

VILLA BENICHO
SINGLE FAMILY RESIDENCE

SINGLE FAMILY RESIDENCE

1025 W 47TH STREET
MIAMI BEACH, FL.

MIAMI BEACH, FL.



ARCHITECT:

N25 ARCHITECTURE CO.

6262 BIRD ROAD

SUITE 2A

MIAMI, FLORIDA 33155

LEGAL DESCRIPTION:

NAUTILUS ADDN PB 8-130

LOT 14 BLK 12

LOT SIZE 60.000 X 125

BENICHOU RESIDENCE 1025 W. 47 STREET

DRB FINAL SUBMITTAL - 19-0454

September 9, 2019

SCOPE OF WORK:

- REQUEST FOR DRB APPROVAL OF SINGLE FAMILY RESIDENCE

Professional of Record: Norman Blandon, R.A.
Registration No. AR-0016380

Registration No. AR-0016380

Drawing No.:

A.00

Sheet Title:
COVER

COVER

Issue Date:	Project No.
-------------	-------------

September 9, 2019

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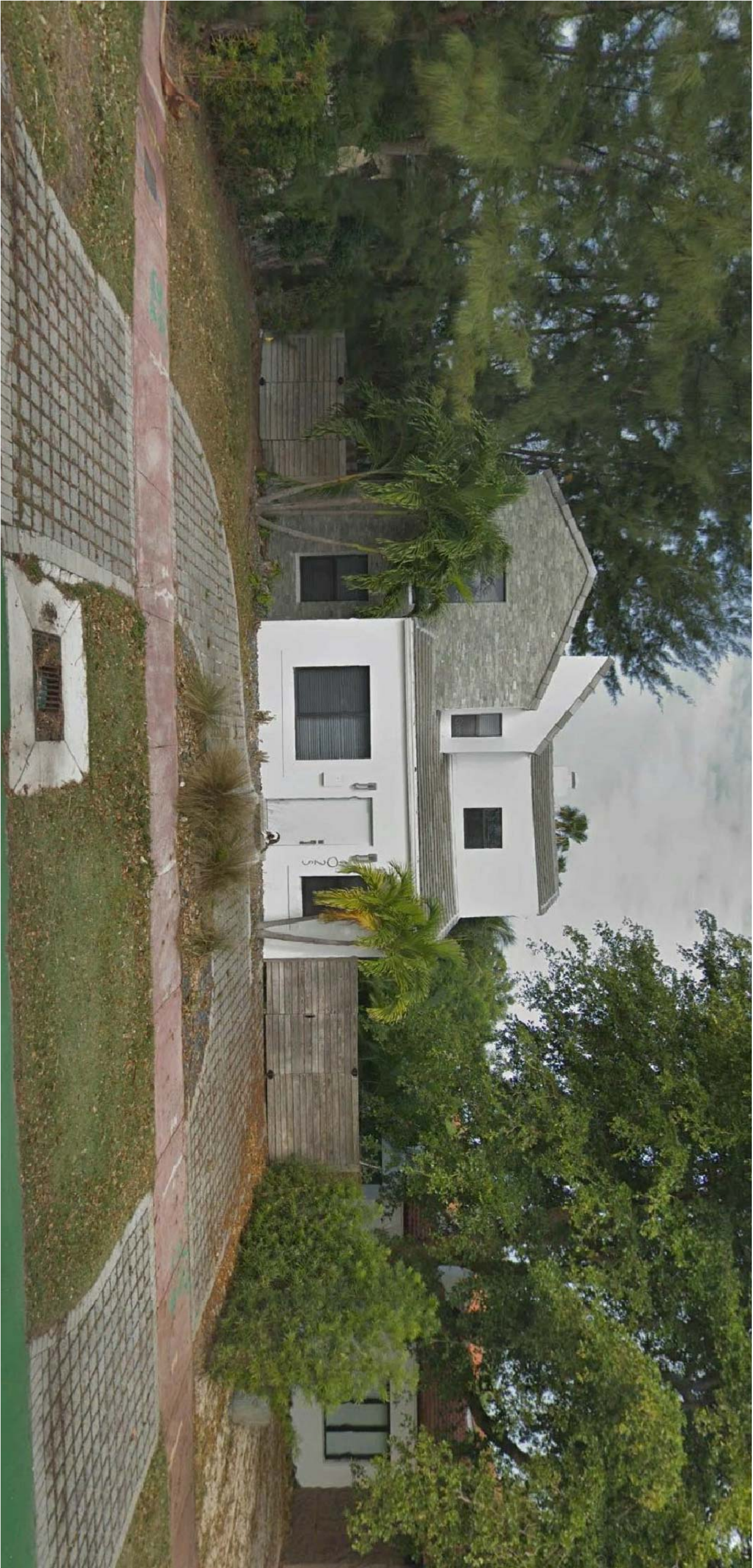
ZONES + ZONES CO.

[illegible]

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VILLA BENICHO
SINGLE FAMILY RESIDENCE

1025 W 47TH STREET
MIAMI BEACH, FL.



Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.
1924	2,849	2,149	2,409

LAND USE AND RESTRICTIONS

Community Development District: NONE

Community Redevelopment Area: NONE

Empowerment Zone: NONE

Enterprise Zone: NONE

Urban Development: INSIDE URBAN DEVELOPMENT BOUNDARY

Zoning Code: RS-4 -

Existing Land Use: 11 - SINGLE-FAMILY, HIGH DENSITY (OVER 5 DU/GROSS ACRE, OTHER THAN TOWNHOUSES, DUPLEXES AND MOBILE HOMES).

N25
ARCHITECTURE CO.
6262 SW 40 Street
Suite 2A
Miami, Florida 33155
Phone 305 866-5151
Florida License # 00003242

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Sheet Title:

EXISTING HOUSE

[illegible]

Drawing No.:

A.O.

Professional of Record: Norman Blandon, R.A.
Registration No. AR-0016380

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TYPE OF SURVEY: BOUNDARY
18-1808,19-1544,TOPO

JOB NUMBER: SU-17-3624

LEGAL DESCRIPTION:

LOT 14,BLOCK 12,NAUTILUS ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8,
PAGE 130, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ADDRESS: 1025 W 47TH STREET MIAMI BEACH, FL 33140

FLOOD ZONE: AE
BASE FLOOD ELEVATION: 7'NGVD
CONTROL PANEL NUMBER: 120651-0309-L
EFFECTIVE: 9/11/2009 REVISED:

LOWEST FLOOR ELEVATION: SEE PAGE 2 OF 2
GARAGE FLOOR ELEVATION: SEE PAGE 2 OF 2
LOWEST ADJACENT GRADE : SEE PAGE 2 OF 2
HIGHEST ADJACENT GRADE : SEE PAGE 2 OF 2

REFERENCE BENCH MARK: CITY OF MIAMI BEACH #47-05 ELEV:5.10'NGVD

CERTIFY TO:

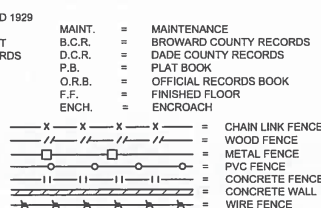
1. PHILIPE & ALEXANDRA BENICHOU
- 2.
- 3.
- 4.
- 5.
- 6.

NOTES:

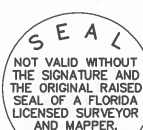
1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
2. OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.
3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

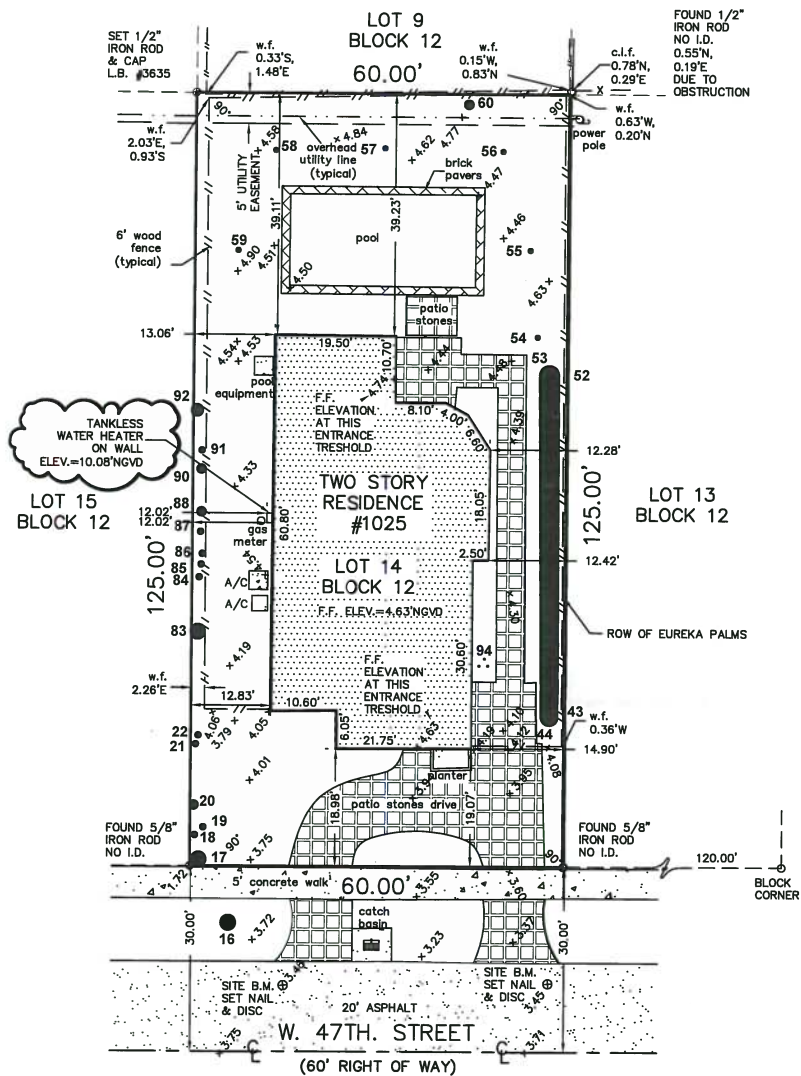
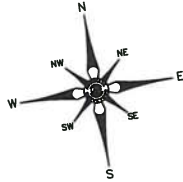
A	=	CENTRAL ANGLE
A	=	ARC LENGTH
CB	=	CHORD BEARING
R	=	RADIUS
RAW	=	RIGHT OF WAY
P.C.	=	POINT OF CURVATURE
P.T.	=	POINT OF TANGENCY
WM	=	WATER METER
OH	=	OVERHANG
N	=	NORTH
S	=	SOUTH
E	=	EAST
W	=	WEST
B.M.	=	BENCHMARK
FH	=	FIRE HYDRANT
OS	=	OFFSET
SEC.	=	SECTION
TWP.	=	TOWNSHIP
RGE.	=	RANGE
SQ. FT.	=	SQUARE FEET
P.C.P.	=	PERMANENT CONTROL POINT
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
P	=	PLAT
N&D	=	NAIL & DISC
P.O.C.	=	POINT OF COMMENCEMENT
P.O.B.	=	POINT OF BEGINNING
A/C	=	AIR CONDITIONER
FND.	=	FOUND
CHATT.	=	CHATTAGHOOCHEE
F.P.L.	=	FLORIDA POWER & LIGHT
ELEV.	=	ELEVATION
MH	=	MANHOLE
ESMT.	=	EASEMENT
ELEC.	=	ELECTRIC

LEGEND OF ABBREVIATIONS:



MIAMI-DADE COUNTY NGVD1929



[illegible]

16	2.50' DIAMETER PALM TREE
17	2.50' DIAMETER AUSTRALIAN PINE
18	1' DIAMETER AUSTRALIAN PINE
19	1' DIAMETER AUSTRALIAN PINE
20	1.50' DIAMETER AUSTRALIAN PINE
21	1' DIAMETER AUSTRALIAN PINE
22	1' DIAMETER AUSTRALIAN PINE
43	PALM CLUSTER LINE
44	PALM CLUSTER LINE
52	PALM CLUSTER LINE
53	PALM CLUSTER LINE
54	0.80' DIAMETER PALM
55	0.80' DIAMETER PALM
56	0.80' DIAMETER PALM
57	0.80' DIAMETER PALM
58	0.80' DIAMETER PALM
59	0.80' DIAMETER PALM
60	1.50' PALM TREE
83	2.50' DIAMETER AUSTRALIAN PINE
84	1' DIAMETER AUSTRALIAN PINE
85	1' DIAMETER AUSTRALIAN PINE
86	1' DIAMETER AUSTRALIAN PINE
87	1' DIAMETER AUSTRALIAN PINE
88	1.50' DIAMETER AUSTRALIAN PINE
91	1' DIAMETER AUSTRALIAN PINE
92	1.50' DIAMETER AUSTRALIAN PINE
96	1' DIAMETER AUSTRALIAN PINE
92	2' DIAMETER AUSTRALIAN PINE
94	3' DIAMETER TRIPLE TAIL PALM

● DENOTES TREE LOCATION

DENOTES PALM CLUSTER LINE

FET

* DENOTES ELEVATIONS BASED ON N.G.V.D.



GRAPHIC SCALE
1"=20'

NOTES:

1. UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N/A.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORDS BY ACCURATE LAND SURVEYORS, INC. FENCES AND WALLS IF ANY NOT SHOWN.
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5. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE OR TEXT REPT. IT IS TO BE USED WITHOUT THE OTHER.
6. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN.
7. THE FLOOD ZONE INFORMATION SHOWN HEREON IS FOR THE DWELLABLE STRUCTURE ONLY UNLESS OTHERWISE INDICATED.
8. THE LOCATION OF OVERHEAD UTILITY LINES ARE APPROXIMATE IN NATURE DUE TO THEIR PROXIMITY ABOVE GROUND. SIZE, TYPE & QUANTITY MUST BE VERIFIED PRIOR TO DEED OR CONSTRUCTION.
9. THE SURVEYOR'S RECORDS CONTAIN THE SIZE & LOCATION OF ALL TREES, COMMON AND SCIENTIFIC NAME TO BE VERIFIED BY CERTIFIED ARBORIST

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS ABOVE GROUND SKETCH OF BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THIS SKETCH MEETS THE CURRENT STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Robert Z. Johnson 7-2-19

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

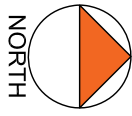
REVISIONS		DATE	BY
UPDATE/TOPO/TREE SURVEY SU-19-1544		07-02-19	AL/RLT
UPDATE SURVEY LOCATE THANKLESS WATER HEATER & CROWN OF ROAD ELEV. SU-18-1808		06-06-18	AL/RLT
DATE OF SURVEY 11-07-17	DRAWN BY O.J.W.	CHECKED BY RLT	FIELD BOOK 17-3624

SCALE 1"=20'

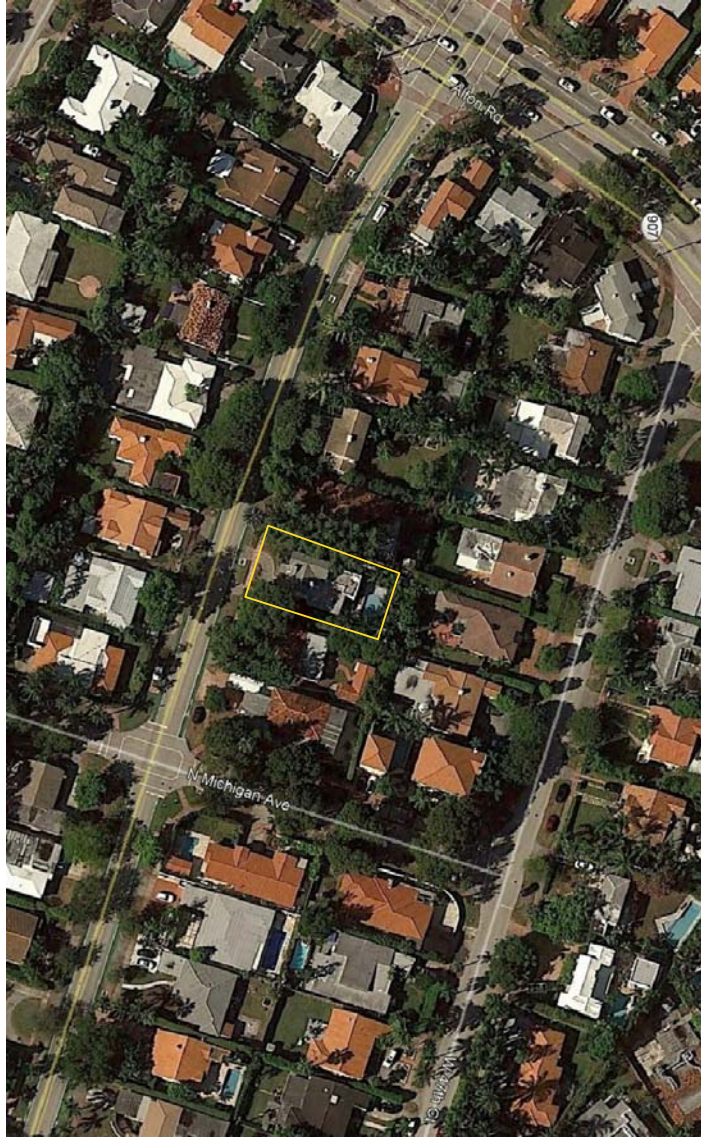
SKETCH NUMBER SU-17-3624

VILLA BENICHO
SINGLE FAMILY RESIDENCE

1025 W 47TH STREET
MIAMI BEACH, FL.



LOCATION AERIAL MAP



LOCATION AERIAL MAP

[illegible]

ZONES + ZONES CO.

Sheet Title:
ARCHITECTURAL
SITE PLAN

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Issue Date:	Project No.
<i>September 9, 2019</i>	
Drawing No.: A.01	

Professional of Record: Norman Blandon, R.A.
Registration No. AR-0016380

ARCHITECTURAL SITE PLAN



LEGAL DESCRIPTION:
NAUTILUS ADDN PB 8-130
LOT 14 BLK 12
LOT SIZE 60.000 X 125

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:	1025 West 47th Street
2	Folio number(s):	02 3222 014 0980
3	Board and file numbers :	DRB 19 0454
4	Year built:	1924 Zoning District:
5	Based Flood Elevation:	8.00'
6	Adjusted grade (Flood+Grade/2):	5.77'
7	Lot Area:	7,500 s.f.
8	Lot width:	60'
9	Max Lot Coverage SF and %:	2,250 s.f. (30%)
10	Existing Lot Coverage SF and %:	N/A
11	Front Yard Open Space SF and %:	689 s.f. (57.4%)
12	Max Unit Size SF and %:	3,750 s.f. (50%)
13	Existing First Floor Unit Size:	N/A
14	Existing Second Floor Unit Size	
15		N/A
16		

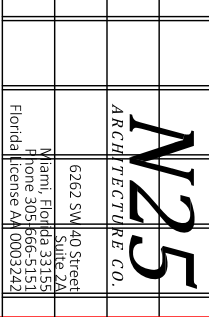
		Required	Existing	Proposed	Deficiencies
17	Height:	24' 0"	N/A	23' 5"	
18	Setbacks:				
19	Front First level:	30' 0"	N/A	30' 0"	None
20	Front Second level:	30' 0"	N/A	34' 3"	None
21	Side 1:	7' 6"	N/A	7' 6"	None
22	Side 2 or (facing street):	7' 6"	N/A	12' 1"	None
23	Rear:	20' 0"	N/A	40' 3.25"	None
	Accessory 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 :	19' 7"			
27	Located within a Local Historic District?			NO	
28	Designated as an Individual Historic Single Family Residence Site?			NO	
29	Determined to be Architecturally Significant?			NO	

Notes:

If not applicable write N/A

All other data information should be presented like the above format

VILLA BENICHO
SINGLE FAMILY RESIDENCE
1025 W 47TH STREET
MIAMI BEACH, FL.



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Sheet Title:

ZONING LEGEND

[illegible]

Drawing No.:

A.02

Professional of Record: Norman Blandon, R.A.
Registration No. AR-0016380

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VILLA BENICHOU
SINGLE FAMILY RESIDENCE

1025 W 47TH STREET
MIAMI BEACH, FL.



N25		ARCHITECTURE CO.	
		6262 SW 40 Street	Suite 205
		Miami, Florida 33155	
		Phone 305.866.5152	
		Florida License #00032424	

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Sheet Title:

LOT COVERAGE

Issue Date: Project No.

September 9, 2019

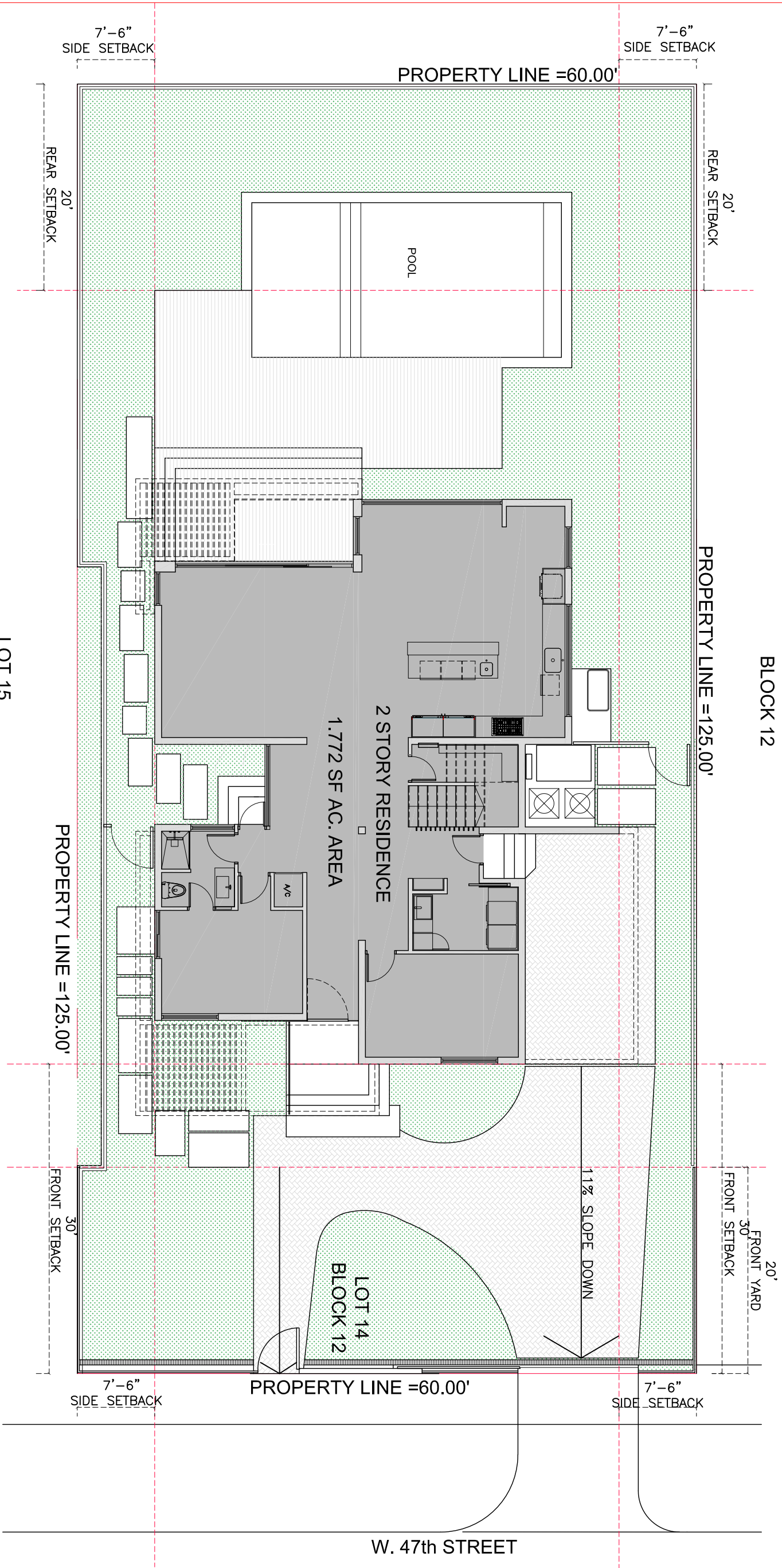
Drawing No.:

A.03

Professional of Record: Norman Blandon, P.A.

Registration No. AR-0016380

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LOT 13
BLOCK 12

PROPERTY LINE =125.00'

20'
REAR SETBACK

7'-6"
SIDE SETBACK

PROPERTY LINE =60.00'

POOL

2 STORY RESIDENCE

1.772 SF AC. AREA

LOT 14
BLOCK 12

PROPERTY LINE =60.00'

7'-6"
SIDE SETBACK

11% SLOPE DOWN

20'
FRONT YARD
30'
FRONT SETBACK

W. 47th STREET

PROPERTY LINE =125.00'

30'
FRONT SETBACK

7'-6"
SIDE SETBACK

LOT 15
BLOCK 12

LOT COVERAGE

HATCH KEY

MAIN RESIDENCE

LOT COVERAGE

EXISTING LOT SIZE.....7,500 S.F.

BUILDING LOT COVERAGE:

MAIN HOUSE.....1,772 S.F.

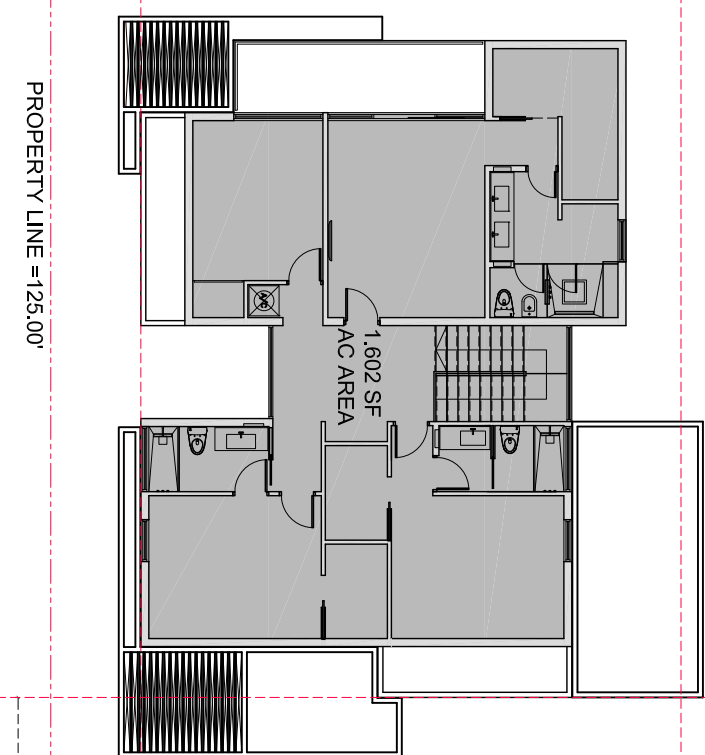
TOTAL BUILDING LOT COVERAGE: 1,772 S.F. (23.62%)



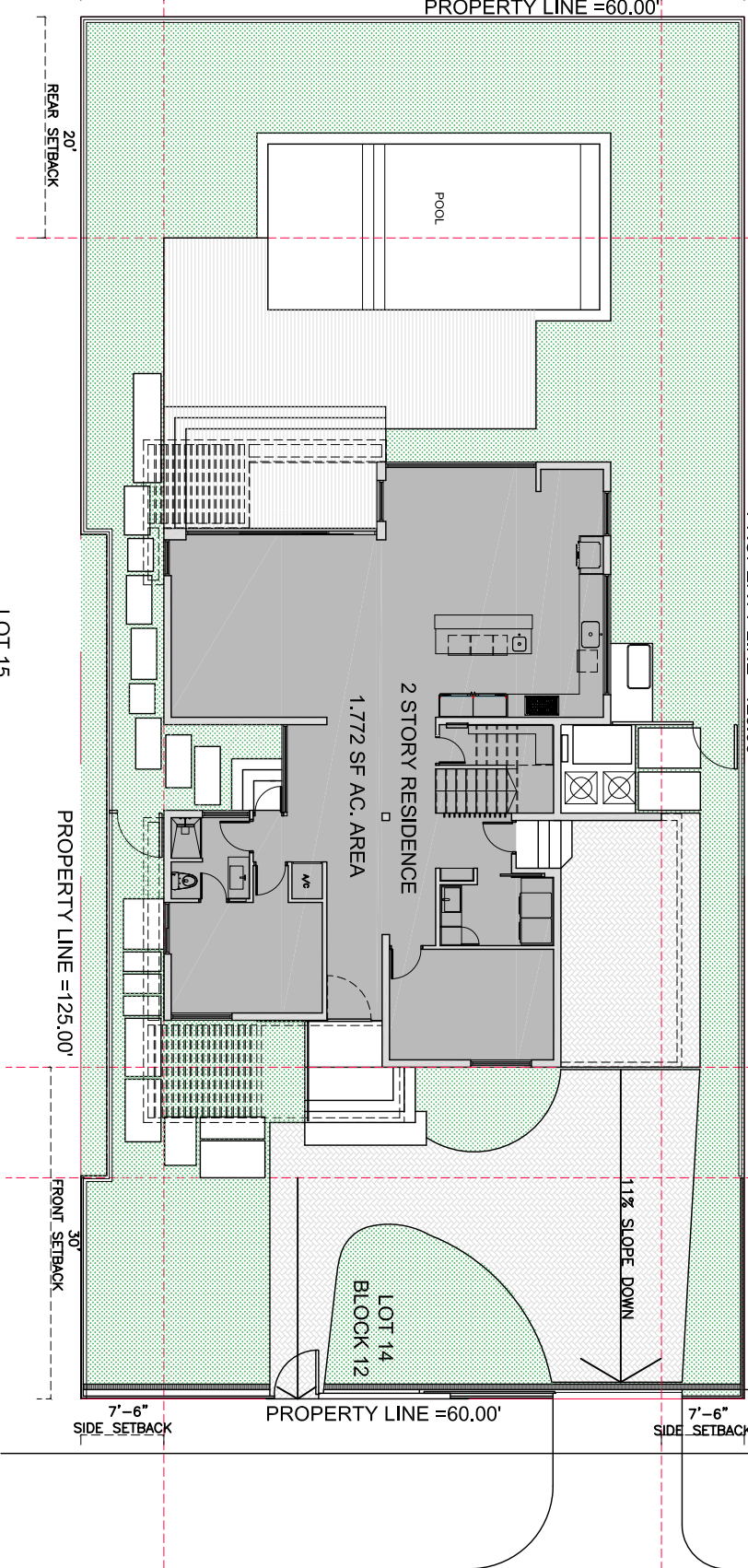
2025 + 2025 = 00.

MAIN HOUSE:

TOTAL UNIT SIZE.....3.374 S.F.
(44.98%)



LOT 13
BLOCK 12



LOT 15
BLOCK 12

Sheet Title:	
UNIT SIZE	
Issue Date:	Project No.
September 9, 2019	
Drawing No.:	
A.04	

Registration No. AR-0016380

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VILLA BENICHOLO

SINGLE FAMILY RESIDENCE

1025 W 47TH STREET
MIAMI BEACH, FL.



					N25	
					ARCHITECTURE CO.	
			6262 SW 40 Street Suite 2A			
		Miami, Florida 33155				
		Phone 305-666-5115				
		Florida License AD 0003242				

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Sheet Title

YARD CALCULATIONS

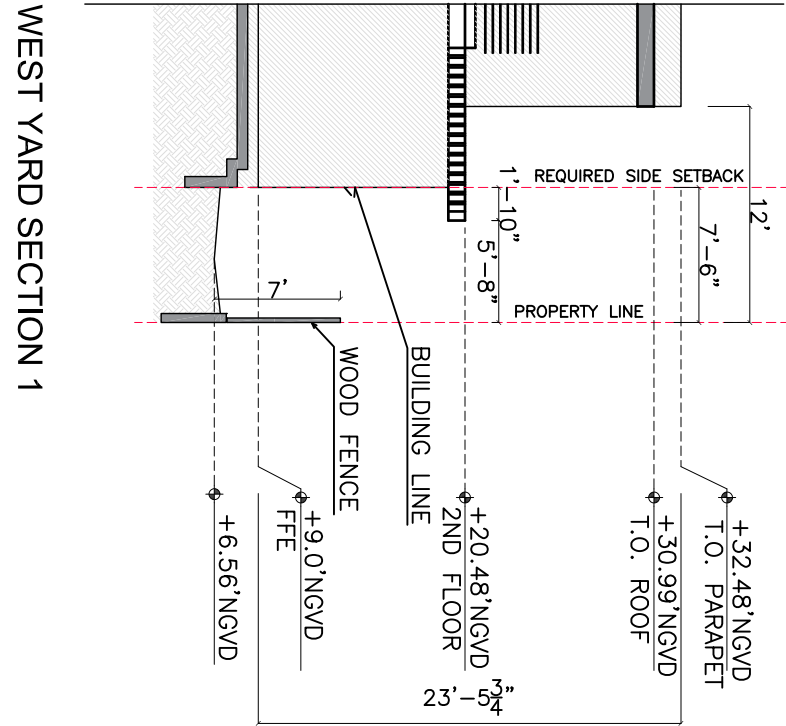
Issue Date:	Project No.
September 9, 2019	

Drawing No.:

A.05

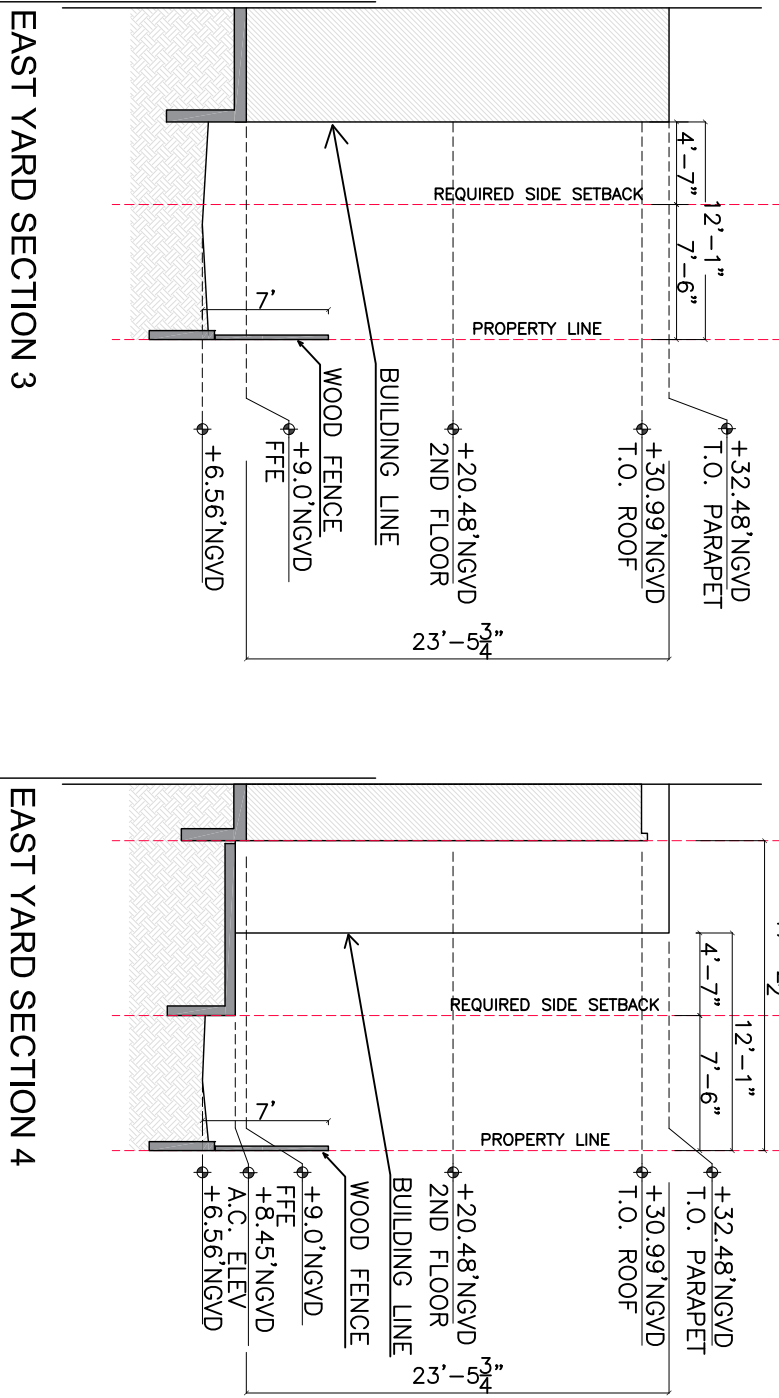
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WEST YARD

FRONT YARD



WEST YARD SECTION 2

EAST YARD SECTION 3

EAST YARD SECTION 4

N25			
ARCHITECTURE CO.			
	6262 SW	40 Street	
		Suite 2A	
	Miami, Florida 33155		
	Phone 305-666-5151		
	Fax 305-666-5151		
	License # 0003242		

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Sheet Title:
**YARD SECTION
DIAGRAMS**

Issue Date: Project No.

September 9, 2019

Drawing No.:

A.06

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Registration No. AR-0016380

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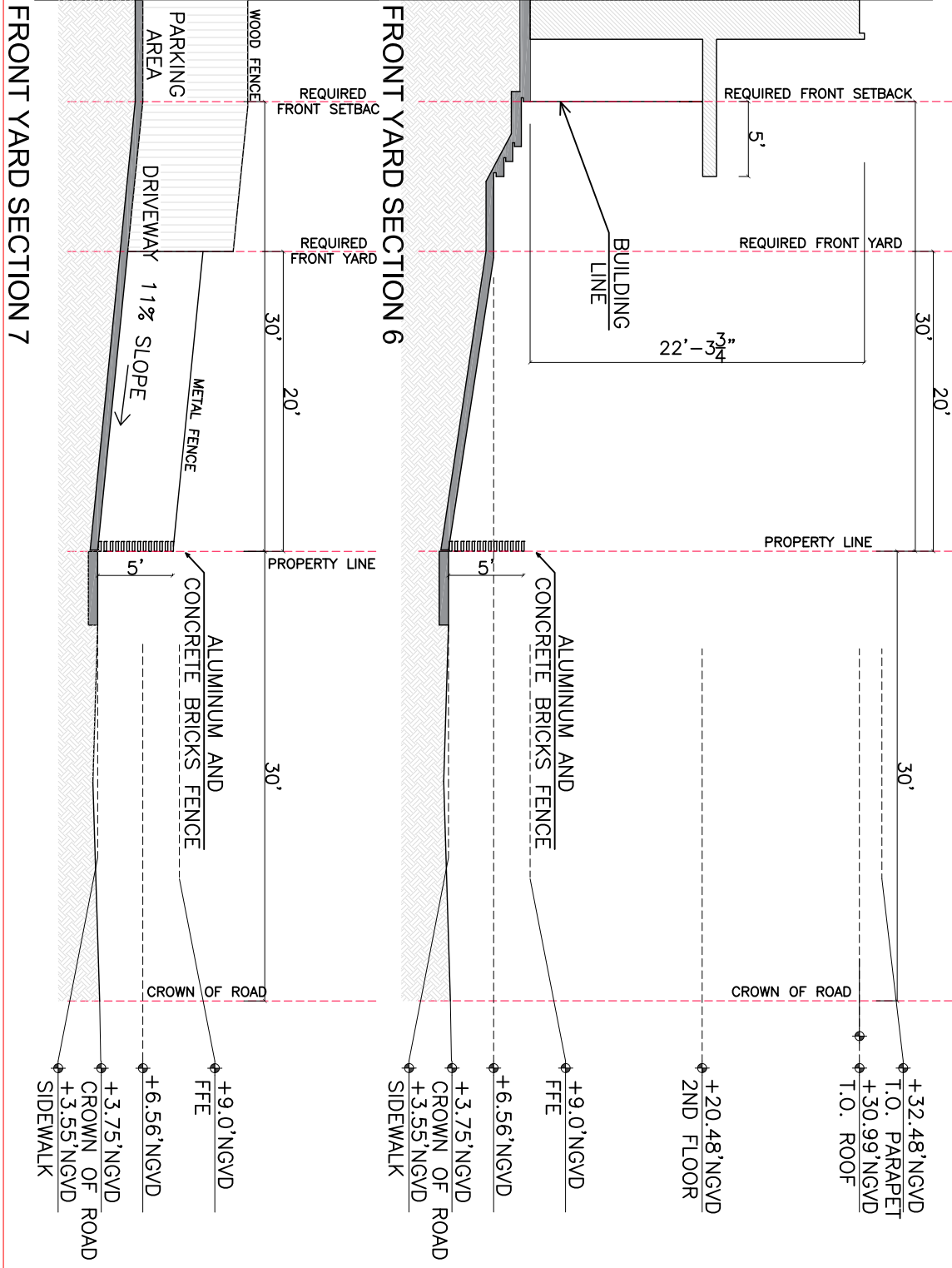
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Issue Date: Project No.

+6.56'NGVD
 +3.75'NGVD
 CROWN OF ROAD
 +3.55'NGVD
 SIDEWALK

A.07

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VILLA BENICHO
SINGLE FAMILY RESIDENCE
1025 W 47TH STREET
MIAMI BEACH, FL.

IN25
ARCHITECTURE CO.

6262 SW 40 Street
Suite 2A
Miami, Florida 33155
Phone 305/566-5119
License AA 0003242

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Sheet Title:
FLOOR RATIO
PERCENTAGE

Issue Date: Project No.

September 9, 2019

Drawing No.:

A.08

Professional of Record: Norman Blandon, R.A.
Registration No. AR-0016380

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VILLA BENICHO
SINGLE FAMILY RESIDENCE

1025 W 47TH STREET
MIAMI BEACH, FL.

[illegible]

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Sheet Title:
RENDERS

Issue Date: Project No.

September 9, 2019

Drawing No.:

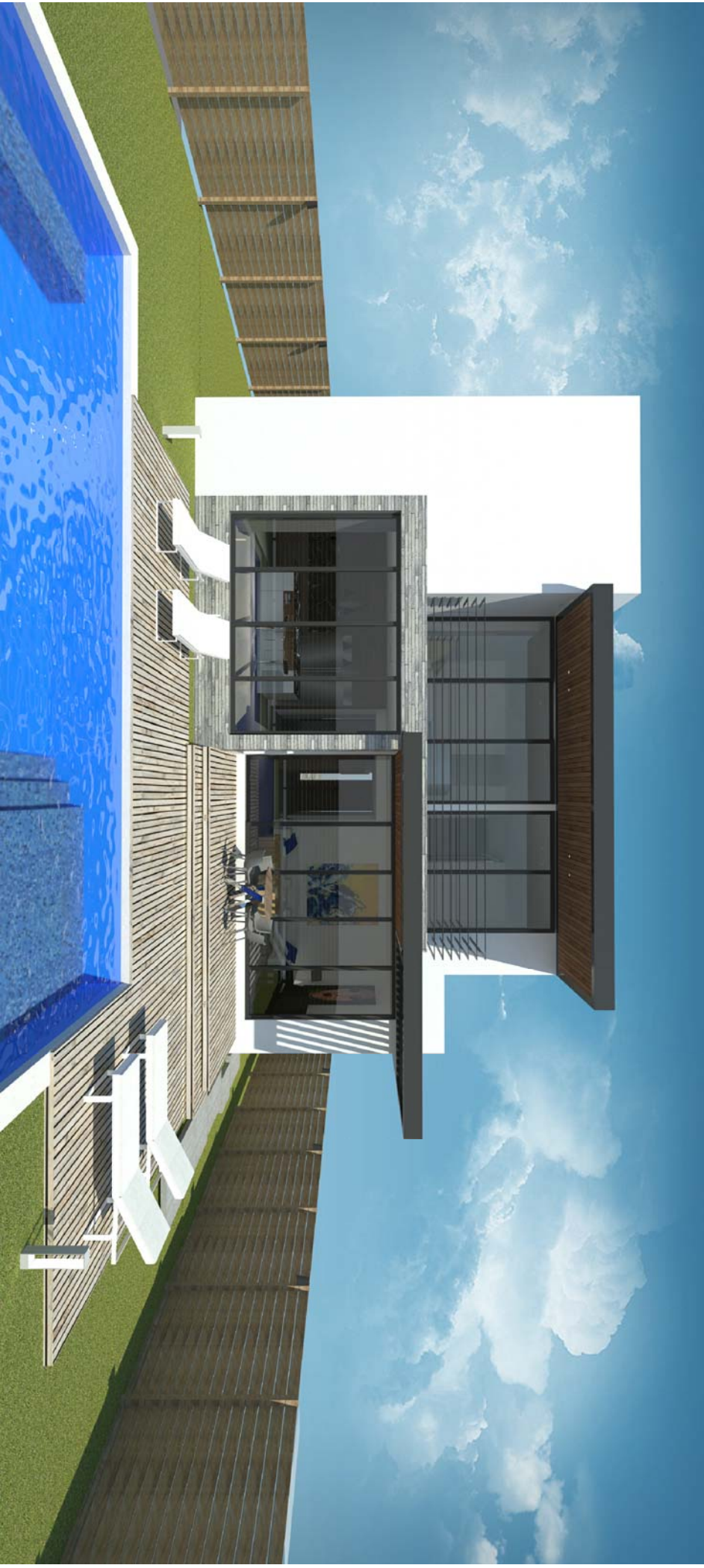
A.09

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FRONT RENDER (SOUTH)



REAR RENDER (NORTH)

VILLA BENICHO

SINGLE FAMILY RESIDENCE

1025 W 47TH STREET
MIAMI BEACH, FL.

[illegible]

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Sheet Title:
RENDERS

Issue Date:	Project No.
September 9, 2019	

Drawing No.:

A.10

Professional of Record: Norman Blandon, R.A.
Registration No. AR-0016380

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LATERAL RENDER (EAST)



LATERAL RENDER (WEST)

VILLA BENICHO

SINGLE FAMILY RESIDENCE

1025 W 47TH STREET
MIAMI BEACH, FL.

[illegible]

ZONES + ZONES CO.

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Sheet Title:
**AXONOMETRIC
VIEWS**

Issue Date: Project No.

September 9, 2019

Drawing No.:

A.11

Professional of Record: Norman Blandon, R.A.
Registration No. AR-0016380

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MIAMI BEACH, FL.



SUBJECT PROPERTY



SUBJECT PROPERTY



RESIDENCE 1



RESIDENCE 2



RESIDENCE 3



RESIDENCE 4



RESIDENCE 5



RESIDENCE 6



RESIDENCE 7

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Sheet Title:
PICS OF
SURROUNDING
AREA

Issue Date:	Project No.
September 9, 2019	
Drawing No.:	
A.13	

Professional of Record: Norman Brandon, F.A.
Registration No. AR-0016580

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Sheet Title:

2nd FLOOR PLAN

Issue Date:	Project No.
<i>September 9, 2019</i>	

Drawing No.:

A.15

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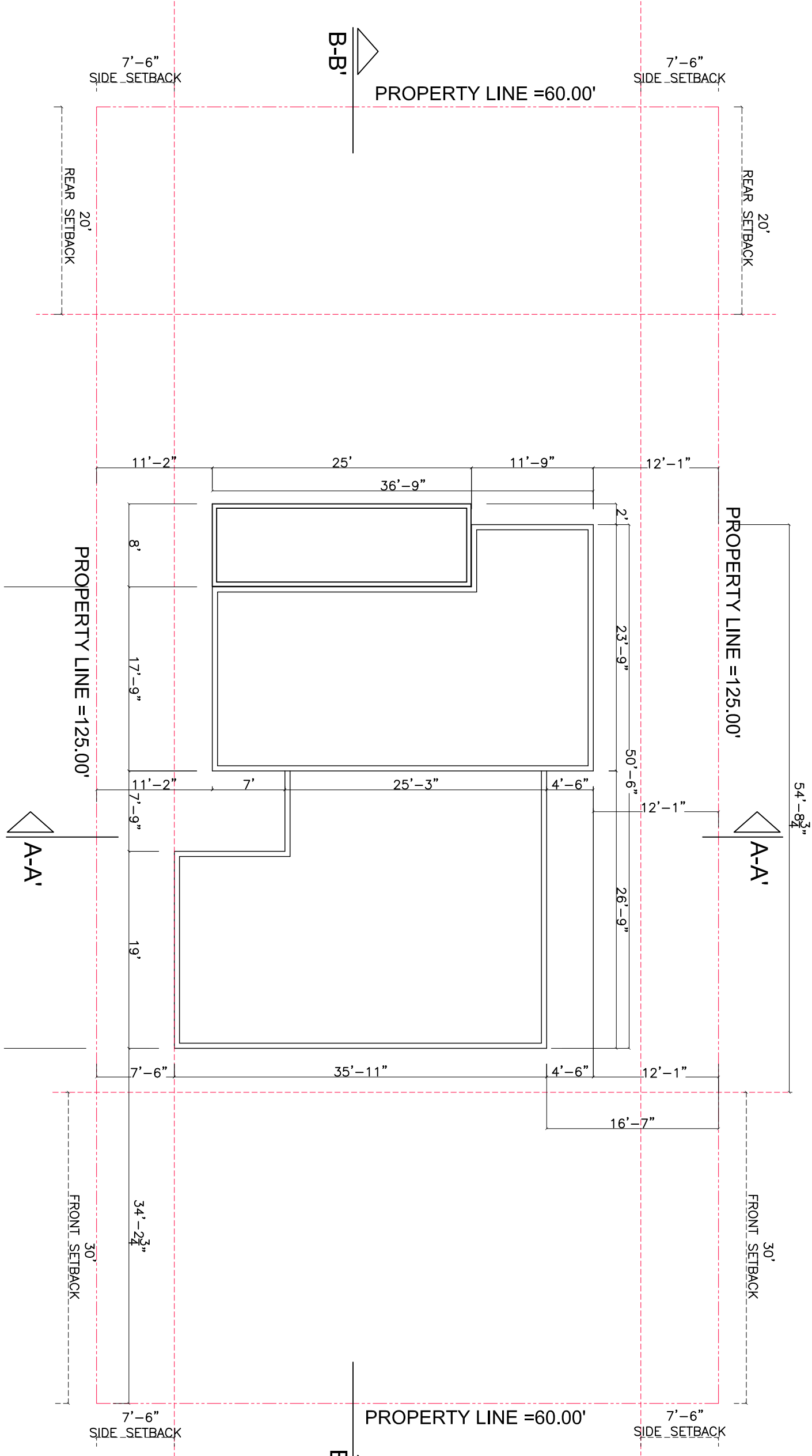
Sheet Title:
ROOF PLAN

Issue Date:	Project No.
September 9, 2019	
Drawing No.:	
A.16	

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ROOF PLAN



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Sheet Title:
SOUTH
ELEVATION

Issue Date: Project No.

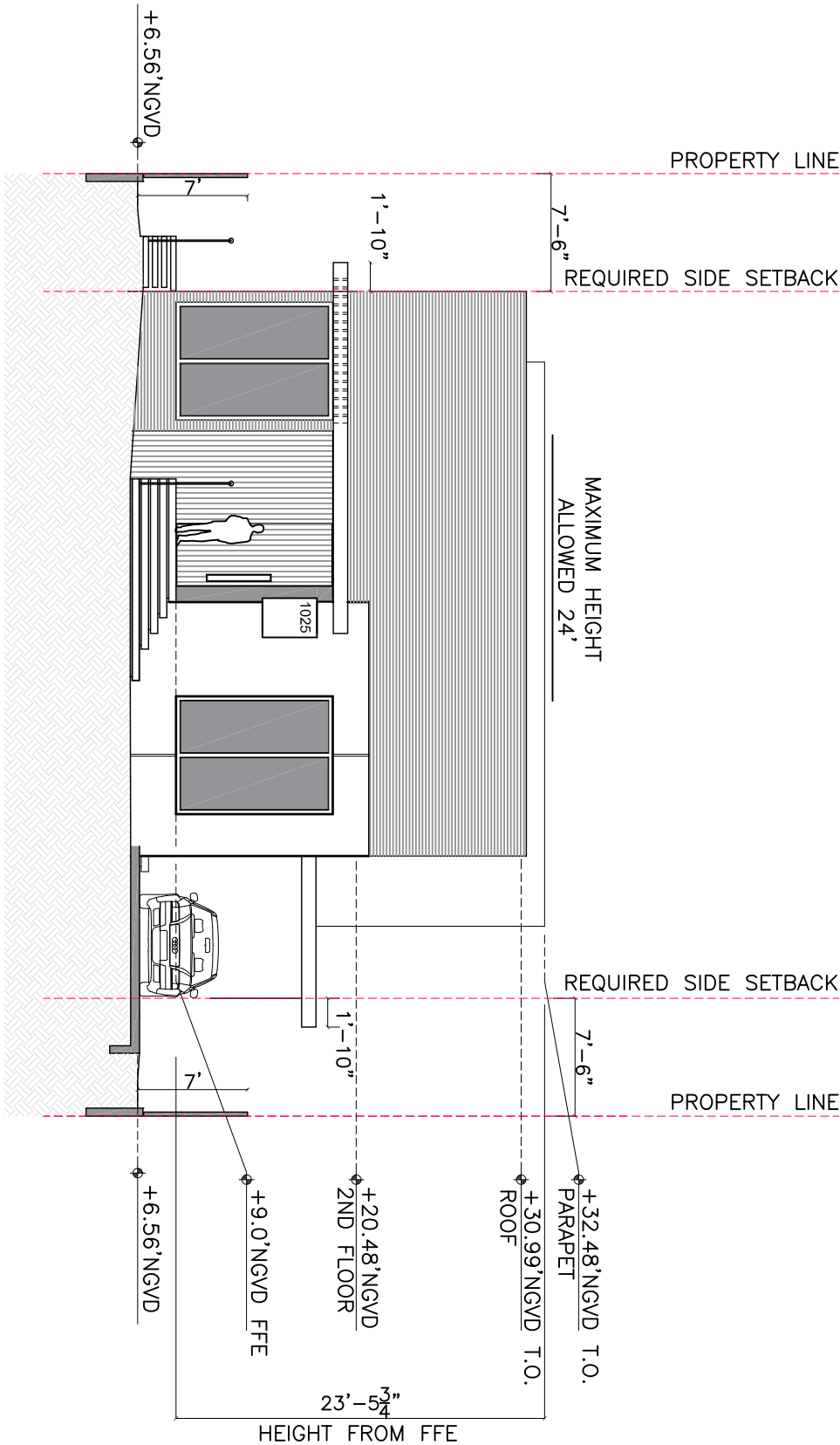
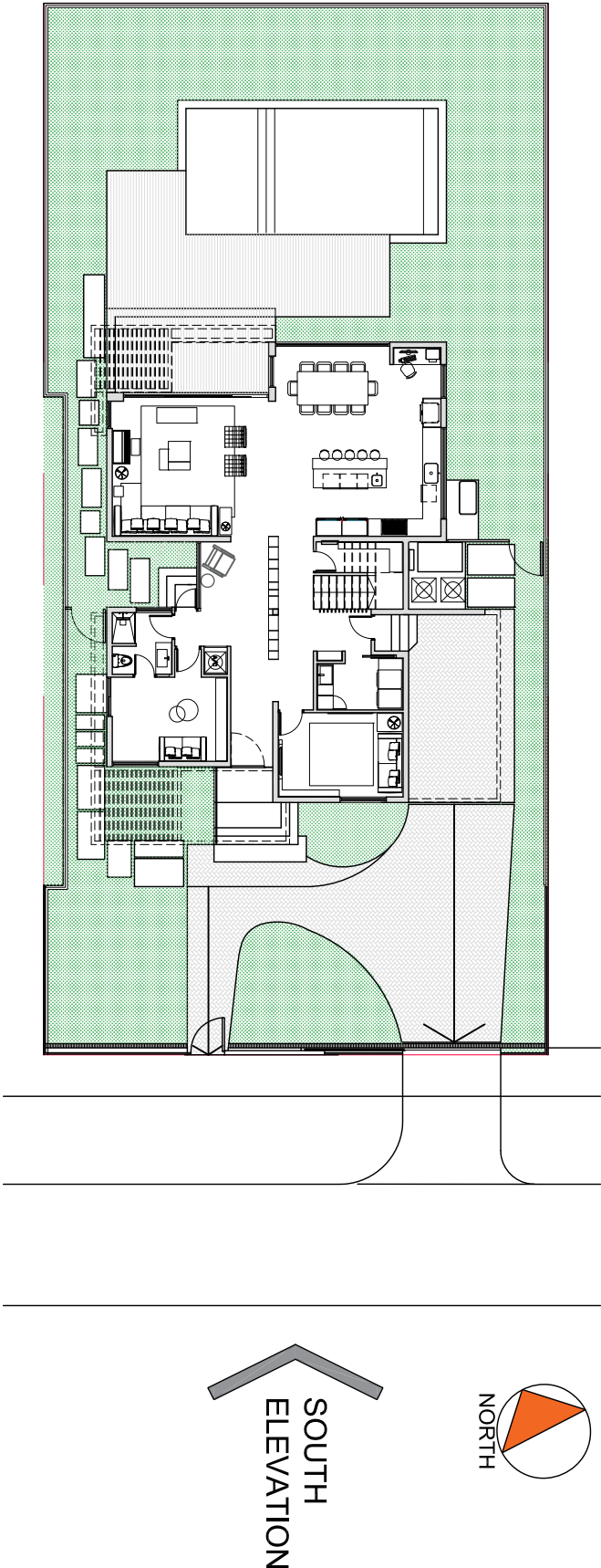
September 9, 2019

Drawing No.:

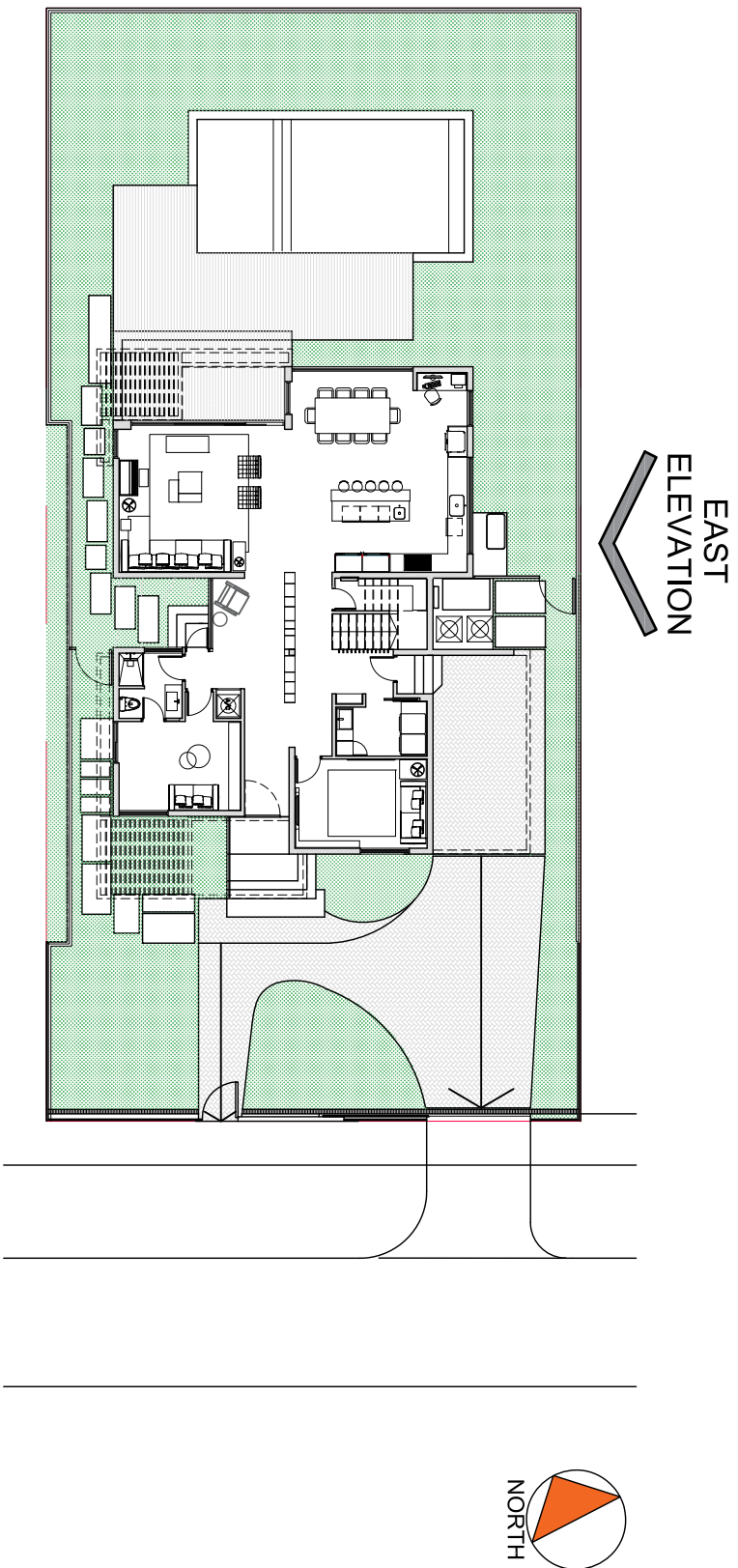
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SOUTH ELEVATION



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Sheet Title:

EAST
ELEVATION

Issue Date: Project No.

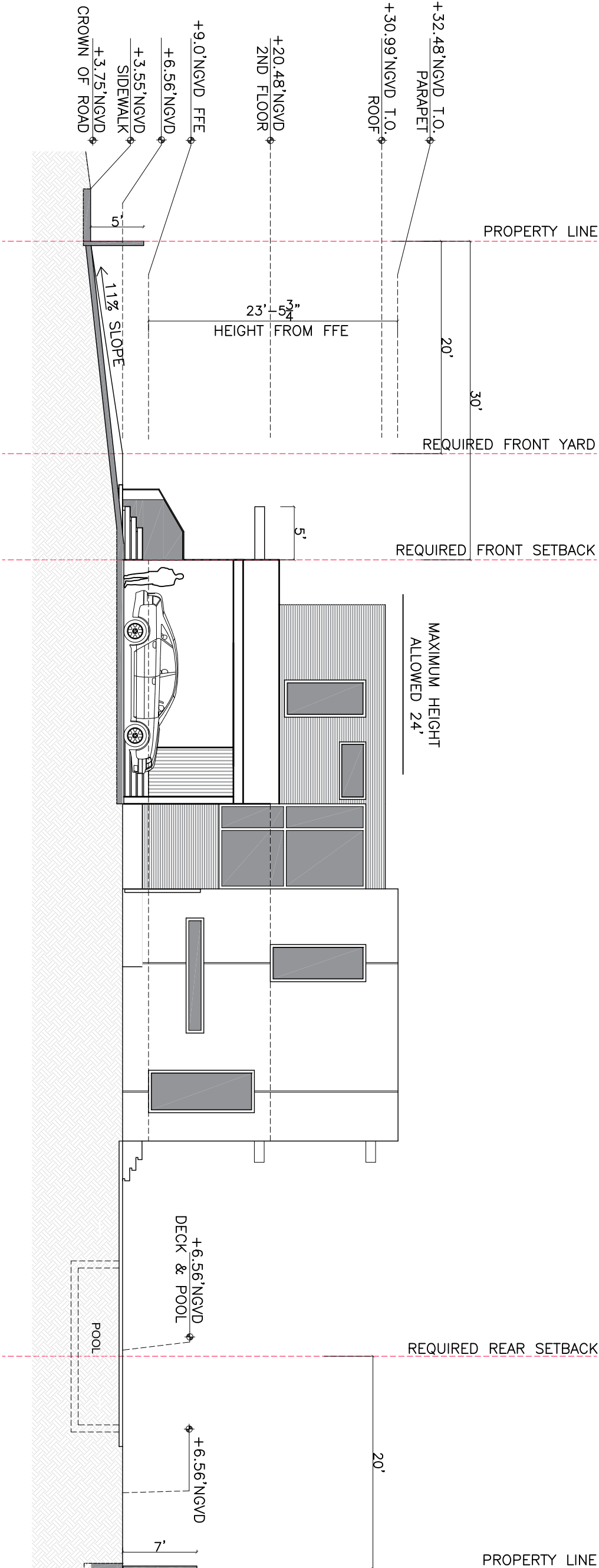
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Drawing No.:

A.18

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Sheet Title:
**NORTH
ELEVATION**

Issue Date: Project No.

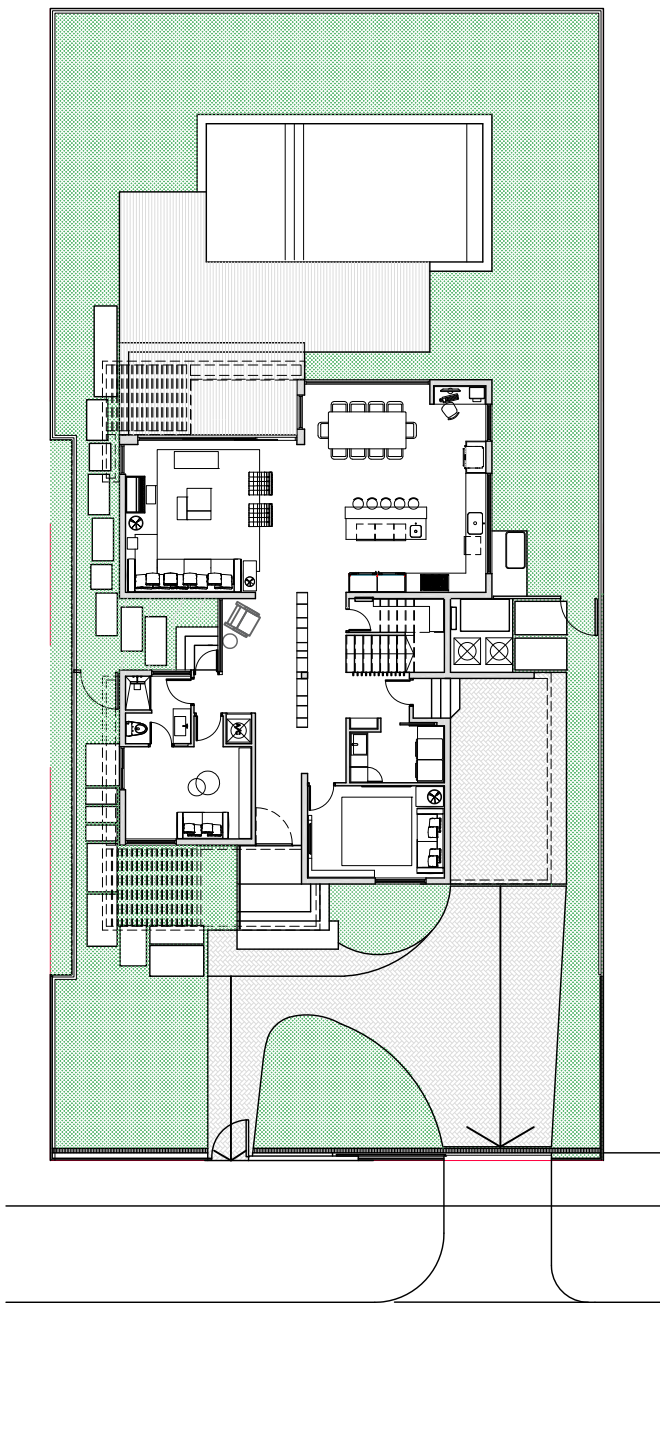
September 9, 2019

Drawing No.:

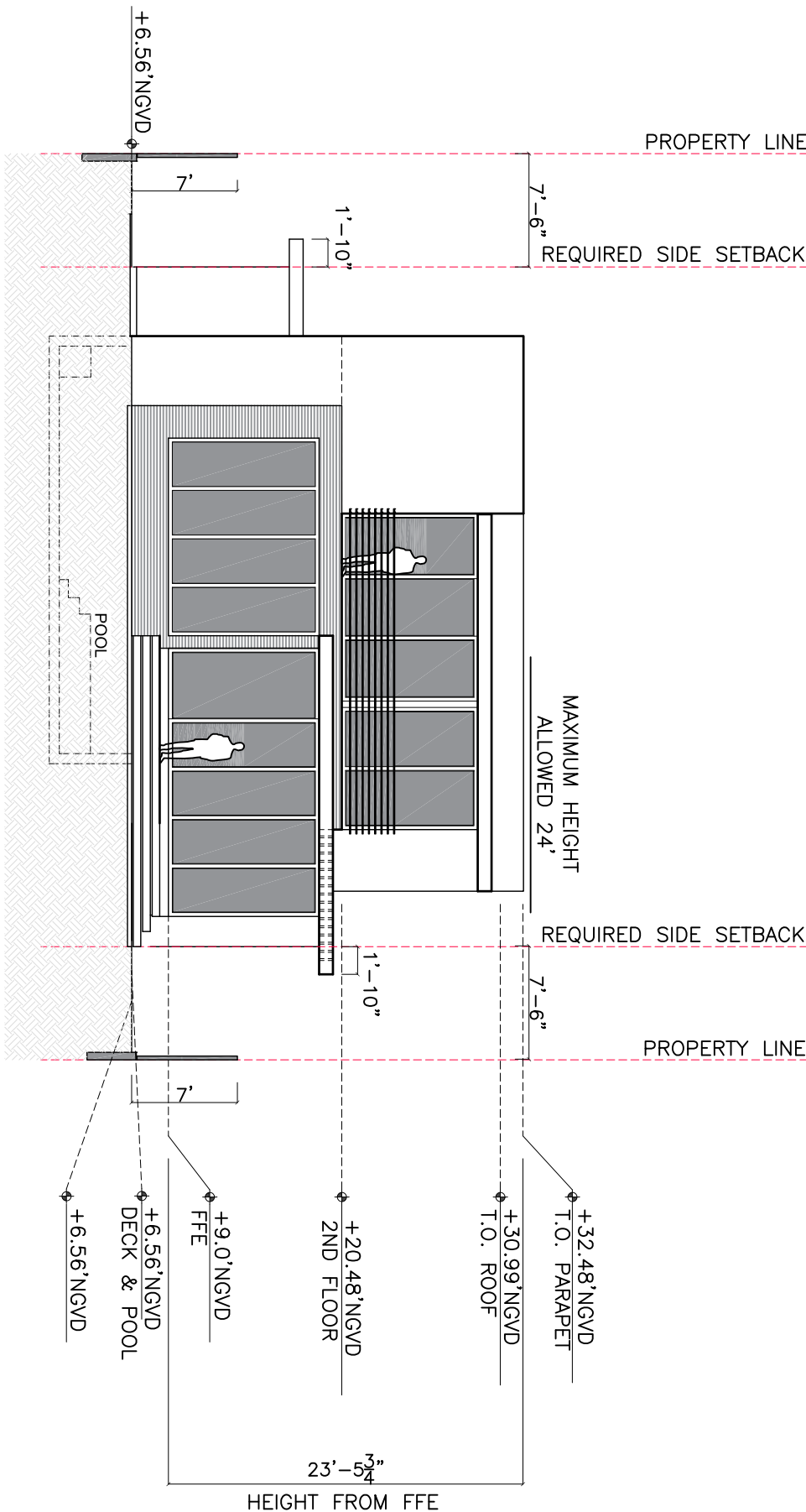
A.19

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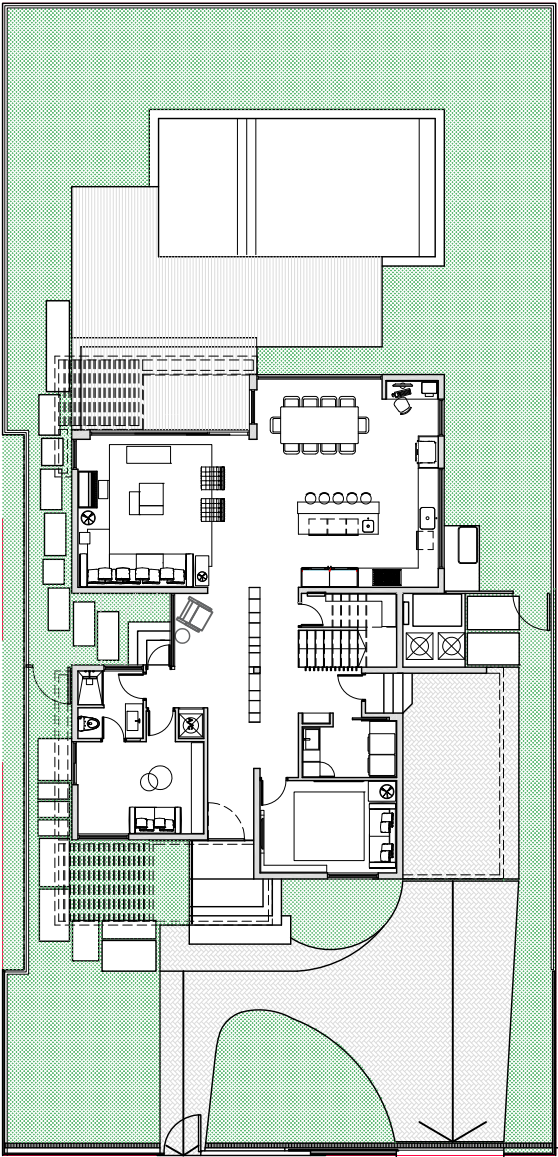
NORTH
ELEVATION



NORTH ELEVATION

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Sheet Title:
WEST
ELEVATION

Issue Date: Project No.

September 9, 2019

Drawing No.:

A.20

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WEST
ELEVATION

PROPERTY LINE

REQUIRED REAR SETBACK

20'

+6.56'NGVD

7'

POOL

+6.56'NGVD
DECK & POOL

WEST ELEVATION

44'-6"

MAXIMUM HEIGHT
ALLOWED 24'

REQUIRED FRONT SETBACK

5'

REQUIRED FRONT YARD

30'

23' - 5³/₄"
HEIGHT FROM FFE

PROPERTY LINE

+32.48'NGVD
T.O. PARAPET
+30.99'NGVD
T.O. ROOF

+20.48'NGVD
2ND FLOOR

+9.0'NGVD
FFE
+6.56'NGVD
+3.55'NGVD
SIDEWALK
+3.75'NGVD
CROWN OF ROAD

VILLA BENICHOV
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Sheet Title:
SECTIONS

Issue Date: Project No.

JUN 07, 2019

Drawing No.:

A.21

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