



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

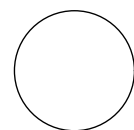
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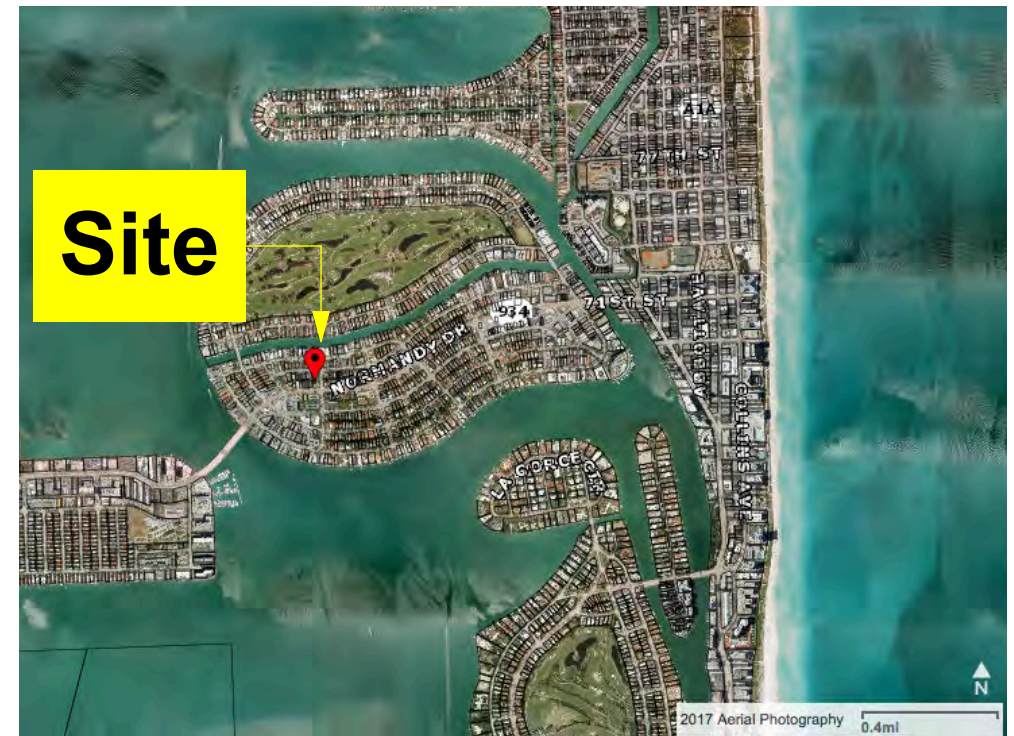
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1/2 MILE RADIUS AERIAL

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:		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			

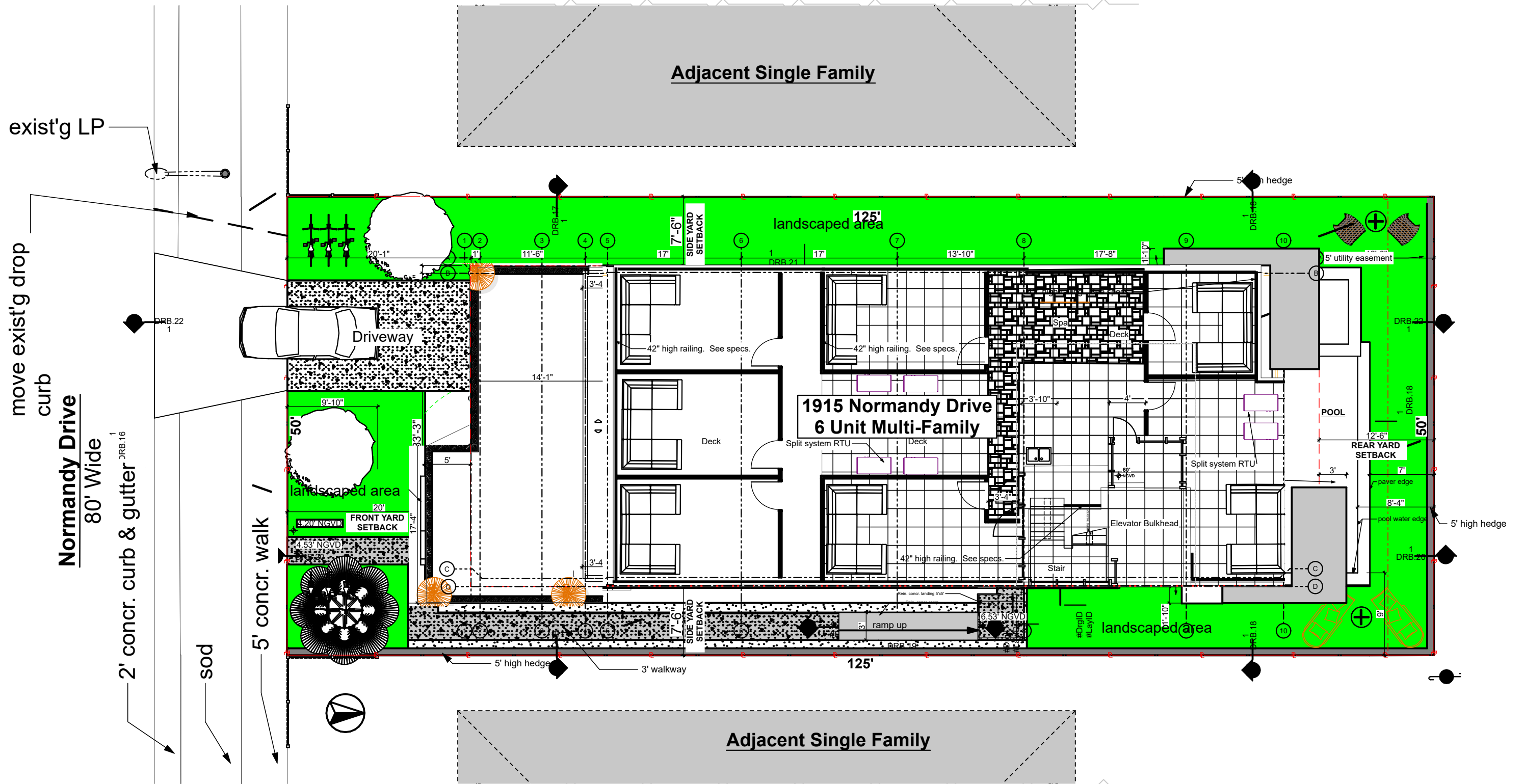
Notes:

If not applicable write N/A

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







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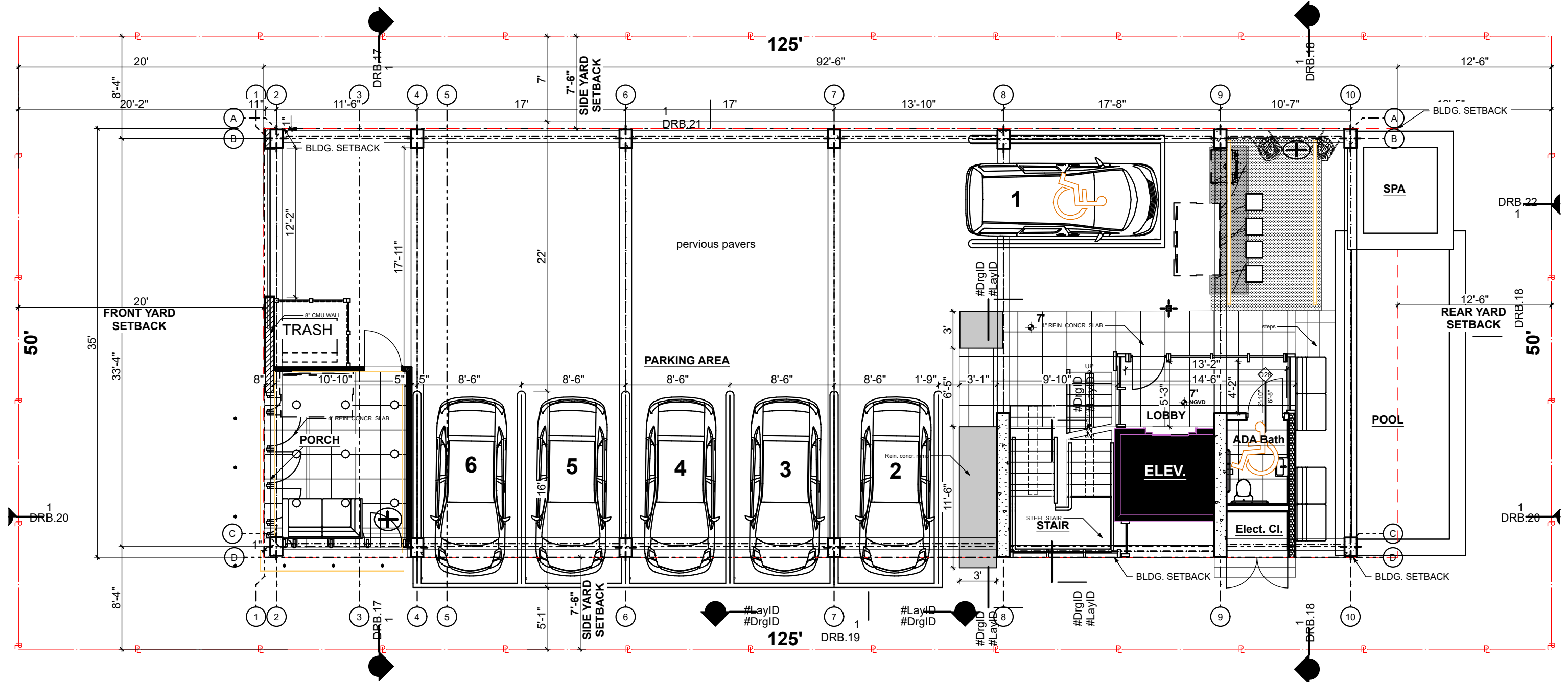
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## ELEVATOR LOBBY LEVEL PLAN

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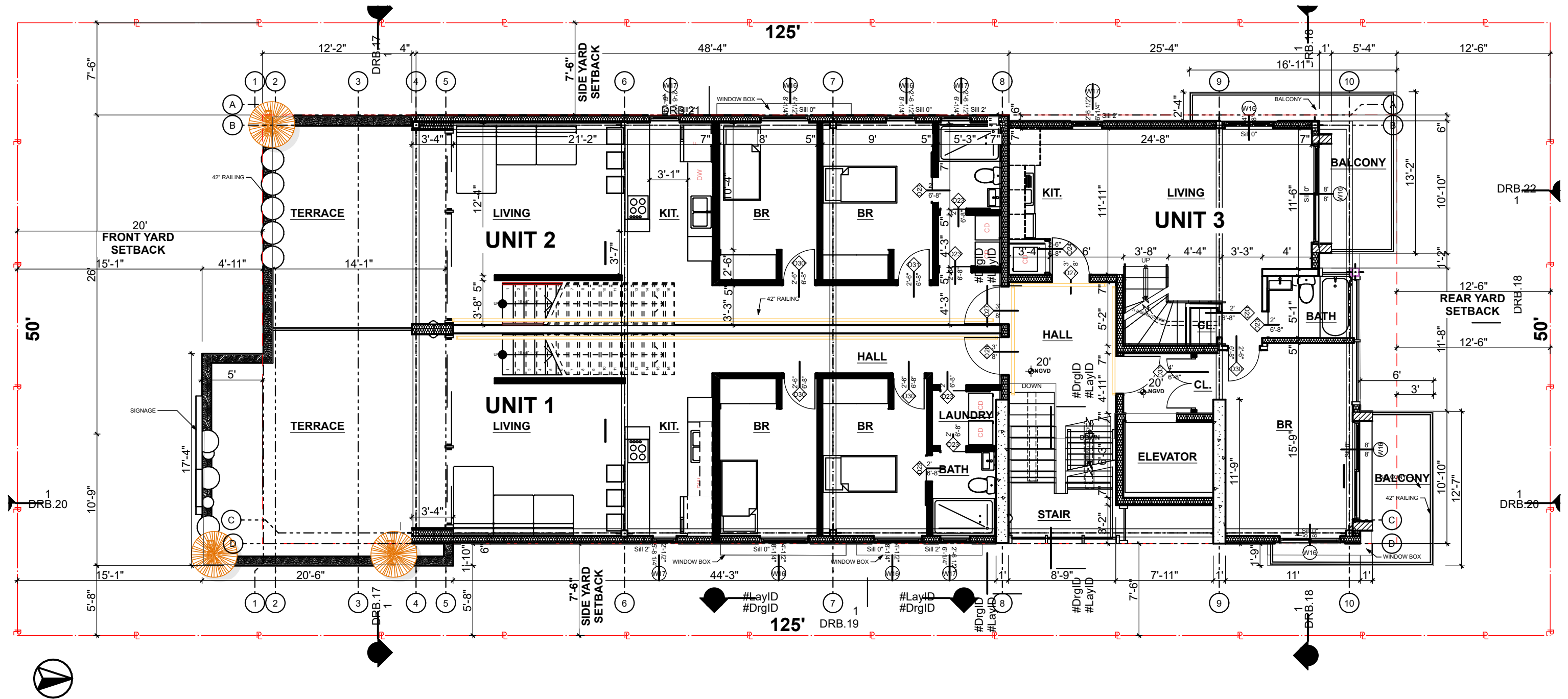
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## FIRST FLOOR LEVEL

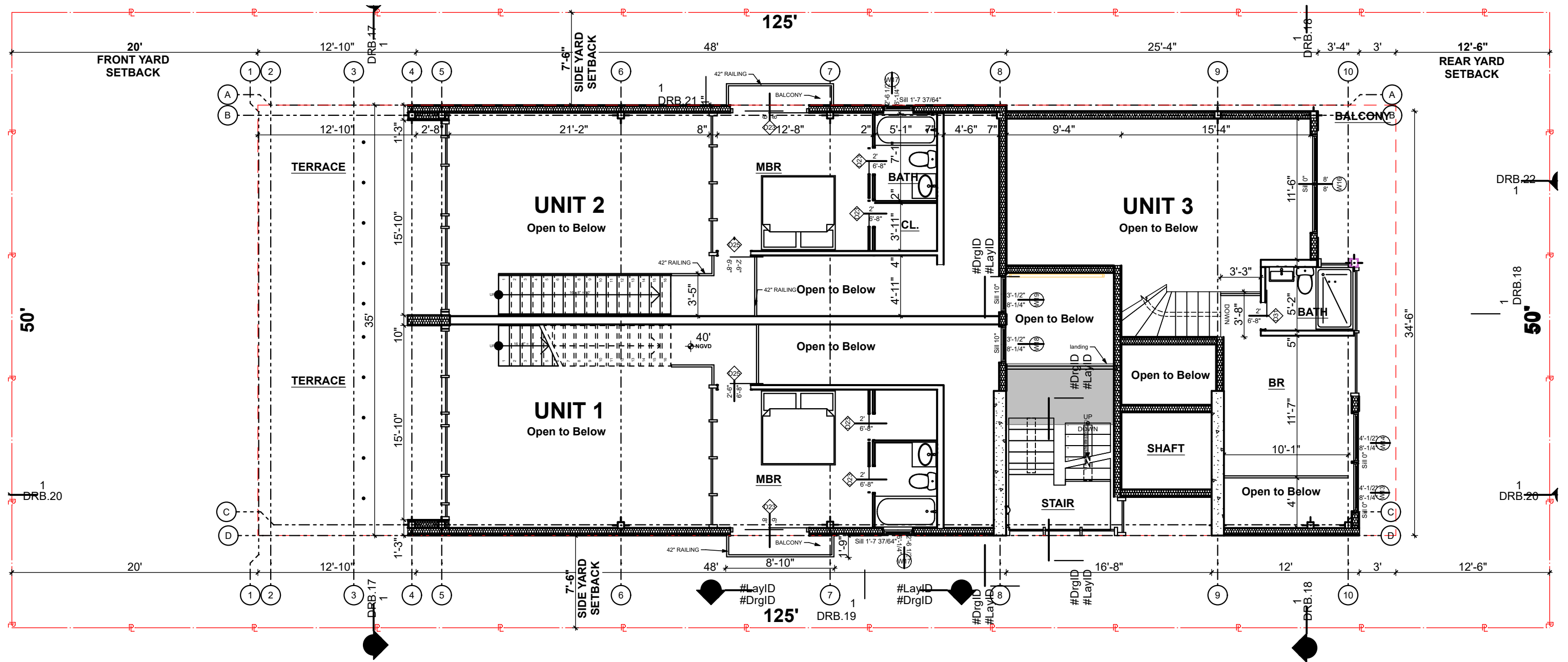
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## FIRST FLOOR MEZZ. LEVEL

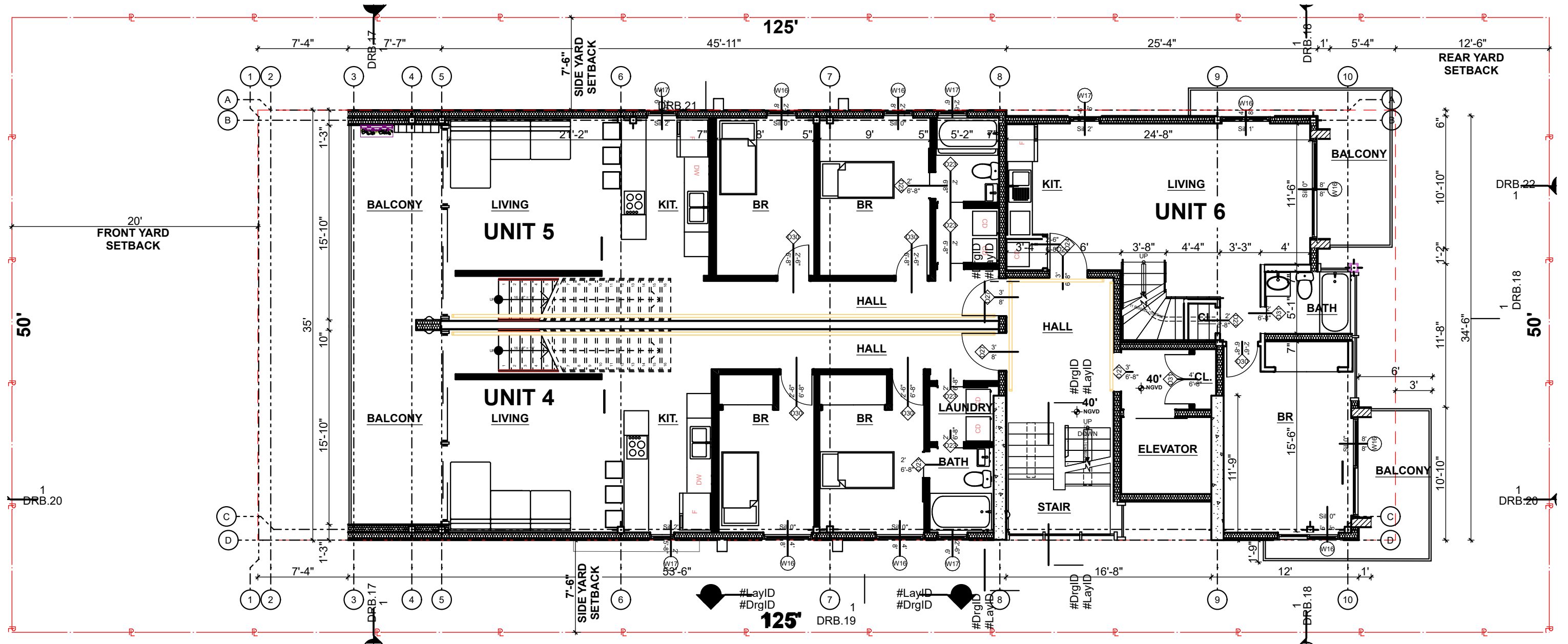
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## SECOND FLOOR LEVEL

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

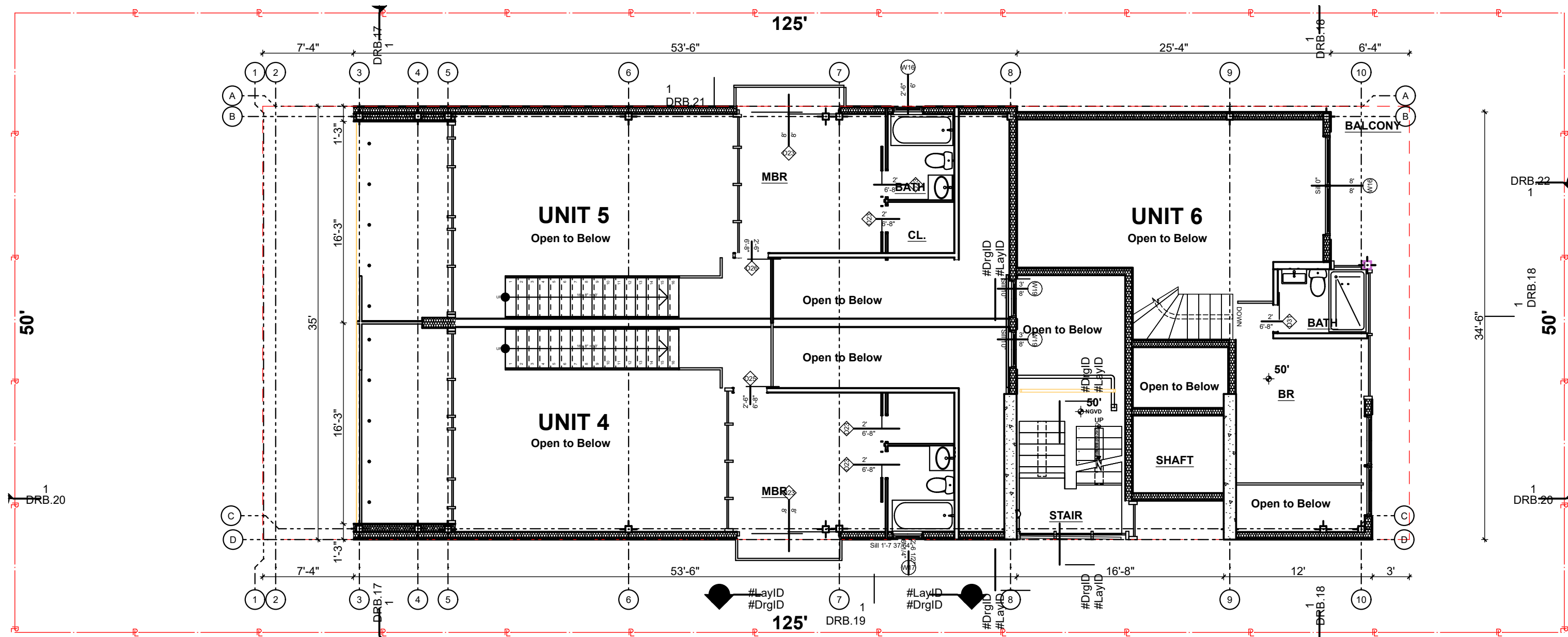
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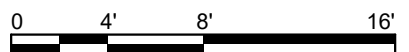


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## SECOND FLOOR MEZZ. LEVEL

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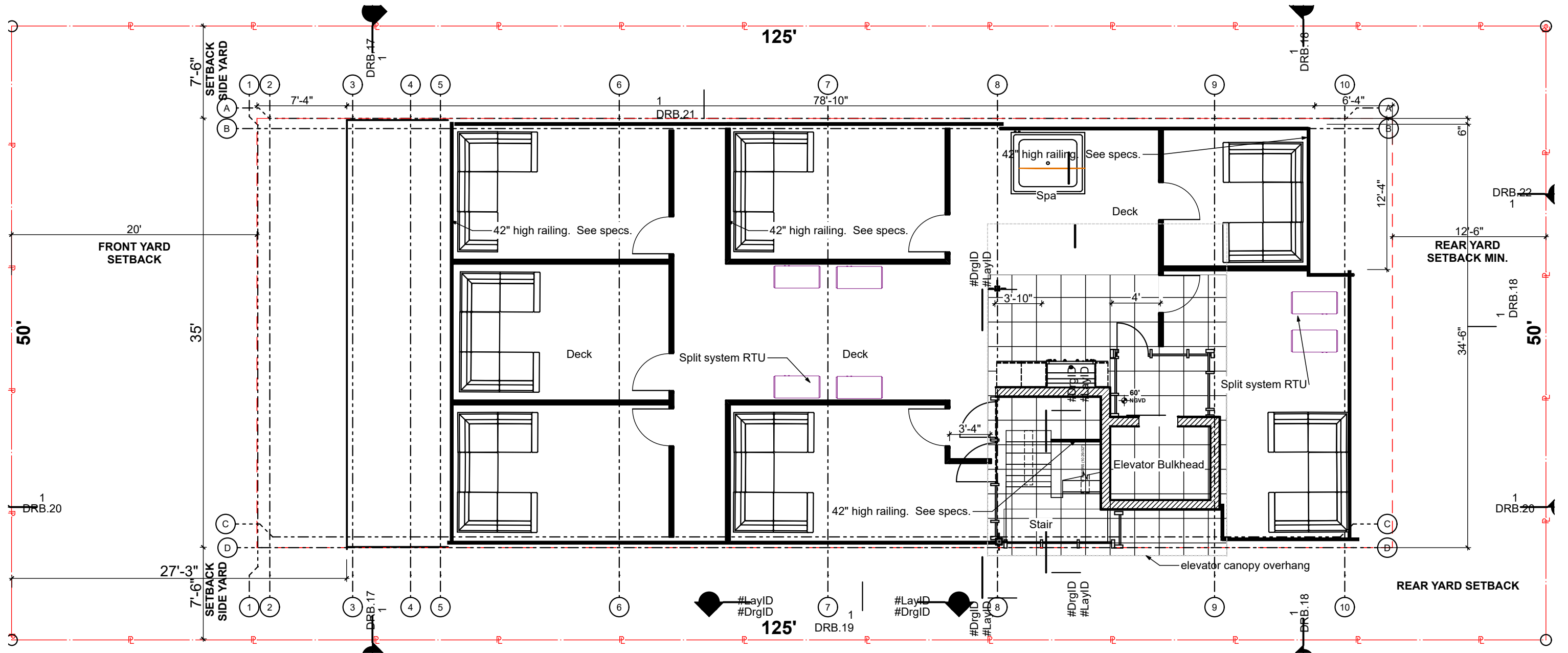


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SCALE: 1/8" = 1'-0"

0 4' 8' 16' **ROOF PLAN**

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# Subject Property



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## NEIGHBORING ELEVATION

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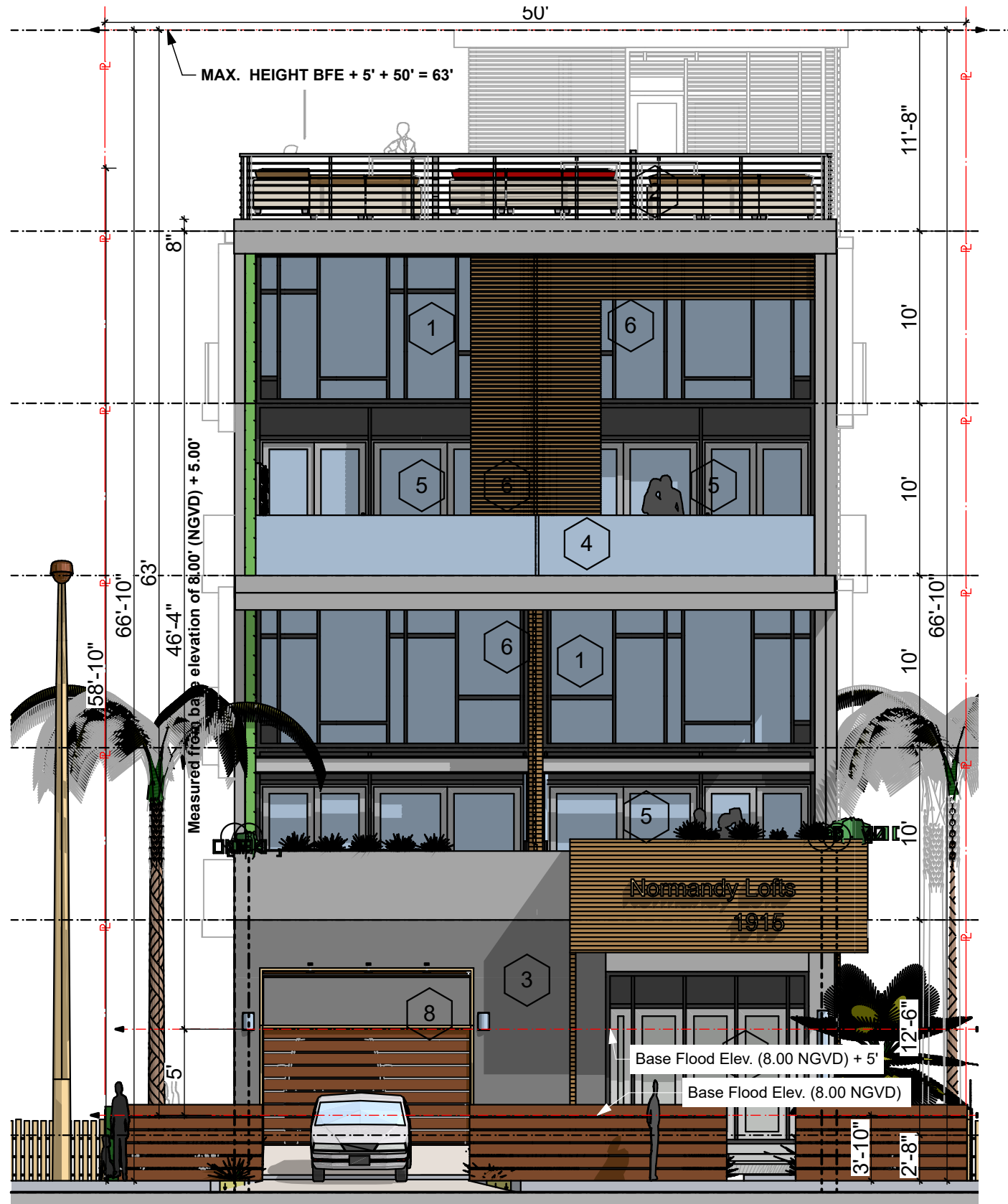
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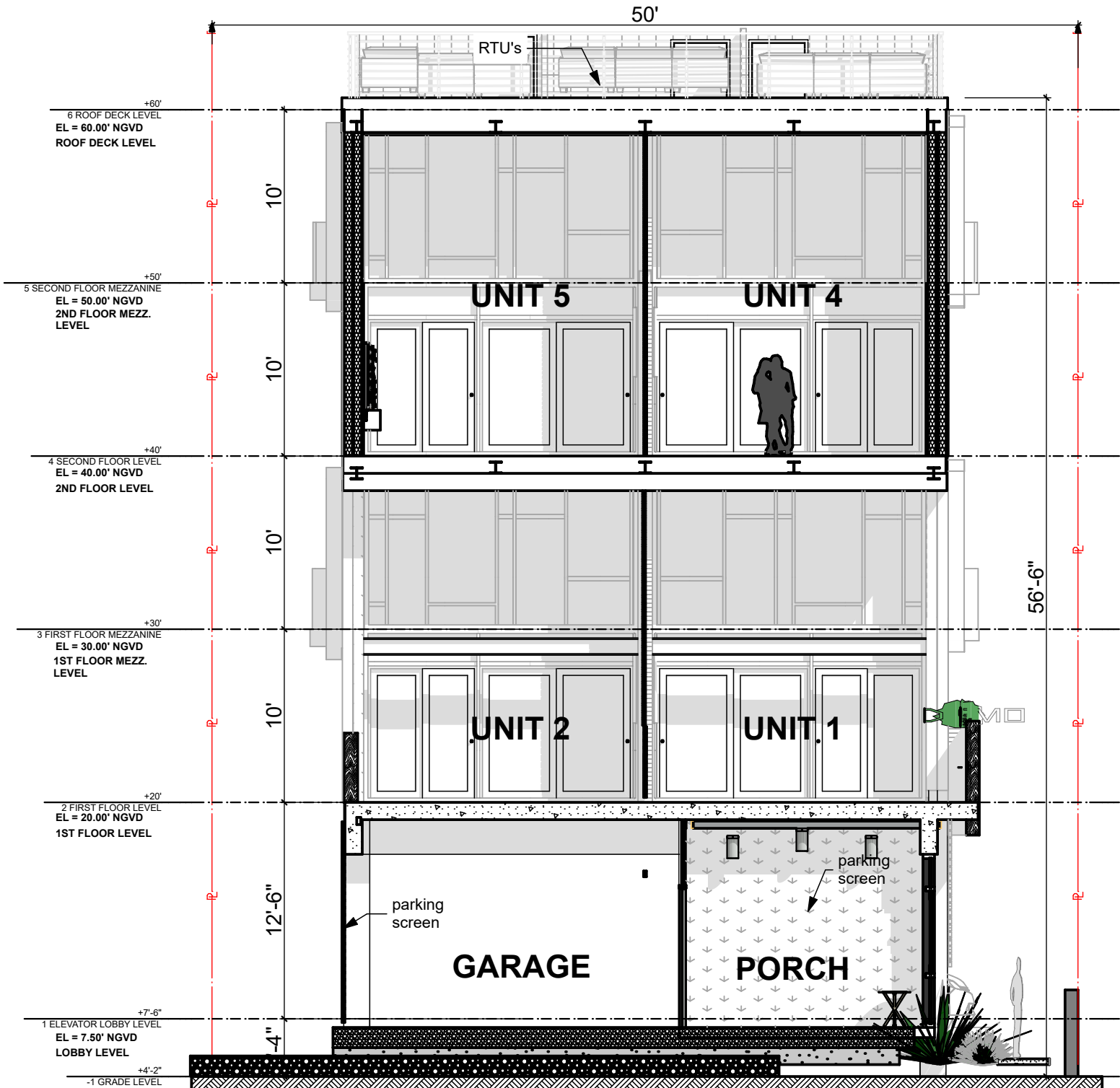




# KEY NOTES

#

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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DRB.17

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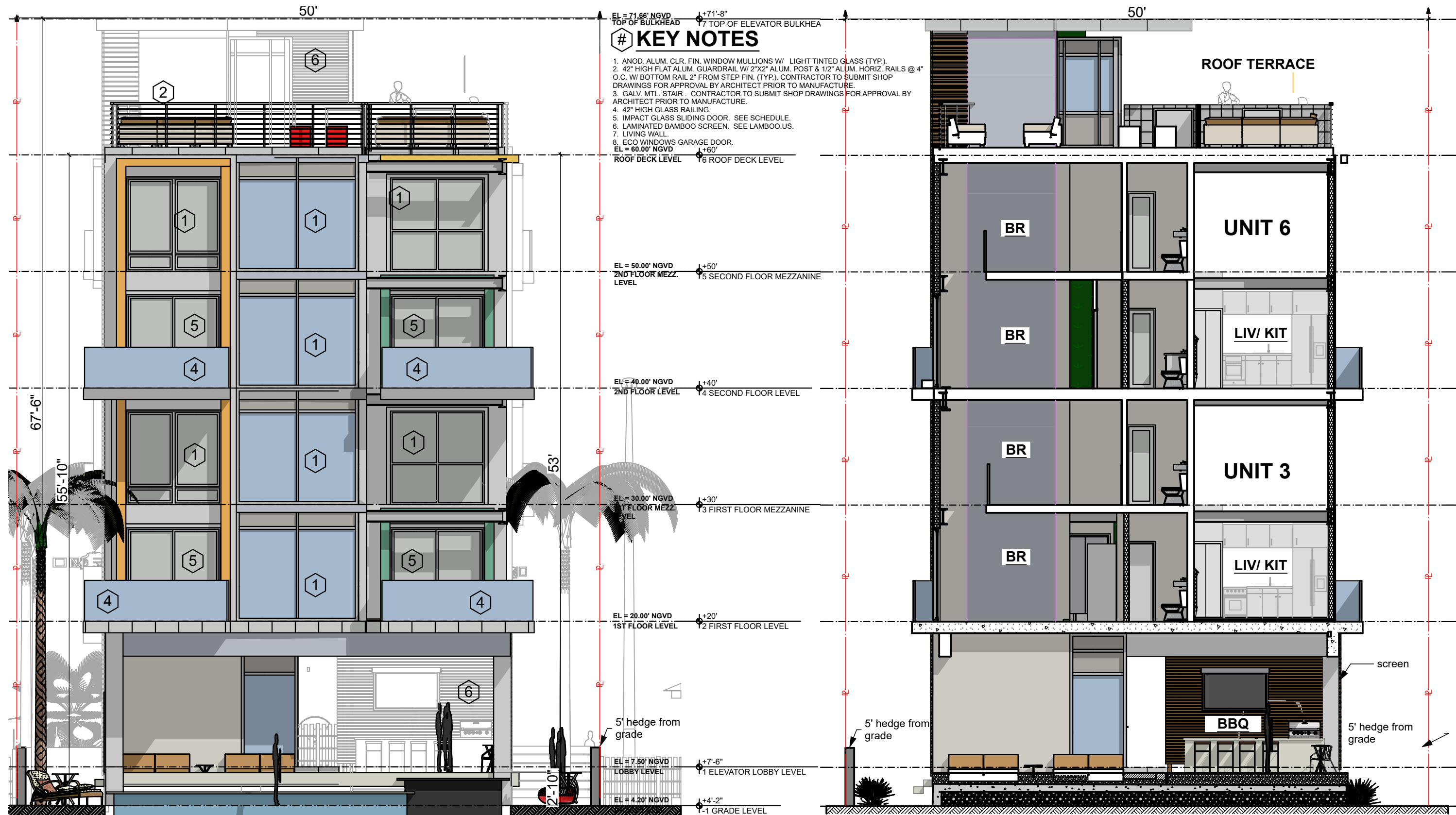
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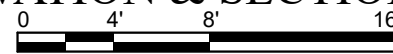
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## NORTH ELEVATION & SECTION

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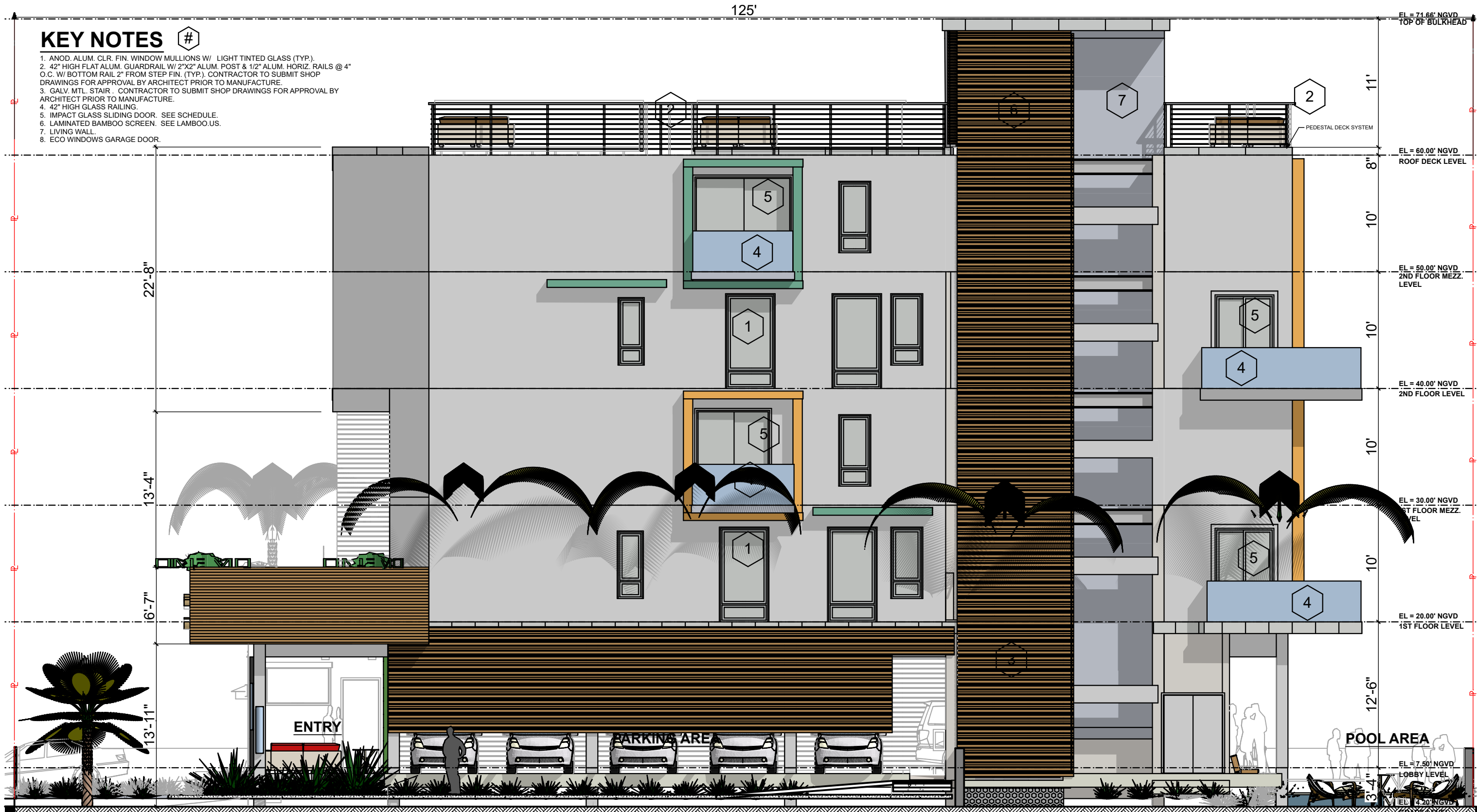
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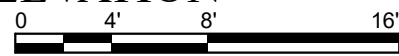


## KEY NOTES

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7. LIVING WALL.
8. ECO WINDOWS GARAGE DOOR.

## EAST ELEVATION

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



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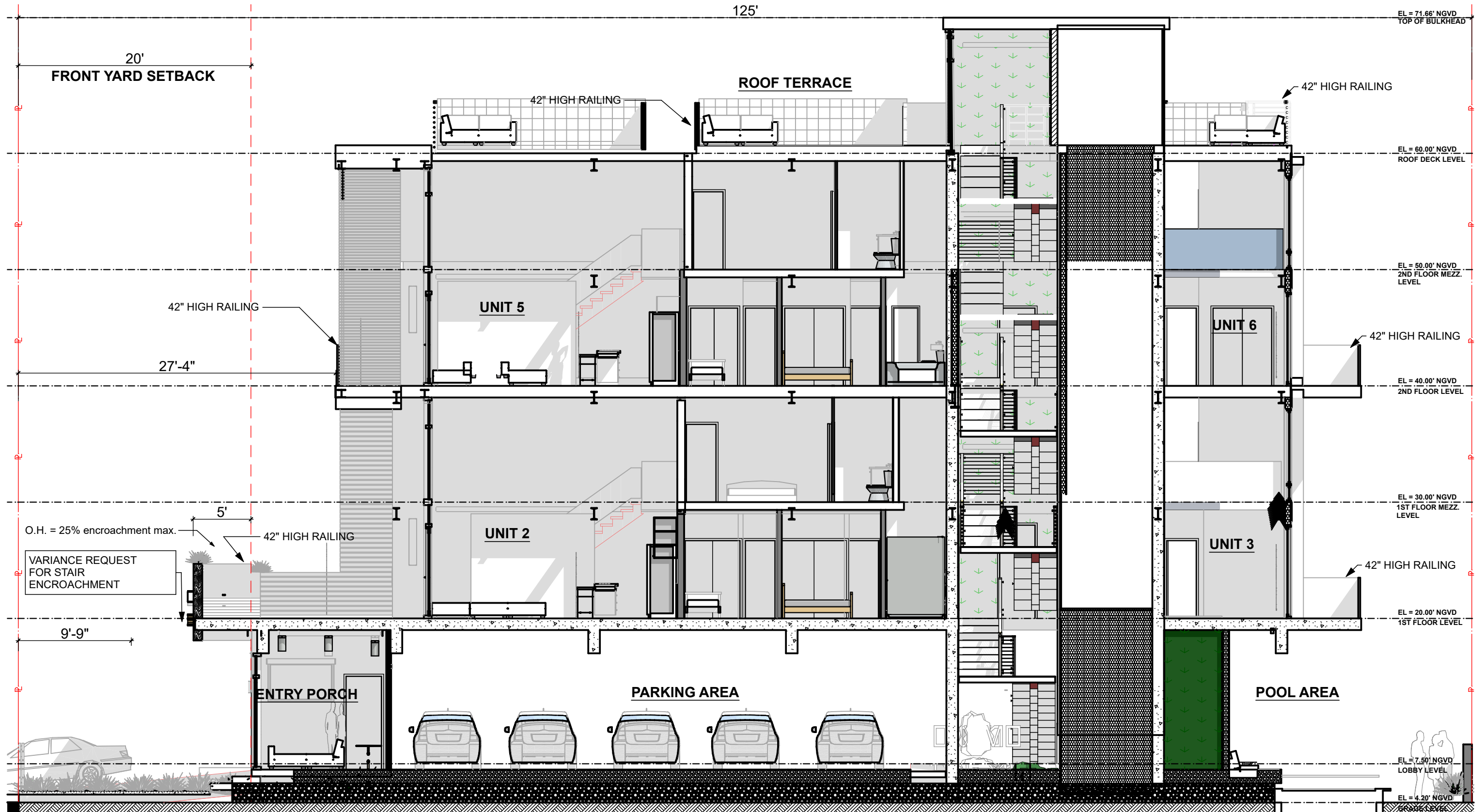
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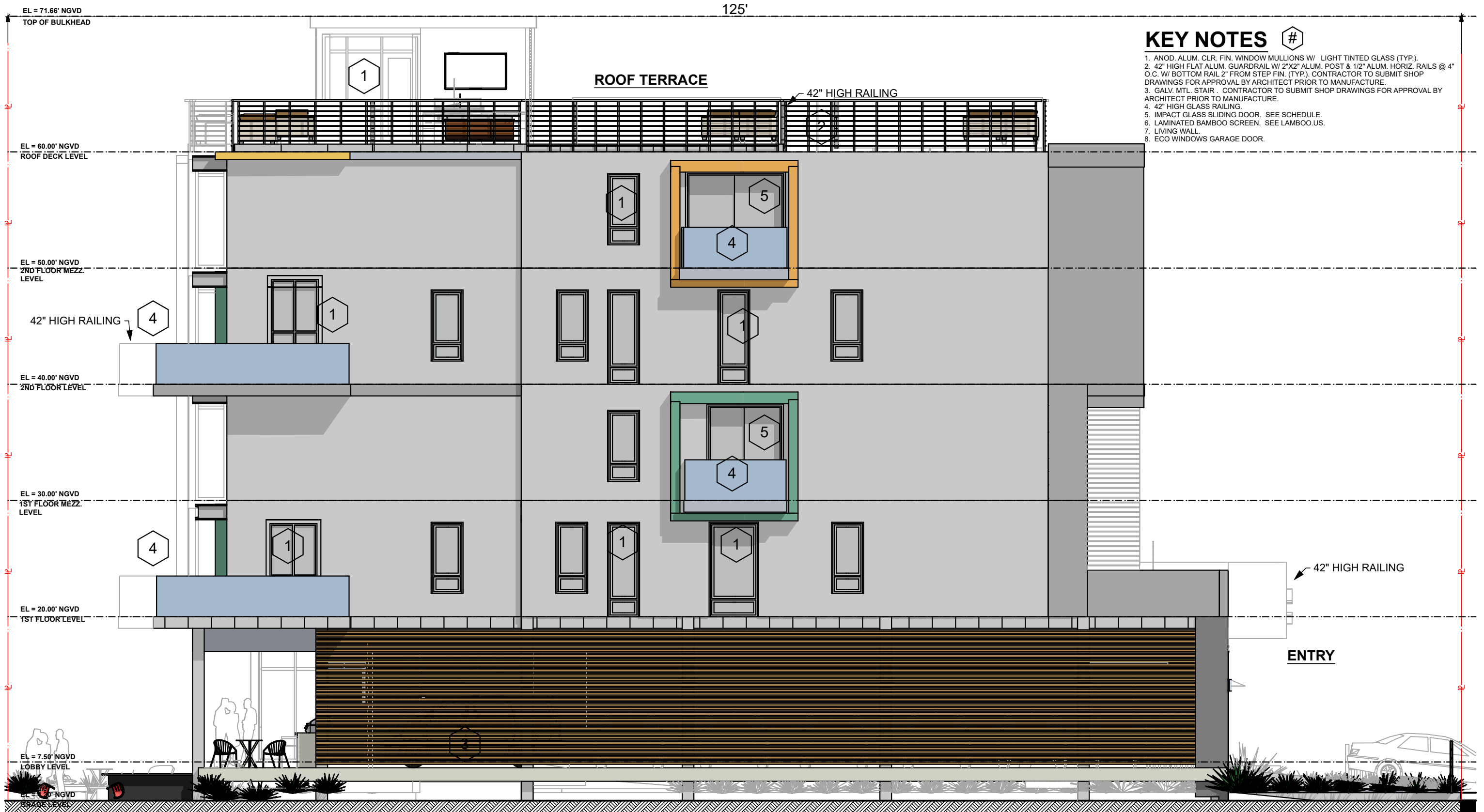
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## Design Review Board Normandy Lofts

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WEST ELEVATION

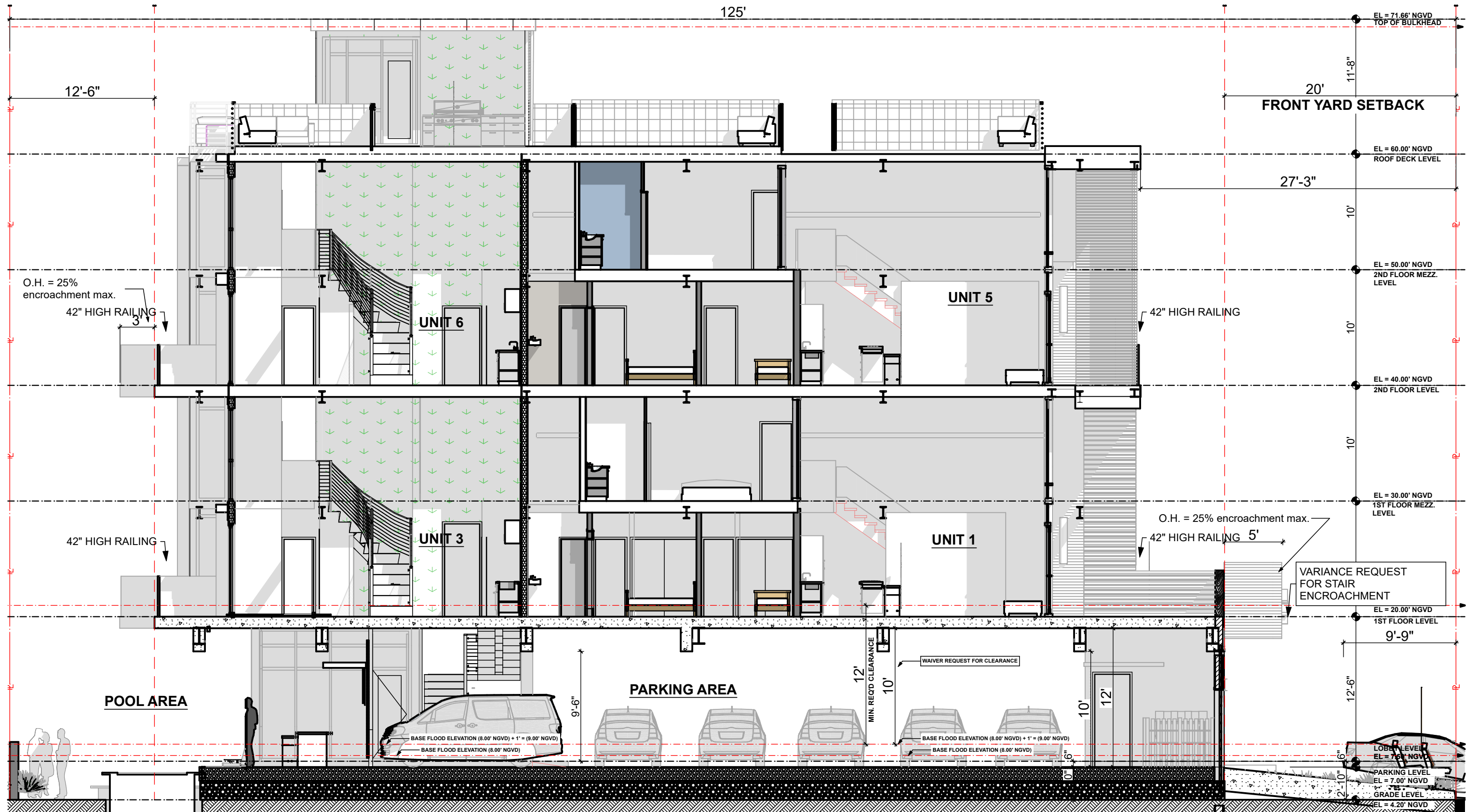
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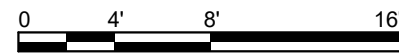
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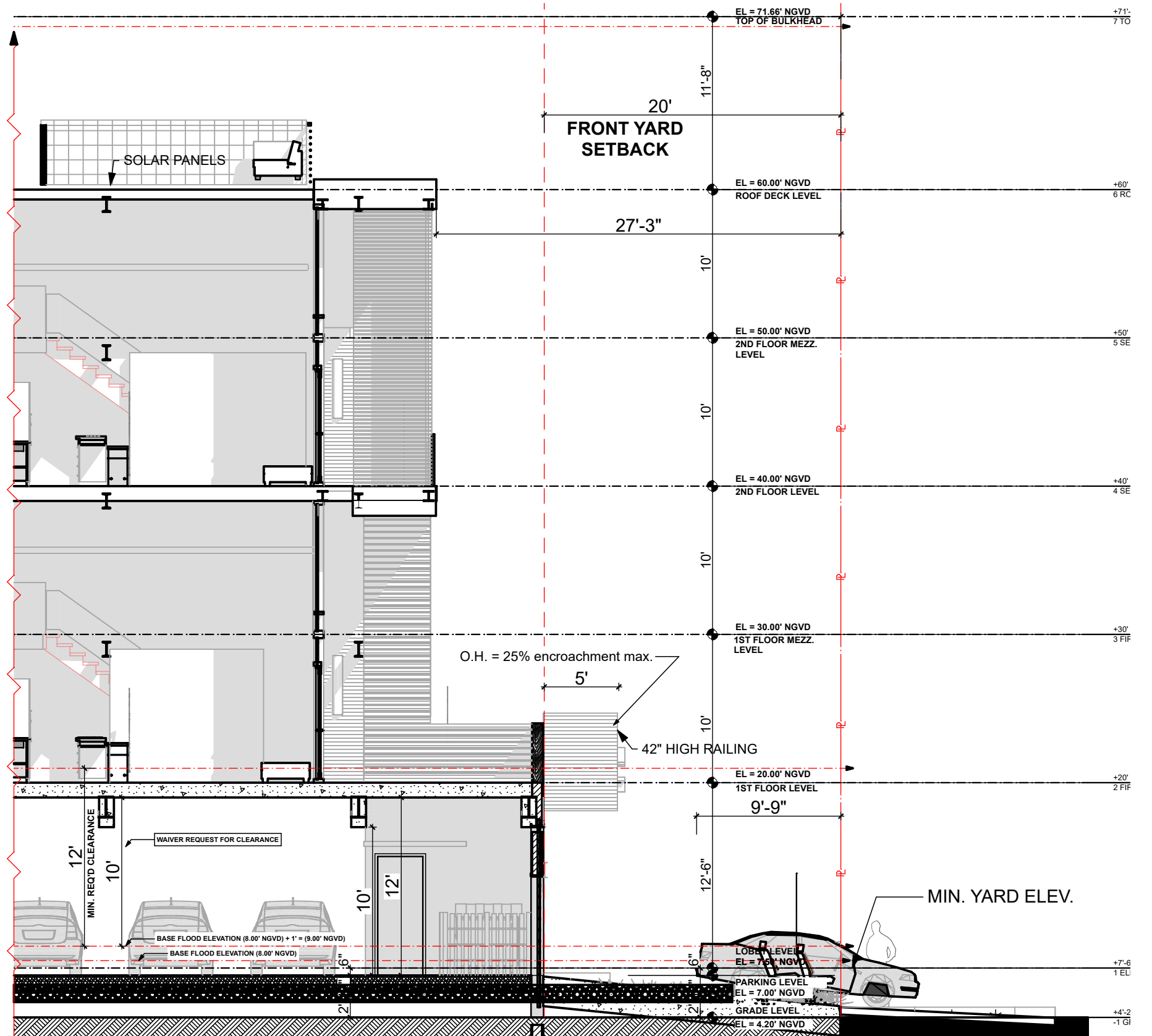
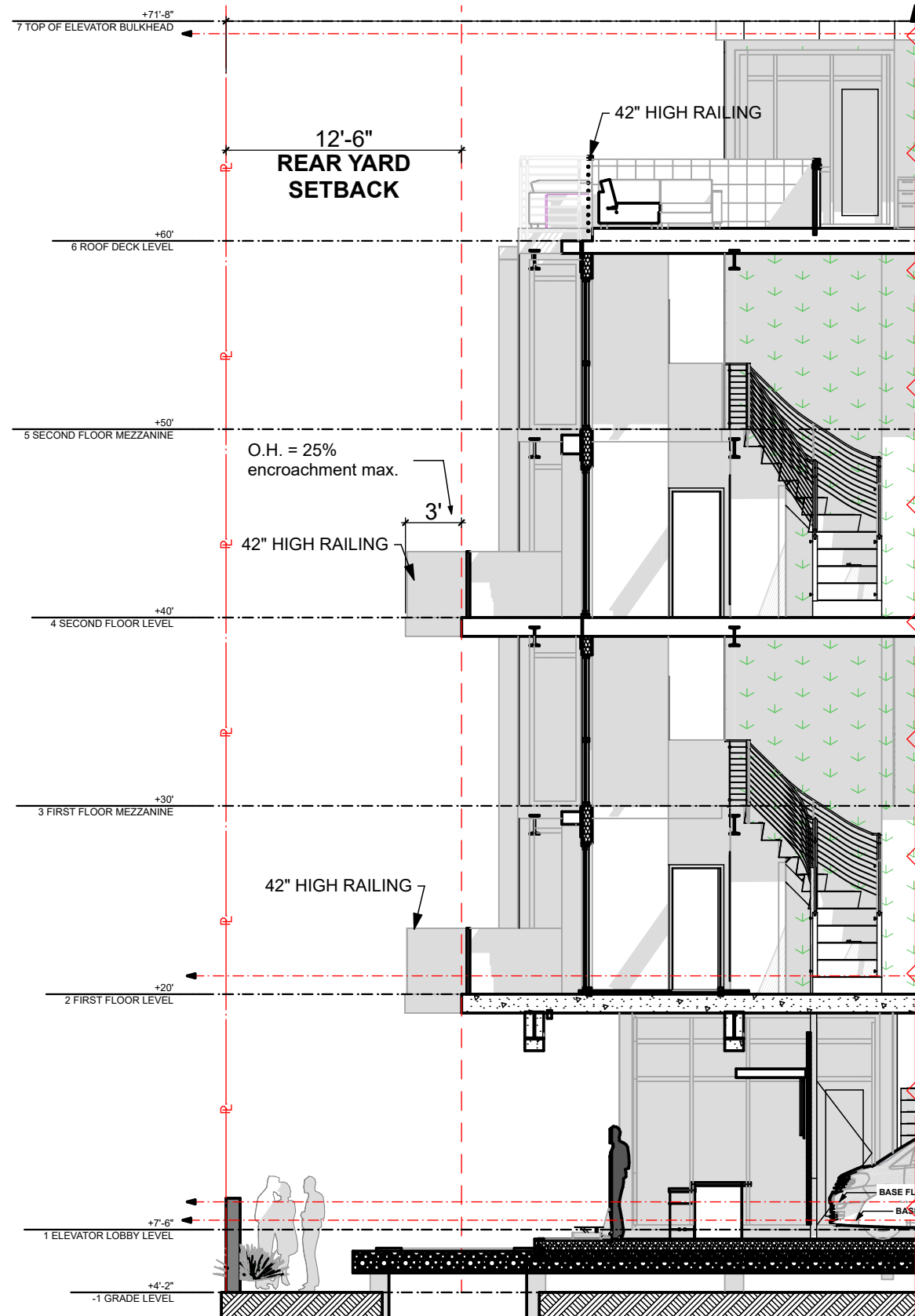
WEST SECTION

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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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View of Unit 6 Living Area



Living Wall



View of Elevator Lobby



Entry Porch View



View of Garage Entry

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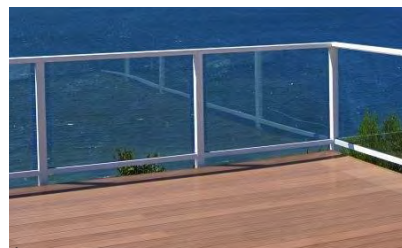
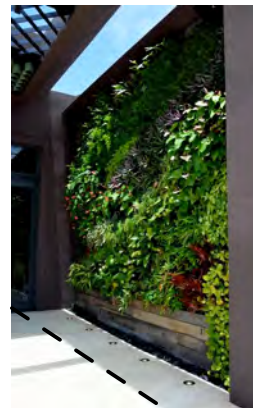
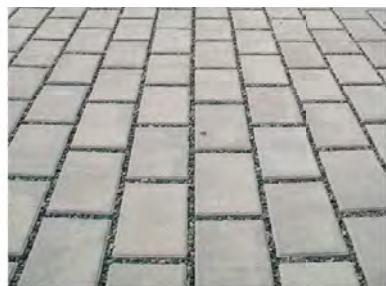
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SW 7073  
**Network Gray**

SW 7076  
**Cyberspace**

**ECO-Guard Series  
E850-16**

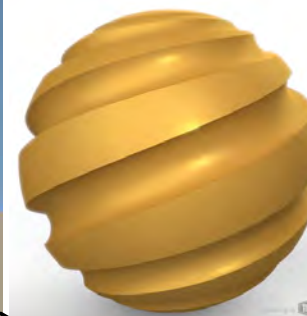


SW 7071  
**Gray Screen**

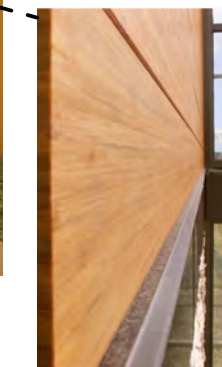
SW 7006  
**Extra White**



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



138/90420  
**Deore 3806**  
Metallic Smooth / Semi Gloss



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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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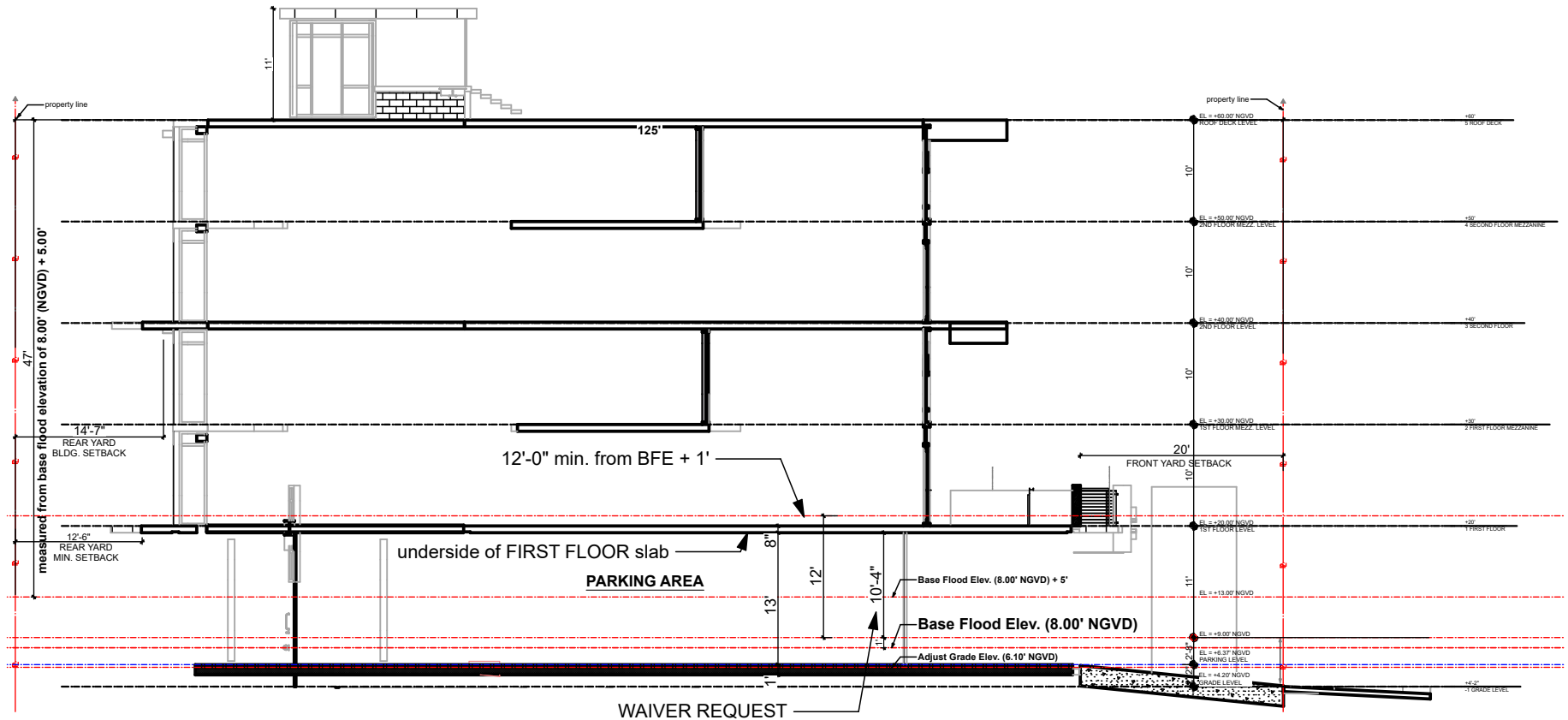
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