



2850- PRAIRIE AVENUE MIAMI BEACH , FL , 33140

11.05.2018 FINAL SUBMITTAL
DRB # DRB18-0344

[illegible]

SAVE#	ZONING INFORMATION				
1	ADDRESS:	2850 PRAIRIE AVENUE, MIAMI BEACH FL 33140			
2	FOLIO NUMBER(S):	02-3227-016-0110			
3	BOARD AND FILE NUMBERS:				
4	YEAR BUILT:		ZONING DISTRICT:	RS-4	
5	BASED FLOOD ELEVATION:	+8.00' (ZONE AE)	GRADE VALUE IN NGVD:	4.0000'	
6	ADJUSTED GRADE (FLOOD + GRADE/2):	6.0000'	FREE BOARD:		
7	LOT AREA:	9,702 SF	(PER SURVEY DATED: 10/28/2015)		
8	LOT WIDTH:	65'-0.0000'	LOT DEPTH:	150.00'	
9	MAX LOT COVERAGE SF AND %:	2910.6 SF=30%	PROPOSED LOT COVERAGE SF AND %:	3119.49	32.15%
10	EXISTING LOT COVRAGE SF AND %:	N/A	LOT COVRAGE DEDUCTED (GARAGE-STORAGE) SF:	2861.9500	29.50%
11	FRONT YARD OPEN SPACE SF AND %:	980.56 SF = 10.12%	REAR YARD OPEN SPACE SF AND %:	1462.3600	100.00%
12	MAX UNIT SIZE AND %:	4651 SF = 50%	PROPOSED UNIT SIZE SF AND %:	4674.88	48.18%
13	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE SF	2549.44	
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 A DRB APPROVAL)	2390.26	78.62%
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:	2325.4400	
16			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW)	N/A	
		REQUIRED:	EXISTING	PROPOSED	DIFFERENCES:
17	HEIGHT:	FLAT/26' SLOPE/27'		FLAT/23'-6" SLOPE/21'-0"	FLAT/-6"
18	SETBACKS:				
19	FRONT FIRST LEVEL:	30'-0"		30'-0"	-
20	FRONT SECOND LEVEL:	30'-0"		40'-0"	+10'-0"
21	SIDE 1:	7'-6"		10'-0"	+2'-6"
22	SIDE 2 OR (FACING STREET):	15'-0"		10'-0"	-5'-0"
	REAR:	22'-6"		30'-0" (1ST FLR.)	+14'-6"
23		22'-6"		3'-0" (2ND FLR.)	+ 8'-6"
	ACCESSORY STRUCTURE SIDE 1:	7'-6" (5'-0" ALLOWABLE ENCROACHMENT)		5'-0"	NONE
24	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):	15'-0" (10'-0" ALLOWABLE ENCROACHMENT)		NONE	NONE
25	ACCESSORY STRUCTURE REAR:	7'-6"		NONE	NONE
26	SUM OF SIDE YARD	22'-6"		20'-0"	-2'-6"
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	YES OR <u>NO</u>			
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?	YES OR <u>NO</u>			
29	DETERMINATED TO BE ARCHITECTURALLY SIGNIFICANT?	YES OR <u>NO</u>			

ITEM #	Zoning Information		
1	Address:	2850 PRAIRIE AVENUE. MIAMI BEACH, FL. 33140	
2	Folio number(s):	02-3227-016-0110	
3	Board and file numbers:		
4	Year built:	N/A	Zoning District:
5	Base Flood Elevation:	+8.00 N.G.V.D	Grade value in NGVD:
6	Adjusted grade (Flood+Grade/2):	+6.00 N.G.V.D	Free board:
7	Lot Area (SF):	9,702 5F	
8	Lot width (FT):	65'	Lot Depth (FT):
9	Maximum Lot Coverage	2,910.6 sf (30%)	Proposed Lot Coverage:
10	Existing Lot Coverage	N/A	Lot Coverage Deducted:
11	Front Yard Open Space SF and %	1,490.7 sf = 78.34%	Rear Yard Open Space SF and %
12	Maximum Unit Size SF and %	4,851 5F = 50%	Proposed Unit Size Sf and %
13	Existing First Floor Unit Size	N/A	Proposed First Floor Unit Size
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)
15			Proposed Second Floor Unit Size SF and %
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below)
		Required	Existing
17	Height:	24'-0"	
18	Setbacks		
19	Front First Level	20'-0"	
20	Front Second Level	30'-0"	
21	Side 1:	10'-0"	
22	Side 2 or (facing street):	15'-0"	
23	Rear:	20'-0"	
	Accessory Structure Side 1:	N/A	
24	Accessory Structure Side 2 or (facing street):	N/A	
25	Accessory Structure Rear:	N/A	
26	Sum of Side yard:	25'-0"	
27	Located within a Local Historic District?		Yes or <u>No</u>
28	Designated as an individual Historic Single Family Residence Site?		Yes or <u>No</u>
28	Determined to be Architecturally Significant?		Yes or <u>No</u>

CFN: 20160583709 BOOK 30259 PAGE 2662 DATE:10/11/2016 12:01:29 PM HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY Page 2 of 7 DRB0616-0034—2850 Prairie Avenue August 2, 2016 DESIGN REVIEW BOARD City of Miami Beach, Florida MEETING DATE: August 2, 2016 FILE NO.: DRB0616-0034 PROPERTY: 2850 Prairie Avenue APPLICANT: Namron Miami, LLC. LEGAL: Lot 10 of Block 3, of the "Mid-Golf First Addition" according to Plat thereof as recorded in Plat Book 7, Page 161 of the Public Records of Miami-Dade County, Florida. IN RE: The Application for Design Review Approval for the construction of a new two-story home on a vacant site including variances to reduce the required street side and sum of the side setbacks. ORDER The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter: I. Design Review A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site. B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 3, 5-6, and 12 in Section 118-251 of the Miami Beach Code. C. The project would be consistent with the criteria and requirements of Section 118-251 if the following conditions are met: 1. Revised elevation, site plan and floor plan drawings for the proposed new home at 2850 Prairie Avenue shall be submitted to and approved by staff, at a minimum, such drawings shall incorporate the following: a. The 70% limitation for the second floor volume shall be waived as proposed. b. The proposed modification to the design of the rear terrace/balcony shall not exceed the maximum allowable lot coverage and unit size limitations for a two-story single-family home. c. The final design details of the exterior materials and finishes, including the stonework, latticework, and metal panels, shall be submitted, in a manner to	CFN: 20160583709 BOOK 30259 PAGE 2663 Page 3 of 7 DRB0616-0034—2850 Prairie Avenue August 2, 2016 be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. d. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans. e. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit. 2. A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff. The species, type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following a. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction. b. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site. c. Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff. d. At time of building permit the applicant shall 'clean up' portions of the existing right-of-way, up to the midpoint of the unimproved right-of-way, by removing understory shrubbery and other low lying landscaping in order to provide greater visibility to the golf course, in a manner to be reviewed and approved by Green Space and Planning Department. e. The maximum elevation within a required front yard shall not exceed adjusted grade, of 30 inches above grade, or future adjusted grade, whichever is greater	CFN: 20160583709 BOOK 30259 PAGE 2664 Page 3 of 7 DRB0616-0034—2850 Prairie Avenue August 2, 2016 f. Within the first 4'-0" of the property line, the maximum height of retaining walls shall not exceed 30" above existing sidewalk elevation, or existing adjacent grade if no sidewalk is present g. Future maintenance of the existing right-of-way shall be the responsibility of the property owner, up to the midpoint of the unimproved right-of-way, in a manner to be reviewed and approved by Green Space and Planning Department. h. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited. i. The proposed walkways within the required yards shall be reduced to 44" in width except for landing were a 5'-0" turning radius is required, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. j. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, or interfere with compliance with ADA access regulations, in a manner to be reviewed and approved by the Public Works Department. k. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department. l. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system. m. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan. n. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff. o. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff. p. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.	CFN: 20160583709 BOOK 30259 PAGE 2665 Page 4 of 7 DRB0616-0034—2850 Prairie Avenue August 2, 2016 In accordance with Section 118-262, the applicant, or the city manager on behalf of the city administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission. II. Variance(s) A. The applicant filed an application with the Planning Department for the following variance(s): 1. A variance to reduce by 5'-0" the minimum side facing a street setback of 15'-0" in order to construct a new two-story single family home at 10'-0" from the north property line. 2. A variance to reduce by 5'-0" the minimum required sum of the side setbacks of 25'-0" in order to construct a new two-story single family home with a sum of the side setbacks of 20'-0". B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property. The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code: That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district; That the special conditions and circumstances do not result from the action of the applicant; That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district; That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant; That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and
DRB 0616-0034 1 CFN: 20160583709 BOOK 30259 PAGE 2666 Page 5 of 7 DRB0616-0034—2850 Prairie Avenue August 2, 2016 That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. C. The Board hereby grants the requested variance(s) and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code: 1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board. III. General Terms and Conditions applying to both 'I. Design Review Approval and II. Variances' noted above. A. During Construction of the new home, the Applicant will maintain gravel at the front of the construction site within the first 15'-0" of the required front yard to mitigate disturbance of soil and mud by related personal vehicles existing and entering the site and with an 8'-0" high fence with a wind resistant green mesh material along the front of the property line. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way. All construction vehicles shall either park on the private property or at alternate overflow parking sites with a shuttle service to and from the property. The Applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way. B. The proposed driveway within the unimproved 70' public right-of-way adjacent to the north side of the subject property shall be reviewed and approved by the Public Works Department, and shall require a right-of-way permit obtained from same. Any proposed improvements shall utilize 'pea' gravel or similar material and shall not appear to be privately owned. Further, no vehicles may be stored or parked within this public-right-way. C. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Planning Director pursuant to Chapter 108, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit. D. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code. E. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit. F. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy, a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval. G. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order	CFN: 20160583709 BOOK 30259 PAGE 2667 Page 6 of 7 DRB0616-0034—2850 Prairie Avenue August 2, 2016 meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions. H. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns. I. Nothing in this order authorizes a violation of City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code. IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed. PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "Namron House" as designed by Materia Q and prepared by Beilinson Gomez Architects P.A. signed, sealed, and dated June 3, 2016, and as approved by the Design Review Board, as determined by staff. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met. The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board approved plans, this approval does not mean that such handicapped access is not required. When requesting Building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code, the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void. In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.	CFN: 20160583709 BOOK 30259 PAGE 2668 Page 7 of 7 DRB0616-0034—2850 Prairie Avenue August 2, 2016 Dated this 8th day of August, 2016 DESIGN REVIEW BOARD THE CITY OF MIAMI BEACH, FLORIDA BY: Deborah J. Tackett DESIGN AND PRESERVATION MANAGER FOR THE CHAIR STATE OF FLORIDA) COUNTY OF MIAMI-DADE) The foregoing instrument was acknowledged before me this 10th day of August, 2016 by Deborah J. Tackett, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me. Jessica Gonzalez NOTARY PUBLIC Miami-Dade County, Florida My commission expires: 2-9-20 Approved As To Form: City Attorney's Office: (8/10/16) Filed with the Clerk of the Design Review Board on (8/10/16) F:\PLANS\DRB\DRB1506-02-2518AUG 16 Final Orders\DRB0616-0034 2850 Prairie Avenue.AUG16.FO.docx	CFN: 20160583709 BOOK 30259 PAGE 2669 Page 8 of 7 DRB0616-0034—2850 Prairie Avenue August 2, 2016
DRB 0616-0034 5	6	7	



C1 APPROVED



A1 PROPOSED

NAMAN RESIDENCE
2850 PRAIRIE AVENUE
MIAMI, FLORIDA 33140

DATE	REVISION

WG. TITLE	
-----------	--

COMPARISON VIEWS

SALE

T.S.

PROJECT NO.	
-------------	--

15-27

TE

5-18

17-03-10

SHEET NUMBER	
--------------	--

C-001



C1 APPROVED



A1 PROPOSED



C1 APPROVED



A1 PROPOSED



BEILLINSON
GOMEZ
ARCHITECTS
ARCHITECTURE AAC001062
JOSE L. GOMEZ AR0015416
8101 BISCAYNE BLVD.
SUITE 309
MIAMI FL 33138-4664
TEL (305) 559.1250
FAX (305) 551.1740
bellinsonarchitectspa.com

NAMAN RESIDENCE
2850 PRAIRIE AVENUE
MIAMI, FLORIDA 33140

△ DATE REVISION

DWG. TITLE
RENDERING

SCALE
N.T.S.

PROJECT NO.
2015-27

DATE
11-05-18

SHEET NUMBER
R-001



BEILINSON
GOMEZ
ARCHITECTS P.A.
ARCHITECTURE AAC001062
JOSE L. GOMEZ AR0015416
8101 BISCAYNE BLVD.
SUITE 309
MIAMI FL 33138-4664
TEL. (305) 559.1250
FAX (305) 551.1740
bellinsonarchitectspa.com

NAMAN RESIDENCE
2850 PRAIRIE AVENUE
MIAMI, FLORIDA 33140

△	DATE	REVISION
DWG. TITLE		
RENDERING		
SCALE		
N.T.S.		
PROJECT NO.		
2015-27		
DATE		
11-05-18		
SHEET NUMBER		
R-003		



BEILINSON
GOMEZ
ARCHITECTS P.A.
ARCHITECTURE AAC001062
JOSE L. GOMEZ AR0015416
8101 BISCAYNE BLVD.
SUITE 309
MIAMI FL 33138-4664
TEL (305) 559.1250
FAX (305) 551.1740
bellinsonarchitectspa.com

NAMAN RESIDENCE
2850 PRAIRIE AVENUE
MIAMI, FLORIDA 33140

△	DATE	REVISION
---	------	----------

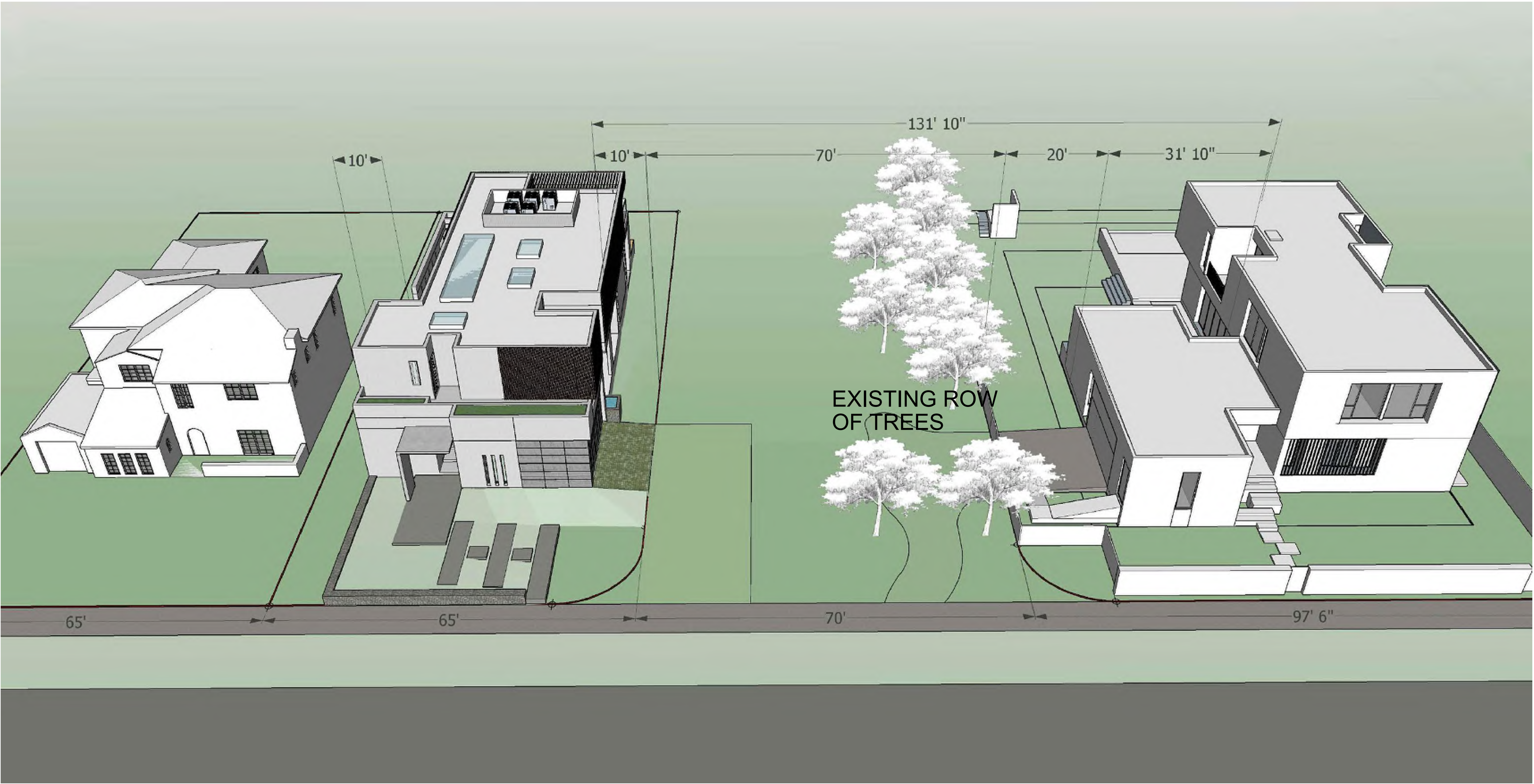
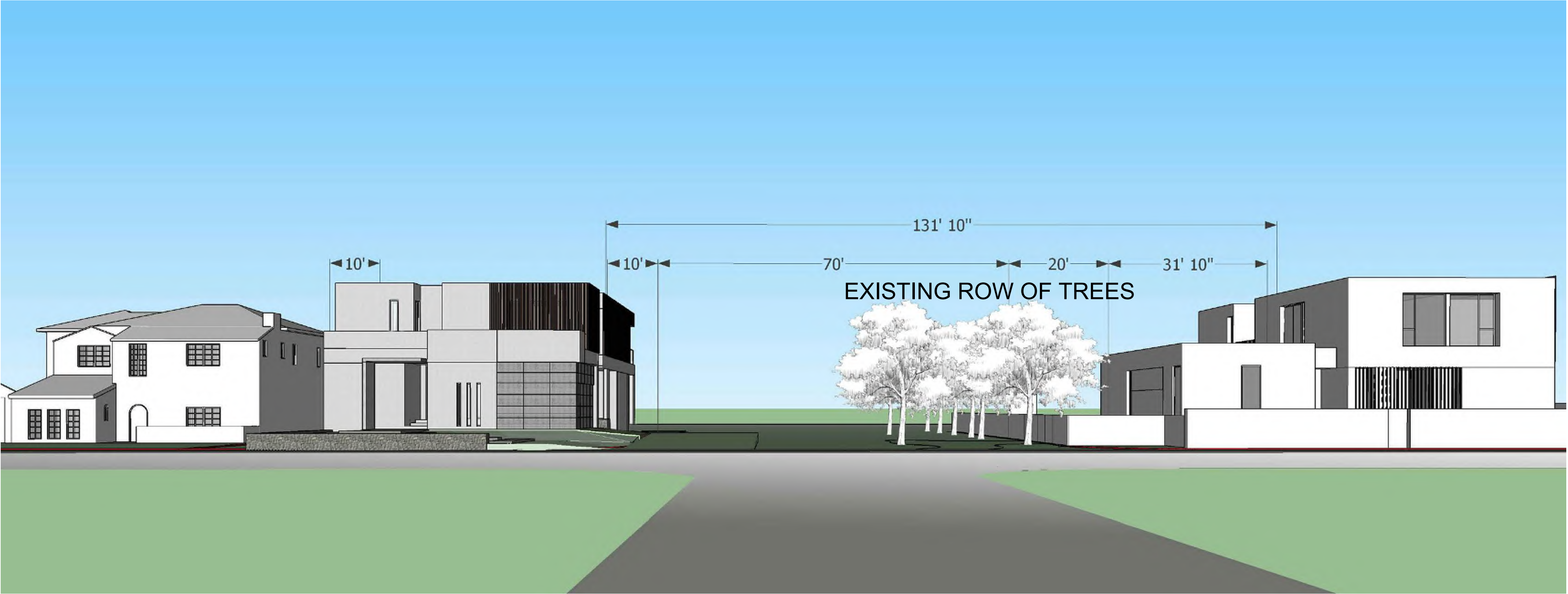
DWG. TITLE	RENDERING
------------	-----------

SCALE	N.T.S.
-------	--------

PROJECT NO.	2015-27
-------------	---------

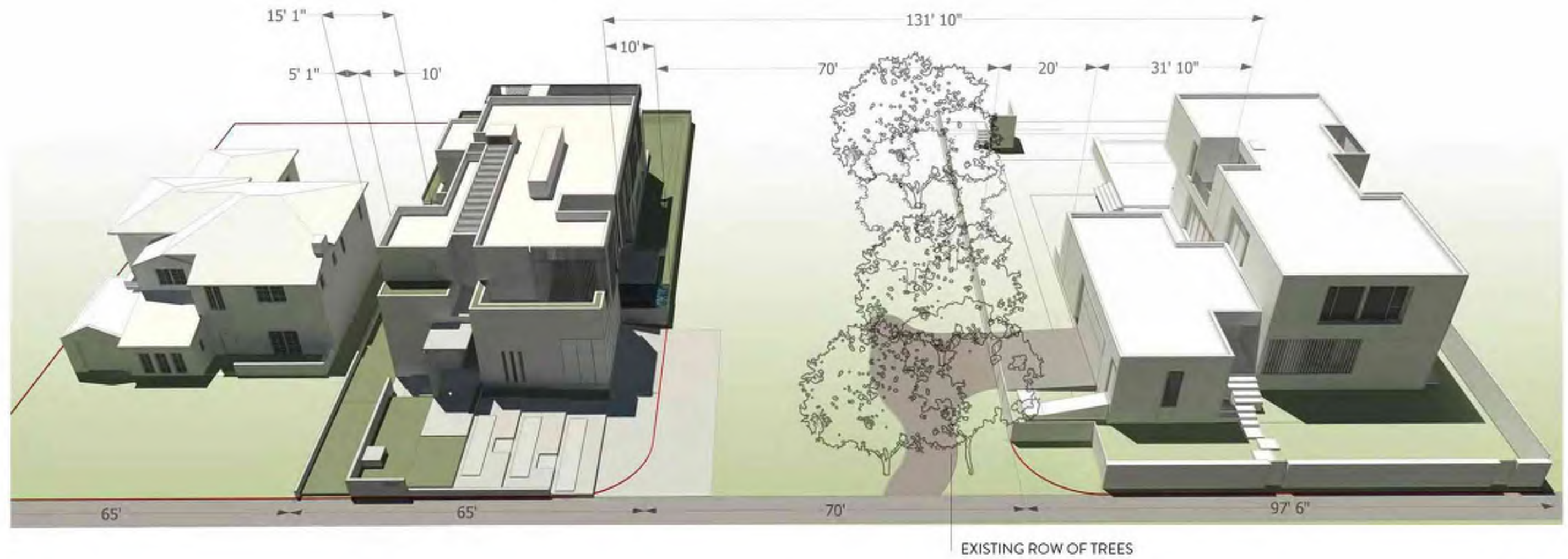
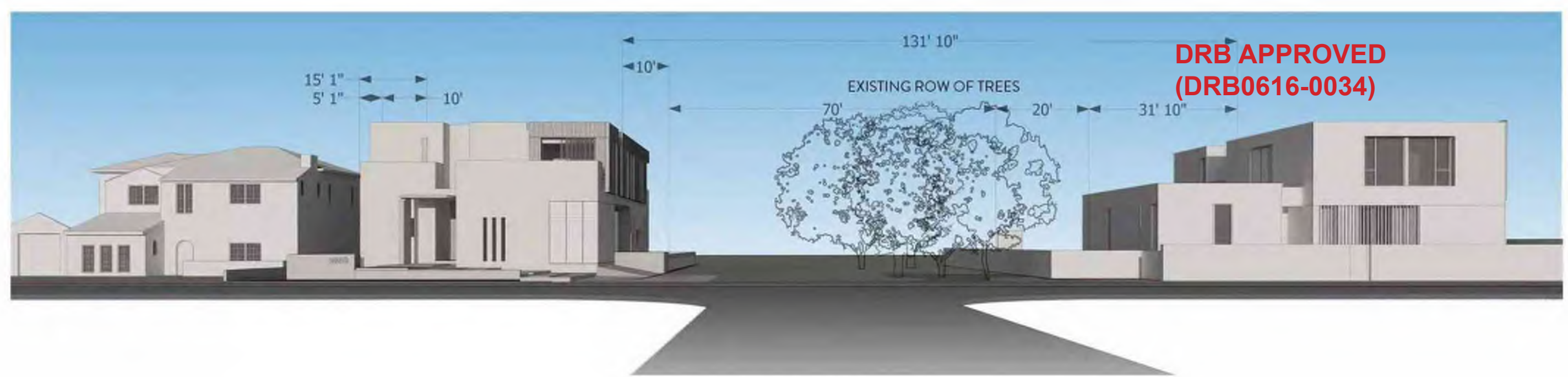
DATE	11-05-18
------	----------

SHEET NUMBER	R-004
--------------	-------

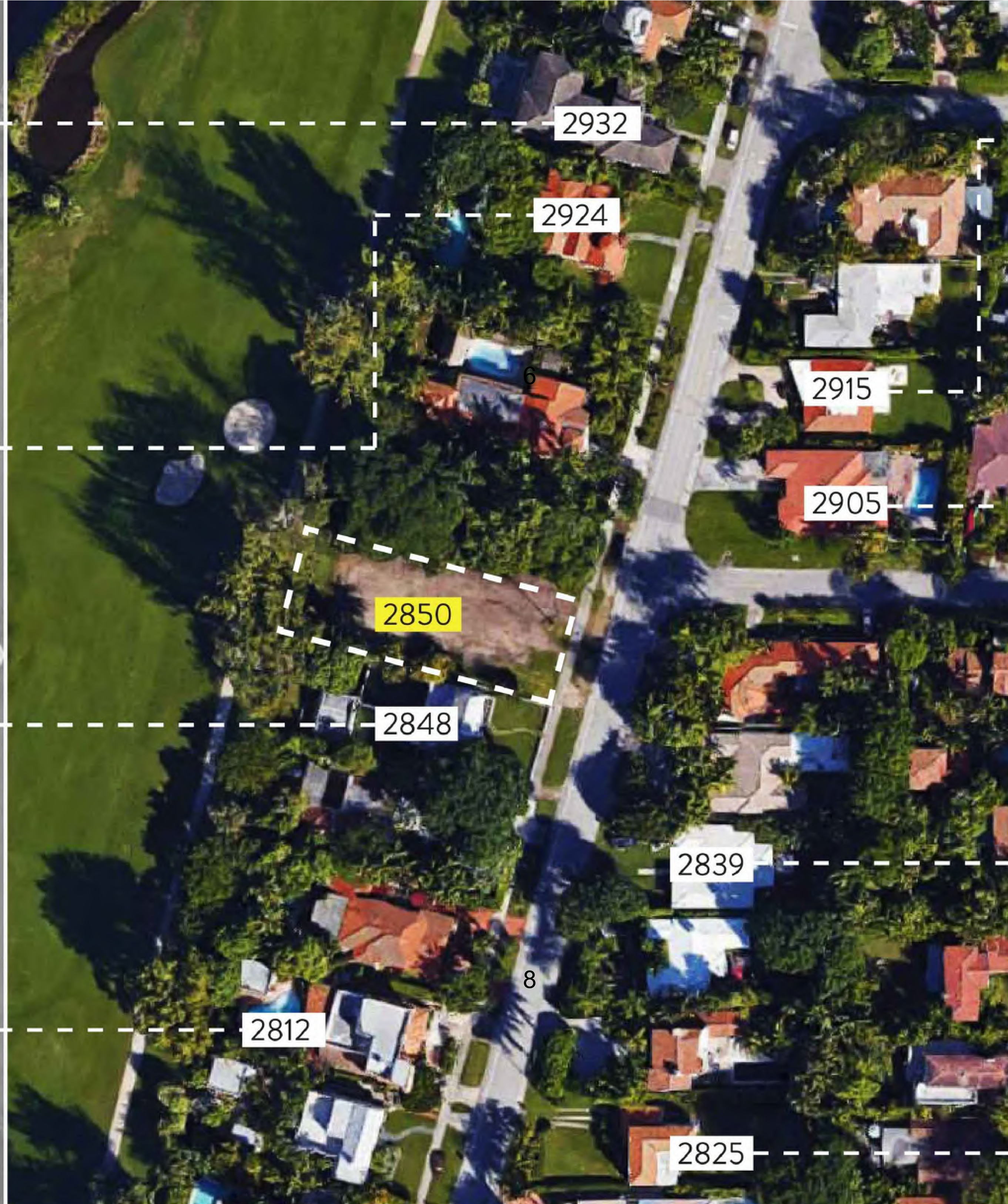


NAMAN RESIDENCE
2850 PRAIRIE AVENUE
MIAMI BEACH, FLORIDA 33140

DATE	REVISION
DWG. TITLE	
PROPOSED VOLUMETRIC SETBACK STUDY	
SCALE	
N.T.S.	
PROJECT NO.	
2015-27	
DATE	
11-05-18	
SHEET NUMBER	
A-002	



VOLUMETRIC SETBACK STUDY
NAMAN HOUSE



NAMAN RESIDENCE
2850 PRAIRIE AVENUE
MIAMI BEACH, FLORIDA 33140

MIAMI BEACH, FLORIDA 33140

DATE	REVISION

WORKING TITLE	
---------------	--

SITE CONTEXT STUDY

SCALE

PROJECT NO.	
-------------	--

DATE _____

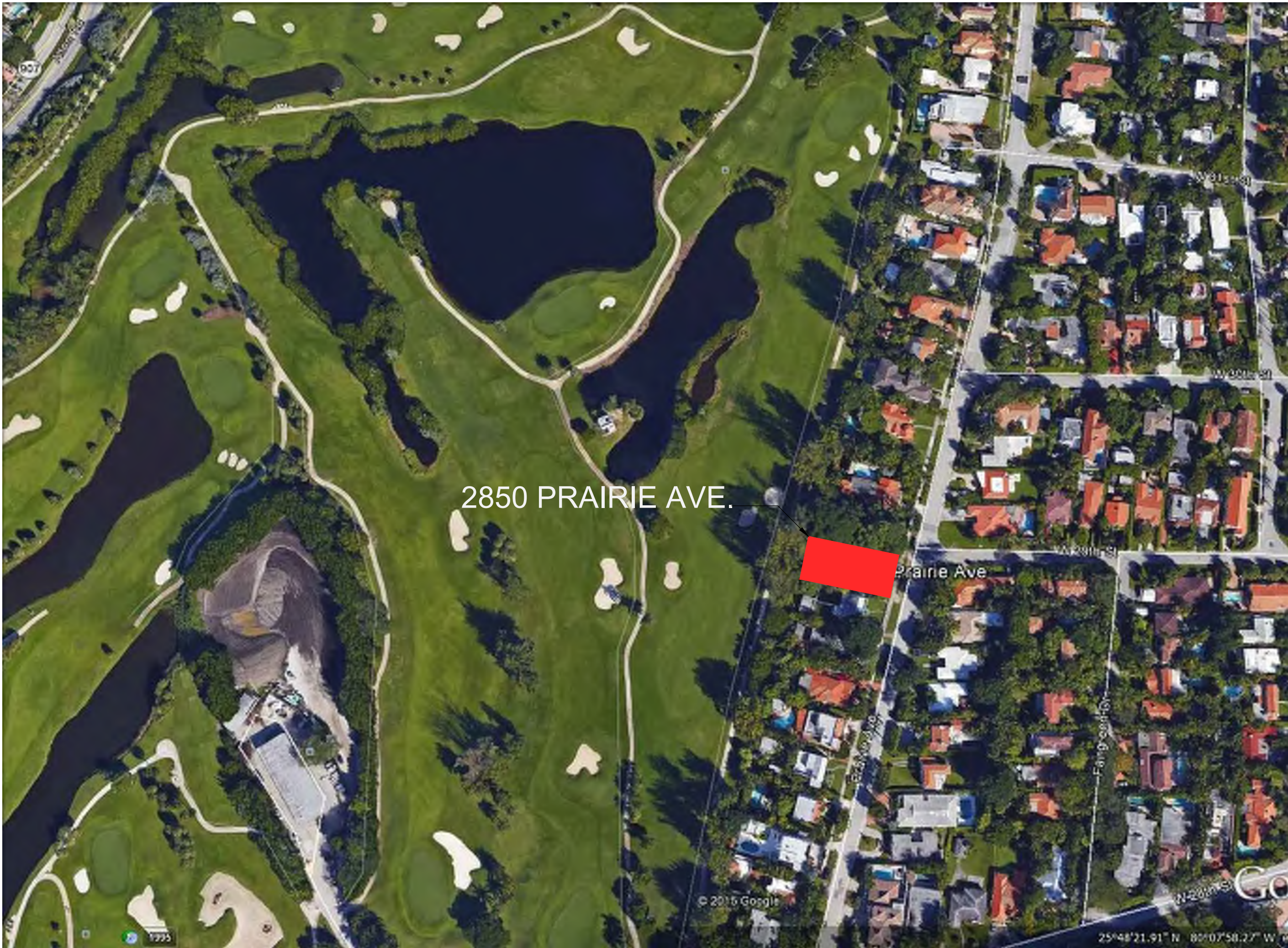
11-05-18

SHEET NUMBER _____

4-003



LOCATION



LOCATION



SITE STREET VIEW - PRAIRIE AVE.



1



3



2



4

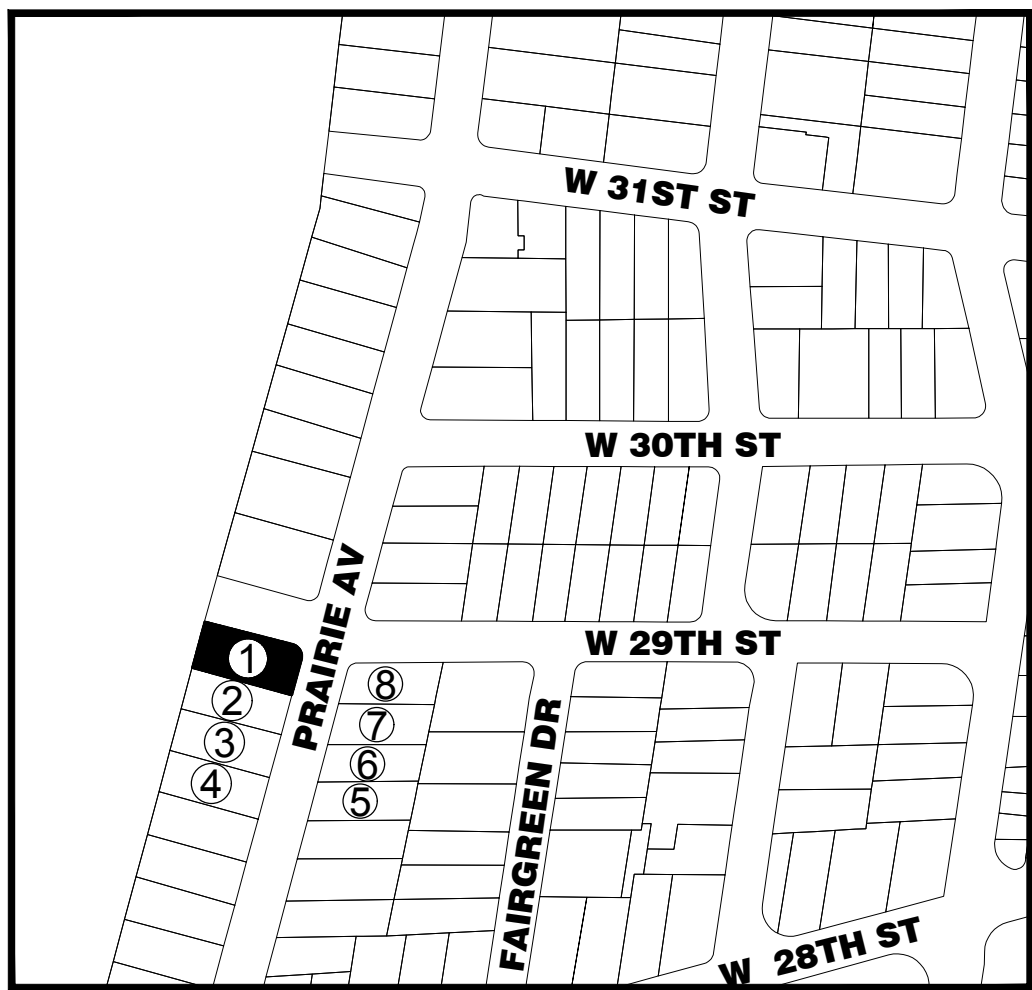
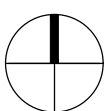


PHOTO KEY PLAN





5



7



6



8

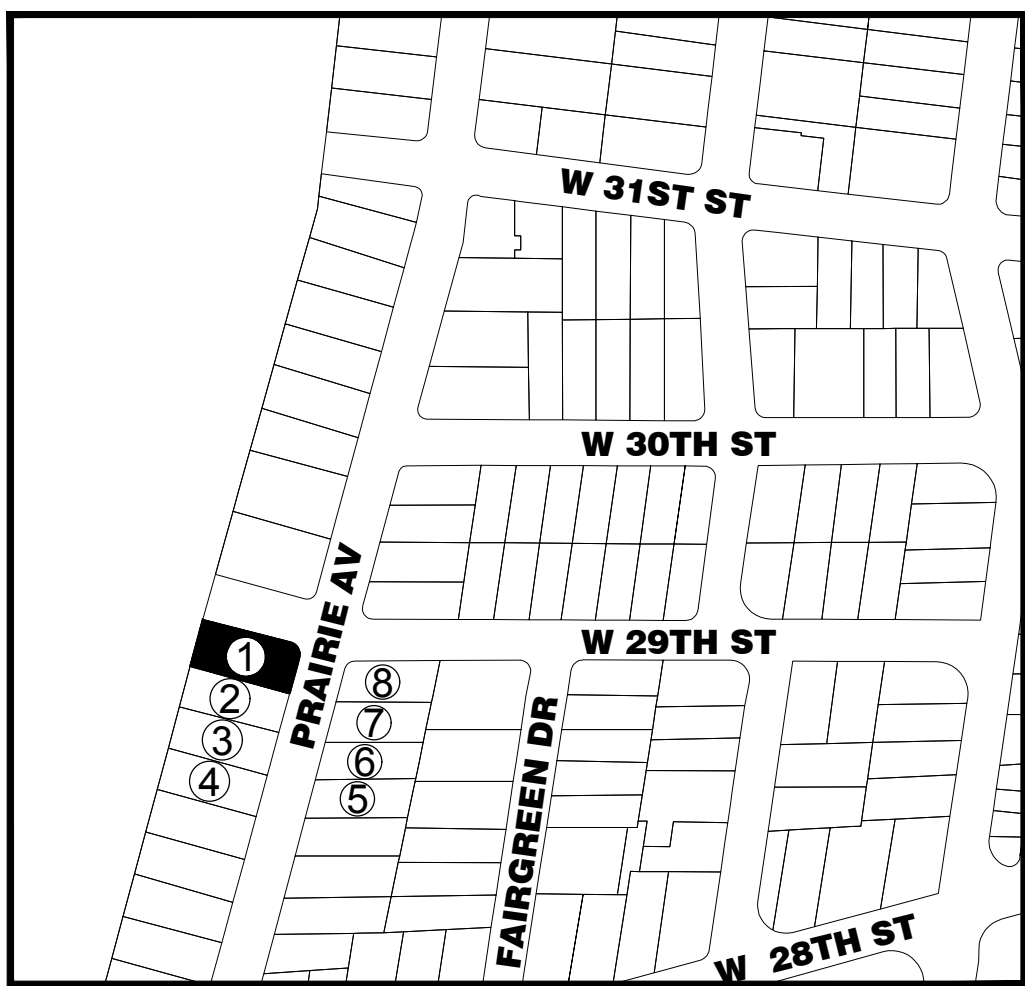
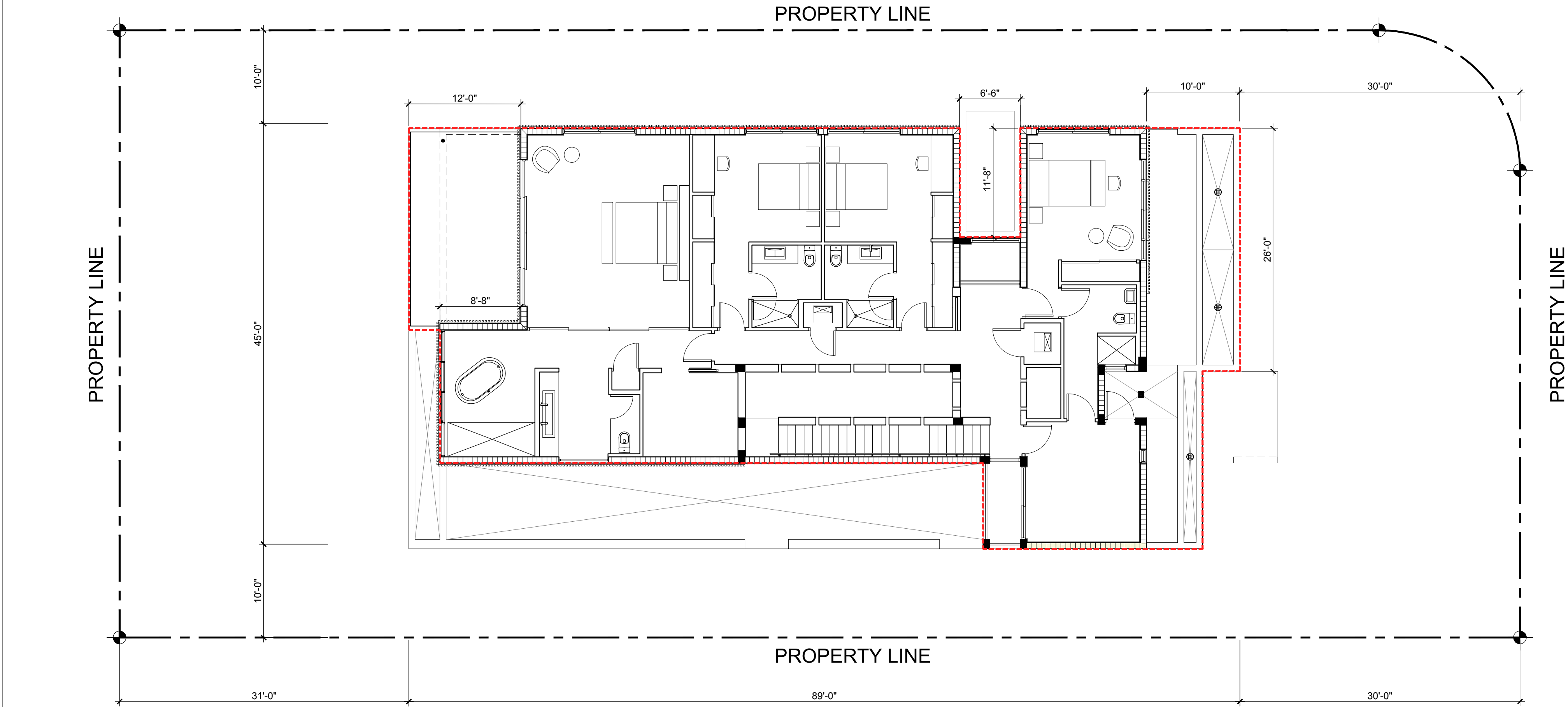


PHOTO KEY PLAN

NAMAN RESIDENCE
2850 PRAIRIE AVENUE
MIAMI, FLORIDA 33140

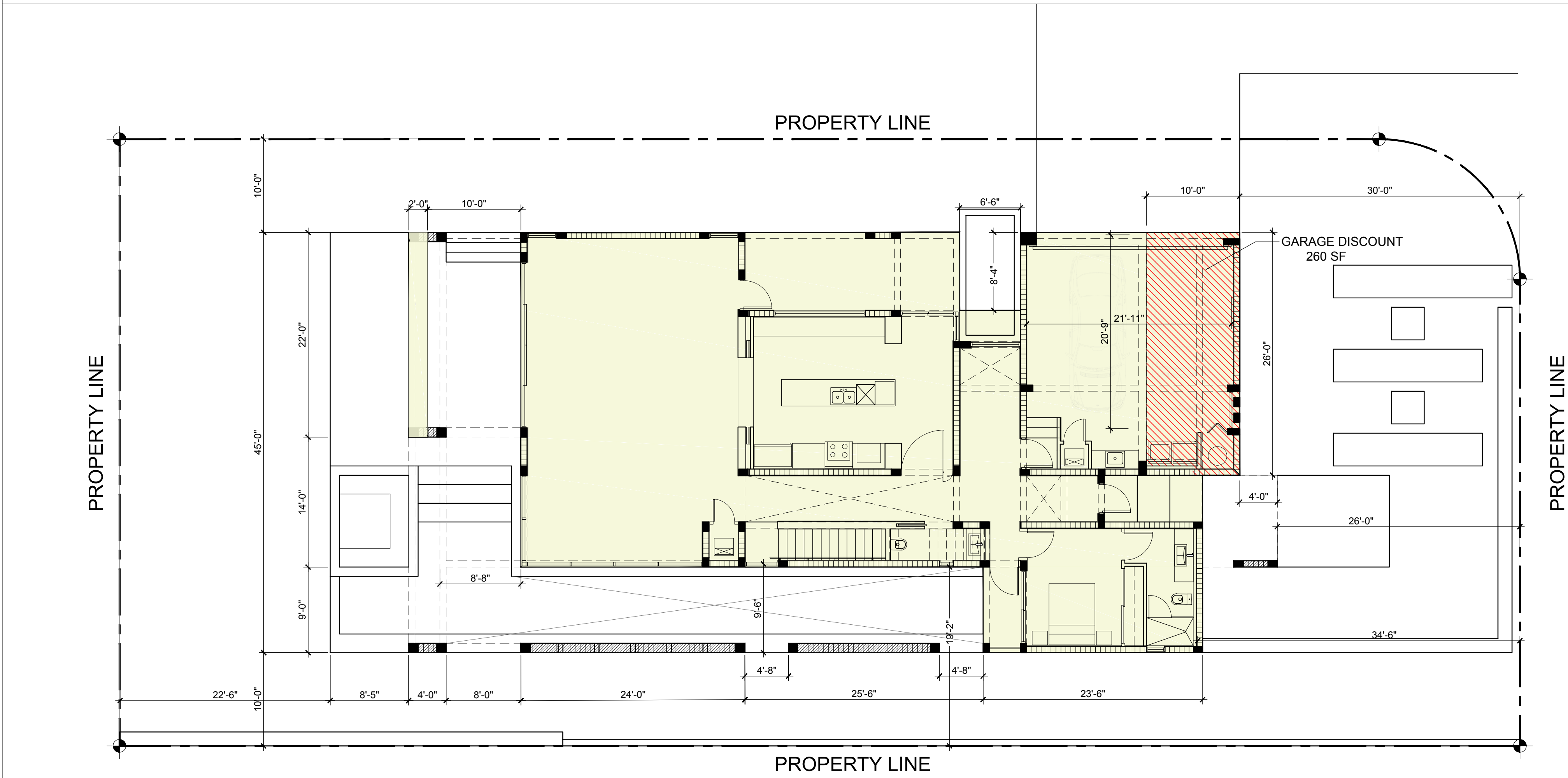
DATE	REVISION
DWG. TITLE	
PROPOSED LOT COVERAGE DIAGRAMS AND CALCULATIONS	
SCALE	1/8"=1'-0"
PROJECT NO.	2015-27
DATE	11-05-18
SHEET NUMBER	A-006



----- SECOND FLOOR LAYOUT



C1 SECOND FLOOR



LOT COVERAGE 30% OF LOT AREA

30% OF 9 702 SF = 2 910.6 SF

PROVIDED 2,924 SF

GARAGE DISCOUNT 260 SF

PROVIDED -GARAGE DISCOUNT = LOT COVERAGE

2,924 SF -260 SF = 2,664 SF

2,664 SF = 27.4 %

LEGEND

LOT COVERAGE AREA

GARAGE DISCOUNT

NOTE: AREA OF PORTION EXCEEDING 10'-0" IN REAR TERRACE: 44 S.F.



A1 GROUND FLOOR



ARCHITECTURE AAC001062
JOSE L. GOMEZ AR0015416
8101 BISCAYNE BLVD, SUITE 309
MIAMI FL 33138 - 4664
TEL. (305) 559.1250
FAX (305) 551.1740
beilinsonarchitectspa.com

DESIGN ARCHITECT

MAT - ERIA Q

GUSTAVO CARMONA CBP SC
AV PRESIDENTE MASARIK 29 401B
CHAPULTEPEC MORALES MEXICO CITY
11570 T+52 55 52 50 75 77

WWW.MATERIARQ.COM

M A T E R I A

NAMAN HOUSE

THESE DRAWINGS AND ITS SPECIFICATIONS ARE PROPERTY OF AND
COPYRIGHTED BY MATERIA AND SHALL NOT BE USED FOR ANY
OTHER PURPOSE EXCEPT BY PREVIOUS WRITTEN AGREEMENT WITH
THE ARCHITECT. BLUEPRINTS SHOULD NOT BE SCALED.

MEPS / COLAB :

MEPS / COLAB :

MEPS / COLAB :

MEPS / COLAB :

PROJECT NO. : MA-MIA
ADDRESS : 2850 PRAIRIE AVENUE
MIAMI BEACH, FL 33140

PROJECT PHASE : 3D DD CD
AREA : 424.41 M2 / 4 568.31 SQFT
DATE : JUNE 3rd / 2016

#	REVISION	DATE
01	SUBMITTAL	06/03/2016
02	STAFF NOTES	06/17/2016

DWG TITLE :

PROPOSED LOT COVERAGE DIAGRAMS AND CALCULATIONS

SHEET NUMBER :

A1.1

DRB APPROVED (DRB0616-0034)

LOT COVERAGE 30% OF LOT AREA

30% OF 9 702 SF = 2 910.6 SF

PROVIDED 3 138.65 SF	GARAGE DISCOUNT 257.54 SF	= 2 881.11 SF
2 881.11 SF		= 29.69 %

LEGEND

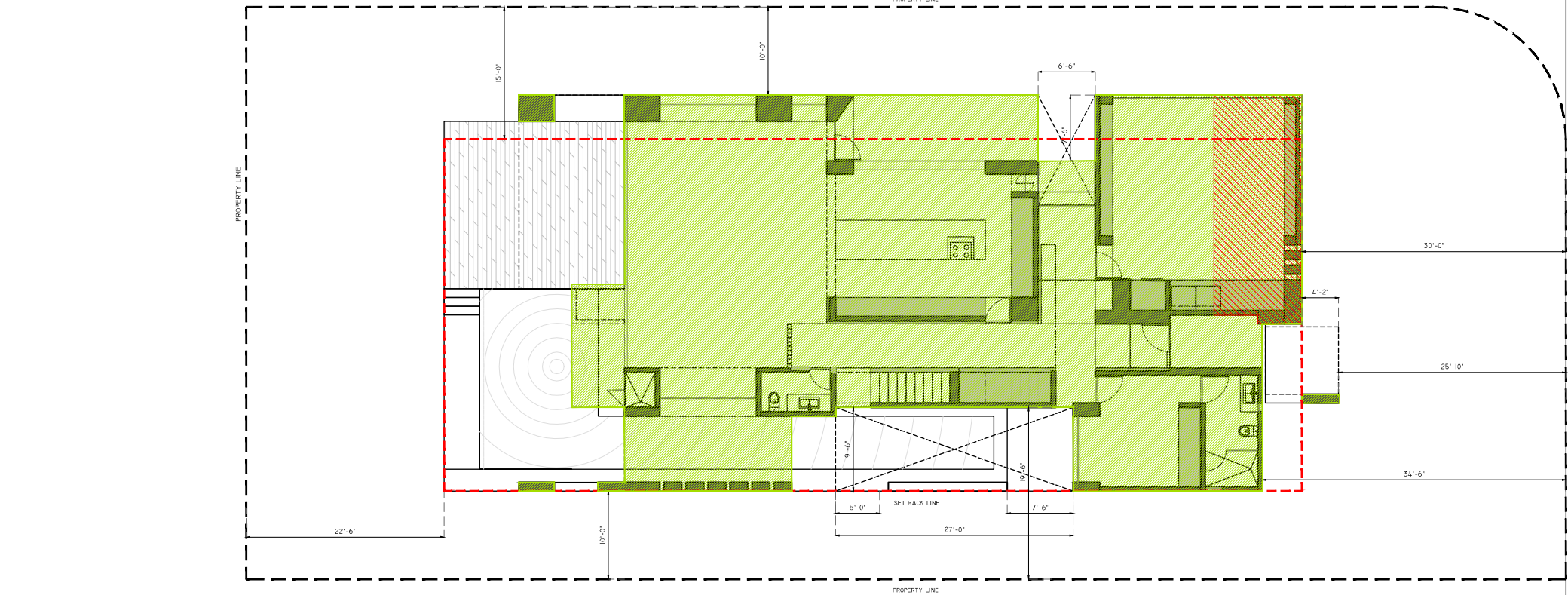
LOT COVERAGE AREA	GARAGE DISCOUNT
-------------------	-----------------

PRAIRIE AVE.

PRAIRIE AVE.

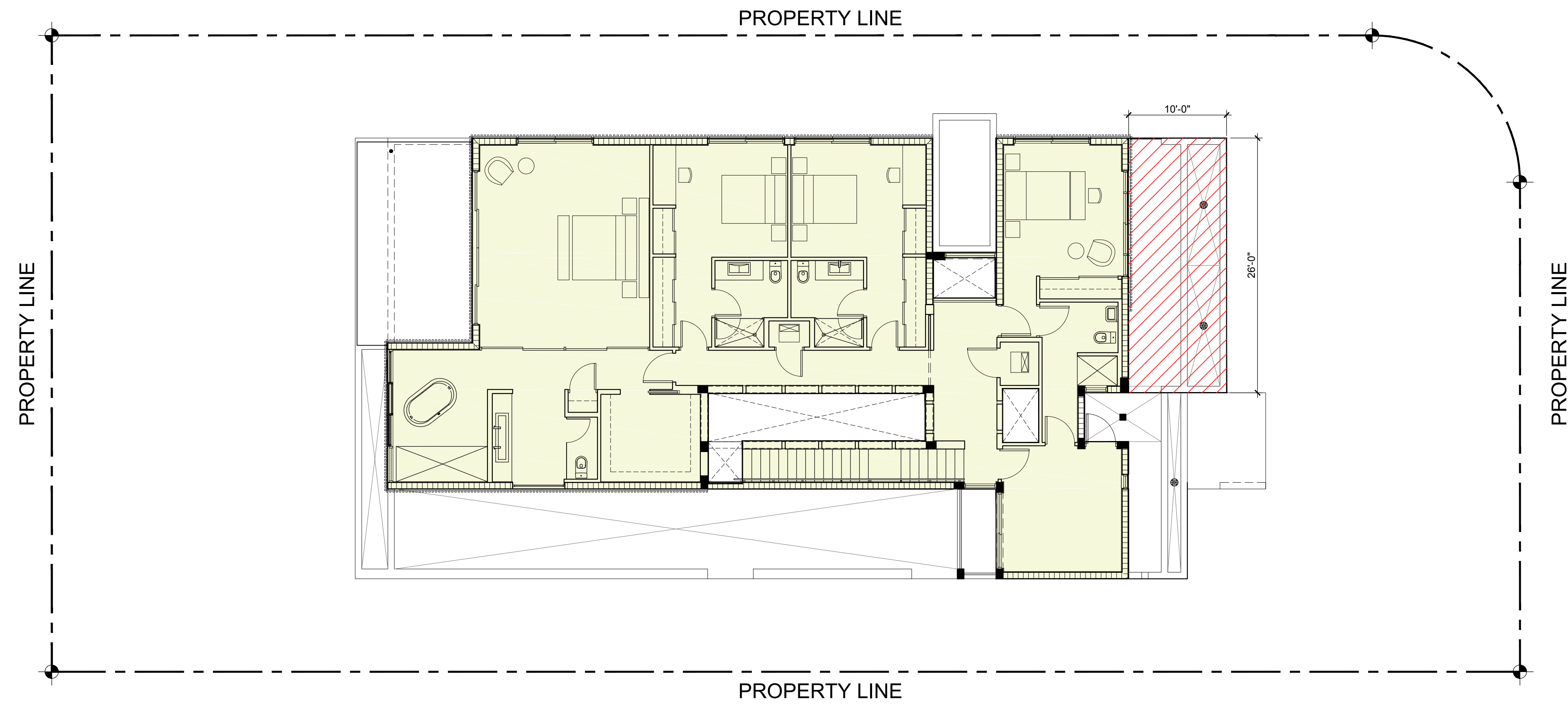
A SECOND FLOOR LOT COVERAGE CALCULATION

SCALE -

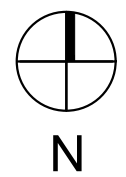


B GROUND FLOOR LOT COVERAGE CALCULATION

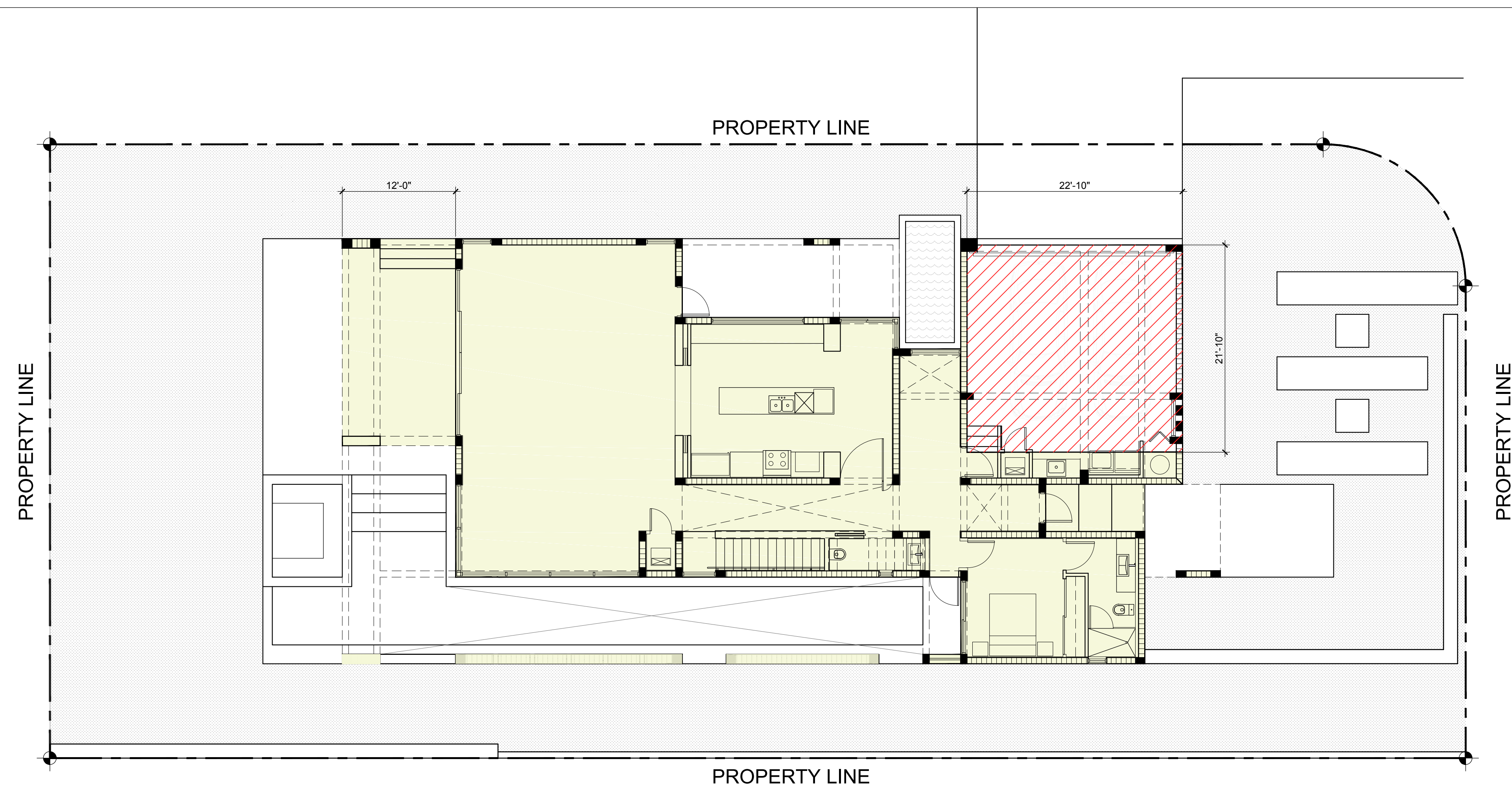
SCALE -



 AREA OF GARAGE NOT COVERED ABOVE: 260 S.F.



C1 SECOND FLOOR



UNIT SIZE = 50% OF LOT AREA

50% OF 9 702 SF = 4,851 SF

PROVIDED FIRST FLOOR 2,880 SF

GARAGE DISCOUNT 500 SF

PROVIDED FIRST FLOOR 2,380 SF (WITH GARAGE DISCOUNT)

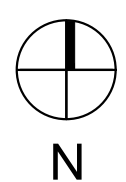
PROVIDED SECOND FLOOR 2,388 SF

TOTAL PROVIDED 4,768 SF = 49%

LEGEND

UNIT SIZE AREA

GARAGE DISCOUNT



A1 GROUND FLOOR

NAMAN RESIDENCE
2850 PRAIRIE AVENUE
MIAMI BEACH, FLORIDA 33140



DATE	REVISION
------	----------

WG. TITLE	
-----------	--

PROPOSED UNIT SIZE AREA DIAGRAMS AND CALCULATIONS

SALE	
------	--

1/8"=1'-0"

PROJECT NO.

2015-27

11-05-18

SHEET NUMBER

A-007

DRB APPROVED
(DRB0616-0034)

UNIT SIZE = 50% OF LOT AREA		
50% OF 9 702 SF = 4 851 SF		
PROVIDED FIRST FLOOR 2 124.37 SF	SECOND FLOOR 2 2 325.44 SF	
TOTAL PROVIDED 4 449.8 SF		= 45.86 %
LEGEND		
UNIT SIZE AREA		GARAGE DISCOUNT

ARCHITECT OF RECORD

BEILINSON
GOMEZ

ARCHITECTSPA

ARCHITECTURE AAC001063
JOSE L. GOMEZ AR001541
8101 BISCAYNE BLVD. SUITE 309
MIAMI FL 33138-4664
TEL. (305) 559.1250
FAX (305) 551.1740
beilinsonarchitectspa.com

DESIGN ARCHITECT

MAT -
ERIA
Q

GUSTAVO CARMONA CBP SC
AV PRESIDENTE MASARIK 29 401B
CHAPULTEPEC MORALES MEXICO CITY
11570 T+52 55 52 50 75 77

WWW.MATERIARQ.COM

M A T E R I A

NAMAN HOUSE

THESE DRAWINGS AND ITS SPECIFICATIONS ARE PROPERTY OF AND
COPYRIGHTED BY MATERIA AND SHALL NOT BE USED FOR ANY
OTHER PURPOSE EXCEPT BY PREVIOUS WRITTEN AGREEMENT WITH
THE ARCHITECT. BLUEPRINTS SHOULD NOT BE SCALED.

MEPS / COLAB :

MEPS / COLAB :

MEPS / COLAB :

MEPS / COLAB :

PROJECT NO. : MA-MIA
ADDRESS : 2850 PRAIRIE AVENUE
MIAMI BEACH, FL 33140

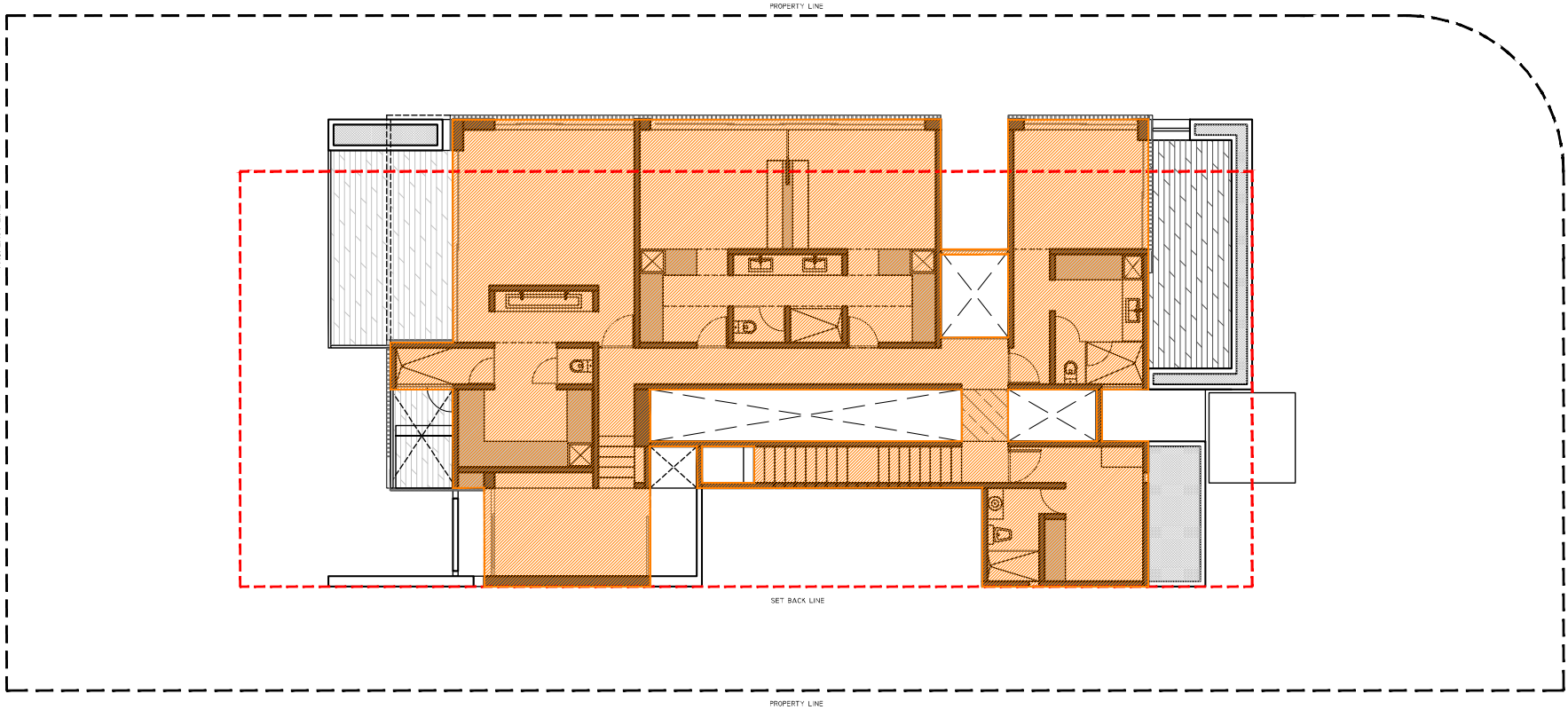
PROJECT PHASE : SD DO CD
AREA : 424.41 M2 / 4 568.31 SQFT
DATE : JUNE 3rd / 2016

#	REVISION	DATE
01	SUBMITTAL	06/03/2016
02	STAFF NOTES	06/17/2016

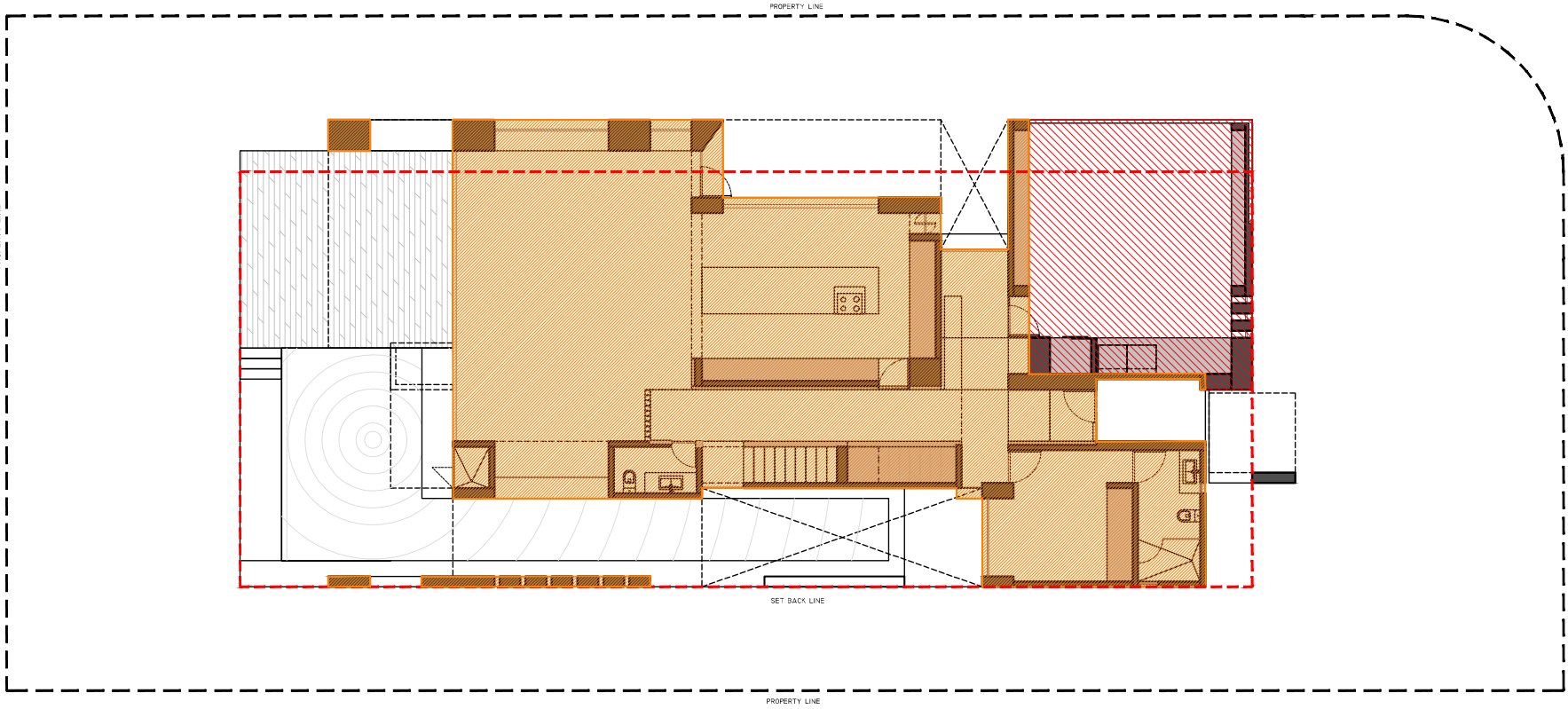
DWG TITLE :
PROPOSED UNIT
SIZE AREA
DIAGRAMS AND
CALCULATIONS

SHEET NUMBER :

A1.2



A SECOND FLOOR
UNIT SIZE CALCULATION
SCALE -



B GROUND FLOOR
UNIT SIZE CALCULATION
SCALE -

NAMAN RESIDENCE
2850 PRAIRIE AVENUE
MIAMI BEACH, FLORIDA 33140

△ DATE REVISION

DWG. TITLE
PROPOSED VOLUMETRIC
DIAGRAMS AND
CALCULATIONS

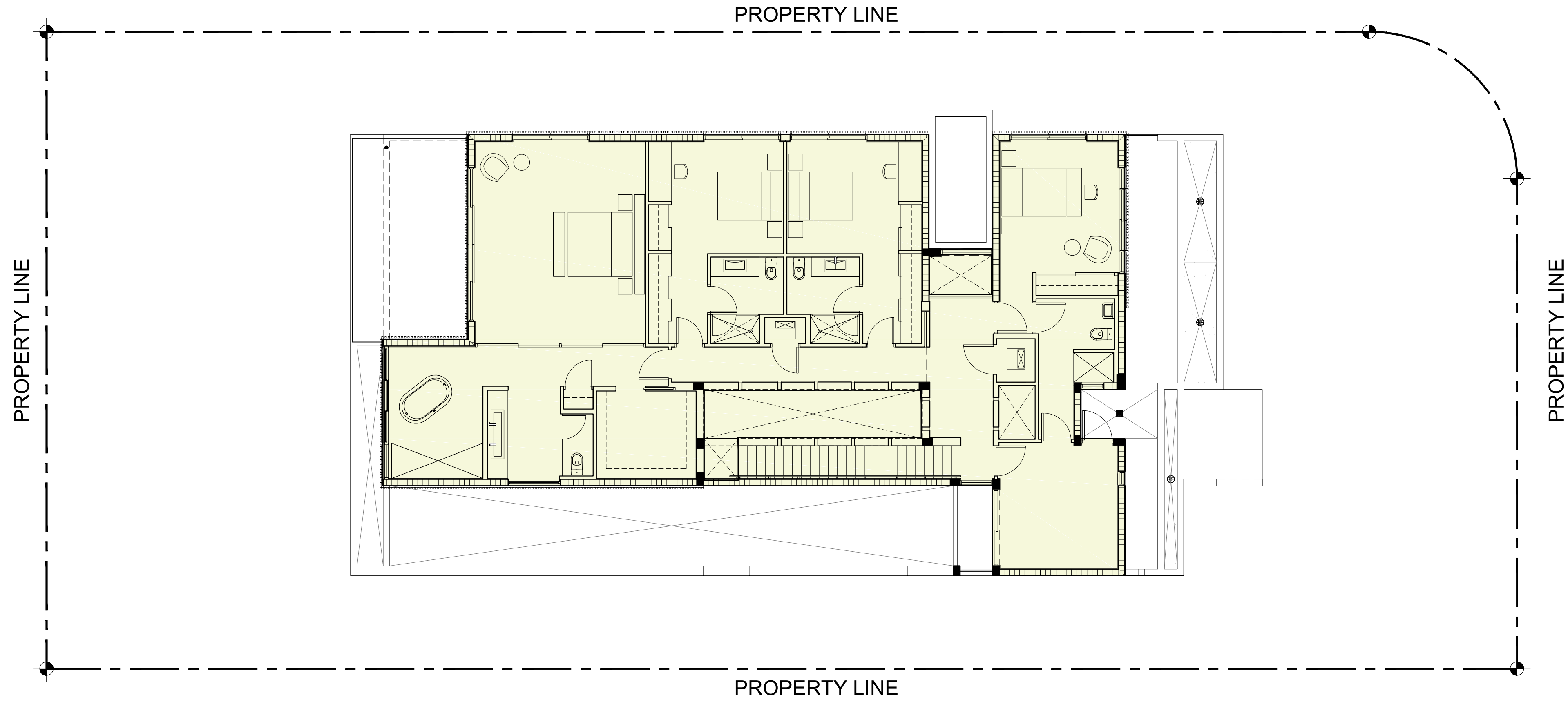
SCALE
1/8"=1'-0"

PROJECT NO.

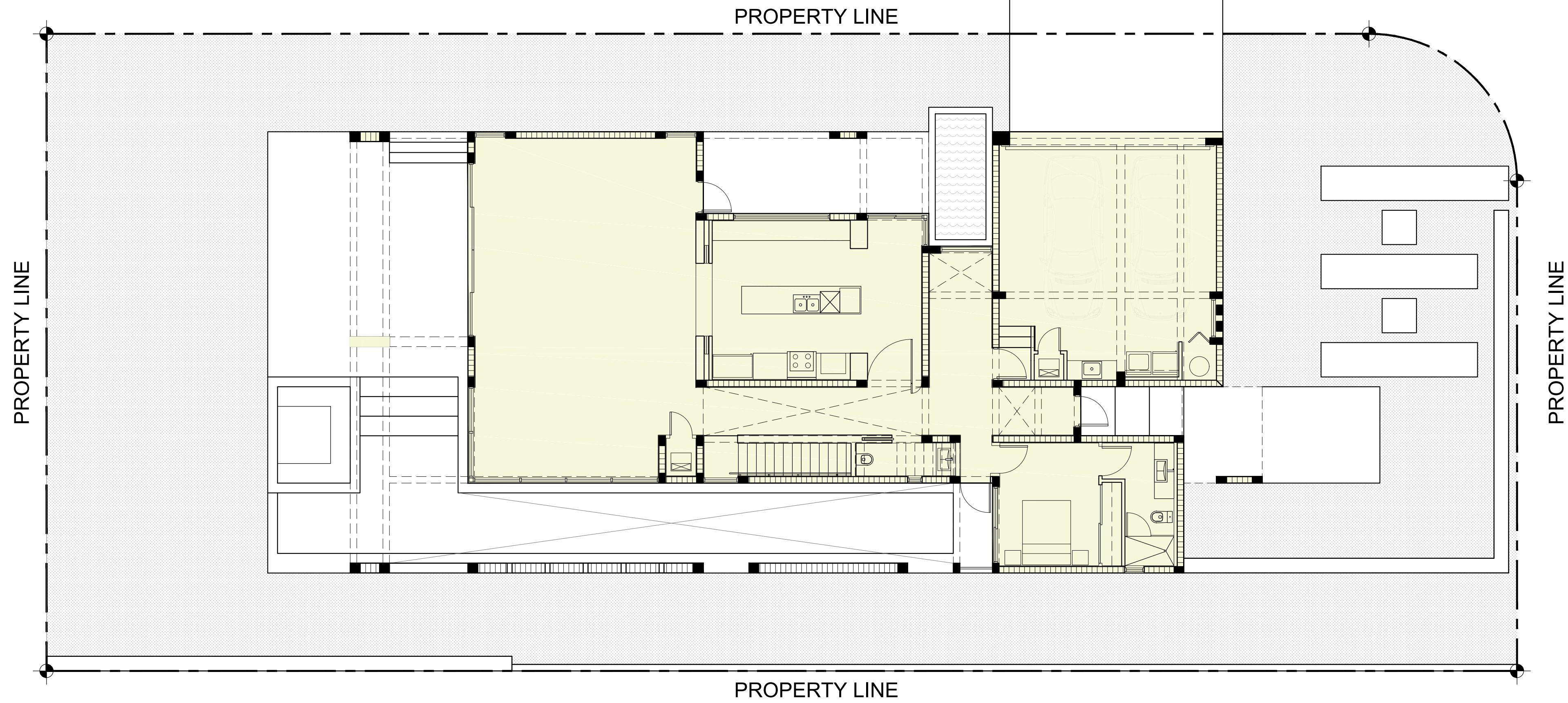
DATE
2015-27

SHEET NUMBER
11-05-18

A-008



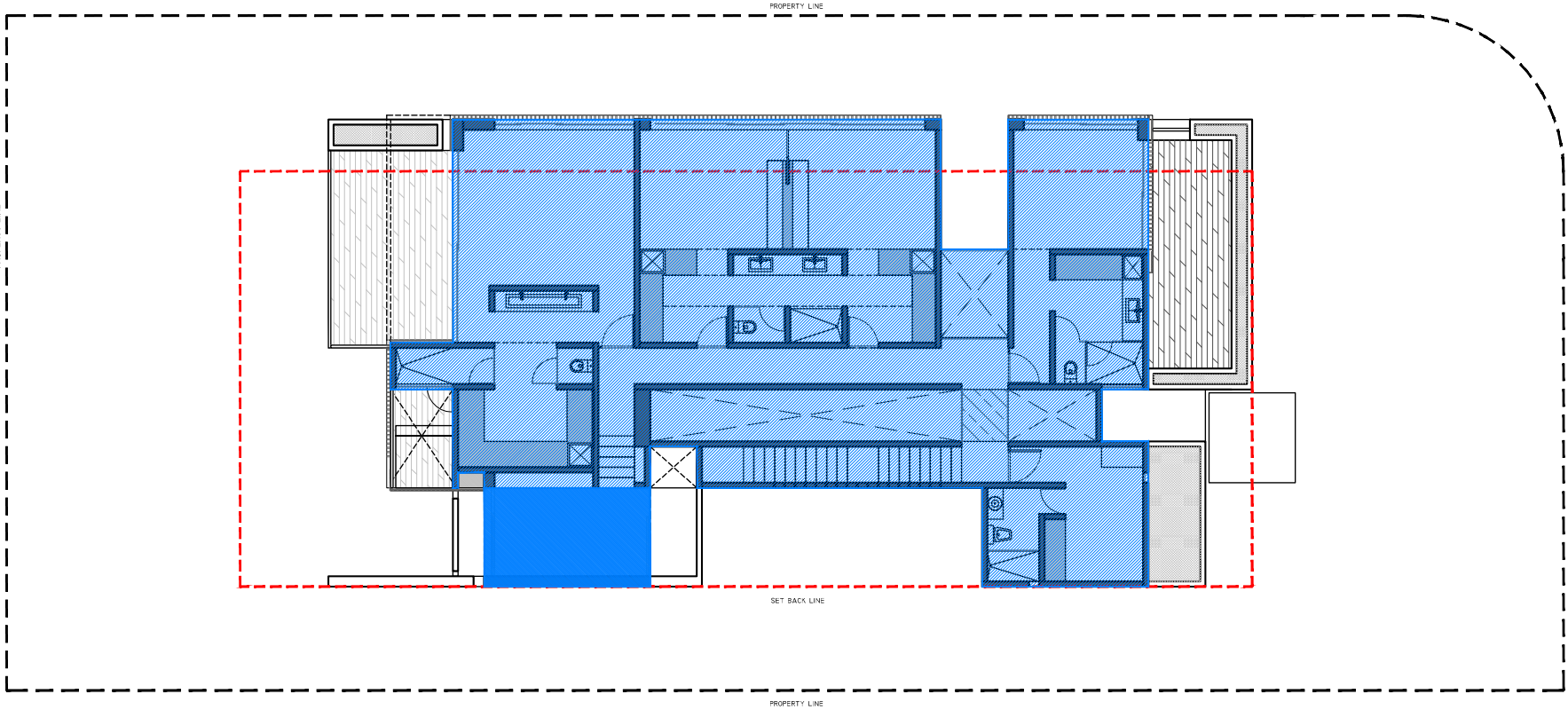
C1 SECOND FLOOR



A1 GROUND FLOOR

VOLUMETRIC	
FIRST FLOOR PROVIDED	2,580 SF
SECOND FLOOR 70% OF FIRST FLOOR	1,806 SF
SECOND FLOOR PROVIDED	2,556 SF
VOLUME OF THE SECOND FLOOR PROVIDED	99 %
LEGEND	
	VOLUMETRIC AREA

DRB APPROVED
(DRB0616-0034)



VOLUMETRIC			
FIRST FLOOR 2 657.83 SF			
SECOND FLOOR 70% OF FIRST FLOOR		70% OF 2 657.83 SF = 1860.48 SF	
SECOND FLOOR PROVIDED @ 25'-6" HIGH =2 431.89 SF			= 91.49 %
SECOND FLOOR PROVIDED @ 22' HIGH =151.98 SF			= 05.72 %
COMBINED			= 97.21 %
LEGEND			
VOLUMETRIC @ 25'-6" HIGH		VOLUMETRIC @ 22' HIGH	

ARCHITECT OF RECORD

BEILINSON GOMEZ

ARCHITECTSPA

ARCHITECTURE AAC001067
JOSE L. GOMEZ AR001541
8101 BISCAYNE BLVD. SUITE 309
M I A M I F L 3 3 1 3 8 - 4 6 6 4
T E L . (3 0 5) 5 5 9 . 1 2 5 0
F A X (3 0 5) 5 5 1 . 1 7 4 0
beilinsonarchitectspa.com

DESIGN ARCHITECT

MAT -
ERIA
Q

GUSTAVO CARMONA CBP SC
AV PRESIDENTE MASARIK 29 401B
CHAPULTEPEC MORALES MEXICO CITY
11570 T+ 52 55 52 50 75 77

WWW.MATERIARQ.COM

M A T E R I A

NAMAN HOUSE

THESE DRAWINGS AND ITS SPECIFICATIONS ARE PROPERTY OF AND
COPYRIGHTED BY MATERIA AND SHALL NOT BE USED FOR ANY
OTHER PURPOSE EXCEPT BY PREVIOUS WRITTEN AGREEMENT WITH
THE ARCHITECT. BLUEPRINTS SHOULD NOT BE SCALED.

MEPS / COLAB :

MEPS / COLAB :

MEPS / COLAB :

MEPS / COLAB :

PROJECT NO. : MA-MIA
ADDRESS : 2850 PRAIRIE AVENUE
MIAMI BEACH, FL 33140

PROJECT PHASE : SD DD CD
AREA : 424.41 M2 / 4 568.31 SQFT
DATE : JUNE 3rd / 2016

#	REVISION	DATE
01	SUBMITTAL	06/03/2016
02	STAFF NOTES	06/17/2016

DWG TITLE :

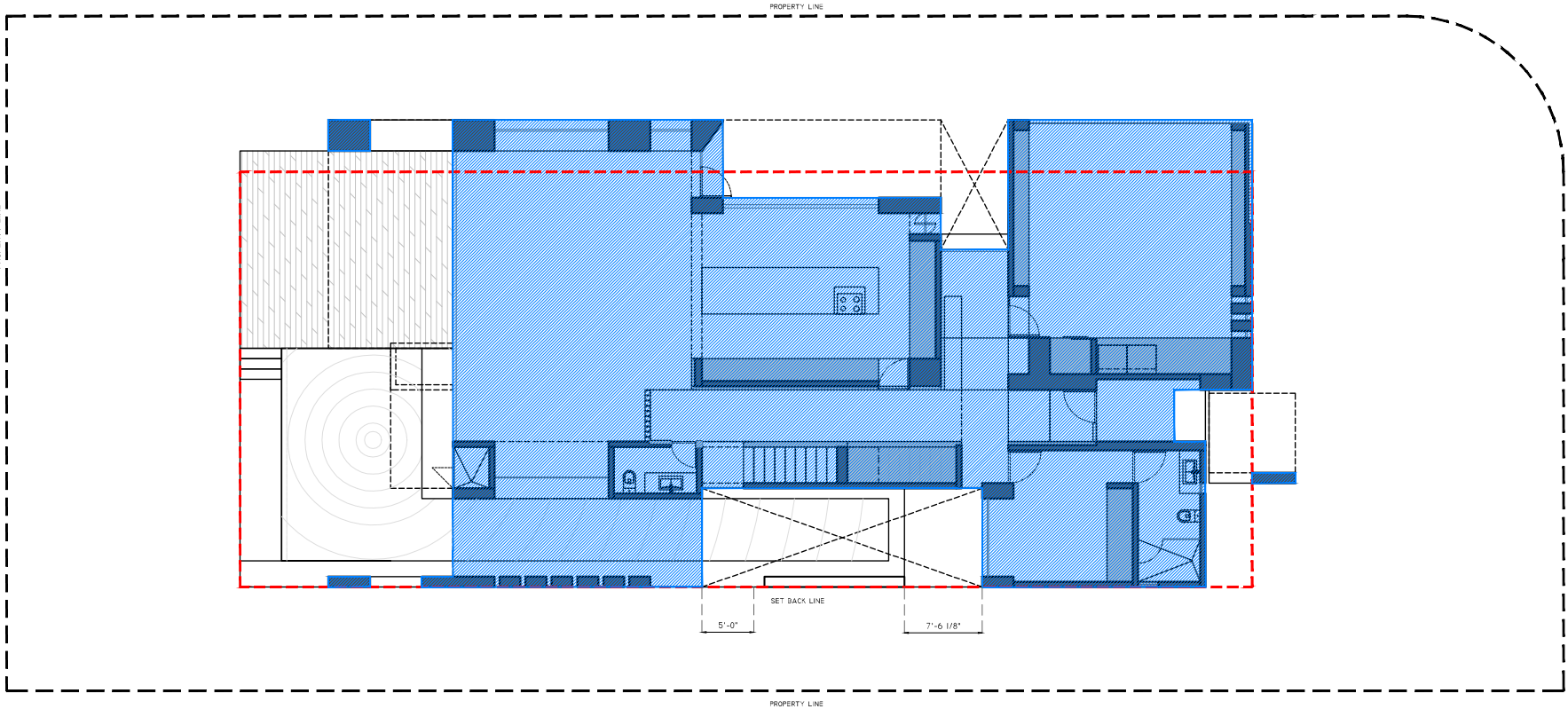
PROPOSED
VOLUMETRIC
DIAGRAMS AND
CALCULATIONS

SHEET NUMBER :

A1.3

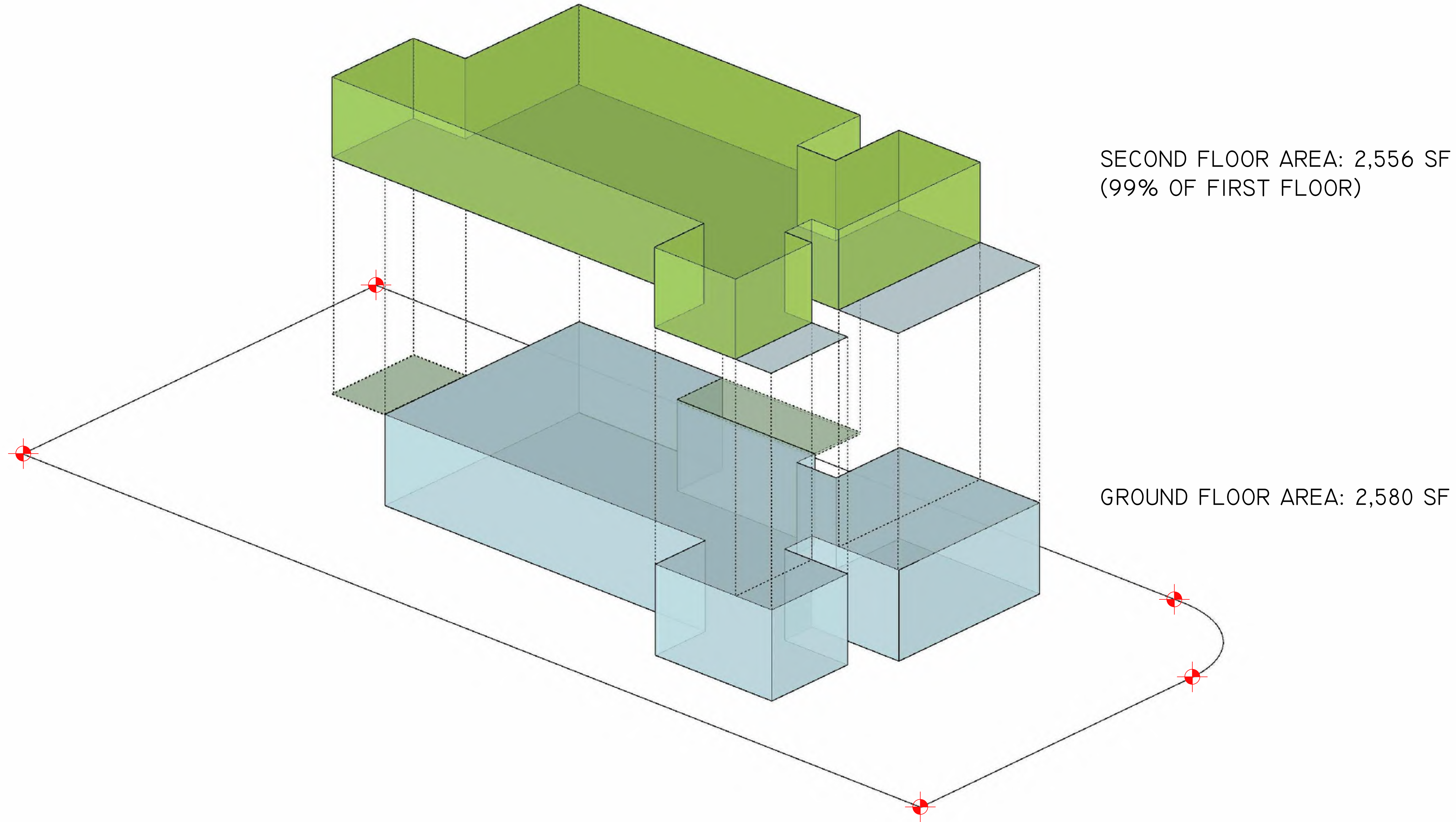
A SECOND FLOOR
70% RULE CALCULATION
SCALE - -

WAIVER DIAGRAM
70% SECOND FLOOR RATIO

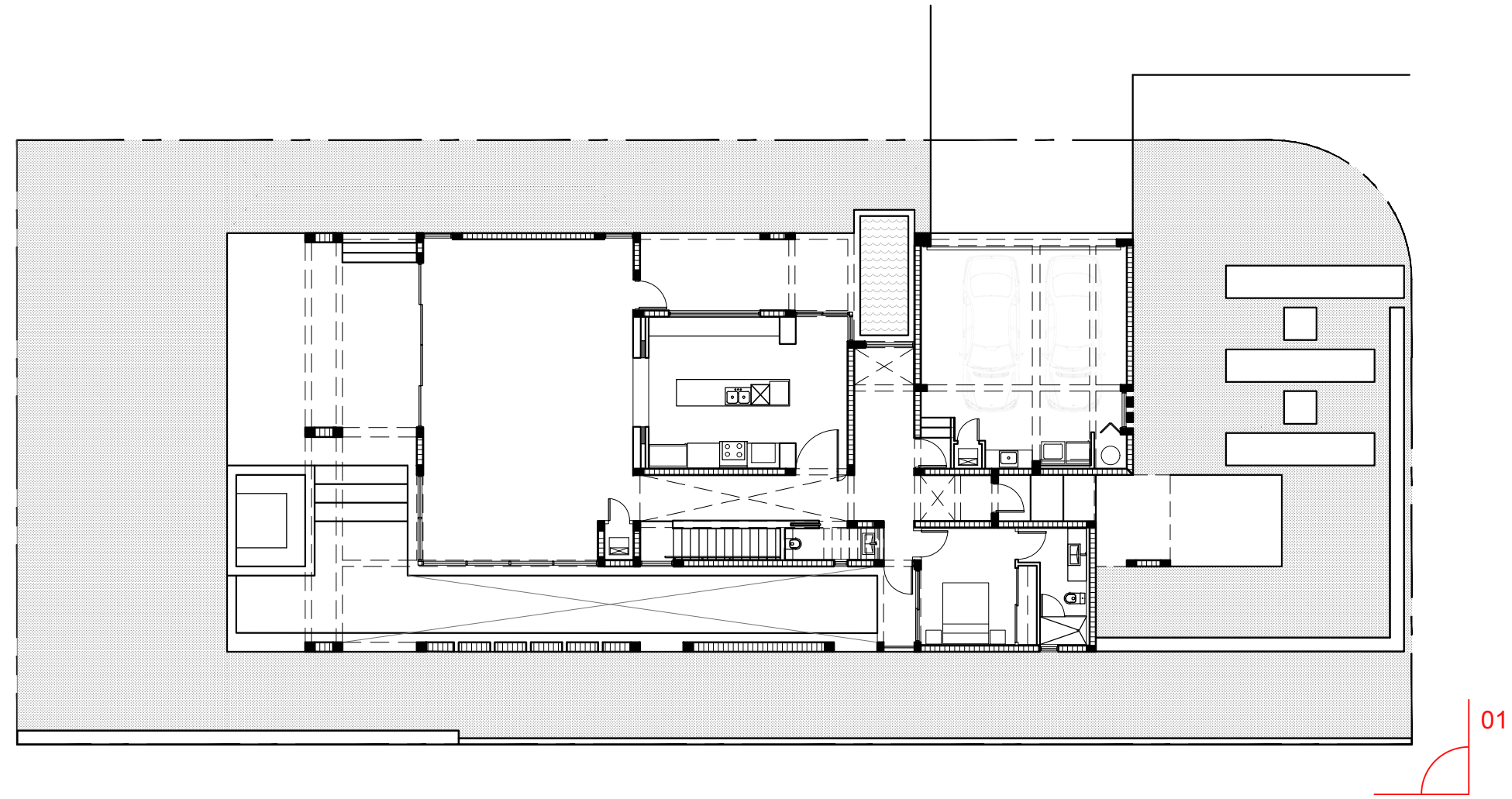


B GROUND FLOOR
70% RULE CALCULATION
SCALE - -

NAMAN RESIDENCE
2850 PRAIRIE AVENUE
MIAMI BEACH, FLORIDA 33140

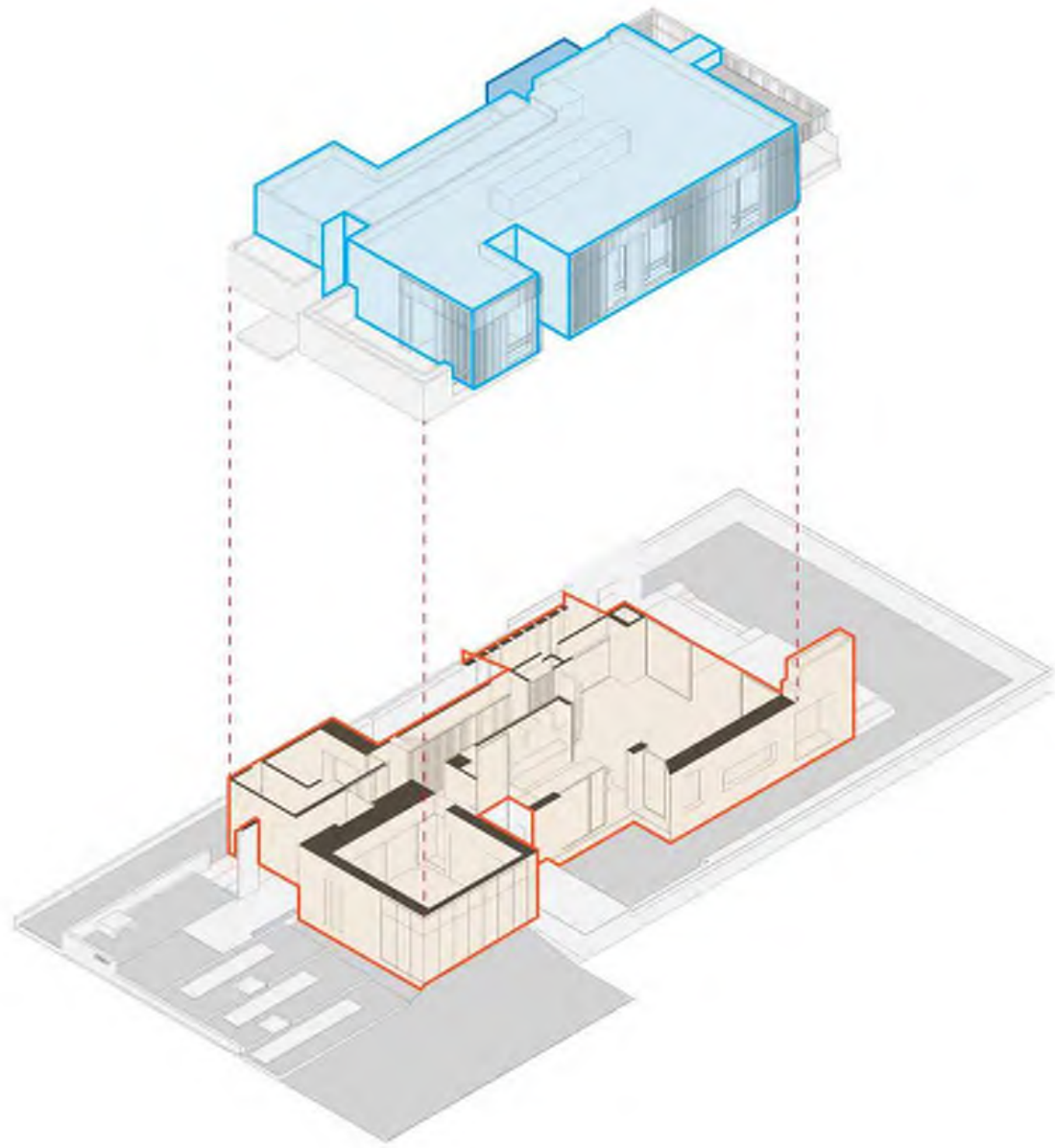


01 AXONOMETRIC



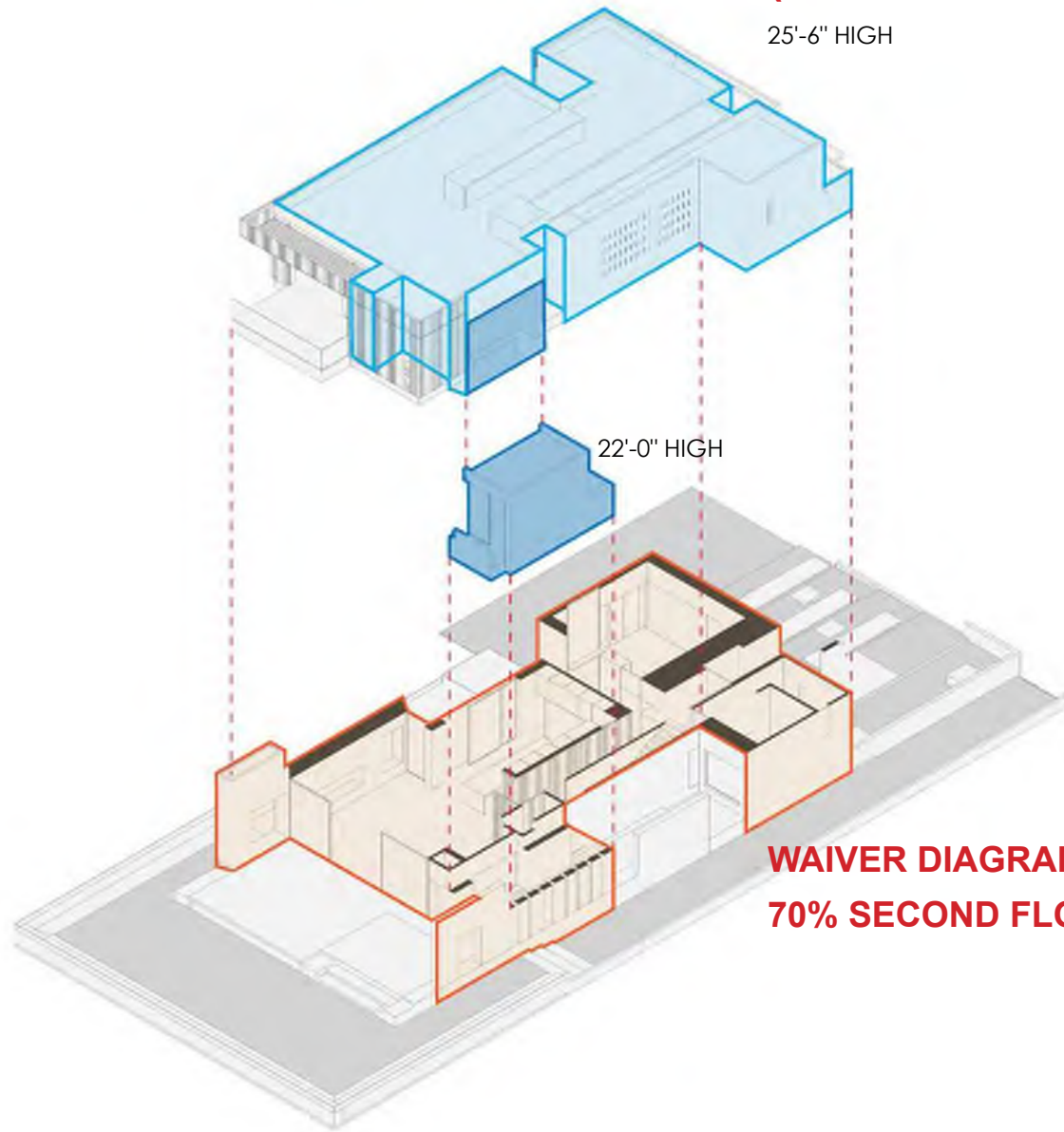
A1 VIEWS PLAN

DATE	REVISION
DWG. TITLE	
VOLUMETRIC AXONOMETRIC DIAGRAMS	
SCALE	
N.T.S.	
PROJECT NO.	
2015-27	
DATE	
11-05-18	
SHEET NUMBER	
A-009	



**DRB APPROVED
(DRB0616-0034)**

25'-6" HIGH

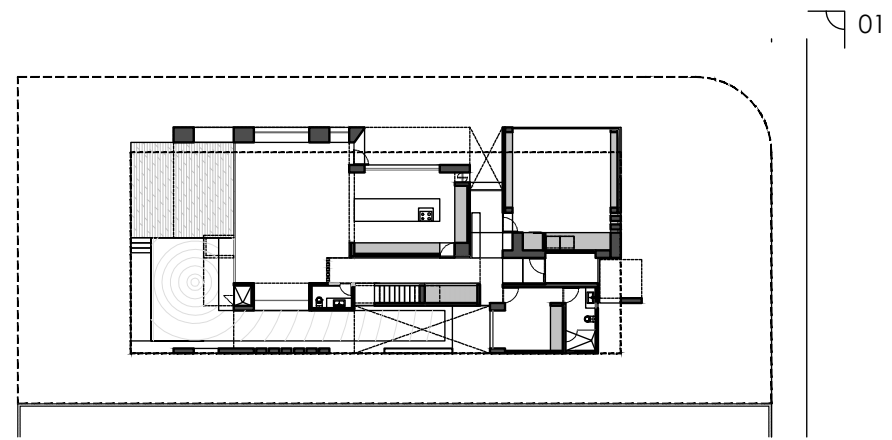


22'-0" HIGH

**WAIVER DIAGRAM
70% SECOND FLOOR RATIO**

01 AXONOMETRIC
SCALE -

02 AXONOMETRIC
SCALE -



01

**03 GROUND FLOOR
VIEWS PLAN**

ARCHITECT OF RECORD



ARCHITECTURE AAC001066
JOSE L. GOMEZ AR0015416
8101 BISCAYNE BLVD. SUITE 309
MIAMI FL 33138-4664
TEL. (305) 559.1250
FAX (305) 551.1740
beilinsonarchitectspa.com

DESIGN ARCHITECT

**MAT -
ERIA
Q**

GUSTAVO CARMONA CBP SC
AV PRESIDENTE MASARIK 29 4018
CHAPULTEPEC MORALES MEXICO CITY
11570 T + 52 55 52 50 75 77

WWW.MATERIARQ.COM

M A T E R I A

NAMAN HOUSE

THESE DRAWINGS AND ITS SPECIFICATIONS ARE PROPERTY OF AND
COPYRIGHTED BY MATERIA AND SHALL NOT BE USED FOR ANY
OTHER PURPOSE EXCEPT BY PREVIOUS WRITTEN AGREEMENT WITH
THE ARCHITECT. BLUEPRINTS SHOULD NOT BE SCALED.

MEPS / COLAB :

MEPS / COLAB :

MEPS / COLAB :

MEPS / COLAB :

PROJECT NO. : MA-MIA
ADDRESS : 2850 PRAIRIE AVENUE
MIAMI BEACH, FL 33140

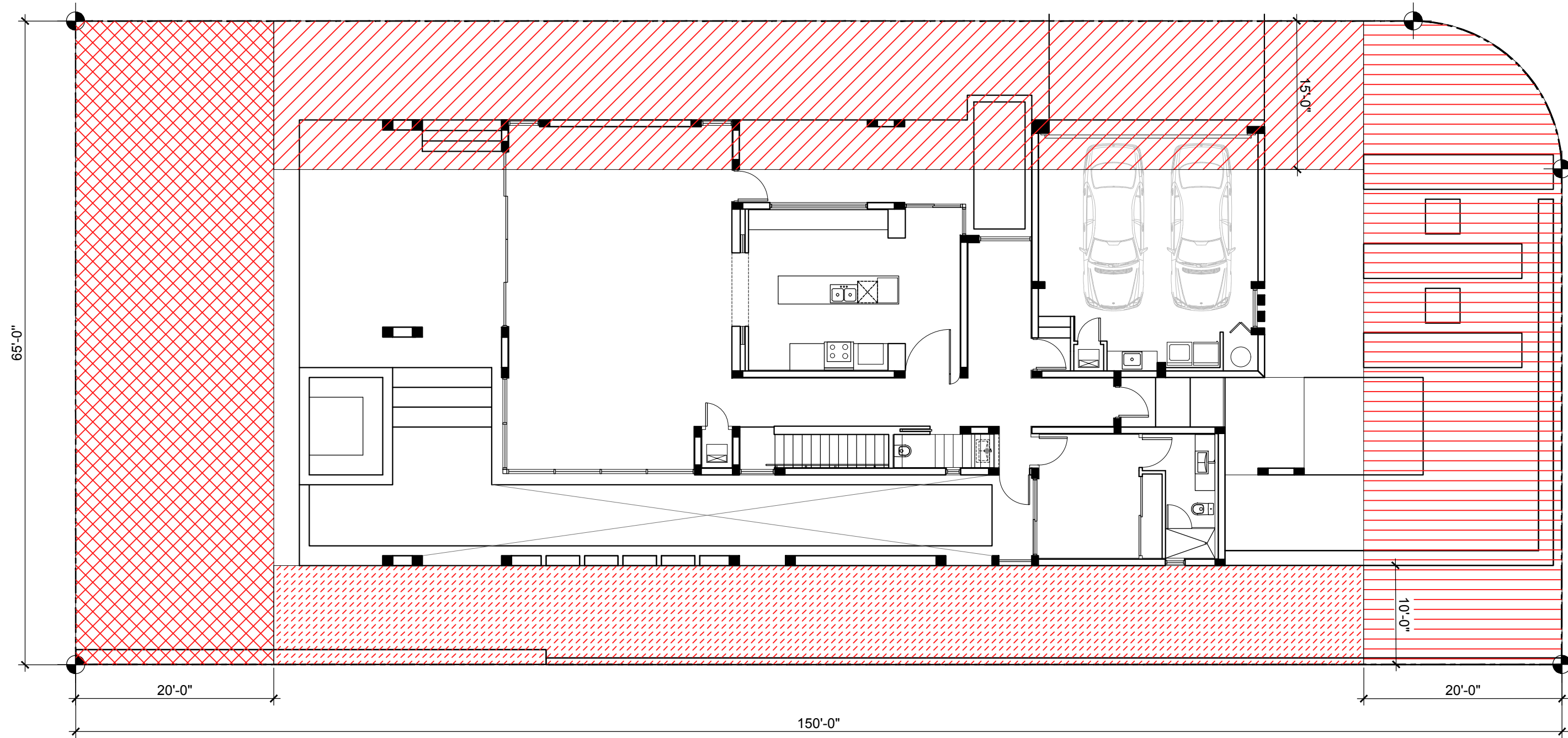
PROJECT PHASE : SD DD CD
AREA : 424.41 M2 / 4 568.31 SQFT
DATE : JUNE 3rd / 2016

#	REVISION	DATE
01	SUBMITTAL	06/03/2016
02	STAFF NOTES	06/17/2016

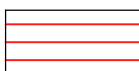
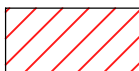
DWG TITLE :
**VOLUMETRIC
AXONOMETRIC
DIAGRAMS**

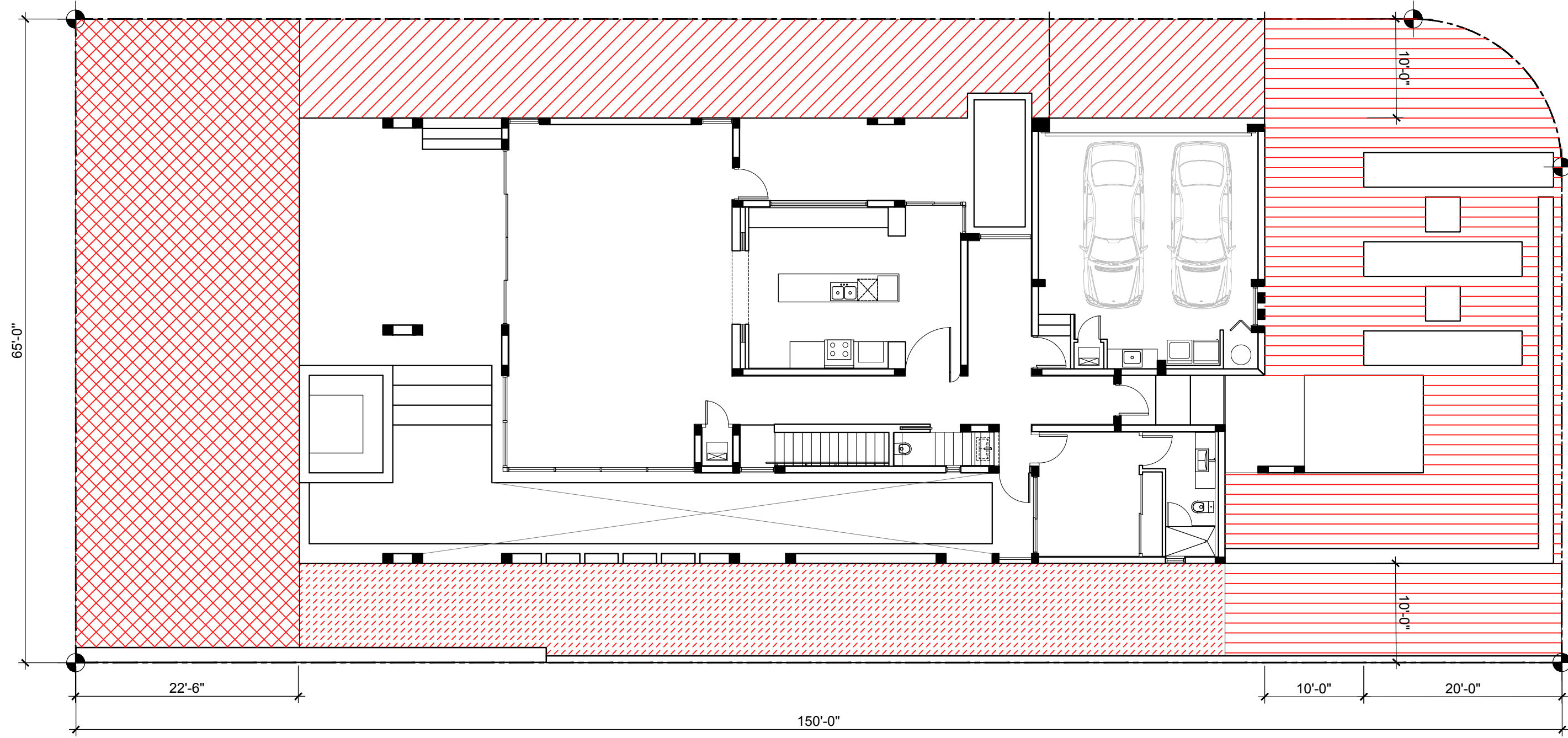
SHEET NUMBER :

A1.4

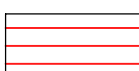
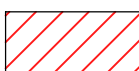


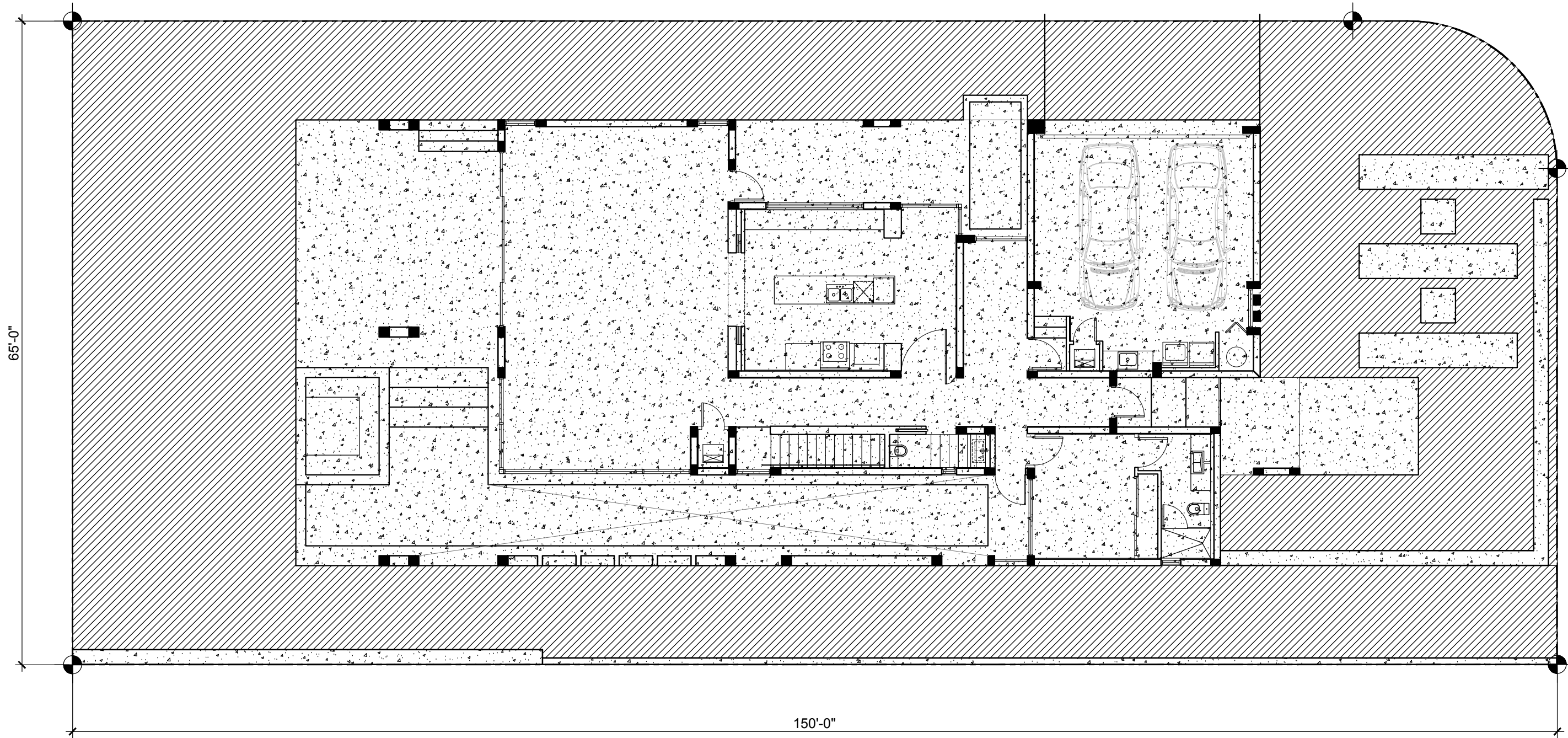
REQUIRED YARD AREAS DIAGRAM

FRONT YARD.  INTERIOR SIDE YARD 
STREET SIDE YARD  REAR YARD 



PROPOSED YARD AREAS DIAGRAM

FRONT YARD.  INTERIOR SIDE YARD 
STREET SIDE YARD  REAR YARD 



IMPERVIOUS / PERVIOUS DIAGRAM

IMPERVIOUS AREA: 5,029 S.F. 
PERVIOUS AREA: 4,733 S.F. 

FRONT YARD CALCULATION	
REQUIRED FRONT YARD AREA	1,902.70 SF.
REQUIRED PERVIOUS OPEN SPACE	626.00 SF. (50%)
PROVIDED	1,490.70 SF. (78.34%)

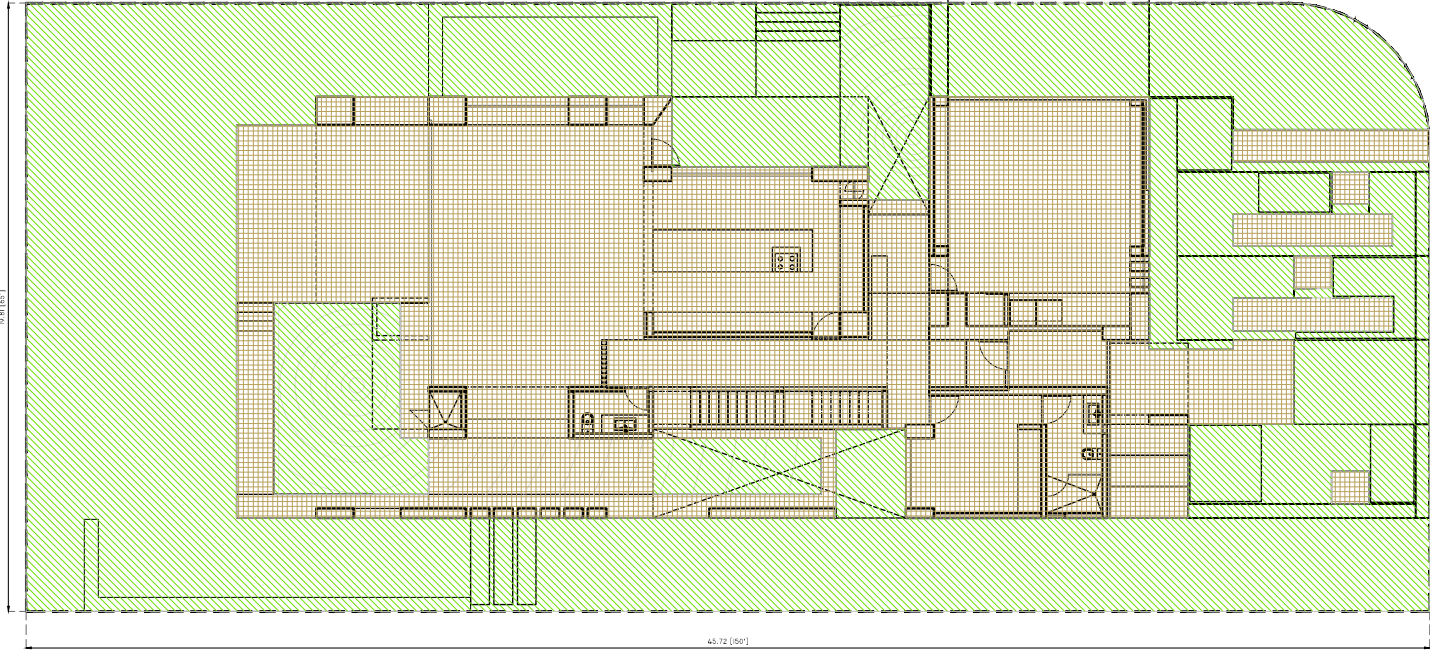
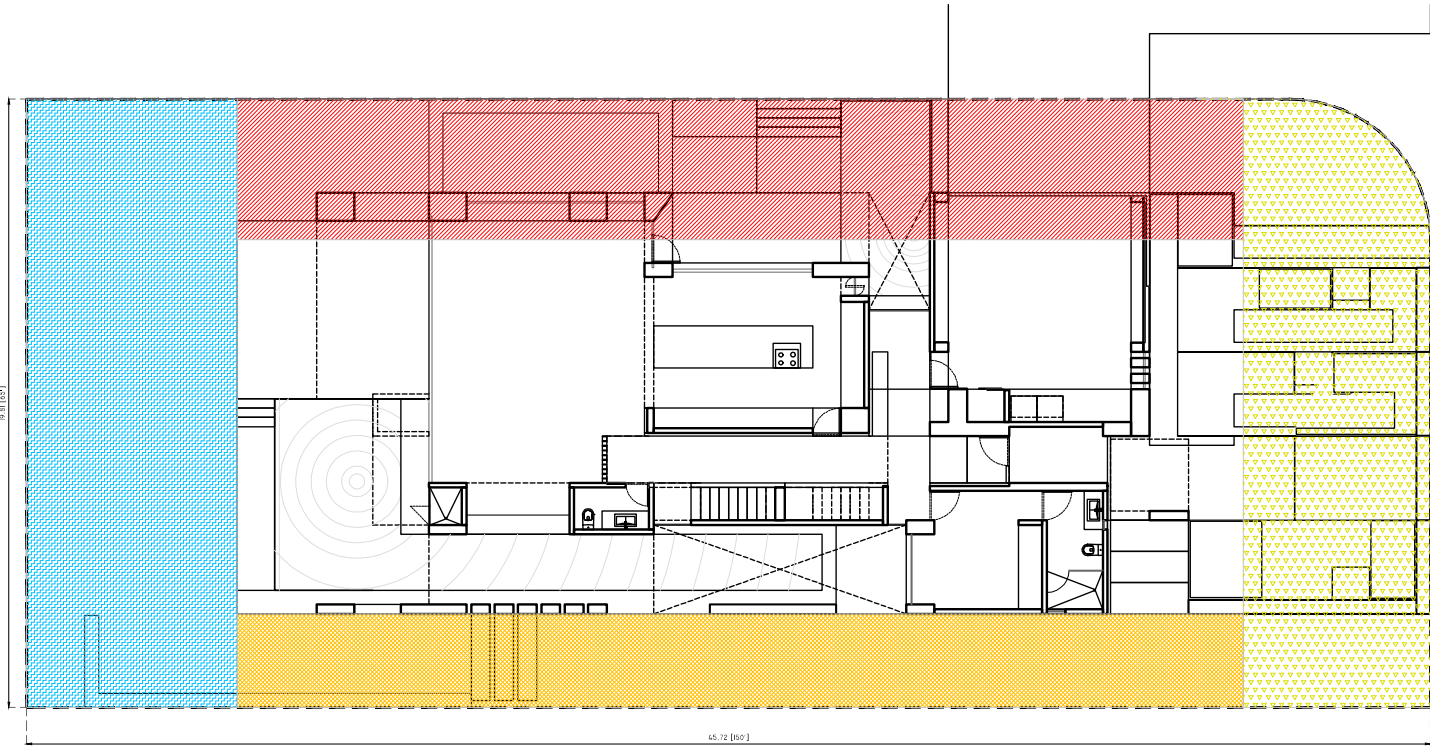
STREET SIDE YARD CALCULATION	
REQUIRED SIDE YARD AREA	1,463.50 SF.
REQUIRED PERVIOUS OPEN SPACE	731.75 SF. (50%)
PROVIDED	957.00 SF. (65%)

REAR YARD CALCULATION	
REQUIRED REAR YARD AREA (MIN.)	1,300.00 SF.
REQUIRED PERVIOUS OPEN SPACE	910.00 SF. (70%)
PROVIDED	1,433.80 SF. (110%)

INTERIOR SIDE YARD CALCULATION	
REQUIRED SIDE YARD AREA	973.40 SF.
PROVIDED	850.00 SF. (87.32%)

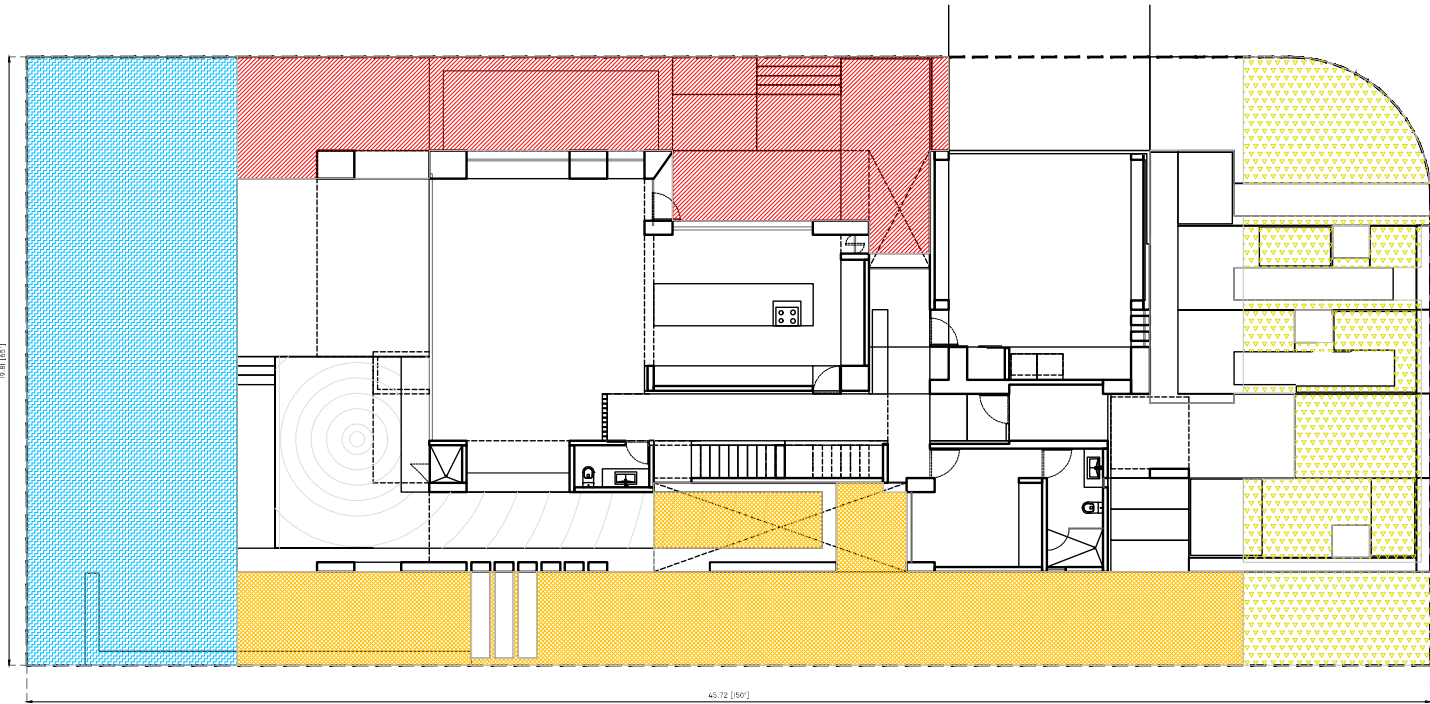
NAMAN RESIDENCE
2850 PRAIRIE AVENUE
MIAMI BEACH, FLORIDA 33140

DATE	REVISION
DWG. TITLE	
OPEN SPACE CALCULATION	
SCALE	
1/8"=1'-0"	
PROJECT NO.	
2015-27	
DATE	
11-05-18	
SHEET NUMBER	
A-010	



A GROUND
YARD AREA DIAGRAM
SCALE -

C GROUND
IMPERVIOUS/PERVIOUS DIAGRAM
SCALE -



B GROUND
PROPOSED YARD AREA DIAGRAM
SCALE -

- GROUND
YARD CALCULATION
SCALE -

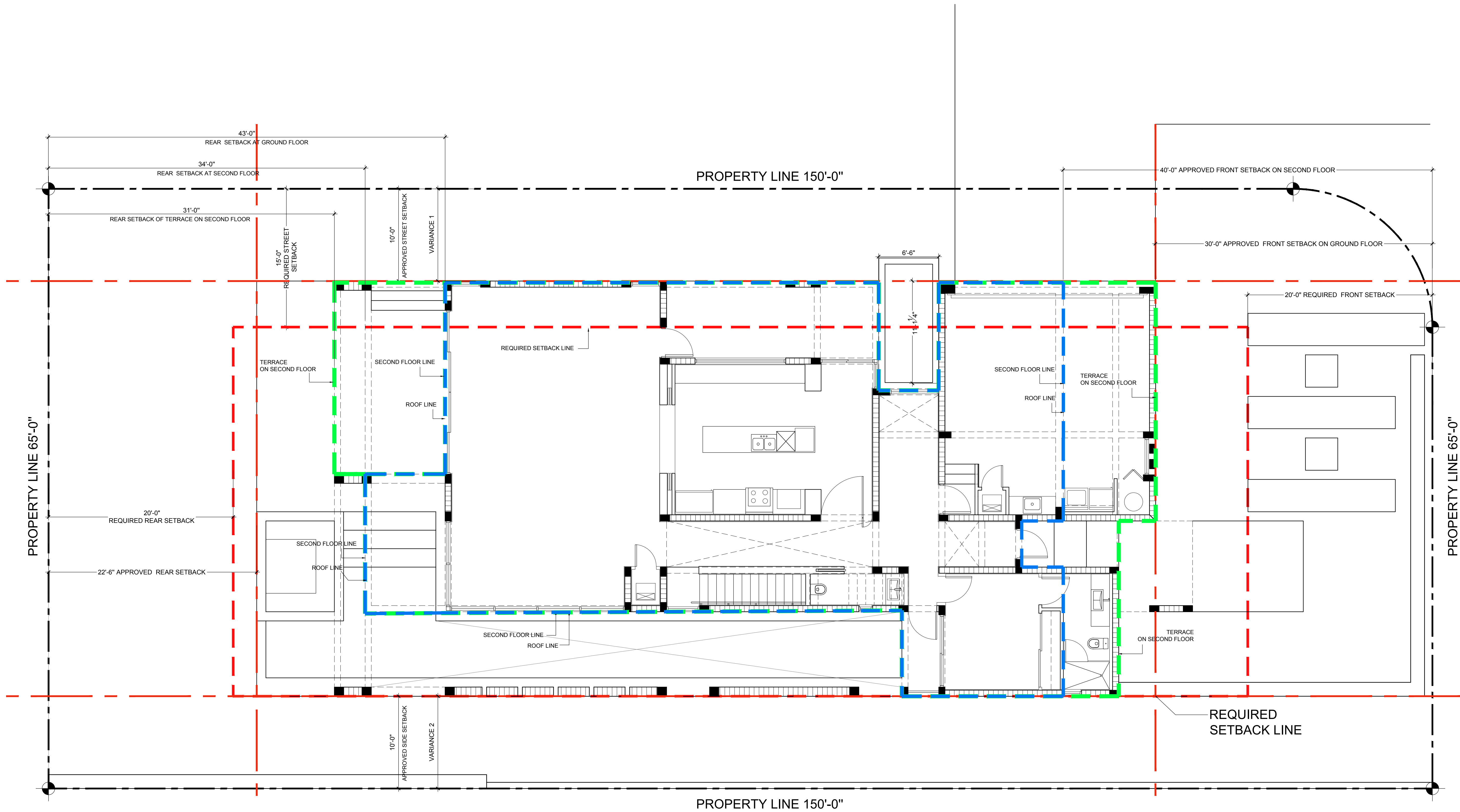
DRB APPROVED
(DRB0616-0034)

- LEGEND
- FRONT YARD
 - INTERIOR SIDE YARD
 - IMPERVIOUS
 - STREET SIDE YARD
 - REAR YARD
 - PERVIOUS

WAIVER DIAGRAM
OPEN SPACE SIDE STREET

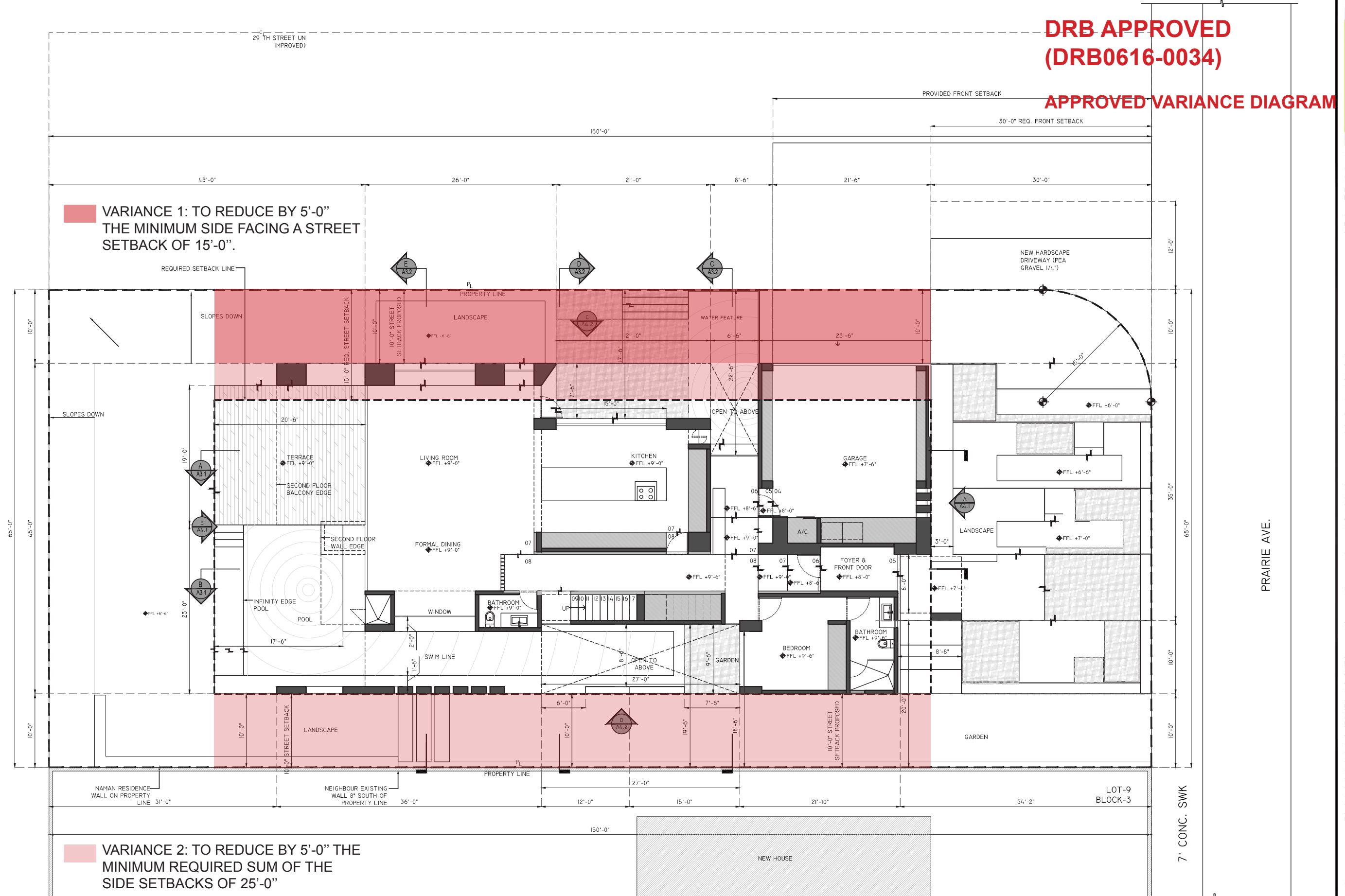
FRONT YARD CALCULATION		STREET SIDE YARD CALCULATION		REAR YARD CALCULATION	
FRONT YARD AREA	1 251.20 SF	SIDE YARD AREA	1 612.54 SF	REAR YARD AREA	1 462.35 SF
REQUIRED	652.6 SF (50%)	REQUIRED	806.32 SF (50%)	REQUIRED	1023.64 SF (70%)
PROVIDED	938.61 SF (75.02%)	PROVIDED	1014.71 SF (62.93%)	PROVIDED	1 462.35 SF (100%)

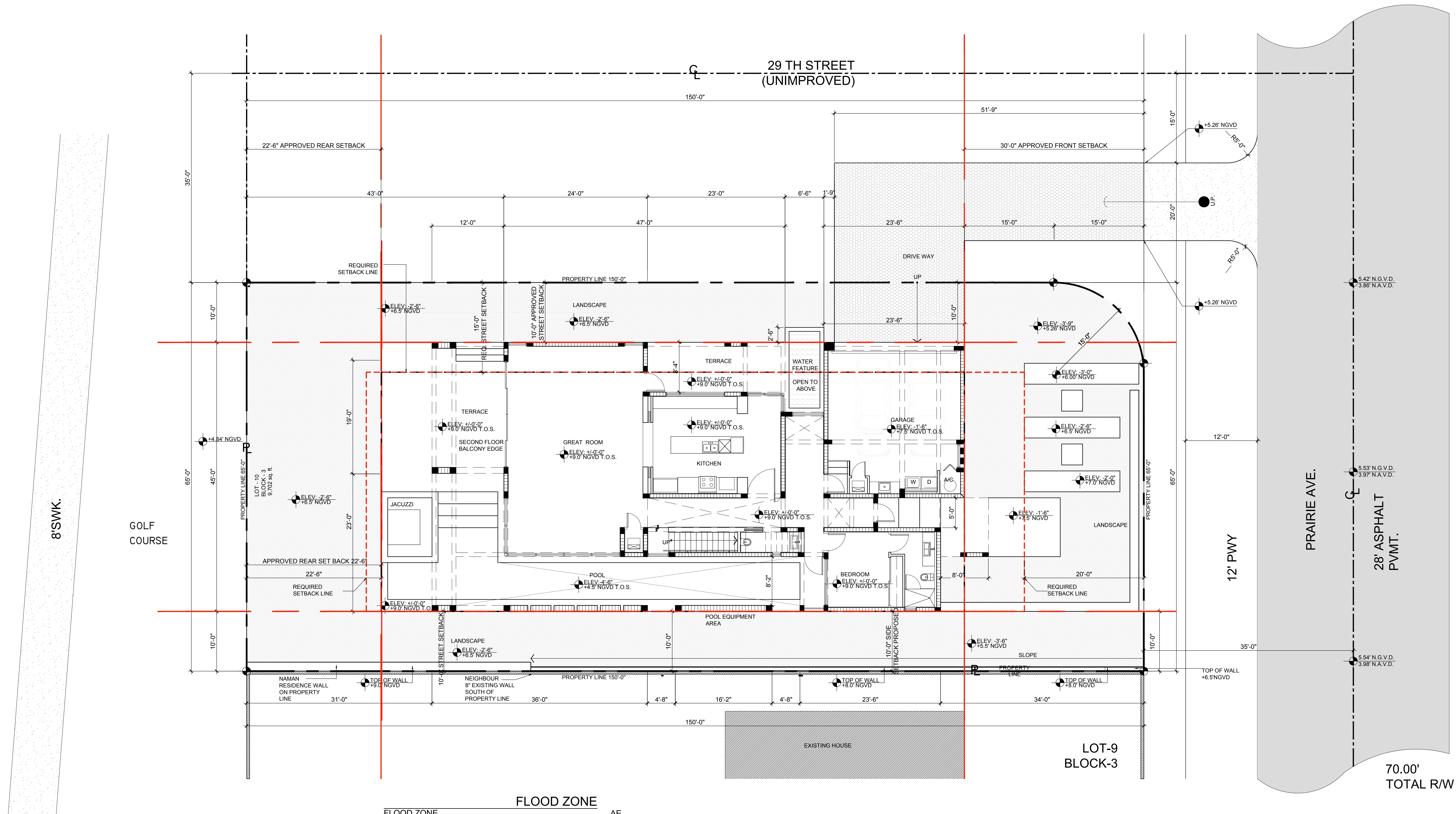
#	REVISION	DATE
01	SUBMITTAL	06/03/2016
02	STAFF NOTES	06/17/2016



LEGEND

- REQUIRED SET BACK LINE
- TERRACE ON SECOND FLOOR
- ROOF LINE





FLOOD ZONE

FLOOD ZONE	AE
FLOOD CATEGORY	II
BASE FLOOD ELEVATION	8.0' NGVD
DESIGN FLOOD ELEVATION	9.0' NGVD
LOWEST FLOOD ELEVATION	8.5' NGVD
LOWEST GRADE ELEV. ADJACENT TO BUILDING	4.70' NGVD
HIGHEST GRADE ELEV. ADJACENT TO BUILDING	5.0' NGVD
LOWEST ELEV. OF EQUIPMENT SERVICING BUILDING	9.0' NGVD
CROWN OF ROAD	4.0' NGVD
ADJUSTED GRADE	6'-0" NGVD
FIRM MAP # 12086C0317L	



△	DATE	REVISION
---	------	----------

DWG. TITLE	
------------	--

SITE PLAN

SCALE

1/8"=1'-0"

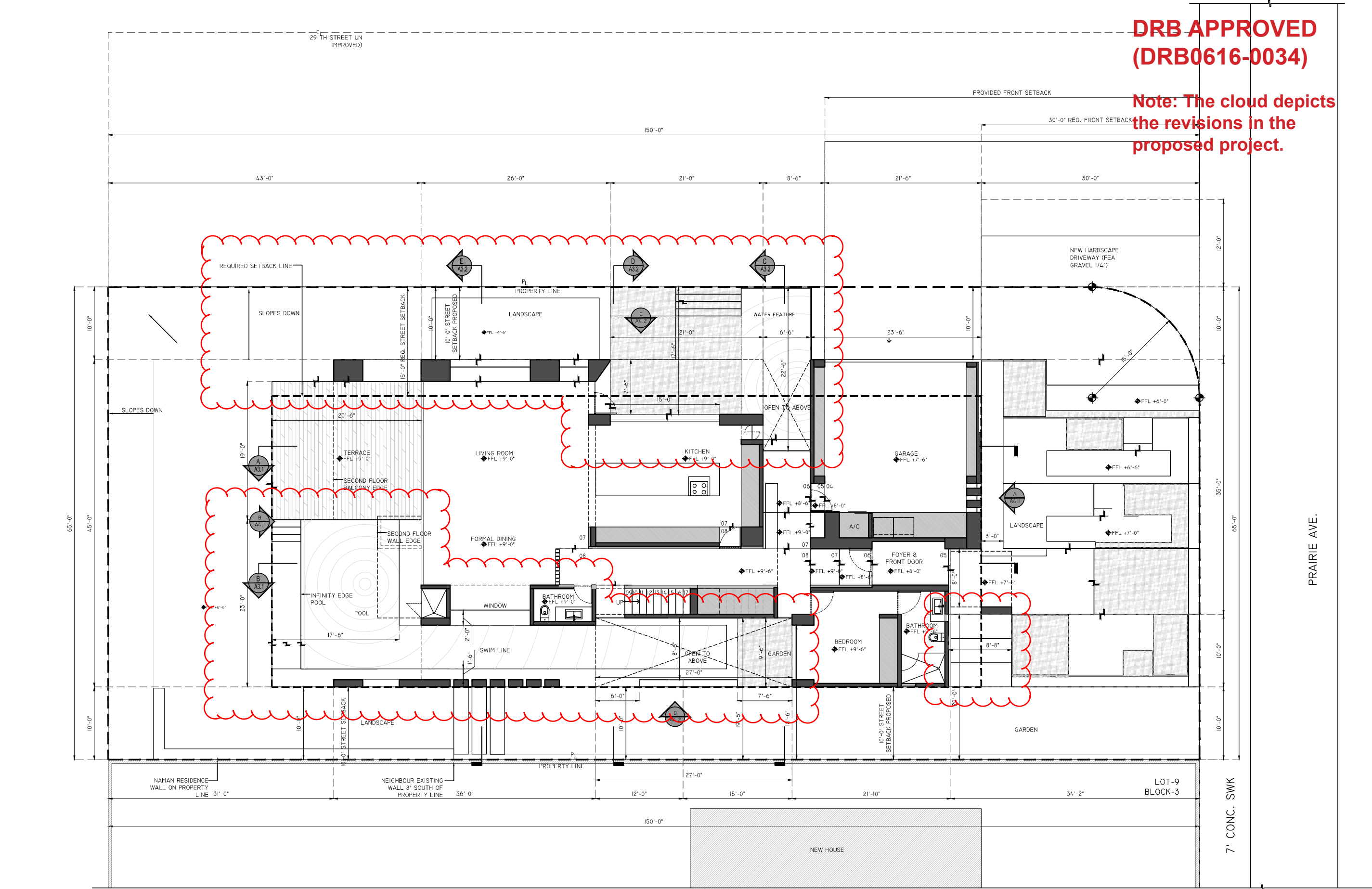
2015-27

DATE _____

11-05-18
SHEET NUMBER

SP-101

SP-101



DRB APPROVED
(DRB0616-0034)

Note: The cloud depicts
the revisions in the
proposed project.

ARCHITECT OF RECORD

BEILINSON
GOMEZ

ARCHITECTS

ARCHITECTURE AAC001062
JOSE L. GOMEZ, ARO015416
8101 BISCAYNE BLVD, SUITE 309
MIAMI, FL 33138-4664
TEL. (305) 559-1250
FAX (305) 551-1740
beilinsonarchitectspa.com

DESIGN ARCHITECT

MAT -
ERIA
Q

GUSTAVO CARMONA CBP SC
AV. PRESIDENTE MASARIK 29-4018
CHAPULTEPEC, MORALES, MEXICO CITY
11570 T+52 55 52 50 75 77
WWW.MATERIARQ.COM
M A T E R I A

NAMAN HOUSE

THESE DRAWINGS AND ITS SPECIFICATIONS ARE PROPERTY OF AND
COPYRIGHTED BY MATERIARQ AND SHALL NOT BE USED FOR ANY
OTHER PURPOSE EXCEPT BY PREVIOUS WRITTEN AGREEMENT WITH
THE ARCHITECT. BLUEPRINTS SHOULD NOT BE SCALED.

MEPS / COLAB :

MEPS / COLAB :

MEPS / COLAB :

MEPS / COLAB :

PROJECT NO. : MA-MIA
ADDRESS : 2850 PRAIRIE AVENUE
MIAMI BEACH, FL 33140

PROJECT PHASE : 10 20 30 40 50 60 70 80 90 100
AREA : 424.41 M2 / 4,568.31 SQFT
DATE : JUNE 3RD / 2016

#	REVISION	DATE
01	SUBMITTAL	06/03/2016
02	STAFF NOTES	06/17/2016

DWG TITLE :

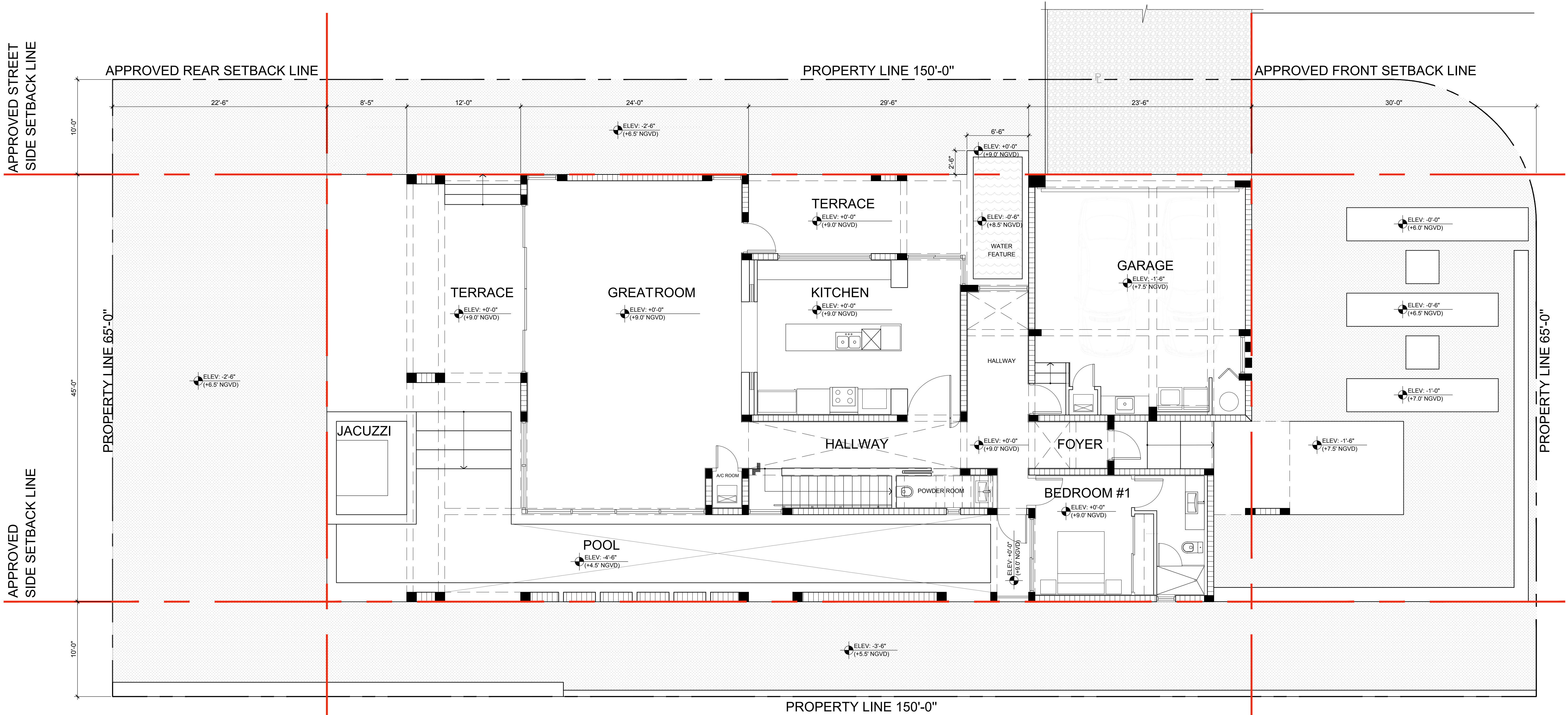
PROPOSED SITE
PLAN

SHEET NUMBER :

A2.0

DATE	REVISION

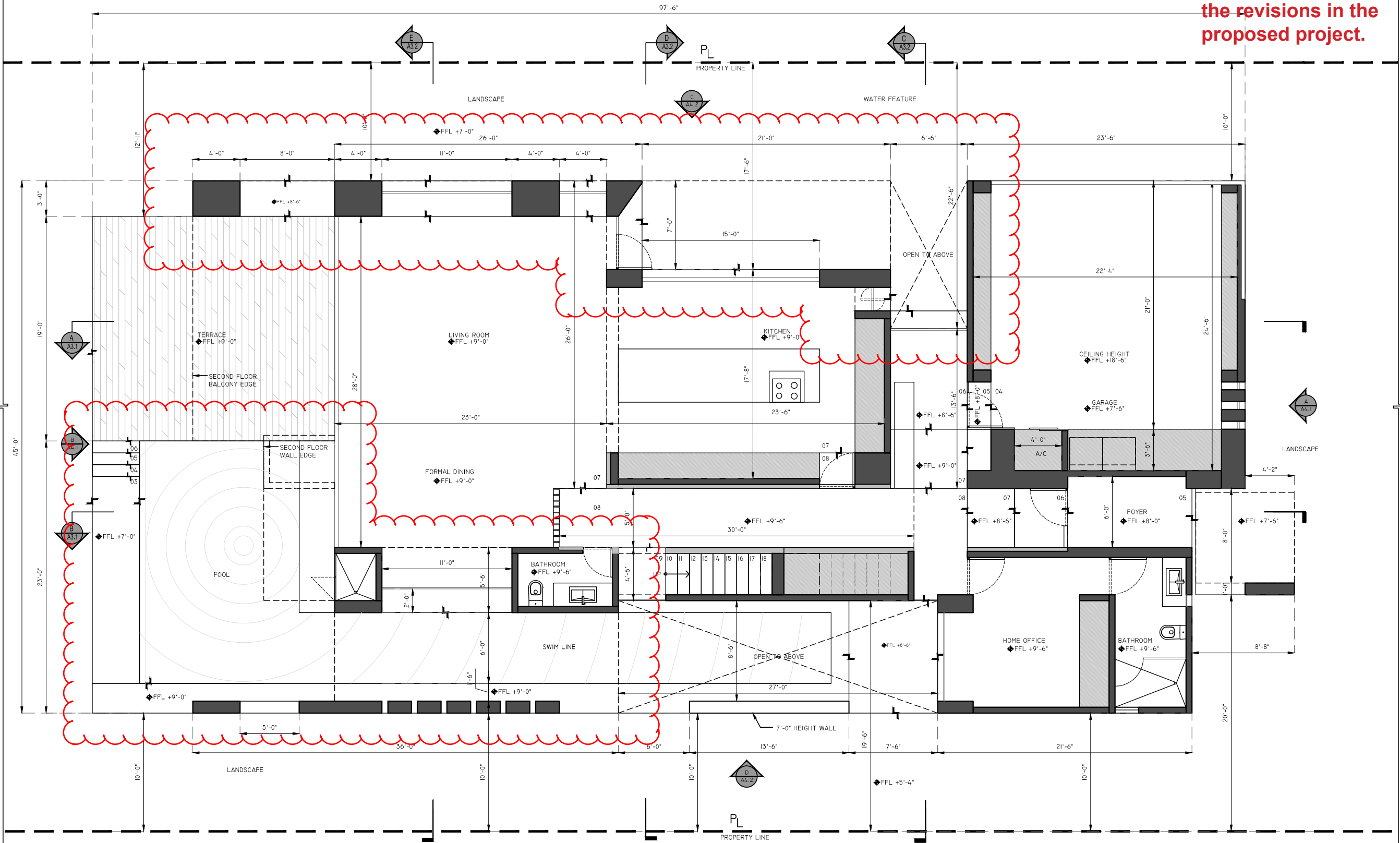
DWG. TITLE	GROUND FLOOR PLAN
SCALE	1/4"=1'-0"
PROJECT NO.	2015-27
DATE	11-05-18
SHEET NUMBER	A-101



- LEGEND
- INTERIOR G.W.B. PARTITION
 - CMU WALL
 - CONCRETE COLUMN / CONCRETE WALL
 - PROPERTY LINE
 - SETBACK LINE

DRB APPROVED
(DRB0616-0034)

Note: The cloud depicts
the revisions in the
proposed project.



ARCHITECT OF RECORD

BEILINSON
GOMEZ

ARCHITECTS

ARCHITECTURE AAC001062
JOSE L. GOMEZ AR0015416
8101 BISCAYNE BLVD. SUITE 309
MIAMI FL 33138-4664
TEL. (305) 559. 1250
FAX (305) 551. 1740
beilinsonarchitectspa.com

DESIGN ARCHITECT

MAT -
ERIA
Q

GUSTAVO CARMONA CBP SC
AV PRESIDENTE MASARIK 29 4018
CHAPULTEPEC MORALES MEXICO CITY
11570 T + 52 55 52 50 75 77

WWW.MATERIARQ.COM

M A T E R I A

NAMAN HOUSE

THESE DRAWINGS AND ITS SPECIFICATIONS ARE PROPERTY OF AND
COPYRIGHTED BY MATERIA, AND SHALL NOT BE USED FOR ANY
OTHER PURPOSE EXCEPT BY PREVIOUS WRITTEN AGREEMENT WITH
THE ARCHITECT. BLUEPRINTS SHOULD NOT BE SCALED.

MEPS / COLAB :

MEPS / COLAB :

MEPS / COLAB :

MEPS / COLAB :

PROJECT NO. : MA-MIA
ADDRESS : 2850 PRAIRIE AVENUE
MIAMI BEACH, FL 33140

PROJECT PHASE : ☒ SC ☐ DD ☐ CD ☐
AREA : 424.41 M2 / 4 568.31 SQFT
DATE : JUNE 3rd / 2016

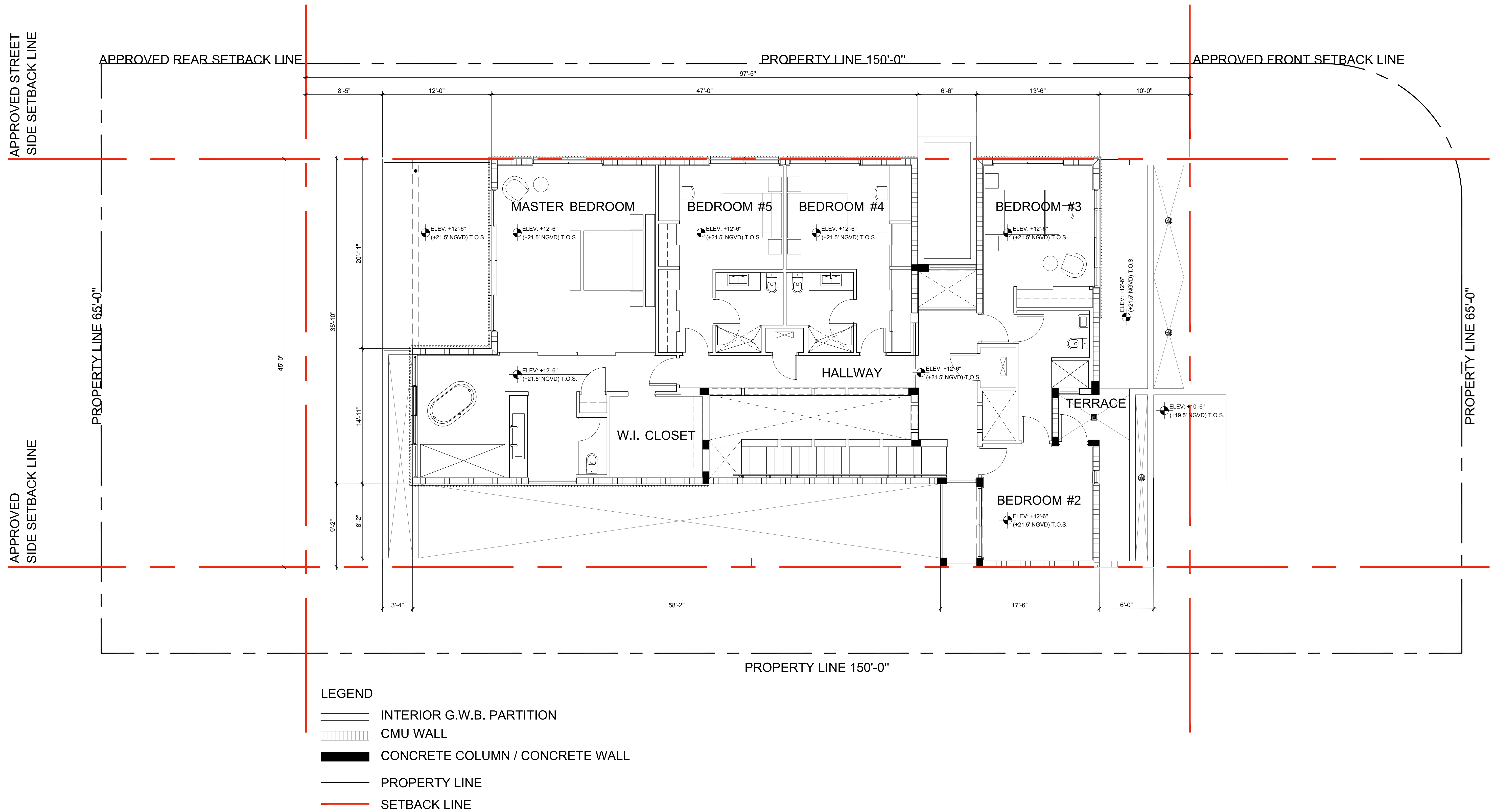
#	REVISION	DATE
01	SUBMITTAL	06/03/2016
02	STAFF NOTES	06/17/2016

DWG TITLE :

PROPOSED
GROUND FLOOR
PLAN

SHEET NUMBER :

A2.1



DRB APPROVED
(DRB0616-0034)

Note: The cloud depicts
the revisions in the
proposed project.

ARCHITECT OF RECORD

BEILINSON
GOMEZ

ARCHITECTS

ARCHITECTURE AAC001062
JOSE L. GOMEZ AR0015416
8101 BISCAYNE BLVD. SUITE 309
MIAMI FL 33138-4664
TEL. (305) 559. 1250
FAX (305) 551. 1740
beilinsonarchitectspa.com

DESIGN ARCHITECT

MAT -
ERIA
Q

GUSTAVO CARMONA CBP SC
AV PRESIDENTE MASARIK 29 4018
CHAPULTEPEC MORALES MEXICO CITY
11570 T+52 55 52 50 75 77

WWW.MATERIARQ.COM

M A T E R I A

NAMAN HOUSE

THESE DRAWINGS AND ITS SPECIFICATIONS ARE PROPERTY OF AND
COPYRIGHTED BY MATERIA, AND SHALL NOT BE USED FOR ANY
OTHER PURPOSE EXCEPT BY PREVIOUS WRITTEN AGREEMENT WITH
THE ARCHITECT. BLUEPRINTS SHOULD NOT BE SCALED.

MEPS / COLAB

MEPS / COLAB

MEPS / COLAB

MEPS / COLAB

PROJECT NO. : MA-MIA
ADDRESS : 2850 PRAIRIE AVENUE
MIAMI BEACH, FL 33140

PROJECT PHASE : SD DD CD
AREA : 424.41 M2 / 4 568.31 SQFT
DATE : JUNE 3rd / 2016

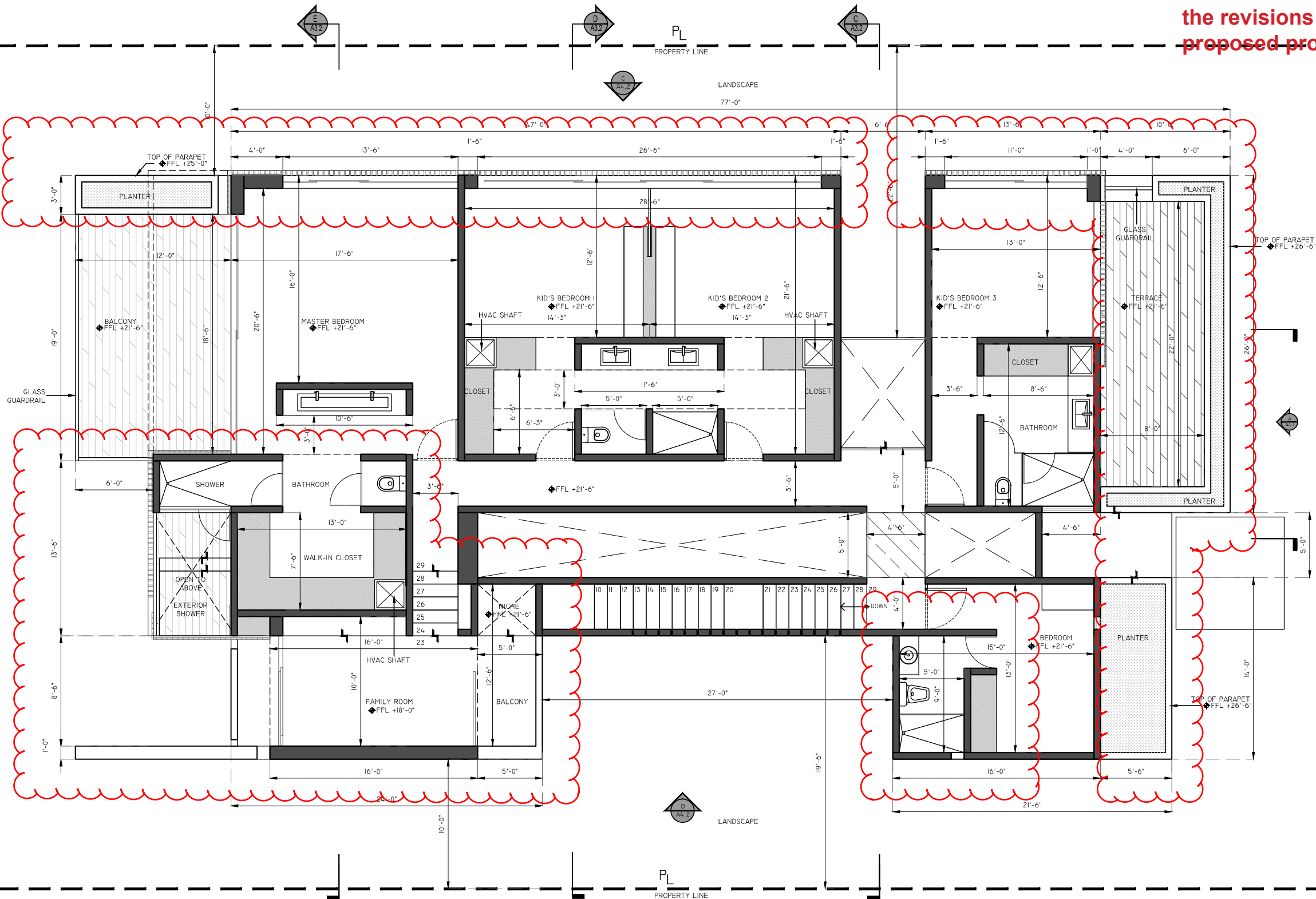
#	REVISION	DATE
01	SUBMITAL	06/03/2016
02	STAFF NOTES	06/17/2016

DWG TITLE :

PROPOSED
SECOND DFLOOR
PLAN

SHEET NUMBER :

A2.2



MIAMI, FLORIDA 33140

DWG. TITLE	
------------	--

DOOF PLAN

SCALE

 $16' = 1'-0''$

PROJECT NO.

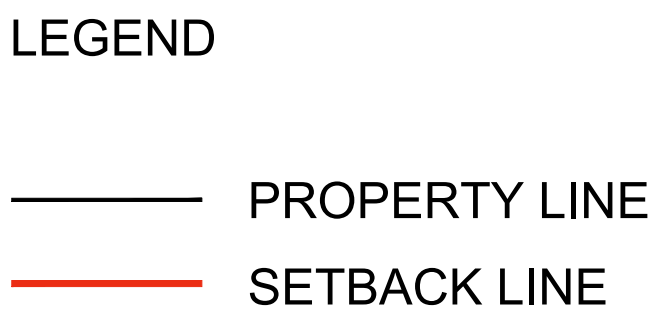
015-27

DATE _____

05-18

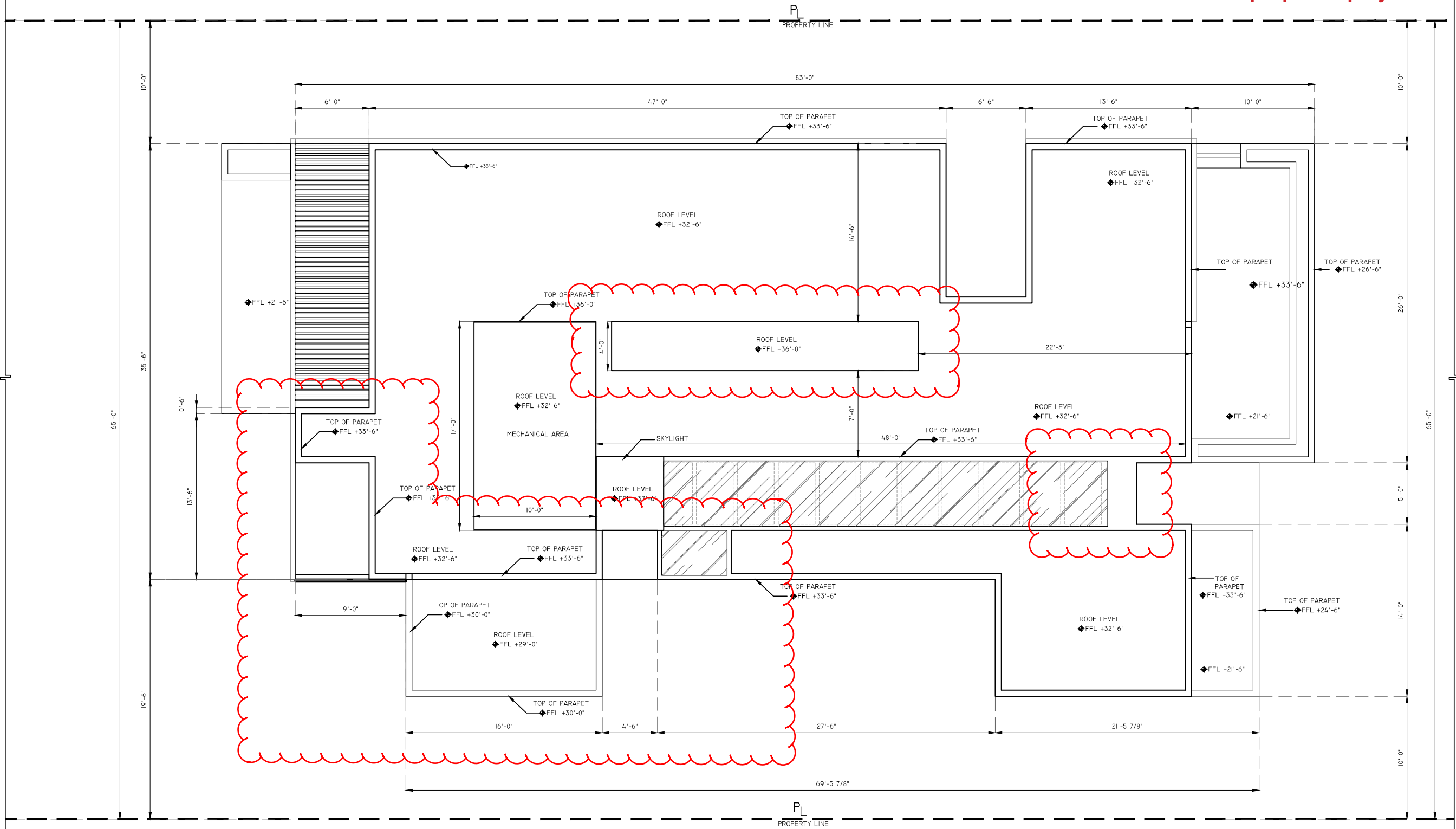
SHEET NUMBER

A-103



DRB APPROVED
(DRB0616-0034)

Note: The cloud depicts
the revisions in the
proposed project.



ARCHITECT OF RECORD

BEILINSON
GOMEZ

ARCHITECTS

ARCHITECTURE AAC001062
JOSE L. GOMEZ AR0015416
8101 BISCAYNE BLVD. SUITE 309
MIAMI FL 33138-4664
TEL. (305) 559.1250
FAX (305) 551.1740
beilinsonarchitectspa.com

DESIGN ARCHITECT

MAT -
ERIA
Q

GUSTAVO CARMONA CBP SC
AV PRESIDENTE MASARIK 29 4018
CHAPULTEPEC MORALES MEXICO CITY
11570 T+52 55 52 50 75 77

WWW.MATERIARQ.COM

M A T E R I A

NAMAN HOUSE

THESE DRAWINGS AND ITS SPECIFICATIONS ARE PROPERTY OF AND
COPYRIGHTED BY MATERIA, AND SHALL NOT BE USED FOR ANY
OTHER PURPOSE EXCEPT BY PREVIOUS WRITTEN AGREEMENT WITH
THE ARCHITECT. BLUEPRINTS SHOULD NOT BE SCALED.

MEPS / COLAB :

MEPS / COLAB :

MEPS / COLAB :

MEPS / COLAB :

PROJECT NO. : MA-MIA
ADDRESS : 2850 PRAIRIE AVENUE
MIAMI BEACH, FL 33140

PROJECT PHASE : SD CD CD
AREA : 424.41 M2 / 4 568.31 SQFT
DATE : JUNE 3rd / 2016

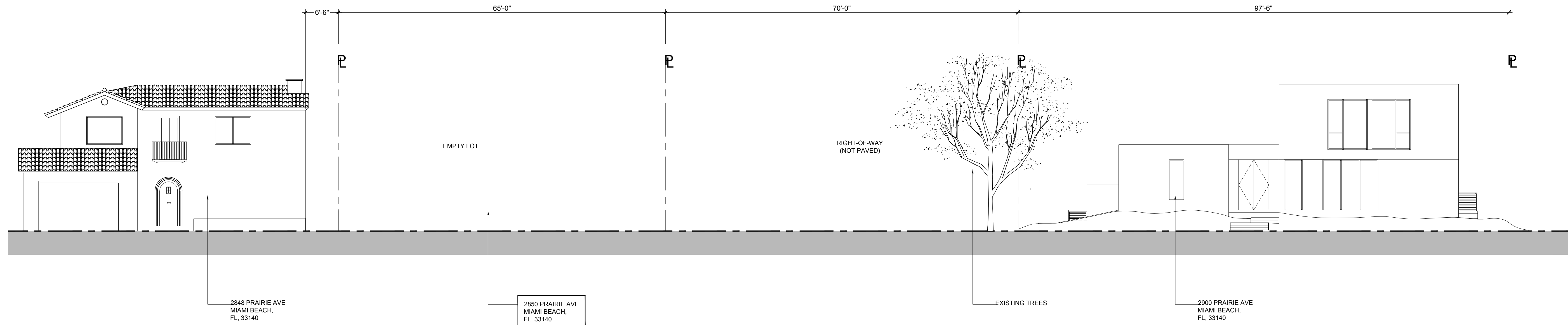
#	REVISION	DATE
01	SUBMITTAL	06/03/2016
02	STAFF NOTES	06/17/2016

DWG TITLE :

PROPOSED ROOF
PLAN

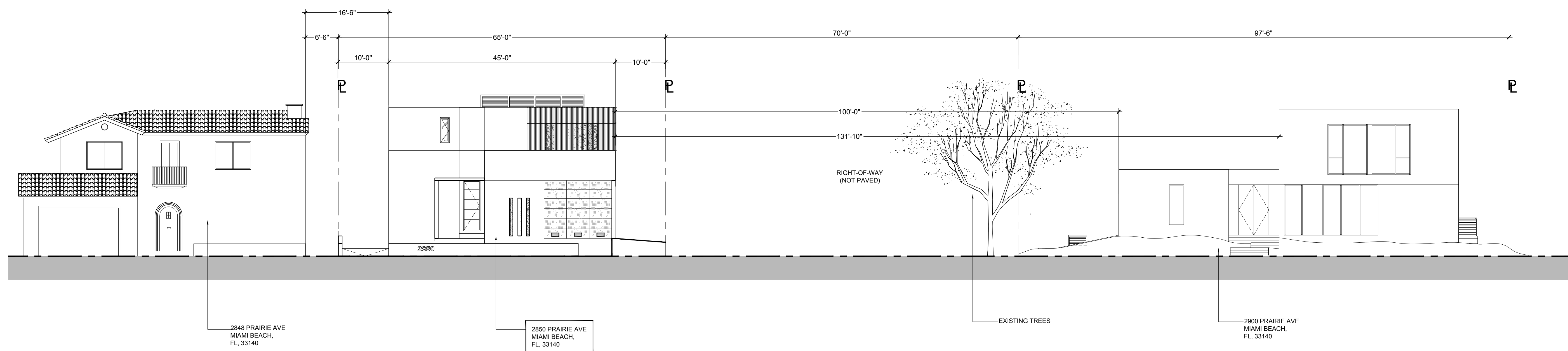
SHEET NUMBER :

A2.3



C1 EXISTING CONTEXTUAL ELEVATION

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



A1 PROPOSED CONTEXTUAL ELEVATION

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

NAMAN RESIDENCE
2850 PRAIRIE AVENUE
MIAMI, FLORIDA 33140

DATE	REVISION

G. TITLE								
----------	--	--	--	--	--	--	--	--

PROPOSED
CONTEXTUAL
ELEVATION

SALE

AS SHOWN

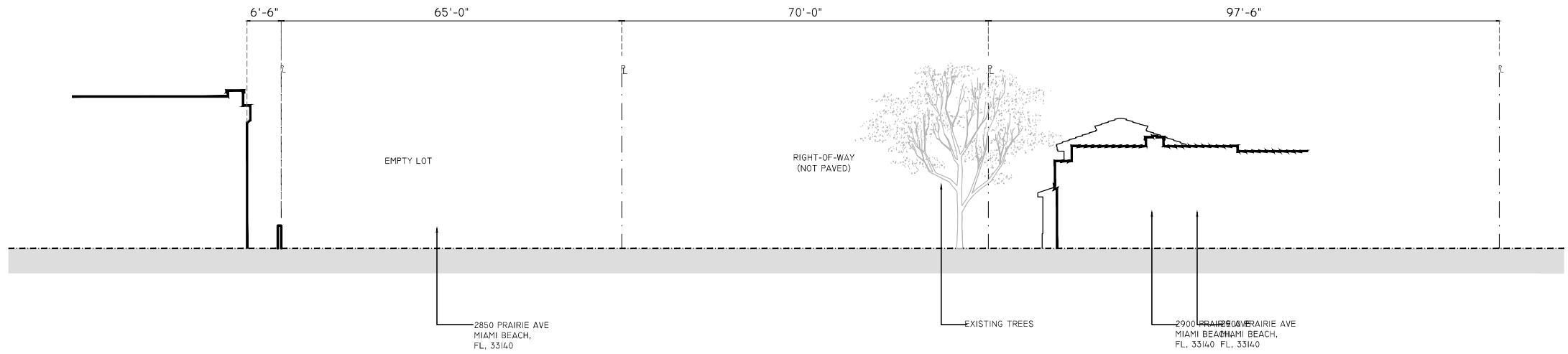
PROJECT NO. [REDACTED]

2015-27

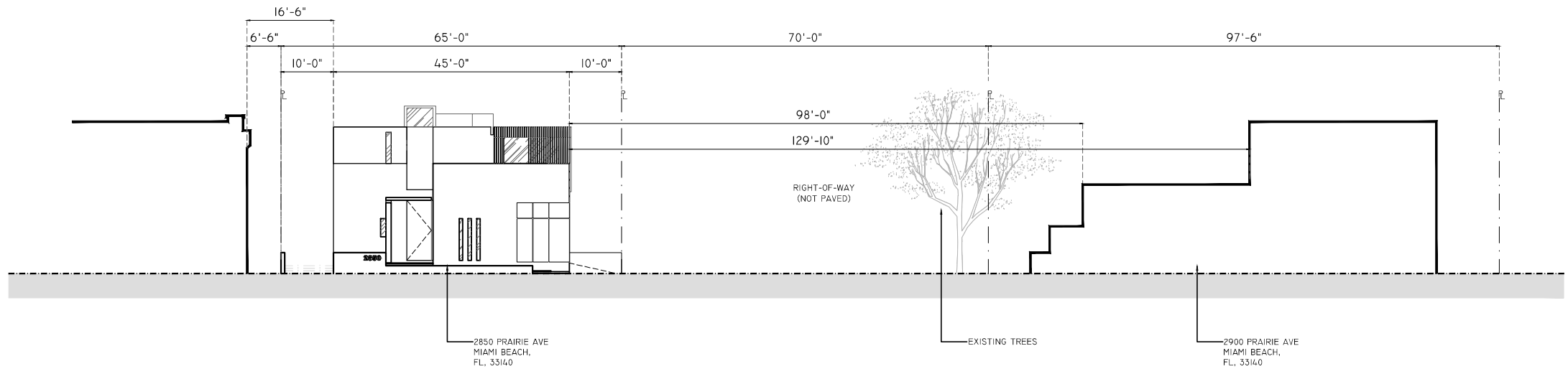
11-05-18

SHEET NUMBER

4-201 ■



A CONTEXTUAL EXISTING (11-07-15)
ELEVATION
SCALE: 0'-3/4" = 1'-0"



B CONTEXTUAL PROPOSED (09-06-16)
ELEVATION
SCALE: 0'-3/4" = 1'-0"

ARCHITECT OF RECORD

BEILINSON
GOMEZ

ARCHITECTS *pc*

ARCHITECTURE AAC001062
JOSE L. GOMEZ AR0015416
8101 BISCAYNE BLVD, SUITE 309
MIAMI FL 33138-4664
TEL. (305) 559.1250
FAX (305) 551.1740
beilinsonarchitectspc.com

DESIGN ARCHITECT

MAT -
ERIA
Q

GUSTAVO CARMONA CBP SC
AV PRESIDENTE MASARIK 29 401B
CHAPULTEPEC MORALES MEXICO CITY
11570 T+52 55 52 50 75 77

WWW.MATERIARQ.COM

M A T E R I A

NAMAN HOUSE

THESE DRAWINGS AND ITS SPECIFICATIONS ARE PROPERTY OF AND
COPYRIGHTED BY MATERIA AND SHALL NOT BE USED FOR ANY
OTHER PURPOSE EXCEPT BY PREVIOUS WRITTEN AGREEMENT WITH
THE ARCHITECT. BLUEPRINTS SHOULD NOT BE SCALED.

MEPS / COLAB :

MEPS / COLAB :

MEPS / COLAB :

MEPS / COLAB :

PROJECT NO. : MA-MA,
ADDRESS : 2850 PRAIRIE AVENUE,
MIAMI BEACH, FL 33140

PROJECT PHASE : 3D ☒ 2D ☐ CD ☐
AREA : 424.41 M2 / 4 568.31 SQFT
DATE : JUNE 3rd / 2016

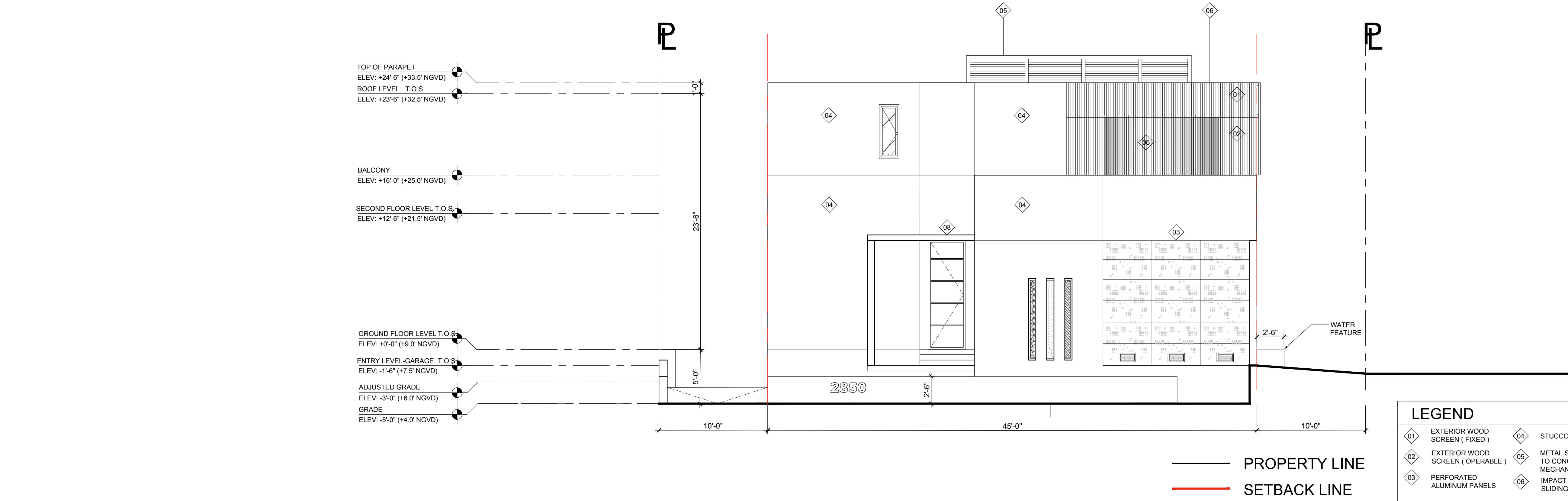
#	REVISION	DATE
01	SUBMITTAL	06/03/2016
02	STAFF NOTES	06/17/2016

DWG TITLE :

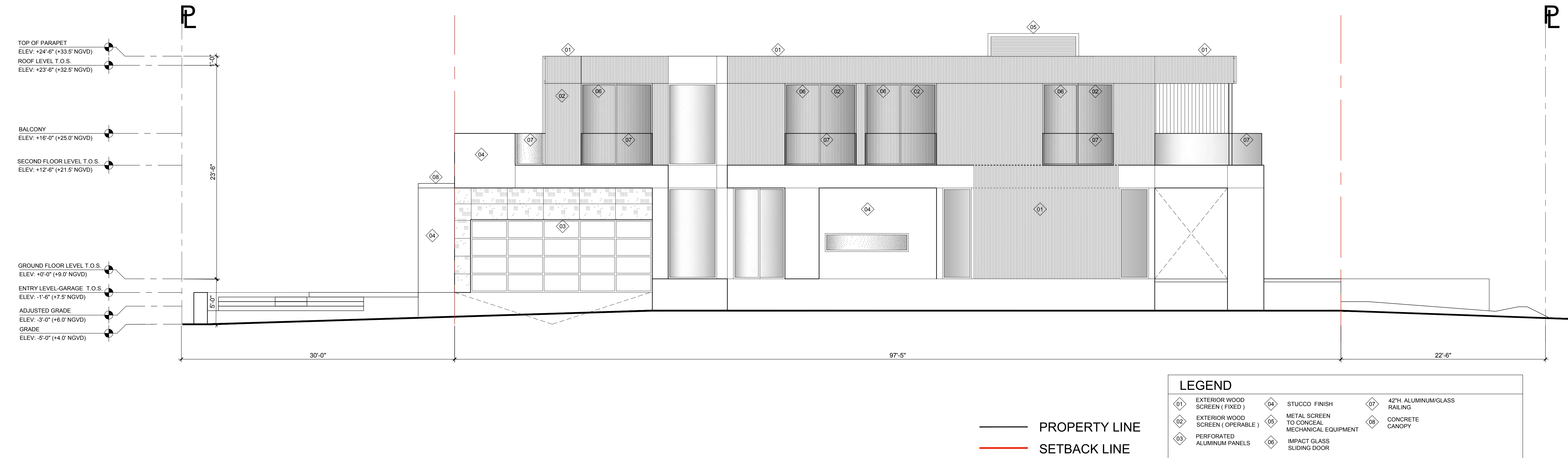
EXISTING & PROPOSED
CONTEXTUAL
ELEVATIONS

SHEET NUMBER :

A-2.4



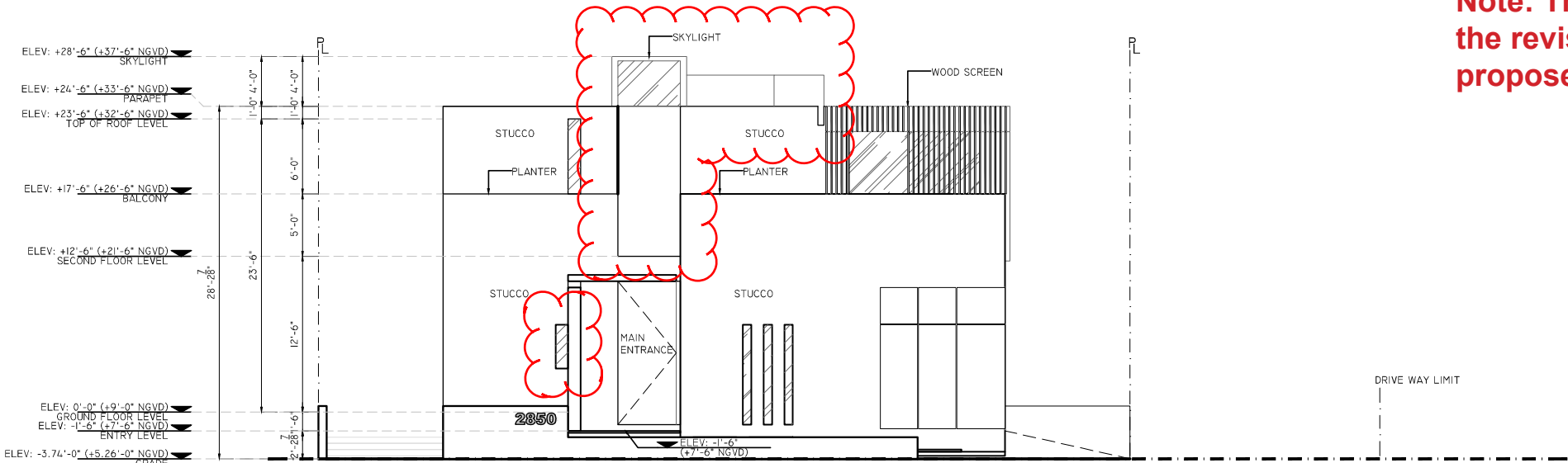
C1 EAST ELEVATION



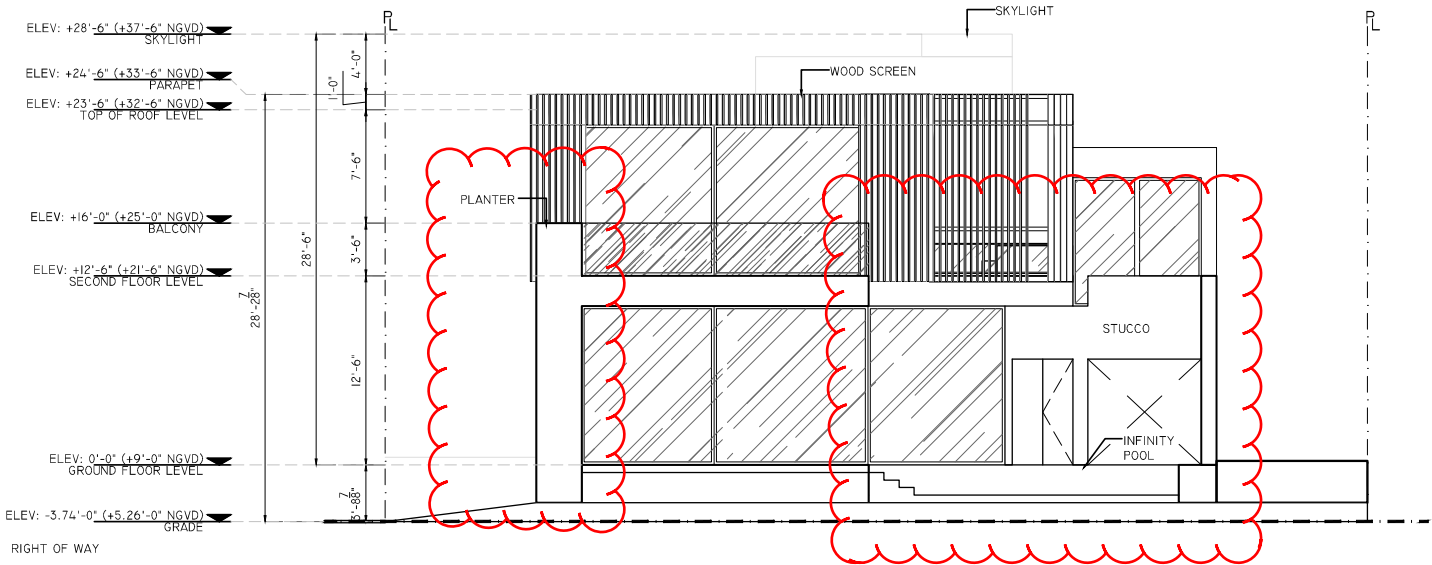
A1 NORTH ELEVATION

DRB APPROVED
(DRB0616-0034)

Note: The cloud depicts
the revisions in the
proposed project.



A EAST FACADE (FRONT)
ELEVATION
SCALE 0'-3/16"=1'-0"



B WEST FACADE (REAR)
ELEVATION
SCALE 0'-3/16"=1'-0"

ARCHITECT OF RECORD



ARCHITECTURE AAC001062
JOSE L. GOMEZ AR0015416
8101 BISCAYNE BLVD. SUITE 309
MIAMI FL 33138-4664
TEL. (305) 559. 1250
FAX (305) 551. 1740
beilinsonarchitectspa.com

DESIGN ARCHITECT

MAT -
ERIA
Q

GUSTAVO CARMONA CBP SC
AV. PRESIDENTE MASARIK 29 4018
CHAPULTEPEC MORALES MEXICO CITY
11570 T+52 55 52 50 75 77

WWW.MATERIARQ.COM

M A T E R I A

NAMAN HOUSE

THESE DRAWINGS AND ITS SPECIFICATIONS ARE PROPERTY OF AND
COPYRIGHTED BY MATERIA, AND SHALL NOT BE USED FOR ANY
OTHER PURPOSE EXCEPT BY PREVIOUS WRITTEN AGREEMENT WITH
THE ARCHITECT. BLUEPRINTS SHOULD NOT BE SCALED.

MEPS / COLAB :

MEPS / COLAB :

MEPS / COLAB :

MEPS / COLAB :

PROJECT NO. : MA-MIA
ADDRESS : 2850 PRAIRIE AVENUE
MIAMI BEACH, FL 33140

PROJECT PHASE : SD CD CD CD
AREA : 424.41 M2 / 4 568.31 SQFT
DATE : JUNE 3rd / 2016

#	REVISION	DATE
01	SUBMITTAL	06/03/2016
02	STAFF NOTES	06/17/2016

DWG TITLE :

PROPOSED EAST &
WEST ELEVATIONS

SHEET NUMBER :

A4.1

DATE	REVISION

DWG. TITLE

WEST AND SOUTH
ELEVATIONS

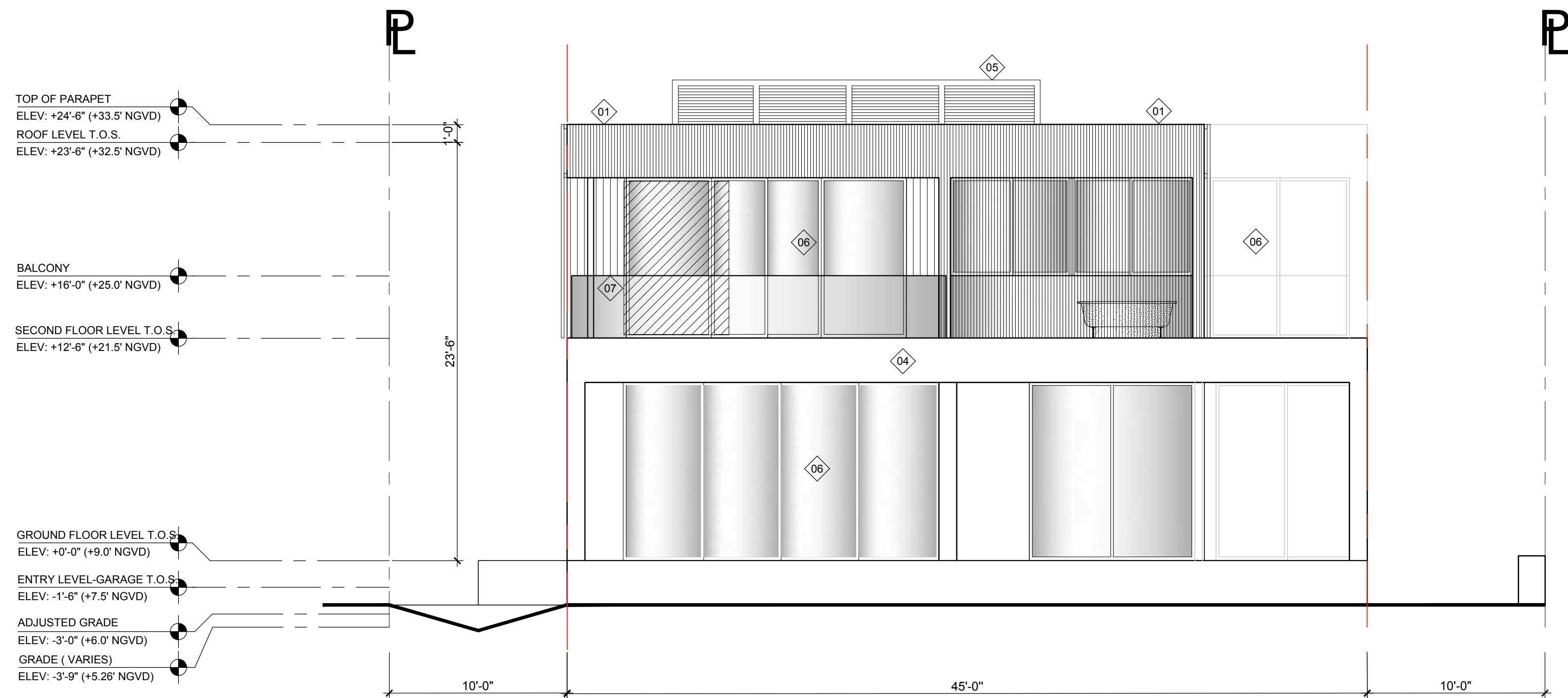
SCALE

PROJECT NO.

DATE

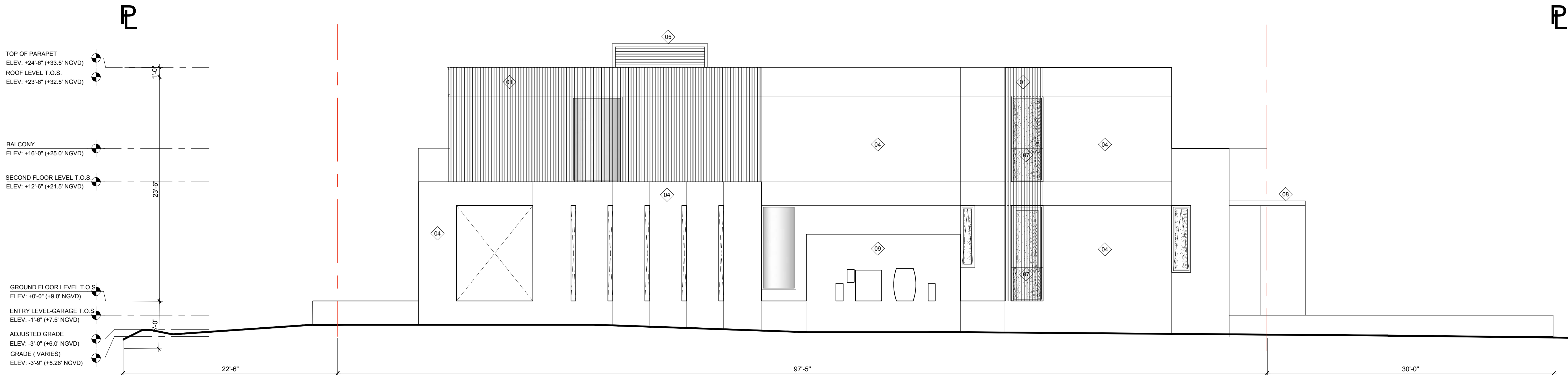
SHEET NUMBER

A-203



PROPERTY LINE
SETBACK LINE

C1 WEST ELEVATION



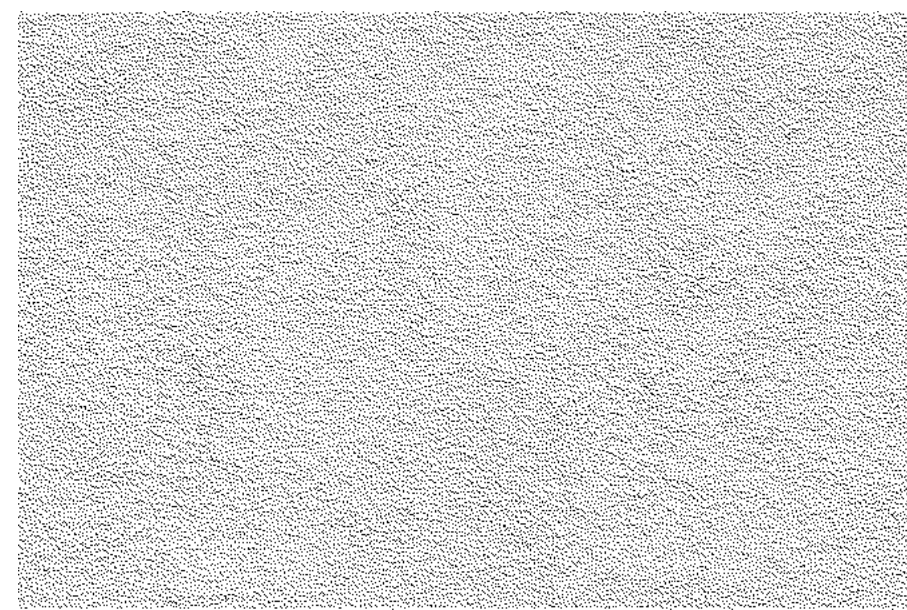
PROPERTY LINE
SETBACK LINE

A1 SOUTH ELEVATION

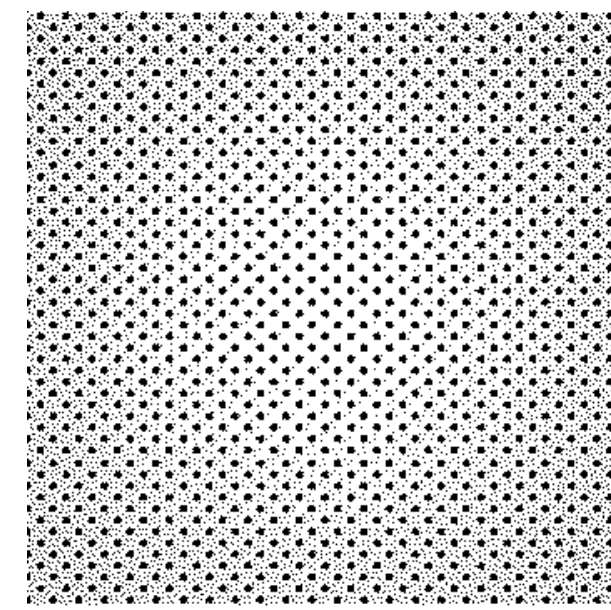
Note: The cloud depicts the revisions in the proposed project.



A4.2



01 PAINTED SMOOTH STUCCO,
BENJAMIN MOORE
PURE WHITE OC-64



02 PERFORATED
ALUMINUM
SHEET METAL



03 ACOYA WOOD
FOR FACADE SCREENS



04 IPE WOOD
FOR PATIO DECK



05 CONCRETE TURF BLOCK



06 OOLITIC LIMESTONE



07 CLEAR GLASS
FRAMELESS RAILING



08 ANODIZED ALUMINUM
FRAME WITH CLEAR GLASS



02



05



06



03



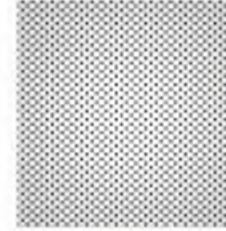
04



1. CLIPPING WOOD



2. THERINOCROMAX



3. ALUMINUM



4. JOLLY WELL



5. GRAVEL



6. BLACK METAL





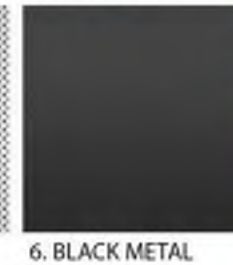
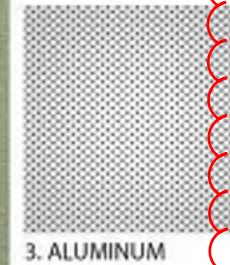
ARCHITECTURE AAC001062
JOSE L. GOMEZ AR0015416
101 BISCAYNE BLVD.
SUITE 309
MIAMI FL 33138-4664
TEL. (305) 559.1250
FAX (305) 551.1740
jg@jlgilinsonarchitectspa.com



SALE	N.T.S.
PROJECT NO.	2015-27
E	11-05-18
EET NUMBER	

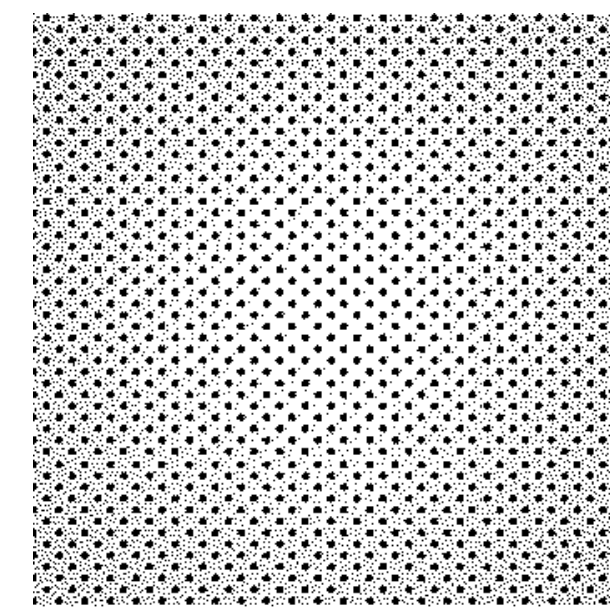
A-205







01 PAINTED SMOOTH STUCCO,
BENJAMIN MOORE
PURE WHITE OC-64



02 PERFORATED
ALUMINUM
SHEET METAL



03 ACOYA WOOD FOR FACADE SCREENS



04 IPE WOOD
FOR PATIO DECK



05 CONCRETE TURF BLOCK



06 OOLITIC LIMESTONE



07 CLEAR GLASS
FRAMELESS RAILING



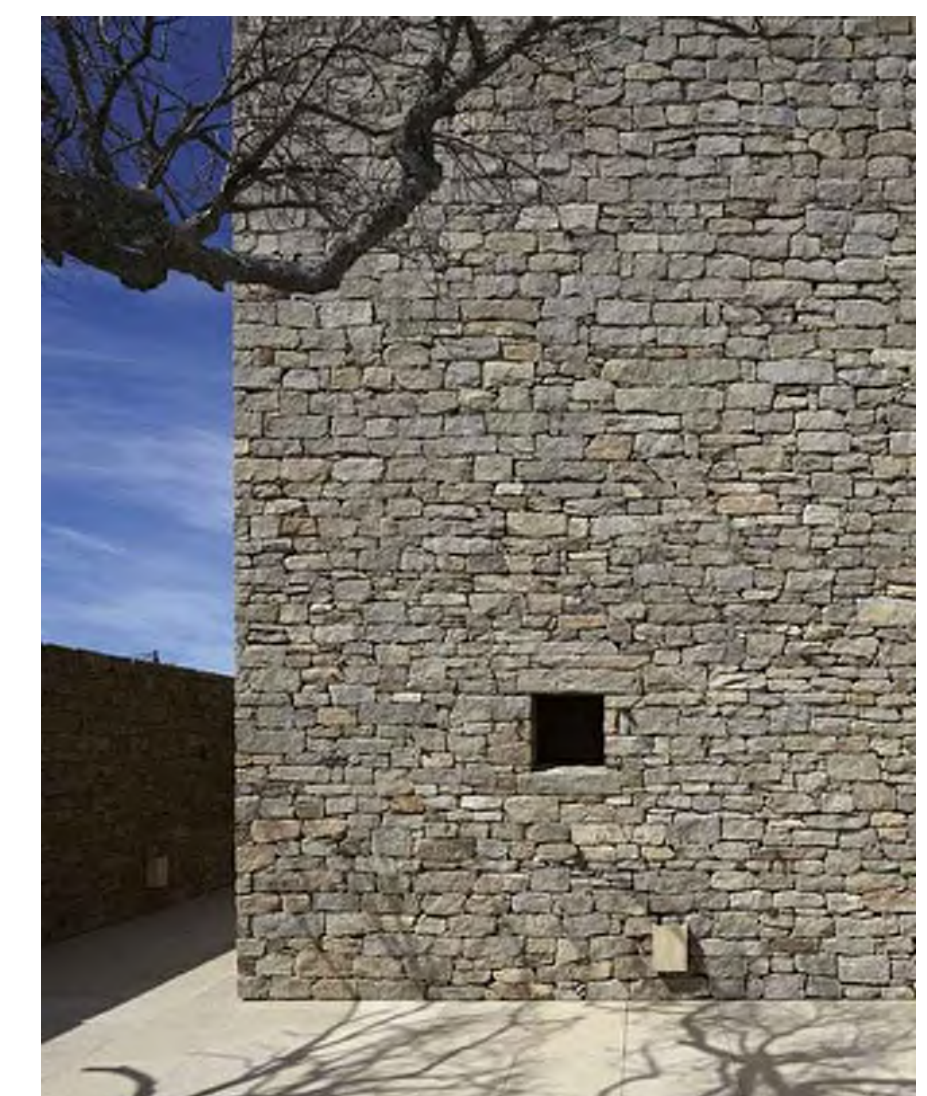
08 ANODIZED ALUMINUM
FRAME WITH CLEAR GLASS



02



05



06



03



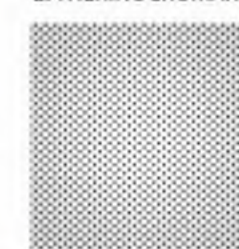
04



1. CLAPPING SCREEN



2. THERINOCROMAX



3. ALUMINUM



4. SOLIT WALL



5. GRAVEL



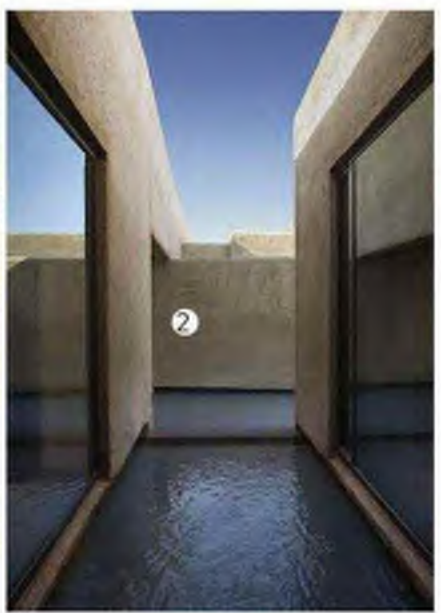
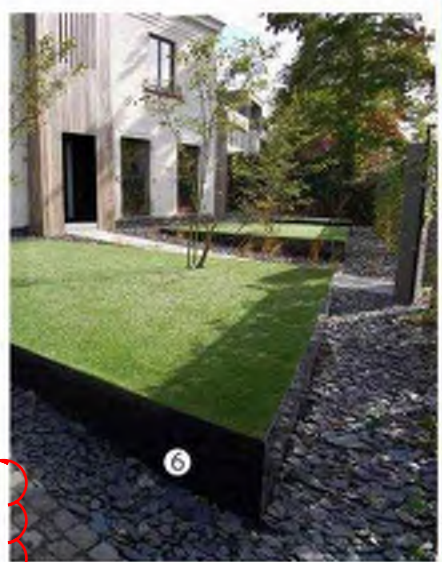
6. BLACK METAL





A-207





TOP OF PARAPET
ELEV: +24'-6" (+33.5' NGVD)
ROOF LEVEL T.O.S.
ELEV: +23'-6" (+32.5' NGVD)

BALCONY
ELEV: +16'-0" (+25.0' NGVD)

SECOND FLOOR LEVEL T.O.S.
ELEV: +12'-6" (+21.5' NGVD)

GROUND FLOOR LEVEL T.O.S.

ELEV: +0'-0" (+9.0' NGVD)

ENTRY LEVEL-GARAGE T.O.S.

ELEV: -1'-6" (+7.5' NGVD)

ADJUSTED GRADE
ELEV: -3'-0" (+6.0' NGVD)

GRADE
ELEV: -5'-0" (+4.0' NGVD)

C1 SECTION 1

TOP OF PARAPET
ELEV: +24'-6" (+33.5' NGVD)
ROOF LEVEL T.O.S.
ELEV: +23'-6" (+32.5' NGVD)

BALCONY
ELEV: +16'-0" (+25.0' NGVD)

SECOND FLOOR LEVEL T.O.S.
ELEV: +12'-6" (+21.5' NGVD)

GROUND FLOOR LEVEL T.O.S.

ELEV: +0'-0" (+9.0' NGVD)

ENTRY LEVEL-GARAGE T.O.S.

ELEV: -1'-6" (+7.5' NGVD)

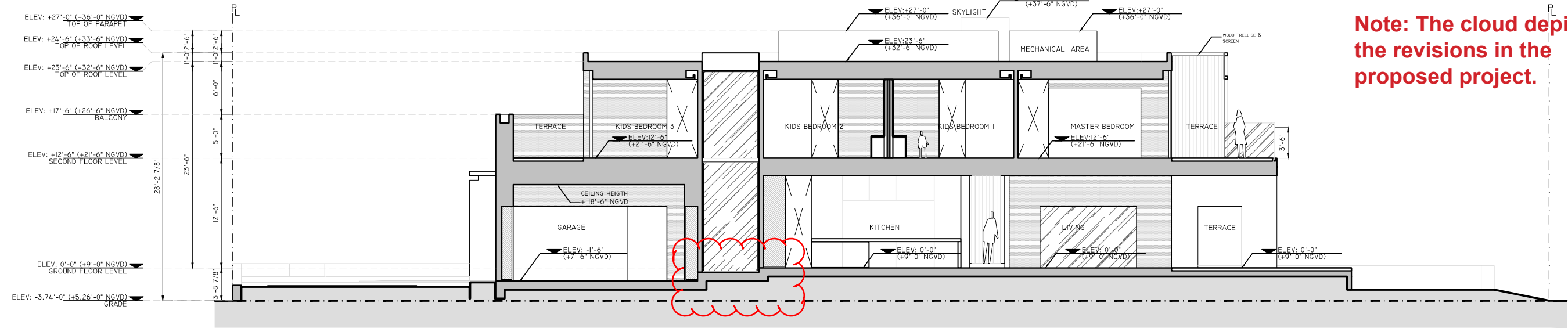
ADJUSTED GRADE
ELEV: -3'-0" (+6.0' NGVD)

GRADE
ELEV: -5'-0" (+4.0' NGVD)

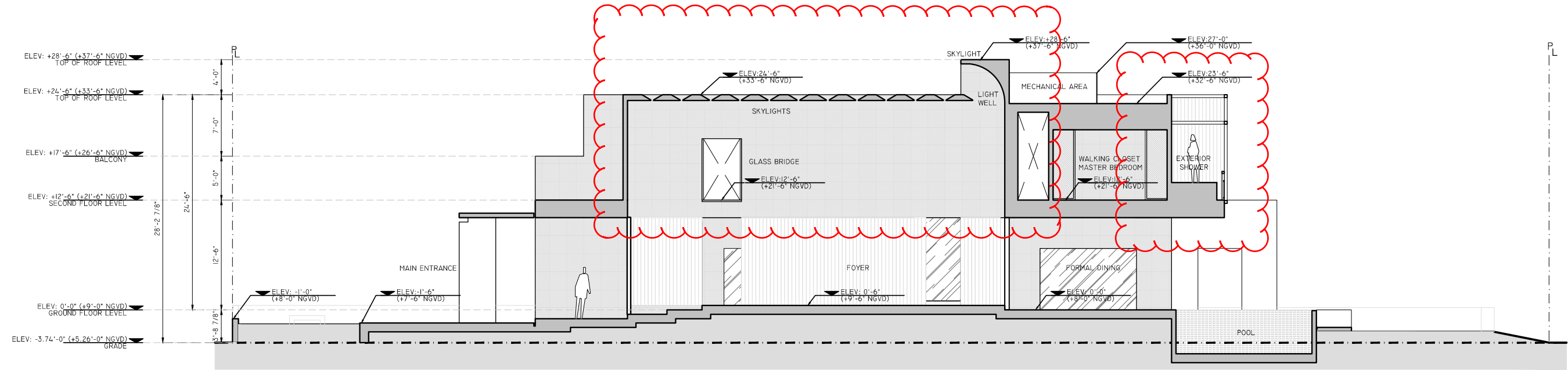
A1 SECTION 2

DRB APPROVED
(DRB0616-0034)

Note: The cloud depicts
the revisions in the
proposed project.



A SECTION
SCALE: 0-3/16" = 1'-0"



B SECTION
SCALE: 0-3/16" = 1'-0"

ARCHITECT OF RECORD



ARCHITECTURE AAC001062
JOSE L. GOMEZ, AIA 0018416
8101 BISCAYNE BLVD, SUITE 309
MIAMI, FL 33138-4664
TEL: (305) 559-1250
FAX: (305) 551-1740
beilinsonarchitectspa.com

DESIGN ARCHITECT

MAT -
ERIA
Q

GUSTAVO CARMONA, CBP, SC
AV. PRESIDENTE MASARIK 29, 4018
CHAPULTEPEC, MORALES, MEXICO CITY
11570 T+52 55 52 50 75 77

WWW.MATERIARQ.COM

M A T E R I A

NAMAN HOUSE

THESE DRAWINGS AND ITS SPECIFICATIONS ARE PROPERTY OF AND
COPYRIGHTED BY MATERIA AND SHALL NOT BE USED FOR ANY
OTHER PURPOSE EXCEPT BY PREVIOUS WRITTEN AGREEMENT WITH
THE ARCHITECT. BLUEPRINTS SHOULD NOT BE SCALED.

MEPS / COLAB :

MEPS / COLAB :

MEPS / COLAB :

MEPS / COLAB :

PROJECT NO. : MA-MIA
ADDRESS : 2850 PRAIRIE AVENUE
MIAMI BEACH, FL 33140

PROJECT PHASE : SP DD CD
AREA : 424.41 M2 / 4,568.31 SQFT
DATE : JUNE 3RD / 2016

#	REVISION	DATE
01	SUBMITTAL	06/03/2016
02	STAFF NOTES	06/17/2016

DWG TITLE :

PROPOSED
SECTIONS A & B

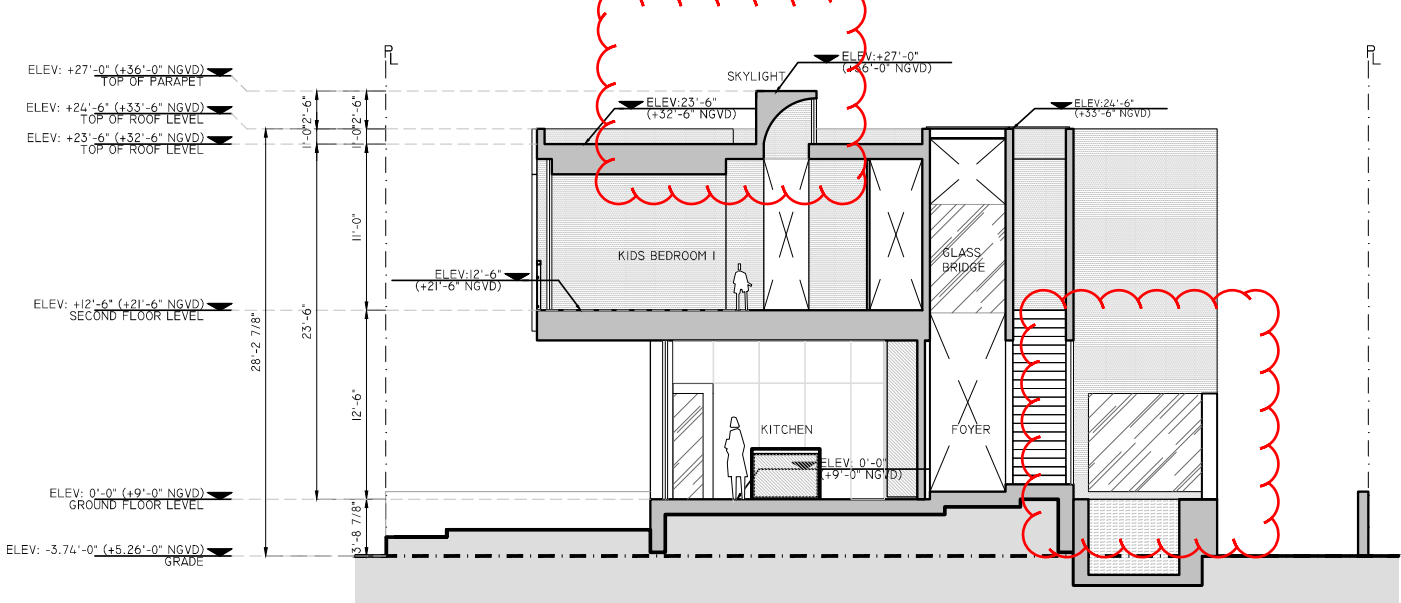
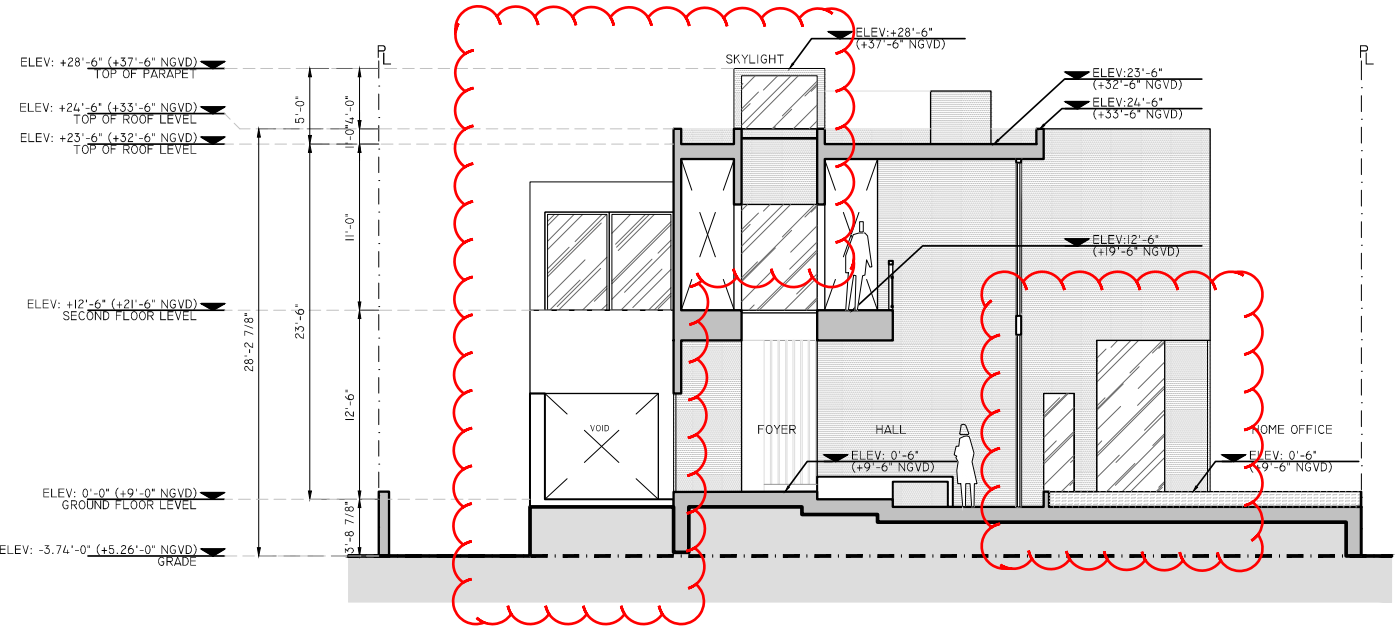
SHEET NUMBER :

A3.1



SCALE: 3"=1'-0"

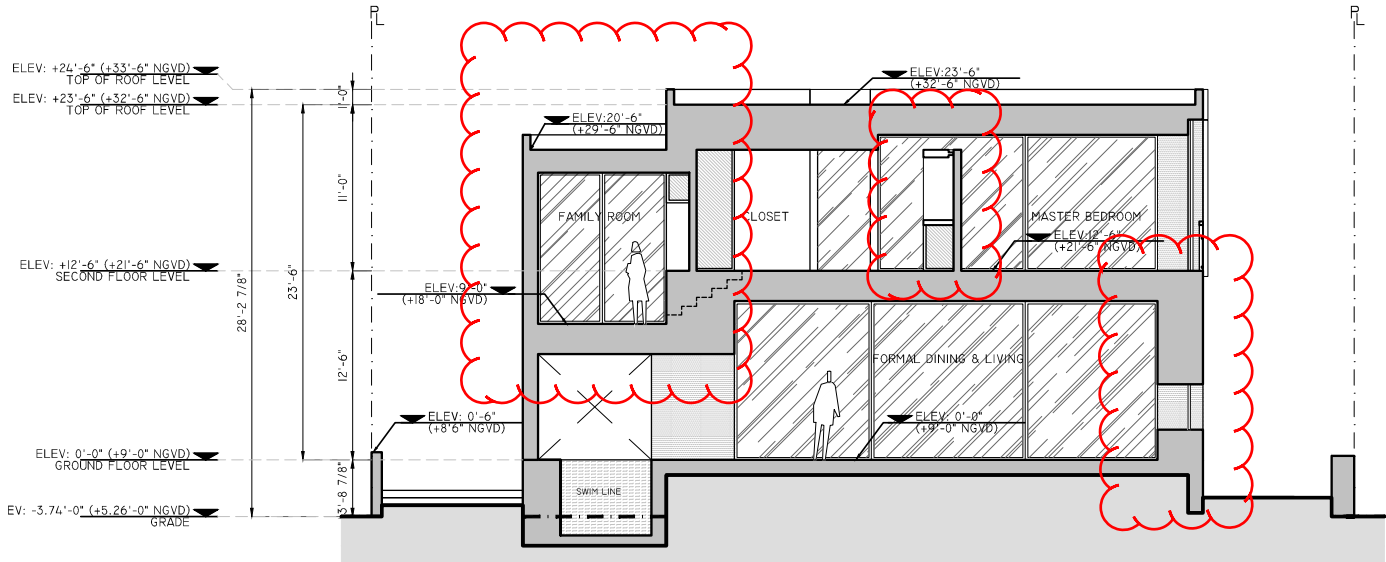
DRB APPROVED
(DRB0616-0034)



C SECTION
SCALE 0'-3/16"=1'-0"

D SECTION
SCALE 0'-3/16"=1'-0"

Note: The cloud depicts
the revisions in the
proposed project.



E SECTION
SCALE 0'-3/16"=1'-0"

ARCHITECT OF RECORD

**BEILINSON
GOMEZ**

ARCHITECTS *pc*

ARCHITECTURE AAC001062
JOSE L. GOMEZ AR0015416
8101 BISCAYNE BLVD. SUITE 309
MIAMI FL 33138-4664
TEL. (305) 559.1250
FAX (305) 551.1740
beilinsonarchitectspc.com

DESIGN ARCHITECT

**MAT -
ERIA
Q**

GUSTAVO CARMONA CBP SC
AV PRESIDENTE MASARIK 29 4018
CHAPULTEPEC MORALES MEXICO CITY
11570 T+52 55 52 50 75 77

WWW.MATERIARQ.COM

M A T E R I A

NAMAN HOUSE

THESE DRAWINGS AND ITS SPECIFICATIONS ARE PROPERTY OF AND
COPYRIGHTED BY MATERIA, AND SHALL NOT BE USED FOR ANY
OTHER PURPOSE EXCEPT BY PREVIOUS WRITTEN AGREEMENT WITH
THE ARCHITECT. BLUEPRINTS SHOULD NOT BE SCALED.

MEPS / COLAB :

MEPS / COLAB :

MEPS / COLAB :

MEPS / COLAB :

PROJECT NO. : MA-MIA
ADDRESS : 2850 PRAIRIE AVENUE
MIAMI BEACH, FL 33140

PROJECT PHASE : ☒ SD ☐ DD ☐ CD ☐ O
AREA : 424.41 M2 / 4 568.31 SQFT
DATE : JUNE 3rd / 2016

#	REVISION	DATE
01	SUBMITTAL	06/03/2016
02	STAFF NOTES	06/17/2016

DWG TITLE :

PROPOSED
SECTIONS C, D & E

SHEET NUMBER :

A3.2