



2464 Prairie Ave. Residence

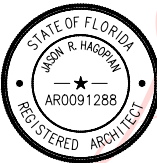
2464 Prairie Avenue
Miami Beach FL 33140

DRB FINAL SUBMITTAL · REVISION 01
08 SEPTEMBER 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



Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated,
dnQualifier=A01410C0000017A58DD3CC9000B4AE,
cn=Jason R Hagopian
Date: 2021.09.08 07:43:33 -04'00'

SHEET INDEX

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A1-04C	PROPOSED DIAGRAM - OPEN SPACE	A3-01	NORTH ELEVATION	L430	UNDERSTORY PLANTING PLAN
A1-05	SETBACKS FIRST FLOOR PLAN	A3-02	SOUTH ELEVATION	L450	PLANTING DETAILS

2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140



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	BASE 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 & %:	3,120 SF (30%)	
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 SF (70%)	
12	MAX UNIT SIZE SF & %:	5,200 SF (50%)	PROPOSED UNIT SIZE SF & %:	VARIANCE No 2 REQUEST 5,292 SF (51%)	
13	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE SF & %:	2,757 SF	
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 SF (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	SIDE YARD SETBACK PROPOSED AT 13'-2" SOUTH SIDE	
	ACESSORY STRUCTURE	7'-6" ONE-STORY/ 10'-0" TWO-STORY	N/A	N/A	
22	SIDE: 2 SOUTH ELEVATION 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	SIDE YARD SETBACK PROPOSED AT 13'-2" SOUTH SIDE	WAIVER No 1 REQUEST SECTION 42-106(A)2(D) SECOND FLOOR LENGTH PERMITTABLE IS 60'-0" AND SECOND FLOOR LENGTH PROPOSED IS 69'-2" WITH ITS NORTHERMOST PORTION CANTILVERING OVER A LARGE GARDEN AREA. THE DESIGN PROPOSED MOVEMENT AND BREAKS IN MASSIGN.
	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	SIDE YARD SETBACK VARIES AS PROPOSED FROM 8'-10" TO 15'-0" NORTH SIDE	
	ACESSORY STRUCTURE	7'-6" ONE-STORY 10'-0" TWO-STORY	N/A	N/A	
	SIDE: 3 NORTH ELEVATION OPEN SPACE	Two-story side elvations located parallel to a side property line shall not exceed 50% of lot depth, or 60', whichever is less, without incorporating additional open space. For lots 65' feet in width or less each interior side yard shall have a minimum of seven and one-half feet.		OPEN SPACE SF REQUIRED. PROPOSED 316 427 SF	WAIVER No 2 REQUEST NORTH ELEVATION DOES MEET THE INTENT OF THE CODE. SECTION 42-106(A)2(D) LENGTH PERMITTABLE IS 60'-0". THE SHAPE OF THE OPEN SPACE AND THE INFILL WITH A POND WITH WATER LILIES IS PROPOSED AND LENDS TO MEETING THE INTENT OF THE CODE.
24	REAR:				
	MAIN STRUCTURE	24'-0" 15% LOT DEPTH 20' MIN., 50' MAX.	N/A	REAR SETBACK PROPOSED AT 30'-7"	VARIANCE No 1 REQUEST SECTION 142-105(B)8(D)4(B) SIDE AND REAR YARD ELEVATION PERMITTABLE IS 30" ABOVE GRADE AND REAR YARD ELEVATION. PARTIALLY PROPOSED IS ABOVE 6.56 NGVD AND VARIES FROM 8.5 MAX IN THE BACK AND SLOES DOWN TO 7.125 NGVD FOR AN ACCESSIBLE HOME.
	ACCESSORY 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

SUMMARY
2 VARIANCES
2 WAIVERS

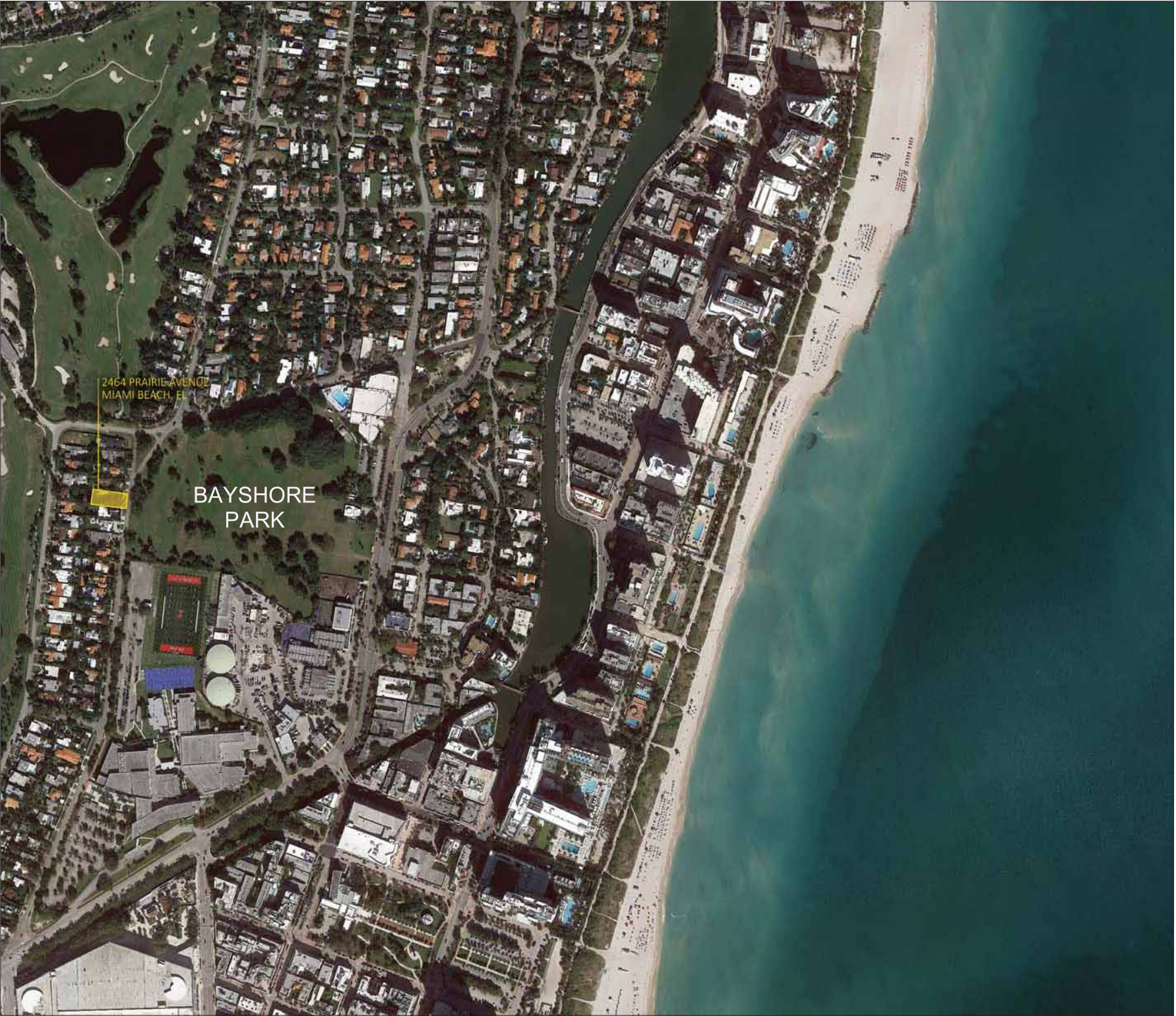
LEGEND:

BELOW ALLOWABLE BY CODE

VARIANCE REQUEST

PROPOSED

WAIVER REQUEST



2464 Prairie Ave. Residence

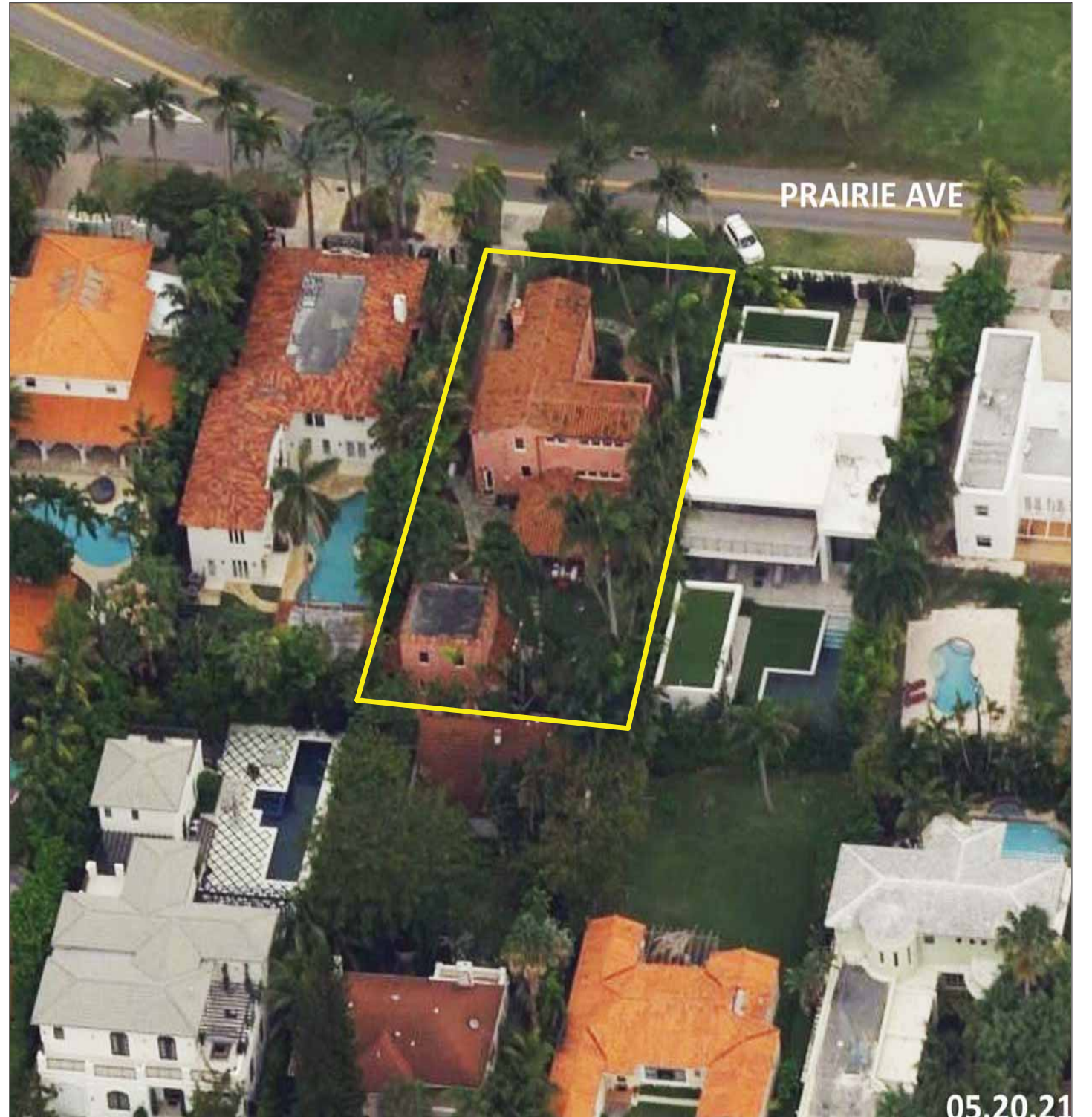
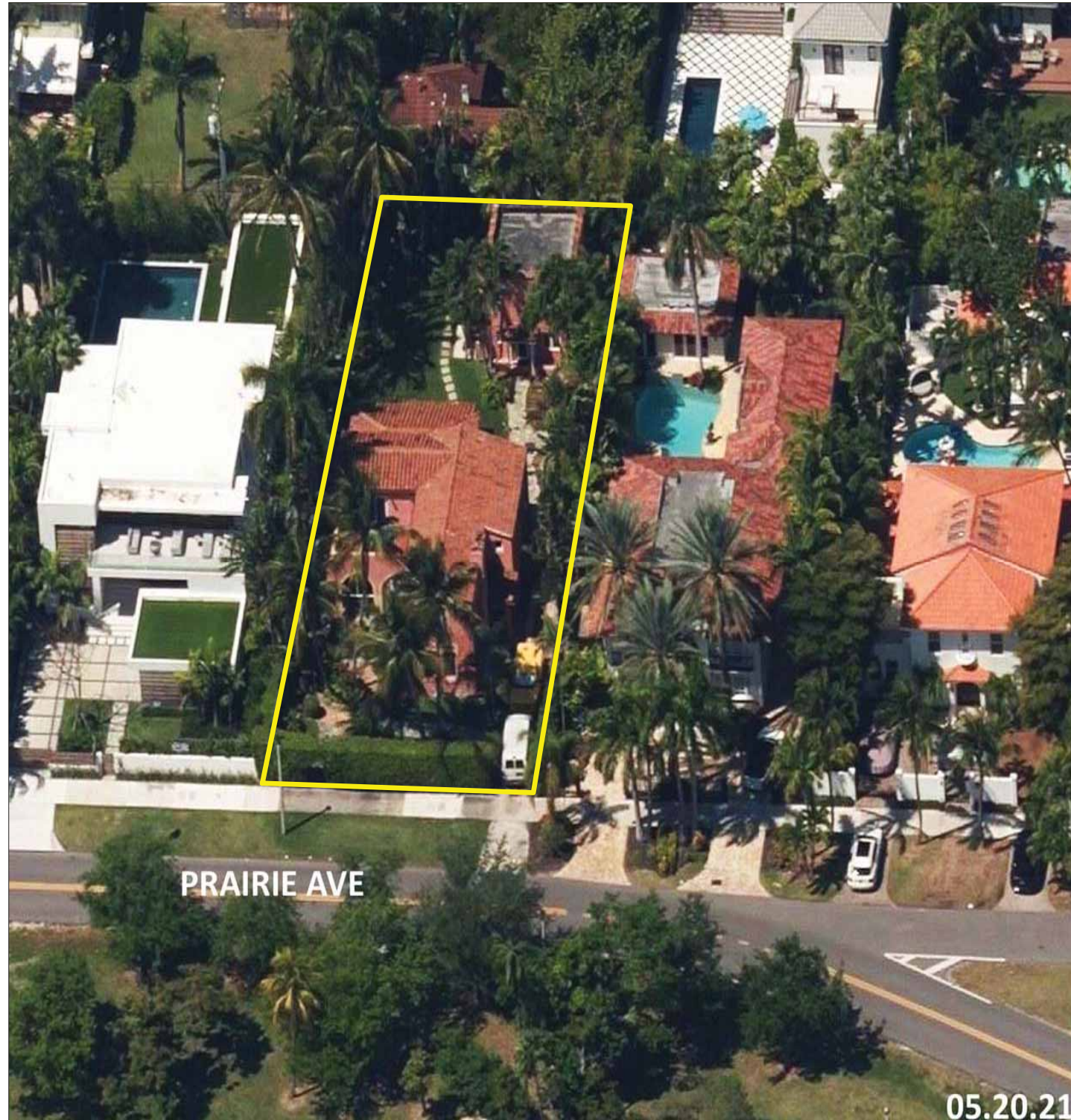
2464 Prairie Avenue
Miami Beach FL 33140



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cn=Jason R Hagopian
Date: 2021.09.08 07:45:31 -04'00'

SITE LOCATION





2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140



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SITE LOCATION - EAST/WEST



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Miami Beach FL 33140



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R Hagopian
Date: 2021.09.08 07:46:25 -04'00'

1/2 MILE RADIUS PLAN





A



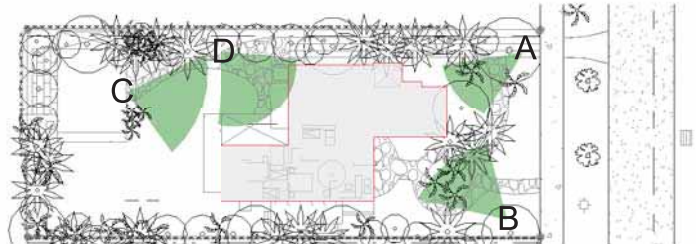
B



C



D



2464 Prairie Ave. Residence

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Miami Beach FL 33140



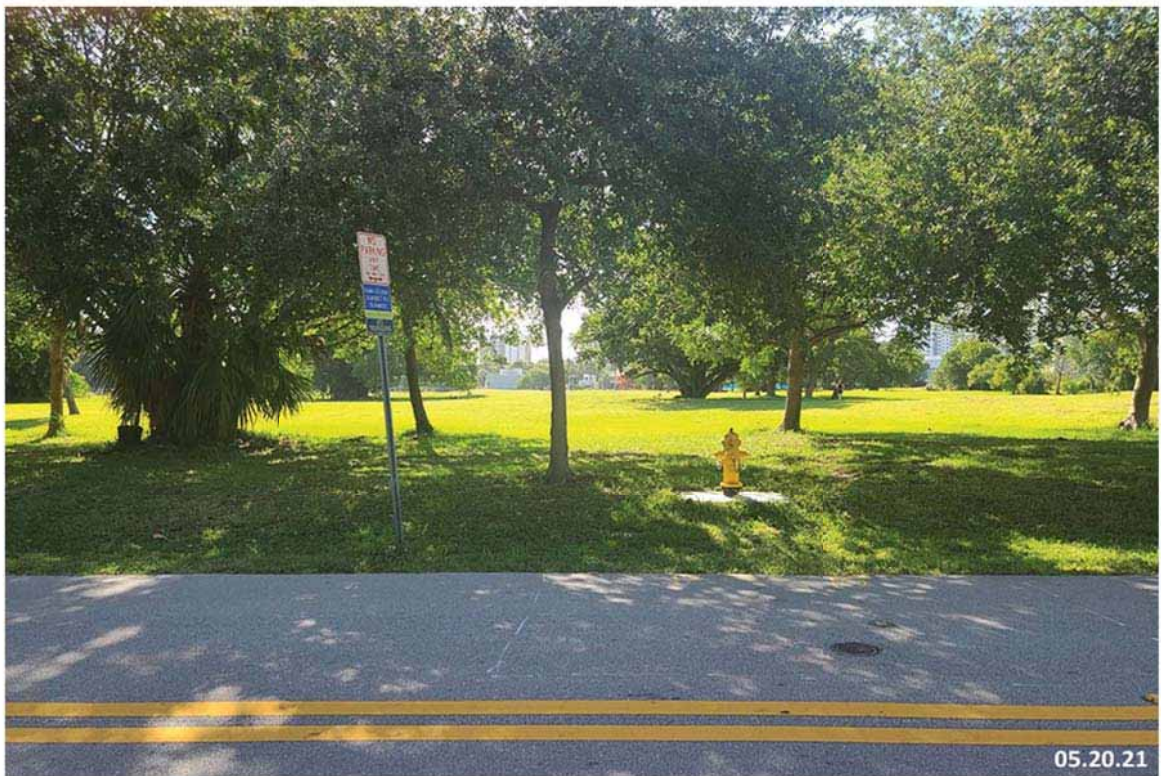
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Date: 2021.09.08 07:47:18 -04'00'

SITE PHOTOS - EXISTING LANDSCAPE





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.

2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140



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Hagopian
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NEIGHBORING IMAGES



		NEIGHBOR PROVIDED SUPPORT LETTER
		APPLICANT PROVIDED OUTREACH LETTER AND COPY OF PLANS
NO.	PROPERTY ADDRESS	OWNER
01	2424 PRAIRIE AVE	TOM GREENBERG
02	2430 PRAIRIE AVE	JOSEPH L. SAKA
03	2444 PRAIRIE AVE	URI MARRACHE THE FIFTH ESTATE LLC
04	2456 PRAIRIE AVE	MARI CARMEN MAYTE RAMIREZ M. QUANTUM GRAND INC.
05	2405 N MERDIAN AVE	JULIAN JOHNSTON
06	2474 PRAIRIE AVE	
07	2455 N MERDIAN AVE	

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C9000084AE, cn=Jason R Hagopian
Date: 2021.09.08 07:48:44 -0400

NEIGHBORHOOD OUTREACH DIAGRAM



Re: 2464 Prairie Ave - New Construction - Letter of Support & Exhibits

https://mail.aol.com/webmail-std/en-us/PrintMessage

NEUVIO
ARCHITECTS

7636 NE 4th Court
Suite 101
Miami, FL 33138
954.361.2270 p
Neuv.io

July 19, 2021

c/o Michael Belush, Chief of Planning & Zoning
Planning and Zoning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139

Re: Single-Family Home at 2464 Prairie Ave, Miami Beach 33140 DRB 21-0686 – Letter of Support

Dear Board Members:

I am the owner of 2424 Prairie Ave

Which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant and reviewed plans and renderings for the proposed single-family residence. The home is beautifully designed and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Tom Greenberg

Print name

2 of 3

7/19/21, 4:42 PM

2424 PRAIRIE AVE

NEUVIO
ARCHITECTS

7636 NE 4th Court
Suite 101
Miami, FL 33138
954.361.2270 p
Neuv.io

August 2, 2021

c/o Michael Belush, Chief of Planning & Zoning
Planning and Zoning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139

Re: Single-Family Home at 2464 Prairie Ave, Miami Beach 33140 DRB 21-0686 – Letter of Support

Dear Board Members:

I am the owner of 2430 Prairie Avenue

Which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant and reviewed plans and renderings for the proposed single-family residence. The home is beautifully designed and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

Signature

Joseph L. Saka

Print name

2430 PRAIRIE AVE

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NEUVIO
ARCHITECTS

7636 NE 4th Court
Suite 101
Miami, FL 33138
954.361.2270 p
Neuv.io

August 3, 2021

c/o Michael Belush, Chief of Planning & Zoning
Planning and Zoning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139

Re: Single-Family Home at 2464 Prairie Ave, Miami Beach 33140 DRB 21-0686 – Letter of Support

Dear Board Members:

I am the owner of 2444 Prairie Avenue, Miami Beach FL 33140

Which is in close proximity or abutting the above-referenced property. I had a conversation with the applicant and reviewed plans and renderings for the proposed single-family residence. The home is beautifully designed and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

DocuSigned by:
Uri Marash

Signature/69885499C83408

The Fifth Estate LLC - Uri Marash

Print name

2444 PRAIRIE AVE

2464 Prairie Ave. Residence

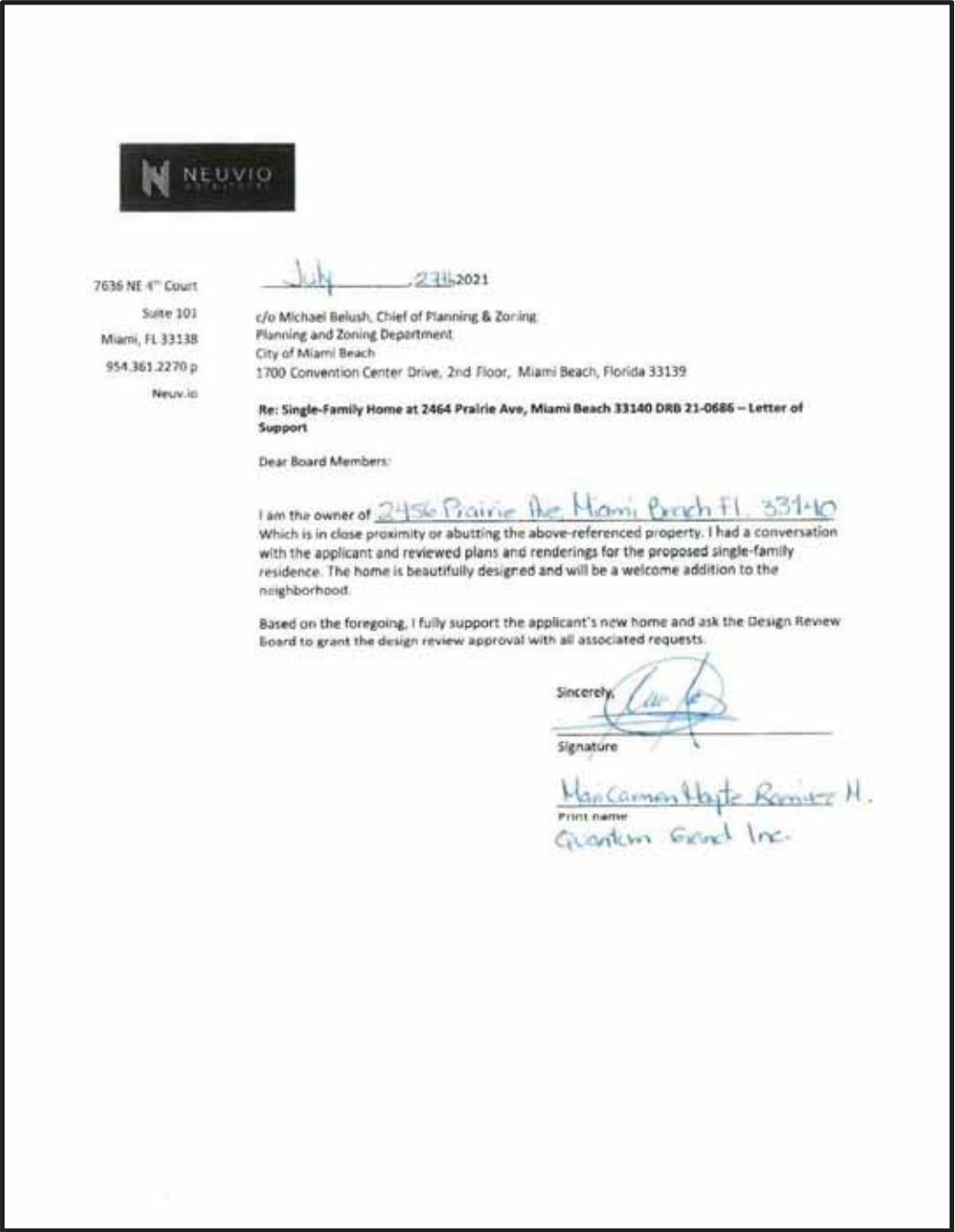
2464 Prairie Avenue
Miami Beach FL 33140

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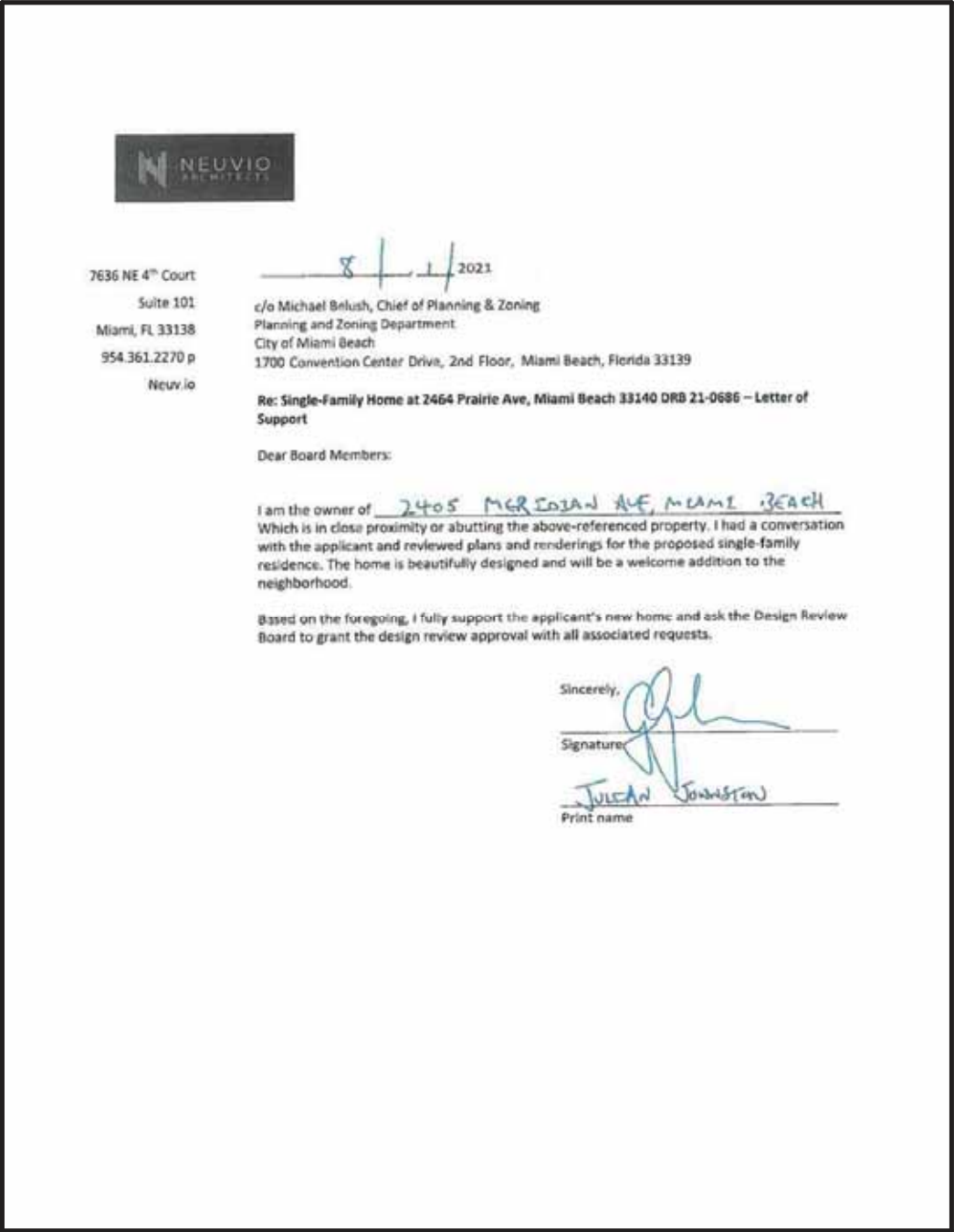
NEIGHBORS' LETTERS OF SUPPORT

A0-07B

MIAMI BEACH · DRB FINAL SUBMITTAL · REVISION 01 · 08 SEPTEMBER 2021



2456 PRAIRIE AVE



2405 MERIDIAN AVE

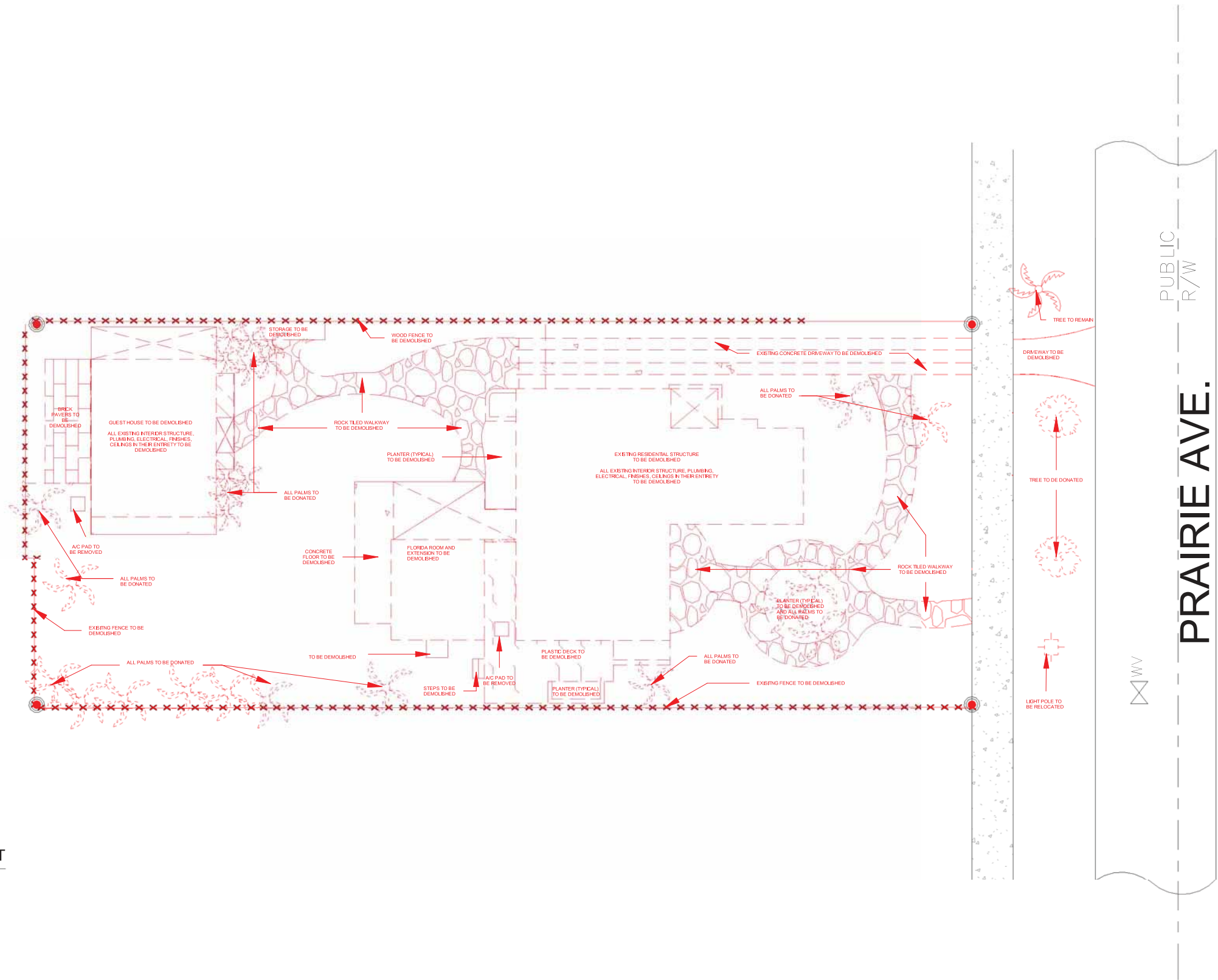
2464 Prairie Ave. Residence

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Miami Beach FL 33140



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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

2464 Prairie Ave. Residence

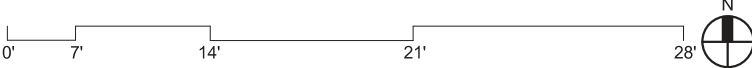
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DEMOLITION PLAN

Scale: 1" = 20'-0"





A



B



C

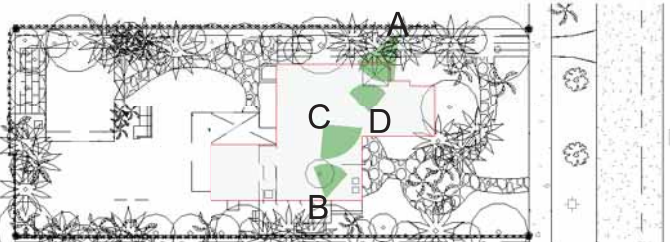


D

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 FEASIBLE. 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 ENTIRETY 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



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EXISTING CONDITIONS IMAGES



A



B



C

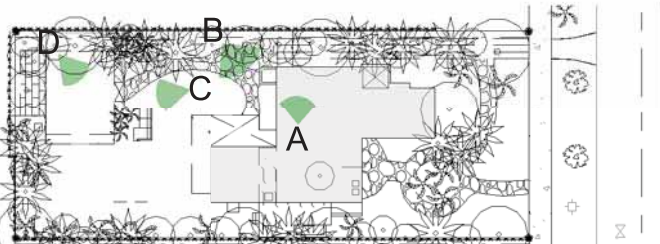


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EXISTING BUILDING DEMOLITION STATEMENT

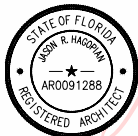
EXISTING RESIDENTIAL STRUCTURE DOES NOT FULFILL AGING IN PLACE CONDITIONS THAT SUPPORT THE NEW OWNER'S LIFESTYLE COUPLED WITH THE COST TO RETROFIT THE HOME WITH RAMPS IS NOT ECONOMICALLY FEASIBLE. INTERIOR NO LONGER HAS NOTHING HISTORIC AND NON PERMITTED MODIFICATIONS ADDED OVERTIME. ALL EXISTING STRUCTURE, PLUMBING, ELECTRICAL, DOORS AND WINDOWS, FINISHES AND CEILINGS IN THEIR ENTIRETY 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 COMPLIANT AND DOES SUPPORT AGING IN PLACE
- D STAIRS DO NOT HAVE RAILINGS WHICH ARE NOT ADA COMPLIANT AND DOES NOT SUPPORT AGING IN PLACE



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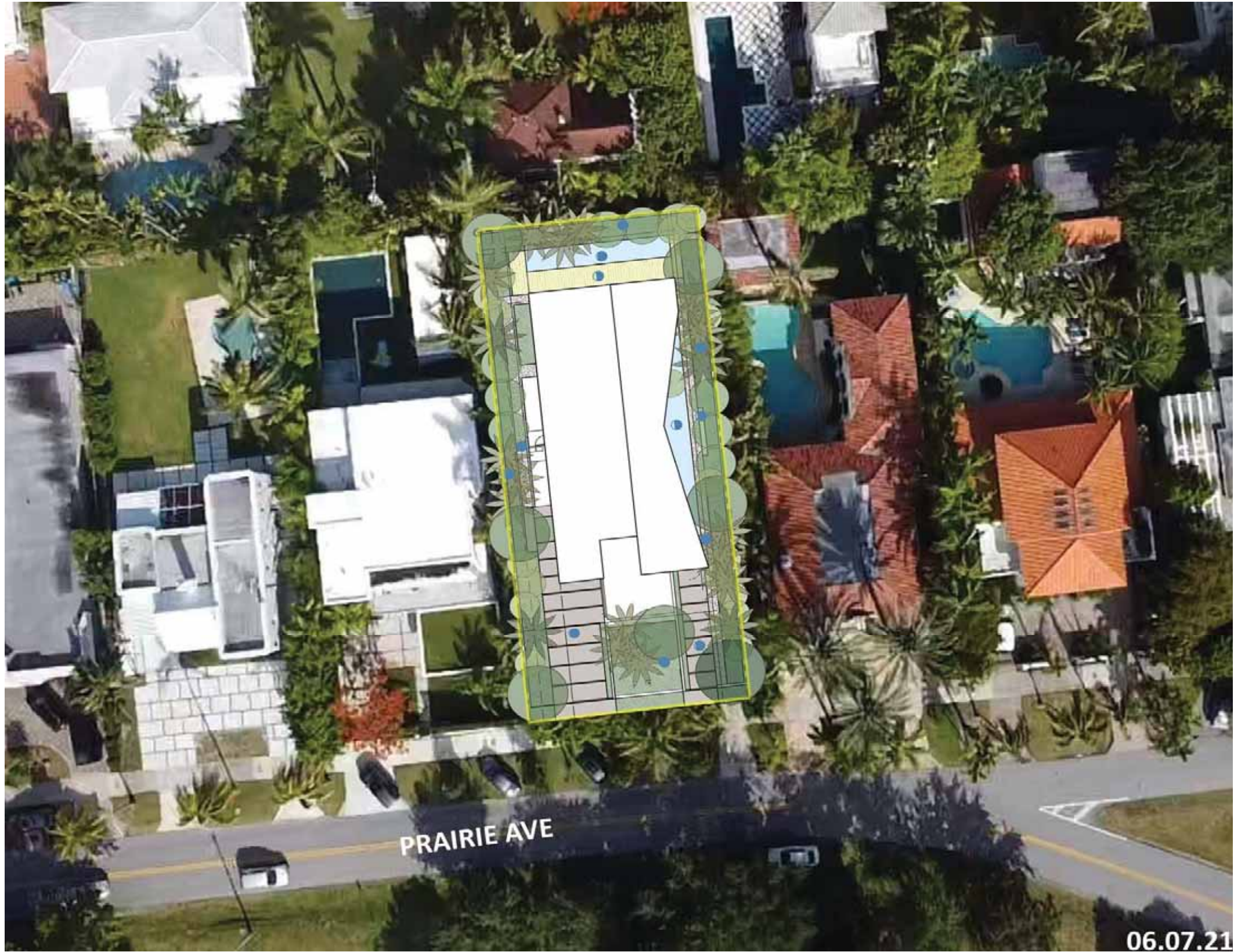
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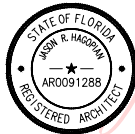
EXISTING CONDITIONS IMAGES





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CONTEXT PLAN





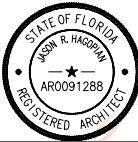
01 EXISTING ELEVATION - STREET VIEW
N.T.S.



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

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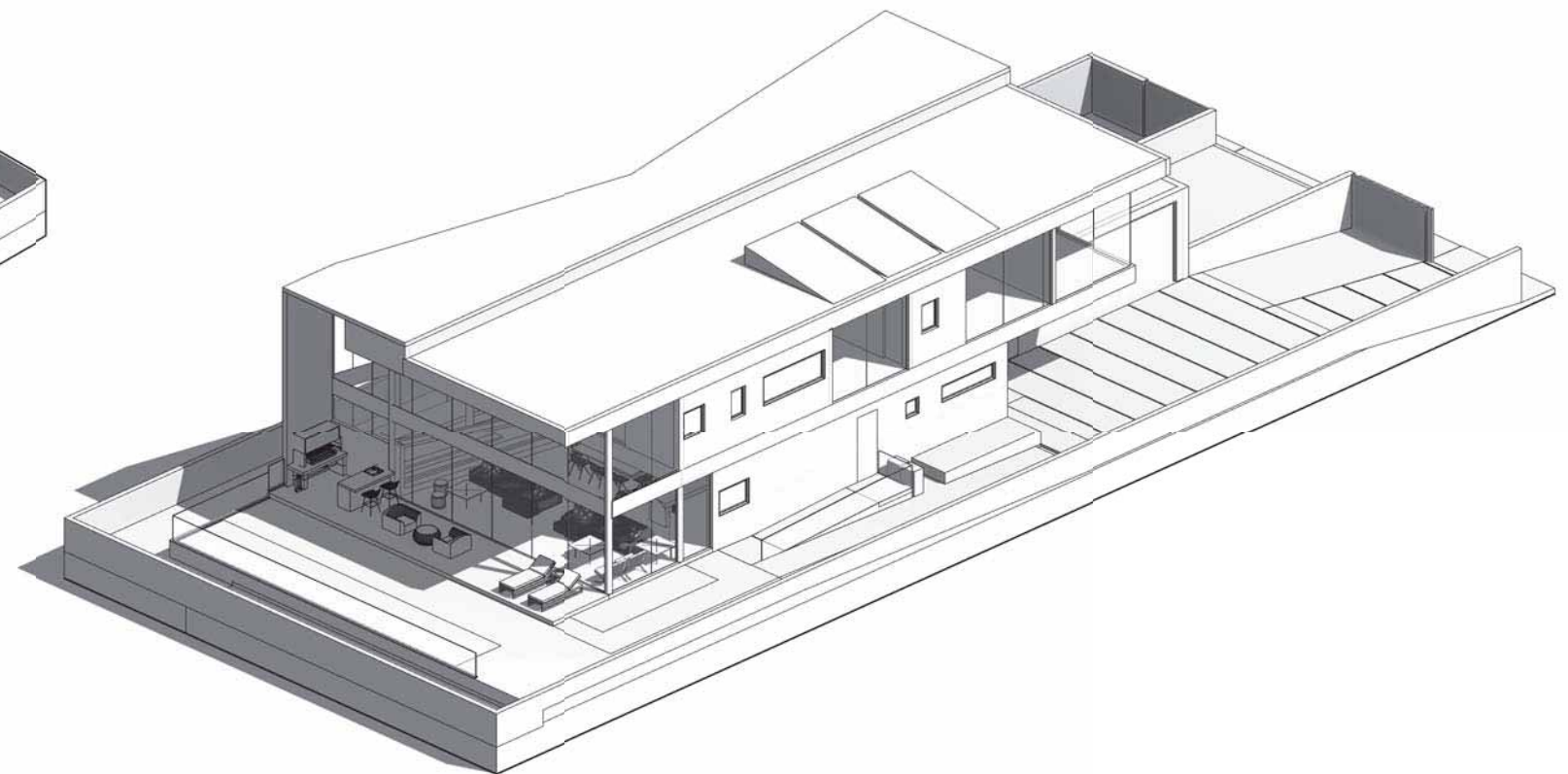
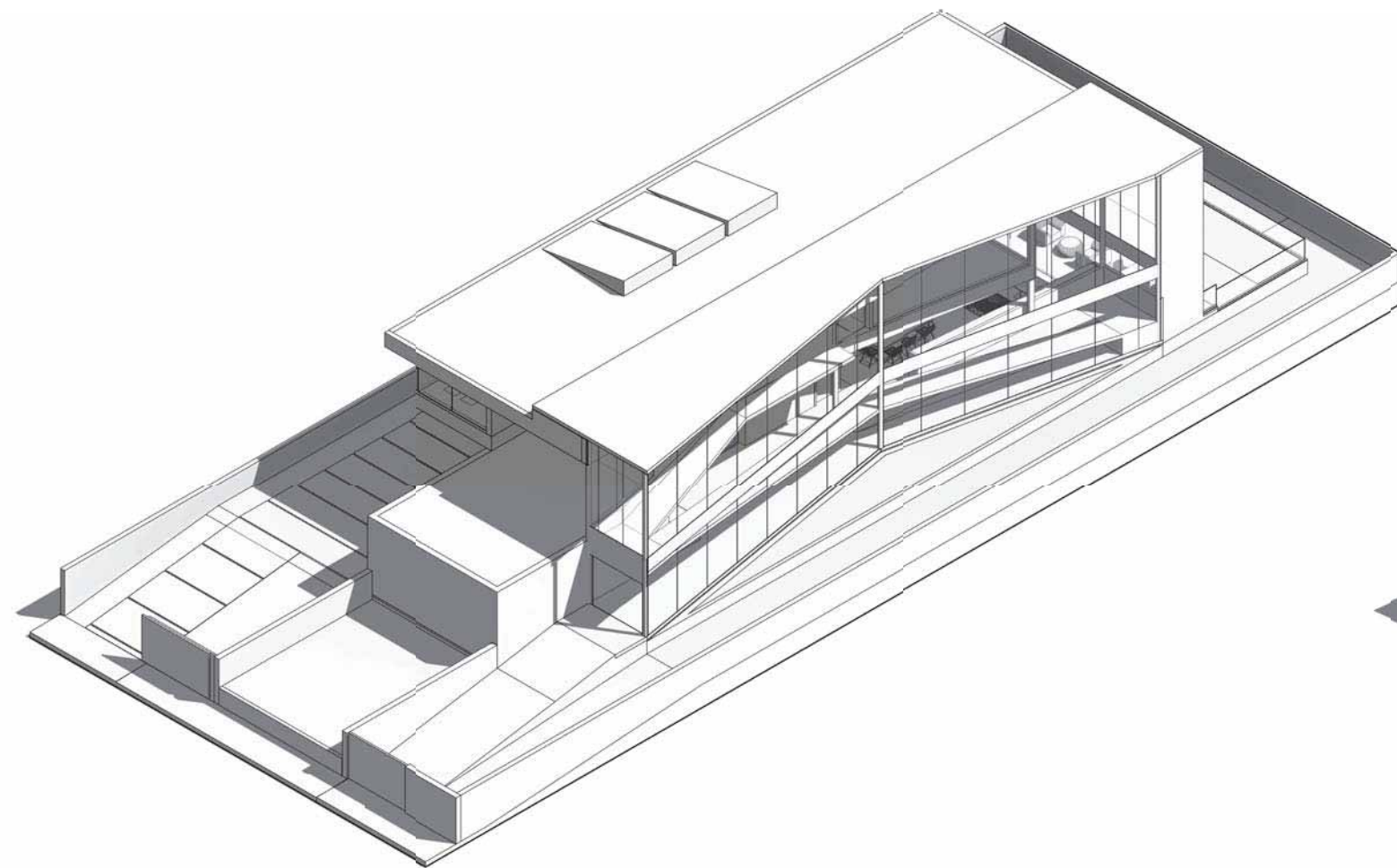
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CONTEXT ELEVATIONS





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Hagopian
DN: c=US, o=Neuvio
Incorporated,
dnQualifier=A01410C0000017A5
8DD3CC90000B4AE, cn=Jason R
Hagopian
Date: 2021.09.08 07:54:42 -04'00'

PROPOSED AXONOMETRICS



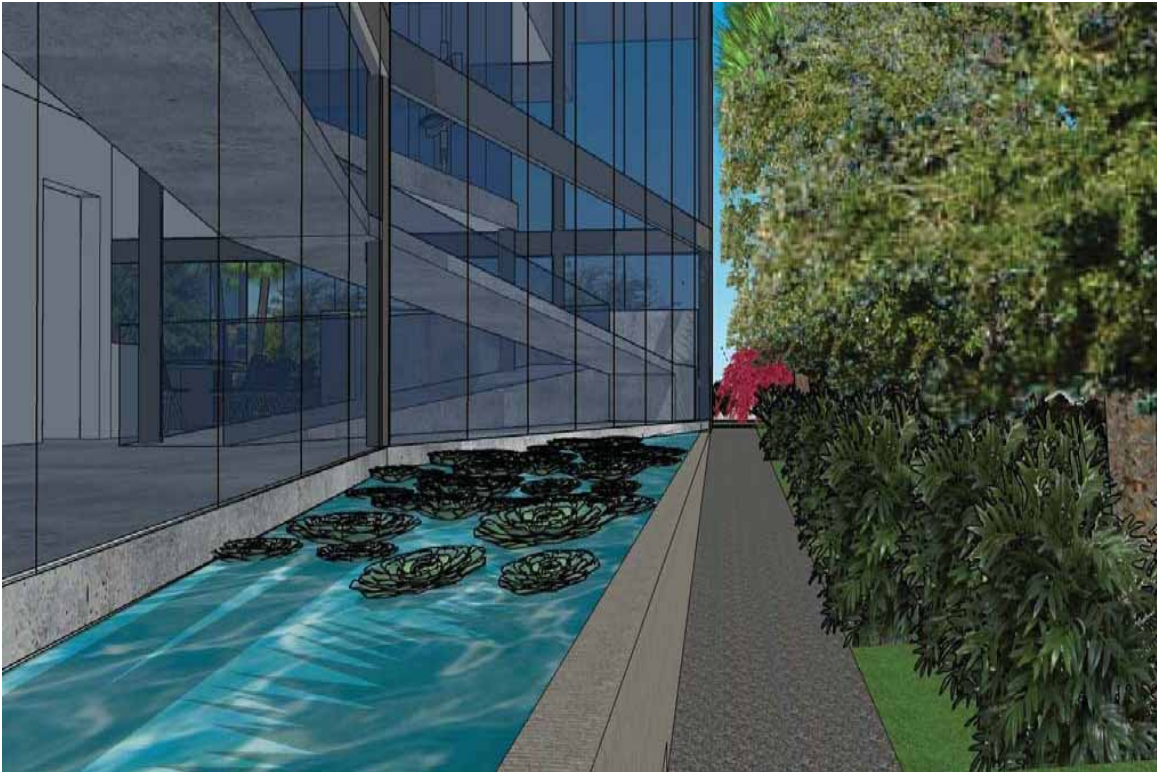
A



B



C



D

2464 Prairie Ave. Residence

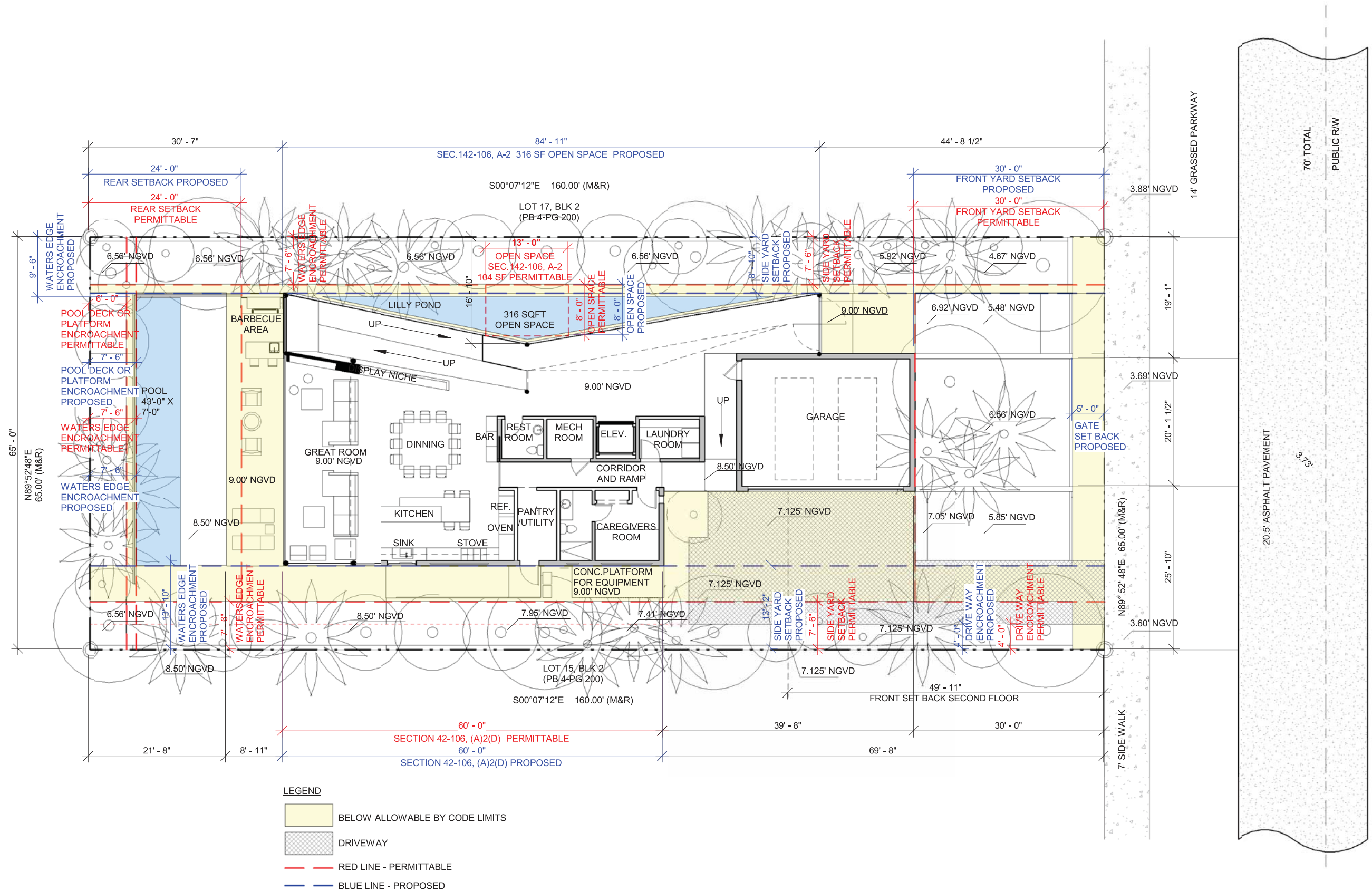
2464 Prairie Avenue
Miami Beach FL 33140



Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated,
dnQualifier=A01410C0000017A5
8DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.09.08 07:55:26 -04'00'

ADDITIONAL VIEWS





2464 Prairie Ave. Residence

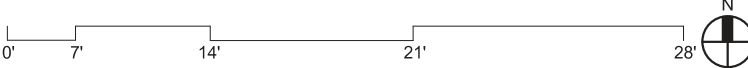
2464 Prairie Avenue
Miami Beach FL 33140



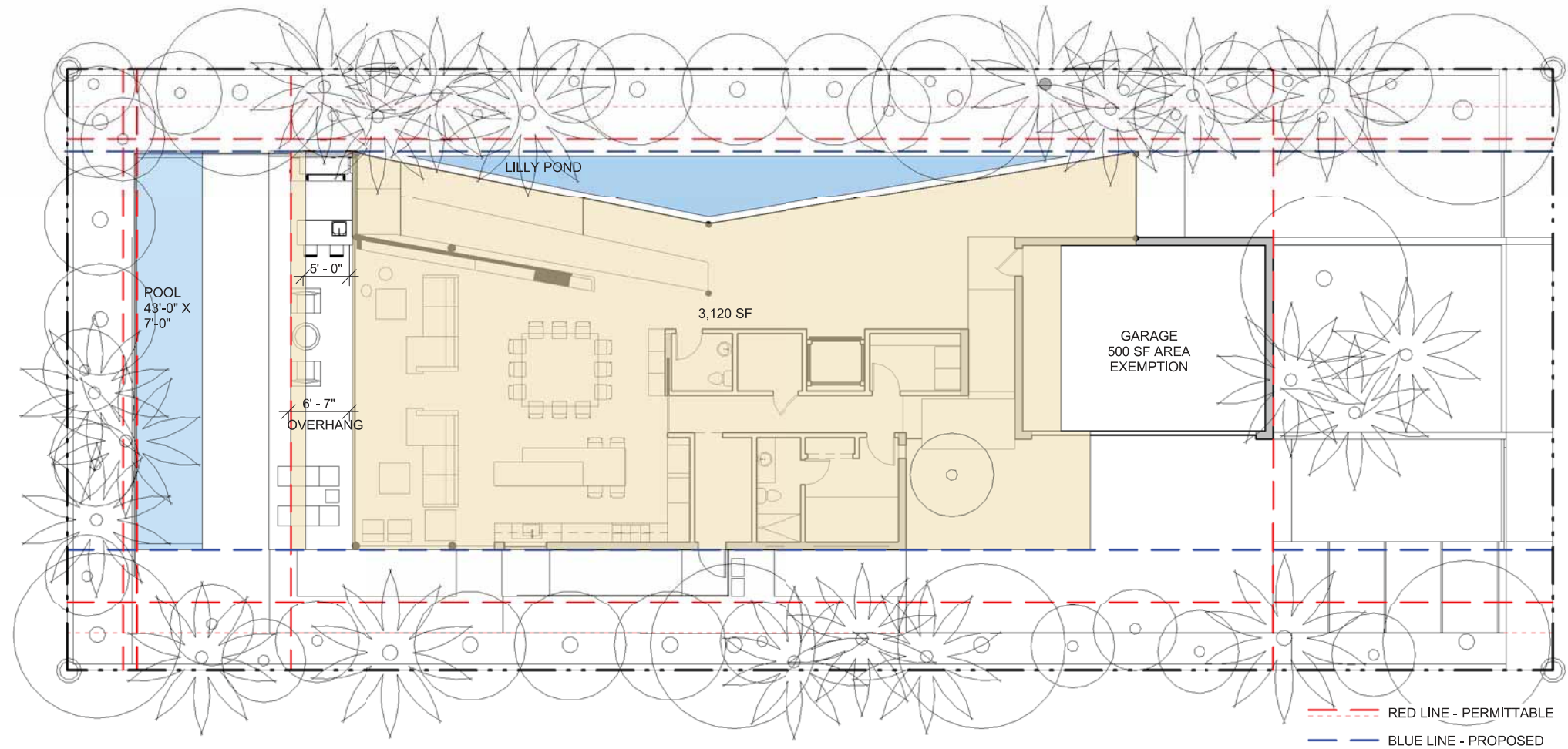
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dnQualifier=A01410C0000017A5
8DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.09.08 07:56:06 -04'00'

PROPOSED SITE PLAN

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



A1-04A



LOT COVERAGE

RS-3	LOT AREA	MAX LOT COVERAGE PERMITTABLE	GAURAGE AREA EXCEPT	LOT COVERAGE PROPOSED
	10,400 SF	3,120 SF - 30%	-500 SF	3,120 SF - 30% PROPOSED

2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140

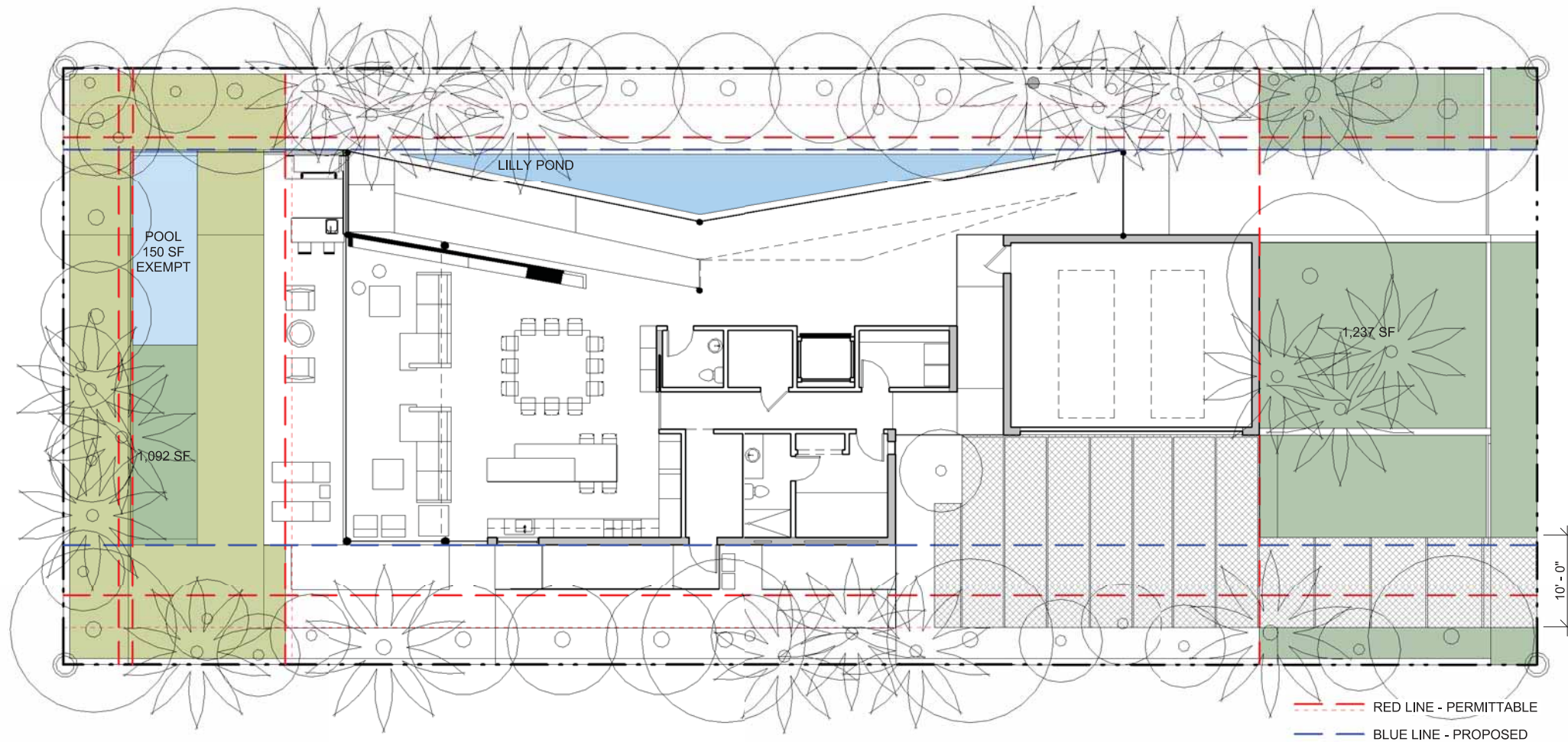


Digitally signed by Jason R
Hagopian
DN: c=US, o=Neuvio
Incorporated,
dnQualifier=A01410C0000017A58
DD3CC90000B4AE, cn=Jason R
Hagopian
Date: 2021.09.08 07:56:55 -04'00'

PROPOSED DIAGRAMS - LOT COVERAGE

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





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

2464 Prairie Ave. Residence

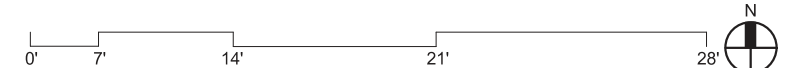
2464 Prairie Avenue
Miami Beach FL 33140

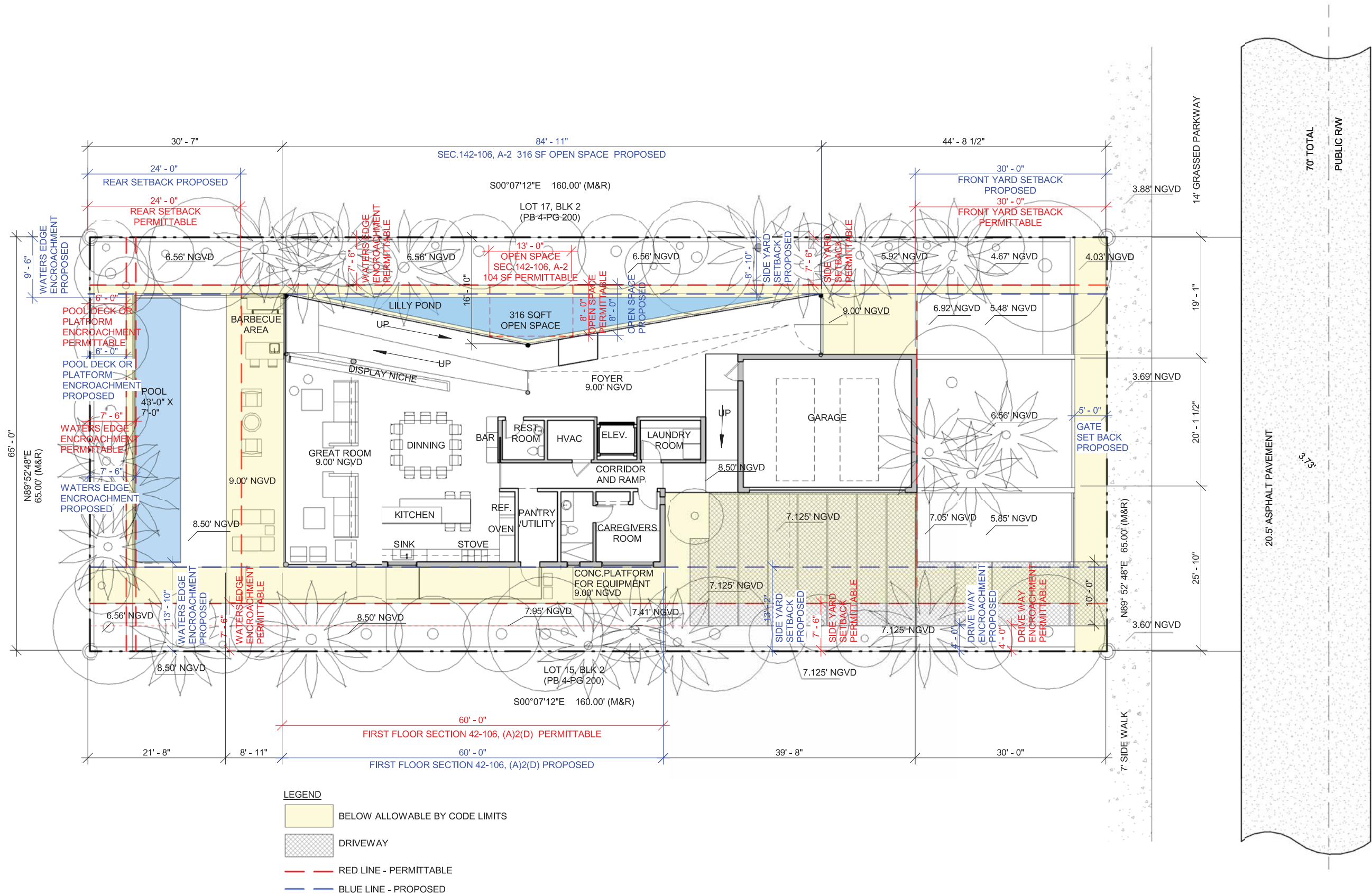


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S8DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.09.08 07:57:40 -04'00'

PROPOSED DIAGRAM - OPEN SPACE

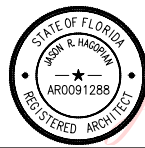
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2464 Prairie Ave. Residence

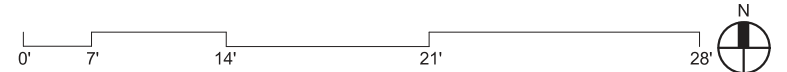
2464 Prairie Avenue
Miami Beach FL 33140

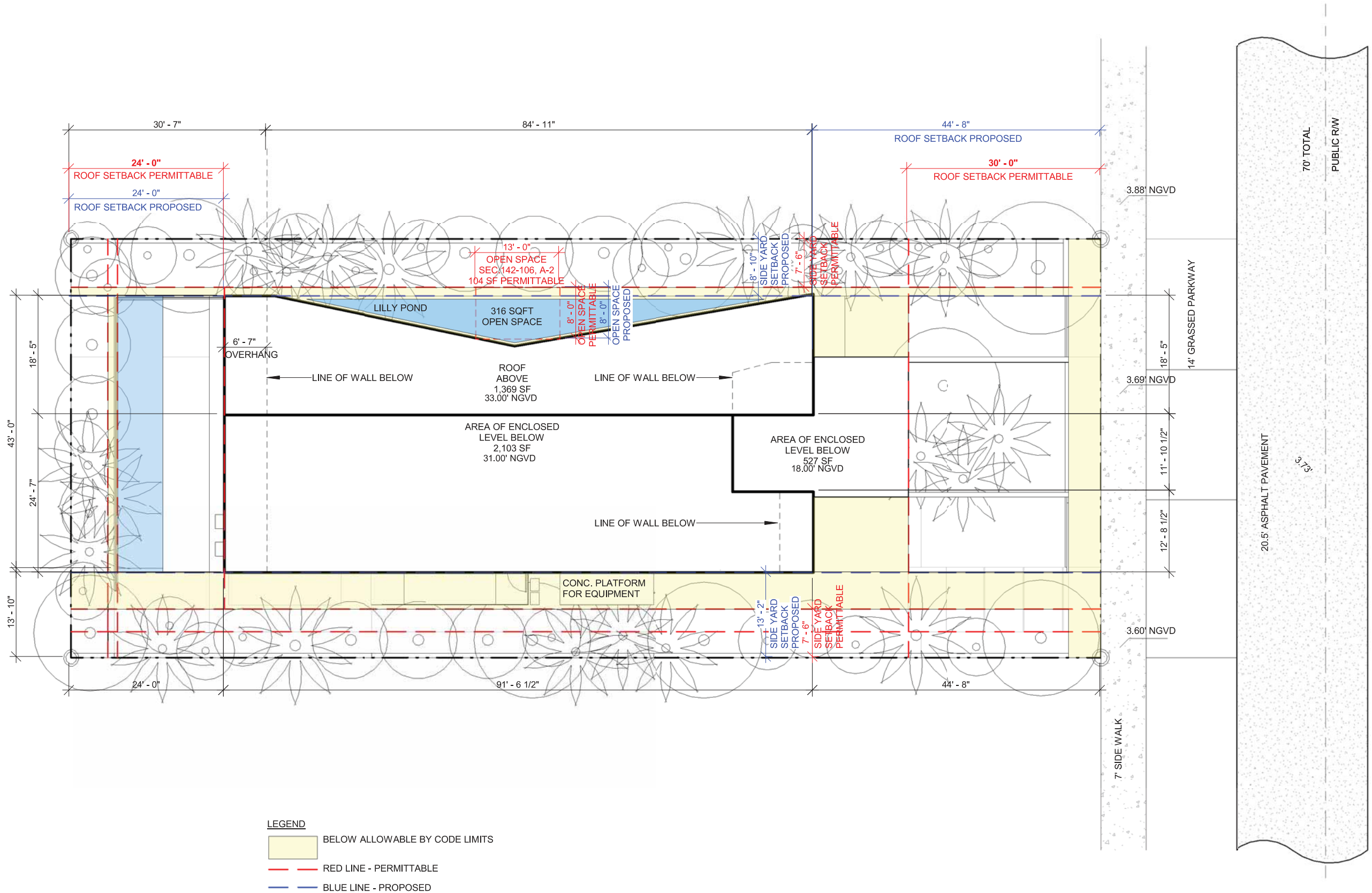


Digitally signed by Jason R.
Hagopian
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Incorporated,
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58DD3CC90000B4AE, cn=Jason
R Hagopian
Date: 2021.09.08 07:58:24 -04'00'

SETBACKS FIRST FLOOR PLAN

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





2464 Prairie Ave. Residence

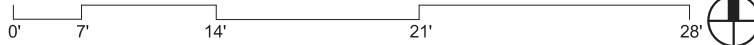
2464 Prairie Avenue
Miami Beach FL 33140



Digitally signed by Jason R
Hagopian
DN: c=US, o=Neuvio Incorporated,
dnQualifier=A01410C0000017A58
DD3CC9000B4AE, cn=Jason R
Hagopian
Date: 2021.09.08 08:00:01 -04'00'

ROOF FLOOR PLAN

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



VARIANCE 01
SIDE AND REAR YARD ELEVATION

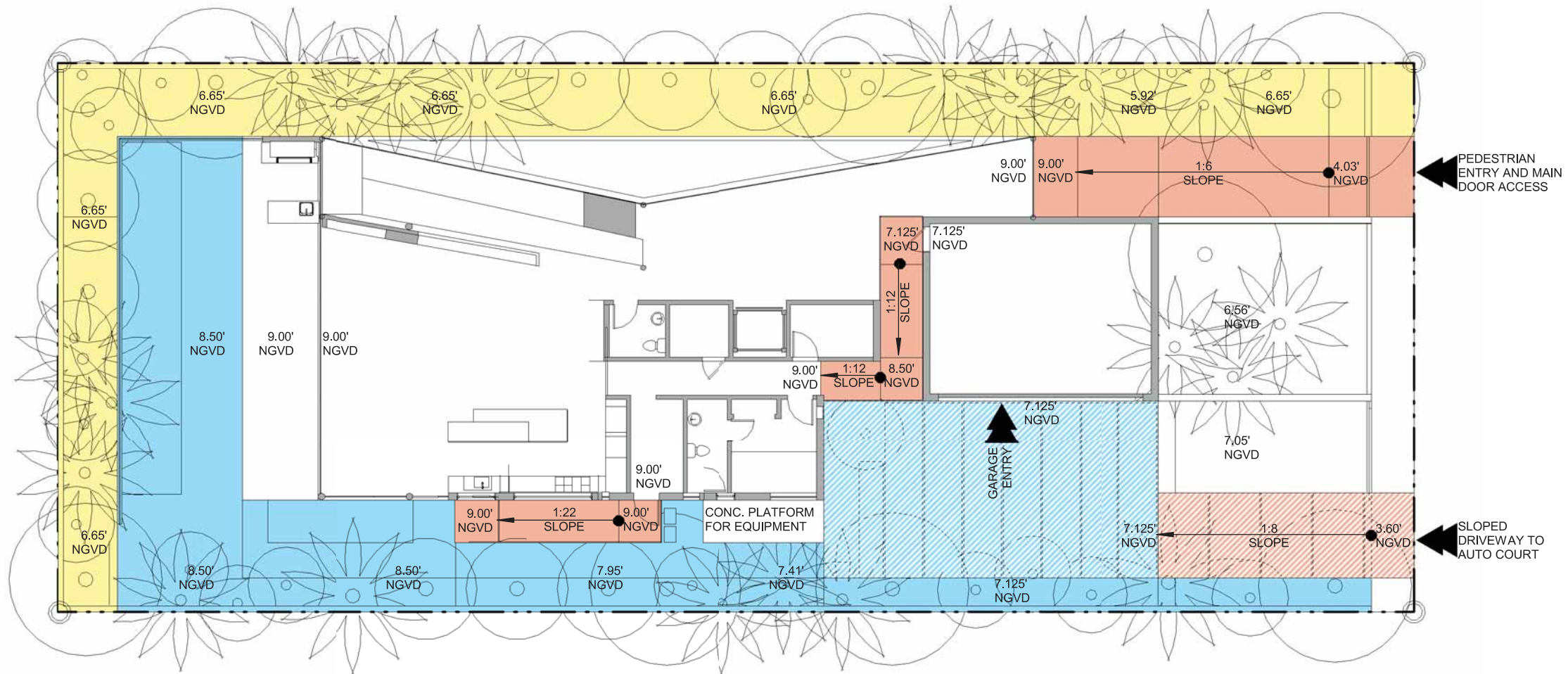
2464 Prairie Ave. Residence
2464 Prairie Avenue
Miami Beach FL 33140



Digitally signed by Jason R
Hagopian
DN: c=US, o=Neuvio
Incorporated,
dnQualifier=A01410C0000017A5
8DD3CC90000B4AE, cn=Jason R
Hagopian
Date: 2021.09.08 08:01:10 -04'00'

VARIANCE 01 - COVER





LEGEND:

- ELEVATION PROPOSED AT 6.56' AND PERMISSIBLE
- ELEVATION PROPOSED AT ADJUSTABLE GRADE AND ABOVE PERMISSIBLE 6.56'
- RAMPS
- AUTO COURT WITH GARAGE ACCESS
- SLOPED DRIVEWAY TO AUTO COURT

VARIANCE:

- SIDE AND REAR YARD ELEVATION - 142-105(B) REAR YARD ELEVATION AT ADJUSTED GRADE PROPOSED
- THIS IS AN ACCESSIBLE HOME.

2464 Prairie Ave. Residence

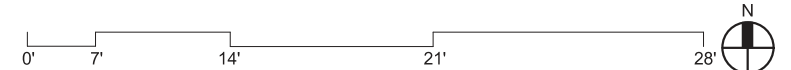
2464 Prairie Avenue
Miami Beach FL 33140



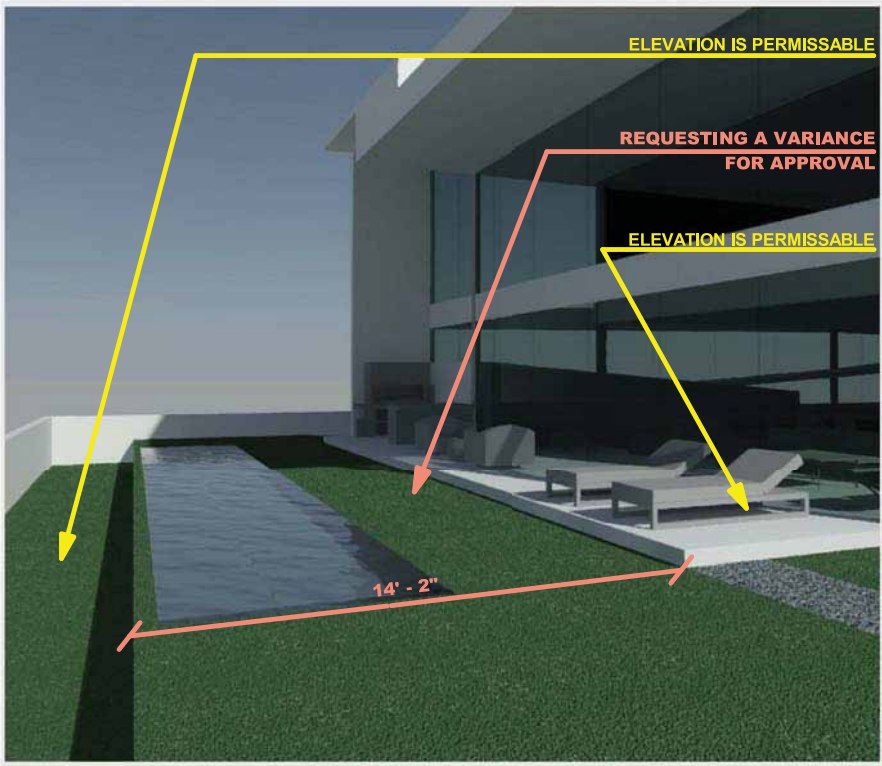
Digitally signed by Jason R
Hagopian
DN: c=US, o=Neuvio Incorporated,
dnQualifier=A01410C000017A58
DD3CC9000B4AE, cn=Jason R
Hagopian
Date: 2021.09.08 08:02:55 -04'00'

VARIANCE 01 - DIAGRAM 02 - RAMP AND ELEVATION DIAGRAM

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



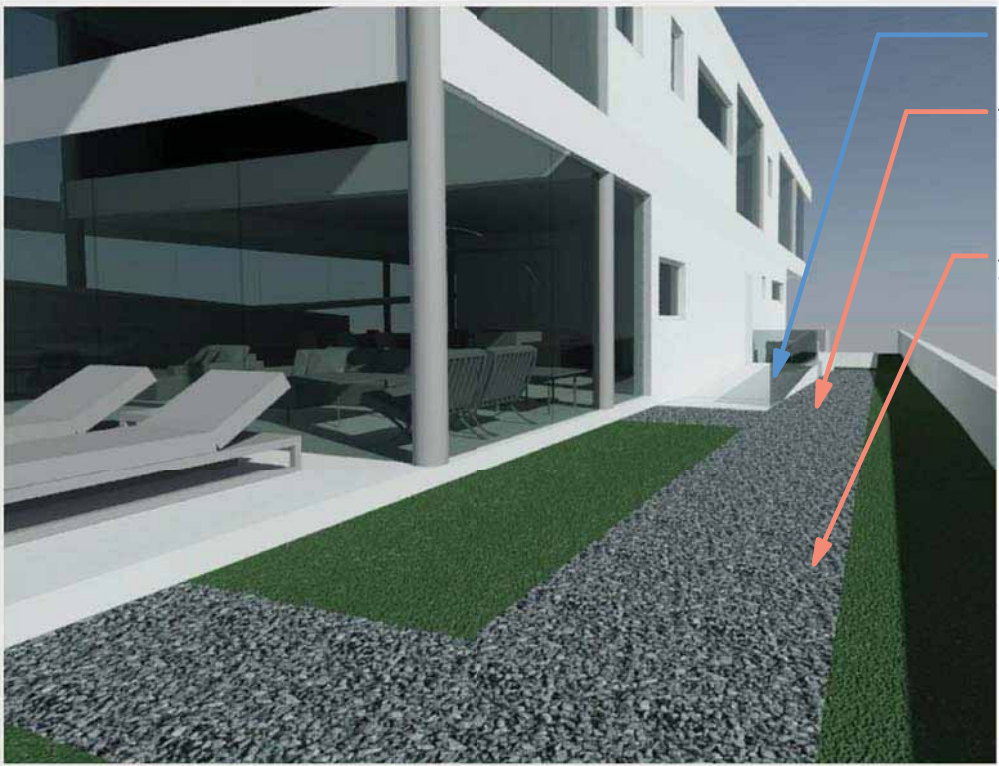
A1-08C



AT BACKYARD
65.56' NGVD

AT BACKYARD
8.50' NGVD

AT BACK POOL DECK
9.00' NGVD



RAMP FROM SIDE YARD
FROM UTILITY ROOM

AT SIDE YARD
7.95' NGVD

AT SIDE YARD
8.50' NGVD



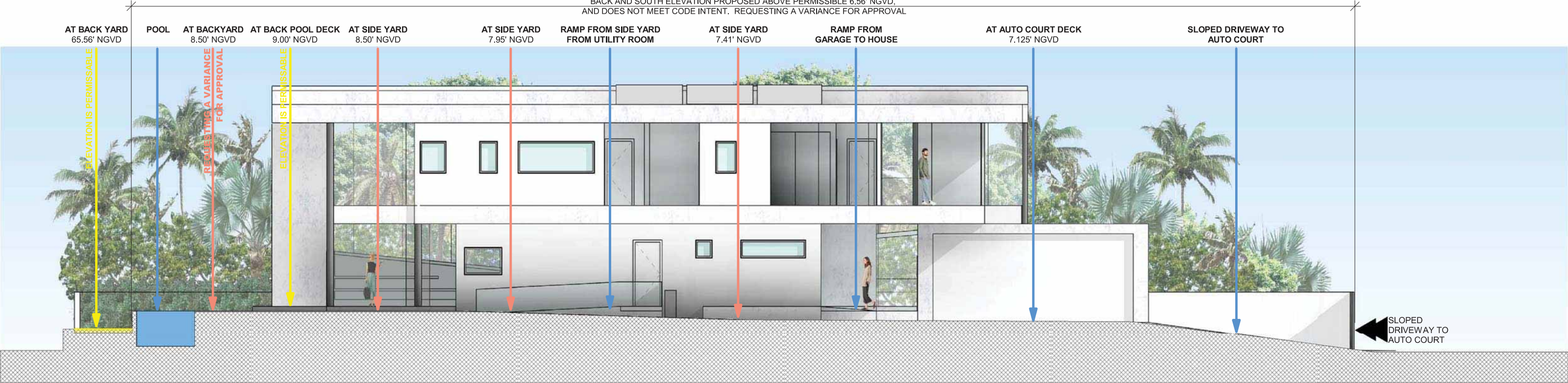
AT AUTO COURT DECK
7.125' NGVD

SLOPED DRIVEWAY TO
AUTO COURT

VIEW FROM THE BACK YARD TOWARDS THE DRIVEWAY

VIEW FROM PRAIRIE AVENUE INTO THE PROPERTY

BACK AND SOUTH ELEVATION PROPOSED ABOVE PERMISSIBLE 6.56' NGVD,
AND DOES NOT MEET CODE INTENT. REQUESTING A VARIANCE FOR APPROVAL



VARIANCE:

1. SIDE AND REAR YARD ELEVATION - 142-105(B) REAR YARD ELEVATION AT ADJUSTED GRADE PROPOSED
2. THIS IS AN ACCESSIBLE HOME.

2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140



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Hagopian
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Incorporated,
dnQualifier=A01410C0000017A5
8DD3CC90000B4AE, cn=Jason R
Hagopian
Date: 2021.09.08 08:03:57 -04'00'

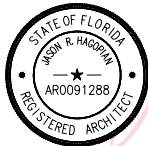
VARIANCE 01 - DIAGRAM 03 - ELEVATIONS AND 3D VIEWS



A1-08D

VARIANCE 02
MAXIMUM UNIT SIZE

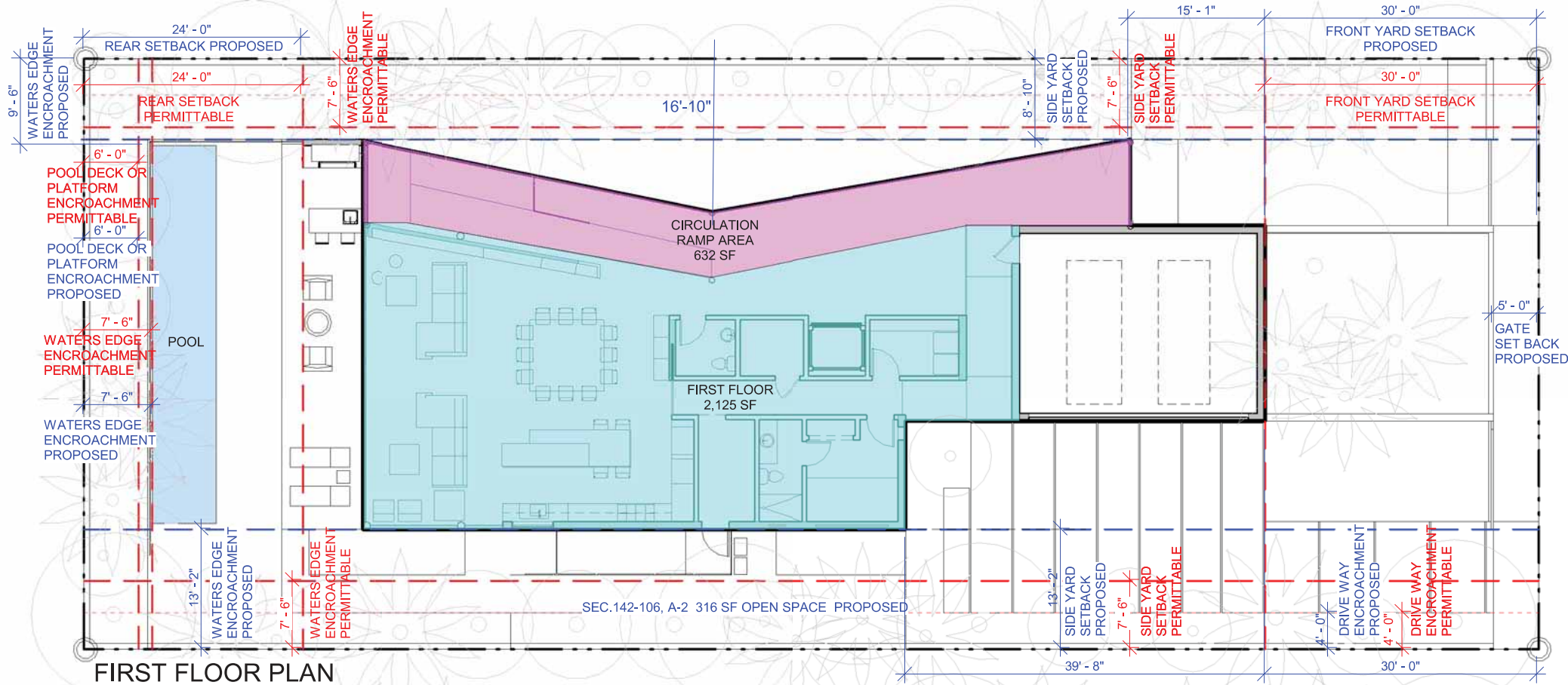
2464 Prairie Ave. Residence
2464 Prairie Avenue
Miami Beach FL 33140



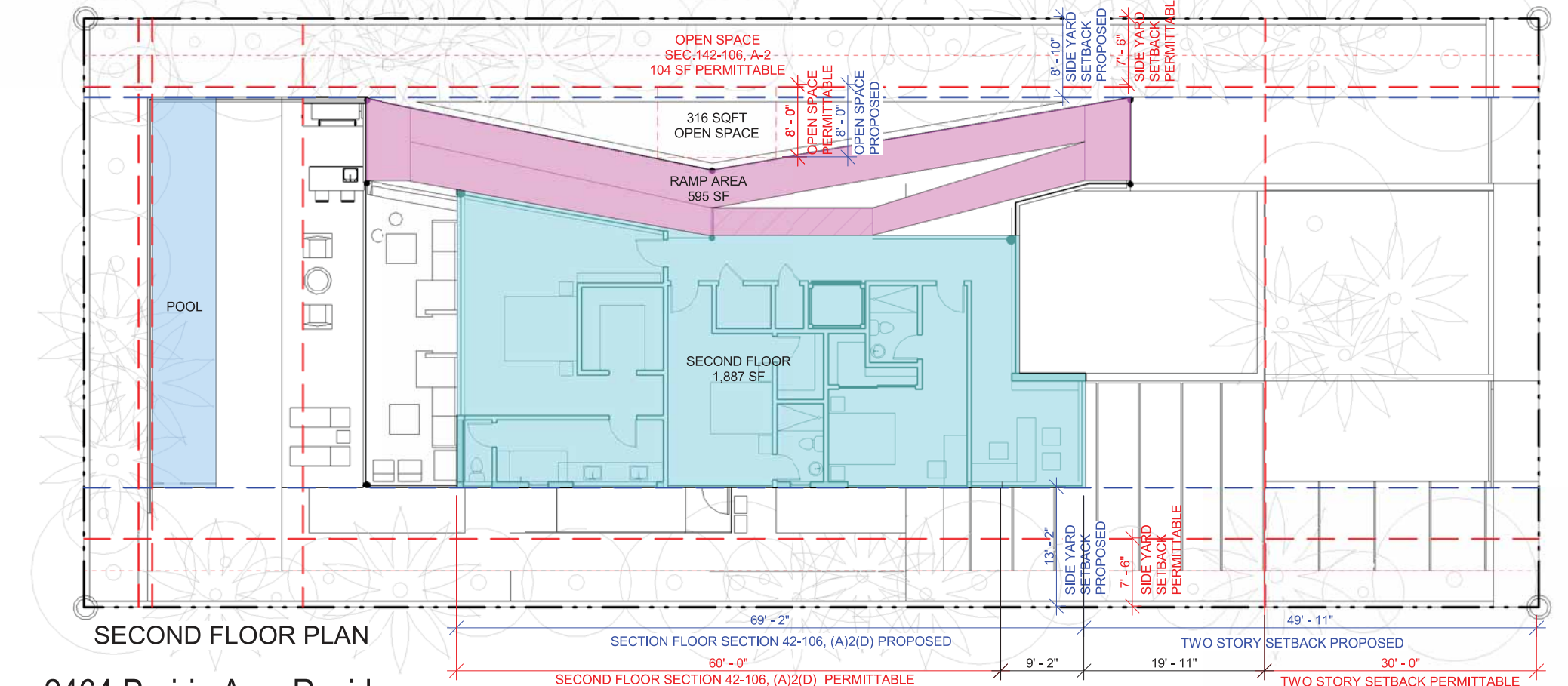
Digitally signed by Jason R
Hagopian
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dnQualifier=A01410C0000017A58
DD3CC90000B4AE, cn=Jason R
Hagopian
Date: 2021.09.08 08:04:54 -04'00'

VARIANCE 02 - COVER





FIRST FLOOR PLAN



SECOND FLOOR PLAN

2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140



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dnQualifier=A01410C0000017A58
DD3CC90000B4AE, cn=Jason R
Hagopian
Date: 2021.09.08 08:06:22 -04'00'

TOTAL ALLOWABLE UNIT SIZE CALCULATION
(PERMITTABLE)

NET LOT AREA: 10,400 SF

UNIT SIZE = 50% OF NET LOT AREA
(10,400 SF X .50 = 5,200 SF)

TOTAL ALLOWABLE UNIT SIZE = 5,200 SF
(50% OF NET LOT AREA)

UNIT SIZE CALCULATION
(PROPOSED)

	SF OF UNIT SIZE WITHOUT RAMP	SF OF RAMP CIRCULATION	SF OF UNIT SIZE PLUS RAMP CIRCULATION	NOTES
FIRST FLOOR:	2,125 SF	2,125 SF	2,757 SF	
SECOND FLOOR:	1,940 SF	595 SF	2,535 SF	92% OF FIRST FLOOR AREA
TOTAL PROPOSED	4,065 SF	1227 SF	5,292 SF	51% OF NET LOT AREA

LEGEND

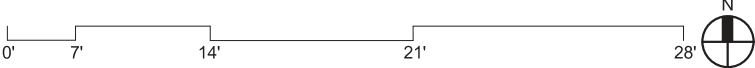
- UNIT SIZE AREA EXCLUDING RAMP CIRCULATION AREA
- RAMP CIRCULATION AREA
- RED LINE - PERMITTABLE
- BLUE LINE - PROPOSED

VARIANCE:

- MAXIMUM UNIT SIZE: SECTION 142-105(B) 1.
PERMITTABLE: 5,200 SF / PROPOSED: 5,292 SF
- THIS IS AN ACCESSIBLE HOME.

VARIANCE 02 - DIAGRAM 01 - UNIT SIZE PLANS

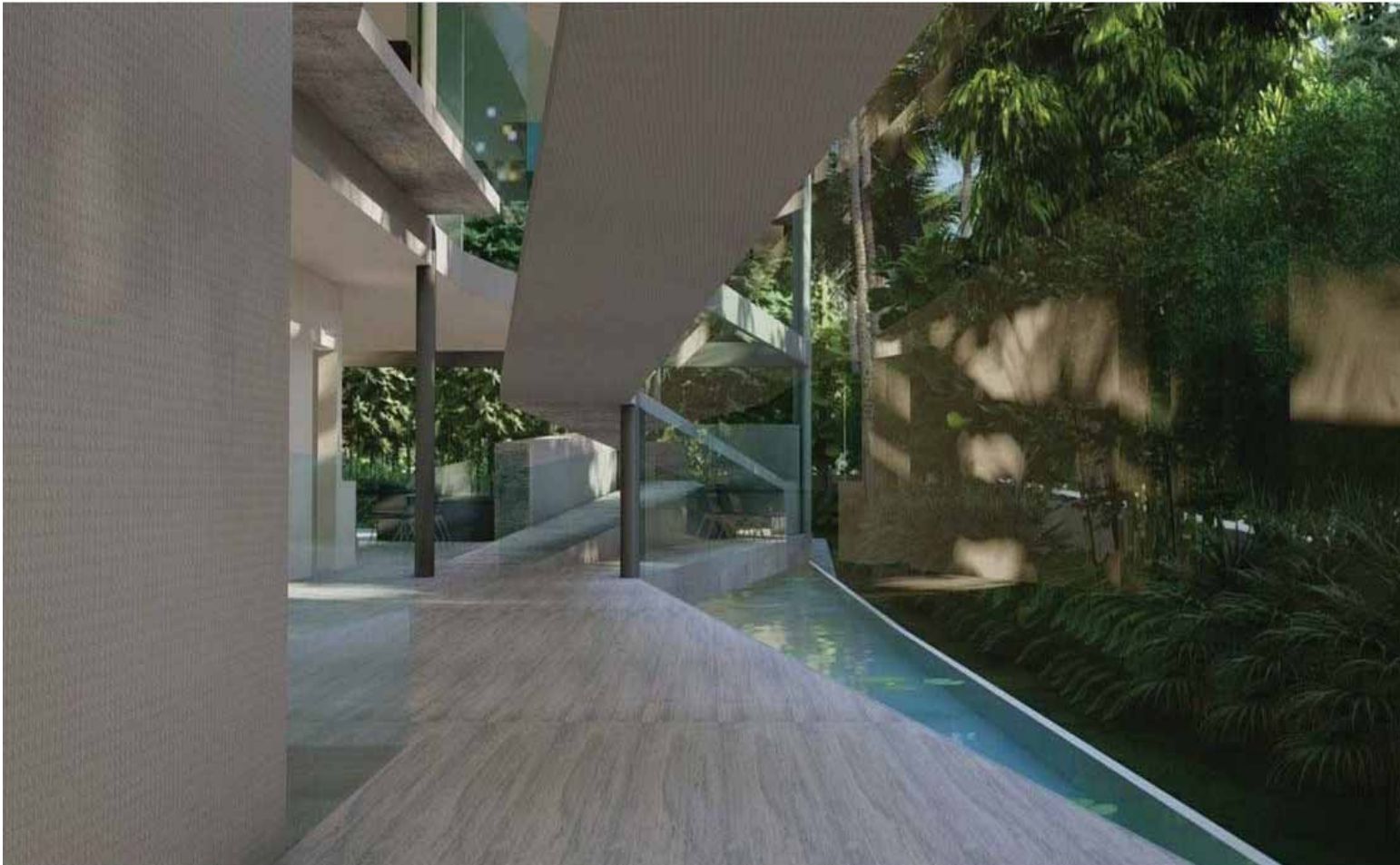
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A1-09B



VIEW 01

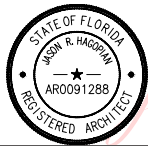


VIEW 02

- VARIANCE:**
1. MAXIMUM UNIT SIZE: SECTION 142-105(B) 1.
PERMITTABLE: 5,200 SF / PROPOSED: 5,292 SF
 2. THIS IS AN ACCESSIBLE HOME.

2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140



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Hagopian
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Incorporated,
dnQualifier=A01410C0000017A5
8DD3CC90000B4AE, cn=Jason R
Hagopian
Date: 2021.09.08 08:07:26 -04'00'

VARIANCE 02 - DIAGRAM 02 - RAMP CIRCULATION AREA VIEWS





VIEW 03



VIEW 04

VARIANCE:
1. MAXIMUM UNIT SIZE: SECTION 142-105(B) 1.
PERMITTABLE: 5,200 SF / PROPOSED: 5,292 SF

2464 Prairie Ave. Residence

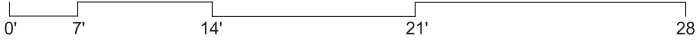
2464 Prairie Avenue
Miami Beach FL 33140



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Hagopian
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Incorporated,
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8DD3CC90000B4AE, cn=Jason R
Hagopian
Date: 2021.09.08 08:08:29 -04'00'

VARIANCE 02 - DIAGRAM 03 - RAMP CIRCULATION AREA VIEWS

Scale:



A1-09D



WAIVER 01
SECOND FLOOR LENGTH

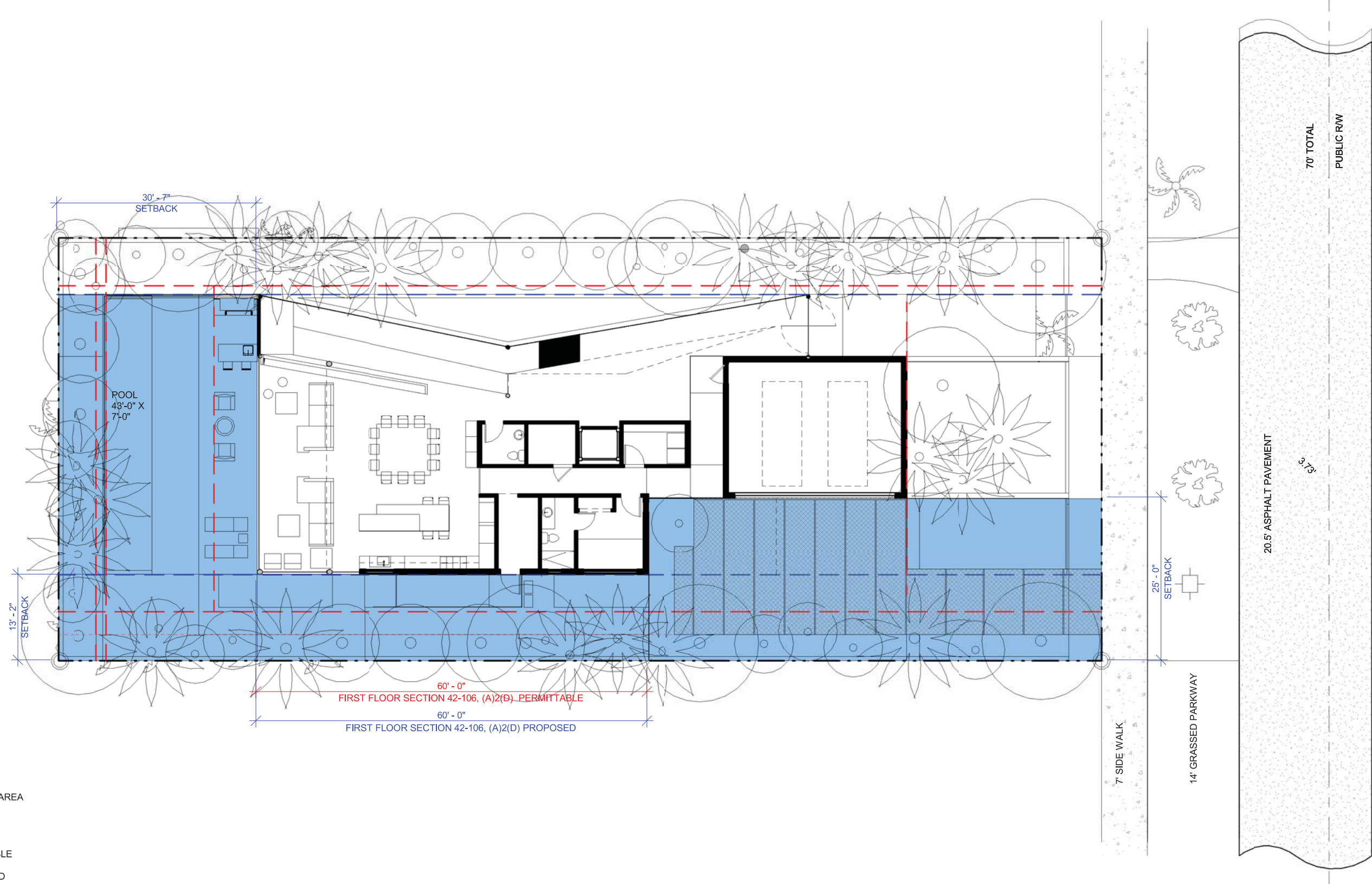
2464 Prairie Ave. Residence
2464 Prairie Avenue
Miami Beach FL 33140



Digitally signed by Jason R
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Incorporated,
dnQualifier=A01410C0000017A5
8DD3CC90000B4AE, cn=Jason R
Hagopian
Date: 2021.09.08 08:09:39 -04'00'

WAIVER 01 - COVER





LEGEND

PROPOSED SETBACK AREA

DRIVEWAY

RED LINE - PERMITTABLE

BLUE LINE - PROPOSED

WAIVER:

1. SOUTH SIDE: SECOND FLOOR SECTION 42-106(A)2(D)
60' PERMITTABLE, 69'-2" PROPOSED

2464 Prairie Ave. Residence

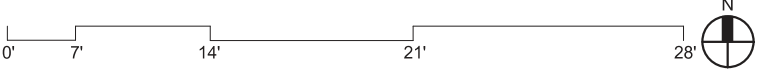
2464 Prairie Avenue
Miami Beach FL 33140

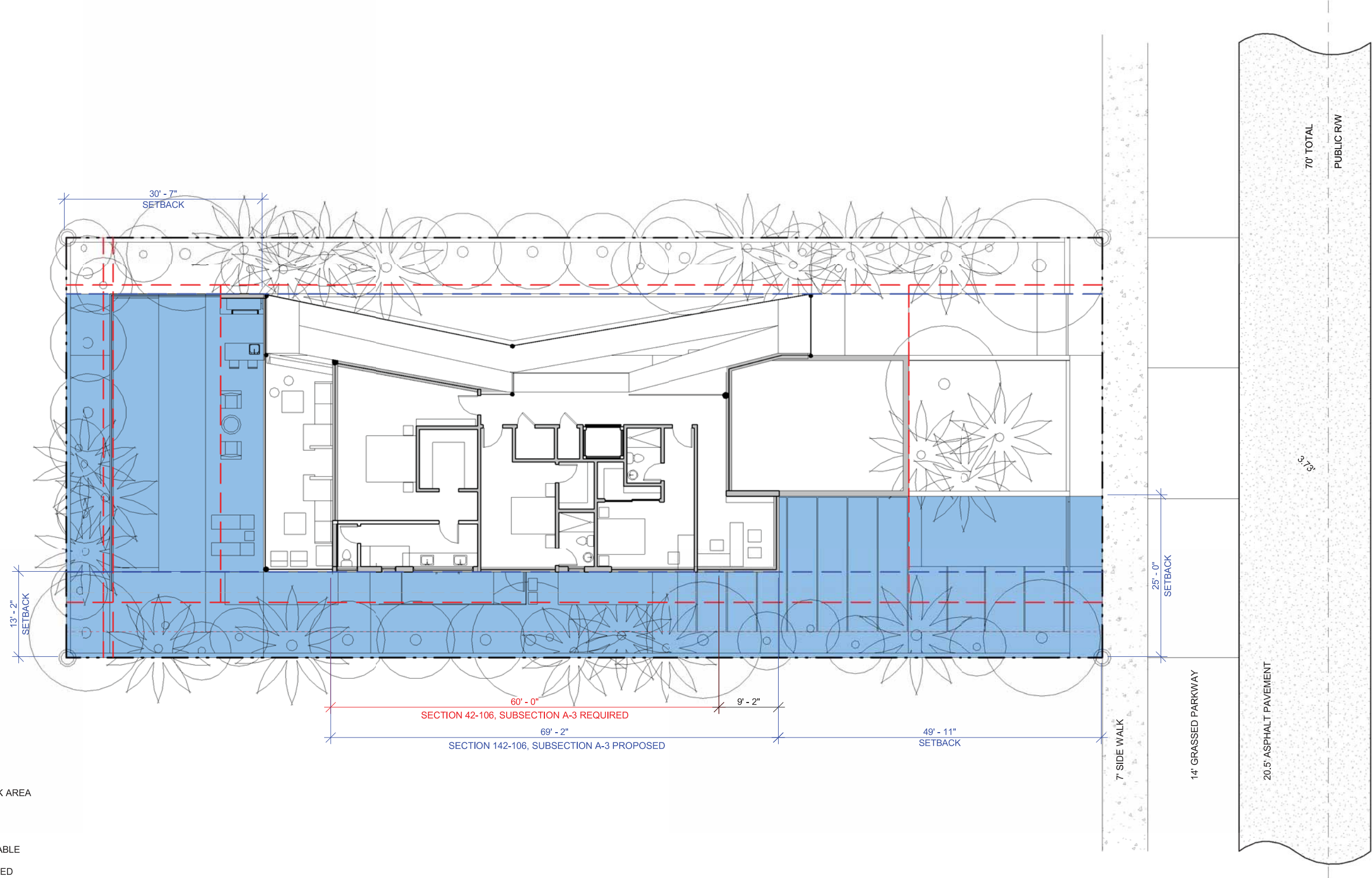
STATE OF FLORIDA
JASON R. HAGOPIAN
ARCHITECT
AR0091288
REGISTERED ARCHITECT

Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated,
dnQualifier=A01410C000017A58
DD3CC9000B4AE, cn=Jason R Hagopian
Date: 2021.09.08 08:10:47 -04'00'

WAIVER 01 - DIAGRAM 01 - FIRST FLOOR

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





LEGEND:

- PROPOSED SETBACK AREA
- DRIVEWAY
- RED LINE - PERMITTABLE
- BLUE LINE - PROPOSED

WAIVER:

- SOUTH SIDE: SECOND FLOOR SECTION 42-106(A)2(D)
60' PERMITTABLE, 69'-2" PROPOSED

2464 Prairie Ave. Residence

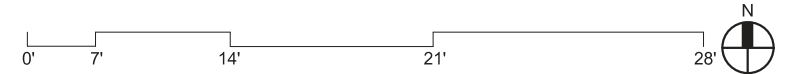
2464 Prairie Avenue
Miami Beach FL 33140



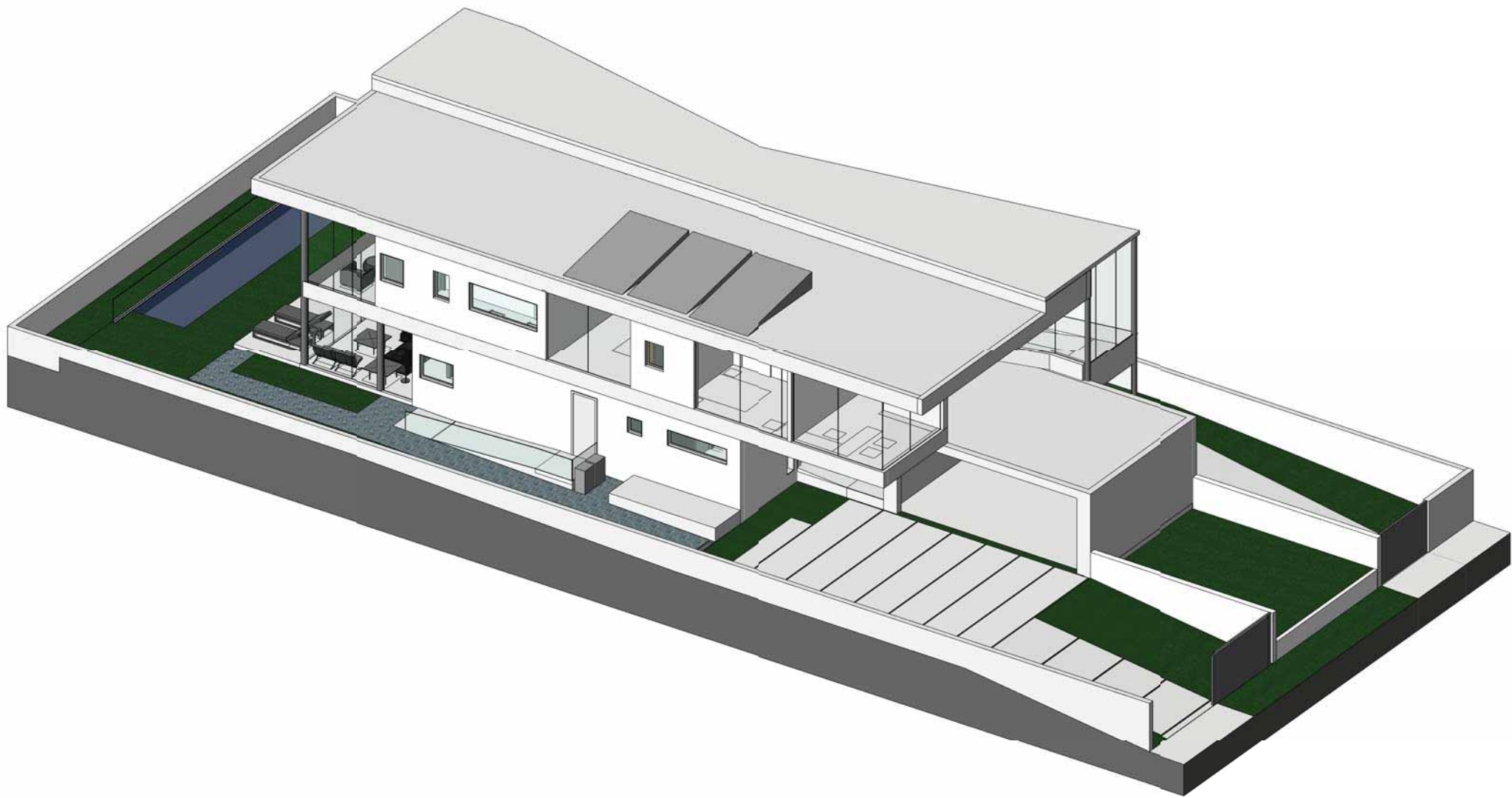
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Hagopian
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Incorporated,
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cn=Jason R Hagopian
Date: 2021.09.08 08:11:58
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WAIVER 01 - DIAGRAM 02 - SECOND FLOOR

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

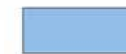


A1-10C



WAIVER:

1. SOUTH SIDE: Second Floor Section 42-106 (A12(D) 60' permissible, 69'-2" proposed.



PROPOSED SETBACK AREA



2464 Prairie Ave. Residence

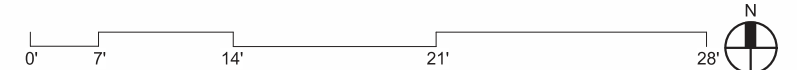
2464 Prairie Avenue
Miami Beach FL 33140



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Hagopian
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dnQualifier=A01410C0000017A58
DD3CC9000B4AE, cn=Jason R.
Hagopian
Date: 2021.09.08 08:13:11 -04'00'

WAIVER 01 - DIAGRAM 03 - ELEVATION AND 3D VIEW

Scale: 12" = 1'-0"



A1-10D

MIAMI BEACH · DRB FINAL SUBMITTAL · REVISION 01 · 08 SEPTEMBER 2021

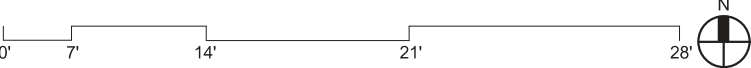
WAIVER 02
OPEN SPACE SQUARE FOOT REQUIREMENT
AT NORTH ELEVATION

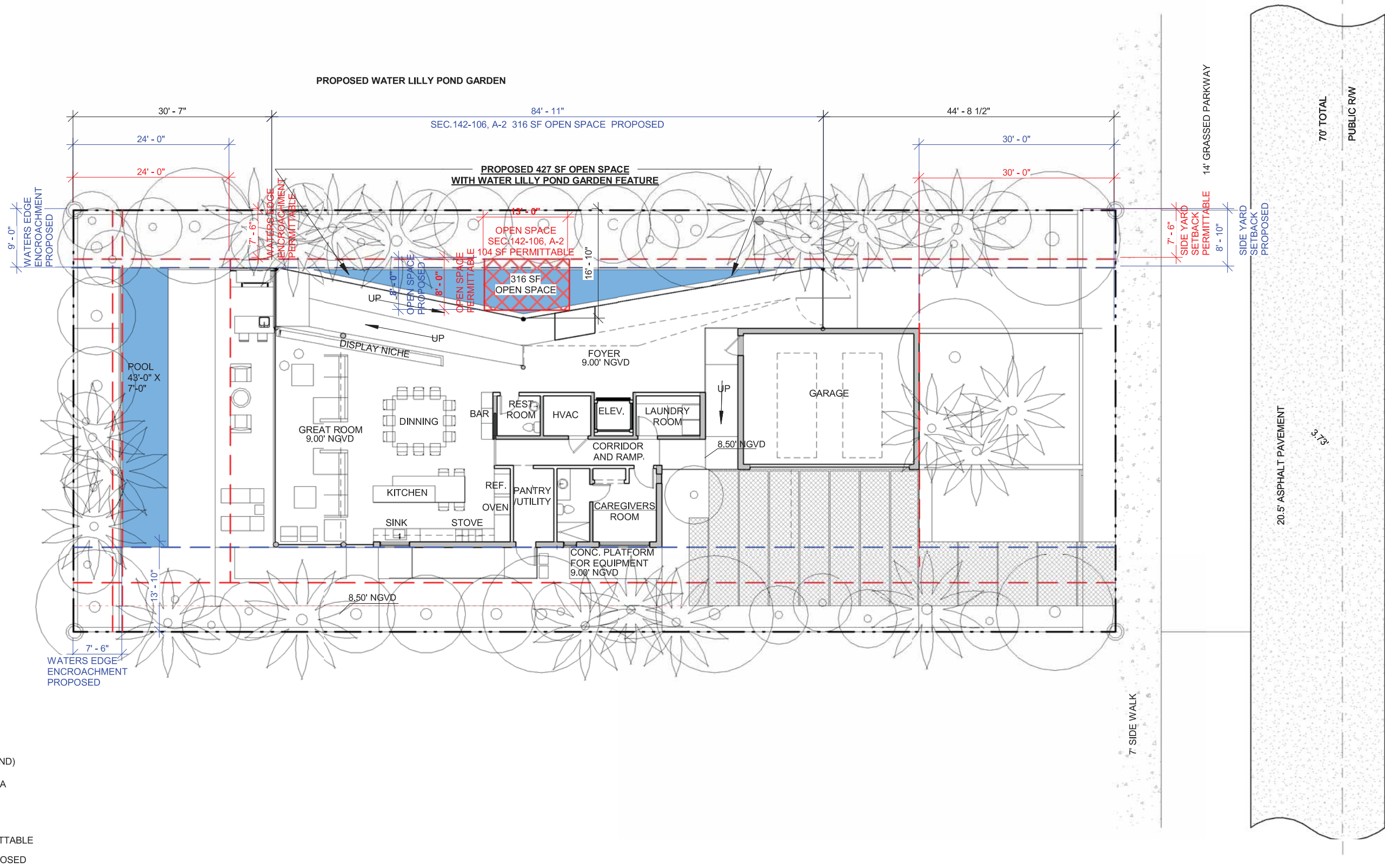
2464 Prairie Ave. Residence
2464 Prairie Avenue
Miami Beach FL 33140



Digitally signed by Jason R.
Hagopian
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Incorporated,
dnQualifier=A01410C0000017A
58D03CC90000B4AE, cn=Jason
R Hagopian
Date: 2021.09.08 08:14:29 -04'00'

WAIVER 02 - COVER
Scale:





- LEGEND
- WATER FEATURE (POOL & LILLY POND)
 - OPEN SPACE AREA
 - DRIVEWAY
 - RED LINE - PERMITTABLE
 - BLUE LINE - PROPOSED

1

FIRST FLOOR SB DRB Copy 2
N.T.S.

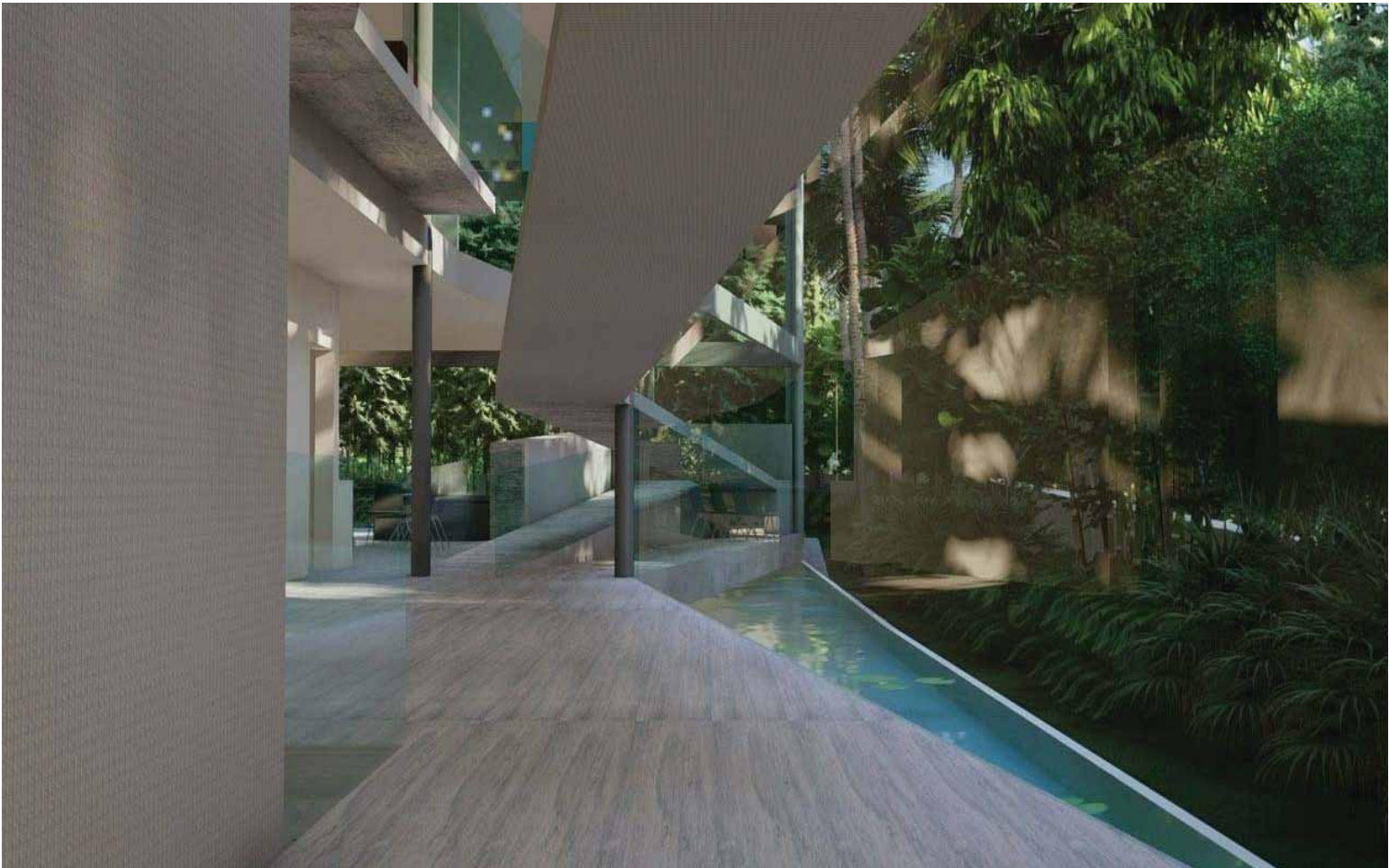
2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140

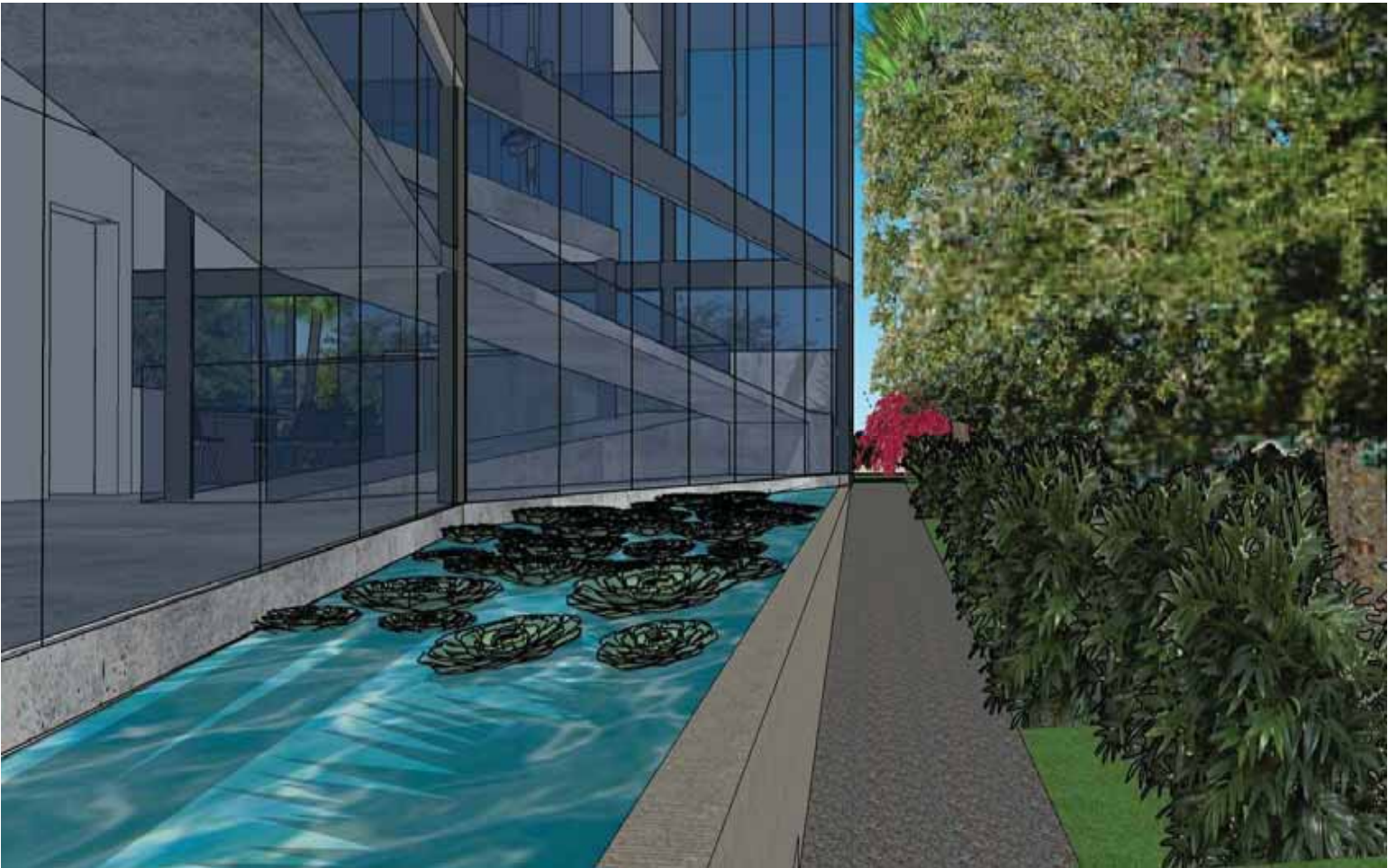


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ou=Qualifier-A01410C0000017A58D03C
C9000B4AE, cn=Jason R Hagopian
Date: 2021.09.08 08:15:48 -0400

WAIVER 02 - DIAGRAM 01 - FIRST FLOOR



INTERIOR VIEW



EXTERIOR VIEW

2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140



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Hagopian
DN: c=US, o=Neuvio Incorporated,
dnQualifier=A01410C0000017A58
DD3CC9000084AE, cn=Jason R
Hagopian
Date: 2021.09.08 08:17:07 -04'00'

WAIVER 02 - DIAGRAM 02 - 3D VIEWS





2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140



Digitally signed by Jason R
Hagopian
DN: c=US, o=Neuvio
Incorporated,
dnQualifier=A01410C0000017AS
e=JHagopian@neuvio.com, cn=Jason R
Hagopian
Date: 2021.09.08 08:18:28 -04'00'

VIEW 1



A1-12



2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140



Digitally signed by Jason R
Hagopian
DN: c=US, o=Neuvio
Incorporated,
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cn=Jason R Hagopian
Date: 2021.09.08 08:19:52
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VIEW 2





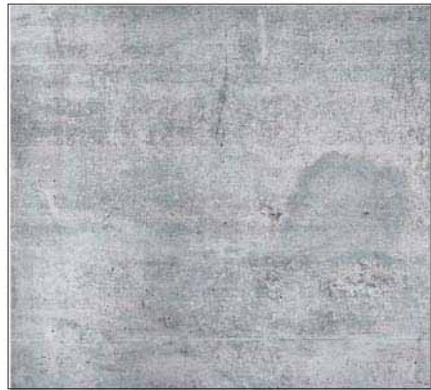
2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140

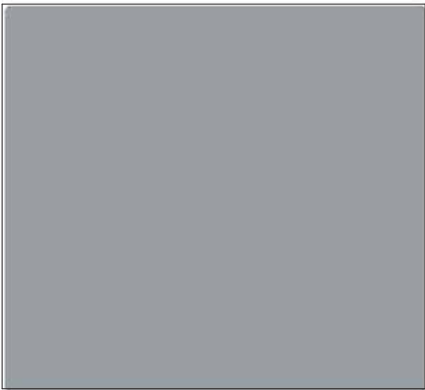


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Incorporated,
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Date: 2021.09.08 08:21:17
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VIEW 3



C-01



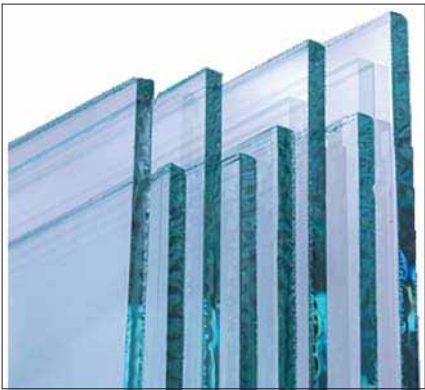
MTL-01



MTL-02



MTL-02



GL-01



CBS-01

C-01	EXPOSED CONCRETE FINISH ON REINFORCED CAST-IN-PLACE CONCRETE STRUCTURE
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

2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140



Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio Incorporated,
dnQualifier=A01410C0000017A58DD3CC9000B4AE, cn=Jason R Hagopian
Date: 2021.09.08 08:22:47 -04'00'

MATERIALS AND TEXTURES





NORTH ELEVATION



SOUTH ELEVATION

2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140



Digitally signed by Jason R Hagopian
DN: c=US, o=Neuvio
Incorporated,
dnQualifier=A01410C0000017A5
8DD3CC90000B4AE, cn=Jason R Hagopian
Date: 2021.09.08 08:24:21 -04'00'

RENDERED ELEVATIONS





EAST ELEVATION



WEST ELEVATION

2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140



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Hagopian
DN: c=US, o=Neuvio
Incorporated,
dnQualifier=A01410C000017A5
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Hagopian
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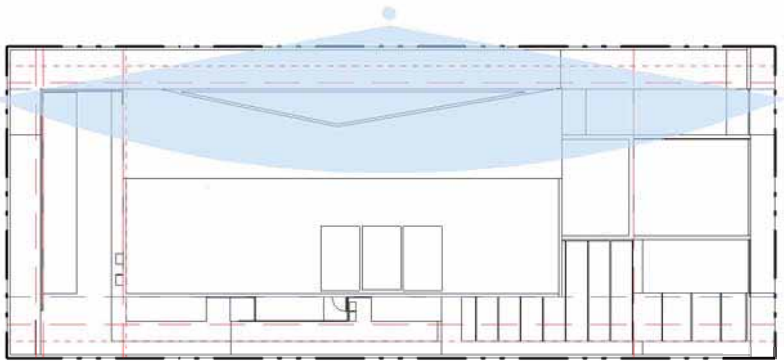
RENDERED ELEVATIONS



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

MATERIAL LEGEND

- C-01 EXPOSED CONCRETE FINISH ON REINFORCED CAST-IN-PLACE CONCRETE STRUCTURE
- 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

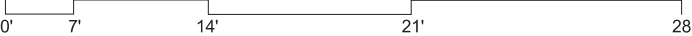
2464 Prairie Ave. Residence

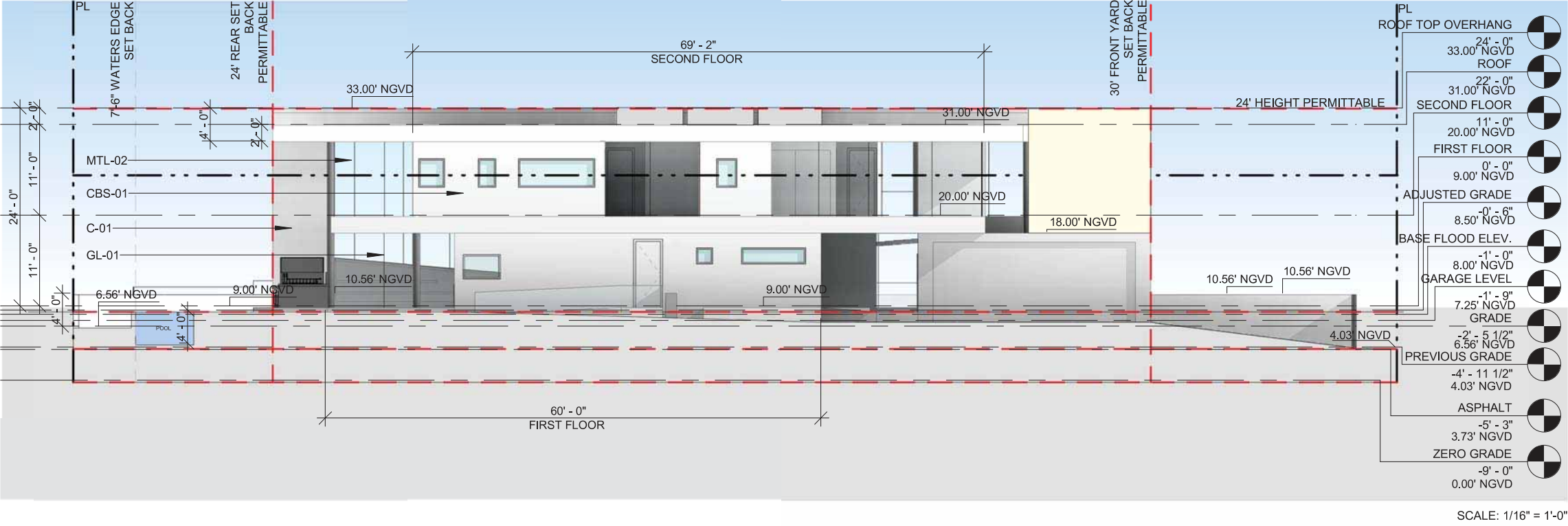
2464 Prairie Avenue
Miami Beach FL 33140



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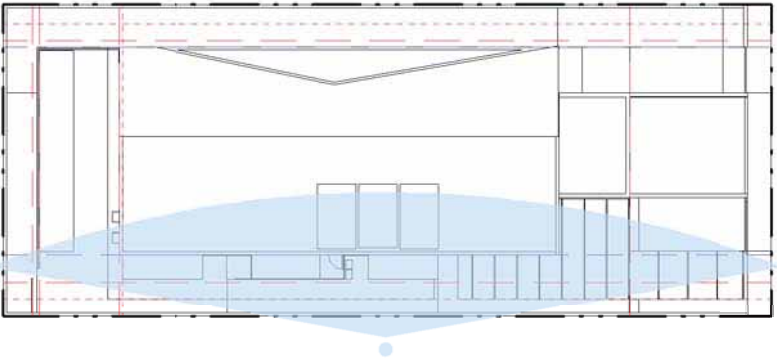
NORTH ELEVATION
Scale: As indicated





MATERIAL LEGEND

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- 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
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- BLUE LINE - PROPOSED

2464 Prairie Ave. Residence

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Miami Beach FL 33140



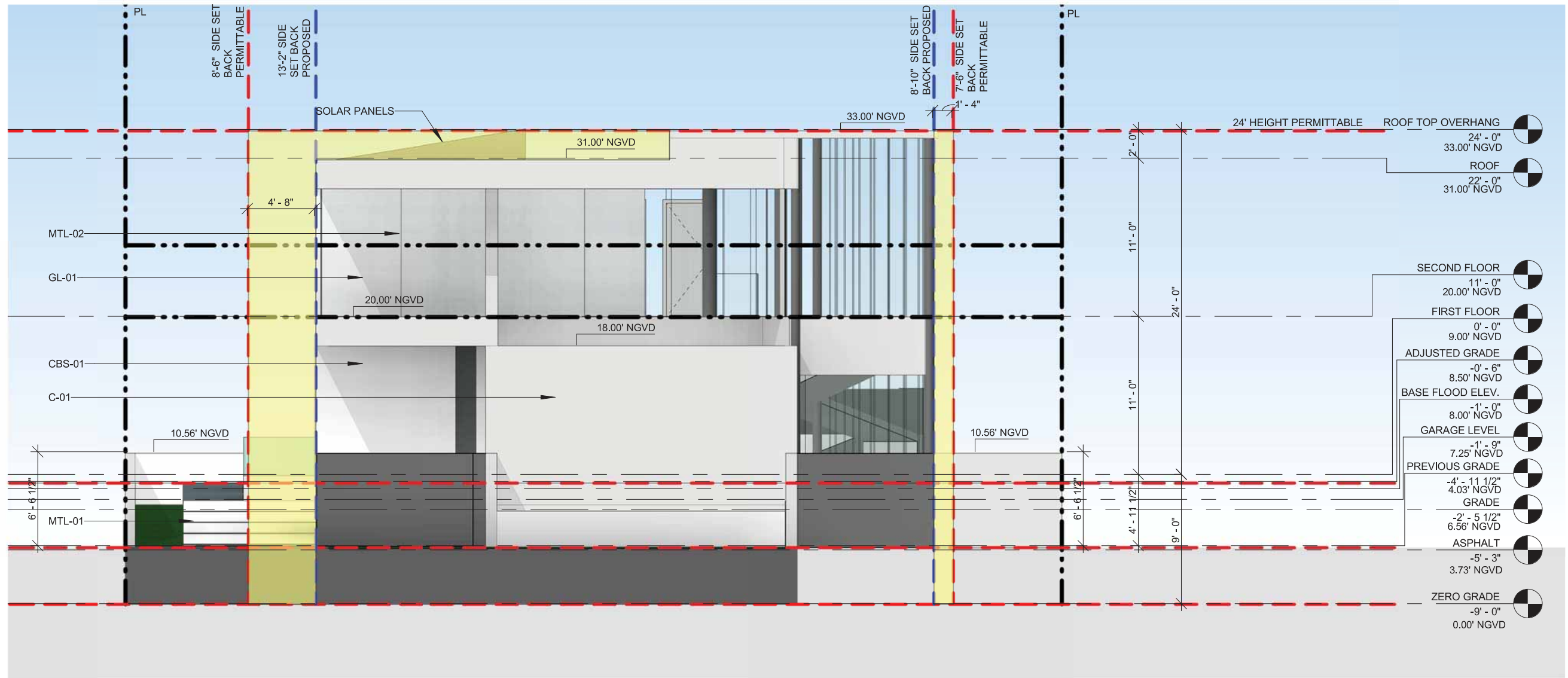
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SOUTH ELEVATION

Scale: As indicated

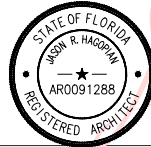


A3-02



2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140



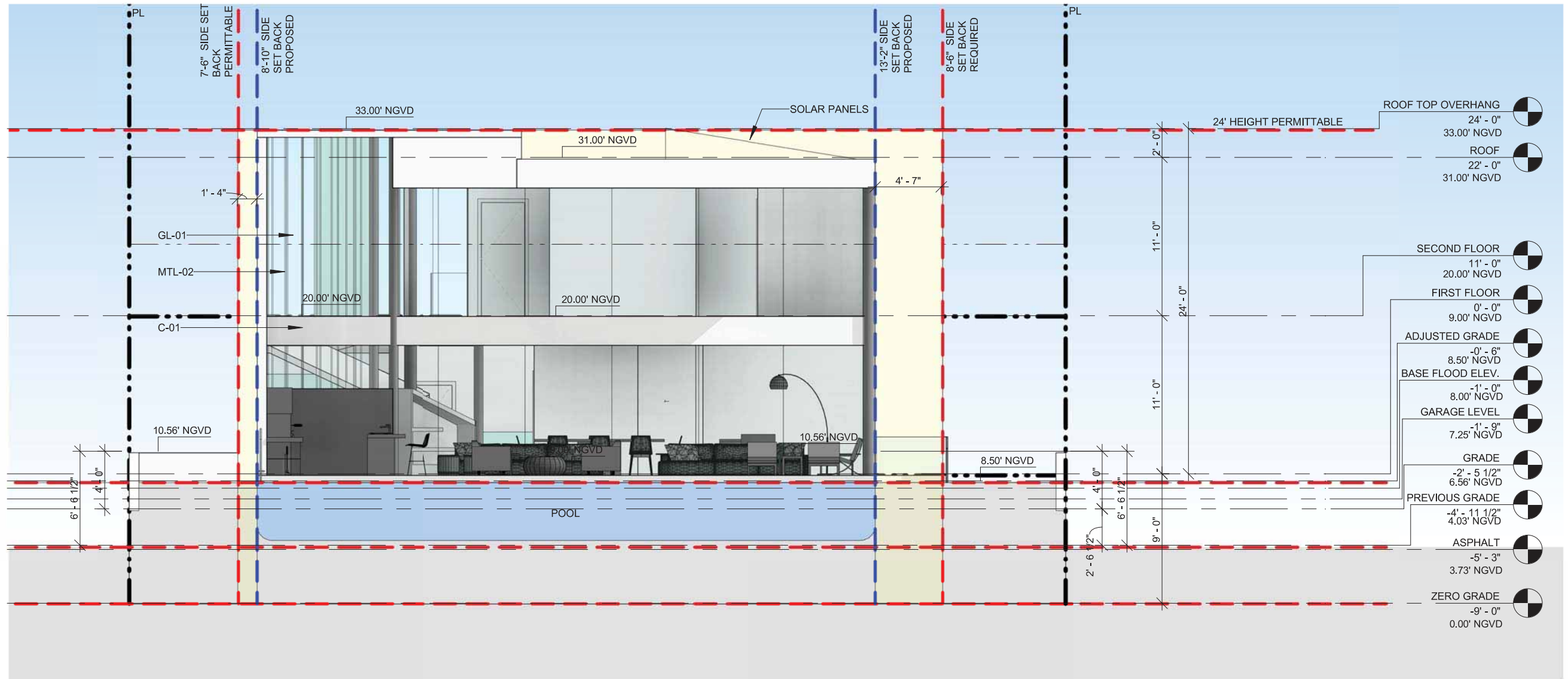
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EAST ELEVATION

Scale: As indicated

0' 7' 14' 21' 28'

A3-03



MATERIAL LEGEND

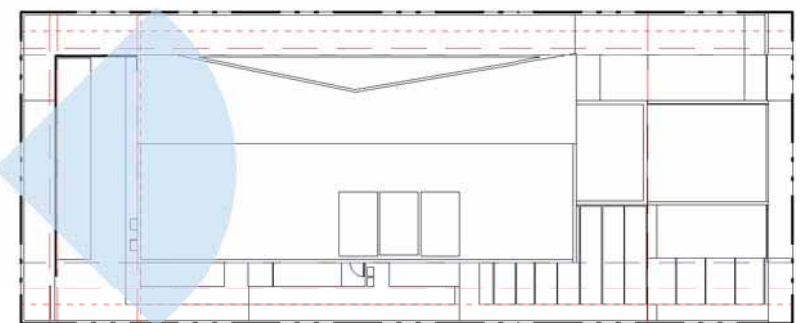
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|--------|---|
| C-01 | RAW CONCRETE FINISH ON REINFORCED CONCRETE MASONRY WALL |
| MTL-01 | METAL MEMBERS AND STRUCTURAL ELEMENTS TO BE FINISH IN - GREY TO MATCH BM 1614 |
| MTL-02 | ALUMINUM WINDOW FRAME WITH BLACK FINISH |
| GL-01 | LIGHT BLUE/GREEN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

2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140



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Hagopian
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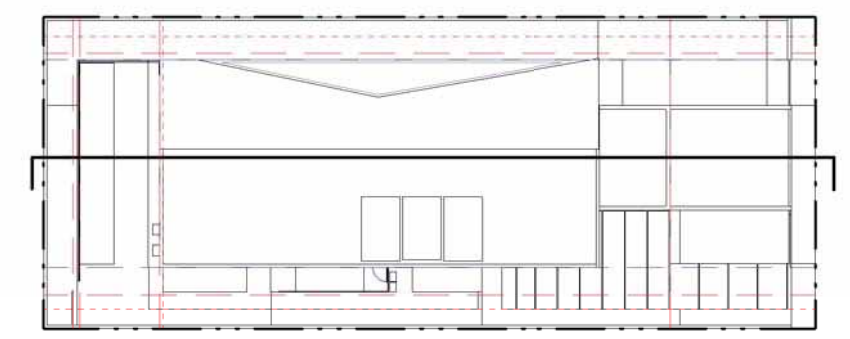
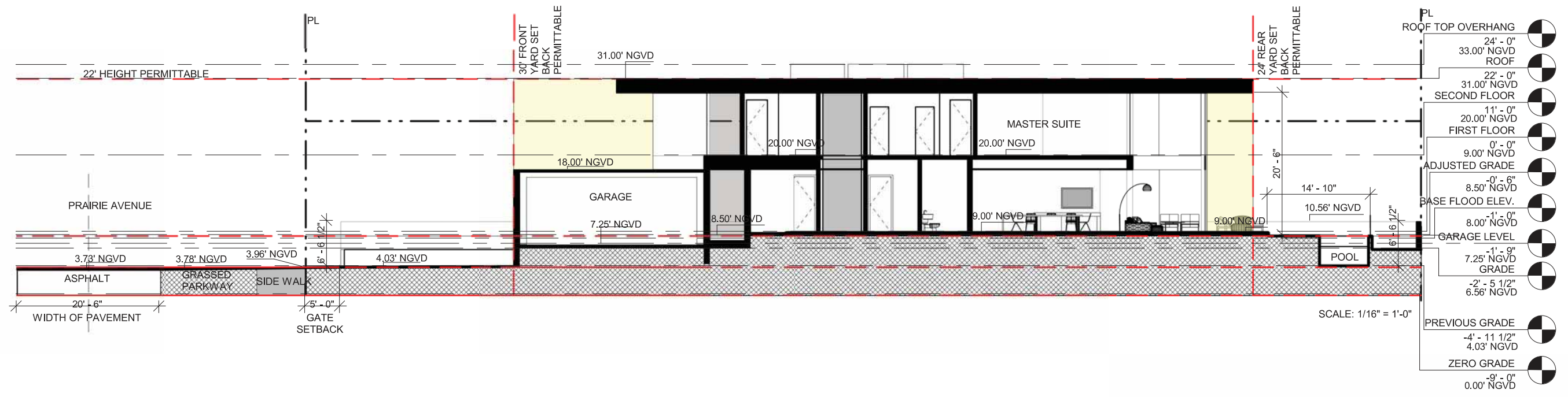
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| | BLUE LINE - PROPOSED |

WEST ELEVATION

Scale: As indicated

0' 7' 14' 21' 28'

A3-04



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

2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140

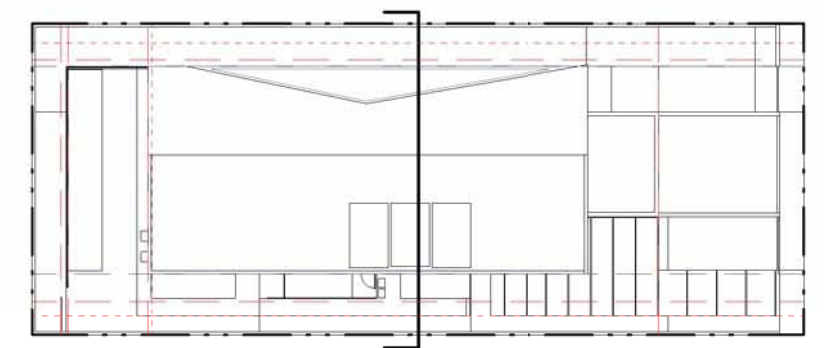
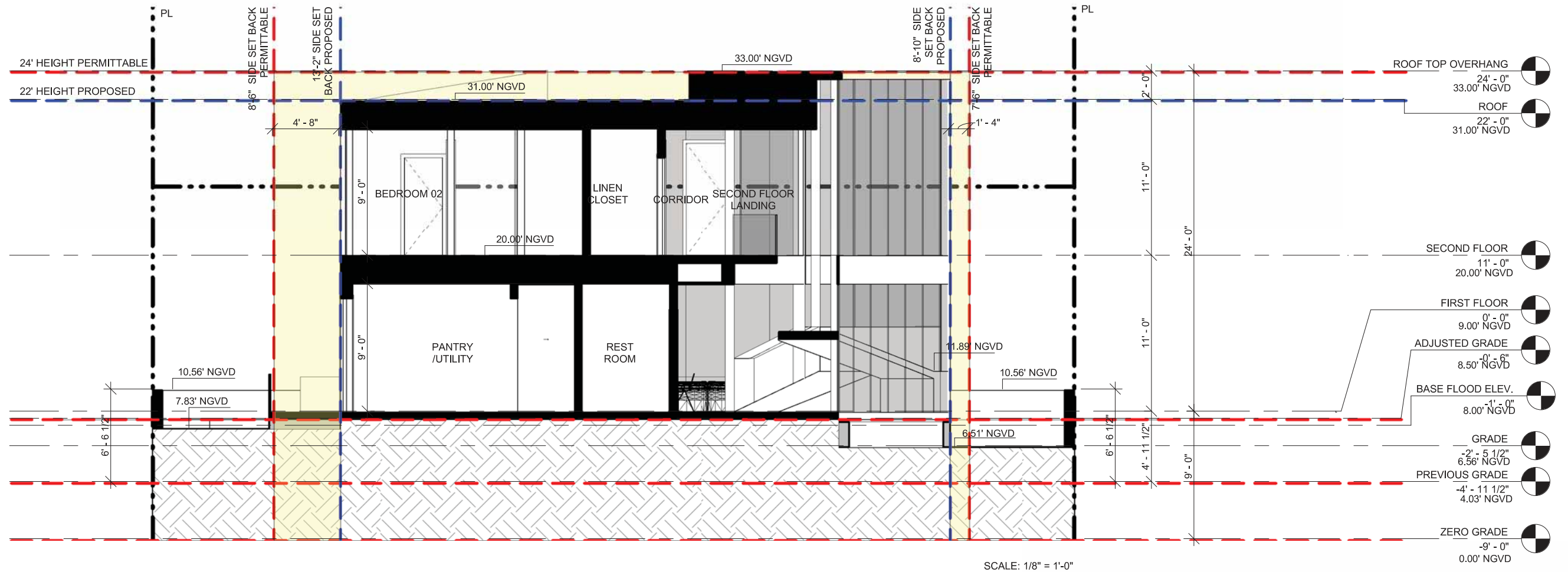
STATE OF FLORIDA
JASON R. HAGOPIAN
ARCHITECT
AR0091288
REGISTERED ARCHITECT

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Date: 2021.09.08 08:34:45 -04'00'

SECTION - LONGITUDINAL

Scale: As indicated





LEGEND

BELOW ALLOWABLE BY CODE LIMITS

RED LINE - PERMITTABLE

BLUE LINE - PROPOSED

2464 Prairie Ave. Residence

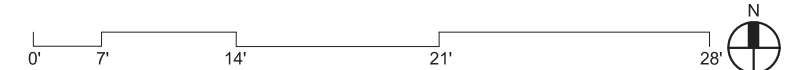
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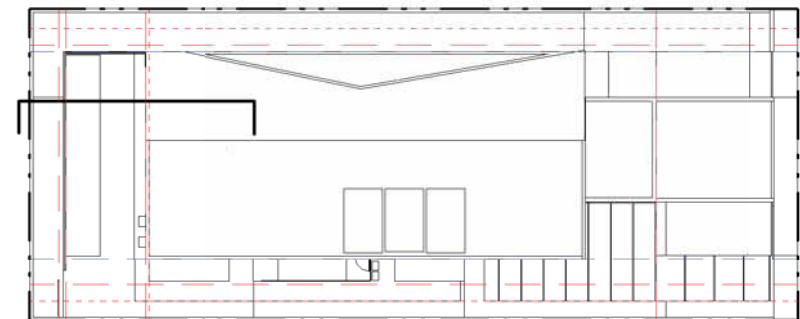
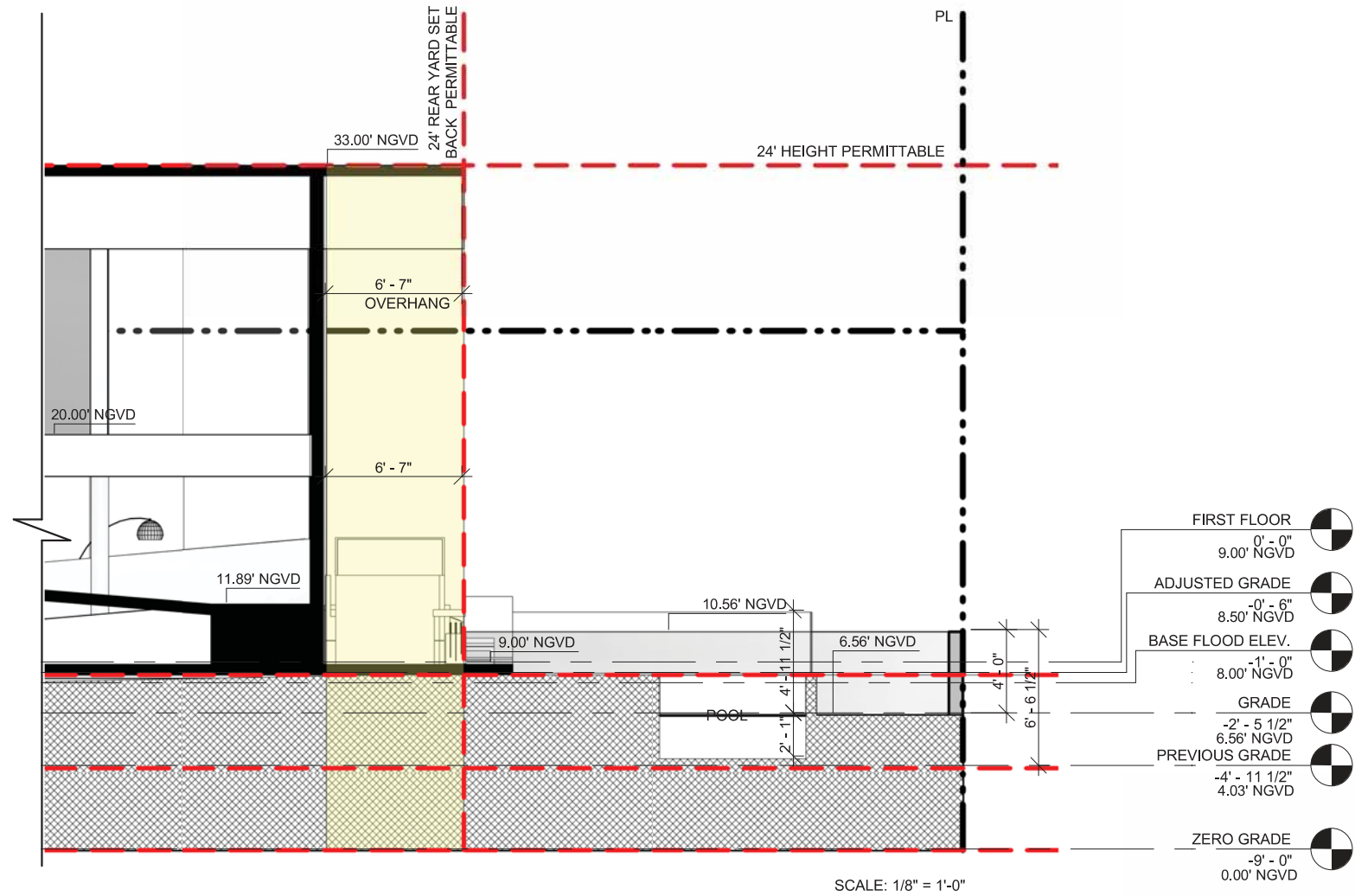
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Date: 2021.09.08 08:36:39 -04'00'

SECTION - TRANSVERSE

Scale: As indicated



A3-06



LEGEND

BELOW ALLOWABLE BY CODE LIMITS

RED LINE - PERMITTABLE

BLUE LINE - PROPOSED

2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140



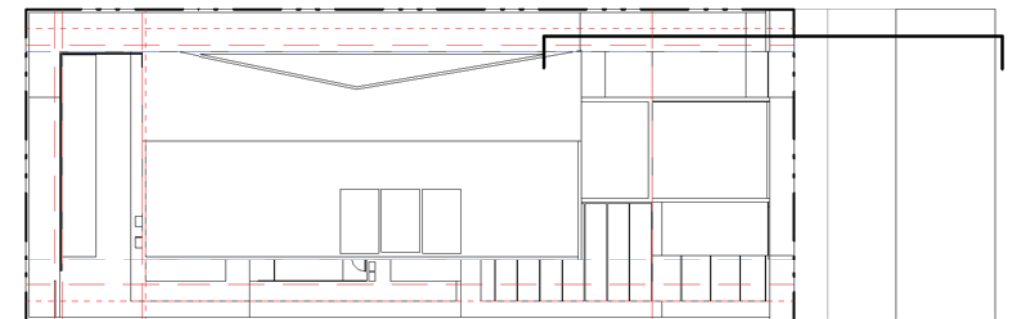
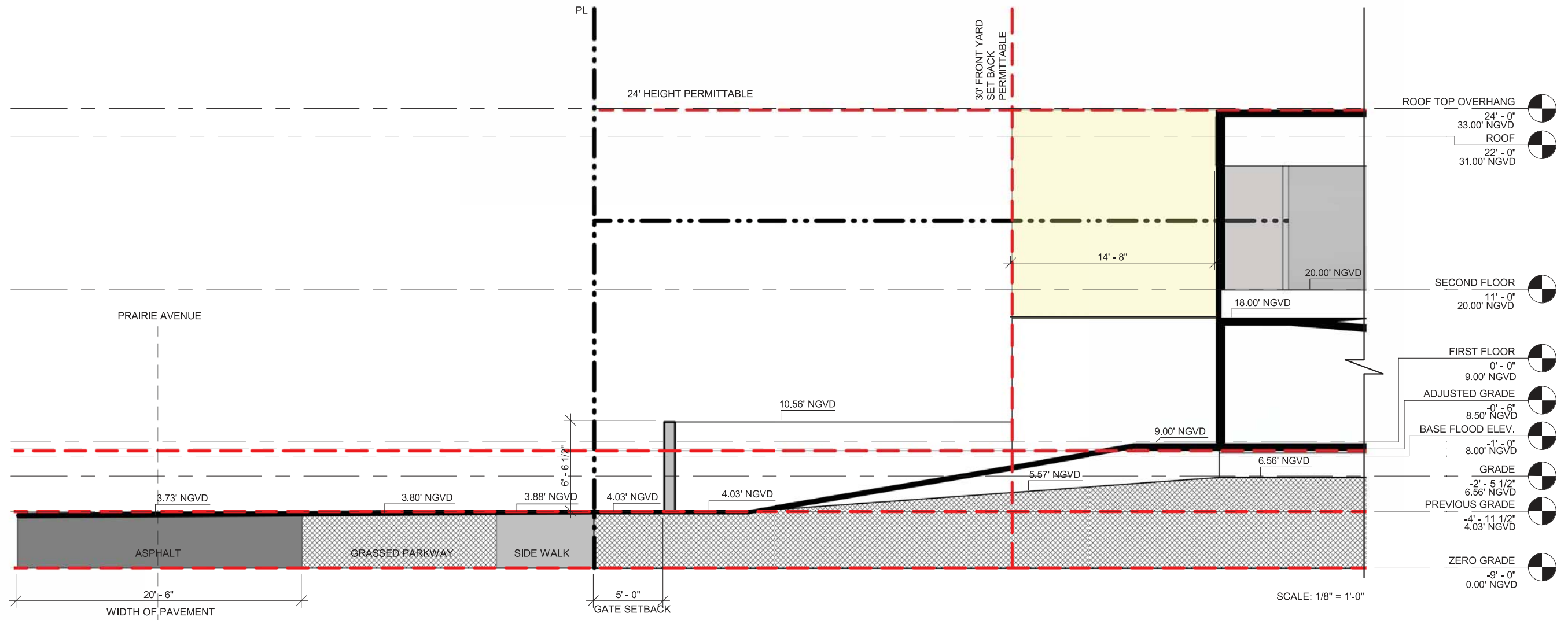
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YARD SECTION - REAR

Scale: As indicated



A3-07



2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140



Digitally signed by Jason R Hagopian
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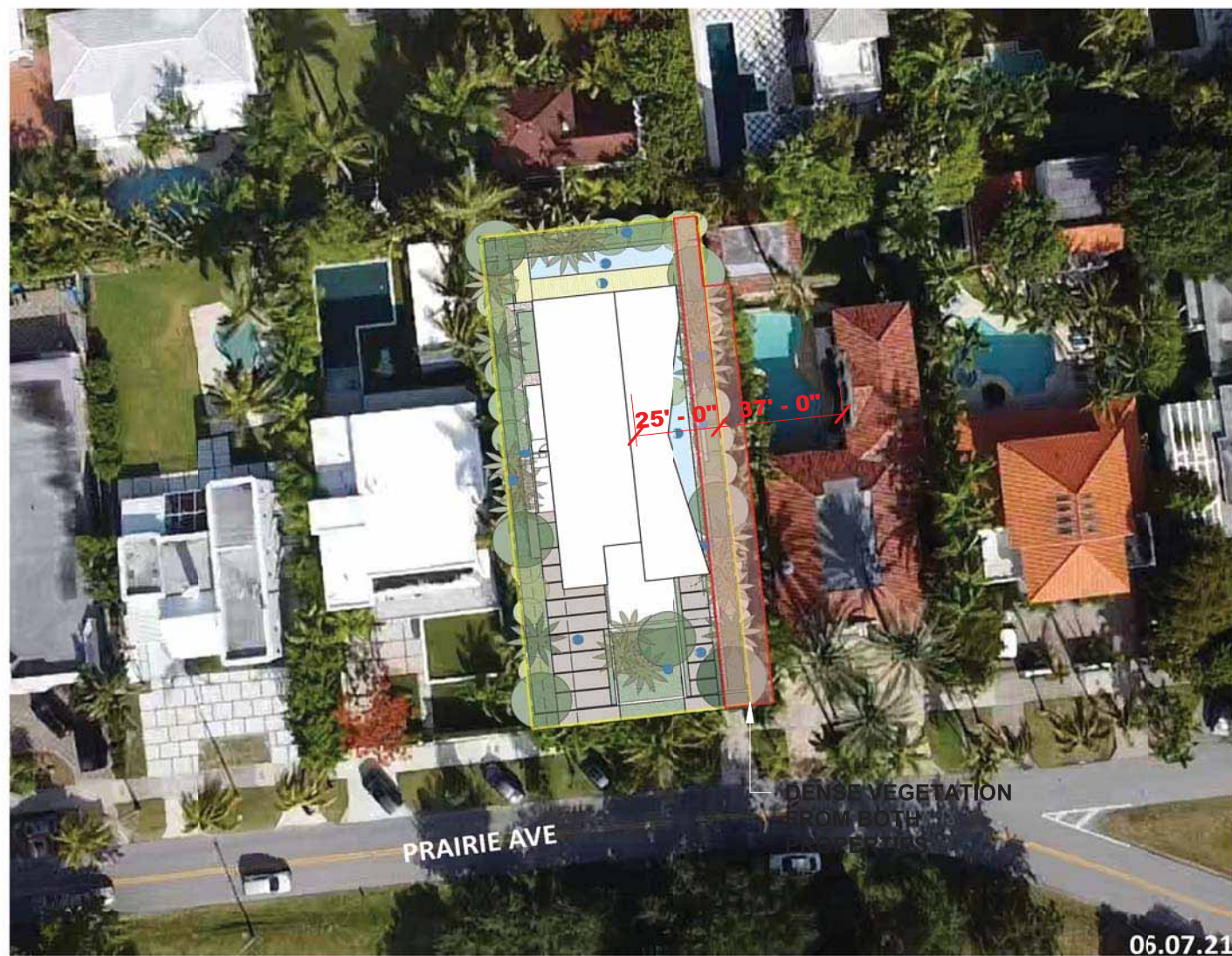
YARD SECTION - FRONT

Scale: As indicated



A3-08





COMPLIANCE WITH DESIGN REVIEW CRITERIA:
NORTH SIDE PRIVACY ISSUE - GLAZING FACADE.
STAFF IS CONCERN WITH MITIGATING ANY
NEGATIVE IMPACT ON THE ADJACENT PROPERTY



2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140



Digitally signed by Jason R
Hagopian
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Incorporated,
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8DD3CC90000B4AE, cn=Jason R
Hagopian
Date: 2021.09.08 08:43:00 -04'00'

2ND FLOOR SET BACK TO ADJACENT NEIGHBOR - PLAN AND STREET VIEW



2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140



Digitally signed by Jason R Hagopian
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58DD3CC9000084AE, cn=Jason R Hagopian
Date: 2021.09.08 08:45:49 -04'00'



LANDSCAPE AS PRIVACY SCREEN
TO MITIGATE NEGATIVE IMPACT



NORTH ELEVATION

COMPLIANCE WITH DESIGN REVIEW CRITERIA:

1. NORTH SIDE PRIVACY ISSUE – GLAZING FAÇADE. STAFF IS CONCERN WITH MITIGATING ANY NEGATIVE IMPACT ON THE ADJACENT PROPERTY

2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140



Digitally signed by Jason R
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Hagopian
Date: 2021.09.08 08:48:38 -04'00'

2ND FLOOR SET BACK TO ADJACENT NEIGHBOR - NORTH ELEVATION



COMPLIANCE WITH DESIGN REVIEW CRITERIA:
1. NORTH SIDE PRIVACY ISSUE – GLAZING FAÇADE. STAFF IS CONCERN WITH MITIGATING ANY NEGATIVE IMPACT ON THE ADJACENT PROPERTY

2464 Prairie Ave. Residence

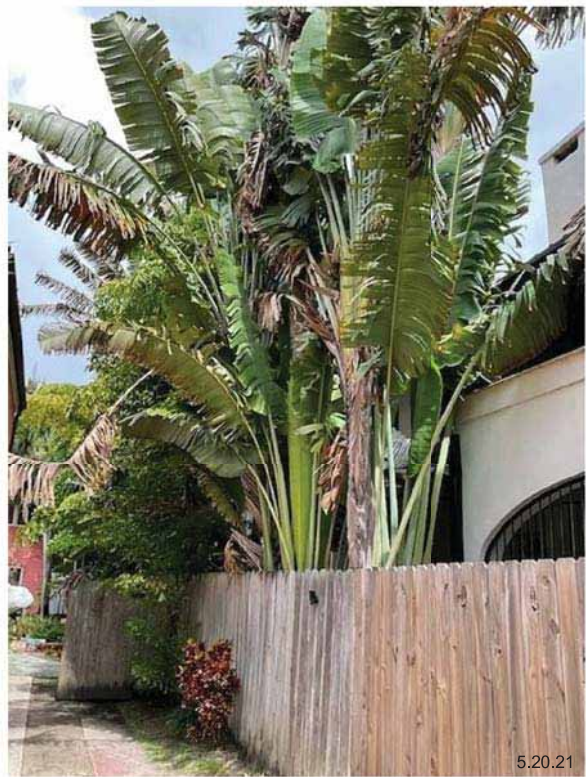
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Miami Beach FL 33140



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Date: 2021.09.08 08:51:31 -04'00'

2ND FLOOR SETBACK TO ADJACENT NEIGHBOR - PROXIMITY STUDY





01



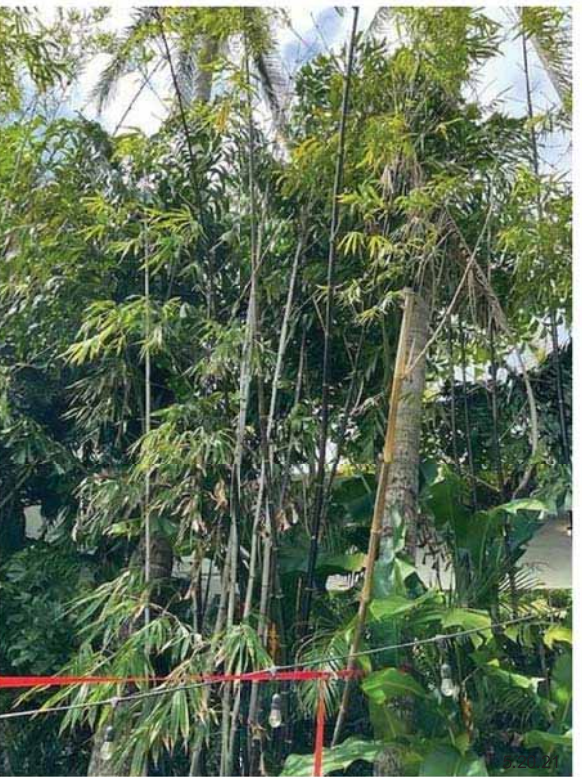
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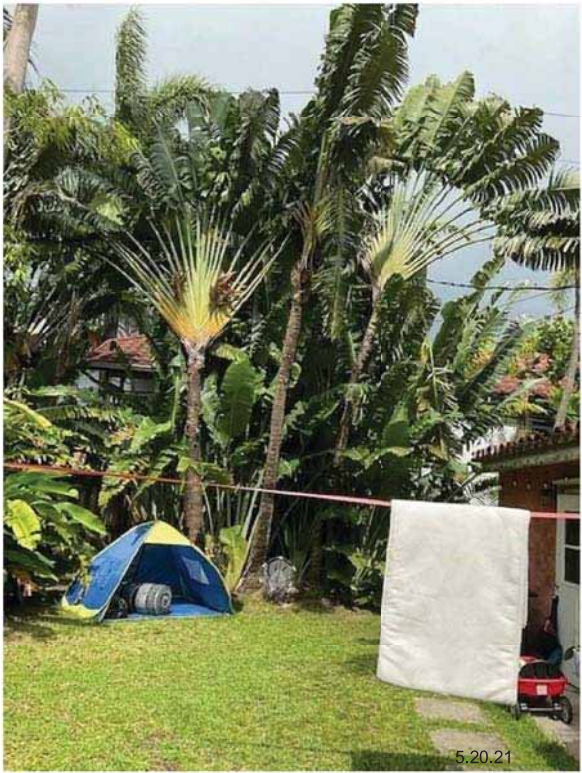
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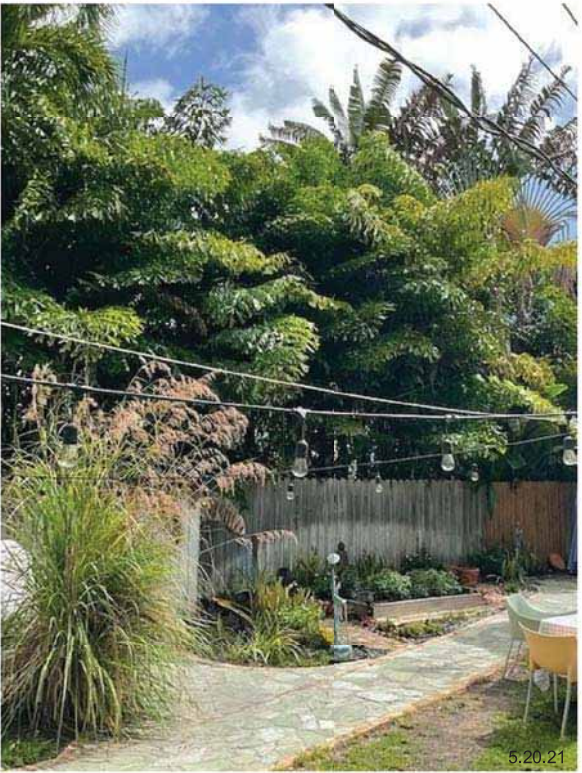
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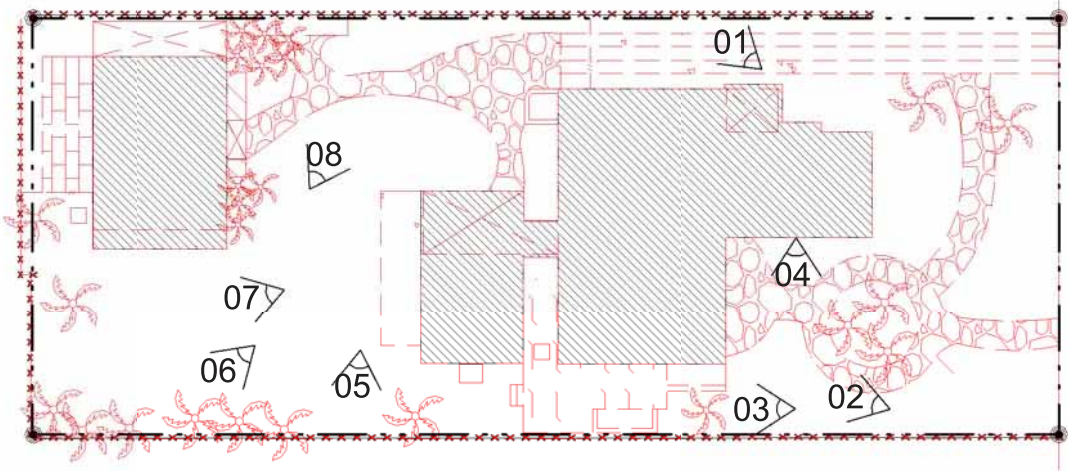
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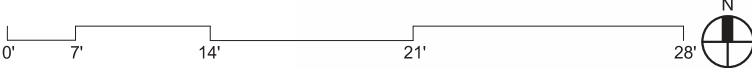
2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140



LANDSCAPE SURVEY

Scale: 1" = 30'-0"



SHEET INDEX

LANDSCAPE DRAWINGS

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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L002	GENERAL SITE NOTES
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L004	OPEN SPACE DIAGRAM
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TD100	TREE DISPOSITION SCHEDULE
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SCOPE OF WORK

THE FOLLOWING DRAWINGS ILLUSTRATE THE PROPOSED SCOPE OF WORK FOR 2464 PRAIRIE AVENUE, MIAMI BEACH FL 33140, TO BE PERMITTED BY **MIAMI BEACH MUNICIPALITY**

- NEW HARDSCAPE AND LANDSCAPE DESIGN

2464 PRAIRIE AVE RESIDENCE

2464 PRAIRIE AVENUE, MIAMI BEACH FL 33140



LOCATION MAP



ARCHITECT

NEUVIO ARCHITECTS
7636 NE 4th COURT
SUITE 101
MIAMI, FL 33138
305.576.2006

LANDSCAPE ARCHITECT

LAND
7294 NW 1st COURT
MIAMI, FL 33150
614.439.4895



Digitally signed by
marsh c kriplen
Date: 2021.09.07
20:54:58 -04'00'

COVER PAGE

LCVR

SITework GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK BY THE SUBCONTRACTORS.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK.
- CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ALL CONTRACTORS MUST COMPLY WITH PERMIT REQUIREMENTS, LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES RULES AND REGULATIONS AND LAND USE APPROVAL CONDITIONS AT ALL TIMES.
- WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS AND/OR DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
- ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS AND ELECTRICAL LINES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR NEGLIGENCE ON THE PART OF THE CONTRACTOR. RESETS SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR AND MONUMENT RECORDS MUST BE FILED AS REQUIRED BY STATUTE FOR ALL MONUMENTS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
- ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS. PROVIDE ADEQUATE TIME FOR REVIEW AND APPROVAL BY THE ABOVE JURISDICTIONS PRIOR TO COMMENCEMENT.
- THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES UTILIZED OR FOR SAFETY PRECAUTIONS OR PROBLEMS IN CONNECTION WITH THE WORK. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENT DRAWING SET/TECHNICAL SPECIFICATIONS MANUAL/LASIS.
- CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
- A SYSTEM OF DIAGRAMMATIC SYMBOLS, HATCHES AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY, NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.

- PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK. UTILITY SLEEVES ARE REQUIRED IN ALL PLANT BEDS ISOLATED BY PAVEMENT OR ANY OTHER STRUCTURES.
- SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.
- VEHICLES, EQUIPMENT, AND/OR MATERIALS SHALL NOT BE PARKED OR STORED IN AREAS OF EXISTING VEGETATION, INCLUDING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
- CONSTRUCTION WASTE-INCLUDING BUT NOT LIMITED TO: PLANT MATERIAL, BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND CONCRETE SLURRY-SHOULD BE PROPERLY REUSED, RECYCLED, DISPOSED OF LEGALLY OFF-SITE OR IN DESIGNATED WASH-OUT AREAS DETERMINED BY THE GENERAL CONTRACTOR.
- RECYCLING AND TRASH BINS TO BE PROVIDED ON SITE. SEPARATE BINS FOR CARDBOARD, CO-MINGLED, AND OTHER RECYCLABLE/REUSABLE MATERIALS IDENTIFIED BY THE LOCAL JURISDICTION SHALL BE MAINTAINED. ALL BINS TO BE WILDLIFE-PROOF.
- ON-SITE FUEL STORAGE FOR CONSTRUCTION EQUIPMENT IS DISCOURAGED. CONSTRUCTION EQUIPMENT USED ON SITE TO BE CHECKED REGULARLY TO ASSURE CONTAMINATION CONCERNS FROM OILS AND GREASES ARE ELIMINATED. NO TOXIC MATERIALS SHALL BE STORED ON-SITE.
- GENERAL CONTRACTOR TO KEEP ALL ITEMS IMPLEMENTED BY LANDSCAPE ARCHITECT IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF THE PROJECT.
- THE CONSTRUCTION SITE TO BE INSPECTED ON A MONTHLY BASIS BY LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER TO ASSURE THAT THE SILT FENCE AND MUD TRACKING PAD ARE PROPERLY IN PLACE AND FUNCTIONING AS DESIGNED.
- GREEN BUILDING PRACTICES SHALL BE EMPLOYED TO THE EXTENT FEASIBLE. SUCH PRACTICES INCLUDE: CARPOOLING/VANPOOLING TO JOB SITE, MINIMIZING MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIAL/RESOURCE INEFFICIENCIES BY COORDINATING WORK.
- THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.
- WATERPROOFING OF SUBGRADE AND OTHER ARCHITECTURAL SPACES BELOW AND/OR ADJACENT TO IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT IS TO BE ADEQUATELY DESIGNED AND DETAILED BY OTHERS TO PERMANENTLY REPEL ALL WATER SOURCES INCLUDING, BUT NOT LIMITED TO: PRECIPITATION, STORM WATER RUNOFF, GROUND WATER, IRRIGATION, ROOF RUNOFF, GROUND WATER, AND PLUMBING LEAKS.
- STRUCTURAL DESIGN TO SUPPORT IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT AND LOCATED ABOVE, BELOW, AND/OR ADJACENT TO SUBGRADE AND OTHER ARCHITECTURAL SPACES IS THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. THE STRUCTURAL DESIGN SHOULD BE ADEQUATELY DESIGNED TO SUPPORT ALL POSSIBLE LOADS INCLUDING, BUT NOT LIMITED TO: BACKFILL, COMPACTION, PLANTINGS, HARDSCAPES, RETAINING AND FREESTANDING SITE WALLS, AND CONSTRUCTION MATERIALS/EQUIPMENT/ACTIVITY.

SOIL EROSION CONTROL NOTES

- PRIOR TO BEGINNING ANY EARTH CHANGE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SESC MEASURES AS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED BY ANY GOVERNING AGENCIES.
- ALL SESC MEASURES TO BE MAINTAINED DAILY.
- THE CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT, GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR UNDERGROUND UTILITY SYSTEM. STAGE WORK TO MINIMIZE THE AREA OF EXPOSED SOIL, THEREBY REDUCING THE OPPORTUNITY FOR SOIL EROSION.
- WATER FROM TRENCHES AND OTHER EXCAVATION TO BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER.
- NORTH AMERICAN GREEN SC-150 OR EQUIVALENT EROSION CONTROL FABRIC IS REQUIRED ON ALL DISTURBED SLOPES GREATER THAN 3:1 UNTIL PROJECT AREA IS REVEGETATED PER THE PLANTING PLAN.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- CONTRACTOR TO PROVIDE ONSITE WATERING TO REDUCE FUGITIVE DUST LEAVING THE SITE DURING CONSTRUCTION.
- SOIL EROSION CONTROL MEASURES TO BE PROVIDED FOR ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS.
- CONSTRUCTION STAGING AND PHASING SHALL OCCUR, WHERE APPLICABLE, TO MINIMIZE SOIL DISTURBANCE TIME.
- BEST MANAGEMENT PRACTICES (BMPs) SHALL BE ADJUSTED AS NEEDED TO MEET ANY OTHER UNFORESEEN CONDITIONS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING A MUD TRACKING PAD/WASHING PAD AT THE CONSTRUCTION ENTRANCES TO MINIMIZE MUD DETACHMENT FROM TRUCK TIRES. 1-1/2 INCH SCREENED ROCK TO BE PLACED ON MIRAFI 140-N FILTER FABRIC. ADDITIONAL CLEAN GRAVEL TO BE ADDED THROUGHOUT THE DURATION OF CONSTRUCTION AS NEEDED.
- CONTRACTOR SHALL ABIDE BY THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES CONSTRUCTION MANAGEMENT PLAN REQUIREMENTS.
- RESEED AS INDICATED IN SEEDING NOTES.



Know what's below.
Call before you dig.



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GENERAL SITE NOTES

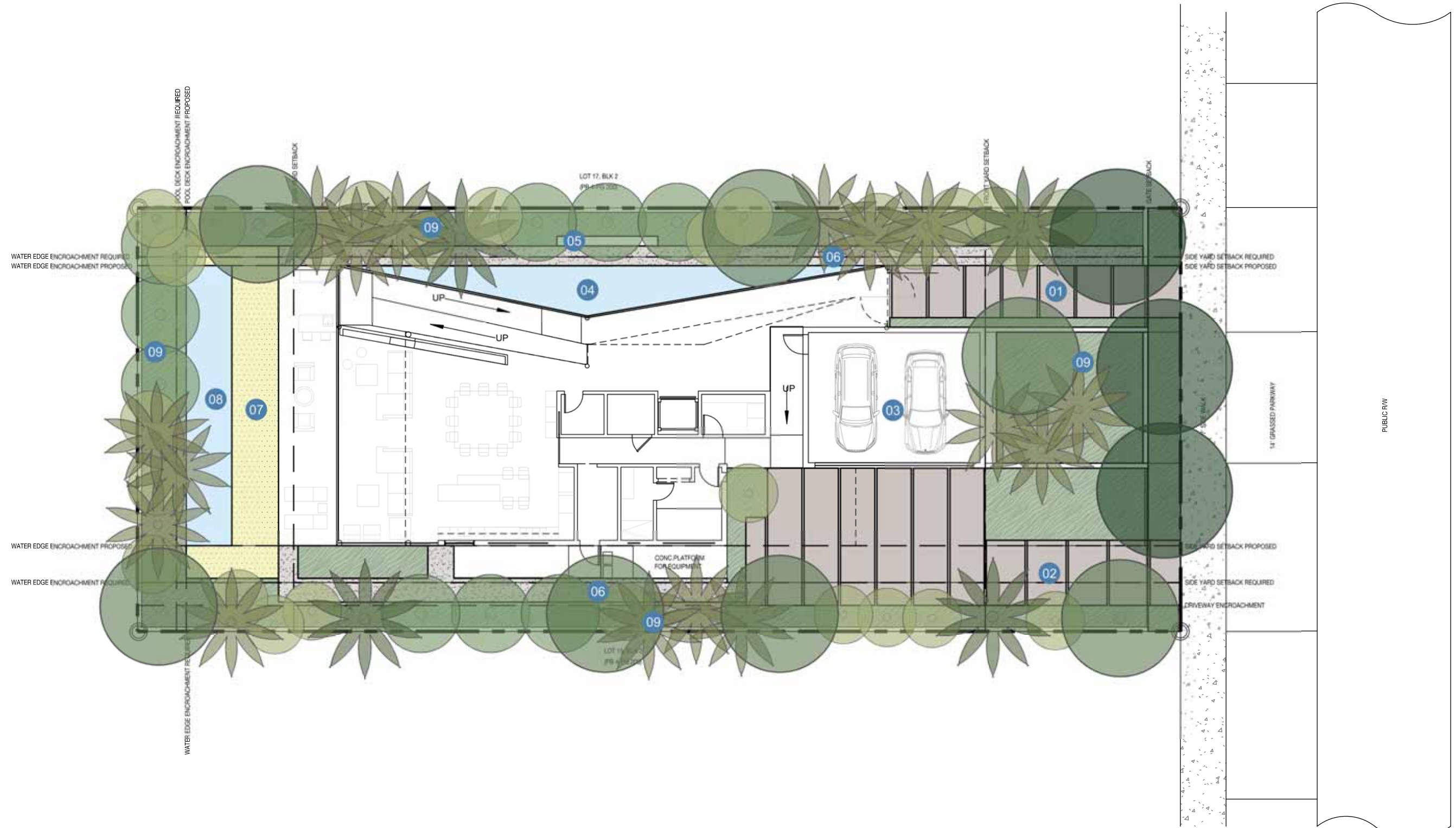
2464 PRAIRIE AVE RESIDENCE
2464 PRAIRIE AVENUE, MIAMI BEACH FL 33140



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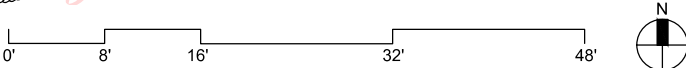
LEGEND

- 1. PEDESTRIAN ACCESS
- 2. VEHICULAR ACCESS
- 3. GARAGE
- 4. WATER FEATURE
- 5. BENCH
- 6. PEDESTRIAN CIRCULATION
- 7. LAWN AREA
- 8. POOL
- 9. LANDSCAPE AREA



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SITE PLAN
Scale 1/16" = 1'-0"



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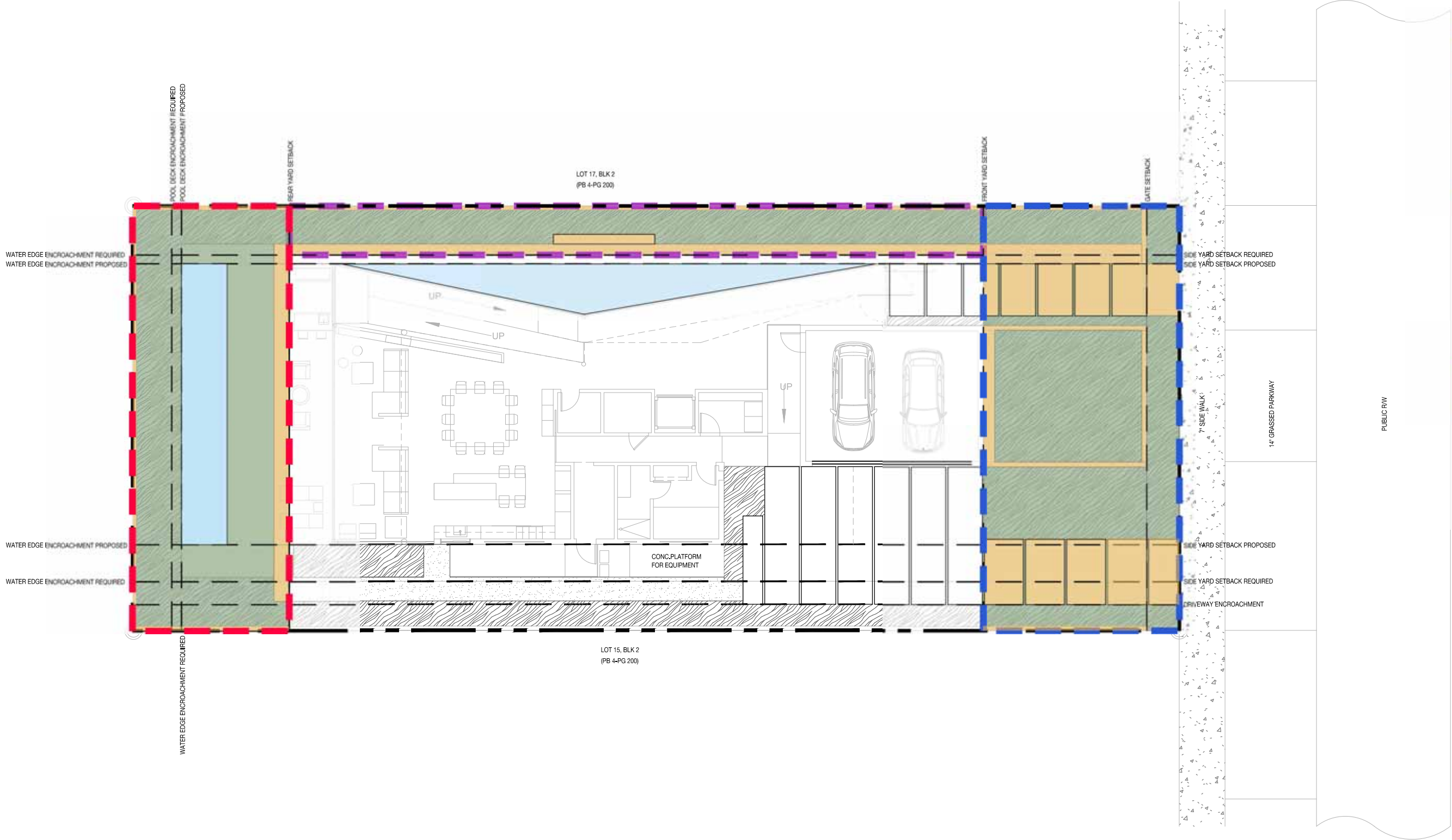
LPLN

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LEGEND		
FRONT YARD		
1,951 SF		
HARDSCAPE	714 SF (37%)	
OPEN SPACE	1,237 SF (63%)	
REAR YARD		
1,548 SF		
HARDSCAPE	155 SF (11%)	
OPEN SPACE	1,092 SF (70%)	
POOL	301 SF (19%)	
NORTH SIDE		
796 SF		
HARDSCAPE	270 SF (34%)	
OPEN SPACE	526 SF (66%)	



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FRONT AND REAR YARD CALCULATIONS

Scale 1/16" = 1'-0"

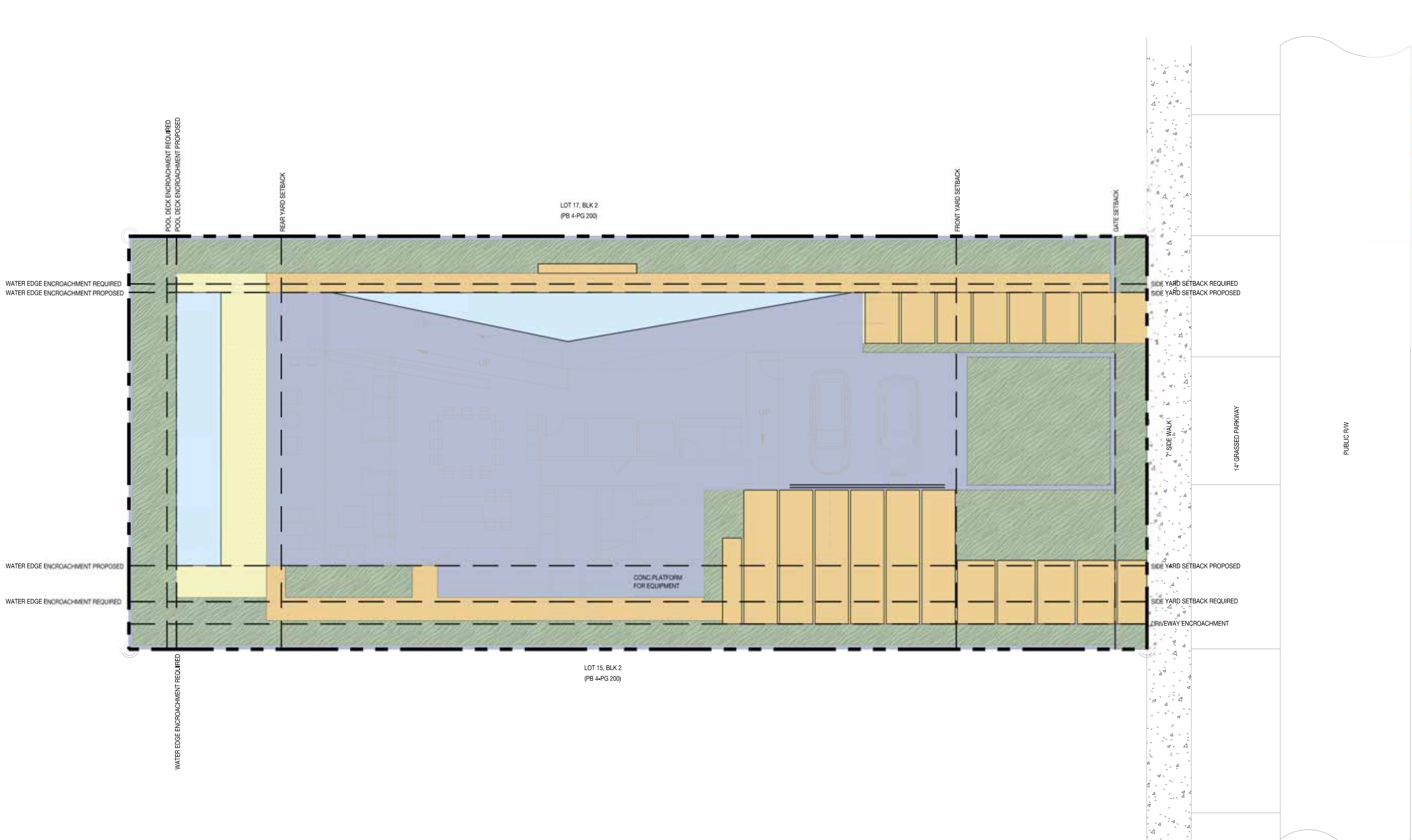
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N

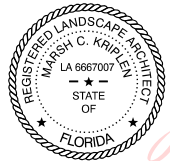
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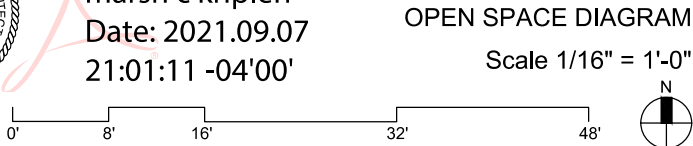
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LEGEND		
TOTAL LOT AREA		10,400 SF
HARDSCAPE	2,047 SF (20%)	
POOL & WATER FEATURE	616 SF (6%)	
BUILDING & WALLS	4,271 SF (41%)	
LANDSCAPE	3,045 SF (29%)	
LAWN	421 SF (4%)	



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OPEN SPACE DIAGRAM

L004

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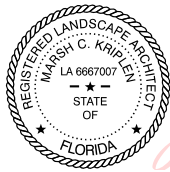
TREE DISPOSITION SCHEDULE

TREE No.	TREE - COMMON NAME	TREE - LATIN NAME	DISPOSITION	CONDITION	DIAMETER at BREAST HEIGHT (in inches, unless otherwise noted)	APPROXIMATE HEIGHT (in feet)	CANOPY DIAMETER (in feet)	REMOVAL- MUNICIPAL CRITERIA		
								PALM	DBH	NOTES
								1:1		
1	QUEEN PALM	<i>Syagrus romanzoffiana</i>	REMAIN	POOR	12	20	15			
2	BRAZILIAN BEATYLEAF	<i>Calophyllum brasiliense</i>	REMOVE	GOOD	4	18	10		4	
3	BRAZILIAN BEATYLEAF	<i>Calophyllum brasiliense</i>	REMOVE	GOOD	4	18	10		4	
4	TRIANGLE PALM	<i>Dypsis decaryi</i>	REMOVE	FAIR	12.5	18	15	1		
5A	COCONUT PALM	<i>Cocos nucifera</i>	REMOVE	FAIR	10	28	16	1		
5B	COCONUT PALM	<i>Cocos nucifera</i>	REMOVE	FAIR	12	35	16	1		
5C	COCONUT PALM	<i>Cocos nucifera</i>	REMOVE	FAIR	12	35	16	1		
6	COCONUT PALM	<i>Cocos nucifera</i>	REMOVE	POOR	8	15	12	1		
7	COCONUT PALM	<i>Cocos nucifera</i>	REMOVE	FAIR	12	40	16	1		
8	COCONUT PALM	<i>Cocos nucifera</i>	REMOVE	FAIR	12	40	16	1		
9	CHRISTMAS PALM	<i>Adonidia merrillii</i>	REMOVE	FAIR	6	25	8	1		
10	CHRISTMAS PALM	<i>Adonidia merrillii</i>	REMOVE	FAIR	6	25	8	1		
11	CHRISTMAS PALM	<i>Adonidia merrillii</i>	REMOVE	FAIR	6	25	8	1		
12	CHRISTMAS PALM	<i>Adonidia merrillii</i>	REMOVE	FAIR	6	25	8	1		
13	CHRISTMAS PALM	<i>Adonidia merrillii</i>	REMOVE	FAIR	6	25	8	1		
14	SABAL PALM	<i>Sabal palmetto</i>	REMOVE	GOOD	13.5	24	12	1		
15	CHRISTMAS PALM	<i>Adonidia merrillii</i>	REMOVE	FAIR	6,6	25	10	1		
16	CHRISTMAS PALM	<i>Adonidia merrillii</i>	REMOVE	POOR	5	25	8	1		
17	CHRISTMAS PALM	<i>Adonidia merrillii</i>	REMOVE	POOR	5	25	8	1		
18	CHRISTMAS PALM	<i>Adonidia merrillii</i>	REMOVE	POOR	5	25	8	1		
19	MONTGOMERY PALM	<i>Veitchia arecina</i>	REMOVE	DEAD	6, 8, 8	12	0			
20	TRAVELER'S PALM	<i>Ravenala madagascariensis</i>	REMOVE	FAIR	Cluster	25	20	1		
21	TRAVELER'S PALM	<i>Ravenala madagascariensis</i>	REMOVE	FAIR	Cluster	18	15	1		
22	ROYAL PALM	<i>Roystonea regia</i>	REMOVE	POOR	15	50	16	1		
23	COCONUT PALM	<i>Cocos nucifera</i>	REMOVE	FAIR	12	40	16	1		
24	COCONUT PALM	<i>Cocos nucifera</i>	REMOVE	FAIR	12	40	16	1		
25	COCONUT PALM	<i>Cocos nucifera</i>	REMOVE	FAIR	12	40	16	1		
26	COCONUT PALM	<i>Cocos nucifera</i>	REMOVE	FAIR	12	40	16	1		
27	TRAVELER'S PALM	<i>Ravenala madagascariensis</i>	REMOVE	FAIR	Cluster	25	20	1		
28	FOXTAIL PALM	<i>Wodyetia bifurcata</i>	REMOVE	POOR	8	20	8	1		
29	TRAVELER'S PALM	<i>Ravenala madagascariensis</i>	REMOVE	FAIR	Cluster	30	20	1		
30	ROYAL PALM	<i>Roystonea regia</i>	REMOVE	GOOD	19	50	18	1		
31	TRAVELER'S PALM	<i>Ravenala madagascariensis</i>	REMOVE	FAIR	Cluster	22	18	1		
32	FRANGIPANI	<i>Plumeria rubra</i>	REMOVE	GOOD	6	15	12		6	
								REMAIN	REMOVE	TOTAL TREES
										TOTAL PALMS
								TREES	0	3
								PALMS	1	30
								TOTAL PALMS TO BE REMOVED:	29	
								TOTAL DBH TO BE REMOVED:	14	
								TOTAL REQUIRED ON SITE MITIGATION PER CODE (2" DBH/12HT):		
								ESTIMATED REQUIREMENTS	35	
								TREES- 2" DBH/12' HT MIN:	21	
								TREES- 4" DBH/16' HT MIN:	8	
								NATIVE TREES - 1.5" DBH/10' HT MIN:	6	up to 30% of required 12' height trees
								TOTAL PROPOSED REPLACEMENT TREES (REFER TO PLANTING PLANS):	35	

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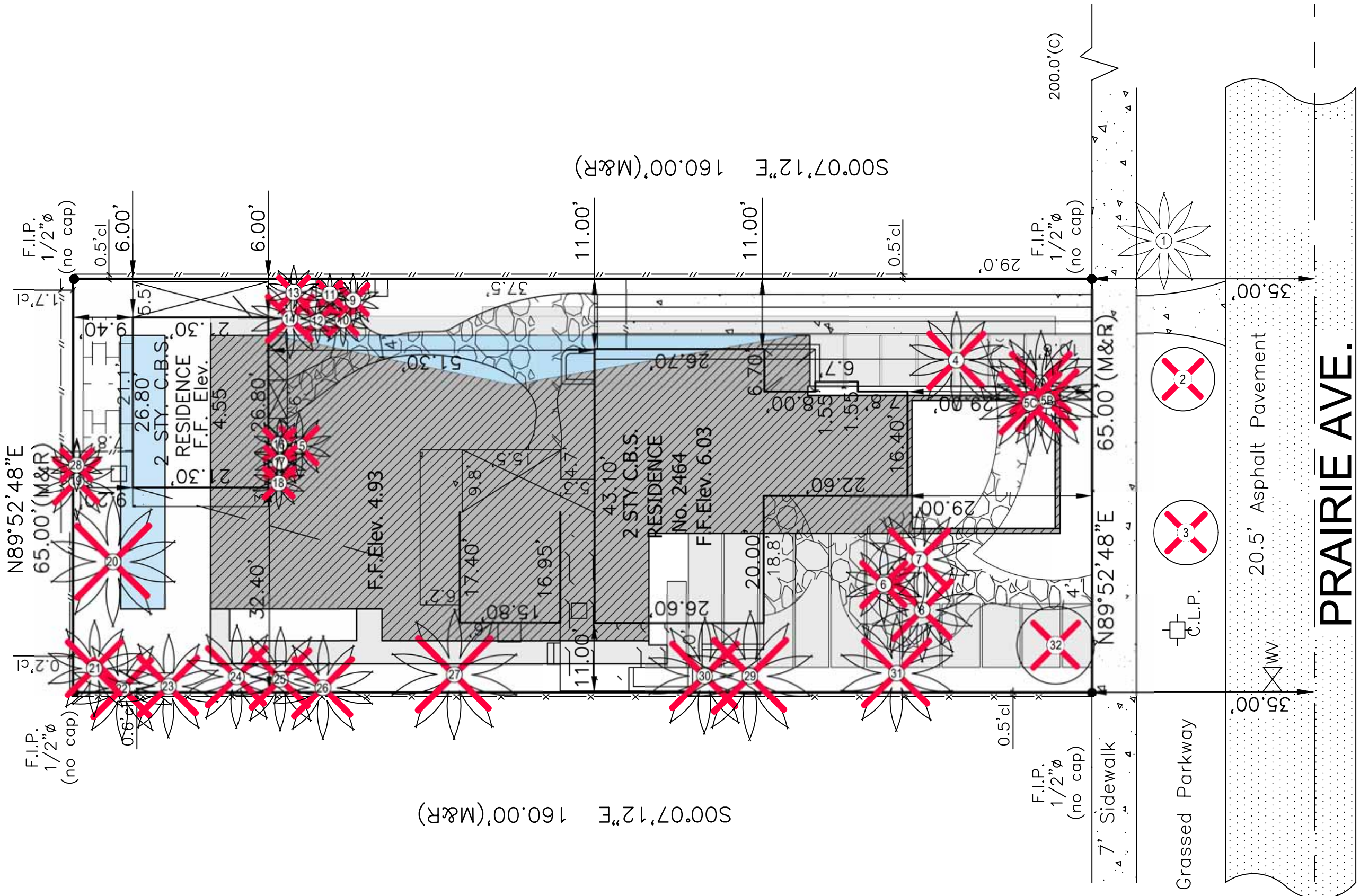
TREE DISPOSITION SCHEDULE

2464 PRAIRIE AVE RESIDENCE

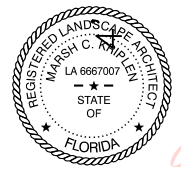
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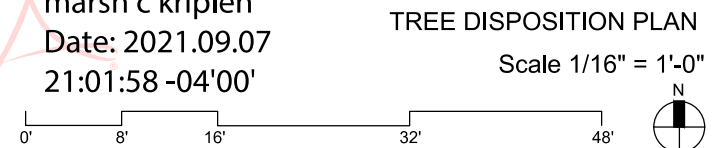
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TREE DISPOSITION LEGEND	
	TREE TO BE PRESERVED
	PALM TO BE PRESERVED
	TREE TO BE REMOVED
	PALM TO BE REMOVED
	PROPOSED BUILDING
	PROPOSED HARDSCAPE
	PROPOSED POOL & WATER FEATURE



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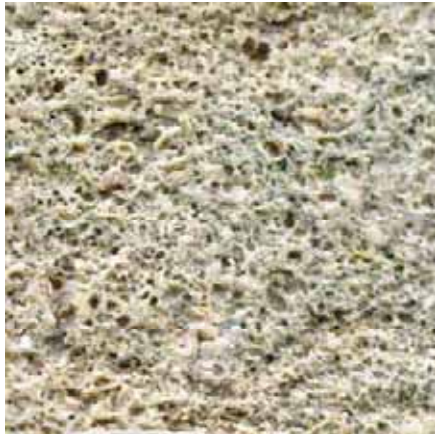
A

MATERIAL: CONCRETE WITH ROCK SALT FINISH
LOCATION: PEDESTRIAN ACCESS *
VEHICULAR ACCESS *
SCOOTER STORAGE AREA **
SPECS: *STEPPING STONES W/ LAWN JOINTS
**CONCRETE SLAB W/ CONTROL JOINTS
SOURCE: TBD



B

MATERIAL: CRUSHED GRANITE FINES
LOCATION: PEDESTRIAN CIRCULATION
SPECS: "SALT & PEPPER"
SIZE: 1/2" - 1" Ø
SOURCE: BERNIE'S ROCK & GARDEN
www.berniesrockandgarden.com
786.242.4443



C

MATERIAL: OOLITE STONE BLOCK
LOCATION: BENCH
SPECS: SAW CUT
SOURCE: BERNIE'S ROCK & GARDEN
www.berniesrockandgarden.com
786.242.4443



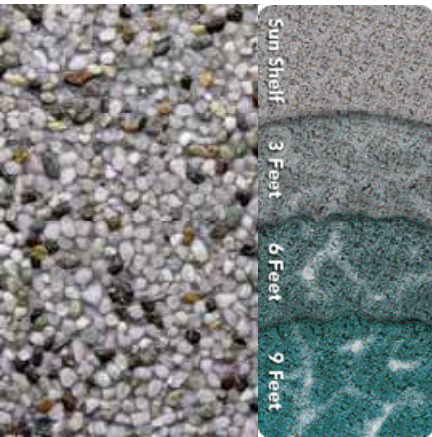
D

MATERIAL: ALUMINUM PRO-LINE LANDSCAPE EDGING
LOCATION: LANDSCAPE AREAS
SPECS: 1/8" x 4" - BLACK
SOURCE: PERMALOC
www.permaloc.com
800.356.9660



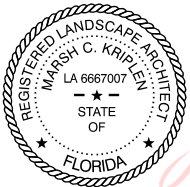
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MATERIAL: PEEBLETEC - WHITE PEARL
LOCATION: MAIN POOL
SPECS: PER MANUFACTURER
SOURCE: POOLTECH INC / PEEBLETEC®
www.pooltech.net
631.694.4752



F

MATERIAL: PEEBLETEC - MIDNIGHT GREY
LOCATION: WATER FEATURE
SPECS: PER MANUFACTURER
SOURCE: PEEBLETEC®
www.peebletec.com

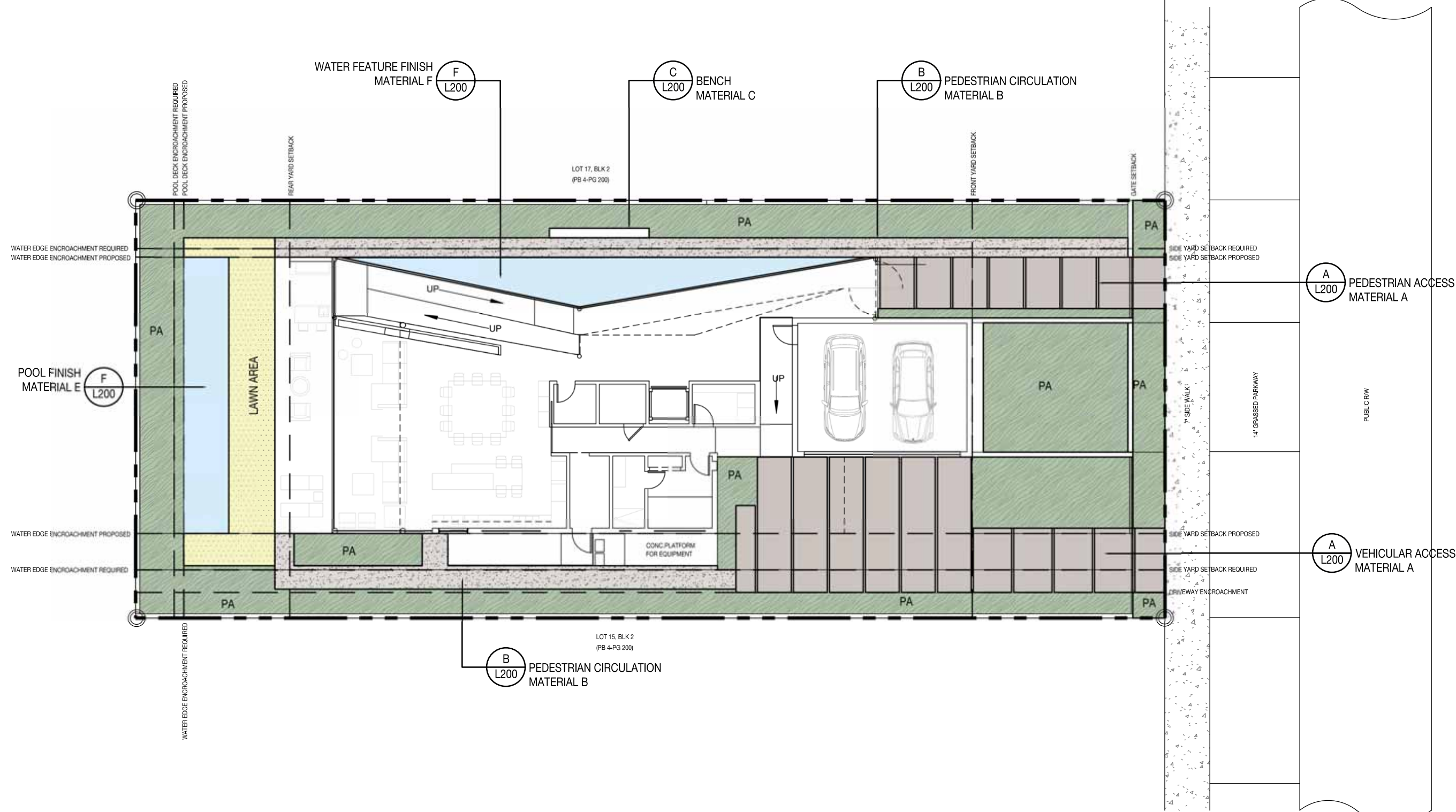


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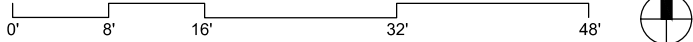
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MATERIALS PLAN

Scale 1/16" = 1'-0"

L210

MIAMI BEACH . DRB FINAL SUBMITTAL . 06 JULY 2021

TREES & PALMS PLANTING SCHEDULE

ABR	QTTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
*CGR	1	CAESALPINA GRANADILLO	BRIDALVEIL	200 GAL / 2" DBH / 18' HT MIN
*CGR2	2	CAESALPINA GRANADILLO	BRIDALVEIL	16' OVERALL HEIGHT / 2" Ø
*COE	1	CONOCARPUS ERECTUS	GREEN BUTTOM WOOD	200 GAL / 2" DBH / 18' HT MIN
*CRO	4	CLUSIA ROSEA	AUTOGRAPH TREE	200 GAL / 2" DBH / 18' HT MIN
*CUV	2	COCOLOBA UVIFERA	SEA GRAPE	200 GAL / 3" DBH / 18' HT MIN
PALMS				
CNU1	1	COCOS NUCIFERA	COCONUT PALM	FG 25' CT
CNU2	1	COCOS NUCIFERA	COCONUT PALM	FG 30' CT
CNU3	1	COCOS NUCIFERA	COCONUT PALM	FG 40' CT
DAL	3	DICTYOSPERMA ALBUM	HURRICANE PALM	FG 30' CT
EGU	4	ELAEIS GUINEENSIS	OIL PALM	FG 25' CT
SPA1	3	SABAL PALMETTO	SABAL PALM	FG 25' CT
SPA2	3	SABAL PALMETTO	SABAL PALM	FG 30' CT
SPA3	4	SABAL PALMETTO	SABAL PALM	FG 35' CT
BAMBOO				
BCH	9	BAMBUSA CHUNGI	BLUE BAMBOO	25' HT
NATIVE UNDERSTORY TREES				
*CWI	6	CANELLA WINTERANA	CINNAMON BARK	100 GAL / 12' HT
*EAX	6	EUGENIA AXILLARIS	WHITE STOPPER	100 GAL /12' HT
*GLU	5	GYMNANTHES LUCIDA	CRABWOOD	100 GAL /12' HT
*MFR	4	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	100 GAL /12' HT
*PDI	6	PIMENTA DIOICA	ALLPSICE	100 GAL / 10' HT
* * TREE USED TOWARDS MITIGATION				

NATIVE UNDERSTORY TREES



CWI
CANELLA WINTERANA
CINNAMON BARK



EAX
EUGENIA AXILLARIS
WHITE STOPPER



GLU
GYMNANTHES LUCIDA
CRABWOOD

NATIVE UNDERSTORY TREES



MFR
MYRCIANTHES FRAGRANS
SIMPSON STOPPER



PDI
PIMENTA DIOICA
ALLSPICE



BCH
BAMBUSA CHUNGI
BLUE BAMBOO

TREES



CGR
CAESALPINIA GRANADILLO
BRIDAL VEIL



COE
CONOCARPUS ERECTUS
GREEN BUTTOM WOOD



CRO
CLUSIA ROSEA
AUTOGRAPH TREE



CUV
COCOLOBA UVIFERA
SEA GRAPE



CNU
COCOS NUCIFERA
COCONUT PALM



DAL
DICTYOSPERMA ALBUM
HURRICANE PALM



EGU
ELAEIS GUINEENSIS
OIL PALM



SPA
SABAL PALMETTO
SABAL PALM

PALMS

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TREES & PALMS PLANTING SCHEDULE



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LANDSCAPE LEGEND

	MUNICIPALITY:	City of Miami Beach				
	ZONING CLASS:	RS-2	LOT AREA:	10,400	ACRES:	0.2388
ORDINANCE/CODE SECTION:					CITY OF MIAMI BEACH SECTION 126	
OPEN SPACE					REQUIRED/ ALLOWED	PROVIDED
A.	Sq. Ft. of required Open Space				5,200	4,082
	Lot area:	10,400				
	Multiplier:	50%				
B.	Sq. Ft. of parking lot open space				20	20
	Parking Spaces:	2				
	Multiplier:	10	sf/space			
C.	Total Sq. Ft. of landscaped Open Space required				5,220	4,102
LAWN AREA						
A.	Total Sq. Ft. of landscaped Open Space				5,220	4,102
B.	Maximum Lawn Area (sod) permitted-				2,610	421
	Open space required:	5,220				
	Multiplier:	50%				
TREES						
A.	Number of trees required per lot, less existing trees				9	20
	Required Trees/Lot:	5				
	Net lot acres:	0.2388				
	Required Trees:	4				
	Existing trees:	0				
B.	% Palms allowed				0	0
	Trees provided:	20				
	Multiplier:	0%				
PER CODE SECTION 126-6.C.10 PALMS DO NOT COUNT TOWARD MIN. TREE REQUIREMENTS						
C.	% Native required				6	6
	Trees provided:	20				
	Multiplier:	30%				
D.	% Drought tolerant and low maintenance species required				10	10
	Trees provided:	20				
	Multiplier:	50%				

STREET TREES

A.	Street trees (maximum average spacing of 20' o.c.)				2	2
	Linear ft of street frontage:	39				
	Multiplier:	20				
	Existing trees:	0				
B.	Street trees directly below power lines				1	0
	Linear ft of street frontage:	20				
	Multiplier:	20				
SHRUBS						
A.	Number of shrubs required				264	264
	Lot and street trees required:	11				
	Multiplier:	12				
B.	% Native species required				132	132
	Shrubs provided:	264				
	Multiplier:	50%				
LARGE SHRUBS OR SMALL TREES						
A.	Number of shrubs or small tree required				27	27
	Shrubs required:	264				
	Multiplier:	10%				
B.	% Native species required				14	14
	Shrubs provided:	27				
	Multiplier:	50%				

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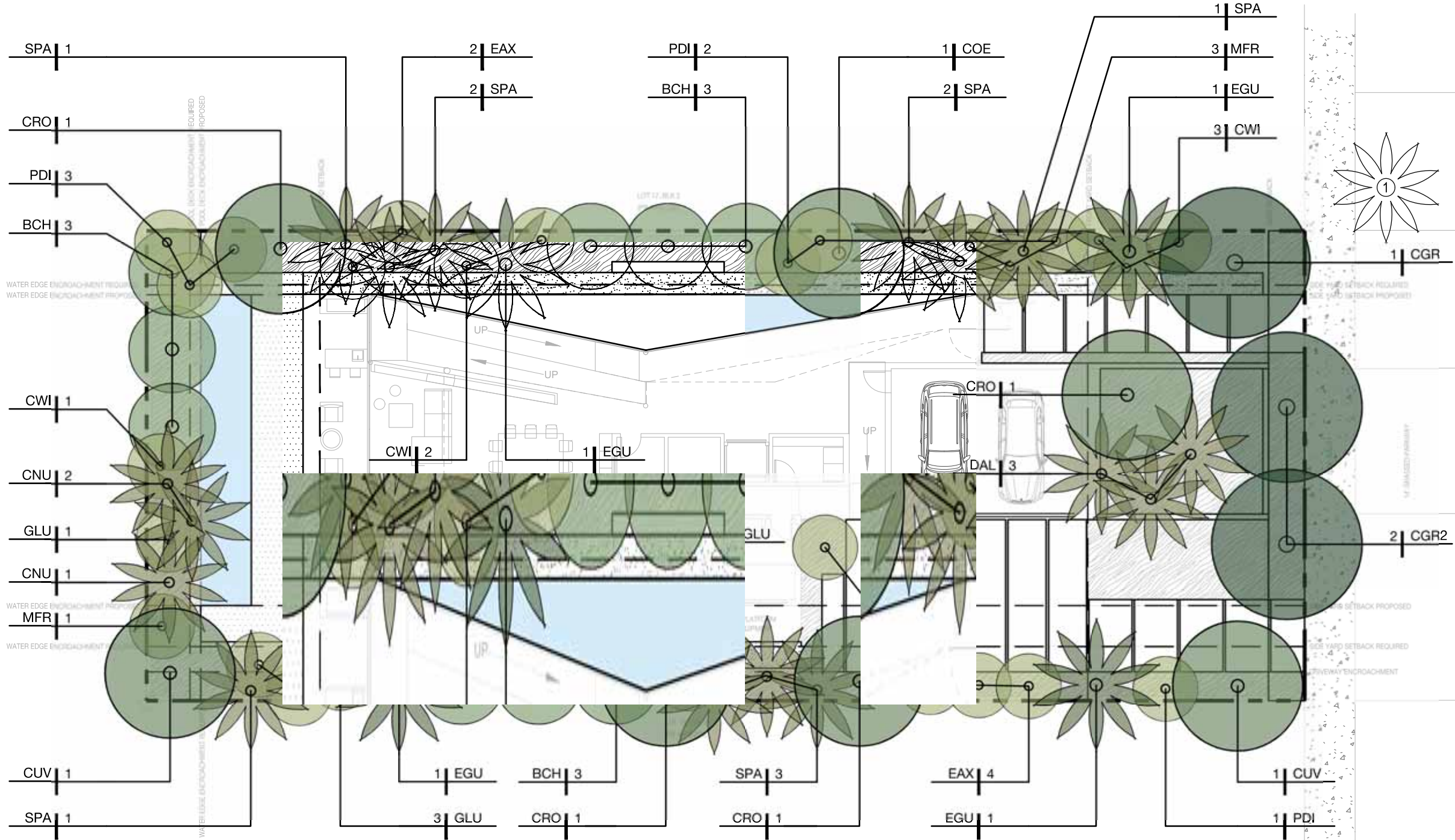


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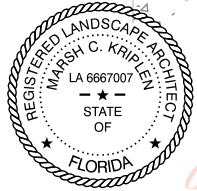
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LANDSCAPE LEGEND



PLANTING LEGEND

- PROPOSED PALM
- PROPOSED TREE
- PALM TO BE PRESERVED



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TREE & PALM PLANTING PLAN

Scale 1/16" = 1'-0"



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UNDERSTORY PLANTING SCHEDULE

ABR	QTTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
SHRUBS & GROUNDCOVERS				
AD	38	ASPARAGUS DENSIFLORUS	FOXTAIL FERN	3 GAL /24" O.C.
BG	70	BOUGAINVILLEA GLABRA	BOUGAINVILLEA	5 GAL / 24" O.C.
CE	93	COLOCASIA ESCULENTA	ELEPHANT EARS	3 GAL / 36" O.C.
LM	113	LIRIOPE MUSCARI	LILYTURF	1 GAL / 18" O.C.
MD	27	MONSTERA DELICIOSA	SWISS CHEESE PLANT	3 GAL / 48" O.C.
NE	201	NEPHROLEPSIS EXALTATA	BOSTON FERN	1 GAL / 18" O.C.
PS	124	PHYMATOSORUS SCOLOPENDRIA	WART FERN	1 GAL / 18" O.C.
RM	1	RHIZOPHORA MANGLE	MANGROVE	
TM	392	TRADESCANTIA MICROFOLIA	ARGENTINE IVY	1 GAL / 12" OC
GRASSES				
TD	40	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3 GAL / 36" O.C.
ZJ	421 SF	ZOYSIA JAPONICA	ZOYSIA GRASS	SOD

SHRUBS & GROUNDCOVERS



AD
ASPARAGUS DENSIFLORUS
FOXTAIL FERN



BG
BOUGAINVILLEA GLABRA
BOUGAINVILLEA



CE
COLOCASIA ESCULENTA
ELEPHANT EARS



LM
LIRIOPE MUSCARI
LILYTURF



MD
MONSTERA DELICIOSA
SWISS CHEESE PLANT

GRASSES



NE
NEPHROLEPSIS EXALTATA
BOSTON FERN



PS
PHYMATOSORUS SCOLOPENDRIA
WART FERN



RM
RHIZOPHORA MANGLE
MANGROVE



TM
TRADESCANTIA MICROFILIA
ARGENTINE IVY



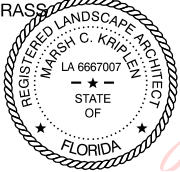
TD
TRIPSACUM DACTYLOIDES
FAKAHATCHEE GRASS



ZJ
ZOYSIA JAPONICA
ZOYSIA GRASS

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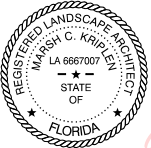
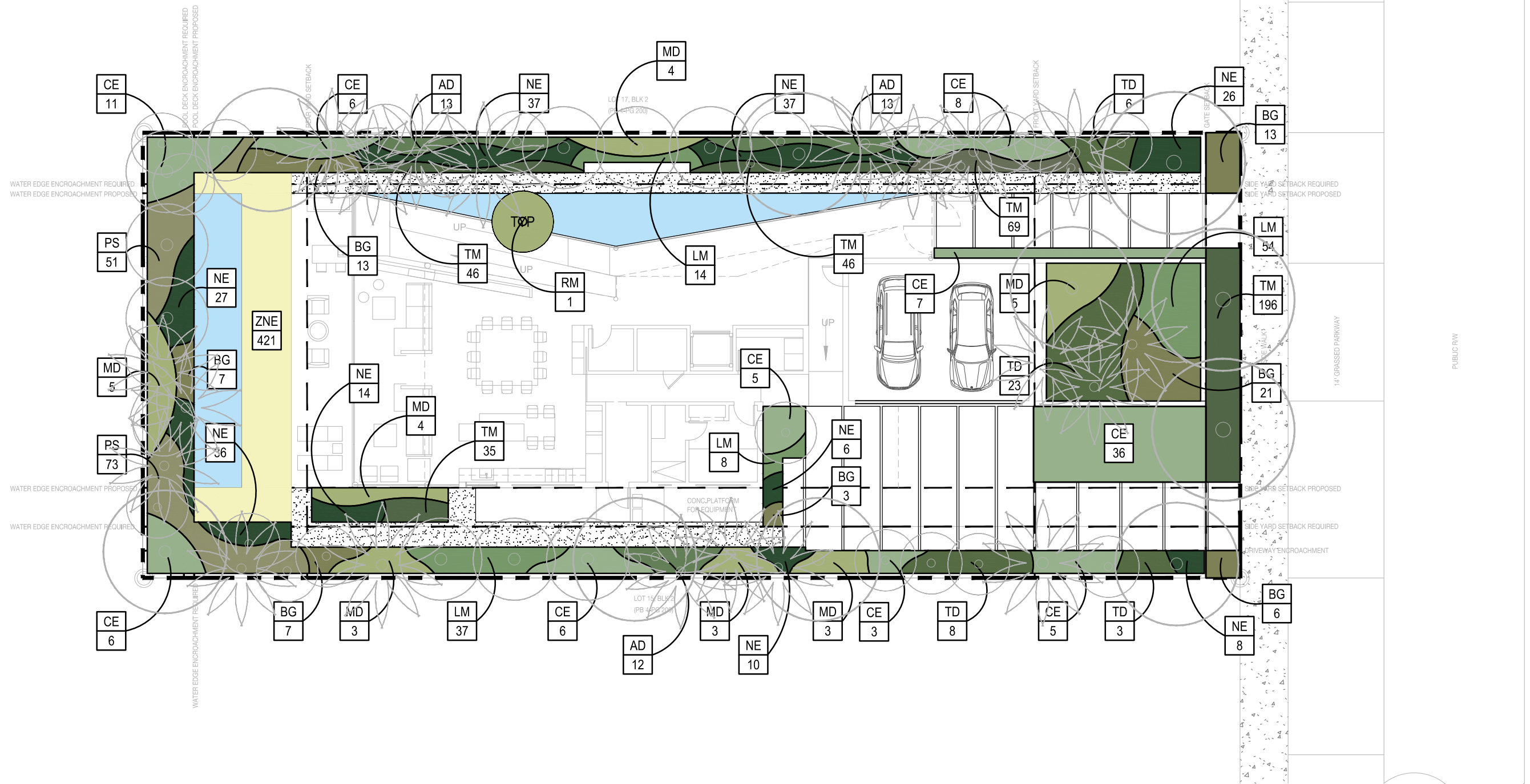


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UNDERSTORY PLANTING SCHEDULE

LEGEND

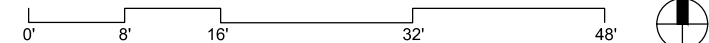
- TYP #
- PROPOSED SHRUB / GROUND COVER
- PROPOSED LAWN



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UNDERSTORY PLANTING PLAN

Scale 1/16" = 1'-0"



2464 PRAIRIE AVE RESIDENCE

2464 PRAIRIE AVENUE, MIAMI BEACH FL 33140

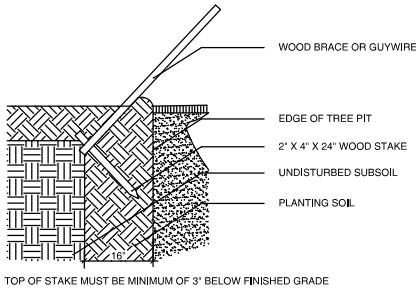


LAND

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L430

MIAMI BEACH . DRB FINAL SUBMITTAL . 06 JULY 2021



1 STAKING DETAIL
SCALE: NOT TO SCALE

PREPARATION:
STORE ALL MATERIAL IN DRY, CLEAN AREA. COVER TO PROTECT FROM RAIN AND MINIMIZE DUST. COORDINATE RUN-OFF CONTROL WITH GENERAL CONTRACTOR.
TEST EXISTING SOIL TO ENSURE IT IS FREE OF EXCESSIVE CLAY OR SALT AND ANY CHEMICALS/PETROCHEMICALS WHICH MAY HARM PLANT HEALTH.

EXISTING MATERIAL:
IF INCORPORATING EXISTING SITE SOIL REMOVE ALL ROOTS, AND ROCK LARGER THAN 2" IN SIZE. REMOVE ALL PLASTIC, METAL AND MANMADE DETRITUS.

MIX:
50% EXISTING SOIL
10% COCO PEAT
10% COMPOST
20% CLEAN SAND
10% PERLITE

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

INSTALLATION:
REFER TO APPROPRIATE DETAILS FOR AMENDMENTS, COMPACTION DEPTHS ETC.

GENERAL: REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION

4 PLANTING SOIL- TYPICAL

MULCH A:
PINE STRAW, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES GREATER THAN 10%.

MULCH B:
MINI PINE BARK NUGGETS, FOR USE IN SPECIALTY AREAS

MULCH C:
MELALEUCA MULCH, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES GREATER THAN 10%.

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

INSTALLATION:
REFER TO APPROPRIATE DETAILS FOR EXTENTS AND DEPTHS.

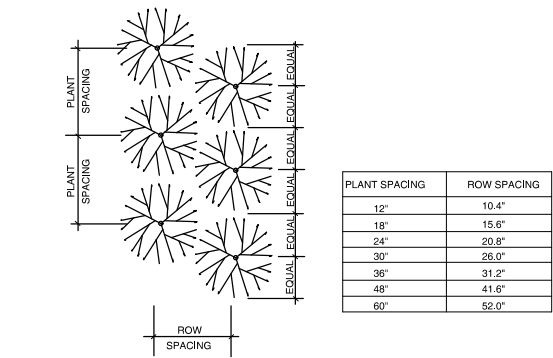
GENERAL: REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION, CONFIRM TYPE TO BE USED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5 MULCH- TYPICAL

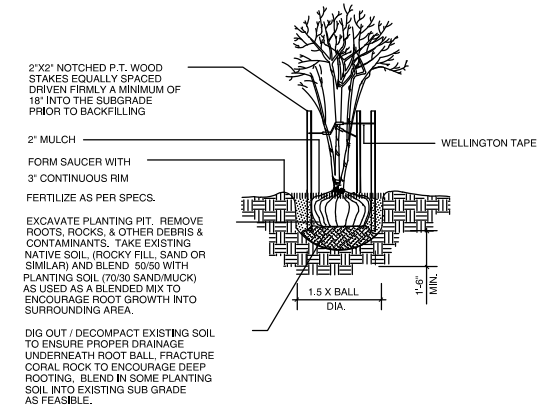
MIX:
#5050- MUCK AND FINE SAND

SUPPLIER: ATLAS PEAT AND SOIL 561.734.7300

6 PLANTING SOIL- LAWN TOP DRESSING

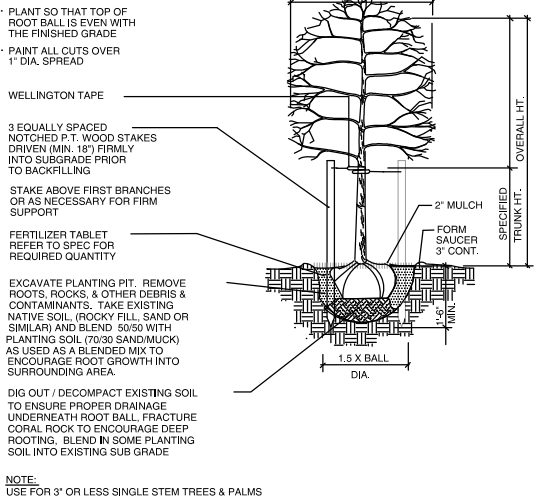


2 PLANT SPACING
SCALE: NOT TO SCALE

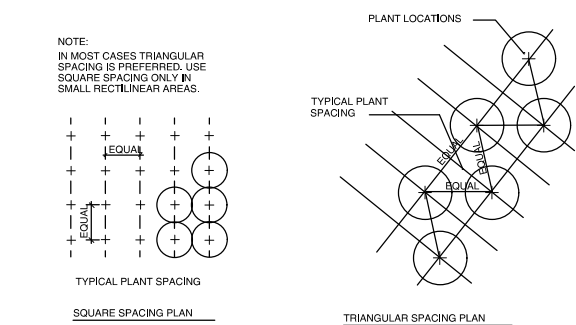


7 MULTI TRUNK TREE- PLANTNG & STAKING
SCALE: NOT TO SCALE

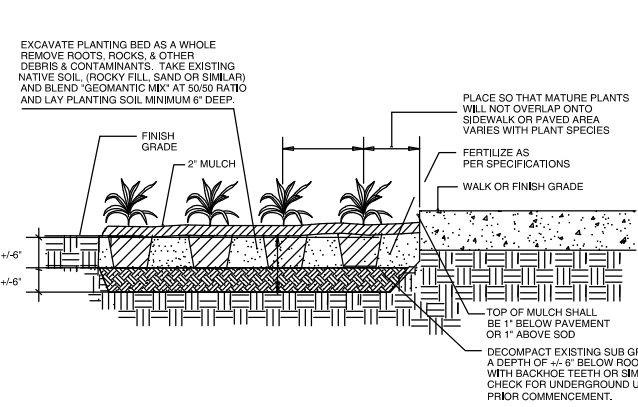
CALIPER	TIES	STRANDS	STAKES
1" - 1 1/2"	2	1 # 12	2 - 2 X 2
1 1/2" - 2"	3	1 # 12	3 - 2 X 2
2" - 3"	3	2 # 12	2 - 2 X 2



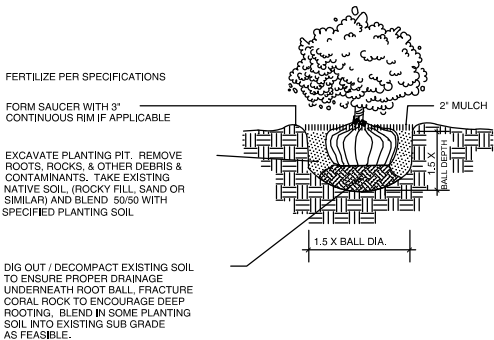
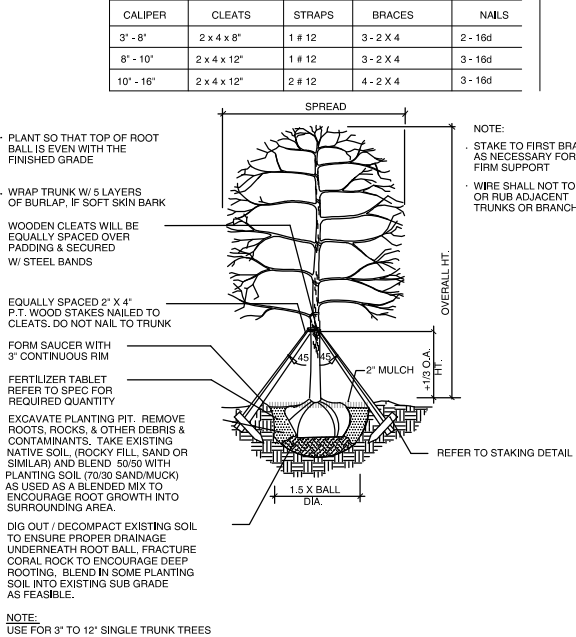
10 CANOPY AND PALM TREE- PLANTING & VERTICAL STAKING
SCALE: NOT TO SCALE



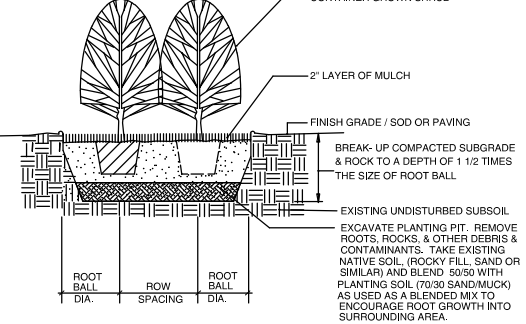
8 SHRUB- HEDGE AND MASS PLANTING
SCALE: NOT TO SCALE



11 CANOPY TREE- PLANTING & TRIPLE BRACE STAKING
SCALE: NOT TO SCALE



9 SHRUB- HEDGE AND MASS PLANTING
SCALE: NOT TO SCALE



12 PALM- PLANTING & STAKING
SCALE: NOT TO SCALE

