



2130 Verdun Dr., Miami Beach, FL.

6 TOWNHOUSES PROJECT | NEW 4 STORIES TOWNHOUSES PROJECT, 6 UNITS (2 BEDROOMS, 2.5 BATHROOMS AND ROOF TOP TERRACES) , 6 PARKING SPACES. C.B.S. CONSTRUCTION.

Gustavo J. Ramos Architecture | Planning | Interiors
8535 N.W. 35 Lane. Suite 204, Miami, Florida, 33172 tel.: (305).599.4947





LOCATION MAP

PROJECT DESCRIPTION:

THE NEW FOUR STORY MULTI-FAMILY (RM-1 ZONING) BUILDING COMPRISED 6 TOWNHOUSES, LOCATED AT 2130 VERDUN DR. MIAMI BEACH, FLORIDA, SHALL HAVE TOTAL OF TUNITS IN AN AREA OF 8,283 SQFT.

UNITS WILL HAVE THE FOLLOWING PROVISION:
6 UNITS WITH 2 BEDROOMS AND 2.5 BATHROOMS.
THERE WILL BE A TOTAL OF 6 PARKING SPACES.

ALL UNITS WILL BE ACCESSED AT GROUND LEVEL FROM VERDUN DR.

LEGAL DESCRIPTION

FOLIO: 02-3210-011-0990
ISLE OF NORMANDY PLAT BOOK 40 AT PAGE 33
LOT 13 BLK 43
LOT SIZE 50,000 X 113
OR 18813-2953 08 1999 4
PUBLIC RECORDS OF MIAMI-DADE COUNTY,
FLORIDA
ZONING: RM-1

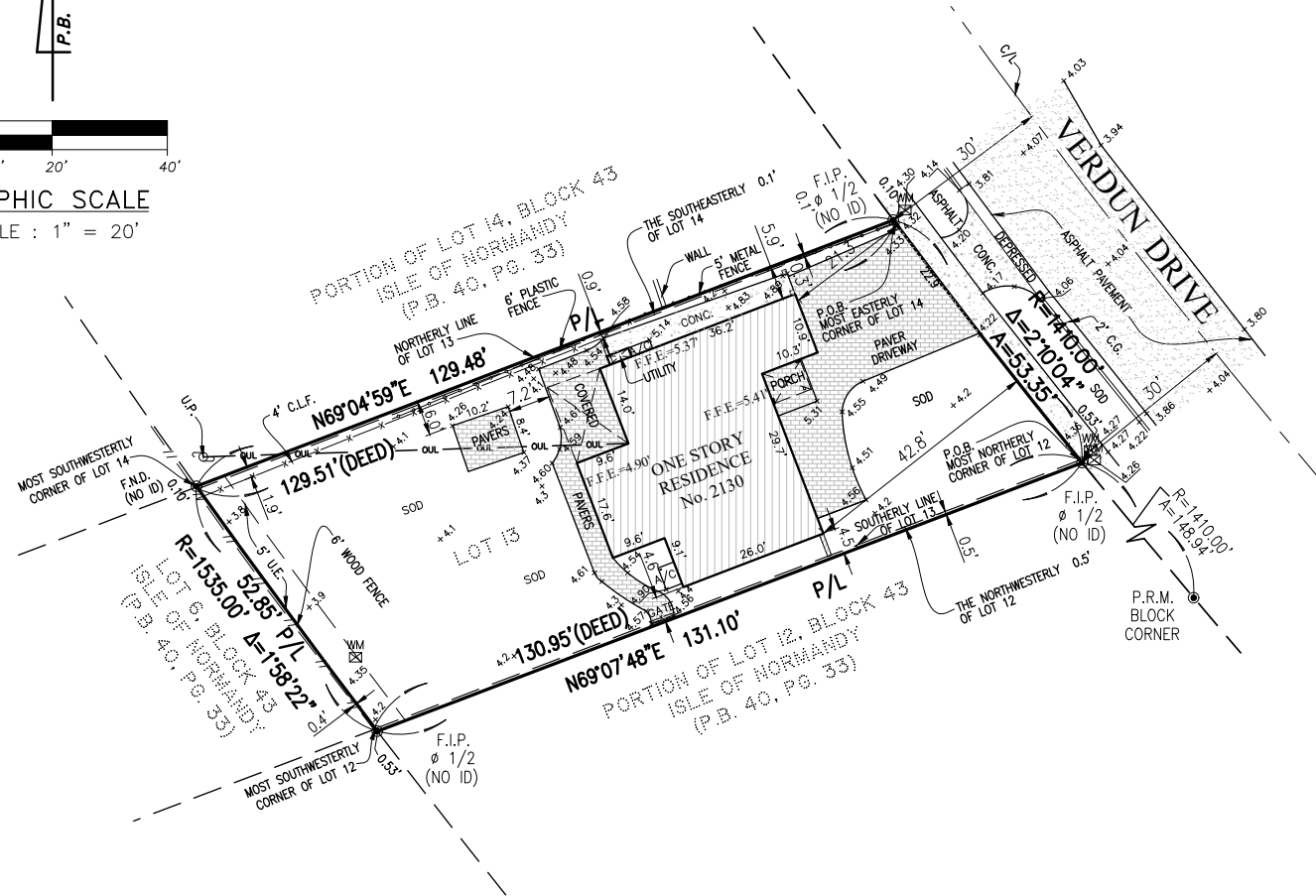
LOT SIZE: 6,636 S.F. / TOTAL AREA OF BLDG: XXX S.F.

ZONING INFORMATION

ZONING No. OF UNITS LOT AREA F.A.R.	RM-1 6 6,636 SQFT. 1.25	
	REQUIRED	PROVIDED
TOTAL ALLOWABLE AREA No. OF STORIES BUILDING HEIGHT	8,295 SQFT. 5 STORIES MAX. 50'-0"	8,283 SQFT. 4 STORIES 42'-0"
	REQUIRED	PROVIDED
SET BACKS		
FRONT	20'-0"	20'-0"
SIDE (NORTH)	7'-6"	7'-6"
SIDE (SOUTH)	7'-6"	7'-6" / 9'-2"
REAR	10% OR 13'	10' (VARIANCE)
PARKING	REQUIRED	PROVIDED
	-	6 SPACES

GRAPHIC SCALE

SCALE : 1" = 20'



A	Arc Length
A/C	Air Conditioner Pad
ASPH.	Asphalt
B.M.	Benchmark
C.B.S.	Concrete Block Structure
C.G.	Curb & Gutter
C/L	Center Line
C.L.F.	Chain Link Fence
CONC.	Concrete
C.S.	Concrete Slab
DWY.	Driveway
E.O.W.	Edge of Water
E.T.P.	Electric Transformer Pad
F.F.E.	Finished Floor Elevation
F.I.P.	Found Iron Pipe
F.N.	Found Nail
F.N.D.	Found Nail & Disc
F.R.	Found Rebar
ID.	Identification
INV.	Inverts
L.F.E.	Lowest Floor Elevation
M/L	Monument Line
P.B.	Plat Book
P.C.P.	Permanent Control Point
PG.	Page
PL.	Plant
P/L	Property Line
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P/S	Parking Spaces
P.R.M.	Permanent Reference Monument
R/W	Right-of-Way Line
SWK.	Sidewalk
T.B.M.	Temporary Benchmark
T.O.B.	Top of Bank
U.E.	Utility Easement
V.G.	Valley Gutter
W.F.	Wood Fence
(TYP.)	Typical
(R)	Recorded
(C)	Calculated

	Diameter		Parking Meter
	Back Flow Preventer		Unknown Manhole
	Concrete Light Pole		Sewer Valve
	Metal Light Pole		Mail Box
	Guy Wire		Spot Elevation
	Utility Power Pole		Temporary Benchmark
	Fire Hydrant		Diagonal—Height—Spread 1.5'—15'—10'
	Water Meter		Right-of-Way Lines
	Electric Box		Property Corner
	Telephone Box		Traffic Sign
	Sewer Manhole		Catch Basin
	Overhead Utility Lines		Drainage Manhole
	Light Pole		Wood Fence
	Gas Valve		Iron Fence
	Water Valve		Irrigation Control Valve
	Water Manhole		C.B.S. Wall
	Telephone Manhole		Clean Out
	Monitoring Well		Guard Pole
	Chain Link Fence		Water Pump
	Air Conditioning		

1. Field Survey was completed on: March 3rd, 2022.

All of Lot 13 in Block 43 of MIAMI VIEW SECTION PART 3, ISLE OF NORMANDY, according to the plat thereof, recorded in Plat Book 40 at Page 33 of the Public Records of Miami-Dade County, Florida;

and
The Northwesterly 0.5 of a foot of Lot 12 in Block 43, of MIAMI VIEW SECTION PART 3, ISLE
OF NORMANDY, according to the plat thereof, as recorded in Plat Book 40 at Page 33, of the
Public Records of Miami-Dade County, Florida, more particularly described as follows:

Begin at the most Northerly corner of Lot 12, Block 43, of MIAMI VIEW SECTION PART 3, ISLE OF NORMANDY, as aforesaid, thence Southeasterly along the Northeasterly Boundary of said Lot, of a distance of 0.53 of a foot to a point; thence in a Southwesterly direction along a line parallel to and 0.5 feet Southeasterly from, measured at right angles to the Northeasterly Boundary line of said Lot 12, for a distance of 131.10 feet to a point on the Southwesterly Boundary line of said Lot 12; thence Northwesterly along the Northwesterly Boundary line of said Lot 12 a distance of 0.53 feet to the most Northwesterly corner of said Lot 12; thence Northeasterly along the Southerly line of Lot 13, a distance of 130.95 feet to the Point of Beginning.

And

The Southeasterly 0.10 of a foot of Lot 14, in Block 43 of MIAMI VIEW SECTION PART 3, ISLE OF NORMANDY, according to the plat thereof, as recorded in Plat Book 40, at Page 33, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Begin at the most Easterly Corner of Lot 14, Block 43, of MIAMI VIEW SECTION PART 3, ISLE OF NORMANDY, as aforesaid; thence Northwestly along the Northeastly boundary of said Lot 14 for a distance of 0.10 of a foot; thence in the Southwestly direction along a line parallel to and 0.10 of a foot Northeastly, measured at right angles to the Southeastly boundary of said Lot 14 for a distance of 129.48 feet to a point on the Southwestly Boundary of said Lot 14; thence Southeastly along the Southwestly Boundary of said Lot 14 for a distance of 0.10 of a foot to the most Southerly Corner of said Lot 14, thence Northeastly along Southeastly boundary of said Lot 14 for a distance of 129.51 feet to the most Easterly corner of said Lot 14 and the Point of Beginning.

Containing 6,636 Square feet or 0.15 Acres, more or less, by calculation.

AS TO HORIZONTAL CONTROL:

North Arrow and Bearings refer to an assumed value of N69°07'48"E along the Southerly line of the Subject Property, as per Plat Book 40, Page 33 of the Public Records of Miami-Dade County, Florida. Said line is considered well-established and monumented.

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone AE, Base Flood Elev.= 8 feet, No. 12066C0307, Suffix L, Revised Date: 09-11-2009. Base Flood Elevations on Flood Insurance Rate Map (FIRM) for Miami-Dade County are referenced to National Geodetic Vertical Datum of 1929 (N.G.V.D. 1929). These flood elevations must be compared to elevations referenced to the same vertical datum.

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from National Geodetic Vertical Datum 1929.

Benchmarks used:
Miami Dade County Benchmark A-24
Elev.=6.00'
Location: Bay Drive West & 79th Street Causeway

Miami Dade County Benchmark DOT BM
Elev.=15.56'
Location: 79th Street Causeway & Treasure Island/Normandy Isle-Bridge.

Horizontal Control:
The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements, meets or exceeds an equivalent linear closure standard of 1 foot in 7,500 feet for Suburban Areas, a common value accepted in the Surveying and Construction Industry.

Vertical Control:

Elevation control for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceeds a closure in feet of plus or minus 0.05 feet.

5. LIMITATIONS:

The above Legal Description provided by client.

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

CERTIFY TO:

SURVEYOR'S CERTIFICATE:

HEREBY CERTIFY: that the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17.0505 through 5J-17.0512, Florida Administrative Code, and the provisions of section 022.01, Florida Statutes. The location and extent of title encumbrances have been made to determine recorded instruments which may affect the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

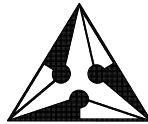
J. BONFILL & ASSOCIATES, INC.
Florida Certificate of Authorization No. LB 3398

Oria J
Suarez

Digitally signed
by Oria J Suarez
Date:
2022.03.23
12:30:42 -04'00'

ORIA JANNET SUAREZ, P.S.M. for the firm
PROFESSIONAL SURVEYOR AND MAPPER No. 6781
STATE OF FLORIDA

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.



J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383

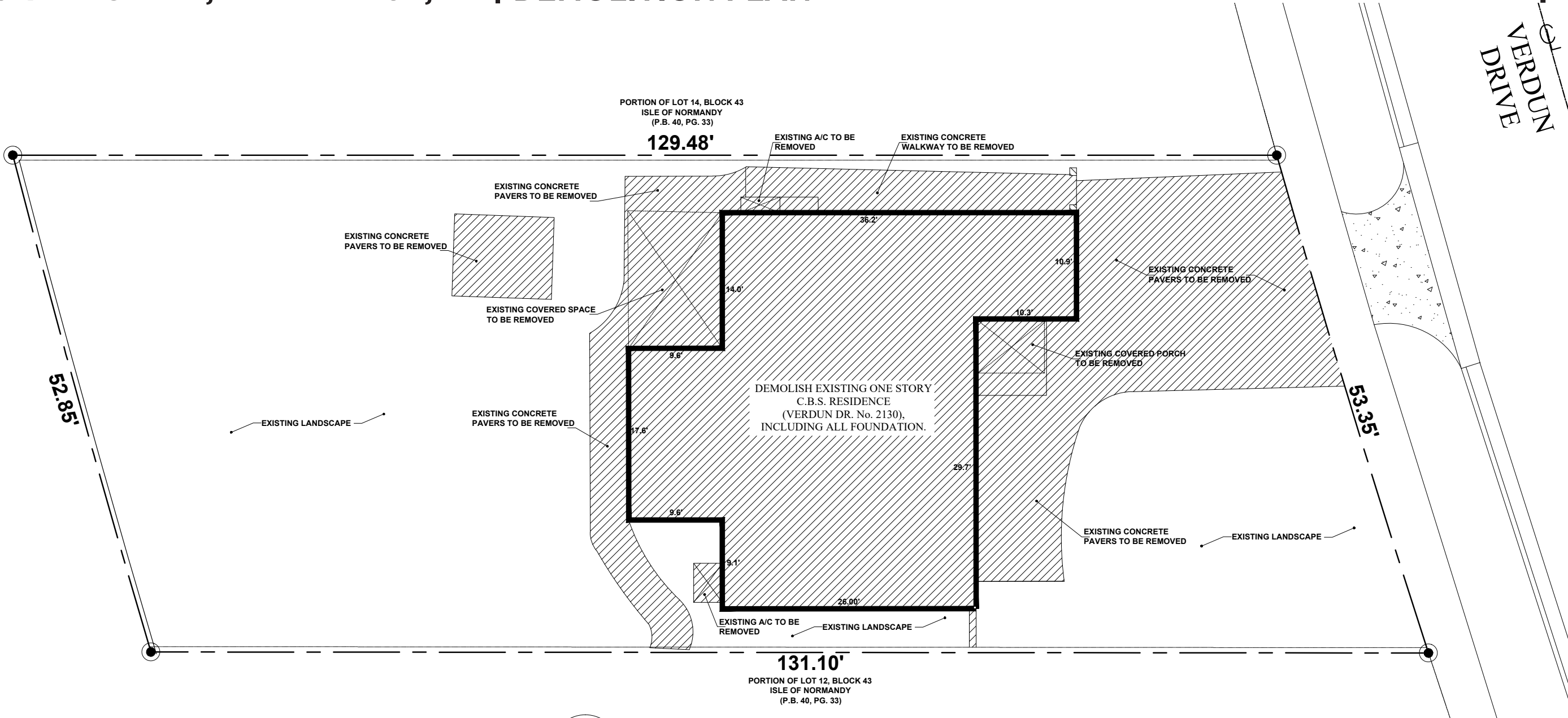
BOUNDARY SURVEY

of
2130 VERDUN DRIVE, MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33141
for
DANIEL DOMINGUEZ

[illegible]

2130 VERDUN DR., MIAMI BEACH, FL | DEMOLITION PLAN

4
VERDUN
DRIVE



4 DEMOLITION PLAN
SCALE: $\frac{3}{32}$ " = 1'-0"



DEMOLITION GENERAL NOTES:

1—CONTRACTOR IS TO COORDINATE & PHASE THE REMOVAL OF AREAS, WALKWAY SLABS, LANDSCAPE, AND OTHERS WHICH AFFECT THE ACCESS TO THE PROPERTY.

2. CONTRACTOR SHALL VERIFY WITH ALL UTILITIES, COMPANIES (GAS, ELECT, PHONE, WATER ETC.) AND STAKE OUT IN THE FIELD ALL UNDERGROUND UTILITIES KNOWN OR ENCOUNTERED BEFORE PROCEEDING WITH ANY EXCAVATION WORK. OWNER SHALL NOT AUTHORIZE ANY IMPROVEMENT AND OR DEMOLITION WORK UNTIL PERMIT IS SECURED FROM AGENCIES HAVING JURISDICTION.

3. DEMOLITION CONTRACTOR SHALL COMPLY WITH THE WITH FBC 2020 AND ALL APPLICABLE LOCAL, STATE & FEDERAL REGULATIONS.

4. COORDINATE ALL DEMOLITION W/NEW CONSTRUCTION PLANS FOR PHASING PURPOSES

5. PROPER DISPOSAL OF ALL WASTE MATERIALS SHALL BE BY THE GENERAL CONTRACTOR. ALL INDIVIDUAL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF WASTE MATERIALS DUE TO THEIR RESPECTIVE ACTIVITIES.

6. THE GENERAL CONTRACTOR SHALL PROVIDE AL LABOR, MATERIALS, SUPPLIES, EQUIPMENT, AND SERVICES TO INCLUDE BUT NOT LIMITED TO GENERAL CONSTRUCTION, ELECTRICAL, PLUMBING, HVAC WORK, ETC. REQUIRED FOR COMPLETE AND OPERATIONAL AS SHOWN AND OR INDICATED ON THESE DRAWINGS.

7. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSABILITY OF THE CONTRACTOR. NOTED DIMENSIONS TAKES PRECEDENCE OVER SCALE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AT ONCE BEFORE PROCEEDING WITH WORK.

8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK PROVIDED BY THE SUBCONTRACTORS OF THE VARIOUS TRADES.

9. ALL WORK TO BE IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE AND DADE COUNTY ORDINANCES.

10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL APPLICABLE PERMITS, LICENSES, AND PAY ALL NECESSARY FEES IN PERFORMING THIS CONTRACT.

11. CONTRACTOR AND SUBCONTRACTOR SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS AT THE TIME OF BIDDING.

GRAPHIC LEGEND



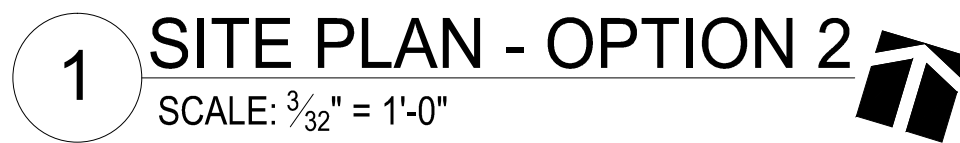
STRUCTURES WITHIN HATCH ARE TO BE DEMOLISHED AND REMOVED.



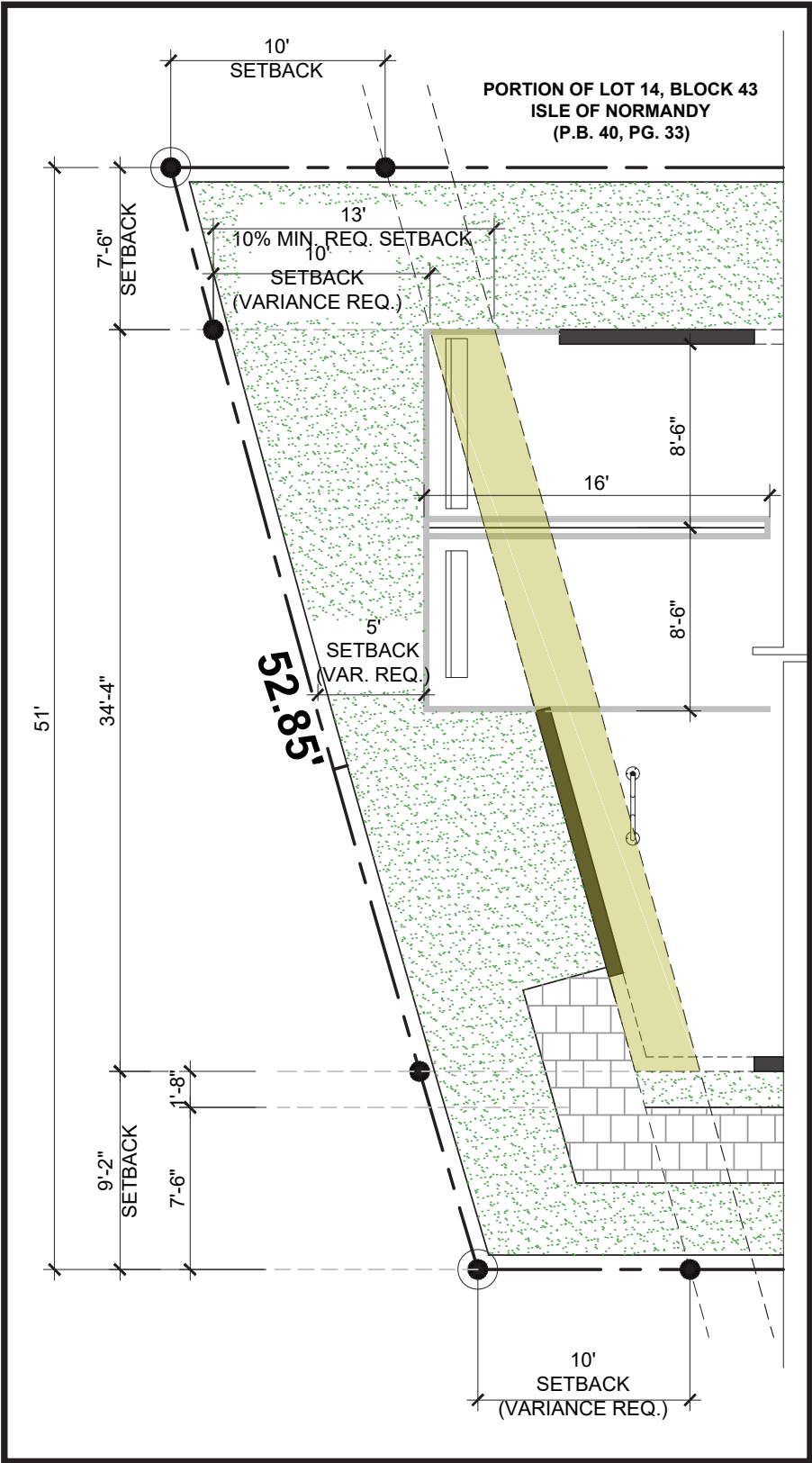
REVISION 1

 DRIVEWAY ENTRANCE & CURB CUT
HAS BEEN REDUCED TO 12'.

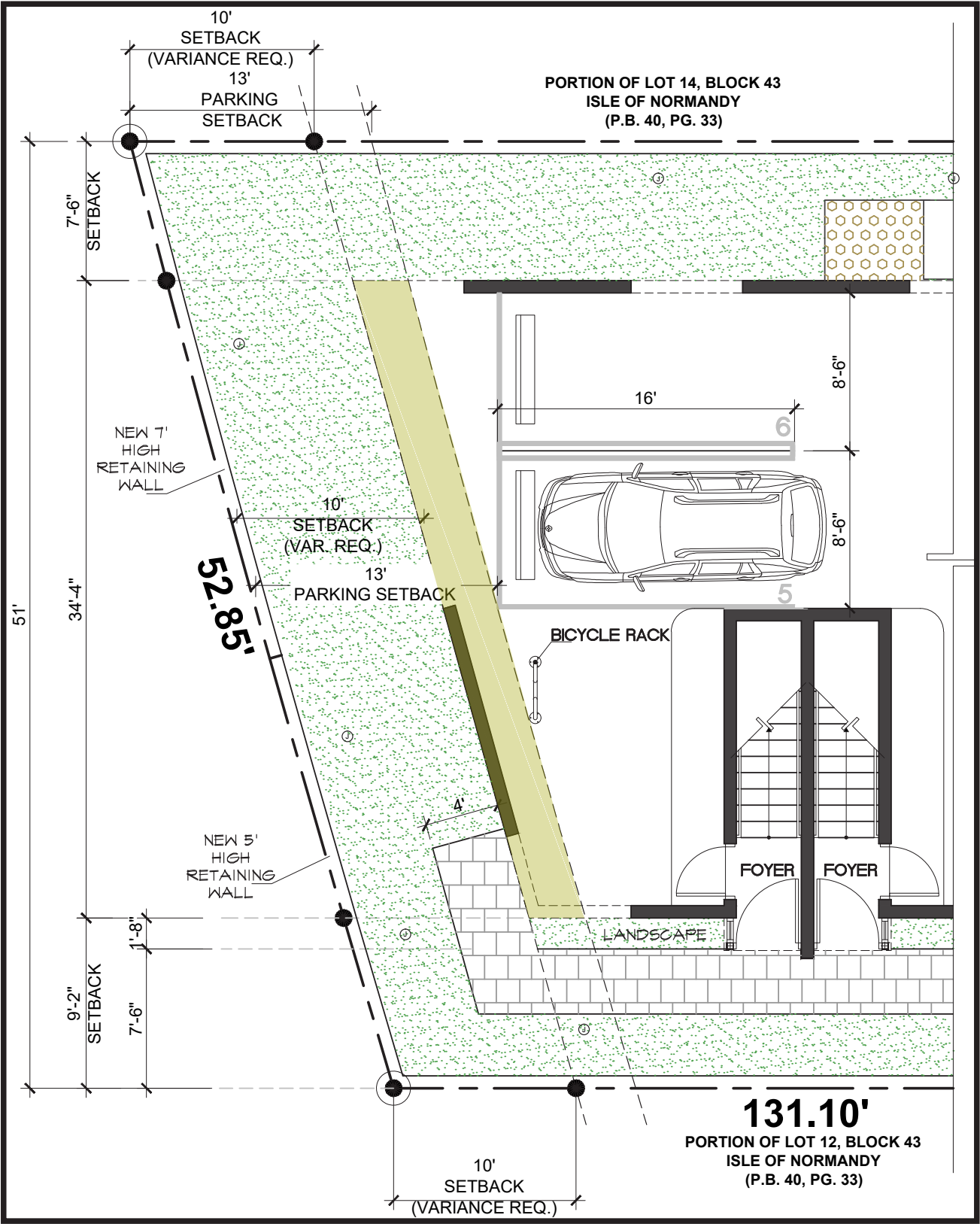
 ACCESS WALKWAY HAS BEEN
REDUCED TO 6'.



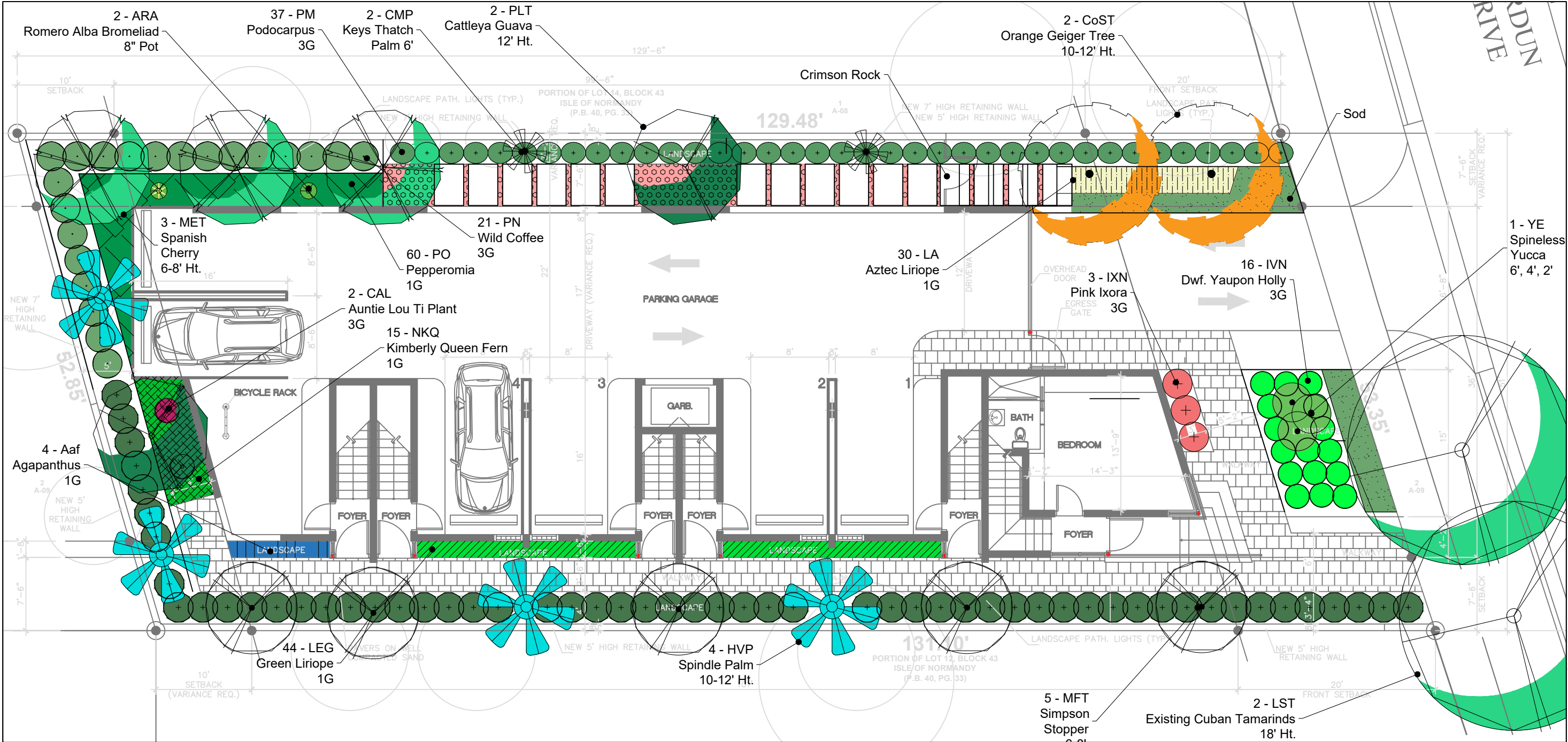
- ⚠ DRIVEWAY ENTRANCE & CURB CUT HAS BEEN REDUCED TO 12'.
- ⚠ ACCESS WALKWAY HAS BEEN REDUCED TO 6'.
- ⚠ REAR SETBACK (10') HAS BEEN ADJUSTED TO 13' (NO VARIANCE NEEDED).



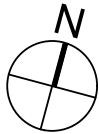
REAR SETBACK DIAGRAM
(VARIANCE #2 REQUIRED)



REAR SETBACK DIAGRAM
(NO VARIANCE #2 REQUIRED)



LANDSCAPE PLAN
SCALE: 1" = 10'

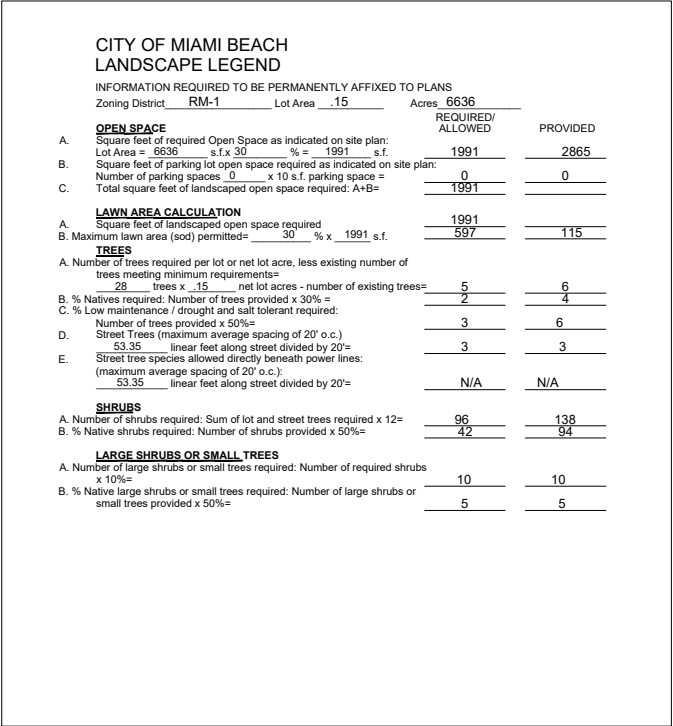


2130 VERDUN
MIAMI BEACH, FLORIDA



LANDSCAPE ARCHITECTURE
Land & Environmental Planning
PO Box 823642; South Florida, Florida 33082
305/318-5633 - 954/628-2096

9



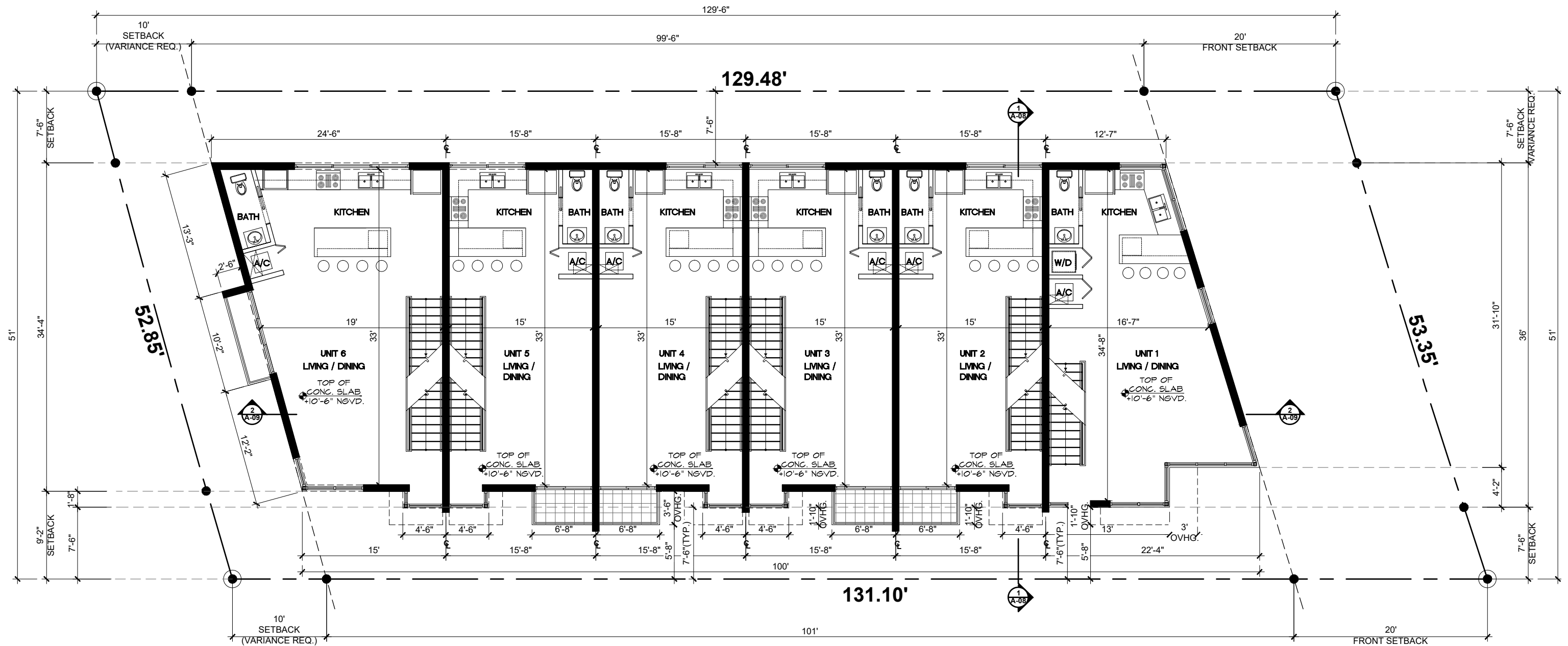
MiamiBeach Landscape Plant List											
LKEY	NEW	EXISTING	BOTANICAL	COMMON	HEIGHT	CANOPY	NATIVE(Y)	NATIVE(N)	QUANTITY	CONTAINER	DROUGHT-TOL
Aaf	X		Agapanthus africanus	Agapanthus	Full			X	1	1 Gallon	Medium
ARA	X		Aechmea 'Romero Alba'	Romero Alba Bromeliad	20"x20"			X	2	8" Pot	High
CAL	X		Cordyline 'Auntie Lou'	Auntie Lou Ti Plant	2'-3"			X	2	3 Gallon	Medium
CI	X		Chrysobalanus icaco	Cocoplum	24"x20"		X		56	3 Gallon	Medium
IVN	X		Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	12"x12"		X		16	3 Gallon	High
IXN	X		Ixora 'Nora Grant'	Pink Ixora	24", Full			X	3	3 Gallon	Medium
LA	X		Liriope 'Aztec'	Variegated Liriope	Full			X	30	1 Gallon	High
NKQ	X		Nephrolepis 'Kimberly Queen'	Kimberly Queen Swordfern	Full			X	15	1 Gallon	Low
PMP	X		Podocarpus macrophyllus 'Maki'	Yew Podocarpus	36"x22"			X	37	7 Gallon	Medium
PN	X		Psychotria nervosa	Wild Coffee	24"		X		21	3 Gallon	Medium
PO	X		Pepperomia obtusifolia	Pepperomia				X	60	1 Gallon	Medium
Sod	X		Zoysia 'Empire'	Empire Zoysia Sod	SF			X	115	Sod	
WPR	X			Crimson Rock						CY	

LANDSCAPE LIGHTING							
KEY	QTY	MANUF	MODEL	BODY	VOLTAGE	WATTAGE	ALTERNATE
	11	VISTA	2216	Die Cast Copper Free Aluminum	120	50	KIM C735
	15	VISTA	1209	Die Cast Copper Free Aluminum	120	50	KIM KLV180

[illegible]



△ 1 DRIVEWAY ENTRANCE & CURB CUT
HAS BEEN REDUCED TO 12'.
△ 1 ACCESS WALKWAY HAS BEEN
REDUCED TO 6'.



UNITS	AREA
UNIT 1	1,356 SQ. FT.
UNIT 2	1,300 SQ. FT.
UNIT 3	1,300 SQ. FT.
UNIT 4	1,300 SQ. FT.
UNIT 5	1,300 SQ. FT.
UNIT 6	1,727 SQ. FT.
TOTAL	8,283 SQ. FT.

2

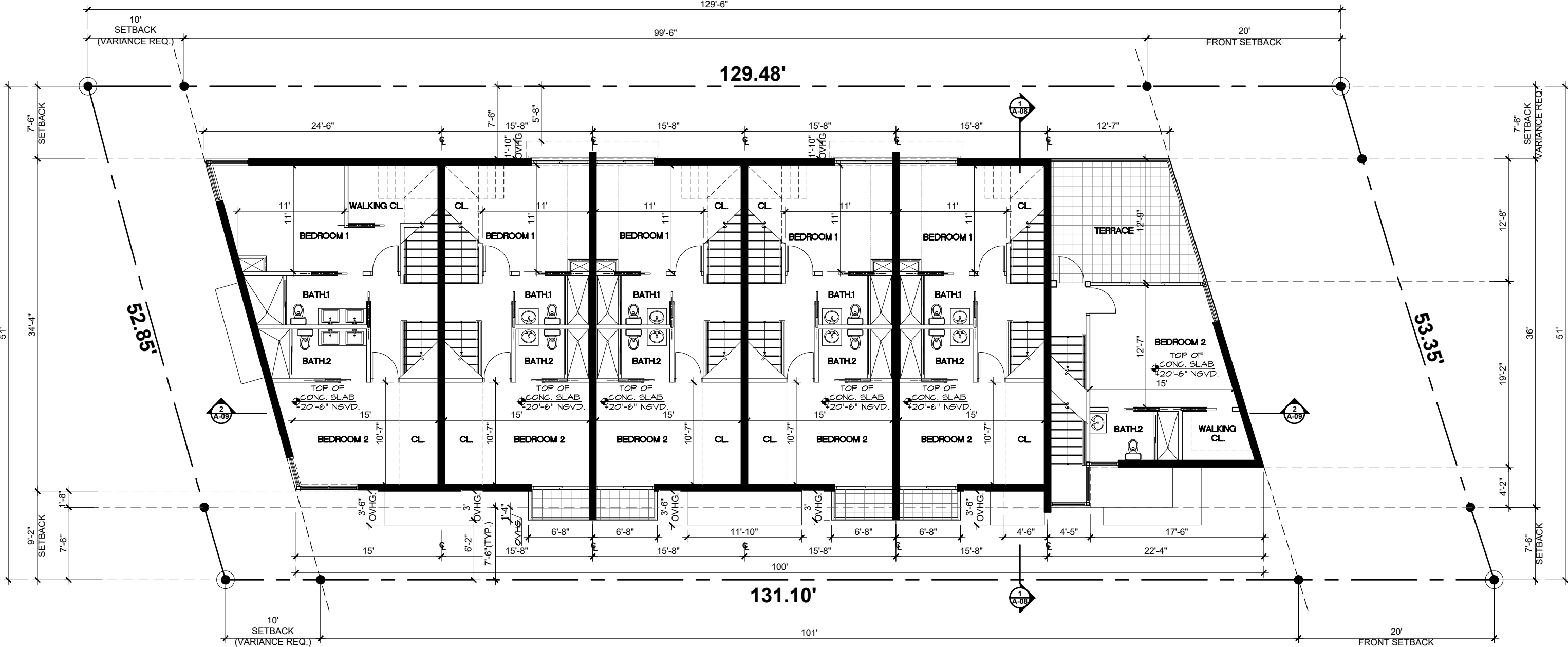
SECOND FLOOR PLAN

SCALE: $\frac{3}{32}" = 1'-0"$



REVISION 1

1 UNITS SQUARED FOOTAGE TABLE
HAS BEEN ADDED.

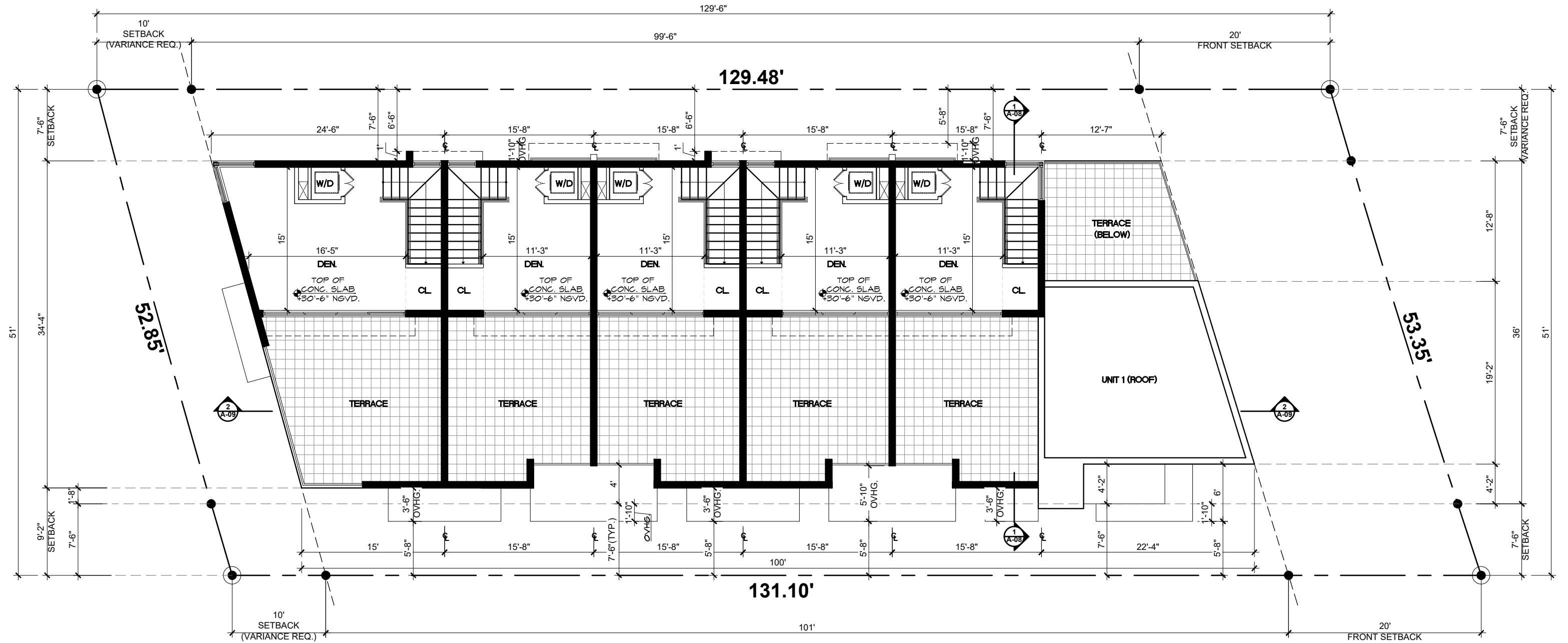


UNITS	AREA
UNIT 1	1,356 SQ. FT.
UNIT 2	1,300 SQ. FT.
UNIT 3	1,300 SQ. FT.
UNIT 4	1,300 SQ. FT.
UNIT 5	1,300 SQ. FT.
UNIT 6	1,727 SQ. FT.
TOTAL	8,283 SQ. FT.

3 THIRD FLOOR PLAN
SCALE: $\frac{3}{32}$ " = 1'-0"



REVISION 1
△ UNITS SQUARED FOOTAGE TABLE
HAS BEEN ADDED.



UNITS	AREA
UNIT 1	1,356 SQ. FT.
UNIT 2	1,300 SQ. FT.
UNIT 3	1,300 SQ. FT.
UNIT 4	1,300 SQ. FT.
UNIT 5	1,300 SQ. FT.
UNIT 6	1,727 SQ. FT.
TOTAL	8,283 SQ. FT.

4

FOURTH FLOOR PLAN

SCALE: $\frac{3}{32}" = 1'-0"$

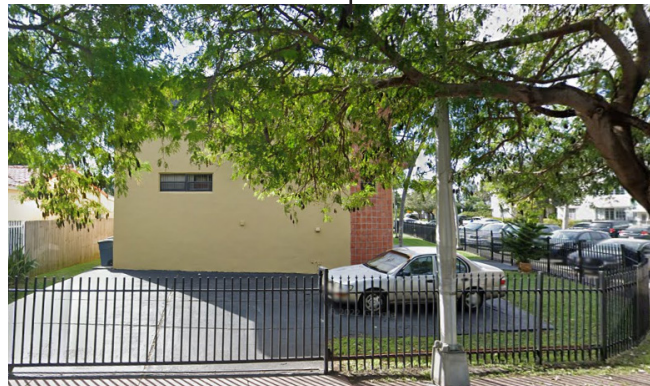
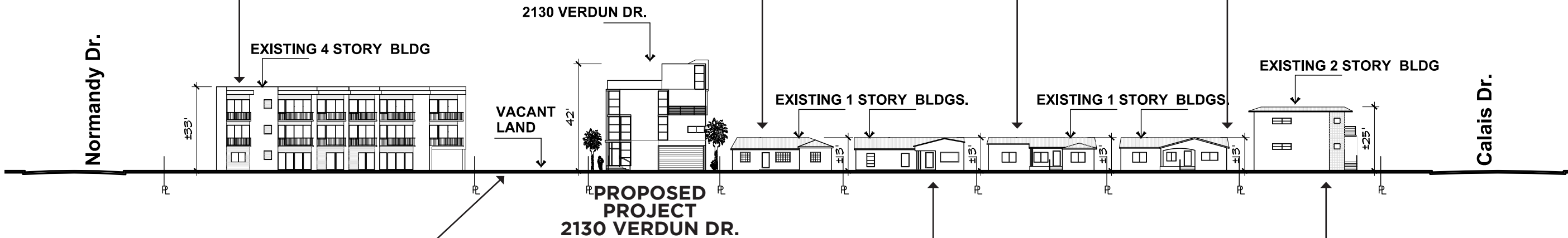
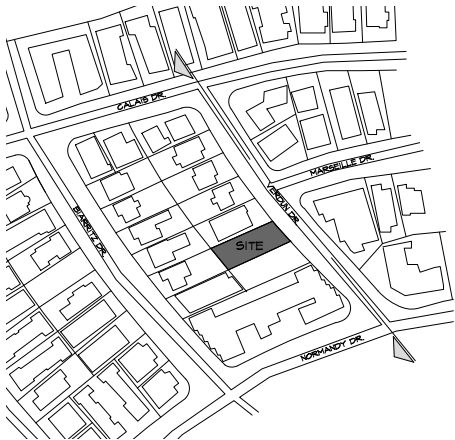


REVISION 1

 UNITS SQUARED FOOTAGE TABLE
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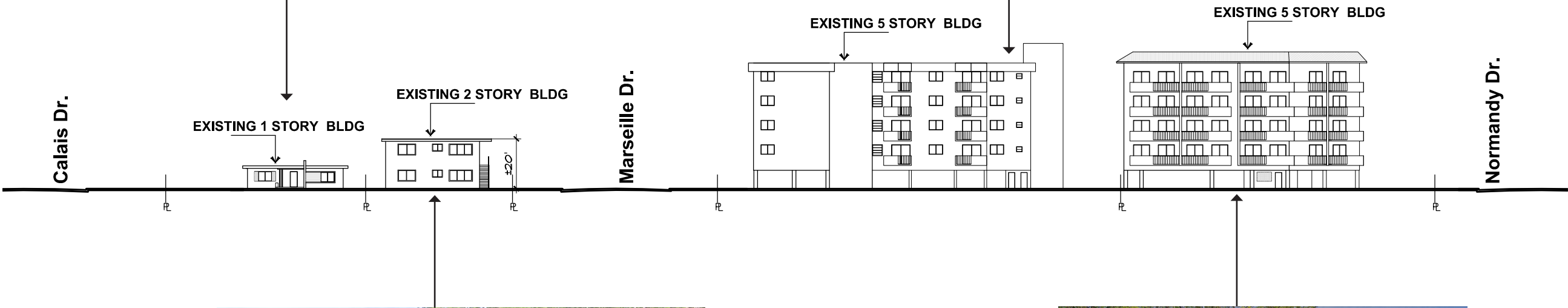
| NW ELEVATION

KEY MAP



| NW ELEVATION

KEY MAP





LEGEND

- 1 STORY
- 2 STORIES
- 3 STORIES
- 4 STORIES
- 5 STORIES
- 5 FT. - SIDE SETBACK
- EXISTING NEIGHBORING PROPS.
- 5 FT. - REAR SETBACK
- EXISTING NEIGHBORING PROPS.

2 STORIES



3 STORIES

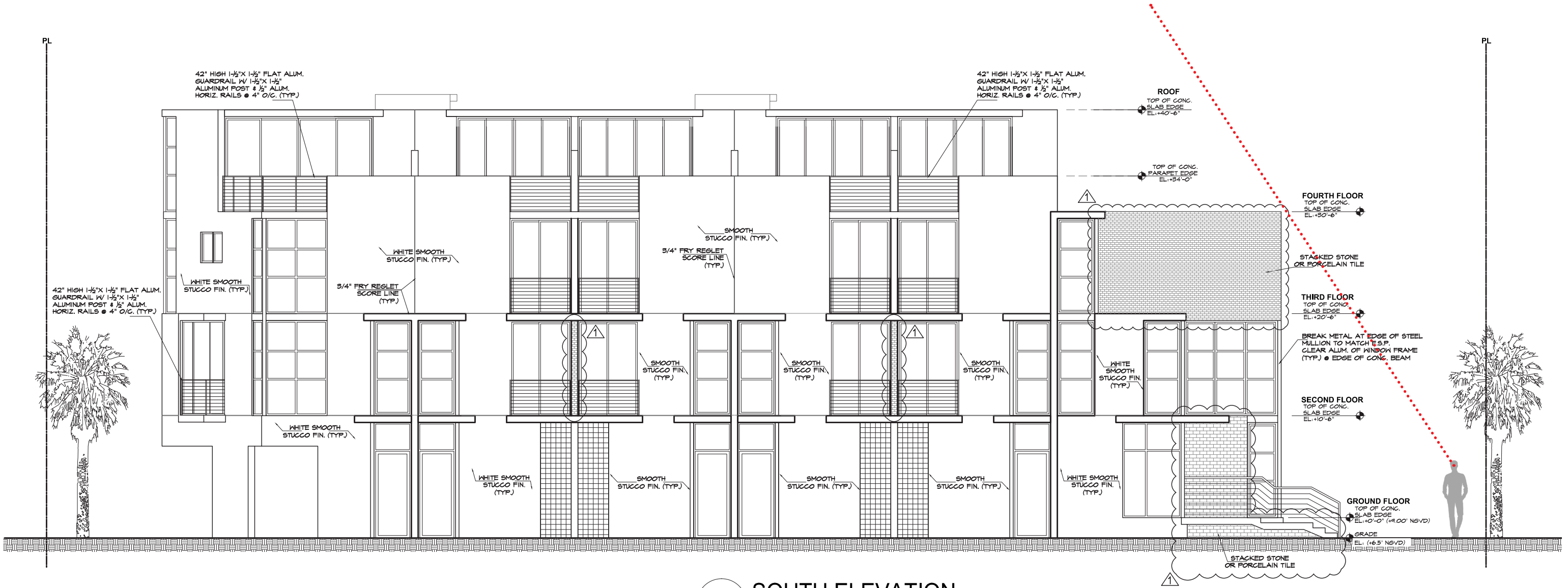


4 STORIES



5 STORIES





1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

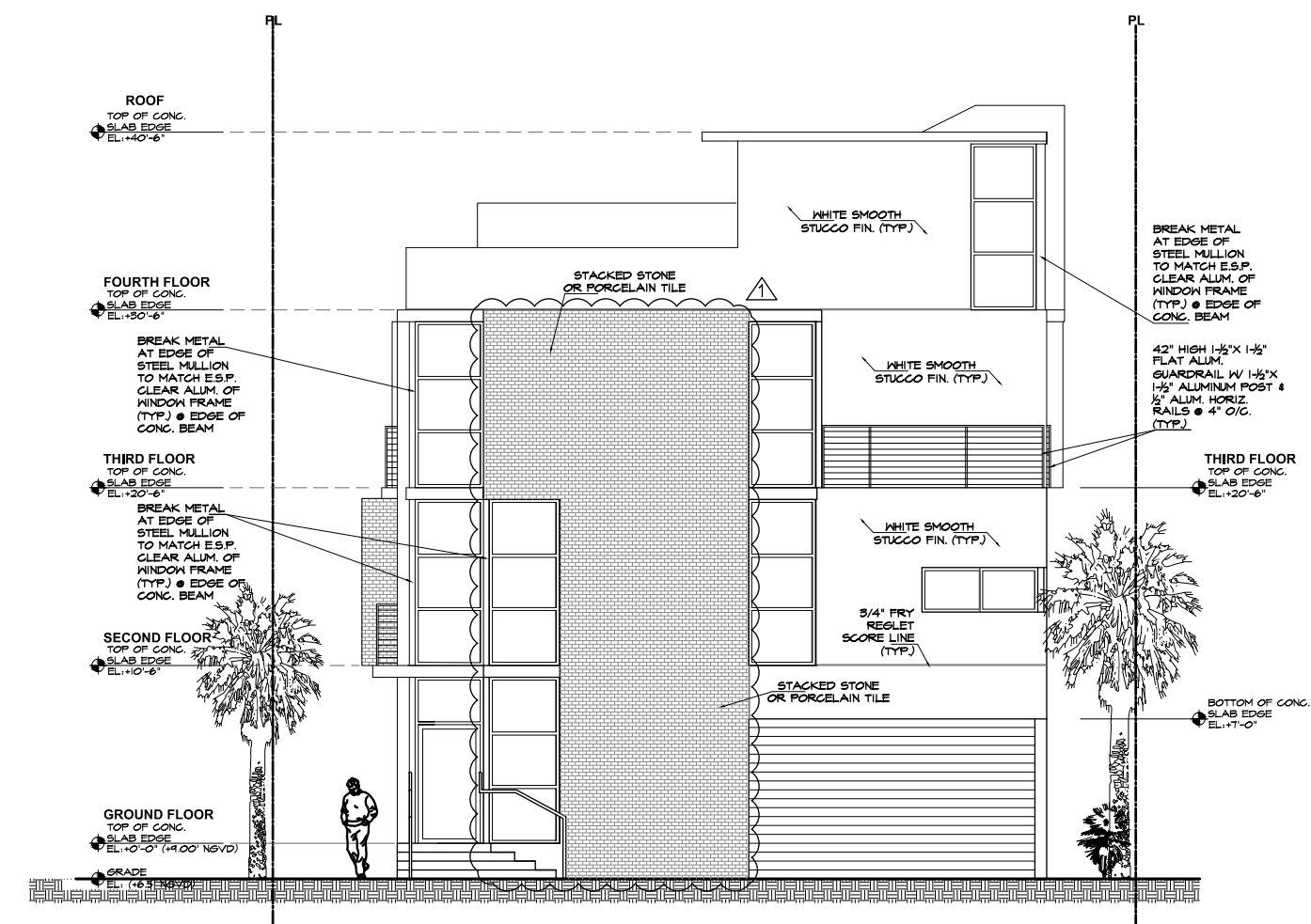


STACKED STONE
PORCELAIN TILE

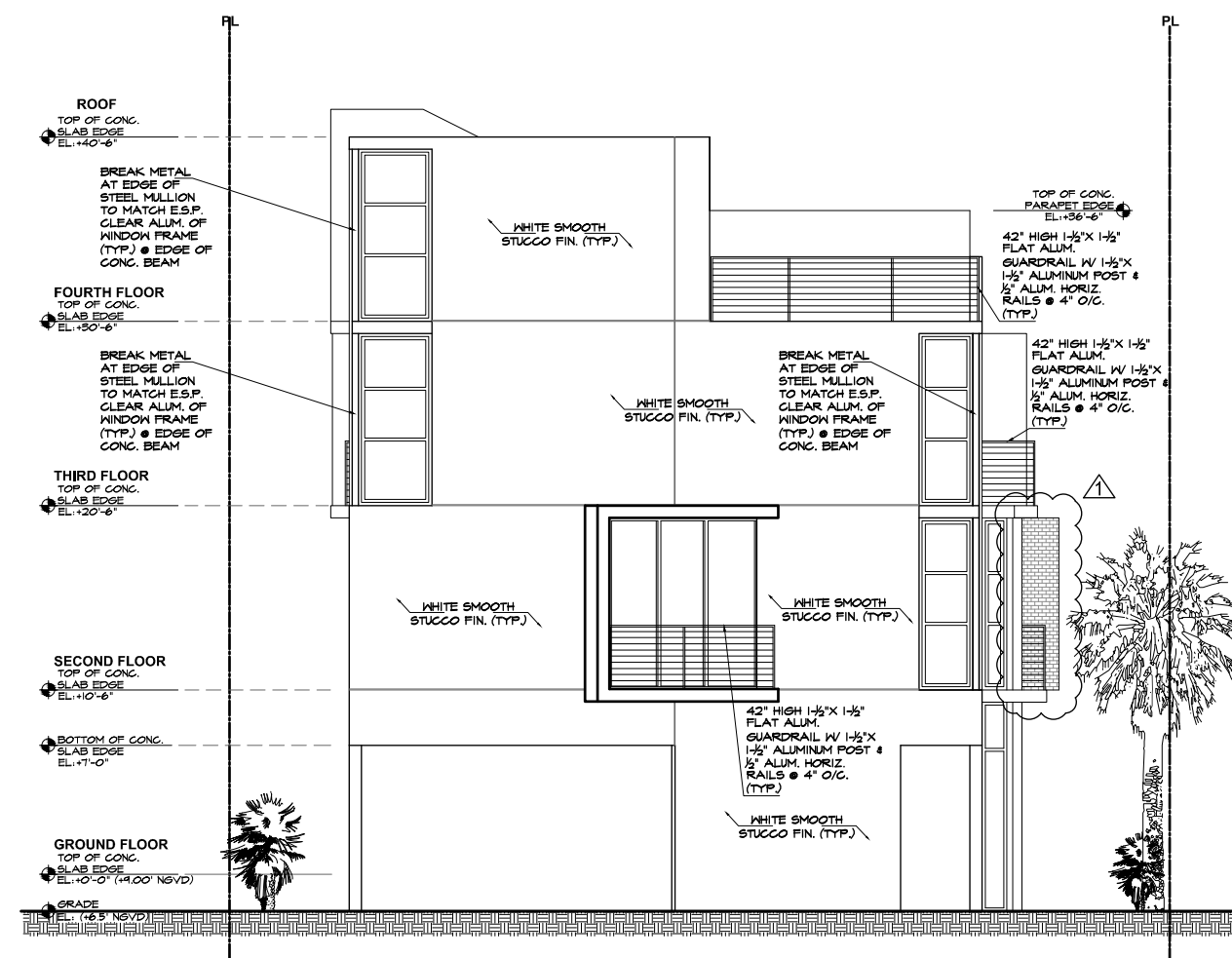
TILE INFORMATION	
MANUFACTURER	UNICOM STALKER
MATERIAL	PORCELAIN
SIZE	12" x 24" MURALES
FINISH	MATTE
COLOR VARIATION	V2 SLIGHT VARIATION
COLOUR NAME / COLOUR PALLET	PURE / SAND

REVISION 1
⚠ MOSAIC PATTERN HAS BEEN SHOWN
ON ELEVATIONS & 3D IMAGES.

LEGEND
..... LINE OF SIGHT



2 EAST ELEVATION



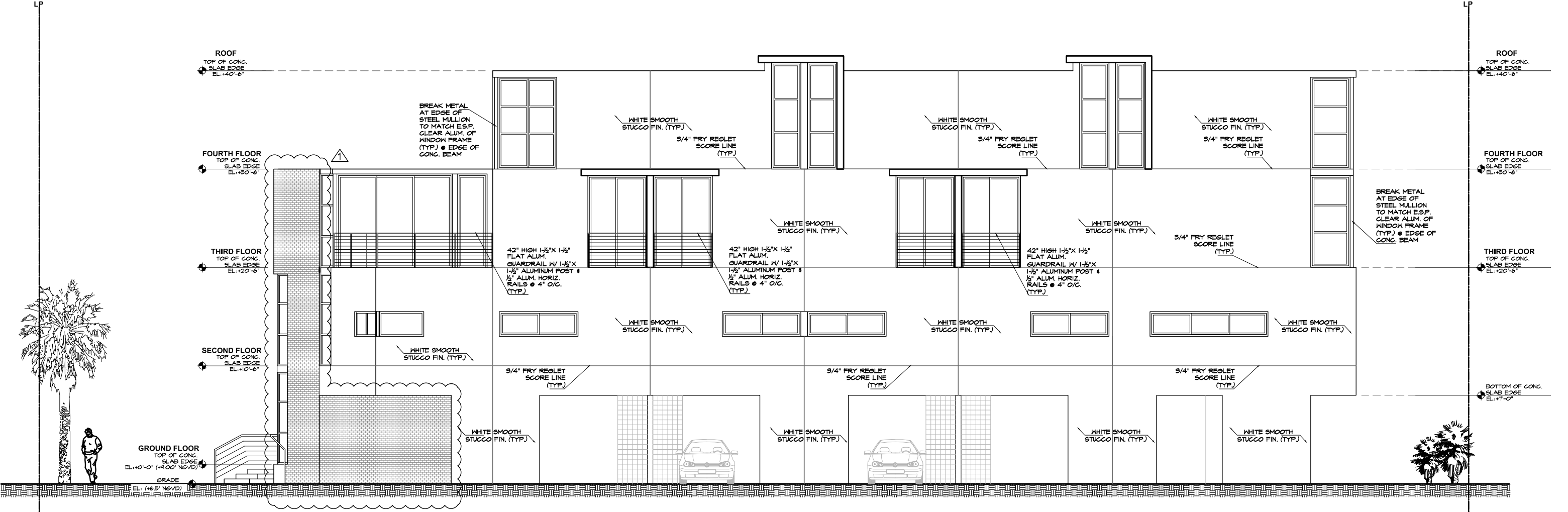
3 WEST ELEVATION



STACKED STONE
PORCELAIN TILE

TILE INFORMATION	
MANUFACTURER	UNICOM STALKER
MATERIAL	PORCELAIN
SIZE	12" x 24" MURALES
FINISH	MATTE
COLOR VARIATION	V2 SLIGHT VARIATION
COLOUR NAME / COLOUR PALLET	PURE / SAND





STACKED STONE
PORCELAIN TILE

TILE INFORMATION	
MANUFACTURER	UNICOM STALKER
MATERIAL	PORCELAIN
SIZE	12" x 24" MURALES
FINISH	MATTE
COLOR VARIATION	V2 SLIGHT VARIATION
COLOUR NAME / COLOUR PALLET	PURE / SAND

4 NORTH ELEVATION















