

ID	INDEX - ZONING NAME
A-000	COVER SHEET
A-000	RESPONSES TO COMMENTS
A-000	SURVEY
A-001	ZONING DATA
A-002	LOCATION PLAN
A-003	CONTEXT ANALYSIS
A-003.1	STREET ELEVATIONS
A-003.2	EXISTING BUILDING
A-003.3	DEMOLITION PLAN
A-004	SITE SETBACK PLAN ANALYSIS
A-005	SETBACK ANALYSIS SHORELINE
A-006	SITE SETBACK SECTION ANALYSIS
A-007	SITE PLAN
A-008	LOT COVERAGE
A-009	F.A.R.
A-010	F.A.R.
A-011	F.A.R.
A-012	GROSS AREA
A-013	GROSS AREA
A-014	GROSS AREA
A-015	MATERIAL SAMPLES
A-100	1ST FLOOR PLAN
A-101	2ND FLOOR PLAN
A-102	3RD FLOOR PLAN
A-103	4TH FLOOR PLAN
A-104	5TH FLOOR PLAN
A-105	ROOF FLOOR PLAN
A-401	SOUTH ELEVATION
A-402	WEST ELEVATION
A-403	NORTH ELEVATION
A-404	EAST ELEVATION
A-501	SECTION A
A-502	SECTION B
A-R01	VIEWES
A-R02	VIEWES
A-R03	VIEWES

1940 BAY DRIVE

FINAL SUBMITTAL
11/05/2023

DRB File No. 23-0934

REQUESTED DEVIATIONS:

WAIVER FOR LOT COVERAGE
VARIANCE FOR INGRESS/EGRESS DRIVE

A DEVELOPMENT OF:

1940 APARTMENTS , LLC.
16690 COLLINS AVE
SUNNY ISLES, FL. 33160

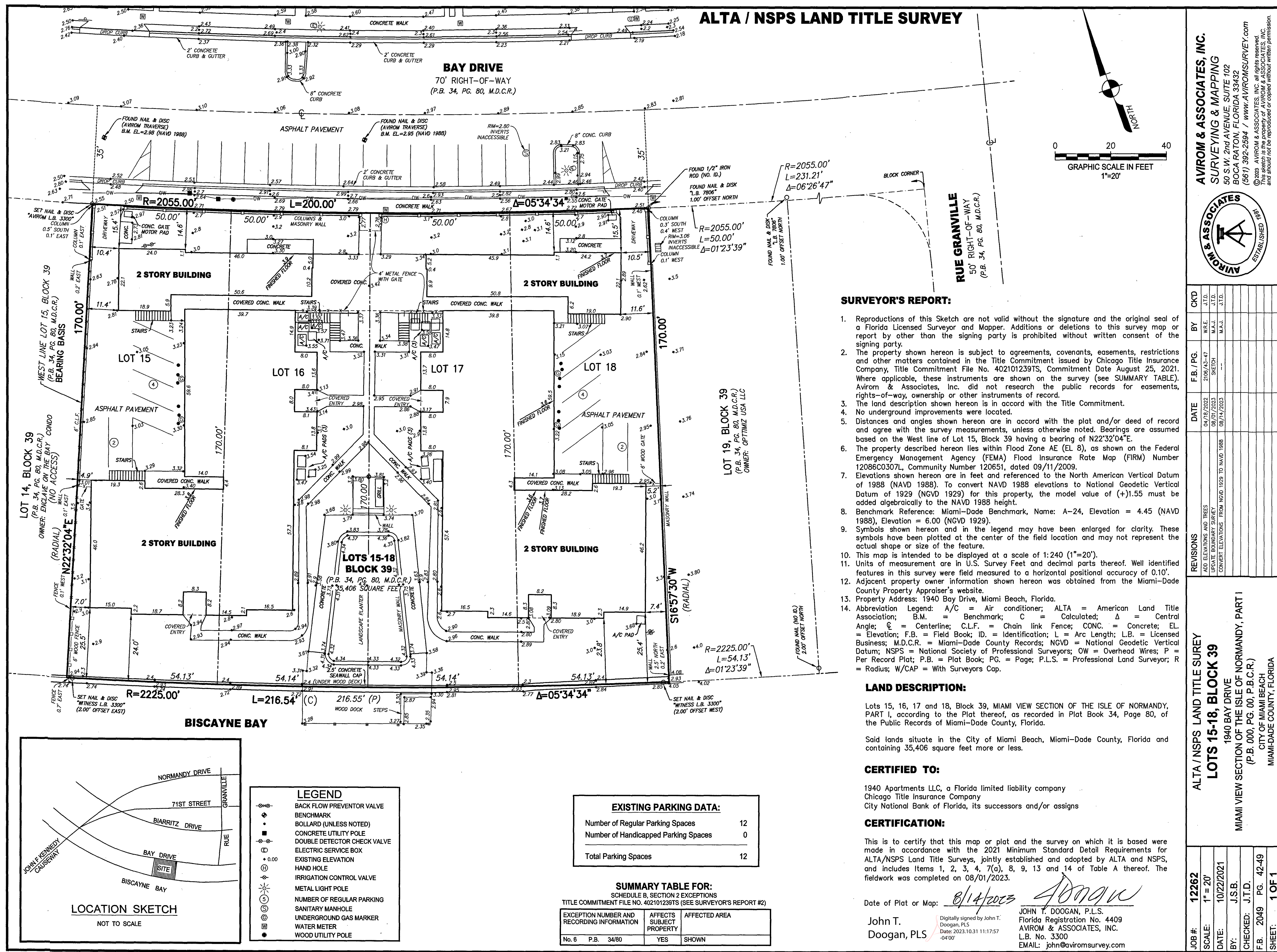
ARCHITECTURE:

REVUELTA ARCHITECTURE INTERNATIONAL, PA.
2950 SW 26TH AVE, SUITE 110
MIAMI, FL. 33133
T: 305.590.5000

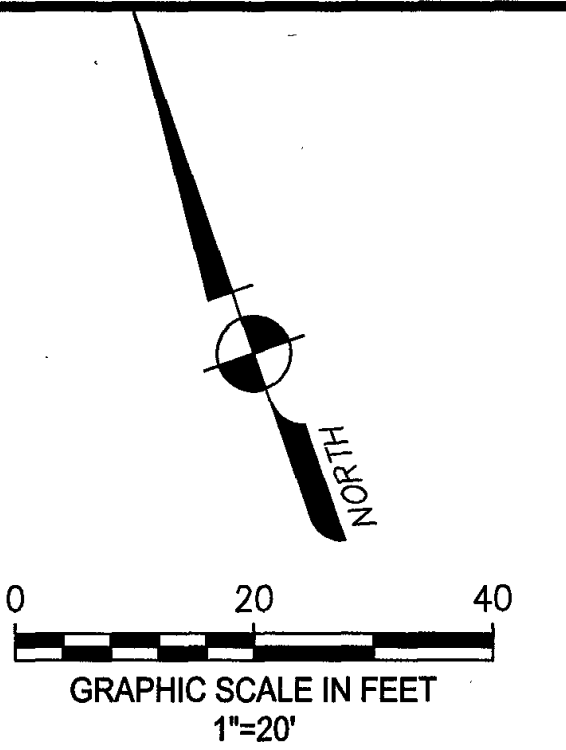
LANDSCAPE ARCHITECT

GARDNER + SEMLER
17670 NW 78TH AVENUE
MIAMI, FL. 33015
T: 305.392.1019





ALTA / NSPS LAND TITLE SURVEY



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2394 / www.aviromsurvey.com
 This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.

SURVEYOR'S REPORT:

1. Reproductions of this sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Chicago Title Insurance Company, Title Commitment File No. 402101239TS, Commitment Date August 25, 2021. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE).
3. Avrom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
4. The land description shown hereon is in accord with the Title Commitment.
5. No underground improvements were located.
6. Distances and angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the West line of Lot 15, Block 39 having a bearing of N22°32'04"E.
7. The property described hereon lies within Flood Zone AE (EL B), as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12086C0307L, Community Number 120651, dated 09/11/2009.
8. Elevations shown hereon are in feet and referenced to the North American Vertical Datum of 1988 (NAVD 1988). To convert NAVD 1988 elevations to National Geodetic Vertical Datum of 1929 (NGVD 1929) for this property, the model value of (+)1.55 must be added algebraically to the NAVD 1988 height.
9. Benchmark Reference: Miami-Dade Benchmark, Name: A-24, Elevation = 4.45 (NAVD 1988), Elevation = 6.00 (NGVD 1929).
10. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
11. This map is intended to be displayed at a scale of 1:240 (1"=20').
12. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
13. Adjacent property owner information shown hereon was obtained from the Miami-Dade County Property Appraiser's website.
14. Property Address: 1940 Bay Drive, Miami Beach, Florida.
15. Abbreviation Legend: A/C = Air conditioner; ALTA = American Land Title Association; B.M. = Benchmark; C = Calculated; Δ = Central Angle; C = Centerline; C.L.F. = Chain Link Fence; CONC. = Concrete; EL = Elevation; F.B. = Field Book; ID. = Identification; L = Arc Length; L.B. = Licensed Business; M.D.C.R. = Miami-Dade County Records; NGVD = National Geodetic Vertical Datum; NSPS = National Society of Professional Surveyors; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; R = Radius; W/CAP = With Surveyors Cap.

LAND DESCRIPTION:

Lots 15, 16, 17 and 18, Block 39, MIAMI VIEW SECTION OF THE ISLE OF NORMANDY, PART I, according to the Plat thereof, as recorded in Plat Book 34, Page 80, of the Public Records of Miami-Dade County, Florida.

Said lands situate in the City of Miami Beach, Miami-Dade County, Florida and containing 35,406 square feet more or less.

CERTIFIED TO:

1940 Apartments LLC, a Florida limited liability company
 Chicago Title Insurance Company
 City National Bank of Florida, its successors and/or assigns

CERTIFICATION:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 13 and 14 of Table A thereof. The fieldwork was completed on 08/01/2023.

Date of Plat or Map: *08/01/2023* *John T. Doogan*

John T. Doogan, PLS.
 Florida Registration No. 4409
 Avrom & Associates, Inc.
 L.B. No. 3300
 EMAIL: john@aviromsurvey.com

REVISIONS	DATE	F.B./PG.	BY	CKD
ISSUE BOUNDARY SURVEY	08/01/2023		J.T.D.	
UPDATE BOUNDARY SURVEY	08/01/2023		J.T.D.	
CONVERT ELEVATIONS FROM NAVD 1988 TO NAVD 1988	08/01/2023		J.T.D.	

ALTA / NSPS LAND TITLE SURVEY
LOTS 15-18, BLOCK 39
 1940 BAY DRIVE
 MIAMI VIEW SECTION OF THE ISLE OF NORMANDY, PART I
 (P.B. 000, PG. 00, P.B.C.R.)
 CITY OF MIAMI BEACH
 MIAMI-DADE COUNTY, FLORIDA

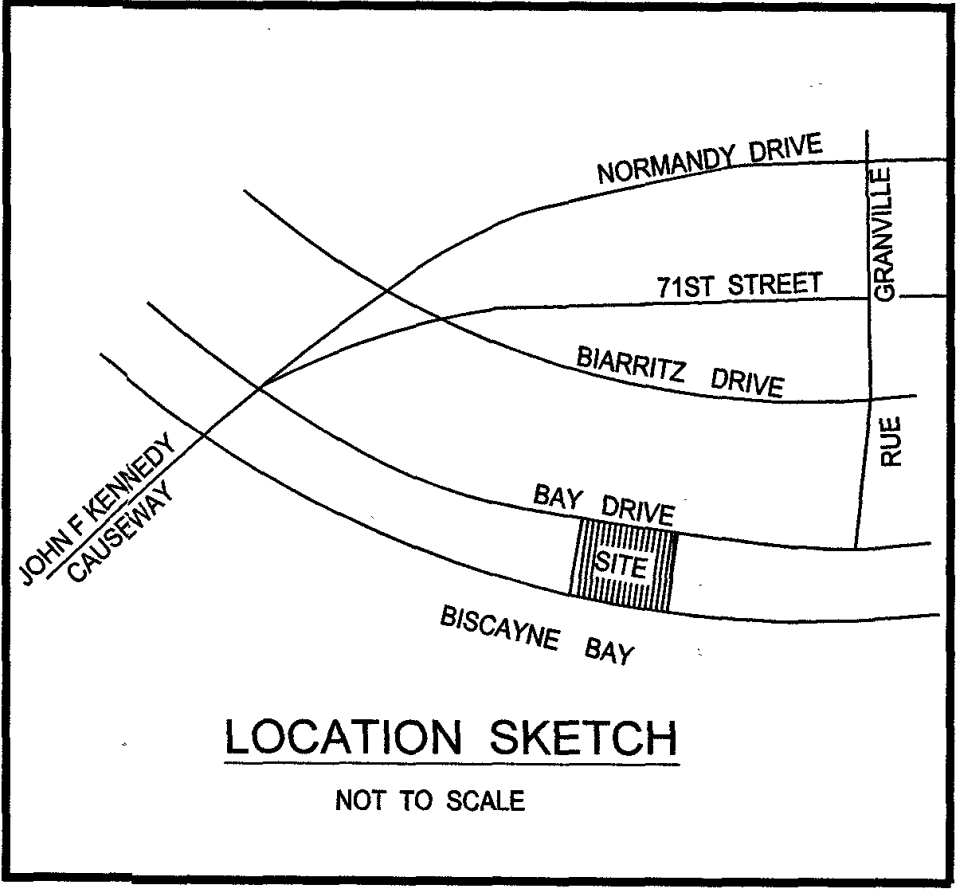
JOB #:	12262
SCALE:	1" = 20'
DATE:	10/22/2021
BY:	J.S.B.
CHECKED:	J.T.D.
F.B. / PG.	2049 / 42-49
SHEET:	1 OF 1

EXISTING PARKING DATA:

Number of Regular Parking Spaces	12
Number of Handicapped Parking Spaces	0
Total Parking Spaces	12

SUMMARY TABLE FOR:
 SCHEDULE B, SECTION 2 EXCEPTIONS
 TITLE COMMITMENT FILE NO. 402101239TS (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 6 P.B. 3480	YES	SHOWN



LEGEND

- ◊ BACK FLOW PREVENTOR VALVE
- BENCHMARK
- BOLLARD (UNLESS NOTED)
- CONCRETE UTILITY POLE
- ⊕ DOUBLE DETECTOR CHECK VALVE
- ⊕ ELECTRIC SERVICE BOX
- EXISTING ELEVATION
- HAND HOLE
- ⊕ IRRIGATION CONTROL VALVE
- METAL LIGHT POLE
- NUMBER OF REGULAR PARKING
- SANITARY MANHOLE
- UNDERGROUND GAS MARKER
- WATER METER
- WOOD UTILITY POLE

NTS

SURVEY

