

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	ARCHITECTURAL DESIGN	ARCHITECT OF RECORD
1400 SUNSET LLC 1400 W 23 ST MIAMI BEACH, FL. 33140	AI2 DESIGN CORP 3631 TORREMOLINOS AVE MIAMI, FL 33178 (305) 520-9242	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

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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
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A-5.3	REAR RENDER
A-5.4	CONTEXTUAL RENDER

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

Project: 2206-22



AI2 DESIGN CORP
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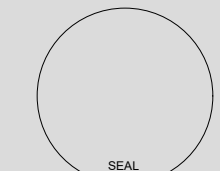
Revisions:

NO.	DATE	DESCRIPTION

THE HALL GROUP LLC.



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



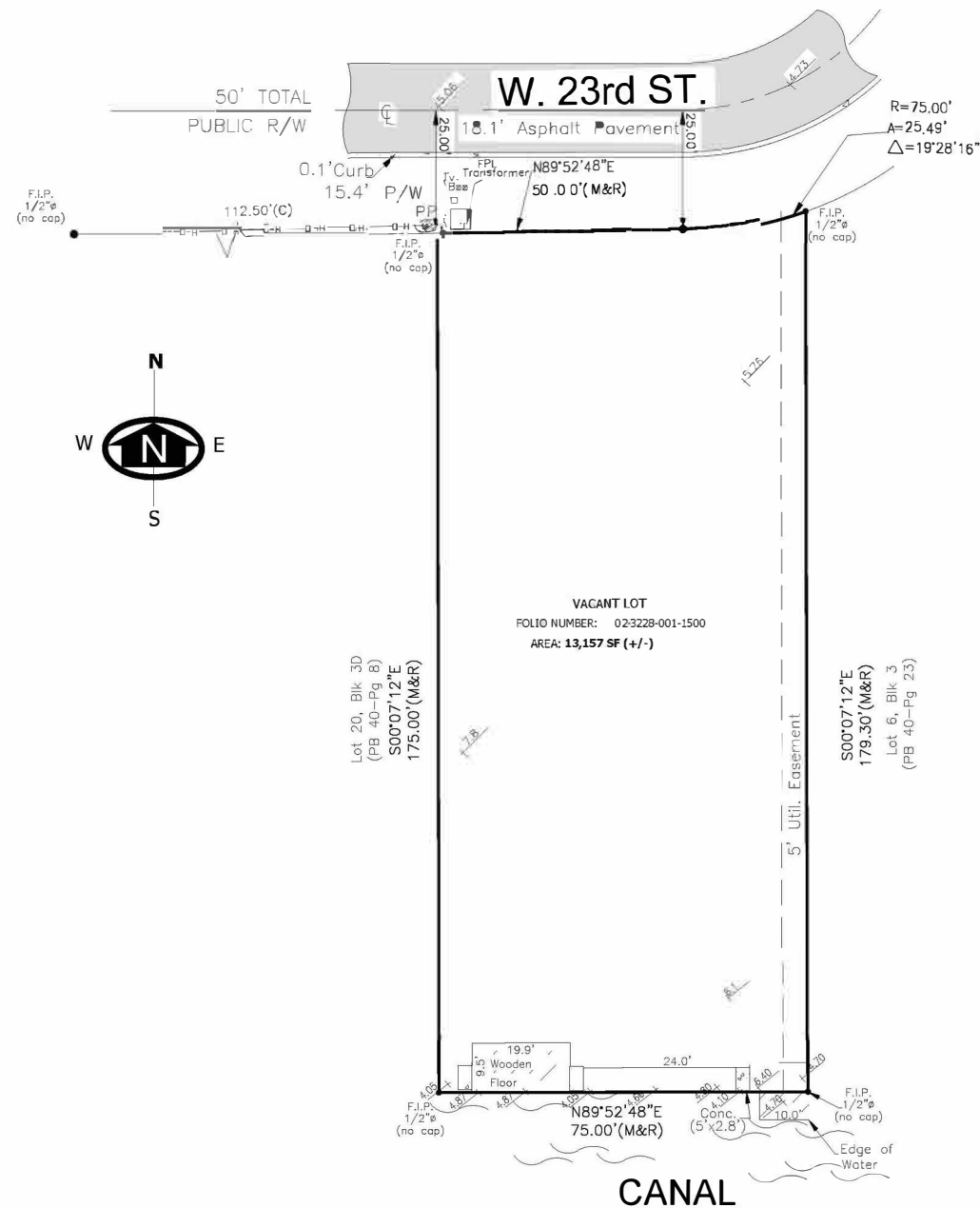
Scale:

COVER

Plot Date: 2022-12-13

SKETCH OF BOUNDARY SURVEY

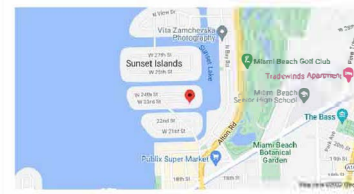
SCALE: 1" = 20'



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 ZAPOTIA	3.0'	80'	80'

LOCATION MAP

SCALE: NTS



SITE PICTURE



ABBREVIATION (IF ANY APPLIED)

A = CURVE	P/W = PARWAY
A.C.U. = AIR CONDITIONING UNIT	P.O.B. = POINT OF BEGINNING
ASPH = ASPHALT	P.O.C. = POINT OF COMMENCEMENT
B.M. = BENCH MARK	P.O. = POINT OF OBSERVATION
B.V.C. = BELOW CORNER	P.L. = POINT OF INTERSECTION
CALC.D. = CALCULATED	P.L. = PROPERTY LINE
CB = CATCH BASIN	P.P. = POINT OF PIVOT
C.B.S. = CONCRETE BLOCK STRUCTURE	P.P.R. = PERMANENT REFERENCE POINT
C. = CLEAR	P.S. = POINT OF SANGUINE
CONC. = CONCRETE	RAD = RADIAL
D.M.E. = DRAINAGE MAINT. EASEMENT	REC.D. = RECORDED
D. = DIMENSION	REC. BY = RECORDED BY
E.A. = EASEMENT	REF. = REFERENCE
ELEV. = ELEVATION	R.F. = RIGHT OF WAY
ENC. = ENCROACHMENT	SEC. = SECTION
F.B.H. = FIBER BELL HOLE	SEAL = SET SINK HOLE
F.I.P. = FIRE HYDRANT	S.H.D. = SET NAIL AND DISC
F.M. = FLOOR MAIL AND DISC	S.P. = SET RUN PIPE
F.S. = FLOOR SPACE	S.P.B. = SET REBAR
F.P. = FLOOR SPACE	STY = STYRENE
F.P. = FLOOR SPACE	SWK = SIDEWALK
MEAS. = MEASURED	TEB. = TOP OF BENCH
M. = MANHOLE	U.E. = UTIL. EASEMENT
M. = MANHOLE	W.B. = WOODER BENCH
N. = NORTH	W. = WOODER BENCH
N.L. = NORTH LINE	X = SECTION LINE
NYS = 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 5.00°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 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/32 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 13:43:20 -0400
 DATE: OCTOBER 27, 2022

ED PINO
 PROFESSIONAL LAND SURVEYOR AND MAPPER No. 6774 STATE OF FLORIDA

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

Project: 2107-21



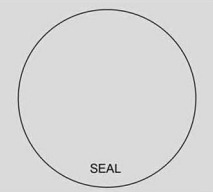
A12 DESIGN CORP
 (305) 520-9242

Revisions:

THE HALL GROUP LLC.



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



Scale:

SURVEY

EX-0.00

PROJECT DATA

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

OCCUPANCY TYPE:
RESIDENTIAL RS-4

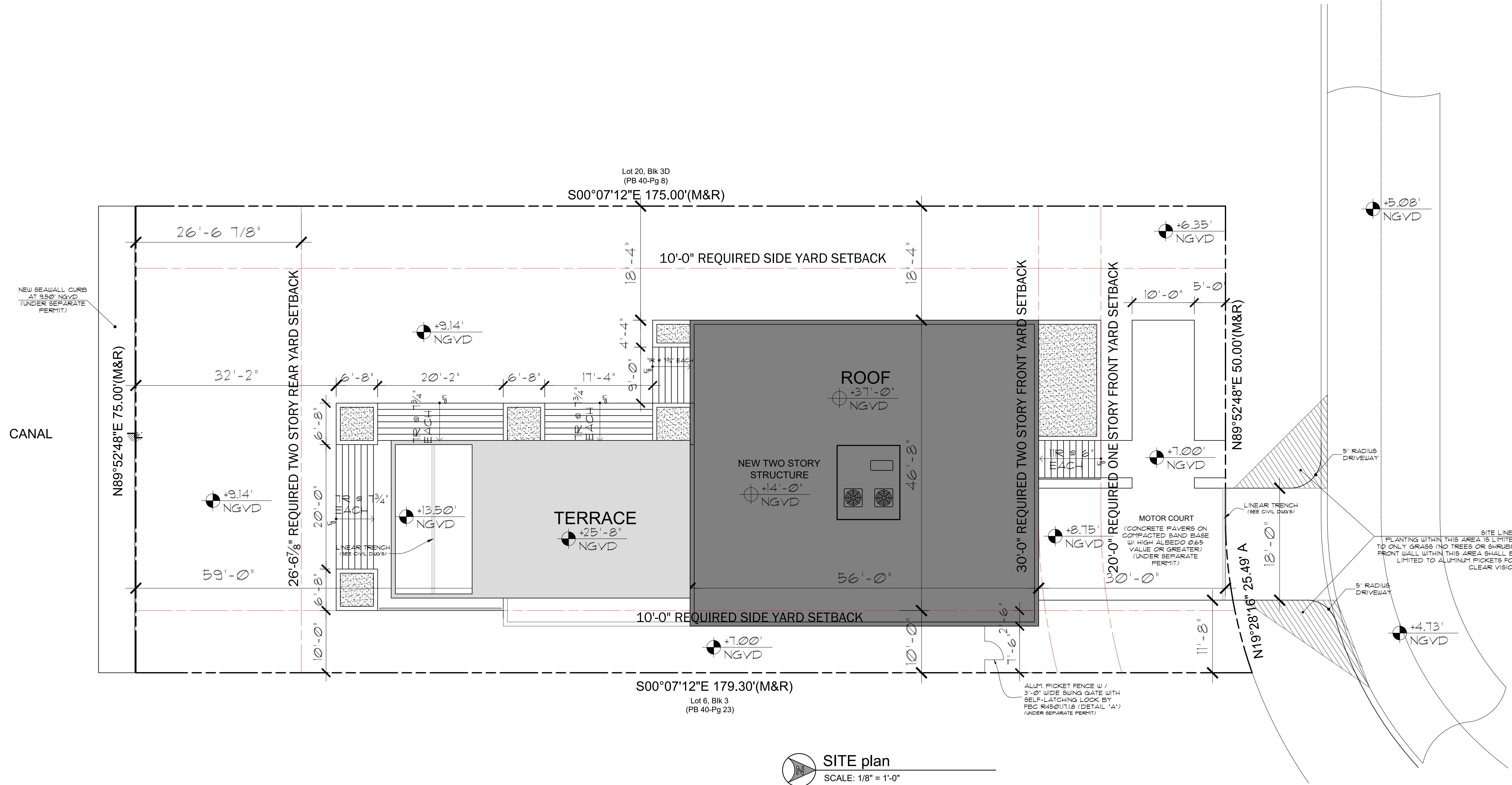
CONSTRUCTION TYPE:
TYPE V-B

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

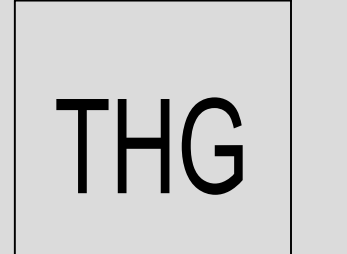
Project: 2206-22



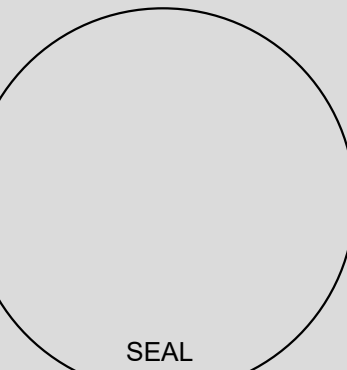
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Revisions:

THE HALL GROUP LLC.



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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	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

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

Project: 2206-22



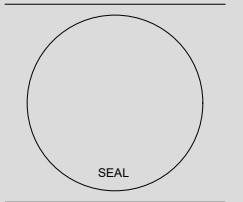
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Revisions:

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Scale:

ZONING DATA

Project: 2206-22



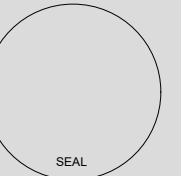
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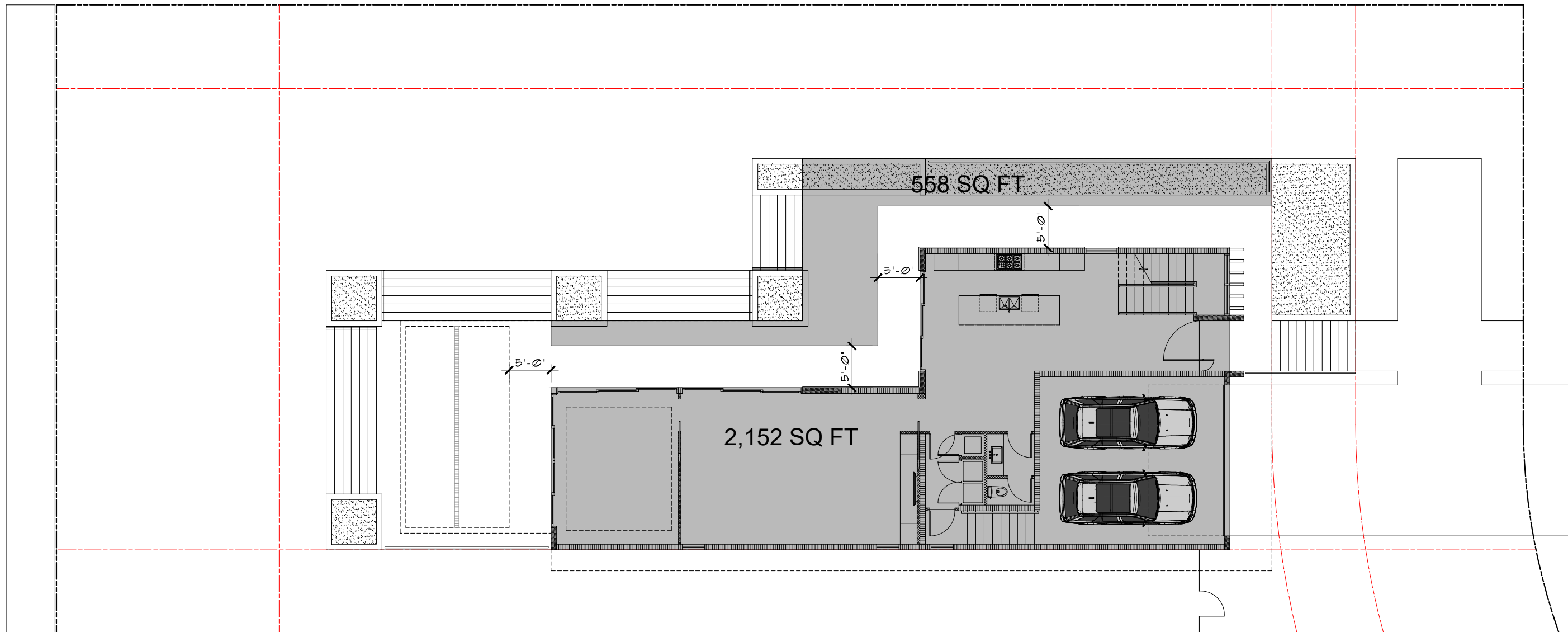
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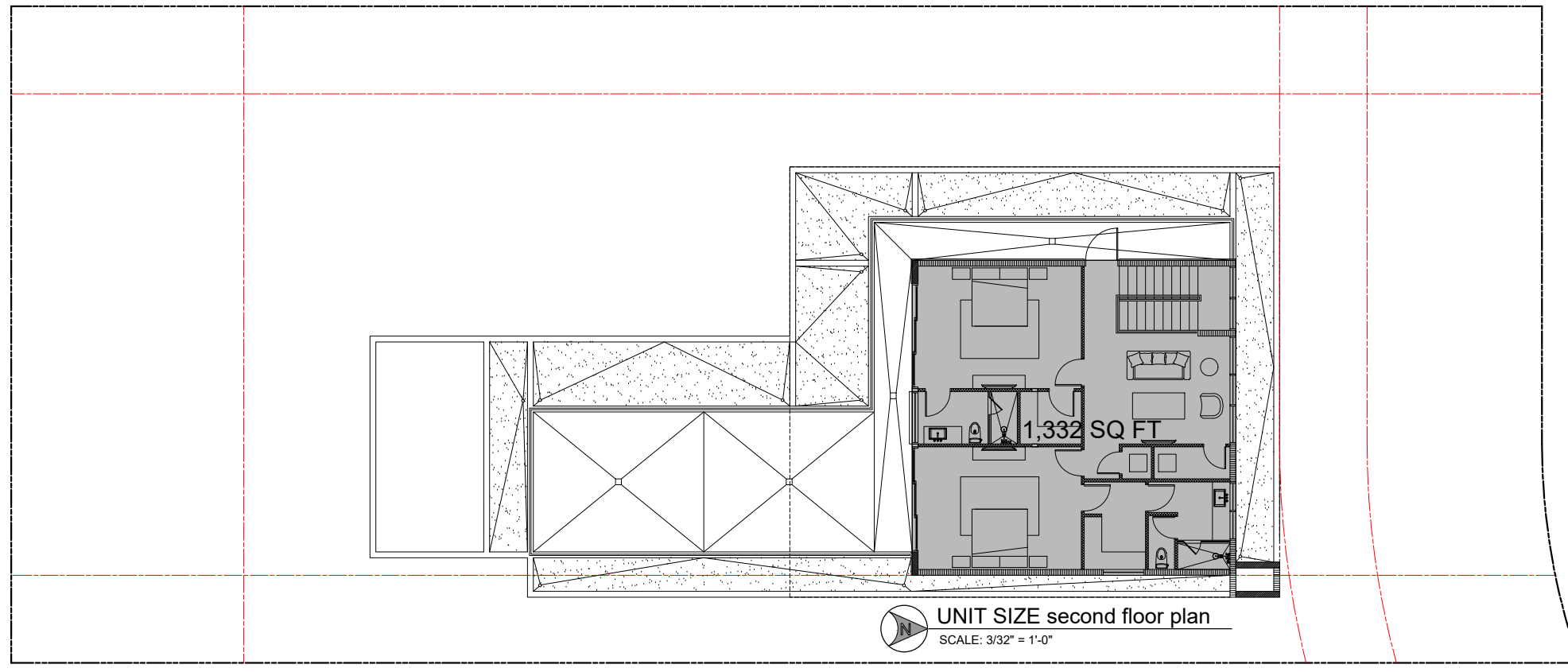
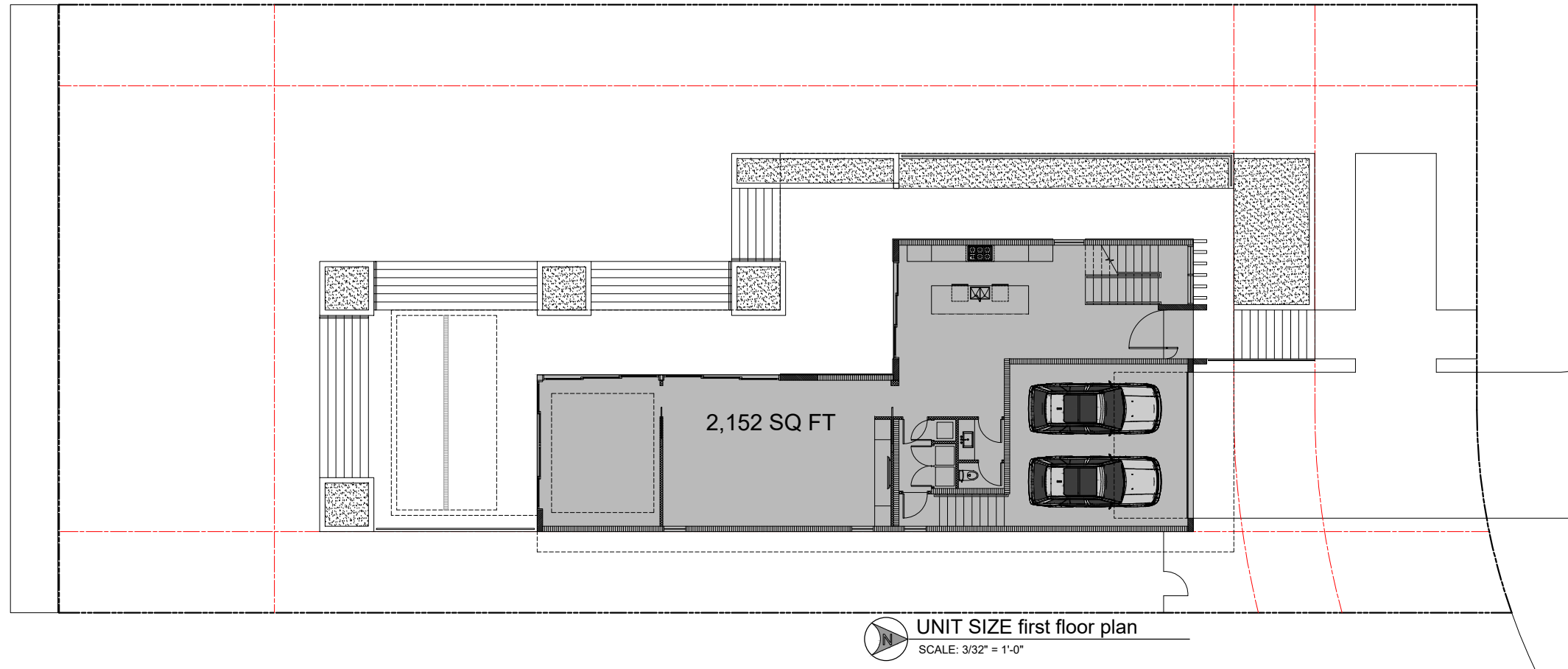
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LOT COVERAGE plan
SCALE: 3/32" = 1'-0"

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)
	1,332 SF (2nd FLOOR)
	3,484 SF (26.48%)

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1400 W 23rd ST MIAMI BEACH FLORIDA 33140

Project: 2206-22



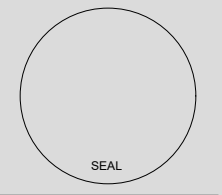
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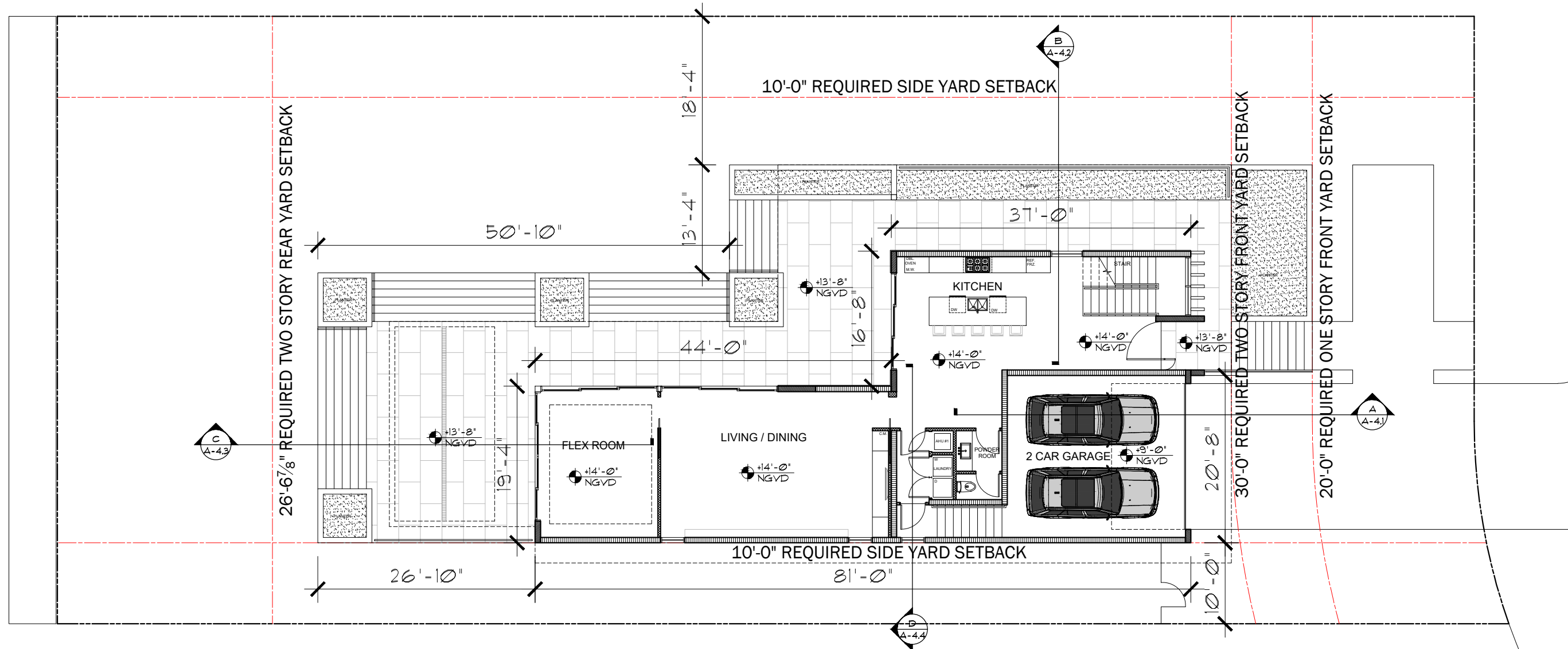
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Scale:

A-1.3



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

Project: 2206-22



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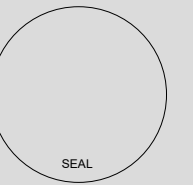
Revisions:

No.	Description	Date

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Project: 2206-22



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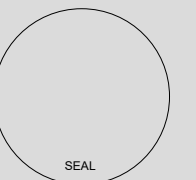
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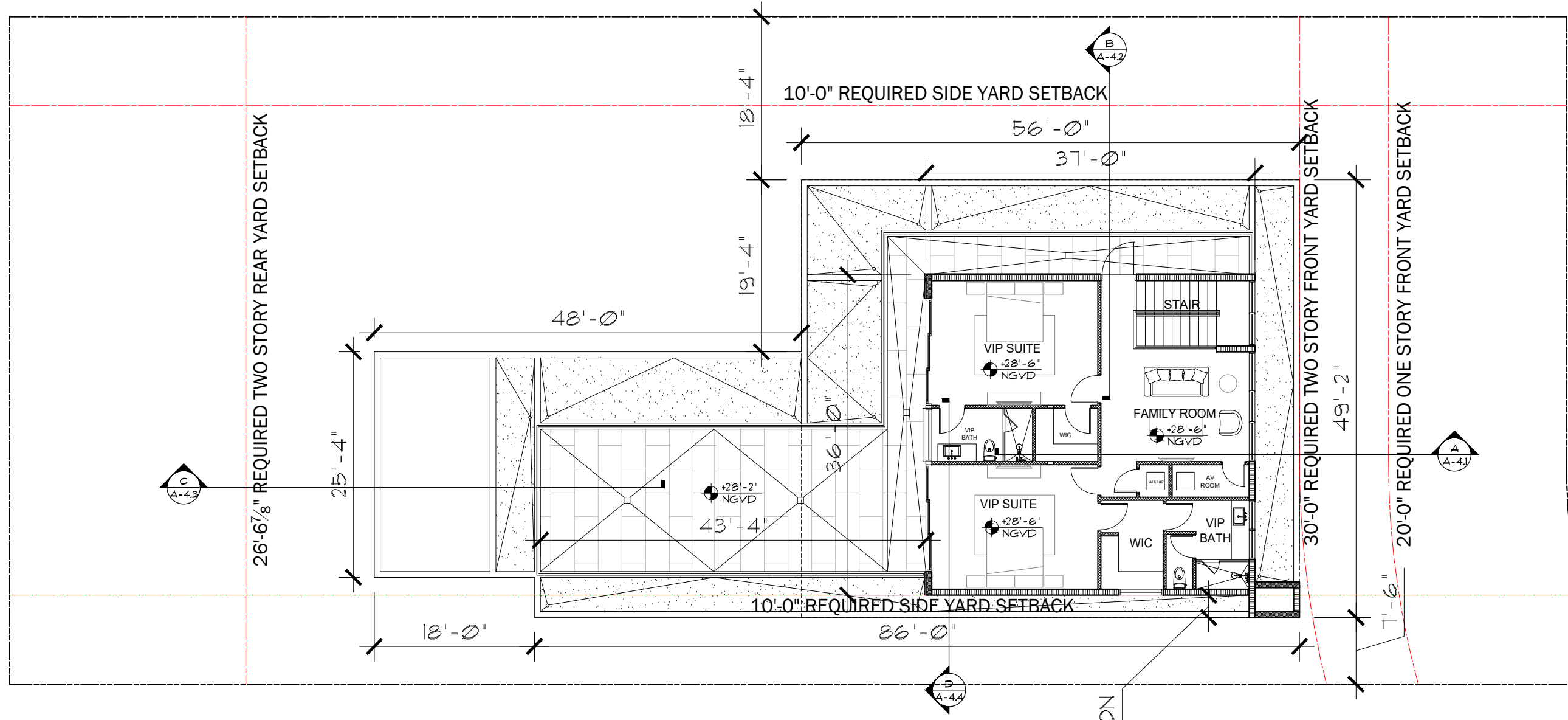
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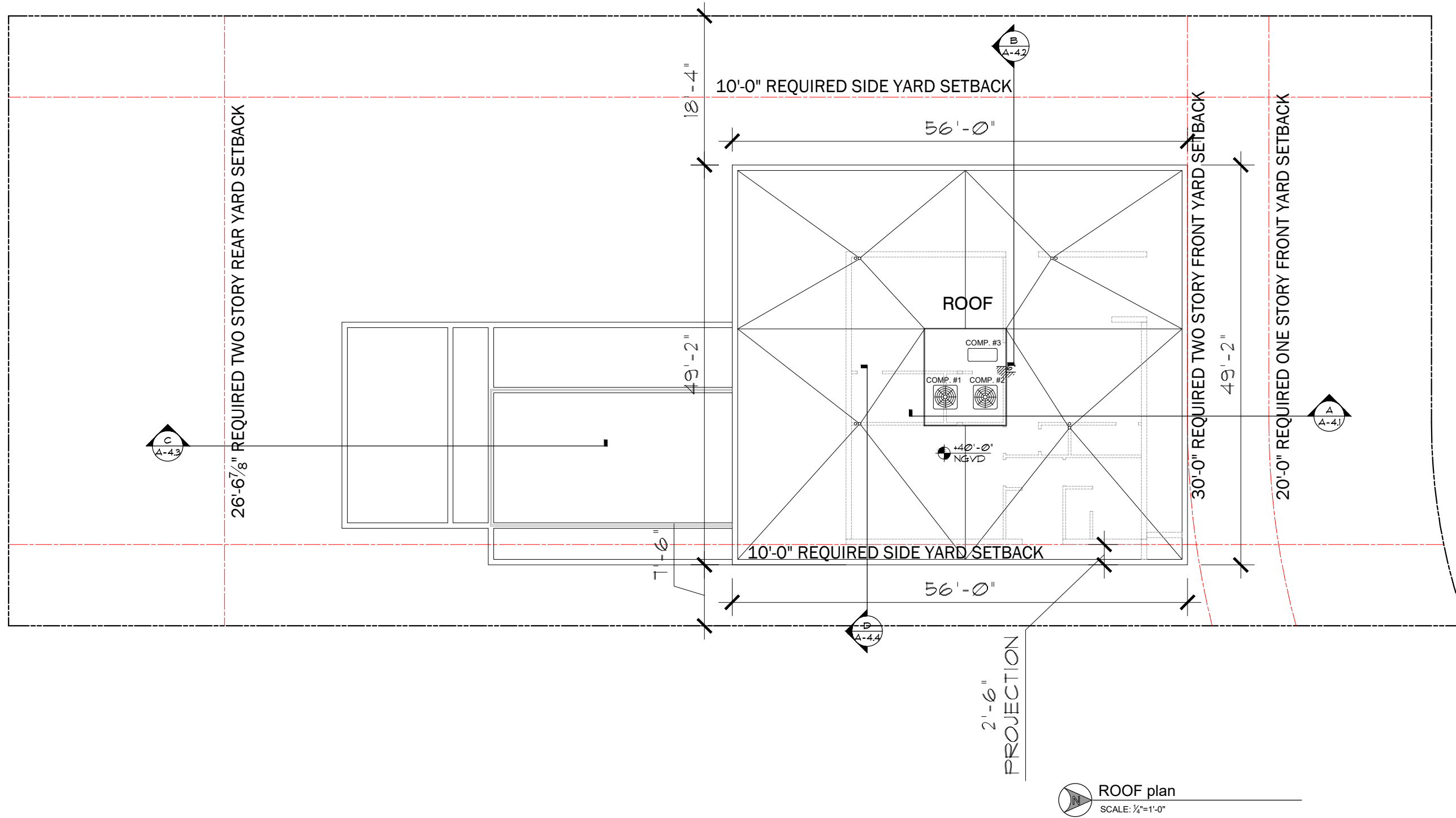
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A-2.2

Plot Date: 2022-12-13



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



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

Project: 2206-22



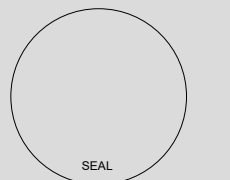
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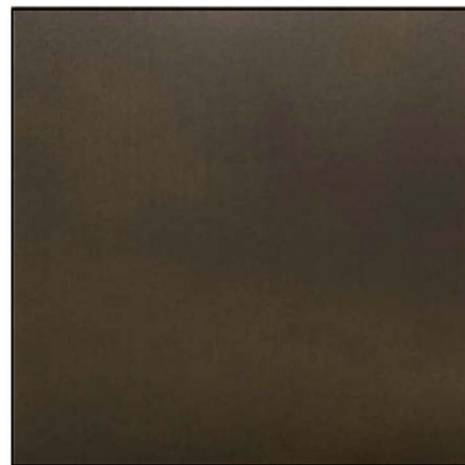
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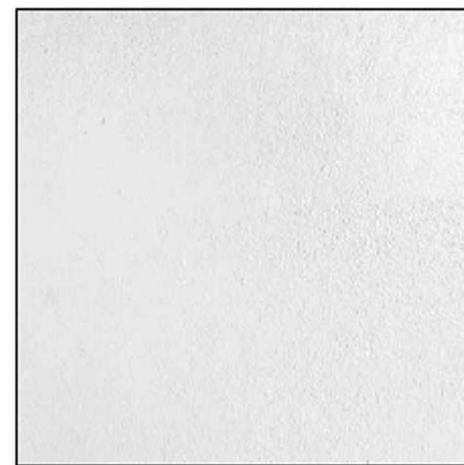
1420 w 23 rd St



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



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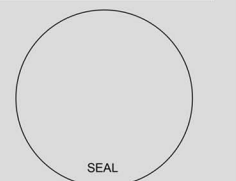
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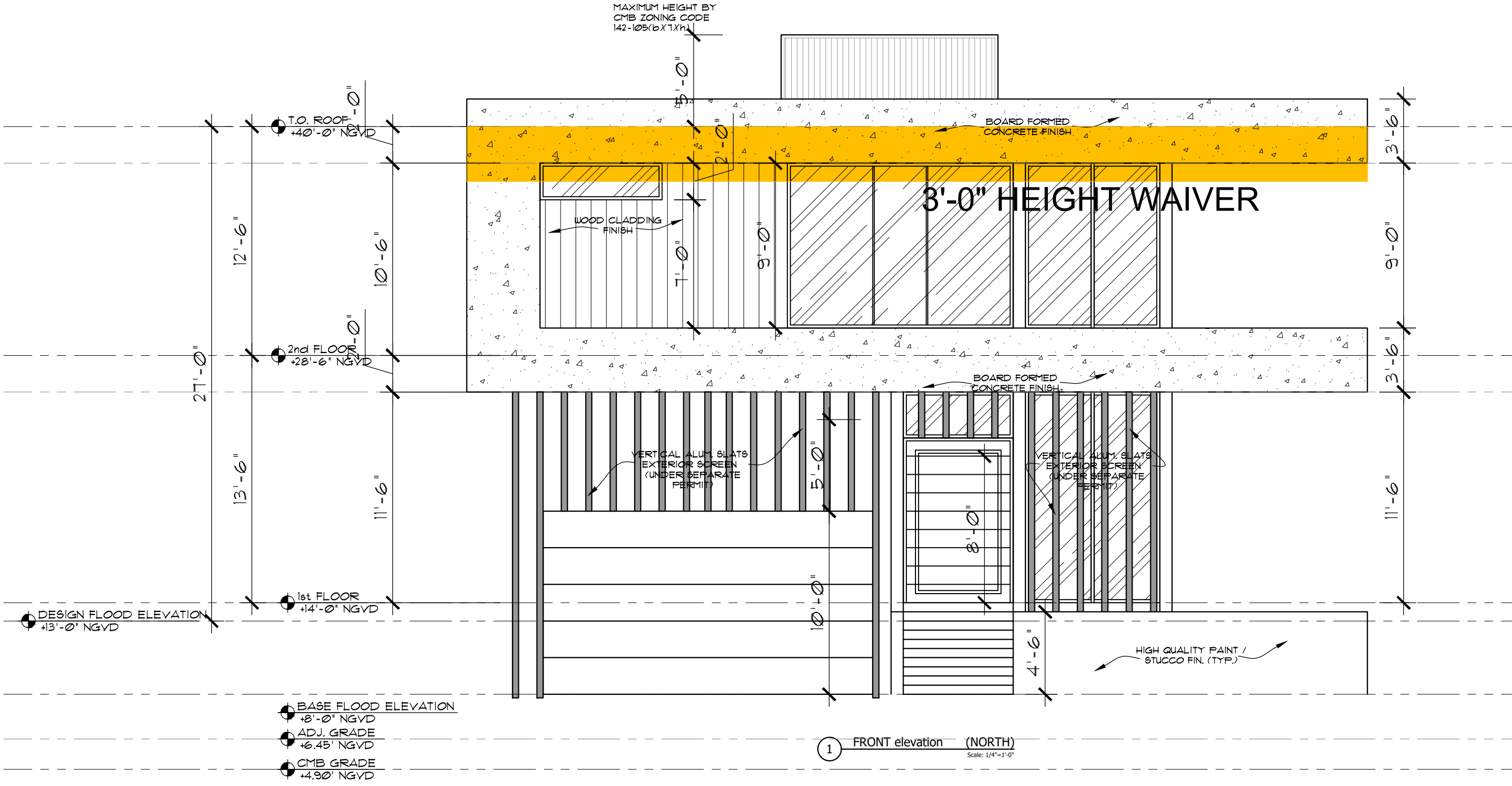
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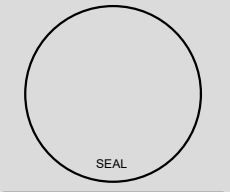
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NO.	REVISION	DATE

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1400 W 23rd ST MIAMI BEACH FLORIDA 33140

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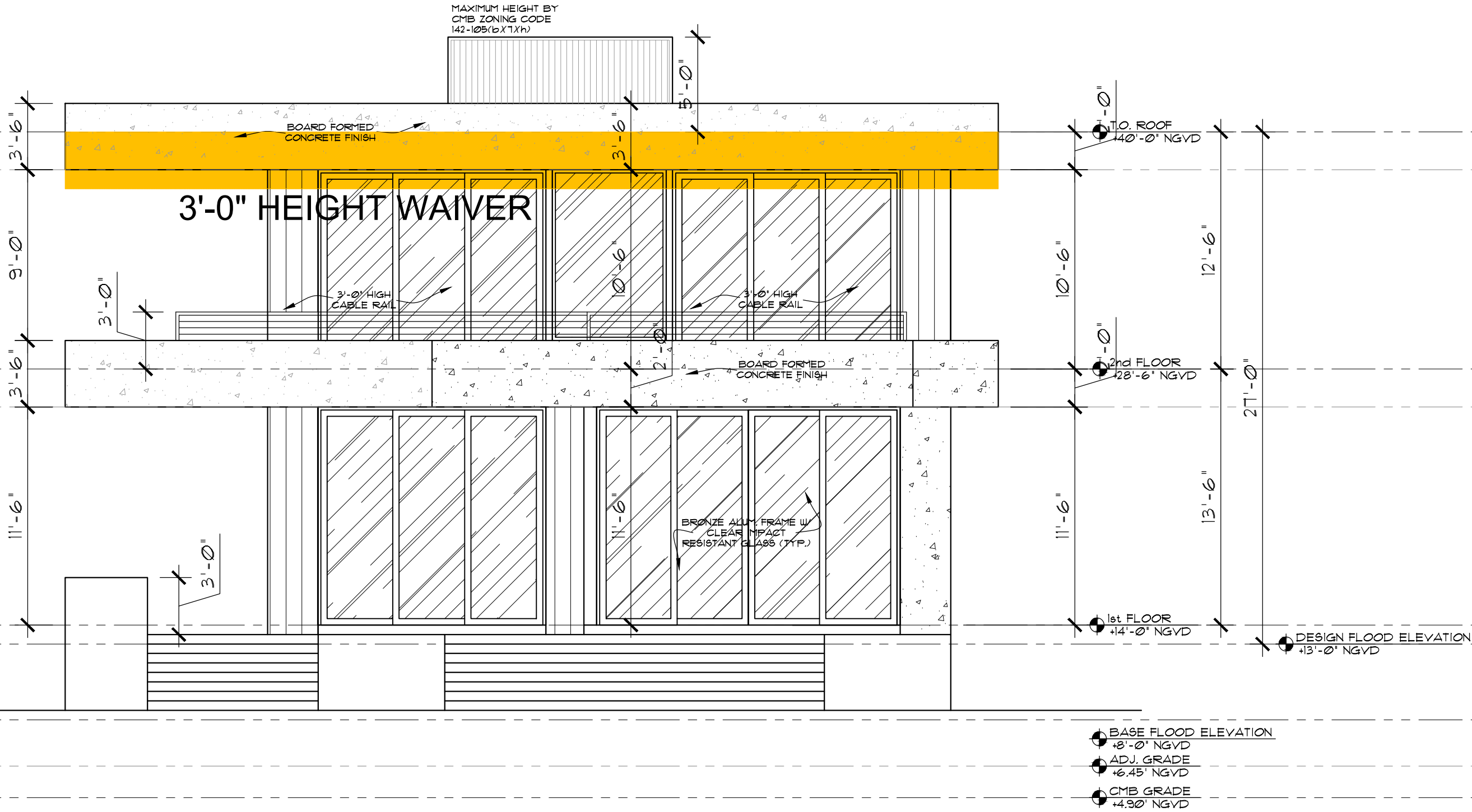
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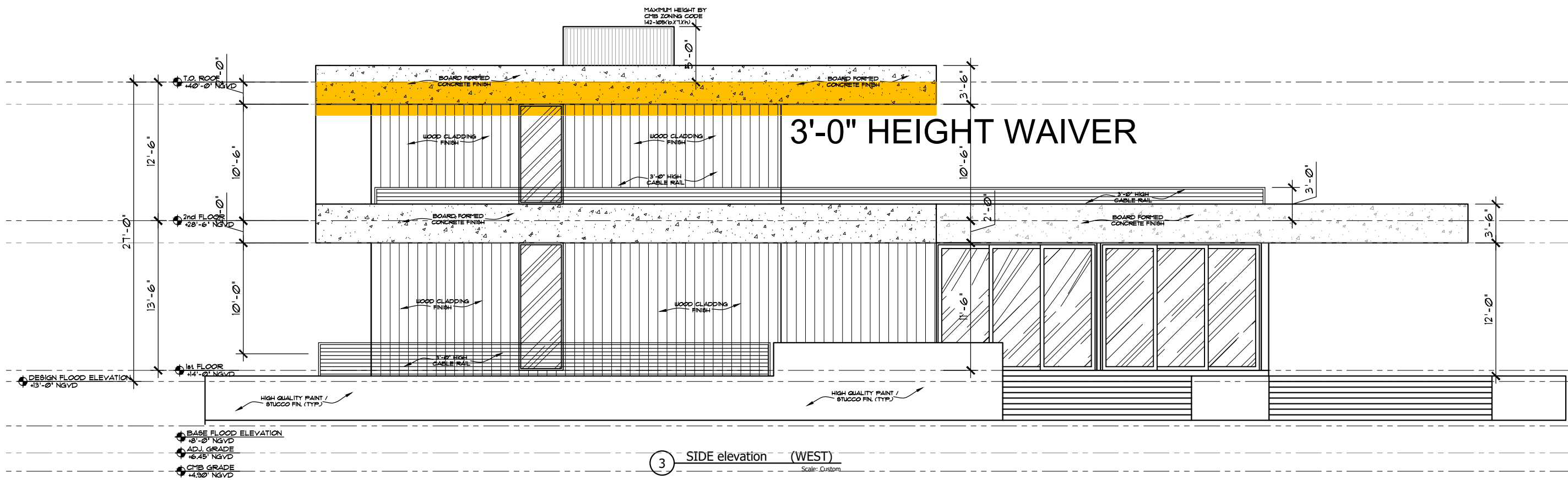
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DANIEL C. HALL, AIA, NOMA
AR. 0013563



Scale:



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



Project: 2206-22



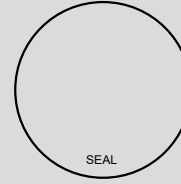
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(305) 520-9242

Revisions:

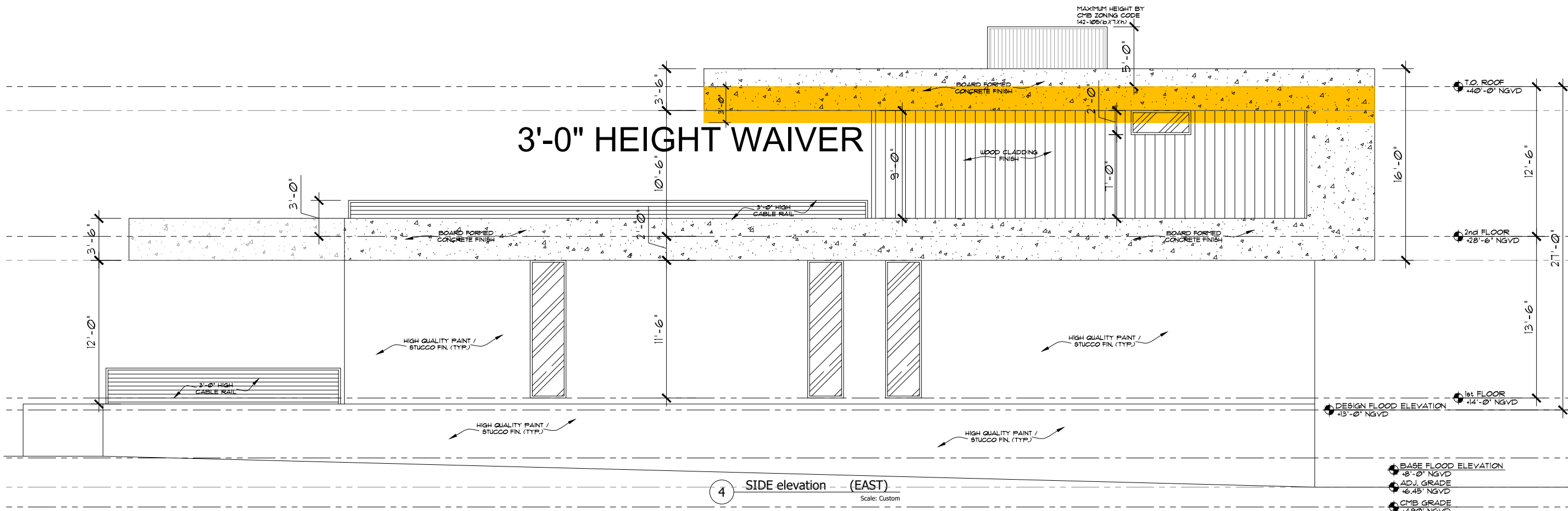
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AR. 0013563



Scale:



Project: 2206-22



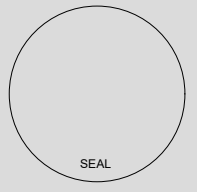
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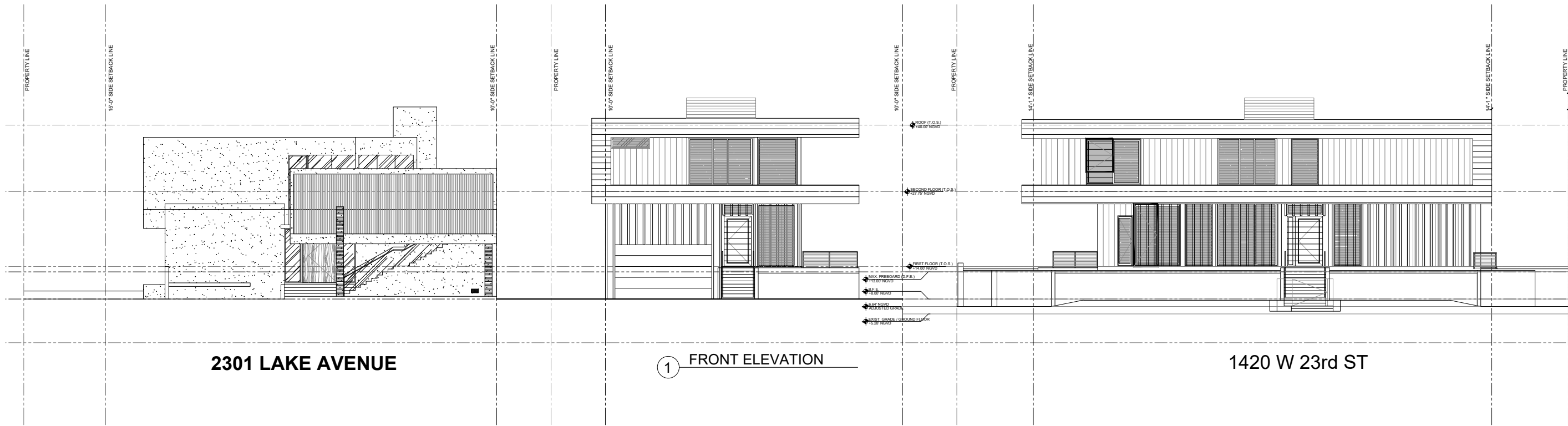
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AR. 0013563



Scale:



Project: 2206-22



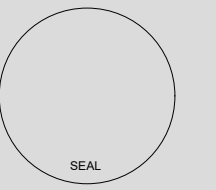
AI2 DESIGN CORP
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Revisions:

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DANIEL C. HALL, AIA, NOMA
AR. 0013563



Scale:

A-3.5



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

Project: 2107-21



A12 DESIGN CORP
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AR. 0013563



Scale:



FRONT VIEW RENDERING

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

Project: 2107-21



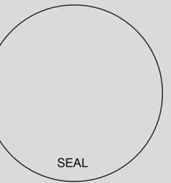
AI2 DESIGN CORP
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Revisions:

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AR. 0013563



Scale:



REAR VIEW RENDERING

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

Project: 2107-21



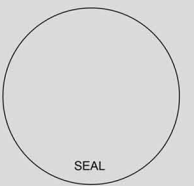
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Scale:

led Map
Description for your map



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

Project: 2107-21



AI2 DESIGN CORP
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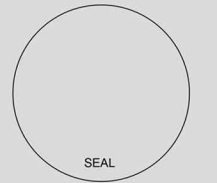
Revisions:

No.	Description

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AR. 0013563



Scale:

AERIAL VIEW RENDERING



led Map
escription for your map

3rd St

Regatta Av

W 23rd St

W 23rd St

W 23rd St

Lake Av

e Earth

AERIAL VIEW RENDERING

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

Project: 2107-21



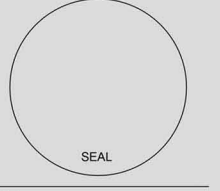
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AR. 0013563



Scale:

A-5.4



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

Project: 2107-21



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AR. 0013563

SEAL

Scale:

AERIAL VIEW RENDERING

A-5.4

led Map

Description for your map



1400 SUNSET RESIDENCE

1400 W 23 rd ST MIAMI BEACH, 33140

Project: 2107-21



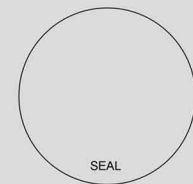
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AR. 0013563



Scale:

AERIAL VIEW RENDERING

A-5.4