

REQUEST FOR DRB APPROVAL FOR:
PRICE RESIDENCE

DRB21-0722
REVISED FINAL SUBMITTAL 11/22/2021
FIRST SUBMITTAL: 08/16/2021
FEBRUARY 2022 AGENDA

1649 W 22ND STREET, MIAMI BEACH, FL 33140



CLIENT

STEVEN PRICE
TINA PRICE

ARCHITECT

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 BISCAYNE BLVD. SUITE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECT

CLAD
LANDSCAPE ARCHITECTURE AND DESIGN
8020 NE 4TH AVENUE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076

SCOPE OF WORK

REQUEST FOR DRB APPROVAL FOR THE PROPERTY
LOCATED AT
1649 W 22ND STREET, MIAMI BEACH, FL 33140

WAIVER REQUESTED:

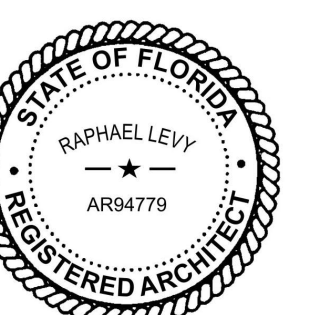
1. REQUEST TO WAIVE THE MAXIMUM BUILDING HEIGHT FROM 24'-0" TO 26'-0"
2. REQUEST TO WAIVE SIDE COURTYARD REQUIREMENTS GREATER THAN 60' IN LENGTH, ON THE NORTH AND SOUTH SIDE OF THE PROPERTY.

ADDITIONAL REQUEST:

TO PROVIDE SOLID SIDE PROPERTY WALLS, UP TO 7' HIGH ABOVE ADJUSTED GRADE, IN LIEU OF 3" OPEN PICKETS AT TOP 3 FEET.

PRICE RESIDENCE
1649 22ND STREET, MIAMI BEACH,
FL 33140

seal



1/10/2022
Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2111

date:
06/25/2021

revised:

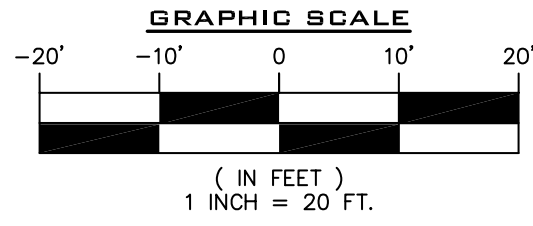
sheet no.

A-000
REVISED

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(305) 434-8338
(305) 892-5292
www.cflarchitects.com



SITE



LEGAL DESCRIPTION:
LOT 23, BLOCK 4A, OF "3RD 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.

PROPERTY ADDRESS:
FOLIO NO. 02-3228-001-1920

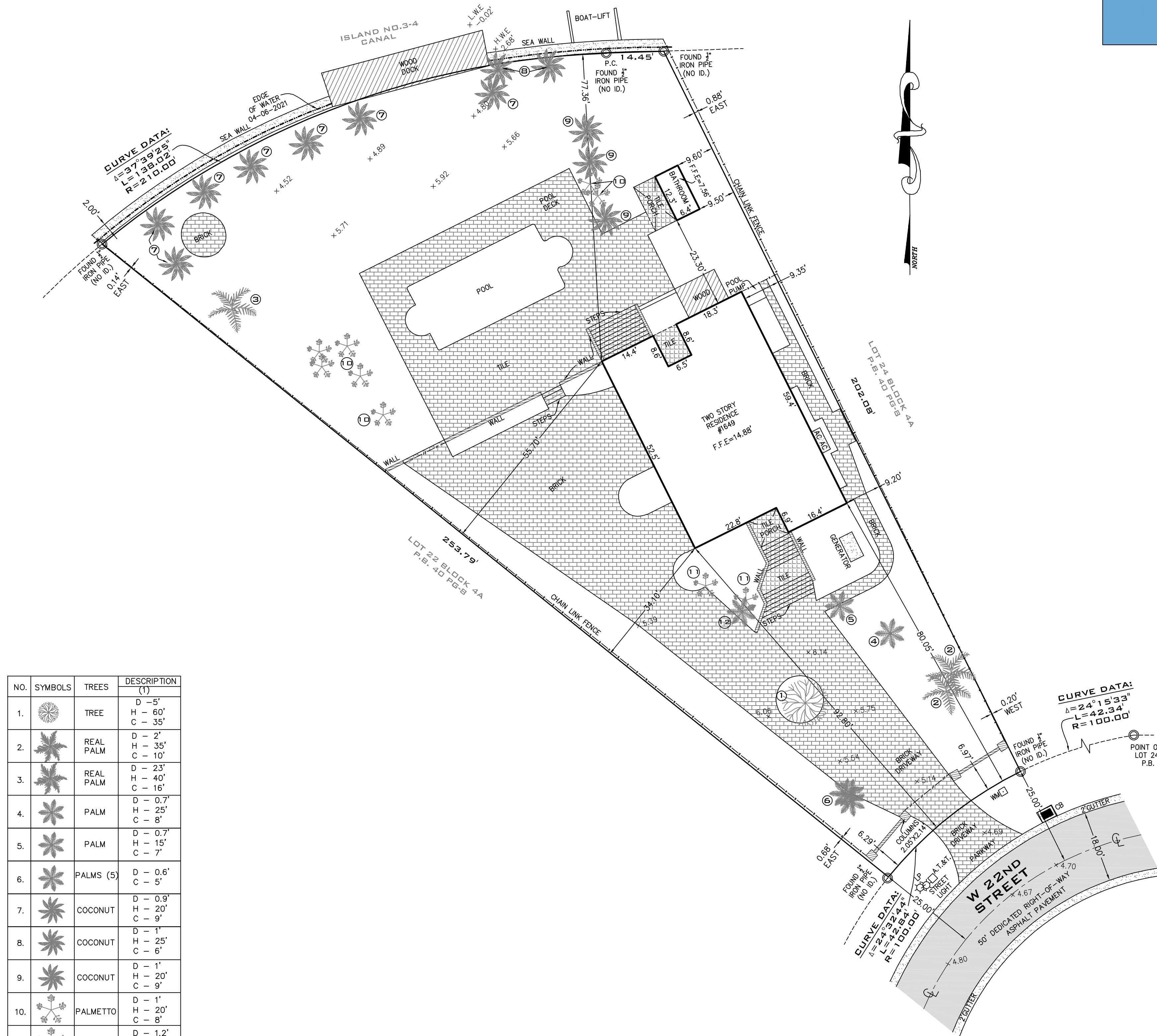
1649 W 22ND STREET,
MIAMI BEACH, FL 33140-4512

AREA OF PROPERTY: 21,497 SQUARE FEET AND/OR
0.494 ACRES MORE OR LESS.

CERTIFIED TO:
THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

-DONALD M. ABRASHOFF AND BRUCE A. CARTER

MAP OF BOUNDARY SURVEY



NO.	SYMBOLS	TREES	DESCRIPTION (1)
1.		TREE	D - 6' H - 60' C - 35'
2.		REAL PALM	D - 2' H - 35' C - 10'
3.		REAL PALM	D - 23' H - 40' C - 16'
4.		PALM	D - 0.7' H - 25' C - 8'
5.		PALM	D - 0.7' H - 15' C - 7'
6.		PALMS (5)	D - 0.6' C - 5'
7.		COCONUT	D - 0.9' H - 20' C - 9'
8.		COCONUT	D - 1' H - 25' C - 6'
9.		COCONUT	D - 1' H - 20' C - 9'
10.		PALMETTO	D - 1' H - 20' C - 8'
11.		PALMETTO	D - 1.2' H - 15' C - 7'
12.		PALM	D - 0.9' H - 22' C - 5'

SURVEYOR'S NOTES:

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION; PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.5IFAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 6.) TYPE OF SURVEY: BOUNDARY SURVEY
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29)
- 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED.
- 16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "3RD REVISED PLAT OF SUNSET ISLANDS" RECORDED IN PLAT BOOK 40, AT PAGE 8.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.

LOCATION MAP

SECTION 28, TOWNSHIP 53 SOUTH, RANGE 42 EAST
LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA
(NOT TO SCALE)



LANDMARK SURVEYING & ASSOCIATES, INC.

LB No. 7633

PROFESSIONAL SURVEYORS AND MAPPERS
1435 S.W. 87th AVENUE, SUITE "20"
MIAMI, FL 33174
PHONE: (305) 556-4002 FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL: REQUEST@LMSURVEYING.COM

ABBREVIATIONS AND LEGEND:

AC = DENOTES AIR CONDITIONING UNIT
B.B. = DENOTES BASIS OF BEARINGS
ASPH. = DENOTES ASPHALT
B.M. = DENOTES BENCH MARK
C.B.S. = DENOTES CONCRETE BLOCK STUCCO CONCRETE
L.P. = DENOTES LIGHT POLE
CB = DENOTES CATCH BASIN
C. = DENOTES CENTERLINE
L.W.E. = DENOTES LAKE & MAINTENANCE EASEMENT
D.E. = DENOTES DRAINAGE EASEMENT
D.H. = DENOTES DRILL HOLE
W. = DENOTES WOOD FENCE
WEP = DENOTES WOOD POWER POLE
U.E. = DENOTES UTILITY EASEMENT
P.B. = DENOTES PERMANENT CONTROL POINT
P.S. = DENOTES PAGE
P.C.P. = DENOTES PERMANENT CONTROL POINT
P.O.B. = DENOTES POINT OF BEGINNING
TYP. = DENOTES TYPICAL
M.H.W. = DENOTES MEAN HIGH WATER LINE
-- = DENOTES WOOD FENCE
-x- = DENOTES CHAIN LINK FENCE
- = DENOTES IRON FENCE
o = DENOTES FOUND IRON PIPE (NO ID.)
Δ = DENOTES FOUND NAIL AND DISC
= DENOTES ASPHALT PAVEMENT
= DENOTES BRICK
= DENOTES CONCRETE PAD
XXX = DENOTES ELEVATIONS

FLOOD ZONE:		AE	
ELEVATION:		8.0	
COMMUNITY:		120651	
PANEL:		12086C0317	
DATE OF FIRM:		09-11-2009	
SUFFIX:		L	
ORIGINAL FIELD WORK SURVEY DATE		04-06-2021	
BENCH MARK:		N/A	
ELEVATION:		N/A	
DATE	DRAWN BY	SCALE	
04-06-2021	J.FEE	1"=20'	
REVISION / UPDATE OF SURVEY			
DATE		DESCRIPTION	
N/A		N/A	
JOB NO.			
2103.0368			
ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.			

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, THAT IT MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND IS IN ACCORDANCE WITH THE FLORIDA STATUTE 42.02, FLORIDA STATUTE.

SIGNED:
ARTURO MENDIGUTIA, P.S.M., STATE OF FLORIDA, LICENSE NO. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING ENGINEER OR DELEGATIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND VERIFIED ELECTRONIC SEAL.

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

8405 Biscayne Blvd, suite 201
Miami, Florida 33138
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FL 33140

seal

1/10/2022
Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2111

date:
06/25/2021

revised:

sheet no.

A-002



SITE



RESIDENCE 1



RESIDENCE 2



RESIDENCE 3



RESIDENCE 4



RESIDENCE 5



RESIDENCE 6



RESIDENCE 7



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES



AERIAL PHOTOGRAPH OF PROPERTY AND SURROUNDING PROPERTIES



AERIAL PLAN OF PROPERTY AND SURROUNDING PROPERTIES



PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



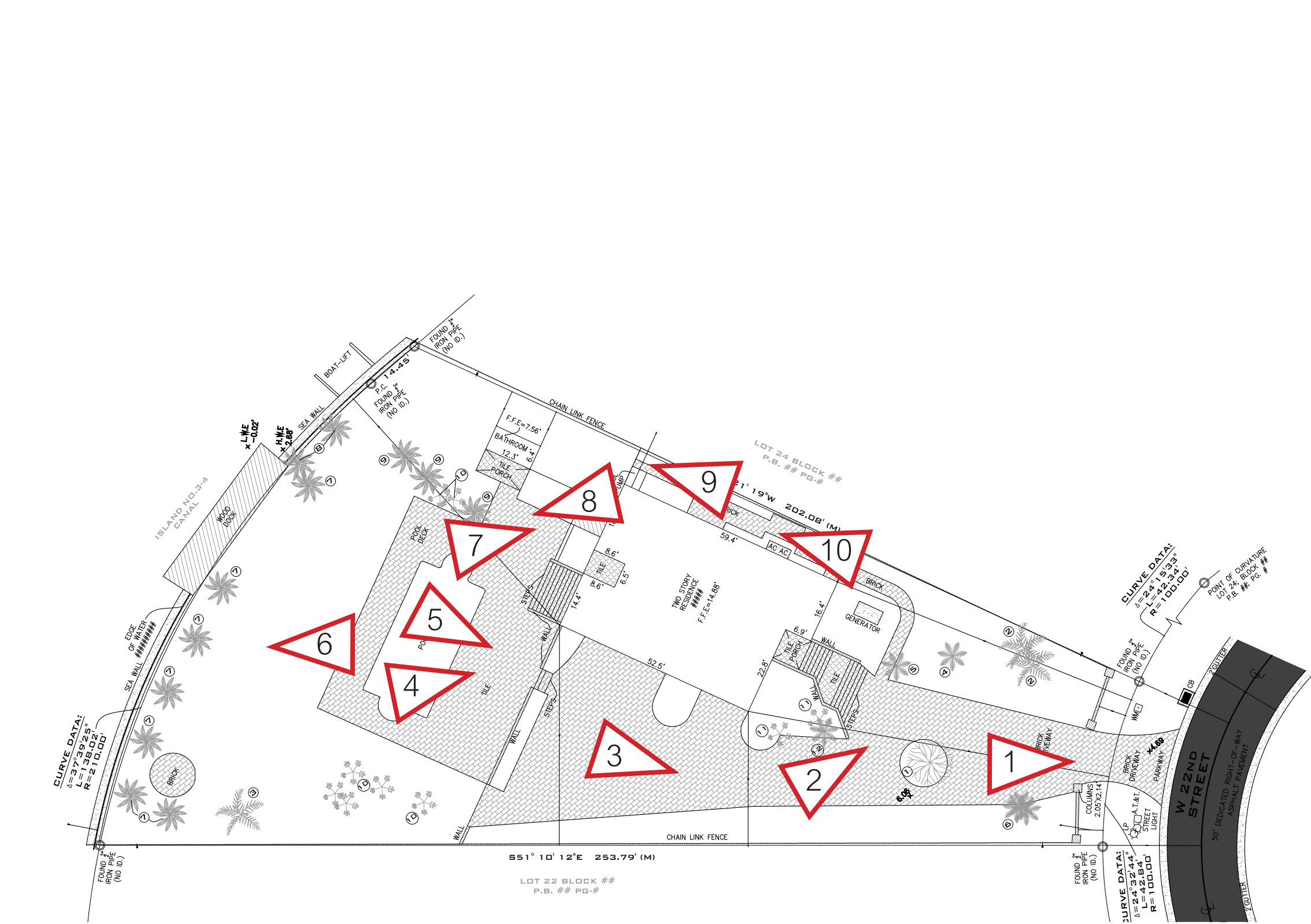
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PHOTOGRAPH 7



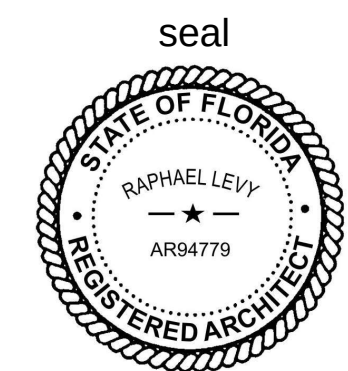
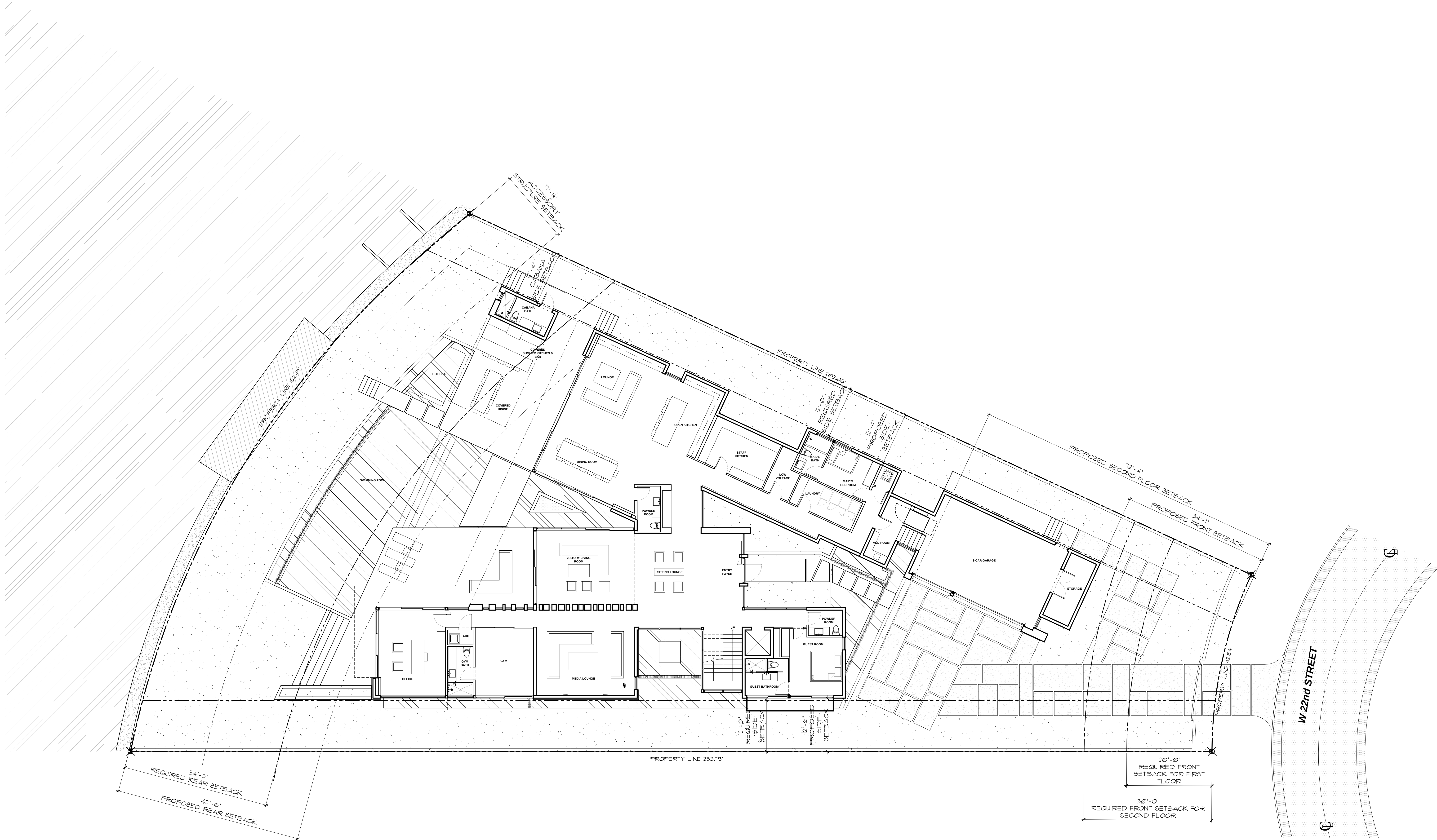
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PHOTOGRAPH 9



PHOTOGRAPH 10



01/10/2022

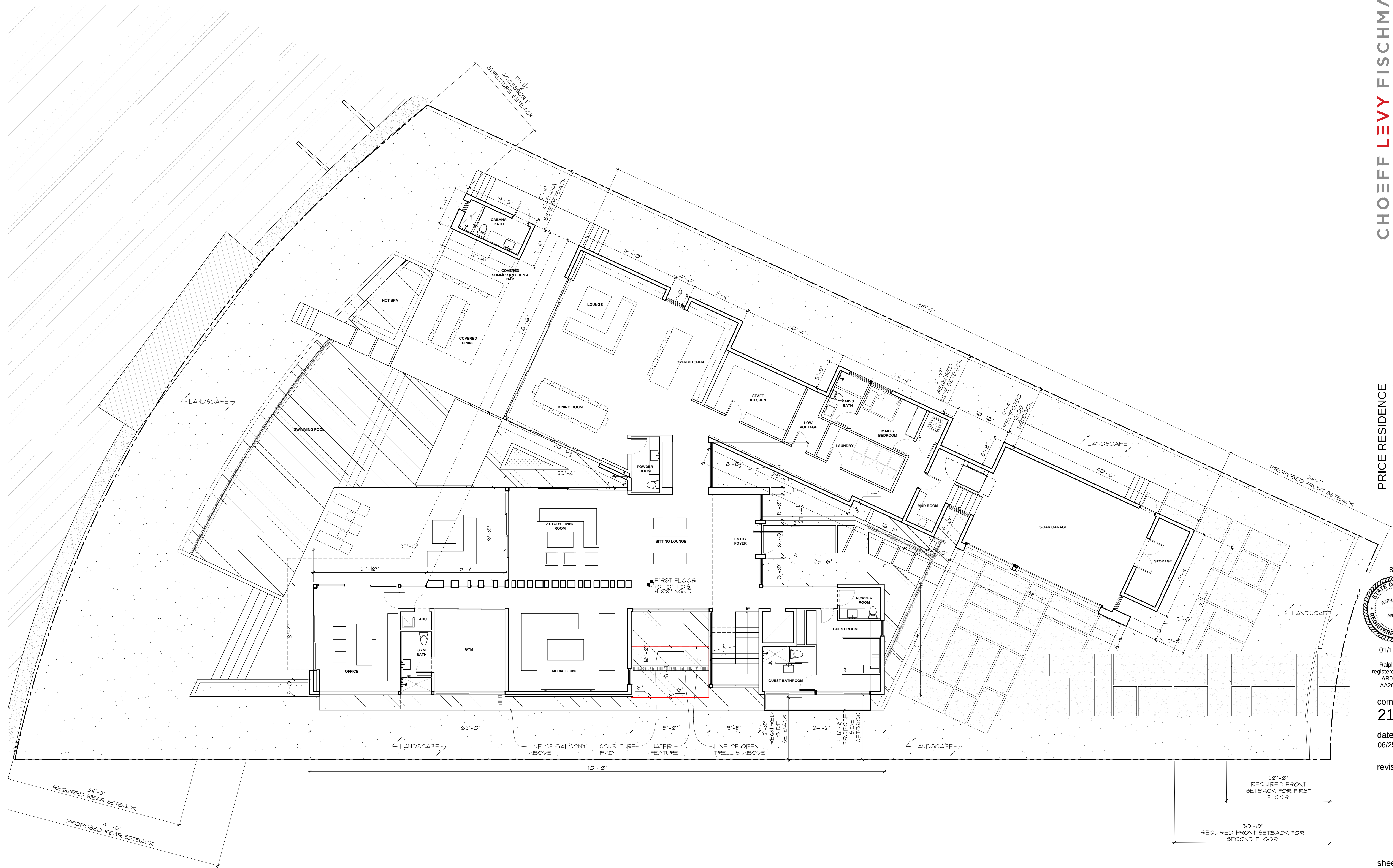
Ralph Choeff
registered architect
AR0009679
AA26003009

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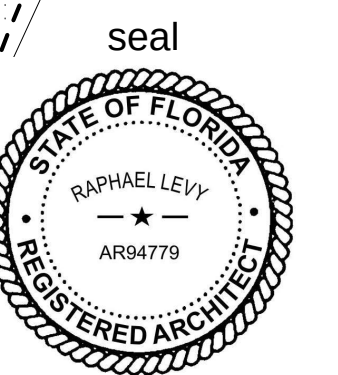
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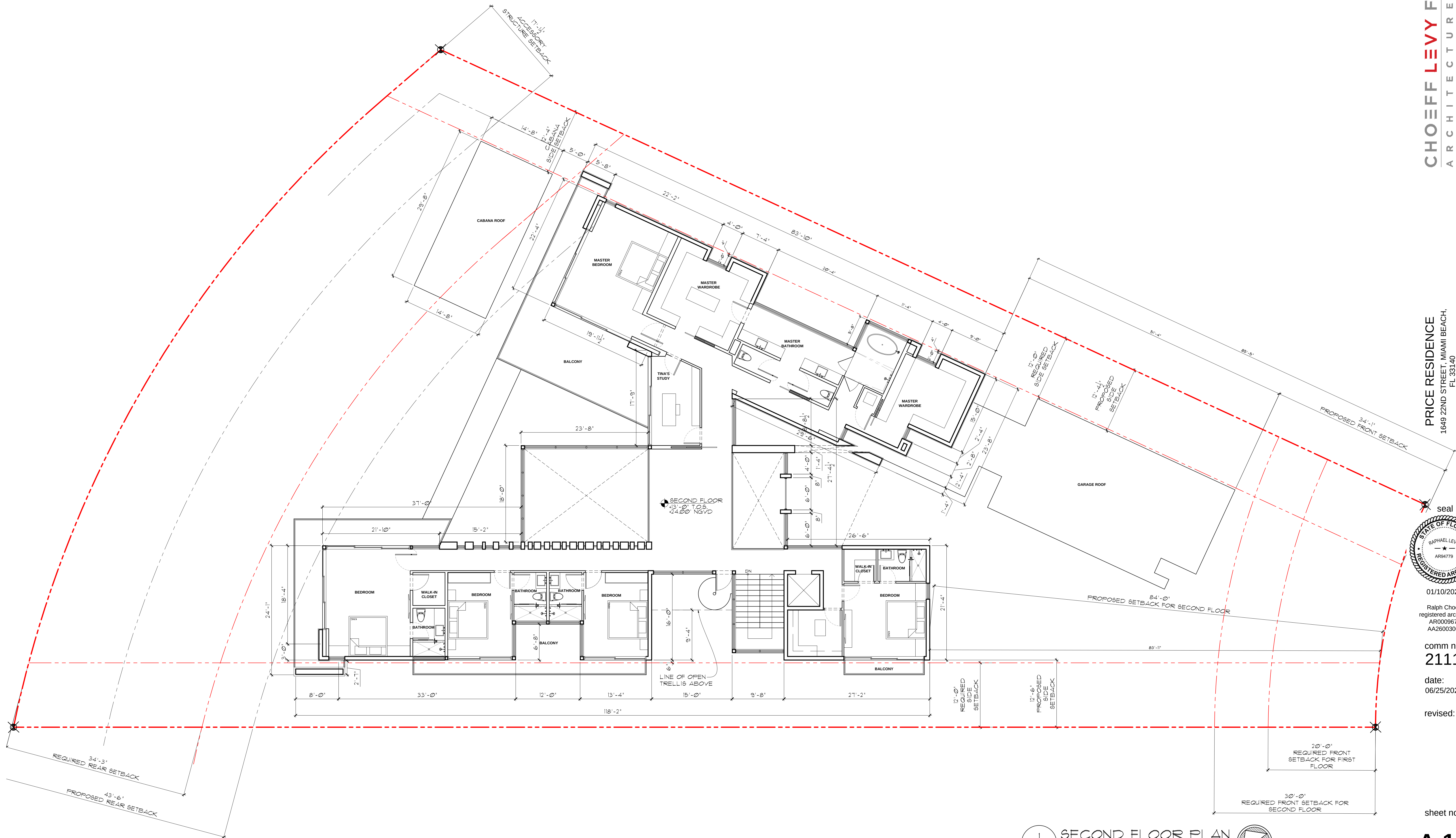
1 FIRST FLOOR PLAN
A-101 Scale: 1/8" = 1'-0"

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FL 33140



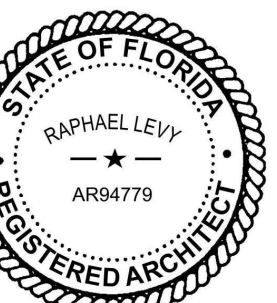
01/10/2022
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registered architect
AR0009679
AA26003009
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sheet no.



1 SECOND FLOOR PLAN
A-102 Scale: 1/8" = 1'-0"

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Ralph Choelf
registered architect
AR0009679
AA26003009

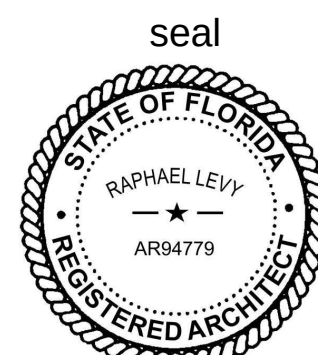
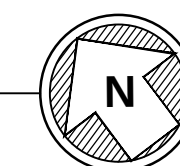
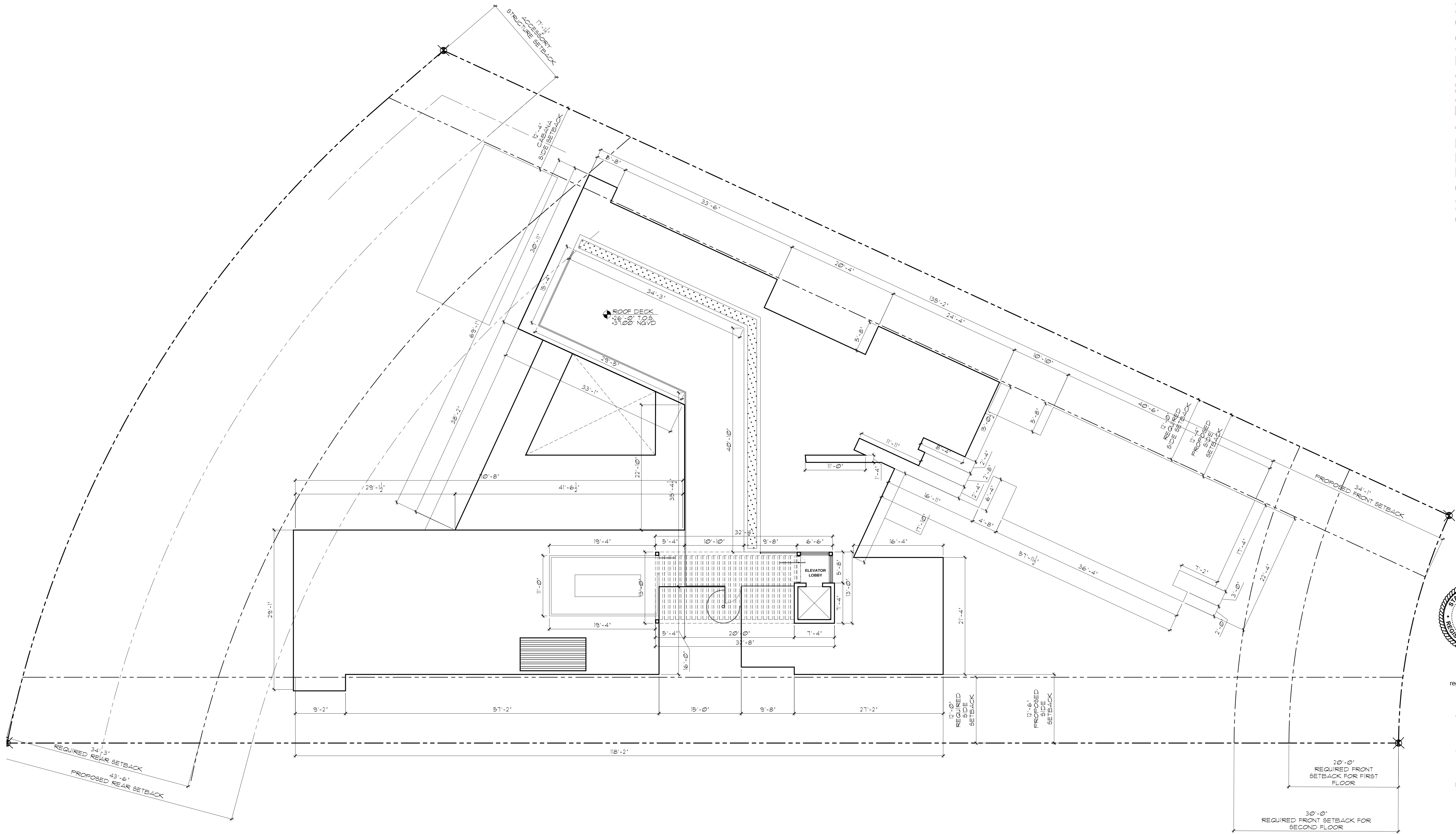
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sheet no.

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AR0009679
AA26003009

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2111

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06/25/2021

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sheet no.

A-103

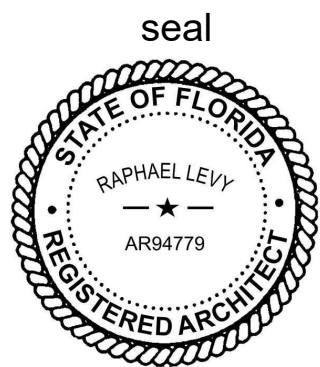
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FL 33140

CHOEFF **LEVY** FISCHMAN
ARCHITECTURE + DESIGN

8425 Biscayne Blvd, suite 201
Miami, Florida 33138
www.clarchitects.com
(t) 305.434.8338
(f) 305.892.5292



Front Rendering



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Ralph Choeff
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AR0009679
AA26003009

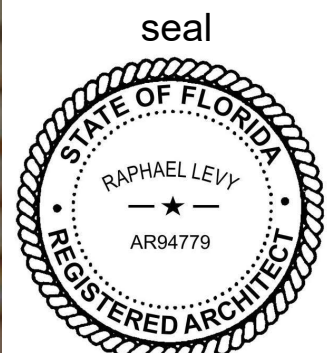
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2111

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revised:



Front Rendering



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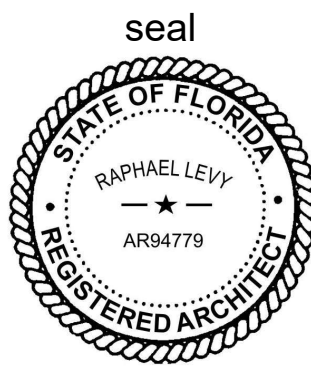
comm no.
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Side Rendering



01/10/2022
Ralph Choeff
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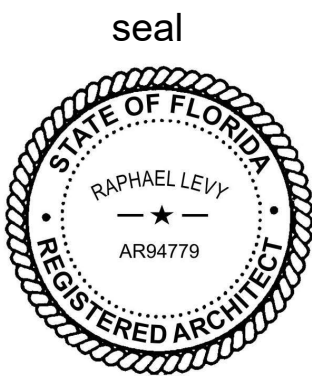
revised:



Side Rendering

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(305) 434-8338
(305) 882-5292
www.clfarchitects.com

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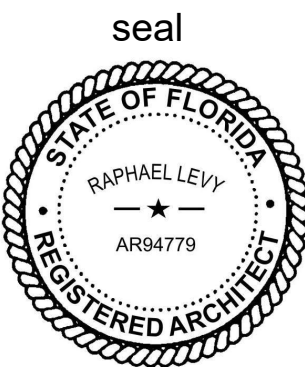
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Rear Rendering

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8405 Biscayne Blvd, suite 201
Miami, Florida 33138
(305) 434-8338
(305) 882-5292
www.clfarchitects.com

PRICE RESIDENCE
1649 22ND STREET, MIAMI BEACH,
FL 33140



01/10/2022
Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2111

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06/25/2021

revised:

sheet no.

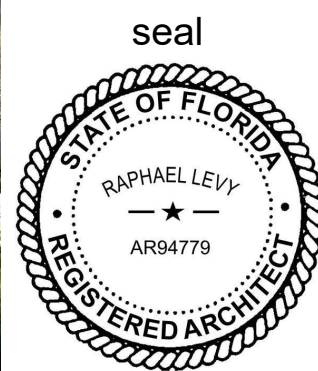
G-204



Rear Rendering

CHOEFF LEVY FISCHEMAN
ARCHITECTURE + DESIGN
8405 Biscayne Blvd, suite 201
Miami, Florida 33138
(305) 434-8338
(305) 882-5292
www.clfarchitects.com

PRICE RESIDENCE
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01/10/2022

Ralph Choeff
registered architect
AR0009679
AA26003009

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2111

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06/25/2021

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sheet no.

G-205



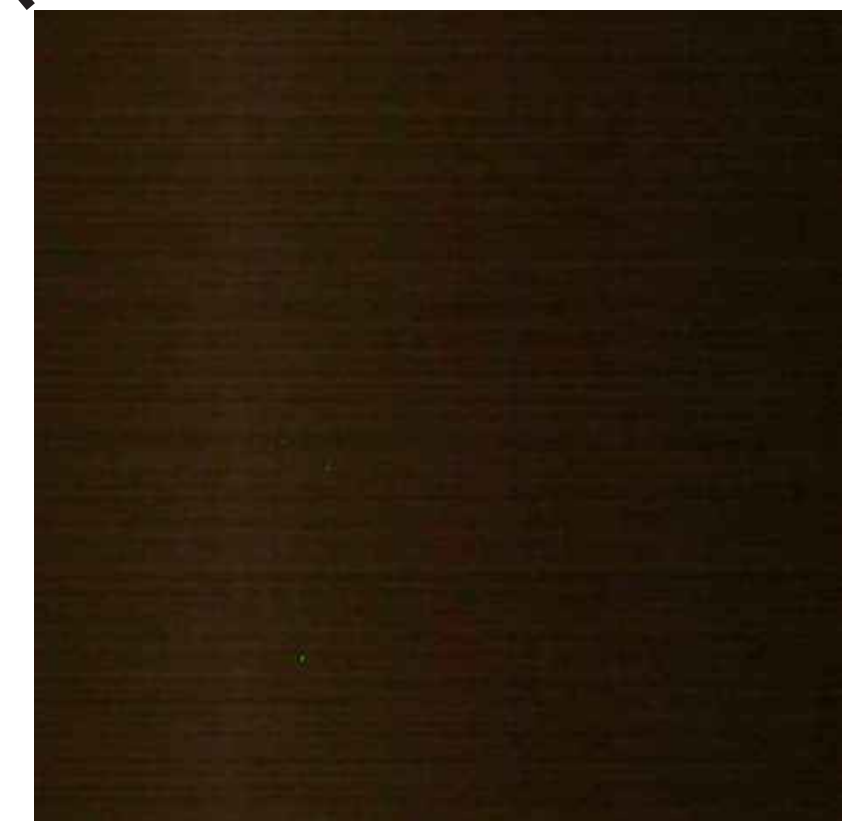
SMOOTH STUCCO



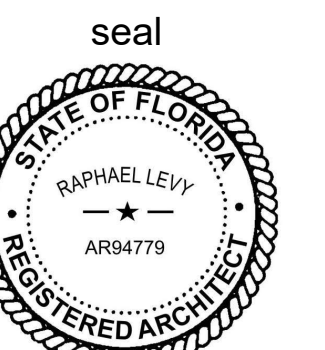
TARIMATEC WOOD CLADDING



NATURAL CONCRETE FINISH

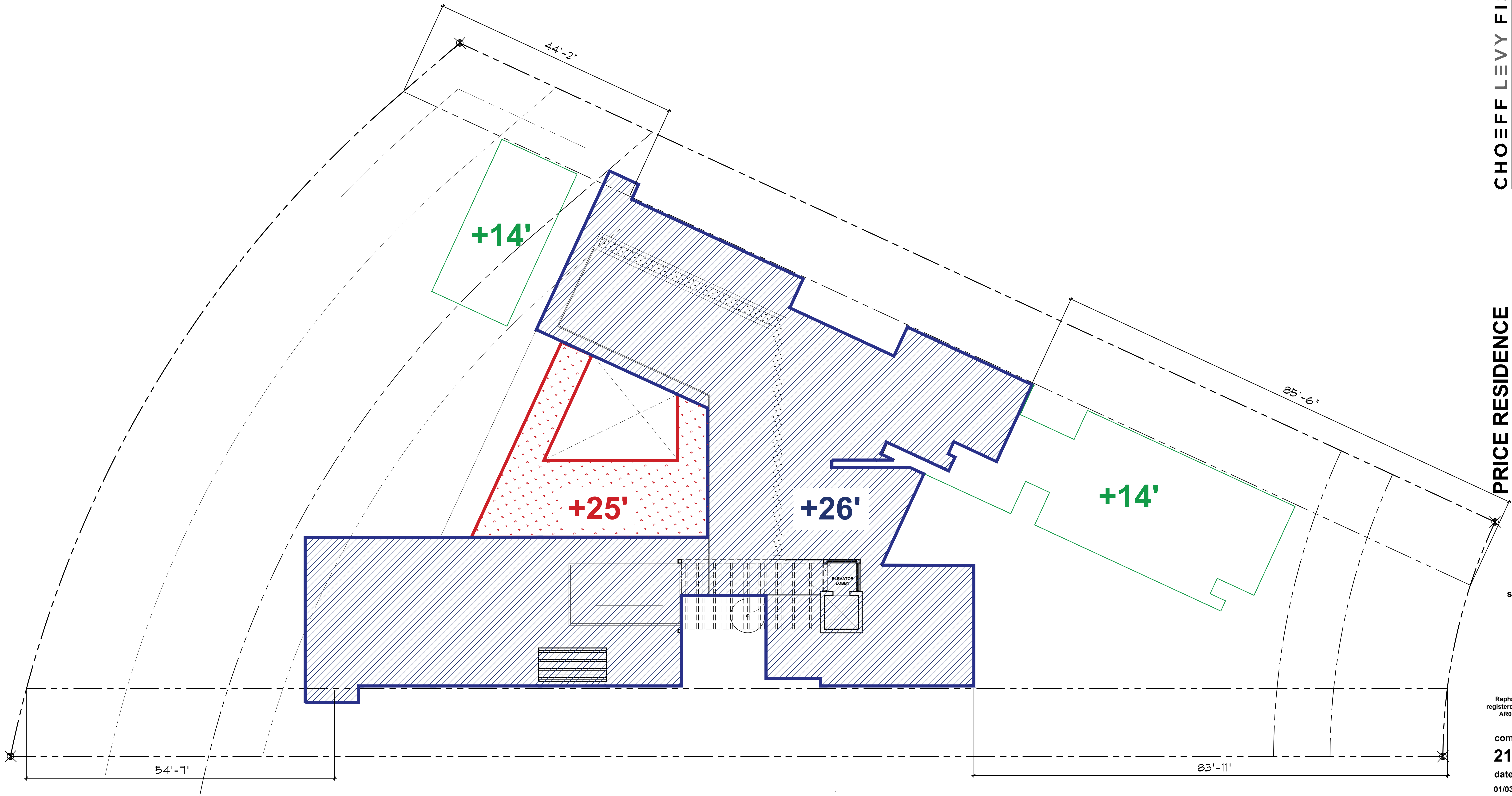


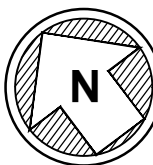
DARK BRONZE ALUMINUM
FINISH



WAIVER REQUEST #1

REQUEST TO WAIVE THE MAXIMUM BUILDING
HEIGHT FROM 24'-0" TO 26'-0".



 ROOF HEIGHTS
SCALE: 1/8"=1'-0"

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(t) 305.434.8338
(f) 305.892.5292
www.choefflevy.com

PRICE RESIDENCE
1649 W. 22ND STREET
MIAMI BEACH, FLORIDA 33140

seal

Raphael Levy
registered architect
AR0094779

comm no.
2111
date:
01/03/22
revised:

sheet no.
A-007A

REQUEST TO WAIVE THE MAXIMUM BUILDING
HEIGHT FROM 24'-0" TO 26'-0".

PRICE RESIDENCE
1649 22ND STREET, MIAMI BEACH,
FL 33140

deal

Ralph Choeff
Registered architect
AR0009679
AA26003009

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06/25/2021

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sheet no.

A-007A.1
NEW SHEET

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

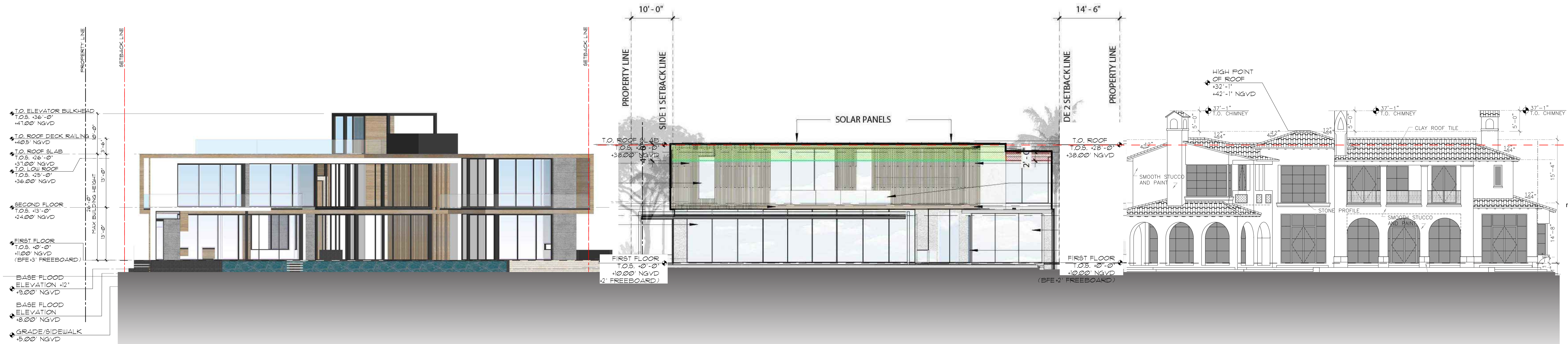
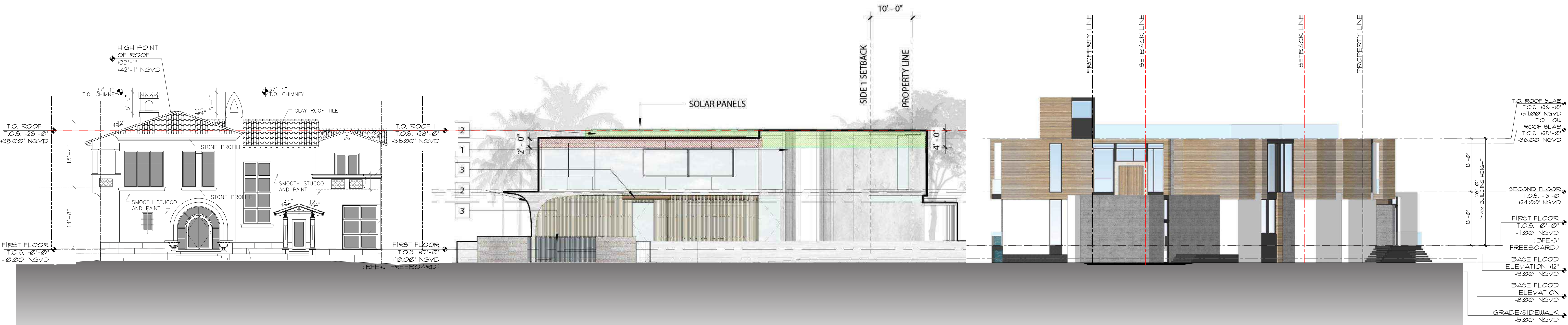
8425 Biscayne Blvd., suite 201
Miami, Florida 33138

(t) 305.434.8338
(f) 305.892.5292

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WAIVER REQUEST #1

REQUEST TO WAIVE THE MAXIMUM BUILDING HEIGHT FROM 24'-0" TO 26'-0".



CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

8425 Biscayne Blvd. suite 201
Miami, Florida 33138
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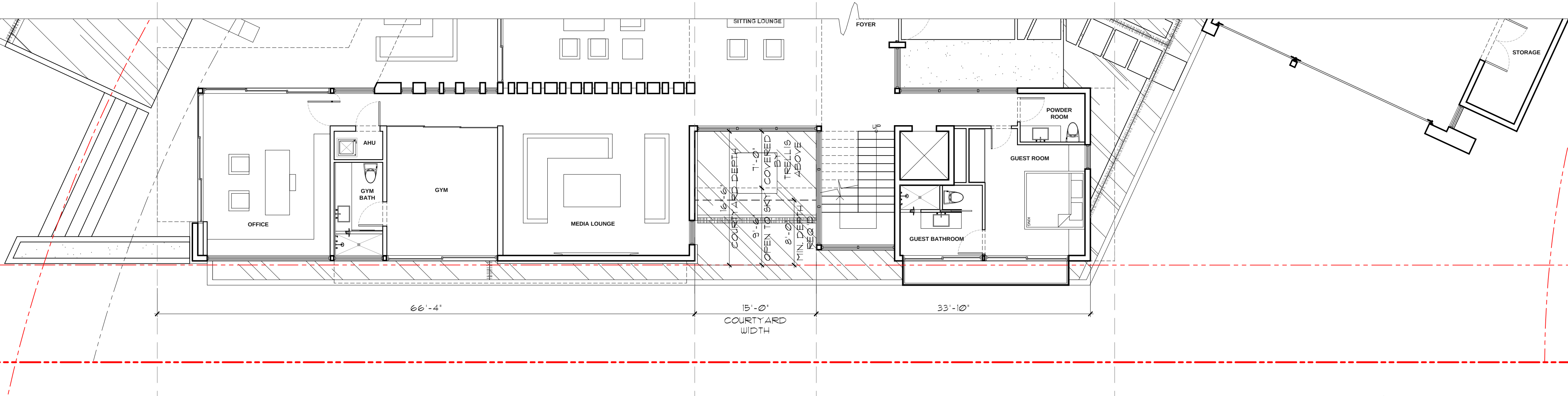
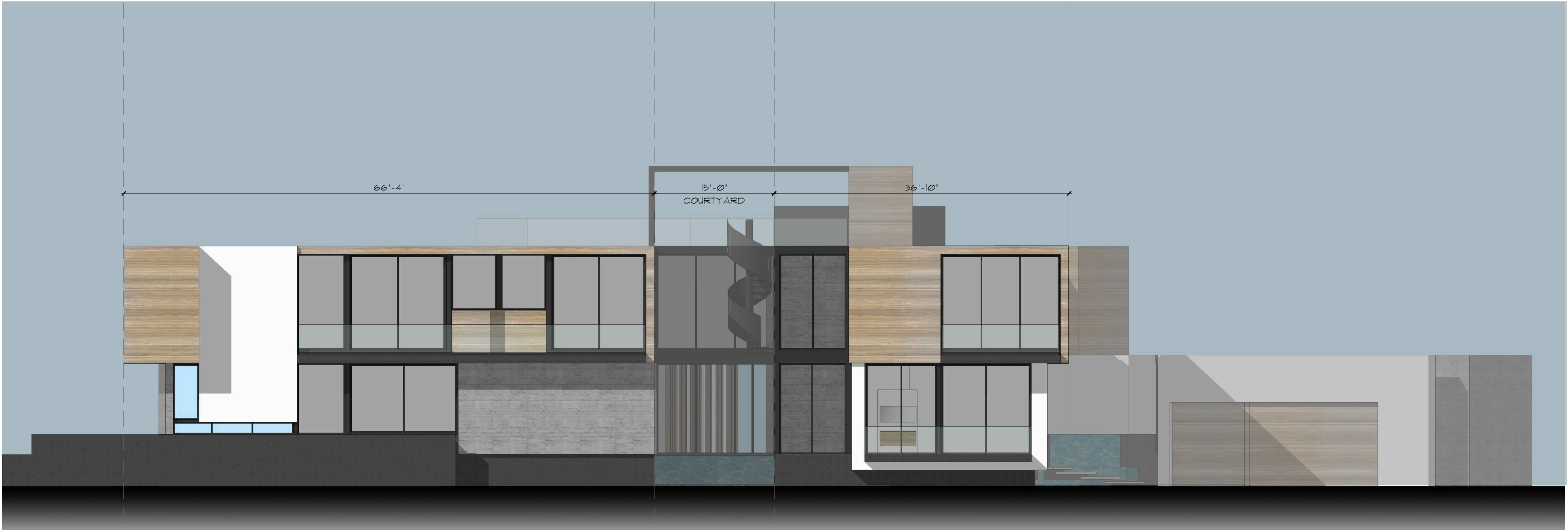
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A-007A.2
NEW SHEET

WAIVER REQUEST #2A

REQUEST TO WAIVE SIDE COURTYARD
REQUIREMENTS FOR 2 STORY ELEVATIONS
GREATER THAN 60' IN LENGTH ON THE SOUTH
SIDE OF THE PROPERTY.

WEST COURTYARD	
LOT SIZE:	21,497 SQFT
COURTYARD AREA, MIN.:	215 SQFT (1%)
WEST COURTYARD AREA: 248 SQFT (1.15%)	



SOUTH (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"

WAIVER REQUEST #2B

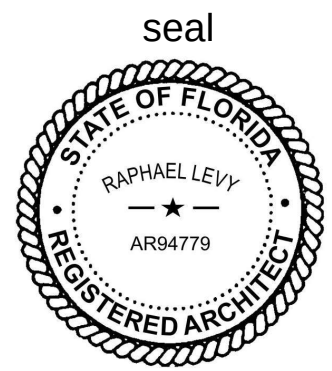
REQUEST TO WAIVE SIDE COURTYARD
REQUIREMENTS FOR 2 STORY ELEVATIONS
GREATER THAN 60' IN LENGTH ON THE NORTH
SIDE OF THE PROPERTY.

NORTH COURTYARD,
LOT SIZE: 21,497 SQFT
COURTYARD AREA, MIN.: 215 SQFT (1%)

RECESSED AREAS, 1st FLR: 184 SQFT (0.85%)
RECESSED AREAS, 2nd FLR: 131 SQFT (0.61%)



NORTH (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"





STAFF COMMENT:
ADD PLANAR MOVEMENT TO NE FACADE

"STAFF RECOMMENDS THAT THE SUBJECT ELEVATION BE FURTHER REFINED WITH RECESSED PLANES AND FENESTRATION IN ORDER TO MITIGATE THE WAIVER REQUEST."

-STAFF REPORT

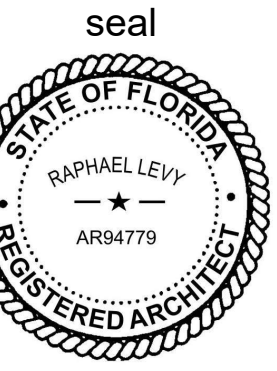
NORTHEAST FACADE
AS SUBMITTED
NTS



NORTHEAST FACADE
MODIFIED
NTS

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(f) 305.892.5292

PRICE RESIDENCE
1649 22ND STREET, MIAMI BEACH,
FL 33140



01/10/2022
Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2111

date:
06/25/2021

revised:

sheet no.

A.007D.1



STAFF COMMENT:
ADD SOLID ELEMENTS TO WATERSIDE FACADE

"...STAFF WOULD RECOMMEND THAT SOLID WALLS OR ELEMENTS FROM THE HOME'S OTHER ELEVATIONS BE INCORPORATED INTO THE WATERFRONT FAÇADE, TO BETTER BREAK UP THIS ELEVATION AND ADD VISUAL INTEREST."

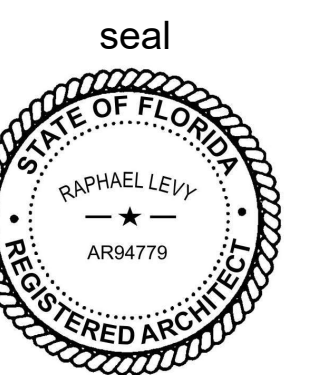
-STAFF REPORT

WATERSIDE FACADE
AS SUBMITTED
NTS

WATERSIDE FACADE
MODIFIED
NTS

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd. suite 201
Miami, Florida 33138
www.cfoffice.com
(305) 434-8338
(305) 892-5292

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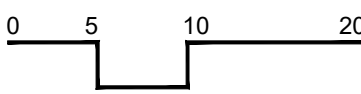
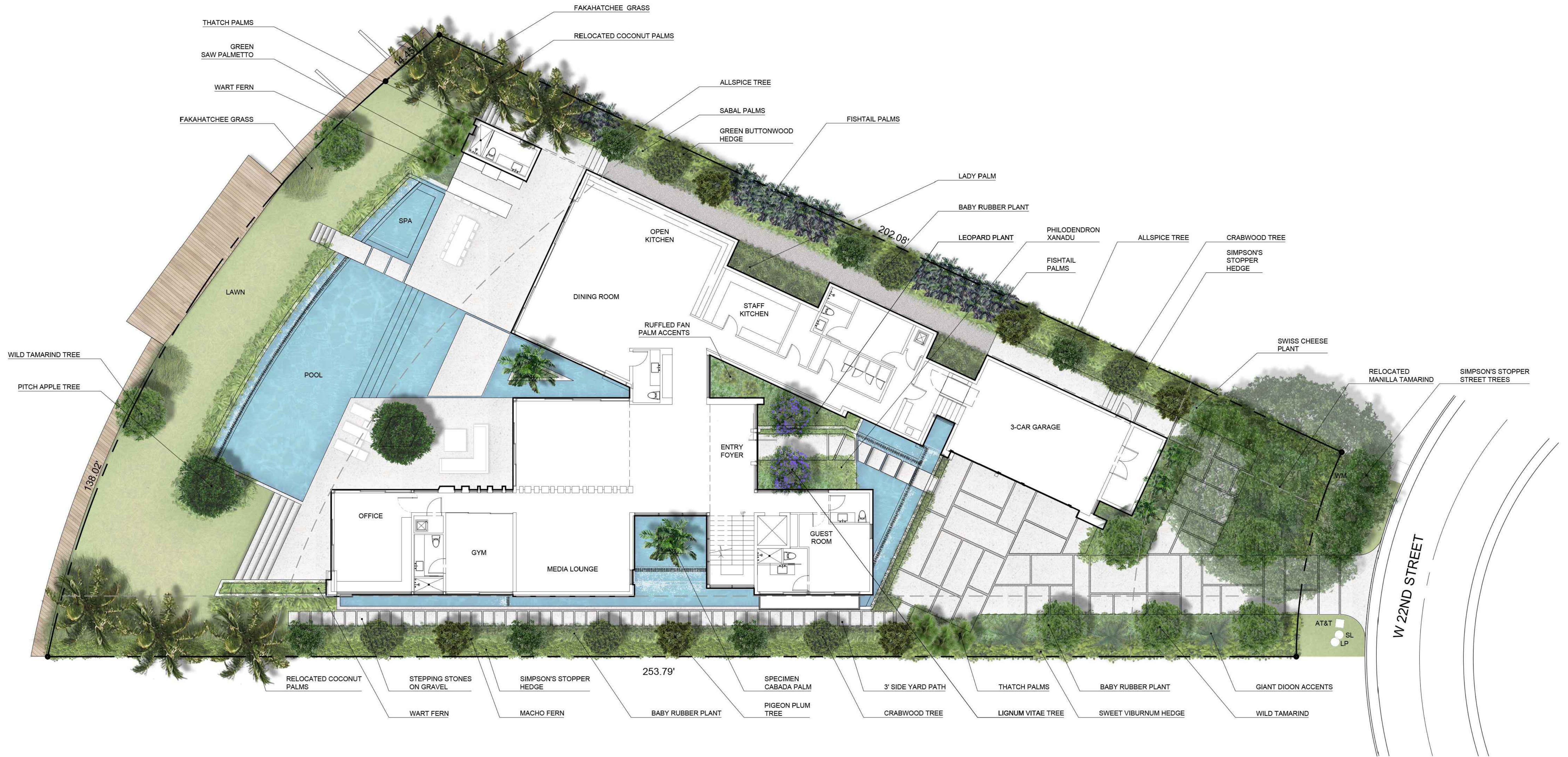
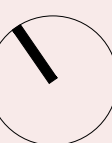
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A.007E.1



ILLUSTRATIVE
OVERALL SITE
PLAN

ISSUE	DATE
DRB 1ST SUBMITTAL	08/16/21
DRB 2ND SUBMITTAL	09/03/21
FINAL DRB SUBMITTAL	01/10/22



SITE ADDRESS:

1649 W 22ND STREET
MIAMI BEACH, FL 33140

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

ILLUSTRATIVE
LANDSCAPE
ELEVATIONS

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REVISIONS:

ISSUE	DATE
DRB 1ST SUBMITTAL	08/16/21
DRB 2ND SUBMITTAL	09/03/21
FINAL DRB SUBMITTAL	01/10/22

SCALE:
1/8" = 1'-0"

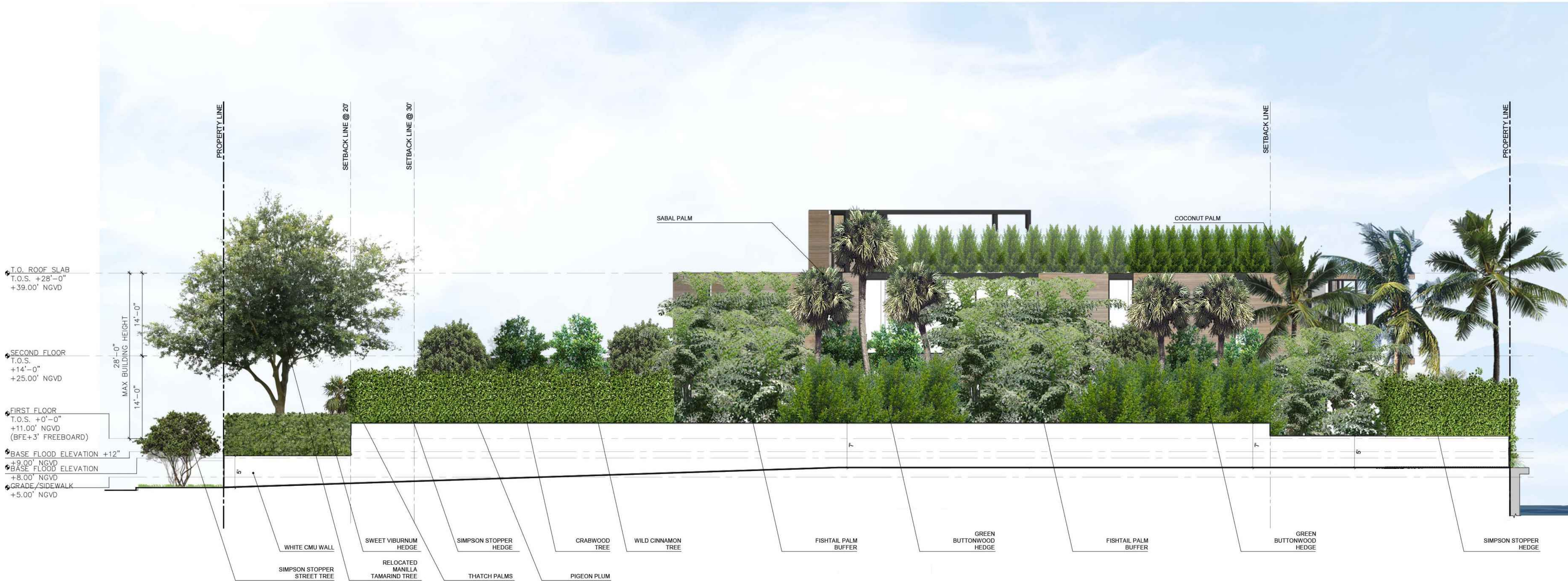
PROJ. N°:
2114
SHEET N°:

L-3.1



1 REAR RENDERED LANDSCAPE ELEVATION
SCALE: 1/8" = 1'-0"

ISSUE	DATE
DRB 1ST SUBMITTAL	08/16/21
DRB 2ND SUBMITTAL	09/03/21
FINAL DRB SUBMITTAL	01/10/22



1 NE RENDERED LANDSCAPE ELEVATION
SCALE: 1/8" = 1'-0"

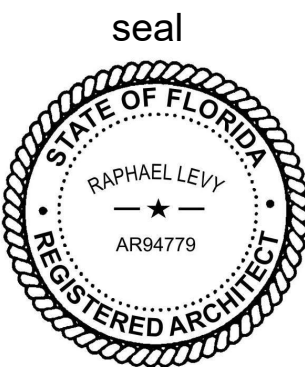
Thank you!



Rear Rendering

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8405 Biscayne Blvd, suite 201
Miami, Florida 33138
(305) 434-8338
(305) 882-5292
www.clfarchitects.com

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FL 33140



01/10/2022
Ralph Choeff
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AR0009679
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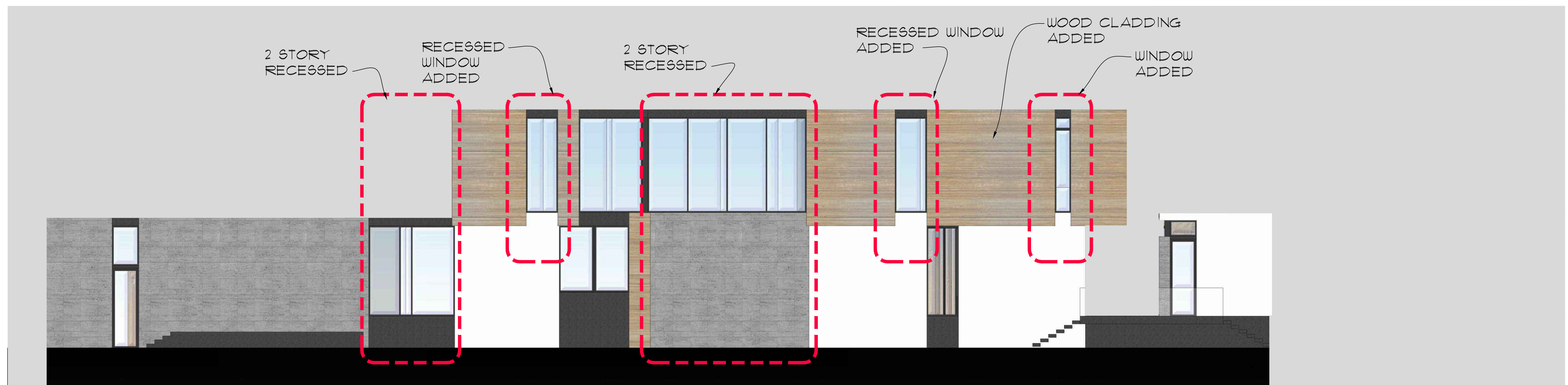
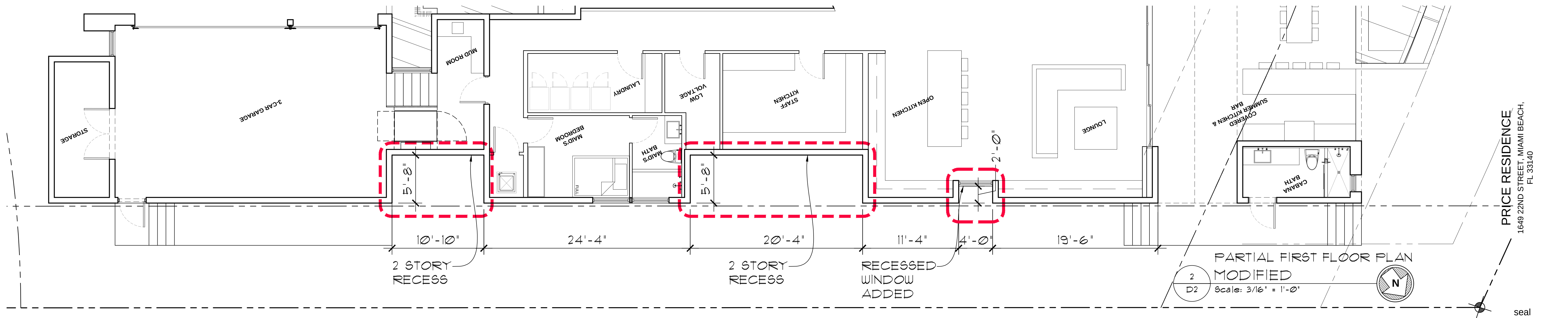
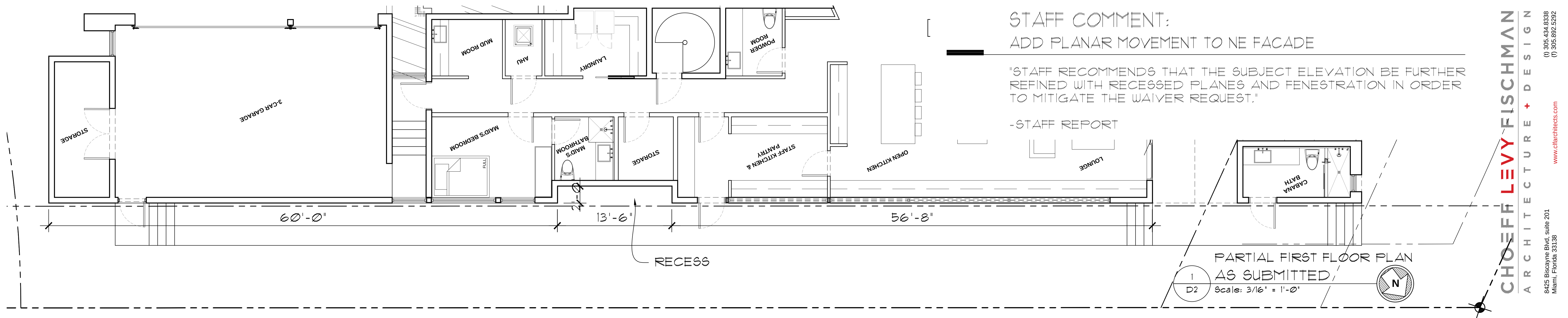
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06/25/2021

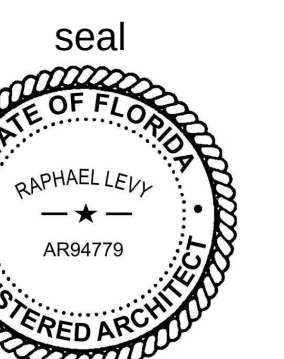
revised:

sheet no.

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PRICE RESIDENCE
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FL 33140



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registered architect
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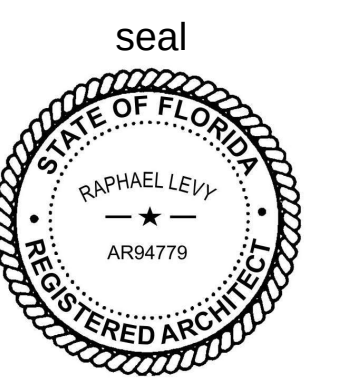
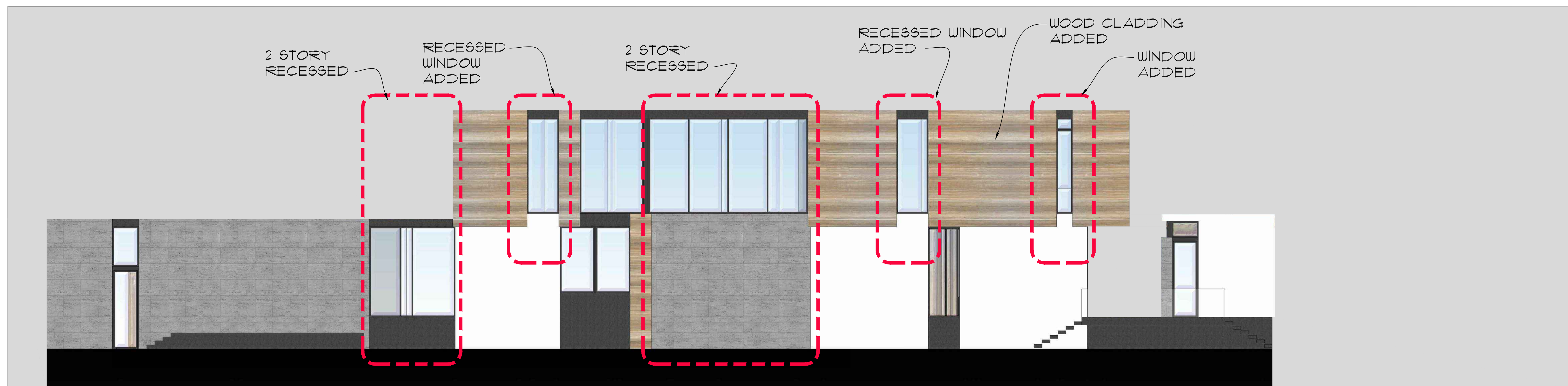
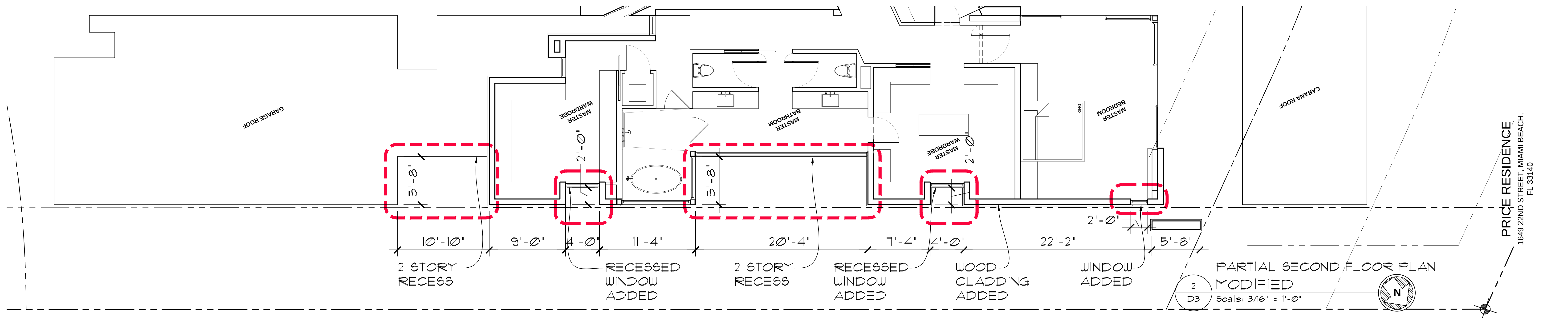
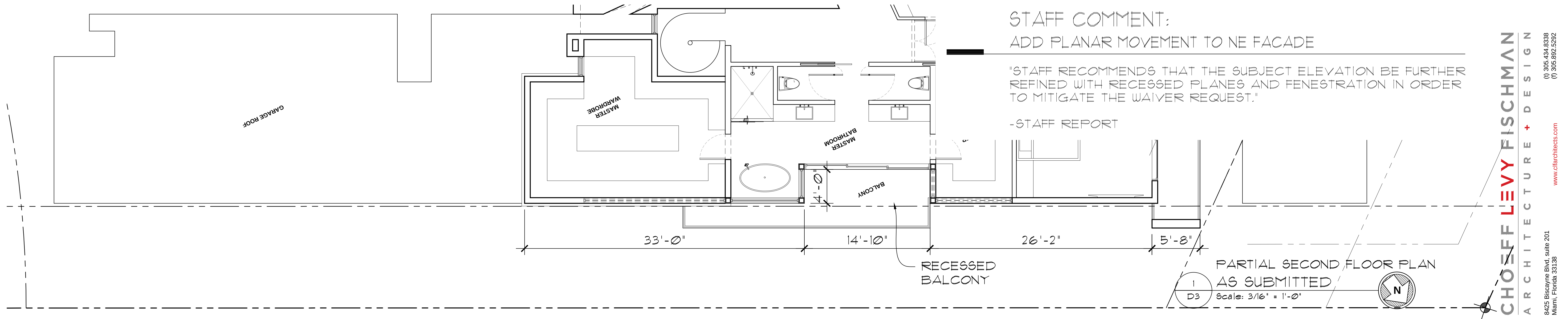
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sheet no.

A.007D.2

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
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www.clarchitects.com



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A.007D.3



SOUTHEAST BIRD'S EYE LEVEL VIEW



NORTHEAST BIRD'S EYE LEVEL VIEW



SOUTHWEST BIRD'S EYE LEVEL VIEW



NORTHWEST BIRD'S EYE LEVEL VIEW

SUN STUDIES
1649 W 22ND ST.
MIAMI BEACH, FL, 33140

shadows studied at December 21st

PROPOSED RESIDENCE



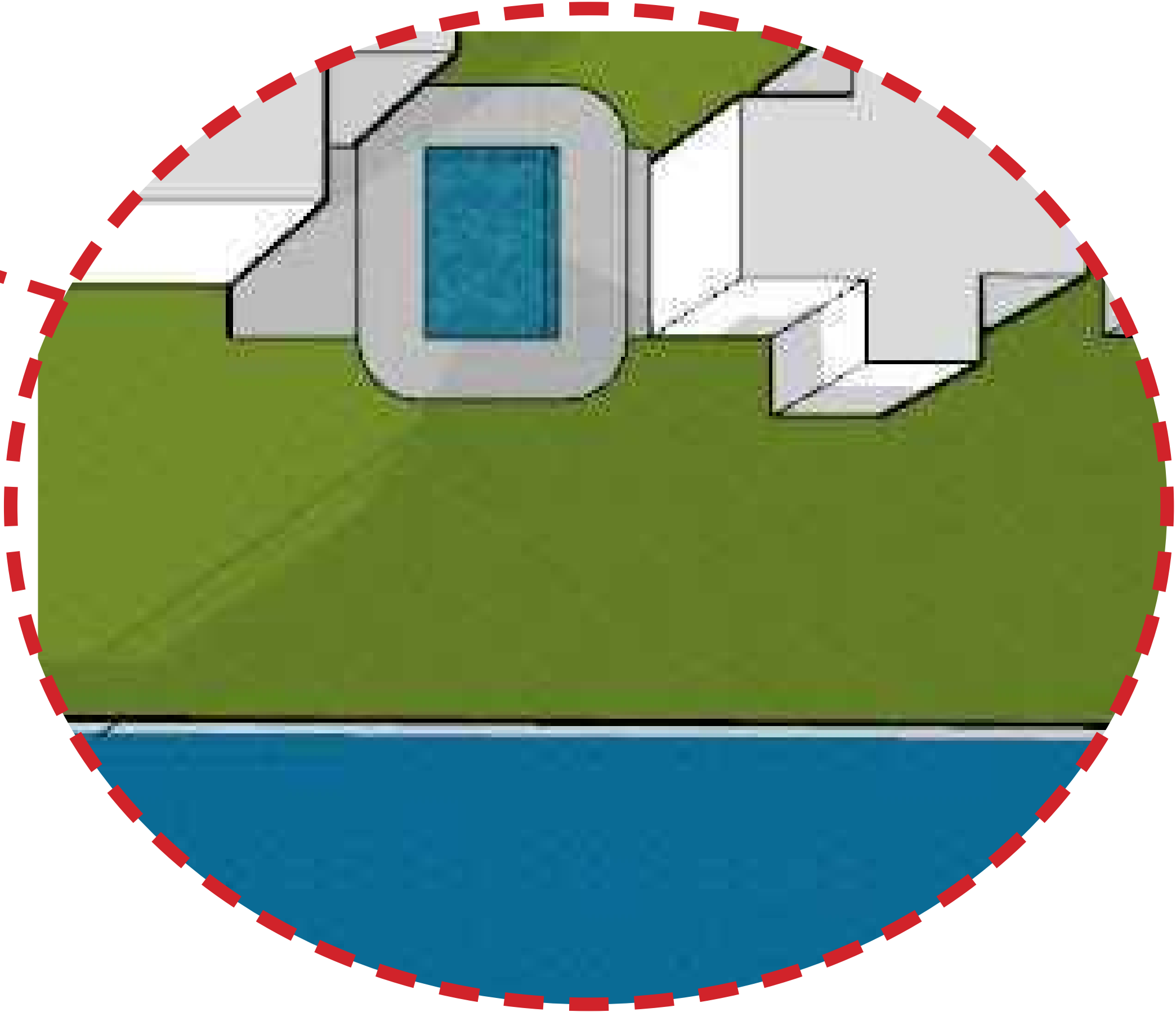
CURRENT RESIDENCE



SUN STUDIES - Worst Case Senario Highlighted

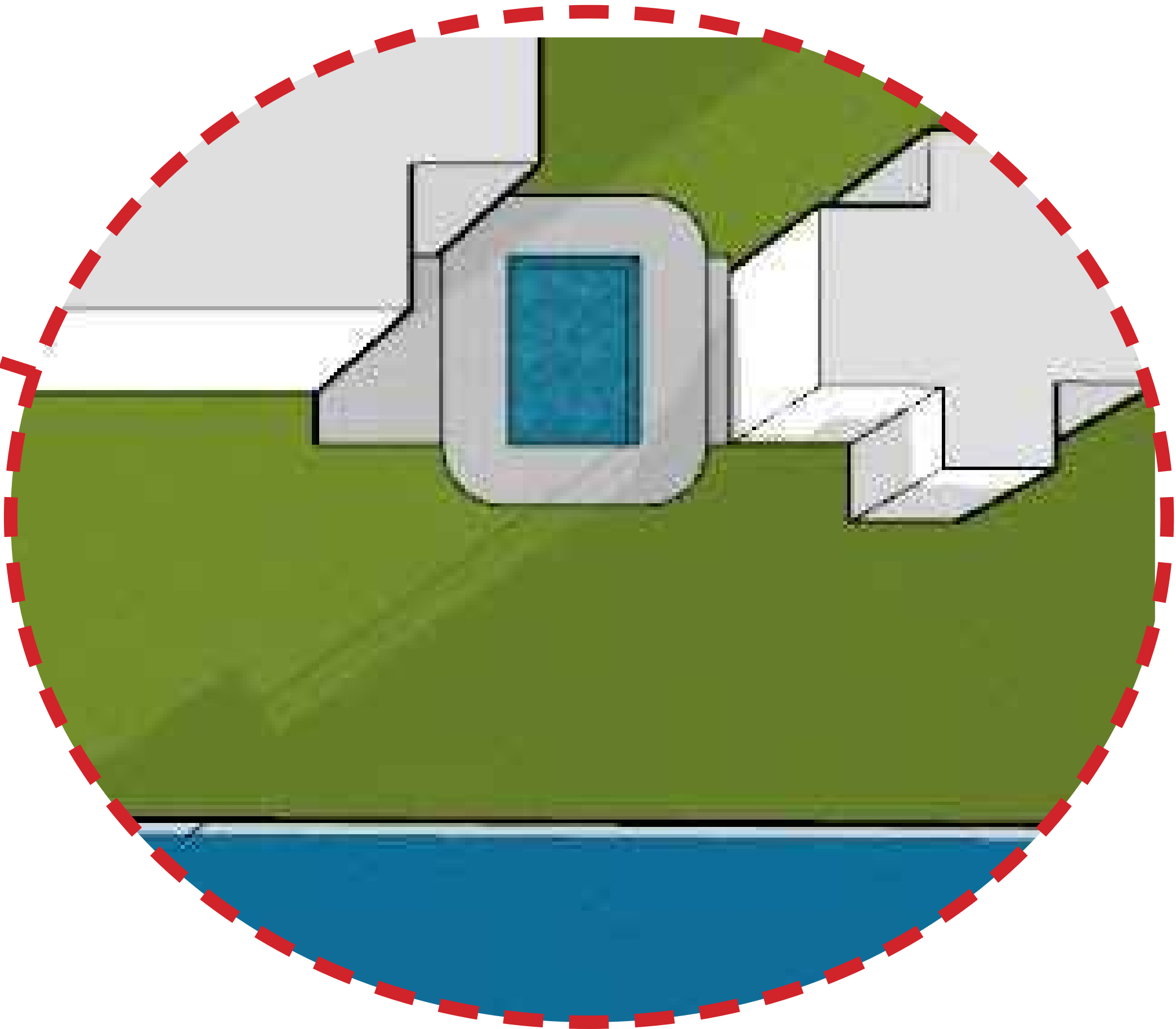
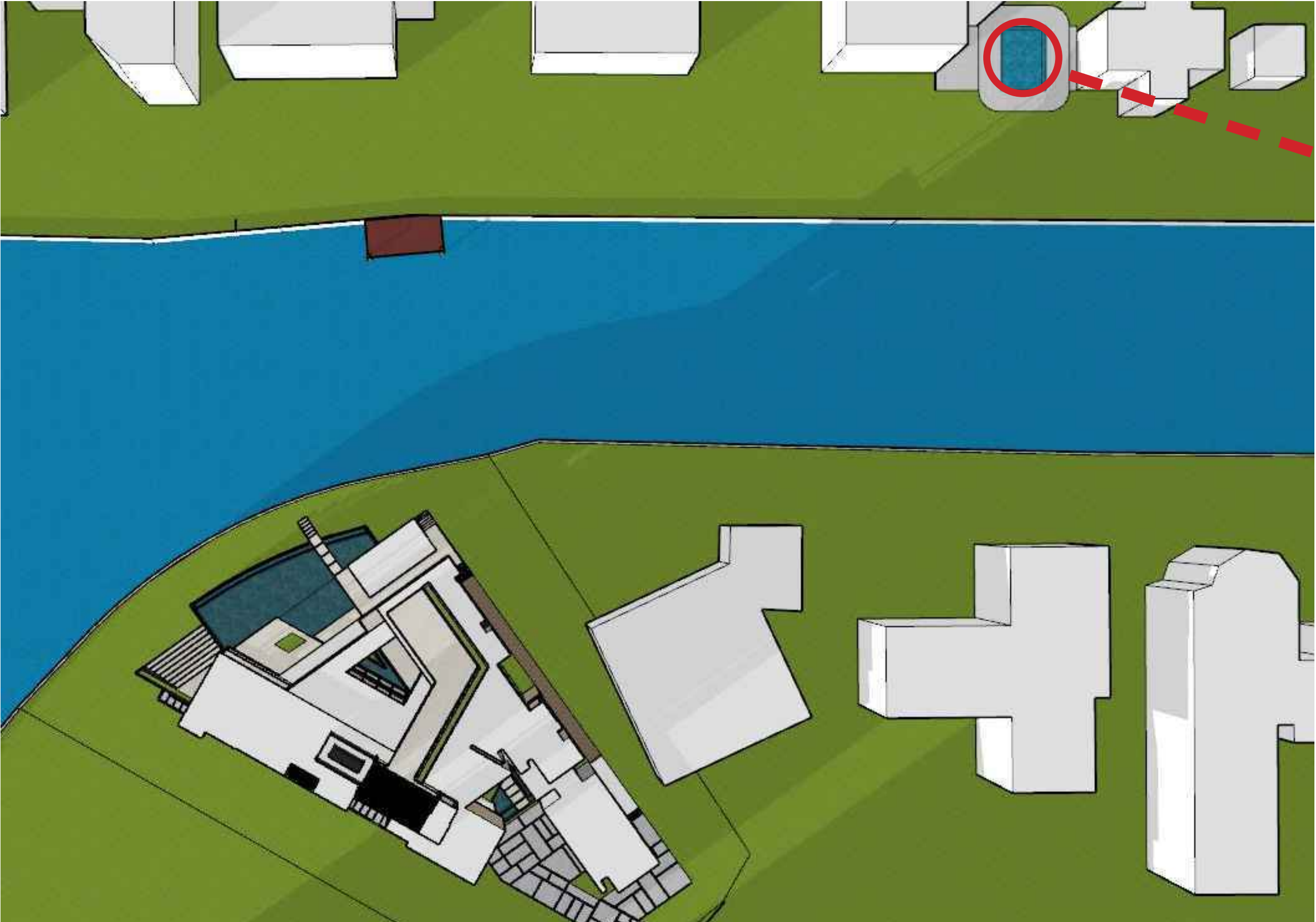
shadows studied at December 21st

PROPOSED RESIDENCE - 24' Height



- more shadow casted at 24' height recommended

PROPOSED RESIDENCE - 26' Height



- less shadow casted at 26' height requested