

TYP. CLEAN-OUT INSTALLATION CONNECTION

GENERAL NOTES:

- PROVIDE LANDSCAPING ON THE SITE TO MEET CITY OF MIAMI BEACH LANDSCAPE ORDINANCE REQUIREMENT. SEE LANDSCAPE PLAN.
- 2. CLEAR AND GRUB ALL PREMISES OF PLANT MATERIAL, ROOTS, STONES AND ANY MATERIAL OVER 1" IN DIAMETER INCLUDING CANAL DREDGING AND PREVIOUS FILL NOT COMPACTED AS
- 3. CHEMICALS UNDER SLAB SHALL BE APPLIED AFTER FILL IS TAMPED AND ROUGH PLUMBING INSTALLED. CHEMICALS SHALL BE APPLIED NOT MORE THAN 24 HRS. - UNDER SEPARATE
- 4. PROVIDE AN IRRIGATION SYSTEM TO BE OPERATED WITH A TIMER AND TO COVER ALL LANDSCAPED AREAS, OR HOSE BIBBS AT TO HAVE ALL TREES AND SHRUBS WITHIN 75 FT. OF HOSE BIBBS.
- 5. THE HEIGHT OF FENCES, WALLS AND HEDGES SHALL NOT EXCEED 30" IN HEIGHT WITHIN 10'-0" OF THE EDGE OF DRIVEWAYS.
- 6. DIG ALL EXCAVATIONS FOR CONTINUOUS WALL FOUNDATIONS WITH SQUARE CORNERS, LEVEL BOTTOMS AND DIMENSIONS SHOWN ON PLANS. FORMS MAY BE REQUIRED WHEN EXCAVATIONS ARE NOT CLEAN-CUT AND STABLE. REMOVE ROOTS PROTRUDING INTO THE AREA TO BE POURED.

POOL BARRIER NOTE

POOL UNDER A SEPARATE PERMIT- PROVIDE POOL BARRIER, 48" FENCE, AROUND THE POOL WITH GATES WITH SELF-LOCKING, SELF LATCHING MECHANISM.

ALL WINDOWS AND DOORS WITHIN THE POOL BARRIER SHALL COMPLY WITH AN AUDIBLE EXIT ALARM COMPLYING W/ UL 2017 - MINIMUM SOUND PRESSURE RATING OF 85dB A AT 10 FT.).

SOIL EROSION AND SEDIMENT CONTROL NOTES

- 1. EXISTING PROPERTY DOES NOT PRESENT SIGNIFICANT SLOPES NOR ADJACENT WATER BODIES; NEVERTHELESS THE CONTRACTOR SHALL CONDUCT OPERATIONS AS TO AVOID ANY WATER RUN-OFF OUTSIDE OF THE PROPERTY.
- 2. PROVIDE SILT FENCE AROUND THE PROPERTY DURING CONSTRUCTION OPERATIONS.
- 3. CONTRACTOR SHALL STOCKPILE EXISTING TOPSOIL FOR REUSE.
- 4. CONTRACTOR SHALL KEEP LAND CLEARANCE TO A MINIMUM, NO MORE THAN 10 FT AWAY FROM BUILDING

SCOPE OF WORK

- NEW SINGLE FAMILY RESIDENCE

APPLICABLE CODES

- 2014 FLORIDA BUILDING CODE RESIDENTIAL - CITY OF MIAMI BEACH LOCAL ORDINANCE (RS-3)

FLOOD MANAGEMENT INFORMATION

FLOOD ZONE: AE +8.0 NGVD FIRM MAP, PANEL NUMBER: 12086C0307, SUFFIX L.

DESIGN FLOOD ELEVATION: +8.0 NGVD. FLOOD CONSTRUCTION TYPE: FLOOD DESIGN CLASS 2 LOWEST ADJACENT GRADE: +5.65 NGVD/ HIGHEST ADJACENT GRADE: +6.35 NGVD LOWEST ELEVATION OF EQUIPMENT: +9.0 NGVD

UNDER SEPARATE PERMIT:

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL (WHEN APPLICABLE) IS REQUIRED FOR THE FOLLOWING:

1) IMPACT WINDOWS 6) LIGHTWEIGHT CONCRETE 2) EXTERIOR DOORS 7) POOL 3) HANDRAILS, GUARDRAILS 8) IRRIGATION 4) WALKWAYS / PAVERS / DECK 9) FENCES

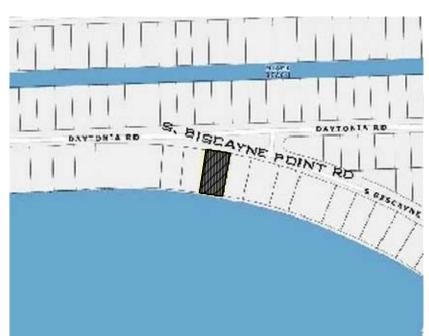
PUBLIC WORKS NOTES:

5) ROOFING AND WATERPROOFING

- REMOVE AND REPLACE SIDEWALK (IF PRESENT) ALONG THE ENTIRE PROPERTY.
- 2. RECONSTRUCT SWALE/SOD ALONG THE ENTIRE PROPERTY.
- 3. MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (10 FOOT WIDE) ALONG THE ENTIRE PROPERTY.
- 4. ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY, INCLUDING LANDSCAPING AND IRRIGATION, WILL REQUIRE A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION.

10) ELEVATOR

- 5. NO IMPROVEMENTS (LANDSCAPING, IRRIGATION, CONCRETE WALL, ETC.) BUT GRASS ARE ALLOWED IN THE 5 FOOT UTILITY EASEMENT AREA ALONG THE PROPERTY.
- 6. CONCRETE DECORATIVE DRIVEWAYS REQUIRE A CITY OF MIAMI BEACH RIGHT-OF-WAY PERMITS. (PUBLIC WORKS MANUAL PART I / SECTION 2 / A / 4).



SITE PLAN



LEGAL DESCRIPTION

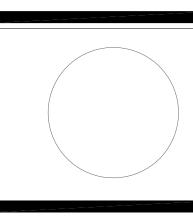
LOT 15, BLOCK 7, OF "BISCAYNE POINT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ELEVATION CERTIFICATE REQUIREMENT

CONTRACTOR SHALL SUBMIT UNDER CONSTRUCTION ELEVATION CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL (PER FBC 2014, BUILDING SECTION 110.3). CONTRACTOR OR OWNER SHALL SUBMIT FINISHED CONSTRUCTION ELEVATION CERTIFICATE PRIOR TO FINAL BUILDING INSPECTION APPROVAL OR CO.

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEMS#	ZONING INFORMATION					
1	ADDRESS: 1410 SOUTH BISCAYNE POINT RD. MIAMI BEACH 33141.					
2	FOLIO NUMBER(S):	02-3203-001-1310				
3	BOARD AND FILE NUMBERS:					
4	YEAR BUILT:	1940	ZONING DISTRICT:			RS-3
5	BASED FLOOD ELEVATION:	+8.00' NGVD	GRADE VALUE IN N.G.V.D:		4.71 N.G.V.D	
6	ADJUSTED GRADE (FLOOD+GRADE/2)	+6.36' NGVD	FREE BOARD:		1'-0"	
7	LOT AREA:	10,849 SF				
8	LOT WIDTH:	74'-3"	LOT DEPTH:		150'-0"	
9	MAX. LOT COVERAGE SF AND %:	3,254 SF (30%)	PROPOSED LOT COVERAGE SF AND %:		3,163 SF (29.1%)	
10	EXISTING LOT COVERAGE SF AND %:	2,345 SF (21.6%)	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:		1,985 SF (18.2%)	
11	FRONT YARD OPEN SPACE SF AND %:	2,115 SF (94%)	REAR YARD OPEN SPACE SF AND %:		1,256 SF (79.6%)	
12	MAX. UNIT SIZE SF AND %:	5,424 SF (50%)	PROPOSED UNIT SIZE SF AND %:		5,338 SF (49.1%)	
13	EXISTING FIRST FLOOR UNIT SIZE%:	1,985 SF (18.2%)	PROPOSED FIRST FLOOR UNIT SIZE:		2,659 SF (24.5%)	
14	EXISTING SECOND FLOOR UNIT SIZE:	N/A	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND % (NOTE: TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB):		2,556 SF (82.4%)	
15			PROPOSED SECOND FLOOR UN	NIT SIZE SF AND %:	:	2,679 SF (24.6%)
16			PROPOSED ROOD DECK AREA SF AND % (NOTE: MAXIMUN IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):			N/A
			REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:		24 FT.		24 FT.	SEE ELEVATIONS, SHEET A-3.1, A-3.2
18	SETBACKS:					
19	FRONT FIRST LEVEL:		30 FT.	16.27 FT.	30 FT.	
20	FRONT SECOND LEVEL:		30 FT.	N/A	30 FT.	
21	SIDE 1:		10 FT.	7.90 FT.	10 FT.	
22	SIDE 2 OR (FACING THE STREET):		10 FT.	12.08 FT.	10 FT.	
23	REAR:		22.5 FT.	70.1 FT.	35.9 FT.	
24	ACCESSORY STRUCTURE SIDE 1:		N/A	N/A	N/A	
25	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):		N/A	N/A	N/A	
26	ACCESSORY STRUCTURE REAR:		N/A	N/A	N/A	
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?		NOT			
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE?		NOT			
29	DETERMINATE TO BE ARCHITECTURALLY	NOT				



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Drawing Title

SITE PLAN / **ZONING DATA**

Re	evision	Date			
1	DRB COMMENTS	03-07-17			

Scale: As Shown Date 01-20-17

Dwg: