

**RICHARDSON'S VILLA**  
DESIGN REVIEW BOARD FINAL SUBMITTAL  
DECEMBER 7TH, 2020



**SCOPE OF WORK**

1. DESCRIPTION OF WORK: New construction 2 story single family residence.
2. SCOPE OF WORK INCLUDES:
  - 2.1 Demolition of existing structure
  - 2.2 New Construction 2 story single family residence with detached summer kitchen

**3114 PRAIRIE AVENUE**  
MIAMI BEACH, FLORIDA 33140

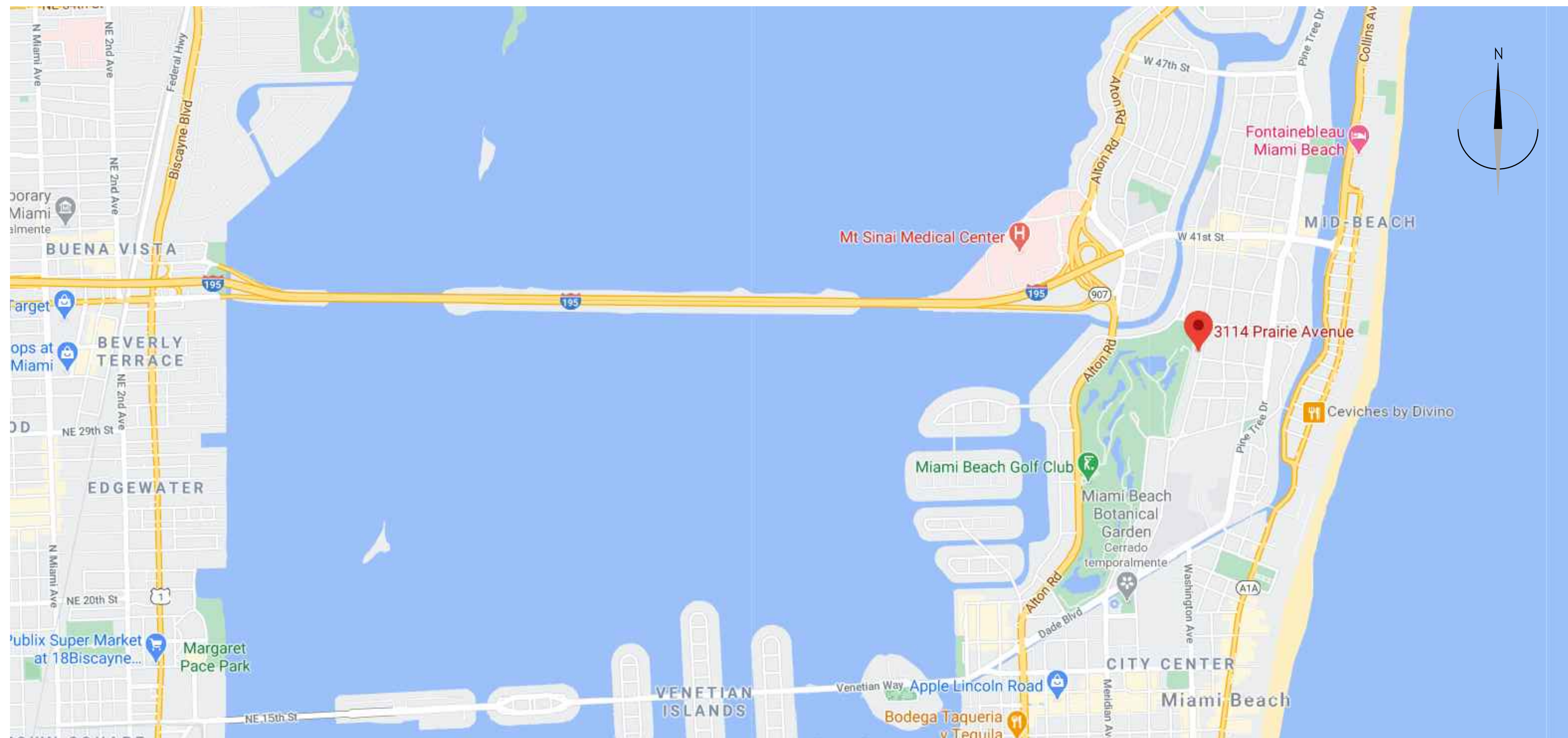
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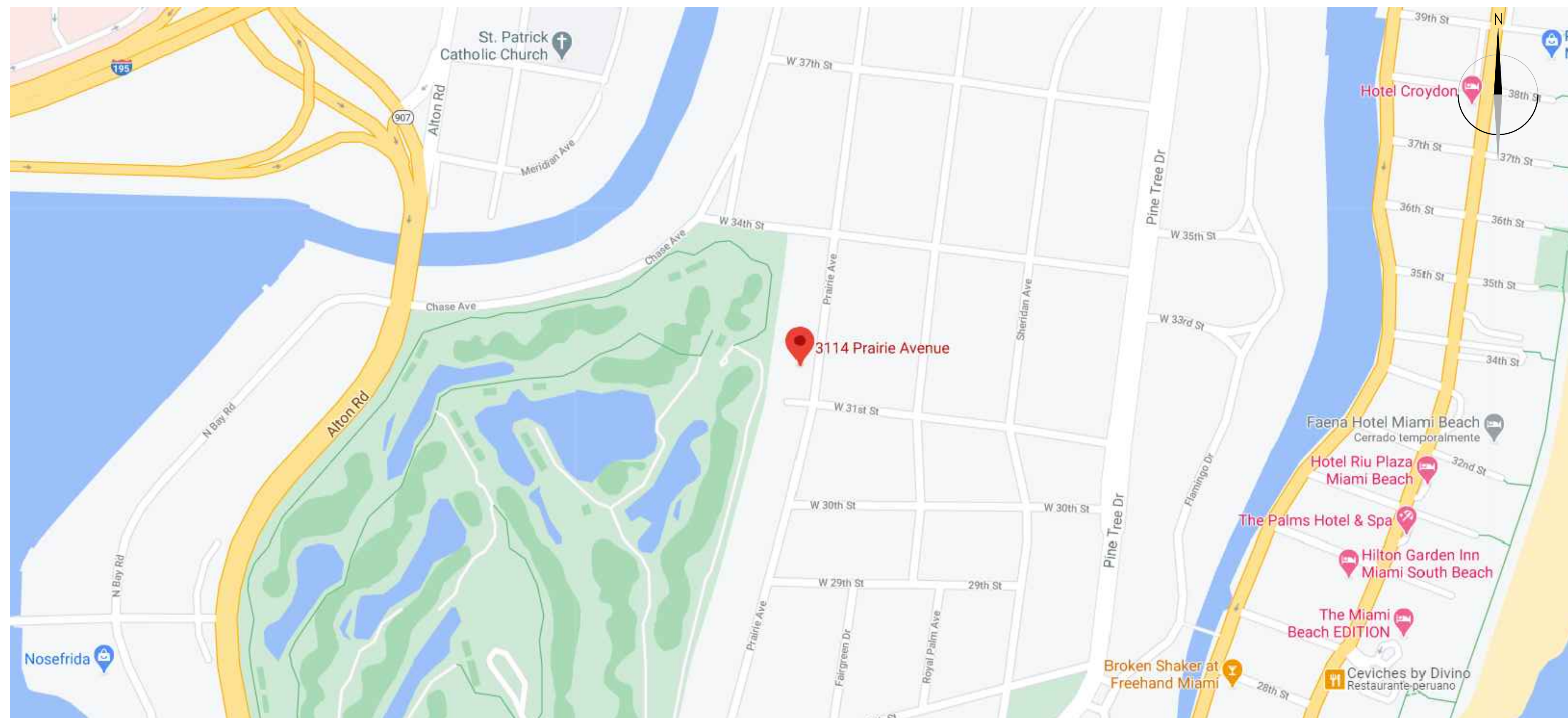
COVER  
DATE: 12/07/2020  
SCALE: NTS

**A-0.0**





CITY MAP



NEIGHBORHOOD MAP

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FRONT RENDERING  
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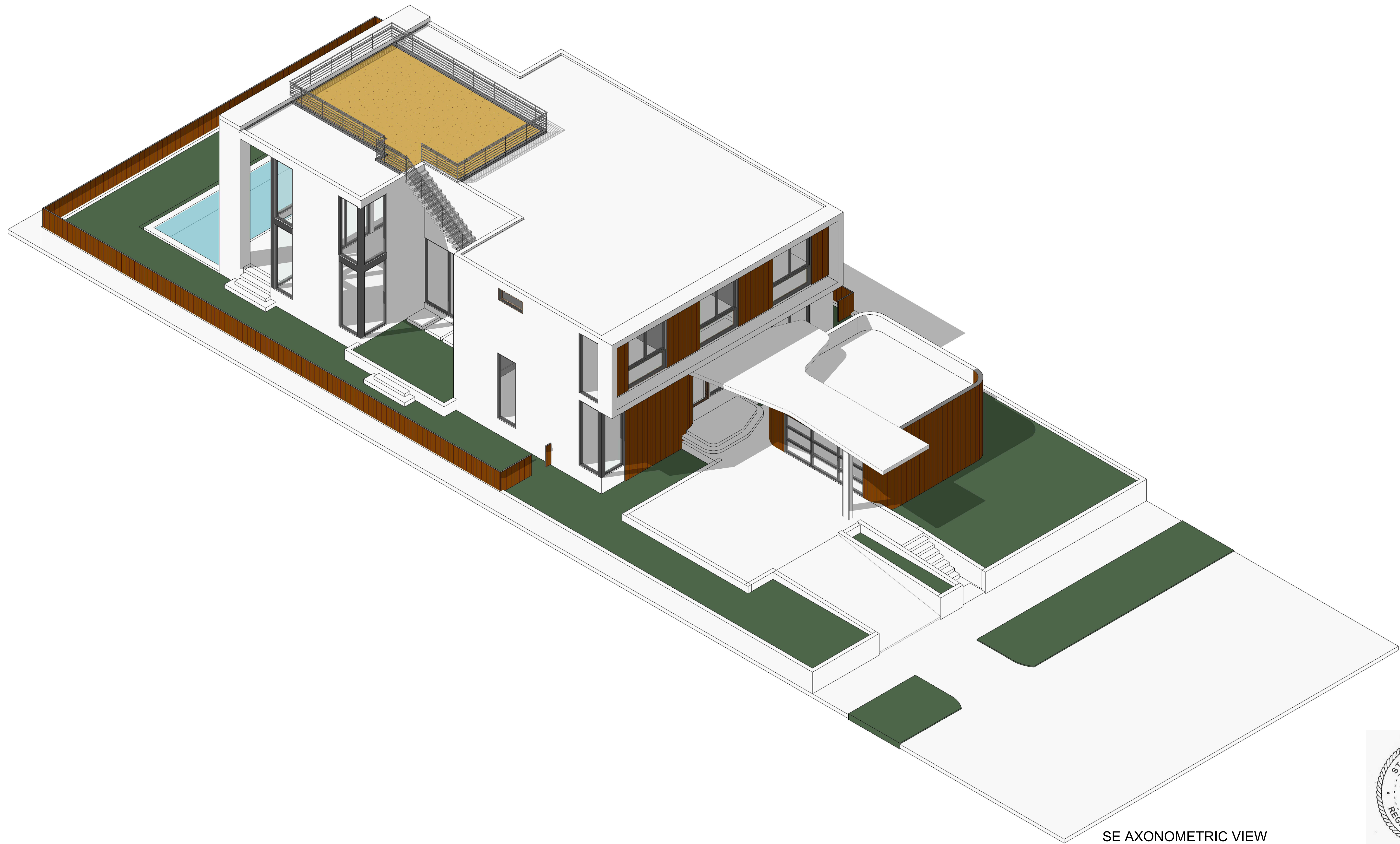
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SE AXONOMETRIC VIEW

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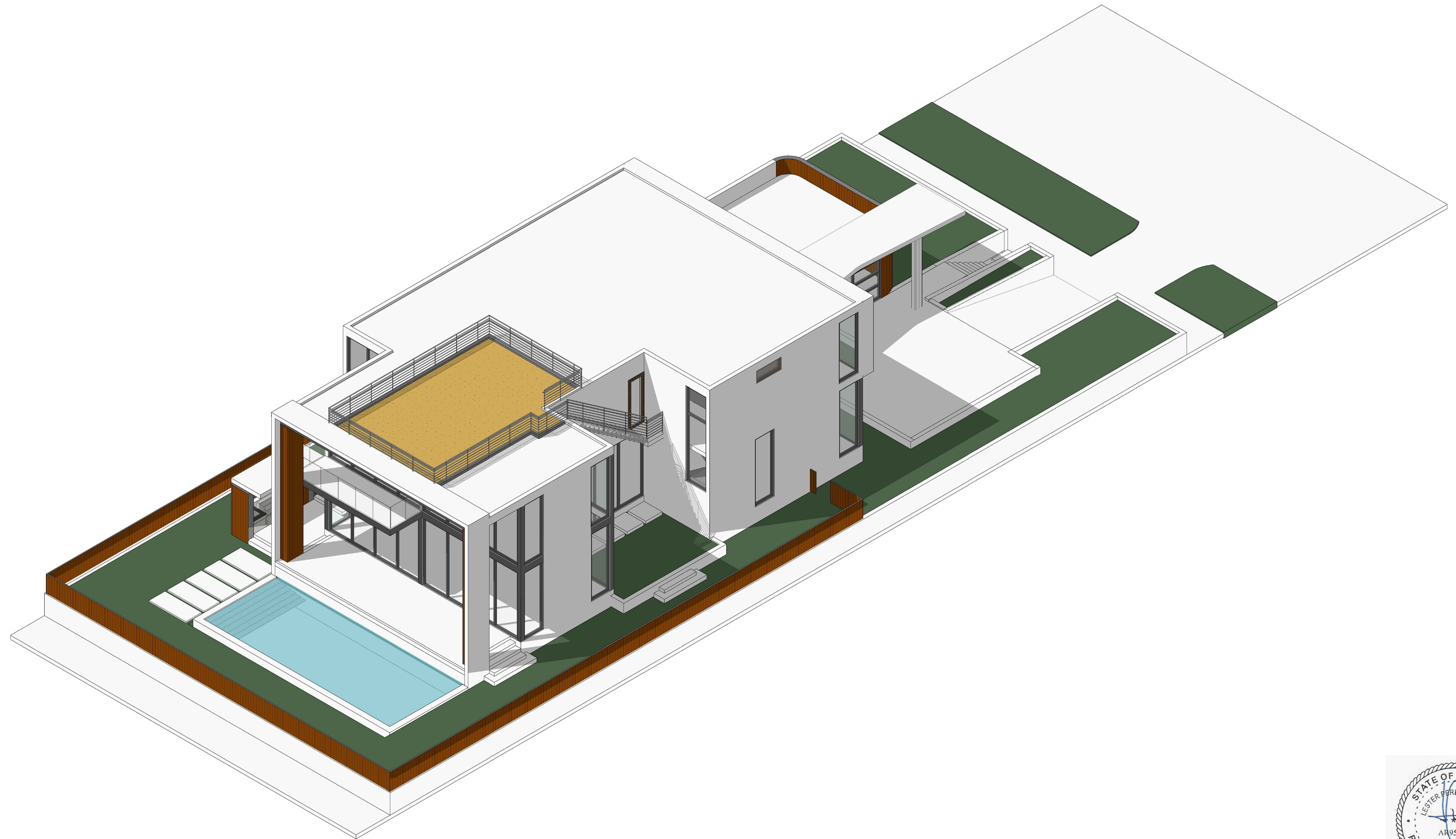
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SW AXONOMETRIC VIEW

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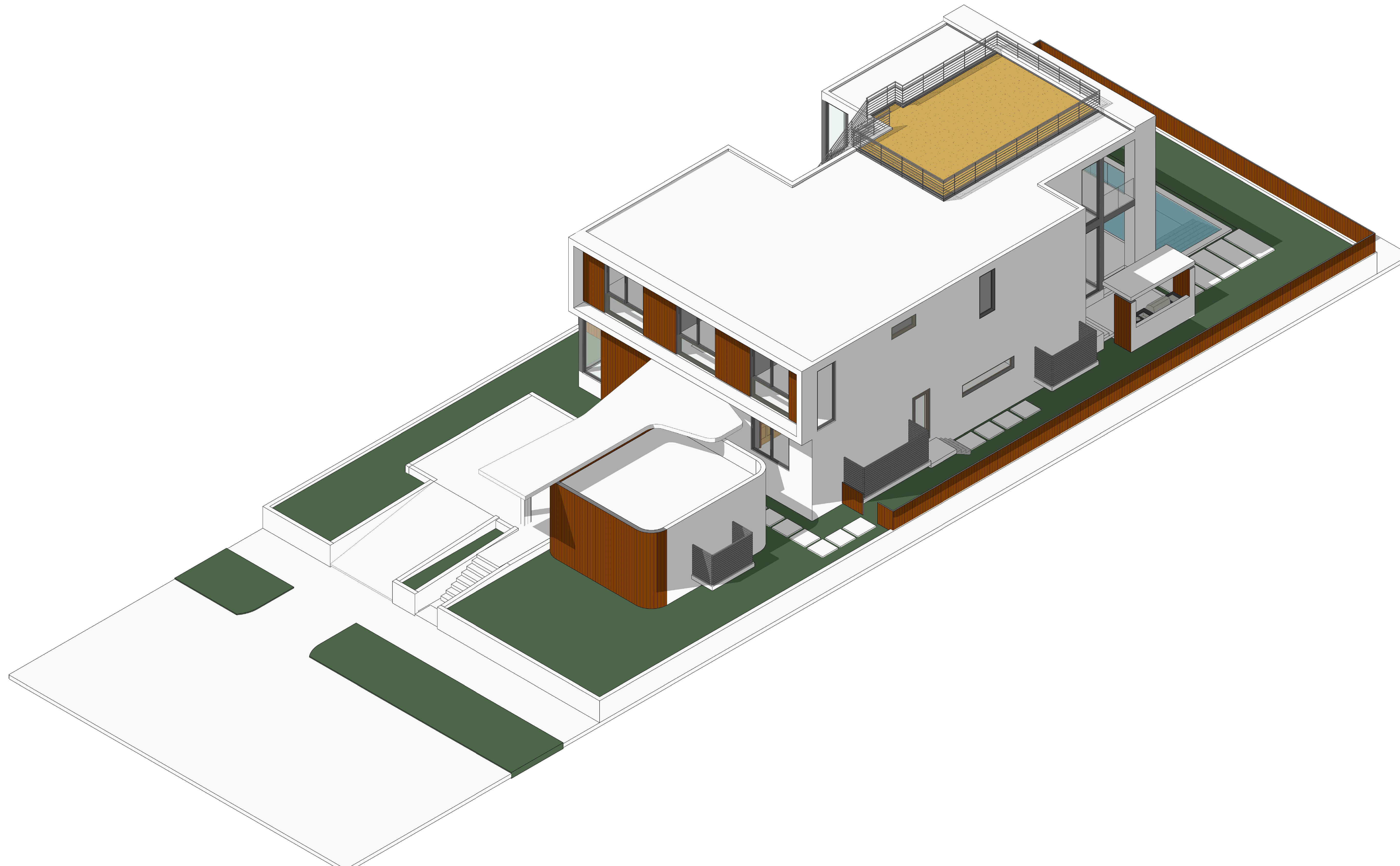
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NE AXONOMETRIC VIEW

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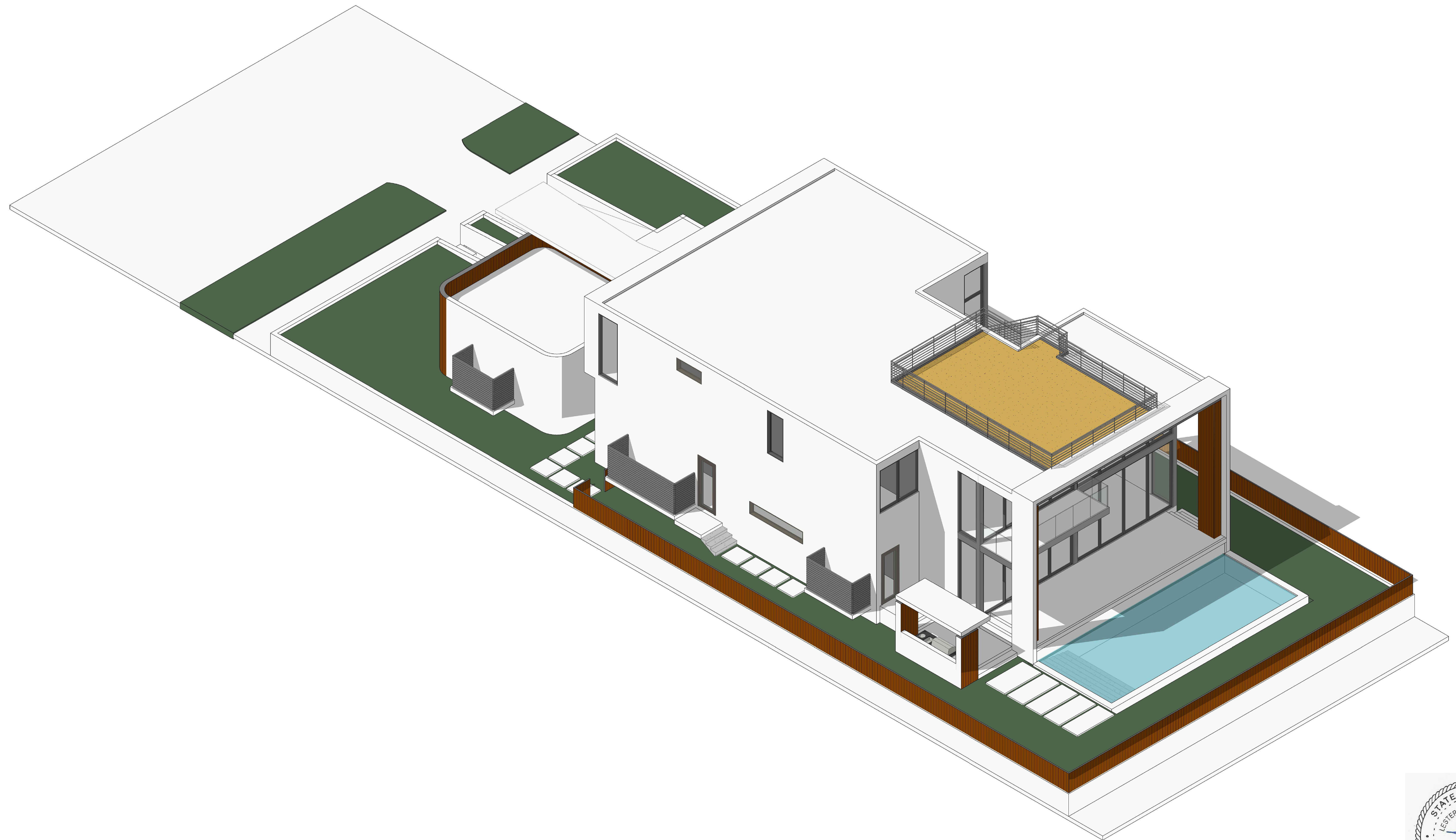
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NW AXONOMETRIC VIEW

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**A-0.4.4**





01 PANORAMIC FRONT VIEW



02 FRONT VIEW



03 VIEW FROM SOUTH-EAST



04 VIEW FROM NORTH-EAST



05 REAR VIEW



06 REAR ACCESSORY BUILDING VIEW

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EXISTING SITE PICTURES  
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FRONT AERIAL (NW) VIEW



REAR AERIAL (SW) VIEW



FRONT AERIAL (NE) VIEW



REAR AERIAL (SE) VIEW

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AERIAL VIEWS SITE/CONTEXT  
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**A-0.6**





3136 PRAIRIE AVE.



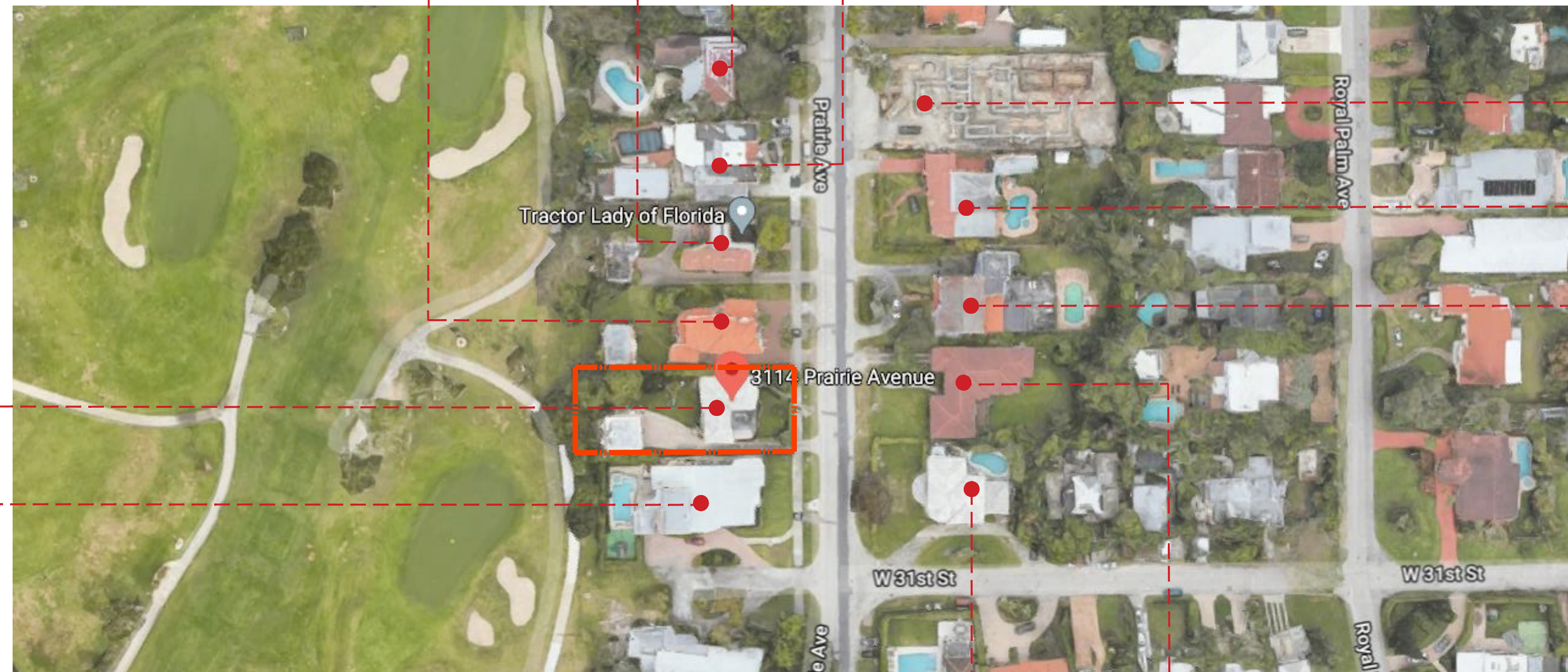
3160 PRAIRIE AVE.



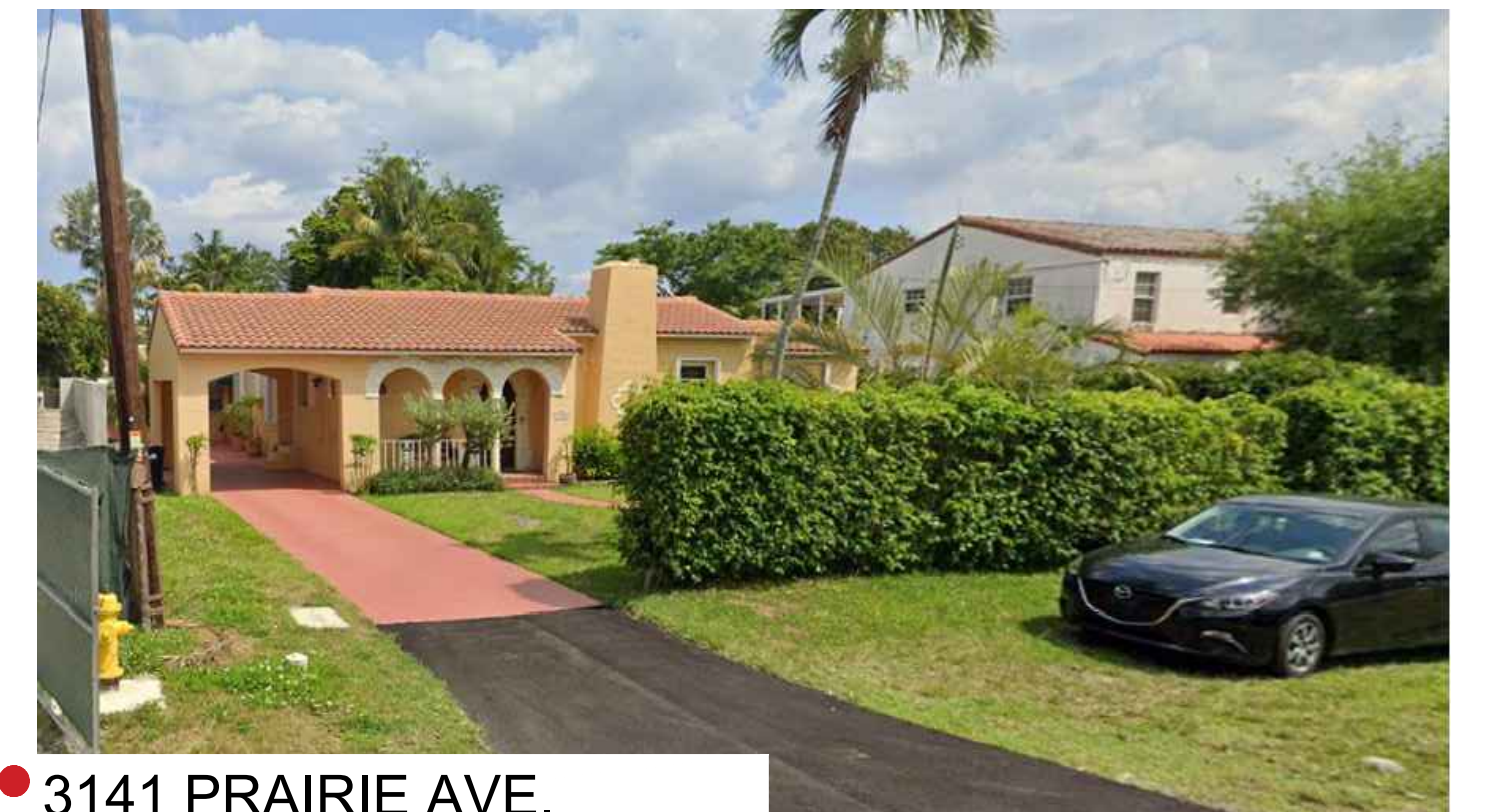
3146 PRAIRIE AVE.



3114 PRAIRIE AVE. (SITE).



3155 PRAIRIE AVE.



3141 PRAIRIE AVE.



3100 PRAIRIE AVE.



555 W 31st ST



3121 PRAIRIE AVE.



3127 PRAIRIE AVE.



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NEIGHBORHOOD  
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**A-0.7**



EXISTING



3100 PRAIRIE AVE.



3114 PRAIRIE AVE. (SITE).



3124 PRAIRIE AVE.



3136 PRAIRIE AVE.

PROPOSED



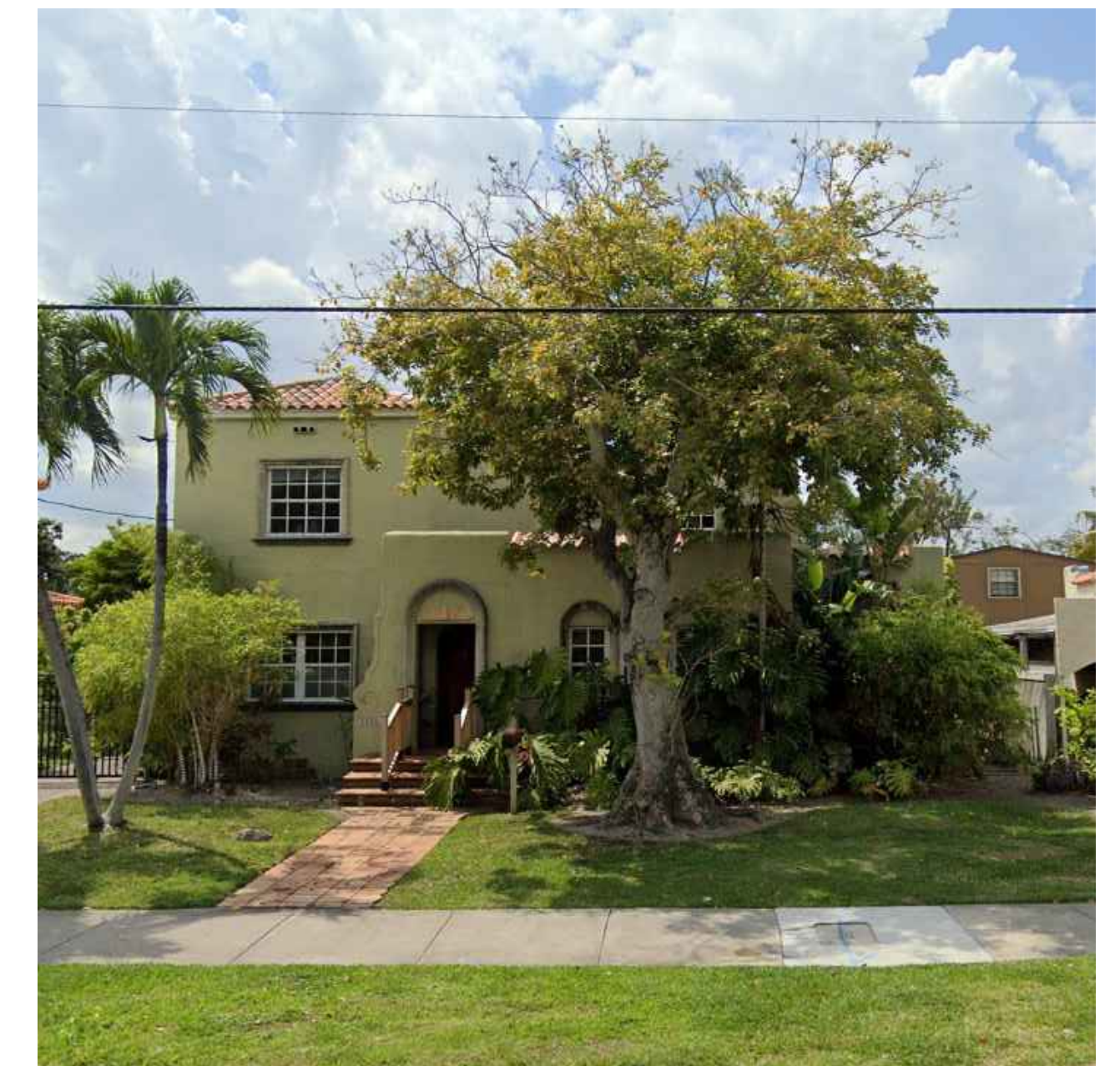
3100 PRAIRIE AVE.



5630 PINE TREE DR (PROPOSED).



3124 PRAIRIE AVE.



3136 PRAIRIE AVE.







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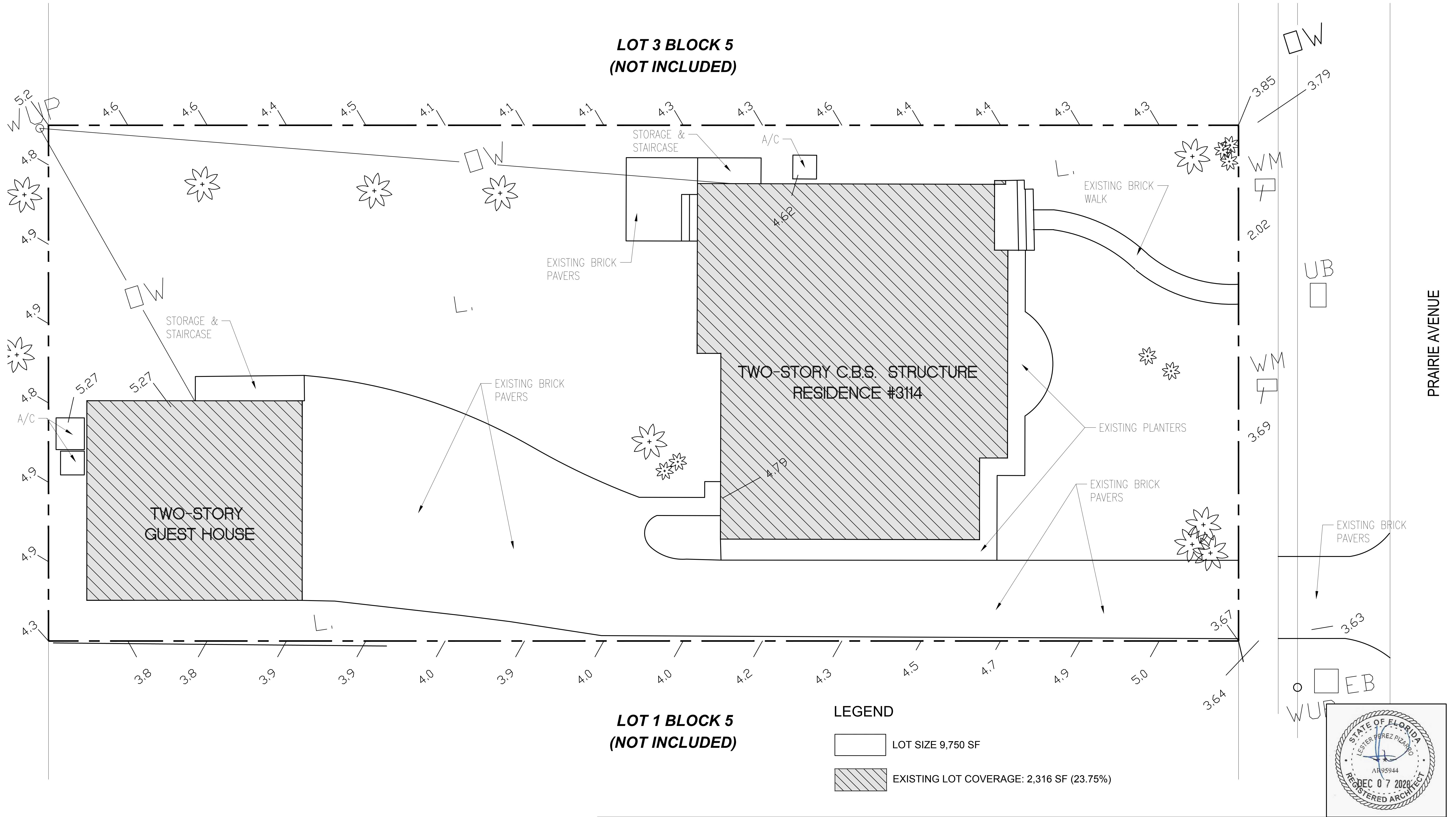
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SITE CONTEXT  
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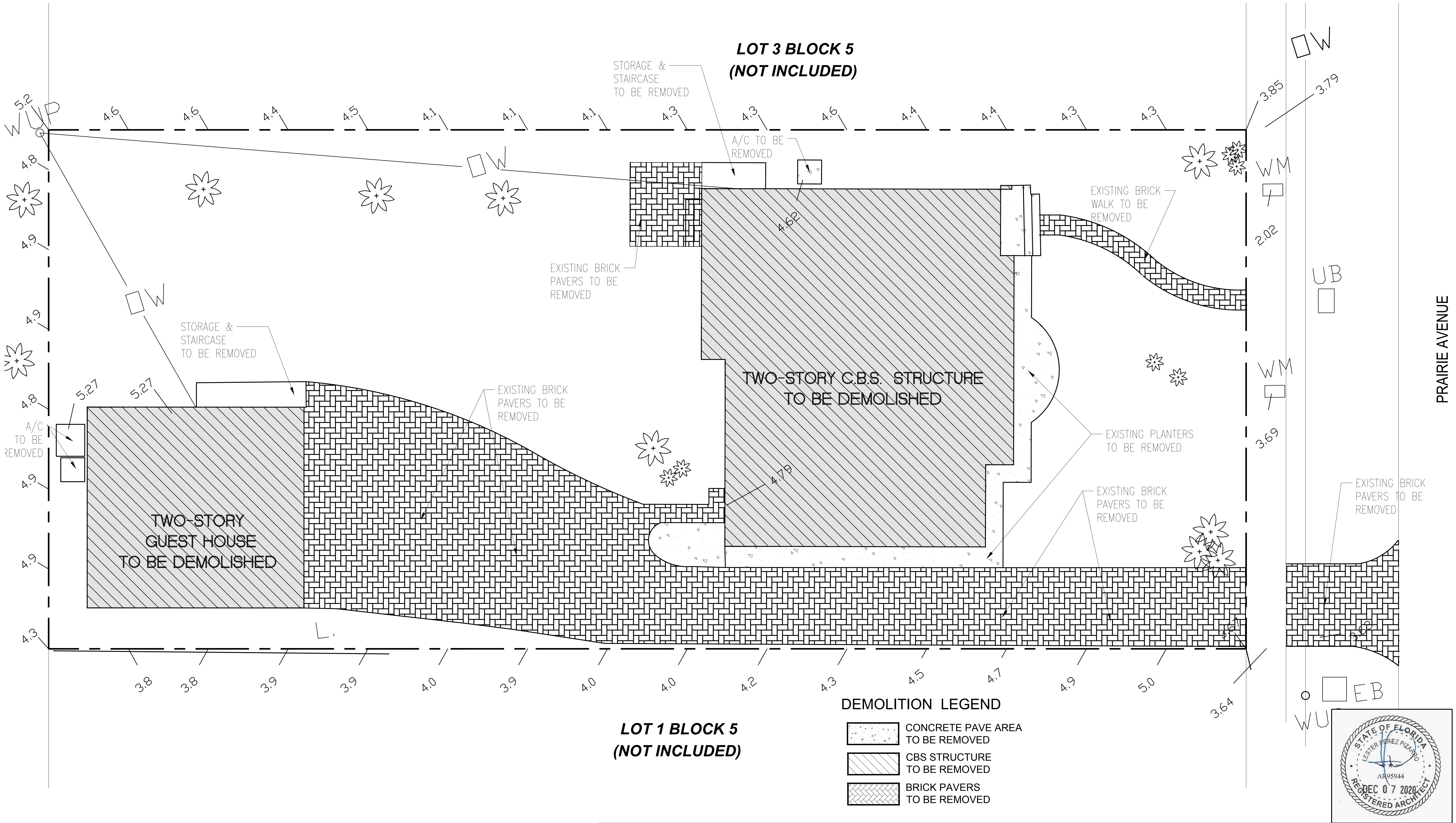
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EXISTING LOT COVERAGE  
DATE: 12/07/2020  
SCALE: 1/8" = 1'-0"

**A-1.0**

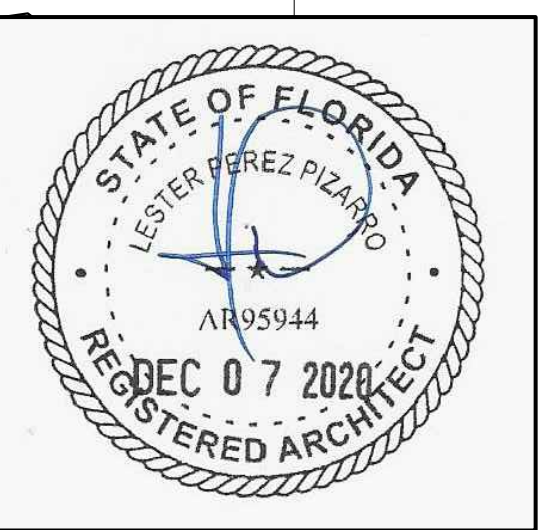




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DEMOLITION PLAN  
DATE: 12/07/2020  
SCALE: 1/8" = 1'-0"

**A-1.1**



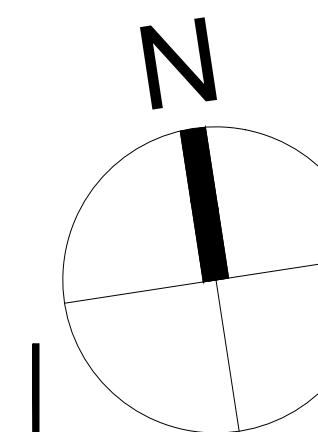
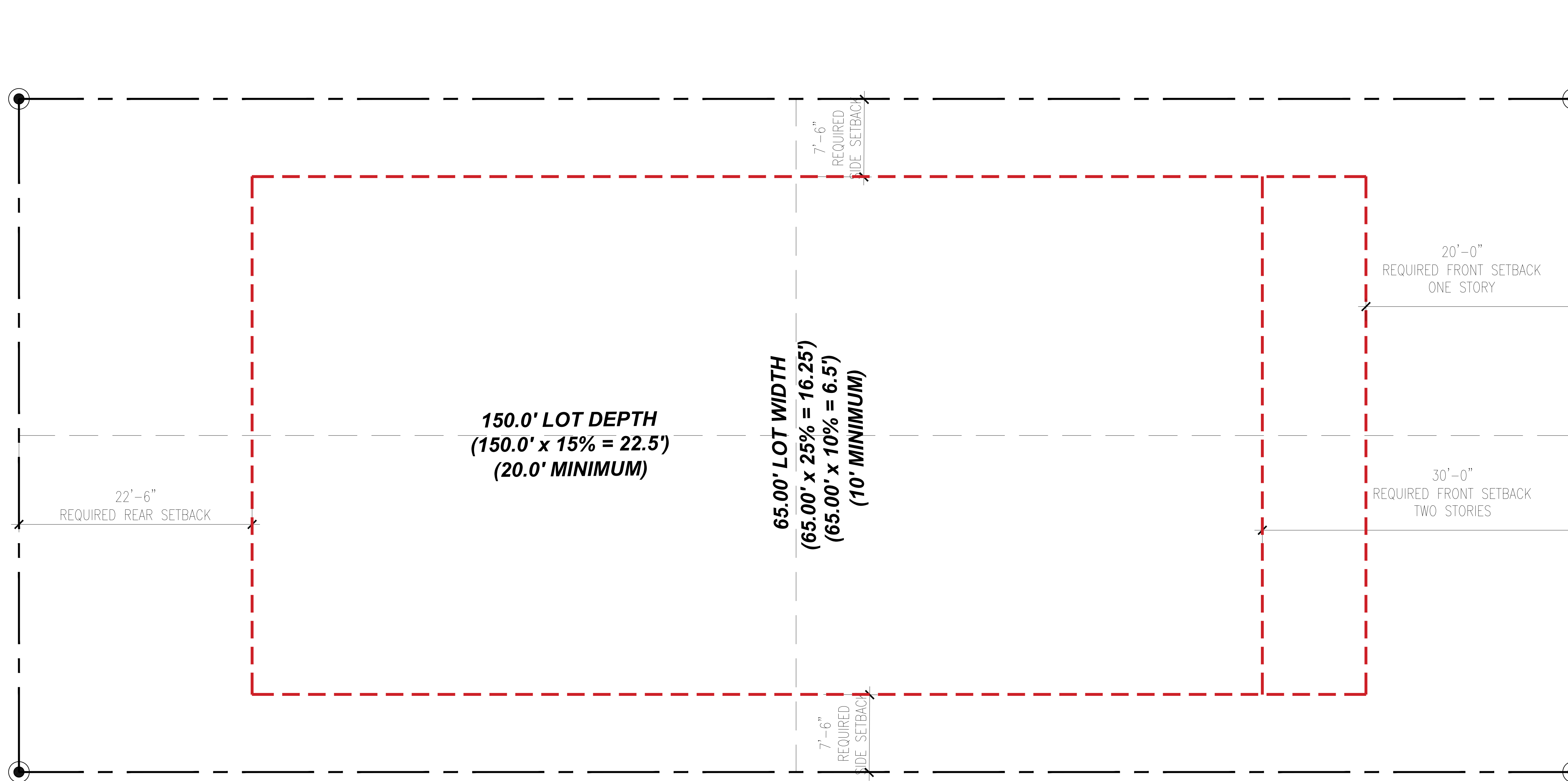
ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	3114 PRAIRIE AVE MIAMI BEACH, FLORIDA 33140			
2	Folio number(s):	02-3227-016-0210			
3	Board and file numbers :	N/A			
4	Year built:	N/A	Zoning District:	RS-4	
5	Based Flood Elevation:	8.0' NGVD	Grade value in NGVD:	3.69' NGVD	
6	Adjusted grade (Flood+Grade/2):	5.845' NGVD	Free board: (FEMA+1)	9.0' NGVD	
7	Lot Area:	9,750 sf (0.22 ac)			
8	Lot width:	65.00 ft.	Lot Depth:	150.00 ft.	
9	Max Lot Coverage SF and %:	2,925 sf (30%)	Proposed Lot Coverage SF and %:	2,831 sf (29.1%)	
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	500 sf	
11	Front Yard Open Space SF and %:	864 (66.5%)	Rear Yard Open Space SF and %:	1,026 (70.2%)	
12	Max Unit Size SF and %:	4,875 sf (50%)	Proposed Unit Size SF and %:	4,875 sf (50%)	
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	2,581 sf	
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)	2,581 sf	
15			Proposed Second Floor Unit Size SF and % :	2,294 sf	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	574 sf (25%)	
		<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
17	<b>Height:</b>	24 ft.	N/A	24 ft.	
18	<b>Setbacks:</b>				
19	Front First level:	20 ft.	N/A	20 ft.	
20	Front Second level:	30 ft.	N/A	51 ft.	
21	Side 1:	7.5 ft.	N/A	7.5 ft.	
22	Side 2 or (facing street):	7.5 ft.	N/A	10 ft.	
23	Rear:	22.5 ft.	N/A	24.67 ft.	
	Accessory Structure Side 1:		N/A	7.5 ft.	
24	Accessory Structure Side 2 or (facing street) :		N/A	N/A	
25	Accessory Structure Rear:		N/A	28 ft.	
26	Sum of Side yard :	20 ft.	N/A	20 ft.	
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?			Yes	

Notes:







**PRAIRIE AVENUE**

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ZONING SETBACKS  
DIAGRAMS

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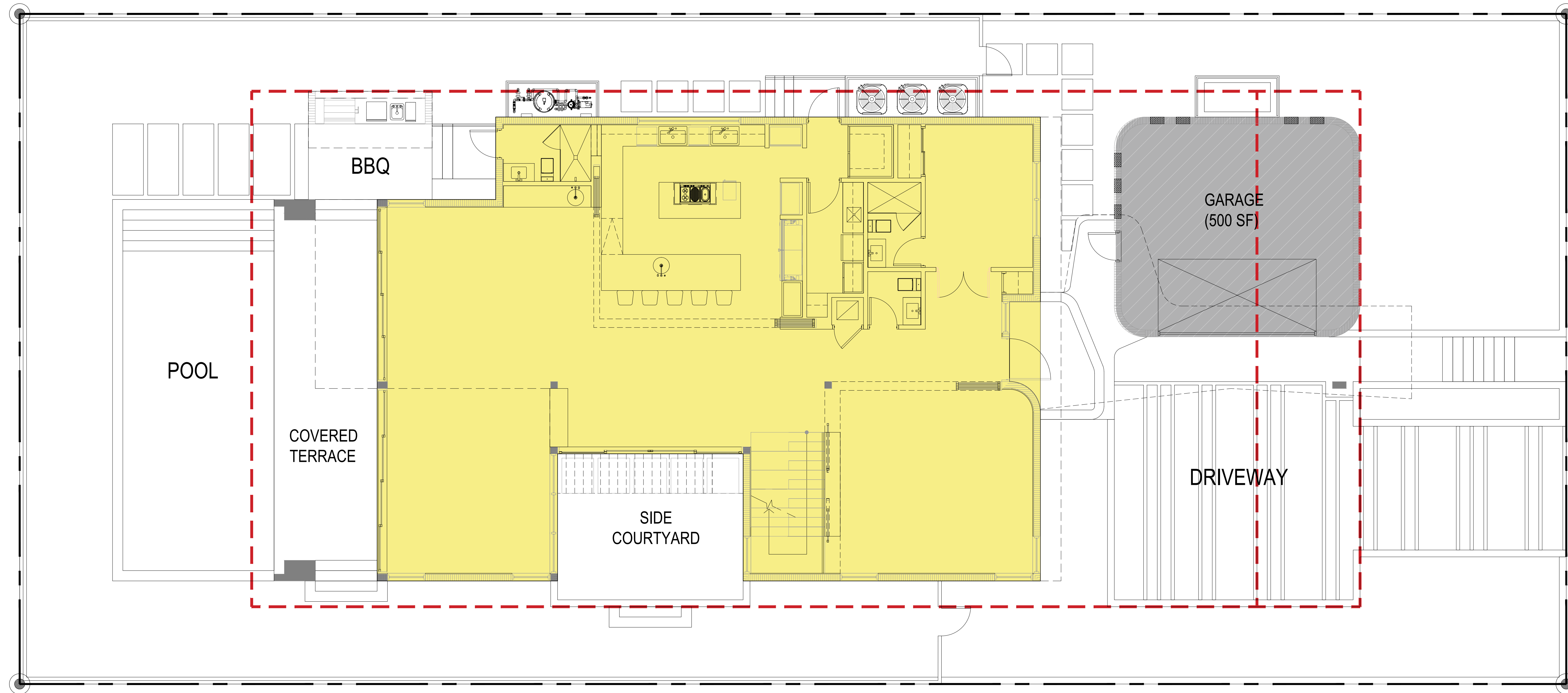
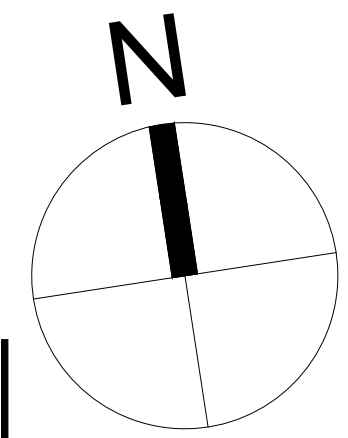
**A-1.3**







LOT SIZE	9,750 SF MIN.	PROPOSED
LOT COVERAGE	2,437.5 SF (0.25 MAX.)/2,925 SF(0.3)	2,836 SF (29.1%)
UNIT SIZE (FAR)	4,875 SF (0.5 MAX.)	4,875 SF
1ST LEVEL		2,581 SF
2ND LEVEL		2,294 SF
GARAGE		500 SF



UNIT SIZE = 2,581 SF

DETACHED GARAGE (DEDUCTED) =500 SF



01 GROUND FLOOR

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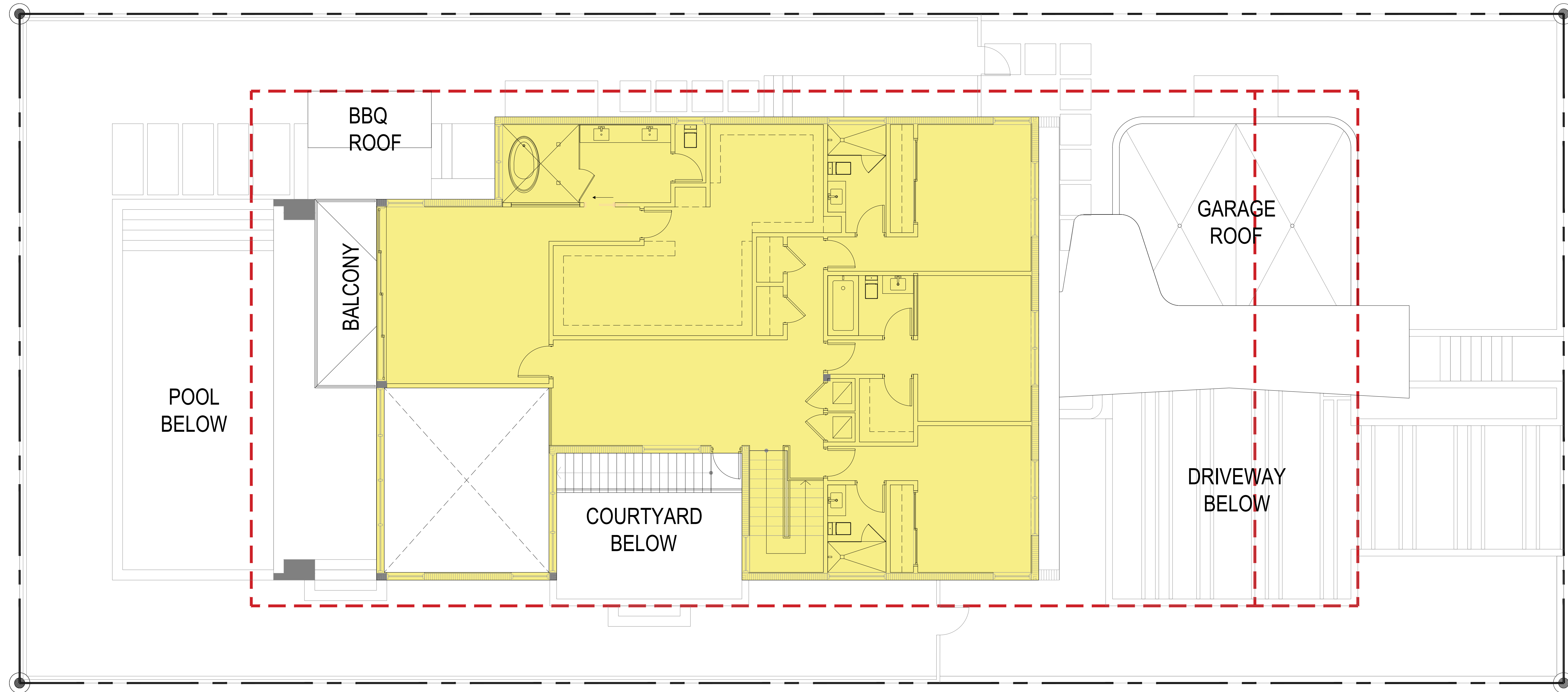
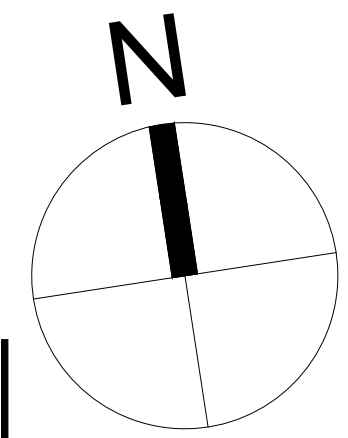
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F.A.R./ UNIT SIZE  
DIAGRAMS  
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**A-1.5**



LOT SIZE	9,750 SF MIN.	PROPOSED
LOT COVERAGE	2,437.5 SF (0.25 MAX.)/2,925 SF(0.3)	2,836 SF (29.1%)
UNIT SIZE (FAR)	4,875 SF (0.5 MAX.)	4,875 SF
1ST LEVEL		2,581 SF
2ND LEVEL		2,294 SF
GARAGE		500 SF



UNIT SIZE = 2,294 SF



01 SECOND FLOOR

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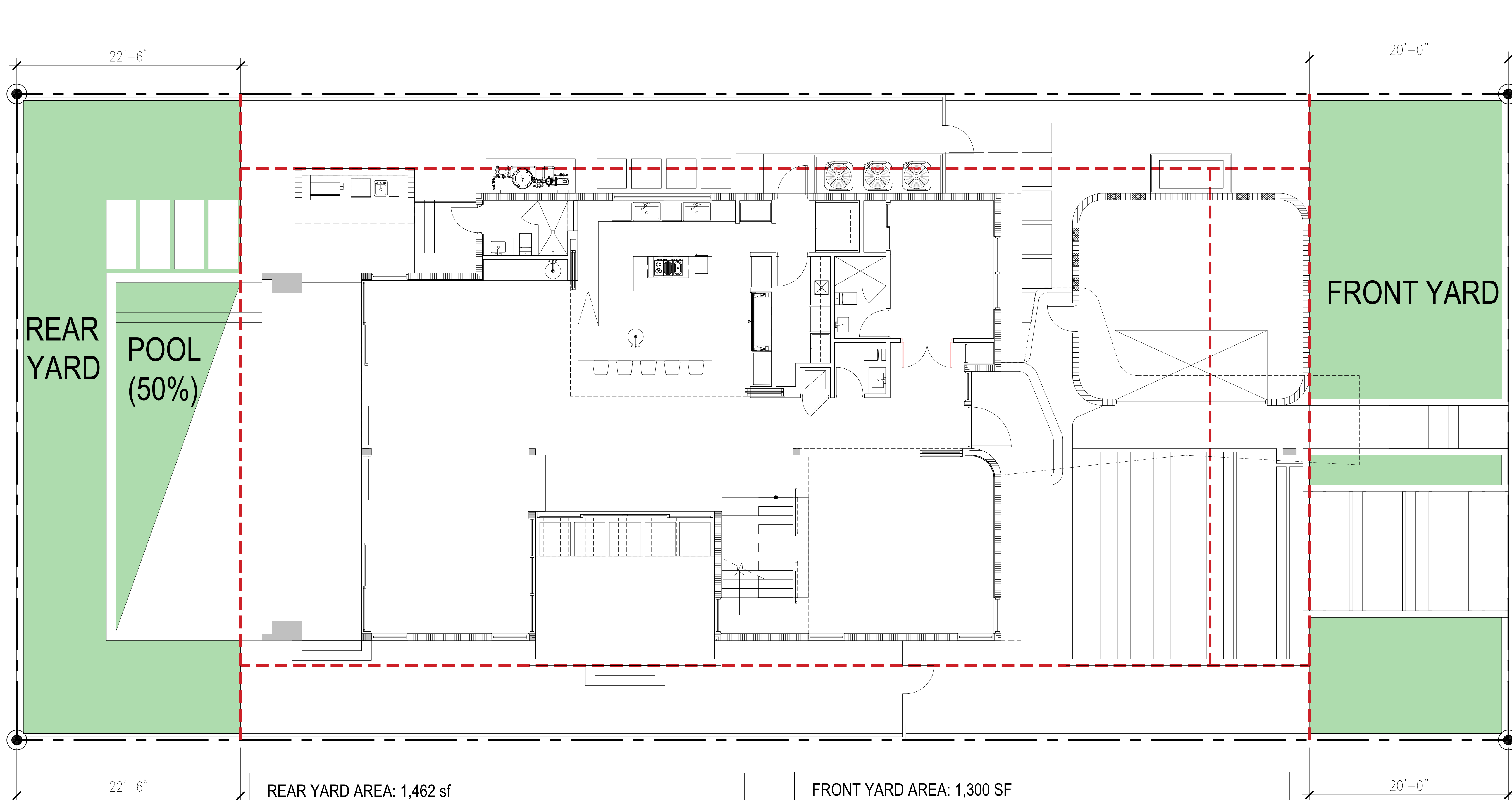
F.A.R./ UNIT SIZE  
DIAGRAMS  
DATE: 12/07/2020  
SCALE: NTS

**A-1.5.1**









REAR YARD AREA: 1,462 sf  
 MINIMUM ALLOWED LANDSCAPE: 1,023 sf (70% of rear yard area)  
 PROPOSED REAR YARD LANDSCAPE AREA: 1,026 SF (70.2%)

FRONT YARD AREA: 1,300 SF  
 MINIMUM ALLOWED LANDSCAPE: 650 SF (50% of front yard area)  
 PROPOSED FRONT YARD LANDSCAPE AREA: 864 SF (66.5%)

01 LANDSCAPE AREA DIAGRAM



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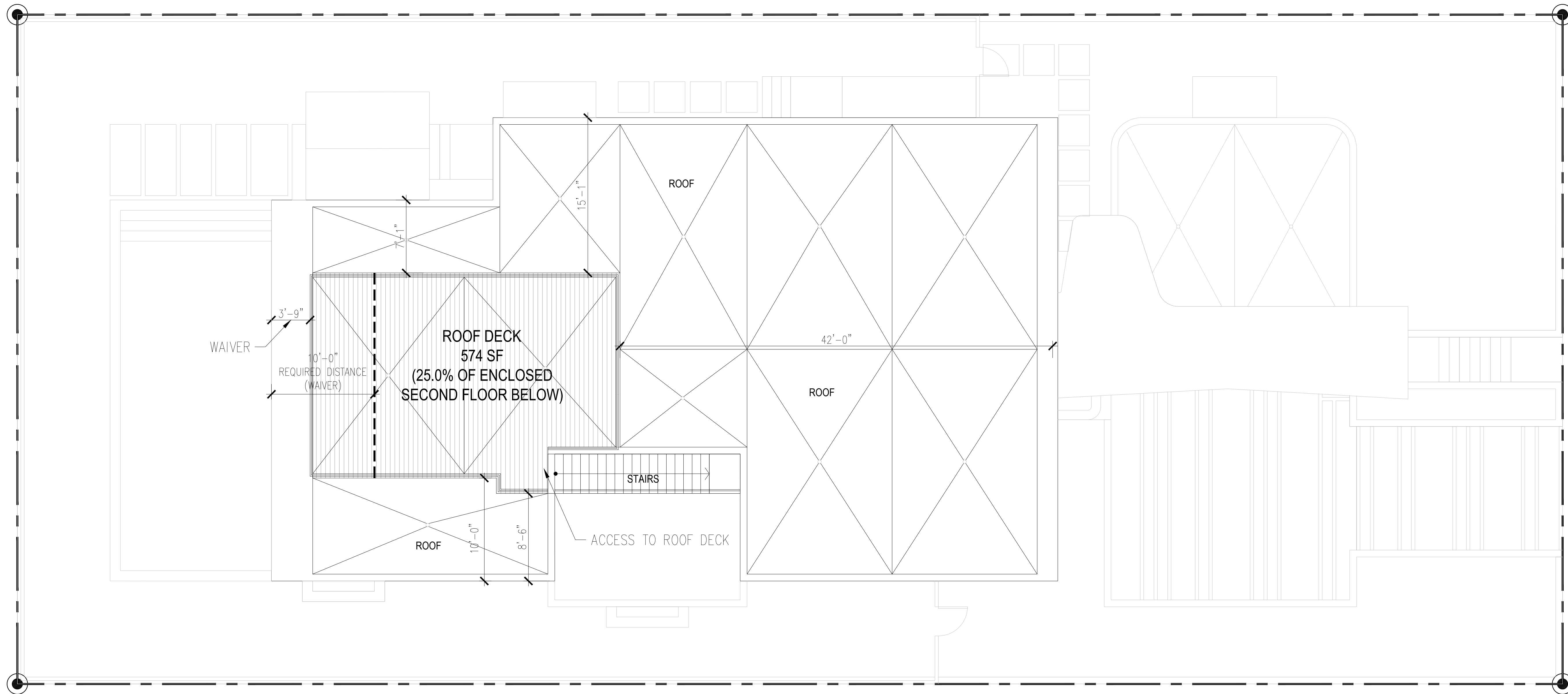
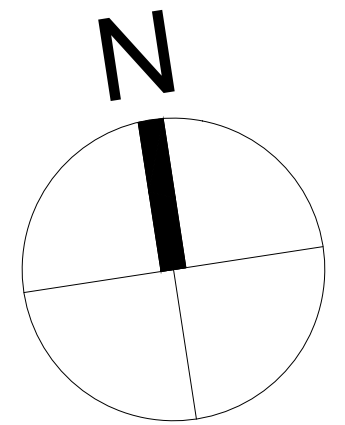
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LANDSCAPE DIAGRAMS  
 DATE: 12/07/2020  
 SCALE: 3/32" = 1'-0"

**A-1.7**





 ROOF DECK= 574 SF (25.0%)

SECOND LEVEL ENCLOSED AREA: 2,294 SF  
ROOF DECK AREA: 574 SF (25% OF ENCLOSED AREA BELOW)

01 ROOF DECK DIAGRAM / WAIVER DIAGRAM



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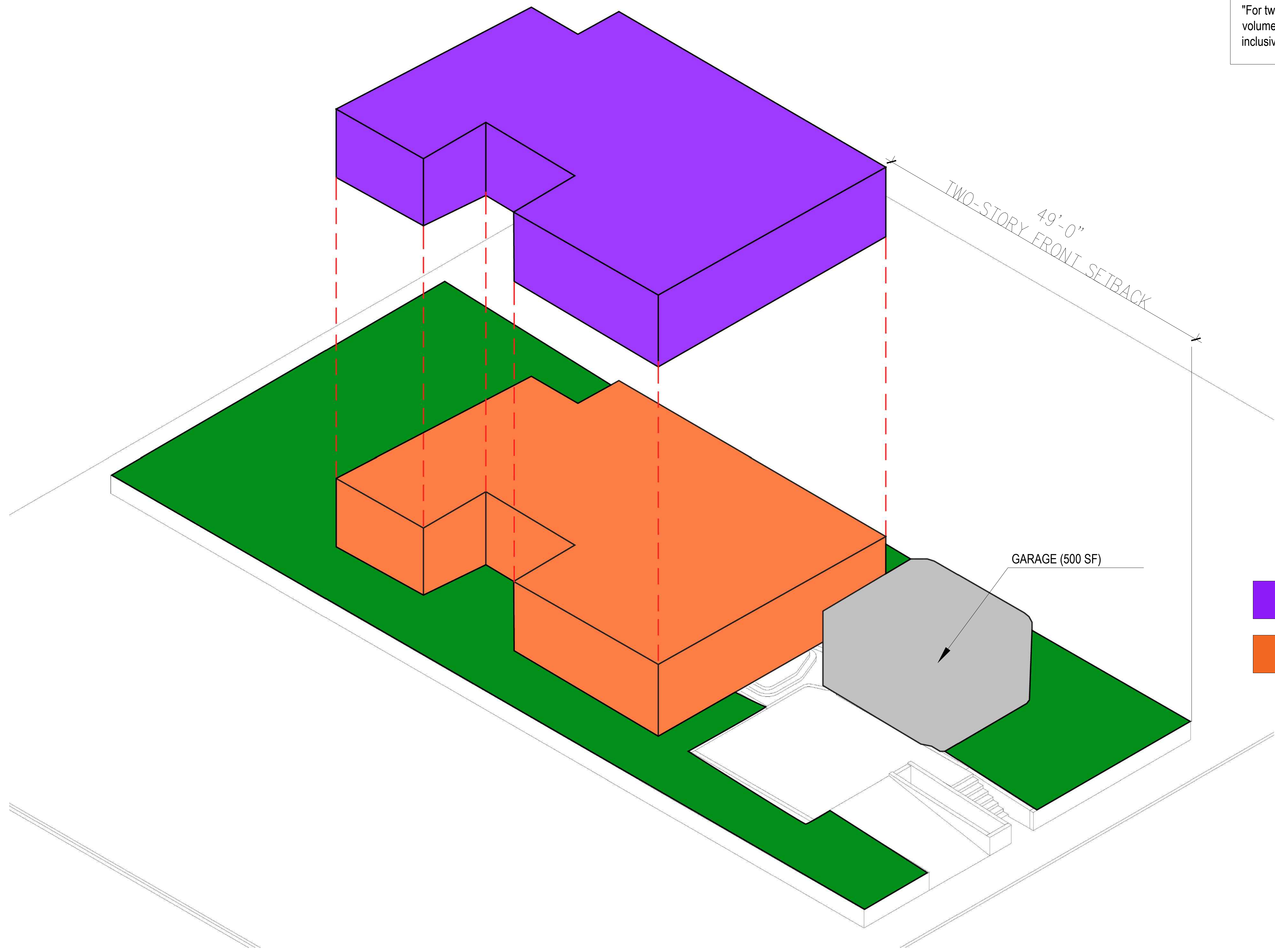
ROOF DECK / WAIVER DIAGRAM  
DATE: 12/07/2020  
SCALE: 3/32" = 1'-0"

**A-1.8**



**RELEVANT CODE INFORMATION**

"For two stories homes with an overall lot coverage of 25% or greater, physical volume of the second floor shall not exceed 70% of the first floor of the main home, inclusive of any enclosed parking structure." (142-105 (b) (4) c.



- PHYSICAL VOLUME OF SECOND FLOOR: 2,581 SF  
100% OF THE GROUND FLOOR (2,581 SF)
- PHYSICAL VOLUME OF GROUND FLOOR: 2,581 SF

GARAGE (500 SF)



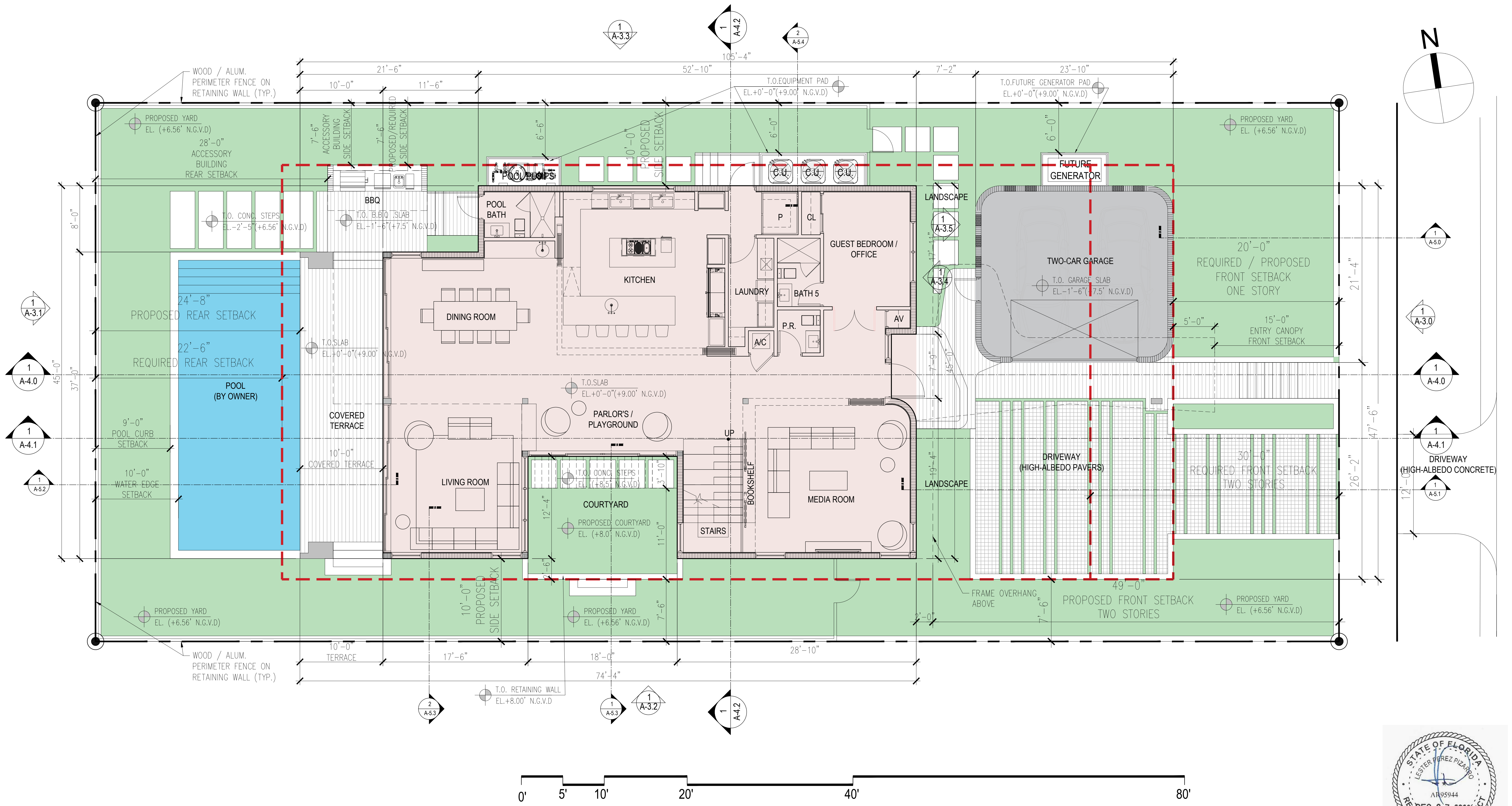
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VOLUMETRIC DIAGRAM  
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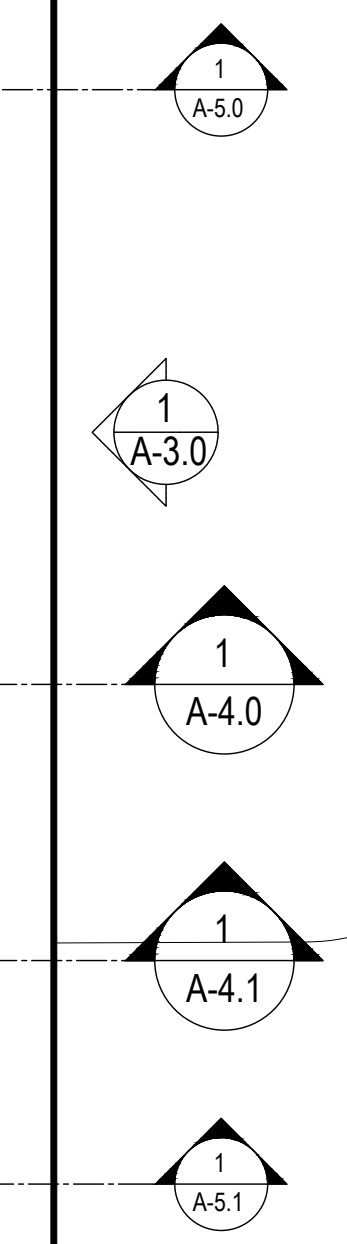
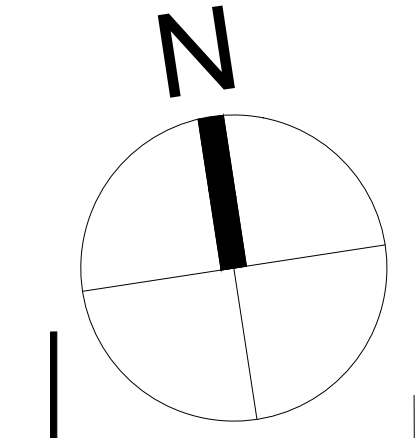
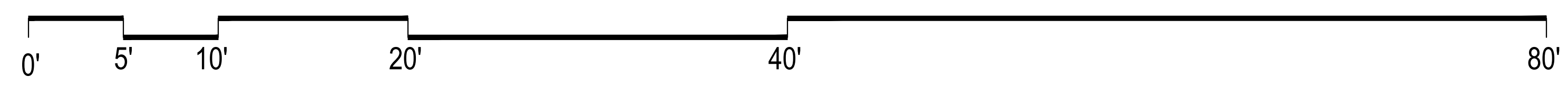
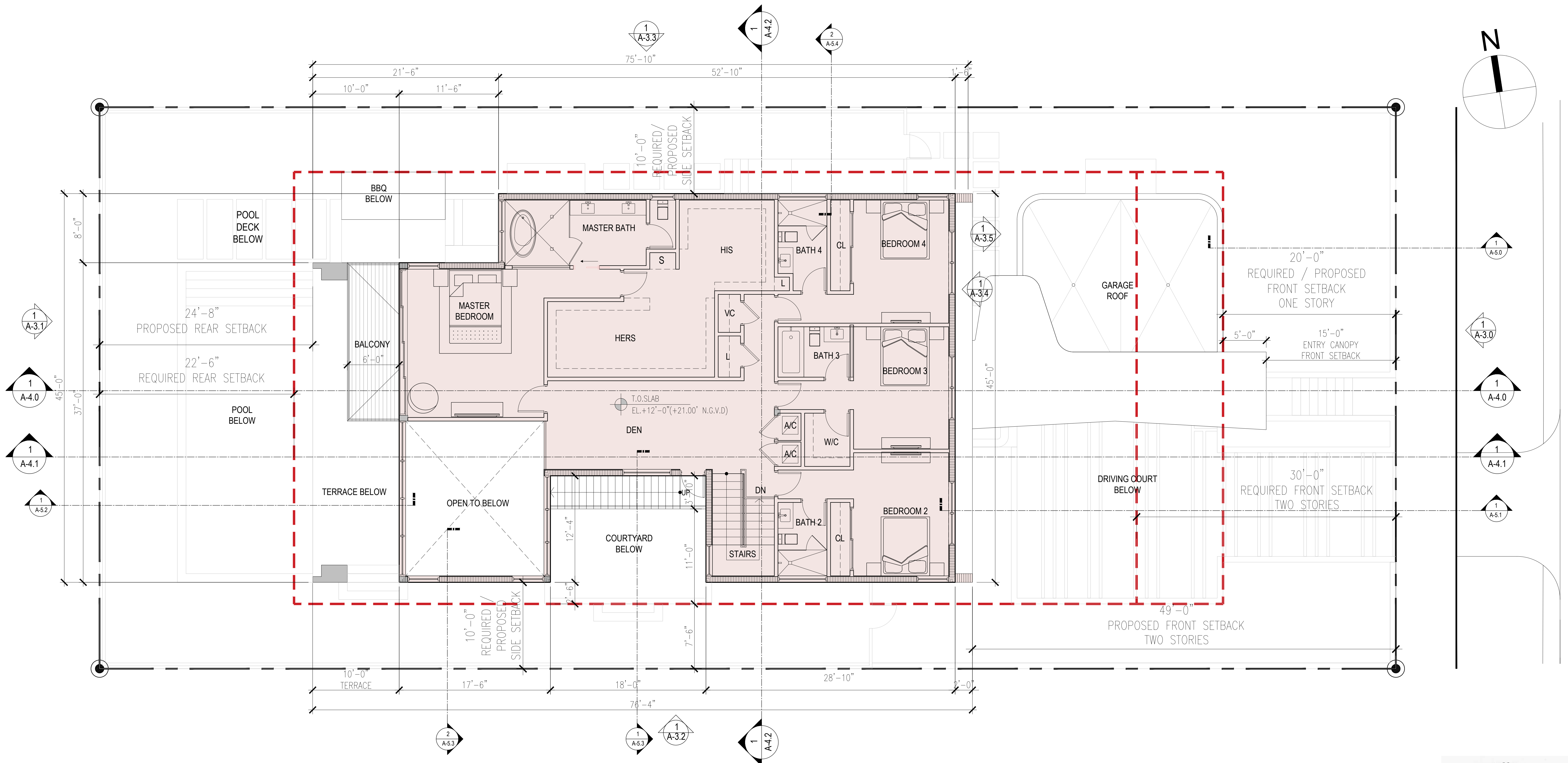
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GROUND FLOOR PLAN  
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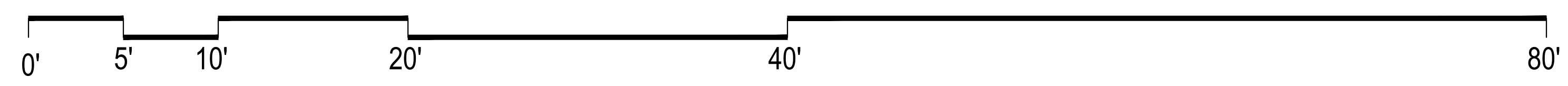
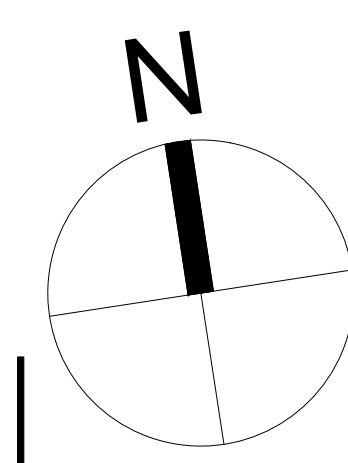
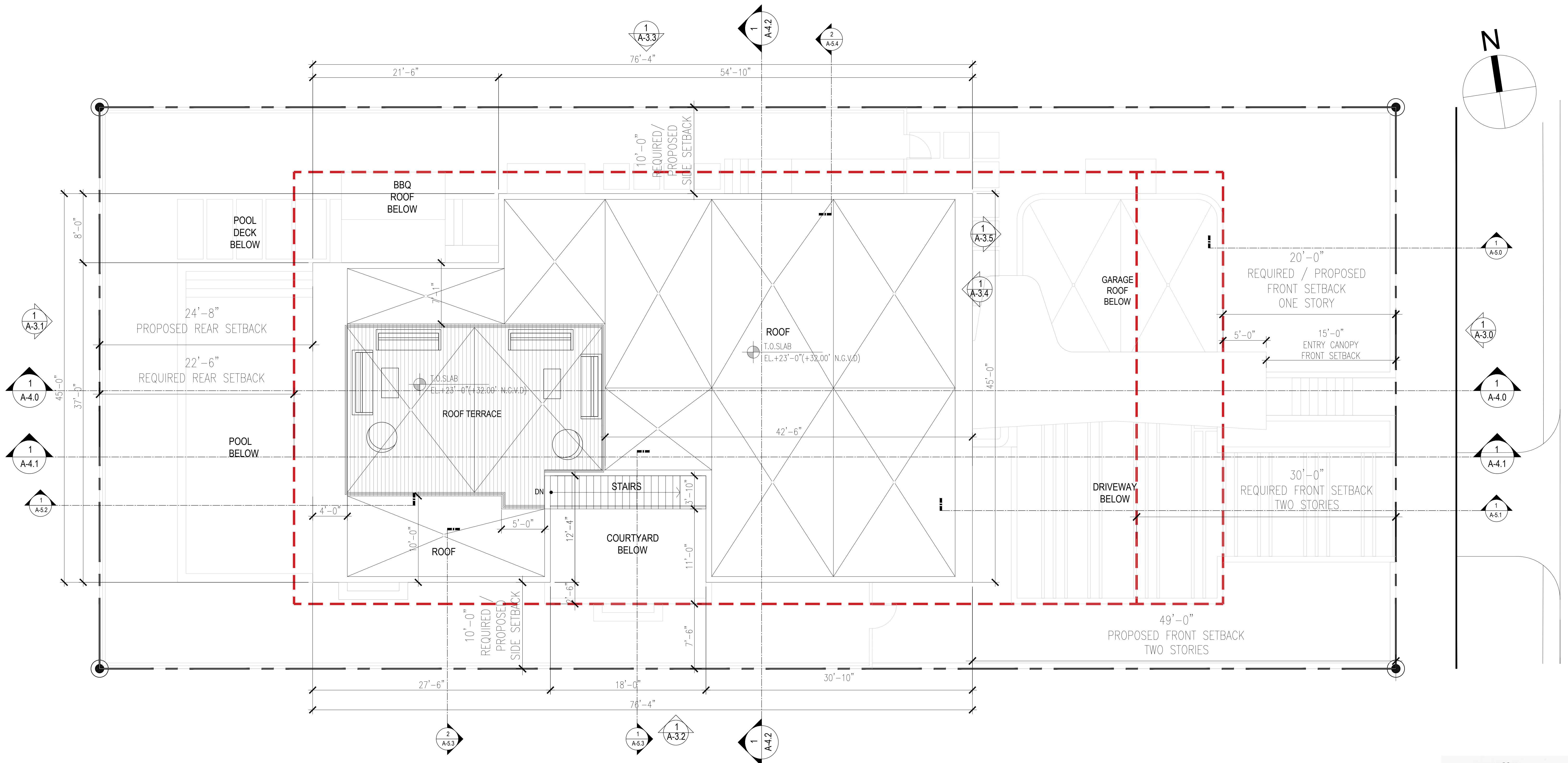
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SECOND FLOOR PLAN  
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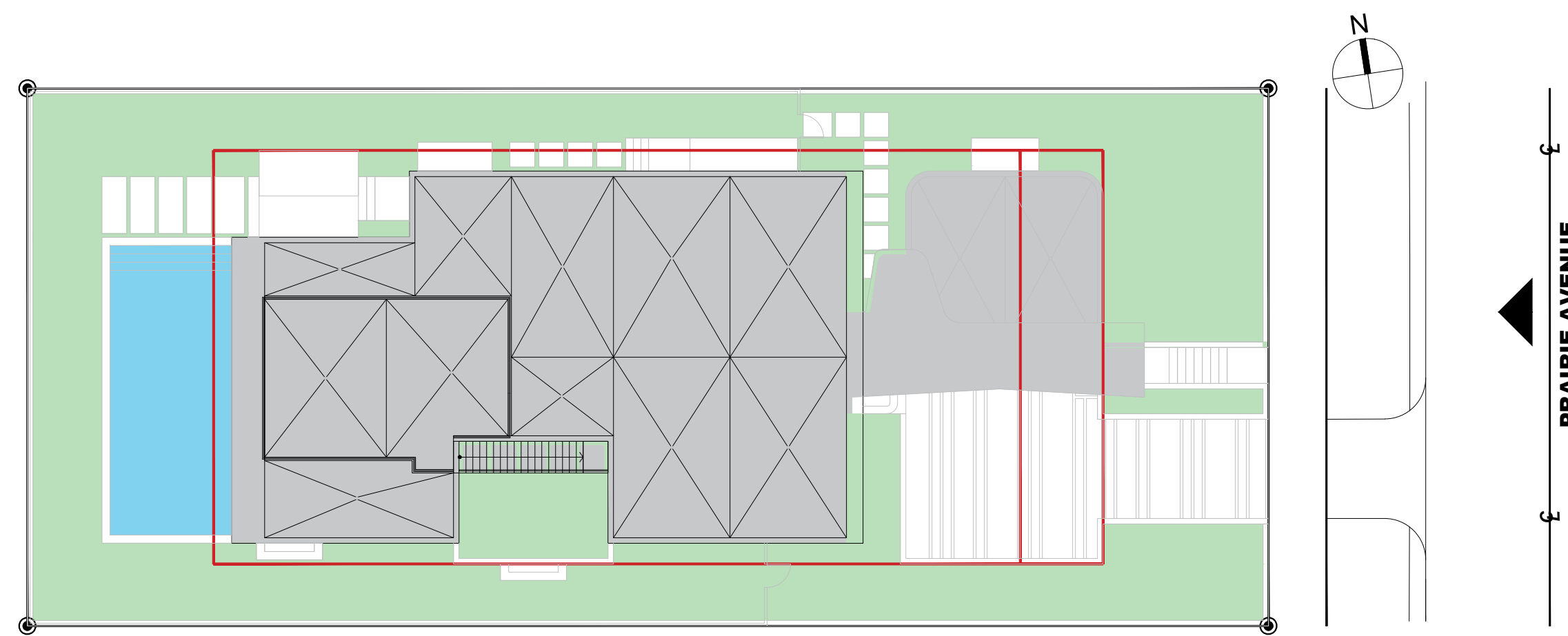
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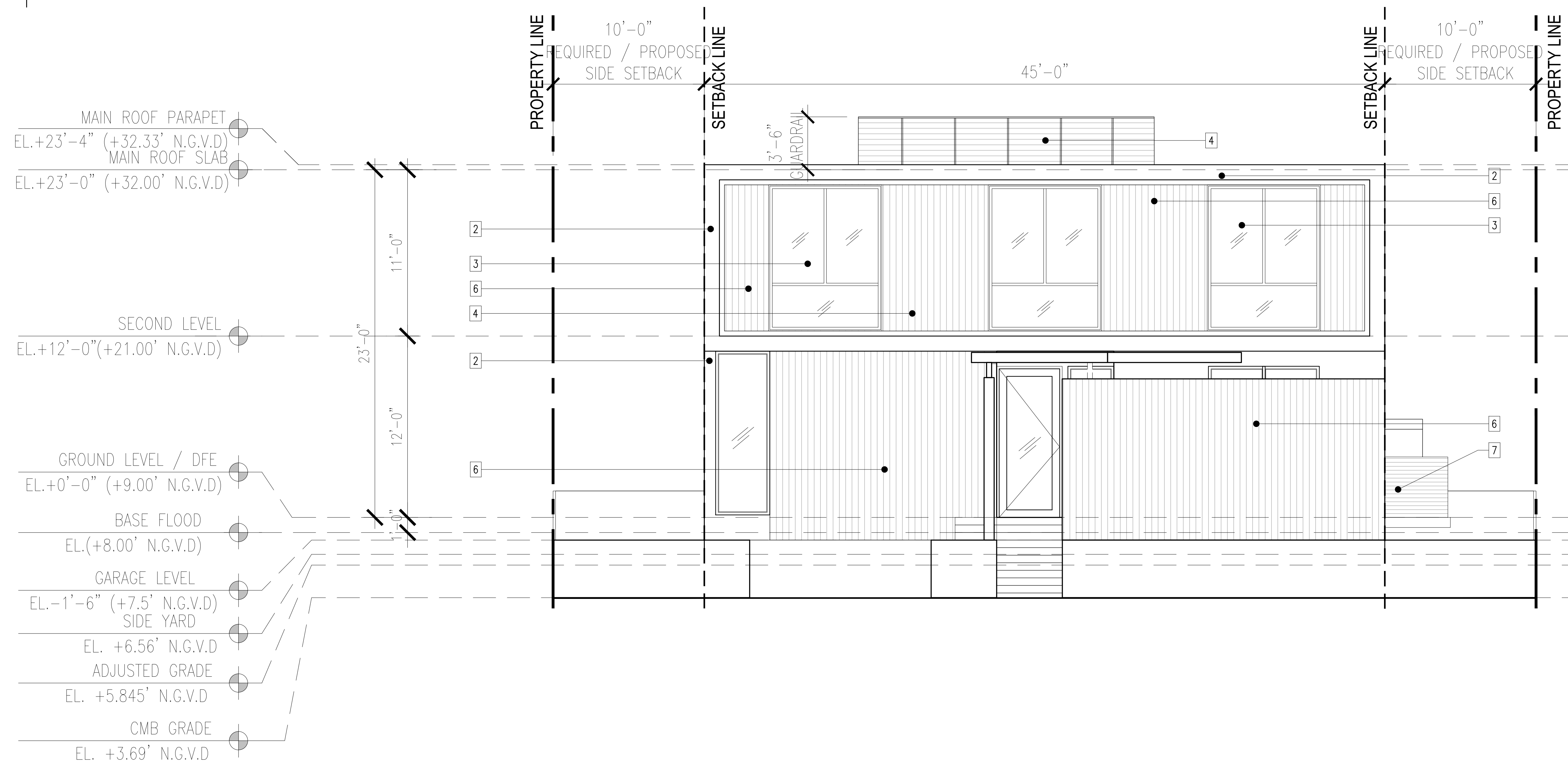
ROOF FLOOR PLAN  
DATE: 12/07/2020  
SCALE: NTS  
**A-2.3**





02 | KEYPLAN

FINISH LEGEND	
1	ALUMINUM & GLASS IMPACT RESISTANT ACCESS DOOR
2	SMOOTH STUCCO PAINTED FINISH
3	ALUMINUM & GLASS IMPACT RESISTANT WINDOWS/DOORS
4	AVIATOR CABLE RAILING 42" A.F.F.
5	STEEL BEAMS/COLUMNS WITH BREAK METAL TO MATCH WINDOWS AND DOORS MULLIONS FINISH.
6	2"X 2" DECORATIVE WOOD LOUVERS
7	ALUMINUM MECHANICAL EQUIPMENT LOUVERS ON CONCRETE SLAB
8	IMPACT RESISTANT GLASS RAILING 42" A.F.F.



01 | EAST / FRONT ELEVATION



**RICHARDSON'S VILLA**  
DESIGN REVIEW BOARD SUBMITTAL

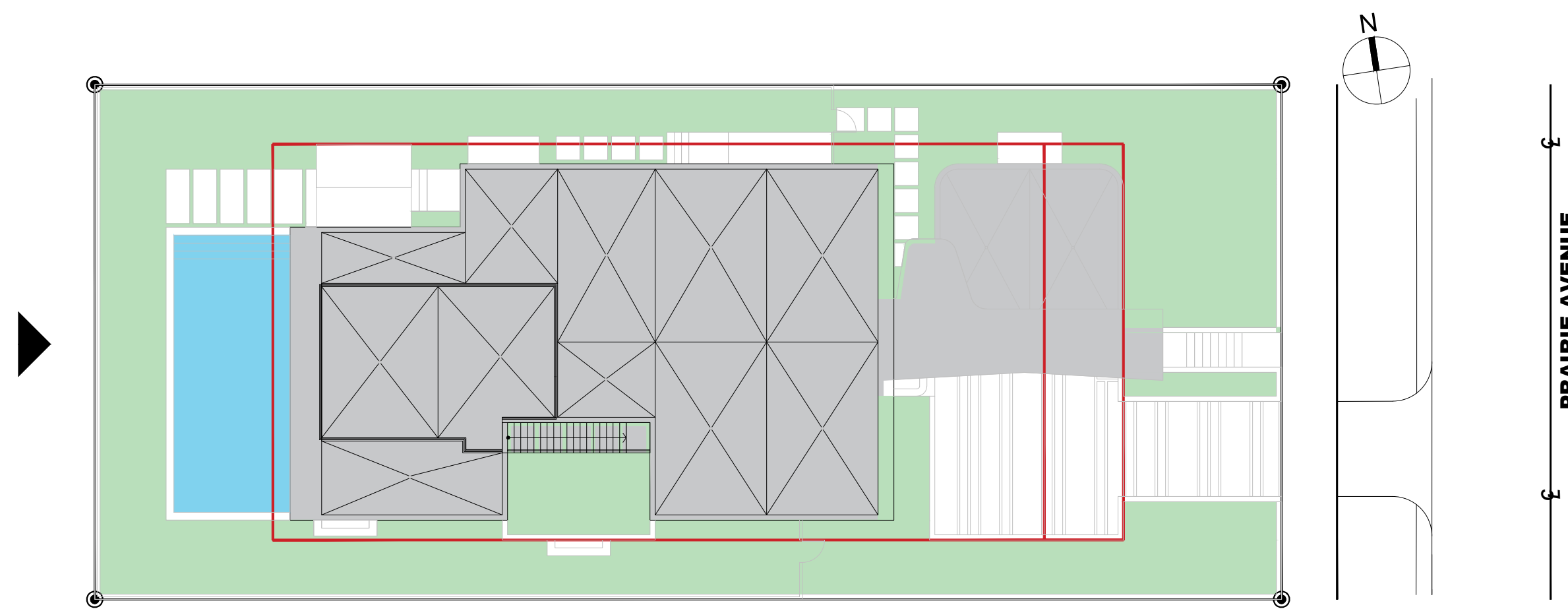
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EXTERIOR ELEVATIONS  
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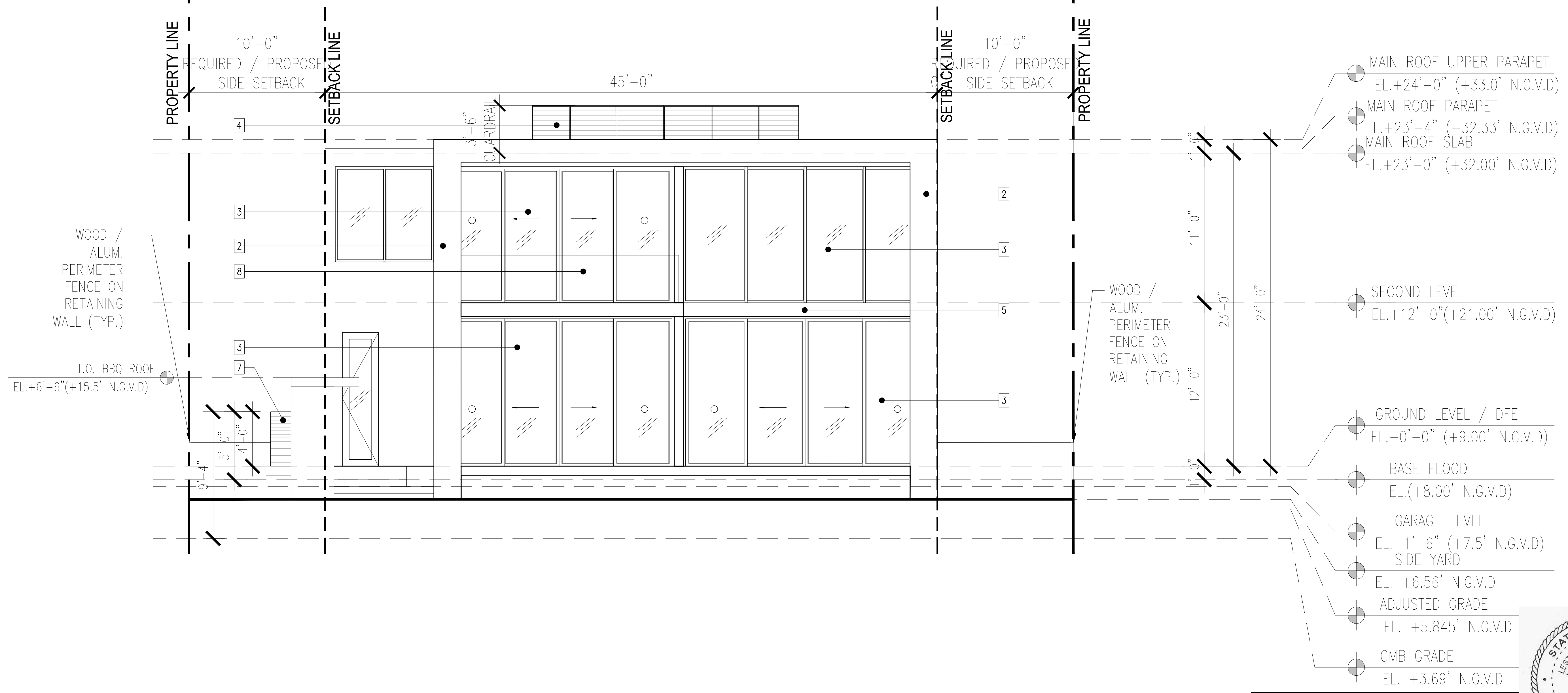
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FINISH LEGEND	
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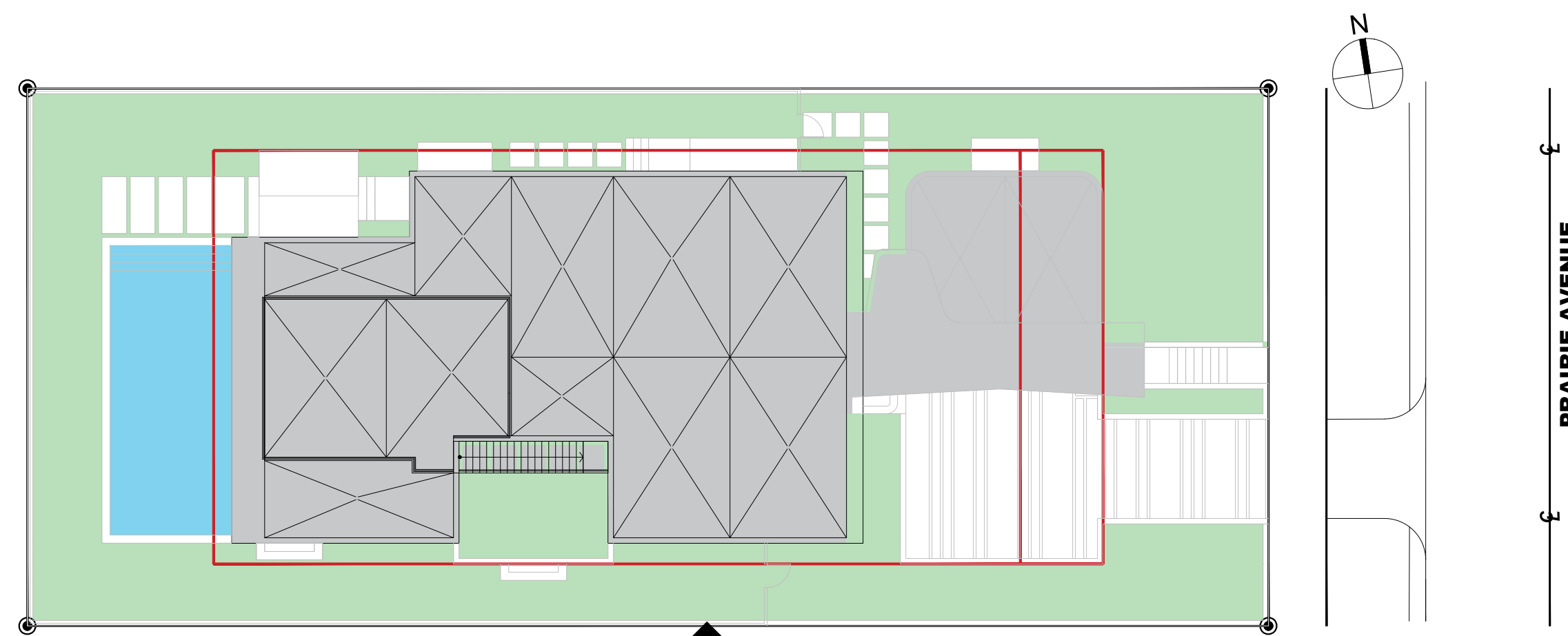
02 | KEYPLAN



01 | WEST / REAR ELEVATION

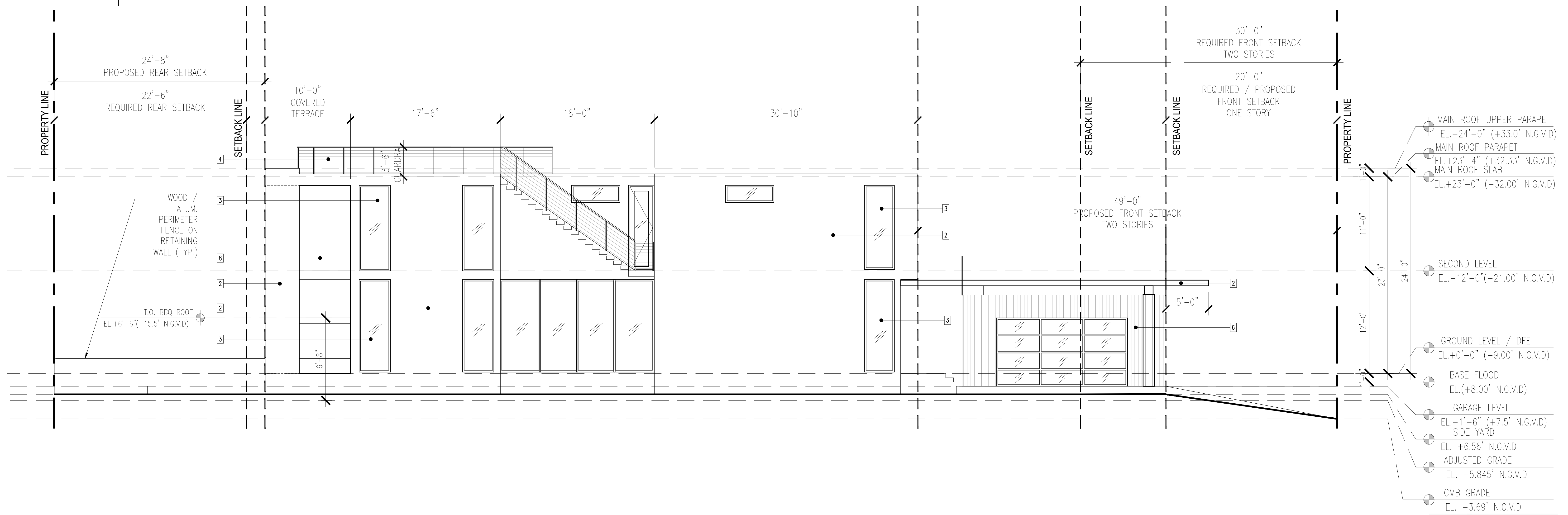






02 KEYPLAN

FINISH LEGEND	
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01 SOUTH / SIDE ELEVATION

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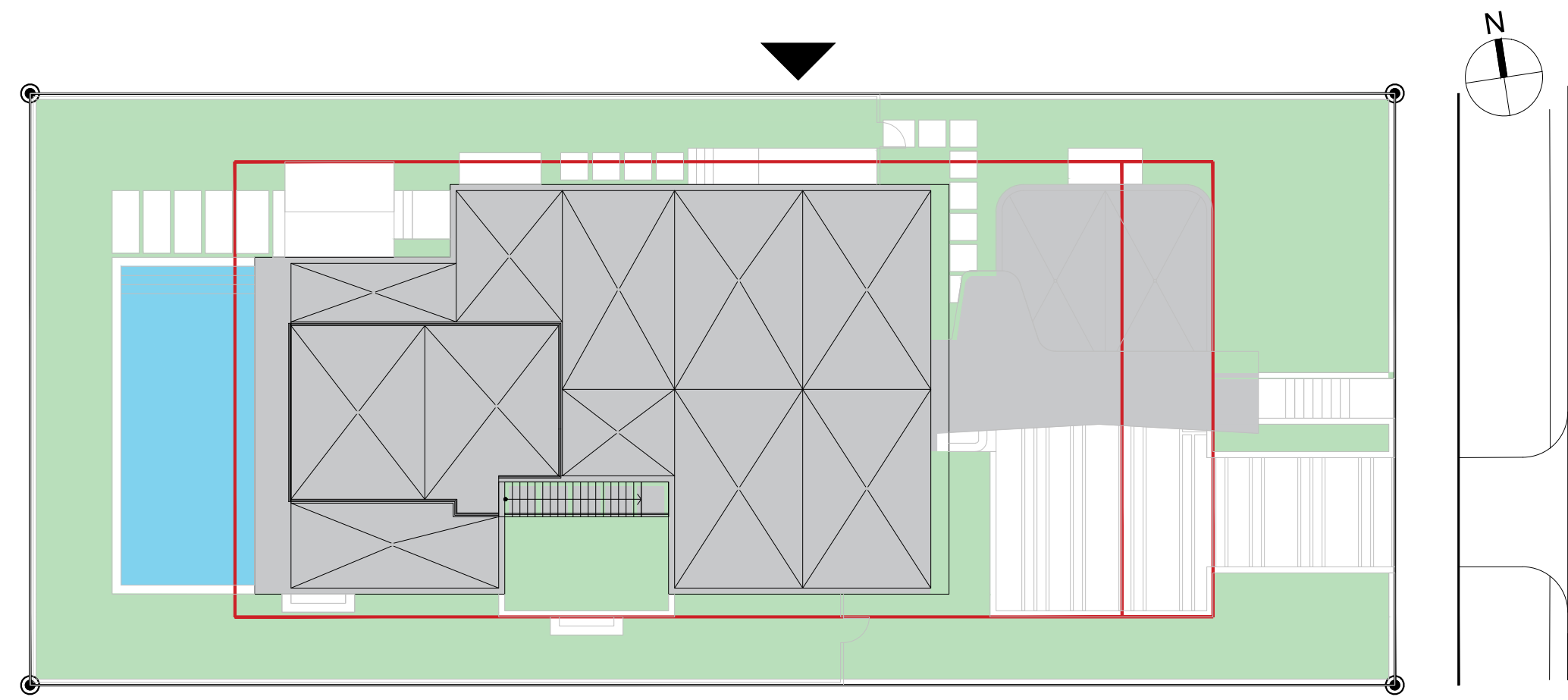
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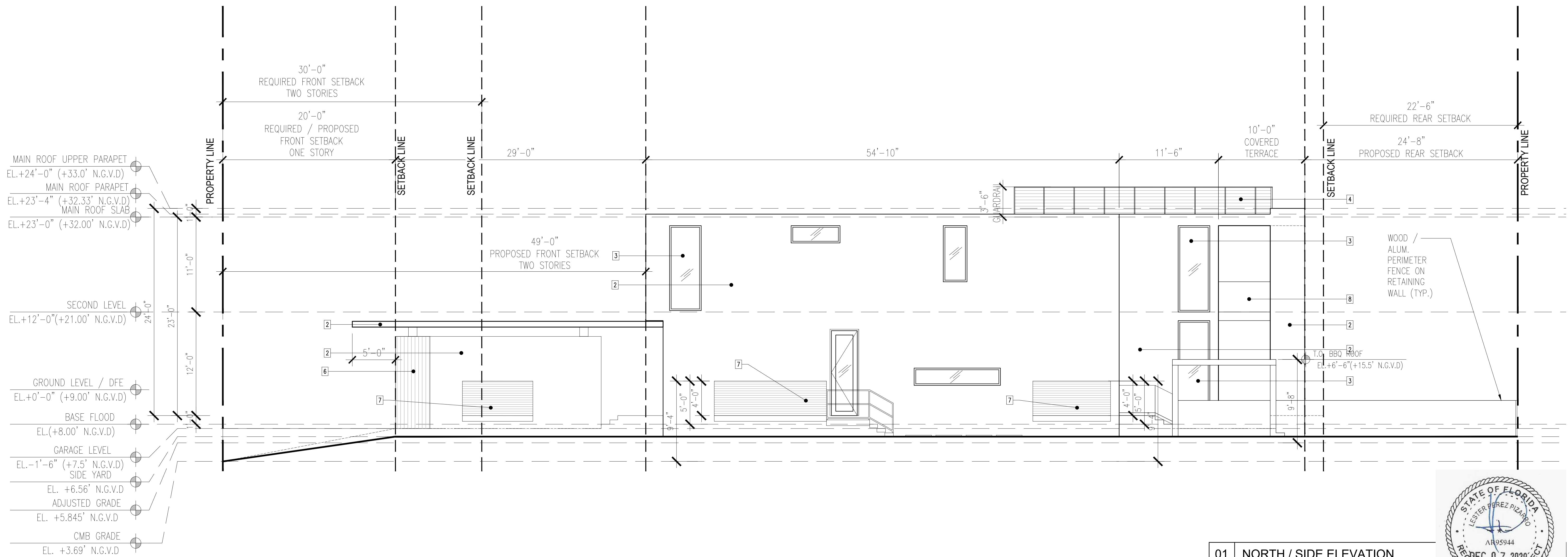
EXTERIOR ELEVATIONS  
DATE: 12/07/2020  
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**A-3.2**





02 | KEYPLAN

FINISH LEGEND	
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01 | NORTH / SIDE ELEVATION



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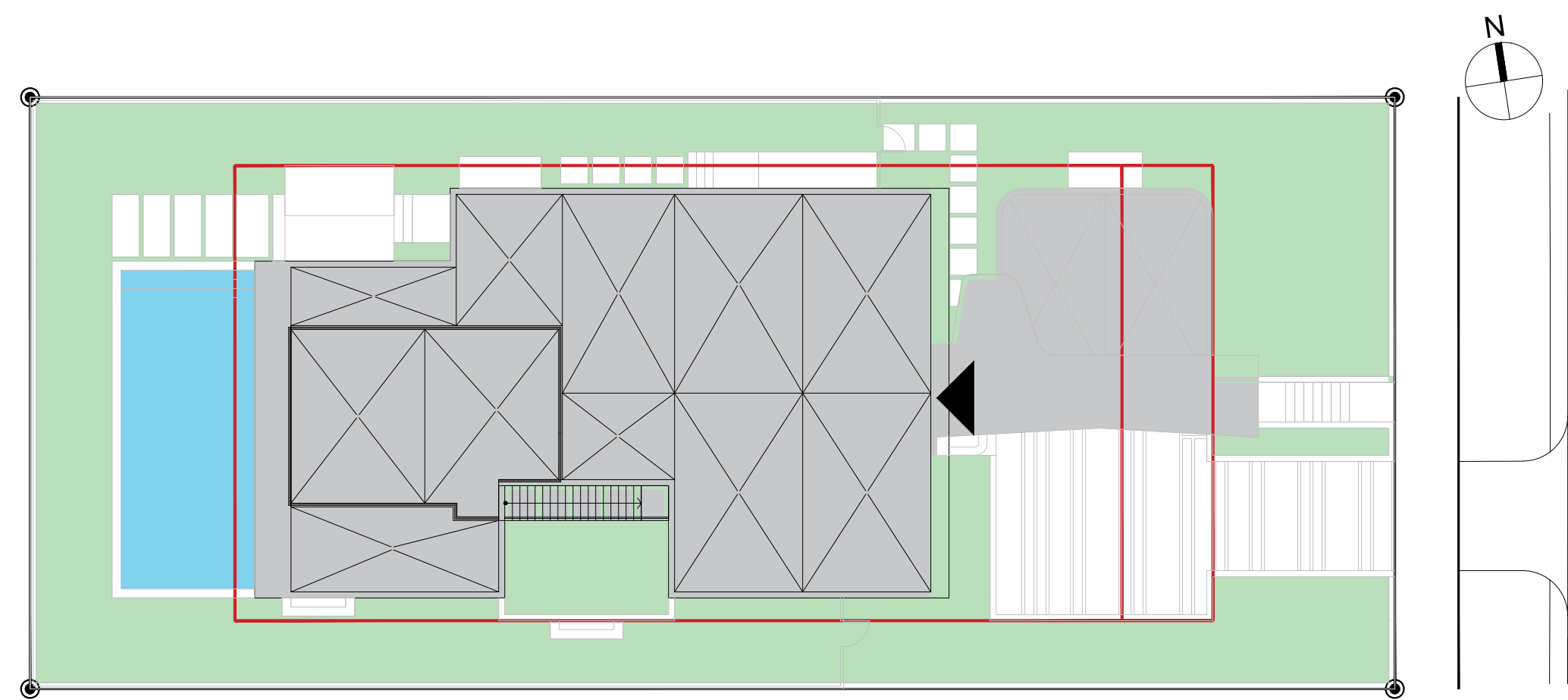
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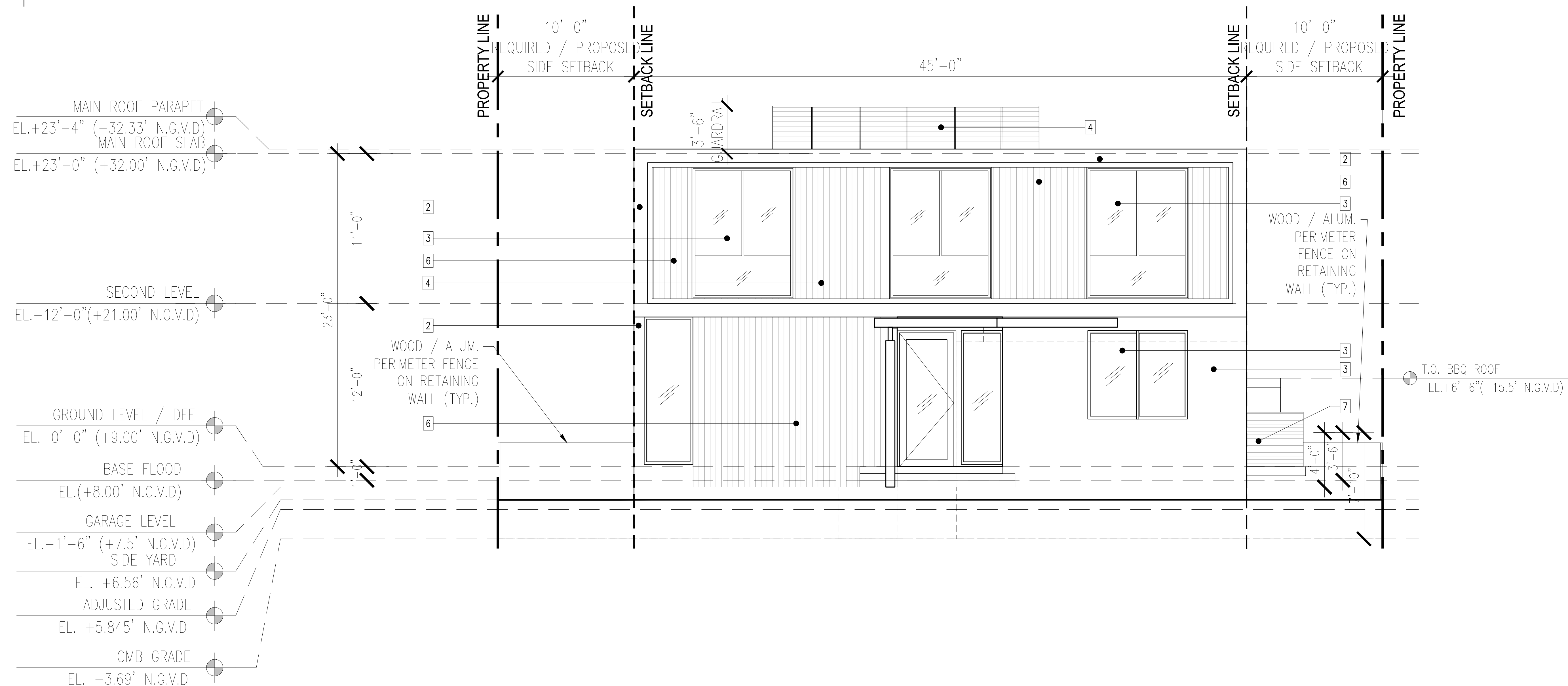
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02 | KEYPLAN

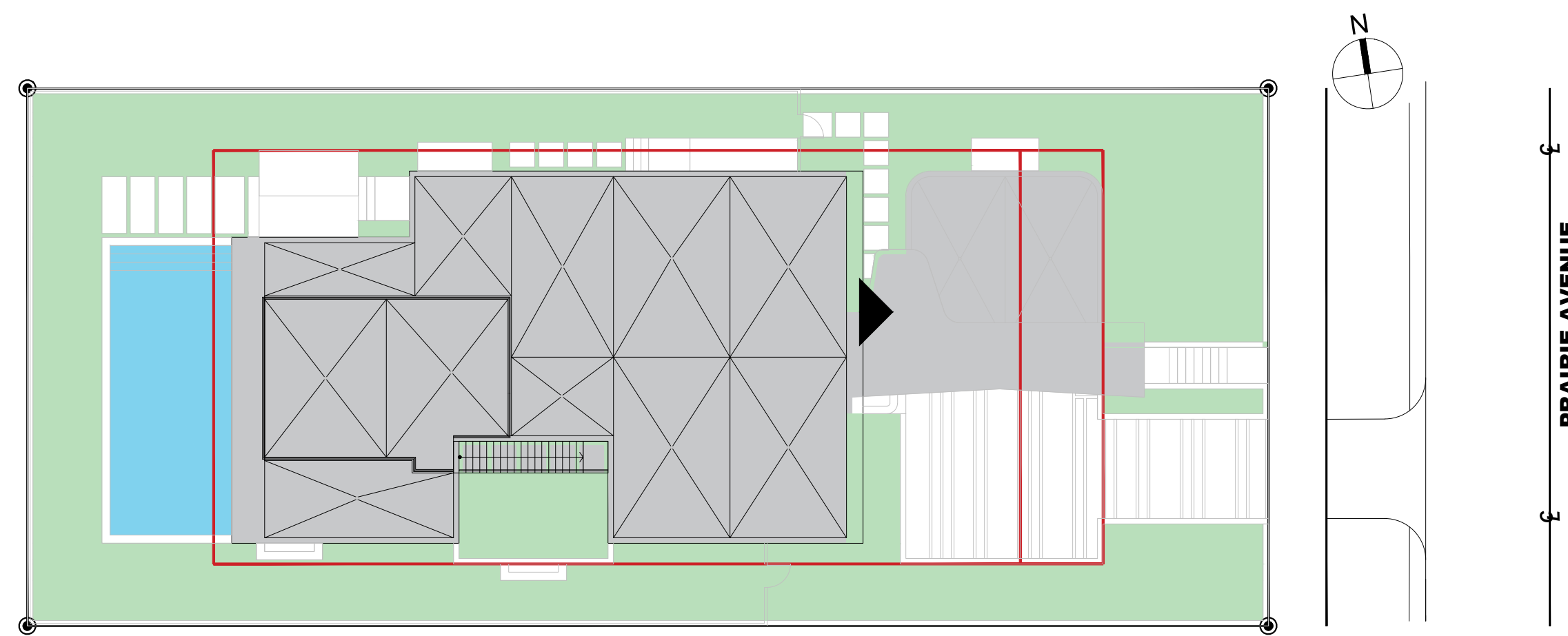
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01 | EAST / FRONT ELEVATION

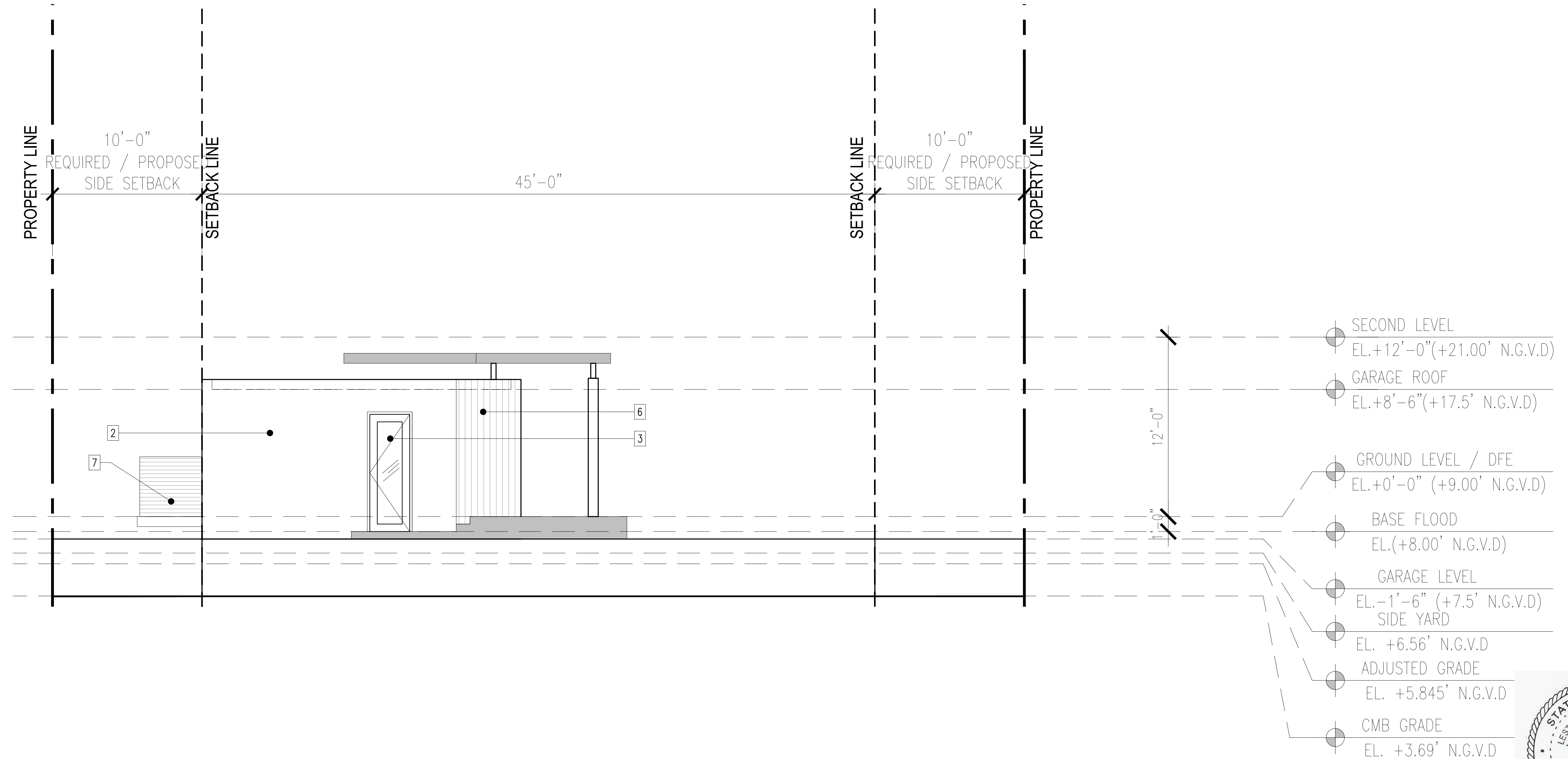






02 | KEYPLAN

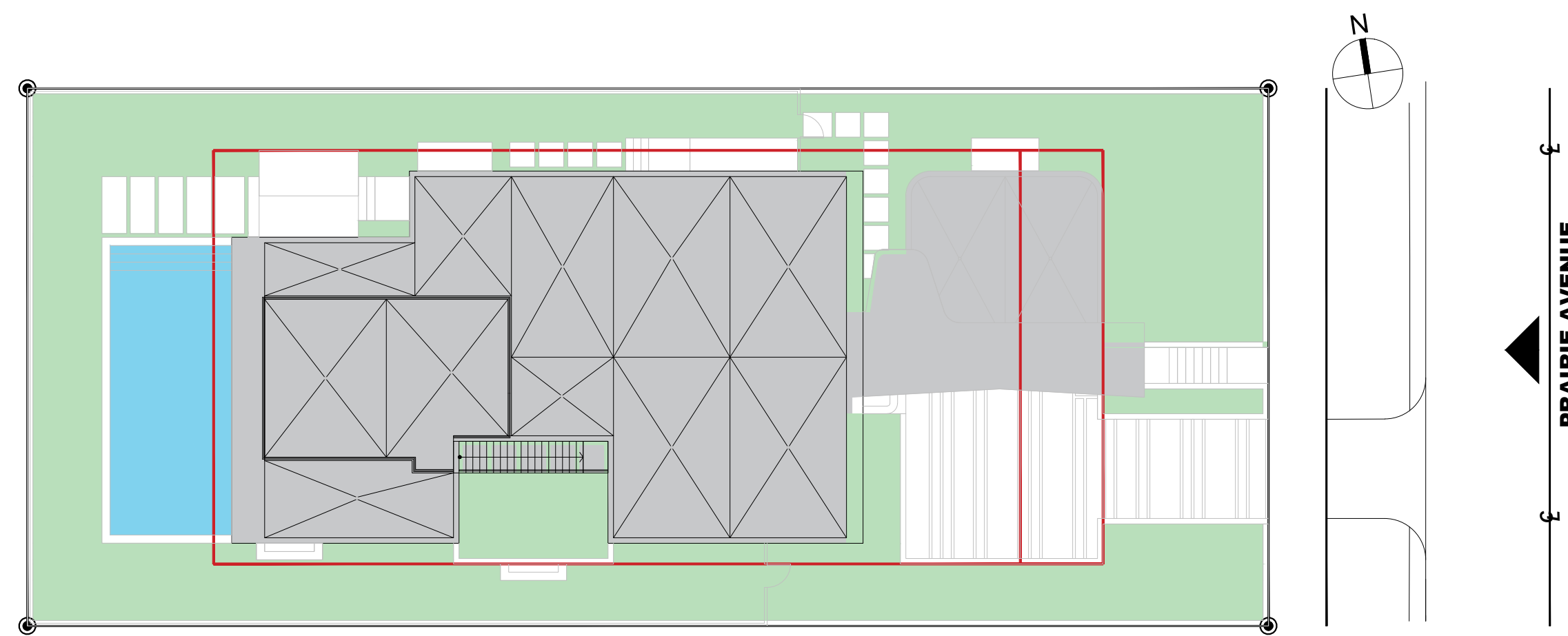
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01 | WEST / REAR GARAGE ELEVATION







02 | KEYPLAN

FINISH LEGEND	
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01 | EAST / FRONT ELEVATION



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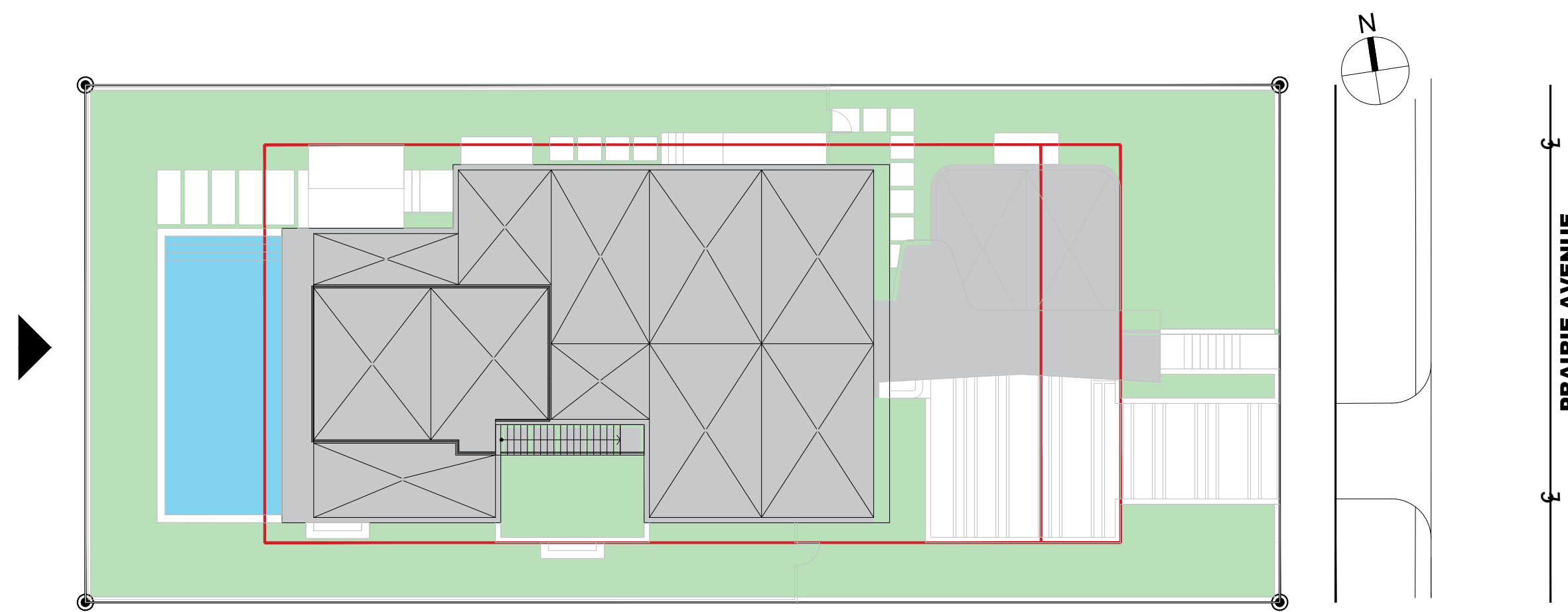
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FINISH LEGEND	
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02 | KEYPLAN



01 | WEST / REAR ELEVATION

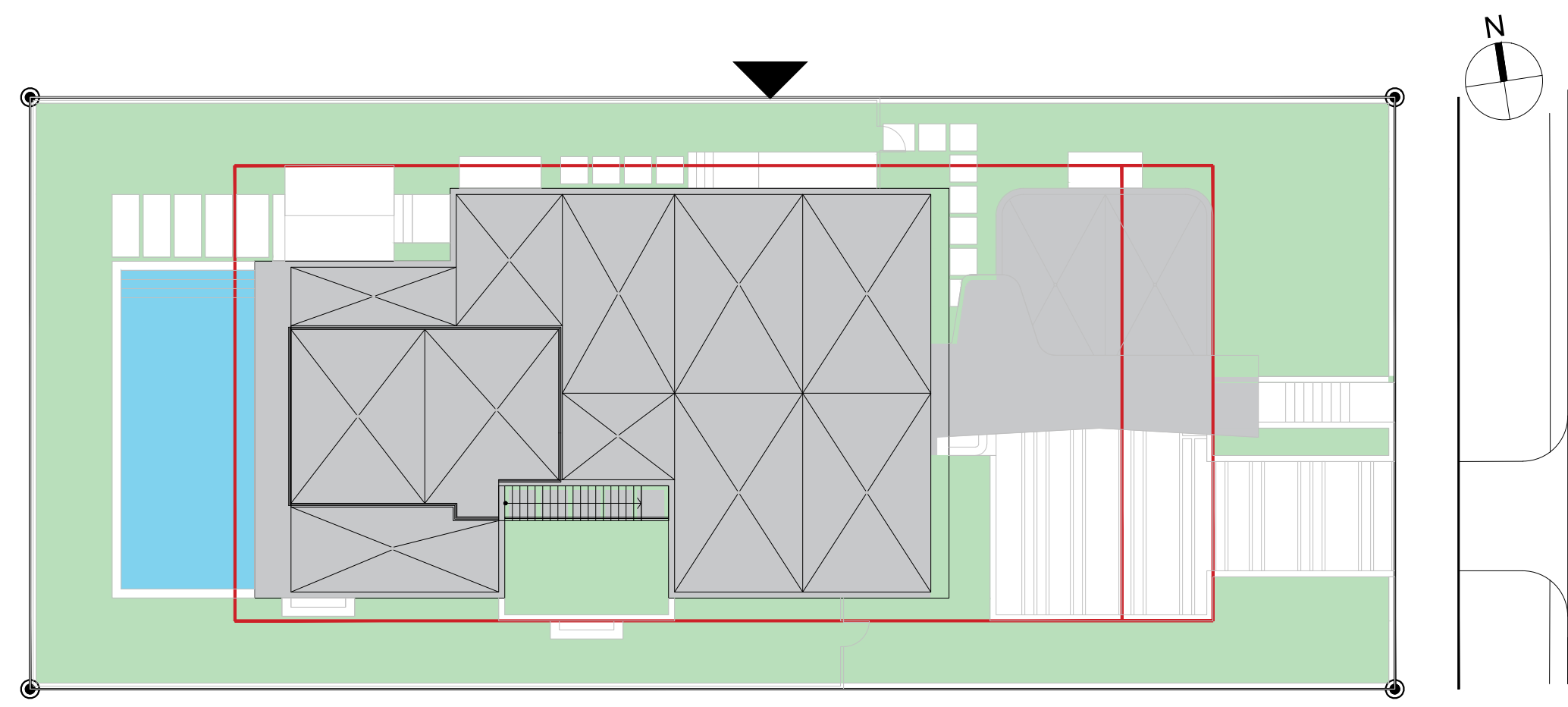
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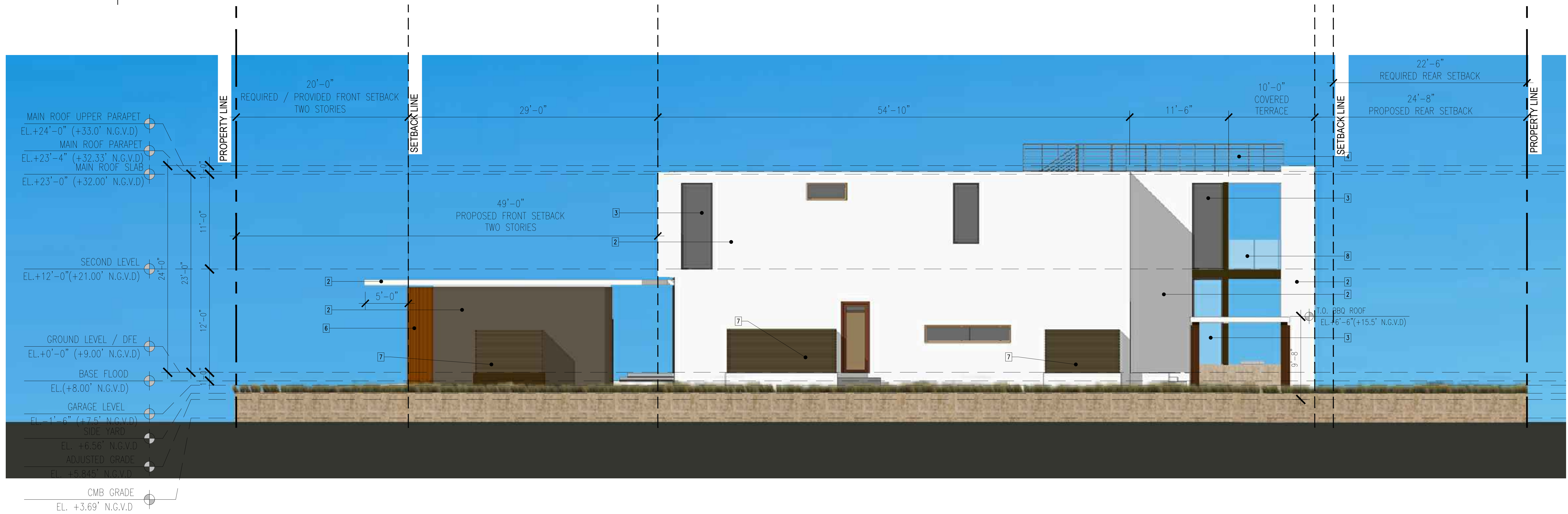
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**A-3.7**





02 KEYPLAN

FINISH LEGEND	
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01 NORTH / SIDE ELEVATION



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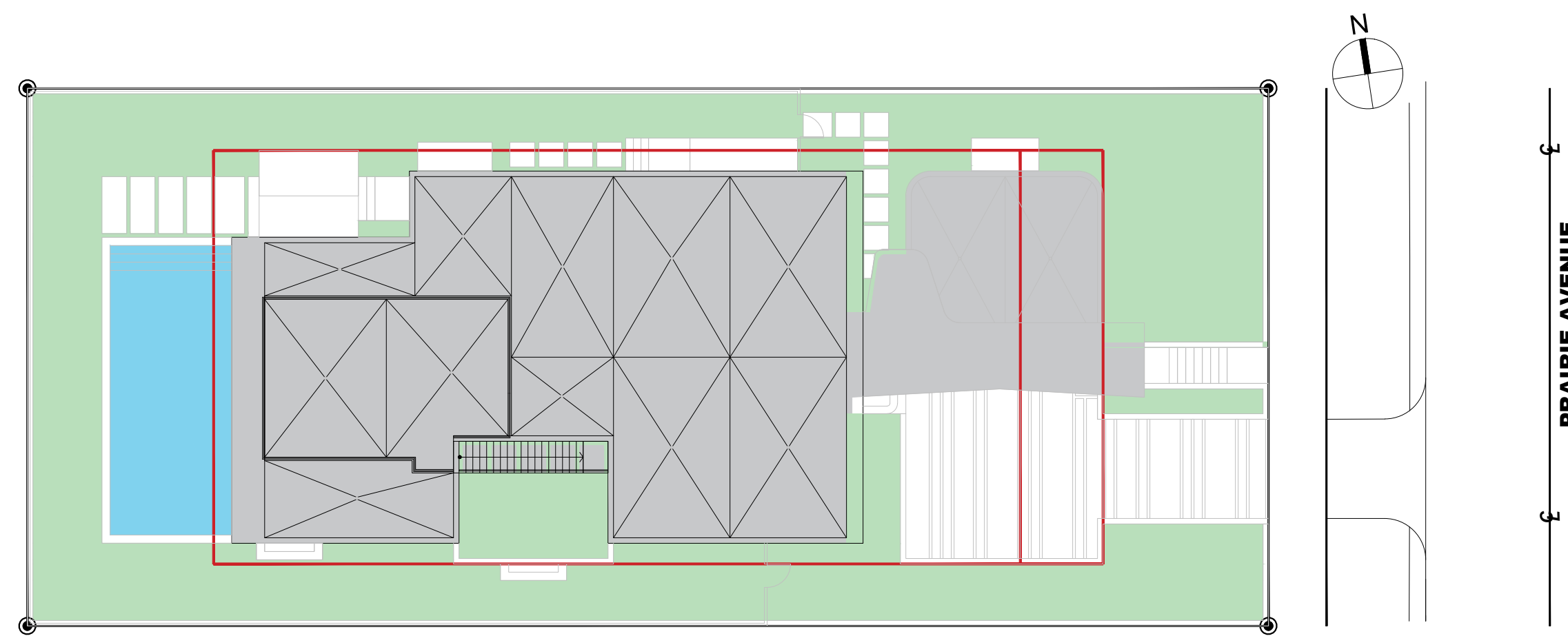
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02 | KEYPLAN

FINISH LEGEND	
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01 | SOUTH / SIDE ELEVATION

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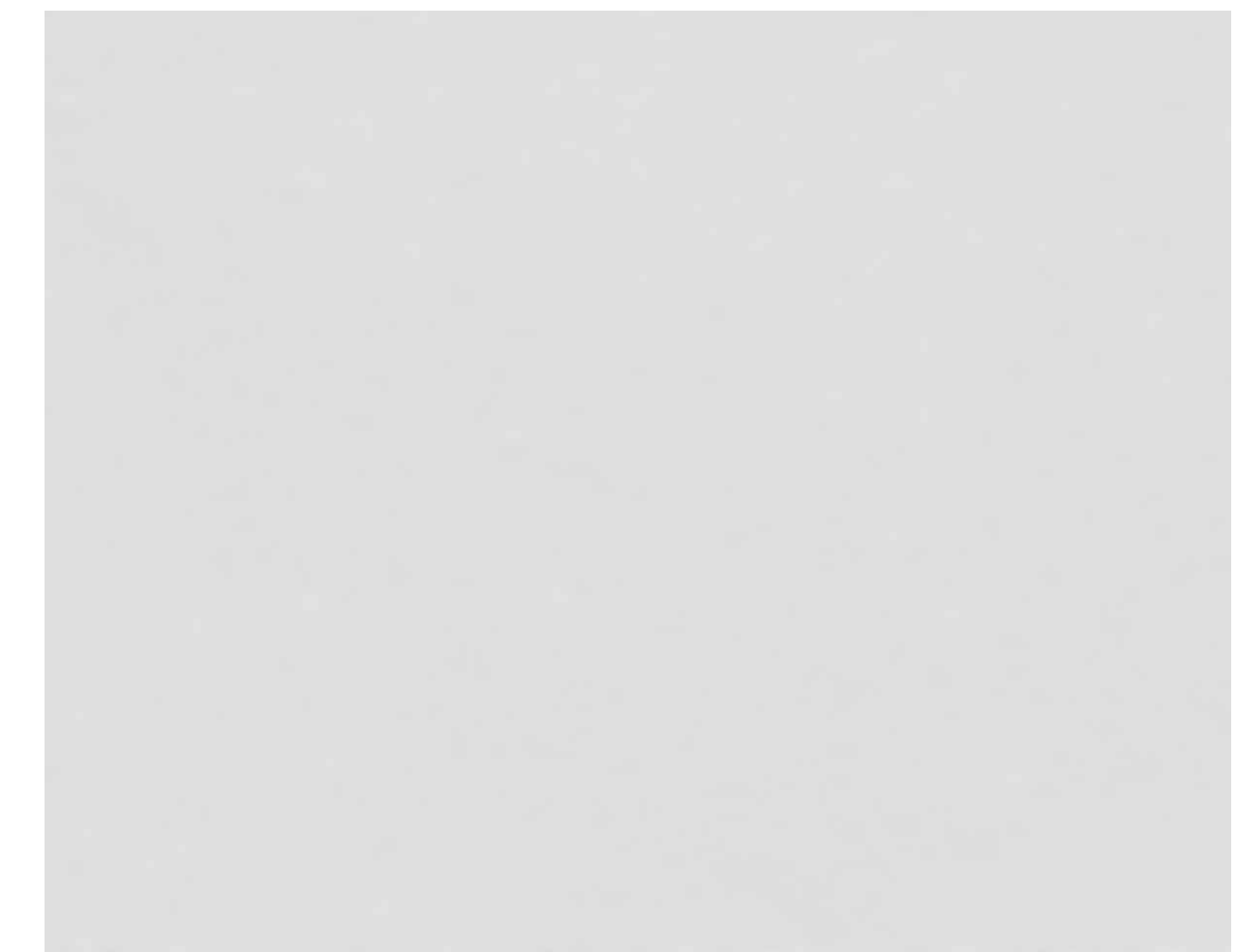
ALUMINUM & GLASS GARAGE DOOR



CABLE RAILING 42" A.F.F.



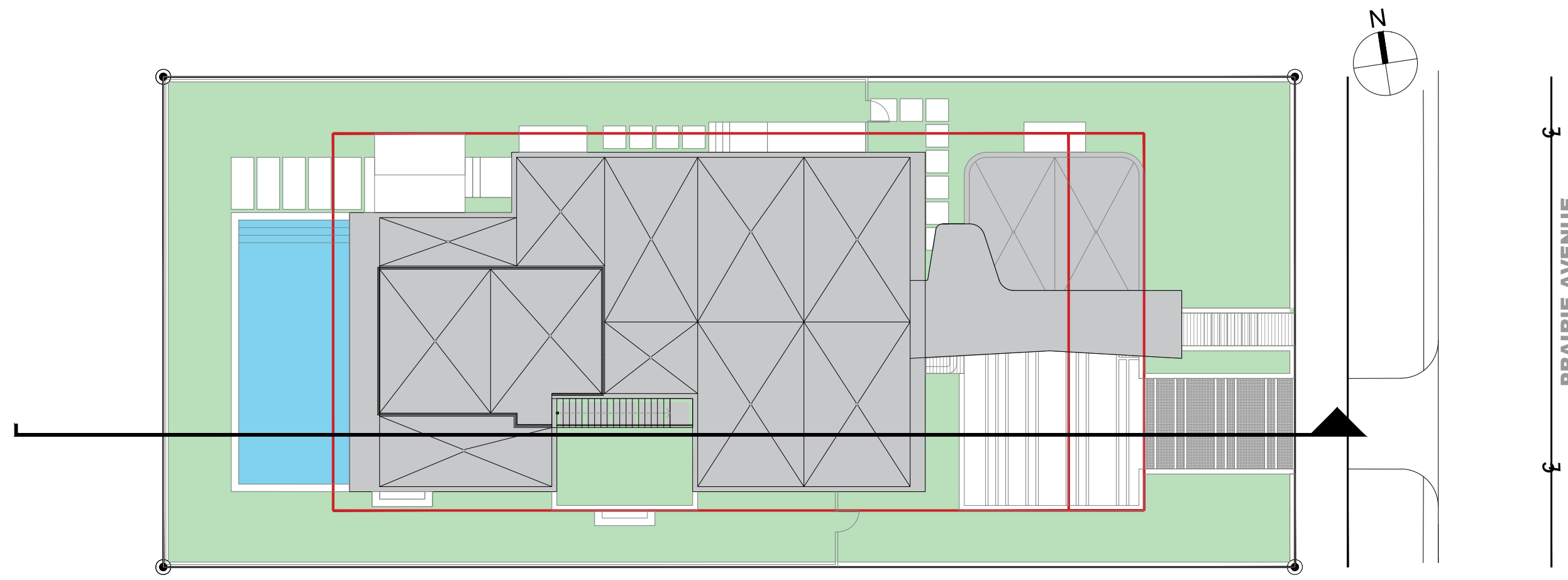
4. LAMINATED GLASS RAILING 42" A.F.F.



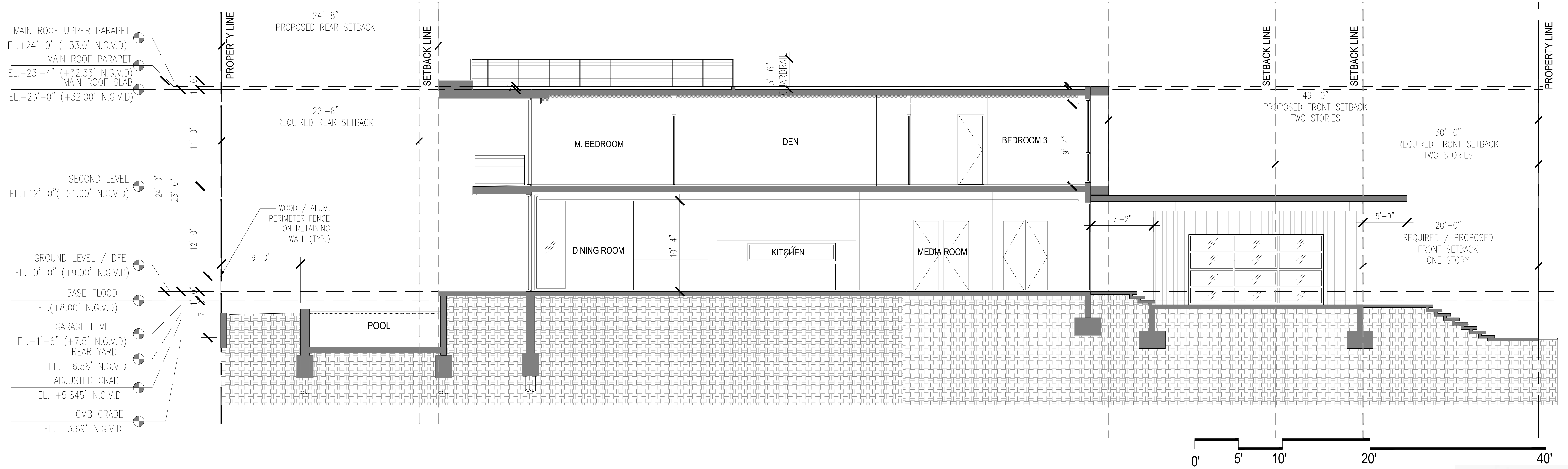
SMOOTH STUCCO PAINTED WHITE







02 KEYPLAN



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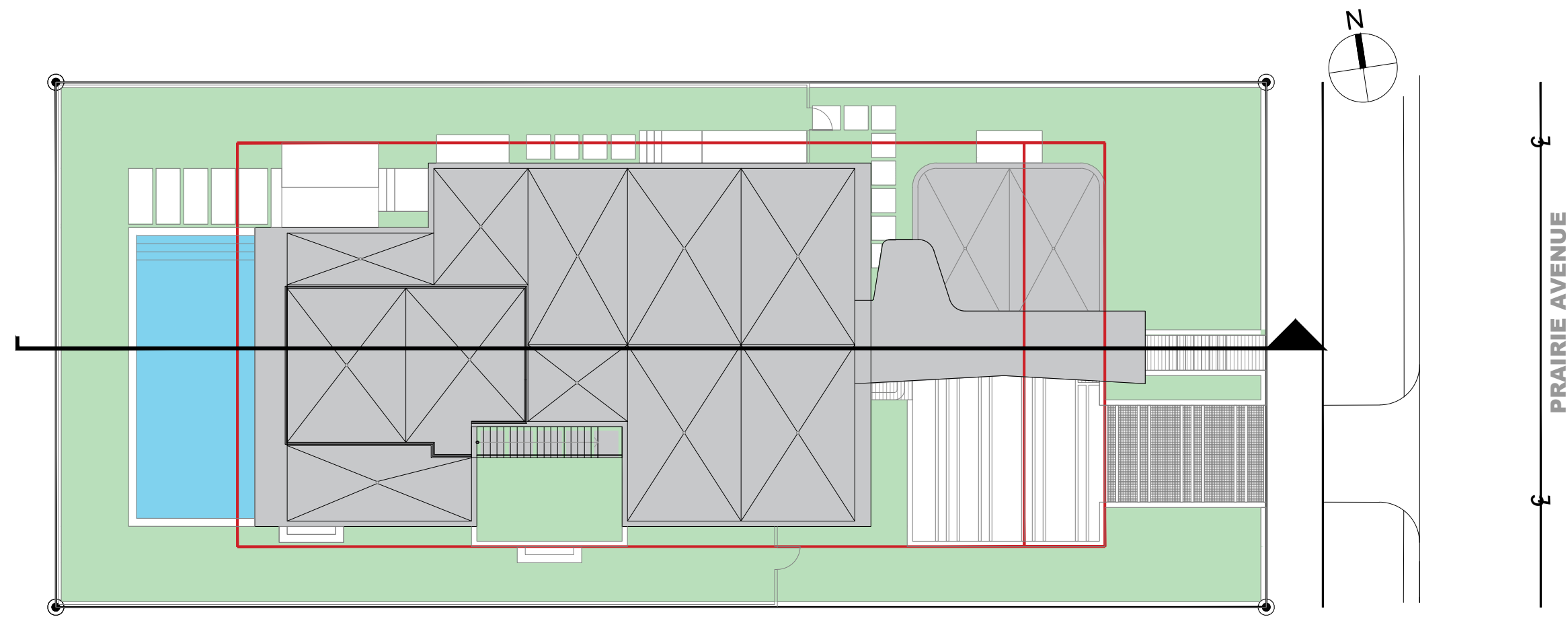
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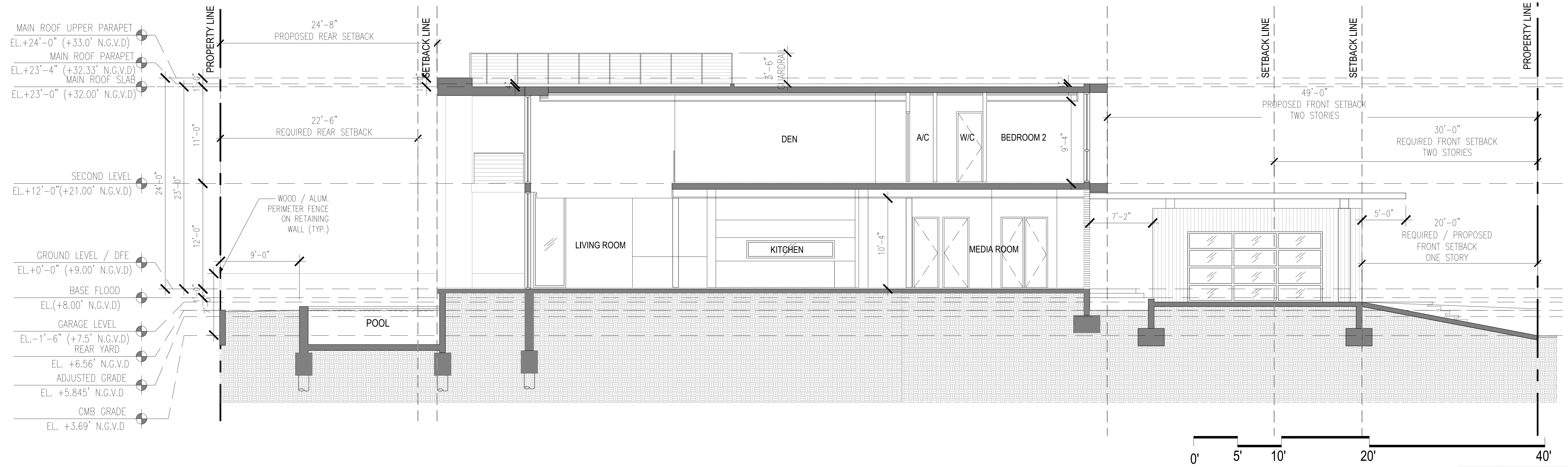
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02 KEYPLAN



01 SECTION 4.1



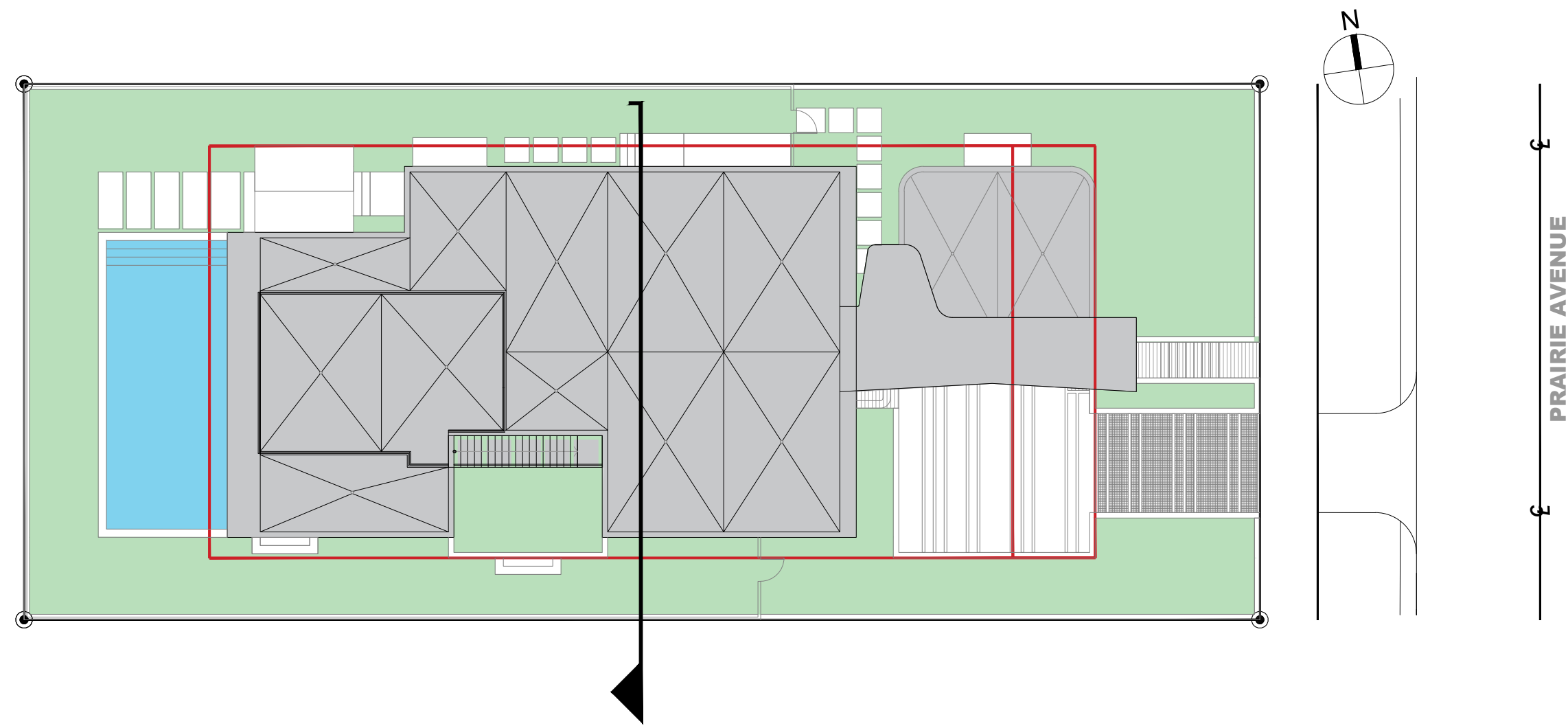
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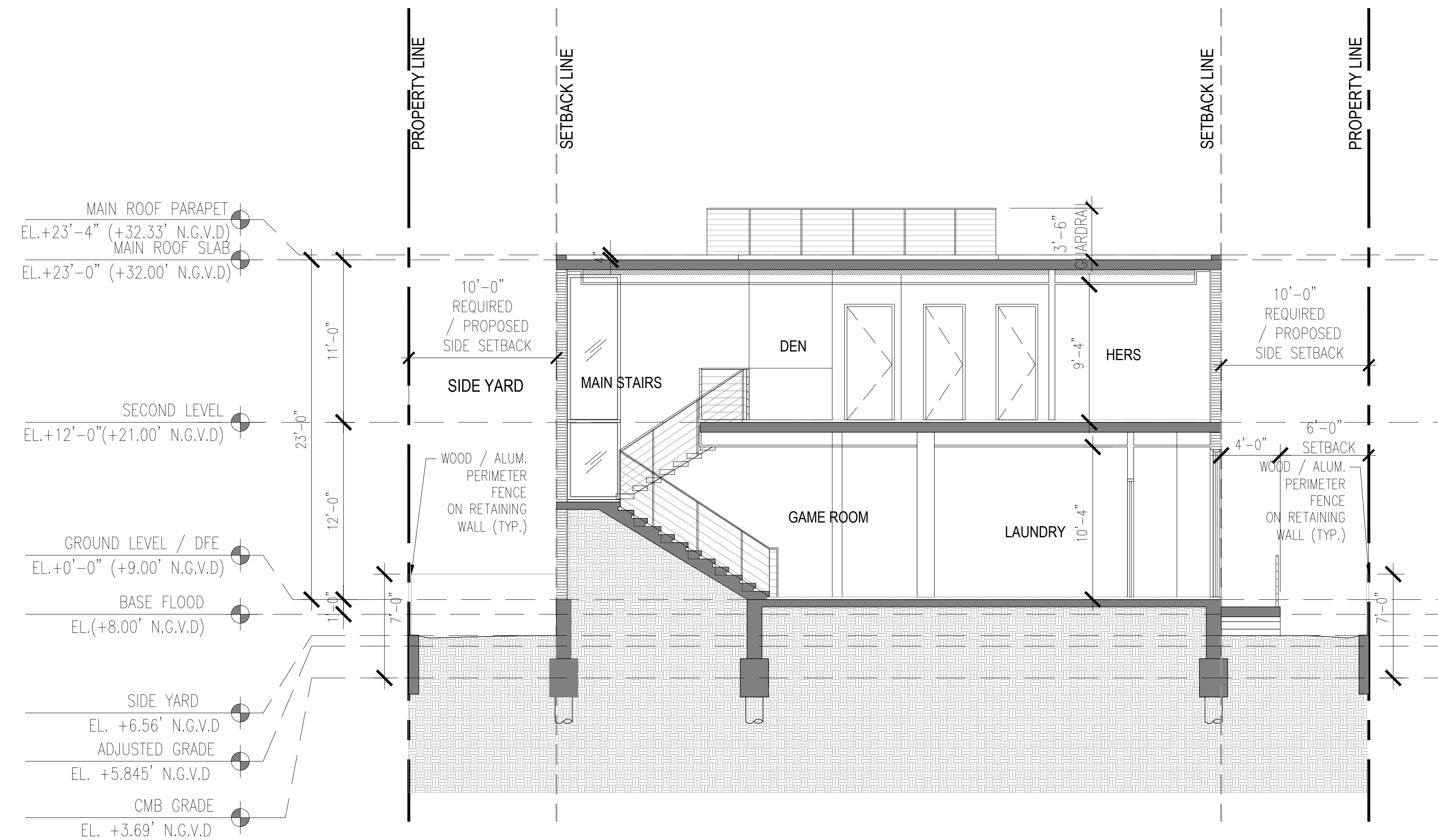
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02 | KEYPLAN



01 | SECTION 4.2



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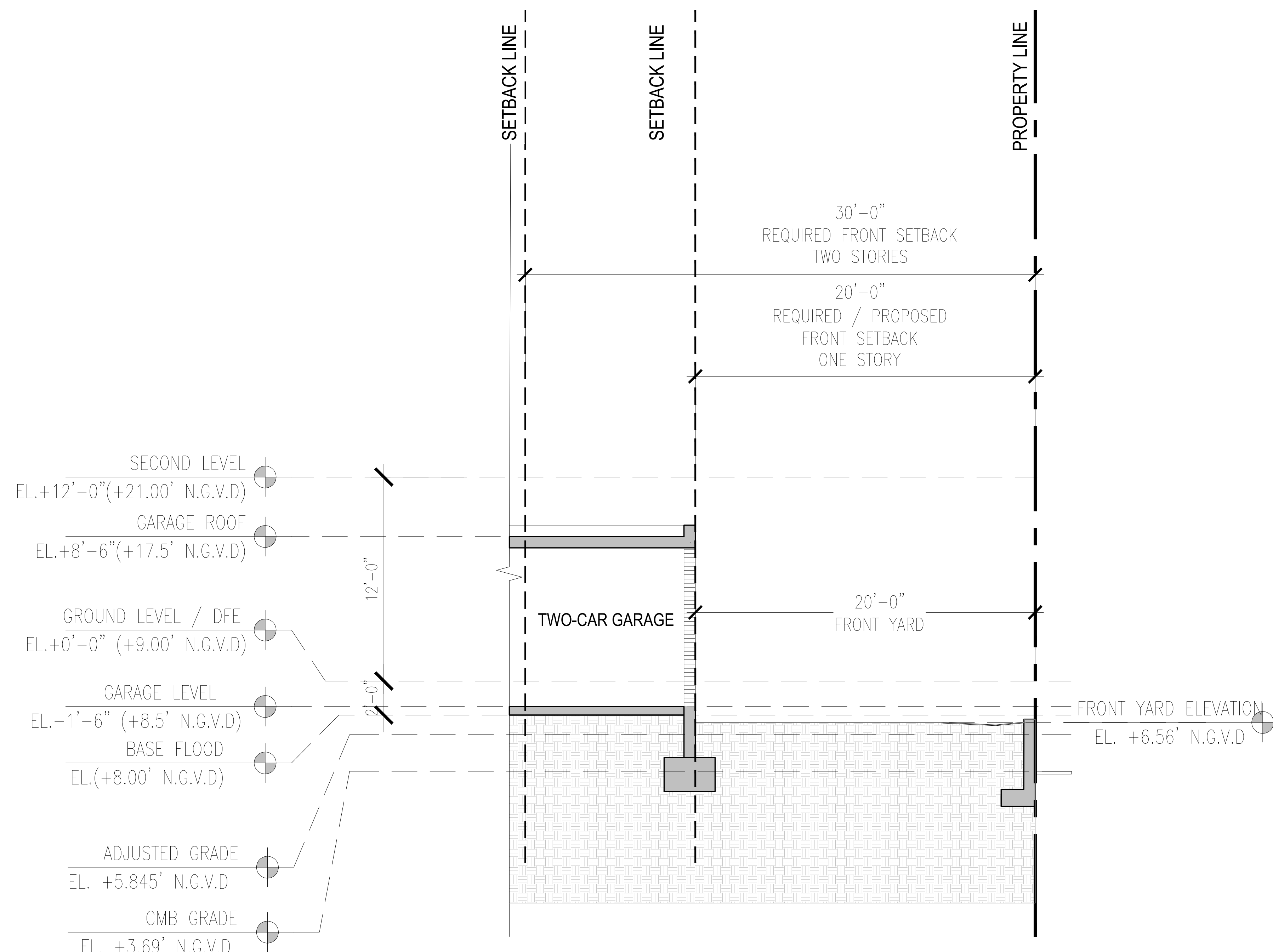
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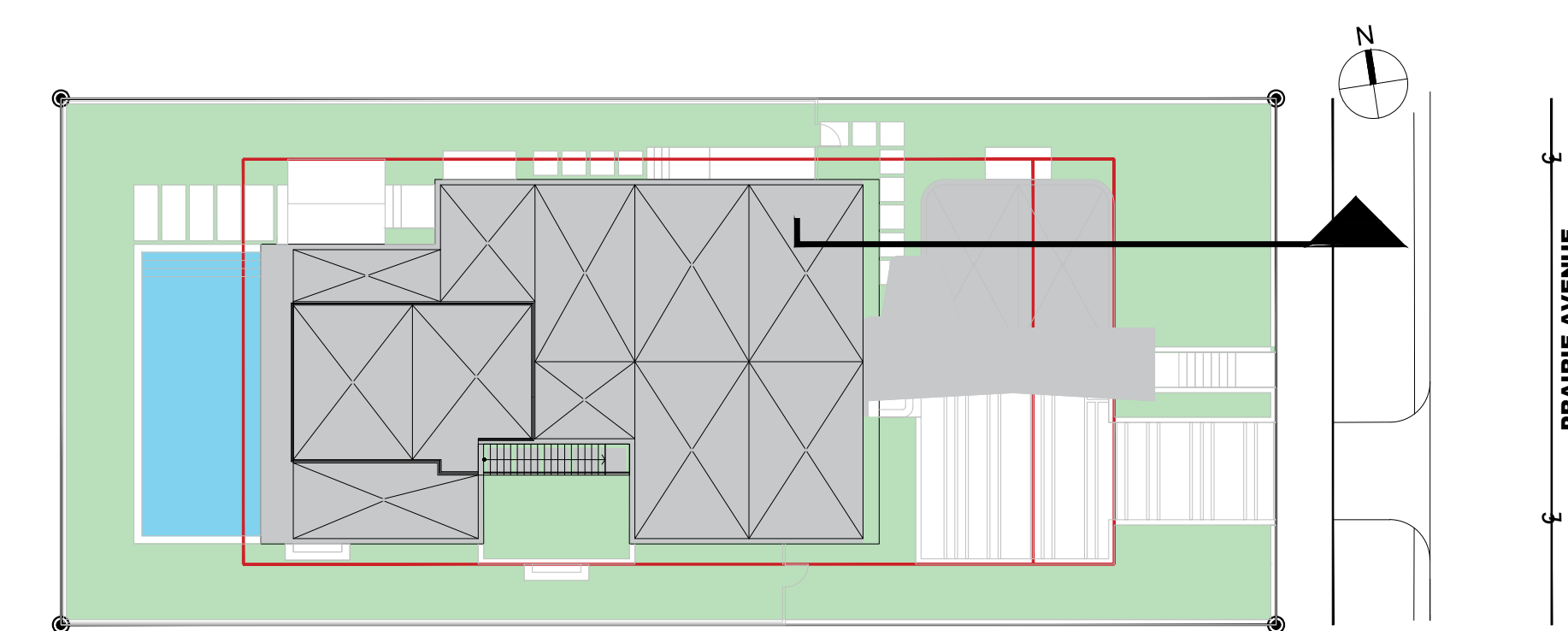
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**A-4.2**





01 | FRONT YARD SECTION 1/4" = 1'-0"



02 | KEYPLAN



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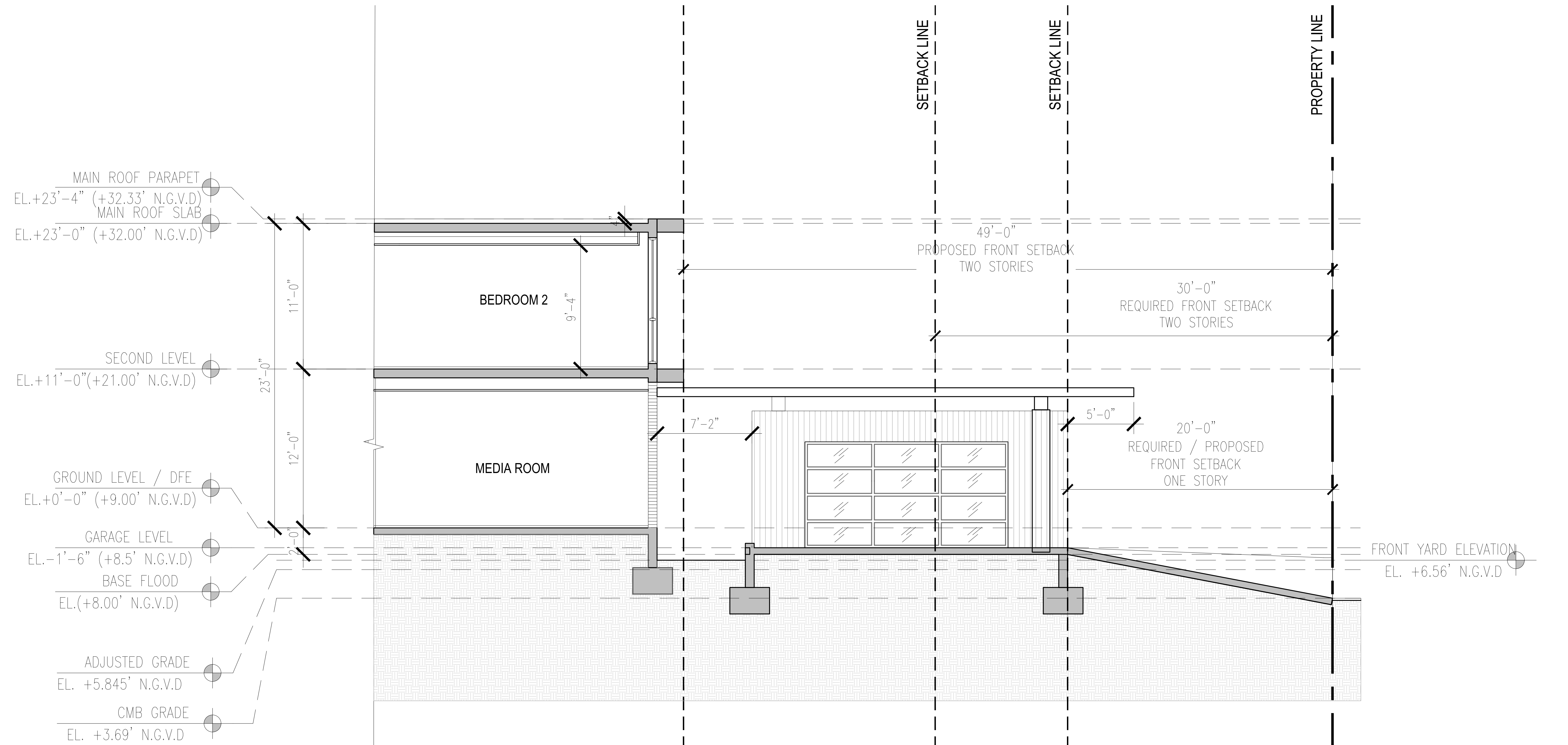
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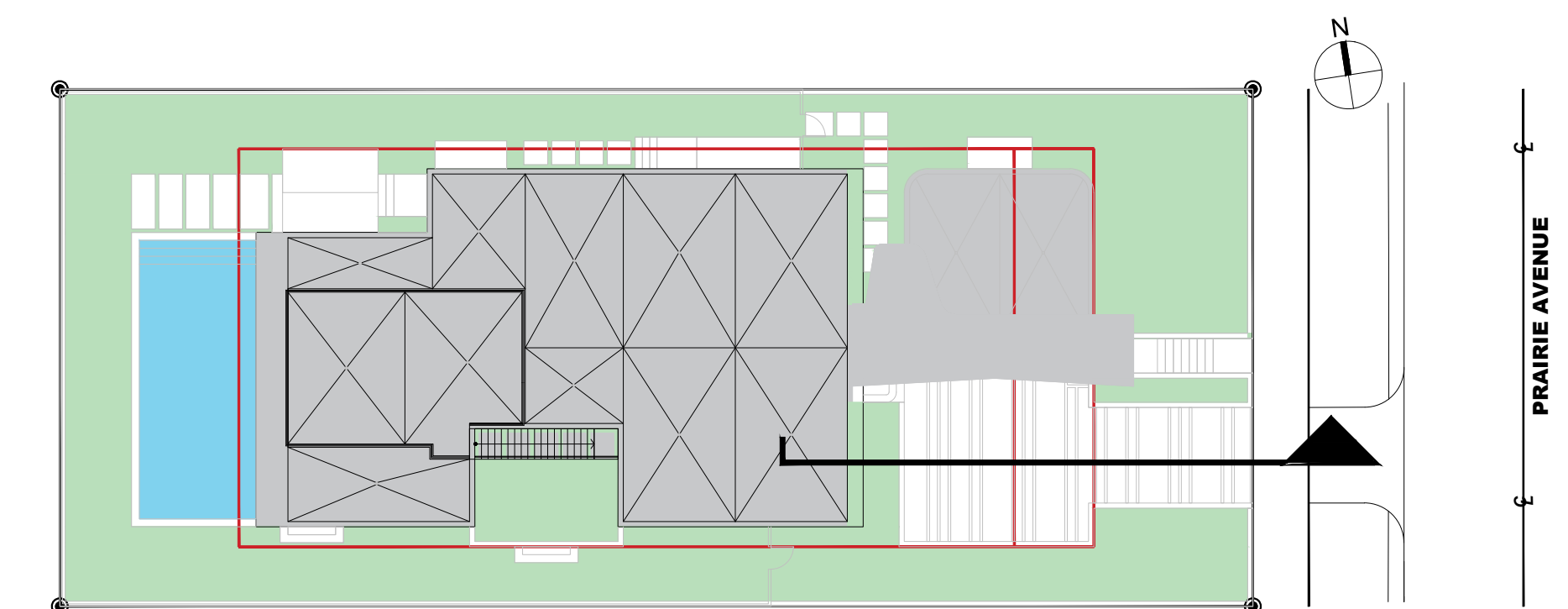
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**A-5.0**



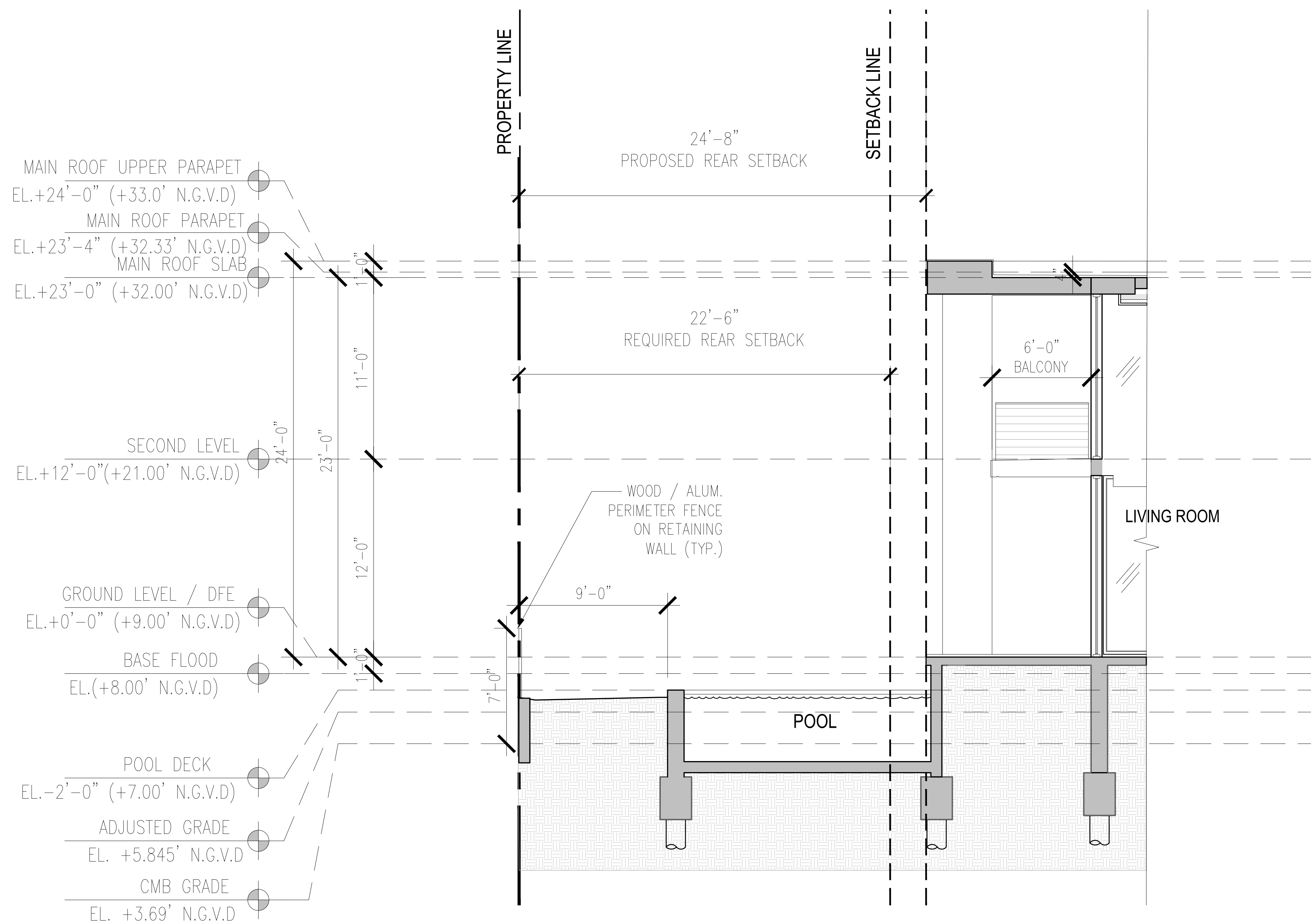


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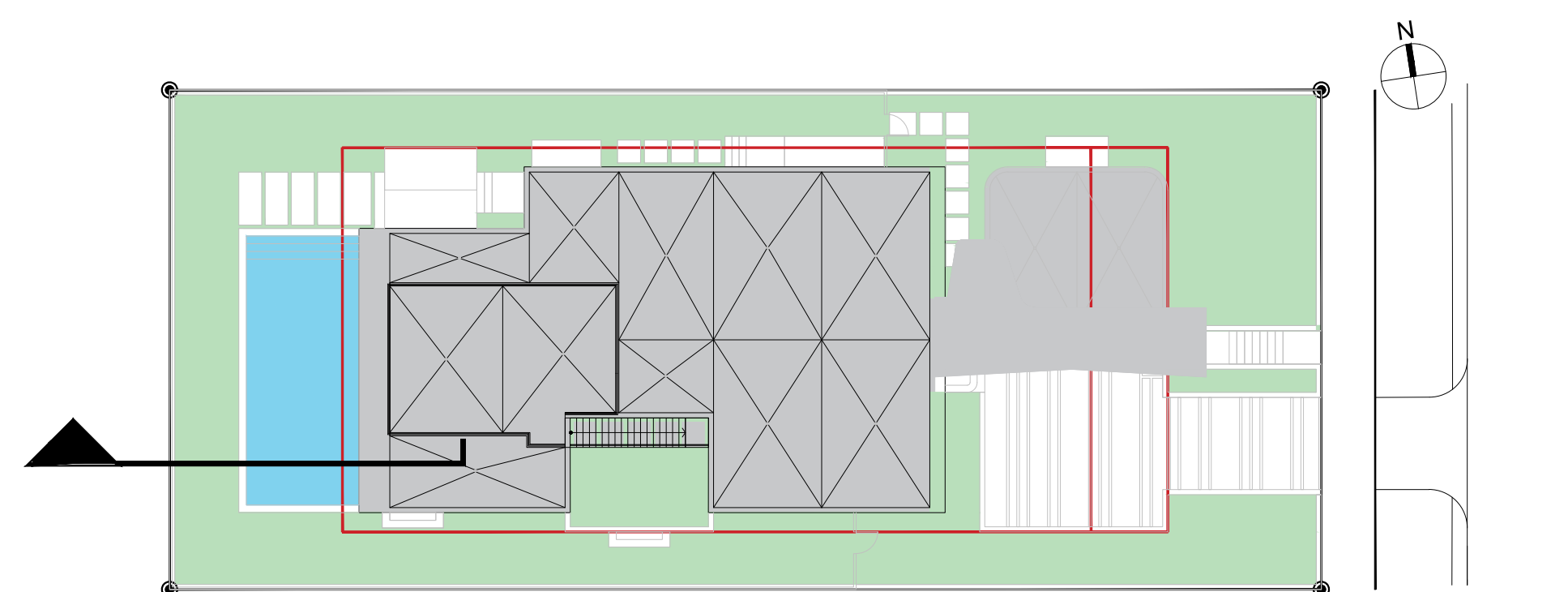


02 KEYPLAN





01 REAR YARD SECTION 1/4" = 1'-0"



02 KEYPLAN



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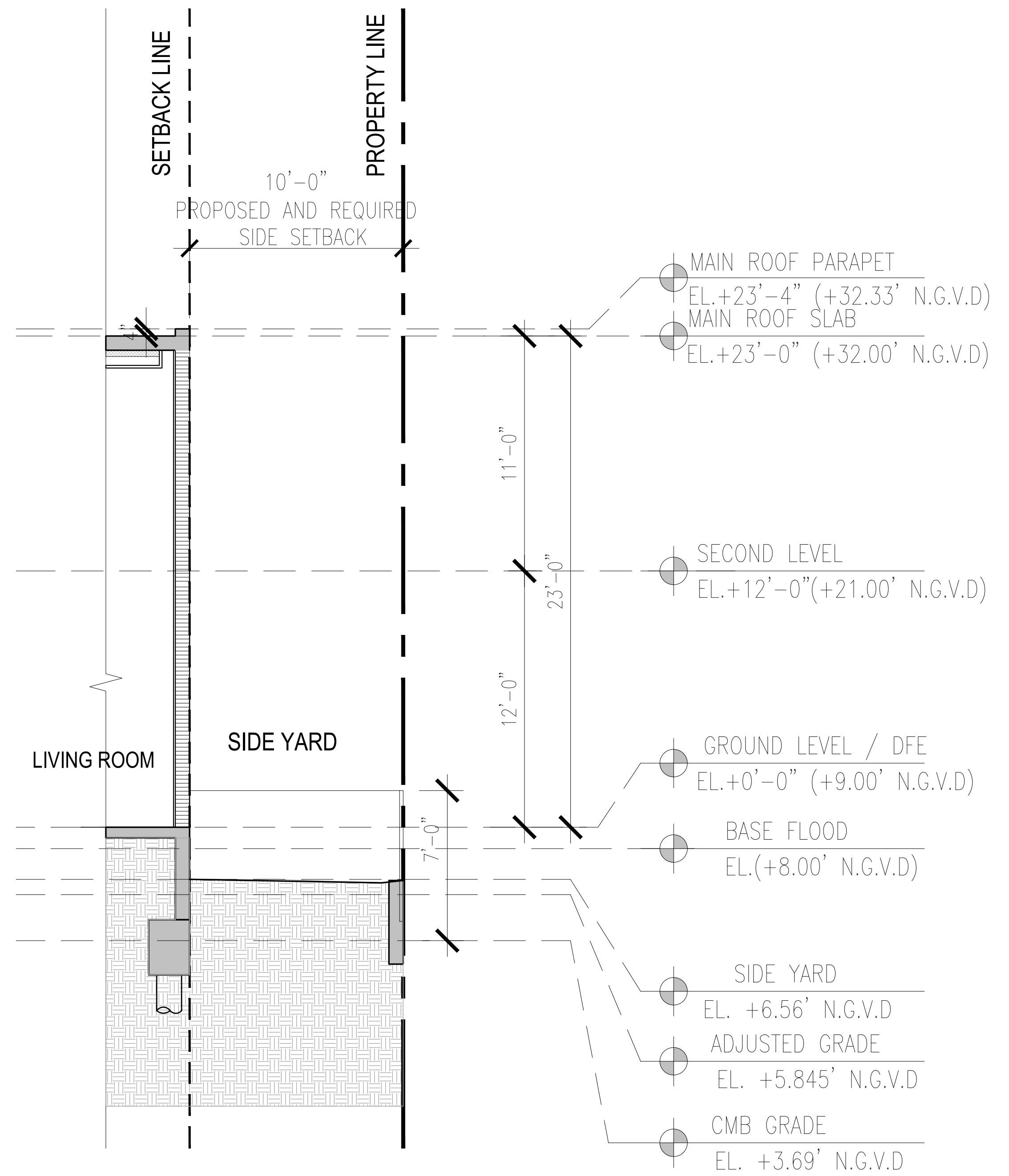
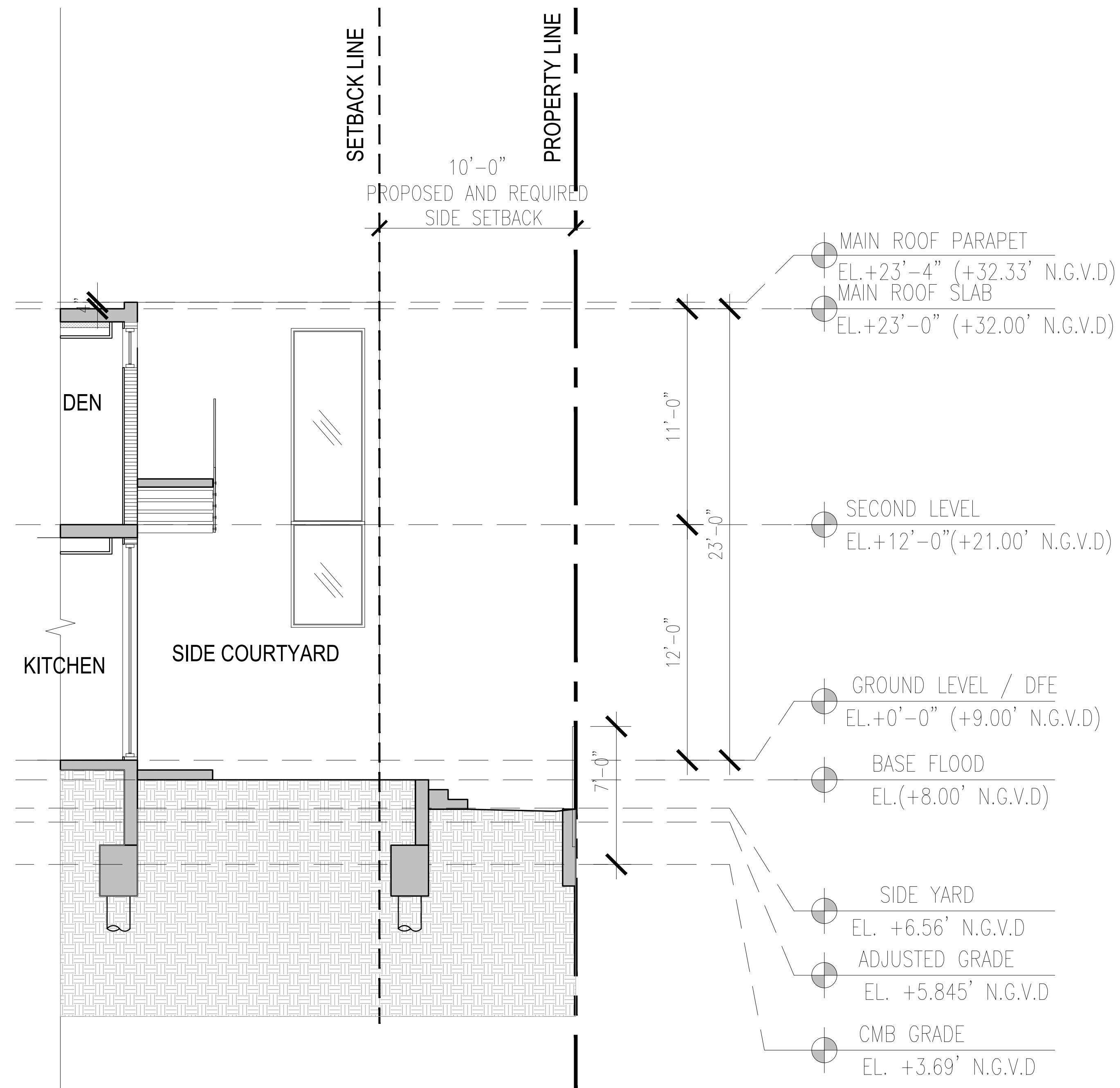
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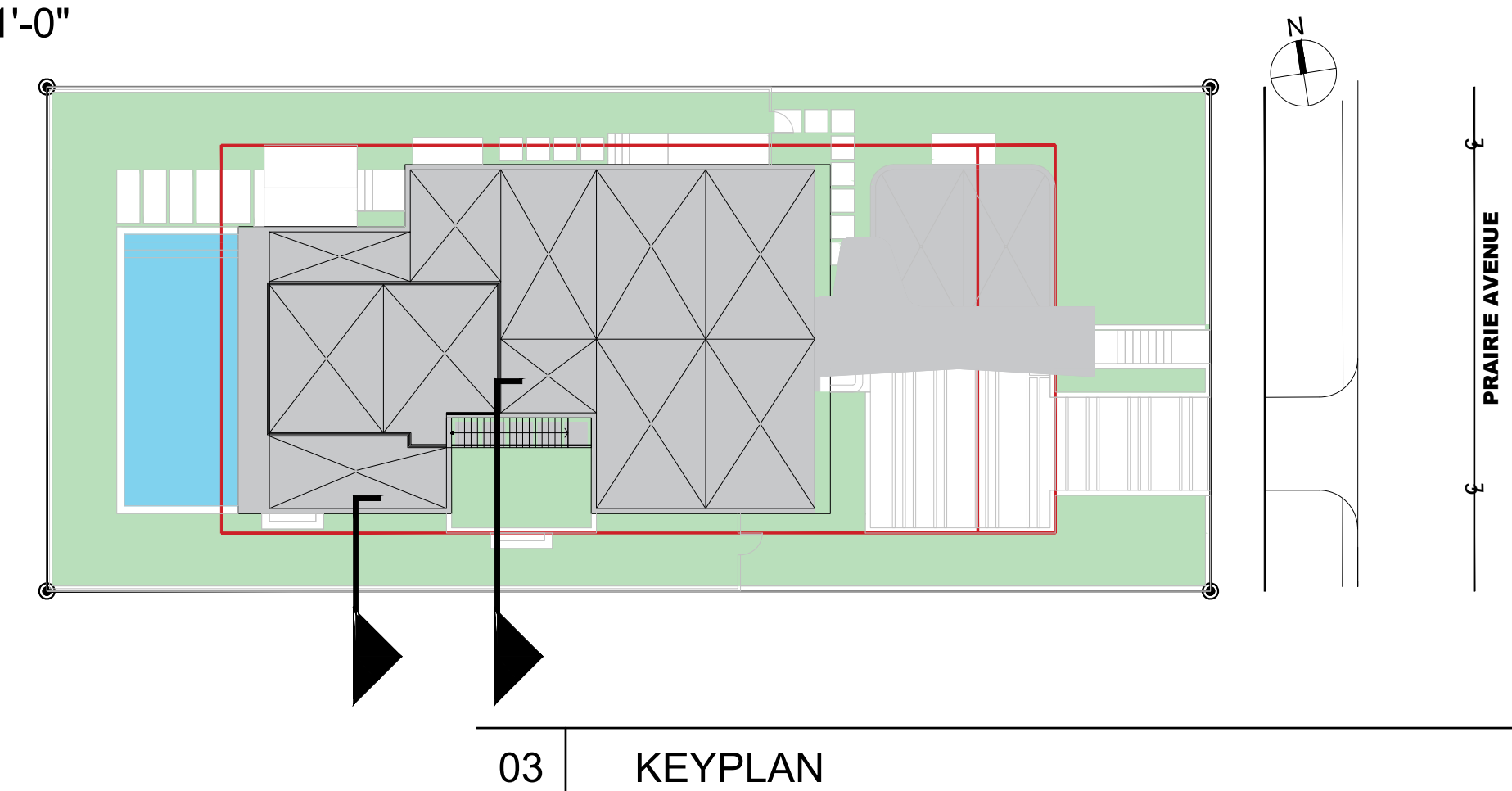
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01 | SIDE COURTYARD SECTION 1/4" = 1'-0"

02 | SIDE YARD SECTION 1/4" = 1'-0"



03 | KEYPLAN



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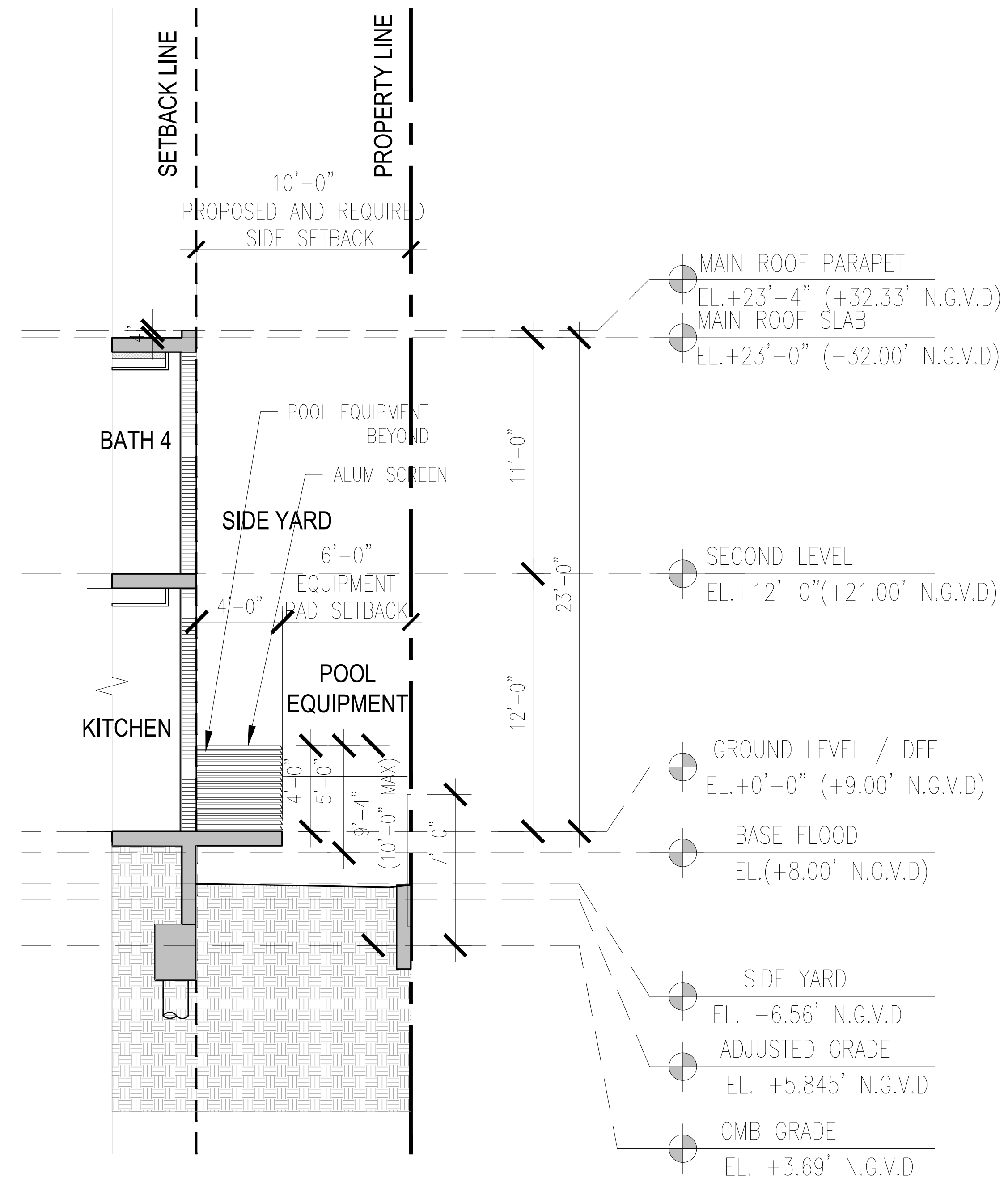
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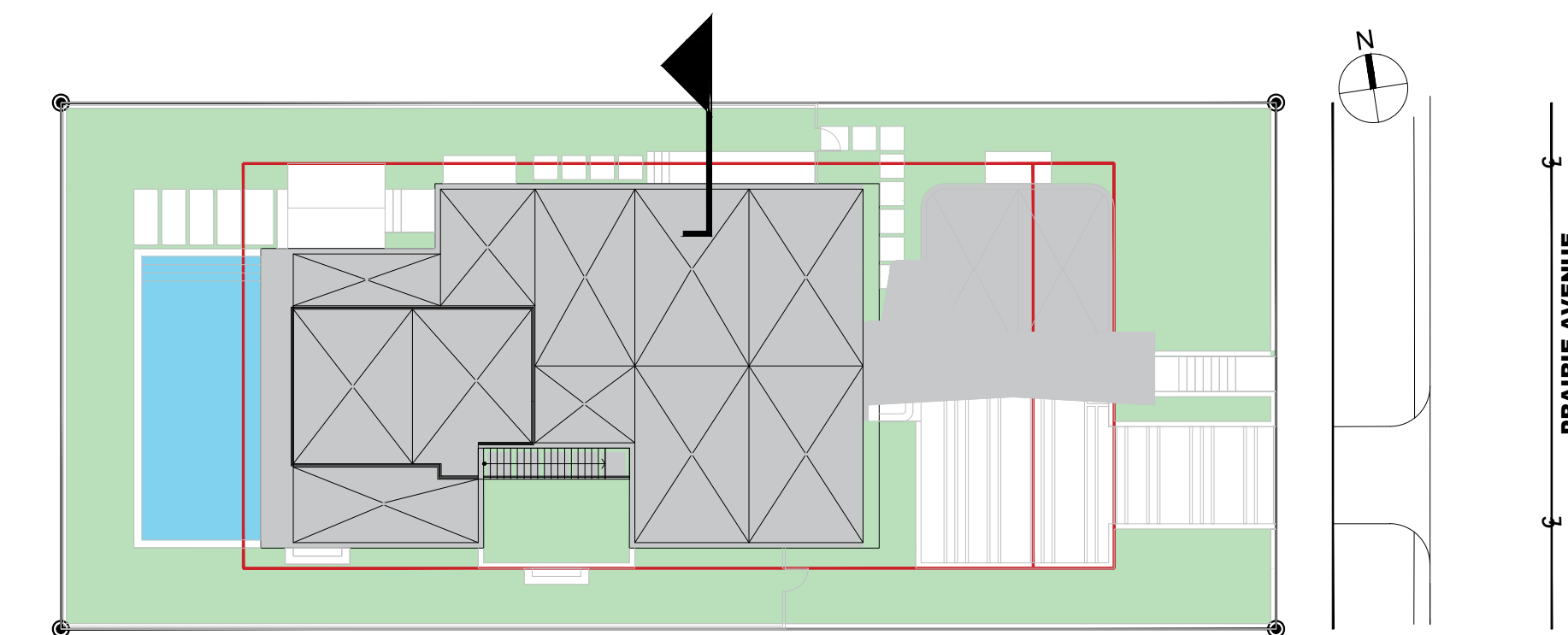
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SCALE: NTS

**A-5.3**





01 | SIDE YARD SECTION 1/4" = 1'-0"



03 | KEYPLAN



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**A-5.4**