

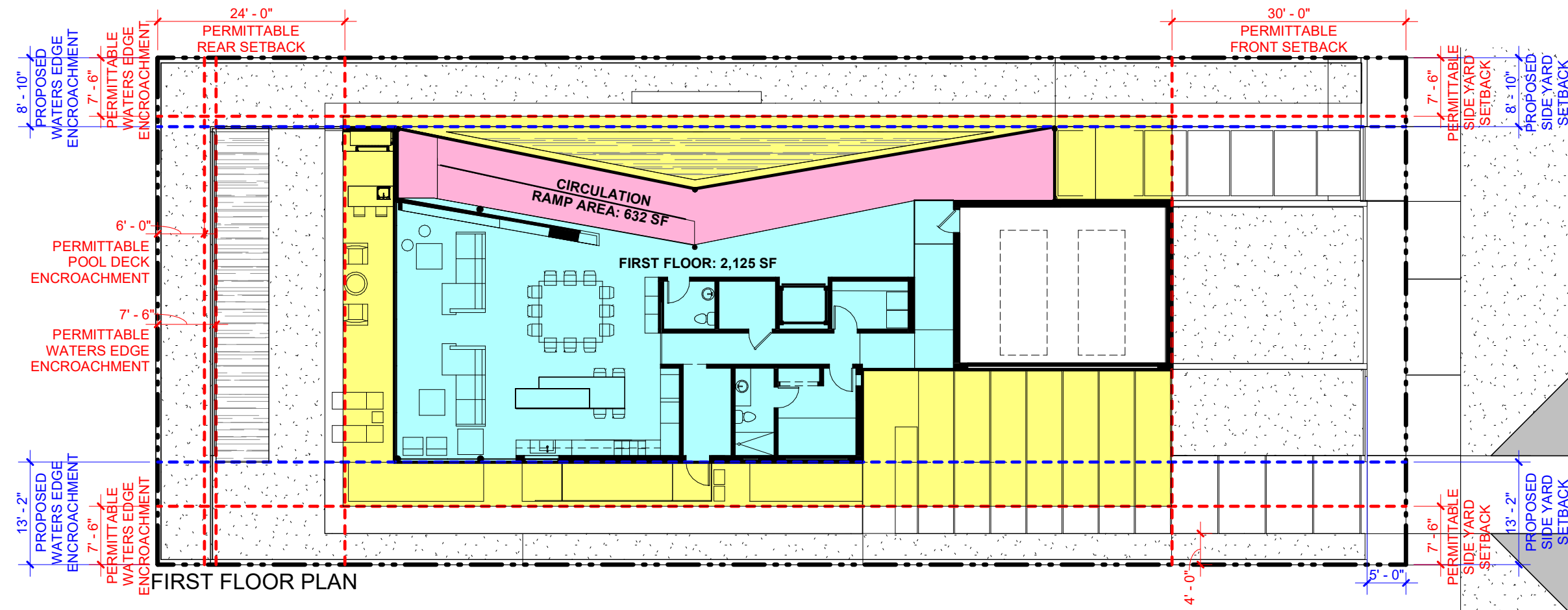
DRB CASE FILE # 21-0686
DRB FINAL SUBMITTAL - REVISION #2
2464 PRAIRIE AVENUE RESIDENCE

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)

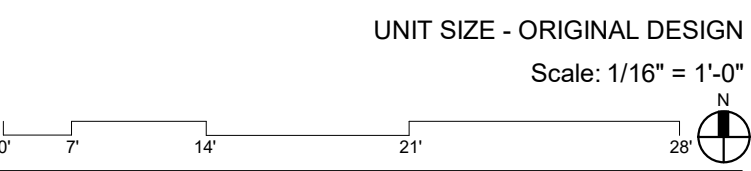
**TOTAL ALLOWABLE UNIT SIZE = 5,200 SF
(50% OF NET LOT AREA)**

**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)

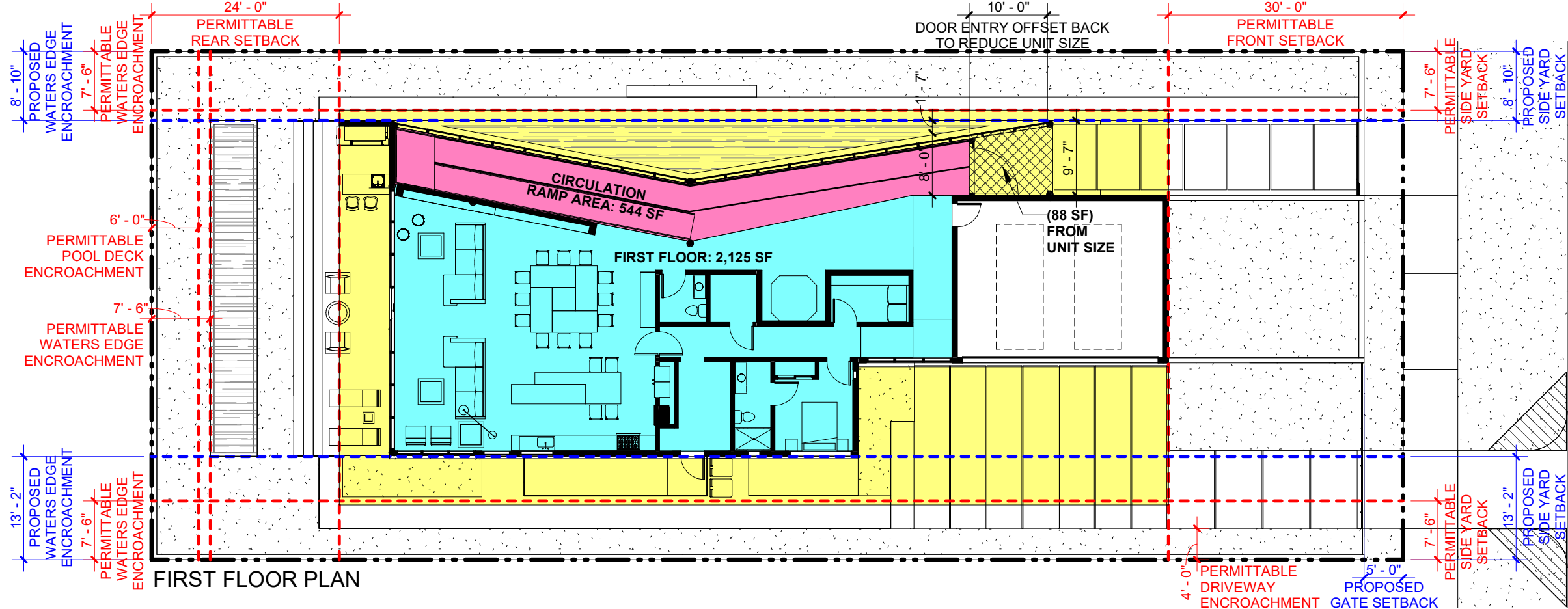
LEGEND

- 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





**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)

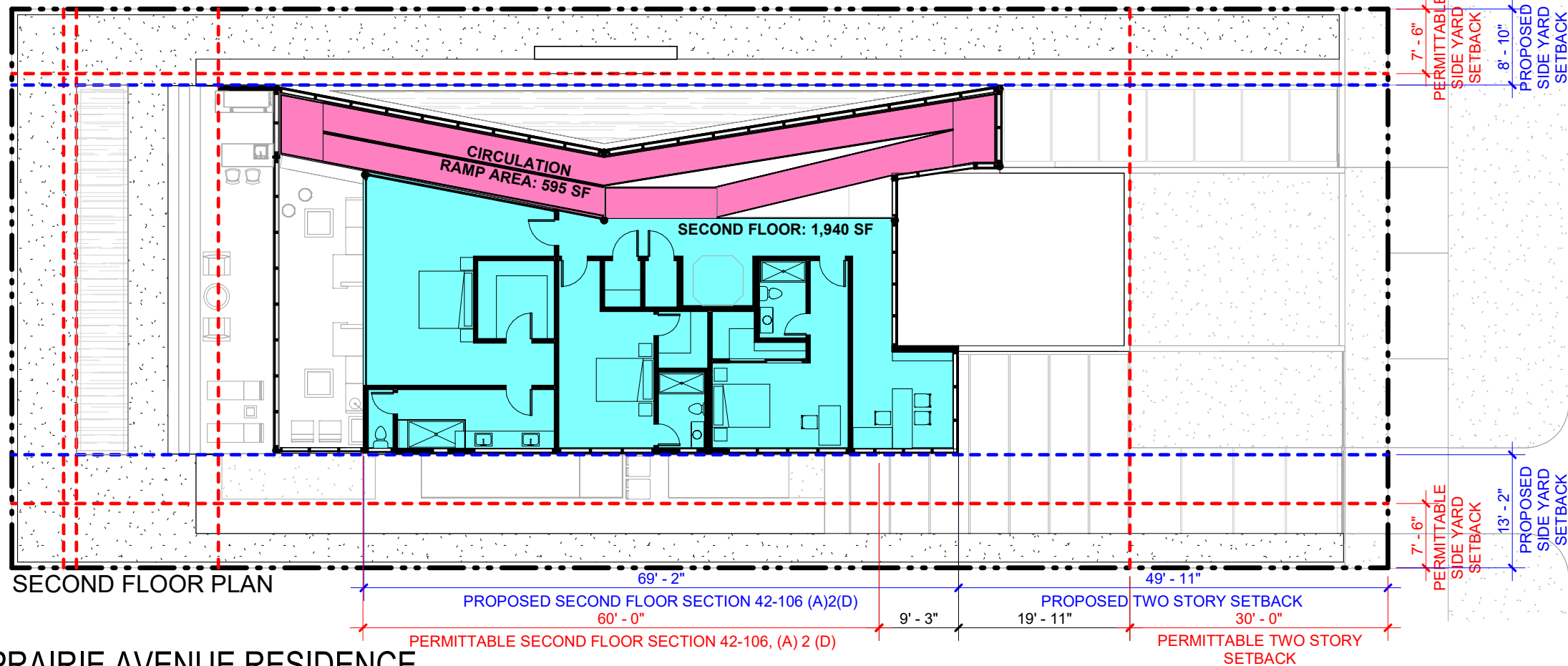
**TOTAL ALLOWABLE UNIT SIZE = 5,200 SF
(50% OF NET LOT AREA)**

**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	544SF	2,644 SF
SECOND FLOOR:	1,940 SF	595 SF	2,482 SF (94% OF FIRST FLOOR AREA)
TOTAL PROPOSED:	4,065 SF	1,139 SF	5,204 SF (50% OF NET LOT AREA)

LEGEND

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



2464 PRAIRIE AVENUE RESIDENCE

2464 PRAIRIE AVENUE
MIAMI BEACH, FL 33140

UNIT SIZE - REVISED DESIGN

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





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

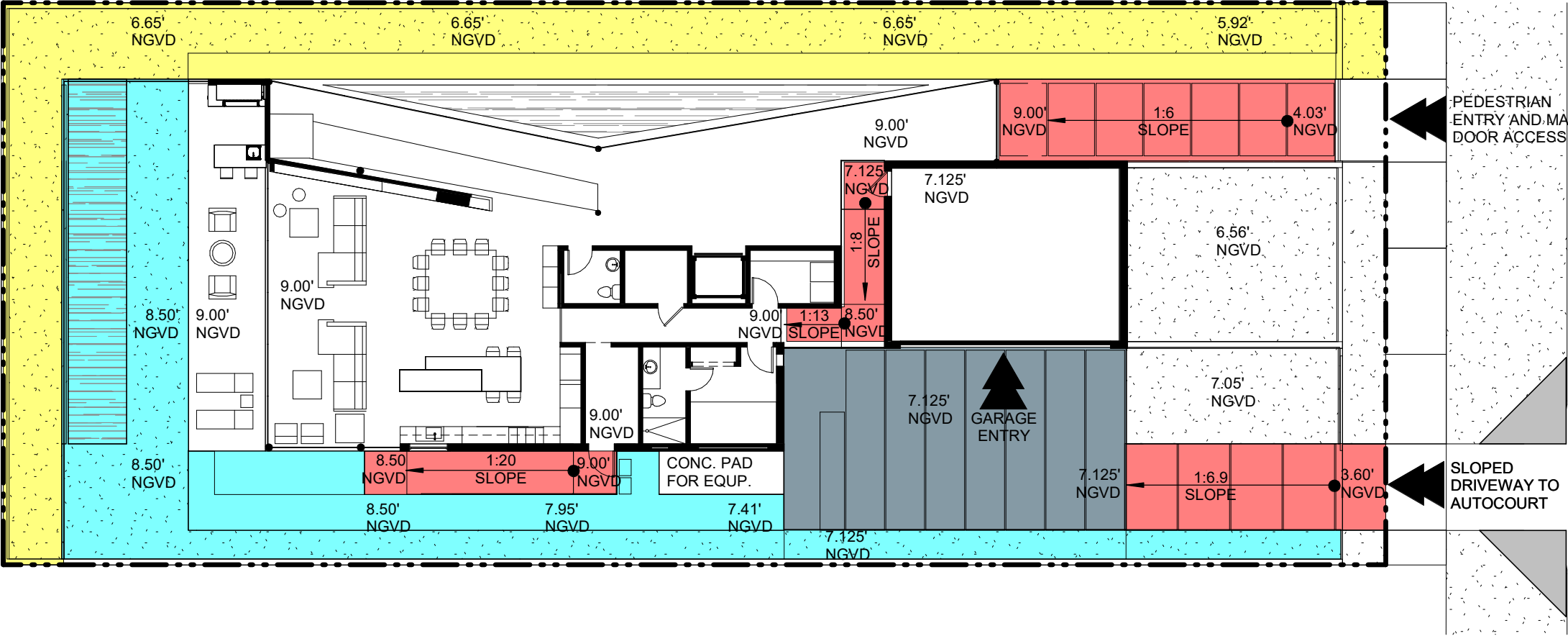
MAIN ENTRY DOOR OFFSET - REVISED DESIGN

2464 PRAIRIE AVENUE RESIDENCE

2464 PRAIRIE AVENUE
MIAMI BEACH, FL 33140

B

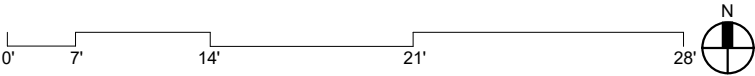
TO ELIMINATE VARIANCE 2
PARTIAL BACK AND SOUTH ELEVATION



- 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"





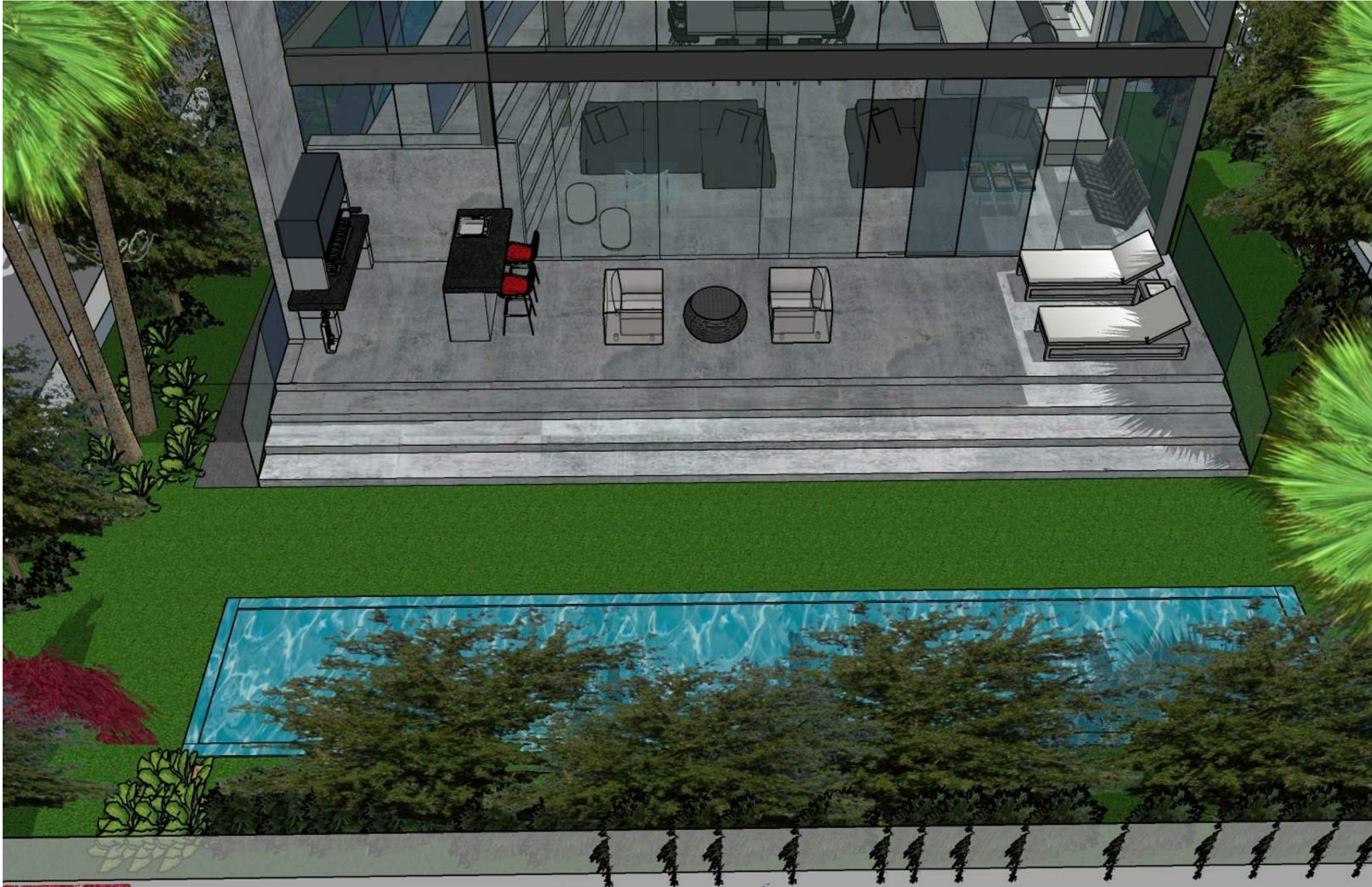
2464 PRAIRIE AVENUE RESIDENCE
2464 PRAIRIE AVENUE
MIAMI BEACH, FL 33140

WEST ELEVATION 3D VIEW - ORIGINAL DESIGN



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

WEST ELEVATION 3D VIEW 01 - REVISED DESIGN



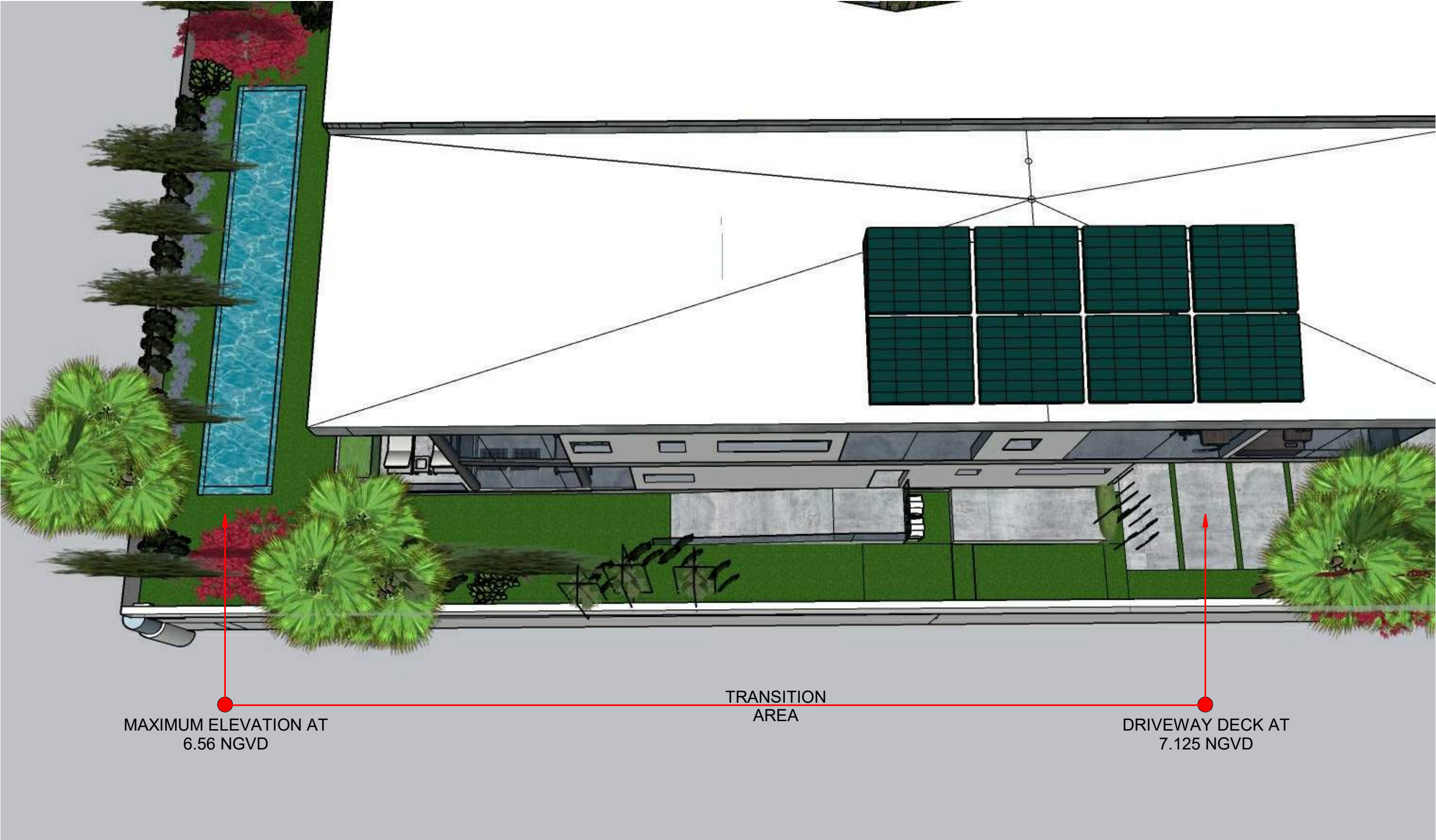
2464 PRAIRIE AVENUE RESIDENCE
2464 PRAIRIE AVENUE
MIAMI BEACH, FL 33140

WEST ELEVATION 3D VIEW 02 - REVISED DESIGN



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

WEST ELEVATION 3D VIEW 03 - REVISED DESIGN



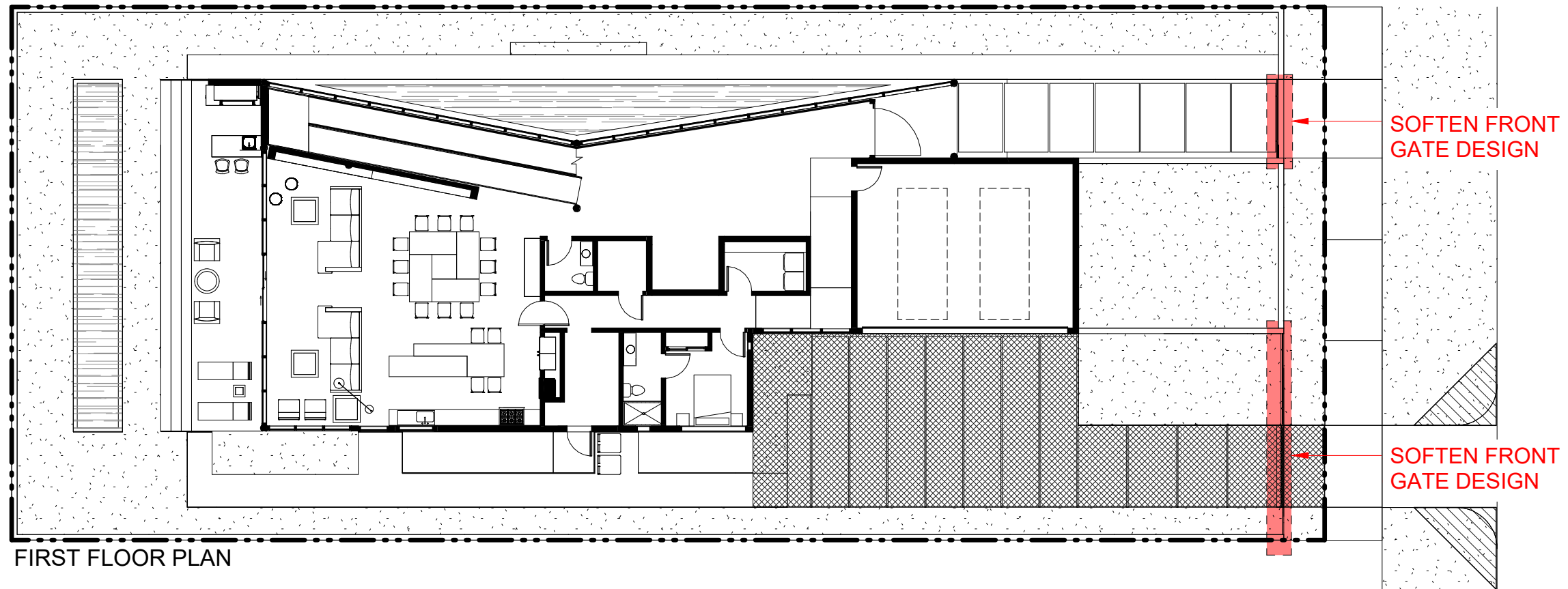
SIDE YARD ELEVATION TRANSITION

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



C

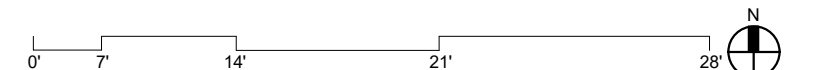
SOFTEN FRONT GATE DESIGN



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

FRONT GATE REDESIGN LOCATION PLAN

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





2464 PRAIRIE AVENUE RESIDENCE

2464 PRAIRIE AVENUE
MIAMI BEACH, FL 33140

EAST ELEVATION 3D VIEW 01 - ORIGINAL GATE DESIGN



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

EAST ELEVATION 3D VIEW 02 - ORIGINAL GATE DESIGN



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

EAST ELEVATION 3D VIEW 01 - REVISED DESIGN

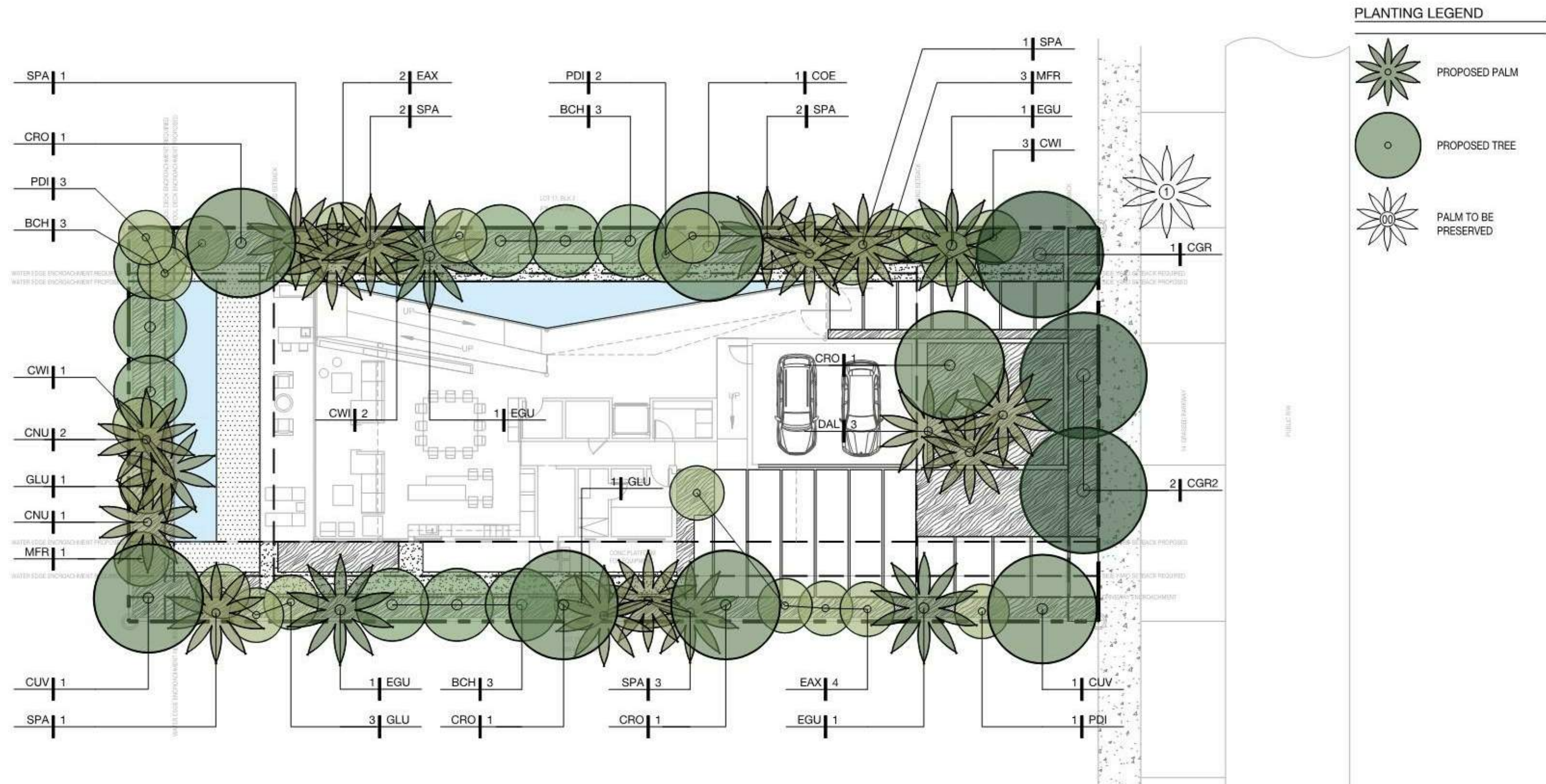


2464 PRAIRIE AVENUE RESIDENCE
2464 PRAIRIE AVENUE
MIAMI BEACH, FL 33140

EAST ELEVATION 3D VIEW 01 - REVISED DESIGN

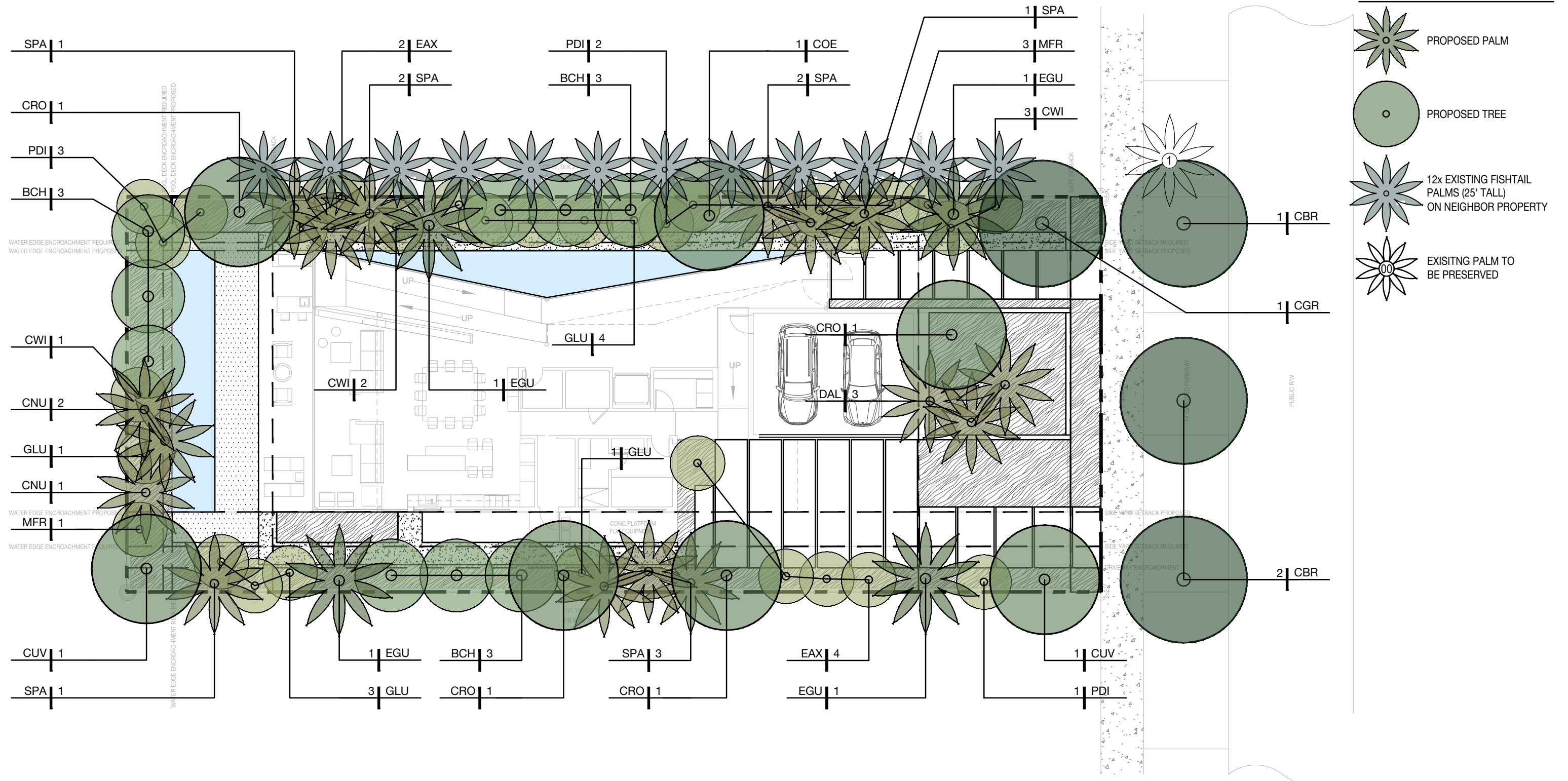
D

TO ADDRESS NORTH GLAZING PRIVACY ISSUE
IMPACT TO NORTH PROPERTY



TREE & PALM PLANTING PLAN - ORIGINAL DESIGN





2464 PRAIRIE AVE RESIDENCE

2464 PRAIRIE AVENUE, MIAMI BEACH FL 33140

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

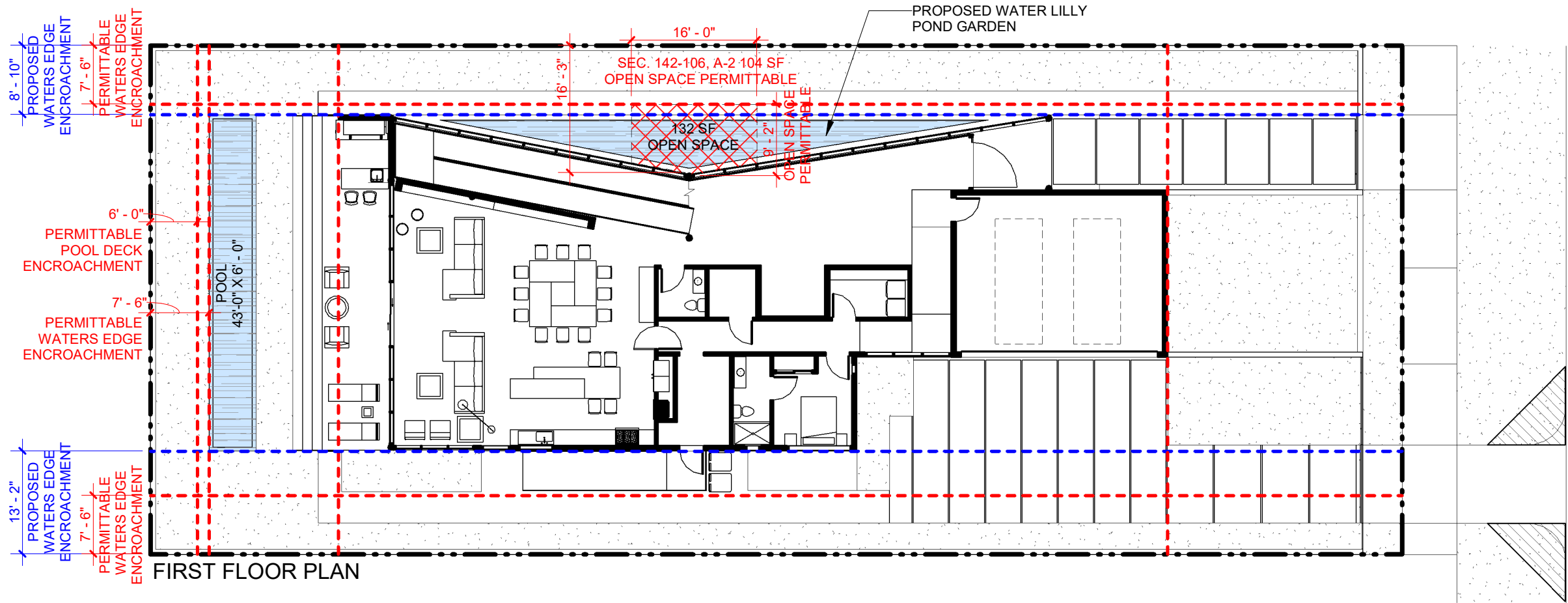
2464 PRAIRIE AVENUE, MIAMI BEACH FL 33140





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

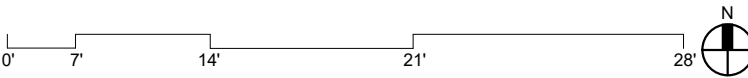
CONTEXT ELEVATIONS - DENSE VEGETATION - FOR REFERENCE



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

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

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

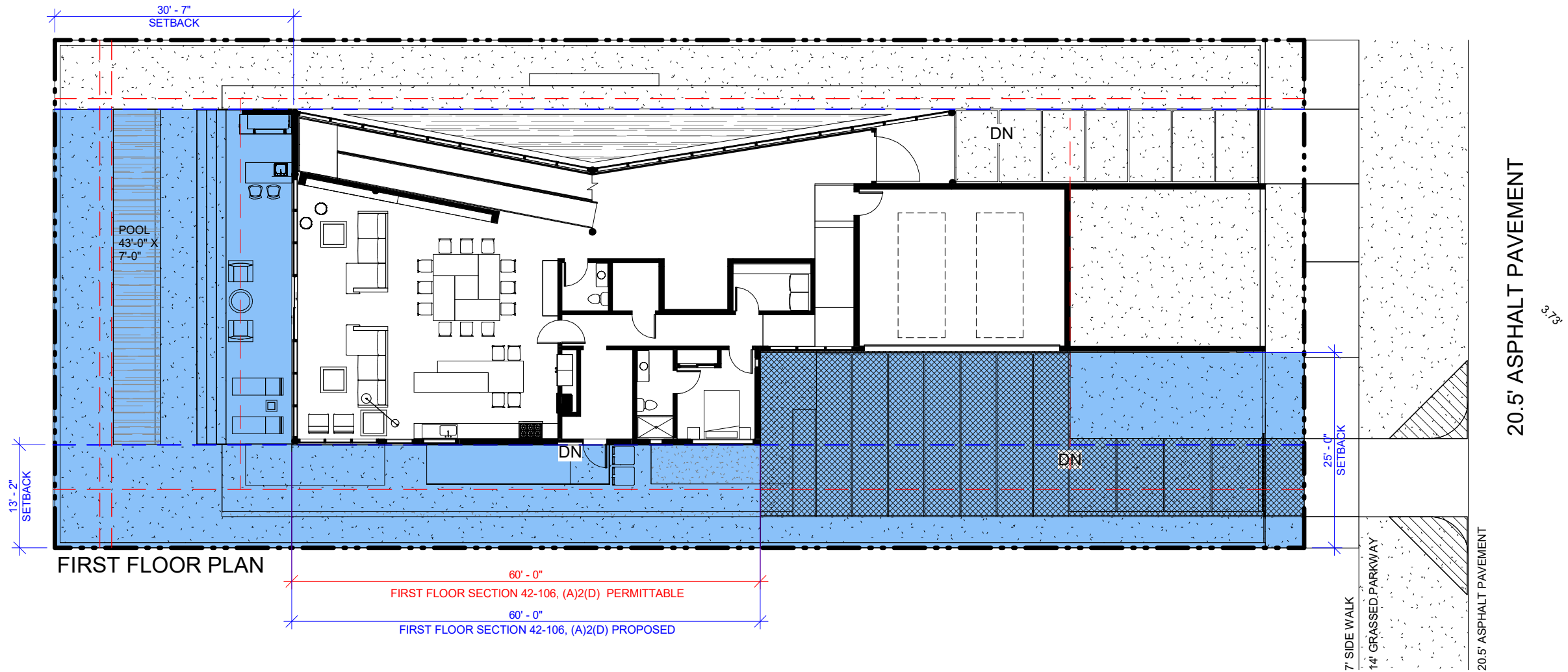


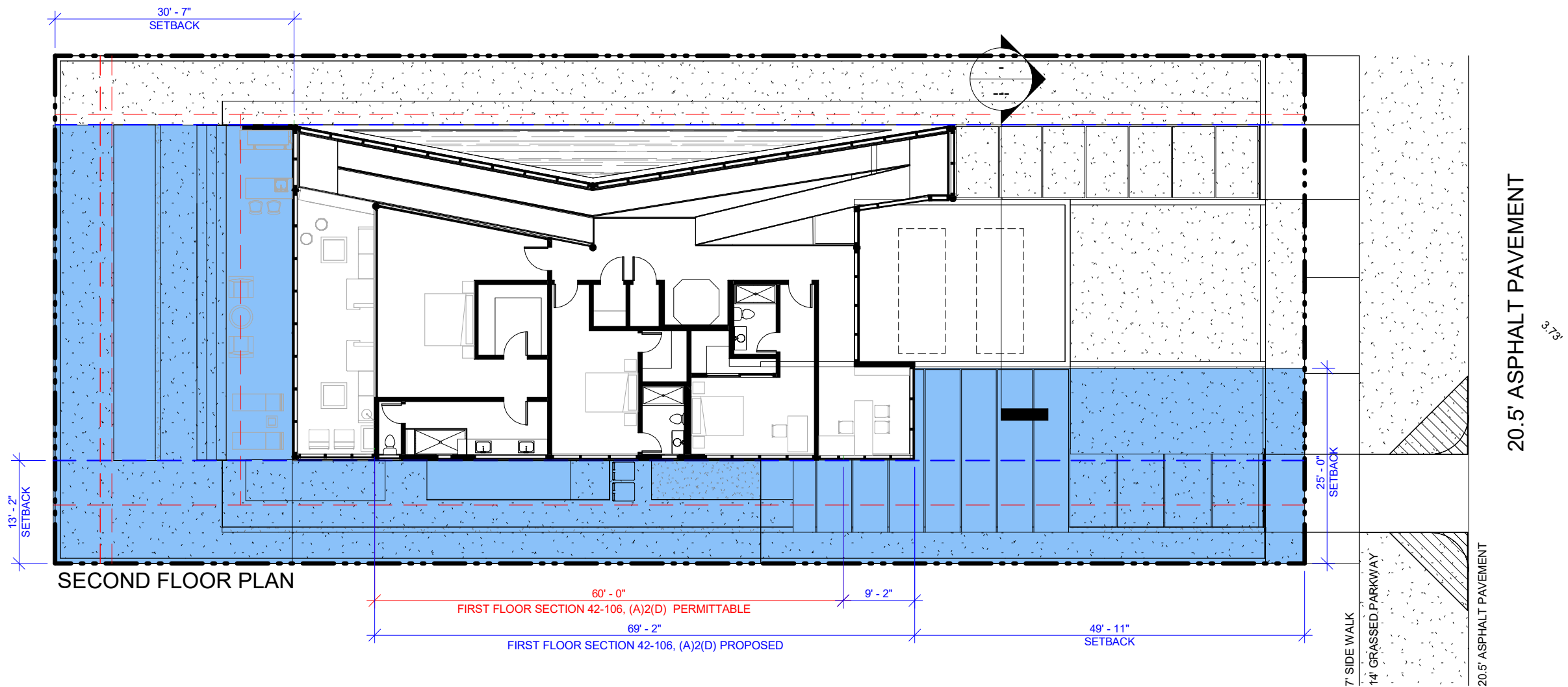
END OF PRESENTATION

ATTACHMENT 01
WAIVERS

WAIVER 01

SECOND FLOOR LENGTH





LEGEND

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

WAIVER:

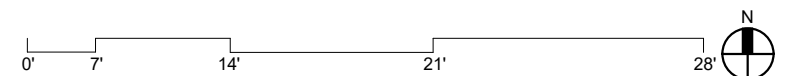
1. SOUTH SIDE: SECOND FLOOR SECTION 42-106(A)2(D)
60' PERMITTABLE, 69'-2" PROPOSED

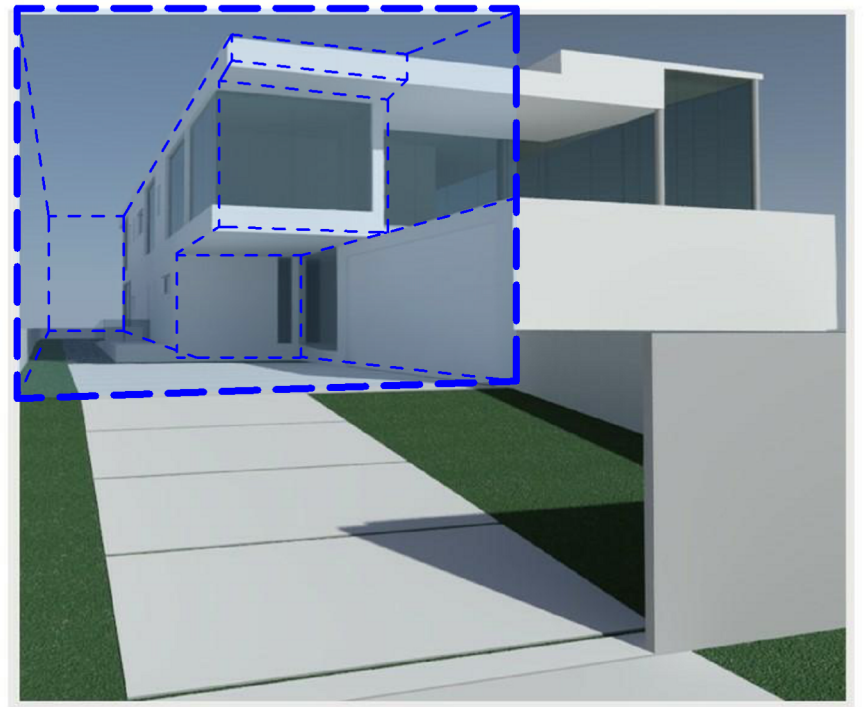
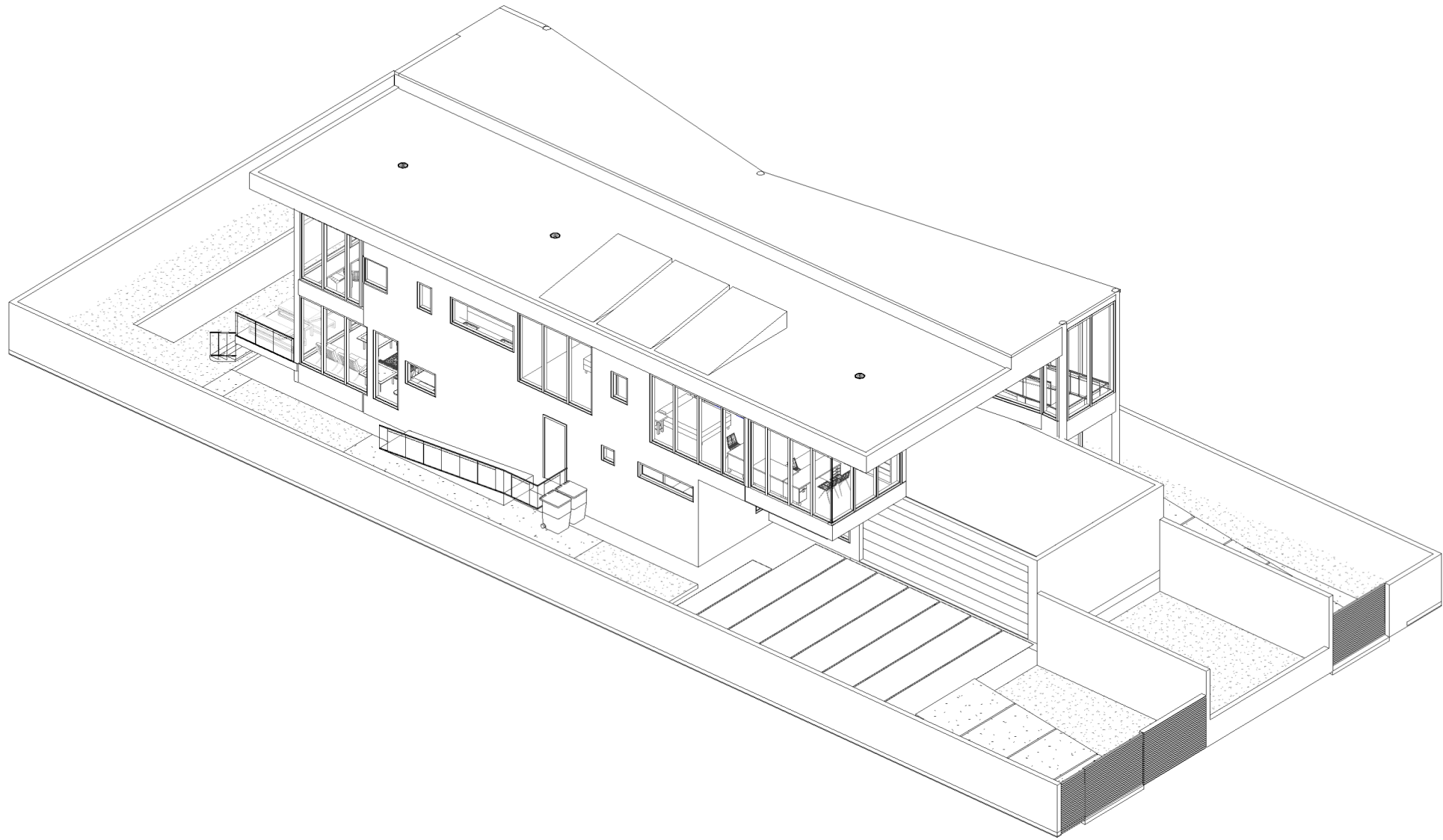
2464 PRAIRIE AVENUE RESIDENCE

2464 PRAIRIE AVENUE
MIAMI BEACH, FL 33140

WAIVER 01 - DIAGRAM 02 - SECOND FLOOR

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





WAIVER:

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



2464 PRAIRIE AVENUE RESIDENCE

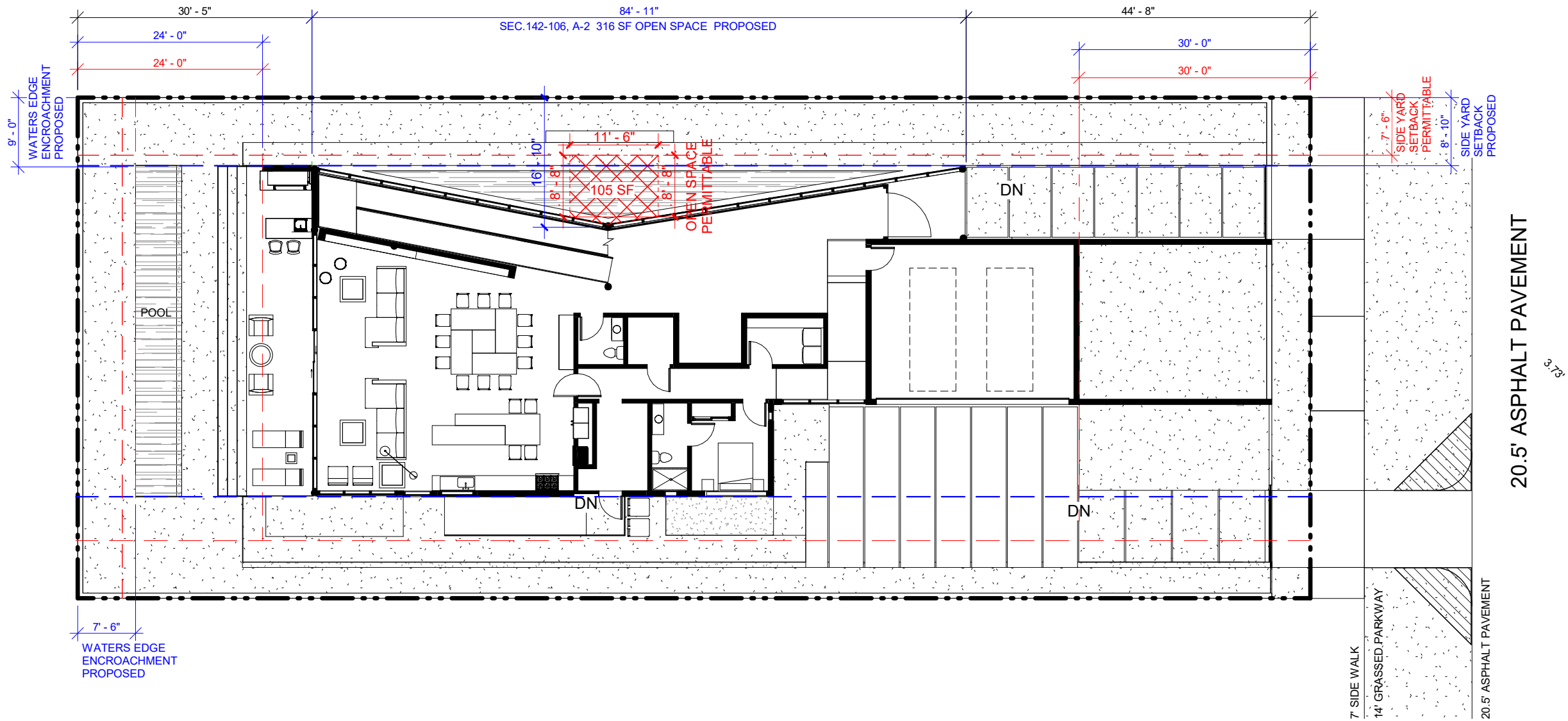
2464 PRAIRIE AVENUE
MIAMI BEACH, FL 33140

WAIVER 01 - DIAGRAM 03 - ELEVATIONS AND 3D VIEWS



WAIVER 02
OPEN SPACE SQUARE FOOT
REQUIREMENT AT NORTH ELEVATION

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

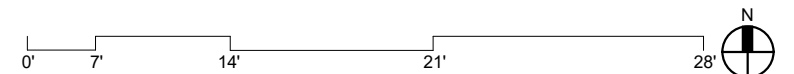


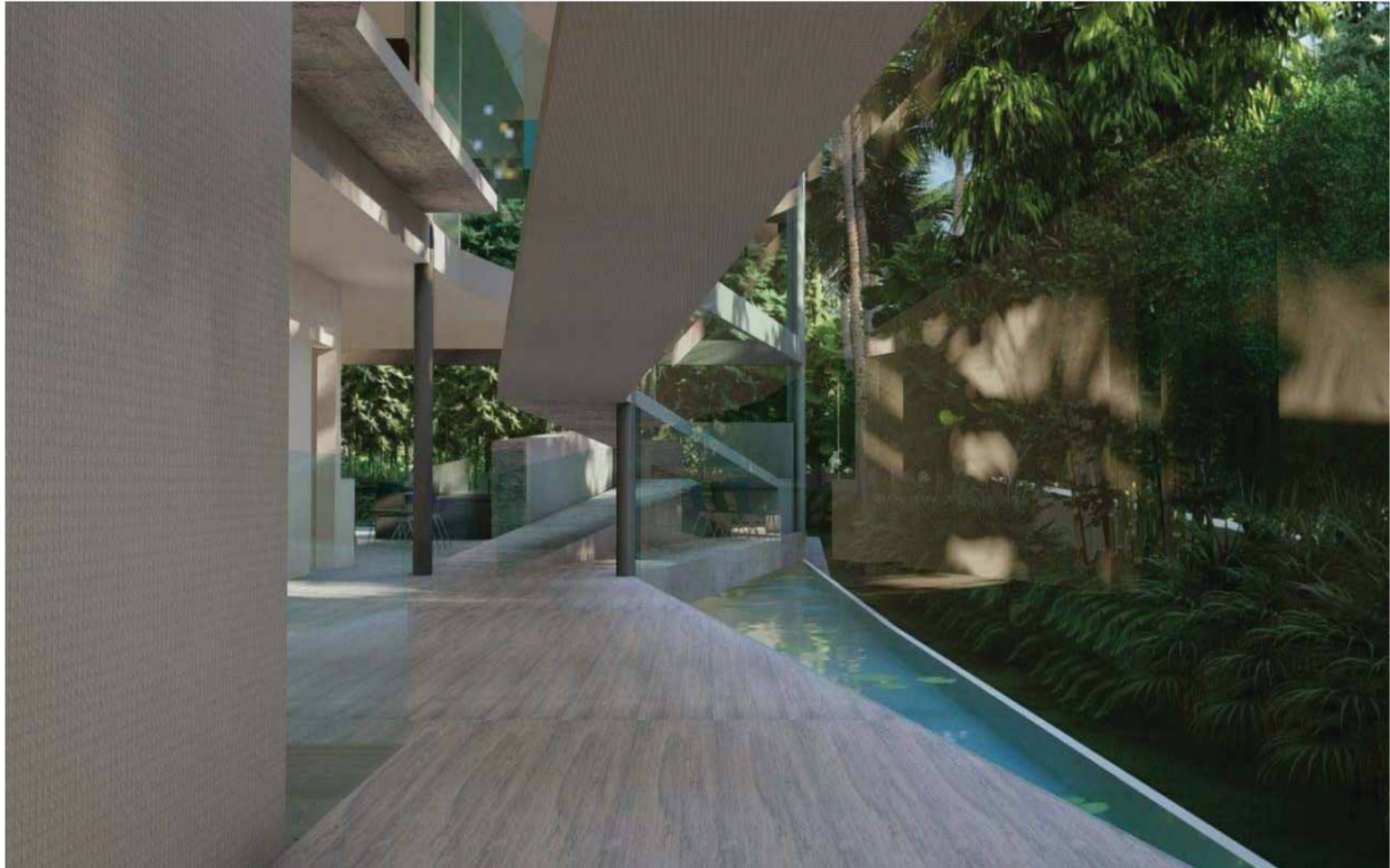
1 FIRST FLOOR PLAN Copy 1 Copy 1 Copy 2 Copy 1
1/16" = 1'-0"

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

WAIVER 02 - DIAGRAM 01 - FIRST FLOOR

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





INTERIOR VIEW



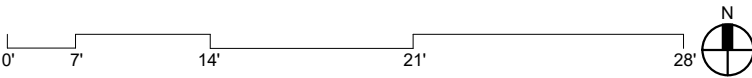
EXTERIOR VIEW

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



WAIVER 02 - DIAGRAM 02 - 3D VIEWS

Scale:



ATTACHMENT 02
TECHINICAL DRAWINGS

2464 PRAIRIE AVENUE RESIDENCE

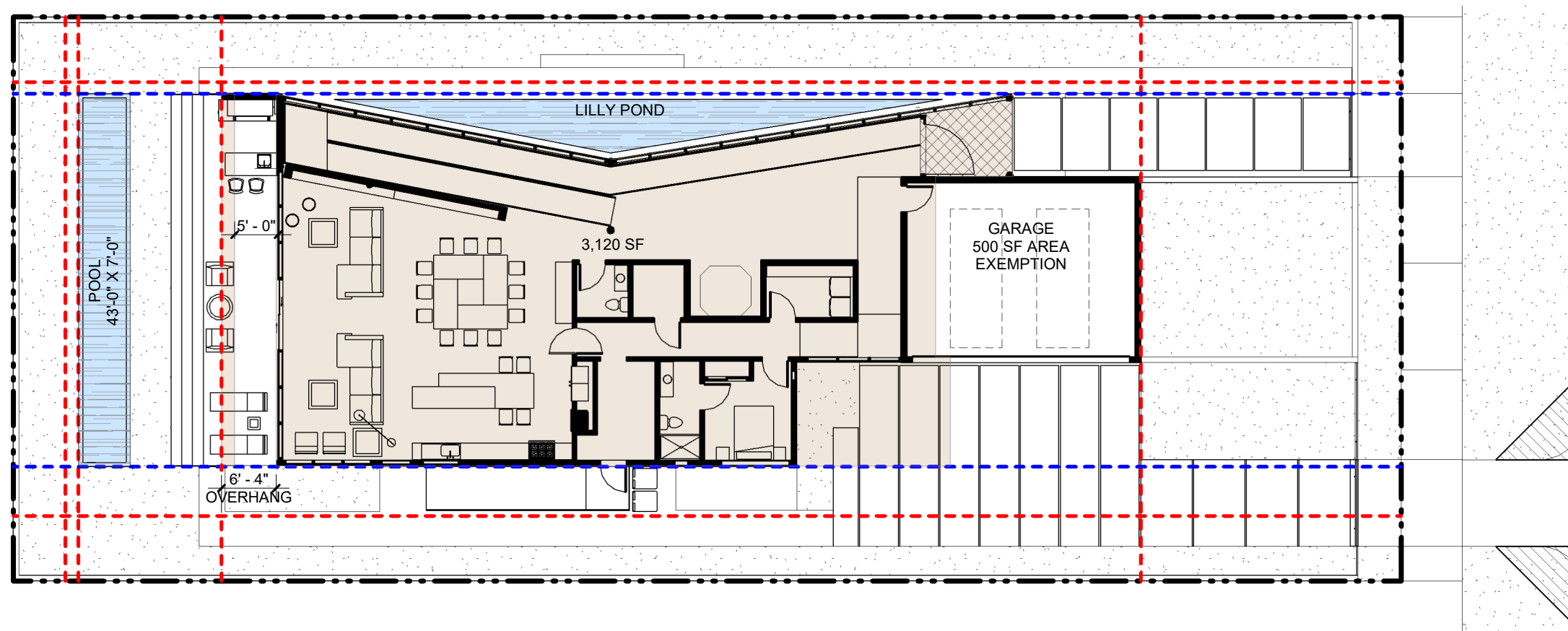
2464 PRAIRIE AVENUE
MIAMI BEACH, FL 33140



LEGEND:
BELOW ALLOWABLE BY CODE
VARIANCE REQUEST
PROPOSED
WAIVER REQUEST

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
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	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 & %:	5,204 SF (50%)	
13	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE SF & %:	2,644 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 & %	2,482 SF (94%)	
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	22'-0" AND 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 16'-10" 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 104 SF REQUIRED. 105 SF MINIMUM TO 313 MAX PROPOSED	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"	
	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	
0	VARIANCES
2	WAIVERS



LEGEND

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

- BLUE LINE - PROPOSED
- RED LINE - PERMITTABLE
- PROPERTY LINE

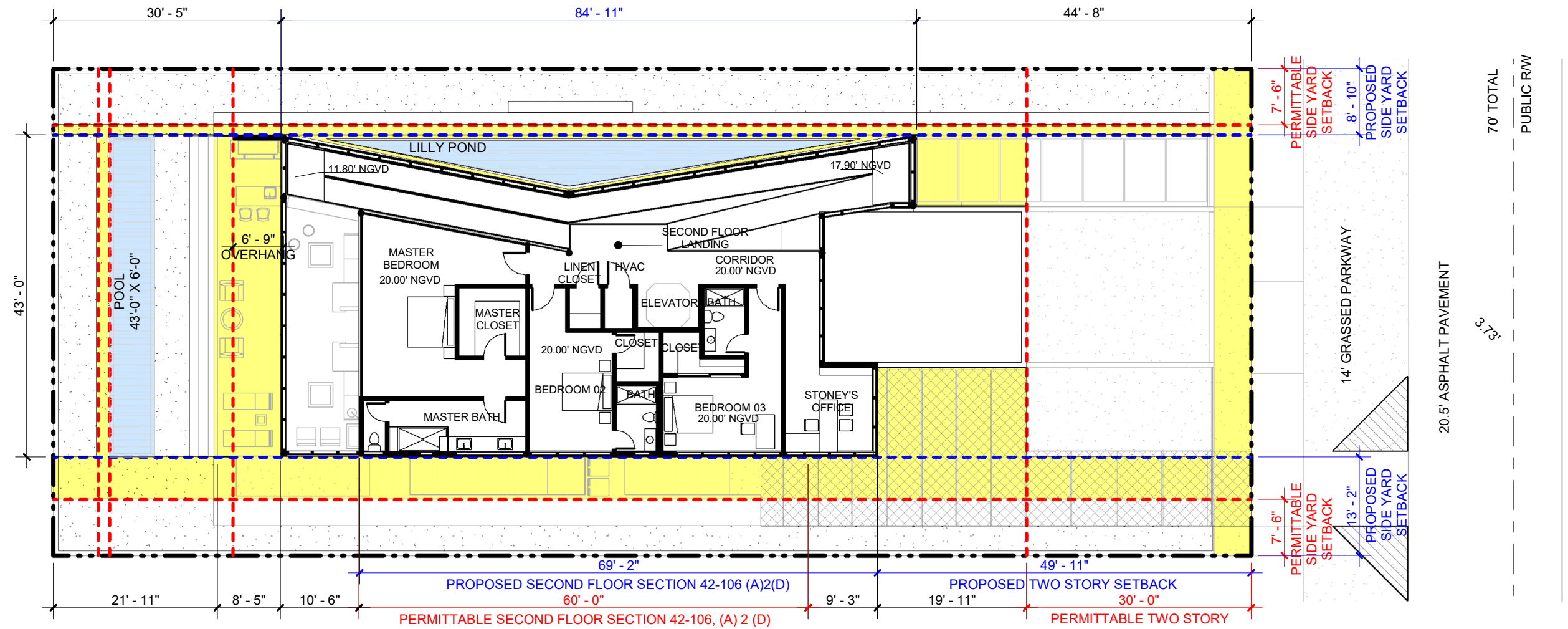
2464 PRAIRIE AVENUE RESIDENCE

2464 PRAIRIE AVENUE
MIAMI BEACH, FL 33140

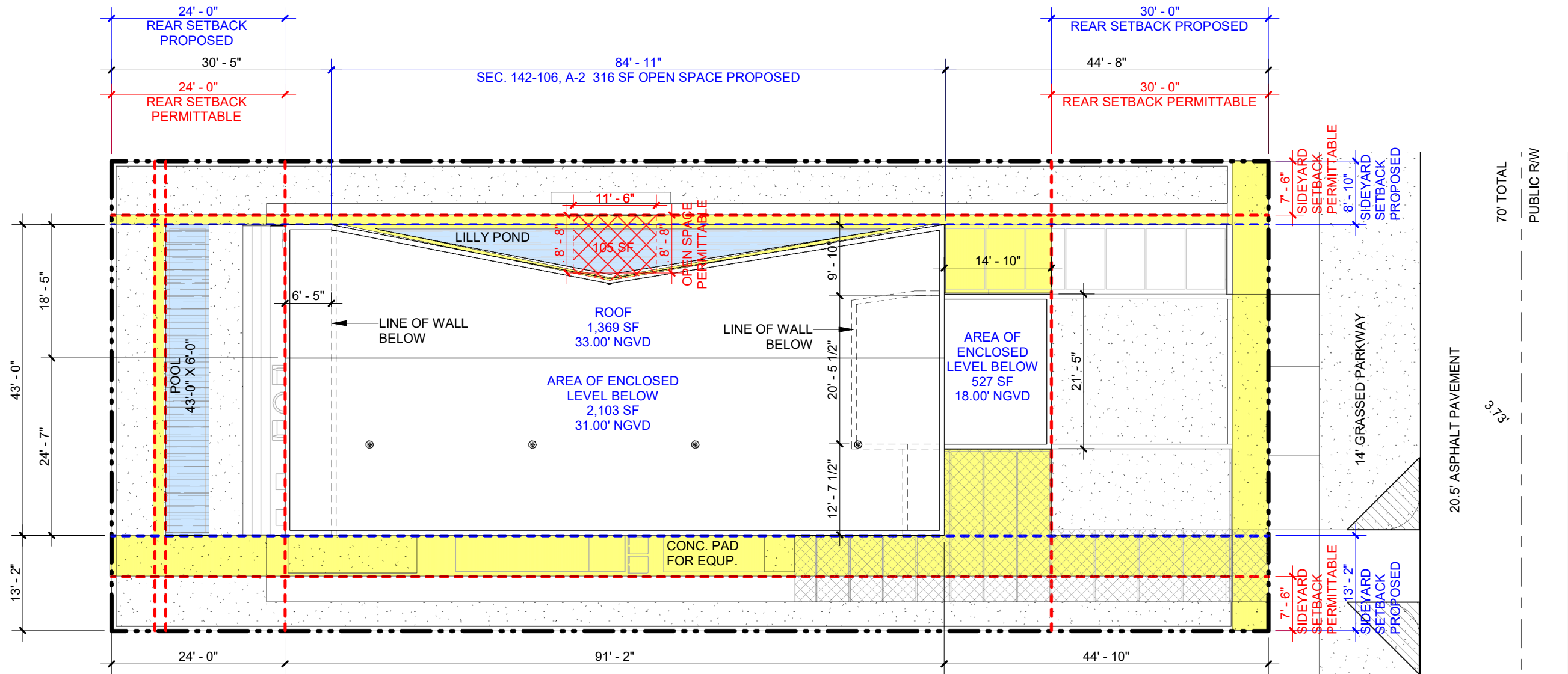
PROPOSED DIAGRAM - LOT COVERAGE

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





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



LEGEND

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

2464 PRAIRIE AVENUE RESIDENCE

2464 PRAIRIE AVENUE
MIAMI BEACH, FL 33140



SETBACKS ROOF PLAN

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



A5.05

ATTACHMENT 03
ORIGINAL ELEVATIONS



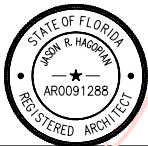
NORTH ELEVATION



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



Digitally signed by Jason R
Hagopian
DN: c=US, o=Neuvio
Incorporated,
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8DD3CC9000B4AE, cn=Jason R
Hagopian
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RENDERED ELEVATIONS

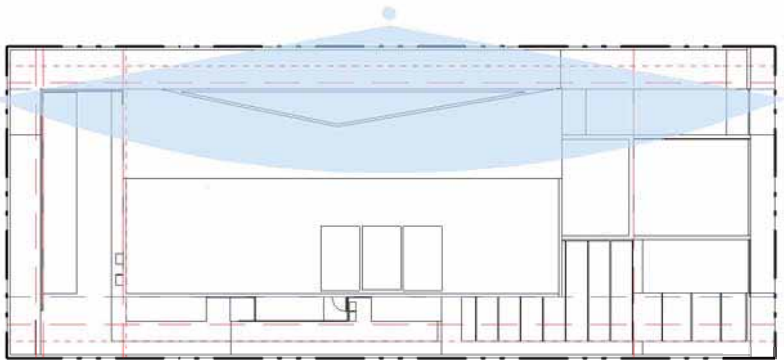




SCALE: 1/16" = 1'-0"

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



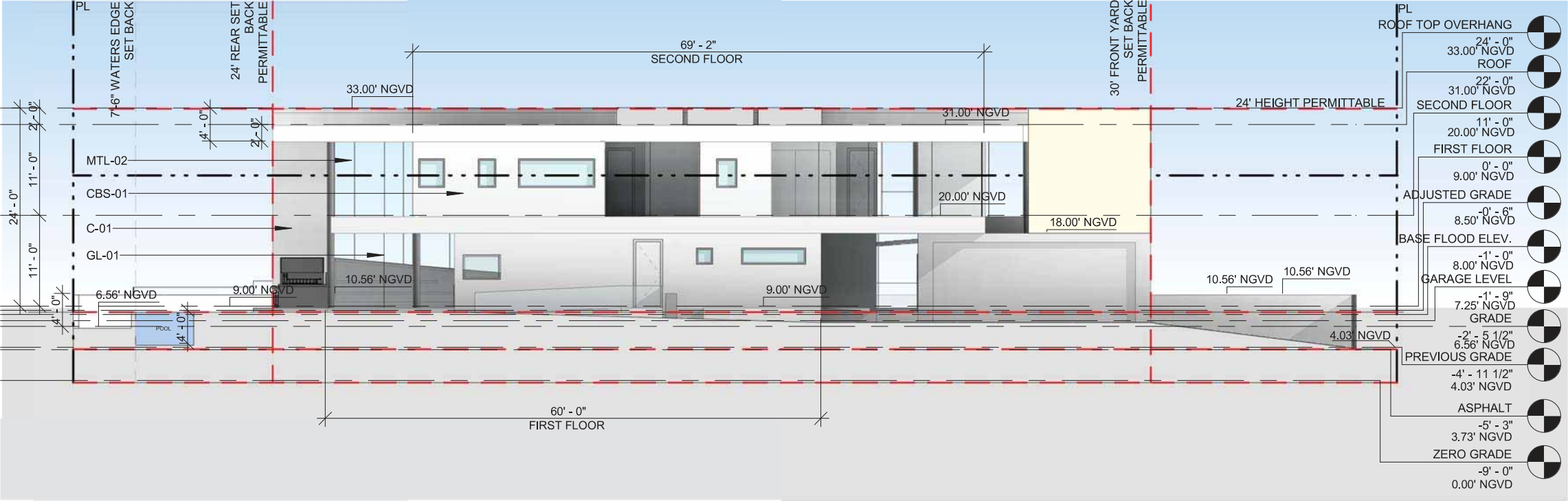
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NORTH ELEVATION

Scale: As indicated



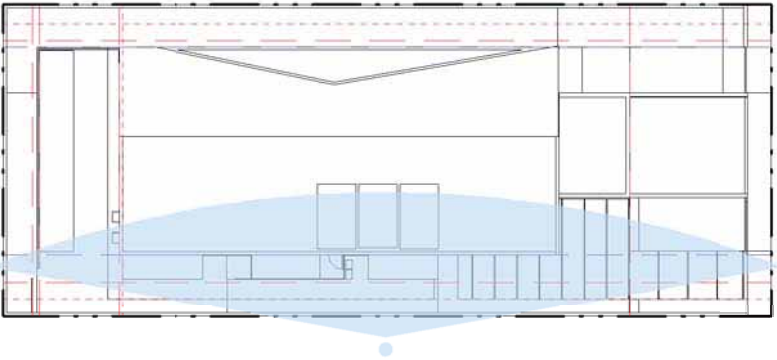
A3-01



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

MATERIAL LEGEND

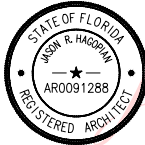
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- MTL-01 METAL MEMBERS AND STRUCTURAL ELEMENTS TO BE FINISH IN - GREY TO MATCH BM 1614
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- CBS-01 WHITE PAINTED STUCCO ON REINFORCED CONCRETE MASONRY WALL



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

2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140



Digitally signed by Jason R
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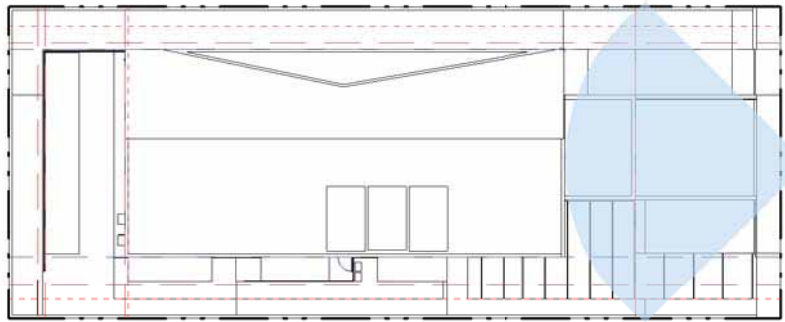
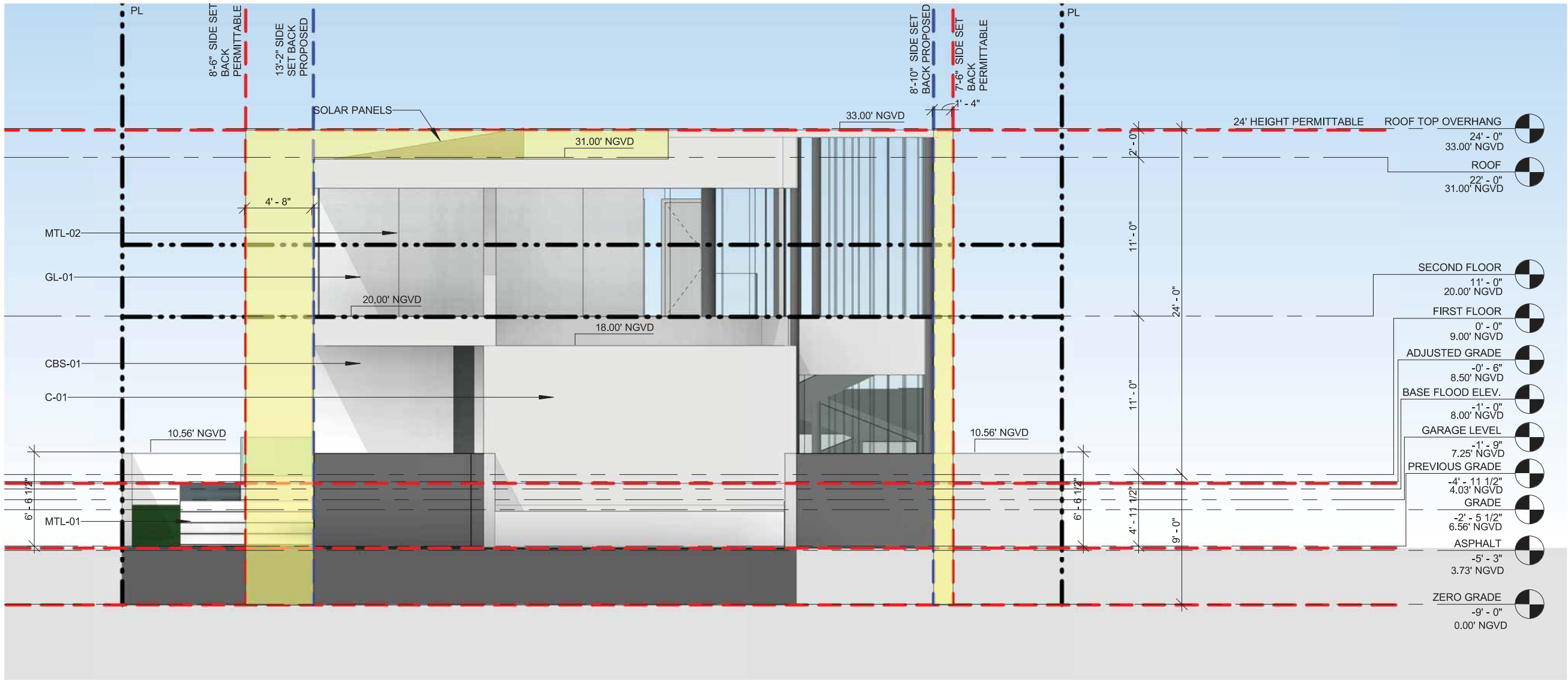
SOUTH ELEVATION

Scale: As indicated



A3-02



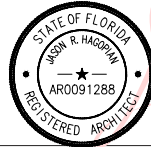


LEGEND

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

2464 Prairie Ave. Residence

2464 Prairie Avenue
Miami Beach FL 33140



Digitally signed by Jason R Hagopian
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cn=Jason R Hagopian
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EAST ELEVATION

Scale: As indicated

0' 7' 14' 21' 28'

A3-03

LANDSCAPE ADDENDUM

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
★ 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				
DAL	3	DICTYOSPERMA ALBUM	HURRICANE PALM	FG 30' CT
EGU	5	ELAEIS GUINEENSIS	OIL PALM	FG 25' CT
RRE	7	ROYSTONEA REGIA	ROYAL PALM	FG 35' CT
SLI	3	SATAKENTIA LIUKIUENSIS	SATAKENTIA 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



CRO
CLUSIA ROSEA
AUTOGRAPH TREE



CUV
COCOLOBA UVIFERA
SEA GRAPE



DAL
DICTYOSPERMA ALBUM
HURRICANE PALM



EGU
ELAEIS GUINEENSIS
OIL PALM



RRE
ROYSTONEA REGIA
ROYAL PALM



SLI
SATAKENTIA LIUKIUENSIS
SATAKENTIA PALM



SPA
SABAL PALMETTO
SABAL PALM

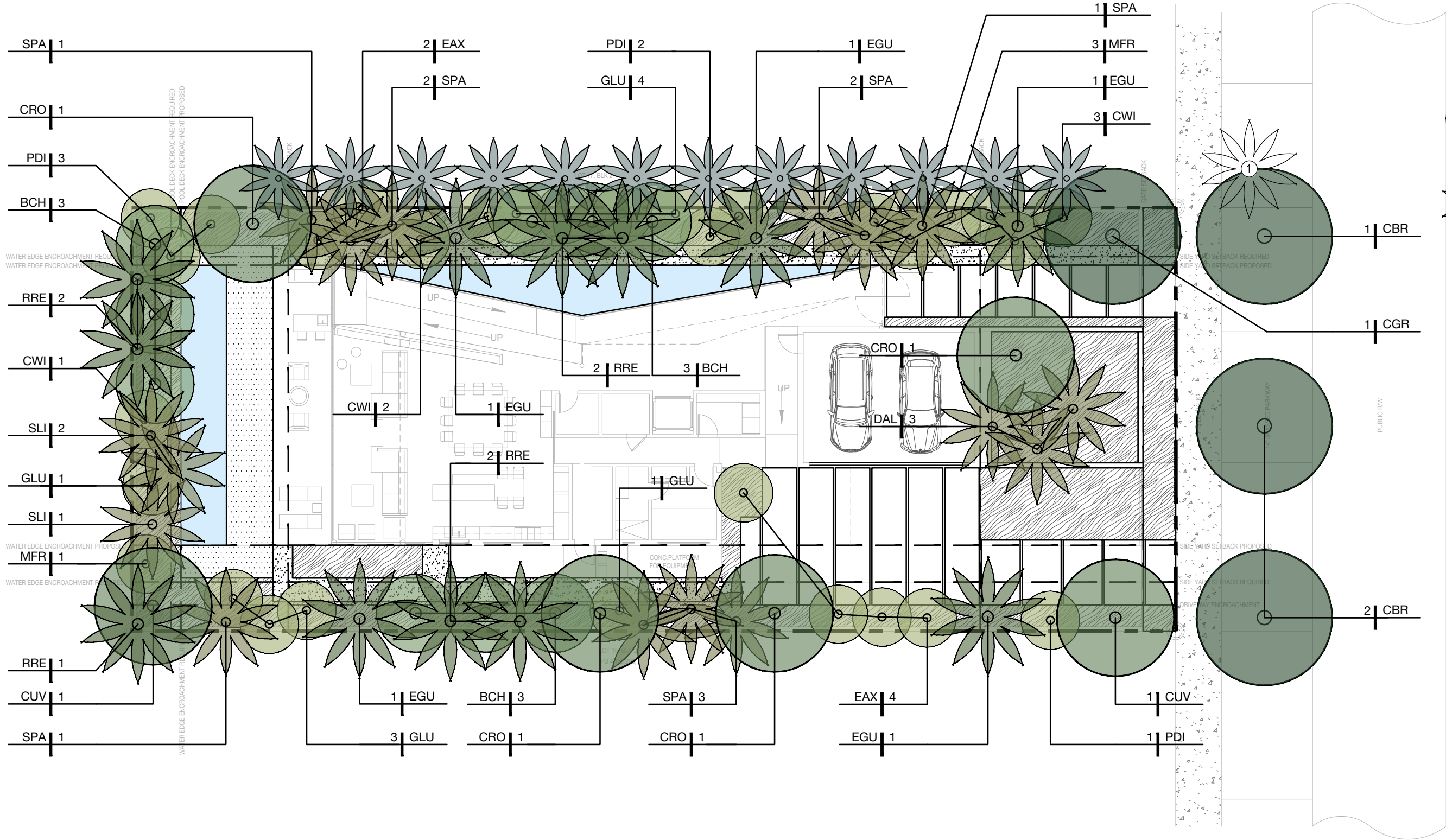
PALMS

TREES & PALMS PLANTING SCHEDULE

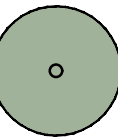
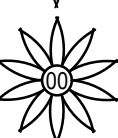
2464 PRAIRIE AVE RESIDENCE

2464 PRAIRIE AVENUE, MIAMI BEACH FL 33140





PLANTING LEGEND

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

2464 PRAIRIE AVE RESIDENCE

2464 PRAIRIE AVENUE, MIAMI BEACH FL 33140



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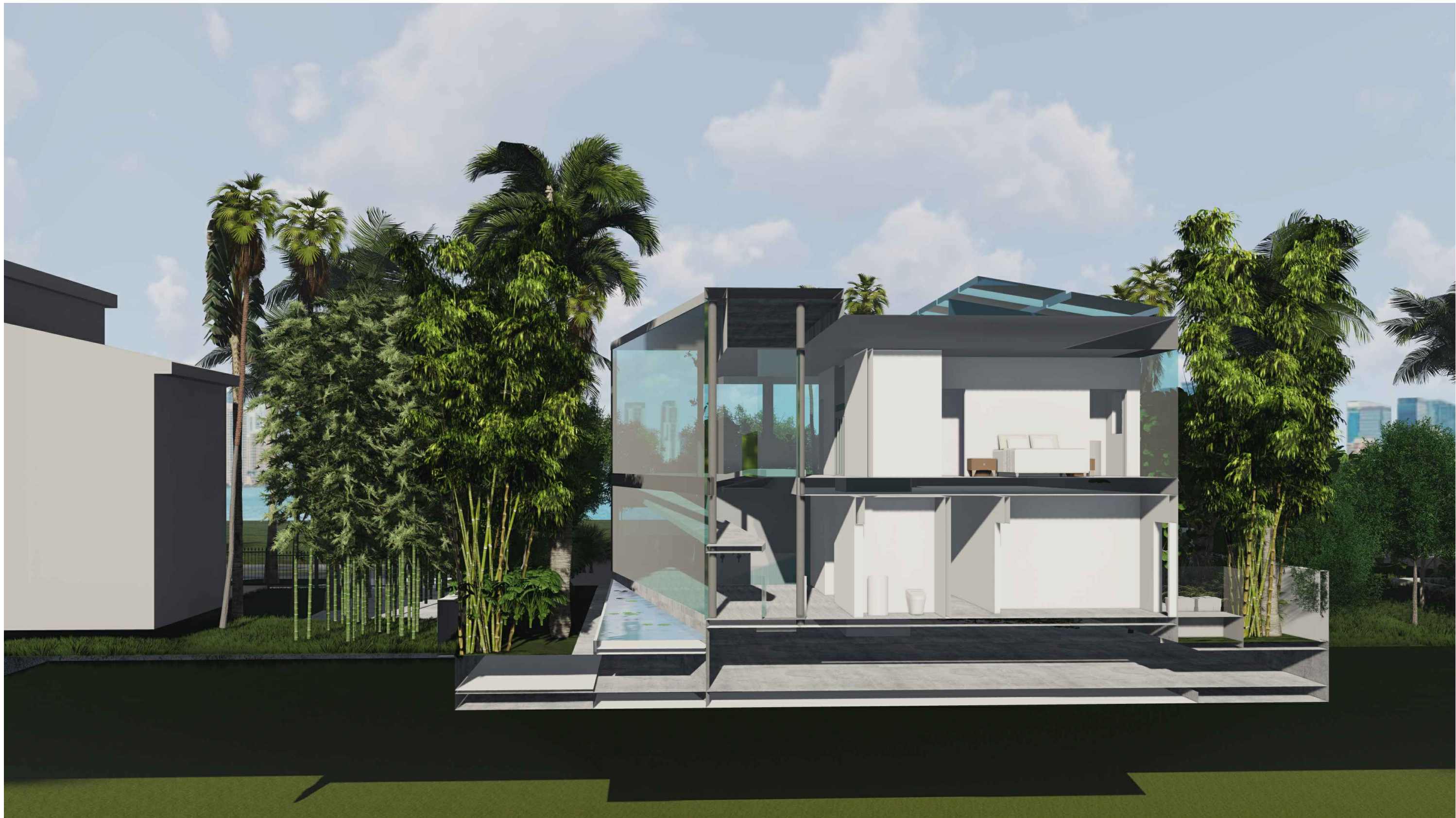
TREE & PALM PLANTING PLAN

Scale 1/16" = 1'-0"



LA-APX-02

MIAMI BEACH . DRB FINAL SUBMITTAL . 06 JULY 2021
REVISION 01 . 08 SEPTEMBER 2021



NORTH - SOUTH SECTION

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REVISION 01 . 08 SEPTEMBER 2021



EAST - WEST SECTION

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LA-APX-04

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AS BUILT PROJECT PHOTOS

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REVISION 01 . 08 SEPTEMBER 2021



AS BUILT PROJECT PHOTOS

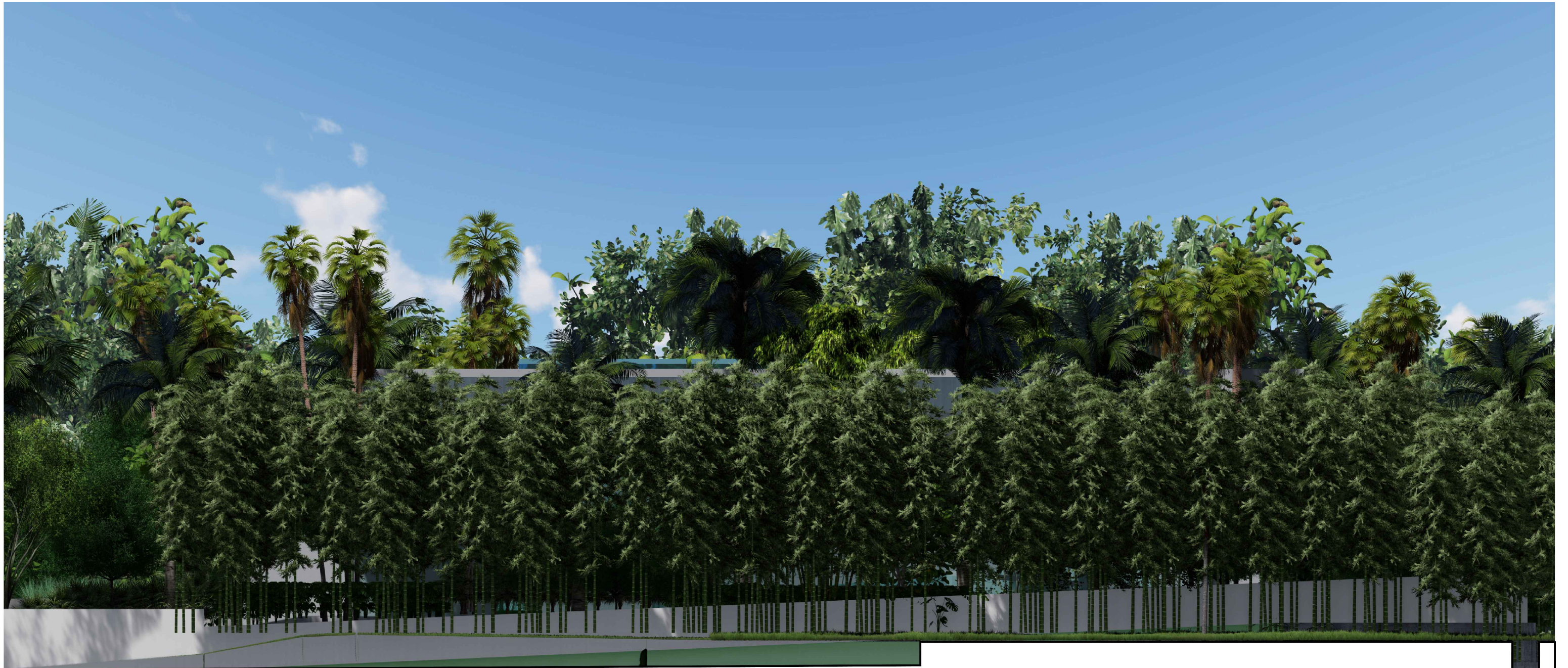
2464 PRAIRIE AVE RESIDENCE

2464 PRAIRIE AVENUE, MIAMI BEACH FL 33140



LA-APX-06

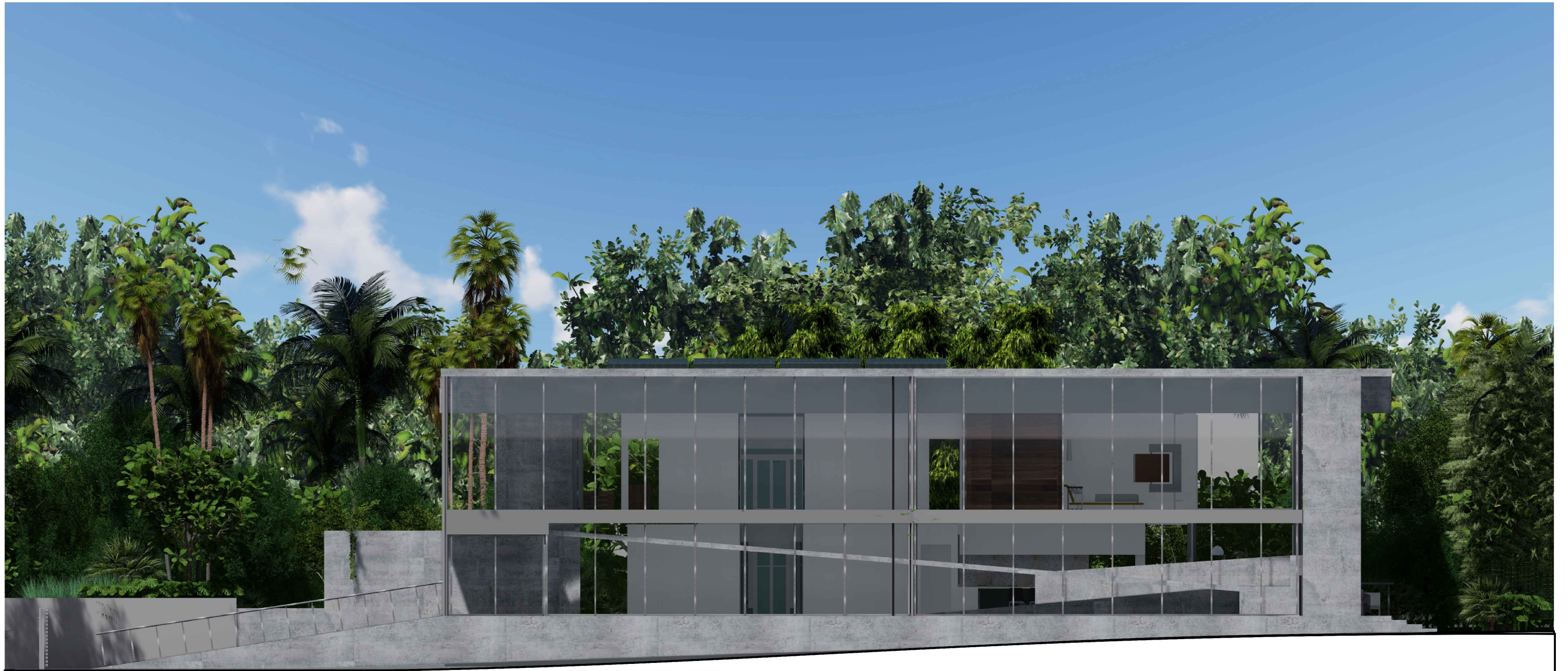
MIAMI BEACH . DRB FINAL SUBMITTAL . 06 JULY 2021
REVISION 01 . 08 SEPTEMBER 2021



NORTH ELEVATION WITH TREES

2464 PRAIRIE AVE RESIDENCE

2464 PRAIRIE AVENUE, MIAMI BEACH FL 33140



NORTH ELEVATION WITHOUT TREES

2464 PRAIRIE AVE RESIDENCE

2464 PRAIRIE AVENUE, MIAMI BEACH FL 33140



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