FINAL SUBMITTAL - 07/11/2025

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

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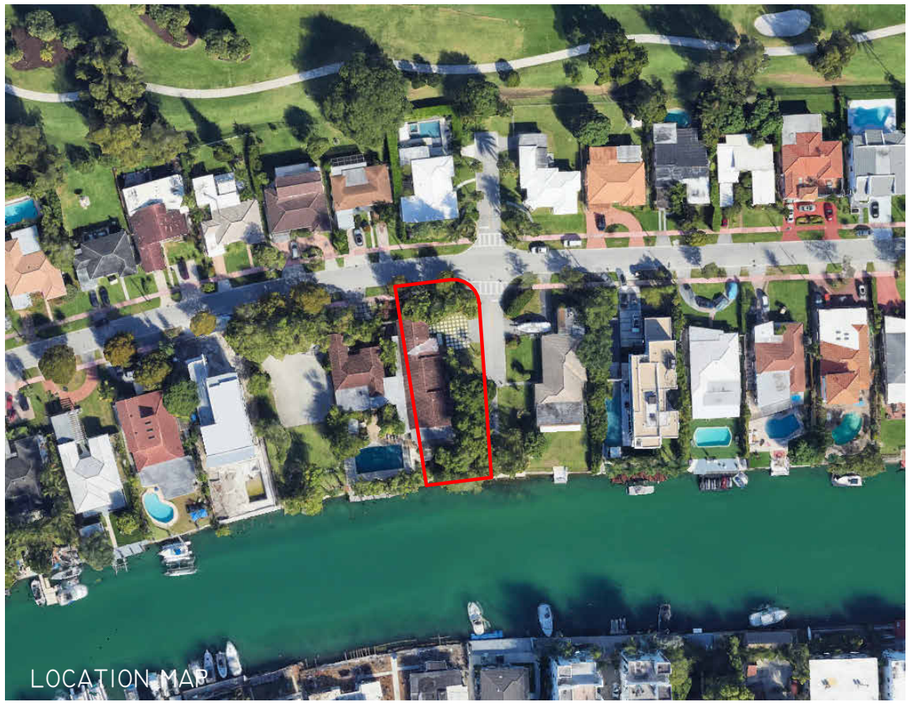
	LANDSCAPING	ARCHITECTURE	STRUCTURAL	PLUMBING	MECHANICAL	ELECTRICAL	CIVIL
DRAWING INDEX		A-000 COVER PAGE A-001 GENERAL NOTES A-002 SURVEY PLAN A-003 SITE PLAN DATA SHEET AND TABLES A-100.2A AREA DIAGRAMS A-100.2B AREA DIAGRAMS A-100.3 SITE PLAN A-100.5 INMEDIATE CONTEXT A-100.6 CONTEXT PICTURES A-100.7 STREET SECTION A-100.8 DEMOLITION PLAN A-101 FIRST FLOOR PLAN A-102 SECOND FLOOR 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		SDH_STUDIO ARCHITECTURE+DESIGN 18200 NE 19TH AVE, SUITE 100 NORTH MIAMI BEACH, FL 33160 (305) 501-5013					



900 S SHORE DRIVE, MIAMI BEACH, FL 33141

ABBREVIATIONS

A	ANCHOR	HT	HEIGHT
AC	AIR CONDICIONING	HORIZ	HORIZONTAL
ACOUST	ACOUSTICAL	HB	HOSE BIBB
ACP	ACOUSTICAL CEILING PANEL	ID	INTERIOR DIMENSION
AFF	ABOVE FINISH FLOOR	INSUL	INSULATION
AHU	AIR HANDLE UNIT	INTERM	INTERMEDIATE
ALUM	ALUMINUM	JAN	JANITOR
ANOD	ANODIZE	MANUF	MANUFACTURER
BD	BOARD	MAT	MATERIAL
BFF	BELOW FINISH FLOOR	MAX	MAXIMUM
BLK'G	BLOCKING	MIN	MINIMUM
BLK	BLOCK	MTL	METAL
CEM	CEMENT	NIC	NOT IN CONTRACT
CER	CERAMIC	NEOPR	NEOPRENE
CFV	CONTRACTOR FIELD VERIFY	OD	OUTSIDE DIMENSION
CJ	CONTROL JOINT	OC	ON CENTER
CLG	CEILING	OS	OVERFLOW SCUPPERS
COL	COLUMN	PTN	PARTITION
CONC	CLOSET	PJ	PANEL JOINT
CONT	CONTINUOUS	PL	PLATE
COVER'G	COVERING	LP	LIGHT POLE
DGL	DOUBLE	PLYWD	PLAYWOOD
DIM	DIMENSION	PNL	PANEL
DTL/DTLS	DETAILS	PLAM	PLASTIC LAMINATE
DW	DISH WASHER	PT	PRESSURE TREATED
EA	EACH	REINF	REINFORCING
ETEC	ELECTRICAL	REQ'D	REQUIRED
EL	ELEVATION	RM	ROOM
ELEV	ELEVATOR	RD	ROOF DRAIN
EXH	EXHAUST	SHT	SHEET
EXIST	EXISTING	SCH	SCHEDULE
EXP	EXPANSION	SS	STAINLESS STEEL
EXT	EXTERIOR	STL	STEEL
FD	FLOOR DRAIN	STD	STANDARD
FE	FIRE EXTINGUISHER	SECT	SECTION
FIRE EXT CAB	FIRE EXTINGUISHER CABINET	SIM	SIMILAR
FOIC	FURNISHED BY OWNER, INSTALED BY CONTRACTOR	SPEC'S	SPECIFICATIONS
		STR	STRUCTURAL
FLOUR	FLOURECENT	SC	SOLID CORE WOOD
FIN	FINISH	PH	TELEPHONE
GA	GAUGE	TEMP	TEMPERED
GWB	GYPSUM WALL BOARD	TOS	TOP OF SLAB
GYP BD	GYPSUM BOARD	VCT	VINYL COMPOSITION TILE
GALV	GALVANIZED	VERT	VERTICAL
GS	GALVANIZED STEEL	VEST	VESTIBULE
GL	GLASS	WH	WATER HEATER
HM	HOLLOW METAL		

SYMBOL LEGEND

℄	CENTER LINE	01	MATERIAL TAG
PL	PROPERTY LINE		PRINCIPAL ENTRY
100 EGRESS	WINDOWS TAG	SL. 1/4"	SLOPE TAG
101	DOOR TAG	WM	WATER METER
	DATUM FLOOR ELEV.		POLE
	BREAKLINE	P000	PLUMBING TAG
1	GRID BUBBLE TAG	1	REVISION TAG
+ELEVATION NAME	LEVEL HEAD CIRCLE		CHANGE OF ELEV.
1 A101 SIM	SECTION MARK		NORTH ARROW
	CALLOUT HEAD TAG	Room name AREA	ROOM TAG
Ref 1 A101 Ref Ref Ref	BUILDING ELEV. TAG	Ref 1 ID A101 Ref Ref Ref	INTERIOR ELEV. TAG
1 VIEW NAME 1/8" = 1'-0"		VIEW TITLE	

ITEMS UNDER SEPARATE PERMIT:

TEMPORARY CONSTRUCTION FENCE
NPDES GRAVEL DRIVEWAY
SEWER CAP
PORTABLE TOILET
TEMPORARY POWER FOR CONSTRUCTION
DEMOLITION
ELECTRICAL
PLUMBING
GAS
MECHANICAL
RETAINING WALL
WINDOWS
ROOFING
POOL/SPA/DECK
LOW VOLTAGE
ALARM
CIVIL/DRAINAGE
GARAGE DOOR
SKYLIGHT
RAILINGS
POOL EQUIPMENT
LOUVERS
FENCES AND GATES
ENTRY DOOR
LANDSCAPE
BLINDS/SHADES
TEMP FOR TEST
DRIVEWAY
DUAL METER/BACKFLOW
SEAWALL AND DOCK

GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH THE LATEST APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.
2. ALL MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. ALL WORK PERFORMED IN RELATIONSHIP TO THESE DOCUMENTS SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
4. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE AREAS, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
5. CONTRACTOR TO CAP, REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.
6. CONTRACTOR MUST NOTIFY ARCHITECT/ENG. IMMEDIATELY OF ANY UNEXPECTED OR DISCOVERED CONDITIONS WHICH VARY FROM THESE KNOWN, ANY DISCREPANCIES WITH THE DRAWINGS AND/OR CONTRACT DOCUMENTS, ANY ERRORS AND OMISSIONS ON THE DRAWINGS AND/OR THE FIELD PRIOR TO BIDDING, BEFORE PROCEEDING WITH WORK AND/OR SHOP FABRICATION.
7. CONTRACTOR SHALL NOTIFY ARCHITECT/ENG. FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, LANDSCAPE AND CIVIL DRAWINGS. ANY DISCREPANCIES DISCUSSED AFTER BIDDING SHALL BE INTERPRETED BY THE ARCHITECT BASED ON THE USE OF THE MOST EXPENSIVE METHOD OR FINISH.
8. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT/ENG. PRIOR TO ANY CHANGES OR DEVIATIONS FROM CONTRACT DOCUMENTS.
9. UNDER NO CIRCUMSTANCES SHALL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT NOR THE APPROVAL OF ARCHITECT OR ENGINEER WITHOUT THEIR WRITTEN APPROVAL.
10. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AND SURROUNDING AREAS KEEPING THEM FREE OF DEBRIS, HAZARDOUS EQUIPMENT OR MATERIALS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY MATERIALS, FINISHES OR EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN-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.
12. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS TO BE FOLLOWED.
13. 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.
14. THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATION, WITHIN THE BUILDING'S 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.
15. WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
16. ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS OR CEILINGS SHALL BE FIRE RETARDANT.
17. ALL PIPING SHALL BE SLEEVED THROUGH SLABS. CONTRACTOR TO FULLY SEAL SPACE AROUND PIPES WITH A U.L. APPROVED FIRE RESISTIVE "THERMAFIBER" GLASS FIBER SAFING INSULATION AS MANUFACTURED BY U.S. GYPSUM CO. COMPLYING WITH ASTM E-119 OR APPROVED SIMILAR OR AS DETAILED ON DRAWINGS. PROTRUSIONS THROUGH FIRE RATED WALLS SHALL BE PROTECTED AS TO MAINTAIN THE FIRE RATING OF SAID WALL.
18. ALL SHAFTS, SHALL BE 1-HOUR RATED WITHOUT EXCEPTION, U.L. DESIGN NO. U-465 OR APPROVED SIMILAR AND SHALL CONTINUE AS SUCH TO UNDERSIDE OF ROOF DECKING.
19. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.
20. ALL SHOP DRAWINGS 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.
21. SHOP DRAWING SUBMITTALS SHALL CONSIST OF 1 SET OF REPRODUCIBLE COPIES AND TWO SETS OF BLUE PRINTS.
22. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC., IF APPLICABLE
23. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING AND INSTALLATION DETAILS.
24. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK OR 'BY OTHER' ITEMS DESCRIBED IN THE CONTRACT DOCUMENTS.
25. 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.
26. 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 ARCHITECT/ENG. AS TO SAID LOCATIONS PRIOR TO THEIR INSTALLATION TO AVOID CONFLICTS WITH INTERIOR FINISH MATERIALS AND DESIGN INTENT.
27. CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECT/ENG.
28. 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.
29. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES WITH THE ARCHITECT/ENG. UNLESS NOTED ON PLANS.
30. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS, PLANES OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE.
31. 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, STOREFRONT, 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.
32. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF RECORD DRAWINGS ("AS BUILT") ALONG WITH THE WRITTEN GUARANTEES, AND ALL OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED.
33. NO EXISTING FACILITY SHALL BE OCCUPIED DURING REMODELING OR RENOVATION UNLESS ALL EXISTING EXITS AND ANY EXISTING FIRE PROTECTION ARE CONTINUOUSLY MAINTAINED OR, IN LIEU THEREOF, OTHER ALTERNATE MEASURES ARE TAKEN WHICH PROVIDE EQUIVALENT SAFETY CONDITIONS.
34. 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.
35. ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 6 MIL POLYETHYLENE VAPOR BARRIER WITHOUT EXCEPTION.
36. 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.
37. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING STRIPES, NUMBERS AND/OR LABELING OF EACH PARKING STALL. OWNER SHALL SUPPLY CONTRACTOR WITH DESIRED SEQUENCE.
38. 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.
39. CONTRACTOR SHALL BE REQUIRED TO CONTINUOUSLY MAINTAIN ALL NECESSARY UTILITIES TO THE OCCUPIED FACILITIES DURING CONSTRUCTION. TEMPORARY PROVISIONS SHALL BE MADE.
40. ALL ROOFING, DECKING, WATERPROOFING, FLASHING TO COMPLY WITH ALL REQUIREMENTS UNDER SECTION 1519.16 OF THE FLORIDA BUILDING CODE. INSTALLATION TO BE DONE UNDER SEPARATE ROOF SUBPERMIT, AND ALL NOA MUST BE SUBMITTED FOR APPROVAL. WATERPROOFING MEMBRANE AS PER VULKEM 350NF/EPOXY PRIMER - VULKEM 350NF/351 OR APPROVED EQUAL.
41. CONTRACTOR TO VERIFY SOIL VALUES AND CAPACITIES IN REFERENCE TO SOIL TEST AND STRCUTRAL PLANS
42. CONTRACTOR TO COORDINATE ELEVATOR REQUIREMENTS WITH ELEVATOR SELECTION

RAIN WATER NOTES

ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY LIMITS. FOR DETAILS REFER TO DRAINAGE PLAN, IF APPLICABLE

O.S.F.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 A BUILDING'S 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 11C-3,11C-4,11C-5. GARAGE OR STORAGE (SFHA,OSHA(11C-5-F)- FULLY ENCLOSED AREAS BELOW THE BASE ELEVATIONS SHALL BE DESIGN TO PRECLUDE FINISHED LIVING
SPACE EXCEPT ALLOWABLE USES I.E.PARKING,LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGN 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(1) FOOT ABOVE GRADE.
(2) THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PARTITIONED OR FINISH INTO SEPARATE ROOMS OR AIR CONDITIONED.

STAIRS NOTES

1. CLEAR WIDTH OF SPIRAL STAIR IS AT LEAST 26".
2. THE HEIGHT OF RISER IS NOT MORE THAN 7.75".
3. HEADROOM IS AT LEAST 6'-8".
4. TREADS SHOULD HAVE A MIN. DEPTH OF 10".
5. ALL TREAD ARE IDENTICAL.
6. MANUFACTURED STAIRS: ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION. UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.

GARAGE NOTES

1. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1"X3" FURRING STRIP @16" O.C., 5D CEMENT-COATED OR RING SHACKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS AND EXPOSED NAILS HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF
FIBERGLASS OR MINERAL WOOL BATS, OR BLOWN-IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-11 AS PER F.B.C
2. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD APPLIED VERTICALLY OR HORIZONTALLY ON 2"X4" WOOD STUDS OR 1"X3" FURRING STRIPS NAILED WITH 6D COOLER NAILS 7" O.C. WITH END JOINTS ON NAILING MEMBERS. PROVIDE 3-1/2" BATT INSULATION WITHIN FRAME AS PER F.B.C
3. PROVIDE SIGN @ GARAGE DOOR "DANGER DO NOT OPERATE ENGINES WITH DOOR CLOSED. CARBON
MONOXIDE EMISSION IS LETHAL", 1/2" MIN. LETTERS REQUIRED AS PER F.B.C 4.
PROVIDE 2"X6" P.T. WOOD JAMB BOLTED TO CONC. COLUMN WITH 1/2" DIA. x 6" ANCHOR BOLTS @24" O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6" TOP & BOTTOM.
5. PROVIDE SCREENED VENTILATION IN GARAGE. VENTS AREA TO BE WITHIN 12" OF FIN. FLOOR.
6. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 1 HOUR FIRE RATED
AS PER F.B.C.
7. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION **8.00' NGVD** MUST BE FLOOD-RESISTANT
MATERIAL. AS PER FEMA TECHNICAL BULLETIN NFIP-ACCEPTABLE/CLASS-4

MEAN OF ESCAPE NOTE

ALL EGRESS WINDOWS TO COMPLY W/ FBC 2020. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 S.Q.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET
EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED

TERMITE PROTECTION

R318.1 TERMITE PROTECTION.
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202. REGISTERED TERMITICIDE. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE AS PER FBC

BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) OVER THE FIXTURE AND 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 A MINIMUM AREA 30 INCHES (762 MM) BY 30 INCHES (762 MM) AT THE SHOWERHEAD.

DOORS, BATH AND SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 SQUARE FEET (0.84 M2) IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II GLAZING PRODUCTS.

FLOOR PLAN NOTES

1. SHOWER ENCLOSURE SAFETY GLASS CAT.II. TILE IMPERVIOUS FINISH UP TO 80" A.F.F.

2. BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. R307.2
BACKING BOARD FOR CERAMIC TILE TO BE CEMENT FIBER, OR GLASS MAT. R702.4.2

3. FAIR HOUSING BACKING TYP. TOILET, TUB & SHOWERS

4. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL SHALL REJECT A 6" SPHERE
REQUIRED SHOP DRAWINGS TO BE SUBMITTED AND APPROVED BY CITY OF MIAMI BEACH
ALL SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.
GUARDRAIL RESISTANT TO 400# LAT PEDUL IMPACT GLASS GUARDRAILS TO HAVE KINETIC ENERGY IMPACT LOADING AS PER ANSI Z97.1- FBC2020 1618.4.6.3

5. WINDOWS, EXT. DOORS AND SHUTTERS W/ PRODUCT APPROVAL SHOP DRAWINGS WILL BE PROVIDED. SEE ELEVATIONS PLANS FOR F.G. DIMENSIONS.

ELEVATION NOTES

1. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS FOR RAILINGS. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. GUARDRAIL RESISTANT TO 400# LAT PENDUL IMPACT (BY OTHERS)

2. ALL WINDOWS AND DOORS IMPACT RESISTANT, BY SEPARATE PERMIT W/ PRODUCT APPROVAL FOR ALL WINDOWS AND DOORS ARE REQUIRED TO BE REVIEWED AND SIGNED APPROVED BY THE DESIGNER OF RECORD

3. ALL WINDOWS AND DOORS, GARAGE DOOR, FENCES, HANDRAILS, STAIR, SPIRAL STAIR UNDER SEPARATED PERMIT.

4. THE WINDOW INFORMATION CAN BE FOUND IN THE WINDOW SCHEDULE ON SHEET A-500

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 SHALL APPLY:
REQUIREMENTS RELATING TO POOL SAFETY FEATURES:
ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING W/ UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FT. THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES THE ALARM SHALL BE EQUIPPED W/ A MANUAL MEANS TO TEMPORARY DEACTIVATE THE ALARM FOR A SINGLE OPENING. SUCH DEACTIVATION SHALL LAST NOT MORE THAN 15 SECOND. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 IN ABOVE THRESHOLD OF THE DOOR SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48" OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS OR HIGHER W/ A COUNTER BENEATH.
SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.
ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH A SELF CLOSING, SELF LATCHING DEVICE W/ POSITIVE MECHANICAL LATCHING/ LOCKING INSTALLED A MINIMUM OF 54" ABOVE THE THRESHOLD WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

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A-001

MAP OF BOUNDARY SURVEY & TOPOGRAPHIC SURVEY

CERTIFICATE OF AUTHORIZATION # LB-8023
Survey Pros, Inc.
5701 SW 74TH AVENUE, MIAMI, FL. 33143
PH: (305) 767-6802 (main)
MIAMI-DADE | BROWARD | PALM BEACH | MONROE | HILLSBOROUGH | PINELLAS
www.survey-pros.com

LEGEND

ABBREVIATIONS:

A = ARC DISTANCE
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
FDH = FOUND DRILL HOLE
FFE = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE (NO ID)
FIR = FOUND IRON ROD (NO ID)
FN = FOUND NAIL (NO ID)
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
L.E. = LANDSCAPE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MDCR = MIAMI-DADE COUNTY RECORDS
MH = MAN HOLE
ML = MONUMENT LINE
(P) = PLAT
PB = 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
SIP = SET IRON PIPE LB#8023
SND = SET NAIL & DISK LB#8023
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP) = TYPICAL
UB = UTILITY BOX
U.E. = UTILITY EASEMENT
W/F = WOOD FENCE

SYMBOLS:

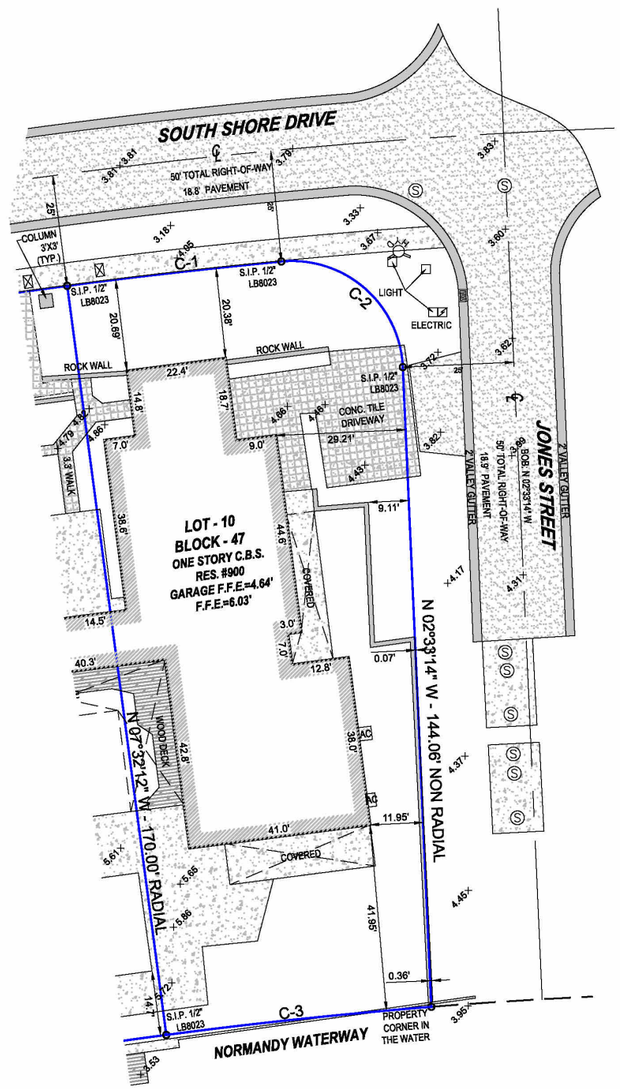
= TELEPHONE RISER
= CABLE TV RISER
= WATER METER
X 0.00 = ELEVATION
(00') = ORIGINAL LOT DISTANCE
Δ = CENTRAL ANGLE
℄ = CENTER LINE
WV = WATER VALVE
= CURB INLET
= FIRE HYDRANT
= LIGHT POLE
= CATCH BASIN
= UTILITY POLE
= DRAINAGE MANHOLE
= SEWER MANHOLE
= METAL FENCE
= WOOD FENCE
= CHAIN LINK FENCE
= EASEMENT
= BOUNDARY LINE
= OVERHEAD UTILITY LINE
= ORIGINAL LOT LINE

ASPHALT | CONCRETE | PAVERS/ BRICK | TILES | COVERED AREA

GRAPHIC SCALE

30 0 15 30

1"=30'



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:

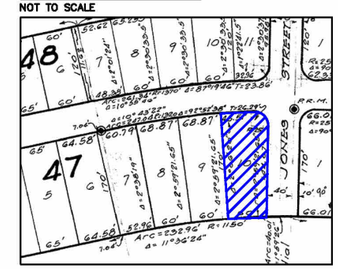
NAME: N-313 USCG
ELEV(NGVD29): 3.75
LOCATION 1: NORMANDY DRIVE --- 1.7' SOUTH OF SOUTH CURB
LOCATION 2: TROUVILLE ESPLANADE --- 109' EAST OF LOOKING SOUTH
LOCATION 3: 39.4' NW OF NW CORNER OF BLDG WHICH SURROUNDS THE SWIMMING POOL
DESCRIPTION: US C & G BRASS DISC IN TOP AND AT THE SE CORNER OF A CATCH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

LAND AREA CALCULATIONS:

GROSS LAND AREA = 11,308 SQ.FT.

LOCATION SKETCH:

NOT TO SCALE



PROPERTY ADDRESS:

900 S SHORE DRIVE, MIAMI BEACH, FL. 33141

LEGAL DESCRIPTION:

LOT 10 IN BLOCK 47 OF 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.

FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE
BASE FLOOD ELEVATION 8
COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120651
MAP & PANEL NUMBER 12086C0307 SUFFIX L

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
5. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
6. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
7. FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
8. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. 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 THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUE.

CERTIFIED TO:

LUIS JOSE MOLLA TRS
LUIS JOSE MOLLA REV TR

REVISION(S):
12/29/2023 – UPDATE TO TOPOGRAPHIC SURVEY, JOB#231210349

Nicolas Del Vento
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

NICOLAS DEL VENTO LICENSE NO.6945 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

DATE OF ORIGINAL FIELD WORK: 07/26/2023
JOB NUMBER: 23079749
DRAWN BY: ADRIEL
CAD FILE: MOLLA
SHEET 1 OF 1
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SURVEY PLAN

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A-002

FLOOD DESIGN

FLOOD ZONE	AE = 8'-0" NGVD
DESIGN FLOOD ELEVATION (DFE)	8.56' (BFE) + 1' (FREEBOARD)= 9.56' NGVD
GARAGE T.O.S. ELEVATION (LP)	7'-0" NGVD
GARAGE T.O.S. ELEVATION (HP)	7'-2" NGVD
LOWEST T.O.S. OF HABITABLE SPACE	9'-0" NGVD
NEXT HIGHER HABITABLE T.O.S. ELEV.	21'-6" NGVD
GUEST HOUSE T.O.S. ELEVATION	N/A
HIGHEST ADJACENT GRADE ELEV.	6.8' NGVD
LOWEST ADJACENT GRADE ELEV.	6.5' NGVD
LOWEST T.O.S. ELEV. OF EQUIPMENT SERVICING THE BUILDING	9'-0" NGVD
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

AREA TALLY

LOT AREA	11,308 SF
A/C GRND FL - MAIN STRUC	2,384 SF
A/C GRND FL - ACC STRUC	382 SF
A/C SECOND FL	2,767 SF
A/C TOTAL	5,548 SF
ENTRY	142 SF
TERRACES	632 SF
GARAGE	552 SF
BALCONIES	680 SF
POOL - POOL DECK	235 SF-261.78 SF
DRIVEWAY	906 SQF

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	PROJECT INFORMATION			
1	ADDRESS:	900 S (LOT 10) SHORE DRIVE, MIAMI BEACH, FL 33141		
2	FOLIO NUMBER(S):	02-3203-007-0140		
3	BOARD AND FILE NUMBERS :	DRB FILE NUMBER: DRB25-1115		
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"	FUTURE ADJUSTED GRADE IN NGVD:	5.95' + 8.56'+1' / 2 = 7.76'
		67'5"	LOT DEPTH:	170'
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
	SIDE YARD FACING STREET OPEN SPACE SF AND %:	78.54%= 1,853 SF	SIDE YARD OPEN SPACE SF AND %:	65% = 808 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
	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	

ZONING DATA

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SITE PLAN DATA SHEET AND TABLES

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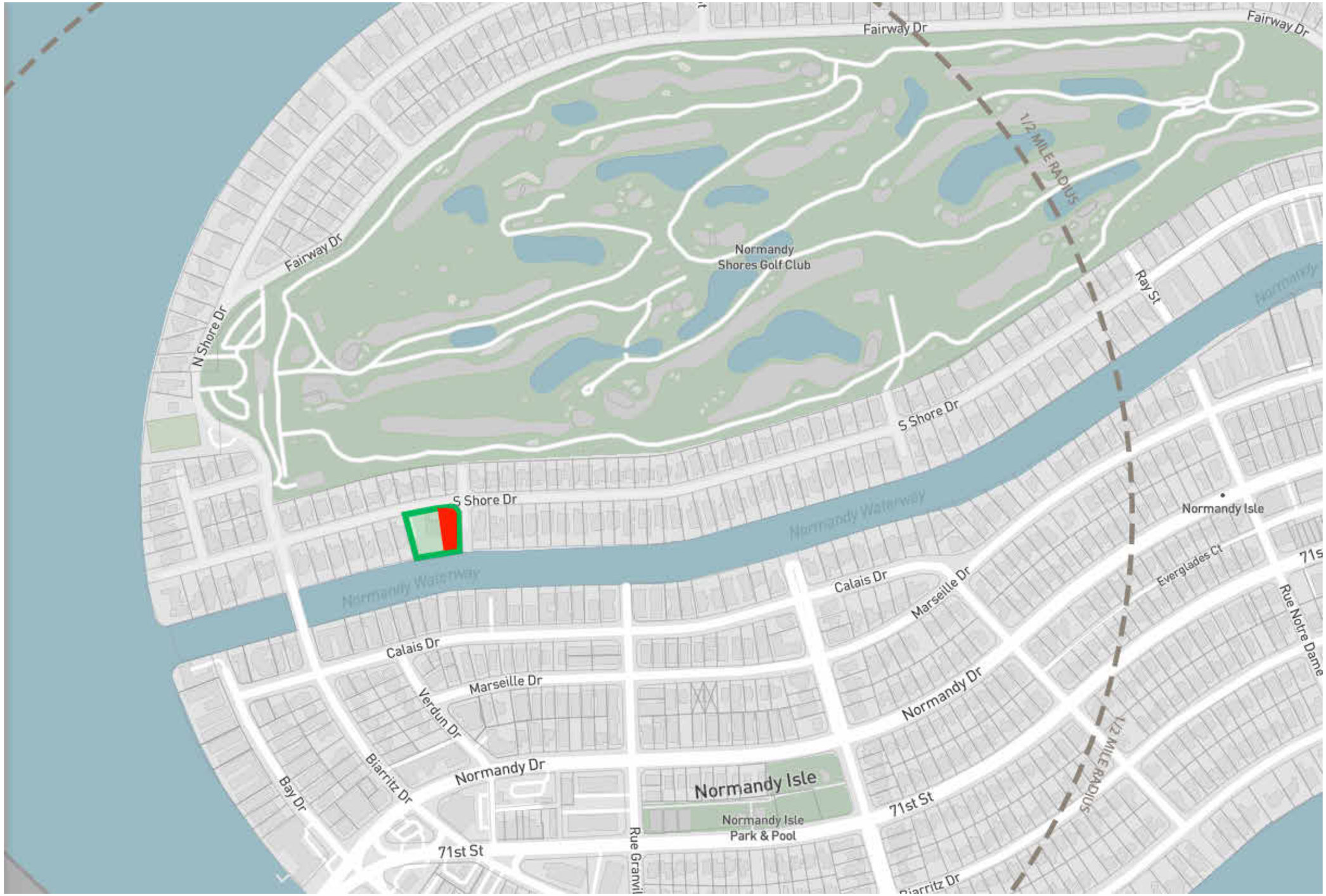
A-003



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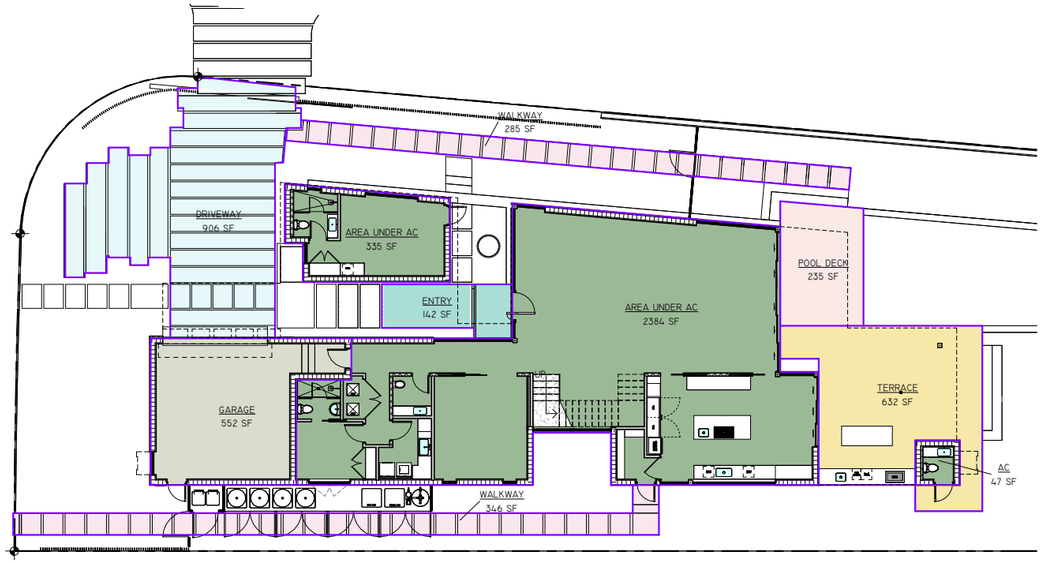
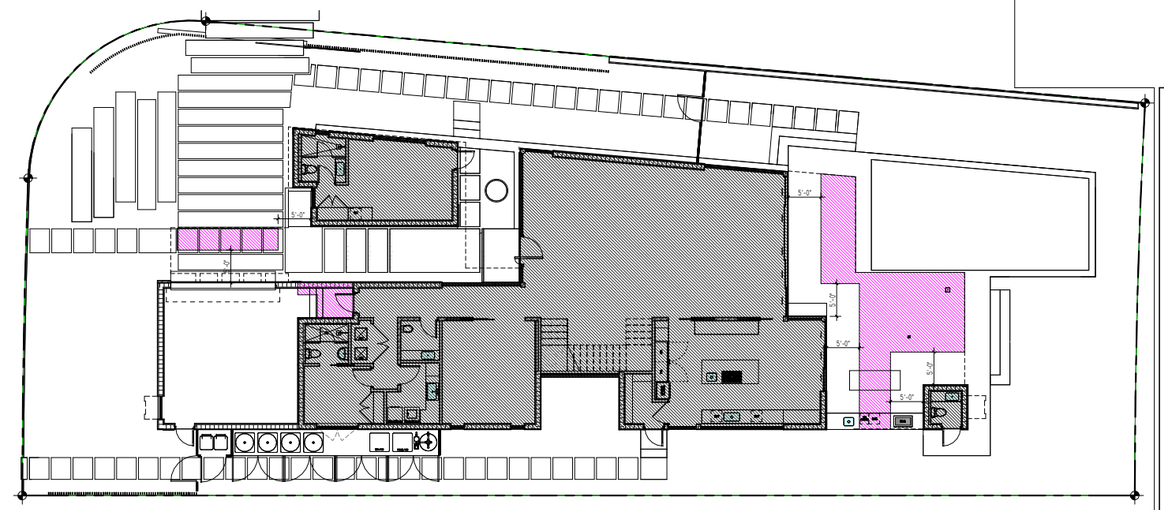
A-100.1

1 CONTEXT AEREAL



1 IST FLOOR - A/C AREA

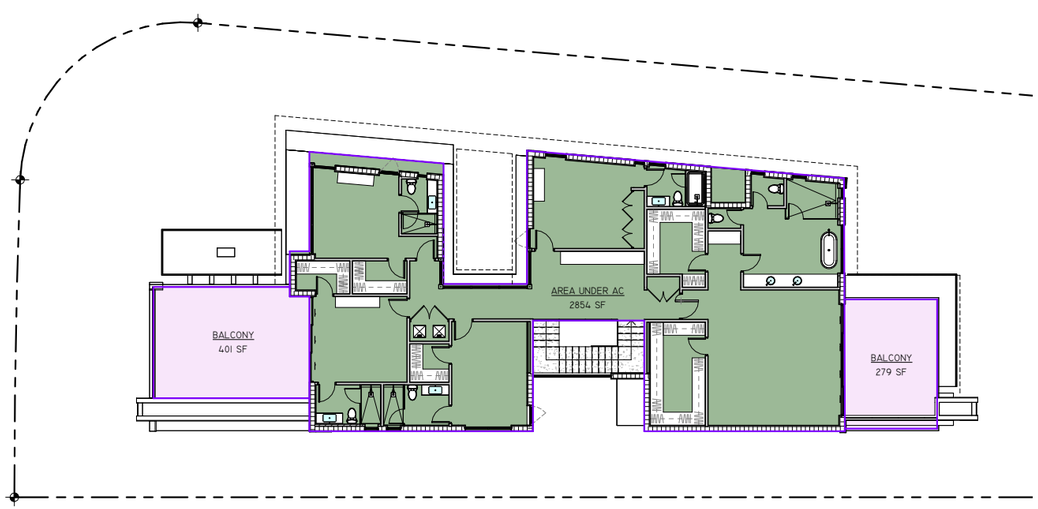


IST FLOOR ENCLOSED SPACE 2,758 SF

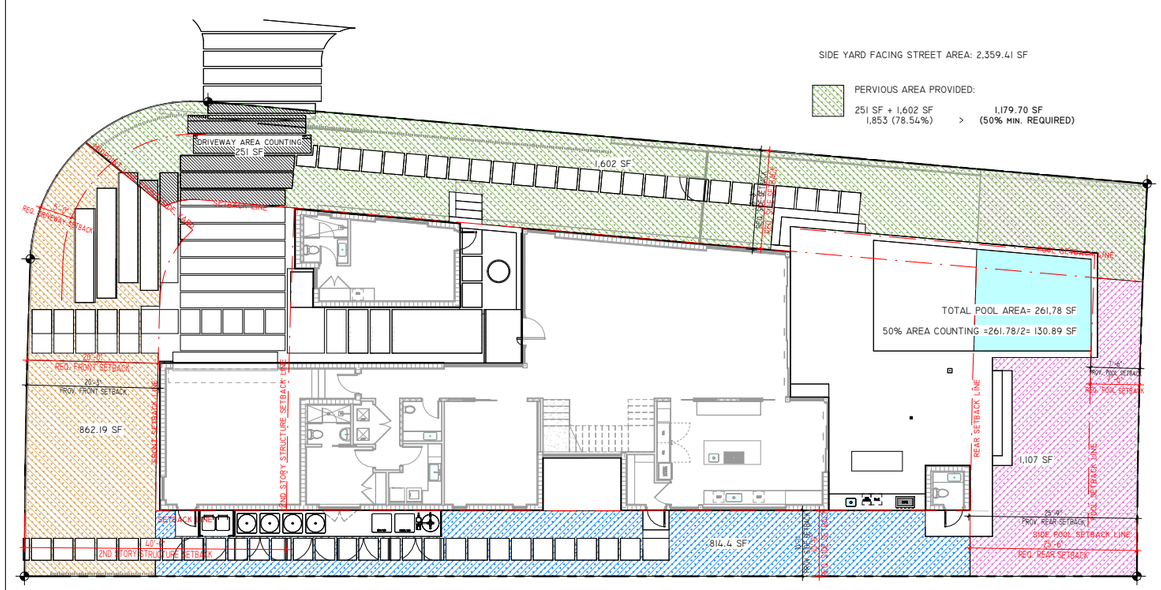
2ND FLOOR PROJECTION AREA EXCEEDING 5' 426 SF

TOTAL: 3,184 SF < 3,392 SF (30% LOT AREA)

3 GROUND FLOOR - LOT COVERAGE



2 2ND FLOOR - A/C AREA



4 PERVIOUS AREA

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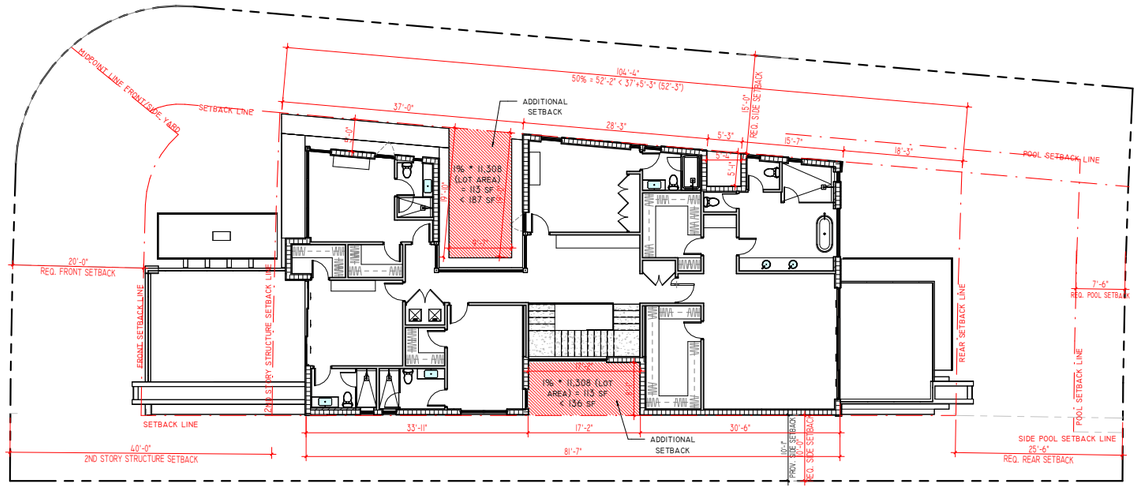
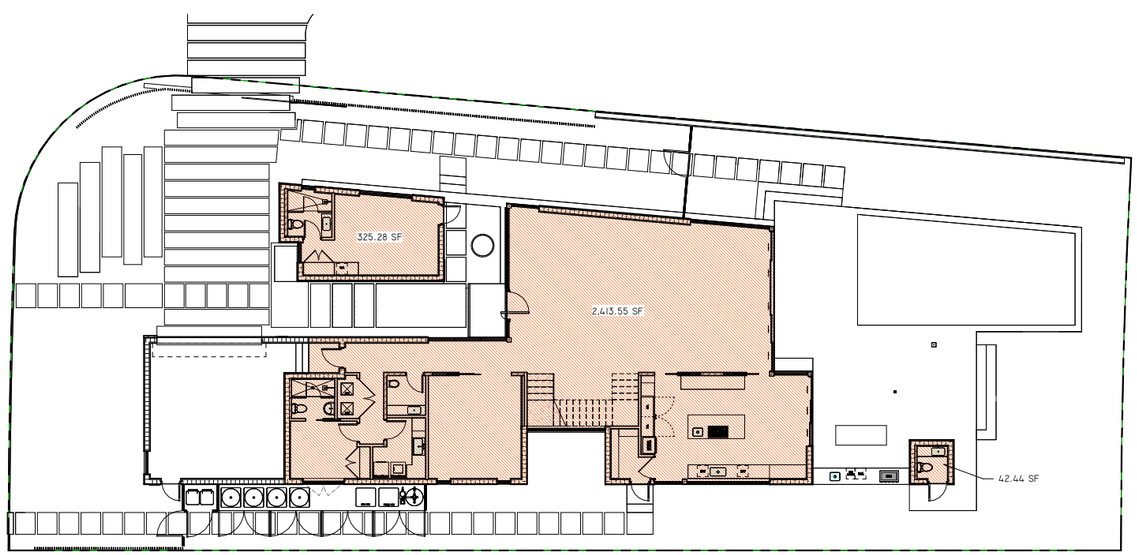


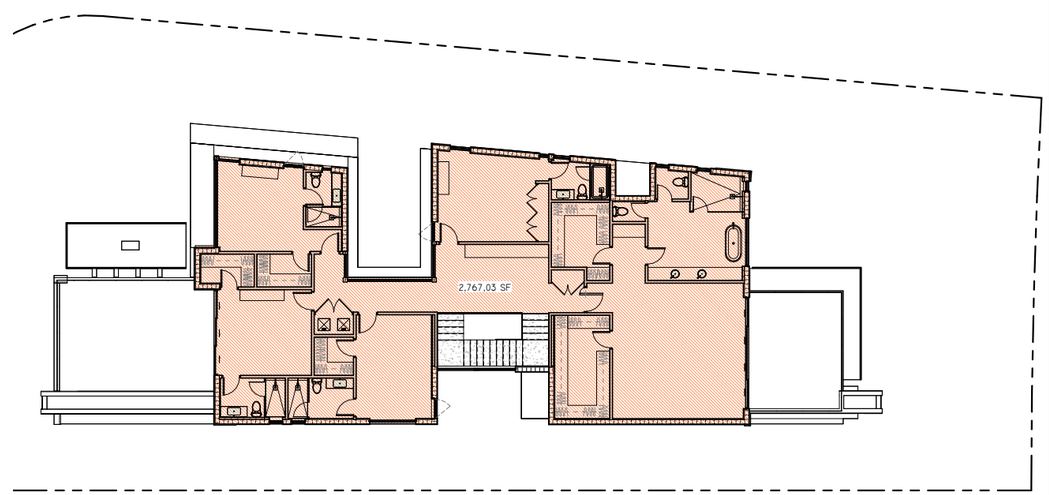
3 2ND FLOOR - SETBACK DIAGRAM



TOTAL UNIT SIZE AREA - 1ST FLOOR:

2,413.55 SF + 325.28 SF + 42.44 SF = 2,781.27 SF (24.59%)

1 GROUND FLOOR - UNIT SIZE



PROPOSED UNIT SIZE — MAX UNIT SIZE 50% OF THE LOT (11,308 SF)= 5,654 SF

LEVEL	AREA
GROUND FLOOR	2,781.27 SF
2ND FLOOR	2,767.03 SF
	5,548.30 SF (49.06%)

2 2ND FLOOR - UNIT SIZE

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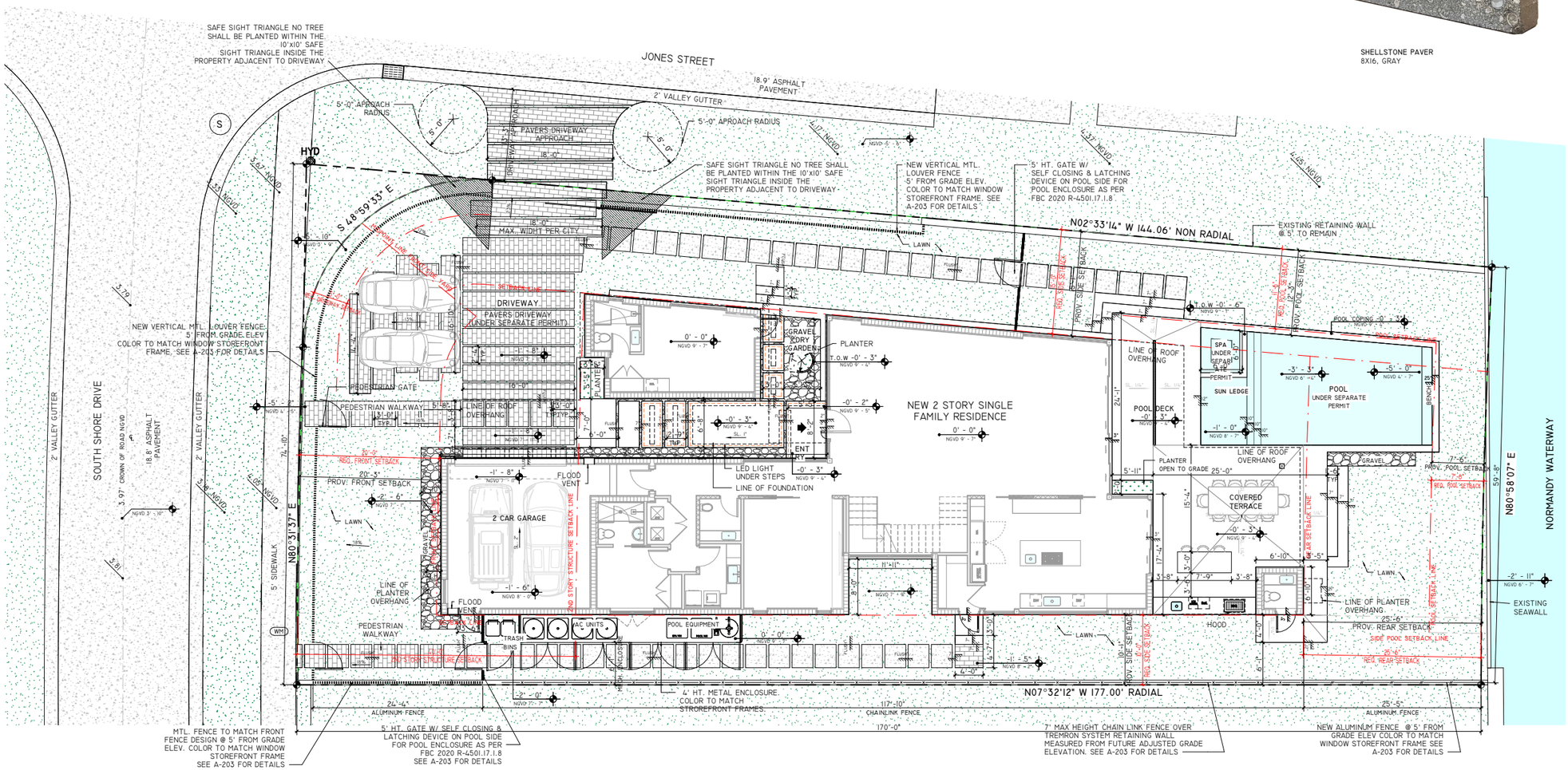
INITIAL DRAWING RELASE DATE: ISSUE DATE

A-100.2B



SHELLSTONE PAVER
8X16, GRAY

ADDITIONAL NOTES

1. UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CETIFICATE SHALL BE SUBMITTED (FBC 2020, BUILDING SECTION 110.3).

2. A FINAL ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION MUST BE SUBMITTED BEFORE CO, TCO OR PCO CAN BE ISSUED.

3. ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (POOL EQUIPMENT, WATER HEATERS, GENERATORS, ELECTRICAL PANELS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION (9.0' NGVD). (ASCE 24-14 CH. 7.0)

4. DRIVEWAYS AND PARKING AREAS THAT ARE OPEN TO THE SKY WITHIN ANY REQUIRED YARD SHALL BE COMPOSED OF POROUS PAVEMENT OR SHALL HAVE A HIGH ALBEDO SURFACE CONSISTING OF A DURABLE MATERIAL OR SEALANT, AS DEFINED IN SECTION 114-1 OF THE CODE.

5. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET (3048 MM). ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE ACCESS.

6. DRIVEWAY AND PARKING AREA SHALL BE COMPOSED OF POURUS PAVEMENT OR SHALL HAVE A HIGH ALBEDO SURFACE CONSISTING OF A DURABLE MATERIAL OR SEALANT, AS PER SECTION 114-1.

7. ENCLOSED AREAS BELOW THE DFE OR THE LOWEST FLOOR ELEVATION, WHICHEVER IS HIGHTER, SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS, OR STORAGE.

8. ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPEMTN (WATER HEATERS, GENERATORS, ELECTRICAL PANELS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION AS PER ASCE 24-14 CH. 7.0.

9. ANY LOUVER, SCREENS, OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS INTO OR OUT OF THE ENCLOSED AREA.

PAVEMENT NOTES:

1. DRIVEWAYS AND PARKING AREAS THAT ARE OPEN TO THE SKY WITHIN ANY REQUIRED YARD SHALL BE COMPOSED OF POROUS PAVEMENT OR SHALL HAVE A HIGH ALBEDO SURFACE CONSISTING OF A DURABLE MATERIAL OR SEALANT, AS DEFINED IN SECTION 1.2.1 OF THE MIAMI BEACH CODE.

SITE DESCRIPTION

LEGAL DESCRIPTION

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

LOT: 10 BLOCK: 47 PLAT BOOK: 44 PAGE: 62

HIGHEST CROWN OF ROAD ELEVATION: _____

AVERAGE OF CROWN OF ROAD ELEVATION: _____

FLOOD ZONE: AE

BASE FLOOD: 8'-0" (PER SURVEY) 8.56' NGVD ~~PER UPDATED~~ FEMA

ALL SITE INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY:

SURVEYOR'S NAME: 123 PLS LIC.: _____ FIELD WORK DATE: _____

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE ELEV.	ADJACENT GRADE ELEV.
PROPOSED	9' - 0" NGVD	7' - 3" NGVD	(LOWEST)
MINIMUM	9' - 0" NGVD	7' - 3" NGVD	4.96 NGVD (HIGHEST)

AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (IIC3-3D3)

APPLICABLE CODES

FLORIDA BUILDING CODE 2023
FLORIDA RESIDENTIAL CODE 2023
NATIONAL ELECTRICAL CODE 2023
FLORIDA PLUMBING CODE 2023
FLORIDA MECHANICAL CODE 2023
FLORIDA ENERGY CODE 2023

SCOPE OF WORK

1. NEW 2 STORY SINGLE FAMILY RESIDENCE

CONSTRUCTION TYPE: IIB

OCCUPANCY TYPE: R-3

CONSTRUCTION INFORMATION

1. CONSTRUCTION TYPE: IIA
2. RISK CATEGORY: CATEGORY 2
3. EXPOSURE CATEGORY AS PER FBC CH. 107.3.5 & MIAMI DADE COUNTY CODE SECTION 8-10: EXPOSURE B

CITY OF MIAMI BEACH PUBLIC WORKS NOTES:

A- REMOVE AND REPLACE SIDEWALK ALONG THE ENTIRE PROPERTY.
B- RECONSTRUCT SWALE/SOD ALONG THE ENTIRE PROPERTY.
C- MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (10 FOOT WIDE) ALONG THE ENTIRE PROPERTY.
D- ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE PUBLIC RIGHT-OF-WAY AND/OR UTILITY EASEMENT WILL REQUIRE A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION.
E - A DECLARATION OF RESTRICTIVE COVENANT IS REQUIRED FOR ANY PROPOSED LANDSCAPING, IRRIGATION, AND RETAINING WALL IN THE UTILITY EASEMENT.

GRAPHIC SCALE 1/8" = 1'-0" (0, 2', 5', 10', 20')

1 SITE PLAN

SDH_STUDIO
ARCHITECTURE + DESIGN

AA26002883

18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.

ARCH.REG#:99155

900 S SHORE DR

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

LUIS JOSE MOLLA TRS

STATE OF FLORIDA
Stephanie Dornbusch de Halfen
AR99155
REGISTERED ARCHITECT
SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

SITE PLAN

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CHECKED BY: RB

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A-100.3

JONES STREET

880 S SHORE DR

PROPOSED PROPERTY: 900 S SHORE DRIVE.

910 S SHORE DR

SOUTH SHORE DRIVE

901 S SHORE DR

911 S SHORE DR

JONES STREET

SDH_STUDIO
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900 S
SHORE DR

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INMEDIATE CONTEXT

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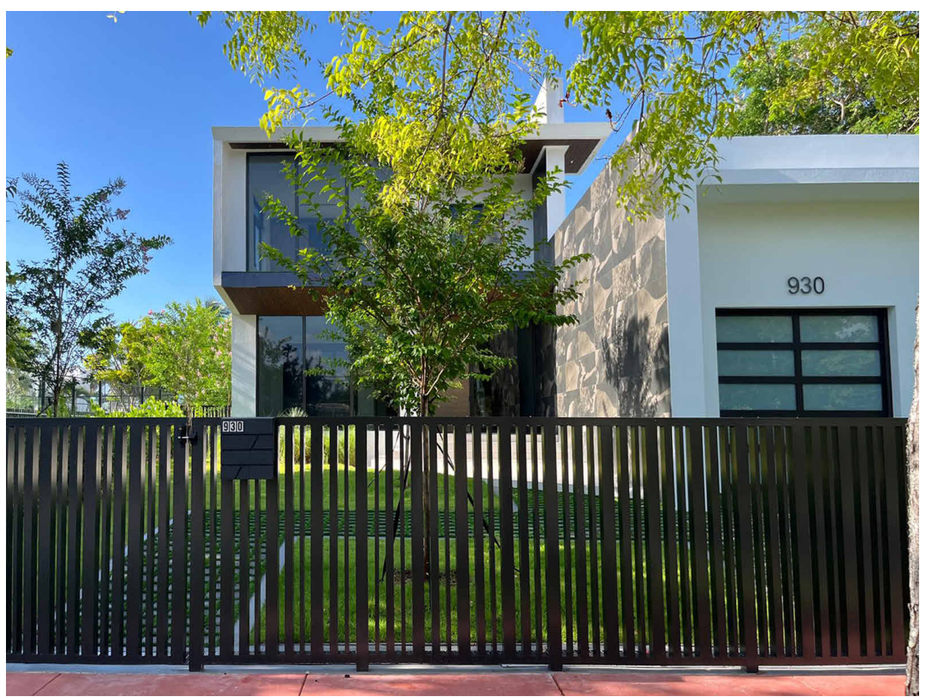
A-100.5

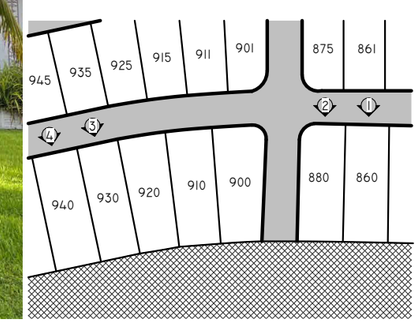
1. 860 S Shore Dr

2. 880 S Shore Dr



3. 930 S Shore Dr

4. 940 S Shore Dr



SDH_STUDIO
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NOTES/COMMENTS

REVISIONS / SUBMISSIONS

CONTEXT PICTURES

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CHECKED BY: RB
INITIAL DRAWING RELASE DATE: Issue Date

A-100.6

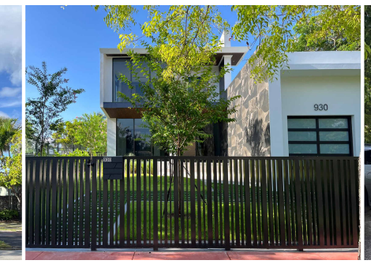
860 S Shore Dr

880 S Shore Dr

900 S Shore Dr
PROPOSED PROJECT

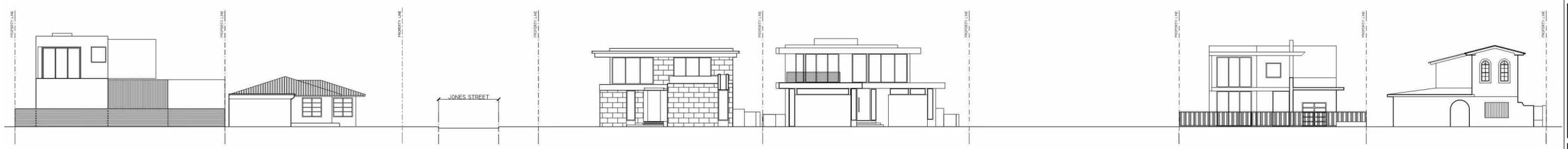
910 S Shore Dr

920 S Shore Dr



930 S Shore Dr

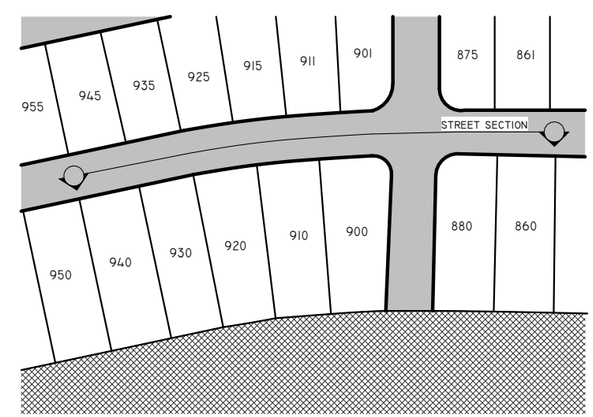
940 S Shore Dr



860 S Shore Dr | 880 S Shore Dr | 900 S Shore Dr PROPOSED PROJECT | 910 S Shore Dr | 920 S Shore Dr | 930 S Shore Dr | 940 S Shore Dr

STREET SECTION

SITE CONDITIONS ON THE
15TH OF JUNE OF 2025



KEY MAP

SDH_STUDIO
ARCHITECTURE+DESIGN

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ARCHITECT P.A.

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900 S SHORE DR

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

LUIS JOSE MOLLA TRS

STATE OF FLORIDA
Stephanie Dornbusch de Halfen
AR99155
REGISTERED ARCHITECT
SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

STREET SECTION

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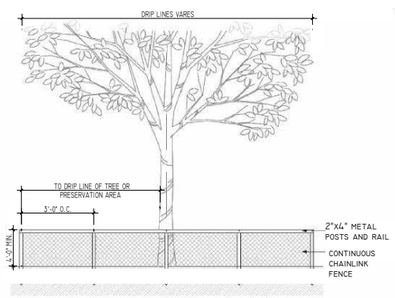
INITIAL DRAWING RELASE DATE:	Issue Date

A-100.7

notes:

1. PROTECTIVE BARRIERS SHALL BE PLACED AT THE DRIP LINE OF EACH TREE, CLUSTER IF TREES, OR PRESERVATION AREA, AND IN NO CASE LESS THAN TEN FEET FROM THE TRUNK OF ANY PROTECTED TREE, TREE CLUSTER OR PRESERVATION AREA.
2. IN SITUATIONS WHERE TREES HAVE BEEN TRANSPLANTED TO THE PROJECT SITE, THE PROTECTIVE FENCING SHALL BE PLACED NO CLOSES TO THE TREE THAN A POINT ONE TO TWO FEET OUTSIDE THE ROOT BALL, OR AT THE DRIP LINE, WHICHEVER IS GREATER.
3. FENCED TREE PROTECTION ZONES SHALL BE EXTENDED WHERE NECESSARY TO PROTECT TREE CANOPIES ROOTS.
4. IF TREES ARE TO BE PRESERVED IN PLACE AND ROOT PRUNING IS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION, THE ROOT PRUNING LOCATIONS SHALL BE IDENTIFIED AND APPROVED BY THE ENVIROMENT AND SUSTAINABILITY DEPARTMENT, AND FENCING SHALL BE INSTALLED ONE TO TWO FEET BEYOND THE EDGE OF THE ROOT BALL. THE INSTALLATION OF THE FENCING SHALL BE COORDINATED WITH ANY PHASED ROOT PRUNING.
5. ALL PROTECTIVE BARRIERS SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION OR SITE DEVELOPMENT, INCLUDING TREE REMOVAL, DEMOLITION OR LAND-CLEARING ACTIVITIES, AND SHALL REMAIN IN PLACE TROUGHOUT ALL PHASES OF CONSTRUCTION. PROTECTIVE BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL DEVELOPMENT IS COMPLETED, AND SHALL NOT BE REMOVED UNTIL THE ENVIROMENT AND SUSTAINABILITY DEPARTMENT INSPECTS THE SITE AND AUTHORIZES THEIR REMOVAL.
6. UNDERSTORY PLANTS WITHIN AREAS SURROUNDED BY PROTECTIVE BARRIERS SHALL BE PROTECTED.
7. NO DISPOSAL OF ANY WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL SHALL OCCUR WITHIN THE AREAS SURROUNDED BY PROTECTIVE BARRIERS.
8. NATURAL GRADE SHALL BE MAINTAINED ON AREAS SURROUNDED BY PROTECTIVE BARRIERS., IN THE EVENT THAT THE NATURAL GRADE OF THE SITE IS CHANGED AS A RESULT OF SITE DEVELOPMENT SUCH THAT THE SAFETY OF THE TREE MAY BE ENDANGERED, TREE WELLS OR RETAINING WALLS ARE REQUIRED.
9. ONLY HAND DIGGING AND GRADING ACTIVITIES WILL BE PERMITTED WITHIN THE TREE PROTECTION ZONE ALL SURROUNDING AREAS MUST BE GRADED TO A POINT THAT MEETS THE OUTSIDE OF THE TREE PROTECTION ZONE.
10. UNDERGROUND UTILITY LINES, INCLUDING, BUT NO LIMITED TO, IRRIGATION, PLUMBING, ELECTRICAL, OR TELECOMMUNICATION LINES, SHALL BE PLACED OUTSIDE THE AREAS ENCLOSED BY PROTECTIVE BARRIERS. IF SUCH PLACEMENT IS NOT POSSIBLE, DISTURBANCE AND ROOT DAMAGE SHALL BE MINIMIZED BY USING TECHNIQUES SUCH AS TUNNELING, HAND DIGGING, EXCAVATION WITH AN AIR SPADE, OR THE USE OF OVERHEAD UTILITY LINES.
11. NO VEHICLES OR EQUIPMENT SHALL BE PERMITTED WITHIN AREAS SURROUNDED BY PROTECTIVE BARRIERS.
12.THE CUTTING OF ROOTS WITH A DIAMETER OF TWO INCHES OR LARGER IS PROHIBITED, UNLESS THERE IS NO FEASIBLE ALTERNATIVE, AS DETERMINED BY THE ENVIROMENT AND SUSTAINABILITY DIRECTOR.
13. TREES SHALL BE EVALUATED BY THE ENVIROMENT AND SUSTAINABILITY DIRECTOR TO DETERMINE WHETHER THE ROOT CUTTING WILL DESTABILIZE THE TREE OR CAUSE UNNACEPTABLE DAMAGE TO THE TREE.
14. ROOT CUTS SHALL BE MADE AT MINIMUM A DISTANCE FROM THE TRUNK EQUIVALENT TO THREE TIMER THE TREES TRUNK DIAMETER AT FOUR AND ONE-HALF FEET ABOVE GROUND UNLESS UNAVOIDABLE BECAUSE OF SIDEWALKS, PAVEMENT, OR OTHER INFRASTRUCTURE, ROOT CUTS MUST BE ,ADE AT A DISTANCE FROM THE TRUNCK EQUIVALENT TO FIVE TIMES THE TREE'S DBH OR GREATER IN ALL OTHER CIRCUMSTANCES.



6 TREE PROTECTION FENCING DETAIL
3/4" = 1'-0"

DEMOLITION PLAN REQUIRED NOTES AND DETAILS

RECYCLING PROCEDURES FOR DEMOLITION PROJECTS

· THE FOLLOWING RECYCLING PROCEDURES ARE EMPLOYED DURING DEMOLITION PROJECTS:
· AS DEMOLITION PROGRESSES, THE DEBRIS IS SEPARATED INTO CLEAN CONCRETE, STEEL AND NON-FERROUS METALS, CLEAN NON-TREATED WOOD, AND TRASH WHICH INCLUDES EVERYTHING ELSE.
· CLEAN CONCRETE IS TAKEN TO LOCAL LAKEFILLS WHERE IT IS USED TO BACKFILL LAKES TO RECREATE LAND.
· STEEL AND NON-FERROUS METALS ARE TAKEN TO LOCAL METAL RECYCLING FACILITIES.
· CLEAN NON-TREATED WOOD AND TREE TRUNKS ARE TAKEN TO LOCAL GRINDING FACILITIES WHERE THE MATERIAL IS MADE INTO WOOD CHIPS.
· EVERYTHING ELSE IS TAKEN TO LANDFILLS WHERE PLASTICS AND ANY OTHER REMAINING RECYCLABLES ARE RECOVERED.

CITY OF MIAMI BEACH DEMOLITION NOTES

· A TREE SURVEY, IF REQUIRED, SHALL BE SUBMITTED AND A REPLACEMENT PLAN, IF REQUIRED, SHALL BE REVIEWED AND APPROVED BY THE URBAN FORESTRY IN THE ENVIRONMENT AND SUSTAINABILITY DEPARTMENT.
· ENTIRE PROPERTY SHALL BE RAISED TO SIDEWALK GRADE, OR THE CROWN OF THE ROAD, UPON THE COMPLETION OF DEMOLITION, WITH APPROVED BASE MATERIAL.
· DROUGHT AND SALT TOLERANT SOD, SUCH AS BAHIA SOD OR SEASHORE PASPALUM SOD SHALL BE INSTALLED ON THE ENTIRE SITE AND HEDGE MATERIAL SHALL BE INSTALLED ALONG THE ENTIRE PERIMETER OF THE PROPERTY.
· FENCING FOR THE PROPERTY, IF ANY, SHALL ONLY CONSIST OF ALUMINUM PICKET ALONG THE ENTIRE PERIMETER OF THE PROPERTY.
· THE RAISING OF THE SITE TO SIDEWALK GRADE AND THE INSTALLATION OF ALL REQUIRED LANDSCAPING MUST BE COMPLETED WITHIN TEN DAYS OF THE COMPLETION OF DEMOLITION.
· ALL LANDSCAPING REQUIRED HEREIN SHALL BE INSTALLED AND MAINTAINED AS REQUIRED BY THE DEMOLITION PERMIT AND THE CITY'S LANDSCAPING CODE, UNTIL SUCH TIME AS NEW CONSTRUCTION IS AUTHORIZED AND COMMENCES.
· PER SEC. 24-41.11 - REFRIGERANTS, OF THE MIAMI-DADE CODE OF ORDINANCE IT SHALL BE UNLAWFUL FOR ANY PERSON TO RELEASE OR CASE, LET, ALLOW, PERMIT OR SUFFER THE RELEASE OF ANY REFRIGERANT FROM ANY REFRIGERANT SYSTEM INTO THE AMBIENT AIR OF THE EARTH.
· RECOVERED REFRIGERANT WHICH CANNOT BE RE-USED OR RECYCLED SHALL BE DISPOSED IN A MANNER APPROVED IN WRITING BY THE DIRECTOR OR THE DIRECTOR::S DESIGNEE.

GENERAL DEMOLITION NOTES

· GENERAL CONTRACTOR IS TO BE RESPONSIBLE FOR ENSURING ALL EXISTING WATER/SEWER/ELECTRIC SERVICES HAVE BEEN TURNED OFF AS REQUIRED WITH THE APPROPRIATE AGENCIES PRIOR TO THE START OF DEMOLITION.
· FENCING FOR THE PROPERTY, IF ANY, SHALL ONLY CONSIST OF 6' CHAINLINK FENCE THE ENTIRE PERIMETER OF THE PROPERTY.
· THE RAISING OF THE SITE TO SIDEWALK GRADE AND THE INSTALLATION OF ALL REQUIRED LANDSCAPING MUST BE COMPLETED WITHIN TEN DAYS OF THE COMPLETION OF DEMOLITION.
· ALL LANDSCAPING REQUIRED HEREIN SHALL BE INSTALLED AND MAINTAINED AS REQUIRED BY THE DEMOLITION PERMIT AND THE CITY'S LANDSCAPING CODE, UNTIL SUCH TIME AS NEW CONSTRUCTION IS AUTHORIZED AND COMMENCES.
· SEDIMENT AND EROSION CONTROLS MUST REMAIN IN PLACE THROUGHOUT THE ENTIRETY OF THE DEMOLITION.
· DEMOLITION PERMIT NUMBER: BR2308485

GENERAL SEDIMENT AND EROSION CONTROL NOTES

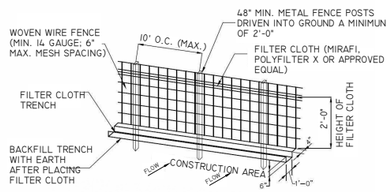
1. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATION, APPLICABLE PERMIT(S), AND THE PREVENTION, CORRECTION, CONTROL, AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
2. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.
3. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
4. THE SITE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF BMPS TO MAKE SURE THEY ARE FUNCTIONING AS DESIGNED AT ALL TIMES.
5. THE BMP STRUCTURES SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
6. CORRECTLY INSTALLED SILT FENCES WILL BE USED ALONG THE LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.
7. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED AND WHERE NO ACTIVE CONSTRUCTION IS OCCURRING.
8. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS OF TURBIDITY ABOVE EXISTING BACKGROUND LEVELS.

INLET PROTECTION

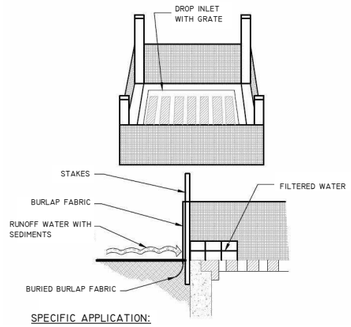
9. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½ - INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY THE STRIPS SHALL BE OVERLAPPED.
10. FDOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
11. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
12. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
13. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
14. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
15. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
16. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.

TURBIDITY BARRIERS

17. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS CONNECTED TO THE WORK AREA DURING ACTIVE CONSTRUCTION. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
18. TURBIDITY BARRIERS TO BE MARKED WITH SITE CONTRACTOR'S COMPANY NAME USING PERMANENT MARKINGS NO SMALLER THAN 3 INCHES IN HEIGHT ON THE TOP OF THE BARRIER.



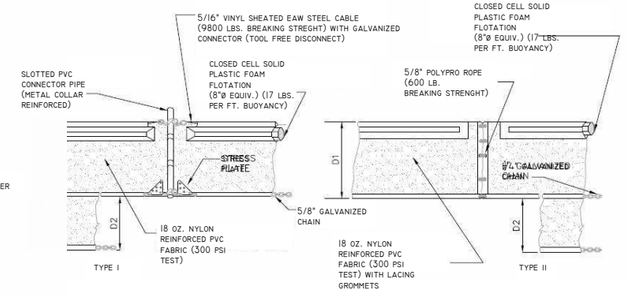
3 STAKED TURBIDITY BARRIER (SILT FENCE)
3/16" = 1'-0"



SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCRETATED FLOWS, SUCH AS IN STREET PR HIGHWAY MEDIANS.

4 STORM DRAIN INLET PROTECTION
1/4" = 1'-0"



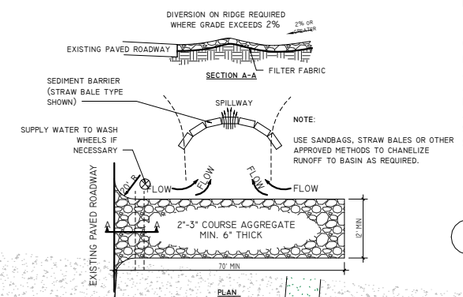
D1= 5' STD, (SINGLE PANEL FOR DEPTHS 5' OR LESS).
D2= 5' STD. (ADDITIONAL PANEL FOR DEPTHS >5').
CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET.
TWO (2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED FOR THE PLANS OR AS DETERMINED BY THE ENGINEER.

NOTICE: COMPONENTS OF TYPE I AND II MAY BE SIMILAR OR IDENTICAL TO PROPIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

2 FLOATING TURBIDITY BARRIER
3/4" = 1'-0"

CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24"X24".
3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.



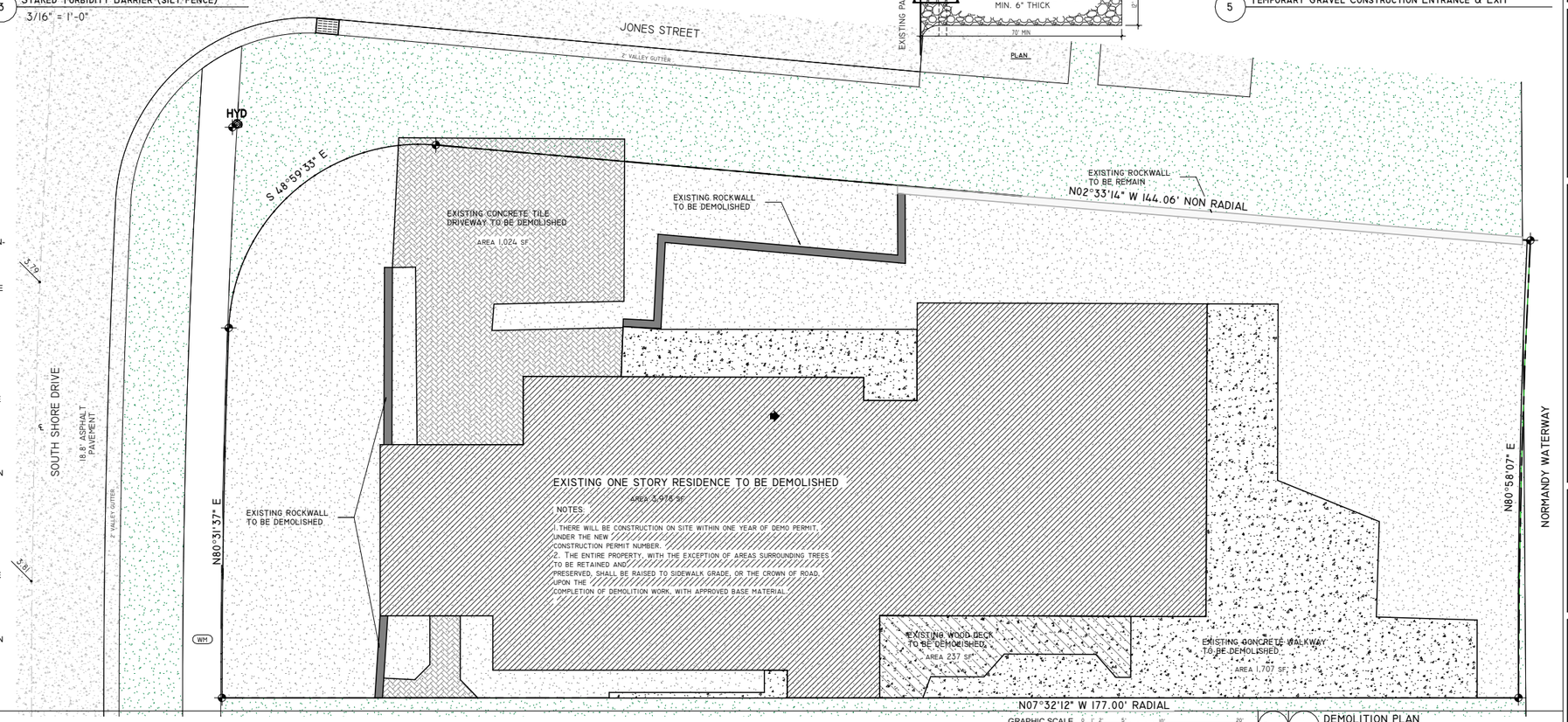
NOTE:

USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANELIZE RUNOFF TO BASIN AS REQUIRED.

NOTES:

1. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS- OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

5 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE & EXIT



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

1 DEMOLITION PLAN

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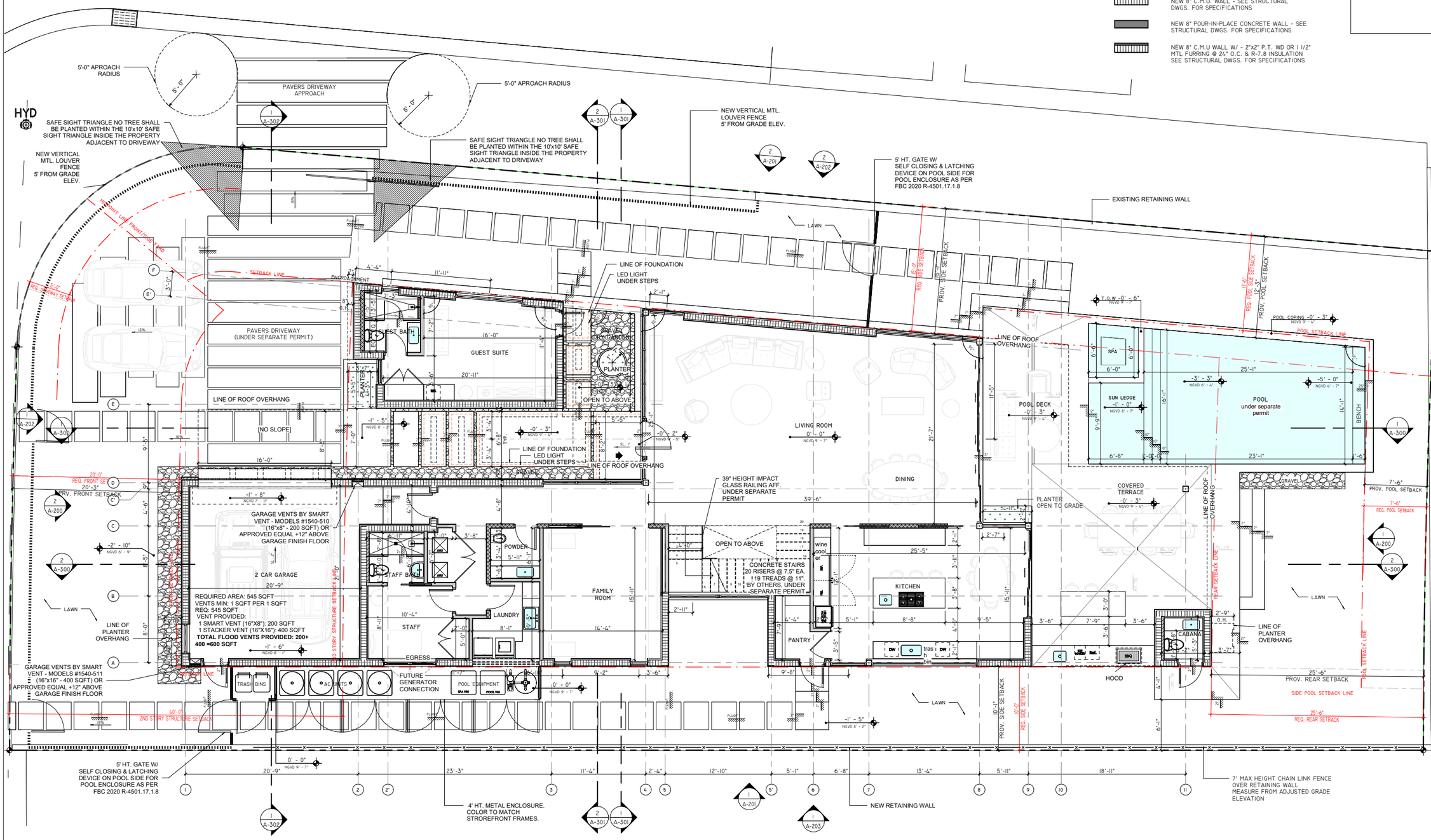
A-100.8

WALL LEGEND

- 3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- 6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" C.M.U WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL FURRING @ 24" O.C. & R-7.8 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS



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

1 FIRST FLOOR PLAN

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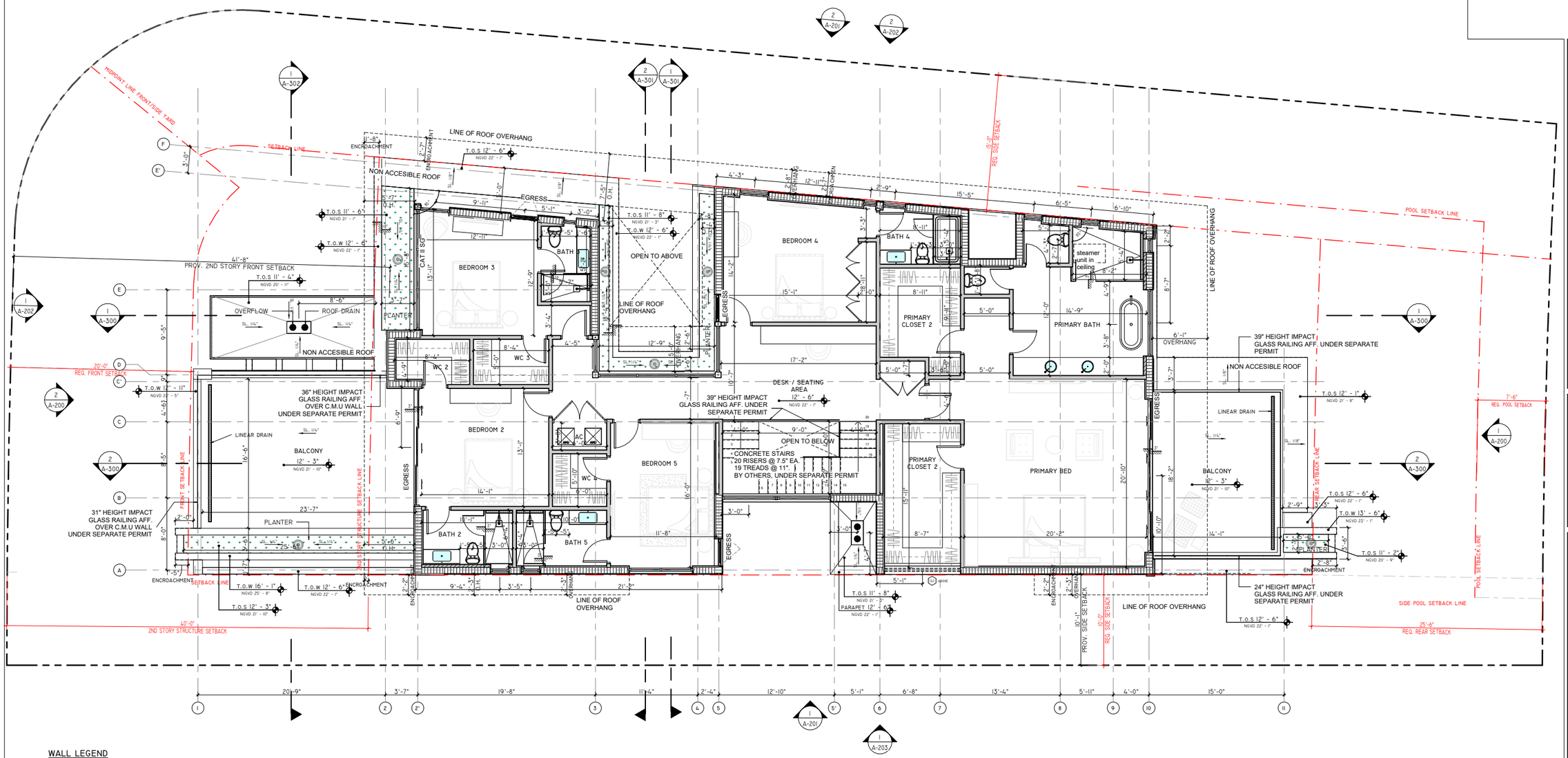
A-101



WALL LEGEND

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- NEW 8" C.M.U WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL FURRING @ 24" O.C. & R-7.8 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

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

2ND FLOOR

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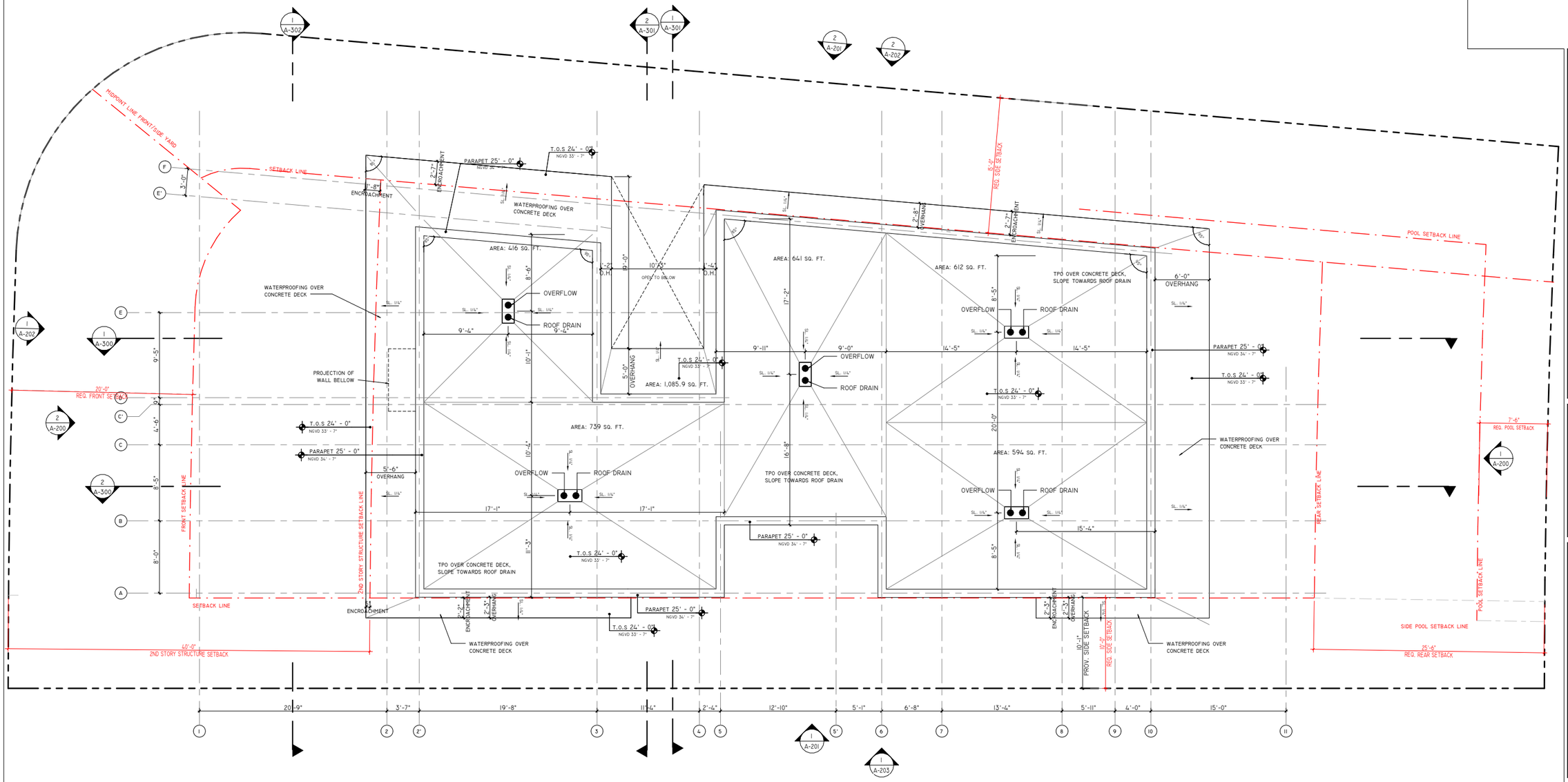

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ROOF PLAN

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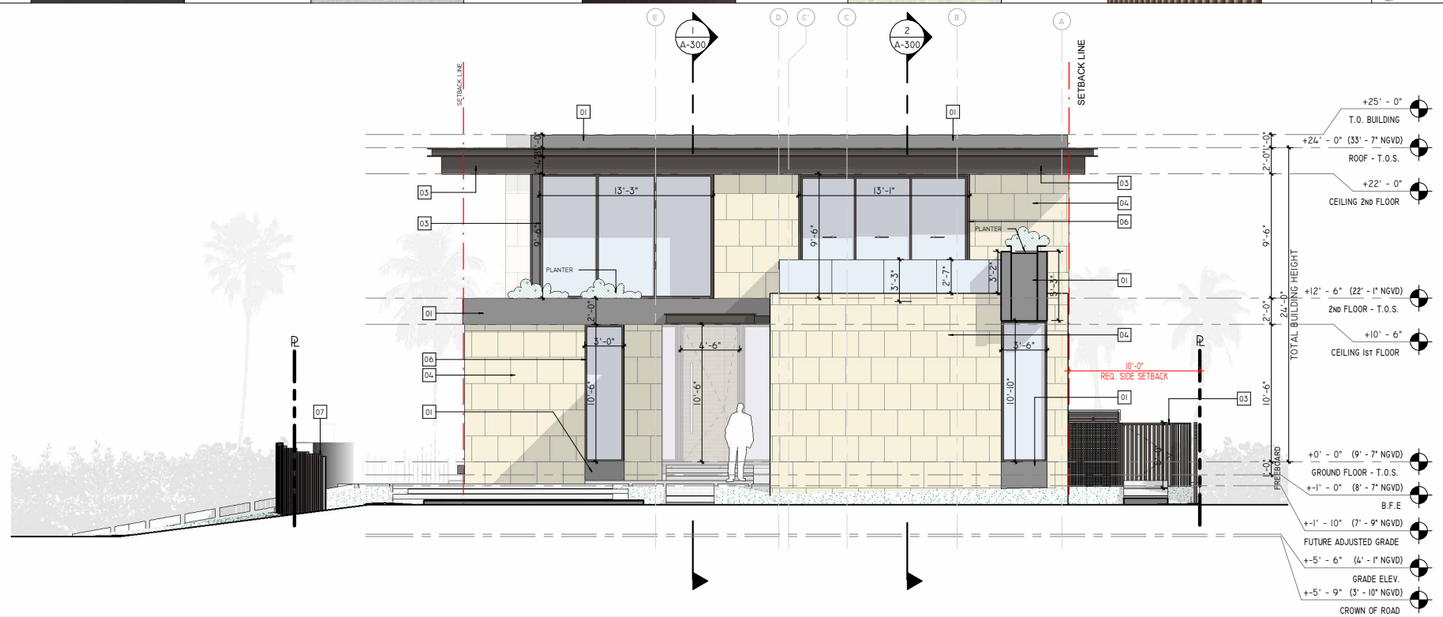
A-103

GRAPHIC SCALE
3/16" = 1'-0"
0 1' 2' 5' 10' 20'
1/2'

1 ROOF PLAN

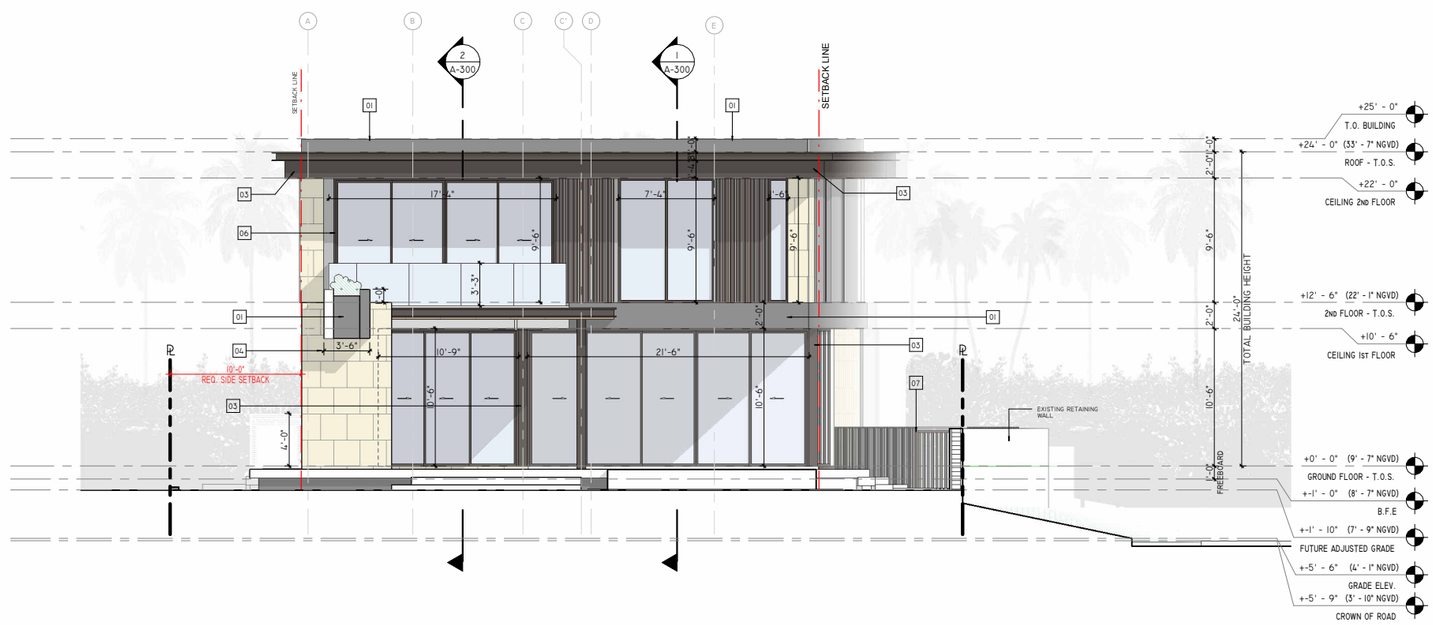
FINISH MATERIALS

MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO GREY	DARK GREY
02	SMOOTH STUCCO WHITE	BENJAMIN MOORE, SUPER WHITE
03	ALUMINUM CLADDING	DARK BRONZE
04	STONE TBD	STONE TBD
05	COMPOSITE WOOD	TBD
06	ALUMINUM FRAME	DARK BRONZE
07	ALUMINUM	DARK BRONZE



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

2 NORTH



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

1 SOUTH

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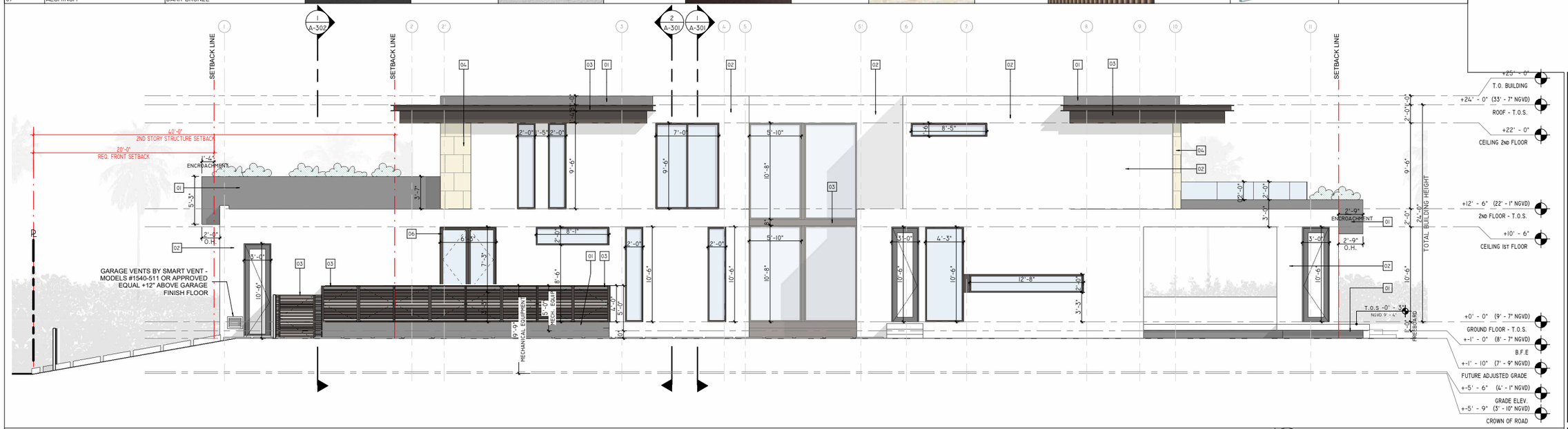
A-200

FINISH MATERIALS

MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO GREY	DARK GREY
02	SMOOTH STUCCO WHITE	BENJAMIN MOORE, SUPER WHITE
03	ALUMINUM CLADDING	DARK BRONZE
04	STONE TBD	STONE TBD
05	COMPOSITE WOOD	TBD
06	ALUMINUM FRAME	DARK BRONZE
07	ALUMINUM	DARK BRONZE

01	WHITE SMOOTH STUCCO - BEJAMIN MOORE DARK PAINT	02	WHITE SMOOTH STUCCO - BEJAMIN MOORE SUPER WHITE	03 06 07	BRONZE ALUMINUM FRAMING	04	TRAVERTINE STONE- TBD	05	COMPOSITE WOOD TBD	05	CLEAR IMPACT GLASS



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

1 WEST

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

2 EAST

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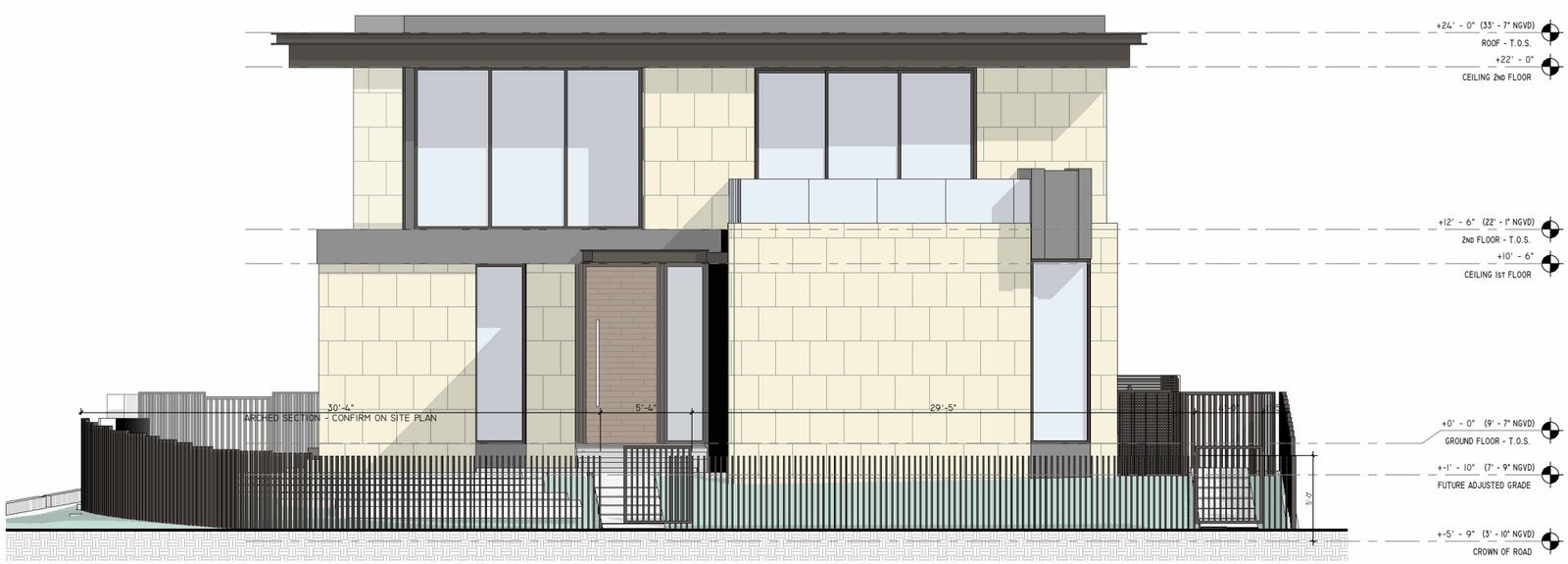
A-201

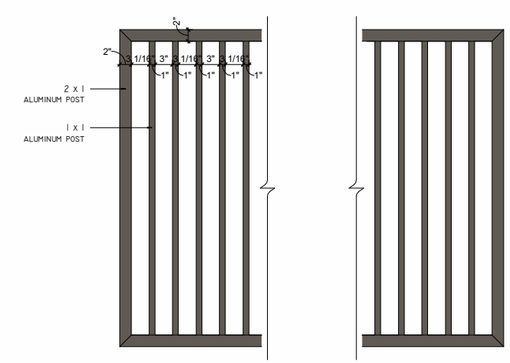
2 EAST FENCE ELEVATION

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



1 NORTH FENCE ELEVATION

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



3 FRONT FENCE GATE DETAIL

GRAPHIC SCALE 1" = 1'-0"

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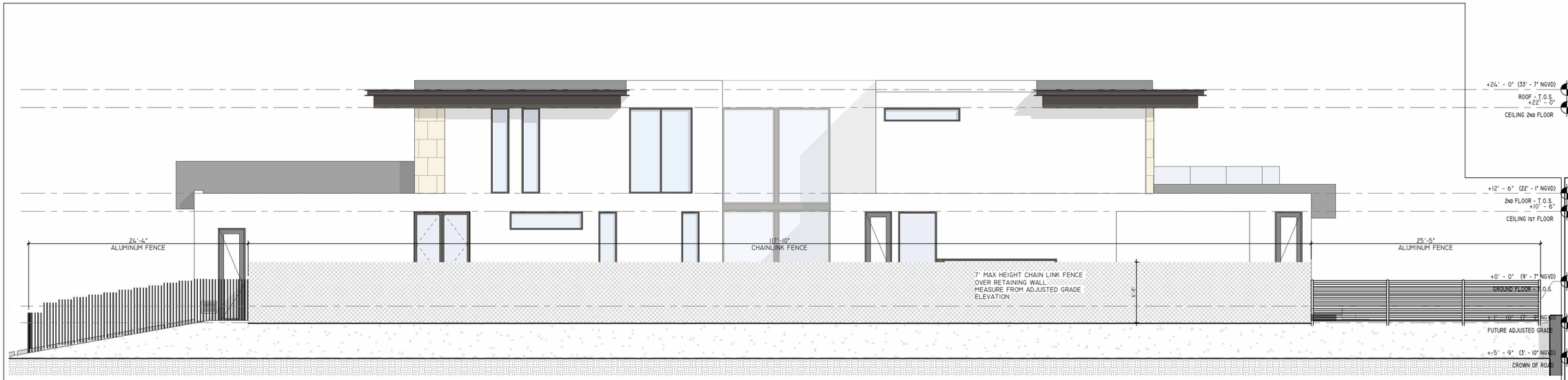
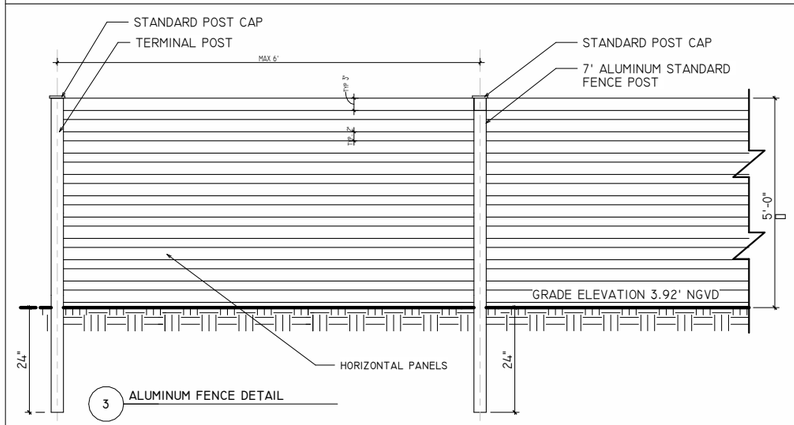
A-202

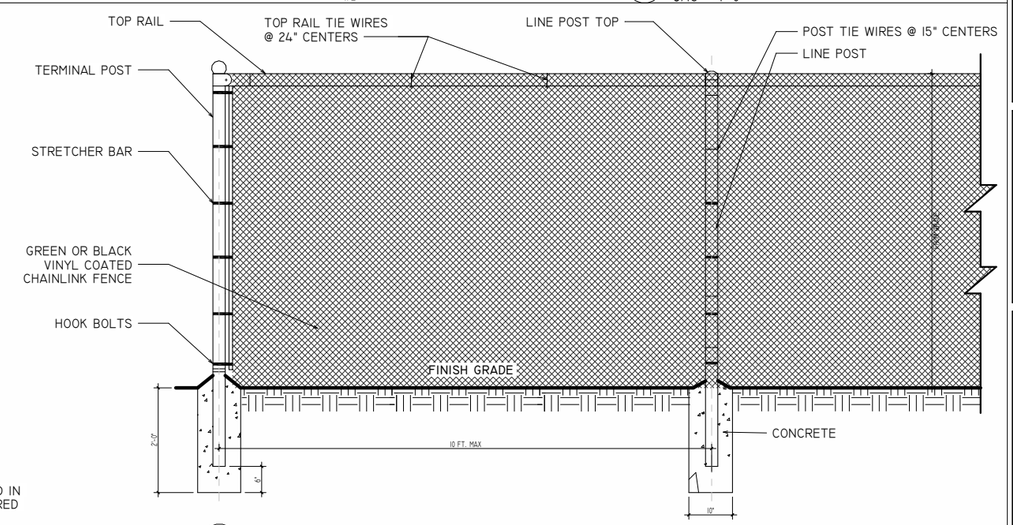


GRAPHIC SCALE 3/16" = 1'-0"

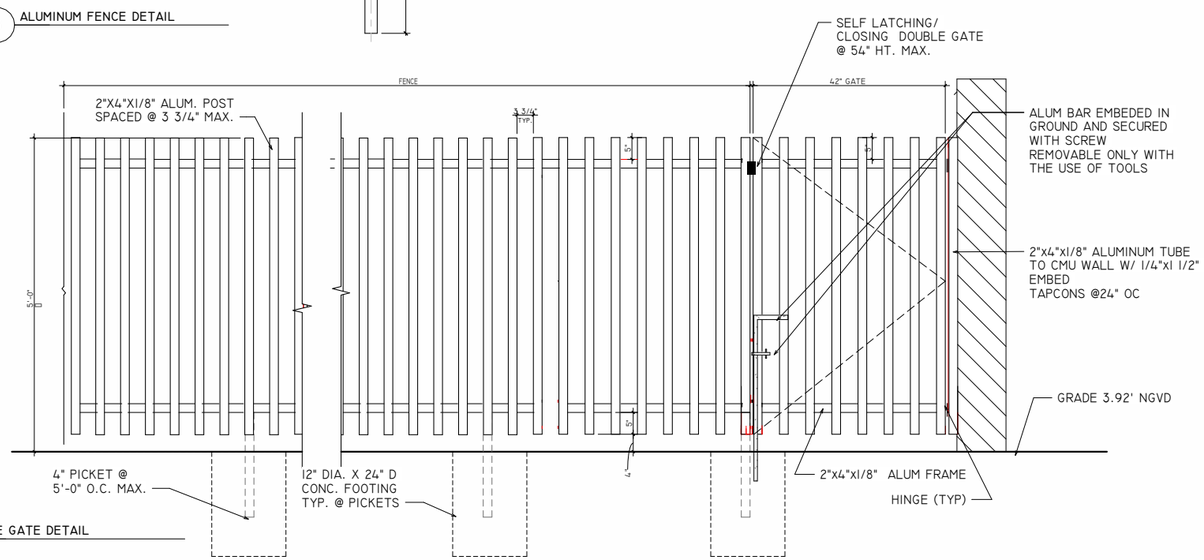
1 WEST FENCE ELEVATION
3/16" = 1'-0"



3 ALUMINUM FENCE DETAIL



5 TYPICAL ALUMINUM CHAINLINK FENCE DETAILI



4 SIDE GATE DETAIL

FENCE FINISH TO
MATCH WINDOW
STOREFRONT FRAMES
IN BRONZE

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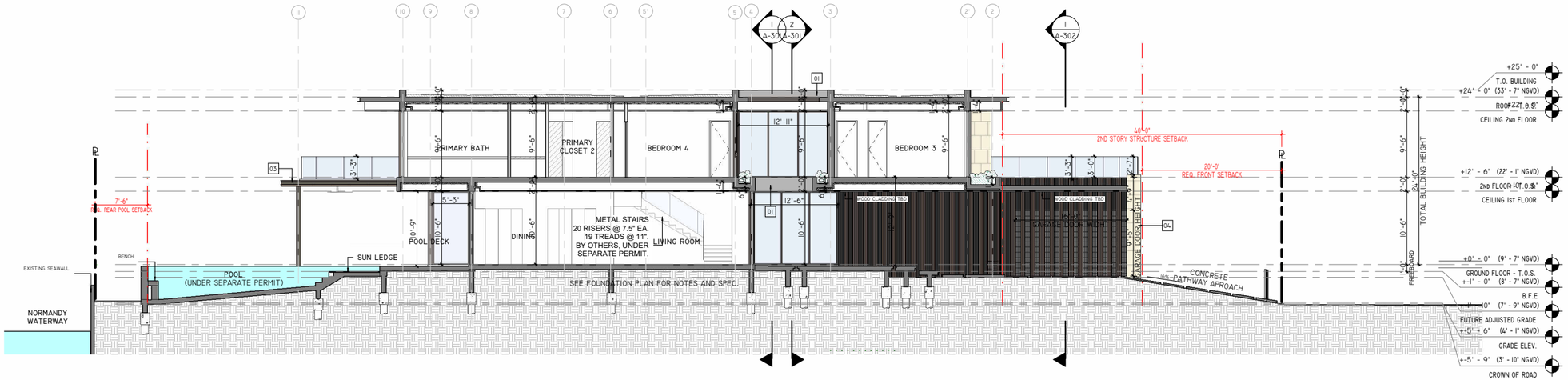
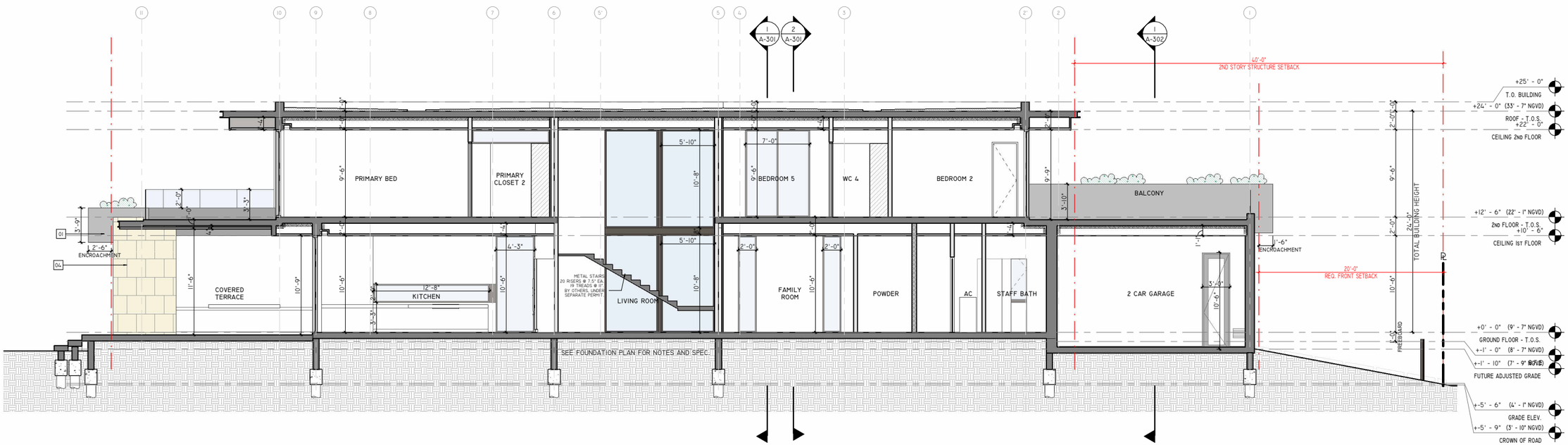


GRAPHIC SCALE 1/8" = 1'-0"

1 SECTION A



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

2 SECTION B

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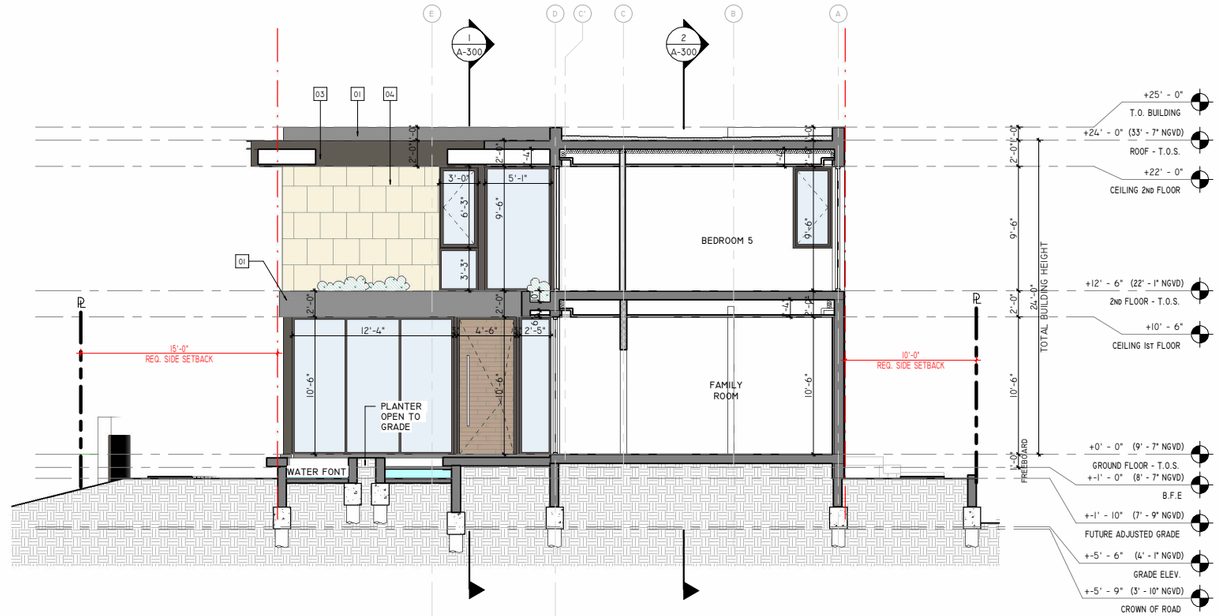
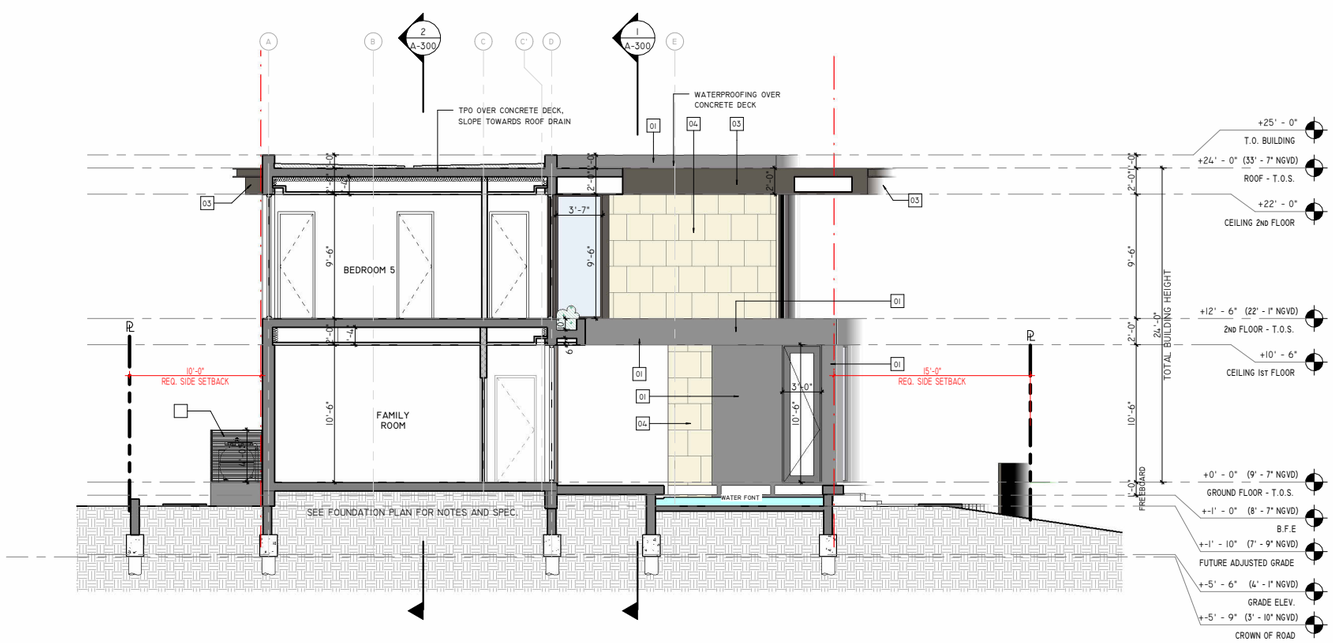
A-300



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

1 SECTION C



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

2 SECTION D

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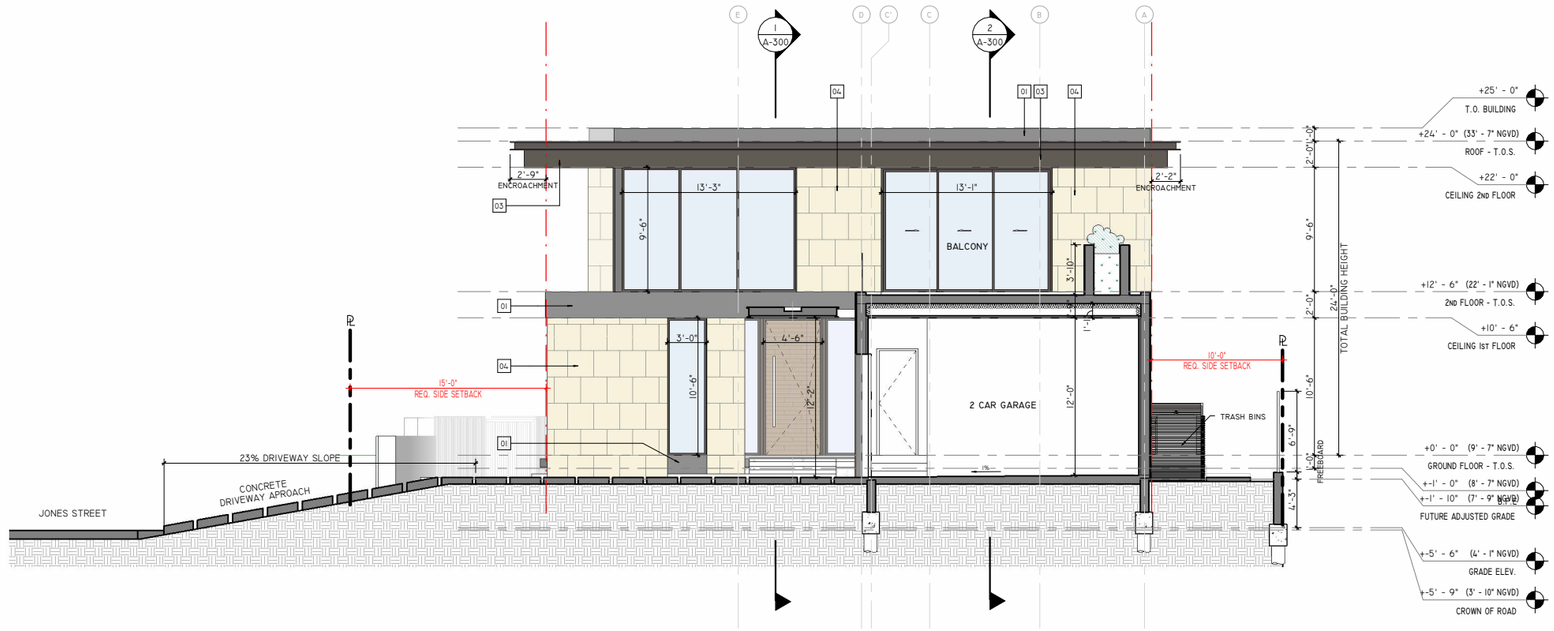

GRAPHIC SCALE 3/16" = 1'-0"

0 1' 2' 5' 10' 20'

1/2'

1 SECTION E

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ARCHITECTURE + DESIGN

AA26002883

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(305).501.5013
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STEPHANIE D. DE HALFEN
ARCHITECT P.A.

ARCH.REG#:99155

900 S SHORE DR

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

LUIS JOSE MOLLA TRS

STATE OF FLORIDA
Stephanie Dornbusch de Halfen
AR99155
REGISTERED ARCHITECT

SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

SECTIONS

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DRAWN BY: SDH

CHECKED BY: RB

INITIAL DRAWING RELASE DATE: ISSUE DATE

A-302

01	WHITE SMOOTH STUCCO - BEJAMIN MOORE DARK PAINT
02	WHITE SMOOTH STUCCO - BEJAMIN MOORE SUPER WHITE
03 06 07	BRONZE ALUMINUM FRAMING
04	TRAVERTINE STONE- TBD
05	COMPOSITE WOOD TBD
05	CLEAR IMPACT GLASS

FRONT VIEW - CORNER

FRONT VIEW - ENTRY

REAR VIEW - SIDE POOL

REAR VIEW - COVERED TERRACE

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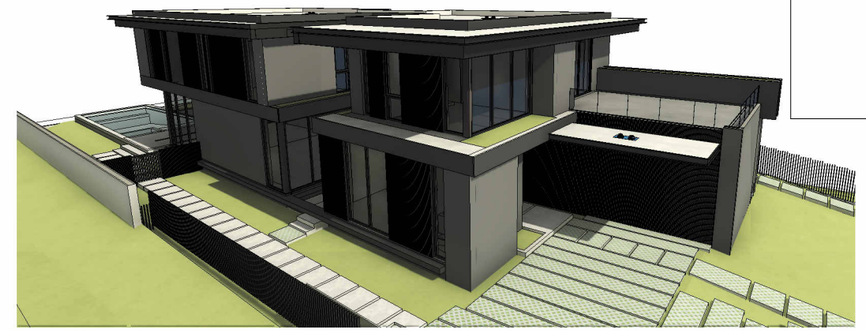
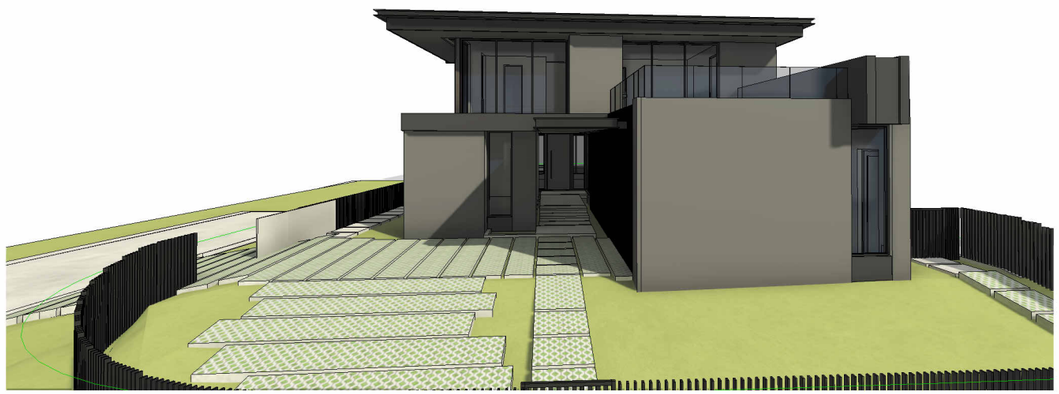
A-400.1

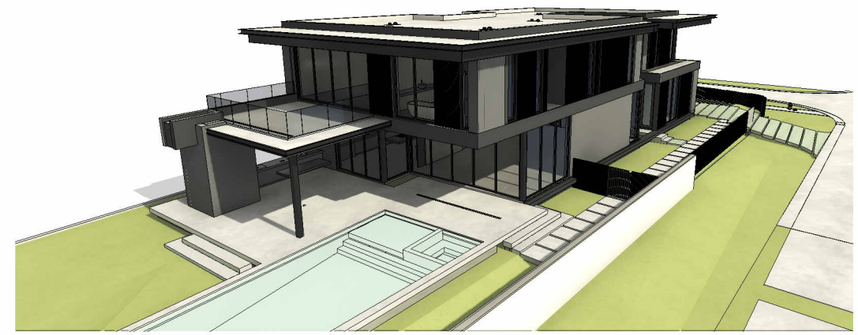
1 EAST VIEW



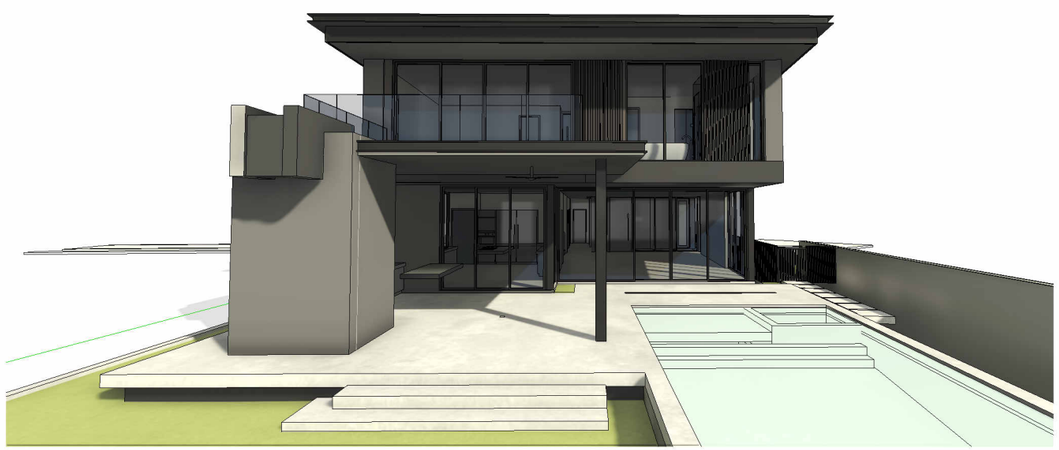
3 NE VIEW



2 NORTH VIEW



5 SE VIEW



4 SOUTH VIEW

6 SW VIEW

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HOUSE VIEWS

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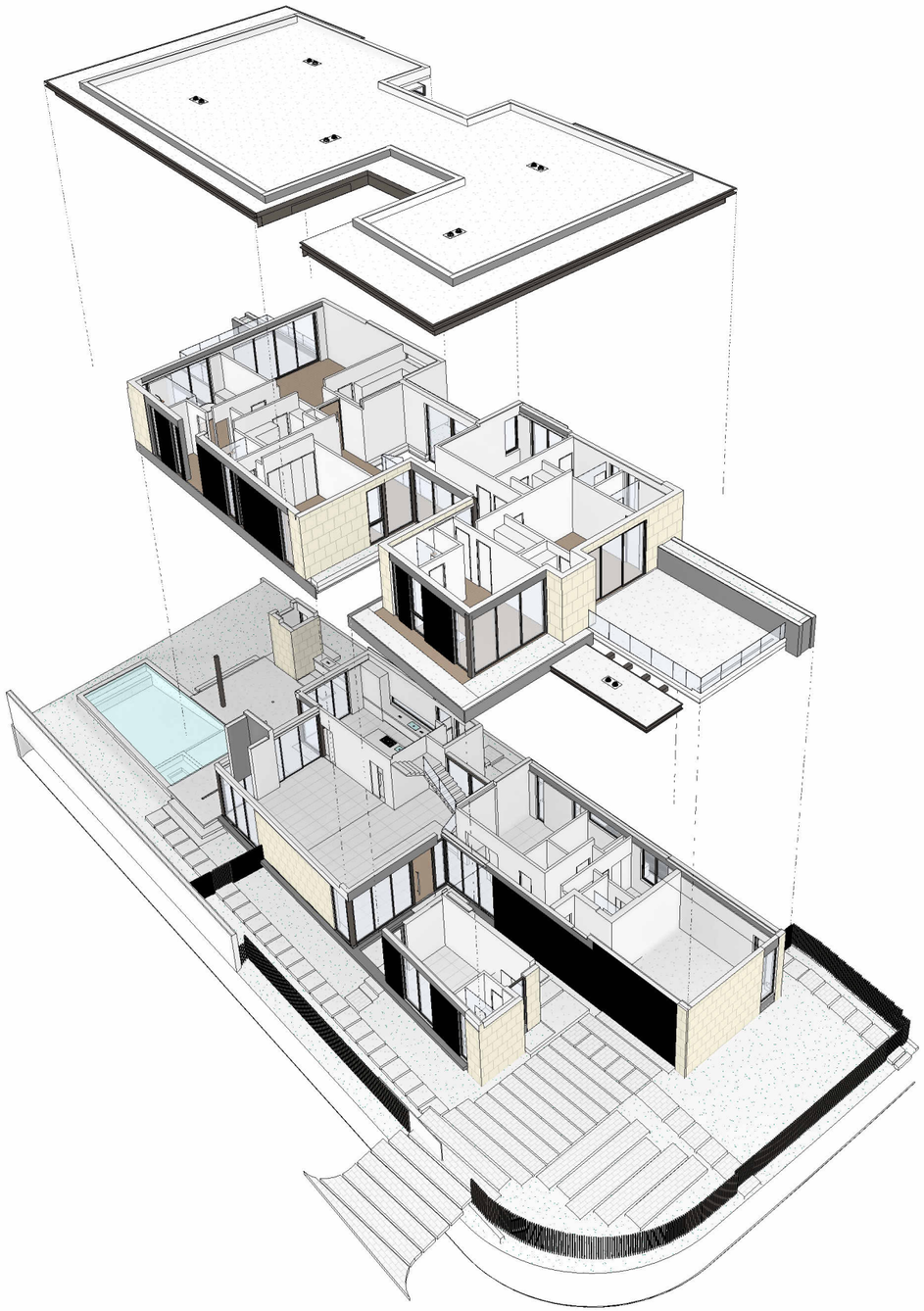
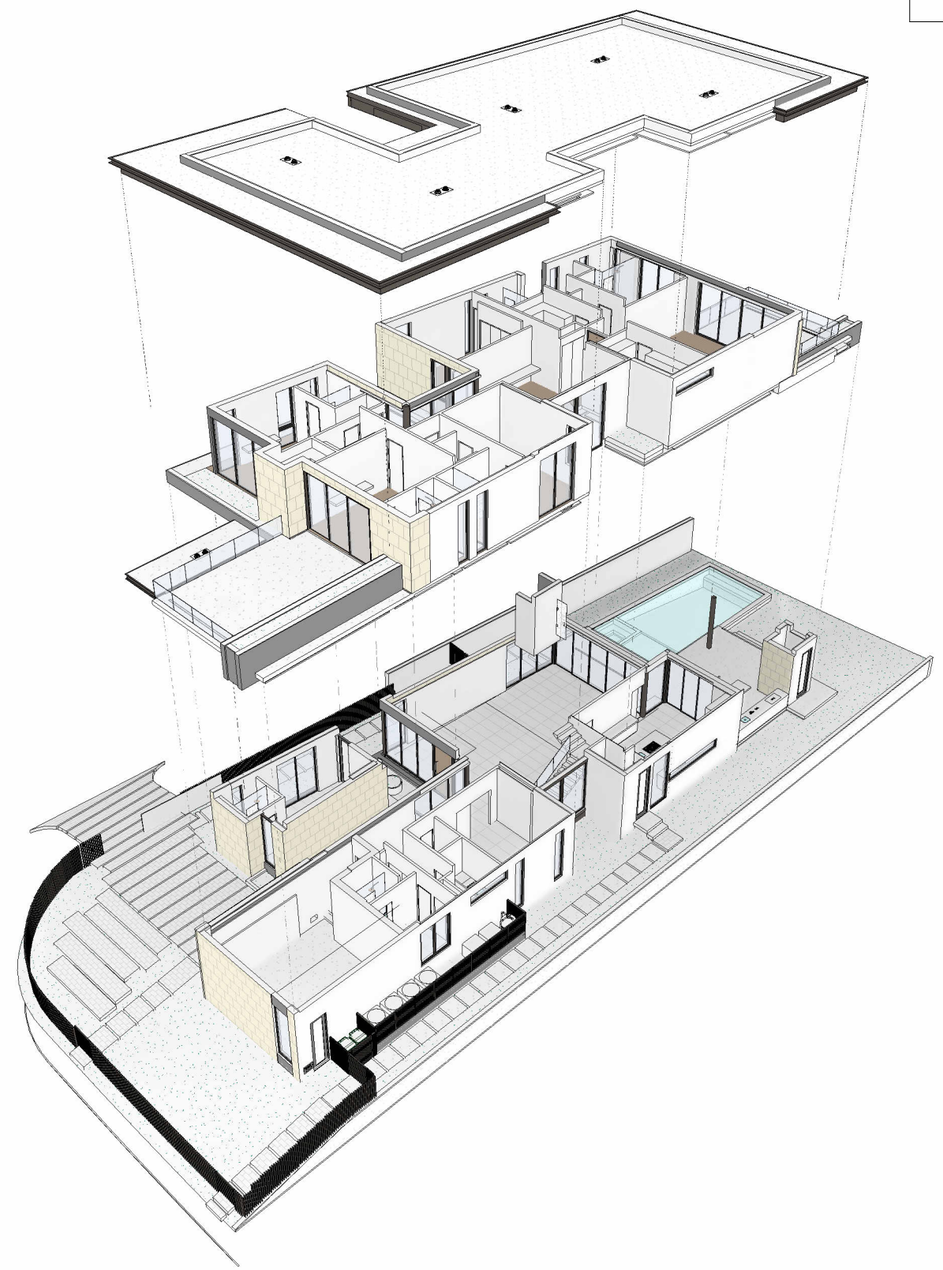
A-400.2



1 EXPLODED AXONOMETRIC DIAGRAM 1



2 EXPLODED AXONOMETRIC DIAGRAM 2

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HOUSE AXONOMETRIC DIAGRAMS

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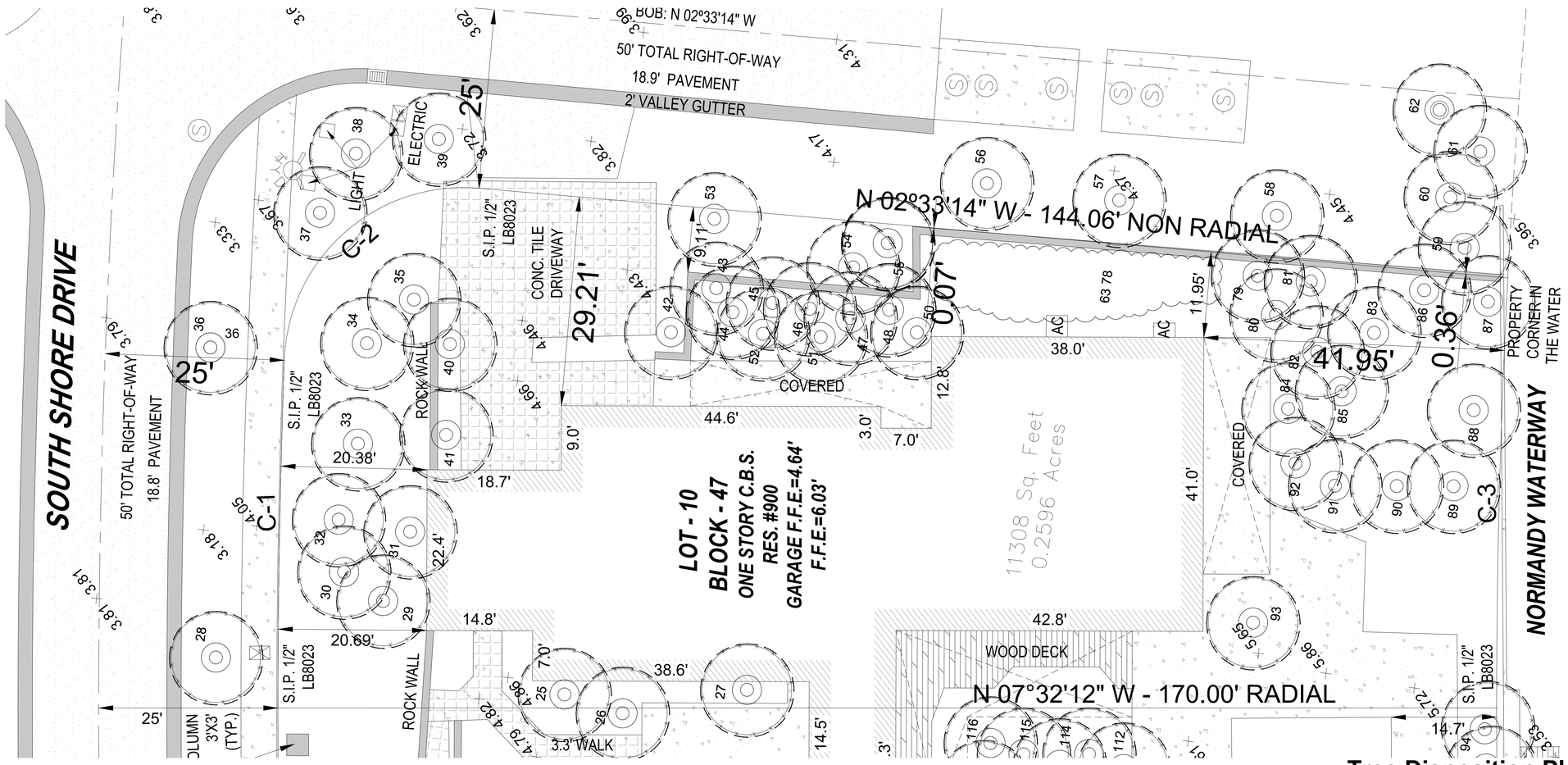
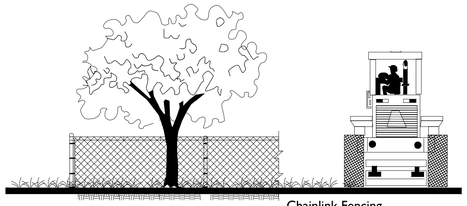
A-400.3



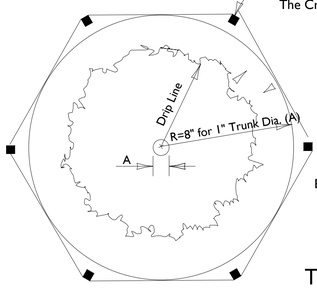
Tree Disposition Plan

SCALE1/8" =1'-0"

FOR TREE MITIGATION SEE L-1



Chainlink Fencing
Barricade Shall Be Placed So As To Emcompass
The Critical Protection Zone (CPZ)



- A=Inches Diameter 4.5' Above Grade Of Protected Tree
- B=Tree Protection Zone (TPZ) That area Surrounding A Tree Within A Circle Described By A Radius Of 8" for 1" of Trunk Diameter Diameter measured At 4.5' Above Grade

NTS.

TREE PROTECTION DETAIL

* THIS DETAIL APPLIES TO ALL TREES THAT WILL REMAIN OR BE RELOCATED

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
IT'S THE LAW
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Number of stems	Height (feet)	Spread (feet)	Critical Root Zone Radius* (feet)	Specimen or Prohibited	Action	Comments
25	umbrella tree	*Schefflera actinophylla*	18	Fair	3	38	28	12	PROHIBITED	Remove	22'c.t. R.O.W.
26	Senegal date palm	*Phoenix reclinata*	cluster	Fair	7	38	16	10		Remain	On Neighbors property
27	Yew pine	*Podocarpus macrophyllus*	5	Fair	2	16	10	10		Relocate	
28	mahogany	*Swietenia mahagoni*	12	Good	1	35	35	10		Remain	ROW
29	gumbo limbo	*Bursera simaruba*	14	Good	1	30	30	10		Remain	
30	umbrella tree	*Schefflera actinophylla*	27	Fair	4	40	30	18	PROHIBITED	Remove	
31	everglades palm	*Acoelorrhaphe wrightii*	cluster	Fair	-	35	8	10		Relocate	clustering palm, not regulated
32	bishopwood	*Bischofia javanica*	11	Poor	2	30	25	10	PROHIBITED	Remove	
33	umbrella tree	*Schefflera actinophylla*	8	Fair	1	30	20	10	PROHIBITED	Remove	on wall
34	royal palm	*Roystonea regia*	12	Good	2	42	18	10		Relocate	30'c.t.
35	Madagascar olive	*Noronhia emarginata*	10	Good	2	25	30	10		Relocate	
36	mahogany	*Swietenia mahagoni*	12	Good	1	30	30	10		Remain	ROW
37	coconut palm	*Cocos nucifera*	10	Good	1	35	16	10		Remain	19'c.t. R.O.W.
38	coconut palm	*Cocos nucifera*	9	Good	1	40	16	10		Remain	22'c.t. R.O.W.
39	coconut palm	*Cocos nucifera*	8	Good	1	28	16	10		Remain	18'c.t. R.O.W.
40	Madagascar olive	*Noronhia emarginata*	9	Poor	3	18	12	10		Relocate	
41	Madagascar olive	*Noronhia emarginata*	11	Poor	1	18	12	10		Relocate	
42	solitaire palm	*Ptychosperma elegans*	4	Fair	1	42	10	10		Relocate	36'c.t.
43	solitaire palm	*Ptychosperma elegans*	3	Good	1	28	10	10		Relocate	22'c.t.
44	solitaire palm	*Ptychosperma elegans*	3	Fair	1	28	10	10		Relocate	22'c.t.
45	solitaire palm	*Ptychosperma elegans*	3	Fair	1	28	10	10		Relocate	22'c.t.
46	solitaire palm	*Ptychosperma elegans*	3	Fair	1	28	10	10		Relocate	22'c.t.
47	solitaire palm	*Ptychosperma elegans*	3	Fair	1	28	10	10		Relocate	22'c.t.
48	solitaire palm	*Ptychosperma elegans*	3	Fair	1	28	10	10		Relocate	22'c.t.
49	solitaire palm	*Ptychosperma elegans*	3	Fair	1	28	10	10		Relocate	22'c.t.
50	solitaire palm	*Ptychosperma elegans*	3	Fair	1	28	10	10		Relocate	22'c.t.
51	ochrosia	*Ochrosia elliptica*	3	Fair	2	12	10	10		Relocate	
52	ochrosia	*Ochrosia elliptica*	4	Fair	2	12	12	10		Relocate	
53	coconut palm	*Cocos nucifera*	8	Fair	1	20	12	10		Remain	12'c.t.
54	umbrella tree	*Schefflera actinophylla*	8	Fair	2	25	20	10	PROHIBITED	Remove	
55	solitaire palm	*Ptychosperma elegans*	cluster	Fair	1	25	10	10		Remain	4 x 4', 18'c.t.
56	black olive	*Bucida buceras*	24	Good	1	45	35	16	SPECIMEN	Remain	R.O.W.
57	black olive	*Bucida buceras*	22	Good	1	40	35	15	SPECIMEN	Remain	R.O.W.
58	black olive	*Bucida buceras*	28	Good	1	40	35	19	SPECIMEN	Remain	R.O.W.
59	coconut palm	*Cocos nucifera*	8	Good	1	32	16	10		Remain	22'c.t. R.O.W.

Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Number of stems	Height (feet)	Spread (feet)	Critical Root Zone Radius* (feet)	Specimen or Prohibited	Action	Comments
60	coconut palm	*Cocos nucifera*	8	Good	1	32	16	10		Remain	22'c.t. R.O.W.
61	coconut palm	*Cocos nucifera*	8	Good	1	32	16	10		Remain	22'c.t. R.O.W.
62	coconut palm	*Cocos nucifera*	8	Good	1	32	16	10		Remain	22'c.t. R.O.W.
63	montgomery palm	*Veitchia arecina*	cluster	Good	1	35	14	10		Relocate	22'c.t.
64	montgomery palm	*Veitchia arecina*	5	Good	10	45	12	10		Relocate	32'c.t.
65	solitaire palm	*Ptychosperma elegans*	3	Good	2	24	10	10		Relocate	16'c.t.
66	solitaire palm	*Ptychosperma elegans*	3	Good	1	22	10	10		Relocate	14'c.t.
67	Montgomery palm	*Veitchia arecina*	6	Good	2	30	10	10		Relocate	26'c.t.
68	Montgomery palm	*Veitchia arecina*	4	Good	2	22	10	10		Relocate	18'c.t.
69	Montgomery palm	*Veitchia arecina*	4	Good	1	22	10	10		Relocate	18'c.t.
70	Montgomery palm	*Veitchia arecina*	4	Good	2	32	10	10		Relocate	22'c.t.
71	umbrella tree	*Schefflera actinophylla*	5	Good	2	32	16	10	PROHIBITED	Remove	
72	umbrella tree	*Schefflera actinophylla*	7	Good	1	32	16	10	PROHIBITED	Remove	
73	Montgomery palm	*Veitchia arecina*	3	Fair	1	28	10	10		Relocate	22'c.t.
74	Montgomery palm	*Veitchia arecina*	3	Fair	3	26	10	10		Relocate	20'c.t.
75	umbrella tree	*Schefflera actinophylla*	5	Fair	4	32	10	10	PROHIBITED	Remove	
76	Montgomery palm	*Veitchia arecina*	4	Fair	2	18	10	10		Relocate	8'c.t.
77	Montgomery palm	*Veitchia arecina*	3	Fair	2	28	8	10		Relocate	20'c.t.
78	number not used										
79	umbrella tree	*Schefflera actinophylla*	4	Fair	1	32	8	10	PROHIBITED	Remove	18'c.t.
80	Montgomery palm	*Veitchia arecina*	4	Good	1	32	14	10		Relocate	5'c.t.
81	Montgomery palm	*Veitchia arecina*	4	Good	1	18	12	10		Relocate	24'c.t.
82	Montgomery palm	*Veitchia arecina*	6	Good	1	32	14	10		Relocate	
83	pink trumpet tree	*Tabebuia heterophylla*	8	Poor	1	40	30	10		Relocate	
84	umbrella tree	*Schefflera actinophylla*	21	Fair	10	40	30	14	PROHIBITED	Remove	
85	umbrella tree	*Schefflera actinophylla*	9	Fair	2	35	30	10	PROHIBITED	Remove	
86	Brazilian pepper	*Schinus terebinthifolius*	6	Fair	4	35	35	10	PROHIBITED	Remove	
87	strangler fig	*Ficus aurea*	16	Fair	2	25	35	11	SPECIMEN	Remain	over canal
88	seagrape	*Coccoloba uvifera*	13	Good	2	25	25	10	SPECIMEN	Remain	over canal
89	Brazilian pepper	*Schinus terebinthifolius*	6	Good	1	28	28	10	PROHIBITED	Remove	
90	cattley guava	*Psidium cattleyanum*	4	Good	2	15	12	10		Relocate	
91	pink trumpet tree	*Tabebuia heterophylla*	4	Good	1	22	18	10		Relocate	
92	pink trumpet tree	*Tabebuia heterophylla*	11	Good	1	30	20	10		Relocate	
93	bottlebrush	*Callistemon sp.*	11	Fair	1	22	22	10		Relocate	
94	umbrella tree	*Schefflera actinophylla*	11	Fair	3	38	20	10	PROHIBITED	Remove	

Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Number of stems	Height (feet)	Spread (feet)	Critical Root Zone Radius* (feet)	Specimen or Prohibited	Action	Comments
95	umbrella tree	*Schefflera actinophylla*	12	Fair	4	38	20	10	PROHIBITED	Remove	
112	Alexander palm	*Archontophoenix alexandrae*	5,5,5,5,5	Good	5	34	18	10			On neighbor's side
113	solitaire palm	*Ptychosperma elegans*	3,3,3,3,3,3	Good	6	35	8	10			On neighbor's side
114	Senegal date palm	*Phoenix reclinata*	cluster	Good	1	30	30	10			On neighbor's side
115	fishtail palm	*Caryota mitis*	cluster	Good	1	30	20	10			On neighbor's side
116	Alexander palm	*Archontophoenix alexandrae*	7,7,7,7,7,7,7	Good	8	32	10	10			On neighbor's side

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941-564-5016
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Project:

EAST RESIDENCE
TREE DISPOSITION PLAN

900 S. SOUTHSHORE DRIVE,
MIAMI BEACH, FL 33141

REVISIONS:

Seal:

Lic. # LA6666853
Manuel C. Alonso; A.S.L.A.

Drawing :TREE DISPOSITION PLAN

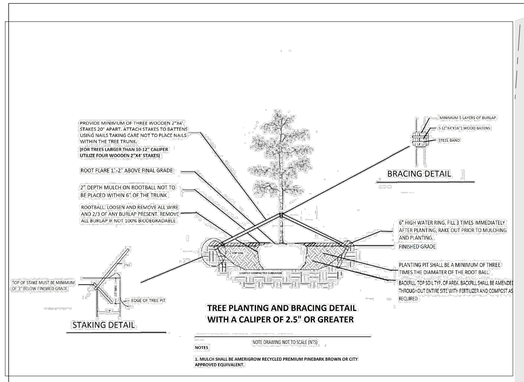
Date: 06.10.20253

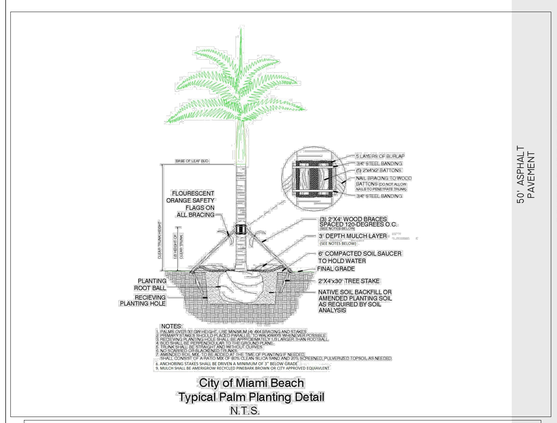
Scale: 1/8" = 1' - 0"

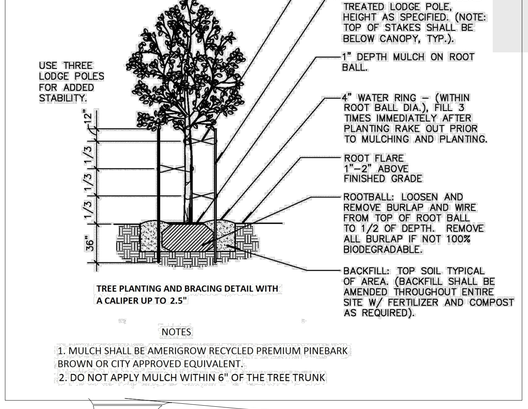
Drawn by: JRP/MCA

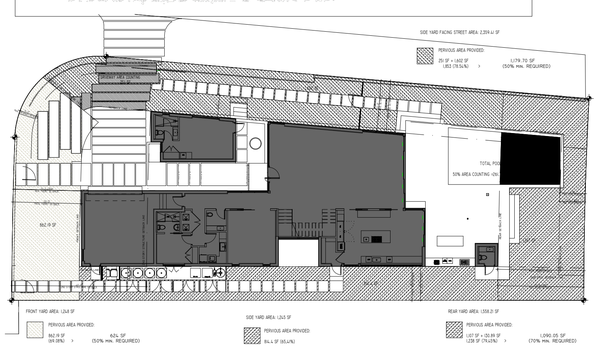
Sheet No.:

TD-1



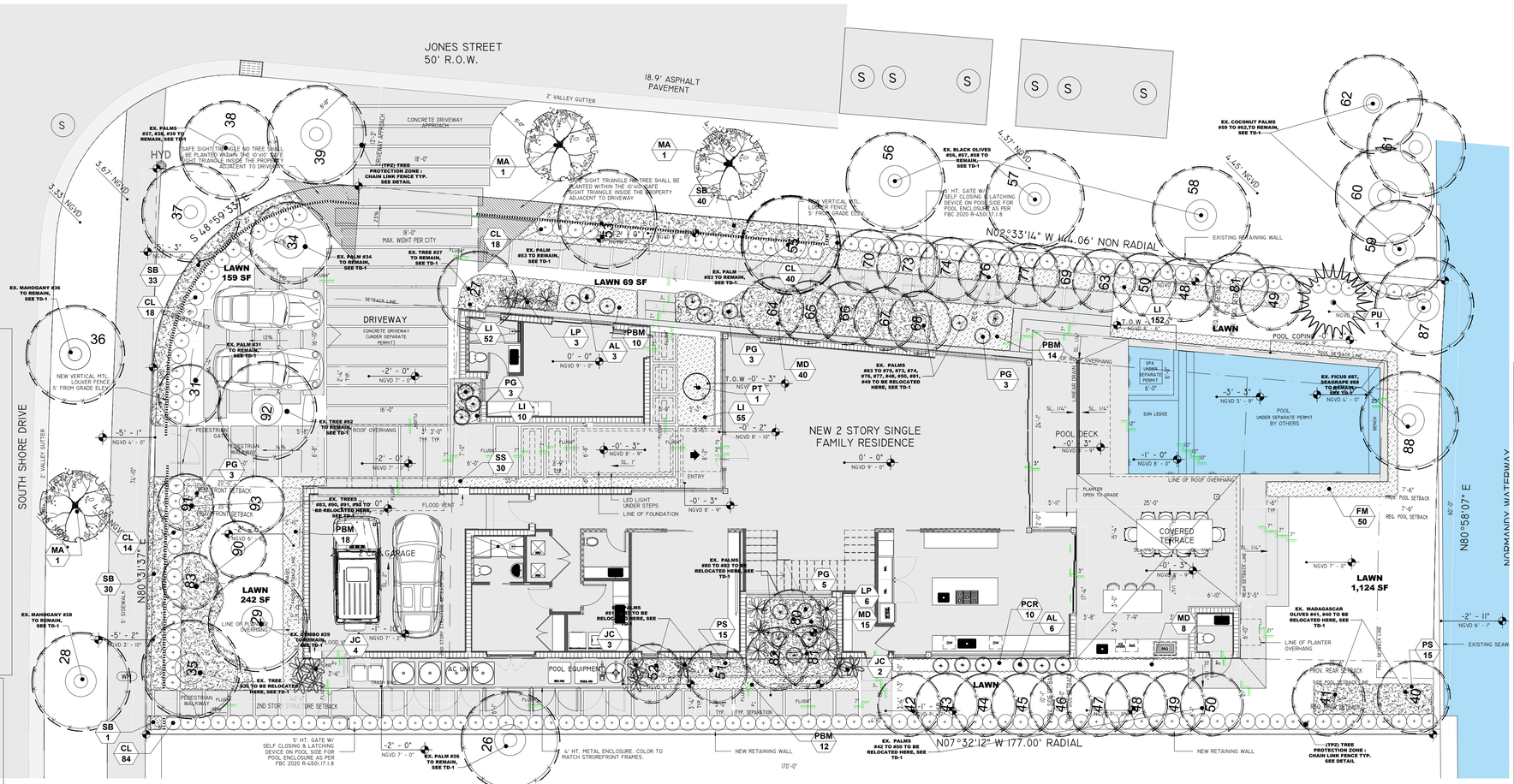






Area Plan

N.T.S.



Landscape Plan

SCALE1/8" =1'-0"

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EAST RESIDENCE LANDSCAPE PLAN

900 S. SOUTHSHORE DRIVE,
MIAMI BEACH, FL 33141

Project:

REVISIONS:
REVISION #1 08.20.2025 PER OWNER'S COMMENTS

Seal:

Lic. # LA6666853
Manuel C. Alonso; A.S.L.A.

Drawing :LANDSCAPE PLAN

Date: 06.10.2025

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

Drawn by: JRP/MCA

Sheet No.:

L-1

	CODE REQUIREMENTS		
	ZONING DISTRICT : RS-3 LOT AREA = 11,308 SQ FT		
	OPEN SPACE	REQUIRED	PROVIDED
A	SQ FT OF REQUIRED OPEN SPACE AS INDICATED ON SITE PLAN LOT AREA = 11,308 S.F. X 30% (CHP 126 TABLE A) = MAX = 30% = 3,184 SF	3,184 SF	**3,392 SF**
B	SQUARE FT. OF PARKING LOT OPEN SPACE REQUIRED AS INDICATED ON SITE PLAN NUMBER OF PARKING SPACES ___X 10 S.F PARKING SPACE = ?	NA	NA
C	TOTAL SQ FT. OF LANDSCAPED OPEN SPACE REQUIRED : A+B	3,184 SF	**3,392 SF**
	LAWN AREA CALCULATION		
A	SQ FT OF LANDSCAPED OPEN SPACE REQUIRED	3,184 SF	**3,392 SF**
B	MAXIMUM LAWN AREA (SOD) PERMITTED = 50 % X 3,392 SF	1,696 SF	1,541 SF
	TREES		
A	NUMBER OF TREES REQUIRED PER LOT OR NET LOT ACRE: UP TO 6,000 SQ FT. RS-3= PER LOT(FRONT YARD) = 2. PER LOT (BACK YARD) 3, PROVIDE ONE ADDITIONAL TREE FOR EACH ADDITIONAL 1,000 SQUARE FEET: 11,308 SF: 5 ADDITIONAL TREES REQUIRED, TOTAL =5 + 5= 10 TOTAL TREES 10 MINIMUM REQUIREMENT + 14 EXISTING TREES +32 EXISTING PALMS	10	14 EXISTING TREES
B	% NATIVES REQUIRED: NUMBER OF TREES PROVIDED (10) X 30% = 3	3	10
C	% LOW MAINTENANCE /DROUGHT AND SALT TOLERANT REQUIRED: NUMBER OF TREES PROVIDED X 50 % =5	5	26
D	NUMBER OF TREE SPECIES REQUIRED: 10 REQUIRED TREES= 3 TREE SPECIES	3	12
D	STREET TREES (MAXIMUM AVERAGE SPACING 20' OC) 100 LINEAR FEET ALONG STREET DIVIDED BY 20' = 5 (8 EXISTING TREES + 3 NEW MA)	5	11
E	STREET TREE SPECIES ALLOWED DIRECTLY BELOW POWER LINES : MAXIMUM AVERAGE SPACING OF 20' OC) : = N/A	N/A	N/A
	SHRUBS		
A	NUMBER OF SHRUBS REQUIRED : SUM OF LOT AND STREET TREES = 19 REQUIRED X 12 = 180	180	638
B	% NATIVE SHRUBS REQUIRED : NUMBER OF SHRUBS PROVIDED X 50% =	90	280
	LARGE SHRUBS OR SMALL TREES		
A	NUMBER OF LARGE SHRUBS OR SMALL TREES REQUIRED: NUMBER OF REQUIRED SHRUBS 180 X 10% = 18	18	18
B	% NATIVE LARGE SHRUBS OR SMALL TREES REQUIRED : NUMBER OF LARGE SHRUBS OR SMALL TREES PROVIDED X 50% = 18 X 50%= 9	9	9

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE GRADED FLORIDA #1 OR BETTER, AS DEFINED IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
2. ALL PLANTS NOT LISTED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER AFFAIRS SHALL CONFORM TO A FLORIDA No. 1 AS TO (1) HEALTH AND VITALITY, (2) CONDITION OF FOLIAGE, (3) ROOT SYSTEM, (4) FREEDOM FROM PEST OR MECHANICAL DAMAGE, (5) HEAVILY BRANCHED AND DENSELY FOLIATED ACCORDING TO THE ACCEPTED NORMAL SHAPE OF THE SPECIES.
3. ALL LANDSCAPE MATERIAL SHALL COMPLY WITH COUNTY, CITY OR LOCAL ORDINANCES.
4. SYMBOLS REPRESENT PLANTS AT MATURE STAGE, NEVER AT TIME OF INSTALLATION.
5. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL RECEIVE 3" DEPTH OF SHREDDED MELALEUCA MULCH.
6. TERRA-SORB MOISTURE RETENTION GRANULES SHALL BE ADDED TO ALL TREE/PALM PITS AT THE RATE RECOMMENDED BY MANUFACTURER.
7. ALL PLANTING BEDS TO BE WEED AND GRASS FREE.
8. THERE SHALL BE A 24" WIDE STRIP OF MULCH BETWEEN STEM OF SHRUBS/GROUNDCOVERS AND SOD.
9. ALL TREES AND PALMS TO BE STAKED IN A GOOD WORK-MAN-LIKE MANNER. NO NAIL STAKING IS PERMITTED.
10. PLANTING SOIL SHALL CONSIST OF AN EVENLY BLENDED MIX OF 50% MUCK, 25% SAND, 15% SPHAGNUM PEAT MOSS & 10% SHEEP MANURE. TWO POUNDS OF FERTILIZER SHALL BE ADDED TO EACH CUBIC YARD OF PLANTING SOIL & THOROUGHLY MIXED. PLANTING SOIL SHALL HAVE A PH OF BETWEEN 6.0 & 7.0 AFTER MIXING & ADDITION OF FERTILIZER.
11. TOP SOIL SHALL CONSIST OF 80% SAND & 20% MUCK AND THOROUGHLY MIXED WITH A COMMERCIAL SHREDDER. MIX SHALL BE FREE OF ROCKS, LIMBS, ROOTS & OTHER MATTER.
12. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS. THIS IS DESIGNED FOR "HEAD TO HEAD" COVERAGE.
13. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE HIS OWN TAKE-OFF AND PLANT LIST PRIOR TO BID COST, AND COMPARE TO LANDSCAPE ARCHITECT'S PLANT LIST.
14. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNTS OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST - NO EXCEPTIONS!
15. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
16. NO CHANGES SHALL BE MADE WITHOUT PRIOR CONSENT OF THE LANDSCAPE ARCHITECT AND OWNER
17. LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY FALLING TREES OR TREE LIMBS DUE TO ROOT PRUNING AND STRESS CAUSED BY INSUFFICIENT LATERAL ROOTS AND/OR ANY OTHER DAMAGE TO TREES RELATED TO CONSTRUCTION. BEFORE ROOT PRUNING OR GRADING, LANDSCAPE ARCHITECT ADVISES THAT AN ARBORIST AND/OR A STRUCTURAL ENGINEER VERIFY THAT THE PROPOSED LATERAL ROOTS IN THE TREE ROOT PROTECTION ZONE ARE SUFFICIENT FOR TREES NOT TO FALL.

GENERAL NOTES:
NURSERY SUPPORT POLES SHALL BE REMOVED AT THE NURSERY, PRIOR TO DELIVERY, AND THAT TREES DELIVERED WITH THE NURSERY POLES WILL NOT BE ACCEPTED; AND THEREFORE REJECTED, WITH THE EXCEPTION OF THE FOLLOWING TREE SPECIES: CLUSIA ROSEA AND SILVER BUTTONWOOD TREES.

PLANT SCHEDULE

SHRUBS (204 REQUIRED)

KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
EL	93	ERNODEA LITTORALIS/ GOLDEN CREEPER (SECOND FLOOR PLANTERS)	YES	LOW	12" HT. X 12" SPR. / 1 GALLONS/ FULL/ 1' OC.
PG	14	PHILODENDRON GIGANTEUM/ GIANT PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN
AL	6	ALOCASIA 'PORTORA/ ELEPHANT EAR	NO	LOW	12" HT. X 12" SPR. / 3 GALLONS/ FULL/ 1' OC.
FM	50	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C./ FULL
PCR	35	PHILODENDRON CONGO GREEN/ CONGO GREEN	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN
PBM	54	PHILODENDRON 'BURLE MARX/ BURLE MARX PHILODEN.	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN
SS	30	SANSEVIERIA 'WHITNEY' / BOWSTRING HEMP	NO	LOW	12" HT. X 12" SPR. / 3 GAL/ FULL/ AS SHOWN
MD	63	MONSTERA DELICIOSA/ SWISS CHEESE PLANT	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN
LI	261	LIRIOPE MUSCARI GREEN GIANT BLUE/ GIANT LIRIOPE	NO	LOW	12" HT. X 12" SPR. / 3 GALLONS/ FULL/ 1' OC.
CL	174	CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (HEDGE)	YES	LOW	48" HT. X 24" SPR. / 7GAL/ FULL/ 24" O.C.
SB	106	TRIPSACUM FLORIDANA/ DWARF FAKAHATCHEE	YES	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2' OC.
PS	30	PHILODENDRON SELLOUM/ SELLOUM PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN
PT	1	BEAUCARNEA RECURVATA PONYTAIL PALM	NO	LOW	6' HT. X 24" SPR. / 45 GAL/ FULL/ AS SHOWN
LAWN	1,541 SF	ZOYSIA EMPIRE GREEN EMERALD (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	LOW	SOLID EVEN PIECES/ WEED FREE

TREES (10 REQUIRED) AND PALMS

SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
	PU/ 1	PANDANUS UTILIS SCREW PINE	NO	LOW	14'-16' HT. X 6' SPR X 4' CLEAR WOOD..3" CAL, FG, BB, FF/ SINGLE MAIN LEADER

SMALL TREES/ LARGE SHRUBS (16 REQUIRED)

	JC/ 9	CAPPARIS CYNOPHALLOPHORA JAMAICA CAPER	YES	LOW	6' HT. X 3' SPR.,15 GAL., BB, FF/ FULL TO GROUND
	LPI/ 9	RHAPIS EXCELSA LADY PALM	NO	LOW	6' HT. X 4' SPR. 5 TRUNKS MINIMUM, FULL

STREET TREES (5 REQUIRED / 8 EXISTING + 3 NEW)

	MA/ 3	SWIETENIA MAHAGONI MAHOGANY (STREET TREES 20' O.C.)	YES	LOW	16' HT. X 6' SPR.,3" CAL,FG, BB, FF/ SINGLE MAIN LEADER

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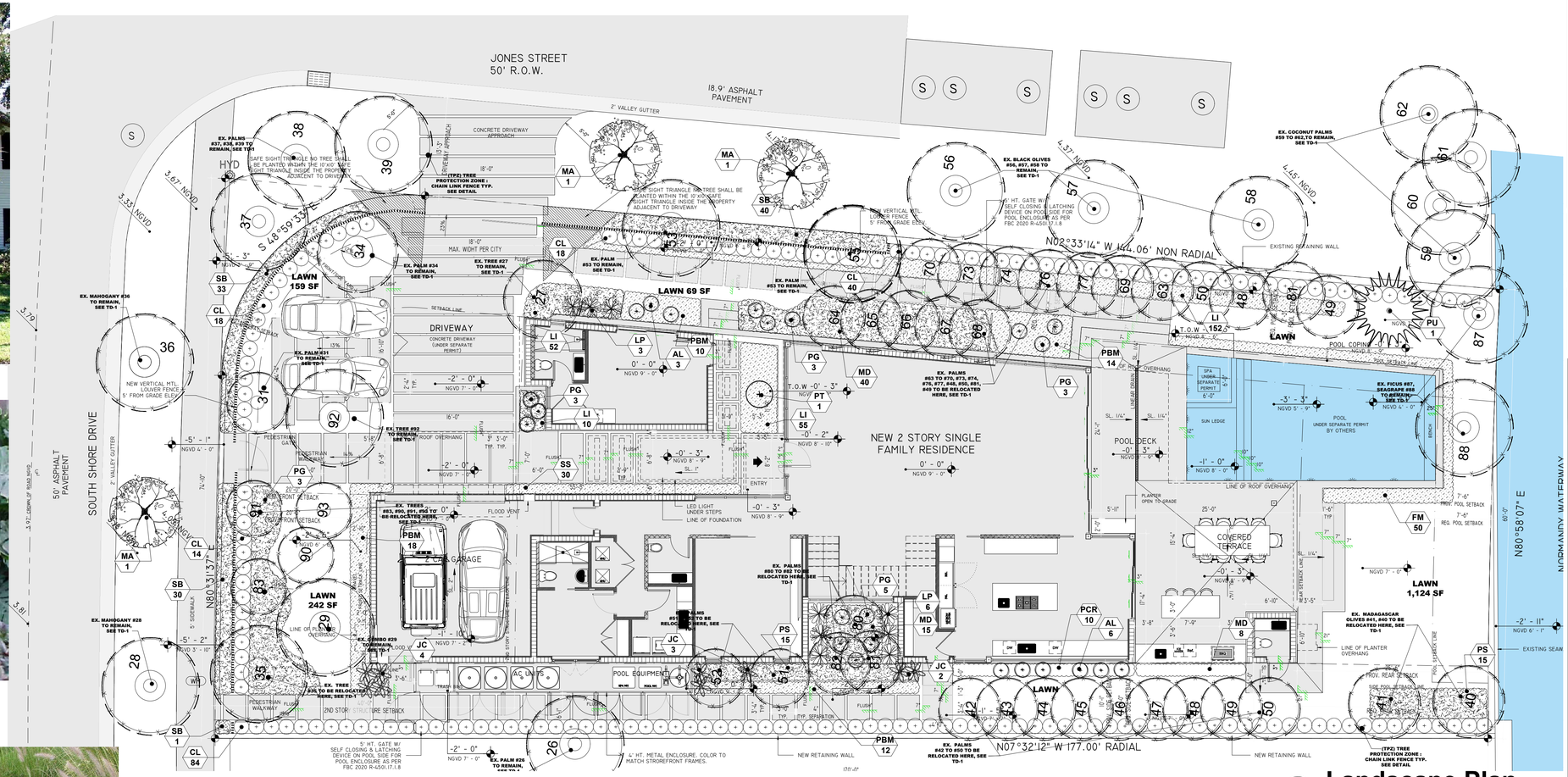
PU/ PANDANUS UTILIS

MD/ MONSTERA DELICIOSA

PE/ ALEXANDER PALM

SB/ PENNISETUM SETACEUM 'ALBA'

MA/ MAHOGANY



Landscape Plan

SCALE1/8" =1'-0"

PLANT SCHEDULE					
SHRUBS (204 REQUIRED)					
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
EL	93	ERNODEA LITTORALIS/ GOLDEN CREEPER (SECOND FLOOR PLANTERS)	YES	LOW	12" HT. X 12" SPR. / 1 GALLONS/ FULL/ 1' OC.
PG	14	PHILODENDRON GIGANTEUM/ GIANT PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN
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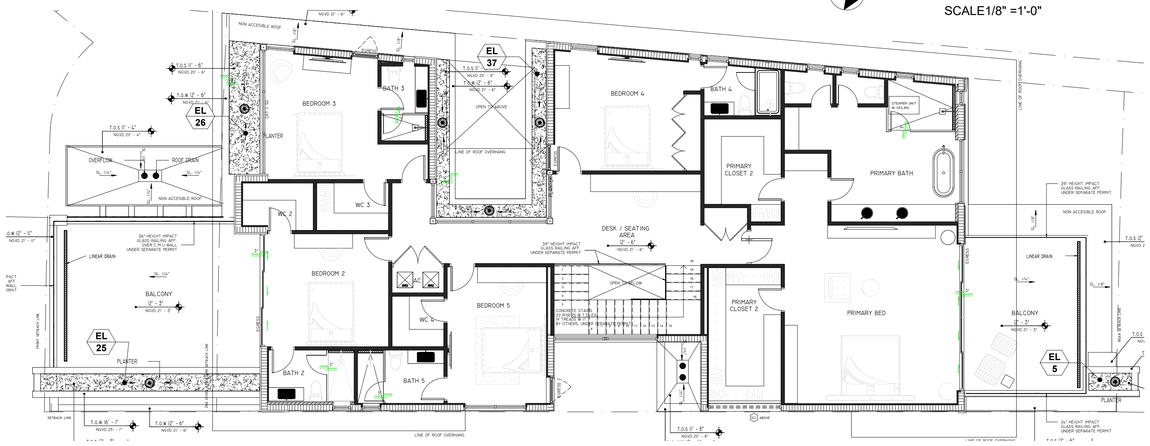
FM	50	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C / FULL
PCR	35	PHILODENDRON CONGO GREEN/ CONGO GREEN	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN
PBM	54	PHILODENDRON 'BURLE MARX'/ BURLE MARX PHILODEN.	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN
SS	30	SANSEVIERIA WHITNEY / BOWSTRING HEMP	NO	LOW	12" HT. X 12" SPR. / 3 GAL/ FULL/ AS SHOWN
MD	63	MONSTERA DELICIOSA/ SWISS CHEESE PLANT	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN
LI	261	LIRIOPE MUSCARI GREEN GIANT BLUE/ GIANT LIRIOPE	NO	LOW	12" HT. X 12" SPR. / 3 GALLONS/ FULL/ 1' OC.
CL	174	CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (HEDGE)	YES	LOW	48" HT. X 24" SPR. / 70GAL/ FULL/ 24" O.C.
SB	106	TRIPSACUM FLORIDANA/ DWARF FAKAHATCHEE	YES	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2' OC.
PS	30	PHILODENDRON SELLOUM/ SELLOUM PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN
PT	1	BEAUCARNEA RECURVATA PONYTAIL PALM	NO	LOW	8' HT. X 24" SPR. / 45 GAL/ FULL/ AS SHOWN
LAWN	1,541 SF	ZOYSIA EMPIRE GREEN EMERALD (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO	LOW	SOLID EVEN PIECES/ WEED FREE
TREES (10 REQUIRED) AND PALMS					
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
	PU 1	PANDANUS UTILIS SCREW PINE	NO	LOW	14'-16' HT. X 6' SPR X 4' CLEAR WOOD..3" CAL. F/G, BB, FF/ SINGLE MAIN LEADER
SMALL TREES/ LARGE SHRUBS (16 REQUIRED)					
	JC/ 9	CAPPARIS CYNOPHALLOPHORA JAMAICA CAPER	YES	LOW	8' HT. X 3' SPR.,15 GAL., BB, FF/ FULL TO GROUND
		SMALLEST EVER 16 A			



Second Floor Landscape Plan

SCALE1/8" =1'-0"

CL/ CLUSIA HEDGE

JC/ JAMAICAN CAPER

FM/ GREEN ISLAND FICUS

PS/ PHILODENDRON SELLOUM

TOPO GRAPHIC

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design consultants + project management
www.ecopacheco.com
(.305) 915-6628
juan@ecopacheco.com

EAST RESIDENCE LANDSCAPE PLAN

900 S. SOUTHSHORE DRIVE,
MIAMI BEACH, FL 33141

Project:

REVISIONS:

Seal:

Lic. # LA6666853
Manuel C. Alonso; A.S.L.A.

Drawing :LANDSCAPE PLAN

Date: 06.10.2025

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

Drawn by: JRP/MCA

Sheet No.:

L-2

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CFN: 20240515375 BOOK 34305 PAGE 629
DATE:07/09/2024 09:34:48 AM
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 900 S Shore Drive

FILE NO. PB23-0647

IN RE: An application for a division of land/lot split to divide the existing site comprised of three platted lots, into three individual buildable parcels pursuant to Chapter 2, Article V, Section 2.5.4 of the Miami Beach Resiliency Code.

LEGAL DESCRIPTION: 900, 910 and 920 S Shore Drive
Folio No. 02-3203-007-0140
Lots 8, 9, and 10, Block 47, of the Normandy Gold Course Subdivision, recorded in Plat Book 44, Page 62, of the Official Public Records of Miami-Dade County, Florida.

MEETING DATE: April 25, 2024

DIVISION OF LAND/LOT SPLIT
FINAL ORDER

Luis Jose Molla Revocable Trust. Luis Jose Molla Trustee (collectively the applicants) requested a Division of Land/Lot Split, pursuant to Chapter 2, Article V, Section 2.5.4 of the Miami Beach Resiliency Code, to modify the existing property lines of the site comprised of three individual lots.

The City of Miami Beach Planning Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony, and materials presented at the public hearing and which are part of the record for this matter:

A. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is consistent with Planning Board "Division of Land/Division of Land/Lot Split" criteria in Chapter 2, Article V, Section 2.5.4 of the Miami Beach Resiliency Code.

B. The project would remain consistent with the criteria and requirements of Chapter 2, Article V, Section 2.5.4 of the Miami Beach Resiliency Code, subject to the following conditions, to which the Applicant has agreed:

1. The modifications authorized to the three (3) lots at 900, 910 and 920 S Shore Drive, by this lot split application, shall comply with the following:

   a. The subject lots shall not be subdivided any further.

   b. Design Review Board review and approval shall be required for any new home at 900, 910 and 920 S Shore Drive.

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c. The building parcels created by this lot split shall be as depicted on the signed and sealed surveys by Survey Pros, Inc. dated March 1, 2024 (900 S Shore Drive, 910 S Shore Drive, and 920 S Shore Drive).

d. Individual underground utility, water, sewer, electric, telephone and cable connections, as well as the payment of any applicable impact and mobility fees, shall be the responsibility of the owners of each respective lot.

e. If required, the removal and replacement of all or portions of the sidewalk curb and gutter along all portions of each lot shall be the responsibility of the applicant.

f. Any proposed new home on each lot shall fully adhere to the review criteria and development regulations identified in Section 7.2.2.3 of the Miami Beach Resiliency Code. Enhancements of the applicable development regulations through Design Review Board review and approval shall not be permitted.

g. The maximum unit size for each lot shall be limited to the lesser of 50% or the maximum permitted at the administrative level at the time of building permit, as per Section 7.2.2.3 of the Resiliency Code, as may be revised from time to time.

h. The maximum lot coverage for each lot shall be limited to the lesser of 30%, or the maximum permitted at the administrative level at the time of building permit, as per Section 7.2.2.3 of the Resiliency Code, as may be revised from time to time.

i. Prior to the issuance of a Building Permit, a tree report prepared by a certified arborist for all of the existing trees on site shall be a submitted for the review and evaluation of the CMB Urban Forester. Any trees identified to be in good health shall be retained or relocated if determined to be feasible by the CMB Urban Forester.

j. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit and shall be located immediately after the front cover page of the permit plans.

2. The applicant shall maintain the land clean and free from debris.

3. The applicant and/or owner, for each lot created herein, both now and in the future, shall abide by all the documents and statements submitted with this application for Division of Land/Lot Split, as well as all conditions of this Order. The conditions of approval for this Lot Split are binding on the applicant, the property owners, and all successors in interest and assigns.

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4. The Planning Board shall maintain jurisdiction of this Lot Split approval. If deemed necessary, at the request of the Planning Director, the applicant shall provide a progress report to the Board. The Board reserves the right to modify the Lot Split approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address problems and to determine the timing and need for future progress reports. This Lot Split is also subject to modification or revocation under Chapter 2, Article V, Section 2.5.4 of the Miami Beach Resiliency Code.

5. The applicant and/or owner of each property shall resolve all outstanding violations and fines on each respective property, if any, prior to the issuance of a building permit for any home proposed.

6. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

7. The executed Order for the Division of Land/Lot Split shall be recorded in the Public Records of Miami-Dade County, Florida, at the expense of the applicant.

8. The Lot Split approval approved herein shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Miami Beach Resiliency Code, and shall be subject to enforcement procedures set forth in Chapter 1, Article III, Section 1.3.8 of the Miami Beach Resiliency Code and such other enforcement procedures as are permitted by law. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this approval.

9. Nothing in this order authorizes a violation of the Miami Beach Resiliency Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the Miami Beach Resiliency Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including staff recommendations, as modified by the Planning Board that the Division of Land/Lot Split as requested and set forth above be GRANTED, subject to those certain conditions specified in Paragraph B of the Findings of Fact (Condition Nos. 1-9, inclusive) hereof, to which the applicant has agreed.

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Dated 7/2/2024 | 4:47 PM EDT

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

DocuSigned by:
BY: DEC3ECF2EB68404...
Michael Belush, AICP
Planning and Design Officer
For the Chair

STATE OF FLORIDA
)

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 3 day of July, 2024, by Michael Belush, Planning and Design Officer for the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

[NOTARIAL SEAL] MIRIAM HERRERA
Notary Public - State of Florida
Commission # HH 470768
My Comm. Expires Dec 16, 2027
Bonded through National Notary Assn.

Notary:
Print Name: Miriam Herrera
Notary Public, State of Florida
My Commission Expires: 12-16-27
Commission Number: HH 470768

Approved As To Form:
Legal Department DocuSigned by: 8D8CB88CCAB8460... (7/2/2024 | 10:14 AM EDT)

Filed with the Clerk of the
Planning Board on DocuSigned by: 10FC3F3E9D654A6 (7/2/2024 | 6:45 PM EDT)

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