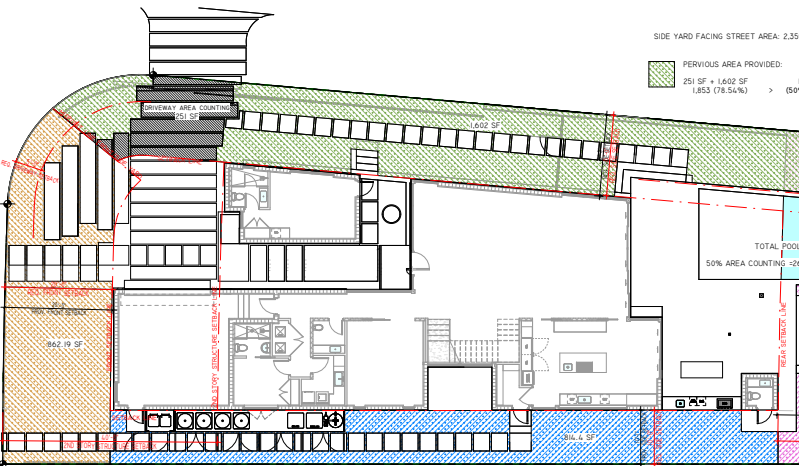
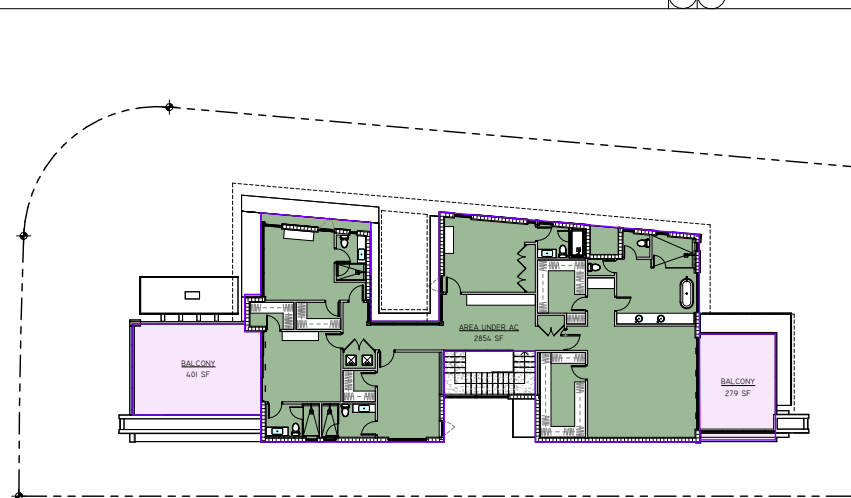


1ST FLOOR ENCLOSED SPACE 2,758 SF
 2ND FLOOR PROJECTION AREA EXCEEDING 5' 428 SF
 TOTAL: 3,186 SF < 3,392 SF (94% LOT AREA)

1 1ST FLOOR - A/C AREA

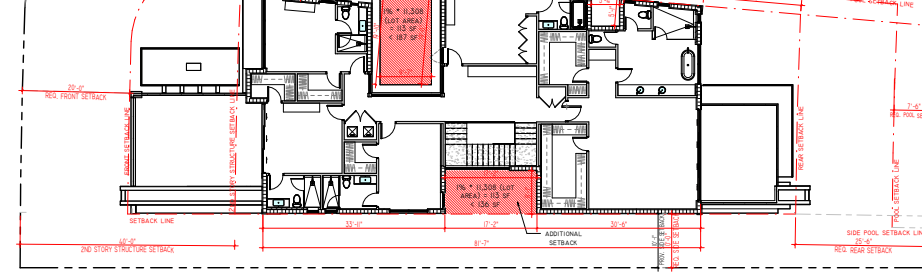
3 GROUND F



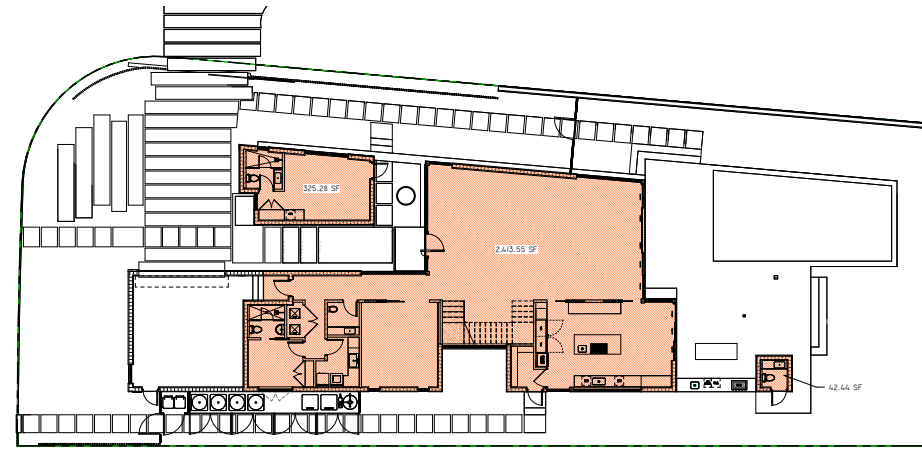
FRONT YARD AREA: 1,248 SF
 PERVIOUS AREA PROVIDED: 862.19 SF (69.08%) > 626 SF (50% MIN. REQUIRED)
 SIDE YARD AREA: 1,245 SF
 PERVIOUS AREA PROVIDED: 808 SF (65%)
 REAR YARD AREA: 1,558.21 SF
 PERVIOUS AREA PROVIDED: 1,307 SF + 130.89 SF = 1,438 SF (92.28%) > 1,238 SF (79.45%)

2 2ND FLOOR - A/C AREA

4

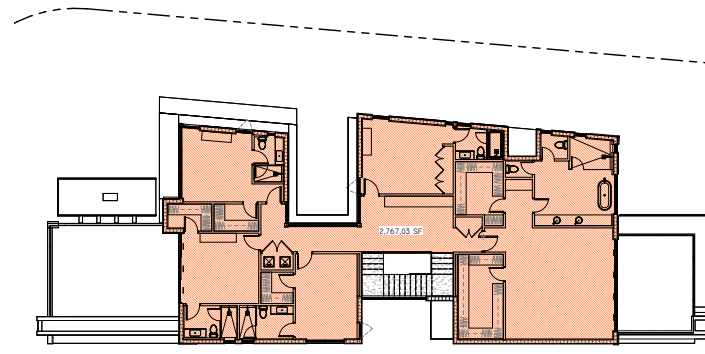


3 2ND FLOOR



TOTAL UNIT SIZE AREA - 1ST FLOOR:
 2,413.55 SF + 325.28 SF + 42.44 SF = 2,781.27 SF (24.59%)

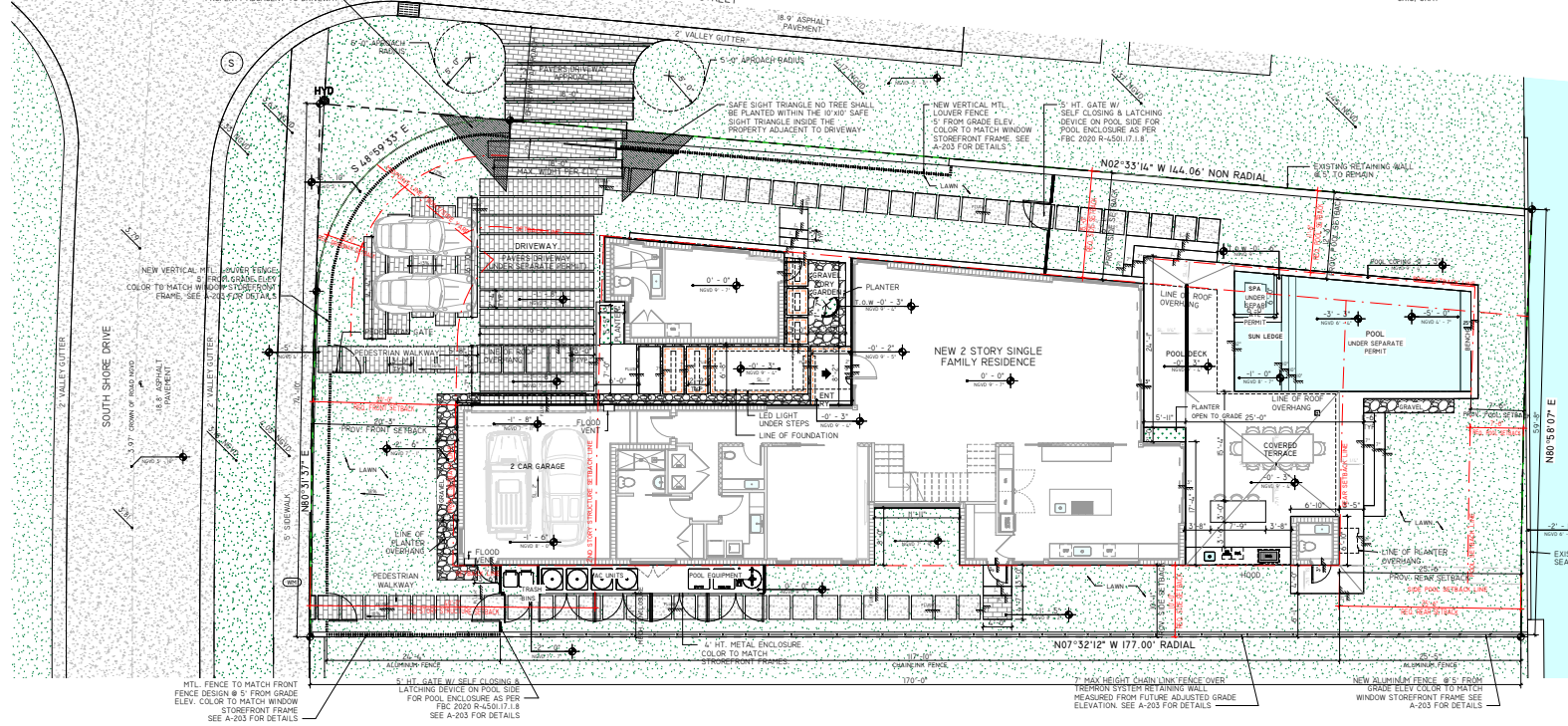
1 GROUND FLOOR - UNIT SIZE



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

LEVEL	AREA
GROUND FLOOR	2,781.27 SF
2ND FLOOR	2,767.03 SF
	5,548.30 SF (49.00%)

2 2ND FLOOR



ADDITIONAL NOTES

- UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED (FBC 2020, BUILDING SECTION II.3).
- A FINAL ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION MUST BE SUBMITTED BEFORE CO, TCO OR PCO CAN BE ISSUED.
- ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (POOL EQUIPMENT, WATER HEATERS, GENERATORS, ELECTRICAL PANELS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION (8'-0" NGVD). (ASSE 24-14, CH. 7.0)
- 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 III-1 OF THE CODE.
- ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET (3048 MM). ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE ACCESS.
- DRIVEWAY AND PARKING AREA SHALL BE COMPOSED OF POROUS PAVEMENT OR SHALL HAVE A HIGH ALBEDO SURFACE CONSISTING OF A DURABLE MATERIAL OR SEALANT, AS PER SECTION III-1.
- ENCLOSED AREAS BELOW THE DFE OR THE LOWEST FLOOR ELEVATION, WHICHEVER IS HIGHER, SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS, OR STORAGE.
- ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (WATER HEATERS, GENERATORS, ELECTRICAL PANELS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION AS PER ASSE 24-14, CH. 7.0.
- ANY LOUVER, SCREENS, OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS INTO OR OUT OF THE ENCLOSED AREA.

PAVEMENT NOTES

- 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 11.2.1 OF THE MIAMI BEACH CODE.

SITE DESCRIPTION			
LEGAL DESCRIPTION			
ADDRESS: <u>N07 30' 00" S SHORE DRIVE, MIAMI BEACH, FL 33141</u>			
LOT: <u>10</u>	BLOCK: <u>47</u>	PLAT BOOK: <u>44</u> PAGE: <u>62</u>	
HIGHEST CROWN OF ROAD ELEVATION: _____ FLOOD ZONE: <u>AE</u>			
AVERAGE OF CROWN OF ROAD ELEVATION: _____ BASE FLOOD: <u>7'-0" (PER SURVEY) 8.56' NGVD</u>			
ALL SITE INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY:			
SURVEYOR'S NAME: <u>JES</u> PLS LIC: _____ FIELD WORK DATE: _____			
	LOWEST FLOOR ELEVATION	GARAGE/STORAGE ELEV.	ADJACENT GRADE ELEV.
PROPOSED	9' - 0" NGVD	7' - 3" NGVD	(LUMEST)
MINIMUM	9' - 0" NGVD	7' - 3" NGVD	(8444931)
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 (IC3-303)			

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

SCOPE OF WORK
 1. NEW 2 STORY SINGLE FAMILY RESIDENCE

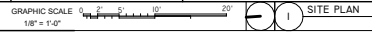
CONSTRUCTION TYPE: IIB
OCCUPANCY TYPE: R-3

CONSTRUCTION INFORMATION

- CONSTRUCTION TYPE: IIA
- RISK CATEGORY: CATEGORY 2
- EXPOSURE CATEGORY AS PER FBC CH. 107.3.5
- COUNTY CODE SECTION 8-10, EXPOSURE B
- CITY OF MIAMI BEACH PUBLIC WORKS NOTES

CONSTRUCTION NOTES:

- A- REMOVE AND REPLACE SIDEWALK ALONG THE ENTIRE PROPERTY LINE (10 FOOT WIDE) ALONG THE ENTIRE PROPERTY LINE.
- B- RECONSTRUCT SHALE/500 ALONG THE ENTIRE PROPERTY LINE.
- C- FILL AND RESURFACE 2 INCHES AVERAGE USING TYPE III GRANULAR FILL (10 FOOT WIDE) ALONG THE ENTIRE PROPERTY LINE.
- D- ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE UTILITY EASEMENT WILL REQUIRE A SEPARATE CITY OF MIAMI BEACH DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT FROM THE CITY OF MIAMI BEACH DEPARTMENT OF PUBLIC WORKS.
- E- A DECLARATION OF RESTRICTIVE COVENANT IS REQUIRED FOR THE UTILITY EASEMENT AND RETAINING WALL IN THE UTILITY EASEMENT.



SITE PLAN



880 S SHORE DR

JONES STREET



PROPOSED PROPERTY: 900 S SHORE DRIVE.



910 S SHORE DR

SOUTH SHORE DRIVE

901 S SHORE DR

911 S SHORE DR

JONES STREET

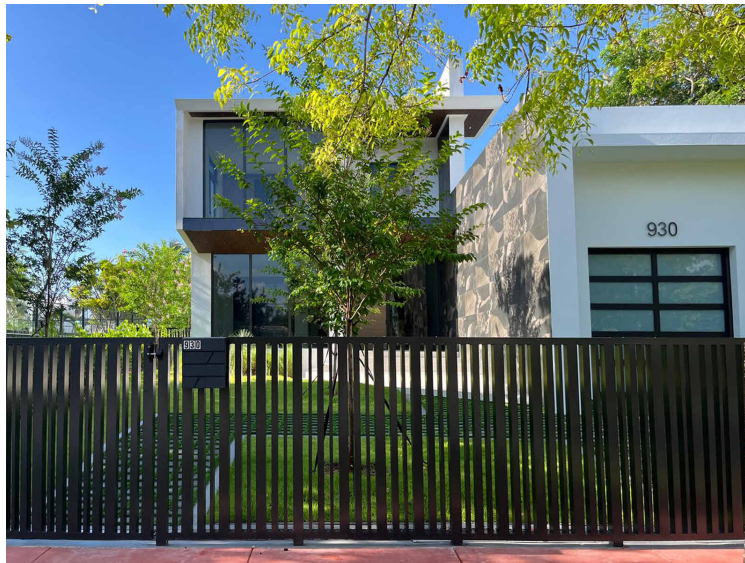




1. 860 S SHORE DR



2. 880 S SHORE DR



3. 930 S SHORE DR



4. 940 S SHORE DR

