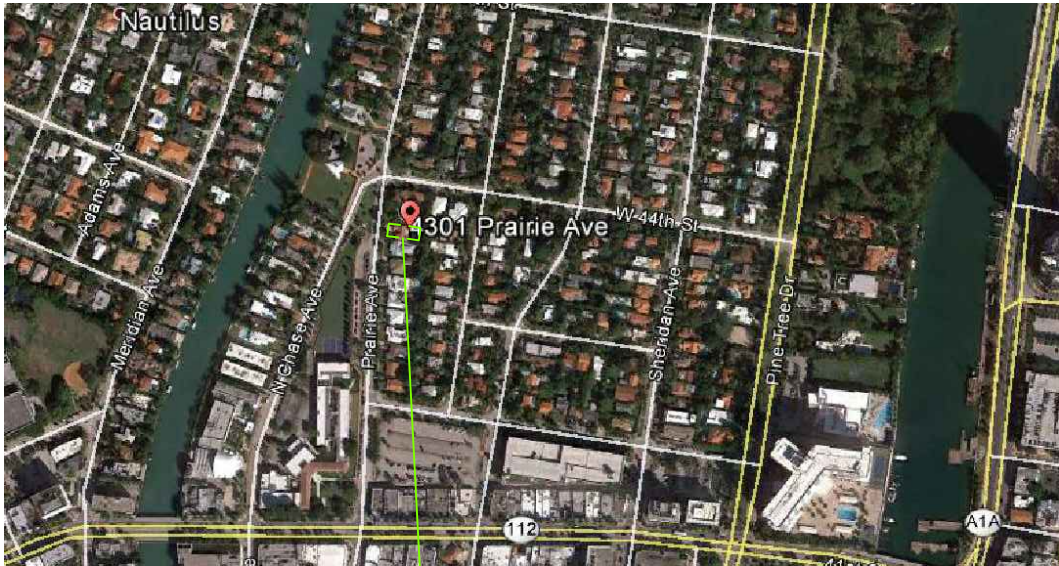


REQUEST FOR DRB APPROVAL FOR:
PRAIRIE AVENUE RESIDENCE

4301 PRAIRIE AVENUE

D.R.B. PRELIMINARY SUBMITTAL
FEBRUARY 21, 2017

MIAMI BEACH, FLORIDA



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A-1.2	SURVEY PLAN ENLARGED
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CLIENT

JESSAM INVESTMENTS, LLC
4301 PRAIRIE AVENUE
MIAMI BEACH, FLORIDA 33140

ARCHITECT

VILLA & ASSOCIATES, INC.
7344 SW 48TH STREET SUITE # 201
MIAMI, FLORIDA 33155

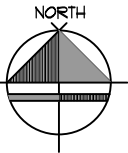
LANDSCAPE

ALL LANDSCAPE DATA INC.
9131 NW 41ST STREET SUITE # 919
DORAL, FLORIDA 33178

SCOPE OF WORK

REQUEST FOR DRB APPROVAL OF PRE 1940'S RESIDENCE
DEMOLITION AND NEW CONSTRUCTION AT THE PROPERTY
LOCATED AT 4301 PRAIRIE AVENUE, MIAMI BEACH, FLORIDA
NO WAIVERS NECESSARY

4301 PRAIRIE AVENUE
MIAMI BEACH, FL 33140



REVISIONS :									

PROPOSED TWO STORY RESIDENCE FOR:

JESSAM INVESTMENTS LLC

4301 PRAIRIE AVE

MIAMI BEACH, FL 33140

BRUNO HALIMI

Corporation Licence
#AA0003589

Architectural Seal

JORGE L VILLAVICENCIO

NO. AR0012110

VILLA & ASSOCIATES INC.

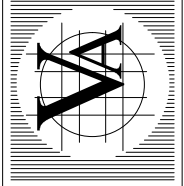
ARCHITECTURE

7344 SW 48TH STREET SUITE 201

TEL. 305-661-8181 - FAX 305-661-8710 - E-Mail villarchitects@att.net

CONSULTANT : ARCHI-TEK STUDIO CORP.

TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com



DATE : 02-20-17

SCALE : AS SHOWN

PROJECT NO :

SHEET NO :

A-0.0



www.exactaland.com
Toll Free 866-735-1916 • F 866-744-2882

CLIENT ORDER NUMBER:	DATE: 11/29/2016
----------------------	------------------

BUYER: Raoul Heskie

CERTIFIED TO:
RAOUL HESKIEL

LOT 11, BLOCK 12, ORCHARD SUBDIVISION NO. 4,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
BOOK 25, PAGE 30, PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA.

NONE VISIBLE

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 7). THIS PROPERTY WAS FOUND IN THE CITY OF MIAMI BEACH, COMMUNITY NUMBER 120651, DATED 09/11/09.

THE BEARING REFERENCE OF SOUTH 2 DEGREES 38 MINUTES 55 SECONDS EAST IS BASED ON THE ASSUMED CHORD BEARING OF THE EASTERLY RIGHT-OF-WAY LINE OF PRAIRIE AVENUE, LOCATED WITHIN ORCHARD SUBDIVISION NO. 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



AFFILIATE MEMBERS

FIELD WORK DATE: 11/22/2016 REVISION DATES: (REV.0 11/29/2016)

16112098
BOUNDARY SURVEY
MIAMI-DADE COUNTY

C-1
 $R = 4262.30'(P \neq M)$
 $L = 242.90'(P) \ 242.82'(M)$
 $\Delta = 3^{\circ}15'55''(P) \ 3^{\circ}15'1''(M)$
 $N \ 2^{\circ}38'55'' \ W, \ 242.87'(P)$
 $N \ 2^{\circ}38'55'' \ W, \ 242.79'(M)$

C-2
 $R = 4262.30(P \neq M)$
 $L = 62.60(P) \ 62.62(M)$
 $\Delta = 0^{\circ}50'29''(P) \ 0^{\circ}50'31''(M)$
 $N \ 1^{\circ}26'13'' \ W, \ 62.60(P)$
 $N \ 1^{\circ}51'26'' \ W, \ 62.62(M)$

C-3
 $R = 4262.30'(P \neq M)$
 $L = 60.05'(P) \ 59.98'(M)$
 $\Delta = 0^{\circ}48'26''(P) \ 0^{\circ}48'23''(M)$
 $S \ 2^{\circ}15'40'' \ E, \ 60.05'(P)$
 $S \ 2^{\circ}09'57'' \ E, \ 59.98'(M)$

C-4
 $R = 4262.30(P \neq M)$
 $L = 120.25'(P) \ 120.21'(M)$
 $\Delta = 1^{\circ}36'59"(P) \ 1^{\circ}36'57"(M)$
 $S \ 3^{\circ}28'23" \ E, \ 120.25'(P)$
 $S \ 3^{\circ}18'07" \ E, \ 120.20'(M)$

TABLE:
 L1 N 90°00'00" E 151.57' (P) 151.31' (C)
 S 89°46'54" E 151.31' (M)
 L2 S 2°38'00" E 60.06' (P)
 S 2°09'40" E 60.06' (M)
 L3 S 90°00'00" W 152.83' (P) 151.70' (C)
 N 89°45'03" W 151.31' (M)

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

RONALD D. WALLING
 State of Florida Professional Surveyor and Mapper
 License No. 6473

Use of this survey other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give ANY rights or benefits to anyone other than those certified

Phone 866.7351916
Fax 866.744.2882
www.exactaland.com

EXACTA
LAND SURVEYORS

11940 Fairway Lakes Drive • Suite 1 • Ft. Myers, FL 33913

(TREE) TABLE:
T1 = 48" ALMOND
T2 = 9.6" CYPRESS
T3 = 48" FICUS
T4 = 9.6" PALM
T5 = 12" FICUS
T6 = 18" PALM
T7 = 12" FICUS
T8 = 12" FICUS
T9 = 36" FICUS
T11-13 = 6" PALM
T14 = 48" CLUSTER
T15 = 24" PALM
T16 = 24" PALM
T17 = 24" ORNAMENTAL
T18 = 12" COCONUT
T19 = 12" COCONUT
T20 = 24" ROYAL PALM
T21 = 12" TREE
T22 = 12" ARECA PALM
T23 = 12" PALM
T24 = 6" ALMOND
T25 = 12" PALM
T26 = 12" TREE
T27 = 12" PALM
T28-30 = 7.2" PALM
T31 = 36" MANGO
T32 = 24" PALM
T33-37 = 7.2" PALM
T38 = 48" CLUSTER
T39 = 24" ORNAMENTAL
T40 = 9.6" ALMOND
T41 = 18" PALM
T42 = 12" PALM
T43 = 12" PALM
T44 = 12" PALM
T45 = 18" ORNAMENTAL
T46 = 24" PALM
T47-48 = 6" PALM
T49 = 36" CLUSTER
T50 = 24" MANGO
T51 = 7.2" PALM
T52 = 36" CLUSTER
T53-57 = 7.2 CLUSTER
T58 = 36" ROYAL PALM
T59 = 24" ROYAL PALM

SURVEYOR'S LEGEND

[illegible][illegible]

PROPOSED TWO STORY RESIDENCE FOR:

JESSAM INVESTMENTS LLC

4301 PRAIRIE AVE
MIAMI BEACH, FL 33140

BRUNO HALIMI

Corporation Licence

Architectural Seal

JORGE L. VILLAVICENCIO
NO. 470040140

VILLA & ASSOCIATES INC.

ARCHITECTURE - PLANNING - INTERIOR DESIGN
73344 SW 48 STREET - SUITE 201 - MIAMI, FLORIDA 33155
TEL: 305-661-8181 - FAX 305-661-8710 - E-Mail Villarchitects@att.net

CONSULTANT: **ARCHI-TEK STUDIO CORP.**
TEL. 305-799-8016 - E-Mail maquillar@architekstudio.com

Activity : 111014

TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com



DATE :
02-20-17

SCALE :
AS
SHOWN

PROJECT NO :

SHEET NO :
A-1.1

16112098
BOUNDARY SURVEY
MIAMI-DADE COUNTY

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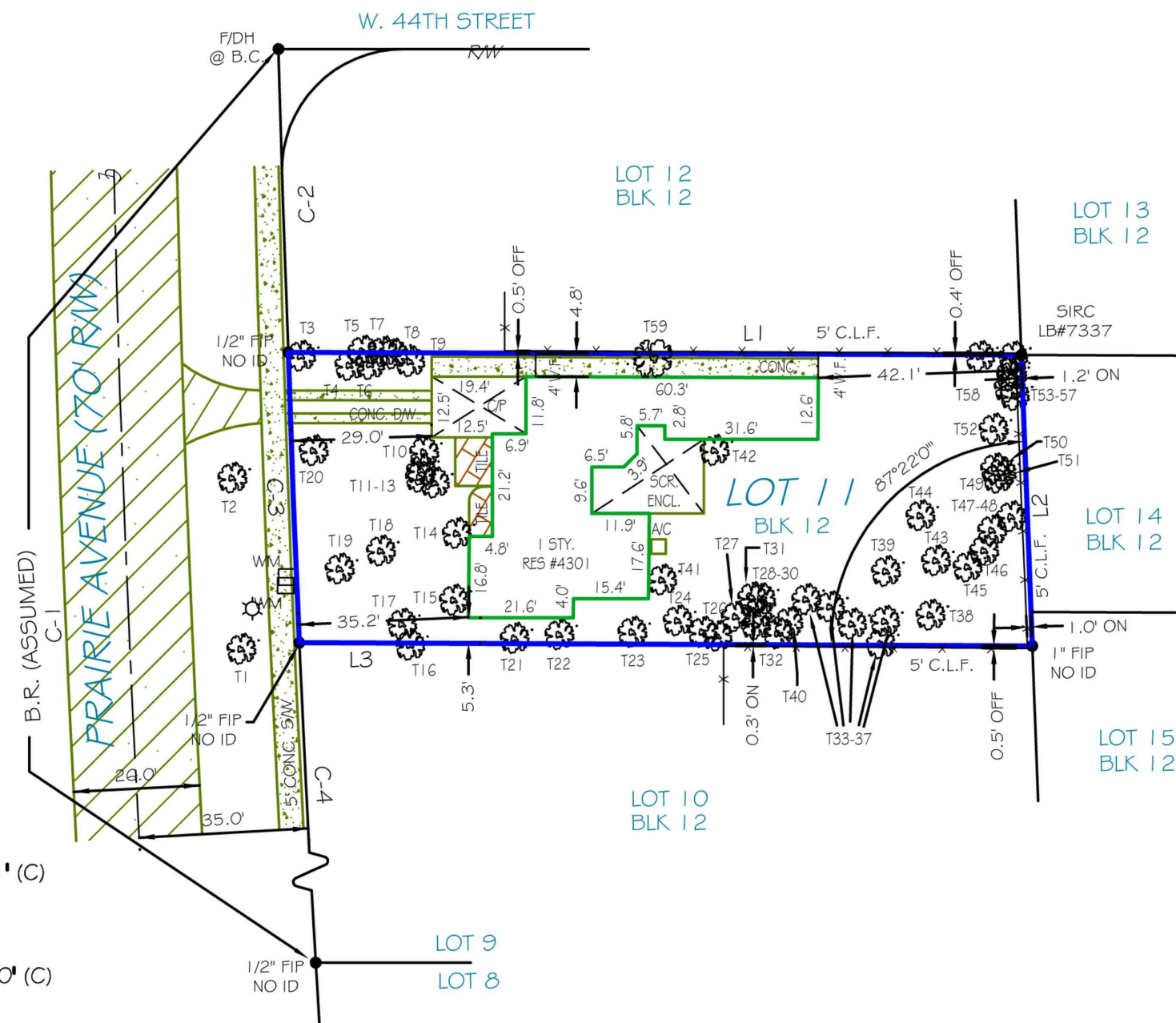
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C-4
 $R = 4262.30'(P \neq M)$
 $L = 120.25'(P) \quad 120.21'(M)$
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 $S \quad 3^{\circ}28'23" E, \quad 120.25'(P)$
 $S \quad 3^{\circ}18'07" E, \quad 120.20'(M)$

TABLE:

L1	N 90°00'00" E	151.57' (P)	151.31' (C)
	S 89°46'54" E	151.31' (M)	
L2	S 2°38'00" E	60.06' (P)	
	S 2°09'40" E	60.06' (M)	
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	N 89°45'03" W	151.31' (M)	



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T52	= 36" CLUSTER
T53-57	= 7.2 CLUSTER
T58	= 36" ROYAL PALM
T59	= 24" ROYAL PALM

Survey by Others N.T.S.

APPLICABLE CODE NOTE:

APPLICABLE CODE: FBC 2014 RESIDENTIAL - ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2014 RESIDENTIAL.

DRAINAGE NOTE:

ALL DRAINAGE SHALL BE CONTAINED ON PROPERTY AND SHALL NOT DRAIN ONTO NEIGHBORING PROPERTY. SEE CIVIL FOR DRAINAGE PLAN.

SLOPE GRADE AWAY FROM NEW CONSTRUCTION.

A/C SPACE NOTE:

ALL AREA CALCULATIONS PROVIDED ON THIS SHEET ARE FOR CITY OF MIAMI BEACH ZONING CALCULATIONS. FOR AIR CONDITIONED SPACE USED FOR MECHANICAL CALCULATIONS, PLEASE SEE MECH. DWGS.

TERMITE PROTECTION NOTE:

TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES & SHALL DISPLAY PRODUCT USED, IDENTITY OF APPLICATOR, TIME & DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION & NUMBER OF GALLONS USED.

CITY OF MIAMI BEACH PUBLIC WORKS NOTE:

RECONSTRUCT THE SWALE/SOD ALONG THE ENTIRE FRONTAGE OF THE PROPERTY.

MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE 8-III ASPHALT MIX DESIGN THE ENTIRE WIDTH OF DILIDO DR ALONG AND ADJACENT TO PROPERTY.

LANDSCAPING IMPROVEMENTS WITHIN THE RIGHT OF WAY REQUIRE PRELIMINARY APPROVALS FROM CMB PLANNING DEPARTMENT AND PARKS (GREEN MANAGEMENT) DEPARTMENT PRIOR TO APPLYING FOR PUBLIC WORKS DEPARTMENT RIGHT OF WAY CONSTRUCTION PERMIT.

ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT OF WAY AND/OR EASEMENTS WILL REQUIRE A SEPARATE PUBLIC WORKS DEPARTMENT PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SURVEYOR NOTE:

CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS AMENITIES SIT ON SITE EXACTLY AS PER THIS SITE PLAN. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ELEVATION NOTE:

ALL ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929), UNLESS OTHERWISE INDICATED ON DRAWINGS.

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET				
ITEM #	Zoning Information			
1	Address:	4301 Prairie Avenue, Miami Beach, Florida 33140		
2	Folio number(s):	02-3222-001-1780		
3	Board and file numbers :	DRB #TBD		
4	Year built:	1935	Zoning District:	RS-4
5	Based Flood Elevation:	7	Grade value in NGVD:	
6	Adjusted grade (Flood+Grade/2):	9	Free board:	
7	Lot Area:	9,120 SF		
8	Lot width:	59.98' (AVG.)	Lot Depth:	151.50' (AVG.)
9	Max Lot Coverage SF and %:	2,736 SF (30%)	Proposed Lot Coverage SF and %:	2,724 SF (29.8%)
10	Existing Lot Coverage SF and %:	2,400 SF (26%)	Lot coverage deducted (garage-storage) SF:	574 SF
11	Front Yard Open Space SF and %:	1,115 SF (13%)	Rear Yard Open Space SF and %:	2,514 SF (27%)
12	Max Unit Size SF and %:	4,650 SF (50%)	Proposed Unit Size SF and %:	4,628 (50%)
13	Existing First Floor Unit Size:	1,843 SF	Proposed First Floor Unit Size:	2,724 SF
14			Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	2,690 SF
15			Proposed Second Floor Unit Size SF and %:	1,904 SF
16				

	Required	Existing	Proposed	Deficiencies
17	Height:	25'-0"	25'-0"	
18	Setbacks:			
19	Front First level:	30'-0"	29'-0"	30'-0"
20	Front Second level:	30'-0"	N/A	38'-0"
21	Side 1:	7'-6"	4'-10"	7'-6"
22	Side 2 or (facing street):	7'-6"	5'-4"	7'-6"
23	Rear:	50'-0" MAX	42'-1	46'-7"
	Accessory Structure Side 1:	7'-6"		
24	Accessory Structure Side 2 or (facing street) :	N/A		
25	Accessory Structure Rear:	13'-1/4"		
26	Sum of Side yard :	20'-0"		
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				

FLOOD VENT CALCULATIONS:

TOTAL GARAGE AREA = 514 SQ. FT.

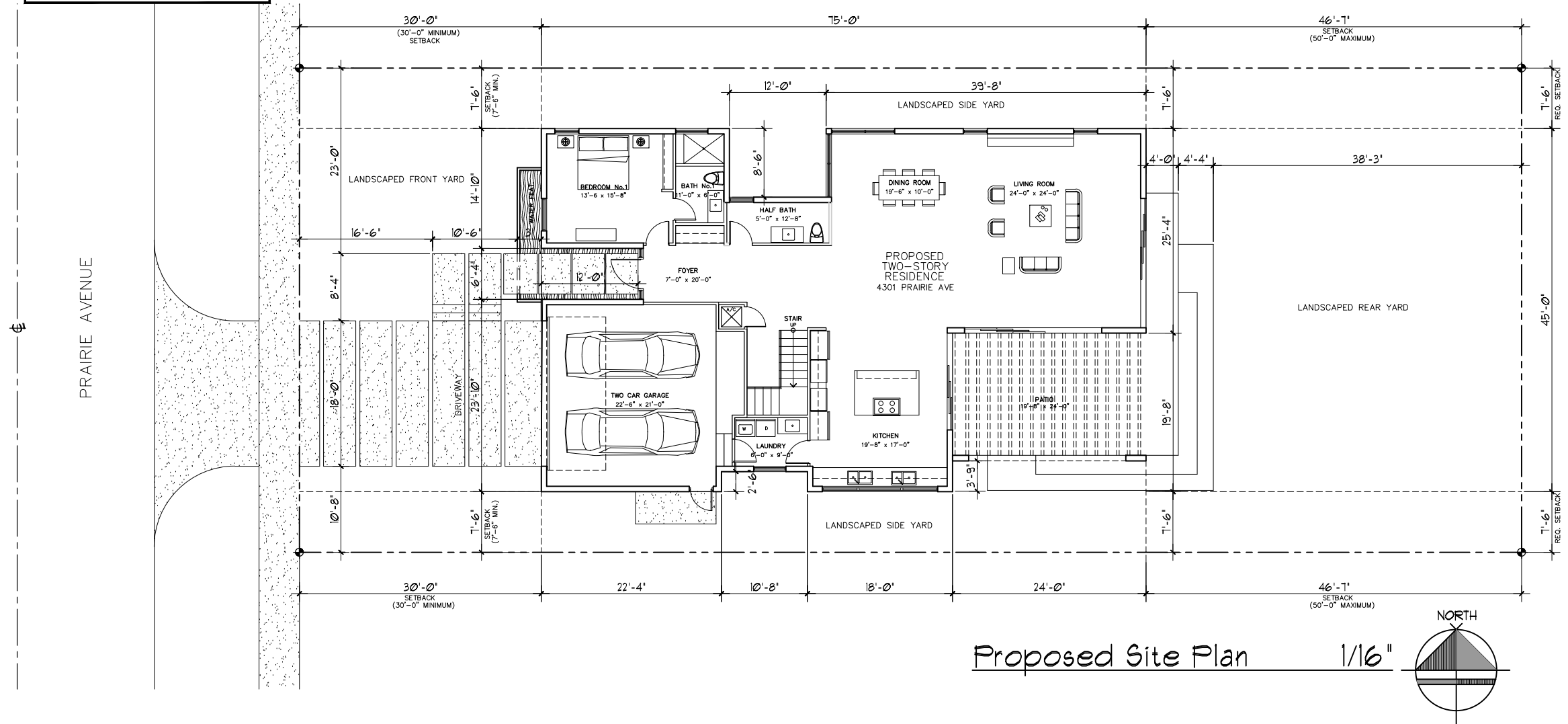
FLOOD VENT REQUIRED = 600 SQ. INCHES

ENGINEERED FLOOD VENTS & BLOCK WALL "SMART VENTS" = 200 SQ. INCHES EA. 200 SQ. IN. x 3 VENTS = 600 SQ. INCHES

CALCULATIONS ARE BASED ON "SMART VENT" MODEL 1540-510, CERTIFICATION: FL#58221-R2

FLOOD ELEVATION NOTE:

ALL ELECTRICAL, MECHANICAL & PLUMBING EQUIPMENT IS TO BE ABOVE BASE FLOOD ELEVATION (+9'-0" NGVD) - ALL CONSTRUCTION & FINISH MATERIALS BELOW BASE FLOOD ELEVATION ARE TO BE FLOOD RESISTANT.



REVISIONS :									

PROPOSED TWO STORY RESIDENCE FOR:

JESSAM INVESTMENTS LLC

4301 PRAIRIE AVE
MIAMI BEACH, FL 33140

BRUNO HALIMI

Corporation Licence
#AA0003589

Architectural Seal

JORGE L VILLAVENCIO
NO. AR0012110

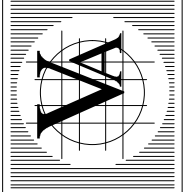
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ARCHITECTURE - PLANNING - INTERIOR DESIGN

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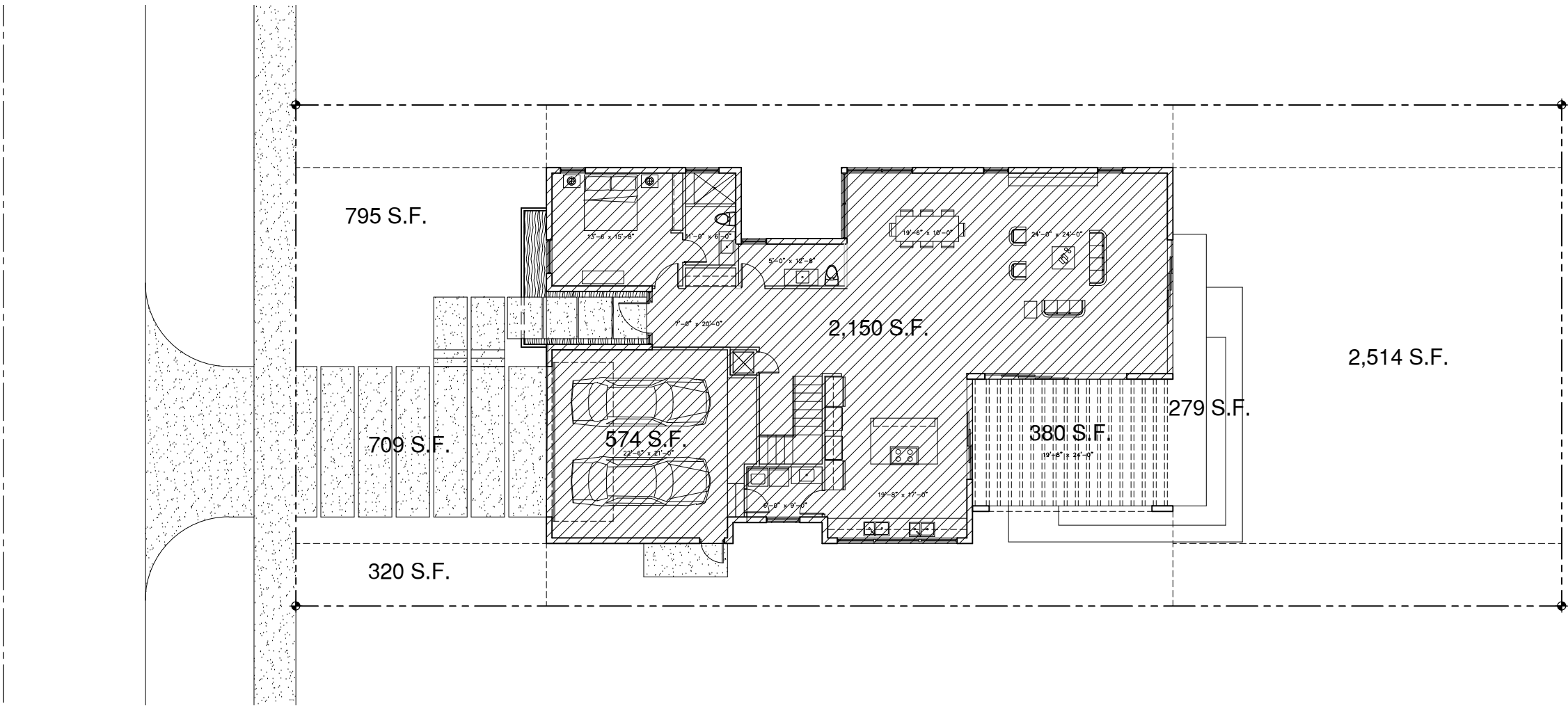


DATE : 02-20-17

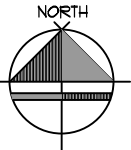
SCALE : AS SHOWN

PROJECT NO :

SHEET NO : A-2.0



Proposed Lot Coverage 1/16"



BUILDING DATA

MAIN HOUSE:	
FIRST FLOOR (AC)	2,150 S.F.
SECOND FLOOR (AC)	1,904 S.F.
TOTAL (AC):	4,054 S.F.
GARAGE	574 S.F.
TOTAL (NON AC):	574 S.F.
TOTAL UNIT SIZE (AC + NON AC):	4,628 S.F.

FLOOR RATIO PERCENTAGE

MAIN HOUSE:	
TOTAL FIRST FLOOR (VOLUMETRIC)	2,124 S.F.
TOTAL SECOND FLOOR (VOLUMETRIC)	2,690 S.F.
TOTAL:	5,414 S.F.

SITE DATA

EXISTING LOT SIZE:	9,120 S.F.
	(100%)
BUILDING LOT COVERAGE:	2,724 S.F.
TOTAL BUILDING LOT COVERAGE:	2,724 S.F.

FRONT SETBACK CALCULATIONS

AREA:	1,824 S.F.
IMPERVIOUS AREA:	709 S.F.
LANDSCAPE AREA:	1,115 S.F.

REAR SETBACK CALCULATIONS

AREA:	2,793 S.F.
IMPERVIOUS AREA:	279 S.F.
LANDSCAPE AREA:	2,514 S.F.

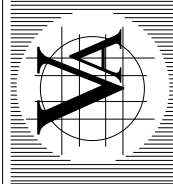
REVISIONS :	

PROPOSED TWO STORY RESIDENCE FOR:
JESSAM INVESTMENTS LLC
4301 PRAIRIE AVE
MIAMI BEACH, FL 33140

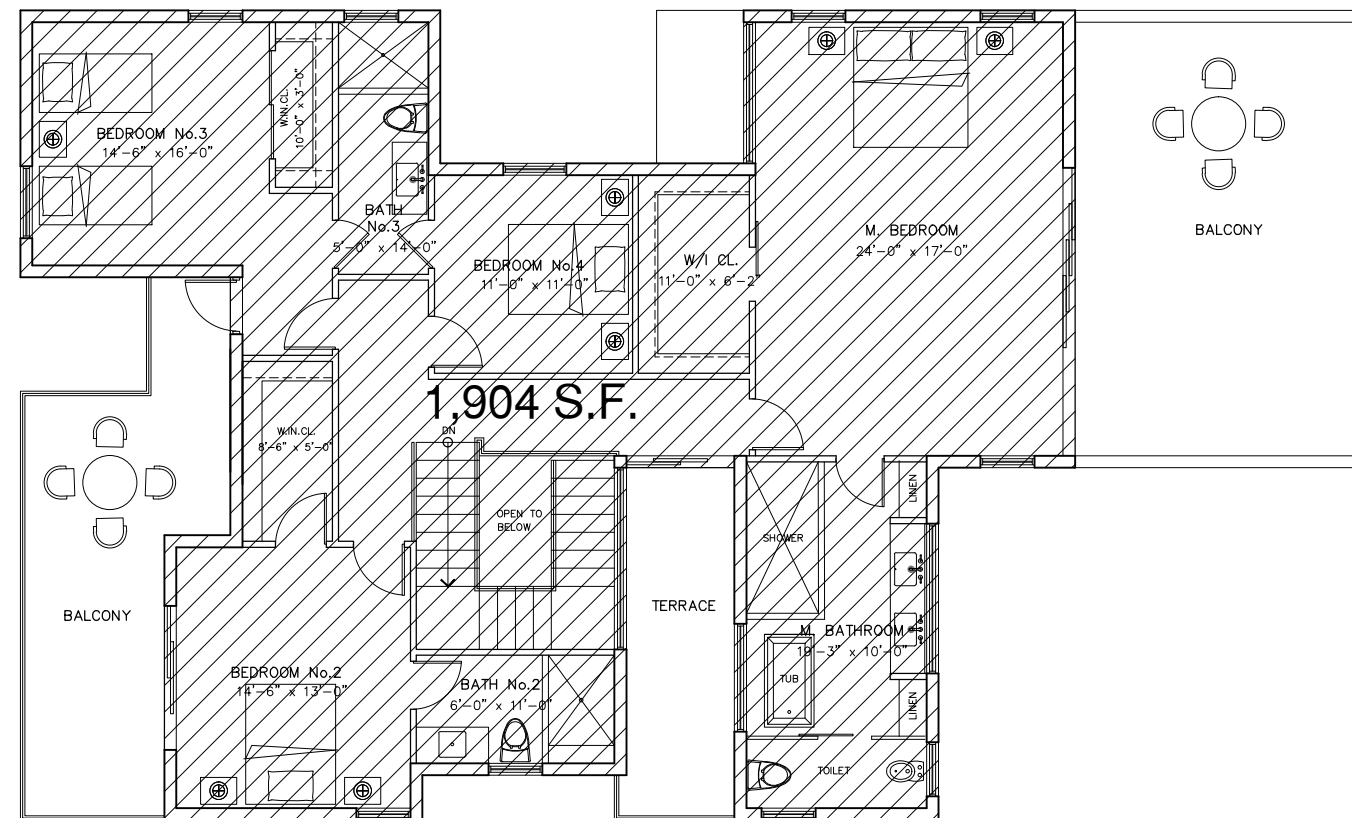
BRUNO HALIMI

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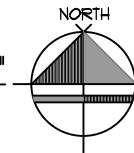
VILLA & ASSOCIATES INC.
ARCHITECTURE - PLANNING - INTERIOR DESIGN
7944 SW 48 STREET - SUITE 201 - MIAMI, FLORIDA 33155
TEL. 305-661-8181 - FAX 305-661-8710 - E-Mail Villarchitects@att.net
CONSULTANT : ARCHI-TEK STUDIO CORP.
TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com



DATE : 02-20-17
SCALE : AS SHOWN
PROJECT NO :
SHEET NO :
A-3.1



Proposed Second Floor Unit Size 3/32"



BUILDING DATA

MAIN HOUSE:	
FIRST FLOOR (AC)	2,150 SF
SECOND FLOOR (AC)	1,904 SF
TOTAL (AC):	<u>4,054 SF</u>
GARAGE	514 SF
TOTAL (NON AC):	<u>514 SF</u>
TOTAL UNIT SIZE (AC + NON AC):	<u>4,628 SF</u>

FLOOR RATIO PERCENTAGE

MAIN HOUSE:	
TOTAL FIRST FLOOR (VOLUMETRIC)	2,724 SF
TOTAL SECOND FLOOR (VOLUMETRIC)	2,690 SF
TOTAL:	5,414 SF

SITE DATA

EXISTING LOT SIZE:	9,120 SF. (100%)
BUILDING LOT COVERAGE:	2,724 SF.
TOTAL BUILDING LOT COVERAGE:	<u>2,724 SF.</u>

FRONT SETBACK CALCULATIONS

AREA:	1,824 S.F.
IMPERVIOUS AREA:	709 S.F.
LANDSCAPE AREA:	1,115 S.F.

REAR SETBACK CALCULATIONS

AREA:	2,793 SF.
IMPERVIOUS AREA:	279 SF.
LANDSCAPE AREA:	2,514 SF.

REVISIONS :	

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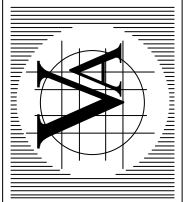
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NO. AR0012110

VILLA & ASSOCIATES INC.

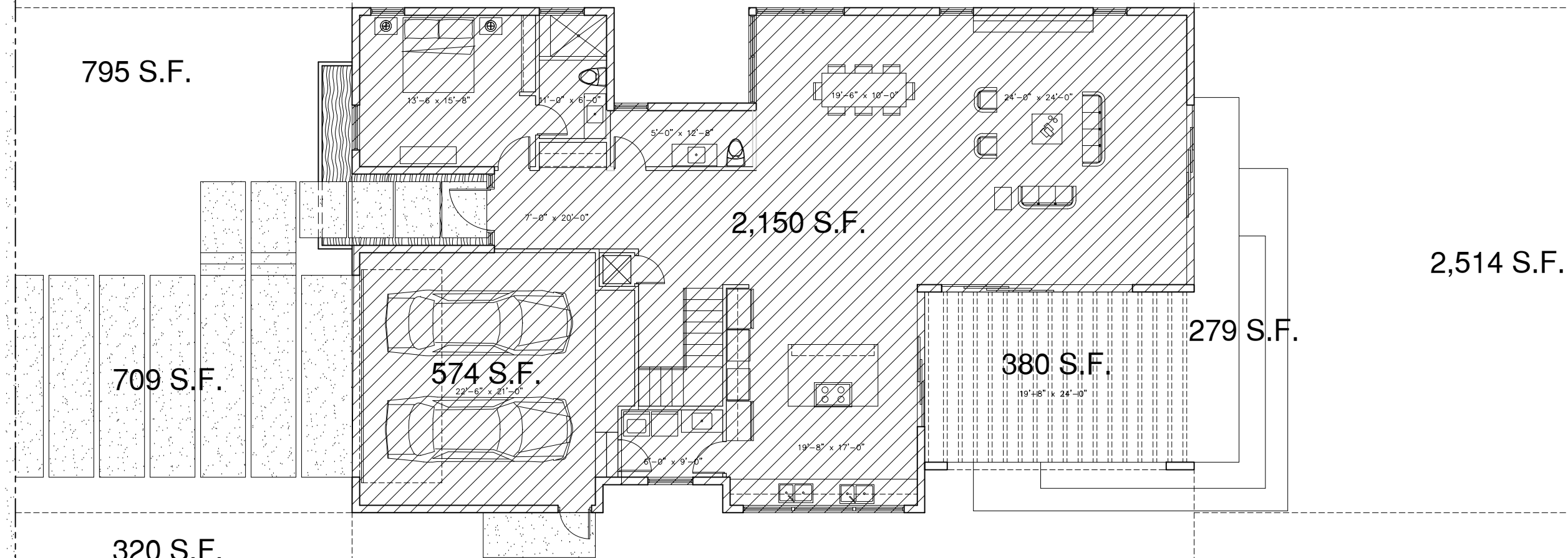
VILLAR & ASSOCIATES, INC.
ARCHITECTURE - PLANNING - INTERIOR DESIGN
7344 SW 48 STREET - SUITE 201 - MIAMI, FLORIDA 33155
TEL. 305-661-8181 - FAX 305-661-8710 - E-Mail Vllarchitects@att.net

CONSULTANT: **ARCHI-TEK STUDIO CORP.**

ARCHI-TEK STUDIO CORP.
TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com



DATE : 02-20-17	SCALE : AS SHOWN
PROJECT NO : 	
SHEET NO : A-3.2.1	



BUILDING DATA

MAIN HOUSE:	
FIRST FLOOR (AC)	2,150 S.F.
SECOND FLOOR (AC)	1,304 S.F.
TOTAL (AC)	4,054 S.F.
GARAGE	574 S.F.
TOTAL (NON AC)	574 S.F.
TOTAL UNIT SIZE (AC + NON AC)	4,628 S.F.

FLOOR RATIO PERCENTAGE

MAIN HOUSE:	
TOTAL FIRST FLOOR (VOLUMETRIC)	2,724 S.F.
TOTAL SECOND FLOOR (VOLUMETRIC)	2,630 S.F.
TOTAL:	5,414 S.F.

SITE DATA

EXISTING LOT SIZE:	9,120 S.F. (100%)
BUILDING LOT COVERAGE:	2,724 S.F.
TOTAL BUILDING LOT COVERAGE:	2,724 S.F.

FRONT SETBACK CALCULATIONS

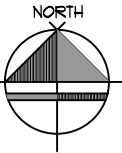
AREA:	1,824 S.F.
IMPERVIOUS AREA:	109 S.F.
LANDSCAPE AREA:	1,115 S.F.

REAR SETBACK CALCULATIONS

AREA:	2,793 S.F.
IMPERVIOUS AREA:	279 S.F.
LANDSCAPE AREA:	2,514 S.F.

Proposed First Floor Unit Size

3/32"



REVISIONS :

PROPOSED TWO STORY RESIDENCE FOR:

JESSAM INVESTMENTS LLC

4301 PRAIRIE AVE
MIAMI BEACH, FL 33140

BRUNO HALIMI

Corporation Licence
#AA0003589

Architectural Seal

JORGE L VILLAVENCIO
NO. AR0012110

VILLA & ASSOCIATES INC.

ARCHITECTURE - PLANNING - INTERIOR DESIGN
7344 SW 48 STREET - SUITE 201 - MIAMI, FLORIDA 33155
TEL. 305-661-8181 - FAX 305-661-8710 - E-Mail Villarchitects@att.net

CONSULTANT : ARCHI-TEK STUDIO CORP.

TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com



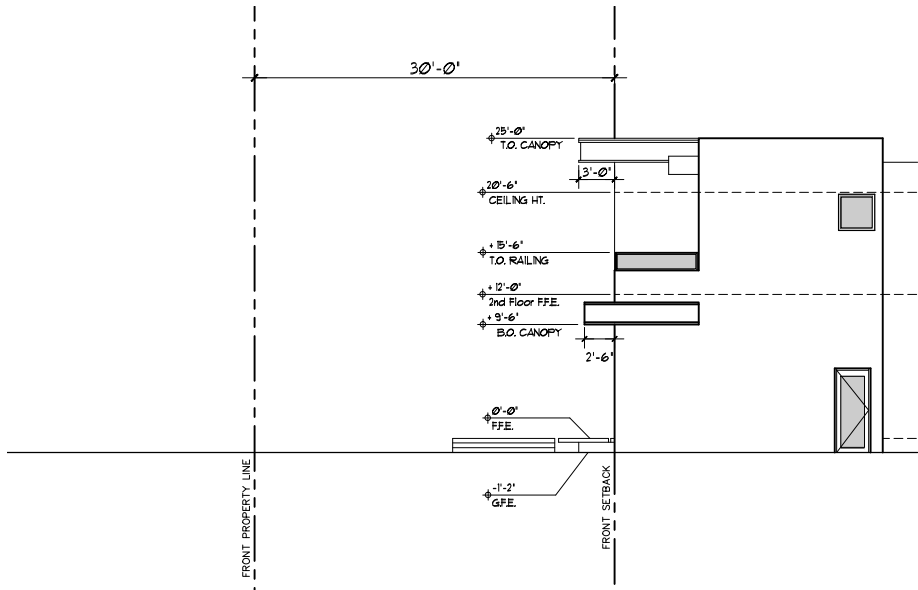
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02-20-17

SCALE :
AS
SHOWN

PROJECT NO :

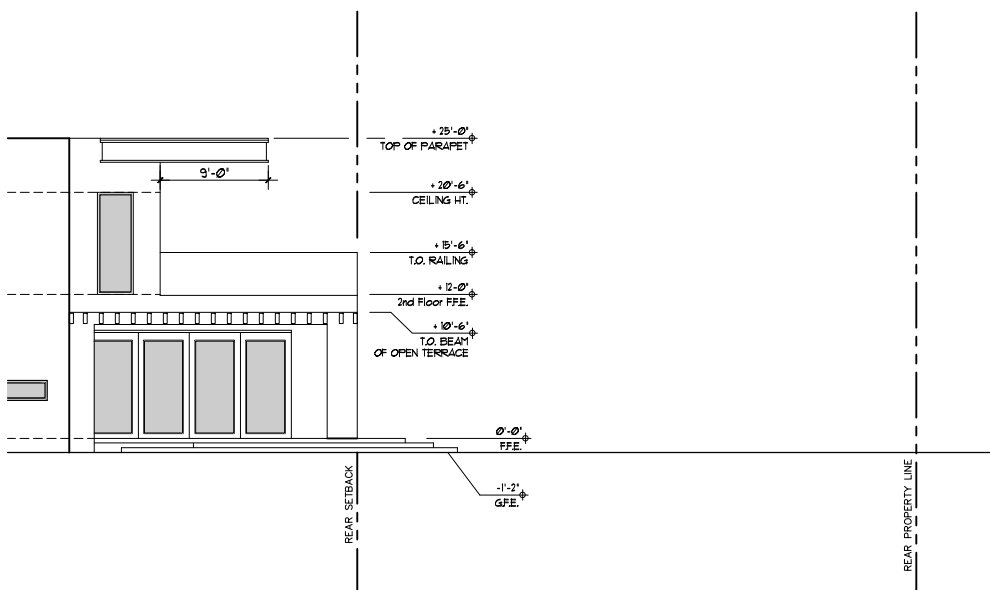
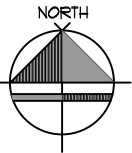
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A-3.2



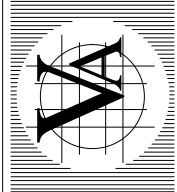
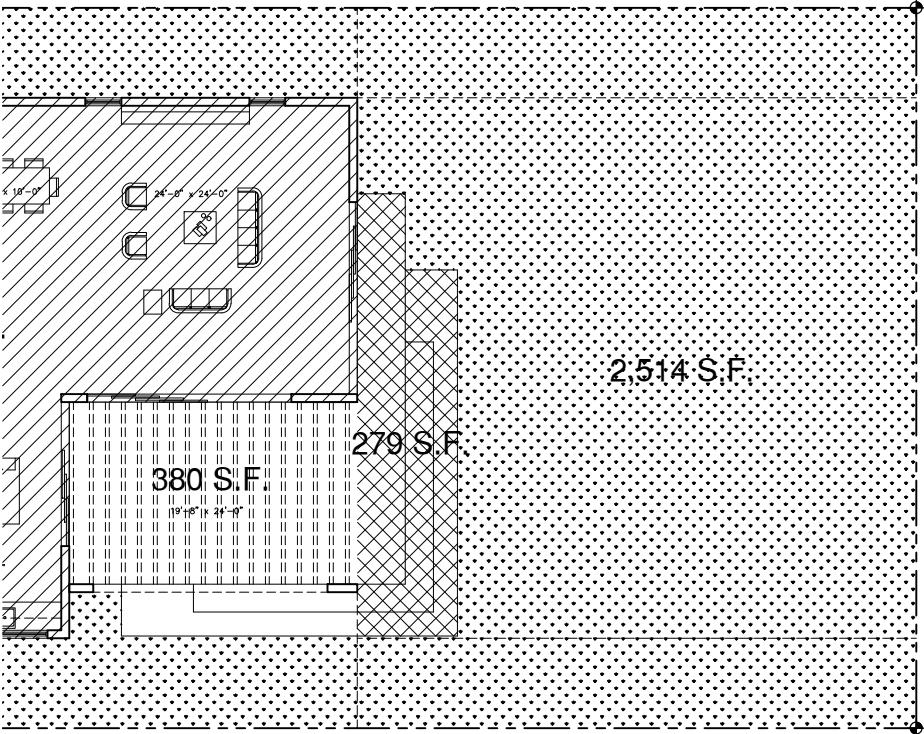
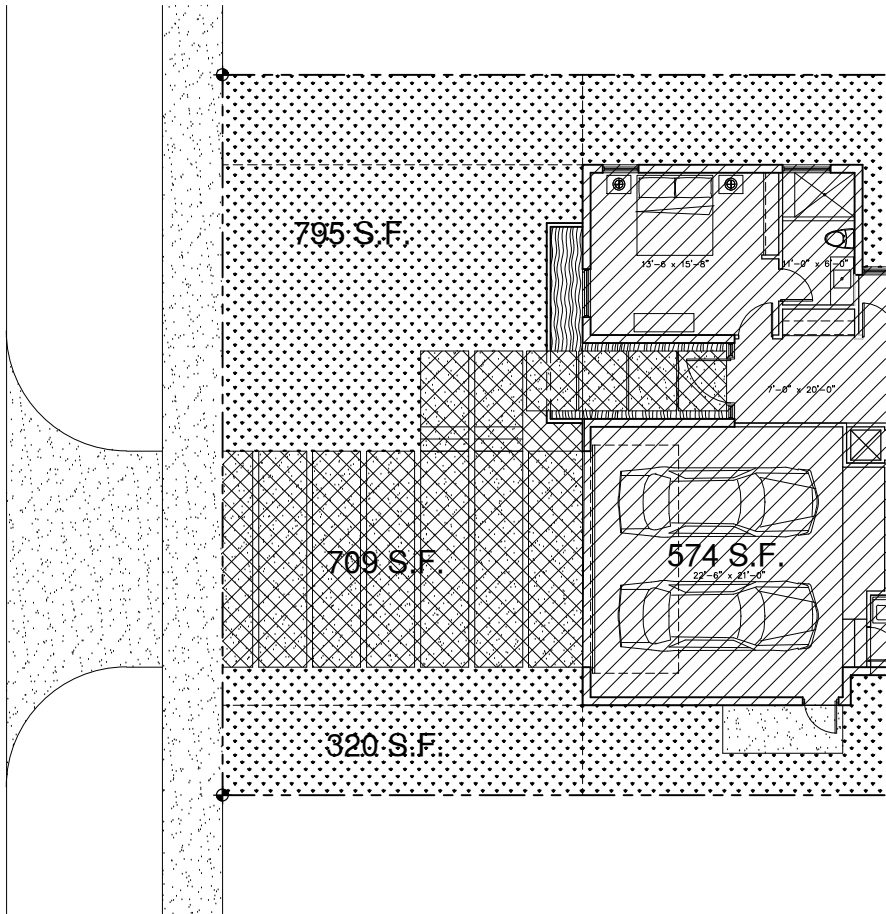
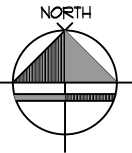
Proposed Req' Front Yard

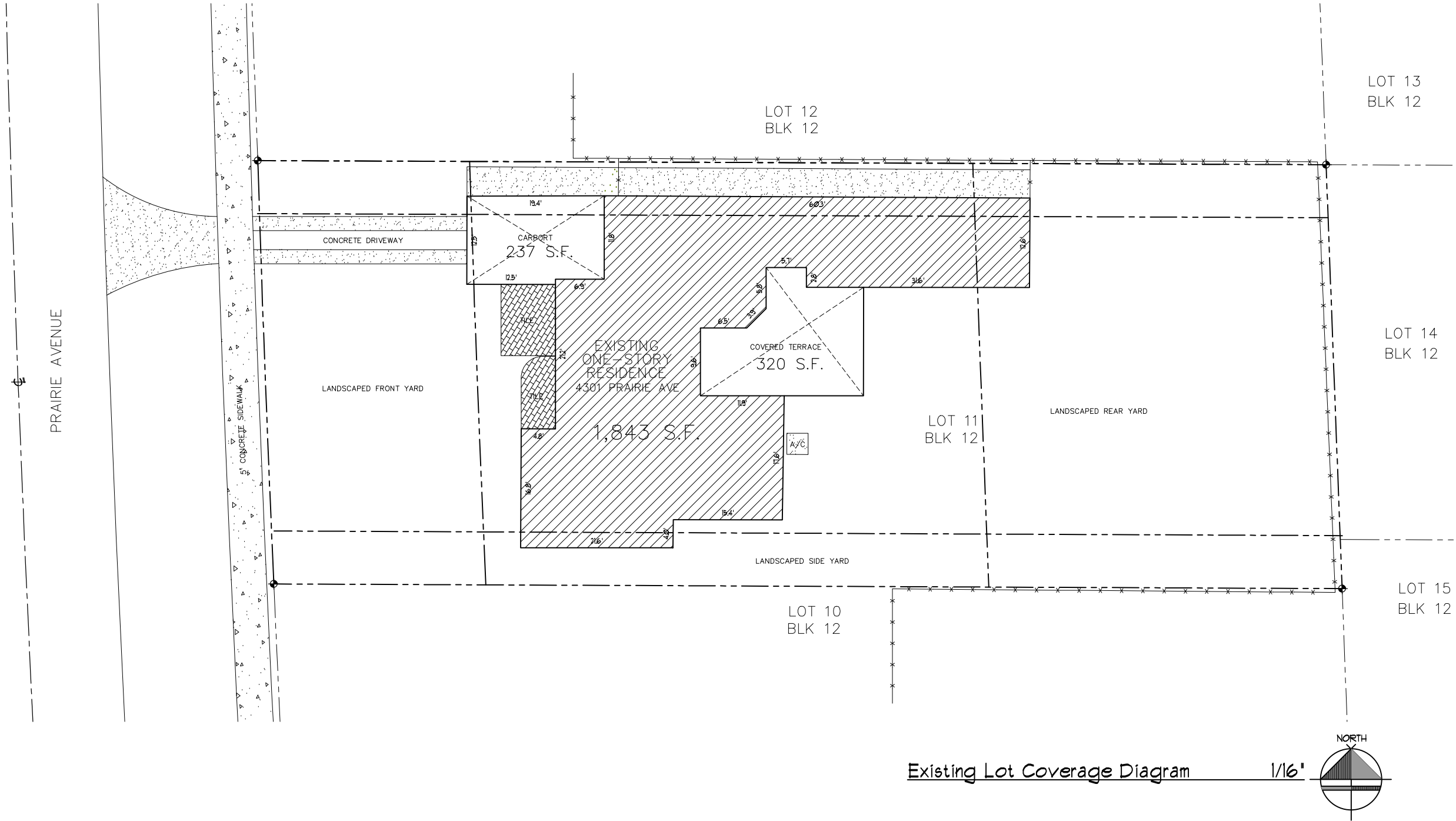
1/16"



Proposed Req' Rear Yard

1/16"





EXISTING BUILDING DATA

MAIN HOUSE:	
FIRST FLOOR (AC)	1,843 S.F.
SECOND FLOOR (AC)	N/A
TOTAL (AC):	1,843 S.F.
CARPORT	237 S.F.
TERRACE	320 S.F.
TOTAL (NON AC):	557
TOTAL UNIT SIZE (AC + NON AC):	2,400 S.F.
	(26%)

EXISTING SITE DATA

EXISTING LOT SIZE:	9,120 S.F.
	(100%)
BUILDING LOT COVERAGE:	9,120 S.F.
MAIN HOUSE	1,843 S.F.
CARPORT	237 S.F.
TERRACE	320 S.F.
TOTAL BUILDING LOT COVERAGE:	2,400 S.F.

FRONT SETBACK CALCULATIONS

AREA:	1,101 S.F.
IMPERVIOUS AREA:	195 S.F.
LANDSCAPE AREA:	1,592 S.F.

REAR SETBACK CALCULATIONS

AREA:	2,905 S.F.
IMPERVIOUS AREA:	39 S.F.
LANDSCAPE AREA:	2,866 S.F.

REVISIONS :	

PROPOSED TWO STORY RESIDENCE FOR:

JESSAM INVESTMENTS LLC

4301 PRAIRIE AVE

MIAMI BEACH, FL 33140

BRUNO HALIMI

Corporation Licence
#AA0003589

Architectural Seal

JORGE L VILLAVENCIO
NO. AR0012110

VILLA & ASSOCIATES INC.

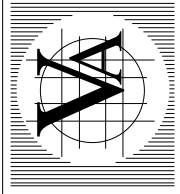
ARCHITECTURE - PLANNING - INTERIOR DESIGN

7344 SW 48 STREET - SUITE 201 - MIAMI, FLORIDA 33155

TEL. 305-661-8181 - FAX 305-661-8710 - E-Mail Villarchitects@att.net

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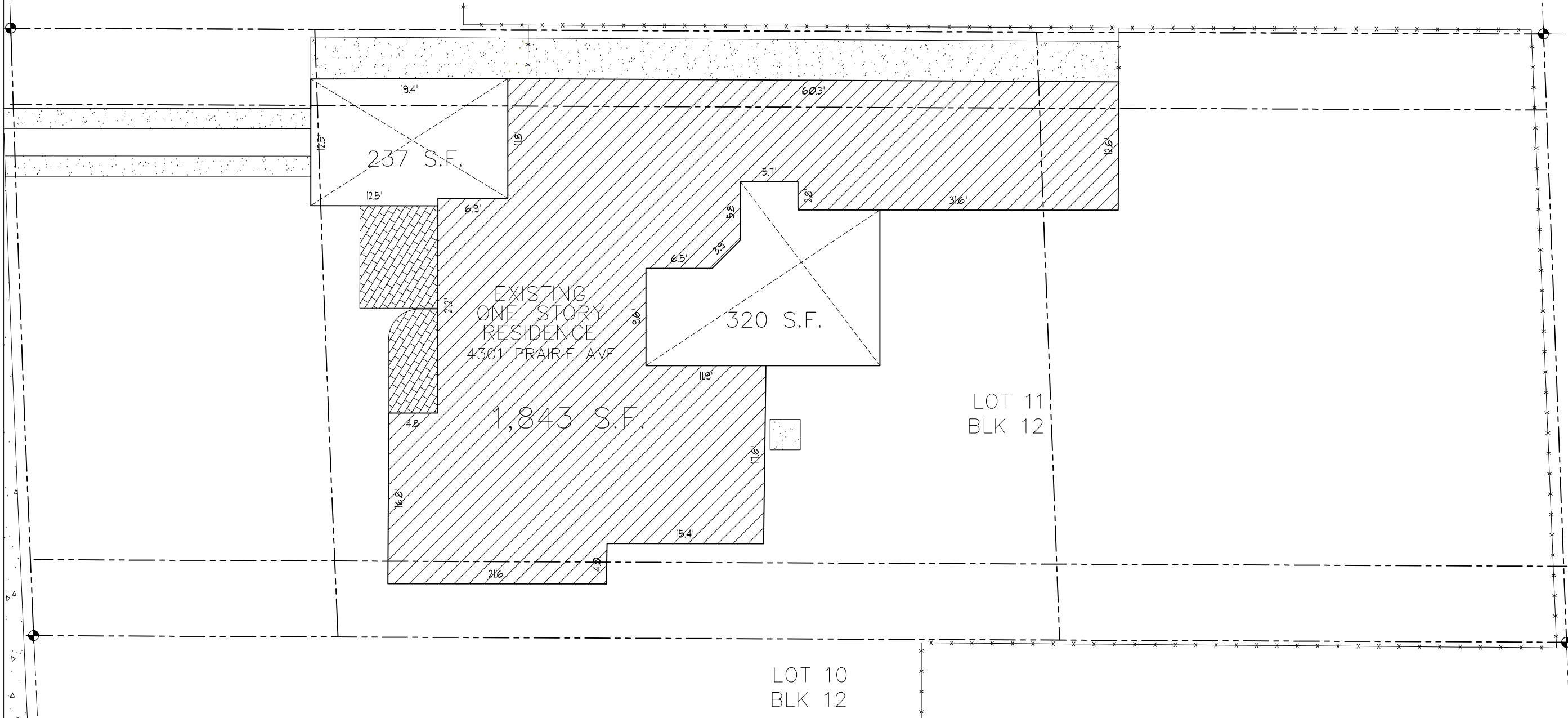


DATE : 02-20-17

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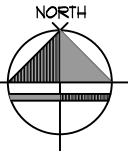
PROJECT NO :

SHEET NO : A-4.1



Existing Unit Size Diagram

3/32"



EXISTING BUILDING DATA

MAIN HOUSE:	
FIRST FLOOR (AC)	1843 S.F.
SECOND FLOOR (AC)	N/A
TOTAL (AC)	1843 S.F.
CARPORT	237 S.F.
TERRACE	320 S.F.
TOTAL (NON AC)	557
TOTAL UNIT SIZE (AC + NON AC)	2400 S.F. (76%)

EXISTING SITE DATA

EXISTING LOT SIZE:	9,120 S.F. (100%)
BUILDING LOT COVERAGE:	
MAIN HOUSE	1843 S.F.
CARPORT	237 S.F.
TERRACE	320 S.F.
TOTAL BUILDING LOT COVERAGE:	2,400 S.F.

FRONT SETBACK CALCULATIONS

AREA:	1,781 S.F.
IMPERVIOUS AREA:	195 S.F.
LANDSCAPE AREA:	1,586 S.F.

REAR SETBACK CALCULATIONS

AREA:	2,905 S.F.
IMPERVIOUS AREA:	39 S.F.
LANDSCAPE AREA:	2,866 S.F.

REVISIONS :

PROPOSED TWO STORY RESIDENCE FOR:

JESSAM INVESTMENTS LLC
4301 PRAIRIE AVE
MIAMI BEACH, FL 33140

BRUNO HALIMI

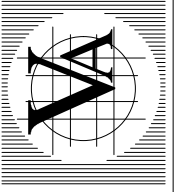
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Architectural Seal

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NO. AR0012110

VILLA & ASSOCIATES INC.
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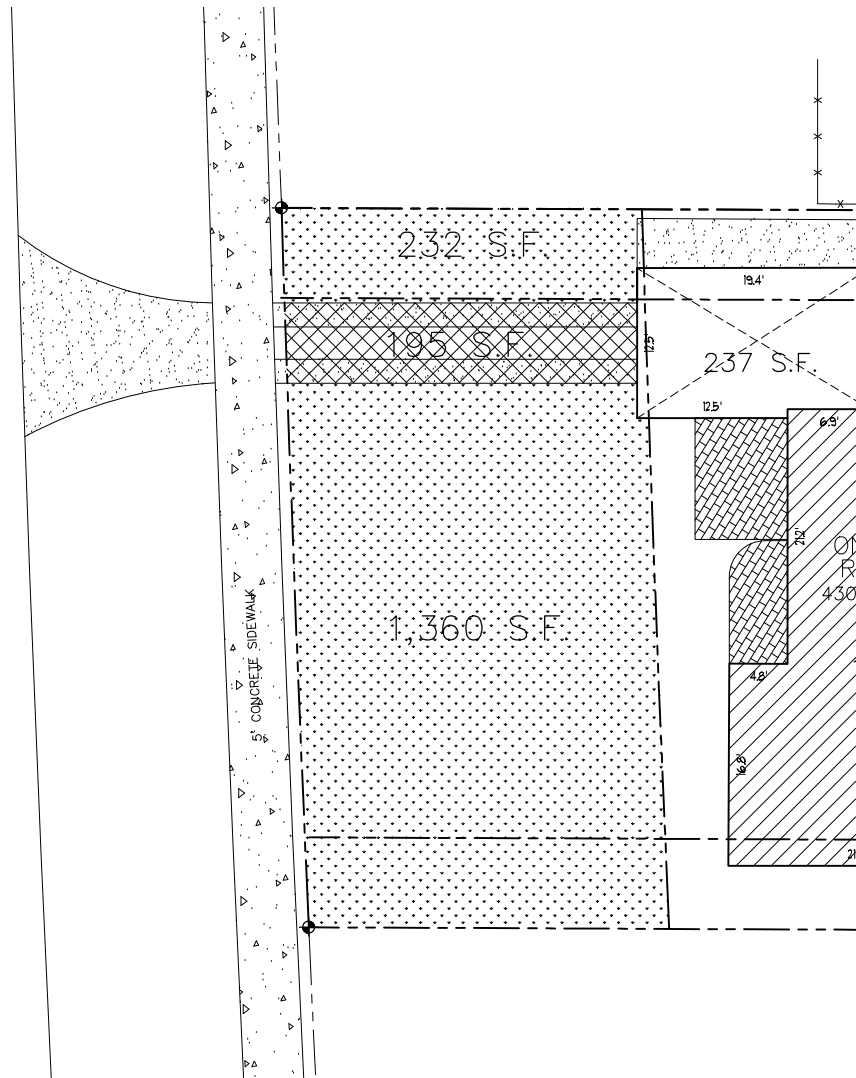


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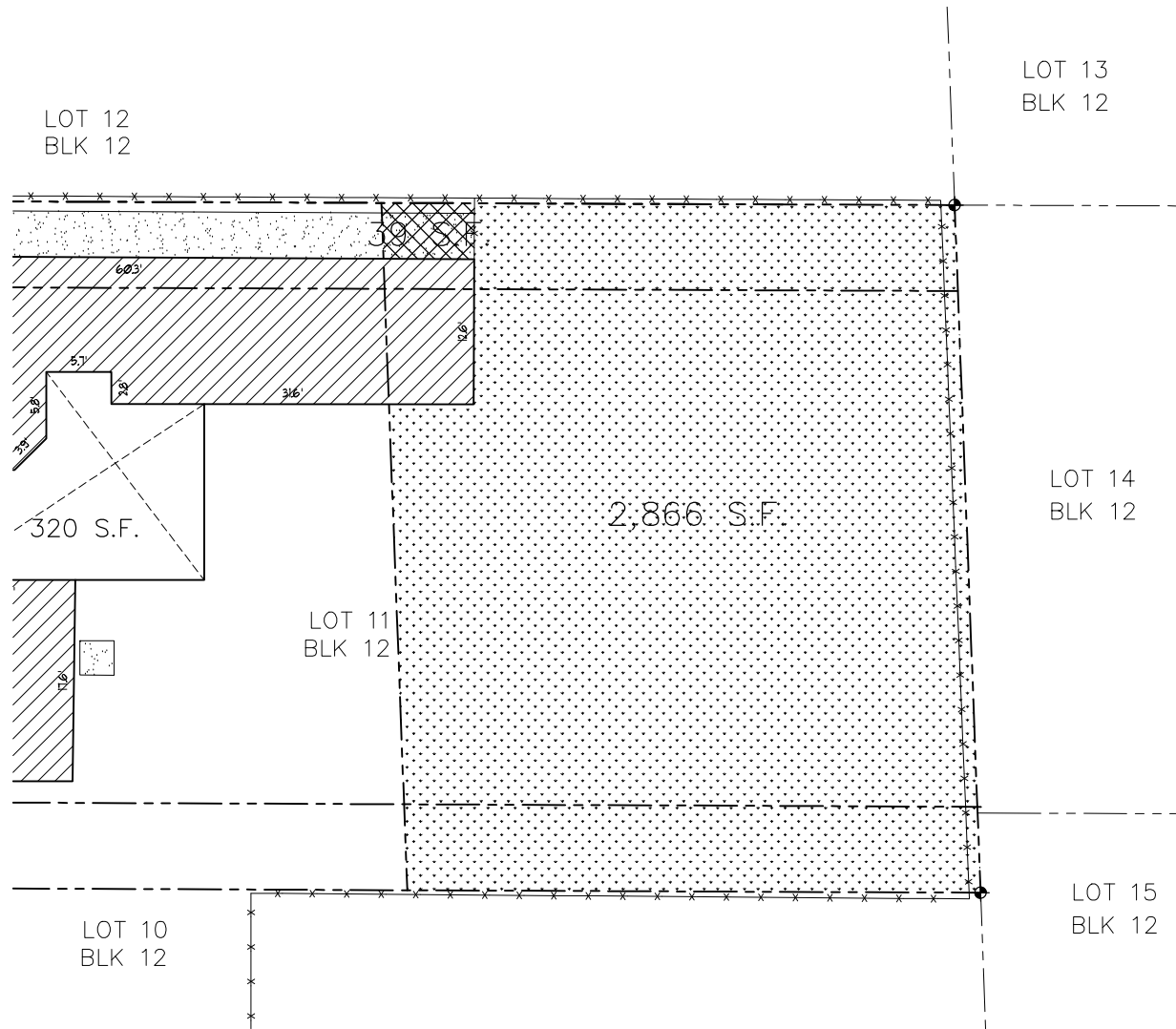
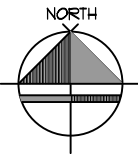
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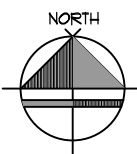
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Existing Front Yard Diagram 1/16"



Existing Rear Yard Diagram 1/16"



EXISTING BUILDING DATA

MAIN HOUSE:	
FIRST FLOOR (AC)	1,843 S.F.
SECOND FLOOR (AC)	N/A
TOTAL (AC):	1,843 S.F.
CARPORT	237 S.F.
TERRACE	320 S.F.
TOTAL (NON AC):	557
TOTAL UNIT SIZE (AC + NON AC):	2,400 S.F. (26%)

EXISTING SITE DATA

EXISTING LOT SIZE:	9,120 S.F. (100%)
BUILDING LOT COVERAGE:	9,120 S.F.
MAIN HOUSE	1,843 S.F.
CARPORT	237 S.F.
TERRACE	320 S.F.
TOTAL BUILDING LOT COVERAGE:	2,400 S.F.

FRONT SETBACK CALCULATIONS

AREA:	1,187 S.F.
IMPERVIOUS AREA:	195 S.F.
LANDSCAPE AREA:	1,592 S.F.

REAR SETBACK CALCULATIONS

AREA:	2,905 S.F.
IMPERVIOUS AREA:	39 S.F.
LANDSCAPE AREA:	2,866 S.F.

REVISIONS :

PROPOSED TWO STORY RESIDENCE FOR:

JESSAM INVESTMENTS LLC
4301 PRAIRIE AVE
MIAMI BEACH, FL 33140

BRUNO HALIMI

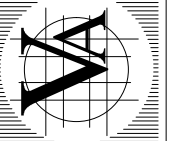
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Architectural Seal

JORGE L VILLAVENCIO
NO. AR0012110

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ARCHITECTURE - PLANNING - INTERIOR DESIGN
7344 SW 48 STREET - SUITE 201 - MIAMI, FLORIDA 33155
TEL. 305-661-8181 - FAX 305-661-8710 - E-Mail Villarchitects@att.net

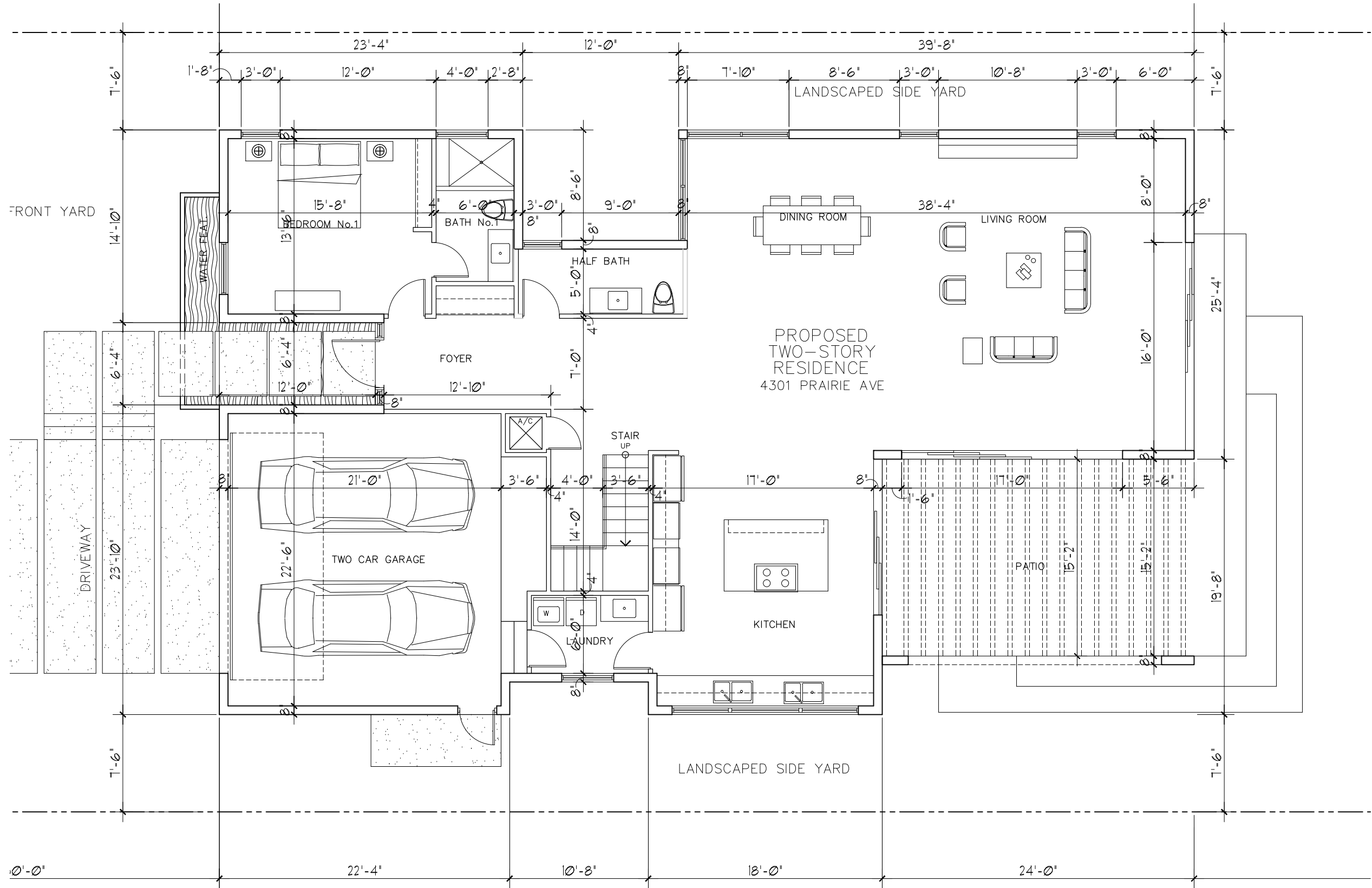
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TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com



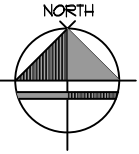
DATE : 02-20-17
SCALE : AS SHOWN

PROJECT NO :

SHEET NO :
A-4.3



Proposed First Floor Plan 1/8"



REVISIONS :

PROPOSED TWO STORY RESIDENCE FOR:

JESSAM INVESTMENTS LLC
4301 PRAIRIE AVE
MIAMI BEACH, FL 33140

BRUNO HALIMI

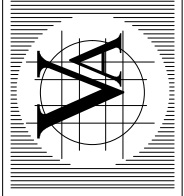
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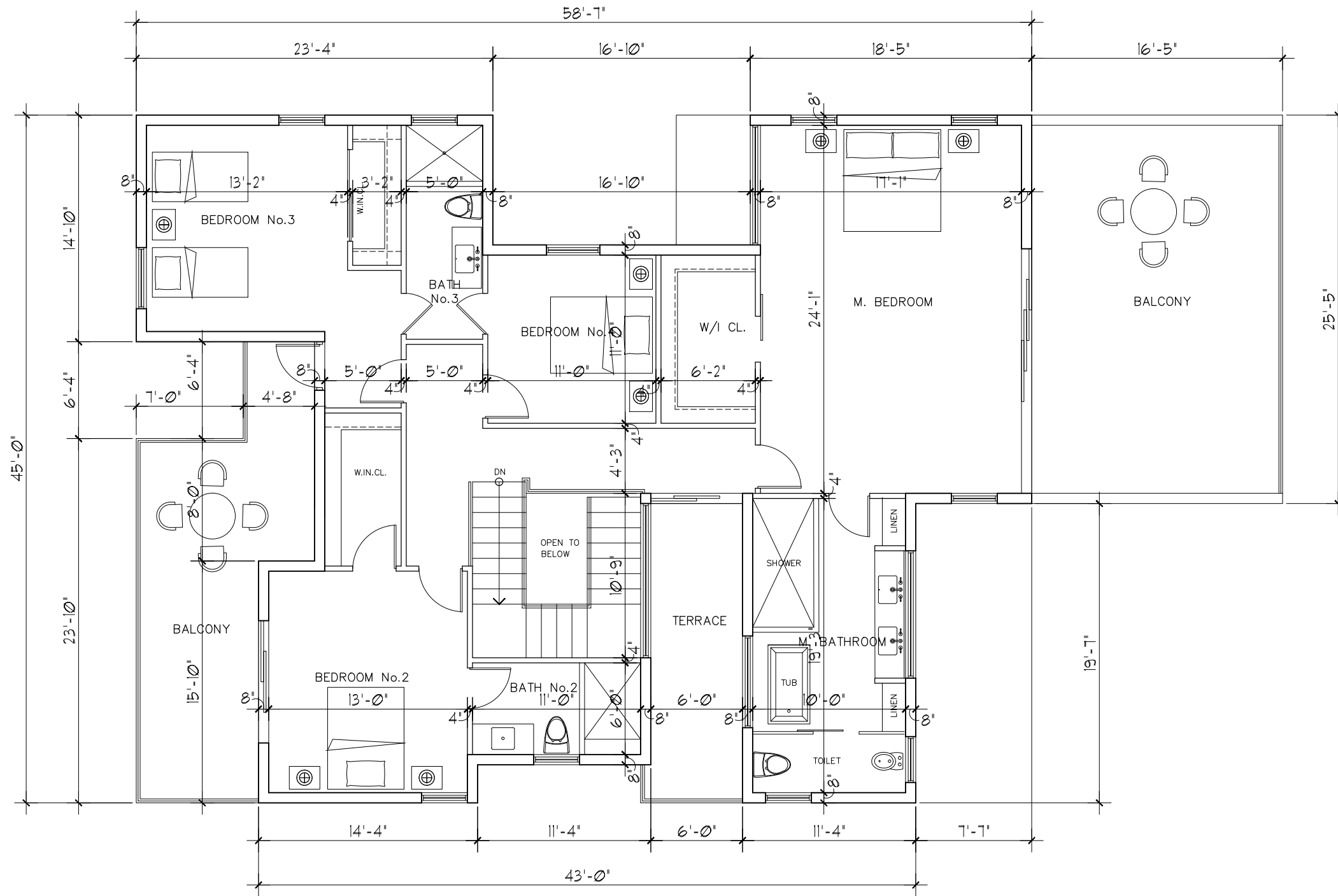
JORGE L VILLAVENCIO
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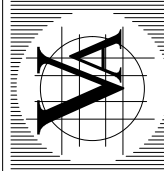
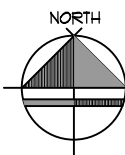


DATE : 02-20-17	SCALE : AS SHOWN
PROJECT NO :	
SHEET NO :	A-5.1



Proposed Second Floor Plan

1/8"



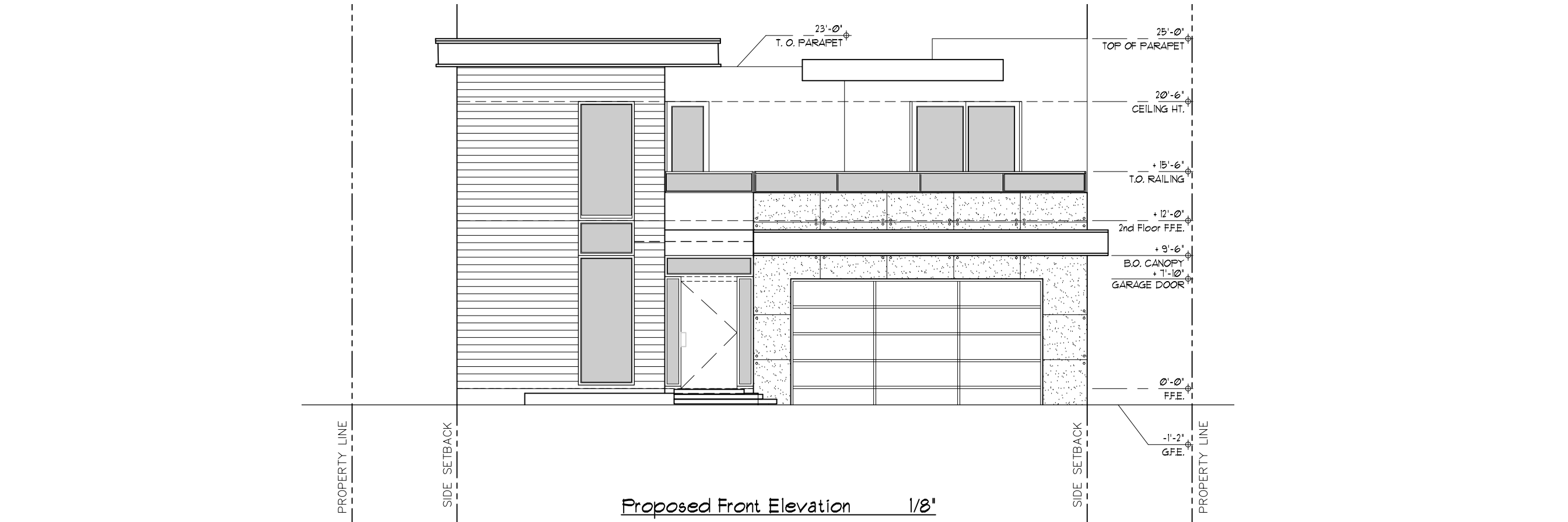
VILLA & ASSOCIATES INC.
ARCHITECTURE - PLANNING - INTERIOR DESIGN
7344 SW 48 STREET - SUITE 201 - MIAMI, FLORIDA 33155
TEL. 305-661-8181 - FAX 305-661-8710 - E-Mail villarchitects@att.net

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JORGE L VILLAVENCIO
NO. AR0012110

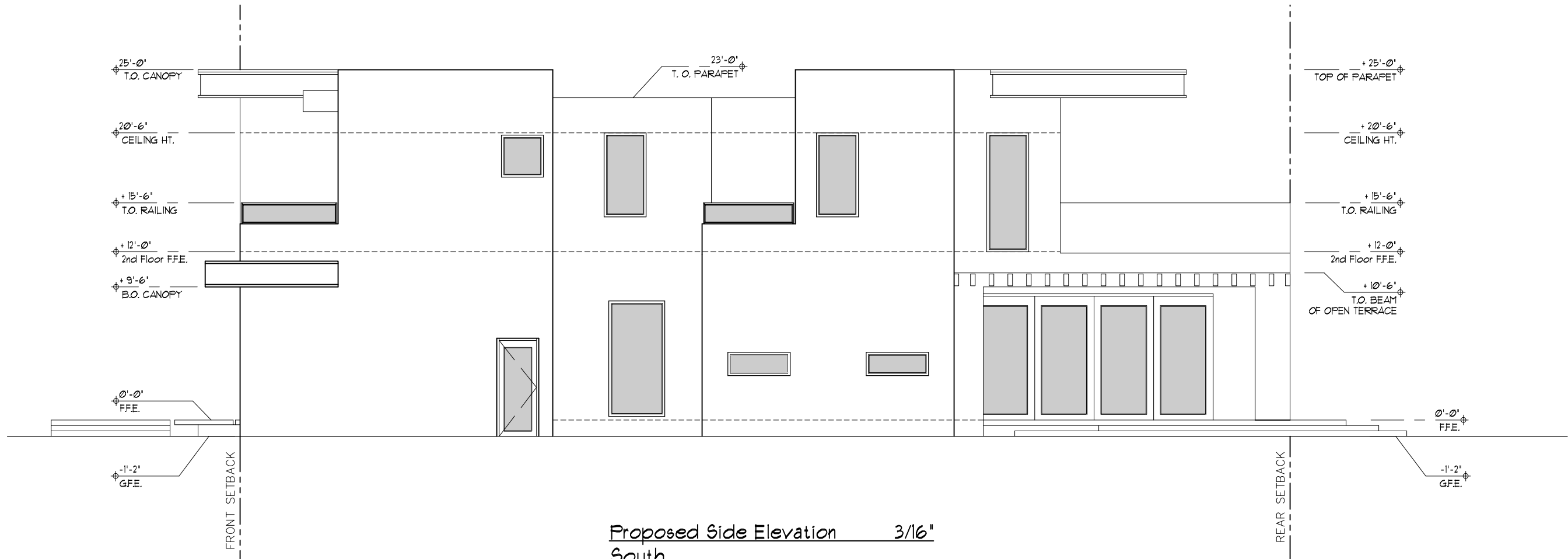
PROPOSED TWO STORY RESIDENCE FOR:
JESSAM INVESTMENTS LLC
4301 PRAIRIE AVE
MIAMI BEACH, FL 33140
BRUNO HALIMI

REVISIONS :	

DATE :	SCALE :
02-20-17	AS SHOWN
PROJECT NO :	
SHEET NO :	
	A-5.2



Proposed Front Elevation 1/8"
West



Proposed Side Elevation 3/16"
South

REVISIONS :									

PROPOSED TWO STORY RESIDENCE FOR:

JESSAM INVESTMENTS LLC
4301 PRAIRIE AVE
MIAMI BEACH, FL 33140

BRUNO HALIMI

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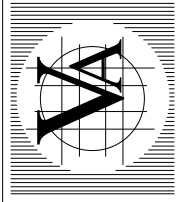
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JORGE L VILLAVICENCIO
NO. AR0012110

VILLA & ASSOCIATES INC.
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7944 SW 48 STREET
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CONSULTANT : **ARCHI-TEK STUDIO CORP.**
TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com



DATE :	02-20-17	SCALE :	AS SHOWN
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REVISIONS :	

PROPOSED TWO STORY RESIDENCE FOR:

JESSAM INVESTMENTS LLC
4301 PRAIRIE AVE
MIAMI BEACH, FL 33140

BRUNO HALIMI

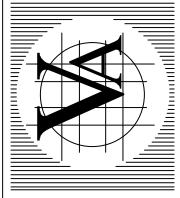
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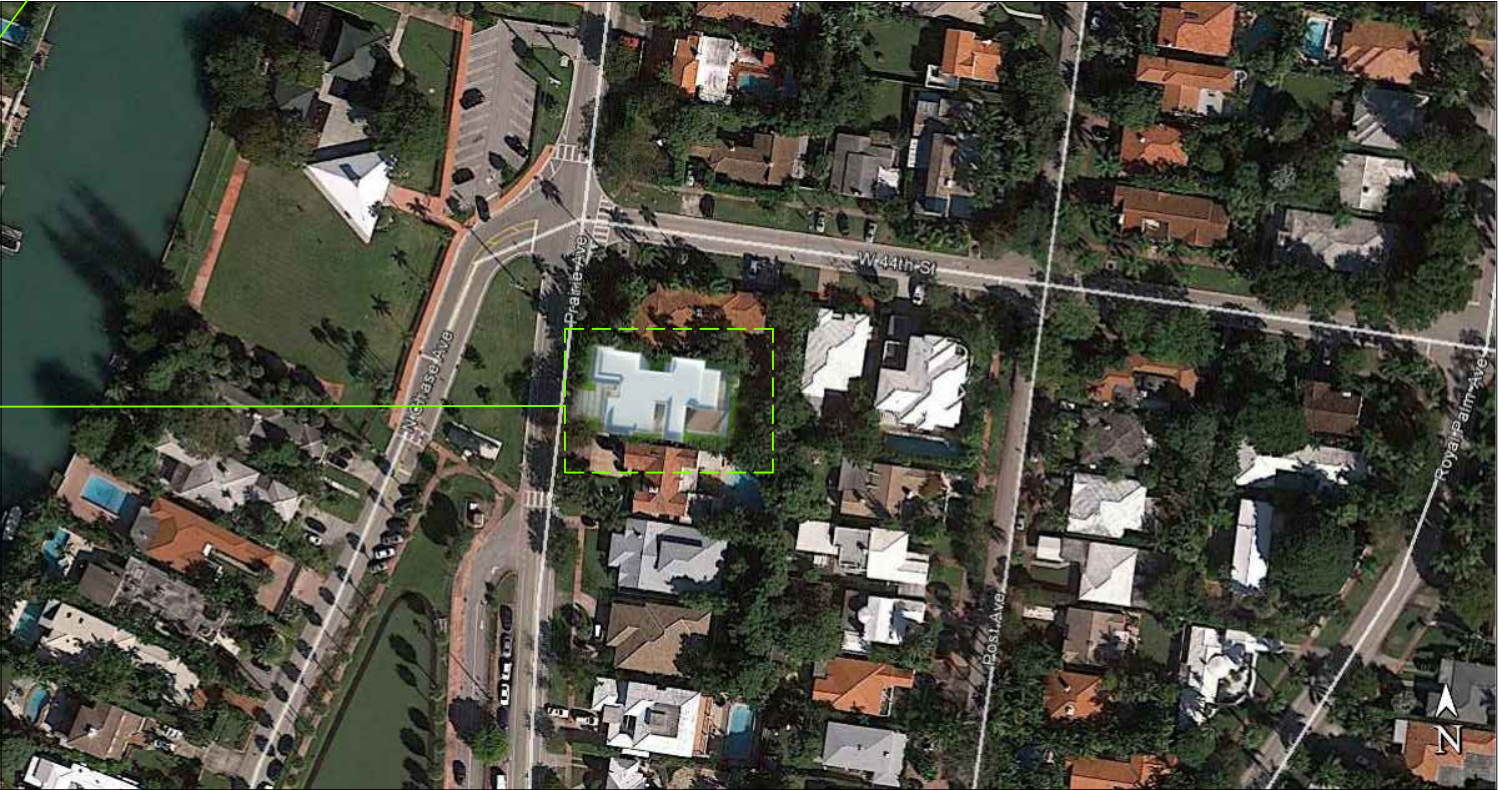


DATE : 02-20-17
SCALE : AS SHOWN

PROJECT NO :

SHEET NO : **A-6.2**

Proposed Residence Location



VILLA & ASSOCIATES INC.
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7344 SW 48 STREET - SUITE 201 - MIAMI, FLORIDA 33155
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CONSULTANT : ARCHI-TEK STUDIO CORP.
TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com

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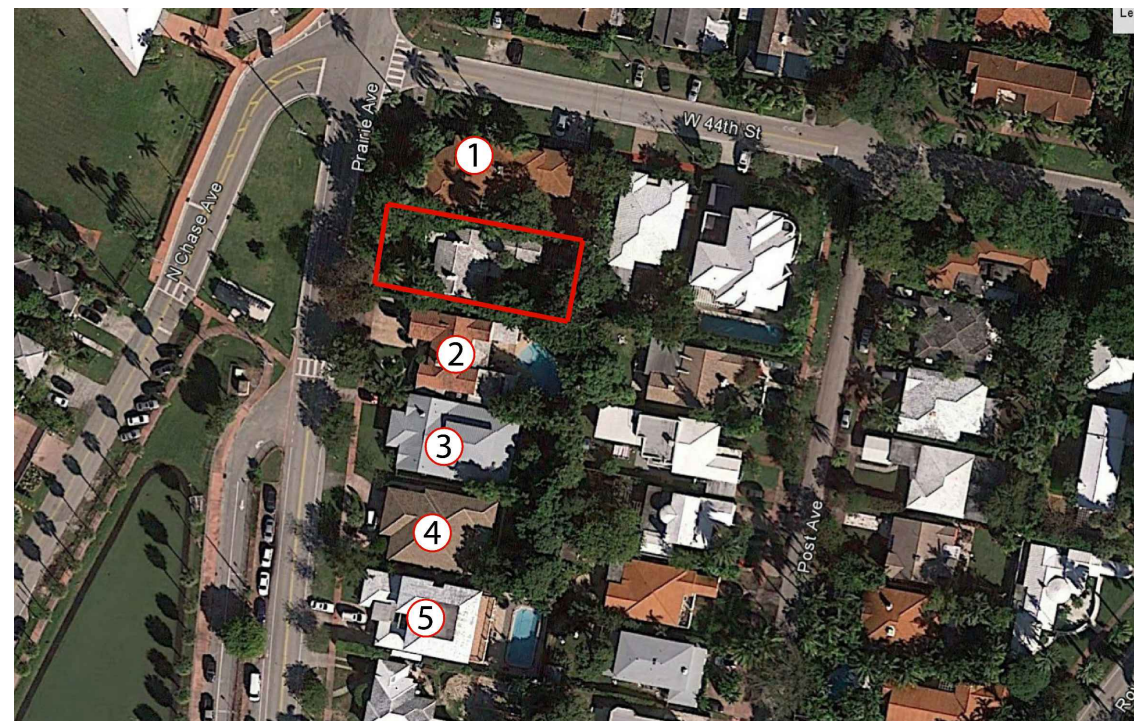
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JORGE L VILLAVICENCIO
NO. AR0012110

PROPOSED TWO STORY RESIDENCE FOR:
JESSAM INVESTMENTS LLC
4301 PRAIRIE AVE
MIAMI BEACH, FL 33140

BRUNO HALIMI

REVISIONS :	



Context Photos

REVISIONS :					
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<p>PROPOSED TWO STORY RESIDENCE FOR:</p> <p>JESSAM INVESTMENTS LLC</p> <p>4301 PRAIRIE AVE MIAMI BEACH, FL 33140</p>	<p>BRUNO HALIMI</p>
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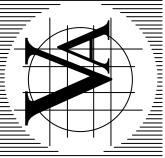
<p>Corporation Licence #AA0003589</p>	<p>Architectural Seal</p>	<p>JORGE L VILLAVICENCIO NO. AR0012110</p>
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VILLA & ASSOCIATES INC.

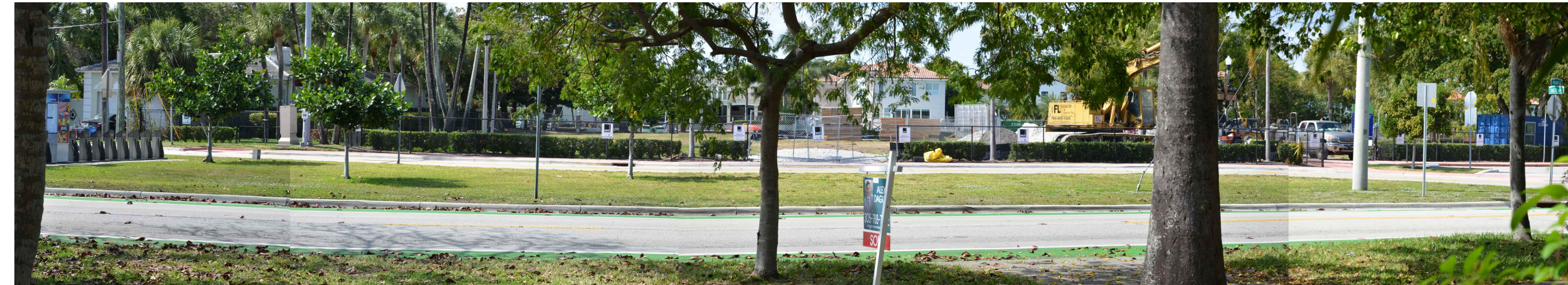
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CONSULTANT: ARCHI-TEK STUDIO CORP.

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DATE : 02-20-17	SCALE : AS SHOWN
PROJECT NO :	
SHEET NO : C-1.1	



REVISIONS :	

PROPOSED TWO STORY RESIDENCE FOR:

JESSAM INVESTMENTS LLC
4301 PRAIRIE AVE
MIAMI BEACH, FL 33140

BRUNO HALIMI

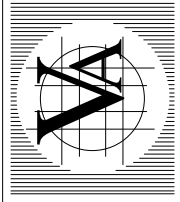
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#AA0003589

Architectural Seal

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NO. AR0012110

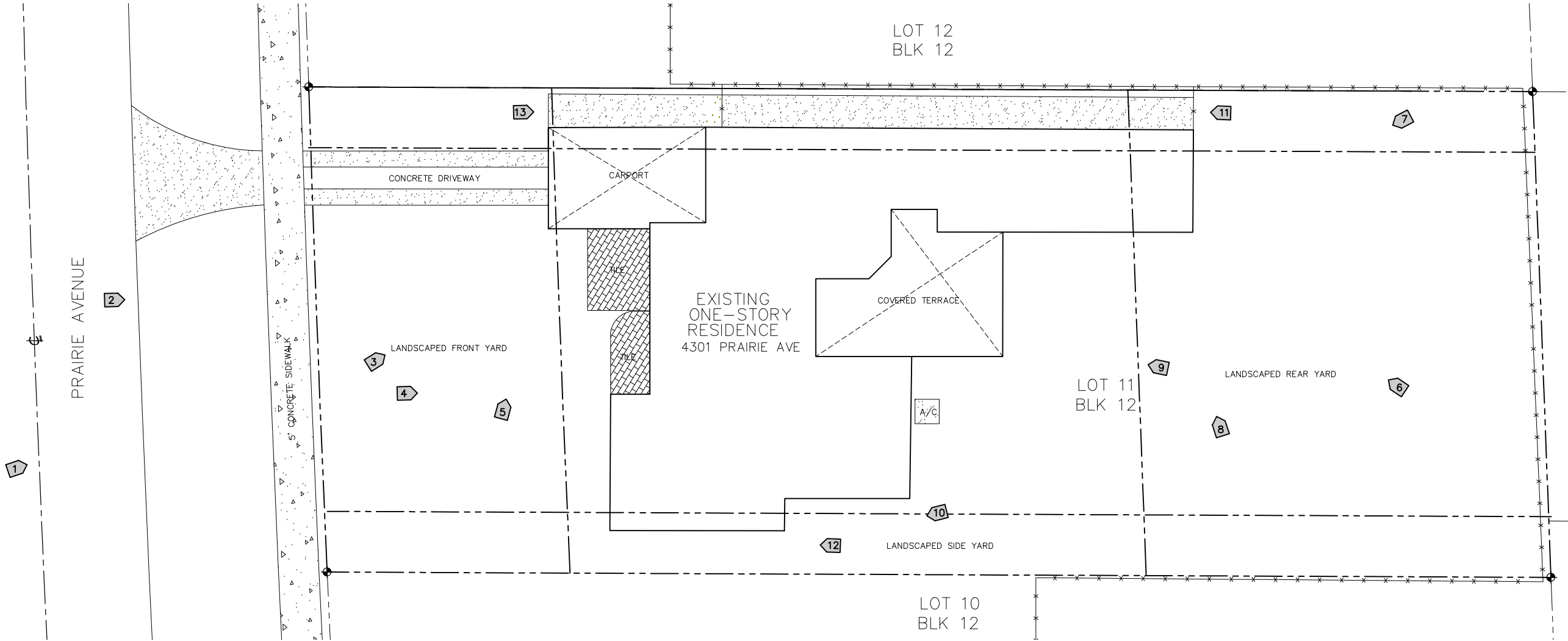
VILLA & ASSOCIATES INC.
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TEL. 305-661-8181 - FAX 305-661-8710 - E-Mail Villarchitects@att.net

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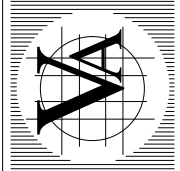


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PROJECT NO :	
SHEET NO :	
C-1.2	

Context Photos



Photograph Directory



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CONSULTANT : **ARCHI-TEK STUDIO CORP.**
TEL. 305-799-8016 - E-Mail maguilar@architekstudio.com

DATE : 02-20-17	SCALE : AS SHOWN
PROJECT NO : 	
SHEET NO : C-2.0	

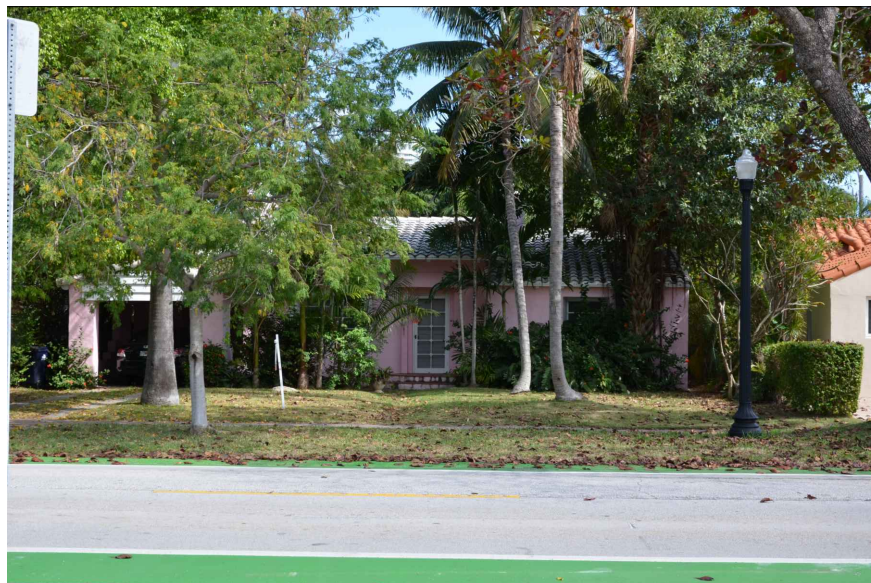
Corporation Licence
#AA0003589
Architectural Seal

JORGE L VILLAVENCIO
NO. AR012110

PROPOSED TWO STORY RESIDENCE FOR:
JESSAM INVESTMENTS LLC
4301 PRAIRIE AVE
MIAMI BEACH, FL 33140

BRUNO HALIMI

REVISIONS :	



REVISIONS :	

PROPOSED TWO STORY RESIDENCE FOR:

JESSAM INVESTMENTS LLC

4301 PRAIRIE AVE
MIAMI BEACH, FL 33140

BRUNO HALIMI

Corporation Licence
#A0003589

Architectural Seal

JORGE L VILLAVICENCIO
NO. AR0012110

VILLA & ASSOCIATES INC.
ARCHITECTURE - PLANNING - INTERIOR DESIGN

CONSULTANT : ARCHI-TEK STUDIO CORP.



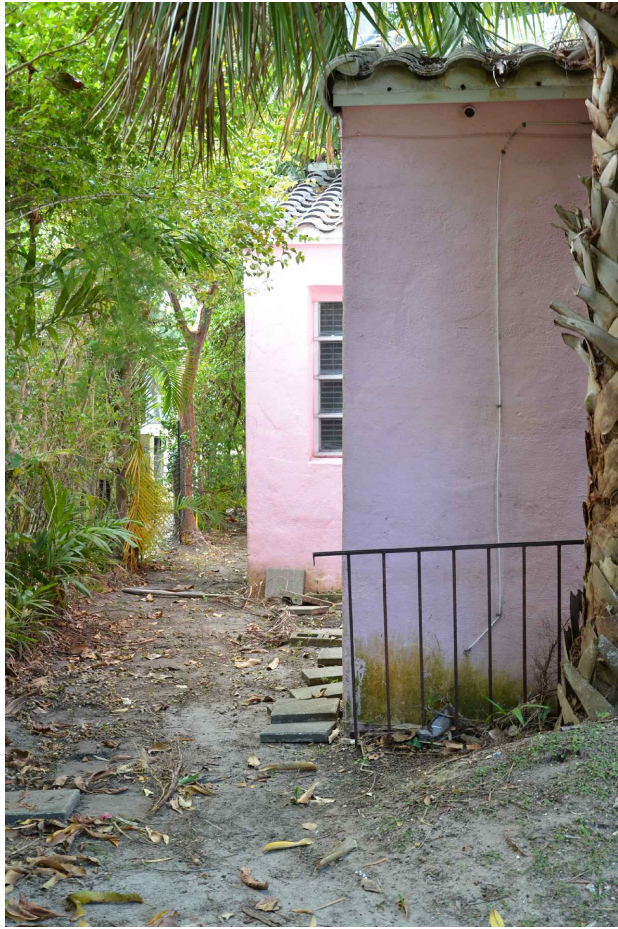
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SCALE :
AS
SHOWN

PROJECT NO.

SHEET NO :

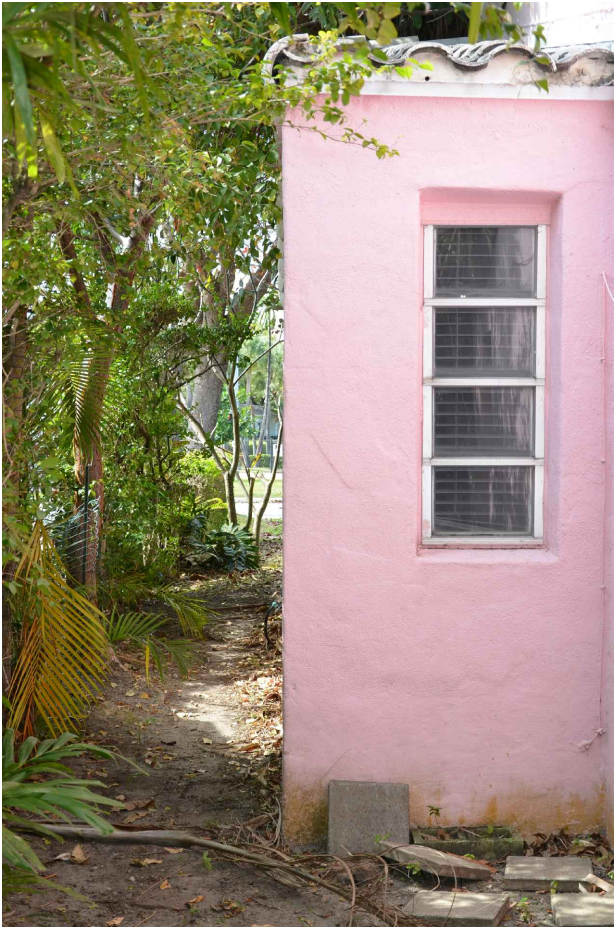
C-2.1



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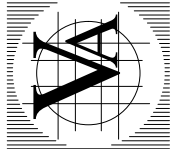
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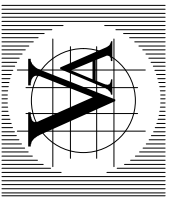




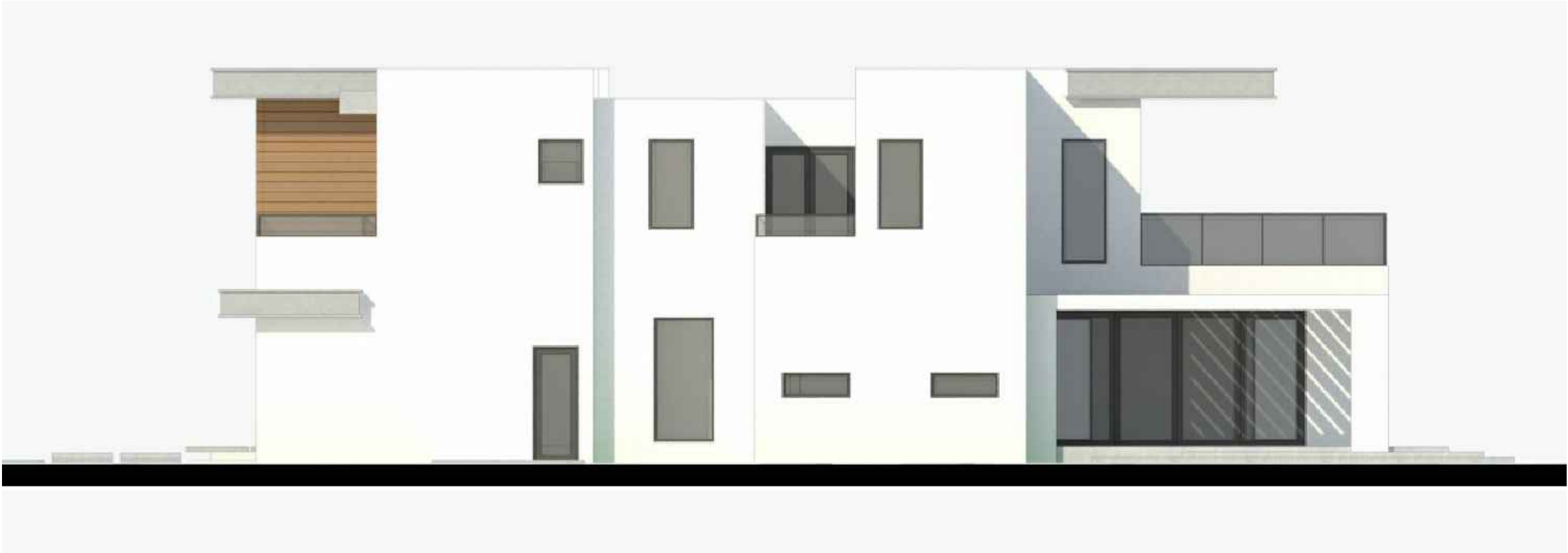
West (Front) Color Elevation N.T.S.



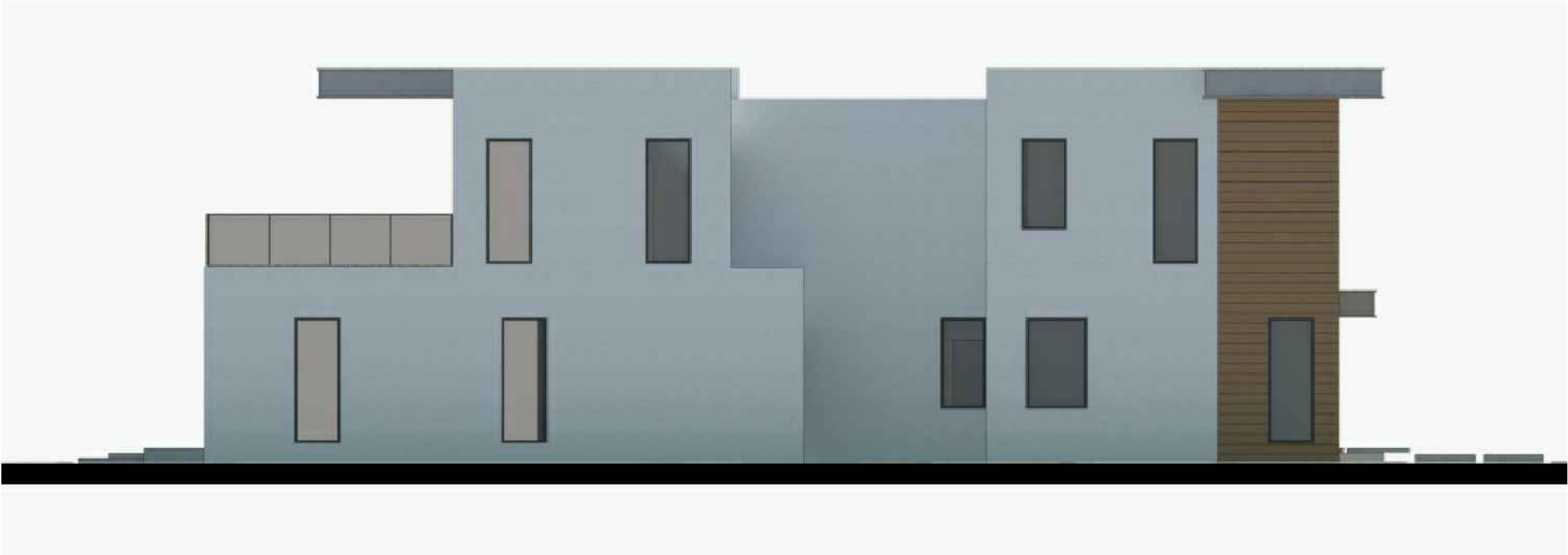
East (Front) Color Elevation N.T.S.



REVISIONS :	



South (Side) Color Elevation N.T.S.



North (Side) Color Elevation N.T.S.

REVISIONS :	

PROPOSED TWO STORY RESIDENCE FOR:
JESSAM INVESTMENTS LLC
4301 PRAIRIE AVE
MIAMI BEACH, FL 33140

BRUNO HALIMI

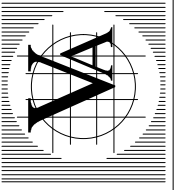
Corporation Licence
#AA0003589

Architectural Seal

JORGE L VILLAVICENCIO
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DATE :
02-20-17

SCALE :
AS SHOWN

PROJECT NO :

SHEET NO :
C-3.2



Axonometric Diagrams N.T.S.

REVISIONS :

PROPOSED TWO STORY RESIDENCE FOR:
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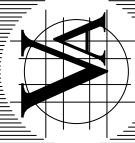
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