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: *12.12.2016*

LIST OF DRAWINGS:

COVER SHEET

ARCHITECTURAL

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

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

1816 JF SOUTH BEACH RESIDENCE

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 %:	2,399 (29.5%)
10	Existing Lot Coverage SF and %:	2,639 (32.5%)	Lot coverage deducted (garage-storage) SF:	
11	Front Yard Open Space SF and %:	695 (57%)	Rear Yard Open Space SF and %:	977 (70%)
12	Max Unit Size SF and %:	4,063.75 (50%)	Proposed Unit Size SF and %:	3,730.83 (46%)
13	Existing First Floor Unit Size:	2437.83 SF	Proposed First Floor Unit Size:	2398.83 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)	1,332 (70%)
15		400 SF	Proposed Second Floor Unit Size SF and % :	1,332 (70%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

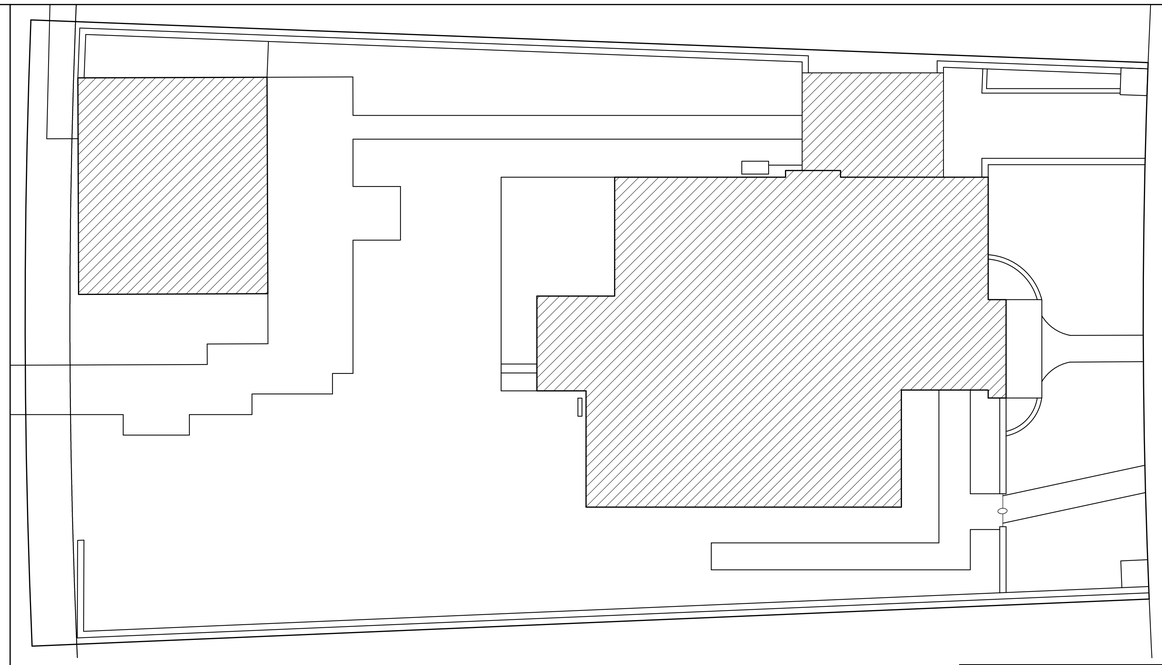
		Required	Existing	Proposed	Deficiencies
17	**Height:**	**24' FLAT ROOF**	**2 STORIES**	**24'**	
18	**Setbacks:**				
19	Front First level:	30'	15.39'	30'	
20	Front Second level:	30'	20'	45'-4"	
21	Side (SE):	10'	11.43'	10'	
22	Side 2 or (NW):	10'	13.49'	10'	
23	Rear:	20'	57.17'	39'	
	Accessory Structure 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

Notes:

If not applicable write N/A

All other data information should be presented like the above format



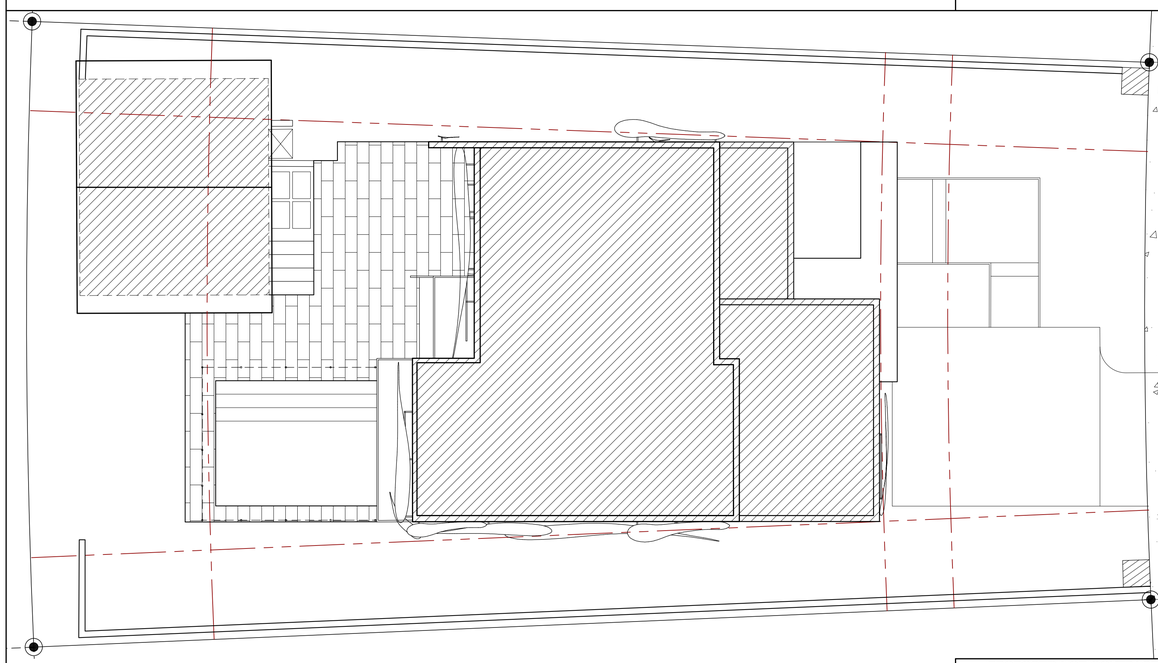
EXISTING LOT COVERAGE

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. 1,887 SF(23%)
ACCESSORY BLDG. 511.83 SF(6%)
TOTAL: 2,398.83 (29.5%)

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

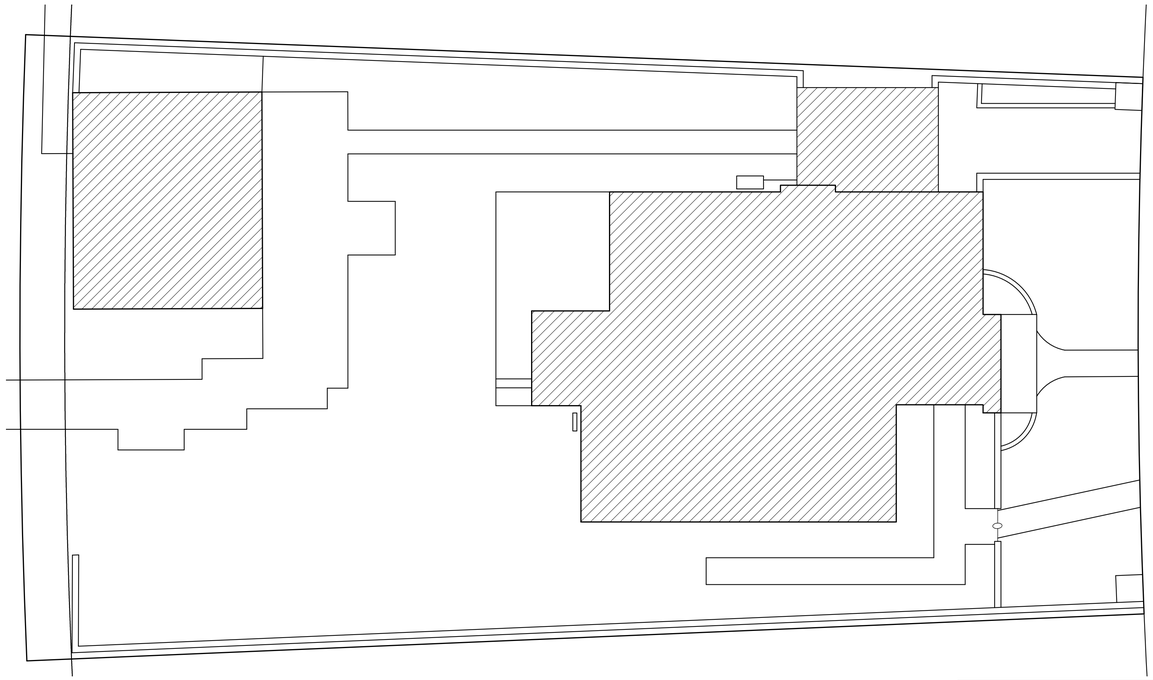
CONSULTANTS

Project No. 1816
Scale: 1/8"=1'-0"
Date: 12/12/2016
Drawn: JB
Checked: MP
Submittal: DRB
Cad File: Z001
Drawing Title:

ZONING DIAGRAMS

Sheet No. Z001

PLOTTED: VE Parking reduction
X REFS:

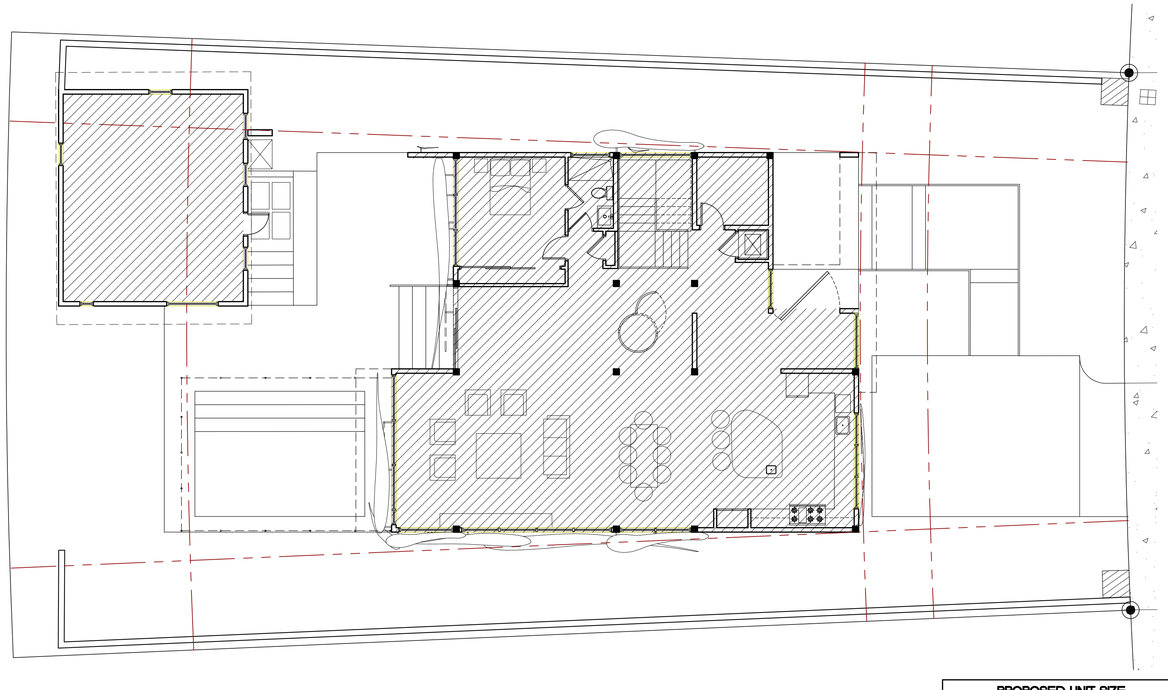


EXISTING GROUND LEVEL UNIT SIZE

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

EXISTING UNIT SIZE

EXISTING GROUND FLOOR
2,097.83 SF



PROPOSED GROUND LEVEL UNIT SIZE

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

PROPOSED UNIT SIZE

PROPOSED GROUND FLOOR
MAIN BUILDING: 1,887 SF
ACCESSORY BUILDING: 511.83 SF
TOTAL: 2,398.83

CHISHOLM

Architects-Planners-Interior Designers

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

Project Name:

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: 12/12/2016

Drawn: JB

Checked: MP

Submittal: DRB

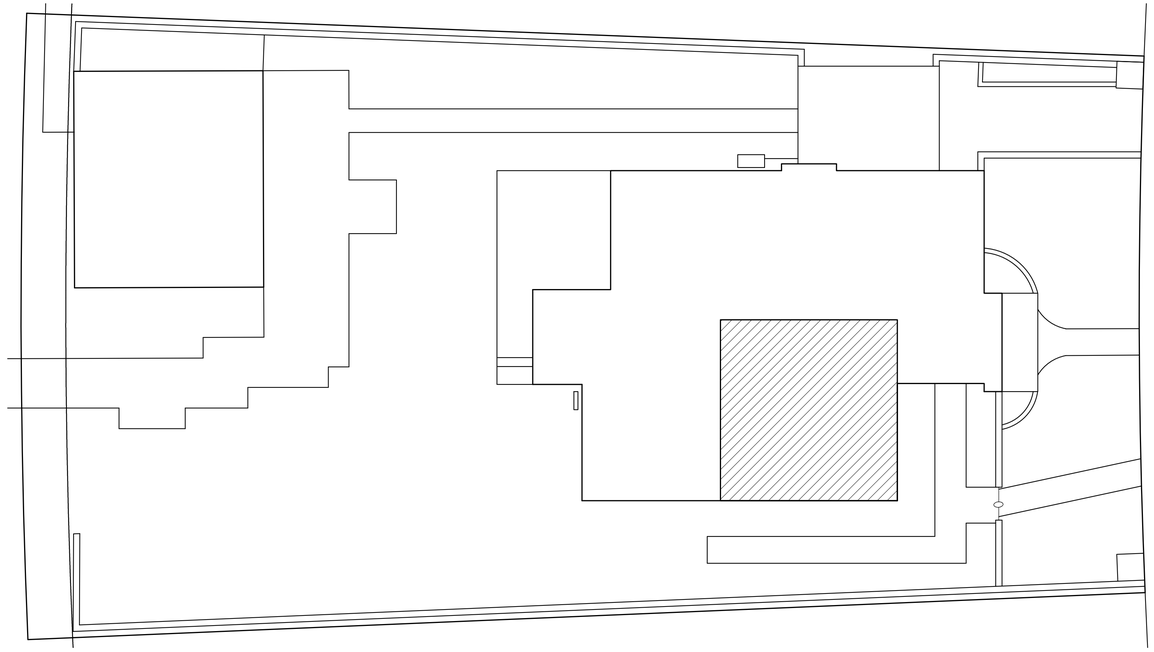
Cad File: Z002

Drawing Title:

ZONING DIAGRAMS

Sheet No. Z002

PLOTTED VE Parking reduction
X REFS

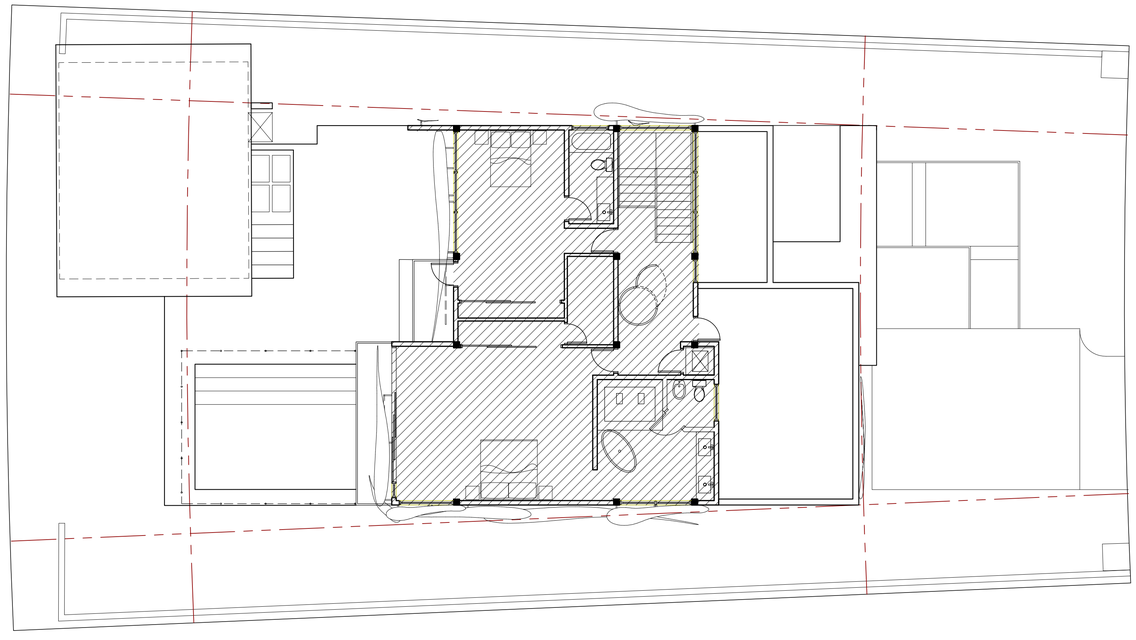


EXISTING SECOND LEVEL UNIT SIZE

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 1,332 SF
(70% OF GROUND FLOOR)
70% x 1887 SF = 1332 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
AR0007442

CONSULTANTS

Project No. 1816

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

Date: 12/12/2016

Drawn: JB

Checked: MP

Submittal: DRB

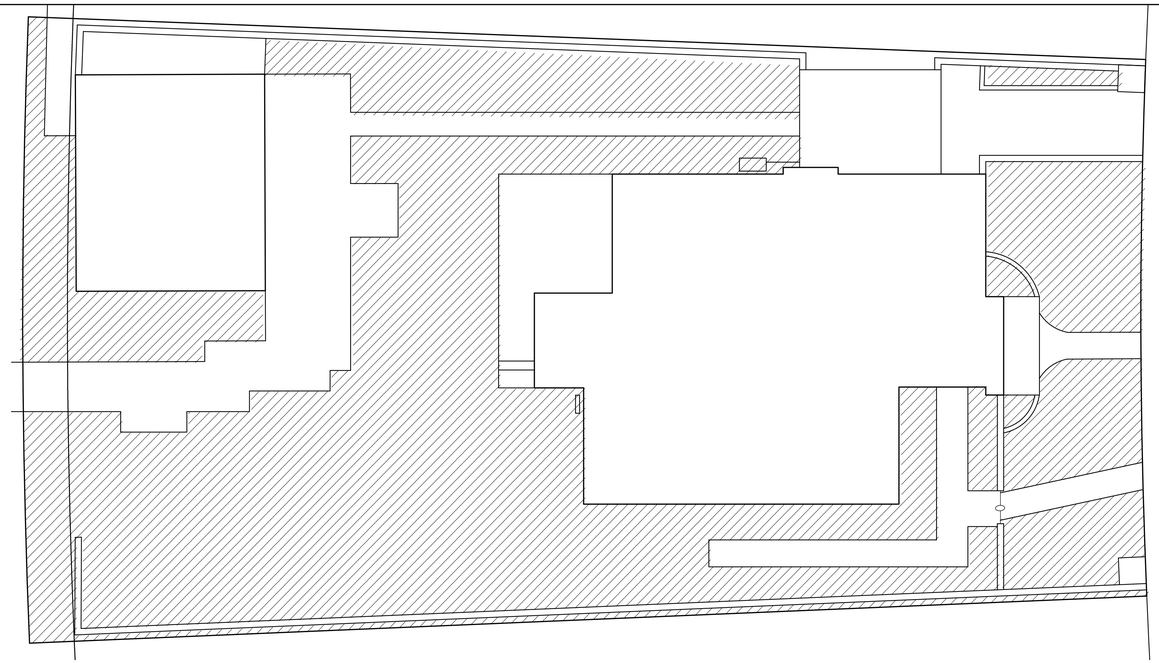
Cad File: Z003

Drawing Title:

ZONING DIAGRAMS

Sheet No. Z003

PLOTTED: VE Parking reduction
X REFS:



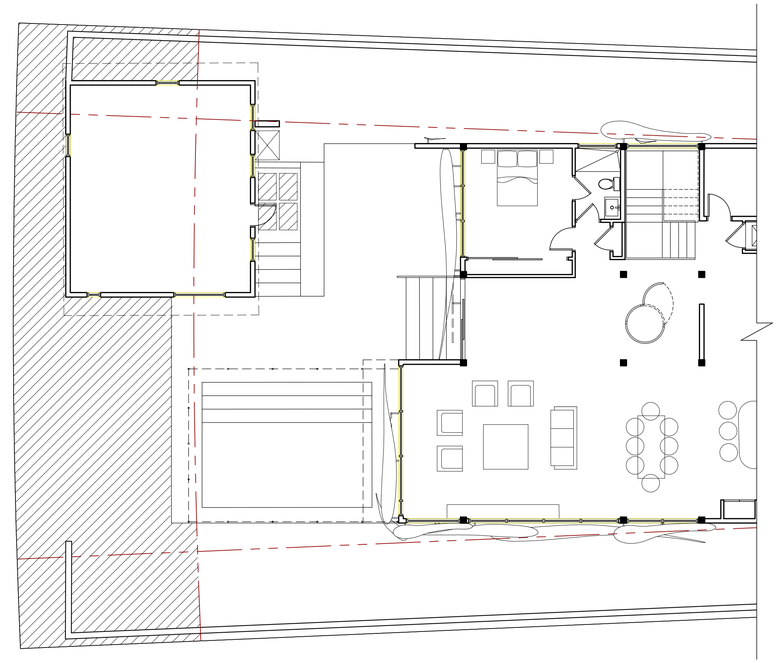
EXISTING PERVIOUS SPACE

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

0 16' 32' 48' 64'

EXISTING PERVIOUS AREA

EXISTING PERVIOUS SPACE
4,020 SF



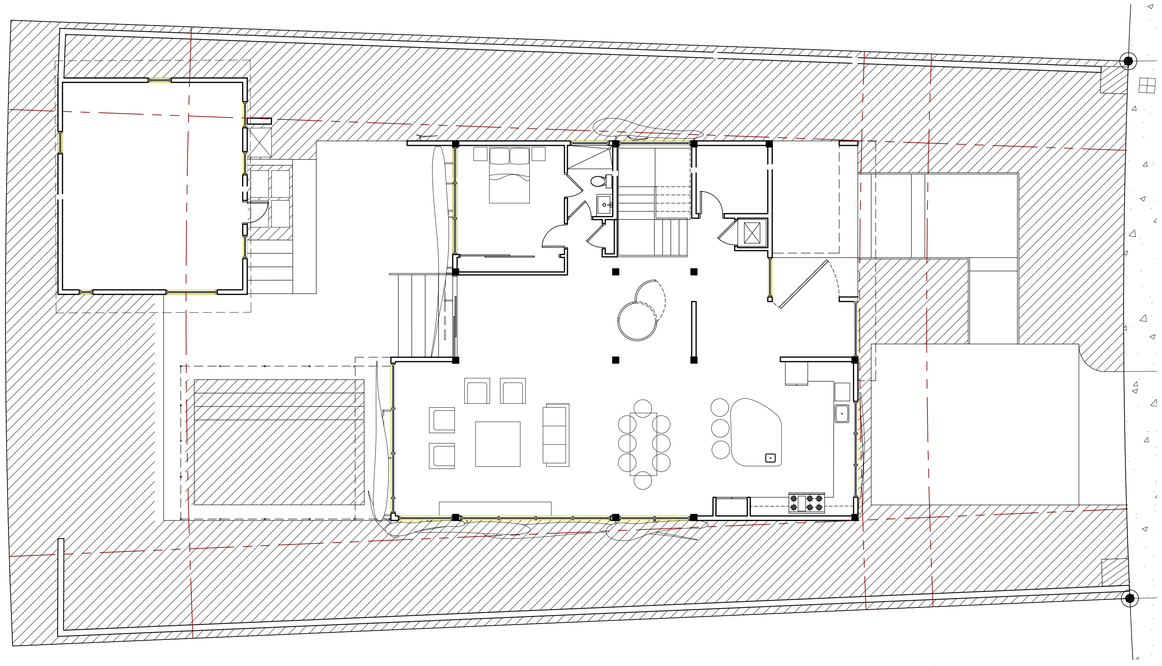
REAR YARD OPEN AREA

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

0 16' 32' 48' 64'

OPEN AREA

REAR YARD TOTAL SF: 1,383.4
OPEN AREA SF: 977 (70%)



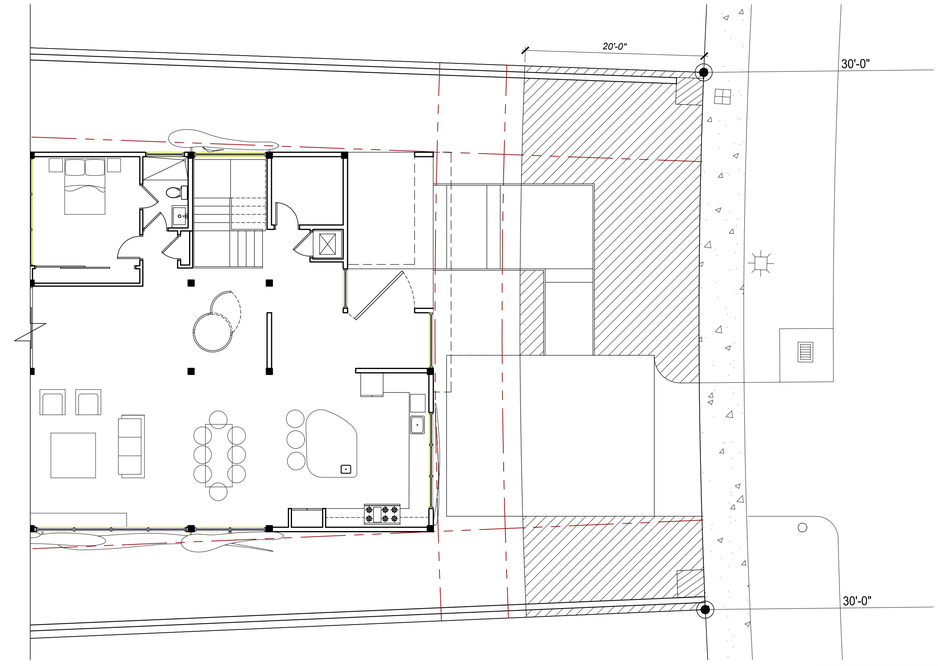
PROPOSED PERVIOUS SPACE

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

0 16' 32' 48' 64'

PROPOSED PERVIOUS AREA

PROPOSED PERVIOUS SPACE 3,900 SF
(48% OF THE LOT)
47% x 8,127.5 SF = 3,834 SF



FRONT YARD OPEN AREA

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

0 16' 32' 48' 64'

OPEN AREA

FRONT YARD TOTAL SF: 1,218
OPEN AREA SF: 695 (57%)

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

Project Name:

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: 12/12/2016
Drawn: JB
Checked: MP
Submittal: DRB
Cad File: Z004
Drawing Title:

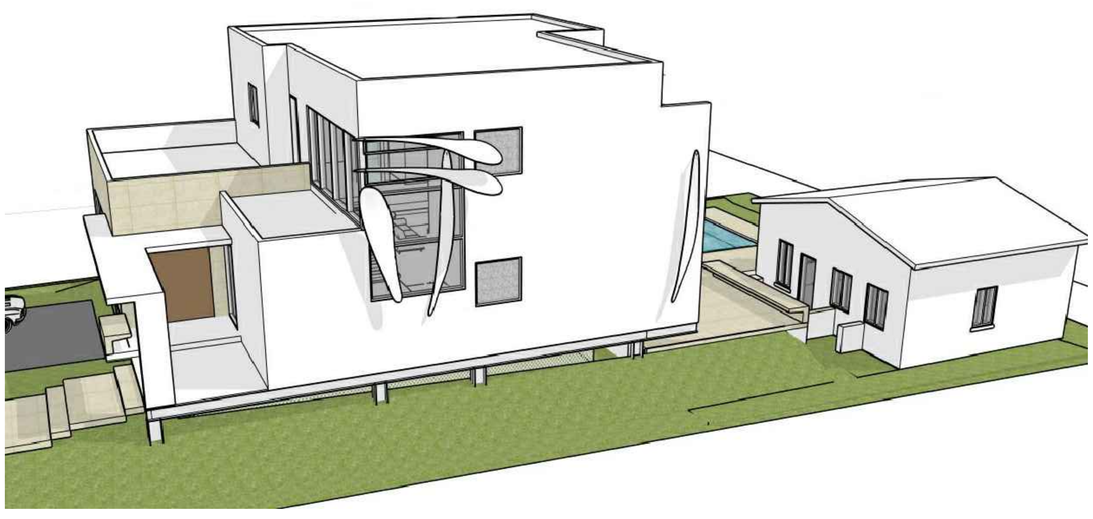
ZONING DIAGRAMS

Sheet No. Z004

PLOTTED: VE Parking reduction
X REFS:

FRONT VIEW FROM THE NORTHWEST

REAR VIEW FROM THE SOUTHEAST



AERIAL VIEW FROM THE WEST

ENTRY VIEW FROM THE NORTHEAST

CHISHOLM

Architects-Planners-Interior Designers

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

Project Name:

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. 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: 12/12/2016

Drawn: JB

Checked: MP

Submittal: DRB

Cad File: A014

Drawing Title:

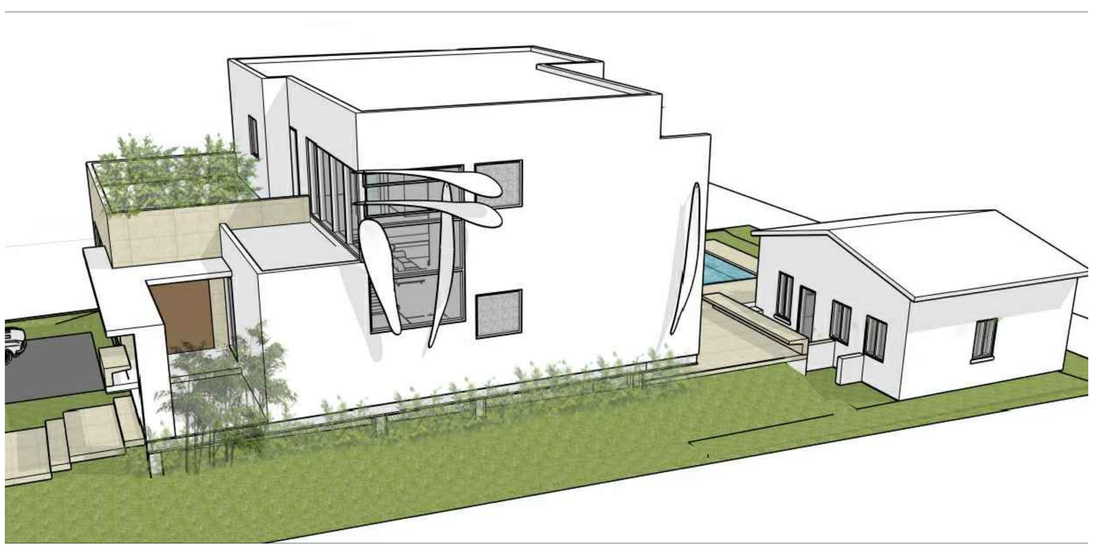
PROPOSED RENDERINGS

Sheet No. A014

PLOTTED VE Parking reduction
X REFS

FRONT VIEW FROM THE NORTHWEST

REAR VIEW FROM THE SOUTHEAST



AERIAL VIEW FROM THE WEST

ENTRY VIEW FROM THE NORTHEAST

CHISHOLM

Architects-Planners-Interior Designers

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

Project Name:

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 ARCHITECT SHALL 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: 12/12/2016

Drawn: JB

Checked: MP

Submittal: DRB

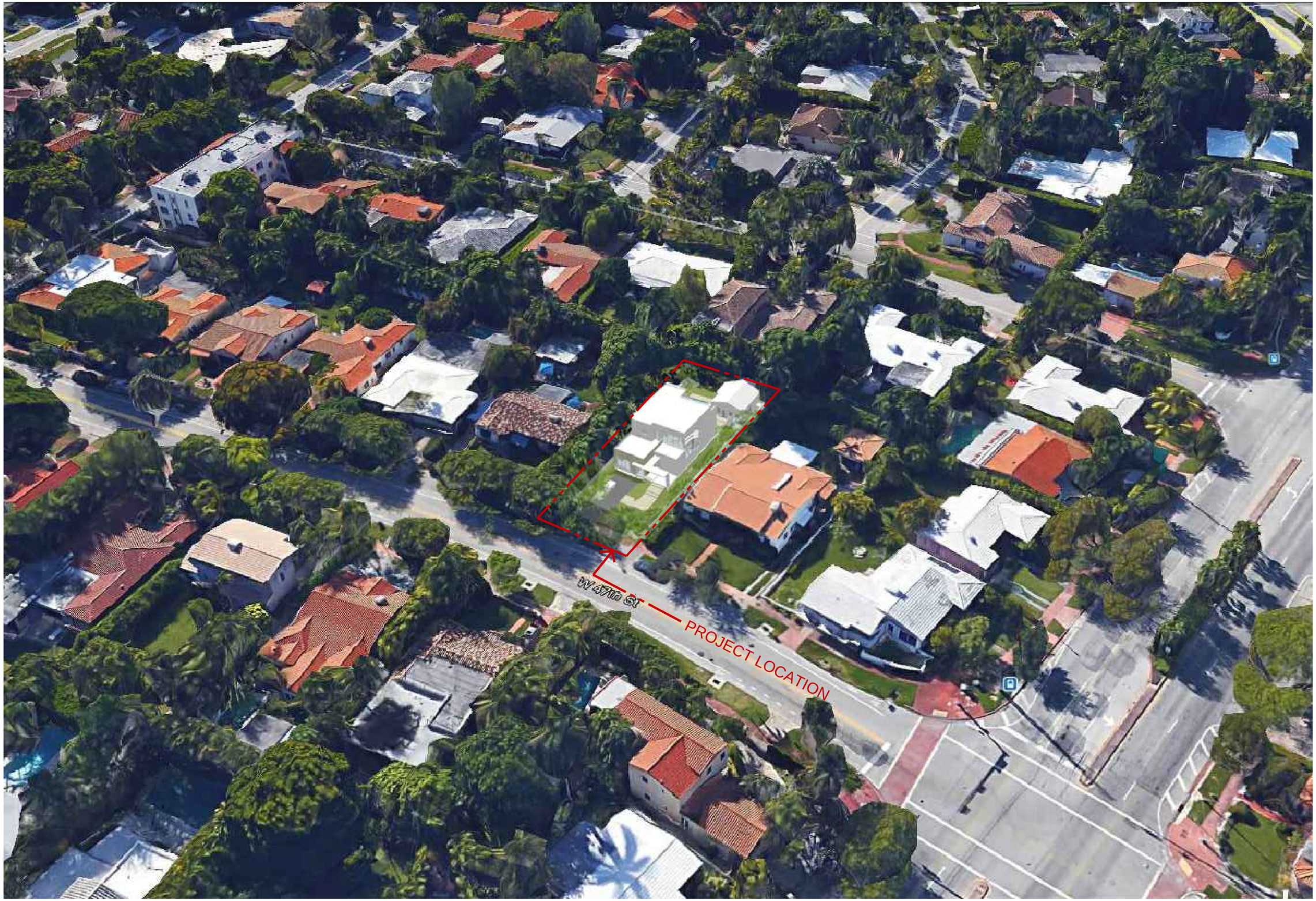
Cad File: A014.A

Drawing Title:

PROPOSED RENDERINGS WITH VEGETATION

Sheet No. A014

PLOTTED VE Parking reduction
X REFS



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

Project Name:

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. 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

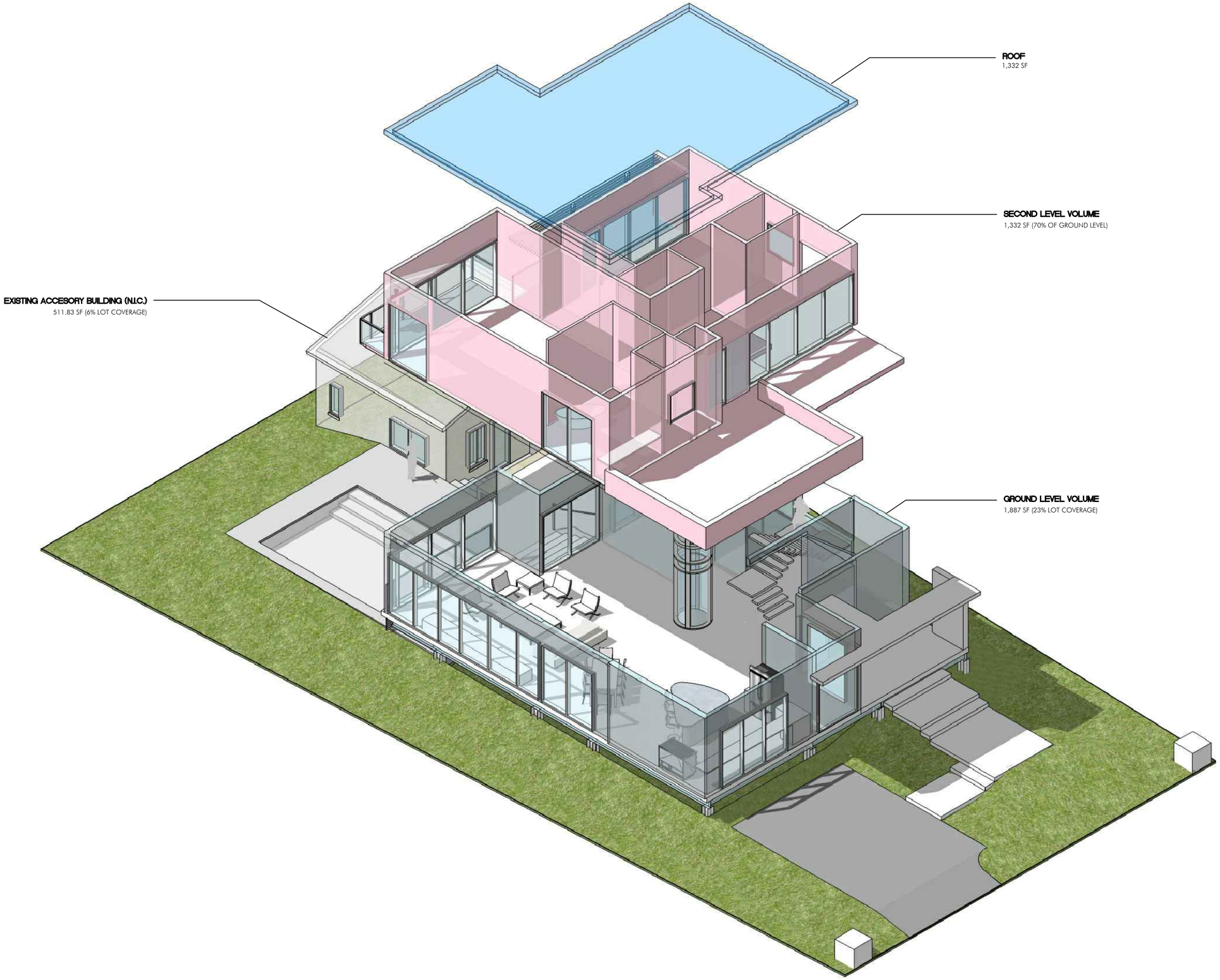
CONSULTANTS

Project No. 1816
Scale: N.T.S.
Date: 12/12/2016
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 F/305.661.6090
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. 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: 12/12/2016

Drawn: JB

Checked: MP

Submittal: DRB

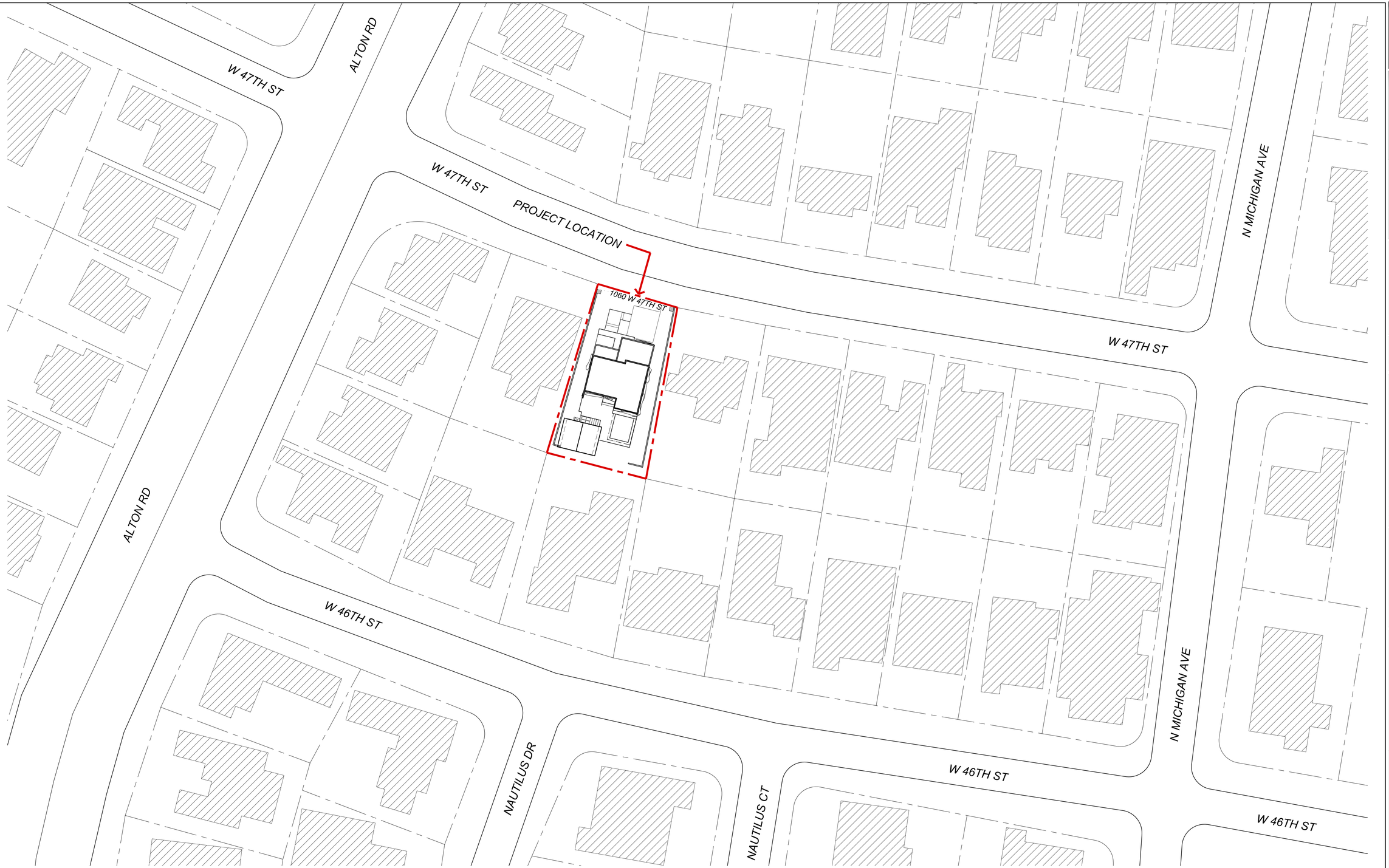
Cad File: A016

Drawing Title:

AXONOMETRIC

Sheet No. A016

PLOTTED VE Parking reduction
X REFS



CONTEXTUAL SITE PLAN

0 16' 32' 48' 64'

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

CHISHOLM

Architects-Planners-Interior Designers

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

Project Name:

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: 12/12/2016

Drawn: JB

Checked: MP

Submittal: DRB

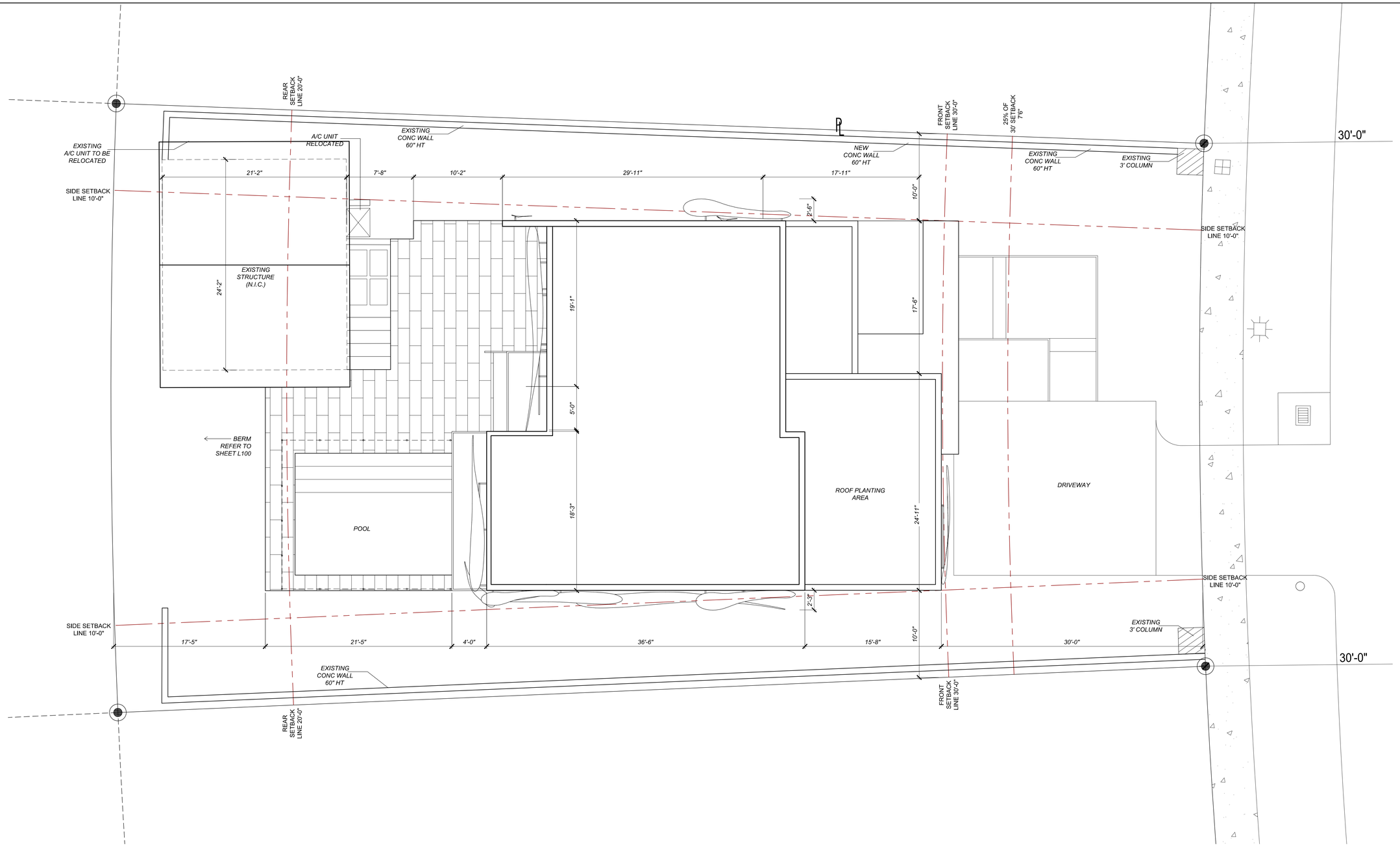
Cad File: AS100

Drawing Title:

CONTEXTUAL SITE PLAN

Sheet No. AS100

PLOTTED: VE Parking reduction
X REF'S:



PROPOSED SITE/ROOF PLAN

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

0 16' 32' 48' 64'

PLOTTED: VE Parking reduction
X REFS:

CHISHOLM

Architects-Planners-Interior Designers

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

Project Name:

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: 12/12/2016

Drawn: JB

Checked: MP

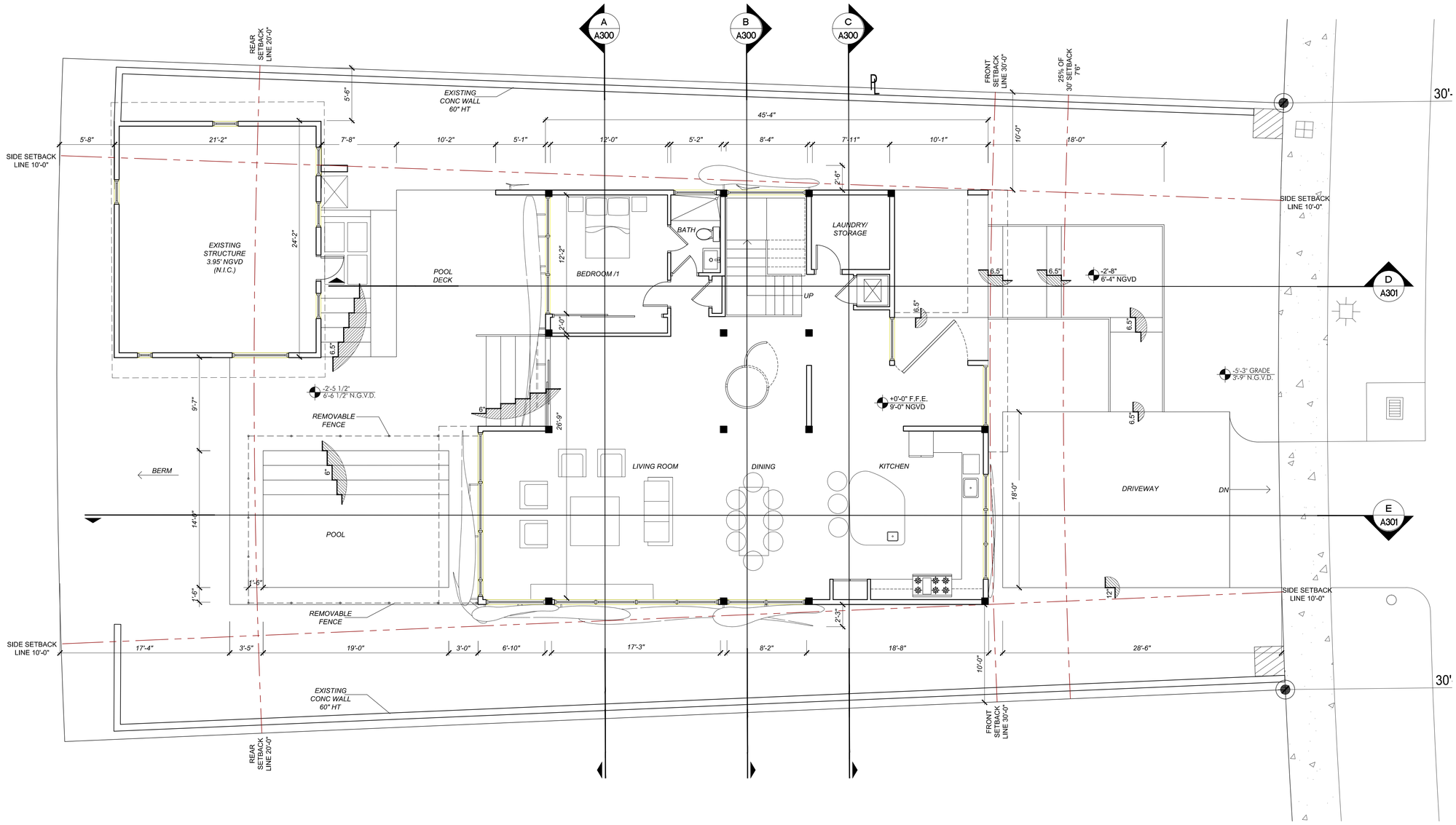
Submittal: DRB

Cad File: AS101

Drawing Title:

PROPOSED SITE/ROOF PLAN

Sheet No. AS101



GROUND FLOOR PLAN

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

0 16' 32' 48' 64'

PLOTTED:
X REFS

CHISHOLM

Architects-Planners-Interior Designers

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

Project Name:

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: 12/12/2016

Drawn: J.B.

Checked: M.P.

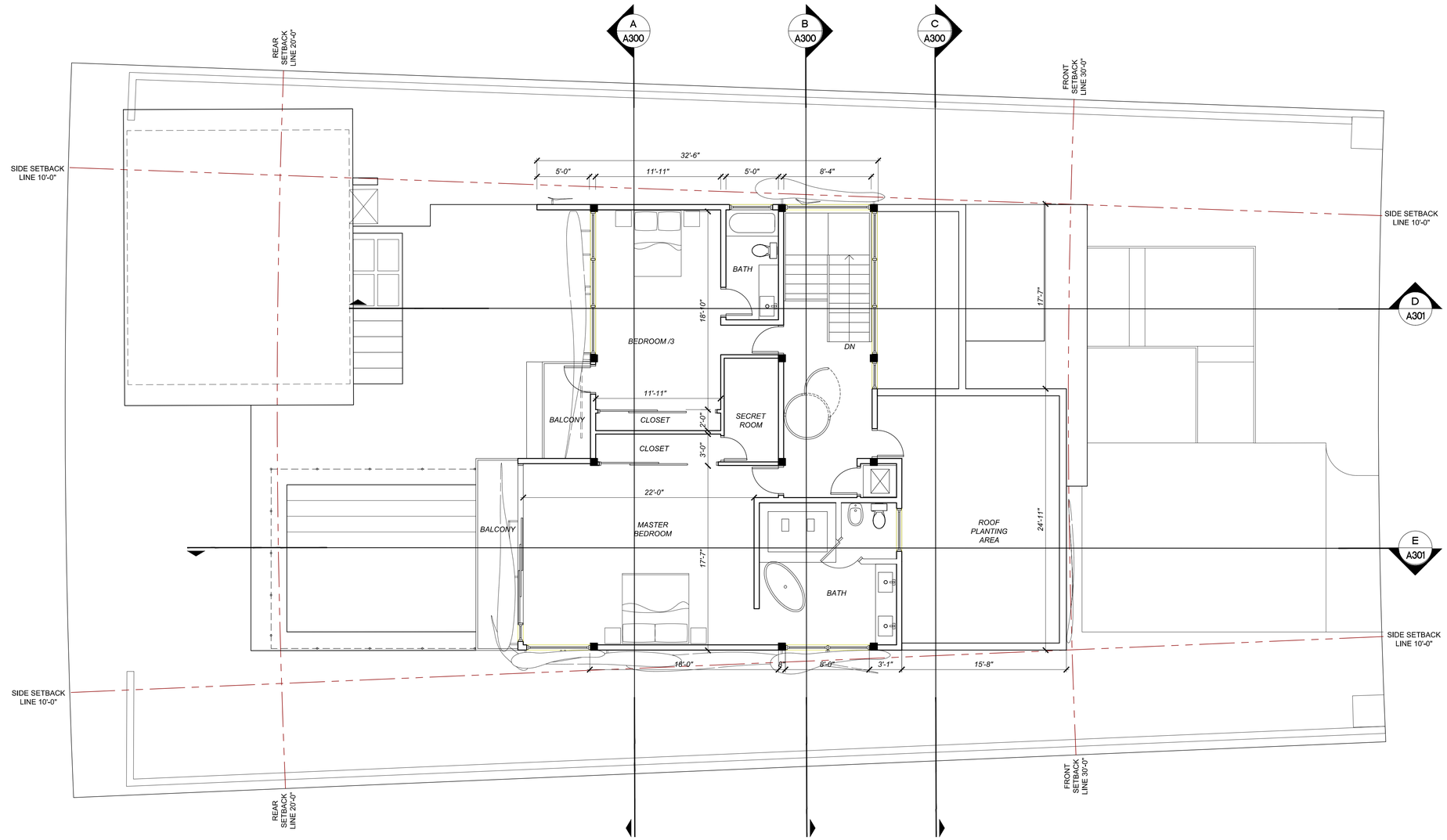
Submittal: DRB

Cad File: A101

Drawing Title:

GROUND FLOOR PLAN

Sheet No. A101



SECOND FLOOR PLAN

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

0 16' 32' 48' 64'

PLOTTED:
X REF'S

CHISHOLM

Architects-Planners-Interior Designers

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

Project Name:

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: 12/12/2016

Drawn: J.B.

Checked: M.P.

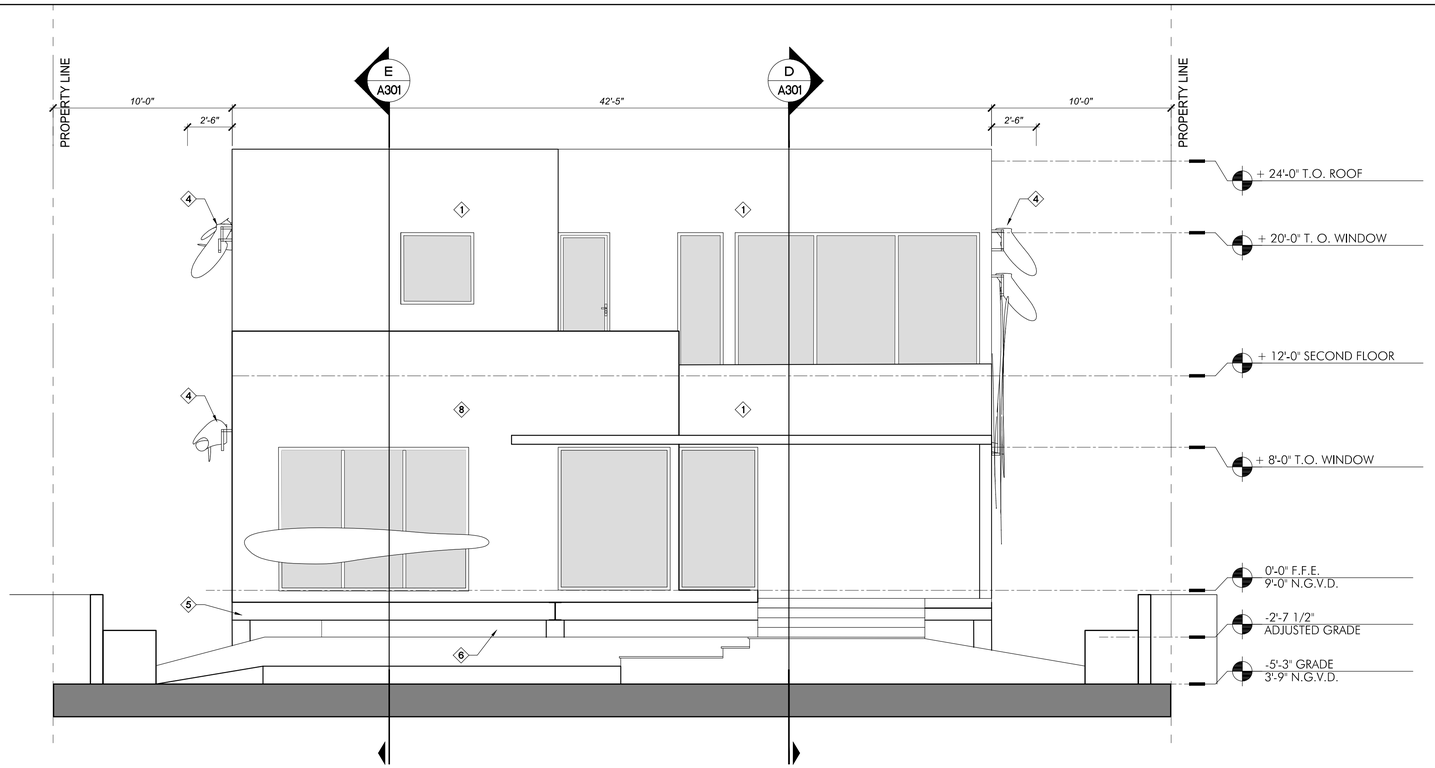
Submittal: DRB

Cad File: A102

Drawing Title:

SECOND FLOOR PLAN

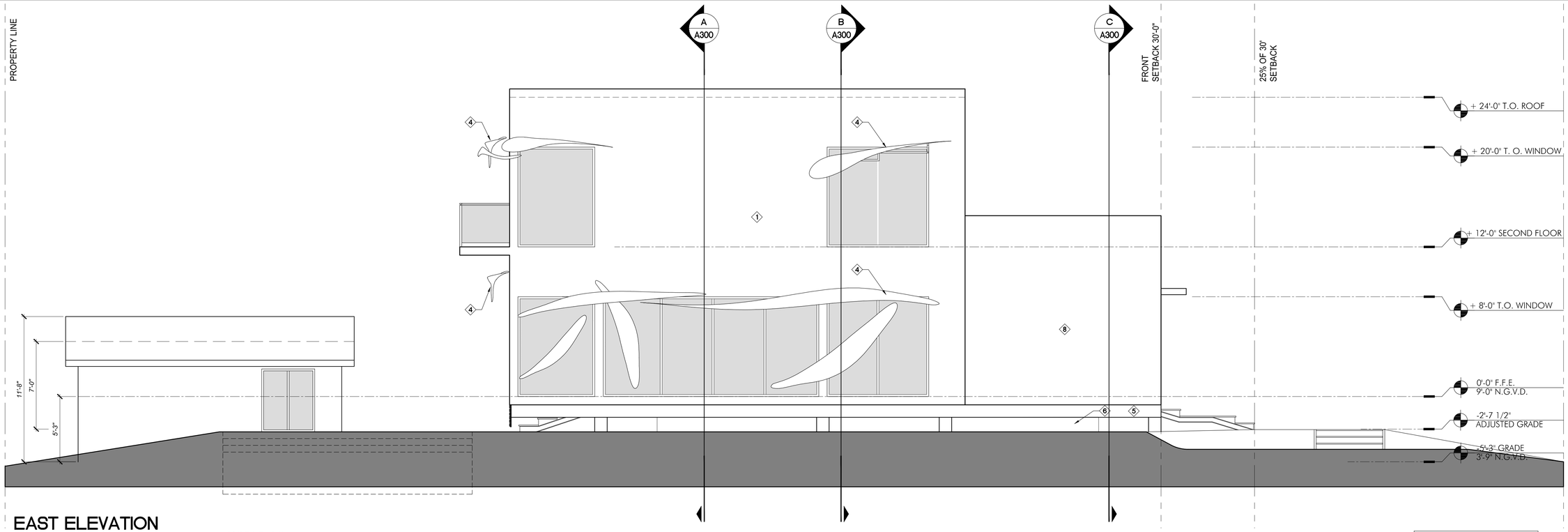
Sheet No. A102



NORTH ELEVATION

0 16' 32' 48' 64'

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



EAST ELEVATION

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	GLASS RAILING
4	3/8" STAINLESS STEEL SHADING DEVICES
5	GALVANIZED I-BEAM
6	VERMIN CONTROL MESH
7	EYEBROW
8	KEYSTONE

CHISHOLM

Architects-Planners-Interior Designers

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

Project Name:

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: 12/12/2016

Drawn: J.B.

Checked: M.P.

Submittal: DRB

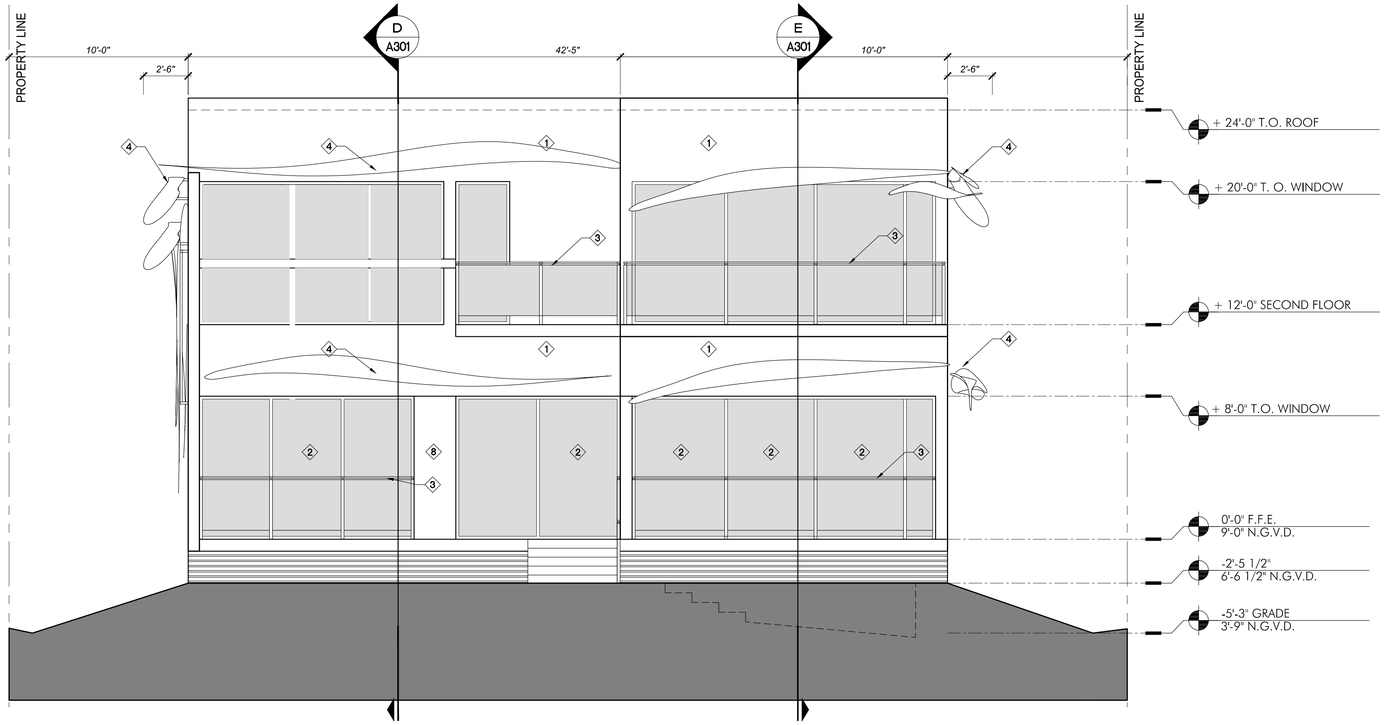
Cad File: A200

Drawing Title:

NORTH AND EAST ELEVATIONS WITHOUT SCREENS

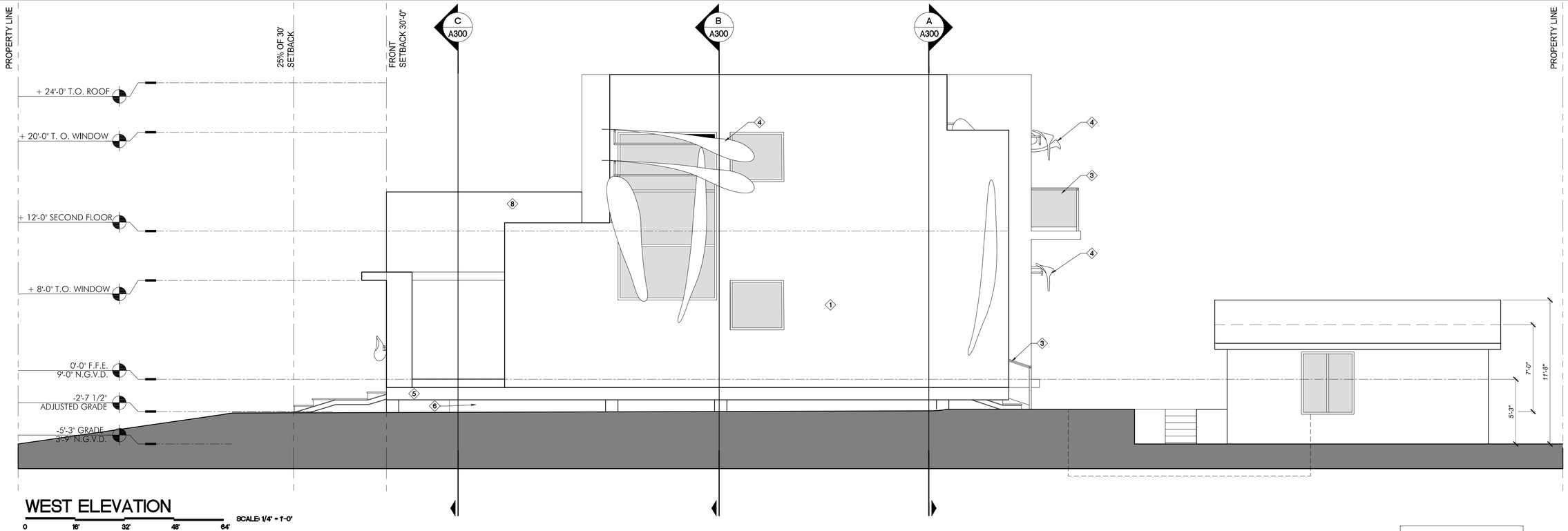
Sheet No. A200

PLOTTED:
X REF'S:



SOUTH ELEVATION

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



WEST ELEVATION

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	GLASS RAILING
4	1/8" STAINLESS STEEL SHADING DEVICES
5	GALVANIZED I-BEAM
6	VERMIN CONTROL MESH
7	EYEBROW
8	KEYSTONE

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

Project Name:

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: 12/12/2016
Drawn: J.B.
Checked: M.P.
Submittal: DRB
Cad File: A201

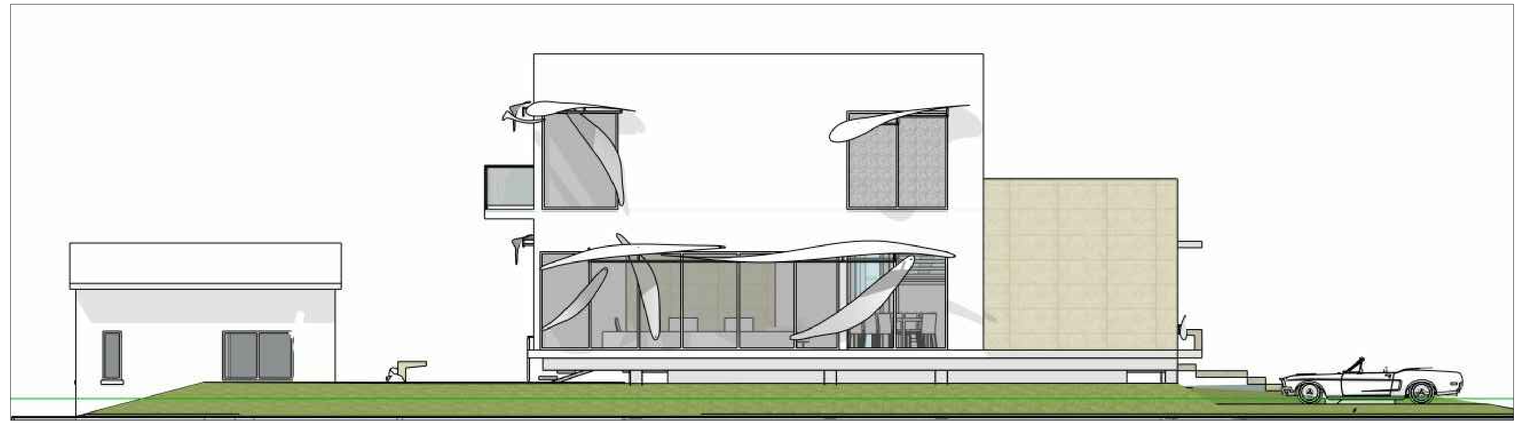
Drawing Title:

SOUTH AND WEST ELEVATIONS WITHOUT SCREENS

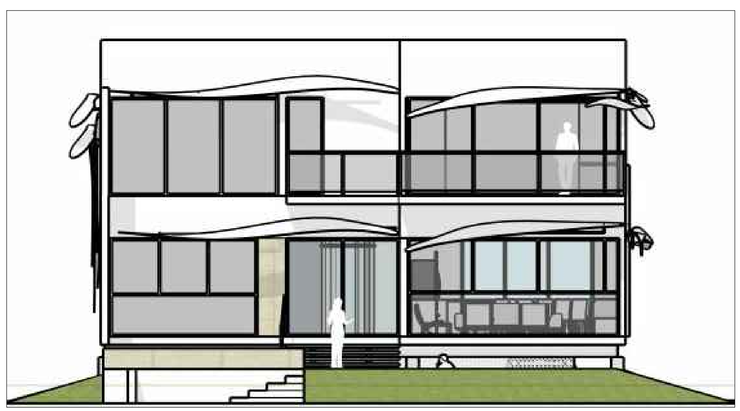
Sheet No. A201

PLOTTED:
X REF'S:

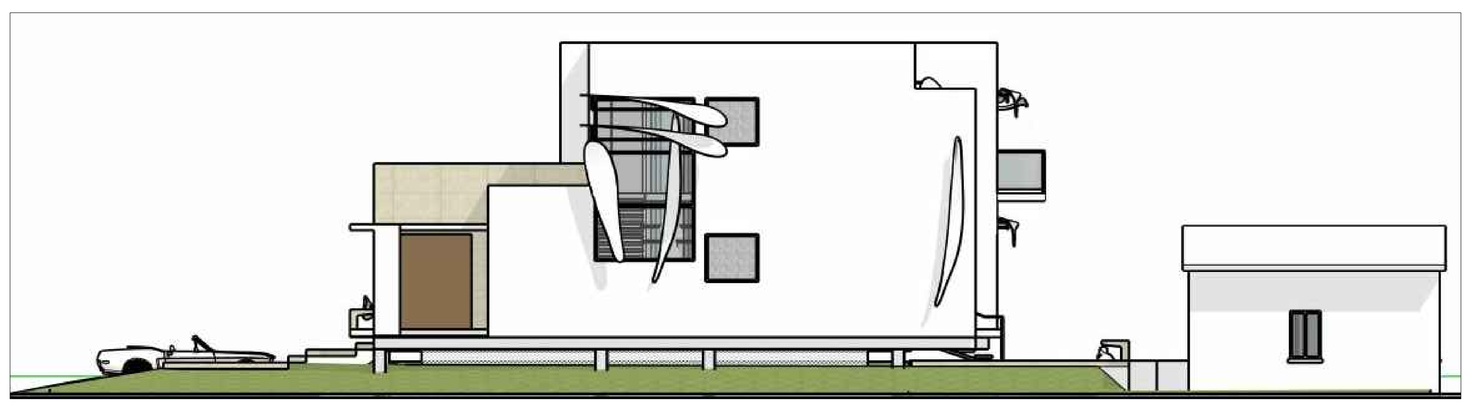
NORTH ELEVATION
N.T.S.



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 F/305.661.6090
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: 12/12/2016

Drawn: J.B.

Checked: M.P.

Submittal: DRB

Cad File: A202

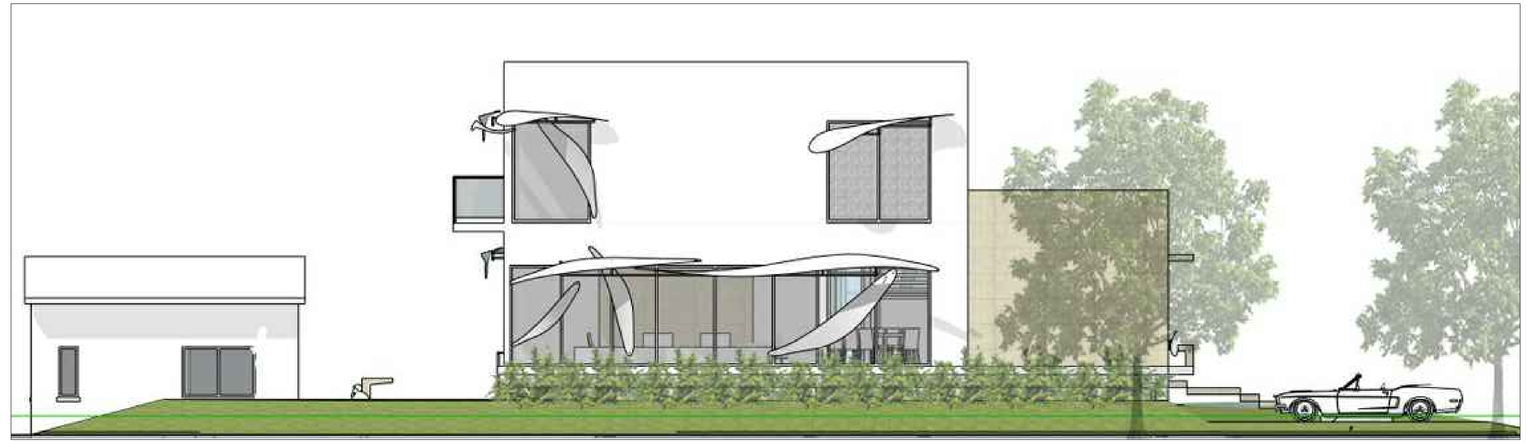
Drawing Title:

RENDERED ELEVATIONS

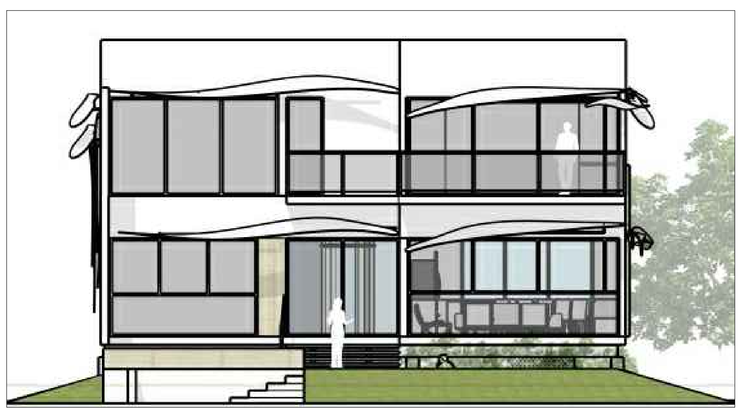
Sheet No. A202

PLOTTED
X REF'S

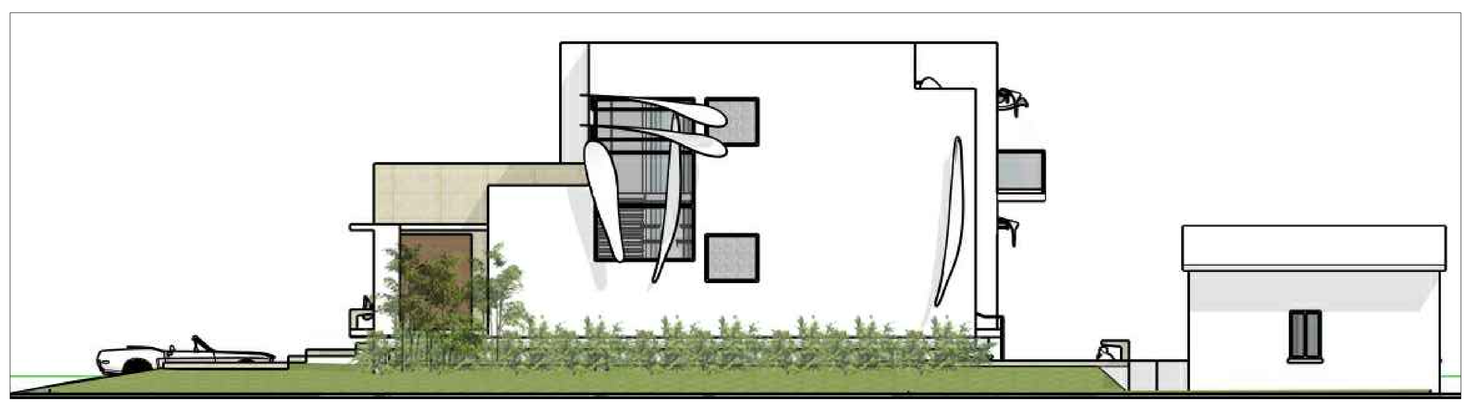
NORTH ELEVATION
N.T.S.



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 F/305.661.6090
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: 12/12/2016

Drawn: J.B.

Checked: M.P.

Submittal: DRB

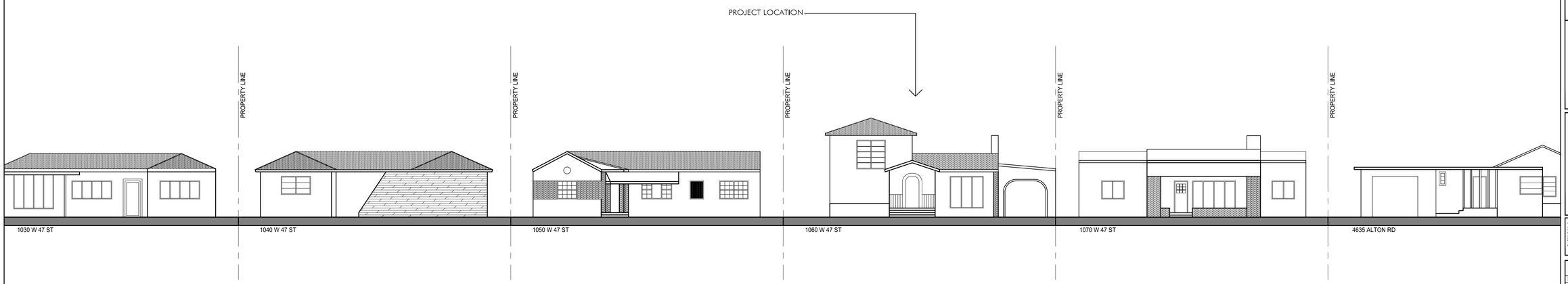
Cad File: A202

Drawing Title:

RENDERED ELEVATIONS WITH VEGETATION

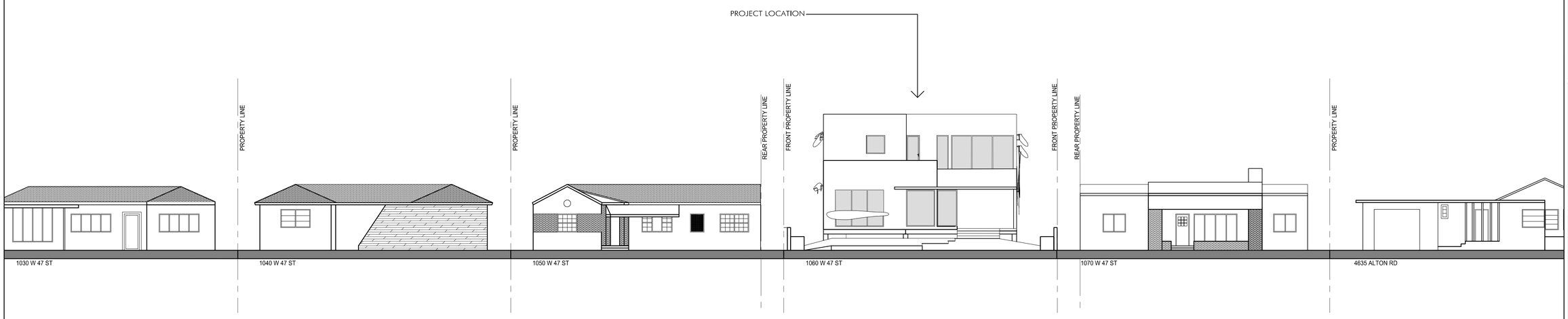
Sheet No. A202.A

PLOTTED
X REFS



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)

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

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

Project Name:

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

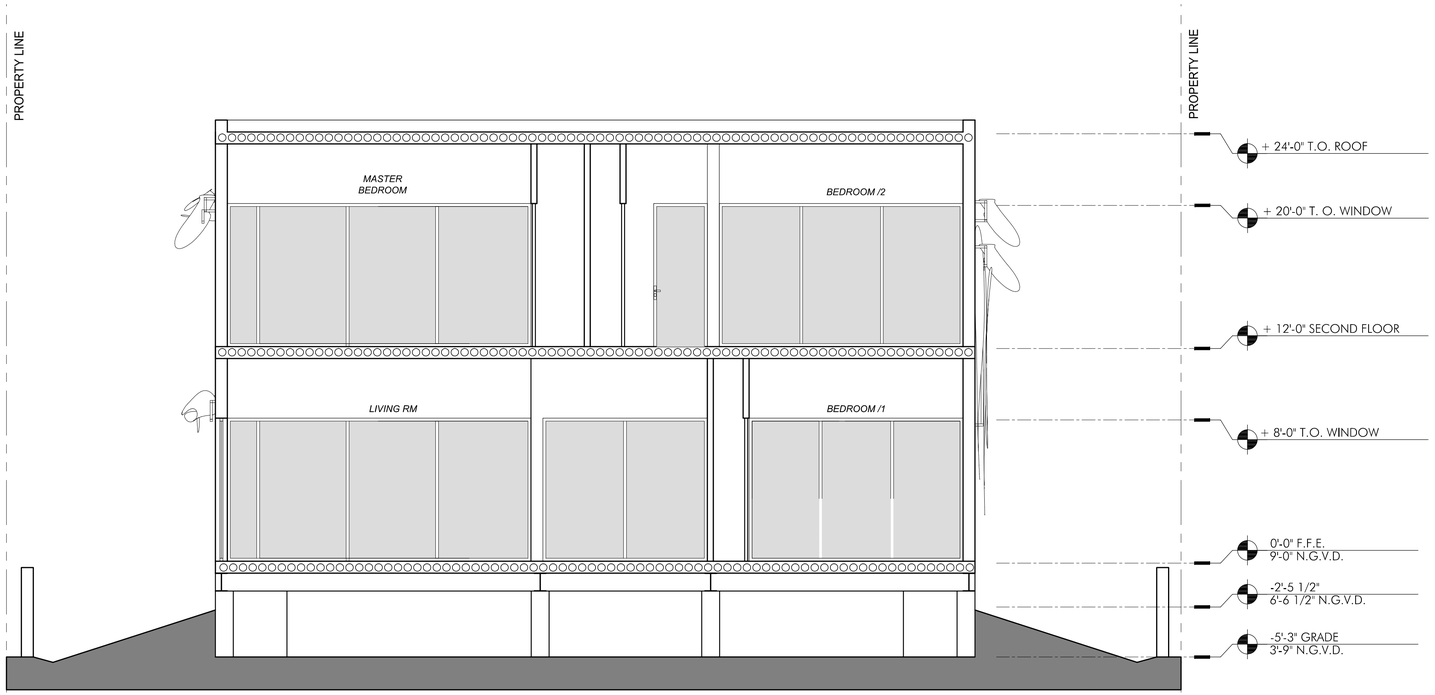
CONSULTANTS

Project No. 1816
Scale: 3/32"=1'-0"
Date: 12/12/2016
Drawn: J.B.
Checked: M.P.
Submittal: DRB
Cad File: A203
Drawing Title:

CONTEXTUAL ELEVATIONS

Sheet No. A203

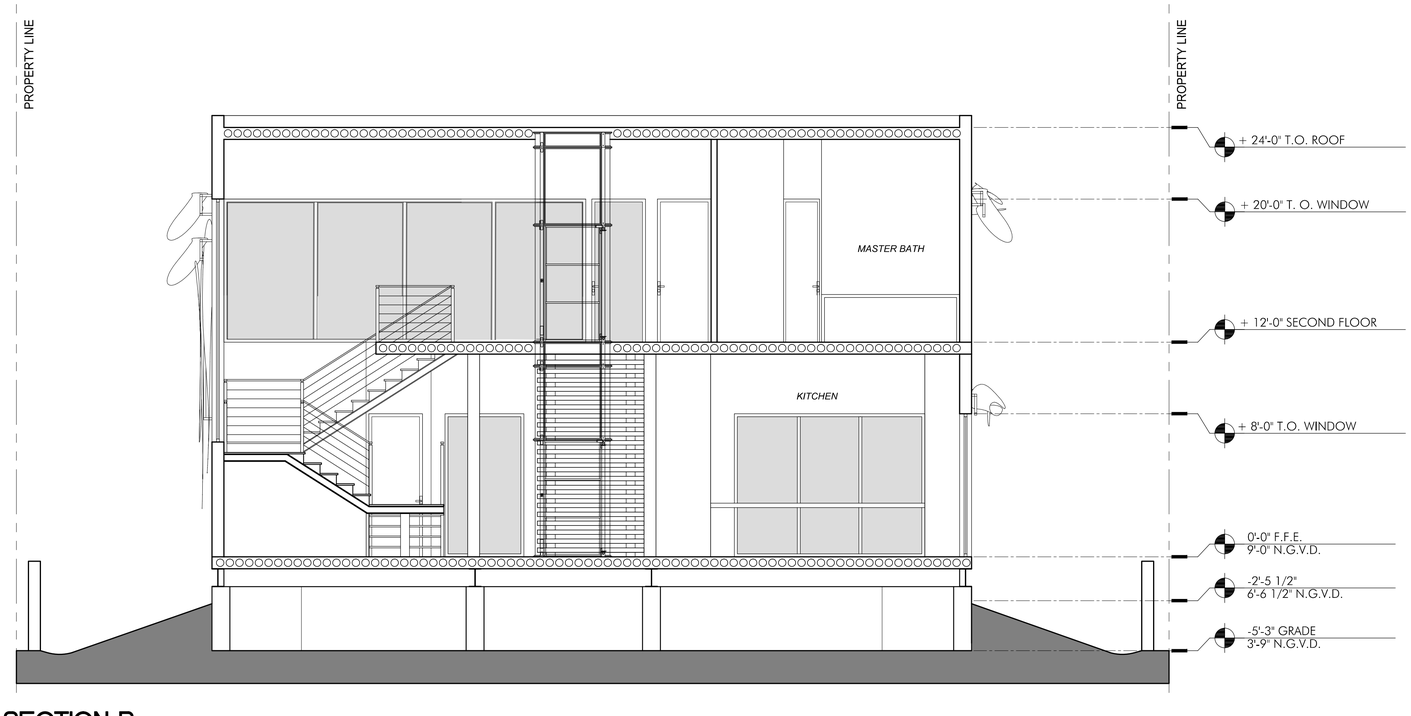
PLOTTED
X REF'S



SECTION A

0 16' 32' 48' 64'

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



SECTION B

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 F/305.661.6090
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

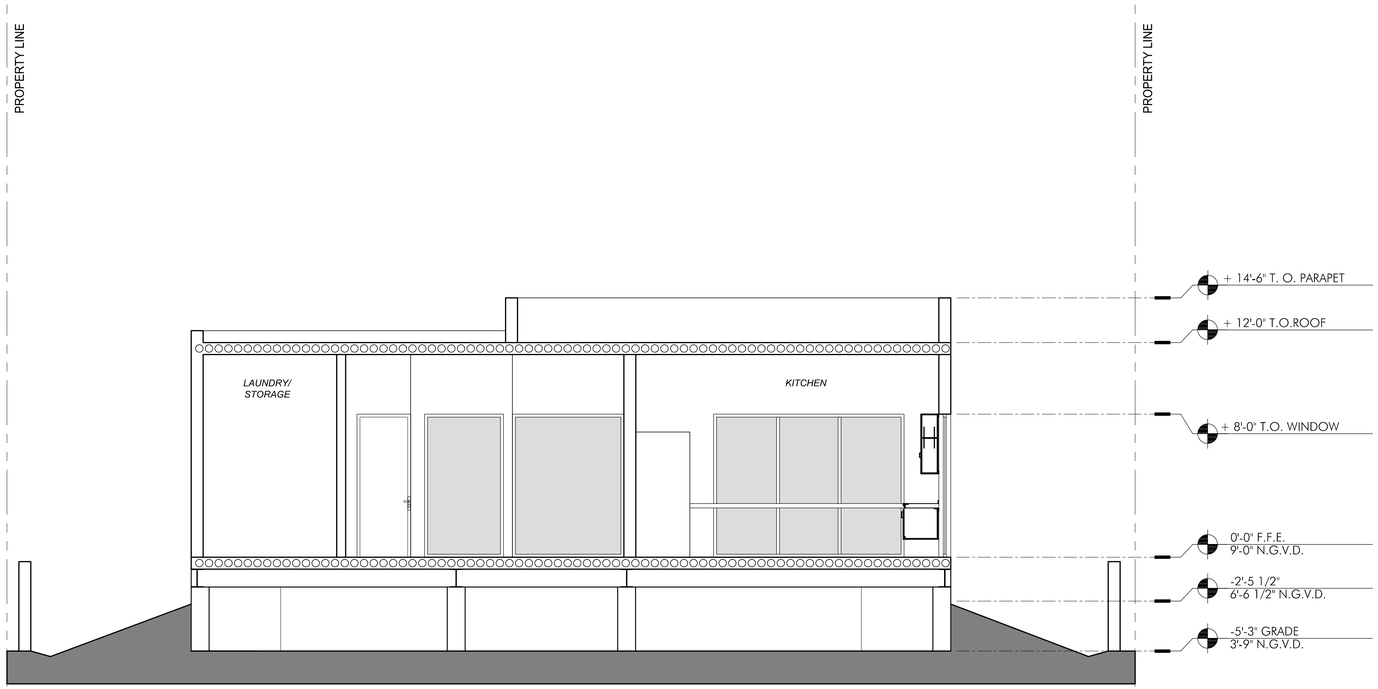
CONSULTANTS

Project No. 1816
Scale: 1/4"=1'-0"
Date: 12/12/2016
Drawn: J.B.
Checked: M.P.
Submittal: DRB
Cad File: A300
Drawing Title:

SECTIONS

Sheet No. A300

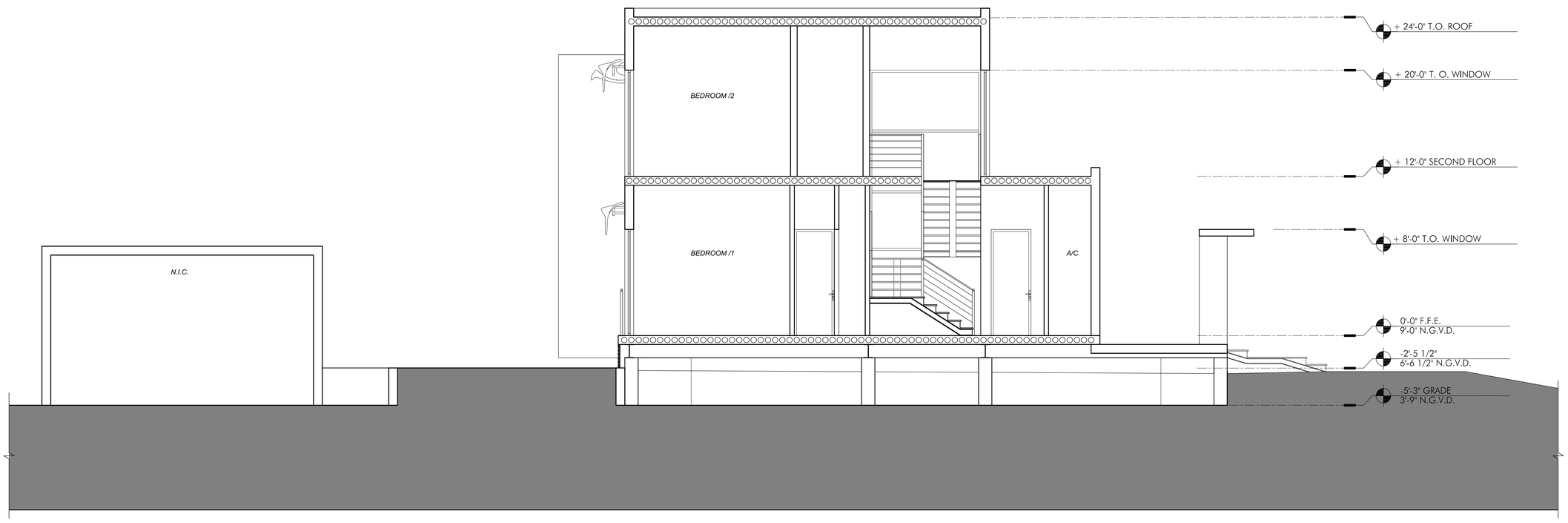
PLOTTED:
X REF'S:



SECTION C

0 16' 32' 48' 64'

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



SECTION D

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 F/305.661.6090
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

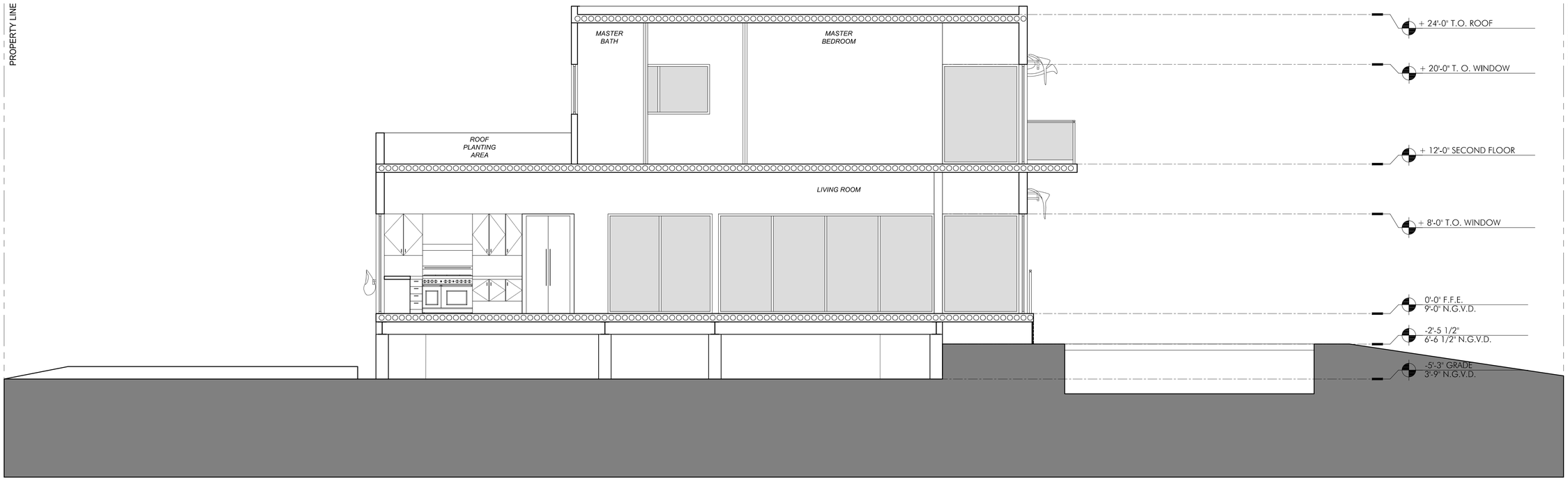
Project No. 1816
Scale: 1/4"=1'-0"
Date: 12/12/2016
Drawn: J.B.
Checked: M.P.
Submittal: DRB
Cad File: A301

Drawing Title:

SECTIONS

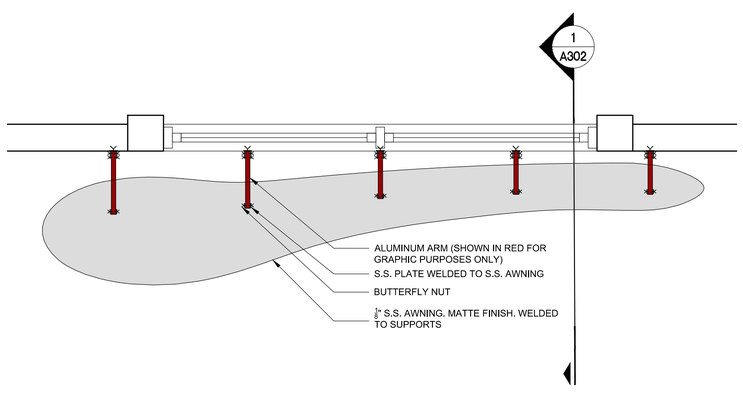
Sheet No. A301

PLOTTED:
X REF'S:

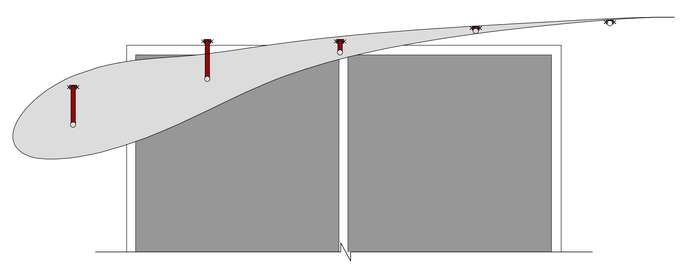


SECTION E

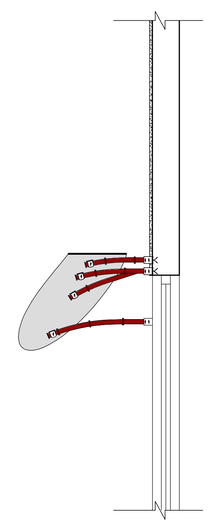
0 16' 32' 48' 64' SCALE: 1/4" = 1'-0"



PLAN



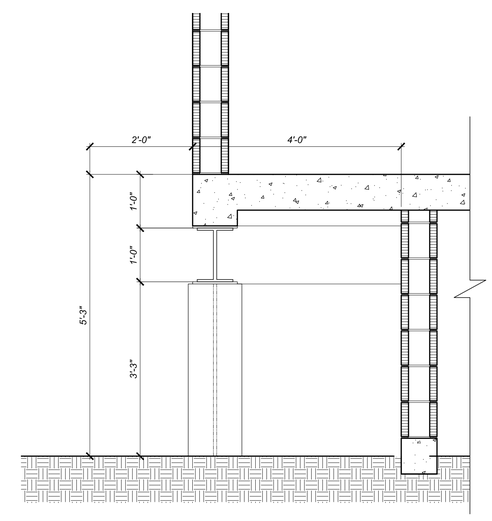
ELEVATION



SECTION 1

AWNING DETAIL

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



VERMIN CONTROL

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 F/305.661.6090
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

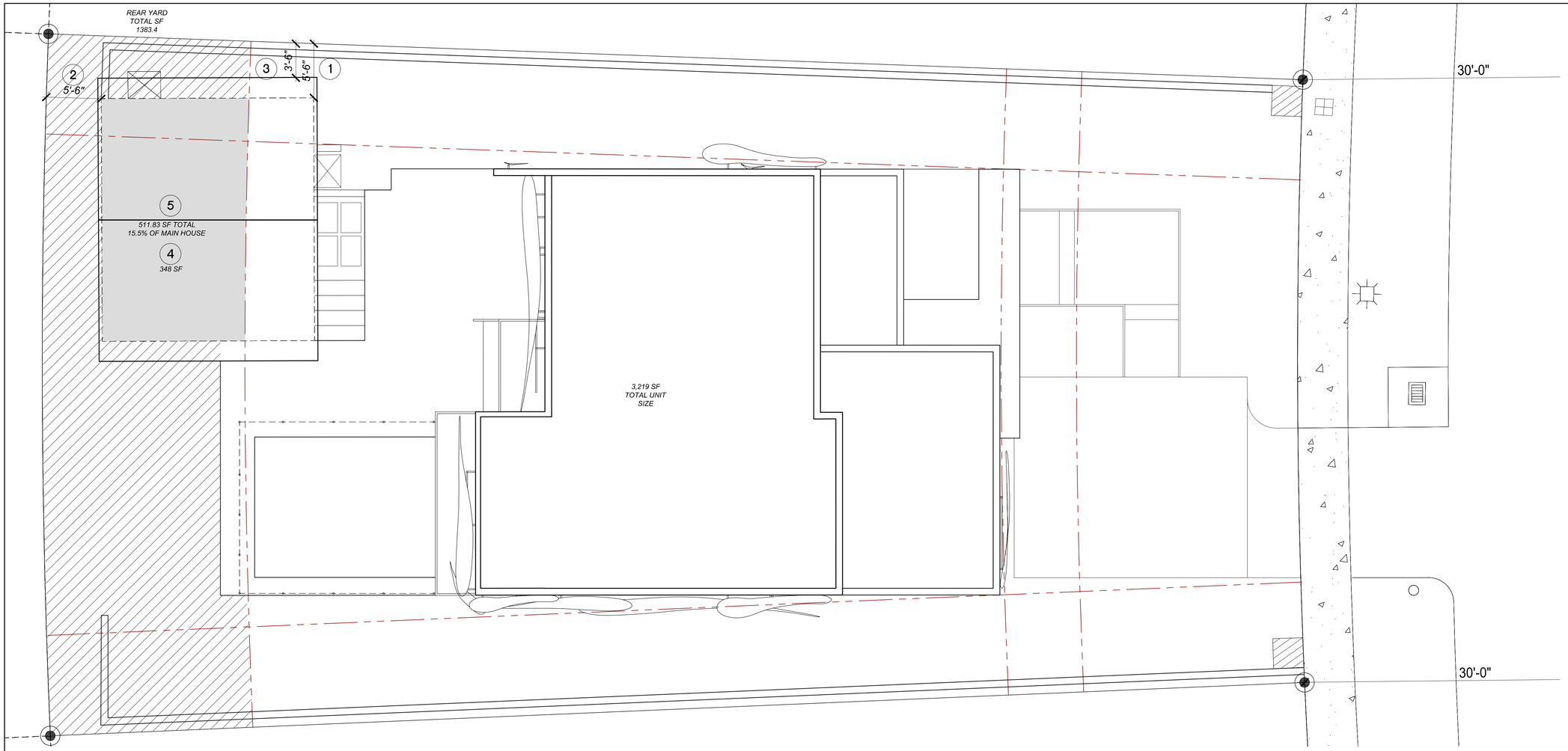
CONSULTANTS

Project No. 1816
Scale: 1/4"=1'-0"
Date: 12/12/2016
Drawn: J.B.
Checked: M.P.
Submittal: DRB
Cad File: A302
Drawing Title:

SECTIONS

Sheet No. A302

PLOTTED:
X REF'S



REQUESTED VARIANCES

0 16' 32' 48' 64'

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

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')
REAR YARD:			1383.4 SF
4 ACCESORY BUILDING FOOTPRINT:	10% OF MAIN BUILDING UNIT SIZE	VARIANCE REQUESTED:	15.5%
5 MAX. UNIT SIZE	25% OF REAR YARD MAX. (345.85 SF)	VARIANCE REQUESTED:	511.83 SF (36.9%)

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

Project Name:

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: 12/12/2016

Drawn: JB

Checked: MP

Submittal: DRB

Cad File: A017

Drawing Title:

REQUESTED VARIANCES

Sheet No. A017

PLOTTED: VE Parking reduction
X REFS: