DRB 22-0896

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

INDEX OF DRAWINGS

COVER	INDEX OF DRAWINGS / CONTACT INFO
EX-0.00	SURVEY
EX-1.01	LOCATION PLAN
EX-1.02	LOCATION PLAN
EX-1.03	NEIGHBORHOOD ANALYSIS - EXISTING SITE
EX-1.04	NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-1.05	NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-1.06	NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-1.07	NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-1.08	NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-1.09	NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-1.10	NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
EX-1.11	NEIGHBORHOOD ANALYSIS - ADJACENT PROPERTIES
A-1.0	SITE PLAN
A-1.1	ZONING DATA SHEET
A-1.2	LOT COVERAGE
A-1.3	FIRST FLOOR UNIT SIZE
A-1.4	SECOND FLOOR UNIT SIZE
A-1.5	OPEN SPACE (FRONT + REAR)
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-2.3	ROOF PLAN
A-3.0	MATERIAL PALETTE
A-3.1	FRONT ELEVATION
A-3.2	REAR ELEVATION
A-3.3	SIDE ELEVATION
A-3.4	SIDE ELEVATION
A-3.5	CONTEXT ELEVATIONS
A-4.1	YARD SECTIONS
A-4.2	YARD SECTIONS
A-4.3	YARD SECTIONS
A-4.4	YARD SECTIONS
A-5.1	ISOMETRIC VIEWS
A-5.2	FRONT NW RENDERING
A-5.3	REAR RENDERING
A-5.4	CONTEXTUAL RENDERING
A-5.5	FRONT NE RENDERING

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

Project: 2206-22

AI2 DESIGN CORP
(305) 520-9242

Revisions:

THE HALL GROUP LLC.

THG

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

SEAL

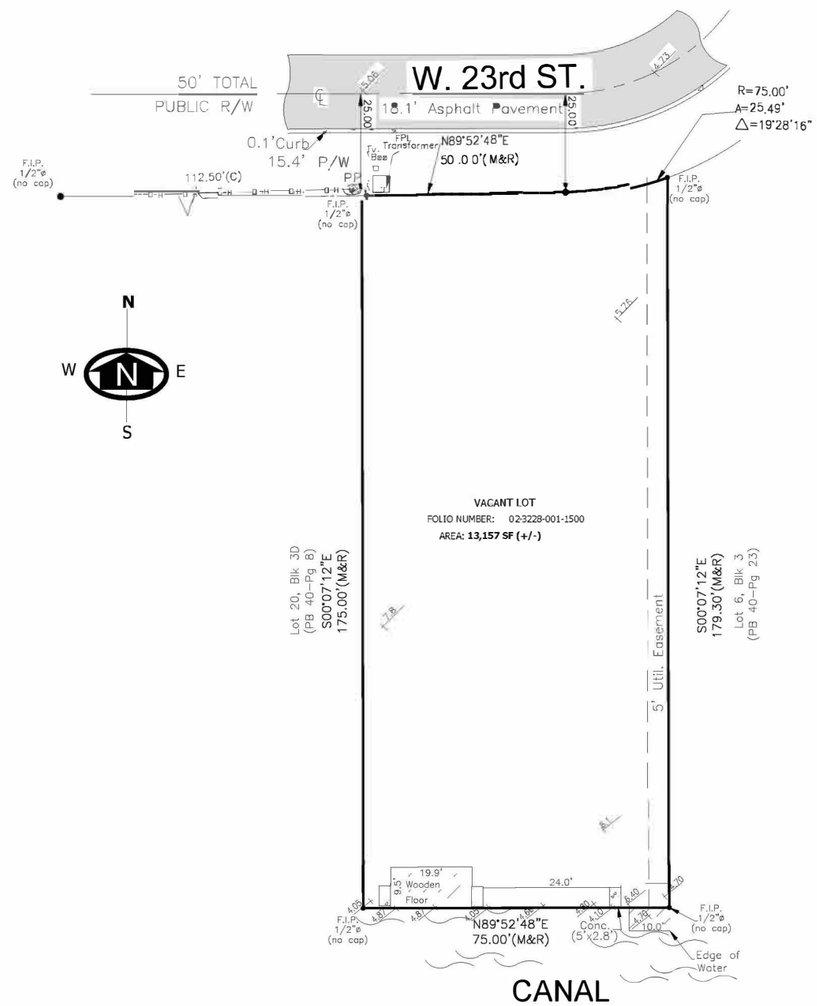
Scale:

COVER

Plot Date: 2023-03-02

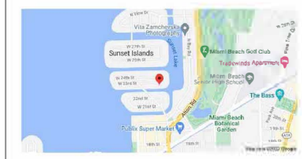
SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'



LOCATION MAP

SCALE: NTS



SITE PICTURE

ABREVIATION (IF ANY APPLIED)

A = CURVE
A/C = AIR CONDITIONING UNIT
ASPH = ASPHALT
B.M. = BENCH MARK
BR/CONC = BRICK CORNER
CALC.(D) = CALCULATED
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CL = CLEAR
CONC = CONCRETE
D.M.E = DRAINAGE MAINT. EASEMENT
(R) = DIMENSION
EASMT. = EASEMENT
ELEV = ELEVATION
ENC = ENCROACHMENT
F.B/H = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.N/D = FOUND NAIL AND DISC
F.I.R. = FOUND IRON PIPE
F.S. = FOUND SPIKE
L.P. = LIGHT POLE
MEAS.(M) = MEASURED
MH = MANHOLE
M = MONUMENT
ℳ = MONUMENT LINE
NTS = NOT TO SCALE
P/W = PARKWAY
P.O.B. = POINT OF BEGINNING
P.O.C = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
ℙ = PROPERTY LINE
P.P. = POWER POLE
P.R.M= PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
RAD. = RADIAL
REC. (R) = RECORDED
REF. = REFERENCE
R/W = RIGHT OF WAY
SEC = SECTION
S.H/H = SET DRILL HOLE
S.N/D = SET NAIL AND DISC
S.I.P. = SET IRON PIPE
S.R.B = SET REBAR
STY = STORY
SWK. = SIDEWALK
T.O.P. = TOP OF BANK
U.E. = UTIL. EASEMENT
W.P. = WOODEN POLE
℄ = SECTION LINE

SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE
STRUCTURE (BLDG.)
CONCRETE BLOCK WALL
METAL FENCE
WOODEN FENCE
CHAIN LINK FENCE
WOOD DECK/DOCK
ASPHALTED AREAS
CONCRETE
BRICKS OR PAVERS
ROOFED AREAS
WATER (EDGE OF WATER)
AIR CONDITIONER
CATCH BASIN
MANHOLE
O.E. OVERHEAD ELECT.
POWER POLE
LIGHT POLE
HANDICAP SPACE
FIRE HYDRANT
EASEMENT LINE
WATER VALVE
TV TV-CABLE BOX
WM WATER METER
CONC. LIGHT POLE
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:

① 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)

② LAND AREA OF SUBJECT PROPERTY: **13,157 SF (+/-)**

③ 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.**

④ 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 5J-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 EXAGERATED 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 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 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 5J-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 5J-17 OF THE FLORIDA ADMINSTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.

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

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.

ED PINO Digitally signed by ED PINO Date: 2022.10.27 13:43:20 -04'00'

DATE : OCTOBER 27, 2022

STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER No. 6772 Ed Pino

SURVEY

1400 SUNSET RESIDENCE

1400 W 23 rd ST MIAMI BEACH, 33140

Project: 2107-21

AI2 DESIGN CORP
(305) 520-9242

Revisions:

THE HALL GROUP LLC.

THG

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

SEAL

Scale:

EX-0.00

DRB FINAL SUBMITTAL: DECEMBER 12th , 2022

PROJECT DATA

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

OCCUPANCY TYPE:
RESIDENTIAL RS-4

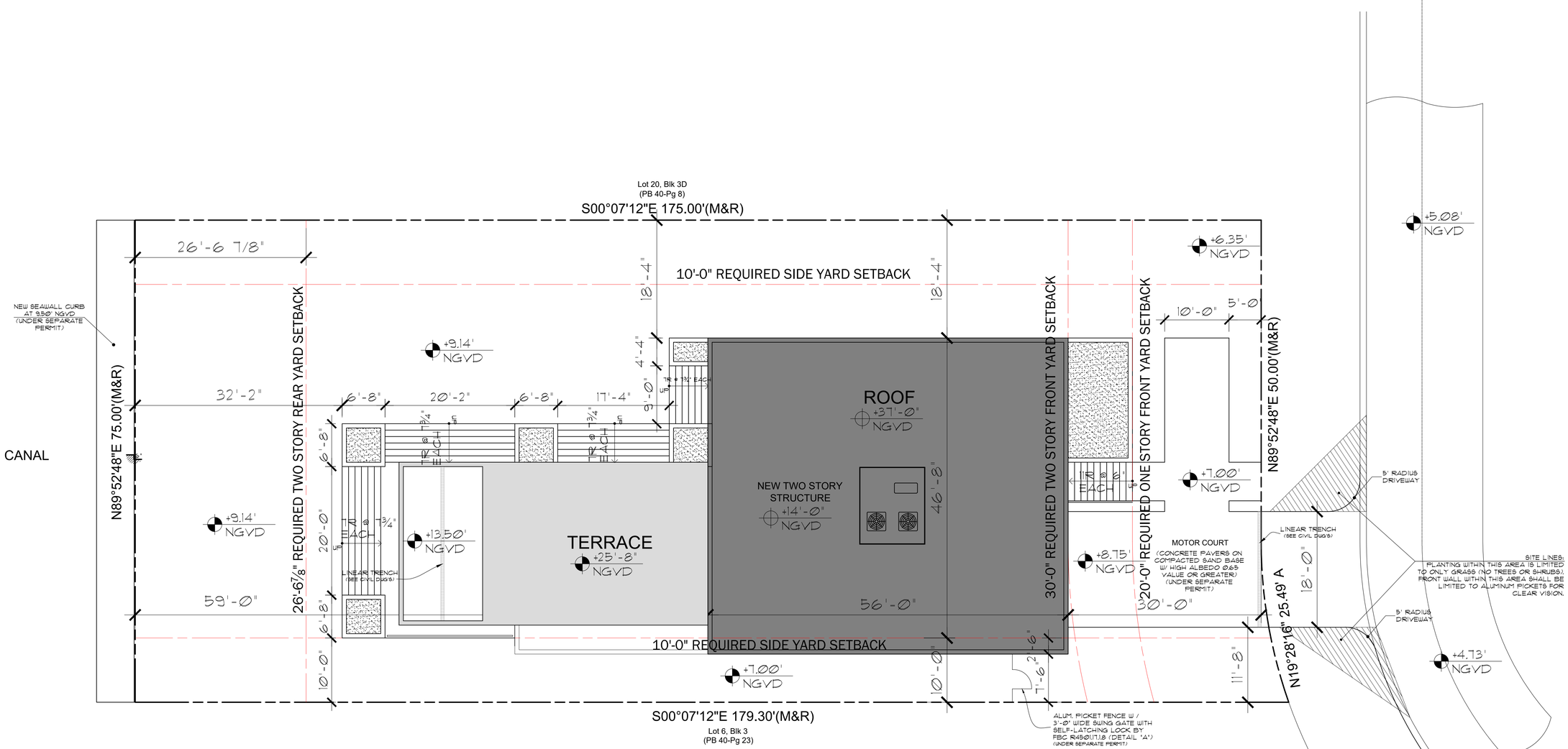
CONSTRUCTION TYPE:
TYPE V-B

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

AI2 DESIGN CORP
(305) 520-9242

Revisions:

THE HALL GROUP LLC.

THG

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

SEAL

Scale:

A-1.0

Plot Date: 2022-12-13

MIAMIBEACH

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	N/A	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			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

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

Project: 2206-22

AI2 DESIGN CORP
(305) 520-9242

Revisions:

THE HALL GROUP LLC.

THG

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

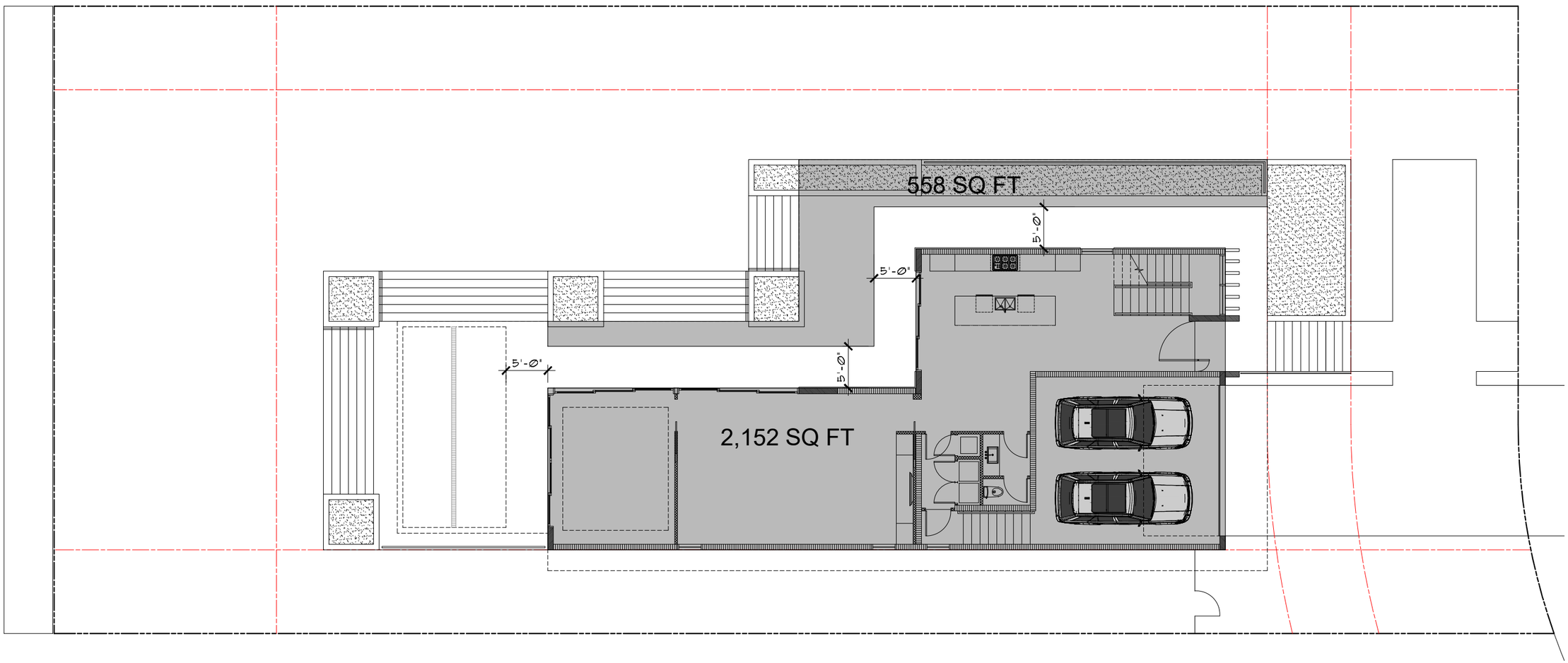
SEAL

Scale:

A-1.1

Plot Date: 2022-12-13

DRB FINAL SUBMITTAL: DECEMBER 12th , 2022



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%)

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

Project: 2206-22

AI2 DESIGN CORP
(305) 520-9242

Revisions:

THE HALL GROUP LLC.

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

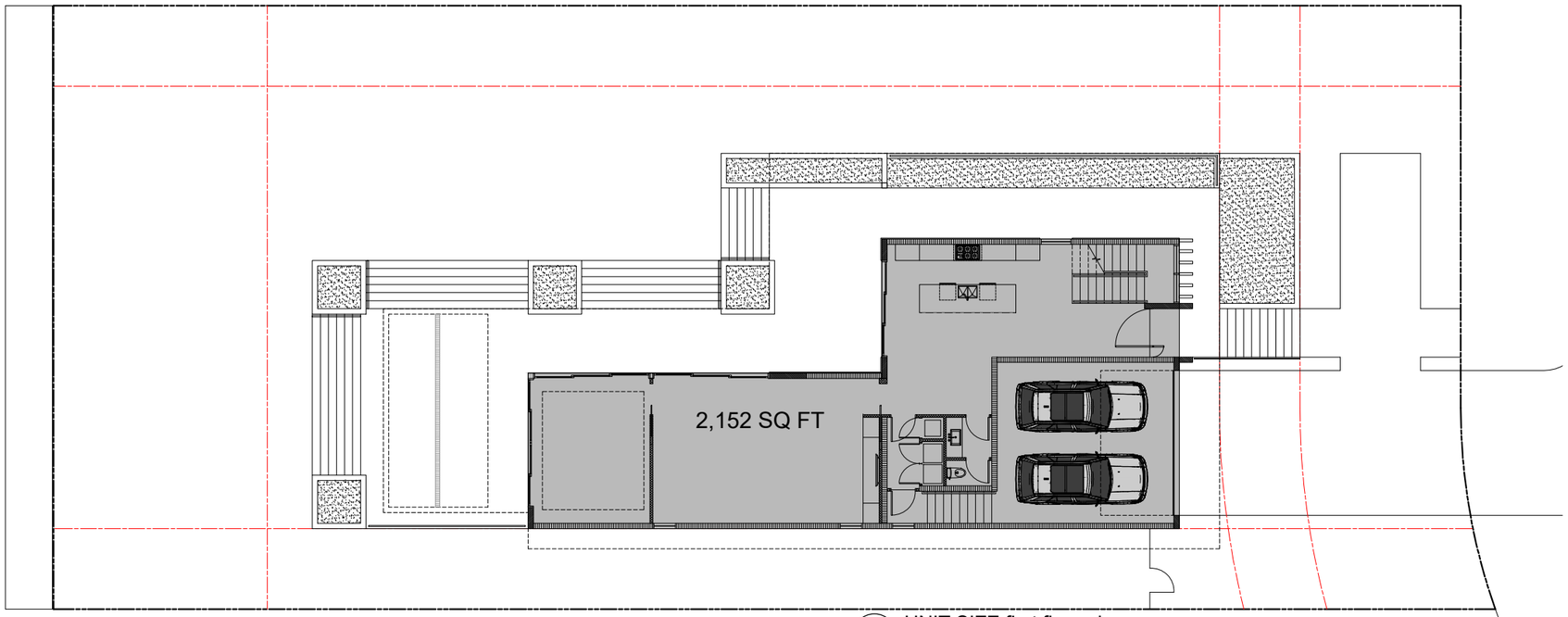
SEAL

Scale:

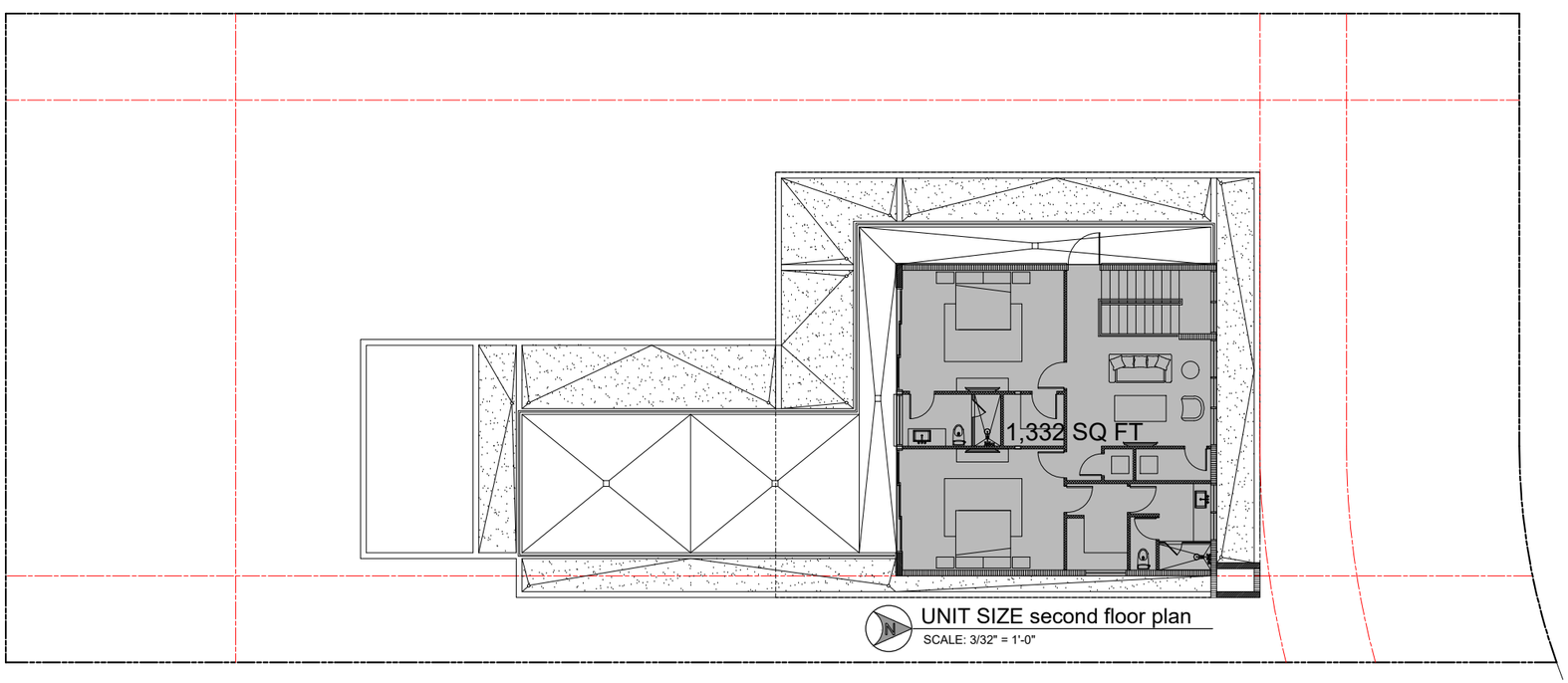
A-1.2

Plot Date: 2022-12-13

DRB FINAL SUBMITTAL: DECEMBER 12th , 2022



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



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

LOT SIZE: 13,157 SF

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

1400 SUNSET RESIDENCE

1400 W 23rd ST MIAMI BEACH FLORIDA 33140

Project: 2206-22

AI2 DESIGN CORP
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Revisions:

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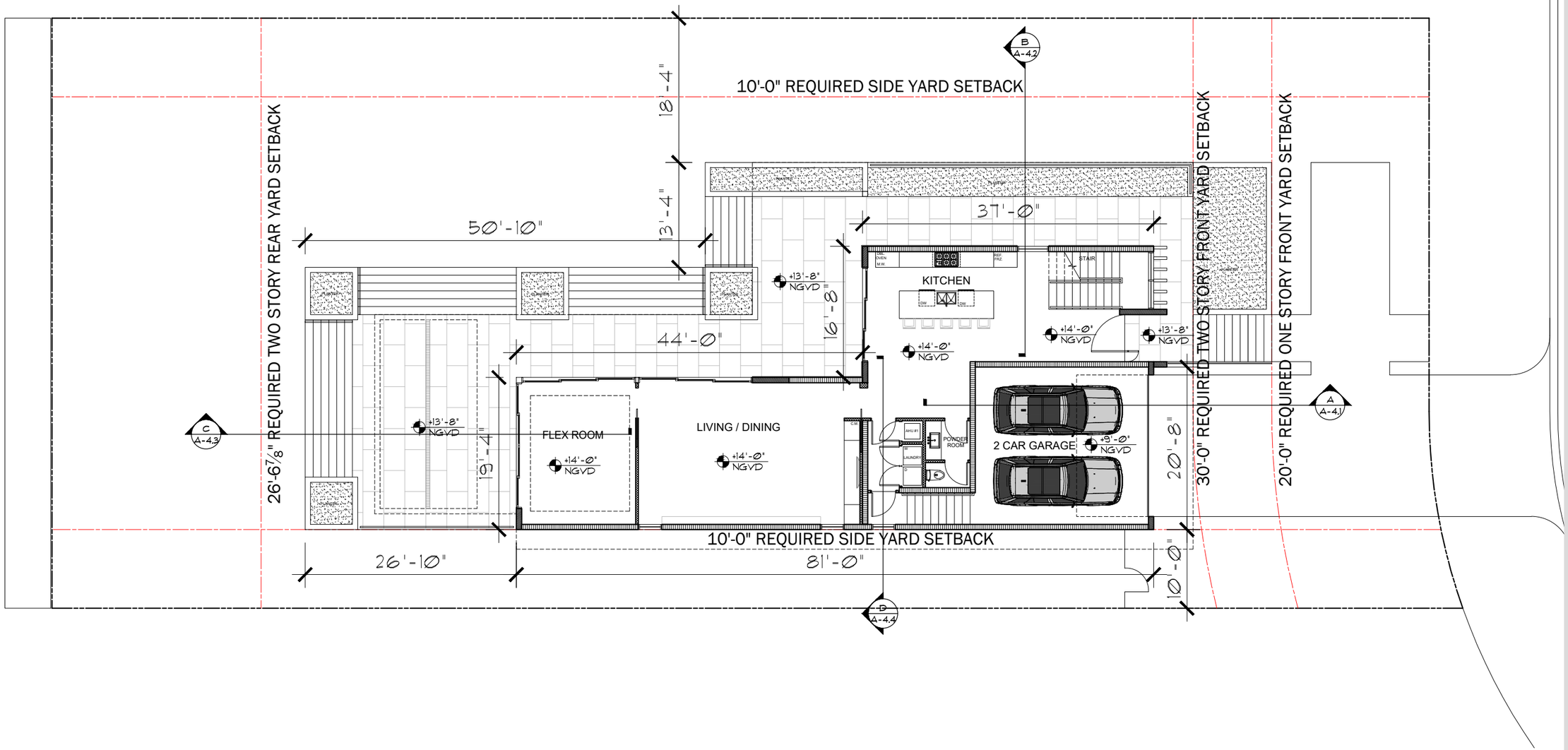
DANIEL C. HALL, AIA, NOMA
AR. 0013563

SEAL

Scale:

A-1.3

Plot Date: 2022-12-13



FIRST floor plan

SCALE: ¼"=1'-0"

1400 SUNSET RESIDENCE

1400 W 23rd ST MIAMI BEACH FLORIDA 33140

Project: 2206-22

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Revisions:

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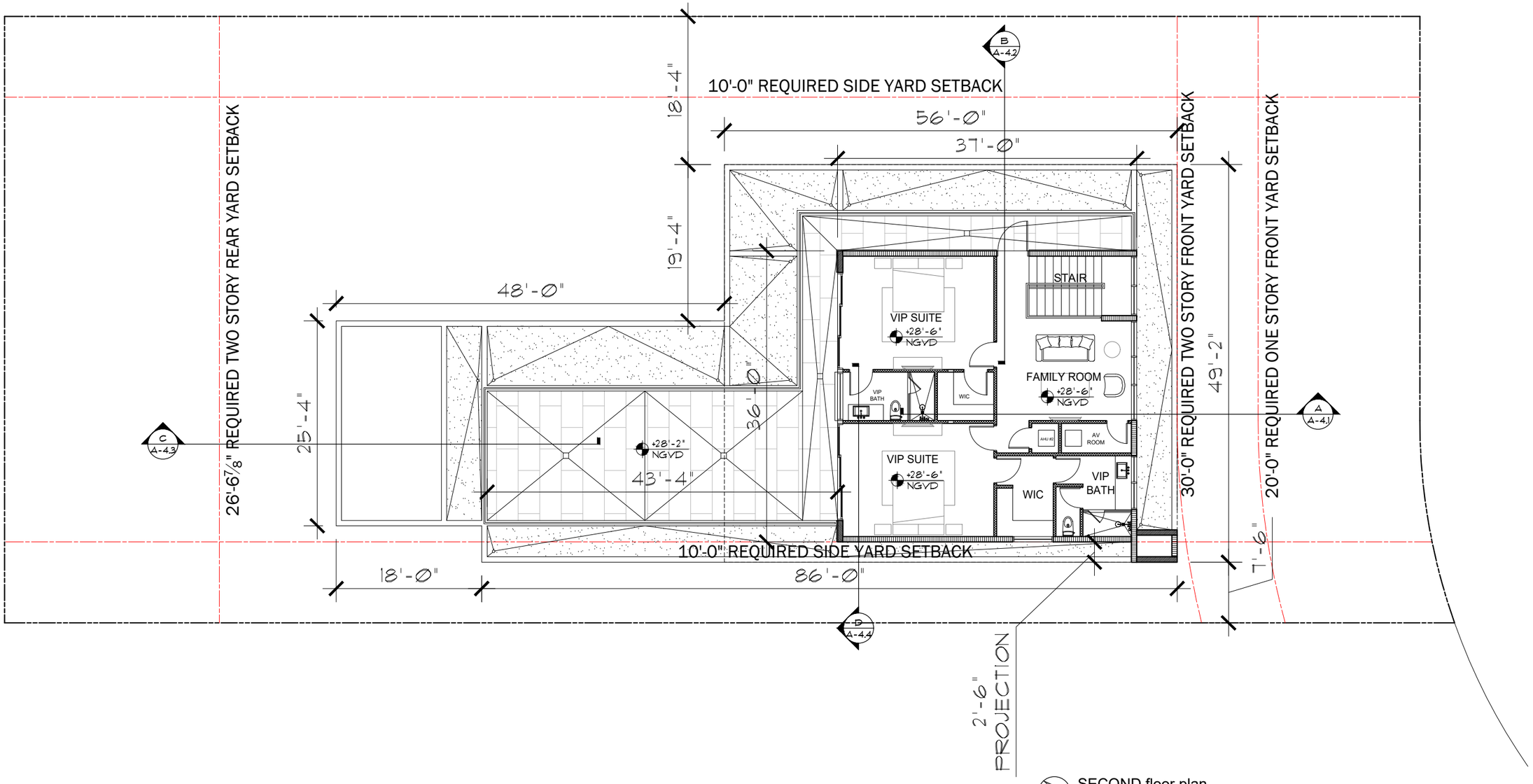
SEAL

Scale:

A-2.1

Plot Date: 2022-12-13



SECOND floor plan

SCALE: ¼"=1'-0"

1400 SUNSET RESIDENCE

1400 W 23rd ST MIAMI BEACH FLORIDA 33140

Project: 2206-22

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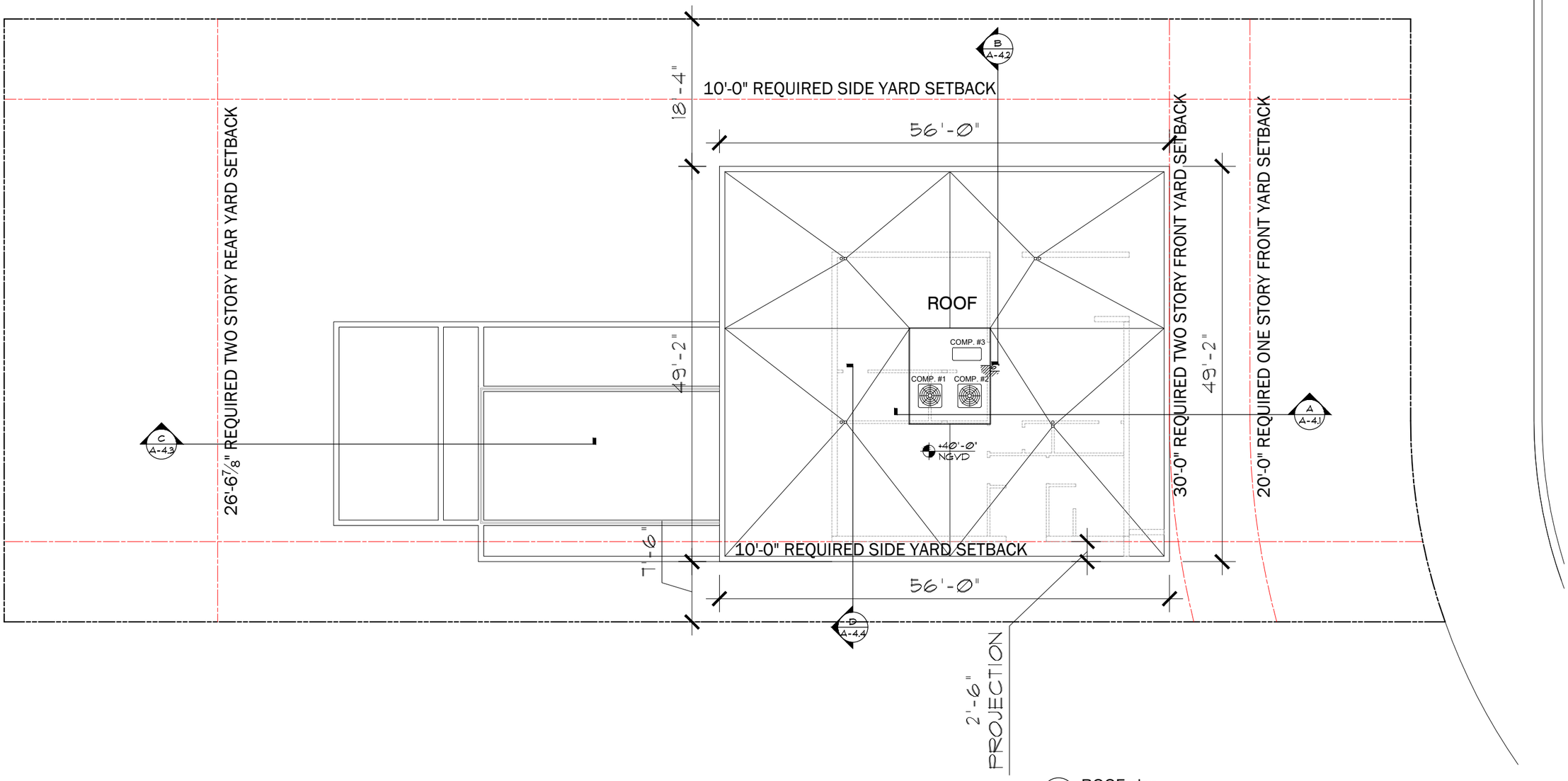
SEAL

Scale:

A-2.2

Plot Date: 2022-12-13



ROOF plan
SCALE: ¼"=1'-0"

1400 SUNSET RESIDENCE

1400 W 23rd ST MIAMI BEACH FLORIDA 33140

Project: 2206-22

AI2 DESIGN CORP
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Revisions:

THE HALL GROUP LLC.

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ARCHITECT OF RECORD
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AR. 0013563

SEAL

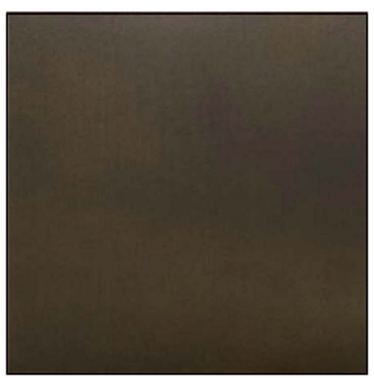
Scale:

A-2.3

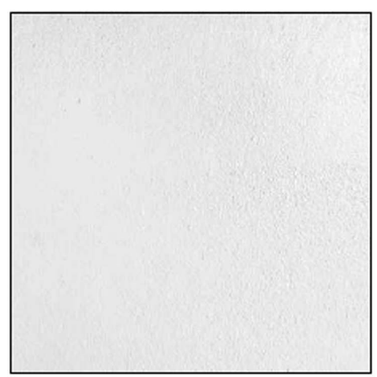
Plot Date: 2022-12-13

1420 w 23 rd St

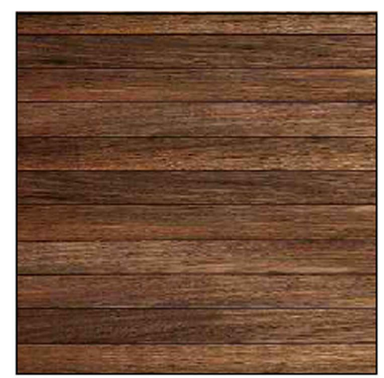
1400 w 23 rd St



MT BRONZE METAL FINISH



SF SMOOTH WHITE STUCCO



WD WOOD

FC FORMED BOARD CONCRETE

MATERIAL PALETTE

1400 SUNSET RESIDENCE

1400 W 23 rd ST MIAMI BEACH, 33140

Project: 2107-21

AI2 DESIGN CORP
(305) 520-9242

Revisions:

THE HALL GROUP LLC.
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ARCHITECT OF RECORD
DANIEL C. HALL, AIA, NOMA
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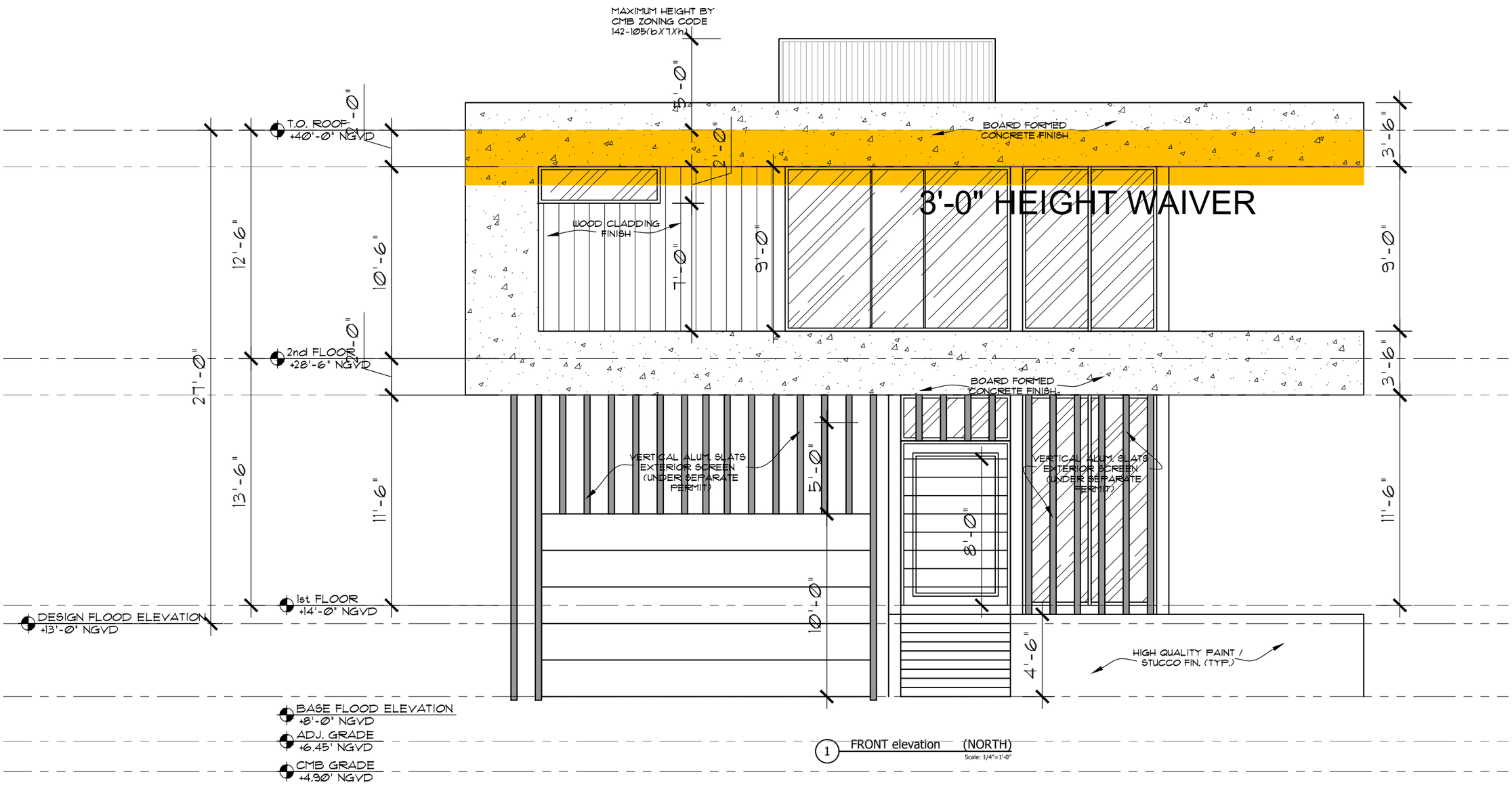
SEAL

Scale:

A-3.0

DRB FINAL SUBMITTAL: DECEMBER 12th , 2022



1 FRONT elevation (NORTH)
Scale: 1/4"=1'-0"

1400 SUNSET RESIDENCE

1400 W 23rd ST MIAMI BEACH FLORIDA 33140

Project: 2206-22

AI2 DESIGN CORP
(305) 520-9242

Revisions:

THE HALL GROUP LLC.

THG

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

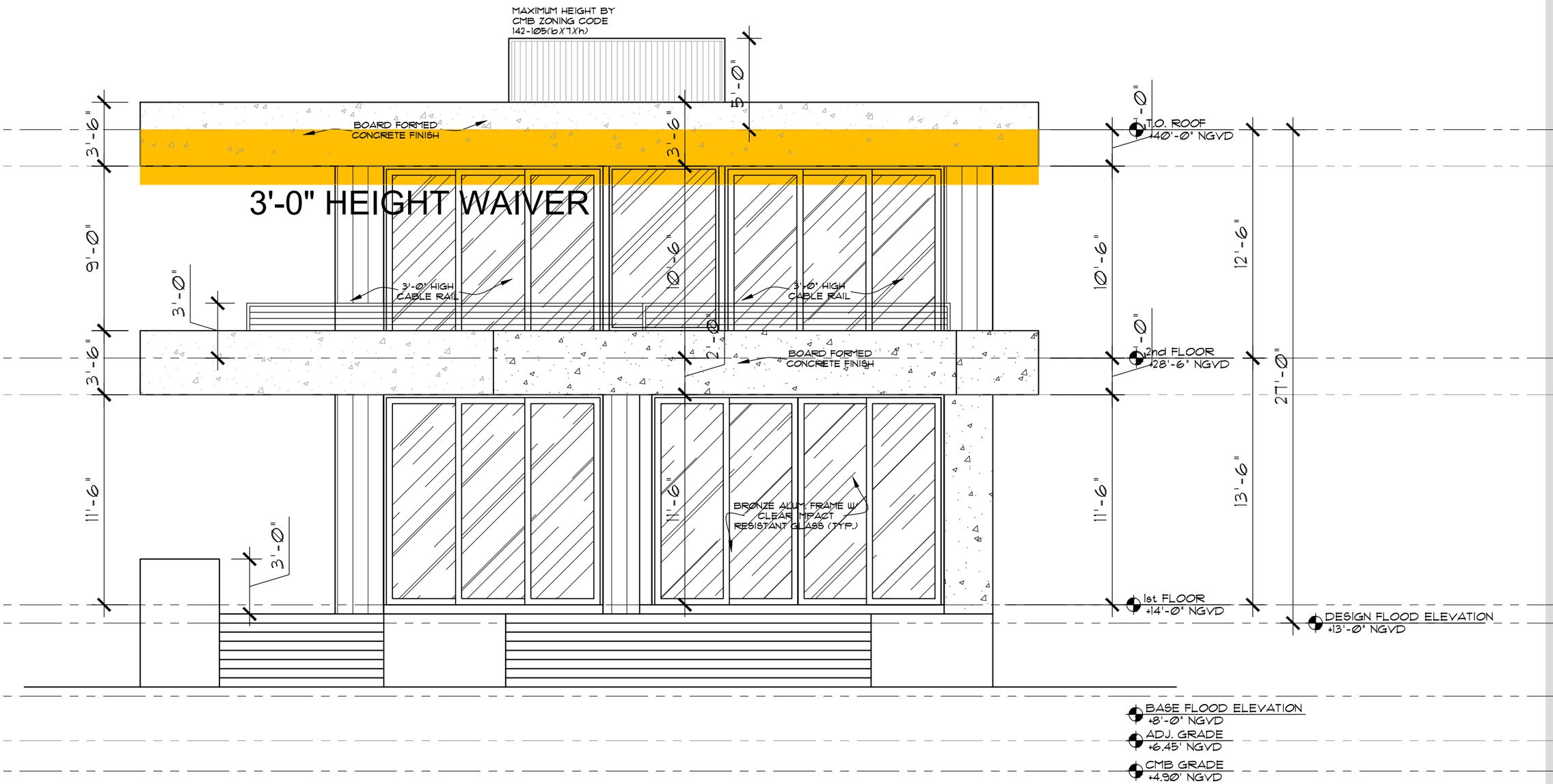
SEAL

Scale:

A-3.1

Plot Date: 2022-12-13

DRB FINAL SUBMITTAL: DECEMBER 12th , 2022



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

1400 SUNSET RESIDENCE

1400 W 23rd ST MIAMI BEACH FLORIDA 33140

Project: 2206-22

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

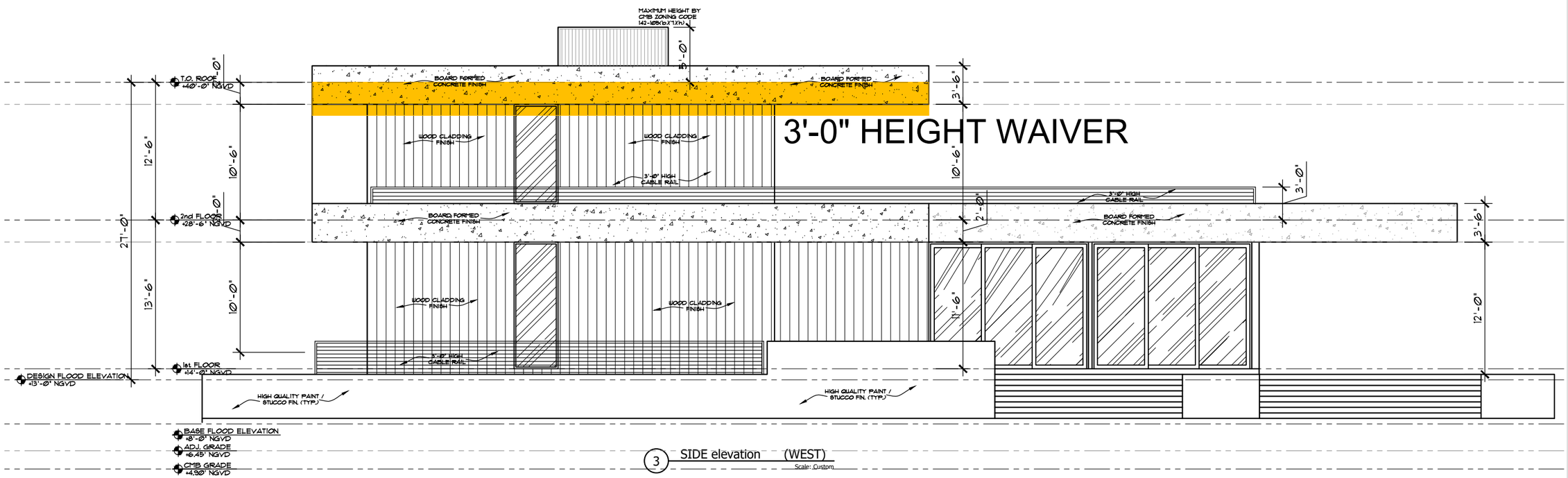
SEAL

Scale:

A-3.2

Plot Date: 2022-12-13

DRB FINAL SUBMITTAL: DECEMBER 12th , 2022



3 SIDE elevation (WEST)

Scale: Custom

1400 SUNSET RESIDENCE

1400 W 23rd ST MIAMI BEACH FLORIDA 33140

Project: 2206-22

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ARCHITECT OF RECORD
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AR. 0013563

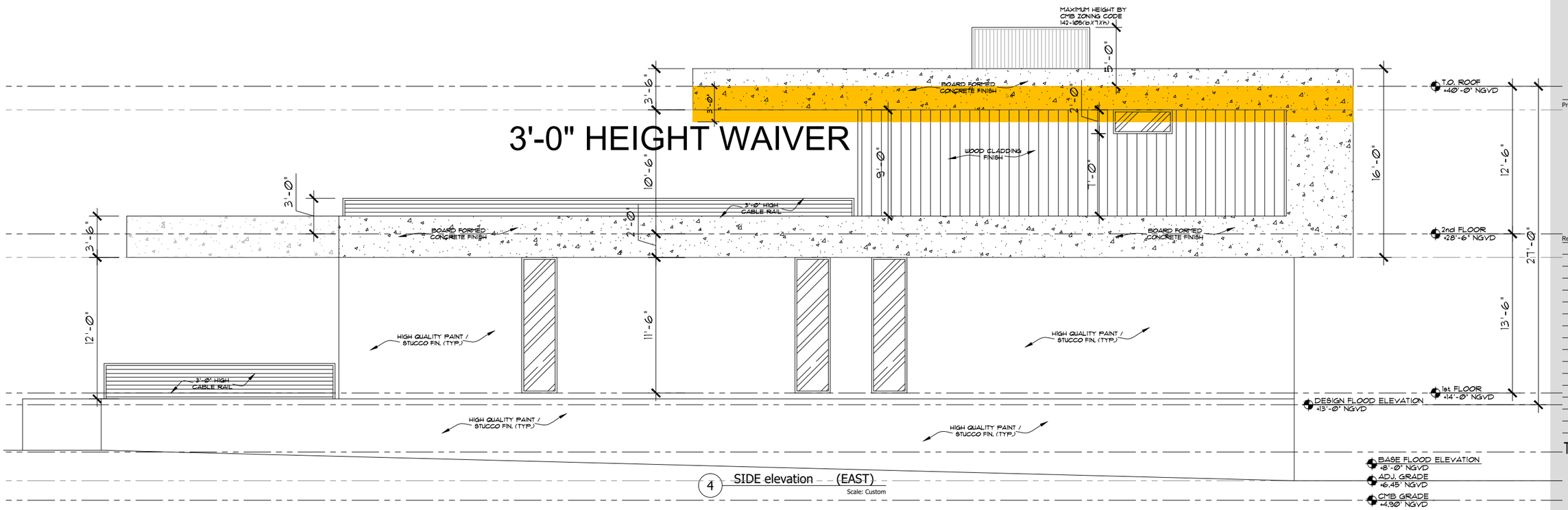
SEAL

Scale:

A-3.3

Plot Date: 2022-12-13

DRB FINAL SUBMITTAL: DECEMBER 12th , 2022



4 SIDE elevation (EAST)

Scale: Custom

1400 SUNSET RESIDENCE

1400 W 23rd ST MIAMI BEACH FLORIDA 33140

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ARCHITECT OF RECORD
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AR. 0013563

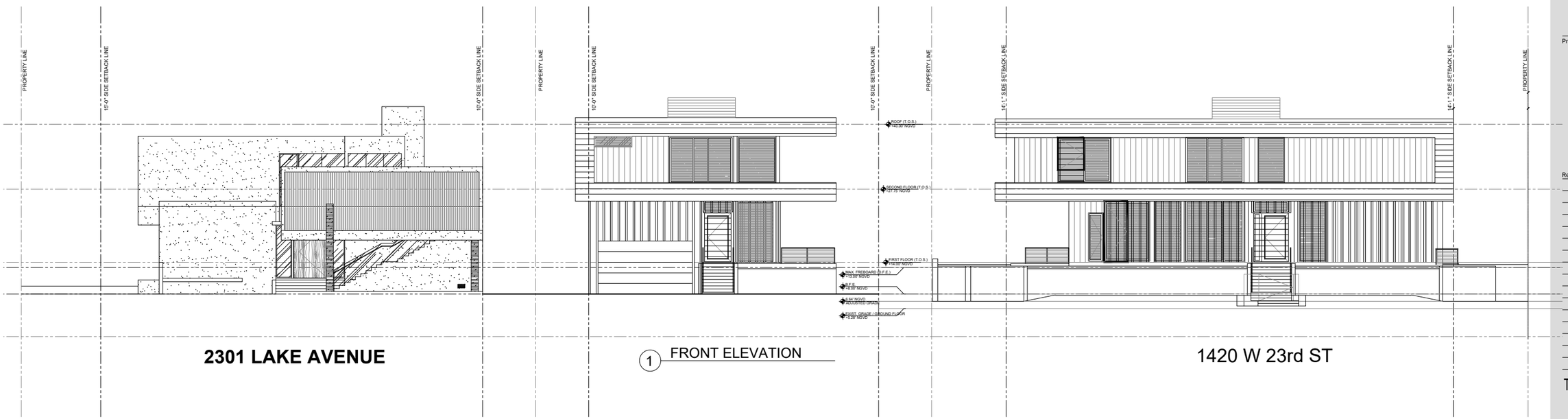
SEAL

Scale:

A-3.4

Plot Date: 2022-12-13

DRB FINAL SUBMITTAL: DECEMBER 12th , 2022



1 FRONT ELEVATION

1400 SUNSET RESIDENCE

1400 W 23rd ST MIAMI BEACH FLORIDA 33140

Project: 2206-22

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AR. 0013563

SEAL

Scale:

A-3.5

Plot Date: 2022-11-20

1400 SUNSET RESIDENCE

1400 W 23 rd ST MIAMI BEACH, 33140

Project: 2107-21

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

SEAL

Scale:

A-5.1

DRB FINAL SUBMITTAL: DECEMBER 12th, 2022

FRONT VIEW RENDERING

1400 SUNSET RESIDENCE

1400 W 23 rd ST MIAMI BEACH, 33140

Project: 2107-21

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SEAL

Scale:

A-5.2

DRB FINAL SUBMITTAL: DECEMBER 12th, 2022

REAR VIEW RENDERING

1400 SUNSET RESIDENCE

1400 W 23 rd ST MIAMI BEACH, 33140

Project: 2107-21

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SEAL

Scale:

A-5.3

DRB FINAL SUBMITTAL: DECEMBER 12th, 2022

FRONT VIEW RENDERING

1400 SUNSET RESIDENCE

1400 W 23 rd ST MIAMI BEACH, 33140

Project: 2107-21

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SEAL

Scale:

A-5.5

AERIAL VIEW RENDERING

1400 SUNSET RESIDENCE

1400 W 23 rd ST MIAMI BEACH, 33140

Project: 2107-21

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SEAL

Scale:

A-5.4

AERIAL VIEW RENDERING

1400 SUNSET RESIDENCE

1400 W 23 rd ST MIAMI BEACH, 33140

Project: 2107-21

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SEAL

Scale:

A-5.4

AERIAL VIEW RENDERING

1400 SUNSET RESIDENCE

1400 W 23 rd ST MIAMI BEACH, 33140

Project: 2107-21

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AR. 0013563

SEAL

Scale:

A-5.4

DRB FIRST CSS SUBMITTAL: NOVEMBER 21st, 2022

AERIAL VIEW RENDERING

1400 SUNSET RESIDENCE

1400 W 23 rd ST MIAMI BEACH, 33140

Project: 2107-21

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Revisions:

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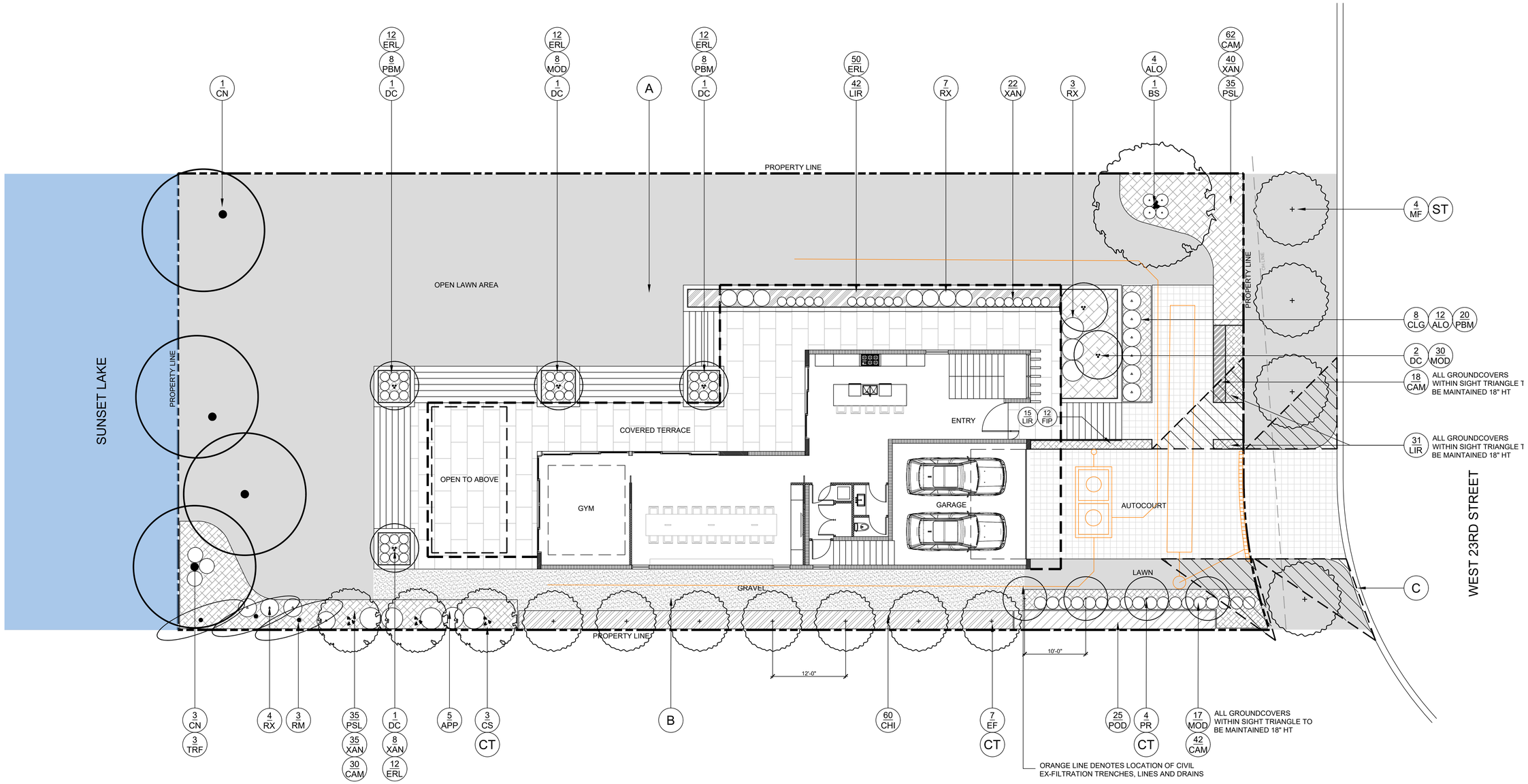
SEAL

Scale:

A-5.4



LANDSCAPE PLAN LEGEND

- (A) NATIVE SEA SHORE PASPALUM LAWN - OVER 2" TOPSOIL BED, SEE PLANTING SPECS +/- 5,330 SF
- (B) 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC +/- 652 SF
- (C) 15' VISIBILITY SITE TRIANGLE AS PER C.M.B. REGULATIONS
- (CT) CODE TREE
- (ST) STREET TREE

FIRST FLOOR LANDSCAPE PLAN

1/8" = 1'-0"

0' 8' 16' 24'

N

CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE
780 NE 69th Street, Suite 200 Miami, Florida 33138
O | 786.536.2961 M | 305.979.1585
CHRISTOPHERCAWLEY.COM | LC 26000480

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1400 W 23rd ST MIAMI BEACH FLORIDA 33140

Project: 2206-22

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(305) 520-9242

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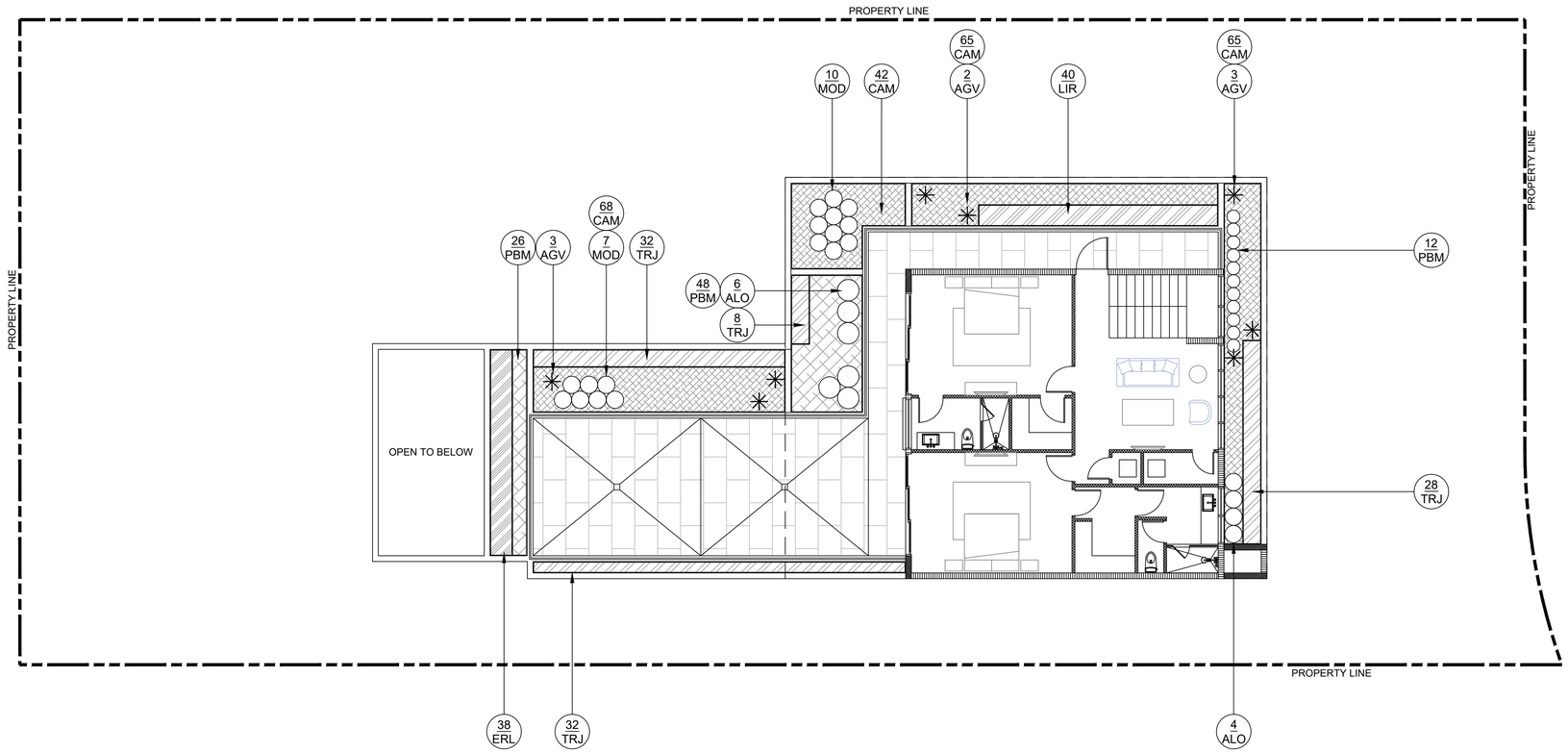
ARCHITECT OF RECORD
DANIEL C. HALL, AIA, NOMA
AR. 0013563

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

Scale:

L-2.0

Plot Date: 2022-12-14



SECOND FLOOR LANDSCAPE PLAN

1/8" = 1'-0"

0' 8' 16' 24'

N

CHRISTOPHER CAWLEY
LANDSCAPE ARCHITECTURE
780 NE 69th Street, Suite 200 Miami, Florida 33138
O | 786.536.2961 M | 305.979.1585
CHRISTOPHERCAWLEY.COM | LC 26000460

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AR. 0013563

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Florida License LA 6666786

REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER CAWLEY
LA 6666786
STATE OF FLORIDA

Scale:

L-2.1

Plot Date: 2022-12-14