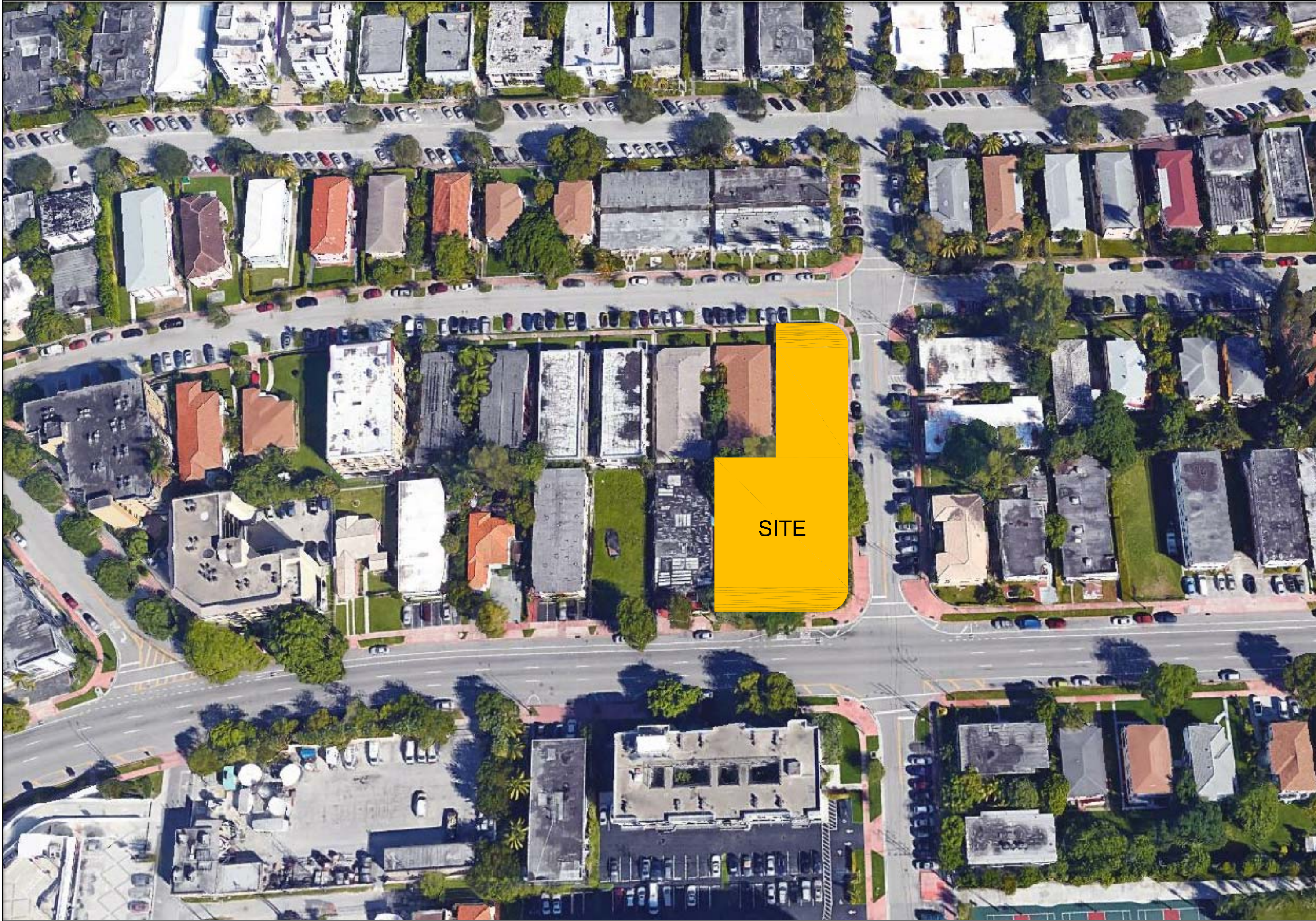




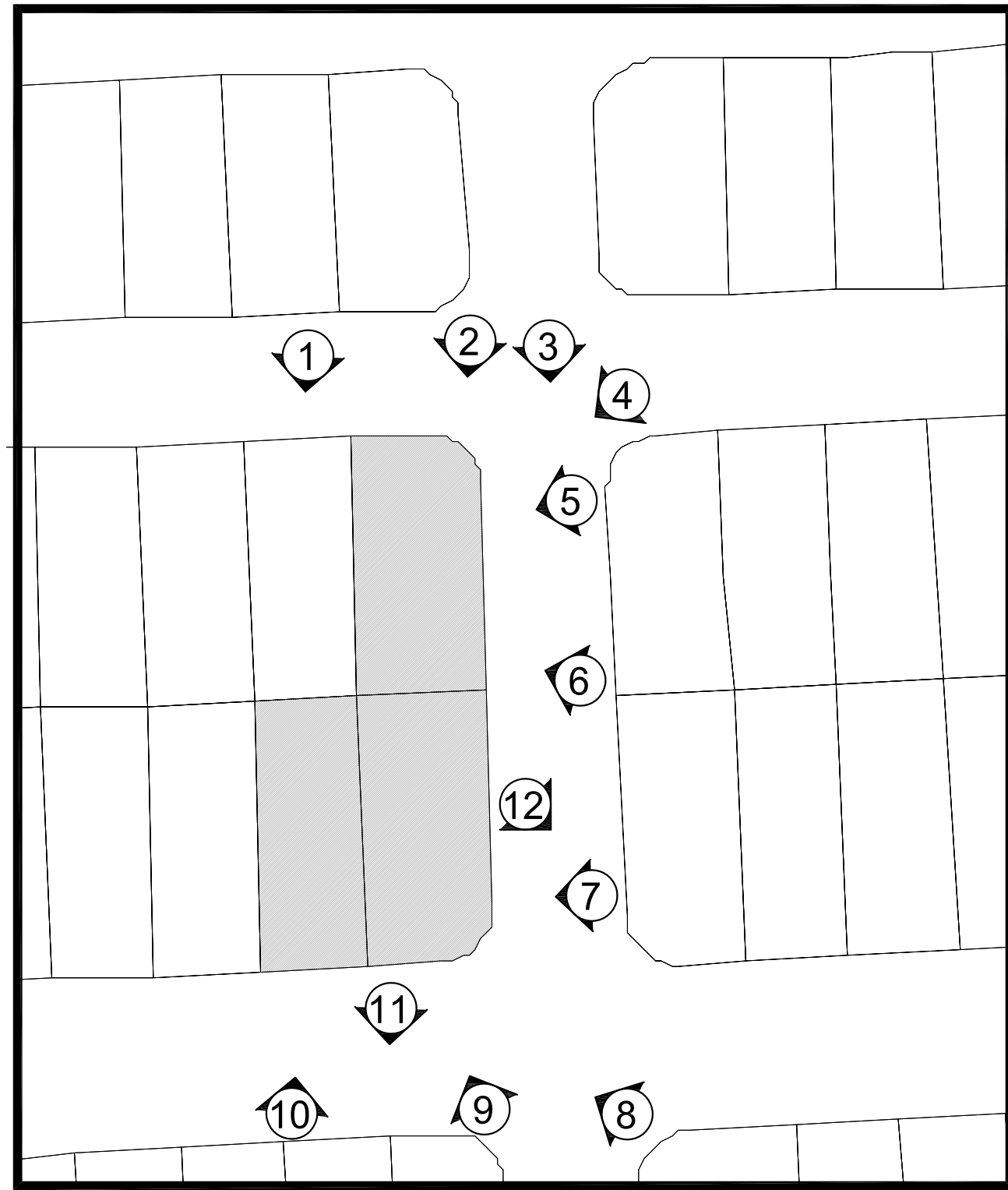
C1 AERIAL VIEW SITE IMAGES



C4 AERIAL VIEW SITE IMAGES



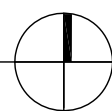
A1 AERIAL VIEW SITE IMAGES



KEY PLAN

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

AERIAL SITE IMAGES

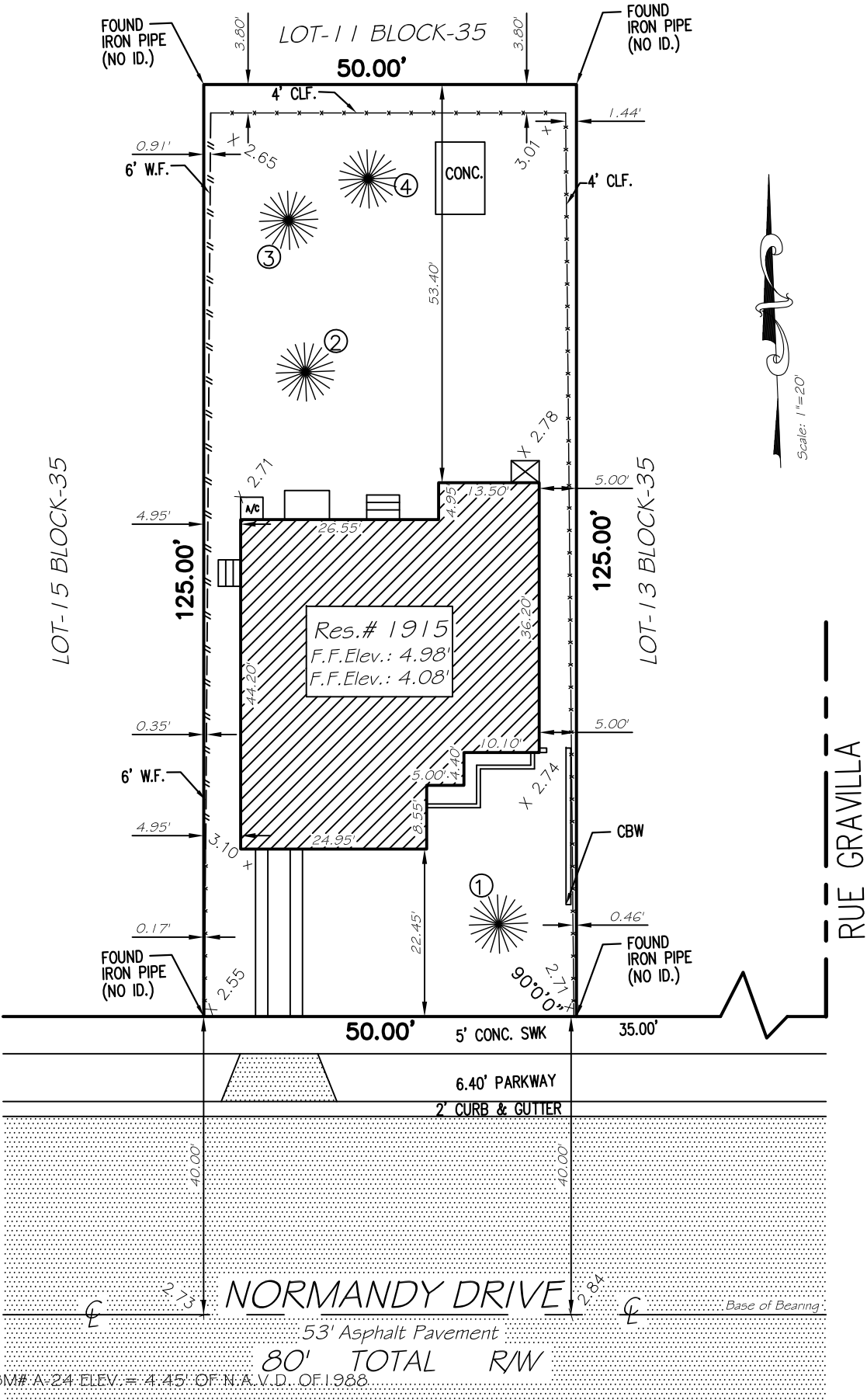


N.T.S.

△	DATE	REVISION

DWG. TITLE	AERIAL VIEW SITE IMAGES
SCALE	N.T.S.
PROJECT NO.	2016-10
DATE	05-04-16
SHEET NUMBER	A-002

BOUNDARY SURVEY
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

LEGEND AND ABBREVIATIONS

CL	= 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
EL	= 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

VIZCAYA SURVEYING AND MAPPING Inc.

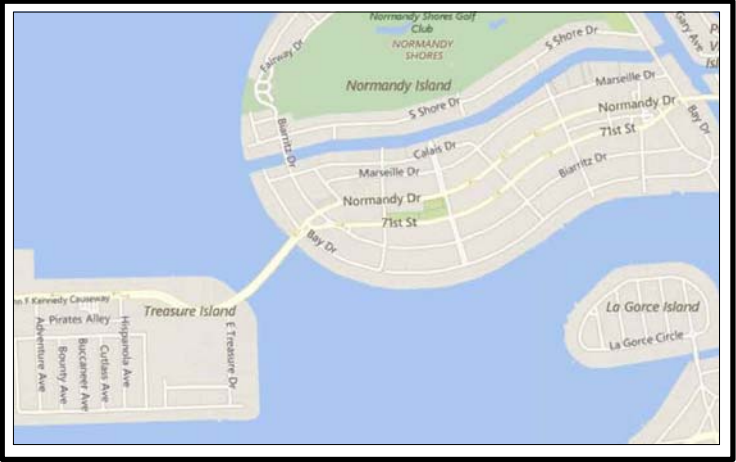
Phone/Fax: (305) 223-6060
E-mail: rvizcaya.13@gmail.com

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

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 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.

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

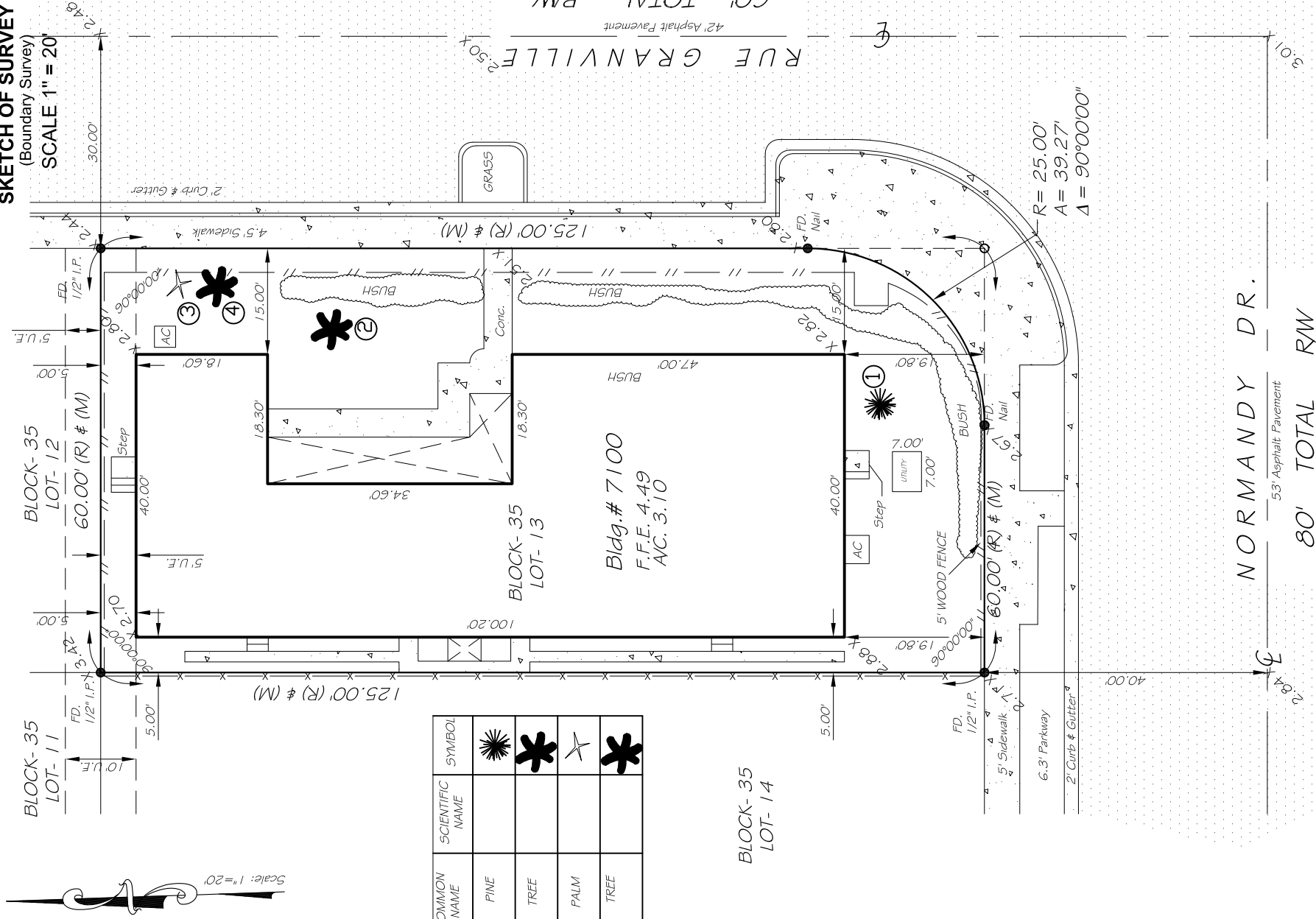
13217 S.W. 46th Ln.
Miami, Florida 33175

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. 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:

DATE OF FIELD WORK: 05. 03, 2016

AGENCY REVISED ON 09-11-2009 THE HEREIN DESCRIBED PROJECT
IS SITUATED WITHIN:
ZONE AE BASE FLOOD ELEV. 8 COMMUNITY NUMBER 120651
PANEL NUMBER 12086C0307L SUFFIX L

CERTIFIED TO:
Better Living

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 Incorporated by 5J-17,050 thru 5J-17,052 F.A.C., pursuant to Section 472.022 F.S.

ARTURO R. TOIRAC P.S.M. 3102

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 EASEMENTS. ANY DISCREPANCIES BETWEEN THE SURVEY AND RECORDS OR EASEMENTS ARE ASSUMED MERIDIAN. IF SHOWN, ELEVATIONS ARE REFERRED TO N.A.S.D. OF 1955 THE BOUNDARY SURVEY IS ABOVE 1:10000.

LEGEND AND ABBREVIATIONS

LEGEND AND ABBREVIATIONS		JOB No.
℄ = CENTER LINE	FD. = FOUND IRON PIPE	ENC. = ENCROACHMENT
P/L = PROPERTY LINE	O.H.L.= OVERHEAD UTILITIES	C.B.S.= CONCRETE BLOCK STRUCTURE
M/L = MONUMENT LINE	(C) = CALCULATED	CONC.= CONCRETE
R/W = RIGHT OF WAY	(R) = RECORD	Ø = DIAMETER
C.L.F.= CHAIN LINK FENCE	(M) = MEASURED	D.M.E.= DRAINAGE MAINT. EASEMENT
W.F = WOODEN FENCE	CL. = CH FENCE	P.C.P.= PERMANENT CONTROL POINT
		P.O.B.= POINT OF BEGINNING

This survey is valid for Mortgages only

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'

MARSEILLE DR.



#	HEIGHT	DIAMETER	CANOPY	SYMBOL
1	30.00'	1.00'	45.00"	

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 REVISION: _____

DATE OF FIELD WORK: 05. 03, 2016

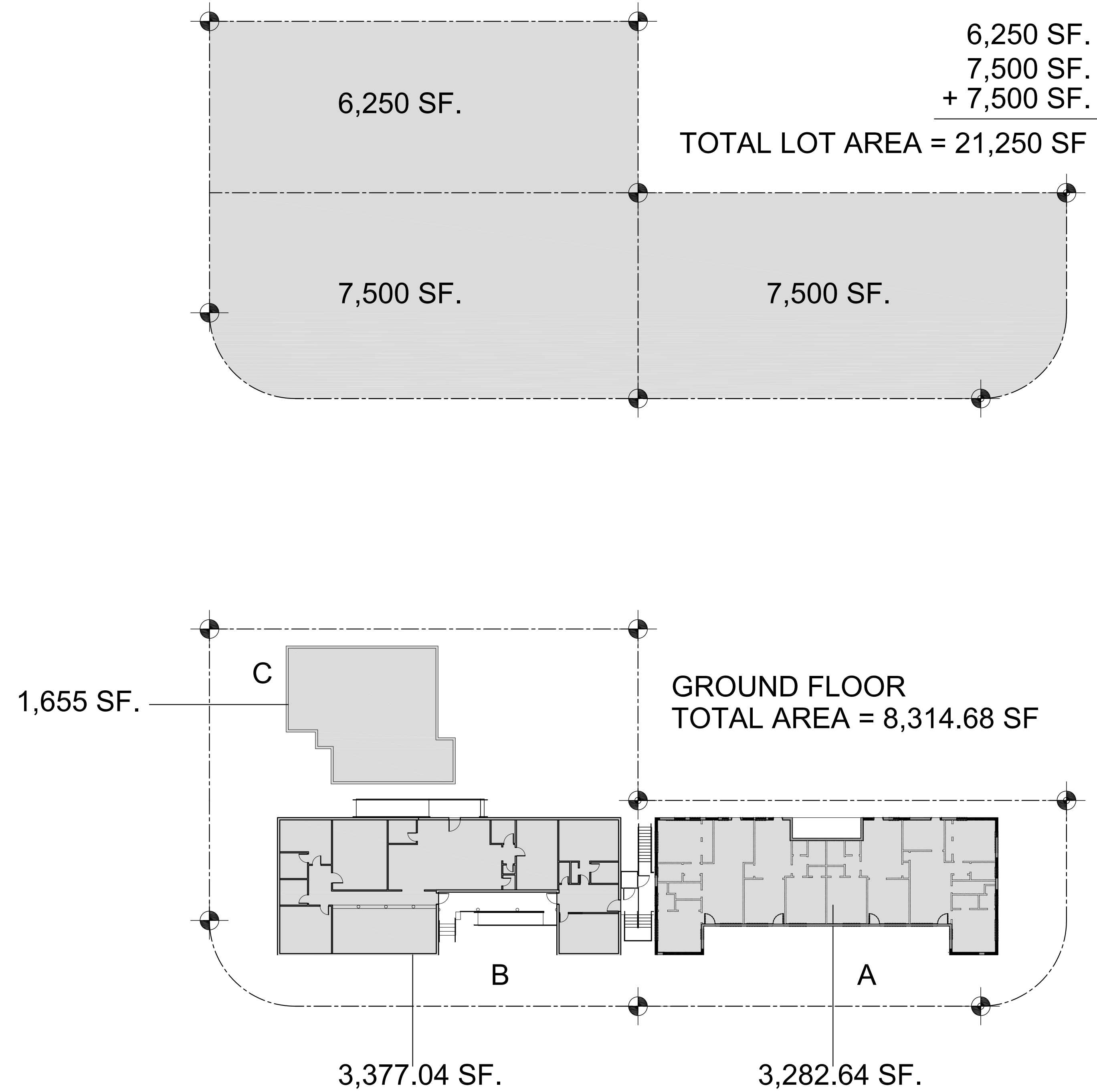
VISUAL ENCROACHMENTS NOTED:

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 P.S.M. 3102

LEGEND AND ABBREVIATIONS		JOB No.
C_c = CENTER LINE P/L = PROPERTY LINE M/L = MONUMENT LINE R/W = RIGHT OF WAY C.L.F. = CHAIN LINK FENCE W.F. = WOODEN FENCE	FD. = FOUND IRON PIPE O.H.L. = OVERHEAD UTILITIES (C) = CALCULATED (R) = RECORD (M) = MEASURED CL. = CLEAR	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



TOTAL BUILDING AREA =8,314.68 SF
TOTAL LOT AREA =21,250 SF

F.A.R. REQUIRED.....1.25
F.A.R PROPOSED = BLG. AREA/ LOT AREA
F.A.R PROPOSED = 8,314.68SF. / 21,250 SF.
F.A.R PROPOSED = 0.39

[illegible]

DATE	REVISION

WG. TITLE

R. CALCULATIONS PLAN

SCALE

 $\alpha = 1$

PROJECT NO. _____

16-10

ATE

04-16

SHEET NUMBER
107 5 1 B

EXIST. F.A.R.



△ DATE
REVISION



C1 PHOTO # 504-22-16



C4 PHOTO # 604-22-16



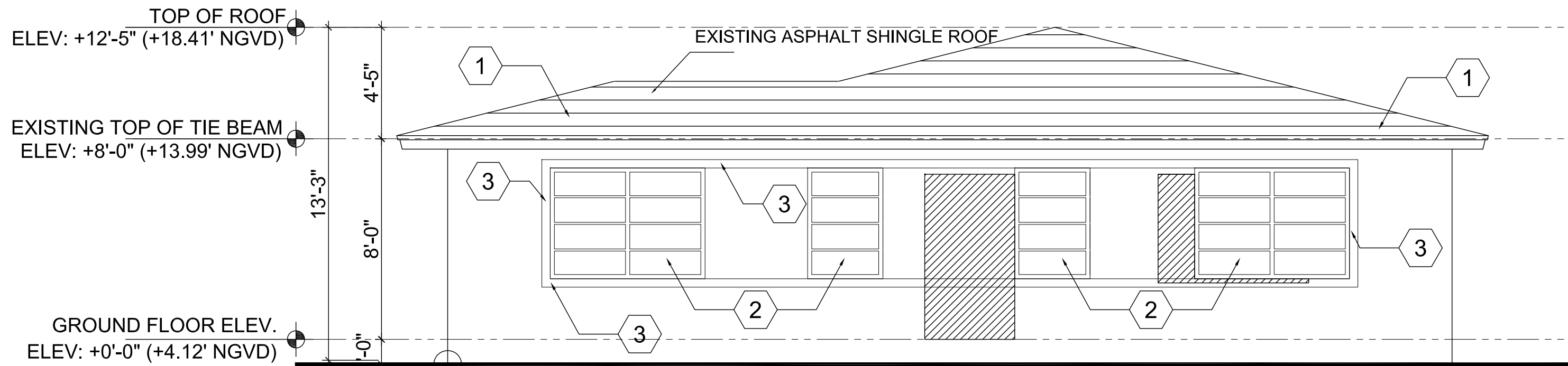
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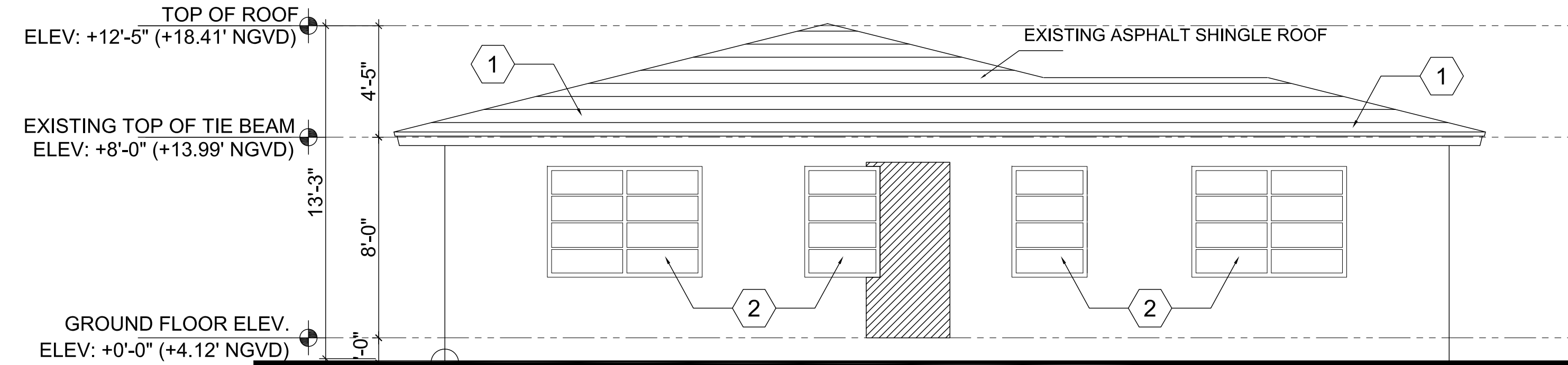
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DATE	REVISION

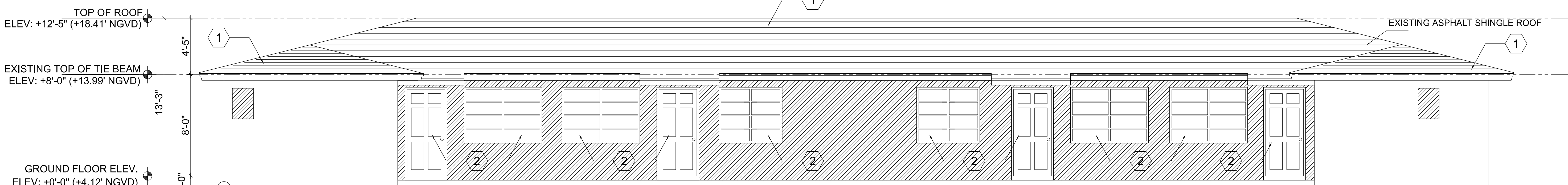
DWG. TITLE	
SITE IMAGES	
SCALE	N.T.S.
PROJECT NO.	2016-10
DATE	05-04-16
SHEET NUMBER	A-004



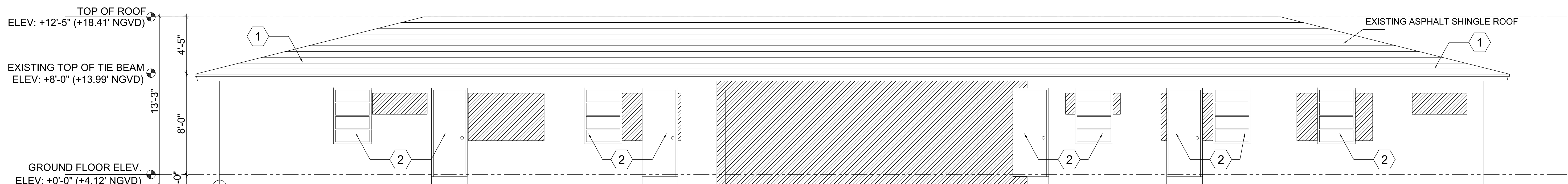
D1 NORTH ELEVATION. BUILDING A SCALE: 1/4"=1'-0"



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

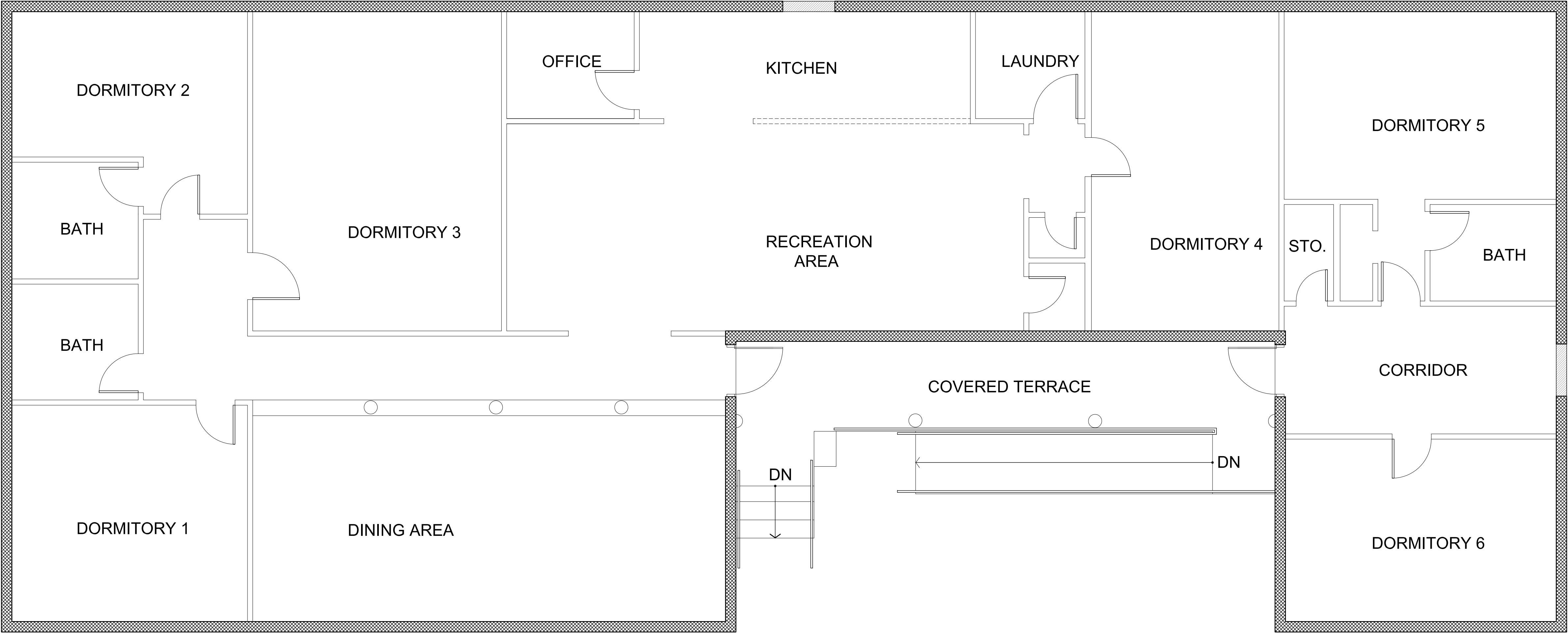
WALL LEGEND

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



DEMOLITION GENERAL NOTES:

SCOPE : DEMOLITION OF INTERIOR PARTITIONS
PARTIAL DEMOLITION OF EXTERIOR WALL

EXIST
GROUND FLOOR DEMOLITION PLAN
BUILDING B

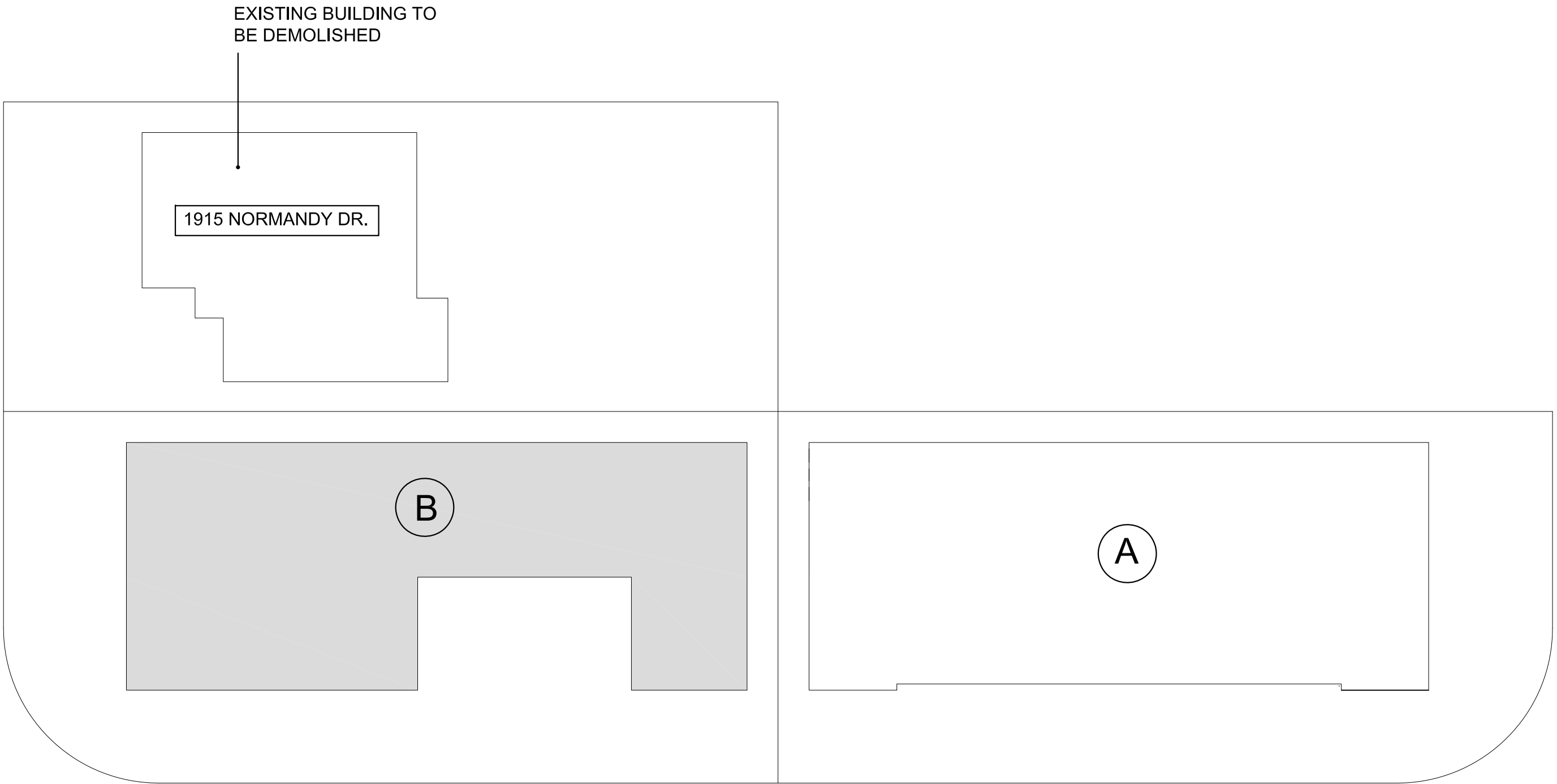
WALL LEGEND

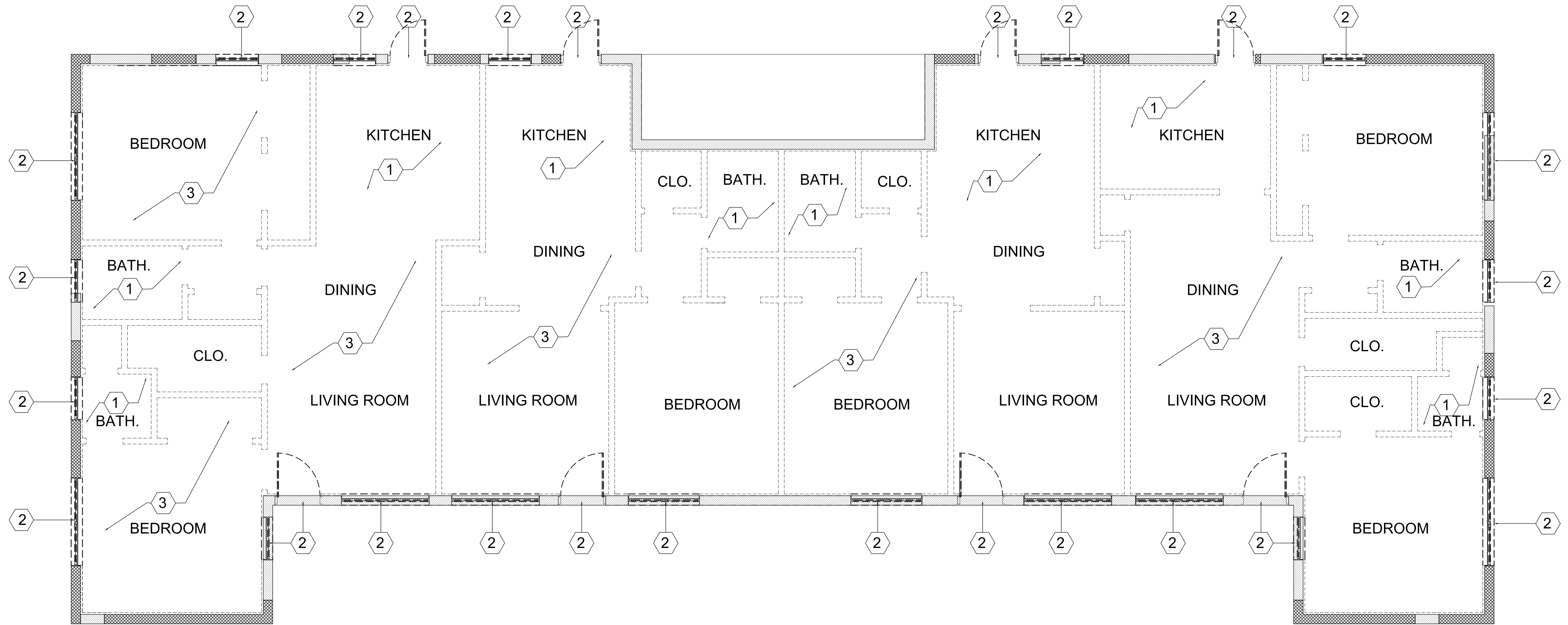
	EXISTING CONC. BLOCK WALL TO REMAIN "AS IS"
	EXISTING CONC. BLOCK WALL TO BE DEMOLISHED
	EXISTING PARTITION TO BE DEMOLISHED

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

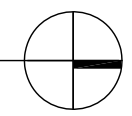




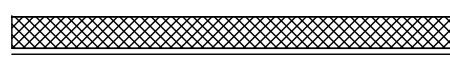
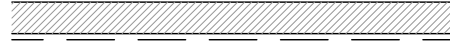
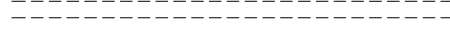
DEMOLITION GENERAL NOTES:

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

EXIST
GROUND FLOOR DEMOLITION PLAN
BUILDING A



WALL LEGEND

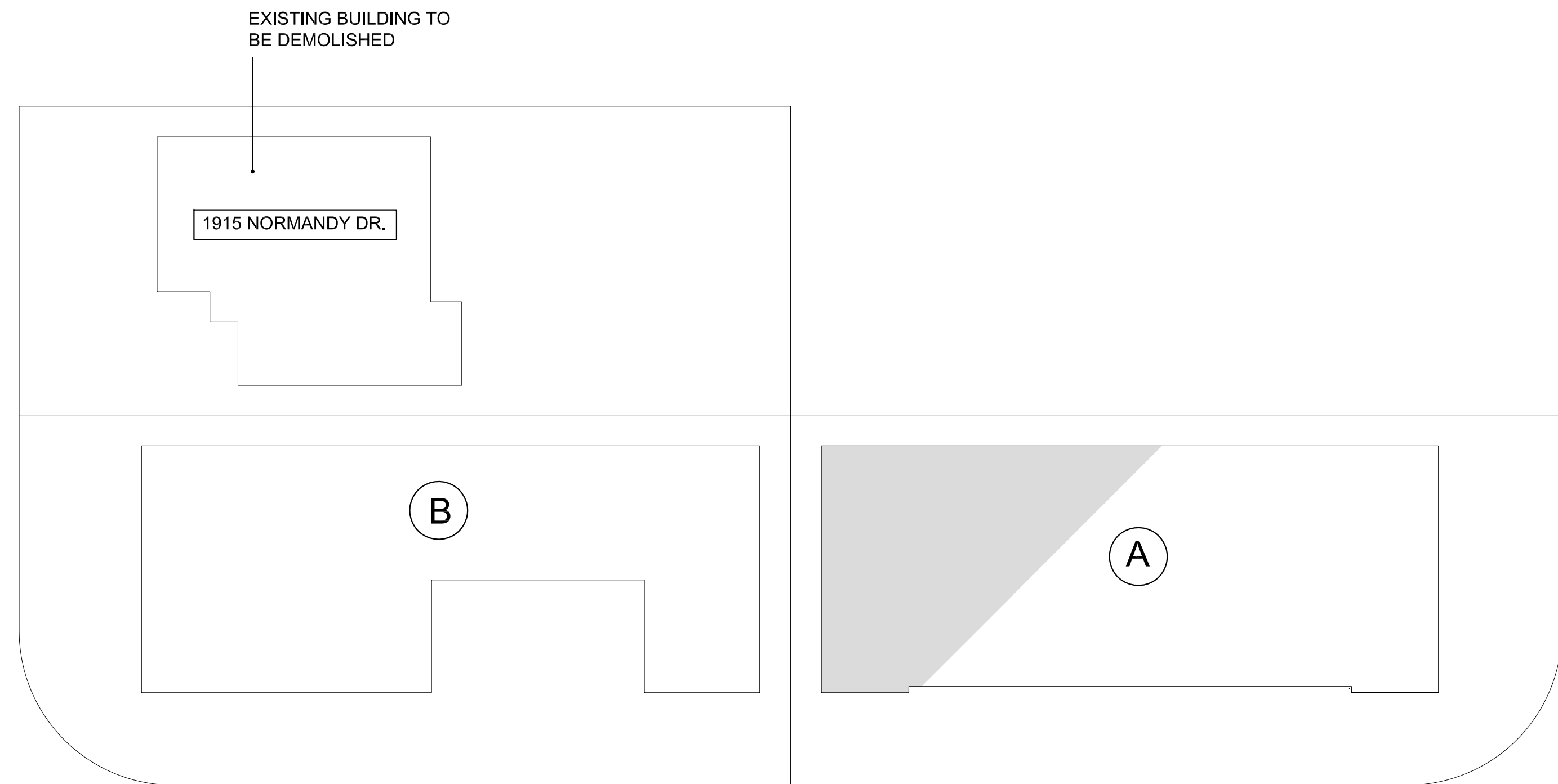
-  EXISTING CONC. BLOCK WALL TO REMAIN "AS IS"
-  EXISTING CONC. BLOCK WALL TO BE DEMOLISHED
-  EXISTING PARTITION TO BE DEMOLISHED

KEY NOTES - DEMOLITION

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

1915 NORMANDY DR. BUILDING TO BE DEMOLISHED

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



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.

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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



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