

FINAL SUBMITTAL - 07/11/2025

DRB FILE NUMBER: DRB25-1114

LEGAL DESCRIPTION:
 LOT 9 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

910 S SHORE DR

910 S (LOT 9) SHORE DRIVE, MIAMI
 BEACH, 33141

SDH_STUDIO
 ARCHITECTURE+DESIGN

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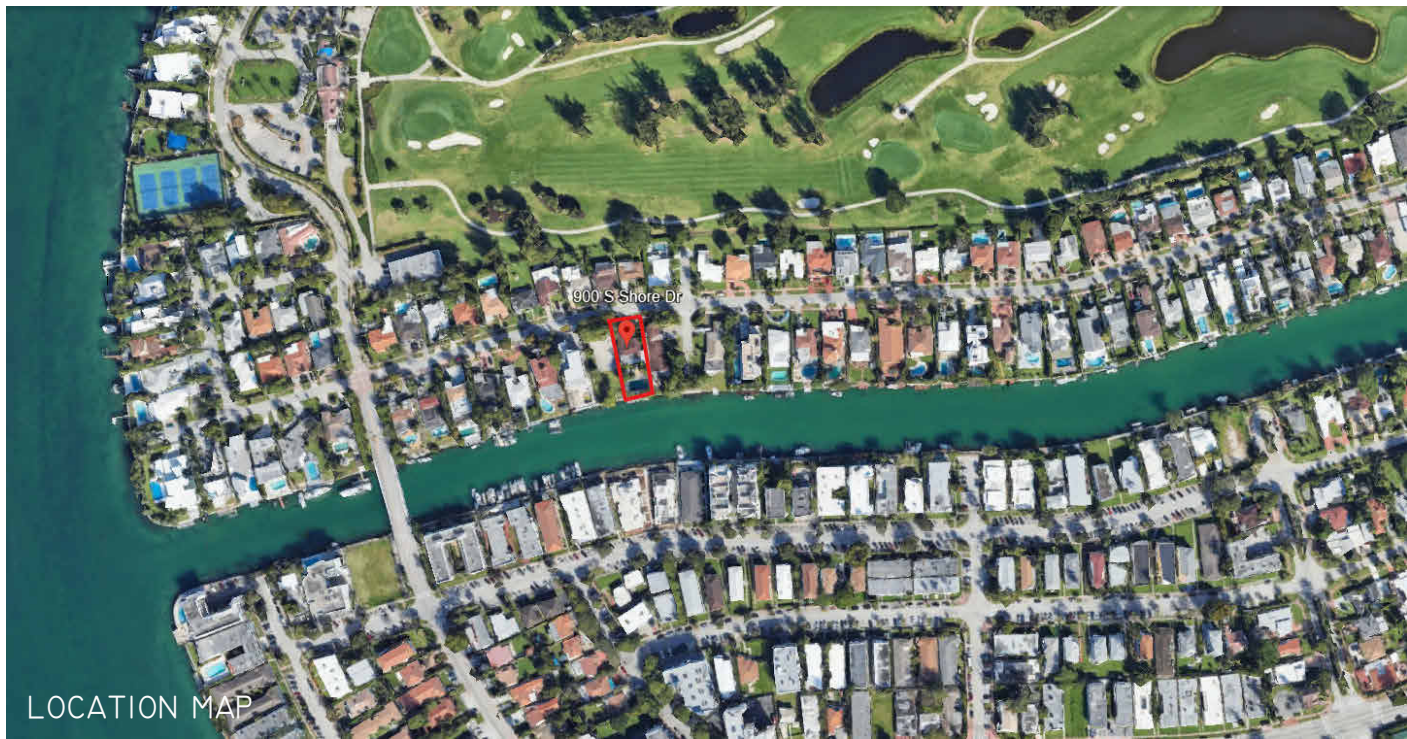
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 by Stephanie
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Stephanie Dornbusch de Halfen

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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-002.1 SITE PLAN DATA SHEET AND TABLES A-003 CONTEXT AERIAL A-100.1 AREA DIAGRAMS A-100.2 AREA DIAGRAMS A-100.3 SITE PLAN A-100.5 IMMEDIATE CONTEXT A-100.6 CONTEXT PICTURES A-100.7 STREET SECTION A-100.8 DEMOLITION PLAN A-100.9 SITE PHOTOS	A-101 FIRST FLOOR PLAN A-102 SECOND FLOOR A-103 ROOF PLAN A-200 ELEVATIONS A-201 ELEVATIONS A-202 FENCE ELEVATION A-300 SECTIONS A-301 SECTIONS A-302 SECTIONS				
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LOCATION MAP

900 S SHORE DRIVE, MIAMI BEACH, 33141

GENERAL NOTES

- CONTRACTOR SHALL COMPLY WITH THE LATEST APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.
- ALL MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- ALL WORK PERFORMED IN RELATIONSHIP TO THESE DOCUMENTS SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
- 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.
- CONTRACTOR TO CAP, REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.
- 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.
- CONTRACTOR SHALL NOTIFY ARCHITECT/ENG. FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL AND ELECTRICAL 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.
- CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT/ENG. PRIOR TO ANY CHANGES OR DEVIATIONS FROM CONTRACT DOCUMENTS.
- UNDER NO CIRCUMSTANCES SHALL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT NOR THE APPROVAL OF ARCHITECT OR ENGINEER WITHOUT THEIR WRITTEN APPROVAL.
- CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AND SURROUNDING AREAS KEEPING THEM FREE OF DEBRIS, HAZARDOUS EQUIPMENT OR MATERIALS.
- 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.
- DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS TO BE FOLLOWED.
- ALL DIMENSIONS ARE BASED ON NOMINAL SIZES UNLESS OTHERWISE NOTED ON DRAWINGS.
- WHERE CML IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
- ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS OR CEILINGS SHALL BE FIRE RETARDANT.
- 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.
- 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.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.
- 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.
- SHOP DRAWING SUBMITTALS SHALL CONSIST OF 1 SET OF REPRODUCIBLE COPIES AND TWO SETS OF BLUE PRINTS.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC., IF APPLICABLE.
- REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING AND INSTALLATION DETAILS.
- CONTRACTOR TO 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.
- IN ADDITION TO WALL TYPES SHOWN ON PLANS, THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL CONTRACTORS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY AND MAINTENANCE. NOTIFY ARCHITECT/ENG. AS TO SAID LOCATIONS PRIOR TO THEIR INSTALLATION TO AVOID CONFLICTS WITH INTERIOR FINISH MATERIALS AND DESIGN INTENT.
- CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECT/ENG.
- CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A/C GRILLS OR REGISTERS, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE COLORS WITH ARCHITECT.
- BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES WITH THE ARCHITECT/ENG. UNLESS NOTED ON PLANS.
- ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS, PLANES OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER, INCLUDING BUT NOT LIMITED TO WINDOWS, 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.
- UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF RECORD DRAWINGS (AS BUILT) ALONG WITH THE WRITTEN WARRANTIES, AND ALL OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED.
- NO EXISTING FACILITY SHALL BE OCCUPIED DURING REMODELING OR RENOVATION UNLESS ALL EXISTING EXITS AND ANY EXISTING FIRE PROTECTION ARE CONTINUOUSLY MAINTAINED OR, IN LIEU THEREOF, OTHER ALTERNATE MEASURES ARE TAKEN WHICH PROVIDE EQUIVALENT SAFETY CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID, LABOR AND MATERIAL COSTS FOR ANY CHANGE OR ALTERATION OF ADJACENT AREAS TO BE DISTURBED DURING DEMOLITION OR CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO PAVING AND LANDSCAPING OF THE PROPOSED STAGING AREA TO INSURE PROPER DRAINAGE AND TO RETURN THEM TO THEIR ORIGINAL EXISTING CONDITION.
- ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 6 MIL. POLYETHYLENE VAPOR BARRIER WITHOUT EXCEPTION.
- IF THE NORMAL WORK FLOW OF AN AREA MUST BE INTERRUPTED IN ORDER TO PROCEED WITH THE SCHEDULE, PROPER NOTICE MUST BE GIVEN TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO COMMENCEMENT OF SUCH WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING STRIPES, NUMBERS AND/OR LABELING OF EACH PARKING STALL. OWNER SHALL SUPPLY CONTRACTOR WITH DESIRED SEQUENCE.
- CONTRACTOR SHALL AVOID INTERFERENCE WITH THE NORMAL WORK FLOW AND PROPER FUNCTIONING OF ALL AREAS WITHIN THE BUILDING. CONTRACTOR SHALL COORDINATE WITH OWNER'S SECURITY PROGRAM METHODS TO AVOID UNAUTHORIZED ENTRY, VANDALISM AND THEFT.
- CONTRACTOR SHALL BE REQUIRED TO CONTINUOUSLY MAINTAIN ALL NECESSARY UTILITIES TO THE OCCUPIED FACILITIES DURING CONSTRUCTION. TEMPORARY PROVISIONS SHALL BE MADE.
- ALL ROOFING, DECKING, WATERPROOFING, FLASHING TO COMPLY WITH ALL REQUIREMENTS UNDER SECTION 1519.16 OF THE FLORIDA BUILDING CODE. INSTALLATION TO BE DONE UNDER SEPARATE ROOF SUBMITTAL, AND ALL NOA MUST BE SUBMITTED FOR APPROVAL. WATERPROOFING MEMBRANE AS PER VULKEM 350NF/EPOXY PRIMER - VULKEM 350NF/351 OR APPROVED EQUAL.
- CONTRACTOR TO VERIFY SOIL VALUES AND CAPACITIES IN REFERENCE TO SOIL TEST AND STRUCTURAL PLANS.
- CONTRACTOR TO COORDINATE ELEVATOR REQUIREMENTS WITH ELEVATOR SELECTION.
- FOAM PLASTIC TO HAVE A FLAME-SPREAD INDEX NOT MORE THAN 75, SMOKE-DEVELOPED INDEX NOT MORE THAN 450 AS PER ASTM E 84 OR UL 723. FBCR 316.
- FOAM PLASTIC INSULATION SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AN APPROVED THERMAL BARRIER. SEE FBCR 316.4 THRU 316.5.4 FOR SPECIFIC INFORMATION. FBCR 316.4.
- OTHERS LIKE INTERIOR TRIM, DOORS, SHEATHING, FLOOR OF FOAM PLASTIC TO COMPLY WITH FBCR 316.
- WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273. FBCR 302.9.
- PROPOSED NEW PERMIT SHALL BE CONSISTENT WITH THE ARCHITECTURAL PLANS SUBMITTED WITH THIS MASTER PERMIT APPLICATION.

STAIRS NOTE S

- CLEAR WIDTH OF SPIRAL STAIR IS AT LEAST 26".
- THE HEIGHT OF RISER IS NOT MORE THAN 7.75".
- HEADROOM IS AT LEAST 6'-8".
- TREADS SHOULD HAVE A MIN. DEPTH OF 10".
- ALL TREAD ARE IDENTICAL.
- 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

- PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1"x3" FURRING STRIP @16" O.C., 5/8" 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 BLOW-IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-11 AS PER F.B.C
- 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
- 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.
- PROVIDE SCREENED VENTILATION IN GARAGE. VENTS AREA TO BE WITHIN 12" OF FIN. FLOOR.
- RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 1 HOUR FIRE RATED AS PER F.B.C.
- 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

- SHOWER ENCLOSURE SAFETY GLASS CAT.II. TILE IMPERVIOUS FINISH UP TO 80" A.F.F.
- 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 (829 MM) ABOVE THE FLOOR. R307.2
BACKING BOARD FOR CERAMIC TILE TO BE CEMENT FIBER, OR GLASS MAT. R702.4.2
- FAIR HOUSING BACKING TYP. TOILET, TUB & SHOWERS
- 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
- WINDOWS, EXT. DOORS AND SHUTTERS W/ PRODUCT APPROVAL SHOP DRAWINGS WILL BE PROVIDED. SEE ELEVATIONS PLANS FOR F.G. DIMENSIONS.
- PROVIDE IMPERMEABLE MATERIAL IN BATHROOM WET AREAS TO 6 FEET MINIMUM ABOVE FLOOR IN COMPLIANCE WITH FBCR 307.2
- WINDOWS/DOORS, ROOFING/WATERPROOFING, RAILINGS/FENCES, POOLS/WATER-FEATURES, PREFABRICATED STAIRS AND ELEVATORS, REQUIRE SEPARATE PERMITS AS PER CMB.

ELEVATION NOTES

- 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 PEDUL IMPACT BY OTHERS)
- 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
- ALL WINDOWS AND DOORS, GARAGE DOOR, FENCES, HANDRAILS, STAIR, SPIRAL STAIR UNDER SEPARATED PERMIT.
- THE WINDOW INFORMATION CAN BE FOUND IN THE WINDOW SCHEDULE ON SHEET A-500
- ALL WINDOWS WILL BE TINTED
- 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 ALDIE 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 SECONDS. 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.

ELEVATOR NOTES

- ELEVATOR WILL COMPLY WITH A17.1 2016 CODE.
- ELEVATOR REQUIRES SEPARATE PERMIT FROM THE ELEVATOR SECTION.
- ELEVATOR IS TO COMPLY WITH MAX GRABBAR ACT, F.S. 399.031.
- ELEVATOR WILL BE EQUIPPED WITH BATTERY LOWERING TO BRING THE CAB TO A LOWER FLOOR IN CASE OF POWER LOSS.
- PROVIDE FLOODED PIT SWITCH TO PREVENT CAB FROM DESCENDING INTO FLOODWATERS, IN COMPLIANCE WITH ASCE 24-14 SECTION 7.5 AND FEMA TECHNICAL BULLETIN 4. THE MAJORITY OF ELECTRICAL EQUIPMENT TO BE ELEVATED ABOVE DPE (+9.00' NGVD).
- PROVIDE ACCESS PANEL NEAR END OF MOTOR IN ORDER TO PERFORM MANUAL LOWERING PROCEDURE.
- PROVIDE MAIN LINE DISCONNECT AT TOP OF HOISTWAY (MRL).
- PROVIDE CAB LIGHT DISCONNECT AT TOP OF HOISTWAY (MRL).
- PROVIDE LIGHT SWITCH AND LIGHT AT TOP OF HOISTWAY (MRL).
- PROVIDE CONVENIENCE RECEPTACLE AT TOP OF HOISTWAY (MRL).
- WHERE PROVIDED, PASSENGER ELEVATORS, LIMITED USE AND LIMITED-APPLICATION ELEVATORS OR PRIVATE RESIDENCE ELEVATORS SHALL COMPLY WITH SECTION FBCR SEC 321, AND ASME A17.1/CSA B44.
- TO MINIMIZE THE LOSS OF LIFE, INJURIES AND DAMAGES, A SYSTEM OF INTERLOCKING CONTROLS WITH ONE OR MORE FLOAT SWITCHES IN THE ELEVATOR SHAFT, WHICH PREVENTS THE CAB FROM DESCENDING INTO FLOODWATERS, SHOULD BE INSTALLED. IN ADDITION, THE MAJORITY OF THE ELECTRICAL EQUIPMENT SUCH AS ELECTRICAL JUNCTION BOXES AND CIRCUIT AND CONTROL PANELS SHOULD BE ELEVATED ABOVE THE ELEVATIONS SPECIFIED IN TABLE 7.1, IN COMPLIANCE WITH ASCE 24-14, CH 7.5.
- MANUFACTURER: LUXURY LIFT. MODEL: LLH-953 HYDRAULIC ELEVATOR. CAPACITY: 950 LB

ABBREVIATIONS

A	ANCHOR	HT	HEIGHT
AC	AIR CONDITIONING	HB	HORIZONTAL
ACCOUST	ACOUSTICAL	ID	INTERIOR DIMENSION
ACP	ACOUSTICAL CEILING PANEL	INSUL	INSULATION
AFF	ABOVE FINISH FLOOR	INTERM	INTERMEDIATE
AHJ	AIR HANDLE UNIT	JAN	JANITOR
ALUM	ALUMINUM	MANUF	MANUFACTURER
ANOD	ANODIZE	MAT	MATERIAL
BD	BOARD	MAX	MAXIMUM
BFF	BELOW FINISH FLOOR	MIN	MINIMUM
BLK'G	BLOCKING	MTL	METAL
BLK	BLOCK	NIC	NOT IN CONTRACT
CEM	CEMENT	NEOPR	NEOPRENE
CER	CERAMIC	OD	OUTSIDE DIMENSION
CJ	CONTRACTOR FIELD VERIFY CONTROL JOINT	ON CENTER	ON CENTER
CLG	CEILING	OS	OVERFLOW SCUPPERS
COL	COLUMN	PTN	PARTITION
CONC	CONCRETE	PJ	PANEL JOINT
CONT	CONTINUOUS	PL	PLATE
COVER'G	COVERING	LP	LIGHT POLE
DGL	DOUBLE	PLYWD	PLYWOOD
DM	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	RH	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, INSTALLED BY CONTRACTOR	SPEC'S	SPECIFICATIONS
FLOOR	FLOURECENT	STR	STRUCTURAL
FIN	FINISH	SC	SOLID CORE WOOD
GA	GAUGE	PH	TELEPHONE
GWB	GYPSUM WALL BOARD	TEMP	TEMPERED
GY BD	GYPSUM BOARD	TOS	TOP OF SLAB
GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE
GL	GALVANIZED STEEL	VERT	VERTICAL
GS	GLASS	VEST	VESTIBULE
HM	HOLLOW METAL	WH	WATER HEATER

SYMBOL LEGEND

⊕	CENTER LINE	01	MATERIAL TAG
RL	PROPERTY LINE	↑	PRINCIPAL ENTRY
⊕	WINDOWS TAG	SL. TYP.	SLOPE TAG
⊕	DOOR TAG	WM	WATER METER
⊕	DATUM FLOOR ELEV.	⊕	POLE
⊕	BREAKLINE	POOD	PLUMBING TAG
⊕	GRID BUBBLE TAG	△	REVISION TAG
⊕	LEVEL HEAD CIRCLE	▬	CHANGE OF ELEV.
⊕	SECTION MARK	⊕	NORTH ARROW
⊕	CALLOUT HEAD TAG	Room name AREA	ROOM TAG
⊕	BUILDING ELEV. TAG	⊕	INTERIOR ELEV. TAG
⊕	VIEW NAME	⊕	VIEW TITLE

ITEMS UNDER SEPARATE PERMIT:

- TEMPORARY CONSTRUCTION FENCE
- NPOES 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

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 (S.F.A.O.S.H.(11C-5-F)) FULLY ENCLOSED AREAS BELOW THE BASE ELEVATIONS SHALL BE DESIGN TO PRECLUDE FINISHED LIVING SPACE EXCEPT ALLOWABLE USES (E STORAGE AND E STORAGE AREAS) 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.



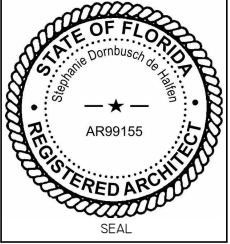
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ARCH REG# 9955

910 S SHORE DR

910 S (LOT 9) SHORE DRIVE,
MIAMI BEACH, 33141

LUIS JOSE MOLLA TRS



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MAP OF BOUNDARY SURVEY & TOPOGRAPHIC SURVEY

LEGEND

ABBREVIATIONS:

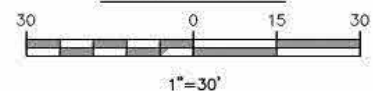
A = ARC DISTANCE
 AC = AIR CONDITIONER PAD
 BLDG = BUILDING
 BM = BENCH MARK
 BOB = BASIS OF BEARINGS
 CBS = CONCRETE BLOCK & STUCCO
 (C) = CALCULATED
 C&G = CURB & GUTTER
 CLF = CHAIN LINK FENCE
 COL = COLUMN
 D.E. = DRAINAGE EASEMENT
 D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
 D/W = DRIVEWAY
 EB = ELECTRIC 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
 MOCR = 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
 SMD = 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
 C = CENTER LINE
 WV = WATER VALVE
 ☐ = CURB INLET
 ☐ = FIRE HYDRANT
 ☐ = LIGHT POLE
 ☐ = CATCH BASIN
 ☐ = UTILITY POLE
 ☐ = DRAINAGE MANHOLE
 S = SEWER MANHOLE
 --- = METAL FENCE
 // = WOOD FENCE
 --- = CHAIN LINK FENCE
 --- = EASEMENT
 --- = BOUNDARY LINE
 --- = OVERHEAD UTILITY LINE
 --- = ORIGINAL LOT LINE

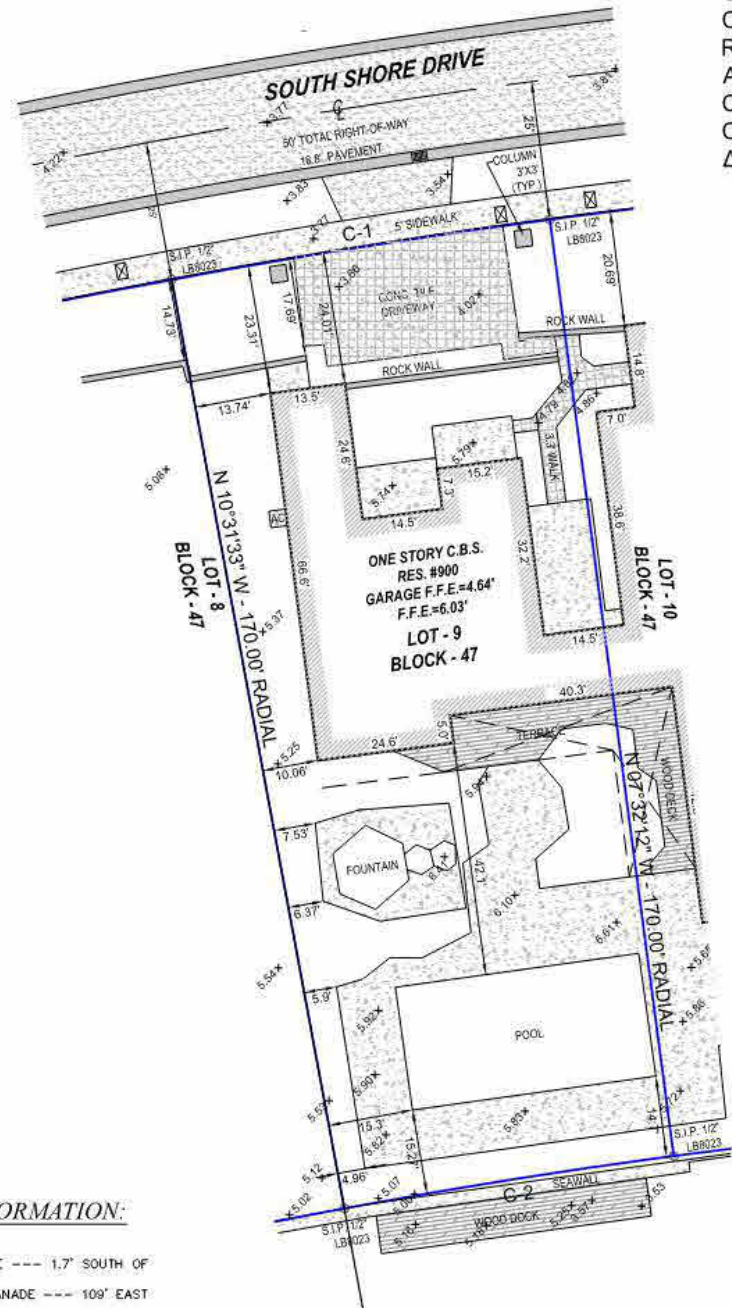


GRAPHIC SCALE



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: 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.



CURVE DETAILS:

C-1	C-2
R = 1320'	R = 1150'
AL = 68.87'	AL = 60.00'
CL = 186.09'	CL = 179.81'
CB = N 80°31'37" E	CB = N 80°58'07" E
Δ = 08°05'02"	Δ = 08°58'02"

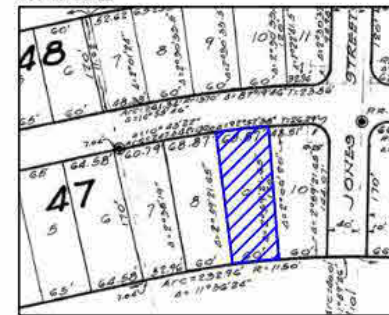
LAND AREA CALCULATIONS:

GROSS LAND AREA = 10,954 SQ.FT.

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

LOCATION SKETCH:

NOT TO SCALE



PROPERTY ADDRESS:

900 S SHORE DRIVE, MIAMI BEACH, FL 33141

LEGAL DESCRIPTION:

LOT 9 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 B COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120651 MAP & PANEL NUMBER 1208600302 SUFFIX L

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- 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.
- 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.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
- 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).
- 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.
- 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 STATUTE.

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 16:37:56 -05'00'

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



DATE OF ORIGINAL FIELD WORK:
07/26/2023

JOB NUMBER: 23079749

DRAWN BY: ADRIEL

CAD FILE: MOLLA

SHEET 1 OF 1

REVISION(S):

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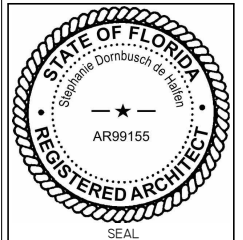
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STEPHANIE D. DE HALFEN
 ARCHITECT P.A.
 ARCH REG# 99955

910 S SHORE DR

910 S (LOT 9) SHORE DRIVE,
 MIAMI BEACH, 33141

LUIS JOSE MOLLA TRS



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SURVEY PLAN

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A-002

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information		
1	Address:	900 S (lot 9) SHORE DRIVE, MIAMI BEACH, 33141	
2	Folio number(s):	02-3203-0070-140	
3	Board and file numbers :	DRB FILE NUMBER: DRB25-1114	
4	Year built:	N/A	Zoning District: RS-3
5	Base Flood Elevation:	8.56' NGVD	Grade value in NGVD: 3.77'
6	Adjusted grade (Flood+Grade/2):	$3.77'+8'/2= 5.88'$	Free board: 1' NGVD
7	Lot Area:	10,954 SF	Future Crown of Road in NGVD: 5.95'
			Future Adjusted Grade in NGVD: $5.95' + 8.56'+1' / 2 = 7.76'$
8	Lot width:	60'-5"	Lot Depth: 170'
9	Max Lot Coverage SF and %:	30% = 3,286 SF	Proposed Lot Coverage SF and %: 29.99% = 3,283 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% = 949 SF	Rear Yard Open Space SF and %: 89% = 1387 SF
12	Max Unit Size SF and %:	50%=5,477 SF	Proposed Unit Size SF and %: 49% = 5,389 SF
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size: 25.85% = 2,832 SF
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % N/A
			Proposed Second Floor Unit Size SF and % : 23.34% = 2,557 SF
15			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 BEF + 1' to T.O.S	N/A	24'	N/A
18	Setbacks:				
19	Front First level setback:	20'	N/A	20'-4"	N/A
20	Front Second level setback:	40'	N/A	44'-4"	N/A
21	Side setback:	15'	N/A	E = 7'-8"	N/A
			N/A	W = 8'-6"	N/A
23	Rear:	170' x 15% = 25' 6"	N/A	34'-8"	N/A
			Accessory Structure Side:	7'-6"	N/A
24	Maximum Lot Coverage (%)	25% of Rear Yard = 390 SF	N/A	N/A	N/A
25	Accessory Structure Rear:	7'-6"	N/A	N/A	N/A
26	Sum of side yard :	Lot width x 25%	N/A	16'-1"	N/A
27	Pool Setback (to water line)	Rear: 7.5' ; Side: 9'	N/A	Rear: 7'-6" ; Side: 9'-7"	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	

FLOOD DESIGN	
FLOOD ZONE	AE = 8'-0" NGVD
DESIGN FLOOD ELEVATION (DFE)	8'-0" (BFE) + 1'-0" = 9'-0" 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
HIGHEST ADJACENT GRADE ELEV.	5.80' NGVD
LOWEST ADJACENT GRADE ELEV.	5.12' NGVD
LOWEST T.O.S. ELEV. OF EQUIPMENT SERVICING THE BUILDING	9'-0" NGVD
CROWN OF ROAD ELEVATION	3'-11" NGVD
ADJUSTED GRADE ELEV.	$3.7 \text{ NGVD} + 8' \text{ (BFE)} / 2 = 5.88 \text{ NGVD}$
FUTURE CROWN OF ROAD ELEVATION	4.4' NAVD (5.94' NGVD)
FUTURE ADJUSTED GRADE ELEV.	$5.94' \text{ NGVD} + 8' \text{ (BFE)} / 2 = 6.97' \text{ NGVD}$
FIRM MAP NUMBER	12086C0307L
CLASSIFICATION OF STRUCTURE FOR FLOOD RESISTANT DESIGN AND CONSTRUCTION (ASCE TABLE I-1)	2

AREA TALLY

LOT AREA	10,954 SF
A/C GRND FL	2,832 SF
A/C SECOND FL	2,557 SF
A/C TOTAL	5,378 SF
ENTRY	116 SF
TERRACES	1277 SF
GARAGE	532 SF
BALCONIES	402 SF
POOL - POOL DECK	668 SF- 0 SF
DRIVEWAY	781 SQF
WALKWAY	431 SQF

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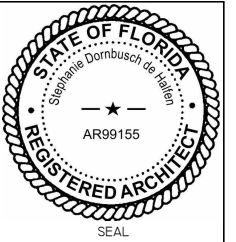
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ARCH REG# 99155

910 S
SHORE DR

910 S (LOT 9) SHORE DRIVE,
MIAMI BEACH, 33141

LUIS JOSE MOLLA TRS



NOTES/COMMENTS

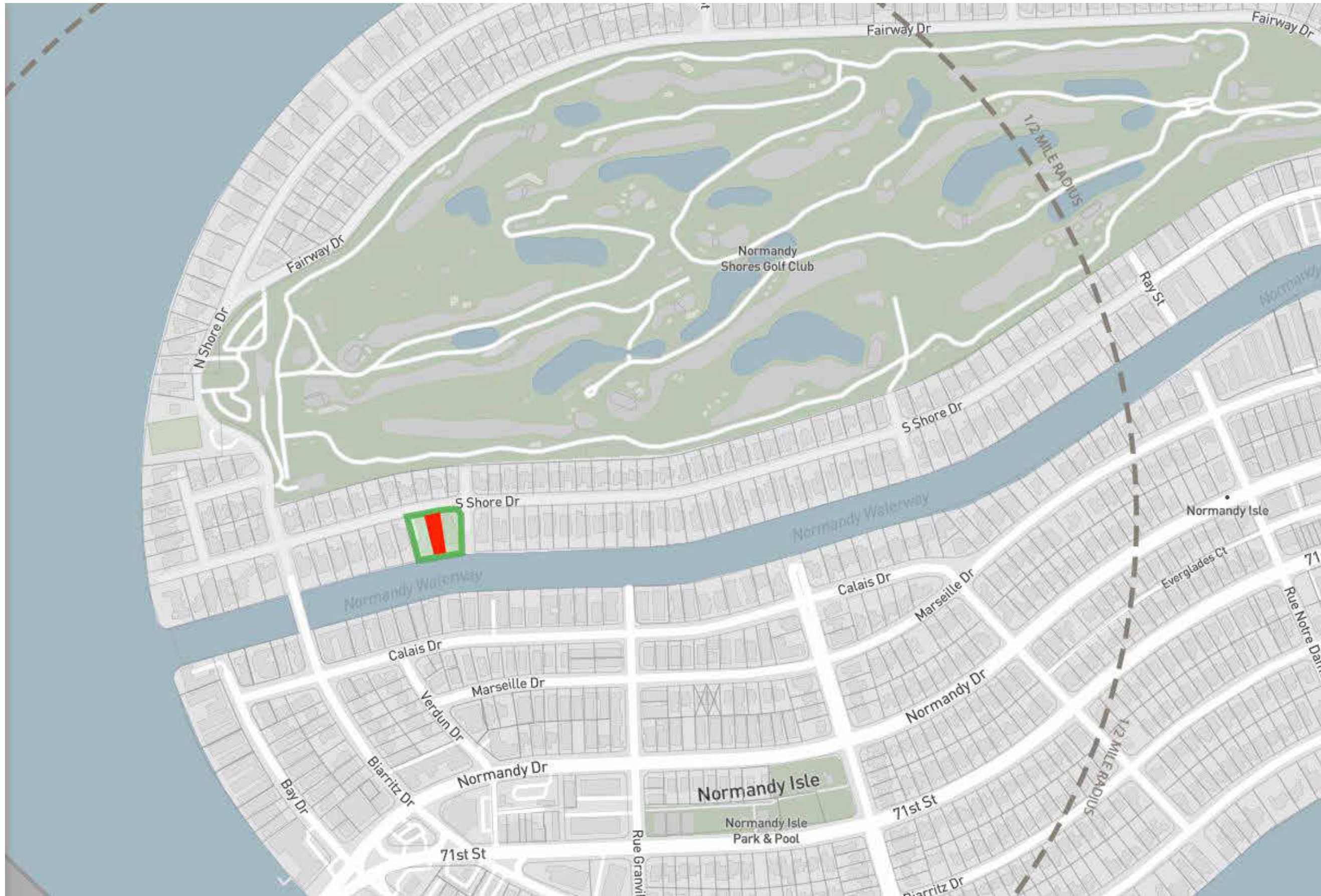
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SITE PLAN DATA SHEET
AND TABLES

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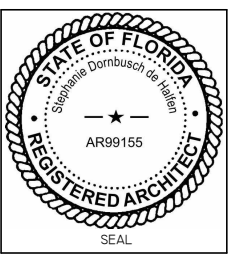
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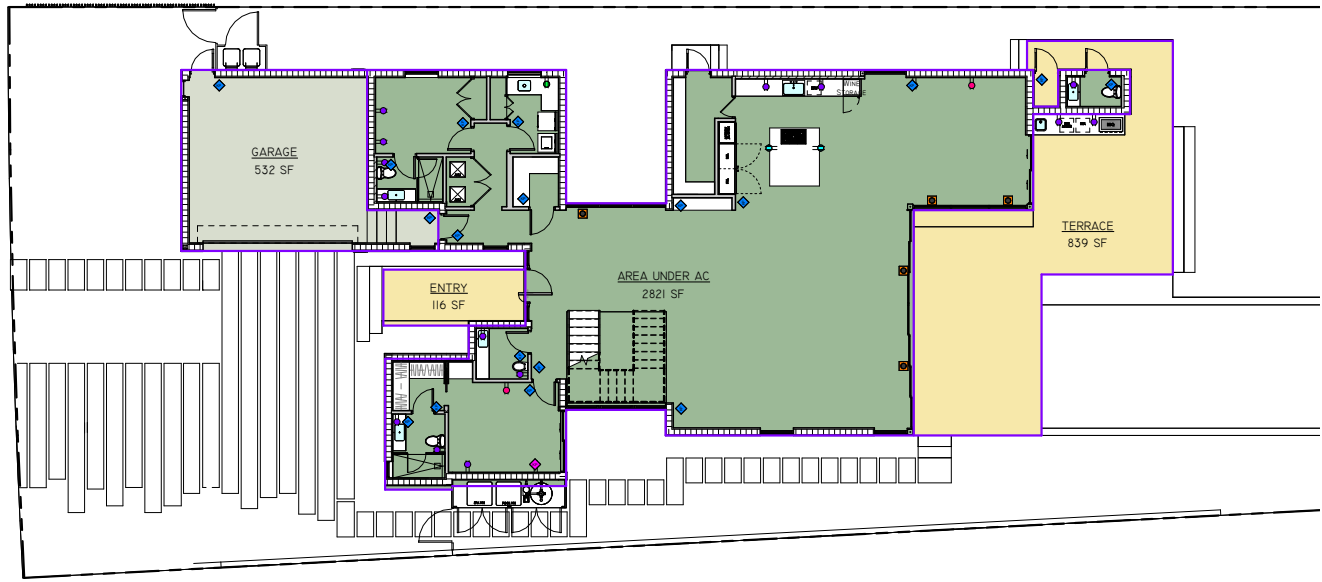
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CONTEXT AERIAL

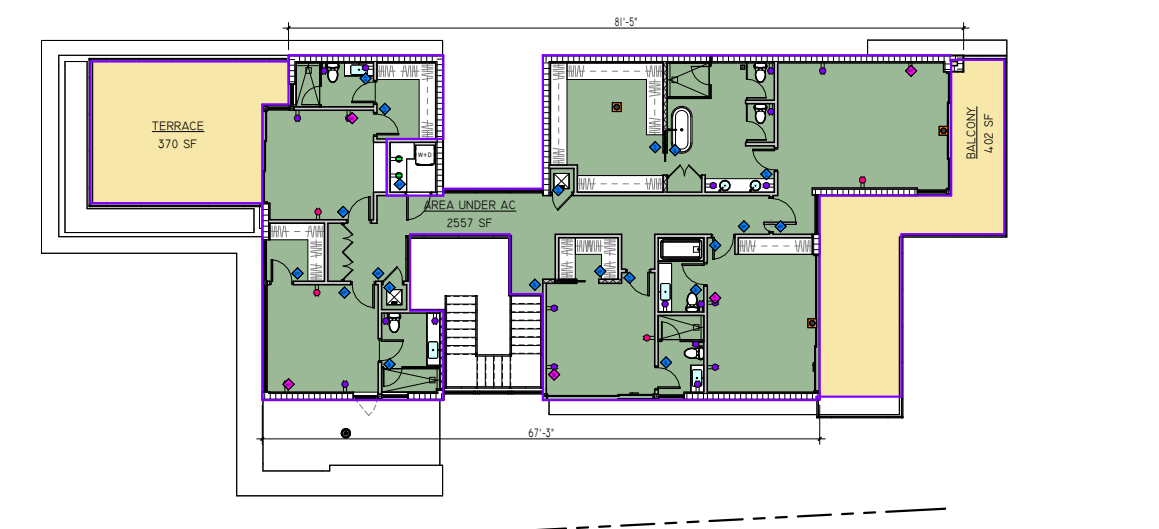
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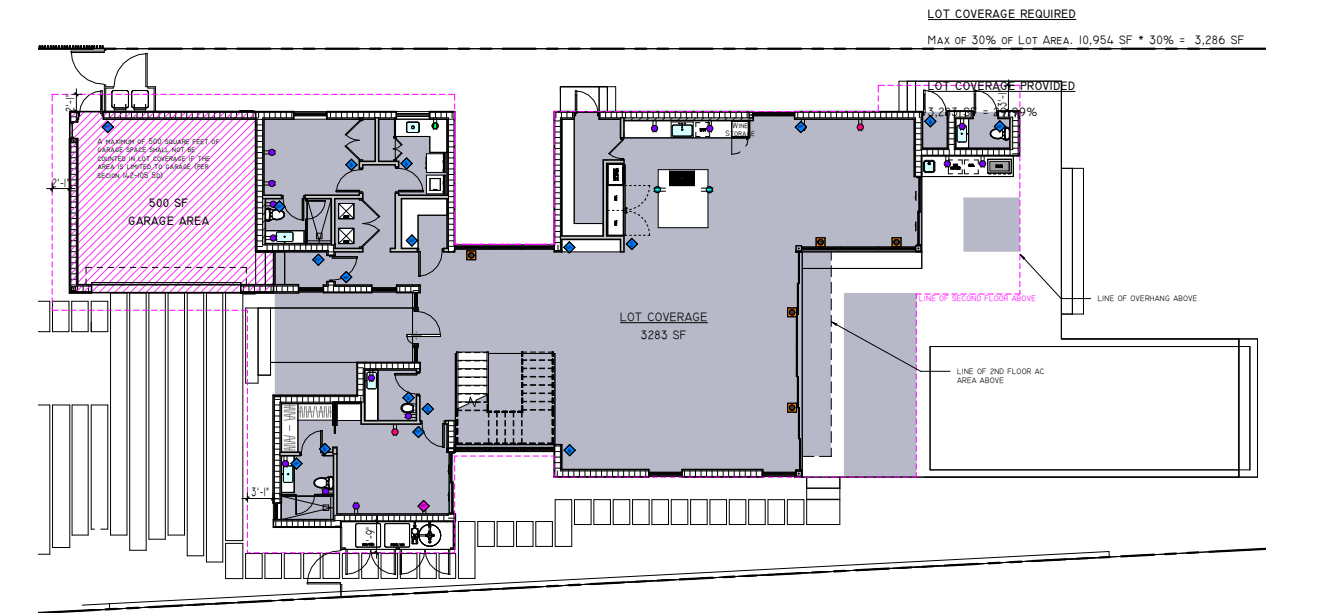
A-003



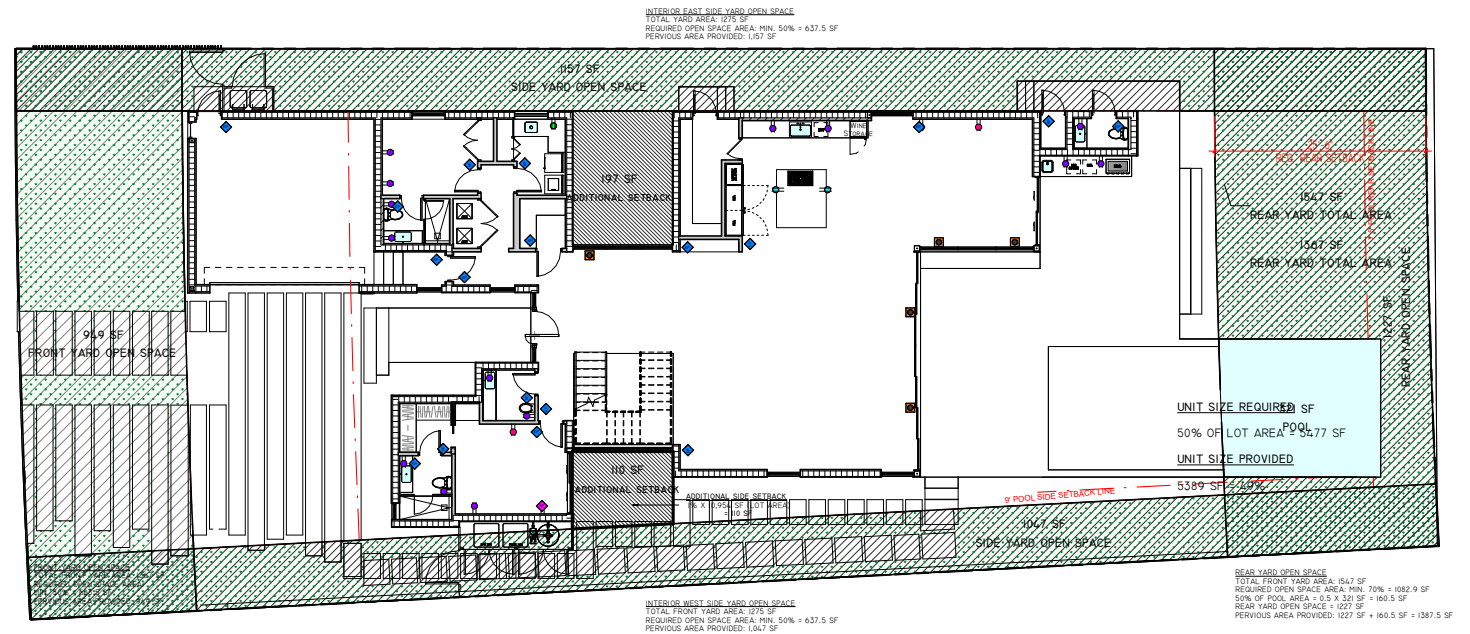
1 AC AREA 1ST FLOOR



2 AC AREA 2ND FLOOR



3 LOT COVERAGE



4 OPEN SPACE / PERVIOUS AND IMPERVIOUS AREA

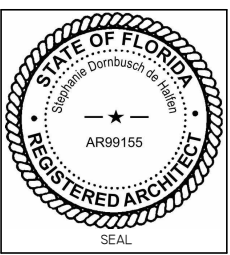
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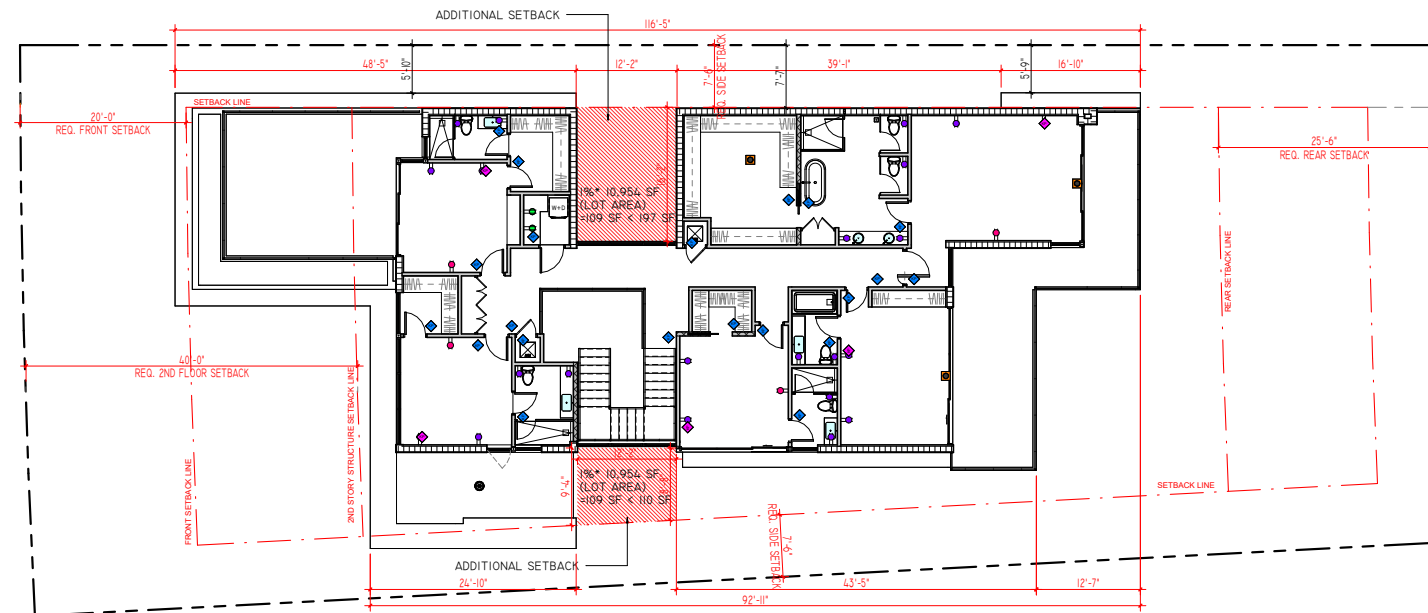
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AREA DIAGRAMS

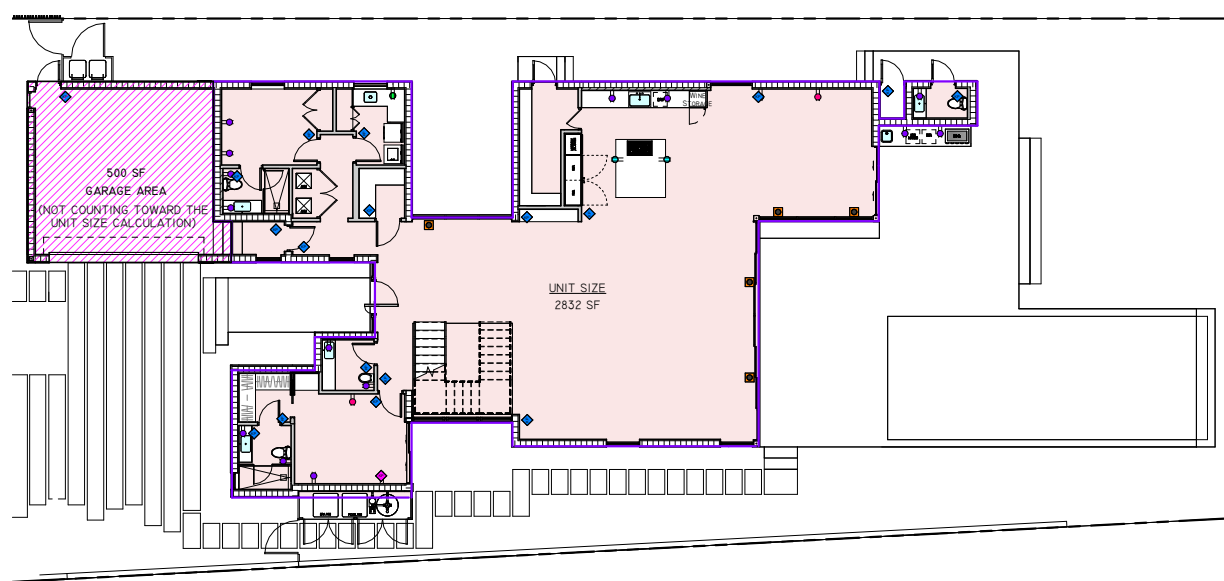
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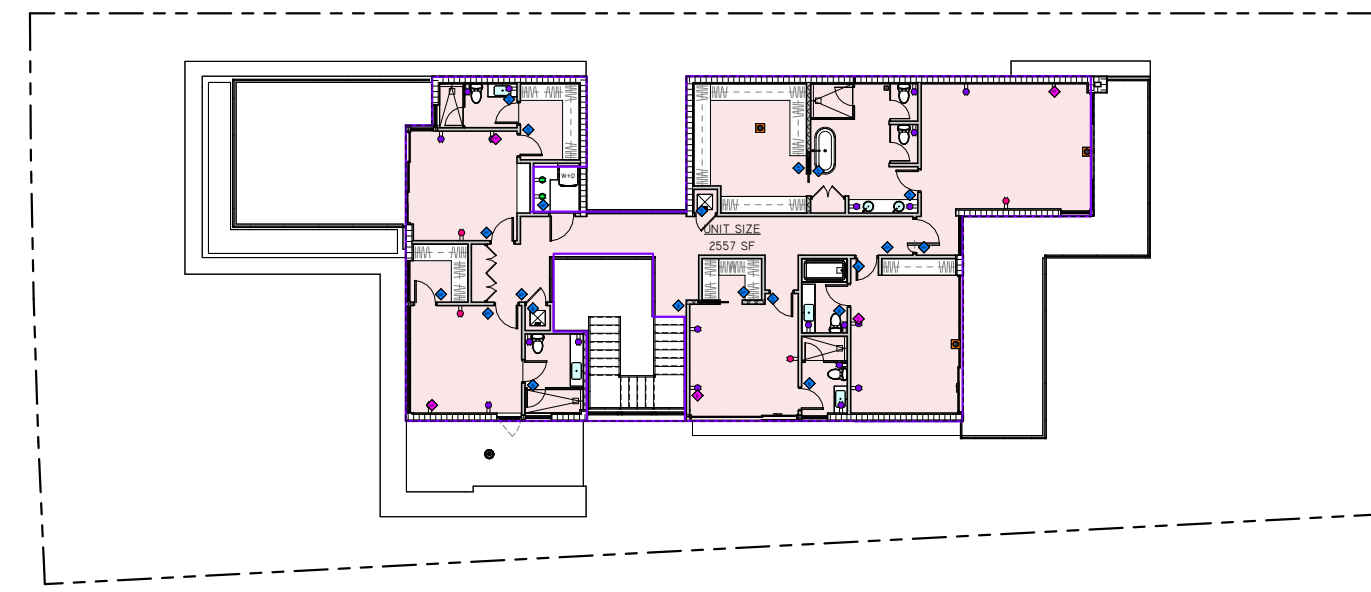


3 2ND FLOOR SETBACK DIAGRAM



TOTAL UNIT SIZE AREA - 1ST FLOOR:
2,832 SF F = 2,832 SF (25.85%)

2 UNIT SIZE GROUND FLOOR - T.O.S.



PROPOSED UNIT SIZE MAX UNIT SIZE 50% OF THE LOT (10,954 SF) = 5,477 SF

LEVEL	AREA
GROUND FLOOR	2,832 SF
2ND FLOOR	2,557 SF
	5,389 SF (49%)

1 UNIT SIZE 2ND FLOOR - T.O.S.

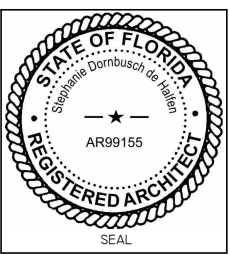
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NOTES/COMMENTS

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AREA DIAGRAMS

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A-100.2

JONES STREET



900 S SHORE DRIVE.



PROPOSED PROPERTY: 910 S SHORE DR

SOUTH SHORE DRIVE

901 S SHORE DR

911 S SHORE DR

915 S SHORE DR(WEST)

JONES STREET



SDH_STUDIO
ARCHITECTURE+DESIGN

AA26002883

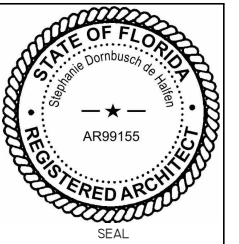
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IMMEDIATE CONTEXT

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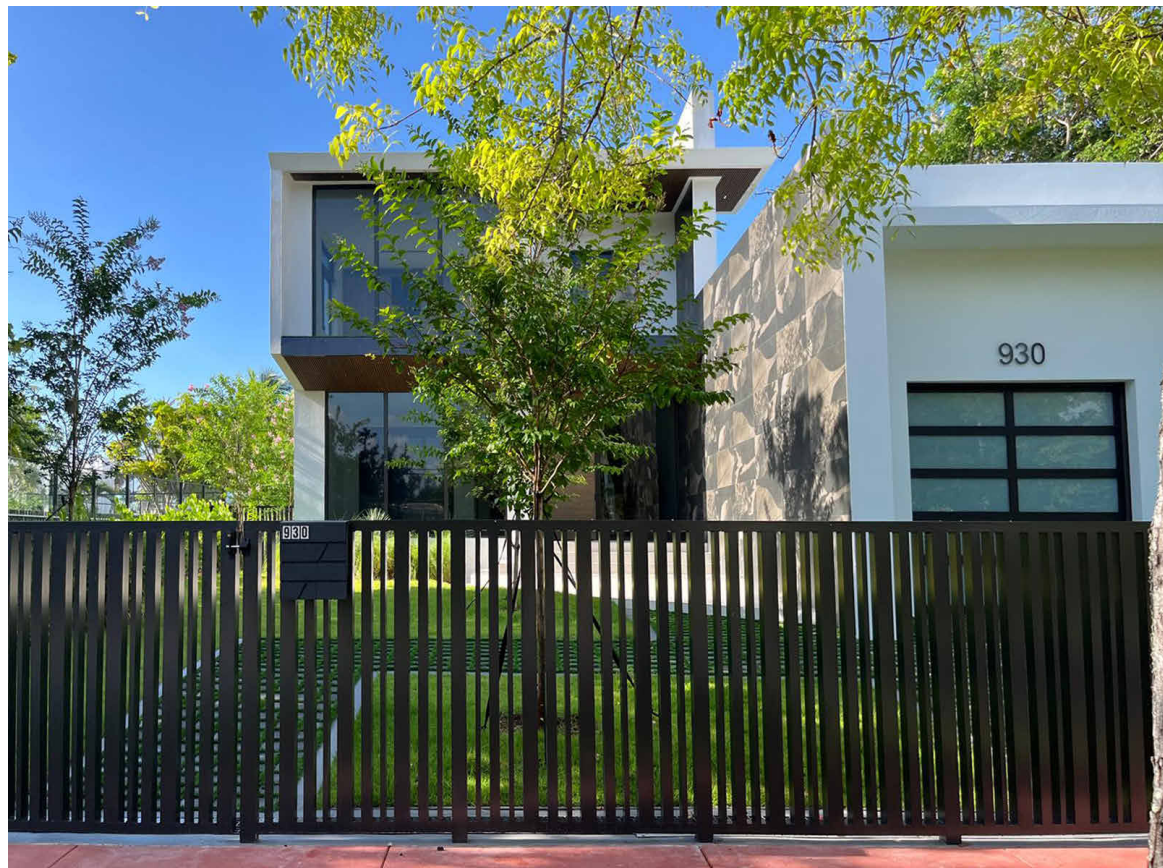
A-100.5



1. 860 S SHORE DR



2. 880 S SHORE DR



3. 930 S SHORE DR



4. 940 S SHORE DR



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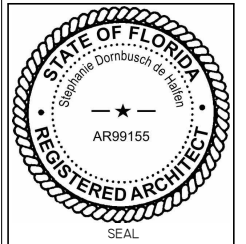
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NORTH MIAMI BEACH, FL 33162
(305) 501-5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH. REG # 99155

910 S
SHORE DR

910 S (LOT 9) SHORE DRIVE,
MIAMI BEACH, 33141

LUIS JOSE MOLLA TRS



NOTES/COMMENTS

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CONTEXT PICTURES

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860 S SHORE DR



880 S SHORE DR



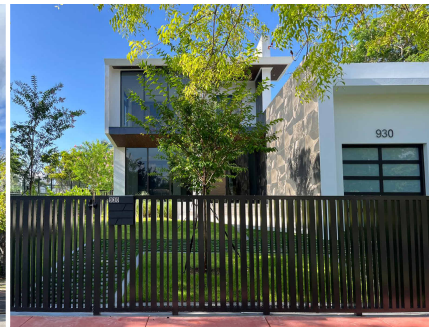
900 S SHORE DR



910 S SHORE DR
PROPOSED PROJECT



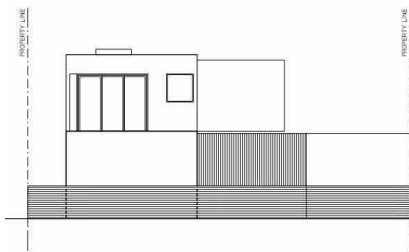
920 S SHORE DR



930 S SHORE DR



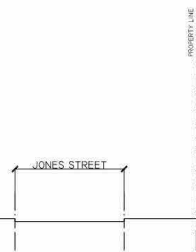
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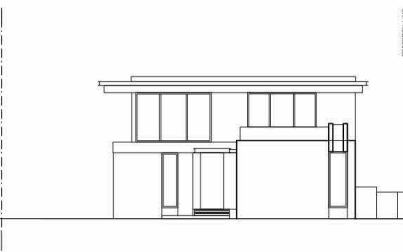
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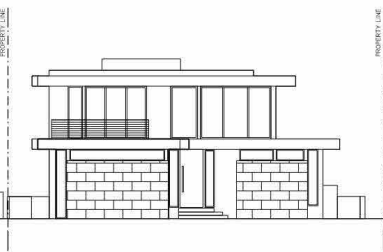
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JONES STREET



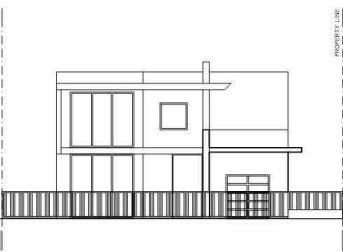
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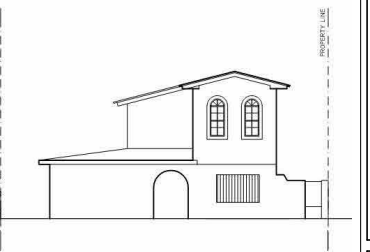
910 S SHORE DR
PROPOSED PROJECT



920 S SHORE DR

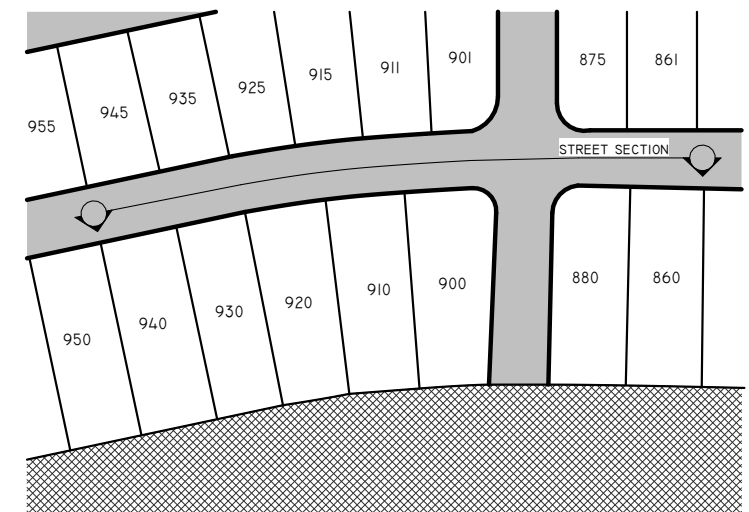


930 S SHORE DR



940 S SHORE DR

STREET SECTION



KEY MAP

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ARCHITECTURE + DESIGN

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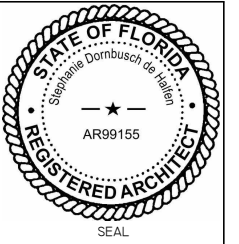
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SHORE DR

910 S (LOT 9) SHORE DRIVE,
MIAMI BEACH, 33141

LUIS JOSE MOLLA TRS



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EXISTING LOT



EXISTING LOT



EXISTING AERIAL



EXISTING AERIAL



EXISTING AERIAL



EXISTING AERIAL

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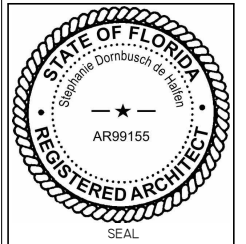
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SHORE DR

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MIAMI BEACH, 33141

LUIS JOSE MOLLA TRS



NOTES/COMMENTS

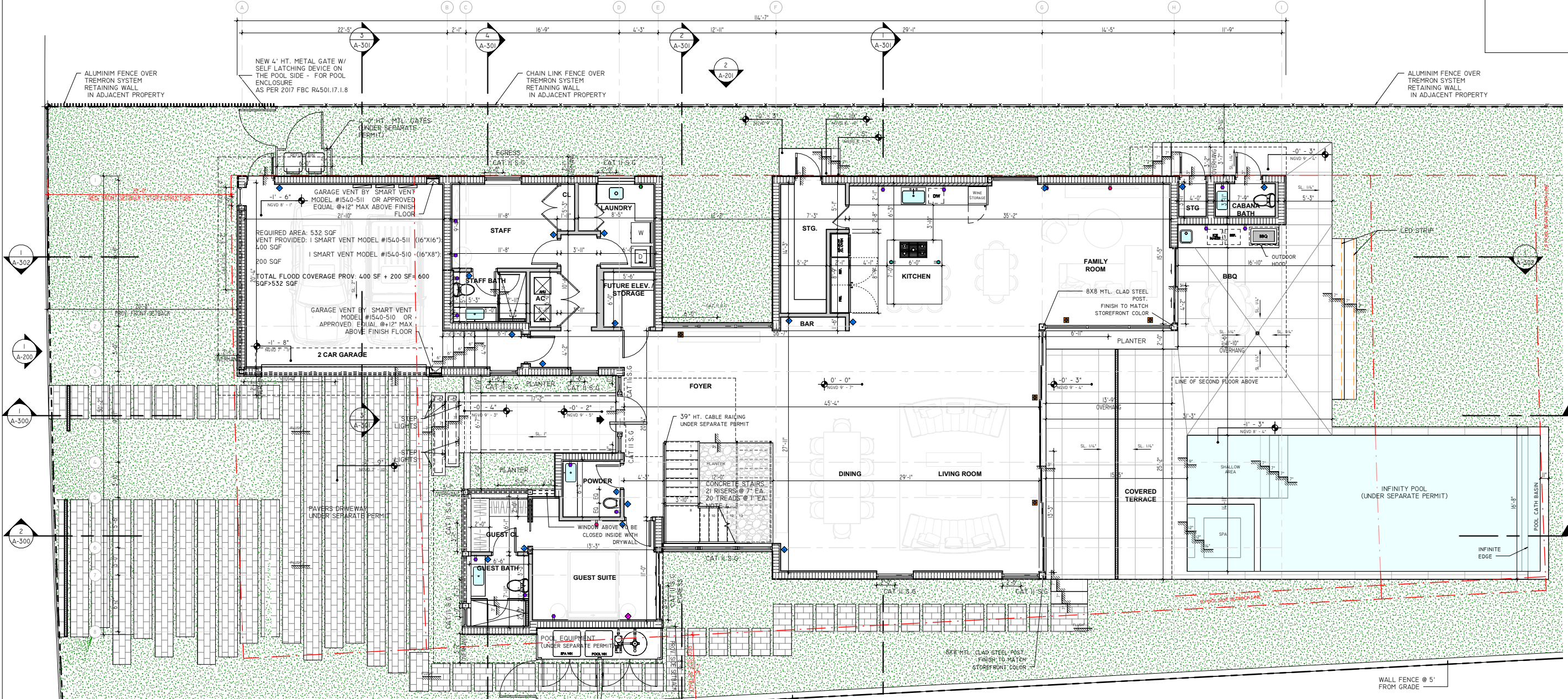
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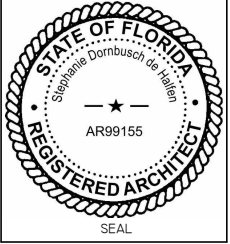
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NOTES/COMMENTS

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FIRST FLOOR PLAN

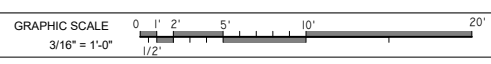
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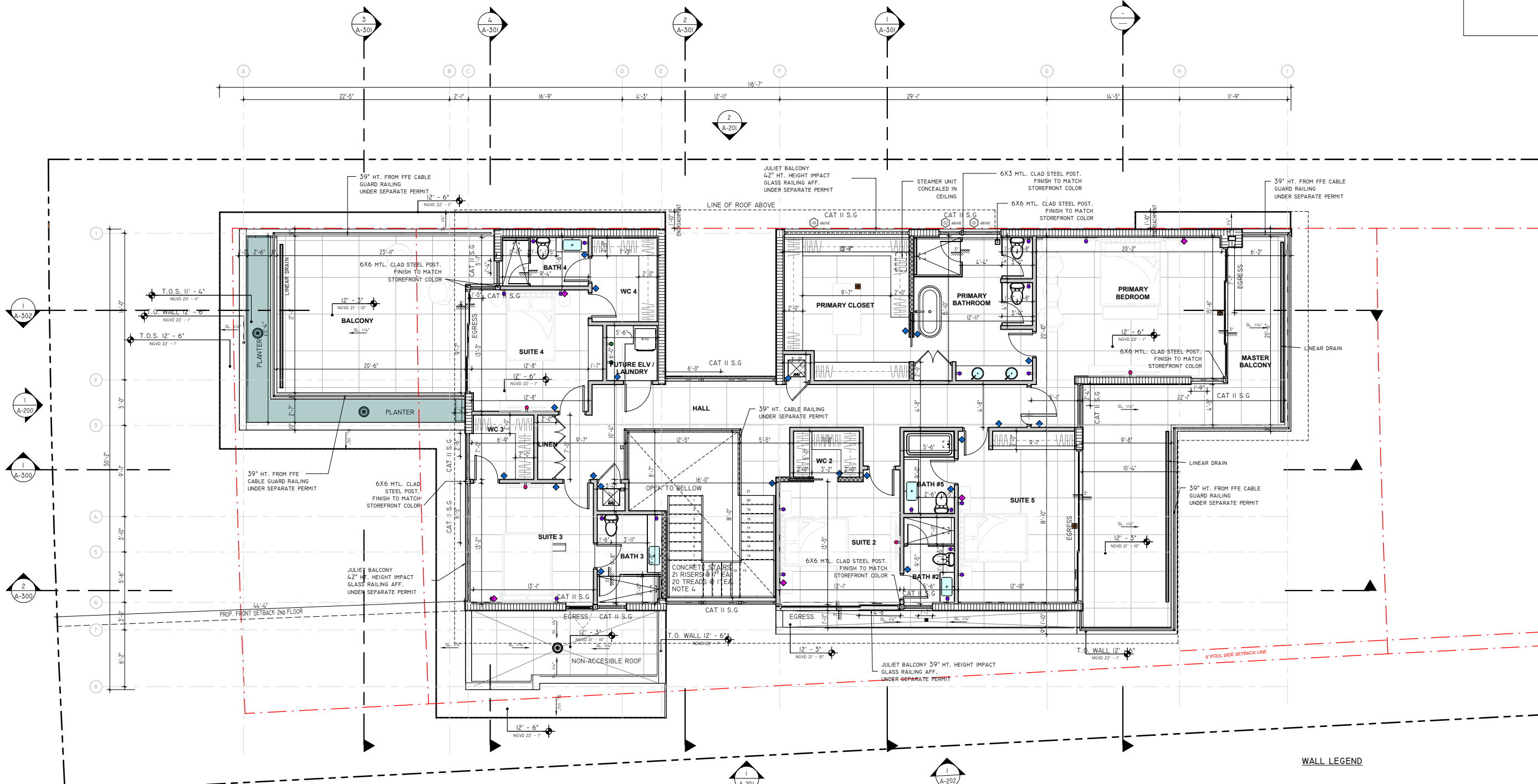
A-101

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

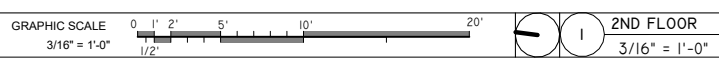


FIRST FLOOR PLAN
3/16" = 1'-0"



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-7.5 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS



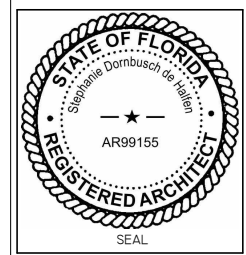
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MIAMI BEACH, 33141

LUIS JOSE MOLLA TRS



NOTES/COMMENTS

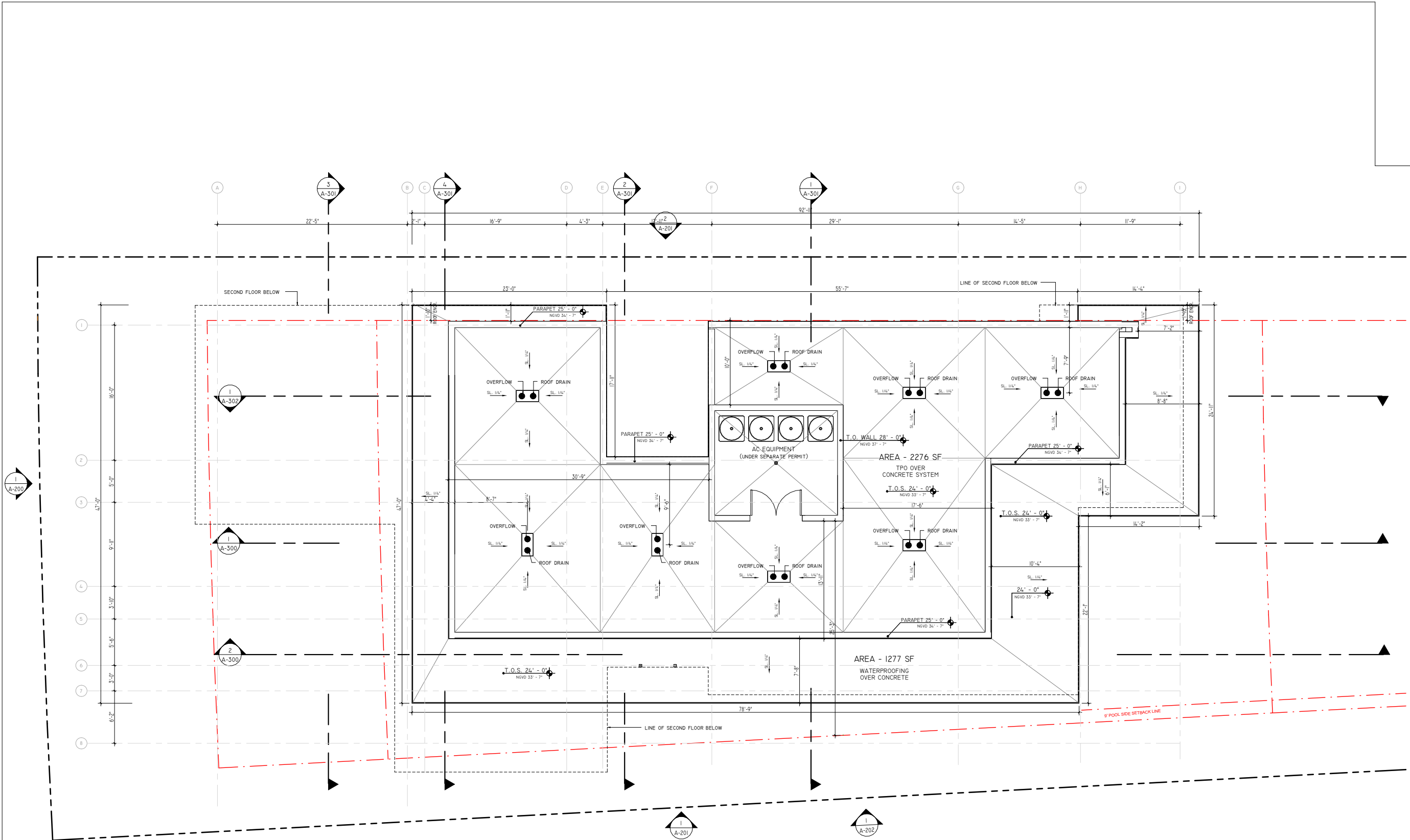
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SECOND FLOOR

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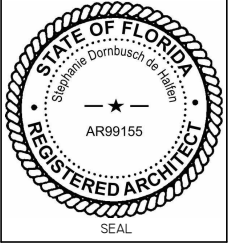
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LUIS JOSE MOLLA TRS



NOTES/COMMENTS

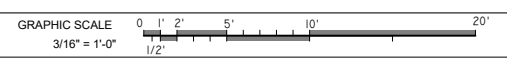
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ROOF PLAN

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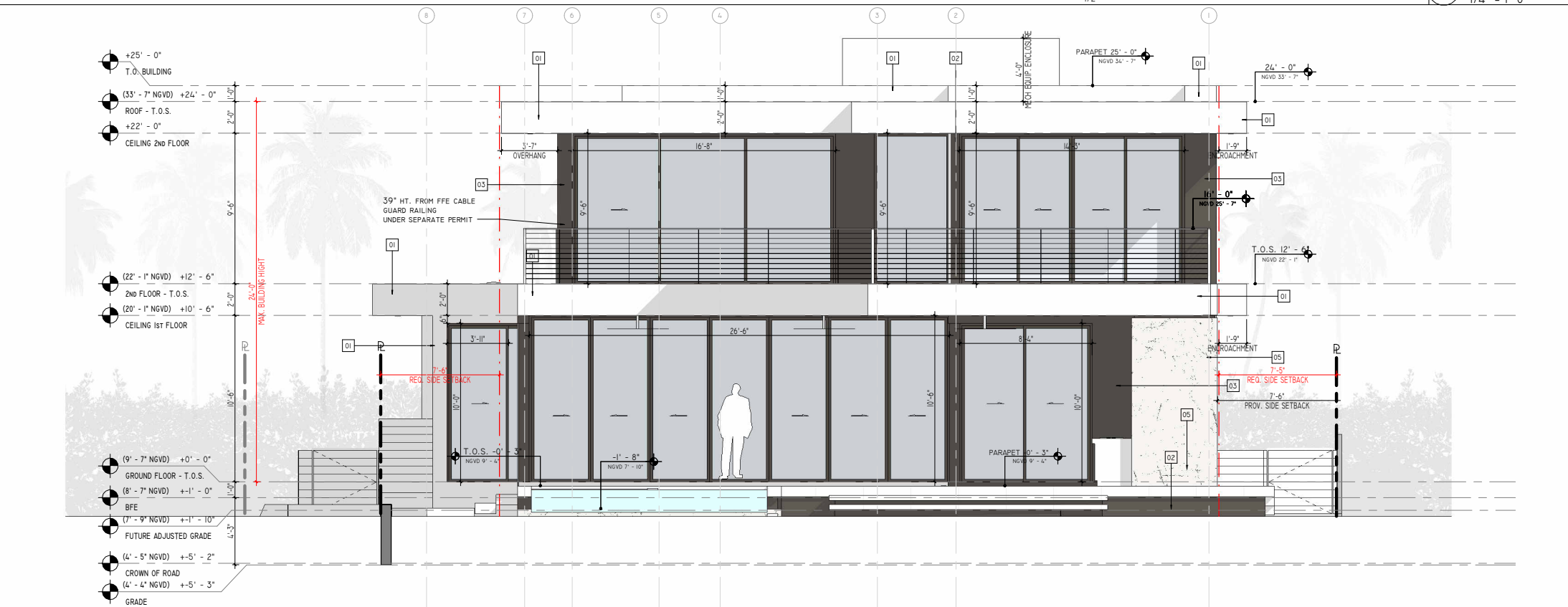
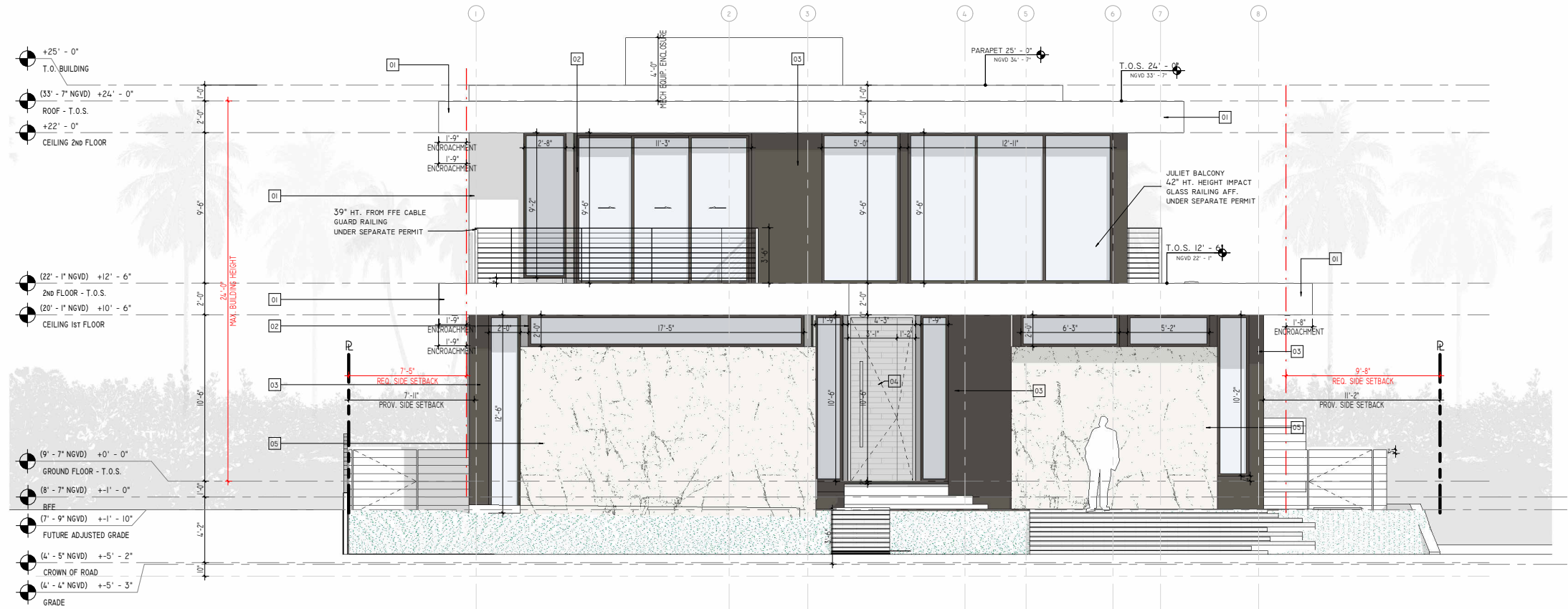
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A-103



ROOF PLAN
1
3/16" = 1'-0"

FINISH MATERIALS		
MATERIAL MARK	MATERIAL NAME	MATERIAL DESCRIPTION
01	SMOOTH WHITE STUCCO	BENJAMIN MOORE, SUPER WHITE
02	ALUMINUM CLADDING	DARK BRONZE ANODIZED FINISH
03	DARK PAINT	DARK GREY
04	WOOD	ENGINEERED WOOD LUGANO
05	STONE TBD	TRAVERTINE TBD



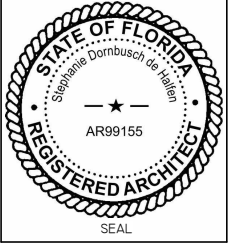
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MIAMI BEACH, 33141

LUIS JOSE MOLLA TRS



NOTES/COMMENTS

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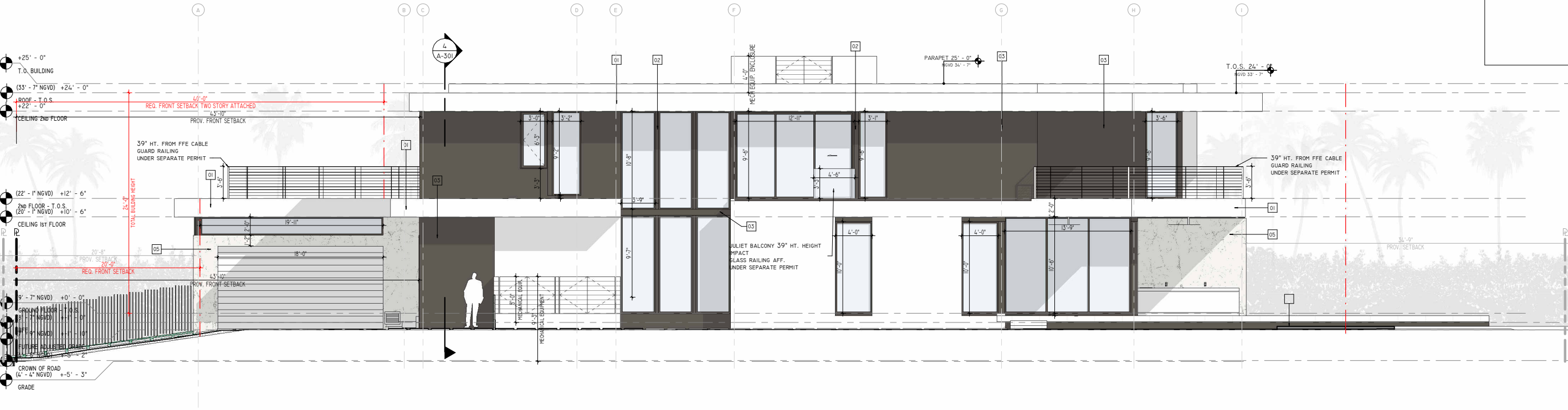
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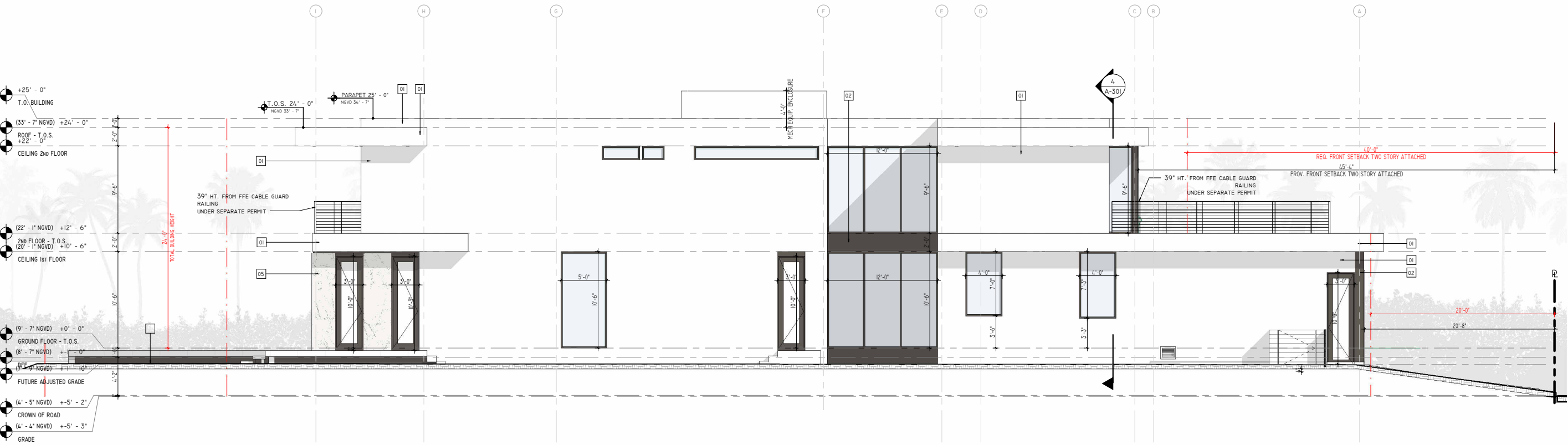
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A-200

FINISH MATERIALS		
MATERIAL MARK	MATERIAL NAME	MATERIAL DESCRIPTION
01	SMOOTH WHITE STUCCO	BENJAMIN MOORE, SUPER WHITE
02	ALUMINUM CLADDING	DARK BRONZE ANODIZED FINISH
03	DARK PAINT	DARK GREY
04	WOOD	ENGINEERED WOOD LUGANO
05	STONE TBD	TRAVERTINE TBD



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



GRAPHIC SCALE 3/16" = 1'-0" 2 LEFT-EAST 3/16" = 1'-0"

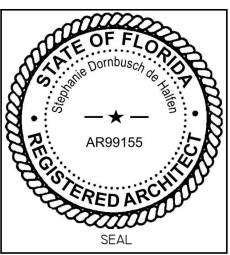
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910 S (LOT 9) SHORE DRIVE,
MIAMI BEACH, 33141

LUIS JOSE MOLLA TRS



NOTES/COMMENTS

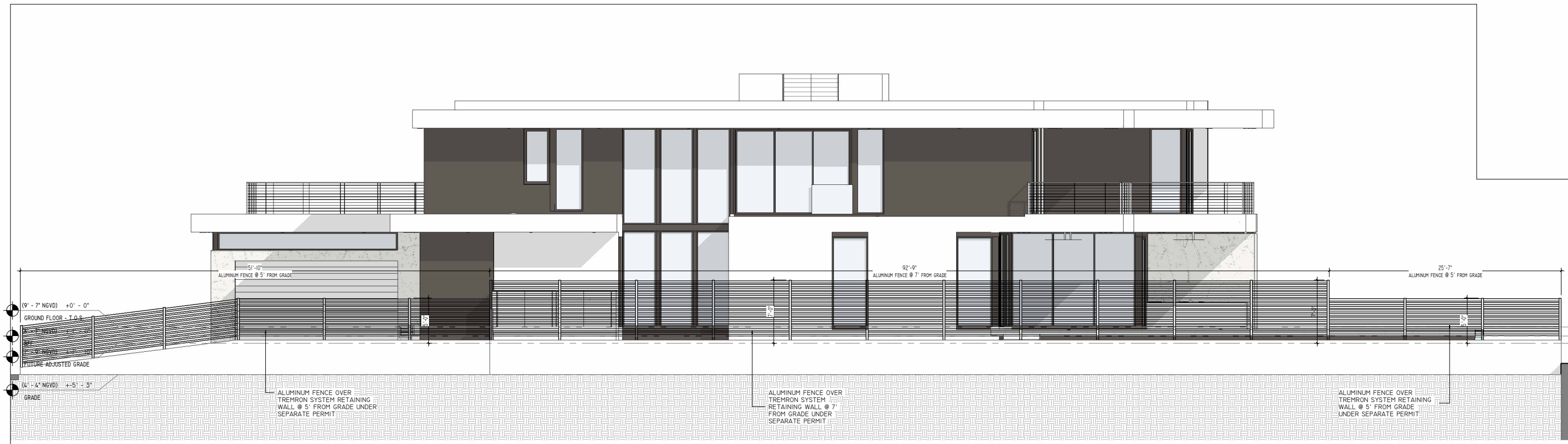
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1 WEST FENCE ELEVATION
3/16" = 1'-0"

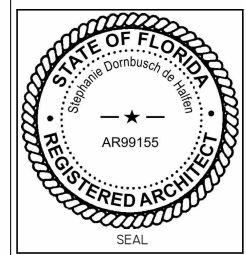
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910 S (LOT 9) SHORE DRIVE,
MIAMI BEACH, 33141

LUIS JOSE MOLLA TRS



NOTES/COMMENTS

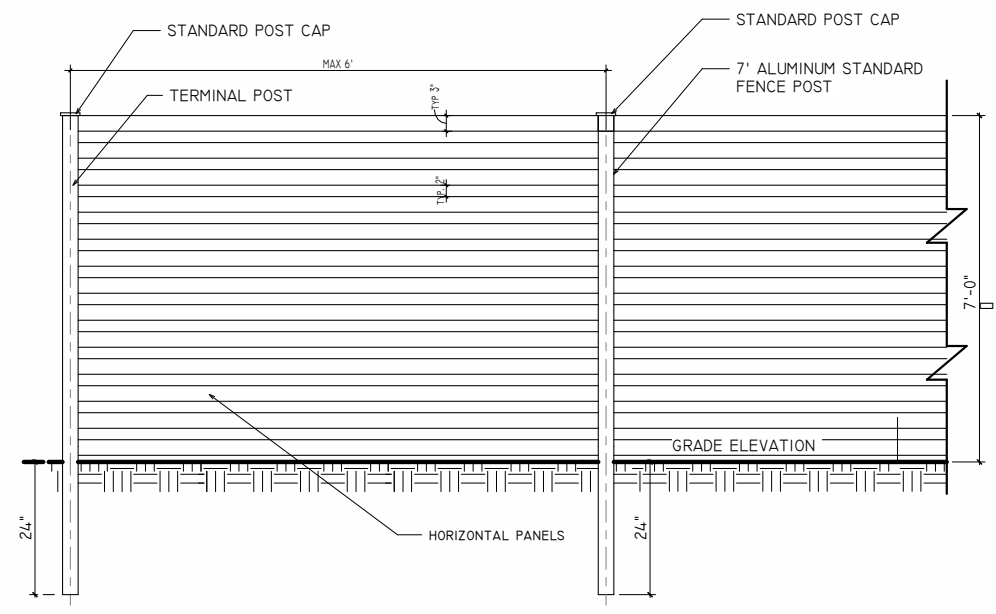
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FENCE ELEVATION

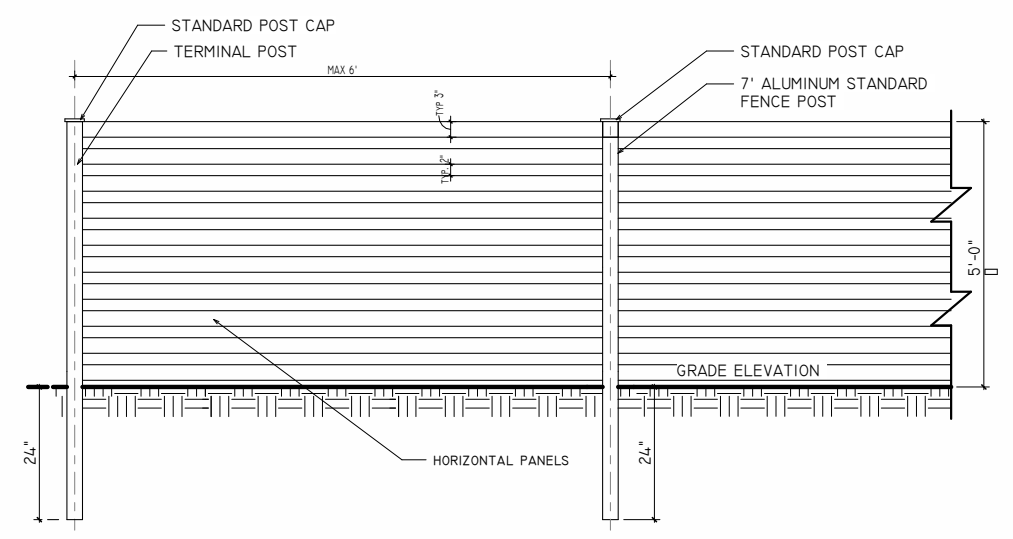
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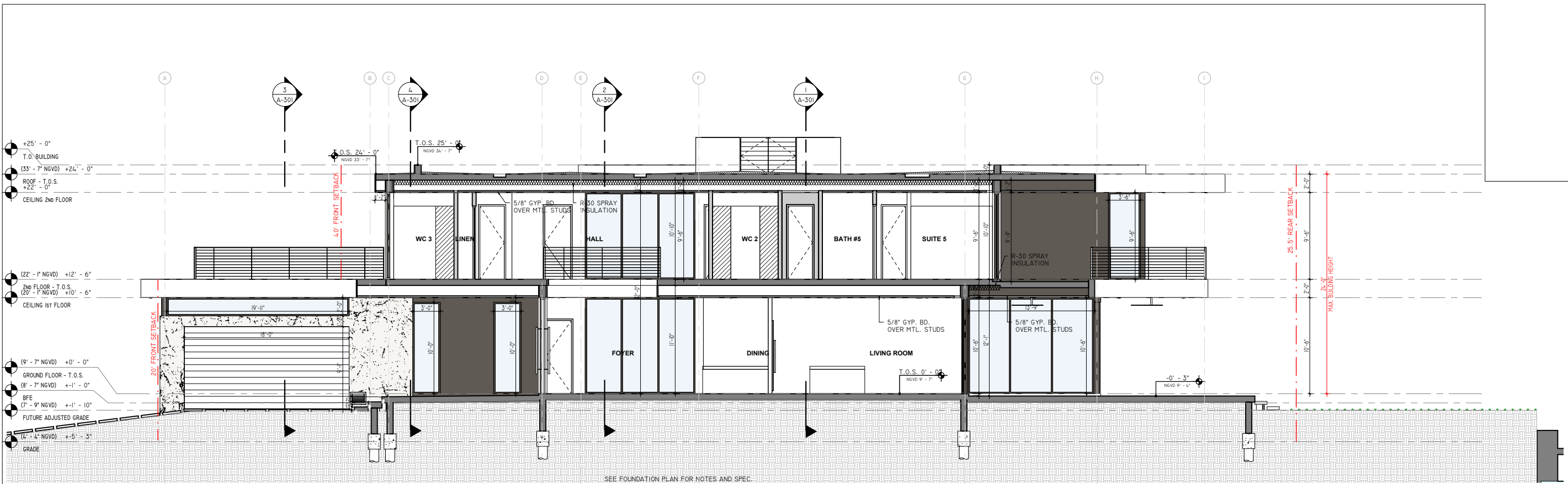


2 ALUMINUM FENCE DETAIL @ 7' HT

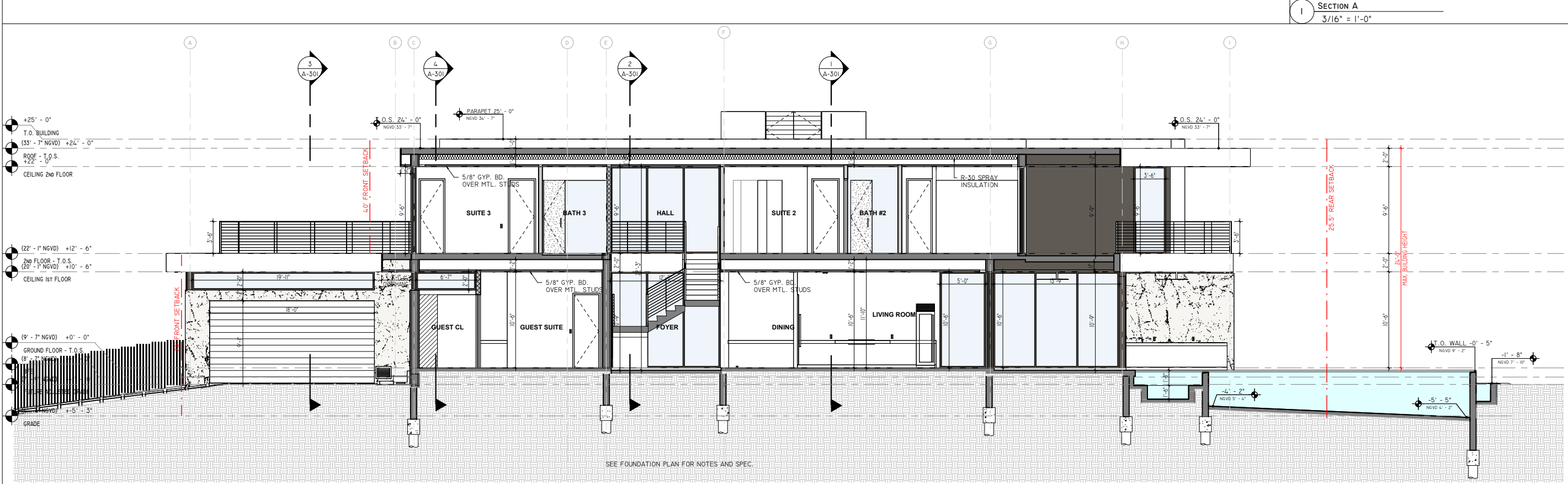


3 ALUMINUM FENCE DETAIL @ 5' HT





SECTION A
3/16" = 1'-0"



SECTION B
3/16" = 1'-0"

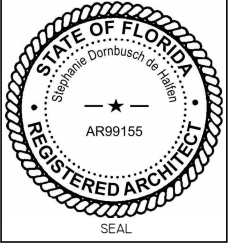
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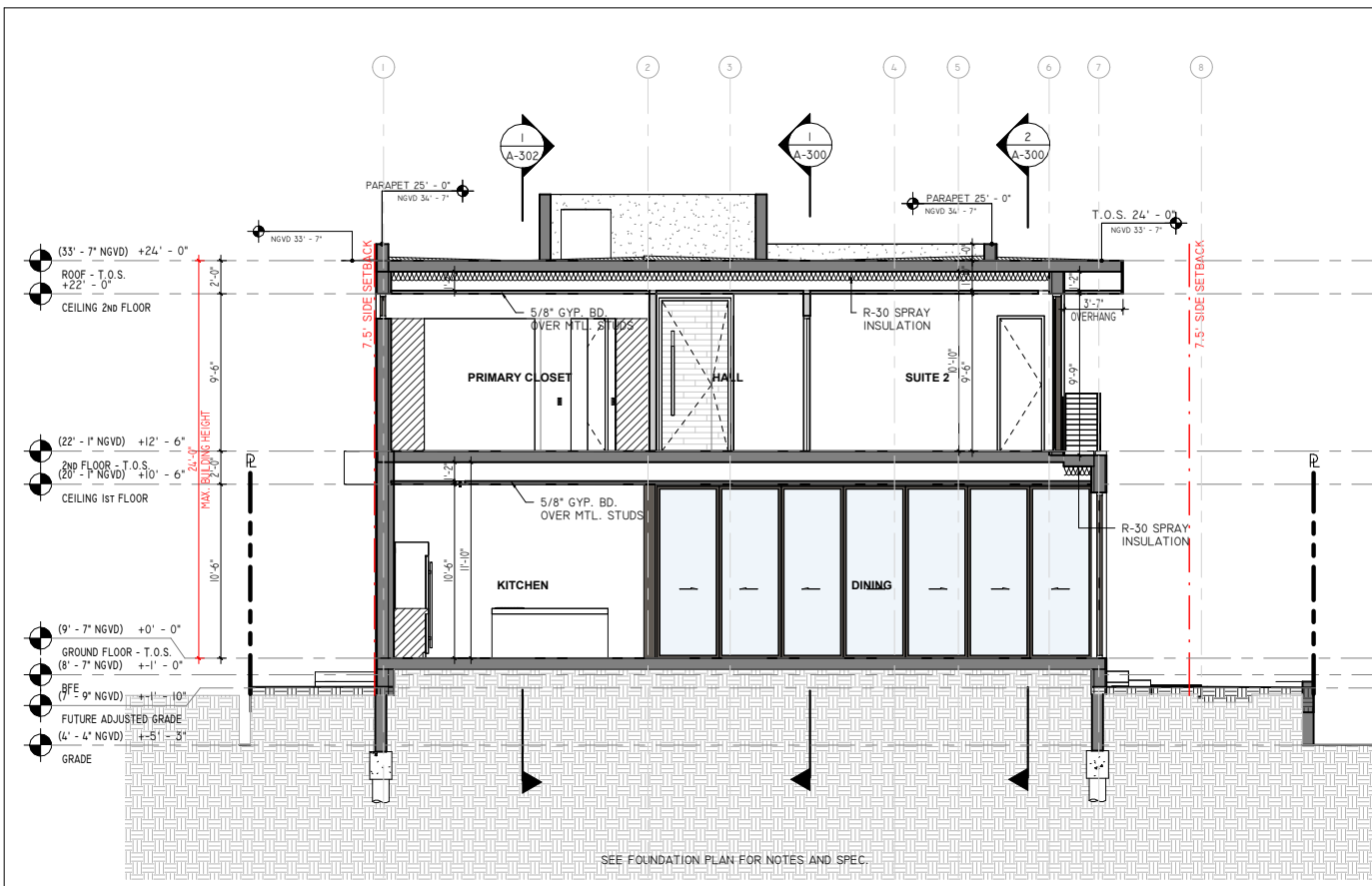
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SECTIONS

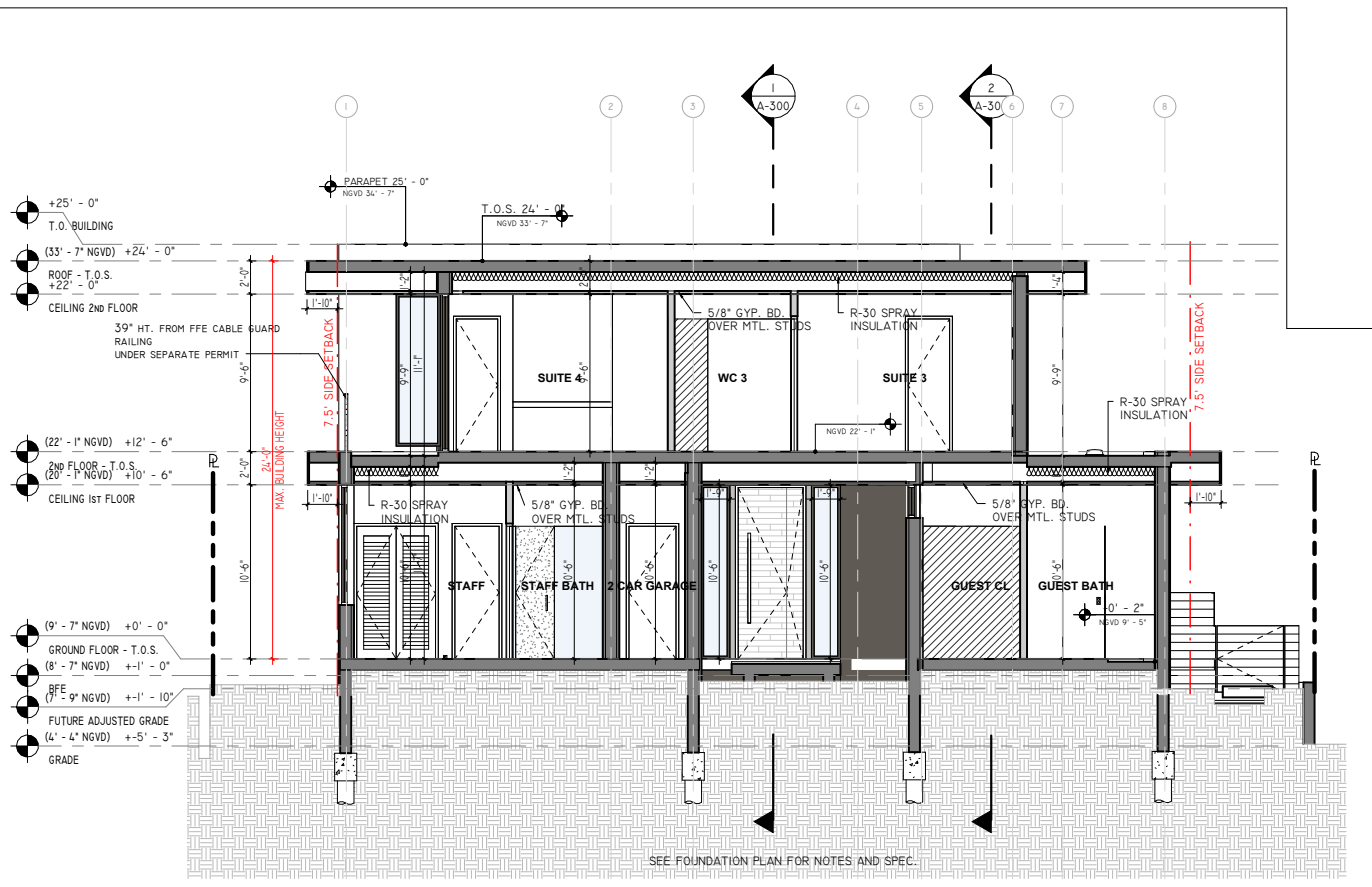
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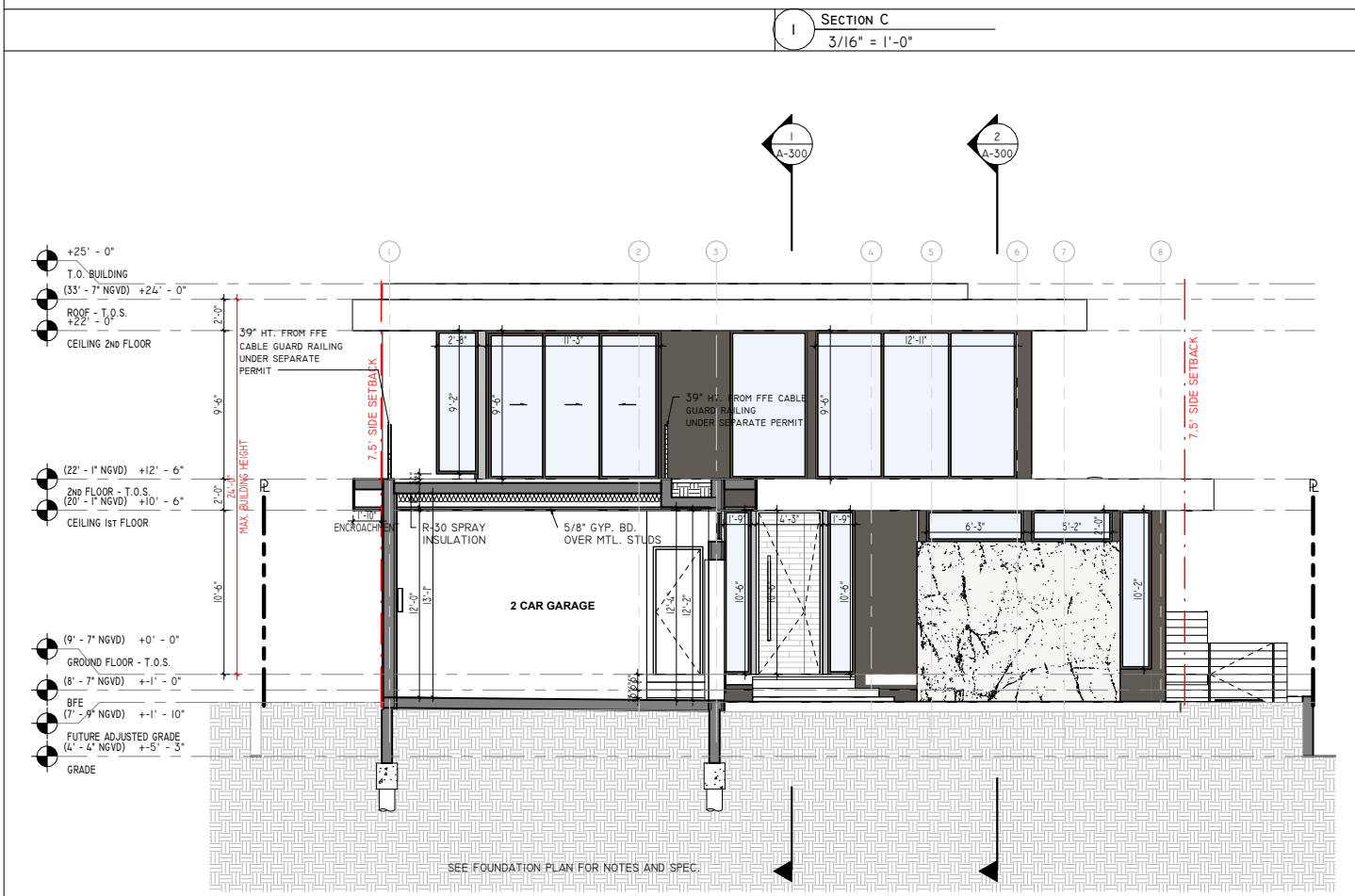
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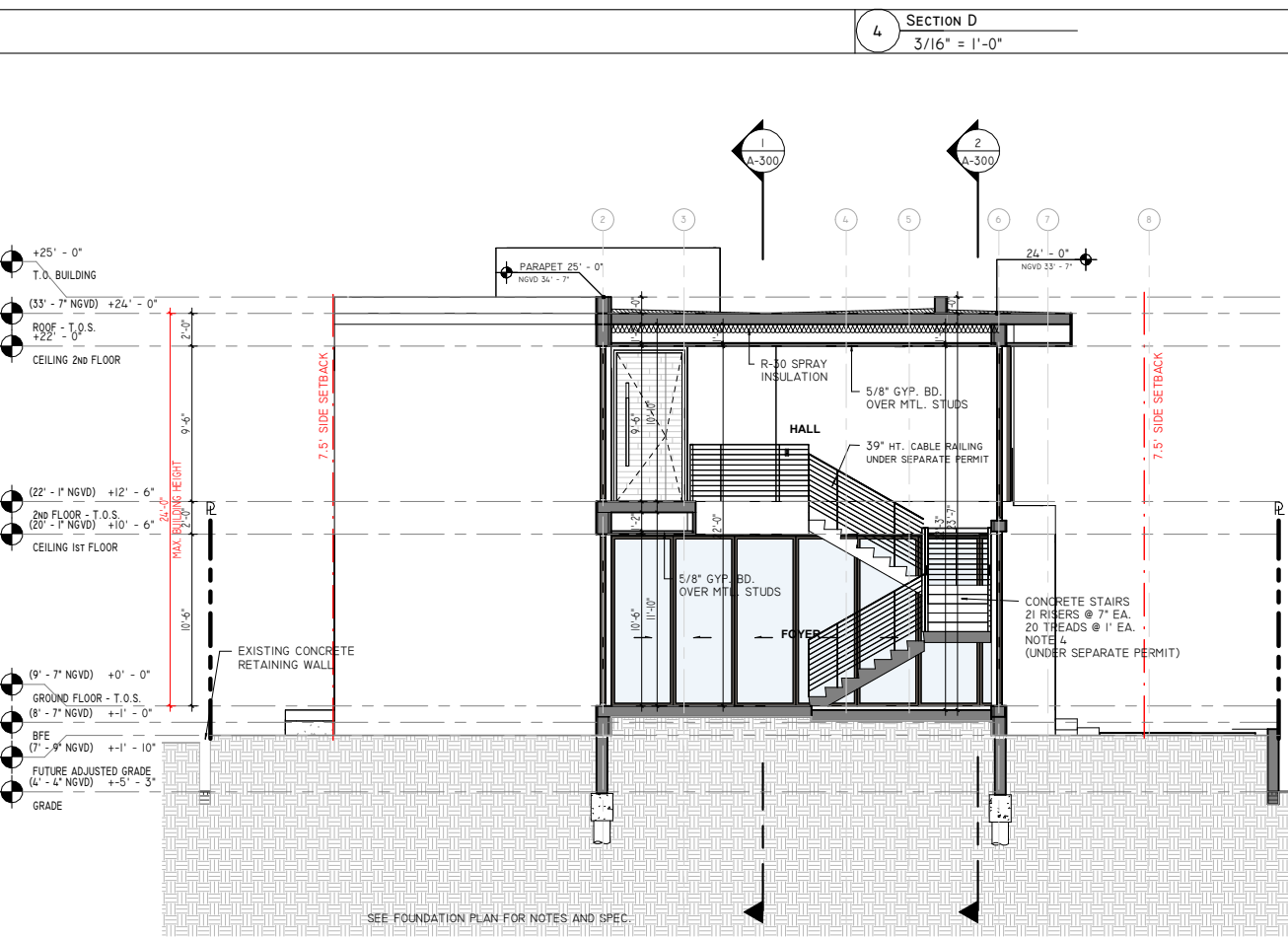
SECTION C
3/16" = 1'-0"



SECTION D
3/16" = 1'-0"



SECTION E
3/16" = 1'-0"



SECTION F
3/16" = 1'-0"

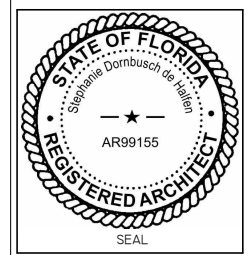
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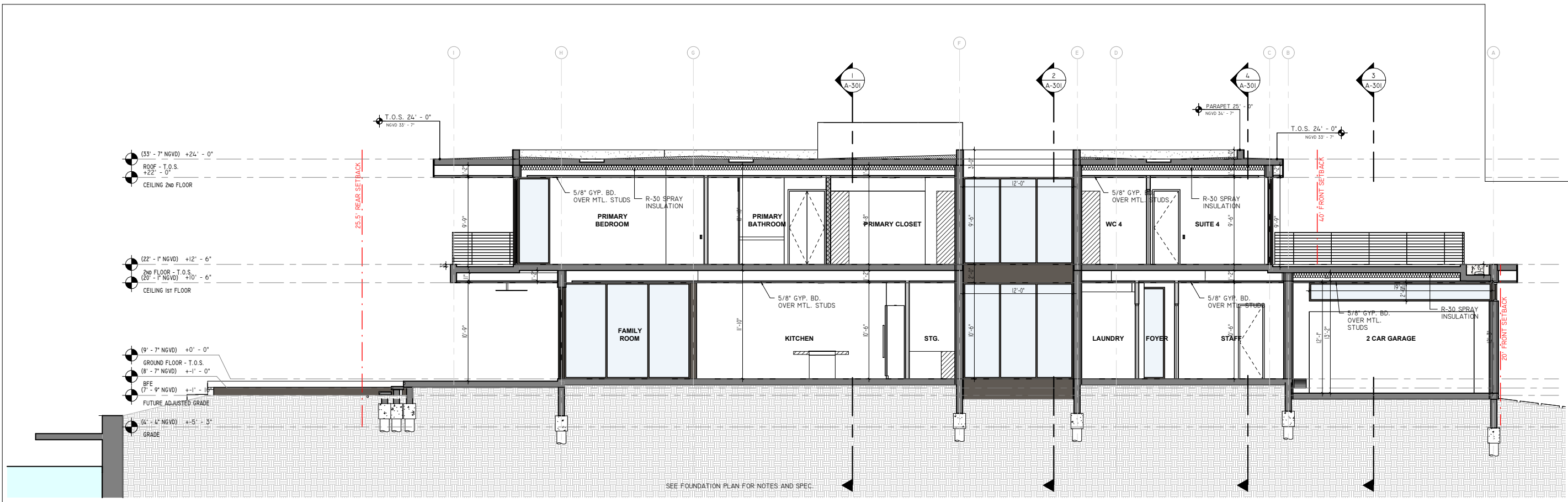
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SEE FOUNDATION PLAN FOR NOTES AND SPEC.

1 SECTION G
3/16" = 1'-0"

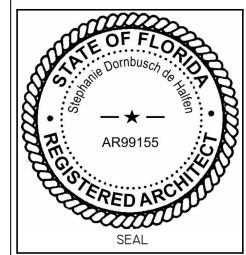
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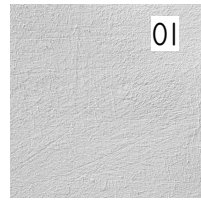
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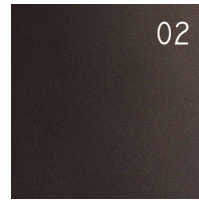
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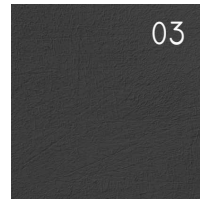
A-302



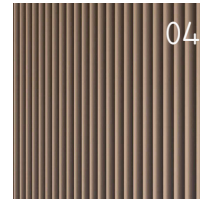
01 WHITE SMOOTH STUCCO - BEJAMIN MOORE SUPER WHITE



02 BRONZE ALUMINUM FRAMING



03 SMOOTH STUCCO - BEJAMIN MOORE DARK GREY



04 COMPOSITE WOOD TBD



05 TRAVERTINE STONE-TBD



06 CLEAR IMPACT GLASS



1 NORTH ELEVATION (FRONT)



2 NORTH ELEVATION (ENTRY)



3 SOUTH ELEVATION (REAR)



4 SOUTH ELEVATION (POOL)

SDH_STUDIO
ARCHITECTURE+DESIGN

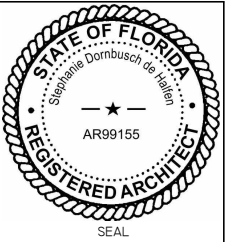
AA26002853
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(305) 501-5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH REG # 99155

910 S
SHORE DR

910 S (LOT 9) SHORE DRIVE,
MIAMI BEACH, 33141

LUIS JOSE MOLLA TRS



NOTES/COMMENTS

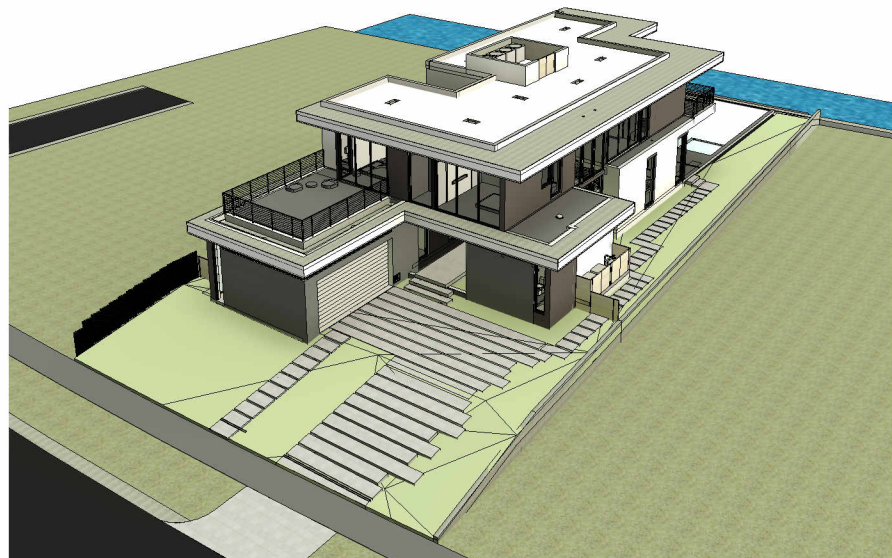
REVISIONS / SUBMISSIONS

HOUSE RENDERING

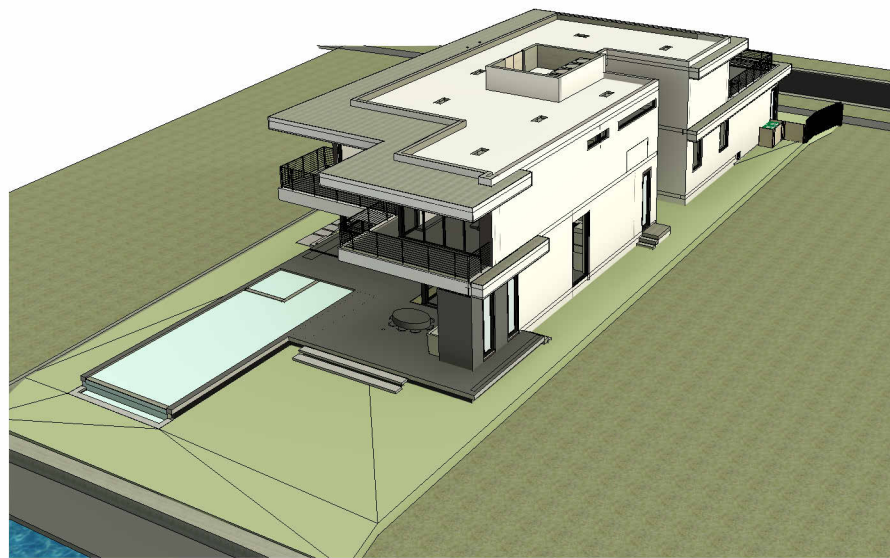
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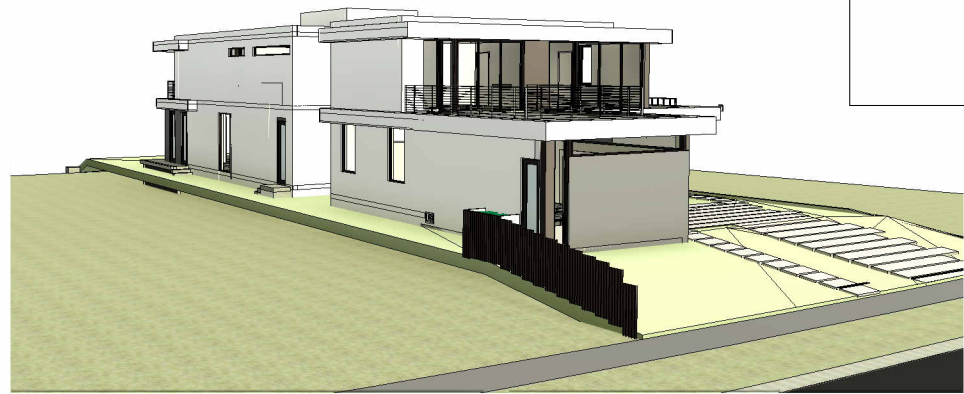
A-400.1



2 3D NORTH-WEST FRONT AERIAL



5 3D SOUTH -EAST REAR AERIAL



8 3D NORTH EAST FRONT



4 3D NORT-EAST FRONT AERIAL



6 3D SOUTH-WEST REAR AERIAL



7 3D SOUTH WEST REAR



3 3D NORTH FRONT



1 3D SOUTH REAR

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ARCHITECTURE+DESIGN

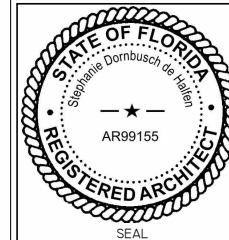
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NOTES/COMMENTS

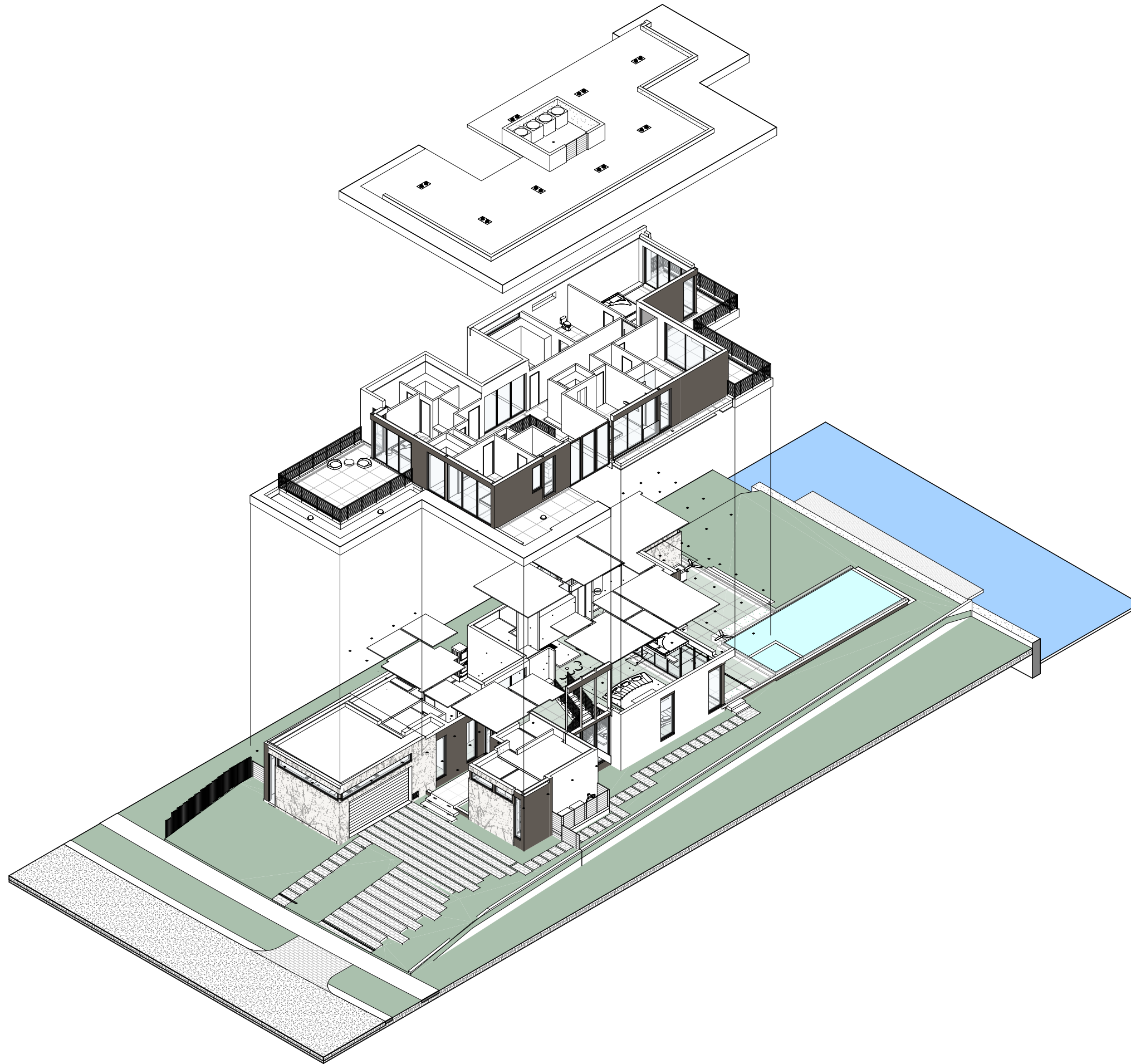
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HOUSE VIEWS

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A-400.2



SDH_STUDIO
ARCHITECTURE+DESIGN

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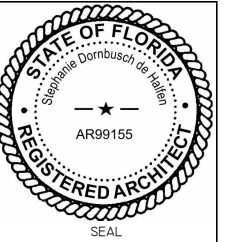
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NOTES/COMMENTS

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HOUSE AXONOMETRIC
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