



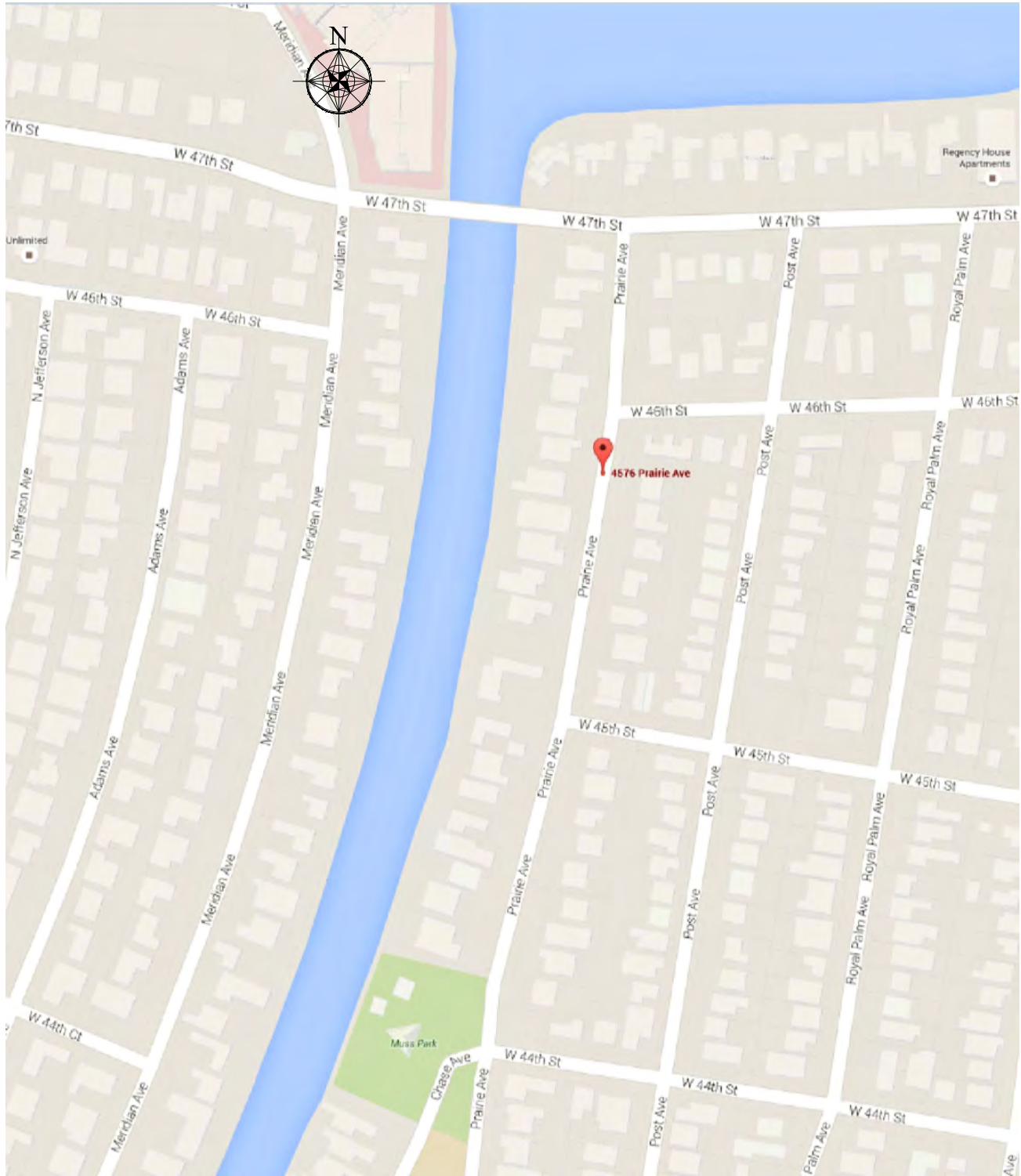
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4573 PRAIRIE AVE - MIAMI BEACH - FL - 33140
OWNER: ARGHOUSE 2 LLC

FINAL SUBMITTAL - MARCH 11 2016

SHEET#	ITEM	-DESCRIPTION	SHEET#	ITEM	-DESCRIPTION
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PIC-15	30	-CONTEXTUAL ELEVATION	AR-20	XX	-EXTERIOR MATERIALS



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
17	Height:	Required 24 Feet	Existing 20.08 Feet	Proposed 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
24	Accessory Structure Side 1:	N/A	4.91 Feet	N/A
25	Accessory Structure Side 2 or (facing street) :	N/A	51 Feet	N/A
26	Accessory Structure Rear:	N/A	5.83 Feet	N/A
27	Sum of Side yard :	25% LOT WIDTH=16'-3"		20'-4"
28	Located within a Local Historic District?			NO
29	Designated as an individual Historic Single Family Residence?			NO
30	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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PROJECT #: 4573 PRAIRIE AVE.

MIAMI BEACH FLORIDA

FOLIO NUMBER:
02-3222-018-1110

OWNER: ARGHOUSE 2 LLC

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11-MAR-16

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.

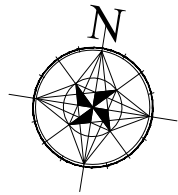
Designed by : A.N.V

Checked by : A.N.V

SCALE : N.T.S.

AR-ZI

SCALE N.T.S.



FRONTYARD
1950 SF
SODDED / LANDSCAPED
1+2+3 = 1210 SF
62% OF FRONTYARD

BACKYARD
1300 SF
SODDED / LANDSCAPED
/ POOL
4+5 = 1062 SF
82% OF BACKYARD



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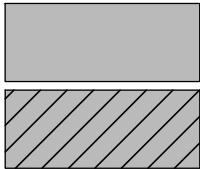
Designed by : A.N.V.

Checked by : A.N.V.

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

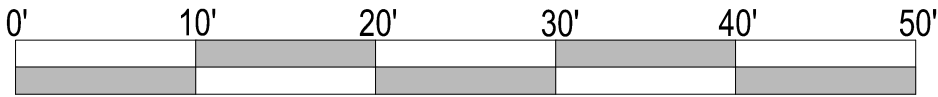
AR-LC1

LOT COVERAGE

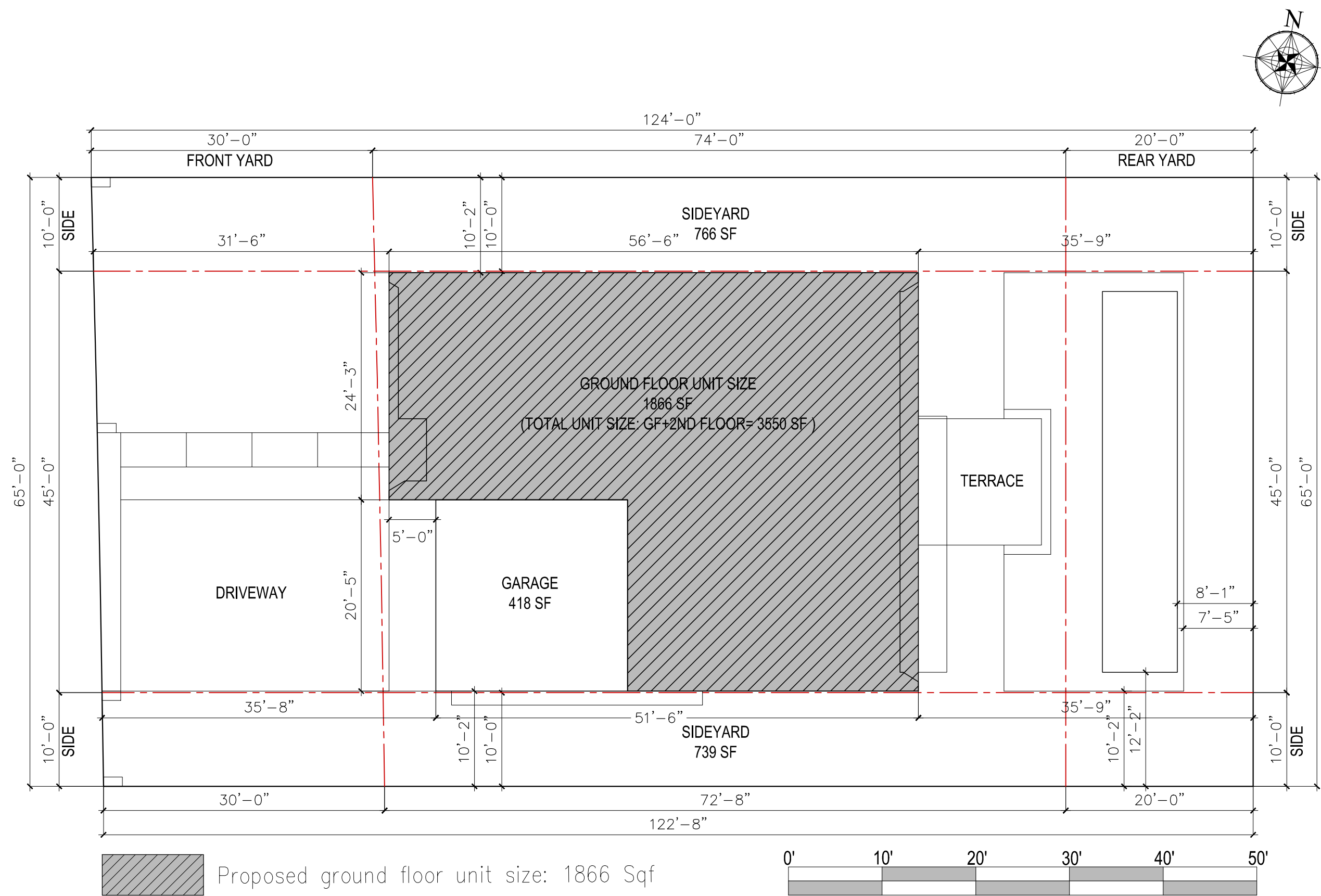


Proposed Lot Coverage: 2421 Sqf – 30.2%

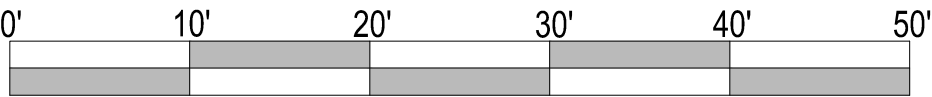
Lot Coverage deducted (Garage-Storage): 2003 Sqf – 24.9%



SCALE 3/32": 1'-0"

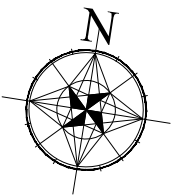


 Proposed ground floor unit size: 1866 Sqf



UNIT SIZE DIAGRAM - GROUND FLOOR

SCALE 3/32": 1'-0"



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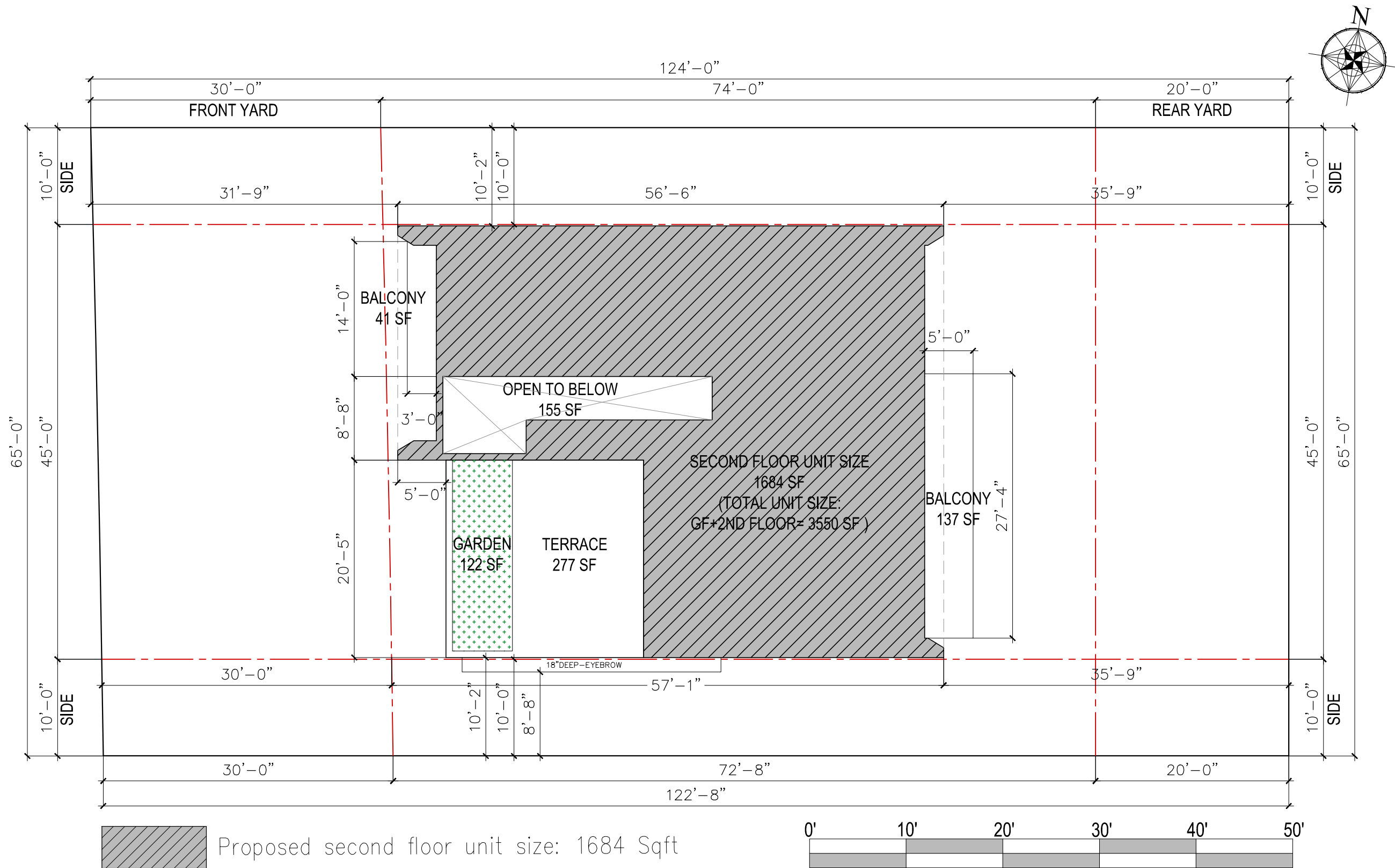
Drawn : A.N.V.

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Checked by : A.N.V.

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

AR-LC2



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Drawn : A.N.V.

Designed by : A.N.V

Checked by : A.N.V

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

UNIT SIZE DIAGRAM - SECOND FLOOR

SCALE 3/32": 1'-0"

AR-LC3



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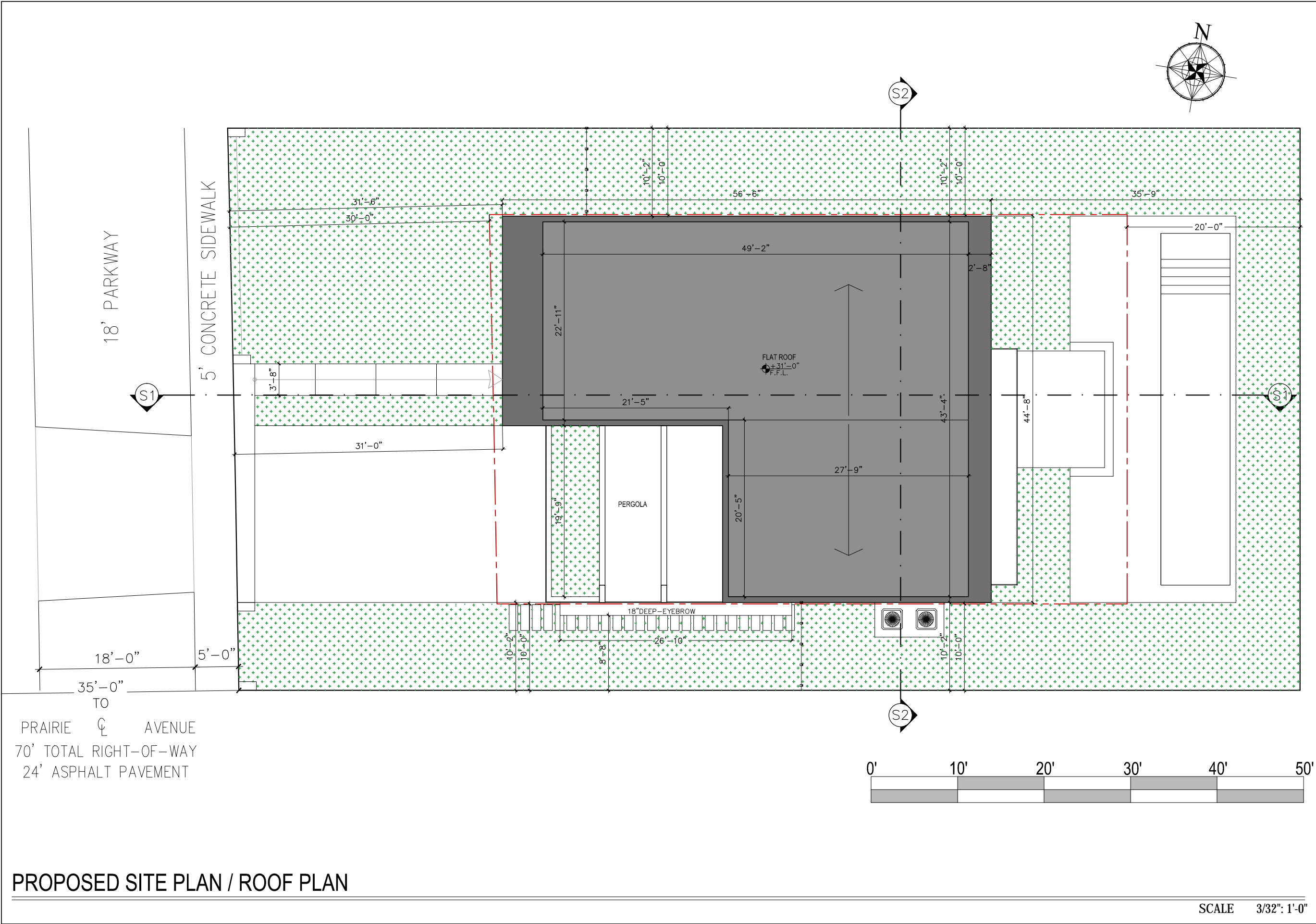
SCALE : $3/32" = 1'-0"$

AR-01



PROPOSED SITE PLAN / ROOF PLAN

SCALE 3/32": 1'-0"



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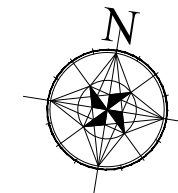
Designed by : A.N.V

Checked by : A.N.V

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

PROPOSED SITE PLAN / ROOF PLAN

AR-01



Aa

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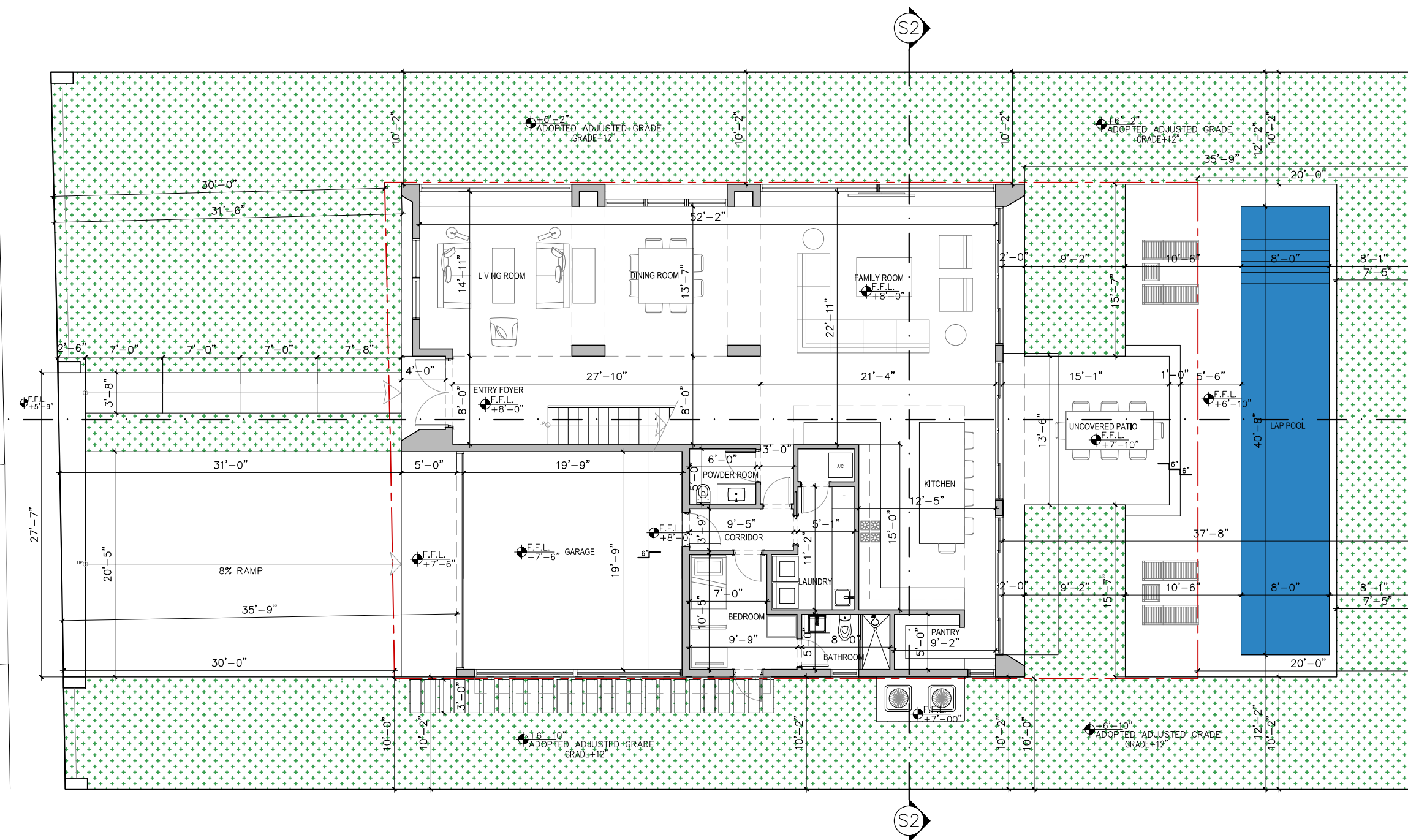
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SCALE :

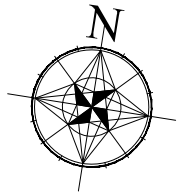
AR-02

ITEM # 21-



PROPOSED GROUND FLOOR PLAN

SCALE 3/32" = 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"

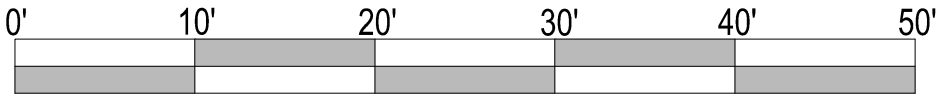
AR-03

S1

S1

S2

S2



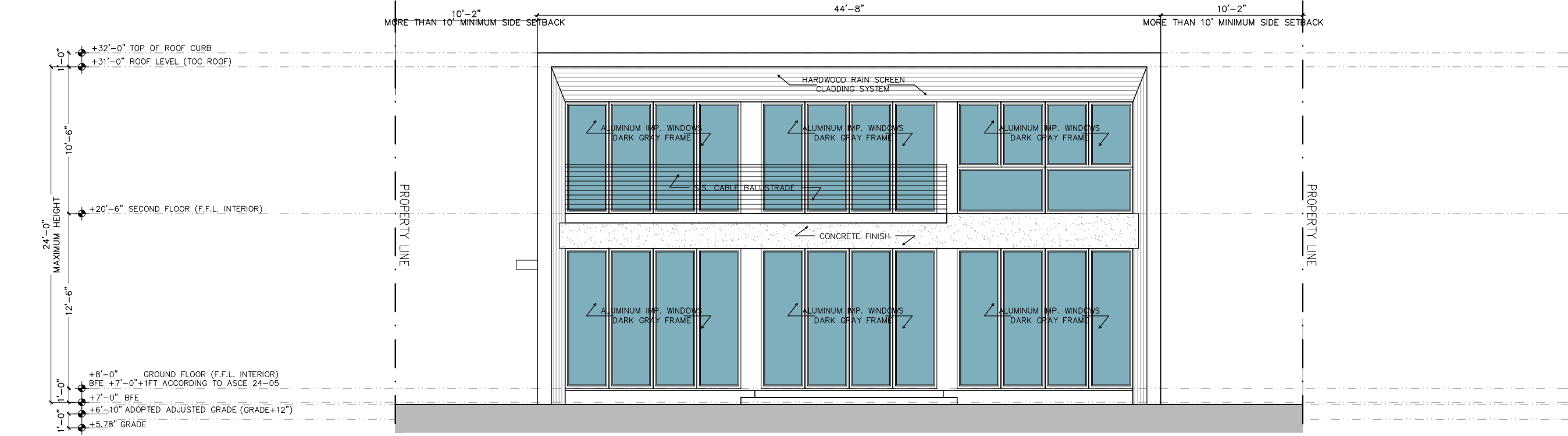
PROPOSED SECOND FLOOR PLAN

SCALE 3/32": 1'-0"



FRONT ELEVATION (WEST)

SCALE 1/8": 1'-0"



REAR ELEVATION (EAST)

SCALE 1/8": 1'-0"



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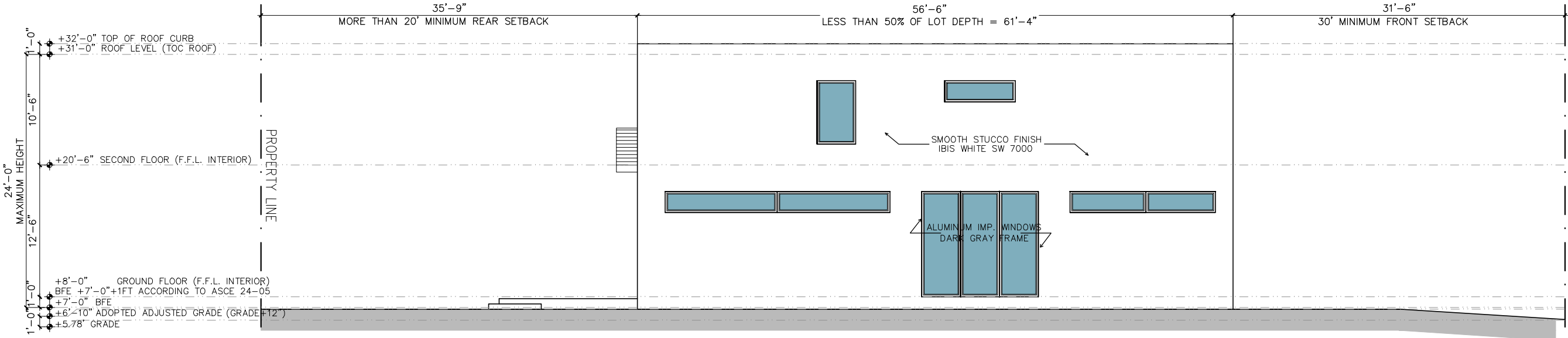
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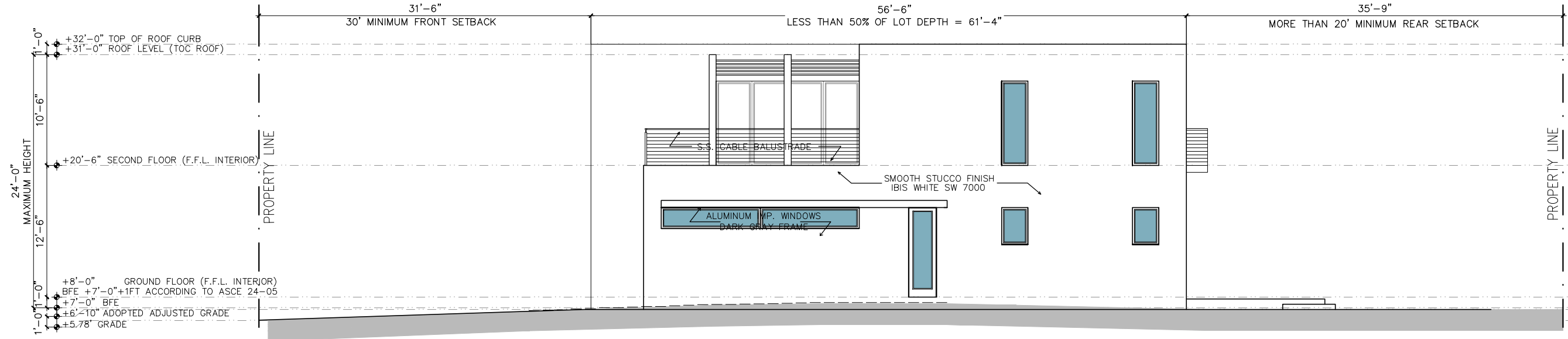
SCALE :

AR-04



SIDE ELEVATION (NORTH)

SCALE 3/32": 1'-0"



SIDE ELEVATION (SOUTH)

SCALE 3/32": 1'-0"



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

AR-05



1

—MATA VERDE—
IPE HARDWOOD RAIN
SCREEN SIDING



Mataverde® Premium Hardwood - The ultimate choice in rain screen siding

- Medium brown to reddish brown coloration with some lighter-colored striped graining and tropical figuring
- Straight to medium interlocking grains
- Ages to a silvery gray patina if left natural
- Extremely strong, durable and stable
- Available in nominal siding sizes; 1x4, 1x6, 5/4x4 and 5/4x6
- Approved for use with Climate-Shield Rain Screen System™
- Mataverde® Premium Machiche Hardwood Siding is covered by a 25 year limited warranty against decay and insects



4



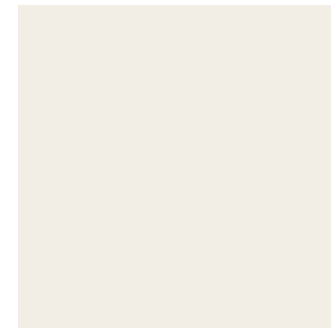
6

NATURAL CONCRETE



BLACK ALUMINUM HIGH IMPACT DOOR AND WINDOWS

2



SMOOTH STUCCO FINISH
IBIS WHITE SW 7000
—SHERWIN WILLIAMS—



3

S.S. CABLE
—CRL LAURENCE—

5



48'x48" CONCRETE PLANKS WITH 2" GRASS INFILL



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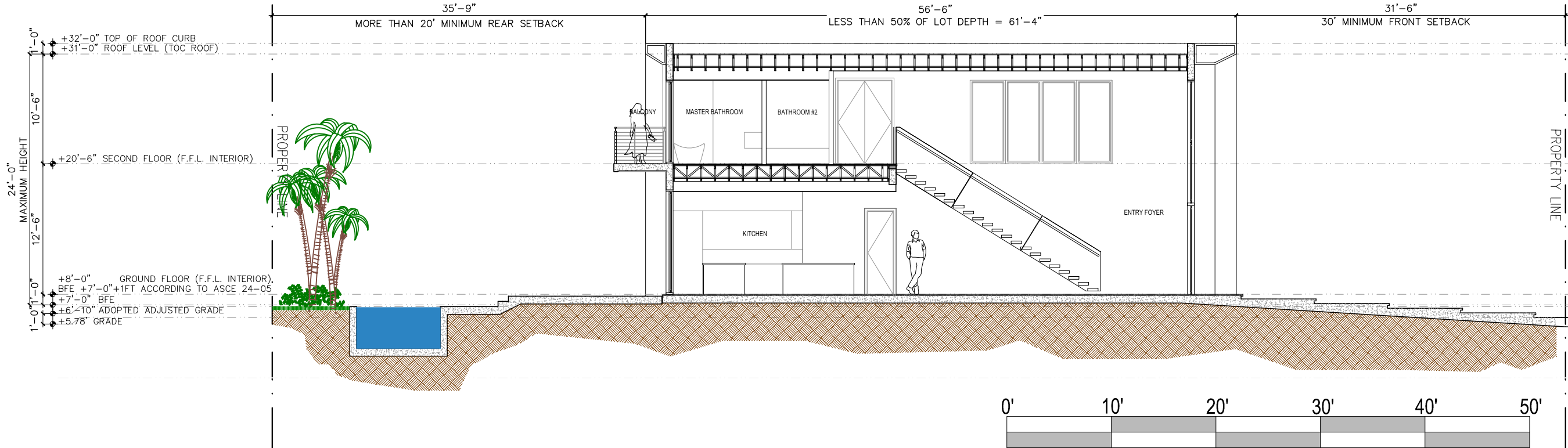
Designed by : A.N.V.

Checked by : A.N.V.

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

AR-20

-ITEM # -



CROSS SECTION S-1

SCALE 3/32": 1'-0"

CROSS SECTION S-2

SCALE 3/32": 1'-0"



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AR-06

3D RENDERING - FRONT VIEW



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Drawn : A.N.V.

Designed by : A.N.V

Checked by : A.N.V

SCALE : N.T.S.

AR-07





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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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11-MAR-16

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-08





FRONT ELEVATION



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MIAMI BEACH FLORIDA

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11-MAR-16

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Date : 26-FEB-16

Drawn : A.N.V.

Designed by : A.N.V

Checked by : A.N.V

SCALE : N.T.S.

AR-09



REAR ELEVATION



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Date : 26-FEB-16

Drawn : A.N.V.

Designed by : A.N.V

Checked by : A.N.V

SCALE : N.T.S.

AR-10



SIDE ELEVATION (SOUTH)



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Drawn : A.N.V.

Designed by : A.N.V

Checked by : A.N.V

SCALE : N.T.S.

AR-11



SIDE ELEVATION (NORTH)



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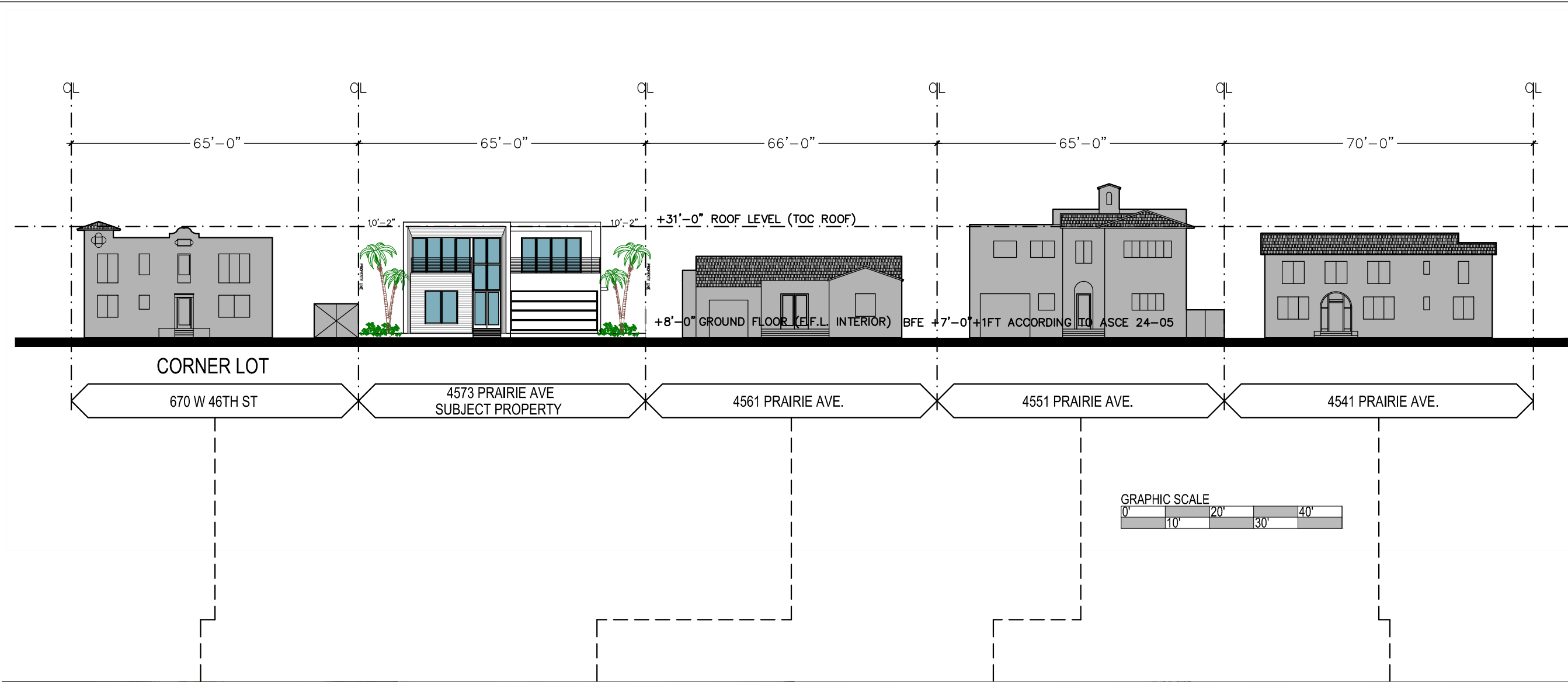
Drawn : A.N.V.

Designed by : A.N.V

Checked by : A.N.V

SCALE : N.T.S.

AR-12



CONTEXTUAL ELEVATION



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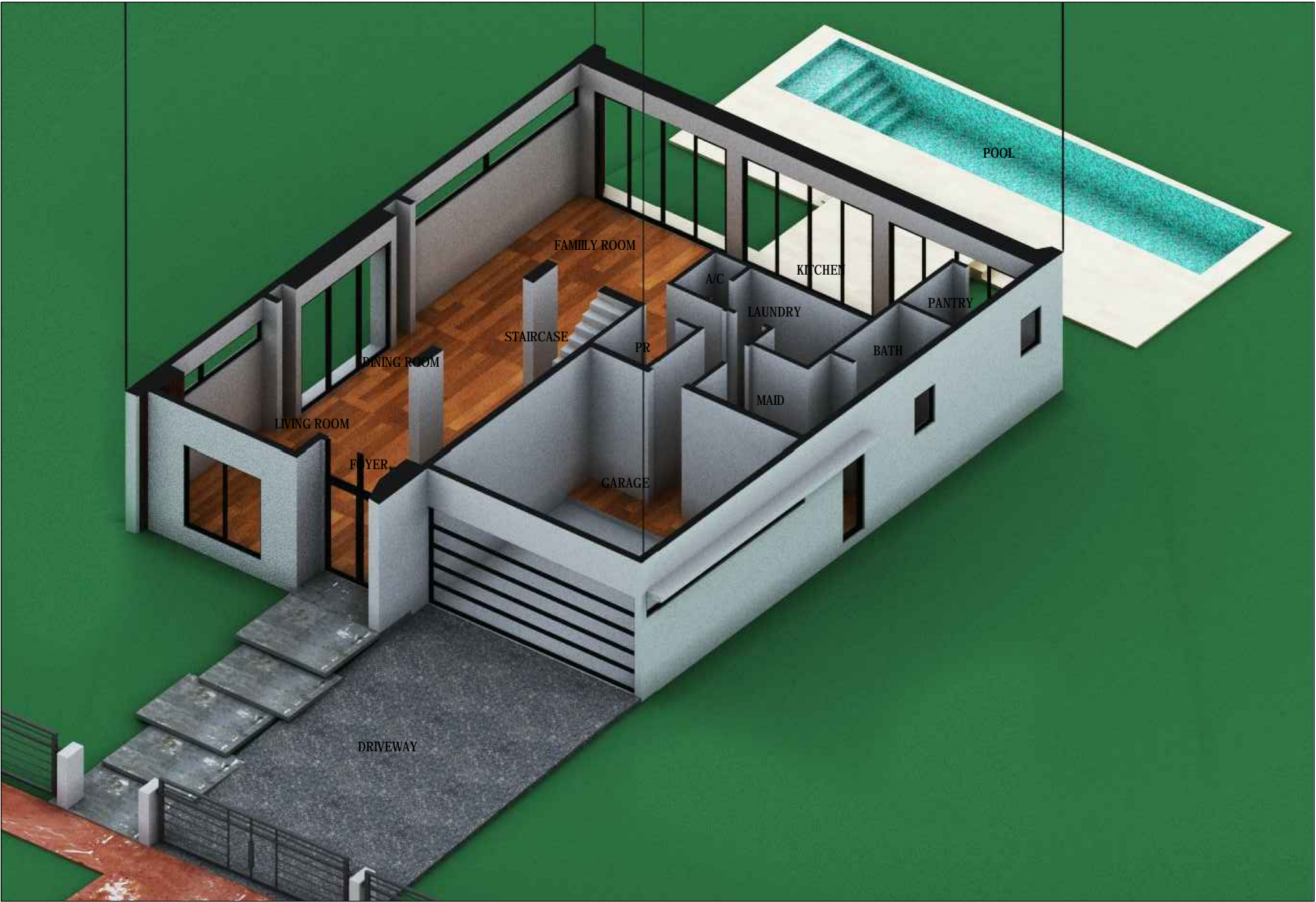
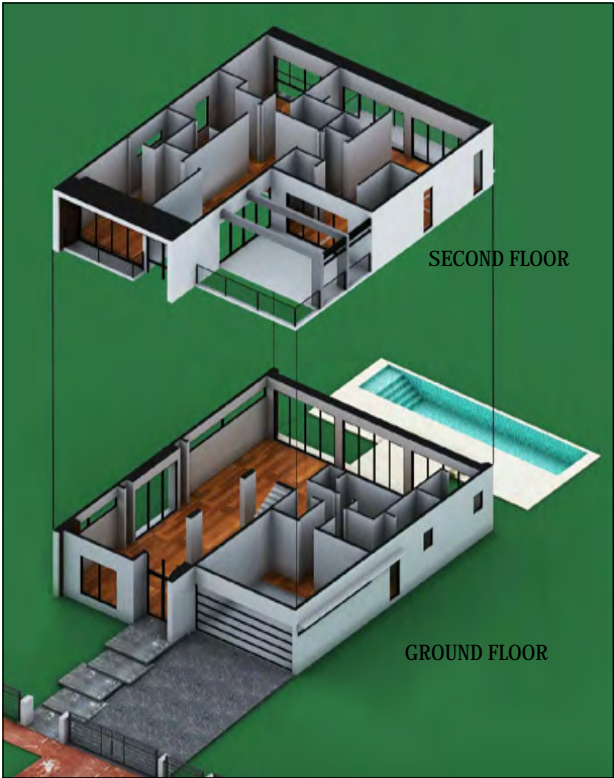
Designed by : A.N.V

Checked by : A.N.V

SCALE :

PIC-15

N.T.S.



EXPLODED AXONOMETRIC DIAGRAM (GROUND FLOOR)



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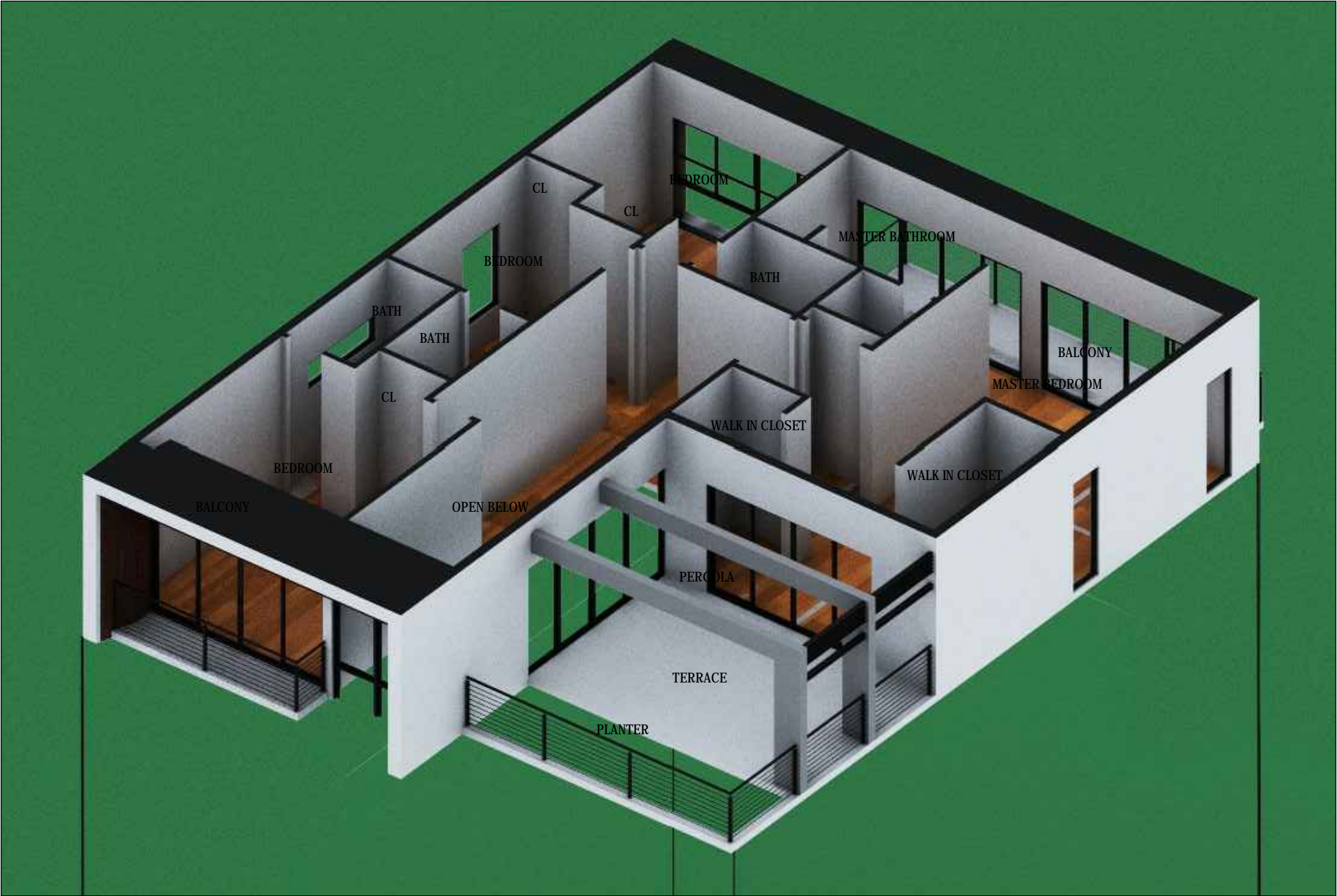
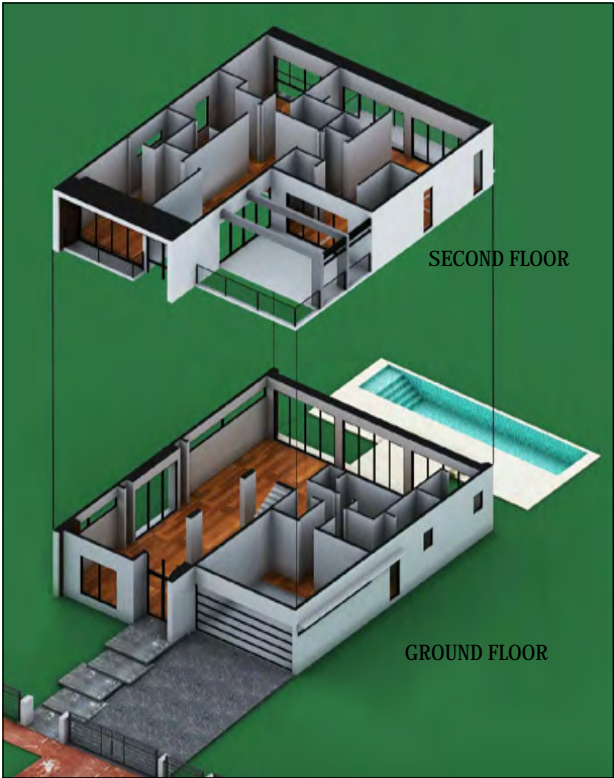
Drawn : A.N.V.

Designed by : A.N.V

Checked by : A.N.V

SCALE : N.T.S.

AR-13



EXPLODED AXONOMETRIC DIAGRAM (SECOND FLOOR)



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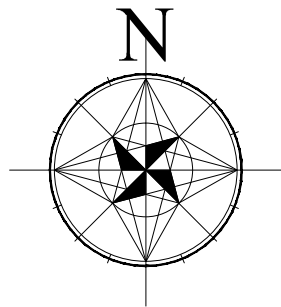
Drawn : A.N.V.

Designed by : A.N.V

Checked by : A.N.V

SCALE : N.T.S.

AR-14



KEY DIRECTIONAL PLAN



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Drawn : A.N.V.

Designed by : A.N.V

Checked by : A.N.V

SCALE :

PIC-01

SCALE N.T.S.

ADJACENT PROPERTIES



670 W 46TH ST



4561 PRAIRIE AVE



4551 PRAIRIE AVE



4541 PRAIRIE AVE



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Drawn : A.N.V.

Designed by : A.N.V

Checked by : A.N.V

SCALE :

PIC-08



4531 PRAIRIE AVE



4525 PRAIRIE AVE



4501 PRAIRIE AVE



614 W 46TH ST



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Designed by : A.N.V

Checked by : A.N.V

SCALE :

PIC-09



4568 POST AVE



4560 POST AVE



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Checked by : A.N.V

SCALE :

PIC-10



4528 PRAIRIE AVE



4530 PRAIRIE AVE



4546 PRAIRIE AVE



4560 PRAIRIE AVE



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Drawn : A.N.V.

Designed by : A.N.V

Checked by : A.N.V

SCALE :

PIC-11



4566 PRAIRIE AVE



4580 PRAIRIE AVE



4590 PRAIRIE AVE



4600 PRAIRIE AVE



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Drawn : A.N.V.

Designed by : A.N.V

Checked by : A.N.V

SCALE :

PIC-12



4606 PRAIRIE AVE



4620 PRAIRIE AVE



4630 PRAIRIE AVE



4650 PRAIRIE AVE



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Drawn : A.N.V.

Designed by : A.N.V

Checked by : A.N.V

SCALE :

PIC-13



701 W 47TH ST



651 W 47TH ST



4643 PRAIRIE AVE



4615 PRAIRIE AVE



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


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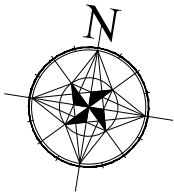
Designed by : A.N.V

Checked by : A.N.V

SCALE :

PIC-14

	OPEN SPACE - LANDSCAPE:	3774 SQ.FT.		COVERED SPACE:	
	OPEN SPACE - POOL:	325 SQ.FT.		G.F. UNIT SIZE:	1866 SQ.FT.
				U.F. UNIT SIZE:	1684 SQ.FT.
				GARAGE:	418 SQ.FT.
	OPEN SPACE - TERRACE:	896+735 SQ.FT. (1631 SQ.FT.)		TOTAL = LAND AREA:	8014 SQ.FT.



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Designed by : A.N.V

Checked by : A.N.V

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

AR-15

OPEN SPACE CALCULATIONS

SCALE 3/32": 1'-0"

