

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

18200 NE 19th Ave. Suite 100
 North Miami Beach, Florida 33162

305.501.5013

www.sdhstudio.com



	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				
PROJECT TEAM		SDH_STUDIO ARCHITECTURE+DESIGN SDH_STUDIO 18200 NE 19TH AVE, SUITE 100, NORTH MIAMI BEACH, FL 33162 (305) 501-5013 INFO@SDHSTUDIO.COM					

MAP OF BOUNDARY SURVEY & TOPOGRAPHIC SURVEY

LEGEND

ABBREVIATIONS:

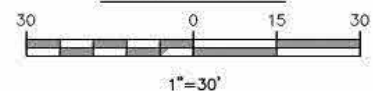
A = ARC DISTANCE
 AC = AIR CONDITIONER PAD
 BLDG = BUILDING
 BM = BENCH MARK
 BOB = BASIS OF BEARINGS
 CBS = CONCRETE BLOCK & STUCCO
 (C) = CALCULATED
 C&G = CURB & GUTTER
 CLF = CHAIN LINK FENCE
 COL = COLUMN
 D.E. = DRAINAGE EASEMENT
 D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
 D/W = DRIVEWAY
 EB = ELECTRIC 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
 W = 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

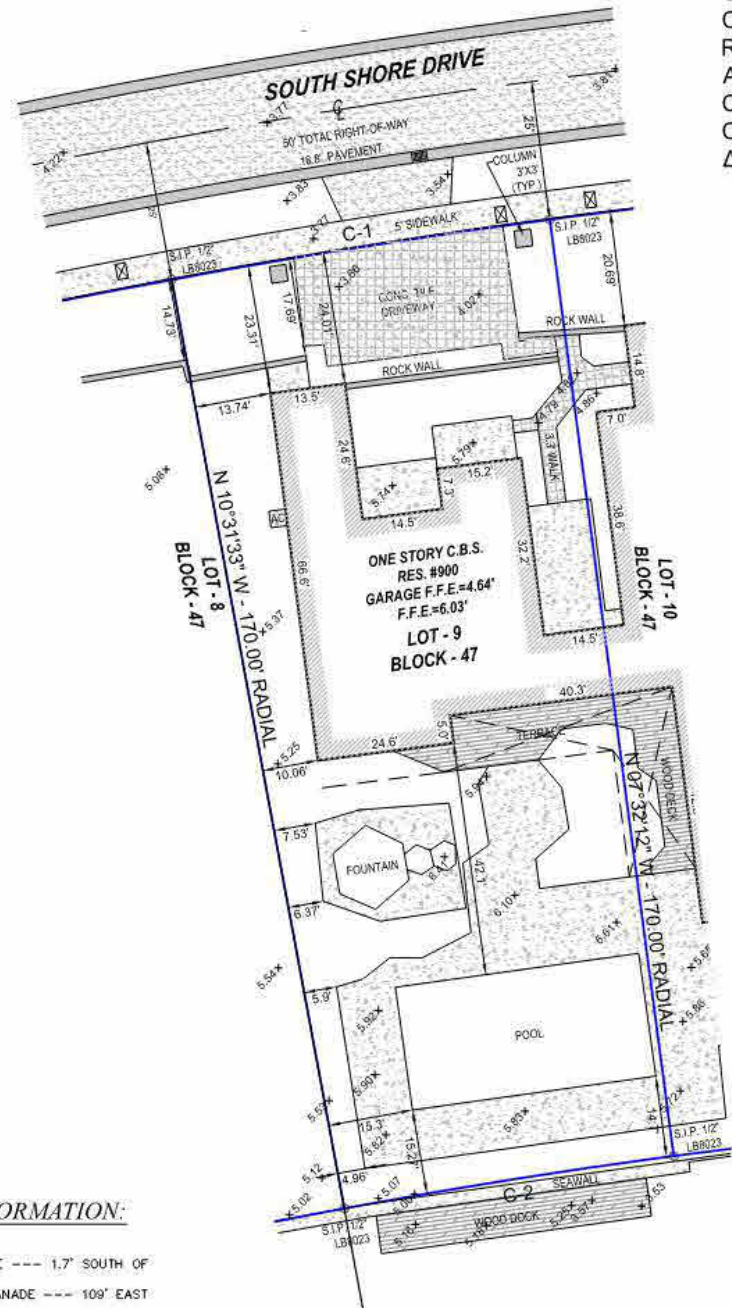


GRAPHIC SCALE



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"

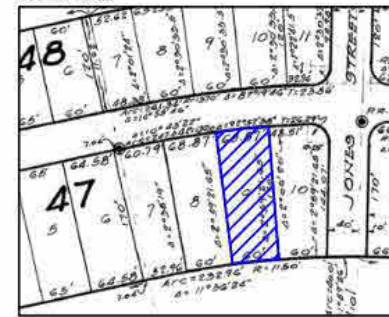
LAND AREA CALCULATIONS:

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 120860302 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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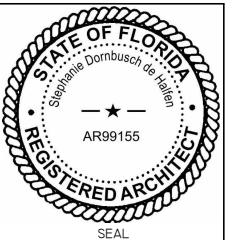
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STEPHANIE D. DE HALFEN
 ARCHITECT P.A.
 ARCH REG# 99955

910 S SHORE DR

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

LUIS JOSE MOLLA TRS



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

SURVEY PLAN

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 CHECKED BY: RB
 INITIAL DRAWING
 RELEASE DATE: ISSUE DATE

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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AA26002883

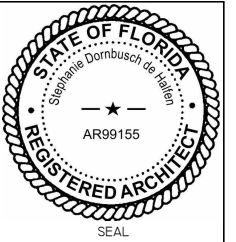
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ARCH REG# 99155

910 S
SHORE DR

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

LUIS JOSE MOLLA TRS



NOTES/COMMENTS

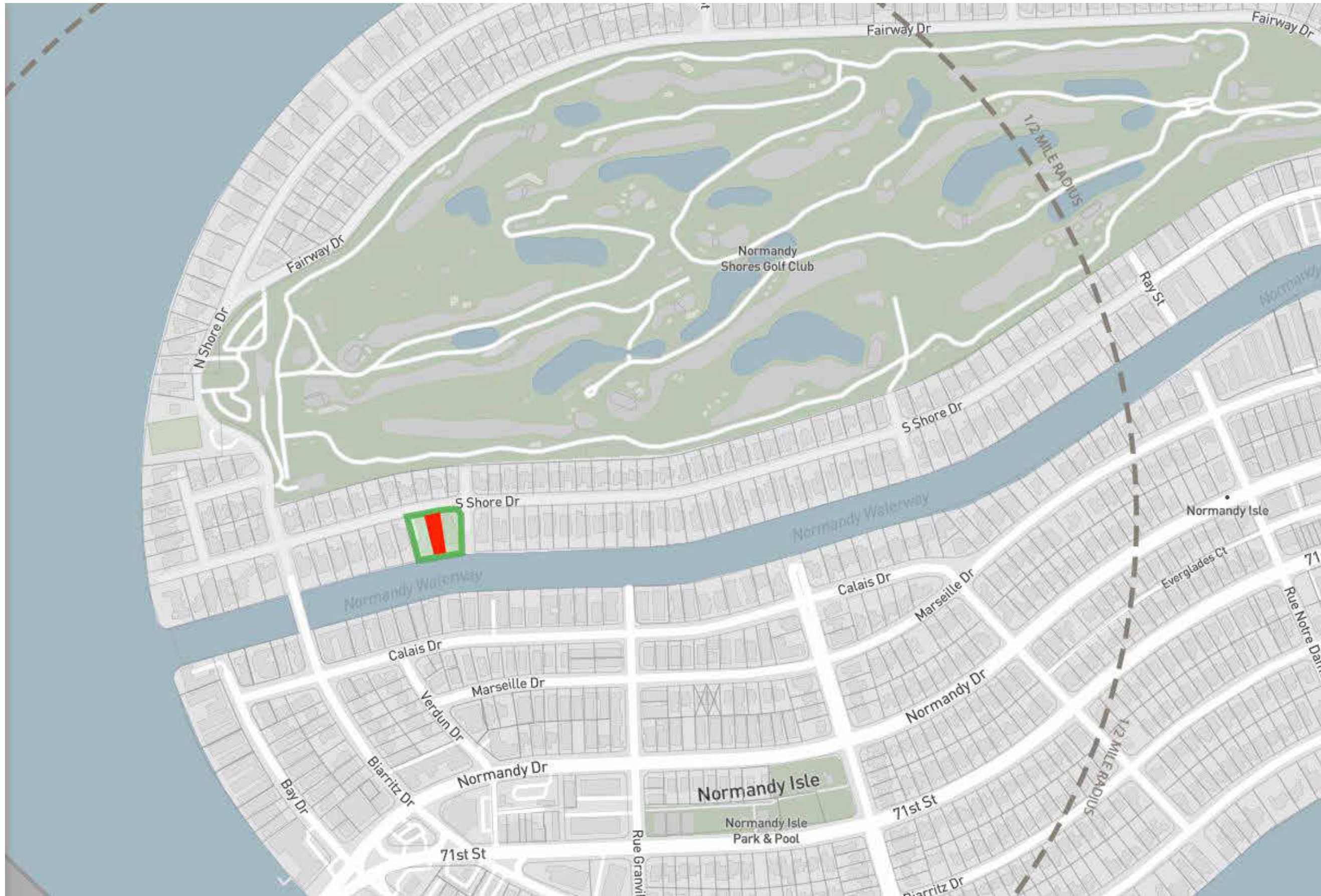
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SITE PLAN DATA SHEET
AND TABLES

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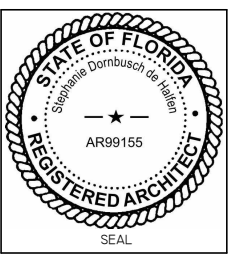
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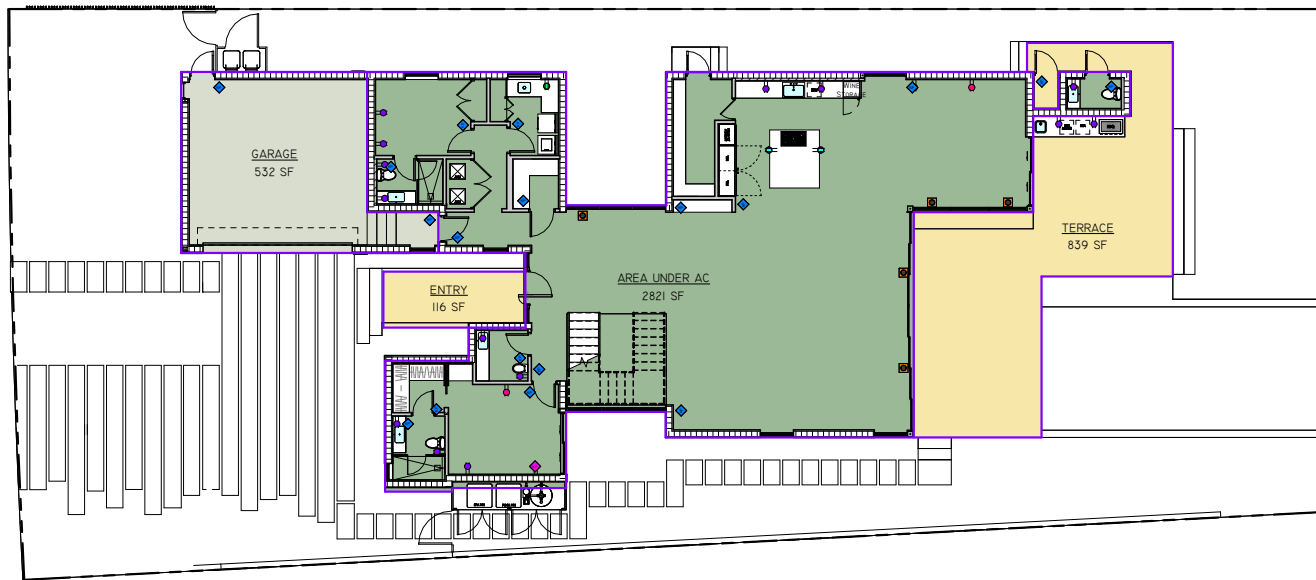
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CONTEXT AERIAL

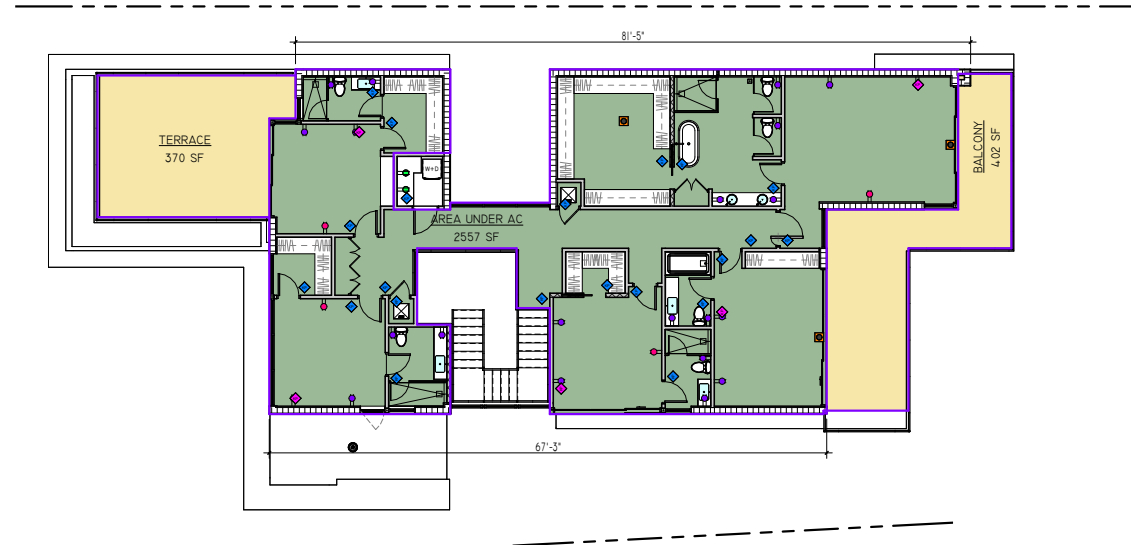
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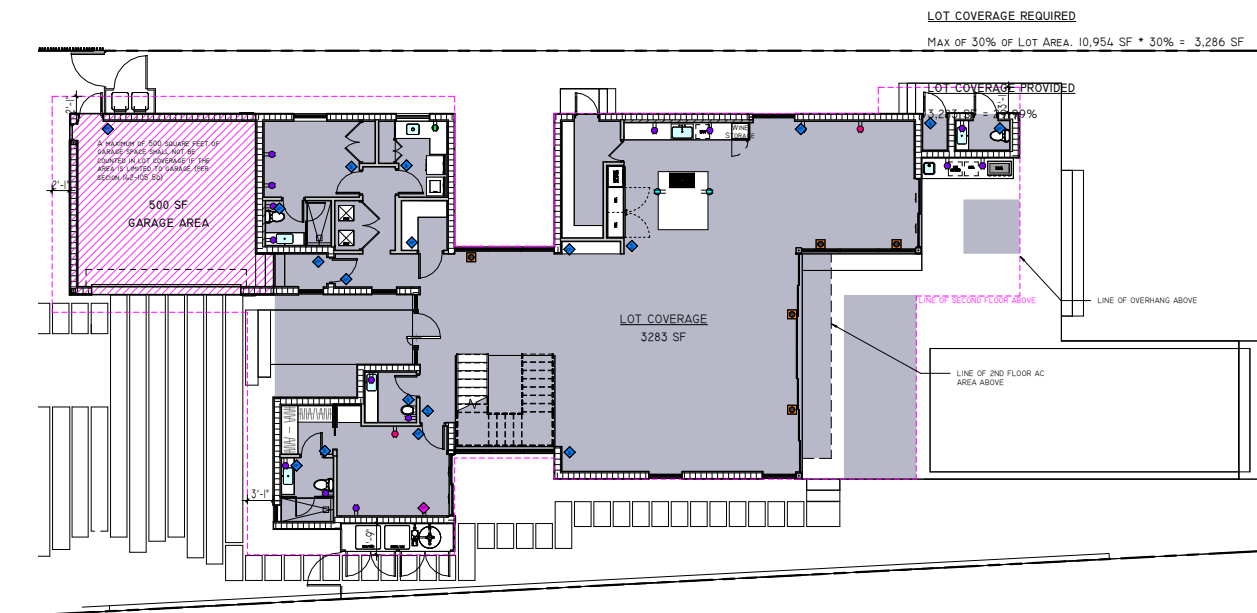
A-003



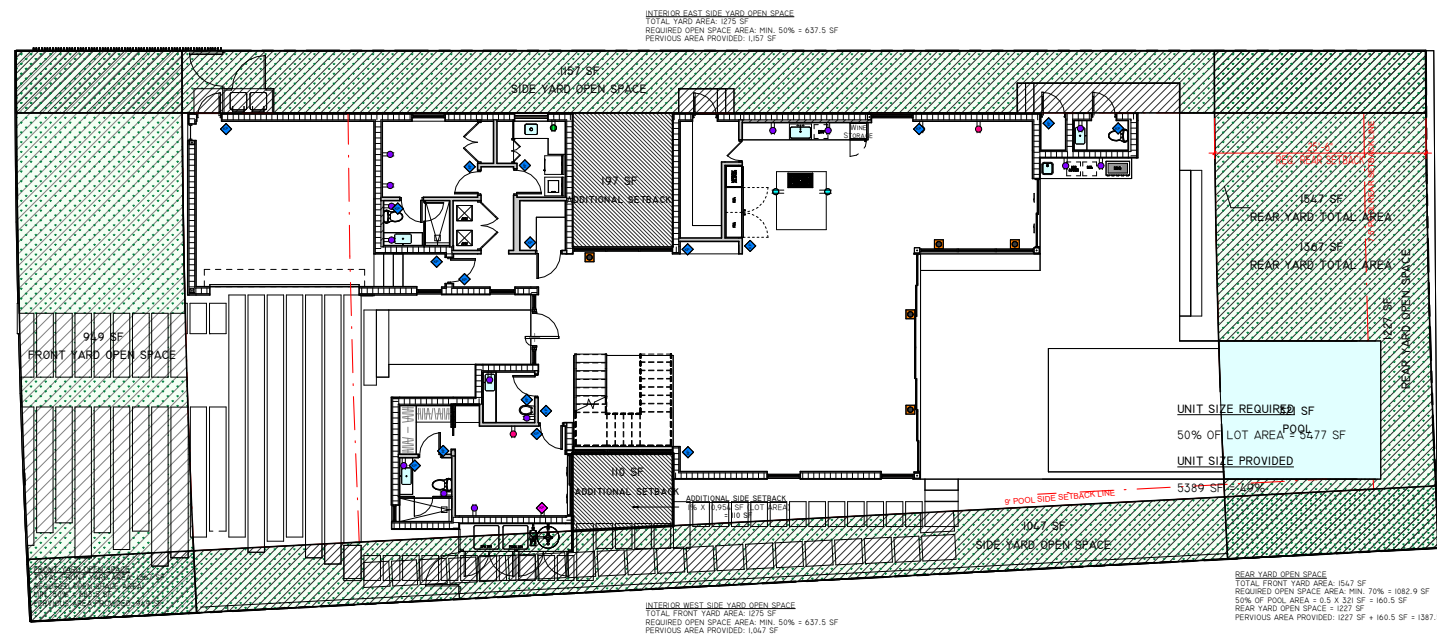
1 AC AREA 1ST FLOOR



2 AC AREA 2ND FLOOR



3 LOT COVERAGE



4 OPEN SPACE / PERVIOUS AND IMPERVIOUS AREA

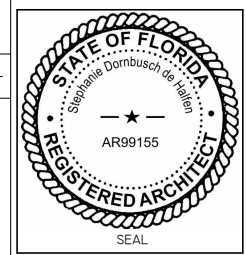
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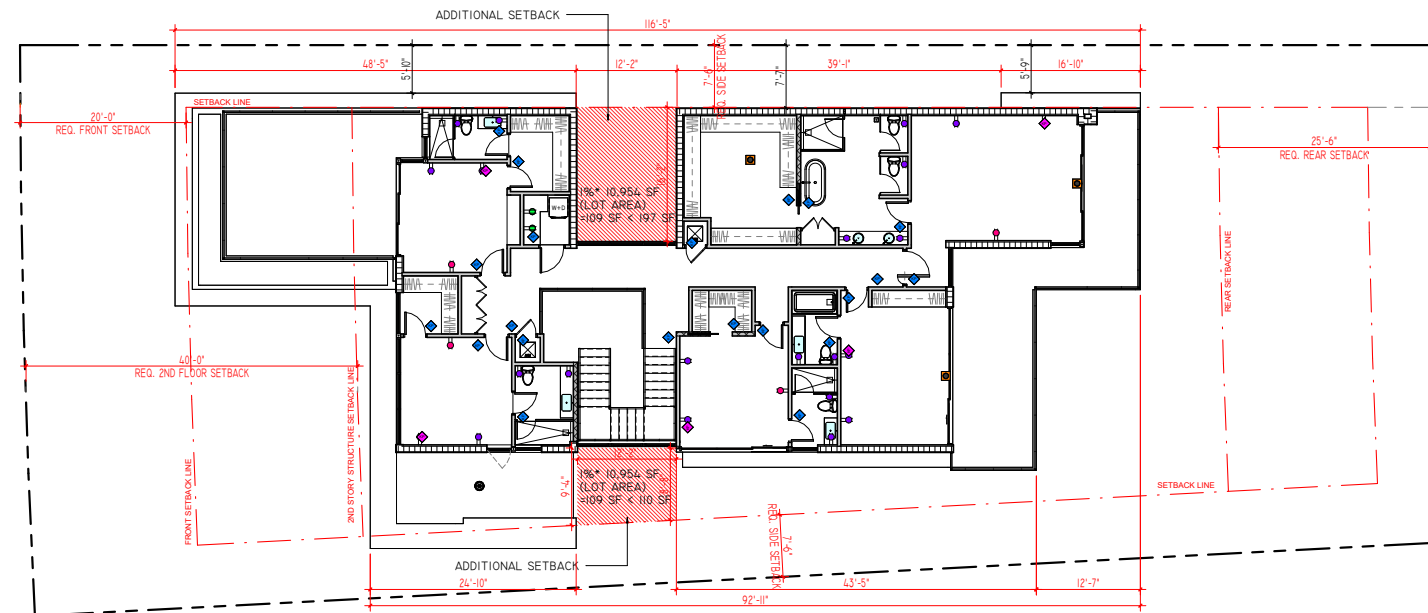
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AREA DIAGRAMS

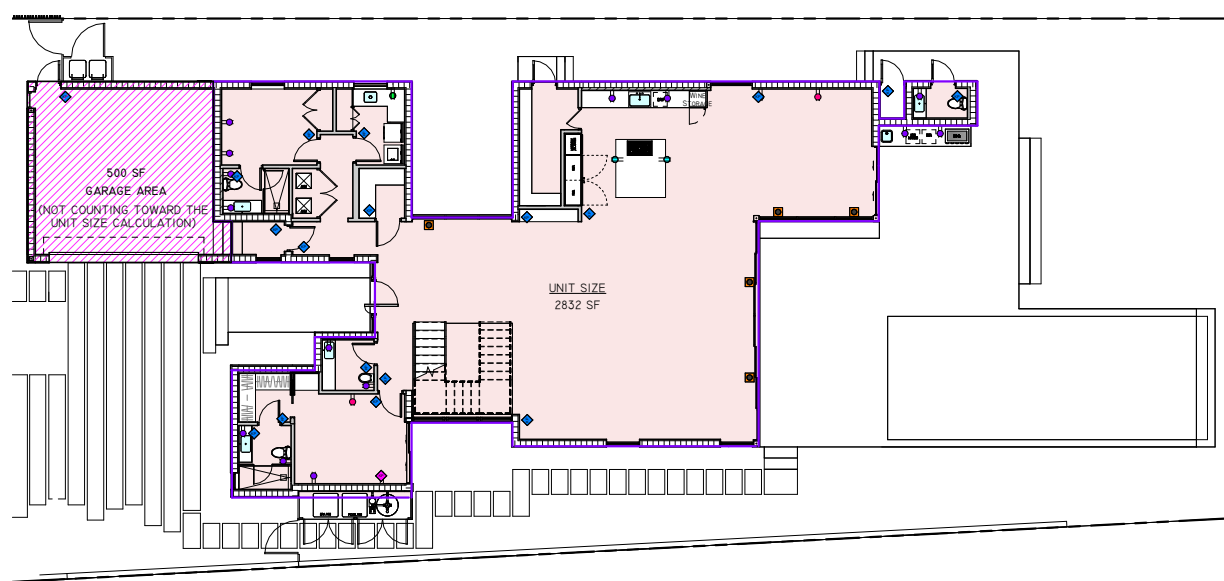
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A-100.1

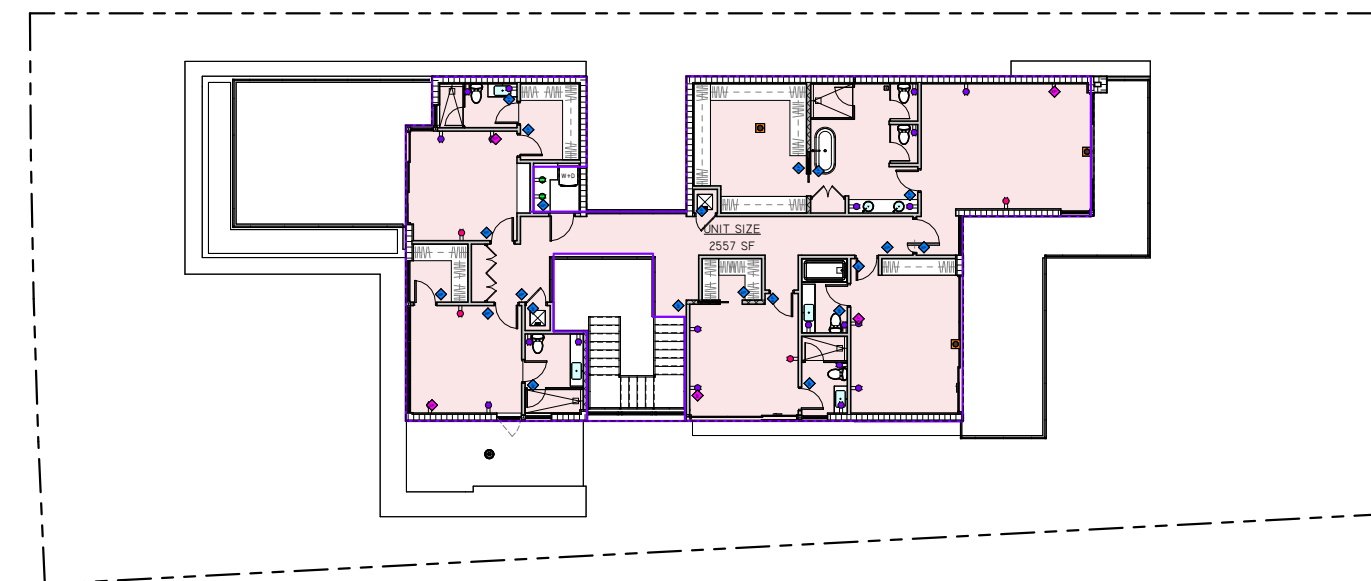


3 2ND FLOOR SETBACK DIAGRAM



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.

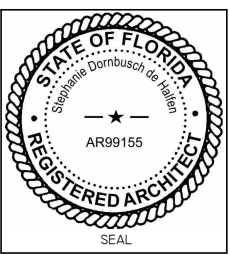
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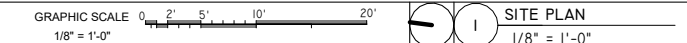
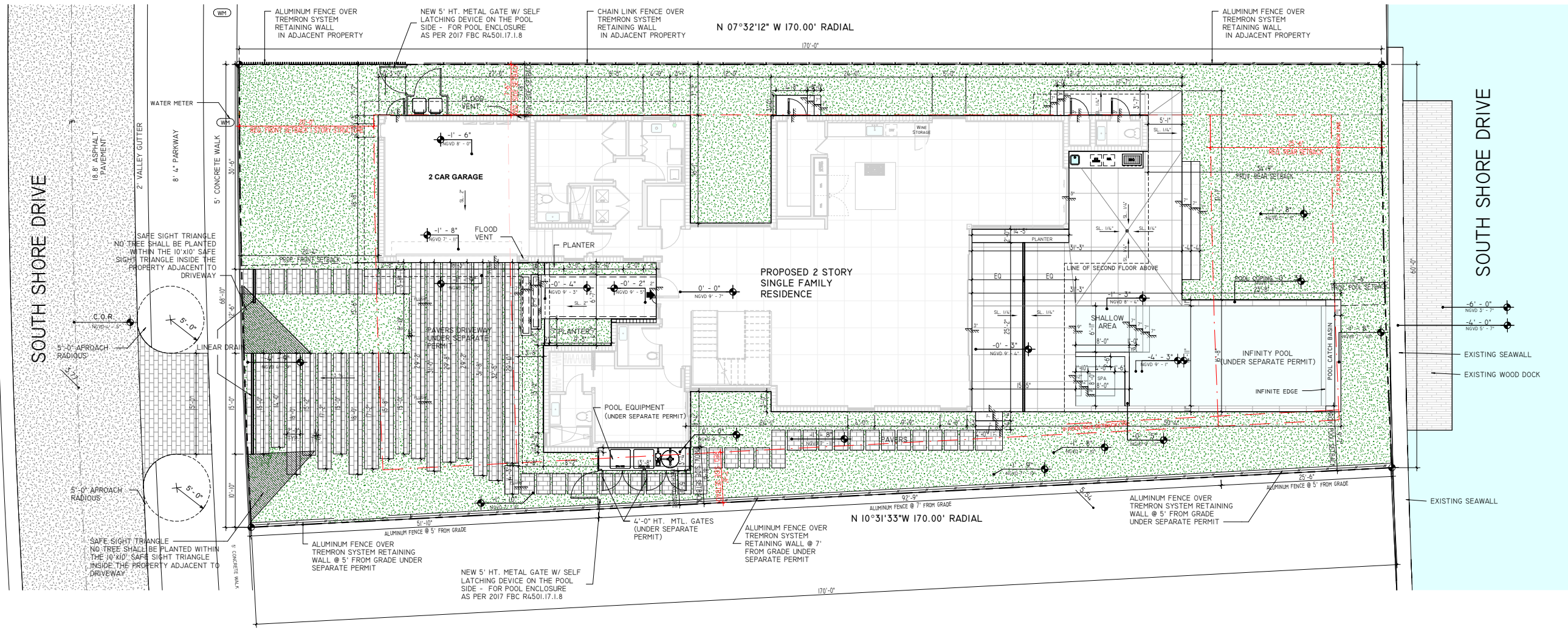
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AREA DIAGRAMS

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A-100.2



ADDITIONAL 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.

PAVEMENT NOTES:

- I. 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.



SHELLSTONE PAVER
8X16, DARK GRAY

SITE DESCRIPTION

LEGAL DESCRIPTION
ADDRESS: 910 S (LOT 9) SHORE DRIVE, MIAMI BEACH, 33141

LOT: 9 BLOCK: 47 PLAT BOOK: 44 PAGE: 62

HIGHEST CROWN OF ROAD ELEVATION: 4' - 3" FLOOD ZONE: AE
AVERAGE OF CROW OF ROAD ELEVATION: 3' - 11" BASE FLOOD: 8' (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: NICOLAS DEL VENTO PLS LIC.: 6945 FIELD WORK DATE: 07-26-2023

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE ELEV.	ADJACENT GRADE ELEV.
PROPOSED	9' - 0" NGVD	7' - 0" NGVD	
MINIMUM	9' - 0" NGVD	7' - 0" NGVD	

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
I. NEW 2 STORY SINGLE FAMILY RESIDENCE

CONSTRUCTION TYPE: IIB
OCCUPANCY TYPE: R-3

CONSTRUCTION INFORMATION
I. 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.

SEPARATE PERMITS:

WINDOWS/DOORS, ROOFING/WATERPROOFING, RAILINGS/FENCES, POOL, PREFABRICATED STAIRS, REQUIRE SEPARATE PERMIT AS PER CMB.

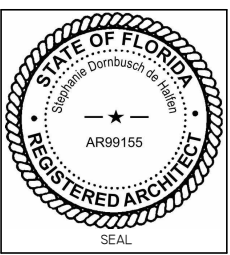
SDH_STUDIO
ARCHITECTURE+DESIGN

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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

SITE PLAN

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INITIAL DRAWING
RELEASE DATE: ISSUE DATE

A-100.3

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

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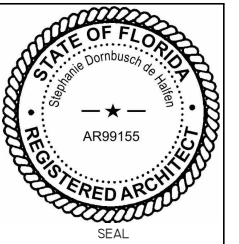
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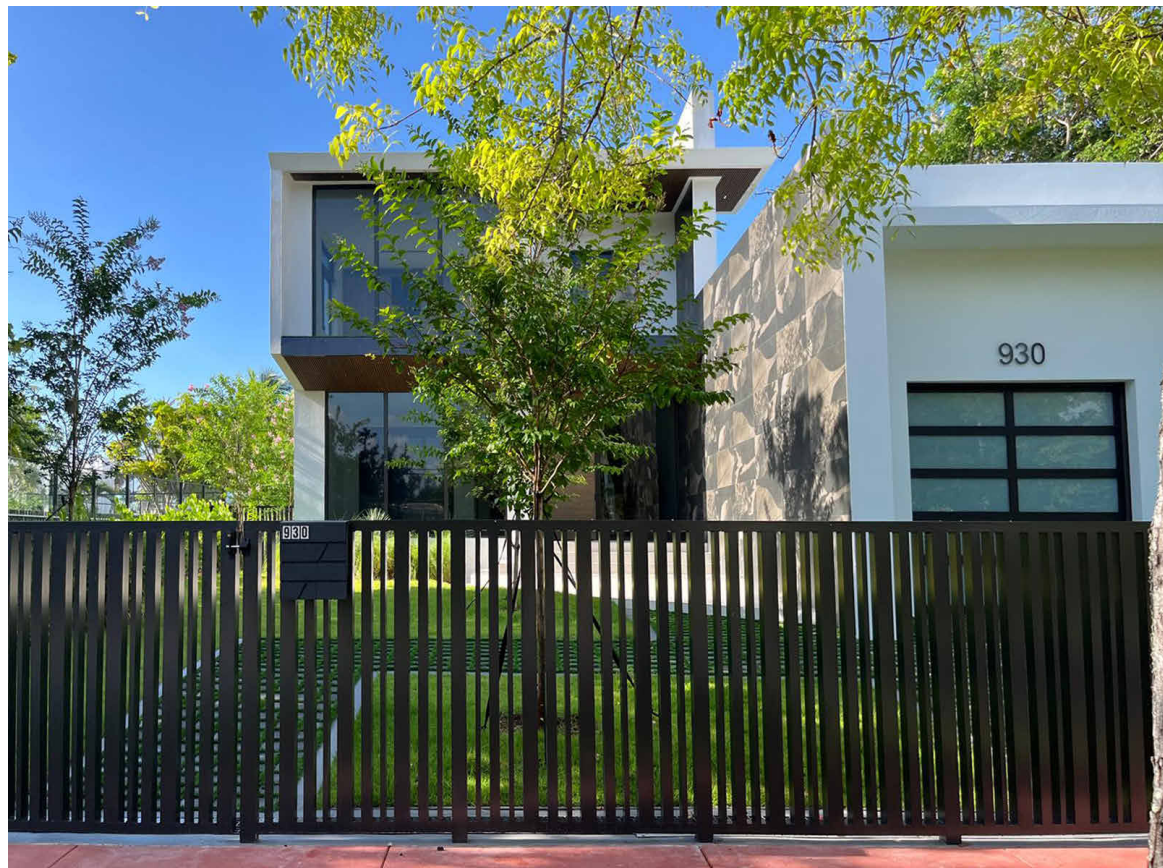
A-100.5



1. 860 S SHORE DR



2. 880 S SHORE DR



3. 930 S SHORE DR



4. 940 S SHORE DR



SDH_STUDIO
ARCHITECTURE+DESIGN

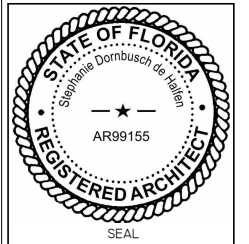
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A-100.6



860 S SHORE DR



880 S SHORE DR



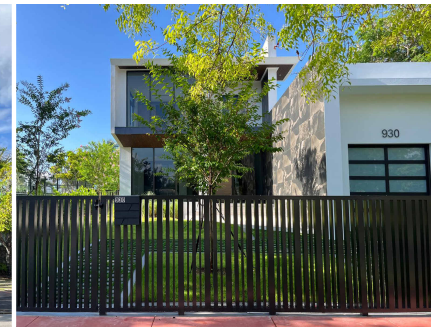
900 S SHORE DR



910 S SHORE DR
PROPOSED PROJECT



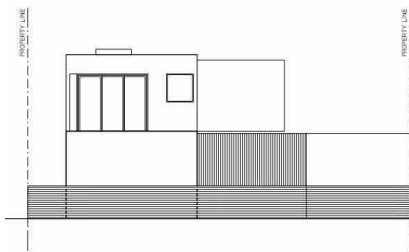
920 S SHORE DR



930 S SHORE DR



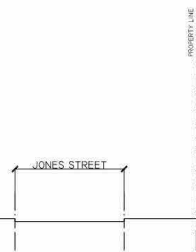
940 S SHORE DR



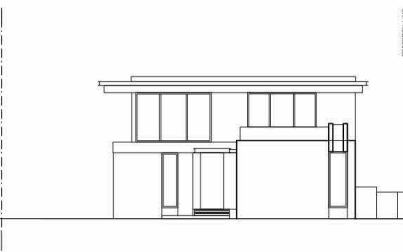
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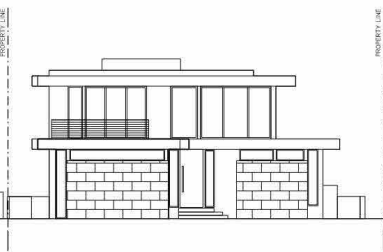
880 S SHORE DR



JONES STREET



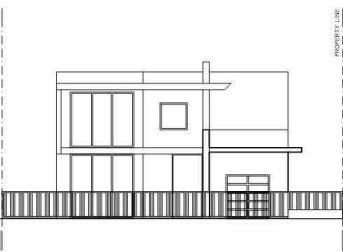
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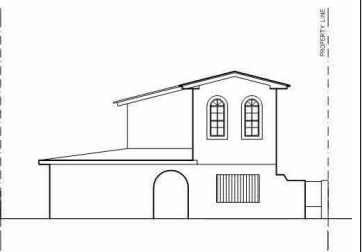
910 S SHORE DR
PROPOSED PROJECT



920 S SHORE DR

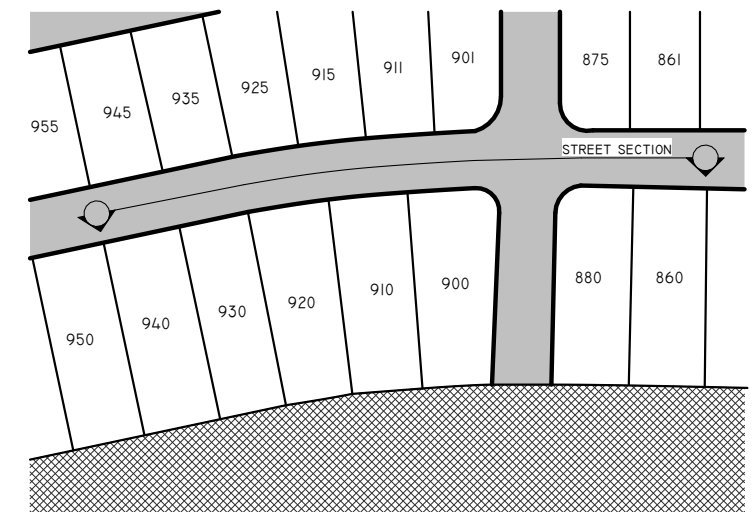


930 S SHORE DR



940 S SHORE DR

STREET SECTION



KEY MAP

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ARCHITECTURE + DESIGN

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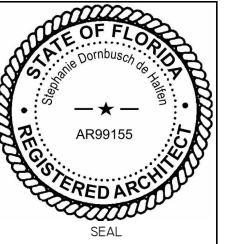
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NOTES/COMMENTS

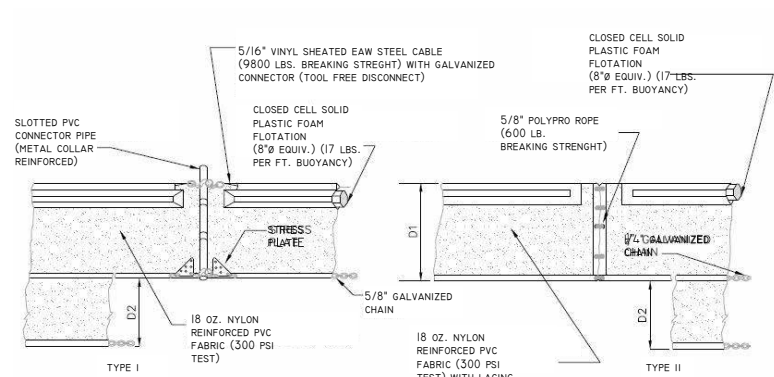
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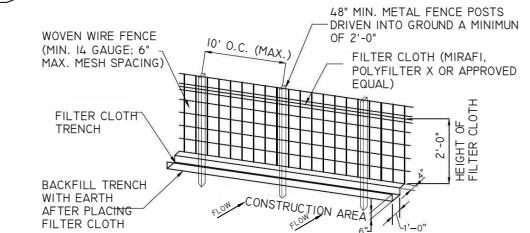
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D1 = 5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS).
 D2 = 5' STD. (ADDITIONAL PANEL FOR DEPTHS >5').
 CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET.
 TWO (2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY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

NOTICE: COMPONENTS OF TYPE I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY 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.

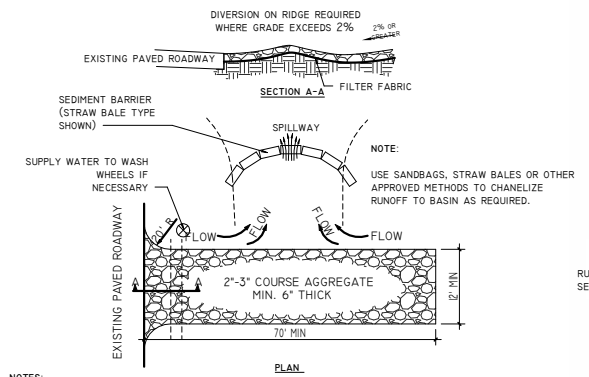
2 FLOATING TURBIDITY BARRIER



CONSTRUCTION SPECIFICATIONS:

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24"x24".
- SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
- SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
- SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

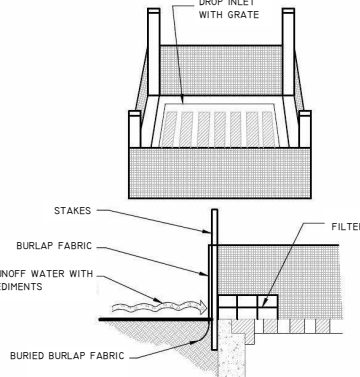
5 STAKED TURBIDITY BARRIER (SILT FENCE)



NOTES:

- 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 MEASUREMENT USED TO TRAP SEDIMENT.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

3 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE & EXIT



GENERAL SEDIMENT AND EROSION CONTROL NOTES

- 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.
- EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.
- 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.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF BMPs TO MAKE SURE THEY ARE FUNCTIONING AS DESIGNED AT ALL TIMES.
- 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.
- CORRECTLY INSTALLED SILT FENCES WILL BE USED ALONG THE LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.
- 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.
- 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.
- NAME USING PERMANENT MARKINGS NO SMALLER THAN 3 INCHES IN HEIGHT ON THE TOP OF THE BARRIER.

INLET PROTECTION

- 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 1/2" INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY THE STRIPS SHALL BE OVERLAPPED.
- 1 FOOT 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.
- 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.
- 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.
- BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
- BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
- EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
- LOOSE STRAW SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.

TURBIDITY BARRIERS

- 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.
- TURBIDITY BARRIERS TO BE MARKED WITH SITE CONTRACTOR'S COMPANY.

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 PASPALLUM 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. 24-41.1 - 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.

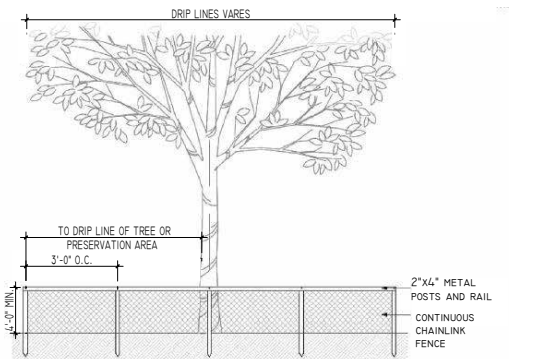
GENERAL DEMOLITION NOTES

- 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

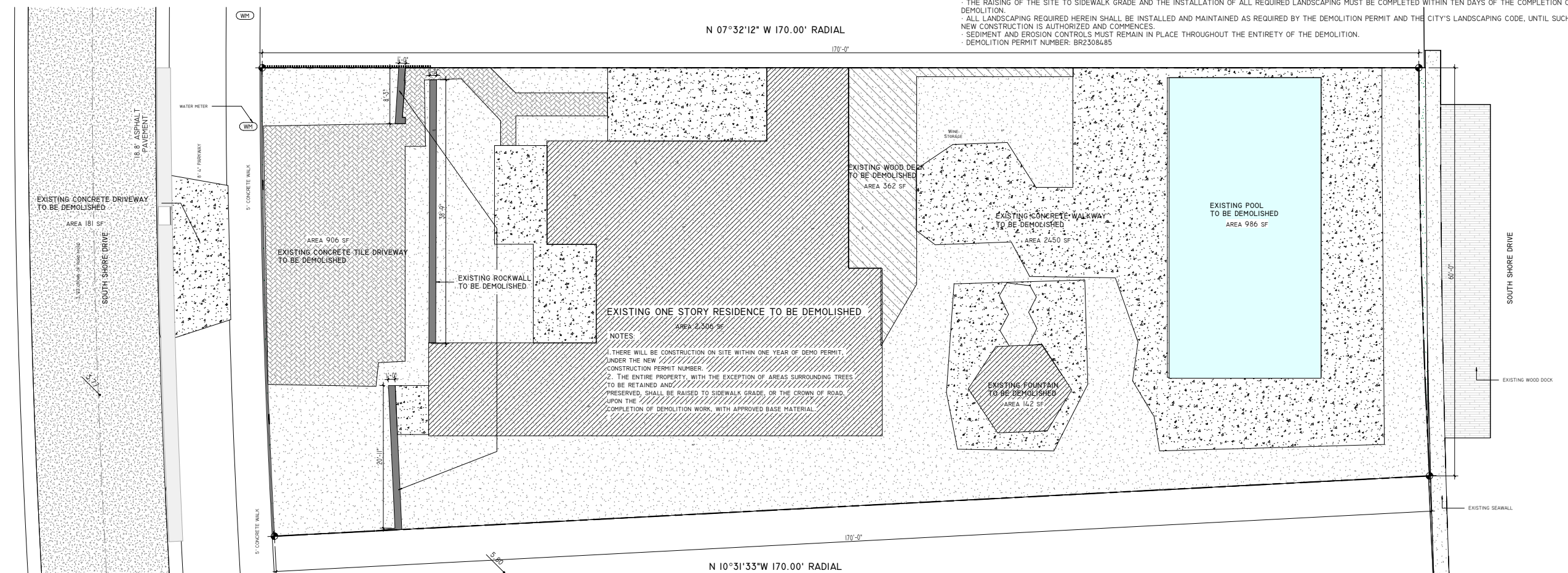
NOTES:

- 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 CLUSTER OR PRESERVATION AREA.
- IN SITUATIONS WHERE TREES HAVE BEEN TRANSPORTED TO THE PROJECT SITE, THE PROTECTIVE FENCING SHALL BE PLACED NO CLOSER TO THE TREE THAN A POINT ONE TO TWO FEET OUTSIDE THE ROOT BALL OR AT THE DRIP LINE, WHICHEVER IS GREATER.
- FENCED TREE PROTECTION ZONES SHALL BE EXTENDED WHERE NECESSARY TO PROTECT TREE CANOPIES ROOTS.
- 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 ENVIRONMENT 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.
- 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 THROUGHOUT ALL PHASES OF CONSTRUCTION. PROTECTIVE BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL DEVELOPMENT IS COMPLETED, AND SHALL NOT BE REMOVED UNTIL THE ENVIRONMENT AND SUSTAINABILITY DEPARTMENT NOTICES THE SITE AND AUTHORIZES THEIR REMOVAL.
- UNDESIRABLE PLANTS WITHIN AREAS SURROUNDED BY PROTECTIVE BARRIERS SHALL BE PROTECTED. NO DISPOSAL OF ANY WASTE MATERIALS SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL SHALL OCCUR WITHIN THE AREAS SURROUNDED BY PROTECTIVE BARRIERS.
- NATURAL ZONES SHALL BE MAINTAINED IN 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, THESE WELLS OR RETAINING WALLS ARE REQUIRED.
- 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.
- UNDERGROUND UTILITY LINES, INCLUDING, BUT NOT 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.
- NO VEHICLES OR EQUIPMENT SHALL BE PERMITTED WITHIN AREAS SURROUNDED BY PROTECTIVE BARRIERS.
- THE CUTTING OF ROOTS WITH A DIAMETER OF TWO INCHES OR LARGER IS PROHIBITED, UNLESS THERE IS NO FEASIBLE ALTERNATIVE, AS DETERMINED BY THE ENVIRONMENT AND SUSTAINABILITY DIRECTOR.
- TREES SHALL BE EVALUATED BY THE ENVIRONMENT AND SUSTAINABILITY DIRECTOR TO DETERMINE WHETHER THE ROOT CUTTING WILL DESTABILIZE THE TREE OR CAUSE UNACCEPTABLE DAMAGE TO THE TREE.
- ROOT CUTS SHALL BE MADE AT MINIMUM A DISTANCE FROM THE TRUNK EQUIVALENT TO THREE TIMES THE TREE TRUNK DIAMETER AT FOUR AND ONE-HALF FEET ABOVE GROUND UNLESS UNAVOIDABLE BECAUSE OF SIDEWALKS, PAVEMENT, OR OTHER INFRASTRUCTURE. ROOT CUTS MUST BE MADE AT A DISTANCE FROM THE TRUNK EQUIVALENT TO FIVE TIMES THE TREE'S DBH OR GREATER IN ALL OTHER CIRCUMSTANCES.

4 STORM DRAIN INLET PROTECTION



6 TREE PROTECTION FENCING DETAIL



EXISTING ONE STORY RESIDENCE TO BE DEMOLISHED
 AREA 2,506 SF

EXISTING POOL TO BE DEMOLISHED
 AREA 986 SF

EXISTING FOUNTAIN TO BE DEMOLISHED
 AREA 142 SF

EXISTING WOOD DECK TO BE DEMOLISHED
 AREA 362 SF

EXISTING CONCRETE WALKWAY TO BE DEMOLISHED
 AREA 2450 SF

EXISTING ROCKWALL TO BE DEMOLISHED

EXISTING CONCRETE DRIVEWAY TO BE DEMOLISHED
 AREA 181 SF

EXISTING CONCRETE TILE DRIVEWAY TO BE DEMOLISHED
 AREA 906 SF

NOTES:

- THERE WILL BE CONSTRUCTION ON SITE WITHIN ONE YEAR OF DEMO PERMIT, UNDER THE NEW CONSTRUCTION PERMIT NUMBER.
- THE ENTIRE PROPERTY, WITH THE EXCEPTION OF AREAS SURROUNDING TREES TO BE RETAINED AND PRESERVED, SHALL BE RAISED TO SIDEWALK GRADE, OR THE CROWN OF THE ROAD, UPON THE COMPLETION OF DEMOLITION WORK, WITH APPROVED BASE MATERIAL.

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

DEMOLITION PLAN
 1/8" = 1'-0"

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 ARCHITECTURE+DESIGN

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LUIS JOSE MOLLA TRS

STATE OF FLORIDA
 Stephanie Dornbusch de Halphen
 REGISTERED ARCHITECT
 AR99155
 SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

DEMOLITION PLAN

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 INITIAL DRAWING
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A-100.8



EXISTING LOT



EXISTING LOT



EXISTING AERIAL



EXISTING AERIAL



EXISTING AERIAL



EXISTING AERIAL

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AA26002883

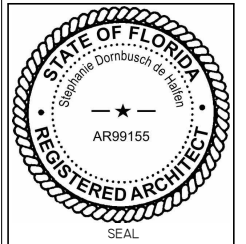
18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305) 501-5013
INFO@SDHSTUDIO.COM

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

910 S
SHORE DR

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

LUIS JOSE MOLLA TRS



NOTES/COMMENTS

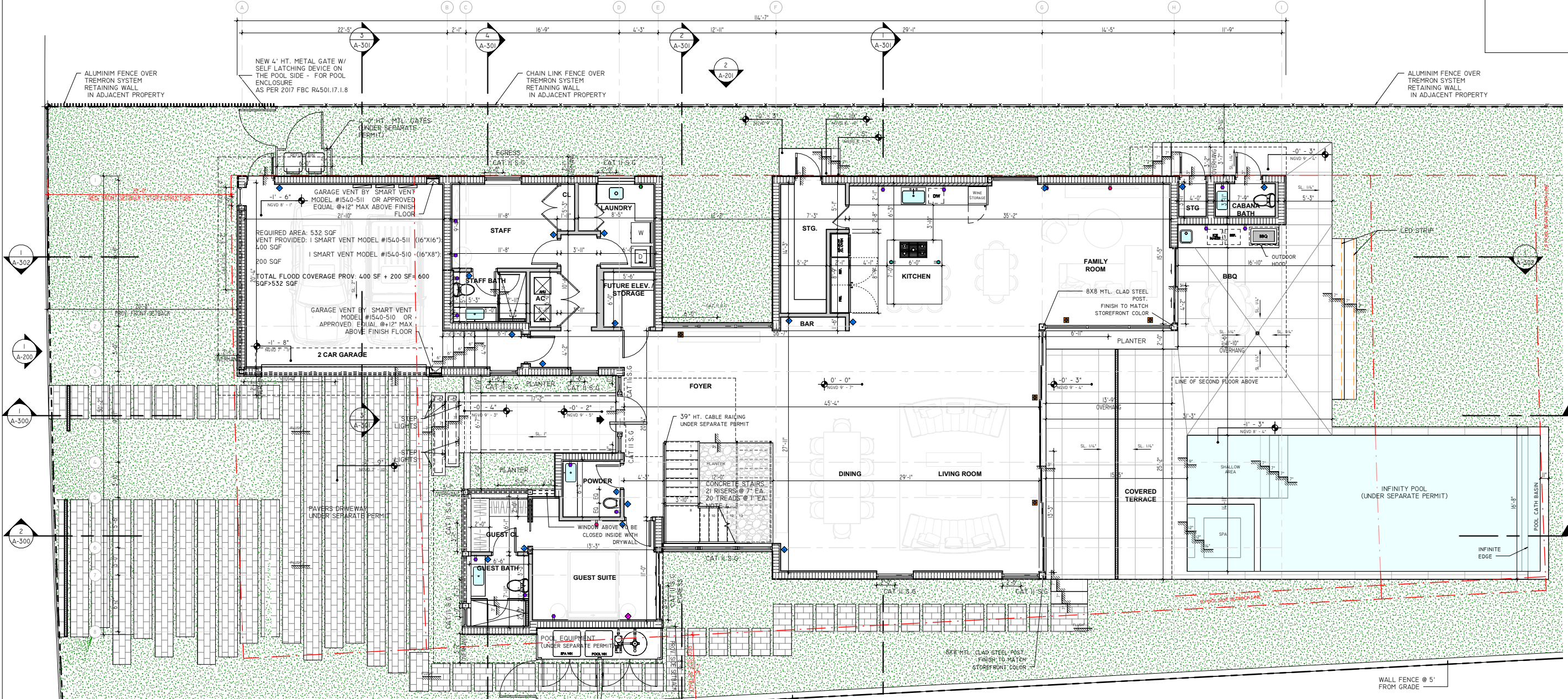
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SITE PHOTOS

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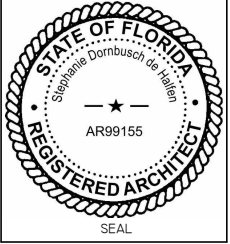
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NOTES/COMMENTS

REVISIONS / SUBMISSIONS

FIRST FLOOR PLAN

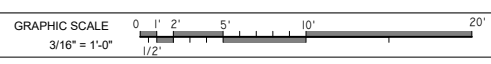
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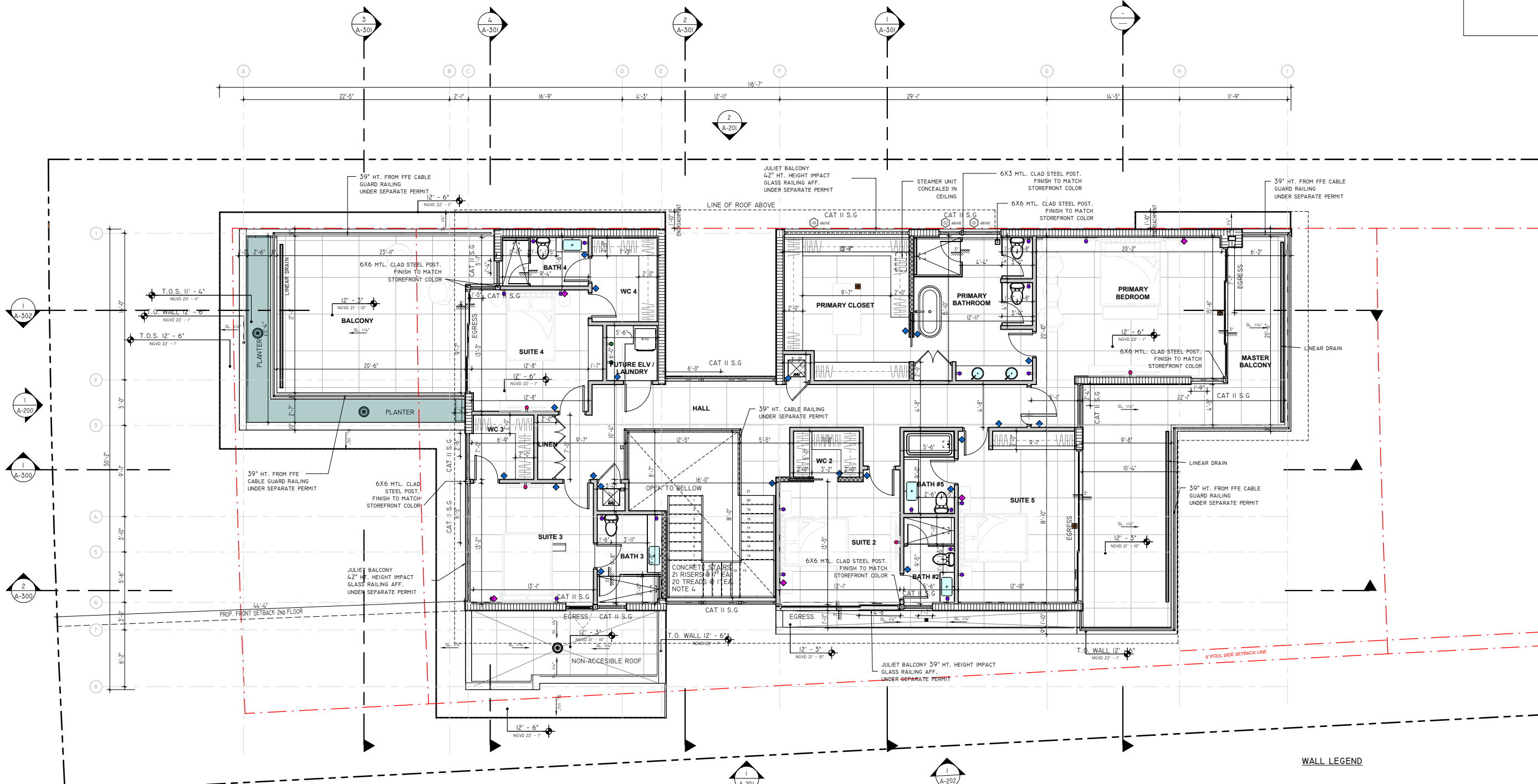
A-101

WALL LEGEND

-
-
-
-
-



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



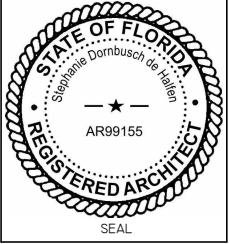
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NOTES/COMMENTS

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SECOND FLOOR

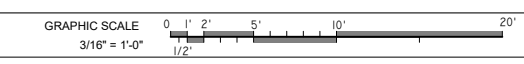
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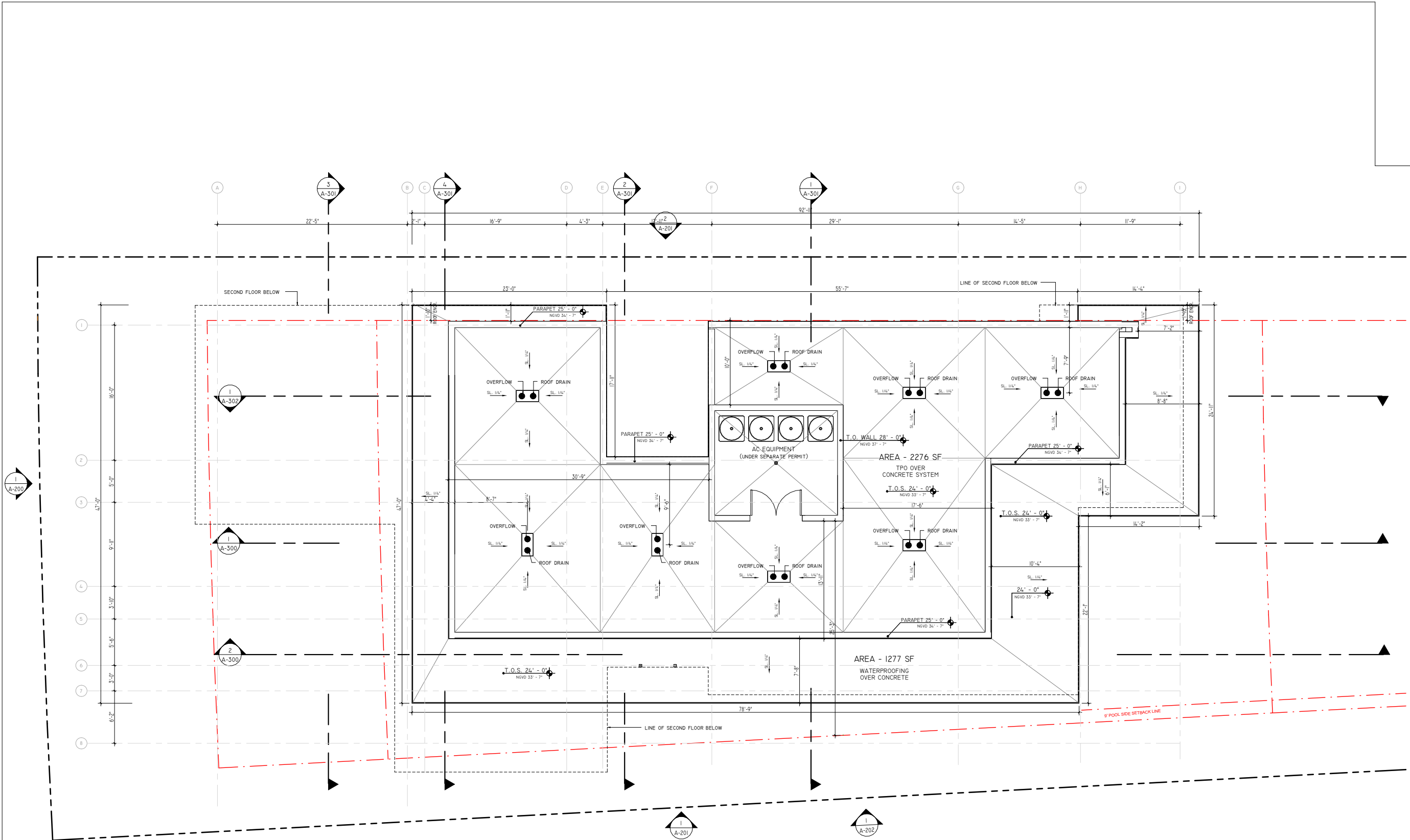
A-102

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



2ND FLOOR
3/16" = 1'-0"



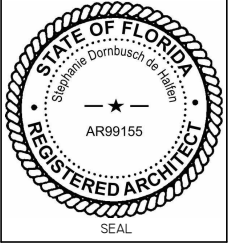
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NOTES/COMMENTS

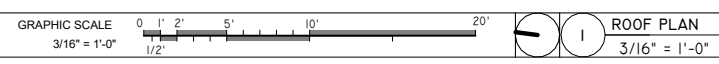
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ROOF PLAN

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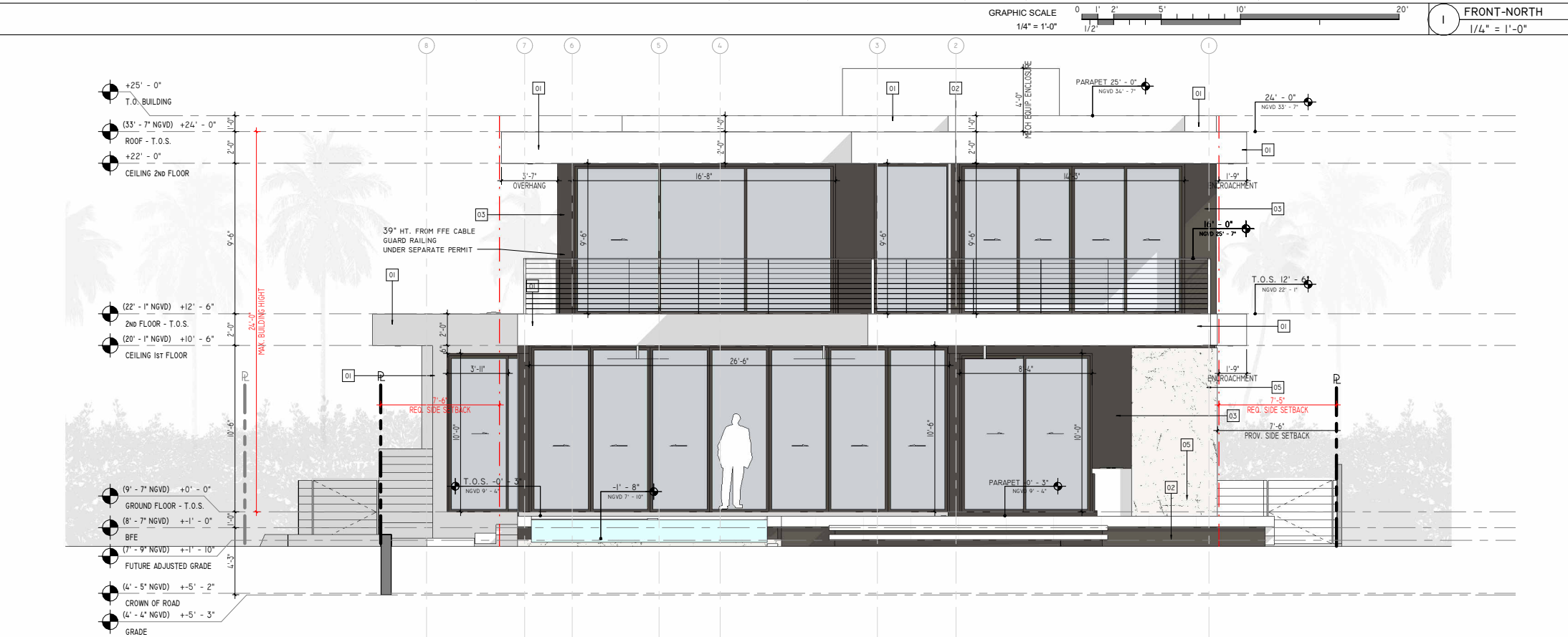
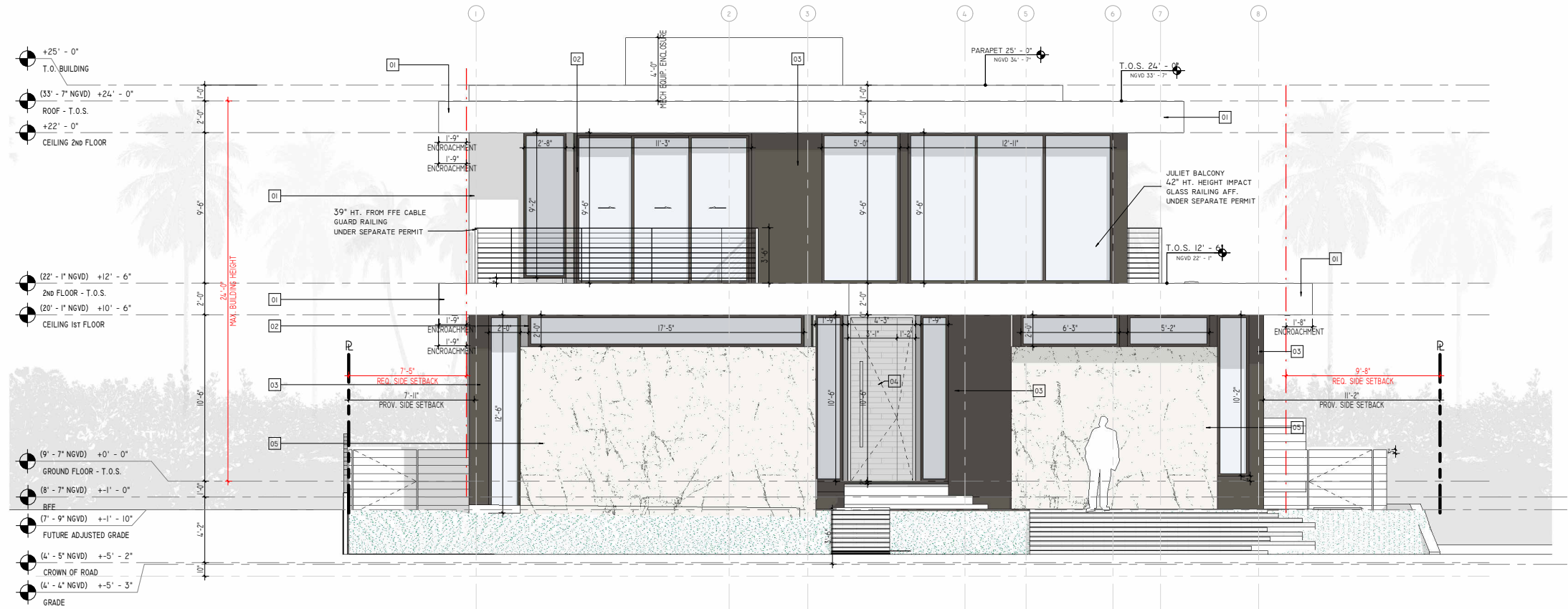
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INITIAL DRAWING
RELEASE DATE: ISSUE DATE

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



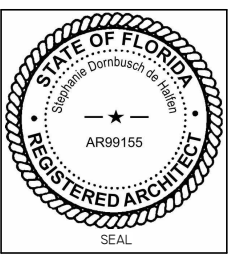
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NOTES/COMMENTS
REVISIONS / SUBMISSIONS

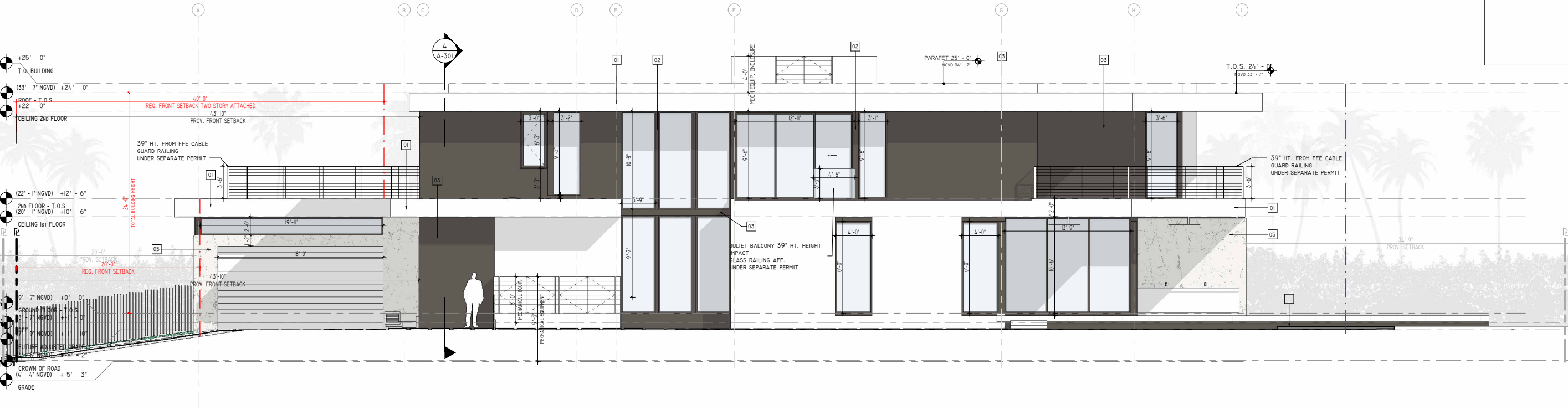
ELEVATIONS

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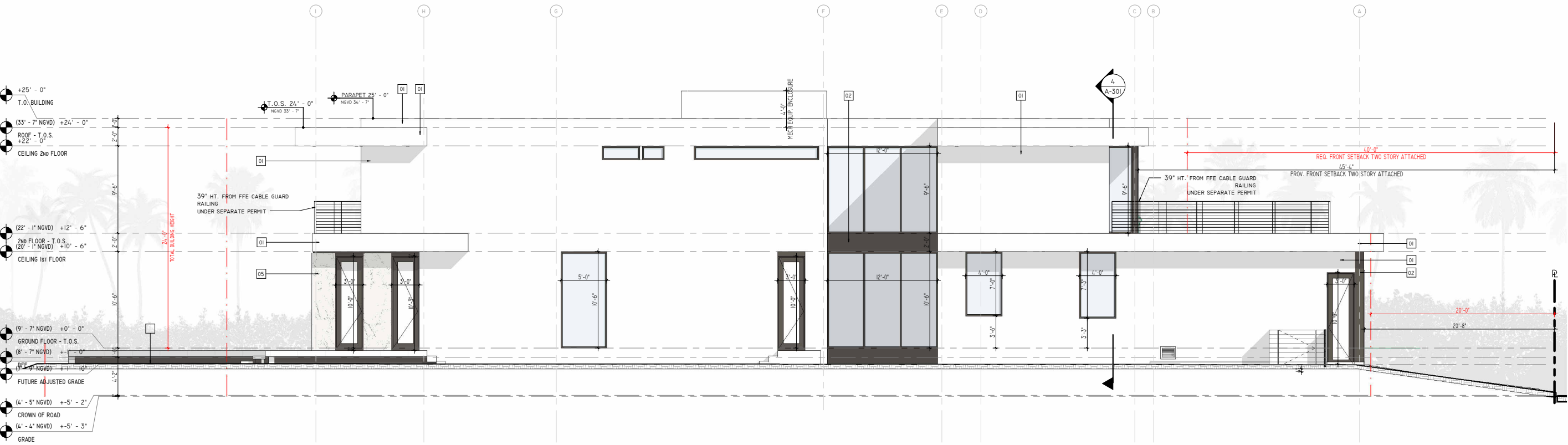
DRAWN BY: SDH
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INITIAL DRAWING
RELEASE DATE: ISSUE DATE

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 0 1' 2' 5' 10' 20'
3/16" = 1'-0"
1 RIGHT-WEST
3/16" = 1'-0"



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

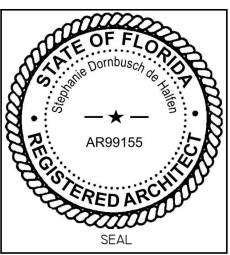
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LUIS JOSE MOLLA TRS



NOTES/COMMENTS

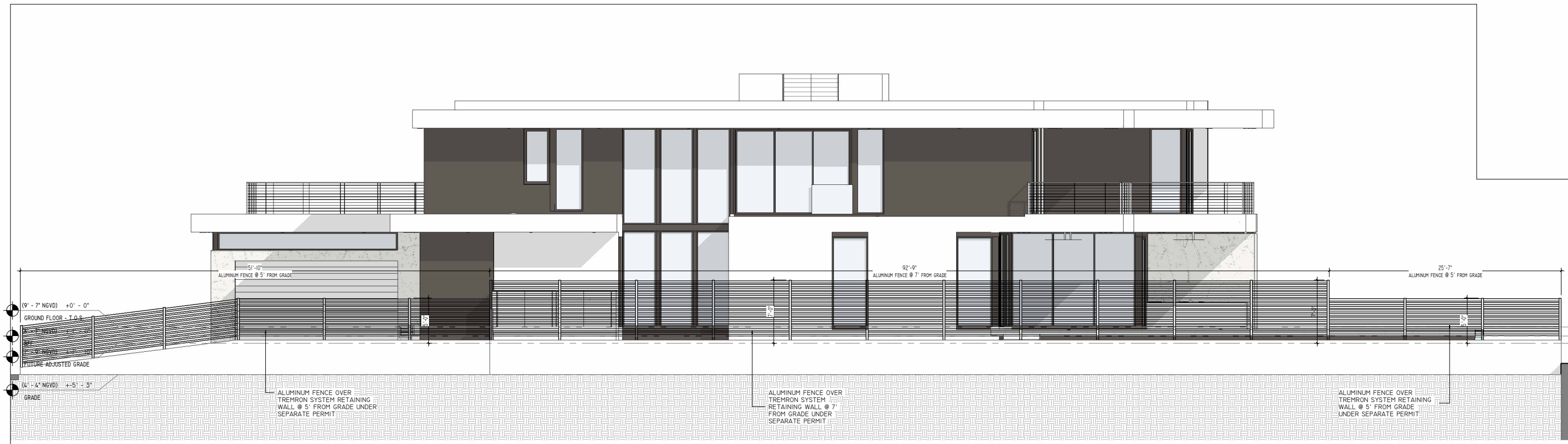
REVISIONS / SUBMISSIONS

ELEVATIONS

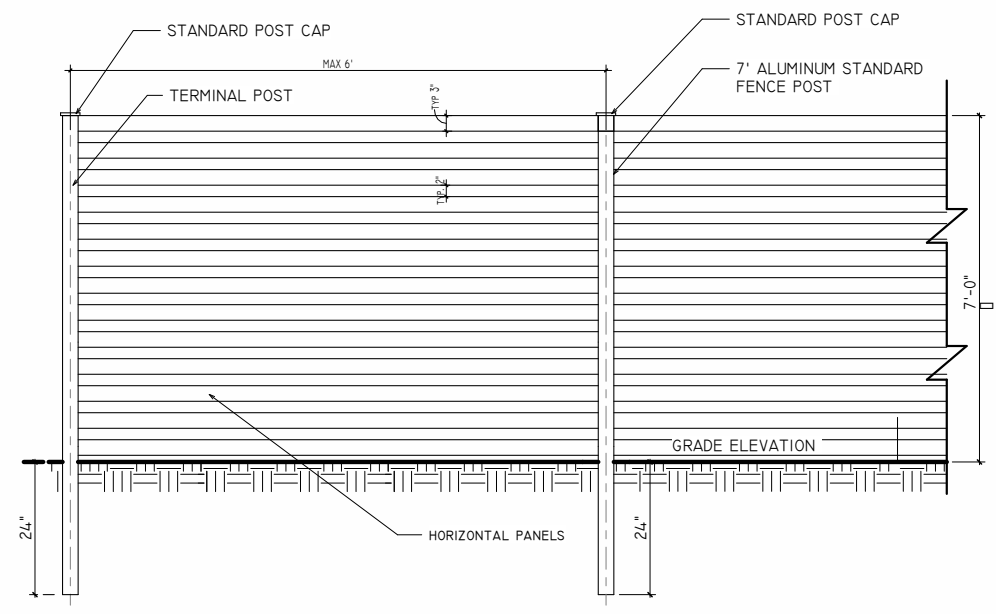
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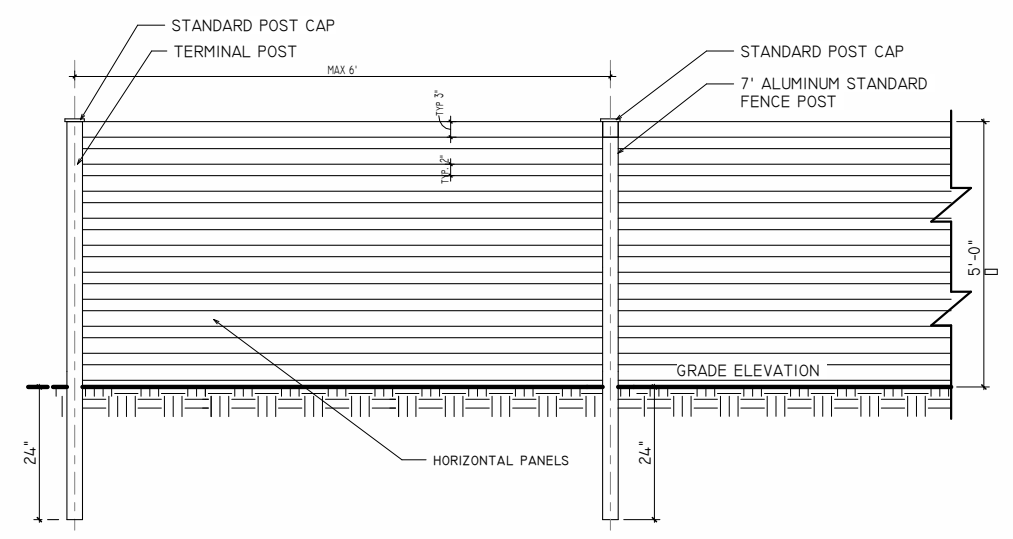
A-201



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



2 ALUMINUM FENCE DETAIL @ 7' HT



3 ALUMINUM FENCE DETAIL @ 5' HT

FENCE FINISH TO MATCH WINDOW STOREFRONT FRAMES IN BRONZE

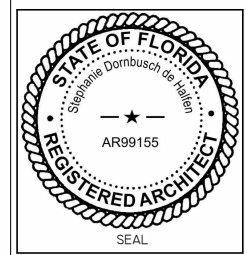
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NOTES/COMMENTS

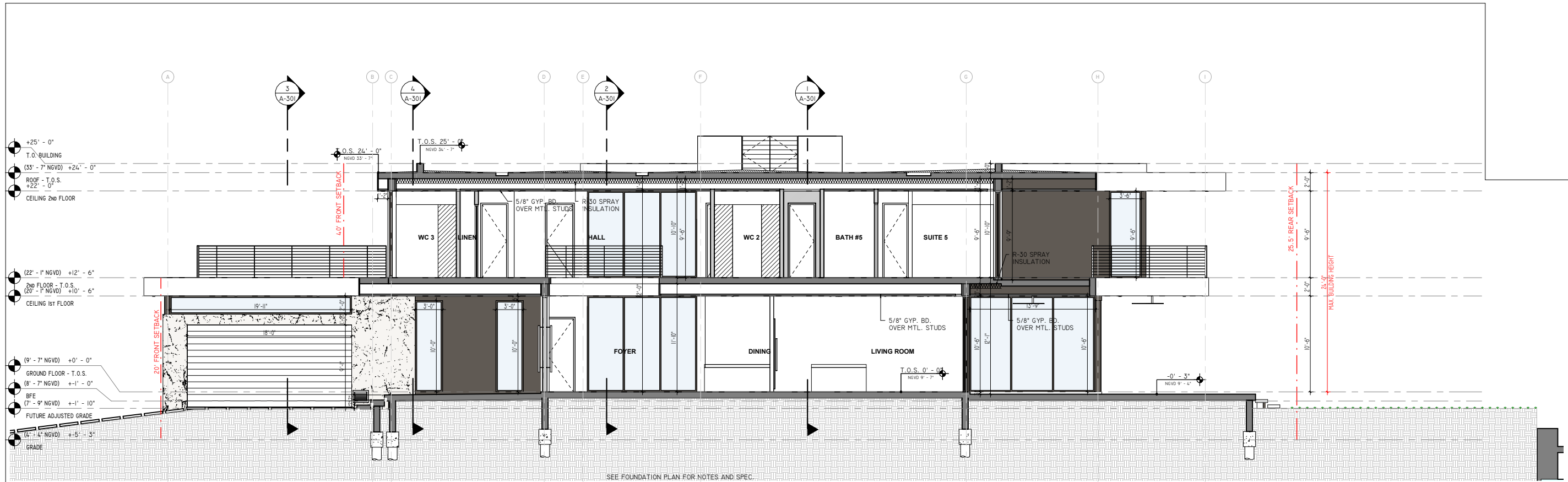
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FENCE ELEVATION

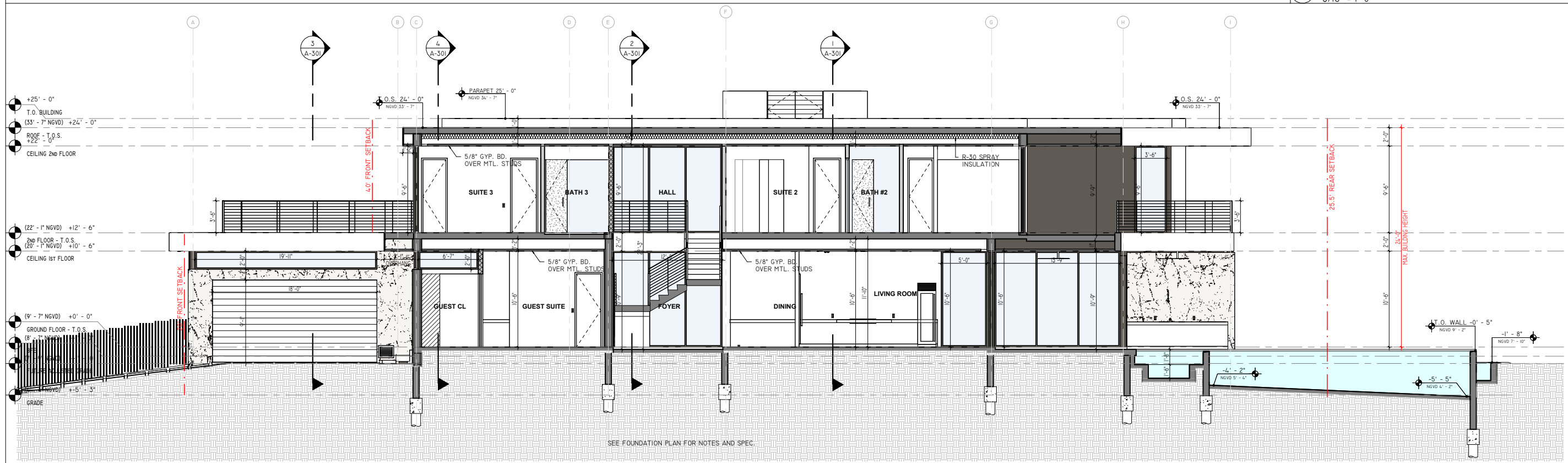
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A-202



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



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

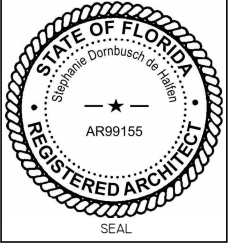
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MIAMI BEACH, 33141

LUIS JOSE MOLLA TRS



NOTES/COMMENTS

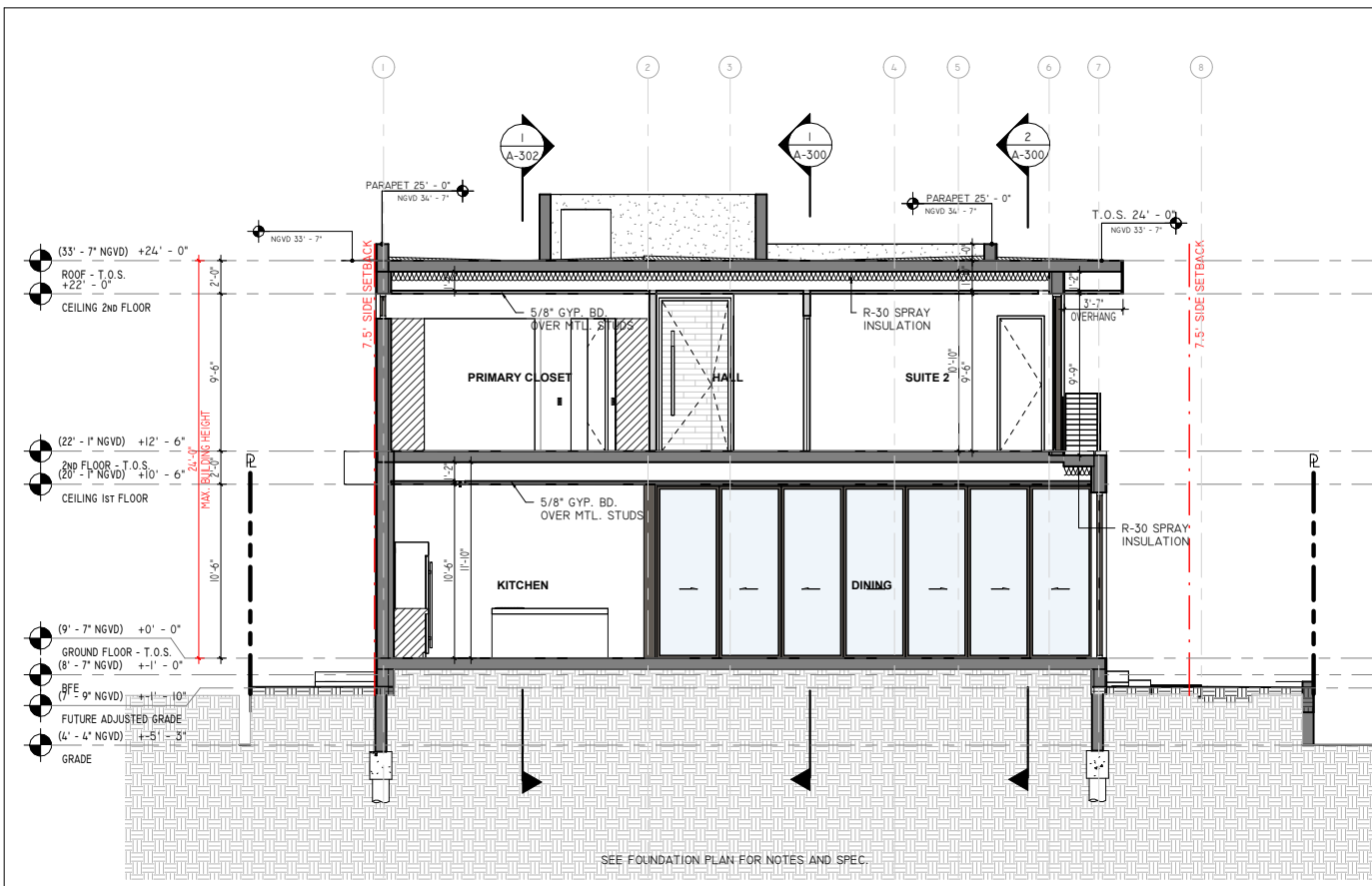
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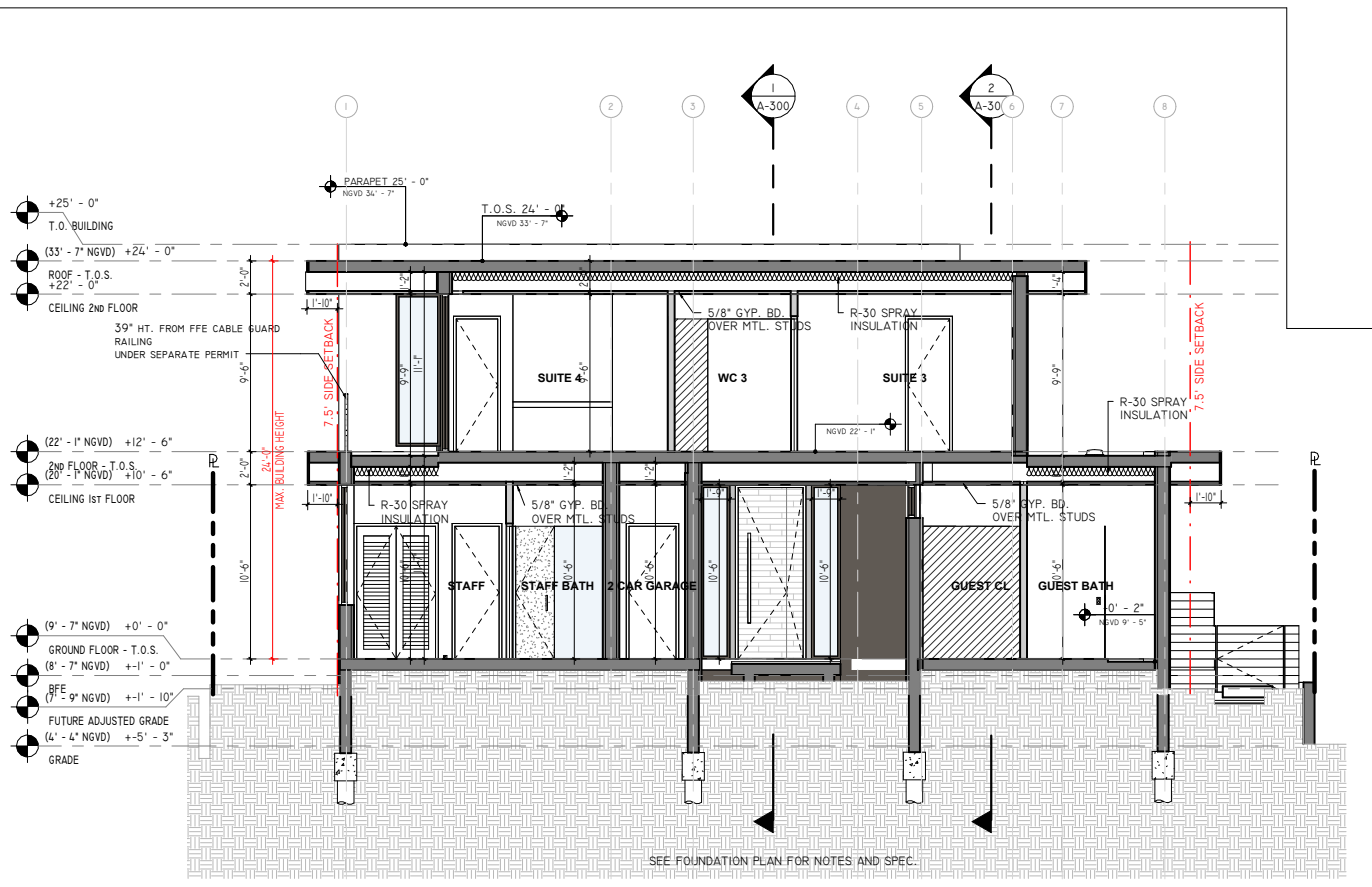
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A-300



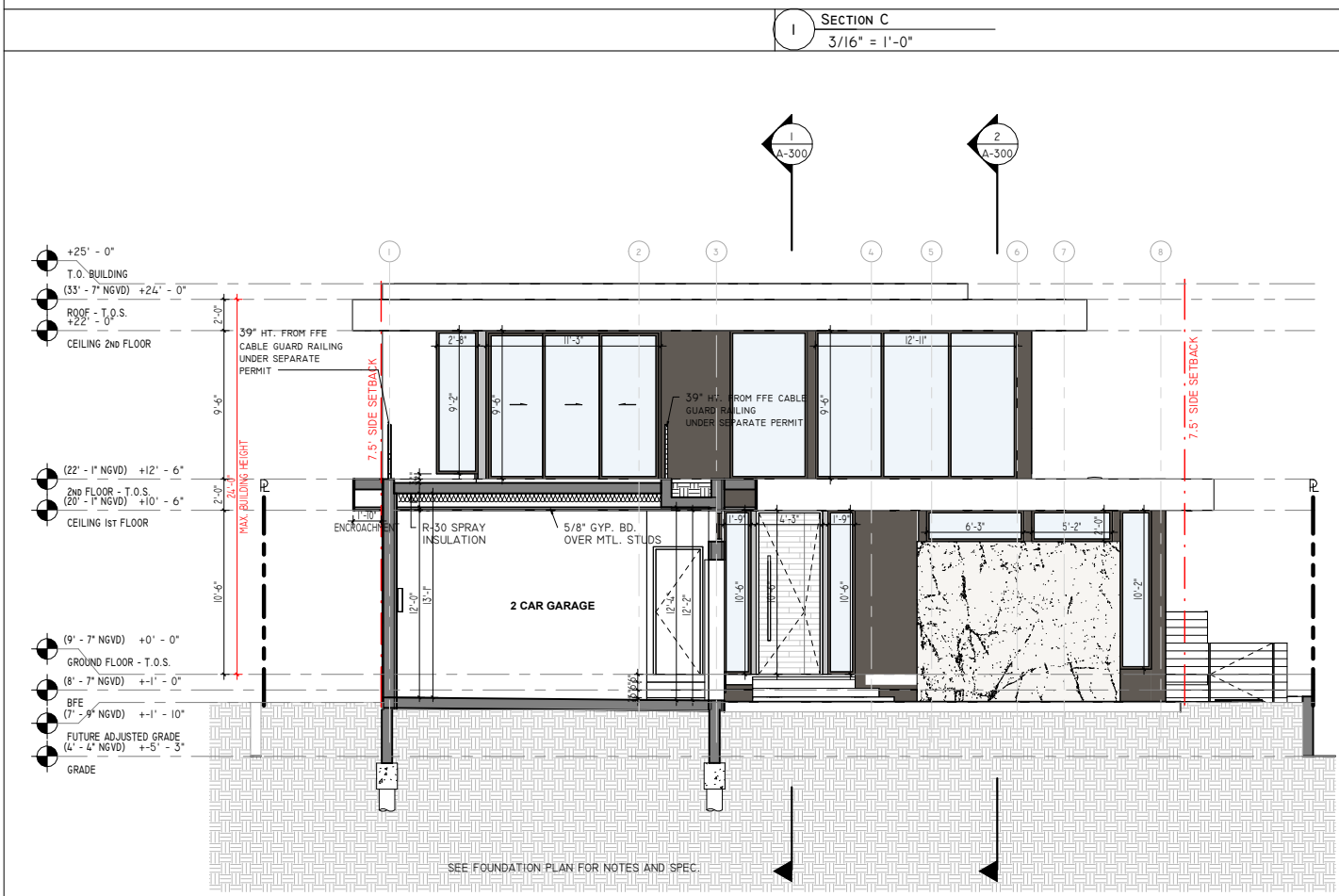
SEE FOUNDATION PLAN FOR NOTES AND SPEC.

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



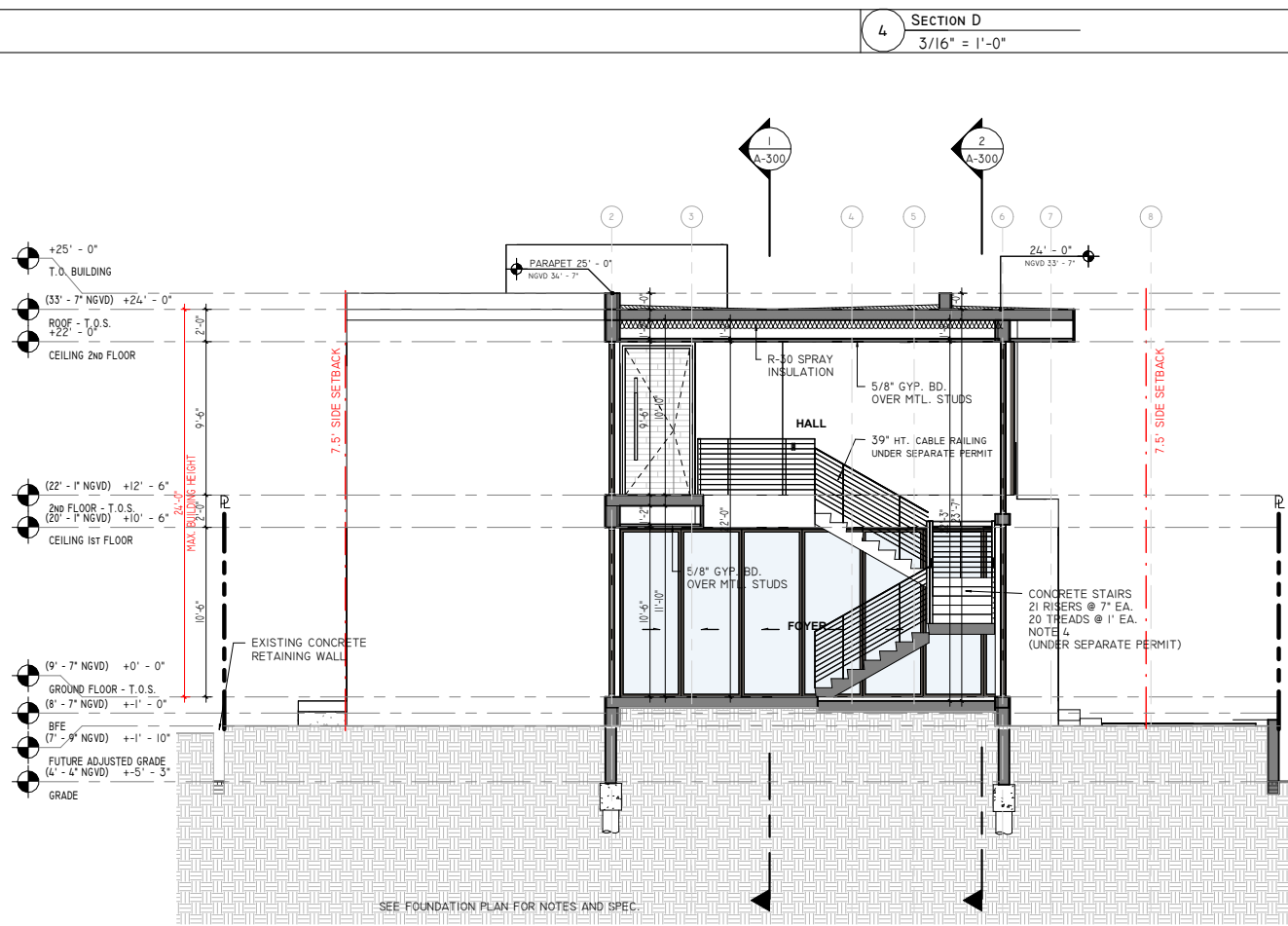
SEE FOUNDATION PLAN FOR NOTES AND SPEC.

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



SEE FOUNDATION PLAN FOR NOTES AND SPEC.

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



SEE FOUNDATION PLAN FOR NOTES AND SPEC.

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

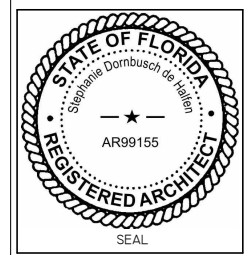
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NOTES/COMMENTS

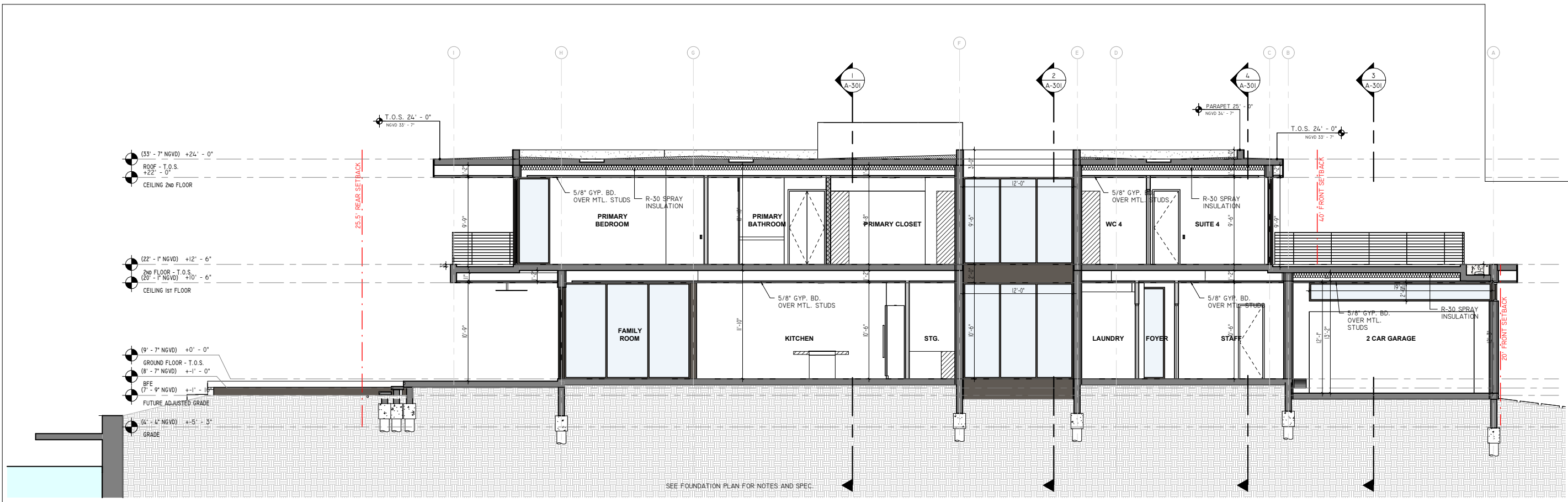
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A-301



SEE FOUNDATION PLAN FOR NOTES AND SPEC.

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

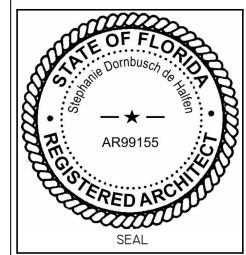
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NOTES/COMMENTS

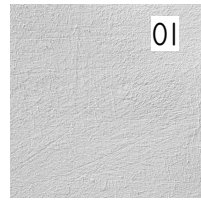
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SECTIONS

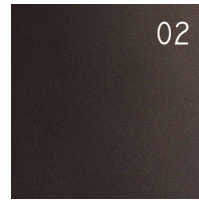
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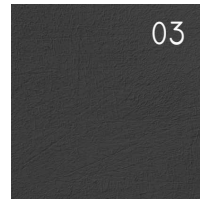
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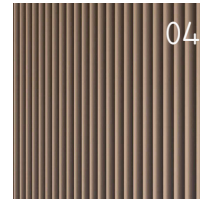
01 WHITE SMOOTH STUCCO - BEJAMIN MOORE SUPER WHITE



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)

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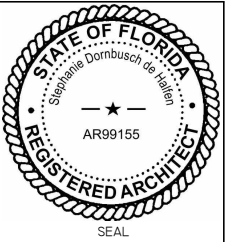
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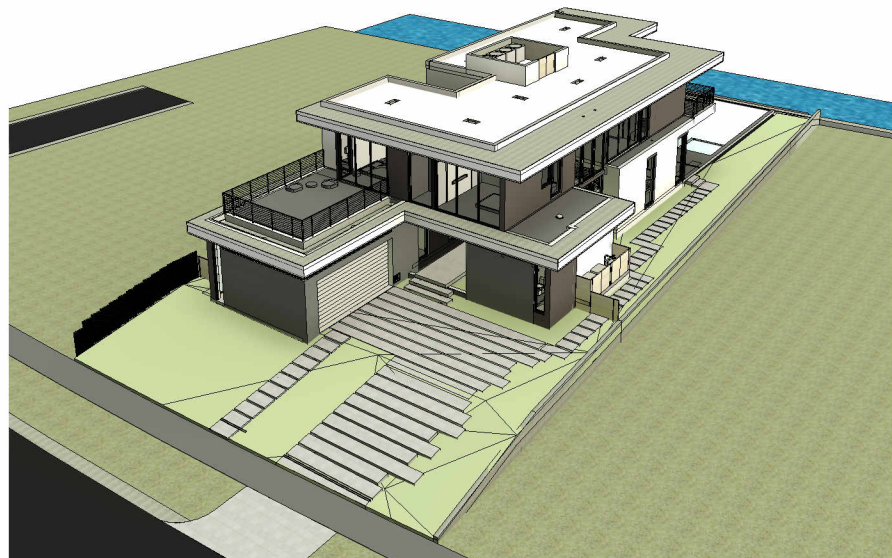
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HOUSE RENDERING

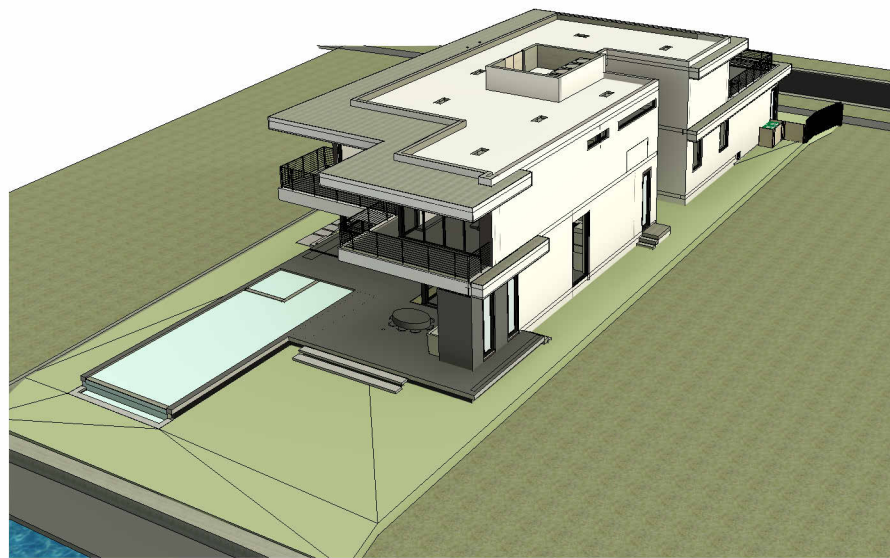
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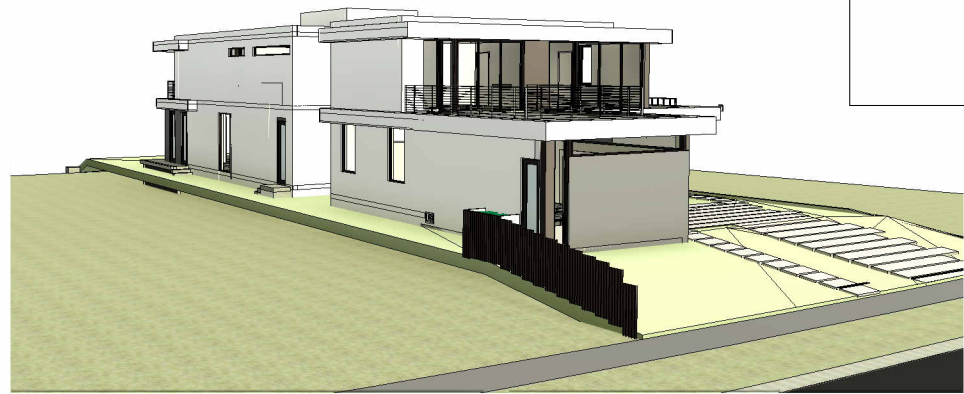
A-400.1



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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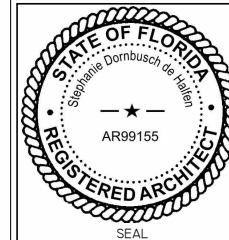
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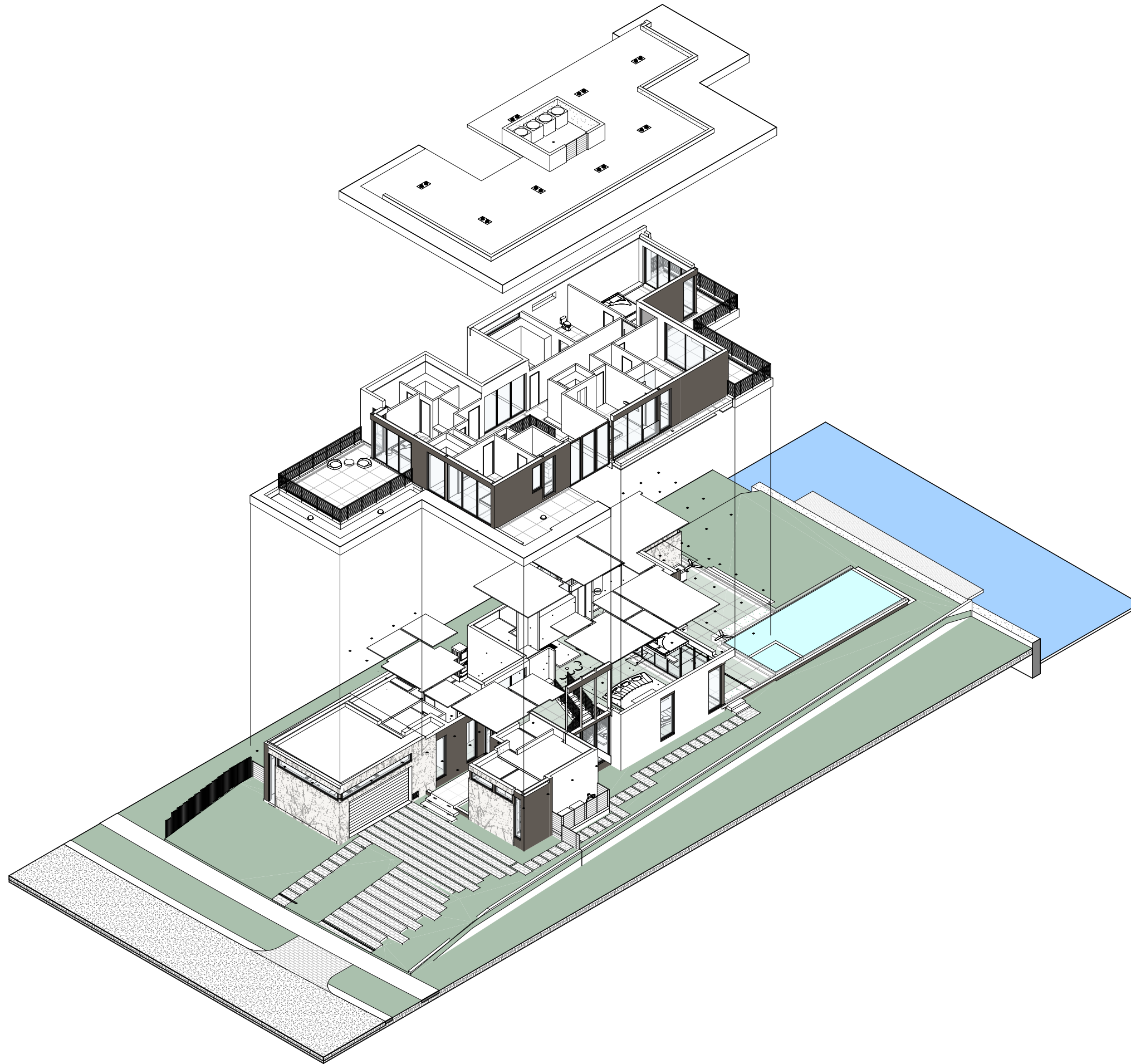
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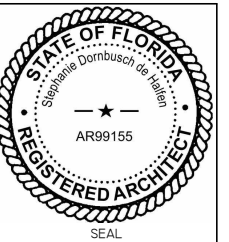
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ARCH. REG # 99155

910 S
SHORE DR

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

LUIS JOSE MOLLA TRS



NOTES/COMMENTS

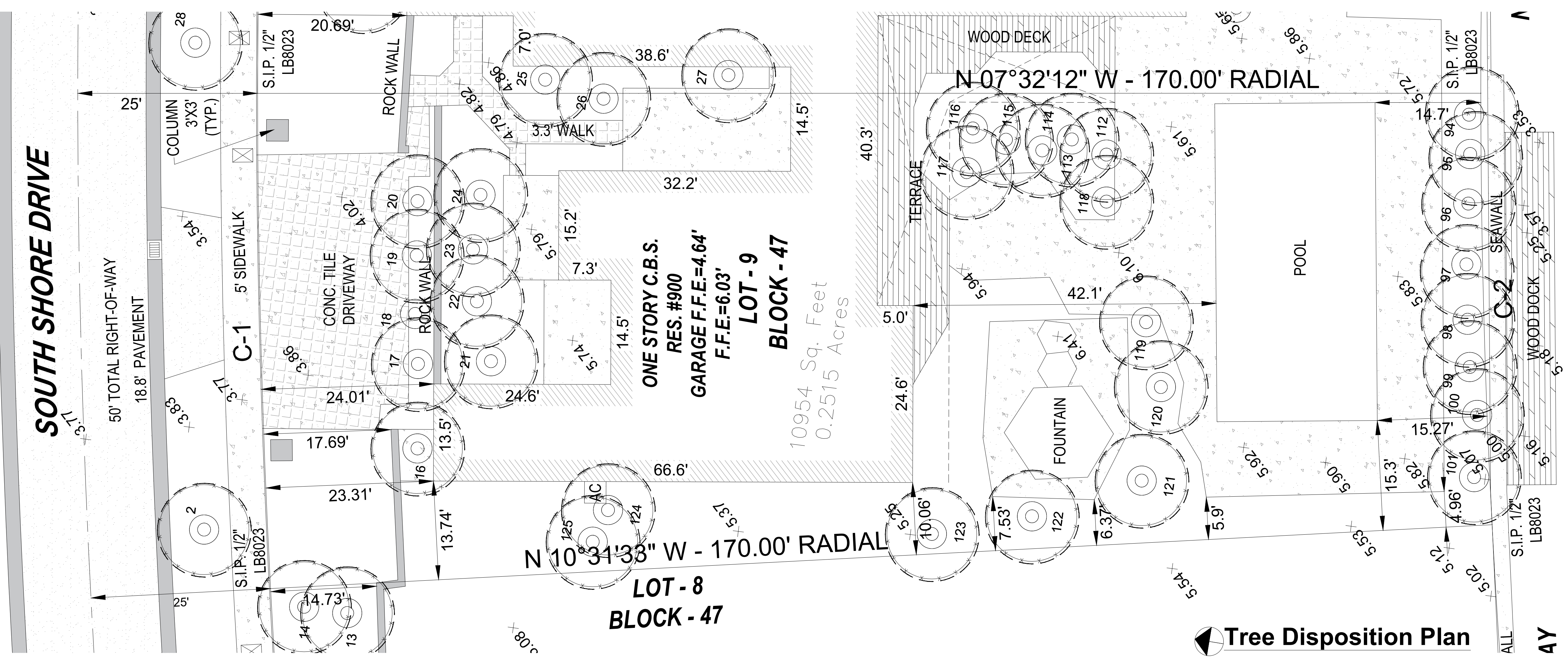
REVISIONS / SUBMISSIONS

HOUSE AXONOMETRIC
DIAGRAM

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DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING
RELEASE DATE: ISSUE DATE

A-400.3



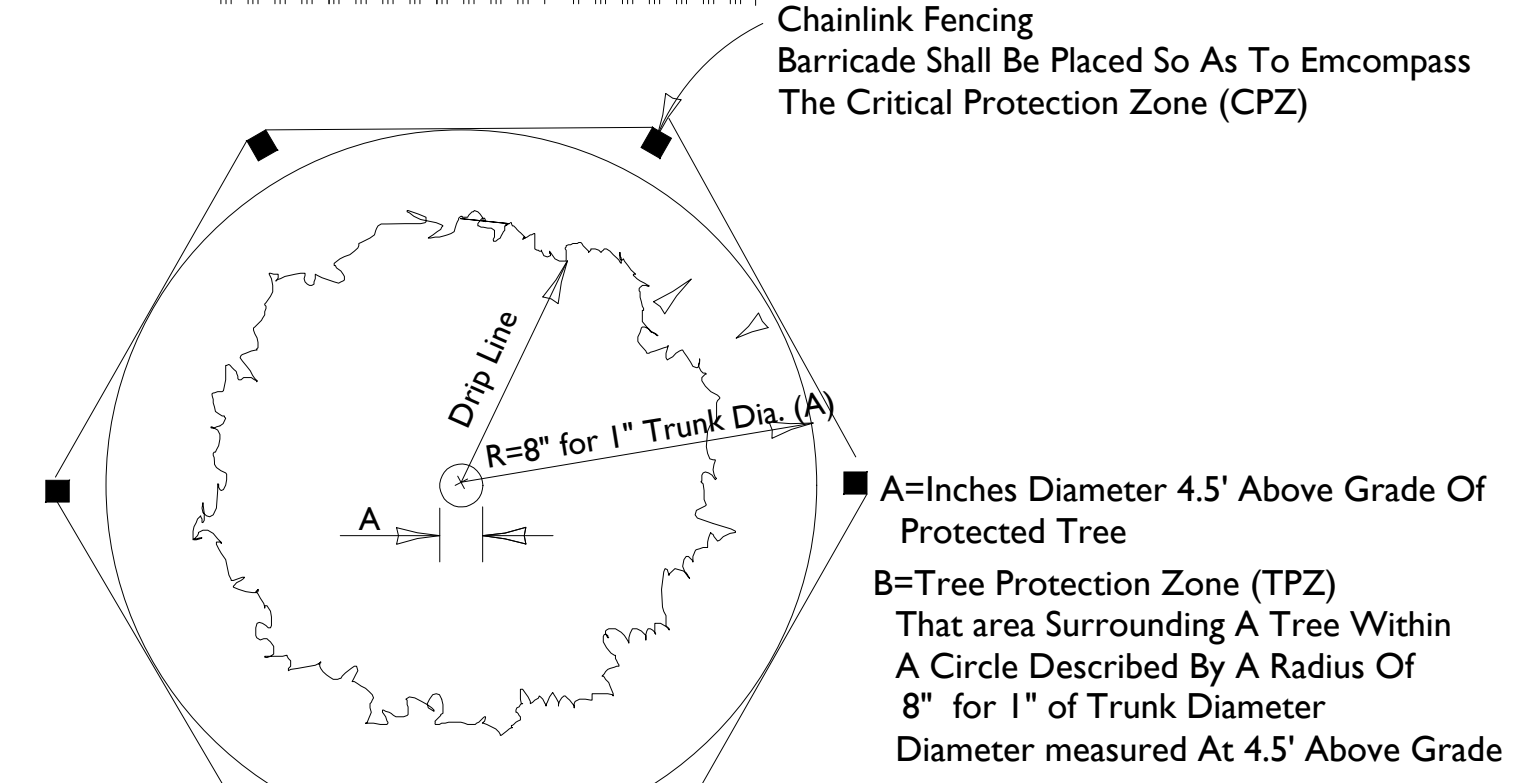
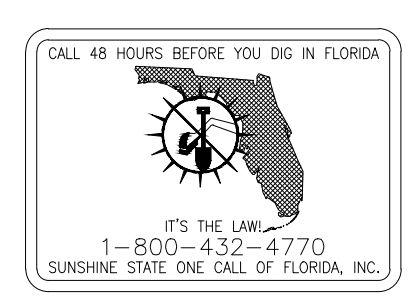
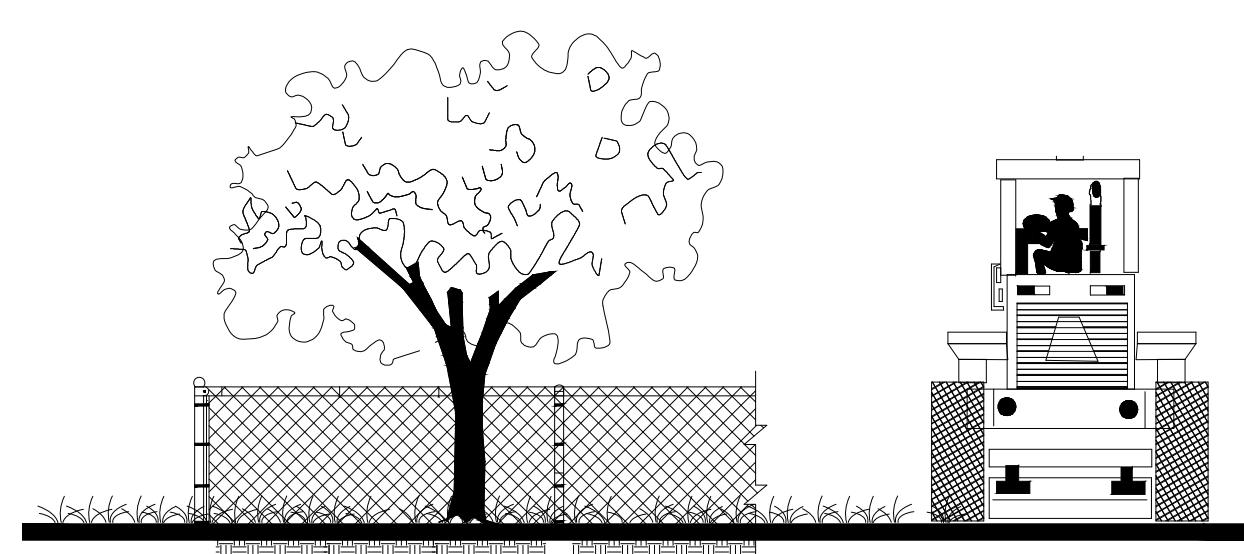
TOPO GRAPHIC
TOPO, GRAPHIC LLC
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Miami Beach, FL / Punta Gorda, FL
info@topographic.com

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WEST RESIDENCE LANDSCAPE PLAN
910 S. SOUTHSHORE DRIVE,
MIAMI BEACH, FL 33141



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

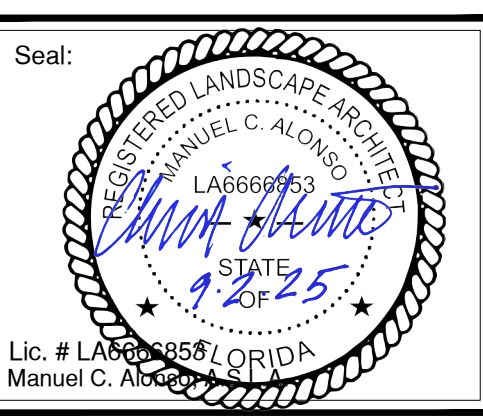
Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Number of stems	Height (feet)	Spread (feet)	Critical Root Zone Radius* (feet)	Specimen or Prohibited	Action	Comments
2	mahogany	<i>Swietenia mahagoni</i>	15	Good	1	35	35	10	Specimen	Remain	ROW
13	pygmy date palm	<i>Phoenix roebelinii</i>	4	Good	1	16	8	10		Remain	On Neighbors
14	pygmy date palm	<i>Phoenix roebelinii</i>	5	Good	1	16	8	10		Remain	Neighbors 18' c.t.
16	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	2	30	10	10		Relocate	
17	pitch apple	<i>Clusia rosea</i>	12	Good	2	30	30	10	Specimen	Remain	18' c.t.
18	solitaire palm	<i>Ptychosperma elegans</i>	4	Good	1	25	10	10		Relocate	10' c.t.
19	royal palm	<i>Roystonea regia</i>	12	Good	1	30	16	10	Specimen	Relocate	trunk cavity
20	pitch apple	<i>Clusia rosea</i>	7	Poor	3	25	20	10		Relocate	24' c.t.
21	sabal palm	<i>Sabal palmetto</i>	9	Good	3	32	16	10		Relocate	18' c.t.
22	sabal palm	<i>Sabal palmetto</i>	7	Good	1	24	16	10		Relocate	16' c.t.
23	sabal palm	<i>Sabal palmetto</i>	8	Good	1	20	16	10		Relocate	on wall
24	pitch apple	<i>Clusia rosea</i>	8	Good	2	20	20	10		Relocate	
25	umbrella tree	<i>Schefflera actinophylla</i>	18	Fair	3	38	28	12	Prohibited	Remove	7' c.t. on neighbors
26	Senegal date palm	<i>Phoenix reclinata</i>	cluster	Fair	7	38	16	10		Remain	On neighbors
27	Yew pine	<i>Podocarpus macrophyllus</i>	5	Fair	2	16	10	10		Remain	
28	mahogany	<i>Swietenia mahagoni</i>	12	Good	1	35	35	10	Specimen	remain	ROW
94	umbrella tree	<i>Schefflera actinophylla</i>	11	Fair	3	38	20	10	Prohibited	remove	
95	umbrella tree	<i>Schefflera actinophylla</i>	12	Fair	4	38	20	10	Prohibited	remove	
96	umbrella tree	<i>Schefflera actinophylla</i>	10	Fair	1	38	18	10	Prohibited	remove	
97	umbrella tree	<i>Schefflera actinophylla</i>	8	Fair	1	38	18	10	Prohibited	remove	
98	umbrella tree	<i>Schefflera actinophylla</i>	7	Fair	1	38	18	10	Prohibited	remove	
99	umbrella tree	<i>Schefflera actinophylla</i>	13	Fair	1	38	18	10	Prohibited	remove	
100	Brazilian pepper	<i>Schinus terebinthifolius</i>	5	Fair	1	16	12	10	Prohibited	remove	
101	bridalveil tree	<i>Caesalpinia granadillo</i>	2	Fair	4	12	10	10		Remain	
112	Alexander palm	<i>Archontophoenix alexandrae</i>	5,5,5,5,5	Good	5	34	18	10		Relocate	
113	solitaire palm	<i>Ptychosperma elegans</i>	3,3,3,3,3	Good	6	35	8	10		Relocate	
114	Senegal date palm	<i>Phoenix reclinata</i>	cluster	Good	1	30	30	10		Relocate	24' c.t.
115	fishtail palm	<i>Caryota mitis</i>	cluster	Good	1	30	20	10		Relocate	clustering palm, not regulated
116	Alexander palm	<i>Archontophoenix alexandrae</i>	7,7,7,7,7	Good	1	32	10	10		Relocate	clustering palm, not regulated
117	solitaire palm	<i>Ptychosperma elegans</i>	cluster	Good	1	28	8	10		Relocate	
118	Alexander palm	<i>Archontophoenix alexandrae</i>	7	Poor	1	28	10	10		Relocate	23' c.t.
119	mall leaf pitch appl	<i>Clusia guttifera</i>	7	Fair	3	12	12	10		Relocate	25' c.t.
120	Senegal date palm	<i>Phoenix reclinata</i>	cluster	Good	1	22	16	10		Relocate	22' c.t.

REVISION #1

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
121	Senegal date palm	<i>Phoenix reclinata</i>	cluster	Good	1	38	18	10		remain	clustering palm, not regulated
122	Senegal date palm	<i>Phoenix reclinata</i>	cluster	Good	1	32	16	10		remain	clustering palm, not regulated
123	umbrella tree	<i>Schefflera actinophylla</i>	11	Fair	2	40	20	10	Prohibited	remove	
124	umbrella tree	<i>Schefflera actinophylla</i>	7	Fair	1	32	20	10	Prohibited	remove	
125	Senegal date palm	<i>Phoenix reclinata</i>	cluster	Good	1	18	18	10		relocate	clustering palm, not regulated

Project:

REVISIONS:
REVISION #1 07.2025 PER CITY COMMENTS.



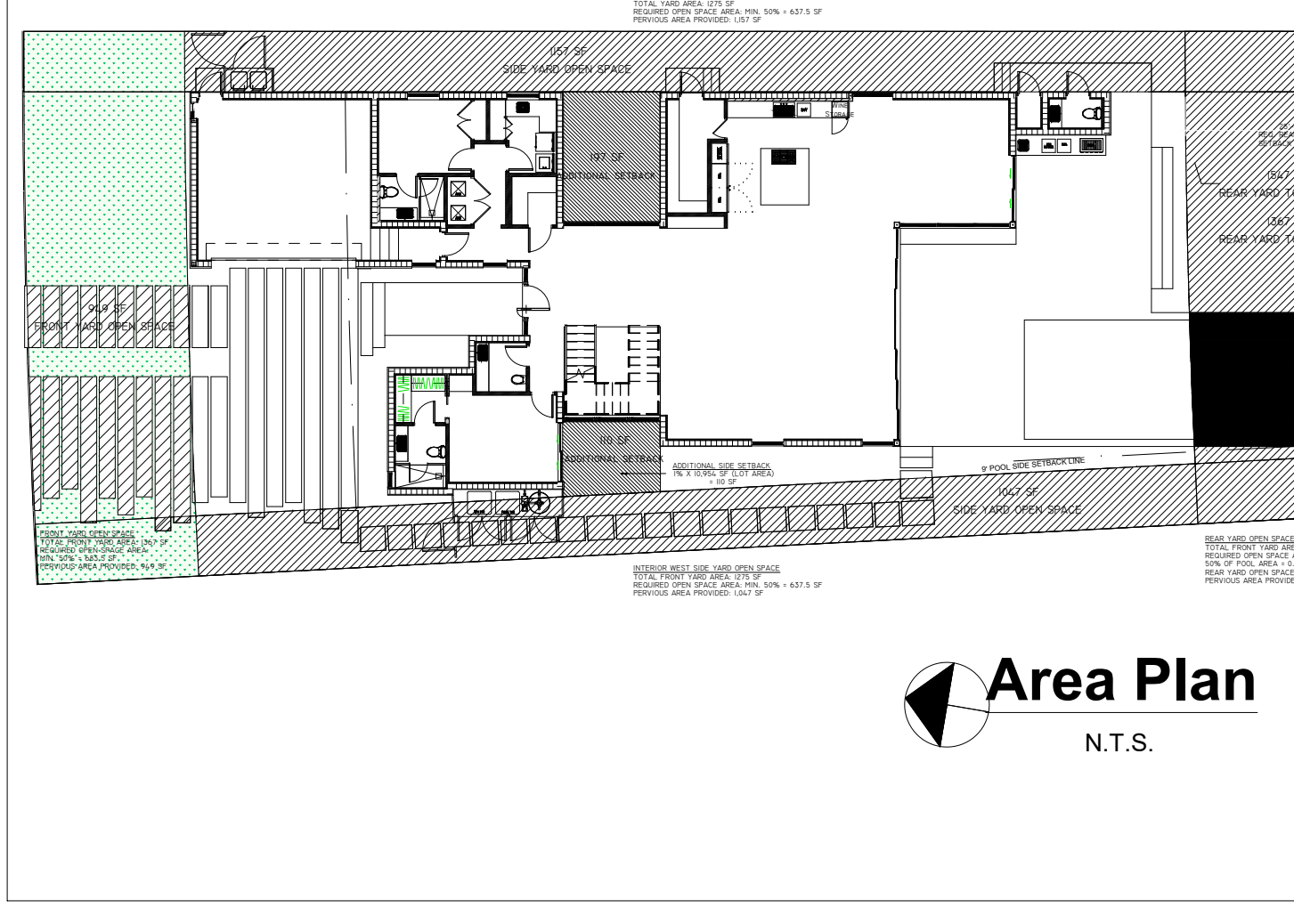
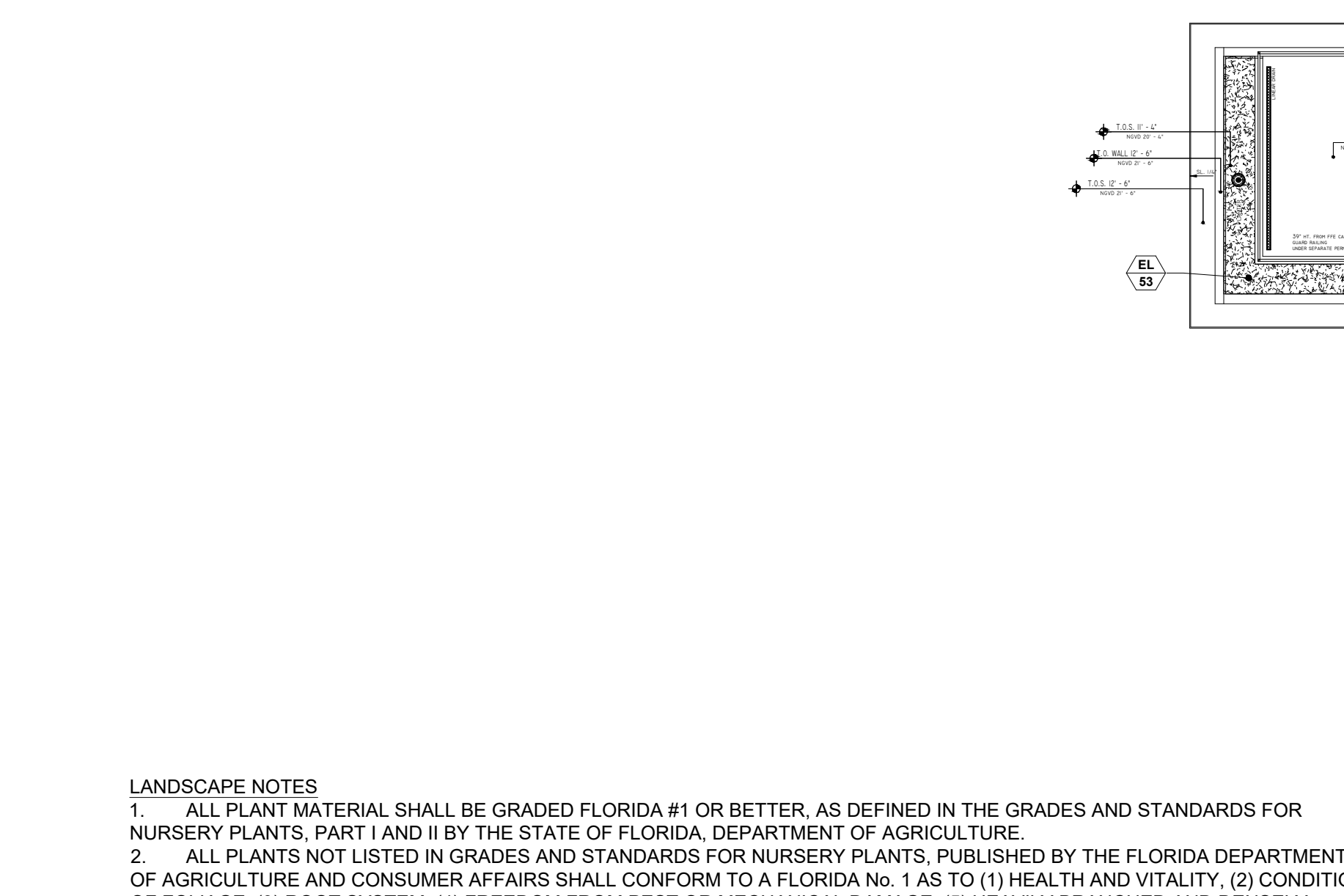
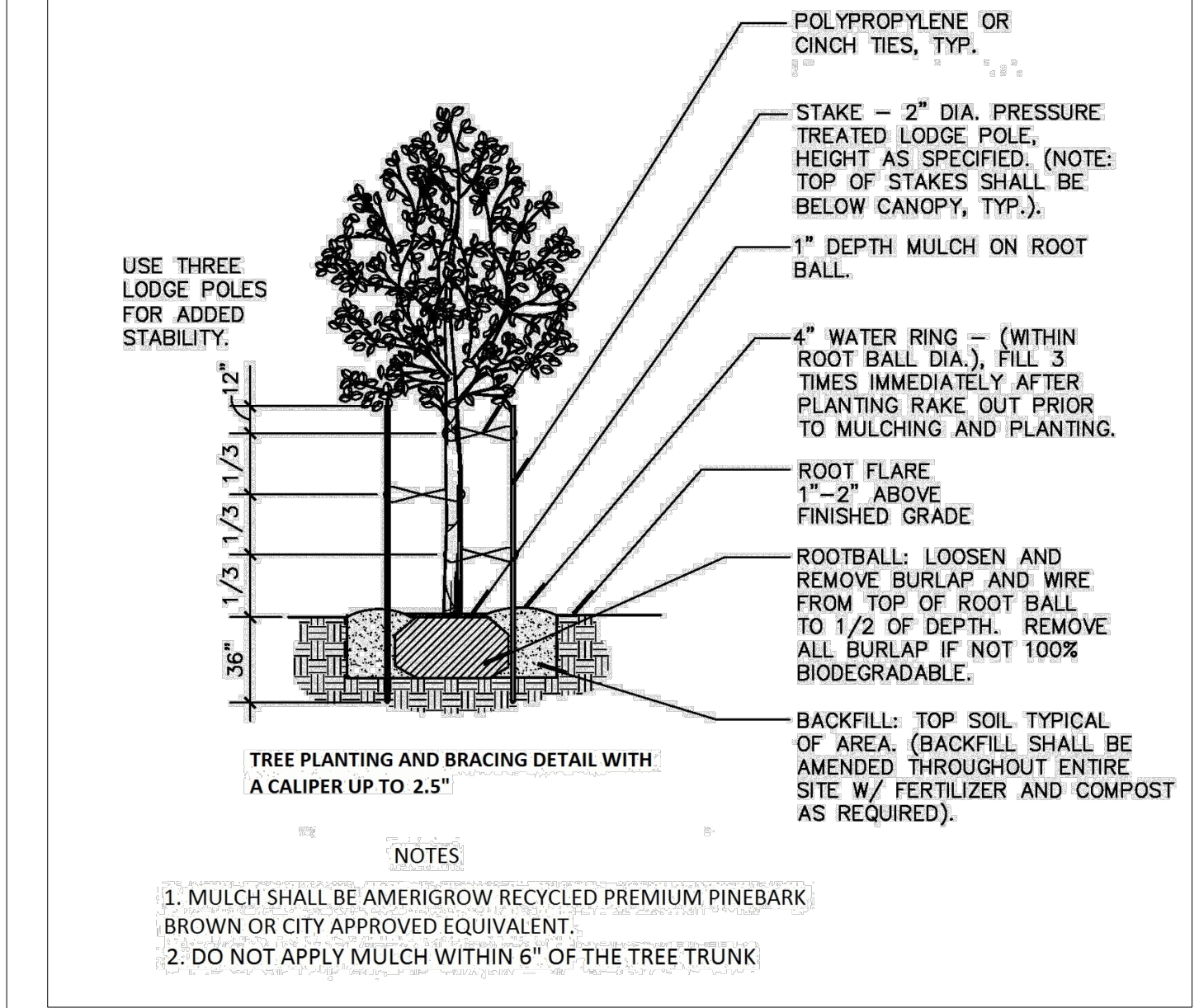
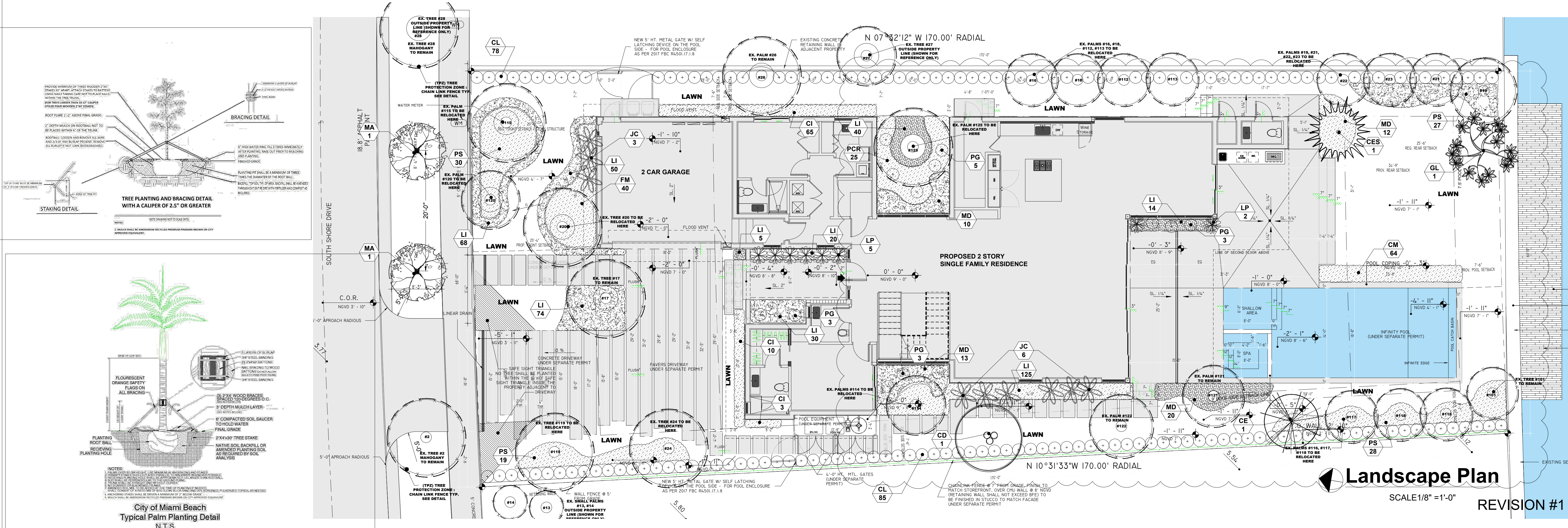
Drawing: TREE DISPOSITION PLAN
Date: 06.10.2025
Scale: 1/8" = 1' - 0"
Drawn by: JRP/MCA
Sheet No.:

TD-1

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WEST RESIDENCE LANDSCAPE PLAN
 910 S. SOUTHWEST DRIVE,
 MIAMI BEACH, FL 33141



LANDSCAPE NOTES

- 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.
- 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.
- ALL LANDSCAPE MATERIAL SHALL COMPLY WITH COUNTY, CITY OR LOCAL ORDINANCES.
- SYMBOLS REPRESENT PLANTS AT MATURE STAGE, NEVER AT TIME OF INSTALLATION.
- ALL TREES, SHRUBS AND GROUNDCOVERS SHALL RECEIVE 3" DEPTH OF SHREDDED MELALEUCA MULCH.
- TERRA-SORB MOISTURE RETENTION GRANULES SHALL BE ADDED TO ALL TREE/PALM PITS AT THE RATE RECOMMENDED BY MANUFACTURER.
- ALL PLANTING BEDS TO BE WEED AND GRASS FREE.
- THERE SHALL BE A 24" WIDE STRIP OF MULCH BETWEEN STEM OF SHRUBS/GROUNDCOVERS AND SOD.
- ALL TREES AND PALMS TO BE STAKED IN A GOOD WORK-MAN-LIKE MANNER. NO NAIL STAKING IS PERMITTED.
- 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.
- 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.
- AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS. THIS IS DESIGNED FOR "HEAD TO HEAD" COVERAGE.
- 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.
- 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!
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- NO CHANGES SHALL BE MADE WITHOUT PRIOR CONSENT OF THE LANDSCAPE ARCHITECT AND OWNER.
- 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 BUTTWOOD TREES.

CODE REQUIREMENTS

ZONING DISTRICT: RS-3 LOT AREA = 10,954 SF

OPEN SPACE	REQUIRED	PROVIDED
A SQ FT OF REQUIRED OPEN SPACE AS INDICATED ON SITE PLAN LOT AREA = 10,954 SF X 30% (CHP 126 TABLE A) = MAX = 3,286 SF	3,286 SF	3,283 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	3,286 SF	3,283 SF

LAWN AREA CALCULATION

A SQ FT OF LANDSCAPED OPEN SPACE REQUIRED	3,286 SF	3,283 SF
B MAXIMUM LAWN AREA (SOD) PERMITTED = 50% X 1.643 SF	1,643 SF	1,011 SF

TREES

REQUIREMENT	REQUIRED	PROVIDED
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. 10,954 SF: 2 ADDITIONAL TREES REQUIRED. TOTAL = 5 + 5 = 10	10	13
B TOTAL TREES 10 MINIMUM REQUIREMENT - 5 EXISTING TREES + 4 NEW TREES (1CD/ 1CE/ 1CES/ 1 GL) @ 4" DBH EACH (COUNT AS 6 TREES) = 13 TREES TOTAL PROVIDED	13	13
C % NATIVES REQUIRED: NUMBER OF TREES PROVIDED (10) X 30% = 3	3	9
D % LOW MAINTENANCE / DROUGHT AND SALT TOLERANT REQUIRED: NUMBER OF TREES PROVIDED X 50% = 5	5	10
E NUMBER OF TREE SPECIES REQUIRED: 10 REQUIRED TREES = 3 TREE SPECIES	3	9
F STREET TREES (MAXIMUM AVERAGE SPACING 20' OC) 50 LINEAR FEET ALONG STREET DIVIDED BY 20' = 2.5 + 3 (1 EXISTING MAHOGANY + 2 NEW MA)	3	3
G 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 = 13 REQUIRED X 12 SHRUBS = 156 SHRUBS REQUIRED	156	990
B % NATIVE SHRUBS REQUIRED: NUMBER OF SHRUBS PROVIDED X 50% =	78	250

LARGE SHRUBS OR SMALL TREES

A NUMBER OF LARGE SHRUBS OR SMALL TREES REQUIRED: NUMBER OF REQUIRED SHRUBS 156 X 10% = 15.6 = 16	16	16
B % NATIVE LARGE SHRUBS OR SMALL TREES REQUIRED: NUMBER OF LARGE SHRUBS OR SMALL TREES PROVIDED X 50% = 8	8	9

PLANT SCHEDULE

SHRUBS (204 REQUIRED)

KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
EL	53	ERINODEA 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
FM	109	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" OC/ FULL
PCR	25	PHILODENDRON CONGO GREEN/ CONGO GREEN	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN
MD	55	MONSTERA DELICIOSA SWISS CHEESE PLANT	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN
LI	426	LIRIOPE MUSCARI GREEN GIANT BLUE/ GIANT LIRIOPE	NO	LOW	12" HT. X 12" SPR. / 3 GALLONS/ FULL/ 1' OC.
CL	163	CLUSIA GUTTIFERA SMALL LEAF CLUSIA (HEDGE)	YES	LOW	48" HT. X 24" SPR. / 7 GAL/ FULL/ 24" OC.
CI	78	CHRYSOBALANUS ICACO 'RED TIP' COCO PLUM	YES	LOW	48" HT. X 24" SPR. / 7 GAL/ FULL/ 24" OC.
PS	104	PHILODENDRON SELLOUM SELLOUM PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN

TREES (10 REQUIRED) AND PALMS

SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
CE/1	1	CONCARPUS ERECTUS SERICEUS SILVER BUTTWOOD (COUNT AS 2 TREES/ 4" DBH)	NO	LOW	14'-16" HT. X 6" SPR. X 4" CLEAR WOOD. 3" CAL. FG. BB. FF/ SINGLE MAIN LEADER
CD/1	1	COCCOLOBA DIVERSIFOLIA PIGEON PALM (COUNT AS 2 TREES/ 4" DBH)	YES	LOW	16" HT. X 6" SPR. 4" CAL. FG. BB. FF/ SINGLE MAIN LEADER
CE/1	1	CONCARPUS ERECTUS GREEN BUTTWOOD (COUNT AS 2 TREES/ 4" DBH)	YES	LOW	16" HT. X 6" SPR. 4" CAL. FG. BB. FF/ SINGLE MAIN LEADER
GL/1	1	BURSERA SIMAROUBA GUMBO LIMBO (COUNT AS 2 TREES/ 4" DBH)	YES	LOW	16" HT. X 6" SPR. 4" CAL. FG. BB. FF/ SINGLE MAIN LEADER

SMALL TREES/ LARGE SHRUBS (16 REQUIRED)

IC/9	9	CAPPARIS GYNOPHALOPHORA JAMAICA CAPER	YES	LOW	10" HT. X 6" SPR. 1.5" CAL. FG. BB. FF/ SINGLE MAIN LEADER
LP/7	7	RHAPIS EXCELSA LADY PALM	NO	LOW	6" HT. X 4" SPR. 5 TRUNKS MINIMUM, FULL

STREET TREES (3 REQUIRED / 2 EXISTING + 1 NEW)

MA/2	2	SWITENIA MAHOGANI MAHOGANY (STREET TREES 20' O.C.)	YES	LOW	16" HT. X 6" SPR. 3" CAL. FG. BB. FF/ SINGLE MAIN LEADER
------	---	--	-----	-----	--

Project: WEST RESIDENCE LANDSCAPE PLAN

REVISIONS:
 REVISION #1 07.2025 PER CITY COMMENTS.

Seal:

License: # LA666853
 Manuel C. Alonso, A.S.L.A.

Drawing: LANDSCAPE PLAN

Date: 06.10.2025

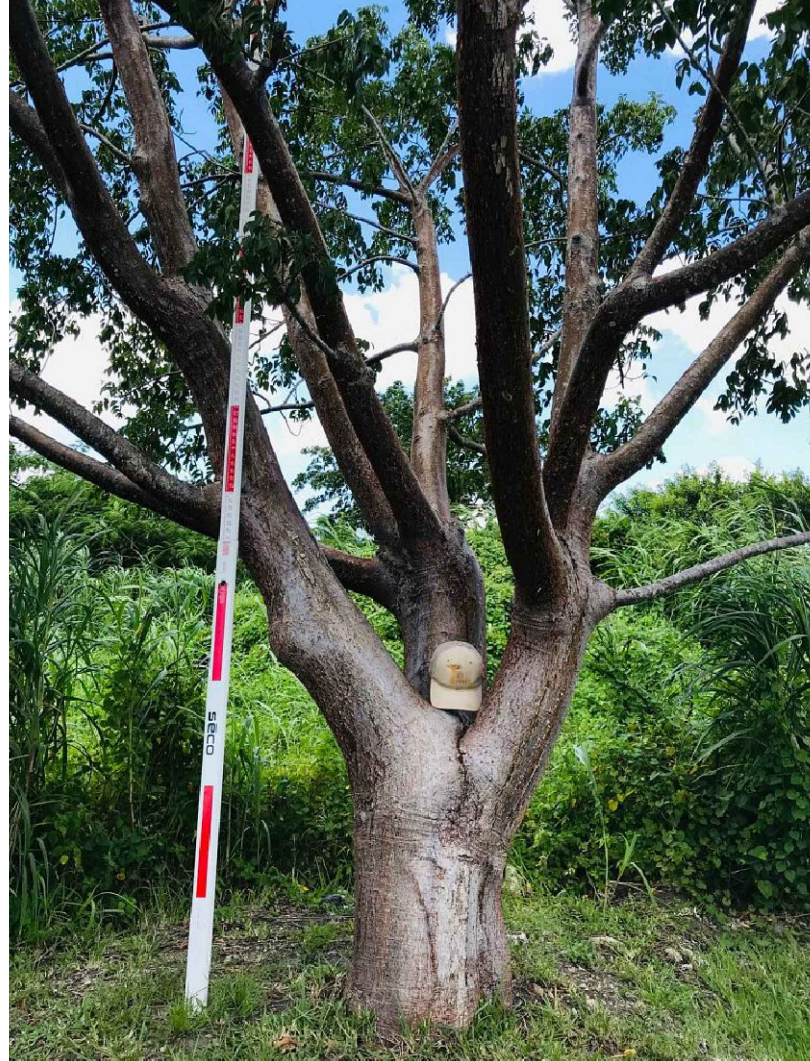
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Drawn by: JRP/MCA

Sheet No.: L-1



CD/ PIGEON PLUM



GL/ GUMBO LIMBO



MD/ MONSTERA DELICIOSA



JC/ JAMAICAN CAPER



FM/ GREEN ISLAND FICUS



LI/ LIRIOPE



CL/ CLUSIA HEDGE



PG/ PHILODENDRON GIGANTEUM



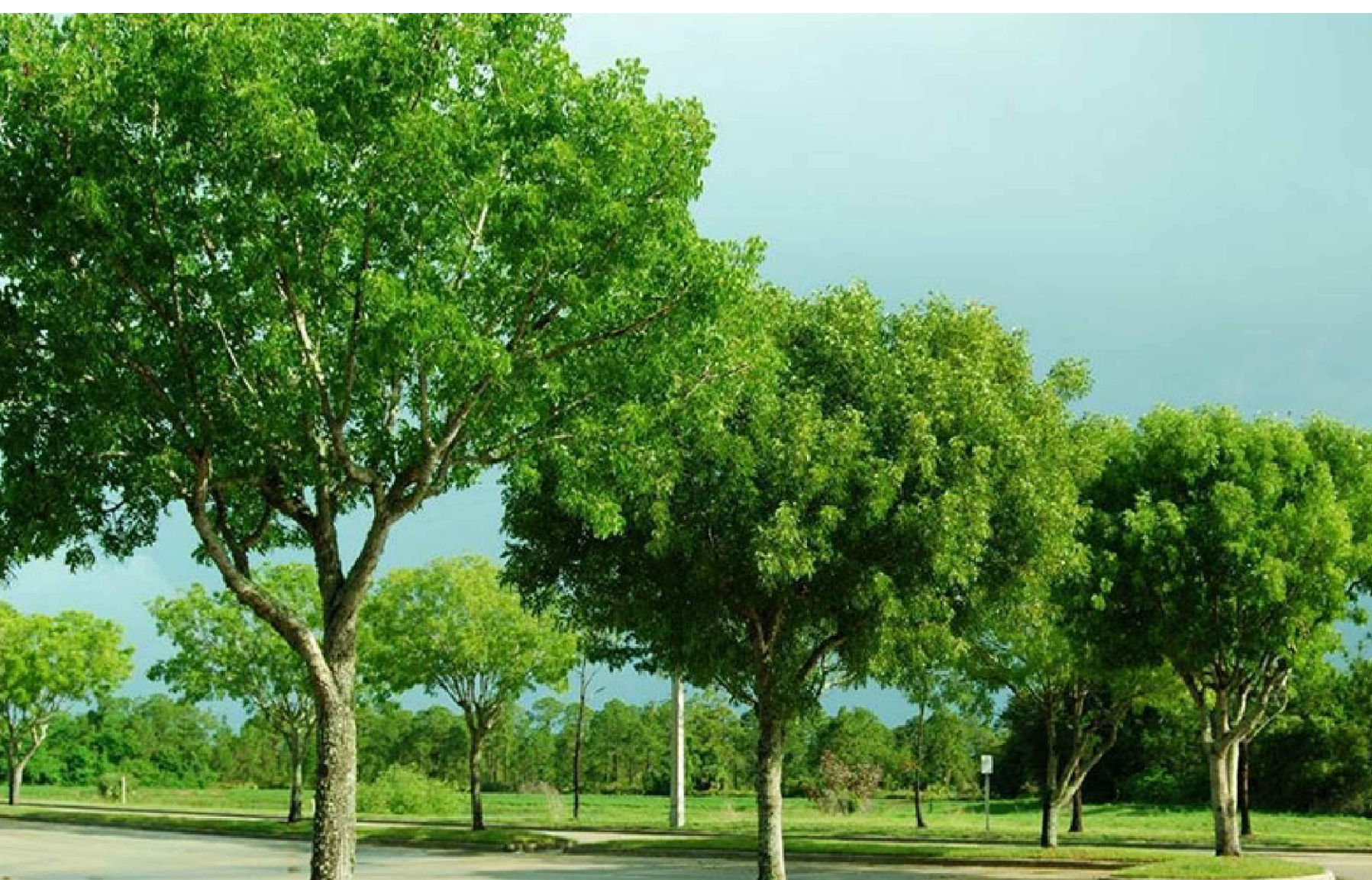
CES/ SILVER BUTTONWOOD



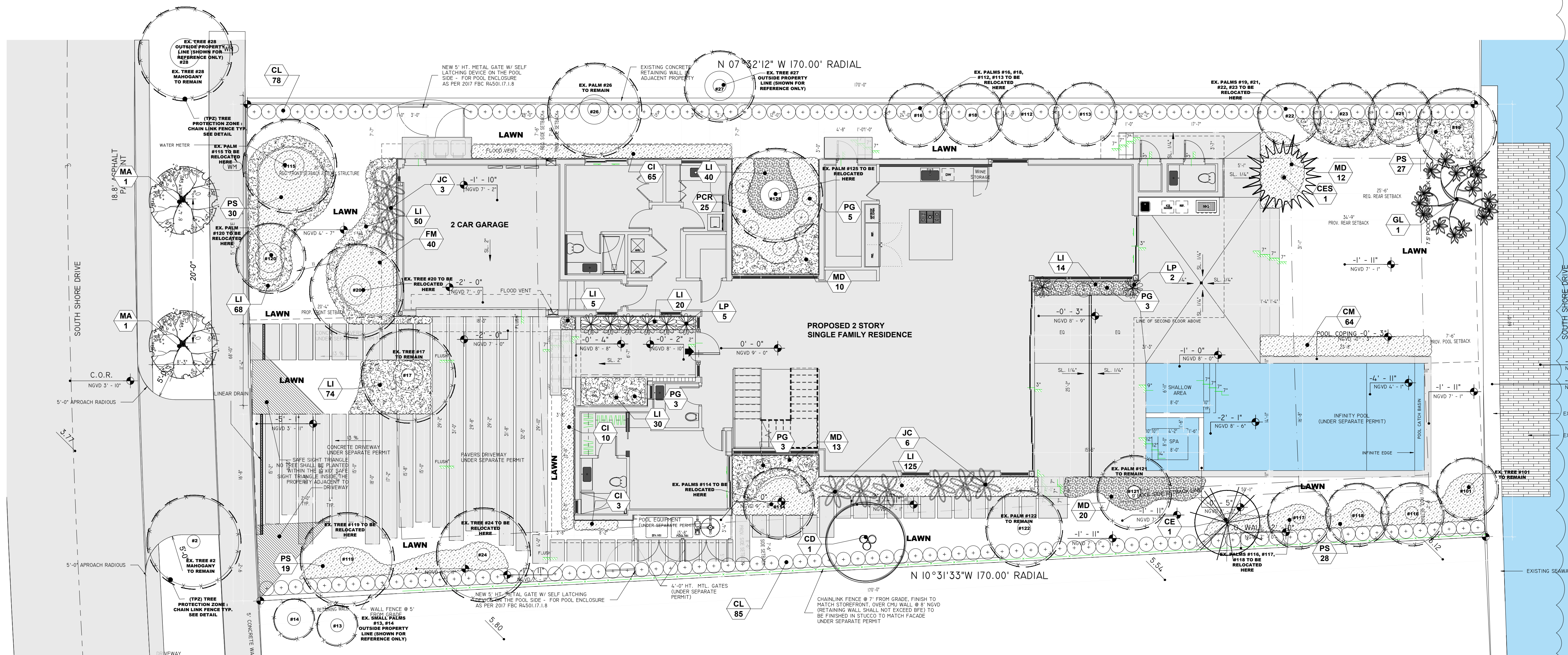
CE/ GREEN BUTTONWOOD



PE/ ALEXANDER PALM



MA/ MAHOGANY



Landscape Plan
 SCALE 1/8" = 1'-0"

Project:

REVISIONS:
 REVISION #1 07.2025 PER CITY COMMENTS.

Scale:

Lic. # LA666853
 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.:

KEY		QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
SHRUBS (204 REQUIRED)						
EL	53		PRINSEIA LITTORALIS/ GOLDEN CREEPER (SECOND FLOOR PLANTERS)	YES	LOW	12" HT. X 12" SPR. / 1 GALLONS FULLY 1' OC.
PG	14		PHILODENDRON GIGANTEUM/ GIANT PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / 7 GALLONS FULLY AS SHOWN
FM	109		FIGUS MICROCARPA/ GREEN ISLAND FIGUS	NO	LOW	18" HT. X 24" SPR. / 3 GALLONS 18" O.C. / FULL LEADER
PCR	25		PHILODENDRON LONGI/ GREEN COCOO GREEN	NO	LOW	24" HT. X 24" SPR. / 7 GALLONS AS SHOWN
MD	55		MONSTERA DELICIOSA/ SWISS CHEESE PLANT	NO	LOW	24" HT. X 24" SPR. / 7 GALLONS AS SHOWN
LI	408		LIRIOPE/ MUSCARI GREEN GEM/ GIANT LIRIOPE	NO	LOW	12" HT. X 12" SPR. / 3 GALLONS FULLY 1' OC.
CL	163		CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (HEDGE)	YES	LOW	48" HT. X 24" SPR. / 7 GAL/ FULLY 24" O.C.
CL	78		CHRYSOBALANUS/ SCALO RED TIP/ COCOO PLUM	YES	LOW	48" HT. X 24" SPR. / 7 GAL/ FULLY 24" O.C.
PS	104		PHILODENDRON BELLOUUM/ BELLOUUM PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / 7 GALLONS AS SHOWN
TREES (10 REQUIRED) AND PALMS						
SW			PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
CEB1	1		CONOCARPUS STRICTUS/ SERICEUS SILVER BUTTONWOOD (COUNT AS 2 TREES/ 4' DBH)	NO	LOW	14-16' HT. X 6" SPR. X 4' CLEAR WOOD. 3" CAL. FG. BB. FFI SINGLE MAIN LEADER
CD1	1		COCCOLoba DIVERSIFOLIA/ PHOENIX PALM (COUNT AS 2 TREES/ 4" DBH)	YES	LOW	16' HT. X 6" SPR. 4" CAL. FG. BB. FFI SINGLE MAIN LEADER
CE1	1		CONOCARPUS STRICTUS/ GREEN BUTTONWOOD (COUNT AS 2 TREES/ 4" DBH)	YES	LOW	16' HT. X 6" SPR. 4" CAL. FG. BB. FFI SINGLE MAIN LEADER
GL1	1		BURSERA BRABOURNI/ GUMBO LIMBO (COUNT AS 2 TREES/ 4" DBH)	YES	LOW	16' HT. X 6" SPR. 4" CAL. FG. BB. FFI SINGLE MAIN LEADER
SMALL TREES/ LARGE SHRUBS (16 REQUIRED)						
MA2	1		CAPPARIS CYNOPHALLOPHORA/ JAMAICA CAPER	YES	LOW	10' HT. X 6" SPR. 1.5" CAL. FG. BB. FFI SINGLE MAIN LEADER
PE1	1		ROSEA EXCELSA/ LADY PALM	NO	LOW	9' HT. X 6" SPR. 5 TRUNKS MINOR FULL LEADER
STREET TREES (0 REQUIRED) / EXISTING (1 NEW)						
MA2	1		SWITENIA MAHAGONI/ MAHOGANY (STREET TREES 20" O.C.)	YES	LOW	16' HT. X 6" SPR. 3" CAL. FG. BB. FFI SINGLE MAIN LEADER

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

Dated _____

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

DocuSigned by:

Michael A. Belush

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

Miriam Herrera
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:

Nick Kalleg

(7/2/2024 | 10:14 AM EDT)

8D8C388CCAB8460..

Filed with the Clerk of the
Planning Board on

DocuSigned by:

Jessica Gonzalez

(7/2/2024 | 6:45 PM EDT)

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DS
MB