2464 Prairie Ave. Residence

2464 Prairie Avenue ,
Miami Beach , FL 33140

DRB FINAL SUBMITTAL. 06 JULY 2021

DRB CASE FILE NUMBER : DRB 21-0686

Scope of Work:
1. Demolition of existing Pre - 1942 Structure
2. New construction 2-story Single Family Residence

ARCHITECT
NEUVIO ARCHITECTS
7636 NE 4TH COURT , SUITE 101
MIAMI, FLORIDA 33138
T: 954-361-2270

STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C0000017A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:39:56 -04'00'

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NEUVIO ARCHITECTS

SINGLE FAMILY RESIDENTIAL - ZONING DATA

ITEM #	ZONING INFORMATION				
1	ADDRESS:	2464 PRAIRIE AVENUE, MIAMI BEACH, FL 33140			
2	FOLIO NUMBER(S):	02-3227-006-0410			
3	BOARD & FILE NUMBERS:	DRB 21-0686			
4	YEAR BUILT:	1927	ZONING DISTRICT: RS-3 SINGLE FAMILY RESIDENTIAL DISTRICT		
5	BASED FLOOD ELEVATION:	Zone AE+8.00 (NGVD)	GRADE VALUE IN NGVD:		3.69
6	ADJUSTED GRADE (FLOOD+GRADE/2):	5.84' NGVD	FREE BOARD:		1.000
7	LOT AREA:	10,400 SF			
8	LOT WIDTH:	65'	LOT DEPTH:		160' FT
9	MAX LOT COVERAGE SF & %:	3,120 SF (30%)	PROPOSED LOT COVERAGE SF & %:		3,250 SQ FT VARIANCE REQUEST SECTION 142-105,(B) 1 LOT COVERAGE PERMITTABLE IS 30% AND LOT COVERAGE PROPOSED IS 31%
10	EXISTING LOT COVERAGE SF & %:	2,373 SF (22%)	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:		
11	FRONT YARD OPEN SPACE SF & %:	1,237 SF (63%)	REAR YARD OPEN SPACE SF & %:		1,092 SQ FT (70%)
12	MAX UNIT SIZE SF & %:	5,200 SF (50%)	PROPOSED UNIT SIZE SF & %:		WAIVER REQUEST 2,757 SQ FT (51%)
13	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE SF & %:		2,757 SQ FT
14	EXISTING SECOND FLOOR UNIT SIZE:	N/A	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF & % (NOTE: TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB APPROVAL):		
15			PROPOSED SECOND FLOOR UNIT SIZE SF & %		2,535 SQFT (92%)
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" FLAT/ 27'-0" SLOPED	N/A	24'-0" FLAT	
18	**SETBACKS:**				
19	FRONT - ONE STORY STRUCTURE	20'-0"	N/A	N/A	
20	FRONT - TWO STORY STRUCTURE	30'-0"	N/A	30'-0'	
21	SIDE: 1 SOUTH ELEV. FIRST FLOOR				
	MAIN STRUCTURE	25% OF LOT WIDTH (65' X .25 = 16.25) 7'-6" INTERIOR NORTH SIDE, 8'-6" INTERIOR SOUTH SIDE	N/A	13'-2" SOUTH SIDE	
	ACESSORY STRUCTURE	7'-6" ONE-STORY/ 10'-0" TWO-STORY	N/A	N/A	
22	SIDE: 2 SOUTH ELEV. SECOND FLOOR				
	MAIN STRUCTURE	25% OF LOT WIDTH (65' X .25 = 16.25) 7'-6" INTERIOR NORTH SIDE, 8'-6" INTERIOR SOUTH SIDE	N/A	13'-2" SOUTH SIDE	WAIVER REQUEST SECTION 42-106(A)2(D) SECOND FLOOR LENGTH PERMITTABLE IS 60'-0" AND SECOND FLOOR LENGTH PROPOSED IS 69'-2"
	ACESSORY STRUCTURE	7'-6" ONE-STORY/ 10'-0" TWO-STORY	N/A	N/A	
23	SIDE: 3 NORTH ELEVATION				
	MAIN STRUCTURE	25% OF LOT WIDTH (65' X .25 = 16.25) 7'-6" INTERIOR NORTH SIDE, 8'-6" INTERIOR SOUTH SIDE	N/A	8'-10" NORTH SIDE	
	ACESSORY STRUCTURE	7'-6" ONE-STORY/ 10'-0" TWO-STORY	N/A	N/A	
24	REAR:				
	MAIN STRUCTURE	24'-0" (15% LOT DEPTH, 20' MIN., 50' MAX.)	N/A	30'-7"	VARIANCE REQUEST SECTION 142-105(B)8®4(B) REAR YARD ELEVATION PERMITTABLE IS 30" ABOVE GRADE AND REAR YARD ELEVATION PROPOSED IS AT ADJUSTED GRADE (8.50 NGVD)
	ACESSORY STRUCTURE	7'-6" ONE-STORY/ 15'-0" TWO-STORY	N/A	N/A	
25	SUM OF SIDE YARDS:	16'-1/4" (AT LEAST 25% OF LOT WIDTH)	N/A	8'-10" + 13'-2" = 22'-0" (34%)	

26	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	NO
27	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?	NO
28	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?	YES

NOTES:
IF NOT APPLICABLE WRITE N/A
ALL OTHER DATA INFORMATION SHOULD BE PRESENTED LIKE THE ABOVE FORMAT

LEGEND
BELOW ALLOWABLE BY CODE LIMITS
VARIANCE REQUEST
VARIANCE/WAIVER PROPOSED
WAIVER REQUEST

STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

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Date: 2021.07.02 17:40:19 -04'00'

ZONING DATA SHEET

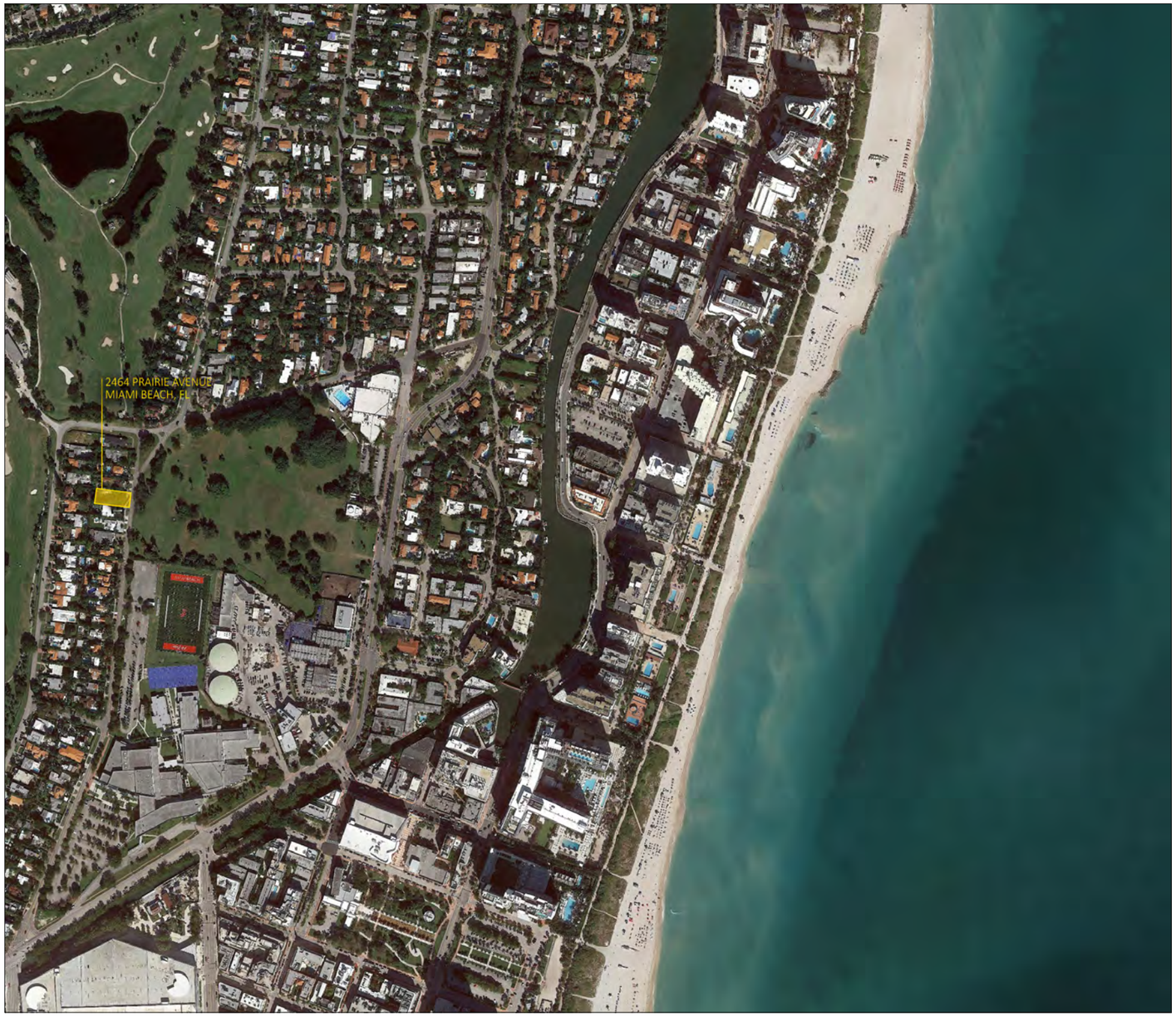
2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A0-01

MIAMI BEACH . DRB FINAL SUBMITTAL . 06 JULY 2021



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Date: 2021.07.02 17:41:02 -04'00'

SITE LOCATION

N

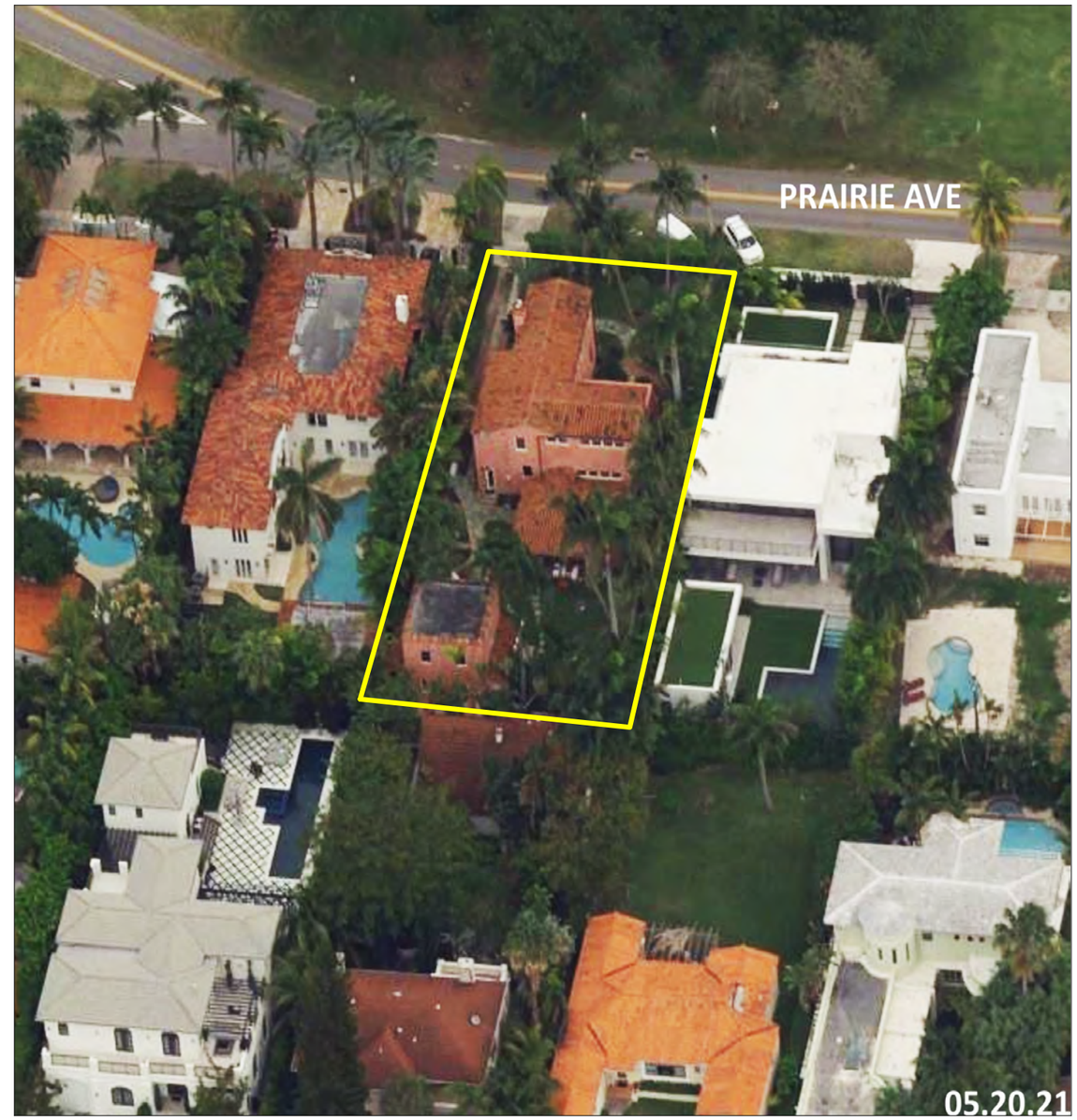
2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A0-02

MIAMI BEACH . DRB FINAL SUBMITTAL . 06 JULY 2021



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Date: 2021.07.02 17:41:24 -04'00'

SITE LOCATION - EAST/WEST

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A0-03

STATE OF FLORIDA
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Date: 2021.07.02 17:41:38 -04'00'

1/2 MILE RADIUS PLAN

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

N

NEUVIO ARCHITECTS

A0-04

MIAMI BEACH . DRB FINAL SUBMITTAL . 06 JULY 2021

A

B

C

D

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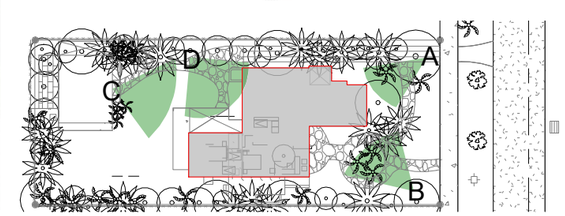

SITE PHOTOS - EXISTING LANDSCAPE

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A0-05

MIAMI BEACH . DRB FINAL SUBMITTAL . 06 JULY 2021

01 2474 PRAIRIE AVE.
N.T.S.

2 GOLF COURSE
N.T.S.

3 2456 PRAIRIE AVE
N.T.S.

04 IMAGE KEY PLAN
N.T.S.

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Date: 2021.07.02 17:42:15 -04'00'

NEIGHBORING IMAGES

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

NEIGHBOR PROVIDED SUPPORT LETTER

APPLICANT PROVIDED OUTREACH LETTER AND COPY OF PLANS

NO.	PROPERTY ADDRESS	OWNER
01	2474 PRAIRIE AVE	SHMUEL AINSWORTH (TBE) ALEZA AINSWORTH (TBE)
02	2456 PRAIRIE AVE	SHMUEL AINSWORTH (TBE) ALEZA AINSWORTH (TBE)
03	2455 MERDIAN AVE	MIHALY LENART & W ANA

(APPLICANT CURRENTLY COLLECTING SUPPORT LETTERS FROM NEIGHBORS)

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Date: 2021.07.02 17:42:30 -04'00'

NEIGHBORHOOD OUTREACH DIAGRAM

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

N

NEUVIO ARCHITECTS

A0-07A

MIAMI BEACH . DRB FINAL SUBMITTAL . 06 JULY 2021

(APPLICANT CURRENTLY COLLECTING SUPPORT LETTERS FROM NEIGHBORS)

2474 PRAIRIE AVE.

2456 PRAIRIE AVE

2455 MERIDIAN AVE

STATE OF FLORIDA
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Date: 2021.07.02 17:42:44 -04'00'

NEIGHBORS' LETTERS OF SUPPORT

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A0-07B

A

B

C

D

EXISTING BUILDING DEMOLITION STATEMENT

EXISTING RESIDENTIAL STRUCTURE DOES NOT FULFILL AGING IN PLACE CONDITIONS THAT SUPPORT THE NEW OWNER'S LIFESTYLE COUPLED WITH THE COST TO RETROFIT THE HOME WITH RAMPS IS NOT ECONOMICALLY FEASABLE. INTERIOR NO LONGER HAS NOTHING HISTORIC AND NON PERMITTED MODIFICATIONS ADDED OVERTIME. ALL EXISTING STRUCTURE, PLUMBING, ELECTRICAL, DOORS AND WINDOWS, FINISHES AND CEILINGS IN THEIR ENTIRIRETY INCLUDING ALL EXISTING SITE ELEMENTS TO BE DEMOLISHED.

A STEPS AT ENTRY ARE NOT ADA COMPLIANT

B STEPS AT SECONDARY ENTRY AS WELL AS STAIRS TO SECOND FLOOR DOES NOT SUPPORT NEW OWNER'S LIFESTYLE AGING IN PLACE

C STAIRS ARE NOT ADA COMPLIANT AND WILL NOT SUPPORT THE NEW OWNERS LIFESTYLE AND RAMP REQUEST

D NON ADA COMPLIANT BATHROOM

STATE OF FLORIDA
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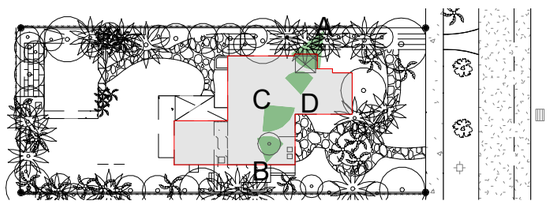

EXISTING CONDITIONS IMAGES

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A0-08

MIAMI BEACH . DRB FINAL SUBMITTAL . 06 JULY 2021

A

B

C

D

EXISTING BUILDING DEMOLITION STATEMENT

EXISTING RESIDENTIAL STRUCTURE DOES NOT FULFILL AGING IN PLACE CONDITIONS THAT SUPPORT THE NEW OWNER'S LIFESTYLE COUPLED WITH THE COST TO RETROFIT THE HOME WITH RAMPS IS NOT ECONOMICALLY FEASABLE. INTERIOR NO LONGER HAS NOTHING HISTORIC AND NON PERMITTED MODIFICATIONS ADDED OVERTIME. ALL EXISTING STRUCTURE, PLUMBING, ELECTRICAL, DOORS AND WINDOWS, FINISHES AND CEILINGS IN THEIR ENTIRIRETY INCLUDING ALL EXISTING SITE ELEMENTS TO BE DEMOLISHED.

A SHOWER AND SINK NOT ADA COMPLIANT

B STEPS AT SECONDARY EXIT TO YARD NOT ADA COMPLIANT AND DOES NOT SUPPORT AGING IN PLACE

C GUEST HOME NOT ADA COMPLAINT AND DOES SUPPORT AGING IN PLACE

D STAIRS DO NOT HAVE RAILINGS WHICH ARE NOT ADA COMPLIANT AND DOES NOT SUPPORT AGING IN PLACE

STATE OF FLORIDA
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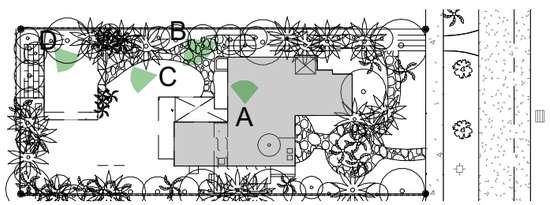
Date: 2021.07.02 17:43:11 -04'00'



EXISTING CONDITIONS IMAGES

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A0-09

MIAMI BEACH . DRB FINAL SUBMITTAL . 06 JULY 2021

01 EXISTING ELEVATION - STREET VIEW
N.T.S.

02 PROPOSED ELEVATION - STREET VIEW
N.T.S.

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Date: 2021.07.02 17:43:25 -04'00'

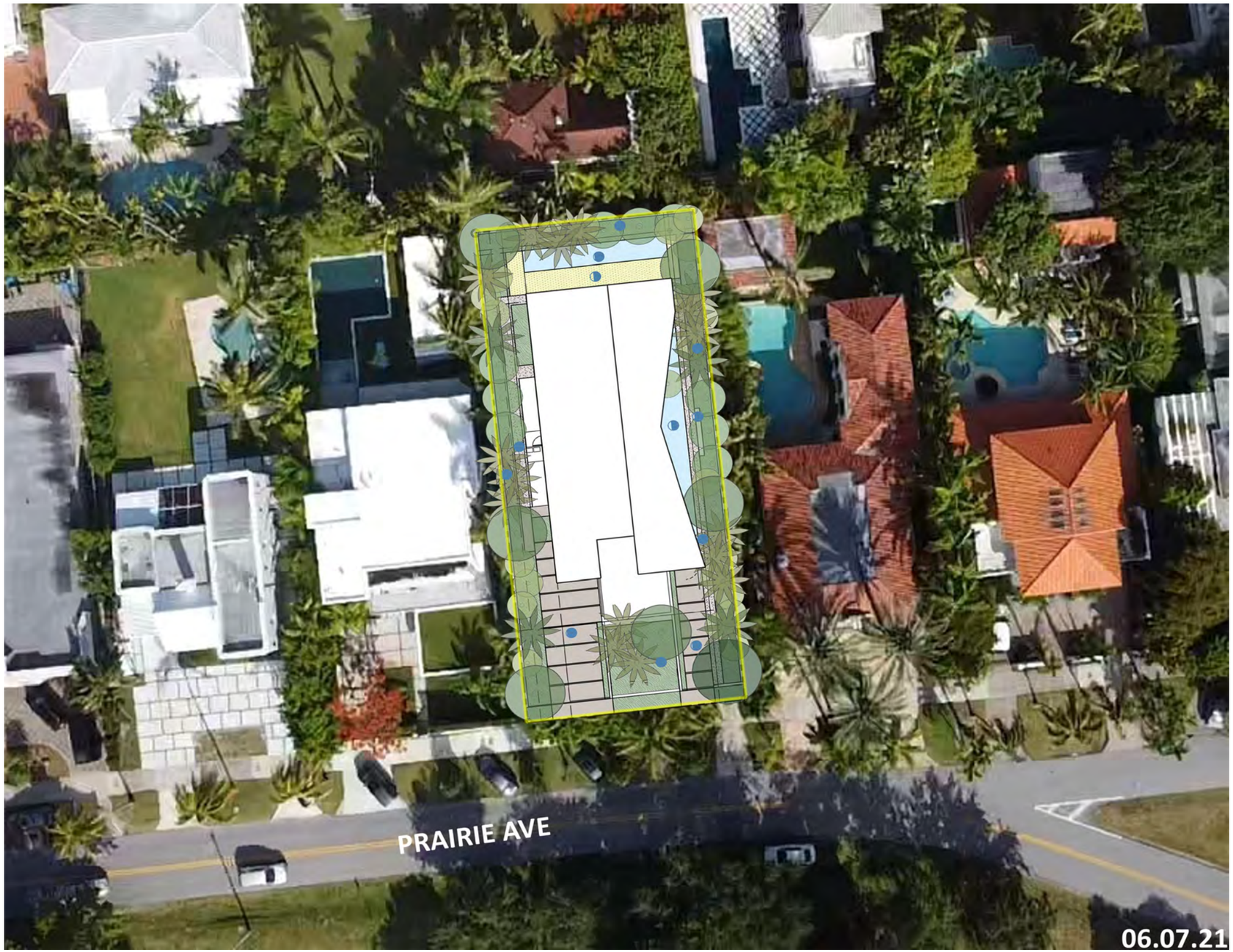
CONTEXT ELEVATIONS

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A0-10



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Date: 2021.07.02 17:43:40 -04'00'

CONTEXT PLAN

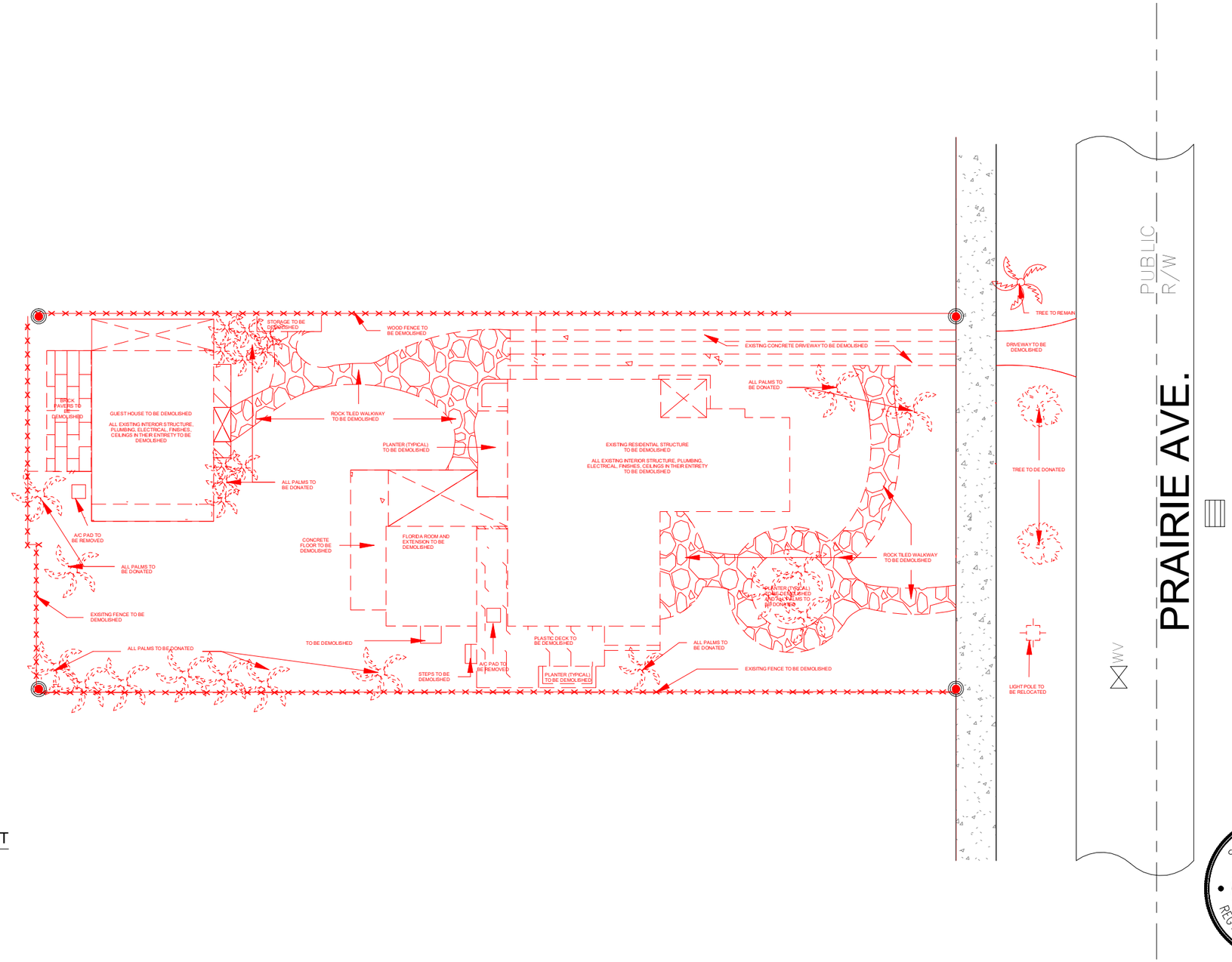
2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A0-11

MIAMI BEACH . DRB FINAL SUBMITTAL . 06 JULY 2021



EXISTING BUILDING DEMOLITION STATEMENT

EXISTING RESIDENTIAL STRUCTURE TO BE DEMOLISHED

ALL EXISTING INTERIOR STRUCTURE, PLUMBING ELECTRICAL, FINISHES AND CEILINGS IN THEIR ENTIRETY TO BE DEMOLISHED

ALL EXISTING SITE ELEMENTS TO BE DEMOLISHED (TYPICAL)

ALL EXISTING PALMS TO BE REMOVED AND DONATED

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Date: 2021.07.02 17:43:55 -04'00'

DEMOLITION PLAN

Scale: 1" = 20'-0"

0' 7' 14' 21' 28'

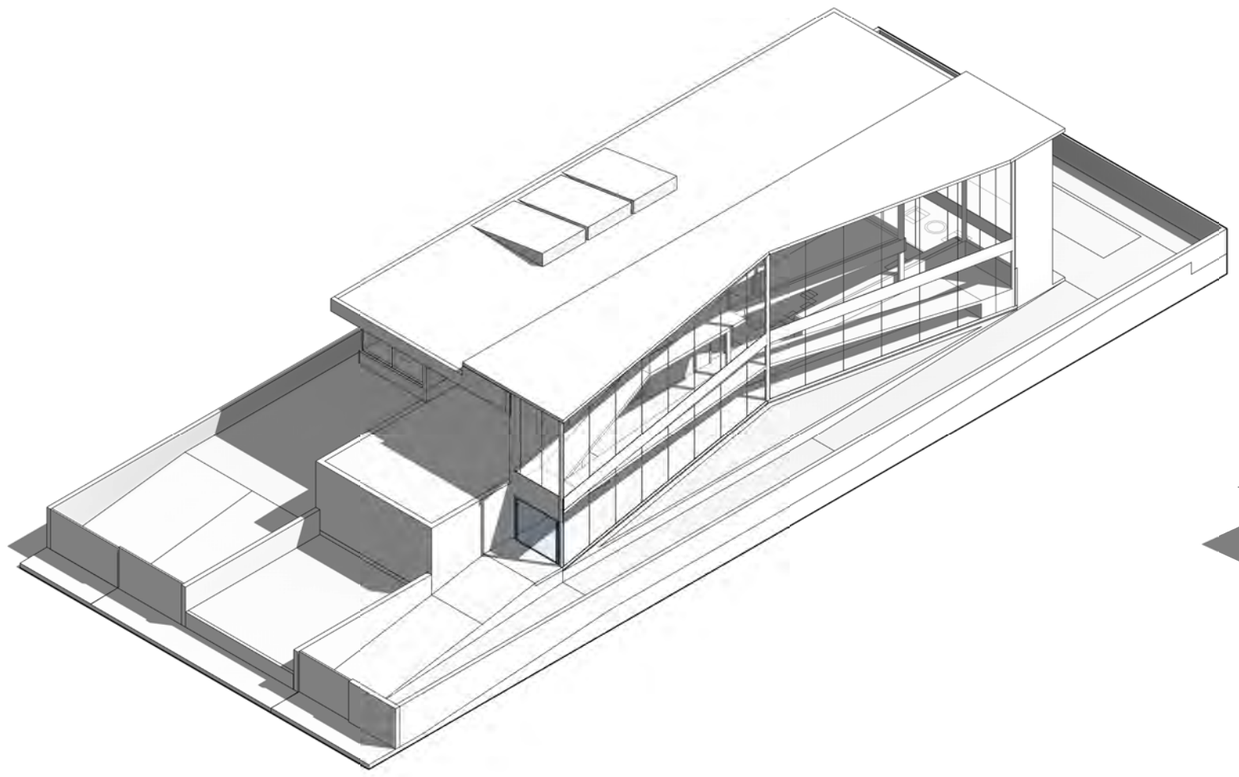
N

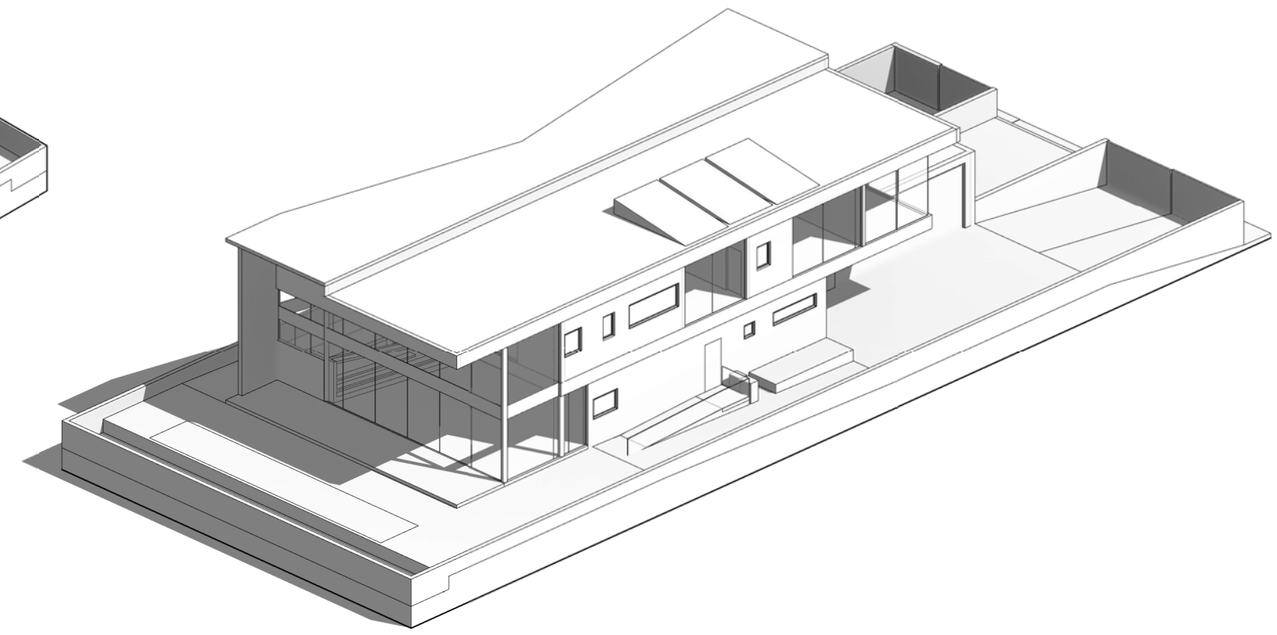
2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A1-01





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Date: 2021.07.02 17:44:09 -04'00'

PROPOSED AXONOMETRICS

2464 Prairie Ave. Residence

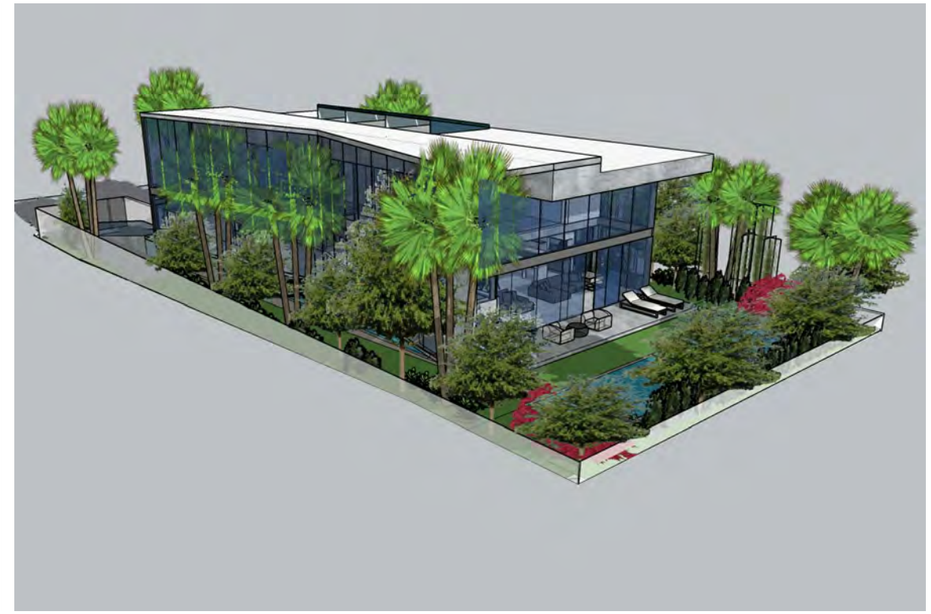
2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A1-02

MIAMI BEACH . DRB FINAL SUBMITTAL . 06 JULY 2021

A



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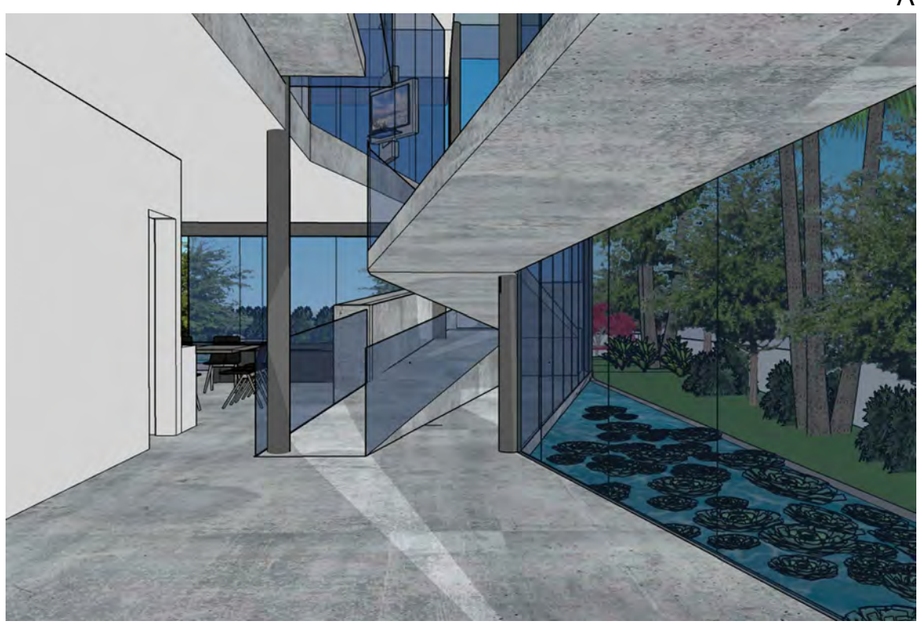

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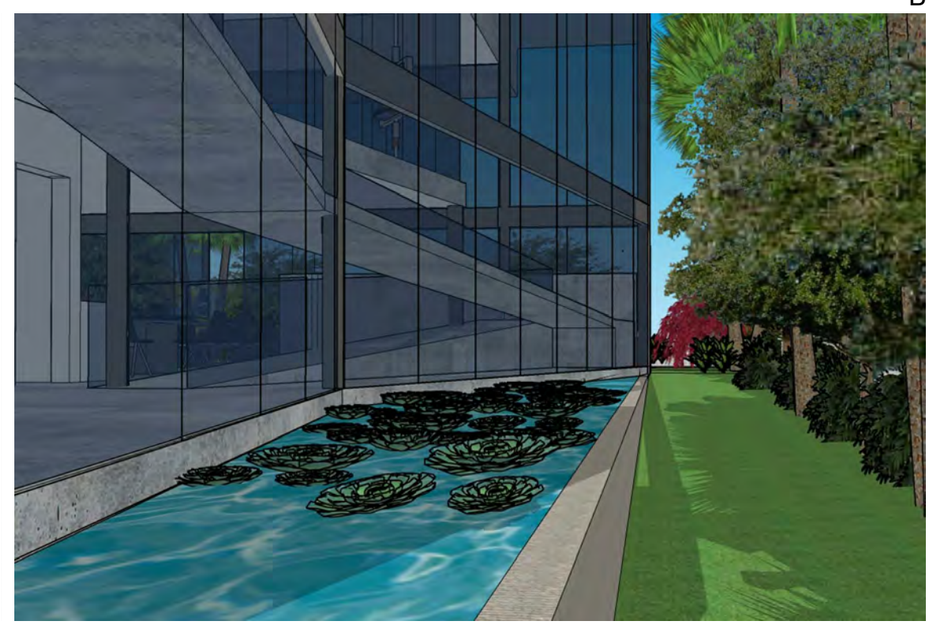

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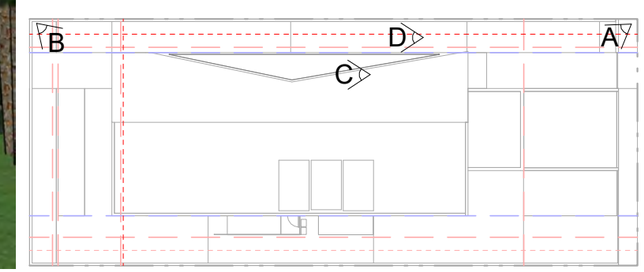


ADDITIONAL VIEWS

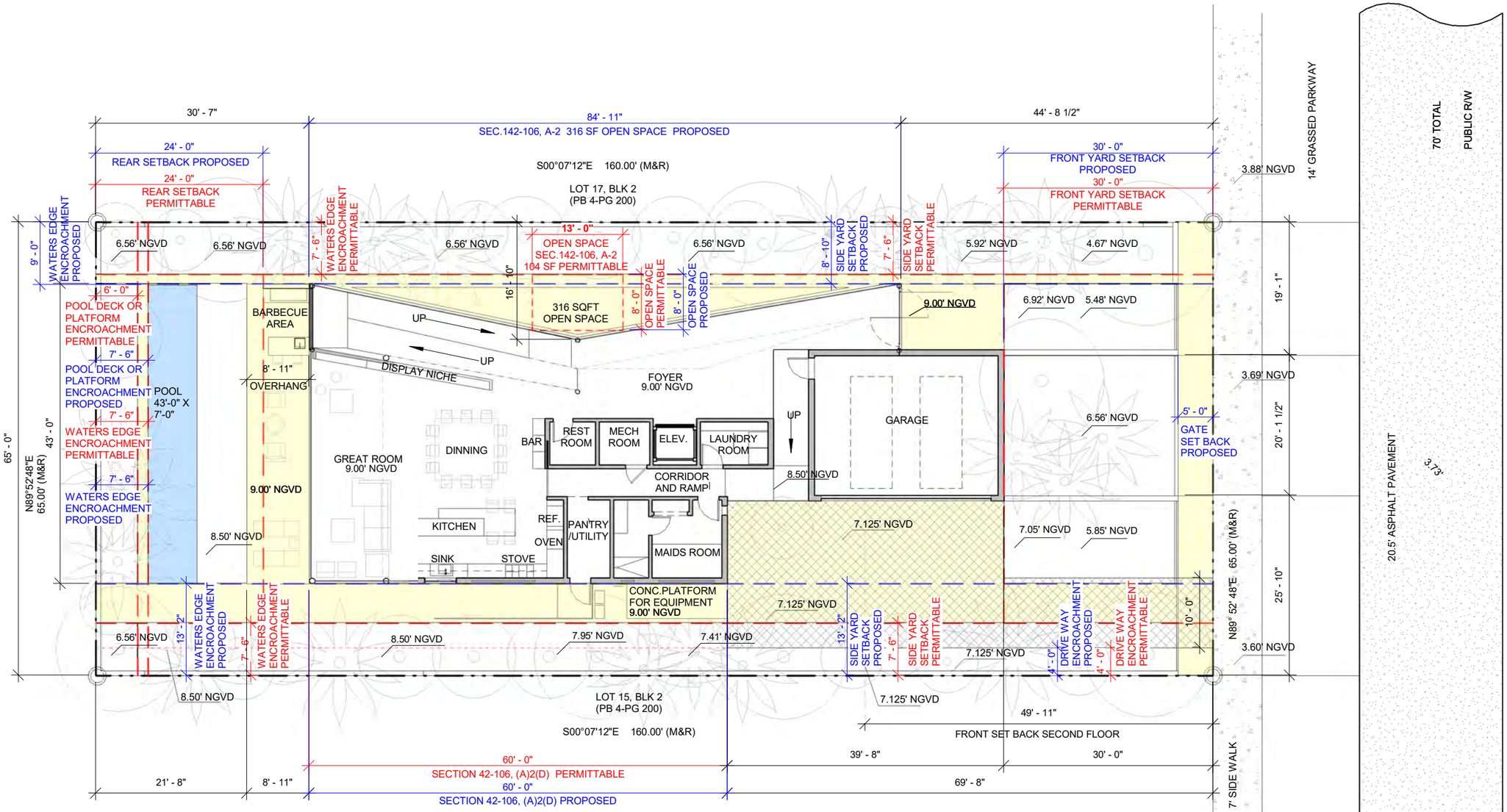
2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A1-03

MIAMI BEACH . DRB FINAL SUBMITTAL . 06 JULY 2021



LEGEND

- BELOW ALLOWABLE BY CODE LIMITS
- DRIVEWAY
- RED LINE - PERMITTABLE
- BLUE LINE - PROPOSED

STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C0000017A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:44:41 -04'00'

PROPOSED SITE PLAN

Scale: 1/16" = 1'-0"

0' 7' 14' 21' 28'

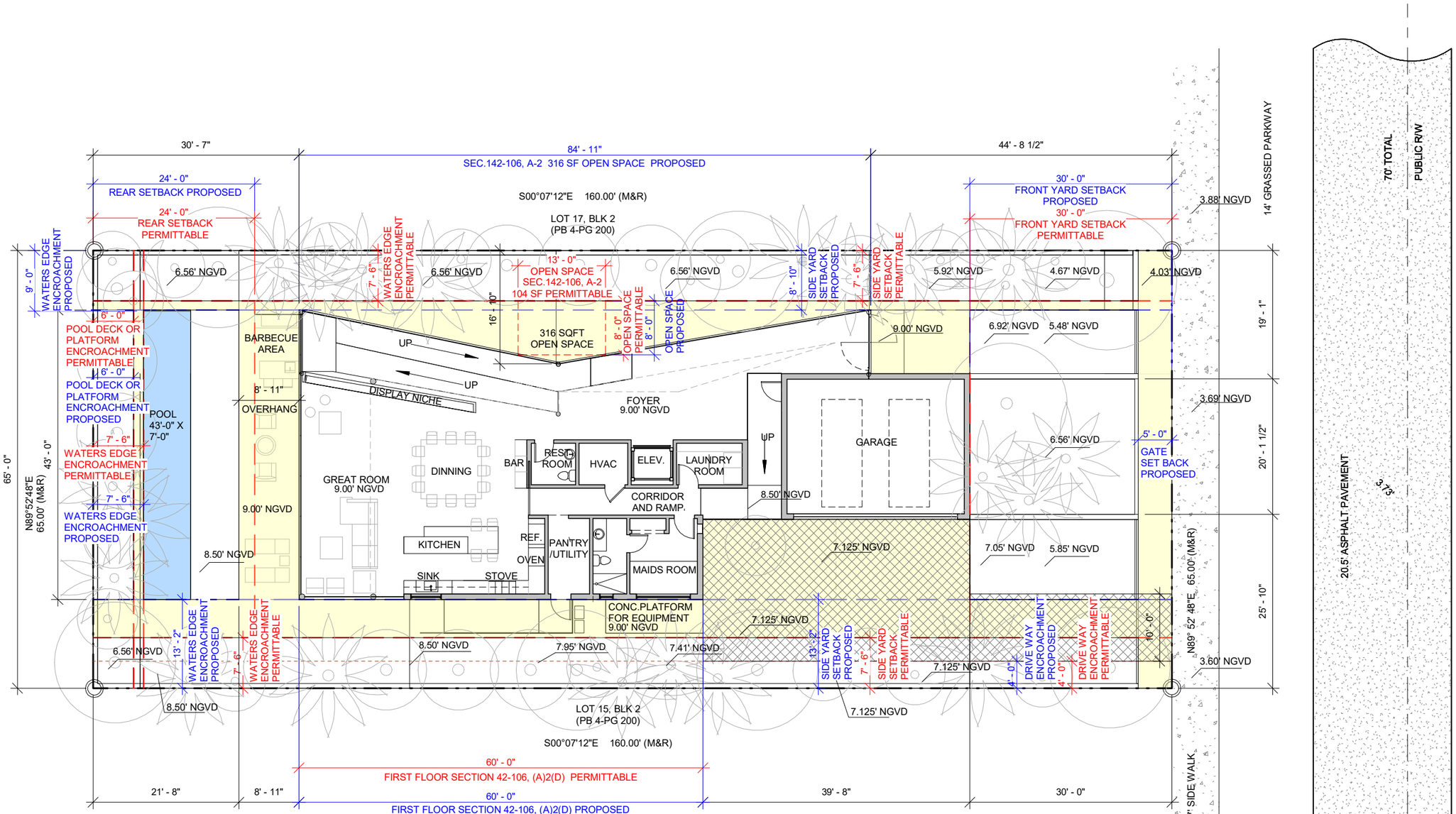
N

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A1-04



LEGEND

- BELOW ALLOWABLE BY CODE LIMITS
- DRIVEWAY
- RED LINE - PERMITTABLE
- BLUE LINE - PROPOSED

STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C0000017A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:44:56 -04'00'

SETBACKS FIRST FLOOR PLAN

Scale: 1/16" = 1'-0"

0' 7' 14' 21' 28'

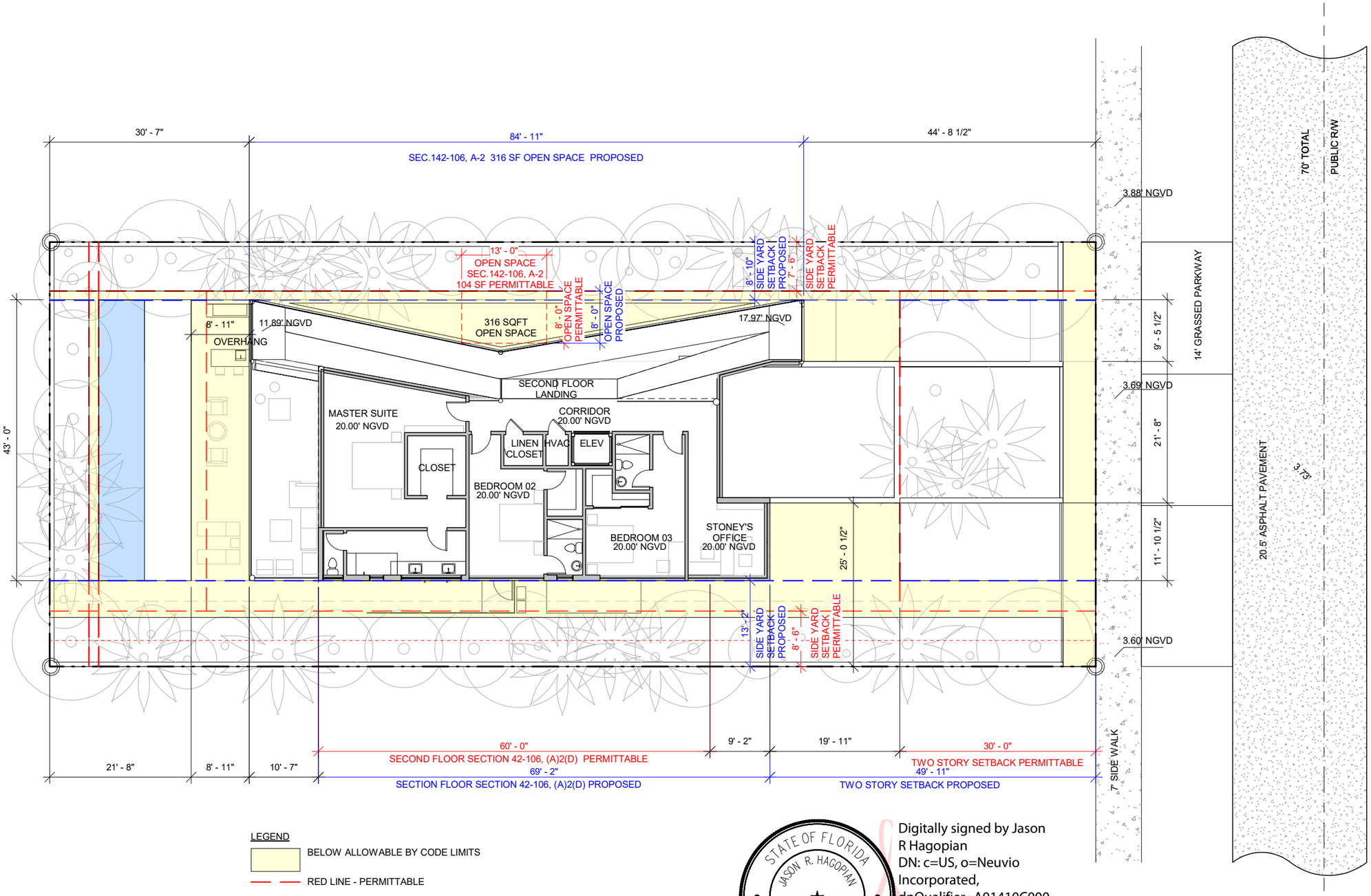
N

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A1-05



LEGEND

- BELOW ALLOWABLE BY CODE LIMITS
- RED LINE - PERMITTABLE
- BLUE LINE - PROPOSED

STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C0000017A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:45:11 -04'00'

SETBACKS SECOND FLOOR PLAN

Scale: 1/16" = 1'-0"

0' 7' 14' 21' 28'

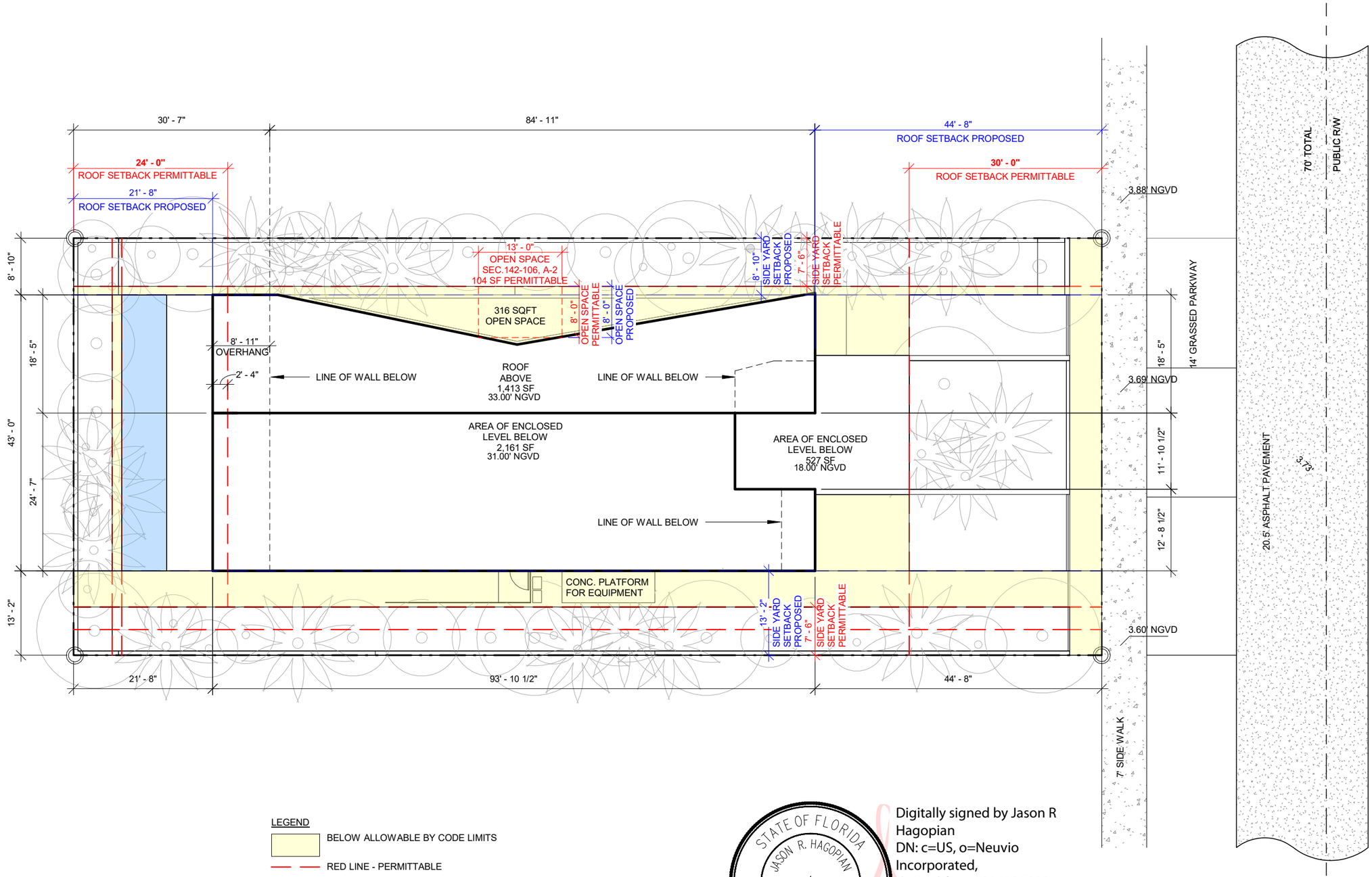
N

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A1-06



LEGEND

BELOW ALLOWABLE BY CODE LIMITS

RED LINE - PERMITTABLE

BLUE LINE - PROPOSED

STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C0000017A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:45:26 -04'00'

ROOF FLOOR PLAN

Scale: 1/16" = 1'-0"

0' 7' 14' 21' 28'

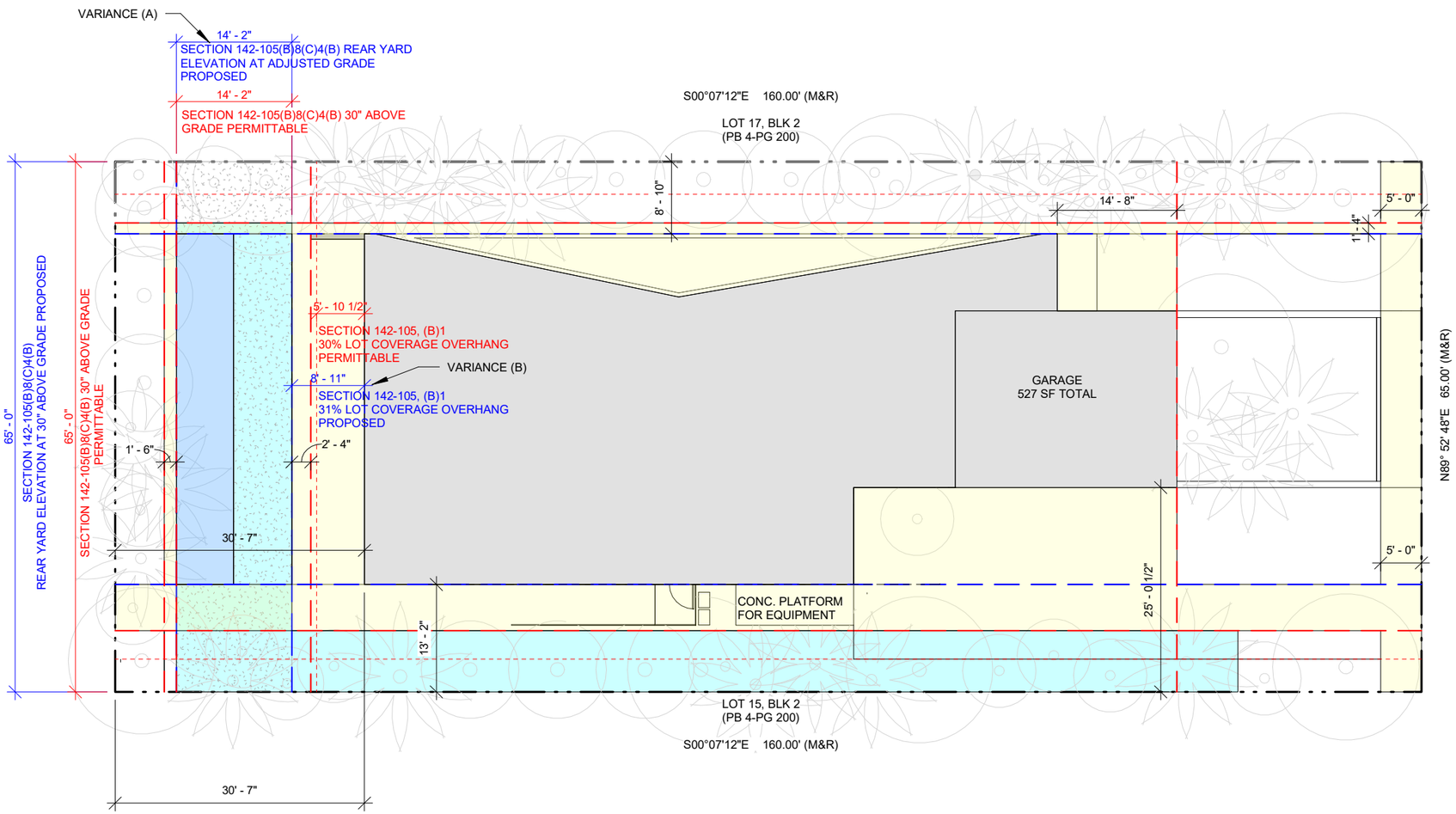
N

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A1-07



VARIANCE A — **SIDE AND REAR YARD ELEVATION**
SECTION 142-105(B)8(C)4(B)
REAR YARD ELEVATION AT ADJUSTED GRADE PROPOSED

VARIANCE A — **LOT COVERAGE**
SECTION 142-105, (B)1
31% LOT COVERAGE PROPOSED

LEGEND

- BELOW CODE PROPERTY LIMIT
- RED LINE - PERMITTABLE
- BLUE LINE - PROPOSED

STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C0000017A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:45:41 -04'00'

VARIANCE DIAGRAM
Scale: 1/16" = 1'-0"

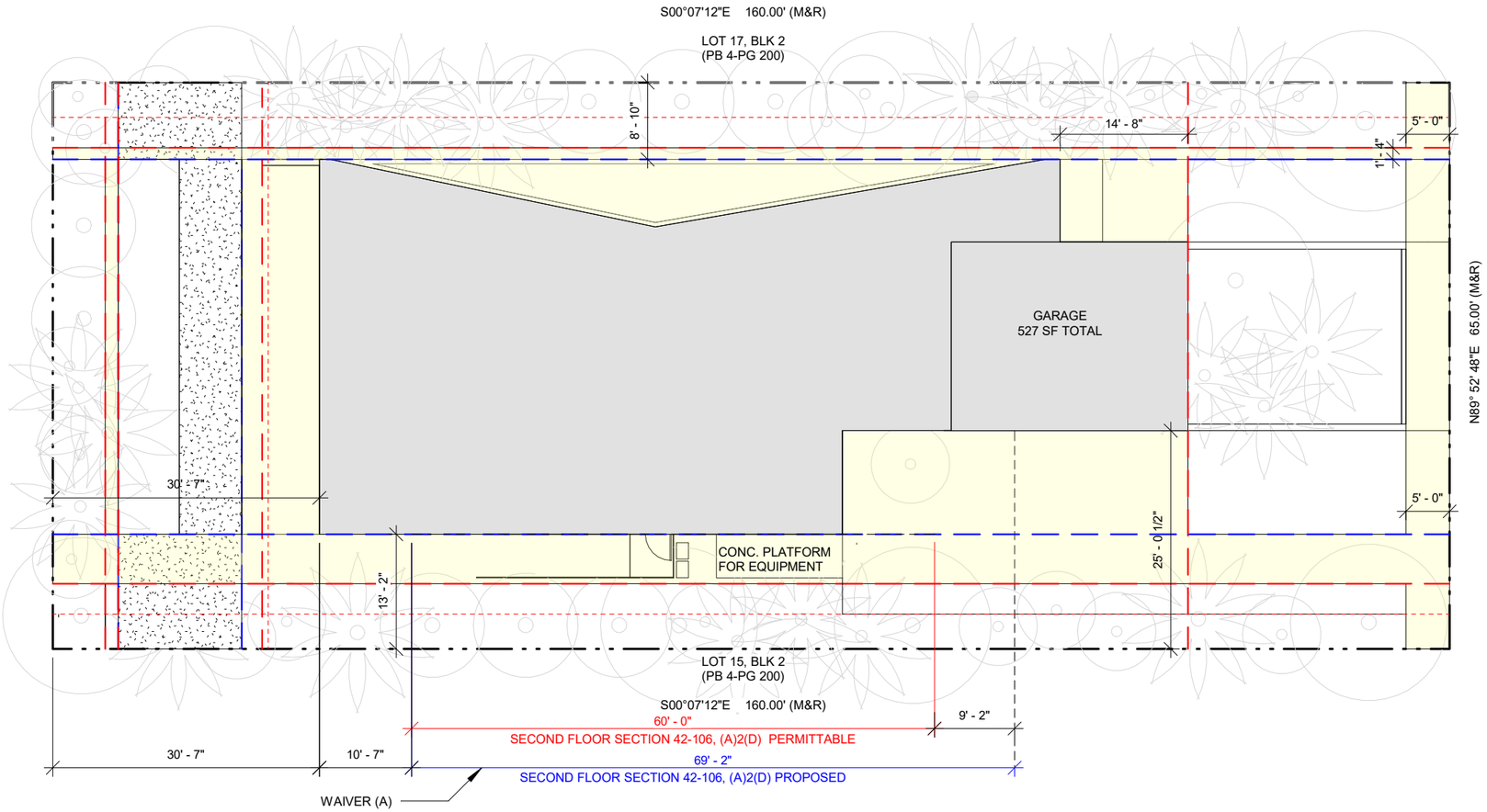
0' 7' 14' 21' 28'

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A1-08A



LEGEND

BELOW CODE PROPERTY LIMIT

RED LINE - PERMITTABLE

BLUE LINE - PROPOSED

WAIVER A **TWO STORY ELEVATION**
SECOND FLOOR SECTION 42-106, (A)2(D)
79'-9" SECOND FLOOR ELEVATION
PROPOSED

STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C0000017A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:46:00 -04'00'

1 SITE PLAN
N.T.S.

WAIVER DIAGRAM "A"
Scale: 1/16" = 1'-0"

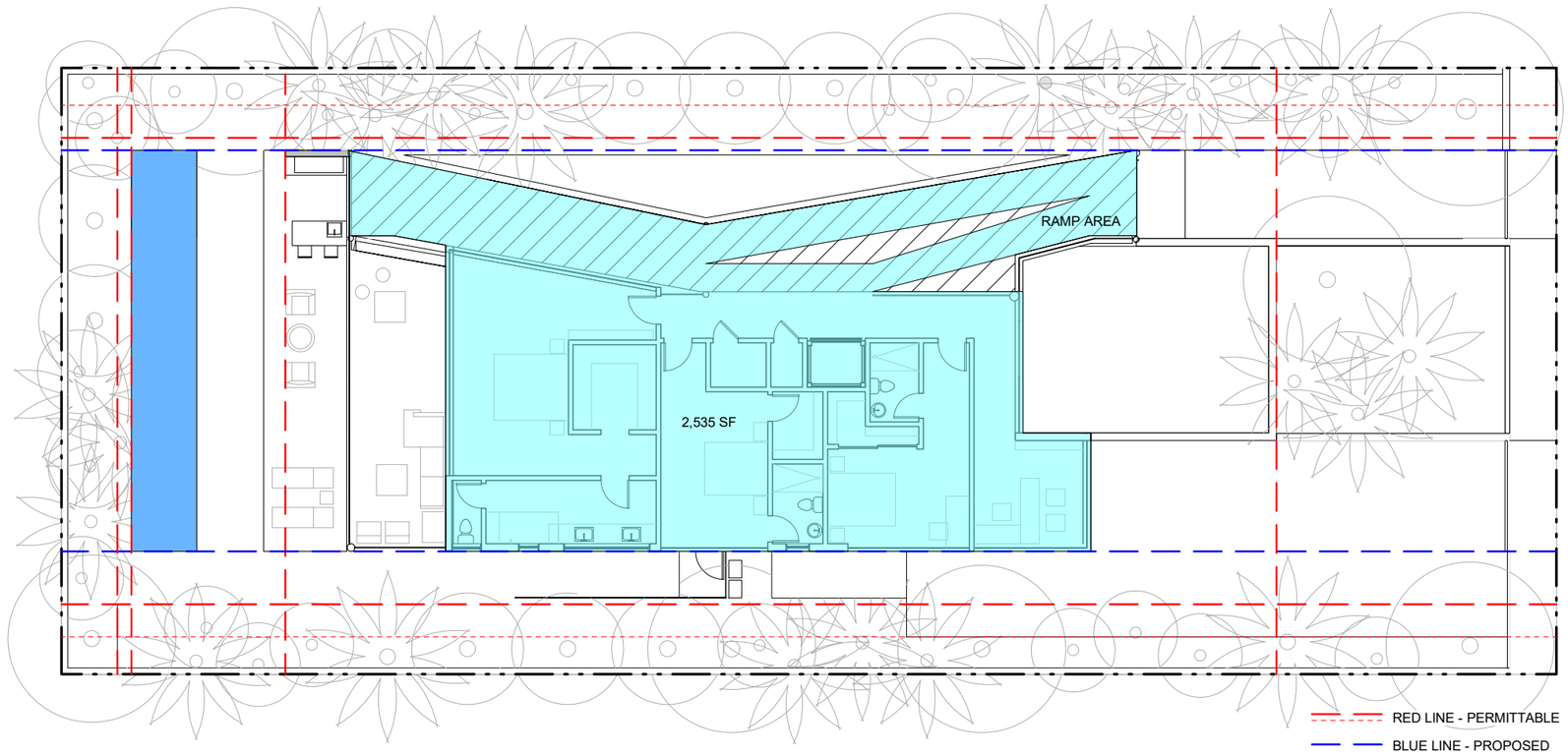
0' 7' 14' 21' 28'

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A1-08B



WAIVER "B" - MAXIMUM UNIT SIZE

SECTION 142-105 (B)1 MAXIMUM UNIT SIZE (%OF LOT AREA)

UNIT SIZE

	ALLOWABLE UNIT SIZE PERMITTABLE	FIRST FLOOR	FIRST FLOOR GARAGE EXEMPT AREA	SECOND FLOOR PROPOSED	SECOND FLOOR SF BREAKDOWN	TOTAL UNIT SIZE PROPOSED
	5,200 SF 50% OF NET LOT AREA (10,400 SF)	2,757 SF	500 SF	2,535 SF 92% OF FIRST FLOOR	1,940 SF (EXCLUDING RAMP) 595 SF (RAMP ONLY) 2,535 SF TOTAL	5,292 SF (51%)

STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C0000017A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:46:18 -04'00'

WAIVER DIAGRAM "B"

Scale: 1/16" = 1'-0"

0' 7' 14' 21' 28'

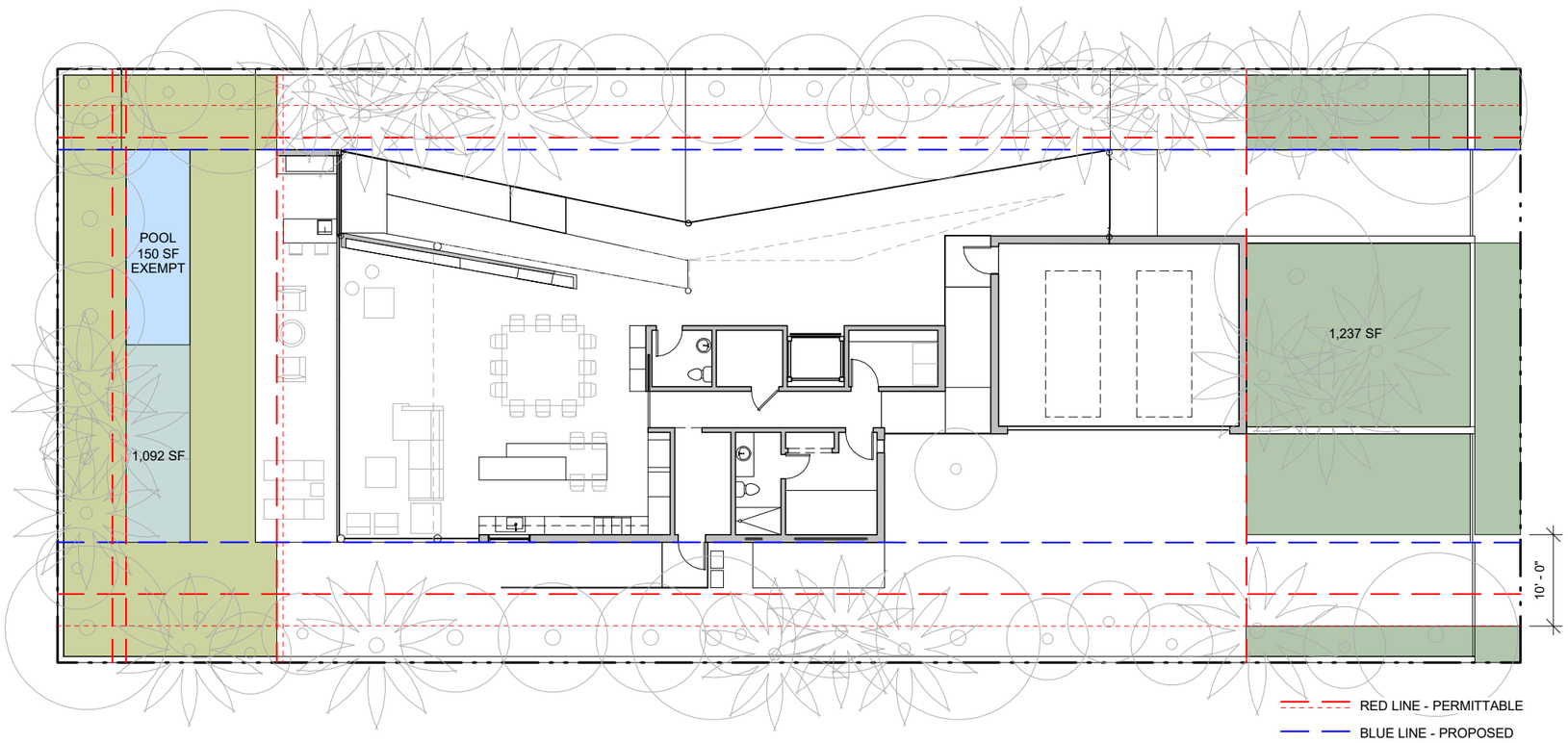
N

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A1-08C



OPEN SPACE

RS-3	YARD AREA	OPEN SPACE PERMITTABLE	OPEN SPACE EXEMPTION **(POOL AREA IS AT ADJUSTED GRADE)**	OPEN SPACE PROPOSED
FRONT (EAST)	1,950 SF	975 SF - 50%		1,237 SF 63% PROPOSED
REAR (WEST)	1,560 SF	1,092 SF - 70%	301 SF (50%) = 150 SF	1,092 SF 70% PROPOSED

STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C00000 17A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:46:35 -04'00'

PROPOSED DIAGRAM - OPEN SPACE

Scale: 1/16" = 1'-0"

0' 7' 14' 21' 28'

N

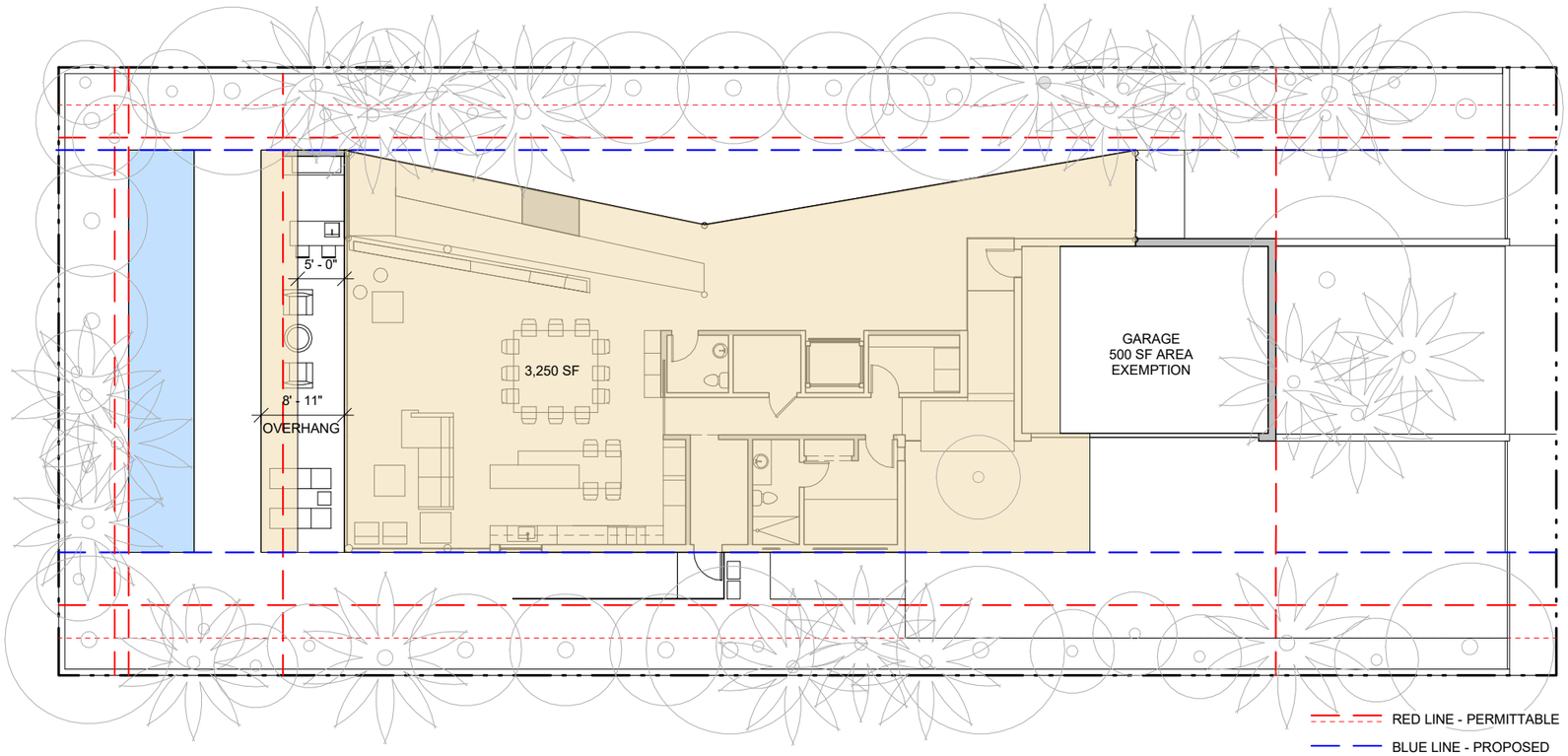
2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A1-09

MIAMI BEACH . DRB FINAL SUBMITTAL . 06 JULY 2021



LOT COVERAGE

	LOT AREA	MAX LOT COVERAGE PERMITTABLE	LOT COVERAGE PROPOSED
RS-3	10,400 SF	3,120 SF - 30%	3,250 SF - 31% PROPOSED

STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C0000017A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:49:42 -04'00'

PROPOSED DIAGRAMS - LOT COVERAGE

Scale: 1/16" = 1'-0"

0' 7' 14' 21' 28'

N

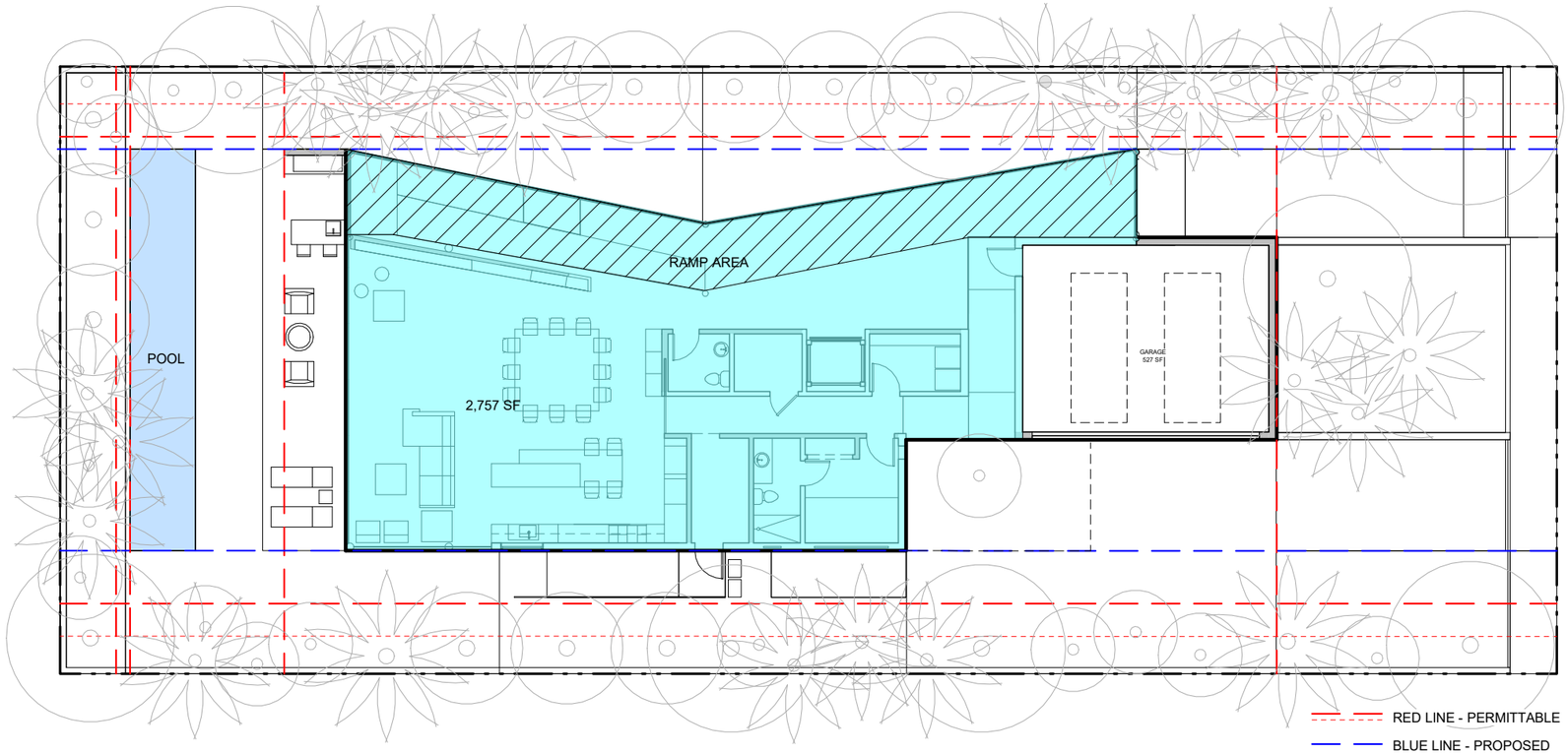
2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A1-10

MIAMI BEACH . DRB FINAL SUBMITTAL . 06 JULY 2021



UNIT SIZE

ALLOWABLE UNIT SIZE PERMITTABLE	FIRST FLOOR	FIRST FLOOR GARAGE EXEMPT AREA
5,200 SF 50% OF NET LOT AREA (10,400 SF)	2,757 SF	500 SF

RAMP CIRCULATION AREA

STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C00000 17A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:50:56 -04'00'

PROPOSED DIAGRAMS - UNIT SIZE - FIRST FLOOR

Scale: 1/16" = 1'-0"

0' 7' 14' 21' 28'

N

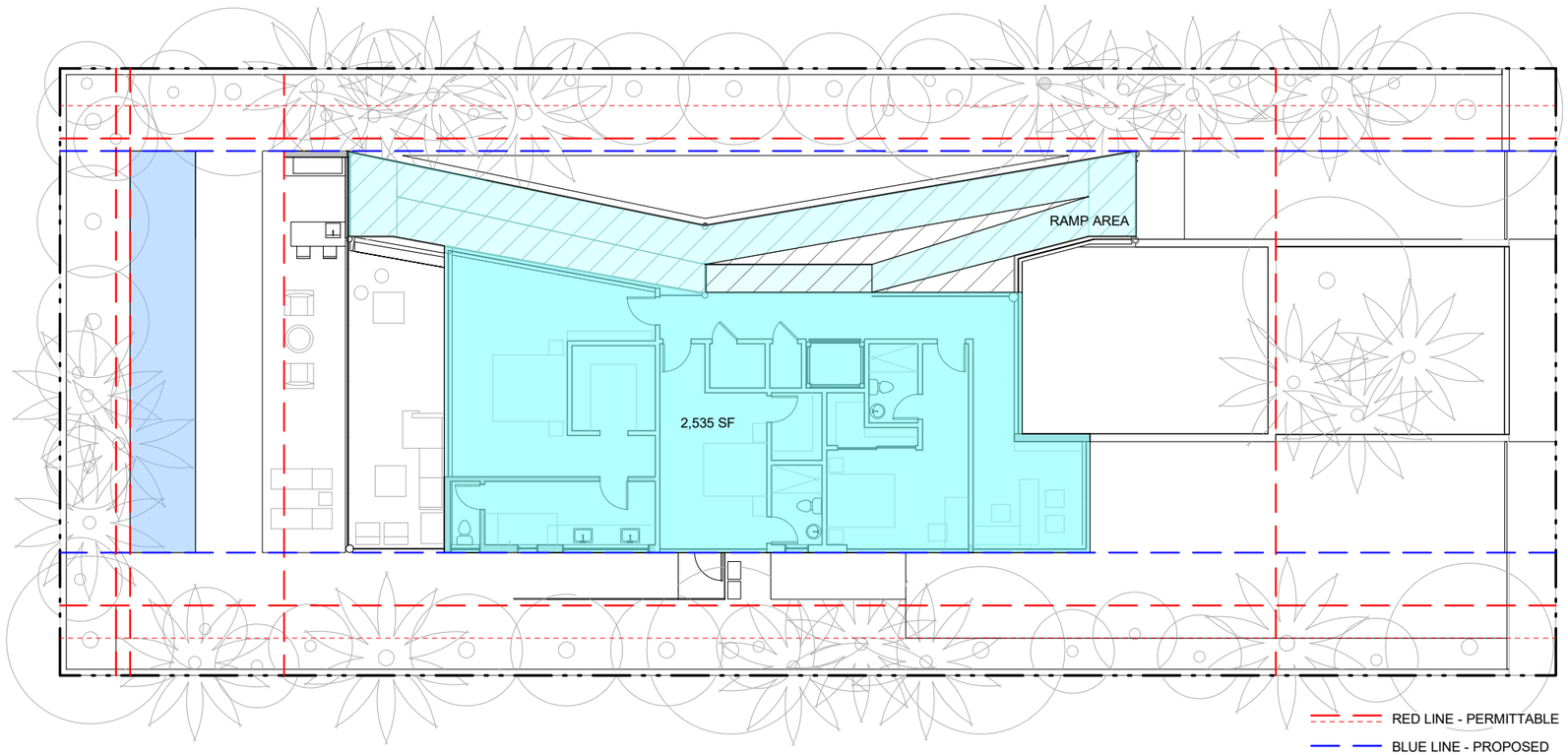
2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A1-11

MIAMI BEACH . DRB FINAL SUBMITTAL . 06 JULY 2021



UNIT SIZE

ALLOWABLE UNIT SIZE PERMITTABLE	FIRST FLOOR	FIRST FLOOR GARAGE EXEMPT AREA	SECOND FLOOR PROPOSED	SECOND FLOOR SF BREAKDOWN	TOTAL UNIT SIZE PROPOSED
5,200 SF 50% OF NET LOT AREA (10,400 SF)	2,757 SF	500 SF	2,535 SF 92% OF FIRST FLOOR	1,940 SF (EXCLUDING RAMP) 595 SF (RAMP ONLY) 2,535 SF TOTAL	5,292 SF (51%)

STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C00000 17A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:51:19 -04'00'

PROPOSED DIAGRAMS - UNIT SIZE - SECOND FLOOR

Scale: 1/16" = 1'-0"

0' 7' 14' 21' 28'

N

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A1-12

VIEW 1

STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C0000017A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:51:43 -04'00'

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A1-13

MIAMI BEACH . DRB FINAL SUBMITTAL . 06 JULY 2021

STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C0000017A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:52:13 -04'00'

VIEW 2

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A1-14

STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C0000017A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:52:46 -04'00'

VIEW 3

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

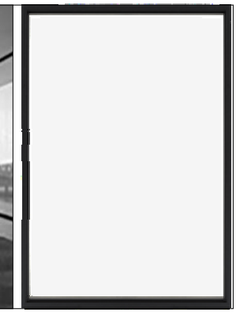
NEUVIO ARCHITECTS

A1-15

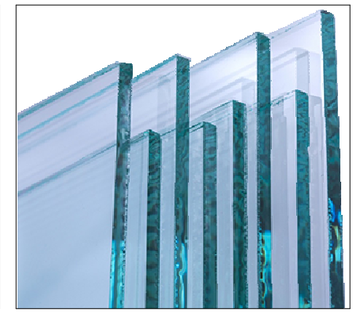
C-01

MTL-01

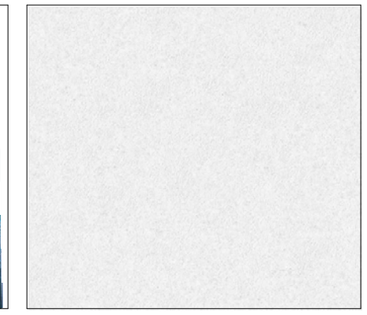
MTL-02



MTL-02



GL-01



CBS-01

C-01	RAW CONCRETE FINISH ON REINFORCED CONCRETE MASONRY WALL
MTL-01	METAL MEMBERS AND STRUCTURAL ELEMENTS TO BE FINISH IN - GREY TO MATCH BM 1614
MTL-02	ALUMINUM WINDOW FRAME WITH BLACK FINISH
GL-01	LIGHT BLUE/GREEN TINT FOR HURRICAN GRADE LAMINATED GLASS ON BLACK ALUMINUM FRAMES
CBS-01	WHITE PAINTED STUCCO ON REINFORCED CONCRETE MASONRY WALL

STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C0000017A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:53:07 -04'00'

MATERIALS AND TEXTURES

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A1-16

MIAMI BEACH . DRB FINAL SUBMITTAL . 06 JULY 2021

NORTH ELEVATION

SOUTH ELEVATION

STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C00000 17A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:53:30 -04'00'

RENDERED ELEVATIONS

Scale: N.T.S.

0' 7' 14' 21' 28'

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A1-17

MIAMI BEACH . DRB FINAL SUBMITTAL . 06 JULY 2021

EAST ELEVATION

WEST ELEVATION

STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C0000017A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:53:56 -04'00'

RENDERED ELEVATIONS

Scale: N.T.S.

0' 7' 14' 21' 28'

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

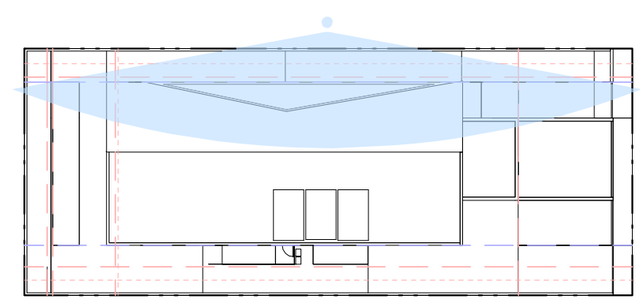
A1-18

MIAMI BEACH . DRB FINAL SUBMITTAL . 06 JULY 2021

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

C-01	RAW CONCRETE FINISH ON REINFORCED CONCRETE MASONRY WALL
MTL-01	METAL MEMBERS AND STRUCTURAL ELEMENTS TO BE FINISH IN - GREY TO MATCH BM 1614
MTL-02	ALUMINUM WINDOW FRAME WITH BLACK FINISH
GL-01	LIGHT BLUE/GREEN TINT FOR HURRICAN GRADE LAMINATED GLASS ON BLACK ALUMINUM FRAMES
CBS-01	WHITE PAINTED STUCCO ON REINFORCED CONCRETE MASONRY WALL



STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C0000017A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:54:28 -04'00'

LEGEND

- BELOW ALLOWABLE BY CODE LIMITS
- RED LINE - PERMITTABLE
- BLUE LINE - PROPOSED

NORTH ELEVATION

Scale: As indicated

0' 7' 14' 21' 28'

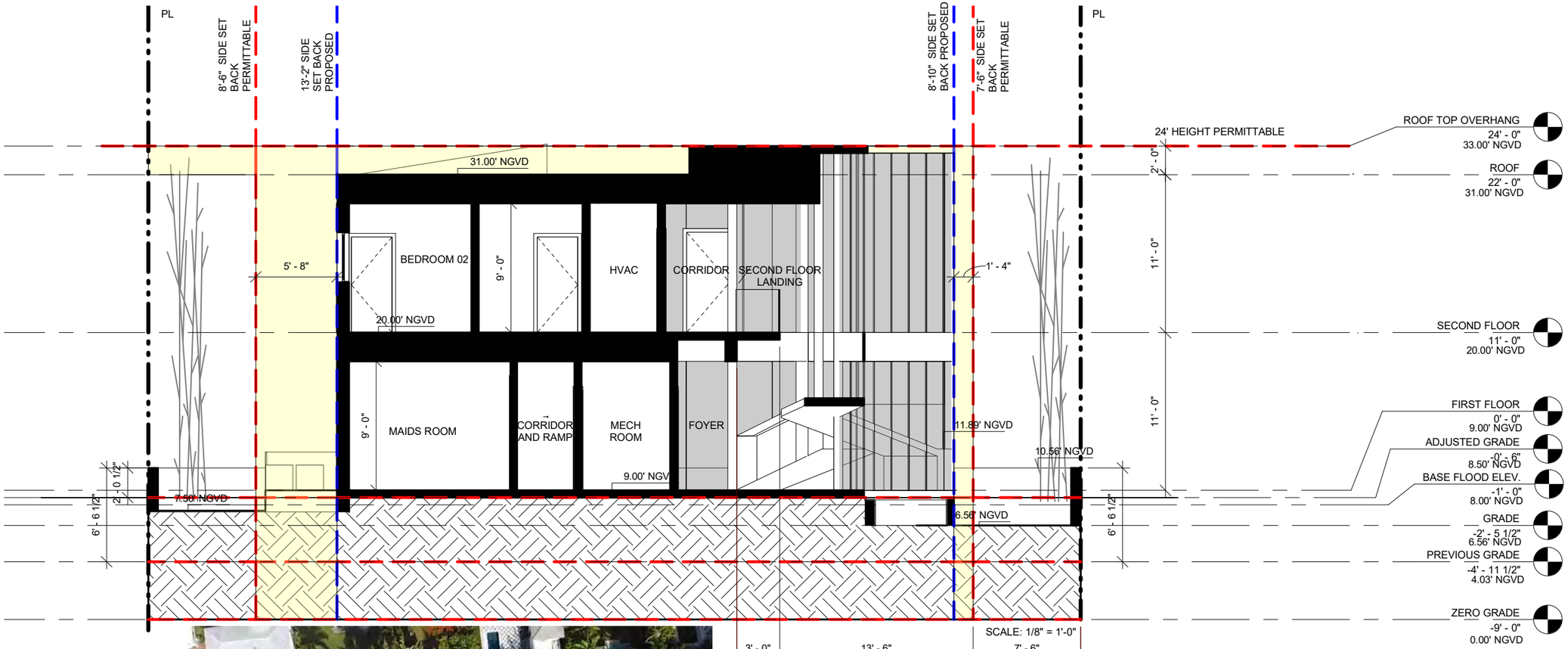
2464 Prairie Ave. Residence

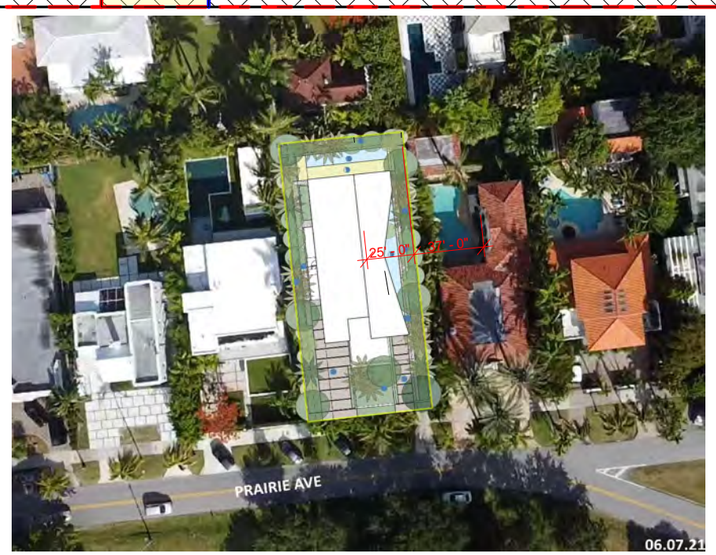
2464 Prairie Avenue , Miami Beach , FL 33140

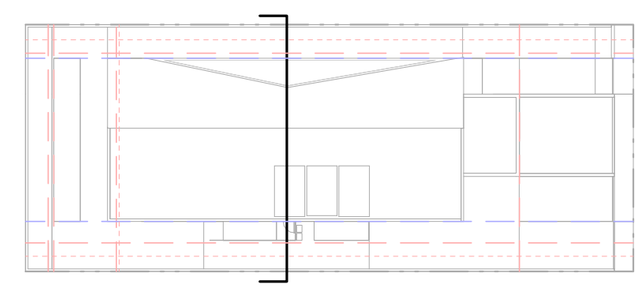
NEUVIO ARCHITECTS

A3-01A

MIAMI BEACH . DRB FINAL SUBMITTAL . 06 JULY 2021







LEGEND

- BELOW PROPERTY LIMIT REQUIREMENTS
- RED LINE - PERMITTABLE
- BLUE LINE - PROPOSED

2ND FLOOR SET BACK TO ADJACENT NEIGHBOR SECTION-TRANSVERSE

Scale: As indicated

0' 7' 14' 21' 28'

STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

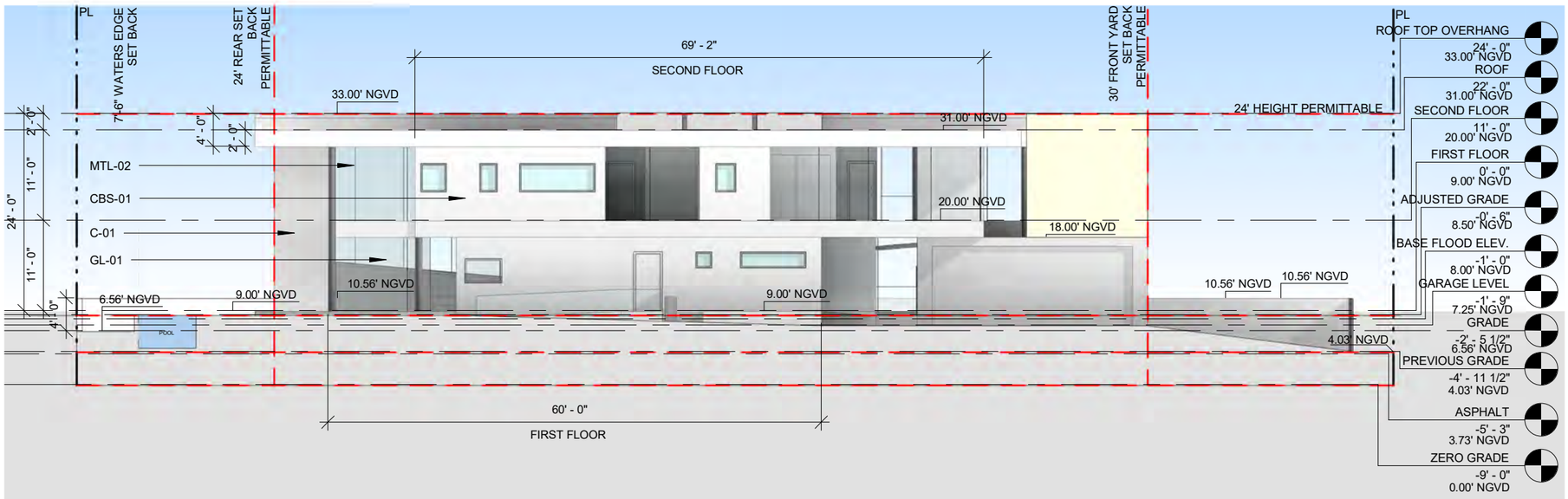
Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C0000017A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:54:52 -04'00'

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

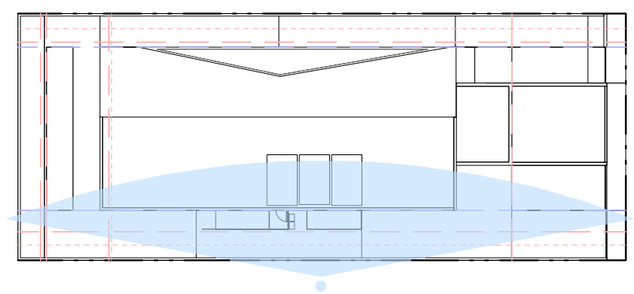
A3-01B



SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

C-01	RAW CONCRETE FINISH ON REINFORCED CONCRETE MASONRY WALL
MTL-01	METAL MEMBERS AND STRUCTURAL ELEMENTS TO BE FINISH IN - GREY TO MATCH BM 1614
MTL-02	ALUMINUM WINDOW FRAME WITH BLACK FINISH
GL-01	LIGHT BLUE/GREEN TINT FOR HURRICAN GRADE LAMINATED GLASS ON BLACK ALUMINUM FRAMES
CBS-01	WHITE PAINTED STUCCO ON REINFORCED CONCRETE MASONRY WALL



STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C0000017A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:55:23 -04'00'

LEGEND

- BELOW ALLOWABLE BY CODE LIMITS
- RED LINE - PERMITTABLE
- BLUE LINE - PROPOSED

SOUTH ELEVATION

Scale: As indicated

0' 7' 14' 21' 28'

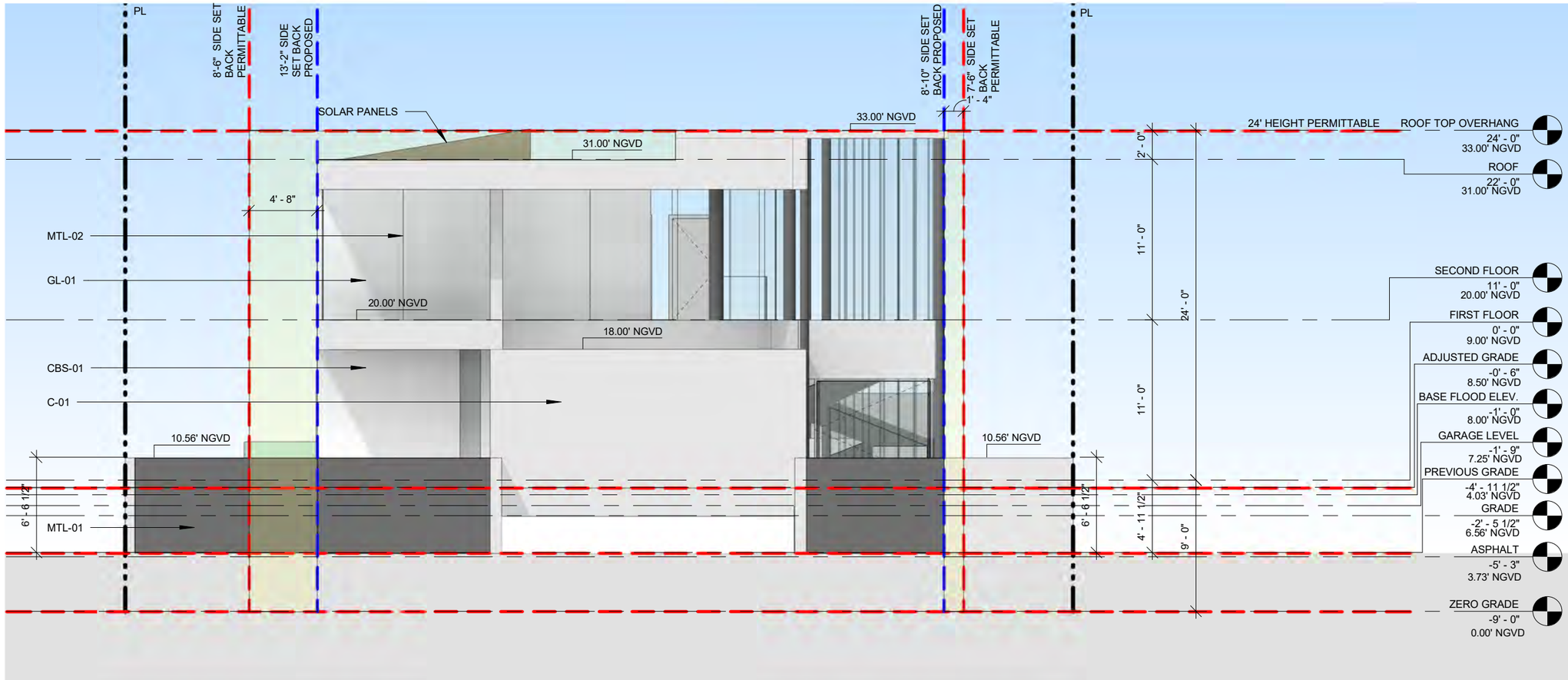
2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A3-02

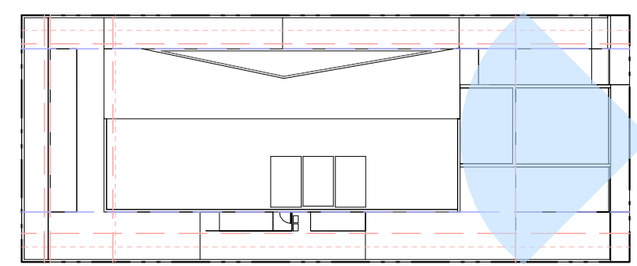
MIAMI BEACH . DRB FINAL SUBMITTAL . 06 JULY 2021



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

MATERIAL LEGEND

C-01	RAW CONCRETE FINISH ON REINFORCED CONCRETE MASONRY WALL
MTL-01	METAL MEMBERS AND STRUCTURAL ELEMENTS TO BE FINISH IN - GREY TO MATCH BM 1614
MTL-02	ALUMINUM WINDOW FRAME WITH BLACK FINISH
GL-01	LIGHT BLUE/GREEN TINT FOR HURRICAN GRADE LAMINATED GLASS ON BLACK ALUMINUM FRAMES
CBS-01	WHITE PAINTED STUCCO ON REINFORCED CONCRETE MASONRY WALL



LEGEND

- BELOW ALLOWABLE BY CODE LIMITS
- RED LINE - PERMITTABLE
- BLUE LINE - PROPOSED

STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C0000017A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:55:49 -04'00'

EAST ELEVATION

Scale: As indicated

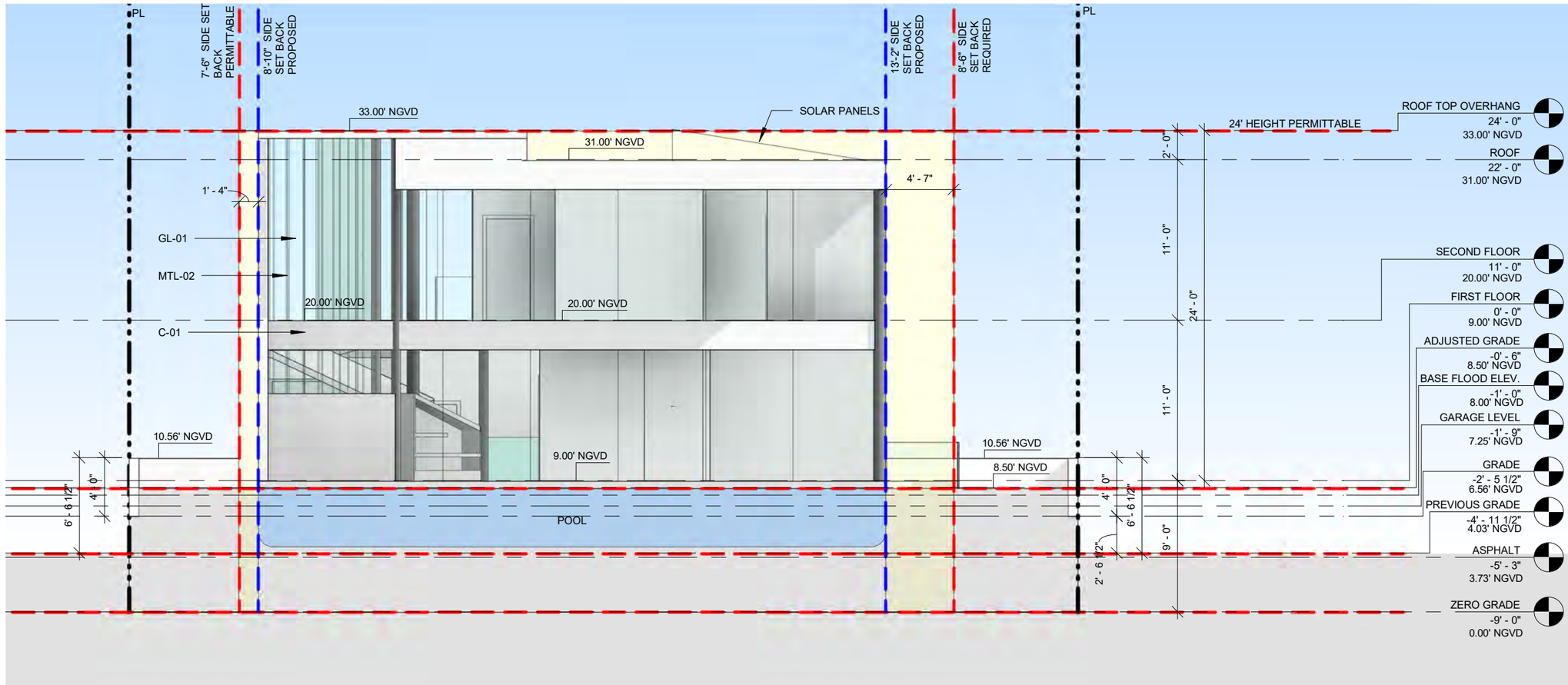
0' 7' 14' 21' 28'

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

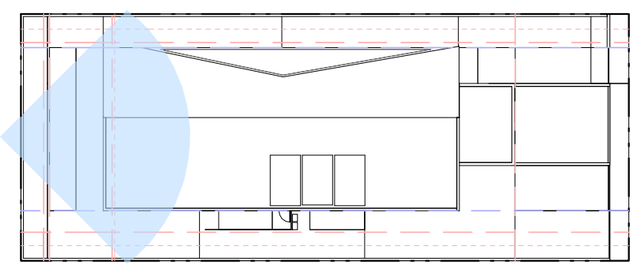
A3-03



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

MATERIAL LEGEND

C-01	RAW CONCRETE FINISH ON REINFORCED CONCRETE MASONRY WALL
MTL-01	METAL MEMBERS AND STRUCTURAL ELEMENTS TO BE FINISH IN - GREY TO MATCH BM 1614
MTL-02	ALUMINUM WINDOW FRAME WITH BLACK FINISH
GL-01	LIGHT BLUE/GREEN TINT FOR HURRICAN GRADE LAMINATED GLASS ON BLACK ALUMINUM FRAMES
CBS-01	WHITE PAINTED STUCCO ON REINFORCED CONCRETE MASONRY WALL



STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C00000 17A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:56:17 -04'00'

LEGEND

- BELOW ALLOWABLE BY CODE LIMITS
- RED LINE - PERMITTABLE
- BLUE LINE - PROPOSED

WEST ELEVATION

Scale: As indicated

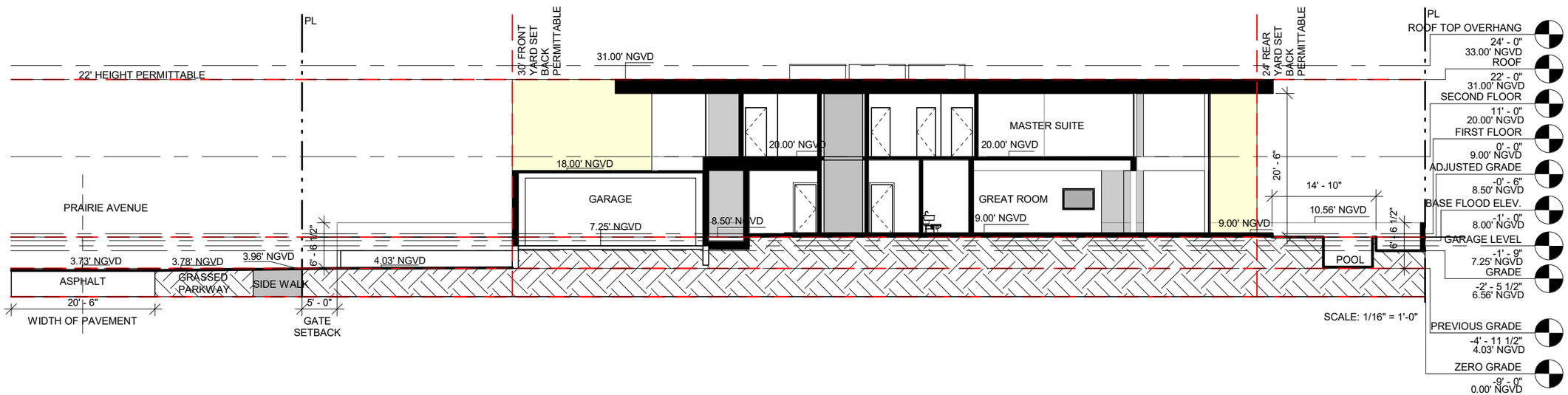
0' 7' 14' 21' 28'

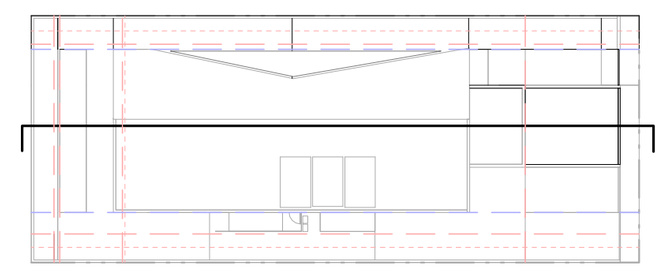
2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A3-04





LEGEND

- BELOW ALLOWABLE BY CODE LIMITS
- RED LINE - PERMITTABLE
- BLUE LINE - PROPOSED

STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C0000017A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:56:45 -04'00'

SECTION - LONGITUDINAL

Scale: As indicated

0' 7' 14' 21' 28'

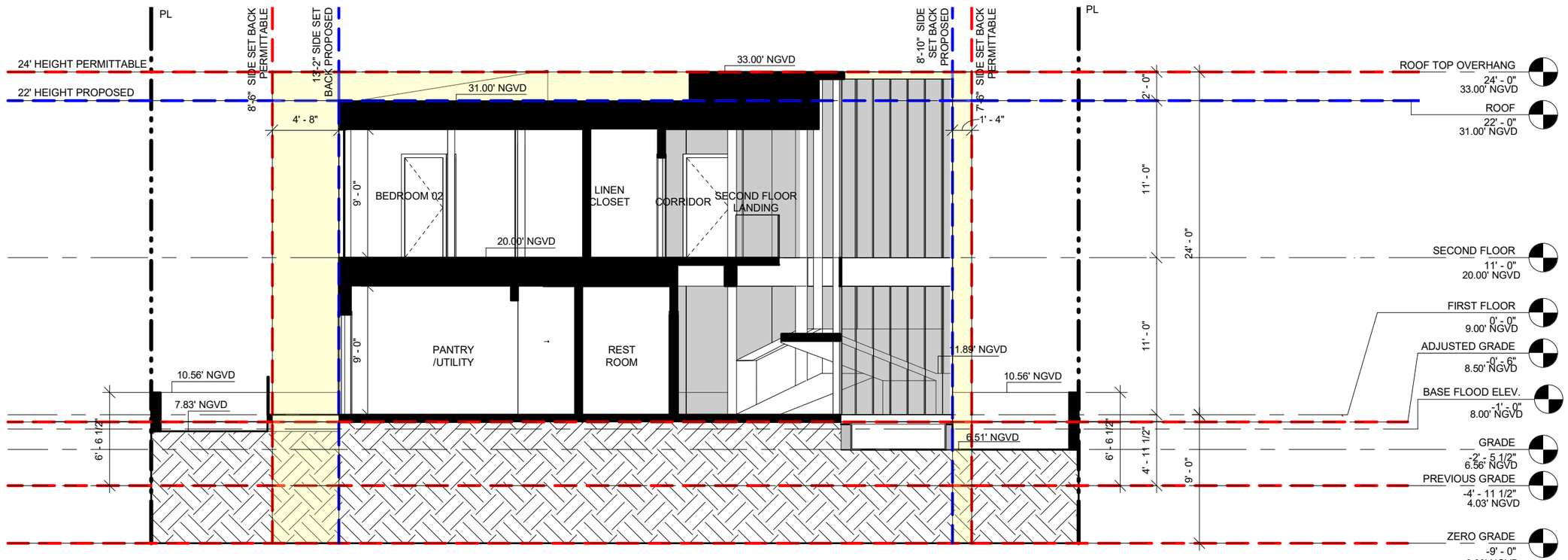
N

2464 Prairie Ave. Residence

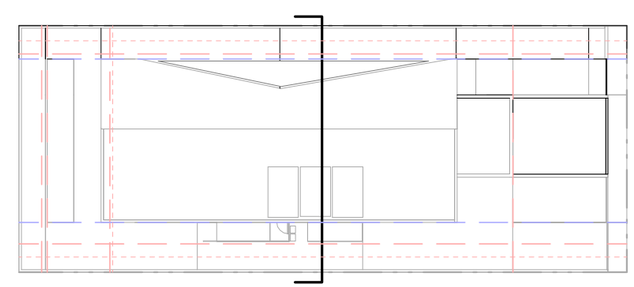
2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A3-05



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



LEGEND

- BELOW ALLOWABLE BY CODE LIMITS
- RED LINE - PERMITTABLE
- BLUE LINE - PROPOSED

STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C0000017A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:57:15 -04'00'

SECTION - TRANSVERSE

Scale: As indicated

0' 7' 14' 21' 28'

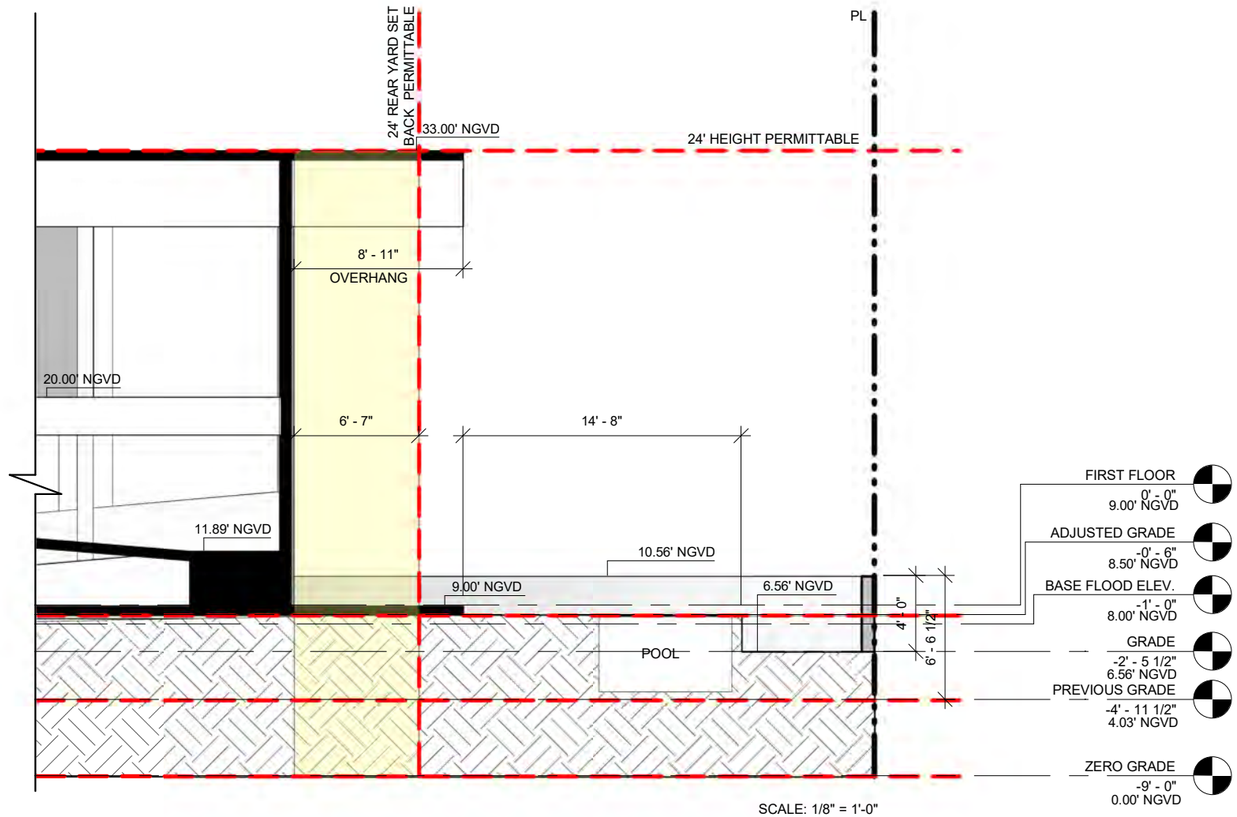
N

2464 Prairie Ave. Residence

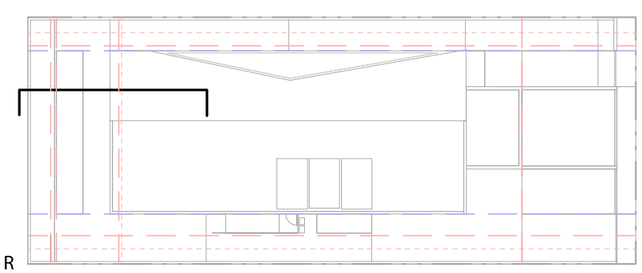
2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A3-06



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



LEGEND

- BELOW ALLOWABLE BY CODE LIMITS
- RED LINE - PERMITTABLE
- BLUE LINE - PROPOSED

STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C0000017A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:57:42 -04'00'

YARD SECTION - REAR

Scale: As indicated

0' 7' 14' 21' 28'

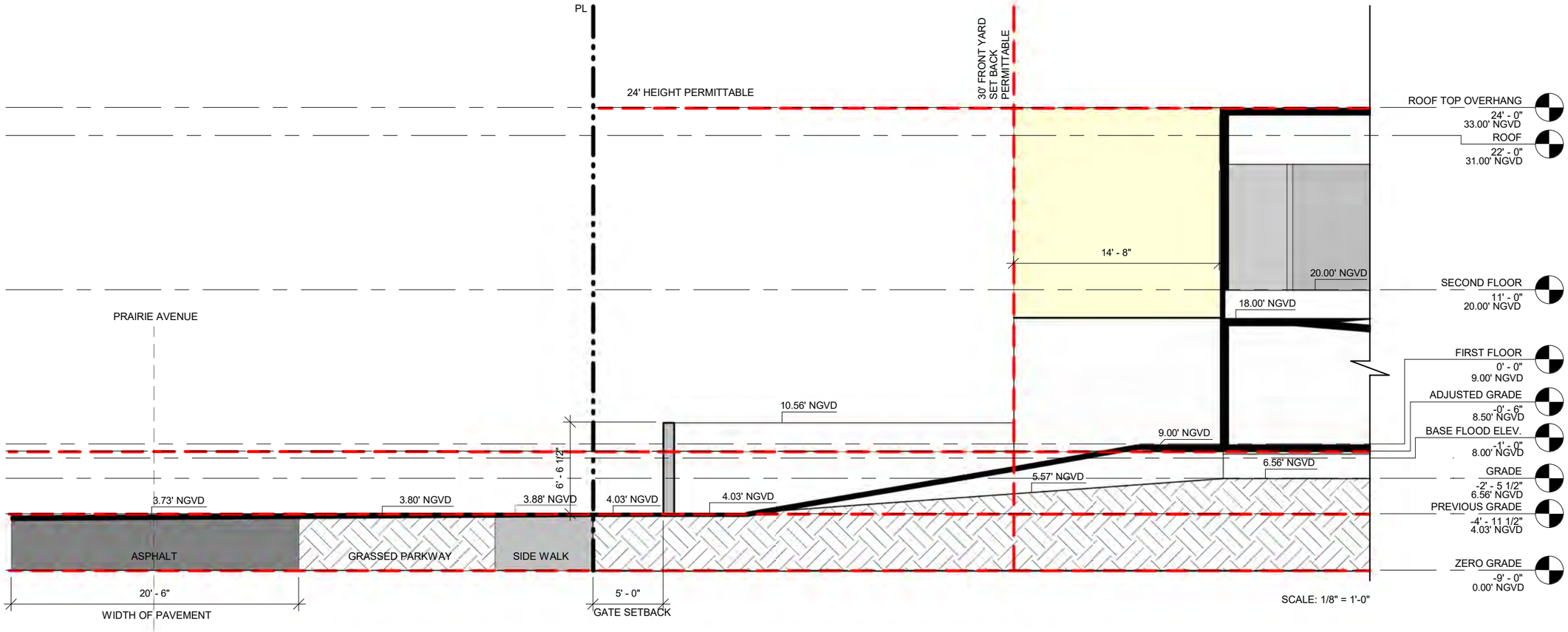
N

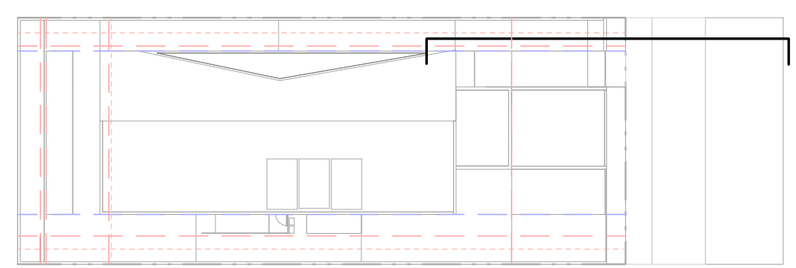
2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A3-07





STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C0000017A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:58:14 -04'00'

YARD SECTION - FRONT

Scale: As indicated

0' 7' 14' 21' 28'

N

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A3-08

01

02

03

04

05

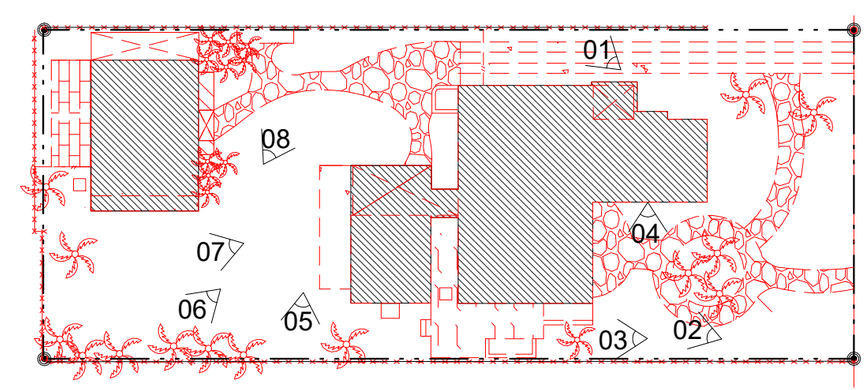
06

07

08

STATE OF FLORIDA
JASON R. HAGOPIAN
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated, dnQualifier=A01410C00000 17A58DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.07.02 17:58:46 -04'00'



LANDSCAPE SURVEY

Scale: 1" = 30'-0"

0' 7' 14' 21' 28'

N

2464 Prairie Ave. Residence

2464 Prairie Avenue , Miami Beach , FL 33140

NEUVIO ARCHITECTS

A4-01