



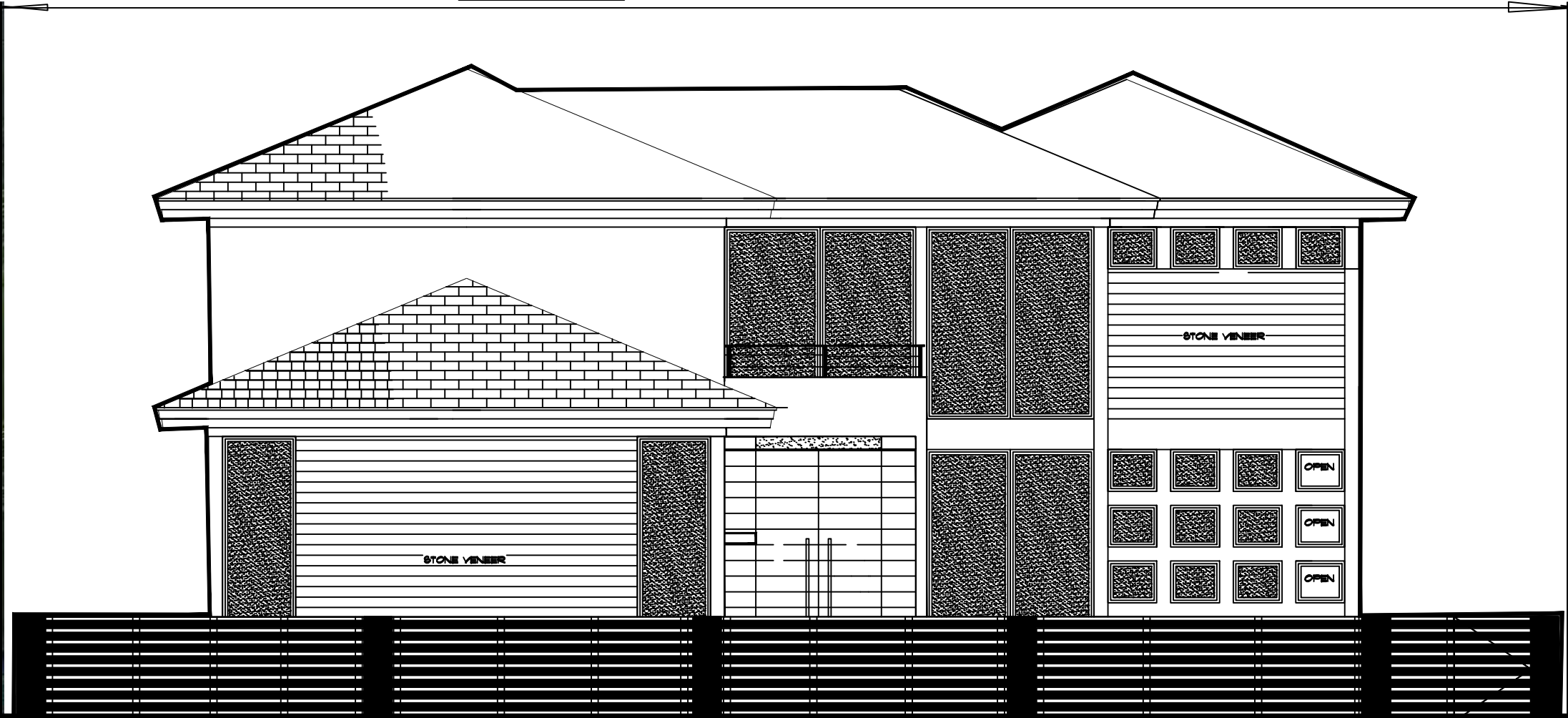
Jorge Nuche
Design Group Inc.
AA-C002010
3170 SW 111 AVE.
MIAMI, FLA. 33165
JNUCHE1@MAC.COM
(786) 290-8616



75'-0"

75'-0"

75'-0"



3191-EXISTING RESIDENCE

3175-NEW RESIDENCE

3155-EXISTING RESIDENCE

PRAIRE AVENUE STREET ELEVATION-CONTEXTURAL

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

REVISIONS	
01/07/16	
DRAWING	



01/07/16

DRAWING:

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

AREA

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	3175 PRAIRE AVE. MIAMI BEACH FL.		
2	Folio number(s)	02-3227-001-0780		
3	Board and file numbers	23250		
4	Year built	1938	Zoning District	RS-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 %	6,179 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)	1,997 SF-49%
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	Proposed	Deficiencies
17. Height	27'-0"		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"	
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'-7"	
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	

Notes:

If not applicable write N/A

All other data information should be presented like the above format