



1060 W 47TH STREET. MIAMI BEACH FL,33140

Project Name:

**JF SOUTH BEACH
RESIDENCE**

1060 W 47 ST.
MIAMI BEACH, FL

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

Revisions

[illegible]

ARCHITECT

ROBERT E. CHISHOLM, FAIA
A R 0 0 0 7 4 4 2

CONSULTANTS

Project No. 1816

Scale: N.T.S.

Date: 07.29.2016

Drawn: JB

Checked: MP

Submittal: DRB

Cad File: A001

Drawing Title:

LOCATION MAP

Sheet No. **A001**

F SOUTH BEACH RESIDENCE

1060 W 47 ST.
MIAMI BEACH, FL

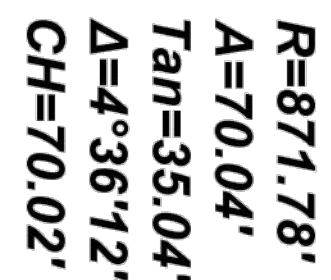
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[illegible]

BERT E. CHISHOLM, FAIA
A R 0 0 0 7 4 4 2

RESULTS

Drawing Title:

Sheet No. **AS001**

Lot 6, Block 15,
NAUTILUS ADDITION
OF MIAMI BEACH BAY SHORE CO.,
according to the Plat thereof
as recorded in Plat Book 8, Page 130,
of the Public Records of Miami-Dade County, Florida.

Jorge Luis Fernandez

Lot Area: ± 8,127 sq.ft.

Elevations shown refer to N.G.V.D. 1929.
BM # D-132-R (MIAMI-DADE)
Elevation = 8.23 ft (N.G.V.D.)

Bearing, if any, shown based on N/A (reference) N/A

**"THIS SURVEY DECLARATION IS MADE
ON THE FIELD DATE INDICATED, TO
THE OWNER(S) LISTED. IT IS NOT
TRANSFERABLE TO ADDITIONAL
INSTITUTIONS OR SUBSEQUENT
OWNERS."**

REVISIONS: 07/11/16 Survey update and true survey <i>TA</i> 08/19/16 Elevations added <i>TA</i>			
FLOOD ZONE AE	COMM. No. 120651	PANEL No. 0309	SUFFIX: L
F.I.R.M.DATE 09 / 11 / 09	F.I.R.M.INDEX 09 / 11 / 09	BASE ELEV. + 7 FT N.G.V.D.	

TOPOGRAPHIC SURVEY.
I HEREBY CERTIFY: that this survey meets the
Standards of Practice as set forth by the
FLORIDA BOARD OF PROFESSIONAL SURVEYORS
AND MAPPERS in chapter 5J-17 Florida Administrative
Code, pursuant to Section 472.027 Florida Statutes.

RENE AIGUES VIVES 11/13/15
PROFESSIONAL SURVEYOR AND
MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
5701 S.W. 107th Avenue #204, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
11/12/15	1"=20'	R.S.	15-17978

NOTE:

a) All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership not determined.

b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.

c) Code restrictions and title search not reflected in this survey

d) Underground utilities, improvements, footings and encroachments, if any not located.

e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.

f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to

g) All roads shown hereon are public unless otherwise noted.

h) No identification cap found on property corners unless otherwise noted.

i) Distance along boundary are record and measured unless otherwise noted.

j) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted.

k) Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.

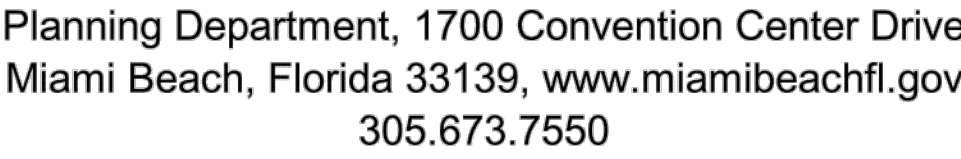
l) Accuracy: The expected use of land as classified in the Standards of Practice (5.17-FAC), is "Suburban".

m) The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.

n) Building, zoning information and utilities location.

o) Construct the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

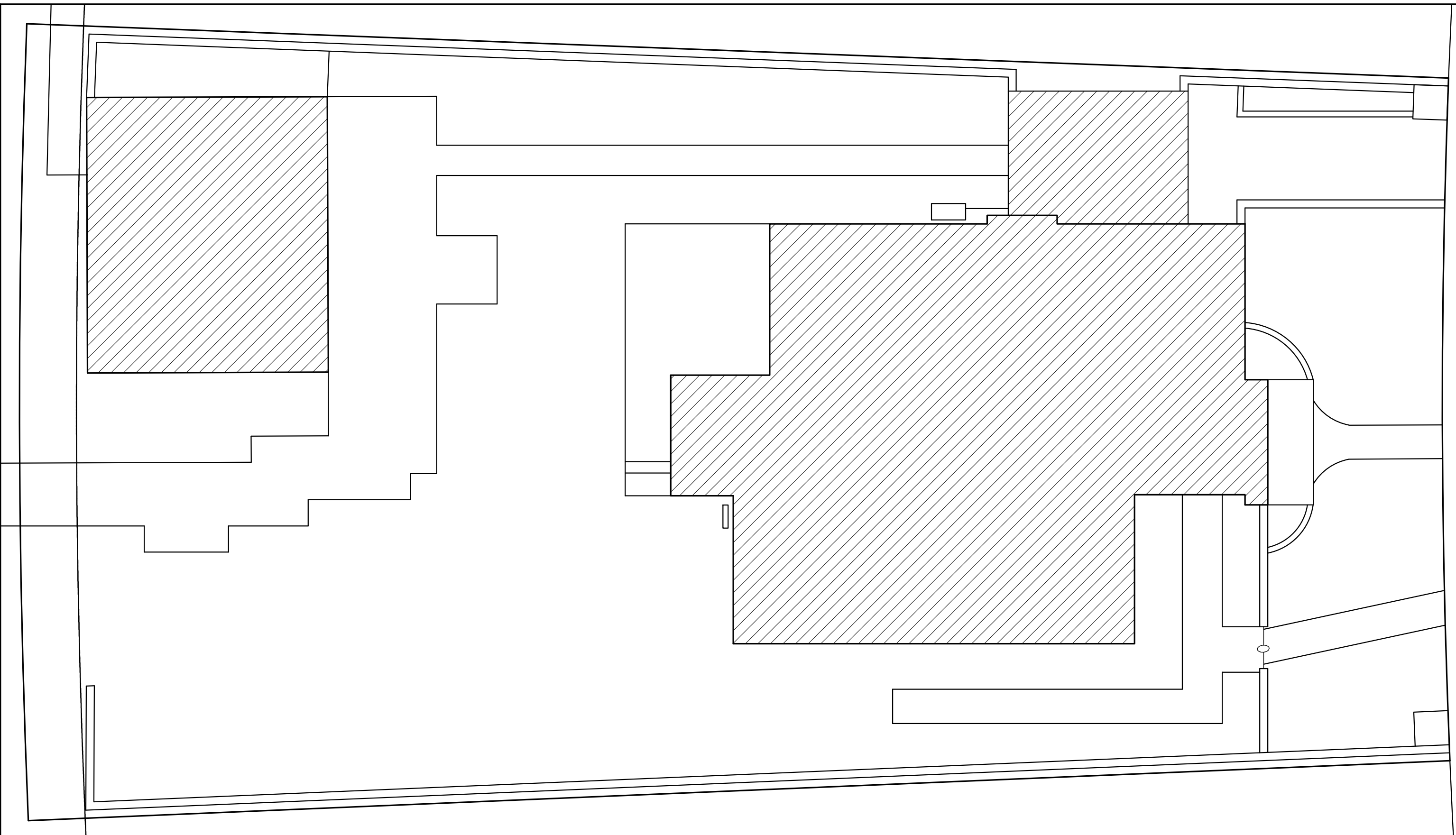
= Arc
 ASPH = Asphalt
 BM = Bench Mark
 BRG = Bearing
 CATV = Cable TV
 CB = Catch basin
 CBS = Concrete Block Structure
 CH = Chord
 Chatta = Chattahoochee
 = Center Line
 CLF = Chain Link Fence
 CL = Clear
 CONC. = Concrete
 Δ = Delta
 ∅ = Diameter
 DH = Drill Hole
 DME = Drainage & Maintenance
 Easement
 E.B. = Electric Box
 Enc. = Encroachment
 F.F. = Finish Floor
 F.H. = Fire Hydrant
 F.I.R. = Found Iron Rebar
 FPL = Florida Power & Light
 F.I.P. = Found Iron Pipe
 F.N. = Found Nail
 L.P. = Light Pole
 M = Measured
 M.F. = Metal Fence
 M.H. = Manhole
 = Monument Line
 MON. = Monument
 N/A = Not Applicable
 N/D = Nail & Disc
 NTS = Not to Scale
 O/S = Offset
 O.U.L. = Overhead Utility Lines
 OH = Overhang
 P = Plat
 PB = Plat Book
 PC = Point of Curvature
 P.C.C. = Point of Compound
 Curvature
 PCP = Permanent Control Point
 PG = Page
 P.I. = Point of Intersection
 = Property Line
 PL = Planter
 P.O.B. = Point of Beginning
 P.O.C. = Point of Commencement
 P.P. = Power Pole
 P.R.M. = Permanent Reference
 Monument
 P.R.C. = Point of Reverse
 Curvature
 PT = Point of Tangency
 R = Radius
 R/R = Railroad
 PSM = Professional Surveyor
 Mapper
 R/W = Right-of-Way
 SWK = Sidewalk
 Sec. = Section
 (TYP) = Typical
 T = Tangent
 U.E. = Utility Easement
 W.F. = Wood Fence
 W.M. = Water Meter
 W.V. = Water Valve
 = Denotes Spot
 Elevations Taken



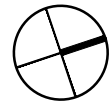
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1060 w 47th St. Miami Beach, Fl. 33140		
2	Folio number(s):	02-3222-014-1500		
3	Board and file numbers :	N/A		
4	Year built:	1929	Zoning District:	RS-4
5	Based Flood Elevation:	8'	Grade value in NGVD:	3.75' NGVD
6	Adjusted grade (Flood+Grade/2):	6.375' NGVD	Free board:	1'
7	Lot Area:	8,127.50		
8	Lot width:	70'	Lot Depth:	125'
9	Max Lot Coverage SF and %:	2,438.25 (30%)	Proposed Lot Coverage SF and %:	2,438.25 (30%)
10	Existing Lot Coverage SF and %:	2,639 (32.5%)	Lot coverage deducted (garage-storage) SF:	
11	Front Yard Open Space SF and %:	1,010 (75%)	Rear Yard Open Space SF and %:	2,246 (66%)
12	Max Unit Size SF and %:	4,063.75 (50%)	Proposed Unit Size SF and %:	3,792.83 (46%)
13	Existing First Floor Unit Size:	2437.83 SF	Proposed First Floor Unit Size:	2437.83 SF
14	Existing Second Floor Unit Size	400 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	1,355 (70%)
15			Proposed Second Floor Unit Size SF and % :	1,355 (70%)
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	Height:	24' FLAT ROOF	2 STORIES	24'	
18	Setbacks:				
19	Front First level:	30'	15.39'	30'	
20	Front Second level:	30'	20'	30'	
21	Side (SE):	10'	11.43'	10'	
22	Side 2 or (NW):	10'	13.49'	10'	
23	Rear:	20'	57.17'	49.6'	
	Accessory Structure Side 1:	7.5'	5.5'	5.5'	
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	
25	Accessory Structure Rear:	7.5'	5.5'	5.5'	
26	Sum of Side yard :	20'	24.92'	20'	
27	Located within a Local Historic District?		No		
28	Designated as an individual Historic Single Family Residence Site?				
29	Determined to be Architecturally Significant?		Yes		

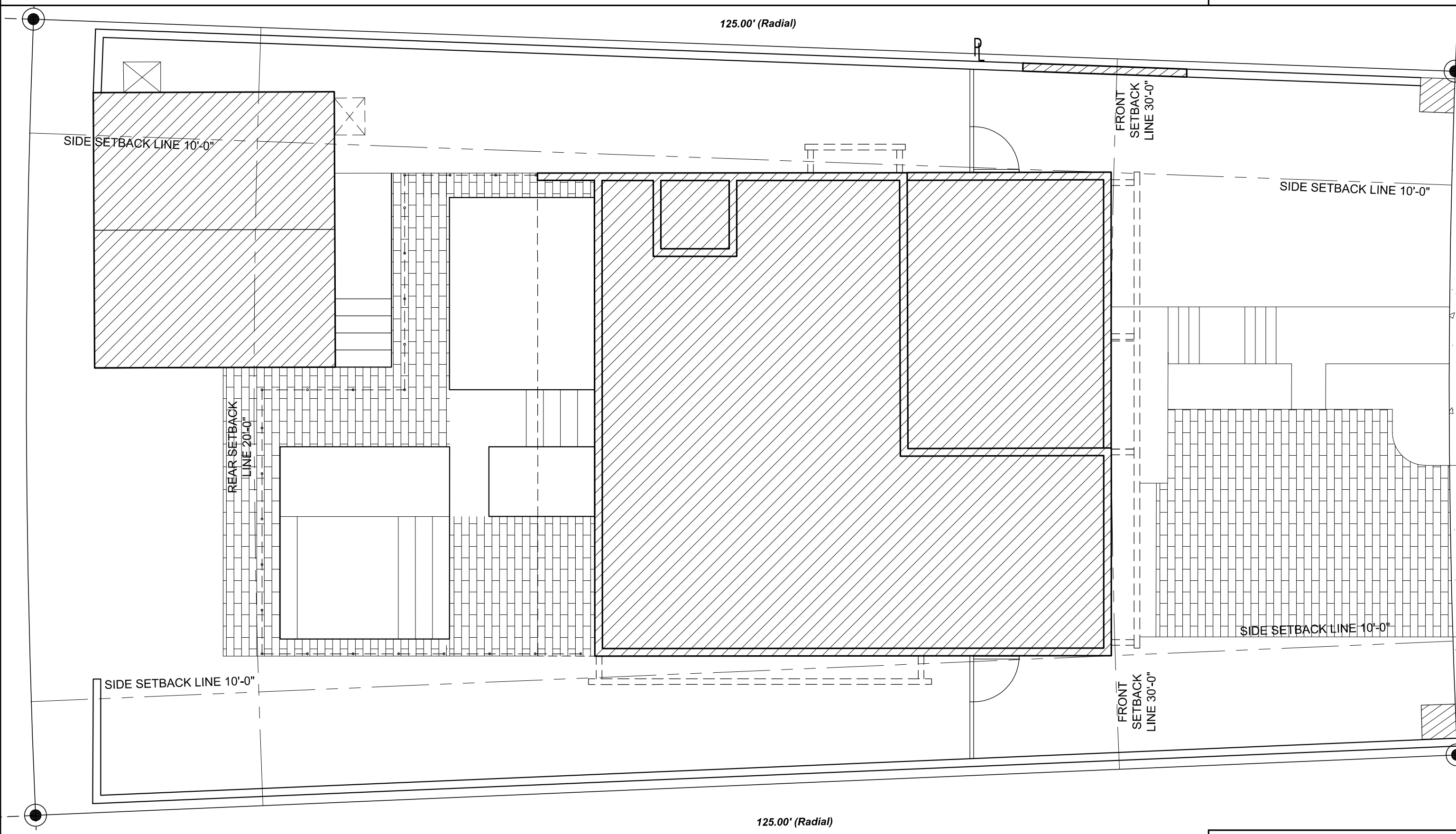


EXISTING LOT COVERAGE

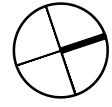


EXISTING LOT COVERAGE

PRINCIPAL BLDG. 1,767 SF(21.7%)
ACCESSORY BLDG. 511.83 SF(6%)
TOTAL: 2,278.83 (28%)



PROPOSED LOT COVERAGE



PROPOSED LOT COVERAGE

PRINCIPAL BLDG. 1,926 SF(23.7%)
ACCESSORY BLDG. 511.83 SF(6%)
TOTAL: 2437.83 (29.7%)

Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F/305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

Project Name:

**UF SOUTH BEACH
RESIDENCE**

1060 W 47 ST.
MIAMI BEACH, FL 33134

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Revisions

[illegible]

ARCHITECT

ROBERT E. CHISHOLM, FALA
A R 0 0 0 7 4 4 2

CONSULTANTS

Project No. 1816

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

Date: 07.29.2016

Drawn: JB

Checked: MP

Submittal: DRB

Cad File: Z001

Drawing Title:

ZONING DIAGRAMS

Sheet No. **Z001**

Project Name:

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1060 W 47 ST.
MIAMI BEACH, FL

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RESULTS

Project No. 1816

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

te: 07.29.2016

awn: JB

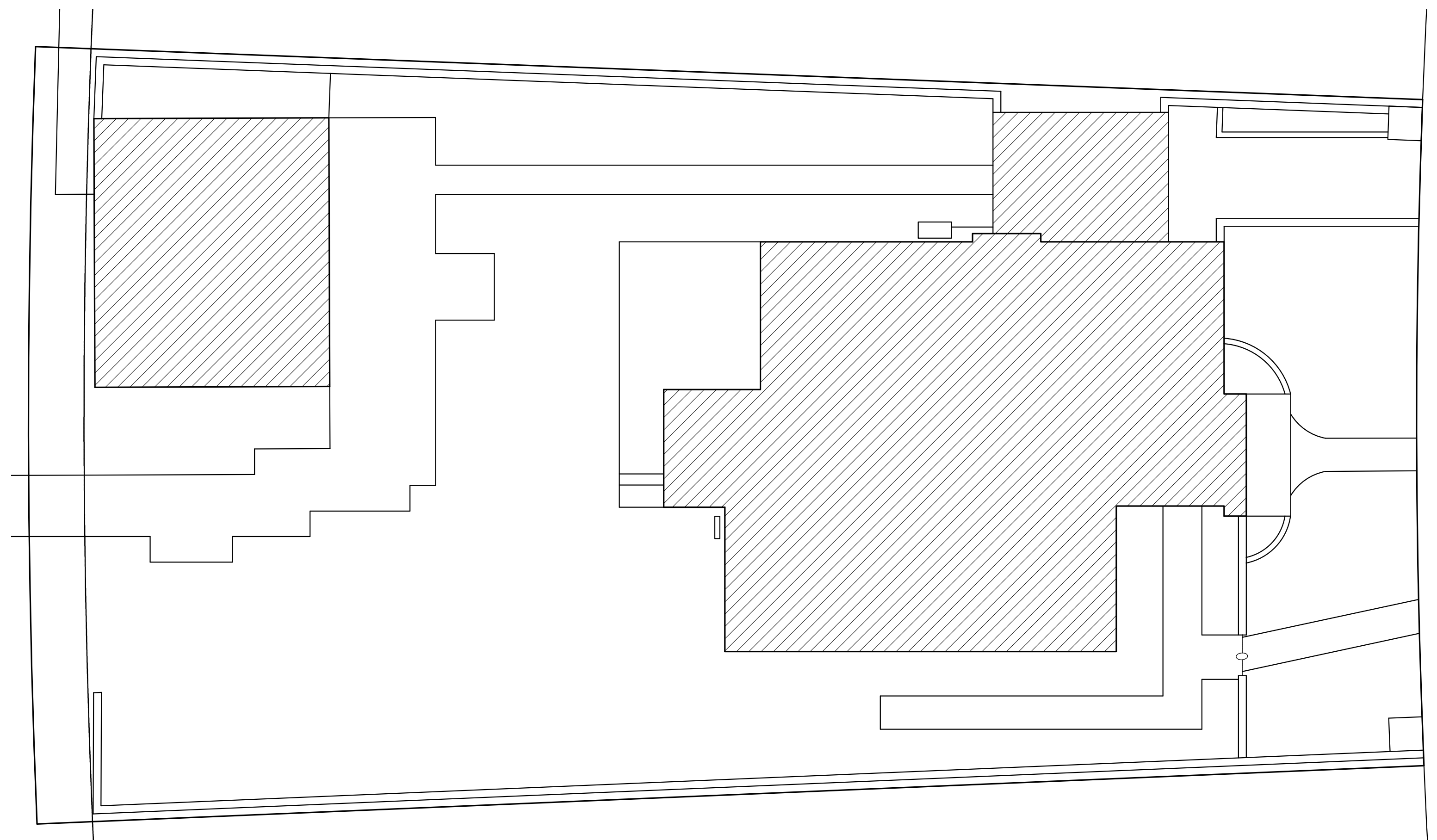
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Submittal: DRB

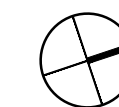
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Drawing Title:

ZONING DIAGRAMS

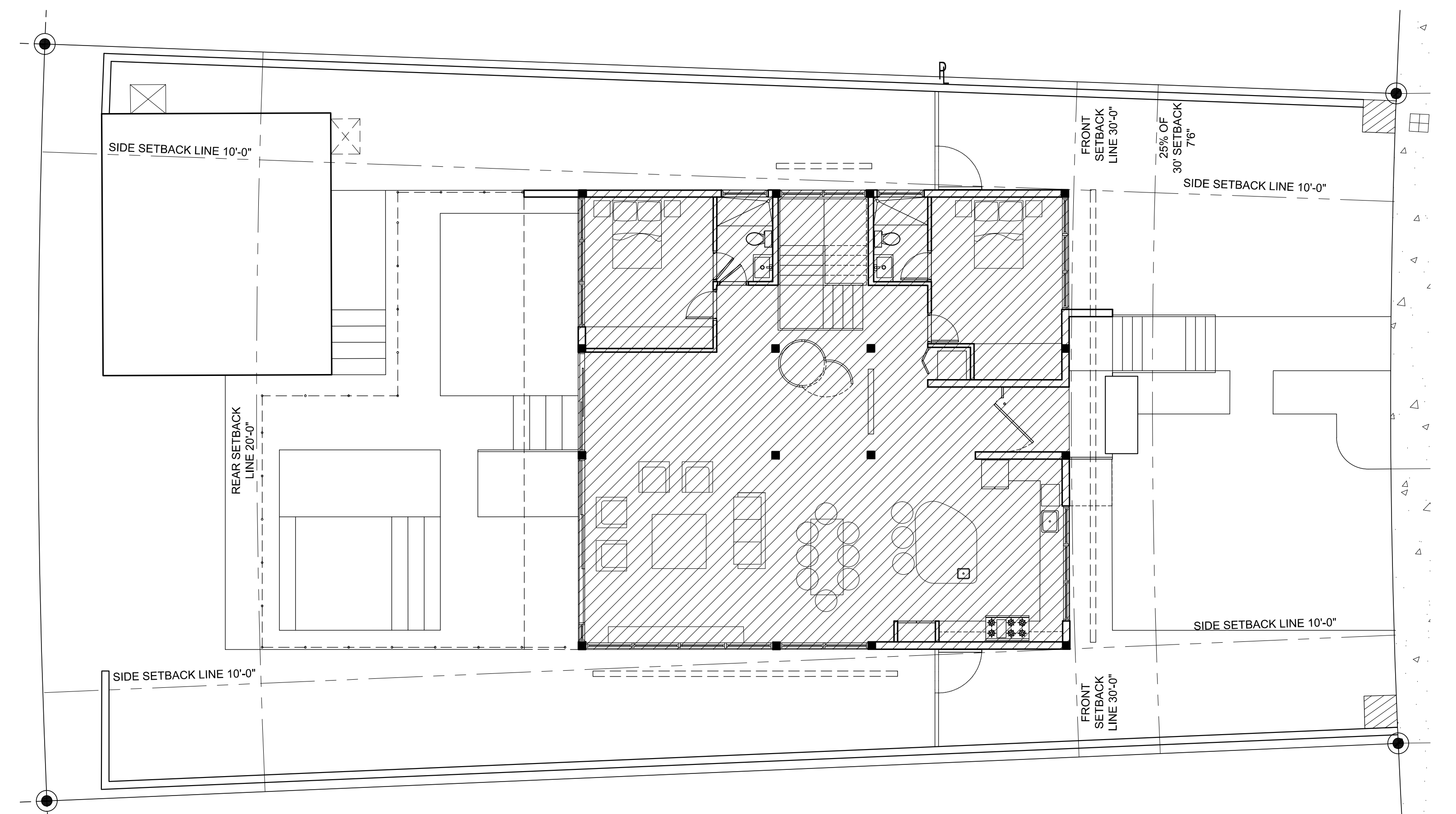
Sheet No. **Z002**

EXISTING GROUND LEVEL UNIT SIZE



EXISTING UNIT SIZE

EXISTING GROUND FLOOR
2,097.83 SF



PROPOSED GROUND LEVEL UNIT SIZE



PROPOSED UNIT SIZE

PROPOSED GROUND FLOOR
1,926 SF

F SOUTH BEACH RESIDENCE

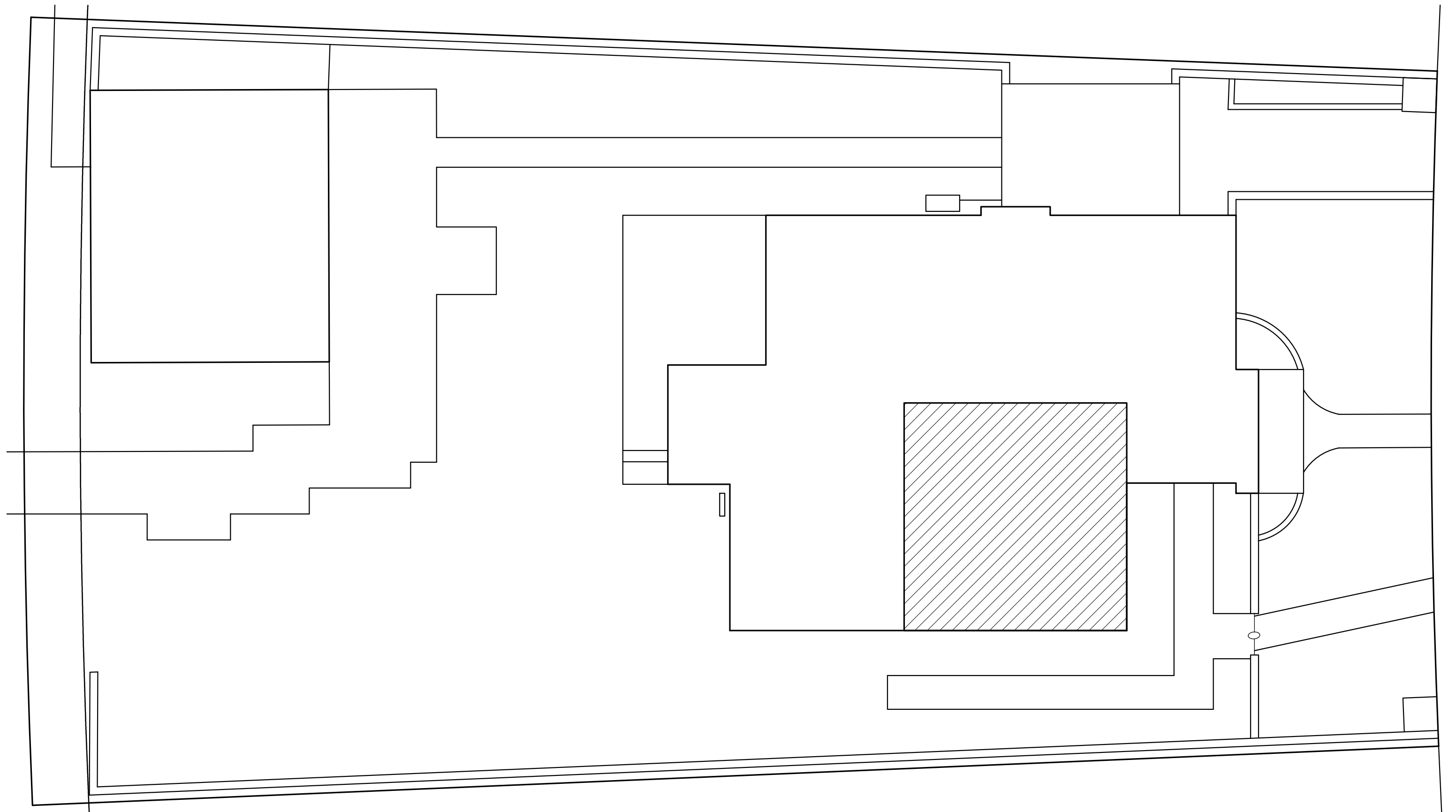
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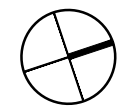
ROBERT E. CHISHOLM, FAIA
A R 0 0 0 7 4 4 2

ZONING DIAGRAMS

Sheet No. **Z003**

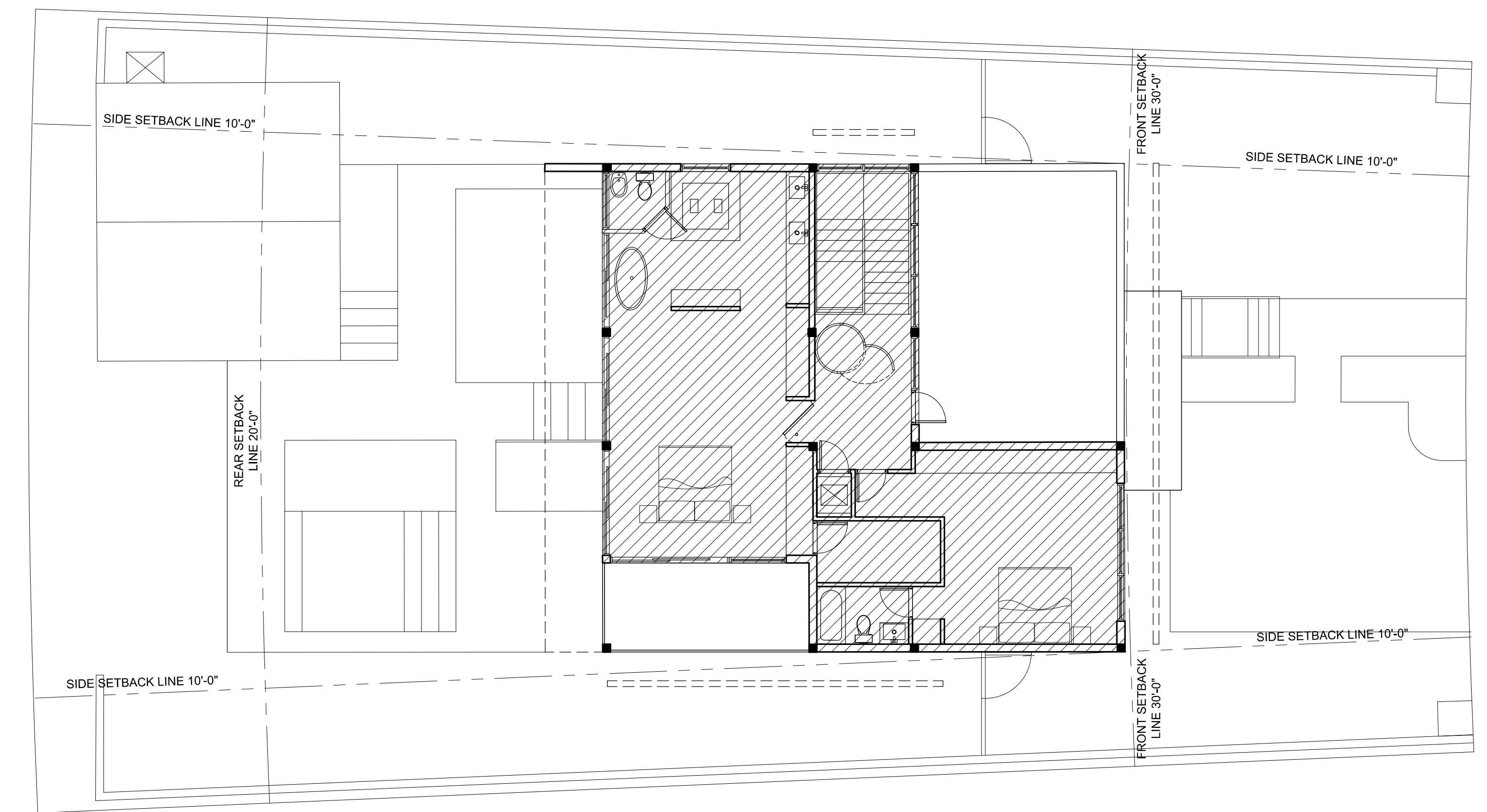


0 16' 32' 48' 64' SCALE: 1/8" = 1'-0"

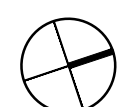


EXISTING UNIT SIZE

EXISTING SECOND FLOOR
400 SF

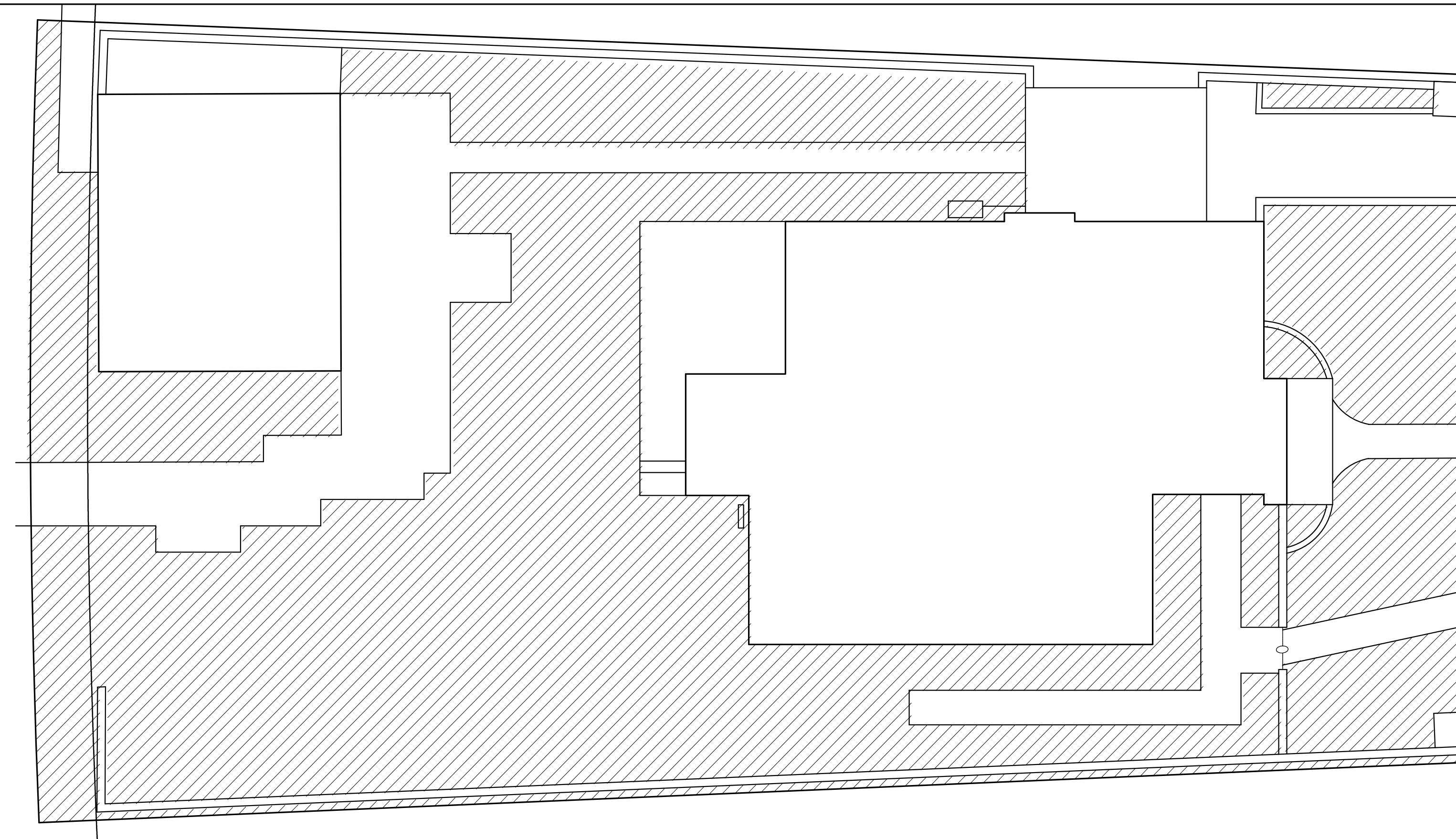


0 16' 32' 48' 64' SCALE: 1/8" = 1'-0"



PROPOSED UNIT SIZE

PROPOSED SECOND FLOOR 1,355 SF
(70% OF GROUND FLOOR)



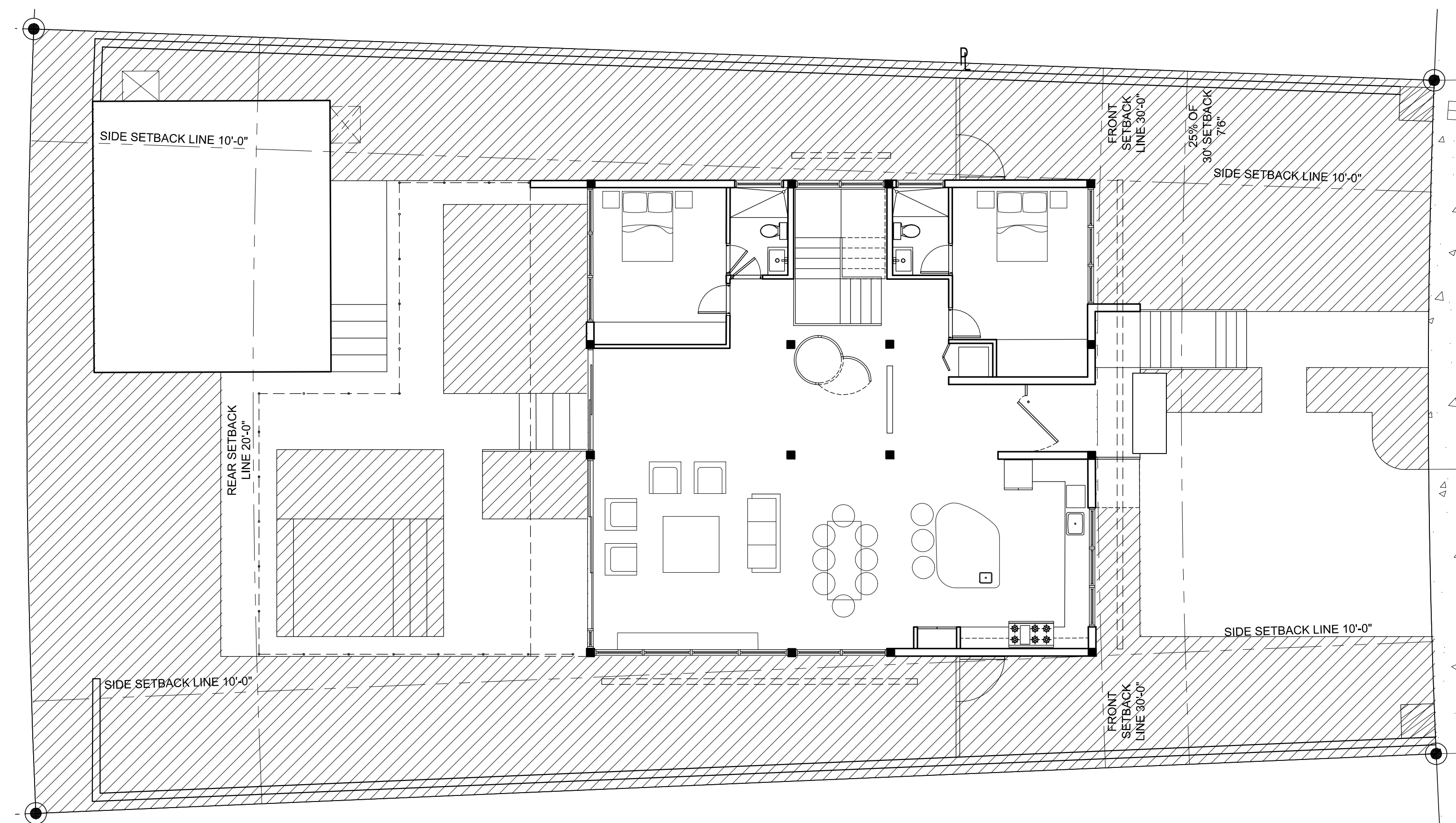
EXISTING PERVIOUS SPACE

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



EXISTING PERVIOUS AREA

EXISTING PERVIOUS SPACE
4,020 SF



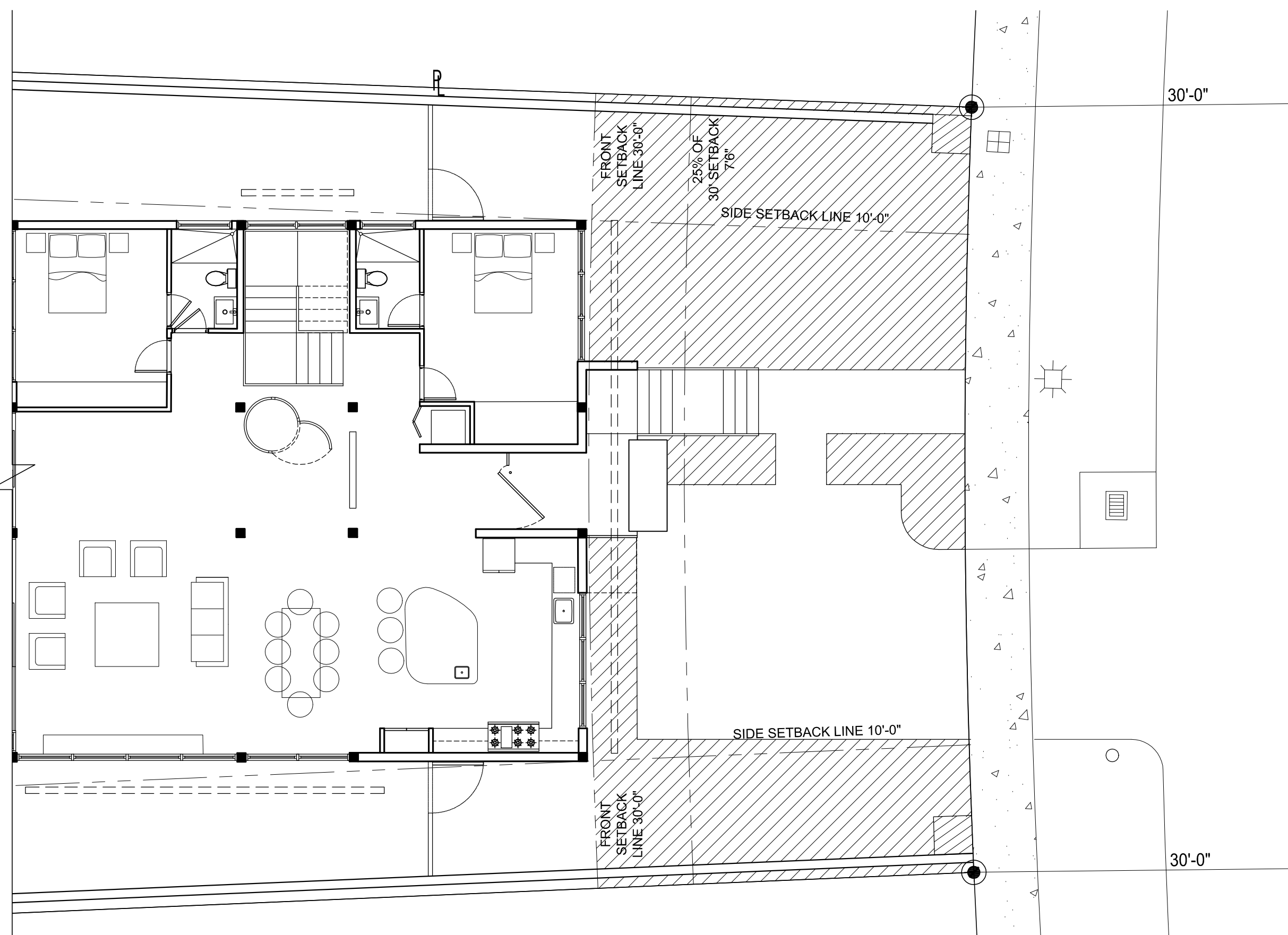
PROPOSED PERVIOUS SPACE

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



PROPOSED PERVIOUS AREA

PROPOSED PERVIOUS SPACE
4,331.7 SF
(53% OF THE LOT)



FRONT YARD OPEN AREA

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



OPEN AREA

FRONT YARD TOTAL SF: 1,344
OPEN AREA SF: 1,010 (75%)

Project Name:

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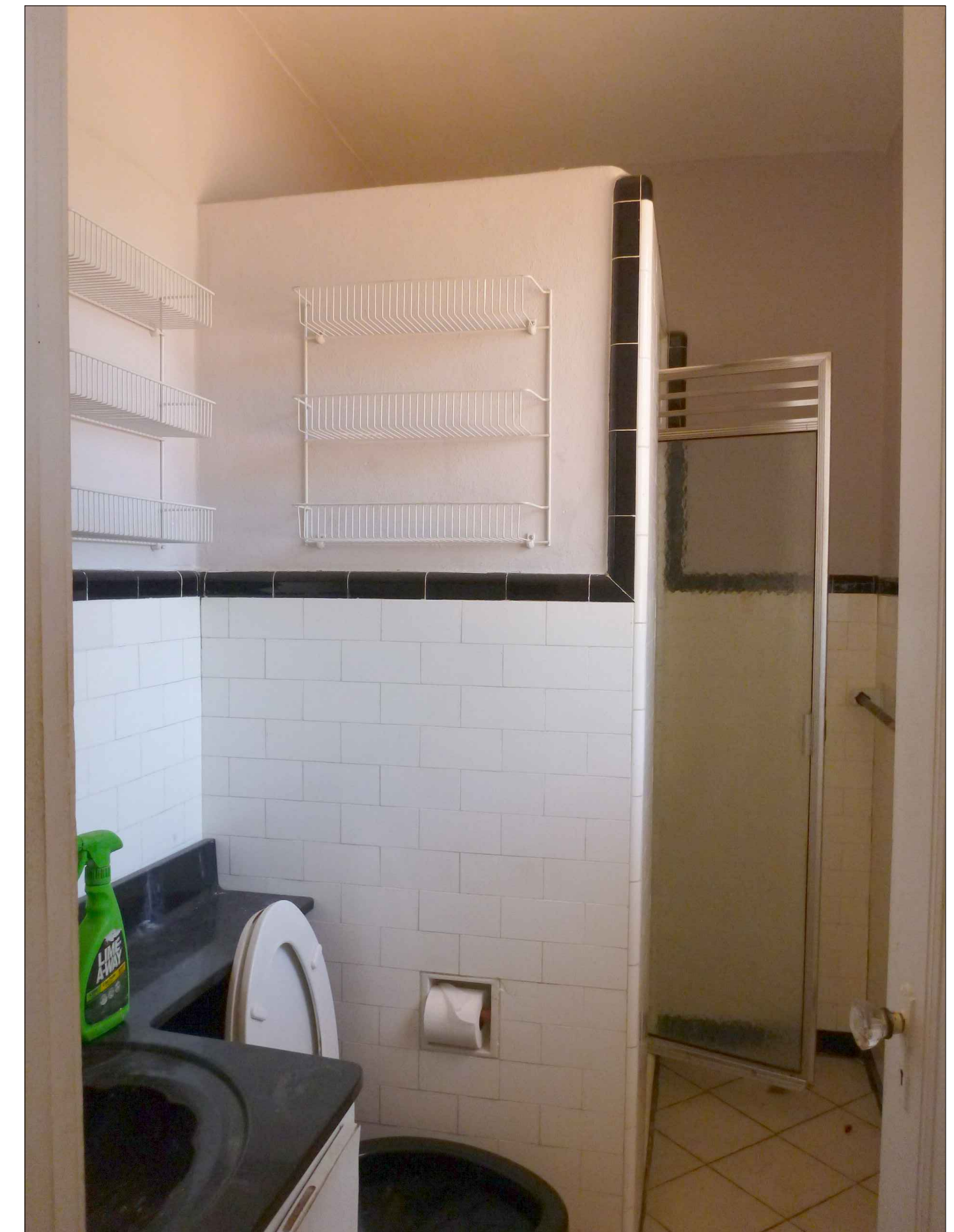
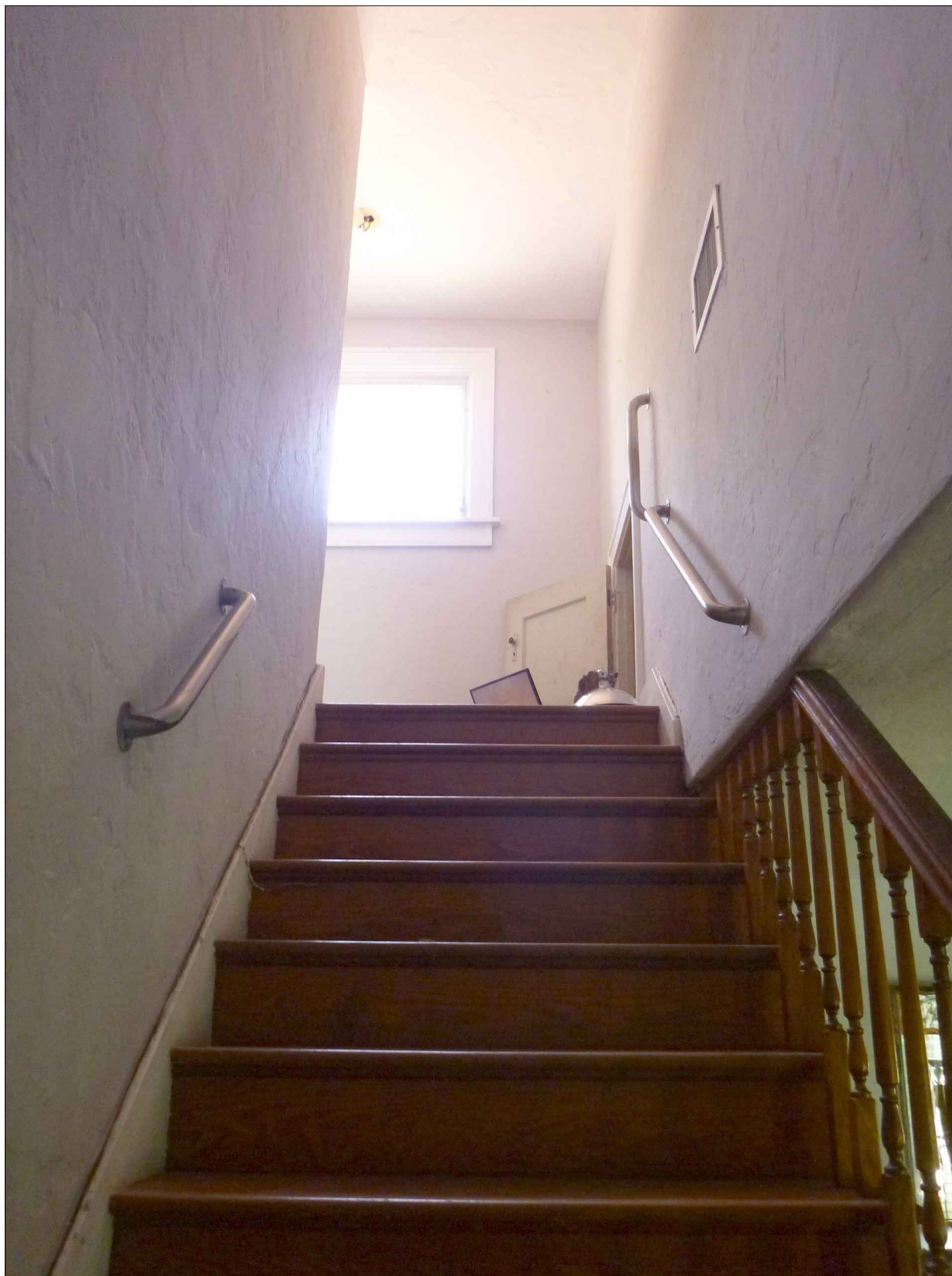
Submittal: DRB

Cad File: Z004

Drawing Title:

ZONING DIAGRAMS

Sheet No. **Z004**



CHISHOLM

Architects-Planners-Interior Designers
221 SW 74th Ct., Miami, FL 33155
305.661.2070 F/305.661.6090
www.chisholmarchitects.com
E Chisholm Architects, Inc. aac001962

Project Name:

F SOUTH BEACH RESIDENCE

1060 W 47 ST.
MIAMI BEACH, FL

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CONSULTANTS

Project No. 1816Scale: N.T.S.Date: 07.29.2016

Drawn: JB

Checked: MP

Submittal: DRB

Cad File: A010

Drawing Title:

EXISTING CONDITIONS

Sheet No. **A010**

F SOUTH BEACH RESIDENCE

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MIAMI BEACH, FL

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RESULTS

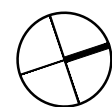
Drawing Title:

ROOF DEMOLITION PLAN

Sheet No. **D100**

DEMOLITION PLAN KEYED NOTES		SHEET NOTES	
NO.	DESCRIPTION	NO.	DETAILS
①	EXISTING TREE TO REMAIN	Ⓐ	REMOVE EXISTING WALL
②	EXISTING TREE TO BE REMOVED	Ⓑ	REMOVE EXISTING SIDEWALK
③	EXISTING CONC WALL TO REMAIN	Ⓒ	REMOVE EXISTING FENCE
④	EXISTING COLUMN TO REMAIN	Ⓓ	REMOVE EXISTING DRIVEWAY
⑤	EXISTING STREET DRAINAGE	Ⓔ	REMOVE EXISTING STEPS
⑥	EXISTING 5' CONC SW	Ⓕ	REMOVE EXISTING ROOF
GENERAL NOTES		Ⓖ	REMOVE EXISTING PAVERS
		Ⓖ	REMOVE EXISTING PLANTER
①	CONTRACTOR TO INSPECT AREA OF WORK PRIOR TO DEMOLITION AND CAP UTILITIES AS NEEDED.	Ⓙ	REMOVE EXISTING DOOR
②	A SEPARATE PERMIT SUBMITTAL IS REQUIRED FOR THE DEMOLITION WORK	Ⓚ	REMOVE EXISTING WINDOW
		Ⓚ	REMOVE EXISTING CANOPY

0 16' 32' 48' 64' SCALE: 3/16" = 1'-0"



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ARCHITECT

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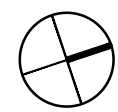
RESULTS

GROUND FLOOR DEMOLITION PLAN

Sheet No. **D101**

DEMOLITION PLAN KEYED NOTES		SHEET NOTES	
NO.	DESCRIPTION	NO.	DETAILS
①	EXISTING TREE TO REMAIN	A	REMOVE EXISTING WALL
②	EXISTING TREE TO BE REMOVED	B	REMOVE EXISTING SIDEWALK
③	EXISTING CONC WALL TO REMAIN	C	REMOVE EXISTING FENCE
④	EXISTING COLUMN TO REMAIN	D	REMOVE EXISTING DRIVEWAY
⑤	EXISTING STREET DRAINAGE	E	REMOVE EXISTING STEPS
⑥	EXISTING 5' CONC SW	F	REMOVE EXISTING ROOF
GENERAL NOTES		G	REMOVE EXISTING PAVERS
①	CONTRACTOR TO INSPECT AREA OF WORK PRIOR TO DEMOLITION AND CAP UTILITIES AS NEEDED.	H	REMOVE EXISTING PLANTER
②	A SEPARATE PERMIT SUBMITTAL IS REQUIRED FOR THE DEMOLITION WORK	I	REMOVE EXISTING DOOR
		J	REMOVE EXISTING WINDOW
		K	REMOVE EXISTING CANOPY

0 16' 32' 48' 64' SCALE: 3/16" = 1'-0"



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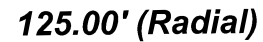
[illegible]

ARCHITECT

BERT E. CHISHOLM, FAIA
A R 0 0 0 7 4 4 2

RESULTS

SECOND FLOOR DEMOLITION PLAN

Sheet No. **D102**

70.00' (Radial)

60.00' (Radial)

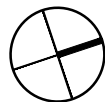
125.00' (Radial)

NOTE:
ALL DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD.

DEMOLITION PLAN KEYED NOTES		SHEET NOTES	
NO.	DESCRIPTION	NO.	DETAILS
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GENERAL NOTES		Ⓖ	REMOVE EXISTING PAVERS
①	CONTRACTOR TO INSPECT AREA OF WORK PRIOR TO DEMOLITION AND CAP UTILITIES AS NEEDED.	Ⓖ	REMOVE EXISTING PLANTER
②	A SEPARATE PERMIT SUBMITTAL IS REQUIRED FOR THE DEMOLITION WORK	Ⓖ	REMOVE EXISTING DOOR
		Ⓖ	REMOVE EXISTING WINDOW
		Ⓖ	REMOVE EXISTING CANOPY

SECOND FLOOR DEMOLITION PLAN

0 16' 32' 48' 64' SCALE: 3/16" = 1'-0"



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[illegible]

ARCHITECT

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RESULTS

EXISTING ELEVATIONS

Sheet No. **D103**

NOTE:
ALL DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD.

DEMOLITION PLAN KEYED NOTES		SHEET NOTES			
NO.	DESCRIPTION	NO.	DETAILS	NO.	DETAILS
①	EXISTING TREE TO REMAIN	Ⓐ	REMOVE EXISTING WALLS	Ⓘ	REMOVE EXISTING A/C UNIT
②	EXISTING TREE TO BE REMOVED	Ⓑ	REMOVE EXISTING SIDEWALK	Ⓜ	REMOVE EXISTING RAILING
③	EXISTING CONC WALL TO REMAIN	Ⓒ	REMOVE EXISTING FENCE	Ⓝ	REMOVE EXISTING SECURITY BARS
④	EXISTING 3' COLUMN TO REMAIN	Ⓓ	REMOVE EXISTING DRIVEWAY	Ⓞ	REMOVE EXISTING ROOF TILE
⑤	EXISTING STREET DRAINAGE	Ⓔ	REMOVE EXISTING STEPS		
⑥	EXISTING 5' CONC SW	Ⓕ	REMOVE EXISTING ROOF		
GENERAL NOTES		Ⓖ	REMOVE EXISTING PAVERS		
①	CONTRACTOR TO INSPECT AREA OF WORK PRIOR TO DEMOLITION AND CAP UTILITIES AS NEEDED.	Ⓗ	REMOVE EXISTING PLANTER		
②	A SEPARATE PERMIT SUBMITTAL IS REQUIRED FOR THE DEMOLITION WORK	Ⓙ	REMOVE EXISTING DOOR		
		Ⓚ	REMOVE EXISTING WINDOW		
		Ⓛ	REMOVE EXISTING CANOPY		

F SOUTH BEACH RESIDENCE

1060 W 47 ST.
MIAMI BEACH, FL

ALL DIMENSIONS ON THIS DRAWING SHALL
TAKE PRECEDENCE OVER SCALED DIMENSIONS.
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE
FOR ALL DIMENSIONS AND CONDITIONS ON
THE JOB AND THIS OFFICE MUST BE NOTIFIED
IMMEDIATELY IN WRITING OF ANY VARIATION
FROM THE DIMENSIONS.

[illegible]

ARCHITECT

BERT E. CHISHOLM, FAIA
A R 0 0 0 7 4 4 2

RESULTS

EXISTING ELEVATIONS

Sheet No. **D104**

NOTE:
ALL DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD.

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