

## ADULT CONGREGATE LIVING FACILITY



DESIGN REVIEW APPROVAL FOR THE MODIFICATION OF THE EXISTING ADULT CONGREGATE LIVING FACILITY AND SURFACE PARKING LOT TO SERVE THE FACILITY.

- 
- A blank grid consisting of 6 horizontal lines and 2 vertical lines, creating 7 rows and 2 columns. This is intended for drawing a picture related to the text.

SHEET NUMBER

**A-000**



ABBREVIATIONS

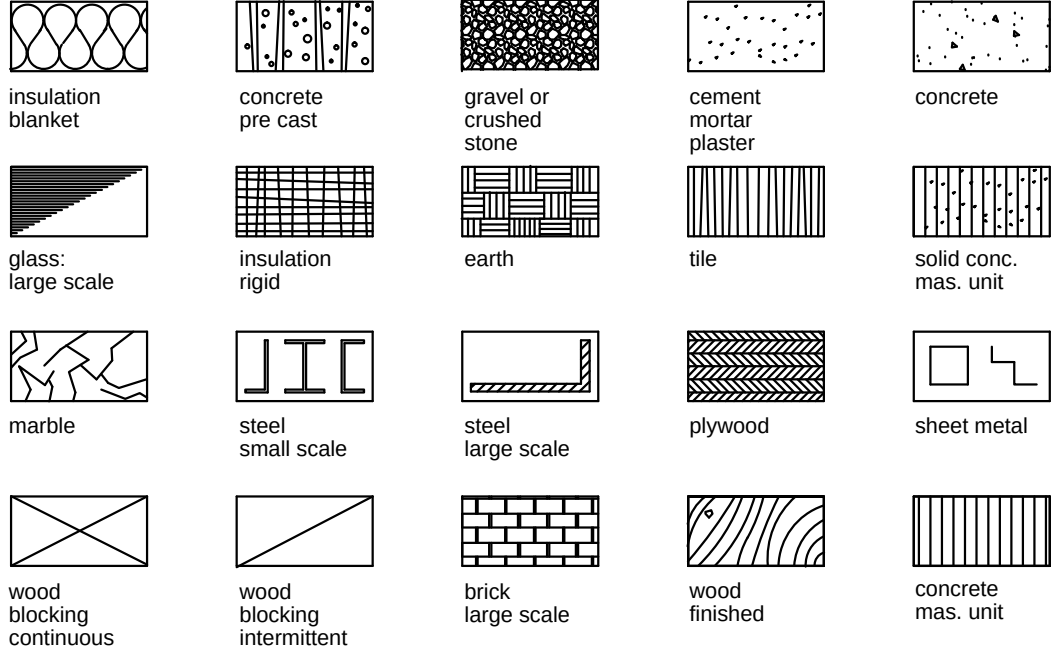
MATERIAL LEGEND

PROJECT TEAM

DRAWING INDEX  
ARCHITECTURAL

|          |                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                              |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A</b> | ACOUS.<br>A.C<br>A.D.<br>ADJ.<br>AGGR.<br>AL.<br>APPROX.<br>ARCH.<br>ASB.<br>ASPH.                                                                                                           | ACOUSTICAL<br>AIR CONDITIONING<br>AREA DRAIN<br>ADJUSTABLE<br>AGGREGATE<br>ALUMINUM<br>APPROXIMATE<br>ARCHITECTURAL<br>ASBESTOS<br>ASPHALT                                                                                                                                                                                                   |
| <b>B</b> | BD.<br>BITUM.<br>BLDG.<br>BLK.<br>BLKG.<br>BLKHD.<br>BM.<br>BOT.                                                                                                                             | BOARD<br>BITUMINOUS<br>BUILDING<br>BLOCK<br>BLOCKING<br>BULKHEAD<br>BEAM<br>BOTTOM                                                                                                                                                                                                                                                           |
| <b>C</b> | CAB.<br>CARP.<br>C.B.<br>CEM.<br>CER.<br>C.I.<br>C.G.<br>CLG.<br>CLKG.<br>CLO.<br>CLR.<br>C.M.U.<br>C.O.<br>COL.<br>CONC.<br>CONN.<br>CONSTR.<br>CONT.<br>CTSK.<br>CNTR.<br>C.T.<br>CTR.     | CABINET<br>CARPET<br>CATCH BASIN<br>CEMENT<br>CERAMIC<br>CAST IRON<br>CORNER GUARD<br>CEILING<br>CAULKING<br>CLOSET<br>CLEAR<br>CONCRETE MASONRY UNIT<br>CASED OPENING<br>COLUMN<br>CONCRETE<br>CONNECTION<br>CONSTRUCTION<br>CONTINUOUS<br>CORRIDOR<br>COUNTERSUNK<br>COUNTER<br>CERAMIC TILE<br>CENTER                                     |
| <b>D</b> | DBL.<br>DEPT.<br>D.F.<br>DET.<br>DIA.<br>DIM.<br>DISP.<br>DN.<br>D.O.<br>DR.<br>DWNR.<br>DS.<br>D.S.P.<br>DWG.                                                                               | DOUBLE<br>DEPARTMENT<br>DRINKING FOUNTAIN<br>DETAIL<br>DIAMETER<br>DIMENSION<br>DISPENSER<br>DOWN<br>DOOR OPENING<br>DOOR<br>DRAWER<br>DOWN SPOUT<br>DRY STANDPIPE<br>DRAWING                                                                                                                                                                |
| <b>E</b> | E.<br>EA.<br>E.J.<br>EL.<br>ELEC.<br>ELEV.<br>EMER.<br>ENCL.<br>E.P.<br>EQ.<br>EQPT.<br>E.S                                                                                                  | EAST<br>EACH<br>EXPANSION JOINT<br>ELEVATION<br>ELECTRICAL<br>ELEVATOR<br>EMERGENCY<br>ENCLOSURE<br>SCUPPER<br>ELECTRICAL PANEL BOARD<br>EQUAL<br>EQUIPMENT<br>EMERGENCY OVERFLOW<br>SCURPER<br>ELECTRIC WATER COOLER<br>EXISTING<br>EXPPOSED<br>EXPANSION<br>EXTERIOR                                                                       |
| <b>F</b> | F.A.<br>F.B.<br>F.D.<br>FDN.<br>F.E.<br>F.E.C.<br>F.H.C.<br>FIN.<br>FL.<br>FLASH.<br>FLUOR.<br>F.O.C.<br>F.O.F.<br>F.O.S.<br>PPRF.<br>F.S.<br>FT.<br>FTG.<br>FURR.<br>FUT.<br>F.V.<br>F.V.C. | FIRE ALARM<br>FLAT BAR<br>FLOOR DRAIN<br>FOUNDATION<br>FIRE EXTINGUISHER<br>FIRE EXTINGUISHER CAB.<br>FIRE HOSE CABINET<br>FINISH<br>FLOOR<br>FLASHING<br>FLUORESCENT<br>FACE OF CONCRETE<br>FACE OF FINISH<br>FACE OF STUDS<br>FIREPROOF<br>FULL SIZE<br>FOOT OR FEET<br>FOOTING<br>FURRING<br>FUTURE<br>FIELD VERIFY<br>FIRE VALVE CABINET |
| <b>G</b> | GA.<br>GALV.<br>G.B.<br>G.C.<br>GL.<br>GND.<br>GR.<br>GYP.<br>G.W.B.                                                                                                                         | GAUGE<br>GALVANIZED<br>GRAB BAR<br>GENERAL CONTRACTOR<br>GLASS<br>GROUND<br>GRADE<br>GYPSUM<br>GYPSUM WALLBOARD                                                                                                                                                                                                                              |
| <b>H</b> | H.B.<br>H.C.<br>HDWD.<br>HDWE.<br>H.M.<br>HORIZ.<br>HR.<br>HGT.                                                                                                                              | HOSE BIB<br>HOLLOW CORE<br>HARD WOOD<br>HARDWARE<br>HOLLOW METAL<br>HORIZONTAL<br>HOUR<br>HEIGHT                                                                                                                                                                                                                                             |
| <b>I</b> | I.D.<br>IN.<br>INSUL.<br>INT.<br>INV.                                                                                                                                                        | INSIDE DIAMETER (DIM.)<br>INCH<br>INSULATION<br>INTERIOR<br>INVERT                                                                                                                                                                                                                                                                           |
| <b>J</b> | JAN.<br>JST.<br>JT.                                                                                                                                                                          | JANITOR<br>JOIST<br>JOINT                                                                                                                                                                                                                                                                                                                    |
| <b>K</b> | KIT.                                                                                                                                                                                         | KITCHEN                                                                                                                                                                                                                                                                                                                                      |
| <b>L</b> | LAB.<br>LAM.<br>LAV.<br>L.F.<br>LKR.<br>LT.<br>LTG.<br>LTWT.                                                                                                                                 | LABORATORY<br>LAMINATE<br>LAVATORY<br>LINEAR FEET<br>LOCKER<br>LIGHT<br>LIGHTING<br>LIGHT WEIGHT                                                                                                                                                                                                                                             |
| <b>M</b> | MAX.<br>M.C.<br>MACH.<br>MECH.<br>MEMB.<br>MET.<br>MFR.<br>MH.<br>MIN.<br>MIR.<br>MISC.<br>M.L.<br>M.O.<br>MTD.<br>MUL.                                                                      | MAXIMUM<br>MEDICINE CABINET<br>MACHINE<br>MECHANICAL<br>MEMBRANE<br>METAL<br>MANUFACTURER<br>MANHOLE<br>MINIMUM<br>MIRROR<br>MISCELLANEOUS<br>MATCH LINE<br>MASONRY OPENING<br>MOUNTED<br>MULLION                                                                                                                                            |
| <b>N</b> | N.<br>N.I.C.<br>NO. OR #<br>NOM.<br>N.T.S.                                                                                                                                                   | NORTH<br>NOT IN CONTRACT<br>NUMBER<br>NOMINAL<br>NOT TO SCALE                                                                                                                                                                                                                                                                                |
| <b>O</b> | O.A.<br>OBS.<br>O.C.<br>O.D.<br>OFF.<br>OPNG.<br>OP. HD.<br>OPP.                                                                                                                             | OVERALL<br>OBSURE<br>ON CENTER<br>OUTSIDE DIMENSION<br>OFFICE<br>OPENING<br>OPPOSITE HAND<br>OPPOSITE                                                                                                                                                                                                                                        |
| <b>P</b> | PRCST.<br>P.L.<br>P.T.<br>PL.<br>P.LAM.<br>PLAS.<br>PLYWD.<br>POL.<br>PR.<br>PT.<br>P.T.D.                                                                                                   | PRE-CAST<br>PROPERTY LINE<br>PRESSURE TREATED<br>PLATE<br>PLASTIC LAMINATE<br>PLASTER<br>PLYWOOD<br>POLISHED<br>PAIR<br>POINT<br>PAPER TOWEL<br>DISPENSER                                                                                                                                                                                    |
| <b>Q</b> | PTN.<br>PTR.                                                                                                                                                                                 | PARTITION<br>PAPER TOWEL<br>RECEPTACLE                                                                                                                                                                                                                                                                                                       |
| <b>Q</b> | Q.T.                                                                                                                                                                                         | QUARRY TILE                                                                                                                                                                                                                                                                                                                                  |

|          |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                     |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>R</b> | R.<br>RAD.<br>R.D.<br>REF.<br>REFL.<br>REFR.<br>RF.<br>RGTR.<br>REINF.<br>REQ.<br>RESIL.<br>RM.<br>R.O.<br>RWD.<br>R.W.L.                                                            | RISER<br>RADIUS<br>ROOF DRAIN<br>REFERENCE<br>REFLECTED<br>REFRIGERATOR<br>ROOF<br>REGISTER<br>REINFORCED<br>REQUIED<br>RESILIENT<br>ROOM<br>ROUGH OPENING<br>REDWOOD<br>RAIN WATER LEADER                                                                                                                                                                                          |
| <b>S</b> | S.<br>SABF<br>S.C.<br>S.C.D.<br>S.D.<br>SECT.<br>SH.<br>SHR.<br>SHT.<br>SIM.<br>S.N.D.<br>SPEC.<br>SQ.<br>S.ST.<br>S.SK.<br>STA.<br>STD.<br>STL.<br>STOR.<br>STR.L.<br>SUSP.<br>SYM. | SOUTH<br>SOUND ATTENUATION FIRE<br>BLANKETS<br>SOLID CORE<br>SEAT COVER DISPENSER<br>SCHEDULE<br>SOAP DISPENSER<br>SECTION<br>SHELF<br>SHOWER<br>SHEET<br>SIMILAR<br>SANITARY NAPKIN<br>DISPENSER<br>SANITARY NAPKIN<br>RECEPTACLE<br>SPECIFICATION<br>SQUARE<br>STAINLESS STEEL<br>SERVICE SINK<br>STATION<br>STANDARD<br>STEEL<br>STORAGE<br>STRUCTURAL<br>SUSPEND<br>SYMMETRICAL |
| <b>T</b> | TRD.<br>T.B.<br>T.C.<br>TEL.<br>TEMP.<br>T. & G.<br>THK.<br>TOIL.<br>T.P.<br>T.P.D.<br>T.V.<br>T.W.<br>TYP.<br>T.O.B.<br>T.O.C.<br>T.O.S.                                            | TREAD<br>TOWEL BAR<br>TOP OF CURB<br>TELEPHONE<br>TEMPERED<br>TONGUE AND GROOVE<br>THICK<br>TOILET<br>TOP OF PAVEMENT<br>TOILET PAPER DISPENSER<br>TELEVISION<br>TOP OF WALL<br>TYPICAL<br>TOP OF BEAM<br>TOP OF CONCRETE<br>TOP OF SLAB                                                                                                                                            |
| <b>U</b> | UNF.<br>U.O.N.<br>UR.                                                                                                                                                                | UNFINISHED<br>UNLESS OTHERWISE NOTED<br>URINAL<br>UNDERWRITERS LAB                                                                                                                                                                                                                                                                                                                  |
| <b>V</b> | V.I.F.<br>VERT.<br>V.T.<br>VEST.<br>V.B.                                                                                                                                             | VERIFY IN FIELD<br>VERTICAL<br>VINYL TILE<br>VESTIBULE<br>VAPOR BARRIER                                                                                                                                                                                                                                                                                                             |



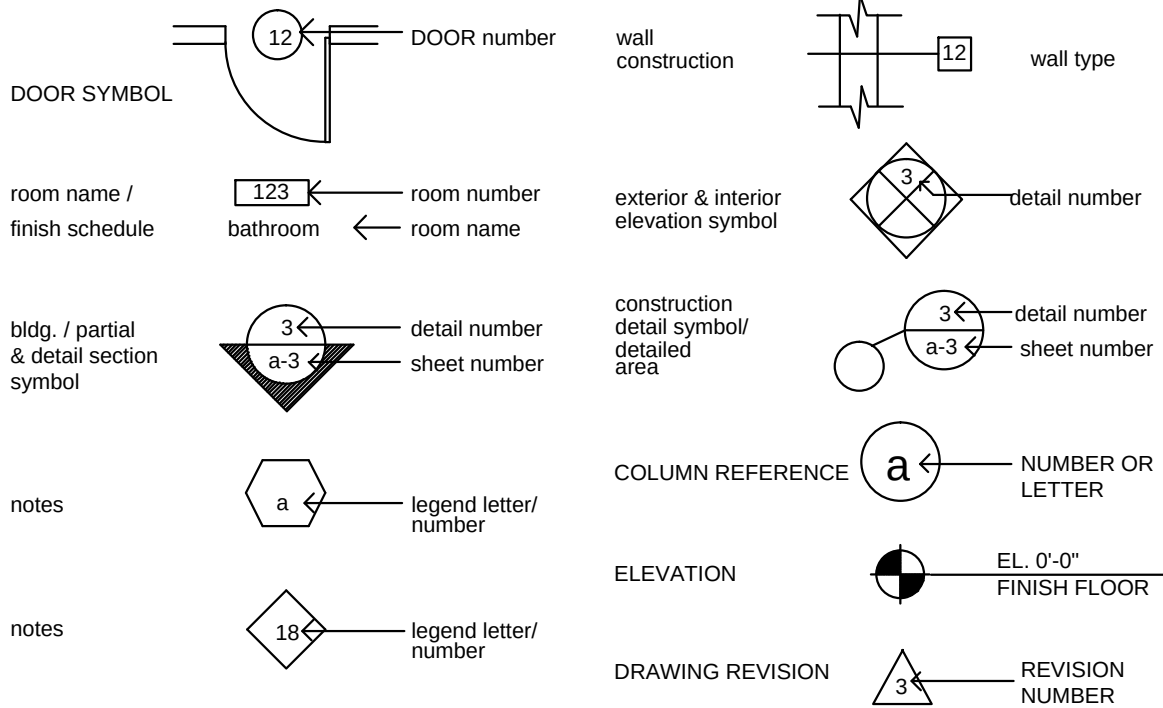
|                      |                                                                                                                                                                      |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER:               | NORMANDY LIVING LLC<br>101 20TH STREET, SUITE 2706<br>MIAMI BEACH, FL 33139                                                                                          |
| PROJECT ARCHITECT:   | BEILINSON GOMEZ ARCHITECTS PA<br>JOSE L. GOMEZ AR0015416<br>8101 BISCAYNE BLVD., SUITE 309-310<br>MIAMI, FL 33138-4664<br>TEL. (305) 559.1250<br>FAX. (305) 551.1740 |
| LANDSCAPE ARCHITECT: | SAVINO MILLER<br>DESIGN STUDIO<br>12345 NE 6TH AVE.<br>MIAMI, FL 33161<br>TEL. (305) 895.9082                                                                        |

|              |                                    |
|--------------|------------------------------------|
| A-000        | COVER PAGE                         |
| A-001        | ZONING INFORMATION & DRAWING INDEX |
| A-002        | AERIAL SITE IMAGES                 |
| A-003        | SITE IMAGES                        |
| A-004        | SITE IMAGES                        |
| A-005        | SURVEY                             |
| EXIST. D-1   | EXISTING-DEMO PLANS BUILDING A     |
| EXIST. D-2   | EXISTING-DEMO PLANS BUILDING B     |
| EXIST. D-3   | EXISTING ELEVATIONS BUILDING A     |
| SP-101       | SITE PLAN                          |
| SP-102       | VARIANCES PLAN                     |
| EXIST F.A.R. | EXISTING F.A.R. CALCULATIONS       |
| F.A.R.       | F.A.R. CALCULATIONS                |
| A-101        | GROUND FLOOR PLAN BUILDING A       |
| A-102        | SECOND FLOOR PLAN BUILDING A       |
| A-103        | ROOF LEVEL PLAN BUILDING A         |
| A-104        | GROUND FLOOR BUILDING B            |
| A-201-A      | CONTEXTUAL ELEVATIONS              |
| A-201        | NORTH & EAST ELEVATIONS            |
| A-202        | SOUTH & WEST ELEVATIONS            |
| A-301        | SECTIONS 1 & 2                     |

ARCHITECTS *pa*

ARCHITECTURE AAC001062  
JOSE L. GOMEZ AR0015416  
8101 BISCAYNE BLVD.  
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MIAMI FL 33138-4664  
TEL (305) 559.1250  
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beilinsonarchitectspspa.com

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

SCOPE OF WORK

DESIGN REVIEW APPROVAL FOR THE MODIFICATION OF THE EXISTING ADULT CONGREGATE LIVING FACILITY AND SURFACE PARKING LOT TO SERVE THE FACILITY.:  
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

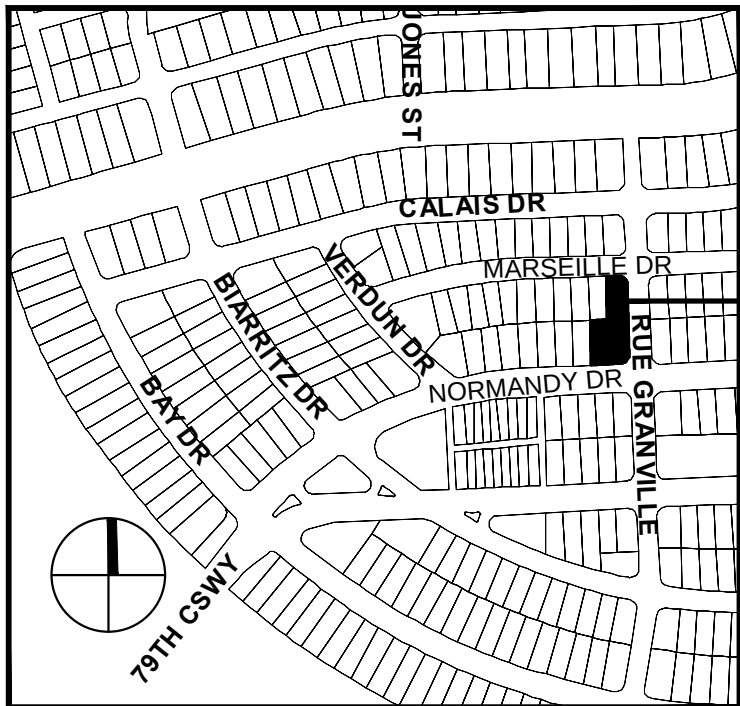
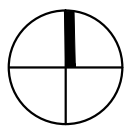
PART 3 PB 40-33  
LOT 14 BLK 35  
LOT SIZE 50,000 X 125  
OR 18925-00070119901

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 PART3, 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



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

| item | ZONING INFORMATION                                                 |                                                                                                                                                         |                                  |                     |
|------|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|---------------------|
| 1    | Address:                                                           | * 1915 NORMANDY DRIVE MIAMI BEACH, FL 33141-4405<br>** 7100 RUE GRANVILLE, MIAMI BEACH, FL 33141-3507<br>*** 1904 MARSEILLE DR, MIAMI BEACH, 33141-3432 |                                  |                     |
| 2    | Folio number(s):                                                   | * 02-3210-011-0290<br>** 02-3210-011-0280<br>***02-3210-011-0270                                                                                        |                                  |                     |
| 3    | Board and file numbers:                                            |                                                                                                                                                         |                                  |                     |
| 4    | Year built:                                                        | *1940, **1948, ***1953 RESPECTIVELY                                                                                                                     | Zoning District:                 | RM-1                |
| 5    | Based Flood Elevation:                                             | +8.00' NGVD                                                                                                                                             | Grade Value in NGVD: + 9.00'NGVD |                     |
| 6    | Adjusted grade (Flood +Grade/2):                                   |                                                                                                                                                         | Free board:                      |                     |
| 7    | Lot Area (SF):                                                     | 21,250.00                                                                                                                                               | (per survey dated: 05/03/2016)   |                     |
| 8    | Lot Width:                                                         | VARIES : 110'-0" - 60'-0"                                                                                                                               | Lot Depth:                       | 250'-0"-125'-0"     |
| 9    | Max FAR :                                                          | 1.25 ( 26,562.5 SF.)                                                                                                                                    | Proposed FAR: 11,439.58 SF.      | 0.54                |
| 10   | Minimum lot area (SF):                                             | 5,600.00                                                                                                                                                | Lot Area                         | 21,250.00           |
| 11   | Minimun Lot Width                                                  | 50'-0"                                                                                                                                                  | Lot Width:                       | 110'-0"             |
| 12   | Minimun Unit Size                                                  | 200 SF                                                                                                                                                  | Propose Unit Size                | 240.85 SF           |
| 13   | Maximun Number of Stories                                          | 5                                                                                                                                                       | Proposed Number of Stories       | 2                   |
| 14   | Height:                                                            | Required<br>50'                                                                                                                                         | Existing<br>13,-3"               | Proposed<br>37'-1"  |
| 15   | Setbacks:                                                          |                                                                                                                                                         |                                  |                     |
| 16   | Front First Level: 1 NORMANDY DRV.                                 | 20'-0"                                                                                                                                                  | 19'-10"                          | 19'-10"             |
|      | 2 MARSEILLE                                                        | 20'-0"                                                                                                                                                  | 19'-10"                          | 11'-0"              |
| 17   | Side 1 (interior)                                                  | 7'-6"                                                                                                                                                   | 5'-0"                            | 5'-0"               |
| 18   | Side 2 (facing street)                                             | 7'-6"                                                                                                                                                   | 15'-0"                           | 15'-0"              |
|      | Corner lot requirement                                             | 15'-0"                                                                                                                                                  | 13'-10"                          | 13'-10"             |
| 19   | Sum of the Sides                                                   | 15'-0"                                                                                                                                                  | 20'-0"                           | 5'-0"+15'-0"=20'-0" |
| 20   | Rear                                                               | 5'-0"                                                                                                                                                   | 53.40'                           | 2'-0"               |
| 21   | Parking Spaces (for 22 Beds)                                       | 11                                                                                                                                                      | 0                                | 11                  |
| 22   | Located within a Local Historic District?                          |                                                                                                                                                         |                                  | Yes or No           |
| 23   | Designated as an individual Historic Single Family Residence Site? |                                                                                                                                                         |                                  | Yes or No           |
| 25   | Determined to be Architecturally Significant?                      |                                                                                                                                                         |                                  | Yes or No           |

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

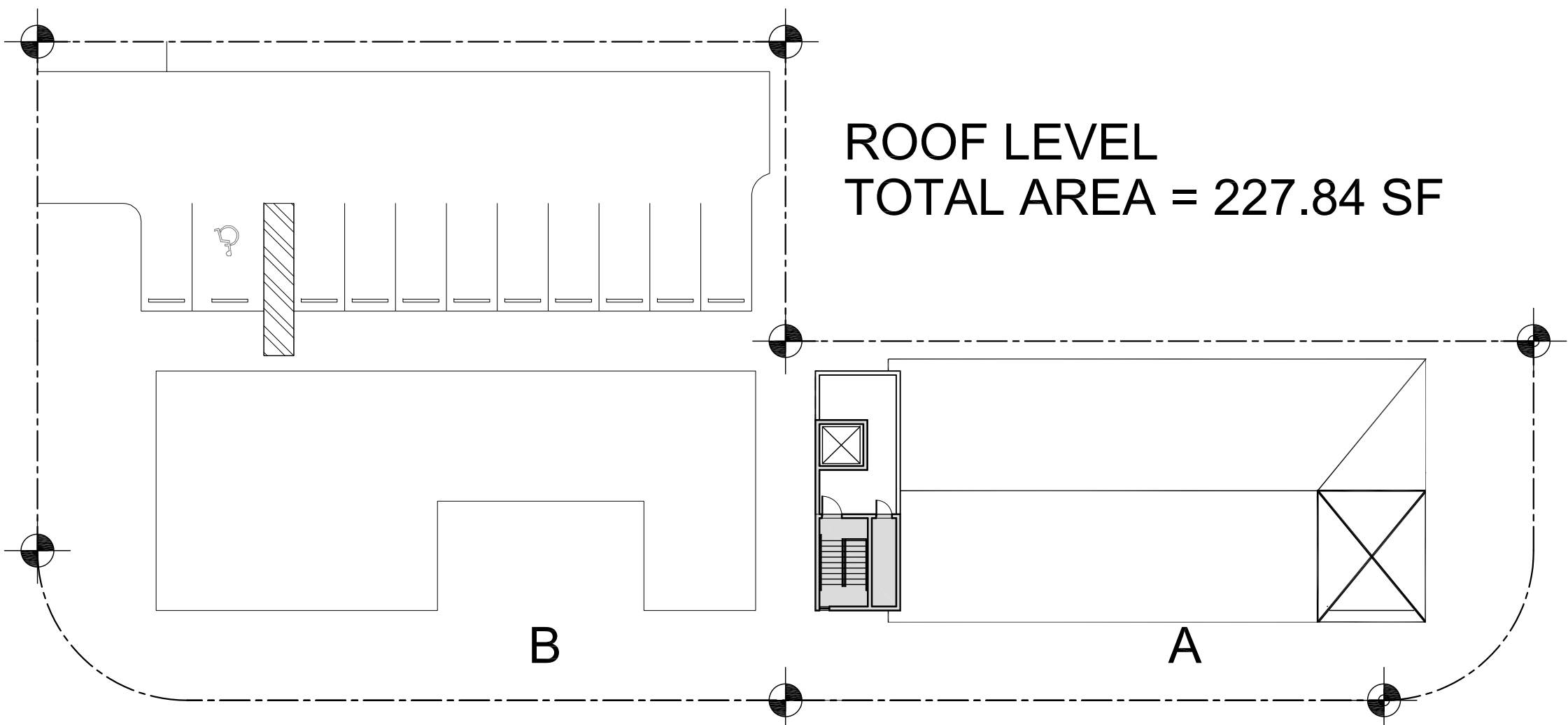
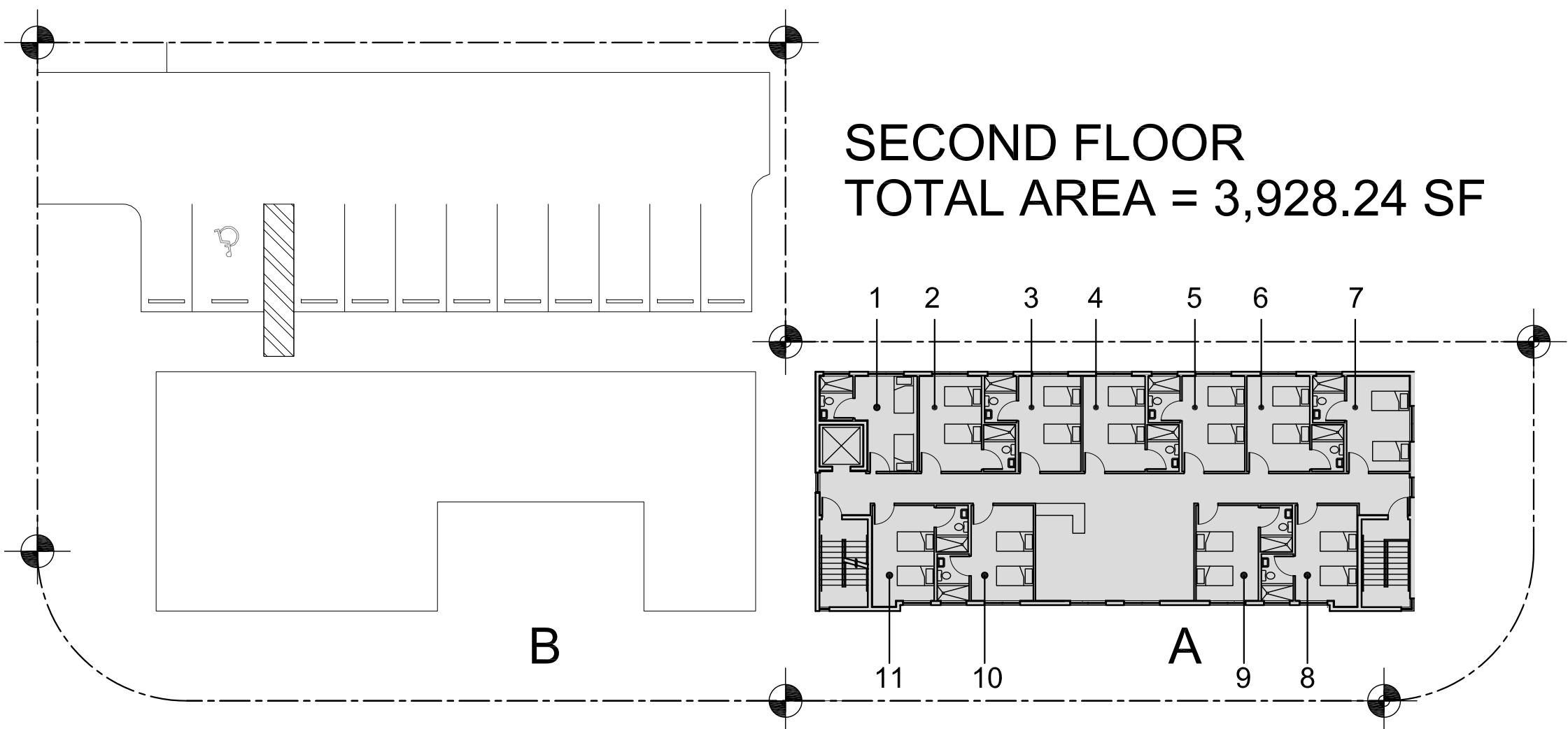
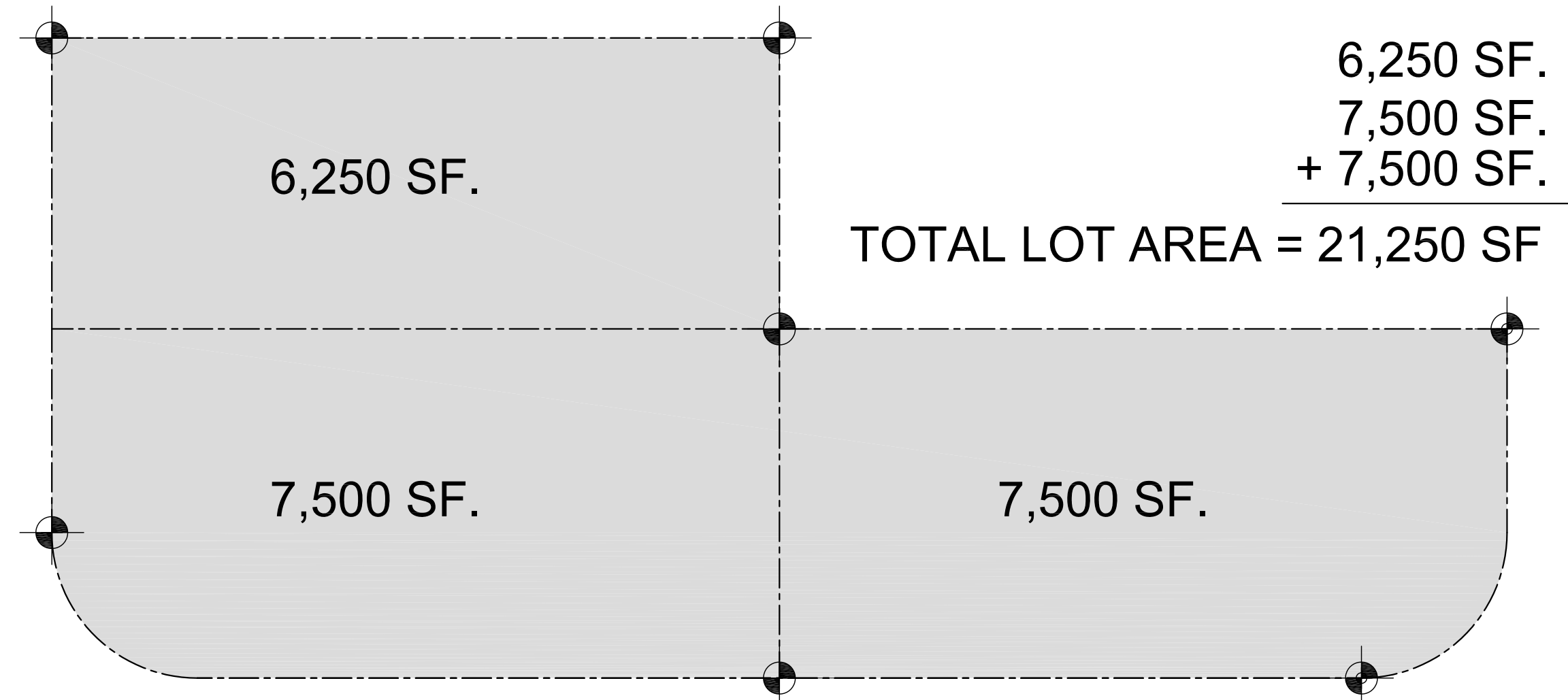
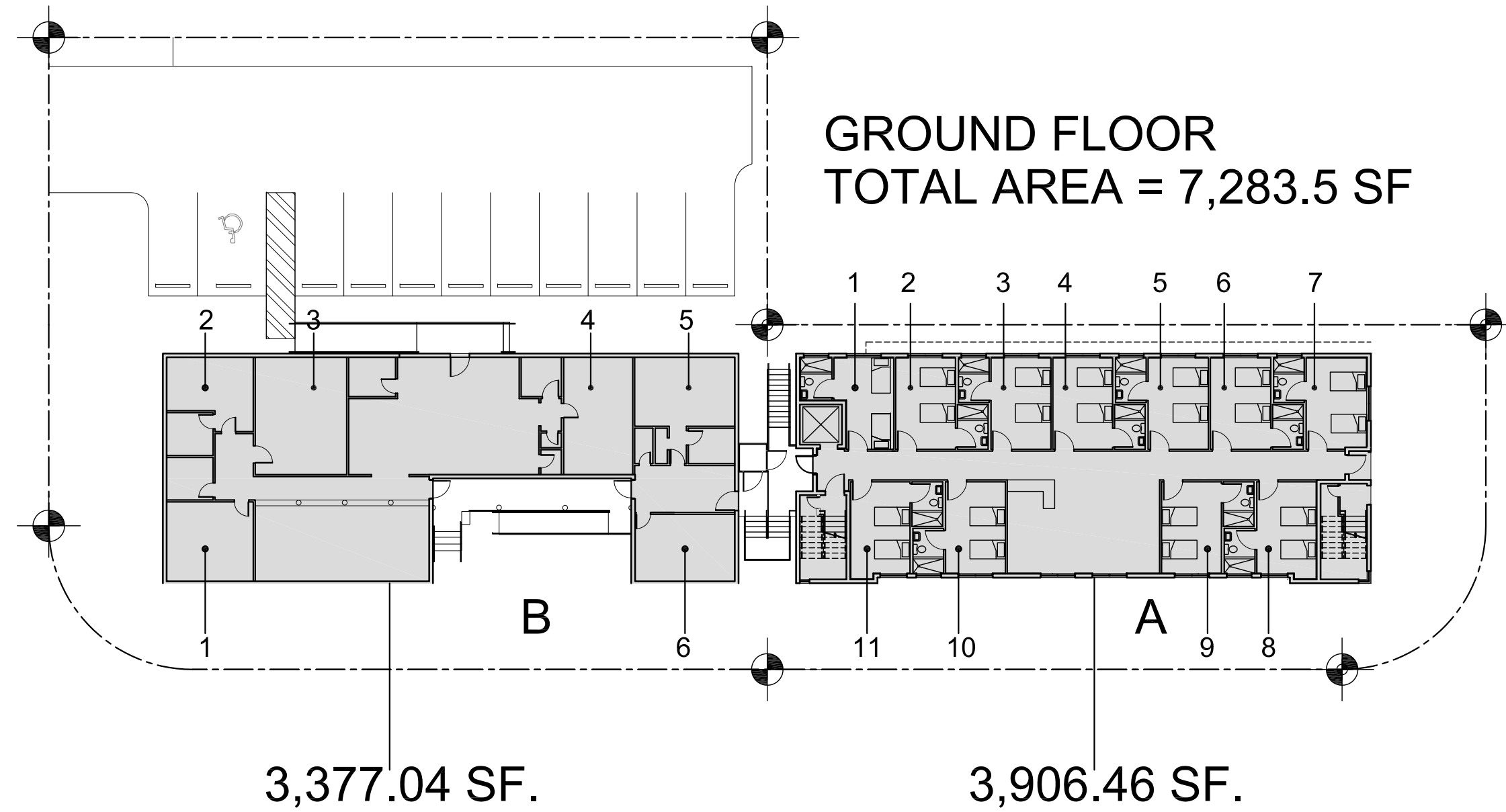
DATE

05-04-16

SHEET NUMBER

A-001





| DORMITORY CHART |        |           |         |      | BUILDING A |  |  |  |  |
|-----------------|--------|-----------|---------|------|------------|--|--|--|--|
|                 | FLOOR  | DORM. #   | Sq. Ft. | QTY. |            |  |  |  |  |
|                 | GROUND | 1         | 220     | 1    |            |  |  |  |  |
|                 |        | 2         | 228     | 1    |            |  |  |  |  |
|                 |        | 3         | 228     | 1    |            |  |  |  |  |
|                 |        | 4         | 228     | 1    |            |  |  |  |  |
|                 |        | 5         | 230     | 1    |            |  |  |  |  |
|                 |        | 6         | 230     | 1    |            |  |  |  |  |
|                 |        | 7         | 230     | 1    |            |  |  |  |  |
|                 |        | 8         | 228     | 1    |            |  |  |  |  |
|                 |        | 9         | 228     | 1    |            |  |  |  |  |
|                 |        | 10        | 228     | 1    |            |  |  |  |  |
|                 |        | 11        | 228     | 1    |            |  |  |  |  |
|                 |        | SUB TOTAL | 2506    | 11   |            |  |  |  |  |
|                 | 2ND    |           |         |      |            |  |  |  |  |
|                 |        | 1         | 220     | 1    |            |  |  |  |  |
|                 |        | 2         | 228     | 1    |            |  |  |  |  |
|                 |        | 3         | 228     | 1    |            |  |  |  |  |
|                 |        | 4         | 228     | 1    |            |  |  |  |  |
|                 |        | 5         | 230     | 1    |            |  |  |  |  |
|                 |        | 6         | 230     | 1    |            |  |  |  |  |
|                 |        | 7         | 230     | 1    |            |  |  |  |  |
|                 |        | 8         | 228     | 1    |            |  |  |  |  |
|                 |        | 9         | 228     | 1    |            |  |  |  |  |
|                 |        | 10        | 228     | 1    |            |  |  |  |  |
|                 |        | 11        | 228     | 1    |            |  |  |  |  |
|                 |        | SUB TOTAL | 2506    | 11   |            |  |  |  |  |
|                 |        | TOTAL     | 5012    | 22   |            |  |  |  |  |

| DORMITORY CHART |        |           |         |      | BUILDING B |  |  |  |  |
|-----------------|--------|-----------|---------|------|------------|--|--|--|--|
|                 | FLOOR  | DORM #    | Sq. Ft. | QTY. |            |  |  |  |  |
|                 | GROUND | 1         | 303     | 1    |            |  |  |  |  |
|                 |        | 2         | 256     | 1    |            |  |  |  |  |
|                 |        | 3         | 345     | 1    |            |  |  |  |  |
|                 |        | 4         | 265     | 1    |            |  |  |  |  |
|                 |        | 5         | 330     | 1    |            |  |  |  |  |
|                 |        | 6         | 233     | 1    |            |  |  |  |  |
|                 |        | SUB TOTAL | 1732    | 6    |            |  |  |  |  |
|                 |        | TOTAL     | 1732    | 6    |            |  |  |  |  |

TOTAL # OF DORMITORIES =28  
TOTAL AVERAGE DORM. AREA =240.85 SF

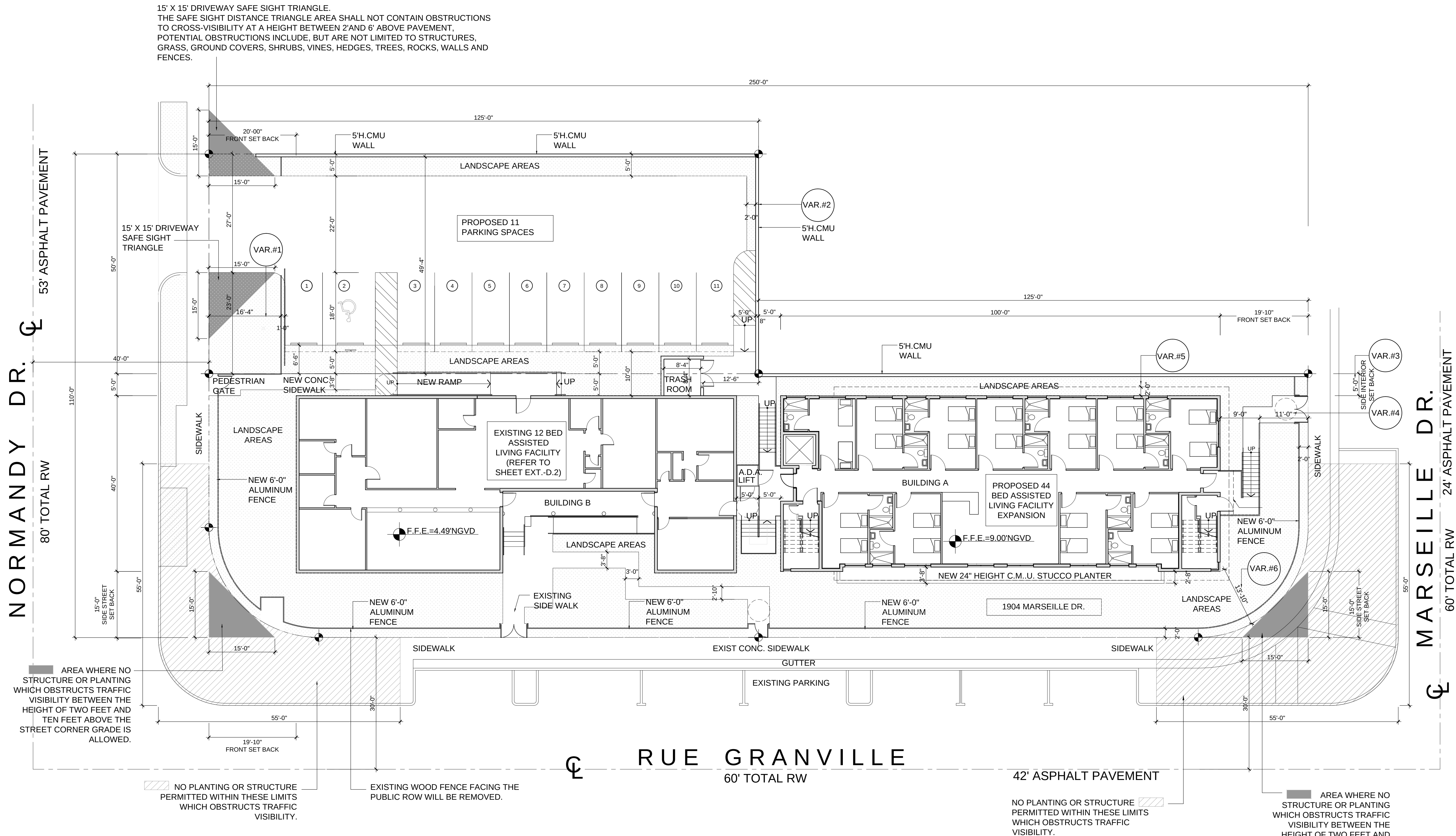
TOTAL BUILDING AREA =11,439.58 SF  
TOTAL LOT AREA =21,250 SF

F.A.R. REQUIRED.....1.25  
F.A.R PROPOSED = BLG. AREA/ LOT AREA  
F.A.R PROPOSED = 11,439.58 SF. / 21,250 SF.  
F.A.R PROPOSED =..... 0.54



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.



VARIANCES :

- VARIANCE #1 = 3'-8" FROM THE REQUIRED FRONT YARD SETBACK ( PARKING LOT )
- VARIANCE #2 = 3'-0" FROM THE REQUIRED REAR YARD SETBACK (PARKING LOT )
- VARIANCE #3 = 2'-6" FROM THE REQUIRED INTERIOR SIDE YARD SETBACK ( MARSEILLE BUILDING.)
- VARIANCE #4 = 9'-0"FROM THE REQUIRED FRONTYARD SETBACK ( MARSEILLE BUILDING )
- VARIANCE #5 = 1½ "ENCROACHMENT FOR PROJECTING ROOF OVERHANG INTO SIDE YARD SETBACK REQUIREMENT ( MARSEILLE BUILDING )
- VARIANCE #6 = 1'-2" FROM THE CORNER VISIBILITY REQUIREMENTS FOR CORNER LOTS ( MARSEILLE BUILDING )

DATE REVISION

DWG. TITLE

VARIANCES PLAN

SCALE

3/32"=1'

PROJECT NO.

2016-10

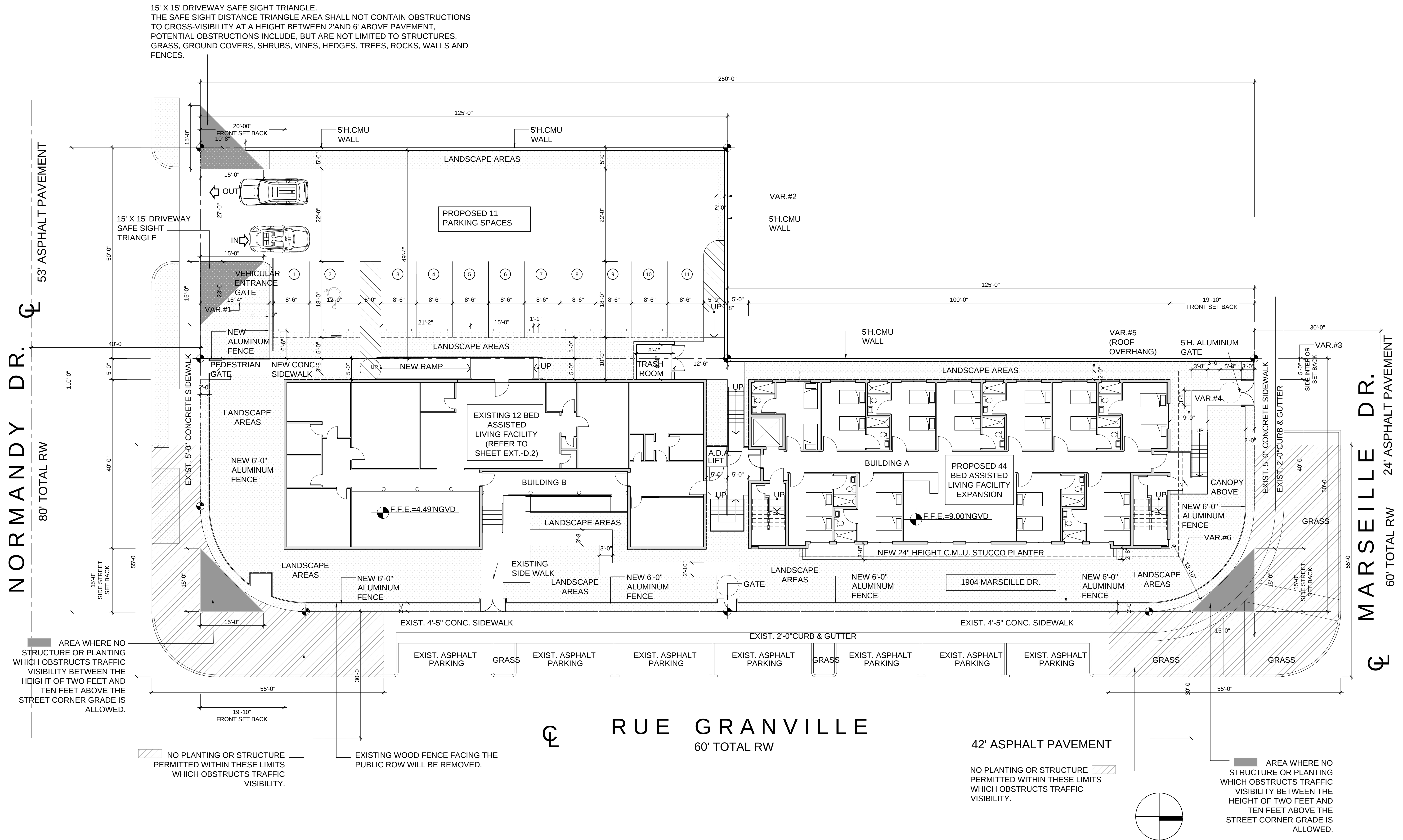
DATE

05-04-16

SHEET NUMBER

SP-102



[illegible]

6. TITLE

## REVISION

6. TITLE

## SITE PLAN

LE

$$3/32''=1$$

PROJECT NO.

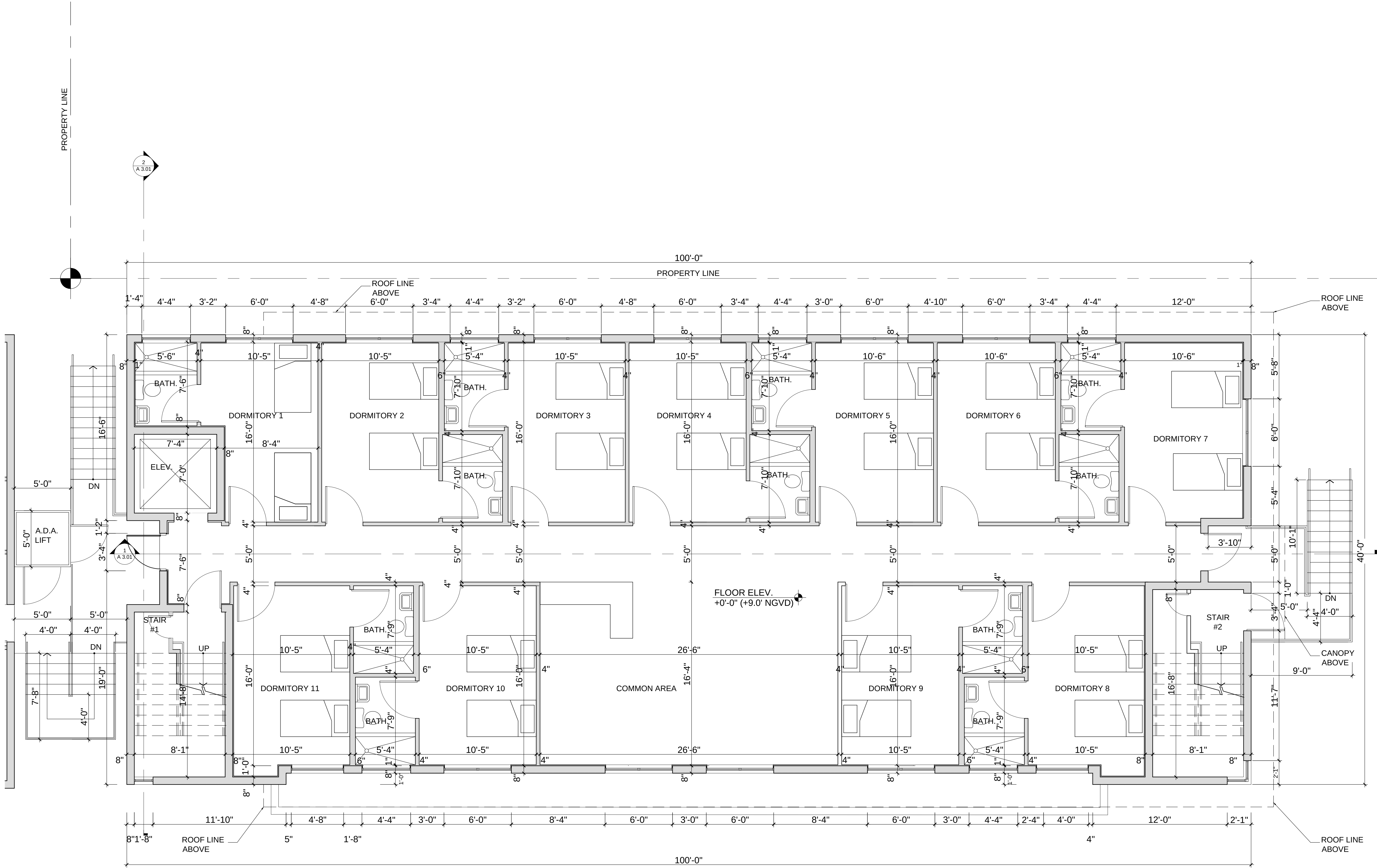
2016-10

05-04-16

ET NUMBER

SP-101





GROUND FLOOR PLAN  
BUILDING A

PROPERTY LINE



## 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.

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△ DATE
REVISION

DWG. TITLE

SECOND FLOOR  
PLAN  
BUILDING A

SCALE

$$1/4''=1$$

PROJECT NO.

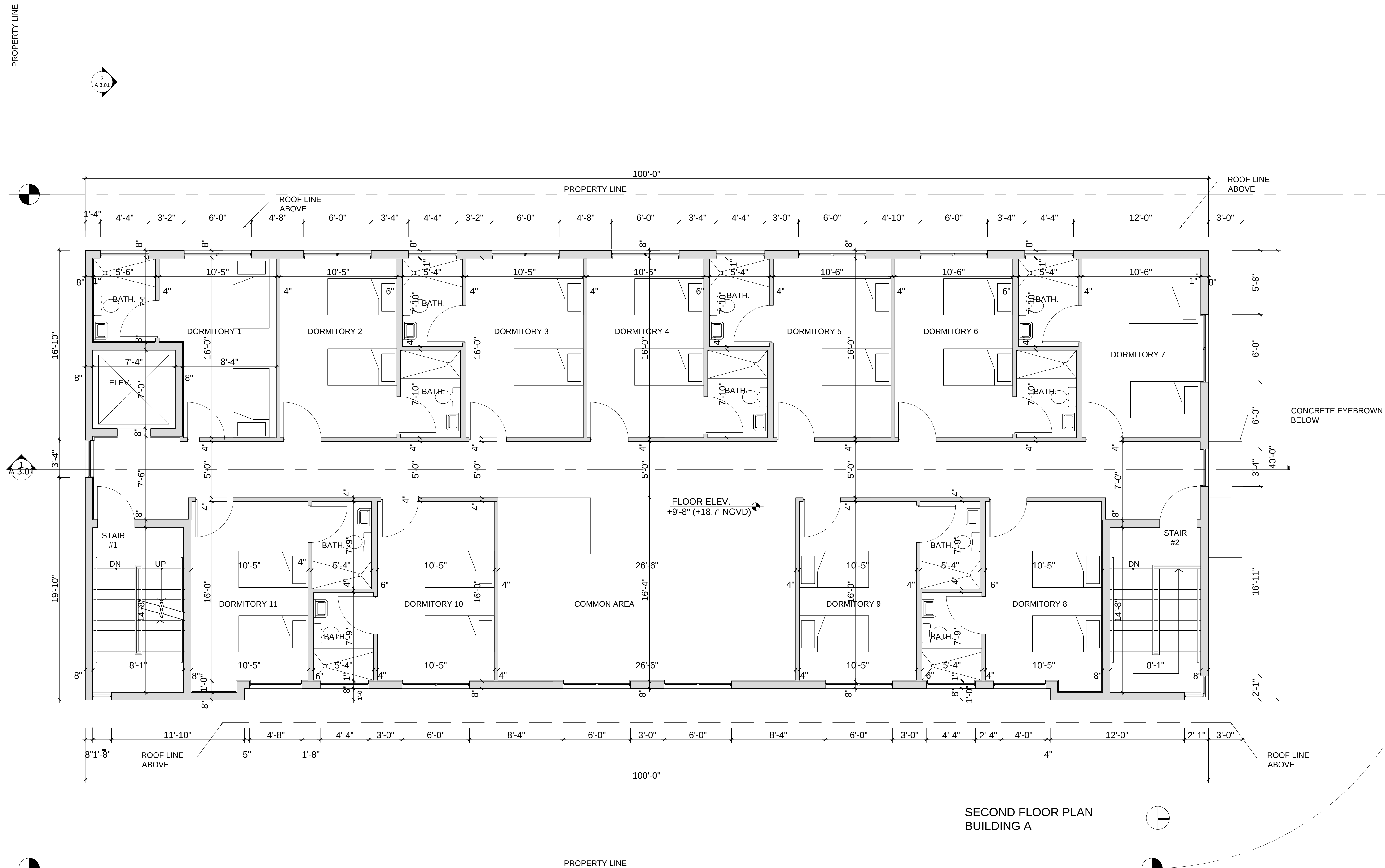
2016-10

DATE \_\_\_\_\_

5-04-16

SHEET NUMBER

**A-102**





## NORMANDY LIVING

## NORMANDY

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.

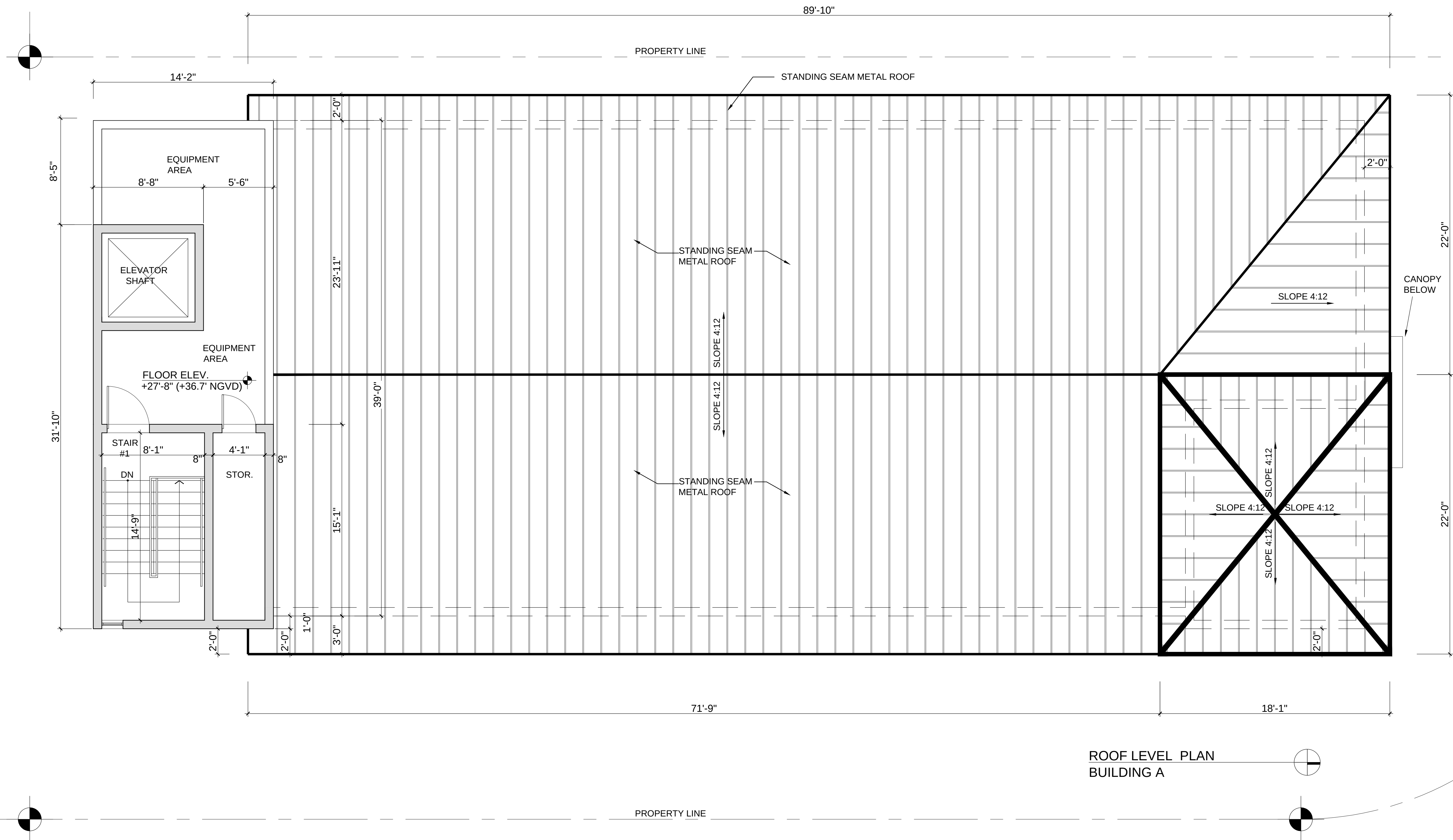
1904 MARSEILLE DR, MIAMI BEACH, FL, 33139  
FIRST SUBMITTAL FOR PLANNING BOARD.

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|              |      |                                        |
|--------------|------|----------------------------------------|
| △            | DATE | REVISION                               |
| DWG. TITLE   |      | ROOF LEVEL<br>FLOOR PLAN<br>BUILDING A |
| SCALE        |      | 1/4"=1'                                |
| PROJECT NO.  |      | 2016-10                                |
| DATE         |      | 05-04-16                               |
| SHEET NUMBER |      | A-103                                  |

**A-103**





## NORMANDY

**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.

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△ DATE
REVISION

DWG. TITLE

GROUND FLOOR  
PLAN  
BUILDING B

SCALE

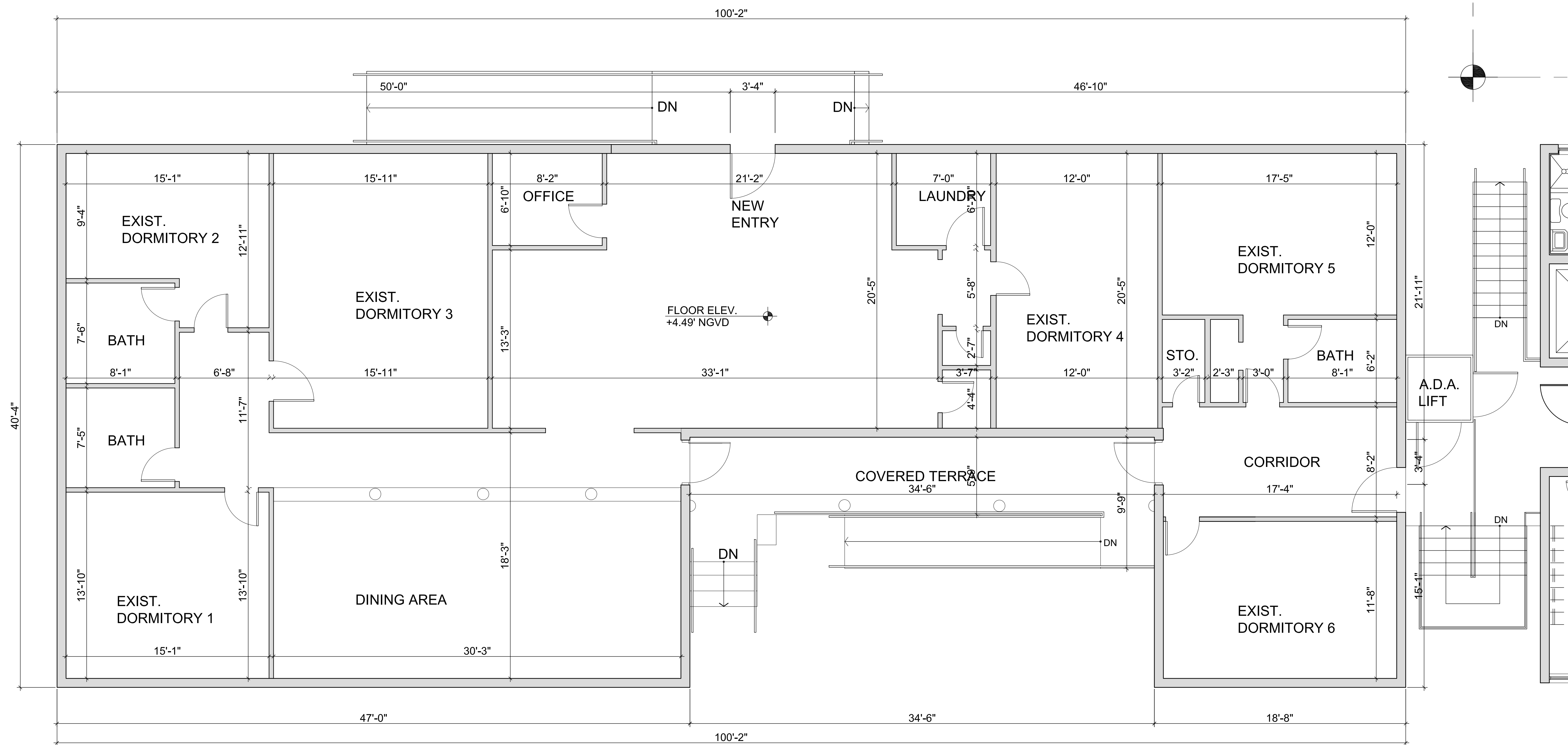
PROJECT NO.

DATE 2016-10

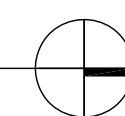
05-04-16

SHEET NUMBER

SHEET NUMBER  
**A-104**



GROUND FLOOR PLAN  
BUILDING B



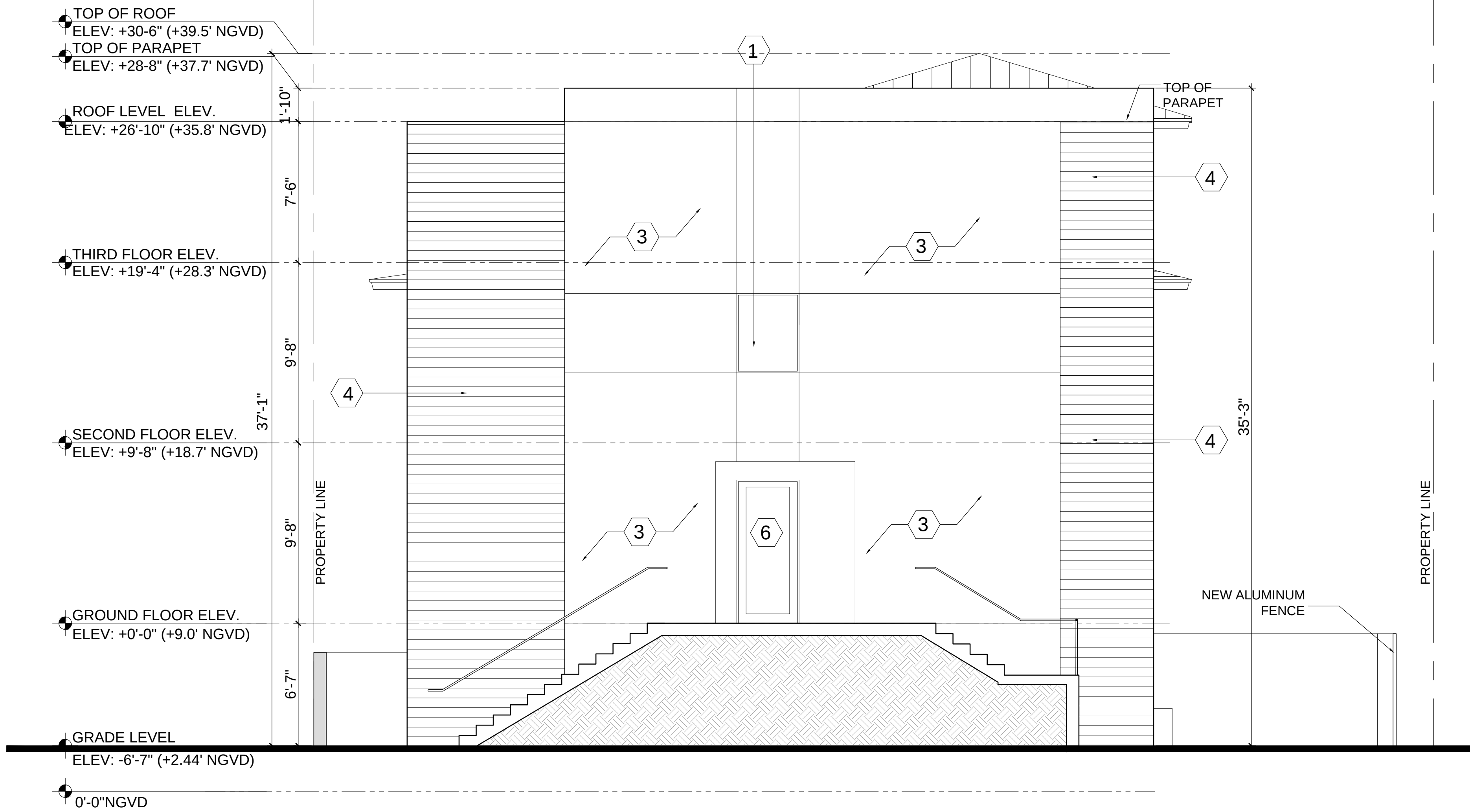






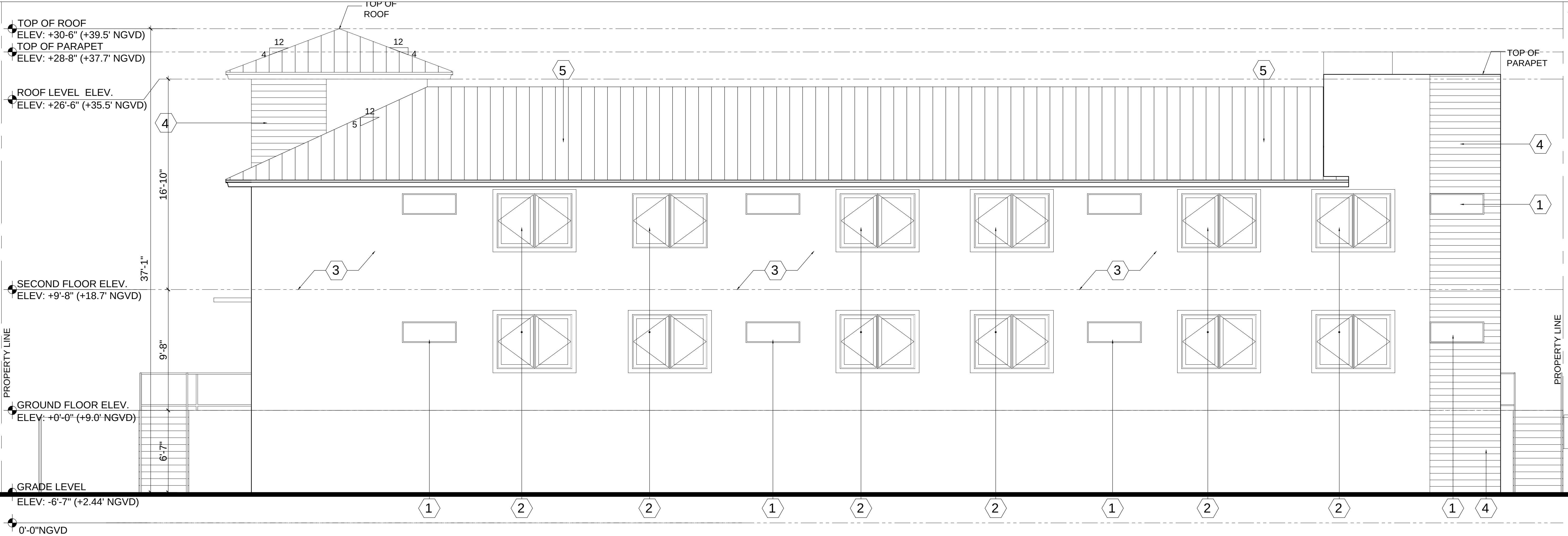
KEY NOTES

- 1 FIXED PANEL WITH IMPACT CLEAR GLASS & WHITE FINISH COLOR FRAME
- 2 OPERABLE WINDOW WITH IMPACT CLEAR GLASS & WHITE FINISH COLOR FRAME
- 3 NEW SMOOTH STUCCO FINISH ON C.M.U. WALL
- 4 PRODEMA WOOD CLADDING, PATTERN TO BE SELECTED
- 5 STANDING SEAM METAL ROOF
- 6 DOOR/ ALUMINUM & GLASS



A3 SOUTH ELEVATION

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



A1 WEST ELEVATION

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

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 |
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DWG. TITLE

SOUTH AND EAST  
ELEVATIONS  
BUILDING A

SCALE

1/4"=1'

PROJECT NO.

2016-10

DATE

05-04-16

SHEET NUMBER

A-202



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

SECTIONS  
BUILDING A

SCALE

1/4"=1'

PROJECT NO.

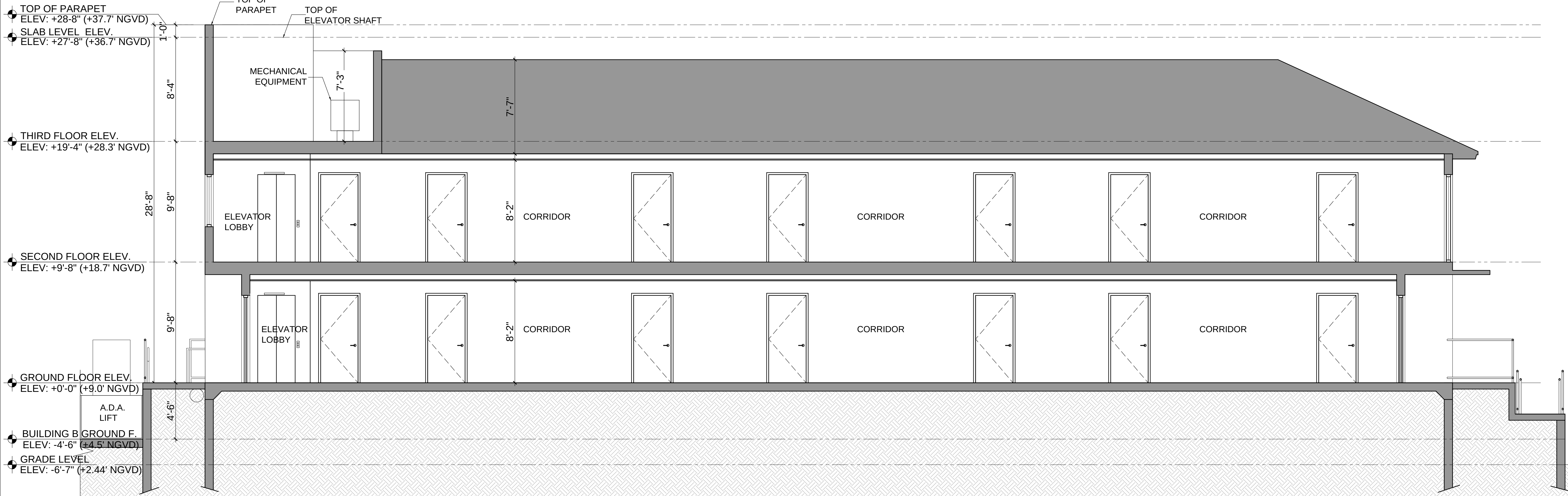
2016-10

DATE

05-04-16

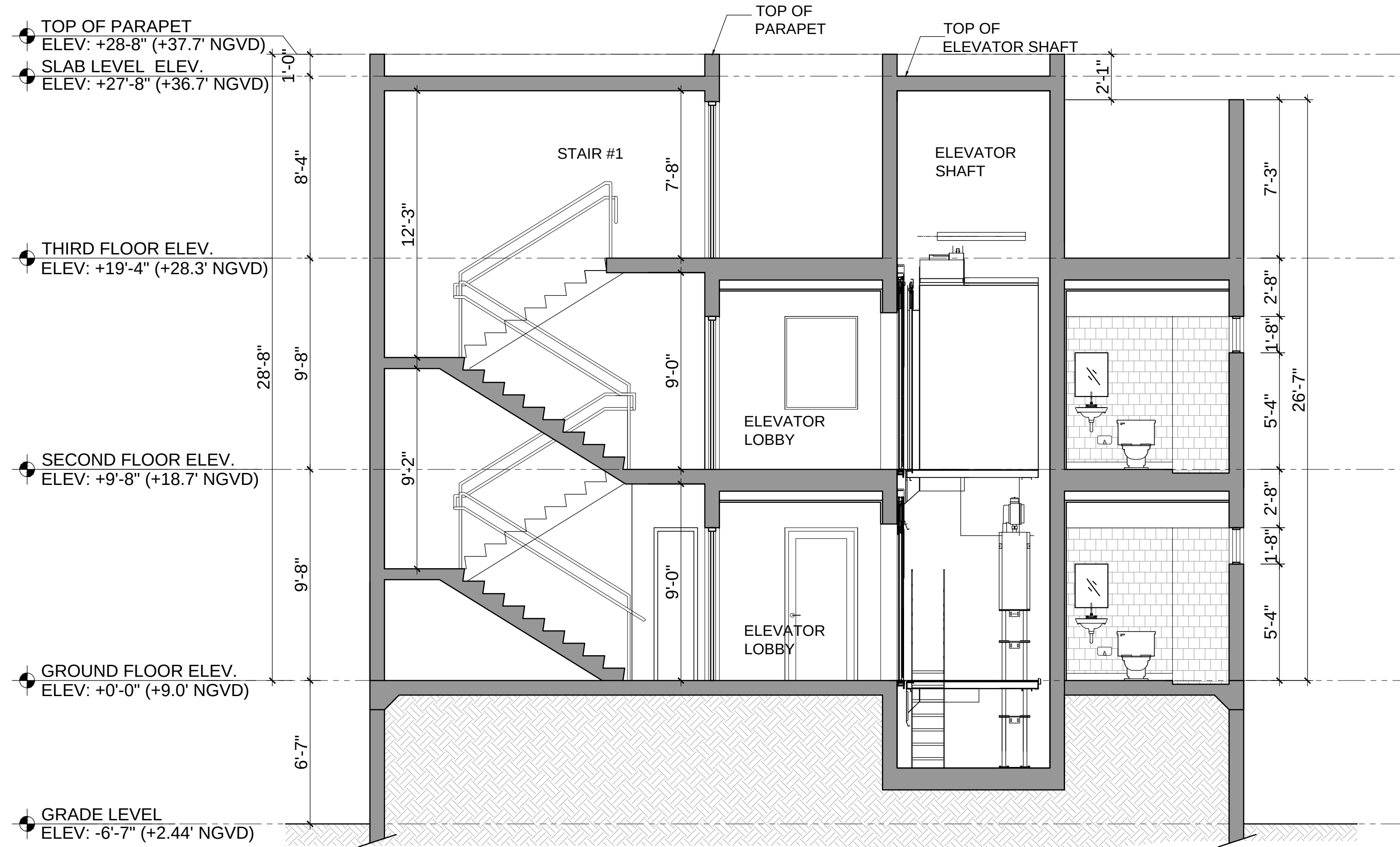
SHEET NUMBER

A-301



A3 SECTION 1-1

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



A1 EAST SECTION 2-2

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

















EAST ELEVATION



NORTH ELEVATION

BUILDING ELEVATIONS





WEST ELEVATION



SOUTH ELEVATION

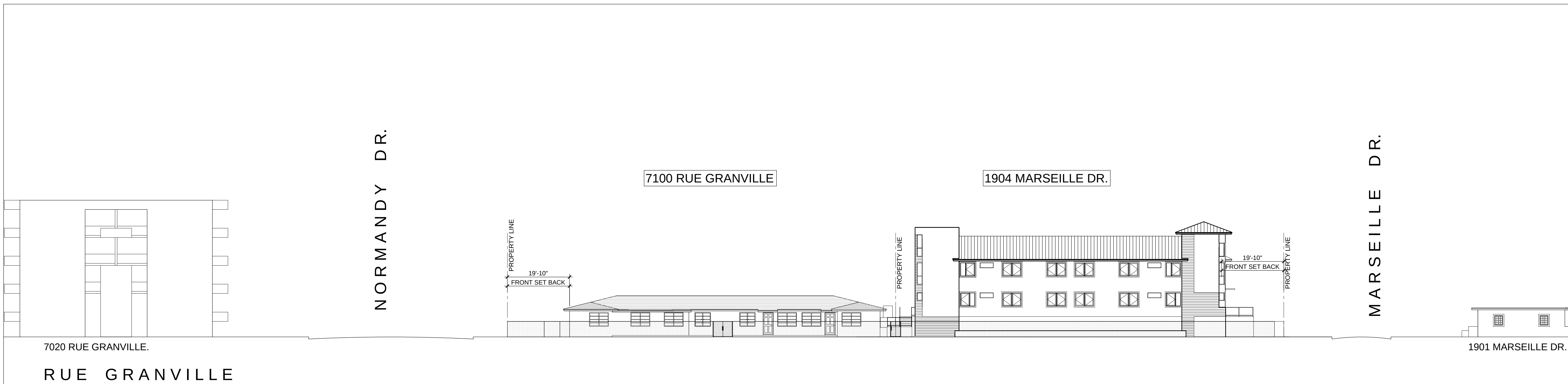
BUILDING ELEVATIONS

NORMANDY LIVING - ASSISTED LIVING FACILITIES

BEILINSON  
GOMEZ

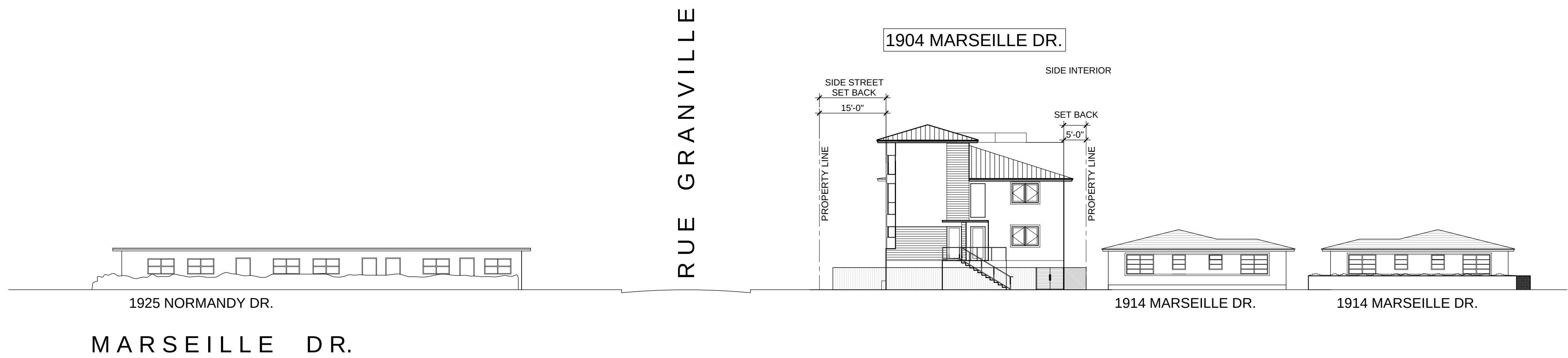
ARCHITECTS *pa*





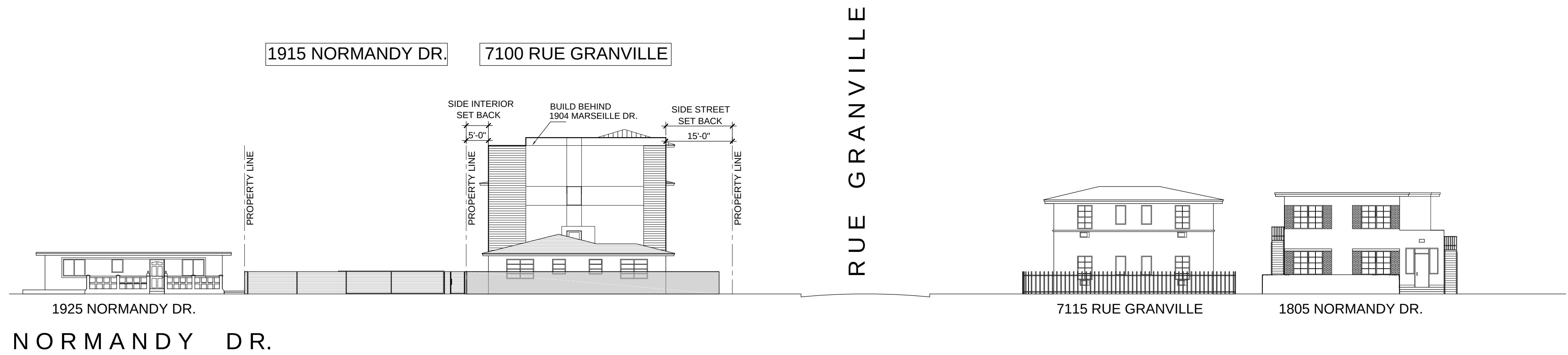
### C1 RUE GRANVILLE ELEVATION

SCALE: 1/16"=1'-0"



## B1 MARSEILLE DR. ELEVATION

SCALE: 1/16"=1'-0"



A1 NORMANDY DR. ELEVATION

SCALE: 1/16"=1'-0"

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

[illegible]

WG. TITLE

*PROPOSED CONTEXTUAL  
ELEVATIONS*

SCALEPROJECT NO.

|      |         |
|------|---------|
| DATE | 2010-10 |
|------|---------|

SHEET NUMBER  
1 001 1