

# PRAIRIE RESIDENCE

Final Submittal 07/17/2017



3175 PRAIRIE AVENUE  
MIAMI BEACH, FLORIDA

ARCHITECT

Praxis Architecture  
278 NW 37th St.  
Miami, FL 33127  
(305) 576-8063

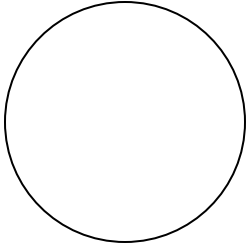
CLIENT

Mr. & Mrs. Prieto.  
3175 Prairie Avenue.  
Miami Beach, FL 33140

**PRAXIS**  
ARCHITECTURE + DESIGN  
JOSE L. SANCHEZ, AIA, LEED AP  
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N.Y. Lic: 23590 - N.J. Lic: 12482

PRIETO RESIDENCE  
3175 PRAIRIE AVENUE.  
Miami Beach, FL 33140

seal



Date:  
07-17-2017

Revised:



# INDEX OF DOCUMENTS



- COVER SHEET
- INDEX OF DOCUMENTS

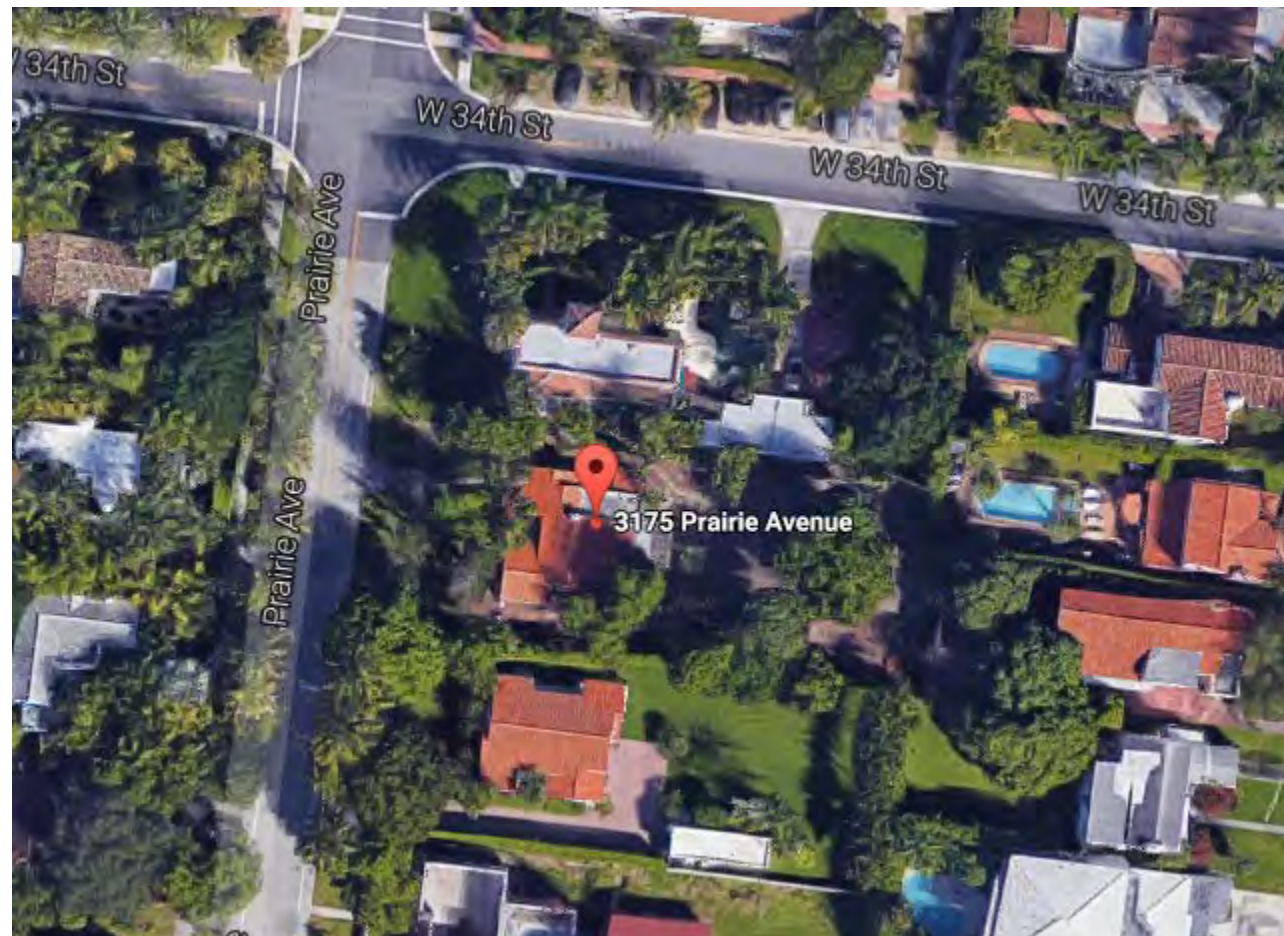
## **1 – EXISTING RESIDENCE**

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EXISTING RESIDENCE

















SURROUNDING PROPERTY MAP ①



RESIDENCE 1



RESIDENCE 2





**RESIDENCE 3**



**RESIDENCE 4**



**RESIDENCE 5**



**RESIDENCE 6**



**3175 PRAIRIE AVENUE, MIAMI BEACH, FL.**

## MIAMI-DADE COUNTY RECORDS

0 5 10 20 40  
GRAPHIC SCALE

SCALE: 1" = 20'

0 5 10 20 40  
GRAPHIC SCALE

LOCATION MAP  
NOT TO SCALE

Crane Ave  
Paine Ave  
Royal Palm Ave  
W 30th St  
W 31st St  
W 32nd St  
W 33rd St  
Pine Tree Dr  
Pine Tree Dr

**CH OF BOUNDARY TOPOGRAPHIC SURVEY**

**14, BLOCK 46**

**SUBDIVISION NUMBER ONE**

**OK 6, PAGE 111, M.D.C.R.**

**SEAL**  
NOT VALID UNLESS  
SEALED HERE  
WITH  
AN EMBOSSED  
SURVEYOR'S SEAL

**TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0768**

**IECS**  
**EXACTA COMMERCIAL SURVEYORS, INC.**

**L.B. 7551**

**3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414**

LOT 14, BLOCK 46, ORCHARD SUBDIVISION NUMBER ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 111, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THERE ARE NO EASEMENTS PER PLAT OF RECORD.

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS CODED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE SYMBOLS PLOTTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
3. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N.26°35'06"E., ALONG THE EASTERLY RIGHT OF WAY LINE OF PRAIRIE AVENUE.
5. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS, IRRIGATION EQUIPMENT AND LANDSCAPING NOT LOCATED OR SHOWN HEREON, FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
6. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON.

7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. EXACTA COMMERCIAL SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,

PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

9. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=8' (NGVD 29), AS SHOWN IN FLOOD INSURANCE RATE MAP 12086C 0317 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. MAP REVISED DATE: SEPTEMBER 11, 2009.

NO. BUILDING DIMENSIONS WERE MENTIONED AT GROUND LEVEL AND ONE OVERALL. MAXIMUM SECTIONAL DETAILS MAY NOT BE SHOWN.

11. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY EXACIA COMMERCIAL SURVEYORS INC. EXACIA HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL, HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL, IF APPLICABLE), TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACIA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT EXACIA DIRECTLY FOR VERIFICATION OF ACCURACY.

12. THE TREES SHOWN HEREON WERE LOCATED AT THE REQUEST OF THE CLIENT. THERE MAY BE OTHER TREES ON THE SITE NOT LOCATED OR SHOWN HEREON. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS METALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.

13. THE PROPERTY SHOWN HEREON CONTAINS 14,123 SQUARE FEET (0.32 ACRES) ±.

14. THE ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF MIAMI BEACH/MARK 30-03 AND REFER TO THE NATIONAL GEODETIC DATUM OF 1929 (NGD 29). THE MARK IS A NAIL & WASHER AT THE NE INTERSECTION OF ROYAL PALM AVENUE AND W 30 STREET. ELEVATION = 4.26'.

**THIS SURVEY IS CERTIFIED TO:**  
JOSE F. PRIETO AND MARTA PRIETO.

**CERTIFICATE:**

THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080  
STATE OF FLORIDA

EXACTA COMMERCIAL S.U.  
javier@exactacommm.com

**LOT 14, BLOCK 46**  
ORCHARD SUBDIVISION NUMBER ONE  
PLAT BOOK 6, PAGE 111, M.D.C.R.

3175 PRAIRIE AVENUE, MIAMI BEACH, FL. 33140

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770



L.B. 7551  
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

L.B. 7551

JOB NO.  
FL1504-1484-03  
SHEET NO.  
04

01



PRAIRIE AVENUE

PRAIRIE AVENUE

PROPERTY LINE 75.00'

PROPERTY LINE 188.30'

PROPERTY LINE 75.00'

ONE STORY  
HOUSE 1,811 S.F.

LEGEND



COVERED AREA

EXISTING LOT COVERAGE CALCULATION

LOT AREA	14,122 Sq. Ft.
MAX. COVERAGE (30%)	4,237 Sq. Ft.
1ST FLOOR	1,811 Sq. Ft.
TOTAL LOT COVERAGE EXIST. PERCENTAGE	1,811 Sq. Ft. 12.8%

PROPERTY LINE 188.30'

1 EXIST. LOT COVERAGE PLAN

1/8"=1'-0"



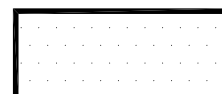
PROPERTY LINE 75.00'

PROPERTY LINE 188.30'

PROPERTY LINE 75.00'

ONE STORY  
HOUSE 1,811 S.F.

LEGEND



UNIT SIZE

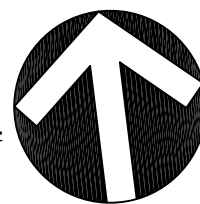
EXISTING UNIT SIZE CALCULATION

LOT AREA	14,122 Sq. Ft.
MAX. UNIT SIZE (50%)	7,061 Sq. Ft.
1ST FLOOR A/C	1,811 Sq. Ft.
TOTAL UNIT SIZE EXIST. PERCENTAGE	1,811 Sq. Ft. 12.8%

PROPERTY LINE 188.30'

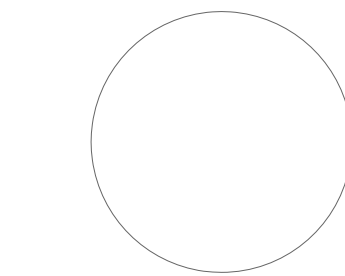
2 EXIST. UNIT SIZE PLAN

1/8"=1'-0"



**PRAxis**  
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PROHIBITED. CONTRACTORS RESPONSIBLE FOR  
VERIFYING ALL SITE CONDITIONS PRIOR TO  
PROCEEDING WITH WORK.

Project: **NEW RESIDENCE**

3175 PRAIRIE AVENUE  
MIAMI BEACH, FLORIDA. 33140

Client: **MR. & MRS. PRIETO**

Drawing Title

**EXISTING  
LOT COVE./  
UNIT SIZE**

Revision

Date

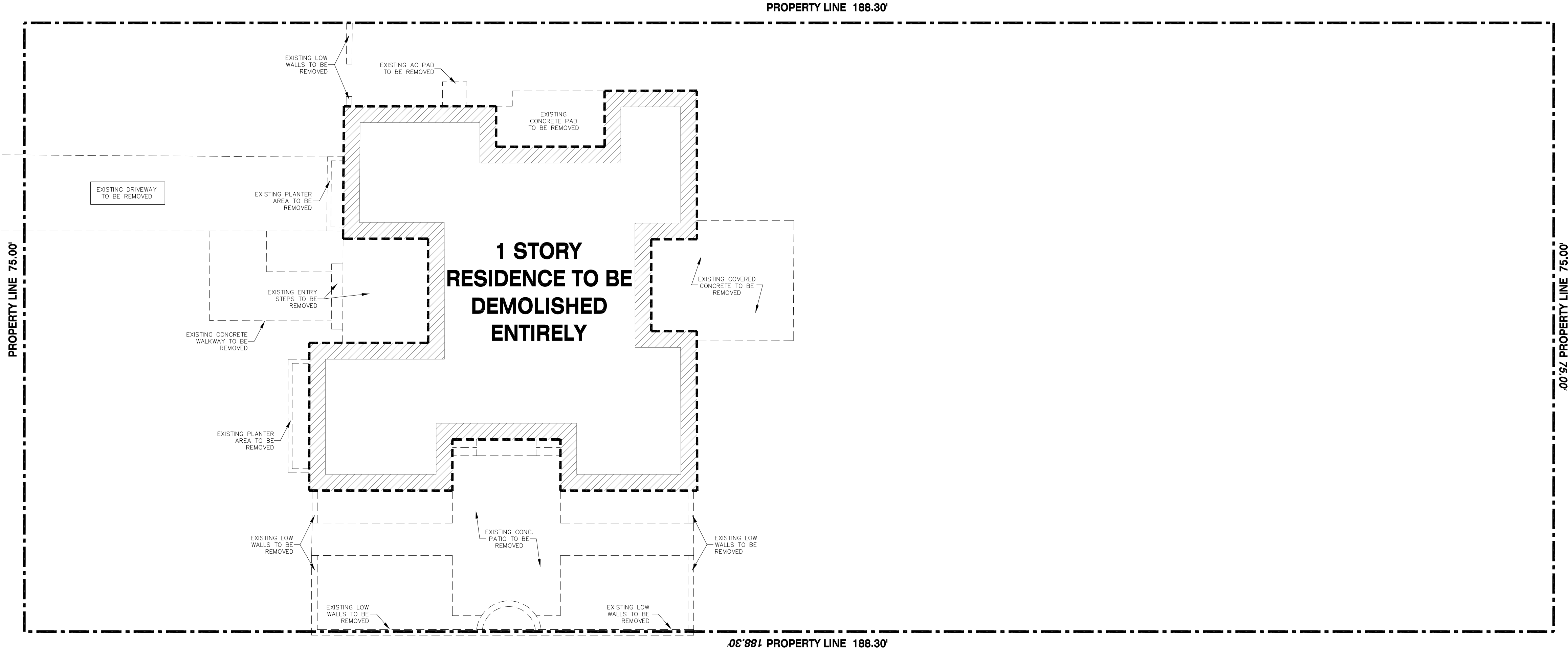
Scale: As Shown  
Date 03-24-17

Dwg:

**EX-1**



PRAIRIE AVENUE



1 DEMOLITION PLAN  
1/8"=1'-0"

DEMOLITION NOTES

- SCOPE OF DEMOLITION ENTAILS ENTIRE HOUSE.
- REMOVE WALKWAYS, CONCRETE PATIO, DRIVES AND FENCES AS INDICATED ON PLANS.
- MAINTAIN AND PROTECT ALL EXISTING TREES.

TREE PROTECTION NOTE

PROVIDE 8'X8' PROTECTION BARRIER FOR TREES LESS THAN 18" IN DIAMETER AND 12'X12' PROTECTION BARRIER FOR TREES 18" IN DIAMETER AND GREATER.

GENERAL DEMOLITION NOTES

- CONTRACTOR SHALL NOTIFY ALL UTILITIES FOR PROPER DISCONNECTION PRIOR TO DEMOLITION ACTIVITIES.
- CONTRACTOR SHALL PERFORM AND OBTAIN ALL PERMITS WITH CITY OF MIAMI BEACH & COMPLY WITH ALL NECESSARY REQUIREMENTS. CONTRACTOR SHALL PROVIDE NOTIFICATIONS AS REQUIRED AND COMPLY WITH LOCAL ORDINANCES.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ACCIDENTAL DAMAGE TO ADJACENT PROPERTIES AND EXISTING ITEMS TO REMAIN. RESPONSIBILITY MEANS REPLACEMENT OF OR RESTORATION TO ORIGINAL CONDITION OF ANY DAMAGED ITEMS.
- CONTRACTOR SHALL REMOVE ANY DECORATIVE ACCESSORIES AND LIGHT FIXTURES FROM WALLS, CEILING AND ELSEWHERE DIRECTED BY OWNER AND PROTECT SAME FROM POSSIBLE DAMAGE UNTIL INSPECTION FOR DISPOSITION IS MADE BY OWNER.
- CONTRACTOR SHALL PERFORM INSECT/RODENT EXTERMINATION AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- CONDUCT OPERATIONS SO AS NOT INTERFERE WITH ADJACENT ROADS, STREETS DRIVES, WALKS, SERVICE LINES AND THE LIKE.
- MAINTAIN BUILDING GROUNDS FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH. DISPOSE ALL MATERIALS IMMEDIATELY AFTER DEMOLITION.
- CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO PREVENT AIRBORNE DUST TO SPREAD TO ADJACENT PROPERTIES. WATER SHALL BE APPLIED WHEREVER PRACTICAL TO SETTLE AND HOLD DUST TO A MINIMUM, PARTICULARLY DURING THE DEMOLITION & MOVING OF MATERIALS. PROVIDE DUMP CONTAINERS ON SITE FOR COLLECTION OF WASTE MATERIALS, RUBBISH AND DEBRIS FOR ALL TRADES.
- UPON COMPLETION OF DEMOLITION WORK, LEAVE THE PROPERTY AND ADJACENT AREAS CLEAN AND SATISFACTORY TO LOCAL AUTHORITIES AND THE ARCHITECT. BESIDES THE REMOVAL OF WASTE MATERIALS, THE ENTIRE SPACE SHALL BE LEFT IN A "BROOM CLEAN" CONDITION, WITH THE COMPLETE REMOVAL OF ALL ACCUMULATIONS OF DUST FROM ANY REMAINING SURFACES, STRUCTURAL ELEMENTS OR OTHERWISE.
- CONTRACTOR SHALL PERFORM ALL NECESSARY TESTING FOR ASBESTOS CONTAINING MATERIAL AND RETAIN A CERTIFIED ASBESTOS ABATEMENT COMPANY FOR REMOVAL OF ANY ASBESTOS CONTAINING MATERIAL PER STATE OF FLORIDA REGULATIONS.

NEW RESIDENCE  
3175 PRAIRIE AVENUE  
MIAMI BEACH, FLORIDA. 33140

MR. & MRS. PRIETO

Project:

Client:

Drawing Title

DEMOLITION  
PLAN

Revision Date

Scale: As Shown  
Date 03-24-17

Dwg:

D-1

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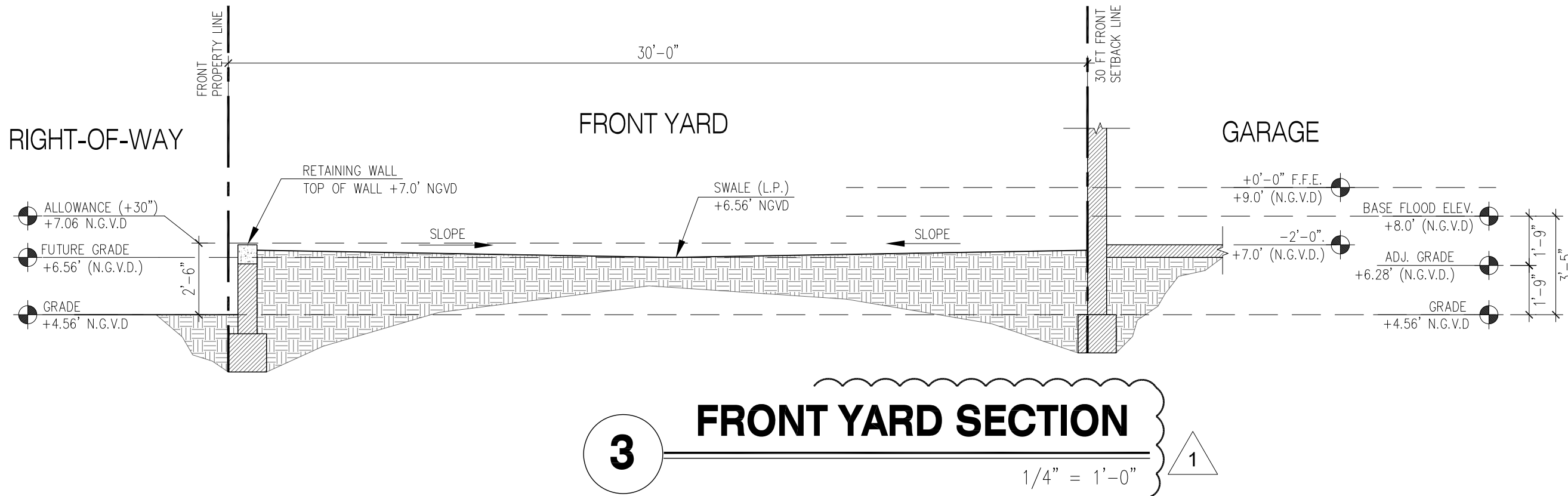
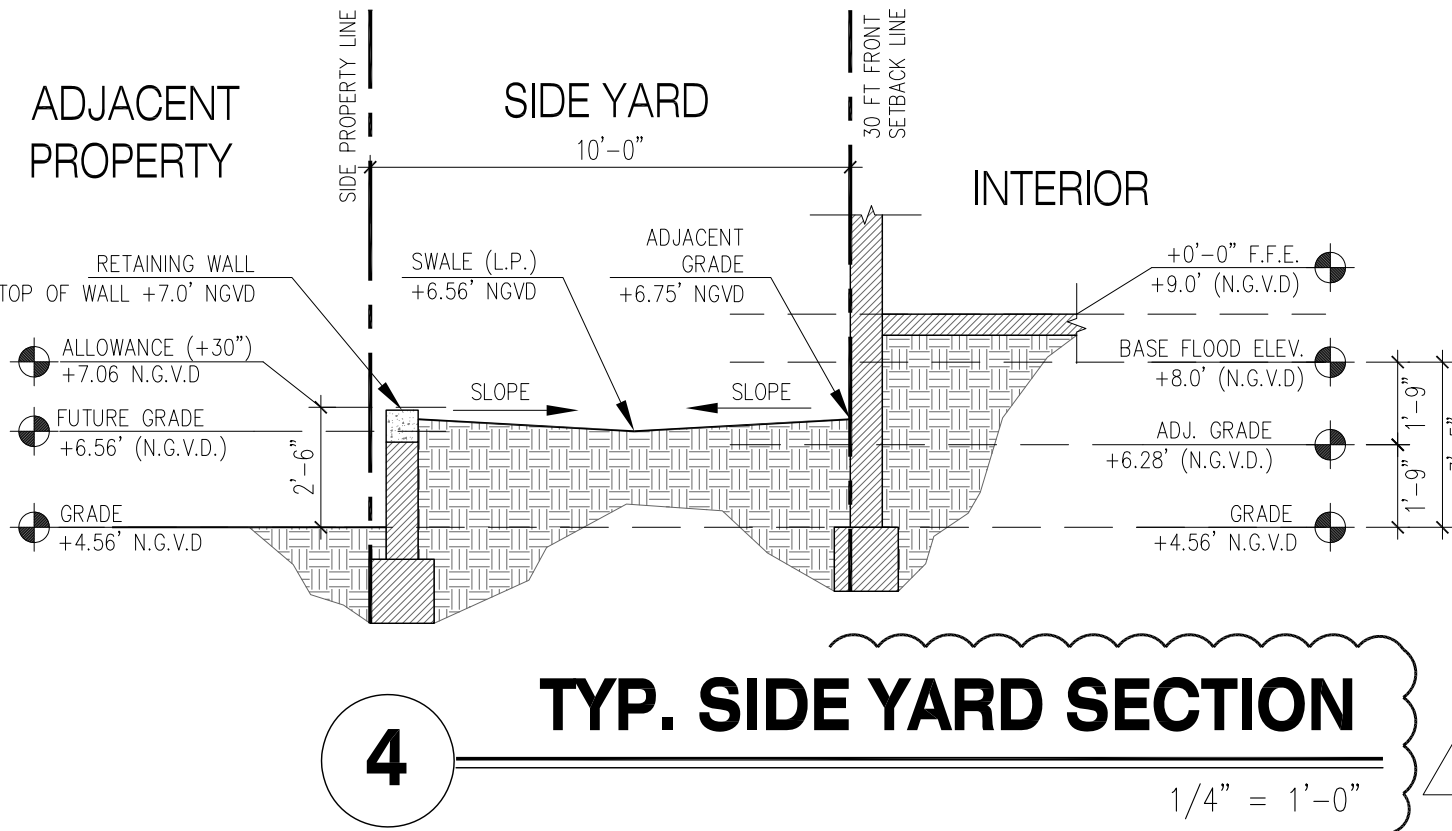
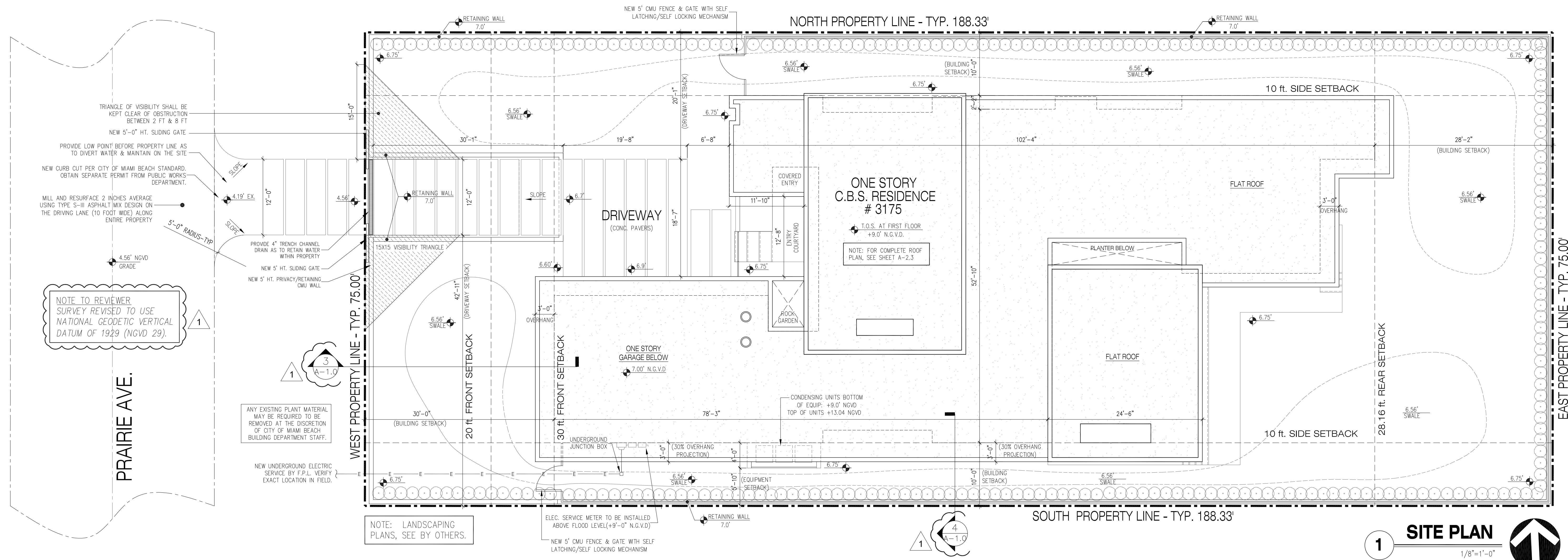












SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEMS#	ZONING INFORMATION			
1	ADDRESS:	3175 PRAIRIE AVE MIAMI BEACH, FL 33140-3426		
2	FOLIO NUMBER(S):	02-3227-001-0780		
3	BOARD AND FILE NUMBERS:			
4	YEAR BUILT:	1938	ZONING DISTRICT:	RS-3
5	BASED FLOOD ELEVATION:	8.0'	GRADE VALUE IN N.G.V.D:	3.0'
6	ADJUSTED GRADE (FLOOD+GRADE/2)	6.28'	FREE BOARD:	9.0'
7	LOT AREA:	14,122 SF		
8	LOT WIDTH:	75'-0"	LOT DEPTH:	188.33'
9	MAX. LOT COVERAGE SF AND %:	7,061 SF (50%)	PROPOSED LOT COVERAGE SF AND %:	4,234 SF (29.8 %)
10	EXISTING LOT COVERAGE SF AND %:	1,811 SF (12.8%)	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	
11	FRONT YARD OPEN SPACE SF AND %:	1,019 SF (80.9%)	REAR YARD OPEN SPACE SF AND %:	2,115 SF (100%)
12	MAX. UNIT SIZE SF AND %:	7,061 SF (50%)	PROPOSED UNIT SIZE SF AND %:	3,855 SF (27.29%)
13	EXISTING FIRST FLOOR UNIT SIZE%:	1,811 SF (12.8%)	PROPOSED FIRST FLOOR UNIT SIZE:	3,855 SF (27.29%)
14	EXISTING SECOND FLOOR UNIT SIZE:	N/A	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND % (NOTE : TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB):	N/A
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:	N/A
16			PROPOSED ROOD DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	N/A
		REQUIRED	EXISTING	PROPOSED
17	HEIGHT:	18 FT.		18 FT.
18	SETBACKS:			
19	FRONT FIRST LEVEL:	30 FT.		30 FT.
20	FRONT SECOND LEVEL:			
21	SIDE 1:	10'-0" FT.		10'-0" FT.
22	SIDE 2 OR (FACING THE STREET):	10'-0" FT.		10'-0" FT.
23	REAR:	28'-2" FT.		28'-2" FT.
24	ACCESSORY STRUCTURE SIDE 1:	N/A	N/A	N/A
25	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):	N/A	N/A	N/A
26	ACCESSORY STRUCTURE REAR:	N/A	N/A	N/A
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	NO		
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE?	NO		
29	DETERMINATE TO BE ARCHITECTURALLY SIGNIFICANT?	NO		
		DEFICIENCIES		
				SHEET (A-3.1, A-3.2, A-3.3, A-3.4)



**SOIL EROSION AND SEDIMENT CONTROL NOTES**

- EXISTING PROPERTY DOES NOT PRESENT SIGNIFICANT SLOPES NOR ADJACENT WATER BODIES. NEVERTHELESS THE CONTRACTOR SHALL CONDUCT OPERATIONS AS TO AVOID ANY WATER RUN-OFF OUTSIDE OF THE PROPERTY.
- PROVIDE SILT FENCE AROUND THE PROPERTY DURING CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL STOCKPILE EXISTING TOPSOIL FOR REUSE.
- CONTRACTOR SHALL KEEP LAND CLEARANCE TO A MINIMUM, NO MORE THAN 10 FT AWAY FROM BUILDING

**GENERAL NOTES:**

- PROVIDE LANDSCAPING ON THE SITE TO MEET CITY OF MIAMI BEACH LANDSCAPE ORDINANCE REQUIREMENT. SEE LANDSCAPE PLAN.
- CLEAR AND GRUB ALL PREMISES OF PLANT MATERIAL, ROOTS, STONES AND ANY MATERIAL OVER 1" IN DIAMETER INCLUDING CANAL DREDGING AND PREVIOUS FILL NOT COMPACTED AS PER CODE.
- CHEMICALS UNDER SLAB SHALL BE APPLIED AFTER FILL IS TAMPED AND ROUGH PLUMBING INSTALLED. CHEMICALS SHALL BE APPLIED NOT MORE THAN 24 HRS. - UNDER SEPARATE PERMIT.
- PROVIDE AN IRRIGATION SYSTEM TO BE OPERATED WITH A TIMER AND TO COVER ALL LANDSCAPED AREAS, OR HOSE BIBBS AT TO HAVE ALL TREES AND SHRUBS WITHIN 75 FT. OF HOSE BIBBS.
- THE HEIGHT OF FENCES, WALLS AND HEDGES SHALL NOT EXCEED 30" IN HEIGHT WITHIN 10'-0" OF THE EDGE OF DRIVEWAYS.
- DIG ALL EXCAVATIONS FOR CONTINUOUS WALL FOUNDATIONS WITH SQUARE CORNERS, LEVEL BOTTOMS AND DIMENSIONS SHOWN ON PLANS. FORMS MAY BE REQUIRED WHEN EXCAVATIONS ARE NOT CLEAN-CUT AND STABLE. REMOVE ROOTS PROTRUDING INTO THE AREA TO BE POURED.

**ELEVATION CERTIFICATE REQUIREMENT**

CONTRACTOR SHALL SUBMIT UNDER CONSTRUCTION ELEVATION CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL (PER FBC 2014, BUILDING SECTION 110.3).

CONTRACTOR OR OWNER SHALL SUBMIT FINISHED CONSTRUCTION ELEVATION CERTIFICATE PRIOR TO FINAL BUILDING INSPECTION APPROVAL OR CO.

**UNDER SEPARATE PERMIT:**

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL (WHEN APPLICABLE) IS REQUIRED FOR THE FOLLOWING:

- IMPACT WINDOWS
- EXTERIOR DOORS
- HANDRAILS, GUARDRAILS
- WALKWAYS / PAVERS / DECK
- ROOFING AND WATERPROOFING
- LIGHTWEIGHT CONCRETE
- POOL
- IRRIGATION
- FENCES

**PUBLIC WORKS NOTES:**

- REMOVE AND REPLACE SIDEWALK (IF PRESENT) ALONG THE ENTIRE PROPERTY.
- RECONSTRUCT SWALE/SOD ALONG THE ENTIRE PROPERTY.
- MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (10 FOOT WIDE) ALONG THE ENTIRE PROPERTY.
- ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY, INCLUDING LANDSCAPING AND IRRIGATION, WILL REQUIRE A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION.
- NO IMPROVEMENTS (LANDSCAPING, IRRIGATION, CONCRETE WALL, ETC.) BUT GRASS ARE ALLOWED IN THE 5 FOOT UTILITY EASEMENT AREA ALONG THE PROPERTY.
- DIG ALL EXCAVATIONS FOR CONTINUOUS WALL FOUNDATIONS WITH SQUARE CORNERS, LEVEL BOTTOMS AND DIMENSIONS SHOWN ON PLANS. FORMS MAY BE REQUIRED WHEN EXCAVATIONS ARE NOT CLEAN-CUT AND STABLE. REMOVE ROOTS PROTRUDING INTO THE AREA TO BE POURED.

**LEGAL DESCRIPTION**

LOT 14, BLOCK 46, OF "ORCHARD SUBDIVISION NUMBER ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 111, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**SCOPE OF WORK**

- NEW SINGLE FAMILY RESIDENCE

**APPLICABLE CODES**

- 2014 FLORIDA BUILDING CODE: RESIDENTIAL

- CITY OF MIAMI BEACH LOCAL ORDINANCE (RS-3)

**FLOOD MANAGEMENT INFORMATION**

FLOOD ZONE: AE +8.0 NGVD

FIRM MAP, PANEL NUMBER: 120651 0307, SUFFIX L

DESIGN FLOOD ELEVATION: +9.0 NGVD

FLOOD CONSTRUCTION TYPE: FLOOD DESIGN CLASS 2

LOWEST ADJACENT GRADE: +6.56 NGVD

HIGHEST ADJACENT GRADE: +6.56 NGVD

LOWEST ELEVATION OF EQUIPMENT: +9.0 NGVD

**PRAxis**  
ARCHITECTURE + DESIGN

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**NEW RESIDENCE**  
3175 PRAIRIE AVENUE  
MIAMI BEACH, FLORIDA. 33140

**MR. & MRS. PRIETO**

Project: **NEW RESIDENCE**

Client: **MR. & MRS. PRIETO**

Drawing Title: **SITE PLAN / ZONING DATA**

Revision: **1**

Date: **03-24-17**

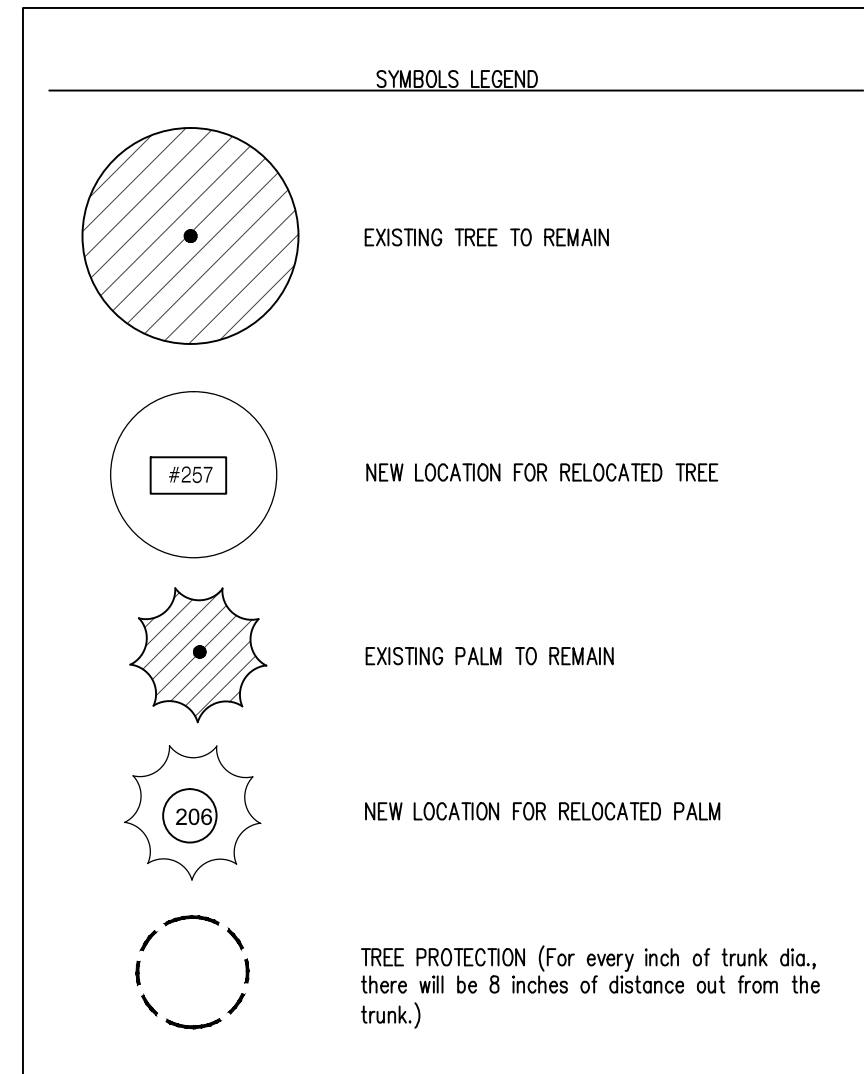
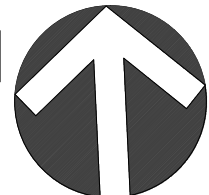
Scale: **As Shown**

Dwg: **A-1.0**



LANDSCAPE PLAN

1/8"=1'-0"



CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS  
Zoning District RS-3 Lot Area 14,122 SF Acres .32

OPEN SPACE

A. Square feet of required Open Space as indicated on site plan: Lot Area = 14,122 s.f. x 50 % = 7,061 s.f.	REQUIRED/ ALLOWED	PROVIDED
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces _____ x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	7,061 SF	8,040 SF

LAWN AREA CALCULATION

A. Square feet of landscaped open space required	7,061 SF	8,040 SF
B. Maximum lawn area (sod) permitted= 50 % x 8,040 s.f.	4,020 SF	3,985 SF

TREES

A. Number of trees required per lot, less existing number of trees meeting minimum requirements= 5 trees x lot - number of existing trees=	5	5
A1. Per every 1,000 SF over 6,000 SF property, another tree will be added	8	9
B. % Natives required: Number of trees provided x 30% =	4	9
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	7	9
D. Street Trees (maximum average spacing of 20' o.c.) 75' linear feet along street divided by 20' =	4	4
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): linear feet along street divided by 20' =	N/A	N/A

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12=	170	170
B. % Native shrubs required: Number of shrubs provided x 50%=	89	158

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	17	17
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	9	17

PLANT LIST

LABEL	QTY.	SCIENTIFIC/ COMMON NAME	SPECIFICATIONS	NATIVE STATUS	DROUGHT TOLERANCE	FOR REPLACEMENT
TREES						
COE	9	Conocarpus erectus Green Buttonwood	12' Ht. x 4" Sp. 3" cal. Florida #1 or better	YES	YES	YES
CLR	8	Clusia rosea Peachapple	10' Ht. x 3" Sp. 1.5" cal., Standard Florida #1 or better	YES	YES	YES
TAC	1	Tabebuia caribibae Silver Trumpet Tree	12' Ht. x 4" Sp. 3" cal. Florida #1 or better			YES
TIG	2	Tillandsia usneoides Purple Glory Tree	10' Ht. x 3" Sp. 1.5" cal., Standard Florida #1 or better			YES
20	TOTAL					
PALMS						
CON	6	Cocos nucifera Malaysian Coconut Palm	10' Ht., Florida #1 or better			YES
PTE	8	Psychosperma elegans Live Oak	10' Ht., Florida #1 or better			YES
15	TOTAL					
STREET TREES						
QUV	3	Quercus virginiana Live Oak	12'-14' Ht. x 6"-8" Sp., 3" cal. B&B, #1 CT	YES	YES	
SHRUBS						
CACY	33	Casipoua cynosuhallophora Jamaican Scaevola	3 gal. 30" OC, full, 18" ht. min. at time of planting	YES		
COWD	11	Croton woodsonii Red Button Croton	3 gal. 24" OC, full, 18" ht. min. at time of planting			
ENFE	1	Excoecaria agallocha Zakland Cycad	15 gal. 3'-4' Ht., full, Florida #1 or better			
PSLI	35	Psychotria ligustrifolia Bakama Coffee	3 gal. 30" OC, full, 18" ht. min. at time of planting	YES		
TRFL	90	Trichostema floridense Dwarf Fakahatchee Grass	3 Gal., 24" o.c. full, 24" ht. at time of planting	YES		
170	TOTAL					
LARGE SHRUBS						
MYFR	17	Myrsine floridana Simpson's Scaevola	full, 15 Gal., 48" o.c. 8' Ht. at time of planting	YES		Moderate
GROUNDCOVERS						
ARGL	50	Arachis glabrata Perennial Peanut	1 gal. 18" OC, 4" ht. at time of planting		High	
NEEX	60	Nephrolepis exaltata Pinecone Fern	1 gal., 18" O.C., full, 12" at time of planting			
110	TOTAL					
SOD	as shown	Stenotaphrum secundatum 'Palmetto'	St. Augustine 'Palmetto'		solid sod	solid sod

MITIGATION INFORMATION

MITIGATION NEEDED: 5,078.95

CANOPY PROVIDED:

TYPE:	CANOPY SQ. FT.:
(10)@12' FT. OA. HT. SHADE TREES @ 300 SQ. FT.	3,000
(9)@10' FT. OA. HT. SHADE TREES @ 150 SQ. FT.	1,350
(15)@12' FT. OA. HT. PALMS @ 50 SQ. FT.	750
TOTAL CANOPY PROVIDED:	5,100

PRAXIS  
ARCHITECTURE + DESIGN

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HAROLD HOYTE  
LANDSCAPE ARCHITECT  
LICENSE #LA 668889

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Project: NEW RESIDENCE

3175 PRAIRIE AVENUE  
MIAMI BEACH, FLORIDA. 33140

Client: MR. & MRS. PRIETO

Drawing Title

Landscape  
Plan

Revision

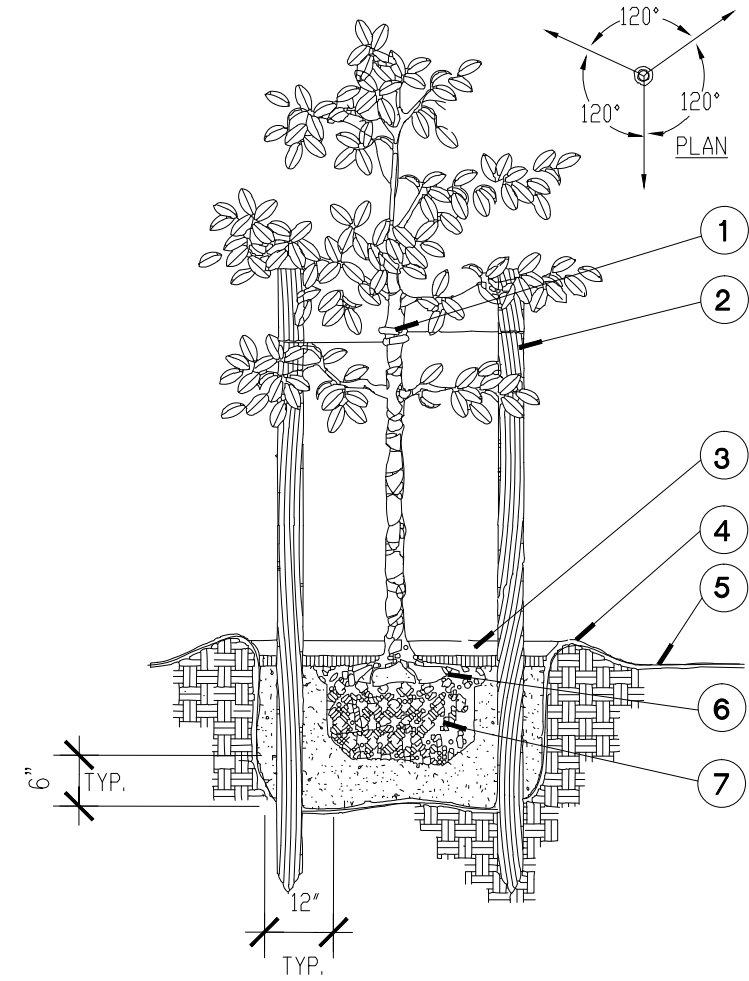
Date

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Date 03-24-17

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L-1.0

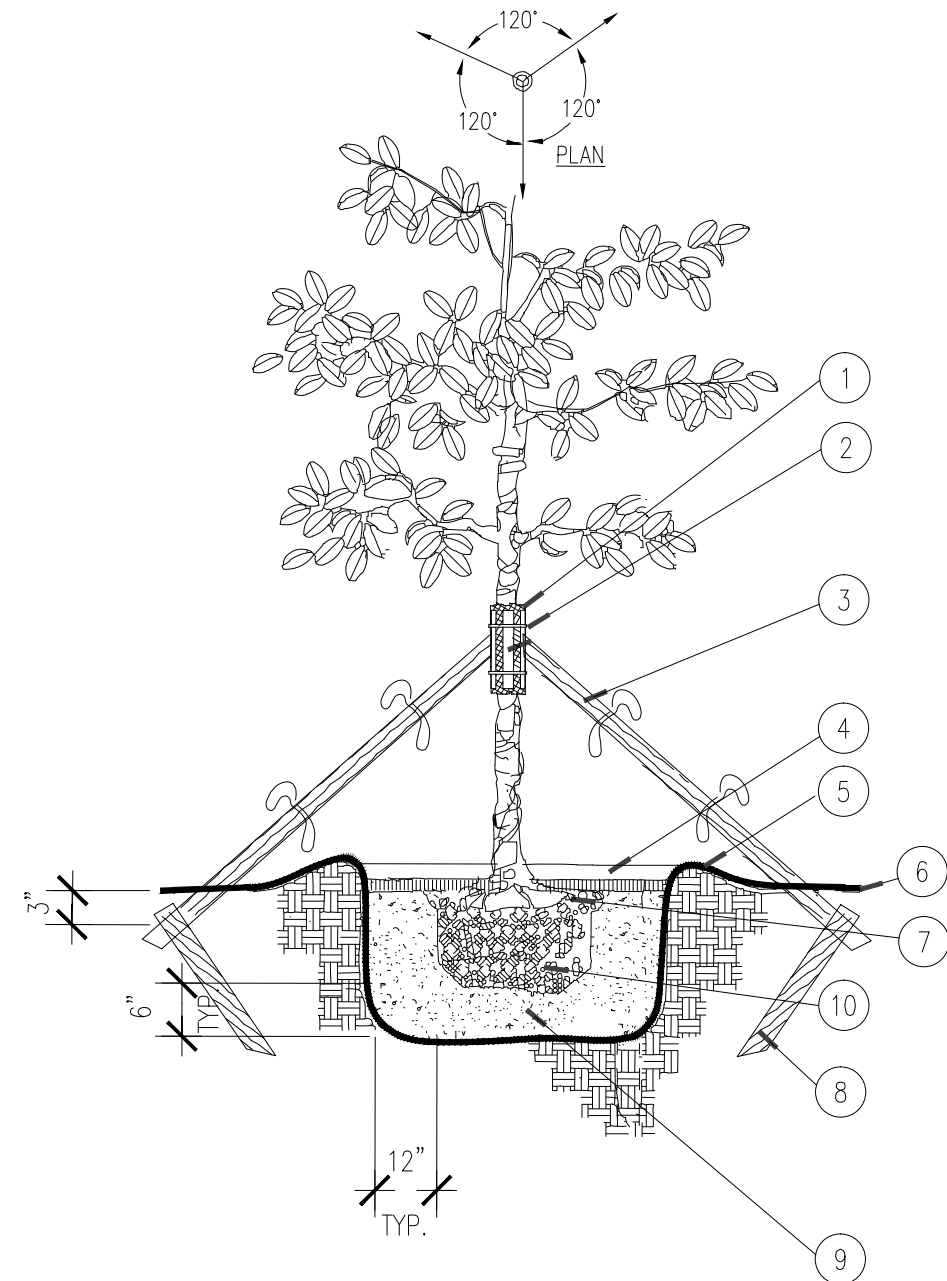




1. 3/4" ARBORTIC BY DEEPROOT OR APPROVED EQUAL. (NOTE FOR MULTI-TRUNK TREES, GUY TO STRONGEST TRUNK AT CENTER).
2. THREE 2" X 8' LODGE POLES. SPACE EVENLY AROUND TREE.
3. 3" MINIMUM OF MULCH.
4. SOIL BERM TO HOLD WATER.
5. FINISHED GRADE.
6. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
7. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOTBALLS SMALLER THAN 24" IN DIA. MAY BE SET ON COMPACTED EARTH. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

SMALL TREE PLANTING DETAIL

N.T.S.

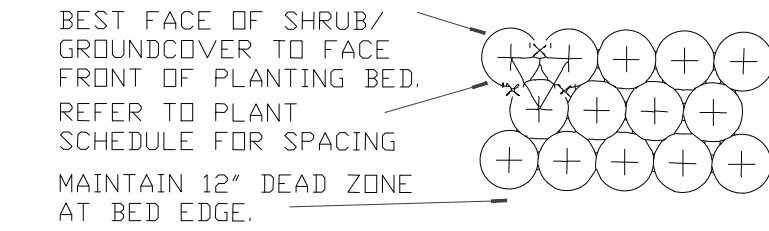


1. 5 LAYERS OF BURLAP TO PROTECT TRUNK
2. TWO STEEL BANDS TO SECURE BATTONS 3. FIVE 2" X 4" X 18" WOOD BATTONS
3. 3-2" X 8' LODGE POLES. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTONS 2" X 4" STAKES. FLAG AT MIDPOINT AND AT BASE. (WITH ORANGE FLAGGING)
4. 3" MINIMUM OF MULCH.
5. SOIL BERM TO HOLD WATER.
6. FINISHED GRADE
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE
8. 2" X 4" X 3' (MIN), P.T. WOOD STAKES BURIED 3" BELOW FINISHED GRADE.
9. PREPARED PLANTING SOIL
10. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING.

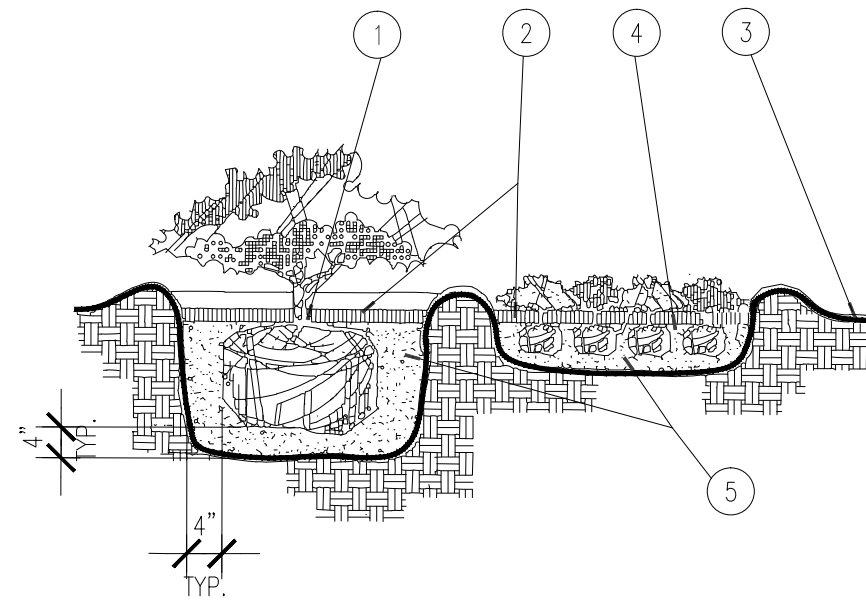
NOTE:  
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

LARGE TREE PLANTING DETAIL

N.T.S.



PLAN VIEW

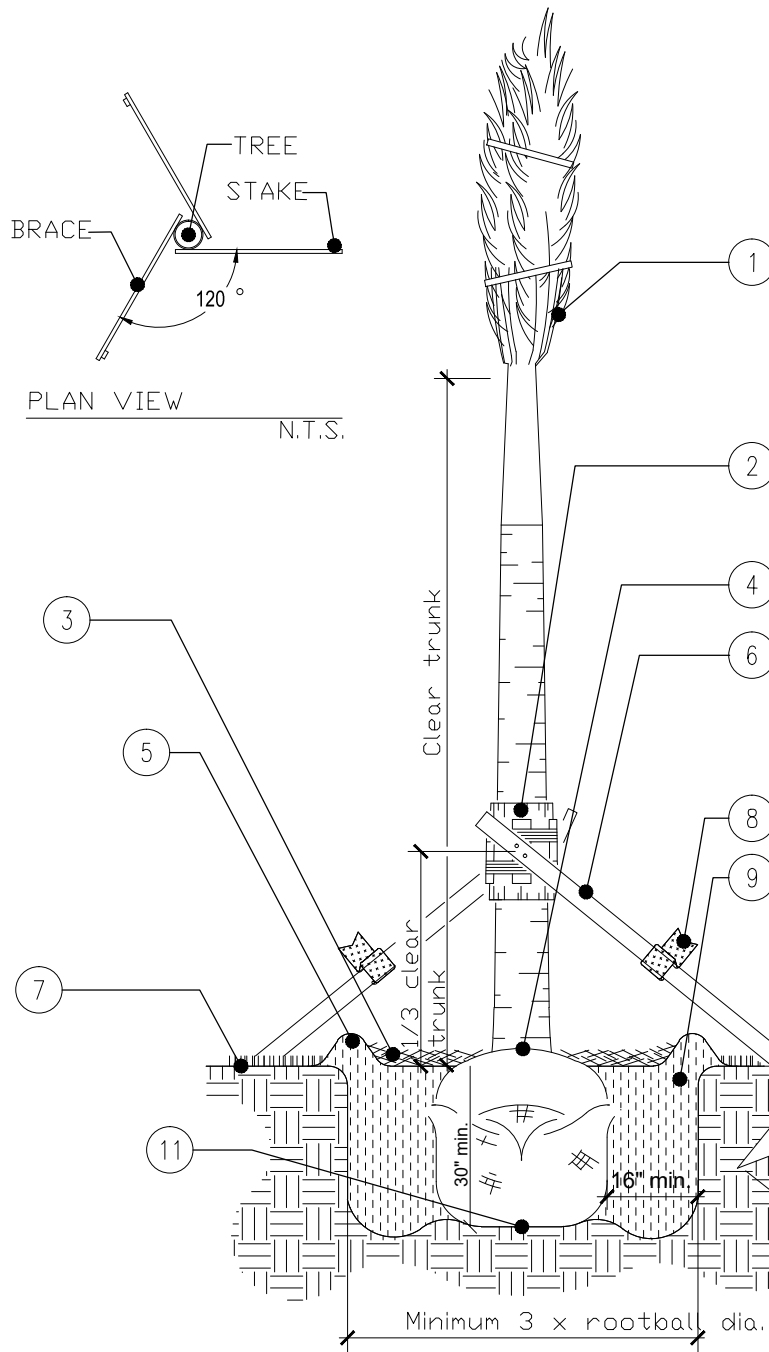


NOTES:

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. 3" MINIMUM OF MULCH.
3. FINISHED GRADE
4. PREPARED PLANTING SOIL
5. SCARIFY ROOTBALL SIDES AND BOTTOM.

SHRUB/GROUNDCOVER PLANTING DETAIL

NTS

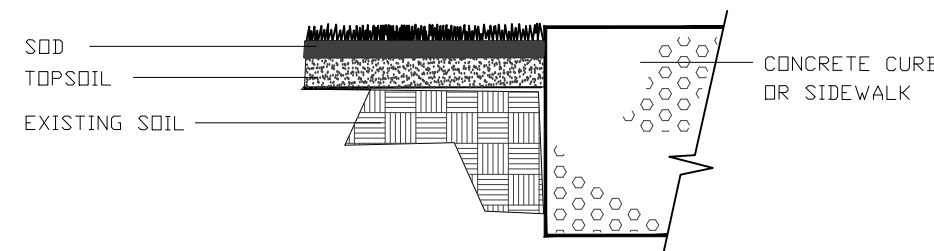


NOTES:

1. TIE FRONDS WITH BURLAP STRIP FRD PROTECTION OF BUD.
2. WRAP TRUNK WITH 5 LAYERS OF BURLAP. WRAP CLEAT BAND AROUND 2X4X12" LUMBER. NAIL BRACES TO LUMBER.
3. APPLY 3" OF MULCH.
4. DO NOT MULCH ON TOP OF ROOTBALL.
5. FORM 6" HIGH SOIL DAM RING AROUND TREE TO CREATE WATERING BASIN.
6. 2X4 WOOD BRACES, LENGTH VARIES.
7. FINISH GRADE
8. PROVIDE FLUORESCENT TAPE WARNING FLAGS AT 2' O.C. ON ALL STAKES, AS SHOWN.
9. BACKFILL WITH TILED AND LOOSENEED SOIL FREE OF DELETERIOUS MATERIAL FOR PLANT GROWTH. WATER AND TAMP TO REMOVE AIR POCKETS.
10. 2X4 WOOD STAKE. NAIL BRACE TO STAKE.
11. SET ROOTBALL ON UNDISTURBED SOIL.
12. UNDISTURBED EXISTING SOIL.

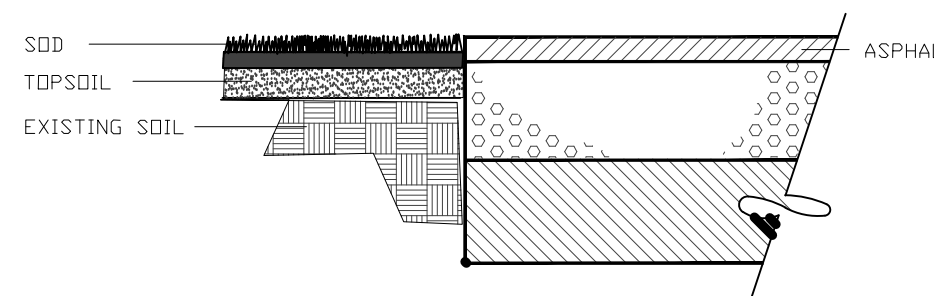
PALM PLANTING DETAIL

NTS



SOD ADJACENT TO CONCRETE DETAIL

N.T.S.



SOD ADJACENT TO ASPHALT DETAIL

N.T.S.

PLANTING DETAILS & NOTES

N.T.S.

LANDSCAPE GENERAL NOTES

1. All plants furnished by the Landscape Contractor unless otherwise specified shall be Florida No.1 or better, and shall be specified in Grades and Standards for Nursery Plants, Part 1 (3<sup>rd</sup> Ed., 1975) by the Florida Department of Agriculture and Consumer Services Division of the plant industry.
2. All shrubs, and groundcovers shall be guaranteed for 90 days from date of final acceptance. All trees and palms shall be guaranteed for six months from date of final acceptance.
3. Planting soil (with the exception for Palms) shall be weed-free, and consist of 60% clean, coarse, sharp, Lake Wales Silica Sand (alternate: Ortona or FDOT #3 coarse silica sand) and 30% Everglades muck mixed with 10% Canadian Peat.
4. All planting beds to be weed and grass free. Contractor shall apply herbicide to soil as recommended by manufacturer.
5. Landscape Contractor shall locate and verify all underground utilities prior to digging.
6. All trees and palms, and standard shrub material to be staked in a good workmanlike manner. No nail staking permitted.
7. All trees, shrubs and groundcovers shall be fertilized at installation with: Five (5) of FEC 3-24-0-#1308 as manufactured by Atlantic-Florida East Coast Fertilizer Company, Homestead, Florida or equal, and two (2) pounds FEC 15-8-8 #2500 or equal per cubic yard of planting soil.
8. All palms shall be fertilized at installation with Atlantic East Coast Fertilizer "Palm Special" or approved equal.
9. Cover all planting beds with a minimum of 3" layer of shredded Pine, Eucalyptus or Florimuch (100% shredded Melaleuca). Do not use Bald Cypress mulch.
10. Where quantities and/or species differ between the planting plan(s) and the plant list, the plan(s) shall govern.
11. No changes shall be made without the prior, written consent of the Landscape Architect and/or Owner.
12. Place and maintain protective barriers around the drip line of all trees to be retained on site. These barriers shall be easily visible and sturdily constructed. No heavy equipment or materials shall be stored within the drip line of protected trees. Any trees or palms designated to remain on-site which the City determines to have been damaged during construction shall promptly be replaced with plants of equivalent size and value as required at no cost to the City.
13. General Contractor shall submit photos to Landscape Architect for approval for all plant material 7 gallons or larger unless otherwise specified.
14. Loss or damage of branches 1" width or greater due to transport and installation are the responsibility of the GC and grounds for immediate rejection by Landscape Architect.

**PRAxis**  
ARCHITECTURE + DESIGN

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HAROLD HOYTE  
LANDSCAPE ARCHITECT  
LICENSE #LA 666889

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Project:

**NEW RESIDENCE**  
3175 PRAIRIE AVENUE  
MIAMI BEACH, FLORIDA. 33140

Client:

**MR. & MRS. PRIETO**

Drawing Title  
**Planting  
Details &  
Notes**

Revision

Date


Scale: As Shown  
Date 03-24-17

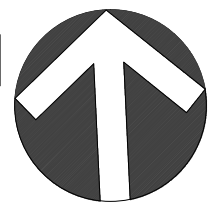
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**L-1.1**

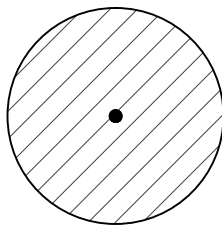


## LANDSCAPE PLAN

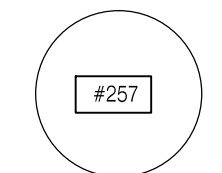
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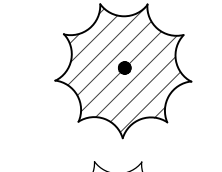
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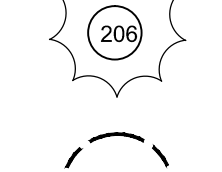
EXISTING TREE TO REMAIN



NEW LOCATION FOR RELOCATED TREE



EXISTING PALM TO REMAIN



NEW LOCATION FOR RELOCATED PALM



TREE PROTECTION (For every inch of trunk dia., there will be 8 inches of distance out from the trunk.)

## CITY OF MIAMI BEACH

## LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RS-3 Lot Area 14,122 SF Acres .32

## OPEN SPACE

A. Square feet of required Open Space as indicated on site plan:

Lot Area = 14,122 s.f. x 50 % = 7,061 s.f.

B. Square feet of parking lot open space required as indicated on site plan:

Number of parking spaces x 10 s.f. parking space =

C. Total square feet of landscaped open space required: A+B=

## LAWN AREA CALCULATION

A. Square feet of landscaped open space required

B. Maximum lawn area (sod) permitted= 50 % x 8,040 s.f.

## TREES

A. Number of trees required per lot, less existing number of trees meeting minimum requirements= 5 trees x lot - number of existing trees=

A1. Per every 1,000 SF over 6,000 SF property, another tree will be added

B. % Natives required: Number of trees provided x 30% =

C. % Low maintenance / drought and salt tolerant required:

Number of trees provided x 50%=

D. Street Trees (maximum average spacing of 20' o.c.)

75' linear feet along street divided by 20' =

E. Street tree species allowed directly beneath power lines:

(maximum average spacing of 20' o.c.):

linear feet along street divided by 20' =

## SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12=

B. % Native shrubs required: Number of shrubs provided x 50%=

## LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs x 10%=

B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=

## PLANT LIST

LABEL	QTY.	SCIENTIFIC/COMMON NAME	SPECIFICATIONS	NATIVE STATUS	DROUGHT TOLERANCE	FOR REPLACEMENT
TREES						
COE	9	Conocarpus erectus	12' Ht. x 4" Sp., 3" cal.	YES	YES	YES
CLK	8	Clusia rosea	10' Ht. x 3" Sp., 1.5" cal., Standard	YES	YES	YES
TAC	1	Tabeluia caribaea	12' Ht. x 4" Sp., 3" cal.			YES
TIG	2	Tibouchina grandiosa	10' Ht. x 3" Sp., 1.5" cal., Standard			YES
	20	TOTAL				
PALMS						
CON	6	Cocos nucifera 'Malayan'	10' Ht., Florida #1 or better			YES
PTE	9	Psychosperma elegans	10' Ht., Florida #1 or better			YES
	15	TOTAL				
STREET TREES						
QUV	3	Quercus virginiana	12'-14' Ht. x 6'-8' Sp., 3" cal.	YES	YES	
		Live Oak	B&B, # CT			
SHRUBS						
CACY	33	Capparis cynophallophora	3 gal. 30" OC, full, 18" ht. min. at time of planting	YES		
JAC	11	Jacquinia caribaea	3 gal. 24" OC, full, 18" ht. min. at time of planting			
ENFE	1	Encyrtanthus faros	15 gal. 3'-4' ht., full, Florida #1 or better			
PSLI	35	Psychotria ligustrifolia	3 gal. 30" OC, full, 18" ht. min. at time of planting	YES		
TRFL	90	Triplaris floridana	3 gal., 24" o.c., full, 24" ht. at time of planting	YES		
	170	TOTAL				
LARGE SHRUBS						
MYFR	17	Myrsine fraxinea	full, 15 Gal., 48" o.c., 8' ht. at time of planting	YES		Moderate
		Simarouba glabra				
GROUNDCOVERS						
NEEX	60	Nerium oleander	1 gal., 18" O.C., 4" ht. at time of planting		High	
		Nephrolepis exaltata	1 gal., 18" O.C., full, 12" at time of planting			
	110	TOTAL				
SOD						
		as shown	Stenotaphrum secundatum 'Palmetto'	St. Augustine 'Palmetto'	solid sod	solid sod

## MITIGATION INFORMATION

MITIGATION NEEDED: 5,078.95

CANOPY PROVIDED:

TYPE:	CANOPY SQ. FT.:
(10)@12' FT. OA. HT. SHADE TREES @ 300 SQ. FT.	3,000
(9)@10' FT. OA. HT. SHADE TREES @ 150 SQ. FT.	1,350
(15)@12' FT. OA. HT. PALMS @ 50 SQ. FT.	750
TOTAL CANOPY PROVIDED:	5,100

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NEW RESIDENCE

3175 PRAIRIE AVENUE  
MIAMI BEACH, FLORIDA. 33140

MR. &amp; MRS. PRIETO

Project:

Client:

Drawing Title

Landscape  
Plan

Revision

Date

Scale: As Shown

Date 03-24-17

Dwg:

L-1.0

Landscape Architect:



CONSULTING

Landscape Sub-Consultant:

DESIGN

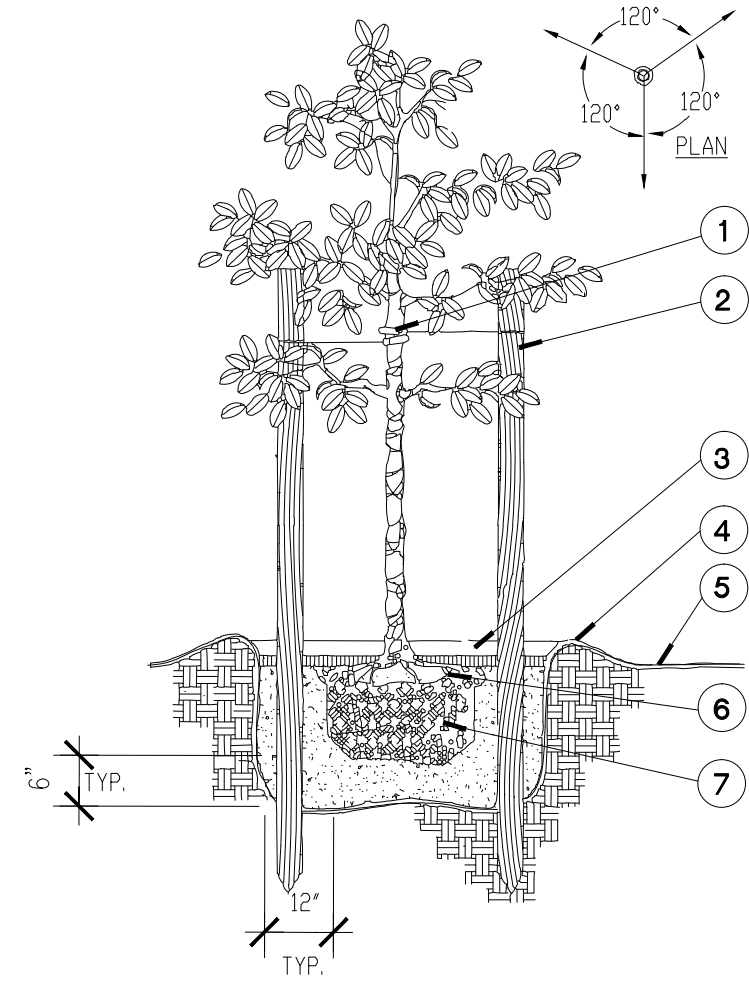
Landscape Designs

www.jmtlandscape.com

305.477.0000

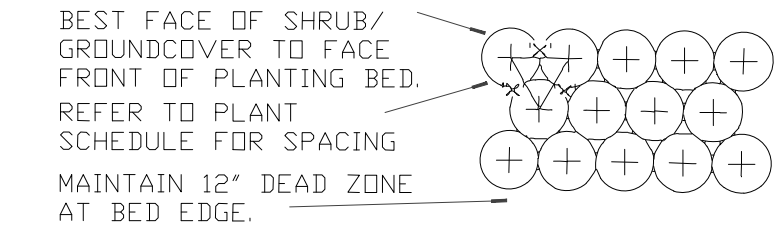
Miami, FL 33137





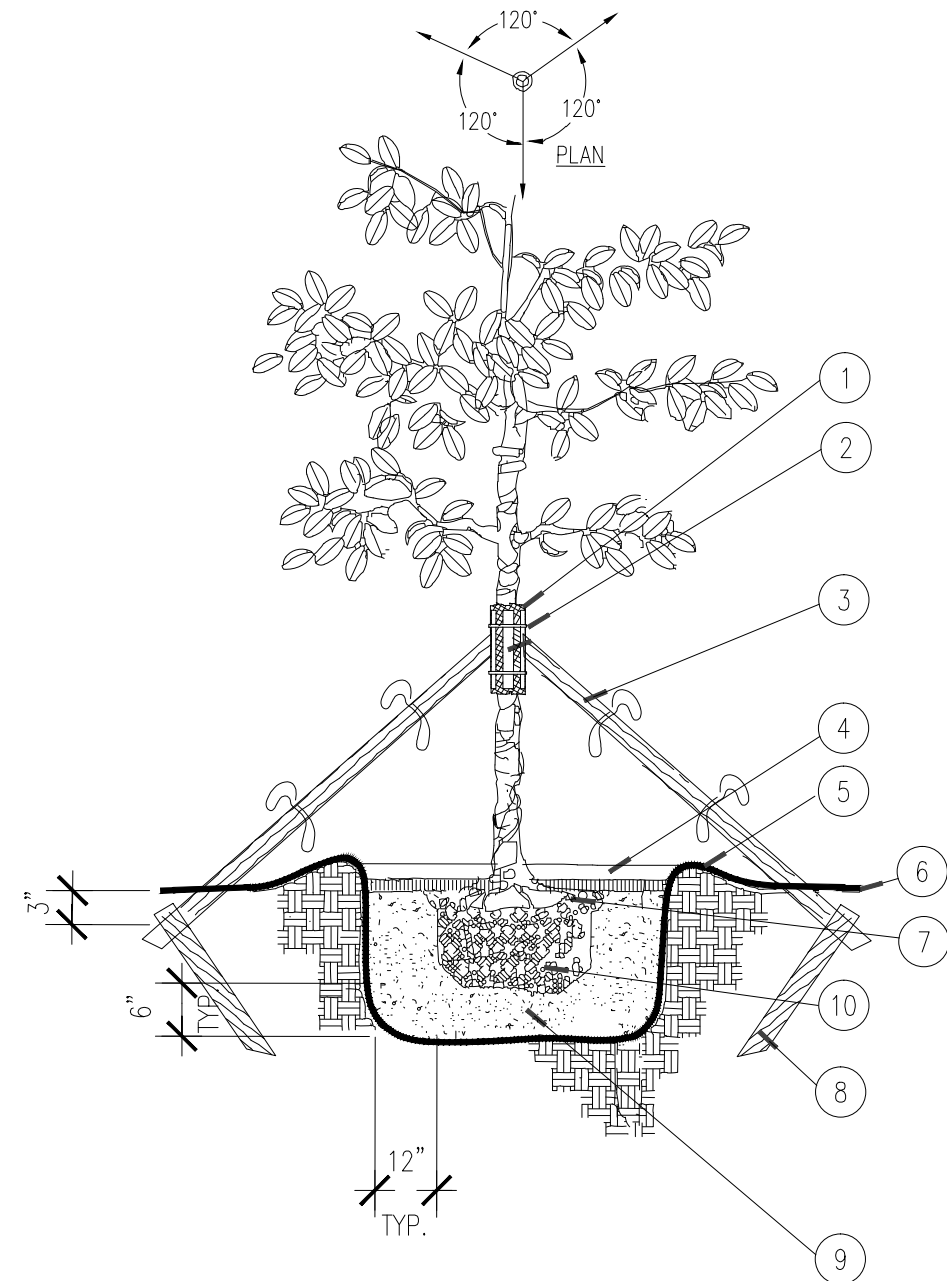
SMALL TREE PLANTING DETAIL

N.T.S.



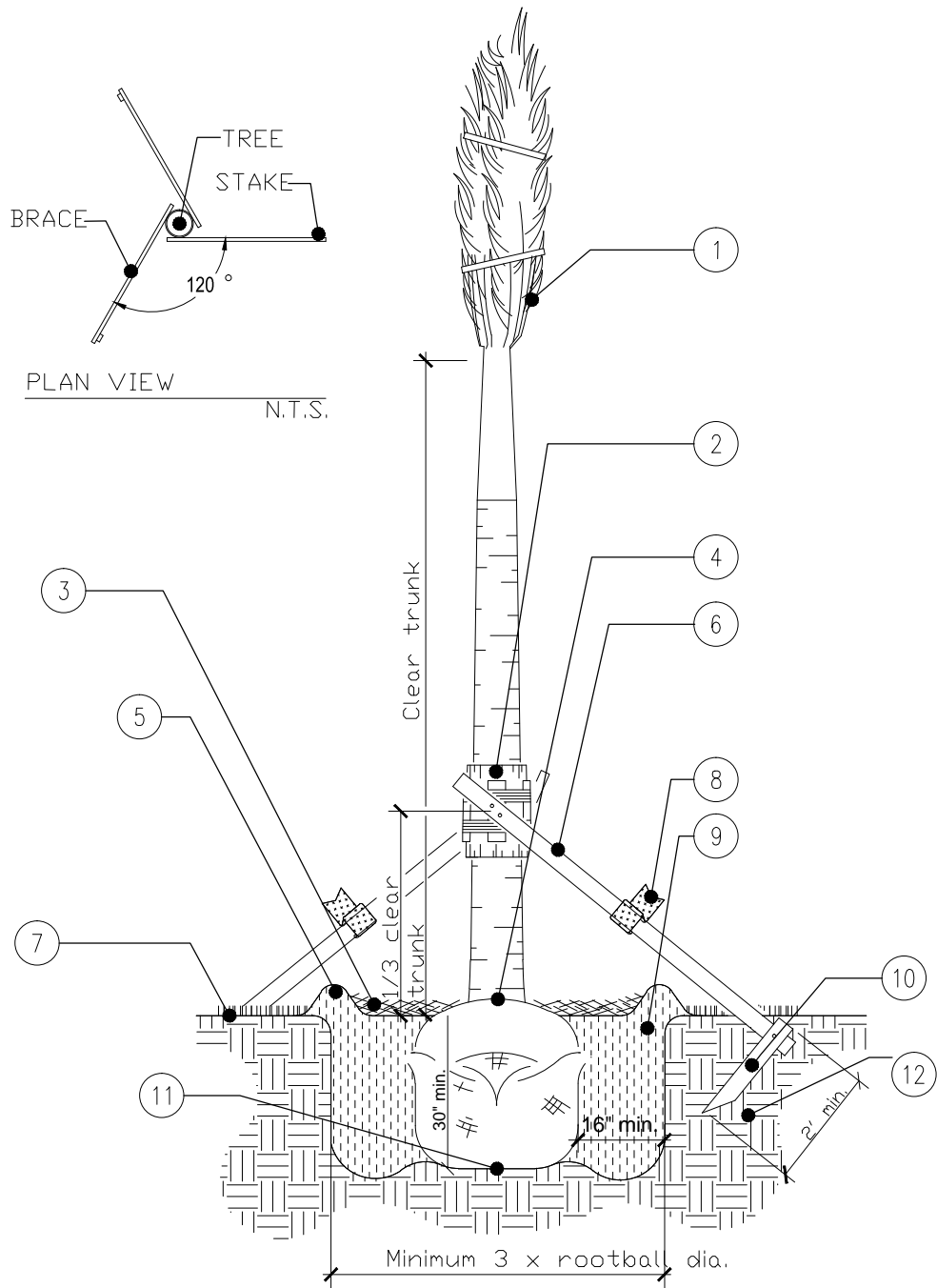
SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



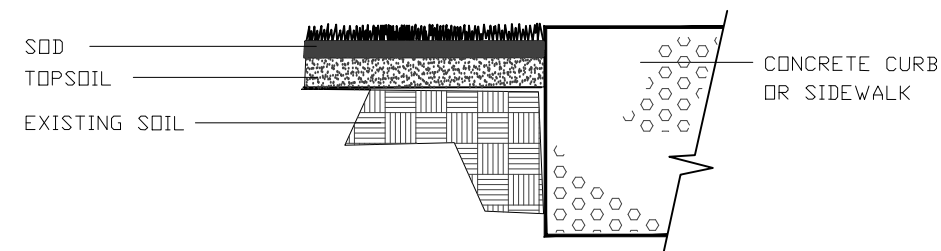
LARGE TREE PLANTING DETAIL

N.T.S.



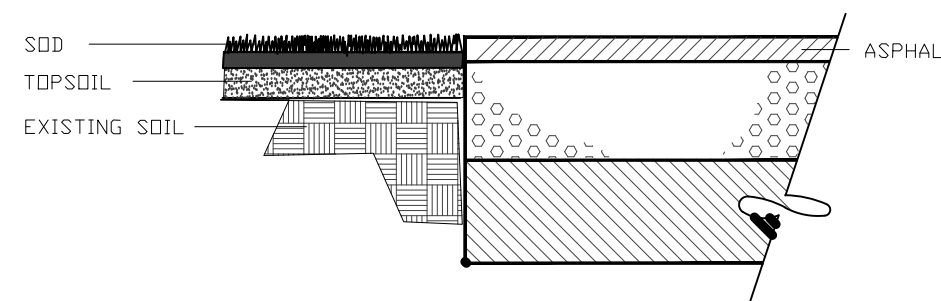
PALM PLANTING DETAIL

NTS



SOD ADJACENT TO CONCRETE DETAIL

N.T.S.



SOD ADJACENT TO ASPHALT DETAIL

N.T.S.

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9. Cover all planting beds with a minimum of 3" layer of shredded Pine, Eucalyptus or Florimuch (100% shredded Melaleuca). Do not use Bald Cypress mulch.
10. Where quantities and/or species differ between the planting plan(s) and the plant list, the plan(s) shall govern.
11. No changes shall be made without the prior, written consent of the Landscape Architect and/or Owner.
12. Place and maintain protective barriers around the drip line of all trees to be retained on site. These barriers shall be easily visible and sturdily constructed. No heavy equipment or materials shall be stored within the drip line of protected trees. Any trees or palms designated to remain on-site which the City determines to have been damaged during construction shall promptly be replaced with plants of equivalent size and value as required at no cost to the City.
13. General Contractor shall submit photos to Landscape Architect for approval for all plant material 7 gallons or larger unless otherwise specified.
14. Loss or damage of branches 1" width or greater due to transport and installation are the responsibility of the GC and grounds for immediate rejection by Landscape Architect.

## PLANTING DETAILS & NOTES

N.T.S.

NEW RESIDENCE

3175 PRAIRIE AVENUE  
MIAMI BEACH, FLORIDA. 33140

MR. & MRS. PRIETO

Project:

Client:

Drawing Title  
Planting  
Details &  
Notes

Revision	Date

Scale: As Shown  
Date 03-24-17

Dwg:

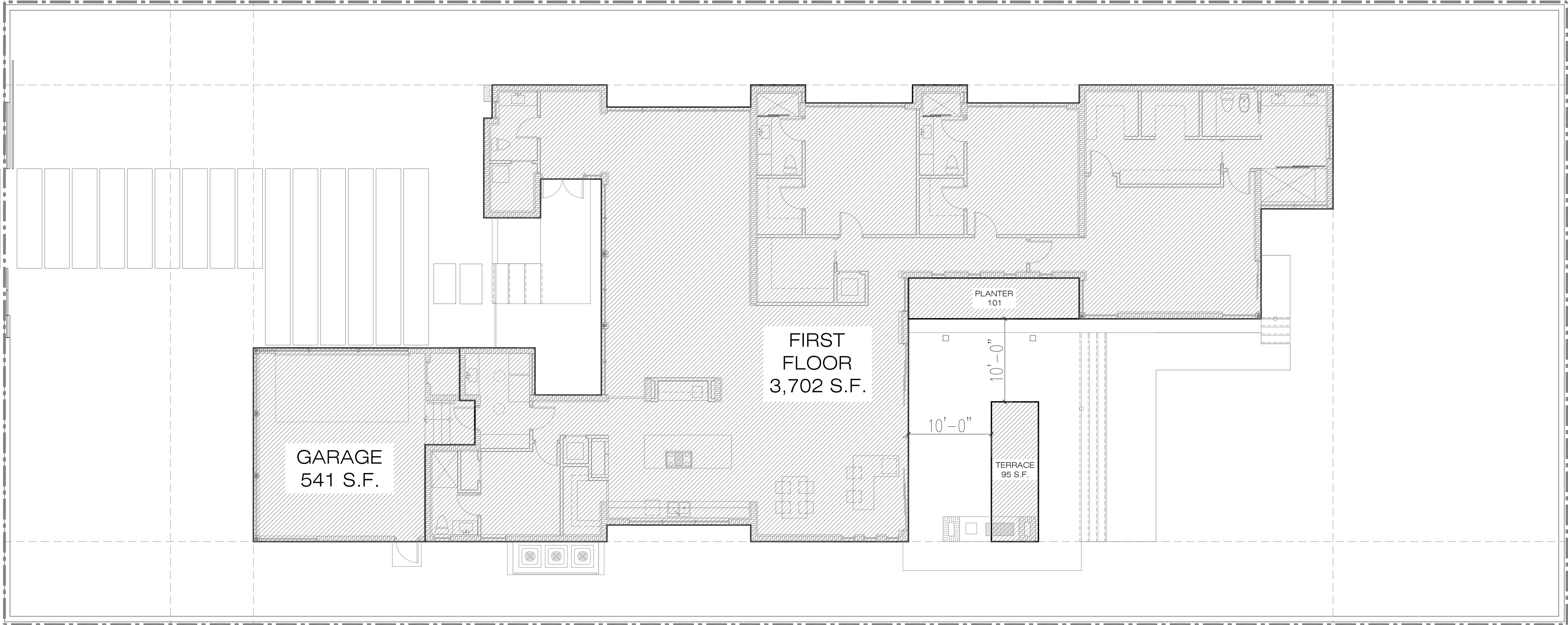
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HAROLD HOYTE  
LANDSCAPE ARCHITECT  
LICENSE # LA 6668889

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FL LIC: AA 26000837  
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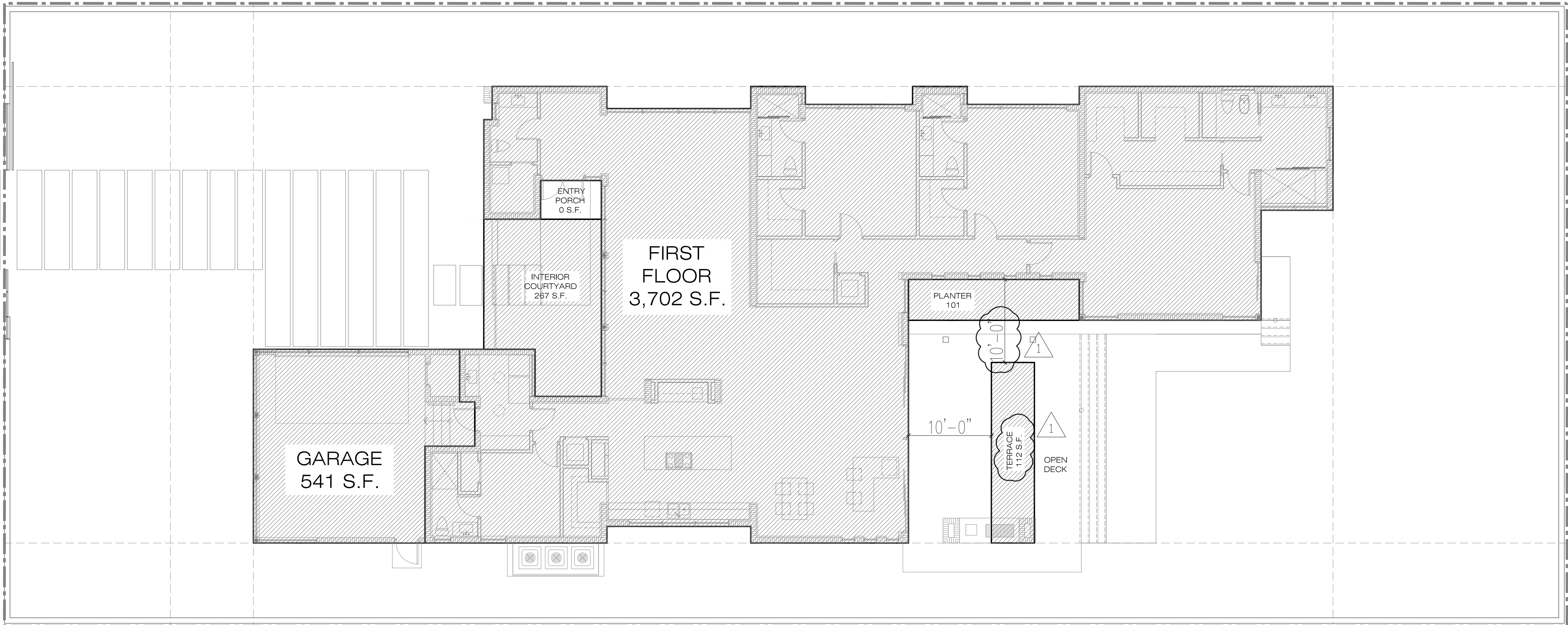




UNIT SIZE CALCULATION

LOT AREA	14,122 Sq. Ft.
MAX. UNIT SIZE (50%)	7,061 Sq. Ft.
1ST FLOOR A/C	3,702 Sq. Ft.
REAR TERRACE (EXCLUDED, 10 FT PROJECTION)	112 Sq. Ft.
GARAGE (500 S.F. OF 541 EXCLUDED)	41 Sq. Ft.
TOTAL UNIT SIZE	3,855 Sq. Ft.
PERCENTAGE PROPOSED	27.29 %

UNIT SIZE: FIRST FLOOR  
SHADED DIAGRAM

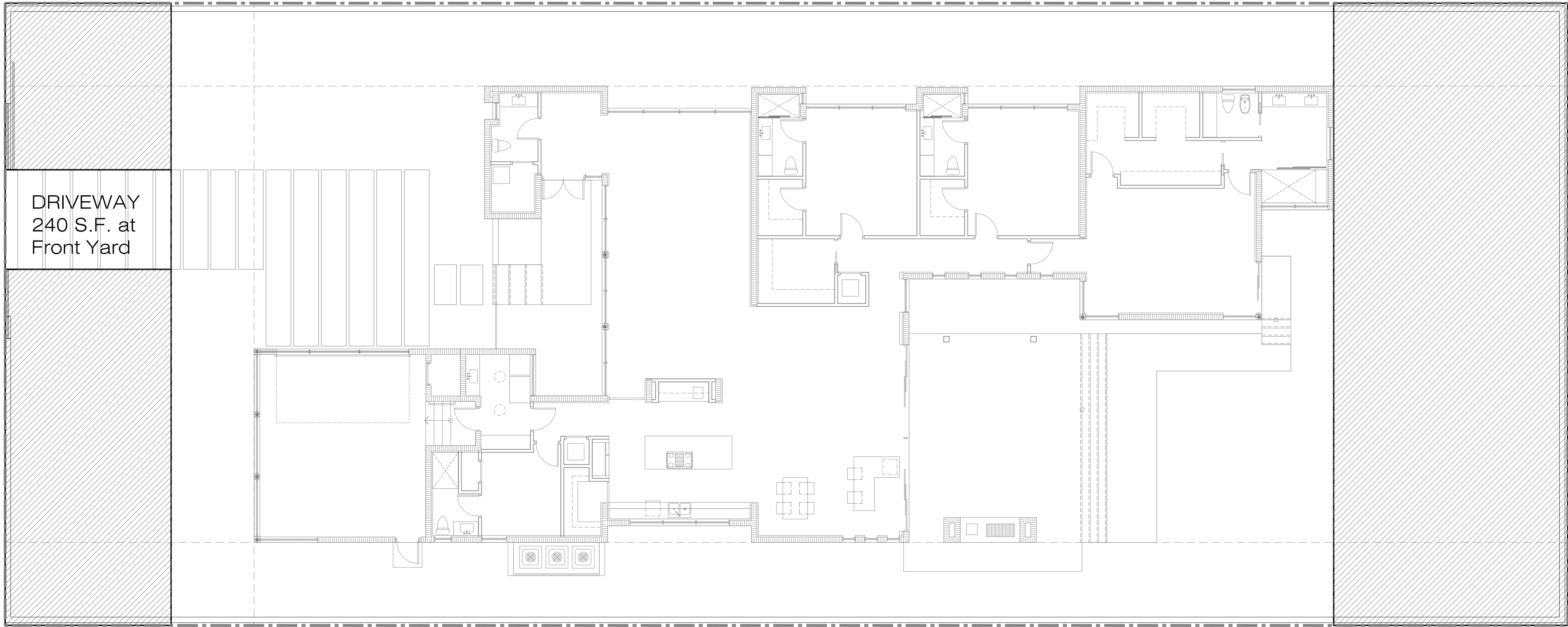


LOT COVERAGE CALCULATION

LOT AREA 14,122 Sq. Ft.	7,061 Sq. Ft.
MAX COVERAGE (50%)	
1ST FLOOR	3,702 Sq. Ft.
ENTRY PORCH	0 Sq. Ft.
INTERIOR COURTYARD	267 Sq. Ft.
GARAGE (AFTER FIRST 500 S.F.)	41 Sq. Ft.
REAR TERRACE	112 Sq. Ft.
PLANTER	101 Sq. Ft.
TOTAL LOT COVERAGE	4,234 Sq. Ft.
PERCENTAGE PROPOSED	29.9%

FIRST FLOOR LOT  
COVERAGE SHADED  
DIAGRAM





DRIVEWAY  
240 S.F. at  
Front Yard

FRONT YARD  
AREA: 1,259 S.F.

HATCH DENOTES  
PERVIOUS OPEN SPACE

REAR YARD  
TOTAL: 2,115 S.F.

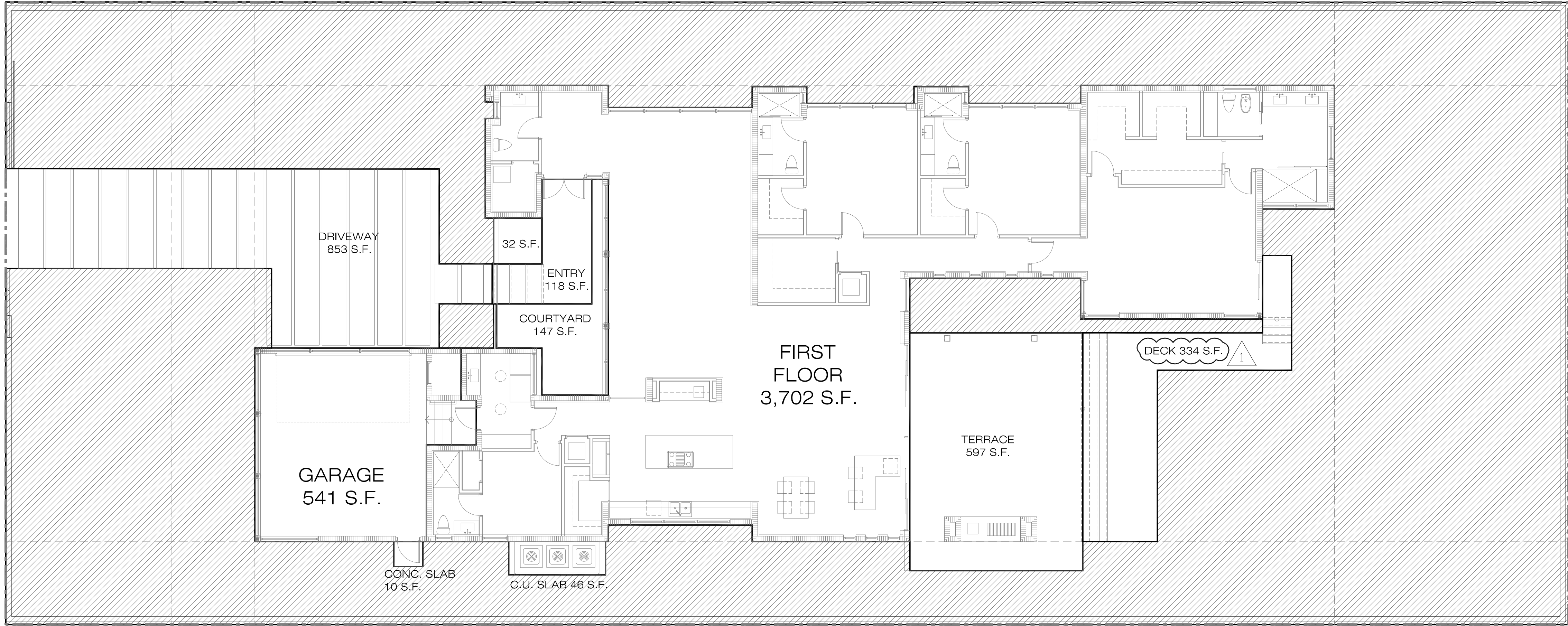
FRONT YARD - PERVIOUS OPEN SPACE

FRONT YARD TOTAL AREA		1,259 S.F.
FRONT YARD PERVIOUS OPEN SPACE MIN. - 50%		627 S.F.
IMPERVIOUS AREAS		
DRIVEWAY		240 S.F.
TOTAL IMPERVIOUS AREAS (TO BE EXCLUDED FROM OPEN SPACE)		240 S.F.
PERVIOUS OPEN SPACE		
FRONT YARD AREA		1,259 S.F.
IMPERVIOUS AREAS		- 240 S.F.
TOTAL FRONT YARD OPEN SPACE		1019 S.F.
PERCENTAGE OF OPEN SPACE		80.94%

REAR YARD - PERVIOUS OPEN SPACE

REAR YARD TOTAL AREA		2,115 S.F.
REAR YARD PERVIOUS OPEN SPACE MIN. - 70%		1,058 S.F.
IMPERVIOUS AREAS		
NO STRUCTURE WITHIN REAR YARD		0 S.F.
TOTAL IMPERVIOUS AREAS (TO BE EXCLUDED FROM OPEN SPACE)		0 S.F.
PERVIOUS OPEN SPACE		
REAR YARD AREA		2,115 S.F.
IMPERVIOUS AREAS		- 0 S.F.
TOTAL REAR YARD OPEN SPACE		2,115 S.F.
PERCENTAGE OF OPEN SPACE		100.0%

FRONT YARD / REAR YARD  
- PERVIOUS OPEN SPACE  
SHADED DIAGRAM



ENTIRE SITE - PERVIOUS OPEN SPACE

TOTAL LOT AREA		14,122 S.F.
IMPERVIOUS AREAS		
1ST FLOOR		3,702 S.F.
GARAGE		541 S.F.
DRIVEWAY		853 S.F.
ENTRY STEPS (32+118+147)		297 S.F.
REAR TERRACE		597 S.F.
EQUIPMENT PLATFORM/CONC.SLAB		56 S.F.
REAR STEPS/ DECK		334 S.F.
TOTAL IMPERVIOUS AREAS (TO BE EXCLUDED FROM OPEN SPACE)		6,380 S.F.
PERVIOUS OPEN SPACE		
LOT AREA		14,122 S.F.
IMPERVIOUS AREAS		- 6,380 S.F.
TOTAL SITE OPEN SPACE		7,742 S.F.
PERCENTAGE OF OPEN SPACE		54.8 %

ENTIRE SITE - PERVIOUS  
OPEN SPACE SHADED  
DIAGRAM

**PRAxis**  
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**NEW RESIDENCE**  
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MIAMI BEACH, FLORIDA. 33140

MR. & MRS. PRIETO

Project:

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**PERVIOUS  
OPEN SPACE  
DIAGRAMS**

Revision	Date

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Date 03-24-17

Dwg:  
**A-1.2**



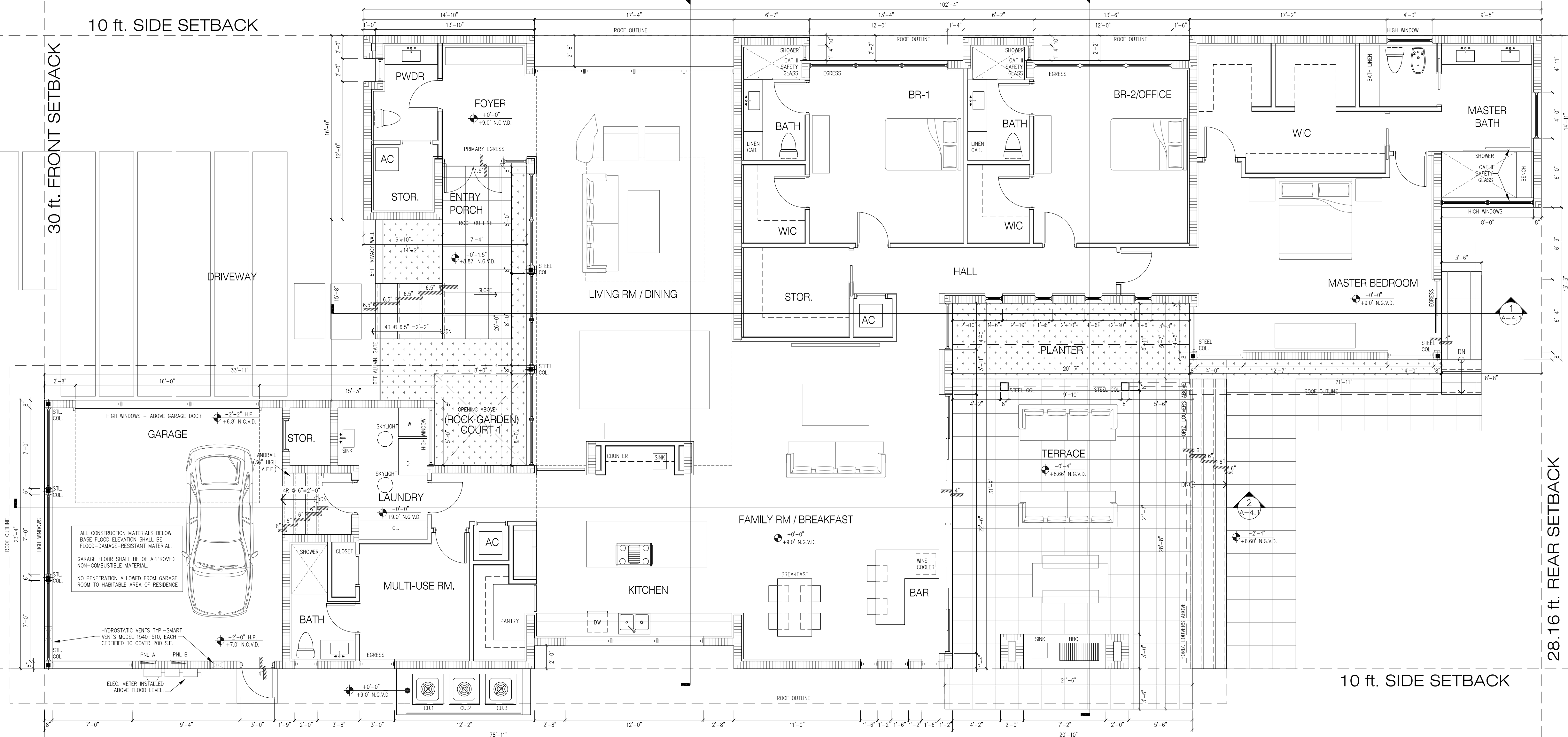
20 ft. FRONT SETBACK

30 ft. FRONT SETBACK

10 ft. SIDE SETBACK

28.16 ft. REAR SETBACK

10 ft. SIDE SETBACK



WALL LEGEND	
	NEW 8" C.M.U. WALL W/ PRESSURE TREATED FURRING STRIPS, R-7.1 INSULATION BTW. 5/8" GYP. BD. FINISH
	NEW 8" C.M.U. W/ CEMENT STUCCO FINISH BOTH SIDES
	NEW DRYWALL PARTITION - 5/8" GYPSUM BOARD ON 22 GAGE METAL STUDS @ 16" O.C. - ALTERNATIVE 2"x4" WOOD STUDS. PROVIDE 1/2" DUROCK BOARD AT WET AREAS AND 5/8" MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS).
	NEW DRYWALL PARTITION - PROVIDE ACOUSTIC INSULATION WHERE NOTED BY INSULT. SYMBOL
	CONCRETE COLUMN
	EXISTING C.M.U. WALL

1

FIRST FLOOR PLAN

3/16"=1'-0"

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20 ft. FRONT SETBACK

30 ft. FRONT SETBACK

10 ft. SIDE SETBACK

28.16 ft. REAR SETBACK

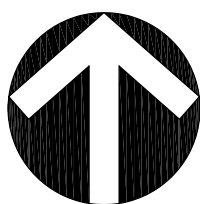
10 ft. SIDE SETBACK

1/4" = 4' 1/2"

1

ROOF PLAN

1/4" = 1'-0"



NEW RESIDENCE

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ROOF PLAN

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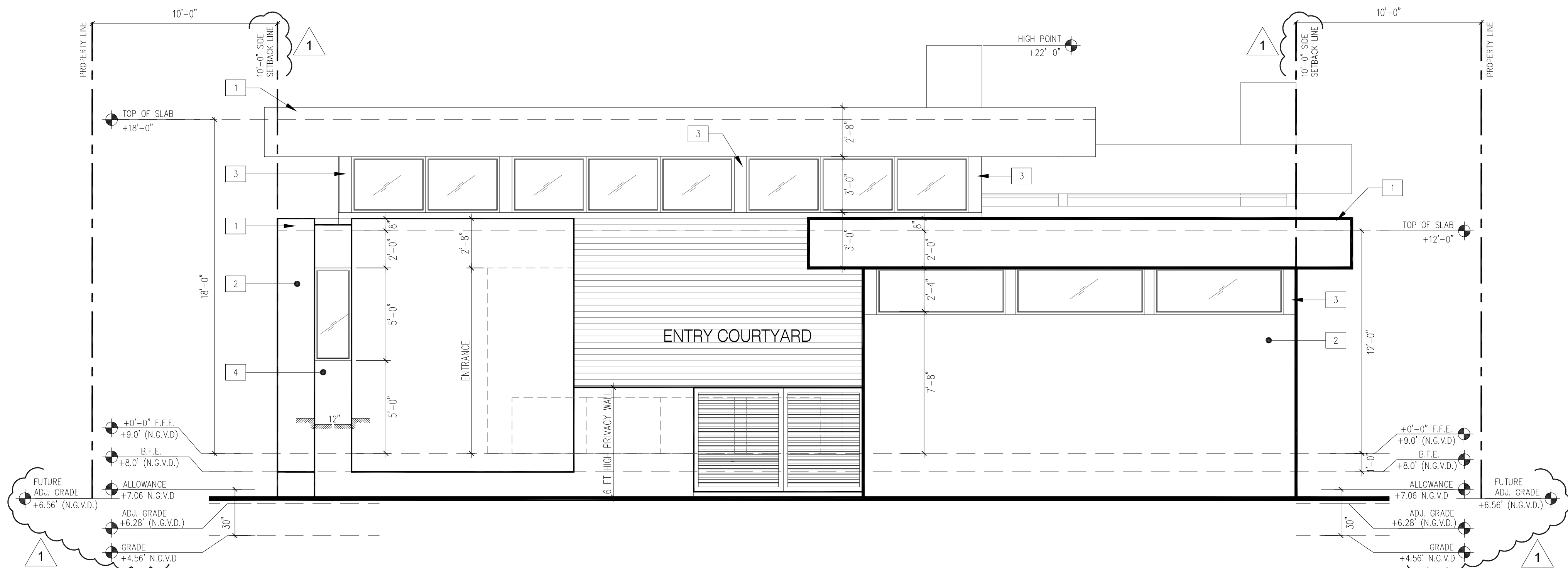
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NOTE: FOR WINDOW PRESSURES, SEE STRUCTURAL DRAWINGS.

NOTE: EXTERIOR DOORS AND WINDOWS SHALL BE IMPACT RATED, UNDER SEPARATE PERMIT. PROVIDE SHOP DRAWINGS.

#### ELEVATION KEYNOTES

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT)
2. SMOOTH CEMENT STUCCO
3. STEEL COLUMN (SEE STRUCT. DWGS)
4. VENEER FINISH TO SIMULATE CONC.
5. DECORATIVE LOUVERS
6. PRIVACY WALL
7. GARAGE DOOR
8. CEMENT STUCCO FINISH (TO SIMULATE 4" WOOD BOARDS)
9. PRECAST CONC. SCUPPER PROJECTING 4" FROM WALL-TYP.

### 1 WEST ELEVATION (FRONT)

1/4"=1'-0"

## NEW RESIDENCE

3175 PRAIRIE AVENUE  
MIAMI BEACH, FLORIDA. 33140

MR. & MRS. PRIETO

Project:

Client:

Drawing Title

ELEVATIONS

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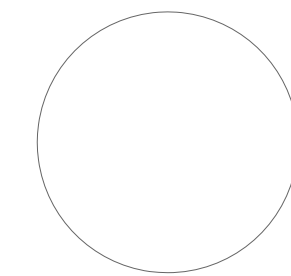
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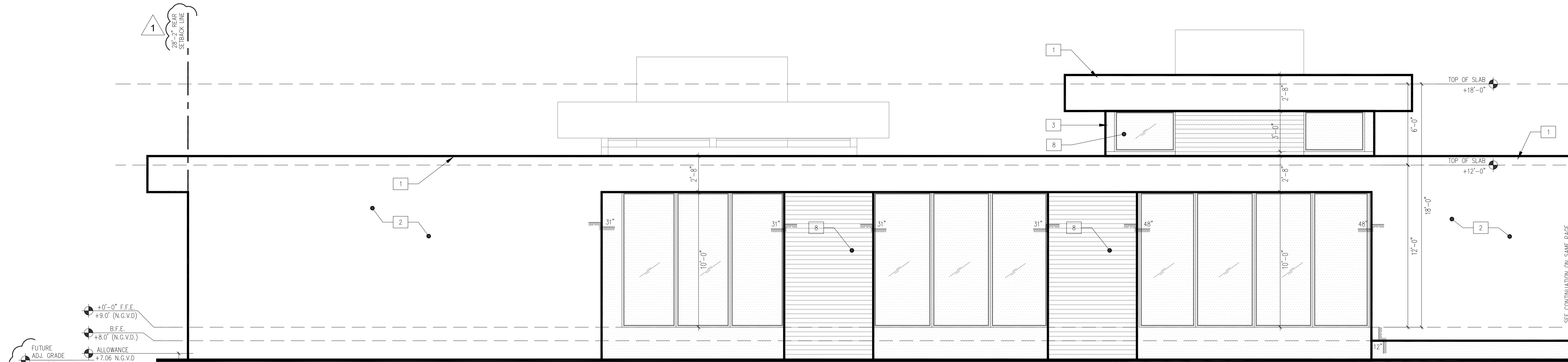
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**ELEVATIONS**

Revision	Date

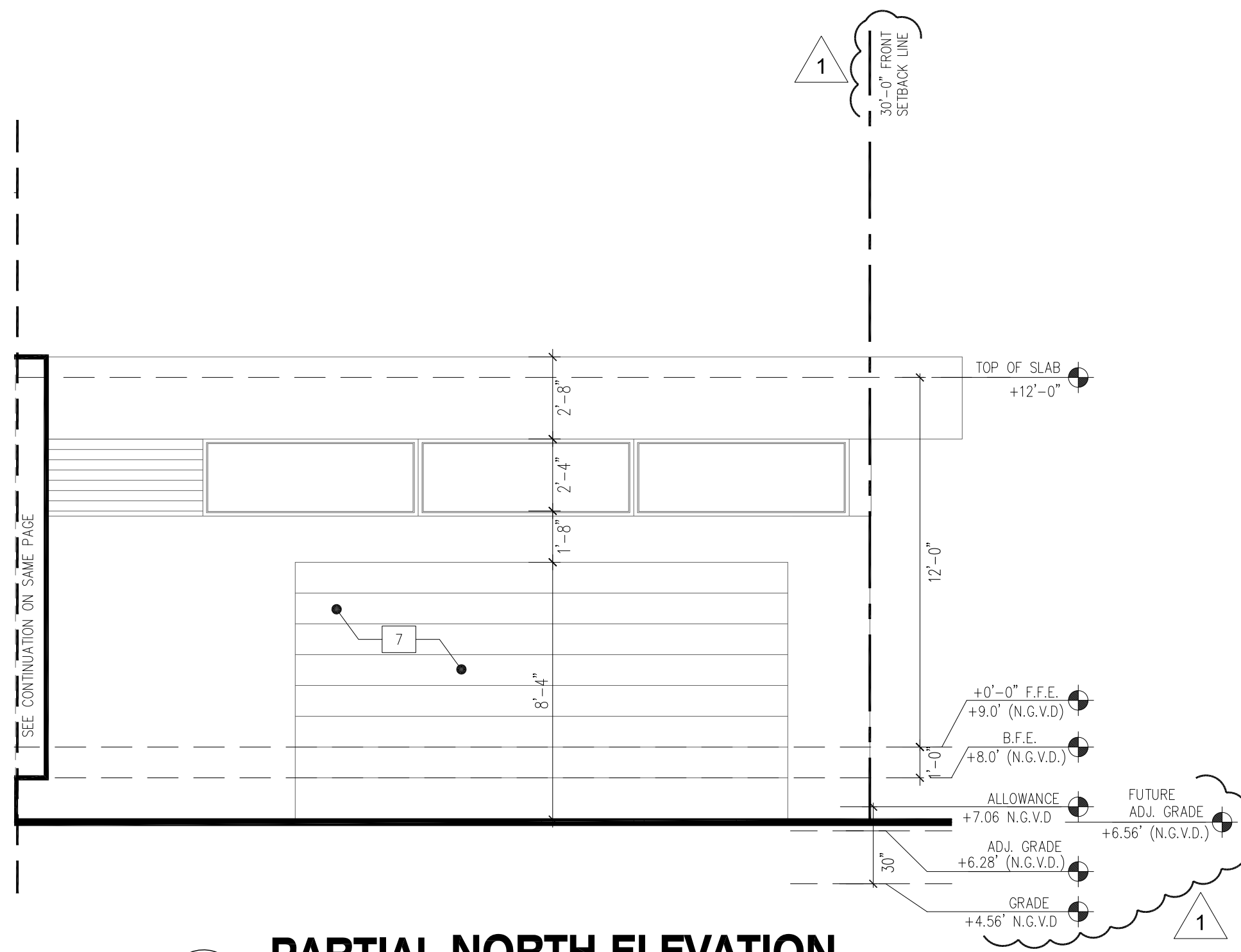
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**A-3.2**



**PARTIAL NORTH ELEVATION  
(SIDE)**

1/4"=1'-0"



**1.1 PARTIAL NORTH ELEVATION  
(SIDE)**

1/4"=1'-0"

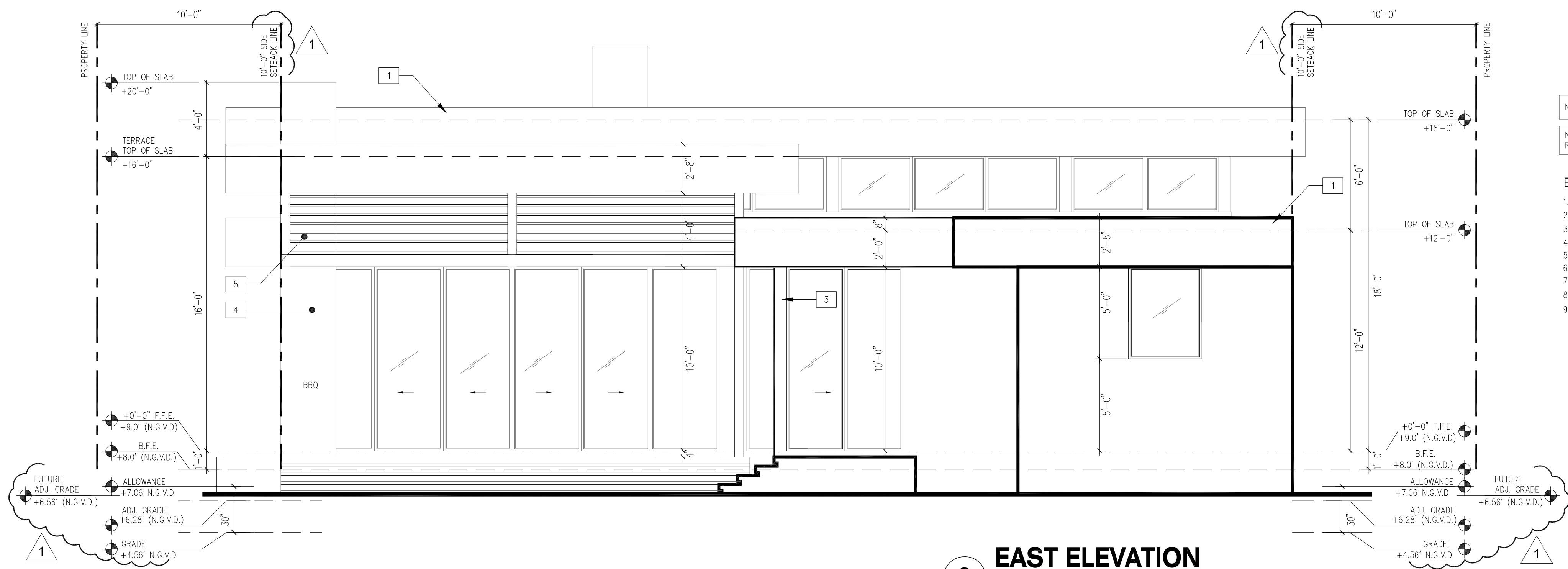
NOTE: FOR WINDOW PRESSURES, SEE STRUCTURAL DRAWINGS.

NOTE: EXTERIOR DOORS AND WINDOWS SHALL BE IMPACT RATED, UNDER SEPARATE PERMIT. PROVIDE SHOP DRAWINGS.

**ELEVATION KEYNOTES**

1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT)
2. SMOOTH CEMENT STUCCO
3. STEEL COLUMN (SEE STRUCT. DWGS)
4. VENEER FINISH TO SIMULATE CONC.
5. DECORATIVE LOUVERS
6. PRIVACY WALL
7. GARAGE DOOR
8. CEMENT STUCCO FINISH (TO SIMULATE 4" WOOD BOARDS)
9. PRECAST CONC. SCUPPER PROJECTING 4" FROM WALL-TYP.





NOTE: FOR WINDOW PRESSURES, SEE STRUCTURAL DRAWINGS.

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#### ELEVATION KEYNOTES

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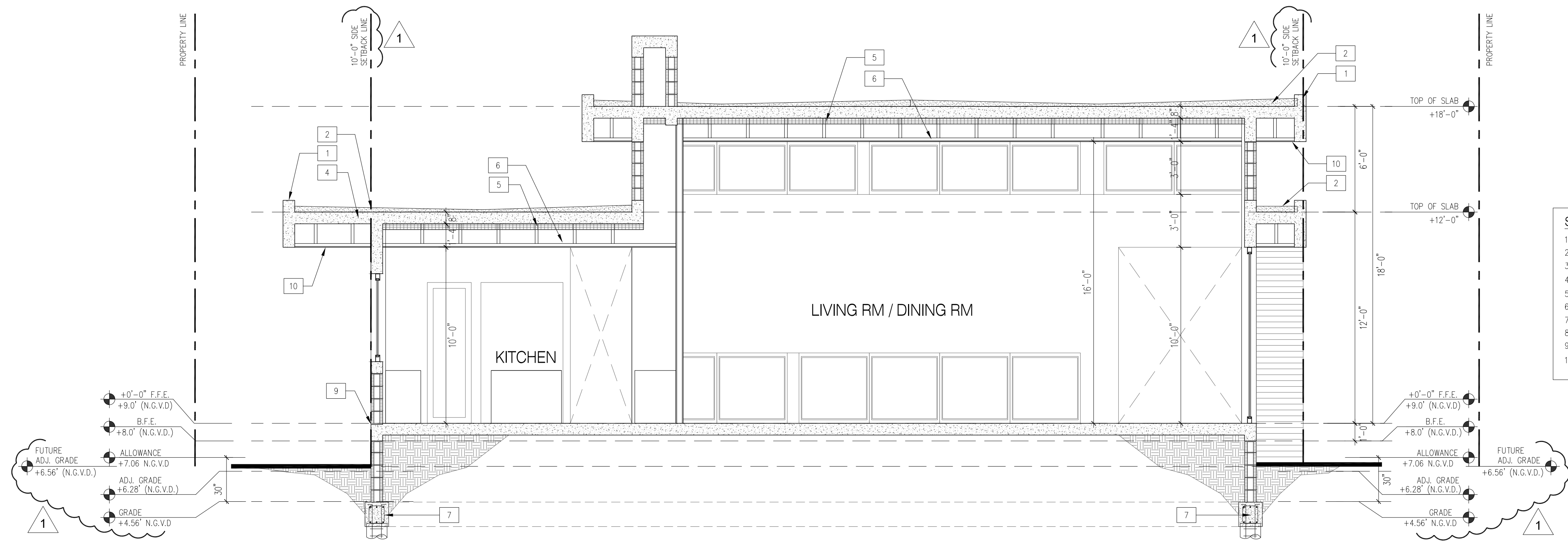
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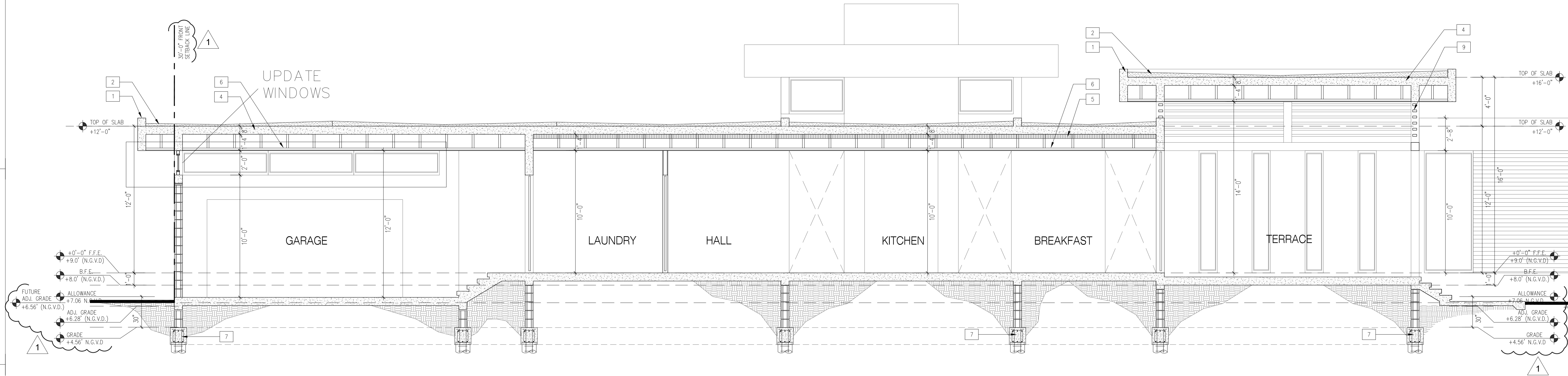






- SECTIONS KEYNOTES**
1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT)
  2. PROVIDE 15 YR WARRANTY ROOFING MATERIAL OVER LIGHTWEIGHT CONC.
  3. CONCRETE BEAM (SEE STRUCT. DWGS. FOR REINF.)
  4. CONCRETE SLAB (SEE STRUCT. DWGS. FOR REINF.)
  5. SPRAYED-ON ICYNENE INSULATION (R-19) UNDER CONCRETE SLAB
  6. SUSPENDED GYPSUM CEILING ON METAL STUD FRAMING
  7. FOR FOUNDATION (SEE STRUCT. DWGS.)
  8. DECORATIVE ALUMN. LOUVERS
  9. 3/4" RECESS AT ALL SLABS SUPPORTING EXTERIOR WALLS (TYP.)
  10. SMOOTH STUCCO CEILING ON METAL STUD SUBSTRATE.(EXTERIOR CEILING)

**SECTION 1**  
1/4"=1'-0"



**SECTION 2**  
1/4"=1'-0"

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MIAMI BEACH, FLORIDA. 33140

**MR. & MRS. PRIETO**

Project:

Client:

Drawing Title

**SECTIONS**

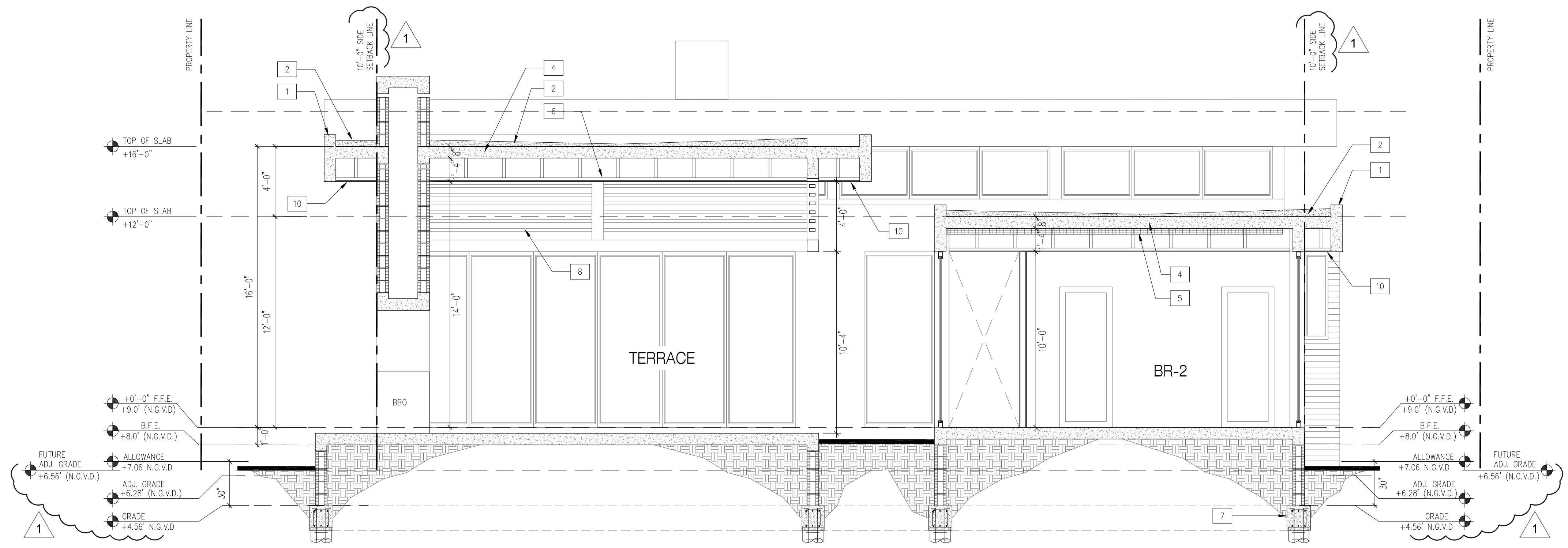
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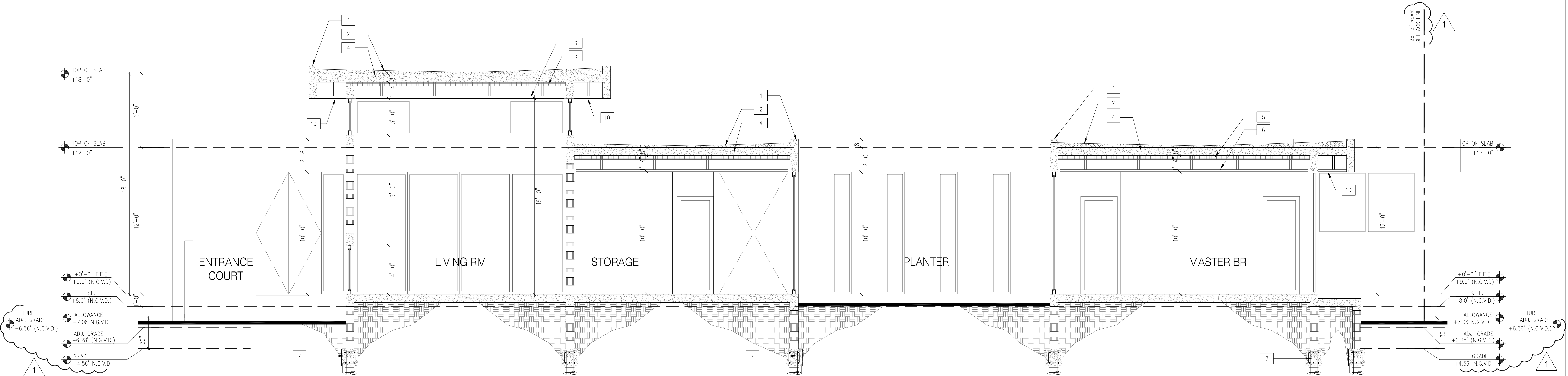
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**A-4.1**





- SECTIONS KEYNOTES**
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<b>A-4.2</b>	