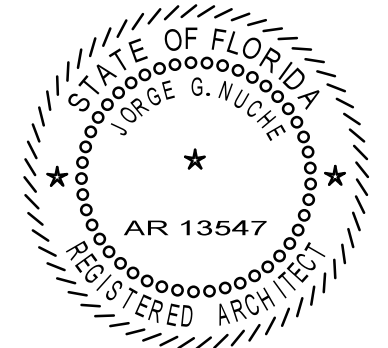




Jorge Nuche
Design Group Inc.
AA-C002010
3170 SW 111 AVE.
MIAMI, FLA. 33165
JNUCHEI@MAC.COM
(786) 290-8616



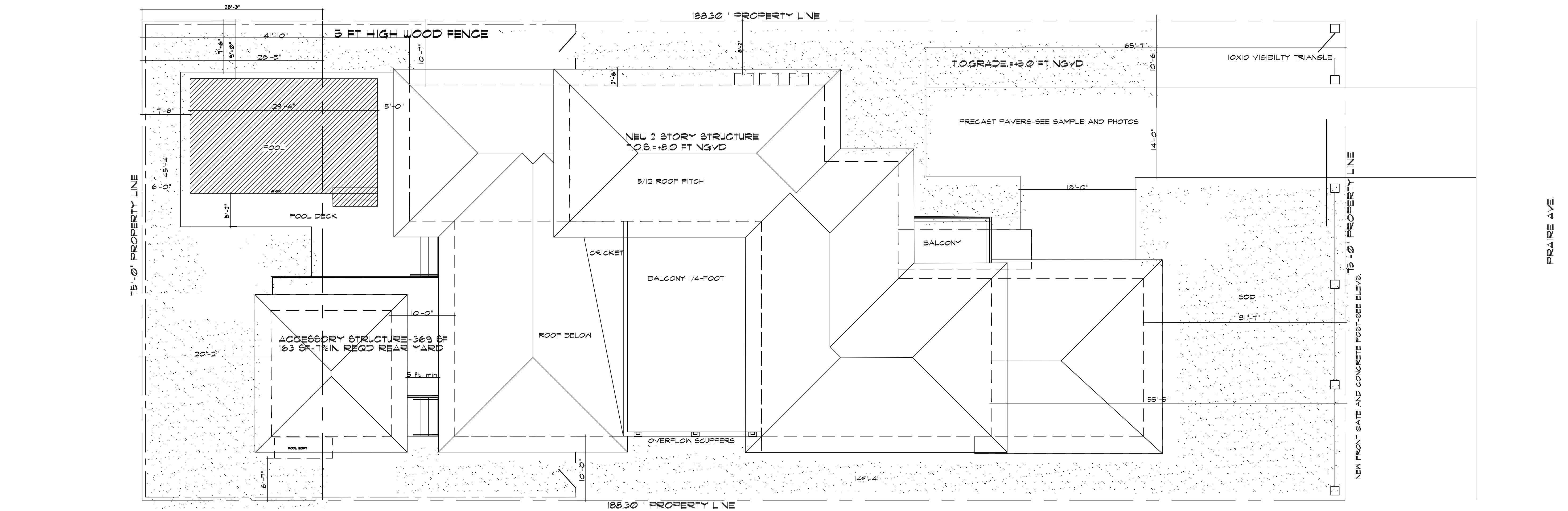
PRIETO RESIDENCE
NEW TWO STORY SINGLE FAMILY RESIDENCE
3175 PRAIRIE AVE MIAMI BEACH FL.

REVISIONS

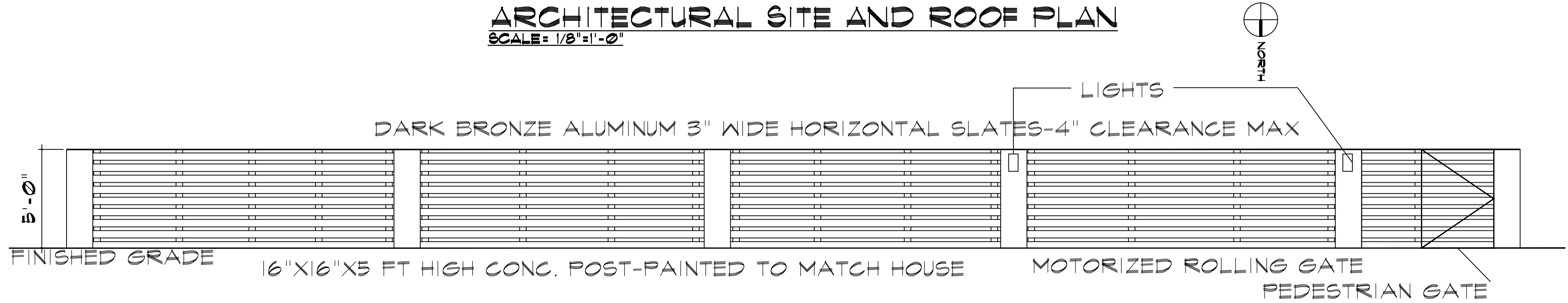
01/07/16	

DRAWING

DRAWN BY:	PROJECT #:
CHECKED BY:	SCALE:
DRAWING #:	1/8"=1'-0"
A-1	



ARCHITECTURAL SITE AND ROOF PLAN
SCALE= 1/8"=1'-0"



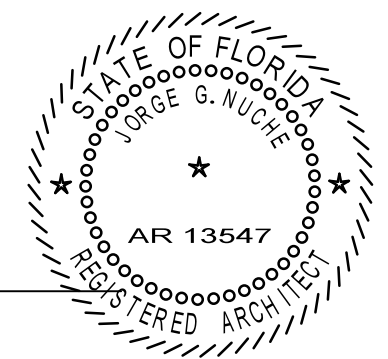
FRONT GATE AND FENCE ELEVATION
SCALE= 1/4"=1'-0"

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET				
ITEM #	Zoning Information			
1	Address:	3175 PRAIRIE AVE, MIAMI BEACH FL.		
2	Folio number(s):	02-3227-001-0780		
3	Board and file numbers:	23250		
4	Year built:	1938	Zoning District:	R8-4
5	Based Flood Elevation:	AE 8	Grade value in NGVD:	5 FT NGVD
6	Adjusted grade (Flood+Grade/2):	8'-5/2"=6.50 FT	Free board:	
7	Lot Area:	14,100		
8	Lot width:	75 FT	Lot Depth:	188.30 FT
9	Max Lot Coverage SF and %:	4,230 SF-30%	Proposed Lot Coverage SF and %:	4,682 SF-33%
10	Existing Lot Coverage SF and %:	2,115 SF-15%	Lot coverage deducted (garage-storage) SF:	4,182 SF-29%
11	Front Yard Open Space SF and %:	1,830 SF-81%	Rear Yard Open Space SF and %:	1,767 SF-83%
12	Max Unit Size SF and %:	7,050 SF-50%	Proposed Unit Size SF and %:	6,175 SF-44%
13	Existing First Floor Unit Size:	NA	Proposed First Floor Unit Size:	4,182 SF
14	Existing Second Floor Unit Size:	NA	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval):	1,987 SF-48%
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):	
17	Height:	Required 27'-0"	Existing	Proposed 27'-0"
18	Setbacks:			
19	Front First level:	30'-0"		30'-0"
20	Front Second level:			55'-5"
21	Side 1:	10'-0"		10'-0"
22	Side 2 or (facing street):	NA		NA
23	Rear:	28'-3"		28'-3"
24	Accessory Structure Side 1:	7'-6"		10'-0"
24	Accessory Structure Side 2 or (facing street):	7'-6"		45'-4"
25	Accessory Structure Rear:	28'-3"/2 = 14'-1"		20'-0"
26	Sum of Side yard:	20'-0"		20'-1"
27	Located within a Local Historic District?	NO	Yes or no:	
28	Designated as an individual Historic Single Family Residence Site?	NO	Yes or no:	
29	Determined to be Architecturally Significant?	NO	Yes or no:	

FINAL SUBMITTAL- 02/12/16



Jorge Nuche
Design Group Inc.
AA-C002010
3170 SW 111 AVE.
MIAMI, FLA. 33165
JNUCHE1@MAC.COM
(786) 290-8616



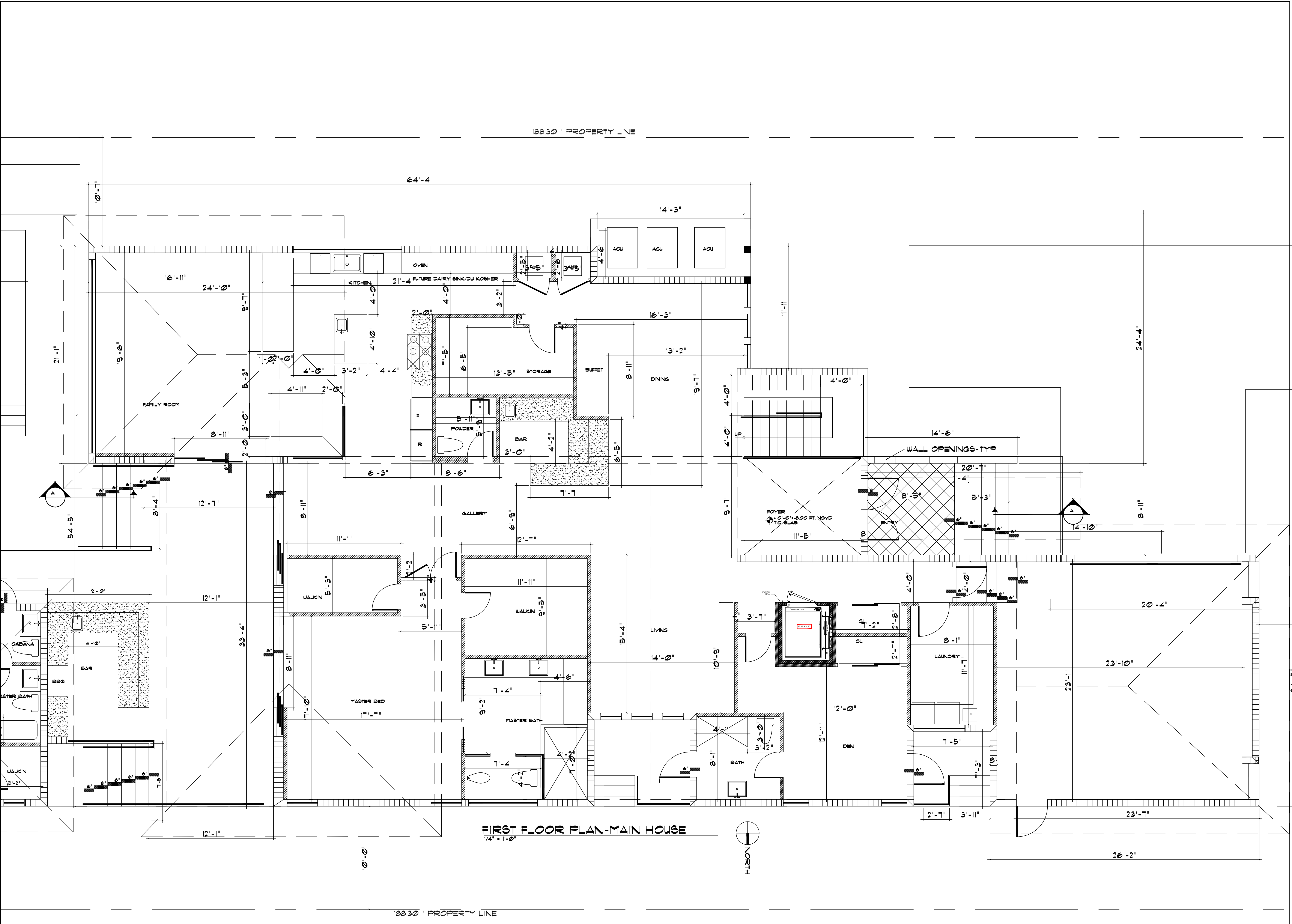
PRIETO RESIDENCE
NEW TWO STORY SINGLE FAMILY RESIDENCE
3175 PRAIRIE AVE MIAMI BEACH FL.

REVISIONS

01/07/16	

DRAWING

DRAWN BY:	PROJECT #:
CHECKED BY:	SCALE:
DRAWING #:	1/4"=1'-0"
A-2	



FIRST FLOOR PLAN-MAIN HOUSE

1/4" = 1'-0"

188.30' PROPERTY LINE

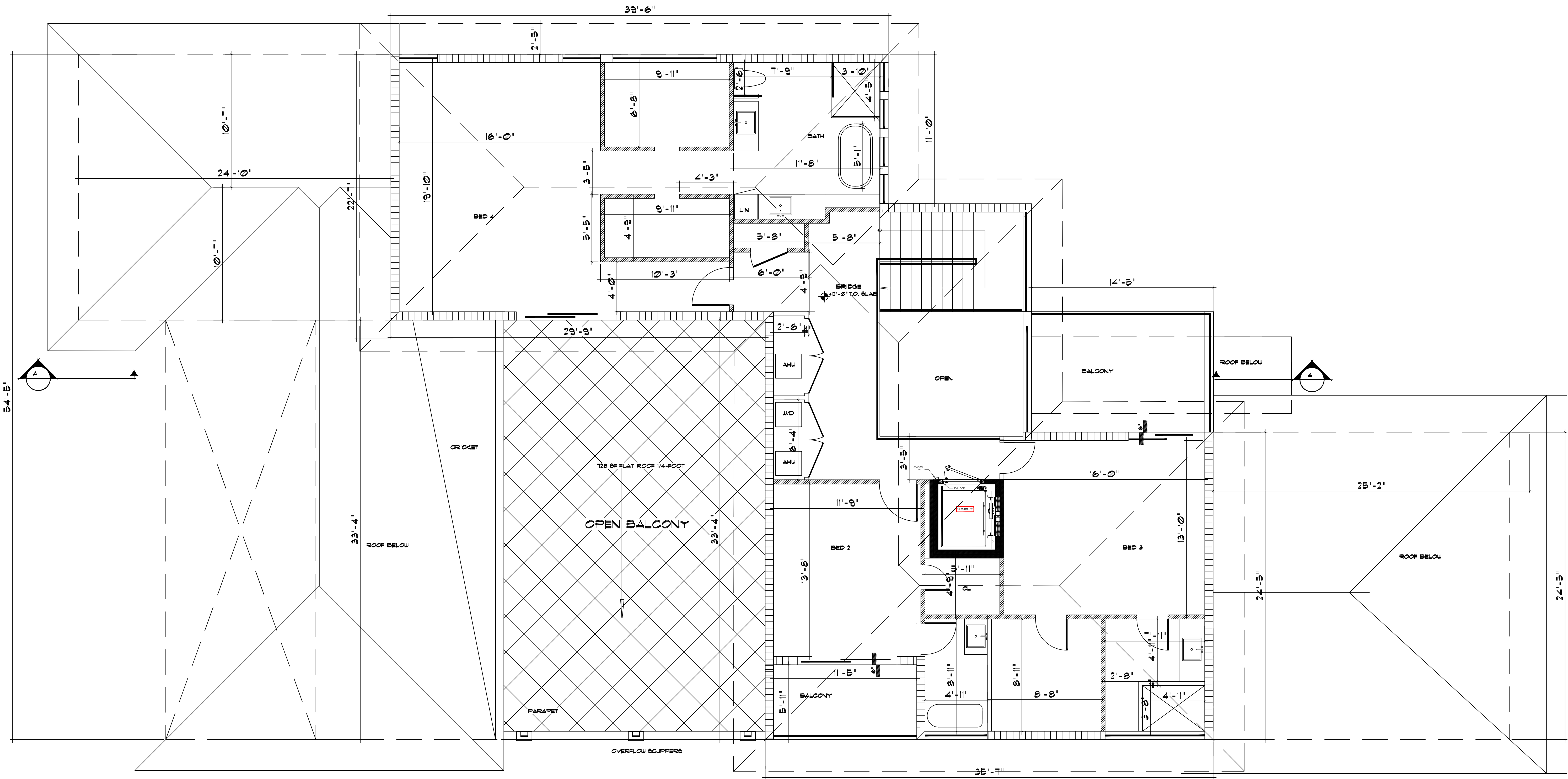
188.30' PROPERTY LINE



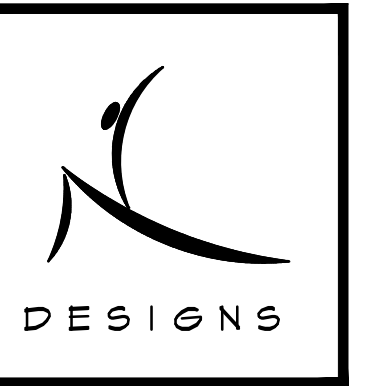
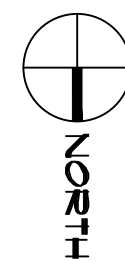
01/07/16

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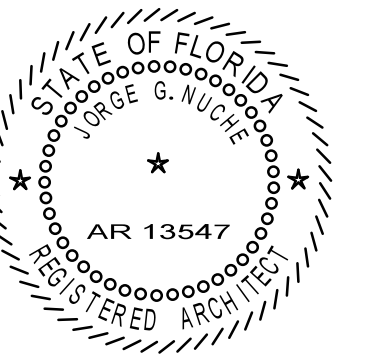
DRAWN BY:	PROJECT #:
CHECKED BY:	SCALE: 1/4"=1'-0"
DRAWING #: A-3	



SECOND FLOOR PLAN
1/4" = 1'-0"



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AA-C002010
3170 SW 111 AVE.
MIAMI, FLA. 33165
JNUCHE@MAC.COM
(786) 290-8616



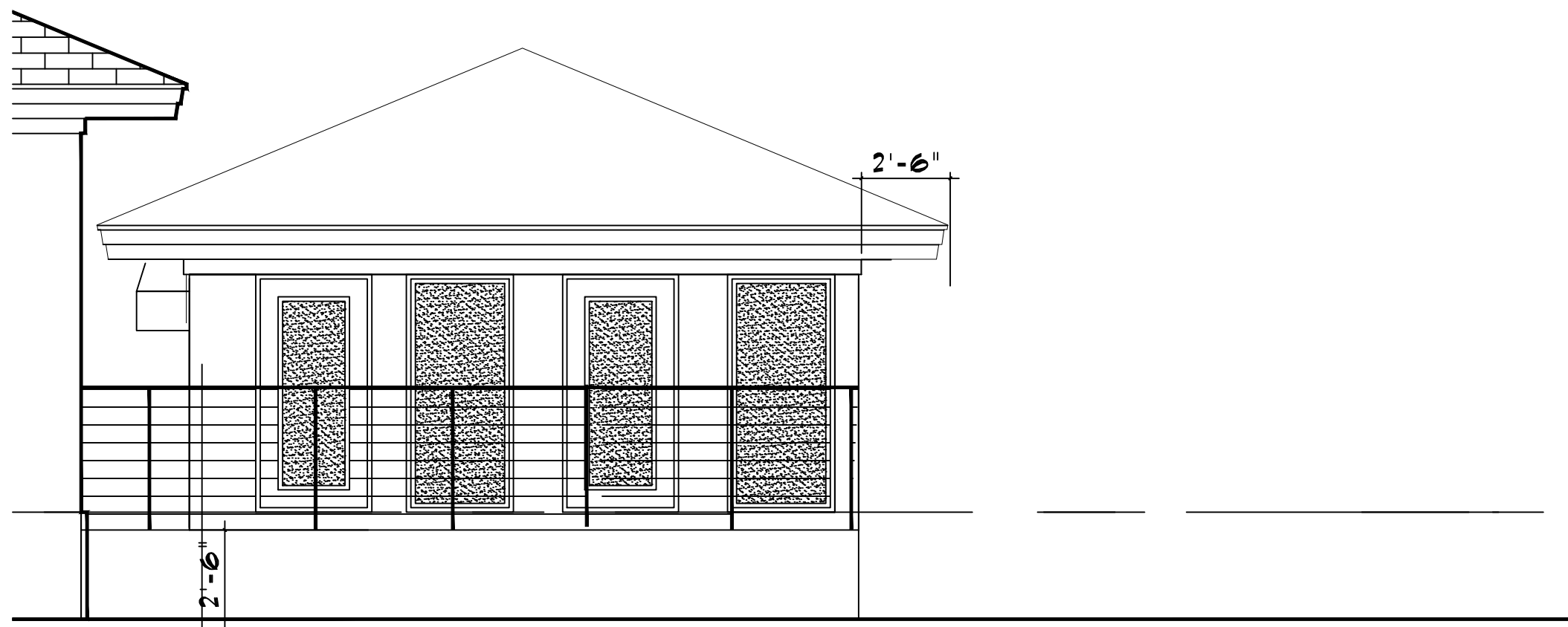
PRIETO RESIDENCE
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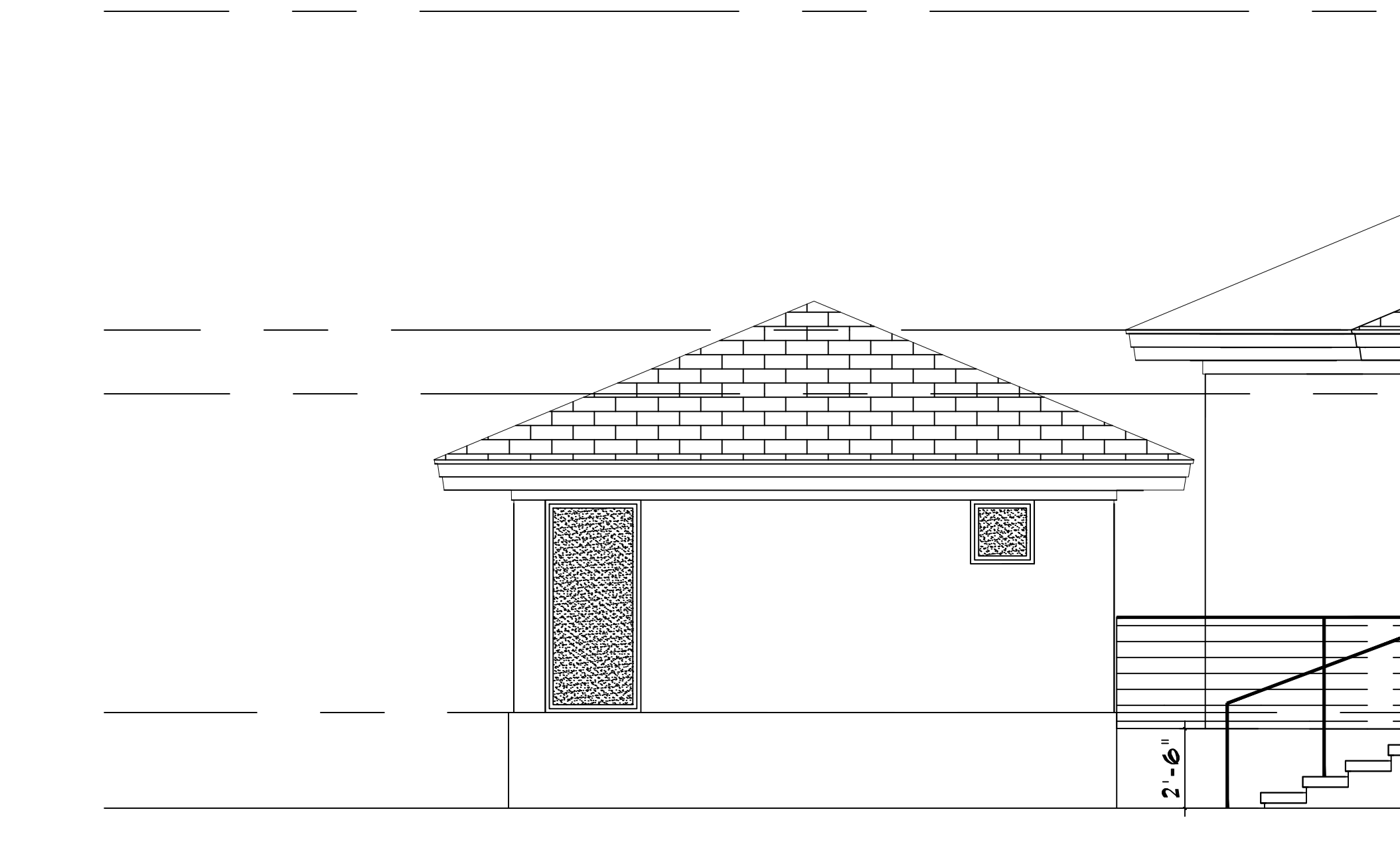
01/07/16

DRAWING

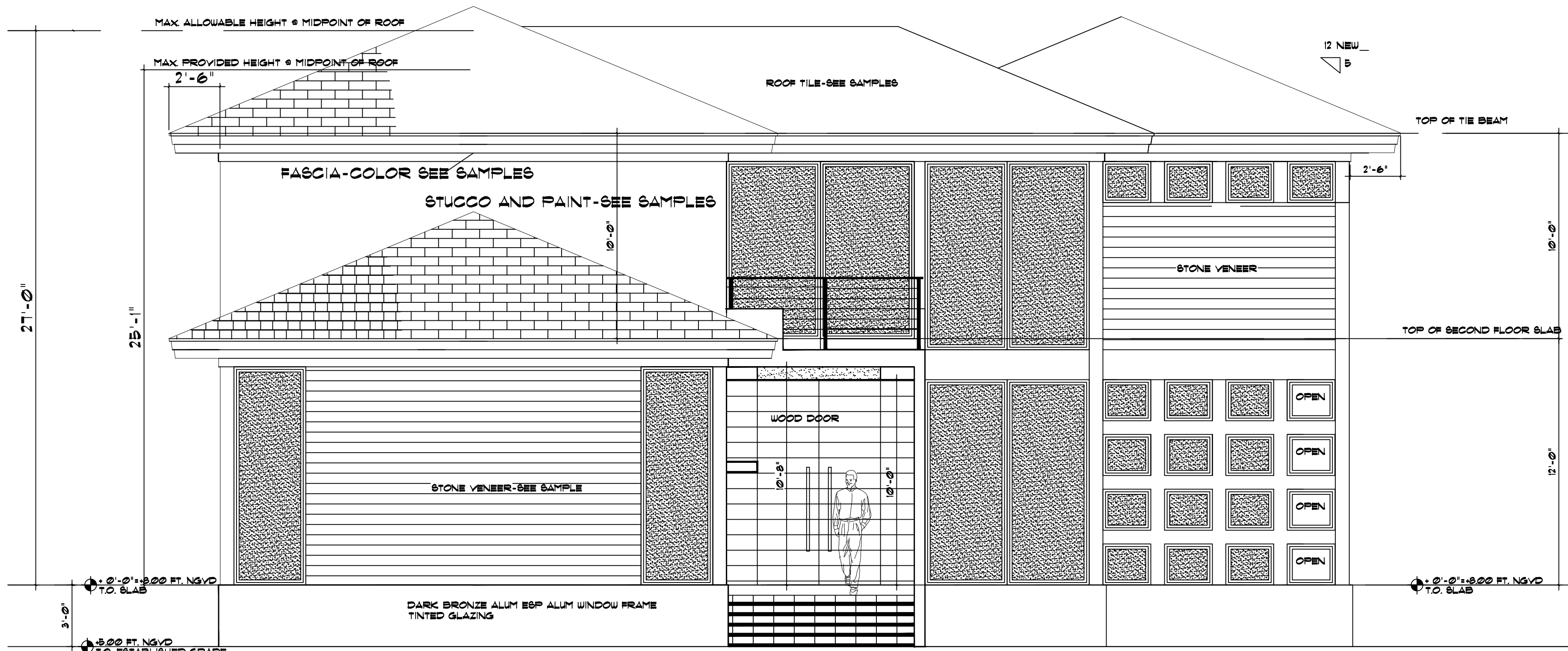
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CHECKED BY:	SCALE: 1/4"=1'-0"
DRAWING #:	A-4



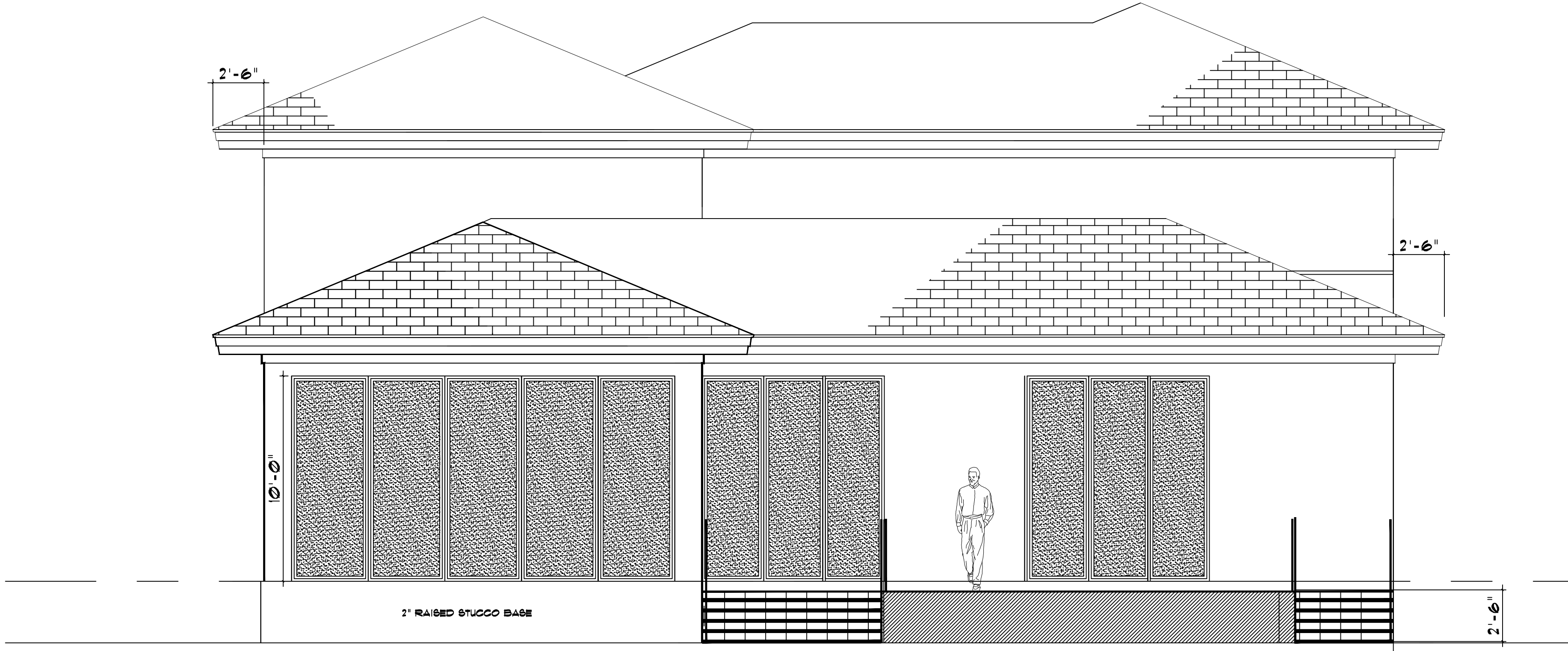
GUEST HOUSE-SOUTH ELEVATION
SCALE= 1/4"=1'-0"



GUEST HOUSE-NORTH ELEVATION
SCALE= 1/4"=1'-0"



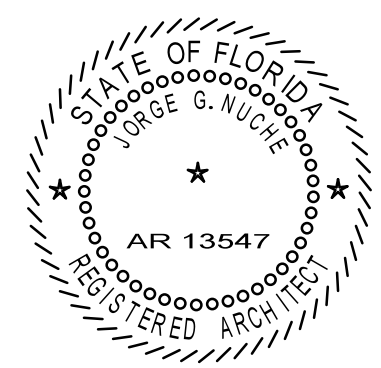
FRONT ELEVATION-WEST ELEVATION
SCALE= 1/4"=1'-0"



REAR ELEVATION-EAST ELEVATION
SCALE= 1/4"=1'-0"



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AA-C002010
3170 SW 111 AVE.
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JNUCHE@MAC.COM
(786) 290-8616



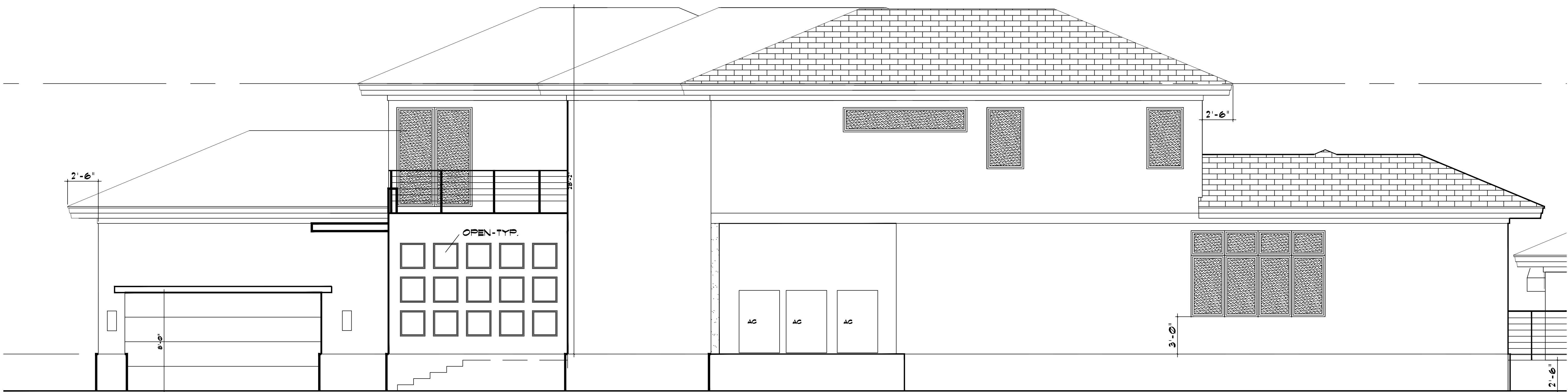
PRIETO RESIDENCE
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3175 PRAIRIE AVE MIAMI BEACH FL.

REVISIONS

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DRAWING

DRAWN BY:	PROJECT #:
CHECKED BY:	SCALE:
	1/4"=1'-0"
DRAWING #:	
A-5	



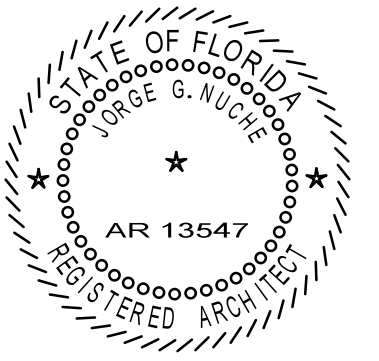
SIDE ELEVATION-SOUTH SIDE
SCALE: 1/4"=1'-0"



SIDE ELEVATION-NORTH SIDE
SCALE: 1/4"=1'-0"



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Design Group Inc.
AA-C002010
3170 SW 111 AVE.
MIAMI, FLA. 33165
JNUCHE1@MAC.COM
(786) 290-8616



PRIETO RESIDENCE
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REVISIONS

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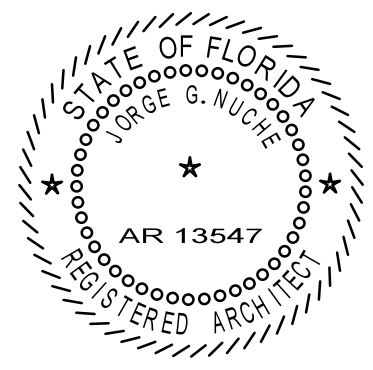
DRAWING

DRAWN BY:	PROJECT #:
CHECKED BY:	SCALE:
	1/4"=1'-0"
DRAWING #:	

A-6



Jorge Nuche
Design Group Inc.
AA-C002010
3170 SW 111 AVE.
MIAMI, FLA. 33165
JNUCHE1@MAC.COM
(786) 290-8616



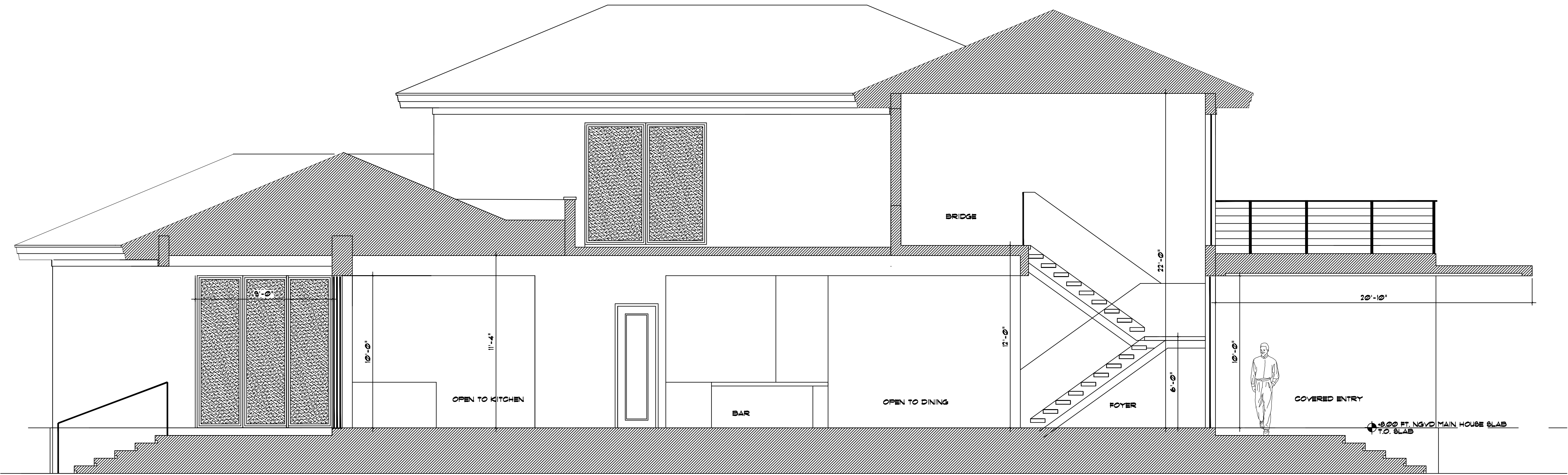
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REVISIONS

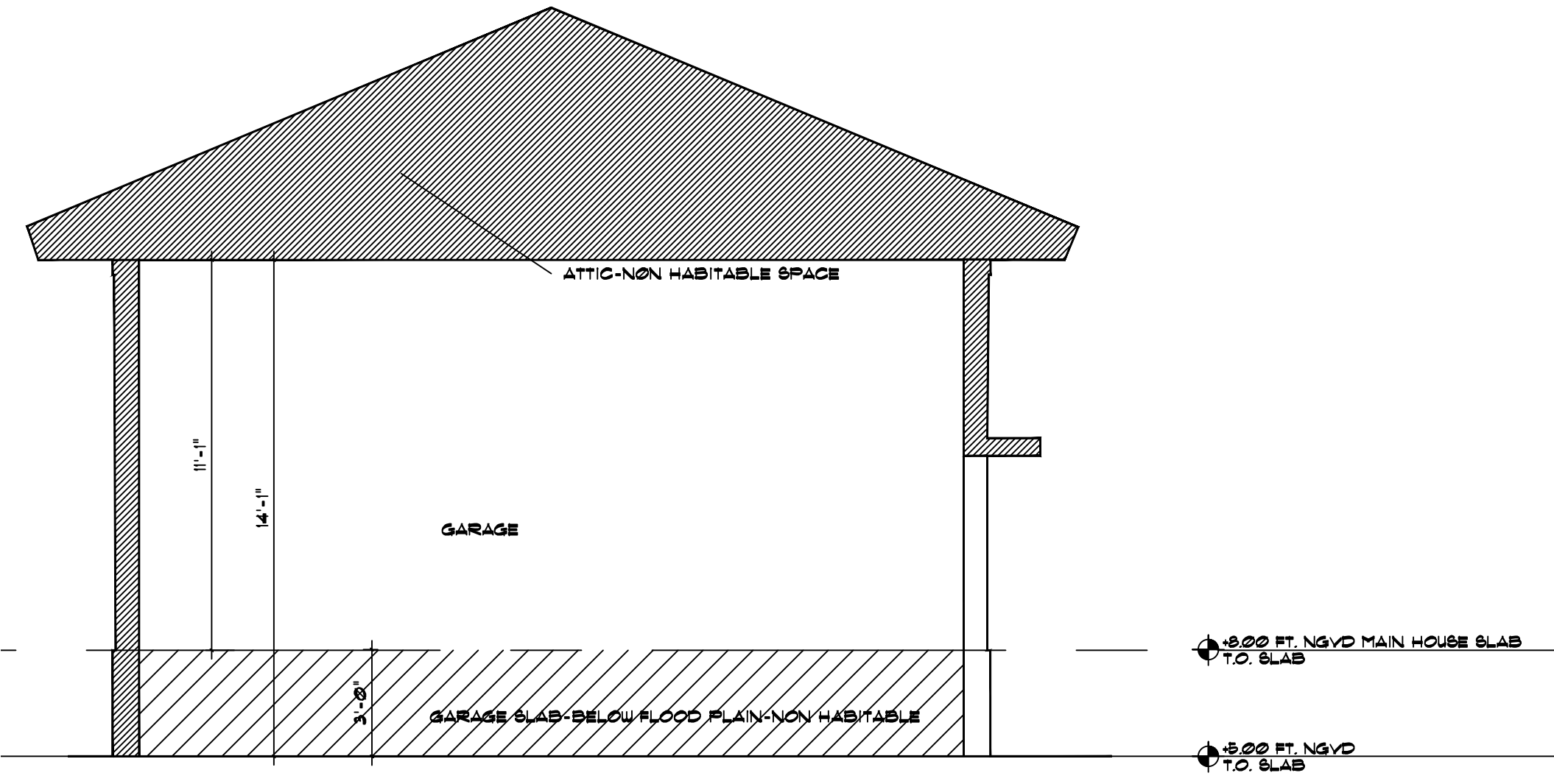
01/27/16	

DRAWING

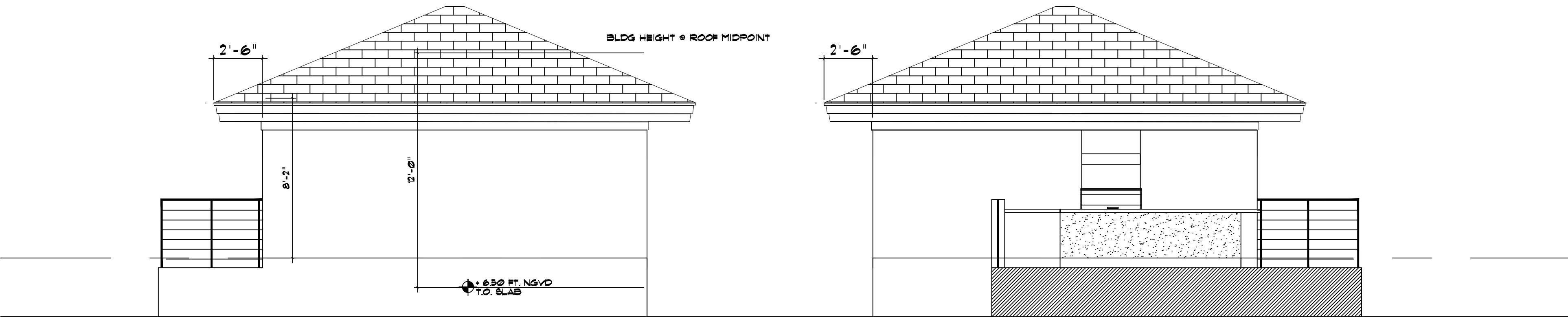
DRAWN BY:	PROJECT #:
CHECKED BY:	SCALE:
DRAWING #:	1/4"-1'-0"
A-7	



BUILDING CROSS SECTION A
SCALE: 1/4"=1'-0"

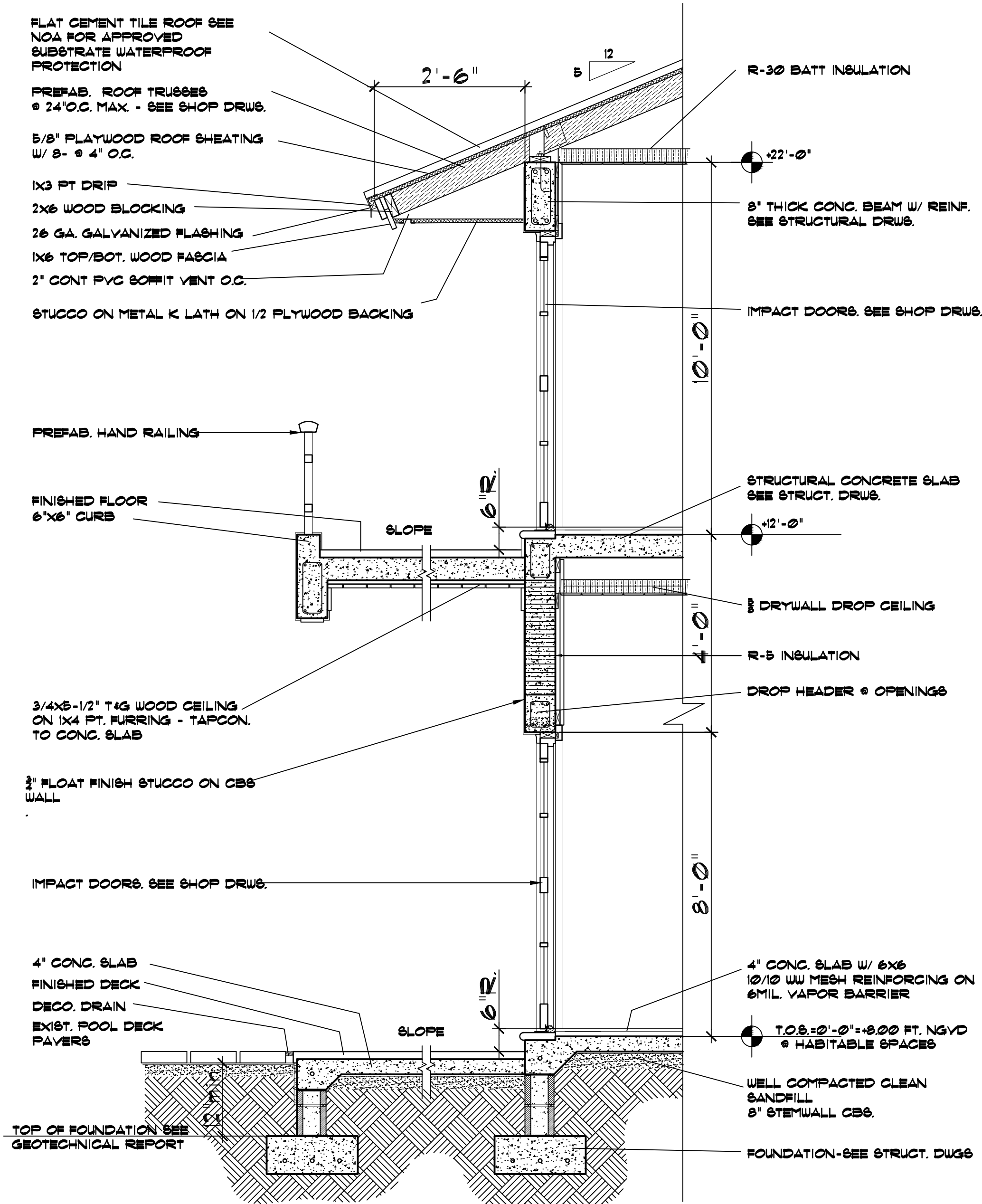


BUILDING CROSS SECTION @ GARAGE
SCALE: 1/4"=1'-0"

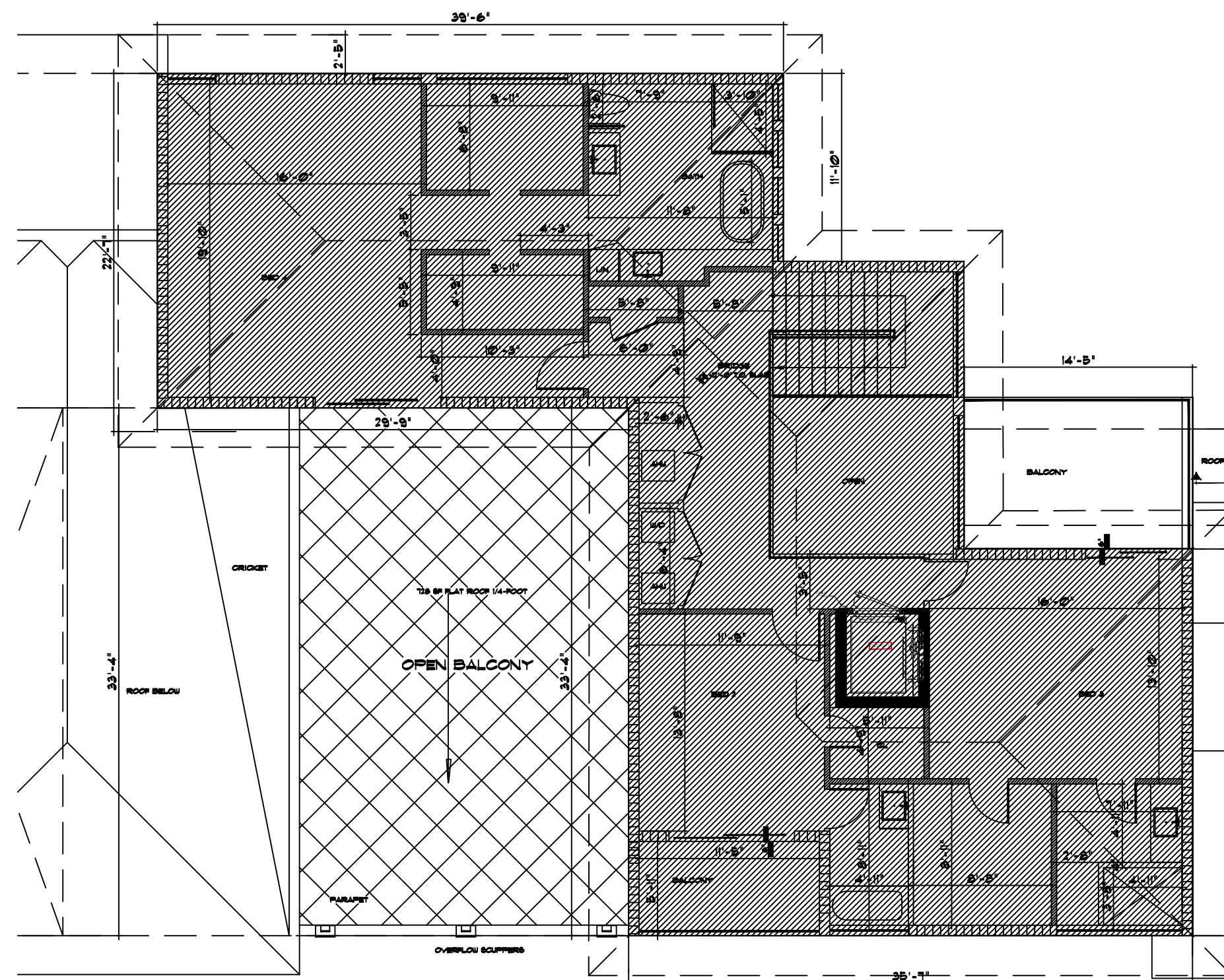


GUEST-REAR ELEATION-EAST SIDE
SCALE: 1/4"=1'-0"

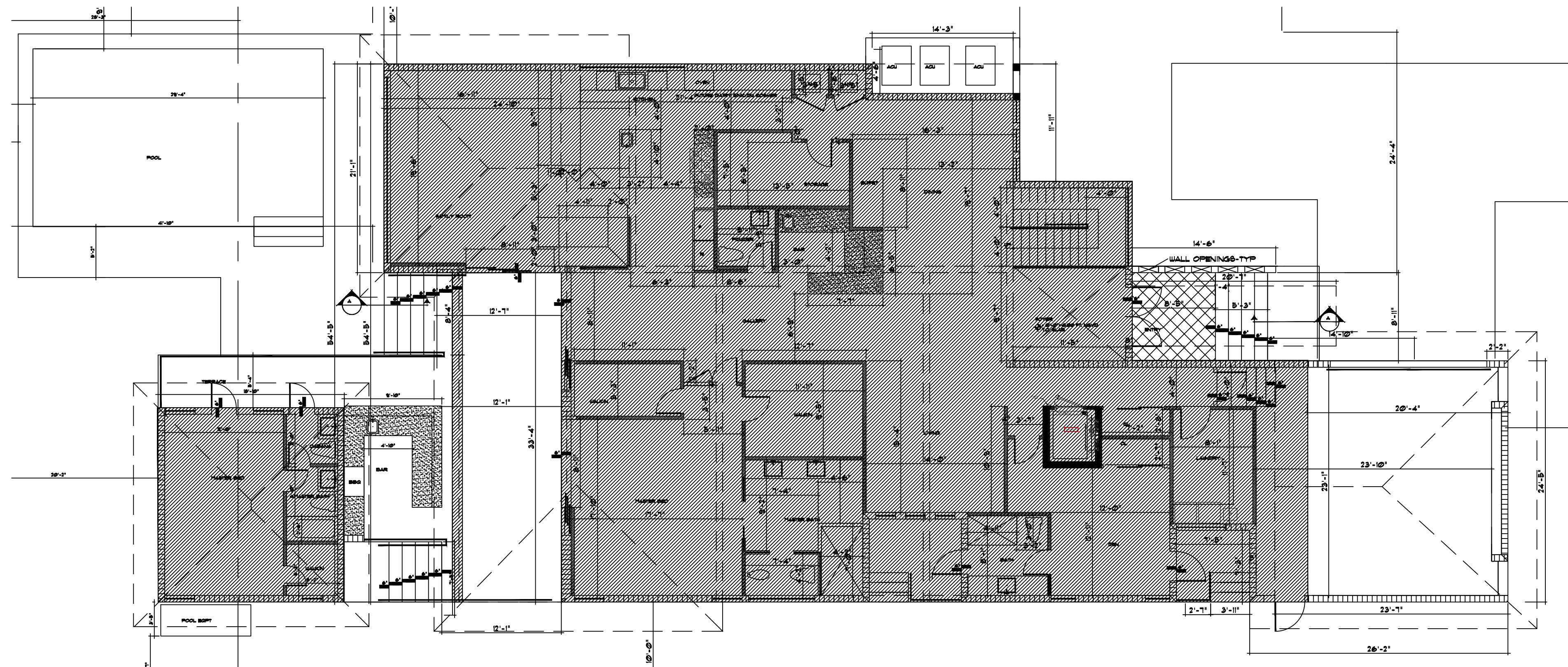
GUEST-FRONT ELEATION-WEST SIDE
SCALE: 1/4"=1'-0"



TYPICAL WALL SECTION
SCALE: 3/4"=1'-0"

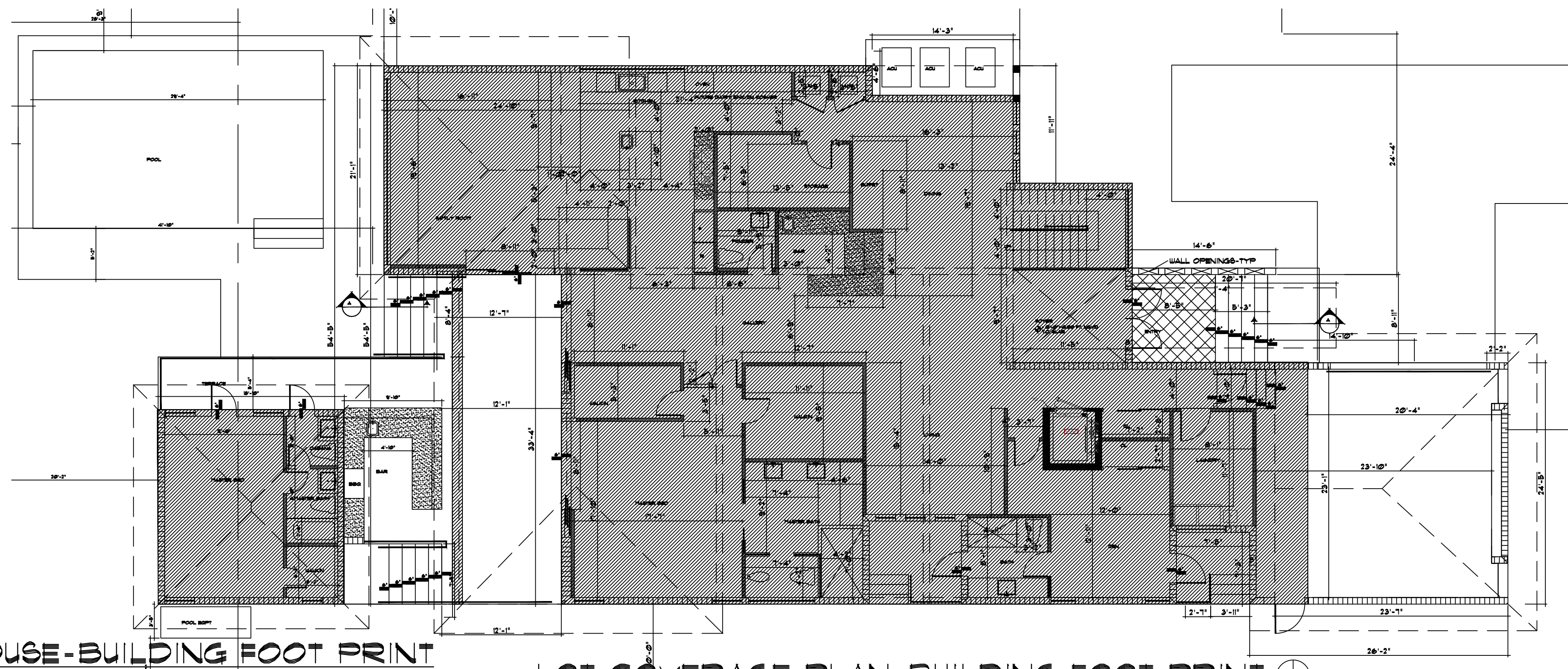


1,997 SF SECOND FLOOR VOLUME AREA
52% OF FIRST FLOOR VOLUME AREA



369 SF GUEST HOUSE-VOLUME AREA 3,813 SF MAIN HOUSE-VOLUME AREA

UNIT SIZE - VOLUME CALCULATION PLAN
SCALE = 1/8"=1'-0"

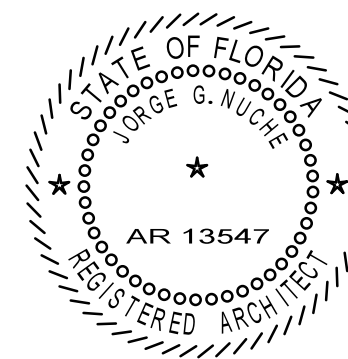


369 SF GUEST HOUSE-BUILDING FOOT PRINT

LOT COVERAGE PLAN-BUILDING FOOT PRINT
SCALE = 1/8"=1'-0"
3,813 SF MAIN HOUSE-BUILDING FOOT PRINT



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AA-C002010
3170 SW 111 AVE.
MIAMI, FLA. 33165
JNUCHE1@MAC.COM
(786) 290-8616



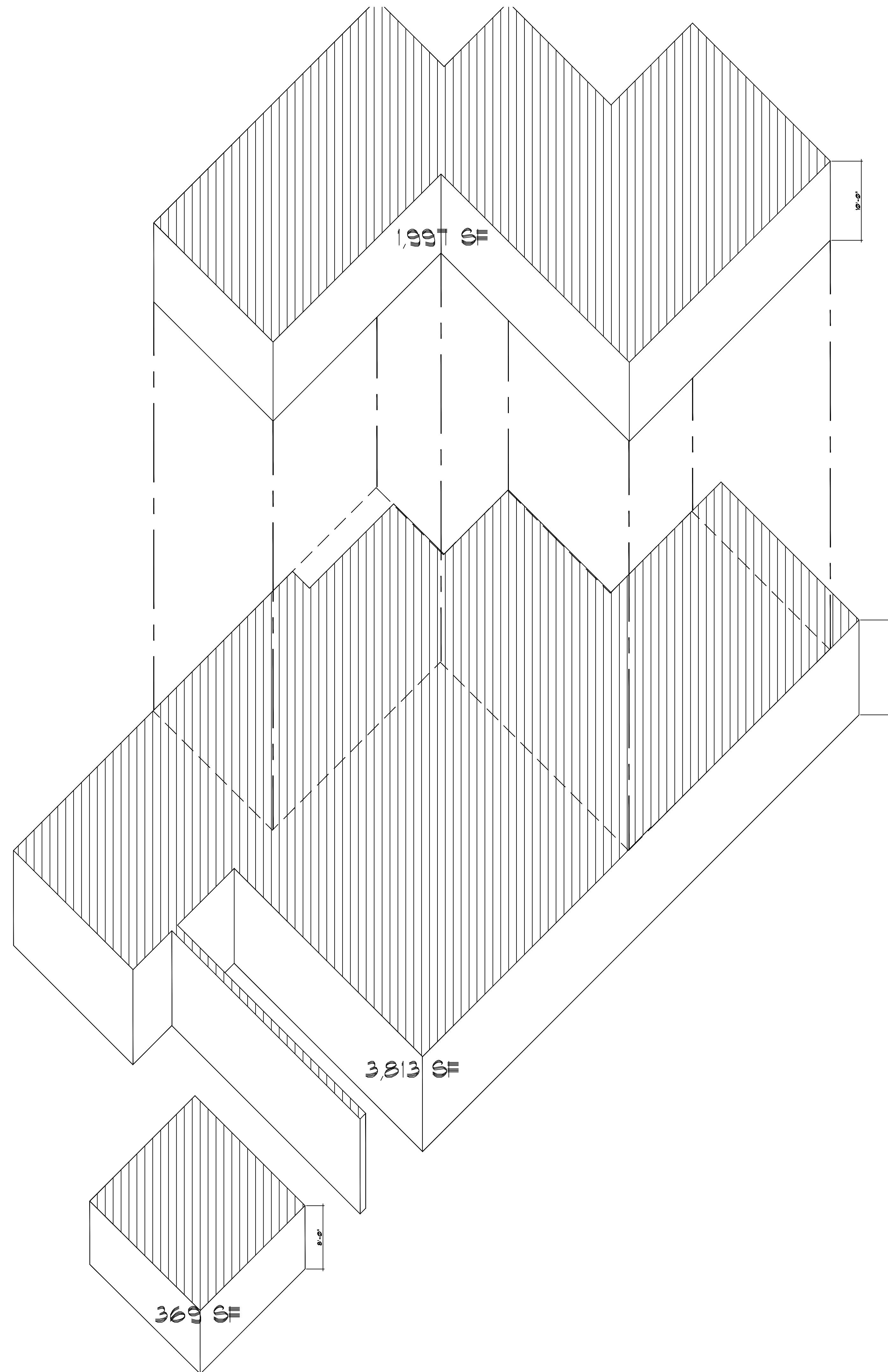
PRIETO RESIDENCE
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DRAWING

DRAWN BY:	PROJECT #:
CHECKED BY:	SCALE:
	1/8"=1'-0"
DRAWING #:	AREA



01/07/16

DRAWING:

PRAIRIE AVENUE STREET ELEVATION-AXONOMETRIC

PRIETO RESIDENCE
NEW TWO STORY SINGLE FAMILY RESIDENCE
3175 PRAIRIE AVE MIAMI BEACH FL.