

APPLICANT: MICHAEL NADLER

FINAL SUBMITTAL
APRIL 6,2020

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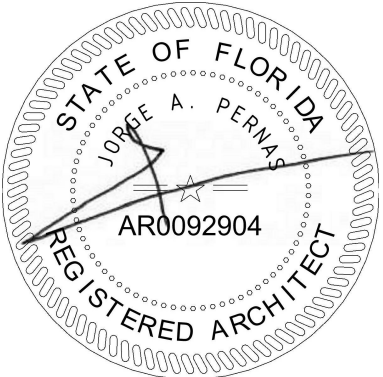


SCOPE OF WORK:

- NEW SINGLE FAMILY HOME - 1-STORY RESIDENCE.
- NEW TOTAL 1-STORY RESIDENCE AREA = **2,754 SQ.FT.**
- NEW EXTERIOR DOORS/ WINDOWS (MIAMI-DADE NOA APPROVED - HURRICANE IMPACT) BASED ON S.I.W. IMPACT WINDOWS LLC. O.A.E. AS PER OWNER SELECTION.
- NEW FIXTURES/ PLUMBING ELEMENTS AS PER OWNER/ INTERIOR DESIGNER SELECTION.
- NEW INTERIOR FINISHES AS PER OWNER/ INTERIOR DESIGNER SELECTION.
- NEW KITCHEN, MASTER BATH, BATHROOMS & LAUNDRY AREA.
- NEW PLUMBING/ ELECTRICAL/ MECHANICAL AS REQUIRED.
- NEW CONC. PANEL DRIVEWAY

NADLER RESIDENCE

1030 WEST 47TH STREET, MIAMI BEACH, FL 33140



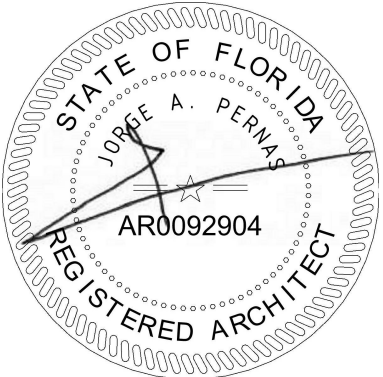
MIAMI BEACH
Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1030 WEST 47TH STREET, MIAMI BEACH, FL		
2	Folio number(s):	02-3222-014-1530		
3	Board and file numbers :	DRB20-0526		
4	Year built: (Original House that was Demo)	1939	Zoning District:	RS-4
5	Based Flood Elevation:	8.0 N.G.V.D.	Grade value in NGVD:	3.095 N.G.V.D.
6	Adjusted grade (Flood+Grade/2):	5.0475 N.G.V.D.	Free board:	MIN. 1'-0"/MAX. 5'-0"
7	Lot Area:	7,500 S.F.		
8	Lot width:	60 S.F.	Lot Depth:	125 S.F.
9	Max Lot Coverage SF and %:	3,750 S.F./50% MAX.	Proposed Lot Coverage SF and %:	2,898 S.F./38.64% MAX.
10	Existing Lot Coverage SF and %:	1,830 S.F./25.42% MAX.	Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:	900 S.F./80%	Rear Yard Open Space SF and %:	715 S.F./60%
12	Max Unit Size SF and %:	3,750 S.F./50% MAX.	Proposed Unit Size SF and %:	2,754 S.F./36.72%
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	2,754 S.F.
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	N/A
15			Proposed Second Floor Unit Size SF and % :	N/A
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

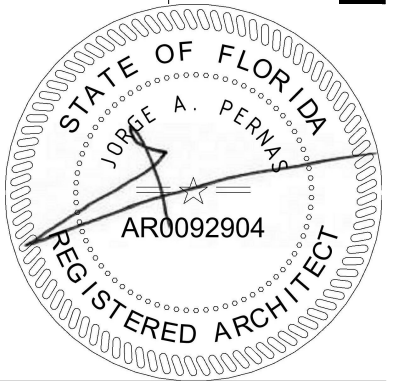
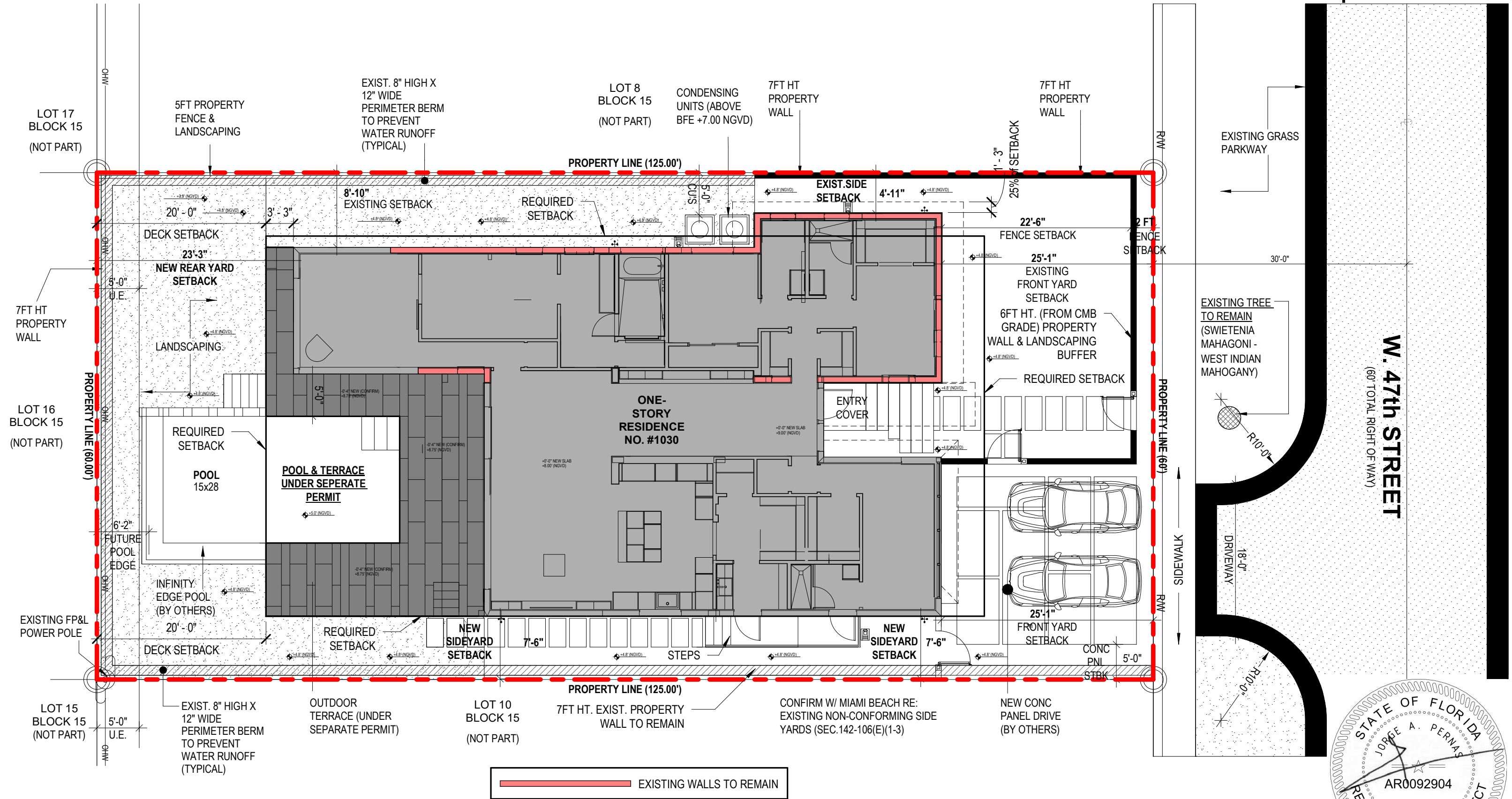
		Required	Existing	Proposed	Deficiencies
17	Roof Height:	18'-0" for Single Flat Roof	N/A	18'-0"	NONE
18	Setbacks:				
19	Front First level:	20'-0"	N/A	20'-0"	NONE
20	Front Second level:	N/A	N/A	N/A	N/A
21	Side 1:	10% WIDTH OR 15 FT	N/A	7'-6" WEST/7'-6" EAST	NONE
22	Side 2 or (facing street):	N/A	N/A	N/A	N/A
23	Rear:	20'-0"	34'-9"	23'-3"	N/A
	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A	N/A
26	Sum of Side yard :				
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?	YES			

Notes:
If not applicable write N/A
All other data information should be presented like the above format



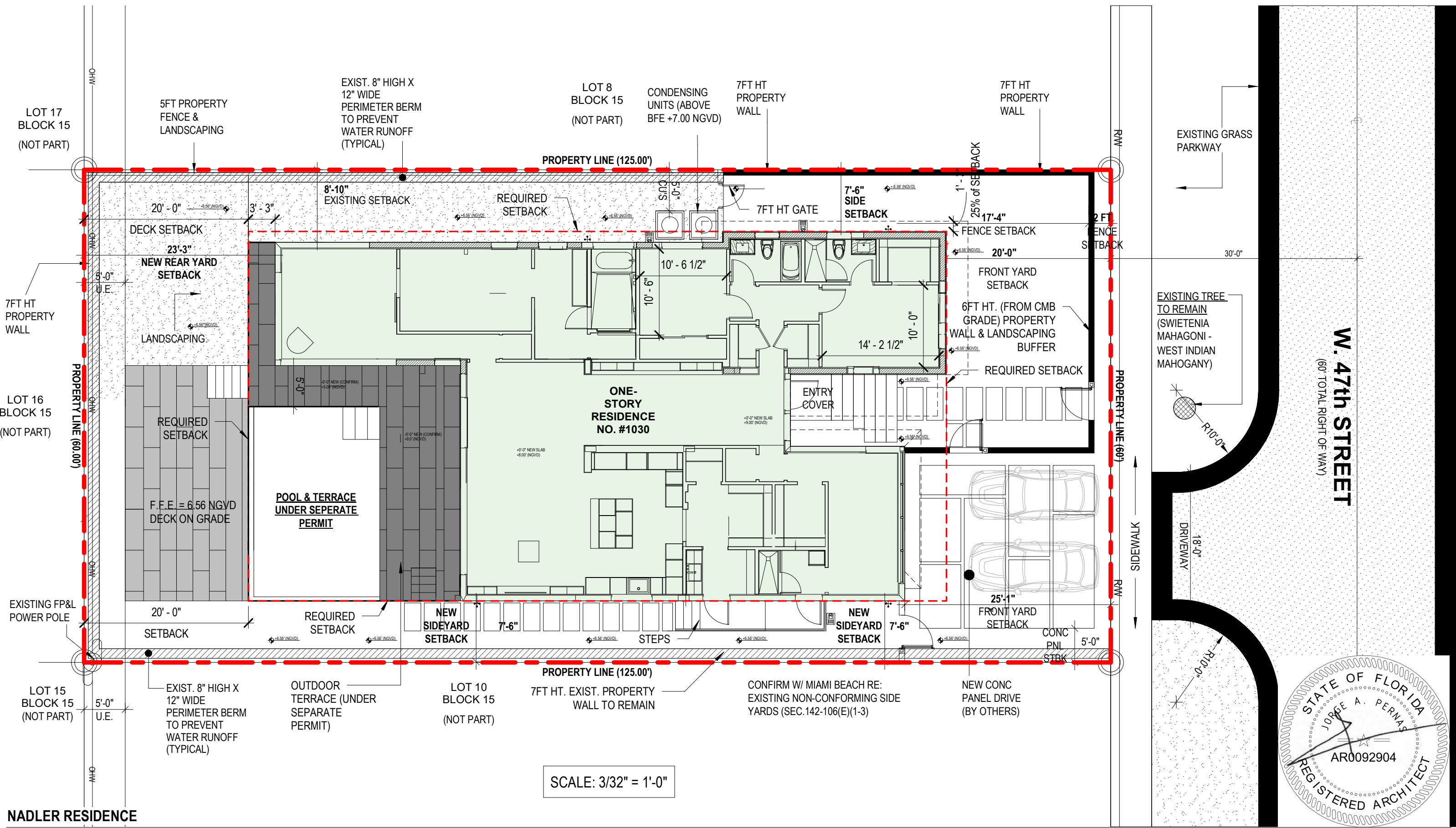
NADLER RESIDENCE | 04A

PREVIOUS SITE PLAN



NADLER RESIDENCE | 04B

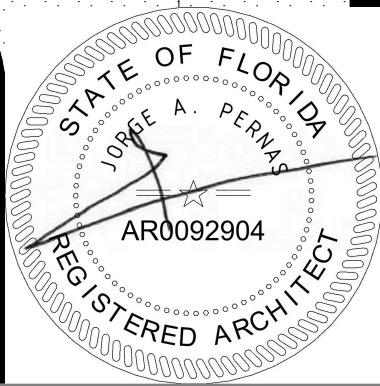
NEW SITE PLAN

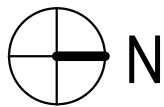
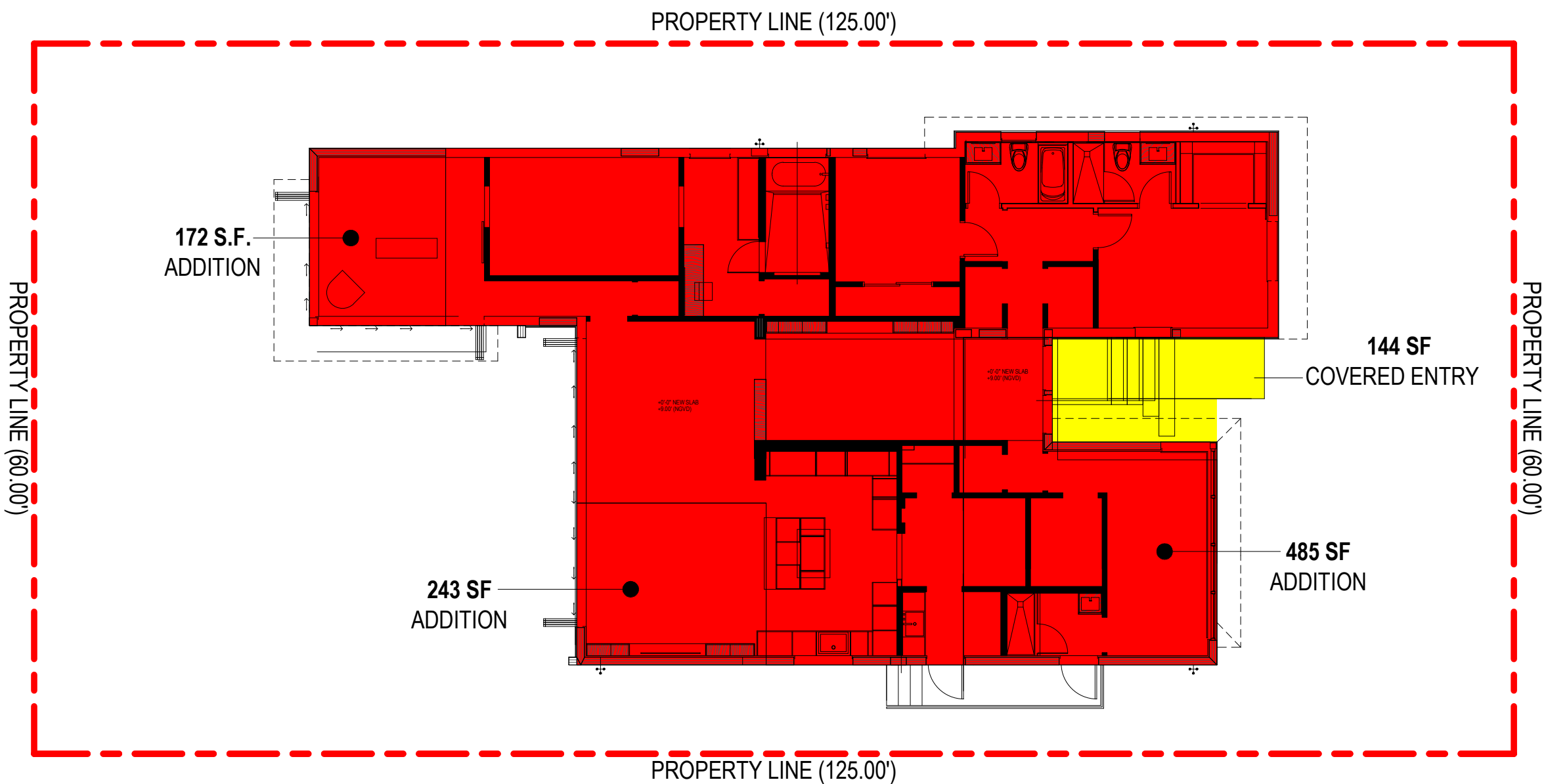


NADLER RESIDENCE

1030 WEST 47TH STREET, MIAMI BEACH, FL 33140

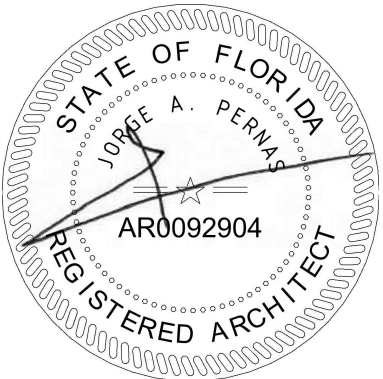
cube² (architecture+design) | 86 SW 8TH STREET, UNIT 4703, MIAMI, FL 33130 | T 305 586 8169 | APRIL 6, 2020





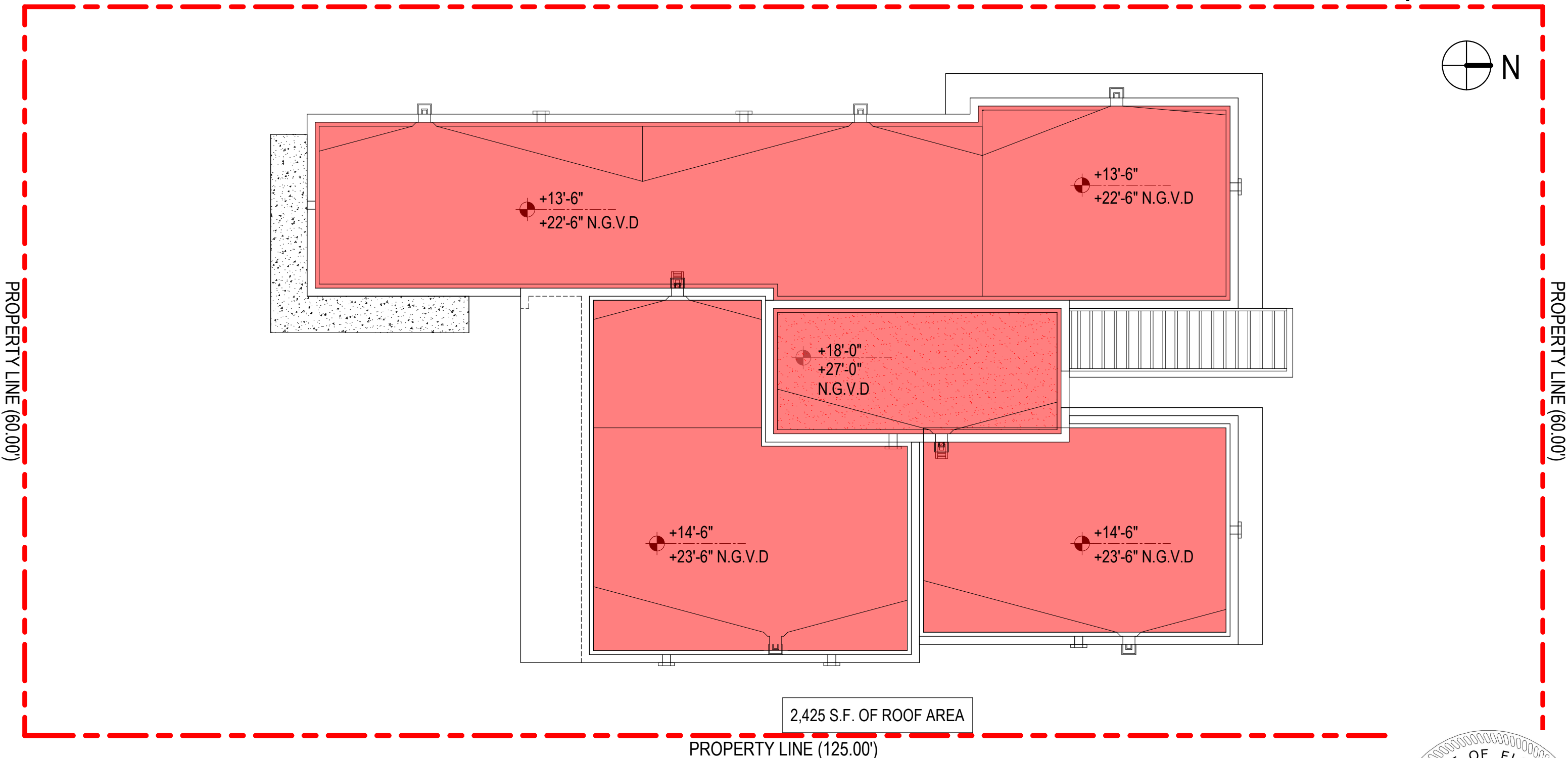
LEGEND:			
<div></div>	2,754 S.F.	:	PROPOSED NEW HOME
<div></div>	144 S.F.	:	PROPOSED COVERED ENTRY
2,898 SF		:	TOTAL AREA
40.25%		:	TOTAL LOT COVERAGE

SCALE: 3/32" = 1'-0"



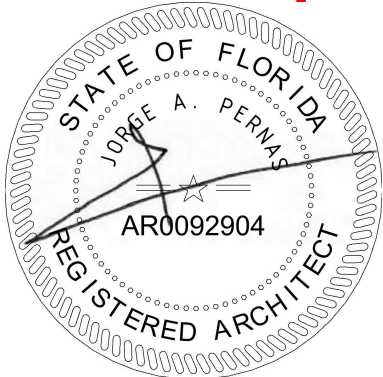
NADLER RESIDENCE | 06

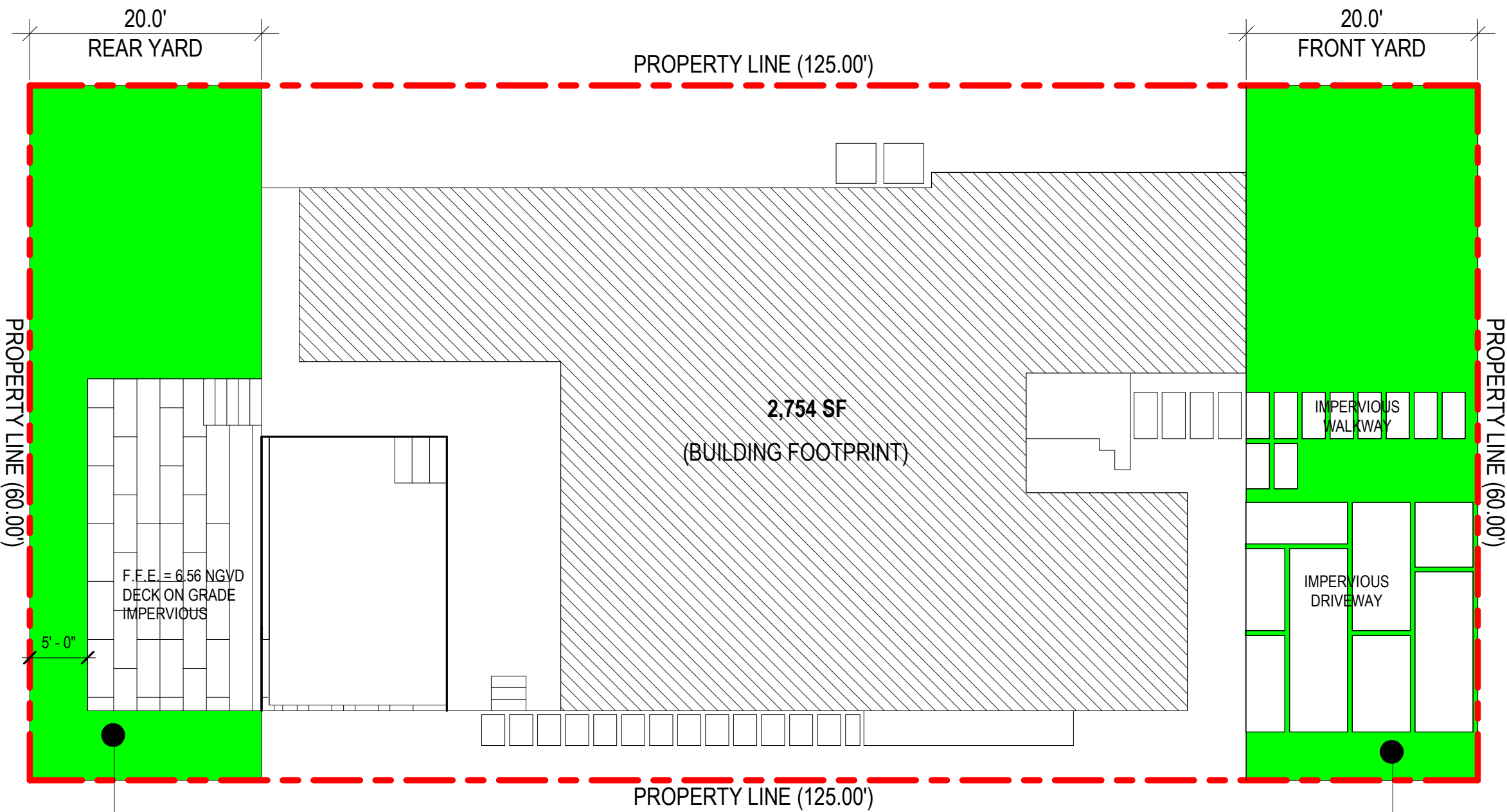
ROOF AREA



2,425 S.F. OF ROOF AREA

SCALE: 1/8" = 1'-0"





960 SF = TOTAL LANDSCAPED/ PERVIOUS OPEN SPACE
1,200 SF = TOTAL FRONT YARD FACING STREET

FRONT YARD

80% PERVIOUS



COMPLY

770 SF = TOTAL LANDSCAPED/ PERVIOUS OPEN SPACE
1,200 SF = TOTAL REAR YARD

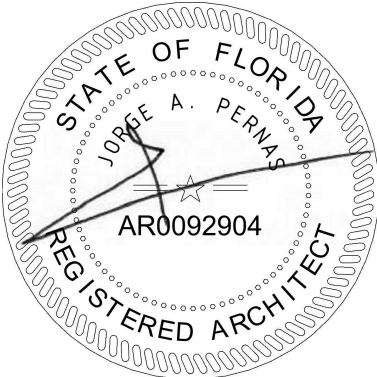
REAR YARD

64% PERVIOUS



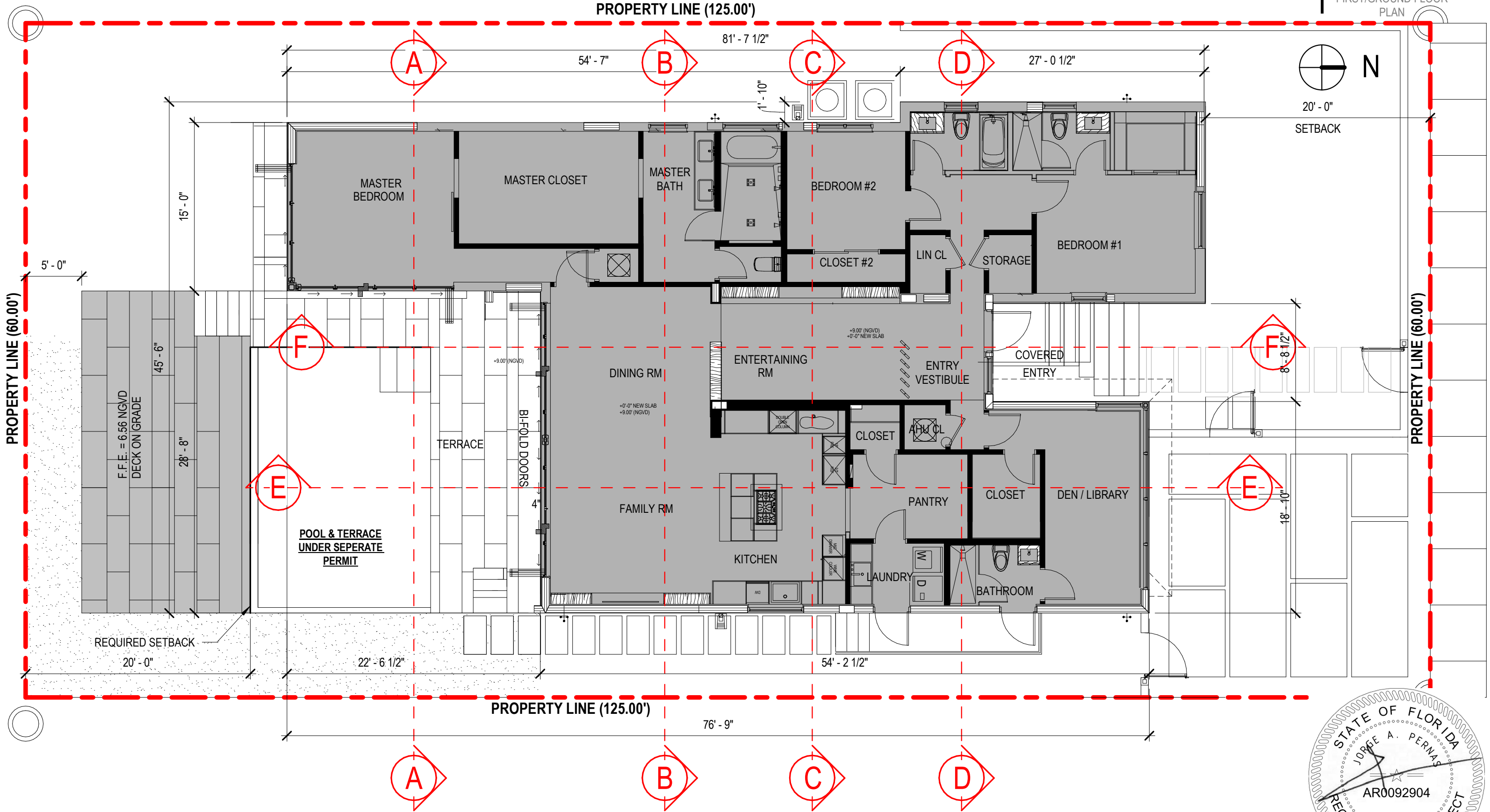
COMPLY

SCALE: 3/32" = 1'-0"



NADLER RESIDENCE | 08

FIRST/GROUND FLOOR
PLAN



NADLER RESIDENCE | 09

ROOF PLAN

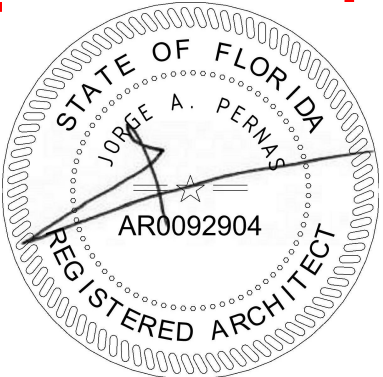
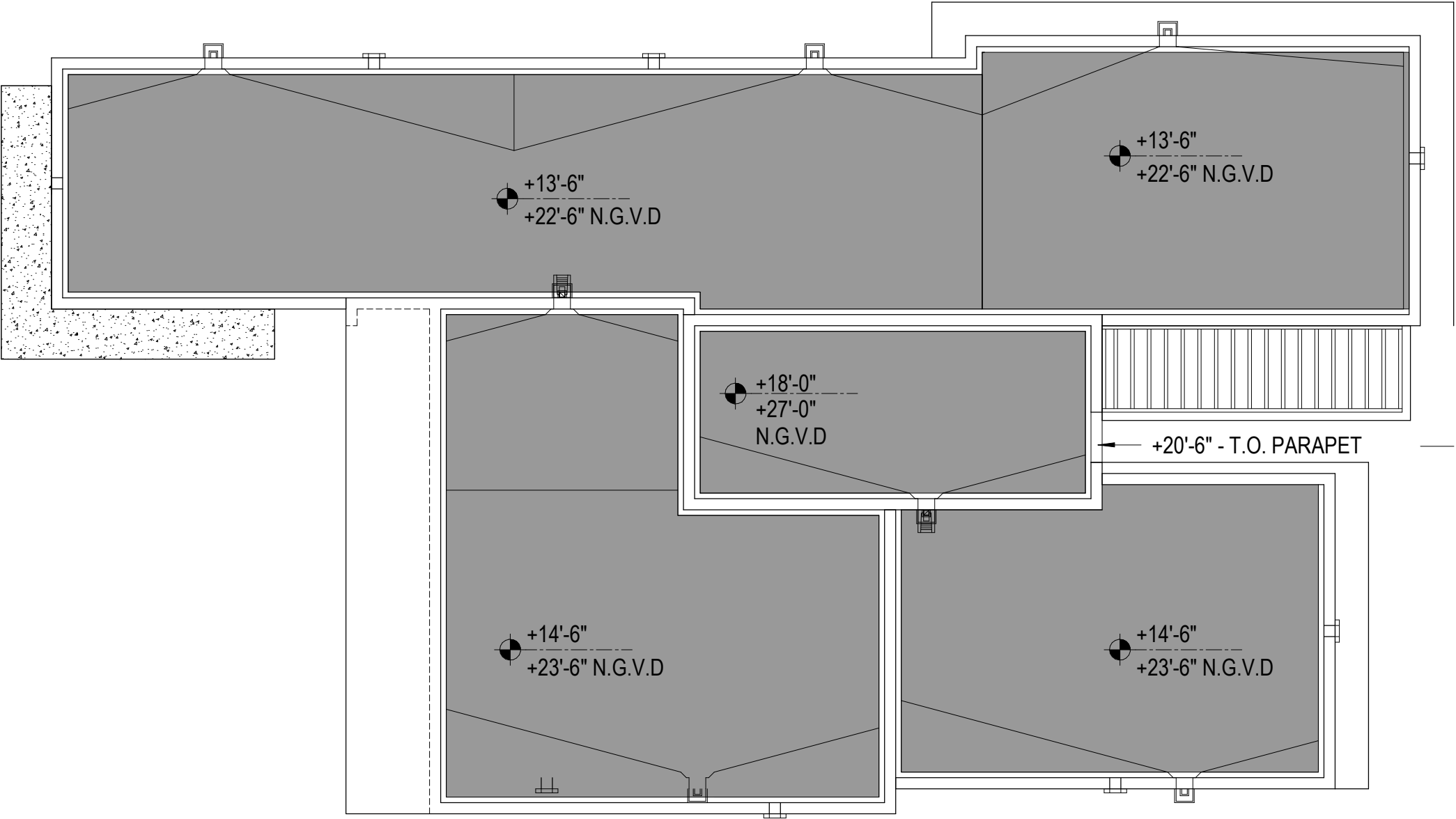


PROPERTY LINE (125.00')

PROPERTY LINE (60.00')

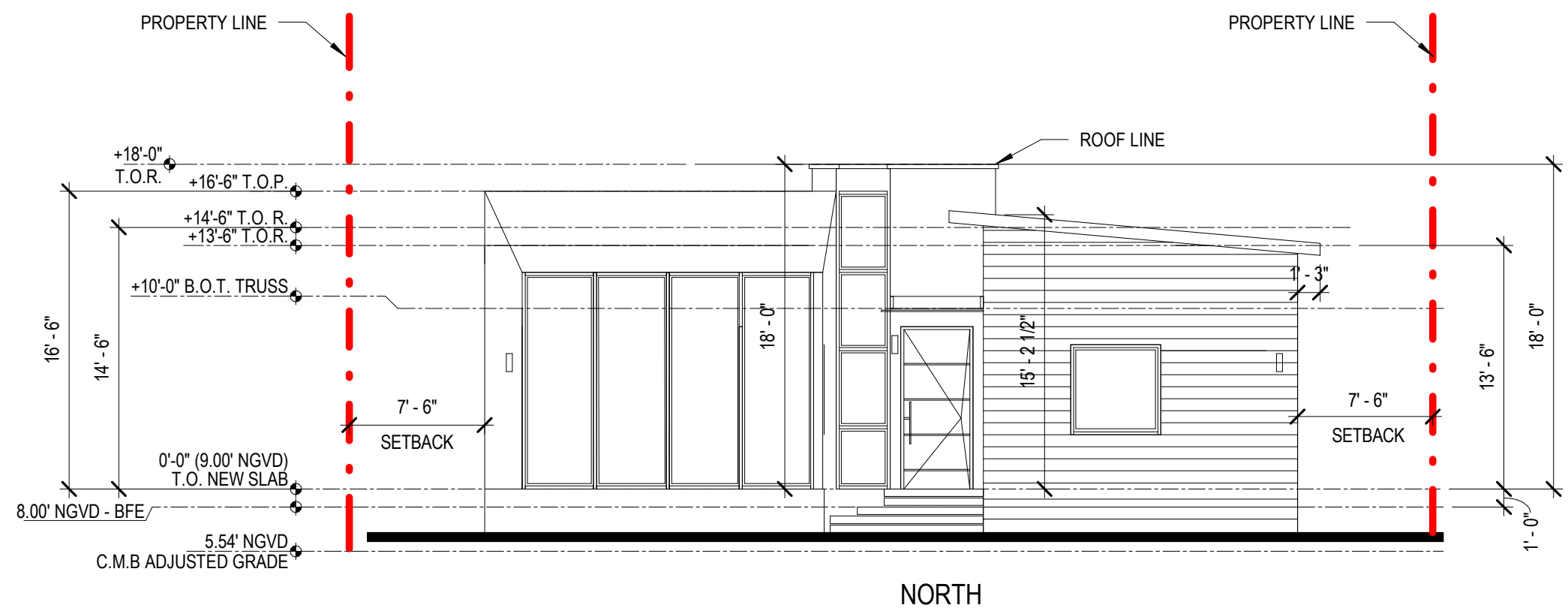
PROPERTY LINE (60.00')

PROPERTY LINE (125.00')

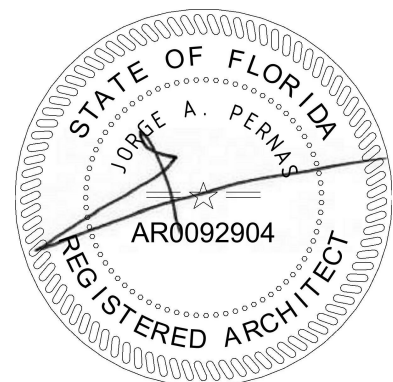


NADLER RESIDENCE | 10A

NORTH ELEVATION

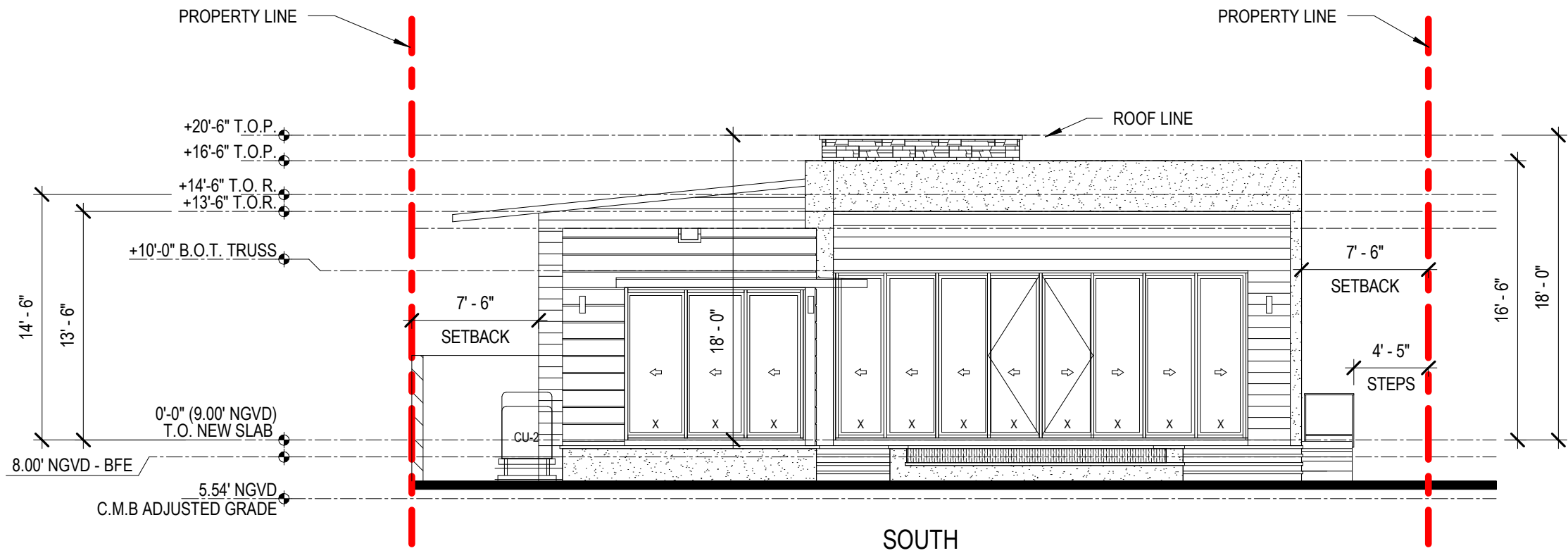


SCALE: 1/8" = 1'-0"

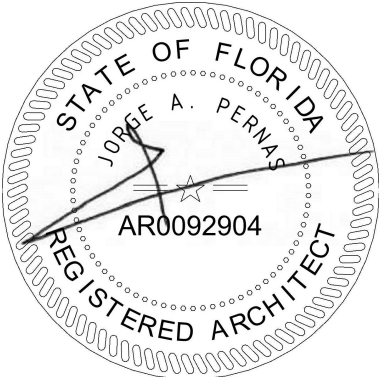


NADLER RESIDENCE | 10B

SOUTH ELEVATION

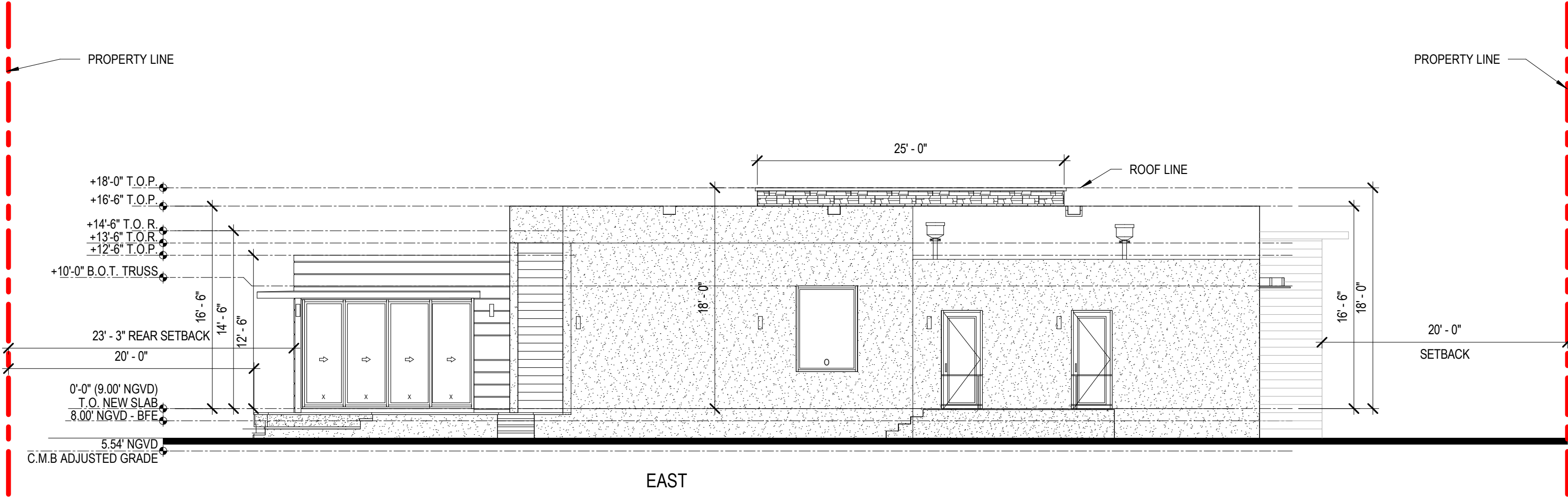


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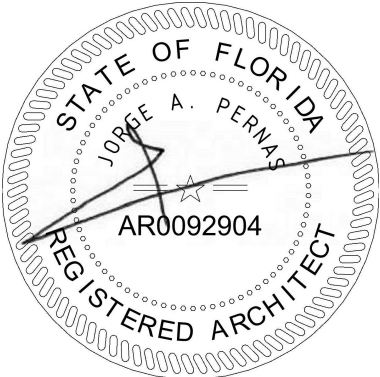


NADLER RESIDENCE | 11A

EAST ELEVATION

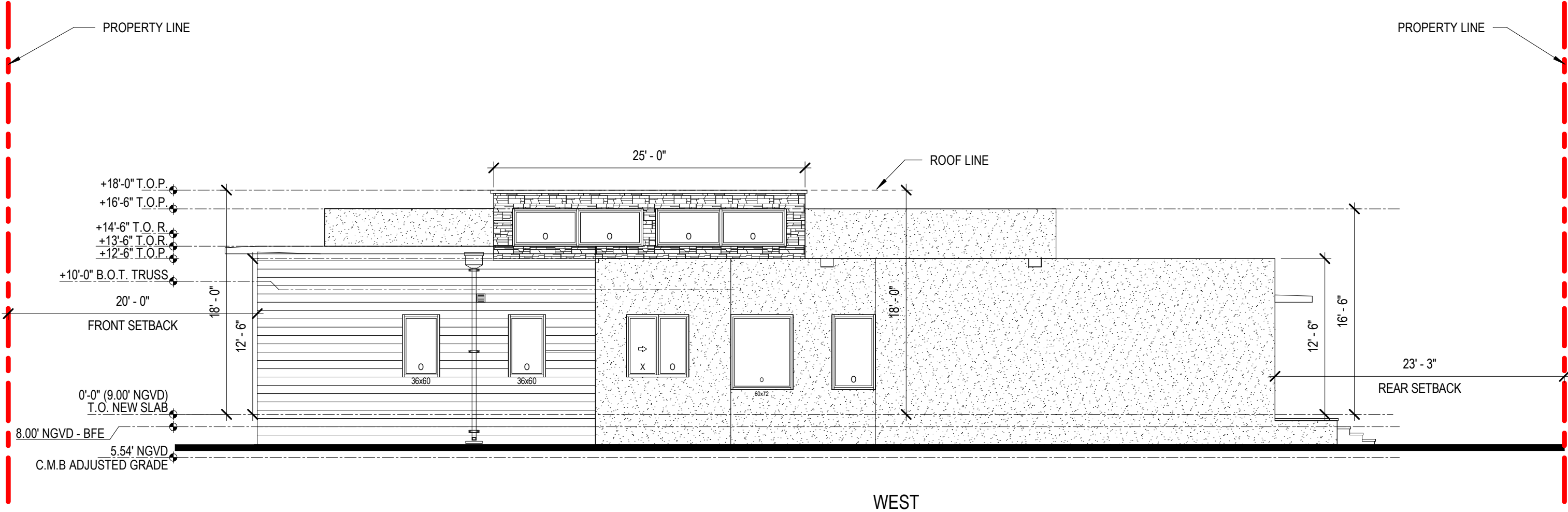


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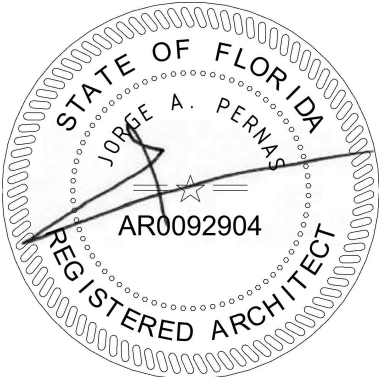


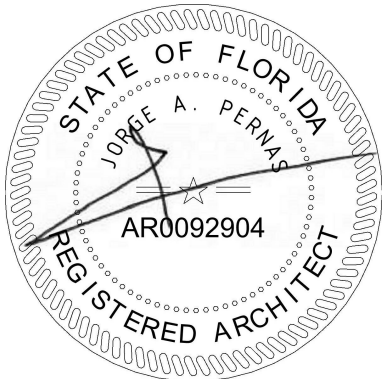
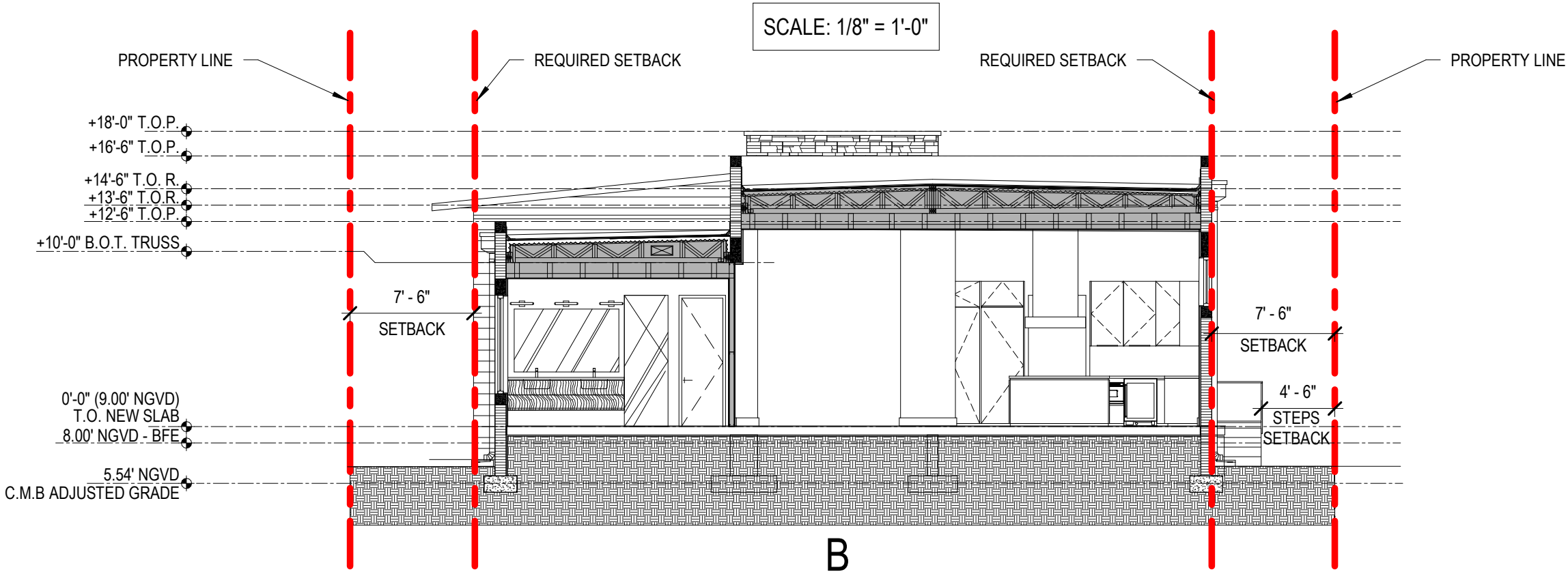
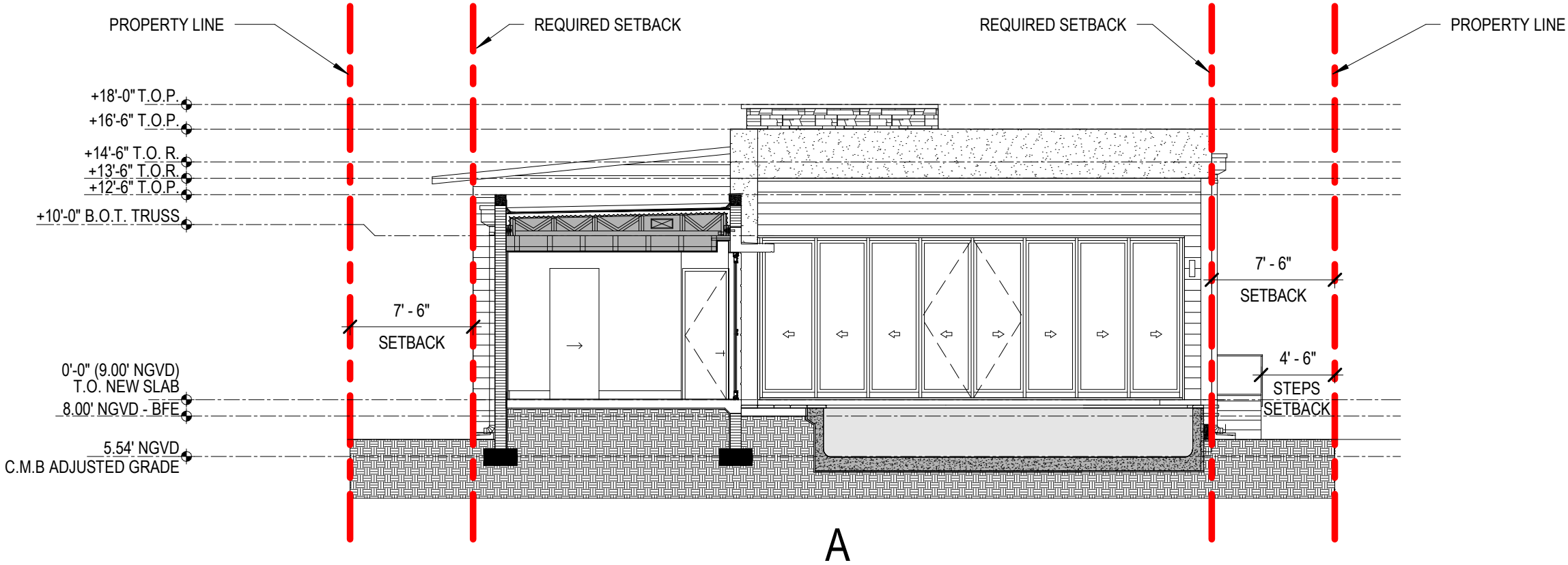
NADLER RESIDENCE | 11B

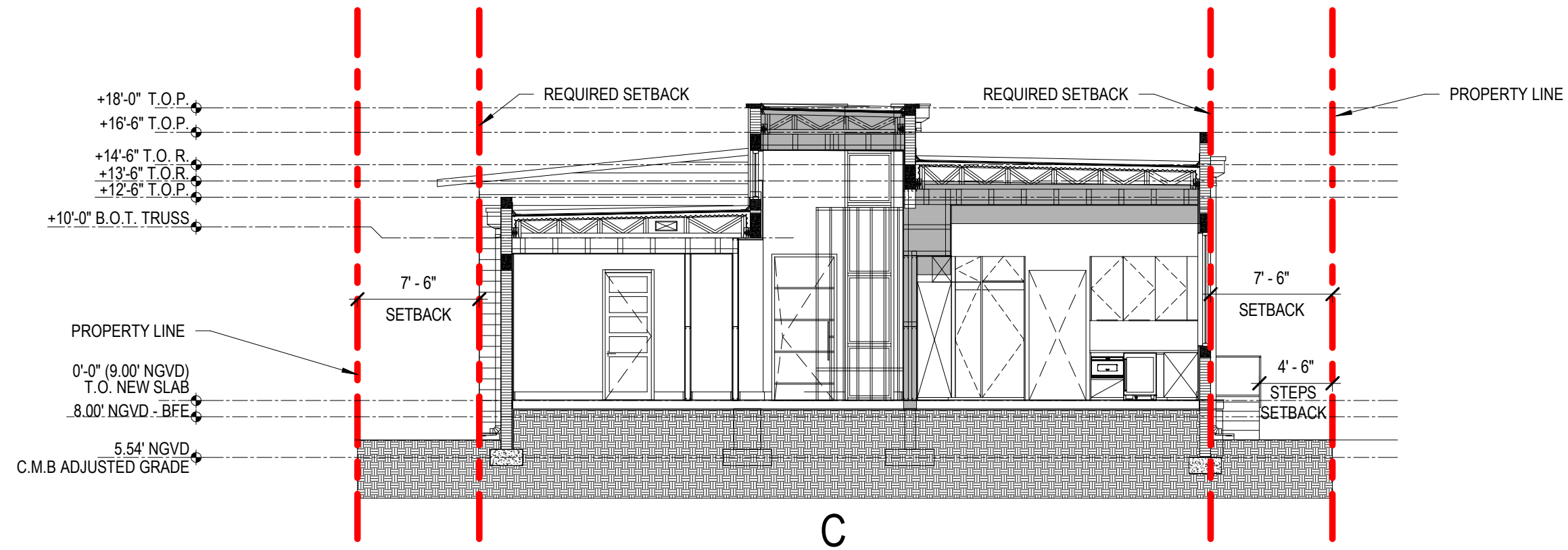
WEST ELEVATION



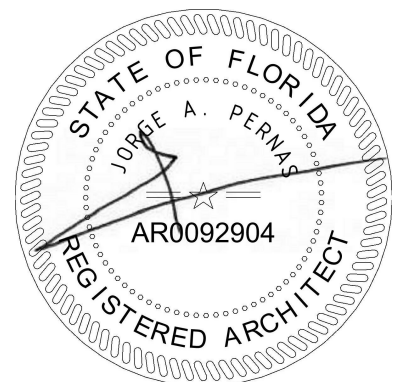
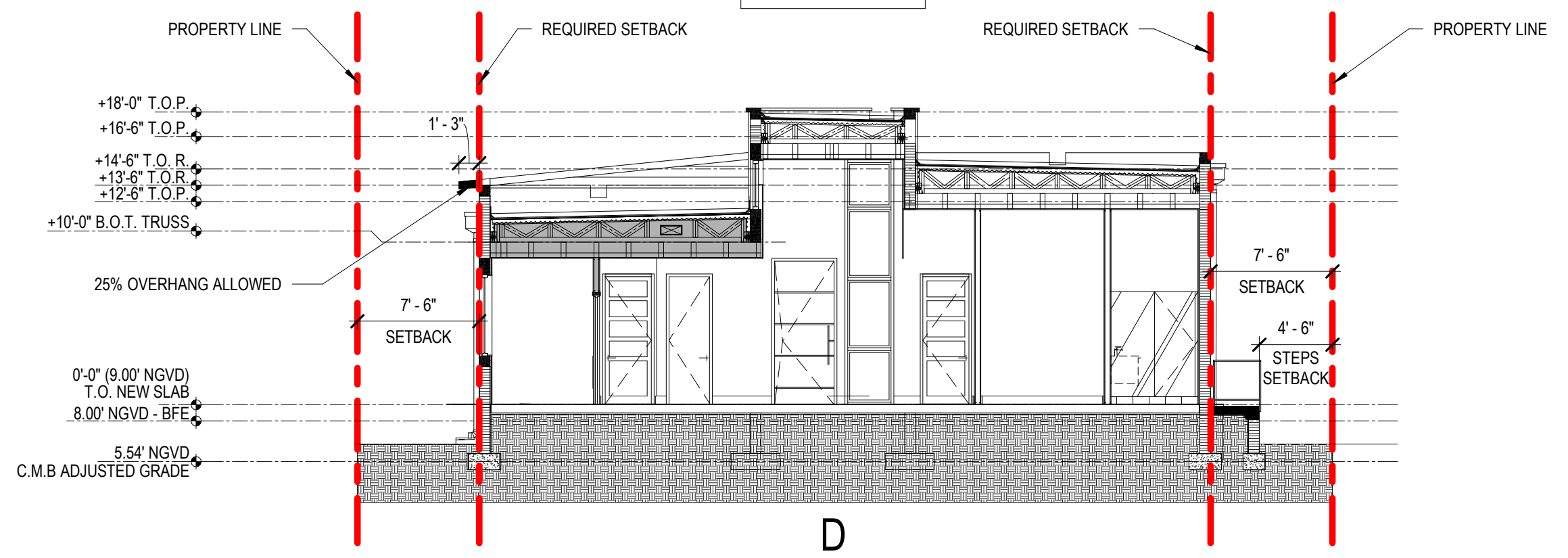
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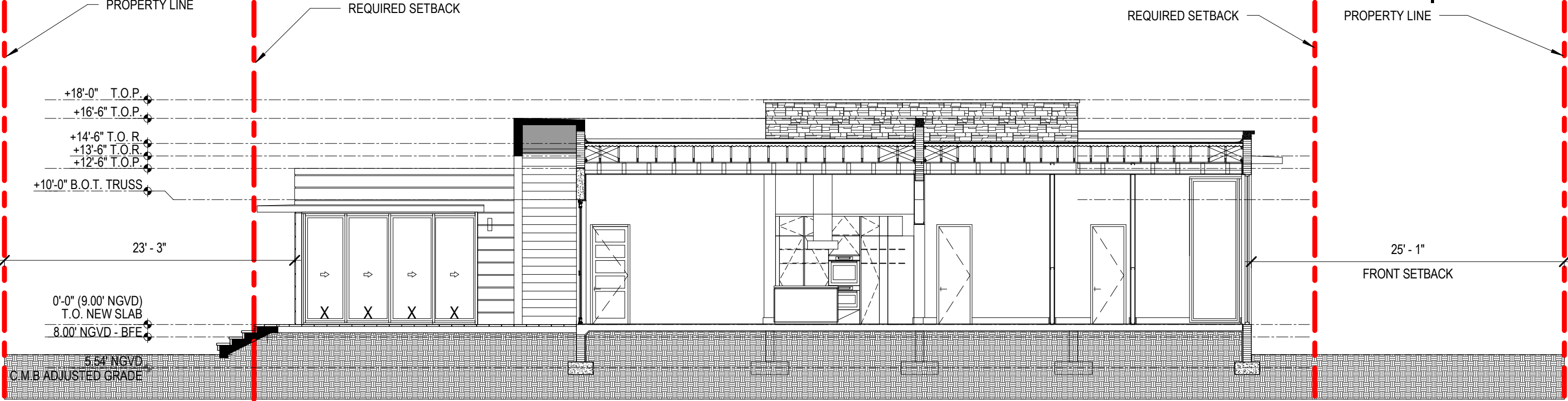


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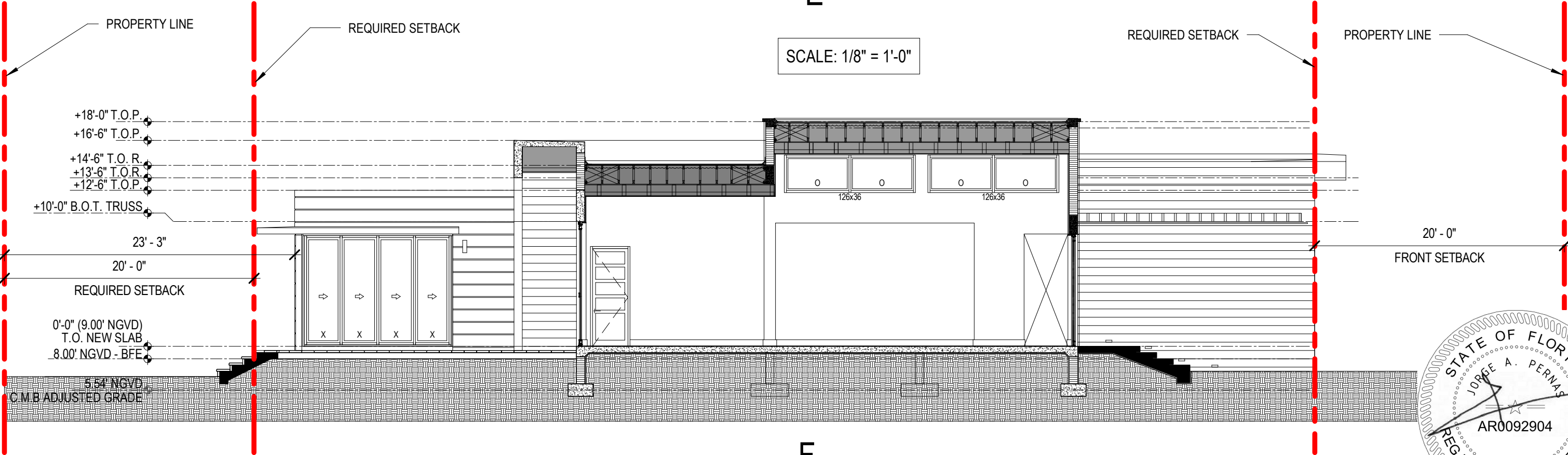


NADLER RESIDENCE | 14

BUILDING SECTION

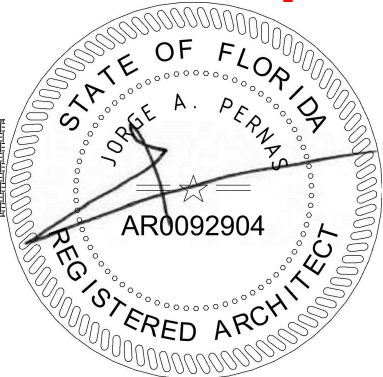


E



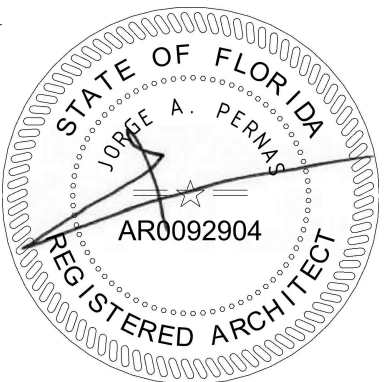
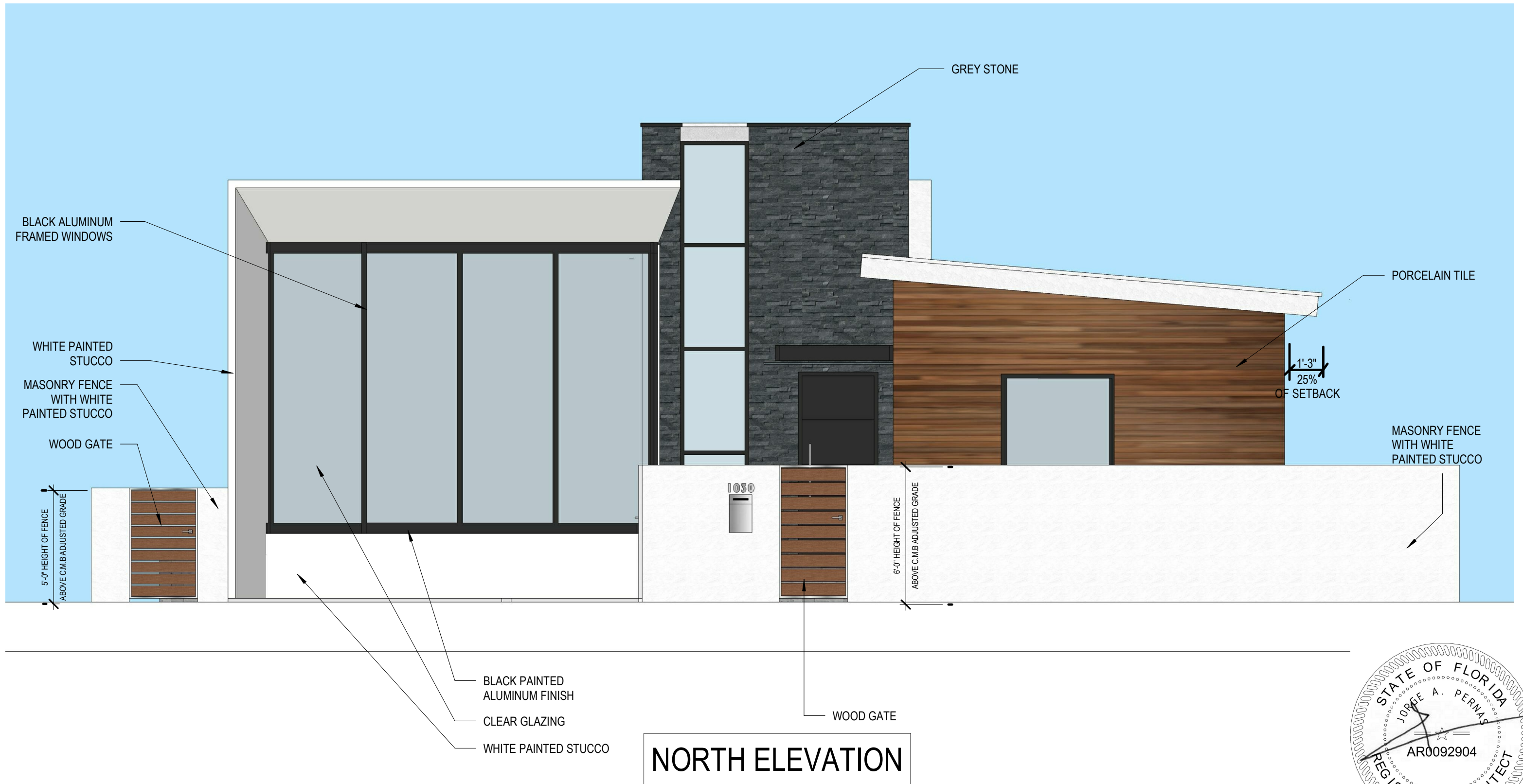
F

SCALE: 1/8" = 1'-0"

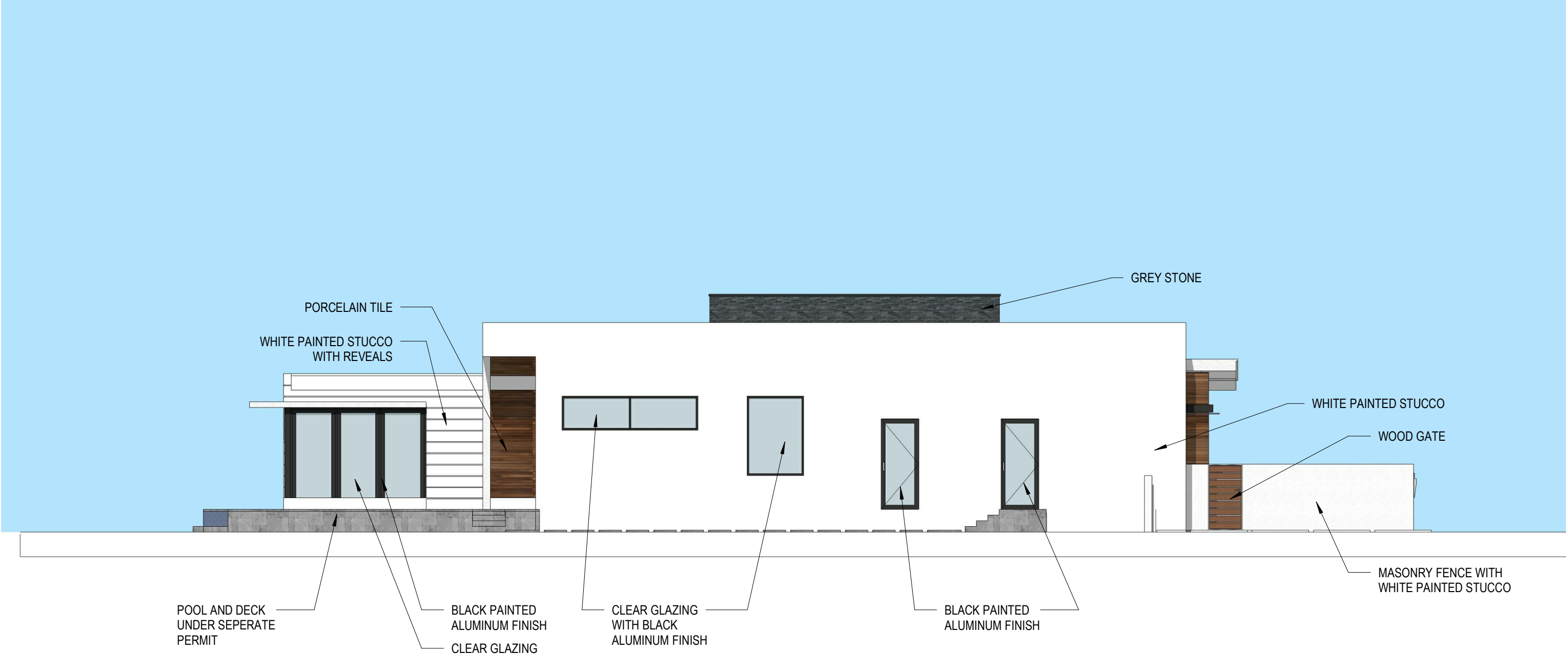


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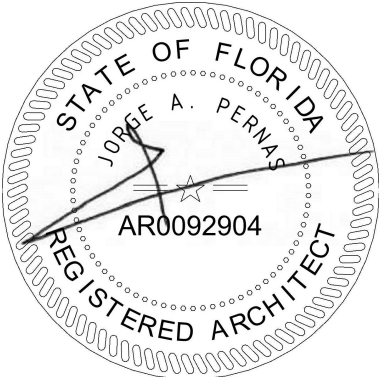
EXTERIOR RENDERING

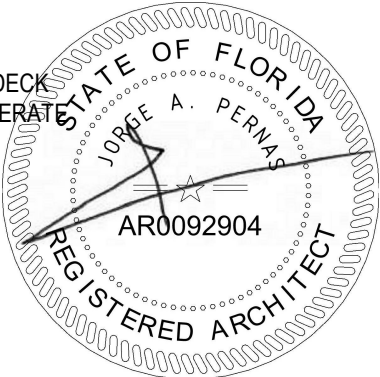


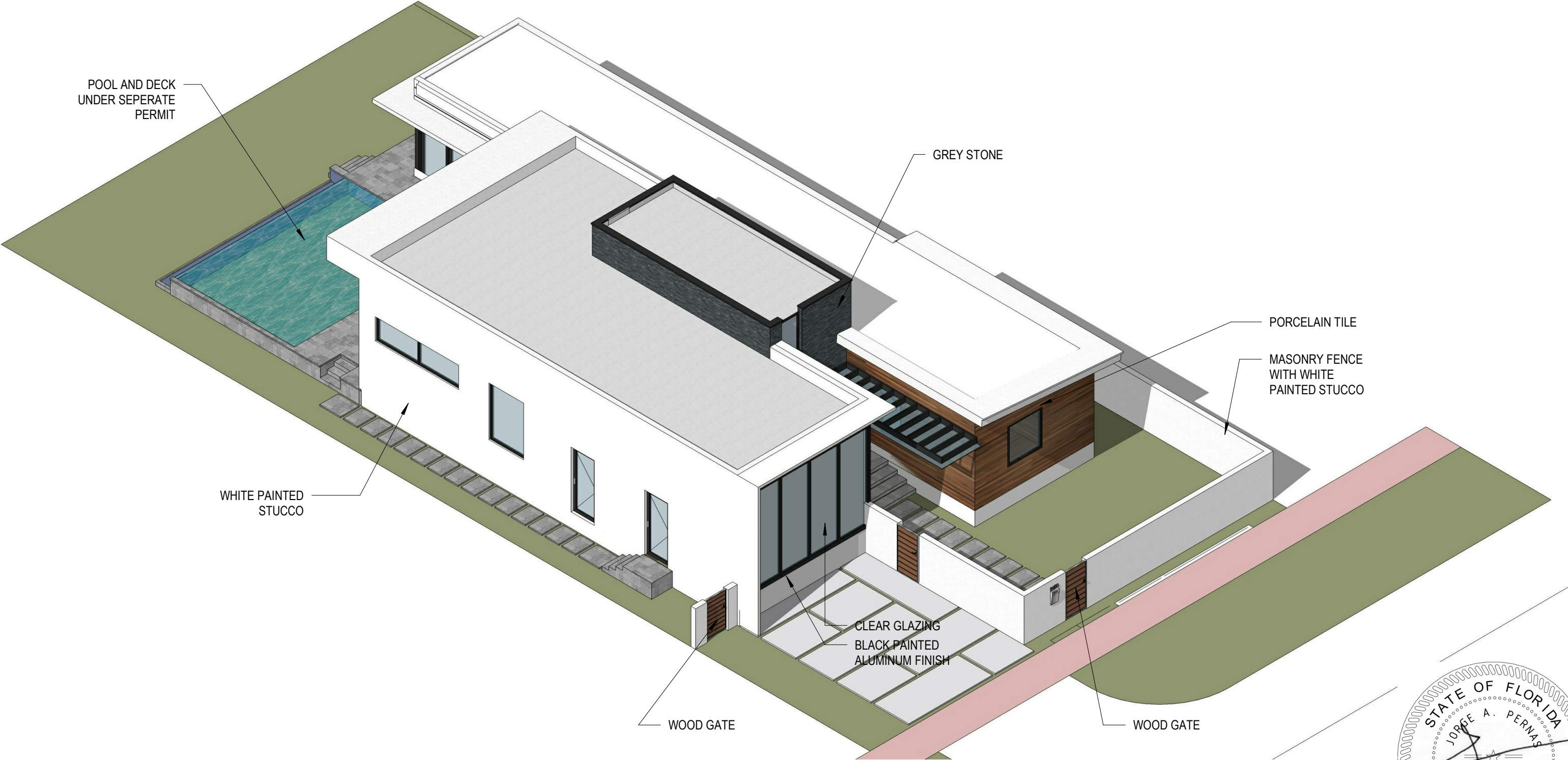




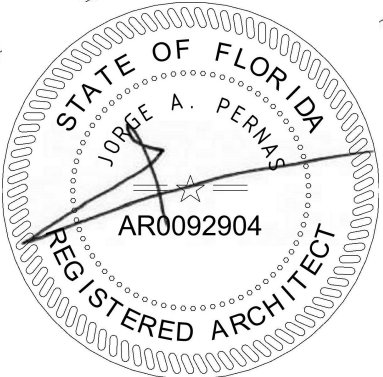
EAST ELEVATION

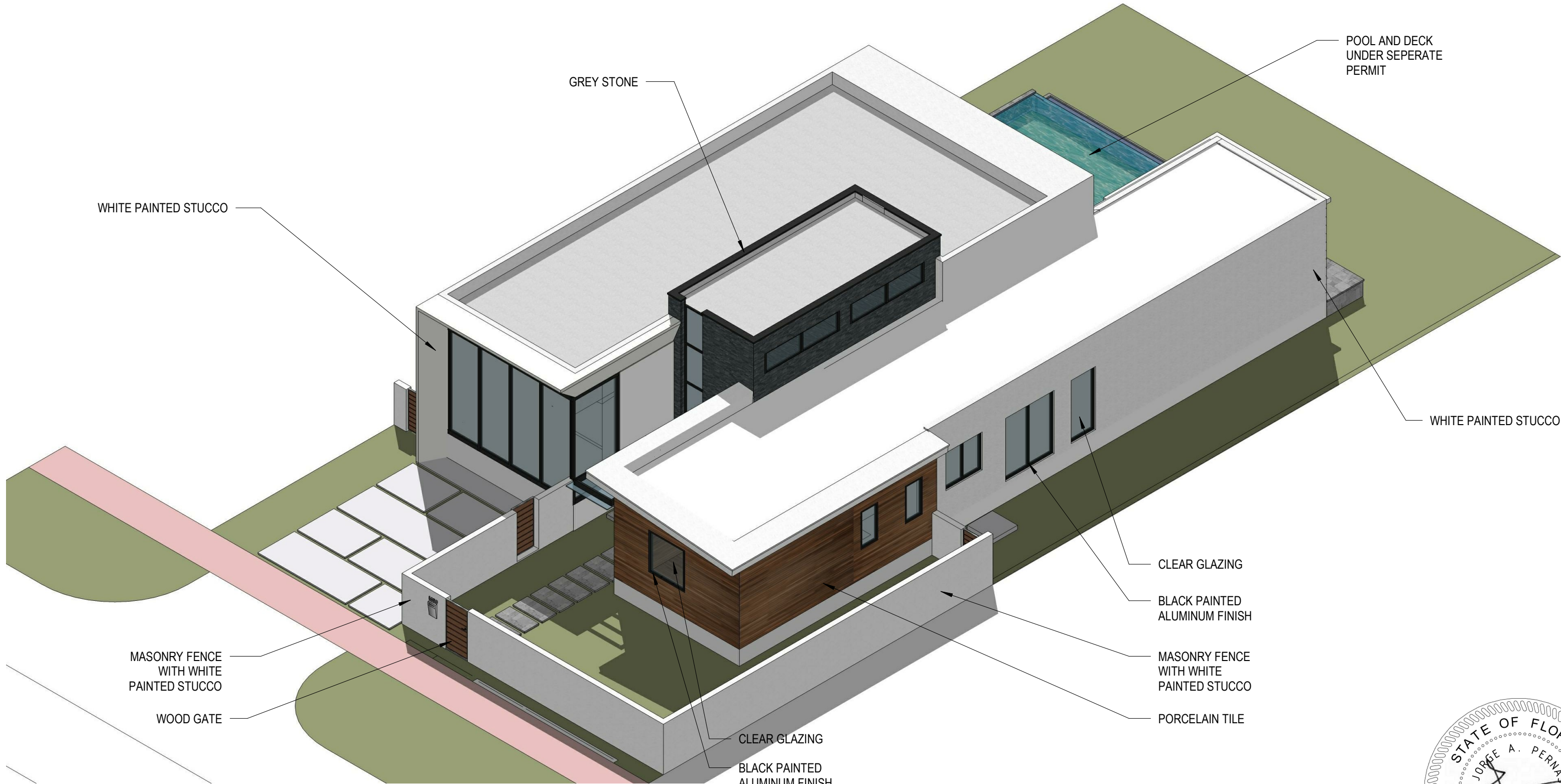




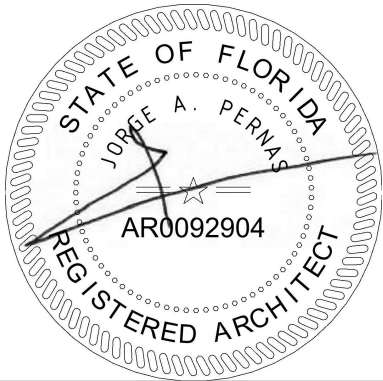


NORTHEAST VIEW





NORTHWEST VIEW





SOUTHEAST VIEW

