



Normandy Lofts

PROJECT DATA

SITE FOLIO: 02-3210-011-0290
 ZONING: RS-2
 SITE AREA: 6,250 SF
 BLDG USE: MULTI-FAMILY RESIDENTIAL
 OCC. GROUP: GROUP R-2
 CONST. TYPE: II-B
 CLIMATE ZONE: TROPICAL
 BLDG. CODE: FBC 2020
 FIRE SPRINKLERS: YES

ADDRESS: 1915 NORMANDY DRIVE
 MIAMI BEACH, FL 33141

OWNER: BEN AVIV/ ARVIV GROUP LLC
 1625 DAYTONIA ROAD, MIAMI, FL 33141

LOT DIMENSIONS: 50.00' W x 125.00' D

LAND USE: RM-1 (RESIDENTIAL
 MULTI-FAMILY LOW INTENSITY)

EXISTING SINGLE FAMILY RESIDENCE
 TO BE DEMOLISHED.

SCOPE OF WORK:
 NEW CONSTRUCTION OF A MULTI-STORY
 SIX-UNIT RESIDENTIAL BUILDING.

TYPE OF CONSTRUCTION
 TYPE I-B (CHAPTER 6 - SECTION 602.2)
 PER FBC 2020 - BUILDING

USE & OCCUPANCY
 R-2 (CHAPTER 3 - SECTION 310.4)
 PER FBC 2020 - BUILDING

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COVER SHEET

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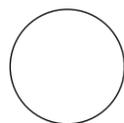
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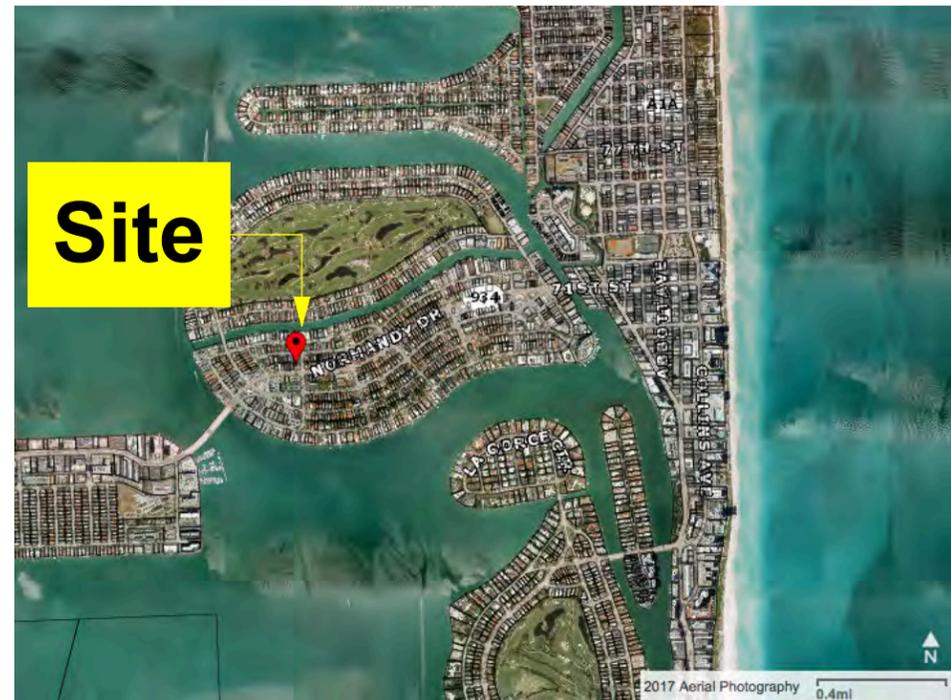


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1/2 MILE RADIUS AERIAL

SCALE: 1:1.67



VICINITY MAP 



SITE MAP 

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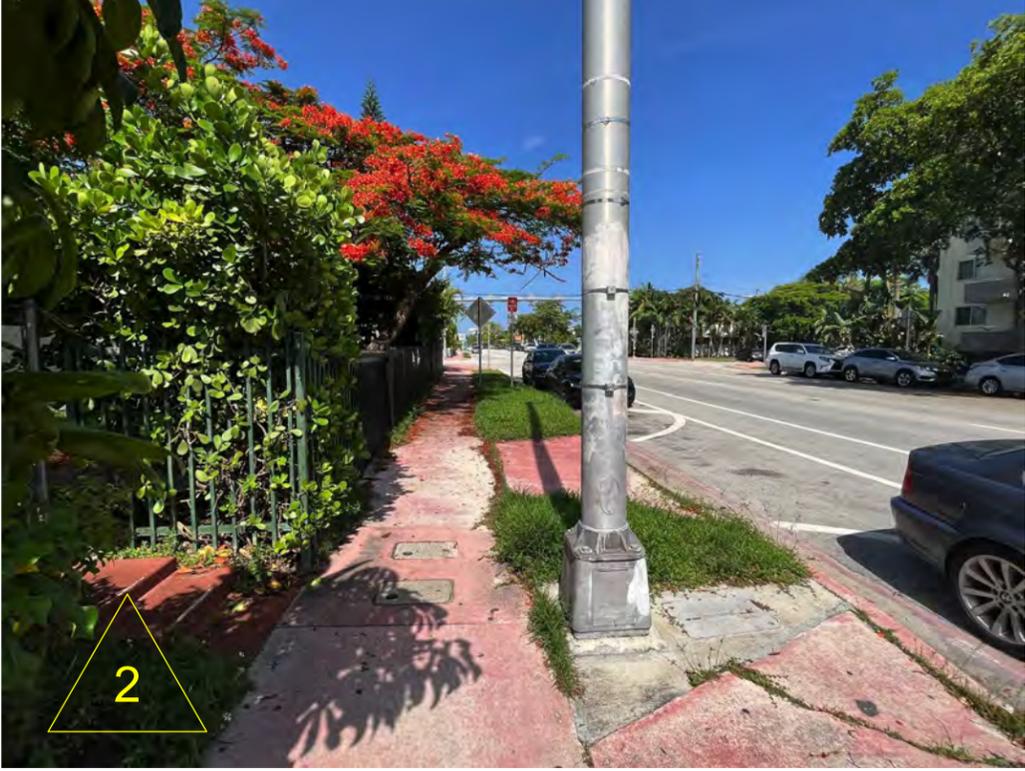
VICINITY & SITE MAPS

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AREA PHOTOS
Photos taken 7/9/23

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MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	1915 Normandy Drive			
2	Board and file numbers :				
3	Folio number(s):	02-3210-011-0290			
4	Year constructed:	1940	Zoning District:	RM-1	
5	Based Flood Elevation:	8.00 FT NGVD	Grade value in NGVD:	4.20 FT NGVD	
6	Adjusted grade (Flood+Grade/2):	6.10 FT NGVD	Lot Area:	6,250 FT	
7	Lot width:	50.00 FT	Lot Depth:	125.00 FT	
8	Minimum Unit Size	870 SF	Average Unit Size	1,240 SF	
9	Existing use:	Single Family	Proposed use:	Multi-Family	
		Maximum	Existing	Proposed	Deficiencies
10	Height	50 FT	12.00 FT	47 FT	
11	Number of Stories	5	1	5	
12	FAR	1.25	0.26	1.25	
13	Gross square footage	7,813	1,655	7,627	
14	Square Footage by use	N/A			
15	Number of units Residential	N/A	1	6	
16	Number of units Hotel	N/A			
17	Number of seats	N/A			
18	Occupancy load	N/A			
	Setbacks	Required	Existing	Proposed	Deficiencies
Subterranean:					
19	Front Setback:	NA			
20	Side Setback:	NA			
21	Side Setback:	NA			
22	Side Setback facing street:	NA			
23	Rear Setback:	NA			
At Grade Parking:					
24	Front Setback:	20 FT	20.00 FT	20.00 FT	
25	Side Setback:	5 FT	5.00 FT	5.00 FT	
26	Side Setback:	5 FT	5.00 FT	5.00 FT	
27	Side Setback facing street:	NA			
28	Rear Setback:	10% Lot Depth = 12.5 FT	10% Lot Depth = 12.50 FT	10% Lot Depth = 12.50 FT	
Pedestal:					
29	Front Setback:	20 FT	22.45 FT	20.00 FT	
30	Side Setback:	7.50 FT	7.50 FT	7.50 FT	
31	Side Setback:	7.50 FT	7.50 FT	7.50 FT	
32	Side Setback facing street:	NA			
33	Rear Setback:	10% Lot Depth = 12.5 FT	53.28 FT	14.50 FT	
Tower:					
34	Front Setback:	NA			
35	Side Setback:	NA			

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	NA			
37	Side Setback facing street:	NA			
38	Rear Setback:	NA			

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	NA			
40	Total # of parking spaces	NA			
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	NA			
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	NA			
43	Parking Space Dimensions	NA			
44	Parking Space configuration (45o,60o,90o,Parallel)	NA			
45	ADA Spaces	NA			
46	Tandem Spaces	NA			
47	Drive aisle width	NA			
48	Valet drop off and pick up	NA			
49	Loading zones and Trash collection areas	NA			
50	racks	NA			

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	NA			
52	Number of seats located outside on private property	NA			
53	Number of seats inside	NA			
54	Total number of seats	NA			
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	NA			
56	Total occupant content	NA			
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	NA			

58	Proposed hours of operation	NA	NA	NA	NA
59	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361)	NA	NA	NA	NA
60	Is dancing and/or entertainment proposed? (see CMB 141-1361)	NA	NA	NA	NA
61	Is this a contributing building?			Yes or No	
62	Located within a Local Historic District?			Yes or No	

Notes:

If not applicable write N/A

All other data information may be required and presented like the above format.

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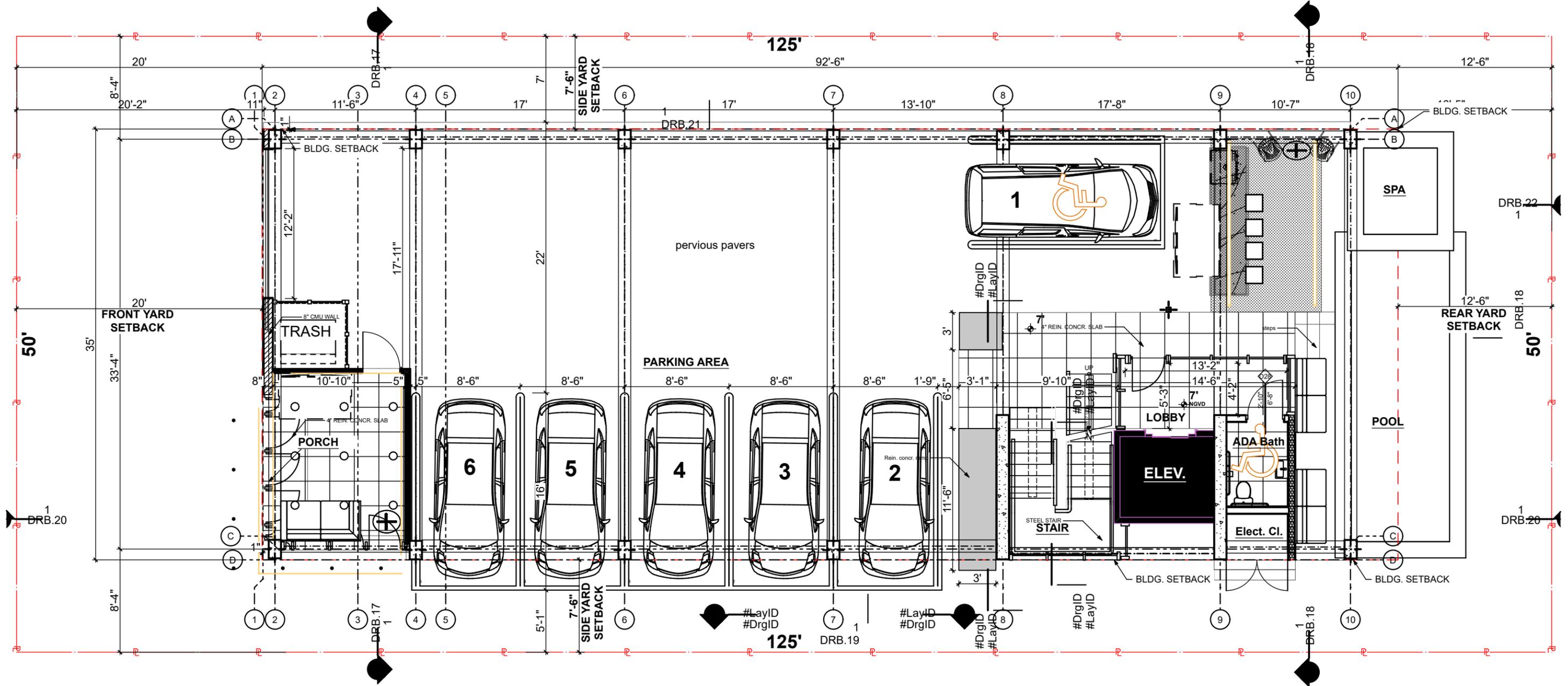
ZONING DATA

DRB.07

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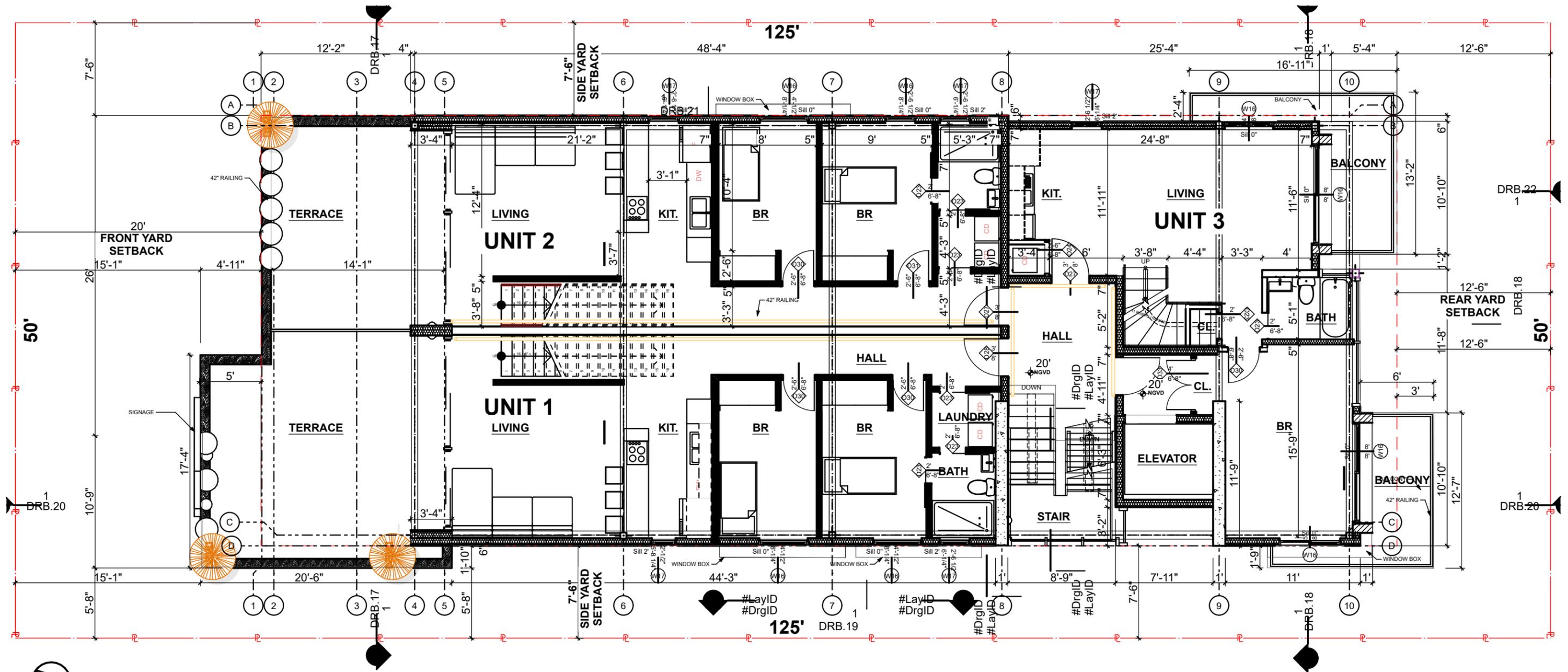
ELEVATOR LOBBY LEVEL PLAN
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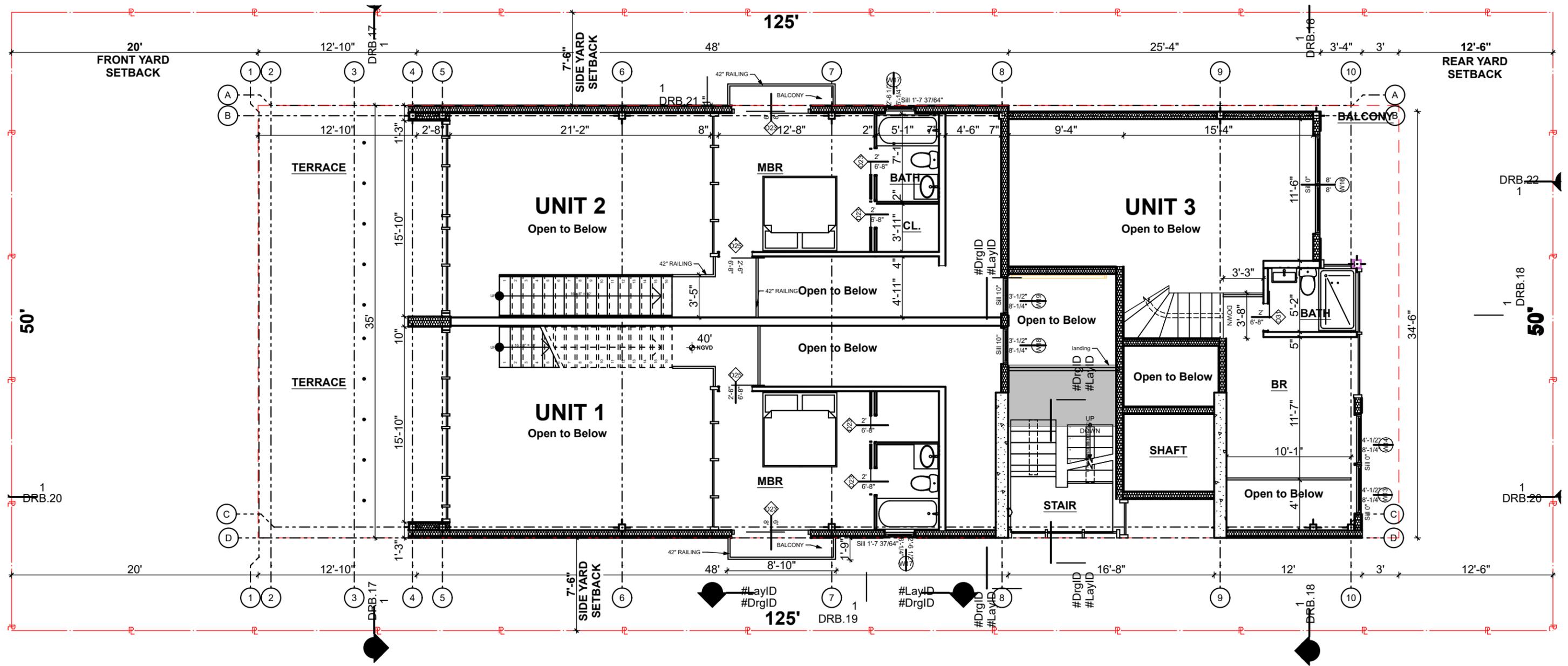
FIRST FLOOR LEVEL

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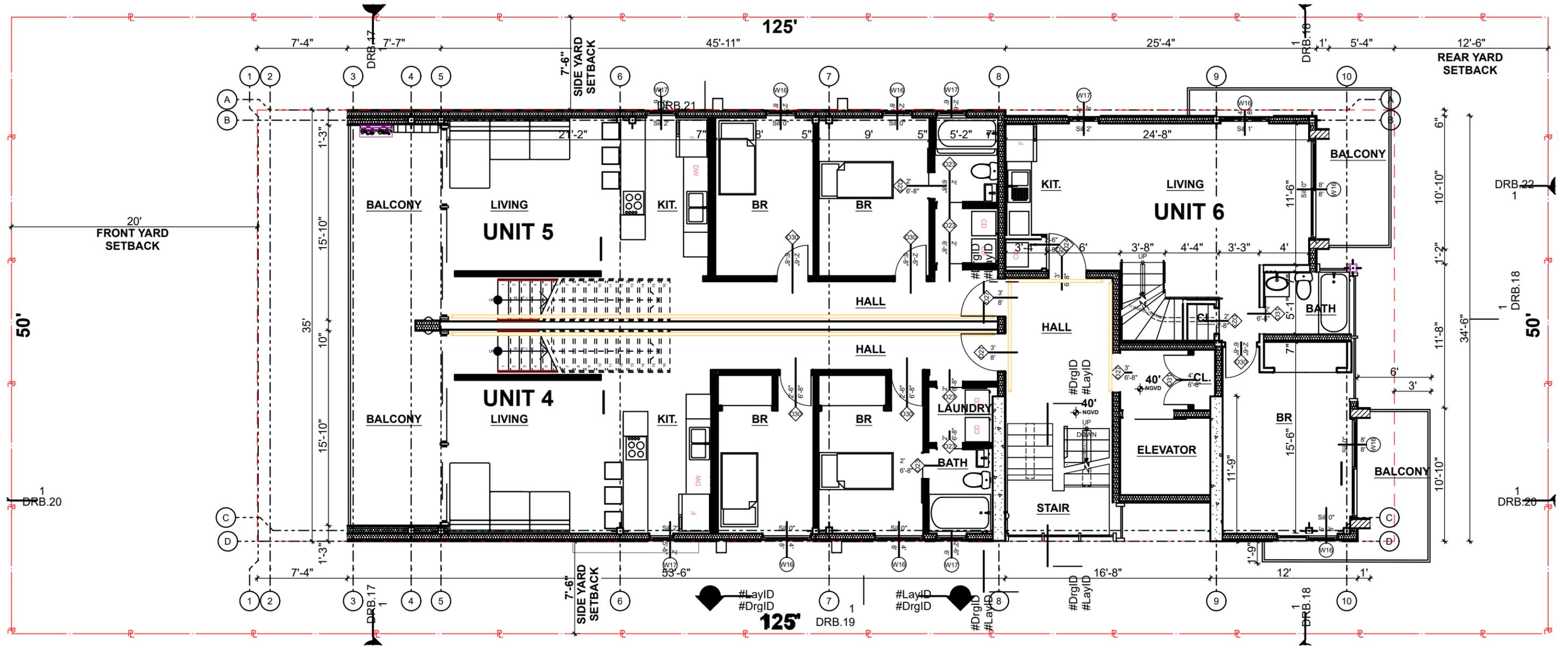
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SECOND FLOOR LEVEL

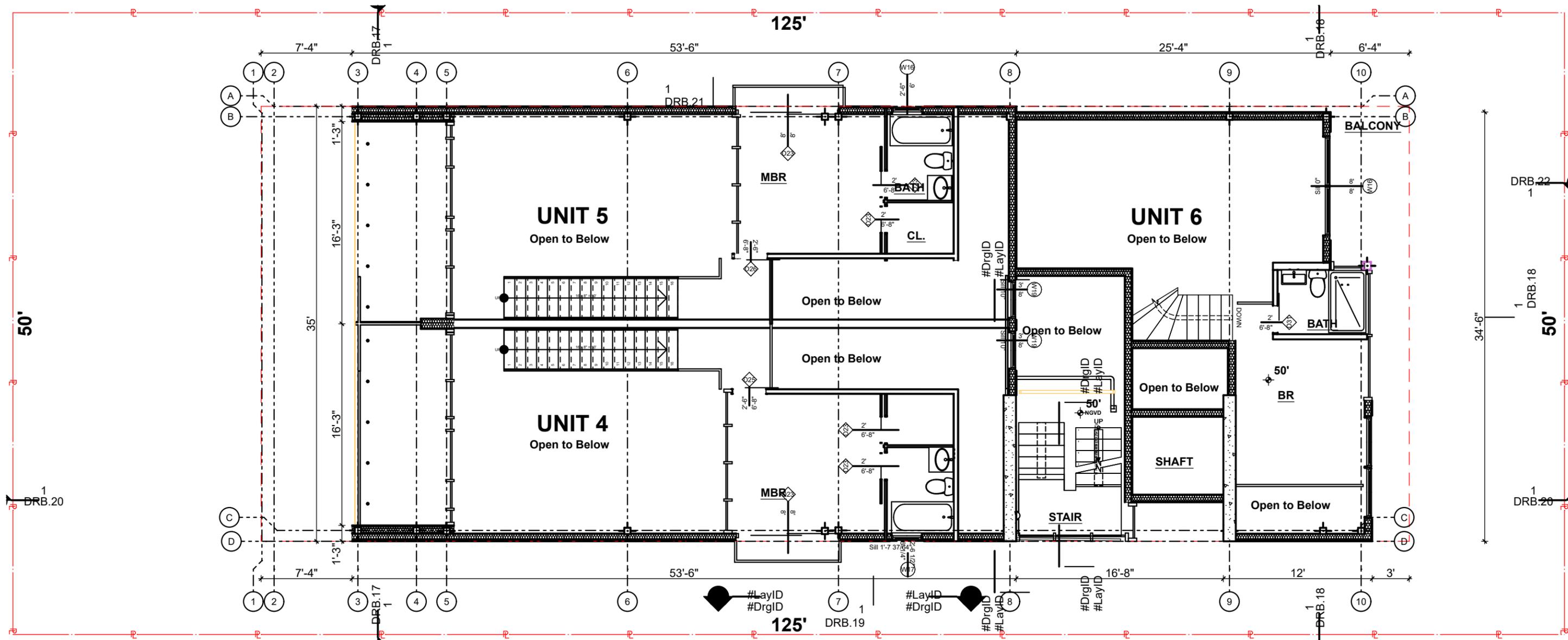
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SECOND FLOOR MEZZ. LEVEL

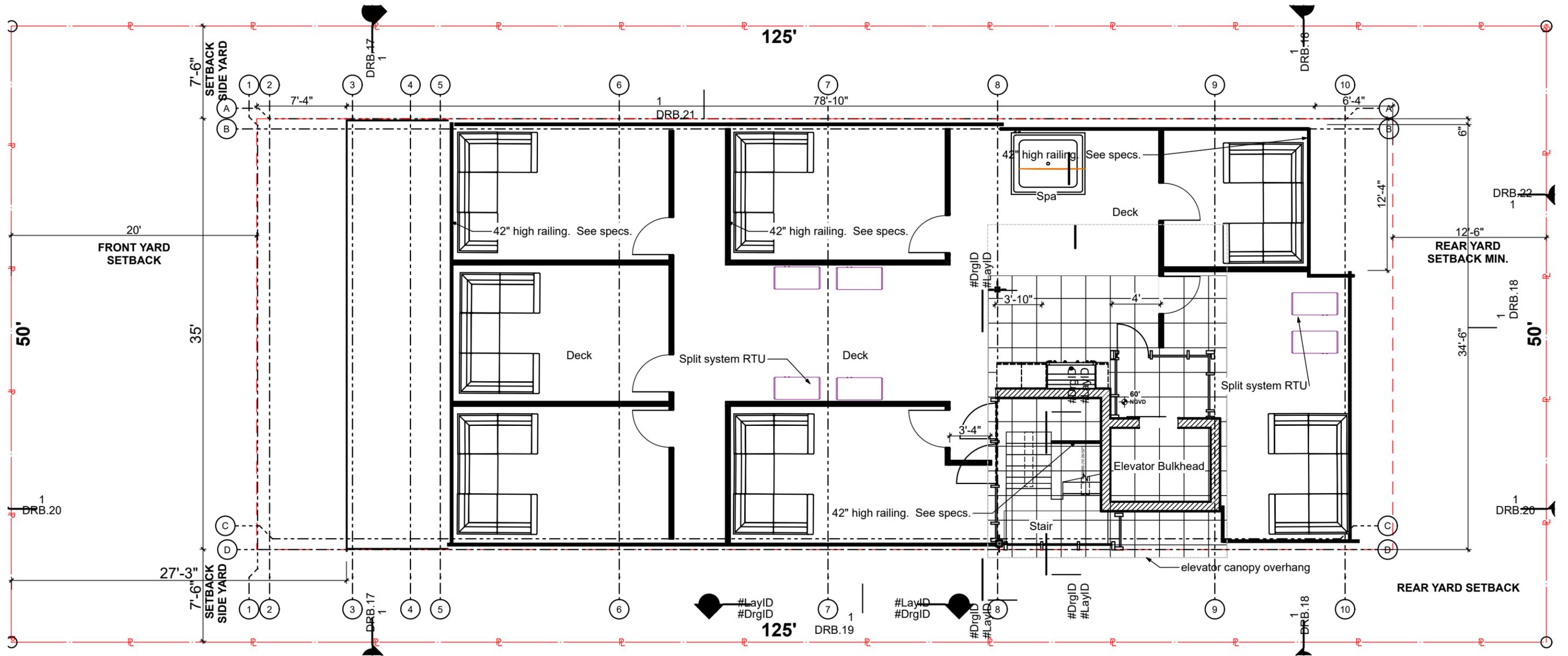
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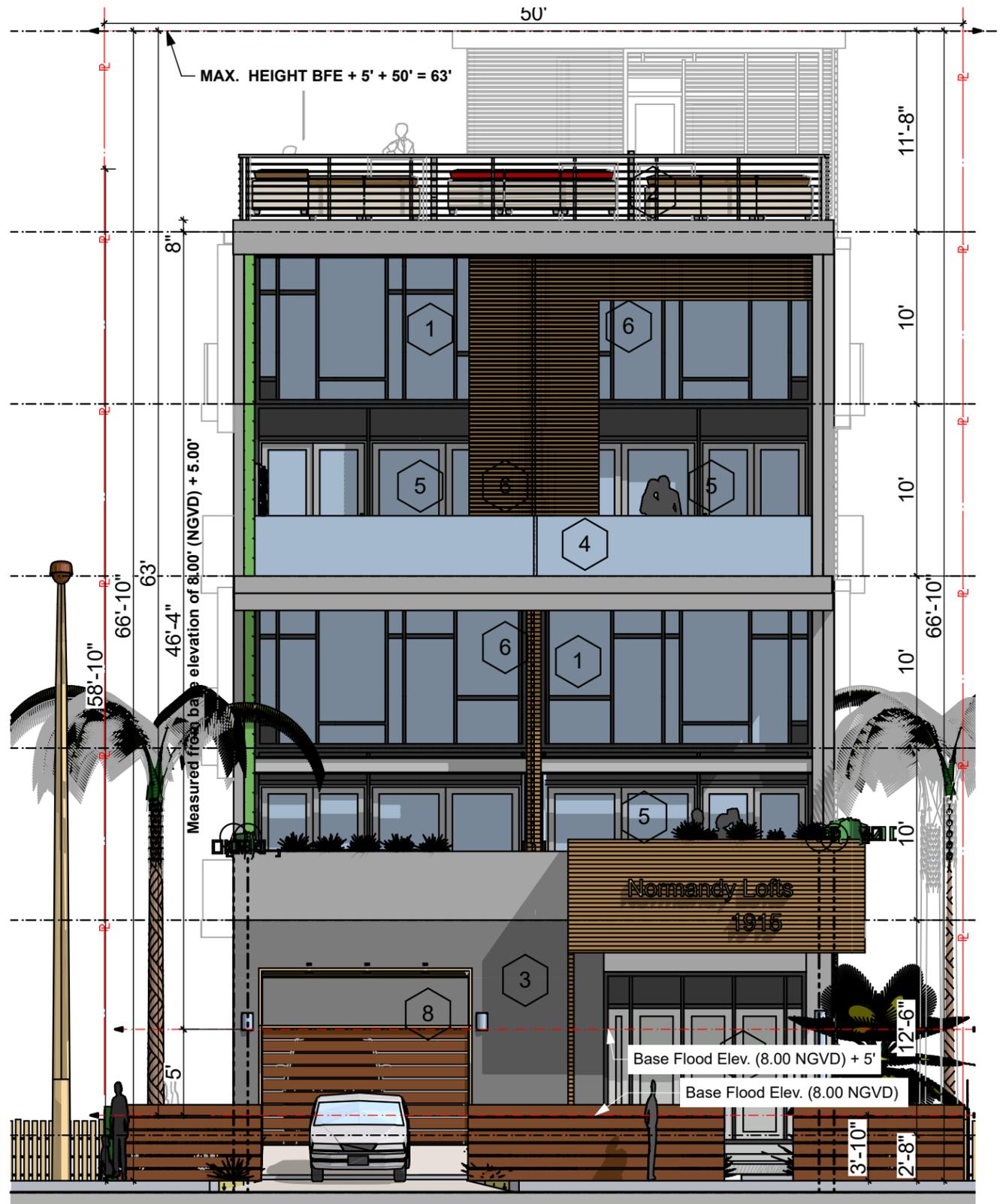


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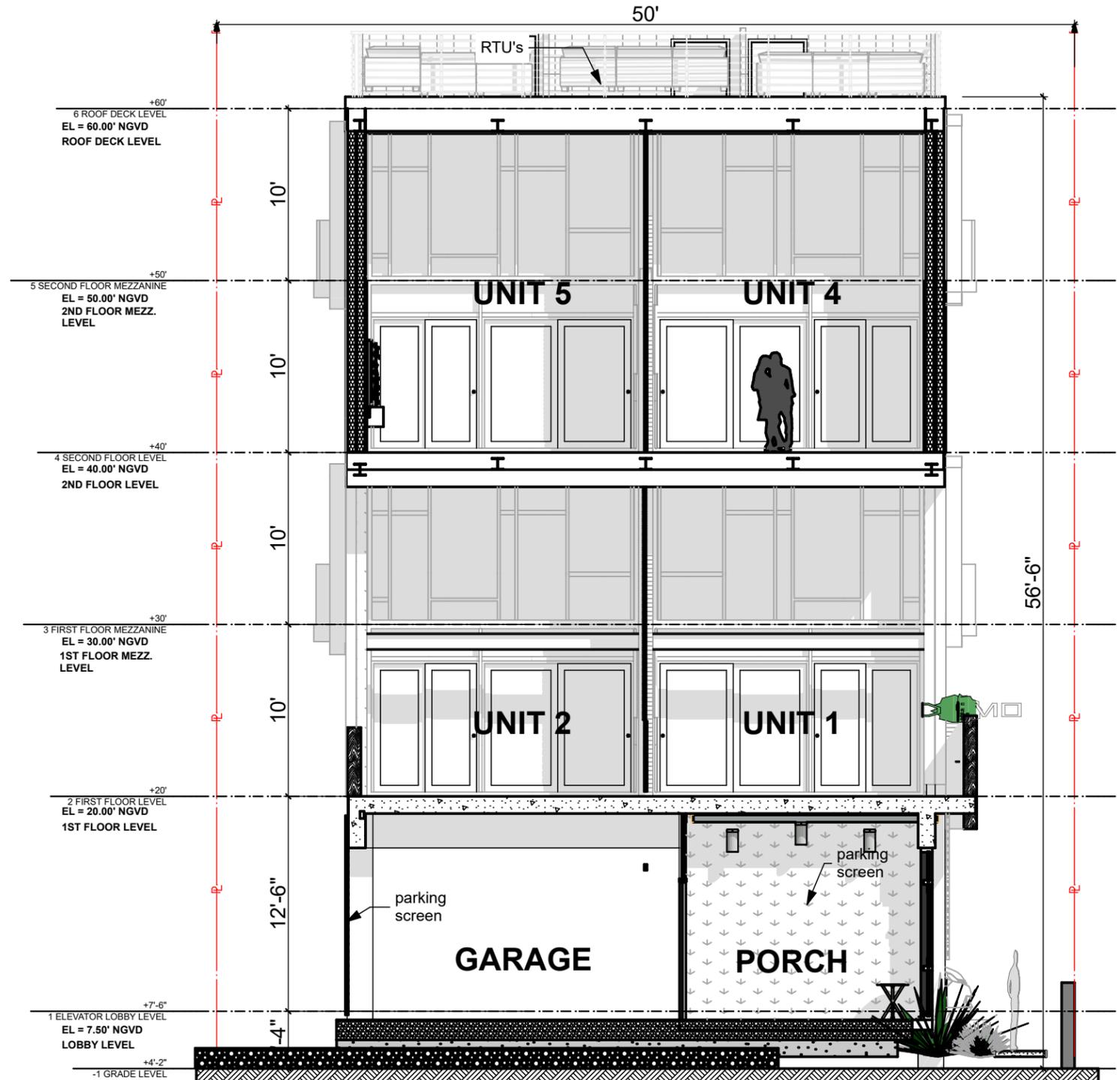
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KEY NOTES



1. ANOD. ALUM. CLR. FIN. WINDOW MULLIONS W/ LIGHT TINTED GLASS (TYP.).
2. 42" HIGH FLAT ALUM. GUARDRAIL W/ 2"x2" ALUM. POST & 1/2" ALUM. HORIZ. RAILS @ 4" O.C. W/ BOTTOM RAIL 2" FROM STEP FIN. (TYP.). CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY ARCHITECT PRIOR TO MANUFACTURE.
3. GALV. MTL. STAIR. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY ARCHITECT PRIOR TO MANUFACTURE.
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5. IMPACT GLASS SLIDING DOOR. SEE SCHEDULE.
6. LAMINATED BAMBOO SCREEN. SEE LAMBOO.US.
7. LIVING WALL.
8. ECO WINDOWS GARAGE DOOR.



SOUTH ELEVATION & SECTION



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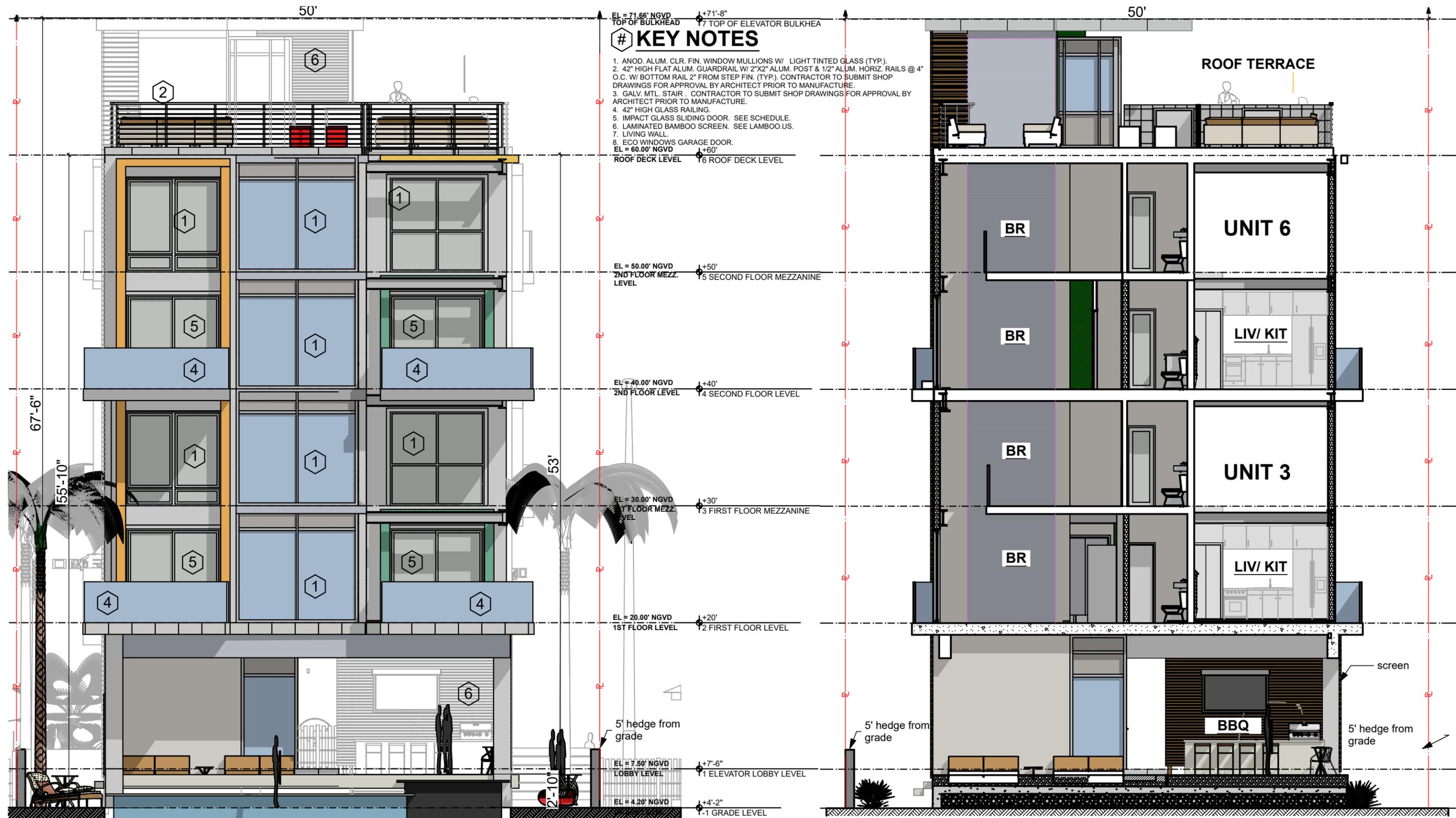
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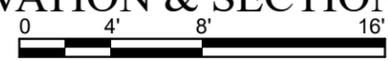


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NORTH ELEVATION & SECTION

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EAST ELEVATION

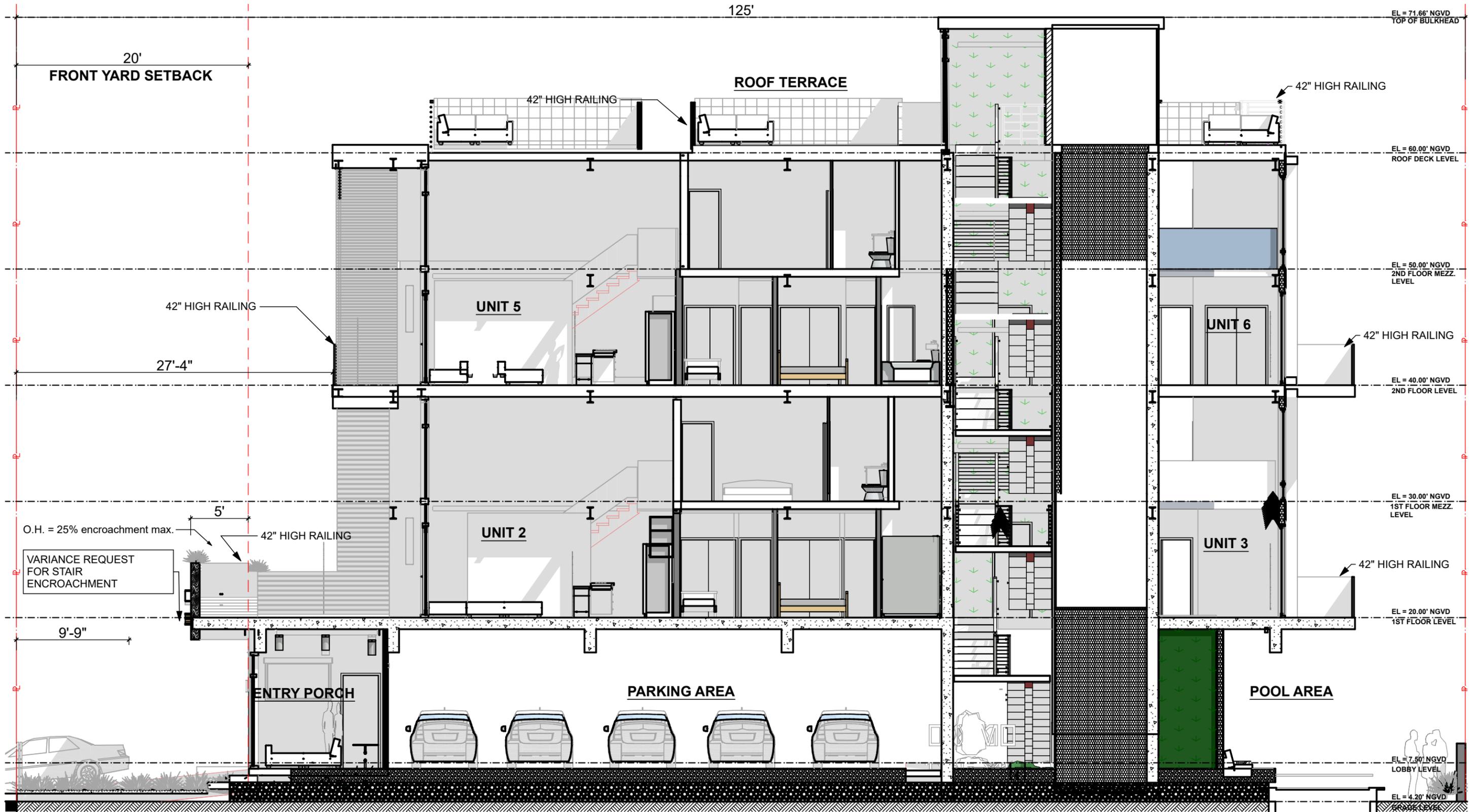
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EAST SECTION

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DRB.20
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WEST ELEVATION

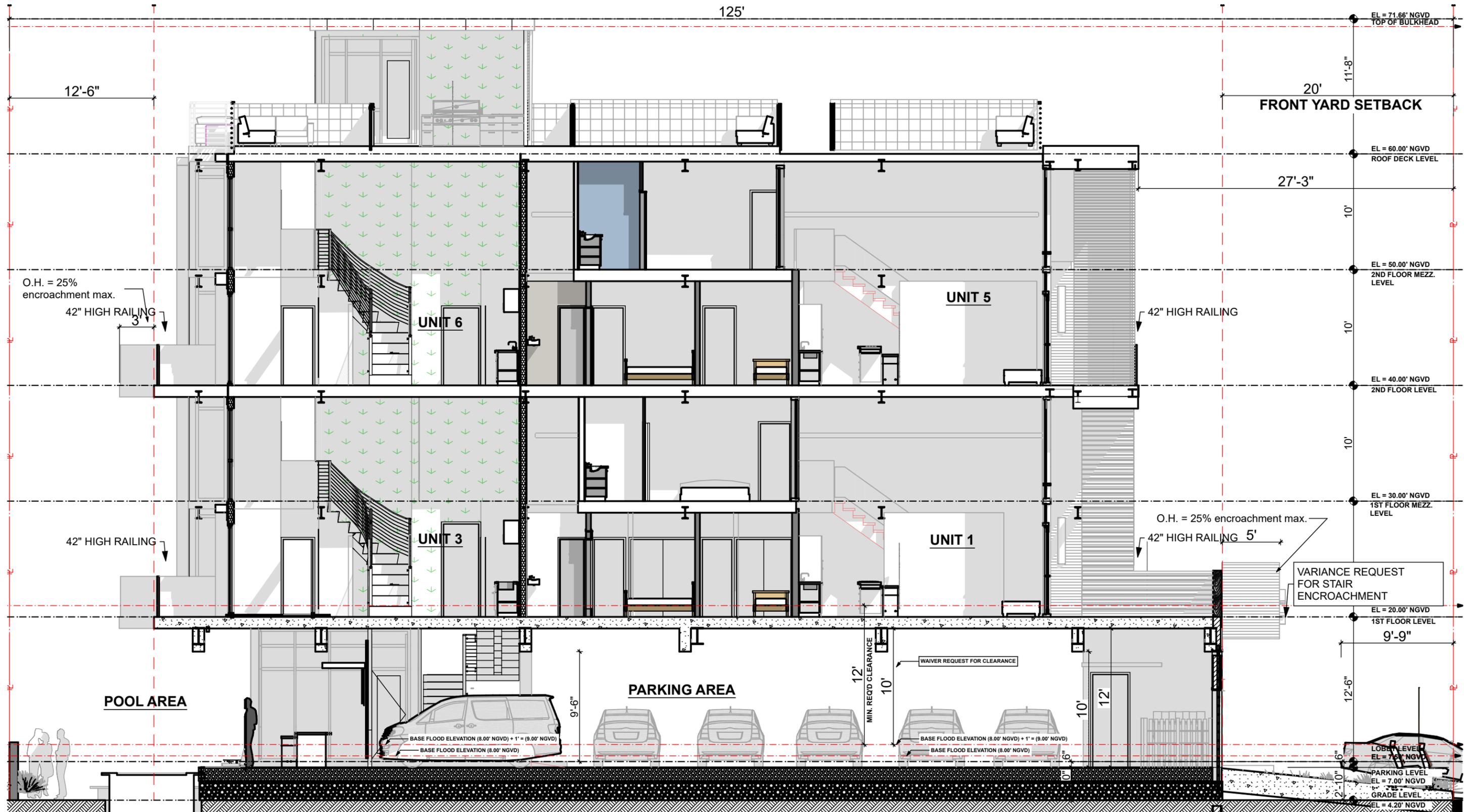
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WEST SECTION

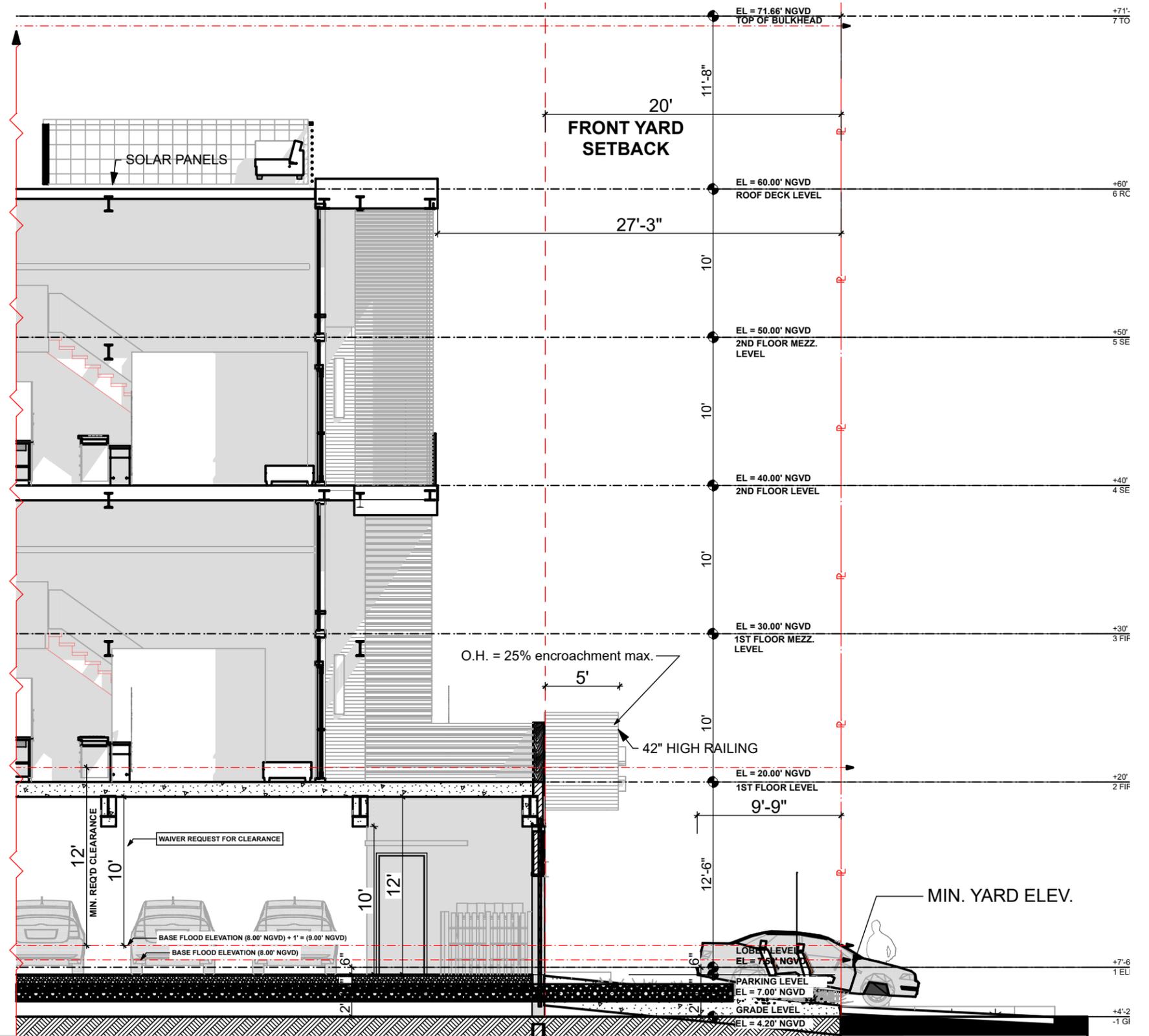
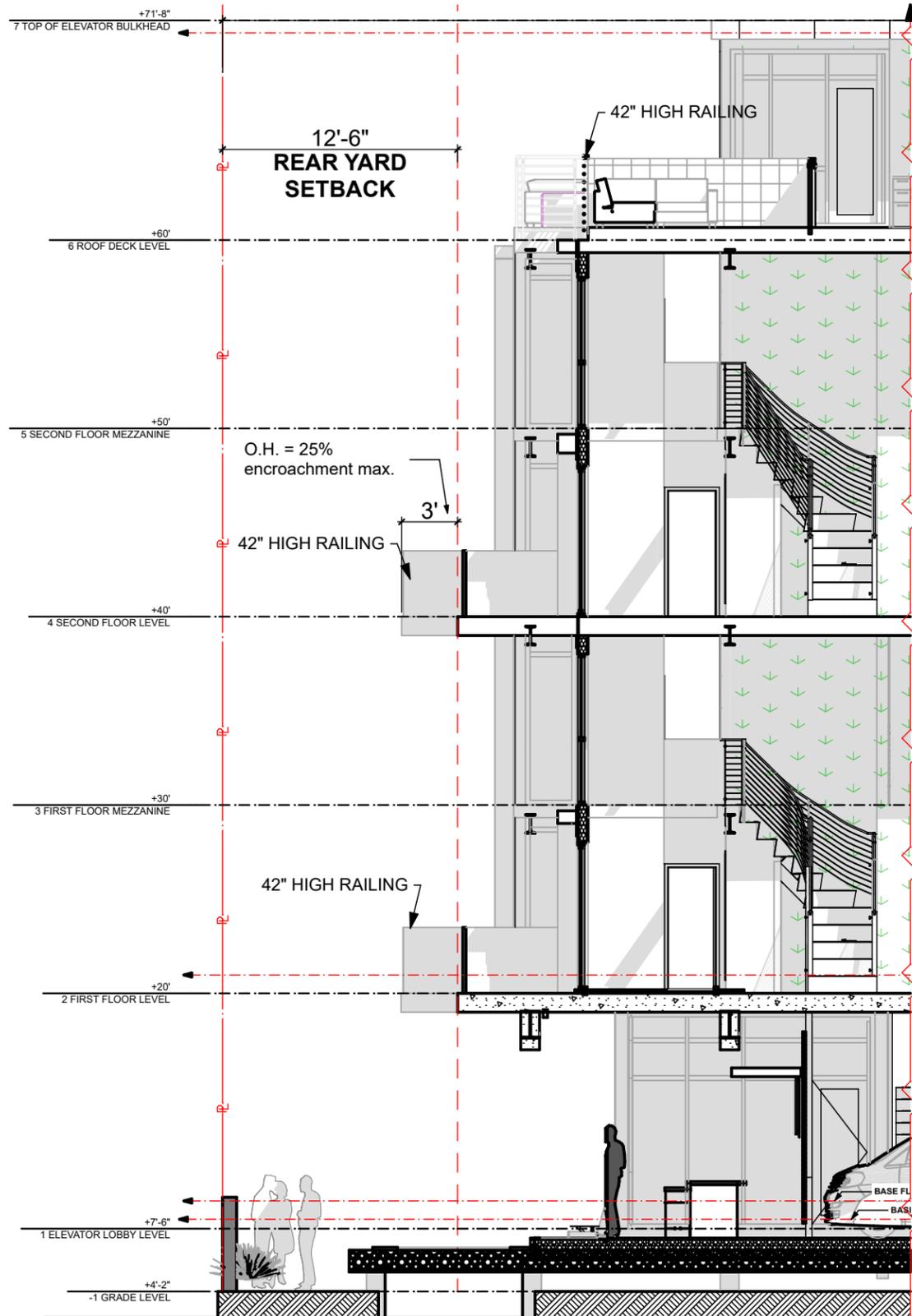
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YARD SECTIONS

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Entry Porch View



Pool Lounge View



Roof Lounge View



SW View



SE View



NE View



NW View

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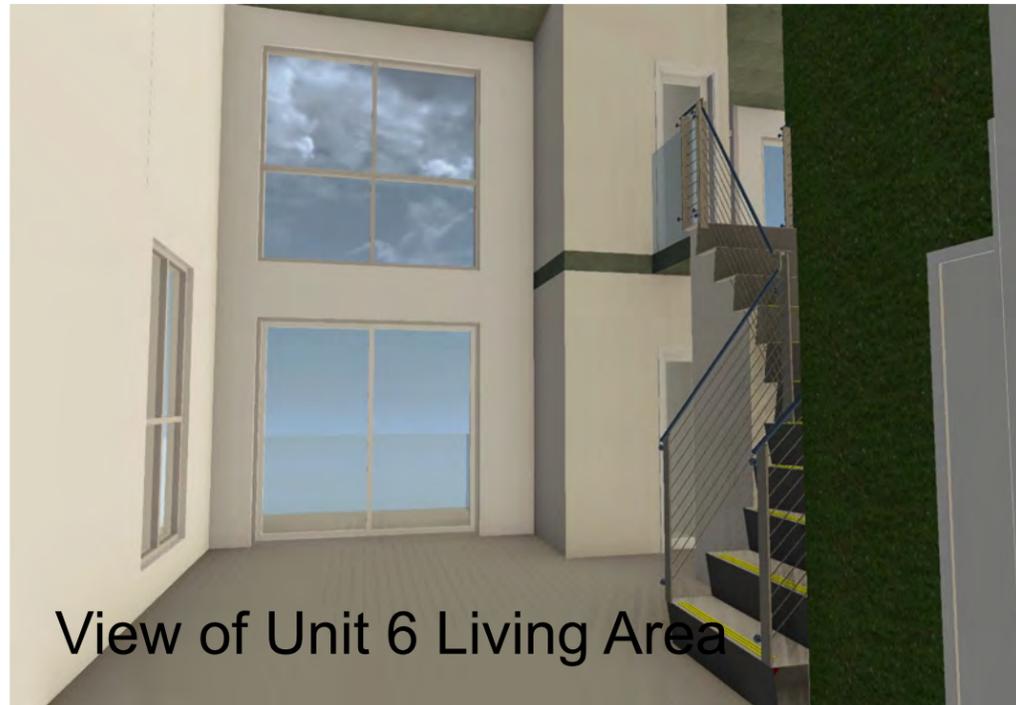
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View of Unit 6 Living Area



Living Wall



View of Elevator Lobby



Entry Porch View



View of Garage Entry

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SW 7073
Network Gray

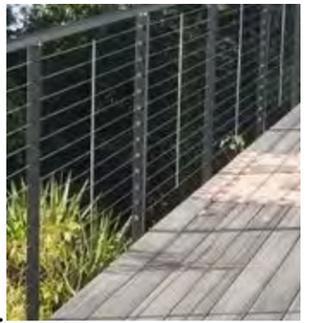
SW 7076
Cyberspace

**ECO-Guard Series
E850-16**



SW 7071
Gray Screen

SW 7006
Extra White



49/50032
Dormant Sparkle Grann...
Metallic Smooth / Glossy



138/90420
Deore 3806
Metallic Smooth / Semi Gloss



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Front Yard View



Front Yard View



Rear Yard View



Rear Yard View



Rear Unit View



Roof Terrace View

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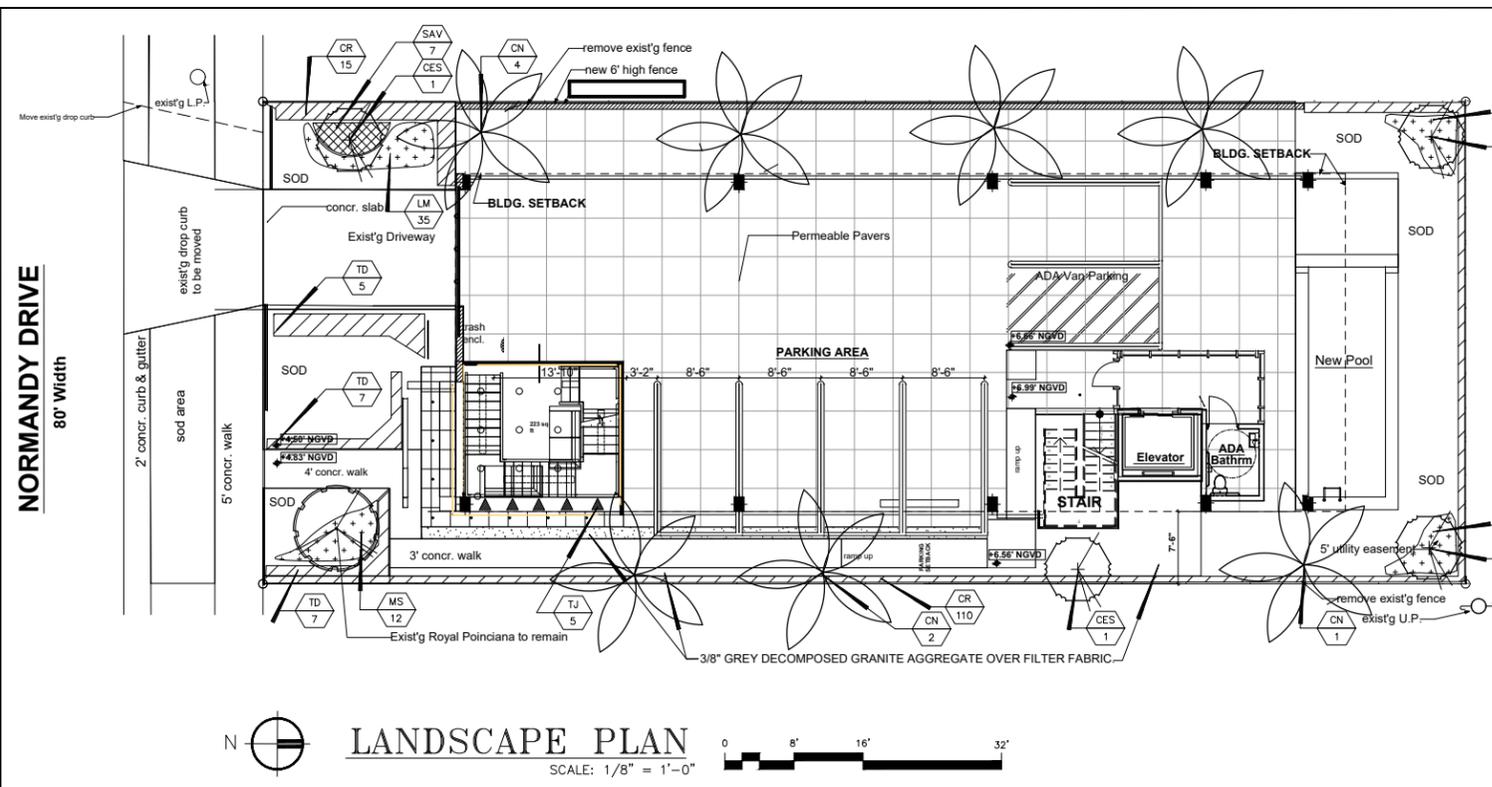
AXO VIEWS

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NORMANDY DRIVE
80' Width



LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

PROPOSED PLANT LIST

TREES / PALMS	Code	Drought	QTY.	Botanical Name / Common Name	Specifications
	CE (N)	V	4	Conocarpus erectus / Green Buttonwood	B&B Field Grow, 2" Cal, 12" OA
	CN	V	7	Cocos nucifera / Coconut Palm	B&B Field Grow, 6" CT, 15" OA

ACCENTS / SHRUBS / GROUND COVERS

Code	Drought	QTY.	Botanical Name / Common Name	Specifications
CR (N)	V	125	Ousea rosea / Ousea	10 Gal., 60" OA, 24" OC
LM	V	35	Liriope muscari / Liriope	1 Gal., 12" OA, 12" OC
MS (N)	V	32	Microsorium scolopendria / Wart Fern	1 Gal., 12" OA, 12" OC
SAV	V	7	Schefflera aborizola / Trinitte	3 Gal., 36" OA, 24" OC
TD (N)	V	19	Tripsacum dactyloides nana / Dwarf Fakahatchee	3 Gal., 24" OA, 24" OC
TJ	V	5	Trochekarpium jasminoides / Confederate Jasmine	3 Gal., 36" OA, 36" OC

MISCELLANEOUS

(N) Florida Native Plant Species
 V Low Drought Tolerance
 M Moderate Drought Tolerance
 L Very Drought Tolerant

LANDSCAPE LEGEND

MIAMI - DADE COUNTY LANDSCAPE ORDINANCE CHAPTER 18-A (RESIDENTIAL)

TREES TREES
 3 Trees Required per Lot - 4 Trees Provided

NATIVE TREES
 30% of Required Trees to be Native. 1 Tree Required - 4 Native Trees Provided

SHRUBS
 10 Shrubs Required for Each Required - 30 Required - 188 Provided

NATIVE SHRUBS
 30% of Total Shrubs Required must be Native - 176 Provided

LAWN AREA
 50% Maximum of Landscape Area. New Lawn Area Proposed less than 50% of Landscape Area

IRRIGATION SYSTEM
 100% Coverage Provided pursuant to Miami Dade Code

NOTES:
GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 50% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

Each lot shall supply, install, and maintain an individual irrigation system for that individual lot.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

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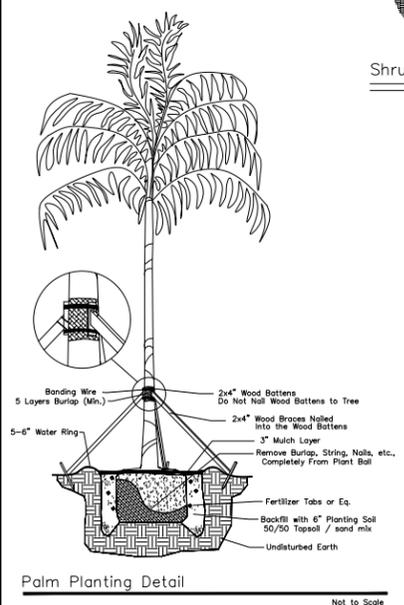
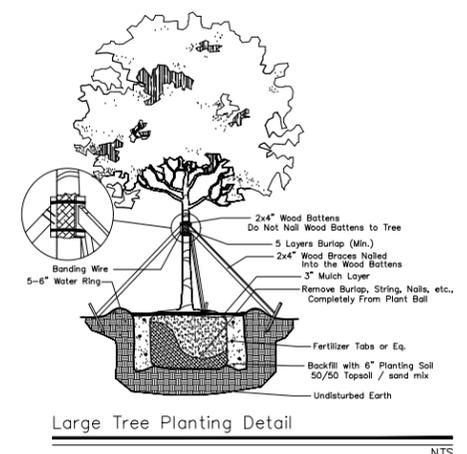
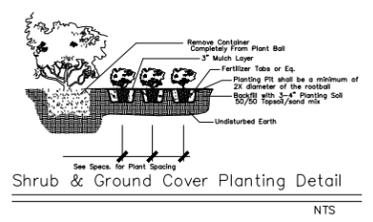
The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine Floratam solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

All existing palms to be trimmed and cleaned.



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 Landscape Architecture & Land Planning
 Landscape Architect - Florida License #666709
 4655 NW 52 Terrace
 Fort Lauderdale, Florida 33309
 Tel: 561-414-8269
 Email: wtonning@tonningandassociates.com

LANDSCAPE PLAN
 NORMANDY LOFTS
 1915 NORMANDY DRIVE
 MIAMI BEACH, FLORIDA
 ECO-URBAN DESIGNS

Wayne K. Tanning
 Digitally signed by Wayne K. Tanning
 Date: 2023.05.29 21:46:58 -04'00'
 PROJECT NO. 23-121
 DRAWN BY WKT
 DESIGNED BY WKT
 CHECKED BY WKT
 DATE: 05-20-23
 DWG. NO. LP-1
 SHT. NO. 1 of 1
 REVISIONS:

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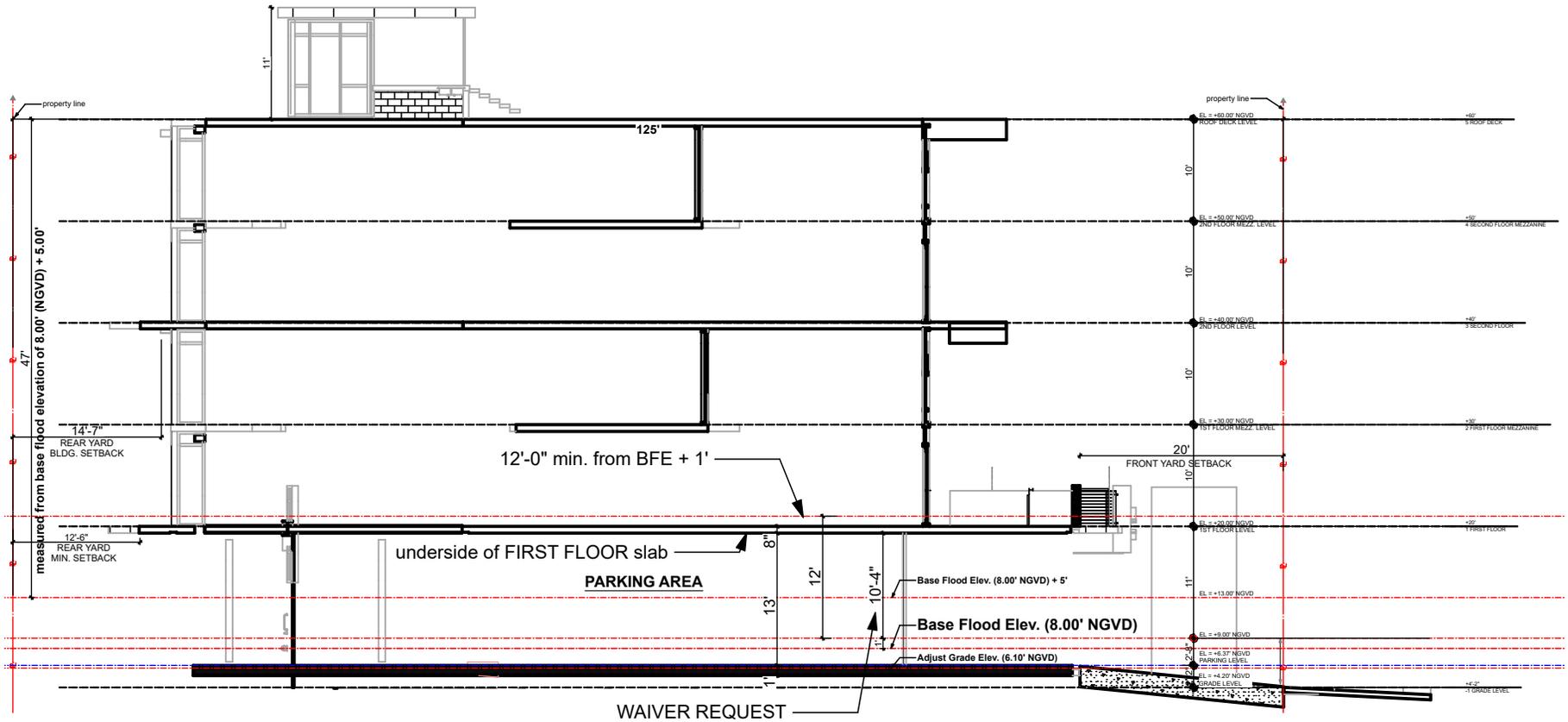
LANDSCAPE PLAN

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WAIVER DIAGRAM

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