

FINAL SUBMITTAL - 07/11/2025

DRB FILE NUMBER: DRB25-1115

LEGAL DESCRIPTION:

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

SCOPE OF WORK:

- NEW 2 STORY SINGLE FAMILY RESIDENCE



900 S SHORE DR

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

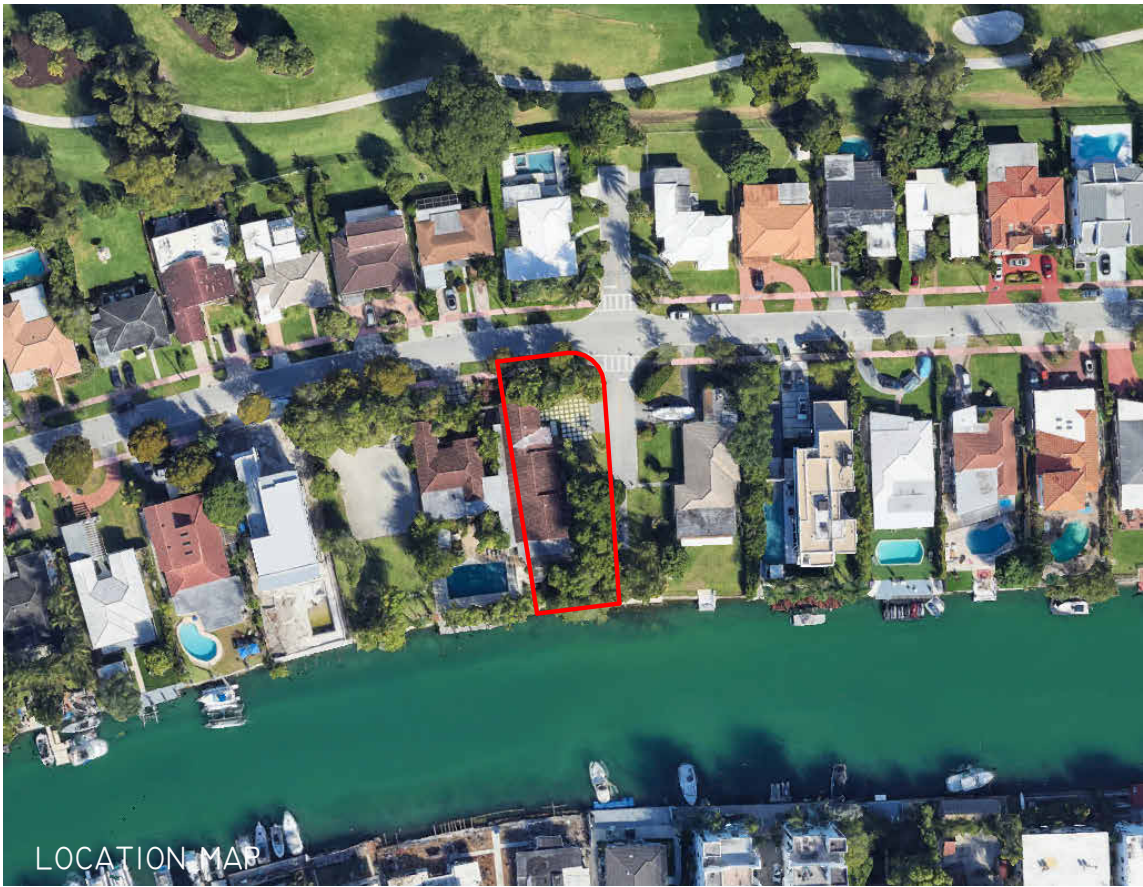
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	LANDSCAPING	ARCHITECTURE	STRUCTURAL	PLUMBING	MECHANICAL	ELECTRICAL	CIVIL
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PROJECT TEAM		<b>SDH_STUDIO</b> ARCHITECTURE+DESIGN 18200 NE 19TH AVE, SUITE 100 NORTH MIAMI BEACH, FL 33160 (305) 501-5013					



**LOCATION MAP**

900 S SHORE DRIVE, MIAMI BEACH, FL 33141

**ABBREVIATIONS**

A	ANCHOR	HT	HEIGHT
AC	AIR CONDITIONING	HORIZ	HORIZONTAL
ACQUST	ACOUSTICAL	HB	HOSE BIBB
ACP	ACOUSTICAL CEILING PANEL	ID	INTERIOR DIMENSION
AFF	ABOVE FINISH FLOOR	INSUL	INSULATION
AHU	AIR HANDLE UNIT	INTERM	INTERMEDIATE
ALUM	ALUMINUM	JAN	JANITOR
ANOD	ANODIZE	MANUF	MANUFACTURER
BD	BOARD	MAT	MATERIAL
BFF	BELOW FINISH FLOOR	MAX	MAXIMUM
BLK'G	BLOCKING	MIN	MINIMUM
BLK	BLOCK	MTL	METAL
CEM	CEMENT	NOT IN CONTRACT	NOT IN CONTRACT
CERAMIC	CERAMIC	NEOPRE	NEOPRENE
CJR	CONTRACTOR FIELD VERIFY	OD	OUTSIDE DIMENSION
CJ	CONTROL JOINT	OC	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
EA	DISH WASHER	PT	PRESSURE TREATED
DW	EACH	REINF	REINFORCING
ETEC	ELECTRICAL	REQ'D	REQUIRED
EL	ELEVATION	RH	ROOF
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	FINISHED BY OWNER	SPEC'S	SPECIFICATIONS
	INSTALLED BY CONTRACTOR	STR	STRUCTURAL
FLUR	FLOURECENT	SC	SOLID CORE WOOD
FIN	FINISH	SC	SECTION
GA	GAUGE	PH	TEMPERED
GWB	GYP'UM WALL BOARD	TEMP	TEMPERED
GYP BD	GYP'UM BOARD	TOS	TOP OF SLAB
GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE
GS	GALVANIZED STEEL	VERT	VERTICAL
GL	GLASS	VEST	VESTIBULE
HM	HOLLOW METAL	WH	WATER HEATER

**SYMBOL LEGEND**

	CENTER LINE		MATERIAL TAG
	PROPERTY LINE		PRINCIPAL ENTRY
	WINDOWS TAG		SLOPE TAG
	DOOR TAG		WATER METER
	DATUM FLOOR ELEV.		POLE
	BREAKLINE		PLUMBING TAG
	GRID BUBBLE TAG		REVISION TAG
	LEVEL HEAD CIRCLE		CHANGE OF ELEV.
	SECTION MARK		NORTH ARROW
	CALLOUT HEAD TAG	<b>Room name AREA</b>	ROOM TAG
	BUILDING ELEV. TAG		INTERIOR ELEV. TAG
	<b>VIEW NAME</b> 1/8" = 1'-0"		VIEW TITLE

**ITEMS UNDER SEPARATE PERMIT:**

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

**GENERAL NOTES**

1. CONTRACTOR SHALL COMPLY WITH THE LATEST APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.
2. ALL MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. ALL WORK PERFORMED IN RELATIONSHIP TO THESE DOCUMENTS SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
4. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE AREAS, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
5. CONTRACTOR TO CAP, REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.
6. CONTRACTOR MUST NOTIFY ARCHITECT/ENG. IMMEDIATELY OF ANY UNEXPECTED OR DISCOVERED CONDITIONS WHICH VARY FROM THESE KNOWN. ANY DISCREPANCIES WITH THE DRAWINGS AND/OR CONTRACT DOCUMENTS, ANY ERRORS AND OMISSIONS ON THE DRAWINGS AND/OR THE FIELD PRIOR TO BIDDING, BEFORE PROCEEDING WITH WORK AND/OR SHOP FABRICATION.
7. CONTRACTOR SHALL NOTIFY ARCHITECT/ENG. FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, LANDSCAPE AND CIVIL DRAWINGS. ANY DISCREPANCIES DISCUSSED AFTER BIDDING SHALL BE INTERPRETED BY THE ARCHITECT/ENG. ON THE USE OF THE MOST EXPENSIVE METHOD OR FINISH.
8. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT/ENG. PRIOR TO ANY CHANGES OR DEVIATIONS FROM CONTRACT DOCUMENTS.
9. UNDER NO CIRCUMSTANCES SHALL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT NOR THE APPROVAL OF ARCHITECT OR ENGINEER WITHOUT THEIR WRITTEN APPROVAL.
10. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AND SURROUNDING AREAS KEEPING THEM FREE OF DEBRIS, HAZARDOUS EQUIPMENT OR MATERIALS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY MATERIALS, FINISHES OR EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED AND ENFORCED BY THE CONTRACTOR.
12. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS TO BE FOLLOWED.
13. ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIAL UNLESS OTHERWISE NOTED ON DRAWINGS.
14. THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATION, WITHIN THE BUILDING'S CONSTRUCTION AS REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IF SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR OR SUBCONTRACTORS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGES IN MATERIALS REQUESTED FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY EFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION OR ASSEMBLY.
15. WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
16. ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS OR CEILINGS SHALL BE FIRE RETARDANT.
17. ALL PIPING SHALL BE SLEEVED THROUGH SLABS. CONTRACTOR TO FULLY SEAL SPACE AROUND PIPES WITH A U.L. APPROVED FIRE RESISTIVE THERMAFIBER GLASS FIBERGLASS INSULATION AS MANUFACTURED BY U.S. GYPSUM CO. COMPLYING WITH ASTM E-119 OR APPROVED SIMILAR OR AS DETAILED ON DRAWINGS. PROTRUSIONS THROUGH FIRE RATED WALLS SHALL BE PROTECTED AS TO MAINTAIN THE FIRE RATING OF SAID WALL.
18. ALL SHAFTS, SHALL BE 1-HOUR RATED WITHOUT EXCEPTION, U.L. DESIGN NO. U-465 OR APPROVED SIMILAR AND SHALL CONTINUE AS SUCH TO UNDERSIDE OF ROOF DECKING.
19. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.
20. ALL SHOP DRAWING DIMENSIONS SHALL BE FIELD VERIFIED AND SHALL BEAR THE REVIEW STAMP, DATE AND SIGNATURE OF THE CONTRACTOR BEFORE SUBMITTAL TO THE ARCHITECT AND OR ENGINEER.
21. SHOP DRAWING SUBMITTALS SHALL CONSIST OF 1 SET OF REPRODUCIBLE COPIES AND TWO SETS OF BLUE PRINTS.
22. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC., IF APPLICABLE.
23. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING AND INSTALLATION DETAILS.
24. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK OR BY OTHER ITEMS DESCRIBED IN THE CONTRACT DOCUMENTS.
25. IN ADDITION TO WALL TYPES SHOWN ON PLANS, THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.
26. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL CONTRACTORS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY AND MAINTENANCE. NOTIFY ARCHITECT/ENG. AS TO SAID LOCATIONS PRIOR TO THEIR INSTALLATION TO AVOID CONFLICTS WITH INTERIOR FINISH MATERIALS AND DESIGN INTENT.
27. CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECT/ENG.
28. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A/C GRILLS OR REGISTERS, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE COLORS WITH ARCHITECT.
29. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES WITH THE ARCHITECT/ENG. UNLESS NOTED ON PLANS.
30. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS, PLANES OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE.
31. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER, INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS, CONSTRUCTION MATERIAL FROM THE SITE AND SHALL ALSO BE RESPONSIBLE WALLS, DOORS, ETC. CONTRACTOR SHALL PROVIDE ITS OWN TRASH CONTAINER AT A LOCATION SELECTED BY THE OWNER.
32. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF RECORD DRAWINGS ("AS BUILT") ALONG WITH THE WRITTEN GUARANTEES, AND ALL OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED.
33. NO EXISTING FACILITY SHALL BE OCCUPIED DURING REMODELING OR RENOVATION UNLESS ALL EXISTING EXITS AND ANY EXISTING FIRE PROTECTION ARE CONTINUOUSLY MAINTAINED OR, IN LIEU THEREOF, OTHER ALTERNATE MEASURES ARE TAKEN WHICH PROVIDE EQUIVALENT SAFETY CONDITIONS.
34. CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID, LABOR AND MATERIAL COSTS FOR ANY CHANGE OR ALTERATION OF ADJACENT AREAS TO BE DISTURBED DURING DEMOLITION OR CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO PAVING AND LANDSCAPING OF THE PROPOSED STAGING AREA TO INSURE PROPER DRAINAGE AND TO RETURN THEM TO THEIR ORIGINAL EXISTING CONDITION.
35. ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 6 MIL. POLYETHYLENE VAPOR BARRIER WITHOUT EXCEPTION.
36. IF THE NORMAL WORK FLOW OF AN AREA MUST BE INTERRUPTED IN ORDER TO PROCEED WITH THE SCHEDULE, PROPER NOTICE MUST BE GIVEN TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO COMMENCEMENT OF SUCH WORK.
37. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING STRIPES, NUMBERS AND/OR LABELING OF EACH PARKING STALL. OWNER SHALL SUPPLY CONTRACTOR WITH DESIRED SEQUENCE.
38. CONTRACTOR SHALL AVOID INTERFERENCE WITH THE NORMAL WORK FLOW AND PROPER FUNCTIONING OF ALL AREAS WITHIN THE BUILDING. CONTRACTOR SHALL COORDINATE WITH OWNER'S SECURITY PROGRAM METHODS TO AVOID UNAUTHORIZED ENTRY, VANDALISM AND THEFT.
39. CONTRACTOR SHALL BE REQUIRED TO CONTINUOUSLY MAINTAIN ALL NECESSARY UTILITIES TO THE OCCUPIED FACILITIES DURING CONSTRUCTION. TEMPORARY PROVISIONS SHALL BE MADE.
40. ALL ROOFING, DECKING, WATERPROOFING, FLASHING TO COMPLY WITH ALL REQUIREMENTS UNDER SECTION 1519.16 OF THE FLORIDA BUILDING CODE. INSTALLATION TO BE DONE UNDER SEPARATE ROOF SUBPERMIT, AND ALL NOA MUST BE SUBMITTED FOR APPROVAL. WATERPROOFING MEMBRANE AS PER VULKEM 350NF/EPOXY PRIMER - VULKEM 350NF/351 OR APPROVED EQUAL.
41. CONTRACTOR TO VERIFY SOIL VALUES AND CAPACITIES IN REFERENCE TO SOIL TEST AND STRUCTRAL PLANS
42. CONTRACTOR TO COORDINATE ELEVATOR REQUIREMENTS WITH ELEVATOR SELECTION

**RAIN WATER NOTES**

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

O.S.F.H. -(OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.

S.F.H. -(SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION WHICH EVER IS HIGHER.

LOWEST FLOOR - SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT). AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AREA, IS NOT CONSIDERED A BUILDING'S LOWEST FLOOR; PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS IN SECTIONS 163.3-1.3-1.4, 1.4-1.5, GARAGE OR STORAGE (SPFH OSHA11C-5-F)- FULLY ENCLOSED AREAS BELOW THE BASE ELEVATIONS SHALL BE DESIGN TO PRECLUDE FINISHED LIVING SPACE EXCEPT ALLOWABLE USES I.E. PARKING, LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGN TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD-WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

DESIGN FOR COMPLYING WITH THIS REQUIREMENT MUST BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECT AND MEET THE FOLLOWING CRITERIA:

- (1) PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SIZE. BOTTOM OF ALL OPENING SHALL BE NO MORE HIGHER THAN ONE(1) FOOT ABOVE GRADE.
- (2) THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PARTITIONED OR FINISH INTO SEPARATE ROOMS OR AIR CONTIONED.

**STAIRS NOTE S**

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

**GARAGE NOTES**

1. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD ON 1"x3" FURRING STRIP @16" O.C., 50 CEMENT-COATED OR RING SHACKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS AND EXPOSED NAILS HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATS, OR BLOWN-IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-11 AS PER F.B.C
2. PROVIDE 1 LAYER OF 5/8" TYPE "X" GYPSUM BOARD APPLIED VERTICALLY OR HORIZONTALLY ON 2"x4" WOOD STUDS OR 1"x3" FURRING STRIPS NAILED WITH 6D COOLER NAILS 7" O.C. WITH END JOINTS ON NAILING MEMBERS. PROVIDE 3-1/2" BATT INSULATION WITHIN FRAME AS PER F.B.C
3. PROVIDE SIGN @ GARAGE DOOR "DANGER DO NOT OPERATE ENGINES WITH DOOR CLOSED. CARBON MONOXIDE EMISSION IS LETHAL". 1/2" MIN. LETTERS REQUIRED AS PER F.B.C 4. PROVIDE 2"x6" P.T. WOOD JAMB BOLTED TO CONC. COLUMN WITH 1/2" DIA. X 6" ANCHOR BOLTS @24" O.C. FOR OVERHEAD DOOR RAIL, NOT MORE THAN 6" TOP & BOTTOM.
5. PROVIDE SCREENED VENTILATION IN GARAGE. VENTS AREA TO BE WITHIN 12" OF FIN. FLOOR.
6. RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 1 HOUR FIRE RATED AS PER F.B.C.
7. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION 8.00' NGVD MUST BE FLOOD-RESISTANT MATERIAL. AS PER FEMA TECHNICAL BULLETIN NFIP-ACCEPTABLE/CLASS-4

**MEAN OF ESCAPE NOTE**

ALL EGRESS WINDOWS TO COMPLY W/ FBC 2020. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOL AND PROVIDING CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 7.5' O FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR.

EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED

**TERMITE PROTECTION**

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

**NOTE AS PER FBC**

BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) OVER THE FIXTURE AND AT THE FRONT CLEARANCE AREA FOR FIXTURES

A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) ABOVE A MINIMUM AREA 30 INCHES (762 MM) BY 30 INCHES (762 MM) AT THE SHOWERHEAD.

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

**FLOOR PLAN NOTES**

1. SHOWER ENCLOSURE SAFETY GLASS CAT.II. TILE IMPERVIOUS FINISH UP TO 80" A.F.F.
2. BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. R307.2 BACKING BOARD FOR CERAMIC TILE TO BE CEMENT FIBER, OR GLASS MAT. R702.4.2
3. FAIR HOUSING BACKING TYP. TOILET, TUB & SHOWERS
4. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL SHALL REJECT A 6" SPHERE. REQUIRED SHOP DRAWINGS TO BE SUBMITTED AND APPROVED BY CITY OF MIAMI BEACH. ALL SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS. GUARDRAIL RESISTANT TO 400# LAT PEDUL IMPACT GLASS GUARDRAILS TO HAVE KINETIC ENERGY IMPACT LOADING AS PER ANSI Z97.1-FBC2020 1618.4.6.3
5. WINDOWS, EXT. DOORS AND SHUTTERS W/ PRODUCT APPROVAL SHOP DRAWINGS WILL BE PROVIDED. SEE ELEVATIONS PLANS FOR F.G. DIMENSIONS.

**ELEVATIONS NOTES**

1. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS FOR RAILINGS. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. GUARDRAIL RESISTANT TO 400# LAT PENDUL IMPACT (BY OTHERS)
2. ALL WINDOWS AND DOORS IMPACT RESISTANT, BY SEPARATE PERMIT W/ PRODUCT APPROVAL FOR ALL WINDOWS AND DOORS ARE REQUIRED TO BE REVIEWED AND SIGNED APPROVED BY THE DESIGNER OF RECORD
3. ALL WINDOWS AND DOORS, GARAGE DOOR, FENCES, HANDRAILS, STAIR, SPIRAL STAIR UNDER SEPARATED PERMIT.
4. THE WINDOW INFORMATION CAN BE FOUND IN THE WINDOW SCHEDULE ON SHEET A-500
5. ALL WINDOWS WILL BE TINTED
6. REFER TO STRUCTURAL PLANS FOR SLAB DEPRESSION DETAILS, TYP.

**POOL BARRIER, ALARM NOTES**

WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY: REQUIREMENTS RELATING TO POOL SAFETY FEATURES

ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING W/ UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FT. THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES

THE ALARM SHALL BE EQUIPPED WITH A MANUAL MEANS TO TEMPORARLY 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 THROUGH KITCHEN WINDOWS OR HIGHER WITH A COUNTER BENEATH.

SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.

ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH A SELF CLOSING, SELF LATCHING DEVICE W/ POSITIVE MECHANICAL LATCHING/ LOCKING INSTALLED A MINIMUM OF 54" ABOVE THE THRESHOLD WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

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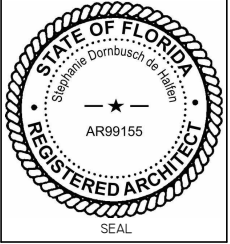
STEPHANIE D. DE HALFEN  
ARCHITECT P.A.

ARCH.REG.#:99155

**900 S SHORE DR**

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

LUIS JOSE MOLLA TRS



**NOTES/COMMENTS**

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**A-001**

# MAP OF BOUNDARY SURVEY & TOPOGRAPHIC SURVEY

## LEGEND

### ABBREVIATIONS:

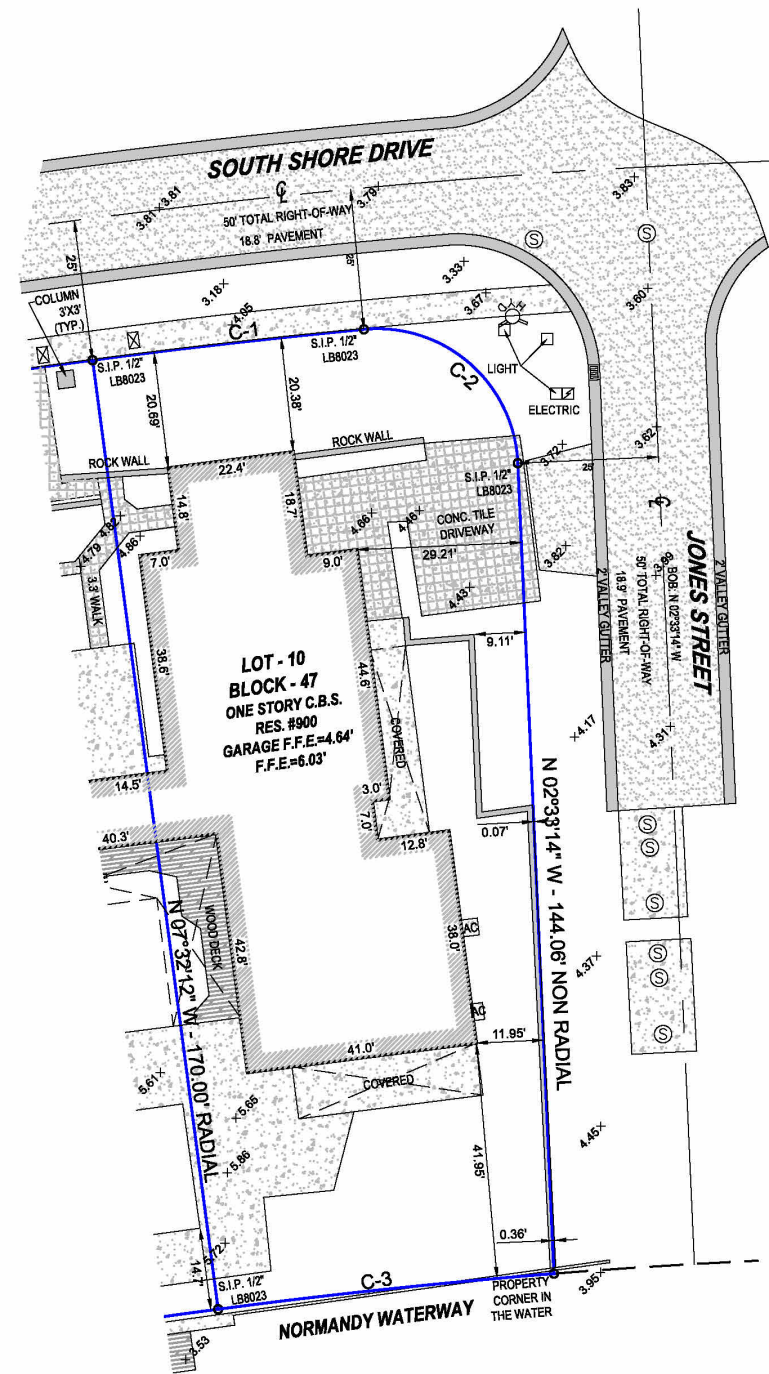
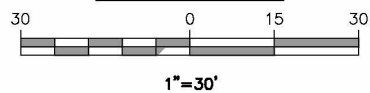
A = ARC DISTANCE  
 AC = AIR CONDITIONER PAD  
 BLDG = BUILDING  
 BM = BENCH MARK  
 BOB = BASIS OF BEARINGS  
 CBS = CONCRETE BLOCK & STUCCO  
 (C) = CALCULATED  
 C&G = CURB & GUTTER  
 CLF = CHAIN LINK FENCE  
 COL = COLUMN  
 D.E. = DRAINAGE EASEMENT  
 D.M.E. = DRAINAGE & MAINTENANCE EASEMENT  
 D/W = DRIVEWAY  
 EB = ELECTRIC BOX  
 ENC. = ENCROACHMENT  
 EP = EDGE OF PAVEMENT  
 EW = EDGE OF WATER  
 FDH = FOULY DRILL HOLE  
 FFE = FINISHED FLOOR ELEVATION  
 FIP = FOUND IRON PIPE (NO ID)  
 FIR = FOUND IRON ROD (NO ID)  
 FN = FOUND NAIL (NO ID)  
 FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD  
 L.E. = LANDSCAPE EASEMENT  
 L.M.E. = LAKE MAINTENANCE EASEMENT  
 (M) = MEASURED  
 MDCR = MIAMI-DADE COUNTY RECORDS  
 MH = MAN HOLE  
 ML = MONUMENT LINE  
 (P) = PLAT  
 PB = PLAT BOOK  
 PC = POINT OF CURVATURE  
 PCP = PERMANENT CONTROL POINT  
 PE = POOL EQUIPMENT PAD  
 PG = PAGE  
 PI = POINT OF INTERSECTION  
 PL = PLANTER  
 POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 PRC = POINT OF REVERSE CURVATURE  
 PRM = PERMANENT REFERENCE MONUMENT  
 PT = POINT OF TANGENCY  
 R = RADIUS DISTANCE  
 (R) = RECORD  
 R/W = RIGHT-OF-WAY  
 RES = RESIDENCE  
 SIP = SET IRON PIPE LB#8023  
 SND = SET NAIL & DISK LB#8023  
 STL = SURVEY TIE LINE  
 SWK = SIDEWALK  
 (TYP) = TYPICAL  
 UB = UTILITY BOX  
 U.E. = UTILITY EASEMENT  
 W/F = WOOD FENCE

### SYMBOLS:

☐ = TELEPHONE RISER  
 ☐ = CABLE TV RISER  
 ⊗ = WATER METER  
 X 0.00 = ELEVATION  
 (00') = ORIGINAL LOT DISTANCE  
 Δ = CENTRAL ANGLE  
 — = CENTER LINE  
 WV = WATER VALVE  
 CI = CURB INLET  
 FH = FIRE HYDRANT  
 LP = LIGHT POLE  
 CB = CATCH BASIN  
 UP = UTILITY POLE  
 DM = DRAINAGE MANHOLE  
 SM = SEWER MANHOLE  
 MF = METAL FENCE  
 WF = WOOD FENCE  
 CLF = CHAIN LINK FENCE  
 E = EASEMENT  
 BL = BOUNDARY LINE  
 OUL = OVERHEAD UTILITY LINE  
 OL = ORIGINAL LOT LINE

ASPHALT CONCRETE PAVERS/TILES COVERED AREA  
 BRICK

### GRAPHIC SCALE



### CURVE DETAILS:

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

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

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

### BENCHMARK INFORMATION:

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

### LAND AREA CALCULATIONS:

GROSS LAND AREA = 11,308 SQ.FT.

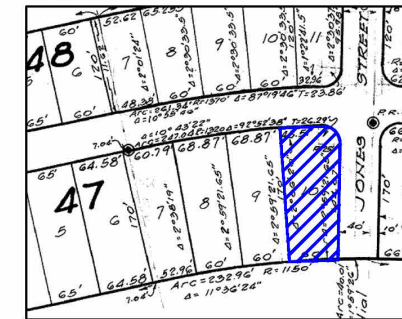
Nicolas Del Vento  
 Digitally signed by Nicolas Del Vento  
 Date: 2024.01.03 16:40:16 -05'00'

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

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

### FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION & COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120851 MAP & PANEL NUMBER 12088C0302 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



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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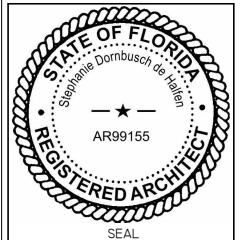
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 ARCHITECT P.A.

ARCH.REG.#:99155

900 S  
 SHORE DR

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

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SURVEY PLAN

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A-002

## FLOOD DESIGN

FLOOD ZONE	AE = 8'-0" NGVD
DESIGN FLOOD ELEVATION (DFE)	8.56' (BFE) + 1' (FREEBOARD)= 9.56' NGVD
GARAGE T.O.S. ELEVATION (LP)	7'-0" NGVD
GARAGE T.O.S. ELEVATION (HP)	7'-2" NGVD
LOWEST T.O.S. OF HABITABLE SPACE	9'-0" NGVD
NEXT HIGHER HABITABLE T.O.S. ELEV.	21'-6" NGVD
GUEST HOUSE T.O.S. ELEVATION	N/A
HIGHEST ADJACENT GRADE ELEV.	6.8' NGVD
LOWEST ADJACENT GRADE ELEV.	6.5' NGVD
LOWEST T.O.S. ELEV. OF EQUIPMENT SERVICING THE BUILDING	9'-0" NGVD
CROWN OF ROAD ELEVATION	3.97' NGVD
ADJUSTED GRADE ELEV.	4.05' NGVD + 8'(BFE)/2 = 6.025' NGVD
FUTURE CROWN OF ROAD ELEVATION	4.4' NAVD (5.95' NGVD)
FUTURE ADJUSTED GRADE ELEV.	5.95' NGVD + (8.56'+1') (BFE+MIN FREEBOARD) / 2 = 7.76' NGVD
FIRM MAP NUMBER	12086 C 0309-L
CLASSIFICATION OF STRUCTURE FOR FLOOD RESISTANT DESIGN AND CONSTRUCTION (ASCE TABLE 1-1)	2

## AREA TALLY

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

## SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	PROJECT INFORMATION	
1	ADDRESS:	900 S (LOT 10) SHORE DRIVE, MIAMI BEACH, FL 33141
2	FOLIO NUMBER(S):	02-3203-007-0140
3	BOARD AND FILE NUMBERS :	DRB FILE NUMBER: DRB25-III5
4	YEAR BUILT:	N/A
5	BASE FLOOD ELEVATION:	8' NGVD
6	ADJUSTED GRADE (FLOOD+GRADE/2):	4.05'+8'/2= 6.025'
7	LOT AREA:	11,308 SF
8	LOT WIDTH:	N 74'10" - S 60'-0" 67'5"
9	MAX LOT COVERAGE SF AND %:	30% = 3,392.40 SF
10	EXISTING LOT COVERAGE SF AND %:	N/A
11	FRONT YARD OPEN SPACE SF AND %:	69.08%= 862.19 SF
12	MAX UNIT SIZE SF AND %:	50%= 5,654 SF
13	EXISTING FIRST FLOOR UNIT SIZE:	N/A
14	EXISTING SECOND FLOOR UNIT SIZE	N/A
15		
16		

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
25 ACCESSORY STRUCTURE SIDE:	7'-6"	N/A	-	N/A
26 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

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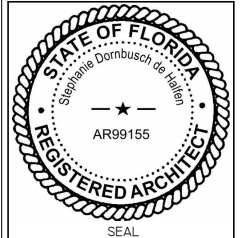
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ARCHITECT P.A.

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SHORE DR

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

LUIS JOSE MOLLA TRS



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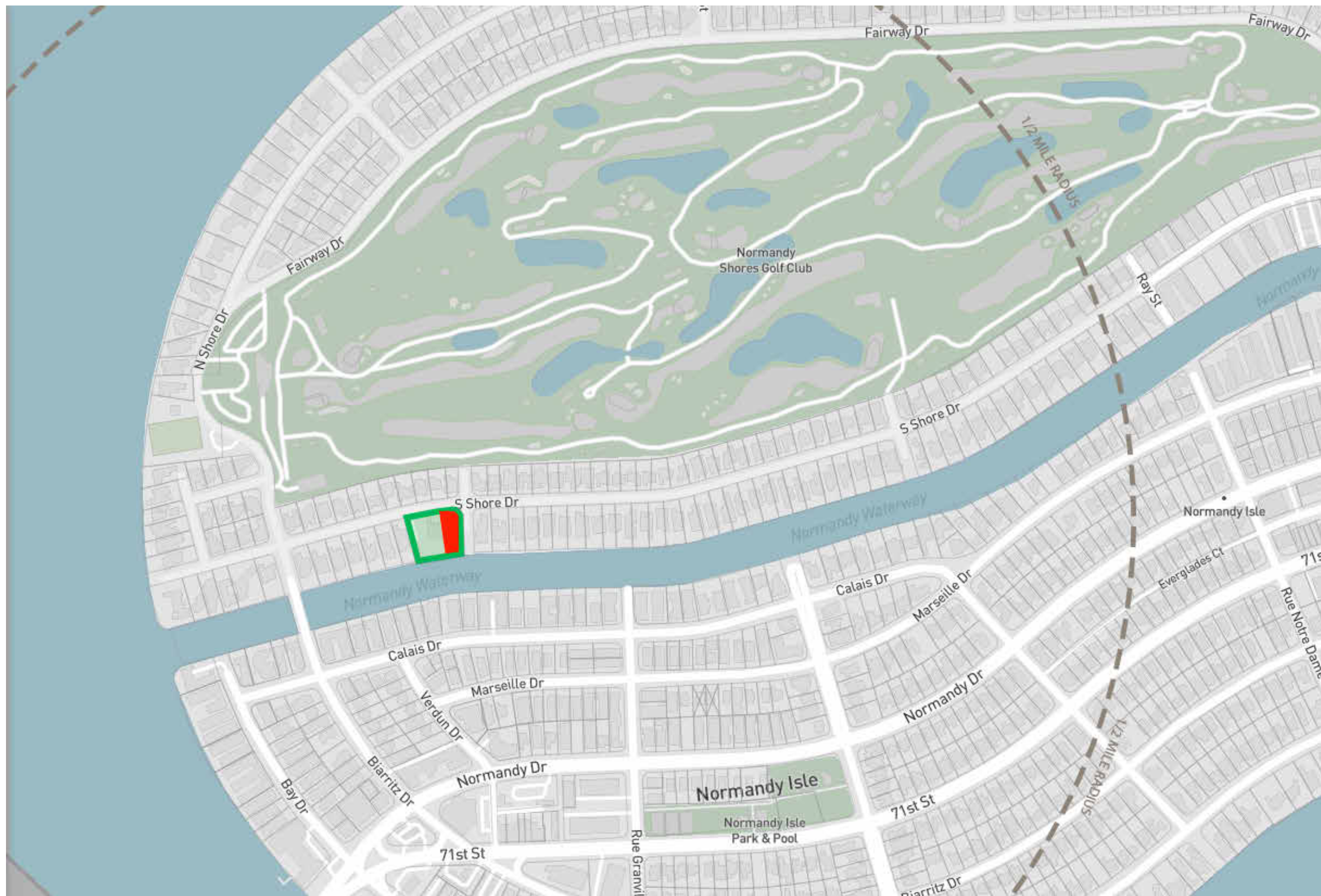
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SITE PLAN DATA SHEET  
AND TABLES

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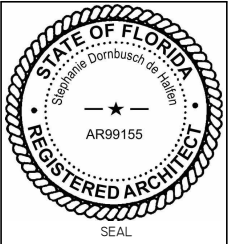
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**900 S SHORE DR**

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

LUIS JOSE MOLLA TRS



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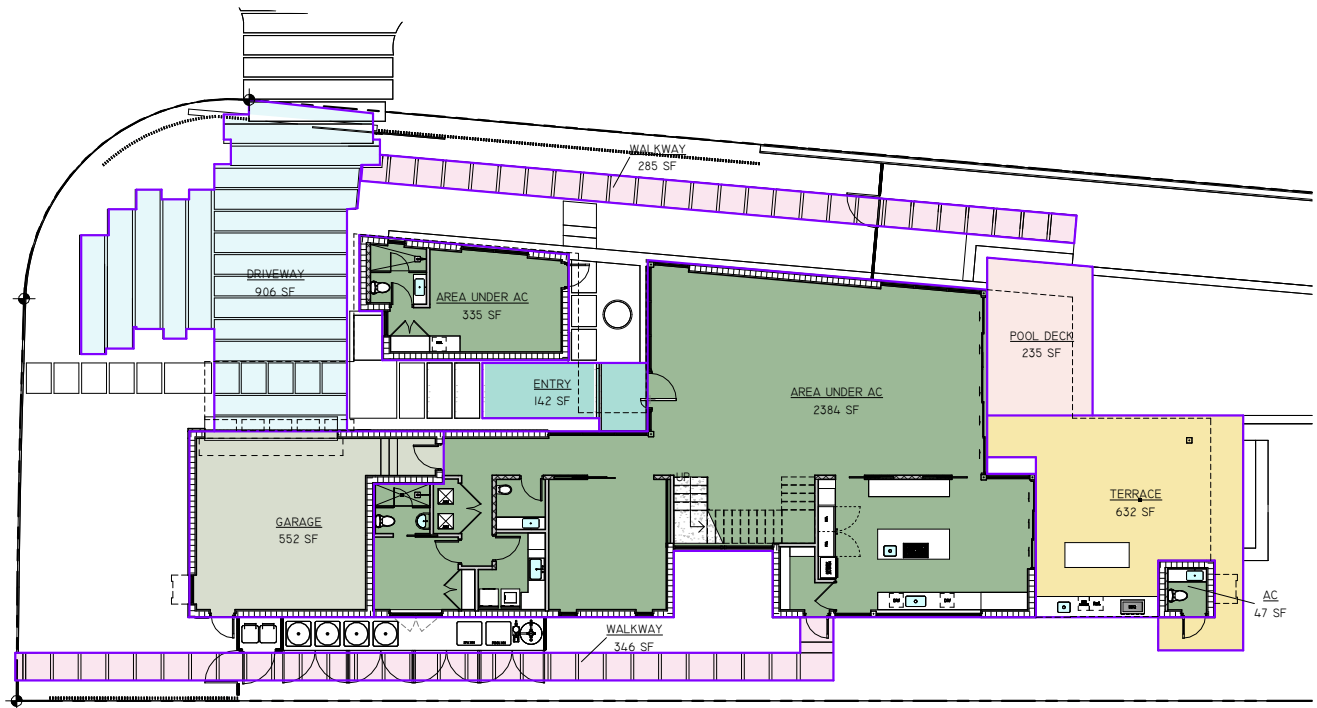
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CONTEXT AERIAL

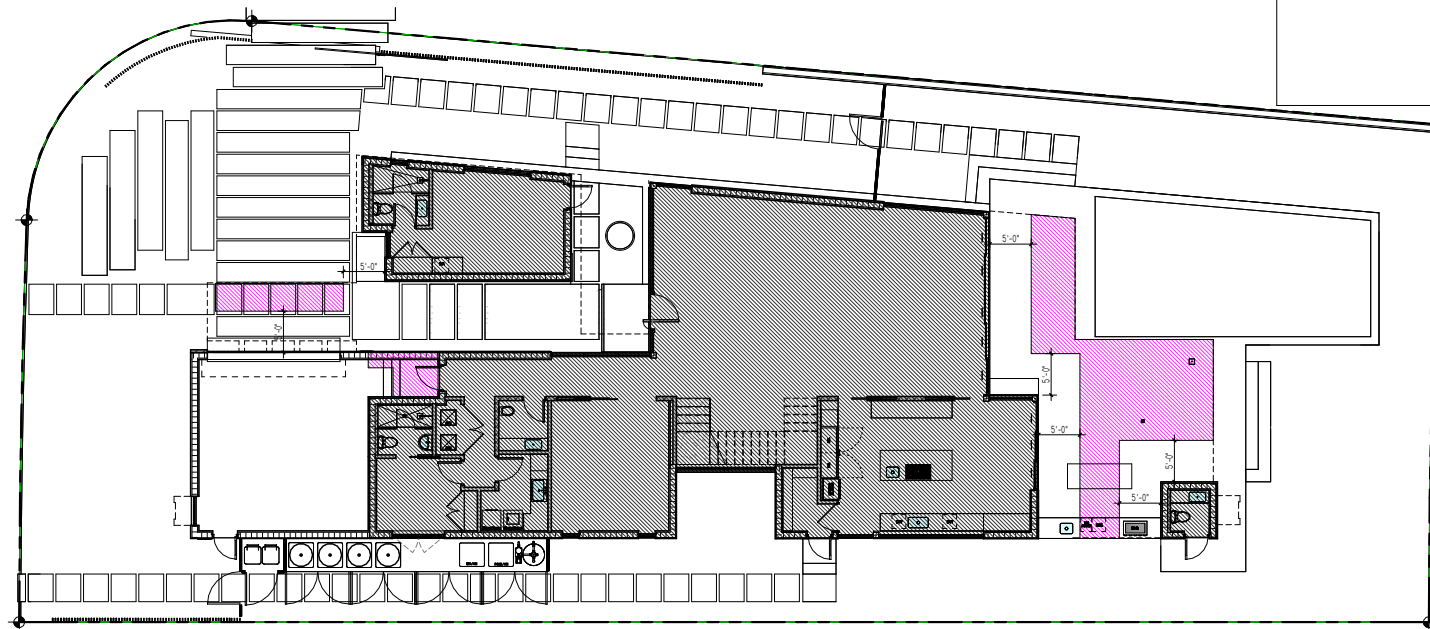
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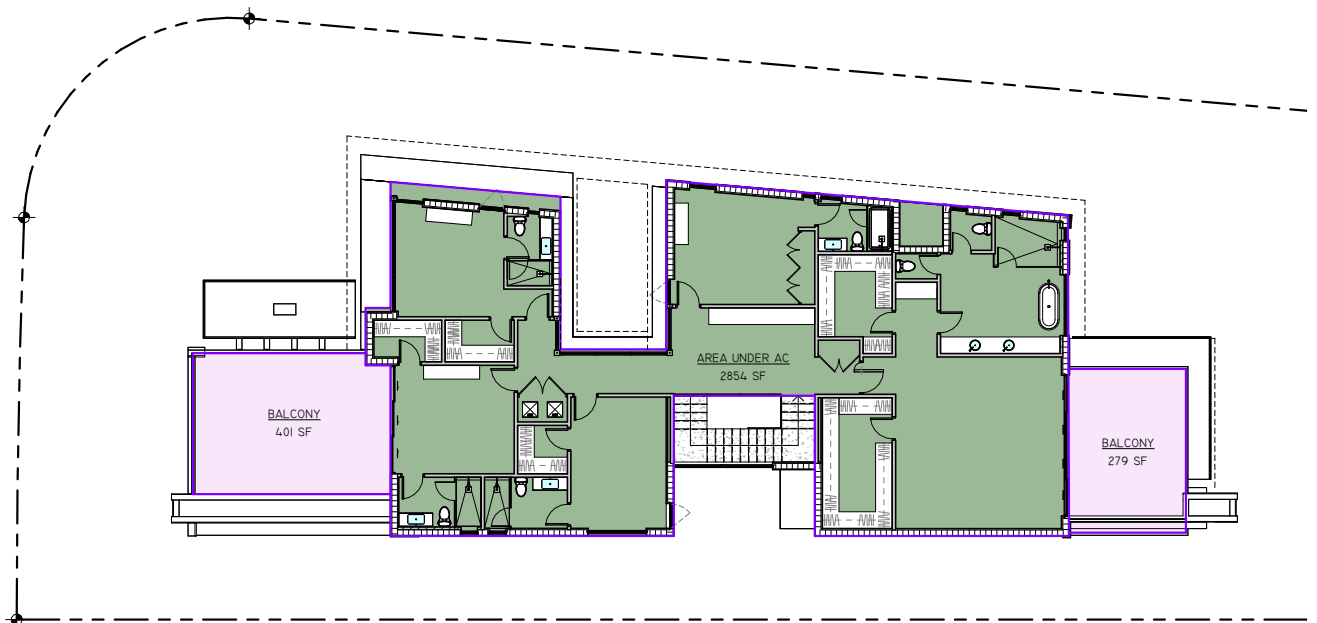


1 1ST FLOOR - A/C AREA

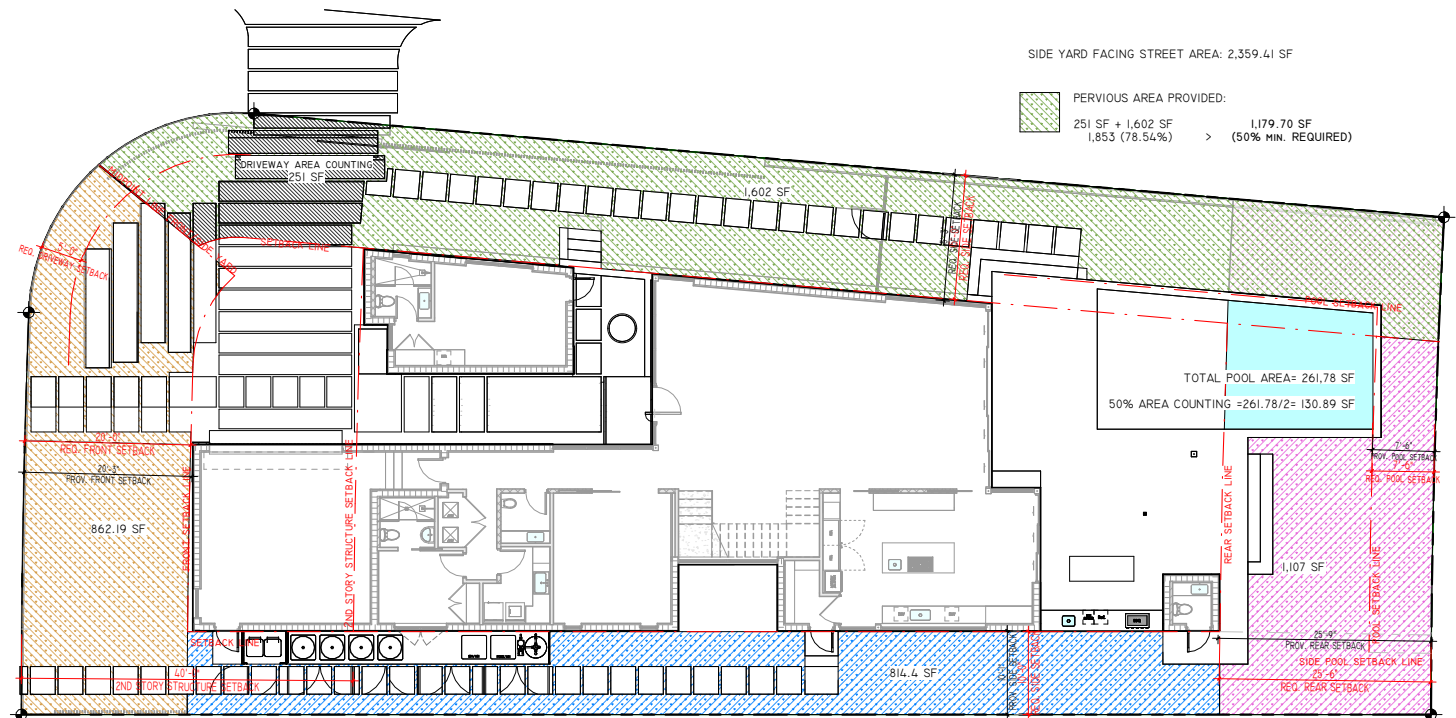


1ST FLOOR ENCLOSED SPACE 2,758 SF  
 2ND FLOOR PROJECTION AREA EXCEEDING 5' 426 SF  
 TOTAL: 3,184 SF < 3,392 SF (30% LOT AREA)

3 GROUND FLOOR - LOT COVERAGE



2 2ND FLOOR - A/C AREA



FRONT YARD AREA: 1,248 SF  
 PERVIOUS AREA PROVIDED: 862.19 SF (69.08%) > 624 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: 1,107 SF + 130.89 SF (79.45%) > 1,090.05 SF (70% MIN. REQUIRED)

SIDE YARD FACING STREET AREA: 2,359.41 SF  
 PERVIOUS AREA PROVIDED: 251 SF + 1,602 SF (1,853 (78.54%)) > 1,179.70 SF (50% MIN. REQUIRED)

TOTAL POOL AREA = 261.78 SF  
 50% AREA COUNTING = 261.78/2 = 130.89 SF

4 PERVIOUS AREA

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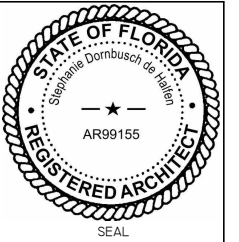
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 SHORE DR

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 33141

LUIS JOSE MOLLA TRS



NOTES/COMMENTS

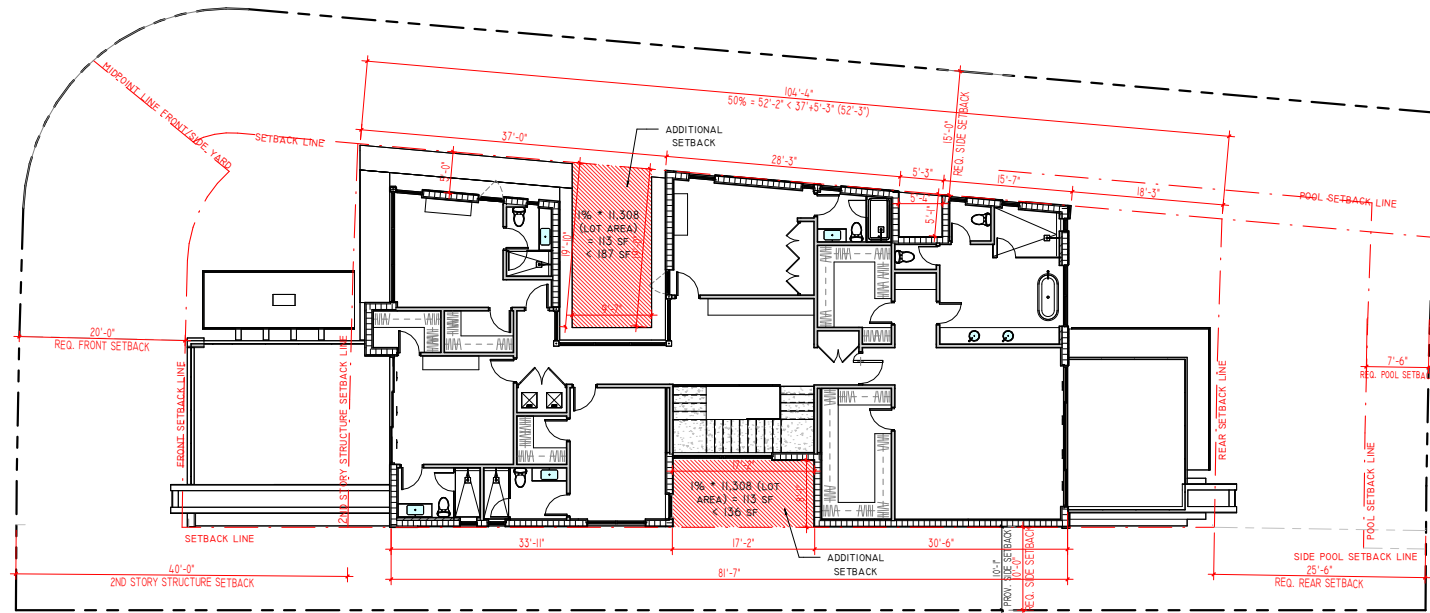
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AREA DIAGRAMS

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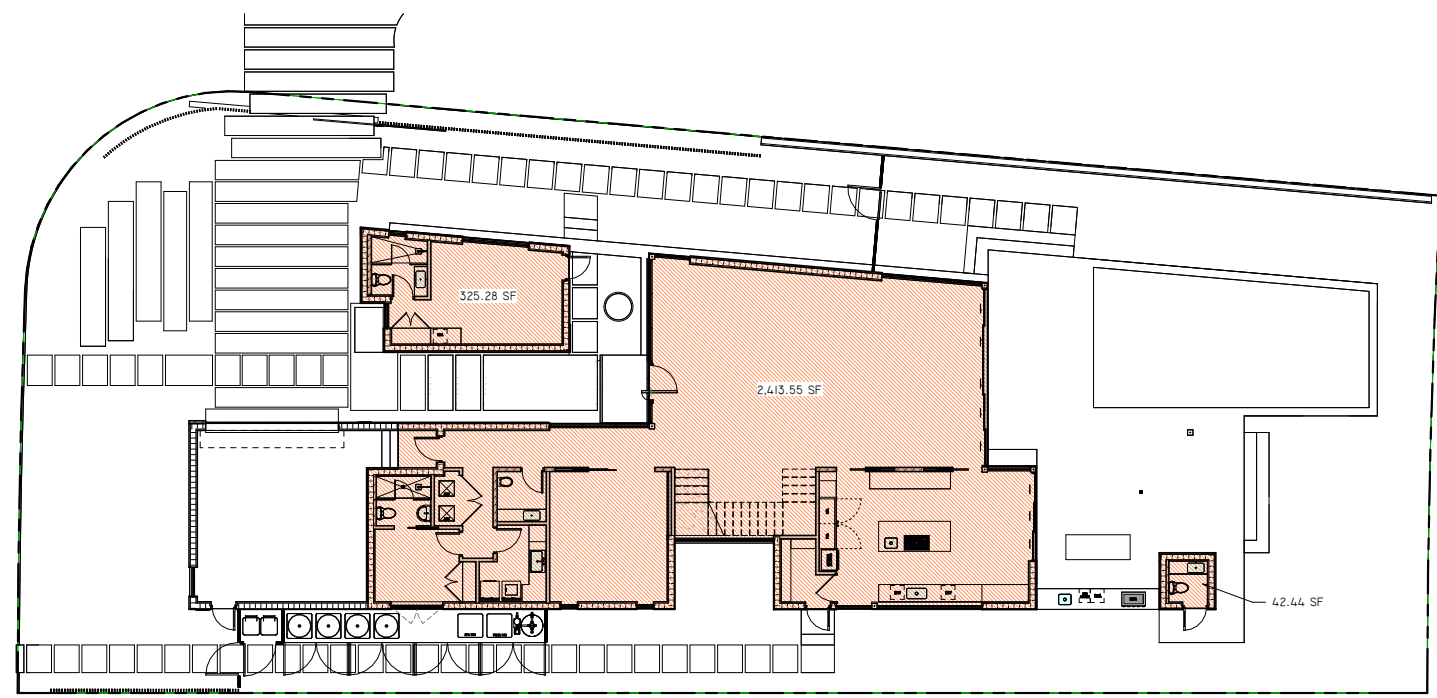
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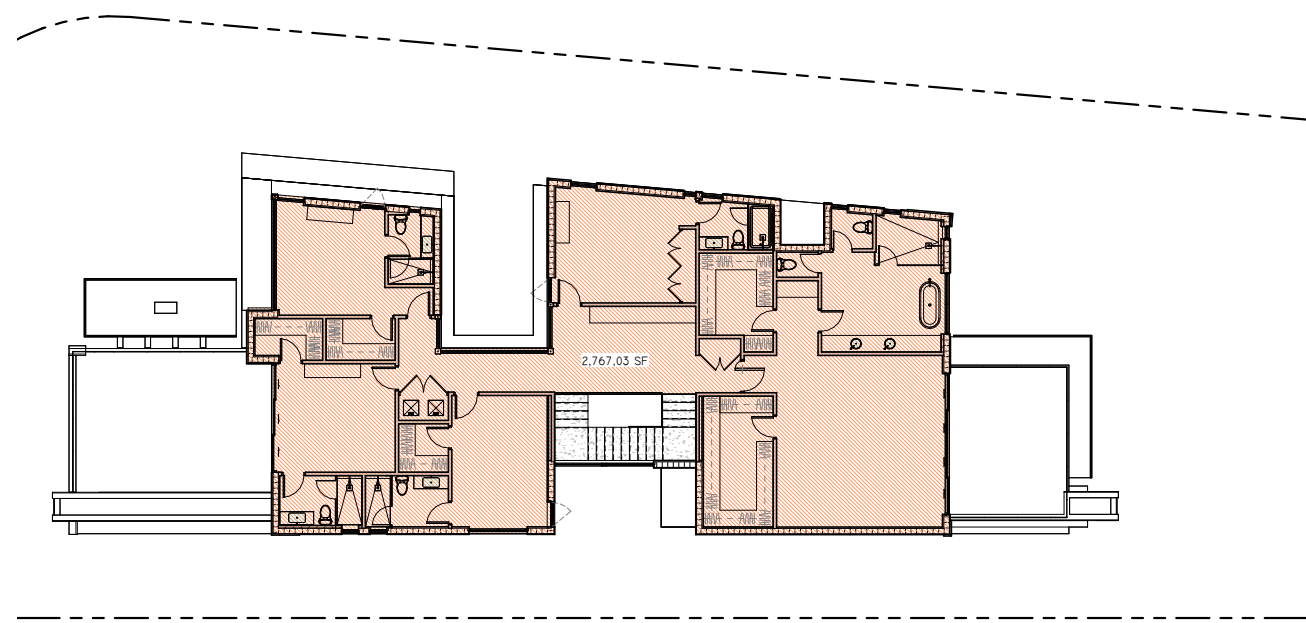
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3 2ND FLOOR - SETBACK DIAGRAM



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

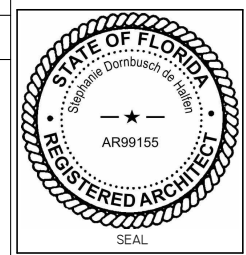
1 GROUND FLOOR - UNIT SIZE



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

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

2 2ND FLOOR - UNIT SIZE



NOTES/COMMENTS

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AREA DIAGRAMS

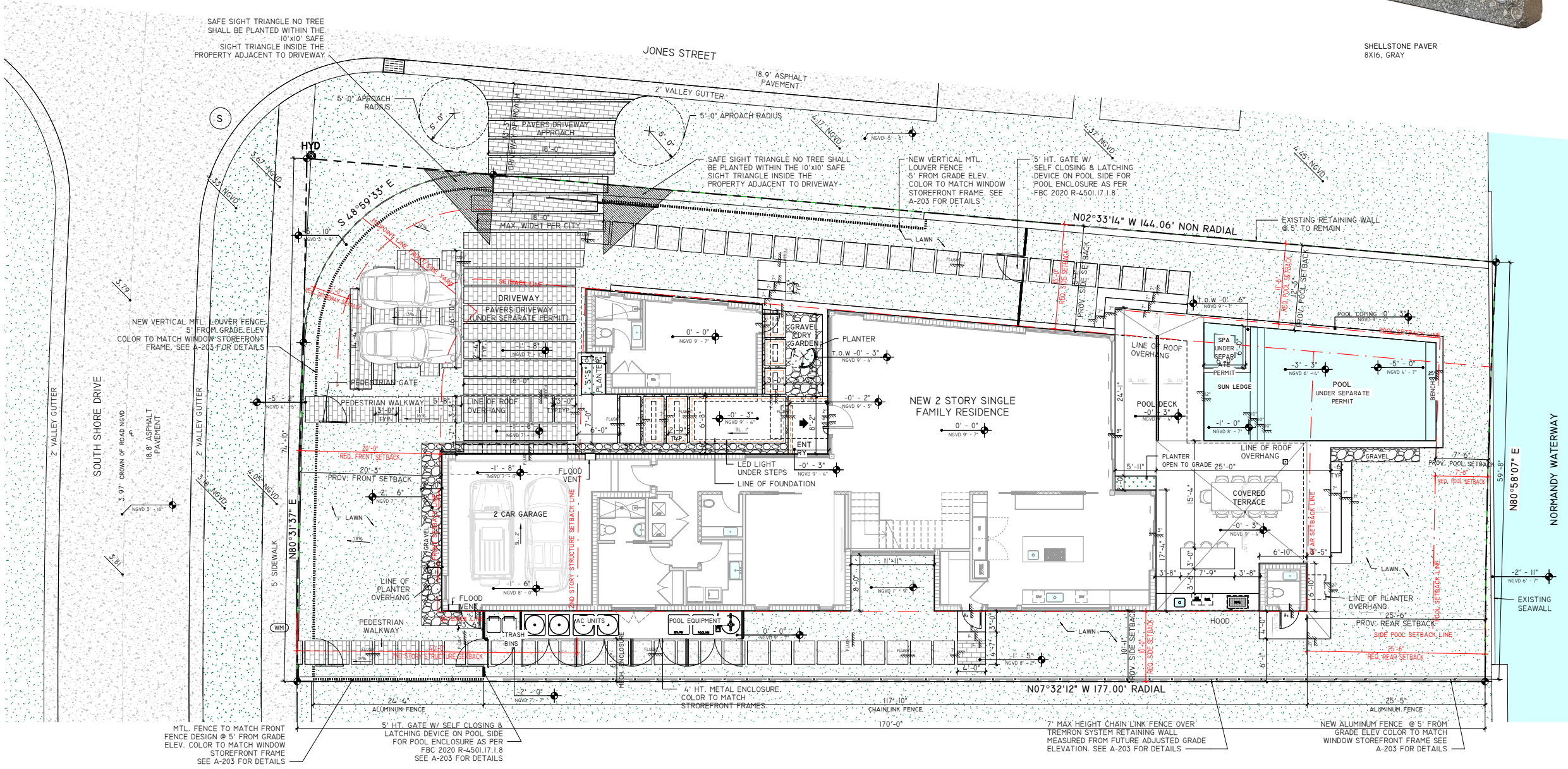
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**A-100.2B**



SHELLSTONE PAVER  
8X16, GRAY



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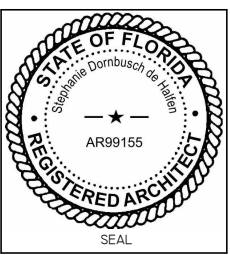
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A-100.3

- ADDITIONAL NOTES**
- UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED (FBC 2020, BUILDING SECTION 110.3).
  - 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 (9'-0" NGVD). (ASCE 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 114-1 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 114-1.
  - ENCLOSED AREAS BELOW THE DFE OR THE LOWEST FLOOR ELEVATION, WHICHEVER IS HIGHTER, 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 EQUIPEMNT (WATER HEATERS, GENERATORS, ELECTRICAL PANELS, ETC.) SHALL BE ELEVATED AT OR ABOVE DESIGN FLOOD ELEVATION AS PER ASCE 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 1.2.1 OF THE MIAMI BEACH CODE.

**SITE DESCRIPTION**

**LEGAL DESCRIPTION**  
ADDRESS: (LOT 10) 900 S SHORE DRIVE, MIAMI BEACH, FL 33141  
LOT: 10 BLOCK: 47 PLAT BOOK: 44 PAGE: 62

HIGHEST CROWN OF ROAD ELEVATION: \_\_\_\_\_ FLOOD ZONE: AE  
AVERAGE OF CROWN OF ROAD ELEVATION: \_\_\_\_\_ BASE FLOOD: 8'-0" (PER SURVEY) 8.56' NGVD PER UPDATED FEMA

ALL SITE INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY:  
SURVEYOR'S NAME: J23 PLS LIC: \_\_\_\_\_ FIELD WORK DATE: \_\_\_\_\_

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

AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (11C3-3D3)

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

**SCOPE OF WORK**  
1. NEW 2 STORY SINGLE FAMILY RESIDENCE

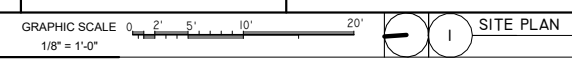
**CONSTRUCTION TYPE:** IIB  
**OCCUPANCY TYPE:** R-3

**CONSTRUCTION INFORMATION**

- CONSTRUCTION TYPE: IIA
- RISK CATEGORY: CATEGORY 2
- 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.



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



SDH\_STUDIO  
ARCHITECTURE+DESIGN

AA26002883  
18200 NE 19TH AVE, SUITE 100  
NORTH MIAMI BEACH, FL 33162  
(305).501.5013  
INFO@SDHSTUDIO.COM

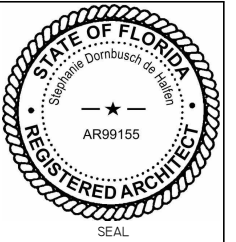
STEPHANIE D. DE HALFEN  
ARCHITECT P.A.

ARCH.REG#:99155

900 S  
SHORE DR

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

LUIS JOSE MOLLA TRS



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

IMMEDIATE CONTEXT

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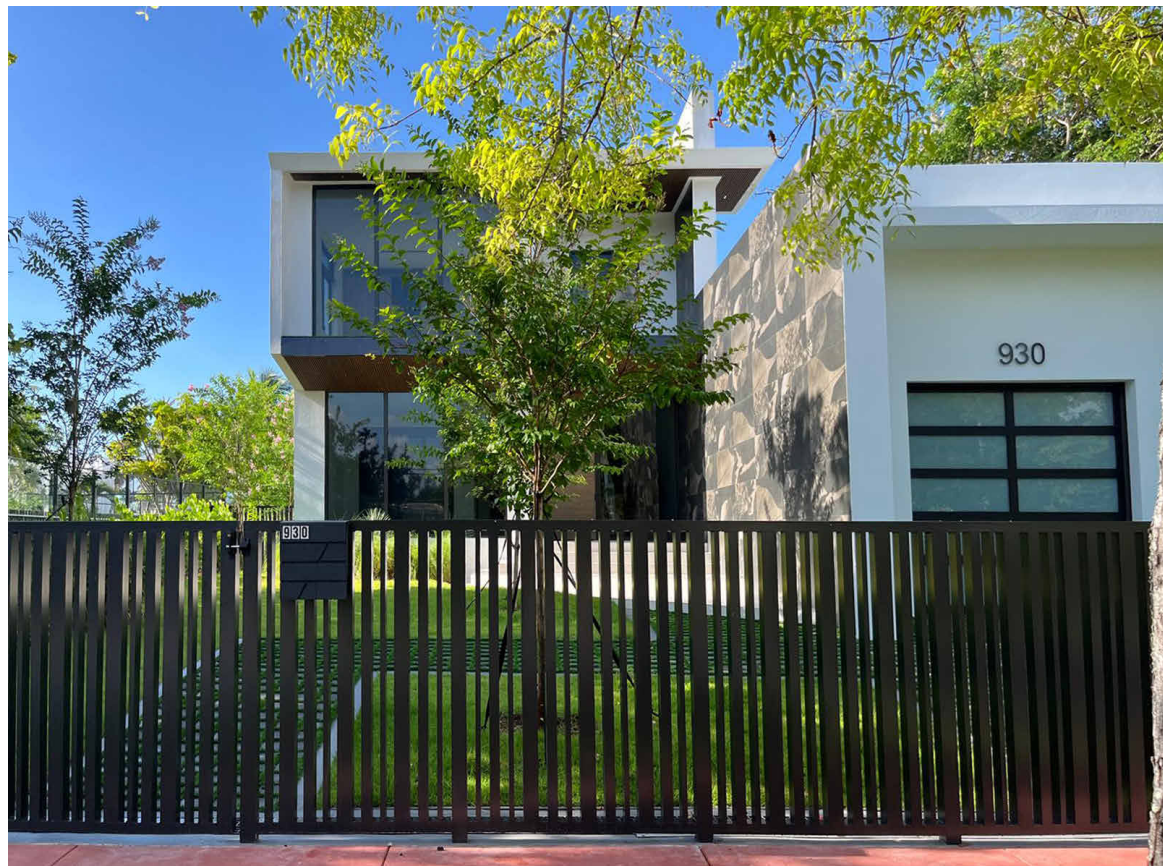
A-100.5



1. 860 S SHORE DR



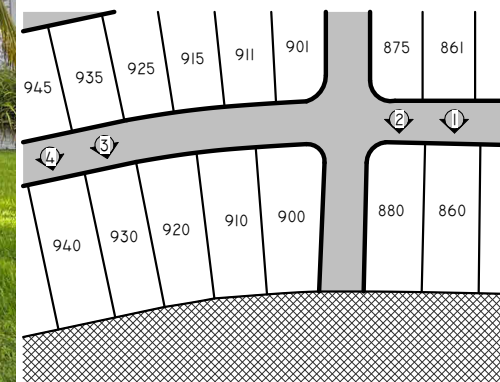
2. 880 S SHORE DR



3. 930 S SHORE DR



4. 940 S SHORE DR



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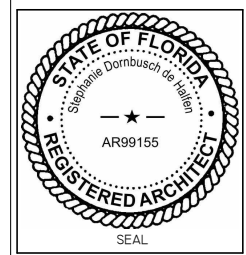
STEPHANIE D. DE HALFEN  
ARCHITECT P.A.

ARCH.REG#:99155

900 S  
SHORE DR

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

LUIS JOSE MOLLA TRS



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860 S SHORE DR



880 S SHORE DR



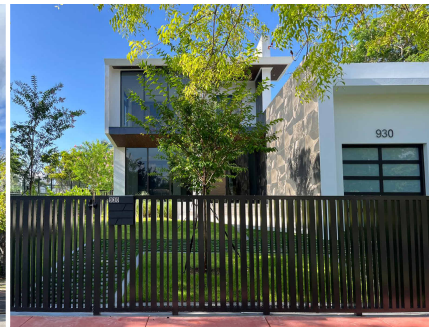
900 S SHORE DR  
PROPOSED PROJECT



910 S SHORE DR



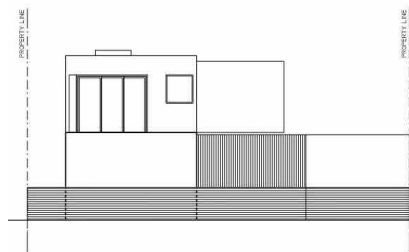
920 S SHORE DR



930 S SHORE DR



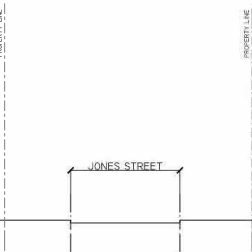
940 S SHORE DR



860 S SHORE DR



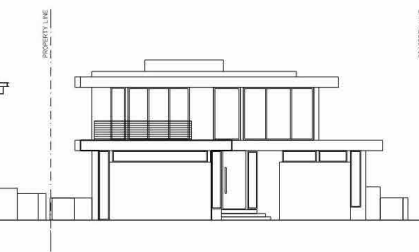
880 S SHORE DR



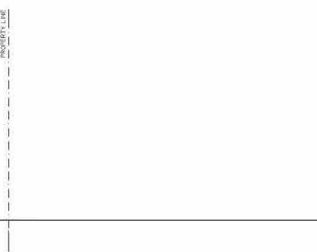
JONES STREET



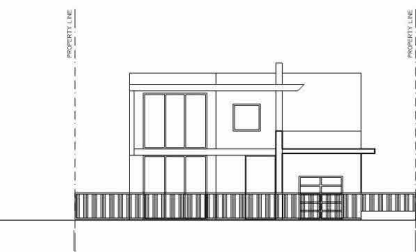
900 S SHORE DR  
PROPOSED PROJECT



910 S SHORE DR



920 S SHORE DR

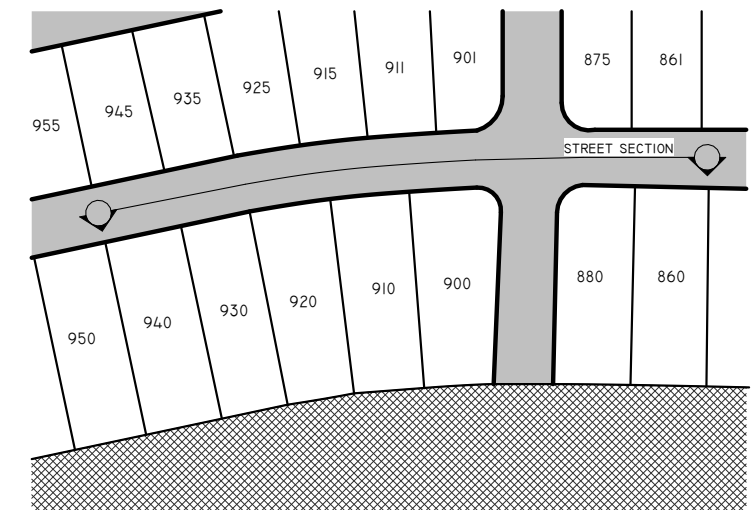


930 S SHORE DR



940 S SHORE DR

**STREET SECTION**  
SITE CONDITIONS ON THE  
15TH OF JUNE OF 2025



KEY MAP

SDH\_STUDIO  
ARCHITECTURE+DESIGN

AA26002883  
18200 NE 19TH AVE, SUITE 100  
NORTH MIAMI BEACH, FL 33162  
(305).501.5013  
INFO@SDHSTUDIO.COM

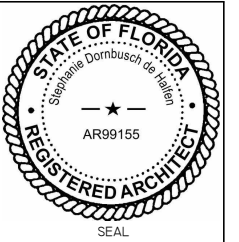
STEPHANIE D. DE HALFEN  
ARCHITECT P.A.

ARCH.REG#:99155

900 S  
SHORE DR

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

LUIS JOSE MOLLA TRS



NOTES/COMMENTS

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A-100.7

notes:

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

GENERAL SEDIMENT AND EROSION CONTROL NOTES

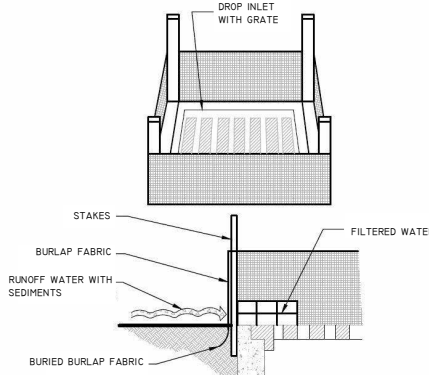
1. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATION, APPLICABLE PERMIT(S), AND THE PREVENTION, CORRECTION, CONTROL, AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE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

INLET PROTECTION

9. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2" INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY THE STRIPS SHALL BE OVERLAPPED.
10. 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.
11. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
12. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
13. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
14. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
15. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
16. LOOSE STRAW SHALL BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.

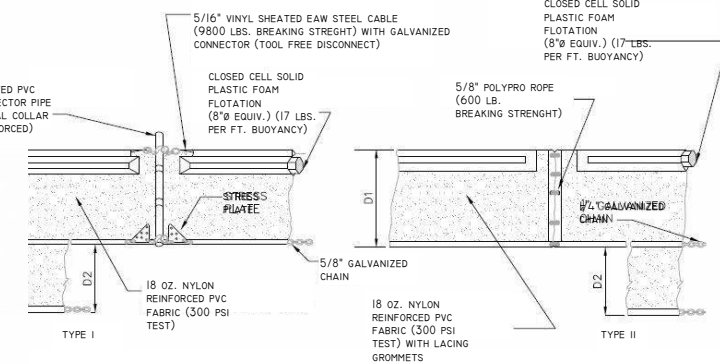
TURBIDITY BARRIERS

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



SPECIFIC APPLICATION:

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



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.

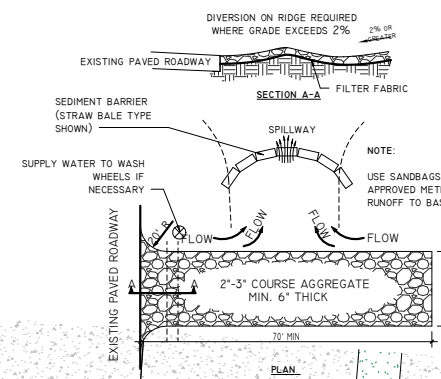
NOTICE: COMPONENTS OF TYPE I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

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

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

NOTES:

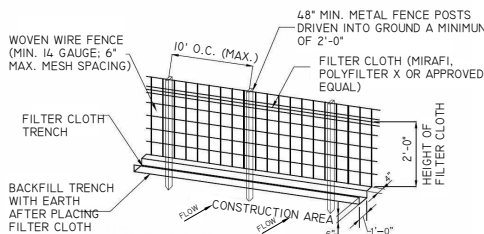
1. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.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



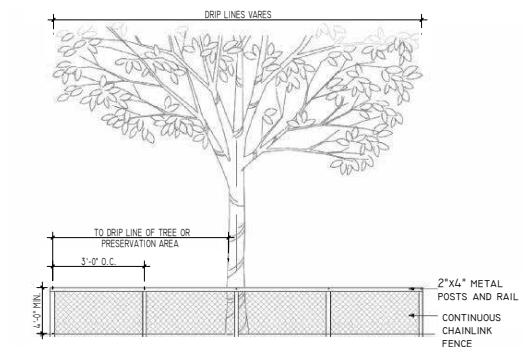
5 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE & EXIT

CONSTRUCTION SPECIFICATIONS:

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



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



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

DEMOLITION PLAN REQUIRED NOTES AND DETAILS

RECYCLING PROCEDURES FOR DEMOLITION PROJECTS

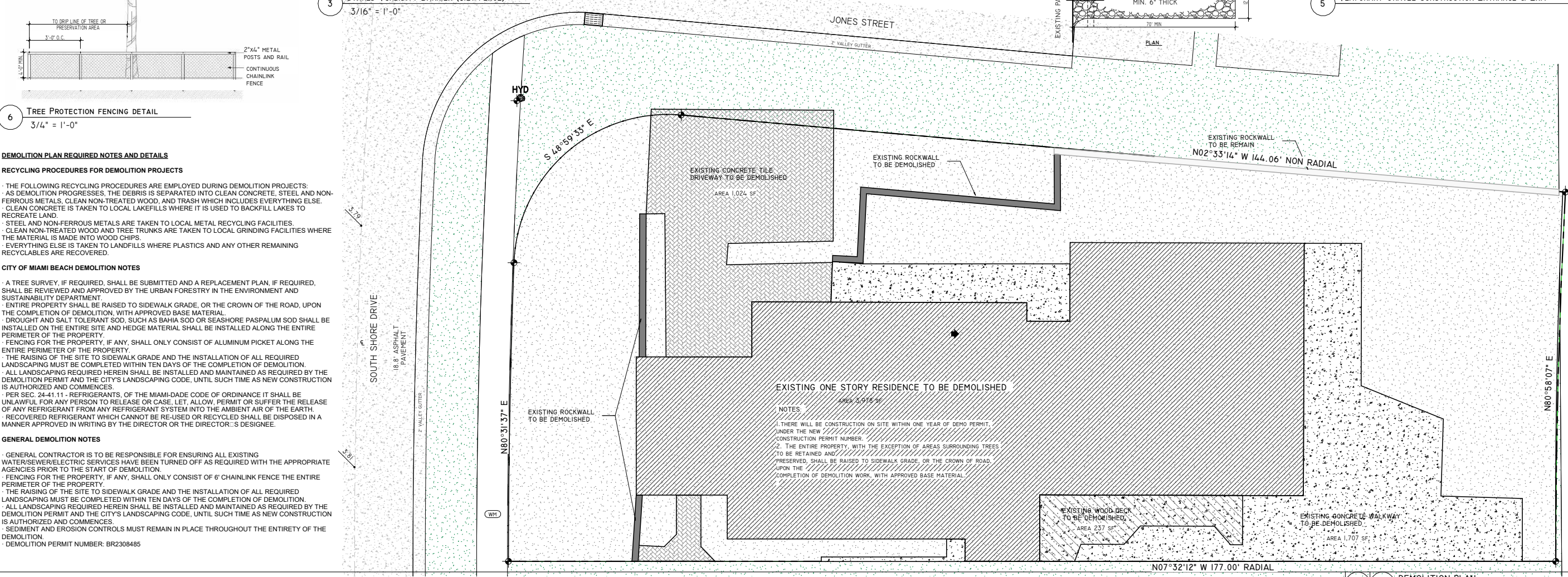
- THE FOLLOWING RECYCLING PROCEDURES ARE EMPLOYED DURING DEMOLITION PROJECTS:
- AS DEMOLITION PROGRESSES, THE DEBRIS IS SEPARATED INTO CLEAN CONCRETE, STEEL AND NON-FERROUS METALS, CLEAN NON-TREATED WOOD, AND TRASH WHICH INCLUDES EVERYTHING ELSE. CLEAN CONCRETE IS TAKEN TO LOCAL LAKEFILLS WHERE IT IS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

CITY OF MIAMI BEACH DEMOLITION NOTES

- A TREE SURVEY, IF REQUIRED, SHALL BE SUBMITTED AND A REPLACEMENT PLAN, IF REQUIRED, SHALL BE REVIEWED AND APPROVED BY THE URBAN FORESTRY IN THE ENVIRONMENT AND SUSTAINABILITY DEPARTMENT.
- ENTIRE PROPERTY SHALL BE RAISED TO SIDEWALK GRADE, OR THE CROWN OF THE ROAD, UPON THE COMPLETION OF DEMOLITION, WITH APPROVED BASE MATERIAL.
- DROUGHT AND SALT TOLERANT SOD, SUCH AS BAHIA SOD OR SEASHORE PASPALUM SOD SHALL BE INSTALLED ON THE ENTIRE SITE AND HEDGE MATERIAL SHALL BE INSTALLED ALONG THE ENTIRE PERIMETER OF THE PROPERTY.
- FENCING FOR THE PROPERTY, IF ANY, SHALL ONLY CONSIST OF ALUMINUM PICKET ALONG THE ENTIRE PERIMETER OF THE PROPERTY.
- THE RAISING OF THE SITE TO SIDEWALK GRADE AND THE INSTALLATION OF ALL REQUIRED LANDSCAPING MUST BE COMPLETED WITHIN TEN DAYS OF THE COMPLETION OF DEMOLITION.
- ALL LANDSCAPING REQUIRED HEREIN SHALL BE INSTALLED AND MAINTAINED AS REQUIRED BY THE DEMOLITION PERMIT AND THE CITY'S LANDSCAPING CODE, UNTIL SUCH TIME AS NEW CONSTRUCTION IS AUTHORIZED AND COMMENCES.
- PER SEC. 24-41.1 - 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



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

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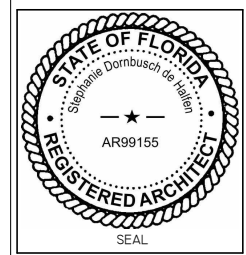
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NORTH MIAMI BEACH, FL 33162  
(305).501.5013  
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN  
ARCHITECT P.A.

ARCH.REG.#:99155

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

LUIS JOSE MOLLA TRS



NOTES/COMMENTS

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DEMOLITION PLAN

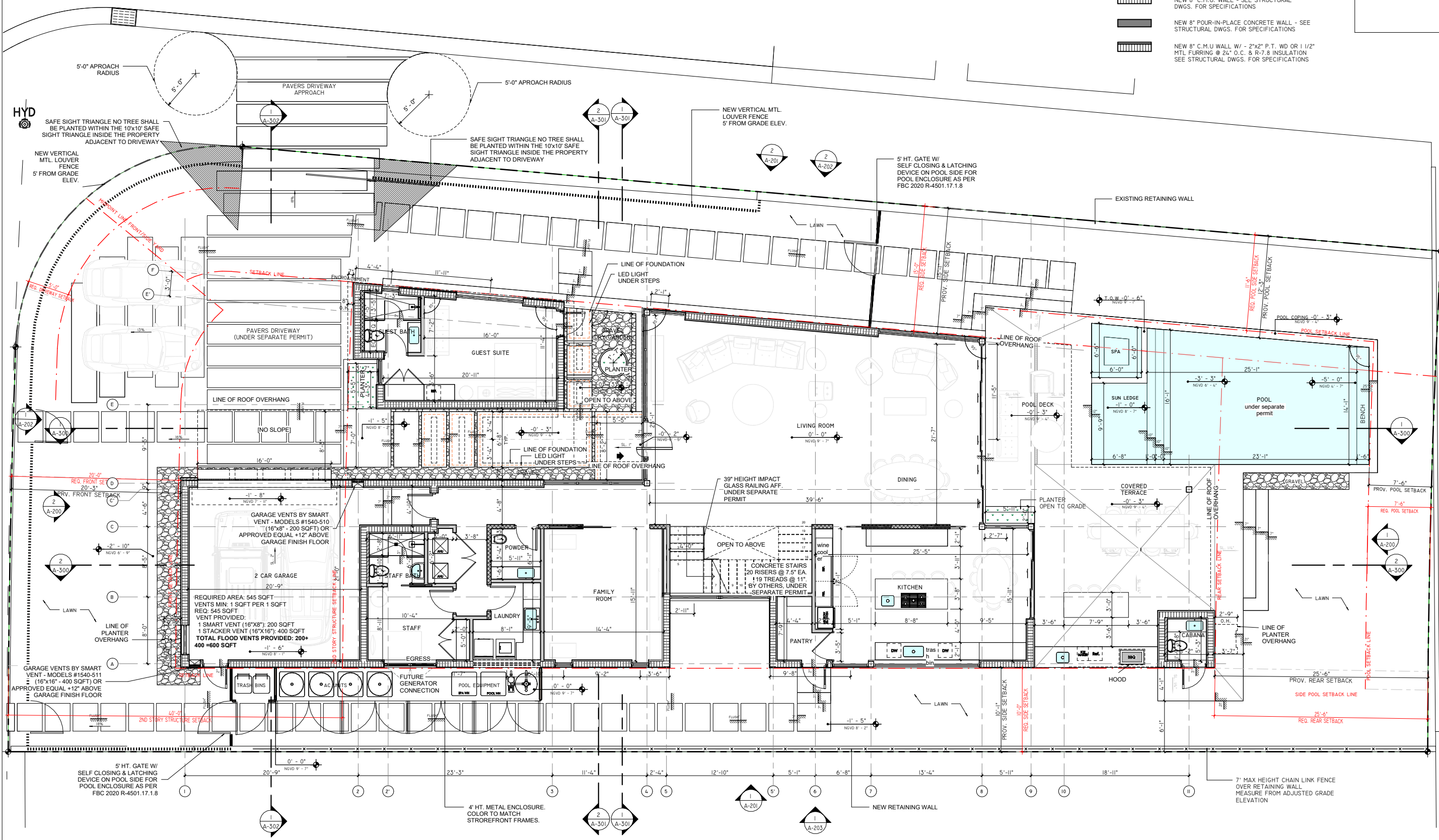
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A-100.8

**WALL LEGEND**

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



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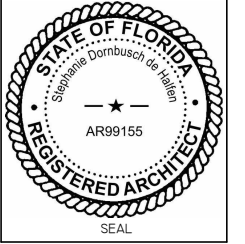
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(LOT 10) 900 S SHORE DRIVE, MIAMI BEACH, FL 33141

LUIS JOSE MOLLA TRS



NOTES/COMMENTS

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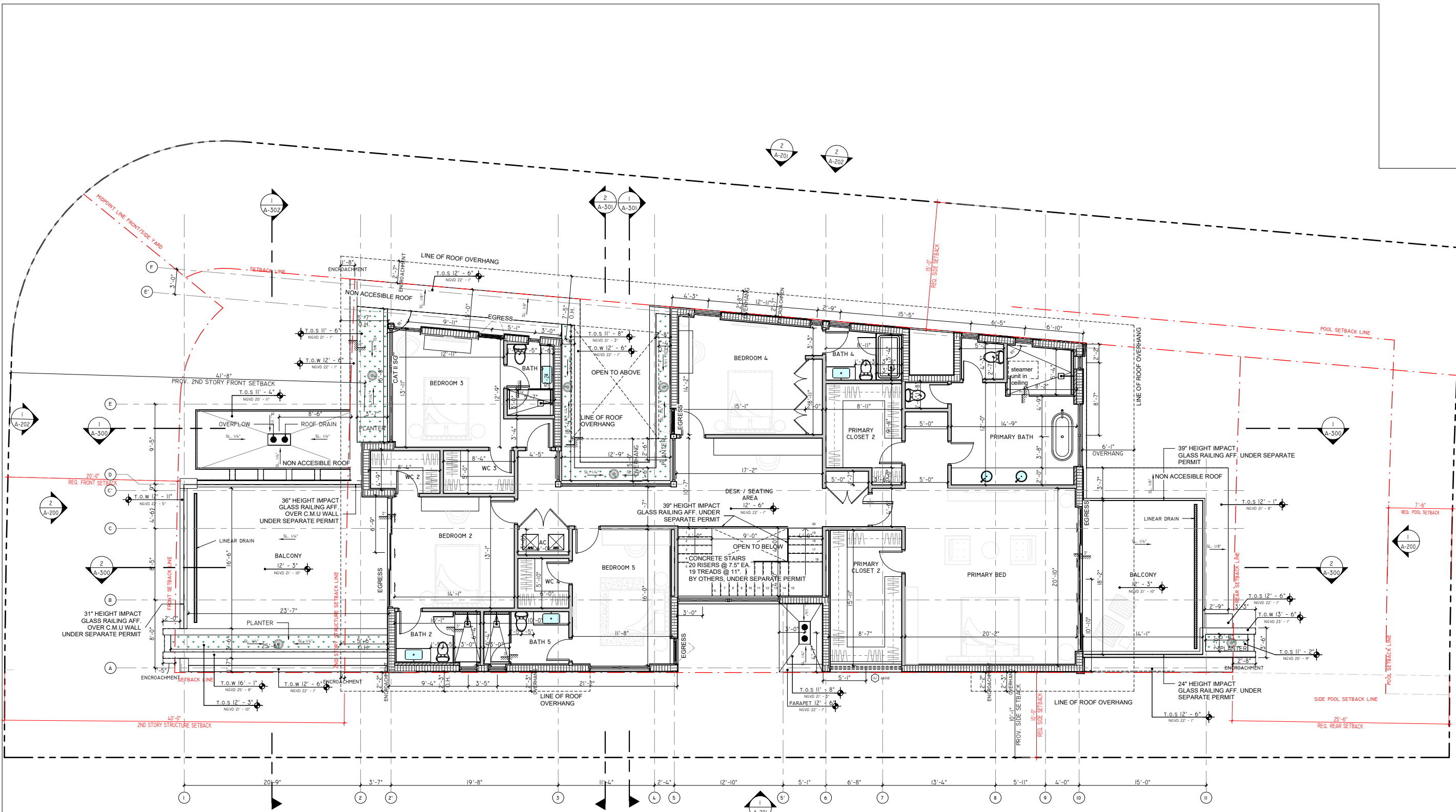
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NO.	DATE	DESCRIPTION

**FIRST FLOOR PLAN**

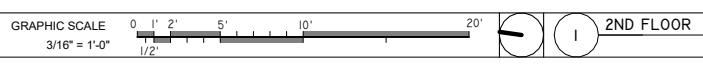
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**WALL LEGEND**

	3/8" - 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



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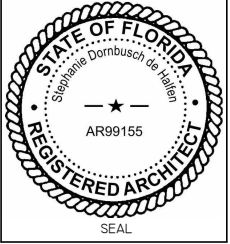
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**900 S SHORE DR**

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

LUIS JOSE MOLLA TRS



NOTES/COMMENTS

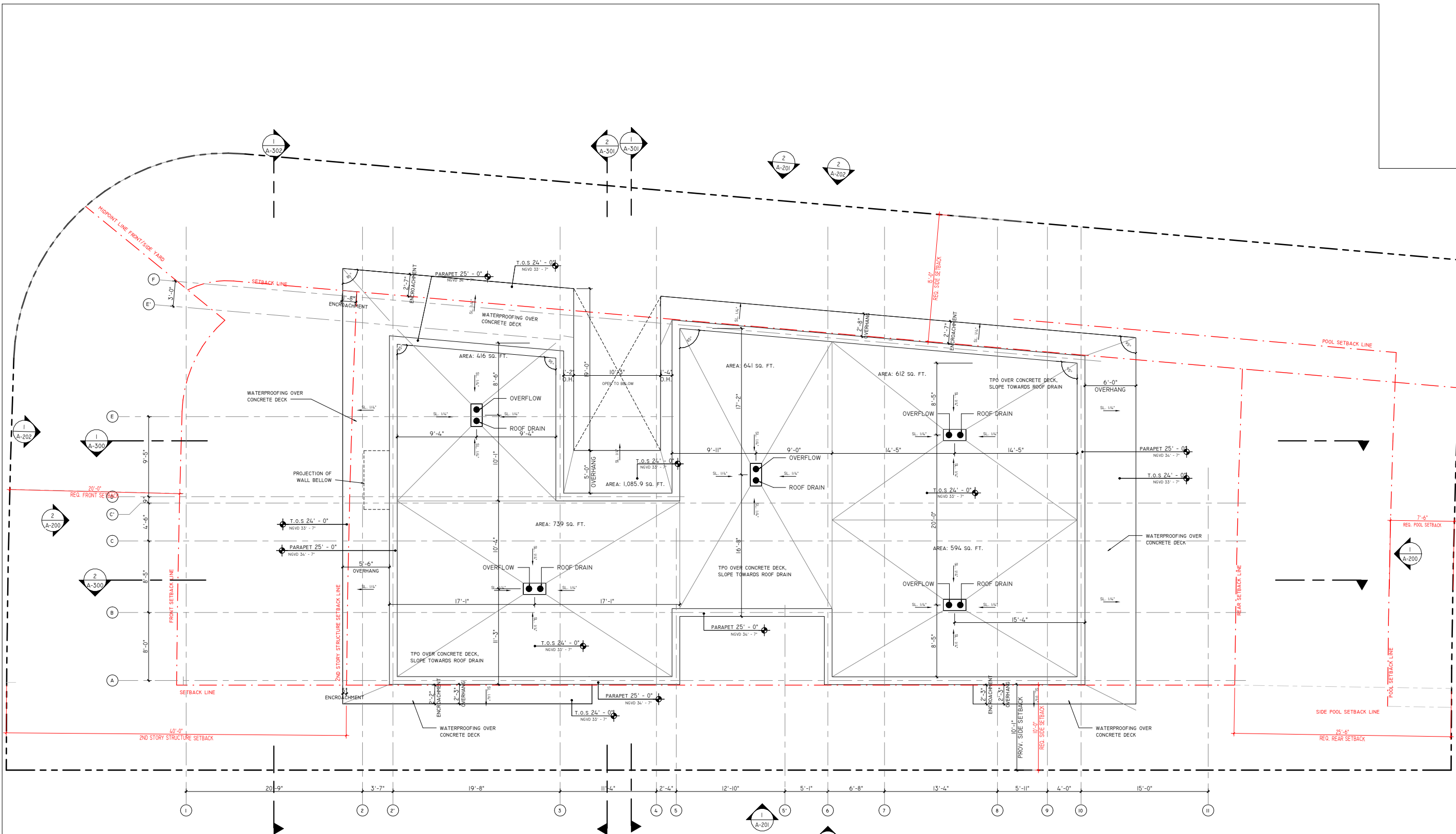
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SECOND FLOOR

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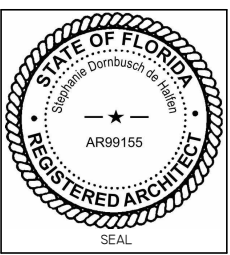
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**900 S SHORE DR**

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

LUIS JOSE MOLLA TRS



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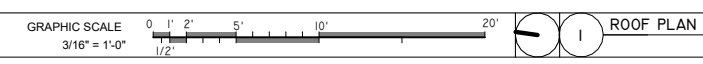
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ROOF PLAN

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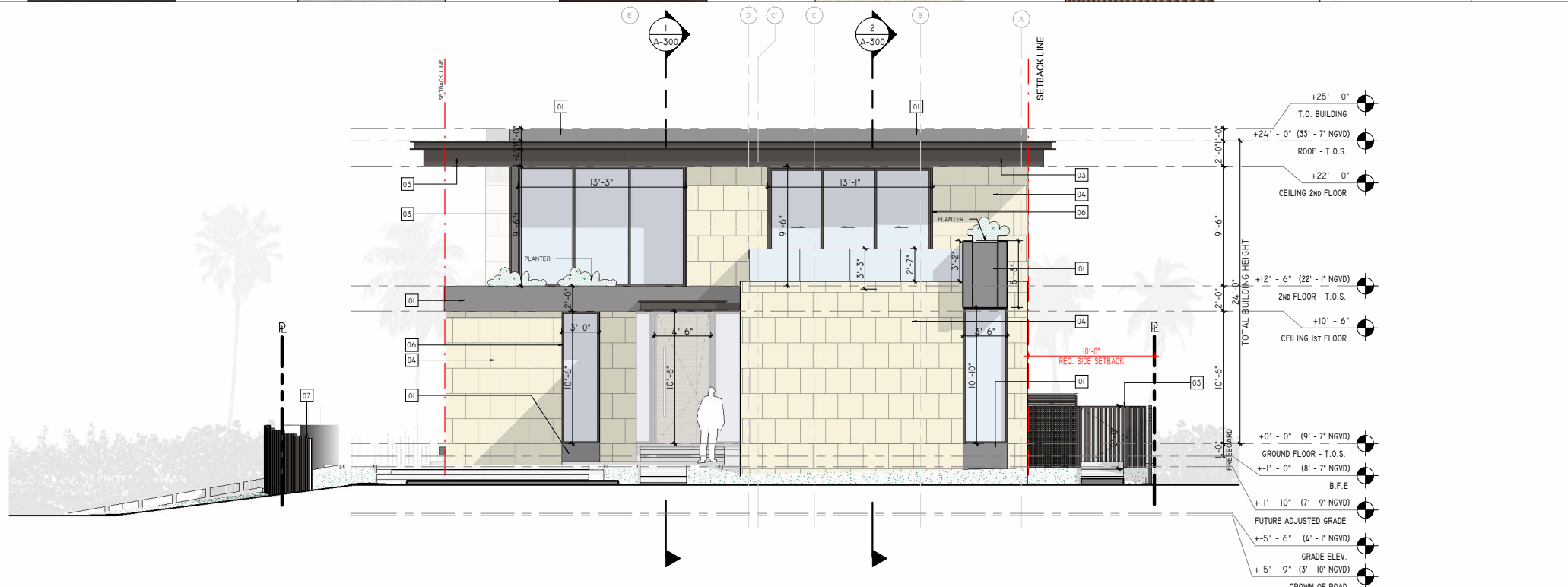
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A-103



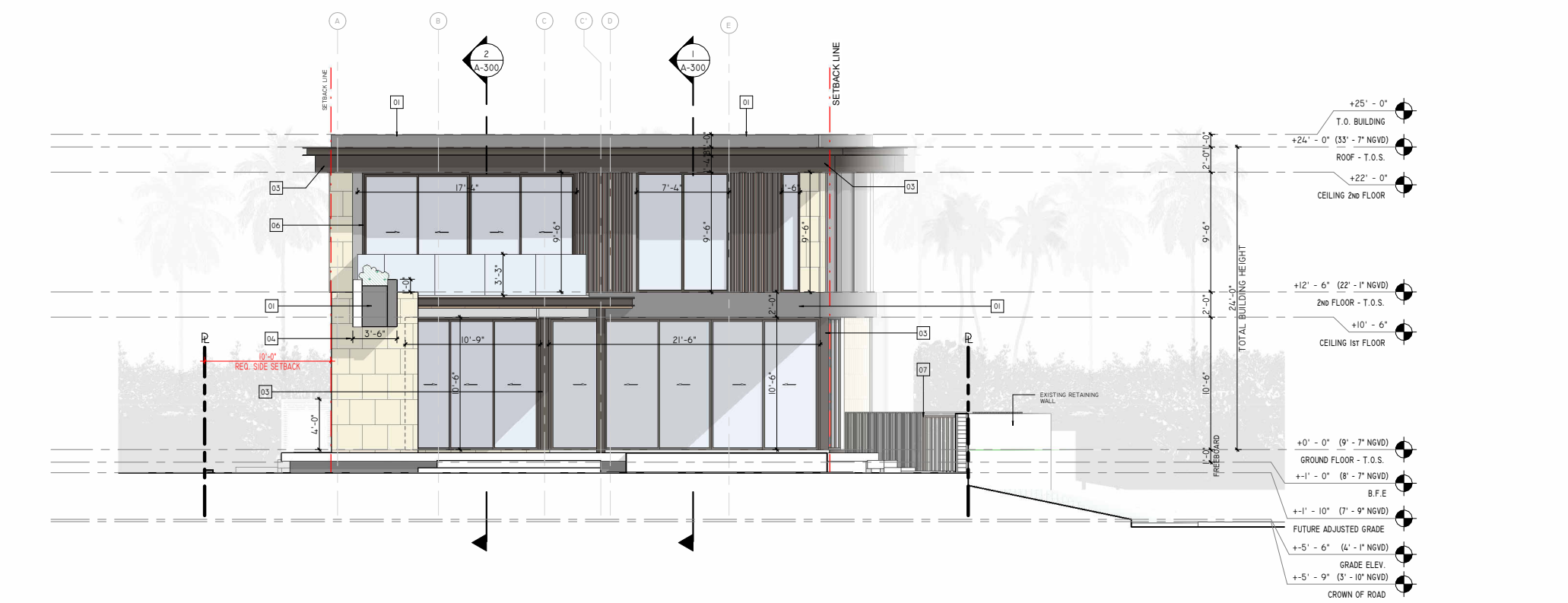
ROOF PLAN

FINISH MATERIALS			01	02	03	04	05	05
MATERIAL MARK	MATERIAL NAME	MATERIAL DESCRIPTION	WHITE SMOOTH STUCCO - BEJAMIN MOORE DARK PAINT	WHITE SMOOTH STUCCO - BEJAMIN MOORE SUPER WHITE	BRONZE ALUMINUM FRAMING	TRAVERTINE STONE- TBD	COMPOSITE WOOD TBD	CLEAR IMPACT GLASS
01	SMOOTH STUCCO GREY	DARK GREY			06			
02	SMOOTH STUCCO WHITE	BENJAMIN MOORE, SUPER WHITE			07			
03	ALUMINUM CLADDING	DARK BRONZE						
04	STONE TBD	STONE TBD						
05	COMPOSITE WOOD	TBD						
06	ALUMINUM FRAME	DARK BRONZE						
07	ALUMINUM	DARK BRONZE						



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

2 NORTH



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

1 SOUTH

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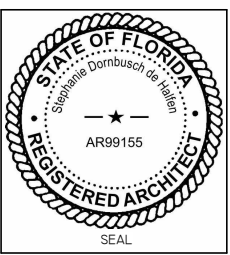
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**900 S SHORE DR**

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

LUIS JOSE MOLLA TRS



NOTES/COMMENTS

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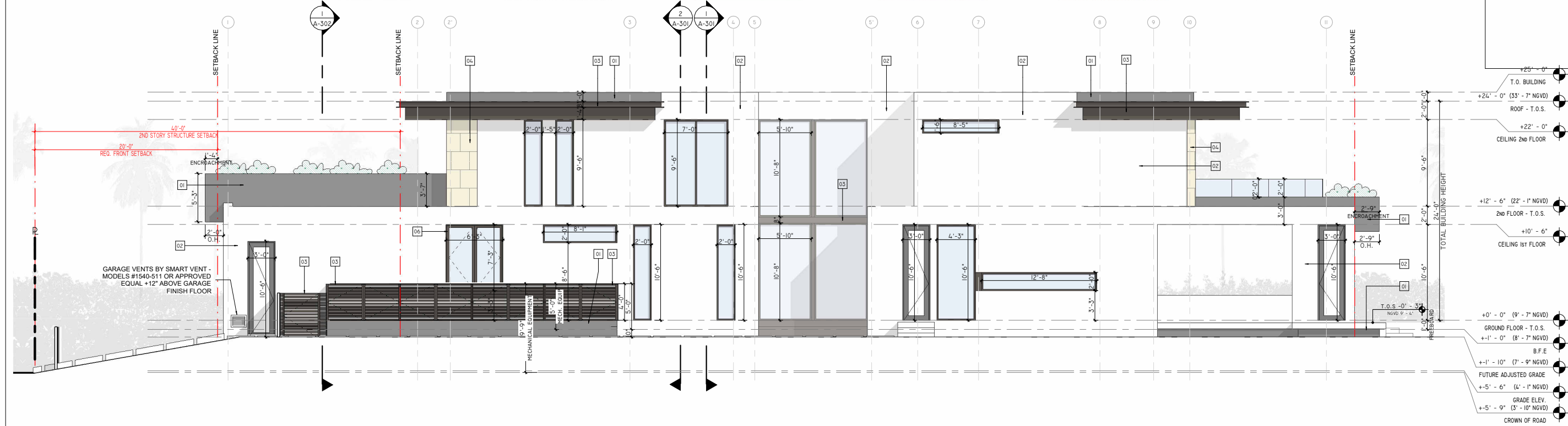
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A-200

FINISH MATERIALS			01	02	03	04	05	05
MATERIAL MARK	MATERIAL NAME	MATERIAL DESCRIPTION	WHITE SMOOTH STUCCO - BEJAMIN MOORE DARK PAINT	WHITE SMOOTH STUCCO - BEJAMIN MOORE SUPER WHITE	BRONZE ALUMINUM FRAMING	TRAVERTINE STONE- TBD	COMPOSITE WOOD TBD	CLEAR IMPACT GLASS
01	SMOOTH STUCCO GREY	DARK GREY						
02	SMOOTH STUCCO WHITE	BENJAMIN MOORE, SUPER WHITE						
03	ALUMINUM CLADDING	DARK BRONZE						
04	STONE TBD	STONE TBD						
05	COMPOSITE WOOD	TBD						
06	ALUMINUM FRAME	DARK BRONZE						
07	ALUMINUM	DARK BRONZE						



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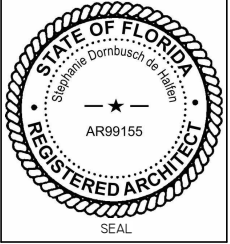
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**900 S SHORE DR**

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

LUIS JOSE MOLLA TRS



NOTES/COMMENTS

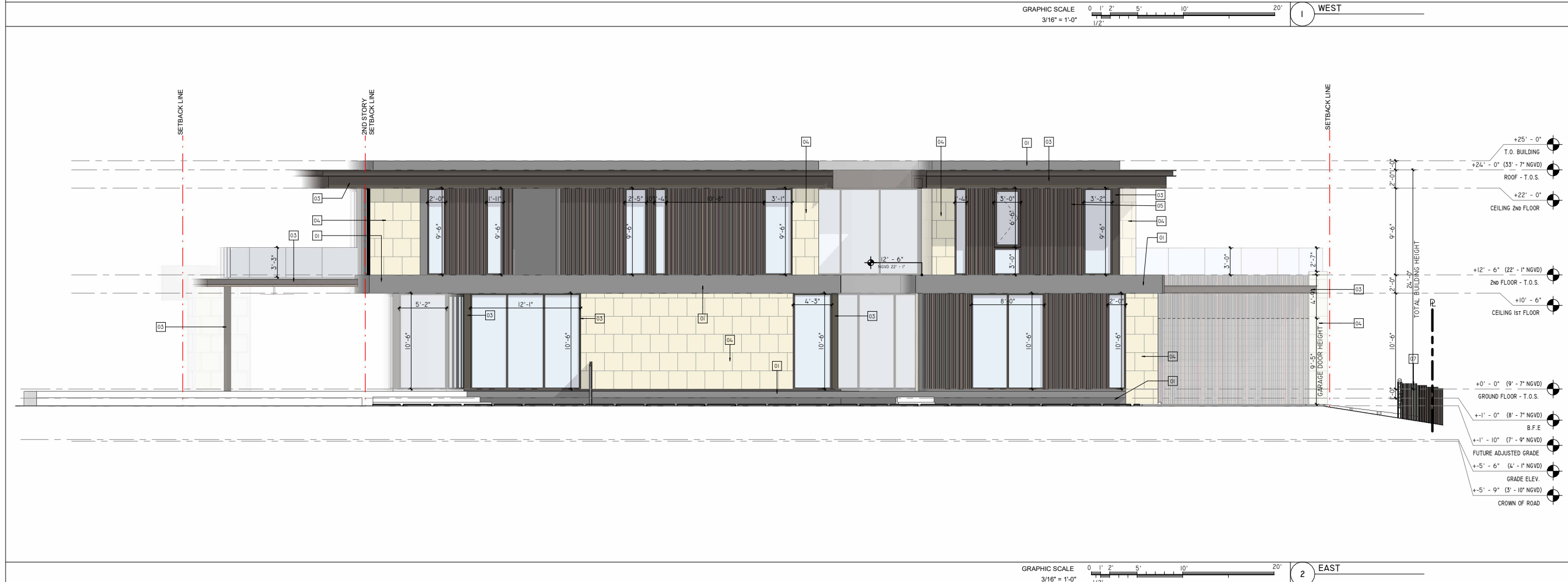
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A-201

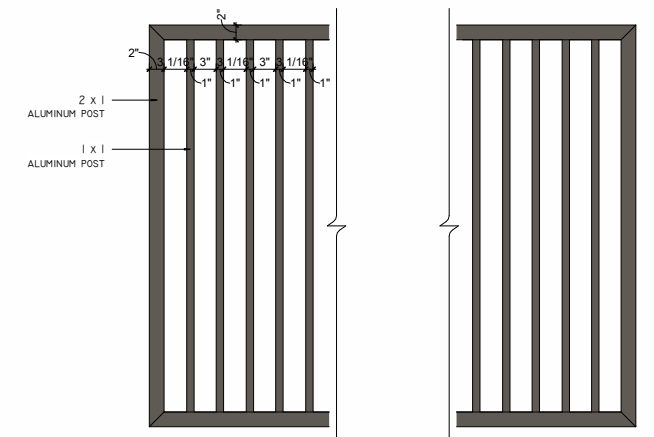




2 EAST FENCE ELEVATION  
 GRAPHIC SCALE 1/4" = 1'-0" 0 1' 2' 5' 10' 20'



1 NORTH FENCE ELEVATION  
 GRAPHIC SCALE 1/4" = 1'-0" 0 1' 2' 5' 10' 20'



3 FRONT FENCE GATE DETAIL  
 GRAPHIC SCALE 1" = 1'-0" 0 1' 2' 3'

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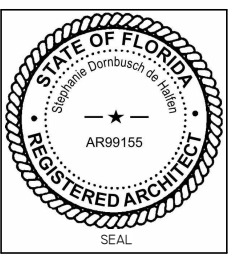
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900 S  
 SHORE DR

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

LUIS JOSE MOLLA TRS



NOTES/COMMENTS

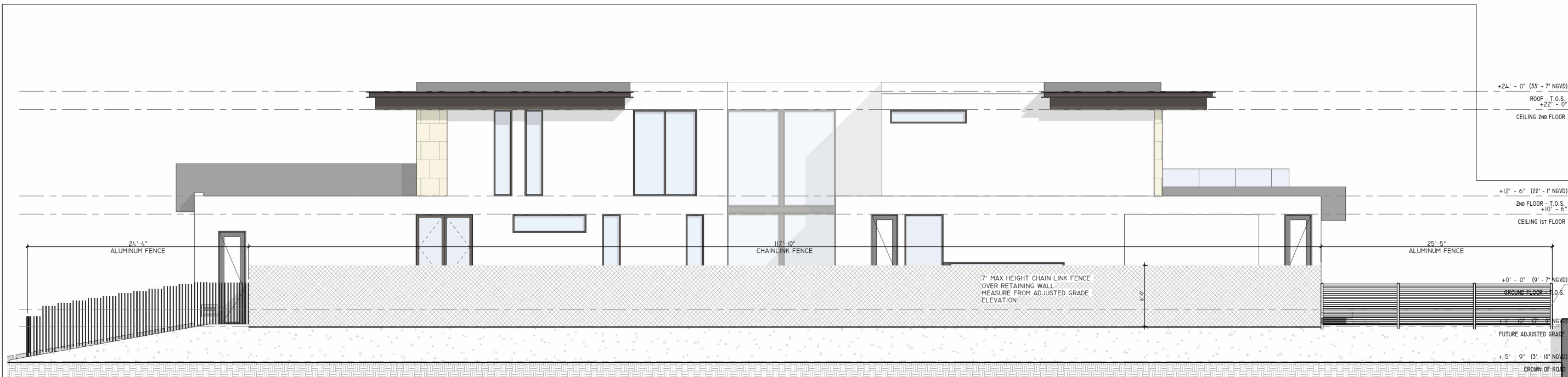
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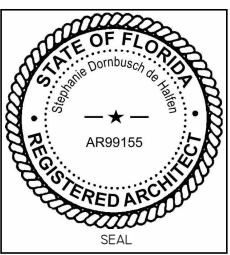
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**900 S SHORE DR**

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LUIS JOSE MOLLA TRS



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**FENCE ELEVATION**

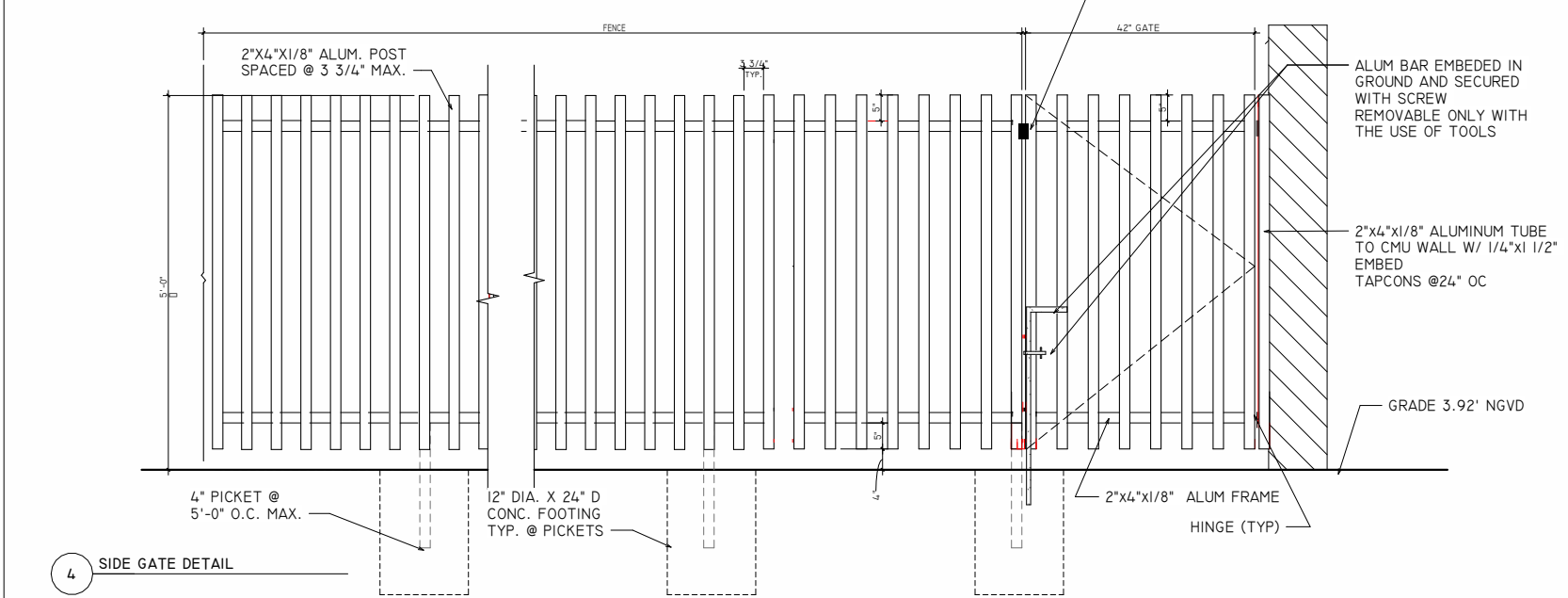
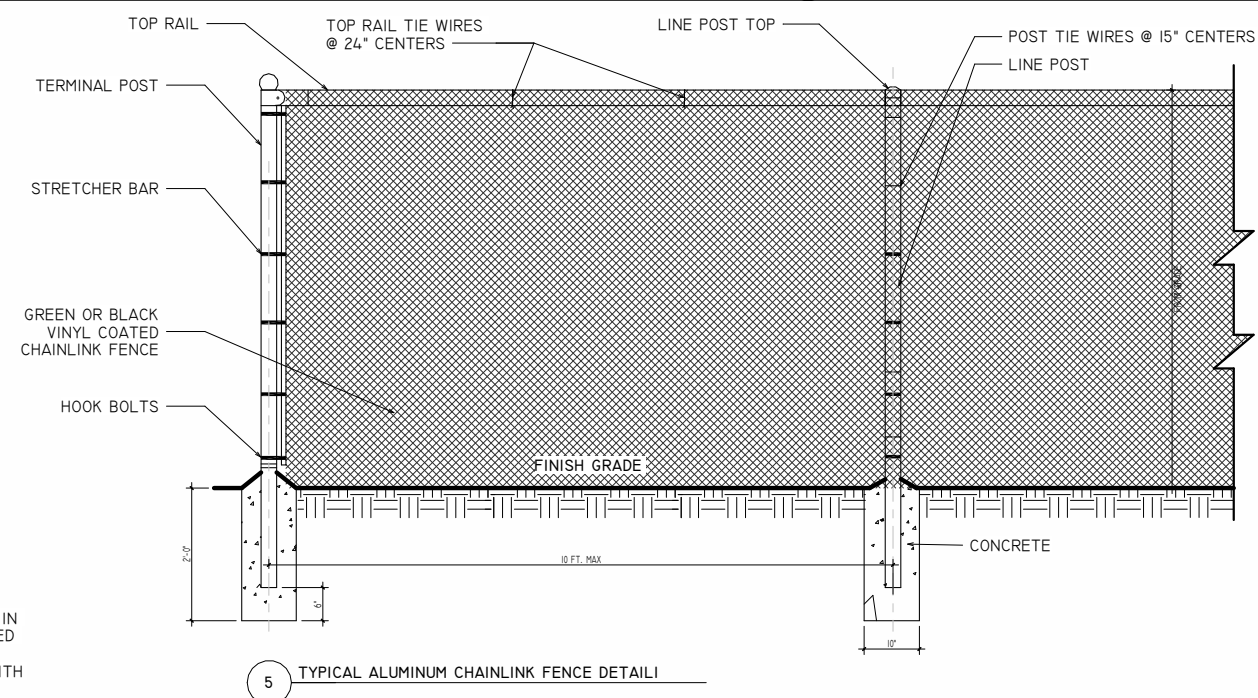
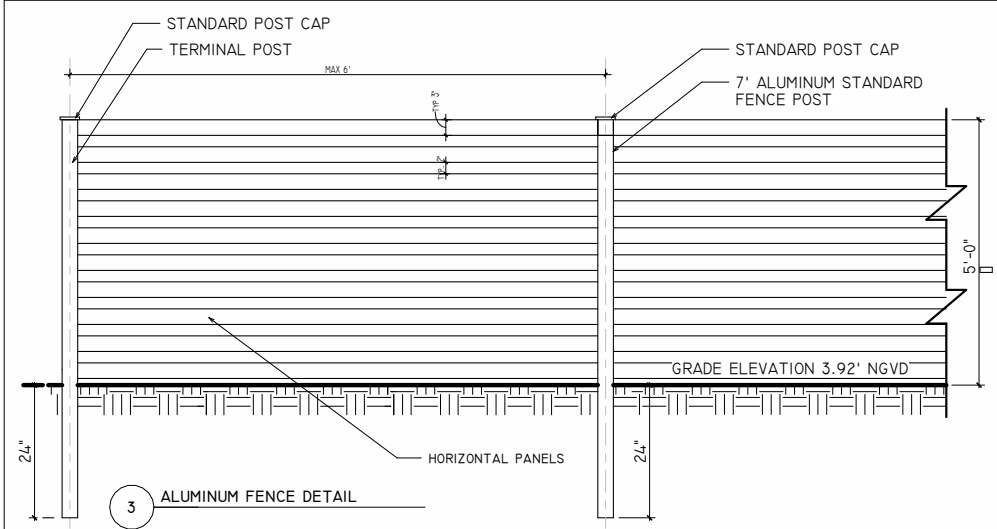
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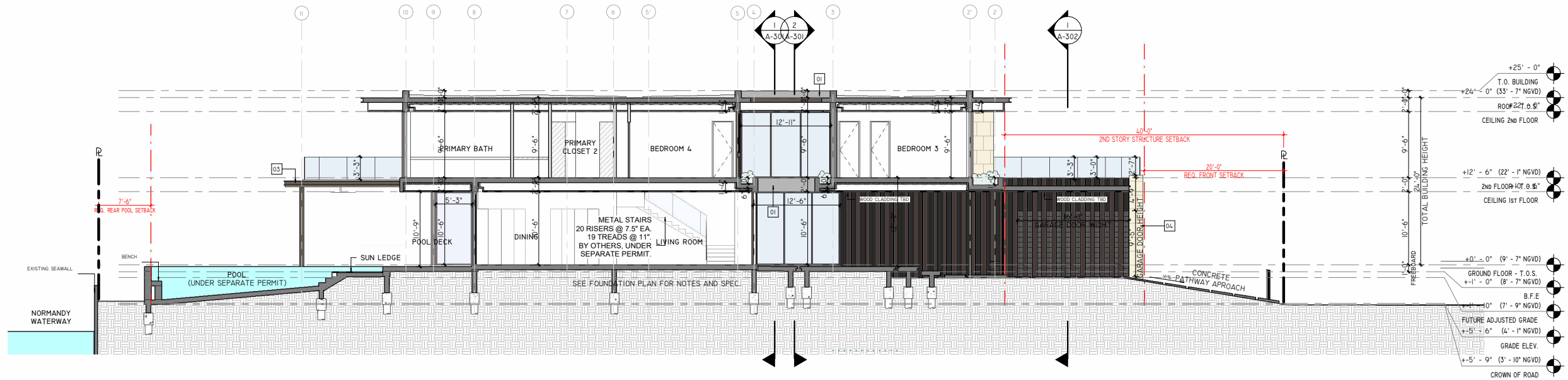
**A-203**

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

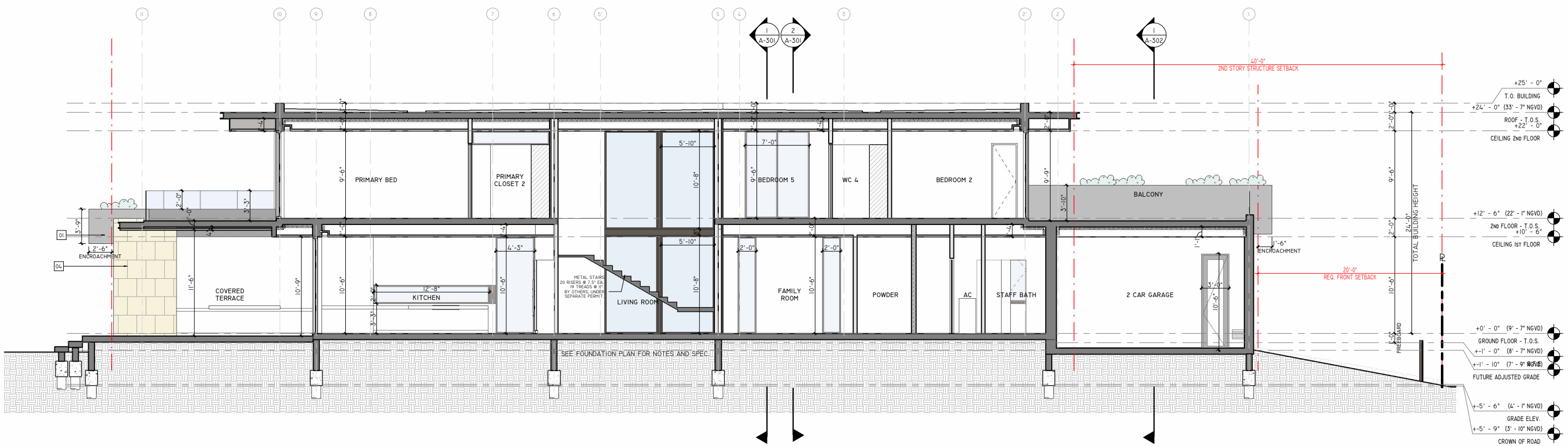
**1 WEST FENCE ELEVATION**  
3/16" = 1'-0"



FENCE FINISH TO MATCH WINDOW STOREFRONT FRAMES IN BRONZE



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



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

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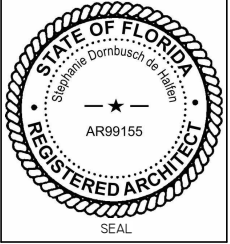
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ARCHITECT P.A.

ARCH.REG# 99155

**900 S SHORE DR**

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

LUIS JOSE MOLLA TRS



NOTES/COMMENTS

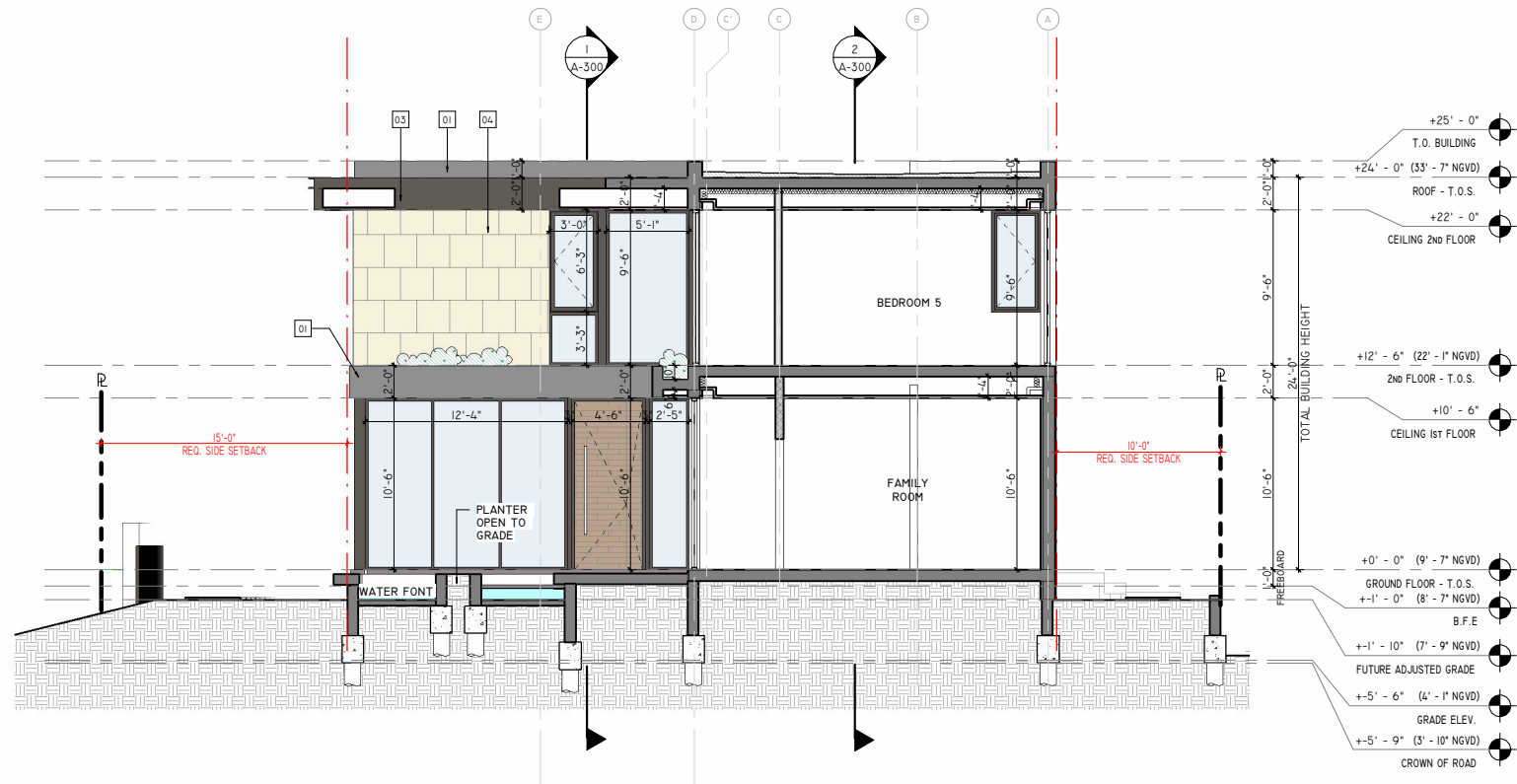
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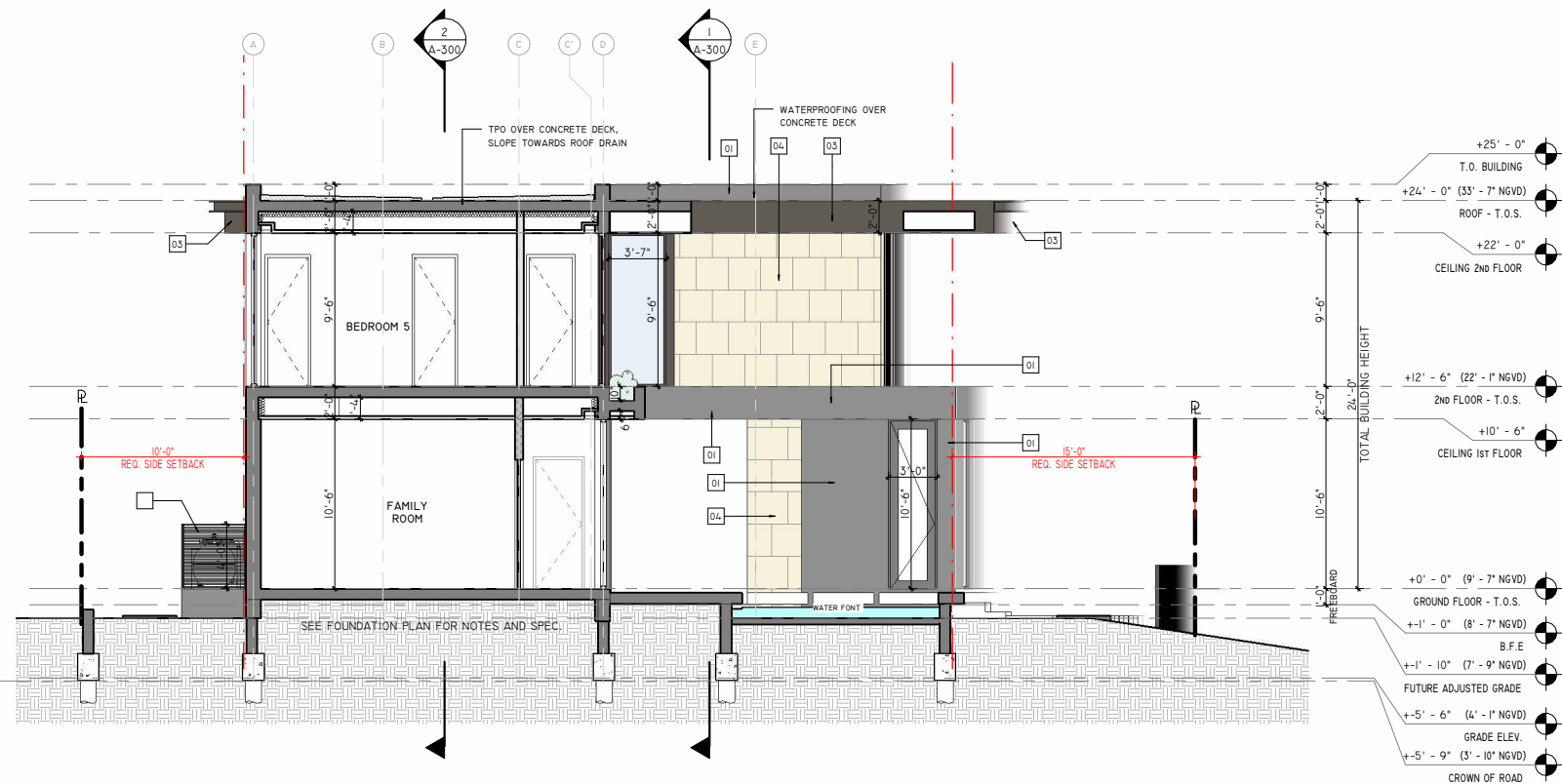
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INITIAL DRAWING  
RELEASE DATE: ISSUE DATE

**A-300**



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

SECTION C



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

SECTION D

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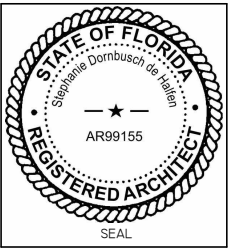
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900 S  
SHORE DR

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

LUIS JOSE MOLLA TRS



NOTES/COMMENTS

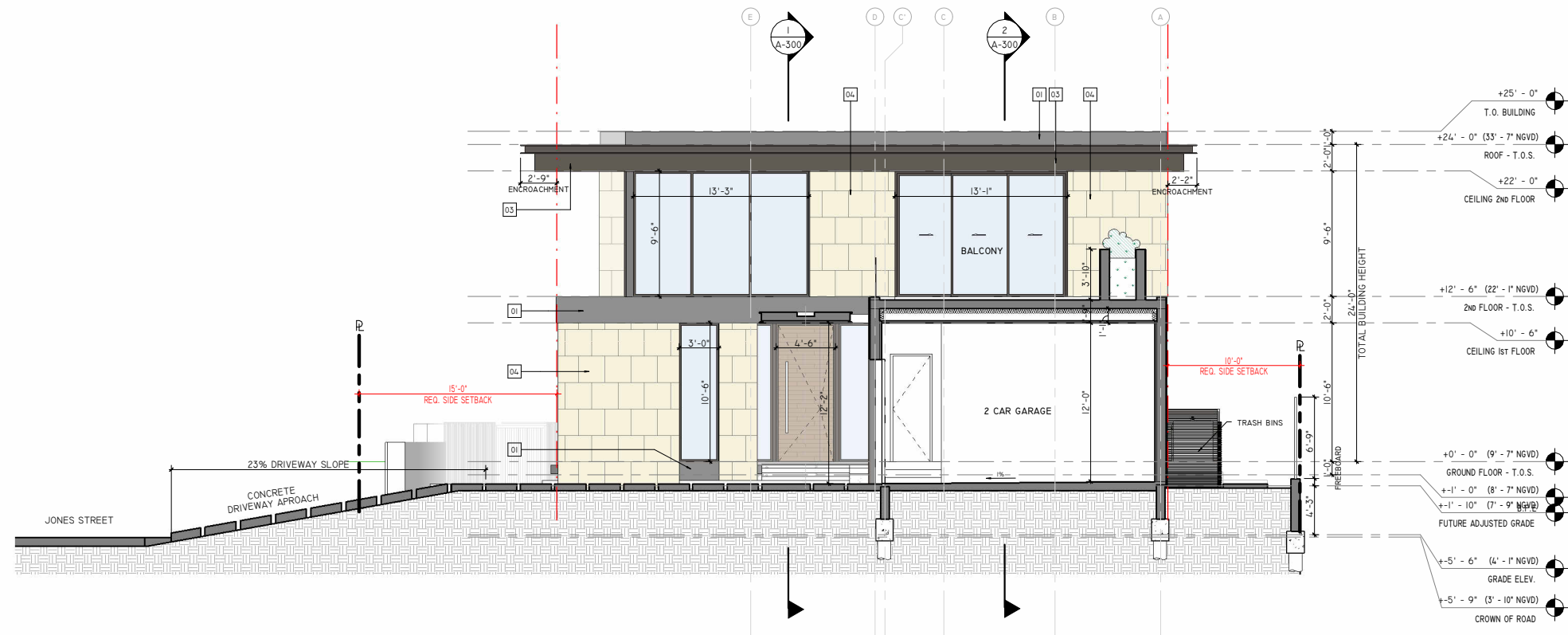
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A-301



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

SECTION E

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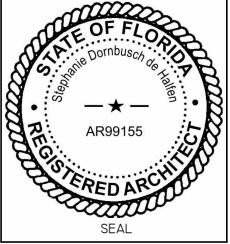
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ARCH.REG.#:99155

**900 S SHORE DR**

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

LUIS JOSE MOLLA TRS



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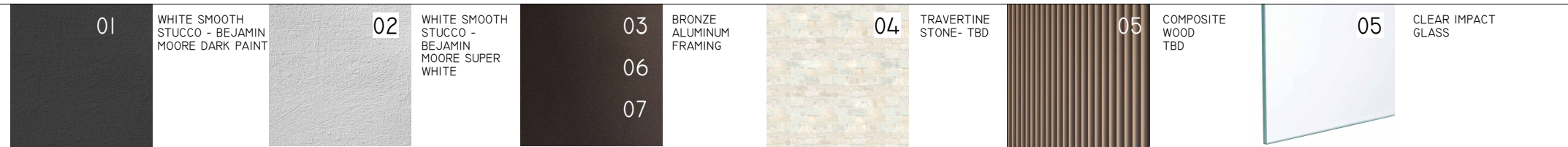
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A-302



FRONT VIEW - CORNER



FRONT VIEW - ENTRY



REAR VIEW - SIDE POOL



REAR VIEW - COVERED TERRACE

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ARCHITECTURE+DESIGN

AA26002883  
18200 NE 19TH AVE, SUITE 100  
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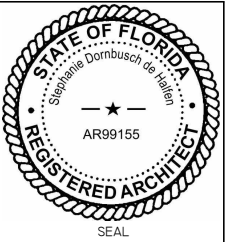
STEPHANIE D. DE HALFEN  
ARCHITECT P.A.

ARCH.REG# 99155

900 S  
SHORE DR

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

LUIS JOSE MOLLA TRS



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

HOUSE RENDERINGS

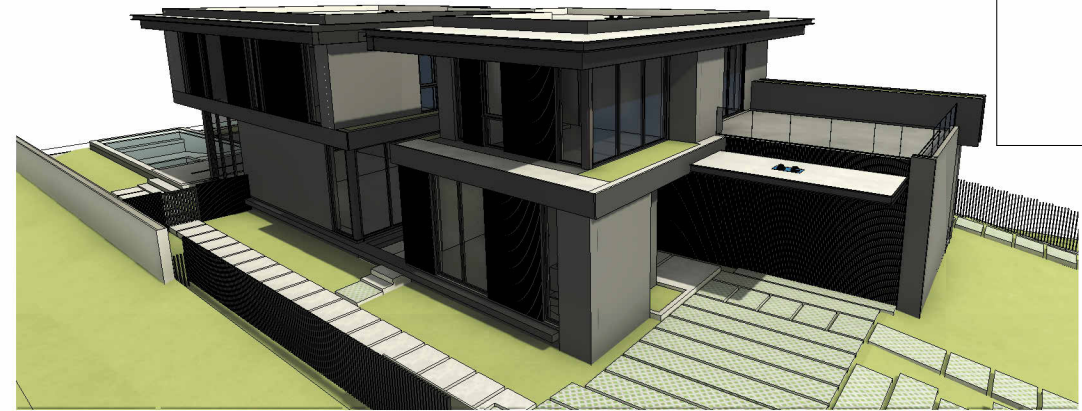
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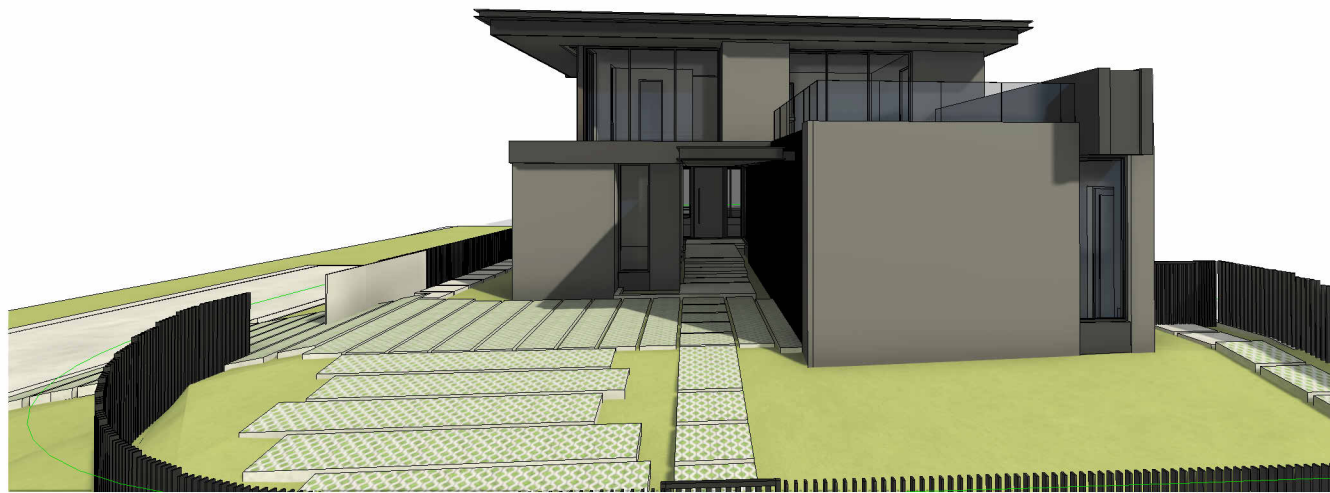
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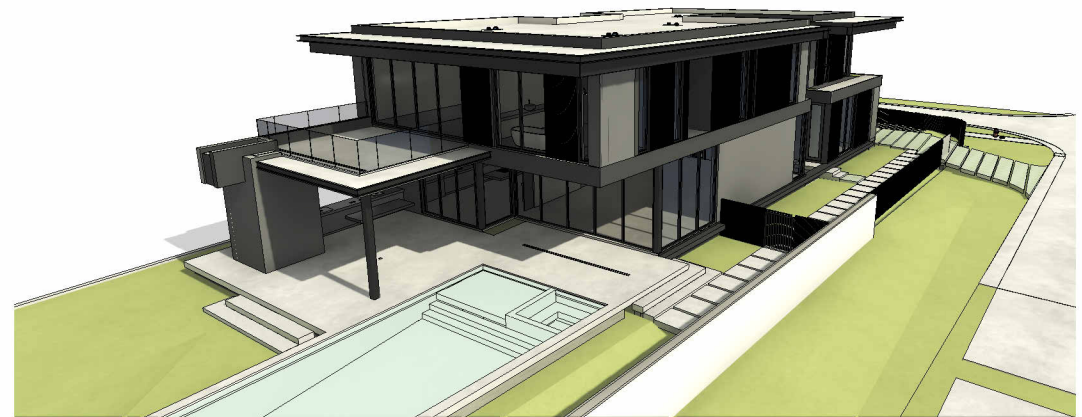
1 EAST VIEW



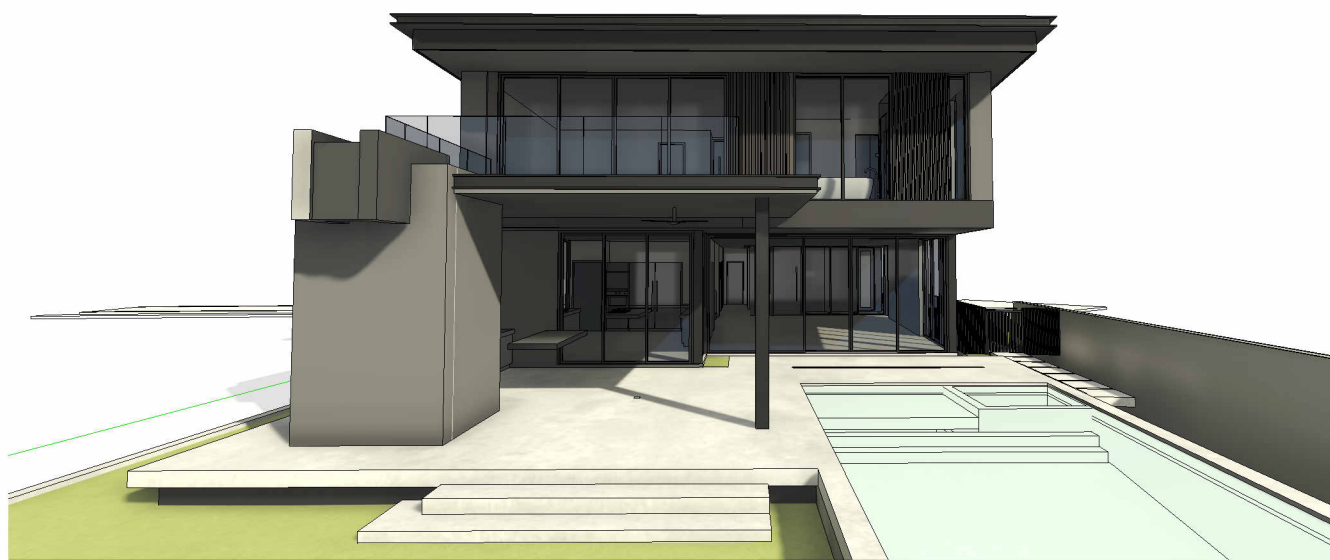
3 NE VIEW



2 NORTH VIEW



5 SE VIEW



4 SOUTH VIEW



6 SW VIEW

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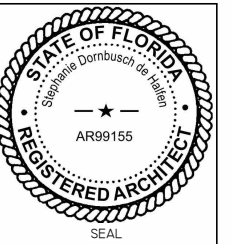
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NOTES/COMMENTS

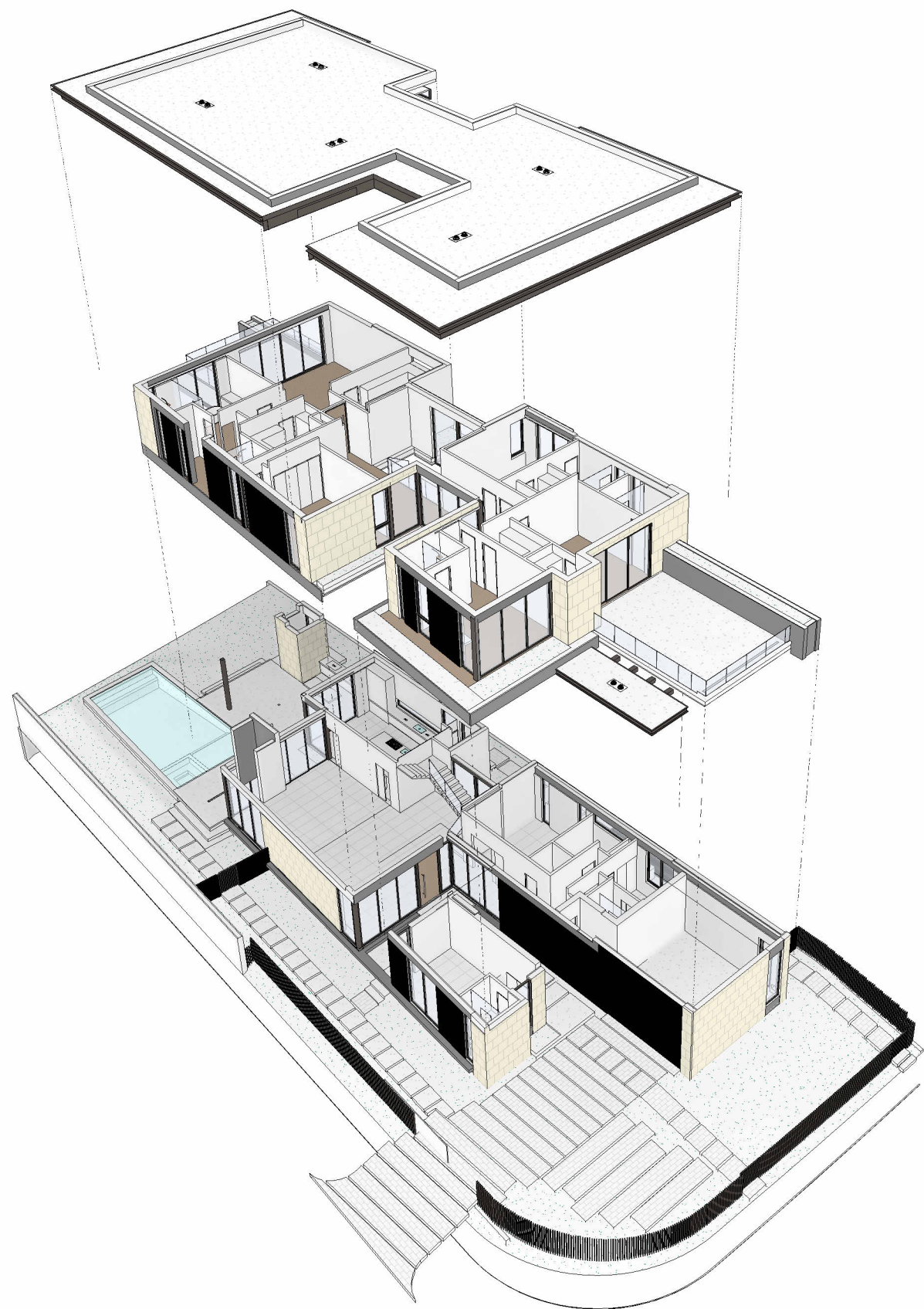
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HOUSE VIEWS

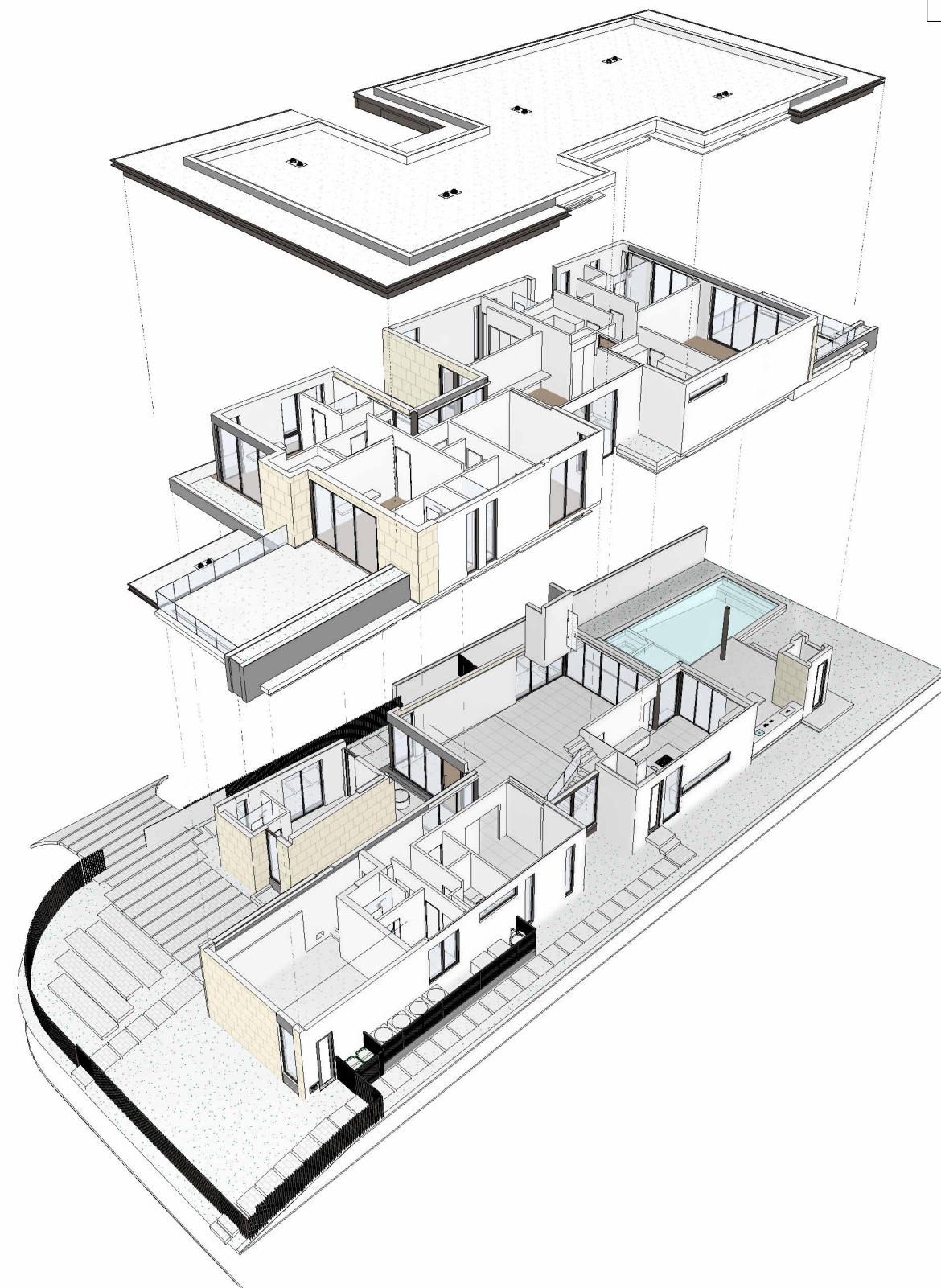
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A-400.2



1 EXPLODED AXONOMETRIC DIAGRAM 1



2 EXPLODED AXONOMETRIC DIAGRAM 2

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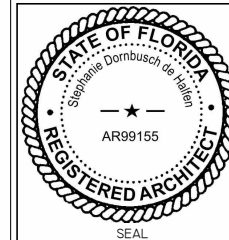
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NOTES/COMMENTS

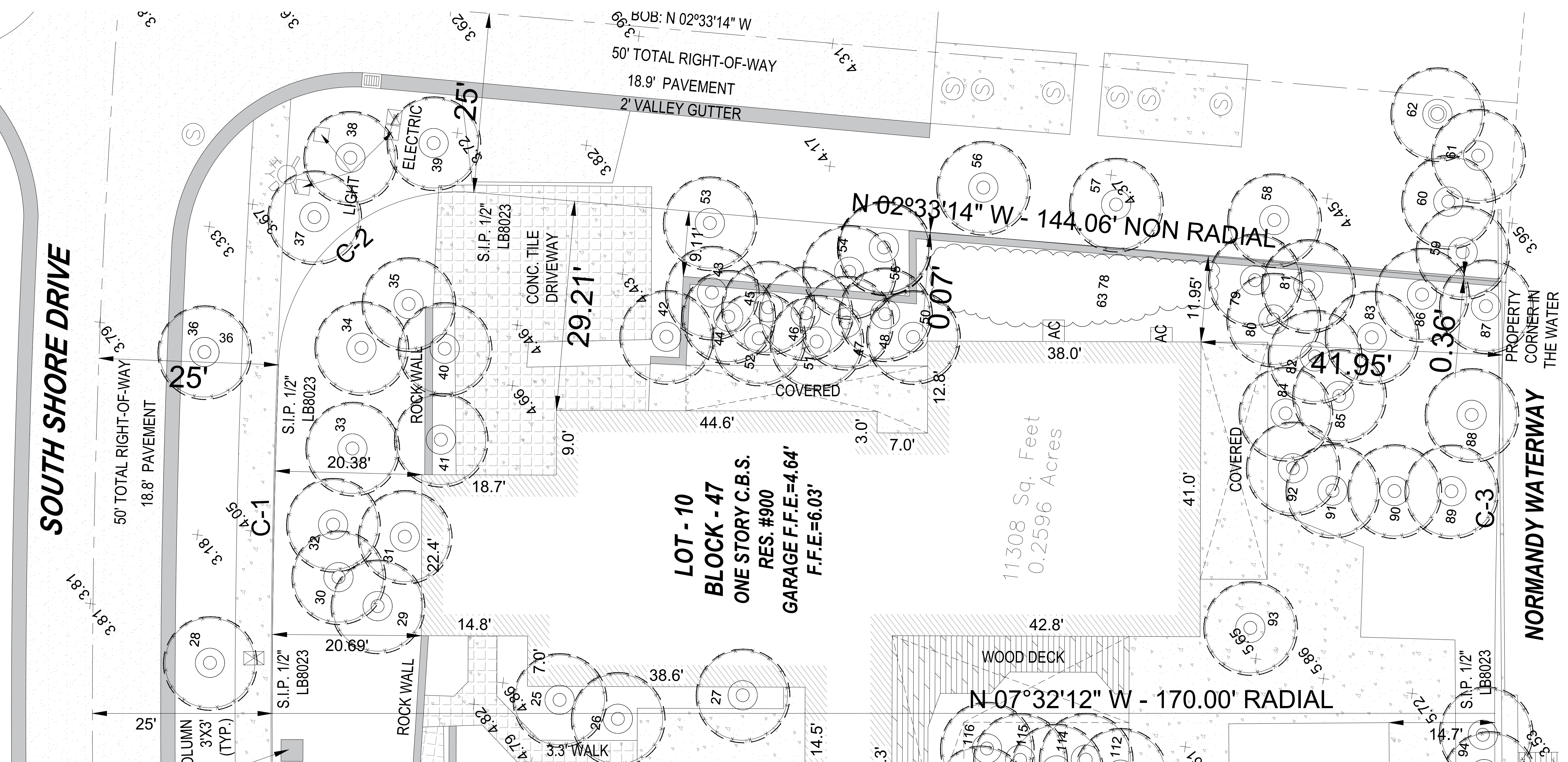
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HOUSE AXONOMETRIC  
DIAGRAMS

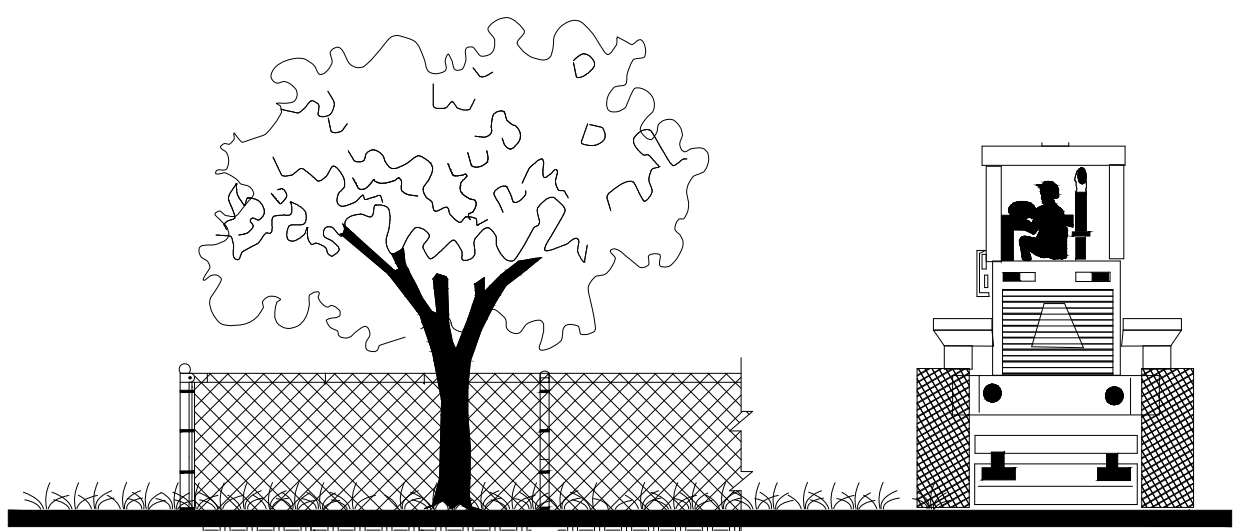
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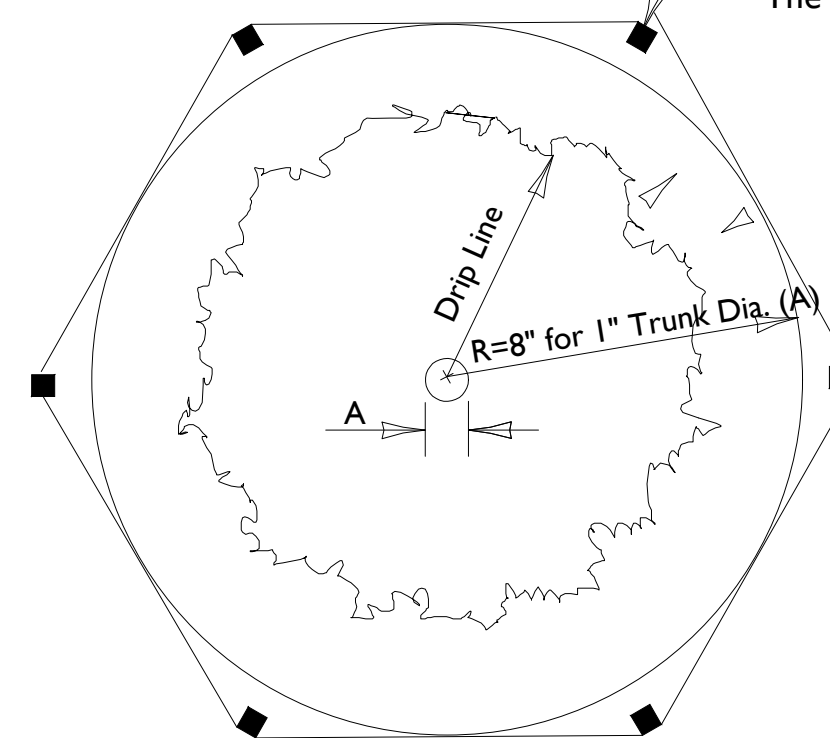
A-400.3



**Tree Disposition Plan**  
SCALE 1/8" = 1'-0"  
FOR TREE MITIGATION SEE L-1



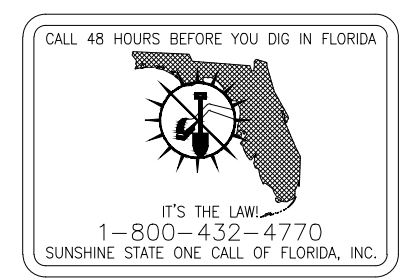
Chainlink Fencing  
Barricade Shall Be Placed So As To Encompass  
The Critical Protection Zone (CPZ)



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

**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
25	umbrella tree	Schefflera actinophylla	18	Fair	3	38	28	12	PROHIBITED	Remove	
26	Senegal date palm	Phoenix reclinata	cluster	Fair	7	38	16	10	REMAIN	On Neighbors property	
27	Yew pine	Podocarpus macrophyllus	5	Fair	2	16	10	10	RELOCATE		
28	mahogany	Swietenia mahagoni	12	Good	1	35	35	10	REMAIN	ROW	
29	gumbo limbo	Bumelia limbu	14	Good	1	30	30	10	REMAIN		
30	umbrella tree	Schefflera actinophylla	27	Fair	4	40	30	18	PROHIBITED	Remove	
31	everglades palm	Acrolophax wrightii	cluster	Fair	-	35	8	10	RELOCATE	clustering palm, not regulated	
32	bishopwood	Bischofia javanica	11	Poor	2	30	25	10	PROHIBITED	Remove	
33	umbrella tree	Schefflera actinophylla	8	Fair	1	30	28	10	PROHIBITED	Remove	on wall
34	royal palm	Rapanea regia	12	Good	2	42	18	10	RELOCATE	BO.c.t.	
35	Madagascar olive	Noronia emarginata	10	Good	2	25	30	10	RELOCATE		
36	mahogany	Swietenia mahagoni	12	Good	1	30	30	10	REMAIN	ROW	
37	coconut palm	Cocos nucifera	10	Good	1	35	16	10	REMAIN	18'c.t. R.O.W.	
38	coconut palm	Cocos nucifera	9	Good	1	40	16	10	REMAIN	22'c.t. R.O.W.	
39	coconut palm	Cocos nucifera	8	Good	1	28	16	10	REMAIN	18'c.t. R.O.W.	
40	Madagascar olive	Noronia emarginata	9	Poor	3	18	12	10	RELOCATE		
41	Madagascar olive	Noronia emarginata	11	Poor	1	18	12	10	RELOCATE		
42	solitaire palm	Psychosperma elegans	4	Fair	1	42	10	10	RELOCATE	16'c.t.	
43	solitaire palm	Psychosperma elegans	3	Good	1	28	10	10	RELOCATE	22'c.t.	
44	solitaire palm	Psychosperma elegans	3	Fair	1	28	10	10	RELOCATE	22'c.t.	
45	solitaire palm	Psychosperma elegans	3	Fair	1	28	10	10	RELOCATE	22'c.t.	
46	solitaire palm	Psychosperma elegans	3	Fair	1	28	10	10	RELOCATE	22'c.t.	
47	solitaire palm	Psychosperma elegans	3	Fair	1	28	10	10	RELOCATE	22'c.t.	
48	solitaire palm	Psychosperma elegans	3	Fair	1	28	10	10	RELOCATE	22'c.t.	
49	solitaire palm	Psychosperma elegans	3	Fair	1	28	10	10	RELOCATE	22'c.t.	
50	solitaire palm	Psychosperma elegans	3	Fair	1	28	10	10	RELOCATE	22'c.t.	
51	ochrosia	Ochrosia elliptica	3	Fair	2	12	10	10	RELOCATE		
52	ochrosia	Ochrosia elliptica	4	Fair	2	12	12	10	RELOCATE		
53	coconut palm	Cocos nucifera	8	Fair	1	20	12	10	REMAIN	12'c.t.	
54	umbrella tree	Schefflera actinophylla	8	Fair	2	25	20	10	PROHIBITED	Remove	
55	solitaire palm	Psychosperma elegans	cluster	Fair	1	25	10	10	REMAIN	4 x 4', 18'c.t.	
56	black olive	Bucida buxifera	24	Good	1	45	35	16	SPECIMEN	REMAIN	R.O.W.
57	black olive	Bucida buxifera	22	Good	1	40	35	15	SPECIMEN	REMAIN	R.O.W.
58	black olive	Bucida buxifera	38	Good	1	40	35	19	SPECIMEN	REMAIN	R.O.W.
59	coconut palm	Cocos nucifera	8	Good	1	32	16	10	REMAIN	22'c.t. R.O.W.	

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

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

**TOPO GRAPHIC**  
TOPO GRAPHIC LLC  
LA# 666653  
141-564-0216  
Miami Beach FL / Punta Gorda FL  
info@topographic.com

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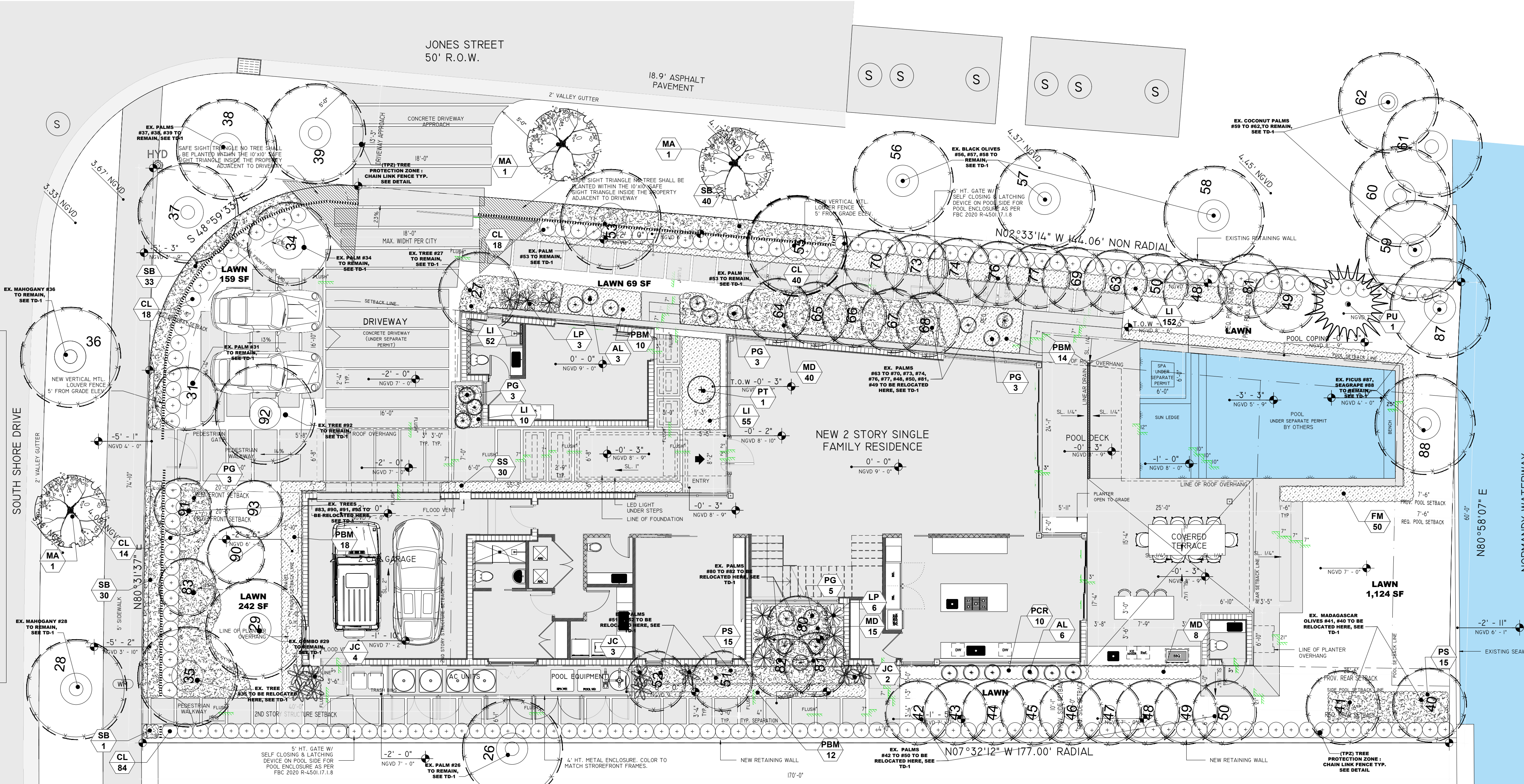
**EAST RESIDENCE  
TREE DISPOSITION PLAN**  
900 S. SOUTHSHORE DRIVE,  
MIAMI BEACH, FL 33141

Project:  
REVISIONS:

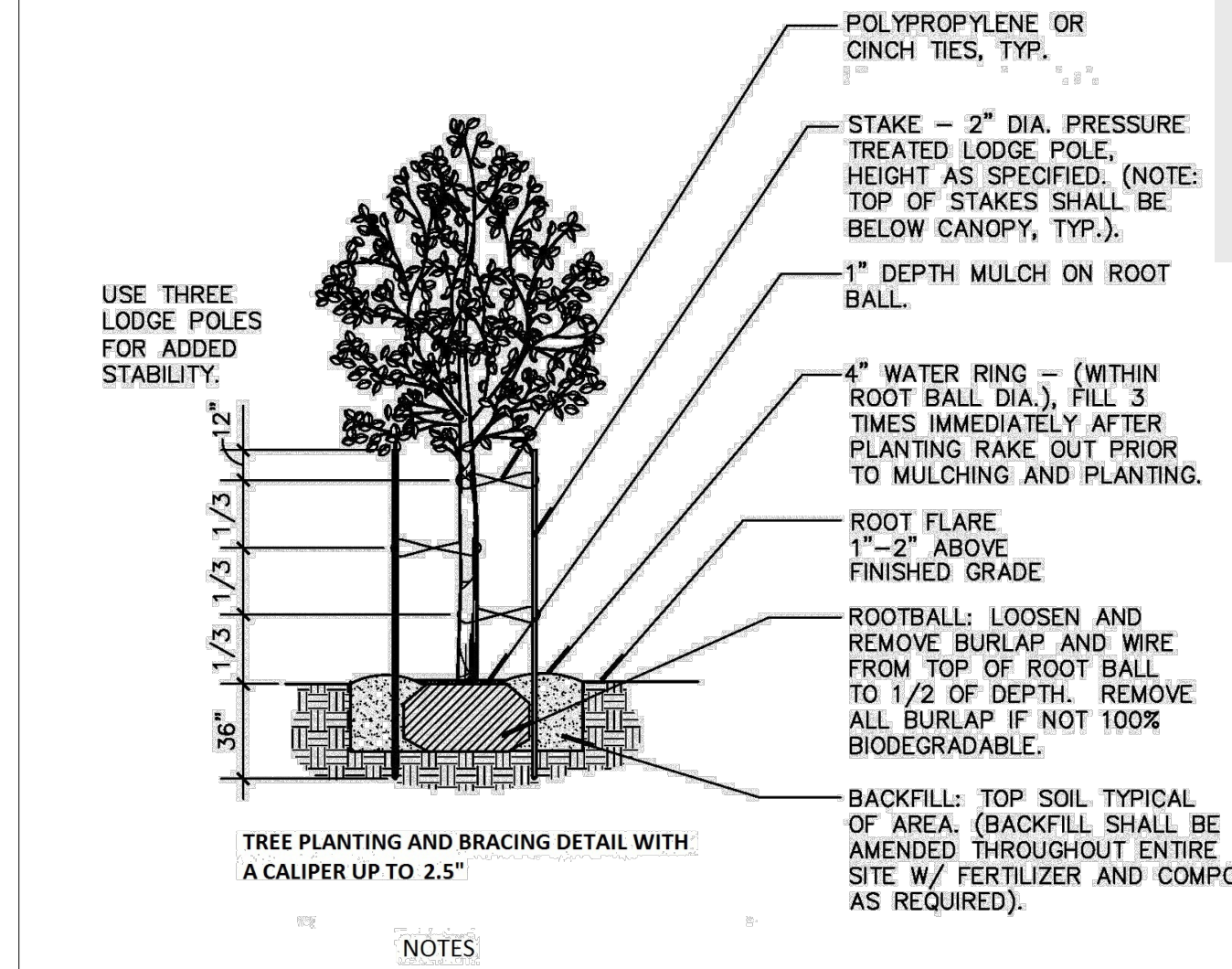
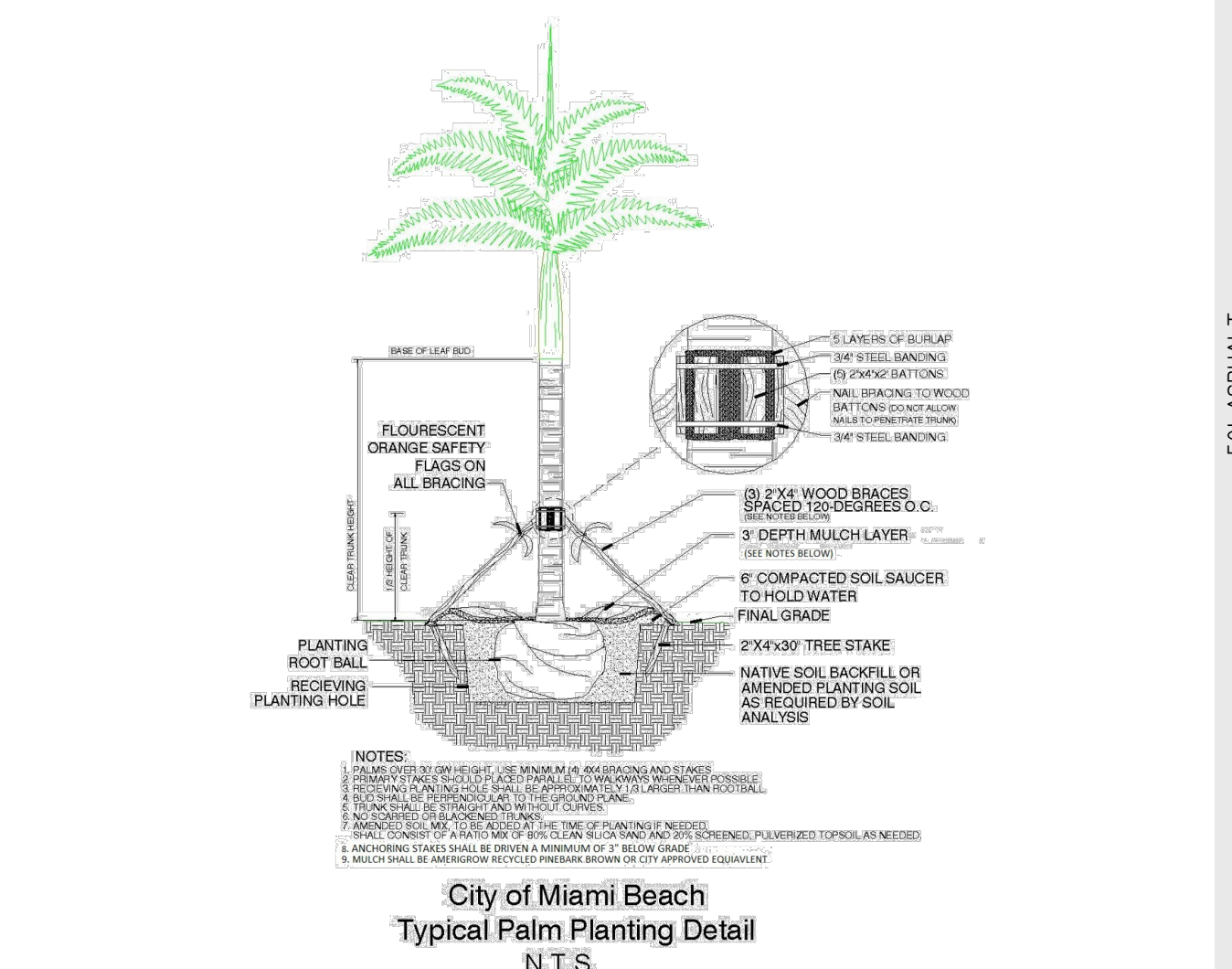
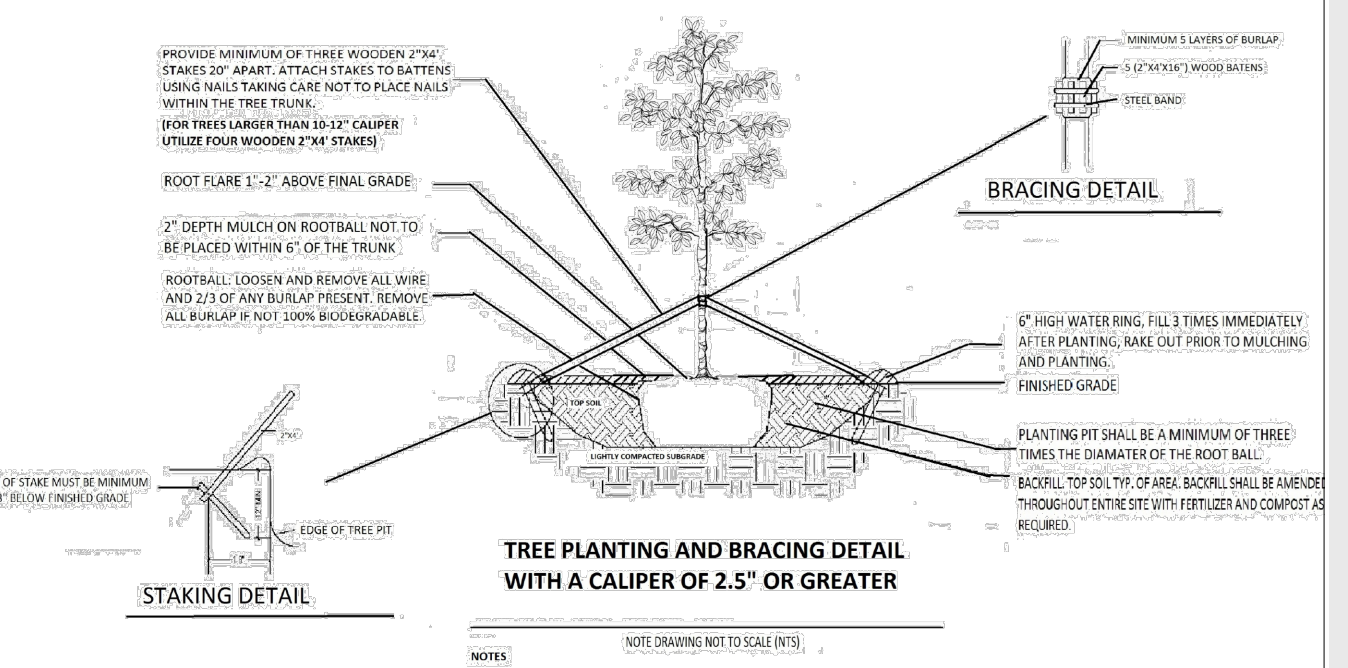
Seal:

Lic. # LA666653  
Manuel C. Alonso; A.S.L.A.

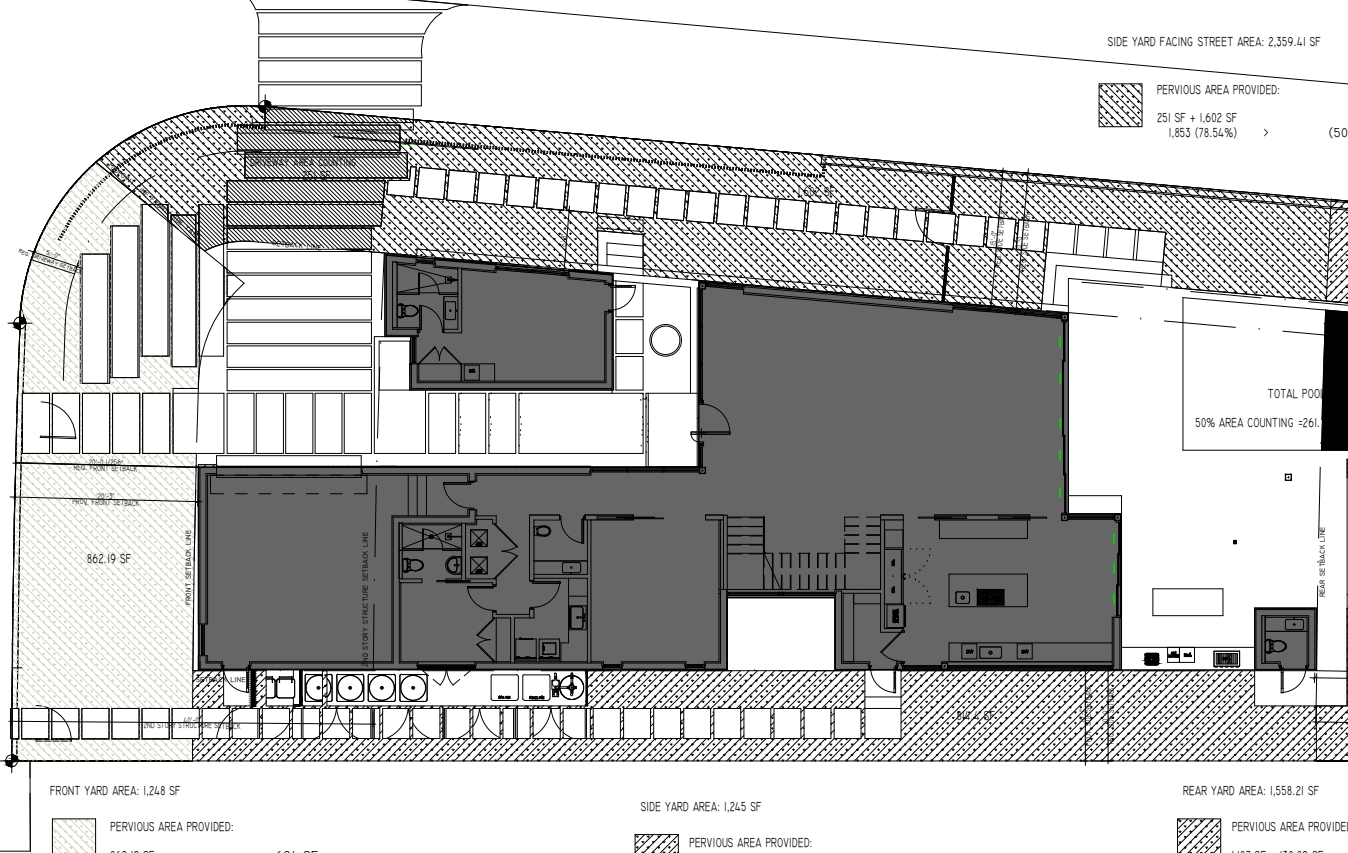
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Date: 06.10.20253  
Scale: 1/8" = 1' - 0"  
Drawn by: JRP/MCA  
Sheet No.:



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



- NOTES**
- MULCH SHALL BE AMERIGROW RECYCLED PREMIUM PINEBARK BROWN OR CITY APPROVED EQUIVALENT.
  - DO NOT APPLY MULCH WITHIN 6" OF THE TREE TRUNK



**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 OBTAINING 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		REQUIRED	PROVIDED
<b>ZONING DISTRICT: RS-3 LOT AREA = 11,308 SQ FT</b>			
<b>OPEN SPACE</b>			
SO FT OF REQUIRED OPEN SPACE AS INDICATED ON SITE PLAN LOT AREA = 11,308 S.F. X 30% (CHP 128 TABLE A) = MAX = 3,384 SF		3,184 SF	<b>3,392 SF</b>
B SQUARE FT. OF PARKING LOT OPEN SPACE REQUIRED AS INDICATED ON SITE PLAN NUMBER OF PARKING SPACES = 10 X 10 S.F. PARKING SPACE = ?		NA	NA
C TOTAL SO FT. OF LANDSCAPED OPEN SPACE REQUIRED: A+B		3,184 SF	<b>3,392 SF</b>
<b>LAWN AREA CALCULATION</b>			
A SQ. FT. OF LANDSCAPED OPEN SPACE REQUIRED		3,184 SF	<b>3,392 SF</b>
B MAXIMUM LAWN AREA (SOD) PERMITTED = 50% X 3,392 SF		1,686 SF	1,541 SF
<b>TREES</b>			
NUMBER OF TREES REQUIRED PER LOT OR NET LOT ACRE. UP TO 6,000 SQ FT. RS-3= PER LOT (FRONT YARD) = 2. PER LOT (BACK YARD) 3. PROVIDE ONE ADDITIONAL TREE FOR EACH ADDITIONAL 1,000 SQUARE FEET. 11,308 SF. 5 ADDITIONAL TREES REQUIRED. TOTAL = 5 + 5 = 10		10	14 EXISTING TREES
A % NATIVES REQUIRED: NUMBER OF TREES PROVIDED (10) X 30% = 3		3	10
B % LOW MAINTENANCE (DROUGHT AND SALT TOLERANT) REQUIRED: NUMBER OF TREES PROVIDED X 50% = 5		5	26
D NUMBER OF TREE SPECIES REQUIRED: 10 REQUIRED TREES = 3 TREE SPECIES		3	12
D STREET TREES (MAXIMUM AVERAGE SPACING 20' OC) 100 LINEAR FEET ALONG STREET DIVIDED BY 20' = 5 (8 EXISTING TREES + 3 NEW MA)		5	11
E STREET TREE SPECIES ALLOWED DIRECTLY BELOW POWER LINES: MAXIMUM AVERAGE SPACING OF 20' OC: = N/A		N/A	N/A
<b>SHRUBS</b>			
NUMBER OF SHRUBS REQUIRED: SUM OF LOT AND STREET TREES = 19 REQUIRED X 12 = 180		180	638
B % NATIVE SHRUBS REQUIRED: NUMBER OF SHRUBS PROVIDED X 50% =		90	280
<b>LARGE SHRUBS OR SMALL TREES</b>			
NUMBER OF LARGE SHRUBS OR SMALL TREES REQUIRED: NUMBER OF REQUIRED SHRUBS 180 X 10% = 18		18	18
B % NATIVE LARGE SHRUBS OR SMALL TREES REQUIRED: NUMBER OF LARGE SHRUBS OR SMALL TREES PROVIDED X 50% = 18 X 50% = 9		9	9

PLANT SCHEDULE		NATIVE	WATER	DESCRIPTION	
<b>SHRUBS (204 REQUIRED)</b>					
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
EL	83	ERIKOEA LYTHORALIS/ GOLDEN CREEPER (SECOND FLOOR PLANTERS)	YES	LOW	12" HT. X 12" SPR. / 1 GALLONS/ FULL / 1 OC.
PG	14	PHILODENDRON GIGANTEUM/ GIANT PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN
AL	8	ALCASCIA PORTORAI/ ELEPHANT EAR	NO	LOW	12" HT. X 12" SPR. / 3 GALLONS/ FULL / 1 OC.
FM	50	FICUS MICROCARPA/ GREEN ISLAND FICUS	NO	LOW	18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C. FULL
MD	83	MONSTERA DELICIOSA/ SWISS CHEESE PLANT	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN
LI	261	LIRIOPE MUSCARI GREEN GIANT BLUE/ GIANT LIRIOPE	NO	LOW	12" HT. X 12" SPR. / 3 GALLONS/ FULL / 1 OC.
CL	174	CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (HEDGE)	YES	LOW	48" HT. X 24" SPR. / 7 GAL/ FULL/ 24" O.C.
SB	106	TRIPSCANDIA FLORIDANA/ DWARF FAKAHATCHEE	YES	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL / 2 OC.
PS	30	PHILODENDRON SELLOUM/ SELLOUM PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN
PT	1	BEAUCAURIA RECURVATA/ POINTY PALM	NO	LOW	6" HT. X 24" SPR. / 45 GAL/ FULL/ AS SHOWN
LAWN	1,541 SF	ZOYERIA EMERALD/ CONTRACTOR TO CHECK QUANTITIES ON SITE.	NO	LOW	SOLID EVEN PIECES/ WEED FREE
<b>TREES (10 REQUIRED) AND PALMS</b>					
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION
PU	1	PANDANUS UTILIS/ SCREW PINE	NO	LOW	14'-10" HT. X 6" SPR. X 4" CLEAR WOOD. 3" CAL. FG. BB. FF/ SINGLE MAIN LEADER
<b>SMALL TREES/ LARGE SHRUBS (16 REQUIRED)</b>					
JC	9	CAPPARIS CYNDOPHALLOPHORA/ JAMAICA CAPER	YES	LOW	6" HT. X 3" SPR. 15 GAL. BB. FF/ FULL TO GROUND
LP	9	RHAPIS EXCELSA/ LADY PALM	NO	LOW	6" HT. X 3" SPR. 5 TRUNKS MINIMUM, FULL
<b>STREET TREES (5 REQUIRED) / 8 EXISTING + 3 NEW</b>					
MA	3	SWIETENIA MAHAGONI/ MAHAGONI (STREET TREES 20' O.C.)	YES	LOW	16" HT. X 6" SPR. 3" CAL. FG. BB. FF/ SINGLE MAIN LEADER

Project:

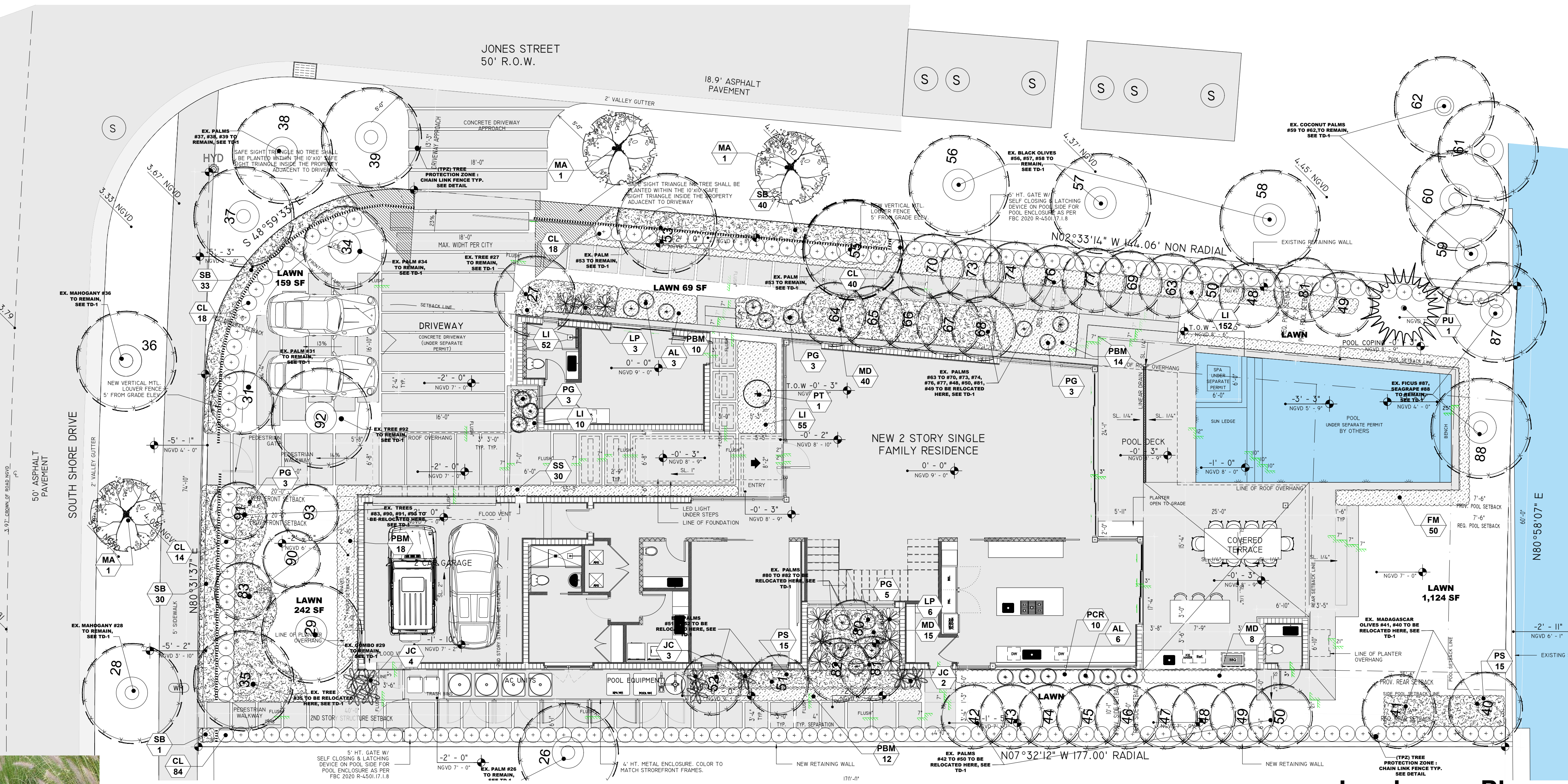
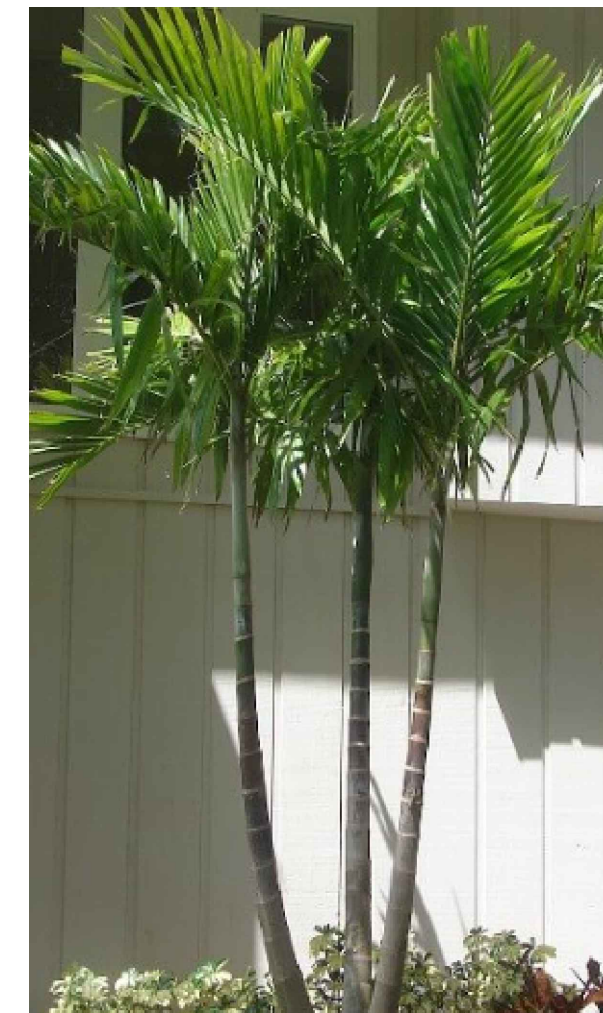
REVISIONS:  
 REVISION #1 08.20.2025 PER OWNER'S COMMENTS

Seal:

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.:

**L-1**



PLANT SCHEDULE				
SHRUBS (204 REQUIRED)				
REV	QUAN	PROPOSED MATERIAL	NATIVE WATER	DESCRIPTION
EL	30	ERINODIA LITFORALE 'GOLDEN CREEPER' (SECOND FLOOR PLANTERS)	YES	12" HT. X 12" SPR. / 1 GALLONS/ FULLY 7' OC.
PG	14	PHILODENDRON GIANTLEAF GIANT PHILODENDRON	NO	24" HT. X 24" SPR. / 7 GAL/ FULLY AS SHOWN
AL	8	ALOCASIA PORTORVAY ELEPHANT EAR	NO	12" HT. X 12" SPR. / 3 GALLONS/ FULLY 7' OC.
FM	50	FICUS MICROCARPA GREEN ISLAND FICUS	NO	18" HT. X 18" SPR. / 18" O.C./ FULLY
PCR	35	PHILODENDRON CONGO GREEN CONGO GREEN	NO	24" HT. X 24" SPR. / 7 GAL/ FULLY AS SHOWN
PBM	54	PHILODENDRON BURLE MARX BURLE MARX PHILODENDRON	NO	24" HT. X 24" SPR. / 7 GAL/ FULLY AS SHOWN
SB	30	SANSEVIERIA 'WHITNEY' BOWSTRING HEMP	NO	12" HT. X 12" SPR. / 3 GAL/ FULLY AS SHOWN
MD	85	MONSTERA DELICIOSA SWISS CHEESE PLANT	NO	24" HT. X 24" SPR. / 7 GAL/ FULLY AS SHOWN
LI	281	LIROPE MAJICAIN GREEN GIANT BLUE GIANT LIROPE	NO	12" HT. X 12" SPR. / 3 GALLONS/ FULLY 7' OC.
CL	174	CLUSIA GUTTFERAN SMALL LEAF CLUSIA (HEDGE)	YES	48" HT. X 24" SPR. / 7 GAL/ FULLY 24" O.C.
SB	106	TRIPSACUM FLORIDANUM DWARF FAKAHATCHEE	YES	24" HT. X 24" SPR. / 7 GAL/ FULLY AS SHOWN
PS	30	PHILODENDRON SELLOUM SELLOUM PHILODENDRON	NO	24" HT. X 24" SPR. / 7 GAL/ FULLY AS SHOWN
PT	1	BEAUJARNEA RECURVATA PONTAL PALM	NO	6" HT. X 24" SPR. / 145 GAL/ FULLY AS SHOWN
LAWN	1,541 SF	POYSA EMERIS GREEN EMERALD CONTRACTOR TO CHECK QUANTITIES ON SITE.	NO	SOLID EVEN PICES/ WEED FREE
TREES (10 REQUIRED) AND PALMS				
SYM	QUAN	PROPOSED MATERIAL	NATIVE WATER	DESCRIPTION
PU	1	PANDANUS UTILIS	NO	18'-10" HT. X 6" SPR. X CLEAR WOOD 3" CAL. P.S. 80. FT. SINGLE MAIN LEADER
SMALL TREES/ LARGE SHRUBS (16 REQUIRED)				
JC	9	CAPPARIS CYNOPHALLOPHORA JAMAICA CAPER	YES	6" HT. X 3" SPR. 10 GAL. 100 FT. FULL TO GROUND



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**EAST RESIDENCE LANDSCAPE PLAN**  
 900 S. SOUTHWEST DRIVE,  
 MIAMI BEACH, FL 33141

Project:

REVISIONS:

Seal:

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.:

**L-2**

**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.

DS  



April 25, 2024

PB23-0647. 900 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.

DS  


April 25, 2024

PB23-0647. 900 S Shore Drive  
Page 3 of 4

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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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