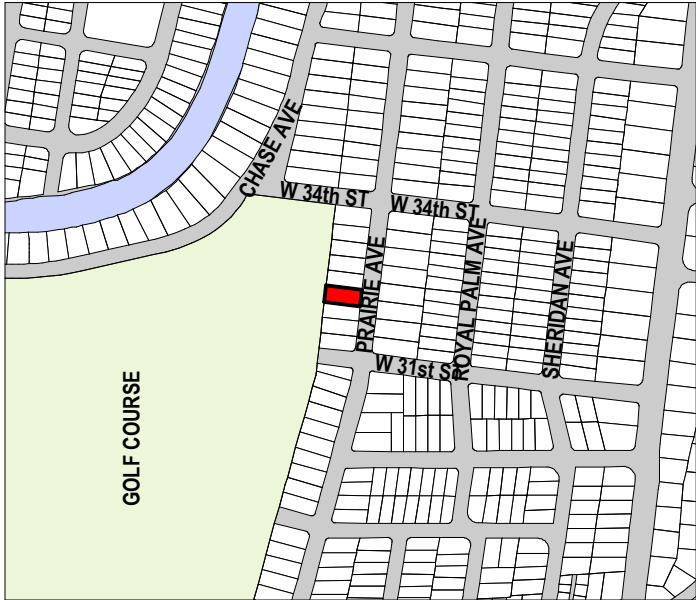
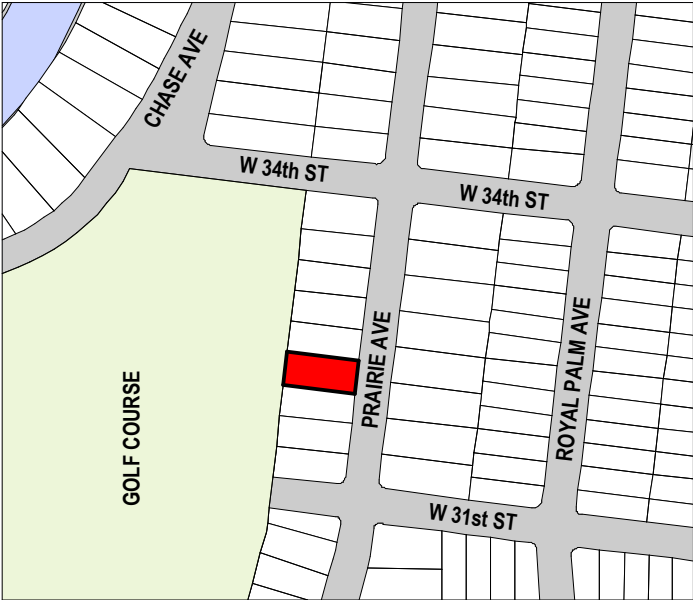


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1 LOCATION MAP
NOT TO SCALE



2 LOCATION MAP ZOOMED IN
NOT TO SCALE

SCOPE OF WORK:
THE PROPOSED PLAN IS TO DEMOLISH THE EXISTING STRUCTURE ON SITE AND BUILD A NEW RESIDENCE CONSISTING OF 5 BEDROOMS AND 5 1/2 BATHROOMS.

DESIGN REVIEW BOARD

FINAL SUBMITAL

DRB18-0278 8.3.18



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ARCHITECTURE + DESIGN

Architect:
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NCARB

PRAIRIE HOUSE DESIGN REVIEW BOARD

3136 PRAIRIE AVE
MIAMI BEACH, FL 33140

COVER

A-000

DESIGN REVIEW BOARD

DATE: 8.3.18
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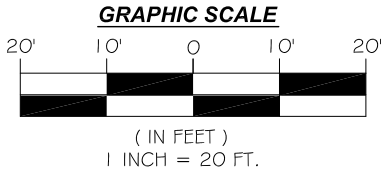
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LOCATION MAP

SECTION 22 & 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST
LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA
(NOT TO SCALE)



MAP OF BOUNDARY SURVEY



LB No. 7633

PROFESSIONAL SURVEYORS AND MAPPERS
1435 S.W. 87th AVENUE, SUITE "201"
MIAMI, FL 33174
PHONE: (305) 556-4002 FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL:LANDMARKSURVEYING@HOTMAIL.COM

ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
APPR	=DENOTES APPROXIMATE
ASPH.	=DENOTES ASPHALT
P	=DENOTES PROPERTY LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
L.P.	=DENOTES LIGHT POLE
CB	=DENOTES CATCH BASIN
C	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
L.M.E.	=DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
WPP	=DENOTES WOOD POWER POLE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
P.G.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
M.H.W.	=DENOTES MEAN HIGH WATER LINE
//	=DENOTES WOOD FENCE
x	=DENOTES CHAIN LINK FENCE
- - -	=DENOTES IRON FENCE
o	=DENOTES FOUND IRON PIPE (NO ID.)
o	=DENOTES FOUND NAIL AND DISC
▨	=DENOTES ASPHALT PAVEMENT
▨	=DENOTES BRICK
▨	=DENOTES CONCRETE PAD
▨	=DENOTES TILE

ALL BEARINGS AND DISTANCES SHOWN
HEREON ARE RECORD AND MEASURED
UNLESS OTHERWISE NOTED.

MAP OF BOUNDARY SURVEY

FLOOD ZONE:		AE
ELEVATION:		8.0
COMMUNITY:		120635
PANEL:		12086C0317
DATE OF FIRM:		09-11-2009
SUFFIX:		L
ORIGINAL FIELD WORK SURVEY DATE		05-05-2018
BENCH MARK:		N/A
ELEVATION:		N/A
DATE	DRAWN BY	SCALE
05-09-2018	M.G.	1"=20'
REVISION / UPDATE OF SURVEY		
DATE	DESCRIPTION	
N/A	N/A	
JOB No.		
1805-039		

PROPERTY ADDRESS:

FOLIO No.02-3227-016-0230
3136 PRAIRIE AVENUE
MIAMI BEACH, FL 33140

AREA OF PROPERTY: 9,750 SQUARE FEET AND/OR
0.224 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.51 FAC), IS "RESIDENTIAL".THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 6.) TYPE OF SURVEY: BOUNDARY SURVEY
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29)
- 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED.
- 16.) BEARINGS REFERENCED TO LINE NOTED AS B.R.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 19.) THE SOURCES OF DATE USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "MID GOLF SUBDIVISION 1ST ADDITION" RECORDED IN PLAT BOOK 7, AT PAGE 161.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.

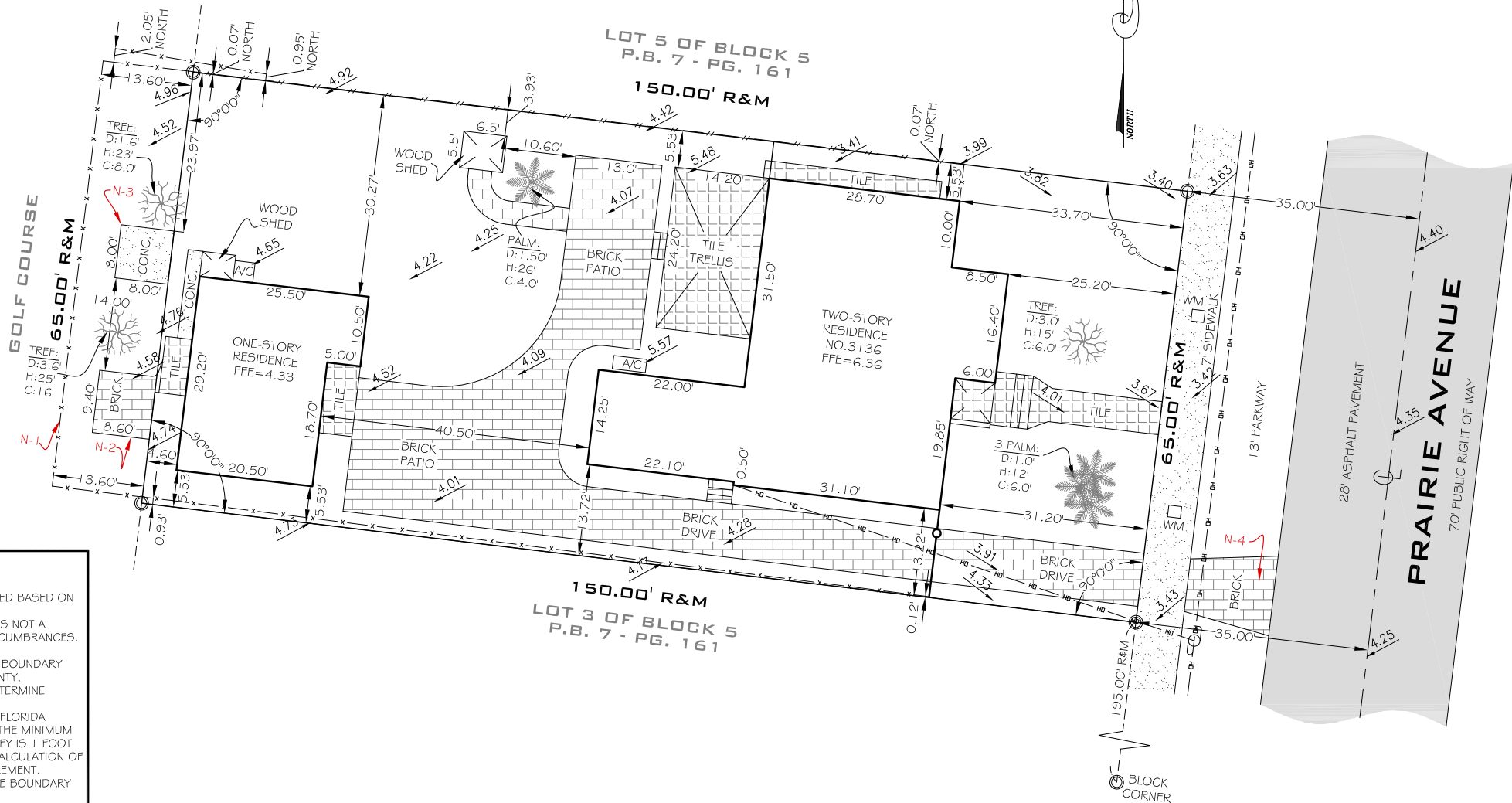
CERTIFIED TO:

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE
EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE
CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED
PARTIES.

- ARBOR HOLDINGS CORP.

NOTES:

- N-1=THE CHAIN LINK FENCE ALONG THE WESTERLY BOUNDARY LINE FALLS OUTSIDE THE PROPERTY.
N-2=THE BRICK PAD ALONG THE WESTERLY BOUNDARY LINE FALLS OUTSIDE THE PROPERTY.
N-3=THE CONCRETE PAD ALONG THE WESTERLY BOUNDARY LINE FALLS OUTSIDE THE PROPERTY.
N-4=THE BRICK APPROACH TO THE DRIVEWAY FALLS INSIDE THE RIGHT-OF-WAY.



LEGAL DESCRIPTION:

LOT 4, OF BLOCK 5, OF "MID GOLF SUBDIVISION 1ST ADDITION",
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7,
AT PAGE 161, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,
FLORIDA.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND
CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT
MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD
OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF
THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO
CHAPTER 42.02, FLORIDA STATUTE.

SIGNED _____ FOR THE FIRM
ARTURO MENDIGUETA, P.E., STATE OF FLORIDA, No. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPS, ADDITIONS OR DELETIONS TO SURVEY MAPS OR
REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT
WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN
AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.



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Architect:
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AR 96403
AIA, LEED AP BD + C,
NCARB

PRAIRIE HOUSE DESIGN REVIEW BOARD

3136 PRAIRIE AVE
MIAMI BEACH, FL 33140

SURVEY

V-100

DESIGN REVIEW
BOARD

DATE: 8.3.18
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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	3136 Prairie Avenue, Miami Beach FL 33140		
2	Folio number(s):	02-3227-016-0230		
3	Board and file numbers :	DRB18-0278		
4	Year built:	1925	Zoning District:	RS-4
5	Based Flood Elevation:	8'-0" ngvd	Grade value in NGVD:	3'-6" to 4'-6" ngvd
6	Adjusted grade (Flood+Grade/2):	5.835'ngvd / CMB Grade3.67 ngvd	Free board:	1' (9'-0" ngvd)
7	Lot Area:	9750 sq'		
8	Lot width:	65'	Lot Depth:	150'
9	Max Lot Coverage SF and %:	2437.5 sq' (25% lot cover rule)	Proposed Lot Coverage SF and %:	2437 sq' (24.9%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	2437 sq'
11	Front Yard Open Space SF and %:	775 sq' (59%)	Rear Yard Open Space SF and %:	1125 sq' (76%)
12	Max Unit Size SF and %:	4875sq' (25% lot cover rule)	Proposed Unit Size SF and %:	4821 sq' (99%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	2437 sq'
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 Approval)	2384 sq' (98%)
15			Proposed Second Floor Unit Size SF and % :	2384 sq' (98%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0" (max)	N/A	23'-10"	
18	Setbacks:				
19	Front First level:	30'-0"	N/A	30'-0"	
20	Front Second level:	30'-0"	N/A	53'-2"	
21	Side 1:	10'-0"	N/A	10'-0"	Ext. Steps for Bdrm #1
22	Side 2 or (facing street):	10'-0"	N/A	10'-0"	
23	Rear:	22'-6"	N/A	22'-6"	
	Accessory Structure Side 1:	N/A	N/A	N/A	
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	
25	Accessory Structure Rear:	N/A	N/A	N/A	
26	Sum of Side yard :	16.25' = 25% (20'-0" Min)	N/A	20'-0"	
27	Located within a Local Historic District?		No		
28	Designated as an individual Historic Single Family Residence Site?		No		
29	Determined to be Architecturally Significant?		Yes		

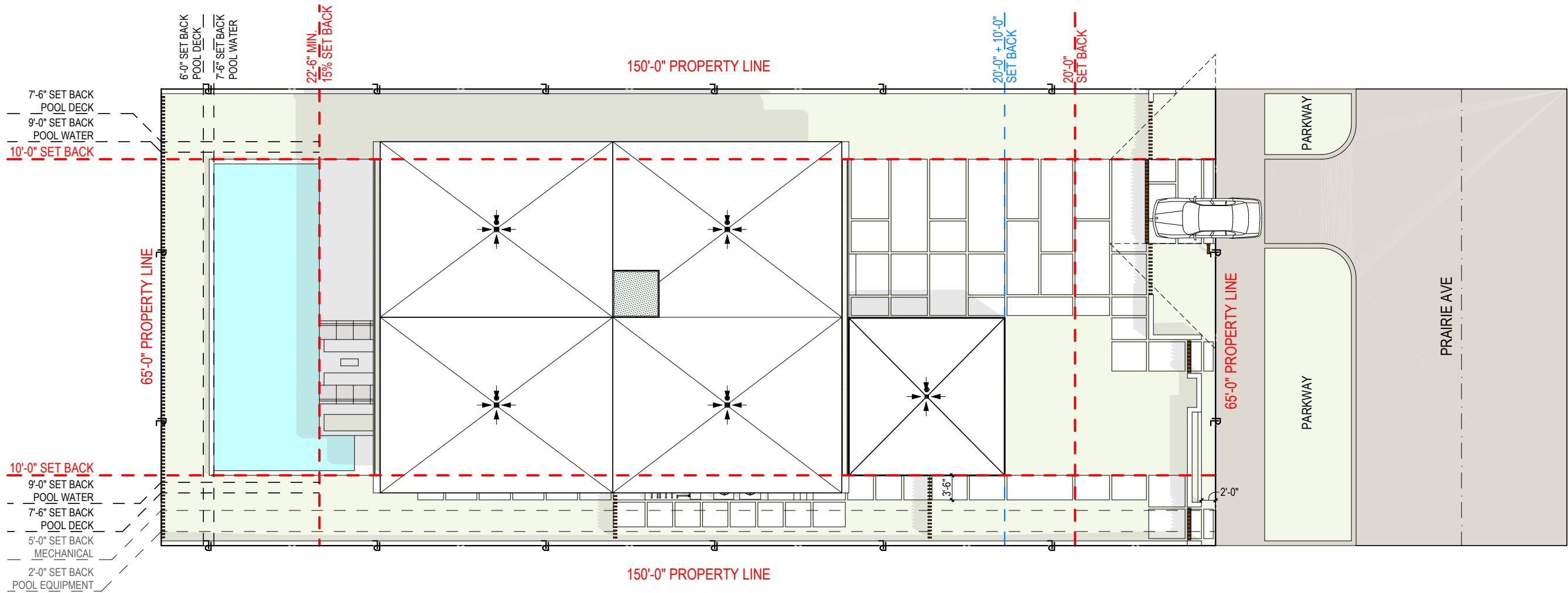
Notes:

If not applicable write N/A

All other data information should be presented like the above format

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ADDRESS:	3136 PRAIRIE AVENUE MIAMI BEACH, FL 33140
PROPOSED USE:	RESIDENTIAL
FLOOD ZONE:	A.E. 8
ZONING DATA:	RS-4 SINGLE FAMILY RESIDENTIAL



1

SITE PLAN

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



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PRAIRIE HOUSE DESIGN REVIEW BOARD

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SITE PLAN

G-101
DESIGN REVIEW
BOARD

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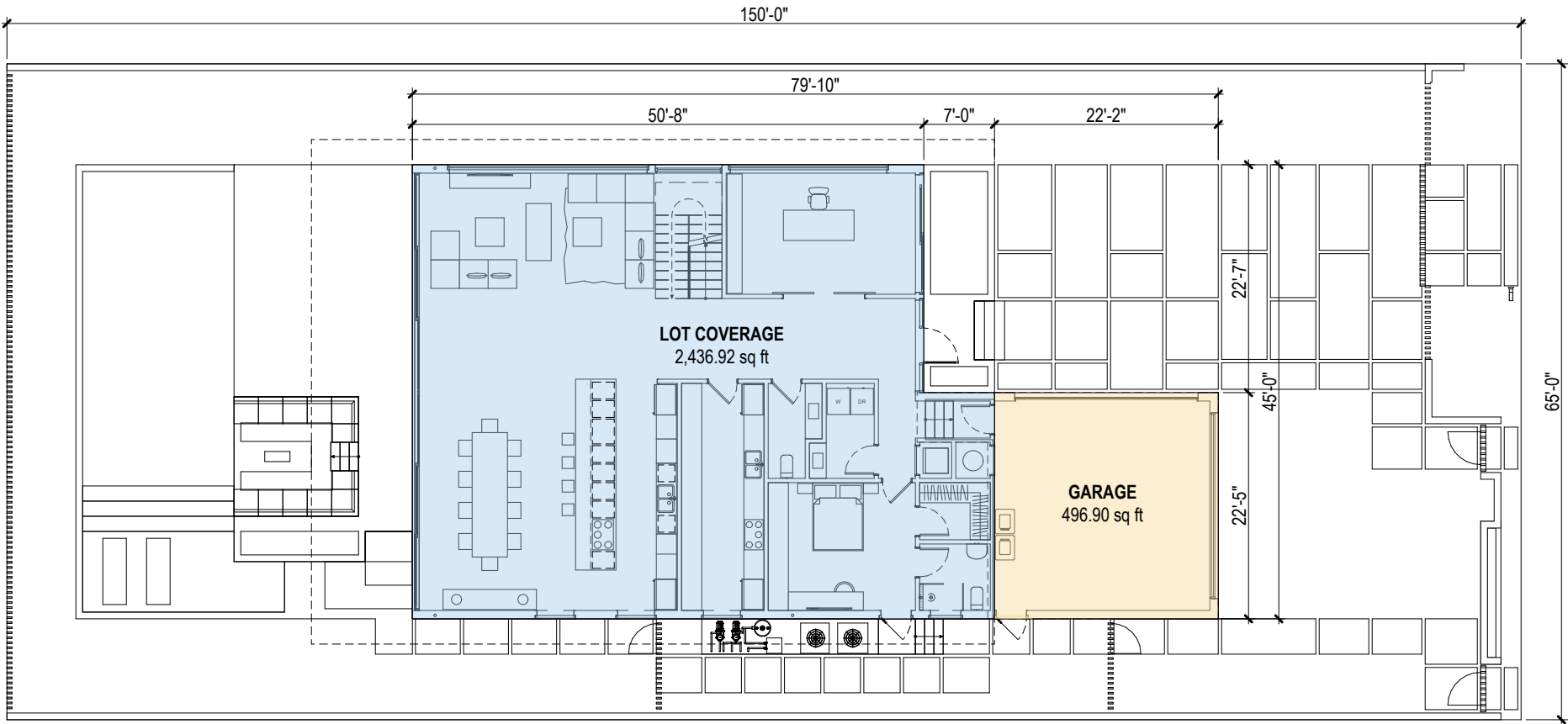
LOT SIZE:
150.00' X 65.00' = 9,750 SF (REGULAR LOT)

GROSS LOT AREA:
9,750 SF = 0.2238 ACRES

LOT COVERAGE:

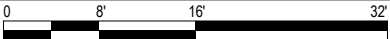
LOT AREA	30%	25%	PROVIDED / 24.99%
9,750 SF	2,925 SF	2,437.5 SF	2,436.92 SF

MAX 30% = 2,925 SF
IF LESS THAN 25% THEN VOLUME OF 2ND FLOOR CAN BE GREATER
THEN 70% OF 1ST FLOOR.

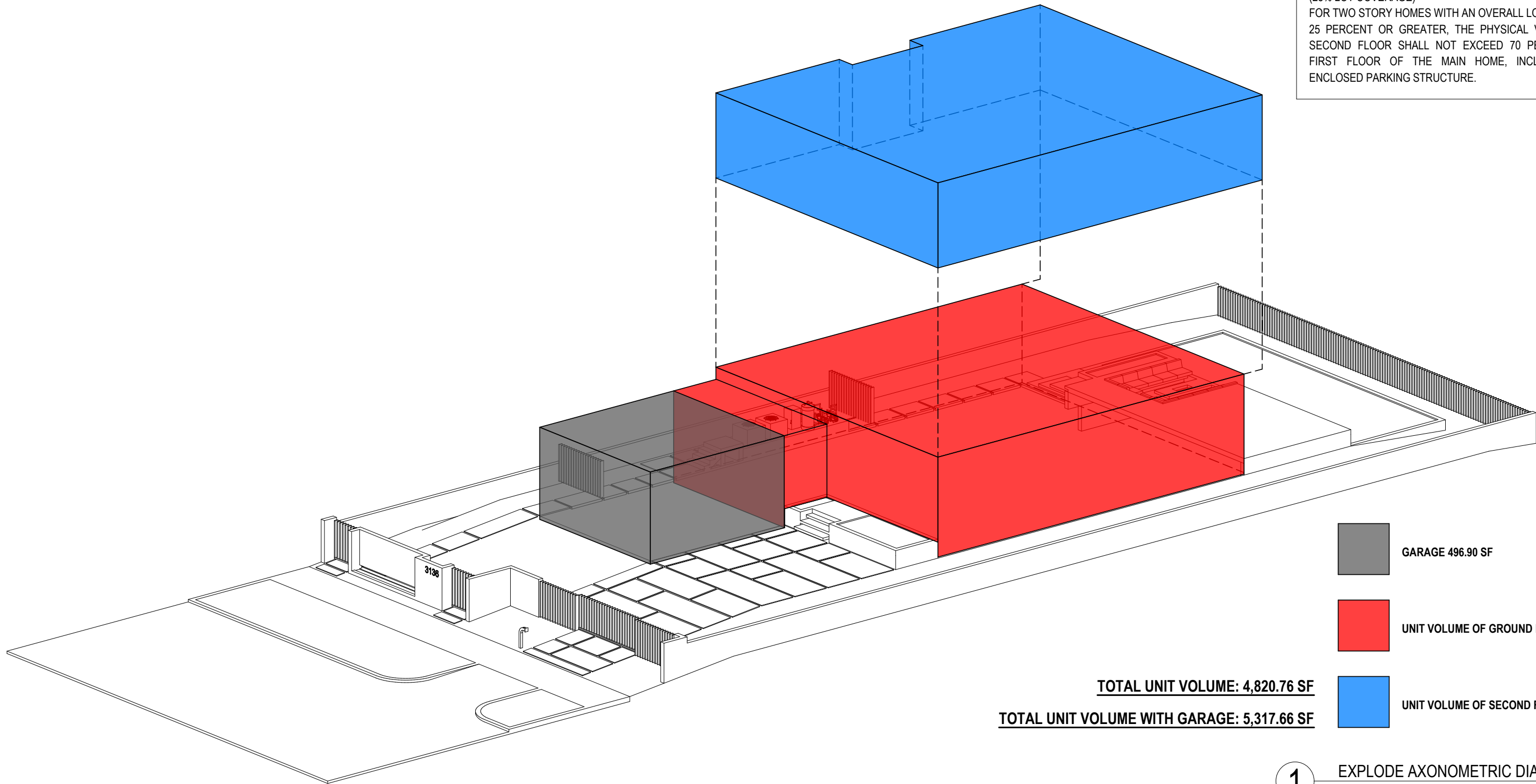


1

LOT COVERAGE AREA
SCALE: 1/16" = 1'-0"



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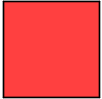


LOT COVERAGE:		
LOT AREA	25%	PROVIDED / 24.99%
9,750 SF	2,437.5 SF	2,436.92 SF
RELEVANT CODE INFORMATION:		
(25% LOT COVERAGE)		
FOR TWO STORY HOMES WITH AN OVERALL LOT COVERAGE OF 25 PERCENT OR GREATER, THE PHYSICAL VOLUME OF THE SECOND FLOOR SHALL NOT EXCEED 70 PERCENT OF THE FIRST FLOOR OF THE MAIN HOME, INCLUSIVE OF ANY ENCLOSED PARKING STRUCTURE.		

TOTAL UNIT VOLUME: 4,820.76 SF
TOTAL UNIT VOLUME WITH GARAGE: 5,317.66 SF



GARAGE 496.90 SF



UNIT VOLUME OF GROUND FLOOR 2,436.92 SF



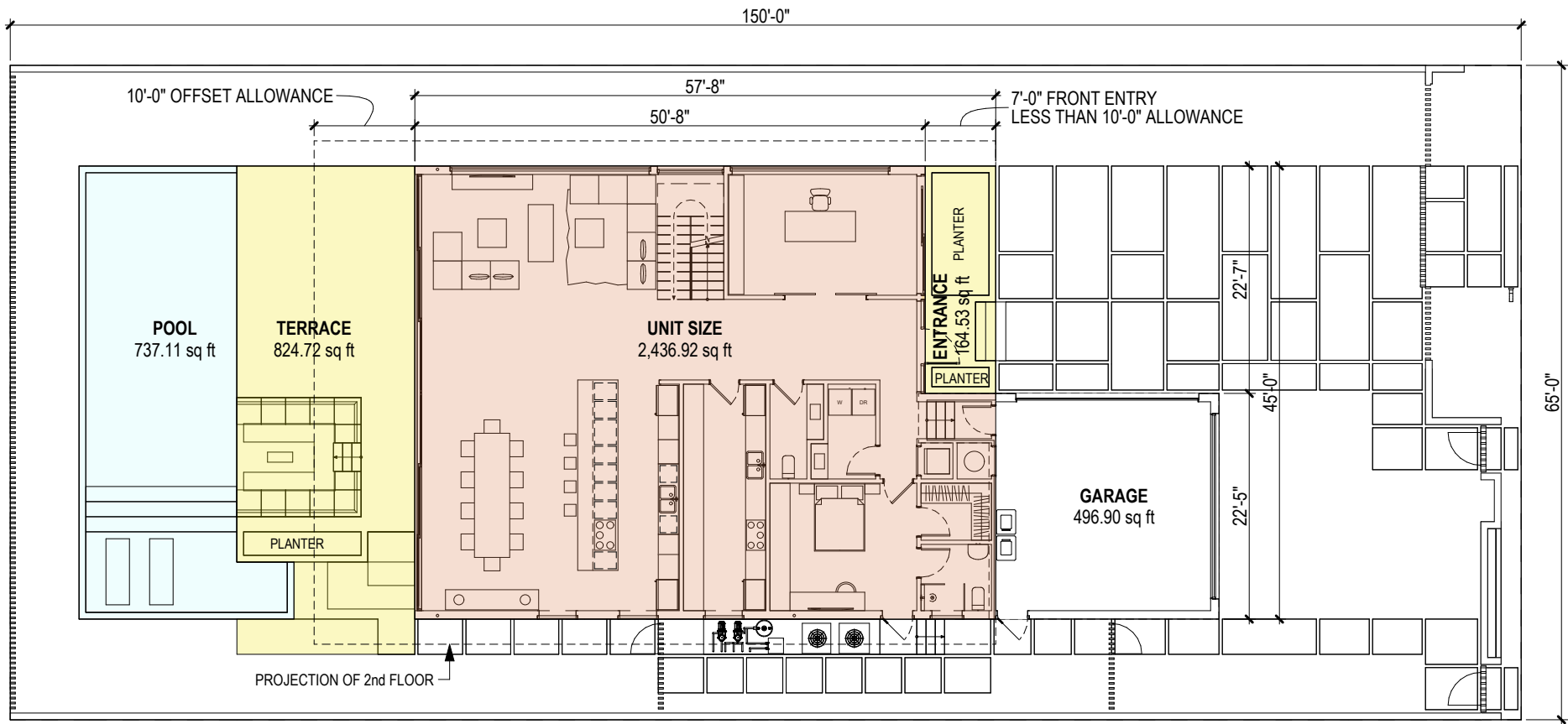
UNIT VOLUME OF SECOND FLOOR 2,383.84 SF

1

EXPLODE AXONOMETRIC DIAGRAM

NOT TO SCALE

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1

GROUND FLOOR UNIT SIZE
SCALE: 1/16" = 1'-0"



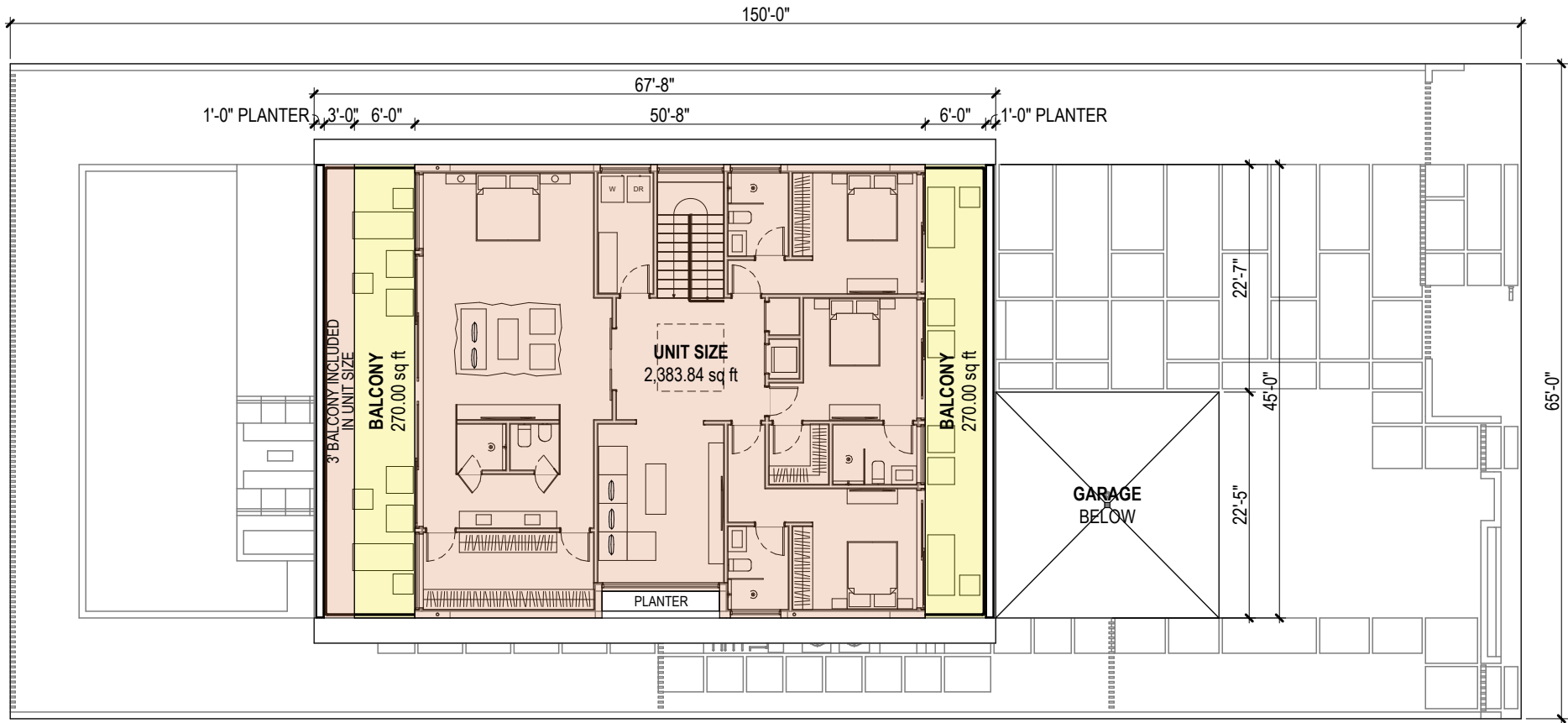
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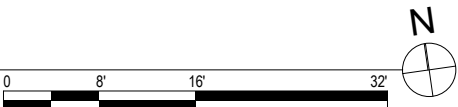
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3136 PRAIRIE AVE
MIAMI BEACH, FL 33140
GROUND FLOOR UNIT SIZE

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BOARD
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1

LEVEL 2 UNIT SIZE
SCALE: 1/16" = 1'-0"

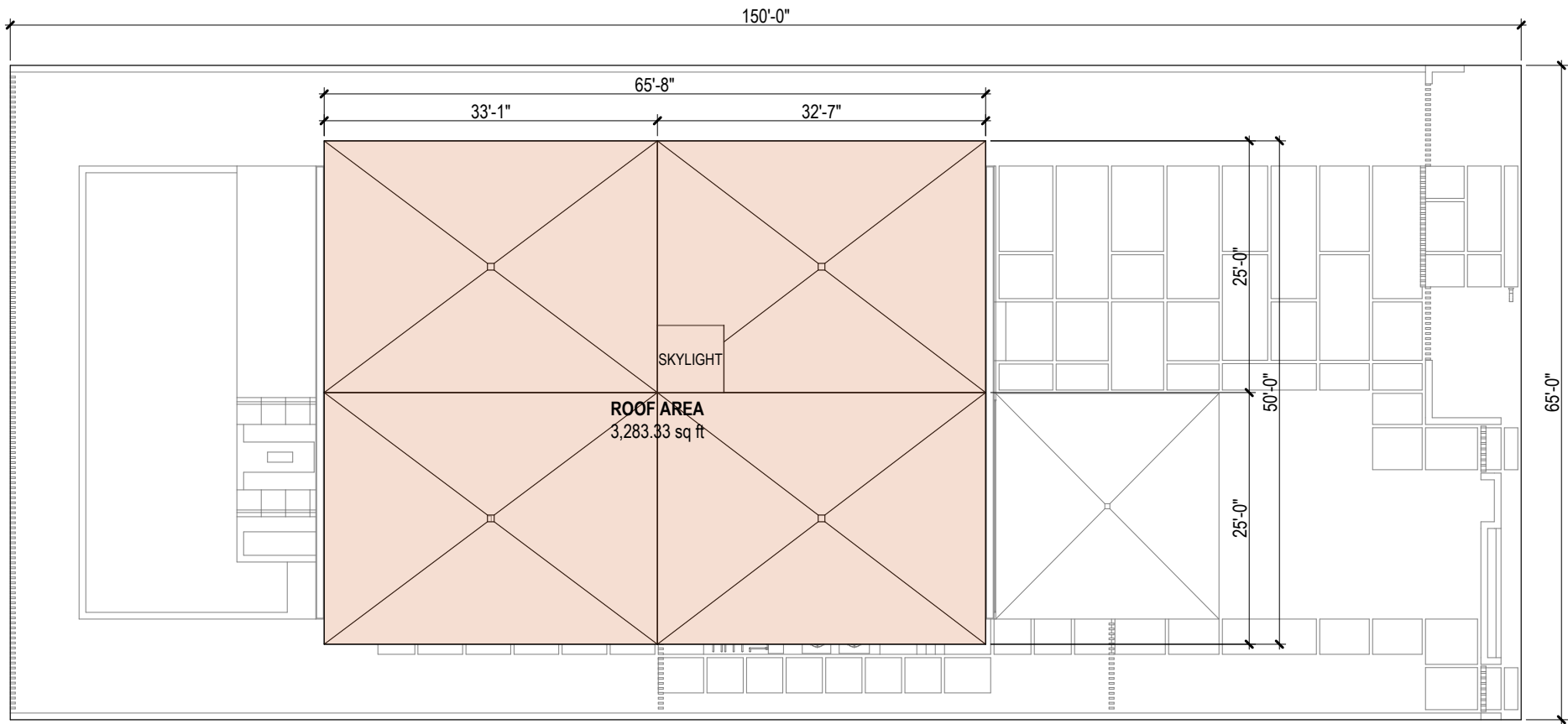


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LEVEL 2 UNIT SIZE

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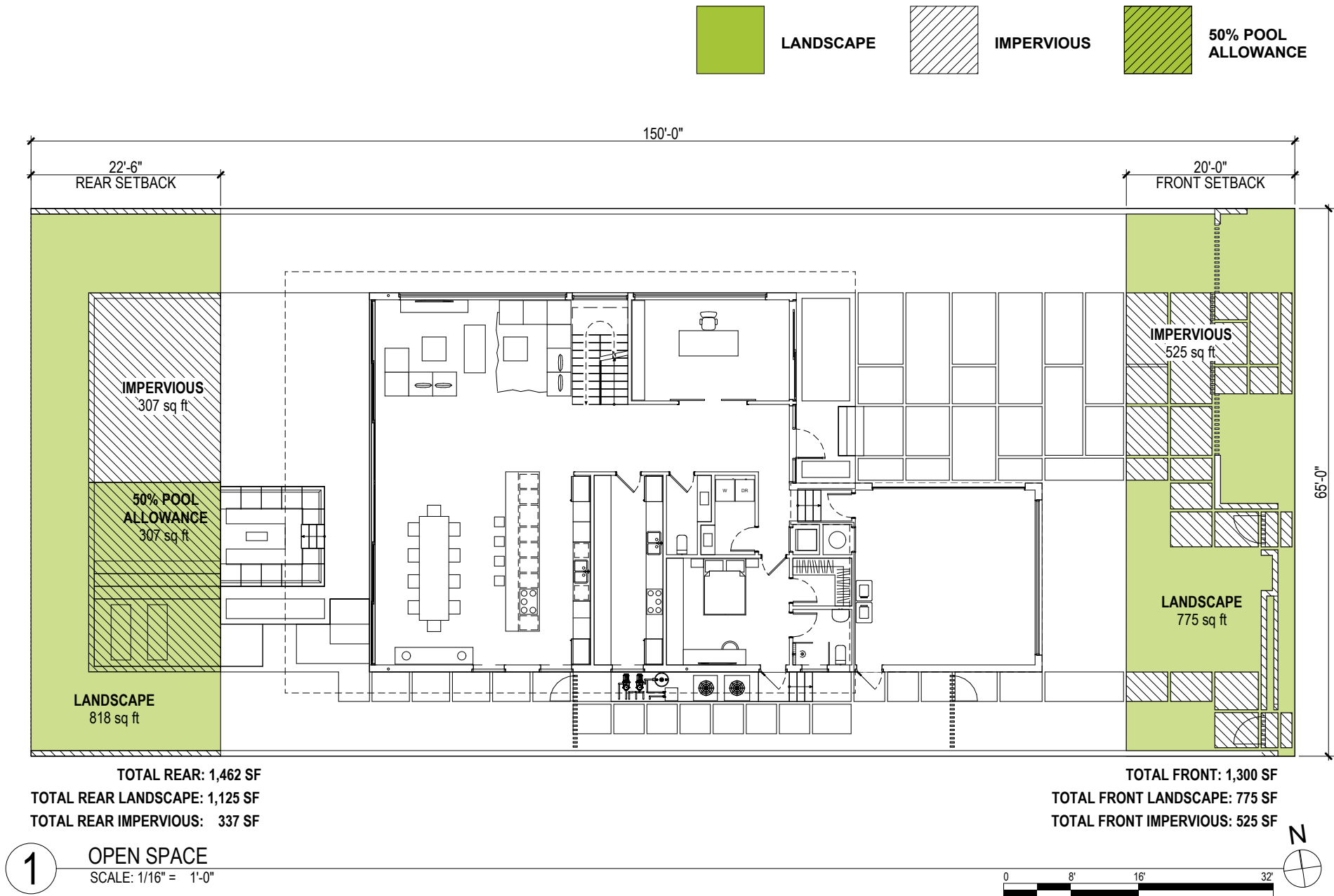


1 ROOF AREA
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

N

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LANDSCAPE (OPEN SPACE)		
FRONT:		
AREA SF	REQUIRED	PROVIDED
1,300 SF	50% - 650 SF	59% - 775 SF
NOTE: AT LEAST 50 PERCENT OF THE REQUIRED FRONT YARD AREA SHALL BE SODDED OR LANDSCAPE PERVIOUS OPEN SPACE. WITH THE EXCEPTION OF DRIVEWAYS AND PATHS LEADING TO THE BUILDING, PAVING MAY NOT EXTEND ANY CLOSER THAN FIVE FEET TO THE FRONT OF THE BUILDING.		
REAR:		
AREA SF	REQUIRED	PROVIDED
1,462 SF	70% - 1,024 SF	76% - 1,125 SF
NOTE: THE REAR SETBACK REQUIREMENT SHALL BE 15 PERCENT OF THE LOT DEPTH, 20 FEET MINIMUM, 50 FEET MAXIMUM. AT LEAST 70 PERCENT OF THE REQUIRED REAR YARD SHALL BE SODDED OR LANDSCAPE PERVIOUS OPEN SPACE; WHEN LOCATED AT OR BELOW ADJUSTED GRADE, THE WATER PORTION OF A SWIMMING POOL MAY COUNT TOWARD THIS REQUIREMENT, WHEN LOCATED ABOVE ADJUSTED GRADE, THE WATER PORTION OF A SWIMMING POOL MAY COUNT TOWARDS 50% OF THIS REQUIREMENT, PROVIDED ADEQUATE INFRASTRUCTURE IS INCORPORATED INTO THE DESIGN OF THE POOL TO FULLY ACCOMMODATE ON-SITE STORMWATER RETENTION.		

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Calculation of Minimum and Maximum Yards

PROPERTY CONDITIONS

Waterfront Lot (Yes/No)	NO
Corner property (Yes/No)	NO
Sidewalk (yes/no)	YES
Sidewalk elevation at the centerline of the front of the property	3.670
Crown of road at center of property (if no sidewalk exists or is proposed)	4.350
Flood Elevation	8.000
Freeboard (provided)	1.000

INTERIOR SIDEYARD CONDITIONS

Inidcate yes only for the condition that applies

		Max. Yard Elevation
Yes	Default Condion unless one of the below applies Maximum Yard Elevation	6.560
	Is the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade?	8.335
	Is the abutting property vacant?	8.335
	Is their a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation?	8.000

REAR YARD CONDITIONS

Inidcate yes only for the condition that applies

		Max. Yard Elevation
Yes	Default Condion unless one of the below applies Maximum Yard Elevation	6.560
	Is the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade?	8.335
	Is the abutting property vacant?	8.335
	Is their a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation?	8.000

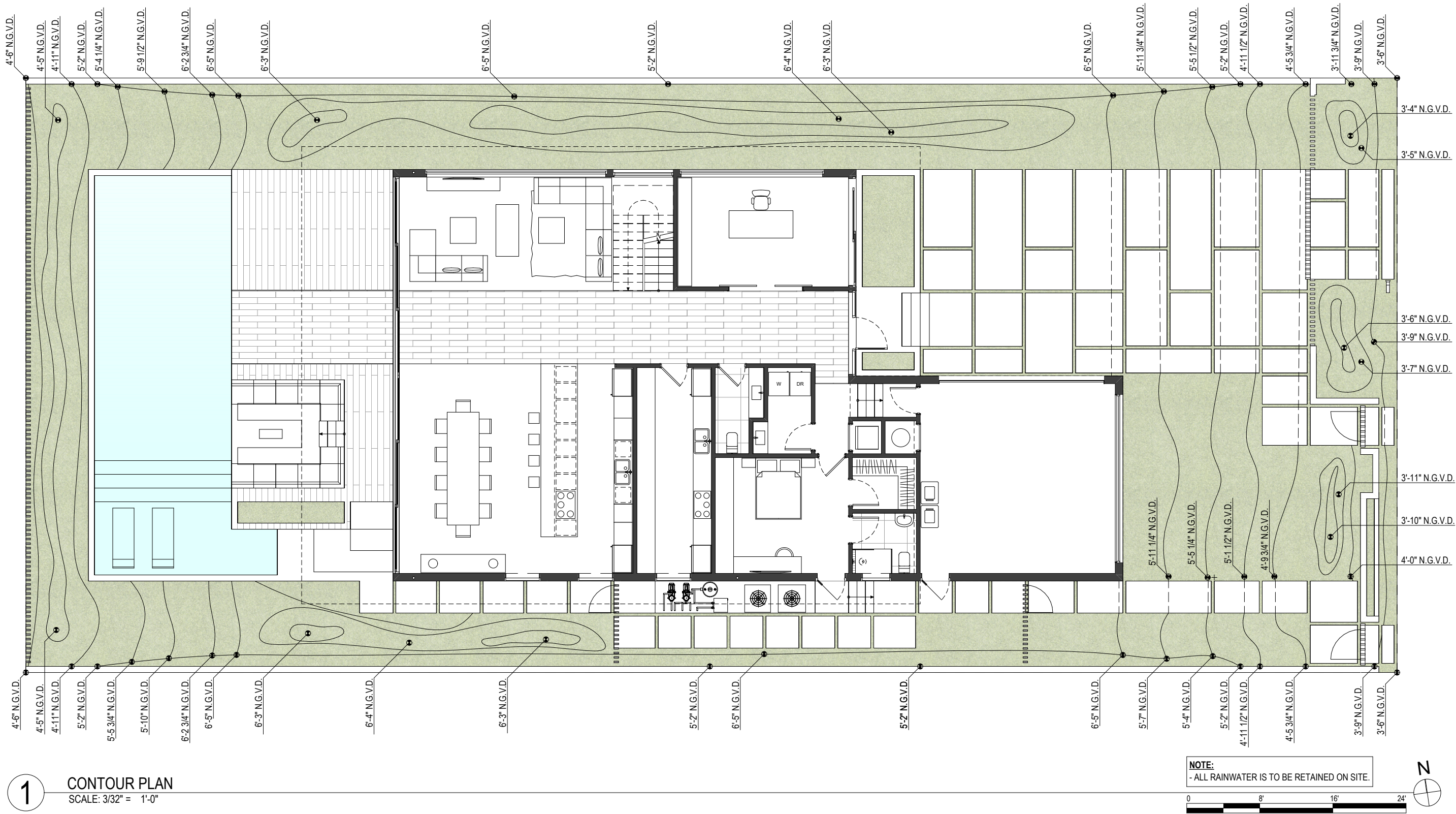
RESULTS

Grade	3.67
Adjusted Grade	5.835
30" above Grade	6.17
Future Crown of Road	5.25
Future Adjusted Grade	7.125
Minimum Freeboard Elev.	9.000
Maximum Freeboard Elev.	13.000
Minimum Yard Elevation	6.56
Min. Garage elevation (for a detached or attached garage, not under the house	5.835
Minimum garage ceiling elevation	17.000

Front Yard	
Min Yard Elevation	6.560
Max Yard Elevation	7.125
Interior Side	
Min Yard Elevation	6.560
Max Yard Elevation	6.560
Interior Side	
Min Yard Elevation	6.560
Max yard Elevation	6.560
Non-Waterfront	
Min Yard Elevation	6.560
Max Yard Elevation	6.560

Interior Side Yard Minimum Yard Elevation: 6.560 Maximum Yard Elevation: 6.560	Non-Waterfront Minimum Yard Elevation: 6.560 Maximum Yard Elevation: 6.560	Interior Side Minimum Yard Elevation: 6.560 Maximum Yard Elevation: 6.560
	Front Yard Minimum Yard Elevation: 6.560 Maximum Yard Elevation: 7.125	

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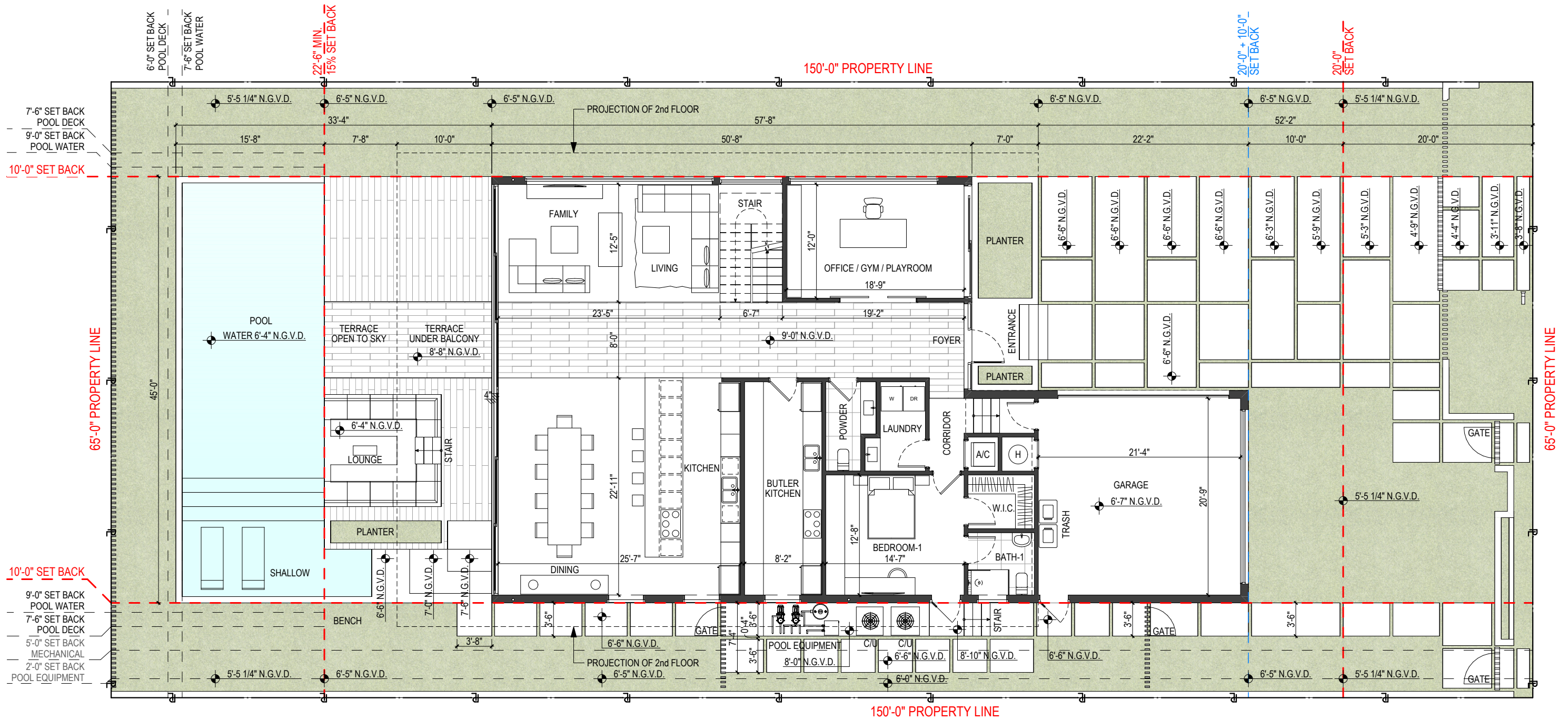
CONTOUR PLAN

G-109

DESIGN REVIEW
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DATE: 8.3.18
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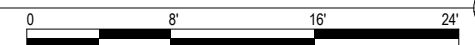
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1

GROUND FLOOR PLAN

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



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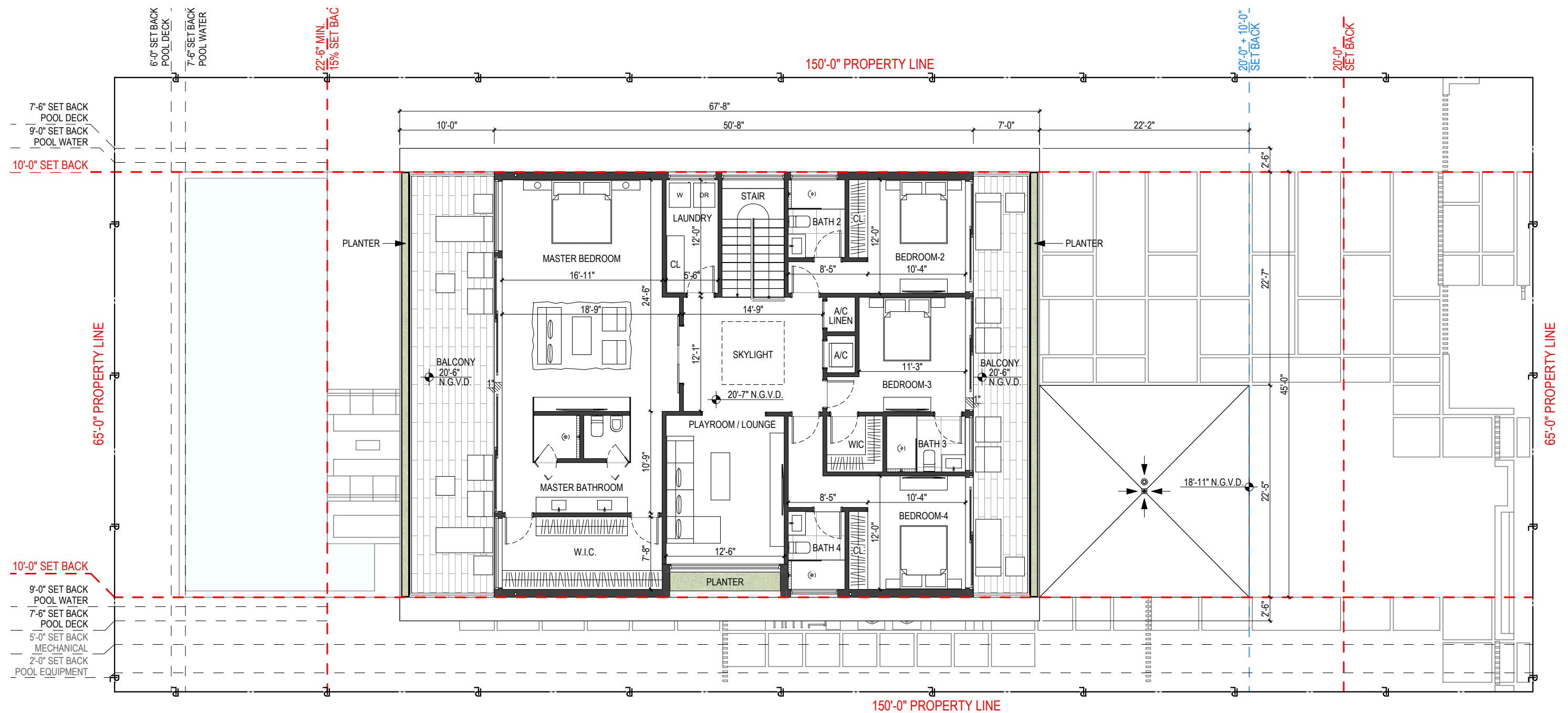
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GROUND FLOOR PLAN

A-101

DESIGN REVIEW
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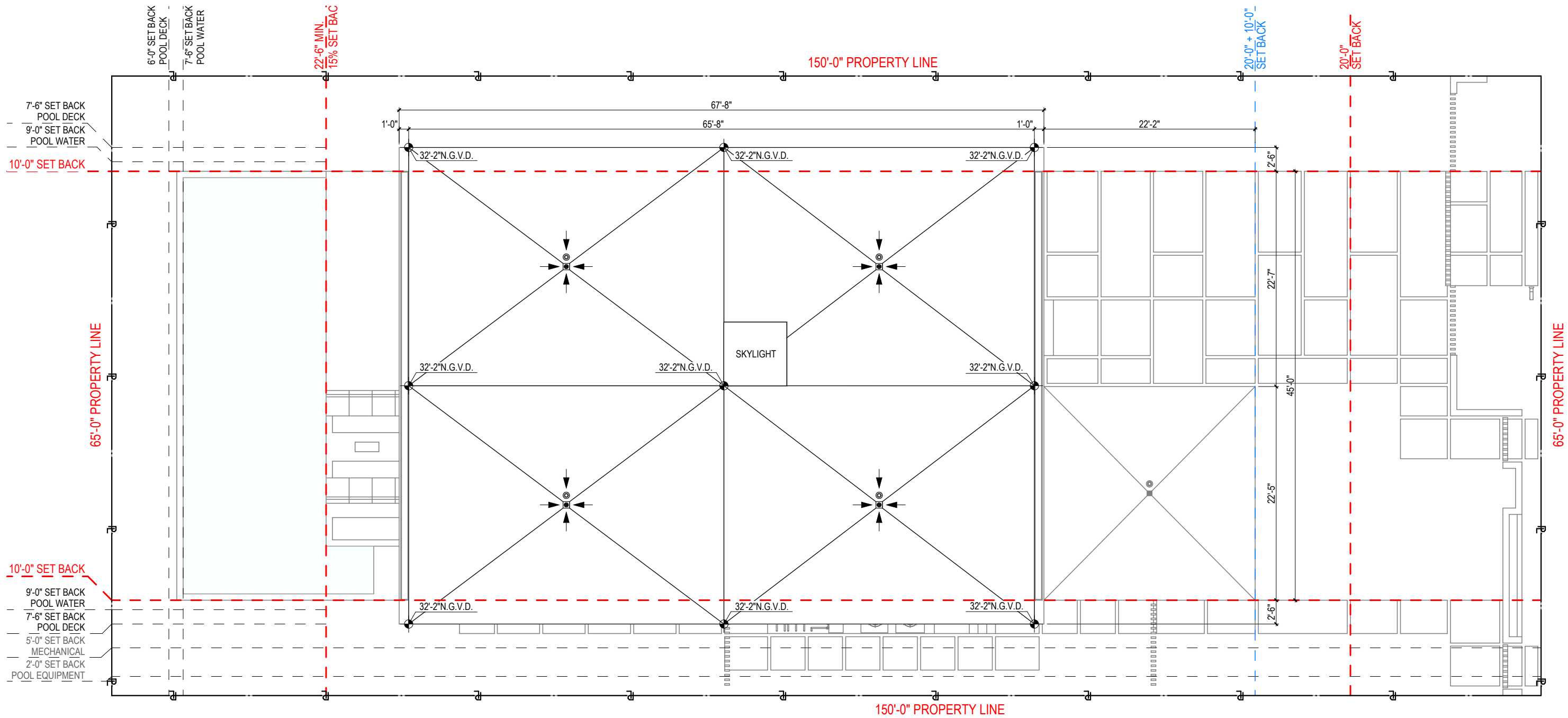
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PAGE: 13



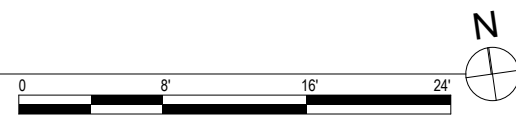
1 LEVEL 2 FLOOR PLAN
SCALE: 3/32" = 1'-0"



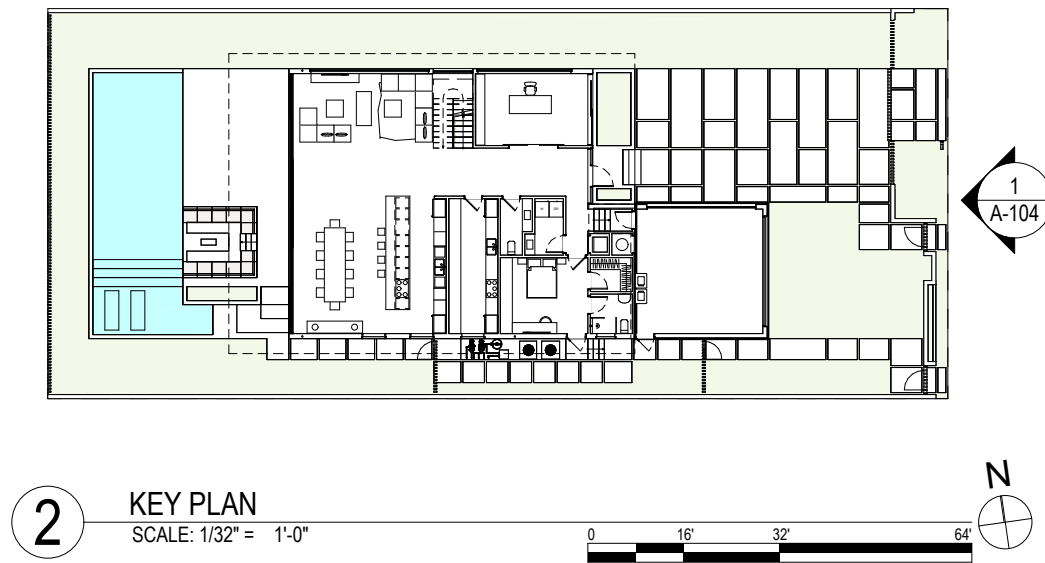
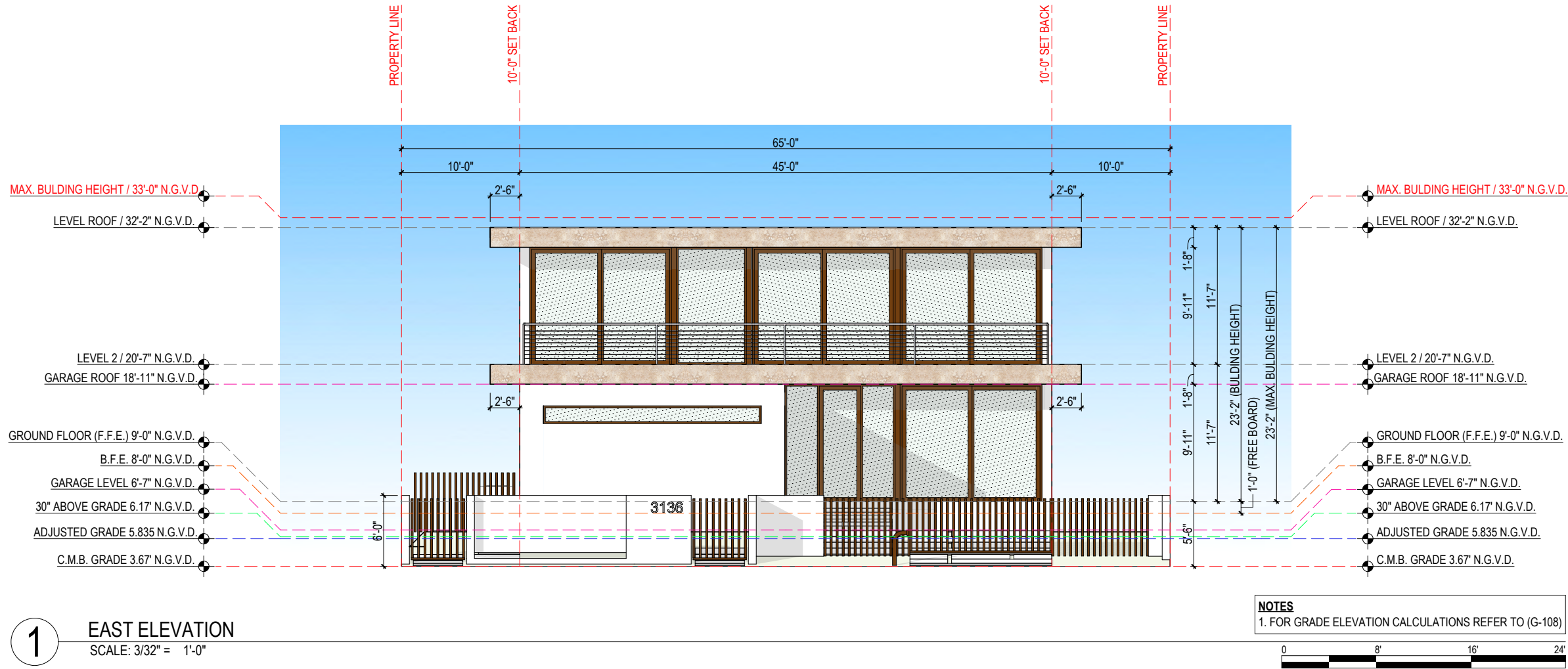
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1 ROOF PLAN
SCALE: 3/32" = 1'-0"



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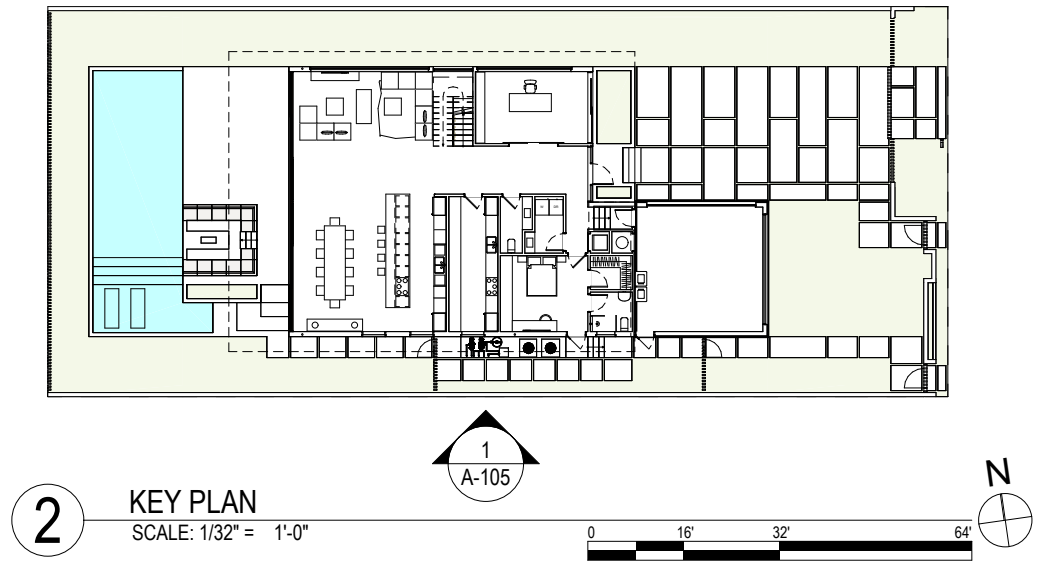
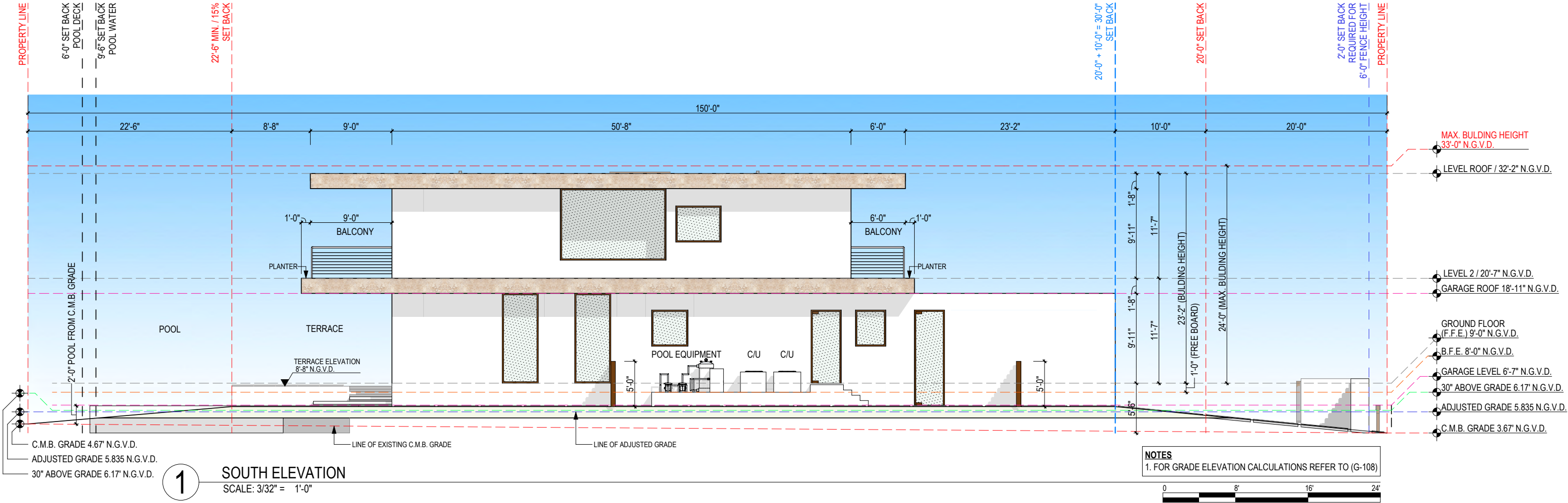
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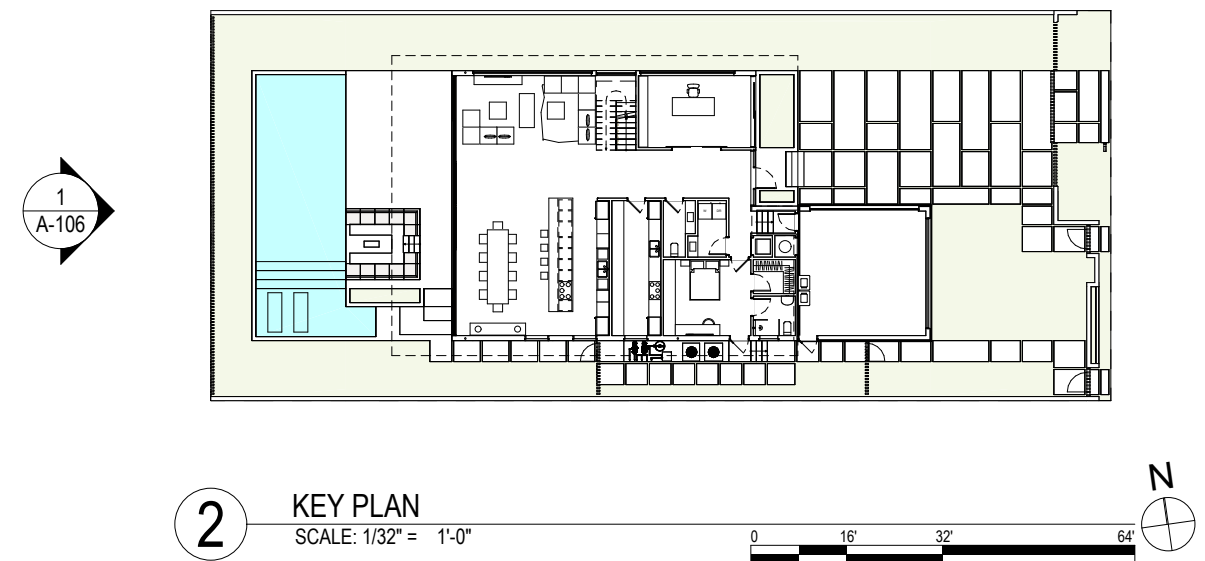
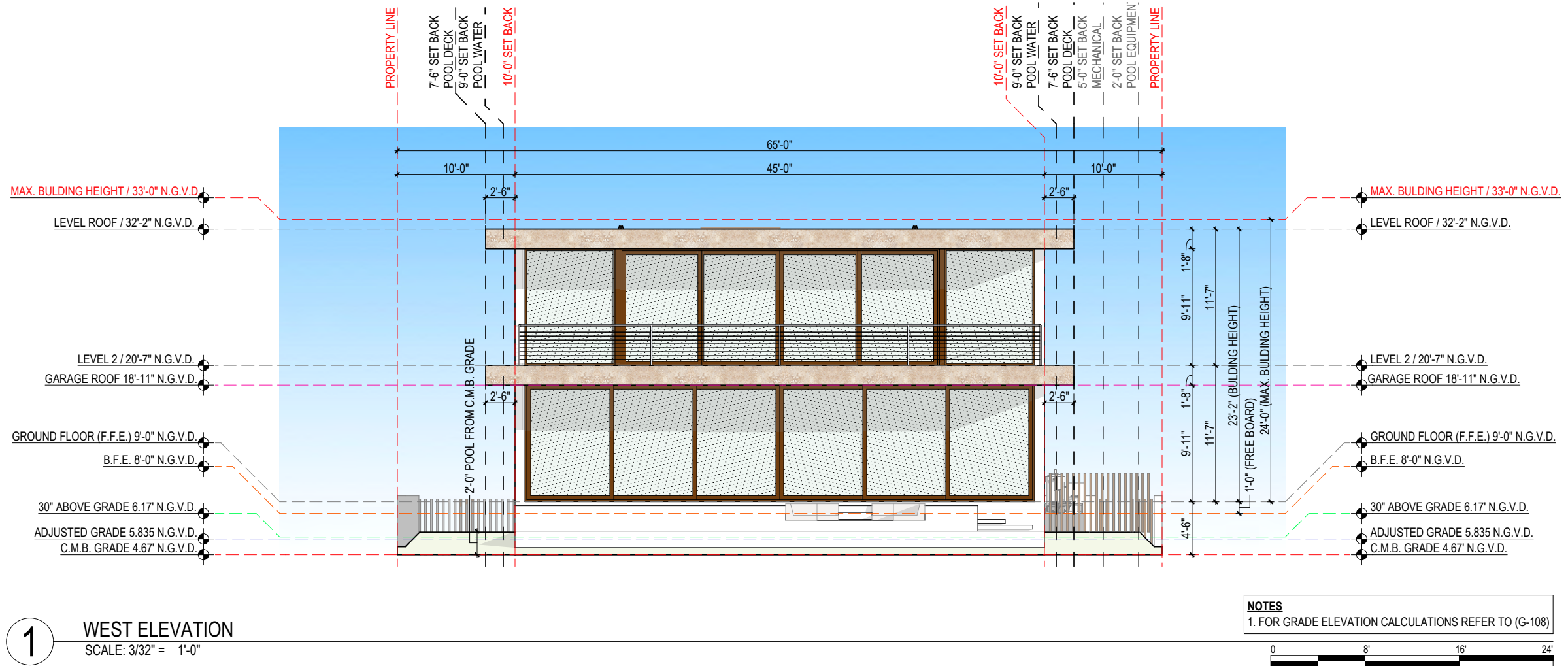
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EAST ELEVATION

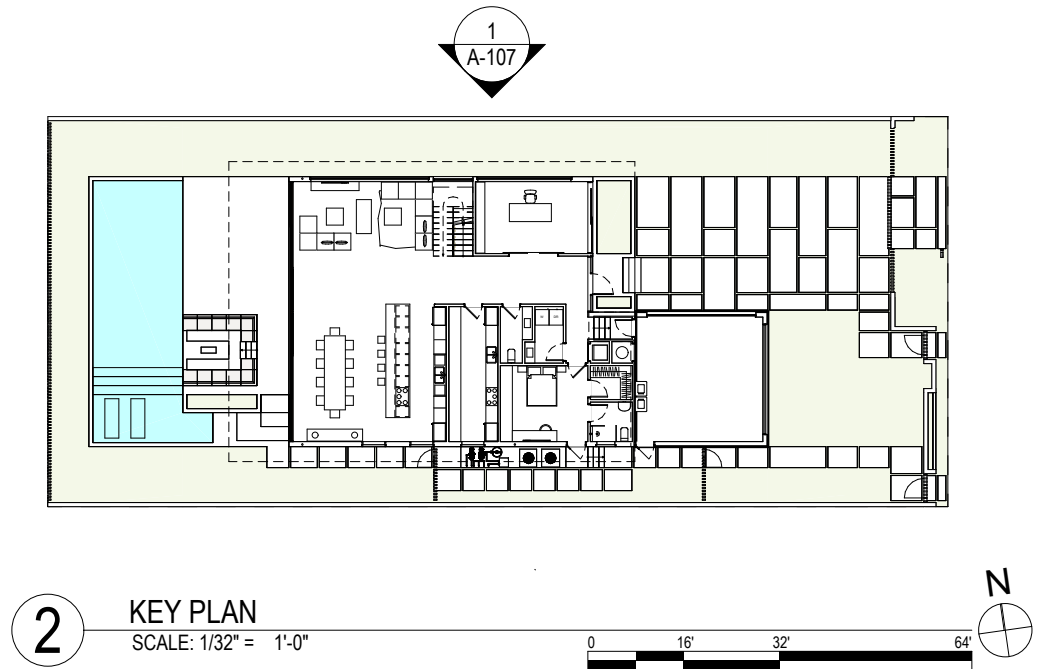
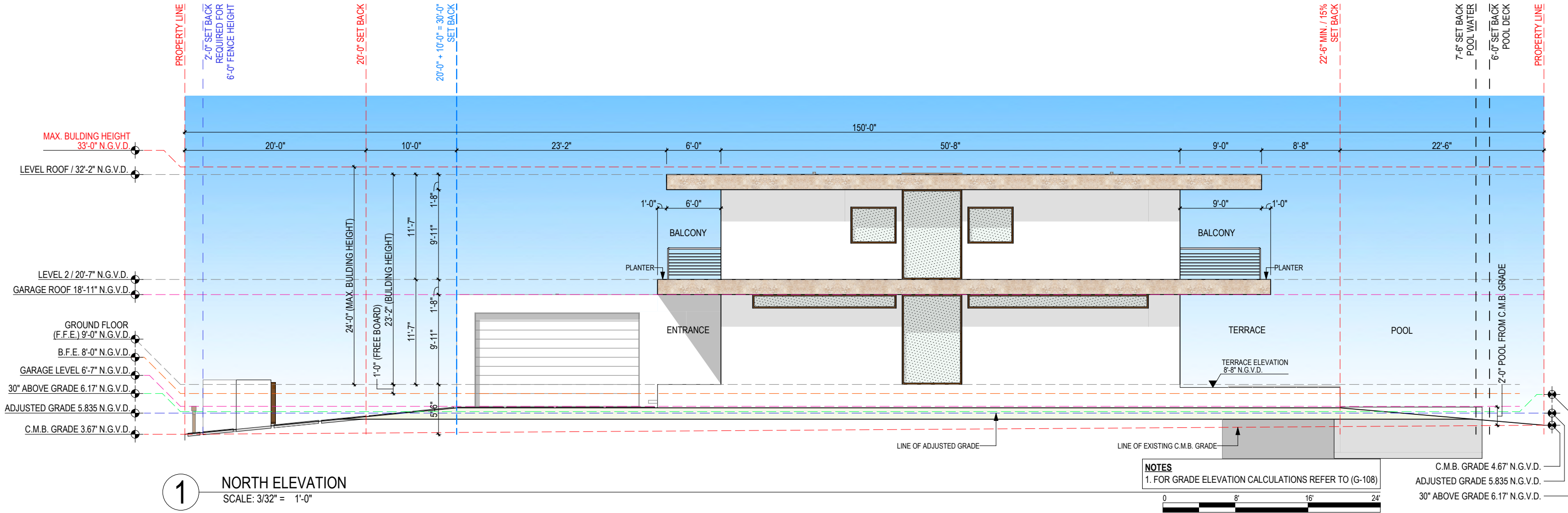
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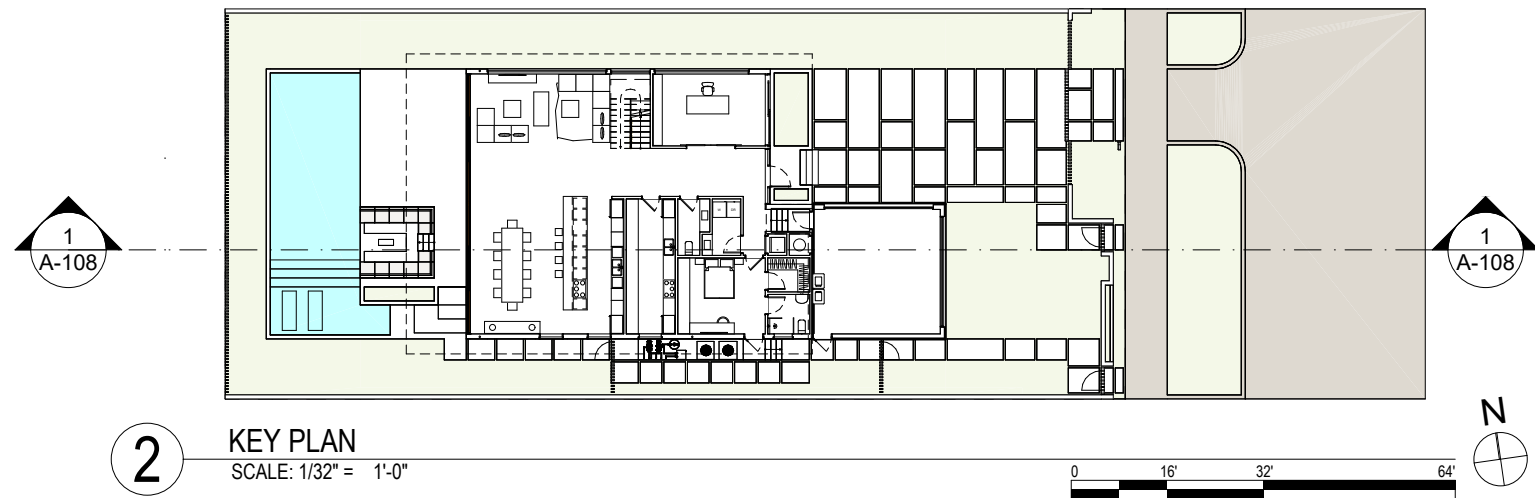
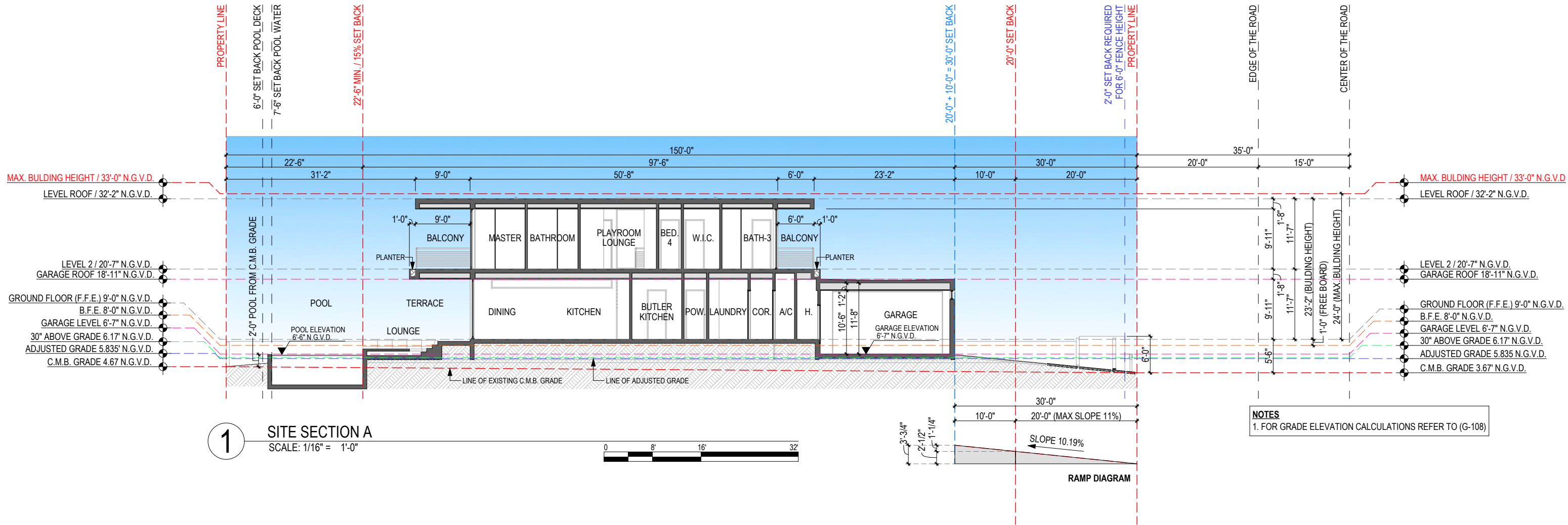
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NORTH ELEVATION

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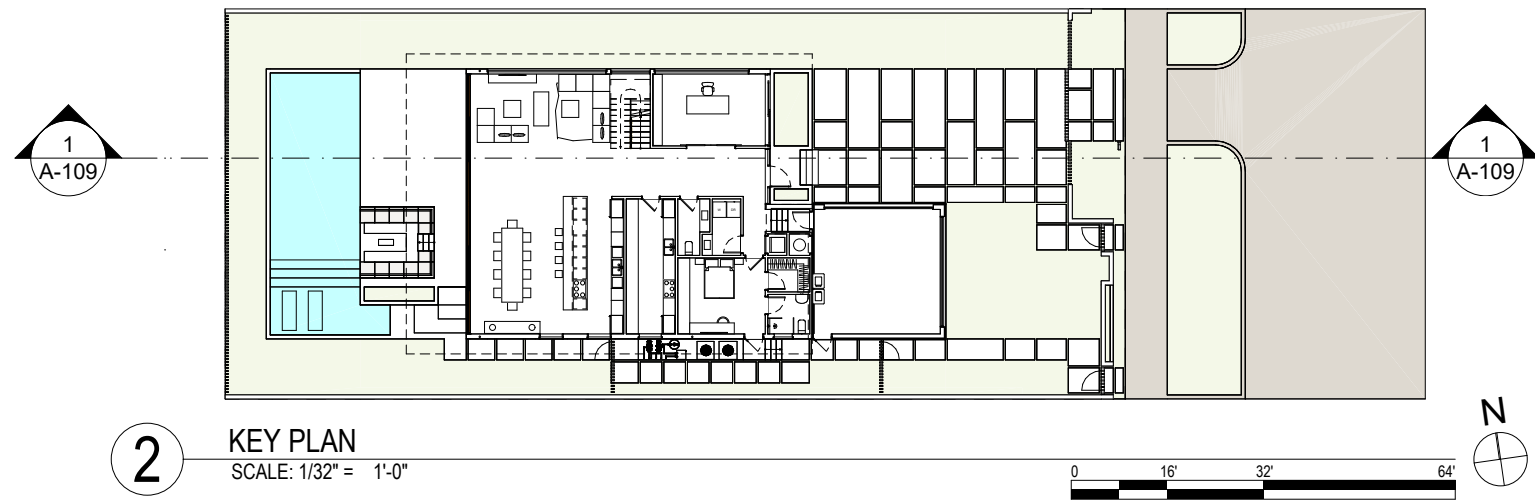
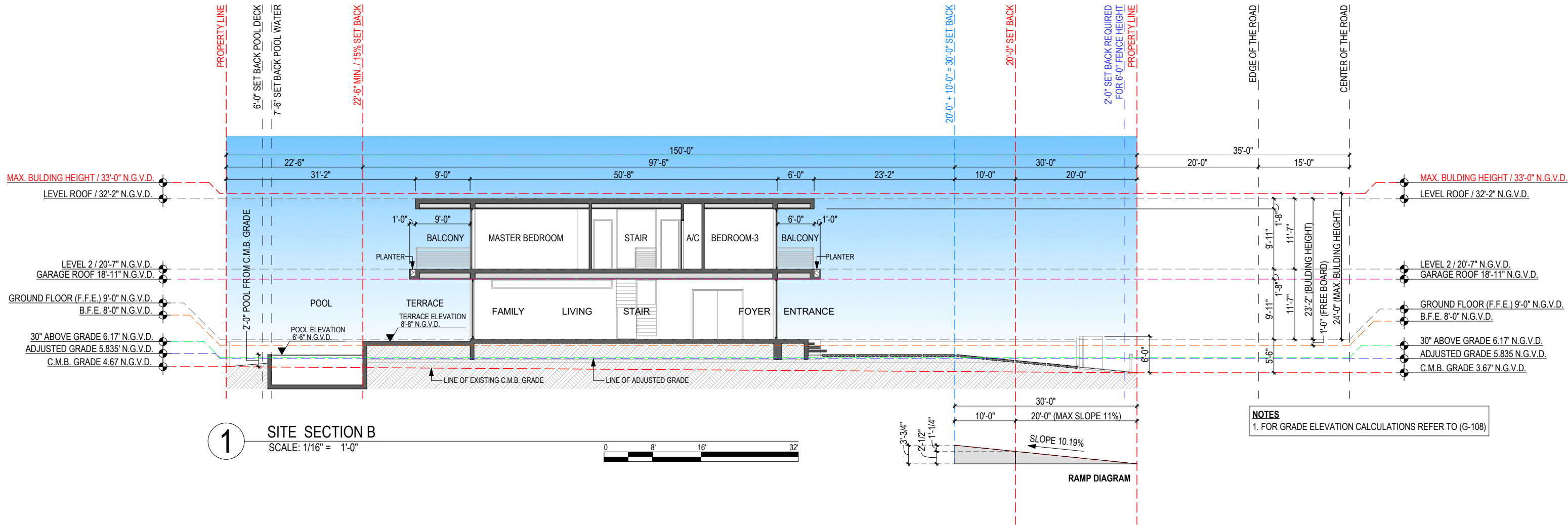
SECTION A

A-108

DESIGN REVIEW BOARD

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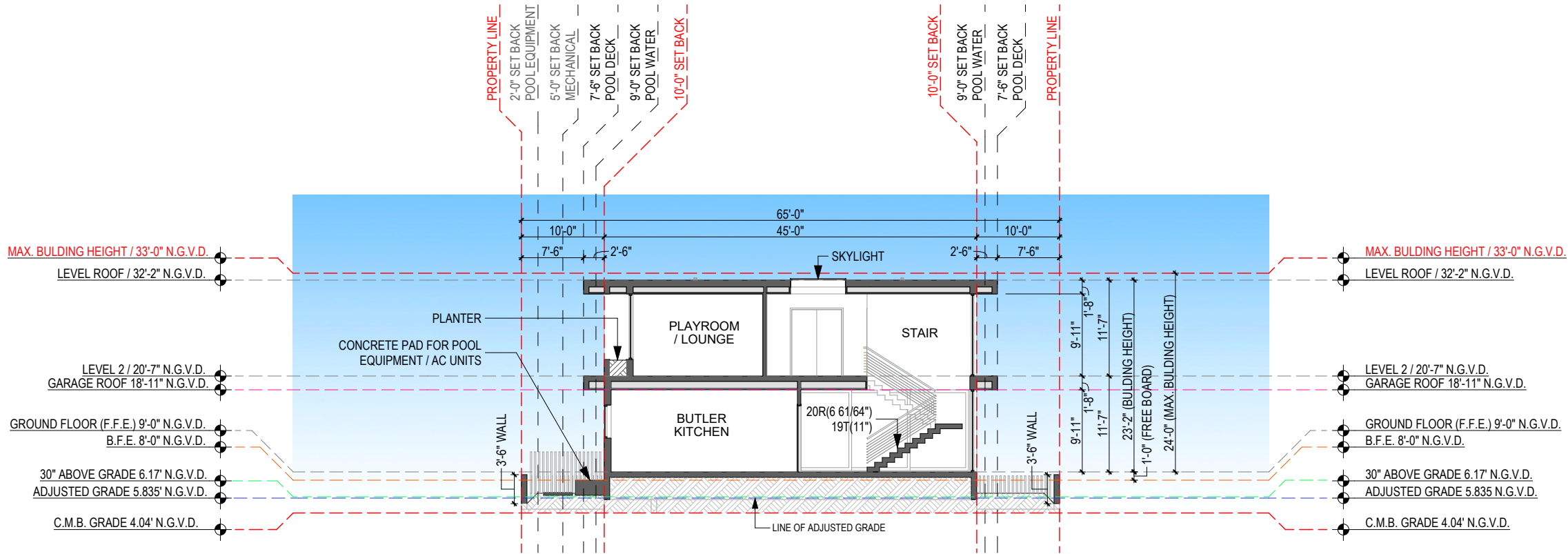
SECTION B

A-109

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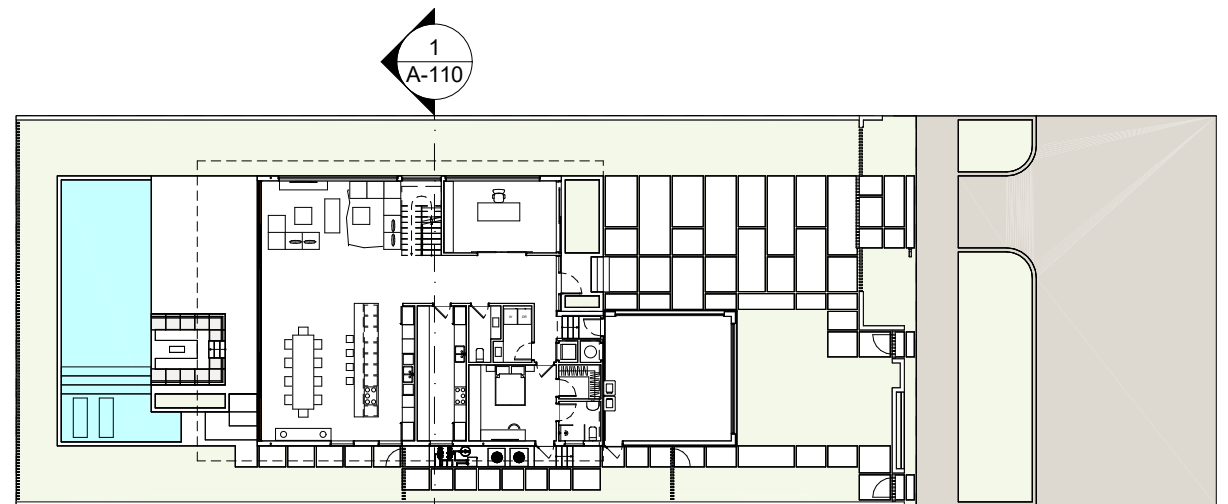
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1 SITE SECTION C
SCALE: 1/16" = 1'-0"

NOTES
1. FOR GRADE ELEVATION CALCULATIONS REFER TO (G-108)

0 8' 16' 32'



2 KEY PLAN
SCALE: 1/32" = 1'-0"

0 16' 32' 64'

N

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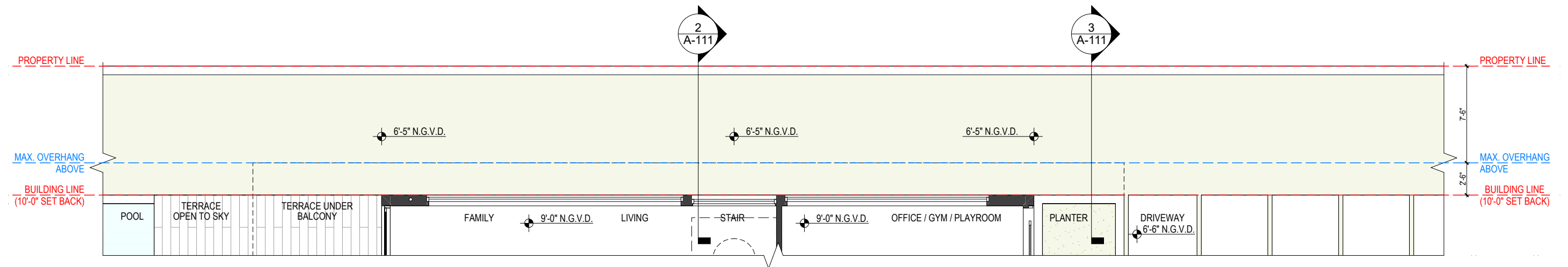
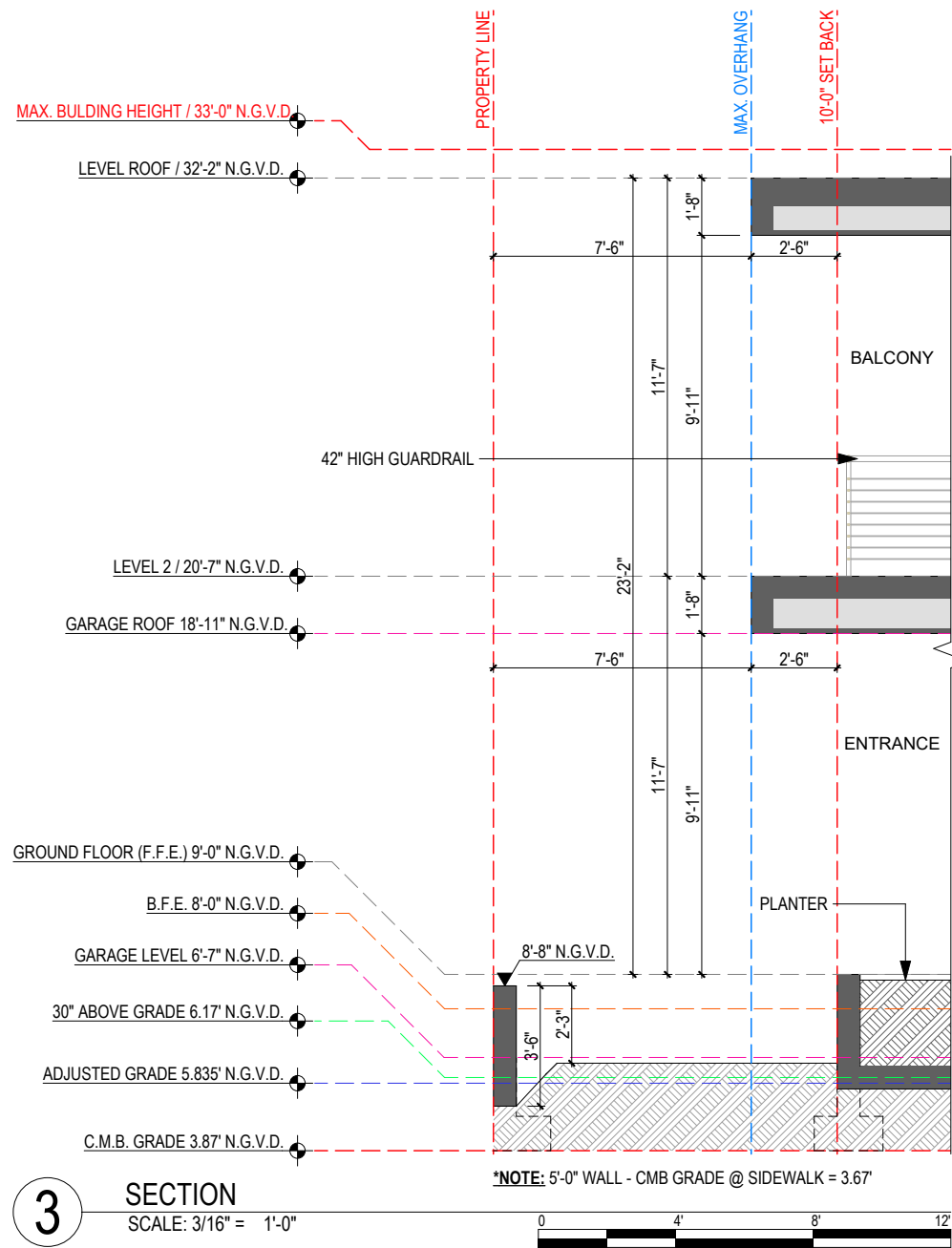
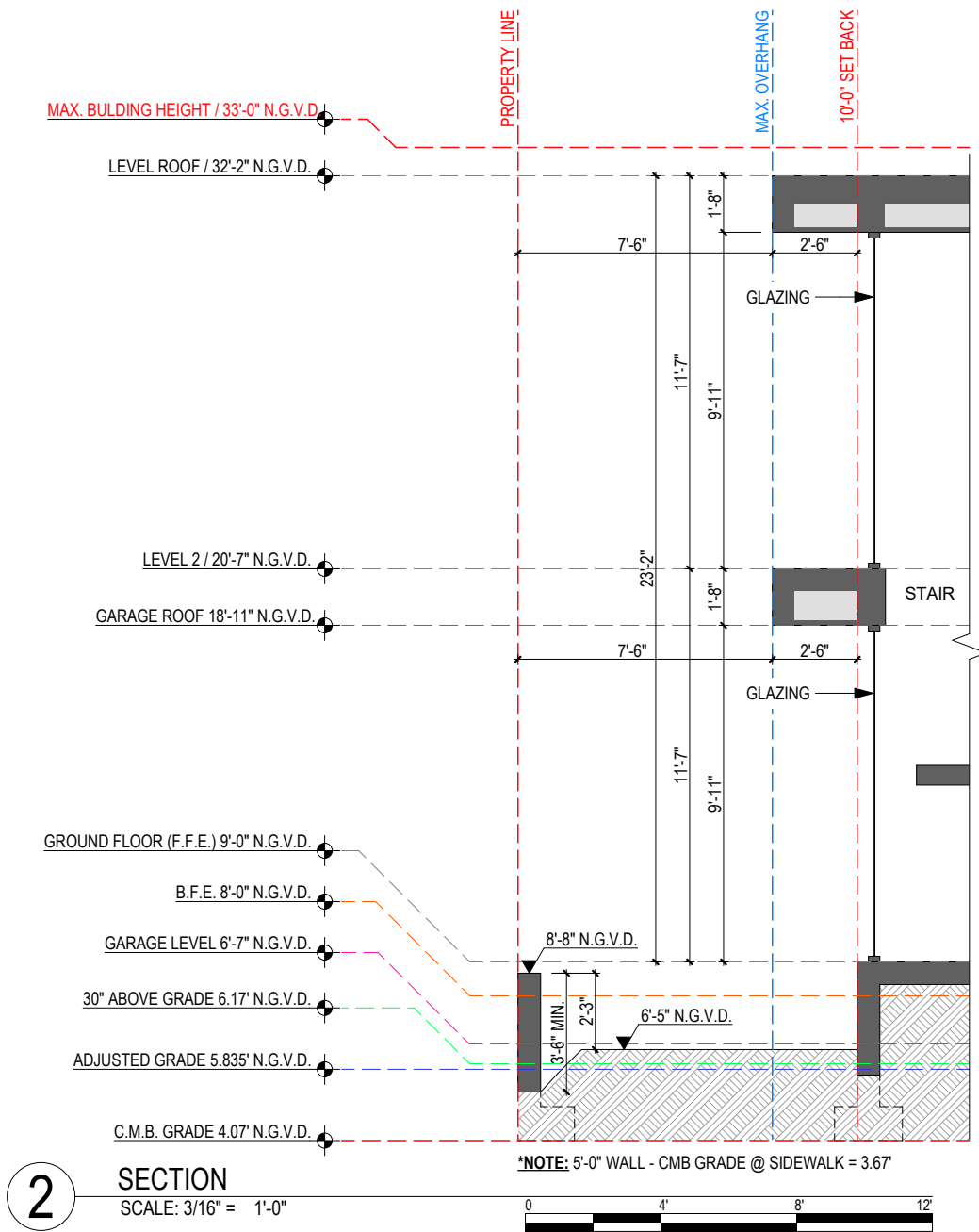
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SECTION C

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1 NORTH SIDE YARD KEY PLAN
SCALE: 1/8" = 1'-0"

NOTES:
1. ALL STORMWATER SHALL BE RETAINED ON SITE.
2. FOR GRADE ELEVATION CALCULATIONS REFER TO (G-108)



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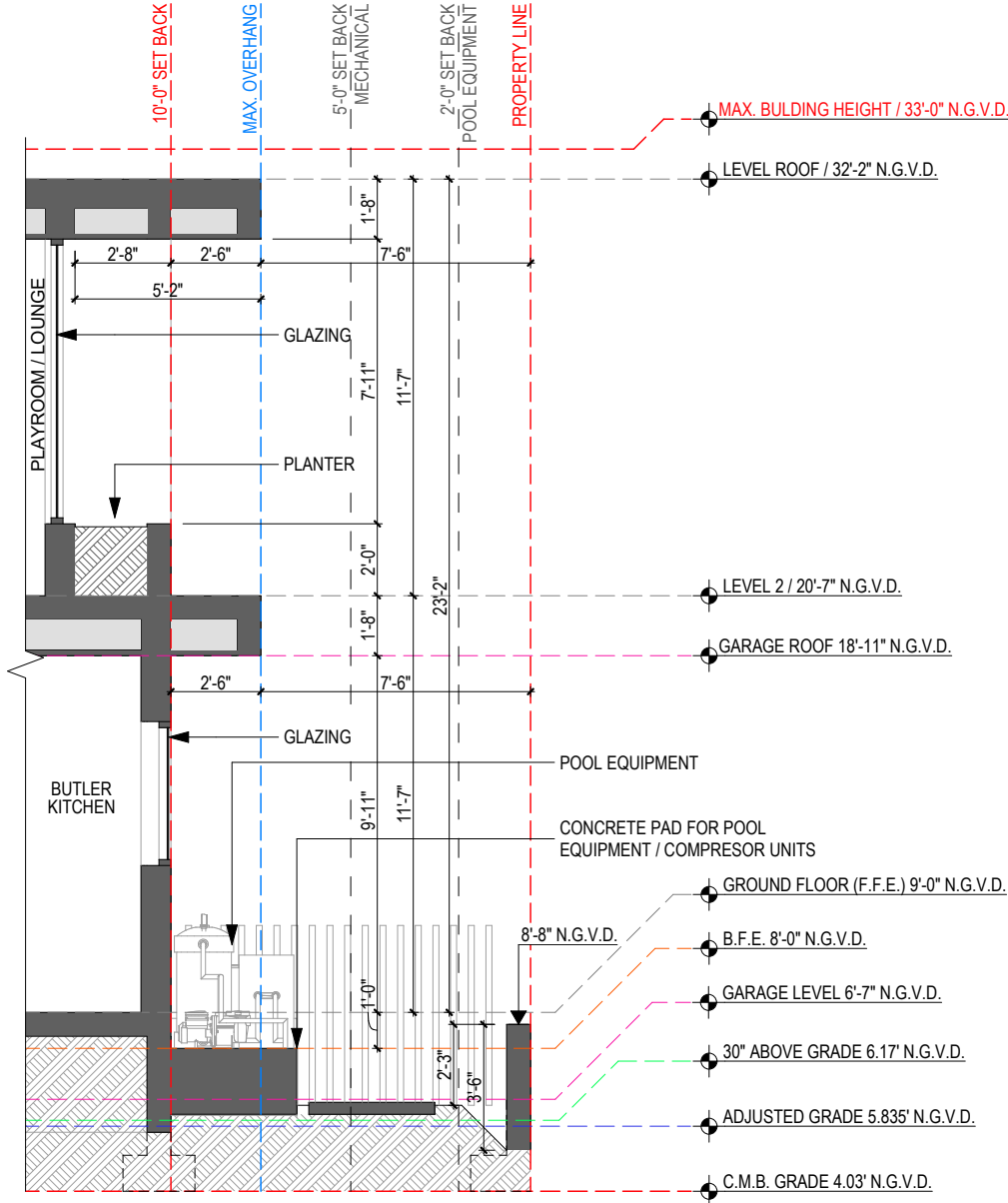
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YARD SETBACK SECTIONS NORTH SIDE

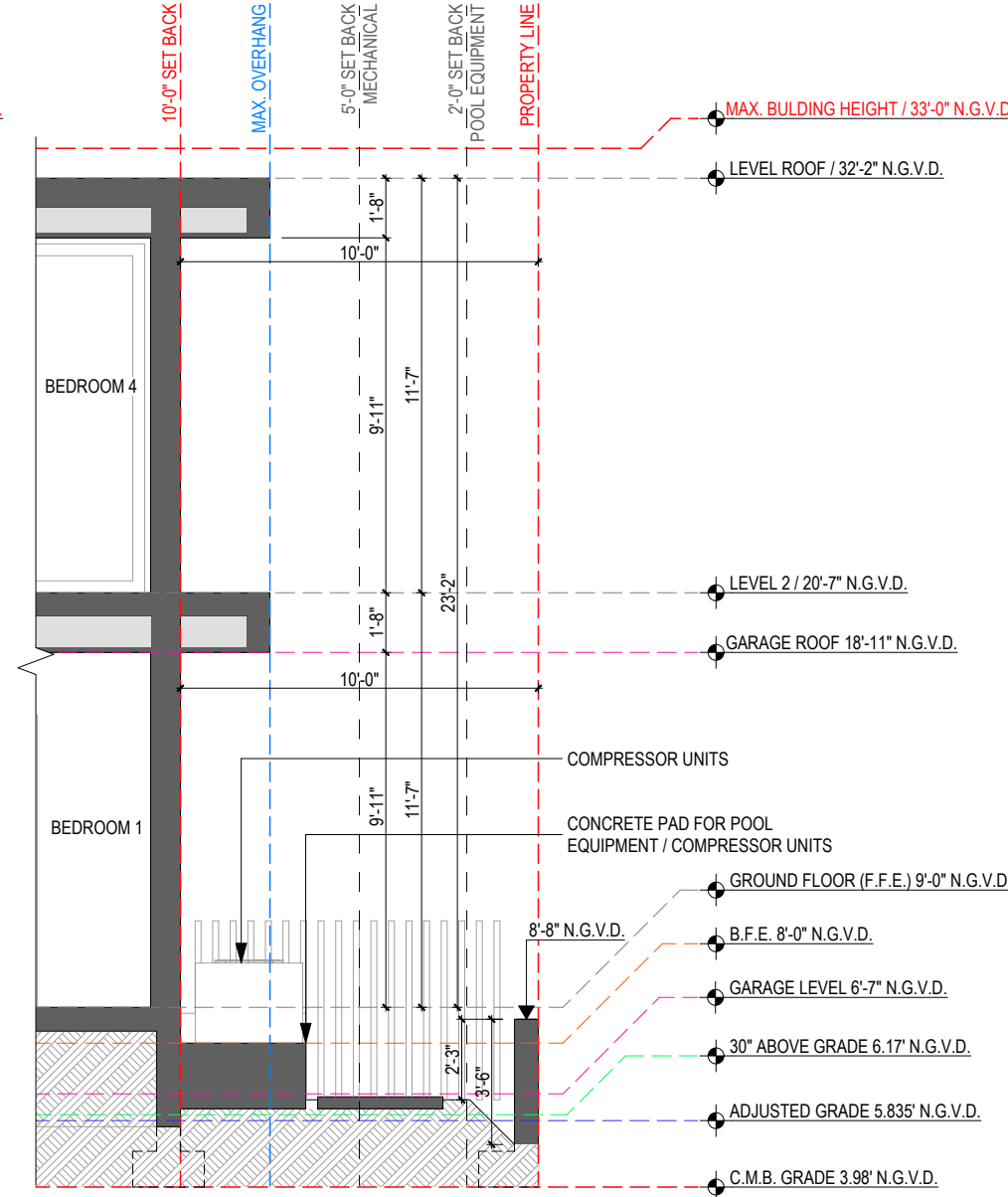
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DESIGN REVIEW
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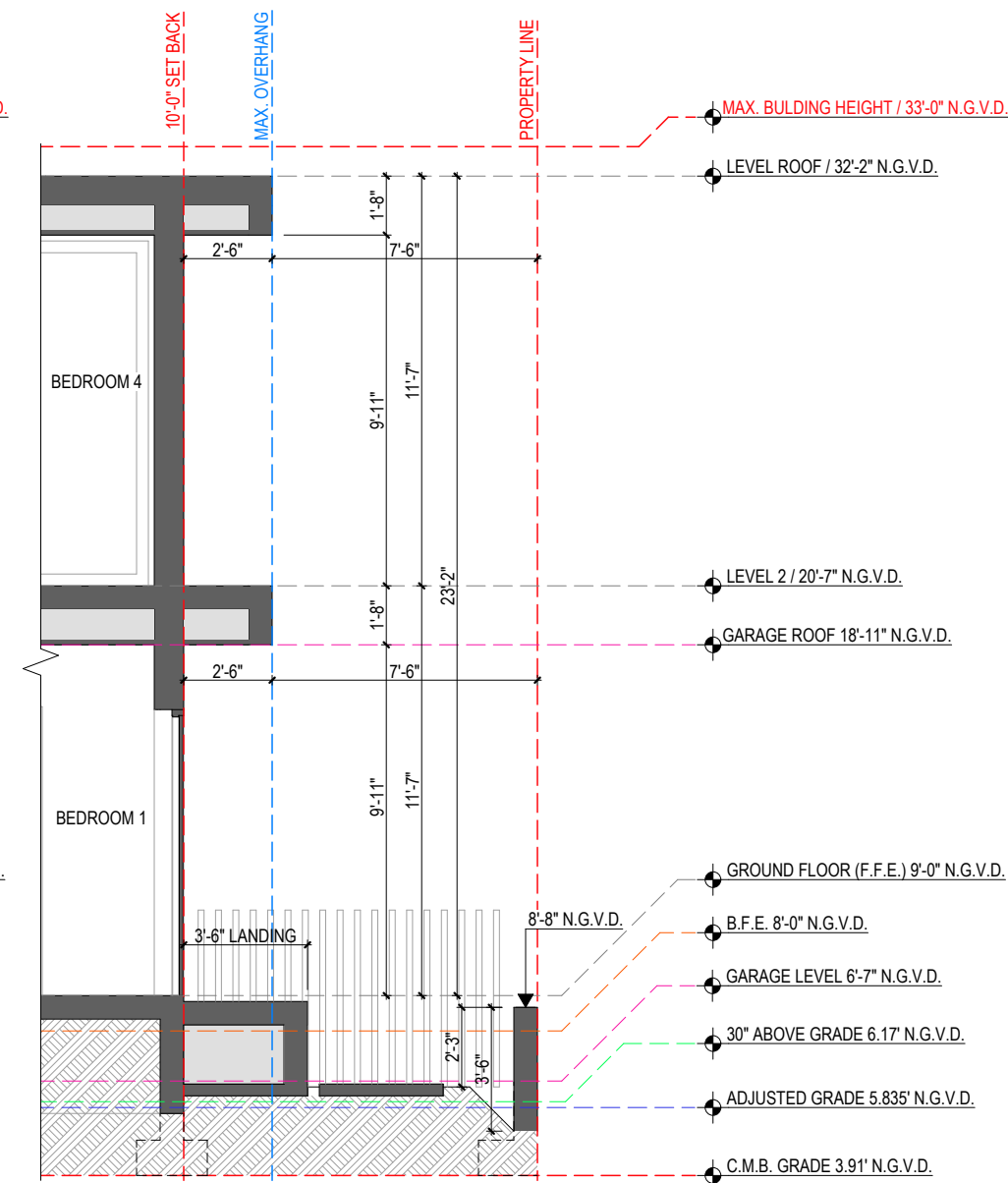
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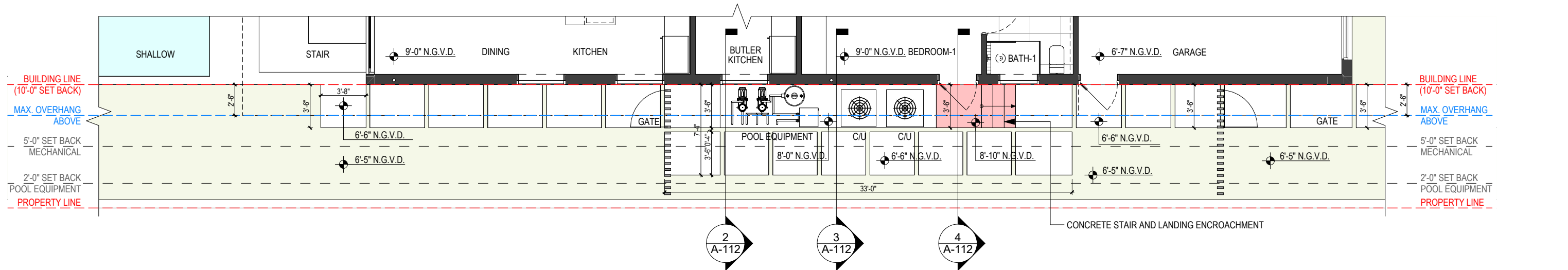
2 SECTION
SCALE: 3/16" = 1'-0"
*NOTE: 5'-0" WALL - CMB GRADE @ SIDEWALK = 3.67'



3 SECTION
SCALE: 3/16" = 1'-0"
*NOTE: 5'-0" WALL - CMB GRADE @ SIDEWALK = 3.67'



4 SECTION
SCALE: 3/16" = 1'-0"
*NOTE: 5'-0" WALL - CMB GRADE @ SIDEWALK = 3.67'



1 SOUTH SIDE YARD KEY PLAN
SCALE: 1/8" = 1'-0"
NOTES:
1. VARIANCE SOUGHT TO ALLOW STAIR AND LANDING INTO SIDE YARD.
2. ALL STORMWATER SHALL BE RETAINED ON SITE.
3. FOR GRADE ELEVATION CALCULATIONS REFER TO (G-108)

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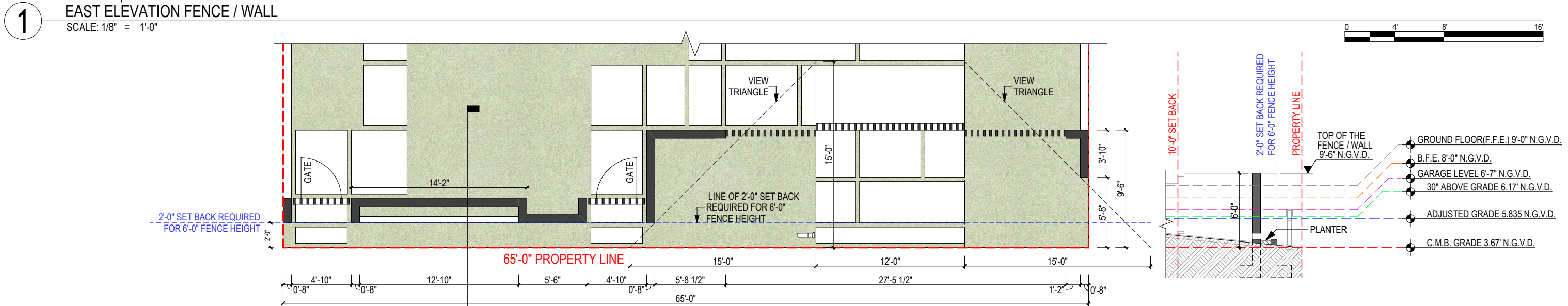
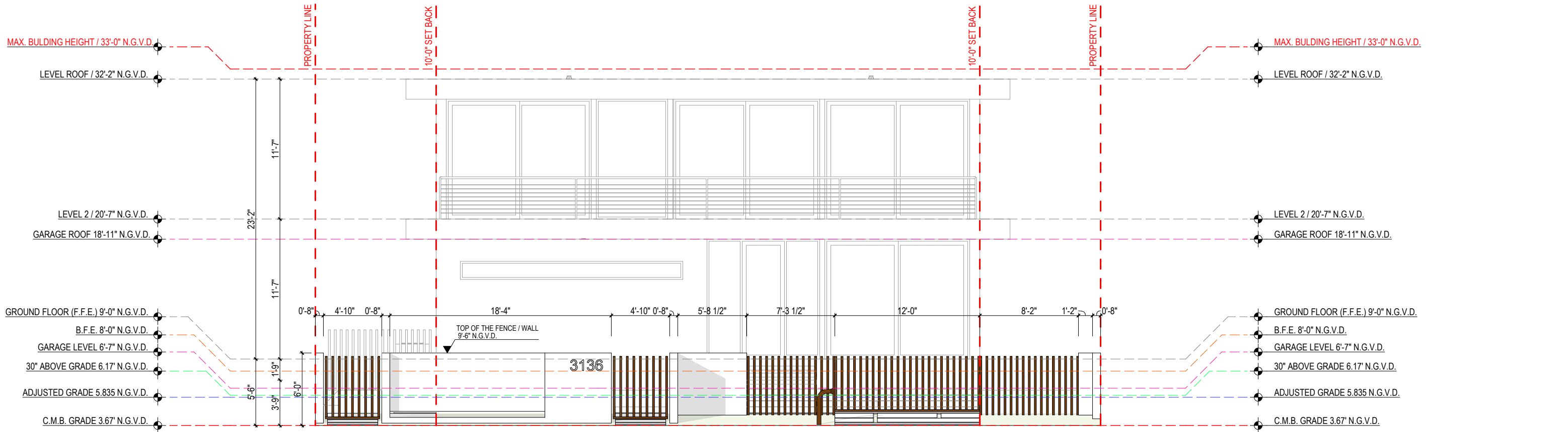
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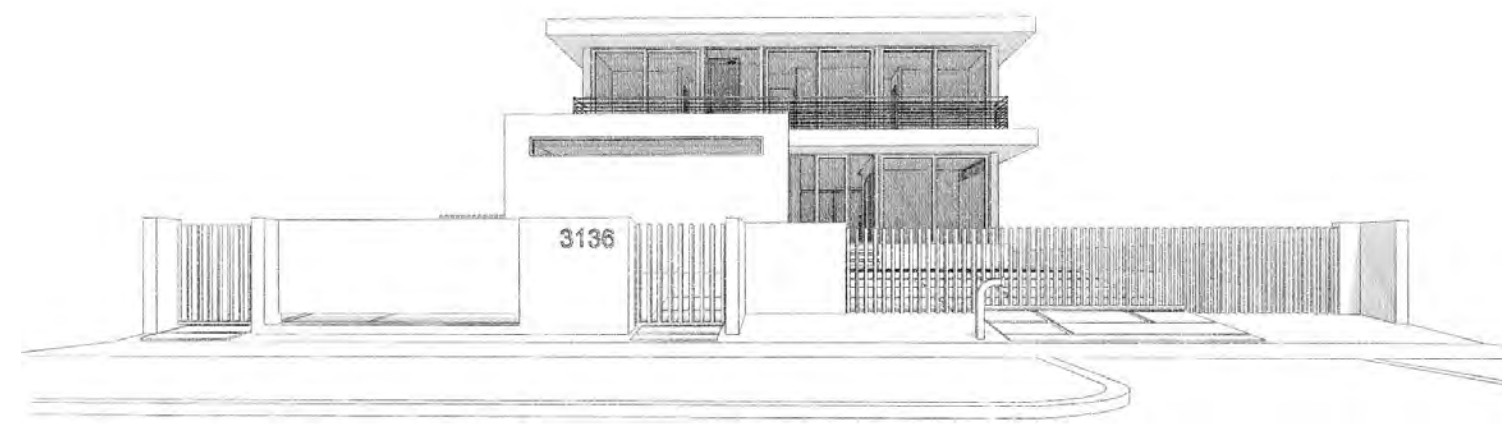
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YARD SETBACK SECTIONS SOUTH SIDE

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NOTE:
1. ALL STORMWATER SHALL BE RETAINED ON SITE.





CORAL STONE



SMOOTH WHITE STUCCO



BRONZE WINDOW FRAMES



VERTICAL FENCE





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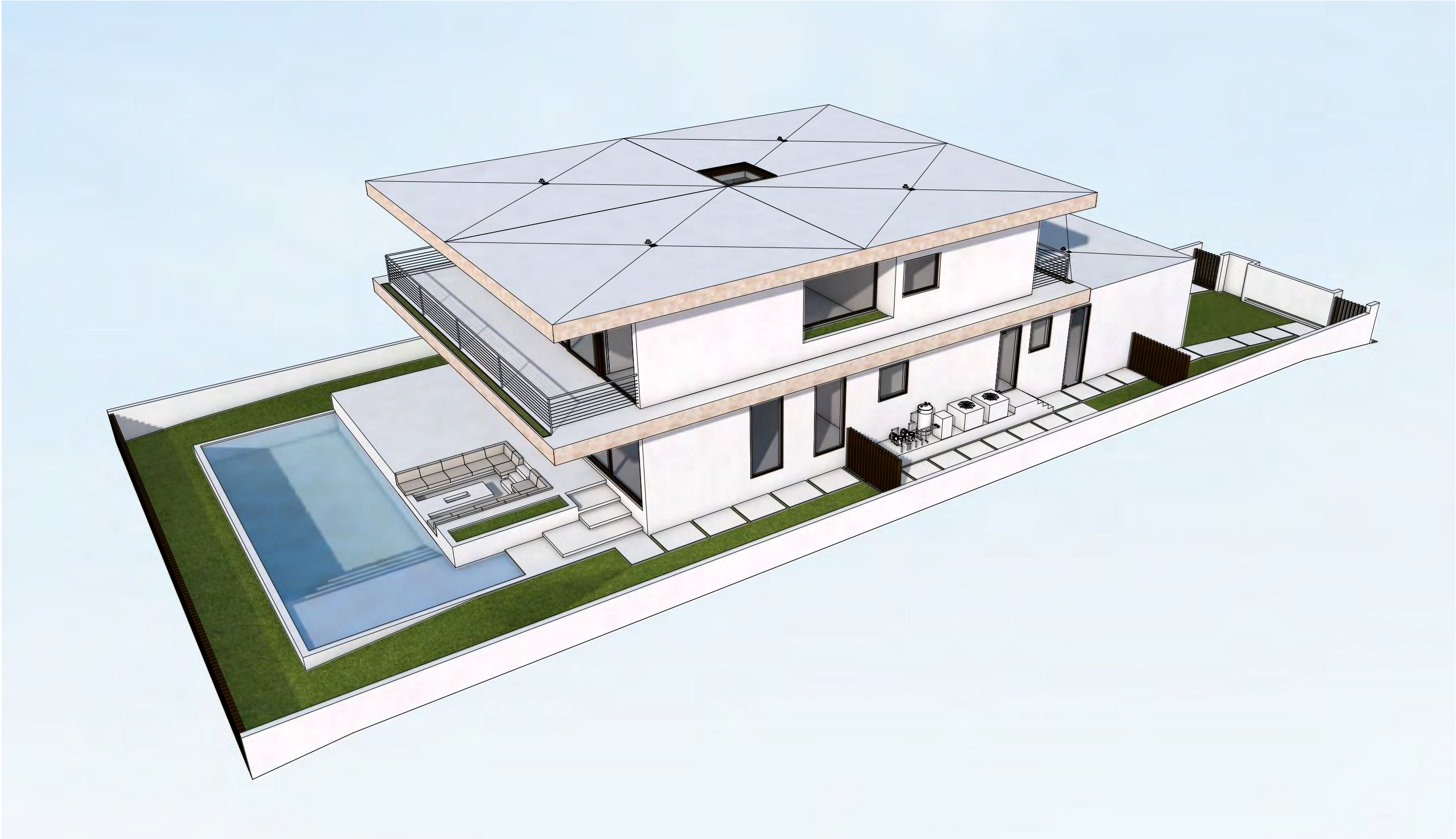
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NORTHWEST AXONOMETRIC RENDERING

A-116
DESIGN REVIEW
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R.

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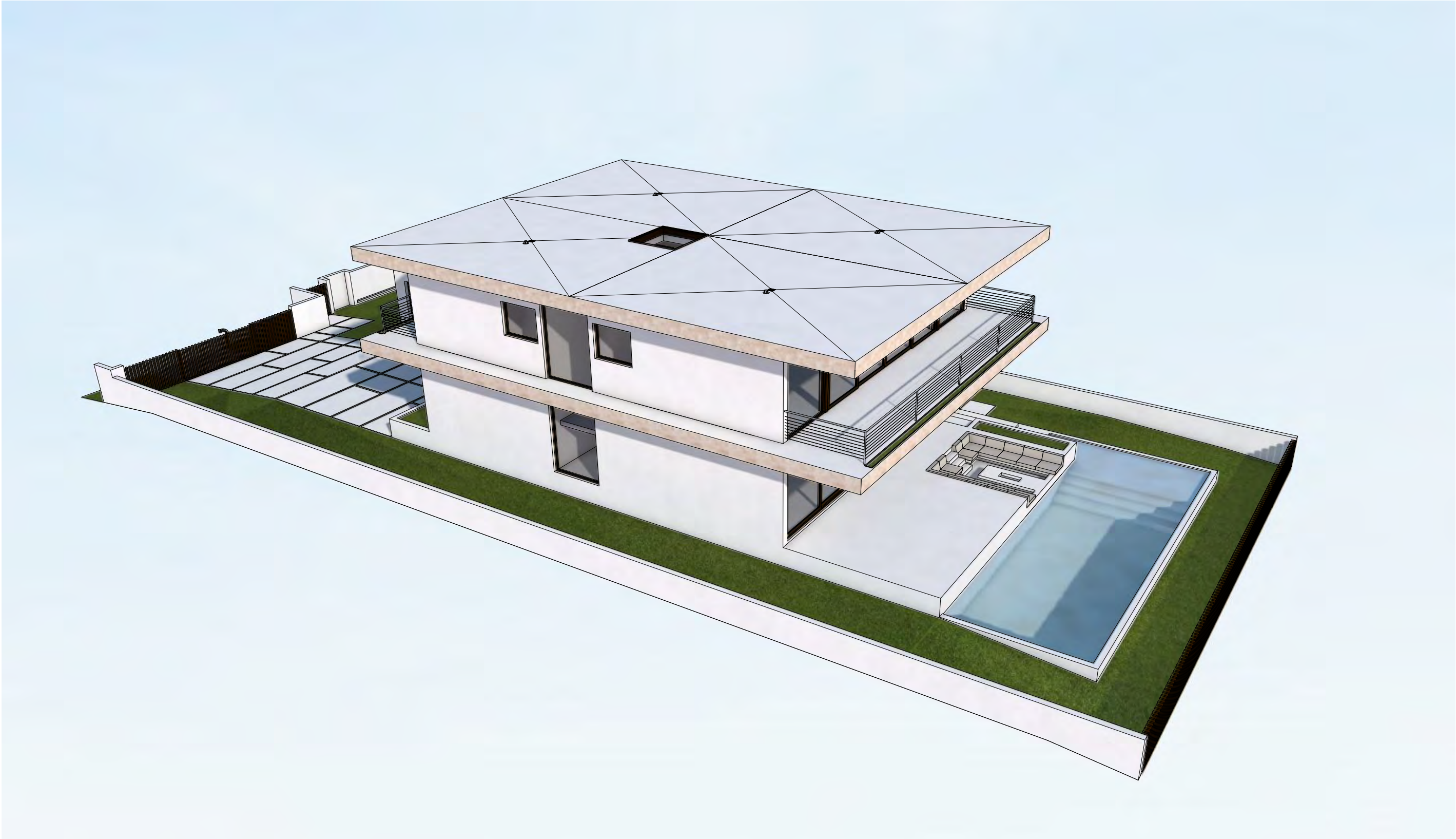
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NORTHEAST AXONOMETRIC RENDERING

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SOUTHEAST AXONOMETRIC RENDERING

A-118
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RENDER FRONT

A-119

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LEFT FRONT

A-120

DESIGN REVIEW
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RIGHT FRONT

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DESIGN REVIEW
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REAR

A-122

DESIGN REVIEW
BOARD

DATE: 8.3.18
PAGE: 34



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Architect:
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PRAIRIE HOUSE DESIGN REVIEW BOARD

3136 PRAIRIE AVE
MIAMI BEACH, FL 33140

LEFT REAR

A-123

DESIGN REVIEW
BOARD

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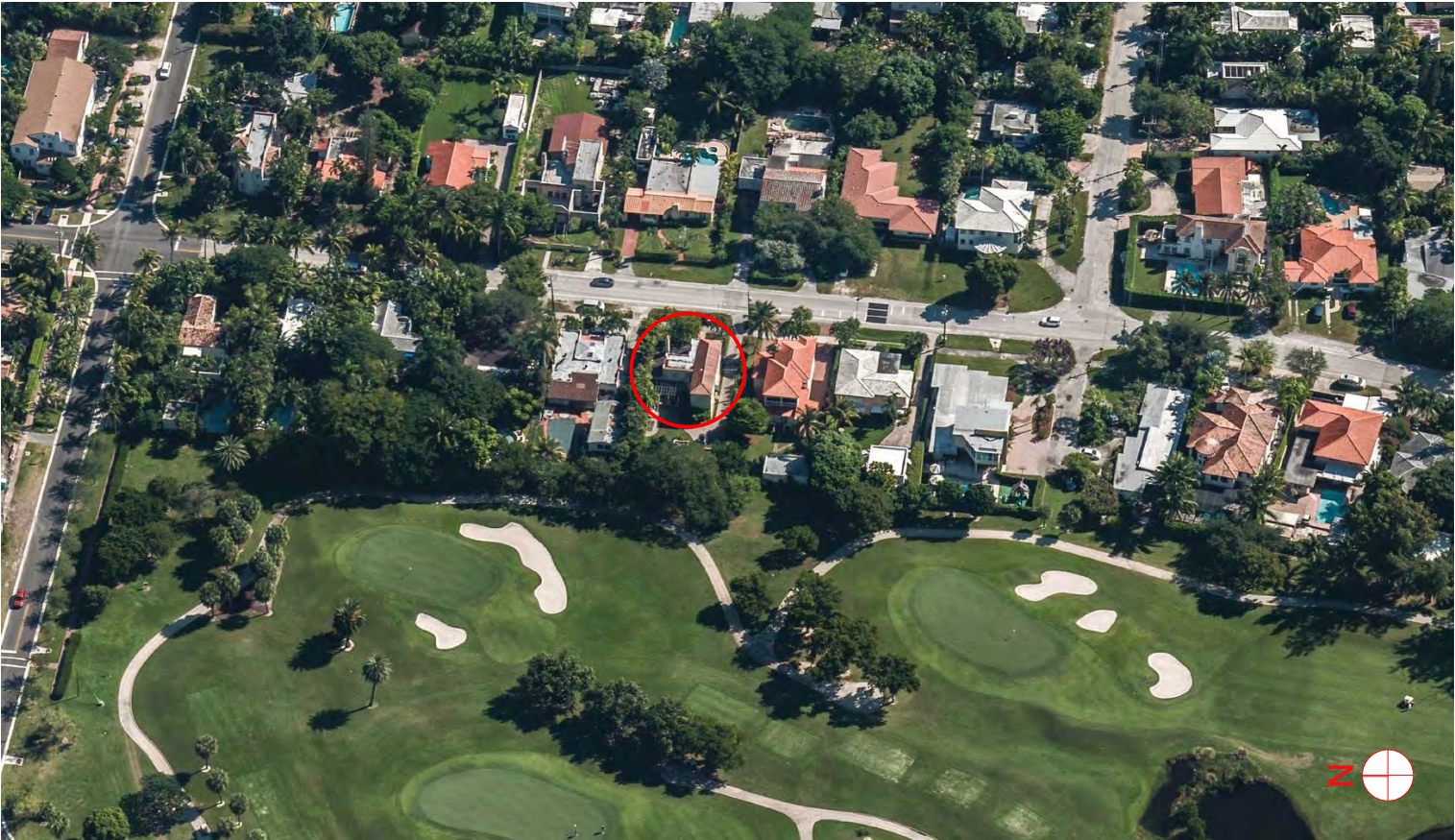
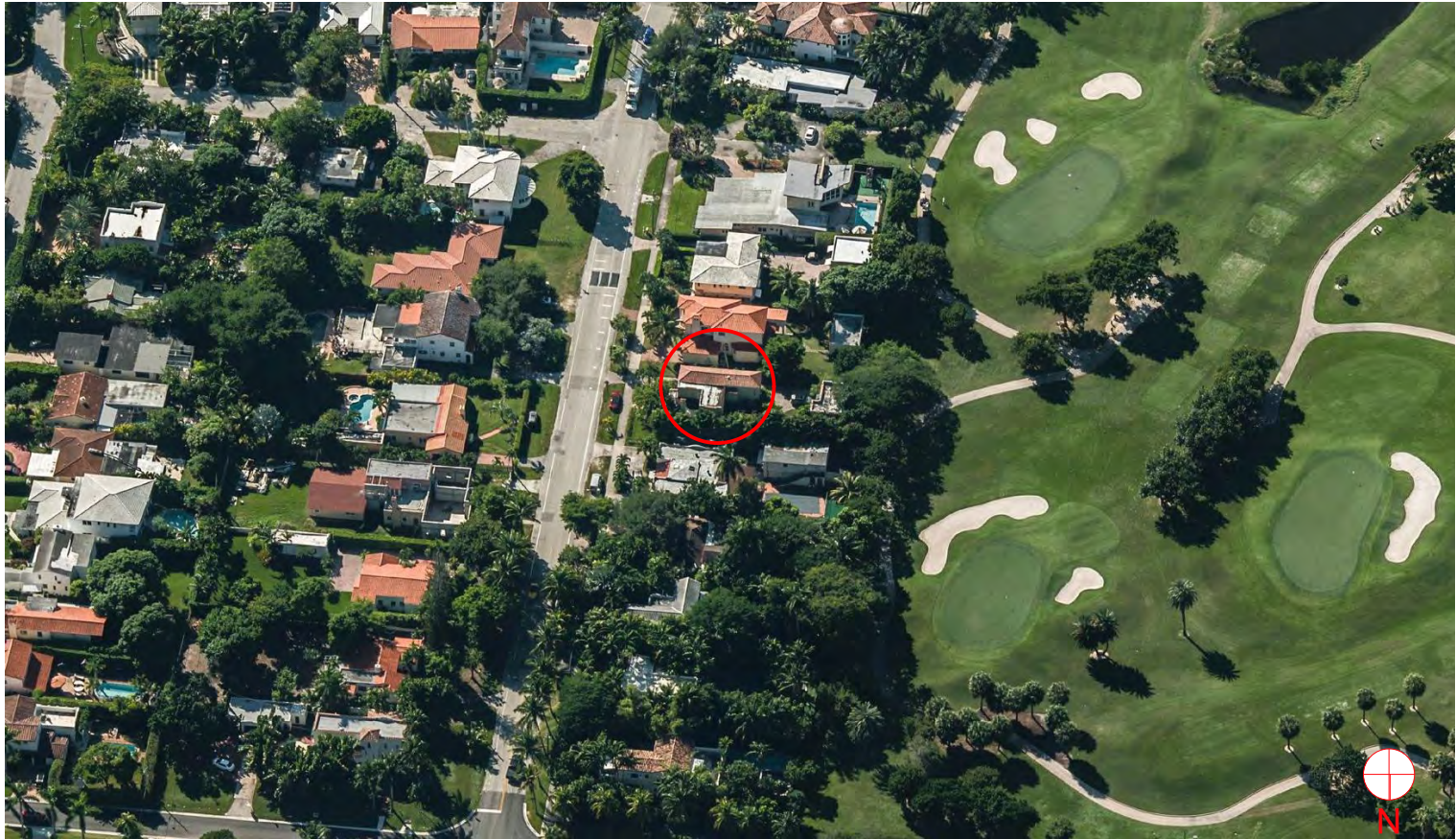
RIGHT REAR

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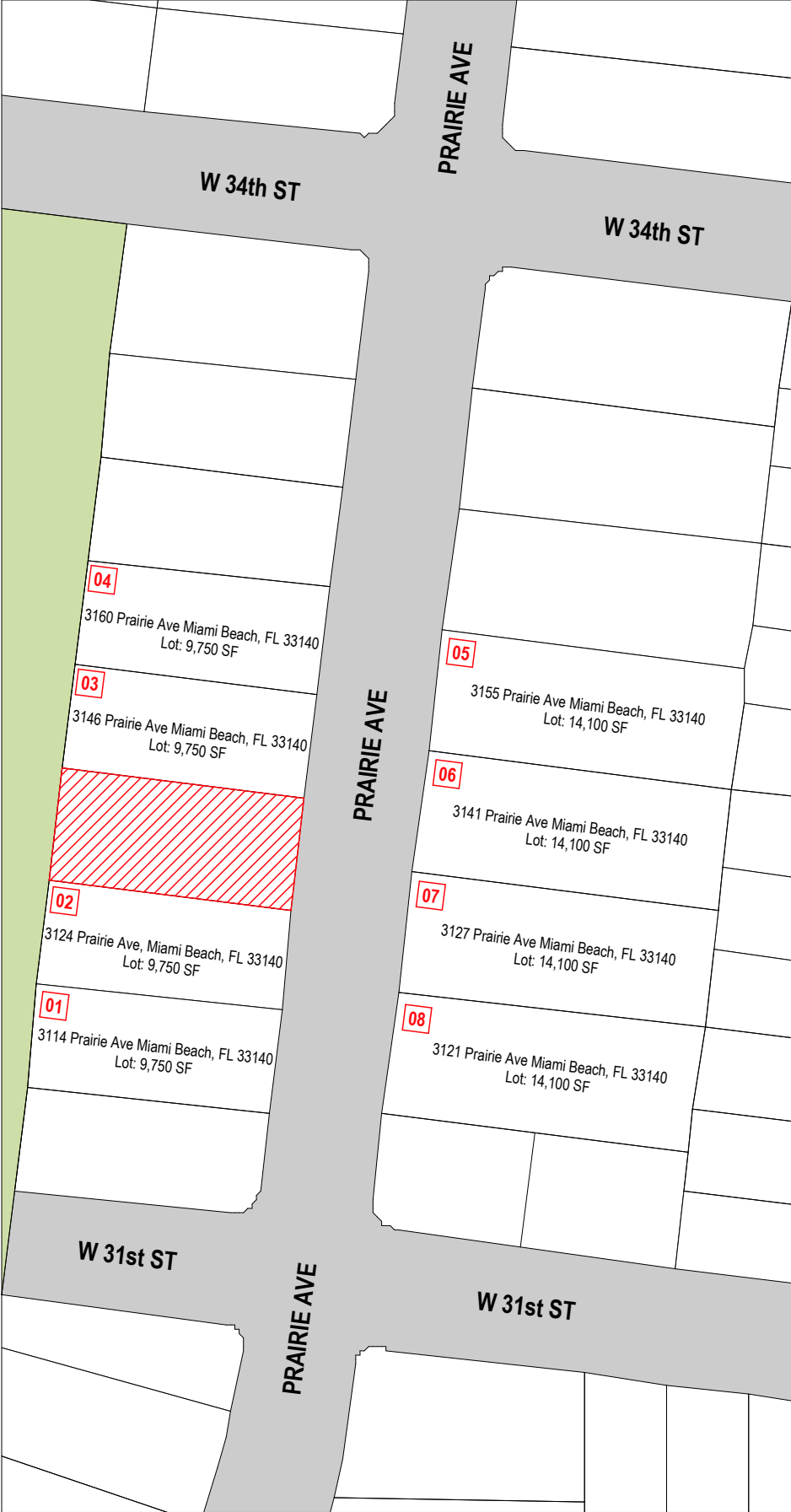
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NEIGHBORHOOD ANALYSIS (AERIAL)

A-125
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01



02



03



04

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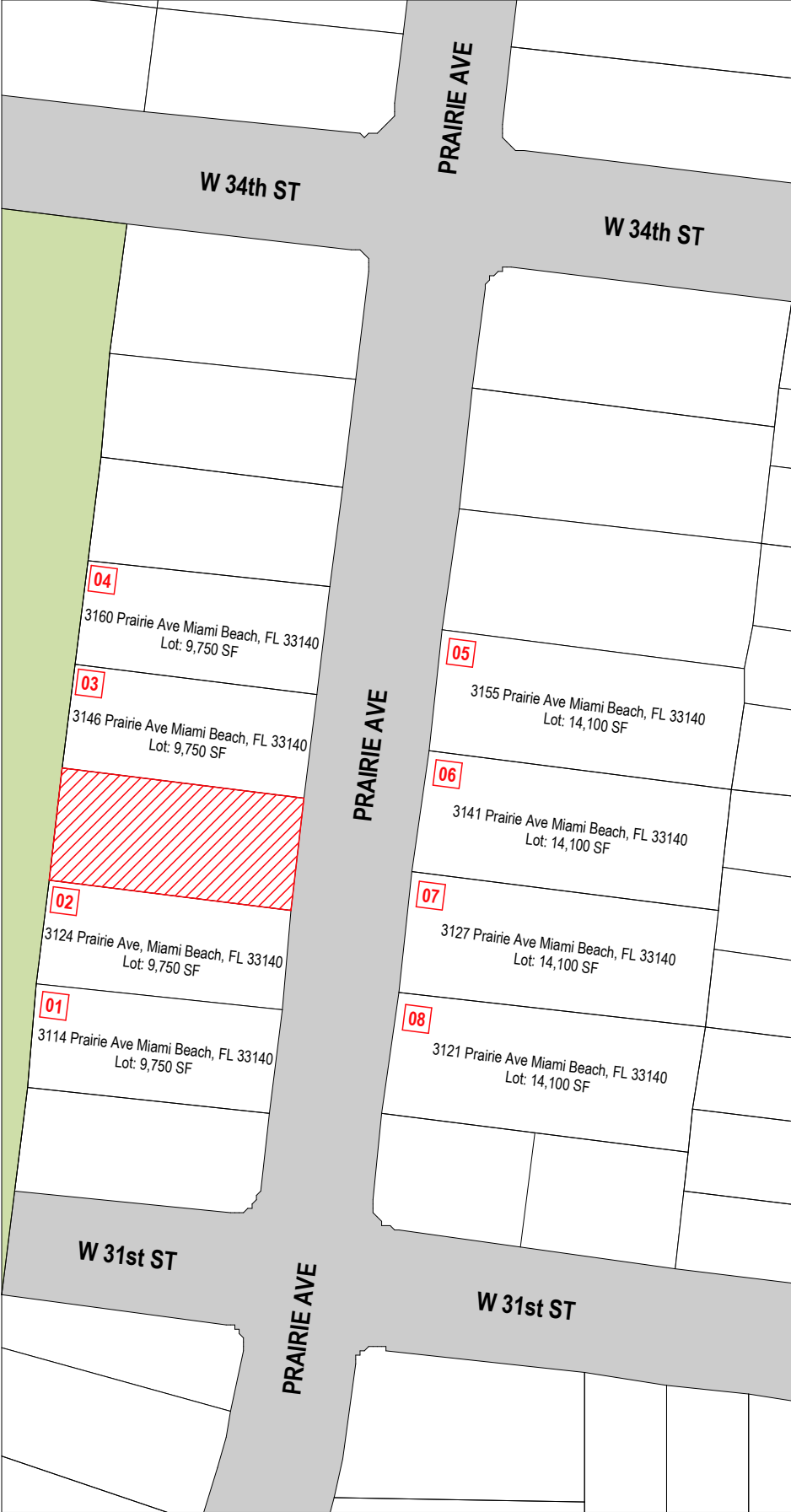
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3136 PRAIRIE AVE
MIAMI BEACH, FL 33140
NEIGHBORHOOD ANALYSIS

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05



06



07



08

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3136 PRAIRIE AVE
MIAMI BEACH, FL 33140
NEIGHBORHOOD ANALYSIS

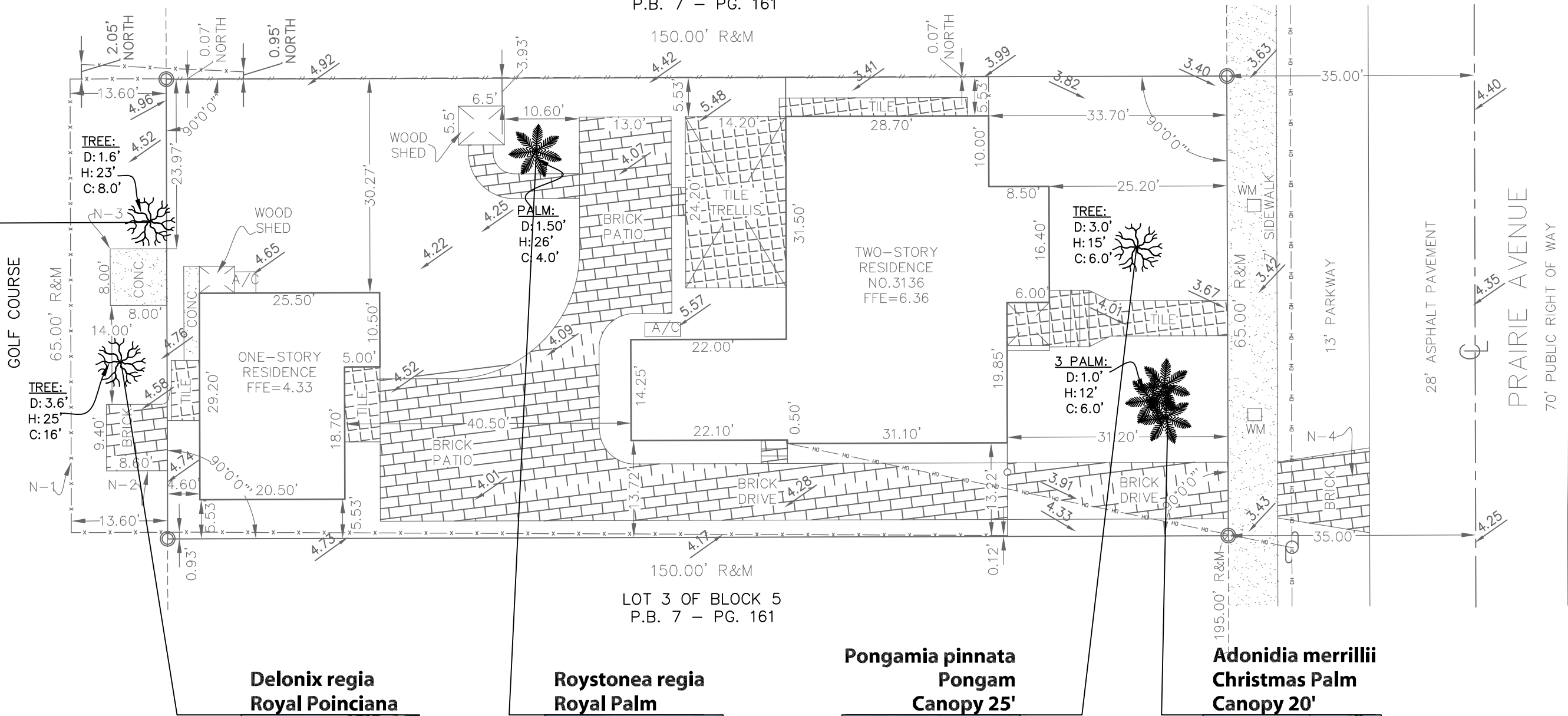
A-128
DESIGN REVIEW
BOARD
DATE: 8.3.18
PAGE: 40

LOT 5 OF BLOCK 5
P.B. 7 – PG. 161

Persea americana
Avocado



Not located on owners property



Delonix regia
Royal Poinciana



Not located on owners property

Roystonea regia
Royal Palm

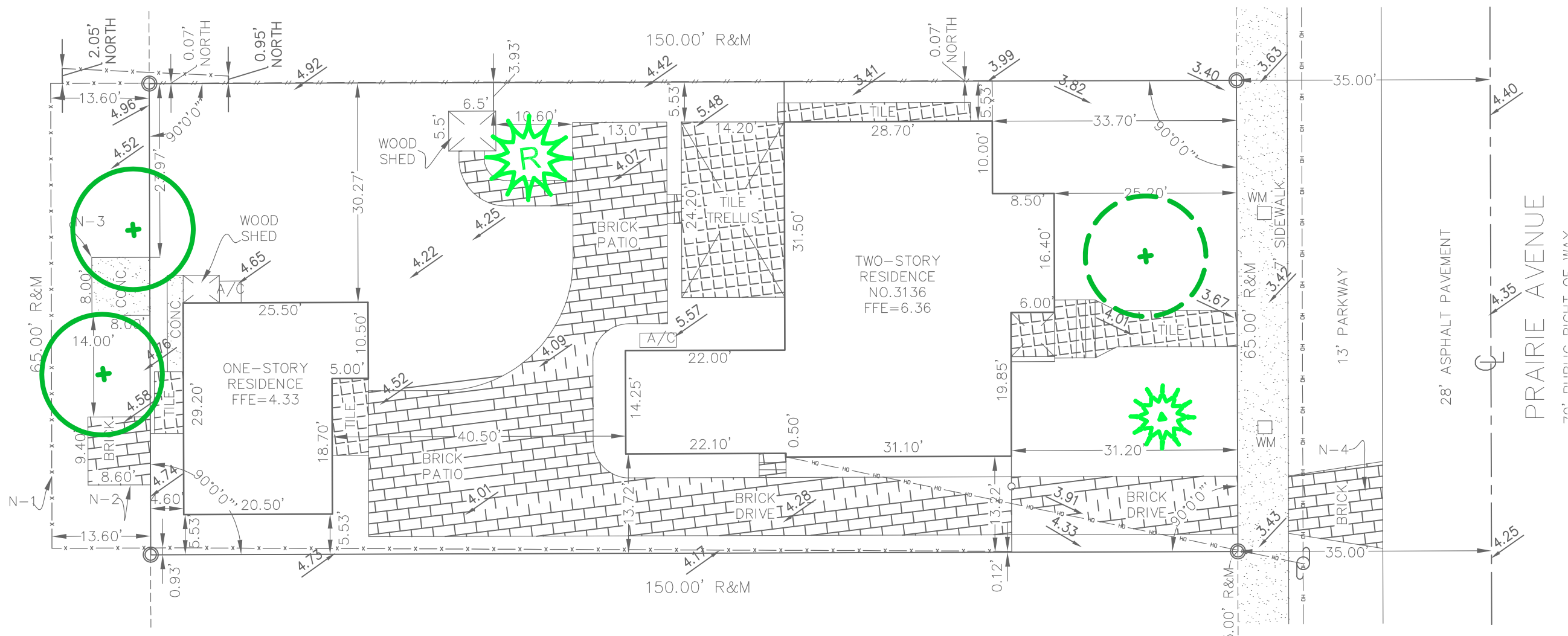


Pongamia pinnata
Pongam
Canopy 25'

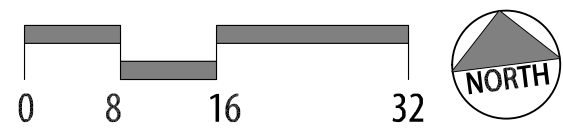


Adonidia merrillii
Christmas Palm
Canopy 20'





TOTAL REMOVED CANOPY IS
383.08 SF

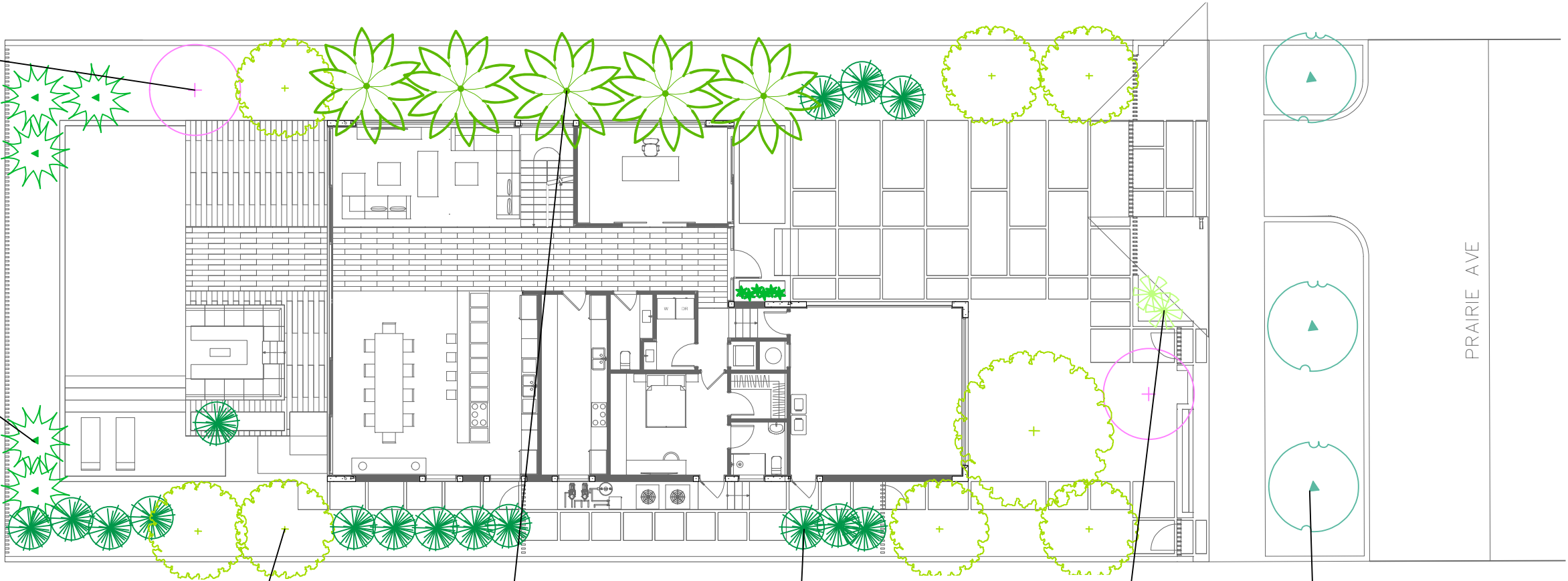


LEGEND	
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	EXISTING PALM TO BE REMOVED
	EXISTING PALM TO BE RELOCATED

Cassia bakeriana



Cocos nucifera



TREE AND PALM LEGEND					
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
8		Bursera simaruba	Gumbo Limbo	16' OA	Used to Satisfy CMB 126(c)
16		Carpentaria acuminata	Carpentaria Palm	12'-14' OA	--
2		Cassia bakeriana	Pink Shower Cassia	12' OA	Used to Satisfy CMB 126(c)
5		Cocos nucifera 'Green Malayan'	Coconut palm	16' MIN GW	FG, MIN. 7 FRONDS, BB, CERTIFIED JAMAICAN MALAYAN
3		Conocarpus erectus var. sericeus	Silver Buttonwood	12' OA	Used to Satisfy CMB 126(c)
5		Roystonea regia	Royal Palm	—	1 RELOCATED FROM ON SITE OTHERS MATCHING HTS
4		Thrinax radiata	Florida Thatch Palm	16' OA	

Bursera simaruba



Roystonea regia



Carpentaria acuminata



Thrinax radiata



Conocarpus erectus var. sericeus





Conocarpus erectus



Alcantarea imperialis



Cycas revoluta



Spathoglottis 'Plum Passion'



Nephrolepis exaltata



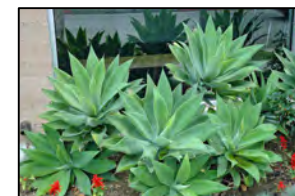
Philodendron 'Red Congo'



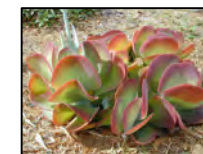
Licuala grandis



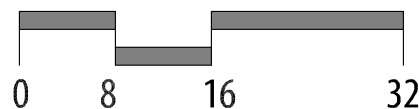
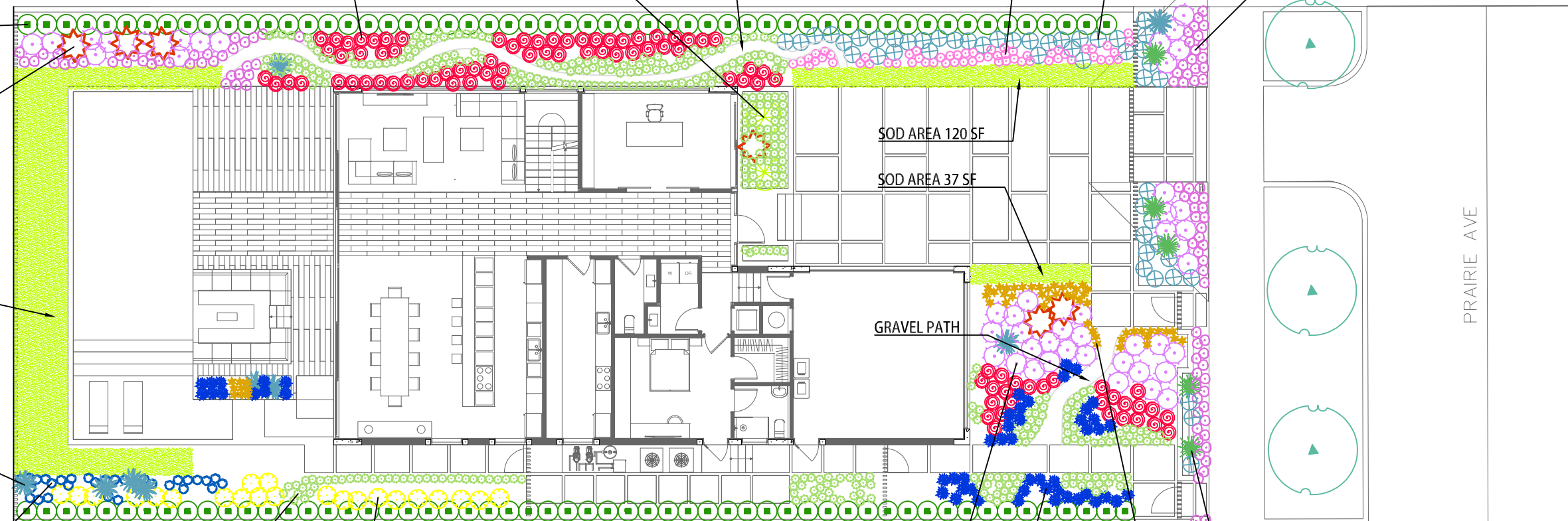
Bulbine frutescens



Agave attenuata



Kalanchoe thrysiflora



Alpinia zerumbet



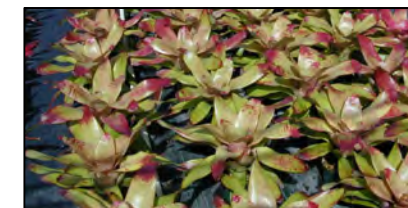
Muhlenbergia capillaris



Liriope muscari 'Super Blue'



Pachypodium lamerei



Neoregalia 'Tossed Salad'

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SHRUB AND GROUND COVER PLANTING PLAN

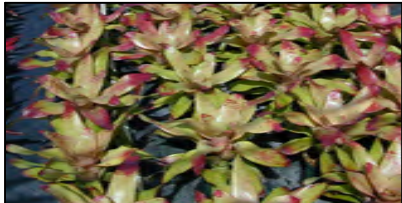
PRAIRIE HOUSE
3136 PRAIRIE AVENUE
MIAMI BEACH, FLORIDA 33141

SERJO O. SOBO
ILLUSTRATION & LANDSCAPE ARCHITECT
LA 6665779

DATE OF ISSUE:
JUNE 8, 2018
DRAWN BY:
BM
CHECKED BY:
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SHEET NUMBER:

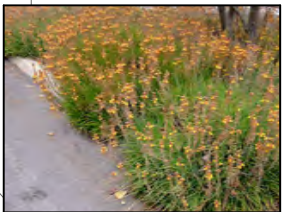
L-4



Neoregalia 'Tossed Salad'



Kalanchoe thrysiflora



Bulbine frutescens



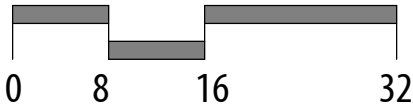
Pachypodium lamerei



SHRUB, GROUNDCOVER AND VINE LEGEND					
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
50		Agave attenuata	Spineless Century Plant	3 Gal.	Min. 18"H x 18"W
N 6		Alcantarea imperialis	Imperial Bromeliad	25 Gal.	Min. 24"H x 30"W
22		Alpinia zerumbet	Shell Ginger	3 Gal.	Min. 18"H x 18"W
6		Bougainvillea	Bougainvillea	15 Gal.	Vine
N 110		Bulbine frutescens 'Hallmark'	Bulbine	1 Gal.	Min. 12"H x 8"W
N 124		Conocarpus erectus	Green Buttonwood	25 Gal.	Min. 72"H x 48"W, Used to Satisfy CMB 126(6)e
8		Cycas revoluta	Sago Palm	25 Gal.	Min. 36"H x 24"W
7		Guzmania musaica	Bromeliad	3 Gal.	Min. 18"H x 18"W
124		Kalanchoe thrysiflora	Flapjack	1 Gal.	Min. 12"H x 8"W
2		Licuala grandis	Licuala Palm	25 Gal.	Min. 36"H x 24"W
42		Liriope muscari 'Super Blue'	Big Blue Lily Turf	3 Gal.	Min. 18"H x 18"W
N 58		Muhlenbergia capillaris	Pink Muhly Grass	5 Gal.	Min. 18"H x 18"W
96		Neoregalia 'Tossed Salad'	Bromeliad	1 Gal.	Min. 12"H x 8"W
N 403		Nephrolepis exaltata	Sword Fern	1 Gal.	Min. 12"H x 8"W
6		Pachypodium lamerei	Madagascar Palm	15 Gal.	Varies Min. 18"H x 12"W
83		Philodendron 'Red Congo'	Philodendron	3 Gal.	Min. 18"H x 18"W
30		Spatholottis 'Plum Passion'	Ground Orchid	3 Gal.	Min. 18"H x 18"W
--		Zoysia japonica 'Empire'	Empire Zoisia	Sod	--

NOTES:

- TOTAL SOD AREA IS 615 SF
- N DENOTES FLORIDA NATIVE



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SHRUB AND GC
PLANTING PLAN
Floor 2

PRAIRIE HOUSE
3136 PRAIRIE AVENUE
MIAMI BEACH, FLORIDA 33141

seraj a. saba
florida registered landscape architect
LA 6666779

DATE OF ISSUE:
JUNE 8, 2018
DRAWN BY:
BM
CHECKED BY:
SS

SHEET NUMBER:

L-5

3136 Prairie Avenue			
Replacing the Tree		Tree Mitigation Requirements	
Canopy			
The replacement trees are based on the total square footage of the non--specimen trees to be removed Canopy measurement shall be rounded up to the nearest foot. .			
Planting Requirements			
If you plant a:	With this minimum size:	You will get this credit (in Sq ft)	
Category 1	12' Overall Height	300	
Category 2	10' Overall Height	150	
Project Removal Data			
Canopy Removed (Square Feet) Taken from Tree Disposition Plan	383.08		
Required Canopy Replacement	384		
Project Mitigation Data			
Provided Tree	Quantity Provided	Total Canopy Credit	
Category 1 – 12' O.A.	6	1800	
Category 2 – 10' O.A.	3	450	
Total Canopy Credit Replacement		2250	

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District RS-4 Lot Area 9750 SF Acres 0.2238

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = _____ s.f.x _____ % = _____ s.f.		1900
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces _____ x 10 s.f. parking space =		NA
C. Total square feet of landscaped open space required: A+B=		1900

LAWN AREA CALCULATION		
A. Square feet of landscaped open space required		1900
B. Maximum lawn area (sod) permitted= 50 % x 1900 s.f.	950	615

TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= _____ trees x _____ net lot acres - number of existing trees=	10	10
B. % Natives required: Number of trees provided x 30% =	3	8
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	5	8
D. Street Trees (maximum average spacing of 20' o.c.) 65 _____ linear feet along street divided by 20'=	3	3
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): 65 _____ linear feet along street divided by 20'=	3	3

SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	96	1020
B. % Native shrubs required: Number of shrubs provided x 50%=	510	636

LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	11	124
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	62	124



