



DRB FILE NUMBER: DRB25-III5

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

SCOPE OF WORK:
- NEW 2 STORY SINGLE FAMILY RESIDENCE



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

SDH_STUDIO
ARCHITECTURE+DESIGN

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North Miami Beach, Florida 33162

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Stephanie
Dornbusch de
Halfen

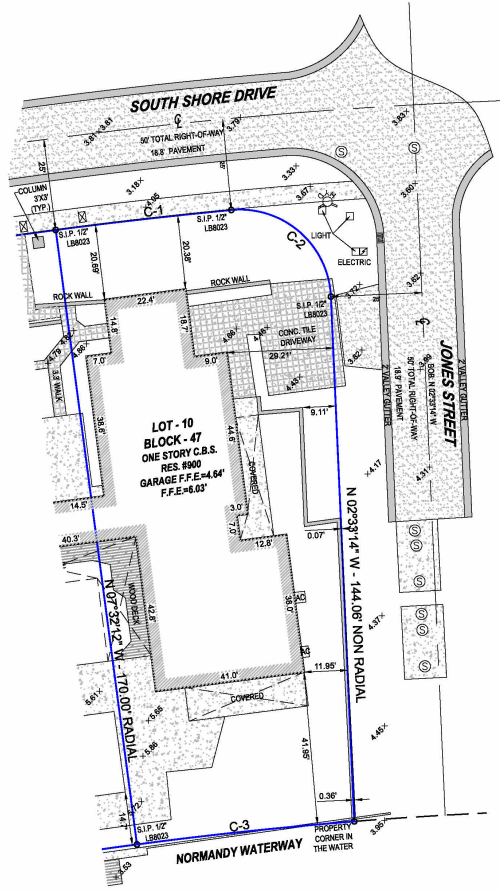
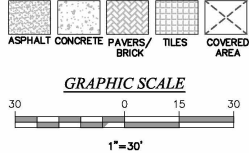
Digitally signed by
Stephanie Dornbusch
de Halfen
DN: cn=Stephanie
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c=US, o=SDH Studio
Reason: I am the
author of this document
Location:
Date: 2025.04.17
17:18:04:00

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

AC = AIR CONDITIONER PAD
BLDG = BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
CURB = 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
FPE = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE (NO ID)
FIR = FOUND IRON ROD (NO ID)
FI = FOUND NAIL (NO ID)
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
L.E. = LANDSCAPE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MOR = MIAMI-DADE COUNTY RECORDS
MH = MAIN HOLE
ML = MONUMENT LINE
(P) = PLAT
PS = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS
(R) = RECORD
R/W = RIGHT-OF-WAY
RES = RESIDENCE
SIP = SET IRON PIPE LB#8023
SHD = SET NAIL & DISK LB#8023
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP) = TYPICAL
UB = UTILITY BOX
U.L.E. = UTILITY EASEMENT
W/F = WOOD FENCE

SYMBOLS:

- ☐ = TELEPHONE RISER
☐ = CABLE TV RISER
☐ = WATER METER
☐ = ELEVATION
☐ = ORIGINAL LOT DISTANCE
☐ = CENTRAL ANGLE
☐ = CENTER LINE
☐ = WATER VALVE
☐ = CURB INLET
☐ = FIRE HYDRANT
☐ = LIGHT POLE
☐ = CATCH BASIN
☐ = UTILITY POLE
☐ = DRAINAGE MANHOLE
☐ = SEWER MANHOLE
☐ = METAL FENCE
☐ = WOOD FENCE
☐ = CHAIN LINK FENCE
☐ = EASEMENT
☐ = BOUNDARY LINE
☐ = OVERHEAD UTILITY LINE
☐ = ORIGINAL LOT LINE



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

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

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

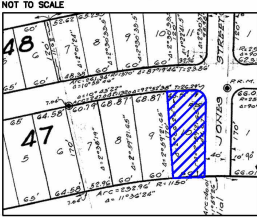
BENCHMARK INFORMATION:
NAME: N-313 USGS
ELEV(NVD29): 3.75
LOCATION 1: NORMANDY DRIVE --- 1.7' SOUTH OF SOUTH CURB
LOCATION 2: TROUVILLE ESPLANADE --- 109' EAST OF LOOKING SOUTH
LOCATION 3: 36.4' NW OF NW CORNER OF BLDG WHICH SURROUNDS THE SWIMMING POOL
DESCRIPTION: US C & G BRASS DISC IN TOP AND AT THE SE CORNER OF A CATCH BASIN.

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

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

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

LOCATION SKETCH:



PROPERTY ADDRESS:

900 S SHORE DRIVE, MIAMI BEACH, FL 33141
LEGAL DESCRIPTION:
LOT 10 IN BLOCK 47 OF NORMANDY GOLF COURSE SUBDIVISION, AC PLAT THEREOF AS RECORDED IN PLAT BOOK 44 AT PAGE 62 RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FLOOD ZONE INFORMATION:
THE GRAPHICALLY DENOTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS/ARE BASED ON THE FLOOD ELEVATION & COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120631. MAP & PANEL NUMBER 120660302 SUFFIX L.

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PART HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITING THIS FIRM.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO PORTION OF THE FENCE.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITING THE SIGNING PARTY(IES).
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE IT IS FOR INFORMATIONAL PURPOSES ONLY.
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND THE CENTERLINE OF JONES STREET BEARS N 02°33'14\" W.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER THE SUPERVISION OF THE SURVEYOR AND MAPPER, OTHERWISE IT IS FOR INFORMATIONAL PURPOSES ONLY.

CERTIFIED TO:

LUIS JOSE MOLLA TRS
LUIS JOSE MOLLA REV TR

REVISION(S):

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



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

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

DRIVEWAY

906 SQF

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

PROJECT INFORMATION				
1	ADDRESS:	900 S (LOT 10) SHORE DRIVE, MIAMI BEACH, FL 33141		
2	FOLIO NUMBER(S):	02-3203-007-0140		
3	BOARD AND FILE NUMBERS :	DRB FILE NUMBER: DRB25-III5		
4	YEAR BUILT:	N/A	ZONING DISTRICT:	RS-3
5	BASE FLOOD ELEVATION:	8' NGVD	GRADE VALUE IN NGVD:	4.05'
6	ADJUSTED GRADE (FLOOD+GRADE/2):	4.05'+8'/2= 6.025'	FREE BOARD:	1'
7	LOT AREA:	11,308 SF	FUTURE CROWN OF ROAD IN NGVD:	5.95'
8	LOT WIDTH:	N 74'10" - S 60'-0" 67'5"	FUTURE ADJUSTED GRADE IN NGVD:	5.95' + 8.56'+1' / 2 = 7.76'
9	MAX LOT COVERAGE SF AND %:	30% = 3,392.40 SF	PROPOSED LOT COVERAGE SF AND %:	28.16% = 3,184 SF
10	EXISTING LOT COVERAGE SF AND %:	N/A	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	= 500 SF
11	FRONT YARD OPEN SPACE SF AND %:	69.08%= 862.19 SF	REAR YARD OPEN SPACE SF AND %:	79.45% = 1,238 SF
	SIDE YARD FACING STREET OPEN SPACE SF AND %:	78.54%= 1,853 SF	SIDE YARD OPEN SPACE SF AND %:	65% = 808 SF
12	MAX UNIT SIZE SF AND %:	50%= 5,654 SF	PROPOSED UNIT SIZE SF AND %:	49.06% =5,548.30SF
13	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE:	24.59% =2,781.27 SF
14	EXISTING SECOND FLOOR UNIT SIZE	N/A	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND %	N/A
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND % :	25% =2,828.24 SF
16			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	N/A

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

