



DRB FILE NUMBER: DRB25-1115

**LEGAL DESCRIPTION:**  
 LOT 10 IN BLOCK 47 NORMANDY GOLF COURSE  
 SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS  
 RECORDED IN PLAT BOOK 44 AT PAGE 62 OF THE PUBLIC  
 RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**SCOPE OF WORK:**  
 - NEW 2 STORY SINGLE FAMILY RESIDENCE

900 S SHORE DR  
 (LOT 10) 900 S SHORE DRIVE, MIAMI  
 BEACH, FL 33141

**SDH\_STUDIO**  
 ARCHITECTURE+DESIGN

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 North Miami Beach, Florida 33162

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**Stephanie  
 Dornbusch de  
 Halfen**

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 Reason: I am the  
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 Location:  
 Date: 2025.04.01  
 17:18:04:00

	LANDSCAPING	ARCHITECTURE	STRUCTURAL	PLUMBING	MECHANICAL	ELECTRICAL
DRAWING INDEX		A-000 COVER PAGE A-001 GENERAL NOTES A-002 SURVEY PLAN A-003 SITE PLAN DATA SHEET AND TABLES A-100.2A AREA DIAGRAMS A-100.2B AREA DIAGRAMS A-100.3 SITE PLAN A-100.5 IMMEDIATE CONTEXT A-100.6 CONTEXT PICTURES A-100.7 STREET SECTION A-100.8 DEMOLITION PLAN A-101 FIRST FLOOR PLAN A-102 SECOND FLOOR PLAN A-103 ROOF PLAN	A-200 ELEVATIONS A-201 ELEVATIONS A-202 FENCE ELEVATION A-203 FENCE ELEVATION A-300 SECTIONS A-301 SECTIONS A-302 SECTIONS A-400.1 HOUSE RENDERINGS A-400.2 HOUSE VIEWS A-400.3 HOUSE AXONOMETRIC DIAGRAMS			
PROJECT TEAM		<b>SDH_STUDIO</b> ARCHITECTURE+DESIGN 18200 NE 19TH AVE, SUITE 100 NORTH MIAMI BEACH, FL 33160 (305) 501-5013				



LOCATION MAP  
900 S SHORE DRIVE, MIAMI BEACH, FL 33141

### ABBREVIATIONS

A	ANCHOR	HT	HEIGHT
AC	AIR CONDITIONING	HORIZ	HORIZONTAL
ACF	ACOUSTICAL	HB	HOSE BIBB
ACF	ACOUSTICAL CEILING PANEL	ID	INTERIOR DIMENSION
AHU	AIR HANDLE UNIT	INSUL	INSULATION
ALUM	ALUMINUM	INTERM	INTERMEDIATE
AND	AND/ZE	JANF	JANITOR
ANOD	ANODIZE	MANUF	MANUFACTURER
AP	APPLY	MAT	MATERIAL
BFF	BELOW FINISH FLOOR	MAX	MAXIMUM
BLK	BLOCK	MNM	MINIMUM
CEM	CEMENT	MTL	METAL
CER	CERAMIC	NTI	NOT IN CONTRACT
CFV	CONTRACTOR FIELD VERIFY	NEOPR	NEOPRENE
CJ	CONTROL JOINT	OC	OUTSIDE DIMENSION
CLS	CLOSING	OS	OUTSIDE SURFACE
CLC	COLUMN	PTN	PARTITION
CLC	CLOSET	PJ	PANEL JOINT
CONT	CONTINUOUS	PL	PLATE
COVER'S	COVERING	PLYWD	PLYWOOD
DIH	DOUBLE	PLYM	PLYMOUTH
DT/CLS	DETAILS	PLM	PLASTIC LAMINATE
DW	DISH WASHER	PTD	PRESSURE TREATED
E	EACH	REIN	REINFORCING
ETEC	ELECTRICAL	REIN	REINFORCING
ELEV	ELEVATION	RO	ROOM
EX	EXISTING	RD	ROOF DRAIN
EXP	EXPANSION	SHT	SHEET
EXT	EXTERIOR	SS	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STD	STEEL
FE	FIRE EXTINGUISHER CABINET	STL	STAIR
FIC	FURNISHED BY OWNER	STR	STRUCTURAL
FLOOR	FLOORING	STR	STRUCTURAL
FIN	FINISH	STR	STRUCTURAL
GA	GALVANIZED	STR	STRUCTURAL
GYP BD	GYPSPUM WALL BOARD	TEMP	TEMPERATURE
GN	GALVANIZED	TPH	TELEPHONE
GL	GLASS	TOP	TOP OF SLAB
HM	HOLLOW METAL	VCT	VINYL COMPOSITION TILE
		VERT	VERTICAL
		VEST	VESTIBULE
		WH	WATER HEATER

SYMBOL LEGEND			
	CENTER LINE		MATERIAL TAG
	PROPERTY LINE		PRINCIPAL ENTRY
	WINDOWS TAG		SLOPE TAG
	DOOR TAG		WATER METER
	DATUM FLOOR ELEV.		POLE
	BREAKLINE		PLUMBING TAG
	GRID BUBBLE TAG		REVISION TAG
	LEVEL HEAD CIRCLE		CHANGE OF ELEV.
	SECTION MARK		NORTH ARROW
	CALLOUT HEAD TAG	<b>Room name</b>	ROOM TAG
	BUILDING ELEV. TAG	<b>AREA</b>	INTERIOR ELEV. TAG
	VIEW NAME 1/8" ± 1'-0"		VIEW TITLE

### ITEMS UNDER SEPARATE PERMIT

- TEMPORARY CONSTRUCTION FENCE
  - WATER GRAB DRIVWAY
  - SEWER CAP
  - PORTABLE TOILET
  - TEMPORARY POWER FOR CONSTRUCTION
  - DEMOLITION
  - ELECTRICAL
  - PLUMBING
  - GAS
  - MECHANICAL
  - RETAINING WALL
  - WINDOWS
  - ROOFING
  - POOL/SPA/DECK
  - LOW VOLTAGE
  - ALARM
  - CYCLORAMA
  - GARAGE DOOR
  - SKYLIGHT
  - BUILDING
  - POOL EQUIPMENT
  - UNIVERS
  - ENTRY DOOR
  - LANDSCAPE
  - BUILDING/SHADES
  - TEMP FOR TEST
  - DRIVEWAY
  - DUAL PETER/BACKFLOW
  - SEAWALL AND DOCK
1. ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY LIMITS. FOR DETAILS REFER TO DRAINAGE PLAN, IF APPLICABLE.
- 0.5'-H. (-OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.
- S.F.H. (SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION WHICH EVER IS HIGHER.
- LOWEST FLOOR - SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT), AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AREA IS NOT CONSIDERED AS THE LOWEST FLOOR; PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS IN SECTIONS 16.1-16.1.3. GARAGE OR STORAGE (SPHA-SHA-16.1-F) FULLY ENCLOSED AREAS BELOW THE BASE ELEVATIONS SHALL BE DESIGNED TO PRECLUDE FINISHED LIVING SPACE EXCEPT ALLOWABLE USES (E.PARKING LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGNED TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD-WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.
- DESIGN FOR COMPLYING WITH THIS REQUIREMENT MUST BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECT AND MEET THE FOLLOWING CRITERIA:
- (1) PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SIZE. BOTTOM OF ALL OPENING SHALL BE NO MORE HIGHER THAN (ONE) FOOT ABOVE GRADE.
  - (2) THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PARTITIONED OR FINISH INTO SEPARATE ROOMS OR COMPARTMENTS.

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY MATERIALS FINISHED OR EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAR-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED AND ENFORCED BY THE CONTRACTOR.
- DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS TO BE FOLLOWED.
- ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIAL UNLESS OTHERWISE NOTED ON DRAWINGS.
- THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATE SEPARATION, WITHIN THE BUILDING CONSTRUCTION AS REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IF SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR OR SUBCONTRACTORS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGES IN MATERIALS REQUESTED FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY EFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION OR ASSEMBLY.
- WHERE ONLY IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
- ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED, WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS OR CEILINGS SHALL BE FIRE RATED.
- ALL PIPING SHALL BE SLEEVED THROUGH SLABS. CONTRACTOR TO FULLY SEAL CEILING OR FLOOR PIPES WITH A U.L. APPROVED FIRE RESISTIVE "THERMAPAPER" GLASS FIBER SAFING INSULATION AS MANUFACTURED BY U.S. GYPSUM CO. COMPLY WITH ASTM E-814 OR APPROVED EQUIVALENT AS DETAILED ON DRAWINGS. PROTRUSIONS THROUGH FIRE RATED WALLS SHALL BE PROTECTED AS TO MAINTAIN THE FIRE RATING OF SAID WALL.
- ALL SHIFTS SHALL BE HIGH RATED WITHOUT EXCEPTION, U.L. DESIGN NO. U-4655 OR APPROVED SIMILAR AND SHALL CONTINUE AS SUCH UNDER ROOF DECKING.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.
- ALL SHOP DRAWING DIMENSIONS SHALL BE FIELD VERIFIED AND SHALL BEAR THE REVIEW STAMP, DATE AND SIGNATURE OF THE CONTRACTOR BEFORE SUBMITTAL, TO THE ARCHITECT AND/OR ENGINEER.
- SHOP DRAWING SUBMITTALS SHALL CONSIST OF 1 SET OF REPRODUCIBLE COPIES AND TWO SETS OF BLUE PRINTS.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC., IF APPLICABLE.
- REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING AND INSTALLATION DETAILS.
- CONTRACTOR TO FINISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK OR BY OTHER ITEMS DESCRIBED IN THE CONTRACT DOCUMENTS.
- IN ADDITION TO WALL TYPES SHOWN ON PLANS, THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL CONTRACTORS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY AND MAINTENANCE. NOTIFY ARCHITECTS AS TO SAID LOCATIONS PRIOR TO THEIR INSTALLATION TO AVOID CONFLICTS WITH INTERIOR FINISH MATERIALS AND DESIGN INTENT.
- CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECT.
- CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A/C GRILLS OR REGISTERS, COVERS, ETC., UNLESS SPECIFICALLY NOTED OTHERWISE, VERIFY AND COORDINATE COLORS WITH ARCHITECT.
- BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTABLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES WITH THE ARCHITECTING, UNLESS NOTED ON PLANS.
- ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS, PLANES OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER, INCLUDING BUT NOT LIMITED TO WINDOWS, STOBBERONT, FLOORS, CONSTRUCTION MATERIAL FROM THE SITE AND SHALL ALSO BE RESPONSIBLE WALLS, DOORS, ETC., CONTRACTOR SHALL PROVIDE ITS OWN TRASH CONTAINER AT A LOCATION SELECTED BY THE OWNER.
- UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF RECORD DRAWINGS (AS BUILT) ALONG WITH THE WRITER GUARANTEES, AND ALL OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED.
- NO EXISTING FACILITY SHALL BE OCCUPIED DURING REMODELING OR RENOVATION UNLESS ALL EXISTING EXITS AND ANY EXISTING FIRE PROTECTION ARE CONTINUOUSLY MAINTAINED OR, IN LEU THEREOF, OTHER ALTERNATE MEASURES ARE TAKEN WHICH PROVIDE EQUIVALENT SAFETY CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID, LABOR AND MATERIAL COSTS FOR ANY CHANGE OR ALTERATION OF ADJACENT AREAS TO BE DISTURBED DURING DEMOLITION OR CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO PAVING AND LANDSCAPING OF THE PROPOSED STAGING AREA TO INSURE PROPER DRAINAGE AND TO RETURN THEM TO THEIR ORIGINAL EXISTING CONDITION.
- ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 6 MIL. POLYETHYLENE VAPOR BARRIER WITHOUT EXCEPTION.
- IF THE NORMAL WORK FLOW OF AN AREA MUST BE INTERRUPTED IN ORDER TO PROCEED WITH THE SCHEDULE, PROPER NOTICE MUST BE GIVEN TO THE OWNER IN ADVANCE AND PERMISSION BE OBTAINED PRIOR TO THE OWNER IN ADVANCE AND PERMISSION BE OBTAINED PRIOR TO COMMENCEMENT OF SUCH WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING STRIPES, NUMBERS AND/OR LABELING OF EACH PARKING SPOT. OWNER SHALL SUPPLY CONTRACTOR WITH DESIRED SEQUENCE.
- CONTRACTOR SHALL AVOID INTERFERENCE WITH THE NORMAL WORK FLOW AND PROPER FUNCTIONING OF ALL AREAS WITHIN THE BUILDING. CONTRACTOR SHALL COORDINATE WITH OWNER'S SECURITY PROGRAM METHODS TO AVOID UNAUTHORIZED ENTRY, VANDALISM AND THEFT.
- CONTRACTOR SHALL BE REQUIRED TO CONTINUOUSLY MAINTAIN ALL NECESSARY UTILITIES TO THE OCCUPIED FACILITIES DURING CONSTRUCTION. TEMPORARY PROVISIONS SHALL BE MADE.
- ALL ROOFING, DECKING, WATERPROOFING, FLASHING TO COMPLY WITH ALL REQUIREMENTS UNDER SECTION 15.9.9.10 OF THE FLORIDA BUILDING CODE. INSTALLATION TO BE DONE UNDER SEPARATE ROOF SUBMITTAL, AND ALL WORK MUST BE SUBMITTED FOR APPROVAL. WATERPROOFING MEMBRANE AS PER VULKEM 350NF/EPXY PRIMER - VULKEM 350NF/350 OR APPROVED EQUAL.
- CONTRACTOR TO VERIFY SOIL VALUES AND CAPACITIES IN REFERENCE TO SOIL TEST AND STRUCTURAL PLANS.
- CONTRACTOR TO COORDINATE ELEVATOR REQUIREMENTS WITH THE ELEVATOR SELECTOR.

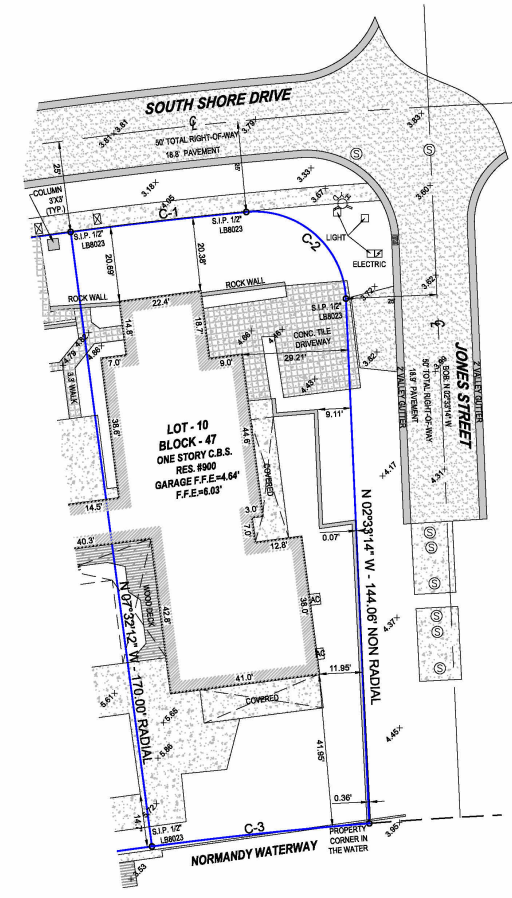
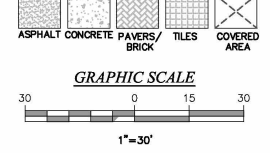
### RAIN WATER NOTES

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- RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE HOUR RATED.
  - PER F.P.C. 100.05.
  - ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION 8'00" NEEDED MUST BE FLOOD-RESISTANT.
  - AS PER FENA TECHNICAL BULLETIN #FP-ACCEPTABLE/CLASS-4.
- ### MEAN OF ESCAPE NOTE
- ALL EGRESS WINDOWS TO COMPLY W/ FBC 2020, AN OUTSIDE WINDOW OR DOOR WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 5'7" TO 6'0" IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 48" ABOVE FINISH FLOOR. THE OPERATION MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOW HOW AVAILABLE. THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION PLACED HIGHER THAN 64" ABOVE THE FINISHED FLOOR.
  - EVERY CLOSED DOOR 64" OR MORE SHALL BE SUCH THAT COLLISION CAN OPEN THE DOOR. EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE WHEN LOCKED.
- ### TERMITE PROTECTION
- R318.1 TERMITE PROTECTION. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING PREVENTIVE TREATMENT TO WOOD, OR OTHER APPROPRIATE TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. REGISTERED TERMITICIDES, UPON COMPLETION OF THE APPLICATION OF PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE PROPERTY OWNER BY THE REGISTERED TERMITICIDE COMPANY THAT CONTAINS THE FOLLOWING INFORMATION:
- 1. RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERANEAN TERMITE DAMAGE.
  - 2. COMPLIANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF CONSUMER SERVICES.
- ### NOTE AS PER FBC
- BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) AT THE FRONT CLEARANCE AREA FOR FIXTURES.
  - A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) ABOVE AN AREA 50 INCHES (1269 MM) BY 30 INCHES (762 MM) SHOWERHEAD.
  - DOORS, BATH AND SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GREATER THAN 9 SQUARE FEET (0.84 M<sup>2</sup>) SURFACE AREA SHALL BE CLASSIFIED PRODUCTS.
- ### FLOOR PLAN NOTES
- 1. SHOWER ENCLOSURE SAFETY GLASS CAT. II. TILE IMPERVIOUS FINISH UP TO 80".
  - 2. BATHUB & SHOWER FLOORS & WALLS ABOVE BATHUBS WITH INSTALLED SHOWERS/COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALLS TO A HEIGHT OF NO LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. R302.2 BACKING BOARD FOR CERAMIC TILE TO BE CEMENT FIBER OR GLASS MAT. R702.4
  - 3. FAIR-HOUSING BACKING TYP. TOILET, TUB & SHOWERS
  - 4. RAILS SHALL REFLECT A 1" DIAMETER SPHERE SHALL BE 42" HIGH MIN. THE TRY BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL SHALL REFLECT A 1" DIAMETER SPHERE SHALL BE 42" HIGH MIN. GUARDRAILS SHALL BE FINISHED WITH AN ALL SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR FABRICATION. INTERSEPARATE PERMITS. G.C. TO PROVIDE ALL NECESSARY SHOP CALCULATIONS.
  - GUARDRAIL RESISTANT TO 100 LB LAT PREDUL IMPACT GLASS GUARDRAILS TO HAVE LOADING AS PER ANSI Z97.1-FC000 48.6.4.3
  - 5. WINDOWS, EXT. DOORS AND SHUTTERS W/ PRODUCT APPROVAL SHOP DRAWINGS ELEVATIONS PLANS FOR F. F. DIMENSIONS.
- ### ELEVATION NOTES
- 1. G.C. TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS FOR RAIL, A 1" DIAMETER SPHERE SHALL BE 42" HIGH MIN. GUARDRAIL RESISTANT TO 100 LB (OTHERS)
  - 2. ALL WINDOWS AND DOORS IMPACT RESISTANT. BY SEPARATE PERMIT W/ PRODUCT APPROVAL AND APPROVED BY CITY.
  - 3. ALL WINDOWS AND DOORS, GARAGE DOOR, FENCES, HANDRAILS, STAIR, SPIRAL, PERMIT.
  - 4. THE WINDOW INFORMATION CAN BE FOUND IN THE WINDOW SCHEDULE ON SHEET 10.
  - 5. ALL WINDOWS WILL BE TINTED
  - 6. REFER TO STRUCTURAL PLANS FOR SLAB DEPRESSION DETAILS, TYP.
- ### POOL BARRIER, ALARM NOTES
- WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING REQUIREMENTS RELATING TO POOL SAFETY FEATURES:
  - THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDIBLE WARNING WHEN THE DOOR IS OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING THE NIGHT.
  - THE ALARM SHALL BE EQUIPPED WITH A MANUAL MEANS TO TEMPORARILY DEACTIVATE THE ALARM. SUCH DEACTIVATION SHALL LAST NOT MORE THAN 15 SECONDS. THE SEAT BE LOCATED AT LEAST 54" IN ABOVE THRESHOLD OF THE DOOR SCREENED OR PROTRUDING SILL HEIGHT OF 48" OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR LEVEL WINDOWS FACING THE POOL. ON FLOOR ABOVE THE FIRST STORY SCREENED THROUGH KITCHEN WINDOWS OR HIGHER BY A COASTER BENEATH.
  - SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WHEN CONTACT IS BROKEN AT ANY OPENING.
  - ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE SELF-CLOSING, SELF-LATCHING OR BEING WITH POSITIVE MECHANICAL LATCHING, LOCKING 54" ABOVE THE THRESHOLD WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

- AC = AIR CONDITIONER PAD
- BLDG = BUILDING
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CBS = CONCRETE BLOCK & STUCCO
- (C) = CALCULATED
- C&G = CURB & GUTTER
- CLF = CHAIN LINK FENCE
- COL = COLUMN
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
- D/W = DRIVEWAY
- EB = ELECTRIC BOX
- ENC = ENCROACHMENT
- EP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FPH = FOUND DRILL HOLE
- FPE = FINISHED FLOOR ELEVATION
- FIP = FOUND IRON PIPE (NO ID)
- FIR = FOUND IRON ROD (NO ID)
- FI = FOUND NAIL (NO ID)
- FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
- L.E. = LANDSCAPE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- MDOR = MIAMI-DADE COUNTY RECORDS
- MH = MAIN HOLE
- ML = MONUMENT LINE
- (P) = PLAT
- PS = PLAT BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- PG = PAGE
- PI = POINT OF INTERSECTION
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS DISTANCE
- (R) = RECORD
- R/W = RIGHT-OF-WAY
- RES = RESIDENCE
- SP = SET IRON PIPE LB#0203
- SHD = SET NAIL & DISK LB#0203
- (TYP) = TYPICAL
- STL = SURVEY TIE LINE
- SWK = SIDEWALK
- UB = UTILITY BOX
- U.L.C. = UTILITY EASEMENT
- W/F = WOOD FENCE

- SYMBOLS:**
- ☐ = TELEPHONE RISER
  - ☐ = CABLE TV RISER
  - ⊗ = WATER METER
  - = ELEVATION
  - (00') = ORIGINAL LOT DISTANCE
  - Δ = CENTRAL ANGLE
  - = CENTER LINE
  - ⊕ = WATER VALVE
  - ⊕ = CURB INLET
  - ⊕ = FIRE HYDRANT
  - ⊕ = LIGHT POLE
  - ☐ = CATCH BASIN
  - ⊕ = UTILITY POLE
  - ⊕ = DRAINAGE MANHOLE
  - ⊕ = SEWER MANHOLE
  - = METAL FENCE
  - = WOOD FENCE
  - = CHAIN LINK FENCE
  - = EASEMENT
  - = BOUNDARY LINE
  - = OVERHEAD UTILITY LINE
  - = ORIGINAL LOT LINE



**CURVE DETAILS:**

C-1  
R = 1320'  
AL = 48.51'  
CL = 186.09'  
CB = N 80°31'37" E  
Δ = 08°05'02"

C-2  
R = 25'  
AL = 40.53'  
CL = 36.23'  
CB = S 48°59'33" E  
Δ = 92°52'38"

C-3  
R = 1150'  
AL = 60'  
CL = 179.81'  
CB = N 80°58'07" E  
Δ = 08°58'02"

**BENCHMARK INFORMATION:**

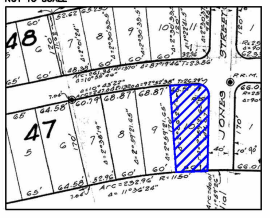
NAME: N-313 USGS  
ELEV(NGVD29): 3.75  
LOCATION 1: NORMANDY DRIVE --- 1.7' SOUTH OF SOUTH CURB  
LOCATION 2: TROUVILLE ESPLANADE --- 109' EAST OF LOOKING SOUTH  
LOCATION 3: 39.4' NW OF NW CORNER OF BLDG WHICH SURROUNDS THE SWIMMING POOL  
DESCRIPTION: US C & G BRASS DISC IN TOP AND AT THE SE CORNER OF A CATCH BASIN.

**LAND AREA CALCULATIONS:**  
GROSS LAND AREA = 11,308 SQ.FT.

Digitally signed by  
**Nicolas Del Vento**  
Date: 2024.01.03 16:40:16 -05'00'

NICOLAS DEL VENTO  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA LIC. # 6945

**LOCATION SKETCH:**



**PROPERTY ADDRESS:**

900 S SHORE DRIVE, MIAMI BEACH, FL 33141

**LEGAL DESCRIPTION:**

LOT 10 IN BLOCK 47 OF NORMANDY GOLF COURSE SUBDIVISION, AC PLAT THEREOF AS RECORDED IN PLAT BOOK 44 AT PAGE 82 RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**FLOOD ZONE INFORMATION:**

THE GRAPHICALLY DENOTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS/ARE NOT IN A FLOOD ZONE AS SHOWN ON THE BASE FLOOD ELEVATION & COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120851 MAP # PANEL NUMBER 120863002 SUFFIX L

**SURVEYOR'S NOTES:**

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITING THIS FIRM.
5. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#0203.
6. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASE DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
7. FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE THAT PORTION OF THE FENCE.
8. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR RECORDS OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITING THE SIGNING PARTY(IES).
9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OTHERWISE TO INFORMATIONAL PURPOSES ONLY.
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND THE CENTERLINE OF JONES STREET BEARS N 02°33'14" W.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA STATUTE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

**CERTIFIED TO:**

LUIS JOSE MOLLA TRS  
LUIS JOSE MOLLA REV TR

**REVISION(S):**

12/29/2023 -- UPDATE TO TOPOGRAPHIC SURVEY, JOB#231210349



DATE OF ORIGINAL: 07/26/2023  
JOB NUMBER: 231210349  
DRAWN BY: ADR  
CAD FILE: MOLLA  
SHEET 1 OF 1  
REVISION(S):

CROWN OF ROAD ELEVATION	3.97' NGVD
ADJUSTED GRADE ELEV.	4.05' NGVD + 8'(BFE)/2 = 6.025' NGVD
FUTURE CROWN OF ROAD ELEVATION	4.4' NAVD (5.95' NGVD)
FUTURE ADJUSTED GRADE ELEV.	5.95' NGVD + (8.56'+1') (BFE+MIN FREEBOARD) / 2 = 7.76' NGVD
FIRM MAP NUMBER	12086 C 0309-L
CLASSIFICATION OF STRUCTURE FOR FLOOD RESISTANT DESIGN AND CONSTRUCTION (ASCE TABLE 1-1)	2

DRIVEWAY 906 SQF

### SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

PROJECT INFORMATION			
1 ADDRESS:	900 S (LOT 10) SHORE DRIVE, MIAMI BEACH, FL 33141		
2 FOLIO NUMBER(S):	02-3203-007-01-0		
3 BOARD AND FILE NUMBERS :	DRB FILE NUMBER: DRB25-III5		
4 YEAR BUILT:	N/A	ZONING DISTRICT:	RS-3
5 BASE FLOOD ELEVATION:	8' NGVD	GRADE VALUE IN NGVD:	4.05'
6 ADJUSTED GRADE (FLOOD+GRADE/2):	4.05'+8'/2= 6.025'	FREE BOARD:	1'
7 LOT AREA:	11,308 SF	FUTURE CROWN OF ROAD IN NGVD:	5.95'
8 LOT WIDTH:	N 74'10" - S 60'-0" 67'5"	FUTURE ADJUSTED GRADE IN NGVD:	5.95' + 8.56'+1' / 2 = 7.76'
9 MAX LOT COVERAGE SF AND %:	30% = 3,392.40 SF	PROPOSED LOT COVERAGE SF AND %:	28.16% = 3,184 SF
10 EXISTING LOT COVERAGE SF AND %:	N/A	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	= 500 SF
11 FRONT YARD OPEN SPACE SF AND %:	69.08%= 862.19 SF	REAR YARD OPEN SPACE SF AND %:	79.45% = 1,238 SF
12 MAX UNIT SIZE SF AND %:	50%= 5,654 SF	PROPOSED UNIT SIZE SF AND %:	49.06% = 5,548.30SF
13 EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE:	24.59% = 2,781.27 SF
14 EXISTING SECOND FLOOR UNIT SIZE:	N/A	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND %:	N/A
15		PROPOSED SECOND FLOOR UNIT SIZE SF AND % :	25% = 2,828.24 SF
16		PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	N/A

ZONING INFORMATION / CALCULATIONS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17 HEIGHT:	24' FROM B.F.E+1 TO T.O.S	N/A	24' FROM B.F.E+1 TO T.O.S	N/A
18 SETBACKS:				
19 FRONT FIRST LEVEL SETBACK:	20'	N/A	20'-3"	N/A
20 FRONT SECOND LEVEL:	40'	N/A	41'-8"	N/A
21 SIDE SETBACK FACING A:	15'	N/A	15'-1"	N/A
22 SIDE SETBACK:	10'	N/A	10'-1"	N/A
23 REAR:	170' x 15% = 25'-6"	N/A	25'-6"	N/A
24 ACCESSORY STRUCTURE SIDE:	7'-6"	N/A	-	N/A
25 ACCESSORY STRUCTURE REAR:	7'-6"	N/A	-	N/A
26 SUM OF SIDE YARD :	25% OF WIDTH=16'10"	N/A	25'-0"	N/A
27 POOL SETBACK (TO WATER LINE)	REAR: 7.5' ; SIDE F.S.: 11.5'	N/A	REAR:7'-6"; SIDE:12'-3"	N/A
28 LOCATED WITHIN A LOCAL HISTORIC DISTRICT?			No	
29 DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?			No	
30 DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?			No	
ADDITIONAL DATA OR INFORMATION MUST BE PRESENTED IN THE FORMAT OUTLINED IN THIS SECTION			No	

