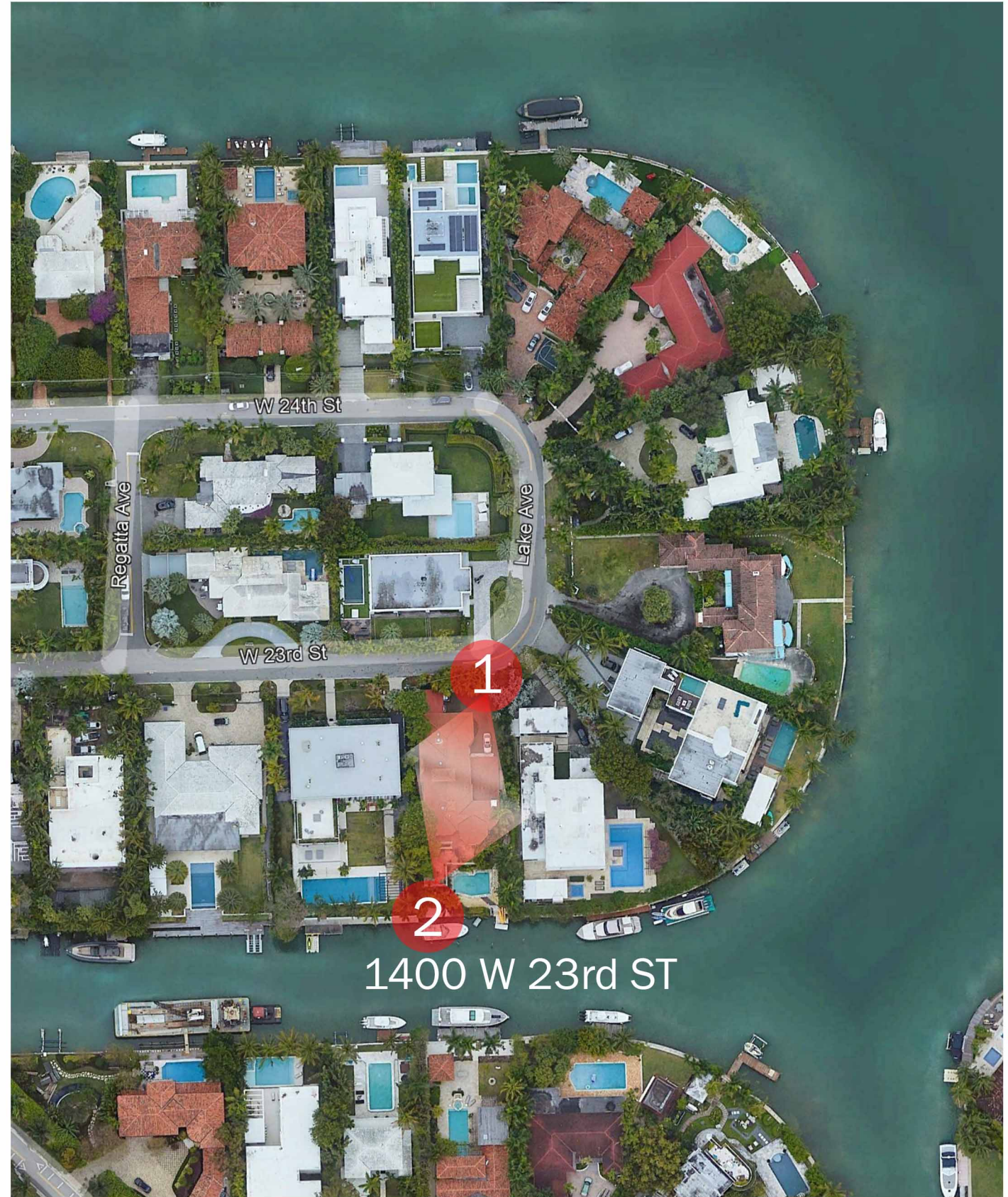
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01 FRONT VIEW



02 REAR VIEW



LOCATION PLAN

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

Project: 2107-21



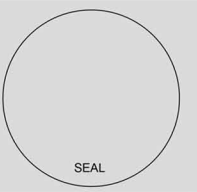
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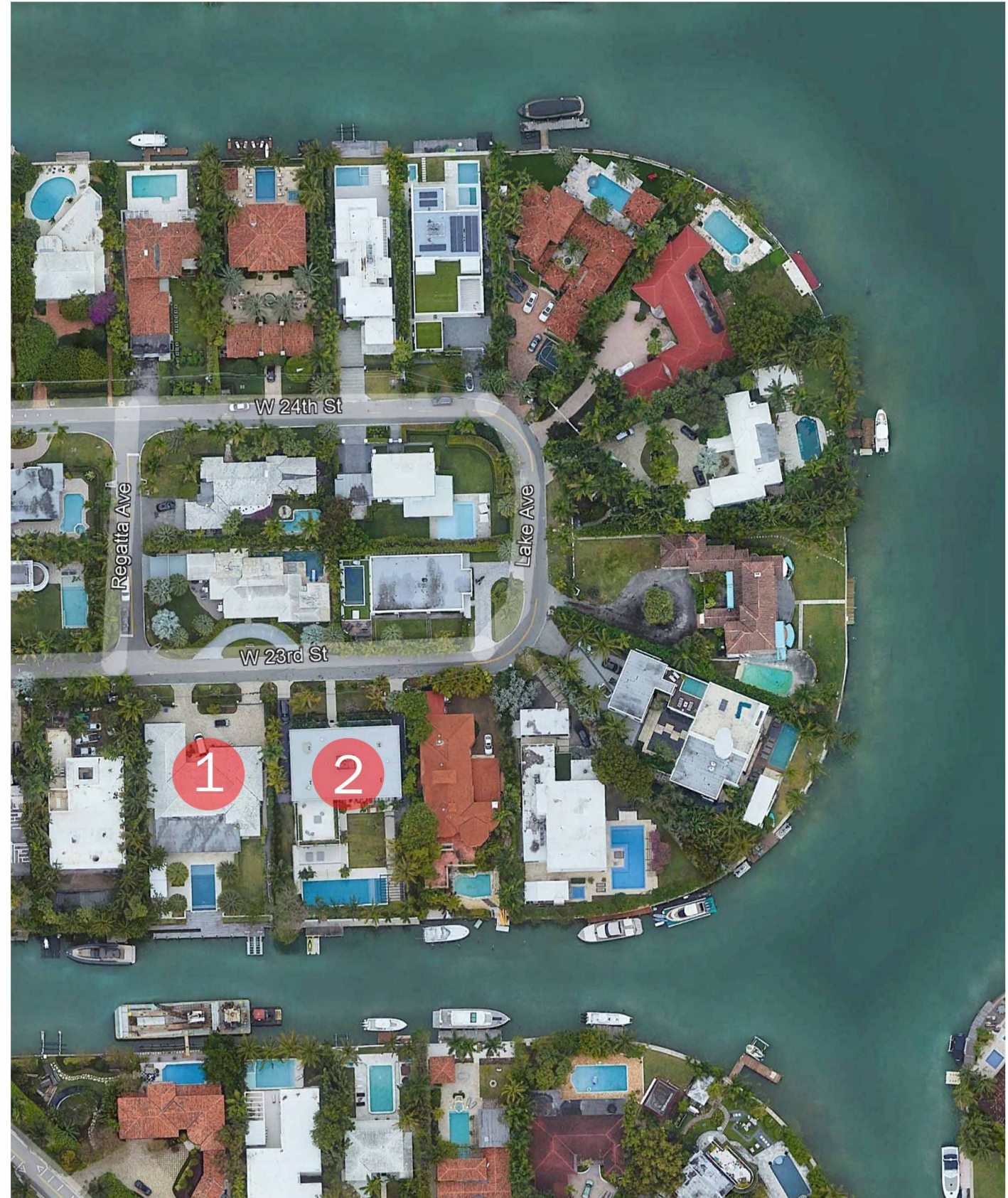
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01



02



LOCATION PLAN

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

Project: 2107-21



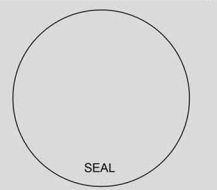
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Revisions:


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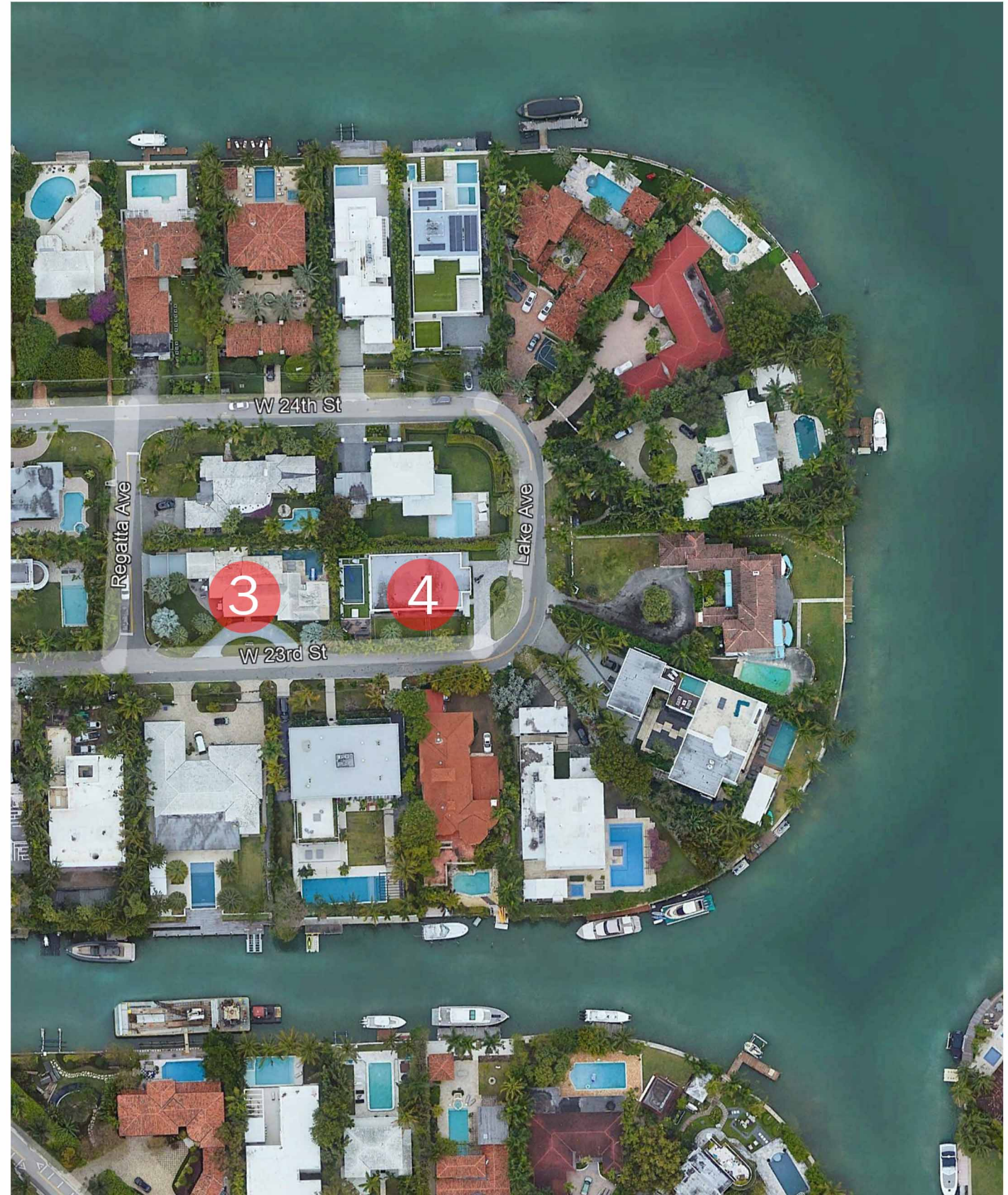
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03



04



LOCATION PLAN

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

Project: 2107-21



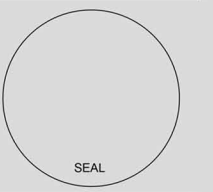
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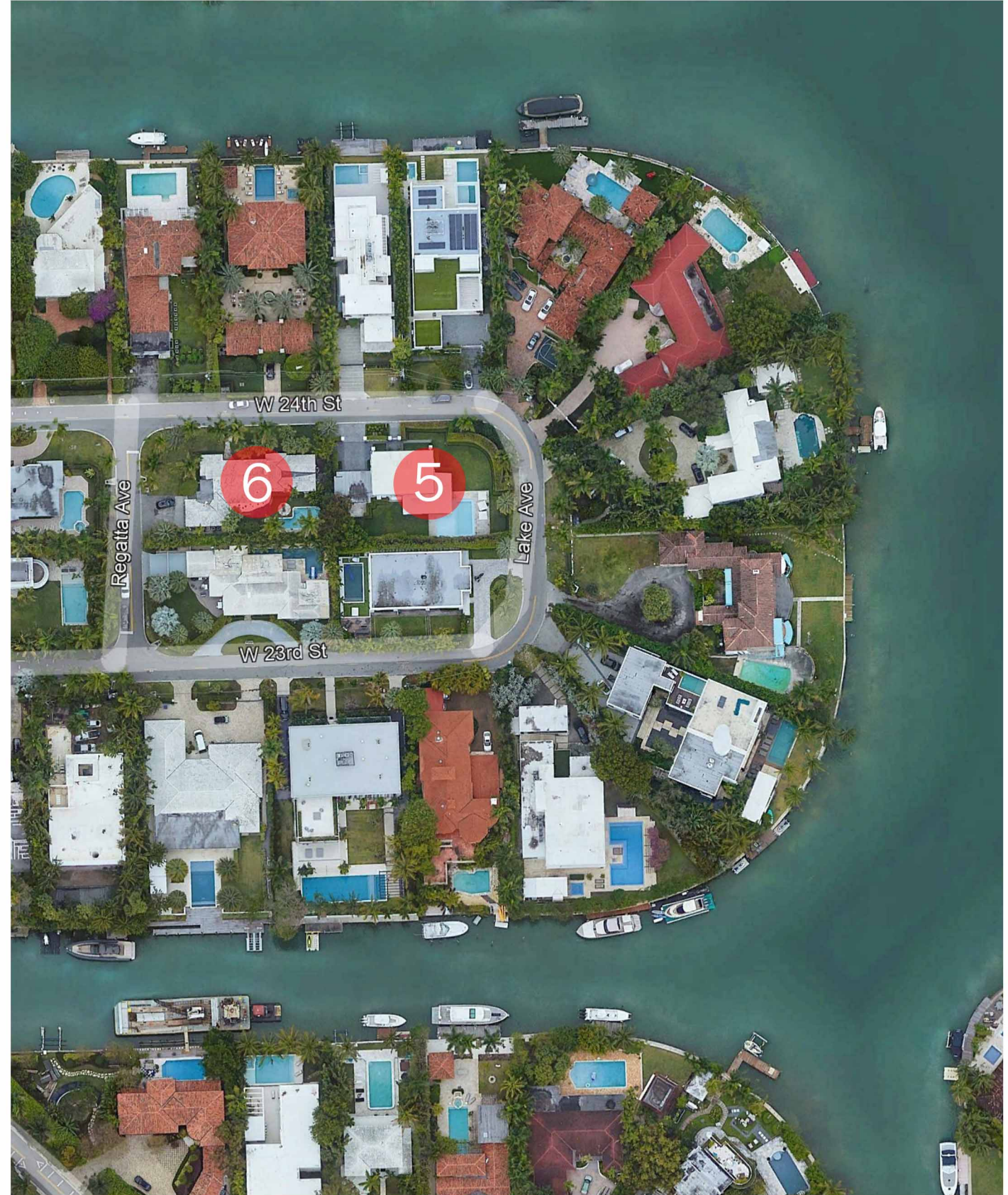
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06



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

Project: 2107-21



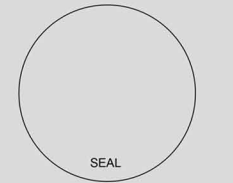
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Scale:

LOCATION PLAN

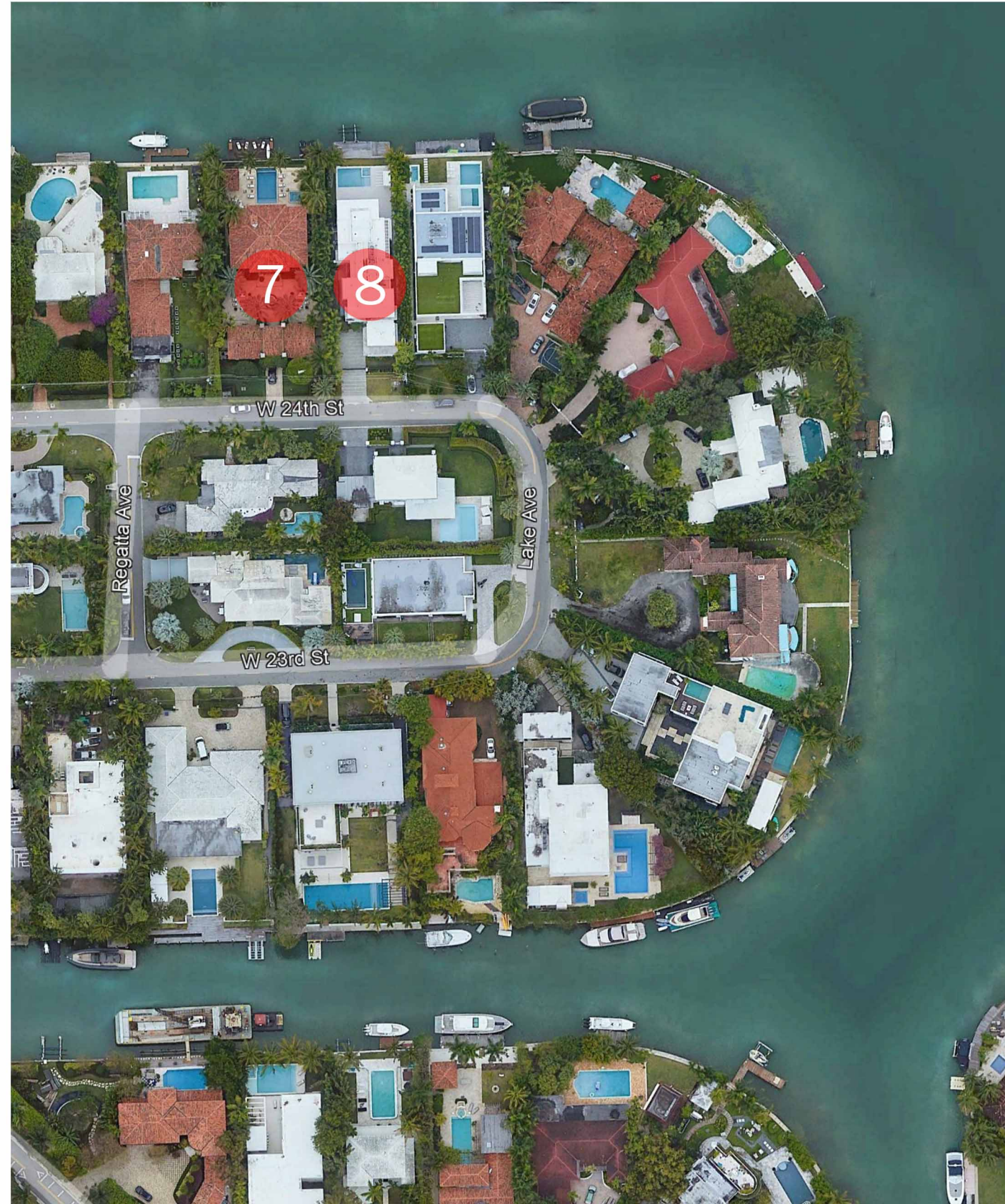




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08



 LOCATION PLAN

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

Project: 2107-21



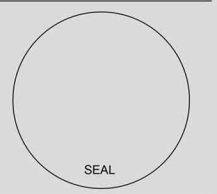
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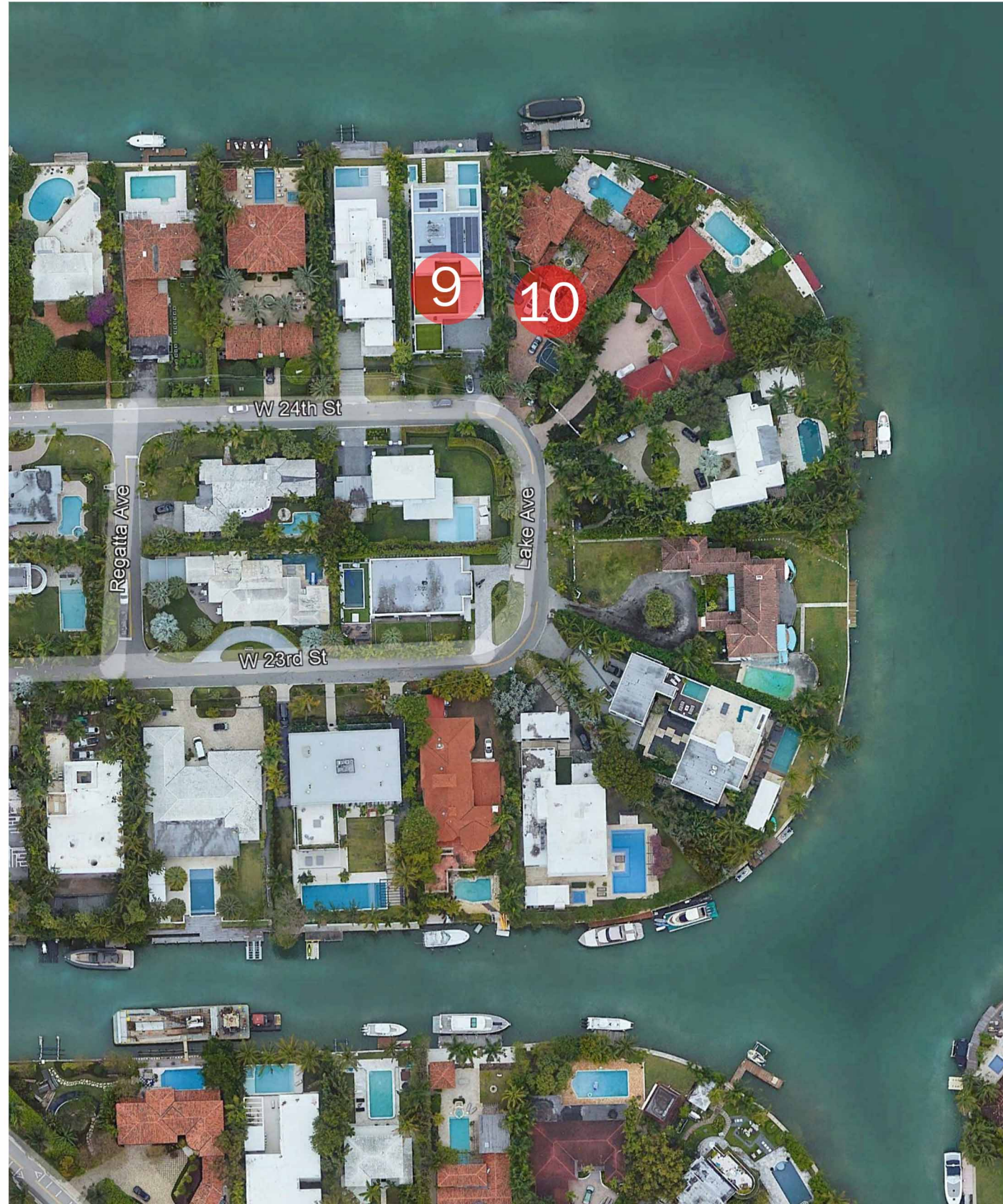
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10



LOCATION PLAN

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

Project: 2107-21



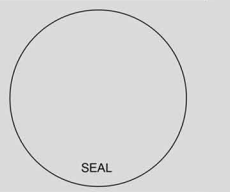
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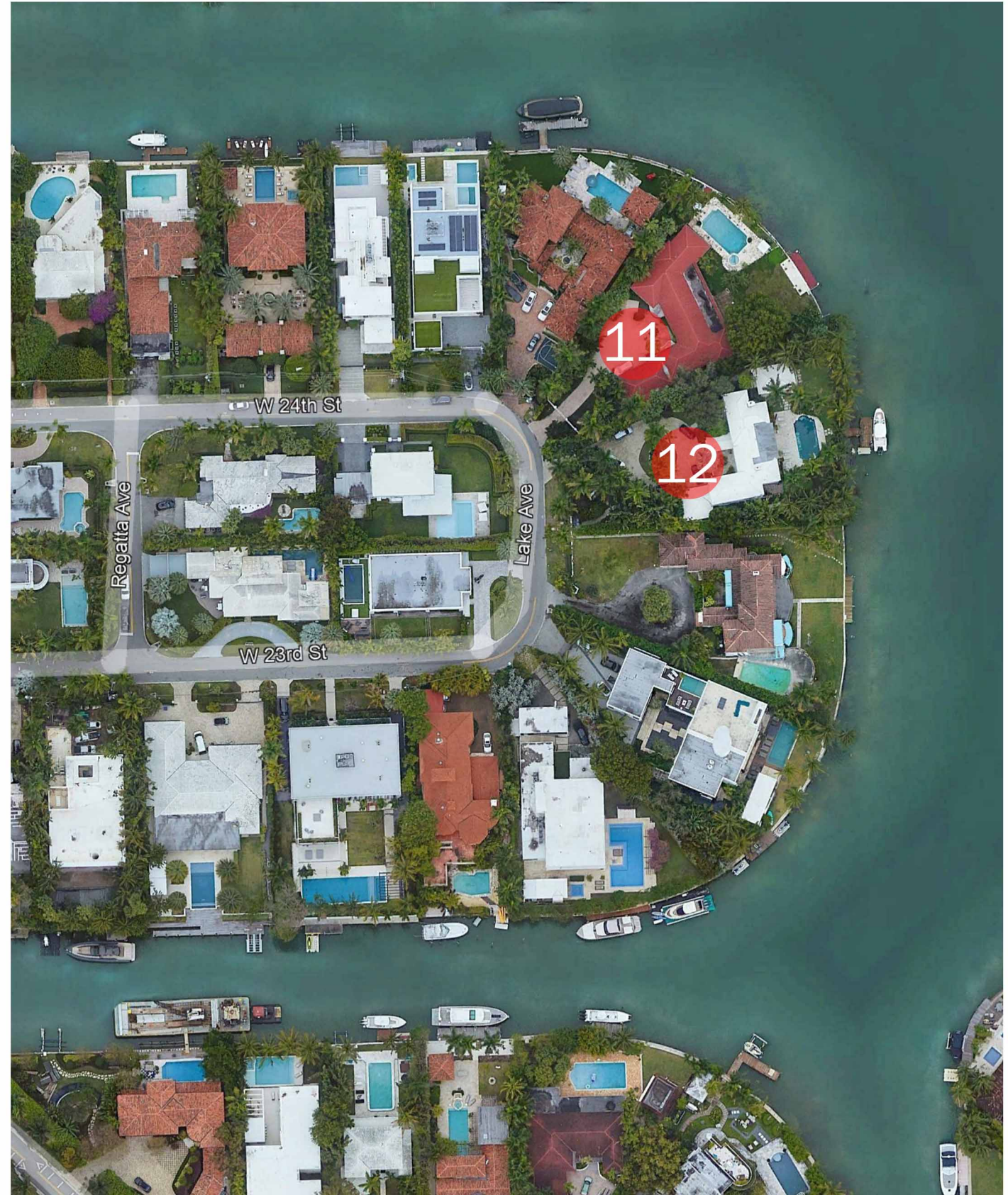
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12



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

Project: 2107-21



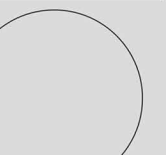
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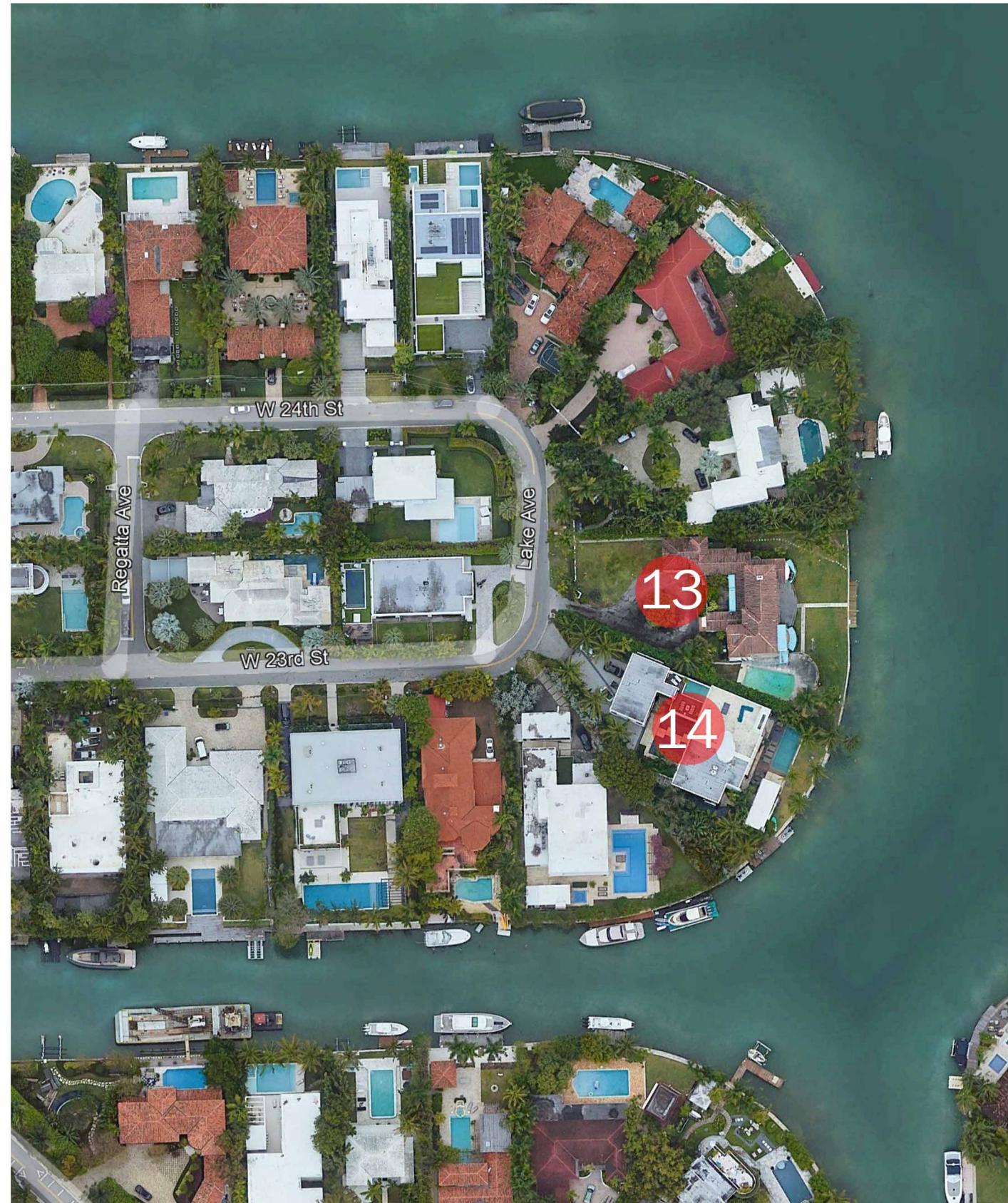
LOCATION PLAN



13



14



LOCATION PLAN

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

Project: 2107-21



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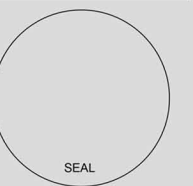
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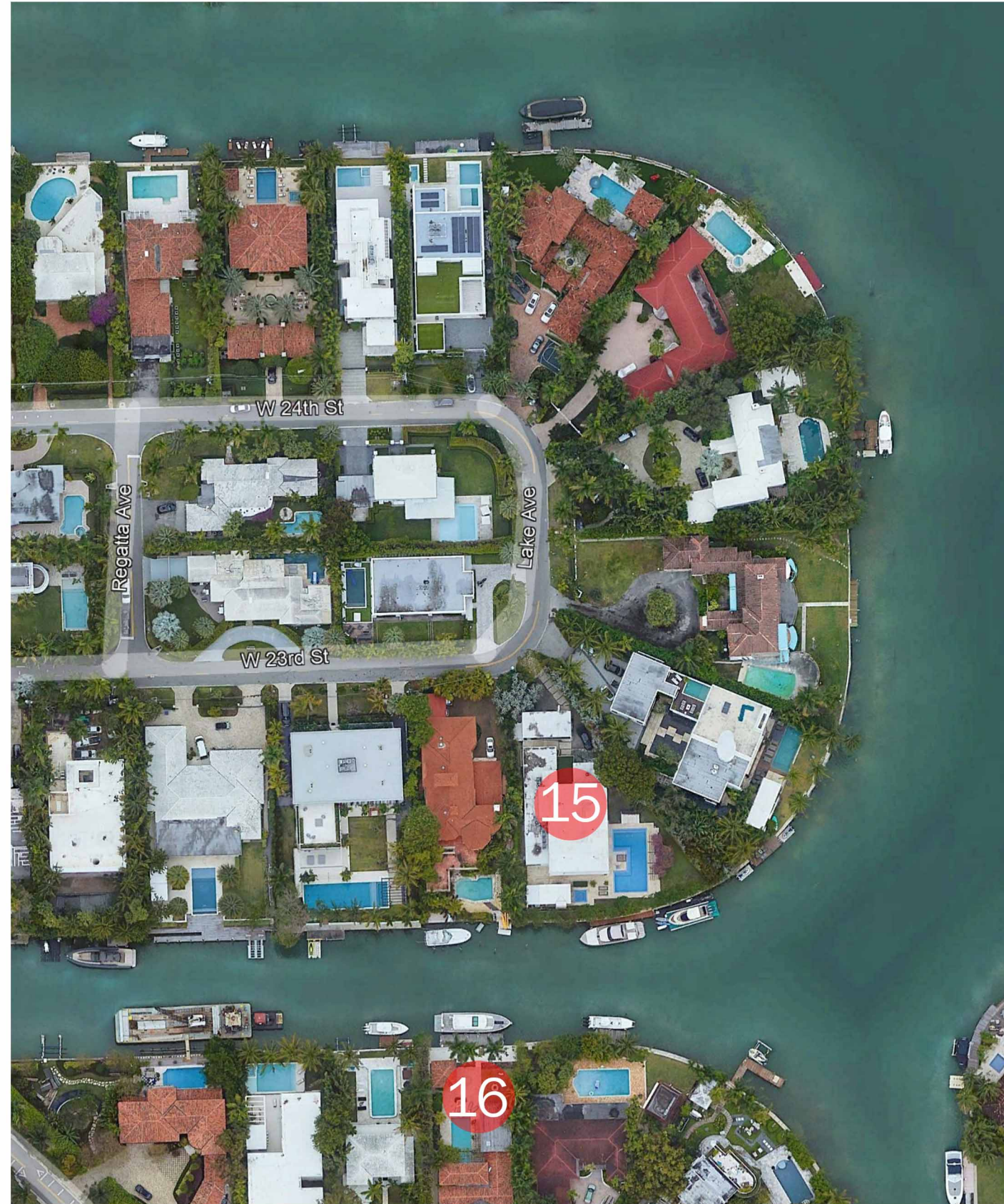
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15



16



 LOCATION PLAN

1400 SUNSET RESIDENCE  
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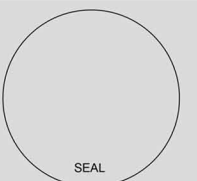
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AR. 0013563



Scale:

EX-1.11

**PROJECT DATA**

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

OCCUPANCY TYPE:  
RESIDENTIAL RS-4

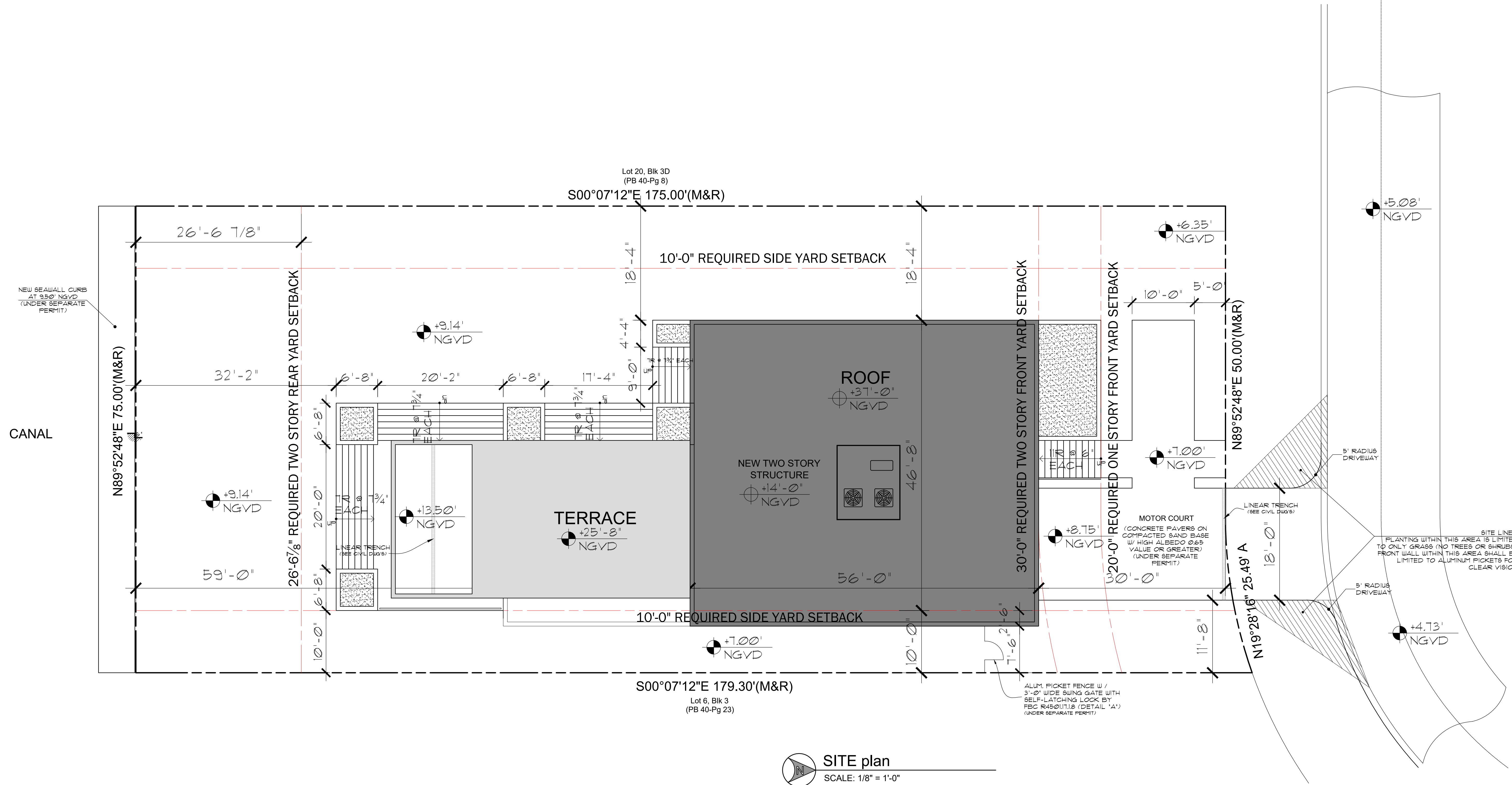
CONSTRUCTION TYPE:  
TYPE V-B

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



**SITE plan**  
SCALE: 1/8" = 1'-0"

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

Project: 2206-22



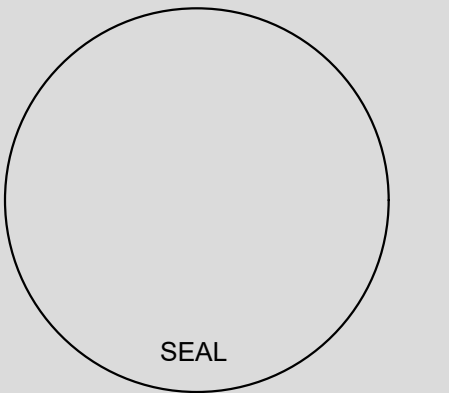
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AR. 0013563



Scale:

**A-1.0**

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)	N/A
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

Project: 2206-22



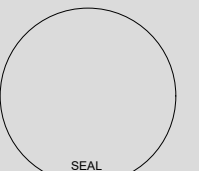
AI2 DESIGN CORP  
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Revisions:

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



Scale:

ZONING DATA

Project: 2206-22



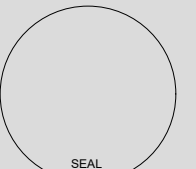
AI2 DESIGN CORP  
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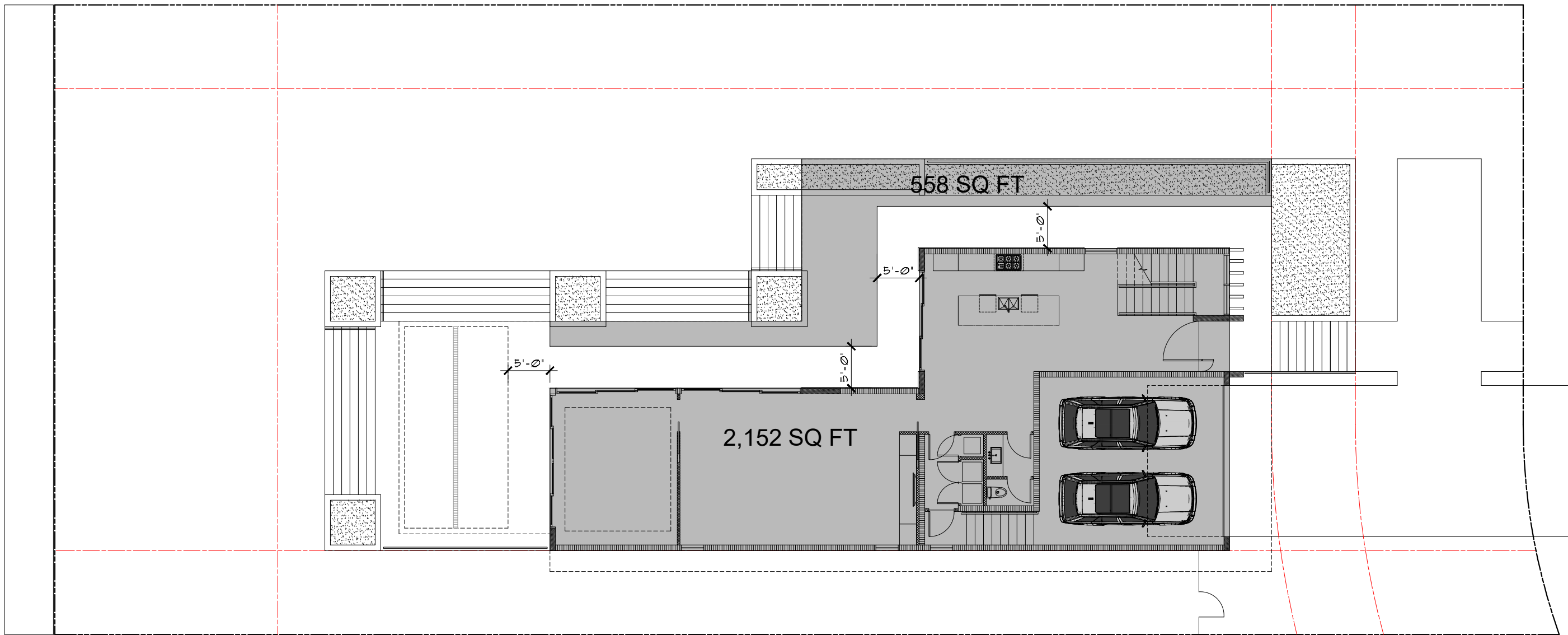
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DANIEL C. HALL, AIA, NOMA  
AR. 0013563



Scale:



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%)



Project: 2206-22



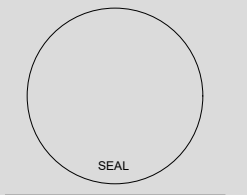
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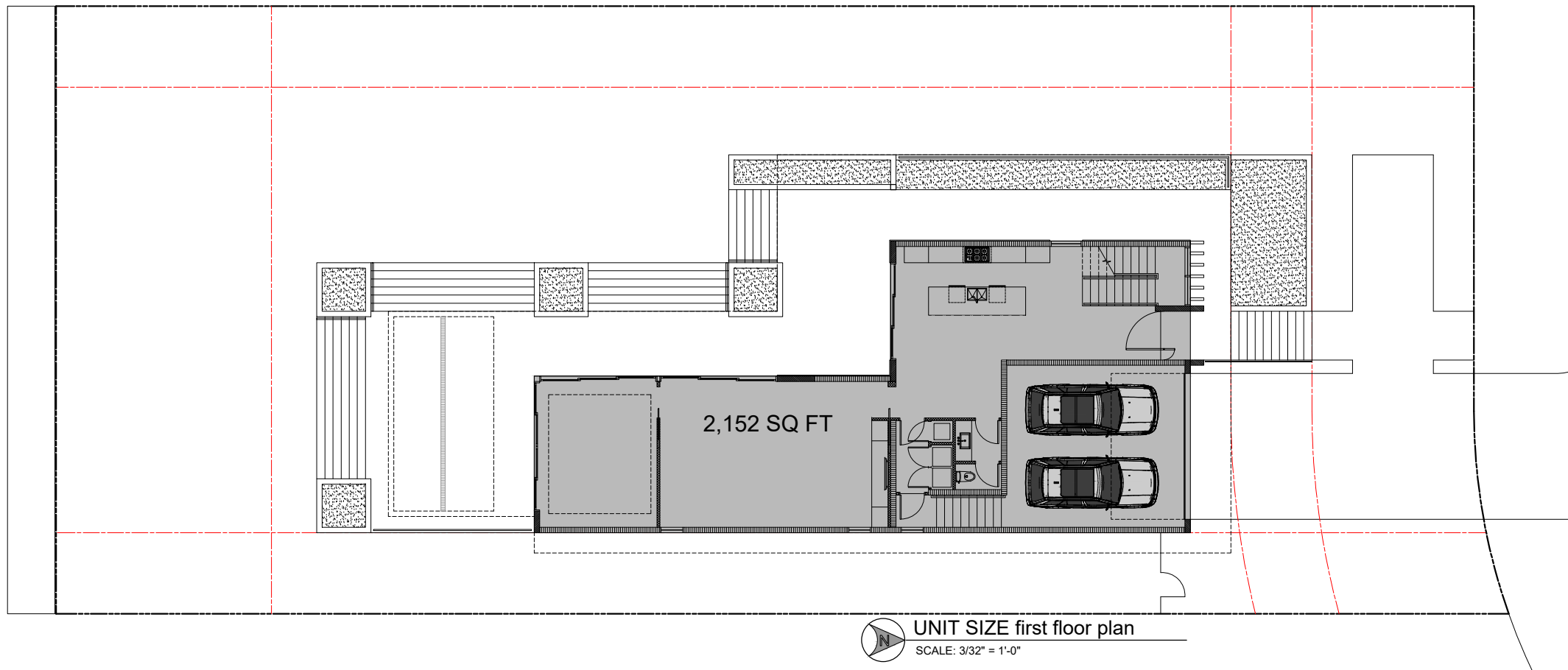

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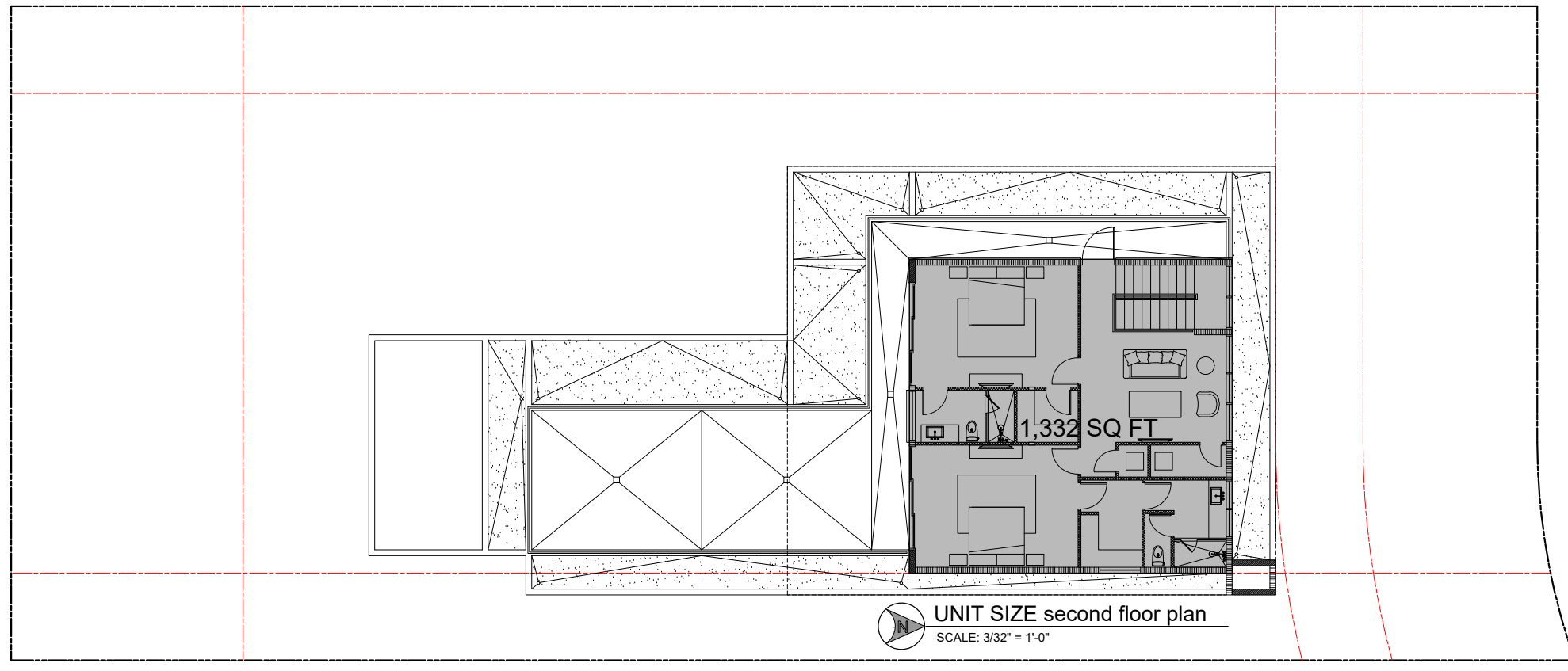
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AR. 0013563



Scale:



UNIT SIZE first floor plan  
SCALE: 3/32" = 1'-0"



UNIT SIZE second floor plan  
SCALE: 3/32" = 1'-0"

<b>LOT SIZE: 13,157 SF</b>	
ALLOWED:	6,578.50 SF (50%)
PROPOSED:	2,152 SF (1st FLOOR)
	<u>1,332 SF (2nd FLOOR)</u>
	3,484 SF (26.48%)

Project: 2206-22



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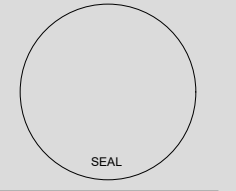
Revisions:

NO.	DATE	REVISION

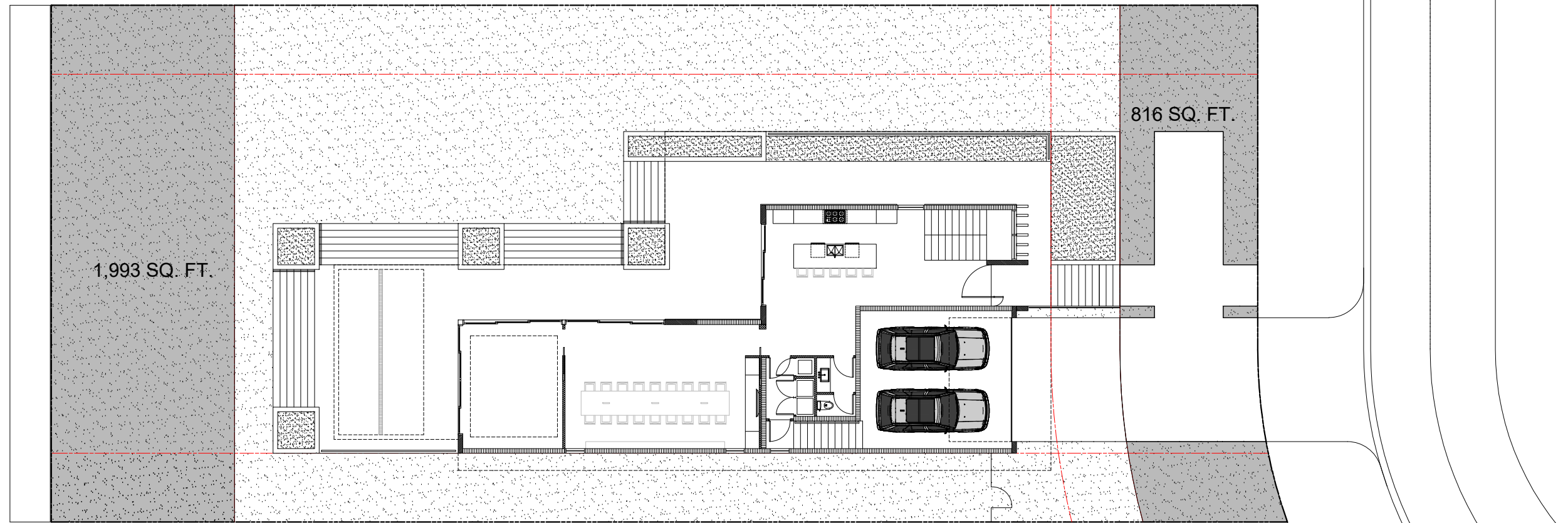
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 AR. 0013563



Scale:



OPEN SPACE DIAGRAM

REAR YARD AREA: 1,993 sf  
 REQUIRED OPEN SPACE: 1,395.1 sf (70%)  
 PROPOSED OPEN SPACE: 1,993 sf (100%)



OPEN SPACE diagram

SCALE: 1/18" = 1'-0"

OPEN SPACE DIAGRAM

FRONT YARD AREA: 1,508 sf  
 REQUIRED OPEN SPACE: 754 sf (50%)  
 PROPOSED OPEN SPACE: 519 sf (54.12%)

Project: 2206-22



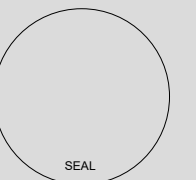
AI2 DESIGN CORP  
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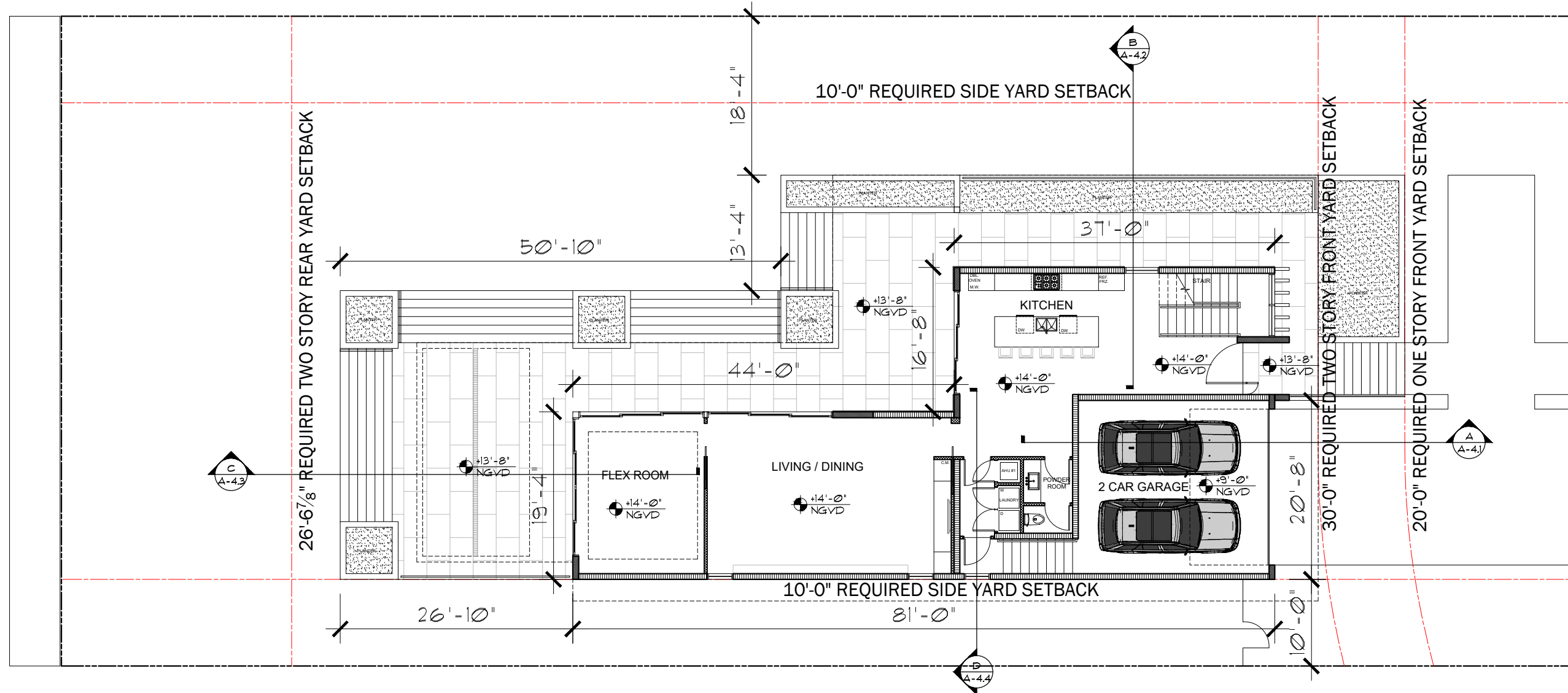
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Scale:



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

Project: 2206-22



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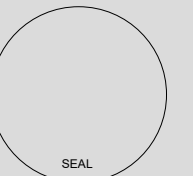
Revisions:

No.	Description

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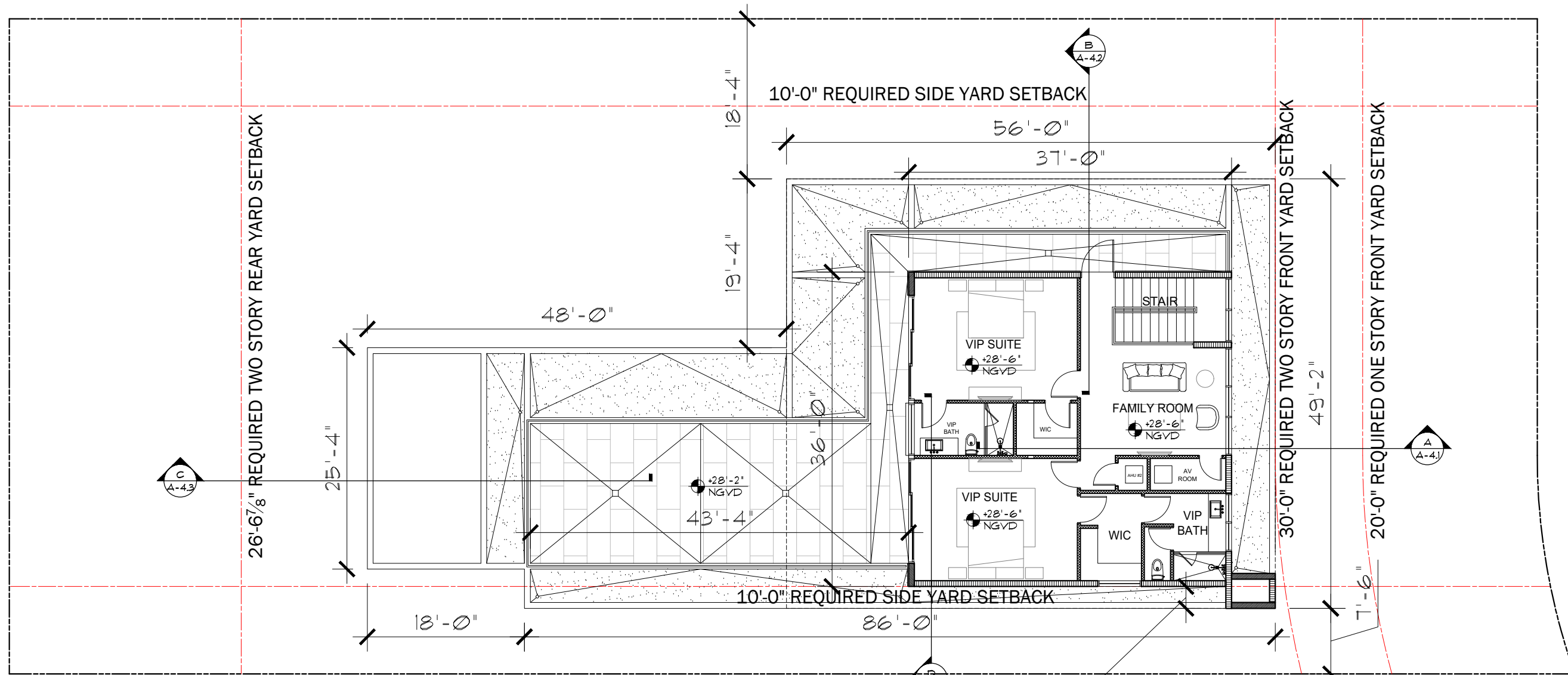
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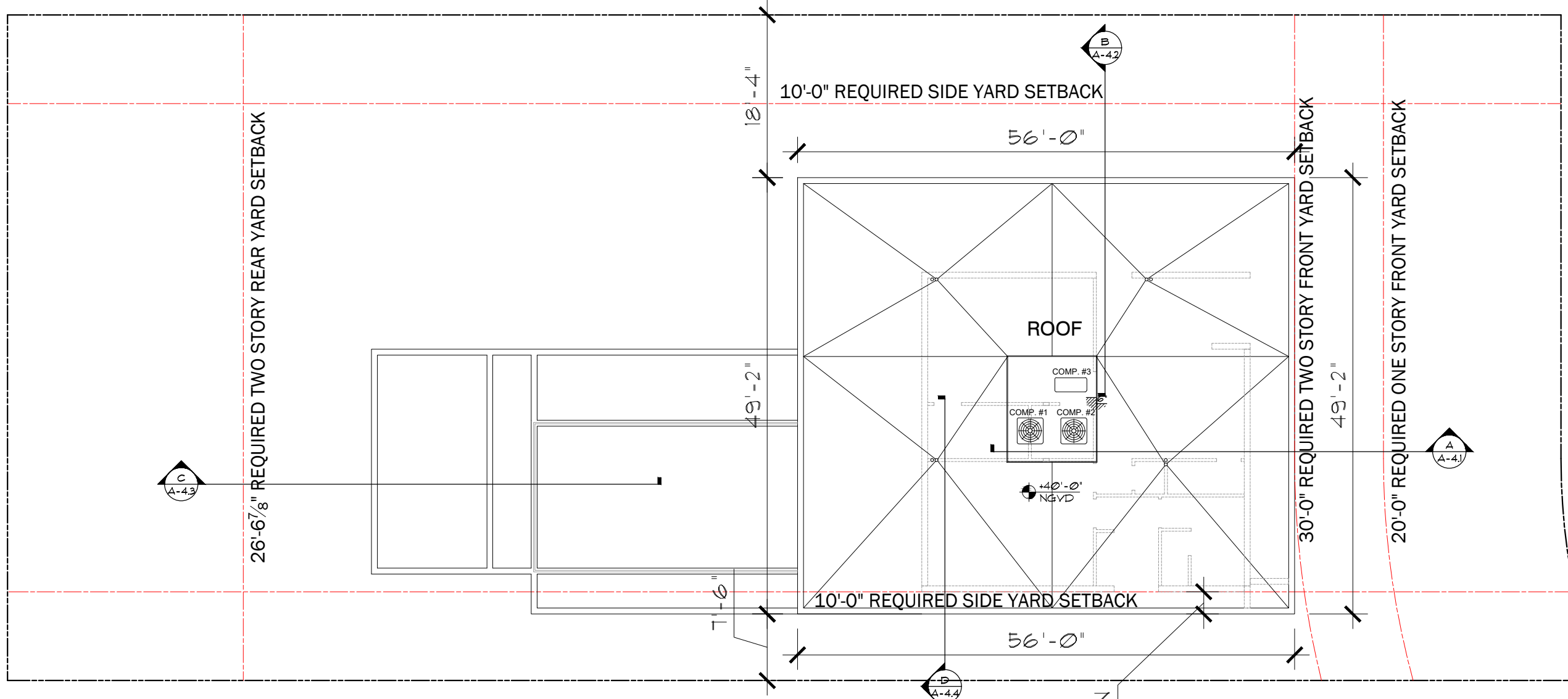
A-2.2

Plot Date: 2022-12-13



2'-6"  
PROJECTION

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



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

Project: 2206-22



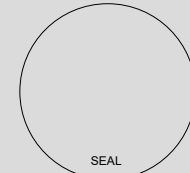
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Scale:



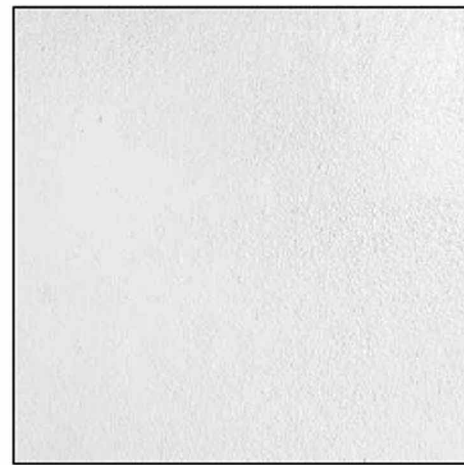
1420 W 23rd St



1400 W 23rd St



**MT** BRONZE METAL FINISH



**SF** SMOOTH WHITE STUCCO



**WD** WOOD



**FC** FORMED BOARD CONCRETE

MATERIAL PALETTE

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

Project: 2107-21



AI2 DESIGN CORP  
(305) 520-9242

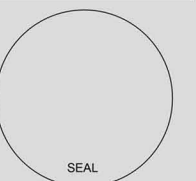
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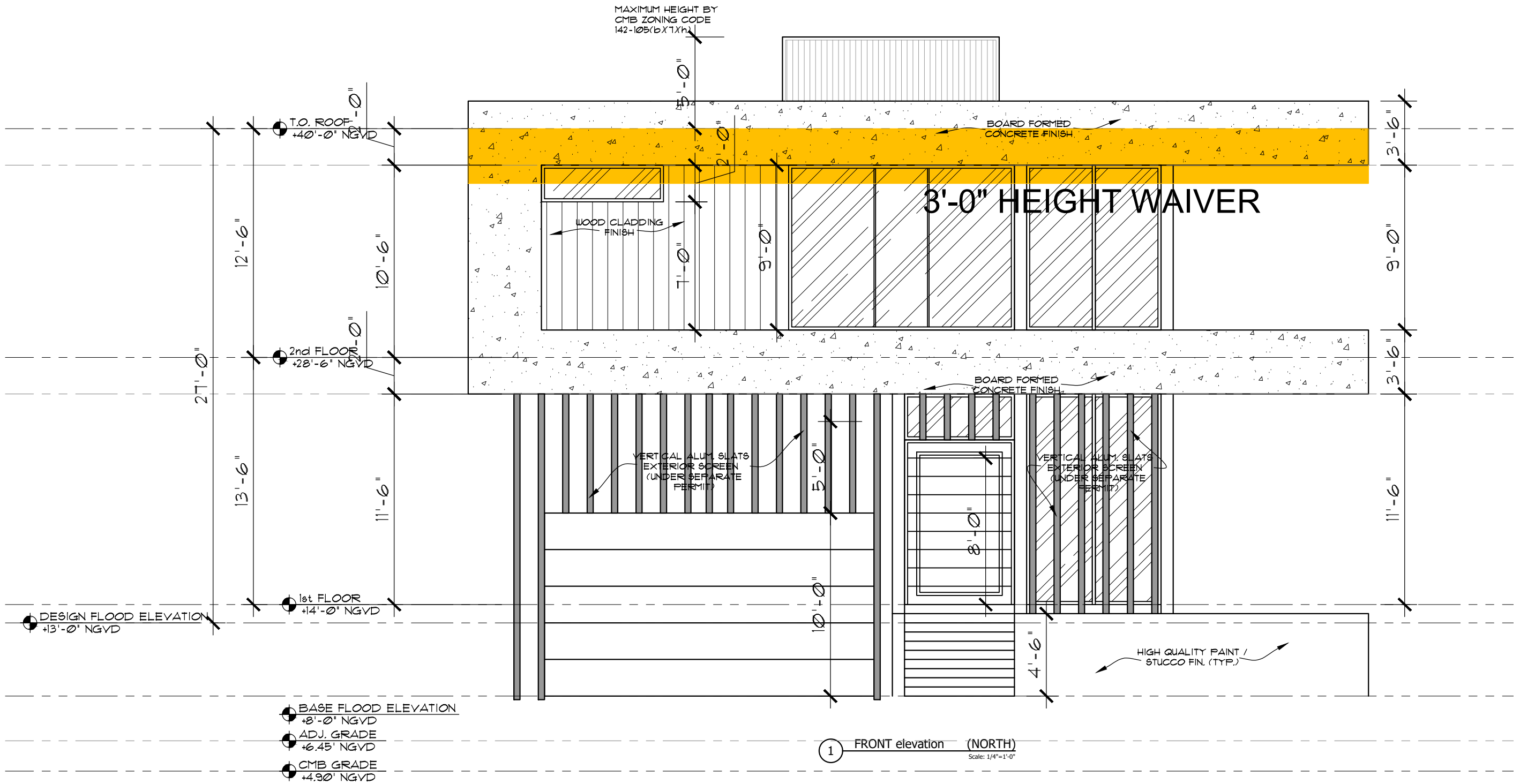


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AR. 0013563



Scale:

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



Project: 2206-22



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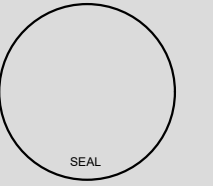
Revisions:

No.	Description

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AR. 0013563



Scale:

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

Project: 2206-22



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Revisions:

Table with 2 columns: Description, Date. (Empty)

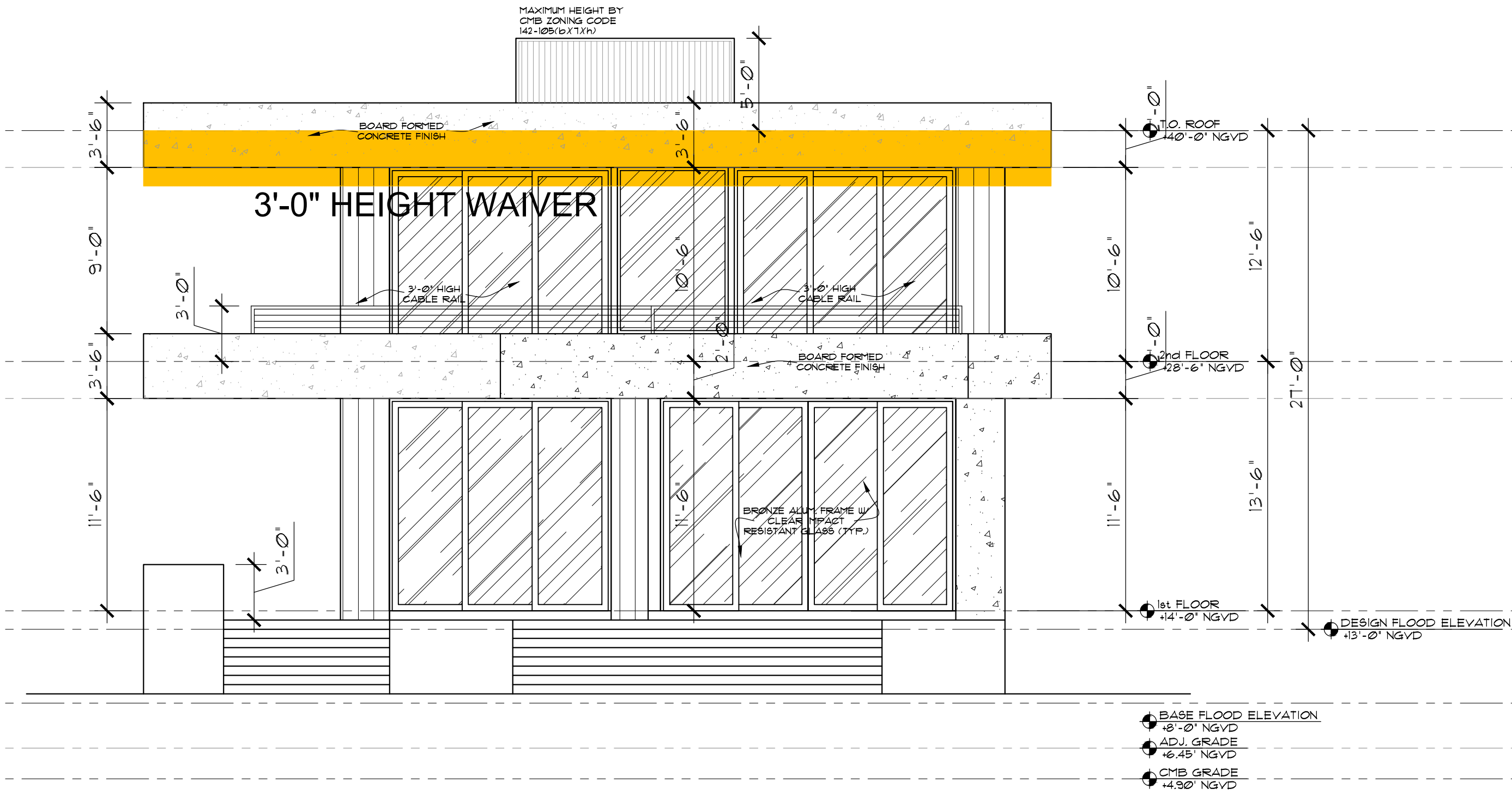
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AR. 0013563



Scale:



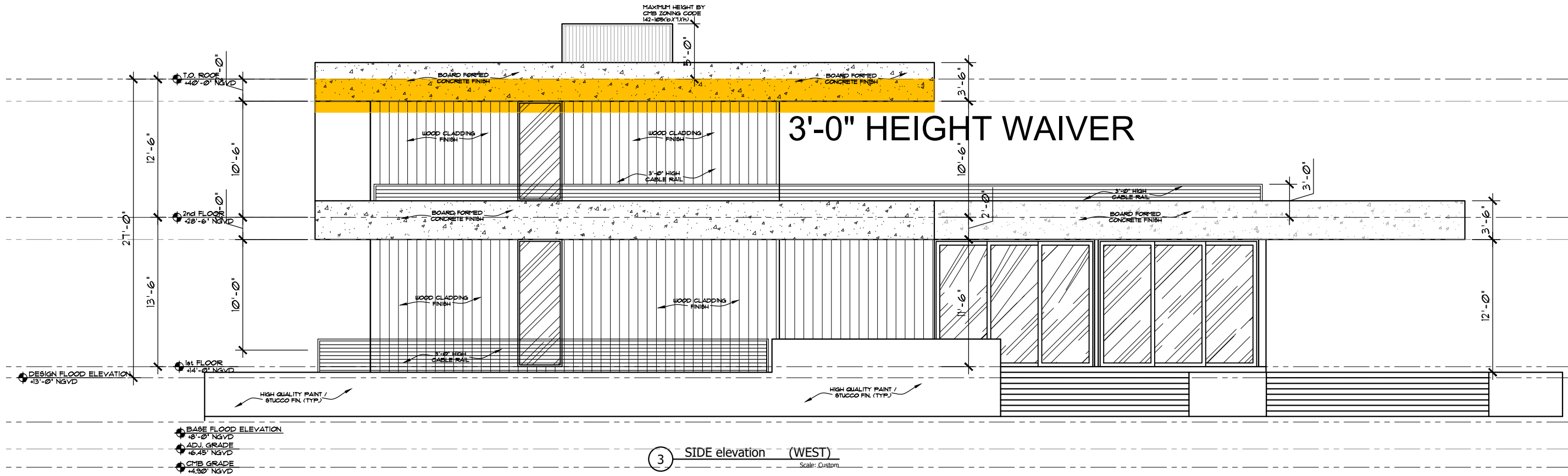
- BASE FLOOD ELEVATION +8'-0" NGVD
- ADJ. GRADE +6.45' NGVD
- CMB GRADE +4.90' NGVD

2 REAR elevation (SOUTH)  
Scale: 1/4"=1'-0"

A-3.2

Plot Date: 2022-12-13





3 SIDE elevation (WEST)  
Scale: Custom.

Project: 2206-22



A12 DESIGN CORP  
(305) 520-9242

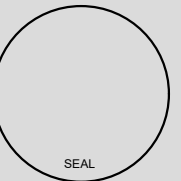
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THE HALL GROUP LLC.

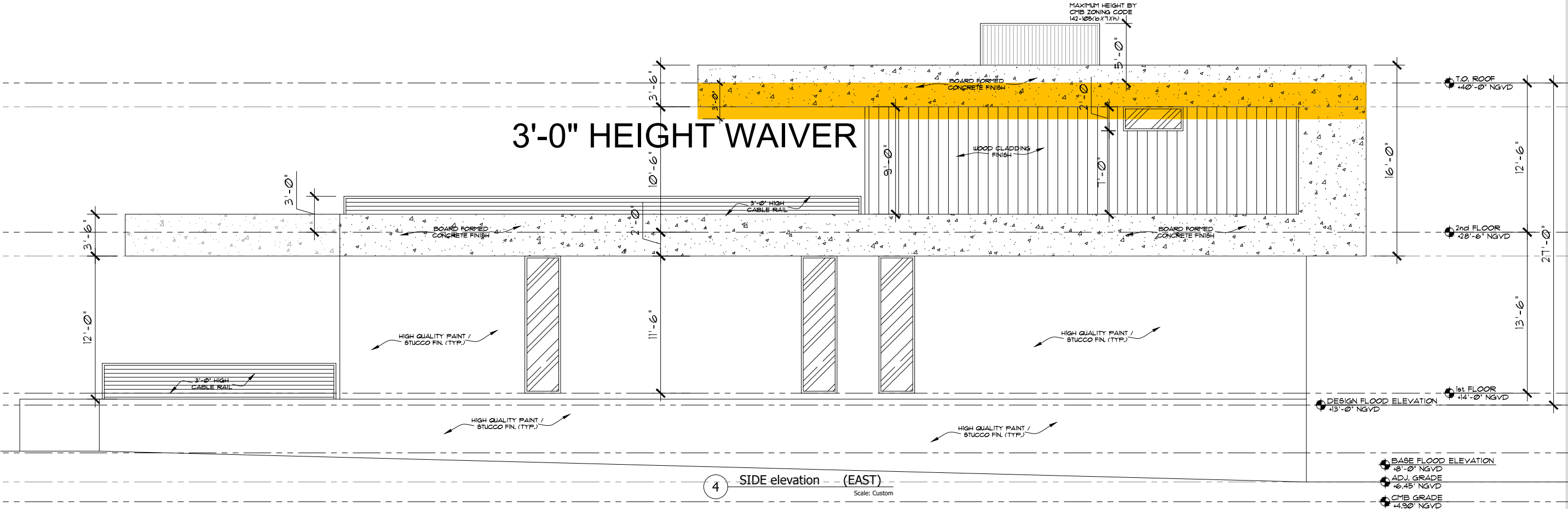


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AR. 0013563



Scale:

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



Project: 2206-22

A12 DESIGN CORP  
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Revisions:

NO.	DATE	DESCRIPTION

THE HALL GROUP LLC.

THG

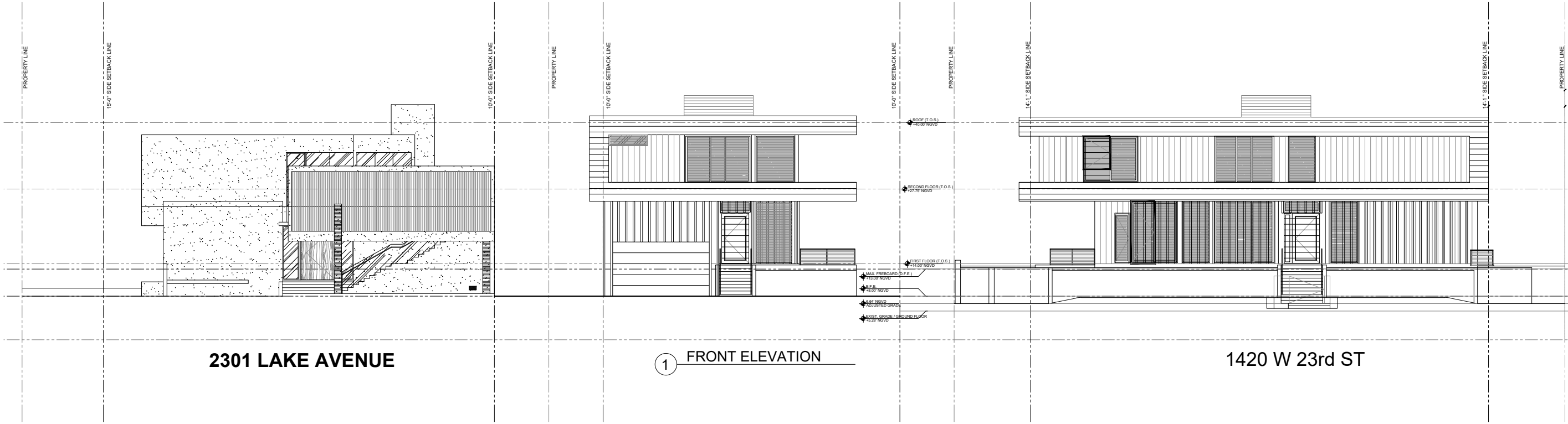
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AR. 0013563

SEAL

Scale:

1400 SUNSET RESIDENCE

1400 W 23rd ST MIAMI BEACH FLORIDA 33140



2301 LAKE AVENUE

1 FRONT ELEVATION

1420 W 23rd ST

Project: 2206-22



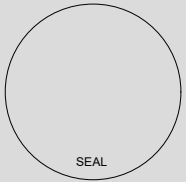
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Revisions:

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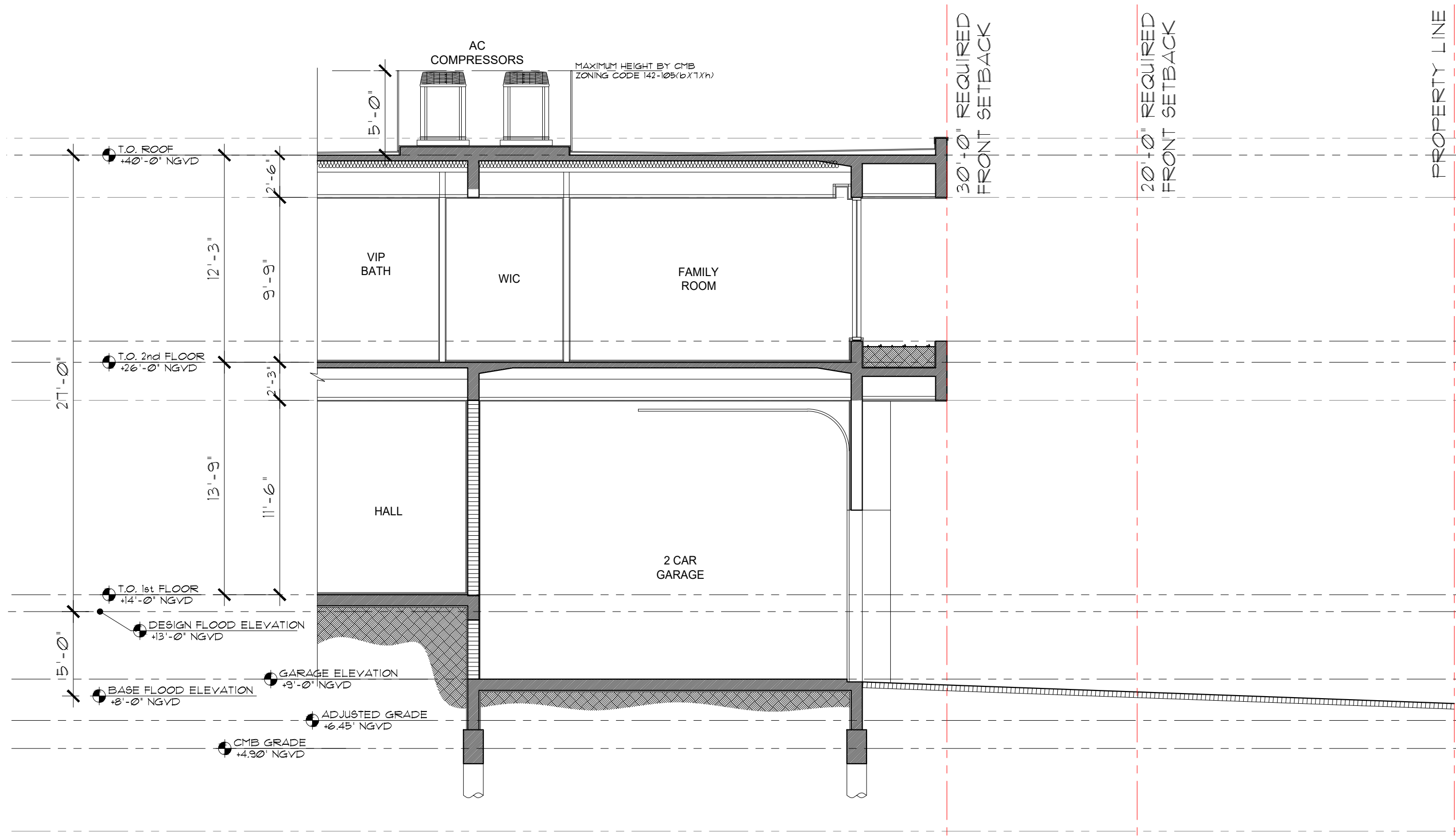
ARCHITECT OF RECORD  
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AR. 0013563



Scale:

A-3.5

Plot Date: 2022-11-20



**A SECTION**  
 Scale: 3/8" = 1'-0"

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

Project: 2206-22



AI2 DESIGN CORP  
 (305) 520-9242

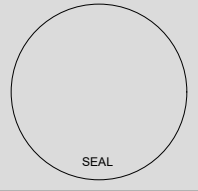
Revisions:

NO.	DESCRIPTION	DATE

THE HALL GROUP LLC.

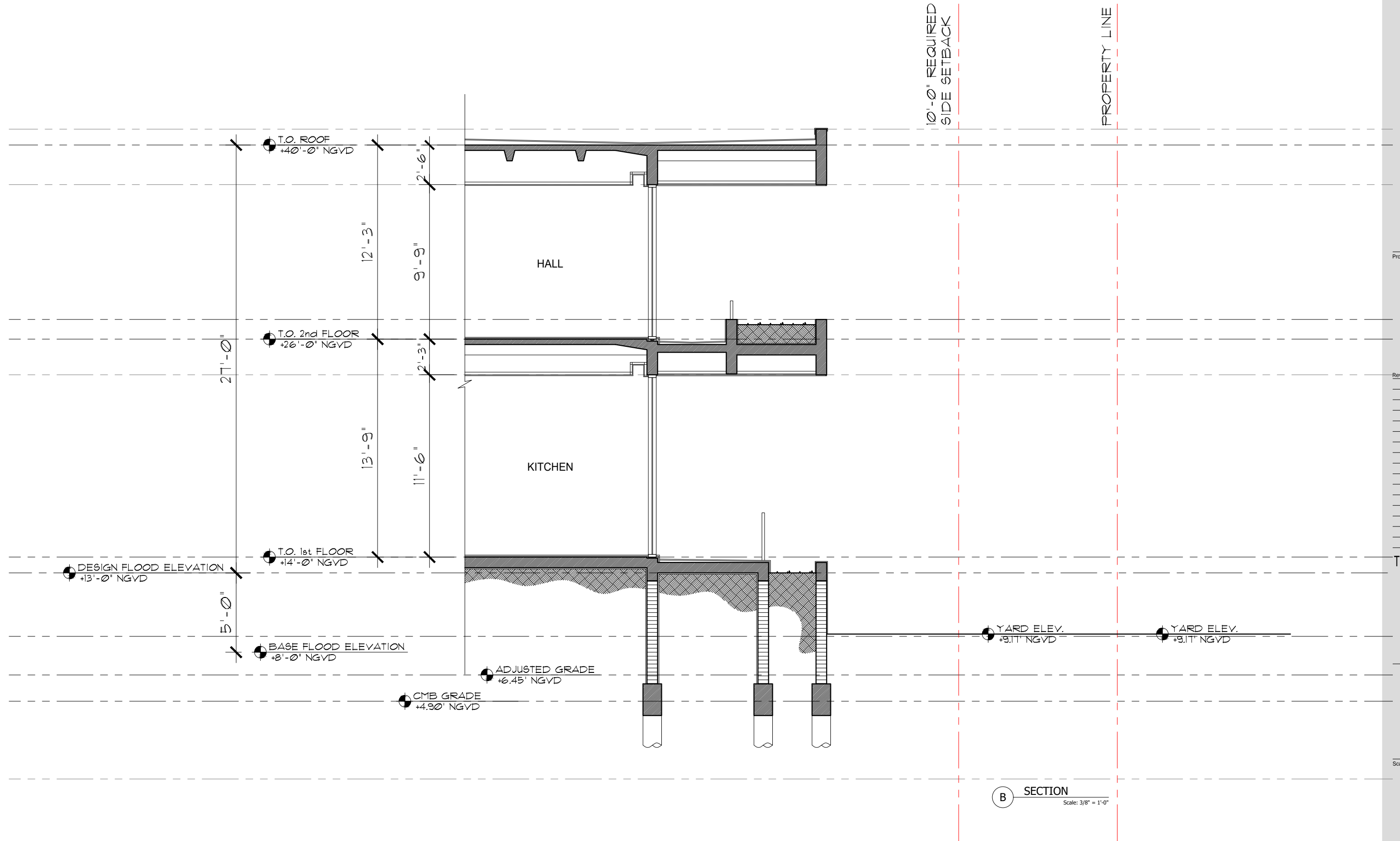


ARCHITECT OF RECORD  
 DANIEL C. HALL, AIA, NOMA  
 AR. 0013563



SEAL

**A-4.1**  
 Plot Date: 2022-12-13



**B** SECTION  
Scale: 3/8" = 1'-0"

Project: 2206-22



AI2 DESIGN CORP  
(305) 520-9242

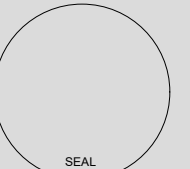
Revisions:

No.	Description

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AR. 0013563



Scale:

Project: 2206-22



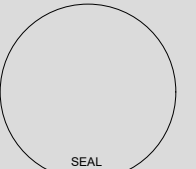
AI2 DESIGN CORP  
(305) 520-9242

Revisions:

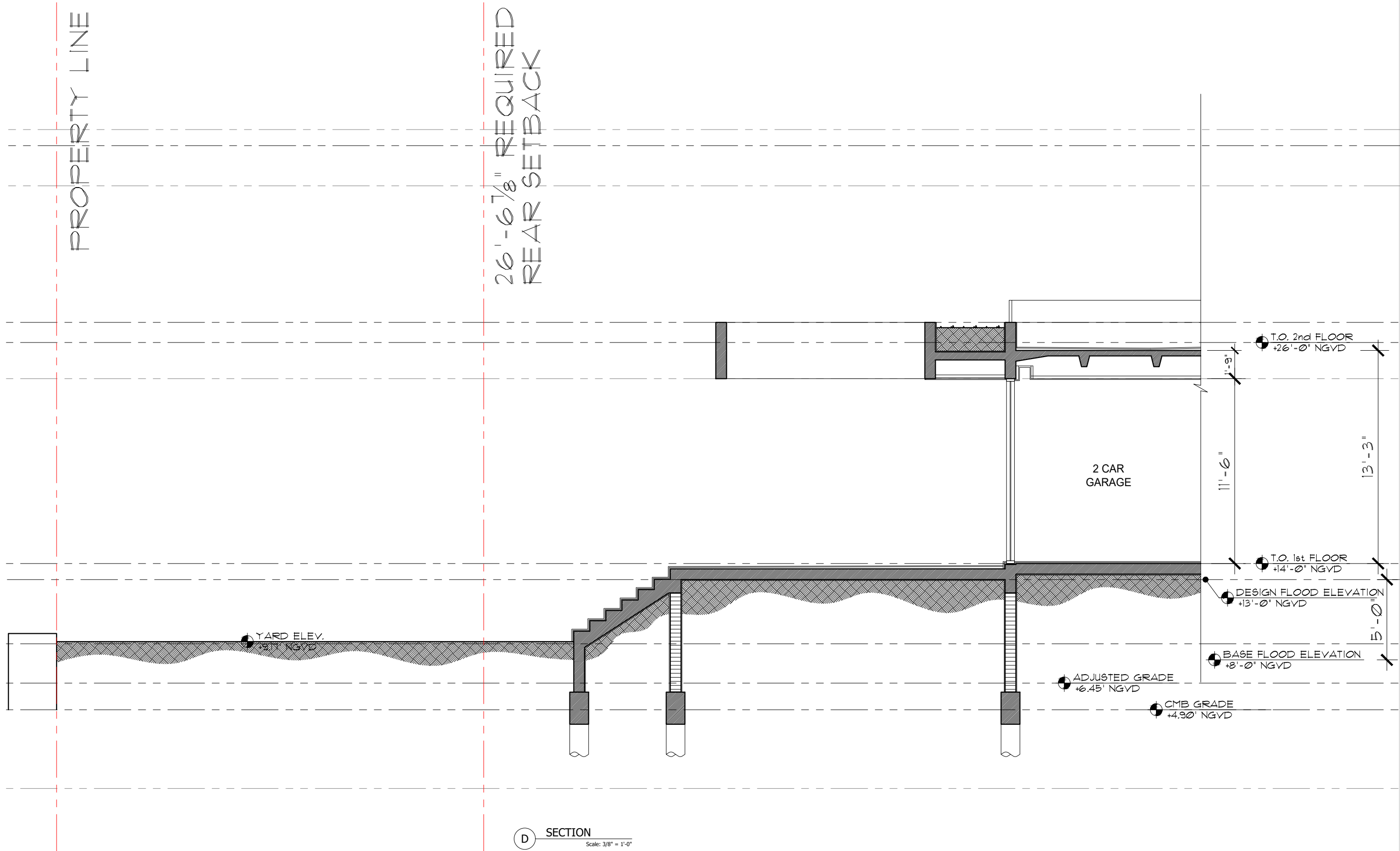
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Scale:



D SECTION  
Scale: 3/8" = 1'-0"

Project: 2206-22



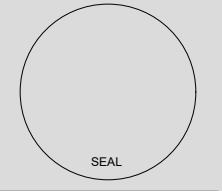
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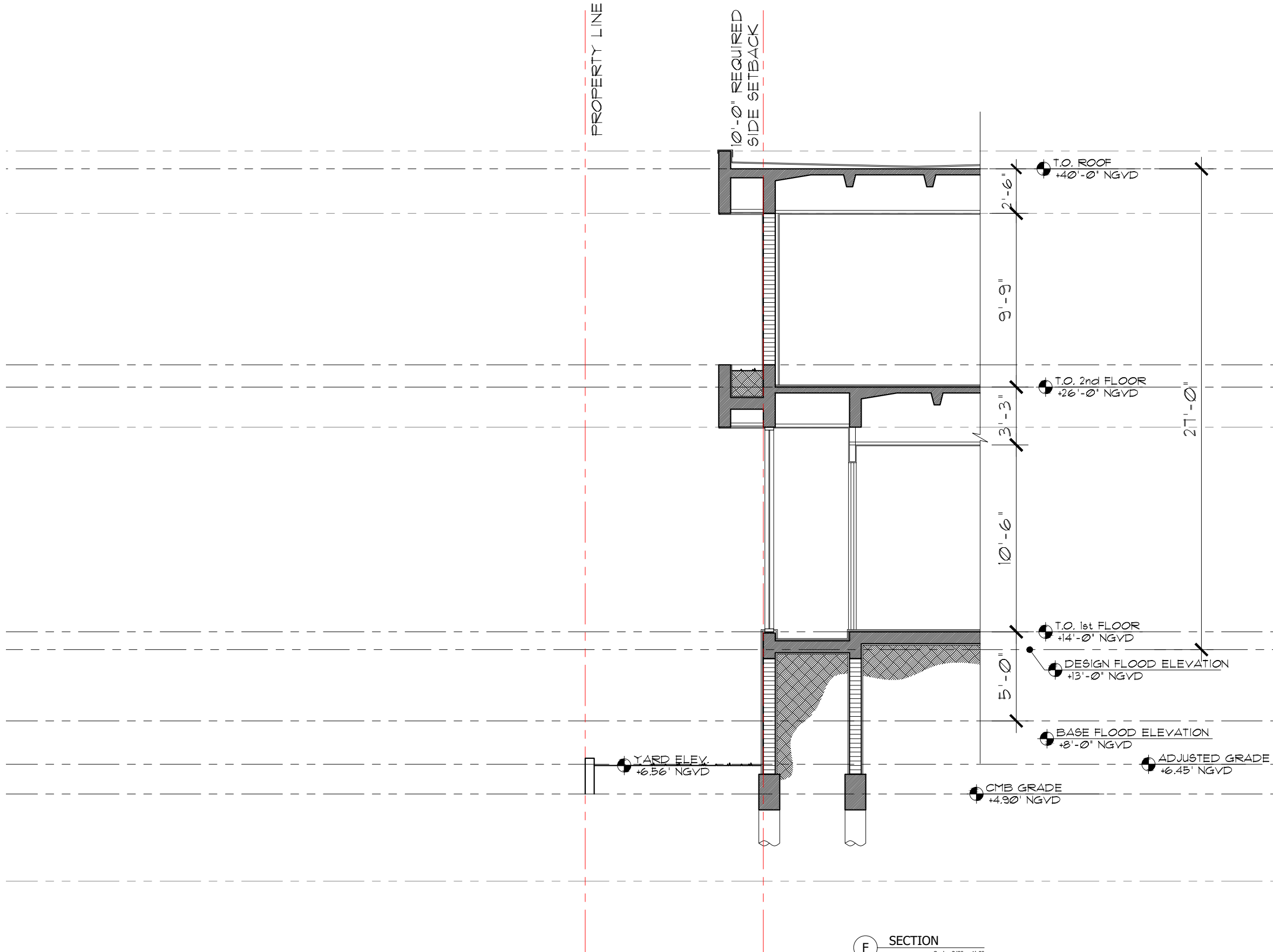
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Scale:

PROPERTY LINE

10'-0" REQUIRED  
SIDE SETBACK



F SECTION  
Scale: 3/8" = 1'-0"



# 1400 SUNSET RESIDENCE

1400 W 23 rd ST MIAMI BEACH, 33140

Project: 2107-21



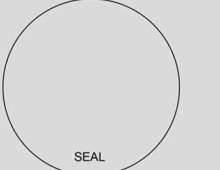
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AR. 0013563



Scale:





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

Project: 2107-21



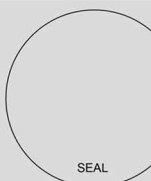
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 DANIEL C. HALL, AIA, NOMA  
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Scale:

FRONT VIEW RENDERING



REAR VIEW RENDERING

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

Project: 2107-21



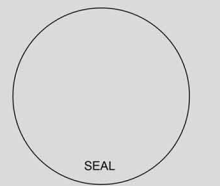
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Scale:



led Map  
Description for your map

3rd St

Regatta Av

W 23rd St W 23rd St W 23rd St

Lake Av

Earth

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

Project: 2107-21



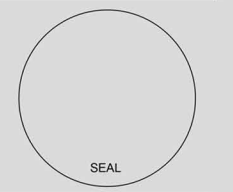
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AR. 0013563



Scale:

AERIAL VIEW RENDERING



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

Project: 2107-21



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Scale:

FRONT VIEW RENDERING