

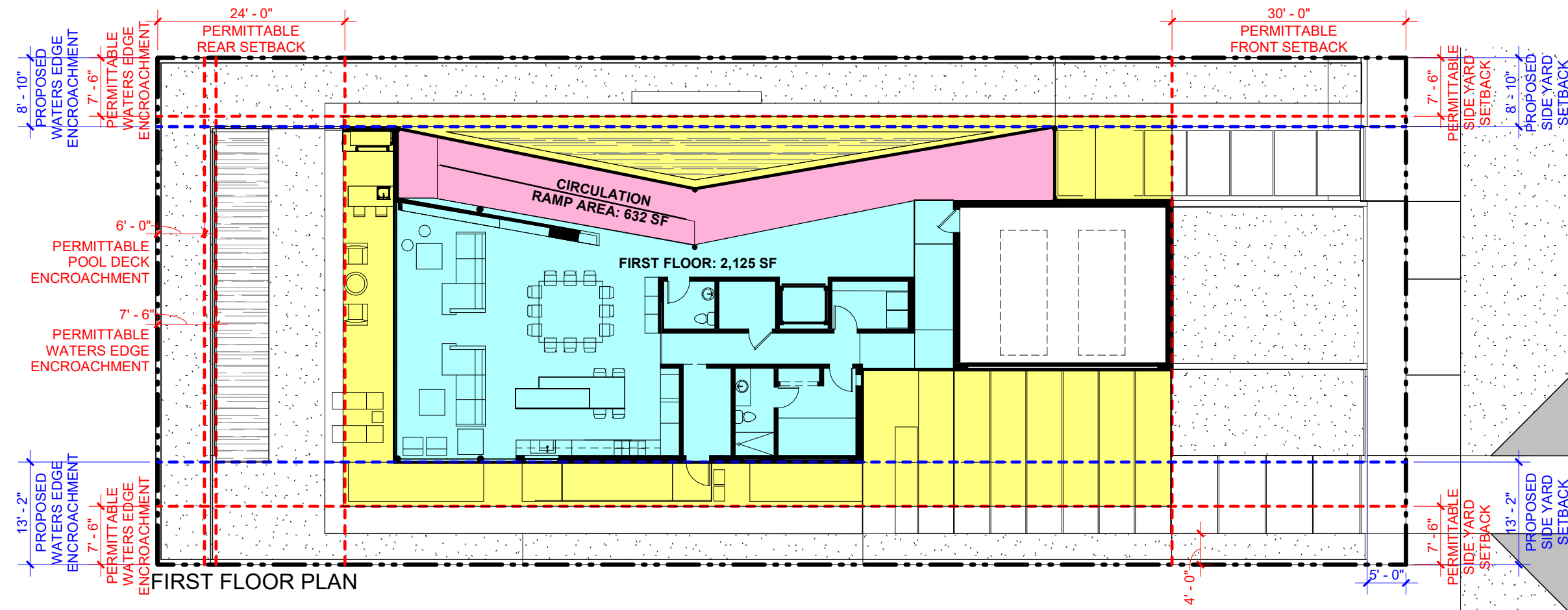
DRB CASE FILE # 21-0686
DRB FINAL SUBMITTAL - REVISION #2
2464 PRAIRIE AVENUE RESIDENCE

11-08-2021

- A** TO ELIMINATE VARIANCE 1 – UNIT SIZE
- B** TO ELIMINATE VARIANCE 2 – PARTIAL BACK AND SOUTH ELEVATION
- C** TO SOFTEN FRONT GATE DESIGN
- D** TO ADDRESS NORTH GLAZING PRIVACY ISSUE - IMPACT TO NORTH PROPERTY

A

TO ELIMINATE VARIANCE 1
UNIT SIZE



**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)

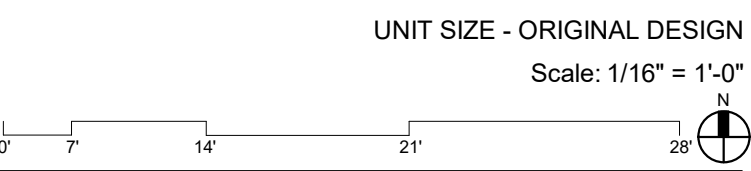
**TOTAL ALLOWABLE UNIT SIZE = 5,200 SF
(50% OF NET LOT AREA)**

**UNIT SIZE
CALCULATION
(PROPOSED)**

	SF OF UNIT SIZE WITHOUT RAMP	SF OF RAMP CIRCULATION	SF OF UNIT SIZE PLUS RAMP CIRCULATION
FIRST FLOOR:	2,125 SF	632SF	2,757 SF
SECOND FLOOR:	1,940 SF	595 SF	2,482 SF (94% OF FIRST FLOOR AREA)
TOTAL PROPOSED:	4,065 SF	1,227 SF	5,292 SF (51% OF NET LOT AREA)

LEGEND

- UNIT SIZE AREA EXCLUDING RAMP CIRCULATION AREA
- RAMP CIRCULATION AREA
- AREA BELOW CODE PROPERTY LIMIT
- RED LINE - PERMITTABLE
- BLUE LINE - PROPOSED
- PROPERTY LINE



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





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

MAIN ENTRY DOOR - ORIGINAL DESIGN



DOOR ENTRY HAS BEEN
OFFSET BACK TO REDUCE
TOTAL UNIT SIZE BY 88 SF

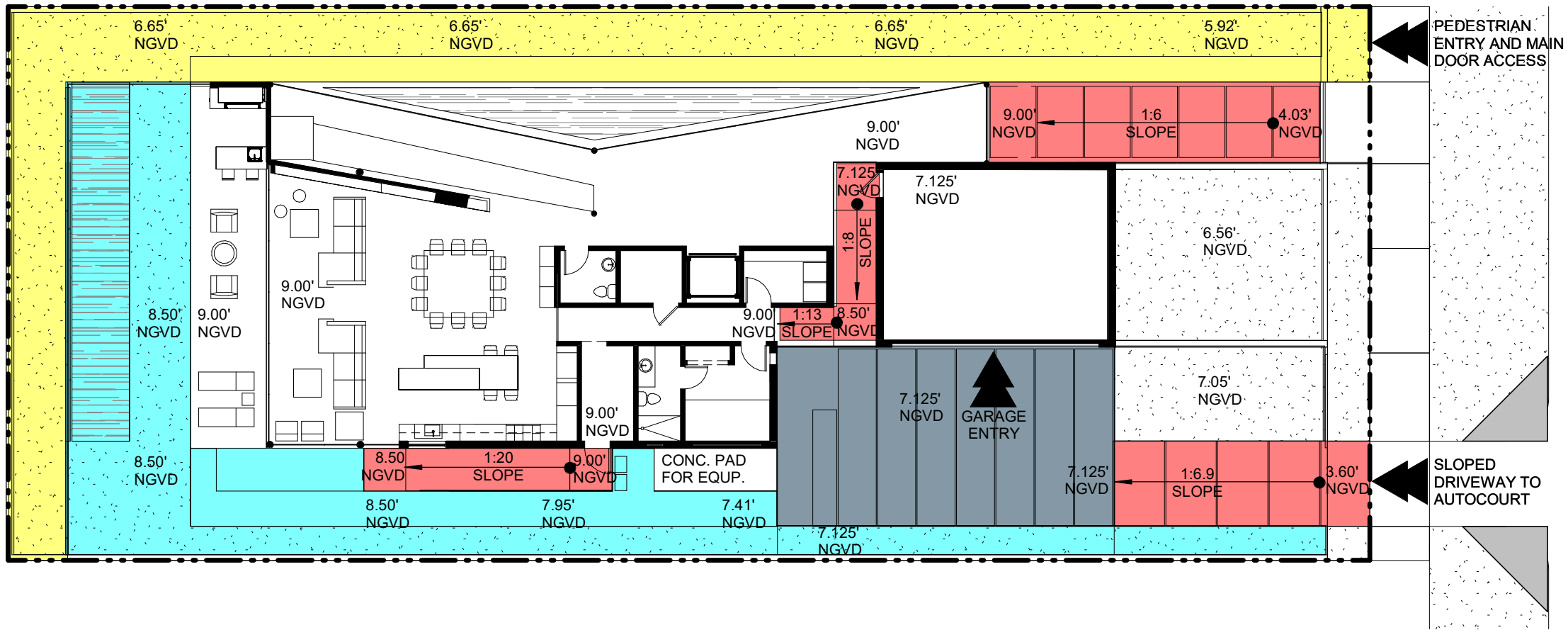
MAIN ENTRY DOOR OFFSET - REVISED DESIGN

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MIAMI BEACH, FL 33140

B

TO ELIMINATE VARIANCE 2
PARTIAL BACK AND SOUTH ELEVATION



LEGEND

- ELEVATION PROPOSED AT 6.56' AND PERMISSIBLE
- ELEVATIONS PROPOSED AT ADJUSTABLE GRADE AND ABOVE PERMISSIBLE 6.56'
- AUTOCOURT WITH GARAGE ACCESS
- RAMPS
- PROPERTY LINE

2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140

PARTIAL BACK AND SOUTH ELEVATION - ORIGINAL DESIGN

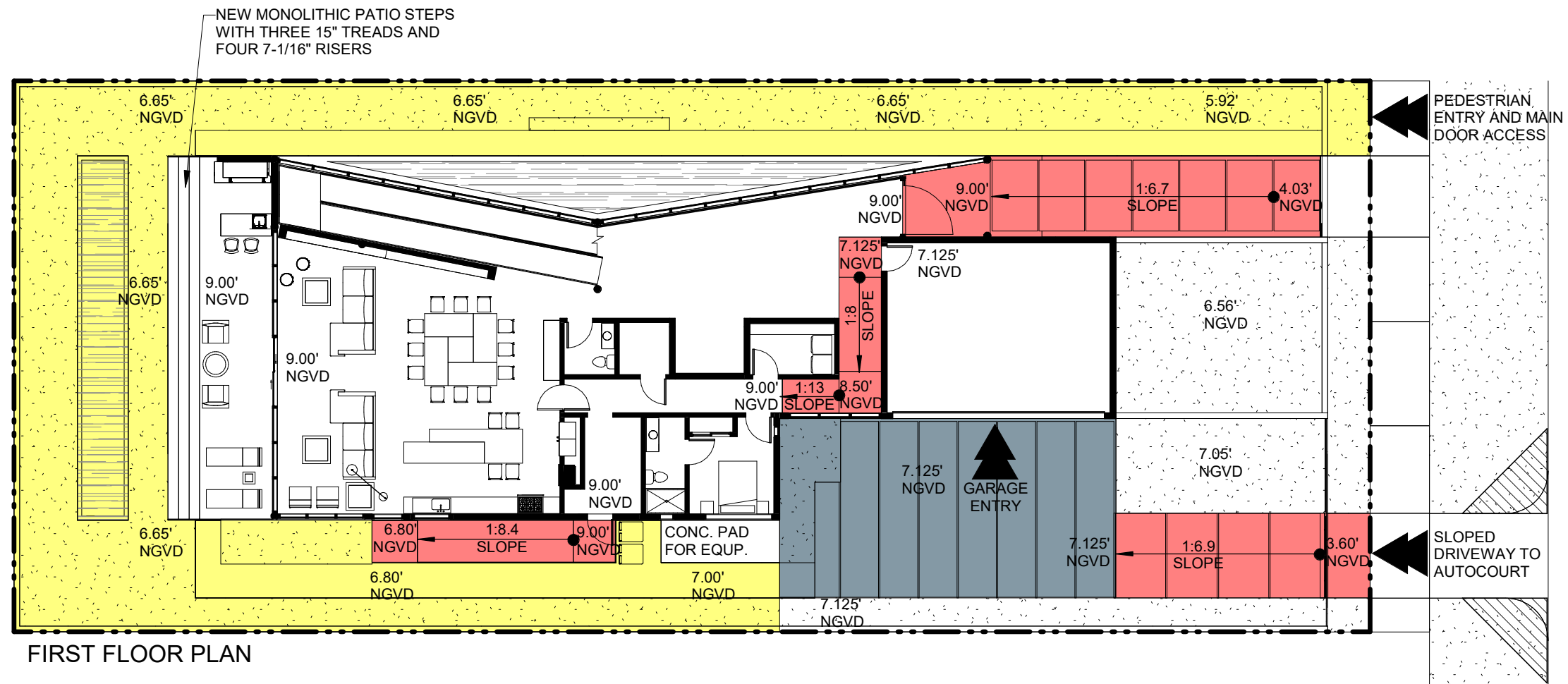
Scale: 1/16" = 1'-0"





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MIAMI BEACH, FL 33140

WEST ELEVATION 3D VIEW - ORIGINAL DESIGN



LEGEND

ELEVATION PROPOSED AT 6.56' AND PERMISSIBLE

AUTOCOURT WITH GARAGE ACCESS

RAMPS

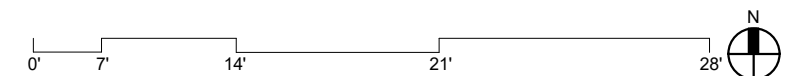
PROPERTY LINE

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2464 PRAIRIE AVENUE
MIAMI BEACH, FL 33140

PARTIAL BACK AND SOUTH ELEVATION - REVISED DESIGN

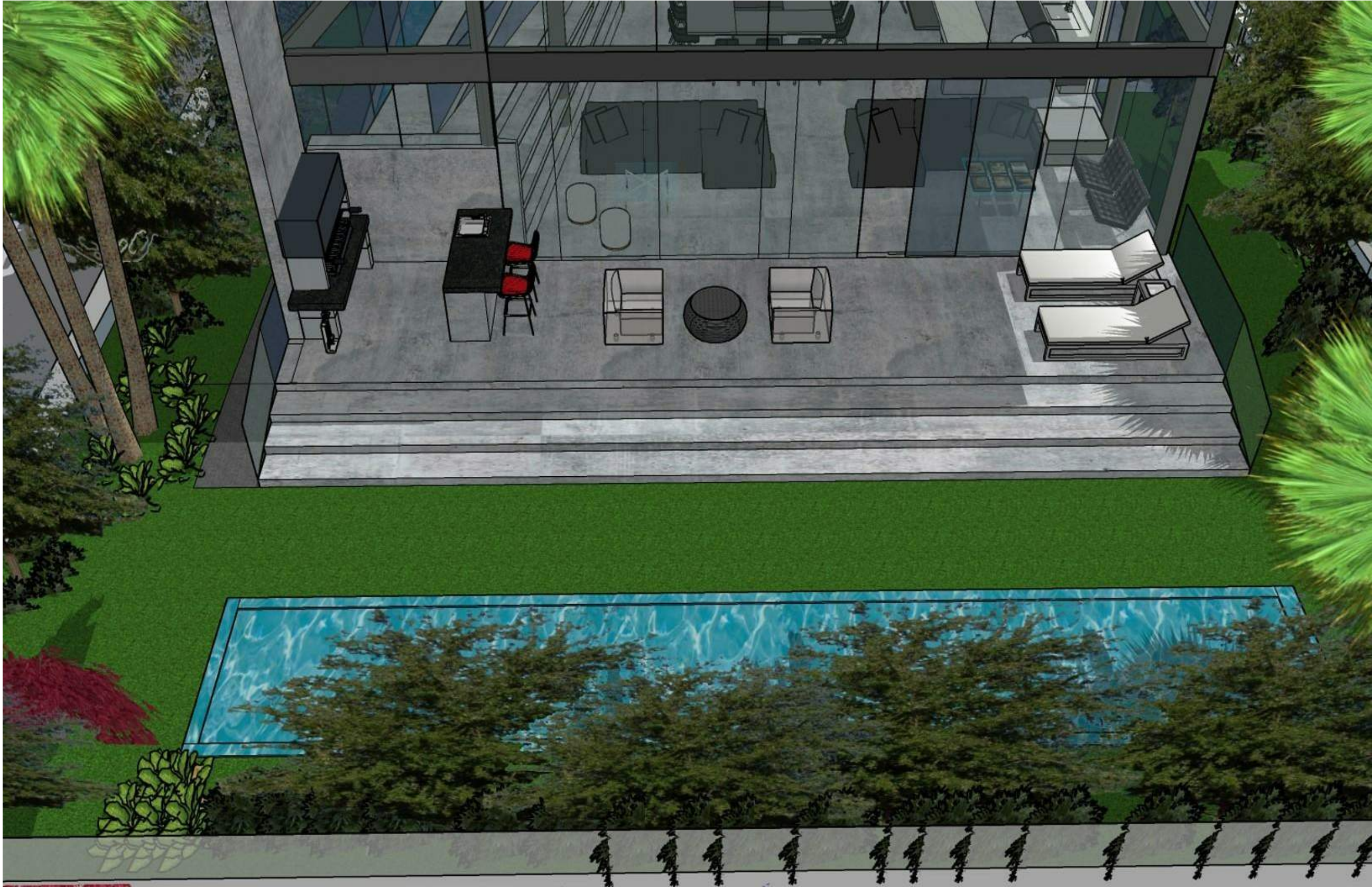
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WEST ELEVATION 3D VIEW 01 - REVISED DESIGN



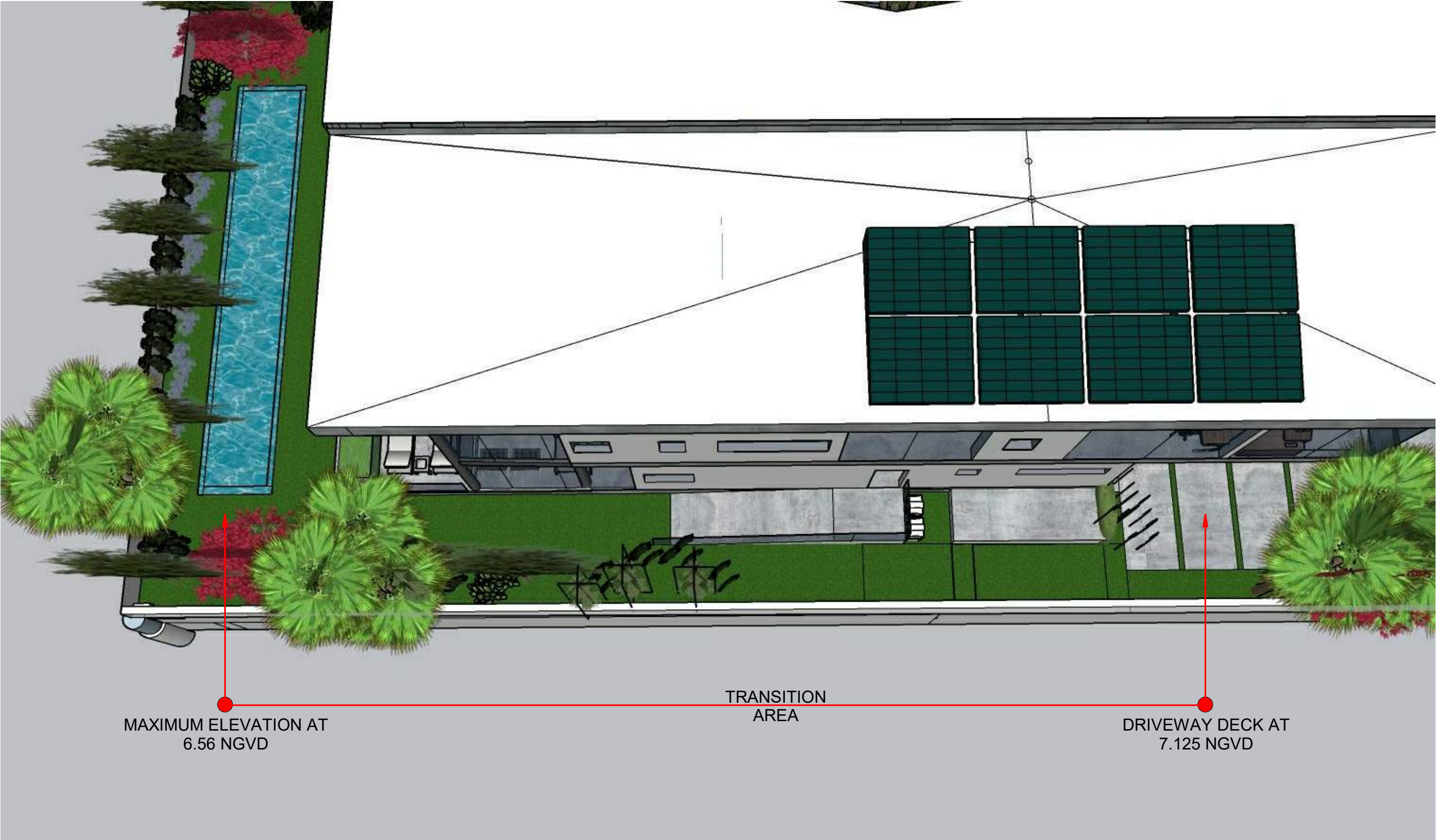
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WEST ELEVATION 3D VIEW 02 - REVISED DESIGN



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WEST ELEVATION 3D VIEW 03 - REVISED DESIGN

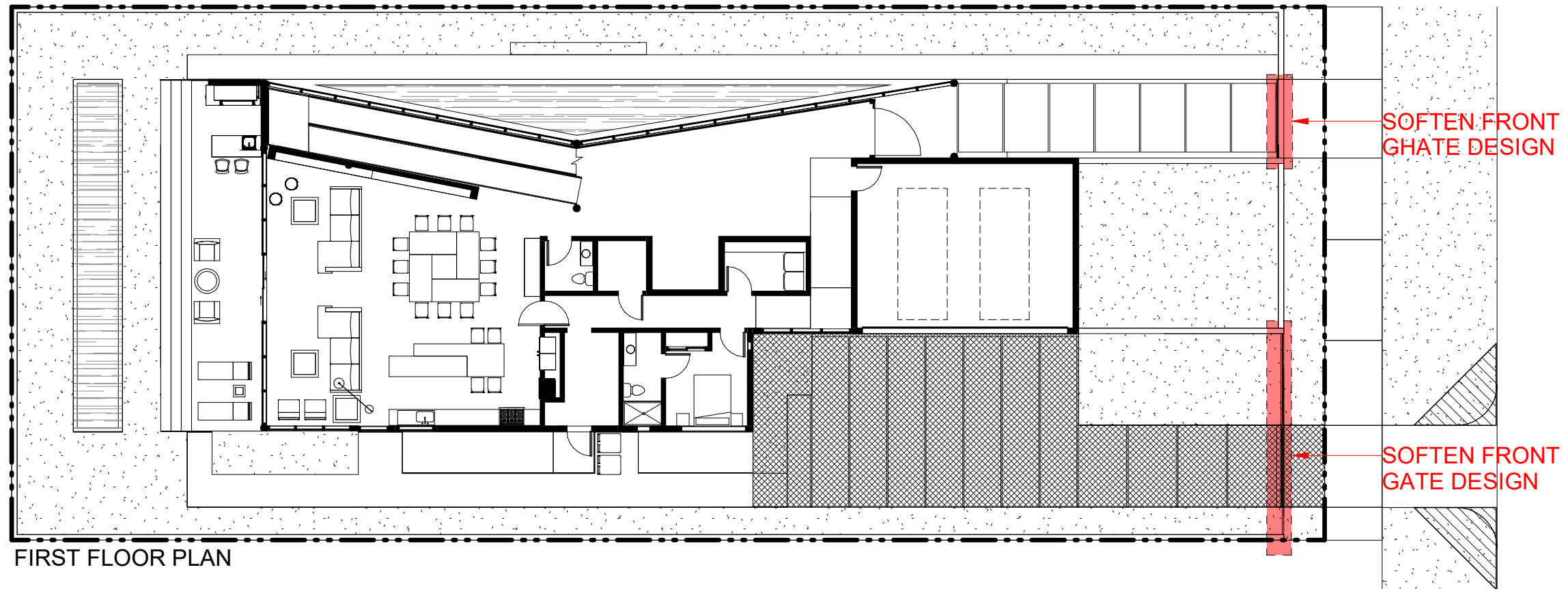


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SIDE YARD ELEVATION TRANSITION

C

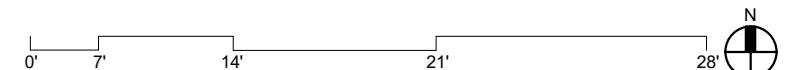
SOFTEN FRONT GATE DESIGN



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FRONT GATE REDESIGN LOCATION PLAN

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





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EAST ELEVATION 3D VIEW 01 - ORIGINAL GATE DESIGN



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EAST ELEVATION 3D VIEW 02 - ORIGINAL GATE DESIGN



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EAST ELEVATION 3D VIEW 01 - REVISED DESIGN

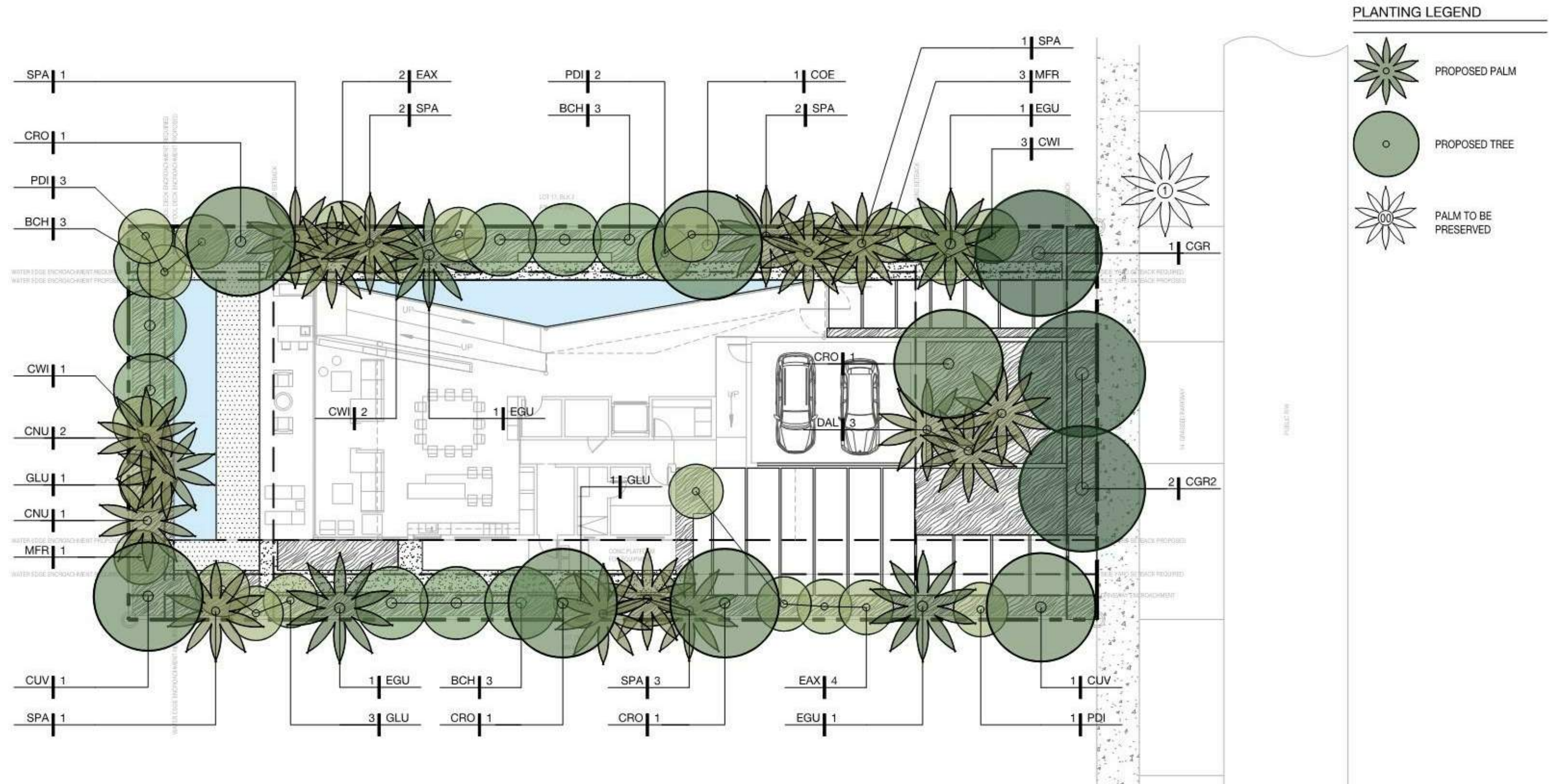


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EAST ELEVATION 3D VIEW 01 - REVISED DESIGN

D

TO ADDRESS NORTH GLAZING PRIVACY ISSUE
IMPACT TO NORTH PROPERTY



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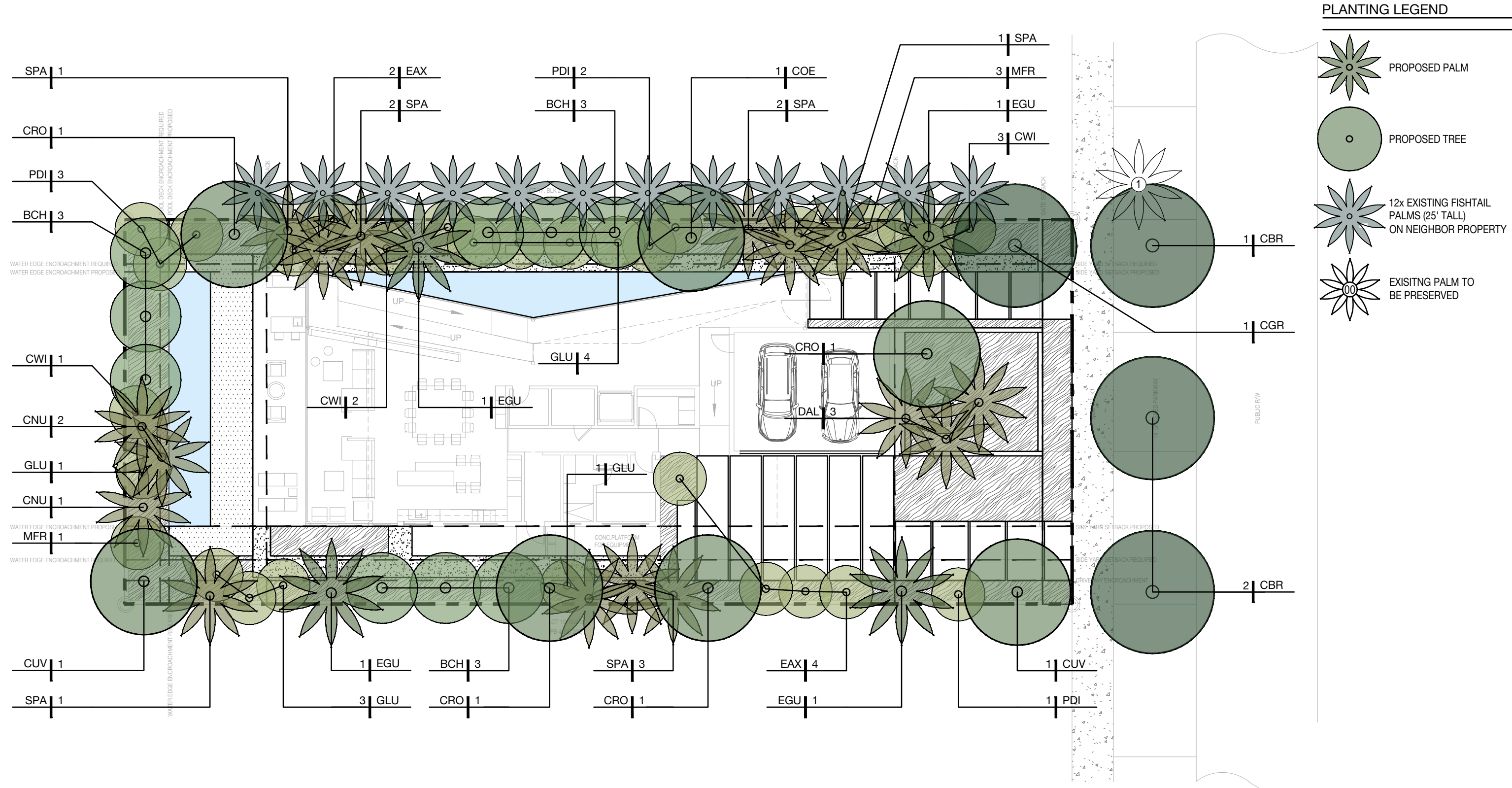
TREE & PALM PLANTING PLAN - ORIGINAL DESIGN



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



LAND
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PLANTING LEGEND

- PROPOSED PALM
- PROPOSED TREE
- 12x EXISTING FISHTAIL PALMS (25' TALL) ON NEIGHBOR PROPERTY
- EXISTING PALM TO BE PRESERVED

TREE & PALM PLANTING PLAN

Scale 1/16" = 1'-0"



A4.02

TREES & PALMS PLANTING SCHEDULE

	ABR	QTTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
	TREES				
★	CBR	3	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTY LEAF TREE	200 GAL / 4" DHB / 16' HT
★	CGR	1	CAESALPINA GRANADILLO	BRIDALVEIL	200 GAL / 4" DBH / 18' HT MIN
★	COE	1	CONOCARPUS ERECTUS	GREEN BUTTOM WOOD	200 GAL / 4" DBH / 18' HT MIN
★	CRO	4	CLUSIA ROSEA	AUTOGRAPH TREE	200 GAL / 4" DBH / 18' HT MIN
★	CUV	2	COCOLOBA UVIFERA	SEA GRAPE	200 GAL / 4" 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 / 2" DBH / 12' HT
★	EAX	6	EUGENIA AXILLARIS	WHITE STOPPER	100 GAL / 2" DBH / 12' HT
★	GLU	9	GYMNANTHES LUCIDA	CRABWOOD	100 GAL / 2" DBH / 12' HT
★	MFR	4	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	100 GAL / 2" DBH / 12' HT
★	PDI	6	PIMENTA DIOICA	ALLPSICE	100 GAL / 2" DBH / 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

BAMBOO

TREES



CBR
CALOPHYLLUM BRASILIENSE
BRAZILIAN BEAUTY LEAF TREE



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



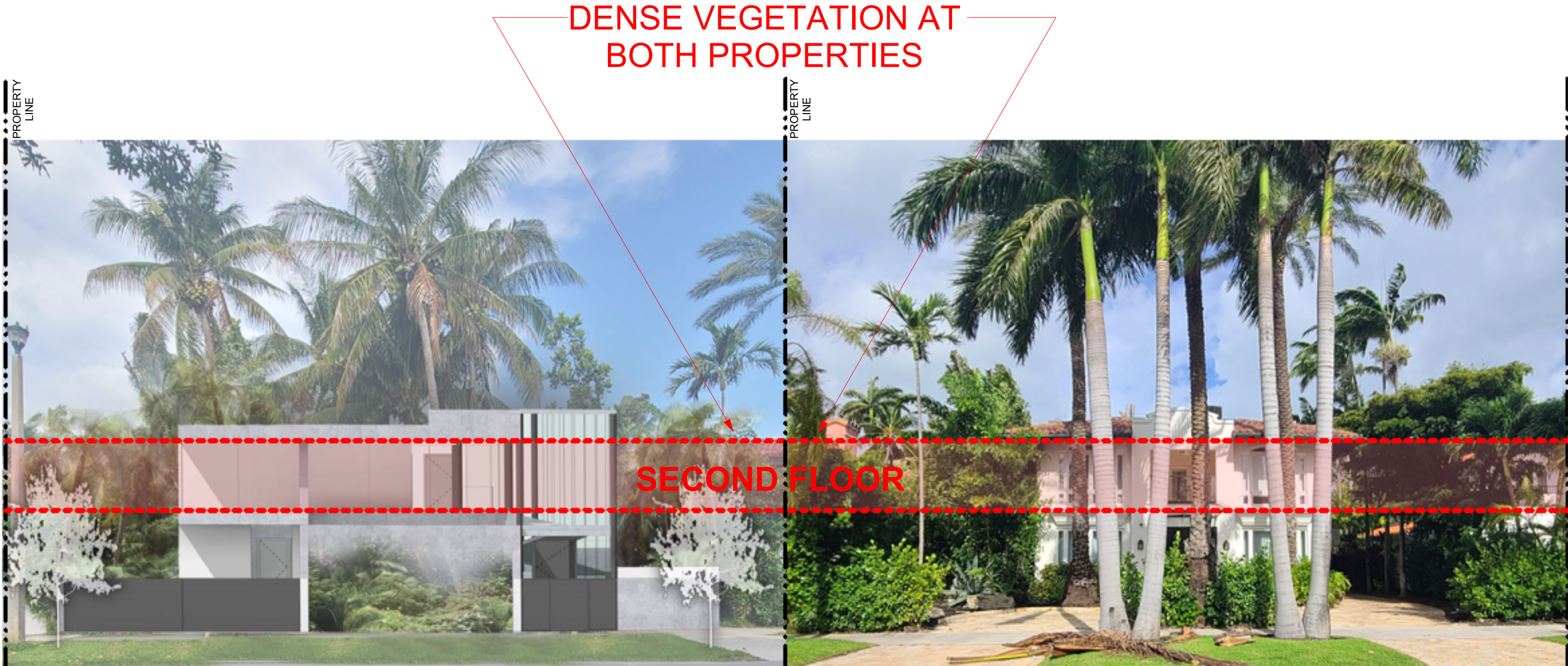
SPA
SABAL PALMETTO
SABAL PALM

TREES & PALMS PLANTING SCHEUDLE

2464 PRAIRIE AVE RESIDENCE

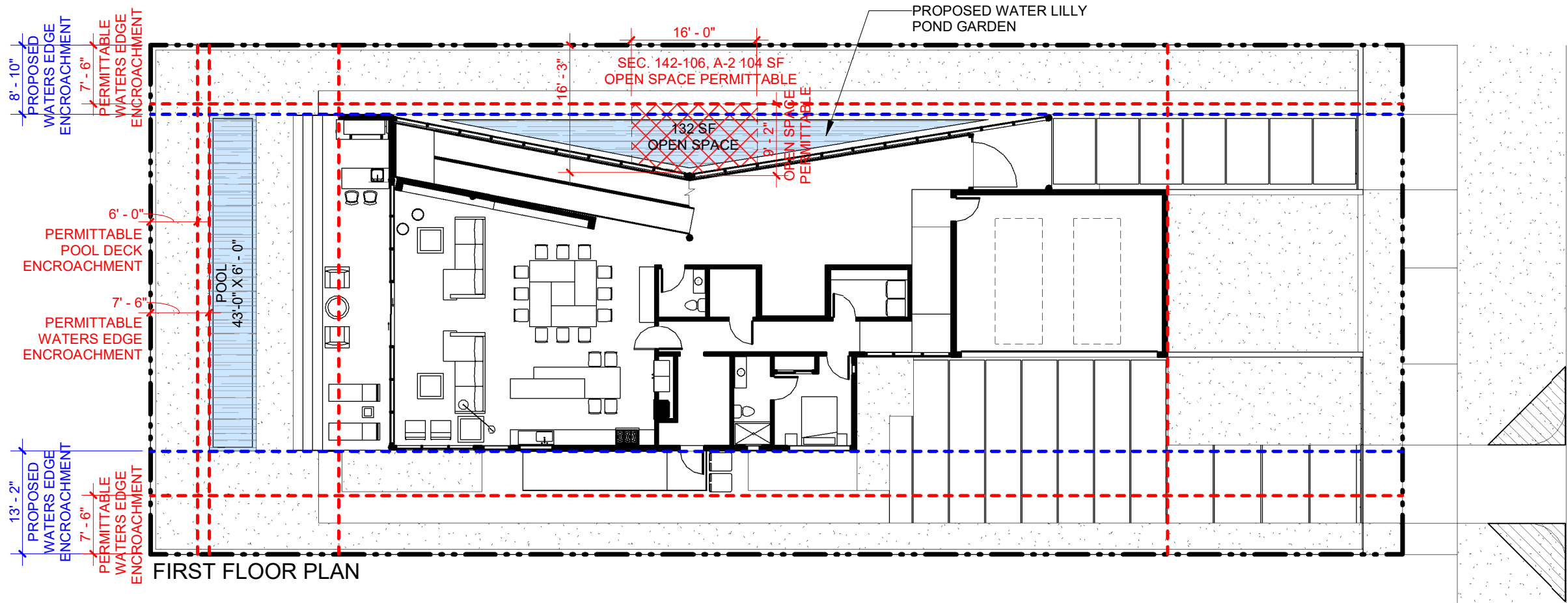
2464 PRAIRIE AVENUE, MIAMI BEACH FL 33140





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CONTEXT ELEVATIONS - DENSE VEGETATION - FOR REFERENCE



- LEGEND**
- LILLY POND AND POOL
 - PROPOSED OPEN AREA
 - PROPERTY LINE
 - PERMITTABLE SETBACK
 - PROPOSED SETBACK

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SIDE YARD OPEN AREA - FOR REFERENCE
Scale: 1/16" = 1'-0"

