



Prairie House

2444 PRAIRIE AVE, MIAMI BEACH
FL, 33140.

DESING DEVELOPMENT SET
DRB HEARING
FOLIO: 02-3227-006-0390
03/01/2022

SH
ST



2000 South Dixie Highway #203 | Miami, FL 33133
Phone: 305-775-7941 | Phone: 305-282-0513









PROPERTY LINE

7.5' SIDE SETBACK

7.5' SIDE SETBACK

PROPERTY LINE

DECORATIVE STRUCTURE LEVEL
+35.79' N.G.V.D. +26'-9.50"
PARAPET WALL
+34.00' N.G.V.D. +25'-0"
ROOF LEVEL (BFE+1')
+33.00' N.G.V.D. +24'-0"

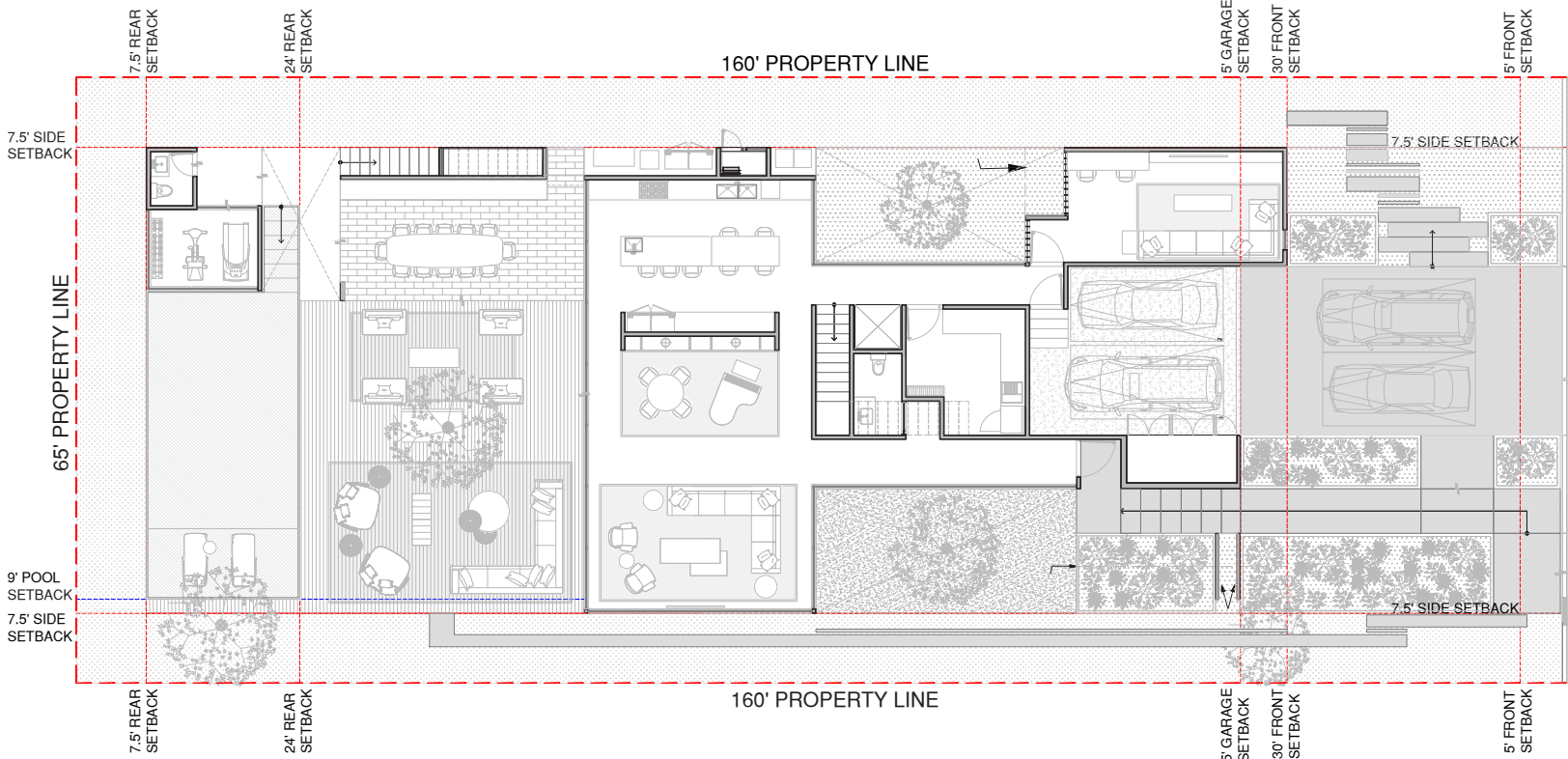
T.O. SECOND FLOOR SLAB (BFE+1')
+21.67' N.G.V.D. +12'-8"

FIRST FLOOR (BFE+1')
+9.00' N.G.V.D. -0'-0"
BASE FLOOD ELEVATION
+8.00' N.G.V.D. -1.00'
MAX. YARD ELEVATION
+6.56' N.G.V.D. -2'-5.28"
ADJUSTED GRADE
+5.96' N.G.V.D. -3'-48.00"
EXIST. GRADE AT SIDEWALK
+3.92' N.G.V.D. -5'-0.96"

EAST ELEVATION

FINISH LEGEND	
1	MICROCEMENT
2	CORTEN STEEL
3	GLASS RAILING
4	BROWN ALUMINUM WINDOW FRAME
5	CORTEN STEEL EXTERIOR WINDOW FRAME
6	CORTEN STEEL PLANTER
7	TRAVERTINE MARBLE

KEY PLAN



SHAMOSH
STUDIO

PROJECT
2444 PRAIRIE

PLAN
ELEVATIONS

SPECIALITY
Architecture

KEY CODE

OWNERS

A-201

ADDRESS
2444 Prairie Ave, Miami Beach,
FL 33140, EE. UU.

PLAN NUMBER

REVISION

2

DIMENSIONS

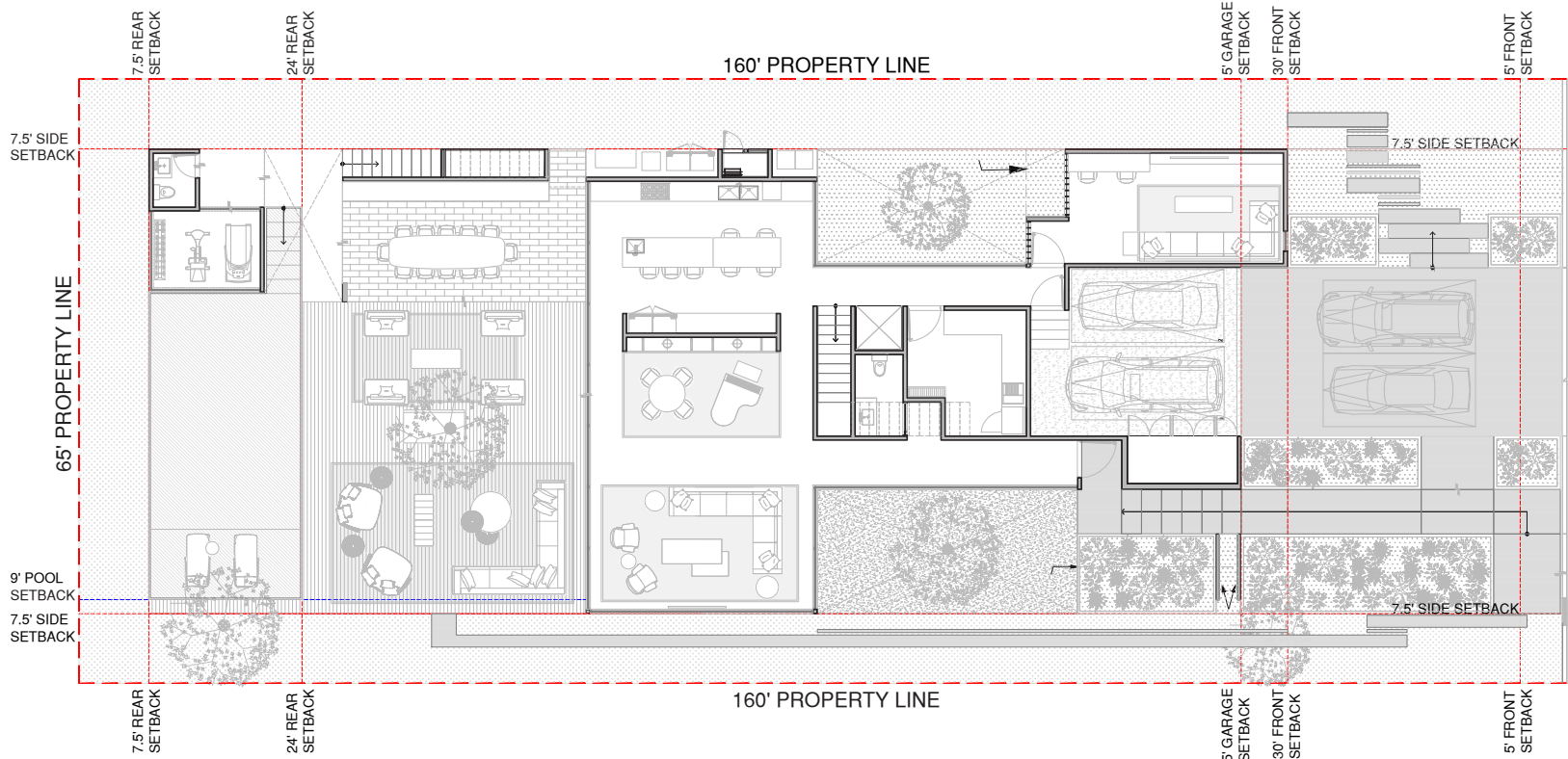
FEET

ISSUE DATE

03/01/22



EAST ELEVATION COLORED



KEY PLAN

NORTH

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PROJECT

2444 PRAIRIE

PLAN

ELEVATIONS COLORED

SPECIALITY

Architecture

OWNERS

ADDRESS

2444 Prairie Ave, Miami Beach,
FL 33140, EE. UU.

REVISION

2

ISSUE DATE

03/01/22

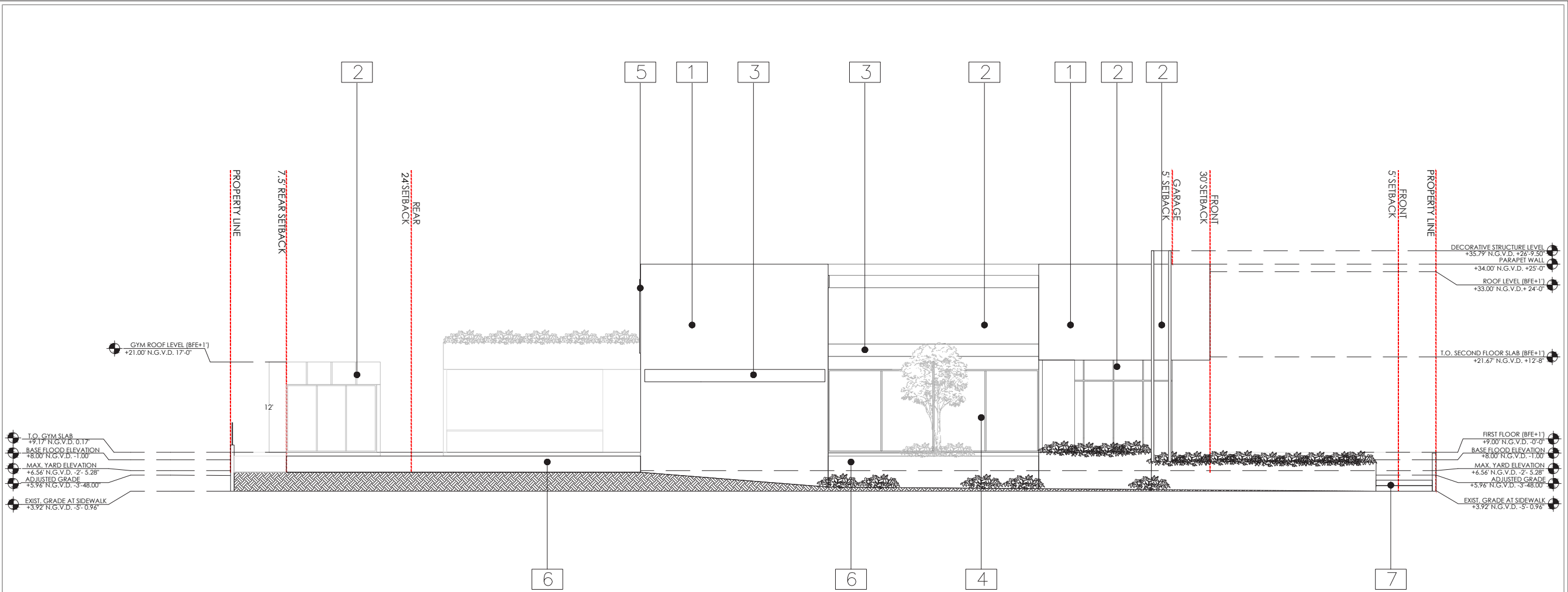
KEY CODE

A-202

PLAN NUMBER

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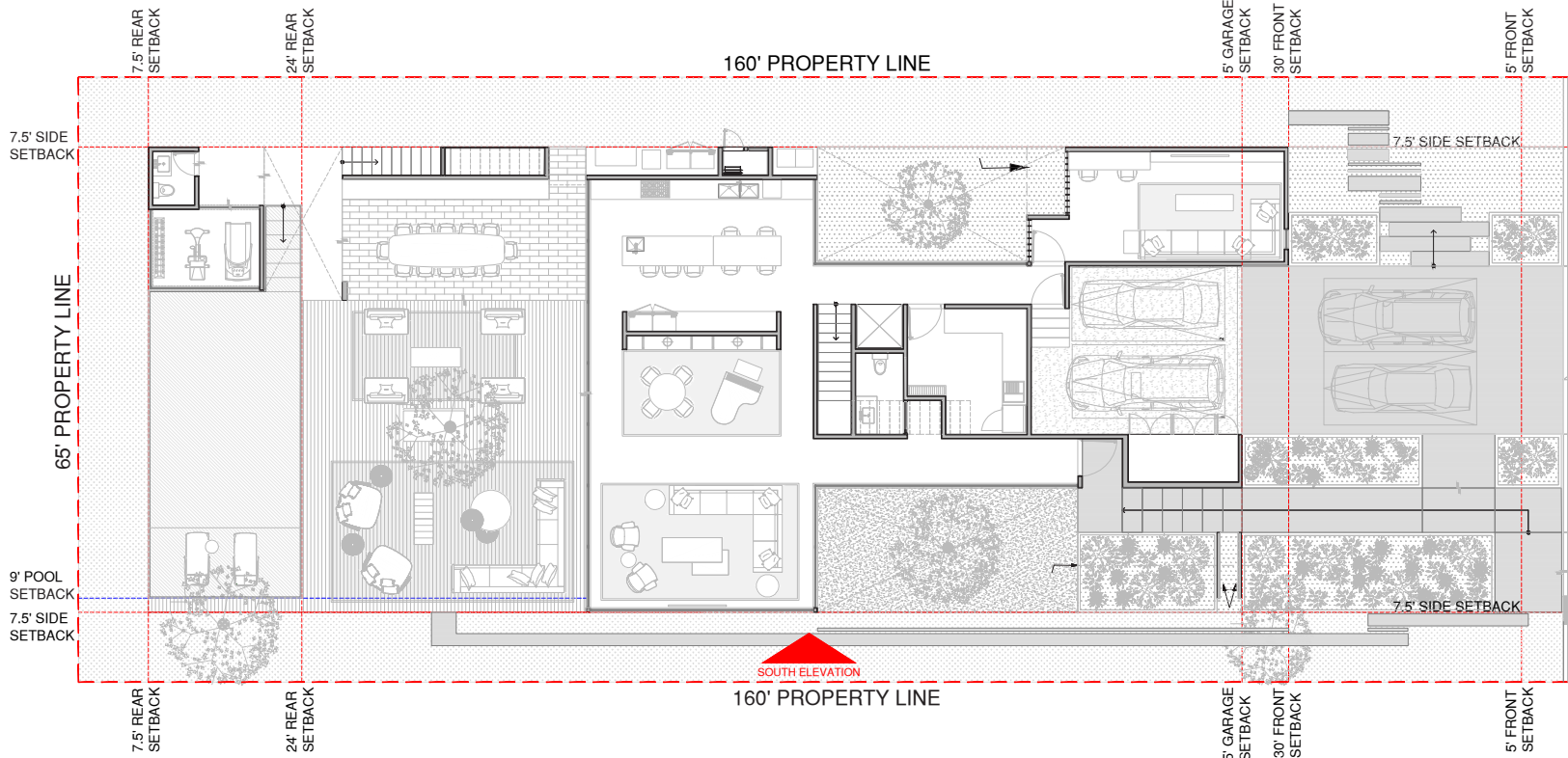
FEET



SOUTH ELEVATION

FINISH LEGEND	
1	MICROCEMENT
2	CORTEN STEEL
3	WINDOW
4	BROWN ALUMINUM WINDOW FRAME
5	CORTEN STEEL EXTERIOR WINDOW FRAME
6	CORTEN STEEL PLANTER
7	TRAVERTINE MARBLE

KEY PLAN



NORTH

SHAMOSH
STUDIO

PROJECT

2444 PRAIRIE

PLAN
ELEVATIONS

SPECIALITY
Architecture

OWNERS

ADDRESS
2444 Prairie Ave, Miami Beach,
FL 33140, EE. UU.

REVISION
2

ISSUE DATE
03/01/22

KEY CODE

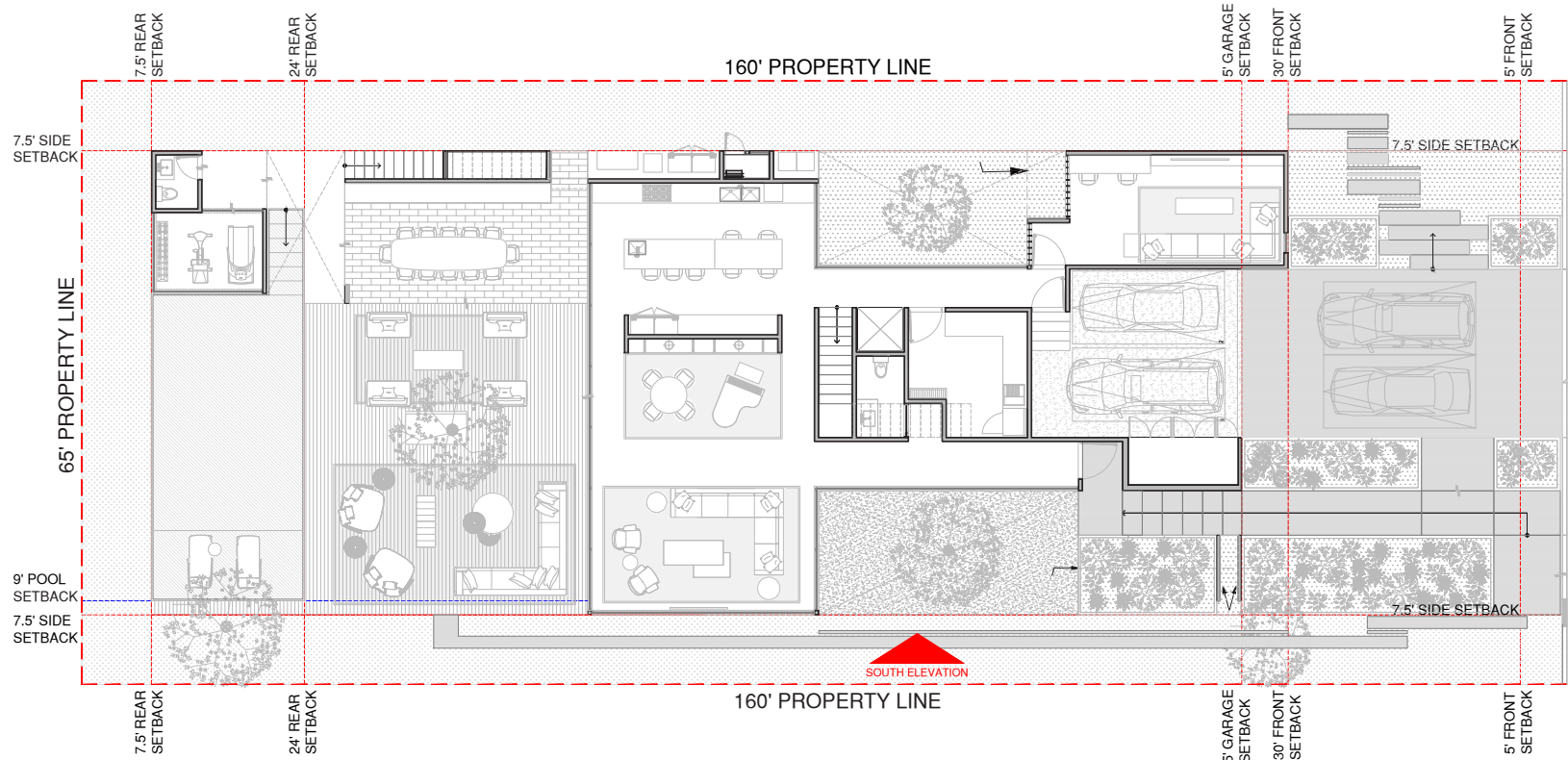
A-203

PLAN NUMBER

DIMENSIONS
FEET



SOUTH ELEVATION COLORED



KEY PLAN

NORTH

SHAMOSH
STUDIO

PROJECT 2444 PRAIRIE			
PLAN ELEVATIONS COLORED			
SPECIALITY Architecture		KEY CODE	
OWNERS		A-204	
ADDRESS 2444 Prairie Ave, Miami Beach, FL 33140, EE. UU.		PLAN NUMBER	
REVISION 2		DIMENSIONS FEET	
ISSUE DATE 03/01/21			

PROPERTY LINE

7.5' SIDE SETBACK

7.5' SIDE SETBACK

PROPERTY LINE

DECORATIVE STRUCTURE LEVEL
+35.79' N.G.V.D. +26'-9.50"
PARAPET WALL
+34.00' N.G.V.D. +25'-0"
ROOF LEVEL (BFE+1')
+33.00' N.G.V.D. +24'-0"

T.O. SECOND FLOOR SLAB (BFE+1')
+21.67' N.G.V.D. +12'-8"

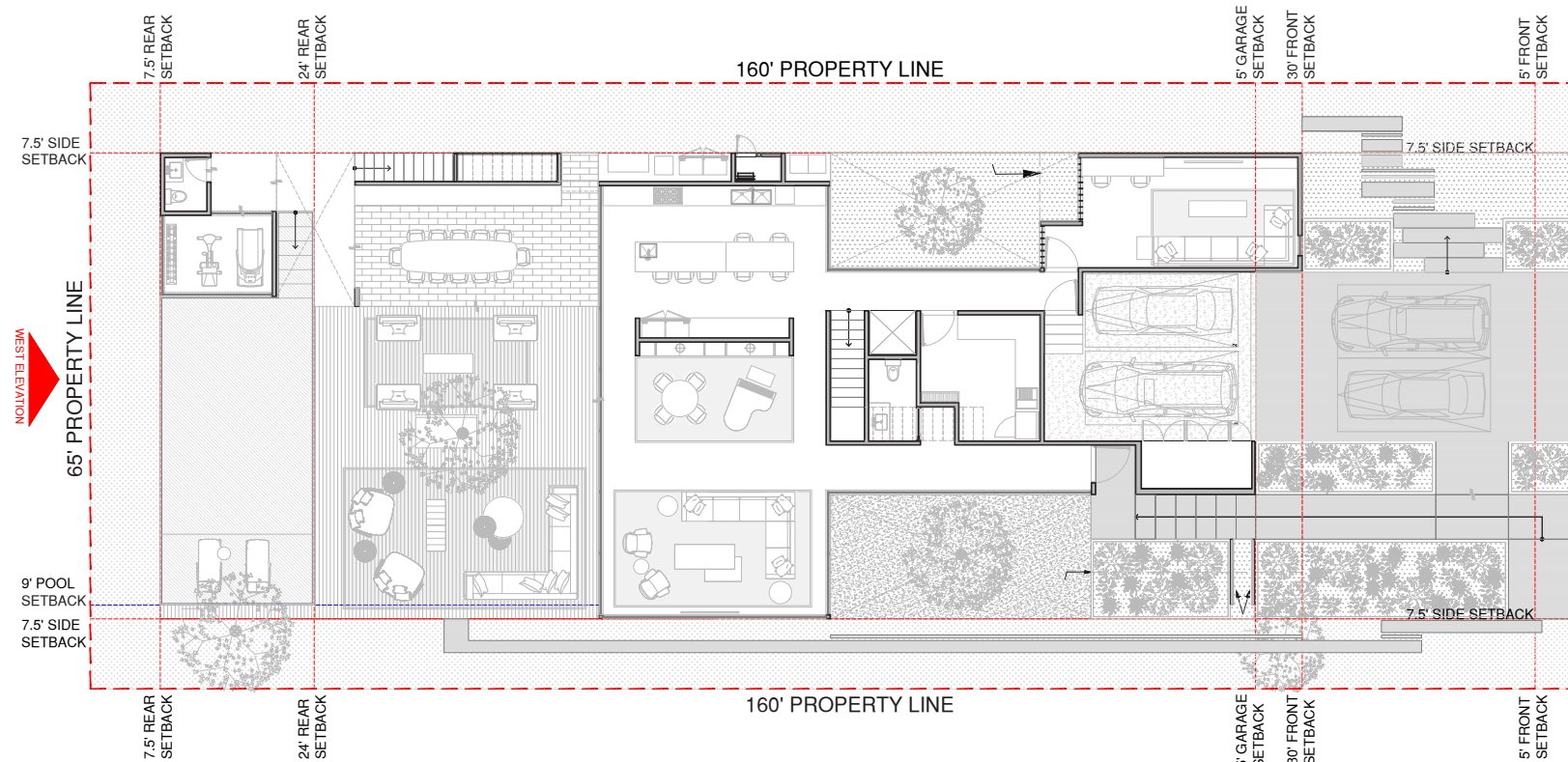
FIRST FLOOR (BFE+1')
+9.00' N.G.V.D. -0'-0"
BASE FLOOD ELEVATION
+8.00' N.G.V.D. -1.00"
MAX. YARD ELEVATION
+6.56' N.G.V.D. -2'-5.28"
ADJUSTED GRADE
+5.96' N.G.V.D. -3'-48.00"
EXIST. GRADE AT SIDEWALK
+3.92' N.G.V.D. -5'-0.96"

WEST ELEVATION

FINISH LEGEND

- 1 MICROCEMENT
- 2 CORTEN STEEL
- 3 WINDOW
- 4 BROWN ALUMINUM WINDOW FRAME
- 5 CORTEN STEEL EXTERIOR WINDOW FRAME
- 6 CORTEN STEEL PLANTER
- 7 TRAVERTINE MARBLE

KEY PLAN



SHAMOSH
STUDIO

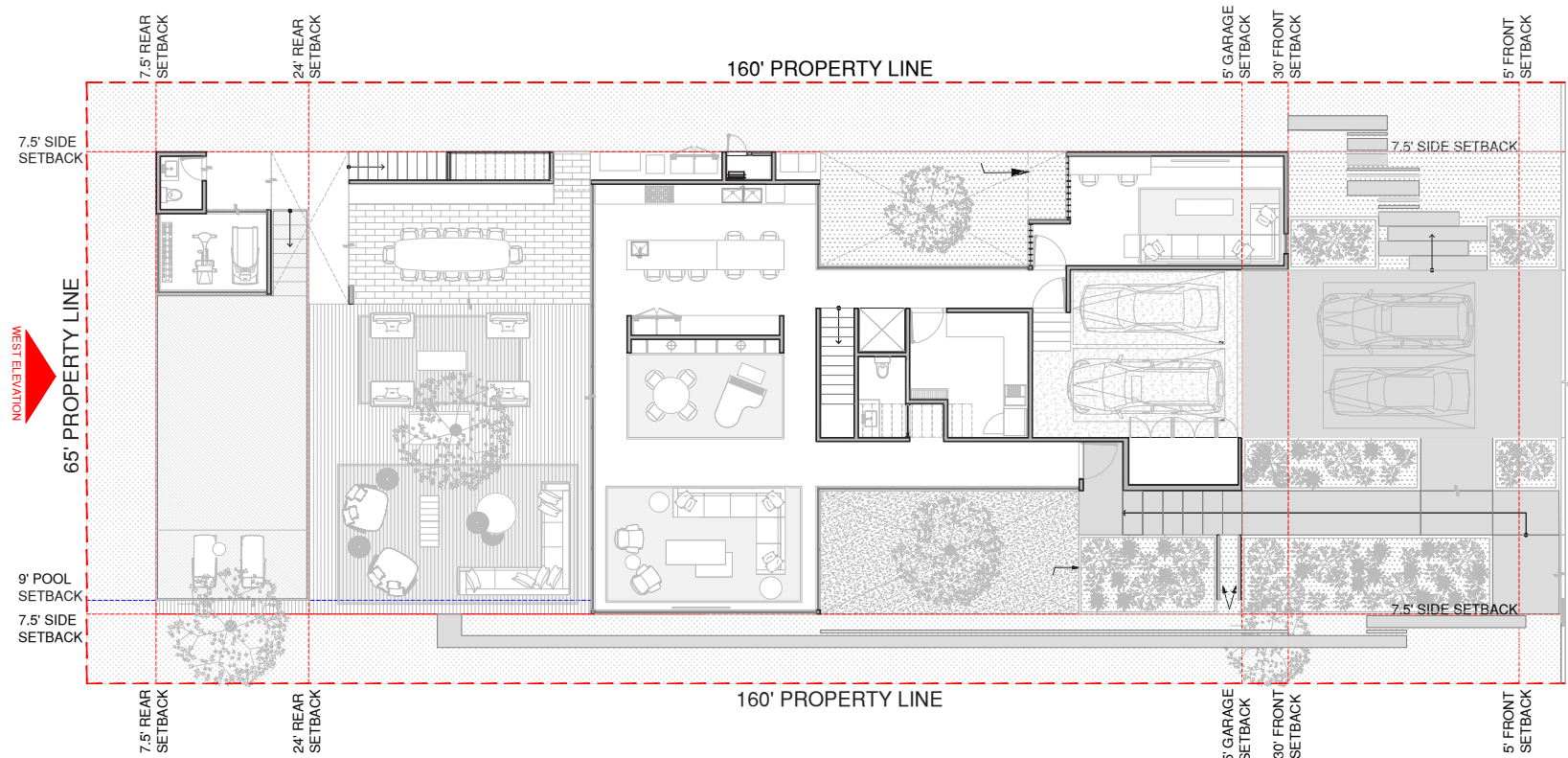
PROJECT 2444 PRAIRIE	
PLAN ELEVATIONS	
SPECIALITY Architecture	KEY CODE
OWNERS	A-205
ADDRESS 2444 Prairie Ave, Miami Beach, FL 33140, EE. UU.	PLAN NUMBER
REVISION 2	DIMENSIONS FEET
ISSUE DATE 03/01/22	



WEST ELEVATION COLORED

FINISH LEGEND	
1	MICROCEMENT
2	CORTEN STEEL
3	WINDOW
4	BROWN ALUMINUM WINDOW FRAME
5	CORTEN STEEL EXTERIOR WINDOW FRAME
6	CORTEN STEEL PLANTER
7	TRAVERTINE MARBLE

KEY PLAN



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STUDIO

PROJECT

2444 PRAIRIE

PLAN
ELEVATIONS

SPECIALITY
Architecture

OWNERS

KEY CODE

A-206

ADDRESS
2444 Prairie Ave, Miami Beach,
FL 33140, EE. UU.

PLAN NUMBER

REVISION

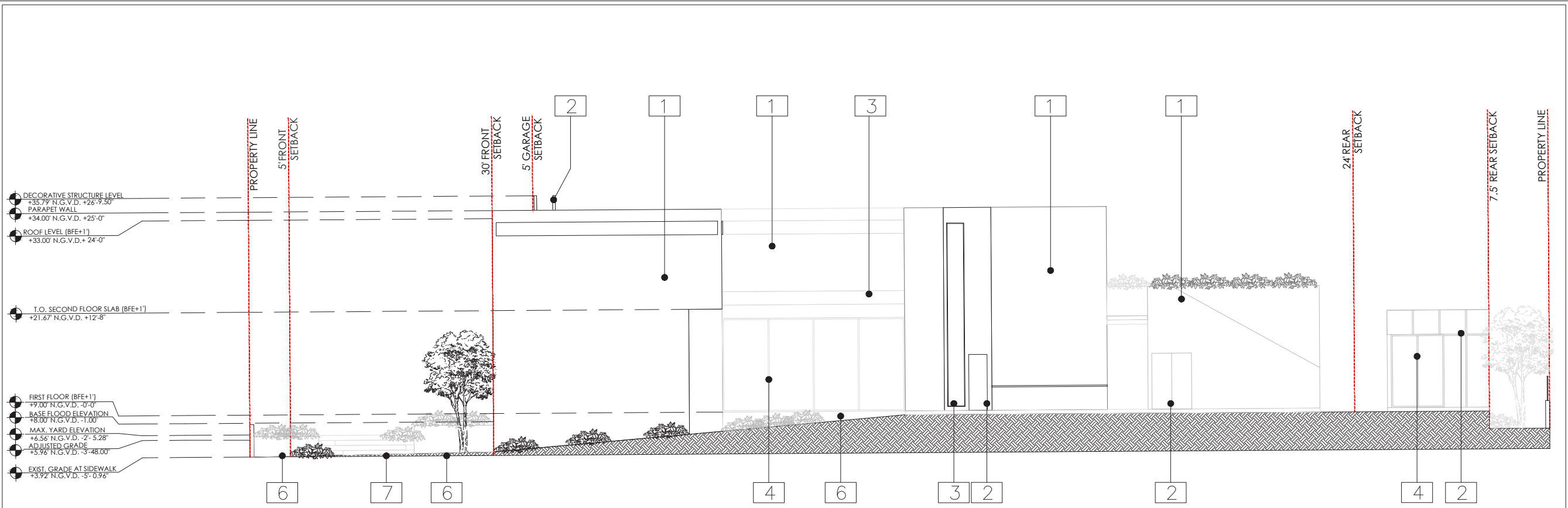
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DIMENSIONS

FEET

ISSUE DATE

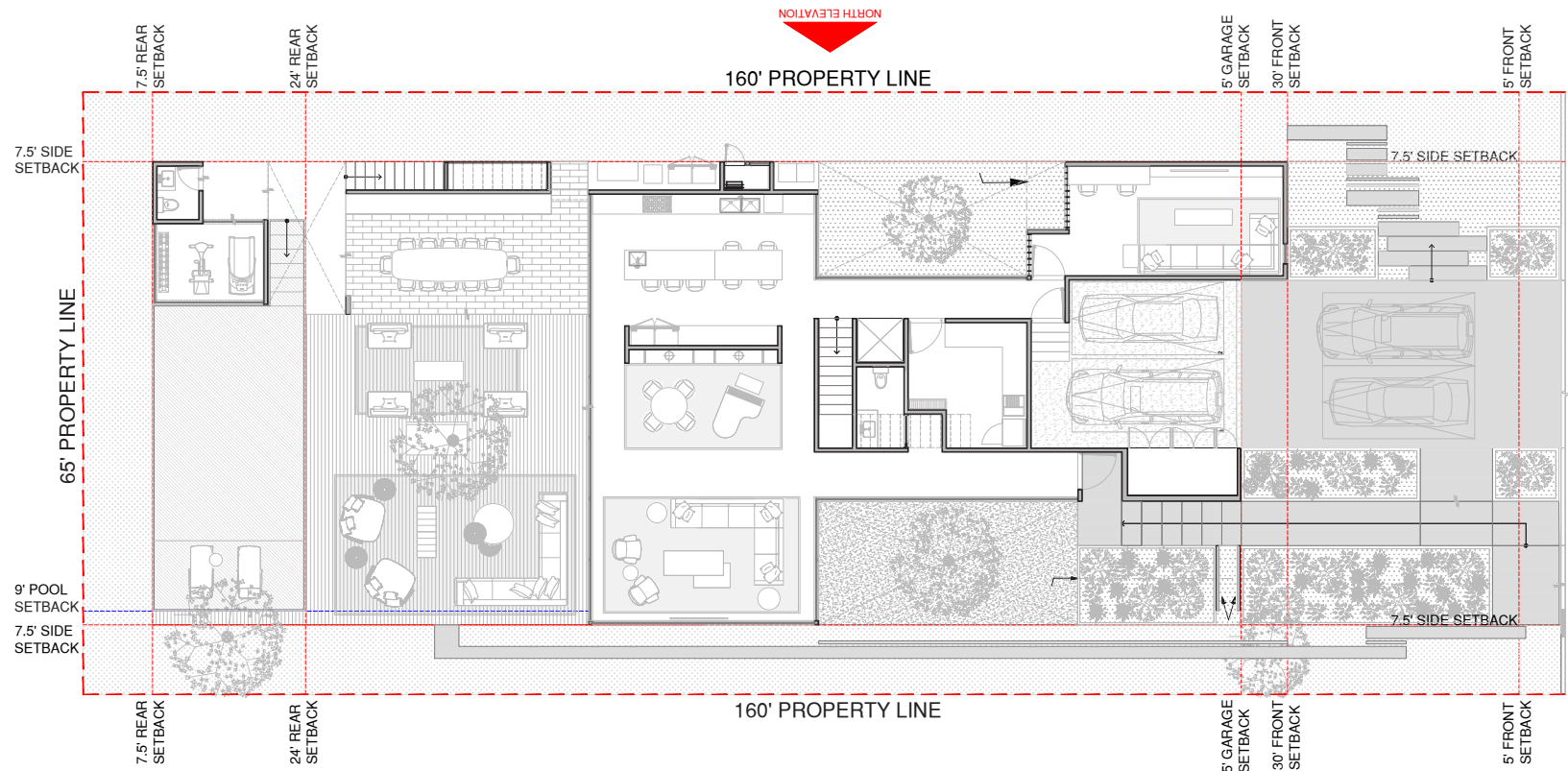
03/01/22



NORTH ELEVATION

FINISH LEGEND	
1	MICROCEMENT
2	CORTEN STEEL
3	WINDOW
4	BROWN ALUMINUM WINDOW FRAME
5	CORTEN STEEL EXTERIOR WINDOW FRAME
6	CORTEN STEEL PLANTER
7	TRAVERTINE MARBLE

KEY PLAN



NORTH

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PROJECT

2444 PRAIRIE

PLAN
ELEVATIONS

SPECIALITY
Architecture

OWNERS

ADDRESS
2444 Prairie Ave, Miami Beach,
FL 33140, EE. UU.

REVISION
2

ISSUE DATE
03/01/22

KEY CODE

A-207

PLAN NUMBER

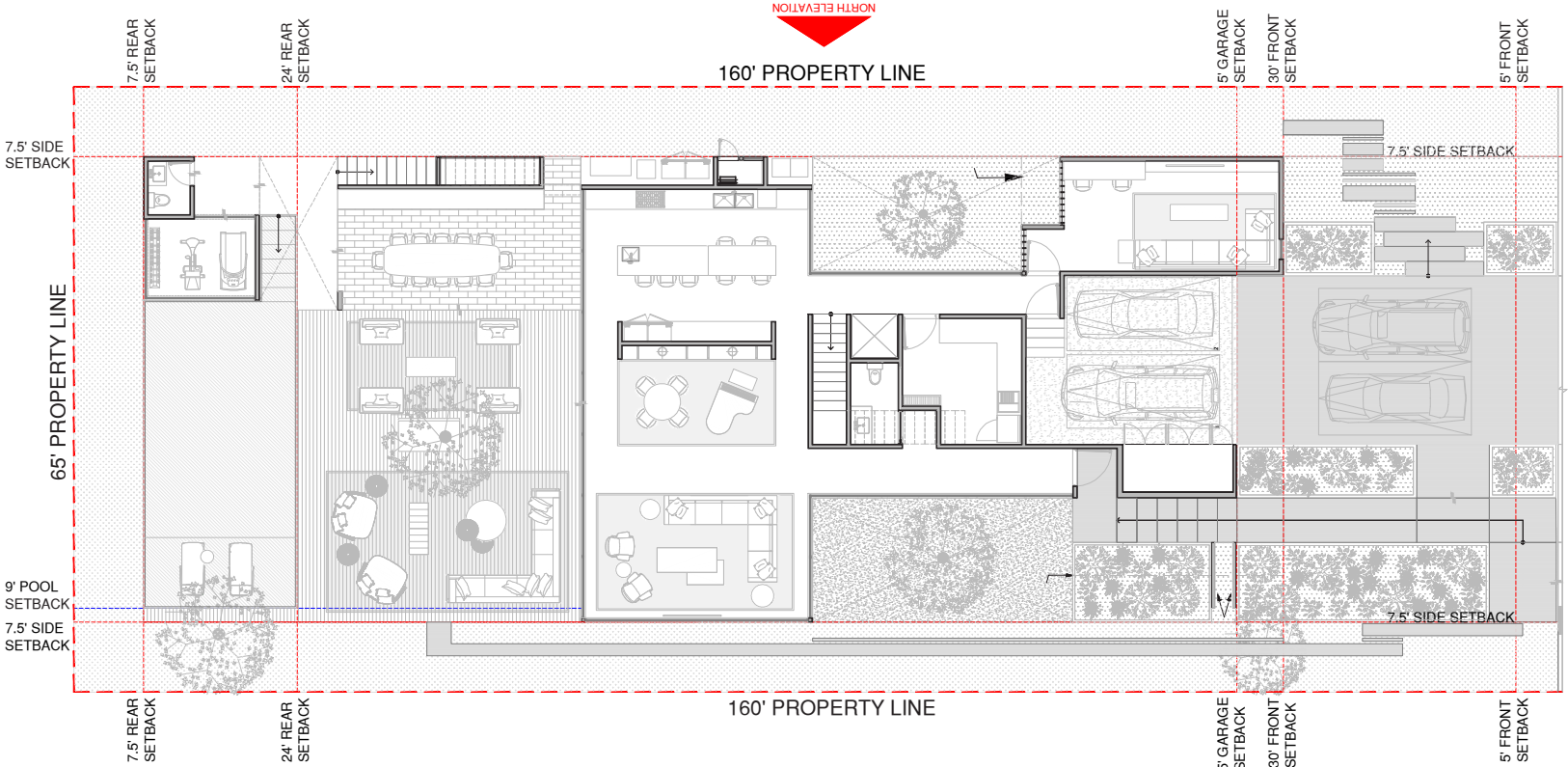
DIMENSIONS
FEET



NORTH ELEVATION COLORED

FINISH LEGEND	
1	MICROCEMENT
2	CORTEN STEEL
3	WINDOW
4	BROWN ALUMINUM WINDOW FRAME
5	CORTEN STEEL EXTERIOR WINDOW FRAME
6	CORTEN STEEL PLANTER
7	TRAVERTINE MARBLE

KEY PLAN



NORTH

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STUDIO

PROJECT 2444 PRAIRIE	
PLAN ELEVATIONS	
SPECIALITY Architecture	KEY CODE
OWNERS	A-208
ADDRESS 2444 Prairie Ave, Miami Beach, FL 33140, EE. UU.	PLAN NUMBER
REVISION 2	DIMENSIONS FEET
ISSUE DATE 03/01/22	

CONSULTANT:

PRAIRIE HOUSE
2444 PRAIRIE AVE,
MIAMI BEACH, FL, 33140

PROJECT NAME:

PROJECT ADDRESS:

Revisions:

SEAL:

PROJECT NO:

SCALE: AS NOTED

DATE: 01/18/2022

DRAWN: J.S., R.R.

CHECKED: D.O.

CADD FILE:

DRAWING TITLE:

ELEVATIONS

SHEET NO.

L-7



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

david o.

landscape
architecture

DAVID J. ODISHOO
RLA #666969

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coconut grove, fl. 33233-1615
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CONSULTANT:

PRAIRIE HOUSE
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PROJECT NAME:

PROJECT ADDRESS:

Revisions:

SEAL:

PROJECT NO:

SCALE: AS NOTED

DATE: 01/18/2022

DRAWN: J.S., R.R.

CHECKED: D.O.

CADD FILE:

DRAWING TITLE:

ELEVATIONS

SHEET NO.

L-8



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



POSIDUERIA LATIFOLIA



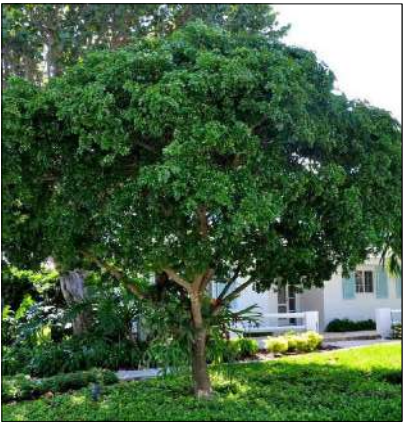
GUMBO LIMBO



CRAPE MYRTLE 'HOT PINK'



SATINLEAF TREE



LIGNUM VITAE



CAESALPINIA GRANADILLO



SATAKE PALM



LIGUSTRUM JAPONICUM



COCCOTHRINAX ALTA



PARADISE TREE



FAKAHATCHEE GRASS



FICUS GREEN ISLAND



WHITE FOUNTAIN GRASS



SPARTINA GRASS



MYRSINE GUAINENSIS



PHILODENDRON WEEK'S RED



VIBURNUM AWABUKI



RED TIP COCOPLUM



CORDYLINE 'TURKEY TAILS'



TEXTILIS GRACILIS



BOSTON FERN



MONDO GRASS

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landscape
architecture

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CONSULTANT:

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PROJECT NAME:
PROJECT ADDRESS:

Revisions:

SEAL:

PROJECT NO:
SCALE: AS NOTED
DATE: 01/18/2022
DRAWN: J.S., R.R.
CHECKED: D.O.
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PLANT IMAGERY

SHEET NO.
L-10



IMPERIAL BROMELIAD



SPIDERWORT



BLUE FLAG IRIS



FARFUGIUM JAPONICUM GIGANTEA



ALOCASIA 'BORNEO GIANT'



BIG BLUE LIRIOPE



SWORD FERN



WILSON'S PHILODENDRON



MEXICAN BREADFRUIT



COONTIE



BIRDNEST ANTHURIUM



JAPANESE BLUEBERRY

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landscape
architecture

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CONSULTANT:

PRAIRIE HOUSE
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MIAMI BEACH, FL, 33140

PROJECT NAME:

PROJECT ADDRESS:

Revisions:

SEAL:

PROJECT NO:
SCALE: AS NOTED
DATE: 01/18/2022
DRAWN: J.S., R.R.
CHECKED: D.O.
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DRAWING TITLE:
PLANT IMAGERY

SHEET NO.

L-11

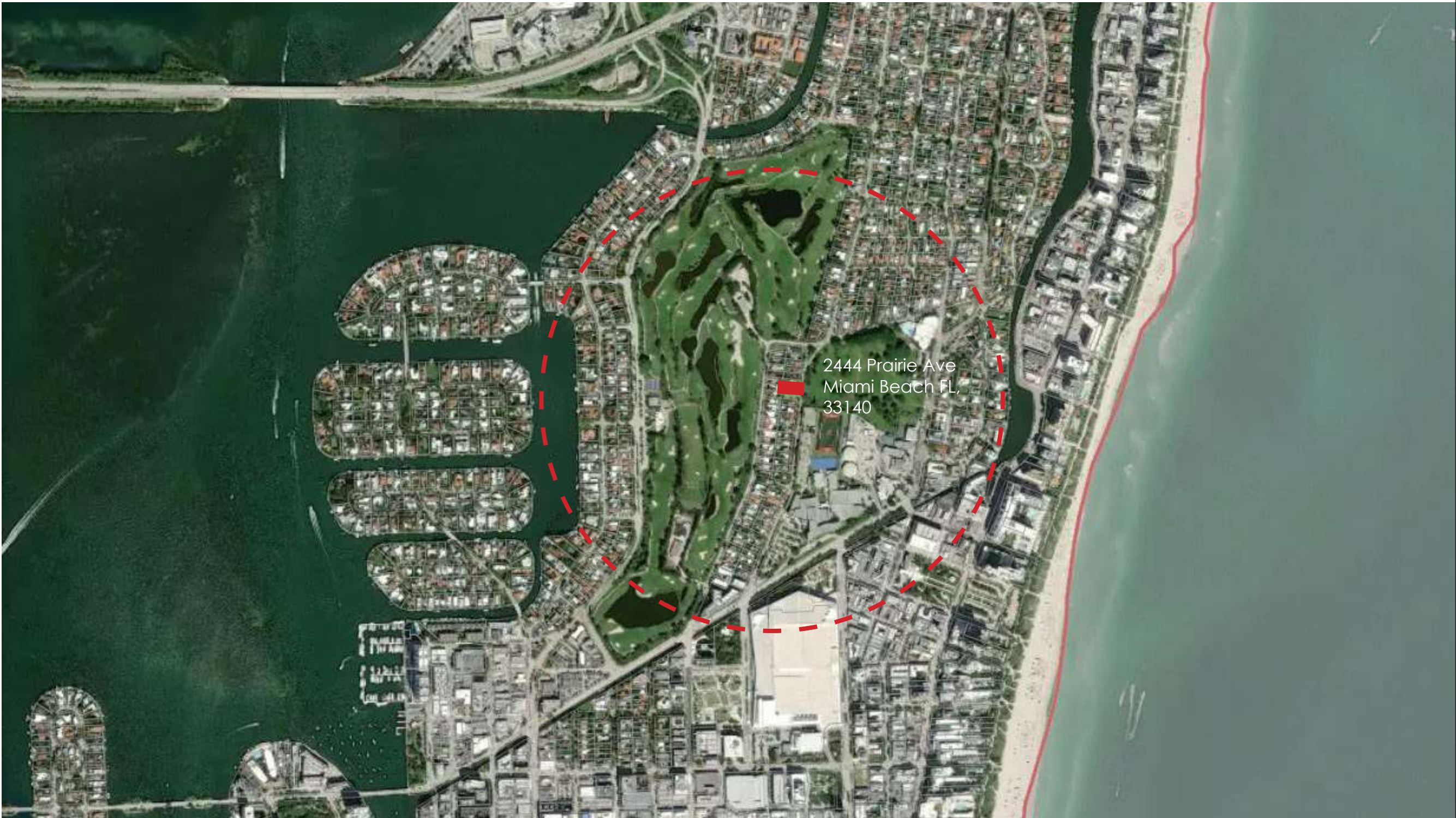












HALF MILE RADIUS PLAN

NORTH



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PROJECT

2444 PRAIRIE

PLAN

HALF MILE RADIUS PLAN

SPECIALITY
Architecture

OWNERS

ADDRESS
2444 Prairie Ave, Miami Beach,
FL 33140, EE. UU.

REVISION
2

ISSUE DATE:
03/01/22

KEY CODE

A-000

PLAN NUMBER

DIMENSIONS
FEET



① STREET VIEW



② FRONT VIEW



③ CONTEXT VIEW



④ AERIAL VIEW

NORTH

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PROJECT		2444 PRAIRIE	
PLAN EXISTING CONDITION PHOTOGRAPHS			
SPECIALITY Architecture		KEY CODE	
OWNERS		A-002	
ADDRESS 2444 Prairie Ave, Miami Beach, FL 33140, EE. UU.		PLAN NUMBER	
REVISION	2	DIMENSIONS	FEET
ISSUE DATE: 03/01/22			



MATERIAL SHEET

NORTH

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Phone: 305-775-7941 | Phone: 305-282-0513

PROJECT

2444 PRAIRIE

PLAN

MATERIAL SHEET

SPECIALITY
Architecture

OWNERS

ADDRESS
2444 Prairie Ave, Miami Beach,
FL 33140, EE. UU.

REVISION
2

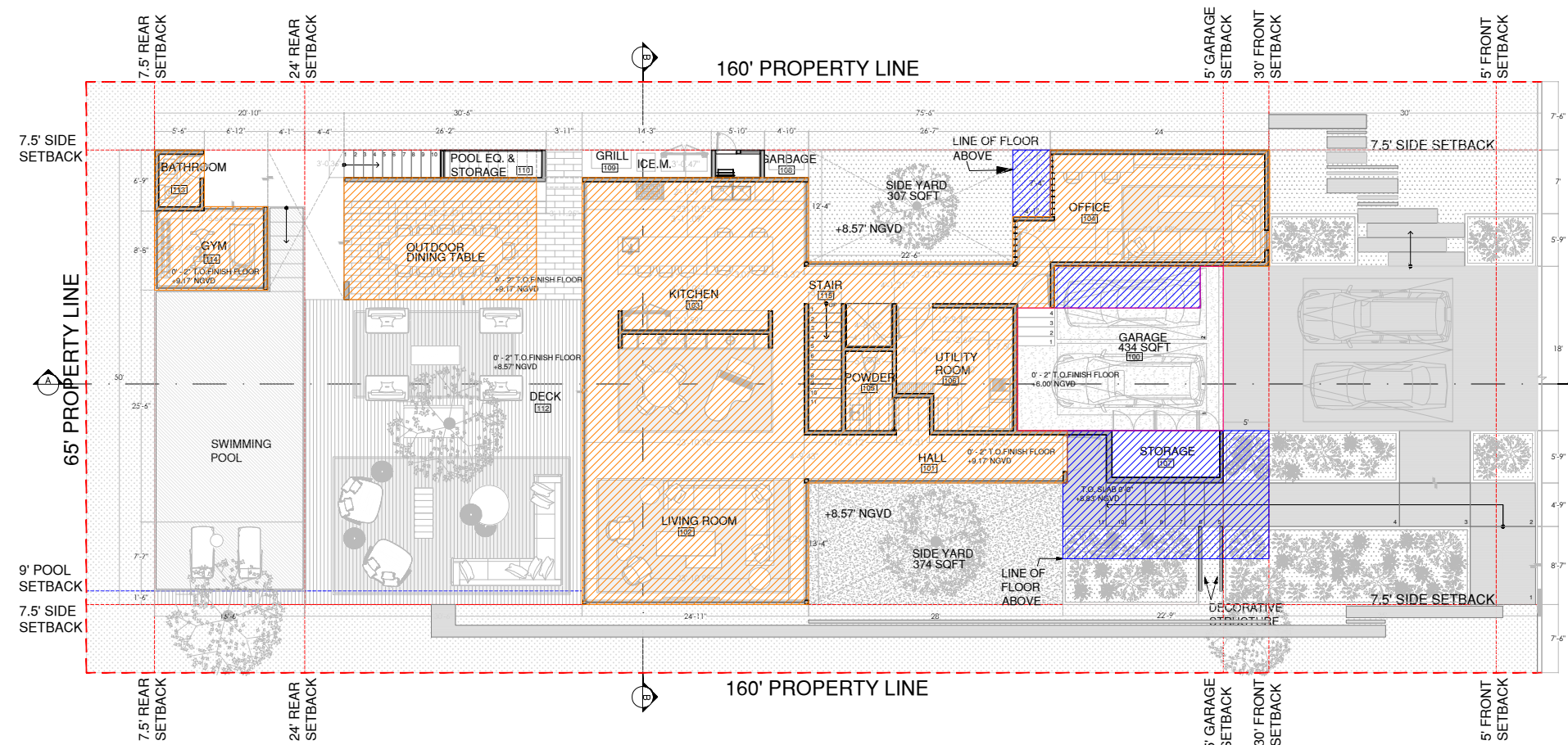
ISSUE DATE:
03/01/22

KEY CODE

A-005

PLAN NUMBER

DIMENSIONS
FEET

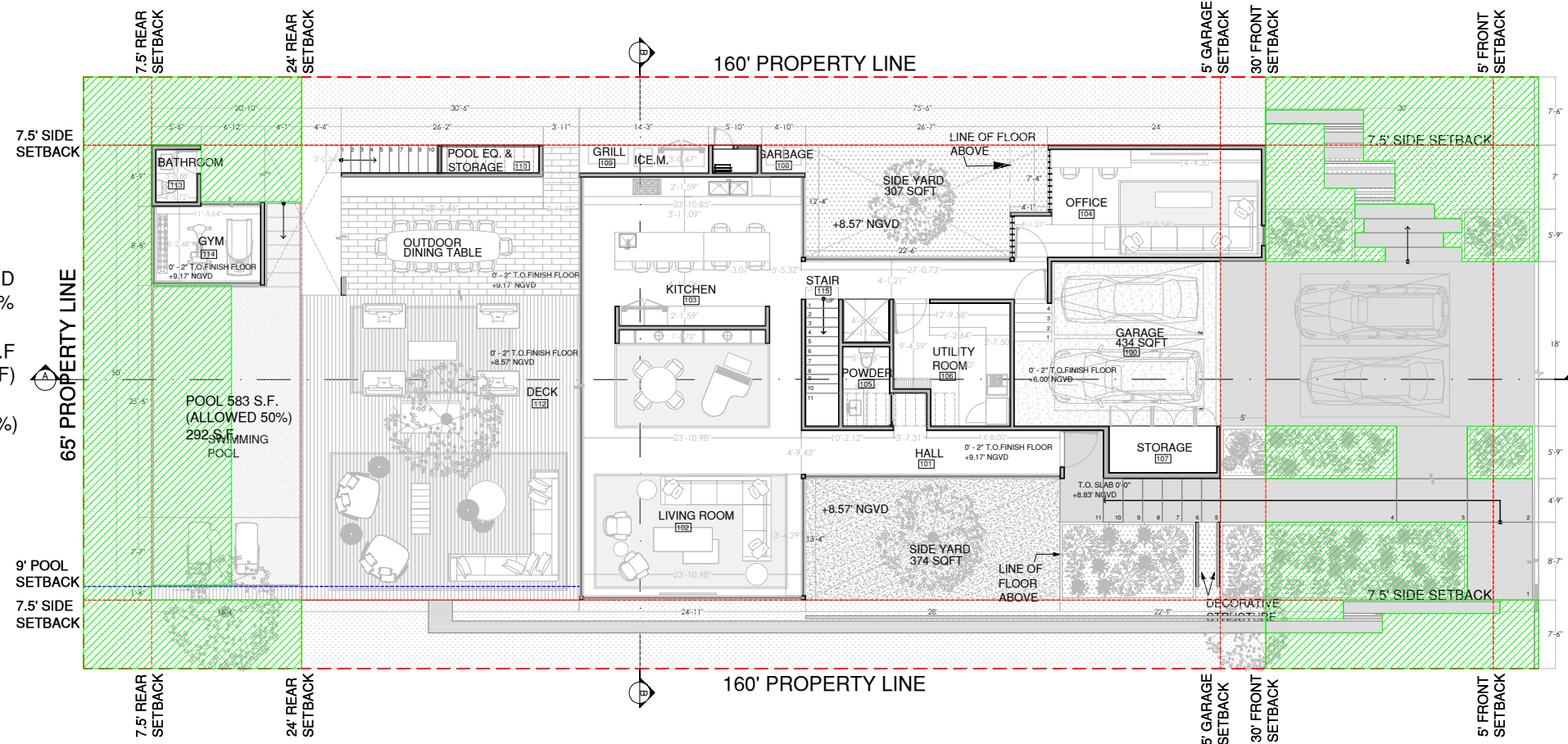


 FIRST FLOOR 2,542.33 S.F.

 SECOND FLOOR SLAB ABOVE
420 S.F.

☐ GARAGE AREA EXEMPTED FROM
COVERAGE 316.91 S.F.


 REQ. LOT COVERAGE 3,120 S.F.
 REQ. 30% OF LOT AREA
 (LOT AREA 10,400 S.F.)
 PROPOSED LOT COVERAGE
 2,962.33 S.F. (29%)



 REAR YARD
REQ. 70%

REQ. 1,092 S.F
(70% OF 1,560 S.F)

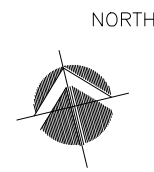
PROPOSED 1,094 S.F. (70%)

FRONT YARD
REQ. 50%

REQ. 975 S.F.
(50% OF 1,950 S.F)

PROPOSED 976 S.F. (50%)

OPENSOURCE



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PROJECT
2444 PRAIRIE

PLAN

ZONING DIAGRAMS

SPECIALITY
Architecture

KEY CODE

OWNERS

AA-01

ADDRESS
2444 Prairie Ave, Miami Beach,
FL 33140, EE. UU.

PLAN NUMBER

REVISION

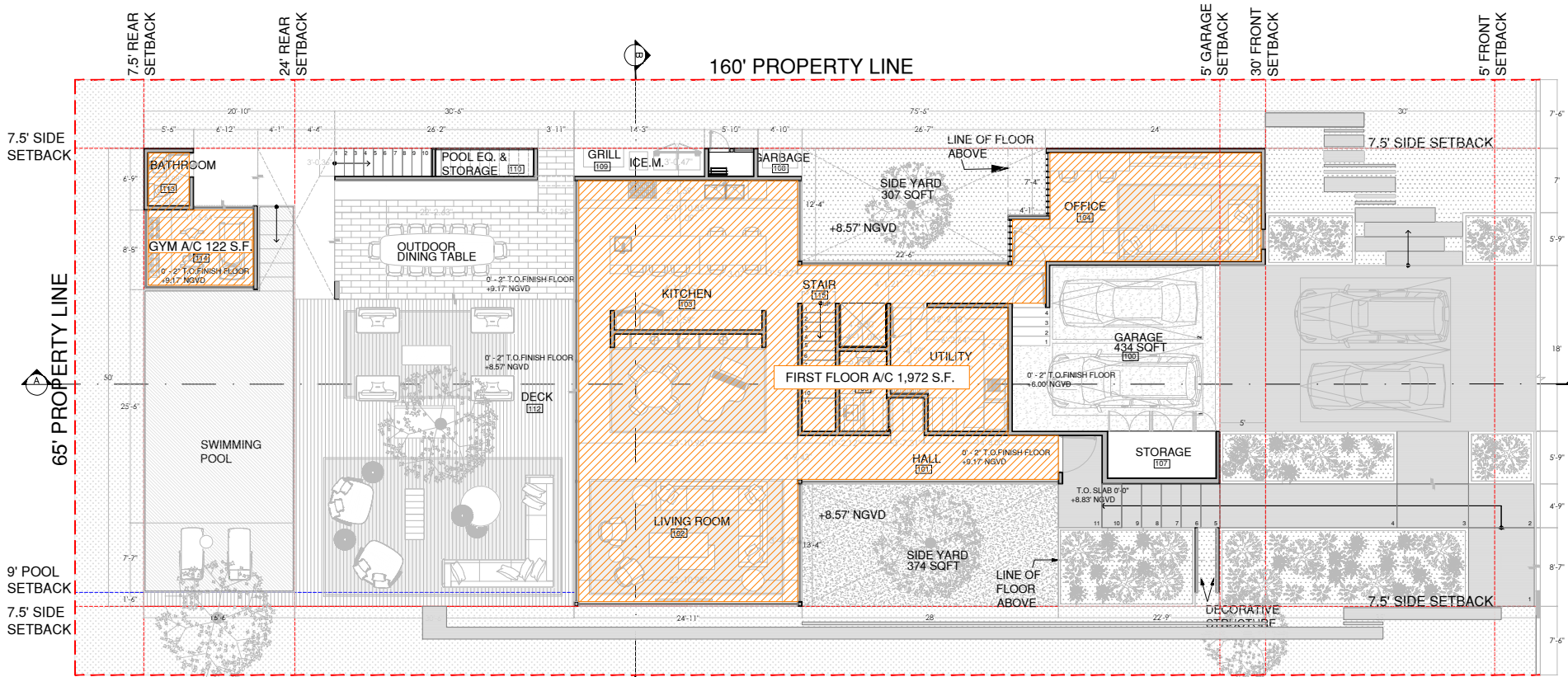
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DIMENSIONS		FEET
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ISSUE DATE:

03/01/21

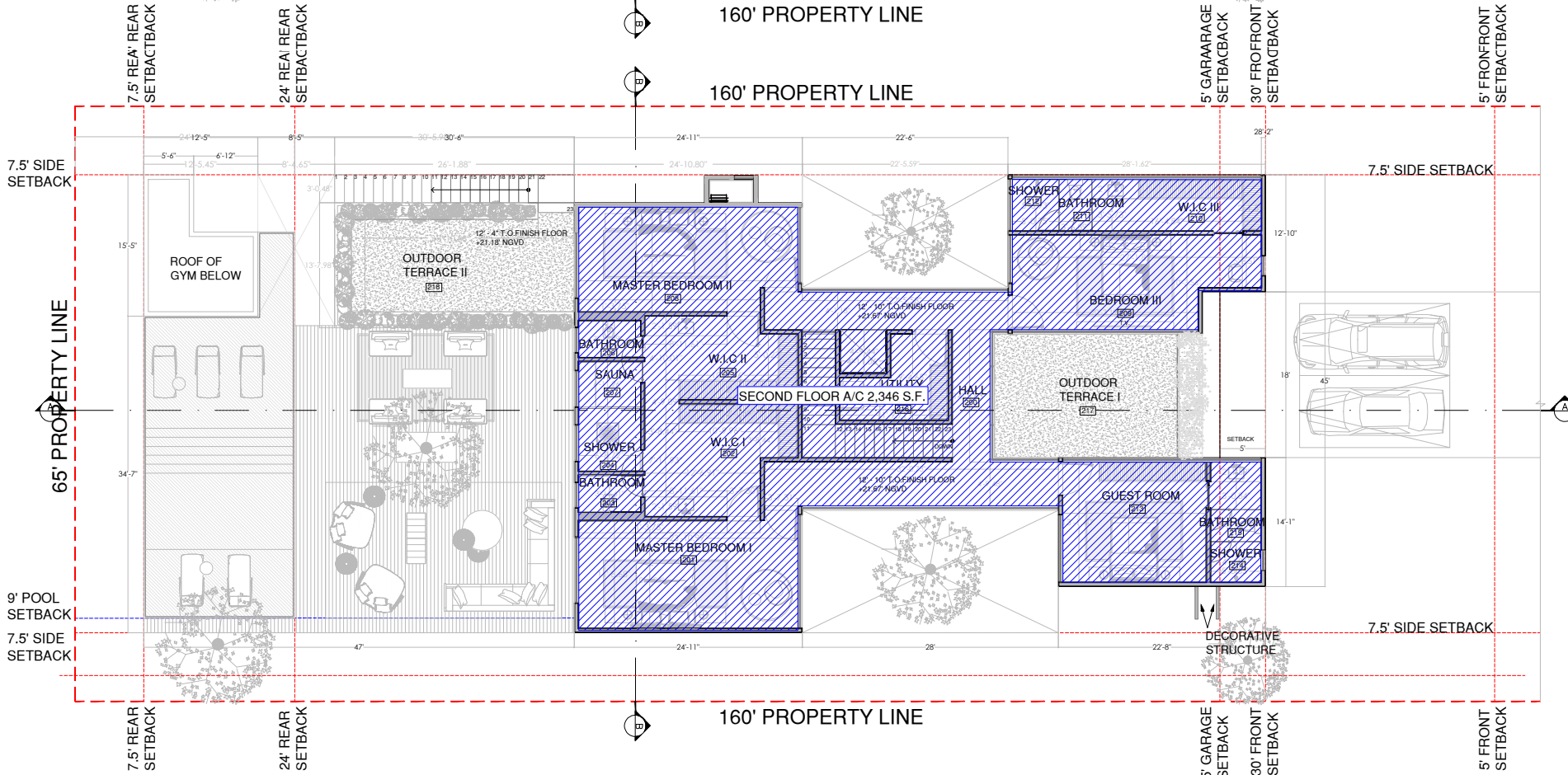
UNIT SIZE
FIRST FLOOR



▨ FIRST FLOOR UNIT SIZE
2,094 S.F.
(1,972 S.F. + 122 S.F.)

MAX. UNIT SIZE 5,200 S.F.
REQ. 50% OF LOT AREA
(LOT AREA 10,400 S.F.)

UNIT SIZE
SECOND FLOOR



▨ SECOND FLOOR UNIT
SIZE 2,346 S.F.

MAX. UNIT SIZE 5,200 S.F.
REQ. 50% OF LOT AREA
(LOT AREA 10,400 S.F.)

TOTAL UNIT SIZE 4,440 S.F.
(FIRST FLOOR+ SECOND
FLOOR 2,094+2,346 S.F.)

NORTH

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PROJECT
2444 PRAIRIE

PLAN
ZONING DIAGRAMS

SPECIALITY
Architecture

OWNERS

ADDRESS
2444 Prairie Ave, Miami Beach,
FL 33140, EE. UU.

REVISION
2

ISSUE DATE:
03/01/22

KEY CODE

AA-02

PLAN NUMBER

DIMENSIONS
FEET



EXISTING CONTEXTUAL ELEVATION LINE



PROPOSED CONTEXTUAL ELEVATION LINE

NORTH

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Phone: +525552163946

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Phone: 305-775-7941 | Phone: 305-282-0513

PROJECT

2444 PRAIRIE

PLAN

CONTEXTUAL ELEVATION LINE

SPECIALITY
Architecture

OWNERS

ADDRESS
2444 Prairie Ave, Miami Beach,
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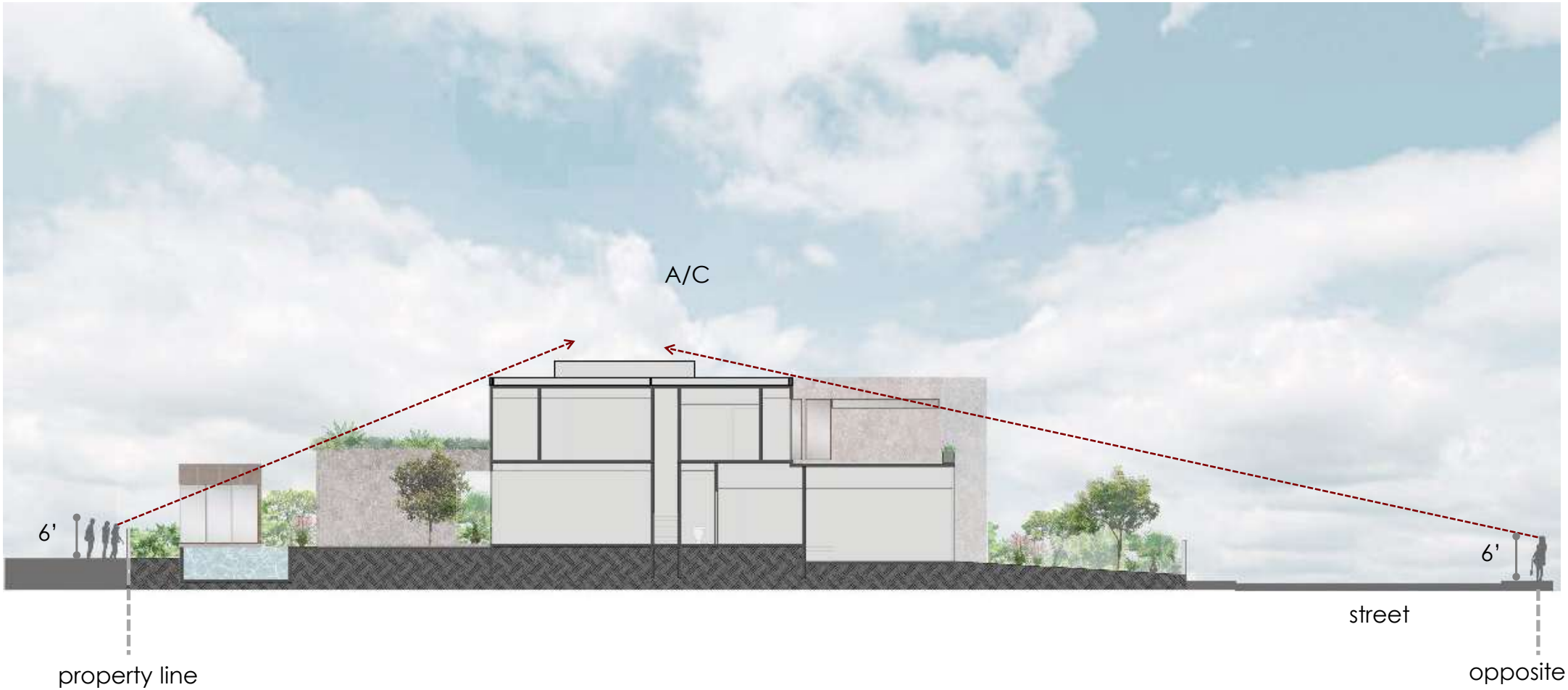
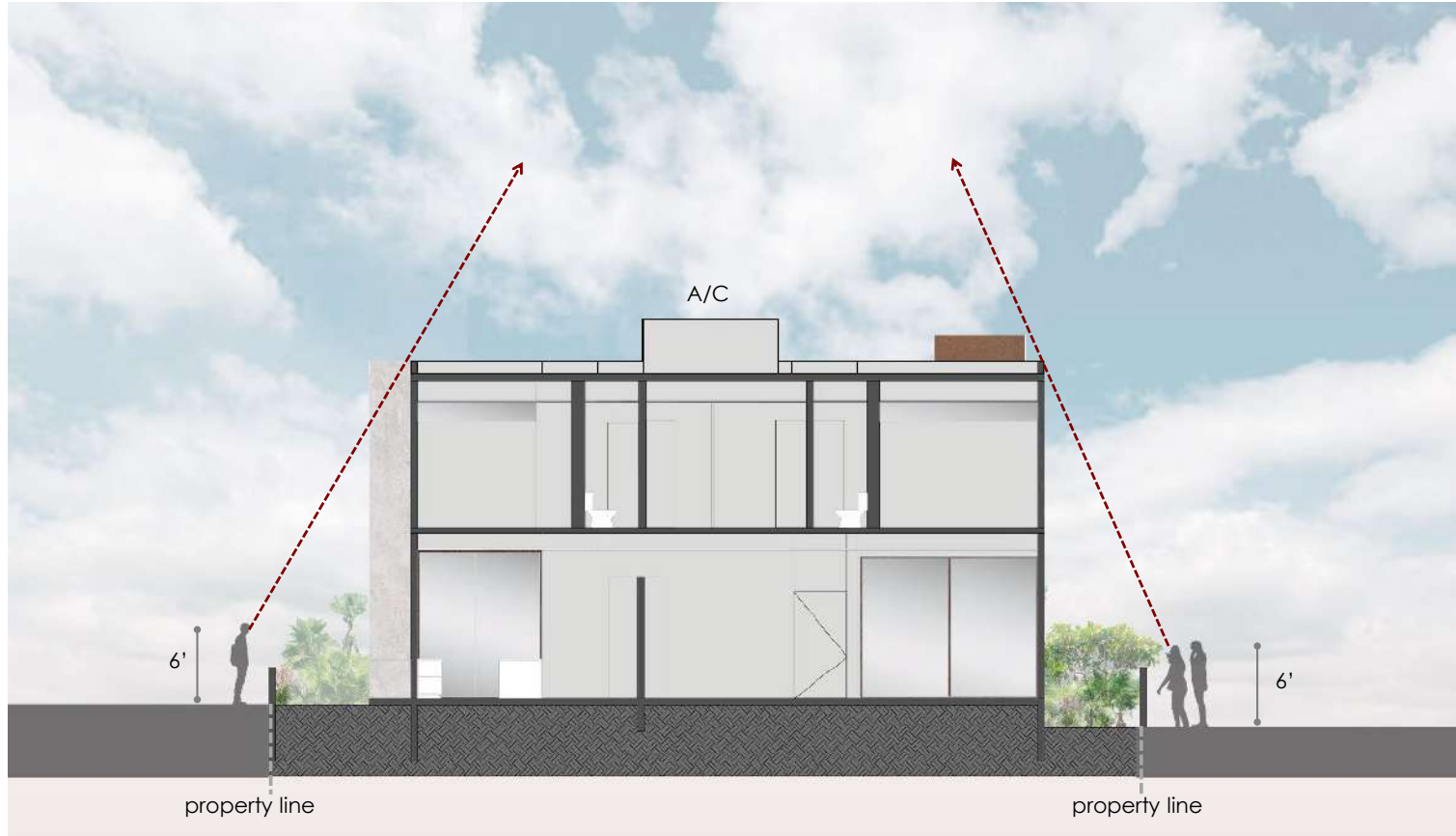
REVISION
2

ISSUE DATE
03/01/22

KEY CODE
A-212

PLAN NUMBER

DIMENSIONS
FEET



NORTH

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Phone: 305-775-7941 | Phone: 305-282-0513

PROJECT

2444 PRAIRIE

PLAN

EQUIPMENT SCREENING DIAGRAM

SPECIALITY
Architecture

OWNERS

ADDRESS
2444 Prairie Ave, Miami Beach,
FL 33140, EE. UU.

REVISION
2

ISSUE DATE:
03/01/22

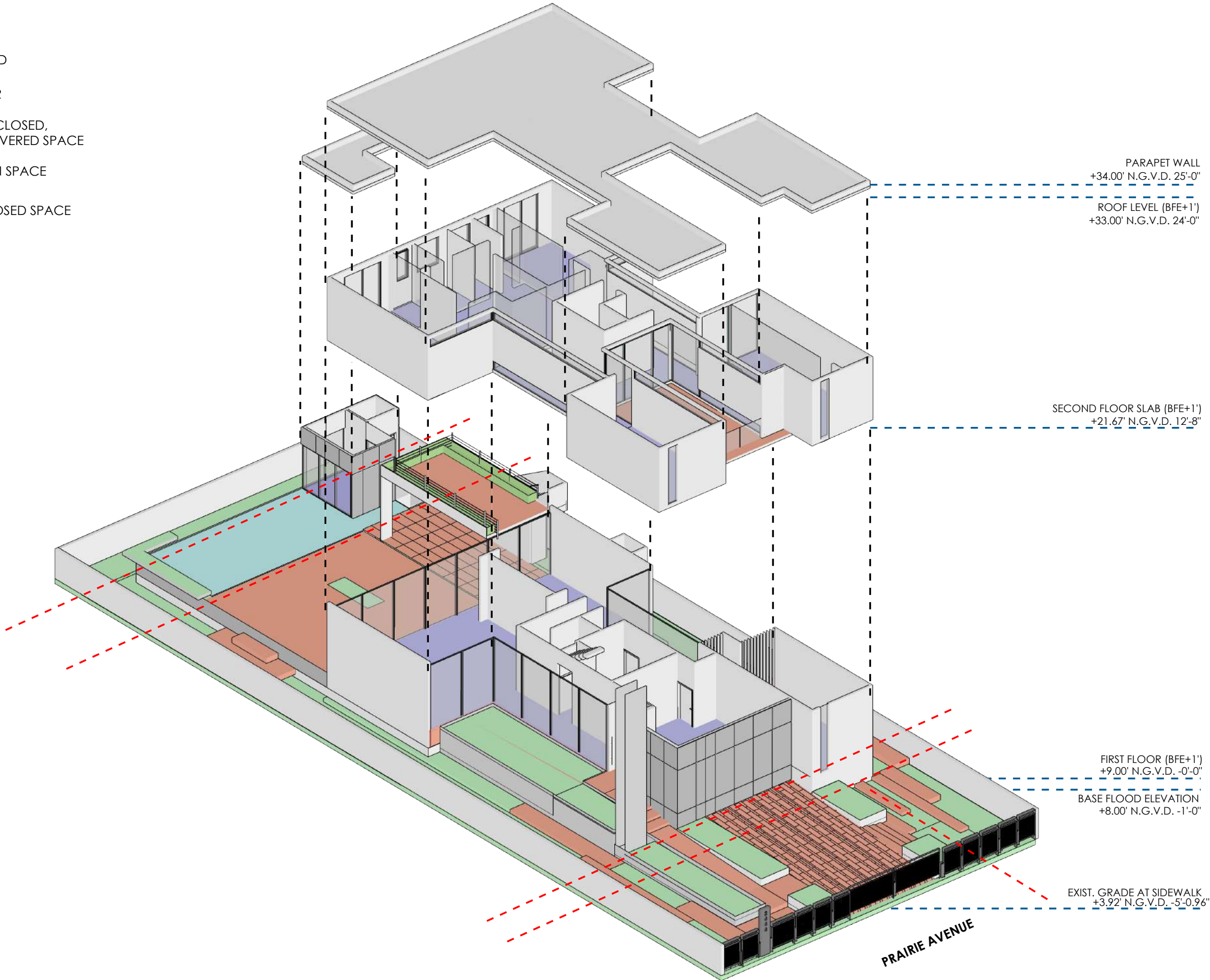
KEY CODE

PLAN NUMBER

DIMENSIONS
FEET

FINISH LEGEND

- WATER
- UNENCLOSED,
UNCOVERED SPACE
- GREEN SPACE
- ENCLOSED SPACE



NORTH

**SHAMOSH
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Phone: 305-775-7941 | Phone: 305-282-0513

PROJECT

2444 PRAIRIE

PLAN

AXONOMETRIC

SPECIALITY
Architecture

OWNERS

ADDRESS
2444 Prairie Ave, Miami Beach,
FL 33140, EE. UU.

REVISION
2

ISSUE DATE
03/01/22

KEY CODE

A-307

PLAN NUMBER

DIMENSIONS
FEET