

VICINITY MAP & ZONING DATA SHEET

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	4573 Prairie Ave.- Miami Beach - Florida 33140		
2	Folio number(s):	02-3222-018-1110		
3	Board and file numbers :			
4	Year built:	1935	Zoning District:	RS-4
5	Based Flood Elevation:	7.00 Feet	Grade value in NGVD:	5.78 Feet
6	Adjusted grade (Flood+Grade/2):	6.39 Feet	Free board:	
7	Lot Area:	8,014 SF		
8	Lot width:	65 Feet	Lot Depth:	122.70 / 124.00 Feet
9	Max Lot Coverage SF and %:	2003.50 SF= 25.0%	Proposed Lot Coverage SF and %:	2421.00 SF= 30.2%
10	Existing Lot Coverage SF and %:	2007.53 SF= 25.1%	Lot coverage deducted (garage-storage) SF:	2003.00 SF = 24.9%
11	Front Yard Open Space SF and %:	1210.00 SF= 62.0%	Rear Yard Open Space SF and %:	1062.00 SF = 82.0%
12	Max Unit Size SF and %:	4007.00 SF= 50.0%	Proposed Unit Size SF and %:	3550.00 SF= 44.3%
13	Existing First Floor Unit Size:	1917.00 SF= 23.9%	Proposed First Floor Unit Size:	1866.00 SF
14	Existing Second Floor Unit Size	643.27 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB	1684.00 SF = 90.2%
15			Proposed Second Floor Unit Size SF and % :	1684.00 SF = 90.2%
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 Feet	20.08 Feet	24 Feet	
18	Setbacks:				
19	Front First level:	30 Feet	25.66 Feet	31.00 Feet	
20	Front Second level:	30 Feet	43.33 Feet	31.00 Feet	
21	Side 1:	10 Feet	5.33 Feet	10.16 Feet	
22	Side 2 or (facing street):	10 Feet	4.58 Feet	10.16 Feet	
23	Rear:	20 Feet	49.5 Feet	35.75 Feet	
	Accessory Structure Side 1:	N/A	4.91 Feet	N/A	
24	Accessory Structure Side 2 or (facing street) :	N/A	51 Feet	N/A	
25	Accessory Structure Rear:	N/A	5.83 Feet	N/A	
26	Sum of Side yard :	25% LOT WIDTH=16'-3"		20'-4"	
27	Located within a Local Historic District?			NO	
28	Designated as an individual Historic Single Family Residence?			NO	
29	Determined to be Architecturally Significant?			YES	

Notes:  
If not applicable write N/A  
All other data information should be presented like the above format



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Miami, FI 33129  
Phone : (786) 942-1755  
www.atelierint.com

PROJECT #: 4573 PRAIRIE AVE.

MIAMI BEACH FLORIDA

FOLIO NUMBER:  
02-3222-018-1110

OWNER: ARGHOUSE 2 LLC

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HERNAN SANTARCANGELO  
ARCHITECT - AR#96867

DATE#	DESCRIPTION
01	26-FEB-16 FIRST SUBMITTAL
02	11-MAR-16 FINAL SUBMITTAL

Date : 26-FEB-16

Drawn : A.N.V.

Designed by : A.N.V

Checked by : A.N.V

SCALE : N.T.S.

AR-ZI

SCALE N.T.S.

# ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008  
Expiration Date: July 31, 2015

## SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name Arghouse 2, LLC Job. 3915-15		FOR INSURANCE COMPANY USE
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 4573 Prairie Avenue		Policy Number:
City Miami Beach	State FL	ZIP Code 33140-3004
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 13 BLOCK G "SURPRISE LAKE SUB" PLAT BOOK 9 PAGE 114 FOLIO NO. 02-3222-018-1110		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>		
A5. Latitude/Longitude: Lat. 25° 49' 13.2780" N Long. 80° 7' 45.3072" W		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>1A</u>		
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u> c) Total net area of flood openings in A8.b <u>N/A</u> sq in d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		A9. For a building with an attached garage: a) Square footage of attached garage <u>N/A</u> sq ft b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u> c) Total net area of flood openings in A9.b <u>N/A</u> sq in d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number CITY OF MIAMI BEACH / 120651		B2. County Name MIAMI-DADE COUNTY		B3. State FLORIDA	
B4. Map/Panel Number 12086 C 0309	B5. Suffix L	B6. FIRM Index Date 09/11/2009	B7. FIRM Panel Effective/Revised Date 09/11/2009	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 7.00'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings\* ☐ Building Under Construction\* ☒ Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.  
Benchmark Utilized: BM D-185 ELEV.4.12' Vertical Datum: NGVD-29  
Indicate elevation datum used for the elevations in items a) through h) below. ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: \_\_\_\_\_  
Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

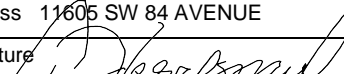
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>6.61</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>7.65</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>6.61</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>6.01</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>6.30</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters

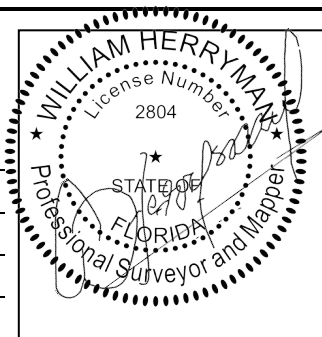
## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available.  
I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☒ Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☒ Check here if attachments.

Certifier's Name WILLIAM HERRYMAN	License Number 2804
Title P.L.S./ P.M.S.	Company Name AUTHENTIC SURVEYORS, INC
Address 11605 SW 84 AVENUE	City MIAMI State FL ZIP Code 33156
Signature 	Date 11/11/2015 Telephone 305-970-6200

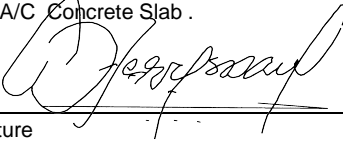


**ELEVATION CERTIFICATE, page 2**

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 4573 Prairie Avenue JOB NO. 3915-15			Policy Number:	
City Miami Beach		State FL	ZIP Code 33140-3004	Company NAIC Number:

**SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments CROWN OF ROAD ELEVATION: 5.85' A5.Latitude/Longitude were obtain using a GPS Handheld  
C2.e) A/C Concrete Slab .

Signature

Date 11/11/2015

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).  
a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_. ☐ feet ☐ meters ☐ above or ☐ below the HAG.  
b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_. ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_. ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_. ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_. ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

**SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	
Comments			

☐ Check here if attachments.**SECTION G – COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_. ☐ feet ☐ meters Datum \_\_\_\_\_
- G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_. ☐ feet ☐ meters Datum \_\_\_\_\_
- G10. Community's design flood elevation: \_\_\_\_\_. ☐ feet ☐ meters Datum \_\_\_\_\_

Local Official's Name	Title
Community Name	Telephone
Signature	Date
Comments	

☒ Check here if attachments.

**Building Photographs**

See Instructions for Item A6.

**IMPORTANT: In these spaces, copy the corresponding information from Section A.**

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
4573 Prairie Avenue      JOB NO. 3915-15

Policy Number:

City Miami Beach

State FL

ZIP Code 33140-3004

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

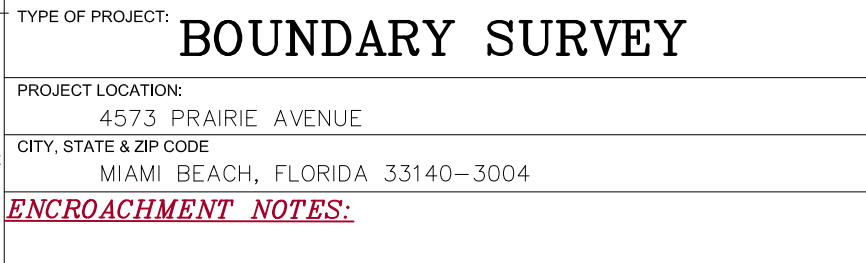
Top Left photo: FRONT VIEW

Top Right photo: REAR VIEW

Bottom Left photo: LEFT SIDE VIEW

Bottom Right photo: RIGHT SIDE VIEW





**CERTIFIED TO:**

A) ARGHOUSE 2, LLC  
B) PERLAND TITLE & ESCROW SERVICES CORP.  
C) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

**FOLIO NUMBER:**

02-3222-018-1110

## ABBREVIATIONS AND LEGEND

**LEGAL DESCRIPTION**

Lot 13, in Block G of "SURPRISE LAKE SUBDIVISION" according to the Plat thereof  
recorded at Plat Book 9, Page 114 of the Public Records Records of MIAMI-DADE  
County, Florida

### FLOOD ELEVATION INFORMATION

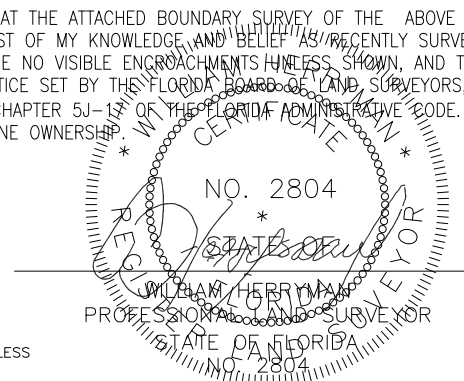
This property appears to be located in Flood Zone AE Base Flood Elevation 7.00' as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 (CITY OF MIAMI BEACH), 12086 C Map No. 0309 Suffix L, Effective Date: September 11, 2009

**SURVEYOR'S NOTES:**

- 1) The above captioned property was surveyed and based on the above legal description provided by the client.
- 2) Foundations and/or footings that may cross the boundary line of the parcel herein described are not shown. Underground utilities are not depicted hereon.
- 3) The lands shown hereon were not adstracted for easement or other recorded encumbrances not shown on the plat and the same if any may not be shown on this section
- 4) Wall ties are to face to the wall
- 5) Ownership subject to opinion of the Title.
- 6) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 7) Elevations shown hereon are based on a closed level loop using third order procedures and are relative to the National Geodetic Vertical Datum 1929.
- 8) Survey map and report copies thereof are not valid without the signature and raised seal of the Florida Licensed Surveyor.
- 9) The surveyor does not determine Ownership of fences or/and walls.
- 10) This survey has been prepared for the exclusive use of entities named hereon this Certification does not extend to any unnamed party or parties.
- 11) The purpose of this survey is for use in obtaining Title Insurance and Financing and should not be used for Construction.
- 12) Bearings shown hereon are based on an assumed meridian and are relative to the SOUTH line of Lot 13, Block G Bearings North 90°00'00" West.

***SURVEYOR'S CERTIFICATE:***

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS UNLESS SHOWN, AND THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET BY THE FLORIDA BOARD OF LAND SURVEYORS, AS SET FORTH IN CHAPTER 472.027 (F.S.) AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

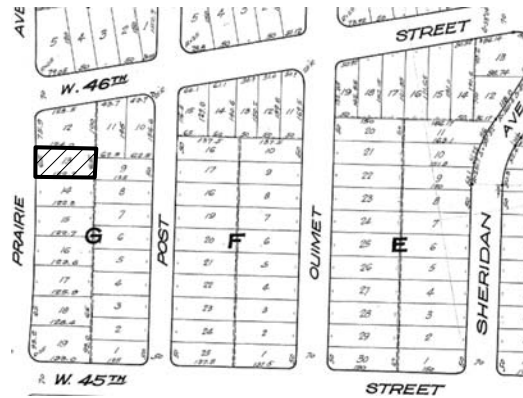


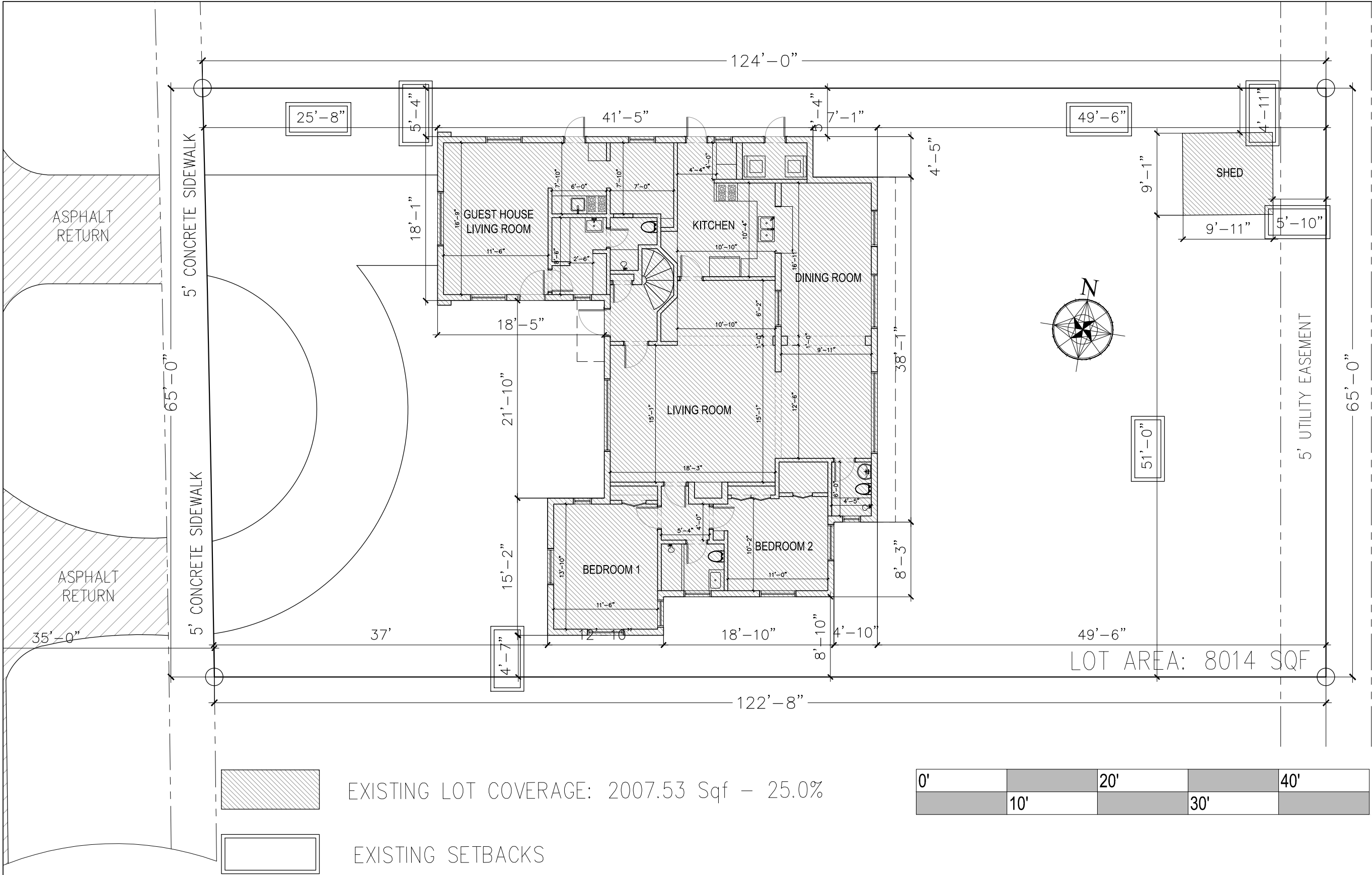
NOTE: NOT VALID UNLESS  
SIGNED AND SEALED



**(IN FEET)**  
1 inch = 20 ft.

**VICINITY MAP**





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PROJECT #: 4573 PRAIRIE AVE.

MIAMI BEACH FLORIDA

FOLIO NUMBER:  
02-3222-018-1110

OWNER: ARGHOUSE 2 LLC

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HERNAN SANTARCANGELO  
ARCHITECT - AR#96867

DATE#	DESCRIPTION
01	26-FEB-16 FIRST SUBMITTAL
02	11-MAR-16 FINAL SUBMITTAL

Date : 26-FEB-16

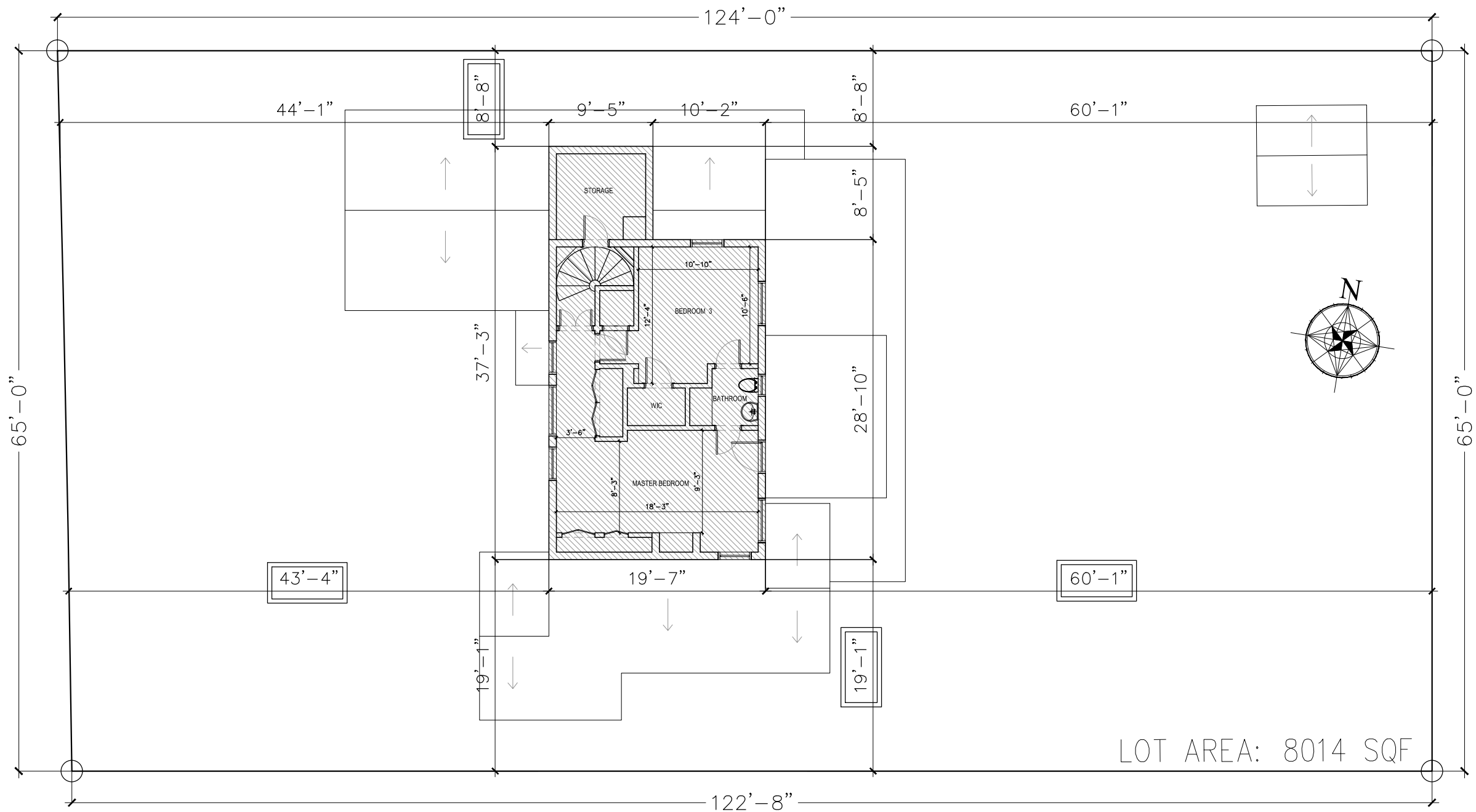
Drawn : A.N.V.

Designed by : A.N.V.

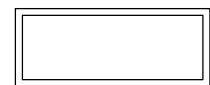
Checked by : A.N.V.

SCALE : 3/32"=1'-0"

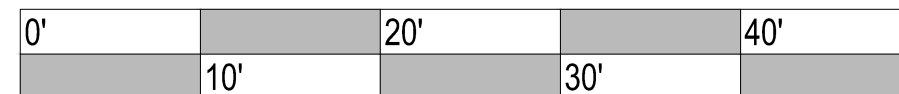
EX-01



Existing Second floor: 643.27 Sqf



EXISTING SETBACKS



## EXISTING SECOND FLOOR PLAN

SCALE 3/32"=1'-0"



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02	11-MAR-16 FINAL SUBMITTAL

Date : 26-FEB-16

Drawn : A.N.V.

Designed by : A.N.V.

Checked by : A.N.V.

SCALE : 3/32"=1'-0"

EX-02

4573 PRAIRIE AVE. - SUBJECT PROPERTY



FRONT FACADE (WEST)



FRONT FACADE (WEST)



SIDE FACADE (SOUTH)



SIDE FACADE (SOUTH)



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ARCHITECT - AR#96867

DATE#		DESCRIPTION
01	26-FEB-16	1ST SUBMITTAL
02	11-MAR-16	FINAL SUBMITTAL

Date : 26-FEB-16

Drawn : A.N.V.

Designed by : A.N.V

Checked by : A.N.V

SCALE :

PIC-02

4573 PRAIRIE AVE. - SUBJECT PROPERTY



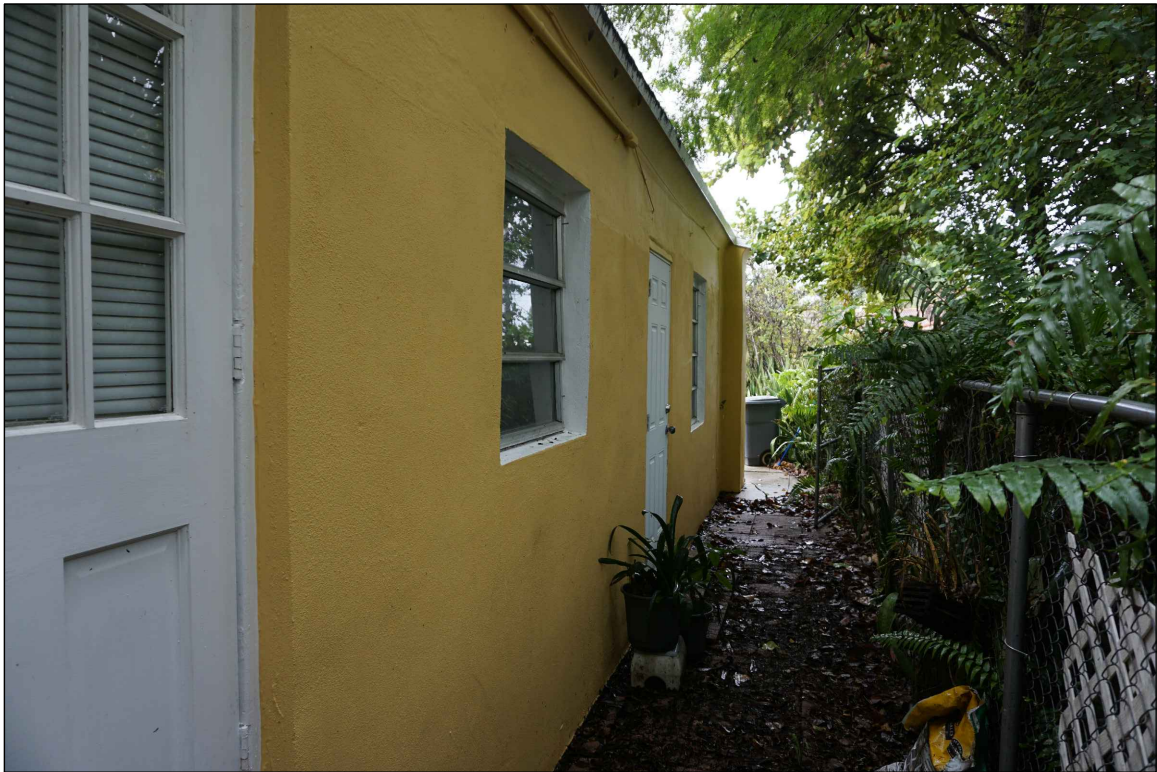
REAR FACADE (EAST)



REAR FACADE (EAST)



SIDE FACADE (NORTH)



SIDE FACADE (NORTH)



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02	11-MAR-16	FINAL SUBMITTAL

Date : 26-FEB-16

Drawn : A.N.V.

Designed by : A.N.V

Checked by : A.N.V

SCALE :

PIC-03

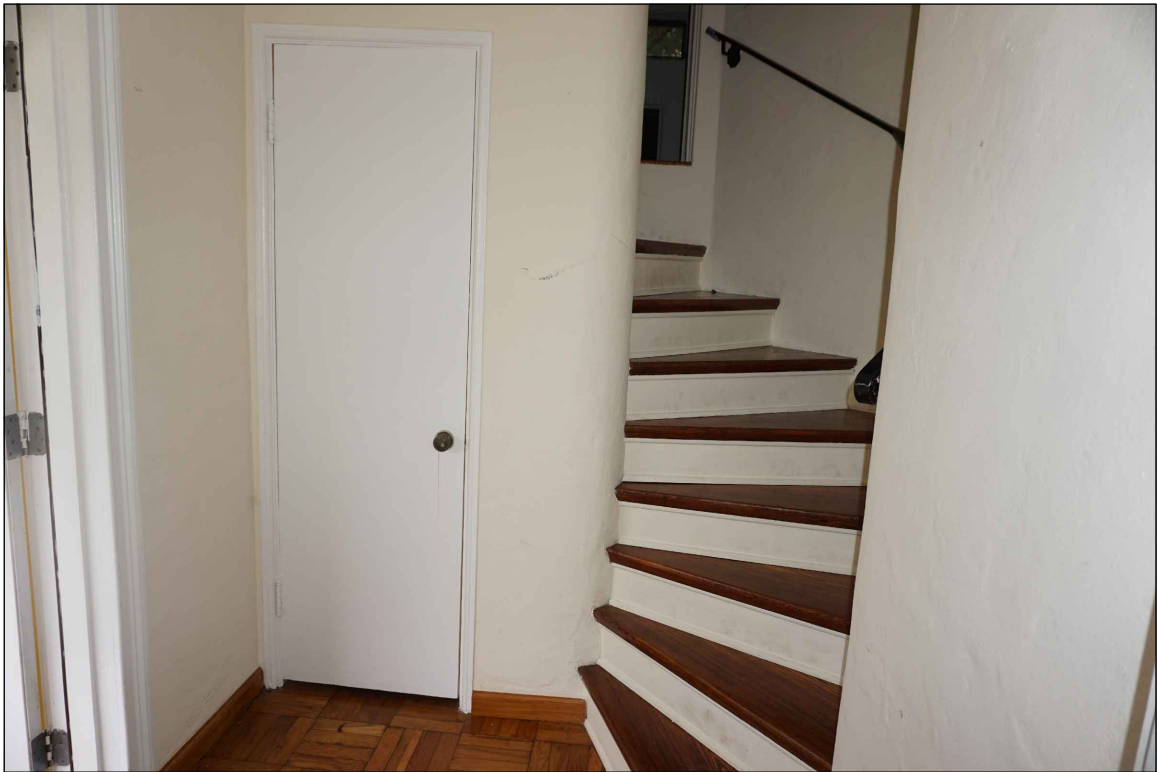
4573 PRAIRIE AVE. - SUBJECT PROPERTY



GUEST HOUSE - LIVING ROOM



GUEST HOUSE - KITCHEN



FOYER



KITCHEN



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DATE#		DESCRIPTION
01	26-FEB-16	1ST SUBMITTAL
02	11-MAR-16	FINAL SUBMITTAL

Date : 26-FEB-16

Drawn : A.N.V.

Designed by : A.N.V

Checked by : A.N.V

SCALE :

PIC-04

4573 PRAIRIE AVE. - SUBJECT PROPERTY



LIVING ROOM



LIVING ROOM



DINING ROOM



DINING ROOM



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Miami, FI 33129  
Phone : (786) 942-1755  
www.atelierint.com

PROJECT #: 4573 PRAIRIE AVE.

MIAMI BEACH FLORIDA

FOLIO NUMBER:  
02-3222-018-1110

OWNER: ARGHOUSE 2 LLC

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HERNAN SANTARCANGELO  
ARCHITECT - AR#96867

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4573 PRAIRIE AVE. - SUBJECT PROPERTY



POWDER ROOM



BEDROOM #1



BATHROOM #1



BEDROOM #2



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SCALE :

PIC-06

4573 PRAIRIE AVE. - SUBJECT PROPERTY



CORRIDOR



MASTER BEDROOM



BATHROOM #2



BEDROOM #3



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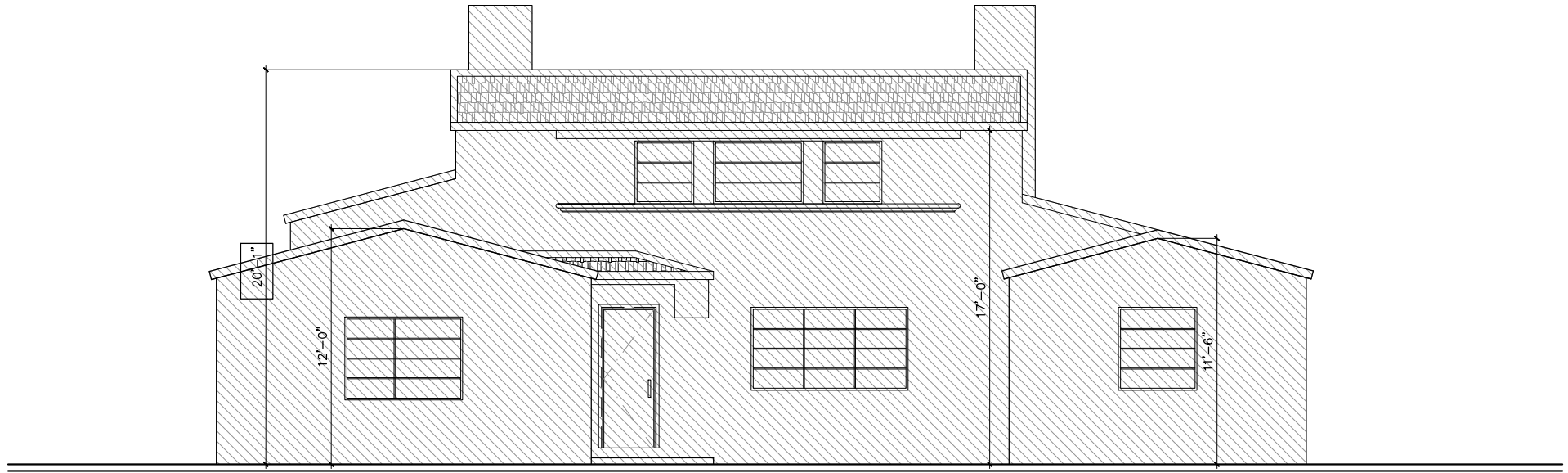
Designed by : A.N.V

Checked by : A.N.V

SCALE :

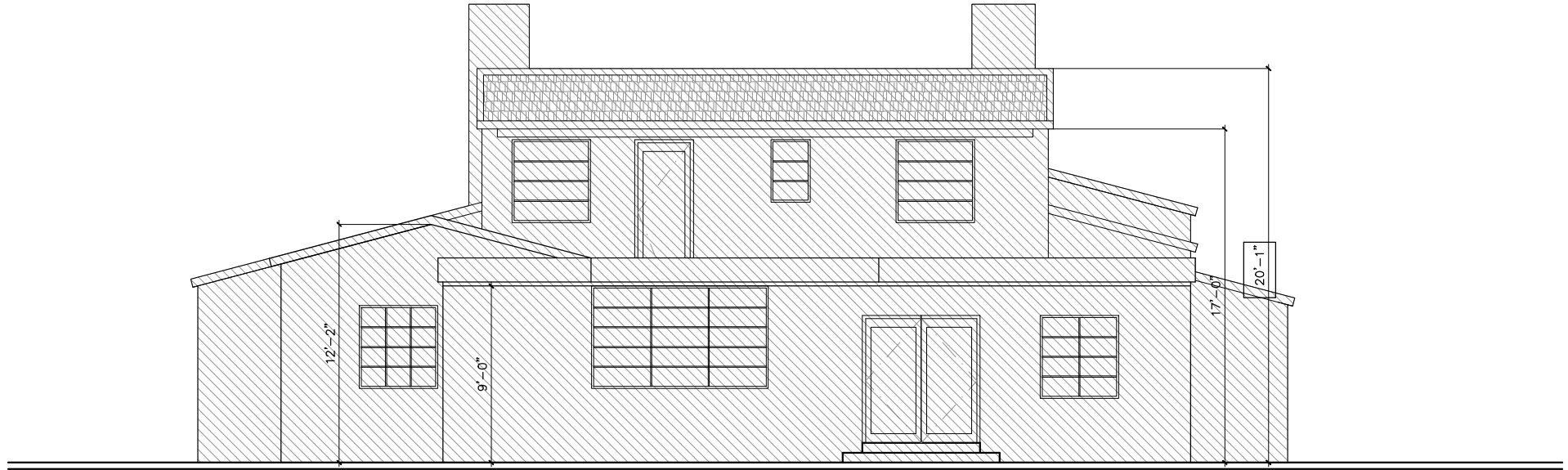
PIC-07





FRONT ELEVATION (WEST)

 AREA TO BE DEMOLISHED



REAR ELEVATION (EAST)

EXISTING ELEVATIONS AND AREA TO BE DEMOLISHED

SCALE 1/8"=1'-0"



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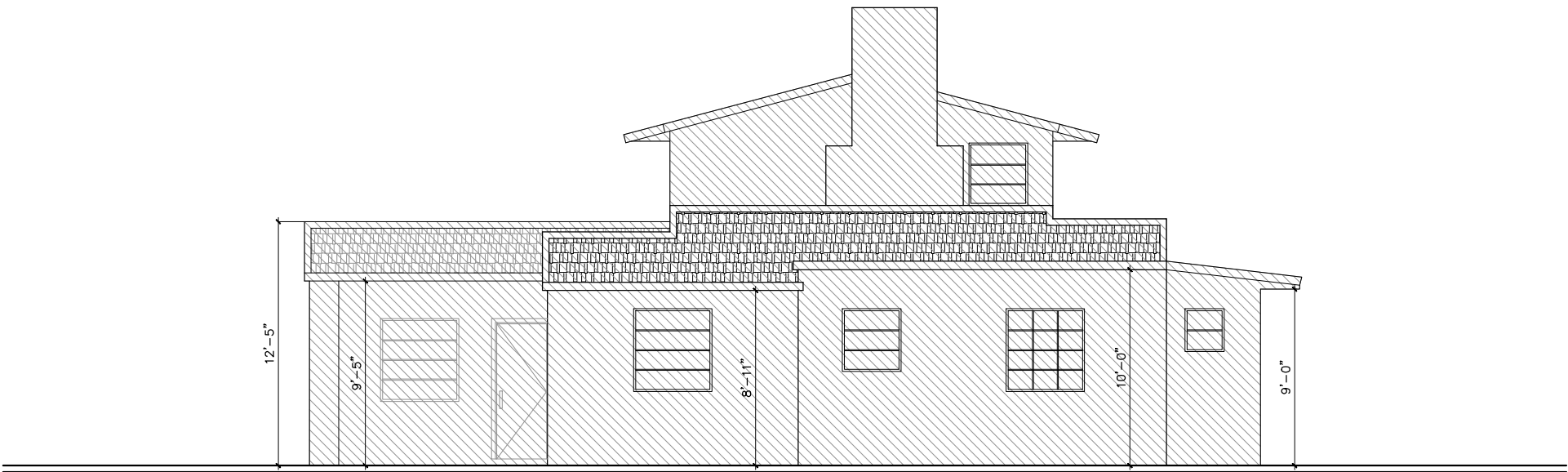
Drawn : A.N.V.

Designed by : A.N.V

Checked by : A.N.V

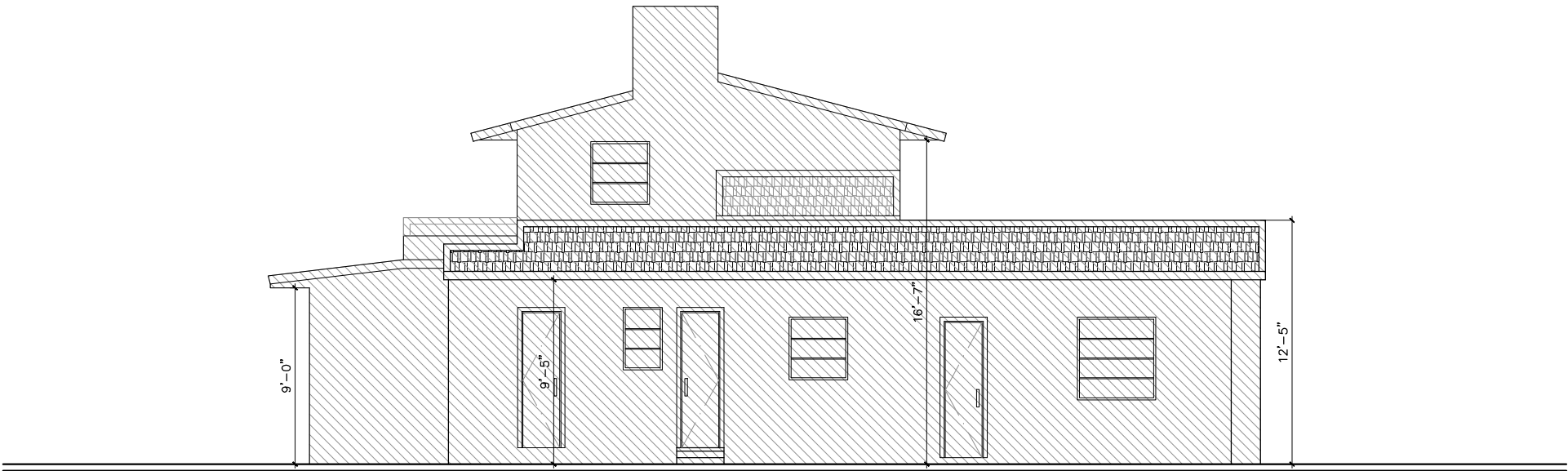
SCALE : 1/8"=1'-0"

EX-04



SIDE ELEVATION ( SOUTH)

 AREA TO BE DEMOLISHED



SIDE ELEVATION (NORTH)

EXISTING ELEVATIONS AND AREA TO BE DEMOLISHED

SCALE 1/8"=1'-0"



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SCALE : 1/8"=1'-0"

EX-05