JF SOUTH BEACH RESIDENCE

1060 W 47TH STREET. MIAMI BEACH, FL 33140

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*

CHISHOLM

RE Chisholm Architects,Inc. Architects - Planners - Interior Designers
4921 SW 74th Crt. Miami, FL 33155 P.305.661.2070
F.305.661.6090
License No. aac 001962 www.chisholmarchitects.com

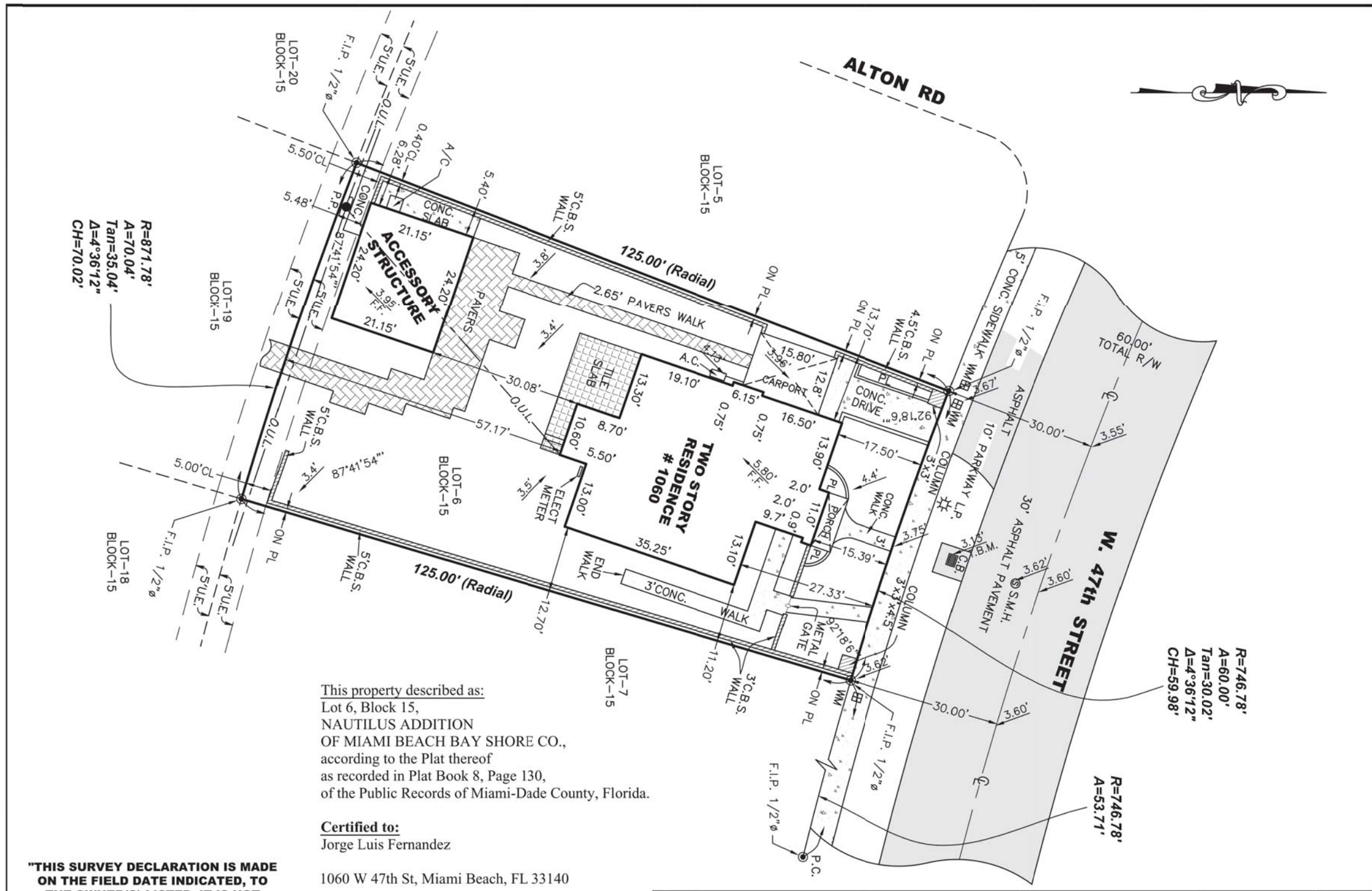
LIST OF DRAWINGS:

COVER SHEET

ARCHITECTURAL

AS001 SURVEY
AS002 TREE SURVEY
A001 LOCATION MAP
A002 IMAGES LOCATION MAP
A003 IMAGES - CONTEXT
A004 IMAGES - SURROUNDING PROPERTIES
A005 IMAGES - SURROUNDING PROPERTIES
A006 IMAGES - SURROUNDING PROPERTIES
A007 IMAGES - EXISTING CONDITIONS
A008 IMAGES - EXISTING CONDITIONS
A009 IMAGES - EXISTING CONDITIONS
A010 IMAGES - EXISTING CONDITIONS
A011 ORIGINAL MICROFILM
A012 ORIGINAL MICROFILM
A013 ORIGINAL MICROFILM
Z001 ZONING DATA AND DIAGRAMS
Z002 ZONING DIAGRAMS
Z003 ZONING DIAGRAMS
Z004 ZONING DIAGRAMS
D100 ROOF DEMOLITION PLAN
D101 GROUND FLOOR DEMOLITION PLAN
D102 SECOND FLOOR DEMOLITION PLAN
D103 EXISTING ELEVATIONS
D104 EXISTING ELEVATIONS
A014 PROPOSED RENDERINGS
A014.A PROPOSED RENDERINGS - WITH SCREENS
A015 CONTEXTUAL RENDERING
A016 AXONOMETRIC
AS100 CONTEXTUAL SITE PLAN
AS101 SITE/ROOF PLAN
A101 GROUND FLOOR PLAN
A102 SECOND FLOOR PLAN
A200 NORTH AND EAST ELEVATIONS
A200.A NORTH AND EAST ELEVATIONS - WITH SCREENS
A201 SOUTH AND WEST ELEVATIONS
A201.A SOUTH AND WEST ELEVATIONS - WITH SCREENS
A202 RENDERED ELEVATIONS
A202.A RENDERED ELEVATIONS - WITH SCREENS
A203 CONTEXTUAL ELEVATIONS
A203.A CONTEXTUAL ELEVATIONS - WITH SCREENS
A300 SECTIONS A,B
A300.A SECTIONS A,B - WITH SCREENS
A301 SECTIONS C,D
A301.A SECTIONS C,D - WITH SCREENS
A302 SECTION E
A302.A SECTION E - WITH SCREENS
L100 PROPOSED LANDSCAPE PLAN
L101 TREE DISPOSITION PLAN
A017 VARIANCES

1816 JF SOUTH BEACH RESIDENCE
CHISHOLM
1816 JF SOUTH BEACH RESIDENCE



This property described as:
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.

Certified to:
Jorge Luis Fernandez

1060 W 47th St, Miami Beach, FL 33140

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.)

"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."

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

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 ownership or matters of title are made or implied.
g) All roads shown hereon are public unless otherwise noted.
h) No identification cap found on poperty 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. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.
k) Accuracy: The expected use of land as classified in the Standasds of Practice (5J17-FAC), is 'Suburban'. 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.
l) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

LEGEND

A	= 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
D	= Delta
ø	= 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
FPI	= 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
X.X	= Denotes Spot Elevations Taken

REVISIONS:
07/11/16 Survey update and tree survey TA
08/19/16 Elevations added TA

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
AE	120651	0309	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	+ 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 AIGUESVIVES 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

CHISHOLM
Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 DIMENSION.

Revisions

No.	Description	Date

ARCHITECT

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

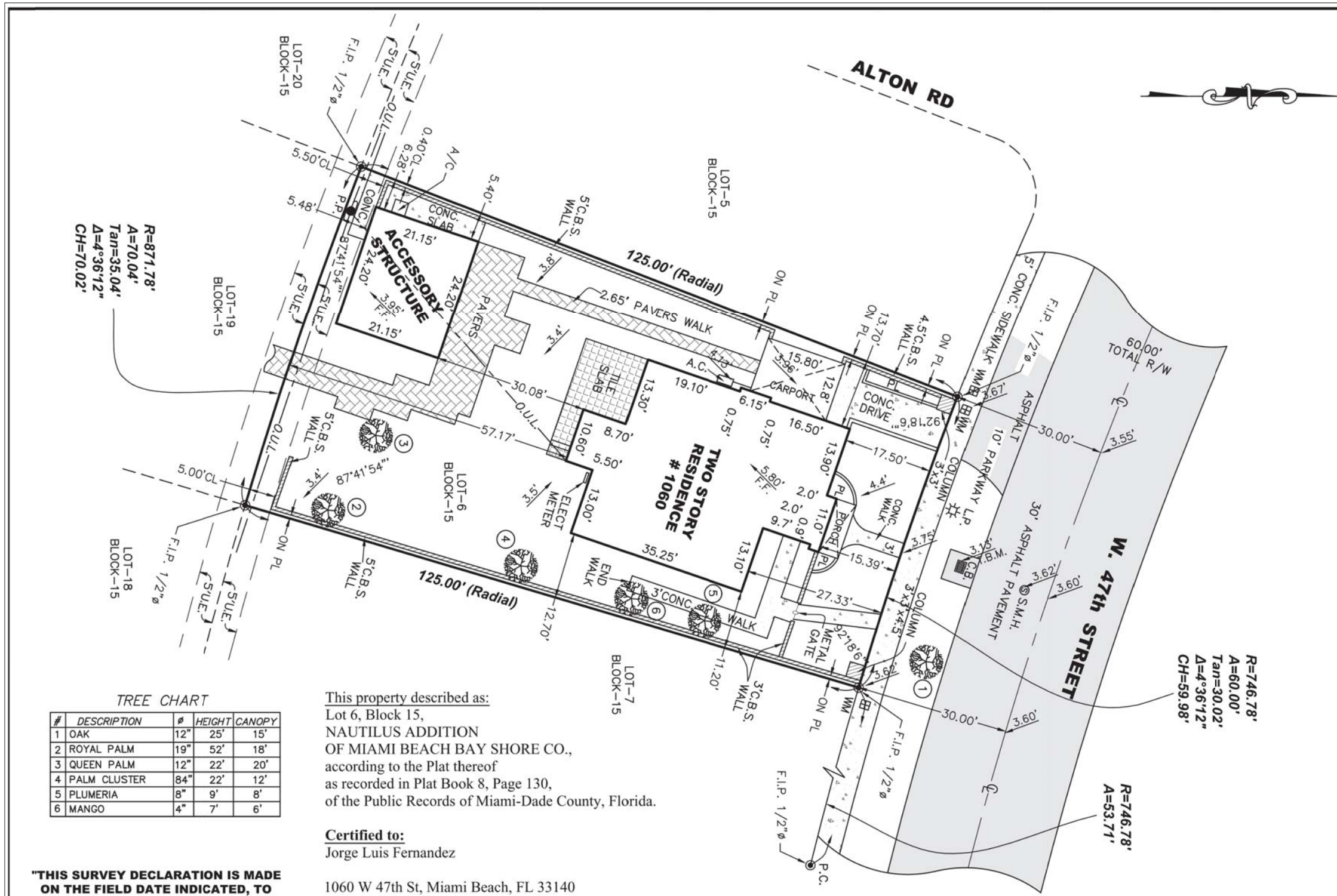
CONSULTANTS

Project No. 1816
Scale: N.T.S.
Date: 08/31/2016
Drawn: JB
Checked: MP
Submittal: DRB
Cad File: AS001
Drawing Title:

SURVEY

Sheet No. AS001

PLOTTED: VE Parking reduction
XREFS



TREE CHART

#	DESCRIPTION	ø	HEIGHT	CANOPY
1	OAK	12"	25'	15'
2	ROYAL PALM	19"	52'	18'
3	QUEEN PALM	12"	22'	20'
4	PALM CLUSTER	84"	22'	12'
5	PLUMERIA	8"	9'	8'
6	MANGO	4"	7'	6'

"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."

This property described as:
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.

Certified to:
Jorge Luis Fernandez

1060 W 47th St, Miami Beach, FL 33140

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

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 ownership or matters of title are made or implied.
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. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.
k) Accuracy: The expected use of land as classified in the Standards of Practice (5J17-FAC), is "Suburban". 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.
l) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

LEGEND

A	= 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
D	= Delta
ø	= 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
M	= 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
ℙ	= 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
X.XX	= Denotes Spot Elevations Taken

REVISIONS:
07/11/16 Survey update and tree survey TA
08/19/16 Elevations added TA

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
AE	120651	0309	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	+ 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 AIGUESVIVES 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

CHISHOLM
Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 THE OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSION.

Revisions

No.	Description	Date

ARCHITECT

ROBERT E. CHISHOLM, FAIA
A R 0 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: AS002
Drawing Title:

TREE SURVEY

Sheet No. AS002

PLOTTED: VE Parking reduction
XREFS:

LOCATION MAP
N.T.S.

1060 W 47TH STREET. MIAMI BEACH FL,33140

ENLARGED LOCATION MAP
N.T.S.

CHISHOLM
Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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
AR0007442

CONSULTANTS

Project No. 1816
Scale: N.T.S.
Date: 08/31/2016
Drawn: JB
Checked: MP
Submittal: DRB
Cad File: A001
Drawing Title:

LOCATION MAP

Sheet No. A001

PLOTTED: VE Parking reduction
X REFS:

1060 W 47TH ST RESIDENCE

IMAGES ON SHEET A003-CONTEXT
1. W 47TH ST LOOKING EAST
2. W 47TH ST LOOKING WEST
3. INTERSECTION AT ALTON RD & W 47 ST. LOOKING NORTH
4. INTERSECTION AT ALTON RD & W 47 ST. LOOKING SOUTH

IMAGES ON SHEET A004-SURROUNDING PROPERTY
A. 4701 ALTON RD
B. 1063 W 47 ST
C. 1049 W 47 ST
D. 1041 W 47 ST

IMAGES ON SHEET A005-SURROUNDING PROPERTY
E. 1033 W 47 ST
F. 4635 ALTON RD
G. 1070 W 47 ST
H. 1050 W 47 ST

IMAGES ON SHEET A006-SURROUNDING PROPERTY
I. 1040 W 47 ST
J. 1030 W 47 ST

IMAGES ON SHEET A007-1060 W 47 ST. EXISTING (MAIN BUILDING)
E1. NORTH ELEVATION
E2. EAST ELEVATION
E3. SOUTH ELEVATION
E4. WEST ELEVATION

IMAGES ON SHEET A008-1060 W 47 ST. EXISTING (ACC. BUILDING)
E5. NORTH ELEVATION
E6. EAST ELEVATION
E7. SOUTH ELEVATION
E8. WEST ELEVATION

IMAGES LOCATION MAP
N.T.S.

CHISHOLM
Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.8090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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
AR0007442

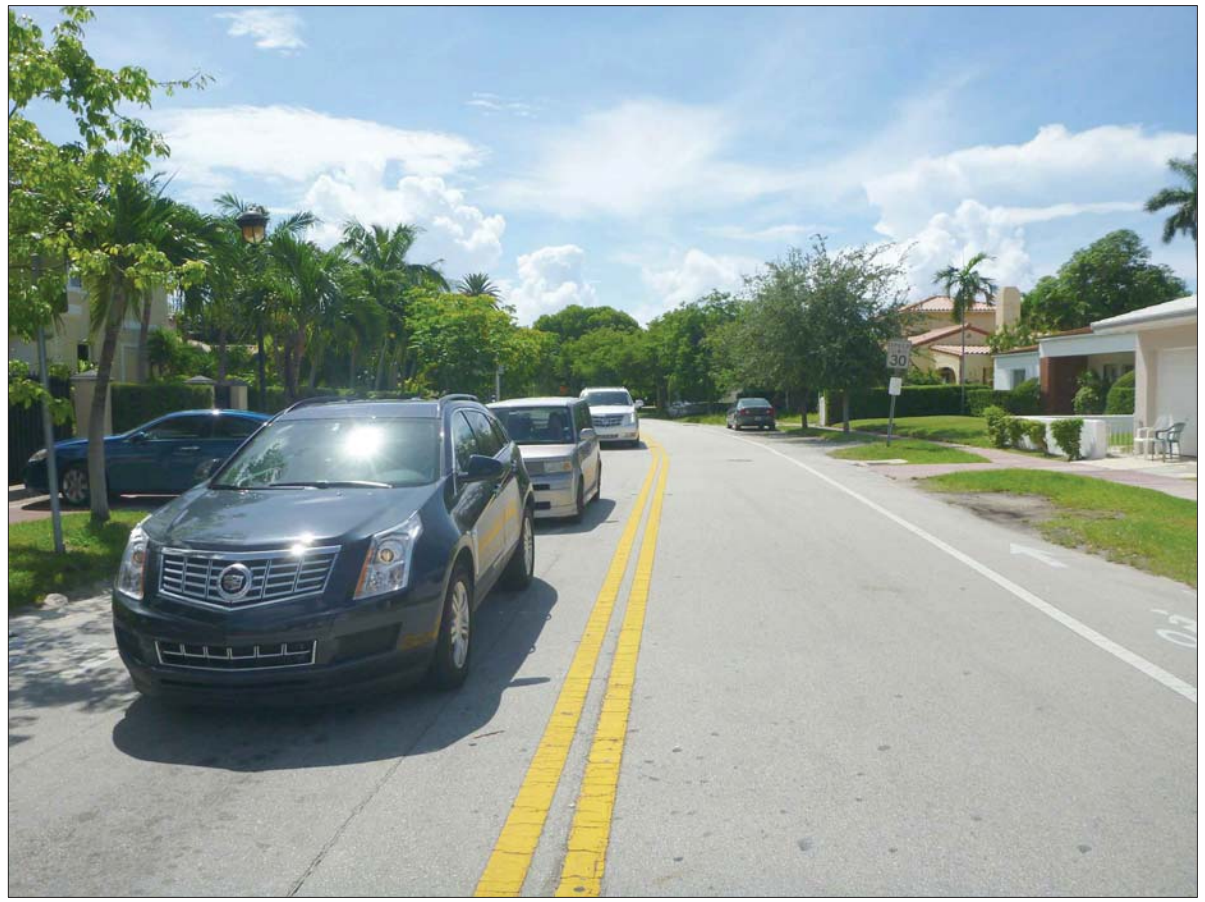
CONSULTANTS

Project No. 1816
Scale: N.T.S.
Date: 08/31/2016
Drawn: JB
Checked: MP
Submittal: DRB
Cad File: A002
Drawing Title:

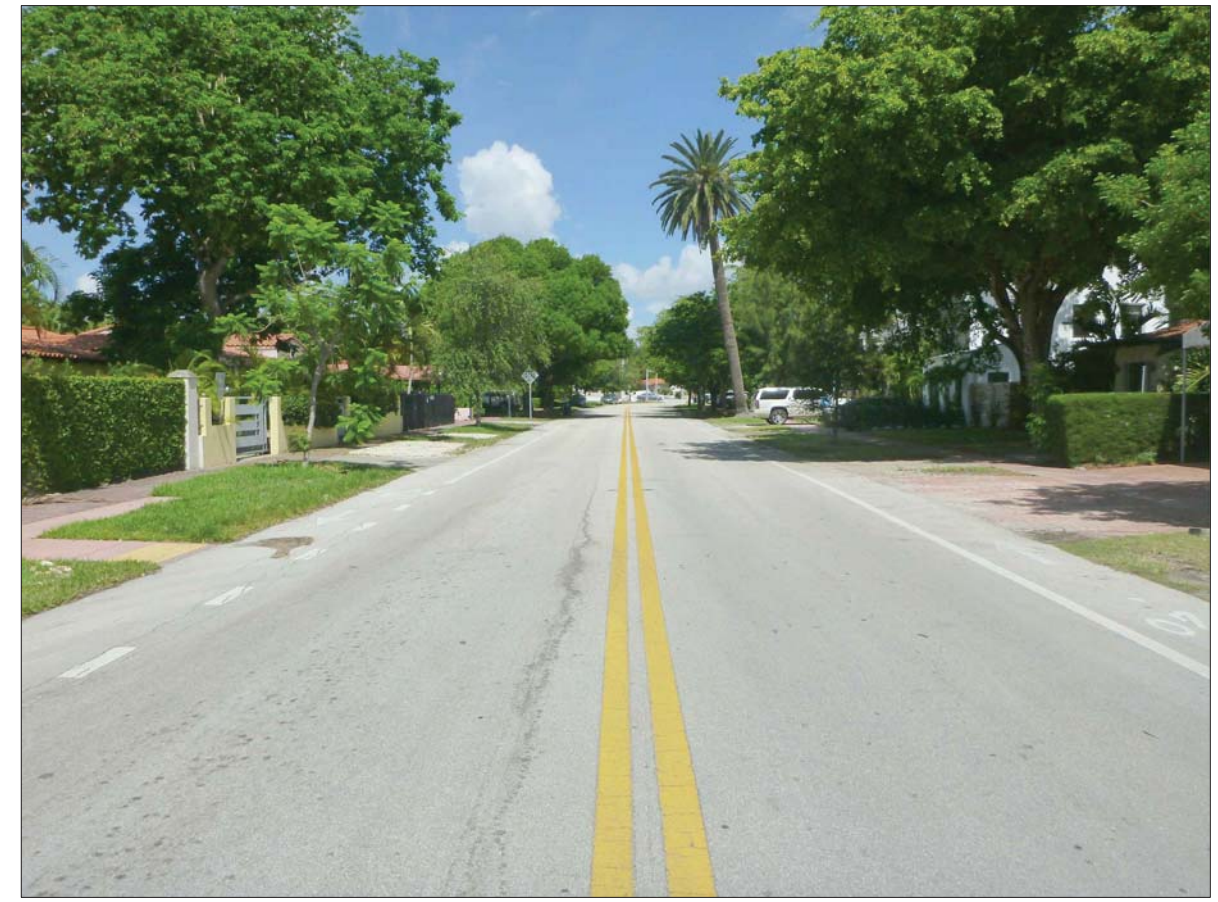
IMAGES LOCATION MAP

Sheet No. A002

PLOTTED: VE Parking reduction
X REFS:

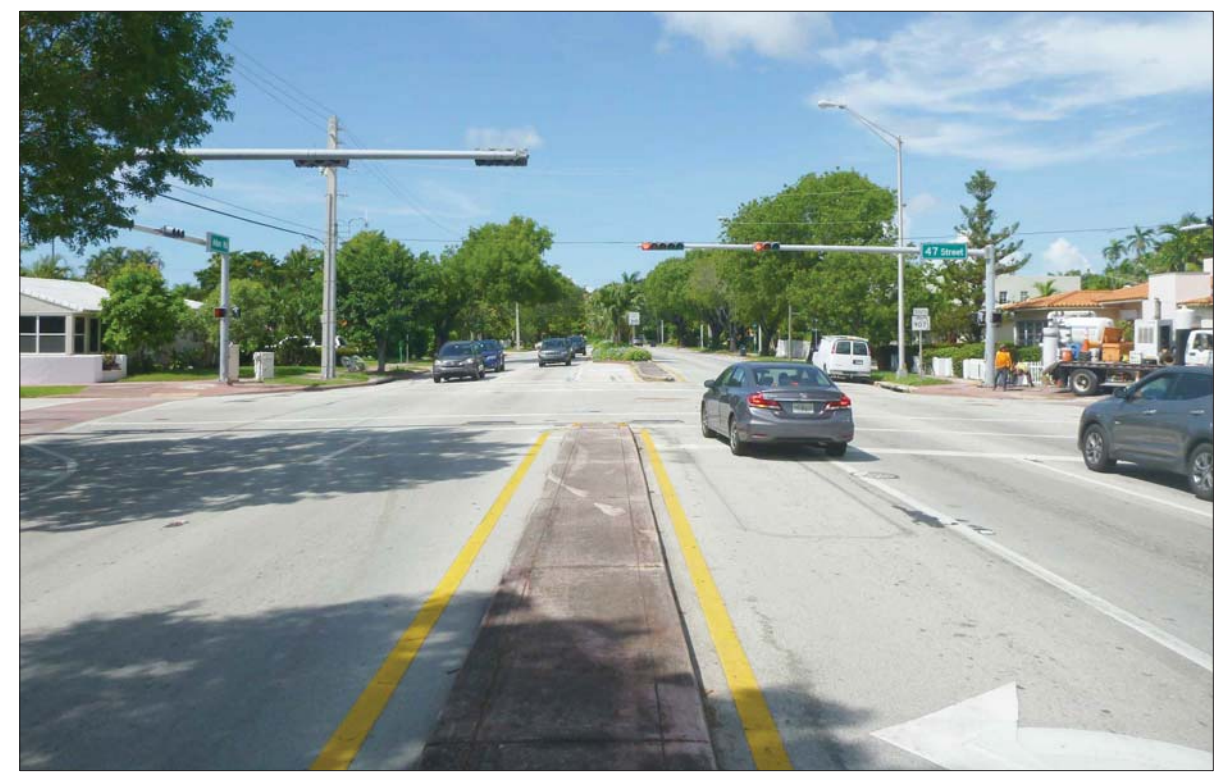


1. W 47TH ST LOOKING EAST



2. W 47TH ST LOOKING WEST

3. INTERSECTION AT ALTON RD AND W 47TH ST. LOOKING NORTH



4. INTERSECTION AT ALTON RD AND W 47TH ST. LOOKING SOUTH

CONTEXT IMAGES

N.T.S.

CHISHOLM

Architects-Planners-Interior Designers

4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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
AR0007442

CONSULTANTS

Project No. 1816

Scale: N.T.S.

Date: 08/31/2016

Drawn: JB

Checked: MP

Submittal: DRB

Cad File: A003

Drawing Title:

CONTEXT IMAGES

Sheet No. A003

PLOTTED: VE Parking reduction
X REFS:

A. 4701 ALTON RD

B. 1063 W 47 ST

C. 1049 W 47 ST

D. 1041 W 47 ST

SURROUNDING PROPERTIES

N.T.S.

CHISHOLM

Architects-Planners-Interior Designers

4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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
AR0007442

CONSULTANTS

Project No. 1816

Scale: N.T.S.

Date: 08/31/2016

Drawn: JB

Checked: MP

Submittal: DRB

Cad File: A004

Drawing Title:

SURROUNDING PROPERTIES

Sheet No. A004

PLOTTED: VE Parking reduction
X REFS:

E. 1033 W 47 ST

F. 4635 ALTON RD

G. 1070 W 47 ST

H. 1050 W 47 ST

SURROUNDING PROPERTIES

N.T.S.

CHISHOLM

Architects-Planners-Interior Designers

4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 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: A005

Drawing Title:

SURROUNDING PROPERTIES

Sheet No. A005

FLOTTED VE Parking reduction
X REFS

I. 1040 W 47 ST

J. 1030 W 47 ST

SURROUNDING PROPERTIES

N.T.S.

CHISHOLM
Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 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: A006

Drawing Title:

SURROUNDING PROPERTIES

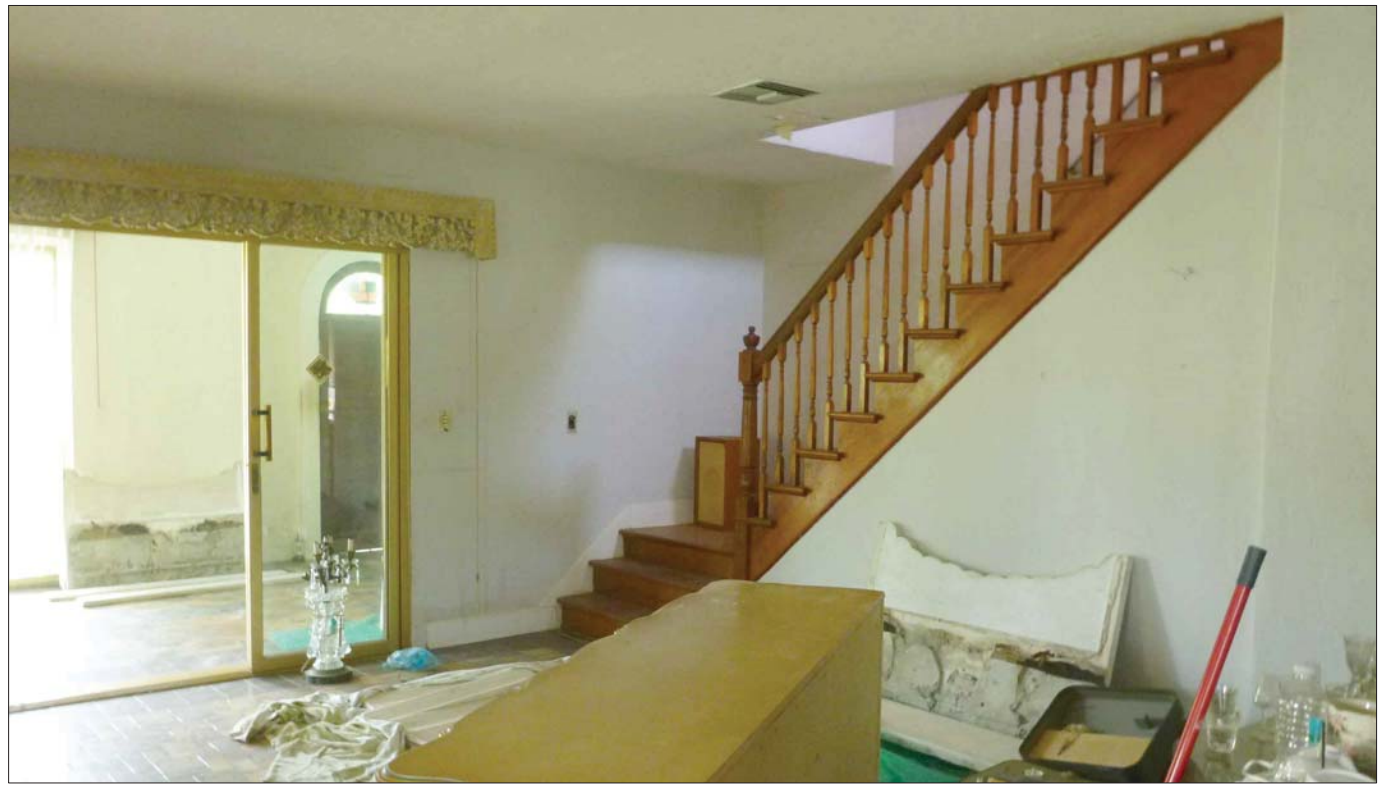
Sheet No. A006

FLOTTED VE Parking reduction
X REFS

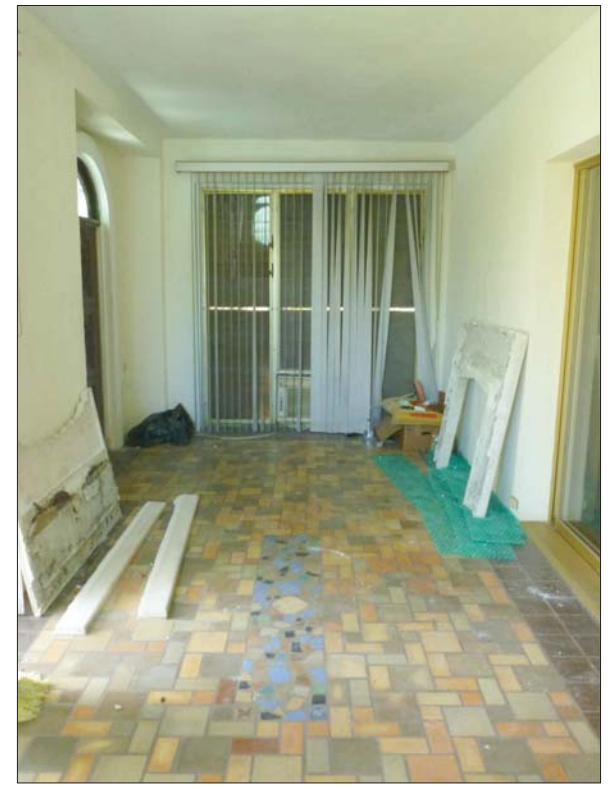
EXISTING LIVING ROOM

EXISTING KITCHEN

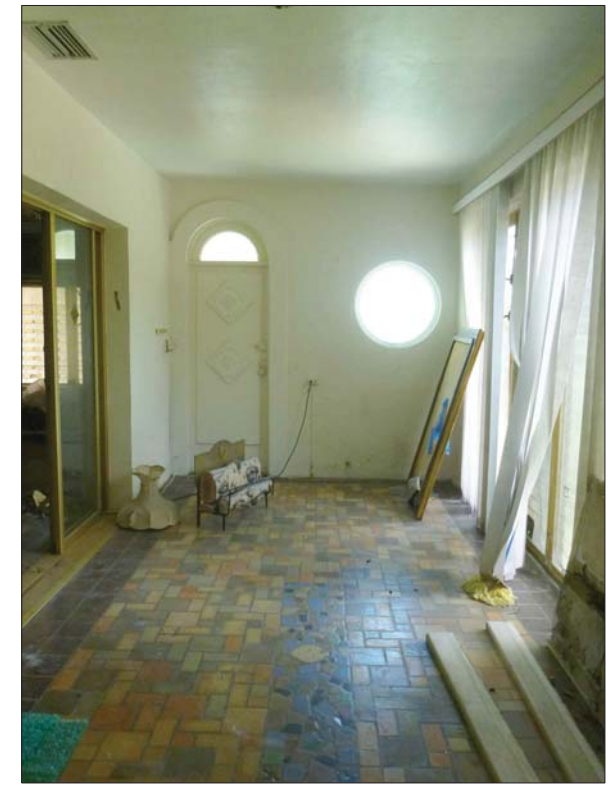
EXISTING KITCHEN



EXISTING STAIRCASE



EXISTING ENTRY



EXISTING FOYER/SITTING ROOM

EXISTING MAIN BUILDING INTERIOR CONDITIONS

N.T.S.

CHISHOLM

Architects-Planners-Interior Designers

4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 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: A007

Drawing Title:

EXISTING CONDITIONS

Sheet No. A007

PLOTTED: VE Parking reduction
X REFS:

E1. NORTH ELEVATION

E2. EAST ELEVATION

E3. SOUTH ELEVATION

E4. WEST ELEVATION

MAIN BUILDING EXISTING CONDITIONS

N.T.S.

CHISHOLM

Architects-Planners-Interior Designers

4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 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: A007

Drawing Title:

EXISTING CONDITIONS

Sheet No. A007

PLOTTED: VE Parking reduction
X REFS

E5. NORTH ELEVATION

E6. EAST ELEVATION

E7. SOUTH ELEVATION

E8. WEST ELEVATION

ACCESORY BUILDING EXISTING CONDITIONS

N.T.S.

CHISHOLM

Architects-Planners-Interior Designers

4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 0 7 4 4 2

CONSULTANTS

Project No. 1816

Scale: N.T.S.

Date: 08/31/2016

Drawn: JB

Checked: MP

Submittal: DRB

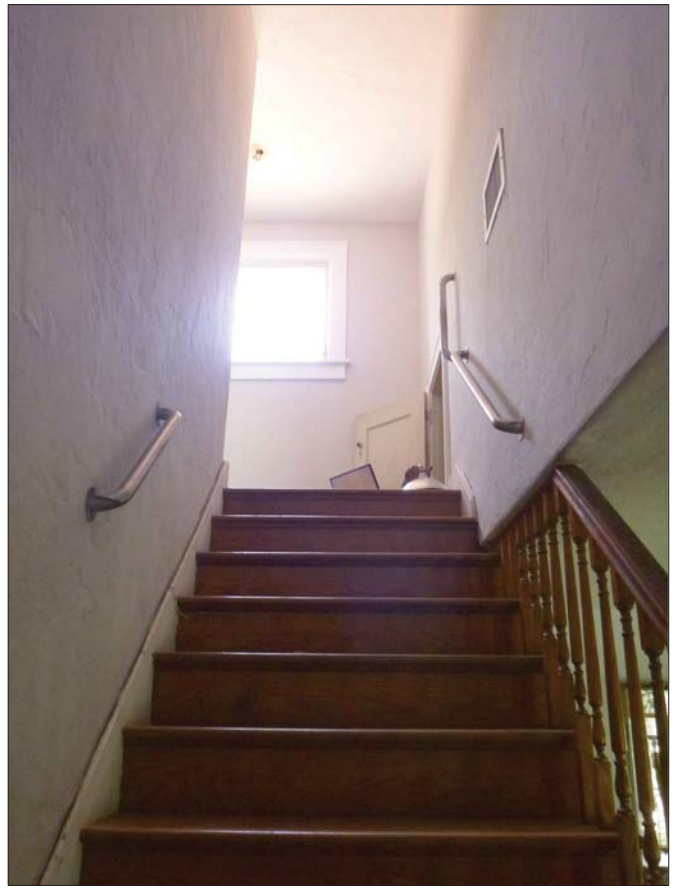
Cad File: A008

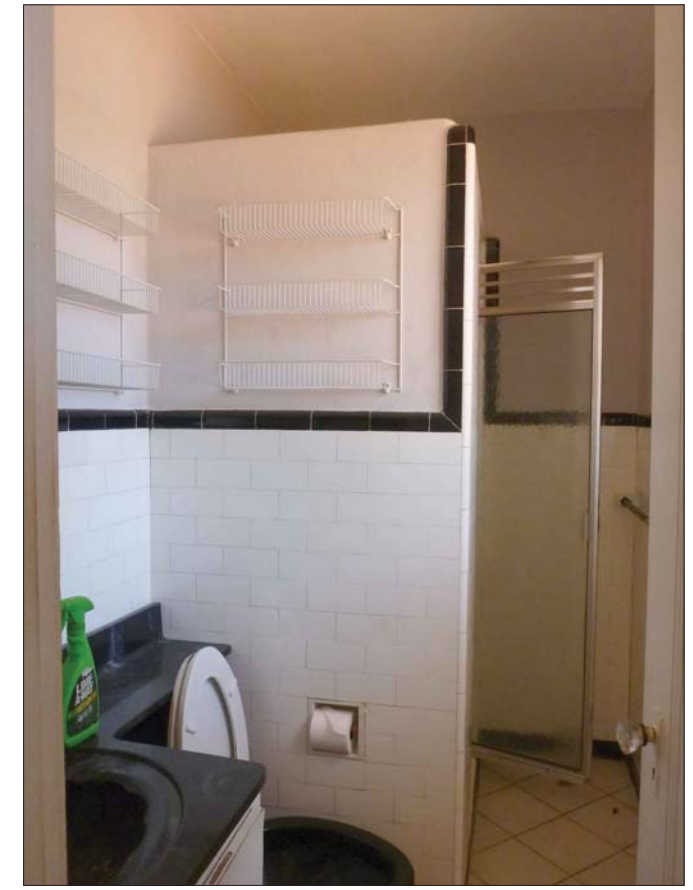
Drawing Title:

EXISTING CONDITIONS

Sheet No. A008

PLOTTED: VE Parking reduction
X REFS:





EXISTING SECOND FLOOR

EXISTING MAIN BUILDING INTERIOR CONDITIONS

N.T.S.

CHISHOLM

Architects-Planners-Interior Designers

4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 0 7 4 4 2

CONSULTANTS

Project No. 1816

Scale: N.T.S.

Date: 08/31/2016

Drawn: JB

Checked: MP

Submittal: DRB

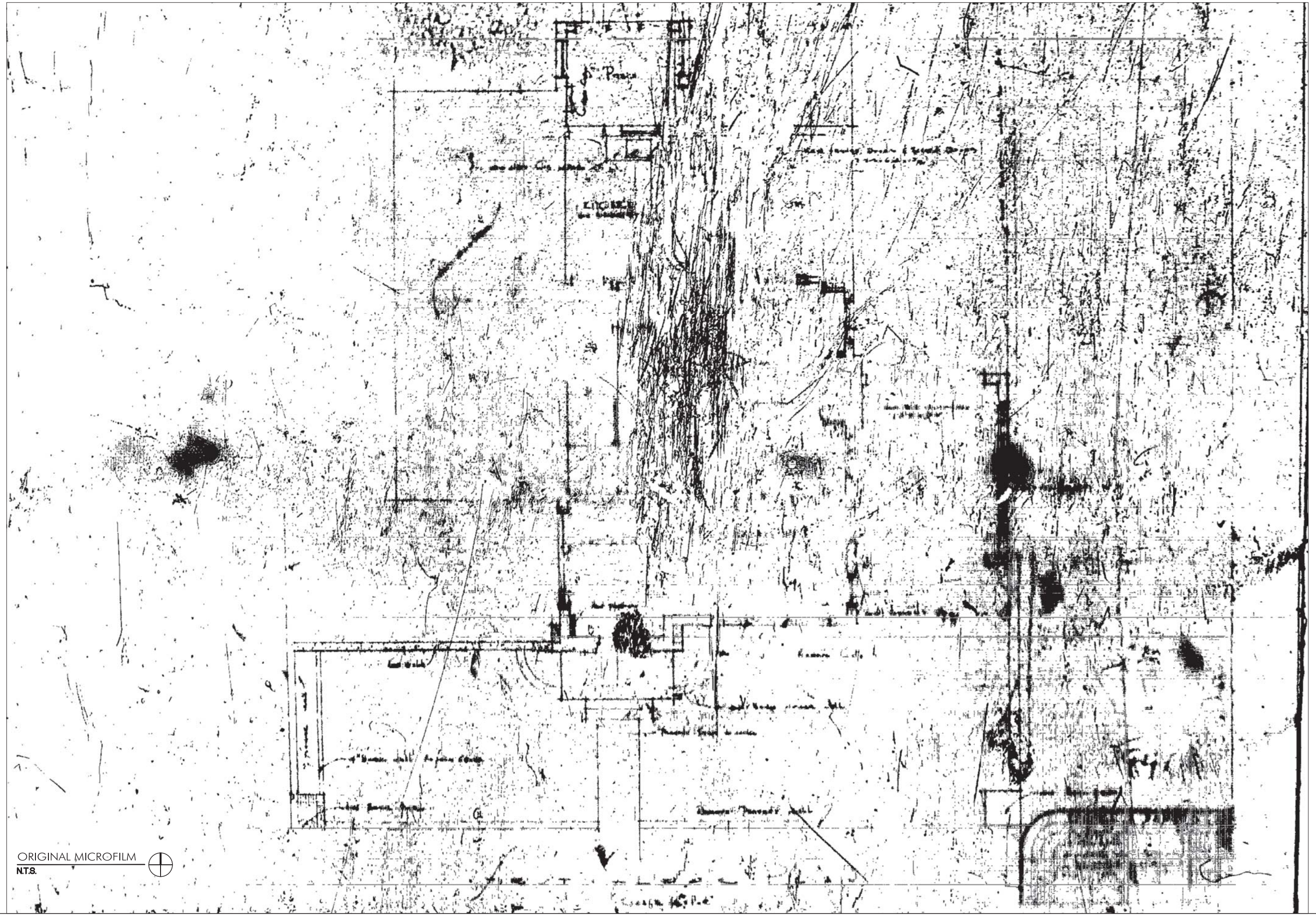
Cad File: A010

Drawing Title:

EXISTING CONDITIONS

Sheet No. A010

FLOTTED VE Parking reduction
X REFS



ORIGINAL MICROFILM
N.T.S.

CHISHOLM

Architects-Planners-Interior Designers

4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 0 7 4 4 2

CONSULTANTS

Project No. 1816

Scale: N.T.S.

Date: 08/31/2016

Drawn: JB

Checked: MP

Submittal: DRB

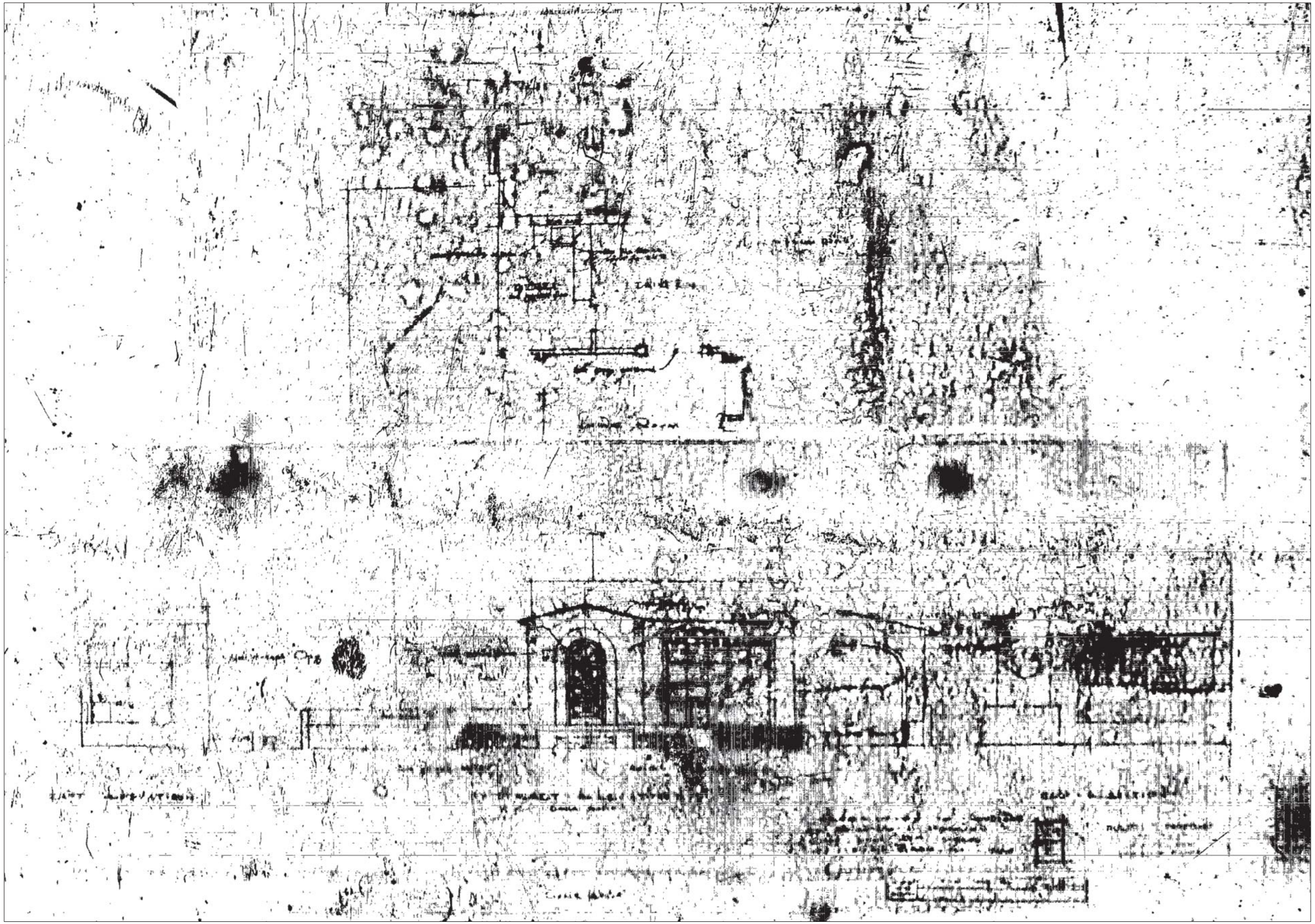
Cad File: A011

Drawing Title:

HISTORICAL ANALYSIS

Sheet No. A011

PLOTTED: VE Parking reduction
X REFS



ORIGINAL MICROFILM
N.T.S.

CHISHOLM

Architects-Planners-Interior Designers

4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 DIMENSION.

Revisions

No.	Description	Date

ARCHITECT

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

CONSULTANTS

Project No. 1816

Scale: N.T.S.

Date: 08/31/2016

Drawn: JB

Checked: MP

Submittal: DRB

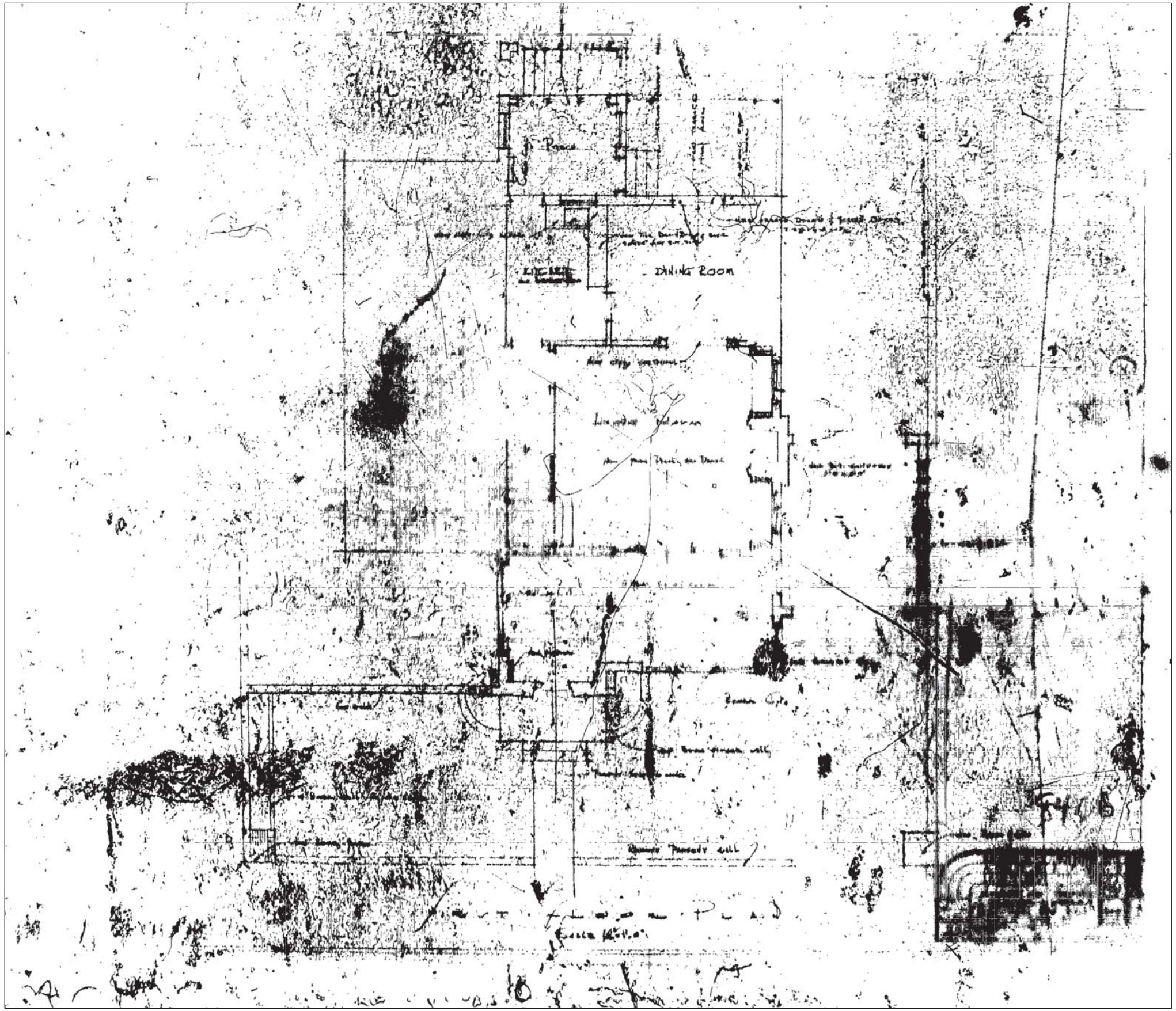
Cad File: A012

Drawing Title:

HISTORICAL ANALYSIS

Sheet No. A012

PLOTTED VE Parking reduction
X REFS



ORIGINAL MICROFILM
N.T.S.

CHISHOLM
Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 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: A013
Drawing Title:

HISTORICAL ANALYSIS

Sheet No. A013

FLOTTED> VE Parking reduction
X REF>

MIAMIBEACH

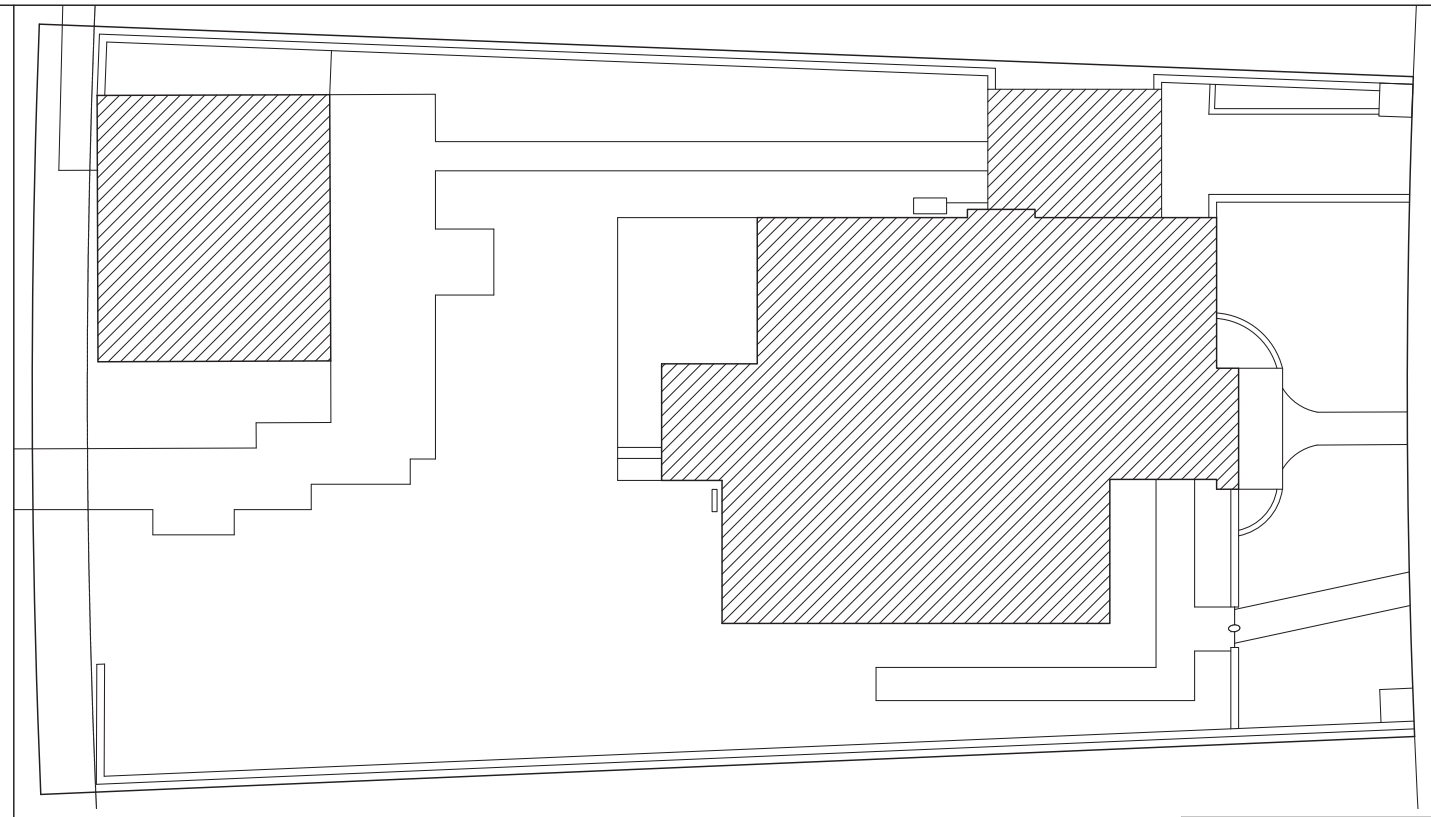
Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	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		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		400 SF	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



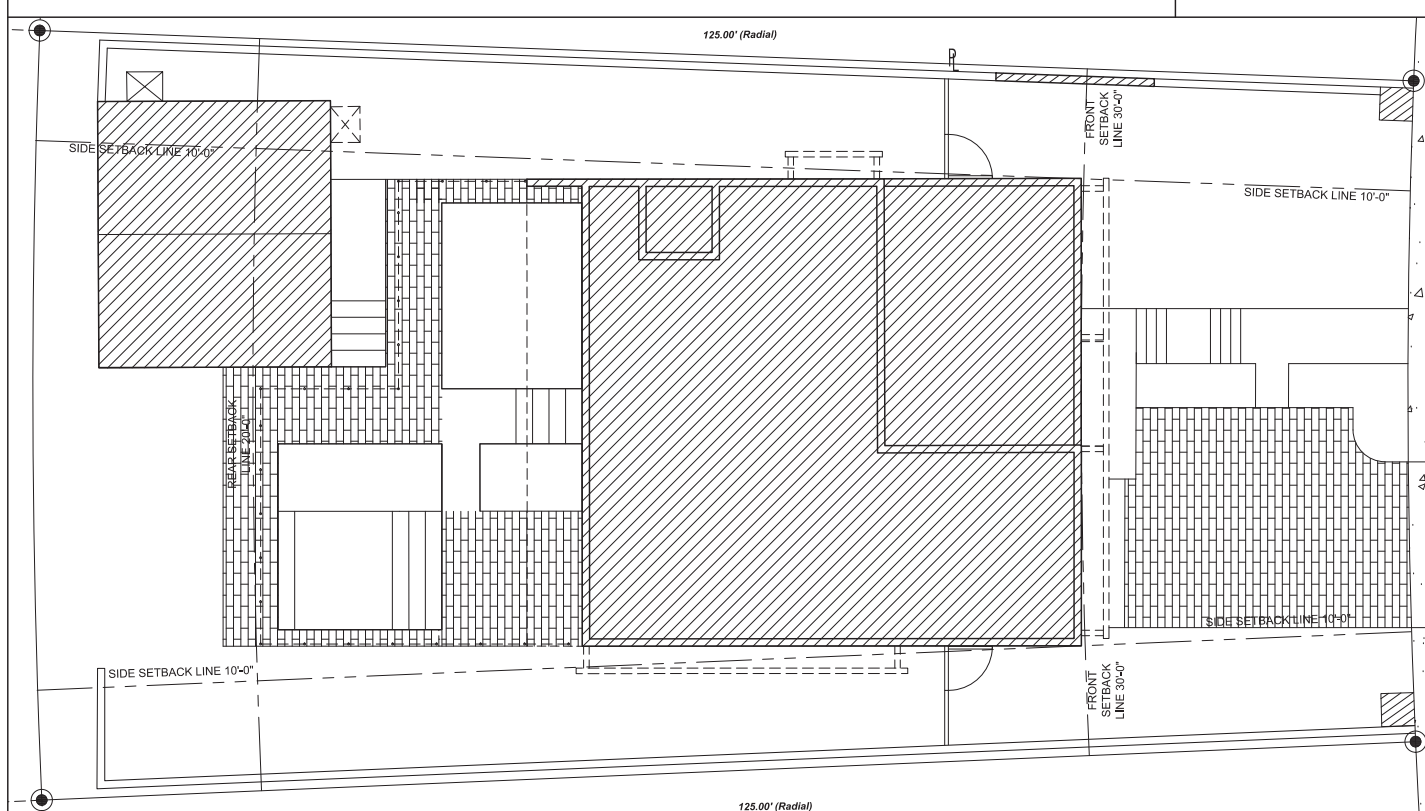
EXISTING LOT COVERAGE

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

0 16' 32' 48' 64'

EXISTING LOT COVERAGE

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



PROPOSED LOT COVERAGE

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

0 16' 32' 48' 64'

PROPOSED LOT COVERAGE

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

CHISHOLM
Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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
AR0007442

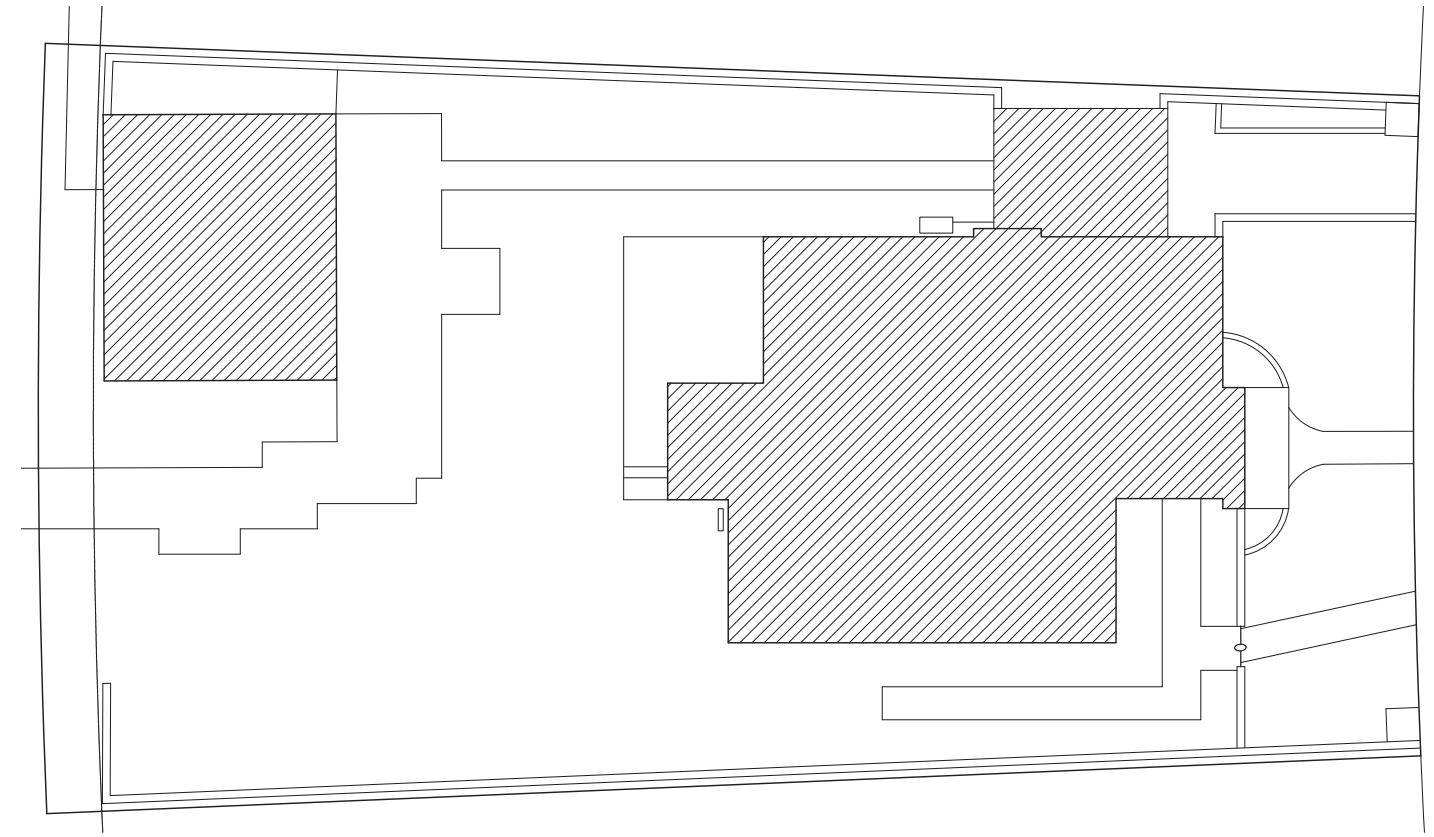
CONSULTANTS

Project No. 1816
Scale: 1/8"=1'-0"
Date: 08/31/2016
Drawn: JB
Checked: MP
Submittal: DRB
Cad File: Z001
Drawing Title:

ZONING DIAGRAMS

Sheet No. Z001

PLOTTED VE Parking reduction
XREFS



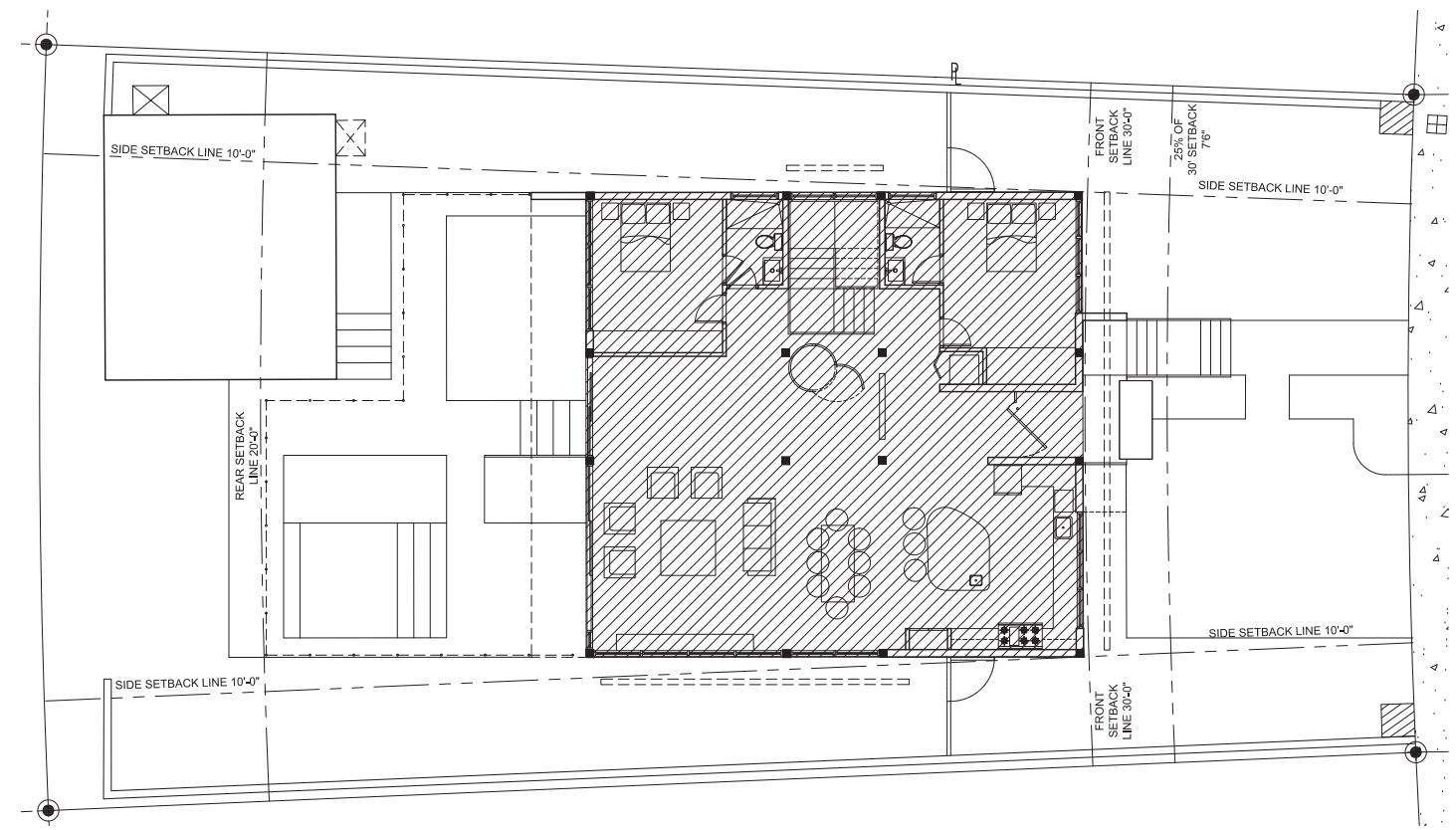
EXISTING GROUND LEVEL UNIT SIZE

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

0 16' 32' 48' 64'

EXISTING UNIT SIZE

EXISTING GROUND FLOOR
2,097.83 SF



PROPOSED GROUND LEVEL UNIT SIZE

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

0 16' 32' 48' 64'

PROPOSED UNIT SIZE

PROPOSED GROUND FLOOR
1,926 SF

CHISHOLM

Architects-Planners-Interior Designers

4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 0 7 4 4 2

CONSULTANTS

Project No. 1816

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

Date: 08/31/2016

Drawn: JB

Checked: MP

Submittal: DRB

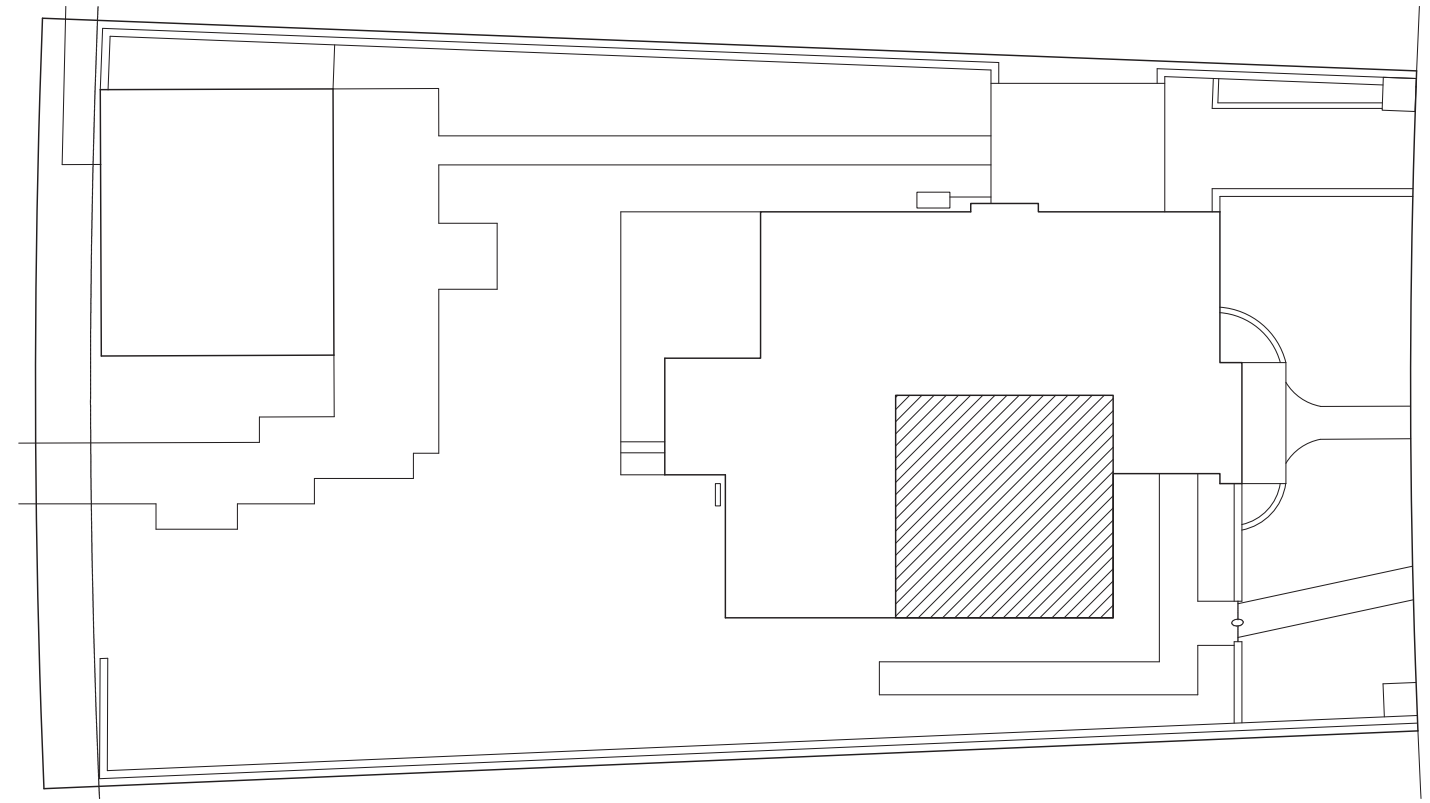
Cad File: Z002

Drawing Title:

ZONING DIAGRAMS

Sheet No. Z002

FLOTTED> VE Parking reduction
X REFS

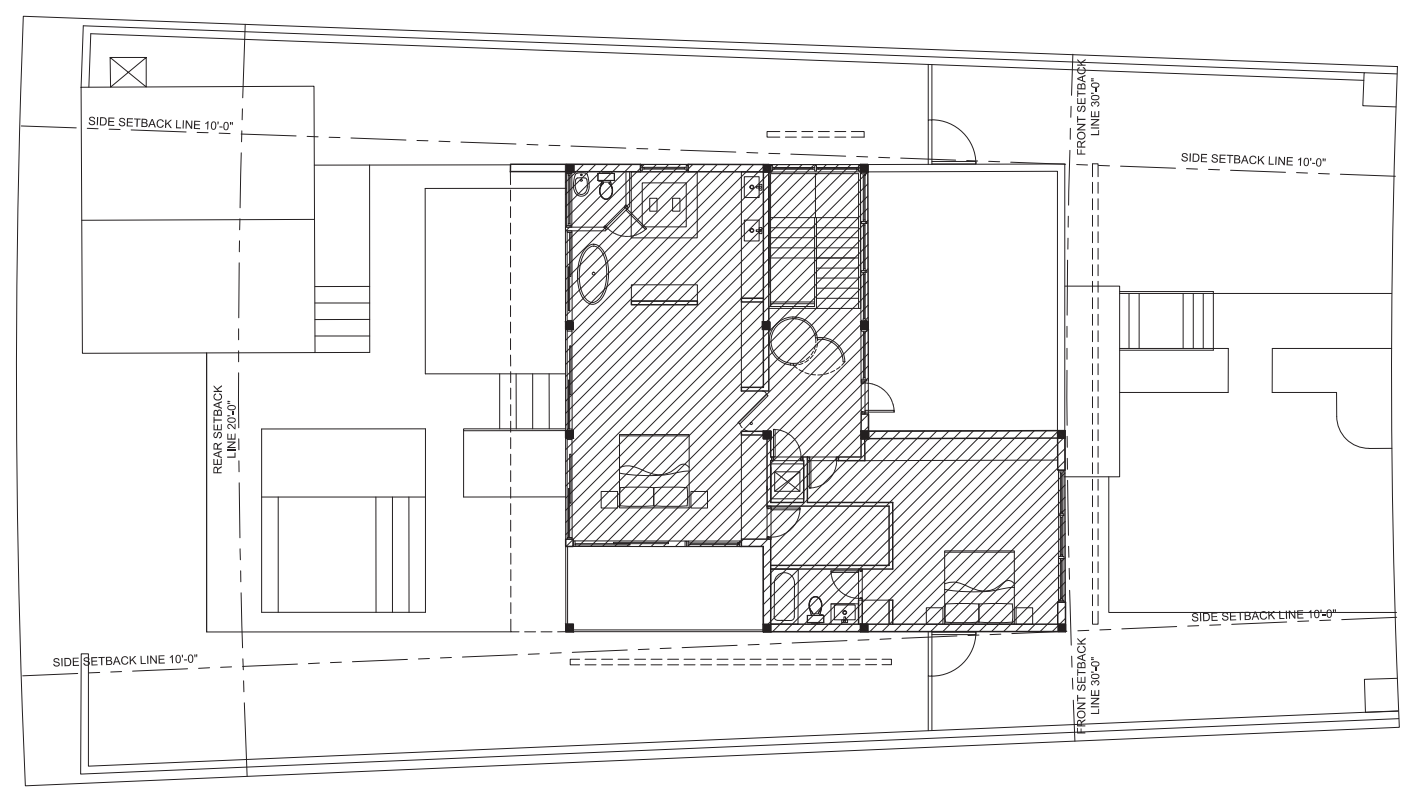


EXISTING SECOND LEVEL UNIT SIZE

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

EXISTING UNIT SIZE

EXISTING SECOND FLOOR
400 SF



PROPOSED SECOND LEVEL UNIT SIZE

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

PROPOSED UNIT SIZE

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

CHISHOLM

Architects-Planners-Interior Designers

4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 0 7 4 4 2

CONSULTANTS

Project No. 1816

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

Date: 08/31/2016

Drawn: JB

Checked: MP

Submittal: DRB

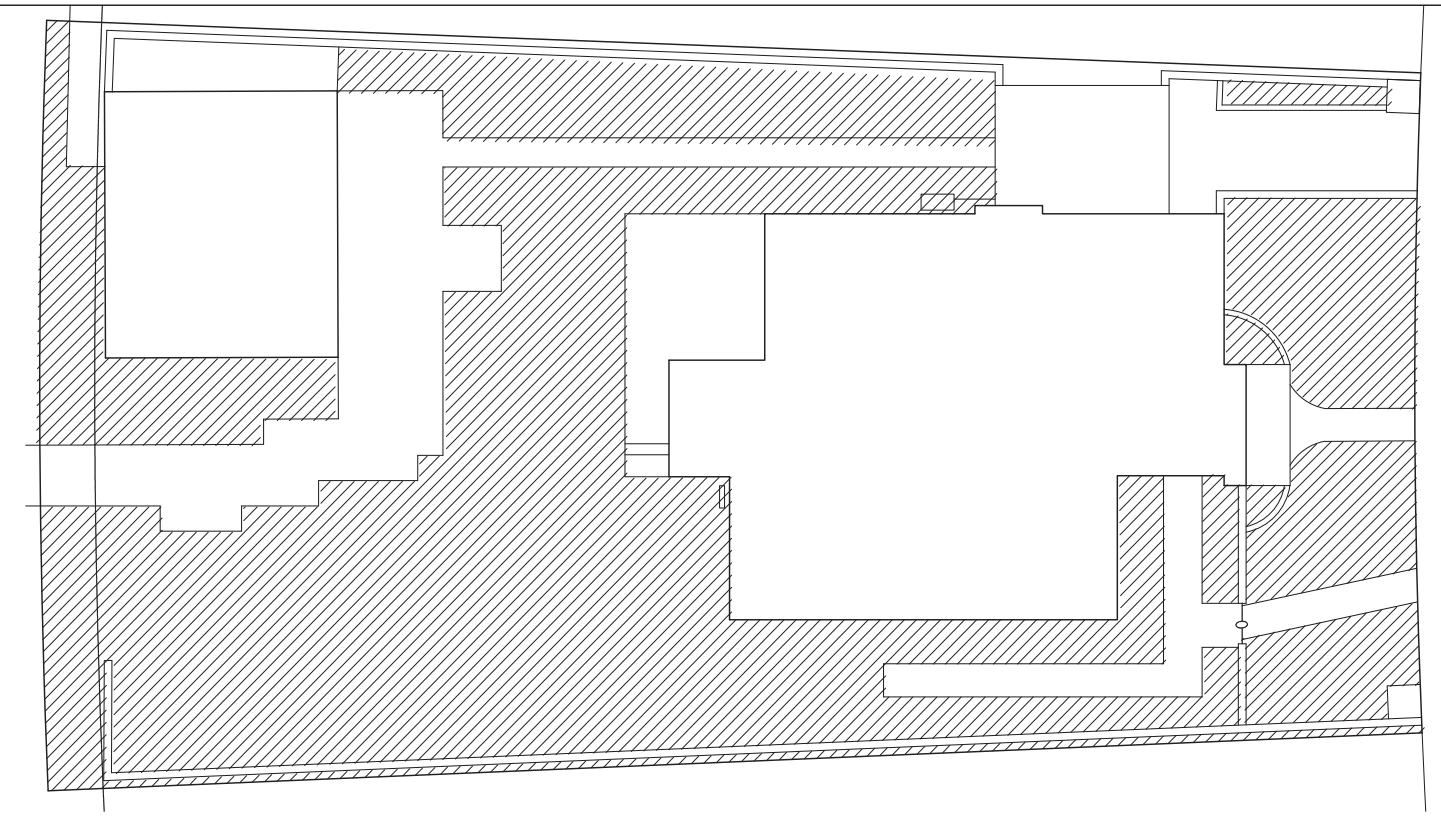
Cad File: Z003

Drawing Title:

ZONING DIAGRAMS

Sheet No. Z003

FLOTTED> VE Parking reduction
X REFS



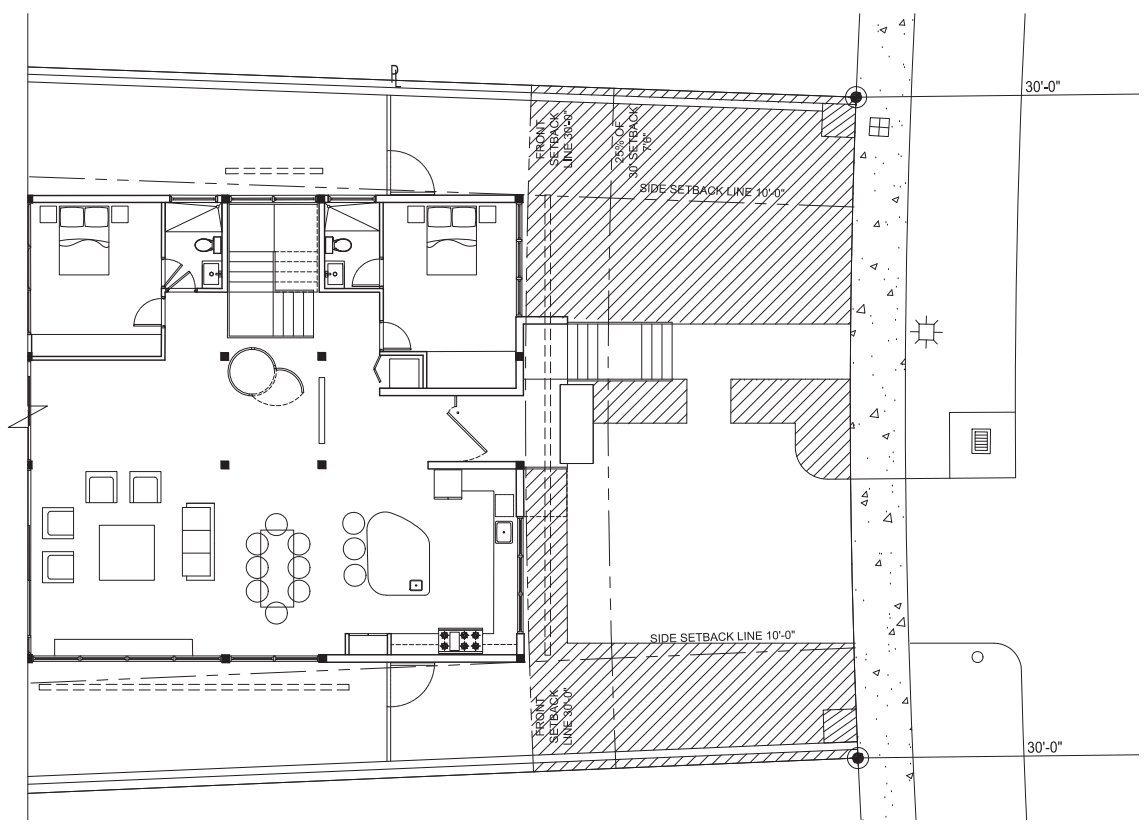
EXISTING PERVIOUS SPACE

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

0 16' 32' 48' 64'

EXISTING PERVIOUS AREA

EXISTING PERVIOUS SPACE
4,020 SF



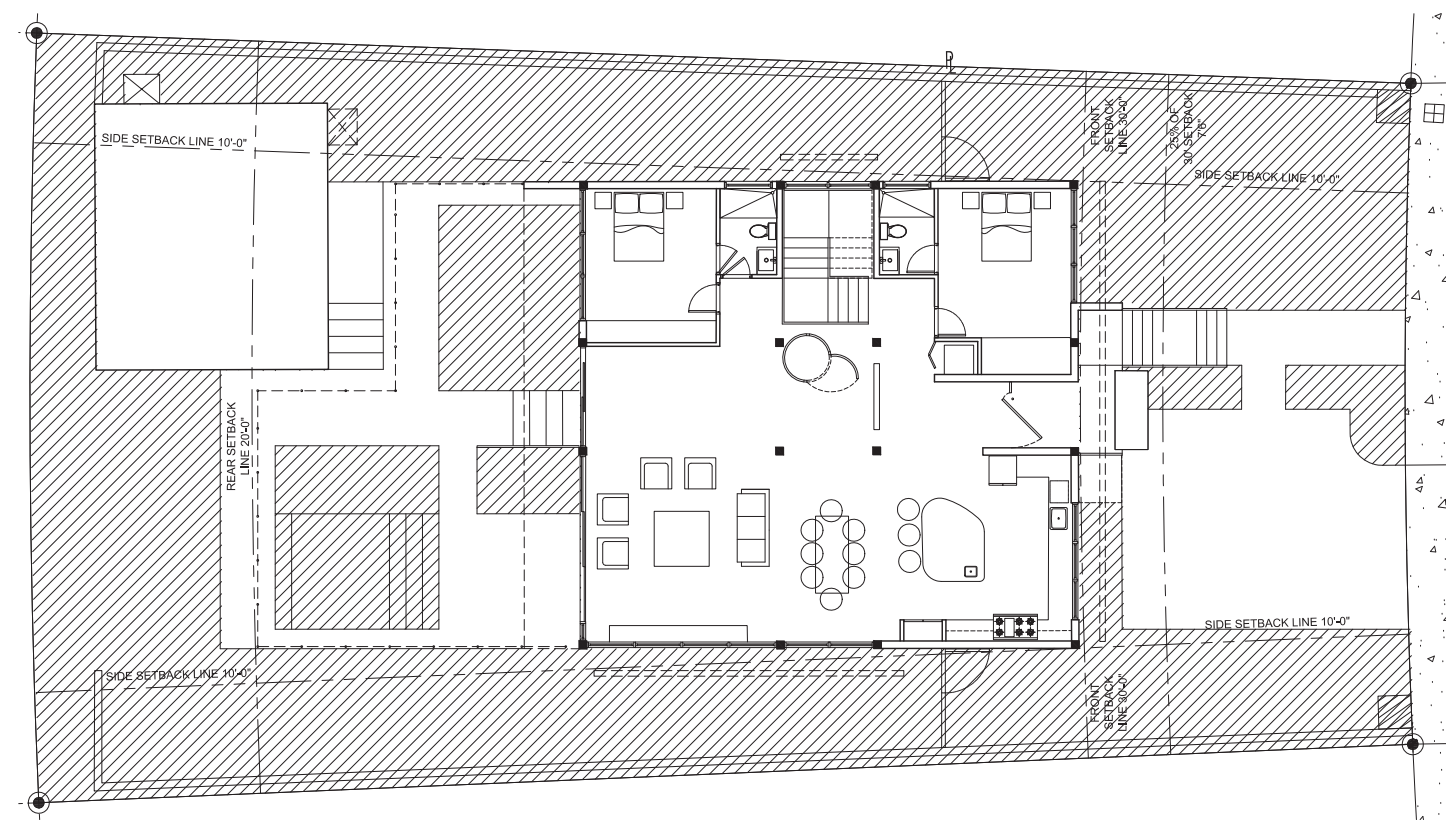
FRONT YARD OPEN AREA

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

0 16' 32' 48' 64'

OPEN AREA

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



PROPOSED PERVIOUS SPACE

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

0 16' 32' 48' 64'

PROPOSED PERVIOUS AREA

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

CHISHOLM
Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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
AR0007442

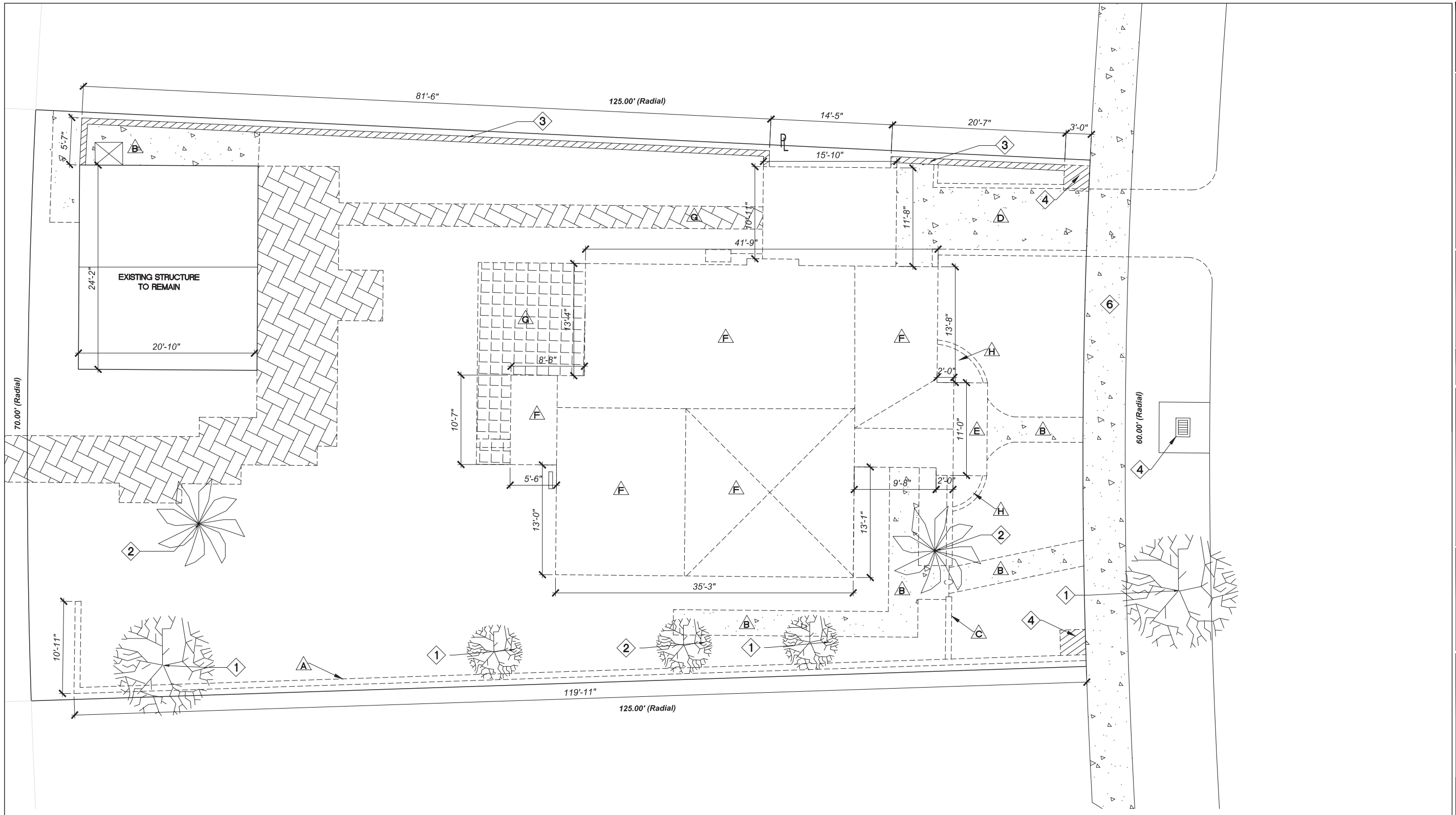
CONSULTANTS

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

FLOTTED> VE Parking reduction
X REFS



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

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

ROOF DEMOLITION PLAN

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

0 16' 32' 48' 64'

CHISHOLM
Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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
AR0007442

CONSULTANTS

Project No. 1816

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

Date: 08/31/2016

Drawn: JB

Checked: MP

Submittal: DRB

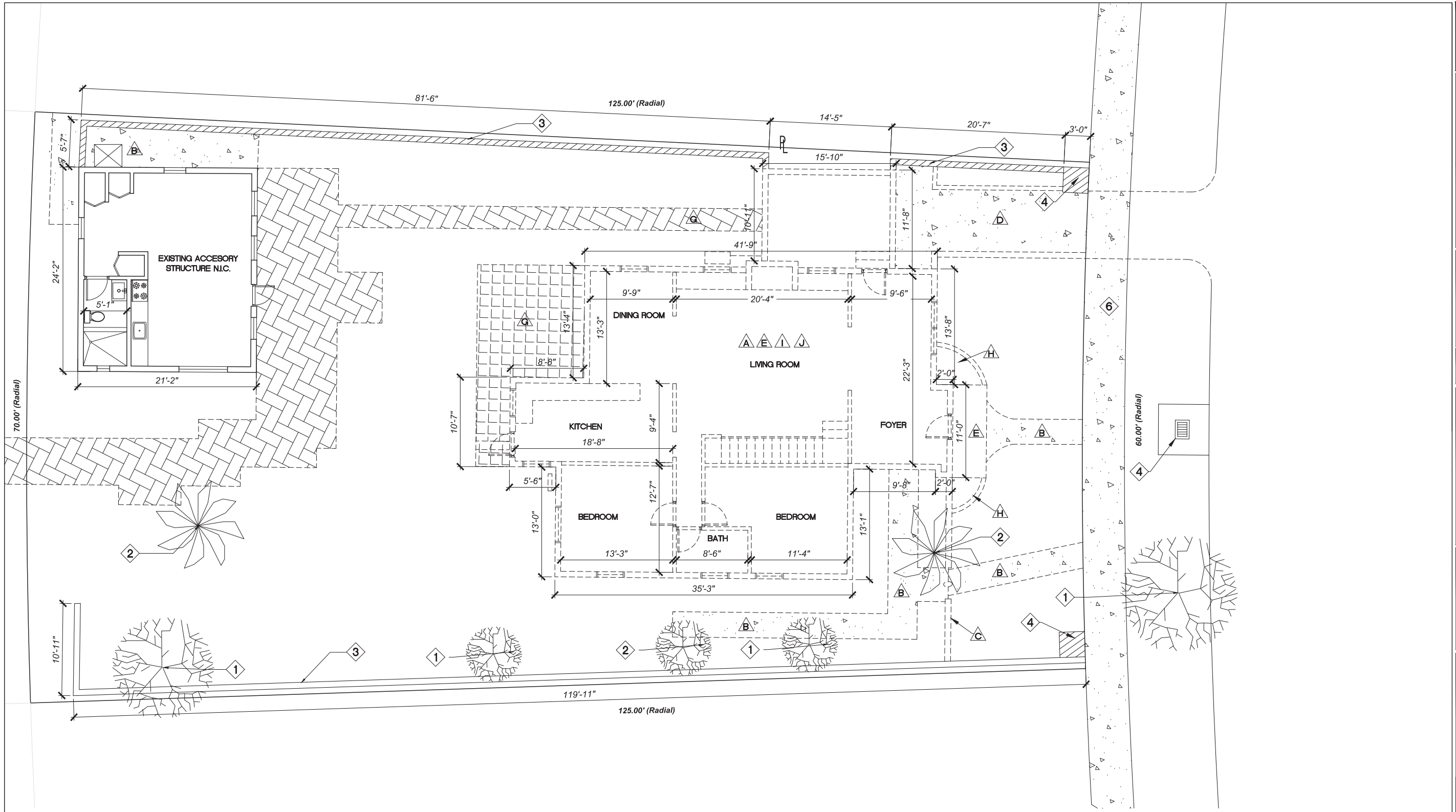
Cad File: D100

Drawing Title:

ROOF DEMOLITION PLAN

Sheet No. D100

PLOTTED: VE Parking reduction
X REFS:



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

DEMOLITION PLAN KEYED NOTES	
NO.	DESCRIPTION
1	EXISTING TREE TO REMAIN
2	EXISTING TREE TO BE REMOVED
3	EXISTING CONC WALL TO REMAIN
4	EXISTING COLUMN TO REMAIN
5	EXISTING STREET DRAINAGE
6	EXISTING 5' CONC SW

GENERAL NOTES	
1	CONTRACTOR TO INSPECT AREA OF WORK PRIOR TO DEMOLITION AND CAP UTILITIES AS NEEDED.
2	A SEPARATE PERMIT SUBMITTAL IS REQUIRED FOR THE DEMOLITION WORK

SHEET NOTES	
NO.	DETAILS
A	REMOVE EXISTING WALL
B	REMOVE EXISTING SIDEWALK
C	REMOVE EXISTING FENCE
D	REMOVE EXISTING DRIVEWAY
E	REMOVE EXISTING STEPS
F	REMOVE EXISTING ROOF
G	REMOVE EXISTING PAVERS
H	REMOVE EXISTING PLANTER
I	REMOVE EXISTING DOOR
J	REMOVE EXISTING WINDOW
K	REMOVE EXISTING CANOPY

GROUND FLOOR DEMOLITION PLAN

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

0 16' 32' 48' 64'

CHISHOLM
Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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
AR0007442

CONSULTANTS

Project No. 1816

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

Date: 08/31/2016

Drawn: JB

Checked: MP

Submittal: DRB

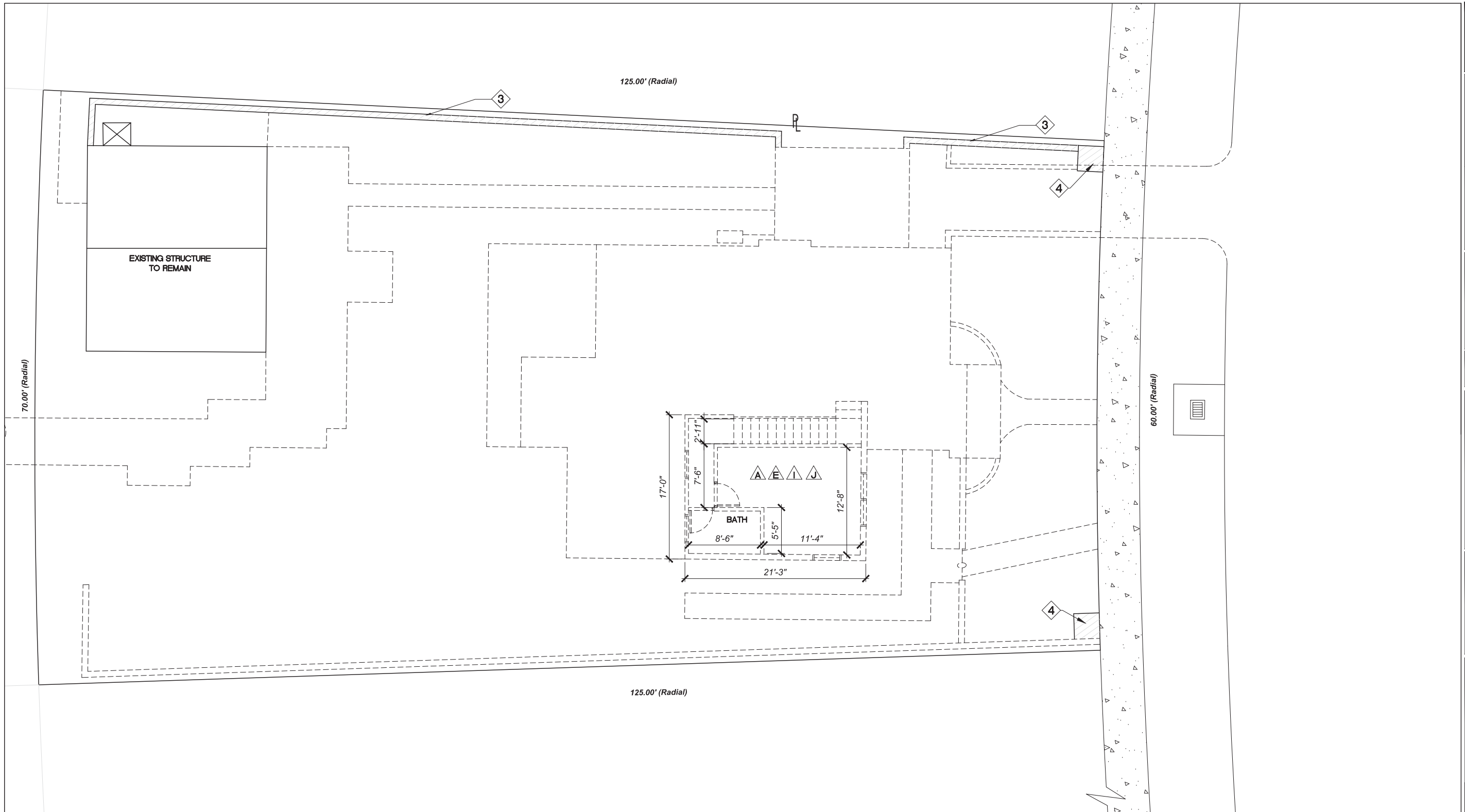
Cad File: D101

Drawing Title:

GROUND FLOOR DEMOLITION PLAN

Sheet No. D101

PLOTTED: VE Parking reduction
X REFS:



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

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

SECOND FLOOR DEMOLITION PLAN

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

0 16' 32' 48' 64'

CHISHOLM
Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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
AR0007442

CONSULTANTS

Project No. 1816

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

Date: 08/31/2016

Drawn: JB

Checked: MP

Submittal: DRB

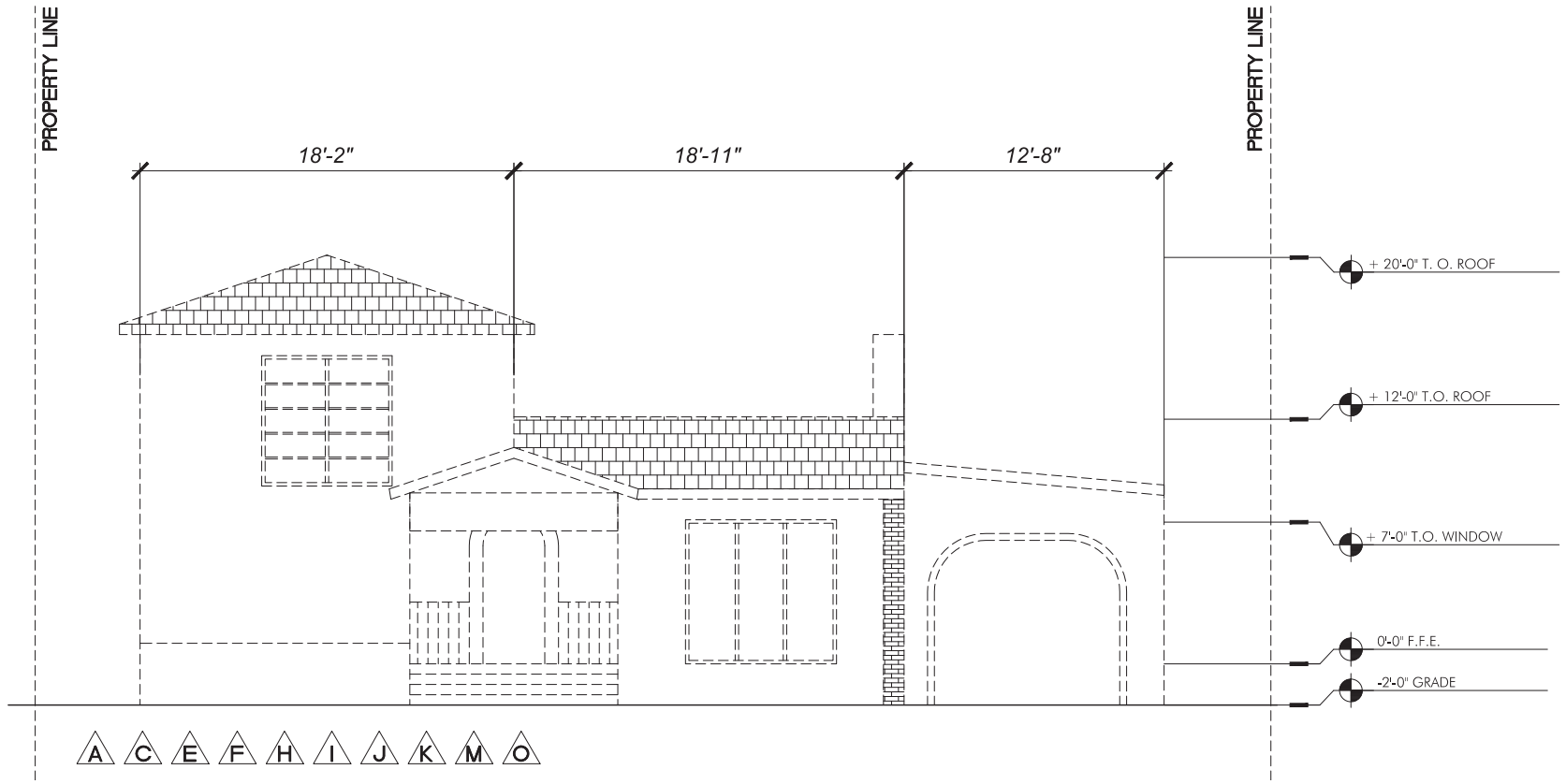
Cad File: D102

Drawing Title:

SECOND FLOOR DEMOLITION PLAN

Sheet No. D102

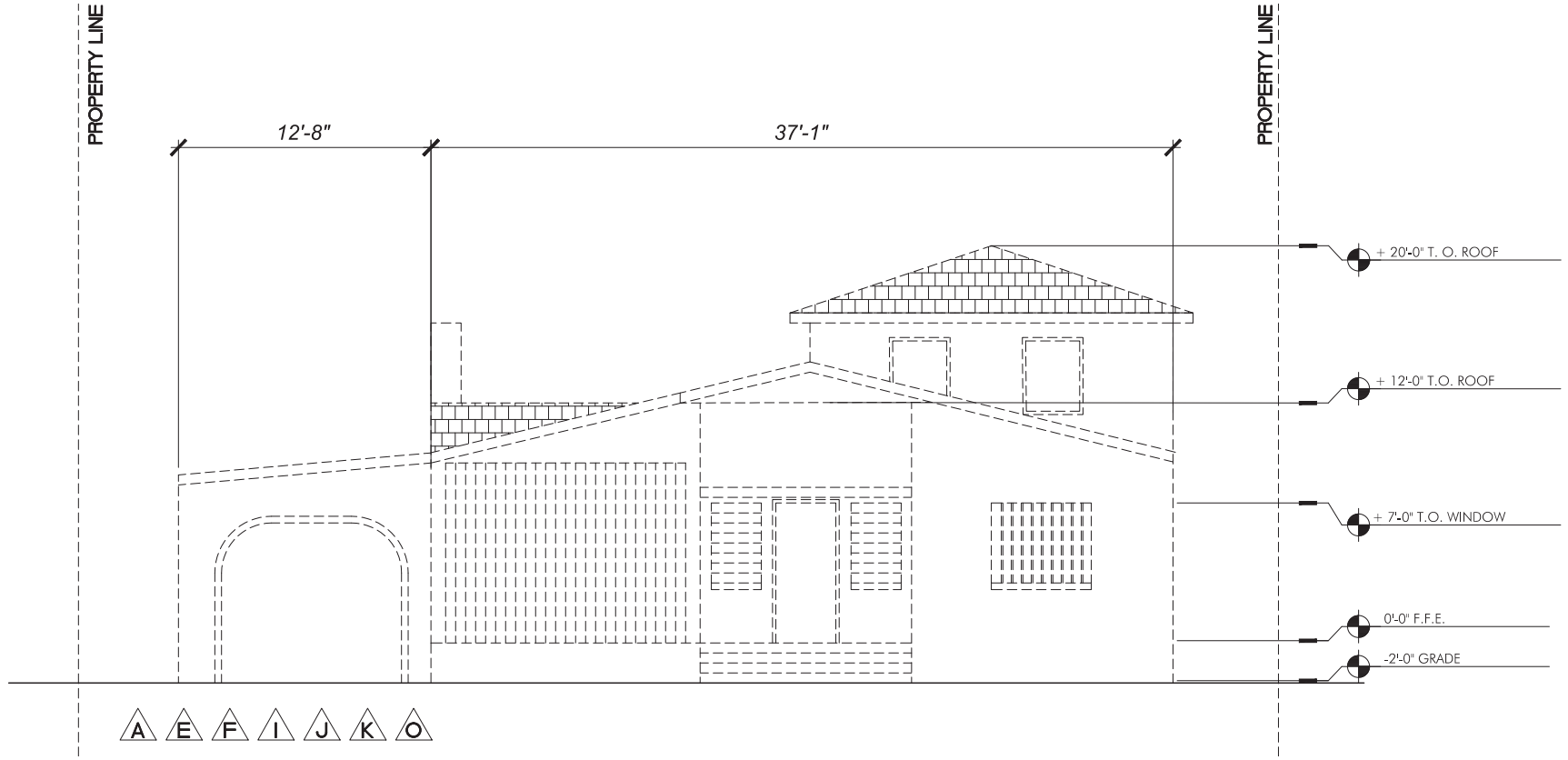
FLOTTED: VE Parking reduction
X REFS:



EXISTING NORTH ELEVATION

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

0 16' 32' 48' 64'



EXISTING SOUTH ELEVATION

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

0 16' 32' 48' 64'

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

DEMOLITION PLAN KEYED NOTES

NO.	DESCRIPTION
1	EXISTING TREE TO REMAIN
2	EXISTING TREE TO BE REMOVED
3	EXISTING CONC WALL TO REMAIN
4	EXISTING 3' COLUMN TO REMAIN
5	EXISTING STREET DRAINAGE
6	EXISTING 5' CONC SW

GENERAL NOTES

1	CONTRACTOR TO INSPECT AREA OF WORK PRIOR TO DEMOLITION AND CAP UTILITIES AS NEEDED.
2	A SEPARATE PERMIT SUBMITTAL IS REQUIRED FOR THE DEMOLITION WORK

SHEET NOTES

NO.	DETAILS	NO.	DETAILS
A	REMOVE EXISTING WALLS	L	REMOVE EXISTING A/C UNIT
B	REMOVE EXISTING SIDEWALK	M	REMOVE EXISTING RAILING
C	REMOVE EXISTING FENCE	N	REMOVE EXISTING SECURITY BARS
D	REMOVE EXISTING DRIVEWAY	O	REMOVE EXISTING ROOF TILE
E	REMOVE EXISTING STEPS		
F	REMOVE EXISTING ROOF		
G	REMOVE EXISTING PAVERS		
H	REMOVE EXISTING PLANTER		
I	REMOVE EXISTING DOOR		
J	REMOVE EXISTING WINDOW		
K	REMOVE EXISTING CANOPY		

CHISHOLM
Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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
AR0007442

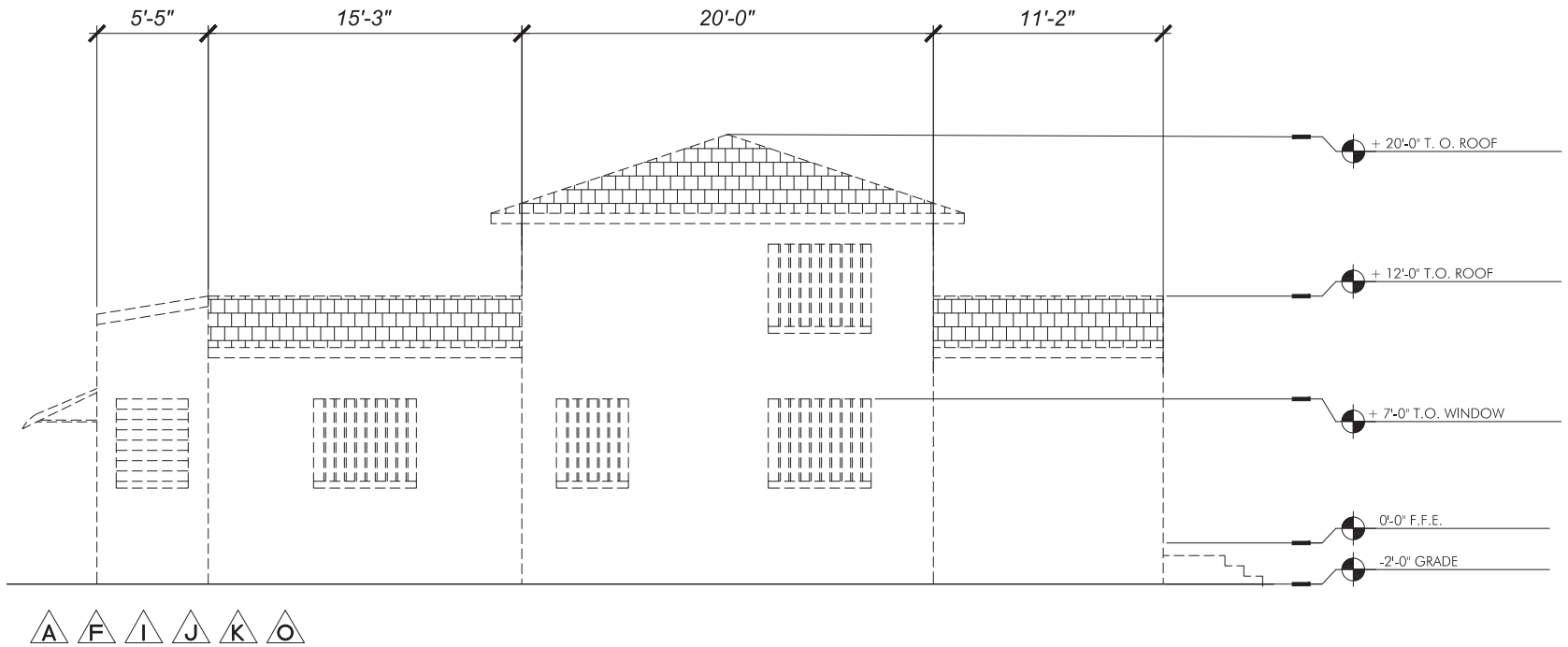
CONSULTANTS

Project No. 1816
Scale: 1/4"=1'-0"
Date: 08/31/2016
Drawn: JB
Checked: MP
Submittal: DRB
Cad File: D103
Drawing Title:

EXISTING ELEVATIONS

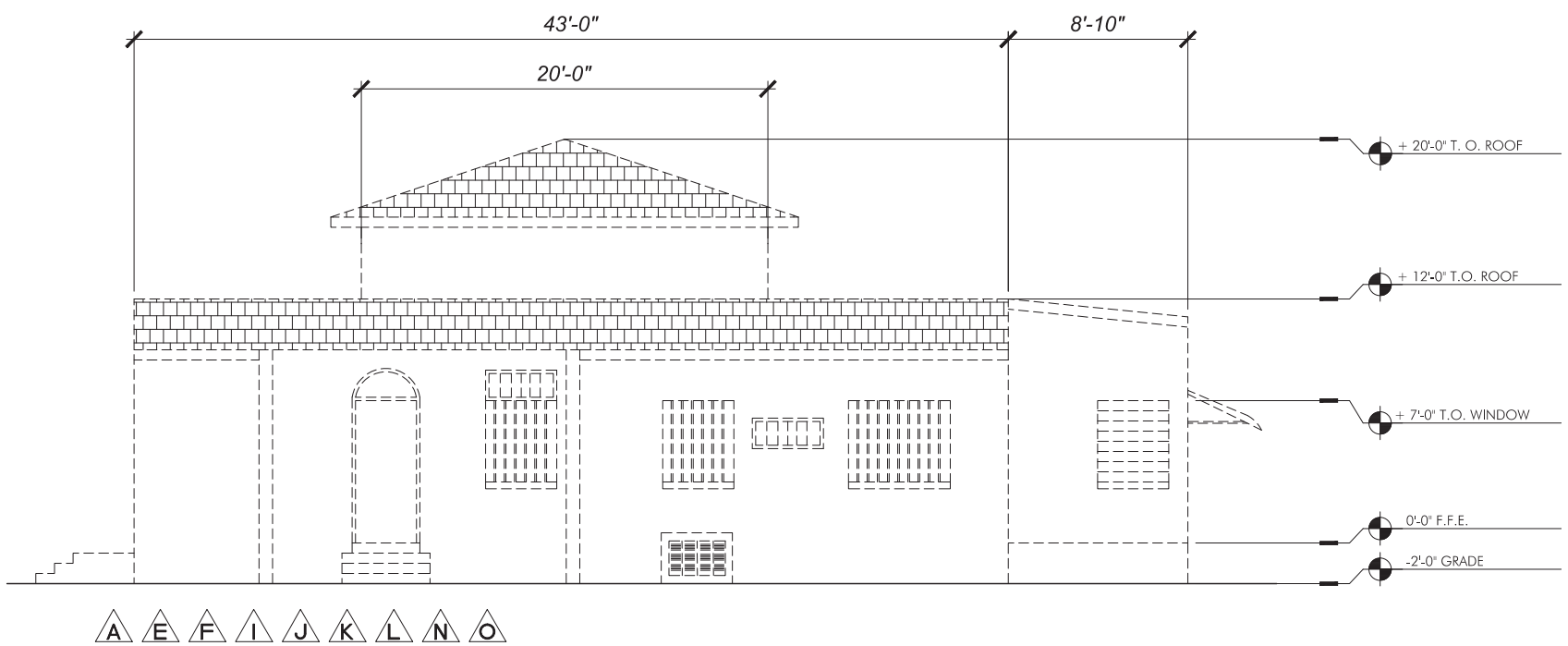
Sheet No. D103

FLOTTED: VE Parking reduction
X REFS:



EXISTING EAST ELEVATION

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



EXISTING WEST ELEVATION

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

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

DEMOLITION PLAN KEYED NOTES

NO.	DESCRIPTION
1	EXISTING TREE TO REMAIN
2	EXISTING TREE TO BE REMOVED
3	EXISTING CONC WALL TO REMAIN
4	EXISTING 3' COLUMN TO REMAIN
5	EXISTING STREET DRAINAGE
6	EXISTING 5' CONC SW

GENERAL NOTES

1	CONTRACTOR TO INSPECT AREA OF WORK PRIOR TO DEMOLITION AND CAP UTILITIES AS NEEDED.
2	A SEPARATE PERMIT SUBMITTAL IS REQUIRED FOR THE DEMOLITION WORK

SHEET NOTES

NO.	DETAILS	NO.	DETAILS
A	REMOVE EXISTING WALLS	L	REMOVE EXISTING A/C UNIT
B	REMOVE EXISTING SIDEWALK	M	REMOVE EXISTING RAILING
C	REMOVE EXISTING FENCE	N	REMOVE EXISTING SECURITY BARS
D	REMOVE EXISTING DRIVEWAY	O	REMOVE EXISTING ROOF TILE
E	REMOVE EXISTING STEPS		
F	REMOVE EXISTING ROOF		
G	REMOVE EXISTING PAVERS		
H	REMOVE EXISTING PLANTER		
I	REMOVE EXISTING DOOR		
J	REMOVE EXISTING WINDOW		
K	REMOVE EXISTING CANOPY		

CHISHOLM
Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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
AR0007442

CONSULTANTS

Project No. 1816
Scale: 1/4"=1'-0"
Date: 08/31/2016
Drawn: JB
Checked: MP
Submittal: DRB
Cad File: D104
Drawing Title:

EXISTING ELEVATIONS

Sheet No. D104

FLOTTED: VE Parking reduction
XREFS:

AERIAL FRONT VIEW

REAR VIEW

CHISHOLM

Architects-Planners-Interior Designers

4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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
AR0007442

CONSULTANTS

Project No. 1816

Scale: N.T.S.

Date: 08/31/2016

Drawn: JB

Checked: MP

Submittal: DRB

Cad File: A014

Drawing Title:

PROPOSED RENDERINGS WITHOUT SCREENS

Sheet No. A014

PLOTTED: VE Parking reduction
X REFS:

AERIAL FRONT VIEW - WITH SCREENS SHOWN FOR VARIANCE REQUEST

AERIAL REAR VIEW - WITH SCREEN SHOWN FOR VARIANCE REQUEST

REAR VIEW - WITH SCREEN SHOWN FOR VARIANCE REQUEST

ENTRY

CHISHOLM

Architects-Planners-Interior Designers

4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 0 7 4 4 2

CONSULTANTS

Project No. 1816

Scale: N.T.S.

Date: 08/31/2016

Drawn: JB

Checked: MP

Submittal: DRB

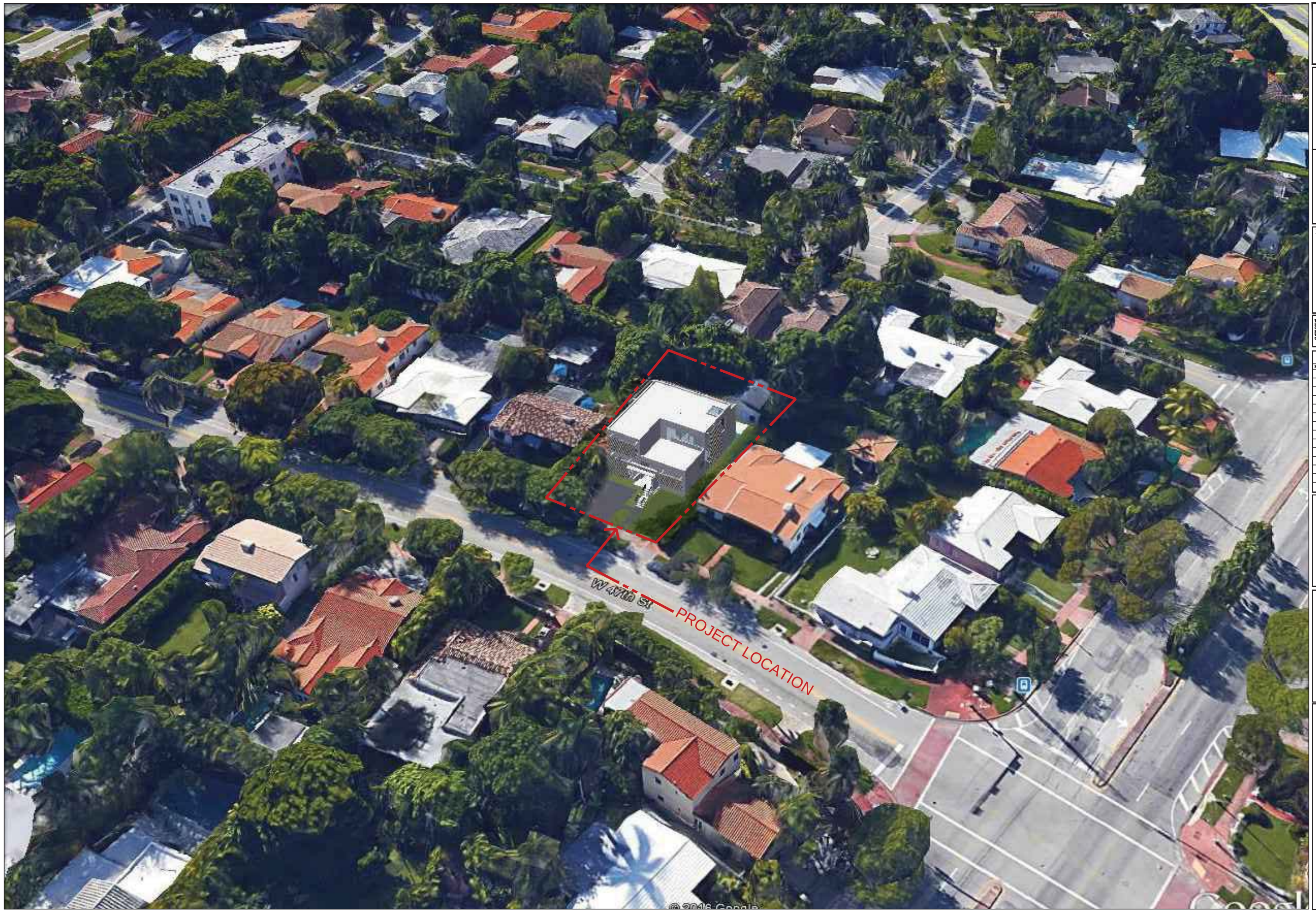
Cad File: A014.A

Drawing Title:

PROPOSED RENDERINGS WITH SCREENS SHOWN FOR VARIANCE REQUEST

Sheet No. A014.A

PLOTTED: VE Parking reduction
X REFS



CHISHOLM
Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 0 7 4 4 2

CONSULTANTS

Project No. 1816

Scale: N.T.S.

Date: 08/31/2016

Drawn: JB

Checked: MP

Submittal: DRB

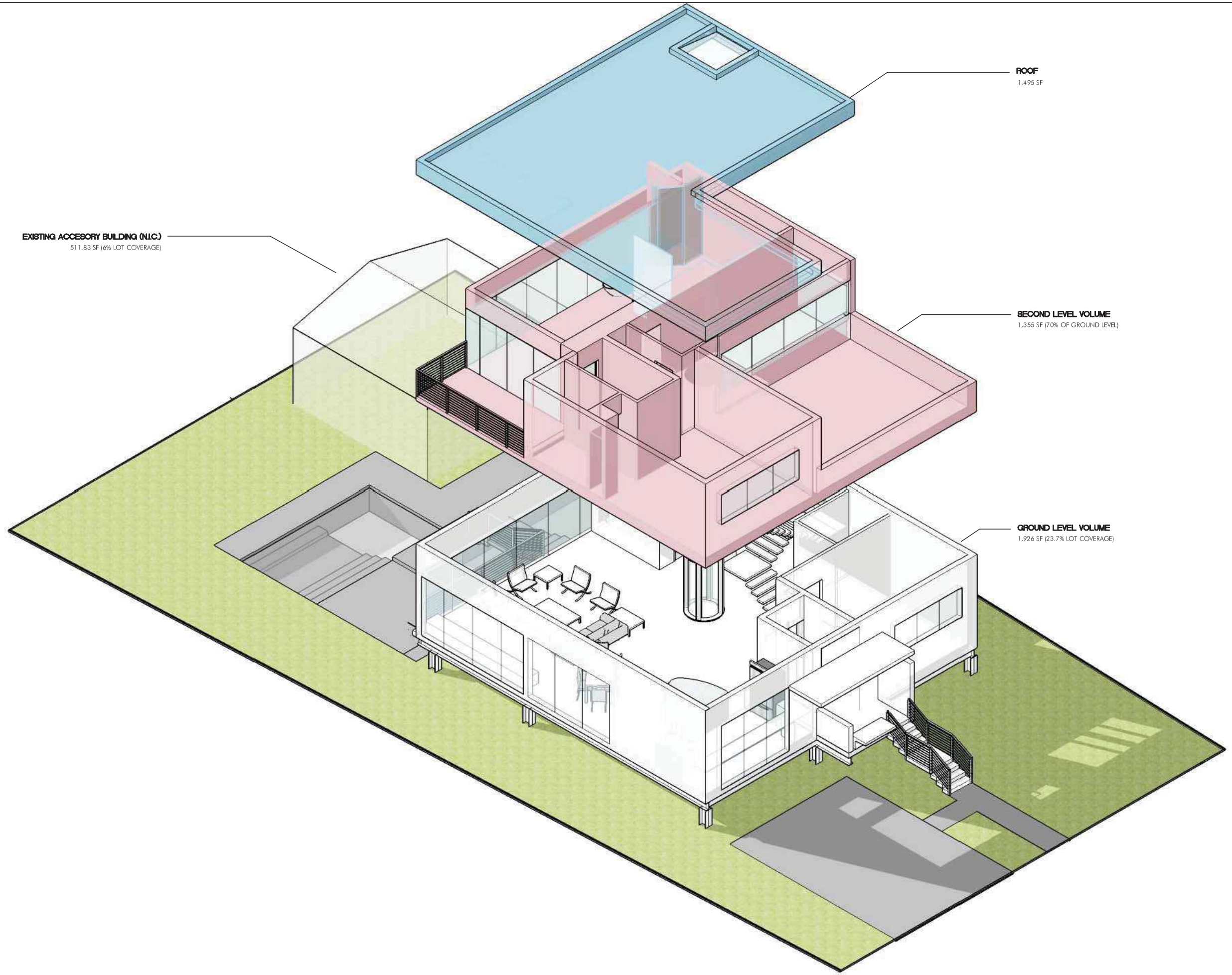
Cad File: A015

Drawing Title:

CONTEXTUAL RENDERING

Sheet No. A015

PLOTTED VE Parking reduction
X REFS



CHISHOLM
Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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
AR0007442

CONSULTANTS

Project No. 1816

Scale: N.T.S.

Date: 08/31/2016

Drawn: JB

Checked: MP

Submittal: DRB

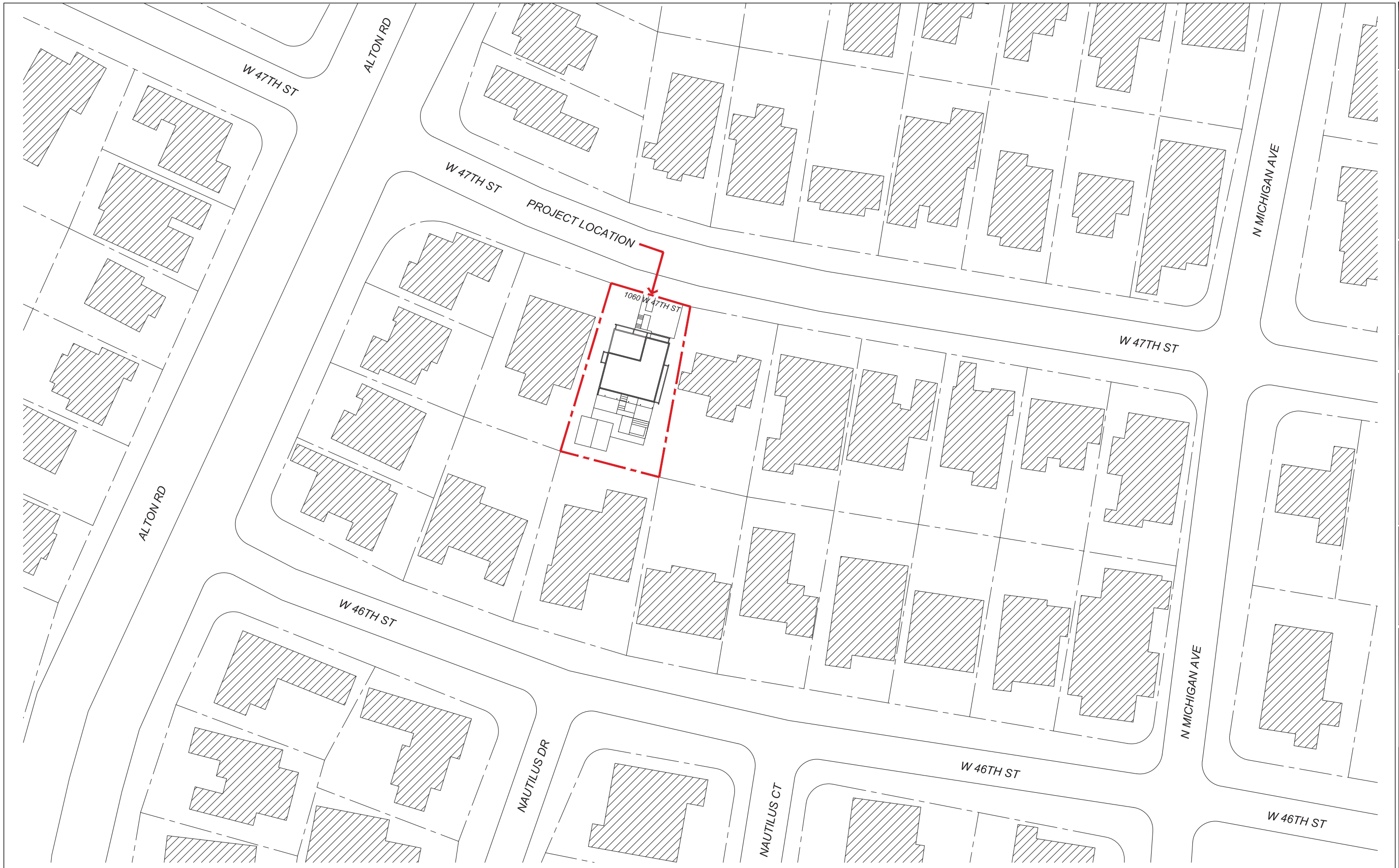
Cad File: A016

Drawing Title:

AXONOMETRIC

Sheet No. A016

PLOTTED: VE Parking reduction
X REFS:



CONTEXTUAL SITE PLAN

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

0 16' 32' 48' 64'

CHISHOLM
Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 0 7 4 4 2

CONSULTANTS

Project No. 1816

Scale: 1/32"=1'-0"

Date: 08/31/2016

Drawn: JB

Checked: MP

Submittal: DRB

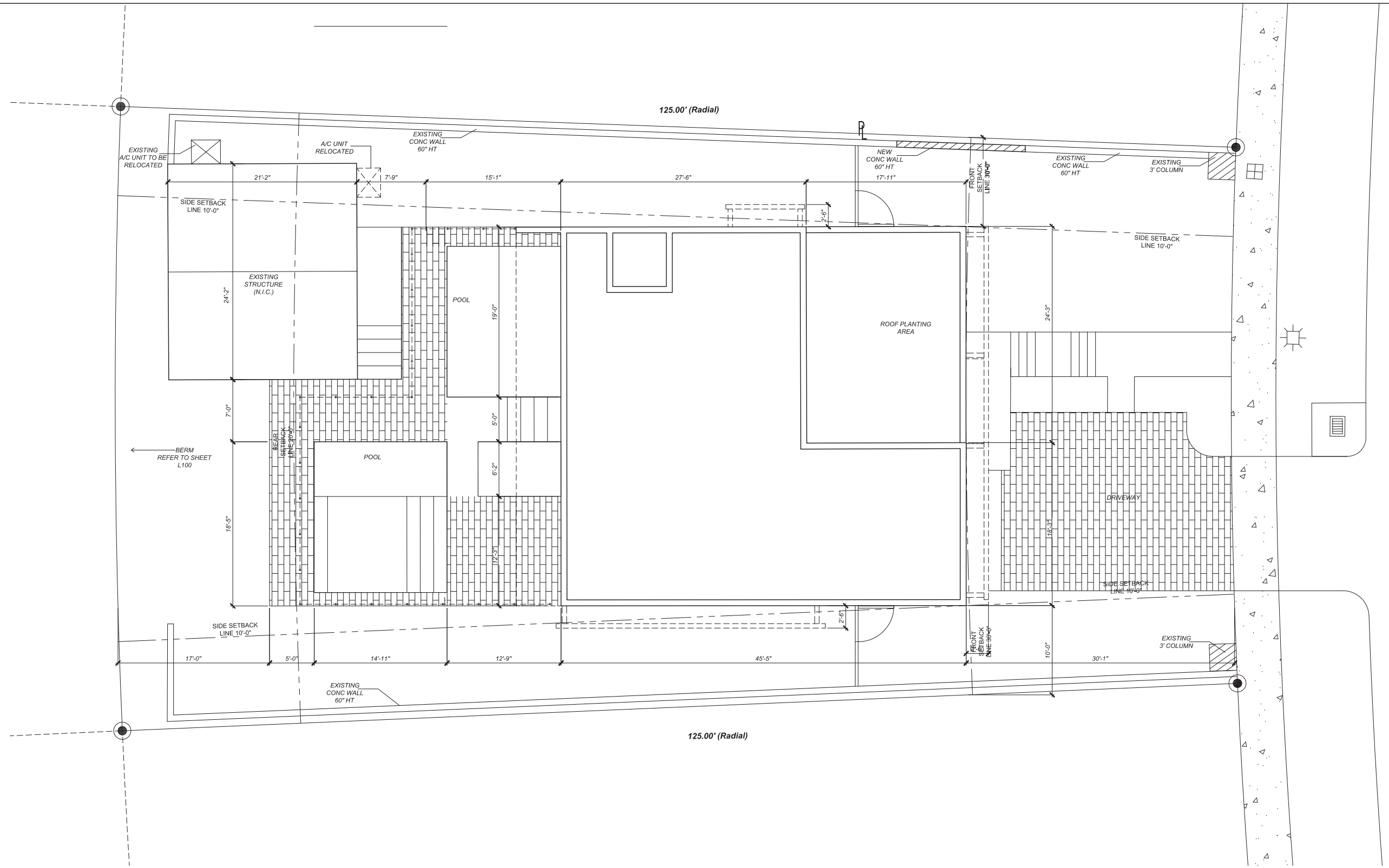
Cad File: AS100

Drawing Title:

CONTEXTUAL SITE PLAN

Sheet No. AS100

PLOTTED: VE Parking reduction
X REFS:



PROPOSED SITE/ROOF PLAN

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

0 16' 32' 48' 64'

CHISHOLM

Architects-Planners-Interior Designers

4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 0 7 4 4 2

CONSULTANTS

Project No. 1816

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

Date: 08/31/2016

Drawn: JB

Checked: MP

Submittal: DRB

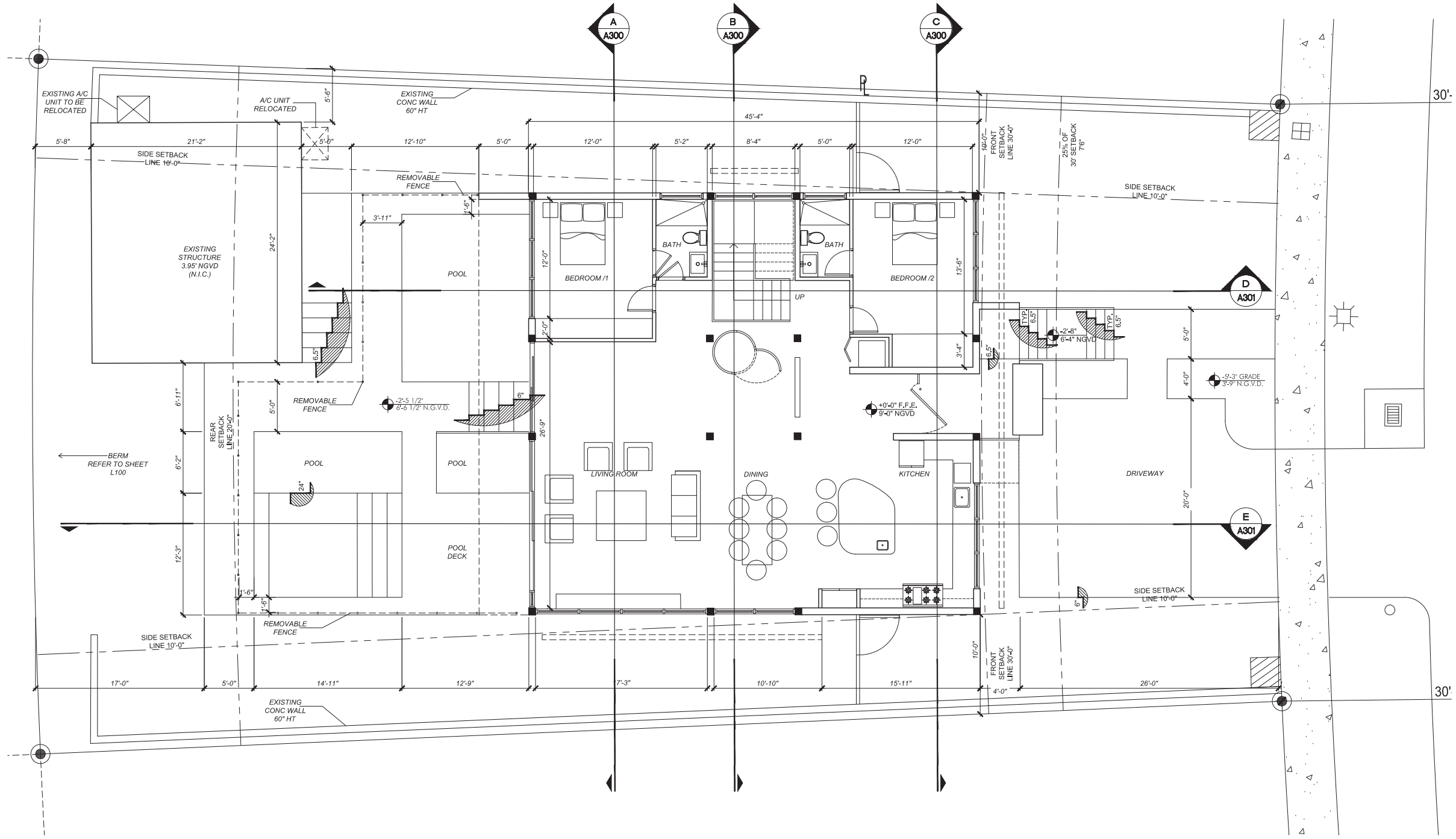
Cad File: AS101

Drawing Title:

PROPOSED SITE/ROOF PLAN

Sheet No. AS101

PLOTTED: VE Parking reduction
X REFS:



GROUND FLOOR PLAN

0 16' 32' 48' 64'

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

PLOTTED:
X REF'S

CHISHOLM

Architects-Planners-Interior Designers

4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 0 7 4 4 2

CONSULTANTS

Project No. 1816

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

Date: 08/31/2016

Drawn: J.B.

Checked: M.P.

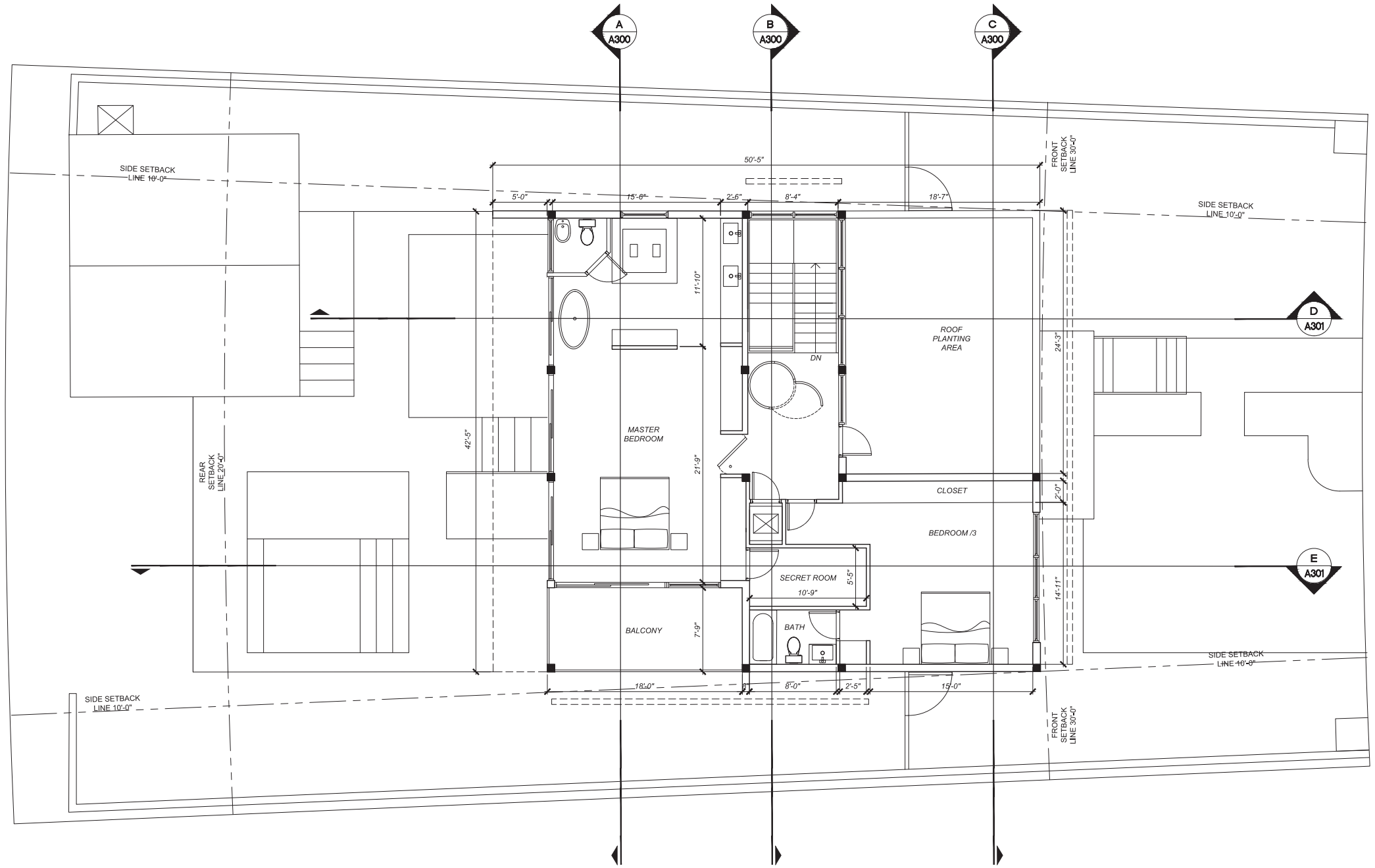
Submittal: DRB

Cad File: A101

Drawing Title:

GROUND FLOOR PLAN

Sheet No. A101



SECOND FLOOR PLAN

0 16' 32' 48' 64'

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

PLOTTED
X REFS

CHISHOLM

Architects-Planners-Interior Designers

4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 0 7 4 4 2

CONSULTANTS

Project No. 1816

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

Date: 08/31/2016

Drawn: J.B.

Checked: M.P.

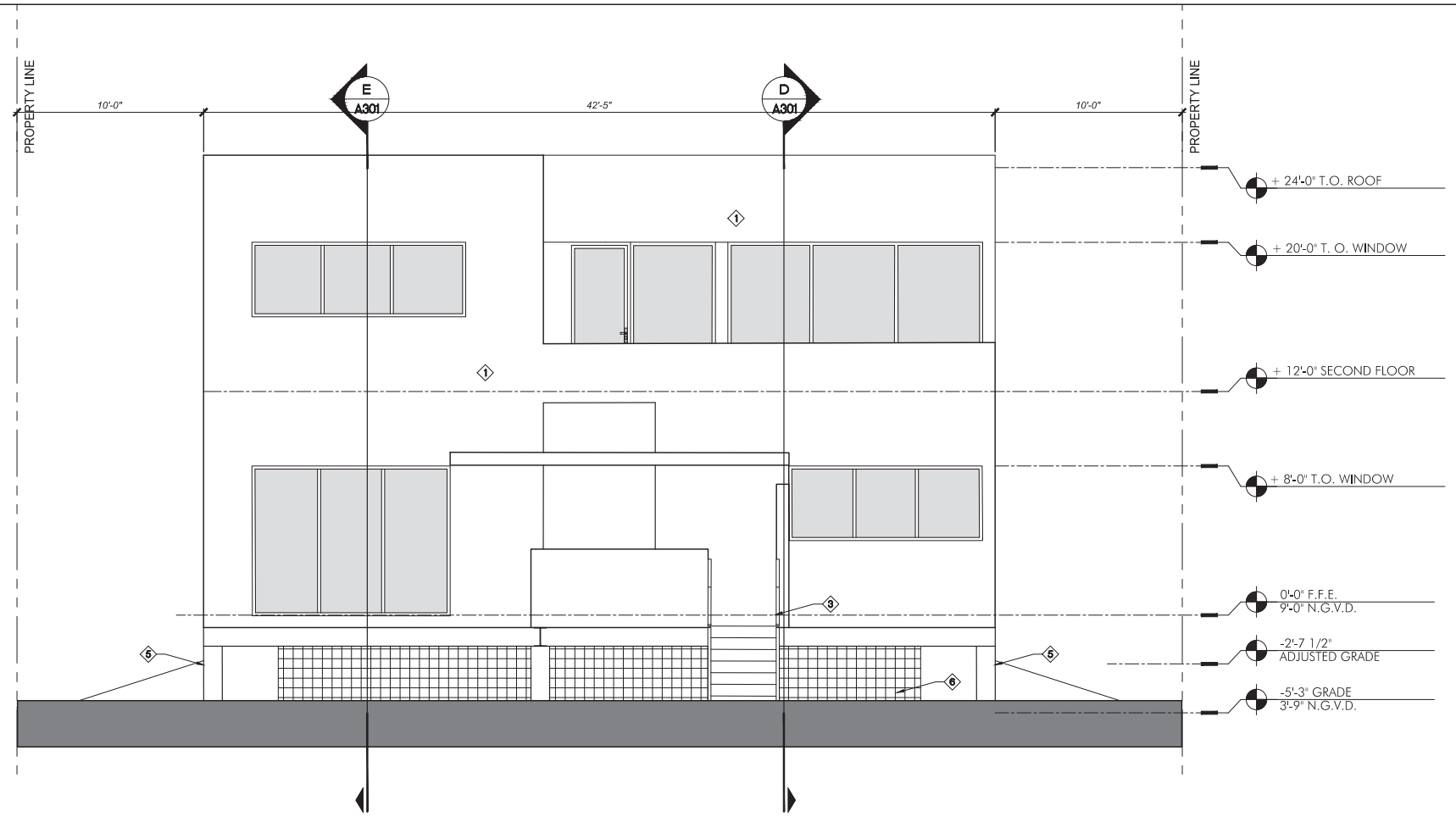
Submittal: DRB

Cad File: A102

Drawing Title:

SECOND FLOOR PLAN

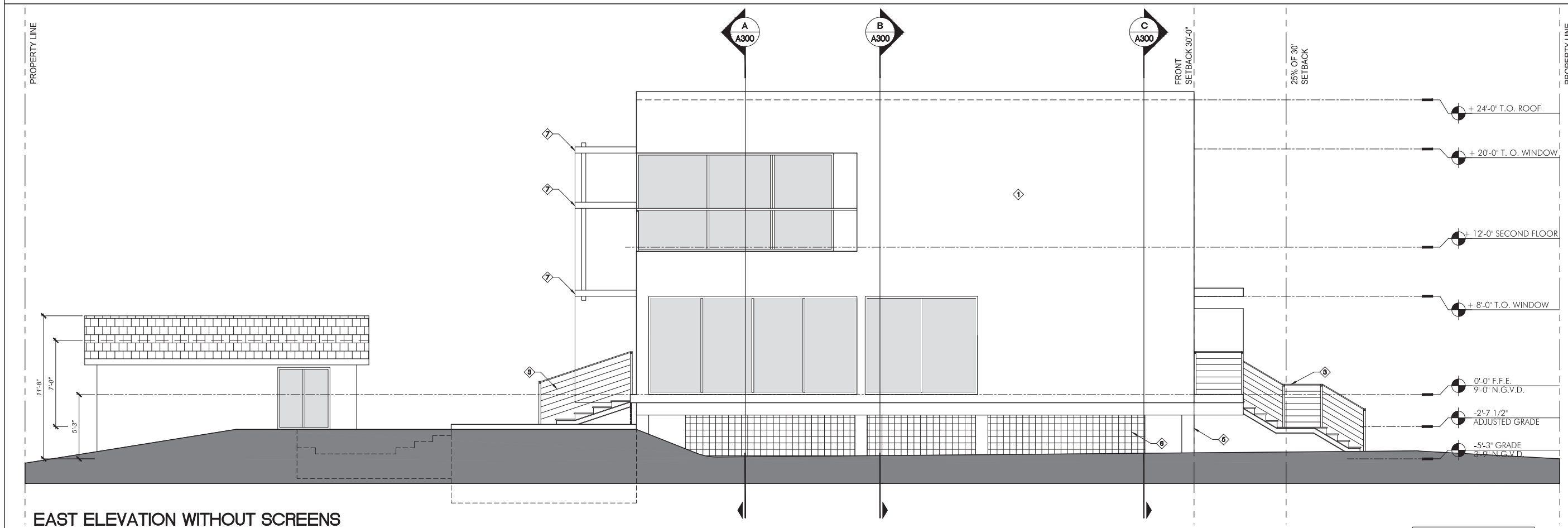
Sheet No. A102



NORTH ELEVATION WITHOUT SCREENS

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

0 16' 32' 48' 64'



EAST ELEVATION WITHOUT SCREENS

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

0 16' 32' 48' 64'

F.F.E. 0'-0" = 9'-0" NGVD

ELEVATION KEYED NOTES

NO.	DESCRIPTION
1	SMOOTHE STUCCO FINISH
2	SLIDING GLASS DOOR
3	STAINLESS STEEL RAILING
4	STAINLESS STEEL LOUVERS
5	GALVANIZED I-BEAM
6	VERMIN CONTROL MESH
7	LOUVERED EYEBROW

CHISHOLM

Architects-Planners-Interior Designers

4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 0 7 4 4 2

CONSULTANTS

Project No. 1816

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

Date: 08/31/2016

Drawn: J.B.

Checked: M.P.

Submittal: DRB

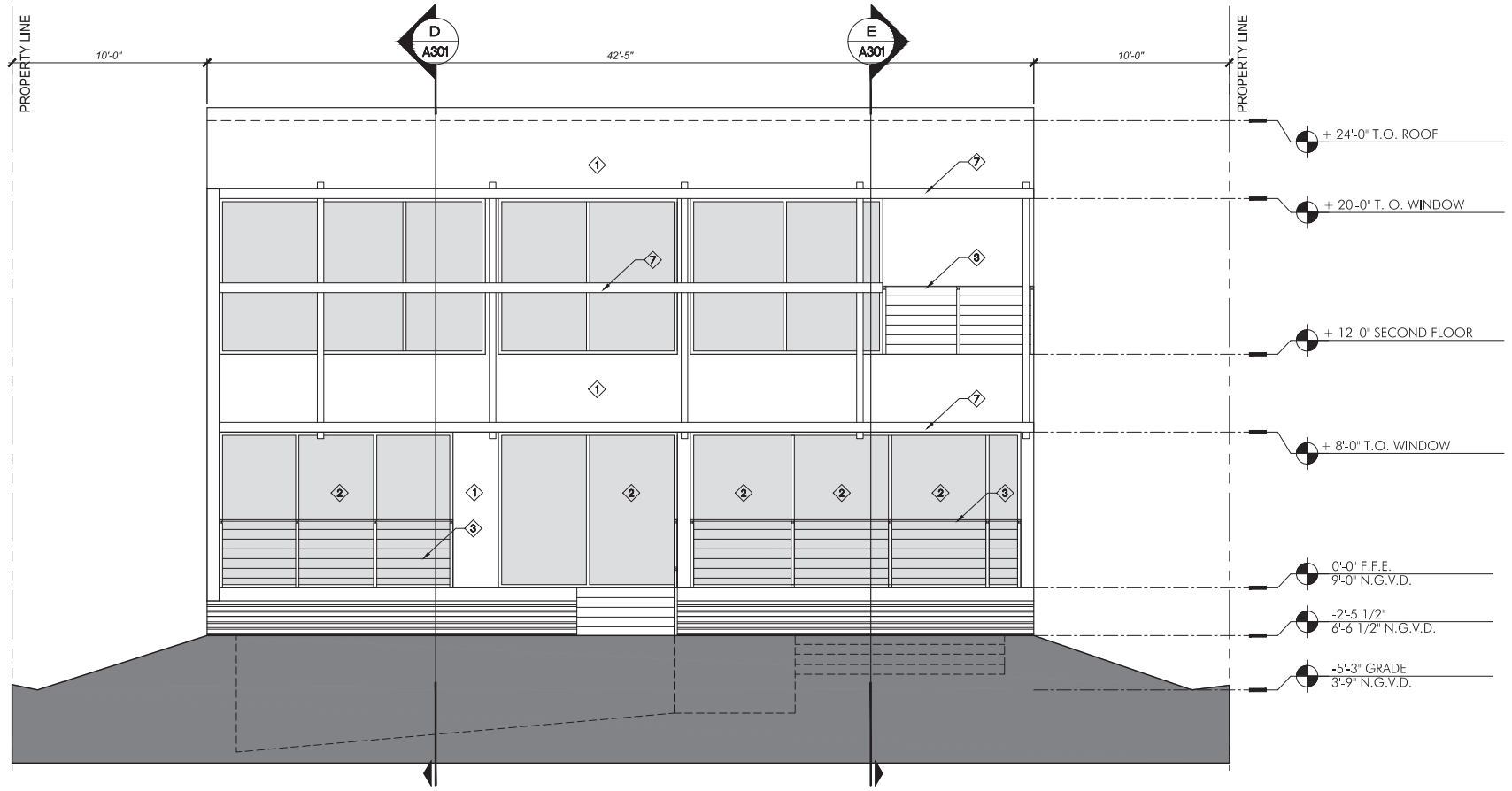
Cad File: A200

Drawing Title:

NORTH AND EAST ELEVATIONS WITHOUT SCREENS

Sheet No. A200

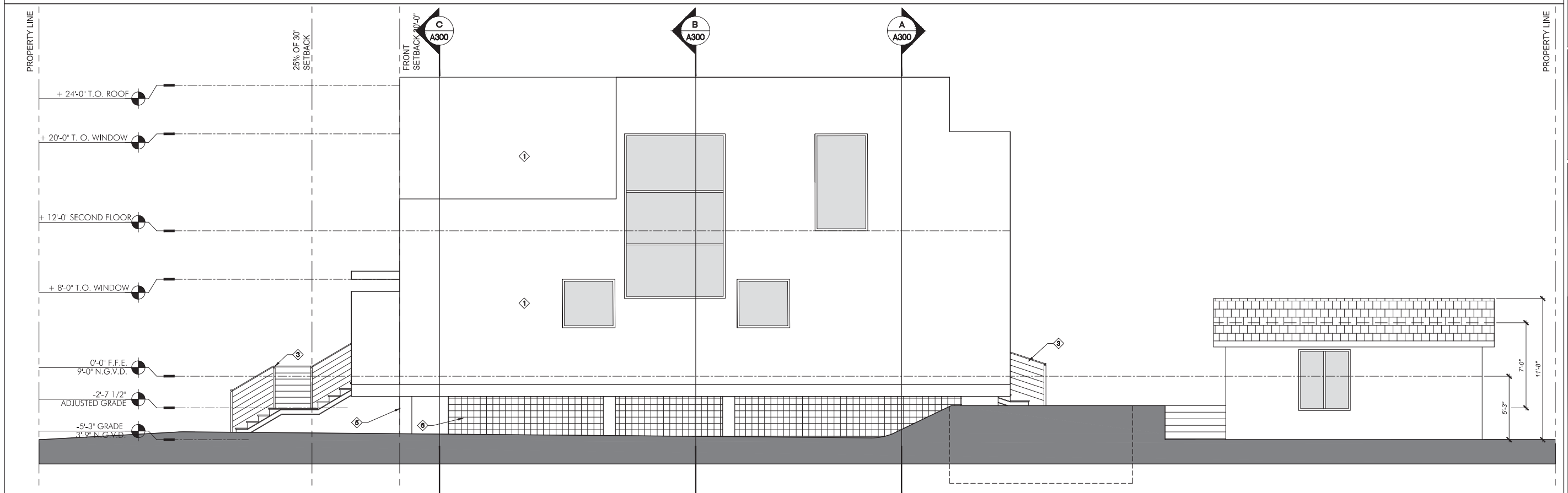
PLOTTED:
X REF'S



SOUTH ELEVATION WITHOUT SCREENS

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

0 16' 32' 48' 64'



WEST ELEVATION WITHOUT SCREENS

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

0 16' 32' 48' 64'

F.F.E. 0'-0" = 9'-0" NGVD

ELEVATION KEYED NOTES

NO.	DESCRIPTION
1	SMOOTHE STUCCO FINISH
2	SLIDING GLASS DOOR
3	STAINLESS STEEL RAILING
4	STAINLESS STEEL LOUVERS
5	GALVANIZED I-BEAM
6	VERMIN CONTROL MESH
7	LOUVERED EYEBROW

CHISHOLM
Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 0 7 4 2

CONSULTANTS

Project No. 1816

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

Date: 08/31/2016

Drawn: J.B.

Checked: M.P.

Submittal: DRB

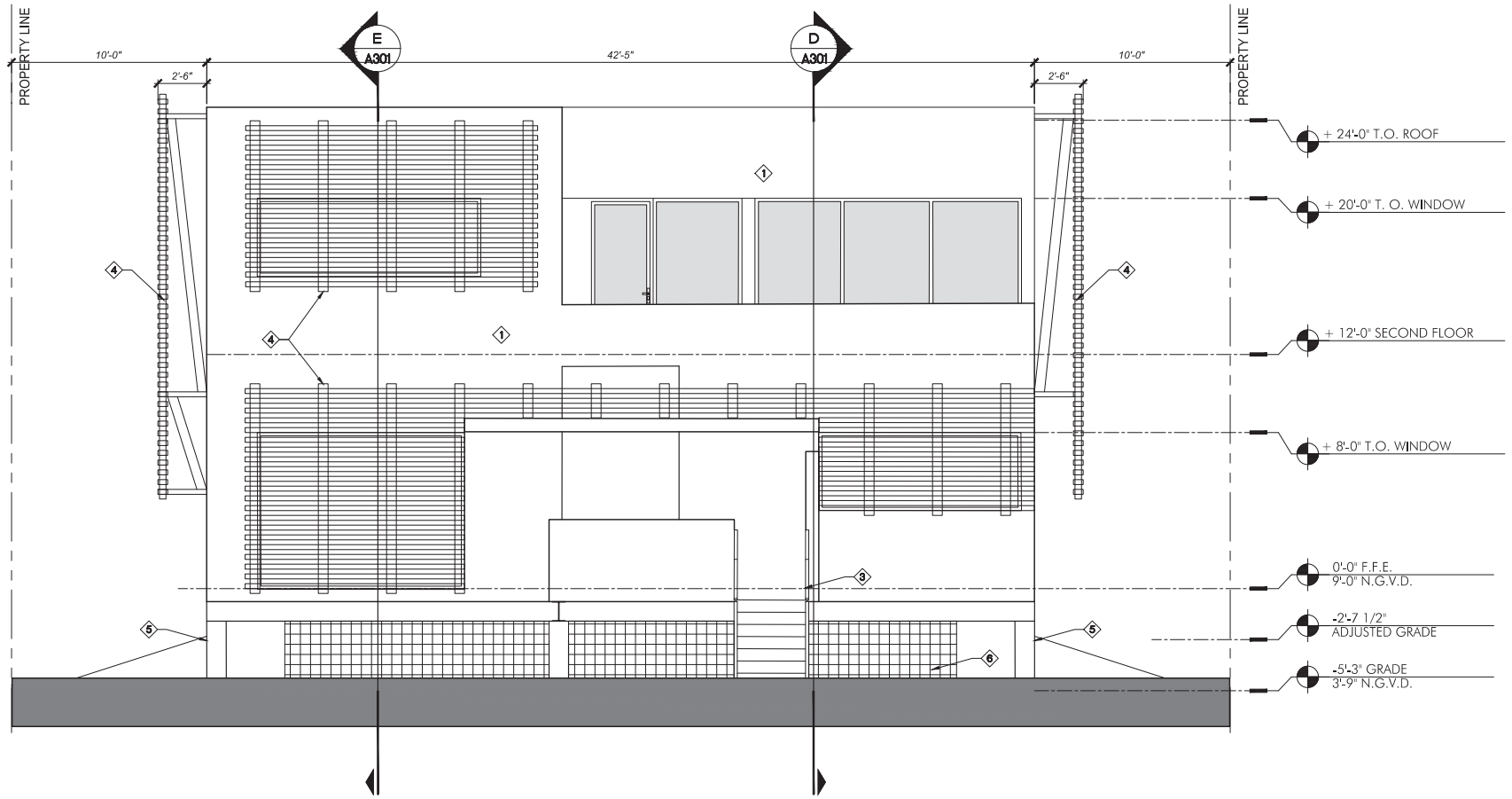
Cad File: A201

Drawing Title:

SOUTH AND WEST ELEVATIONS WITHOUT SCREENS

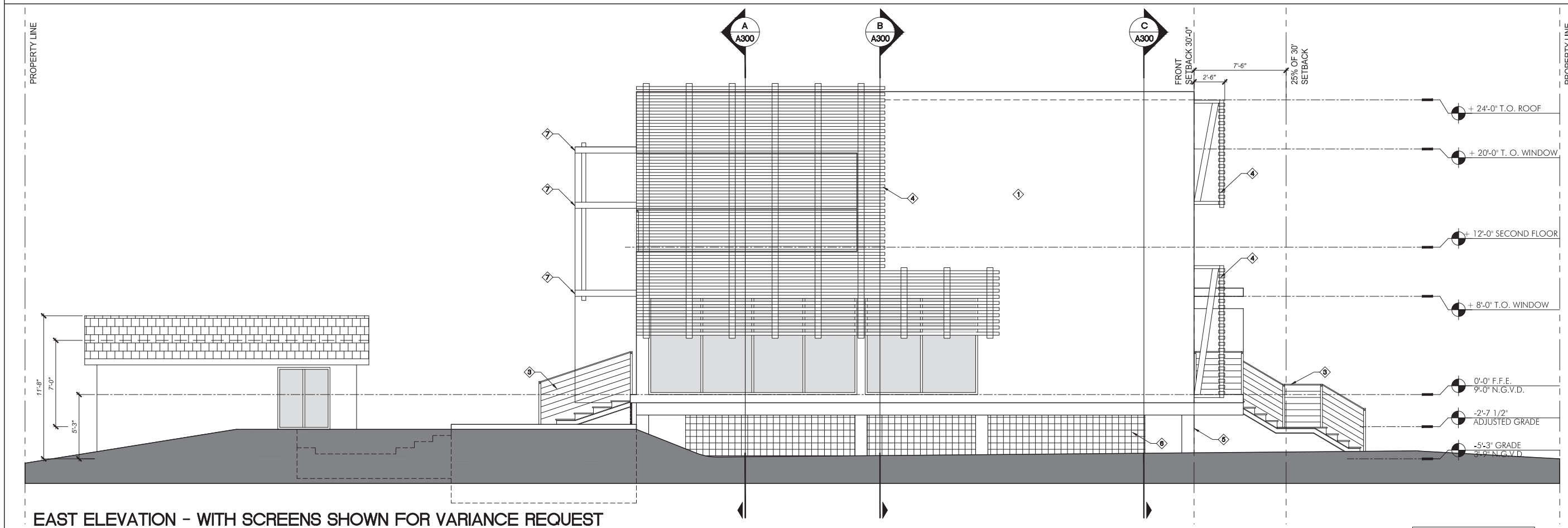
Sheet No. A201

PLOTTED:
X REF'S



NORTH ELEVATION - WITH SCREENS SHOWN FOR VARIANCE REQUEST

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



EAST ELEVATION - WITH SCREENS SHOWN FOR VARIANCE REQUEST

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

F.F.E. 0'-0" = 9'-0" NGVD

PLOTTED:
X REF'S

ELEVATION KEYED NOTES

NO.	DESCRIPTION
1	SMOOTHE STUCCO FINISH
2	SLIDING GLASS DOOR
3	STAINLESS STEEL RAILING
4	STAINLESS STEEL LOUVERS
5	GALVANIZED I-BEAM
6	VERMIN CONTROL MESH
7	LOUVERED EYEBROW

CHISHOLM
Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 0 7 4 4 2

CONSULTANTS

Project No. 1816

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

Date: 08/31/2016

Drawn: J.B.

Checked: M.P.

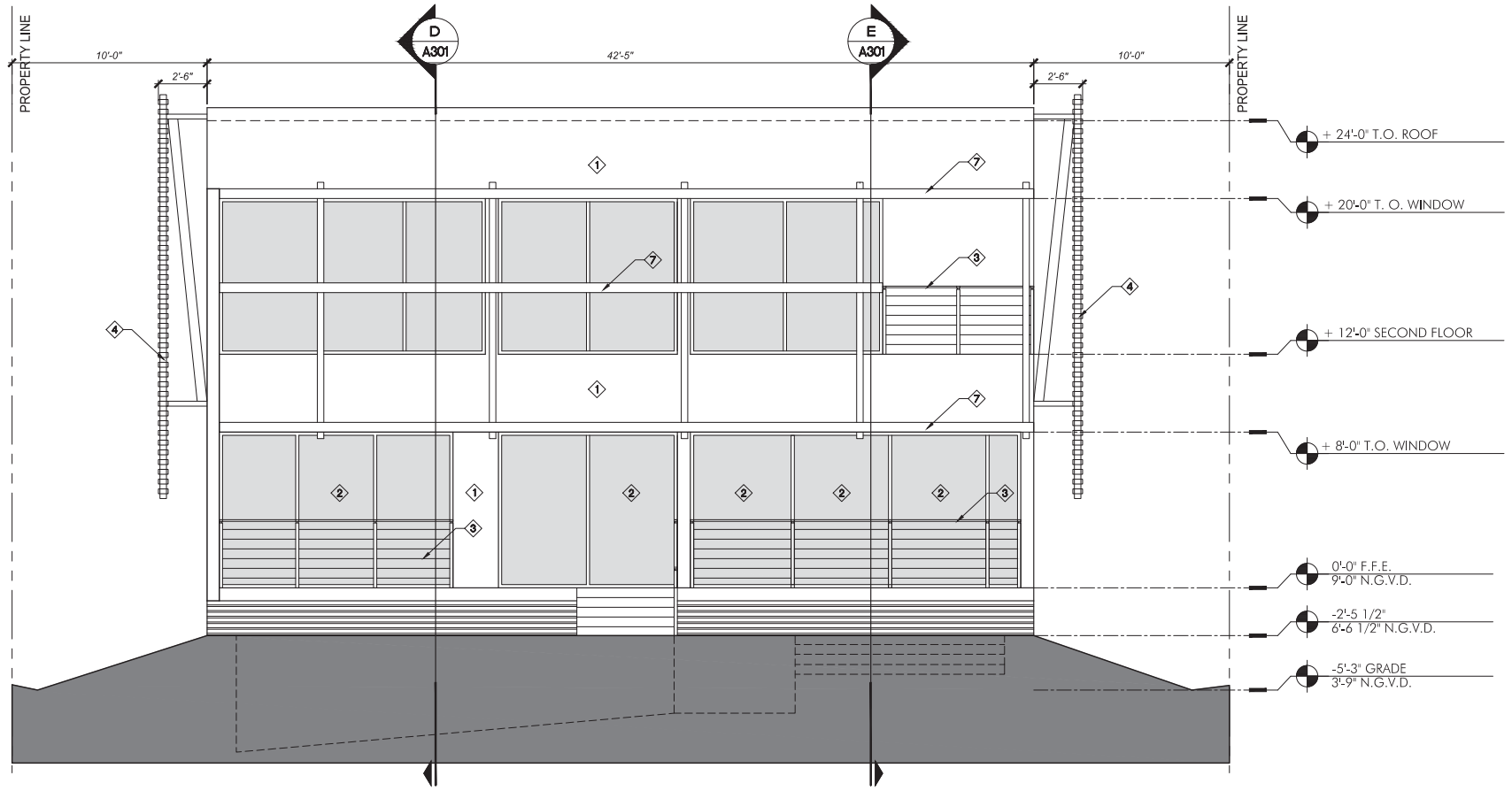
Submittal: DRB

Cad File: A200.A

Drawing Title:

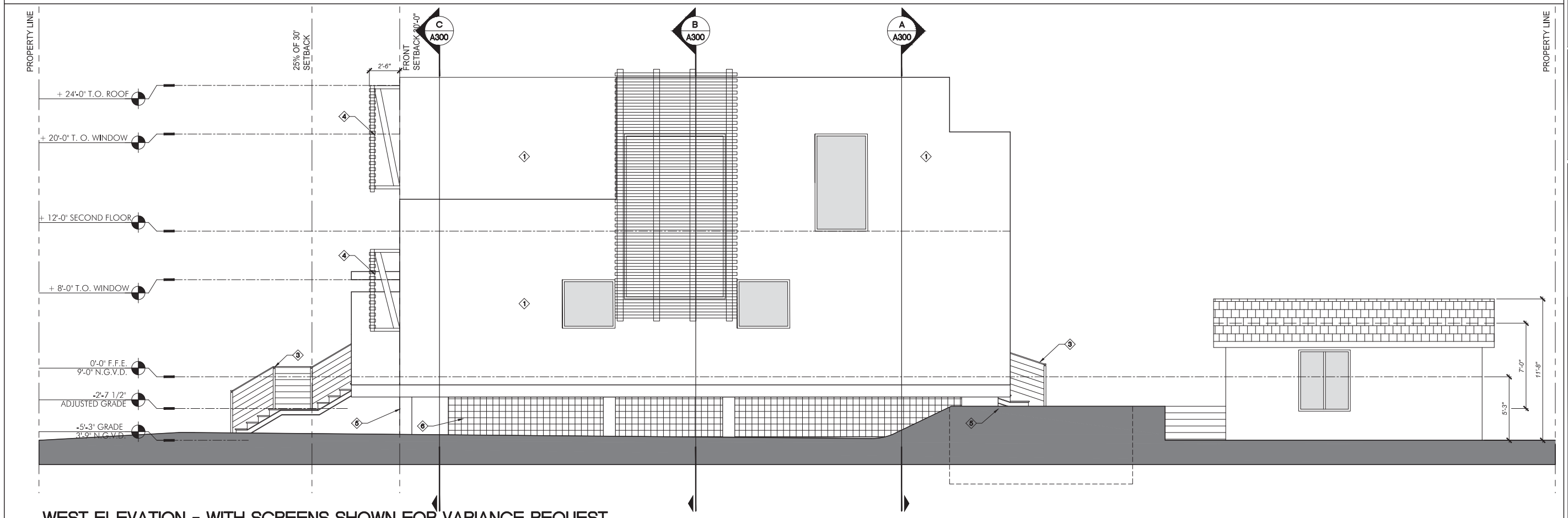
NORTH AND EAST ELEVATIONS WITH SCREEN FOR VARIANCE REQUEST

Sheet No. A200.A



SOUTH ELEVATION - WITH SCREENS SHOWN FOR VARIANCE REQUEST

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



WEST ELEVATION - WITH SCREENS SHOWN FOR VARIANCE REQUEST

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

F.F.E. 0'-0" = 9'-0" NGVD

ELEVATION KEYED NOTES

NO.	DESCRIPTION
1	SMOOTHE STUCCO FINISH
2	SLIDING GLASS DOOR
3	STAINLESS STEEL RAILING
4	STAINLESS STEEL LOUVERS
5	GALVANIZED I-BEAM
6	VERMIN CONTROL MESH
7	LOUVERED EYEBROW

CHISHOLM
Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 0 7 4 2

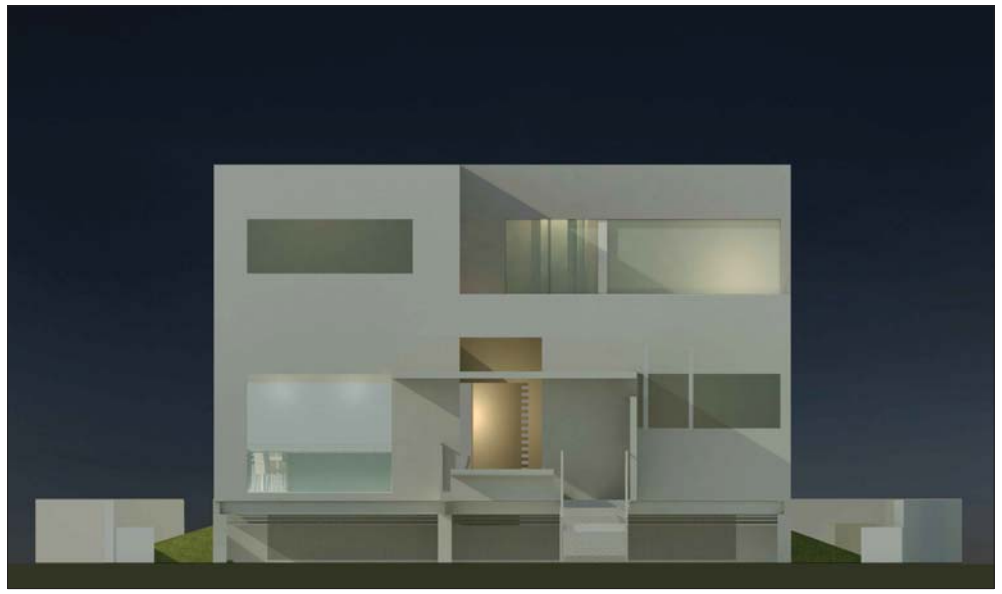
CONSULTANTS

Project No. 1816
Scale: 1/4"=1'-0"
Date: 08/31/2016
Drawn: J.B.
Checked: M.P.
Submittal: DRB
Cad File: A201.A
Drawing Title:

SOUTH AND WEST ELEVATIONS WITH SCREEN FOR VARIANCE REQUEST

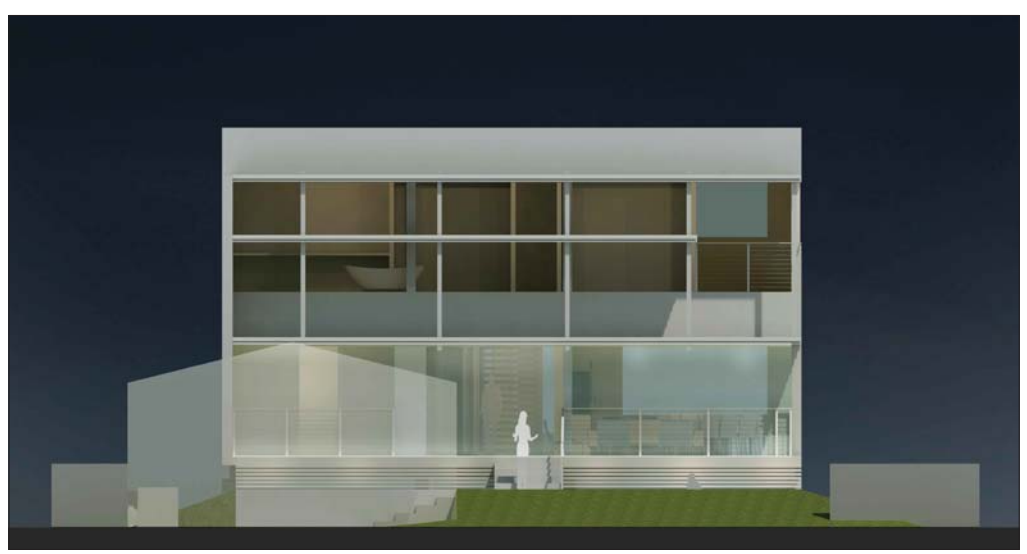
Sheet No. A201.A

PLOTTED:
X REF'S



NORTH ELEVATION N.T.S.

EAST ELEVATION N.T.S.



SOUTH ELEVATION N.T.S.

WEST ELEVATION N.T.S.

CHISHOLM

Architects-Planners-Interior Designers

4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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
AR0007442

CONSULTANTS

Project No. 1816

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

Date: 08/31/2016

Drawn: J.B.

Checked: M.P.

Submittal: DRB

Cad File: A202

Drawing Title:

RENDERED ELEVATIONS WITHOUT SCREEN

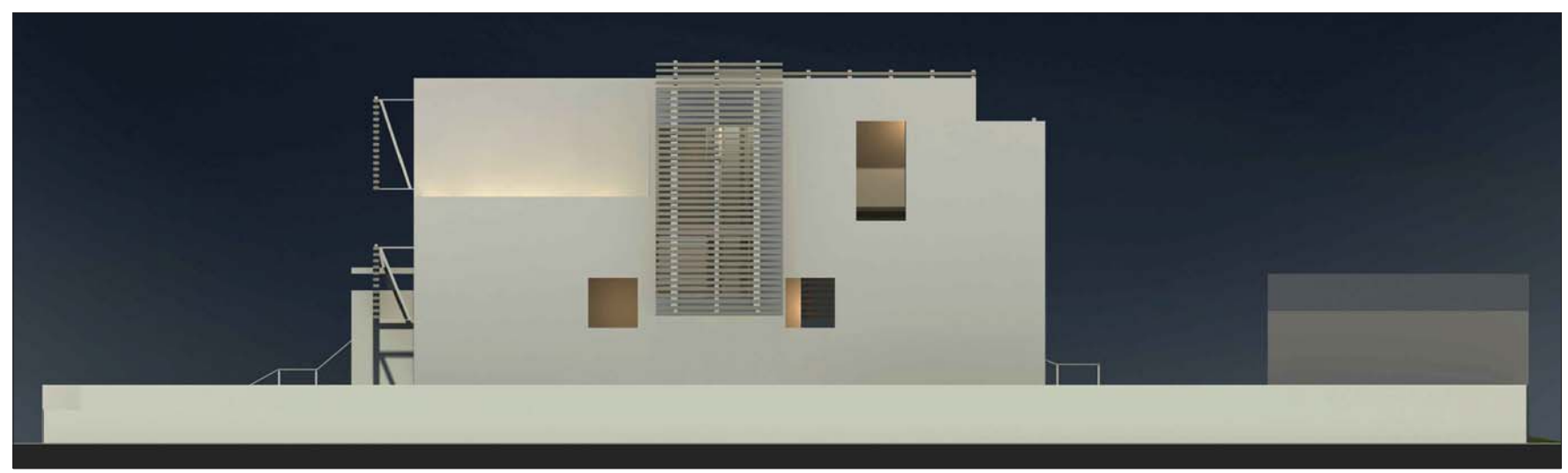
Sheet No. A202

PLOTTED
X REF'S

NORTH ELEVATION WITH SCREEN SHOWN FOR VARIANCE REQUEST
N.T.S.

EAST ELEVATION WITH SCREEN SHOWN FOR VARIANCE REQUEST
N.T.S.

SOUTH ELEVATION WITH SCREEN SHOWN FOR VARIANCE REQUEST
N.T.S.



WEST ELEVATION WITH SCREEN SHOWN FOR VARIANCE REQUEST
N.T.S.

CHISHOLM

Architects-Planners-Interior Designers

4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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
AR0007442

CONSULTANTS

Project No. 1816

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

Date: 08/31/2016

Drawn: J.B.

Checked: M.P.

Submittal: DRB

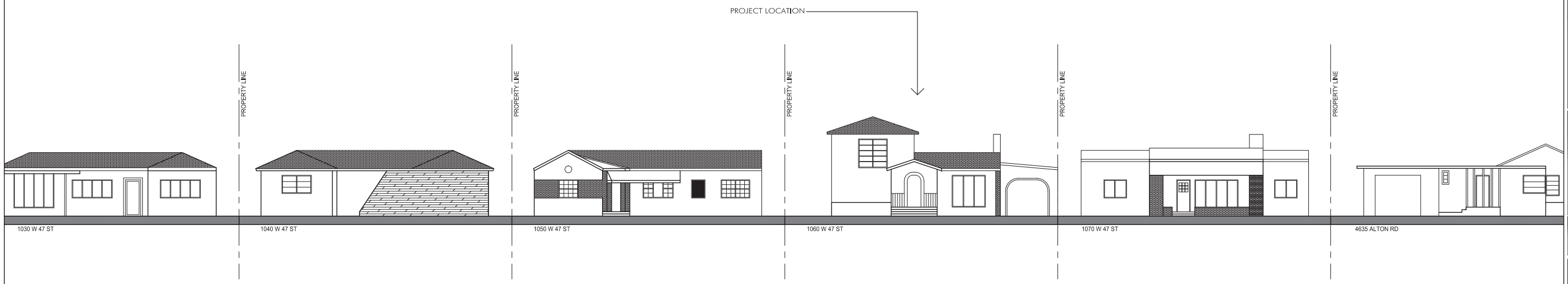
Cad File: A202.A

Drawing Title:

RENDERED ELEVATIONS WITH SCREEN SHOWN FOR VARIANCE REQUEST

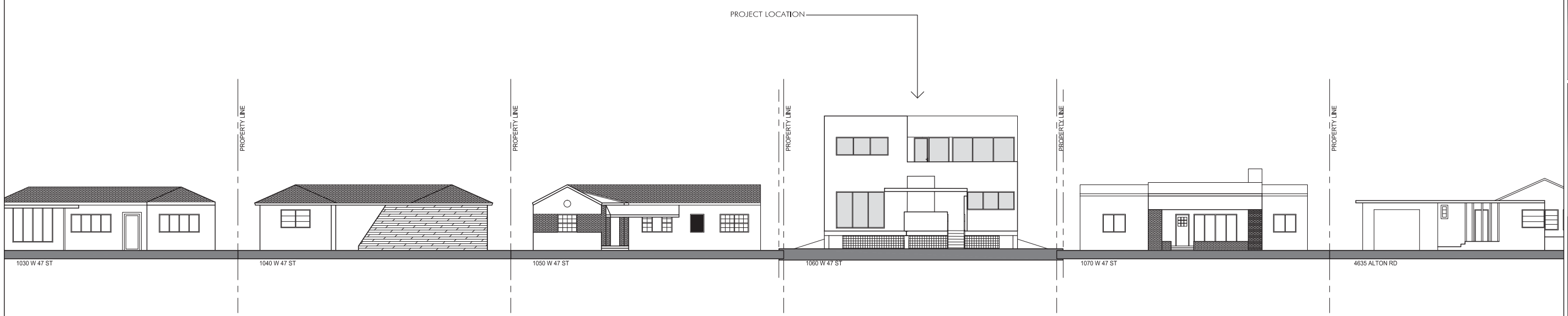
Sheet No. A202.A

PLOTTED
X REF'S



EXISTING CONTEXTUAL STREET ELEVATION - W 47 ST. (FACING SOUTH)

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



PROPOSED CONTEXTUAL STREET ELEVATION WITHOUT SCREENS - W 47 ST. (FACING SOUTH)

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

PLOTTED:
X REF'S

CHISHOLM
Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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

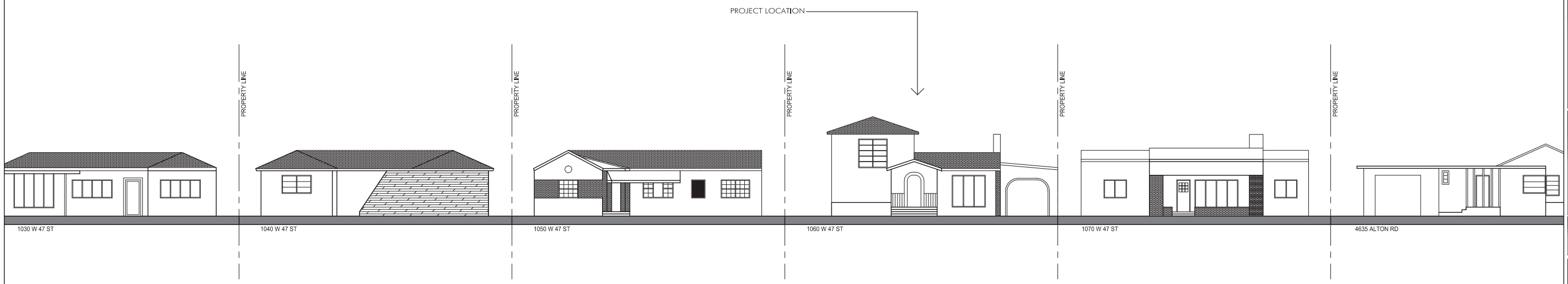
ROBERT E. CHISHOLM, FAIA
AR0007442

CONSULTANTS

Project No. 1816
Scale: 3/32"=1'-0"
Date: 08/31/2016
Drawn: J.B.
Checked: M.P.
Submittal: DRB
Cad File: A203
Drawing Title:

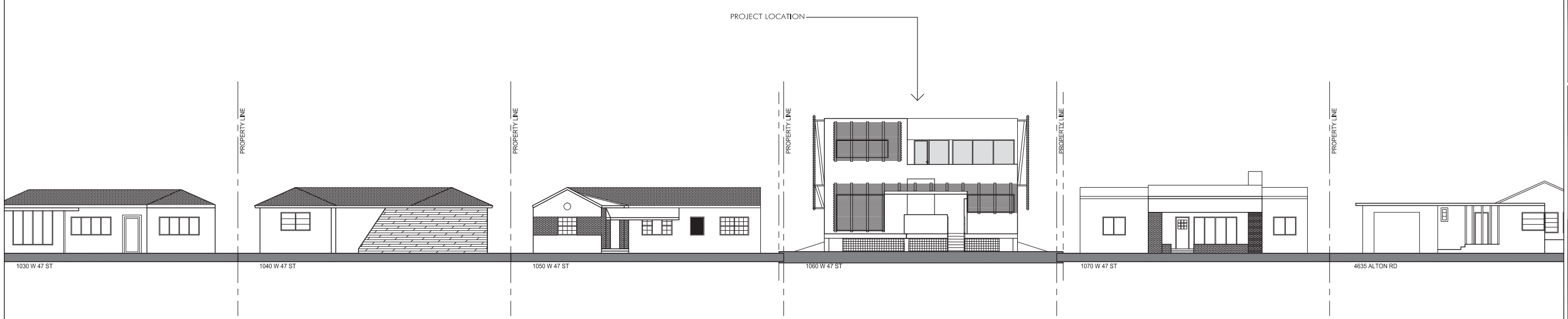
CONTEXTUAL ELEVATIONS WITHOUT SCREEN

Sheet No. A203



EXISTING CONTEXTUAL STREET ELEVATION - W 47 ST. (FACING SOUTH)

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



PROPOSED CONTEXTUAL STREET ELEVATION - W 47 ST. (FACING SOUTH) - WITH SCREEN SHOWN FOR VARIANCE REQUEST

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

PLOTTED
X REF'S

CHISHOLM

Architects-Planners-Interior Designers

4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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
AR0007442

CONSULTANTS

Project No. 1816

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

Date: 08/31/2016

Drawn: J.B.

Checked: M.P.

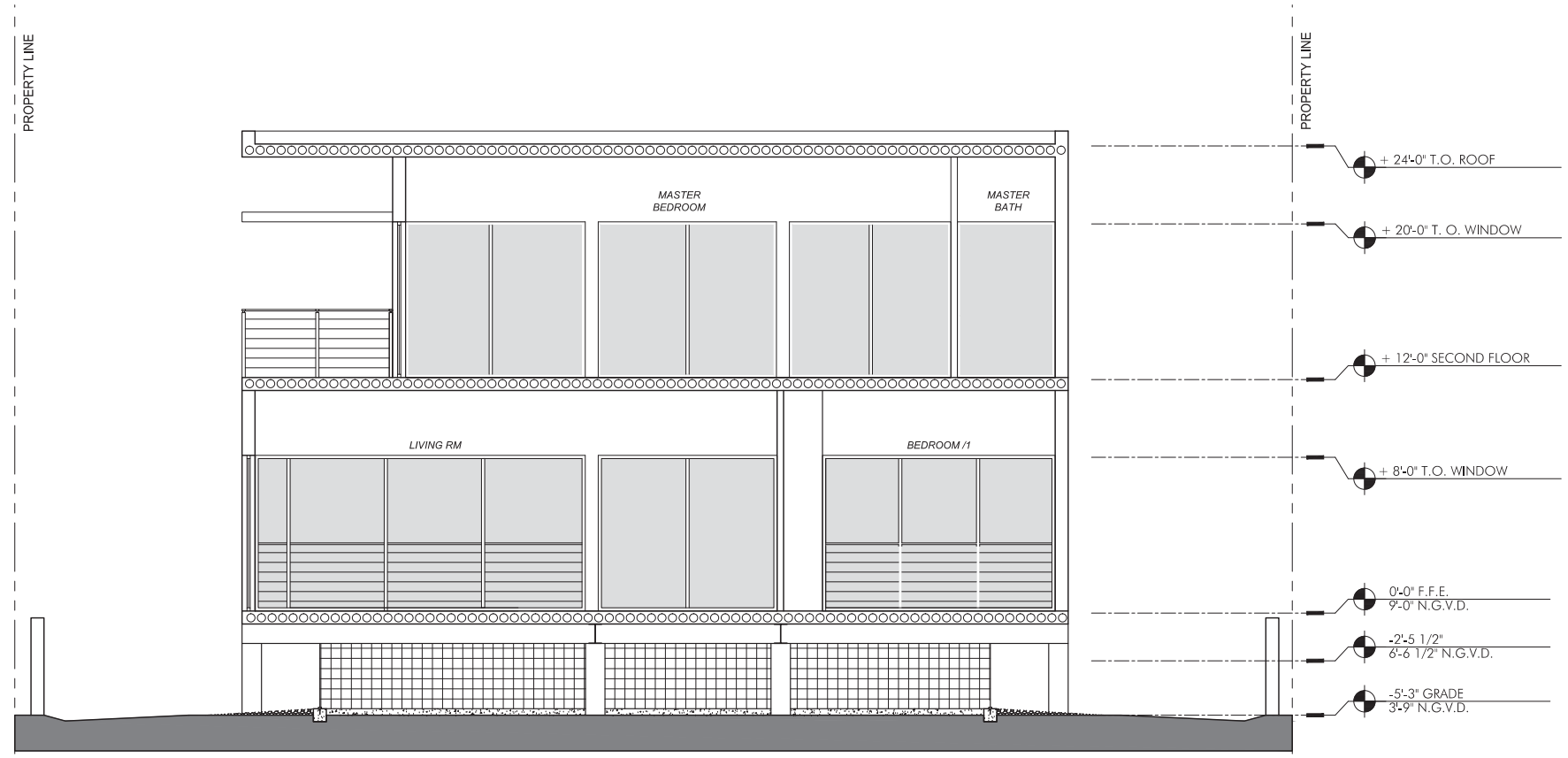
Submittal: DRB

Cad File: A203.A

Drawing Title:

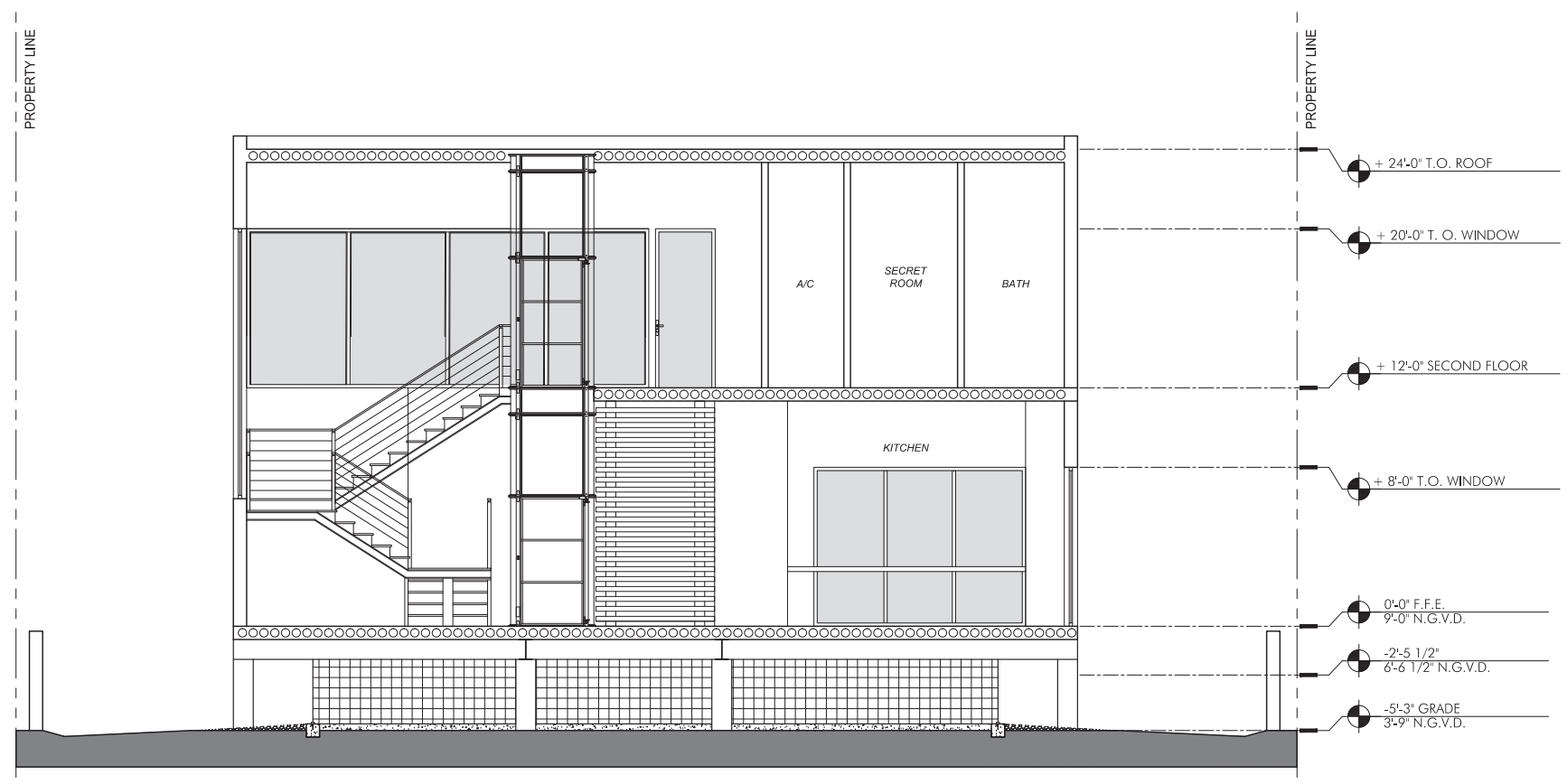
CONTEXTUAL ELEVATIONS WITH SCREEN SHOWN FOR VARIANCE REQUEST

Sheet No. A203.A



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"

CHISHOLM

Architects-Planners-Interior Designers

4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 0 7 4 2

CONSULTANTS

Project No. 1816

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

Date: 08/31/2016

Drawn: J.B.

Checked: M.P.

Submittal: DRB

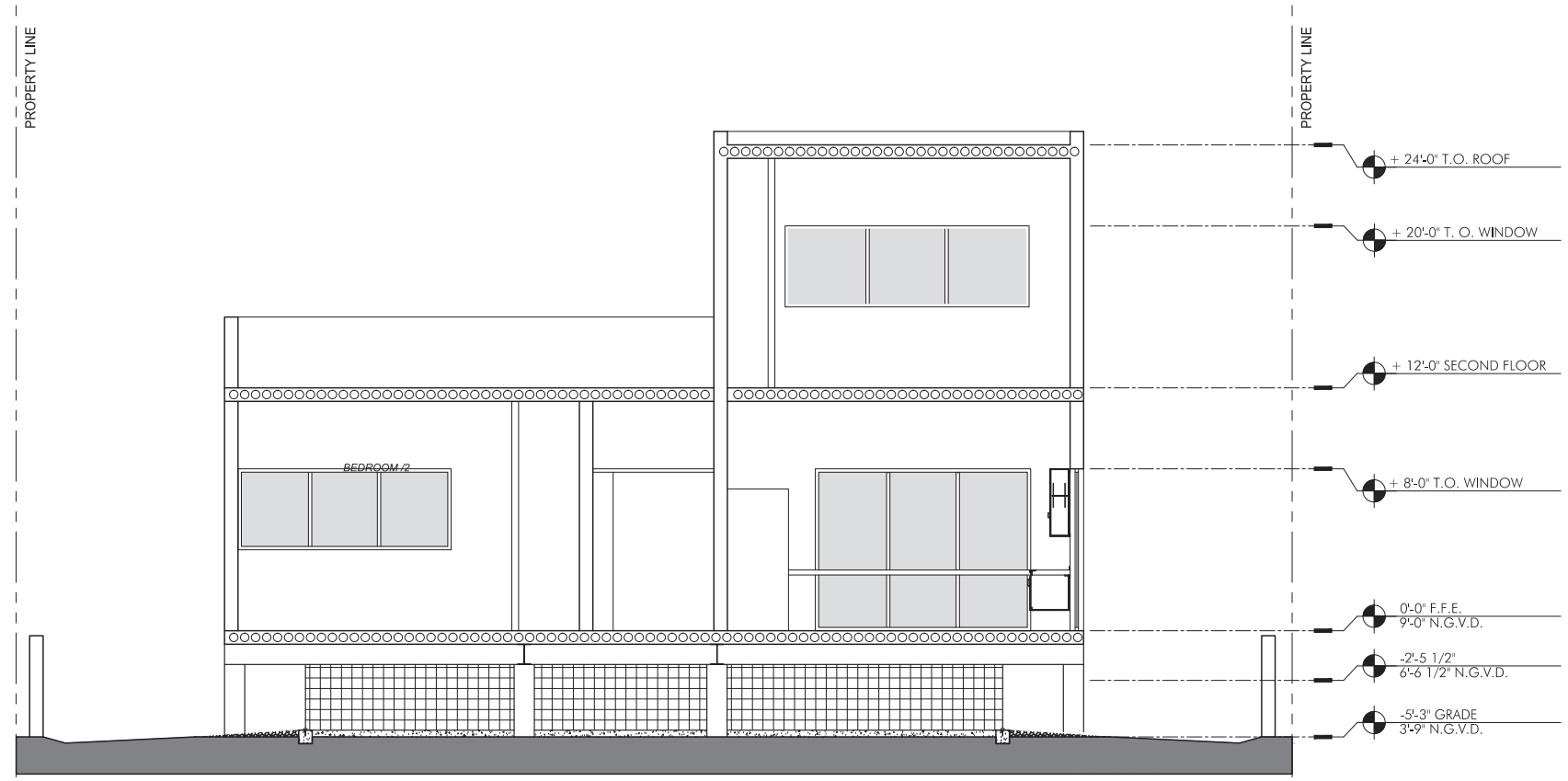
Cad File: A300

Drawing Title:

SECTIONS WITHOUT SCREENS

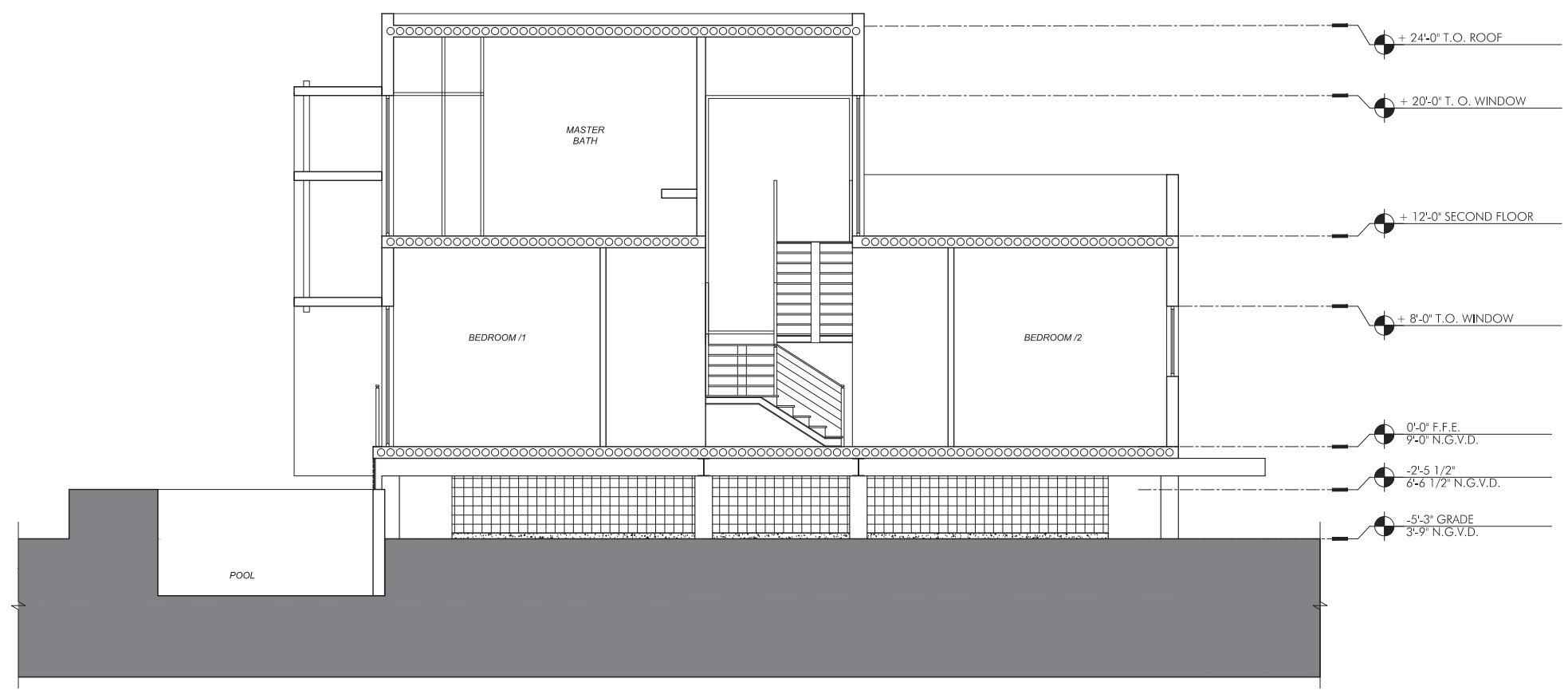
Sheet No. A300

PLOTTED:
X REF'S



SECTION C - WITHOUT SCREENS

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



SECTION D - WITHOUT SCREENS

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

CHISHOLM
Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 0 7 4 4 2

CONSULTANTS

Project No. 1816

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

Date: 08/31/2016

Drawn: J.B.

Checked: M.P.

Submittal: DRB

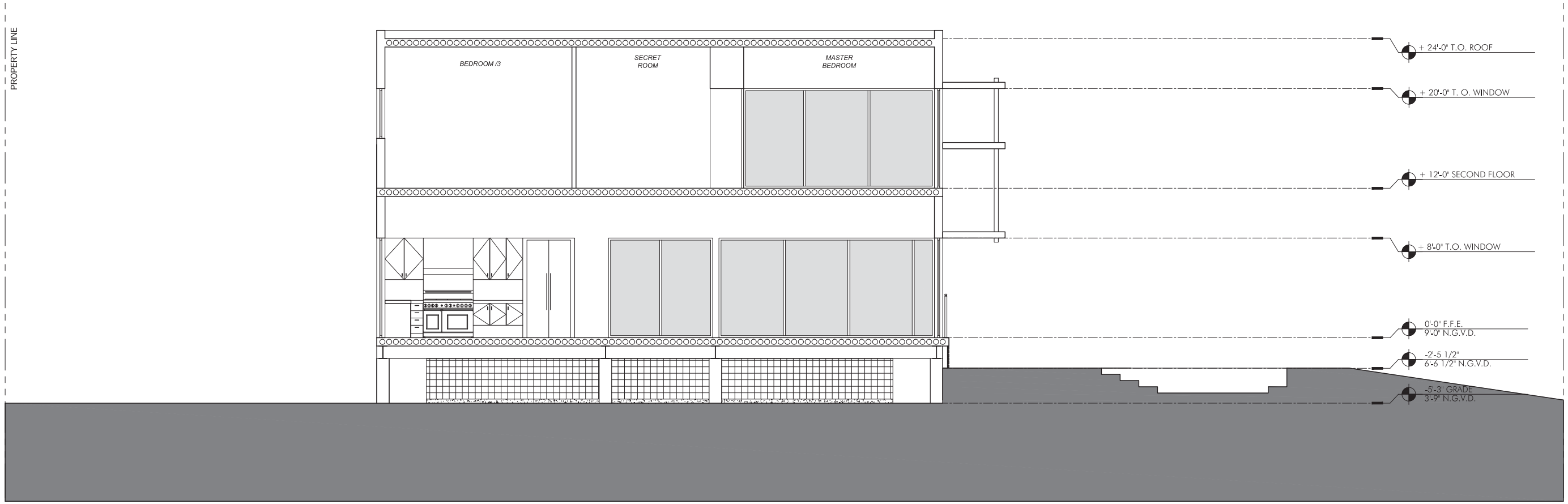
Cad File: A301

Drawing Title:

SECTIONS WITHOUT SCREENS

Sheet No. A301

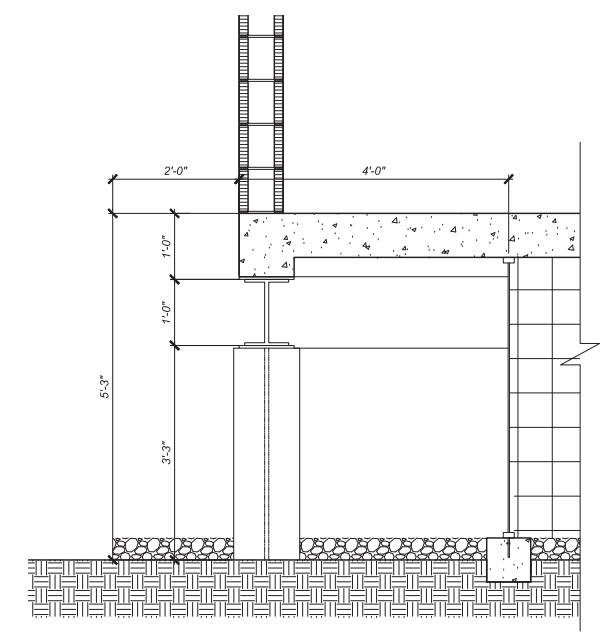
PLOTTED:
X REF'S



SECTION E - WITHOUT SCREENS

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

0 16' 32' 48' 64'



VERMIN CONTROL MESH

SCALE: 3/4" = 1'-0"

0 1' 2' 3' 4' 5'

CHISHOLM

Architects-Planners-Interior Designers

4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 0 7 4 4 2

CONSULTANTS

Project No. 1816

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

Date: 08/31/2016

Drawn: J.B.

Checked: M.P.

Submittal: DRB

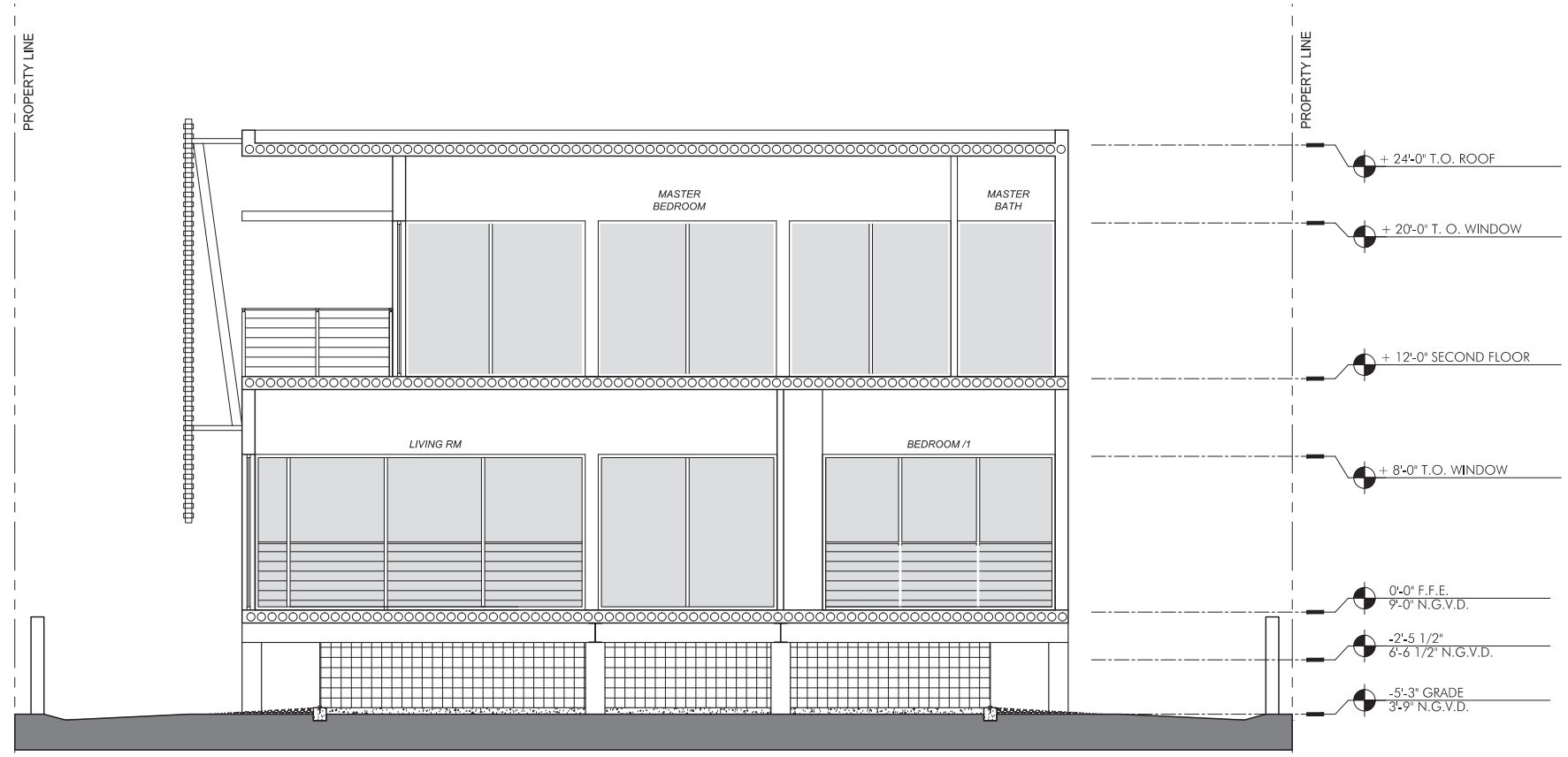
Cad File: A302

Drawing Title:

SECTIONS WITHOUT SCREENS

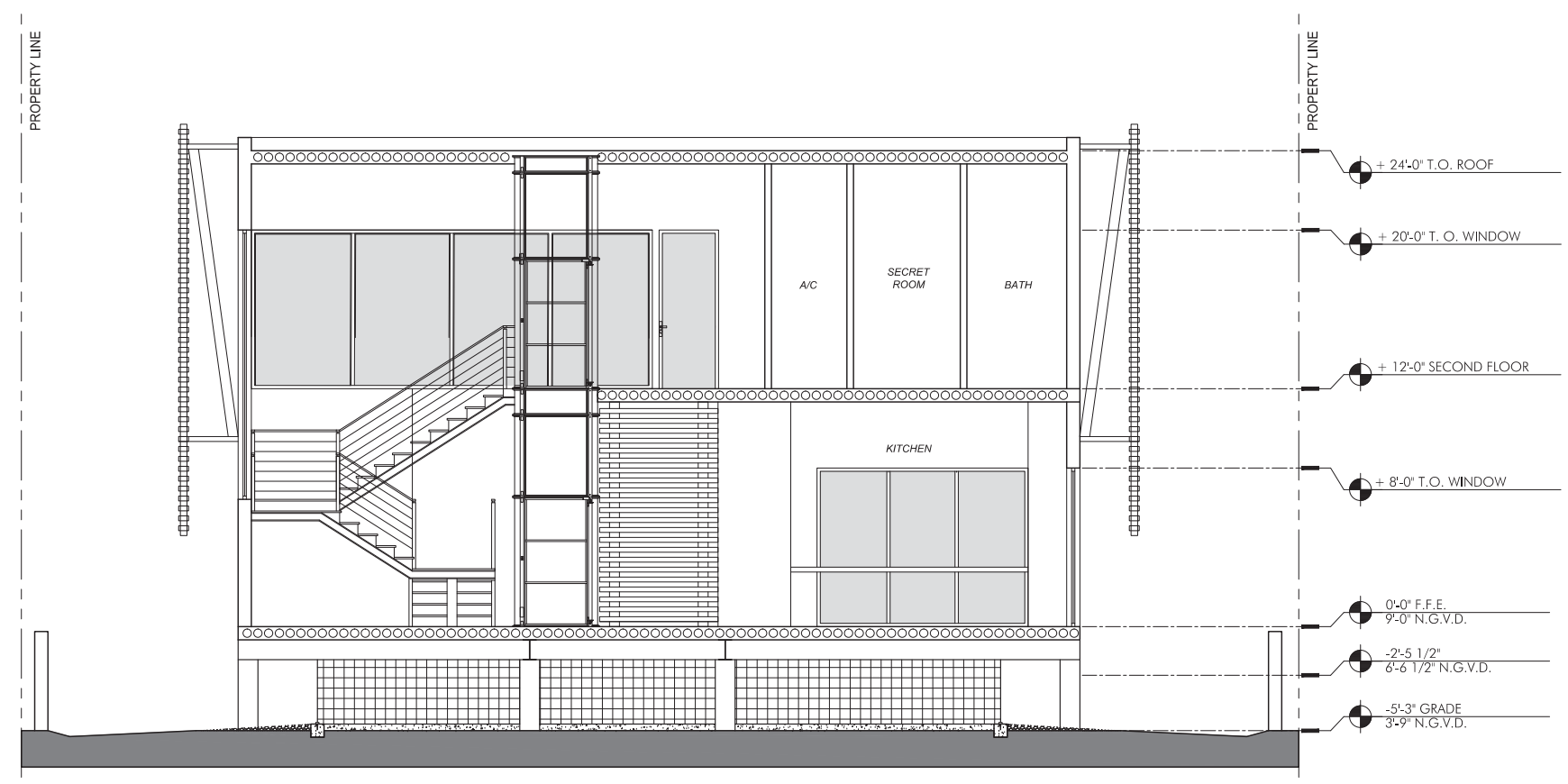
Sheet No. A302

PLOTTED:
X REF'S:



SECTION A - WITH SCREEN SHOWN FOR VARIANCE REQUEST

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



SECTION B - WITH SCREEN SHOWN FOR VARIANCE REQUEST

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

CHISHOLM
Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 0 7 4 4 2

CONSULTANTS

Project No. 1816

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

Date: 08/31/2016

Drawn: J.B.

Checked: M.P.

Submittal: DRB

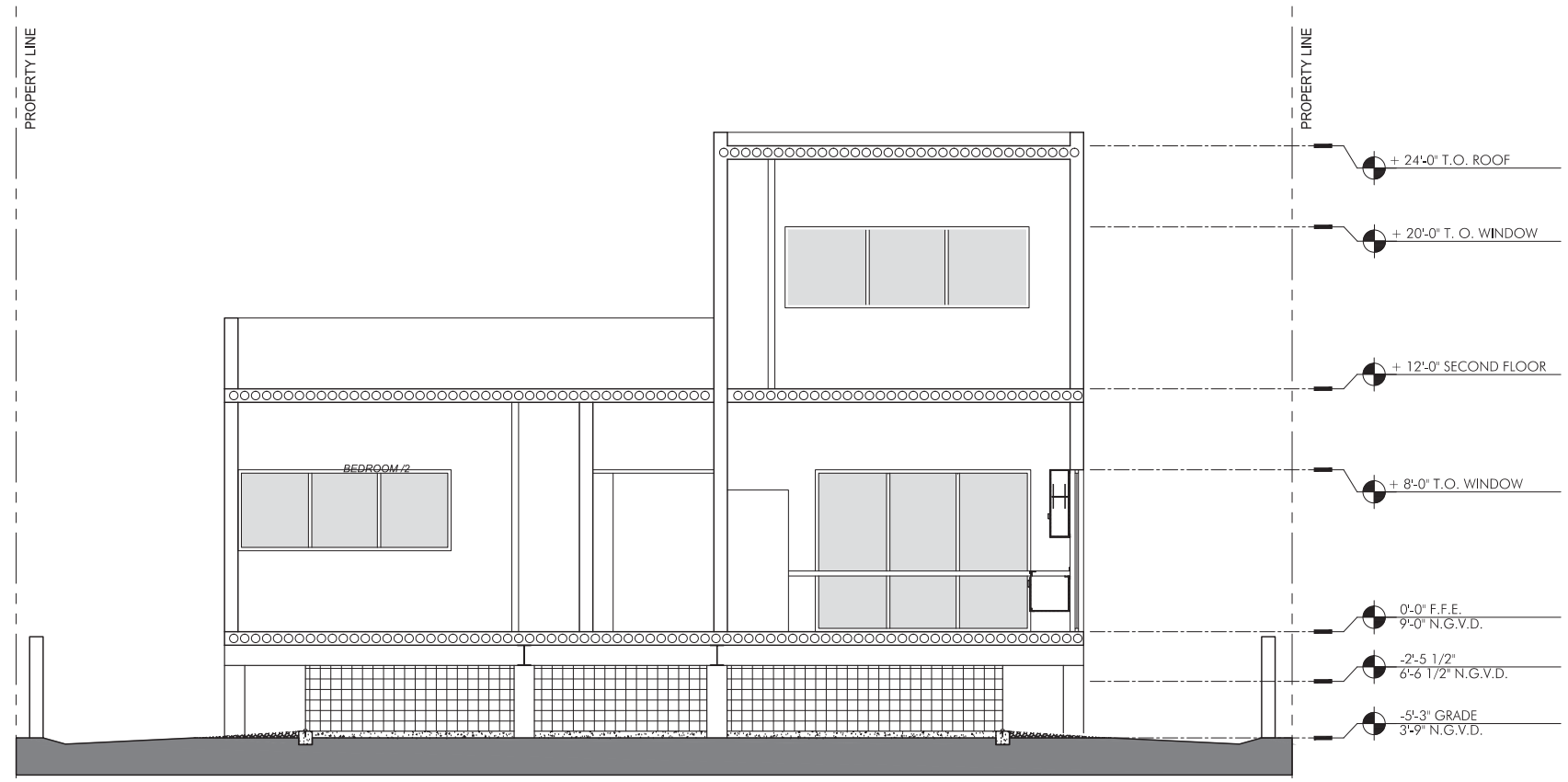
Cad File: A300.A

Drawing Title:

SECTIONS WITH SCREEN SHOWN FOR VARIANCE REQUEST

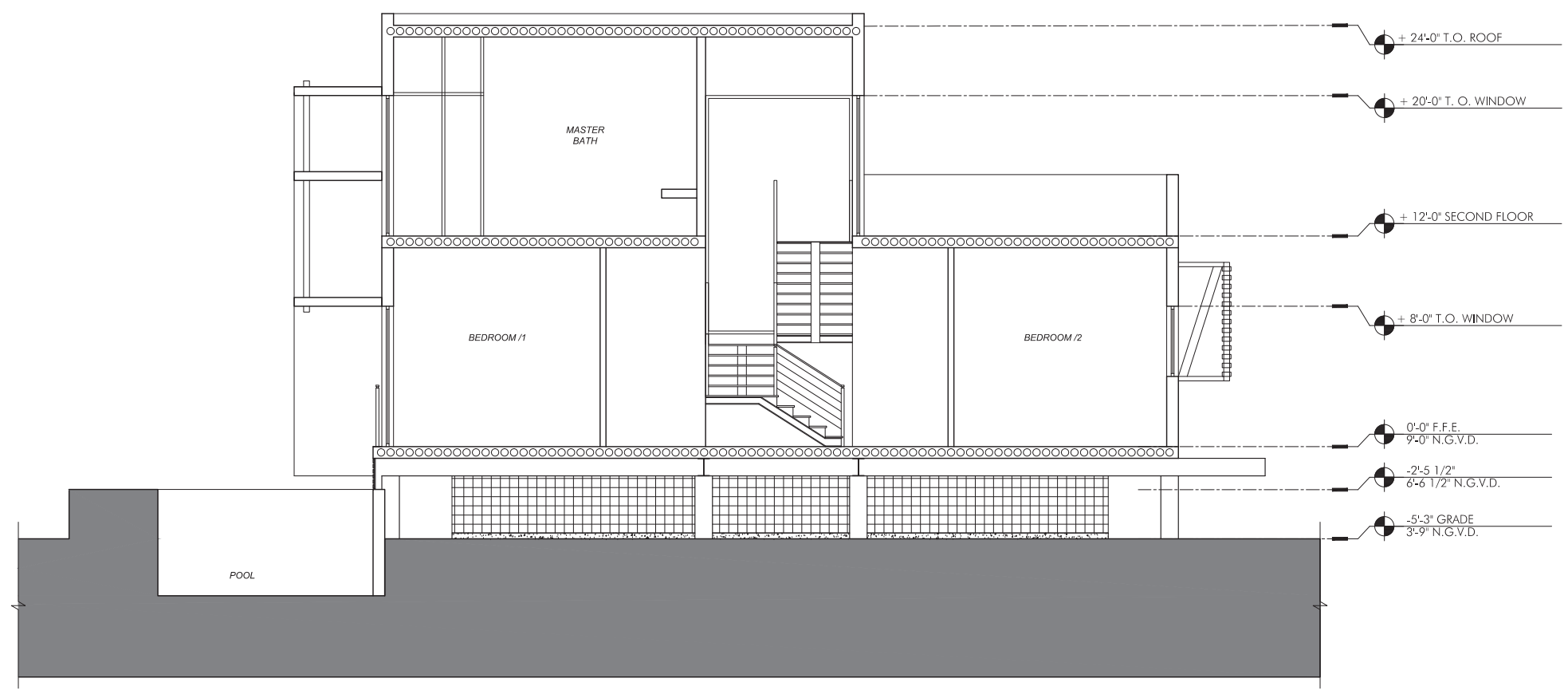
Sheet No. A300.A

PLOTTED:
X REF'S



SECTION C

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



SECTION D - WITH SCREEN SHOWN FOR VARIANCE REQUEST

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

CHISHOLM

Architects-Planners-Interior Designers

4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 0 7 4 4 2

CONSULTANTS

Project No. 1816

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

Date: 08/31/2016

Drawn: J.B.

Checked: M.P.

Submittal: DRB

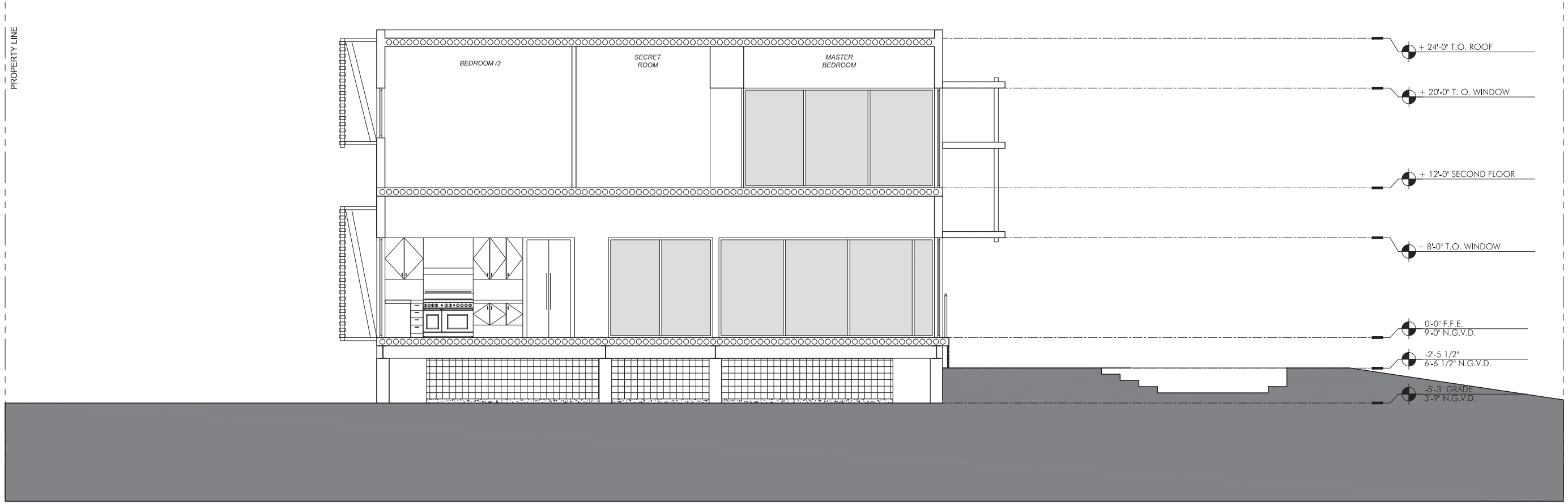
Cad File: A301.A

Drawing Title:

SECTIONS
WITH SCREEN SHOWN
FOR VARIANCE REQUEST

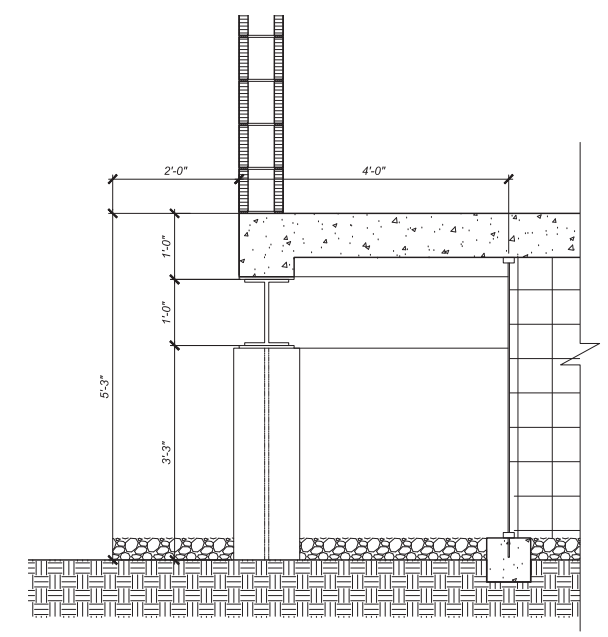
Sheet No. A301.A

PLOTTED:
X REF'S



SECTION E - WITH SCREEN SHOWN FOR VARIANCE REQUEST

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



VERMIN CONTROL MESH

0 1' 2' 3' 4' 5' SCALE: 3/4" = 1'-0"

CHISHOLM
Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 0 7 4 4 2

CONSULTANTS

Project No. 1816

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

Date: 08/31/2016

Drawn: J.B.

Checked: M.P.

Submittal: DRB

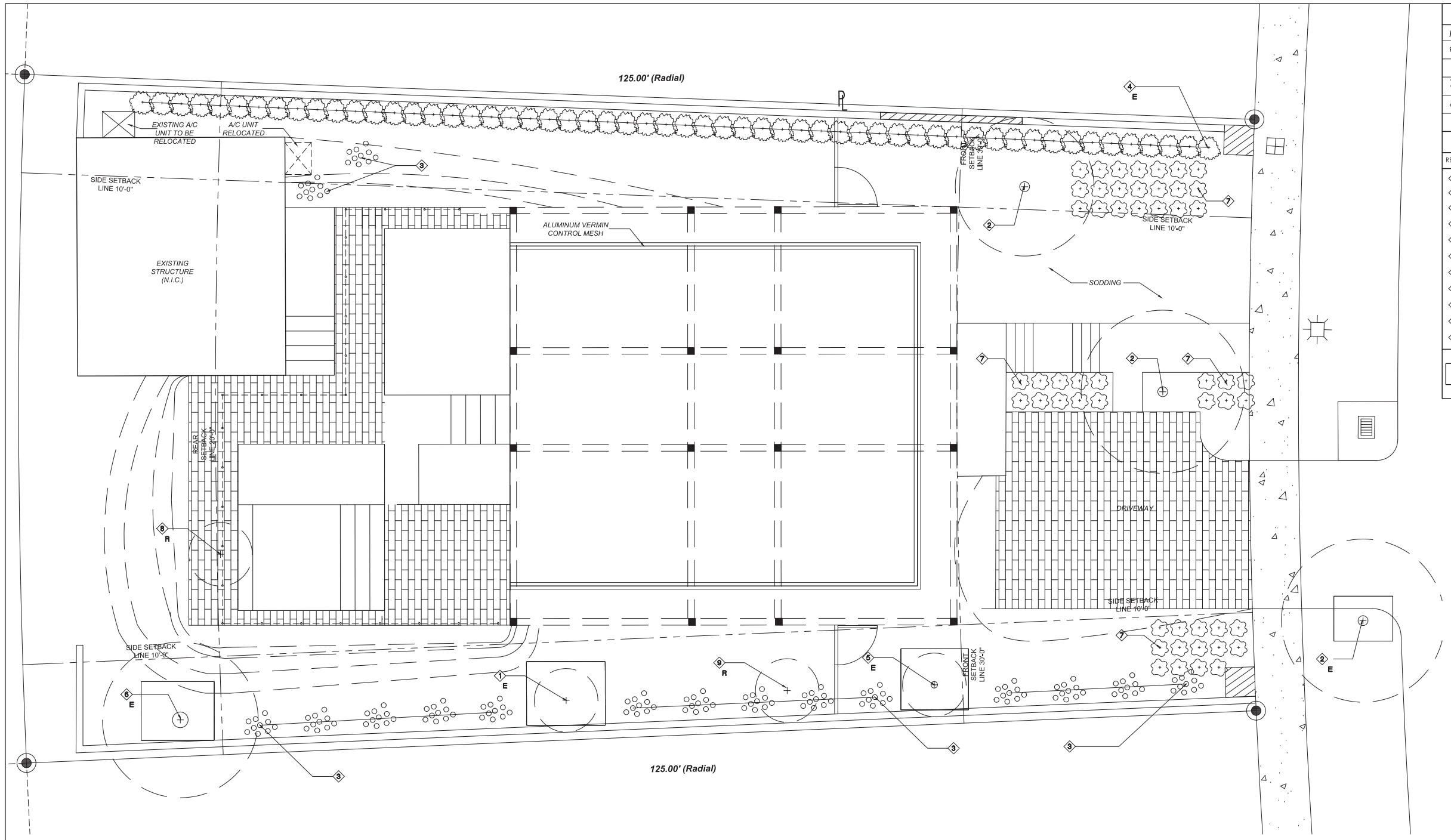
Cad File: A302.A

Drawing Title:

SECTIONS WITH SCREEN SHOWN FOR VARIANCE REQUEST

Sheet No. A302.A

PLOTTED:
X REF'S:



PROPOSED LANDSCAPE PLAN

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

0 16' 32' 48' 64'

PROPOSED LANDSCAPE LEGEND

KEY	SCIENTIFIC NAME	COMMON NAME	QTY.
	EXISTING	HEDGE	
	EXISTING	SHADE TREE	4
	DREPANOSTACHYUM FALCATUM	BLUE BAMBOO	16
	PHILODENDRON	GROUND COVER	51
		OAK TREE	2

PROPOSED LANSCAPE PLAN KEY NOTES

REF. NO.	NAME
1 E	(EXISTING) ALEXANDER PALM CLUSTER TO REMAIN
1	ALEXANDER PALM
2	OAK TREE
2 E	(EXISTING) OAK TREE TO REMAIN
3	BLUE BAMBOO STOCK OF (10) @ EVERY 6'
4 E	EXISTING HEDGE
5 E	(EXISTING) PLUMERIA TREE TO REMAIN
6	(EXISTING) ROYAL PALM TREE TO REMAIN
7	(GROUND COVER) @ 24" O.C.
8 R	QUEEN PALM TO BE REMOVED
9 R	MANGO TREE TO BE REMOVED
	TREE PROTECTION FENCE AS PER CITY CODE. 4' HIGH CHAIN LINK FENCE WITH IN GROUND METAL POLES SPACED 10' O.C. INSTALLED FOLLOWING THE DRIPLINE OF THE TREE.

CHISHOLM
Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 0 7 4 4 2

CONSULTANTS

Project No. 1816

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

Date: 08/31/2016

Drawn: J.B.

Checked: M.P.

Submittal: DRB

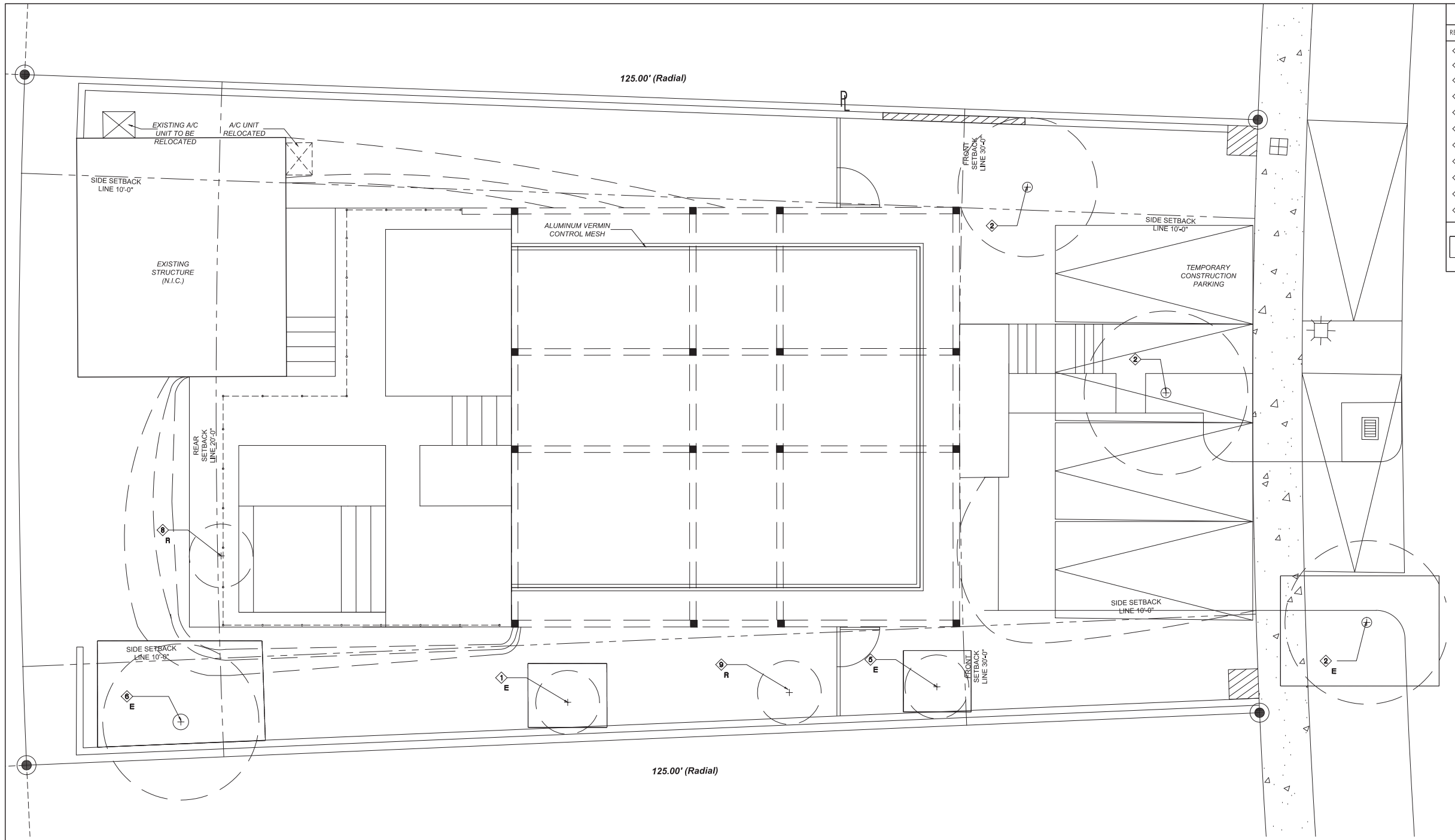
Cad File: L100

Drawing Title:

LANDSCAPE PLAN

Sheet No. L100

PLOTTED:
X REFS:



TREE DISPOSITION PLAN

0 16' 32' 48' 64'

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

PROPOSED LANSCAPE PLAN KEY NOTES

REF. NO.	NAME
1 E	(EXISTING) ALEXANDER PALM CLUSTER TO REMAIN
1	ALEXANDER PALM
2	OAK TREE
2 E	(EXISTING) OAK TREE TO REMAIN
3	BLUE BAMBOO STOCK OF (10) @ EVERY 6'
4 E	EXISTING HEDGE
5 E	(EXISTING) PLUMERIA TREE TO REMAIN
6	(EXISTING) ROYAL PALM TREE TO REMAIN
7	(GROUND COVER) @ 24" O.C.
8 R	QUEEN PALM TO BE REMOVED
9 R	MANGO TREE TO BE REMOVED
	TREE PROTECTION FENCE AS PER CITY CODE. 4' HIGH CHAIN LINK FENCE WITH IN GROUND METAL POLES SPACED 10 O.C. INSTALLED FOLLOWING THE DRIPLINE OF THE TREE.

CHISHOLM
Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 0 7 4 4 2

CONSULTANTS

Project No. 1816

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

Date: 08/31/2016

Drawn: J.B.

Checked: M.P.

Submittal: DRB

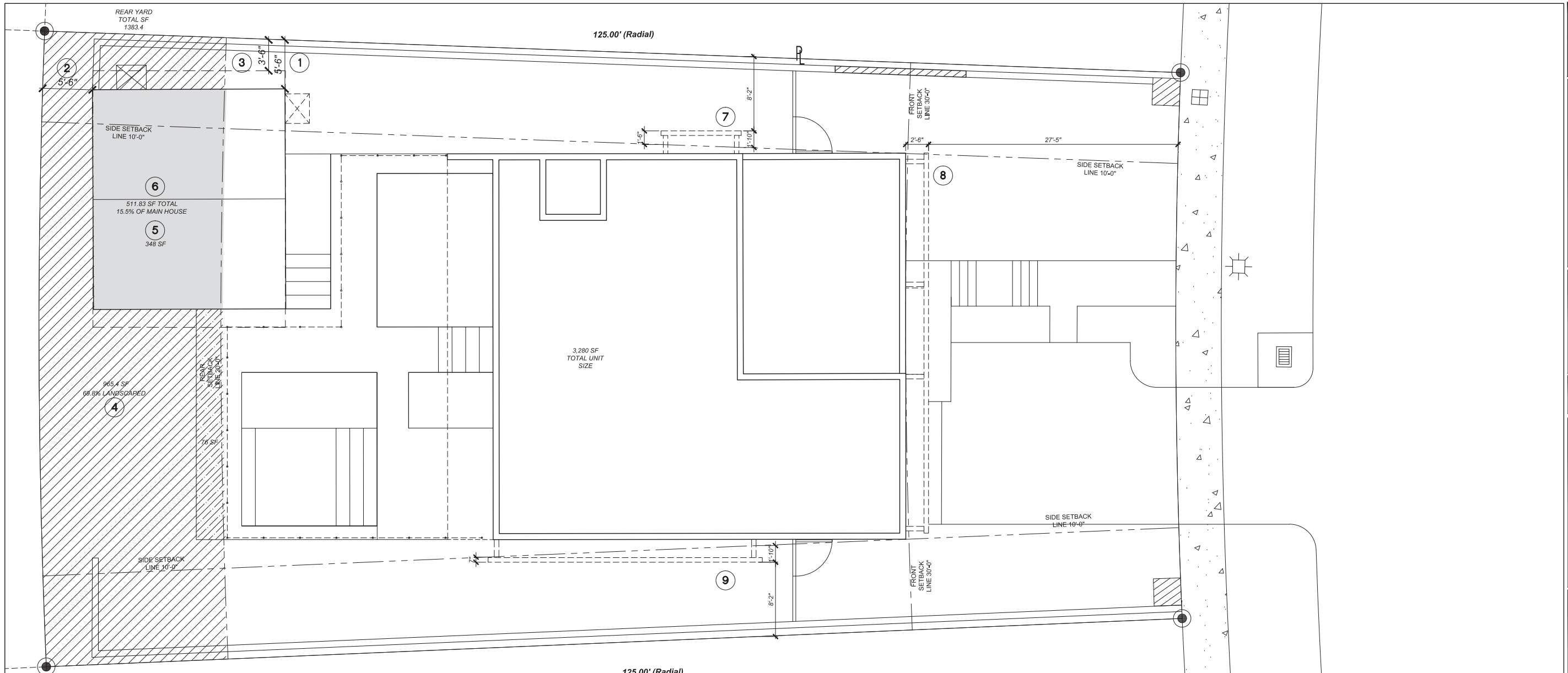
Cad File: L101

Drawing Title:

TREE DISPOSITION PLAN

Sheet No. L101

PLOTTED
X REFS



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 ACCESORY 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

0 16' 32' 48' 64'

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

PLOTTED: VE Parking reduction
X REFS:

CHISHOLM
Architects-Planners-Interior Designers
4921 SW 74th Ct., Miami, FL 33155
305.661.2070 F305.661.6090
www.chisholmarchitects.com
RE Chisholm Architects, Inc. aac001962

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 0 7 4 4 2

CONSULTANTS

Project No. 1816
Scale: 3/16"=1'-0"
Date: 08/31/2016
Drawn: JB
Checked: MP
Submittal: DRB
Cad File: A017
Drawing Title:

REQUESTED VARIANCES

Sheet No. A017