



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 II-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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Normandy Lofts

COVER SHEET

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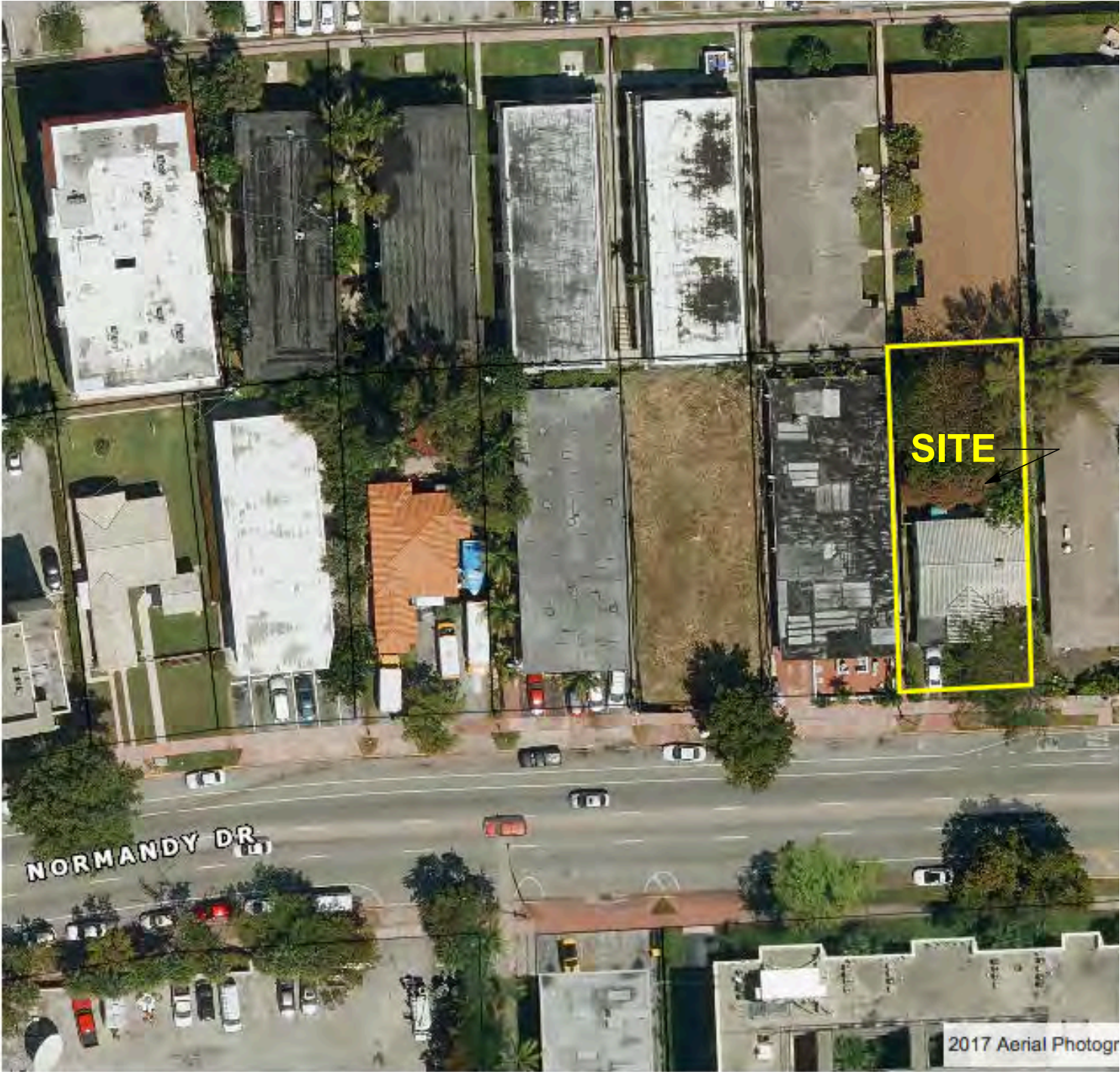
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PROPERTY INFO

Folio: 02-3210-011-0290	
Sub-Division: ISLE OF NORMANDY MIAMI VIEW SEC PART 3	
Property Address 1915 NORMANDY DR Miami Beach, FL 33141-4405	
Owner Ben Arviv/ Arviv Group, LLC	
Mailing Address 1915 NORMANDY DRIVE Miami Beach, FL 33141	
PA Primary Zone 3900 MULTI-FAMILY - 38-62 U/A	
Primary Land Use 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT	
Beds / Baths / Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,655 Sq.Ft
Living Area	1,630 Sq.Ft
Adjusted Area	1,538 Sq.Ft
Lot Size	6,250 Sq.Ft
Year Built	1940



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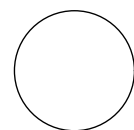
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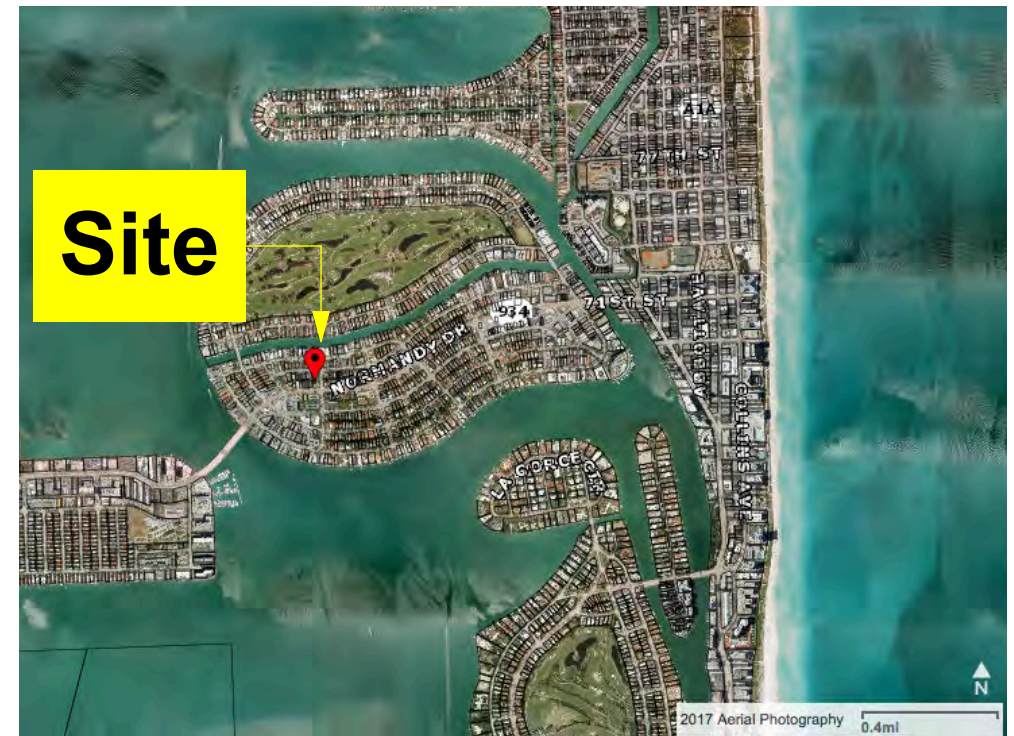


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1/2 MILE RADIUS AERIAL

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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BOUNDARY SURVEY

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NOTES:

a) The flood information shown herein does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof, for any damage that results from reliance on said information.	(WQV) unless otherwise noted. Underground features, if any, not identified nor located except as may be indicated hereon.	h) Lands depicted herein were surveyed per legal description provided by client and are not subject to any other survey or implied.
b) The survey shows platted easements and right-of-ways. There may exist additional restrictions and/or encumbrances which affect this property.	i) All clearances and/or encroachments shown herein are of the apparent nature, fence legal ownership not determined.	i) All locations shown herein are public unless otherwise noted.
c) Elevation shown herein are with reference to the National Geodetic Vertical Datum	j) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the Certification.	j) No identification cap found on property corners unless otherwise noted.
	k) Flood restrictions and title search not reflected in this survey.	k) Distance along boundary is recorded and measured unless otherwise noted.
	l) Underground utilities and encroachments, if any not located.	l) The graphic portions of this document are intended to be displayed at the graphic/nome scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.

ABBREVIATIONS:

U.E.=Utility Easement

P = Property Line

Comm. =
Bench Mark
Chattanooga
Chattanooga

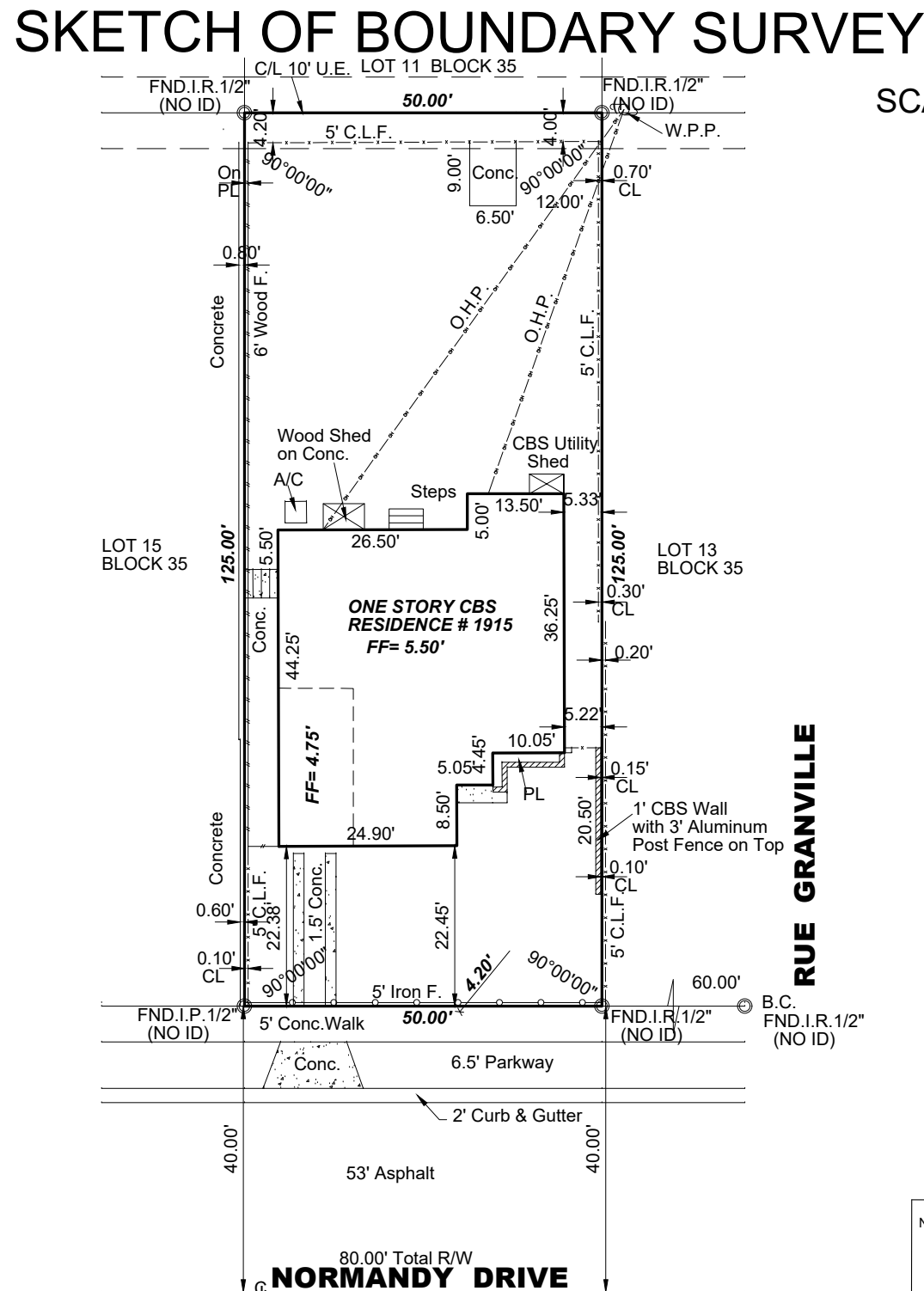
Community

P.O.B.=Point of Beginning
M=Monument Line

beginning F.H.=Fire Hydrant

P.O.C.=Point of Commencement

PRO	LOWE	LOWE	NOTES:	"This Survey Declaration is made on the Field Date indicated, to the Owner(s) listed. It is not transferable to additional institutions or subsequent Owners." The intended use of this survey is for Mortgage purposes only, any other use is not valid without the write consent of the signing Professional Surveyor and Mapper.	NO. - NUMBER
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SCALE: 1" = 20'

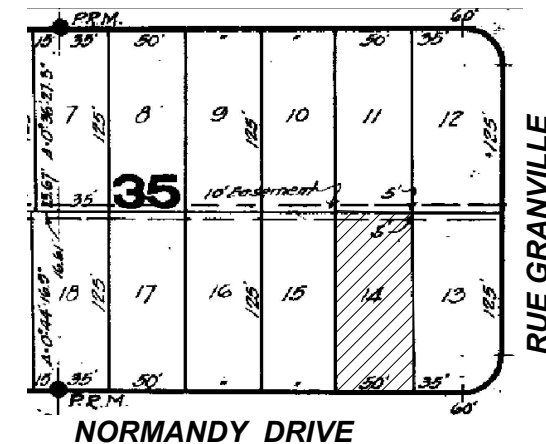
LEGAL DESCRIPTION:

LOT 14, BLOCK 35, OF MIAMI VIEW SECTION PART 3, ISLE OF NORMANDY,
PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO: 02-3210-011-0290

CERTIFIED TO:

Ben Arviv/ Arviv Group LLC

LOCATION SKETCH (N.T.S.)



NOTES: NO ENCROACHMENTS FOUND AT THE TIME OF THIS SURVEY

Guillermo Guerrero

Digitally signed by
Guillermo Guerrero
Date: 2023.05.26
10:15:24 -04'00'

NOT VALID UNLESS
IT BEARS THE
SIGNATURE AND
THE ORIGINAL
RAISED SEAL OF
FLORIDA LICENSED
SURVEYOR AND
MAPPER

NOTES\REVISIONS

BOUNDARY SURVEY

I hereby certify that this Survey meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5j-17 of the Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Field Date: 05-26-2023

GUILLERMO A. GUERRERO
PROFESSIONAL SURVEYOR & MAPPER No. 1000

S	BASIS OF BEARINGS:
---	--------------------

No. 6453

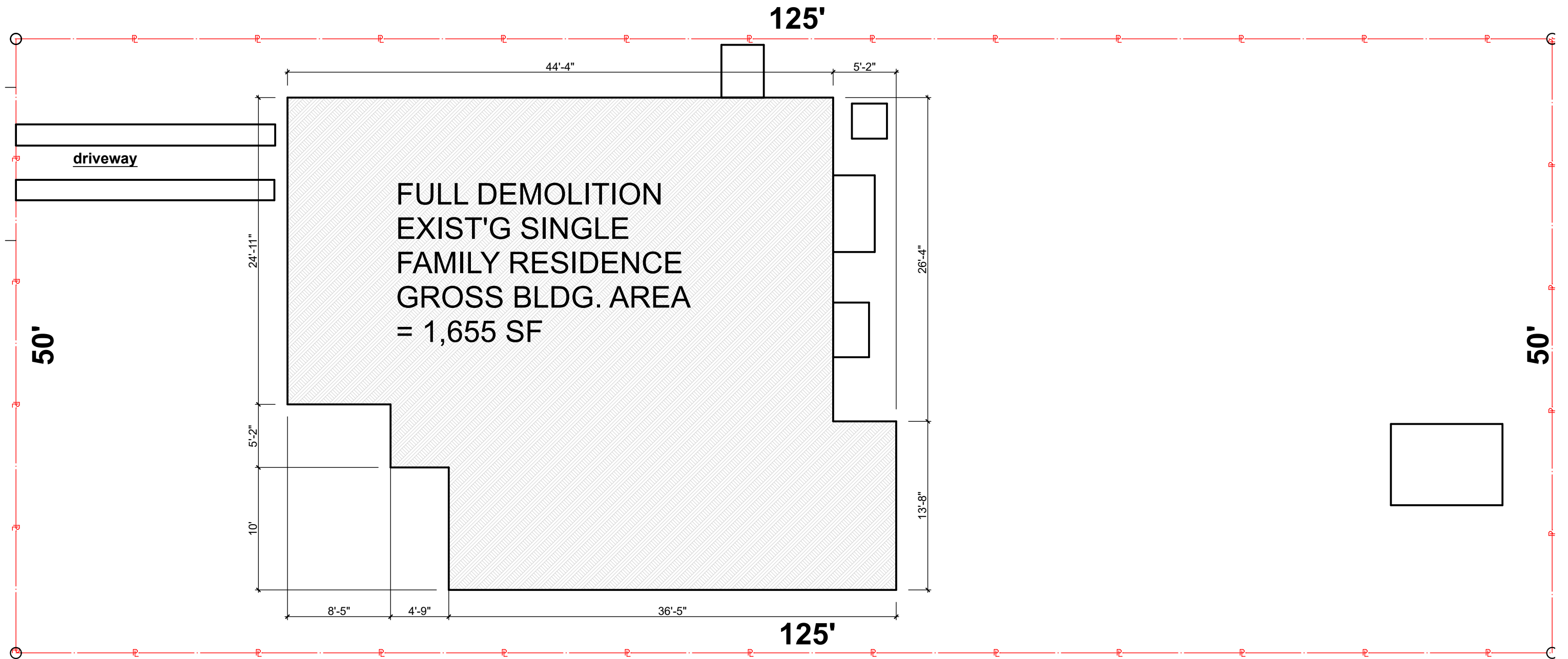
GUILLERMO A. GUERRERO
Professional Surveyor & Mapper No. 6453

682 East 21st Street, Hialeah, FL 33013
(305)333-3328 Cell
querreropsm@aol.com

BASIS OF BEARINGS:

SCALE: 1"=20'

JOB No.	GG-23-1915
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DEMOLITION PLAN
Scale: 1/8" = 1'-0"

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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:		Zoning District:	RM-1
5	Based Flood Elevation:		Grade value in NGVD:	4.20 FT NGVD
6	Adjusted grade (Flood+Grade/2):		Lot Area:	6,250 FT
7	Lot width:		Lot Depth:	125.00 FT
8	Minimum Unit Size		Average Unit Size	1,240 SF
9	Existing use:		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:	NA			
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	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	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			

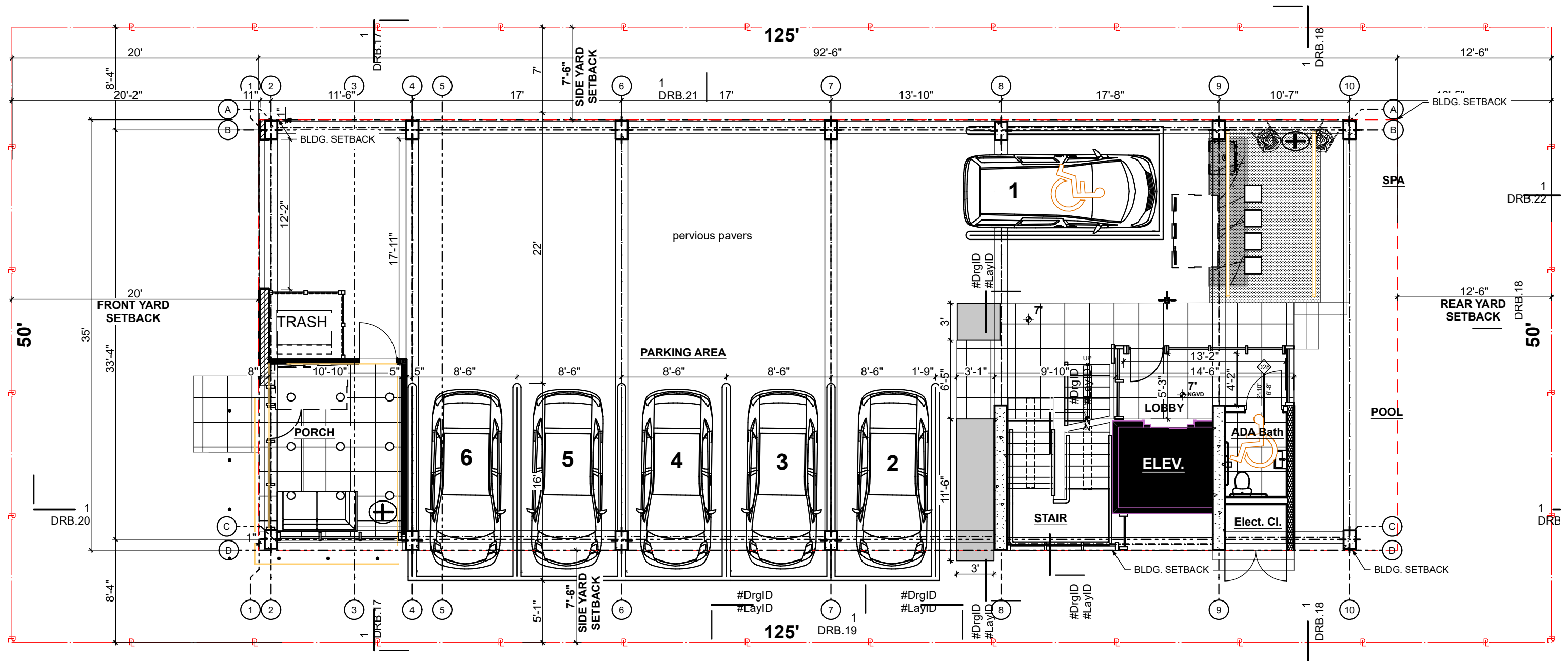
58	Proposed hours of operation	NA	NA	NA	NA
59	Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361)	NA	NA	NA	NA
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	NA	NA	NA	NA
61	Is this a contributing building?	Yes or No			
62	Located within a Local Historic District?	Yes or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

Scale: 1/8" = 1'-0"

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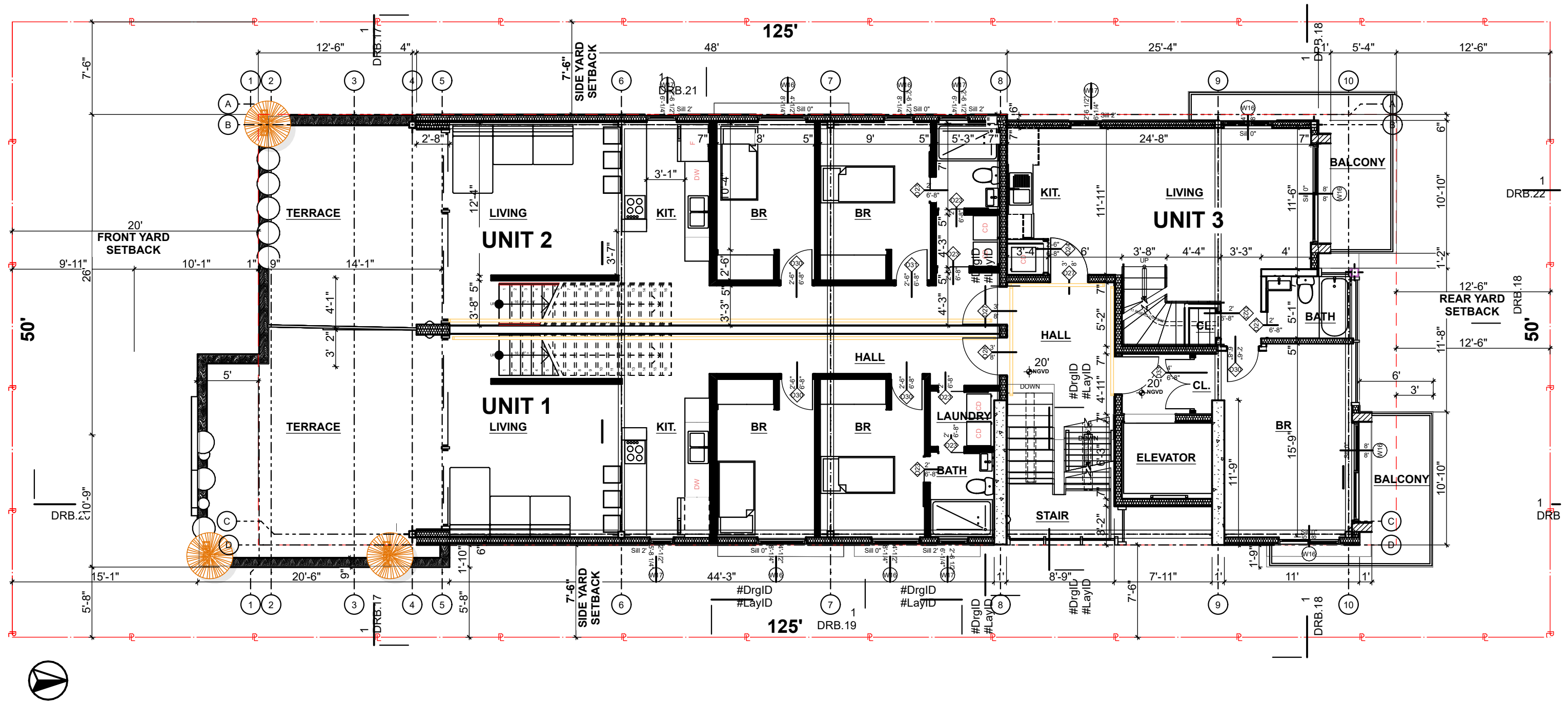
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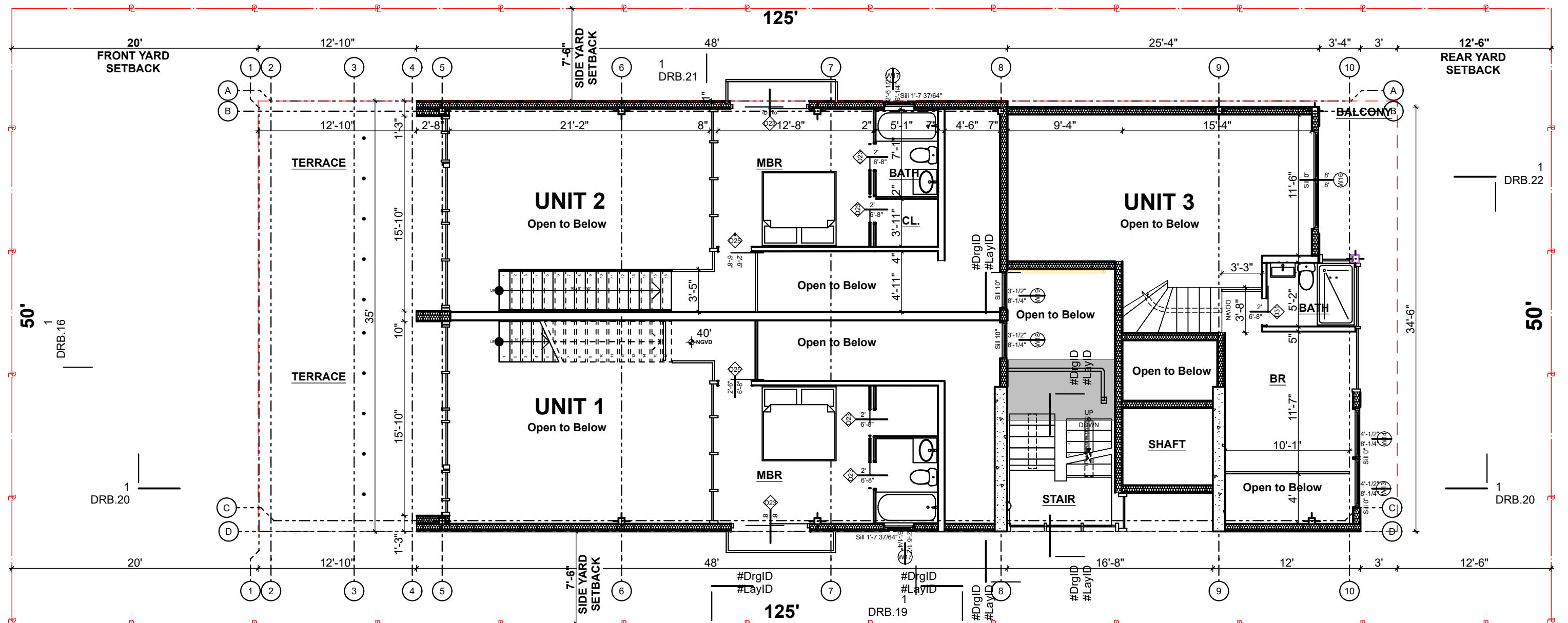
FIRST FLOOR LEVEL

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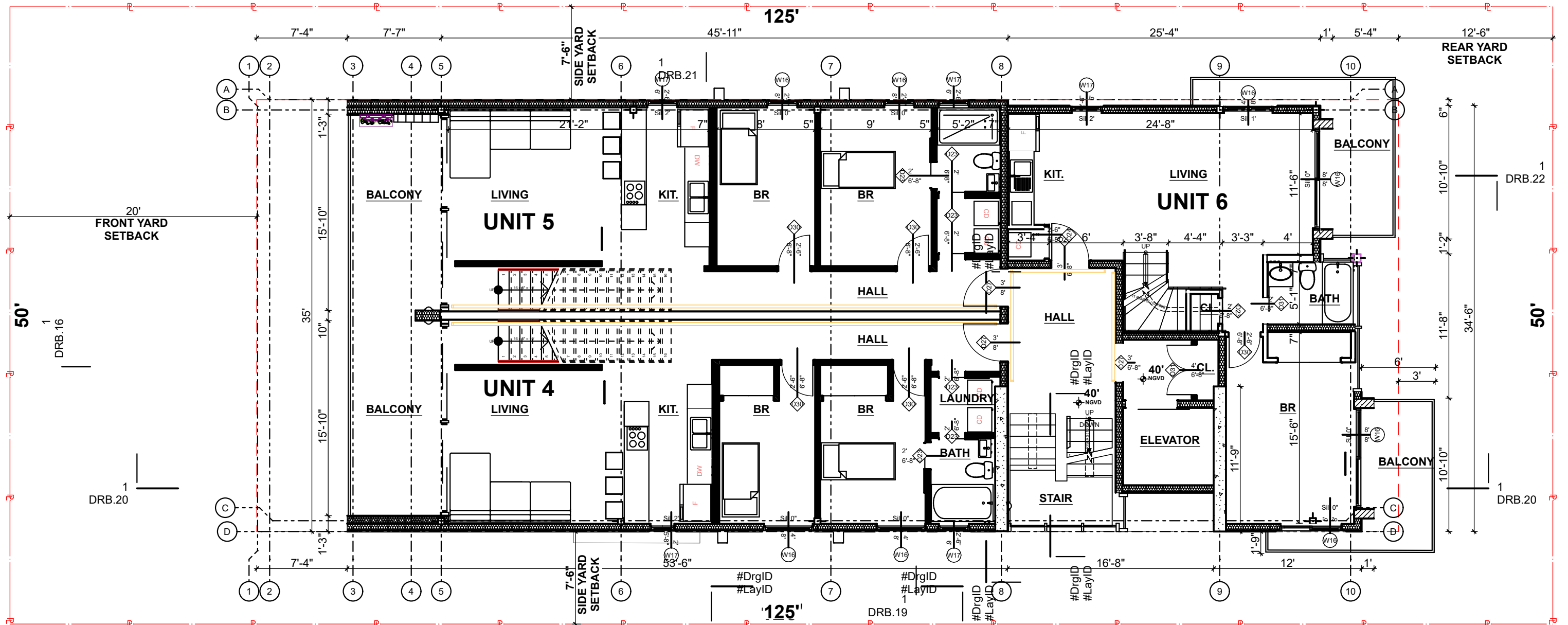
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SECOND FLOOR LEVEL

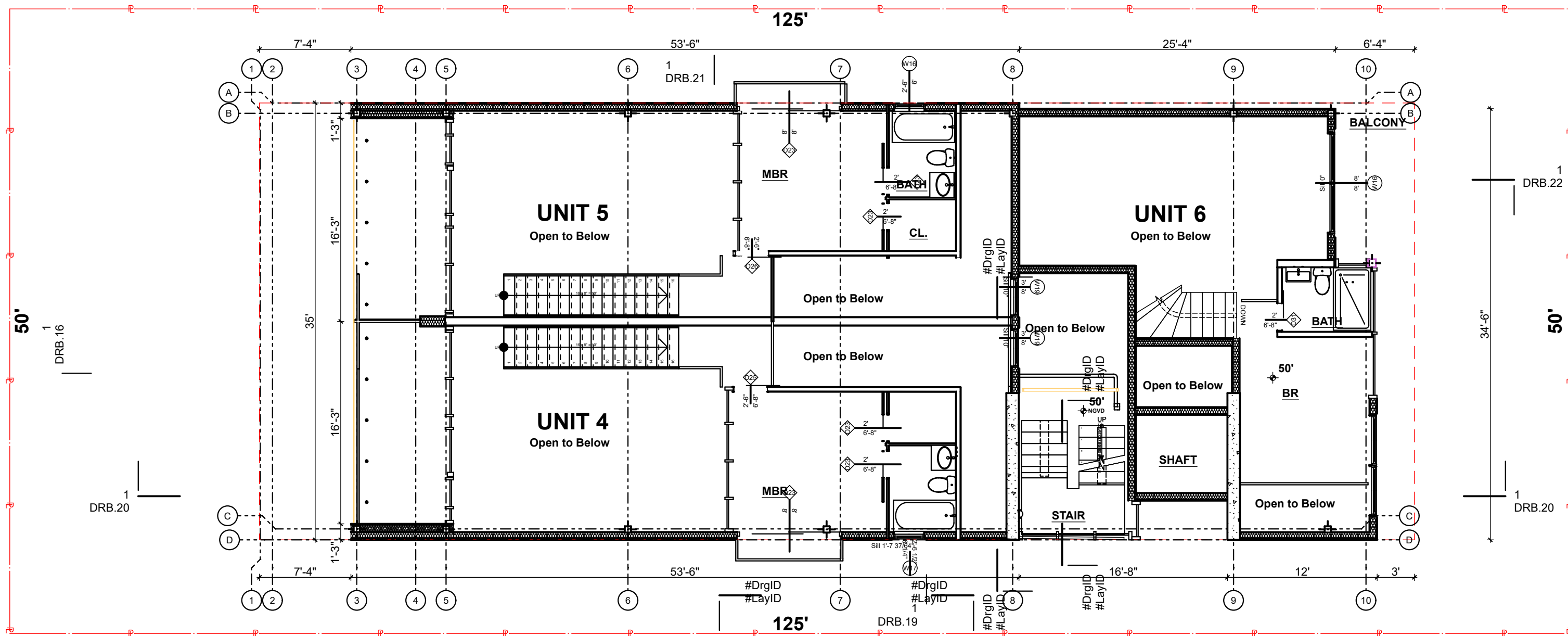
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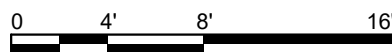


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SECOND FLOOR MEZZ. LEVEL

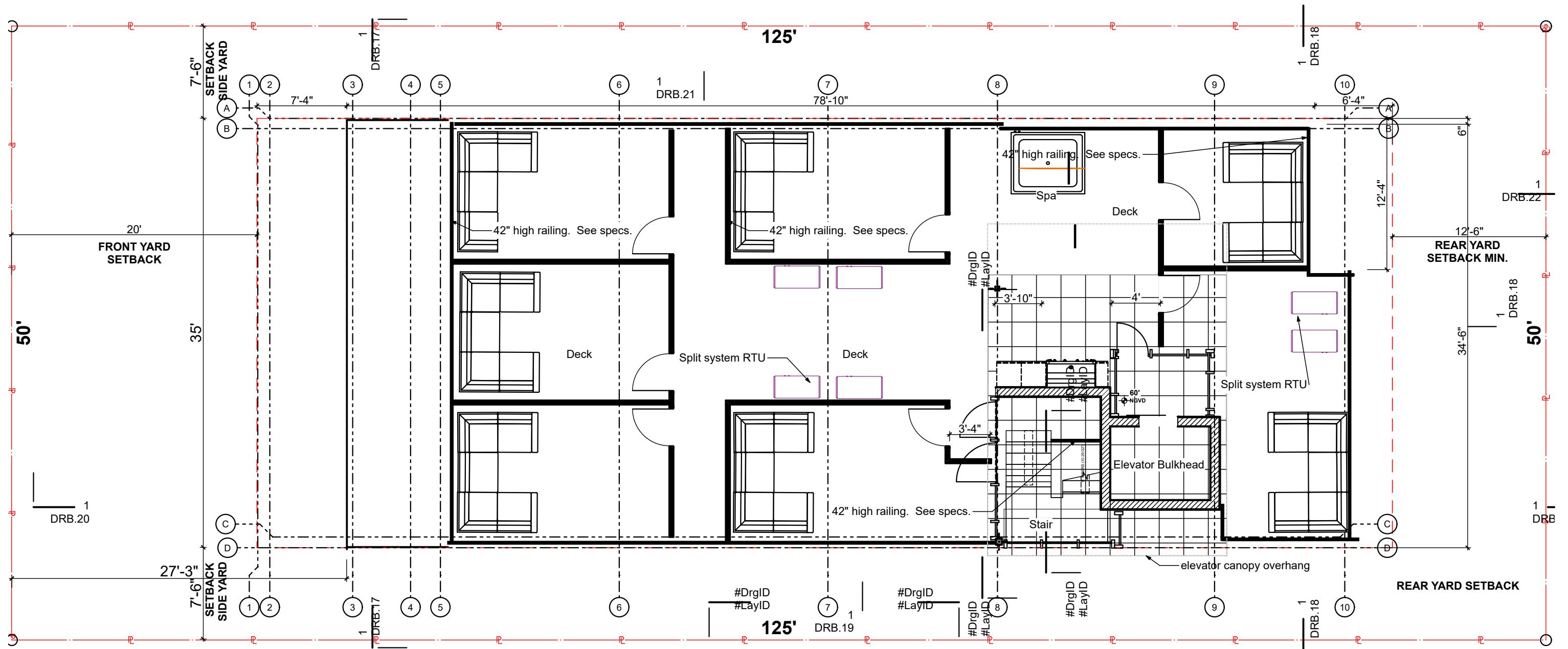
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ROOF PLAN

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Subject Property



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NEIGHBORING ELEVATION

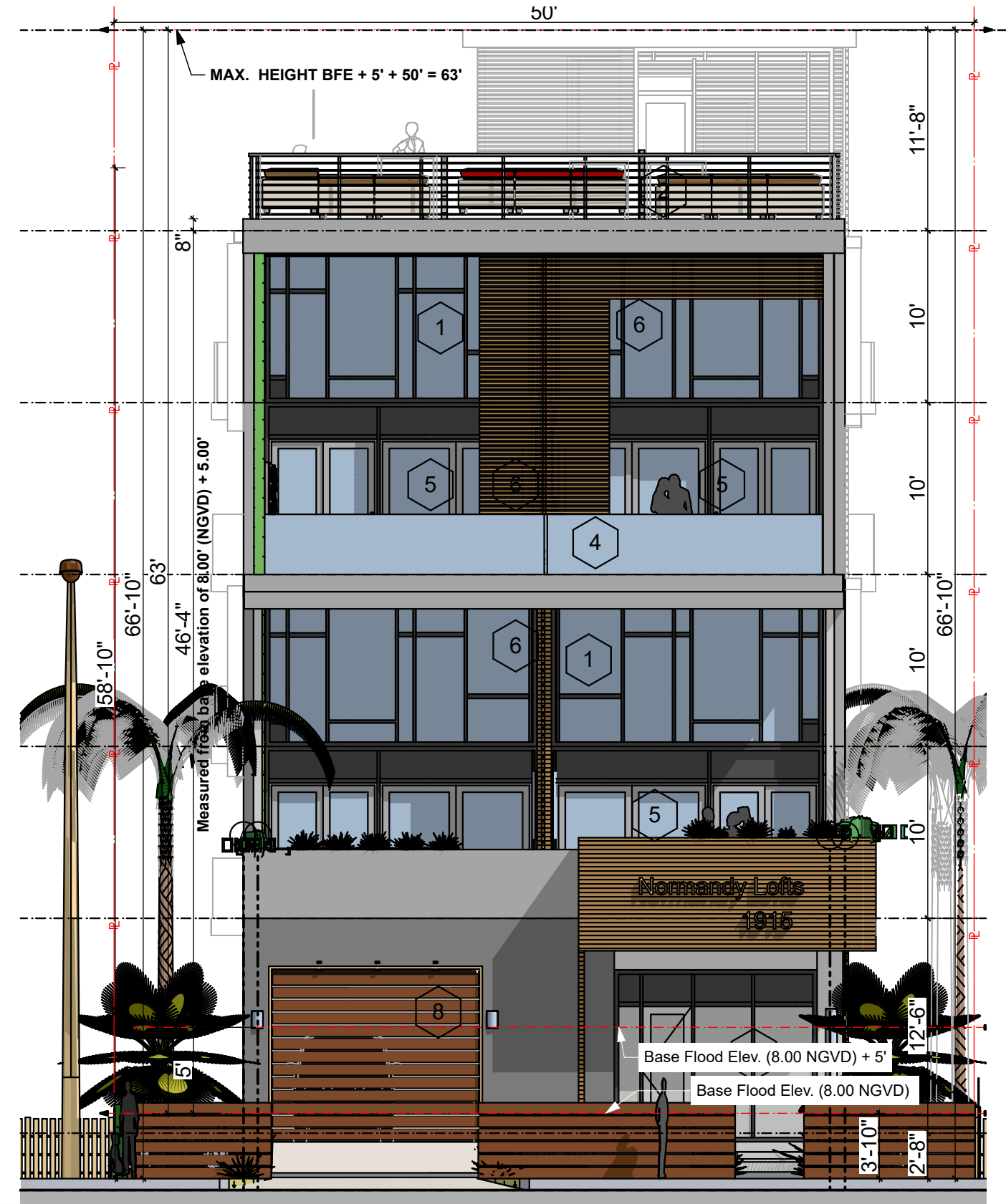
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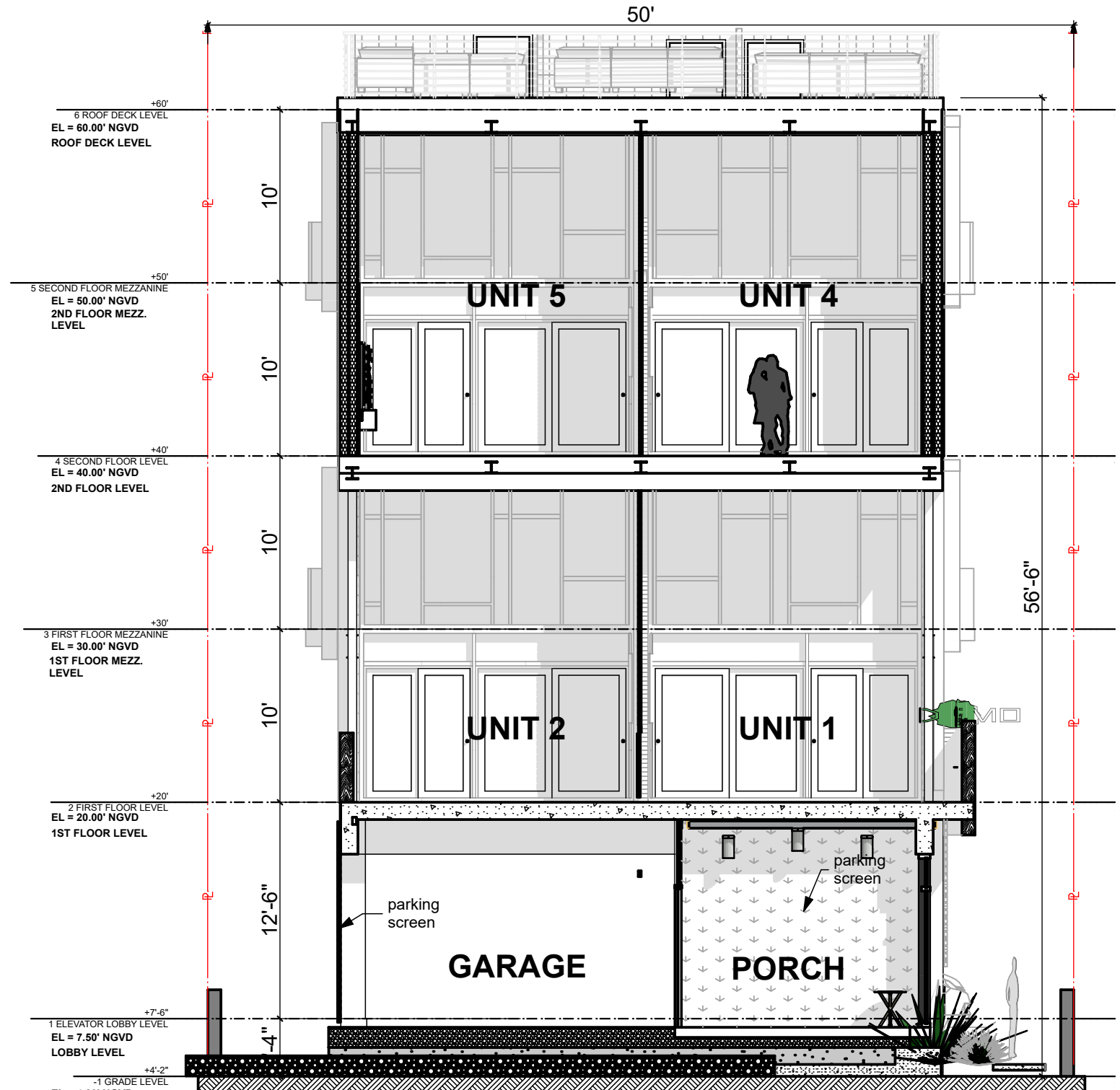


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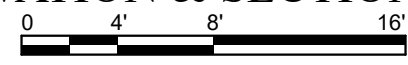
KEY NOTES

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.
4. 42" HIGH GLASS RAILING.
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

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



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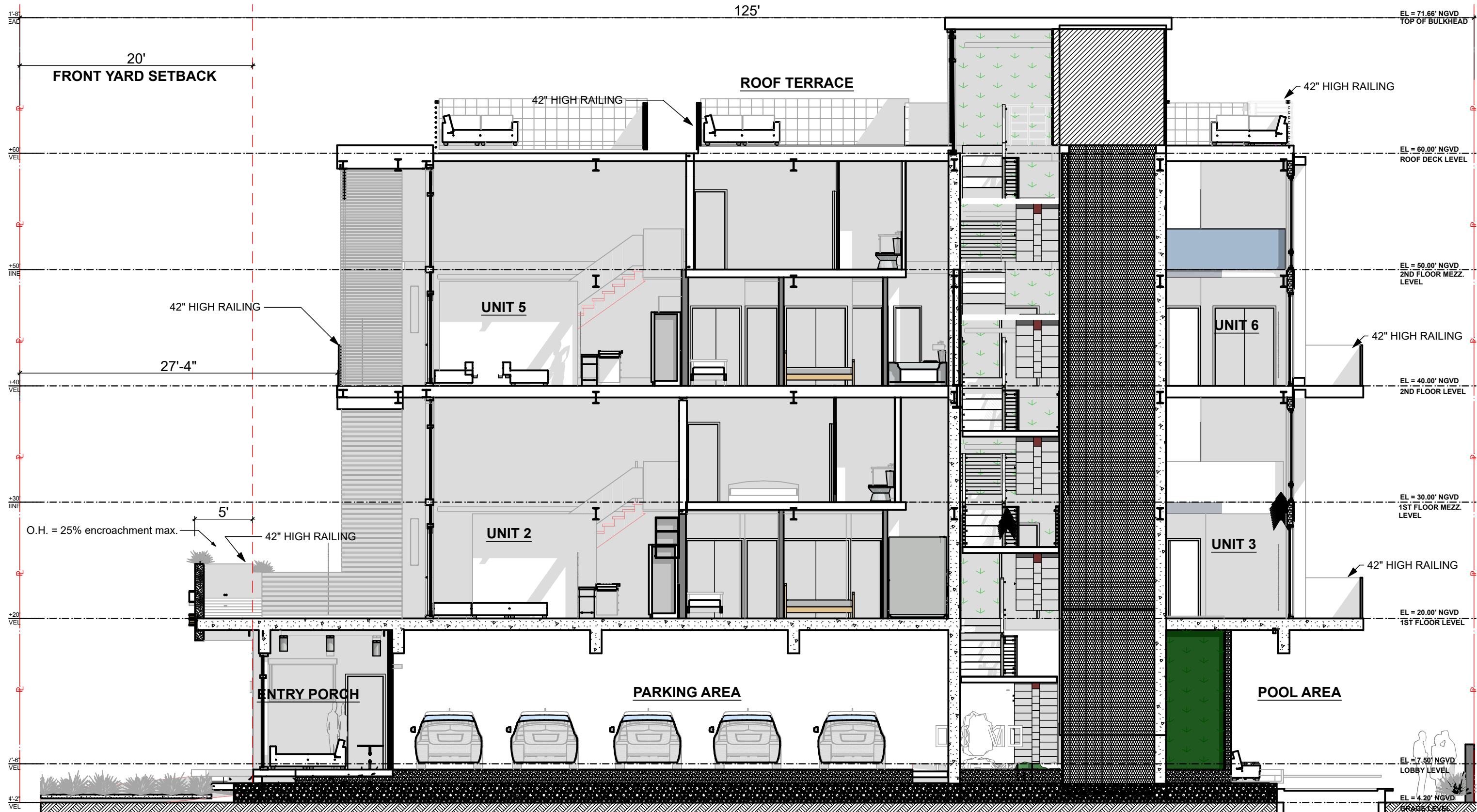
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EAST ELEVATION
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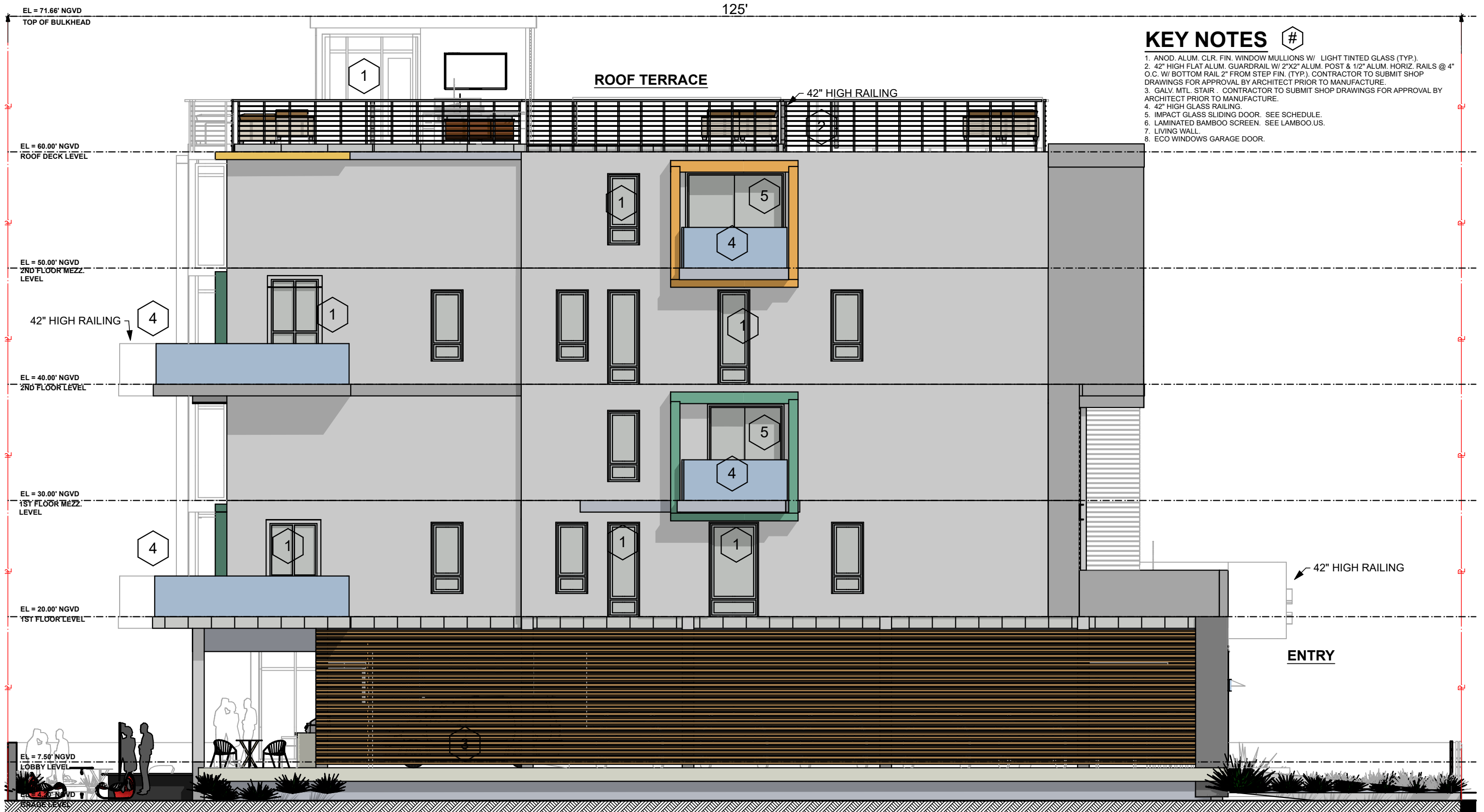
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EAST SECTION
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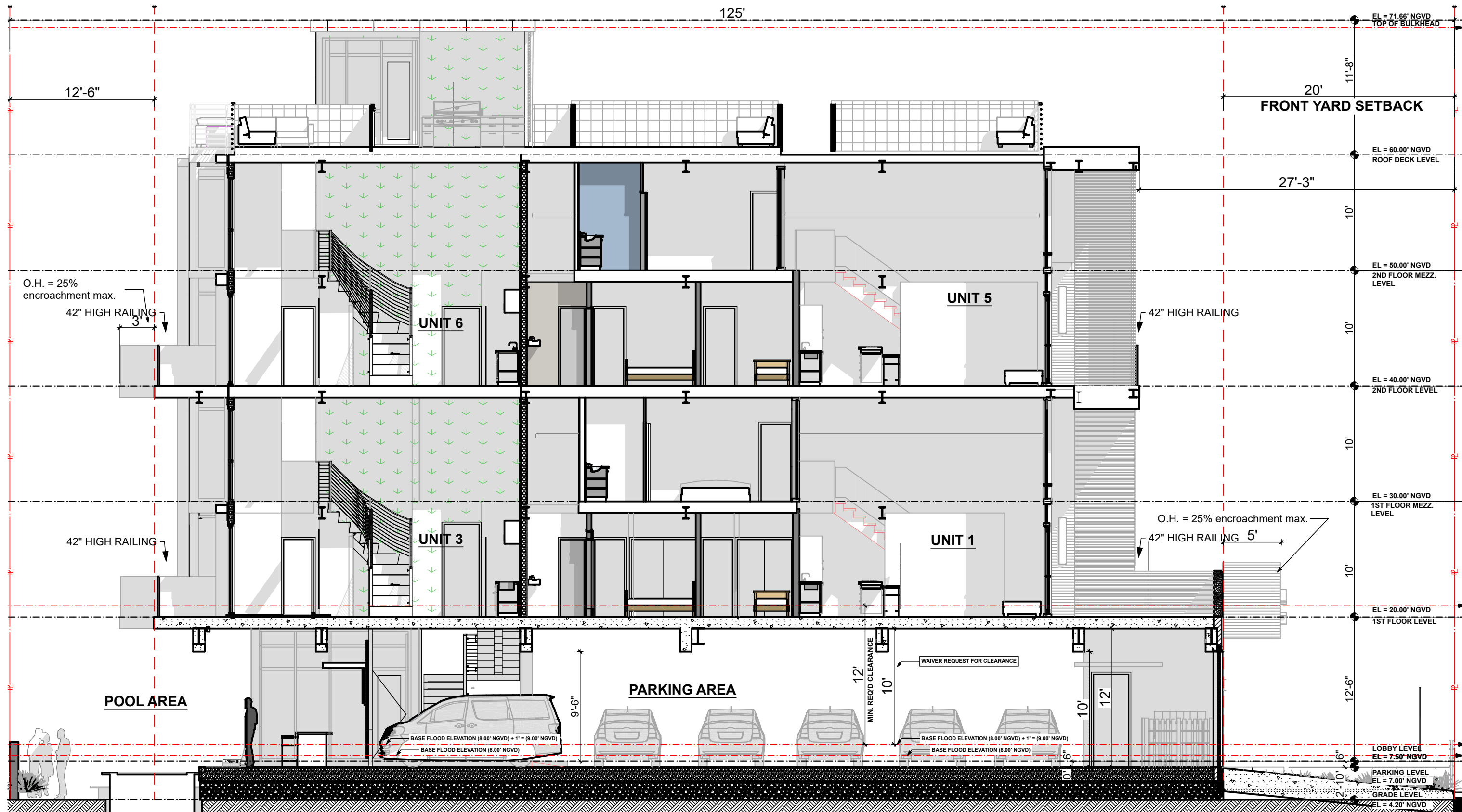
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WEST ELEVATION
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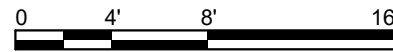


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WEST SECTION

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

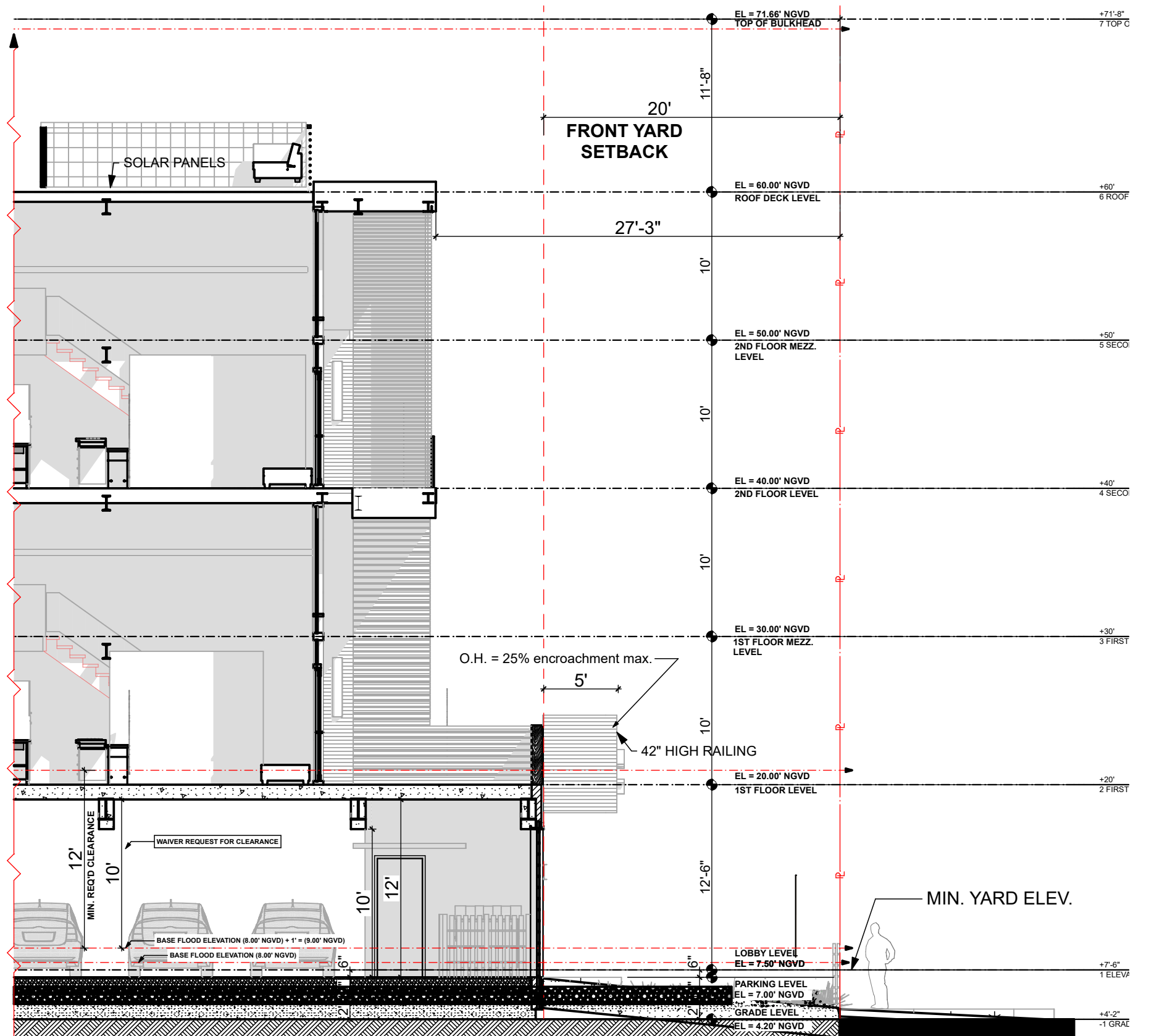
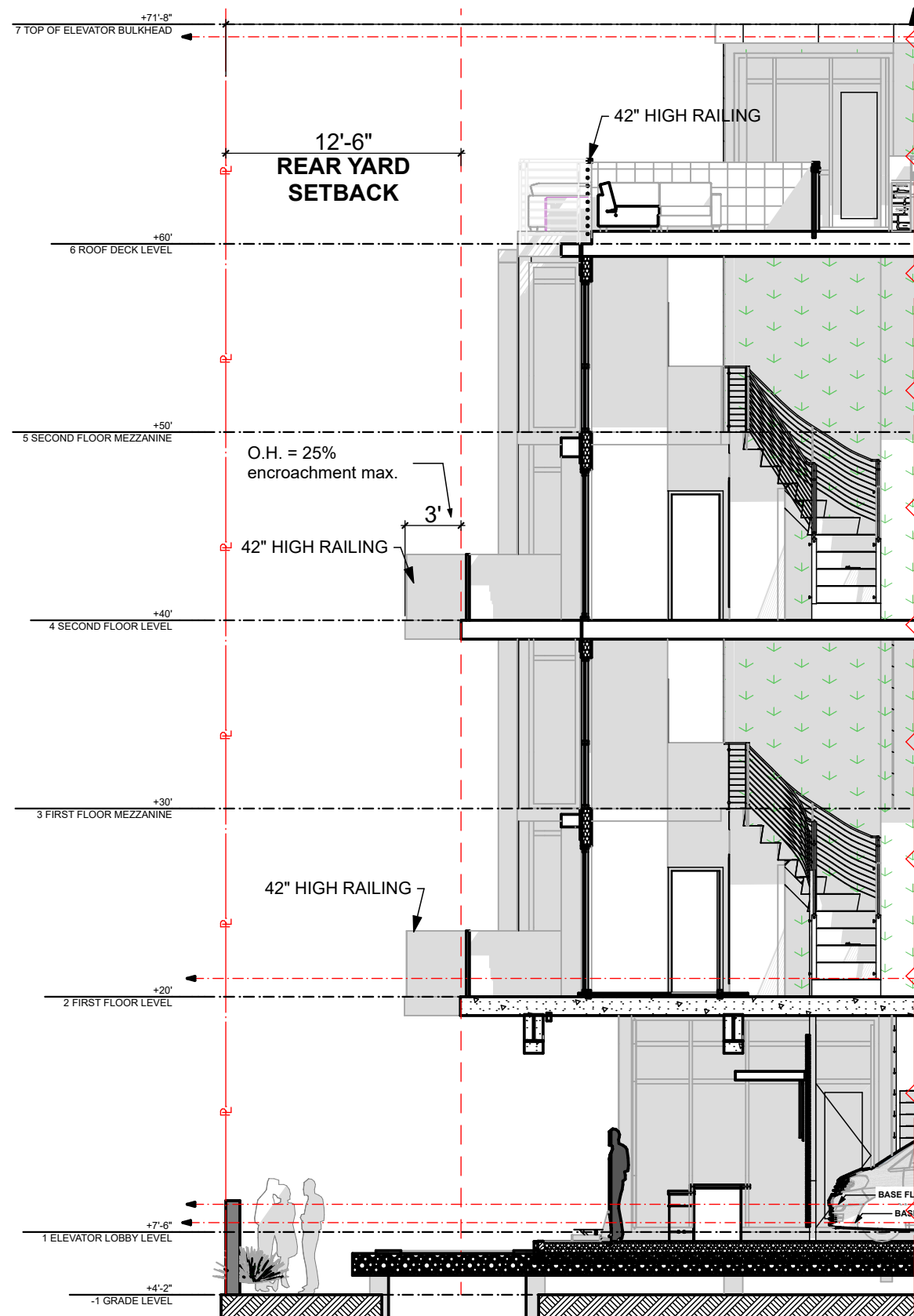


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YARD SECTIONS

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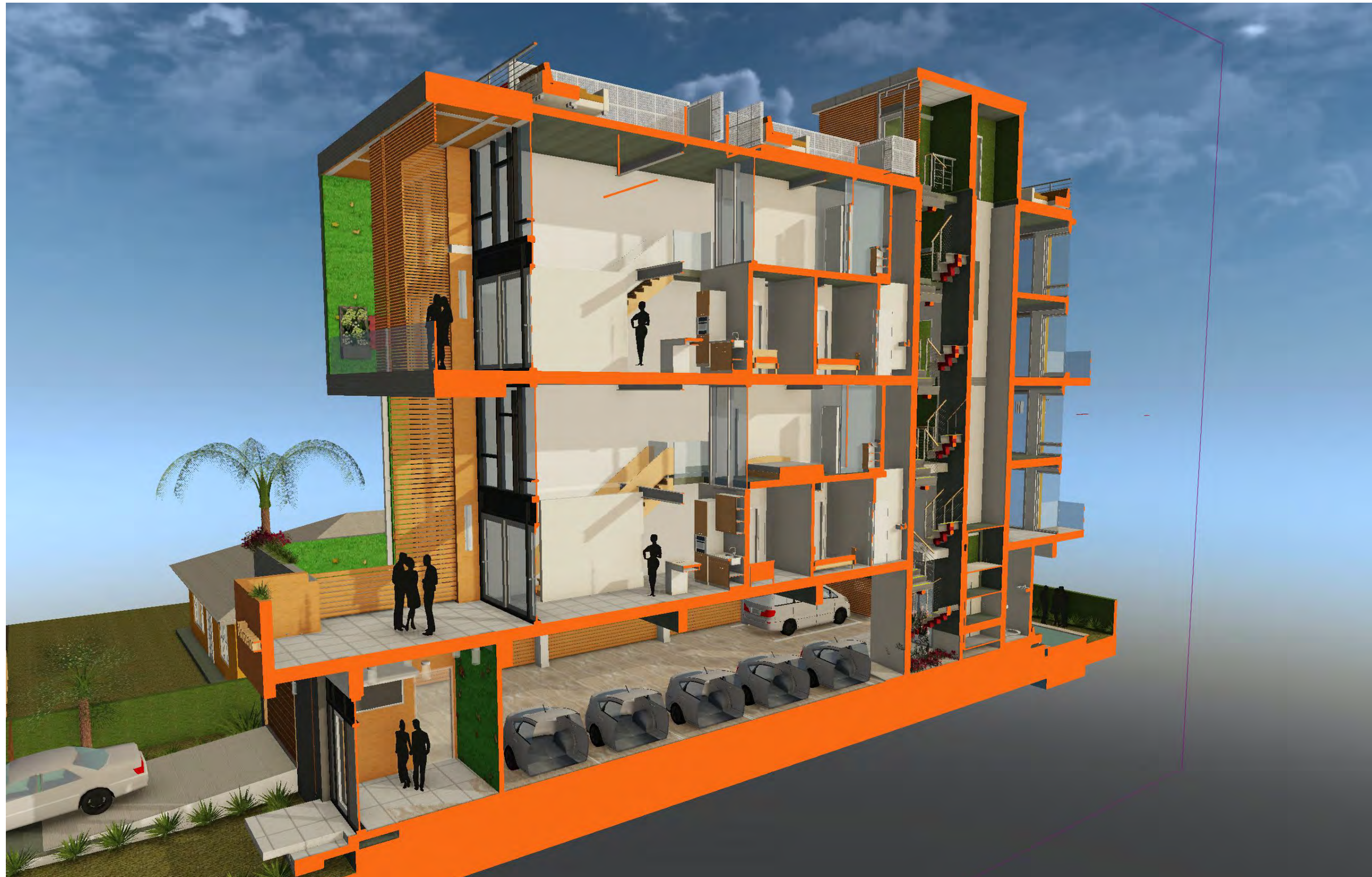
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Porch View



Porch View



Pool Lounge View



Pool Lounge View



SW View



SE View



NE View



NW View

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View of Unit 6 Living Area



Living Wall



View of Elevator Lobby



View of Unit 1 Living Area



View of Garage Entry

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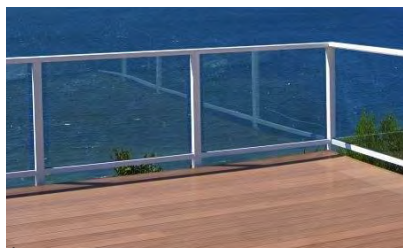
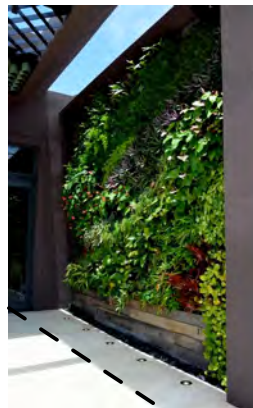


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SW 7073
Network Gray

SW 7076
Cyberspace

**ECO-Guard Series
E850-16**

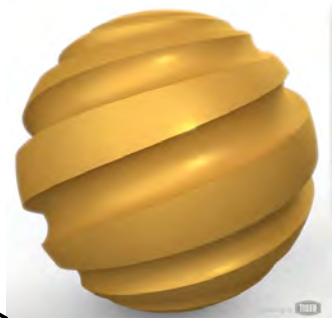


SW 7071
Gray Screen

SW 7006
Extra White



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



138/90420
Deore 3806
Metallic Smooth / Semi Gloss



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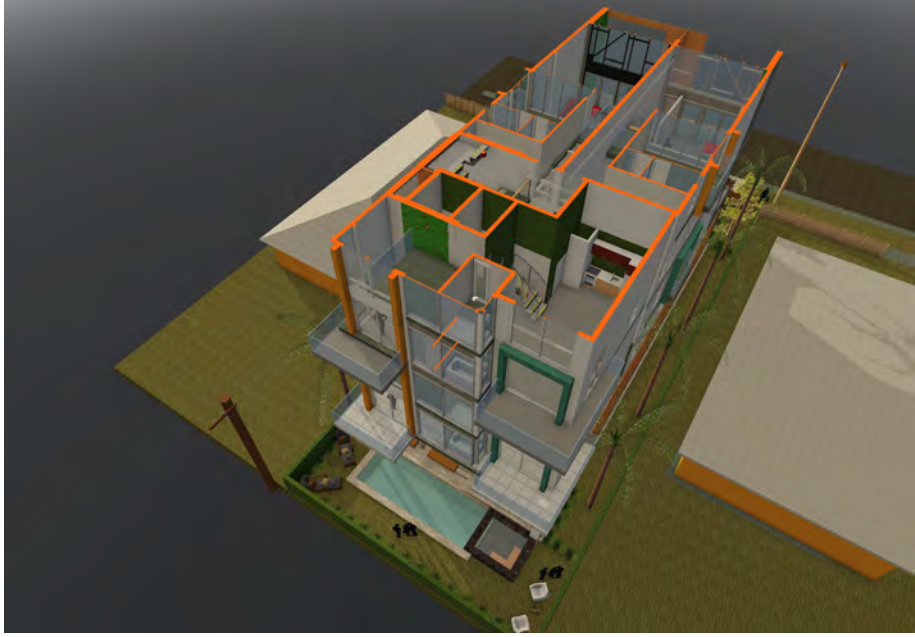
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Front Yard View



Front Yard View



Rear Yard View



Rear Yard View



Roof Terrace Front View



Roof Terrace Rear View

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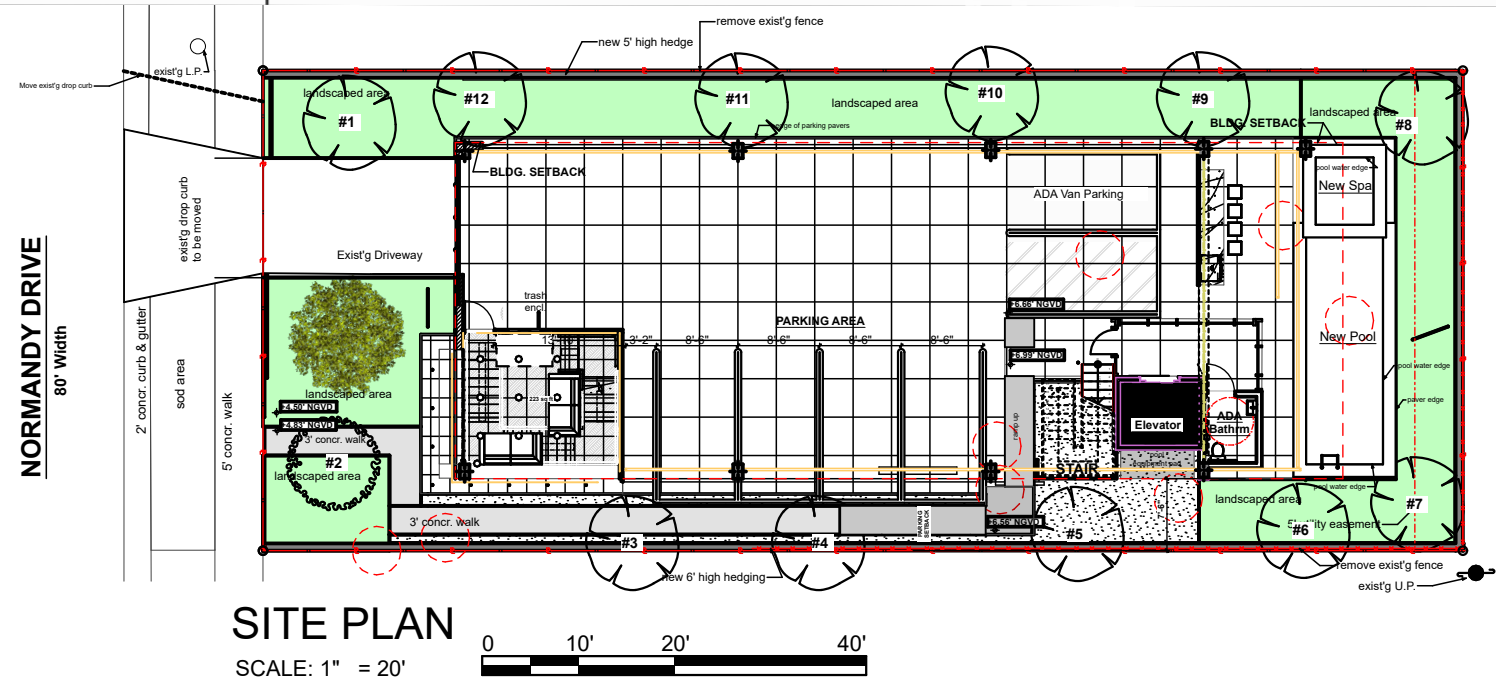
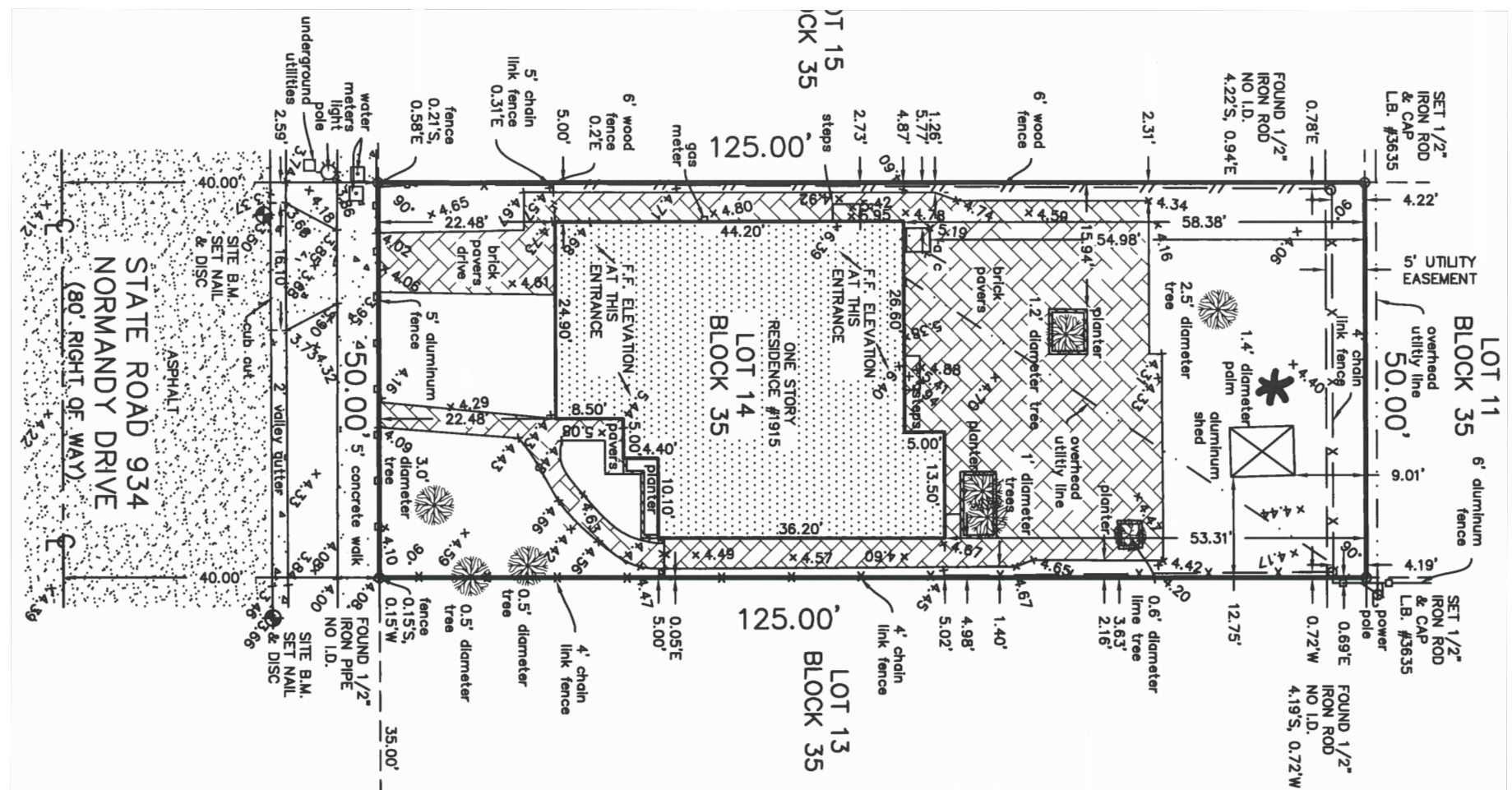
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



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LEGEND & SYMBOLS

-  Exist'g tree to remain & be protected. See Landscape Plan.
-  Exist'g tree to be removed.
-  New tree. See Landscape Plan.
-  New Sod. See Landscape Plan.

TREE DISPOSITION

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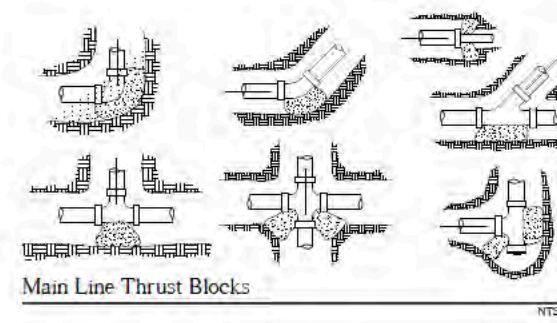
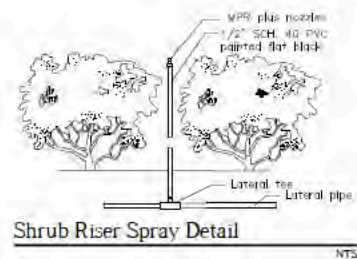
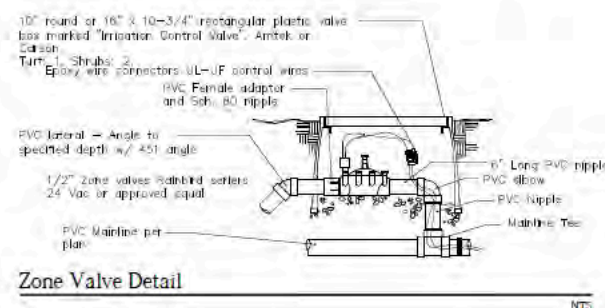
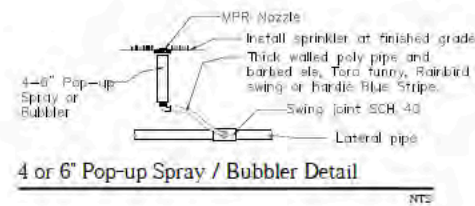
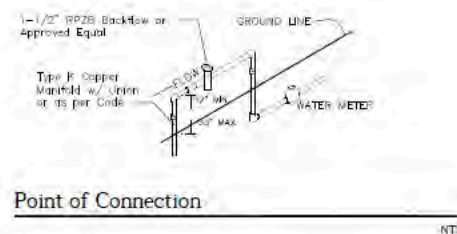
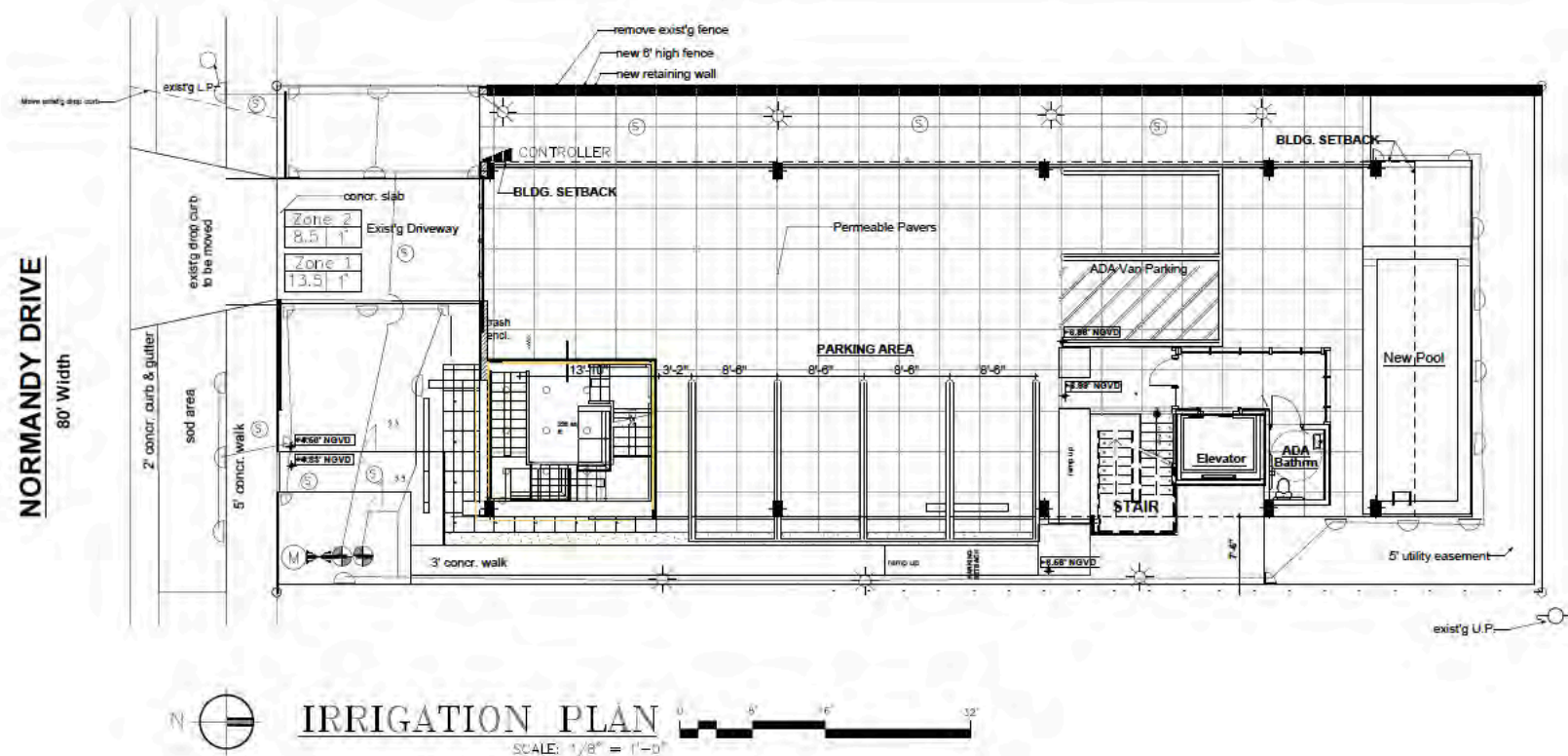
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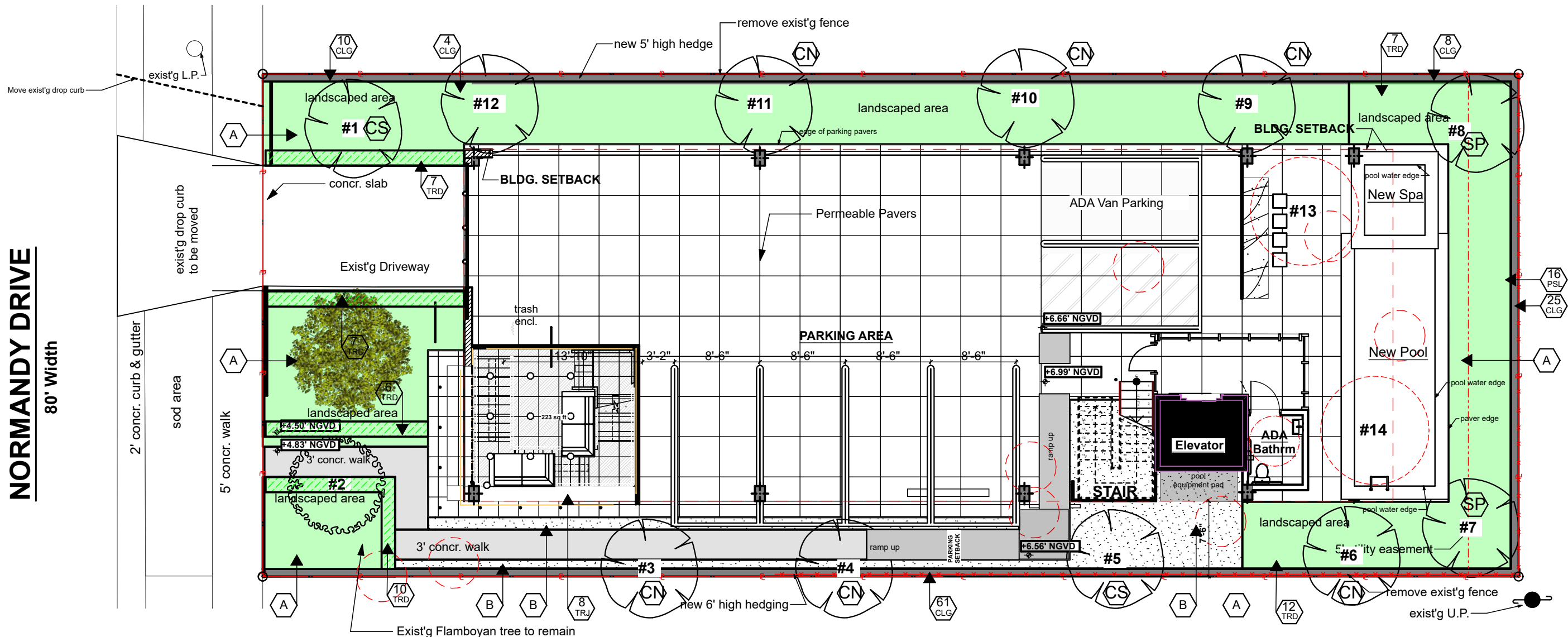
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LEGEND & SYMBOLS

- # Exist'g tree to remain & protected. See Disposition Schedule.
- # Exist'g tree to be removed. See Disposition Schedule.
- New tree. See Disposition Schedule.
- # ID New Foliage w/ ID & Count. See Plant List Schedule.
- New Sod. See Plant List Schedule.
- A EMPIRE TURF ZOYSIA GRASS- OVER 2" TOPSOIL BED. SEE PLANT LIST SCHED.
- B 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC.

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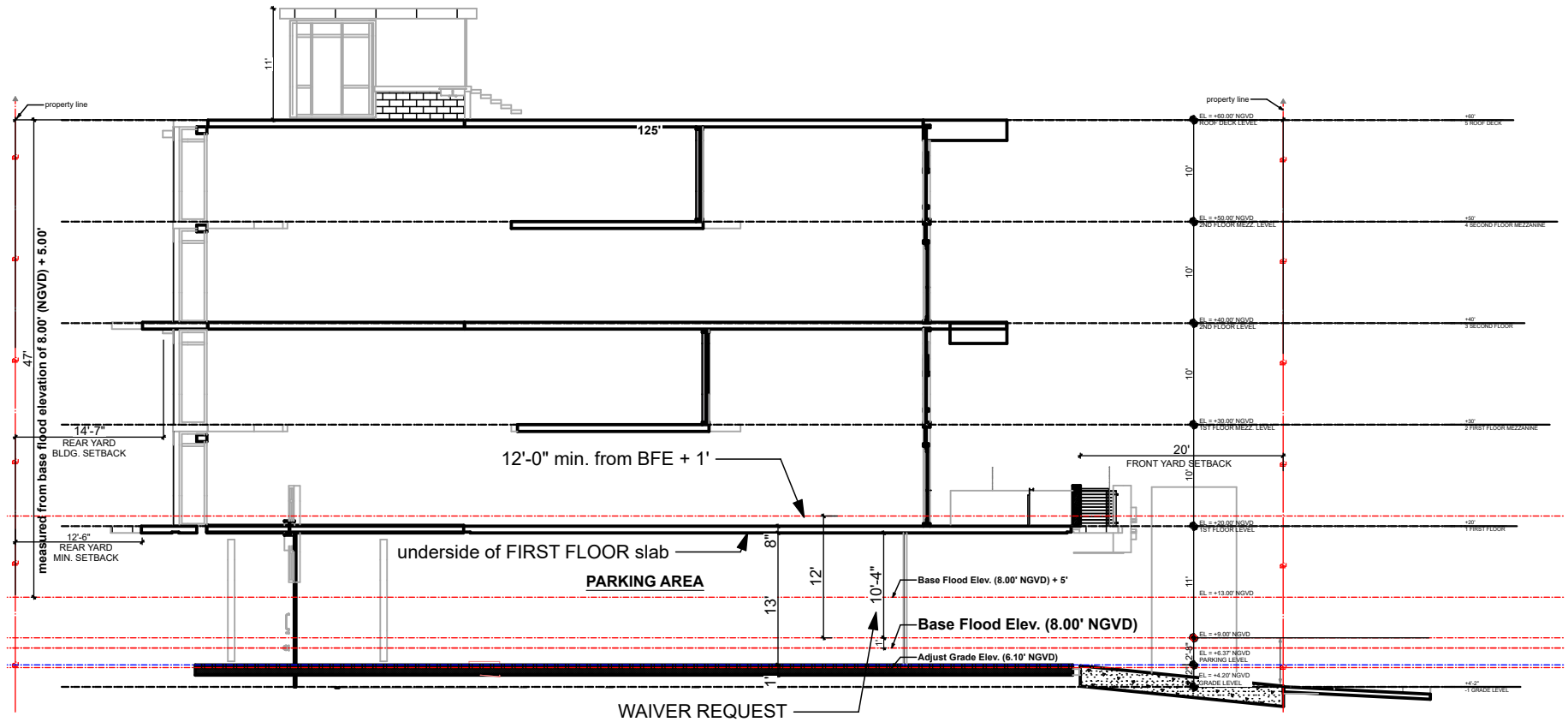
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Landscape Plan
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WAIVER DIAGRAM

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