

JF SOUTH BEACH RESIDENCE

1060 W 47TH STREET. MIAMI BEACH, FL 33140



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COVER SHEET

ARCHITECTURAL

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LOCATION MAP

N.T.S.

FOLIO NUMBER: 02-3222-014-1500

PROJECT LEGAL DESCRIPTION

1060 W 47TH STREET, MIAMI BEACH FL 33140
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 PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Revisions

No.	Description	Date

SUBMITTAL:

DESIGN REVIEW BOARD

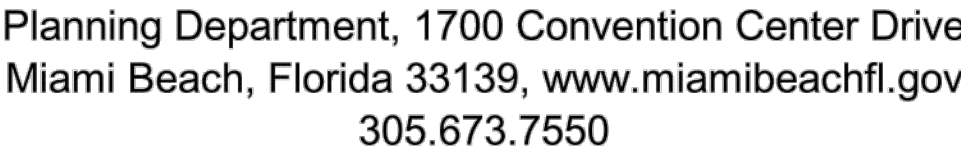
FINAL SUBMITTAL

DATE:

08.31.2016

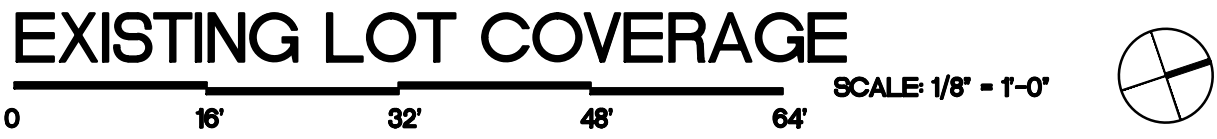
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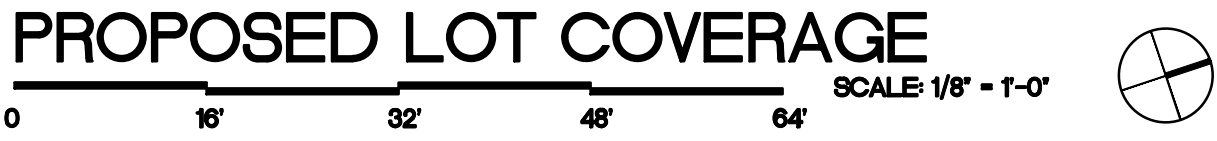


ITEM #	Zoning Information			
1	Address:	1060 w 47th St. Miami Beach, Fl. 33140		
2	Folio number(s):	02-3222-014-1500		
3	Board and file numbers :	N/A		
4	Year built:	1929	Zoning District:	RS-4
5	Based Flood Elevation:	8'	Grade value in NGVD:	3.75' NGVD
6	Adjusted grade (Flood+Grade/2):	6.375' NGVD	Free 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	
PRINCIPAL BLDG.	1,767 SF(21.7%)
ACCESSORY BLDG.	511.83 SF(6%)
TOTAL:	2,278.83 (28%)



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

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Project Name:		
JF SOUTH BEACH RESIDENCE		
1060 W 47 ST. MIAMI BEACH, FL		
UNWRITTEN DIMENSIONS ON THIS DRAWING SHALL OVERRIDE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED IF ANY VARIATION FROM THE DIMENSIONS.		
Revisions		
No.	Description	Date
ARCHITECT		
ROBERT E. CHISHOLM, FAIA A R O O 7 4 4 2		
CONSULTANTS		
Project No. <u>1816</u>		
Scale: <u>1/8"=1'-0"</u>		
Date: <u>08/31/2016</u>		
Drawn: <u>JB</u>		
Checked: <u>MP</u>		
Submittal: <u>DRB</u>		
Cad File: <u>Z001</u>		
Drawing Title:		
ZONING DIAGRAMS		
Sheet No. <u>Z001</u>		

Project Name:

F SOUTH BEACH RESIDENCE

1060 W 47 ST.
MIAMI BEACH, FL

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BY VARIATION FROM THE DIMENSIONS.

visions

[illegible]

ARCHITECT

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

RESULTS

Project No. 1816

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

te: 08/31/2016

awn: JB

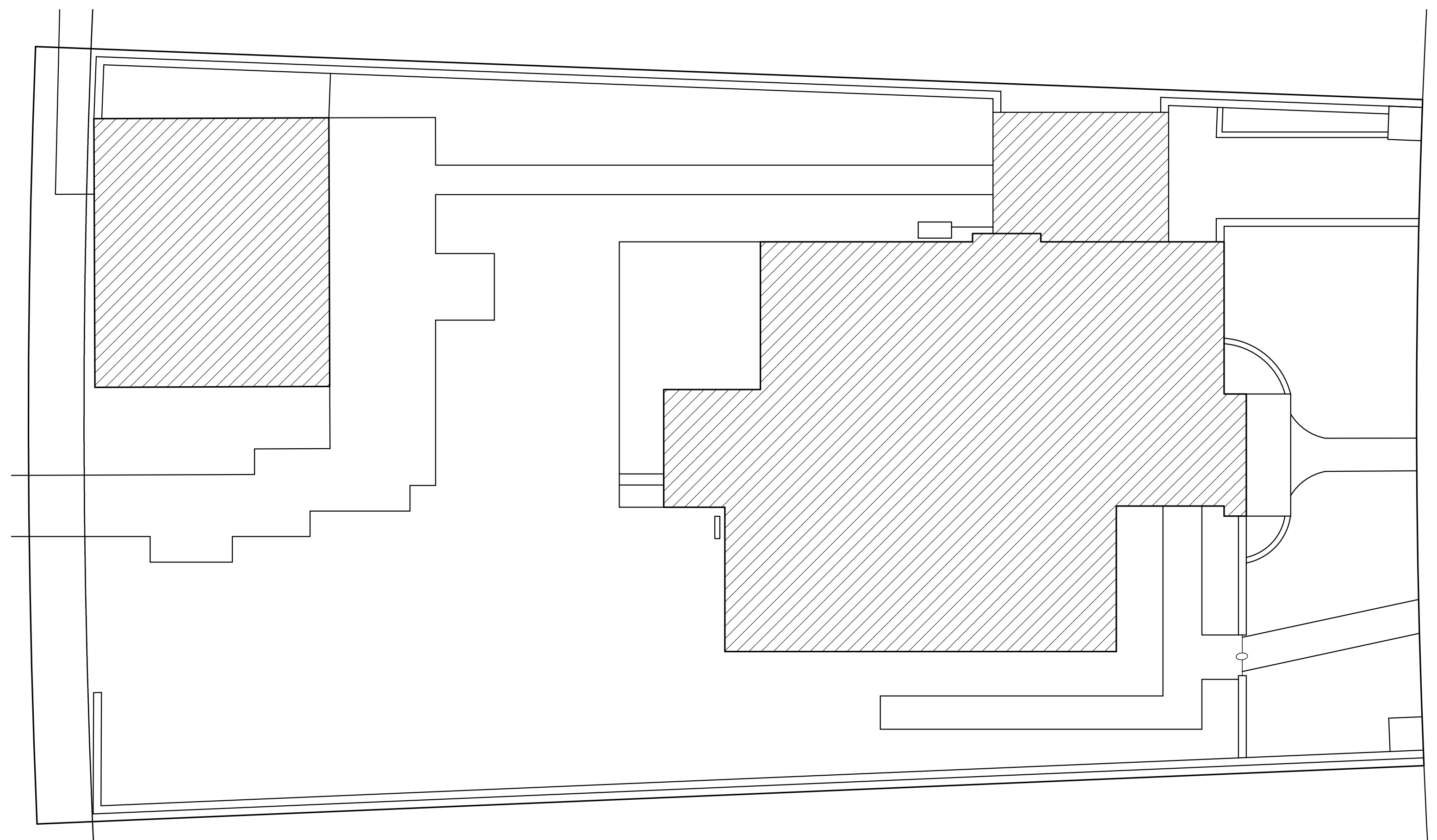
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Submittal: DRB

d File: 2002

Drawing Title:

ZONING DIAGRAMS

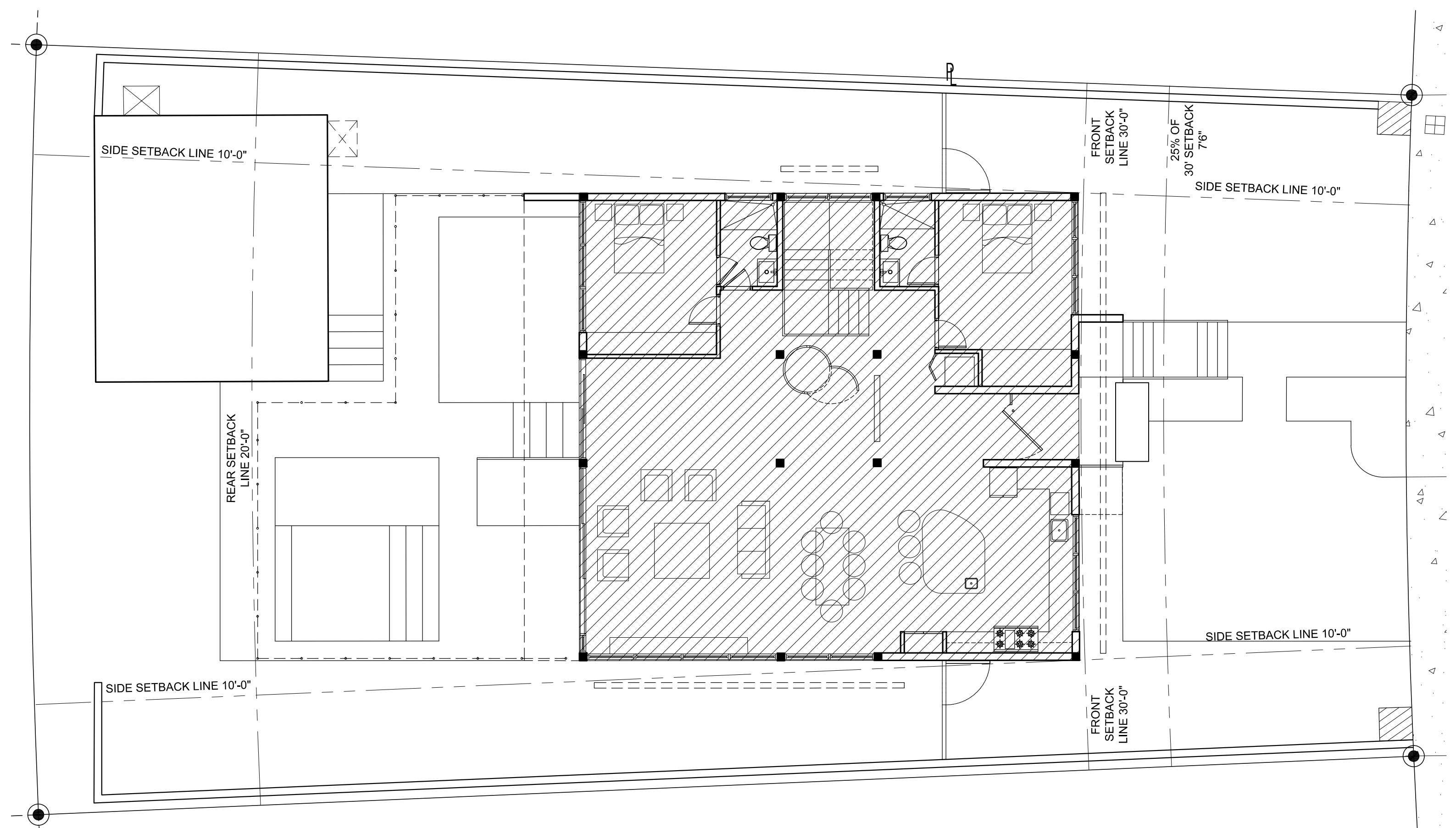
Sheet No. **Z002**

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

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visions

[illegible]

ARCHITECT

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

RESULTS

Project No. 1816

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

te: 08/31/2016

awn: JB

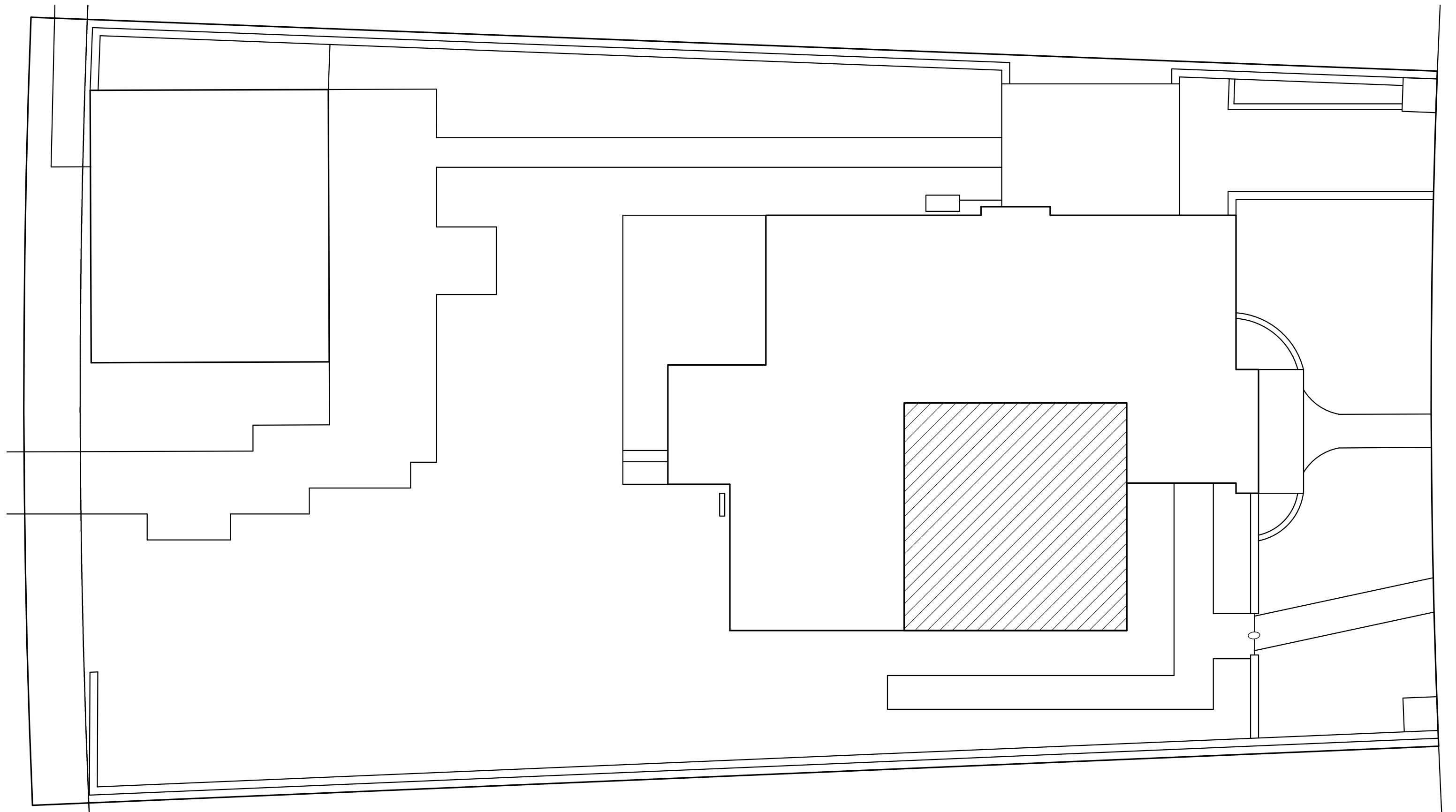
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Submittal: DRB

d File: 2003

Drawing Title:

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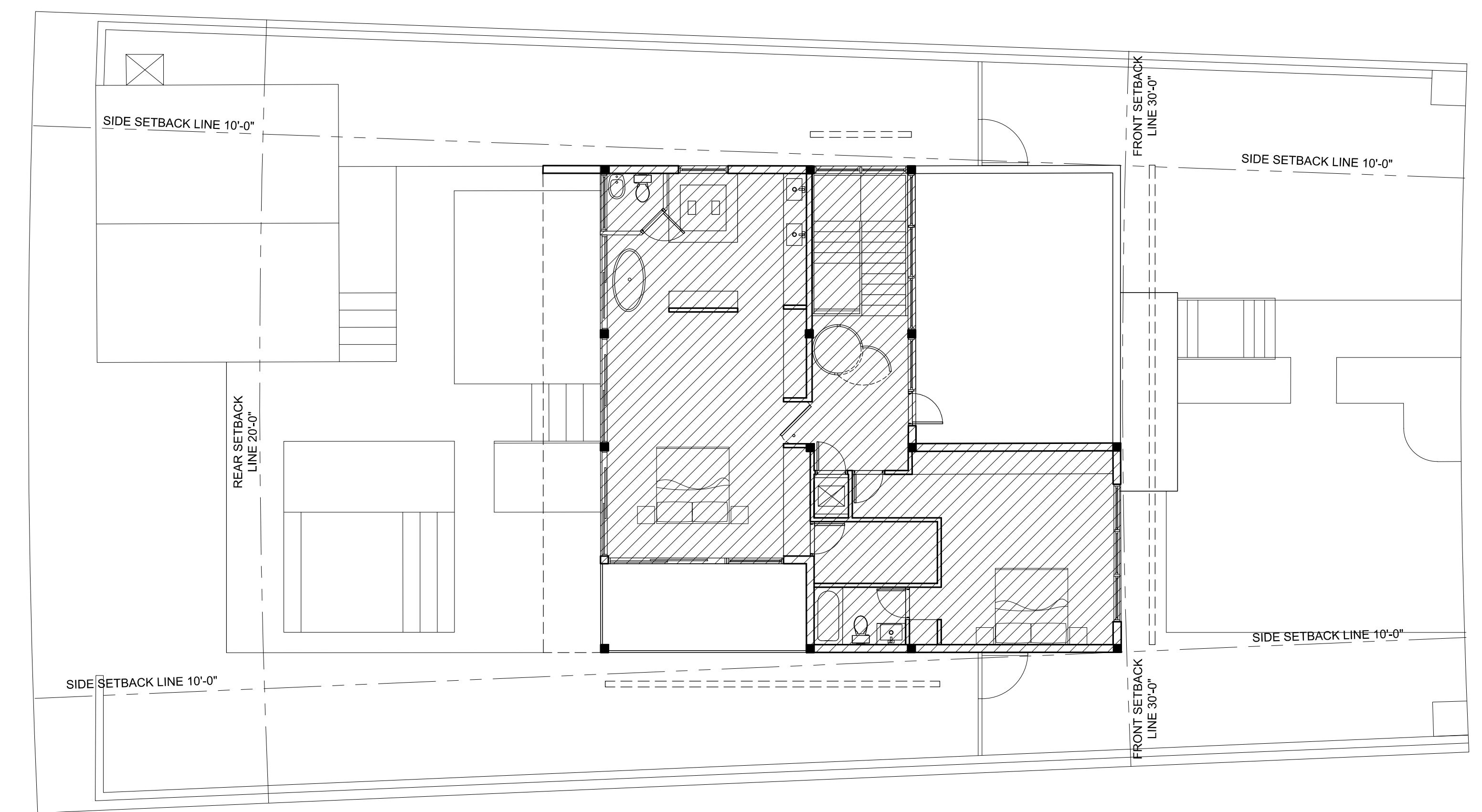
Sheet No. **Z003**

EXISTING SECOND LEVEL UNIT SIZE



EXISTING UNIT SIZE

EXISTING SECOND FLOOR
400 SF

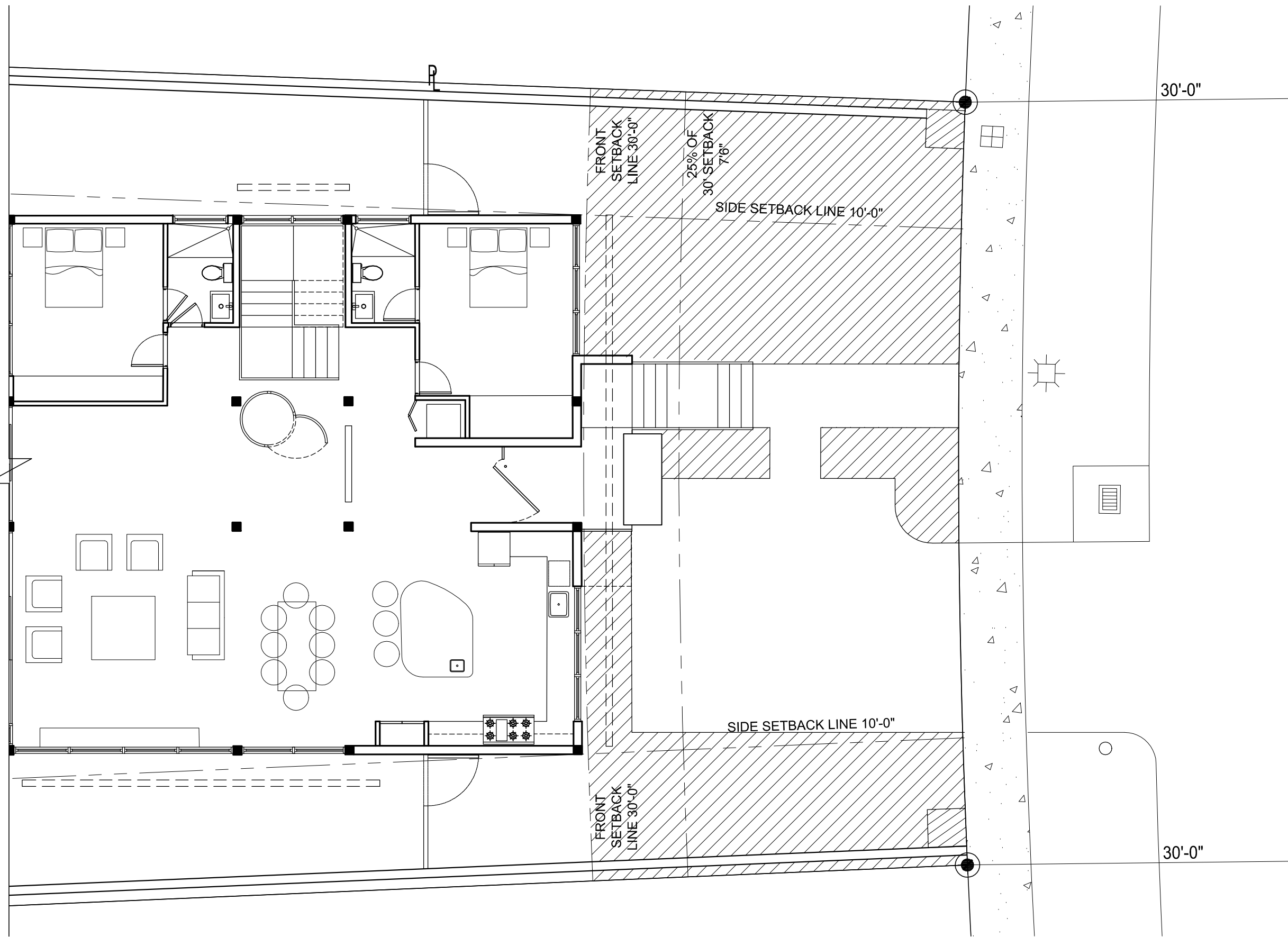


PROPOSED SECOND LEVEL UNIT SIZE

**PROPOSED UNIT SIZE**

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

PLOTTED - VE Parking reduction
 X REF'S

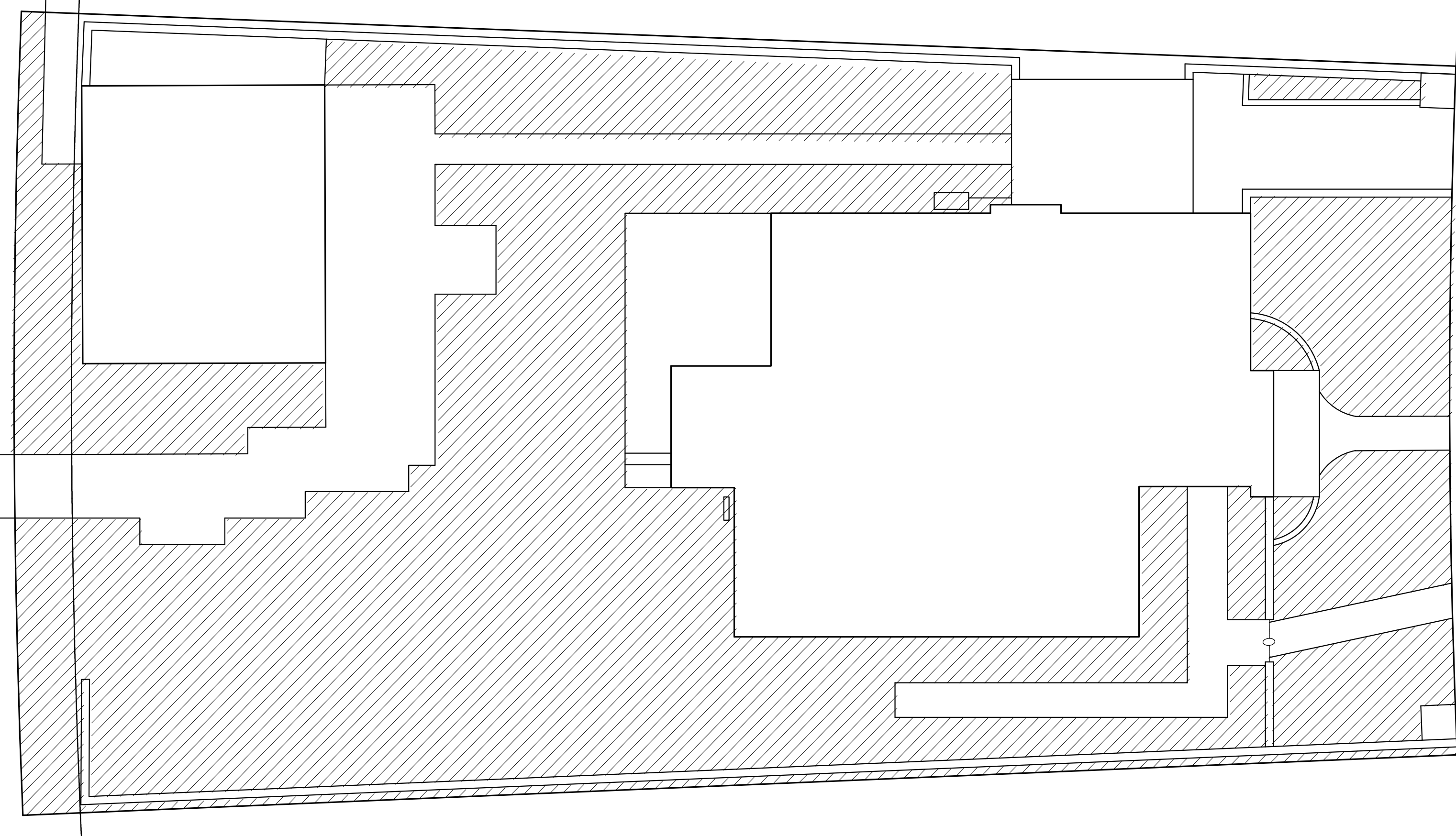


FRONT YARD OPEN AREA

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

OPEN AREA

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

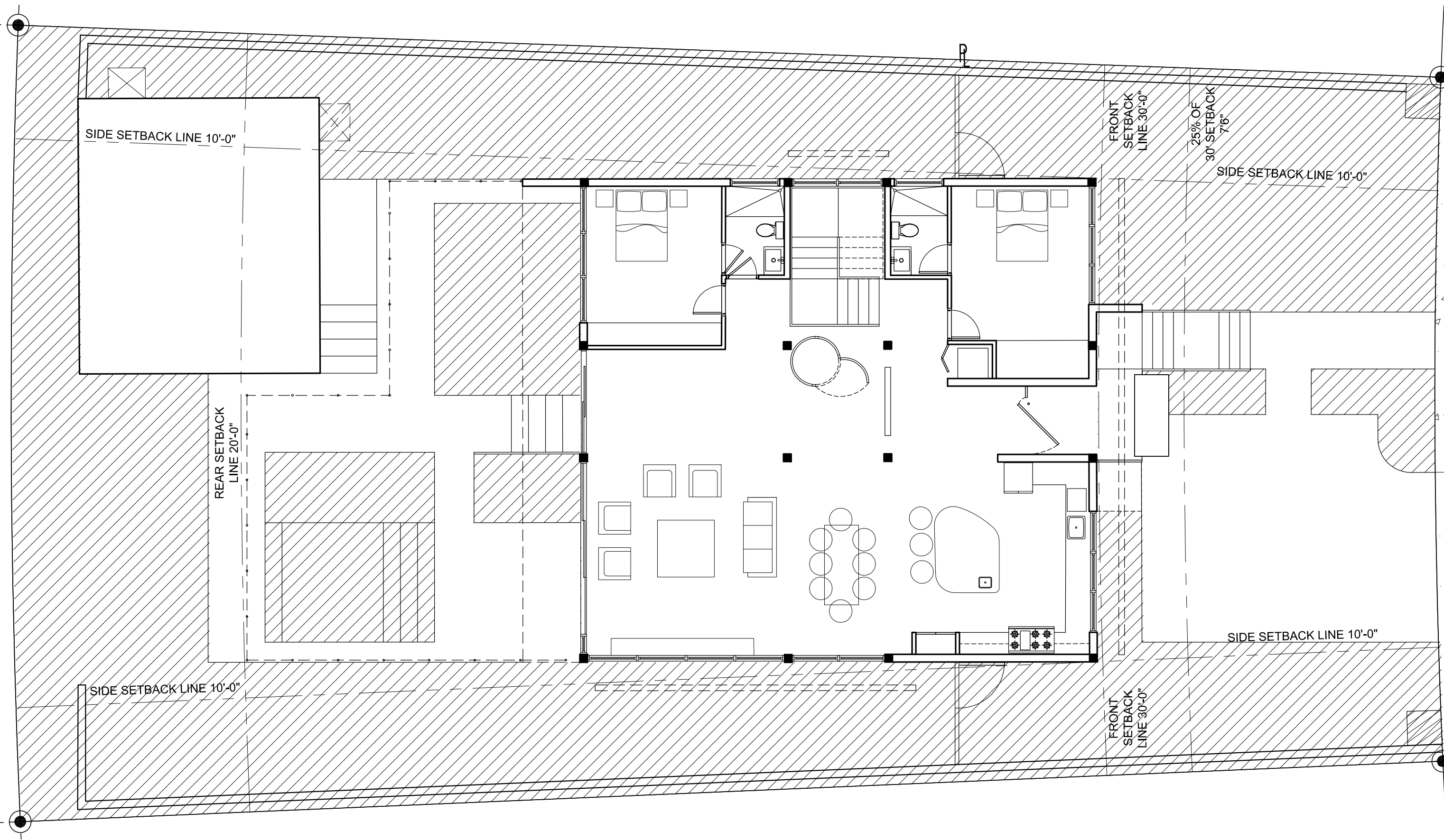


EXISTING PERVIOUS SPACE

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

EXISTING PERVIOUS AREA

EXISTING PERVIOUS SPACE
4,020 SF



PROPOSED PERVIOUS SPACE

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

PROPOSED PERVIOUS AREA

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

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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

No.	Description	Date

ARCHITECT

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

CONSULTANTS

Project No. 1816

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

Date: 08/31/2016

Drawn: JB

Checked: MP

Submittal: DRB

Cad File: Z004

Drawing Title:

ZONING DIAGRAMS

Sheet No. Z004



Project Name:

F SOUTH BEACH RESIDENCE

1060 W 47 ST.
MIAMI BEACH, FL

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Revisions

[illegible]

ARCHITECT

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 A R 0 0 0 7 4 4 2

CONSULTANTS

Project No. 1816Scale: N.T.S.Date: 08/31/2016

Drawn: JB

Checked: MP

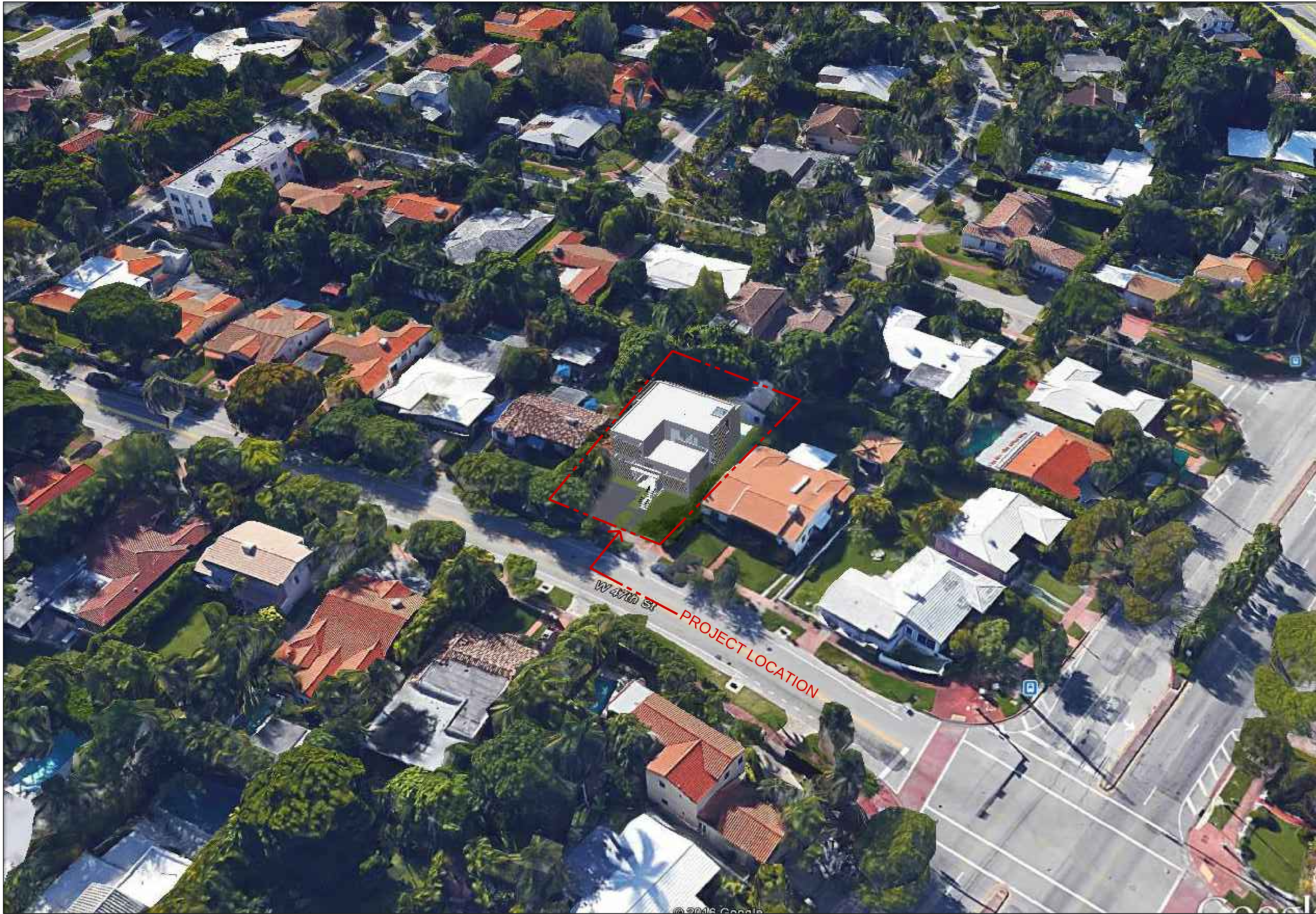
Submittal: DRB

Ad File: A014.A

Drawing Title:

**PROPOSED RENDERINGS
WITH SCREENS SHOWN FOR
VARIANCE REQUEST**

Sheet No. **A014.A**



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RESIDENCE

1060 W 47 ST.
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Revisions

No.	Description	Date

ARCHITECT

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

CONSULTANTS

Project No. 1816

Scale: N.T.S.

Date: 08/31/2016

Drawn: JB

Checked: MP

Submittal: DRB

Cad File: A015

Drawing Title:

CONTEXTUAL RENDERING

Sheet No. A015

F SOUTH BEACH RESIDENCE

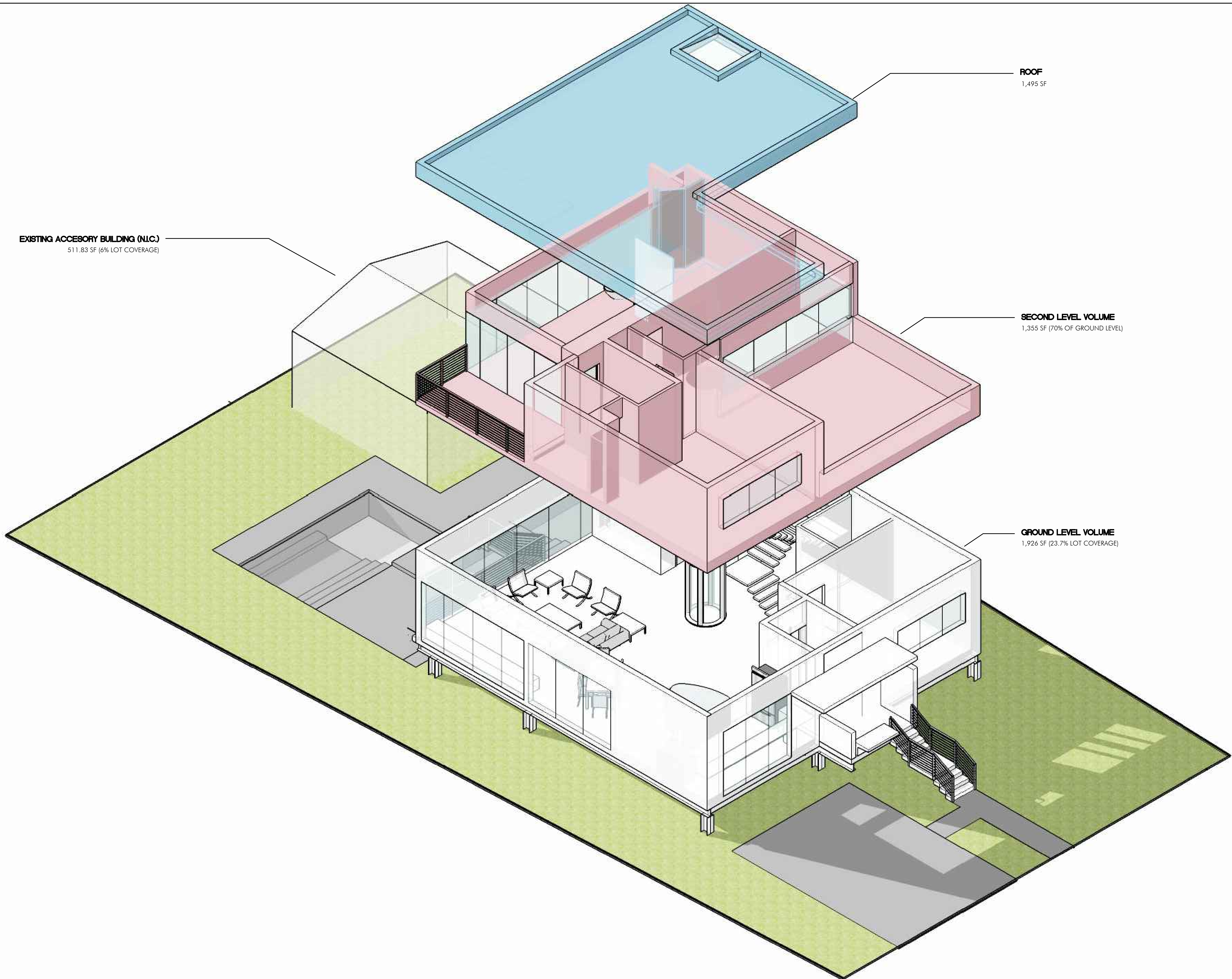
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[illegible]

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A R 0 0 0 7 4 4 2

RESULTS

Drawing Title:

Sheet No. **A016**

Project Name:

**F SOUTH BEACH
RESIDENCE**

1060 W 47 ST.
MIAMI BEACH, FL

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visions

[illegible]

ARCHITECT

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A R 0 0 0 7 4 4 2

RESULTS

Project No. 1816

ale: $1/32'' = 1' - 0''$

te: 08/31/2016

awn: JB

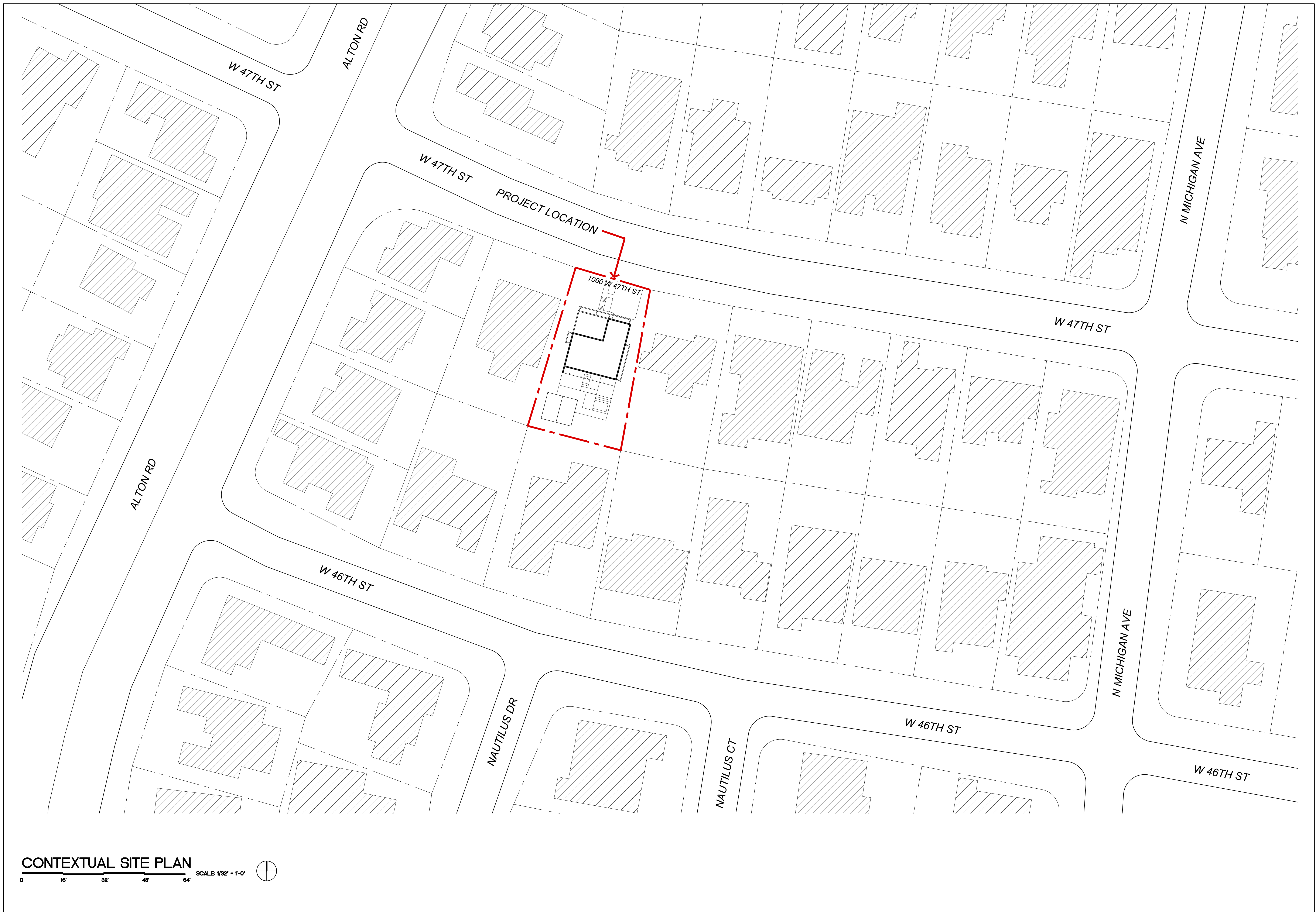
Checked: MP

Submittal: DRB

d File: AS100

Drawing Title:

CONTEXTUAL SITE PLAN

Sheet No. **AS100**

F SOUTH BEACH RESIDENCE

1060 W 47 ST.
MIAMI BEACH, FL

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[illegible]

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A R 0 0 0 7 4 4 2

RESULTS

ale: $3/16" = 1' - 0"$

te: 08/31/2016

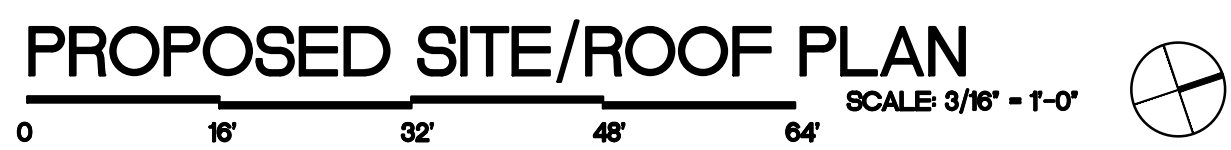
awn: JB

Checked: MP

Submittal: DRB

d File: AS101

PROPOSED SITE/ROOF PLAN

Sheet No. **AS101**

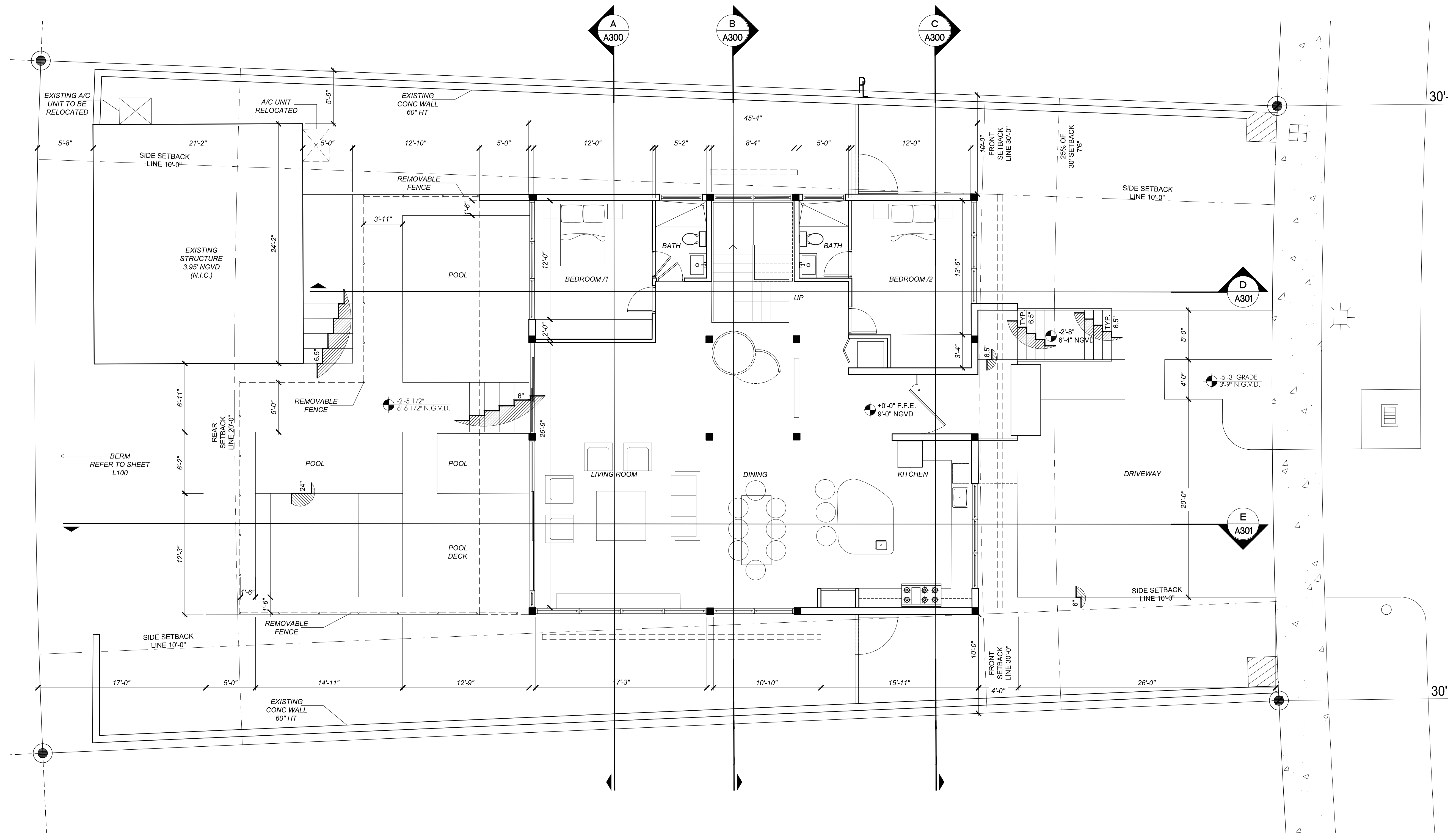
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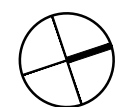
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A R 0 0 0 7 4 4 2

GROUND FLOOR PLAN

Sheet No. **A101**

GROUND FLOOR PLAN



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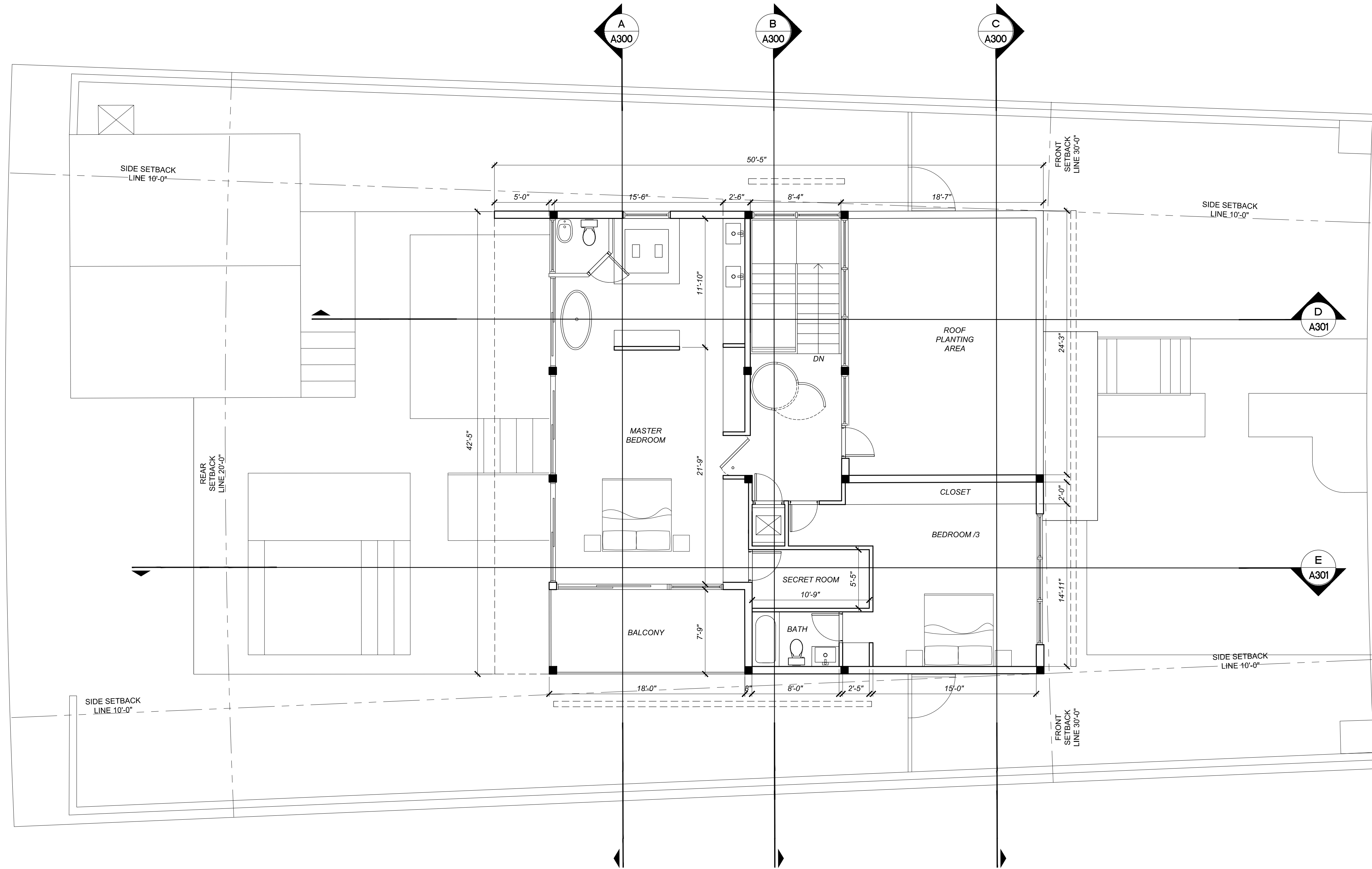
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ARCHITECT

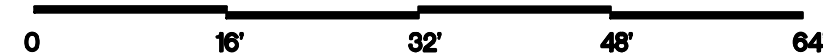
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A R 0 0 0 7 4 4 2

RESULTS

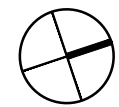
SECOND FLOOR PLAN

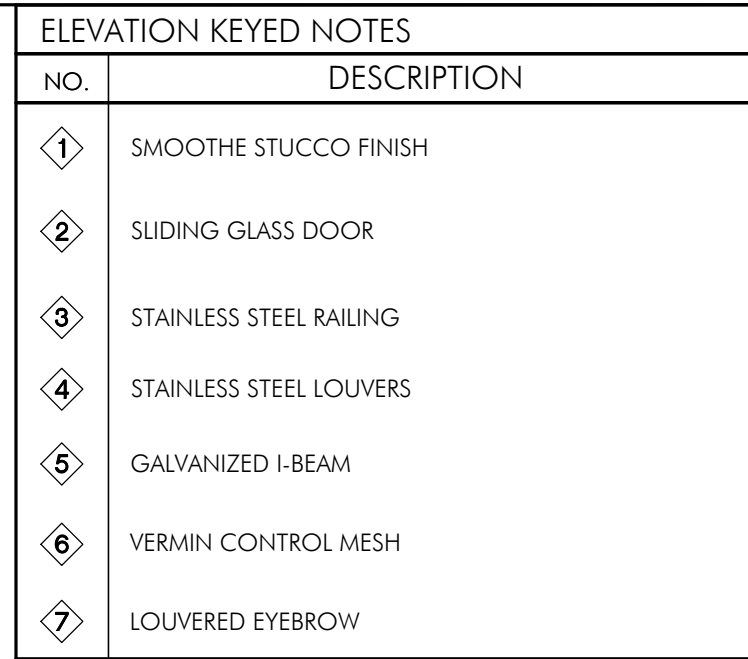
Sheet No. **A102**

SECOND FLOOR PLAN



SCALE: 3/16" = 1'-0"





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RESIDENCE**

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MIAMI BEACH, FL

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[illegible]

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A R 0 0 0 7 4 4 2

CONSULTANTS

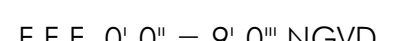
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Drawn: J.B.

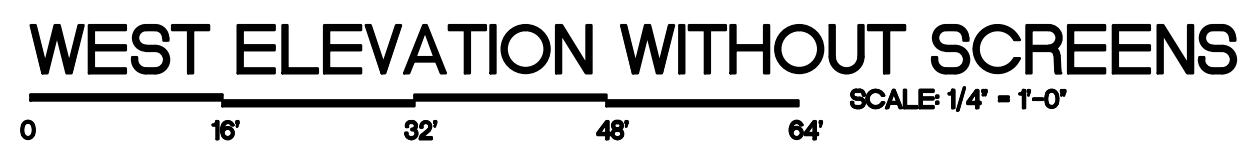
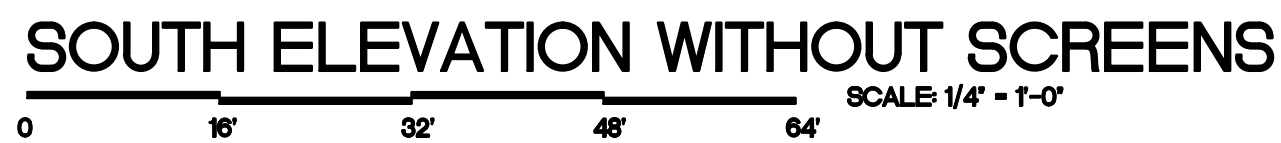
Submittal: DRB

Drawing Title:

**NORTH AND EAST
ELEVATIONS
WITHOUT SCREENS**

Sheet No. **A200**

PLOTTED:
X REF'S:



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Revisions		
No.	Description	Date
ARCHITECT		
ROBERT E. CHISHOLM, FAIA A B O O 0 7 4 4 2		
CONSULTANTS		
Project No. <u>1816</u>		
Scale: <u>1/4" = 1'-0"</u>		
Date: <u>08/31/2016</u>		
Drawn: <u>J.B.</u>		
Checked: <u>M.P.</u>		
Submittal: <u>DRB</u>		
Cad File: <u>A201</u>		
Drawing Title:		
SOUTH AND WEST ELEVATIONS WITHOUT SCREENS		
Sheet No. <u>A201</u>		

PLOTTED:
X REF'S

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MIAMI BEACH, FL

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[illegible]

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A R 0 0 0 7 4 4 2

RESULTS

CONTEXTUAL ELEVATIONS WITHOUT SCREEN

Sheet No. **A203**

F SOUTH BEACH RESIDENCE

1060 W 47 ST.
MIAMI BEACH, FL

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[illegible]

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A R 0 0 0 7 4 4 2

RESULTS

**CONTEXTUAL ELEVATIONS
WITH SCREEN SHOWN
FOR VARIANCE REQUEST**

Sheet No. **A203.A**

Project Name:

F SOUTH BEACH RESIDENCE

1060 W 47 ST.
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Revisions

[illegible]

ARCHITECT

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A R 0 0 0 7 4 4 2

SULTANTS

Project No. 1816

scale: 1/4"=1'-0"

ate: 08/31/2016

Drawn: J.B.

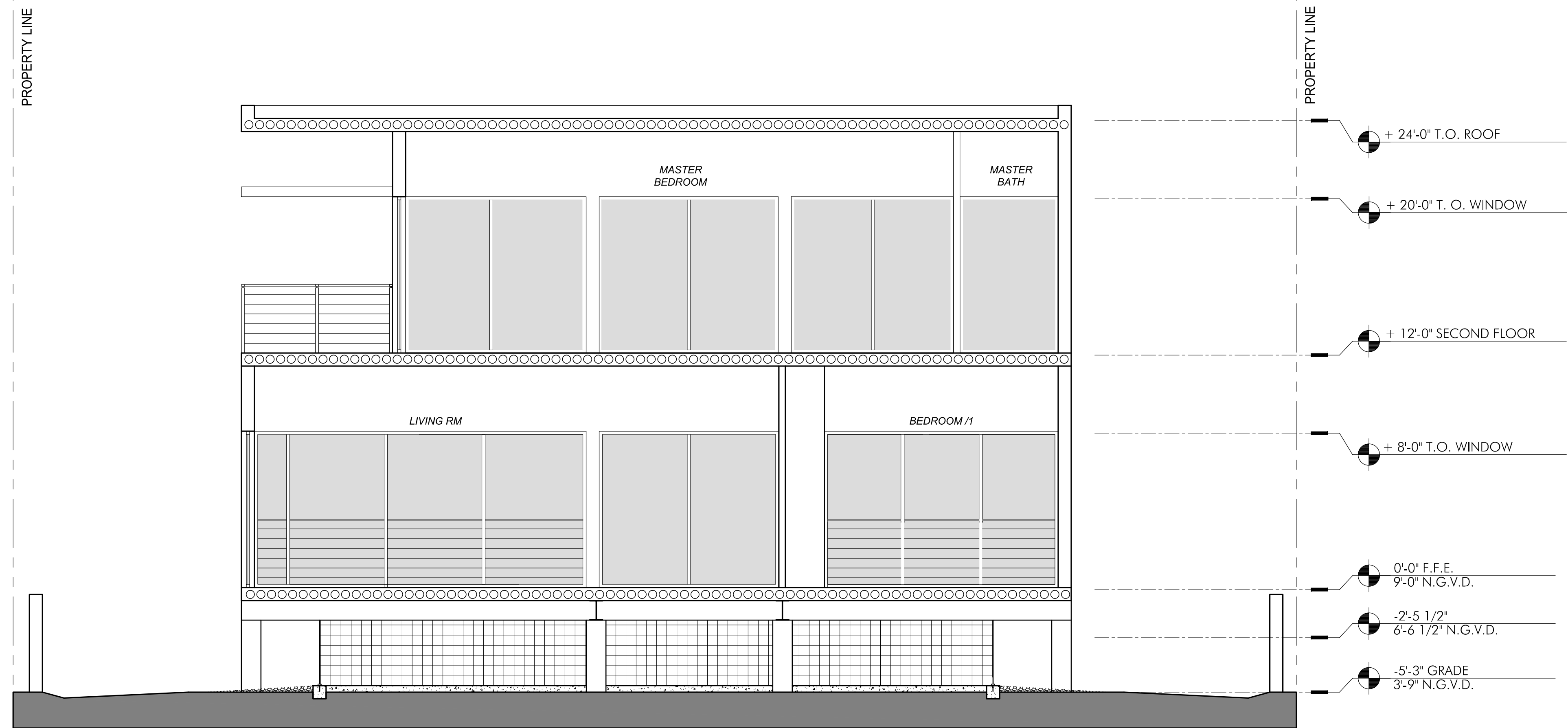
checked: M.P.

Submittal: DRB

ad File: A300

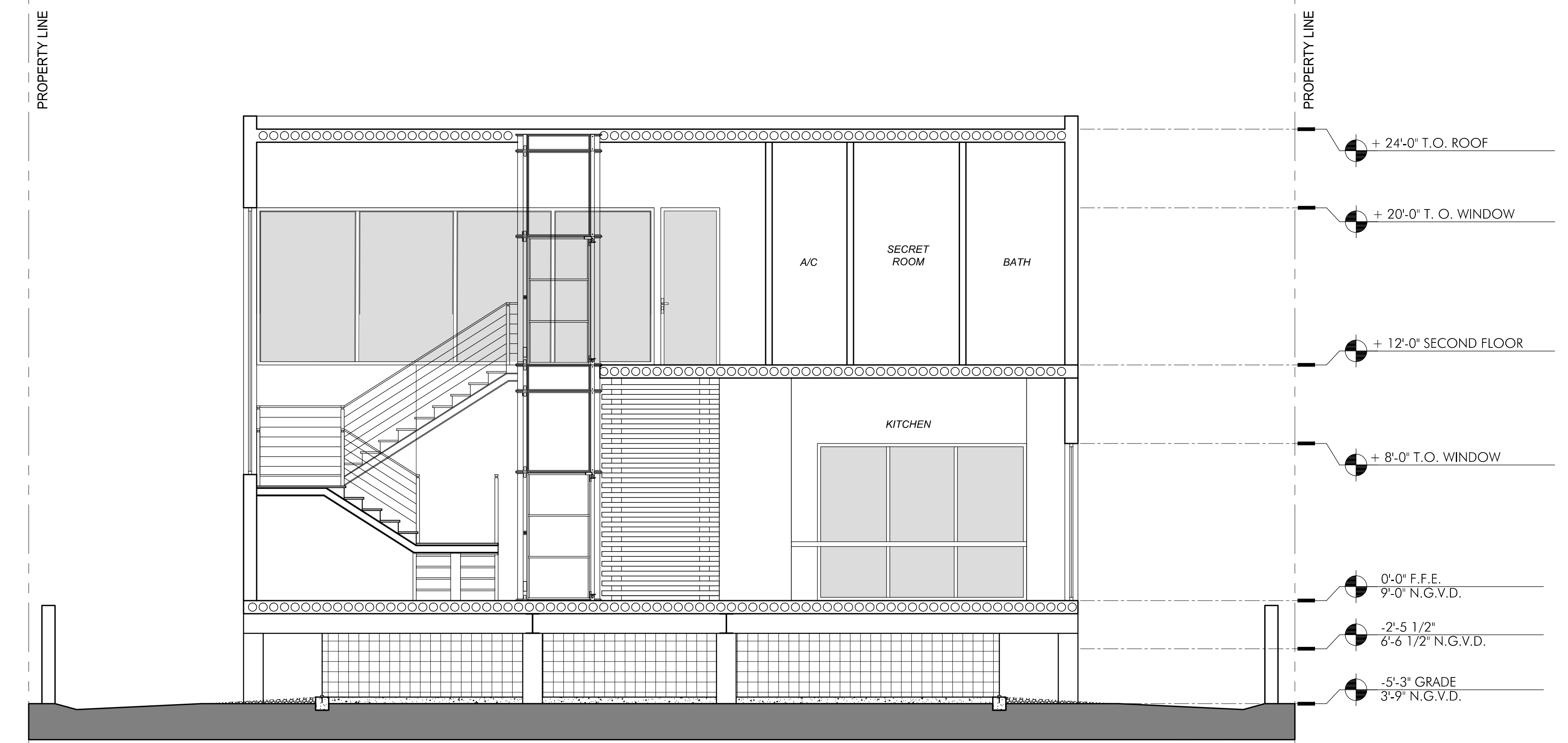
Drawing Title:

SECTIONS WITHOUT SCREENS

Sheet No. **A300**

SECTION A - WITHOUT SCREENS

0 16' 32' 48' 64' SCALE: 1/4" = 1'-0"



SECTION B - WITHOUT SCREENS

0 16' 32' 48' 64' SCALE: 1/4" = 1'-0"

F SOUTH BEACH RESIDENCE

1060 W 47 ST.
MIAMI BEACH, FL

EN DIMENSIONS ON THIS DRAWING SHALL
PRECEDENCE OVER SCALED DIMENSIONS.
RATOR SHALL VERIFY AND BE RESPONSIB-
FOR ALL DIMENSIONS AND CONDITIONS ON
JOB AND THIS OFFICE MUST BE NOTIFIED
BY VARIATION FROM THE DIMENSIONS.

[illegible]

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

RESULTS

ale: $1/4" = 1' - 0"$

te: 08/31/2016

awn: J.B.

Checked: M.P.

Submittal: DRB

d File: A301

SECTIONS WITHOUT SCREENS

Sheet No. **A301**

F SOUTH BEACH RESIDENCE

1060 W 47 ST.
MIAMI BEACH, FL

EN DIMENSIONS ON THIS DRAWING SHALL
PRECEDENCE OVER SCALED DIMENSIONS.
FACTOR SHALL VERIFY AND BE RESPONSIB-
FOR ALL DIMENSIONS AND CONDITIONS ON
JOB AND THIS OFFICE MUST BE NOTIFIED
BY VARIATION FROM THE DIMENSIONS.

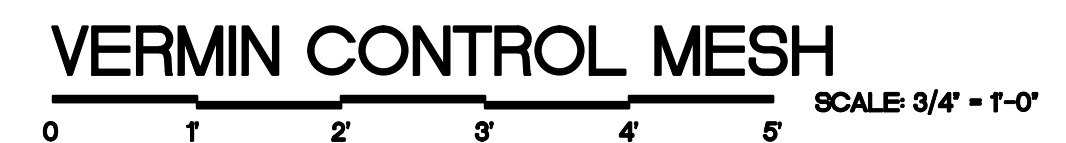
[illegible]

ARCHITECT

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

RESULTS

SECTIONS WITHOUT SCREENS

Sheet No. **A302**

F SOUTH BEACH RESIDENCE

1060 W 47 ST.
MIAMI BEACH, FL

EN DIMENSIONS ON THIS DRAWING SHALL
PRECEDENCE OVER SCALED DIMENSIONS.
RATOR SHALL VERIFY AND BE RESPONSIB-
FOR ALL DIMENSIONS AND CONDITIONS ON
JOB AND THIS OFFICE MUST BE NOTIFIED
BY VARIATION FROM THE DIMENSIONS.

[illegible]

ARCHITECT

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

RESULTS

Drawing Title:

SECTIONS
WITH SCREEN SHOWN
R VARIANCE REQUEST

Sheet No. **A300.A**

F SOUTH BEACH RESIDENCE

1060 W 47 ST.
MIAMI BEACH, FL

EN DIMENSIONS ON THIS DRAWING SHALL
PRECEDENCE OVER SCALED DIMENSIONS.
RATOR SHALL VERIFY AND BE RESPONSIB-
FOR ALL DIMENSIONS AND CONDITIONS ON
OB AND THIS OFFICE MUST BE NOTIFIED
BY VARIATION FROM THE DIMENSIONS.

[illegible]

ARCHITECT

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

RESULTS

ale: $1/4" = 1' - 0"$

awn: J.B.

Submittal: DRB

Drawing Title:

**SECTIONS
WITH SCREEN SHOWN
OR VARIANCE REQUEST**

Sheet No. **A301.A**

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]

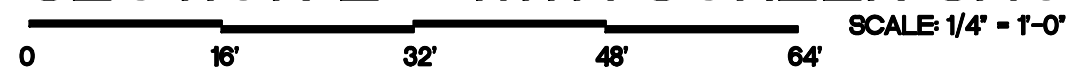
ARCHITECT

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

RESULTS

Drawing Title:

**SECTIONS
WITH SCREEN SHOWN
OR VARIANCE REQUEST**

Sheet No. **A302.A**

F SOUTH BEACH RESIDENCE

1060 W 47 ST.
MIAMI BEACH, FL

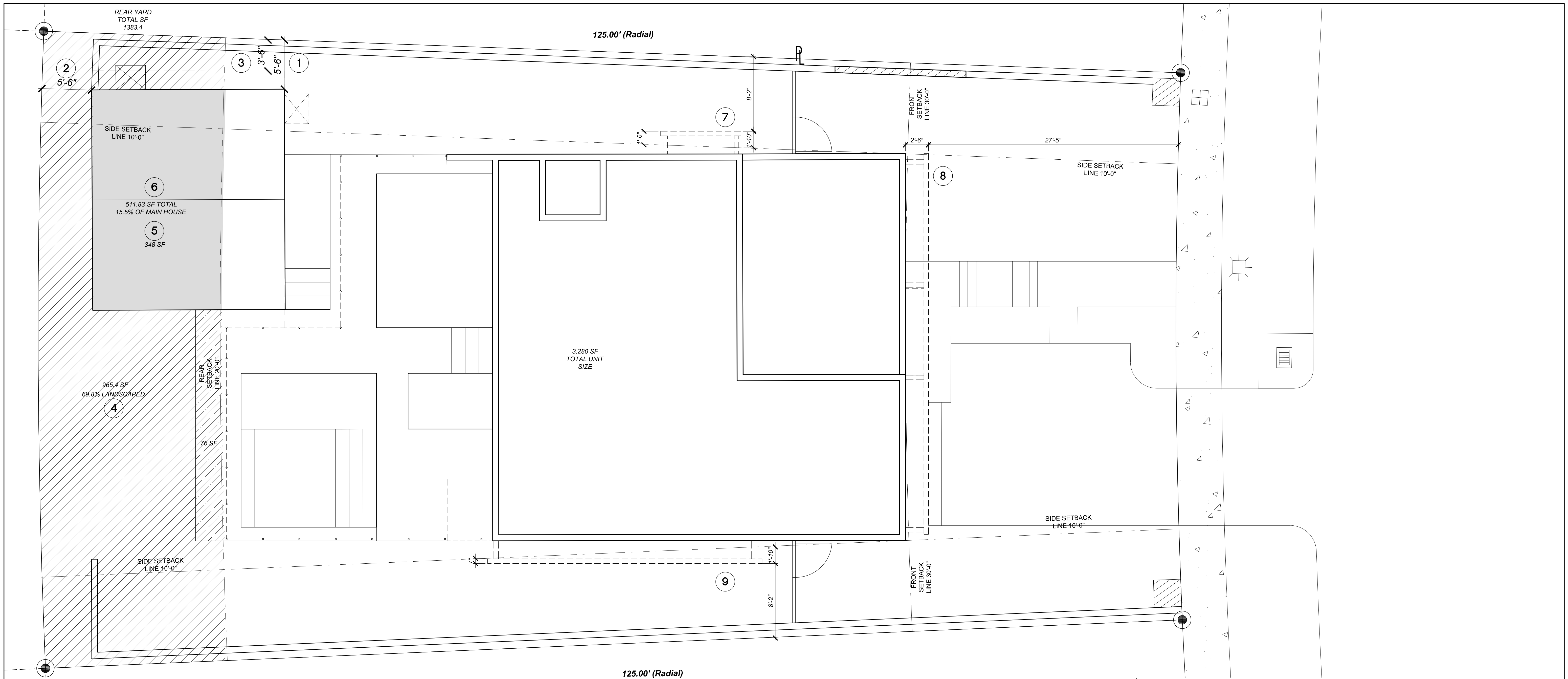
PRECEDENCE OVER SCALED DIMENSIONS.
 FACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON JOB AND THIS OFFICE MUST BE NOTIFIED BY VARIATION FROM THE DIMENSIONS.

[illegible]

ARCHITECT

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

RESULTS

REQUESTED VARIANCESSheet No. **A017**

NOTE: REFER TO SHEETS A200-A202 FOR ADDITIONAL INFORMATION ON VARIANCES 7-9

VARIANCES

		REQUIRED ALLOWED	PROPOSED	
UNIT SIZE: (% OF LOT AREA)		50% MAX (4,063.75 SF)	MAIN BLDG. 3281 SF (40%)	ACCESSORY BLDG. 511.83 SF (6%)
SETBACKS:				
1	SIDE:	7.5' MIN.	VARIANCE REQUESTED: 5.5'	
2	REAR:	7.5' MIN.	VARIANCE REQUESTED: 5.5'	
3	SIDE (ROOF OVERHANG):	25% (5.6') MAX.	VARIANCE REQUESTED: 47% (3.5')	
LANDSCAPE:				
4	REAR YARD:	70% OF REQUIRED REAR YARD SHALL BE SODDED/LANDSCAPED PERVIOUS OPEN SPACE.	VARIANCE REQUESTED: 69.8%	
REAR YARD:			1383.4 SF	
5	ACCESSORY BUILDING FOOTPRINT:	10% OF MAIN BUILDING UNIT SIZE	VARIANCE REQUESTED: 15.5%	
6	MAX. UNIT SIZE	30% OF REAR YARD MAX. (415 SF)	VARIANCE REQUESTED: 511.83 SF (36.9%)	
PROJECTIONS:				
7	SHADING DEVICES	10' MIN. AS PER CITY REQUEST	VARIANCE REQUESTED: 8.16' 25% (2.5) MAX. ALLOWED AS PER CITY CODE SECTION 142-1132 REQUESTED: 1.8' (18%)	
8	SHADING DEVICES	30' MIN. AS PER CITY REQUEST	VARIANCE REQUESTED: 27.4' 25% (2.5) MAX. ALLOWED AS PER CITY CODE SECTION 142-1132 REQUESTED: 2.5' (8.3%)	
9	SHADING DEVICES	10' MIN. AS PER CITY REQUEST	VARIANCE REQUESTED: 8.16' 25% (2.5) MAX. ALLOWED AS PER CITY CODE SECTION 142-1132 REQUESTED: 1.8' (18%)	
10	SUM OF SIDE SETBACKS	20' MIN.	VARIANCE REQUESTED: 16'-4" EAST SIDE: 8'-2" WEST SIDE: 8'-2" TOTAL: 16'-4"	

REQUESTED VARIANCES

SCALE: 3/16" = 1'-0"

