



NORTH

SHAMOSH
STUDIO

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ARCHITECTS, INC.

2000 South Dixie Highway #203 | Miami, FL 33133
Phone: 305-775-7941 | Phone: 305-282-0513

PROJECT

2444 PRAIRIE

PLAN

COLOR RENDERINGS

SPECIALITY
Architecture

OWNERS

ADDRESS
2444 Prairie Ave, Miami Beach,
FL 33140, EE. UU.

REVISION

ISSUE DATE

KEY CODE

R-012

PLAN NUMBER
21

DIMENSIONS
FEET

01/03/22



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 ARCHITECTS, INC.		 EDUARDO SHAMOSH	
2000 South Dixie Highway #203 Miami, FL 33133 Phone: 305-775-7941 Phone: 305-282-0513			
PROJECT			
2444 PRAIRIE			
PLAN			
COLOR RENDERINGS			
SPECIALITY Architecture		KEY CODE R-013	
OWNERS			
ADDRESS 2444 Prairie Ave, Miami Beach, FL 33140, EE. UU.			
REVISION		PLAN NUMBER 22	
ISSUE DATE		DIMENSIONS FEET	
01/03/22			



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PROJECT

2444 PRAIRIE

PLAN

COLOR RENDERINGS

SPECIALITY
Architecture

OWNERS

ADDRESS
2444 Prairie Ave, Miami Beach,
FL 33140, EE. UU.

REVISION

ISSUE DATE

KEY CODE

R-014

PLAN NUMBER
23

DIMENSIONS
FEET

01/03/22

MIAMI BEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	2444 PRAIRIE AVENUE, MIAMI BEACH FL, 33140		
2	Folio number(s):	02-3227-006-0390		
3	Board and file numbers :	DRB21-0760		
4	Year built:	1925	Zoning District:	RS-3
5	Based Flood Elevation:	8 FT	Grade value in NGVD:	3.38 FT
6	Adjusted grade (Flood+Grade/2):	5.69 FT	Free board:	1 FT
7	Lot Area:	10,400 SF		
8	Lot width:	65 FT	Lot Depth:	160 FT
9	Max Lot Coverage SF and %:	3,120 SF (30%)	Proposed Lot Coverage SF and %:	3,030 SF (29%)
10	Existing Lot Coverage SF and %:	APPROX2,500 SF	Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:	REQ. 975 SF (50% OF 1,950)	Rear Yard Open Space SF and %:	REQ. 1,092 SF (70% OF 1,560)
12	Max Unit Size SF and %:	5,200 SF (50%)	Proposed Unit Size SF and %:	4,440 SF (43%)
13	Existing First Floor Unit Size:	APPROX. 1962 SF	Proposed First Floor Unit Size:	2,094 SF (20%)
14	Existing Second Floor Unit Size	742 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	2,346 SF (23%)
15			Proposed Second Floor Unit Size SF and % :	2,346 SF (23%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	

		Required	Existing	Proposed	Deficiencies
17	Height:	24'		24'	
18	Setbacks:				
19	Front First level:	30'		30'	
20	Front Second level:			30'	
21	Side 1:	7.5'		7.5'	
22	Side 2 or (facing street):	7.5'		7.5'	
23	Rear:	MIN 20 FT- MAX 50 FT		24'	
	Accessory Structure Side 1:	7.5'		7.5'	
24	Accessory Structure Side 2 or (facing street) :	7.5'		42'	
25	Accessory Structure Rear:	7.5'		7.5'	
26	Sum of Side yard :	15'		15'	
27	Located within a Local Historic District?	Yes or ☒ no			
28	Designated as an individual Historic Single Family Residence Site?	Yes or ☒ no			
29	Determined to be Architecturally Significant?	Yes or ☒ no			

Notes:

If not applicable write N/A

All other data information should be presented like the above format

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PROJECT

2444 PRAIRIE

PLAN

ZONING DATA SHEET

SPECIALITY
Architecture

OWNERS

ADDRESS
2444 Prairie Ave, Miami Beach,
FL 33140, EE. UU.

REVISION

ISSUE DATE:

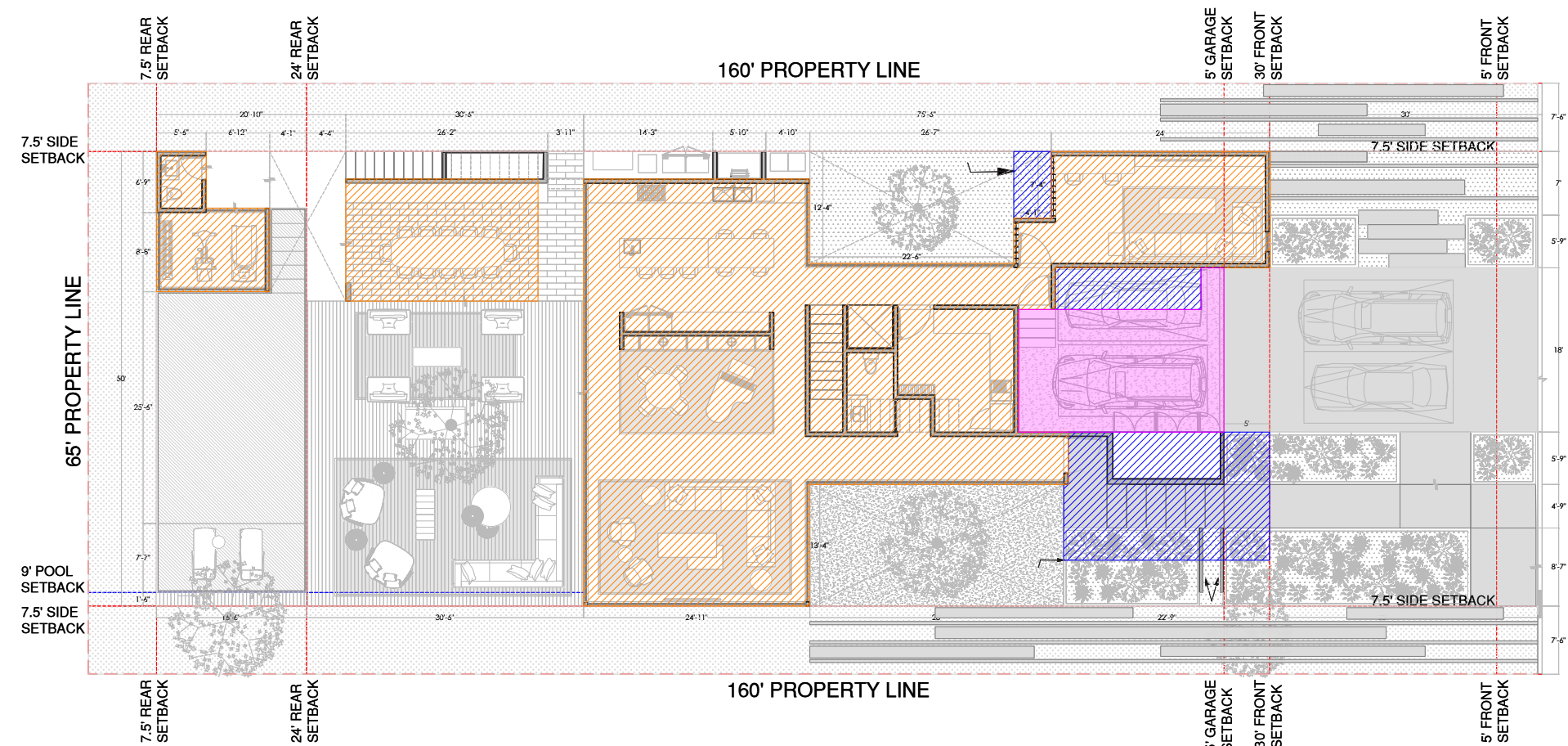
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AA-00

PLAN NUMBER
24

DIMENSIONS
FEET

01/03/22

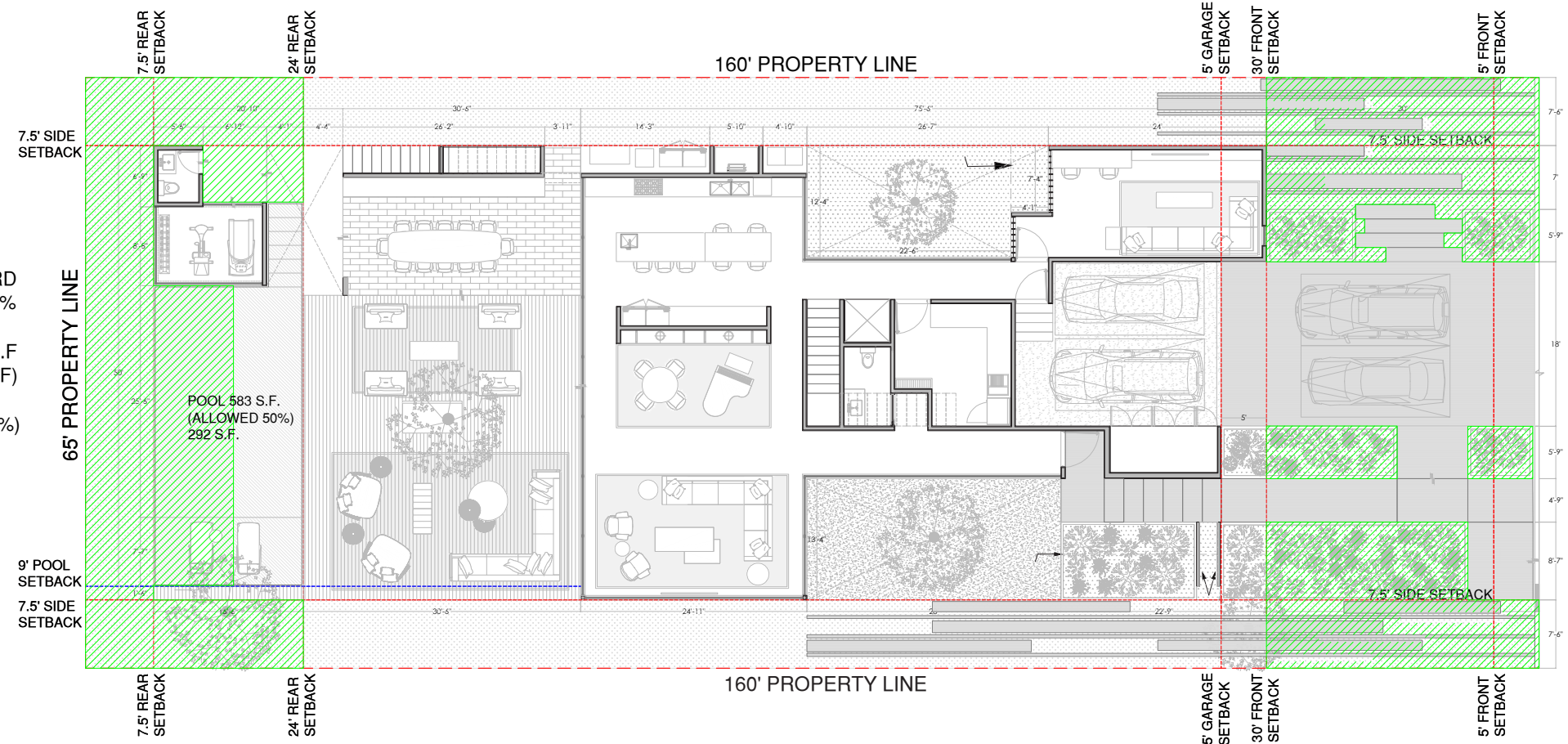


 FIRST FLOOR 2,542.33 S.F.

SECOND FLOOR SLAB ABOVE	
420 S.F.	

18' GARAGE AREA EXEMPTED FROM
COVERAGE 316.91 S.F.

REQ. LOT COVERAGE 3,120 S.F.
REQ. 30% OF LOT AREA
(LOT AREA 10,400 S.F.)
PROPOSED LOT COVERAGE
2,962.33 S.F. (29%)



 REAR YARD
REQ. 70%

REQ. 1,092 S.F.
(70% OF 1,560 S.F)

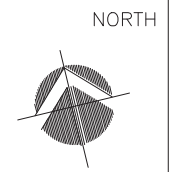
PROPOSED 1,094 S.F. (70%)

 FRONT YARD
REQ. 50%

REQ. 975 S.F.
(50% OF 1,950 S.F.)

PROPOSED 993 S.F. (51%)

OPENSOURCE



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PROJECT
2444 PRAIRIE

PLAN ZONING DIAGRAMS

SPECIALITY
Architecture

KEY CODE

AA-01

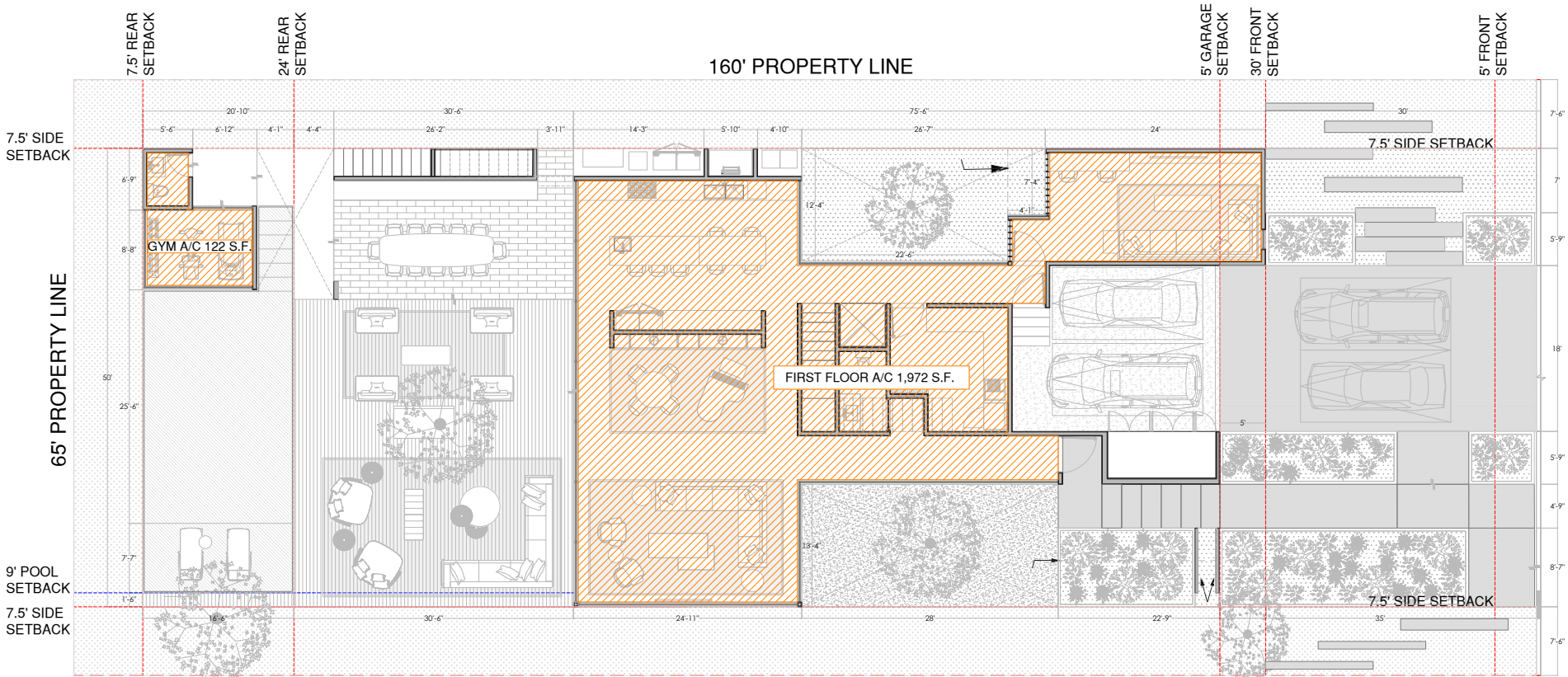
ADDRESS	
2444 Prairie Ave, Miami Beach,	
FL 33140, EE. UU.	PI

PLAN NUMBER
25

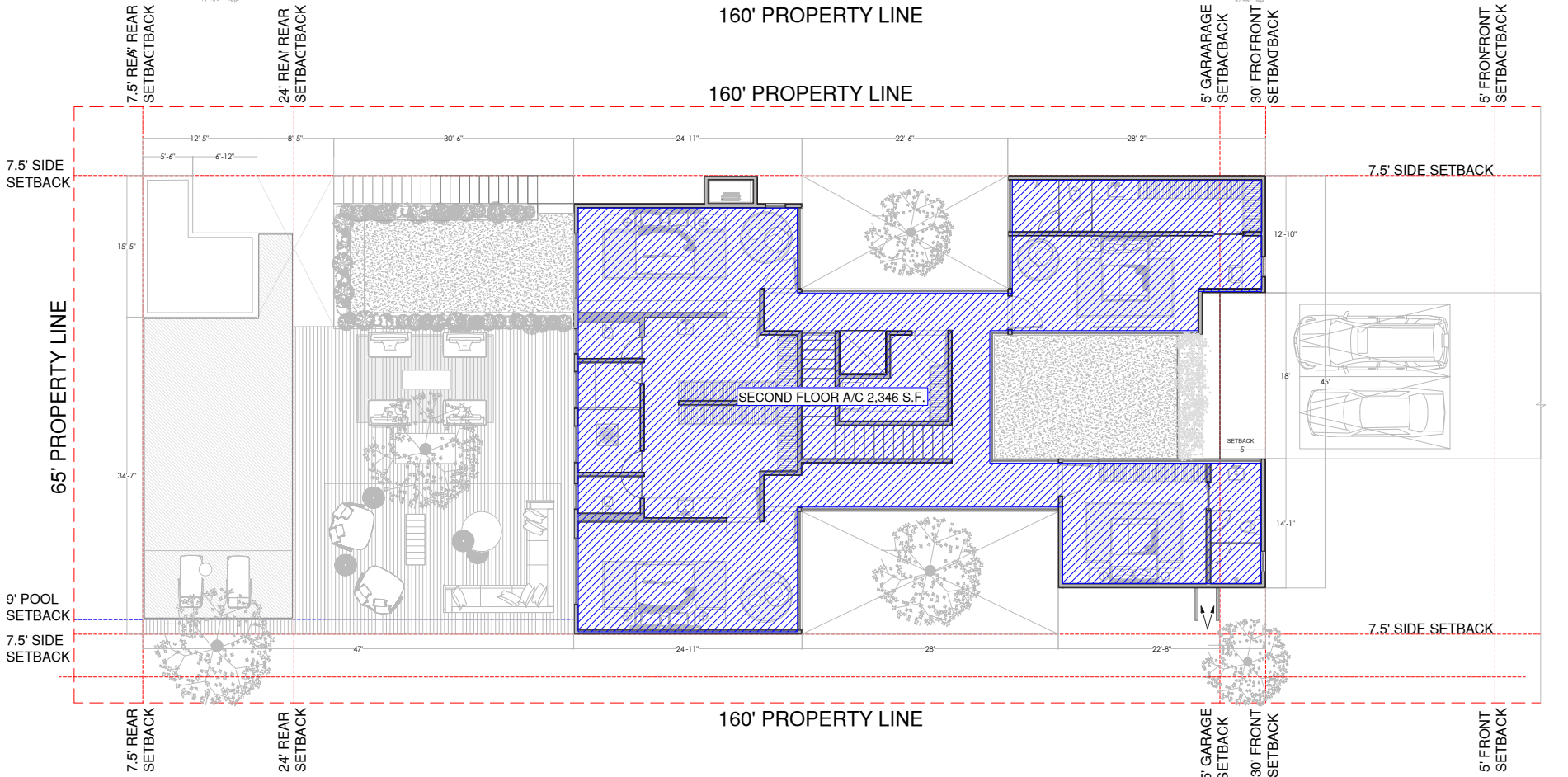
REVISION	DIMENSIONS FEET
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ISSUE DATE: 01/03/22

UNIT SIZE
FIRST FLOOR



UNIT SIZE
SECOND FLOOR



FIRST FLOOR UNIT SIZE
2,094 S.F.
(1,972 S.F. + 122 S.F.)

MAX. UNIT SIZE 5,200 S.F.
REQ. 50% OF LOT AREA
(LOT AREA 10,400 S.F.)

SECOND FLOOR UNIT
SIZE 2,346 S.F.

MAX. UNIT SIZE 5,200 S.F.
REQ. 50% OF LOT AREA
(LOT AREA 10,400 S.F.)

TOTAL UNIT SIZE 4,440 S.F.
(FIRST FLOOR+ SECOND
FLOOR 2,094+2,346 S.F.)

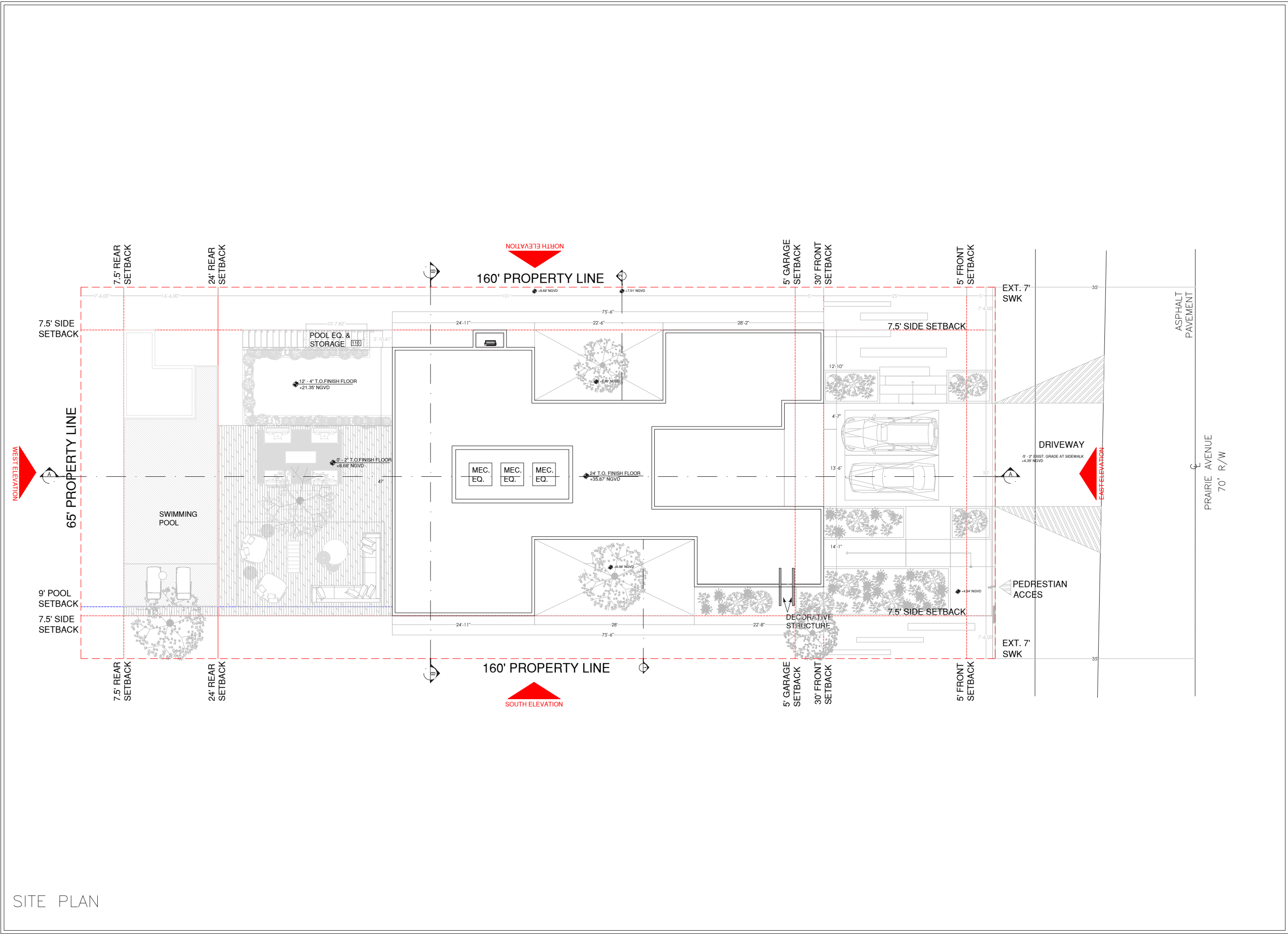
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PROJECT 2444 PRAIRIE	
PLAN ZONING DIAGRAMS	
SPECIALITY Architecture	KEY CODE AA-02
OWNERS	PLAN NUMBER 26
ADDRESS 2444 Prairie Ave, Miami Beach, FL 33140, EE. UU.	DIMENSIONS FEET
REVISION	
ISSUE DATE: 01/03/22	



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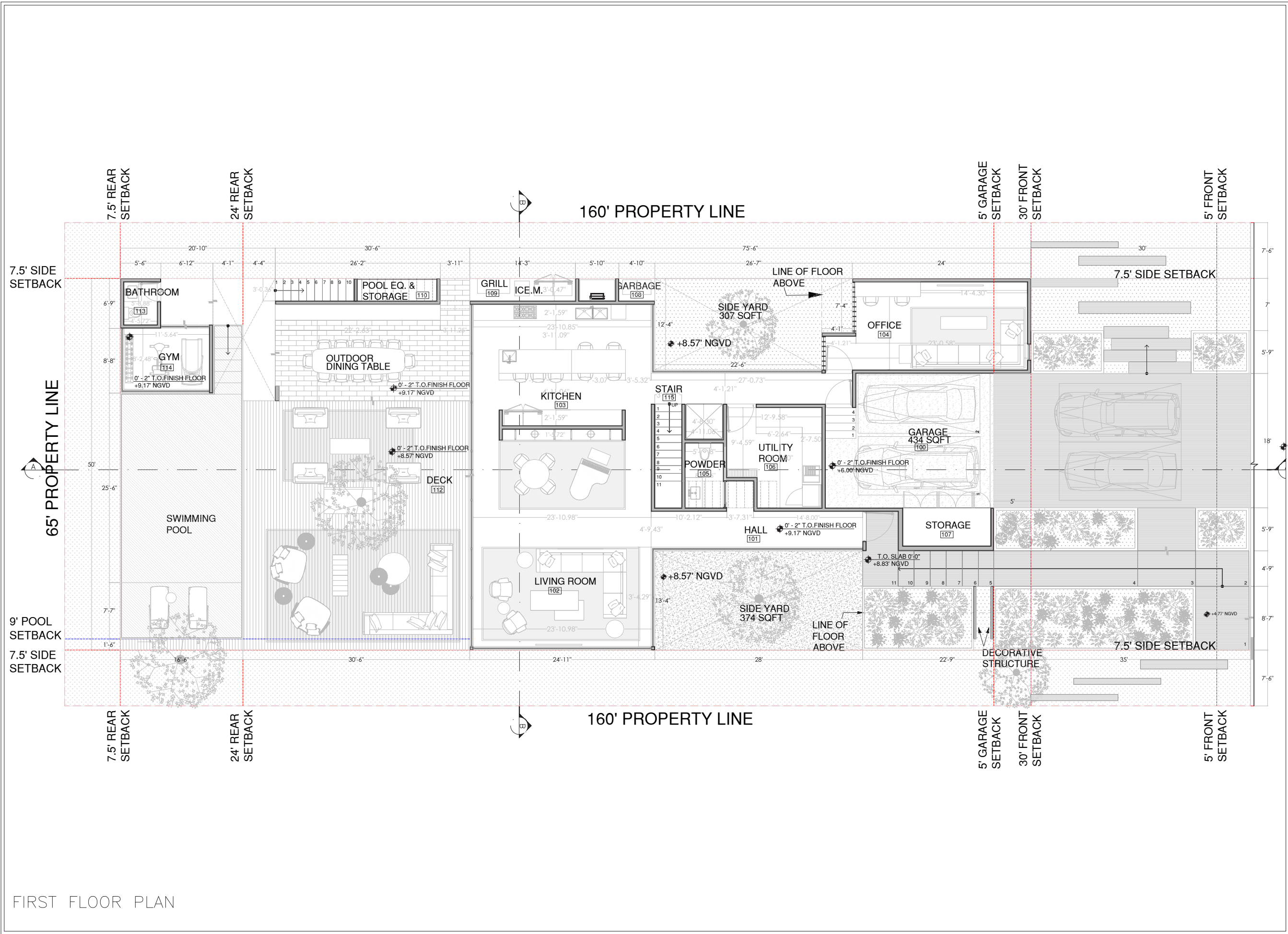
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PROJECT 2444 PRAIRIE	
PLAN SITE PLAN	
SPECIALITY Architecture	KEY CODE
OWNERS	A-100
ADDRESS 2444 Prairie Ave, Miami Beach, FL 33140, EE. UU.	PLAN NUMBER 27
REVISION	DIMENSIONS FEET
ISSUE DATE 01/03/22	



FIRST FLOOR PLAN

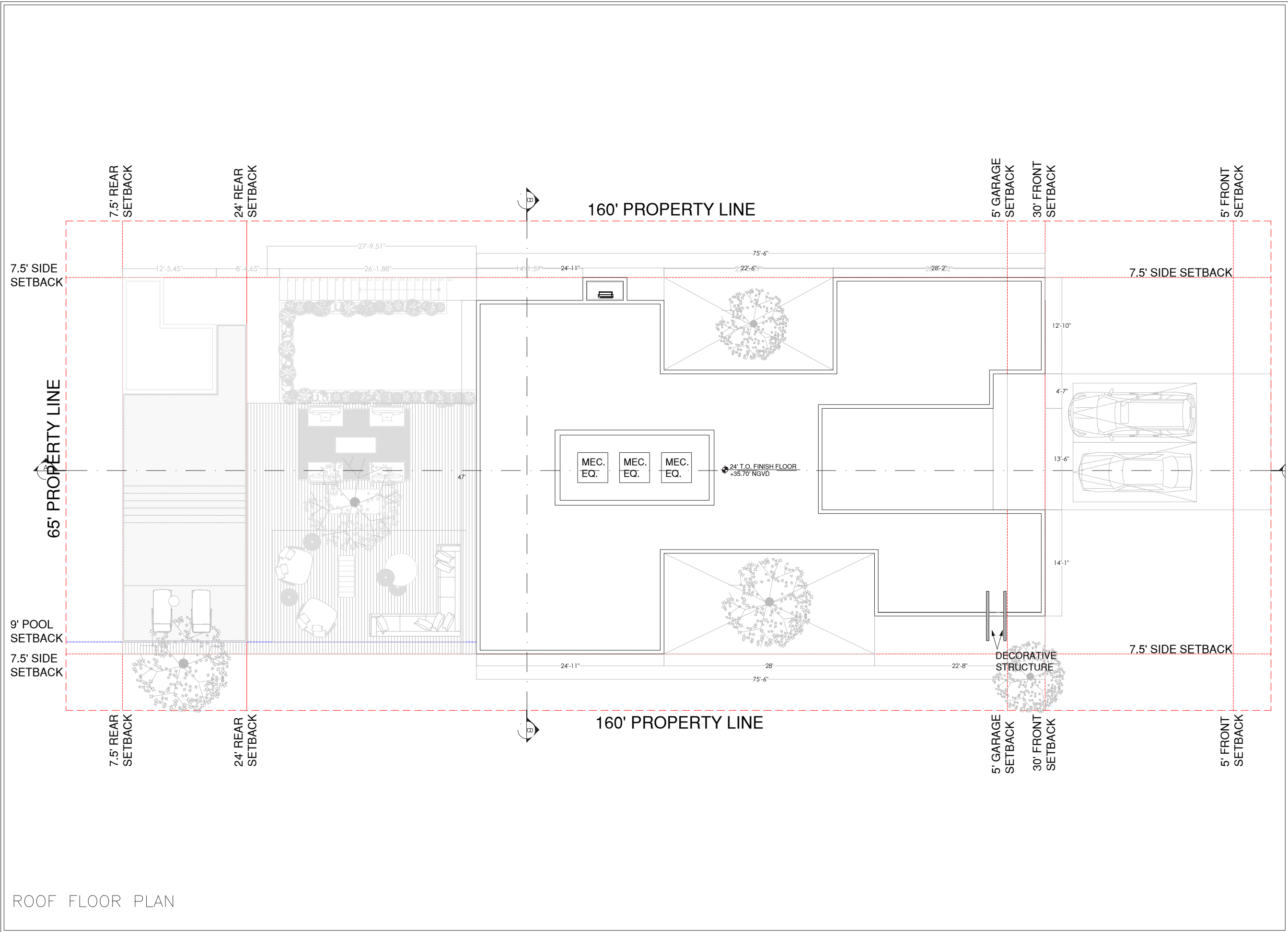
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PROJECT 2444 PRAIRIE	
PLAN FIRST FLOOR PLAN	
SPECIALITY Architecture	KEY CODE
OWNERS	A-101
ADDRESS 2444 Prairie Ave, Miami Beach, FL 33140, EE. UU.	
REVISION	PLAN NUMBER 28
ISSUE DATE:	DIMENSIONS FEET
01/03/22	



ROOF FLOOR PLAN

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PROJECT
2444 PRAIRIE

PLAN
ROOF FLOOR PLAN

SPECIALITY Architecture	KEY CODE
OWNERS	A-103
ADDRESS 2444 Prairie Ave, Miami Beach, FL 33140, EE. UU.	PLAN NUMBER 30
REVISION	DIMENSIONS FEET
ISSUE DATE	01/03/22