

NORMANDY LIVING
ASSISTED LIVING FACILITIES



FINAL SUBMITTAL
FOR PLANNING BOARD

- MODIFICATION OF CONDITIONAL USE PERMIT # 2281 FOR ASSISTED LIVING FACILITIES at 1904 MARSEILLE DRIVE
- REMODELING AND EXPANSION OF EXISTING MULTIFAMILY BUILDING AND CONVERSION TO A ALF WITH 44 BEDS at MARSEILLE DRIVE
- DEMOLITION OF EXISTING BUILDING at 1915 NORMANDY DRIVE AND CONDITIONAL USE PERMIT FOR NONCOMMERCIAL SURFACE PARKING LOT

05-04-2016

NORMANDY LIVING
ASSISTED LIVING FACILITIES
1915 NORMANDY DR. MIAMI BEACH, FL 33141
7700 RUE GRANVILLE, MIAMI BEACH, FL 33141
1904 MARSEILLE DR. MIAMI BEACH, FL 33141
FIRST SUBMITTAL FOR PLANNING BOARD.

△	DATE	REVISION

DWG. TITLE	COVER
SCALE	AS SHOWN
PROJECT NO.	
DATE	2016-10
SHEET NUMBER	05-04-16
	A-000

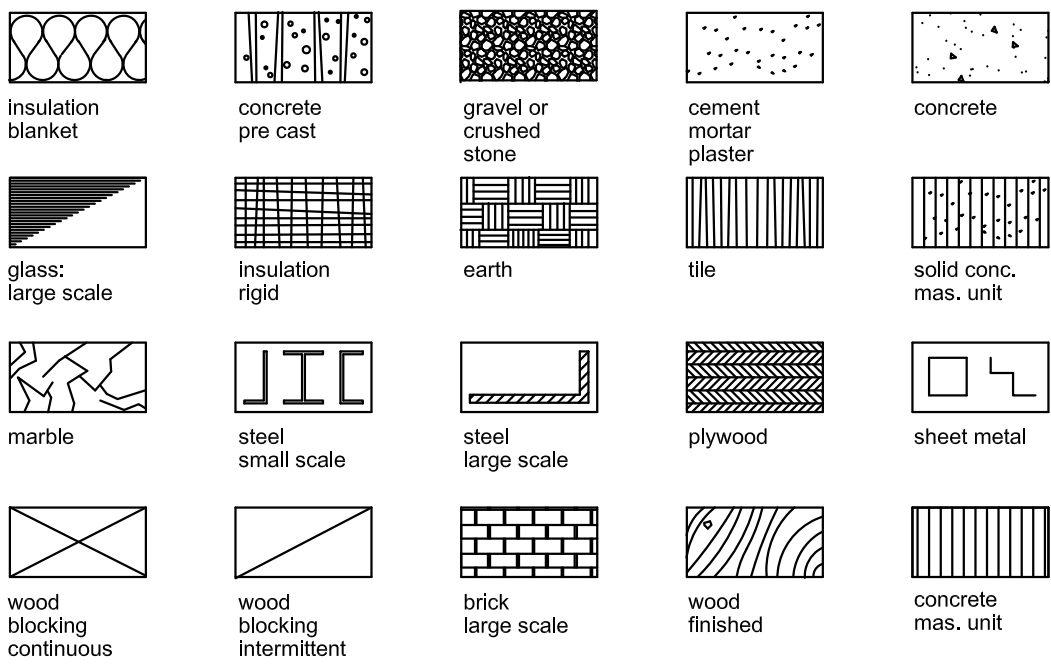
ABBREVIATIONS

MATERIAL LEGEND

PROJECT TEAM

DRAWING INDEX
ARCHITECTURAL

A	ACOUS. A.C. ADJ. AGGR. AL. APPROX. ARCH. ASB. ASPH.	ACOUSTICAL AIR CONDITIONING AREA DRAIN ADJUSTABLE AGGREGATE ALUMINUM APPROXIMATE ARCHITECTURAL ASBESTOS ASPHALT
B	BD. BITUM. BLDG. BLK. BLKG. BLKHD. BM. BOT.	BOARD BITUMINOUS BUILDING BLOCK BLOCKING BULKHEAD BEAM BOTTOM
C	CAB. CARP. C.B. CEM. CER. C.I. C.G. CLG. CLKG. CLO. CLR. C.M.U. C.O. COL. CONC. CONN. CONSTR. CONT. CORR. CTSK. CNTR. C.T. CTR.	CABINET CARPET CATCH BASIN CEMENT CERAMIC CAST IRON CORNER GUARD CEILING CAULKING CLOSET CLEAR CONCRETE MASONRY UNIT CASED OPENING COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CORRIDOR COUNTERSUNK COUNTER CERAMIC TILE CENTER
D	DBL. DEPT. D.F. DET. DIA. DIM. DISP. DN. D.O. DR. DWR. DS. D.S.P. DWG.	DOUBLE DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOOR DRAWER DOWN SPOUT DRY STANDPIPE DRAWING
E	E. EA. E.J. EL. ELEC. ELEV. EMER. ENCL. E.P. EQ. EQPT. E.S. E.W.C. EXST. EXP0. EXP. EXT.	EAST EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ELECTRICAL PANEL BOARD EQUAL EQUIPMENT EMERGENCY OVERFLOW SCUPPER ELECTRIC WATER COOLER EXISTING EXPOSED EXPANSION EXTERIOR
F	F.A. F.B. F.D. FDN. F.E. F.E.C. F.H.C. FIN. FL. FLASH. FLUOR. F.O.C. F.O.F. F.O.S. FPRF. F.S. FT. FTG. FURR. FUT. F.V. F.V.C.	FIRE ALARM FLAT BAR FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CAB. FIRE HOSE CABINET FINISH FLOOR FLASHING FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FIREPROOF FULL SIZE FOOT OR FEET FOOTING FURRING FUTURE FIELD VERIFY FIRE VALVE CABINET
G	GA. GALV. G.B. G.C. GL. GND. GR. GYP. G.W.B.	G.A. GALVANIZED GRAB BAR GENERAL CONTRACTOR GLASS GROUND GRADE GYPSUM GYPSUM WALLBOARD
H	H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT.	HOSE BIB HOLLOW CORE HARD WOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT
I	I.D. IN. INSUL. INT. INV.	INSIDE DIAMETER (DIM.) INCH INSULATION INTERIOR INVERT
J	JAN. JST. JT.	JANITOR JOIST JOINT
K	KIT.	KITCHEN
L	LAB. LAM. LAV. L.F. LKR. LT. LTG. LTWT.	LABORATORY LAMINATE LAVATORY LINEAR FEET LOCKER LIGHT LIGHTING LIGHT WEIGHT
M	MAX. M.C. MACH. MECH. MEMB. MET. MFR. MH. MIN. MIR. MISC. M.L. M.O. MTD. MUL.	MAXIMUM MEDICINE CABINET MACHINE MECHANICAL MEMBRANE METAL MANUFACTURER MANHOLE MINIMUM MIRROR MISCELLANEOUS MATCH LINE MASONRY OPENING MOUNTED MULLION
N	N. N.I.C. NO. OR # NOM. N.T.S.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
O	O.A. OBS. O.C. O.D. OFF. OPNG. OP. HD. OPP.	OVERALL OBSURE ON CENTER OUTSIDE DIMENSION OFFICE OPENING OPPOSITE HAND OPPOSITE
P	PRCST. P.L. P.T. PL. P.LAM. PLAS. PLYWD. POL. PR. PT. P.T.D.	PRE-CAST PROPERTY LINE PRESSURE TREATED PLATE PLASTIC LAMINATE PLASTER PLYWOOD POLISHED PAIR POINT PAPER TOWEL DISPENSER
Q	Q.T.	QUARRY TILE
R	R. RAD. R.D. REF. REFL. REFR. RF. RGTR. REINF. REQ. RESIL. RM. R.O. RWD. R.W.L.	RISER RADIUS ROOF DRAIN REFERENCE REFLECTED REFRIGERATOR ROOF REGISTER REINFORCED REQUIRED RESILIENT ROOM ROUGH OPENING REDWOOD RAIN WATER LEADER
S	S. SABF S.C. S.C.D. SCHD. S.D. SECT. SH. SHR. SHT. SIM. S.N.D. SPEC. SQ. S.ST. S.SK. STA. STD. STL. STOR. STRL. SUSP. SYM.	SOUTH SOUND ATTENUATION FIRE BLANKETS SOLID CORE SEAT COVER DISPENSER SCHEDULE SOAP DISPENSER SECTION SHELF SHOWER SHEET SIMILAR SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SPECIFICATION SQUARE STAINLESS STEEL SERVICE SINK STATION STANDARD STEEL STORAGE STRUCTURAL SUSPEND SYMMETRICAL
T	TRD. T.B. T.C. TEL. TEMP. T. & G. THK. TOIL. T.O. T.P.D. T.V. T.W. TYP. T.O.B. T.O.C. T.O.S.	TREAD TOWEL BAR TOP OF CURB TELEPHONE TEMPERED TONGUE AND GROOVE THICK TOILET TOILET TOP OF PAVEMENT TOILET PAPER DISPENSER TELEVISION TOP OF WALL TYPICAL TOP OF BEAM TOP OF CONCRETE TOP OF SLAB
U	UNF. U.O.N. UR.	UNFINISHED UNLESS OTHERWISE NOTED URINAL UNDERWRITERS LAB
V	V.I.F. VERT. V.T. VEST. V.B.	VERIFY IN FIELD VERTICAL VINYL TILE VESTIBULE VAPOR BARRIER



OWNER:

NORMANDY LIVING LLC
101 20TH STREET, SUITE 2706
MIAMI BEACH, FL 33139

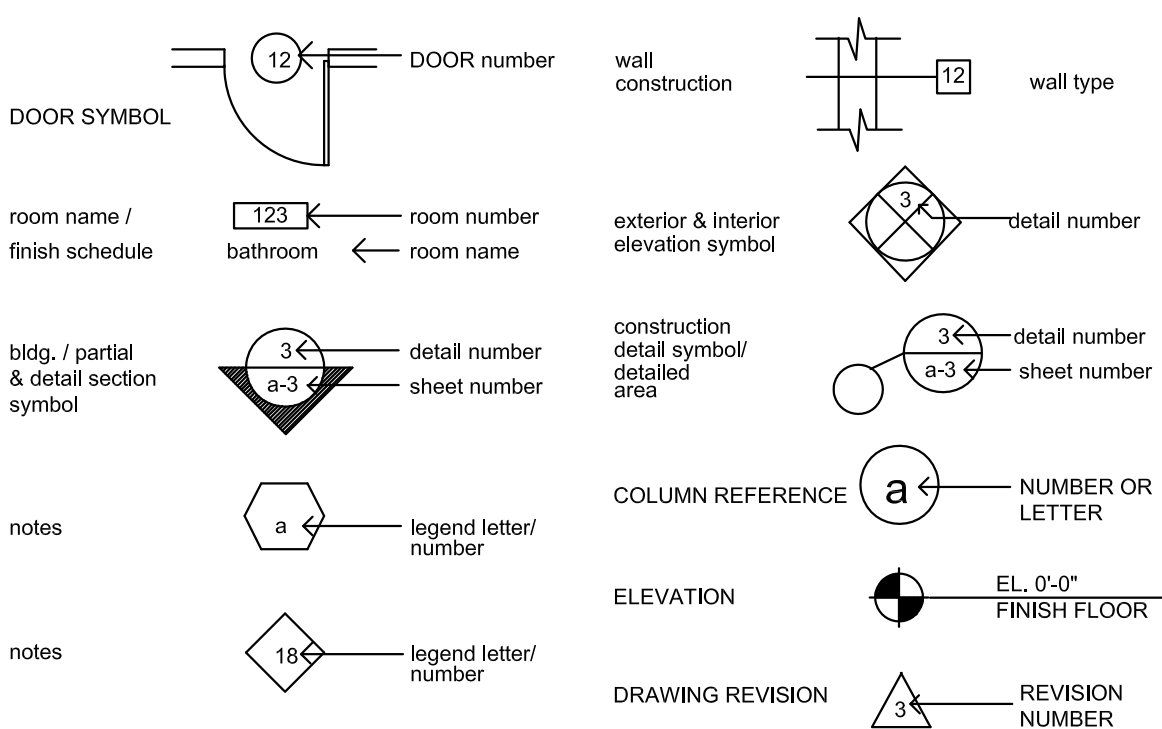
PROJECT ARCHITECT:

BEILINSON GOMEZ ARCHITECTS PA
JOSE L. GOMEZ AR0015416
8101 BISCAYNE BLVD., SUITE 309-310
MIAMI, FL 33138-4664
TEL. (305) 559.1250
FAX, (305) 551.1740

LANDSCAPE ARCHITECT:

SAVINO MILLER
DESIGN STUDIO
12345 NE 6TH AVE.
MIAMI, FL 33161
TEL. (305) 895.9082

SYMBOL LEGEND



APPLICABLE CODES

GOVERNING ZONING CODE:

MIAMI BEACH, FLORIDA CODE OF ORDINANCE

RESIDENTIAL CODE:

FLORIDA RESIDENTIAL CODE 2010

EXISTING BUILDING:

FLORIDA BUILDING CODE: EXISTING BUILDING CODE 2010

STRUCTURAL:

FLORIDA BUILDING CODE 2010

PLUMBING:

FLORIDA BUILDING CODE 2010 - PLUMBING

MECHANICAL:

FLORIDA BUILDING CODE 2010 - MECHANICAL

ELECTRICAL:

FLORIDA BUILDING CODE - 2010 EDITION

ACCESSIBILITY:

FLORIDA BUILDING CODE 2012

FIRE PROTECTION:

FLORIDA FIRE PREVENTION CODE - 2010 EDITION

LANDSCAPE

LT-1
LP-1
LP-2TREE MANAGEMENT PLAN
PLANTING PLAN
PLANTING DETAIL

SCOPE OF WORK

REMODELING AND EXPANSION OF EXISTING MULTI-FAMILY RESIDENTIAL BUILDING:
DEMOLITION OF INTERIOR PARTITIONS
PARTIAL DEMOLITION OF EXTERIOR WALL
ADDITION OF NEW SECOND FLOOR (1904 MARSEILLE DR.)
DEMOLITION OF EXISTING BUILDING (1915 NORMANDY DR.)
NEW 12-SPACES PARKING LOT

LEGAL DESCRIPTION

ISLE OF NORMANDY MIAMI VIEW SEC
PART 3 PB 40-33
LOT 14 BLK 35
LOT SIZE 50,000 X 125
OR 18925-00070119901

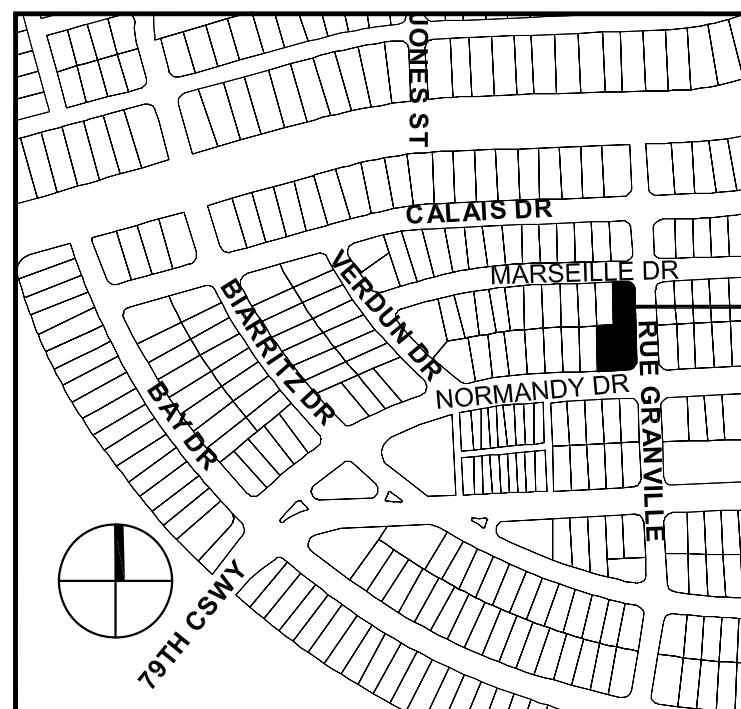
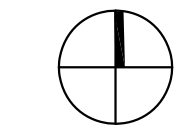
LOTN 13, Block 35, of ISLE OF NORMANDY MIAMI VIEW SECTION PART 3, according to the plat thereof as recorded in Plat Book 40, at Page 33, of The Public Records of Miami Dade County, Florida

LOT 12, BLOCK 35, of ISLE OF NORMANDY MIAMI VIEW SECTION PART 3, according to the plat thereof as recorded in Plat Book 40, at Page 33, of the Public Records of Miami Dade County, Florida

PROJECT INFORMATION

ZONING SUMMARY

ZONING INFORMATION					
1	Address:	1915 NORMANDY DRIVE MIAMI BEACH, FL 33141-4405, 7100 RUE GRANVILLE, MIAMI BEACH, FL 33141-3507, 1904 MARSEILLE DR, MIAMI BEACH, 33141-3432			
2	Folio number(s):	02-3210-011-0290, 02-3210-011-0280, 02-3210-011-0270			
3	Board and file numbers:				
4	Year built:	1940, 1948, 1953	Zoning District:		RM-1
5	Based Flood Elevation:	+8.00'	Grade Value in NGVD:		
6	Adjusted grade (Flood +Grade/2):		Free board:		
7	Lot Area:	21,250.00	(per survey dated: XX/XX/XX)		
8	Lot Width:	110'-0"	Lot Depth:		250'-0"
9	Max FAR :	1.25	Proposed FAR:		0.54
10	Minimum lot area	5600	Lot Area		21,250.00
11	Minimum Lot Width	50'-0"	Lot Width:		250'-0"
12	Minimum Unit Size	400 SF	Propose Unit Size		11461.36
13	Maximum Number of Stories	5	Proposed Number of Stories		2
14					
		Required	Existing	Proposed	Deficiencies
15	Height:	50'	13'-3"	27'-0"	NONE
16	Setbacks:				
17	Front First Level:	20'-0"	19'-10"	19'-10"	EXISTING TO REMAIN
18	Side 1 (interior, 8% of 60'-0")	4'-10"	5'-0"	5'-0"	EXISTING TO REMAIN
19	Side 2 (facing street, 8% of 60'-0")	4'-10"	15'-0"	15'-0"	EXISTING TO REMAIN
20	Sum of the Sides	9'-7"	20'-0"	20'-0"	EXISTING TO REMAIN
21	Rear	6'-0"	5'-0"	5'-0"	EXISTING TO REMAIN
22	Parking Spaces (for 22 Beds)	11	0	11	NONE
23	Located within a Local Historic District?	Yes or No			
24	Designated as an individual Historic Single Family Residence Site?	Yes or No			
25	Determined to be Architecturally Significant?	Yes or No			

1904 MARSEILLE DR, MIAMI BEACH, FL. 33141
7100 RUE GRANVILLE, MIAMI BEACH, FL. 33141
1915 NORMANDY DR, MIAMI BEACH, FL. 33141BEILINSON
GOMEZ

ARCHITECTS PA

ARCHITECTURE AAC001062
JOSE L. GOMEZ AR0015416
8101 BISCAYNE BLVD., SUITE 309
MIAMI FL 33138-4664
TEL. (305) 559.1250
FAX (305) 551.1740
beilinsonarchitectspa.com

NORMANDY LIVING

ASSISTED LIVING FACILITIES
1915 NORMANDY DR. MIAMI BEACH, FL. 33141
7100 RUE GRANVILLE, MIAMI BEACH, FL. 33141
1904 MARSEILLE DR. MIAMI BEACH, FL. 33141
FIRST SUBMITTAL FOR PLANNING BOARD.

DATE REVISION

DWG. TITLE

ZONING INFORMATION &
DRAWING INDEX

SCALE

AS SHOWN

PROJECT NO.

2016-10

DATE

05-04-16

SHEET NUMBER

A-001



BUILDING A

NORMANDY LIVING. ASSISTED LIVING FACILITIES

BEILINSON
GOMEZ

ARCHITECTS *pa*



BUILDING A

NORMANDY LIVING. ASSISTED LIVING FACILITIES

BEILINSON
GOMEZ

ARCHITECTS *pa*

EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



BUILDING A. ELEVATIONS

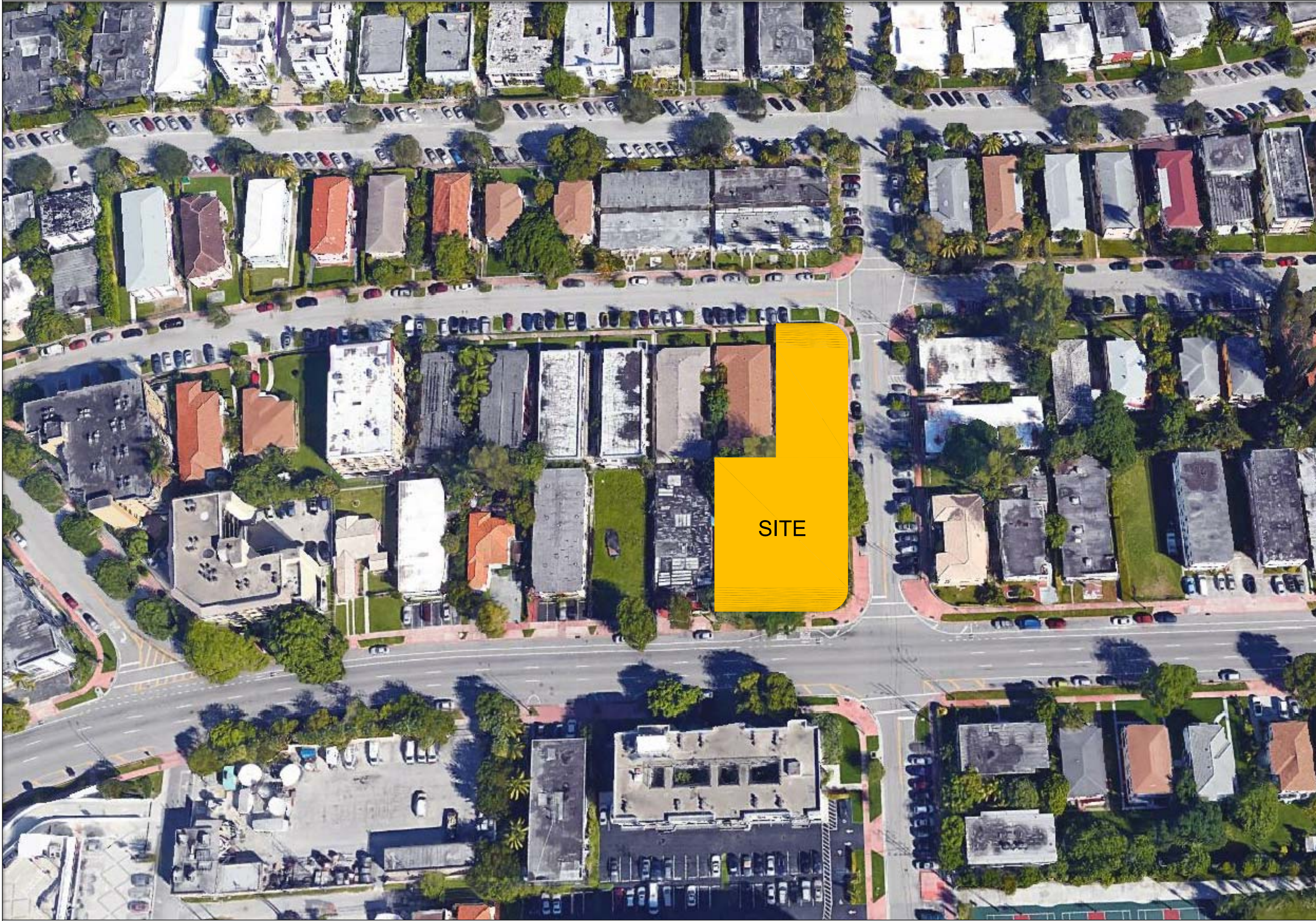
BEILLINSON
GOMEZ



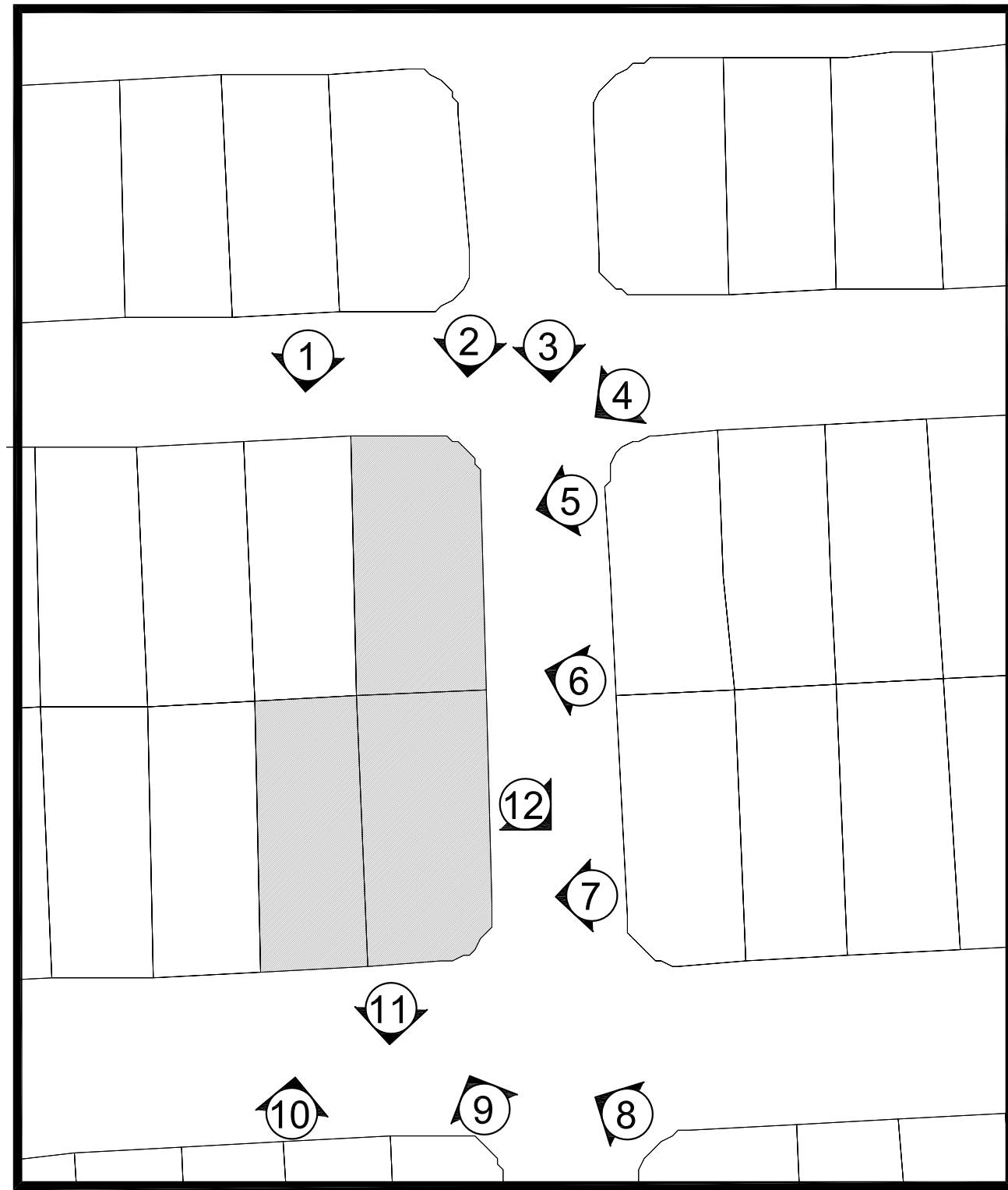
C1 AERIAL VIEW SITE IMAGES



C4 AERIAL VIEW SITE IMAGES



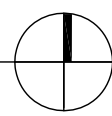
A1 AERIAL VIEW SITE IMAGES



KEY PLAN

A : 1915 NORMANDY DR., MIAMI, FL, 33141
: 7100 RUE GRANVILLE MIAMI, FL, 33141
: 1904 MARSEILLE DR., MIAMI, FL, 33141

AERIAL SITE IMAGES



DATE	REVISION



C1 PHOTO # 504-22-16



C4 PHOTO # 604-22-16



A1 PHOTO # 704-22-16



A4 PHOTO # 804-22-16

DATE	REVISION



C1 PHOTO # 9

04-22-16



C4 PHOTO # 10

04-22-16



A1 PHOTO # 11

04-22-16



A4 PHOTO # 12

04-22-16

△	DATE	REVISION

DWG. TITLE

SITE IMAGES

SCALE

N.T.S.

PROJECT NO.

2016-10

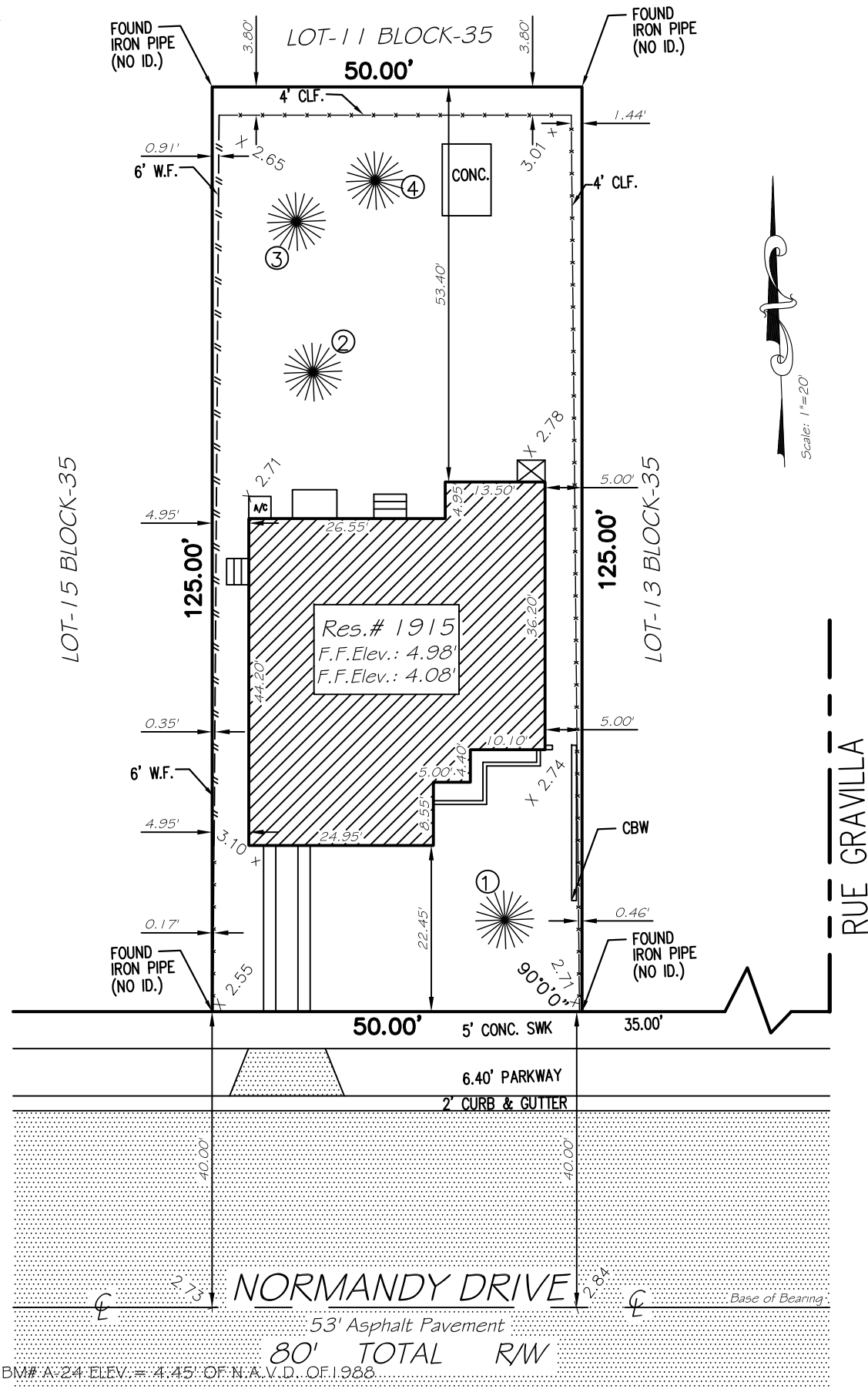
DATE

05-04-16

SHEET NUMBER

A-005

SCALE: 1" = 20'



NOTE: ELEVATIONS ARE REFERRED TO MIAMI DADE COUNTY B.M. A-24 ELEV. = 4.45' OF N.A.V.D. OF 1988

C	= CENTER LINE	FD.	= FOUND IRON PIPE	AC	= AIR CONDITIONED UNIT	A	= ARC DISTANCE	C.G.	= CURB & GUTTER
P/L	= PROPERTY LINE	O.H.L.	= OVERHEAD UTILITIES	W.M.	= WATER METER	D	= CENTRAL ANGLE	V.G.	= VALLEY & GUTTER
M/L	= MONUMENT LINE	C.B.	= CHORD BEARING	U.E.	= UTILITY EASEMENT	R	= RADIUS	E.M.	= ELECTRIC METER
R/W	= RIGHT OF WAY	(C)	= CALCULATED	C.B.S.	= CONCRETE BLOCK STRUCTURE	Ø	= DIAMETER	STY.	= STORY
C.L.F.	= CHAIN LINK FENCE	(M)	= MEASURED	P.C.P.	= PERMANENT CONTROL POINT	B.C.	= BLOCK CORNER	SEC.	= SECTION
W.F.	= WOODEN FENCE	(R)	= RECORD	D.M.E.	= DRAINAGE MAINT. EASEMENT	TYP	= TYPICAL	MH.	= MANHOLE
	= ELEVATION	ENC.	= ENCROACHMENT	P.O.B.	= POINT OF BEGINNING	S.W.	= SIDEWALK	CL.	= CLEAR
CONC.	= CONCRETE SLAB	RES.	= RESIDENCE	P.O.C.	= POINT OF COMMENCE	PL.	= PLANTER	F.F. ELEV.	= FINISH FLOOR ELEVATION

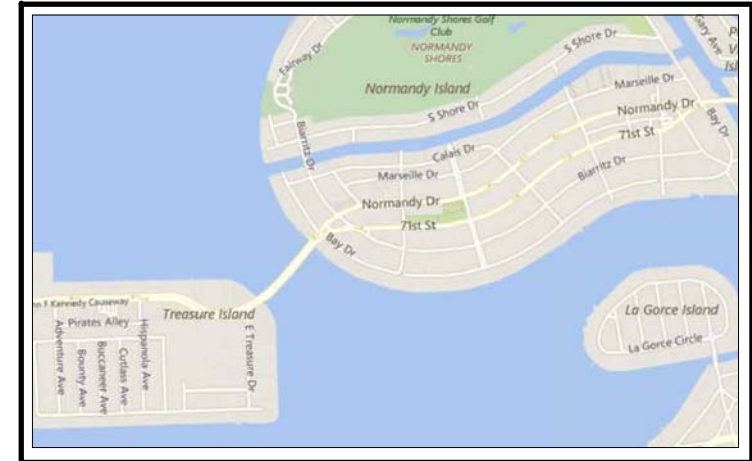
Phone/Fax: (305) 223-6060
E-mail: rvizcaya.13@gmail.com

L.B. 8000

13217 S.W. 46th Ln.
Miami, Florida 33175

PROPERTY ADDRESS: 1915 Normandy Dr, Miami Beach, FL 33141

LEGAL DESCRIPTION: Lot 14, Block 35, of ISLE OF NORMANDY MIAMI, according to the plat thereof, as recorded in Plat Book 40, at Page 33, of the Public Records of Miami-Dade County Florida. SQ/F : 6250'



LOCATION MAP
N.T.S.

#	HEIGHT	DIAMETER	CANOPY	SYMBOL
1	50.00'	4.00'	70.00'	
2	75.00'	1.50'	30.00'	
3	80.00'	2.60'	40.00'	
4	25.00'	1.50	20.00'	

** TREE LOCATION & DIMENSION ARE APPROXIMATE.

*** FOR PROPER AND SCIENTIFIC TREE
NAME AN ARBORIST SHOULD BE
CONTACTED.*

JOB NUMBER: J

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 09-11-2009 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:

ZONE AE BASE FLOOD ELEV. 8 COMMUNITY NUMBER 120651_ PANEL NUMBER 12086C0307L SUFFIX L

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY, UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1: 10000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

FOR:

BETTER LIVING INVEST LLC.

DATE OF FIELD WORK: MAY. 03, 2016

REVISÉD ON:

I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, a true and correct representation, of a field survey performed under my direction. And also meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17.050 thru 5J-17.052 F.A.C. pursuant to Section 472.027 F. S.

ARTURO R. TOIRAC
Professional Land Surveyor & Mapper

ARTURO R. TOIRAC P.S.M. 3102

Not valid without the signature and the original embossed seal of a
Florida Licensed Surveyor and Mapper.

VIZCAYA SURVEYING AND MAPPING INC.

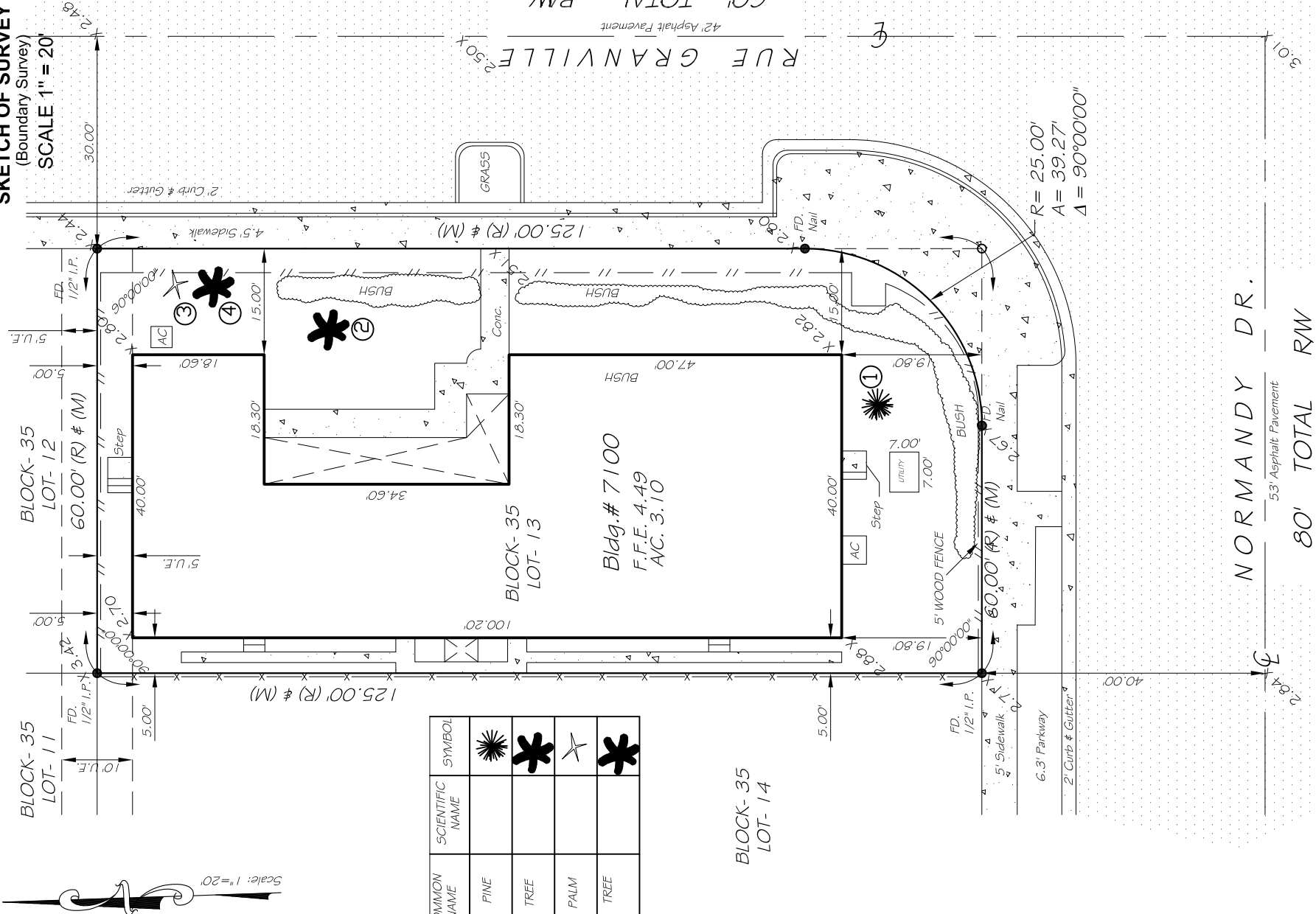
Phone/Fax: (305) 223-6060 13217 S.W. 46th Ln.
E-mail: rvizcaya.13@gmail.com Miami, Florida 33175

PROPERTY ADDRESS: 7100 Rue Granville Miami Beach, FL. 33141

LEGAL DESCRIPTION: Lot 13, Block 35, of ISLE OF NORMANDY MIAMI VIEW SECTION PART 3, according to the plat thereof as recorded in Plat Book 40, at Page 33, of the Public Records of Miami Dade County, Florida. 5Q/F: 7500'

SKETCH OF SURVEY

(Boundary Survey)
SCALE 1" = 20'



#	TRUNK	HEIGHT	CANOPY	COMMON NAME	SCIENTIFIC NAME	SYMBOL
1	0.80'	40.00'	15.00'	PINE		
2	2.00'	50.00'	50.00'	TREE		
3	2.00'	60.00'	20.00'	PALM		
4	1.50'	55.00'	20.00'	TREE		

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 09-11-2009 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:
ZONE AE BASE FLOOD ELEV. 8 COMMUNITY NUMBER 120651
PANEL NUMBER 12086C0307L SUFFIX 1

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, IF SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929 THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1: 10000

DATE OF FIELD WORK: 05. 03, 2016
REVISED ON:
I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, a true and correct representation, of a field survey performed under my direction. And also meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 54-17.050 thru 54-17.062 F.A.C. pursuant to Section 472.027 F. S.

ARTURO R. TOIRAC P.S.M. 3102
Not valid without the signature and the original embossed seal of a Florida Licensed Surveyor and Mapper.

LEGEND AND ABBREVIATIONS

		JOB No.	
	= CENTER LINE	FD.	= FOUND IRON PIPE
	= PROPERTY LINE	O.H.L.	= OVERHEAD UTILITIES
	= MONUMENT LINE	(C)	= CALCULATED
	= RIGHT OF WAY	(R)	= RECORD
	= CHAIN LINK FENCE	(M)	= MEASURED
	= WOODEN FENCE	CL.	= CLEAR
		TYP.	= TYPICAL
			= ELEVATION
		R	= RADIUS
		A	= ARC DISTANCE
		C.B.	= CATCH BASIN
		B.C.	= BLOCK CORNER
		ENC.	= ENCROACHMENT
		C.B.S.	= CONCRETE BLOCK STRUCTURE
		CONC.	= CONCRETE
		Ø	= DIAMETER
		D.M.E.	= DRAINAGE MAINT. EASEMENT
		I.F.	= IRON FENCE
		AC	= AIR CONDITIONED UNIT
		RES.	= RESIDENCE
		W.M.	= WATER METER
		U.E.	= UTILITY EASEMENT
		P.C.P.	= PERMANENT CONTROL POINT
		P.O.B.	= POINT OF BEGINNING

This survey is valid for Mortgages only

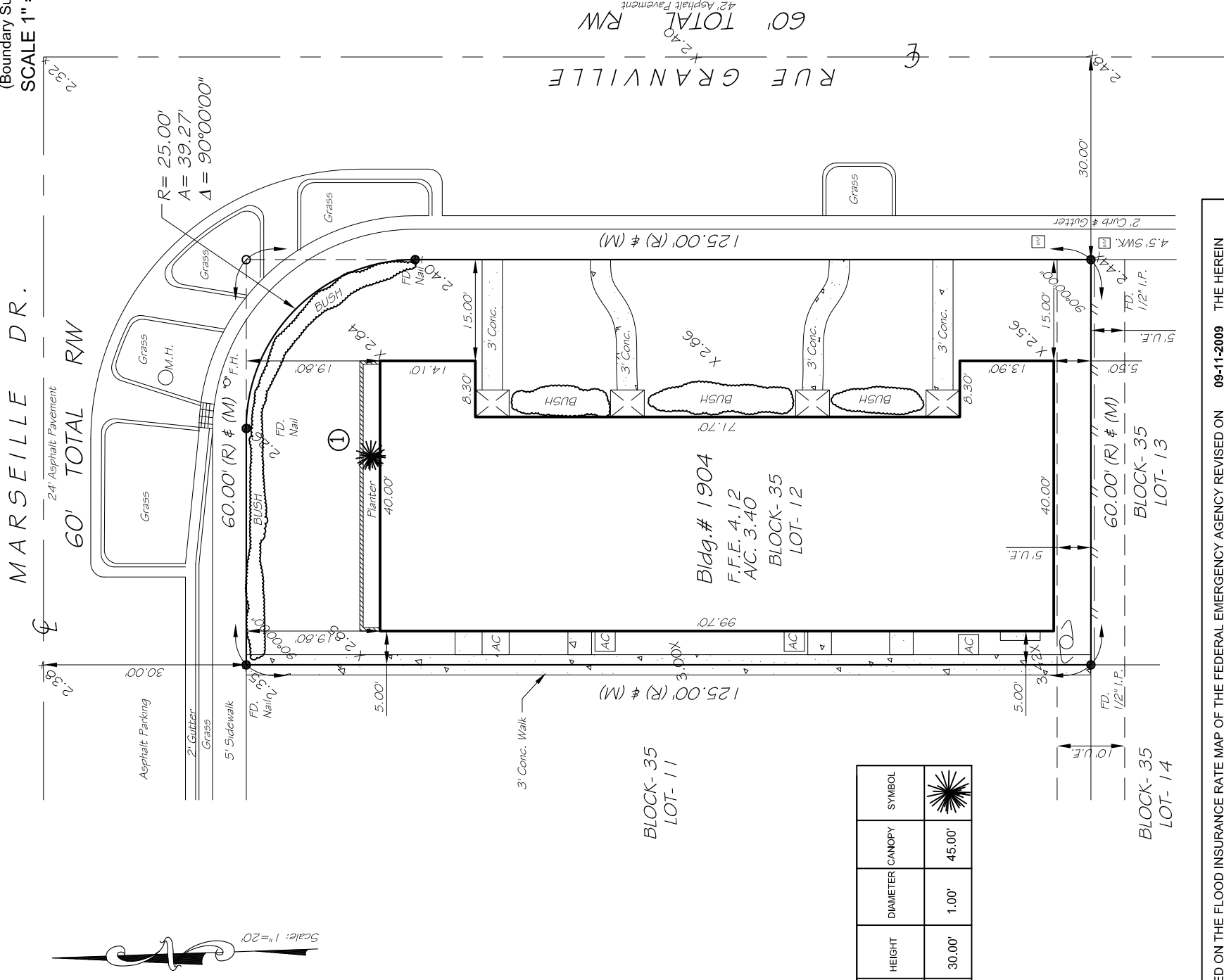
PROPERTY ADDRESS: 1904 Marseille Dr. Miami Beach, FL. 33141

LEGAL DESCRIPTION: Lot 12, Block 35, of ISLE OF NORMANDY MIAMI VIEW SECTION PART 3, according to the plat thereof as recorded in Plat Book 40 at Page 33, of the Public Records of Miami Dade County, Florida. SQ/F: 7500'

SKETCH OF SURVEY

(Boundary Survey)

SCALE 1" = 20'



BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 09-11-2009 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:

ZONE AE BASE FLOOD ELEV. 8 COMMUNITY NUMBER 120651_ PANEL NUMBER 12086C0307L SUFFIX L

DATE OF FIELD WORK: 05.03.2016

REVISÉ ON:

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ARTURO R. TOIRAC P.S.M. 3102

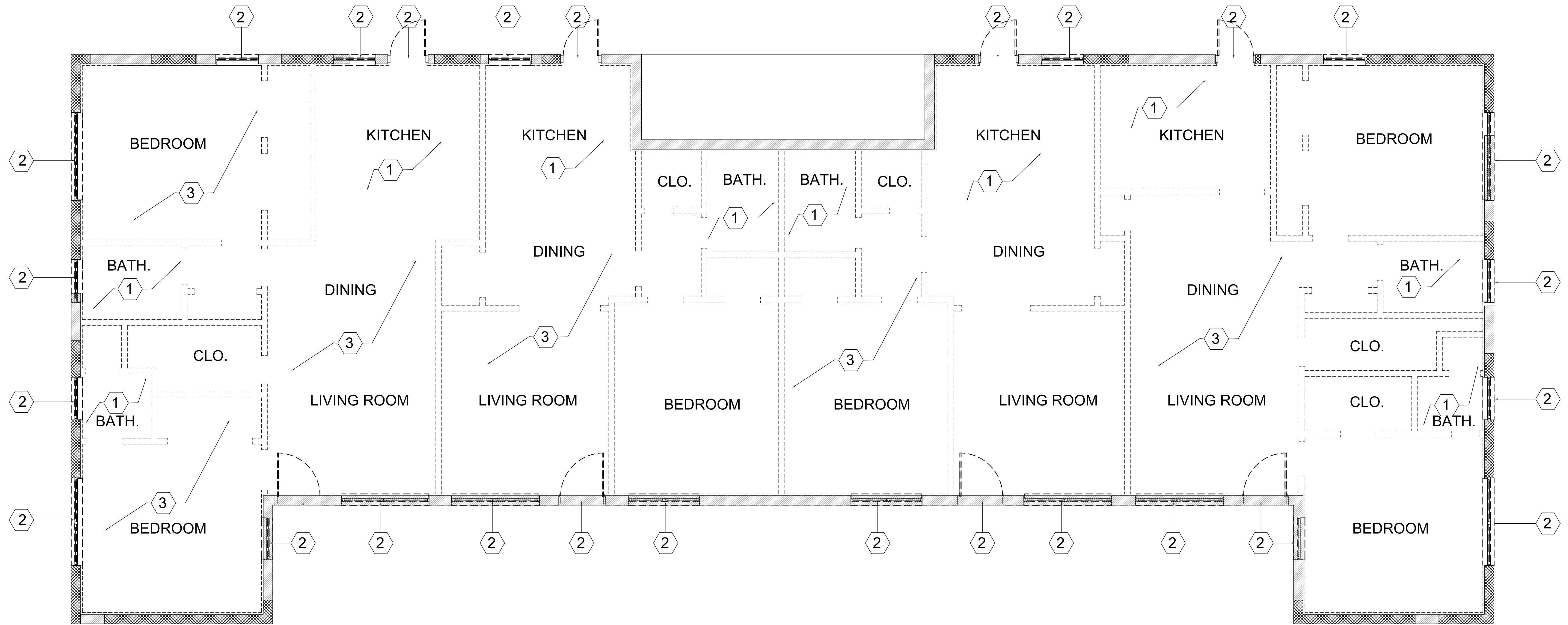
Not valid without the signature and the original embossed seal of a Florida Licensed Surveyor and Mapper.

CERTIFIED TO:
Better Living Invest LLC.

LEGEND AND ABBREVIATIONS

C	= CENTER LINE	FD.	= FOUND IRON PIPE	TYP.	= TYPICAL	ENC.	= ENCROACHMENT	AC	= AIR CONDITIONED UNIT
PIL	= PROPERTY LINE	O.H.L.	= OVERHEAD UTILITIES	R	= RADIUS	C.B.S.	= CONCRETE BLOCK STRUCTURE	RES.	= RESIDENCE
M/L	= MONUMENT LINE	(C)	= CALCULATED	A	= ARC DISTANCE	CONC.	= CONCRETE	W.M.	= WATER METER
R/W	= RIGHT OF WAY	(R)	= RECORD	C.B.	= CATCH BASIN	Ø	= DIAMETER	U.E.	= UTILITY EASEMENT
C.L.F.	= CHAIN LINK FENCE	(M)	= MEASURED	B.C.	= BLOCK CORNER	D.M.E.	= DRAINAGE MAINT. EASEMENT	P.C.P.	= PERMANENT CONTROL POINT
W.F.	= WOODEN FENCE	CL.	= CLEAR	L.F.	= IRON FENCE	I.F.	= IRON FENCE	P.O.B.	= POINT OF BEGINNING

This survey is valid for Mortgages only



DEMOLITION GENERAL NOTES:

SCOPE : DEMOLITION OF INTERIOR PARTITIONS
PARTIAL DEMOLITION OF EXTERIOR WALL
ADDITION OF NEW SECOND FLOOR.

GROUND FLOOR DEMOLITION PLAN
BUILDING A

WALL LEGEND

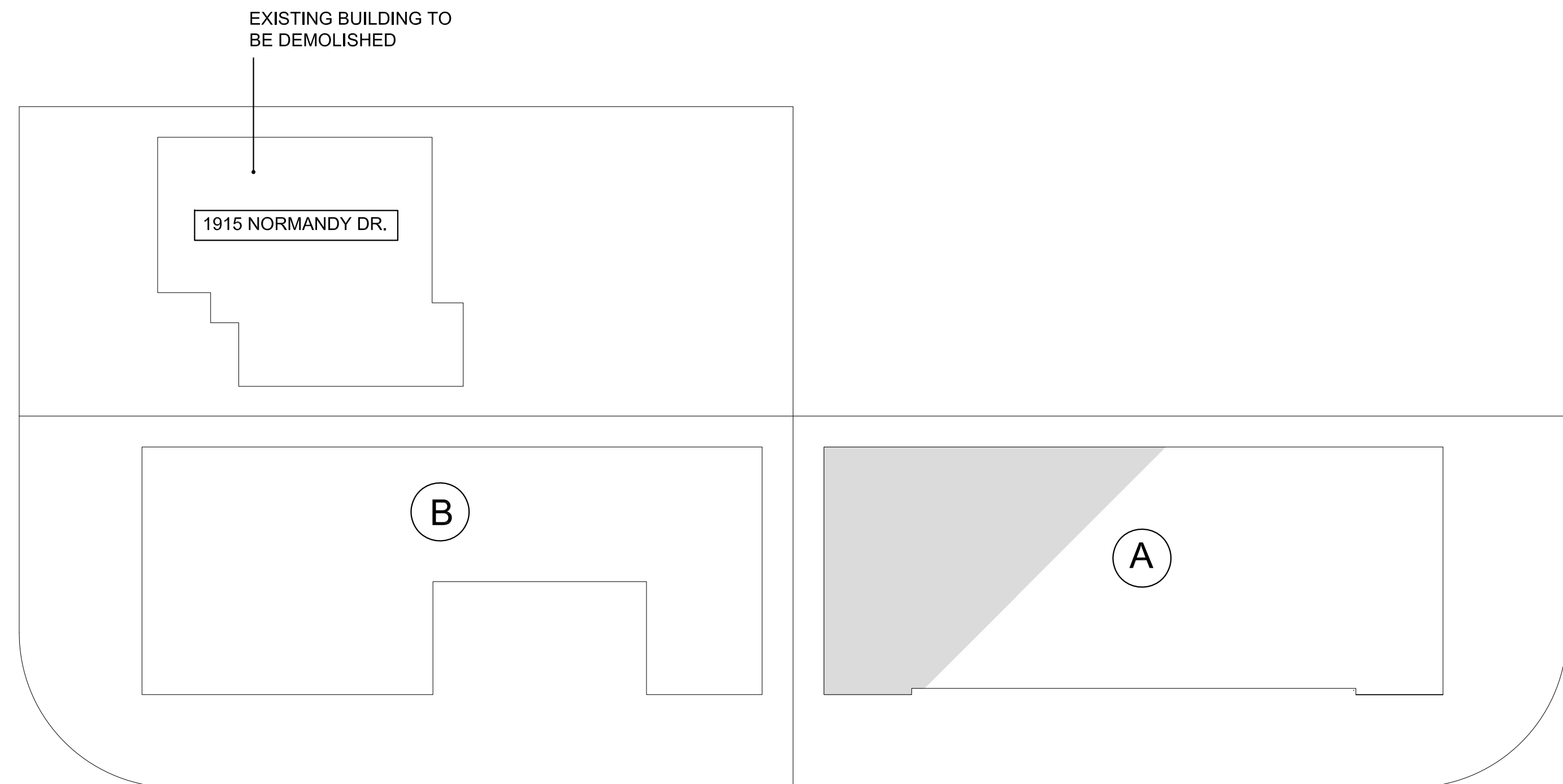
- EXISTING CONC. BLOCK WALL
TO REMAIN "AS IS"
- EXISTING CONC. BLOCK WALL
TO BE DEMOLISHED
- EXISTING PARTITION
TO BE DEMOLISHED

KEY NOTES - DEMOLITION

- 1 REMOVE EXISTING PLUMBING FIXTURES AND
CAP SEWER LINES
- 2 REMOVE EXISTING WINDOW AND DOOR
- 3 REMOVE EXISTING FLOOR FINISH

1915 NORMANDY DR. BUILDING TO BE DEMOLISHED

- B BUILDING TO BE REMODELED
- A BUILDING TO BE PARTIALLY DEMOLISHED SEE
IN THIS SHEET : GROUND FLOOR DEMOLITION



DATE	REVISION

DWG. TITLE

EXISTING-
DEMOLITION
FLOOR PLAN
BLDG A

SCALE

1/4"=1'

PROJECT NO.

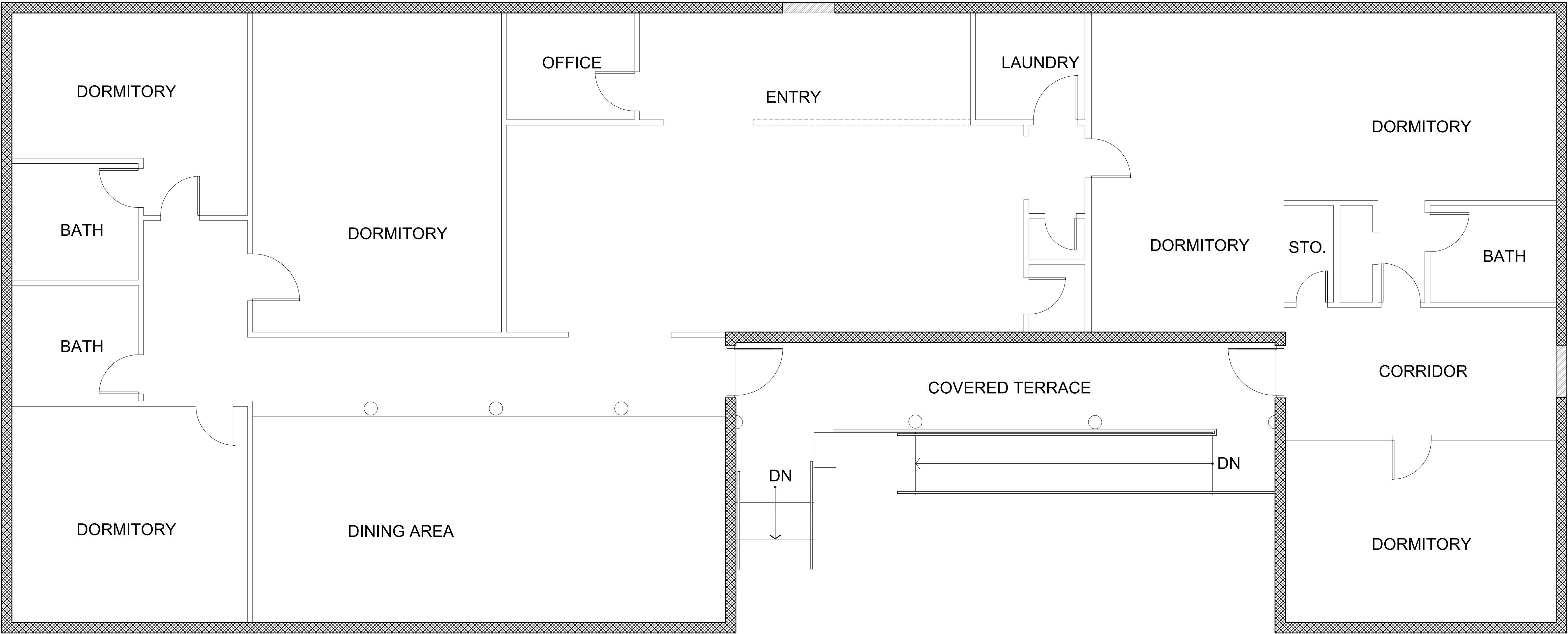
2016-10

DATE

05-04-16

SHEET NUMBER

EXIST-D 1



DEMOLITION GENERAL NOTES:

SCOPE : DEMOLITION OF INTERIOR PARTITIONS
PARTIAL DEMOLITION OF EXTERIOR WALL

GROUND FLOOR DEMOLITION PLAN
BUILDING B

WALL LEGEND

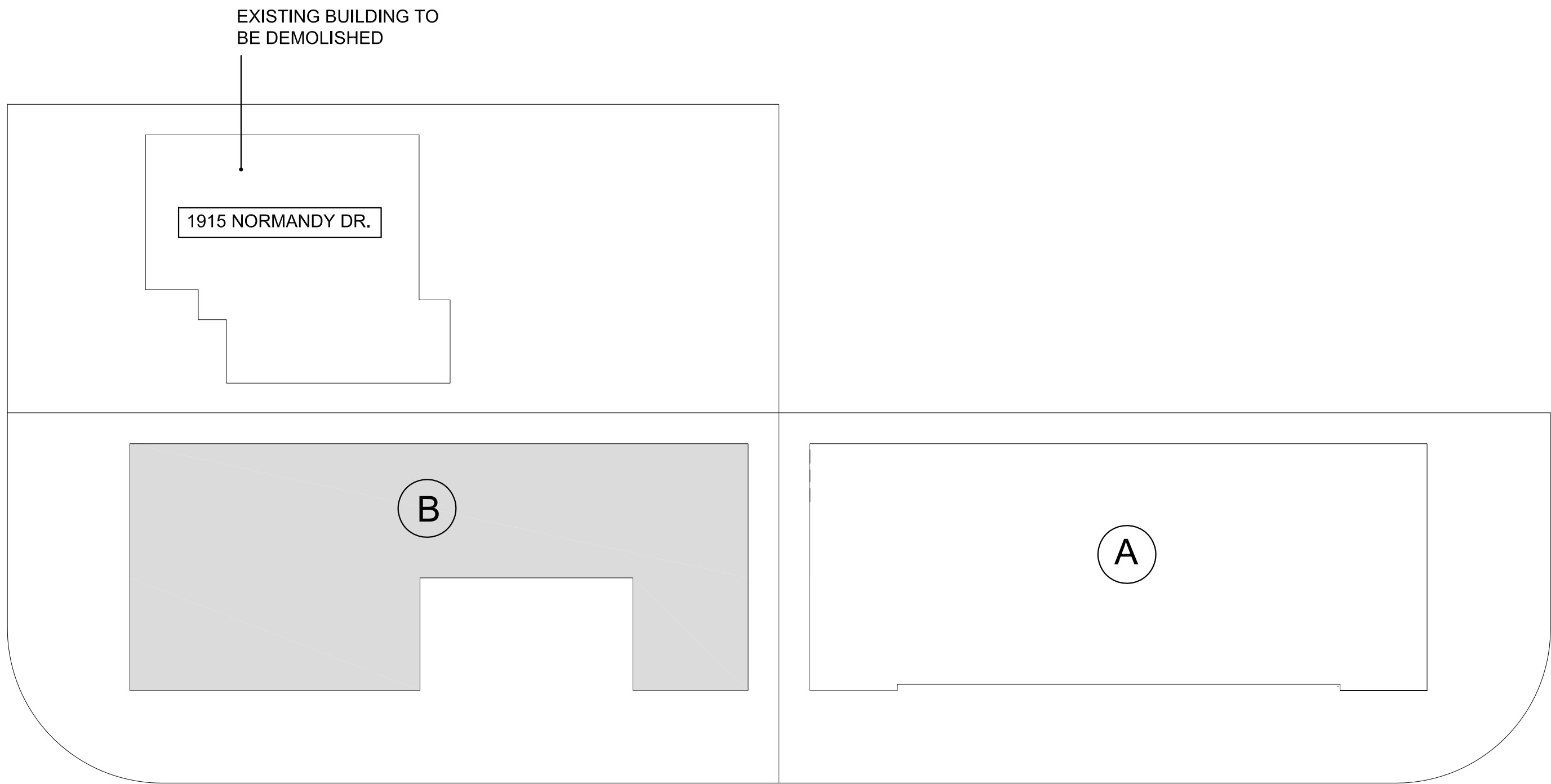
- EXISTING CONC. BLOCK WALL
TO REMAIN "AS IS"
- EXISTING CONC. BLOCK WALL
TO BE DEMOLISHED
- EXISTING PARTITION
TO BE DEMOLISHED

KEY NOTES - DEMOLITION

- 1 REMOVE EXISTING PLUMBING FIXTURES AND
CAP SEWER LINES
- 2 REMOVE EXISTING WINDOW AND DOOR
- 3 REMOVE EXISTING FLOOR FINISH

1915 NORMANDY DR. BUILDING TO BE DEMOLISHED

- B BUILDING TO BE REMODELED SEE
IN THIS SHEET : GROUND FLOOR DEMOLITION
- A BUILDING TO BE PARTIALLY DEMOLISHED

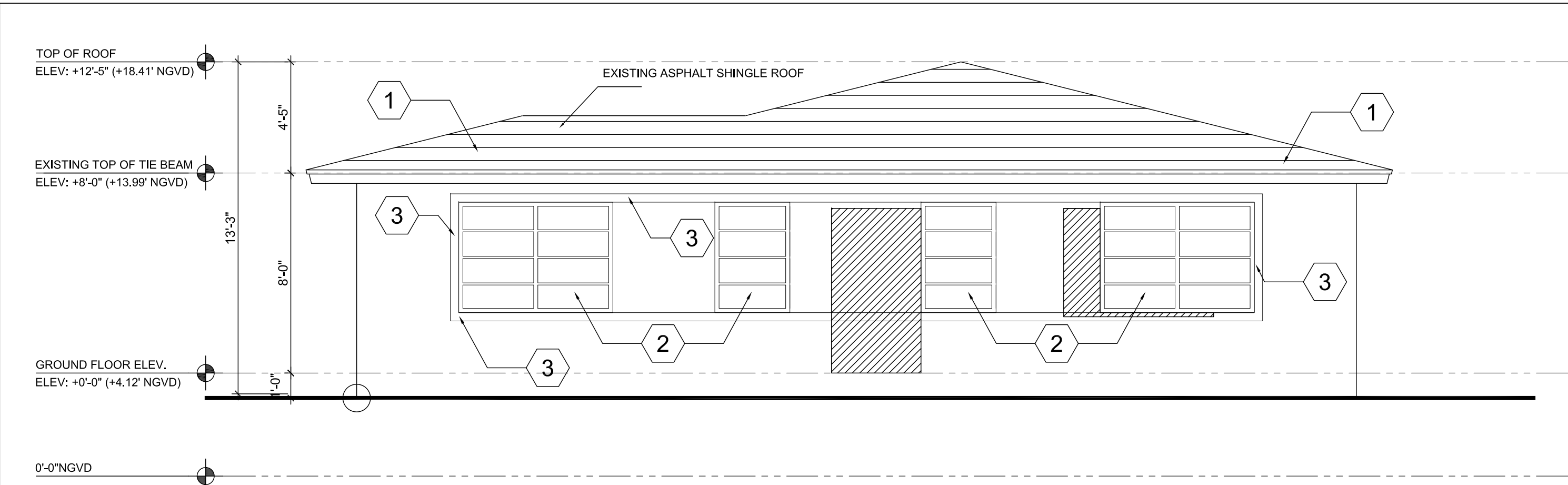


NORMANDY LIVING

ASSISTED LIVING FACILITIES
1915 NORMANDY DR., MIAMI BEACH, FL. 33141
7100 RUE GRANVILLE, MIAMI BEACH, FL. 33141
1804 MARSEILLE DR. MIAMI BEACH, FL. 33141
FIRST SUBMITTAL FOR PLANNING BOARD.

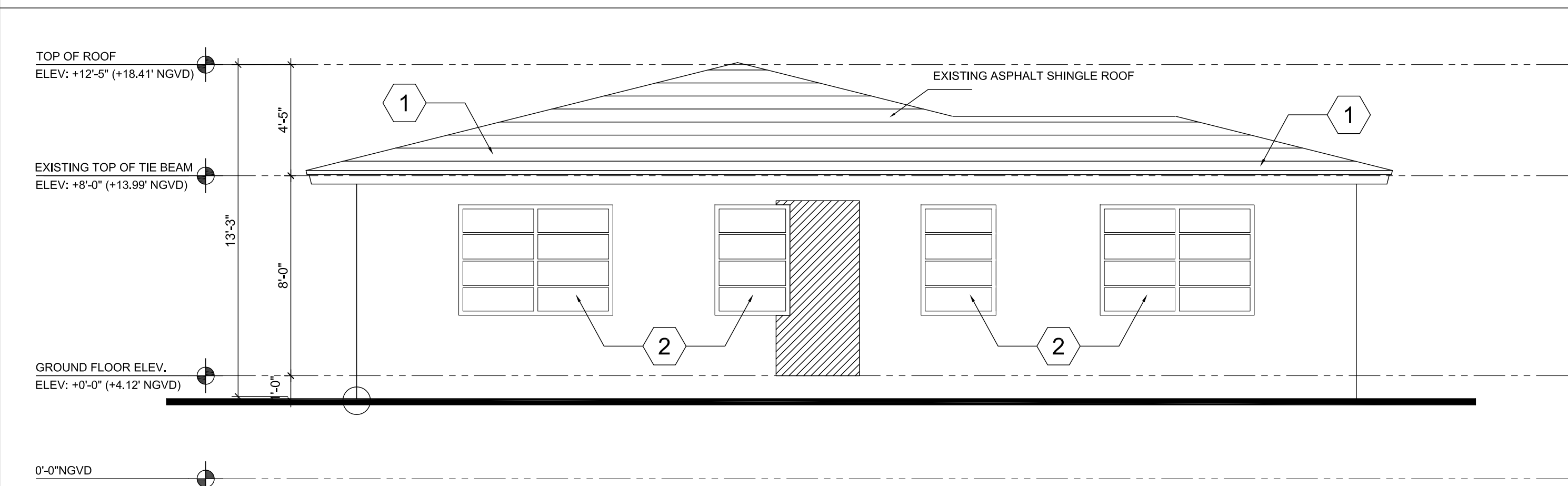
DATE	REVISION

DWG. TITLE	EXISTING- DEMOLITION FLOOR PLAN BLDG B
SCALE	1/4"=1'
PROJECT NO.	2016-10
DATE	05-04-16
SHEET NUMBER	EXIST.-D 2



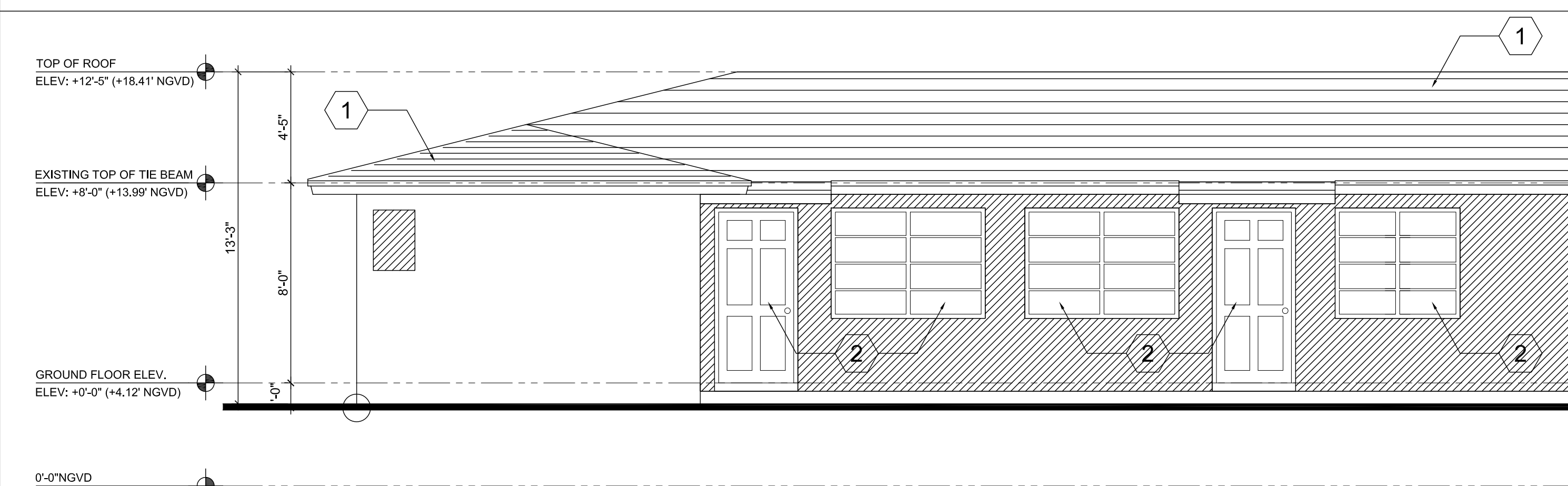
D1 NORTH ELEVATION. BUILDING A

SCALE: 1/4"=1'-0"



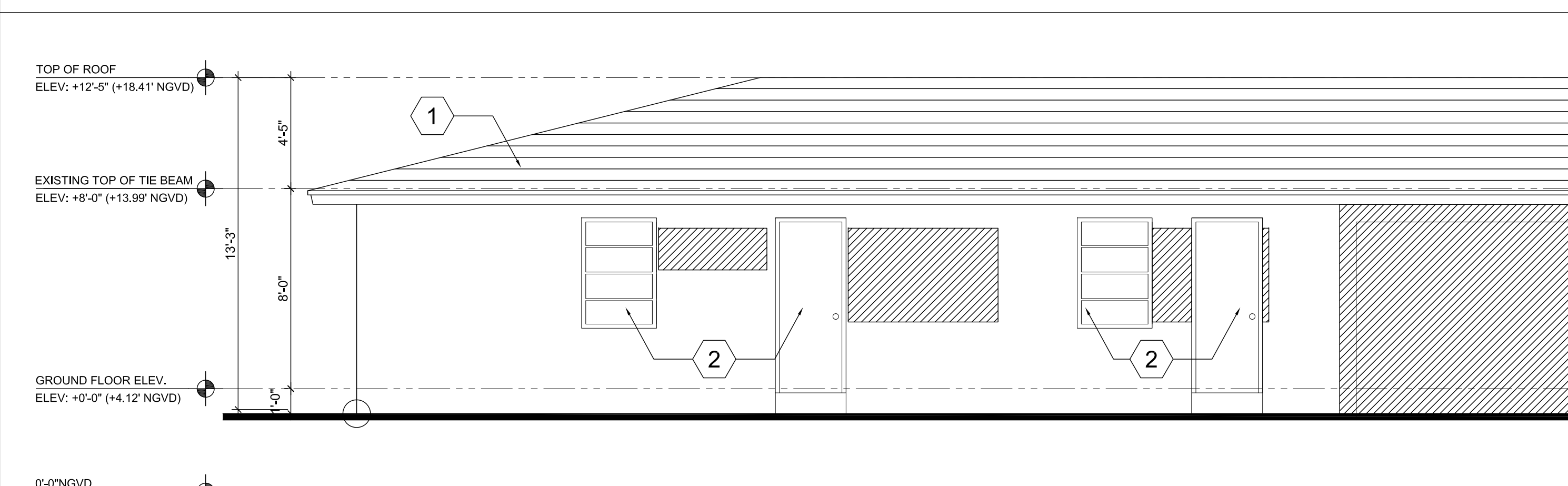
C1 SOUTH ELEVATION. BUILDING A

SCALE: 1/4"=1'-0"



B1 EAST ELEVATION. BUILDING A

SCALE: 1/4"=1'-0"



A1 WEST ELEVATION. BUILDING A

SCALE: 1/4"=1'-0"

EXISTING - DEMO. BUILDING A

WALL LEGEND

EXISTING CONC. BLOCK WALL
TO BE DEMOLISHED

KEY NOTES - DEMOLITION

- 1 REMOVE EXISTING ASPHALT SHINGLE ROOF
- 2 REMOVE EXISTING WINDOW AND DOOR
- 3 REMOVE EXISTING EYEBROW

C4 NOTES

DATE	REVISION

DWG. TITLE
EXISTING ELEVATIONS
& DEMO BLDG. A

SCALE
1/4"=1'

PROJECT NO.

DATE
2016-10

SHEET NUMBER
05-04-16

EXIST-D 3