



Normandy Lofts

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 II-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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PROPERTY INFO

Folio: 02-3210-011-0290	
Sub-Division: ISLE OF NORMANDY MIAMI VIEW SEC PART 3	
Property Address 1915 NORMANDY DR Miami Beach, FL 33141-4405	
Owner Ben Arviv/ Arviv Group, LLC	
Mailing Address 1915 NORMANDY DRIVE Miami Beach, FL 33141	
PA Primary Zone 3900 MULTI-FAMILY - 38-62 U/A	
Primary Land Use 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT	
Beds / Baths / Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,655 Sq.Ft
Living Area	1,630 Sq.Ft
Adjusted Area	1,538 Sq.Ft
Lot Size	6,250 Sq.Ft
Year Built	1940



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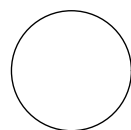
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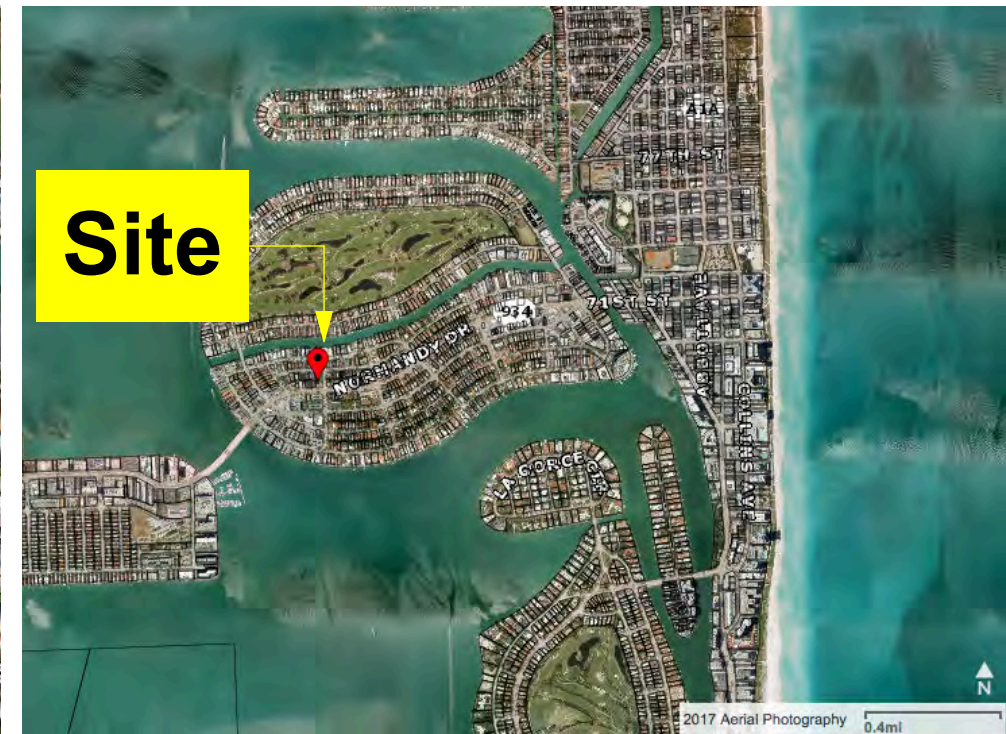


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1/2 MILE RADIUS AERIAL

SCALE: 1:1.67



VICINITY MAP 



SITE MAP 

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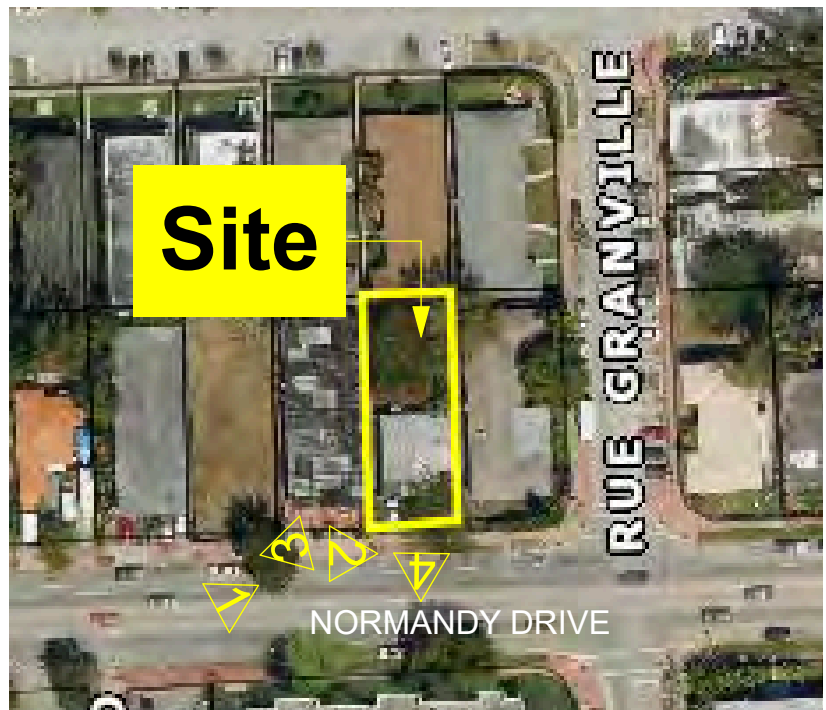
VICINITY & SITE MAPS

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AREA PHOTOS
Photos taken 7/9/23

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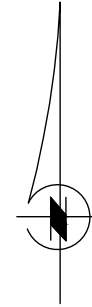
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SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'



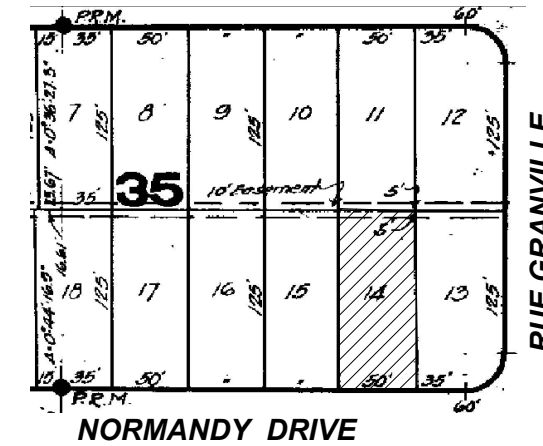
LEGAL DESCRIPTION:

LOT 14, BLOCK 35, OF MIAMI VIEW SECTION PART 3, ISLE OF NORMANDY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. FOLIO: 02-3210-011-0290

CERTIFIED TO:

Ben Arviv/ Arviv Group LLC

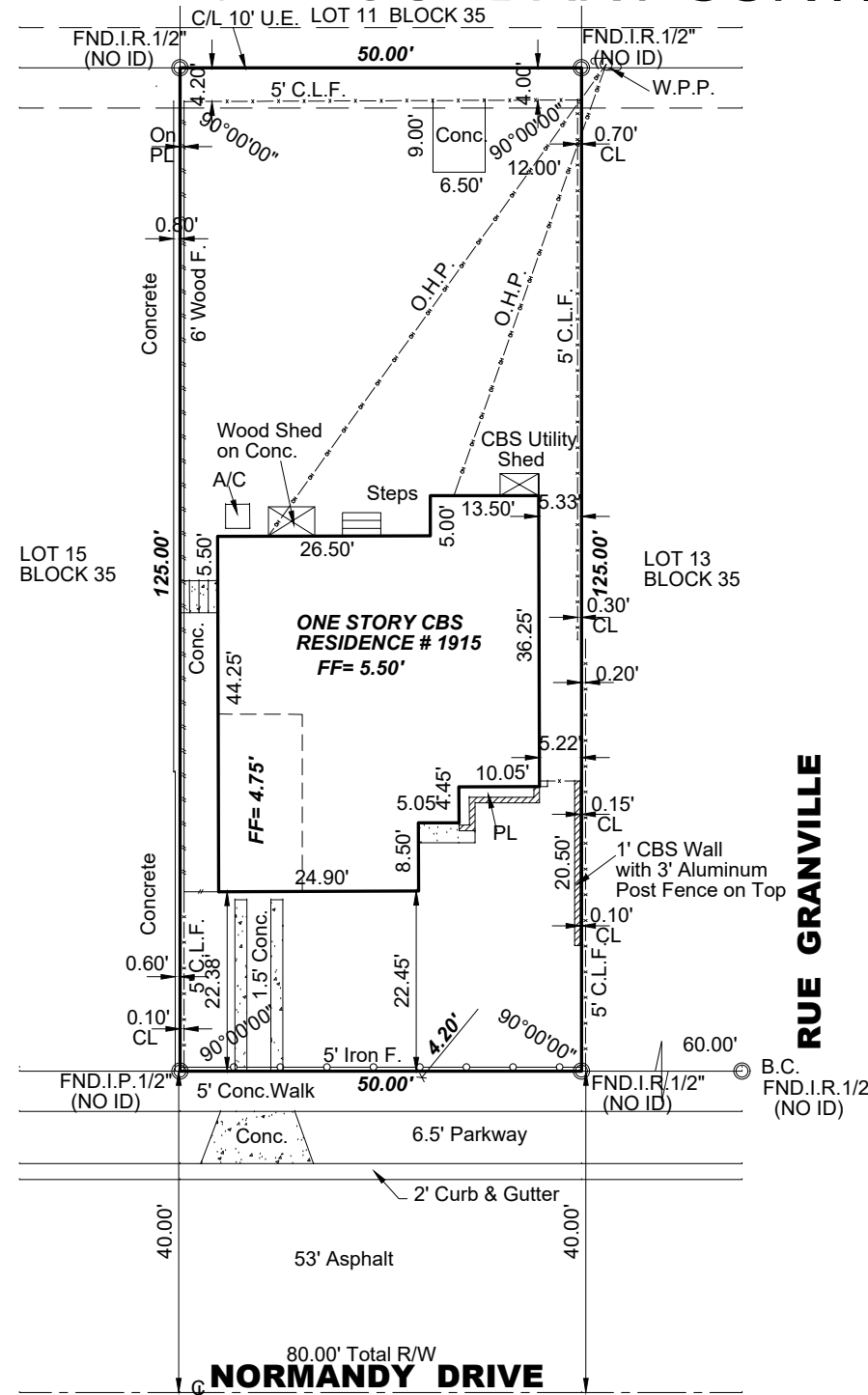
LOCATION SKETCH (N.T.S.)



NOTES: NO ENCROACHMENTS FOUND AT THE TIME OF THIS SURVEY

Guillermo Guerrero Digitally signed by Guillermo Guerrero
Date: 2023.05.26 10:15:24 -04'00'

STATE OF FLORIDA
GUILLERMO A. GUERRERO
Professional Surveyor & Mapper No. 6453
682 East 21st Street, Hialeah, FL 33013
(305) 333-3328 Cell
guerrerops@aol.com



NOTES:
This Survey Declaration is made on the Field Date indicated, to the Owner(s) listed. It is not transferable to additional institutions or subsequent Owners.
The intended use of this survey is for Mortgage purposes only, any other use is not valid without the written consent of the signing Professional Surveyor and Mapper.

NOTE: (NOV) unless otherwise noted, underground features, if any, not identified nor located except as may be indicated herein.
(a) All roads shown hereon are public unless otherwise noted.
(b) No identification cap found on property corners unless otherwise noted.
(c) Distance along boundaries are recorded and measured unless otherwise noted.
(d) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.

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PROPERTY ADDRESS:	1915 NORMANDY DR, MIAMI BEACH, FL 33141		
LOWEST FLOOR ELEVATION	4.75'	FLOOD ZONE	AE
LOWEST ADJACENT GRADE	4.50'	BASE FLOOD ELEV.	8.0'
COMM/PANEL No.	120651/12086C0307L	BENCH MARK USED	N-313
DATE OF FIRM	09/11/09	ELEVATION	3.75' NGVD 29
		COUNTY	MIAMI-DADE

NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER	BOUNDARY SURVEY No. 6453 I hereby certify that this Survey meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5j-17 of Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. Field Date: 05-26-2023	STATE OF FLORIDA GUILLERMO A. GUERRERO PROFESSIONAL SURVEYOR & MAPPER No. 6453
NOTES/REVISIONS	BASIS OF BEARINGS:	SCALE: 1"=20'
	N/A	JOB No. GG-23-1915

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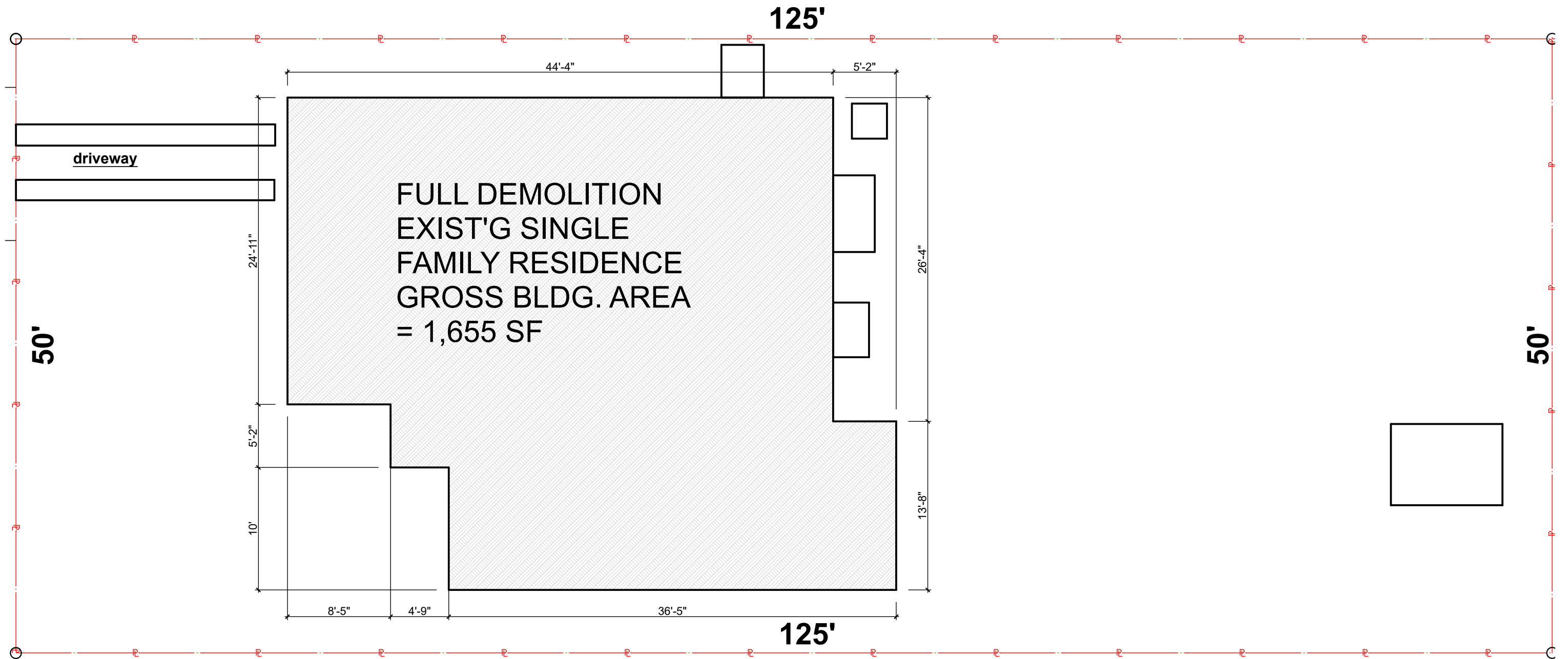
BOUNDARY SURVEY

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DEMOLITION PLAN
Scale: 1/8" = 1'-0"

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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:	1940	Zoning District:	RM-1	
5	Based Flood Elevation:	8.00 FT NGVD	Grade value in NGVD:	4.20 FT NGVD	
6	Adjusted grade (Flood+Grade/2):	6.10 FT NGVD	Lot Area:	6,250 FT	
7	Lot width:	50.00 FT	Lot Depth:	125.00 FT	
8	Minimum Unit Size	870 SF	Average Unit Size	1,240 SF	
9	Existing use:	Single Family	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:					
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 FT	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 FT	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? (Neighborhood Impact establishment, 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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ZONING DATA

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FIRST FLOOR MEZZANINE LEVEL (1)

SECOND FLOOR MEZZANINE LEVEL (1)

FIRST FLOOR LEVEL

SECOND FLOOR LEVEL (1)

GROUND FLOOR LEVEL

SCALE: 1" = 20'



ZONING CALCULATIONS

ZONING: RM-1
 LOT AREA: 6,250 SF
 NO. OF UNITS: 6
 F.A.R.: 1.25
 6,250 SF x 1.25 = 7,813 SF (ALLOWED)
 TOTAL AREA: **ALLOWED** 7,813 SF | **PROVIDED** 7,627 SF
 NO. OF STORIES: 5 STY | 5 STY
 BUILDING HEIGHT: 55'-0" | 47'-0"

FLOOR AREA TOTALS:

FLOOR	AREA TOTALS
GROUND LVL.	437 SF
FIRST FLR.	2,514 SF
MEZZANINE	1,081 SF
SECOND FLR.	2,514 SF
MEZZANINE	1,081 SF
TOTAL F.A.	= 7,627 SF

UNIT AREA TOTALS:

UNIT	A/C AREA	BALCONY AREA
1	1,053 SF	259 SF
2	1,053 SF	259 SF
3	840 SF	189 SF
4	1,053 SF	90 SF
5	1,053 SF	90 SF
6	840 SF	189 SF
TOTALS	= 5,892 SF	1,076 SF

ZONING & FAR DIAGRAMS

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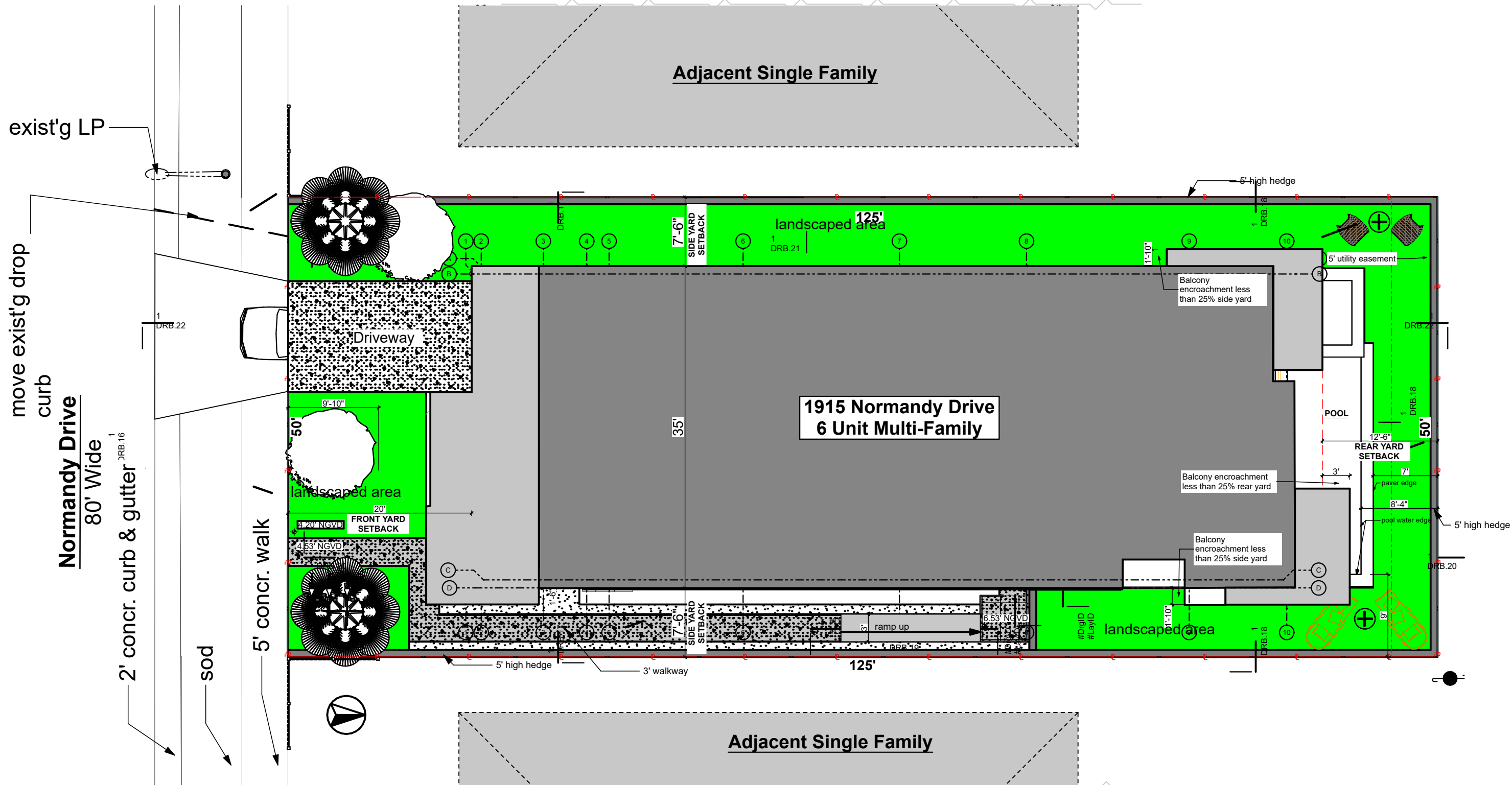
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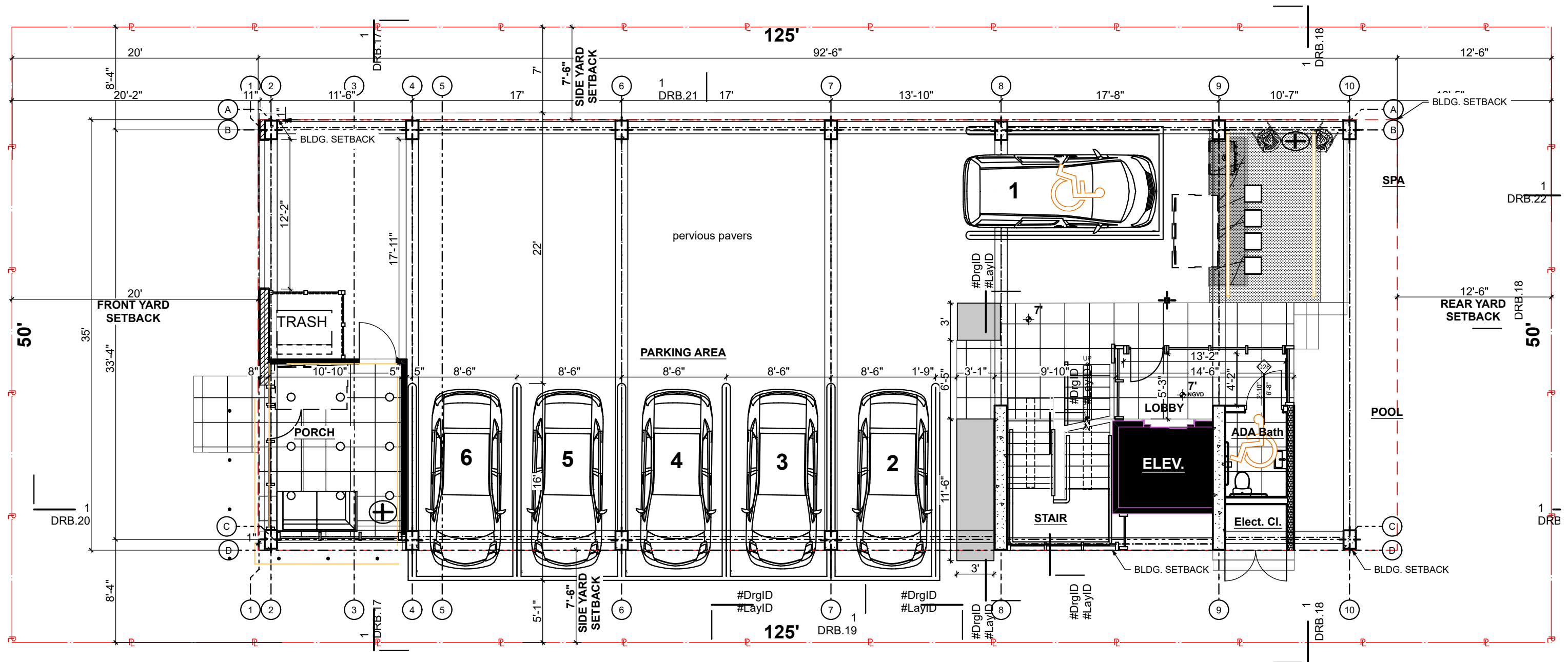
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SITE PLAN
 Scale: 3/32" = 1'-0"
 0 8' 16' 24'
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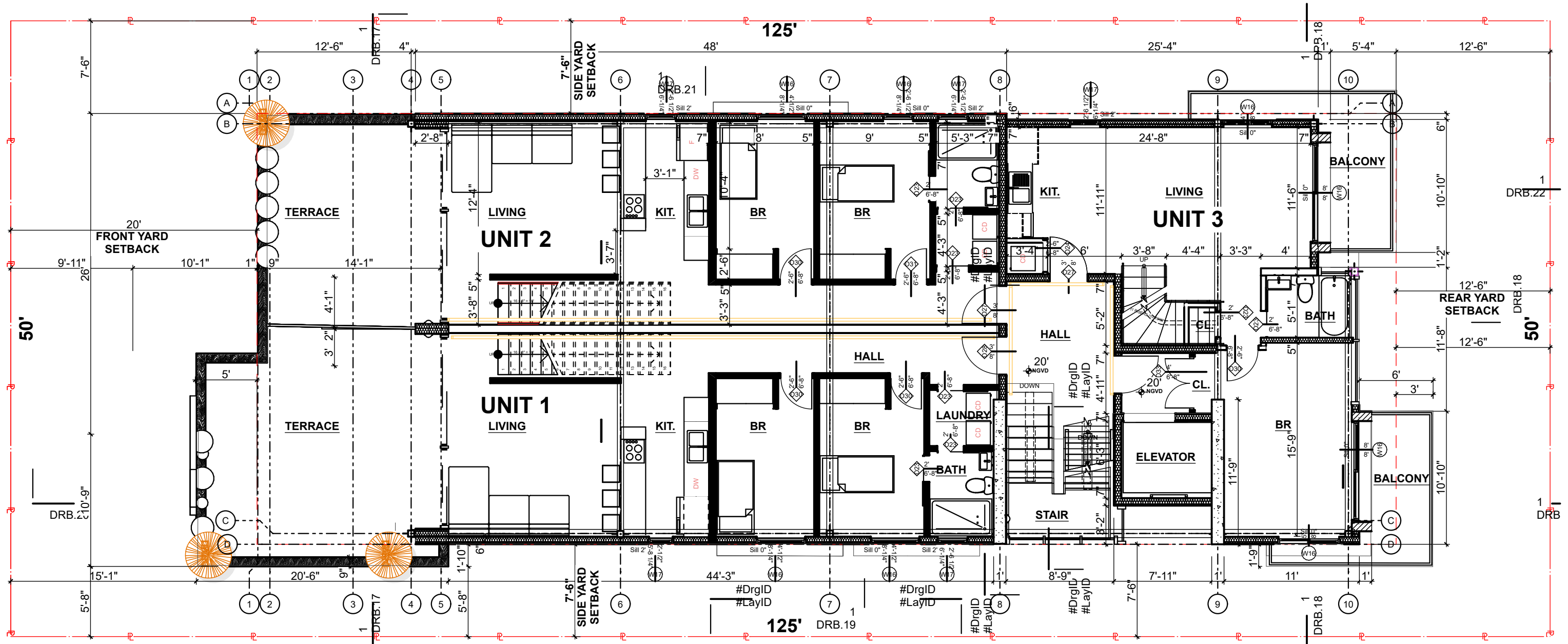
ELEVATOR LOBBY LEVEL PLAN
 Scale: 1/8" = 1'-0"

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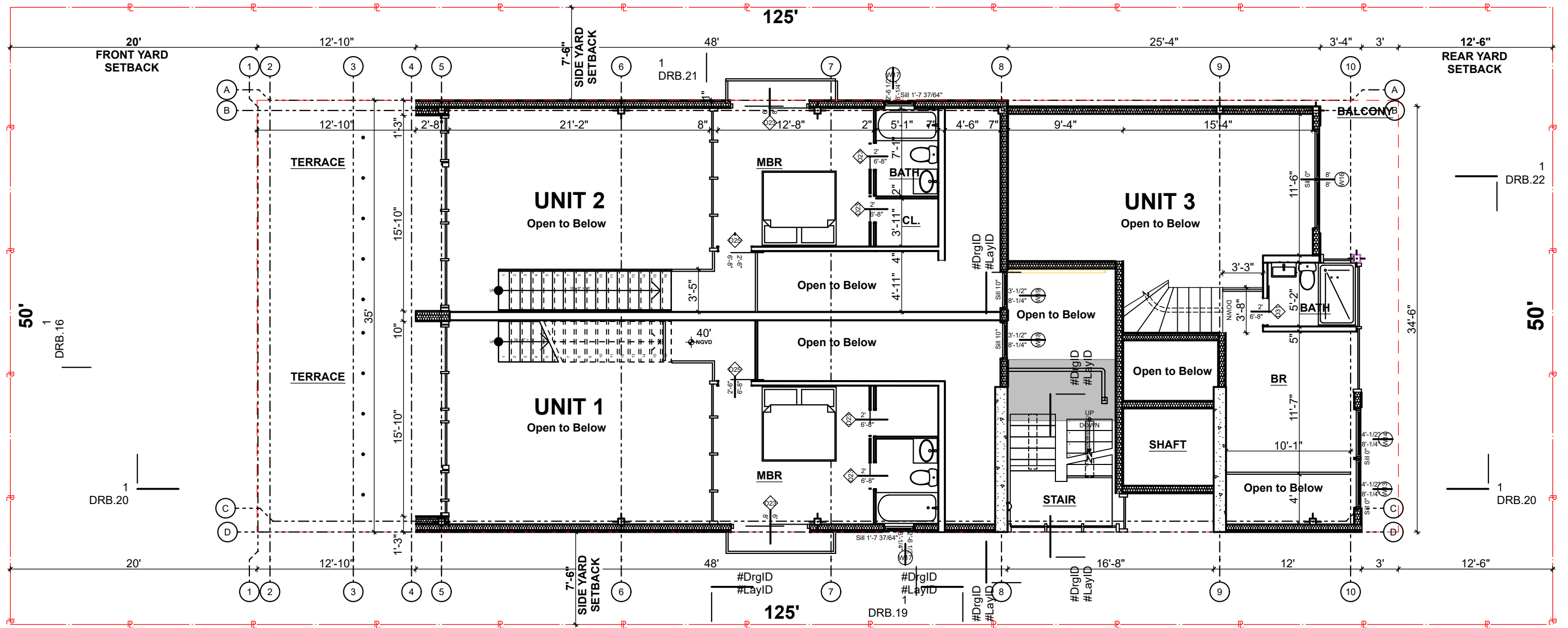
FIRST FLOOR LEVEL

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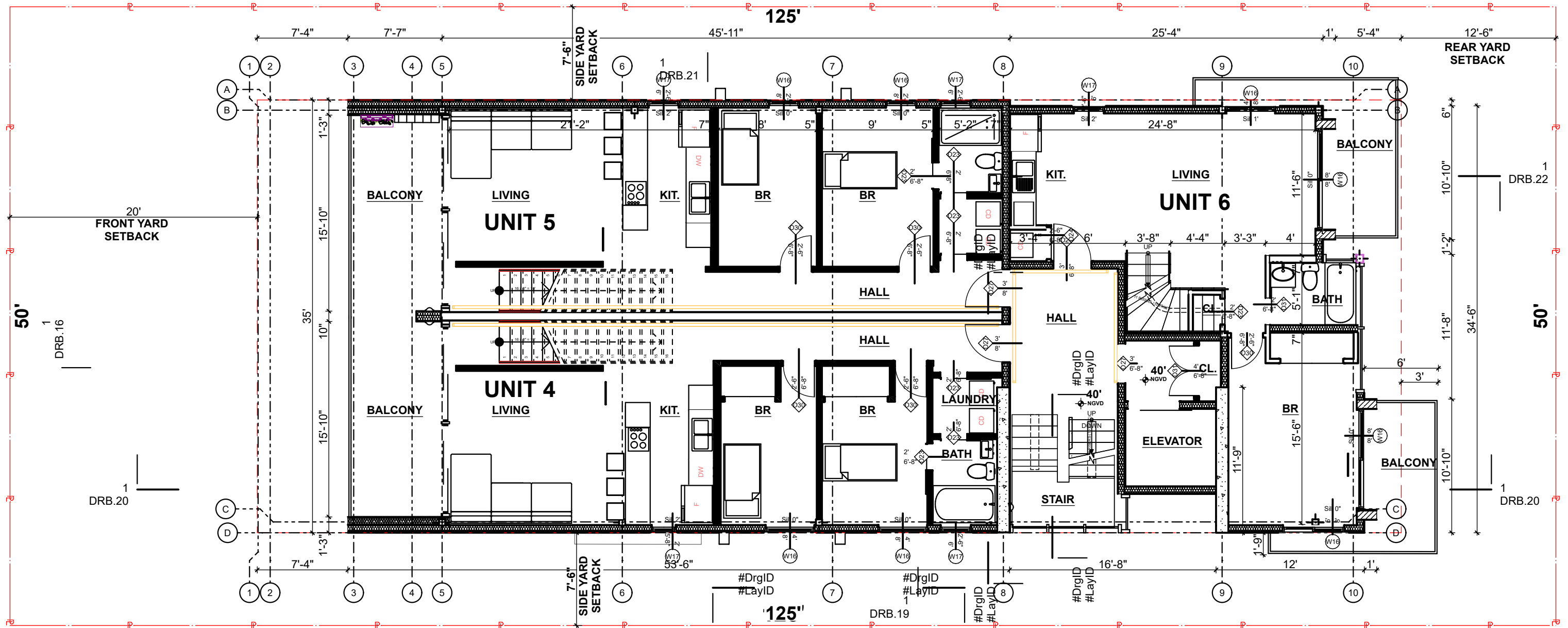
FIRST FLOOR MEZZ. LEVEL

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SECOND FLOOR LEVEL

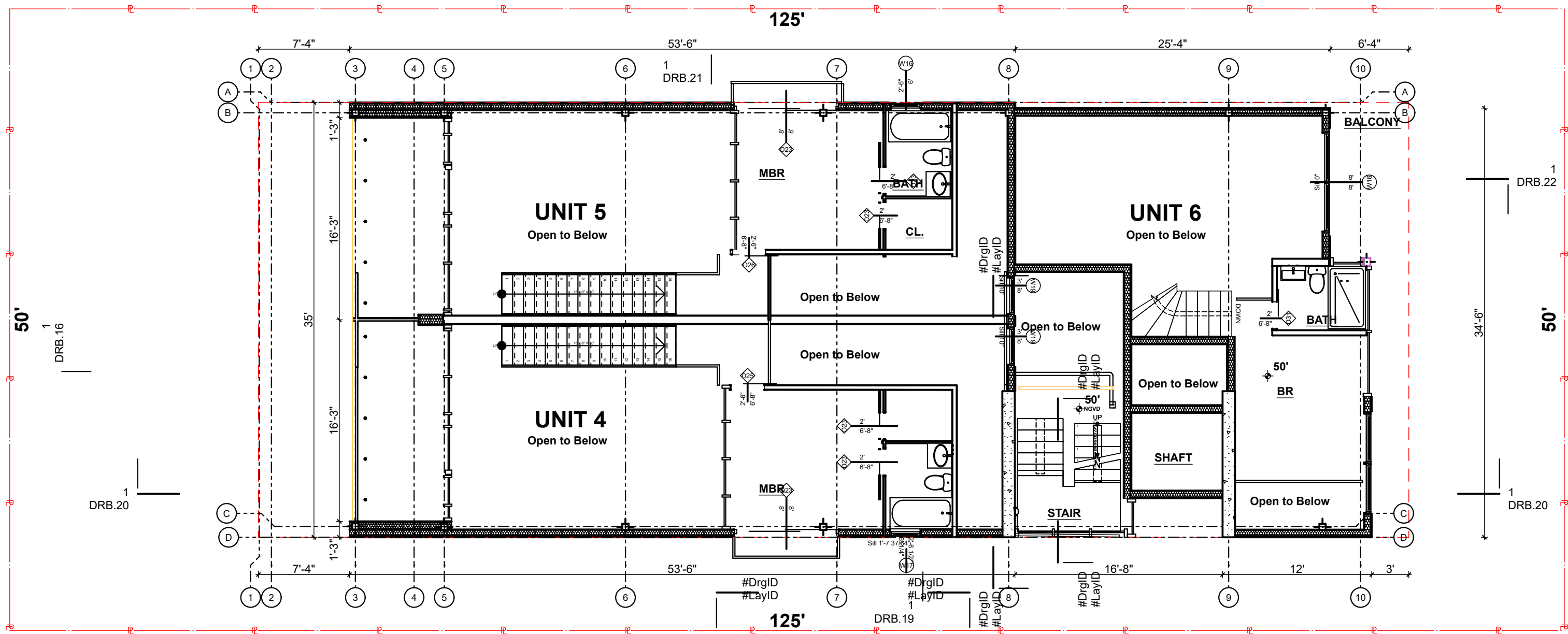
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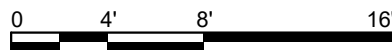


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SECOND FLOOR MEZZ. LEVEL

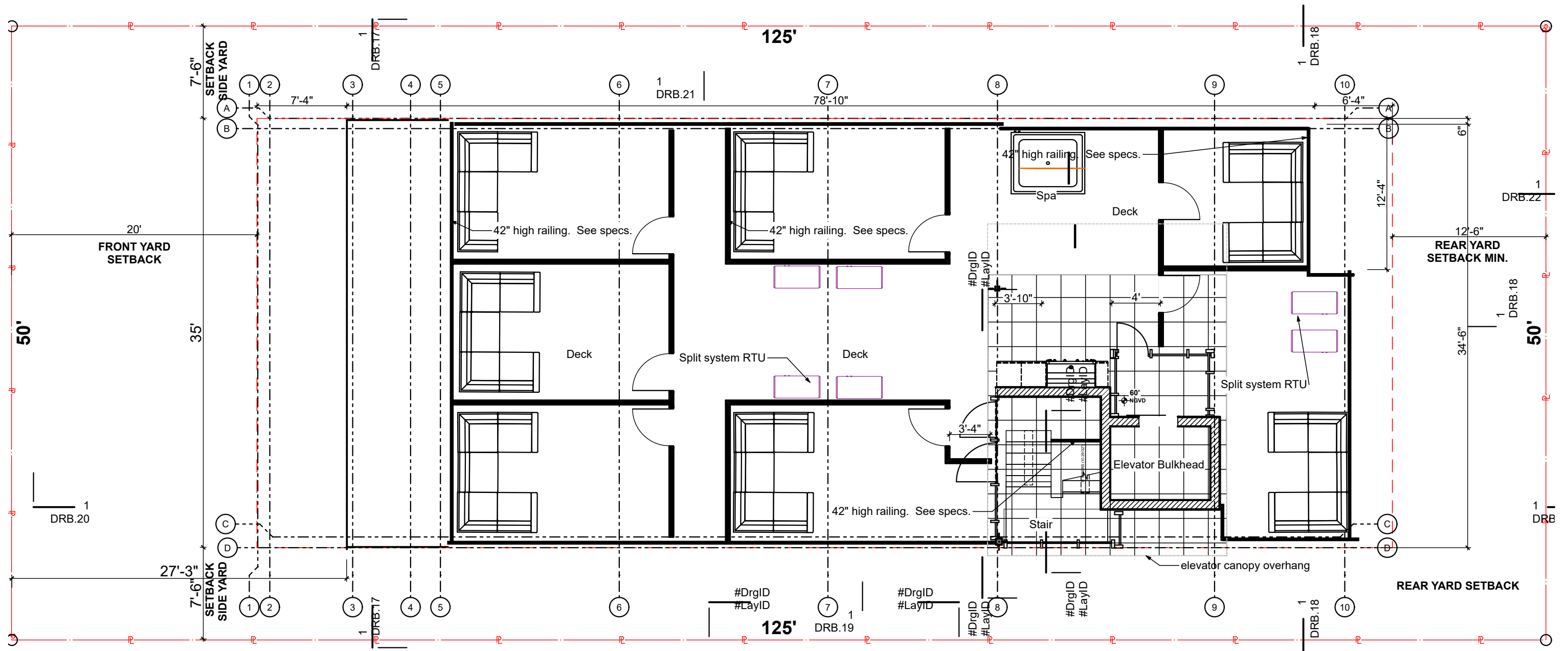
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ROOF PLAN

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Subject Property



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NEIGHBORING ELEVATION

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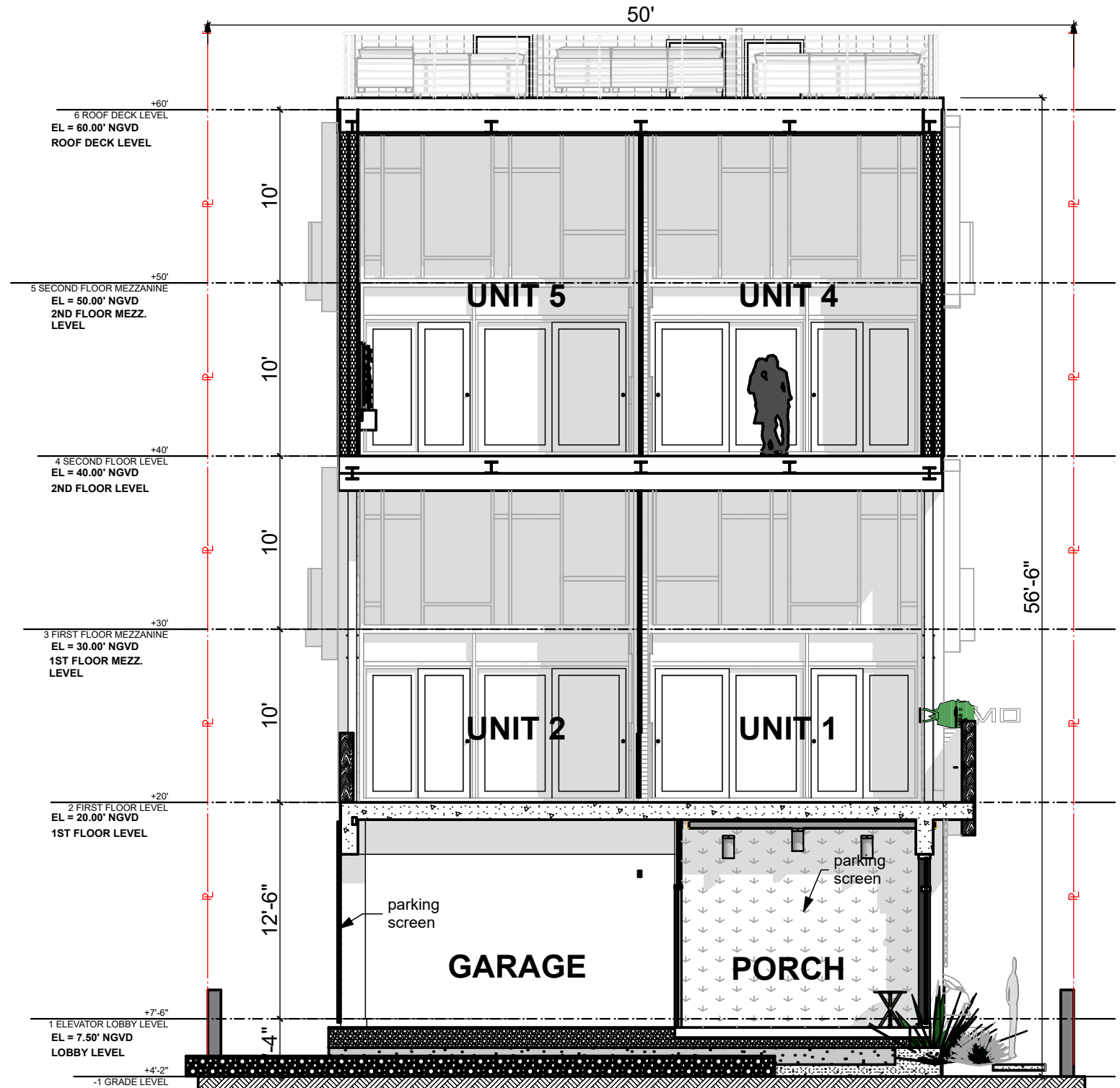
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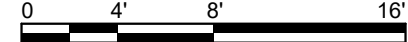
KEY NOTES



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



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KEY NOTES

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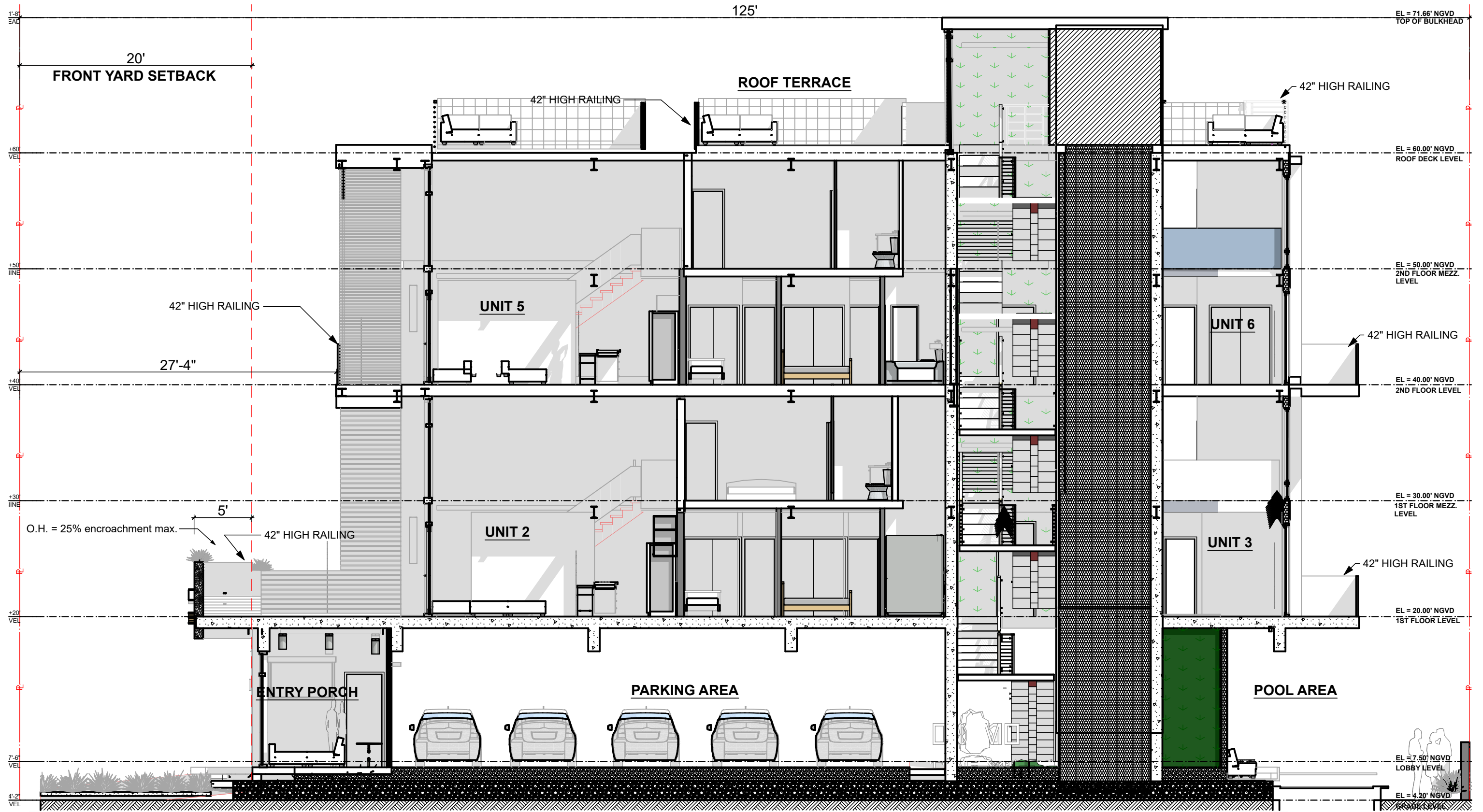
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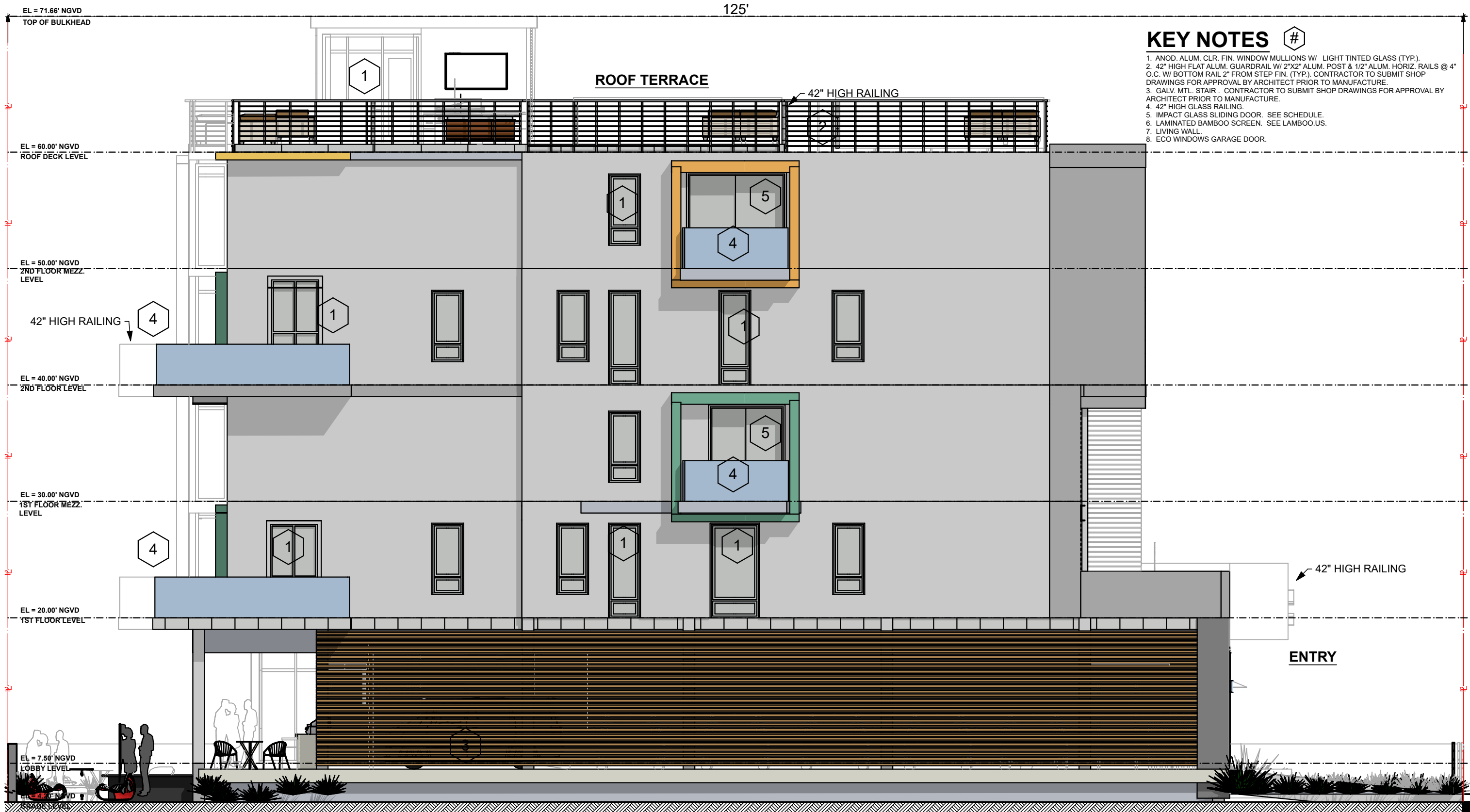
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WEST ELEVATION

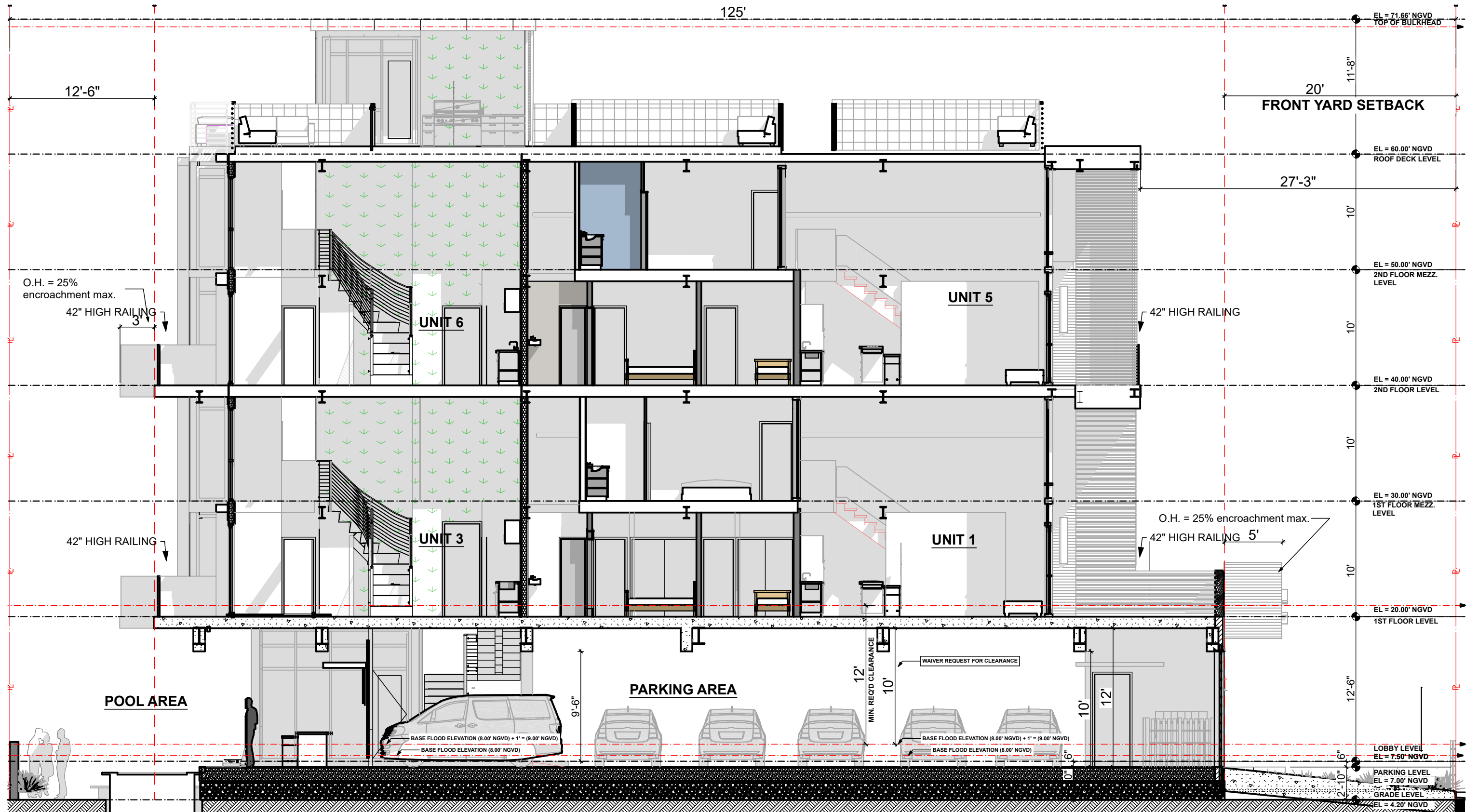
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WEST SECTION

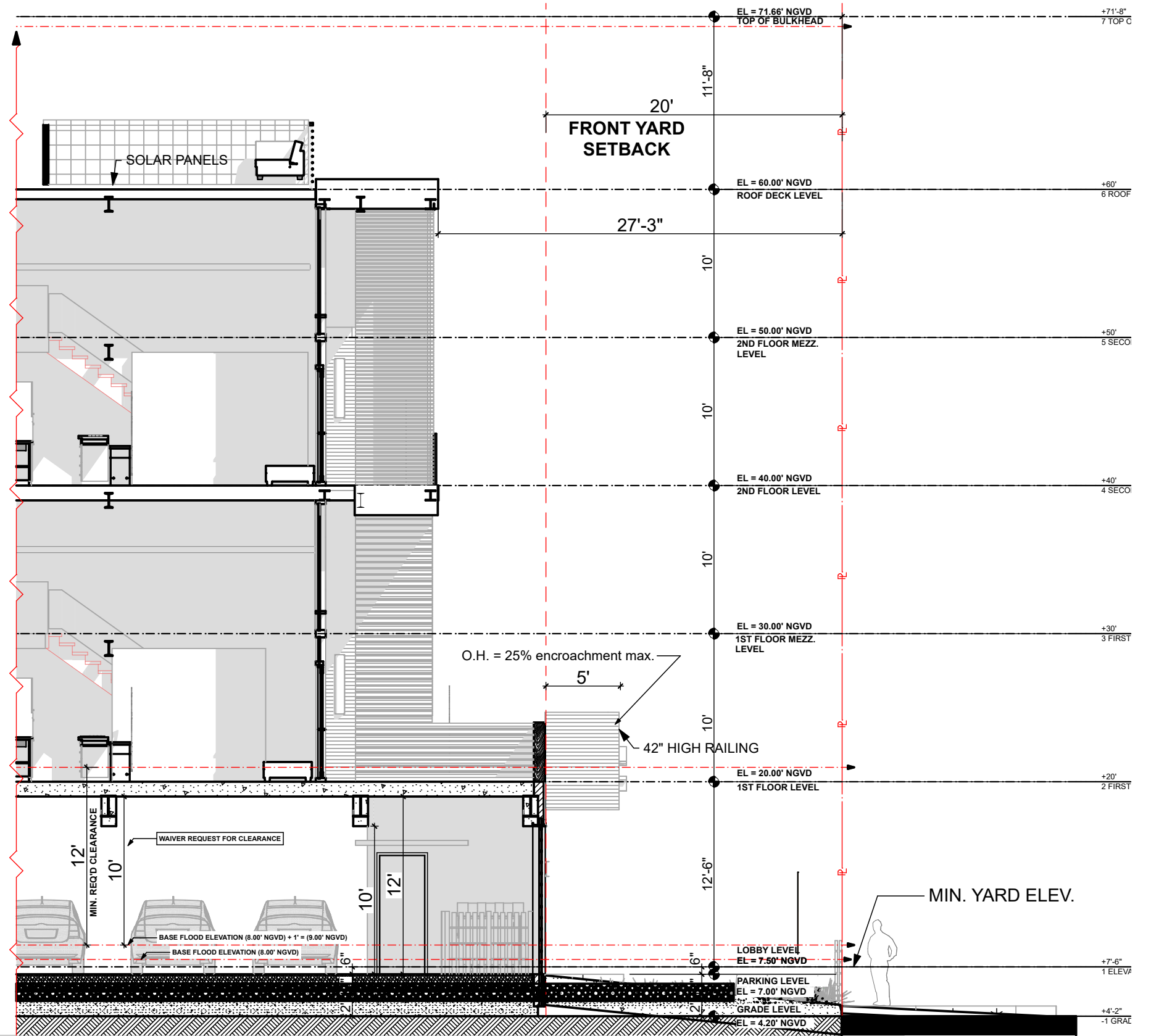
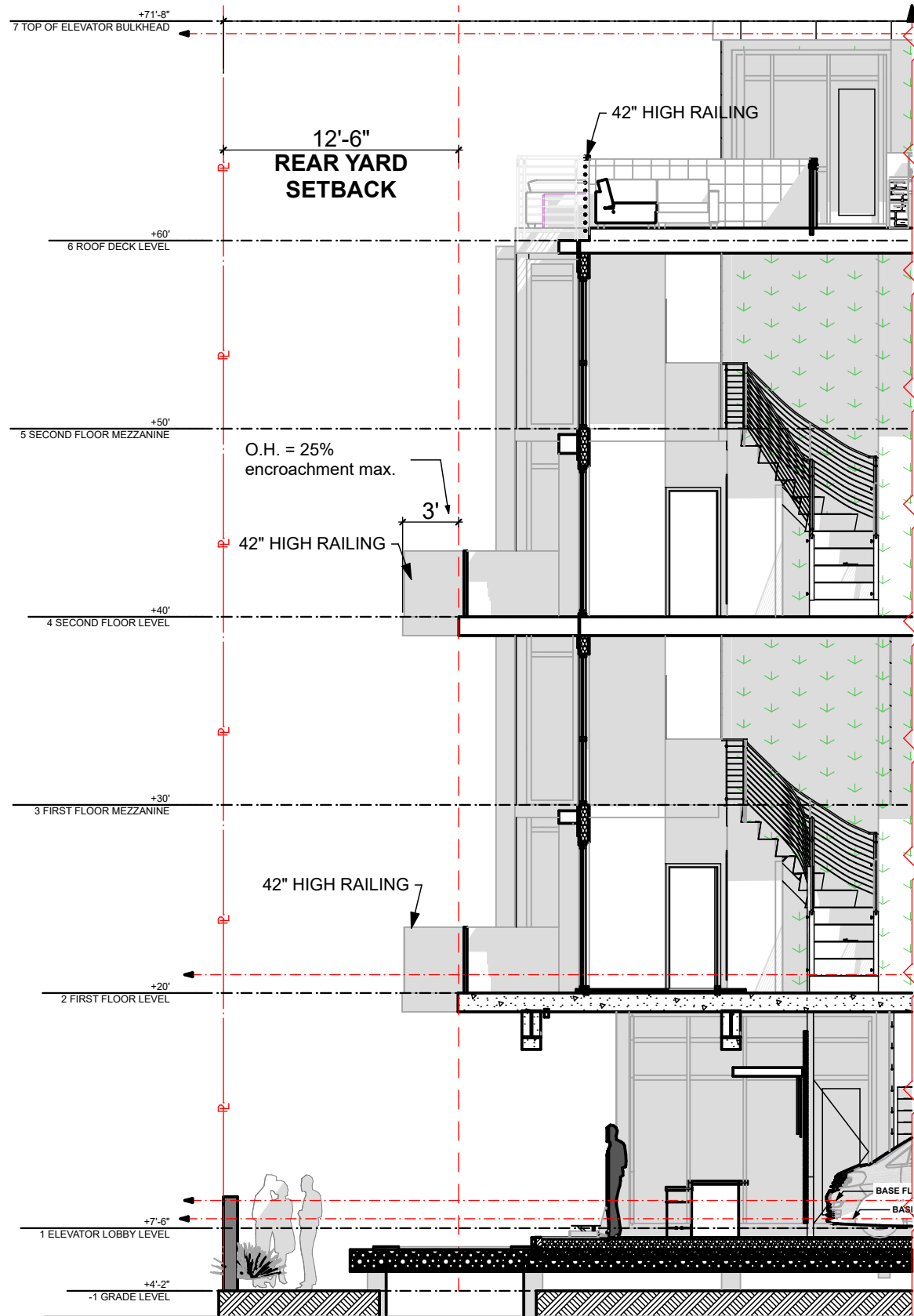
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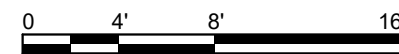


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YARD SECTIONS

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Porch View



Porch View



Pool Lounge View



Pool Lounge View



SW View



SE View



NE View



NW View

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View of Unit 6 Living Area



View of Elevator Lobby



Living Wall



View of Unit 1 Living Area



View of Garage Entry

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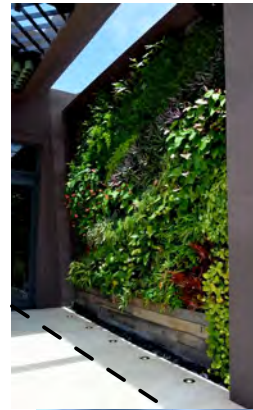


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SW 7073
Network Gray

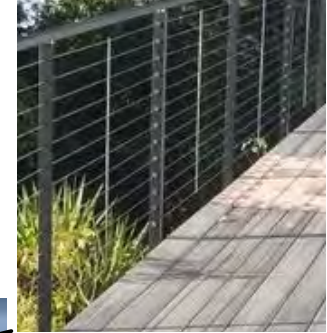
SW 7076
Cyberspace

**ECO-Guard Series
E850-16**

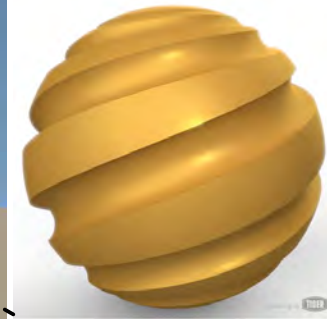


SW 7071
Gray Screen

SW 7006
Extra White



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



138/90420
Deore 3806
Metallic Smooth / Semi Gloss



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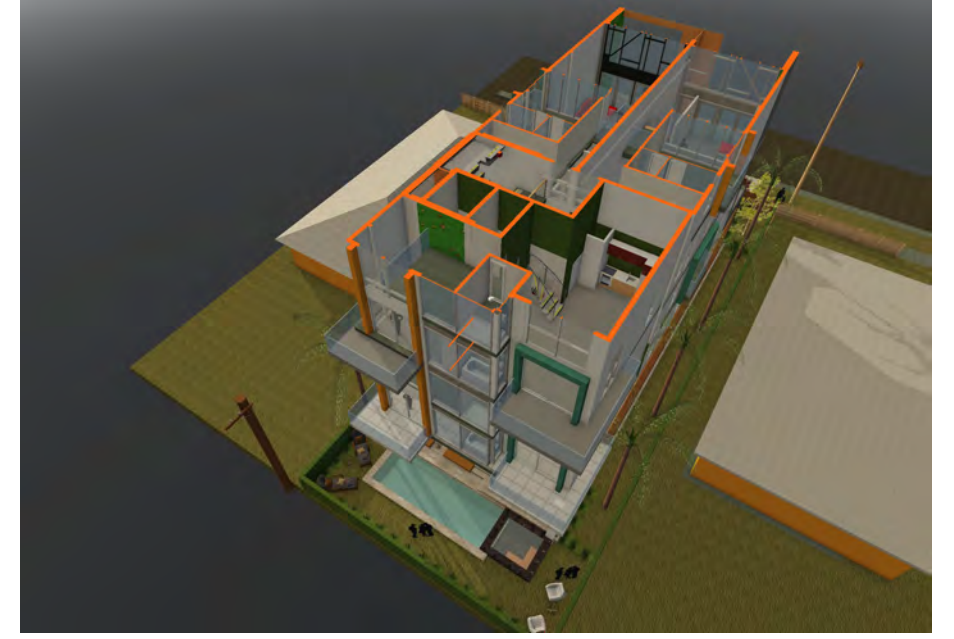
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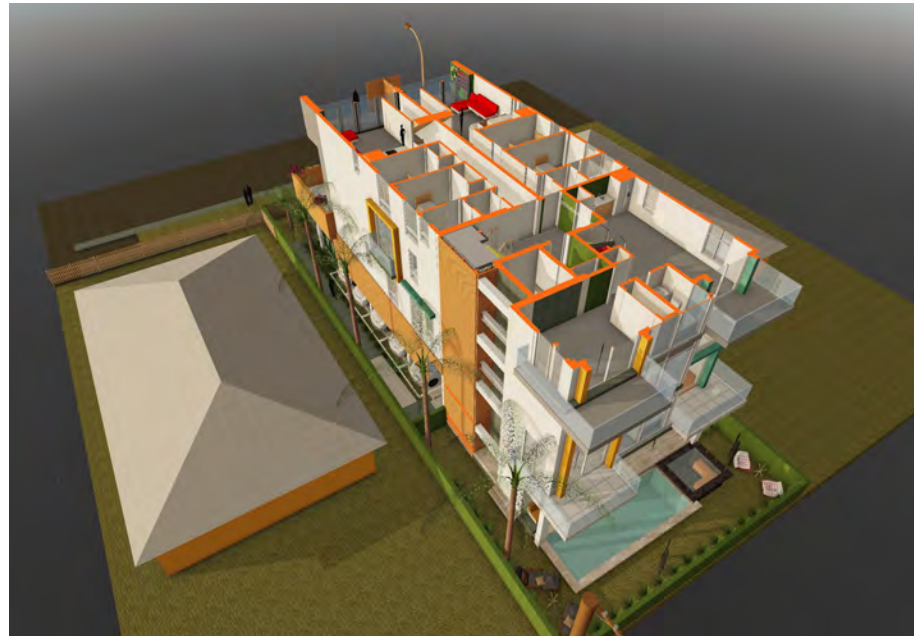
Front Yard View



Front Yard View



Rear Yard View



Rear Yard View



Roof Terrace Front View



Roof Terrace Rear View

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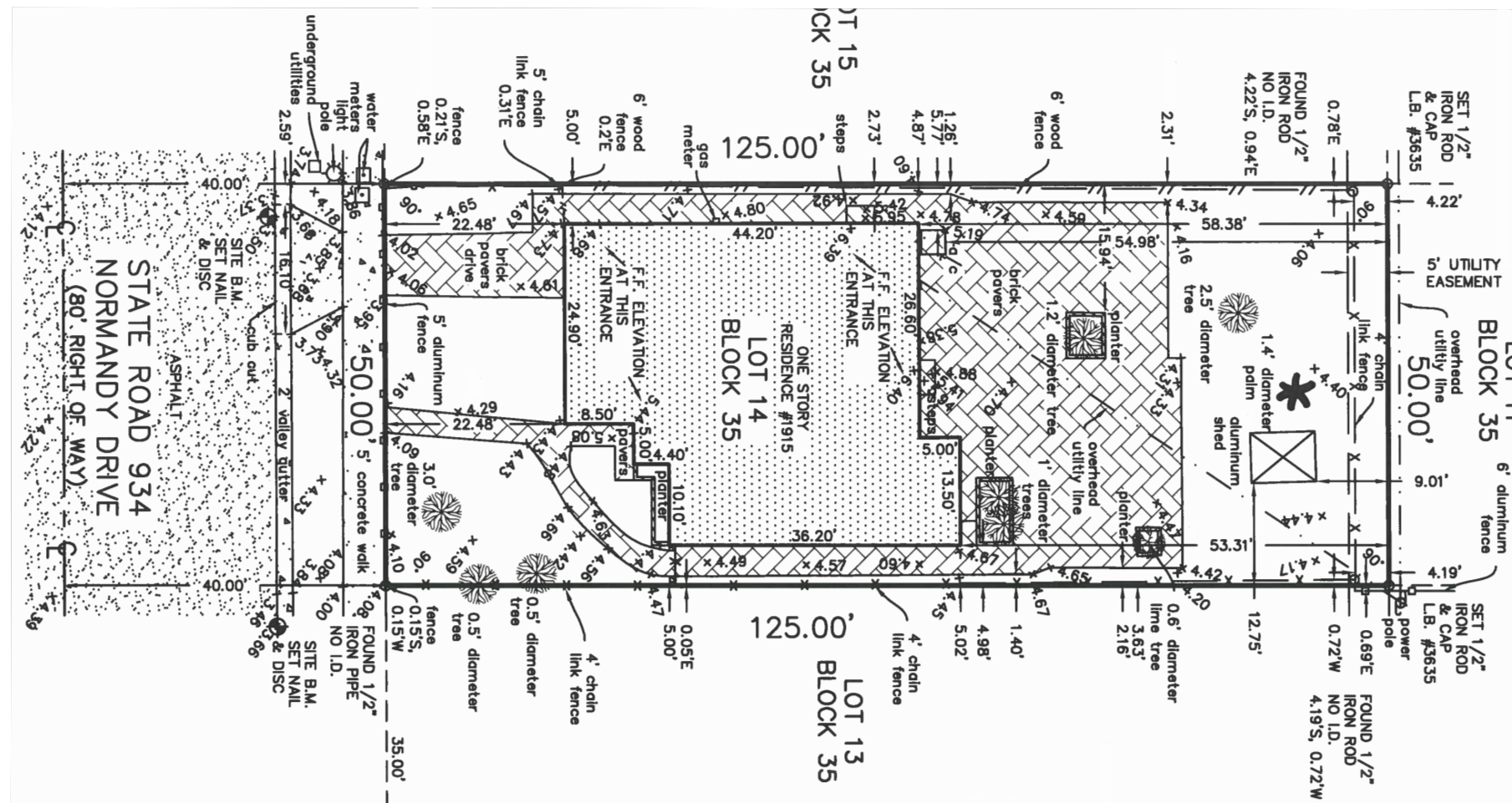
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
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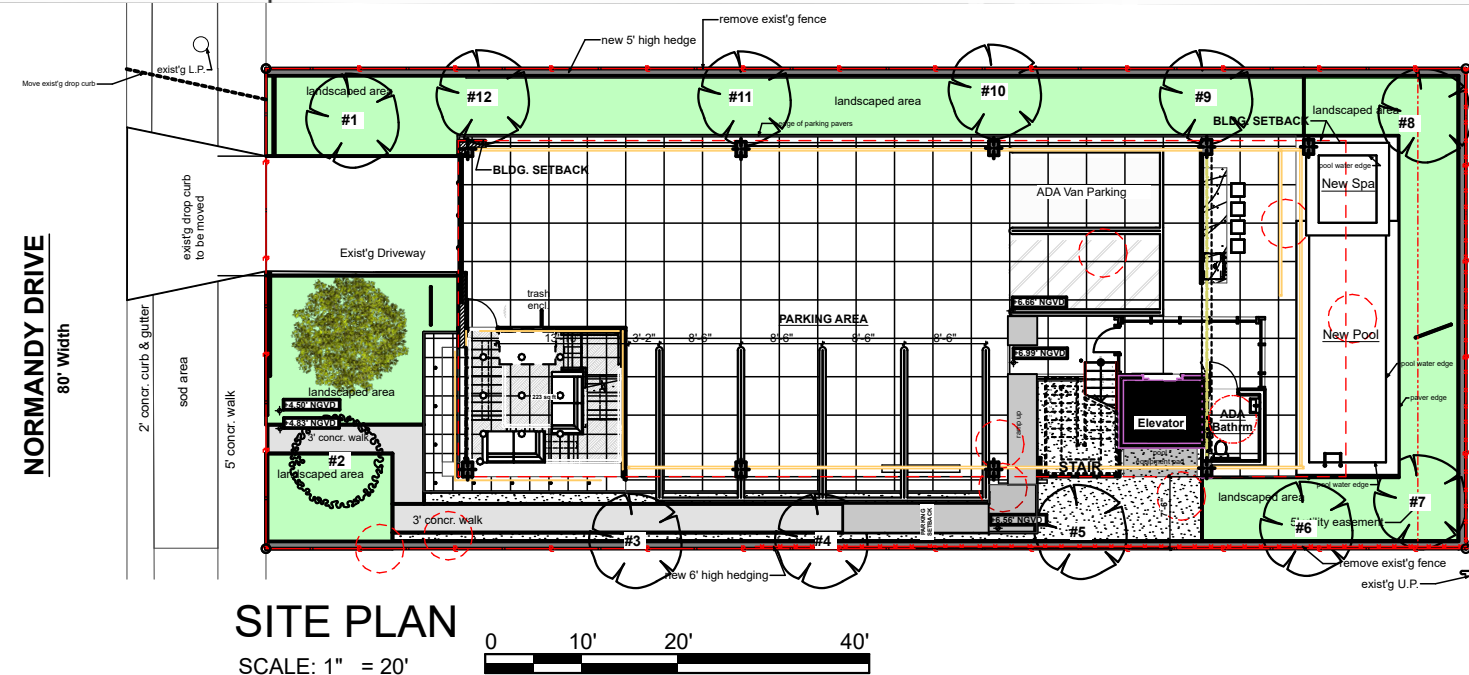


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LEGEND & SYMBOLS

-  Exist'g tree to remain & be protected. See Landscape Plan.
-  Exist'g tree to be removed.
-  New tree. See Landscape Plan.
-  New Sod. See Landscape Plan.



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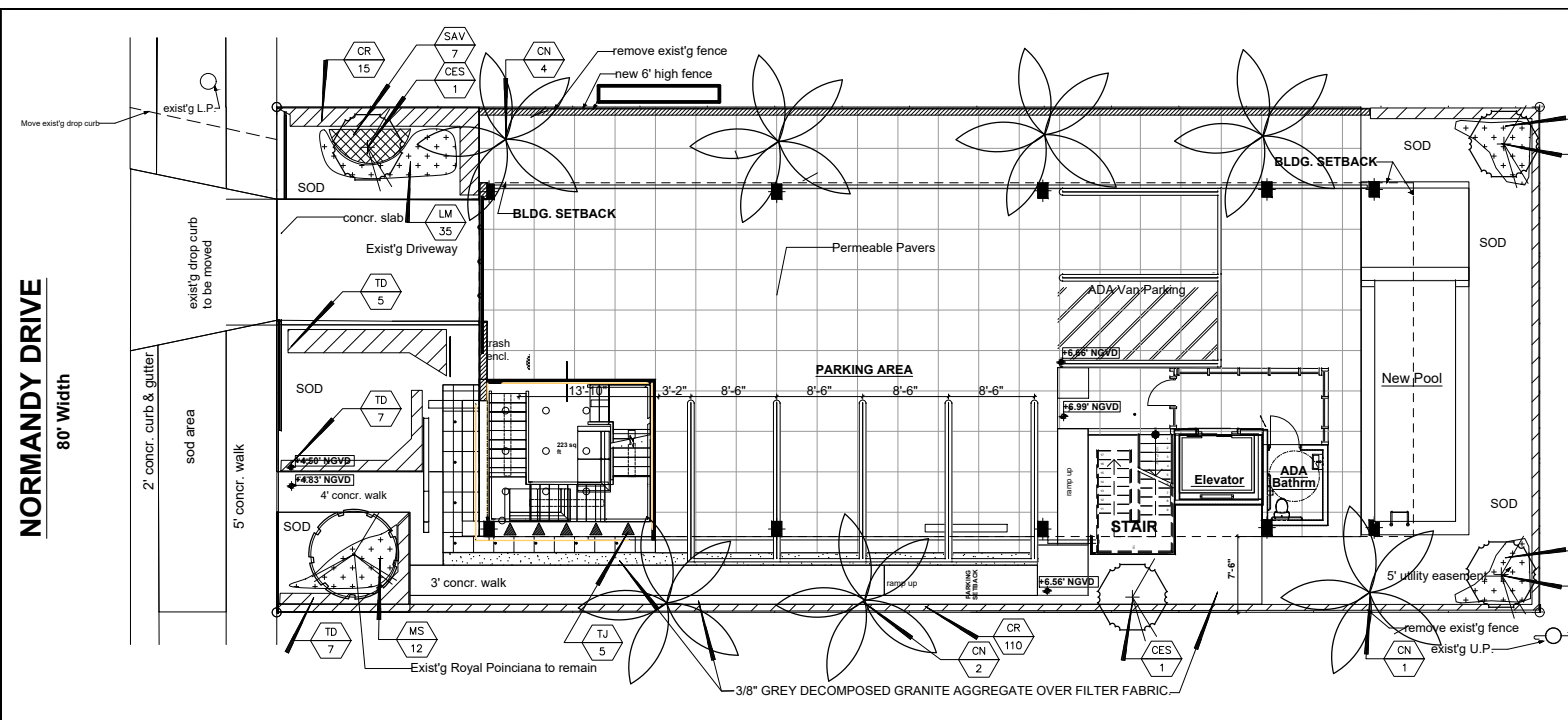
TREE DISPOSITION

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NORMANDY DRIVE
80' Width



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



PROPOSED PLANT LIST

TREES / PALMS	Code	Drought	QTY.	Botanical Name / Common Name	Specifications
	CE (N)	V	4	Conocarpus erectus / Green Buttonwood	B&B Field Grow, 2" Cal, 12" OA
	CN	V	7	Cocos nucifera / Coconut Palm	B&B Field Grow, 6" CT, 15' OA
ACCENTS / SHRUBS / GROUND COVERS					
	CR (N)	V	125	Ousea rosea / Ousea	10 Gal., 60" OA, 24" OC
	LM	V	35	Liriope muscari / Liriope	1 Gal., 12" OA, 12" OC
	MS (N)	V	32	Microsorium scolopendria / Wart Fern	1 Gal., 12" OA, 12" OC
	SAV	V	7	Schefflera aboricaola / Trinetto	3 Gal., 36" OA, 24" OC
	TD (N)	V	19	Tripsacum dactyloides nana / Dwarf Fakahatchee	3 Gal., 24" OA, 24" OC
	TJ	V	5	Trochekarpium jasminoides / Confederate Jasmine	3 Gal., 36" OA, 36" OC
MISCELLANEOUS	(N)			Florida Native Plant Species	
	V			Low Drought Tolerance	
	M			Moderate Drought Tolerance	
	L			Very Drought Tolerant	

LANDSCAPE LEGEND

MIAMI - DADE COUNTY LANDSCAPE ORDINANCE CHAPTER 18-A (RESIDENTIAL)
TREES TREES
 3 Trees Required per Lot - 4 Trees Provided
NATIVE TREES
 30% of Required Trees to be Native. 1 Tree Required - 4 Native Trees Provided
SHRUBS
 10 Shrubs Required for Each Required - 30 Required - 188 Provided
NATIVE SHRUBS
 30% of Total Shrubs Required must be Native - 176 Provided
LAWN AREA
 50% Maximum of Landscape Area. New Lawn Area Proposed less than 50% of Landscape Area
IRRIGATION SYSTEM
 100% Coverage Provided pursuant to Miami Dade Code

NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 50% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

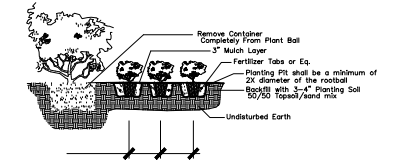
Each lot shall supply, install, and maintain an individual irrigation system for that individual lot.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

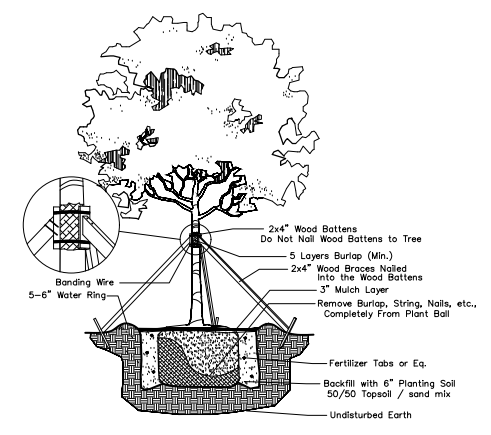
All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

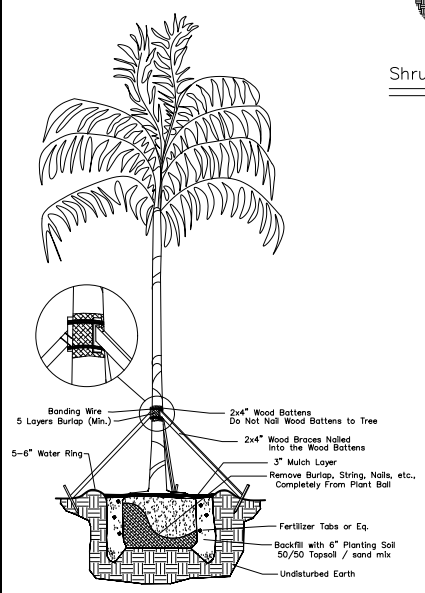
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Wayne K. Tanning, RLA.



Shrub & Ground Cover Planting Detail
NTS



Large Tree Planting Detail
NTS



Palm Planting Detail
Not to Scale

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 Landscape Architecture & Land Planning
 Landscape Architect - Florida License #666709
 4655 NW 52 Terrace, Fort Lauderdale, FL 33309
 Tel: 561-414-8269 Email: wtonning@tonningandassociates.com

LANDSCAPE PLAN
 PROJECT : NORMANDY LOFTS
 1915 NORMANDY DRIVE
 MIAMI BEACH, FLORIDA
 CLIENT : ECO-URBAN DESIGNS

Wayne K. Tanning Digitally signed by Wayne K. Tanning
 Date: 2023.05.29 21:46:58 -0400
 PROJECT NO. 23-121
 DRAWN BY WKT
 DESIGNED BY WKT
 CHECKED BY WKT
 DATE : 05-20-23
 DWG. NO. LP-1
 SHT. NO. 1 of 1
 REVISIONS :

FINAL SUBMITTAL
DRB20-0593

Design Review Board
Normandy Lofts
 1915 Normandy Drive Miami Beach FL, 33141

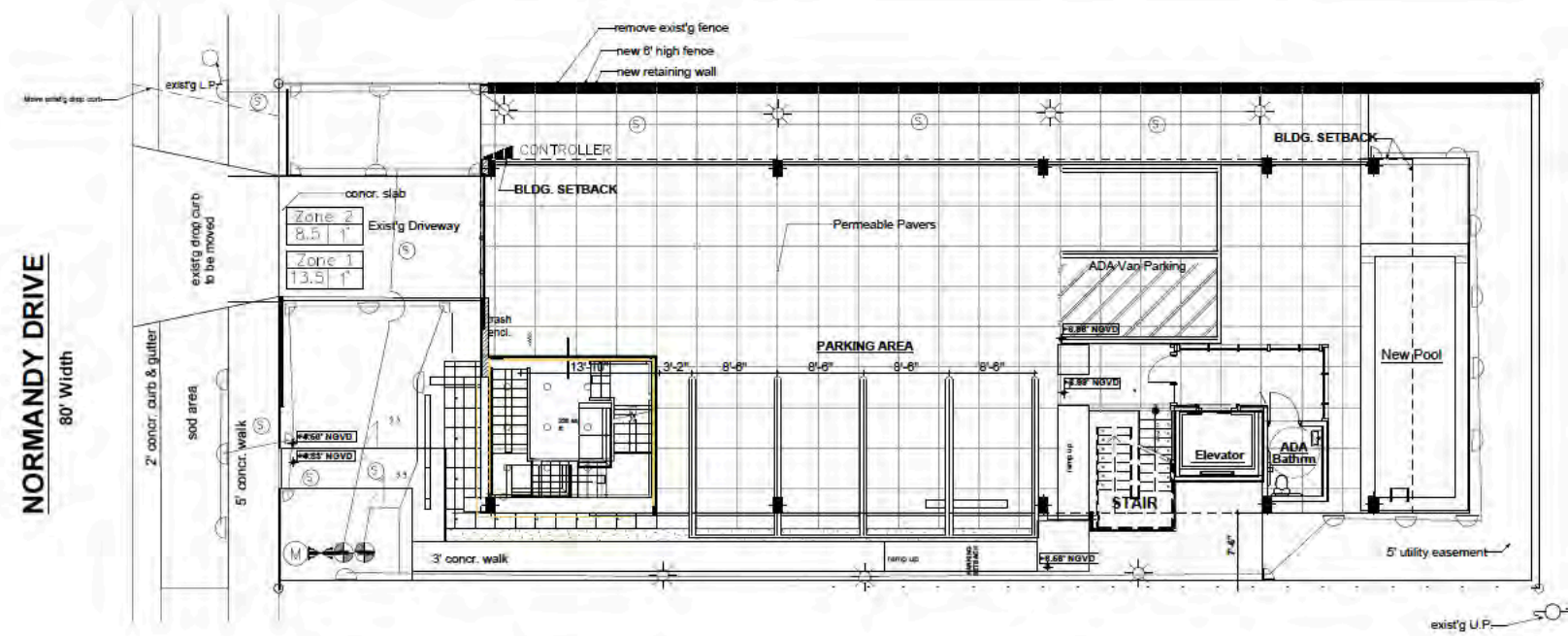
LANDSCAPE PLAN

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 Plotted On: 1/14/24

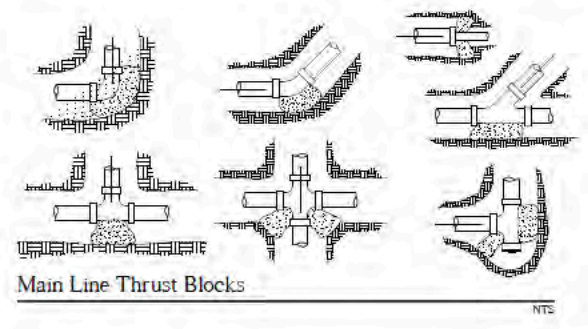
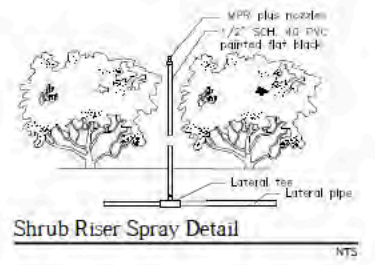
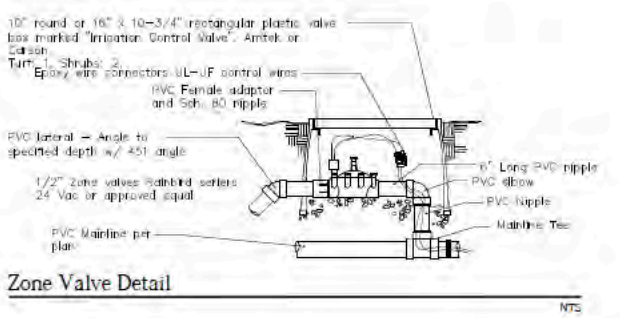
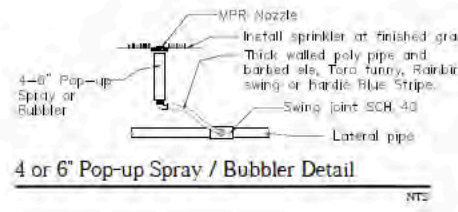
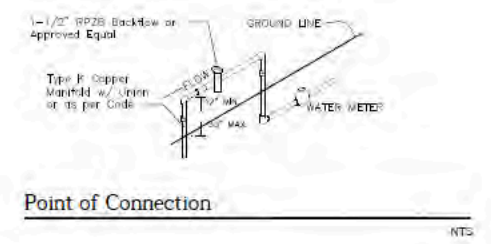


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 www.eco-urbandesigns.com
 Edgar Fontanez
 AR100826



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

- IRRIGATION LEGEND:**
- MAIN LINE - 1/2" or 3/4" Polyethylene (PE) or PVC
 - LATERAL ZONE LINES - 1/2" or 3/4" Polyethylene (PE) or PVC
 - ZONE VALVES - 1/2" or 3/4" Polyethylene (PE) or PVC
 - WATER METER - 1/2" or 3/4" Polyethylene (PE) or PVC
 - SPRINKLER - 1/2" or 3/4" Polyethylene (PE) or PVC
 - POP-UP SPRAY / BUBBLER - 1/2" or 3/4" Polyethylene (PE) or PVC
 - SHRUB RISER - 1/2" or 3/4" Polyethylene (PE) or PVC
 - THRUST BLOCK - 1/2" or 3/4" Polyethylene (PE) or PVC
- IRRIGATION NOTES:**
1. All pipe shall be installed in accordance with the manufacturer's instructions.
 2. All pipe shall be installed in accordance with the manufacturer's instructions.
 3. All pipe shall be installed in accordance with the manufacturer's instructions.
 4. All pipe shall be installed in accordance with the manufacturer's instructions.
 5. All pipe shall be installed in accordance with the manufacturer's instructions.
 6. All pipe shall be installed in accordance with the manufacturer's instructions.
 7. All pipe shall be installed in accordance with the manufacturer's instructions.
 8. All pipe shall be installed in accordance with the manufacturer's instructions.
 9. All pipe shall be installed in accordance with the manufacturer's instructions.
 10. All pipe shall be installed in accordance with the manufacturer's instructions.



IRRIGATION PLAN
NORMANDY LOFTS
1915 NORMANDY DRIVE
MIAMI BEACH, FLORIDA
ECO-URBAN DESIGNS

Wayne K. Tonning
Digitally signed by Wayne K. Tonning
Date: 2023.05.25 22:29:17 -0400

PROJECT NO.	22-121
DRAWN BY	WHT
DESIGNED BY	WHT
CHECKED BY	WHT
DATE	05-20-23
DWG NO.	LI-1
SHT. NO.	1 of 1
REVISIONS	

FINAL SUBMITTAL
DRB20-0593

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Normandy Lofts
1915 Normandy Drive Miami Beach FL, 33141

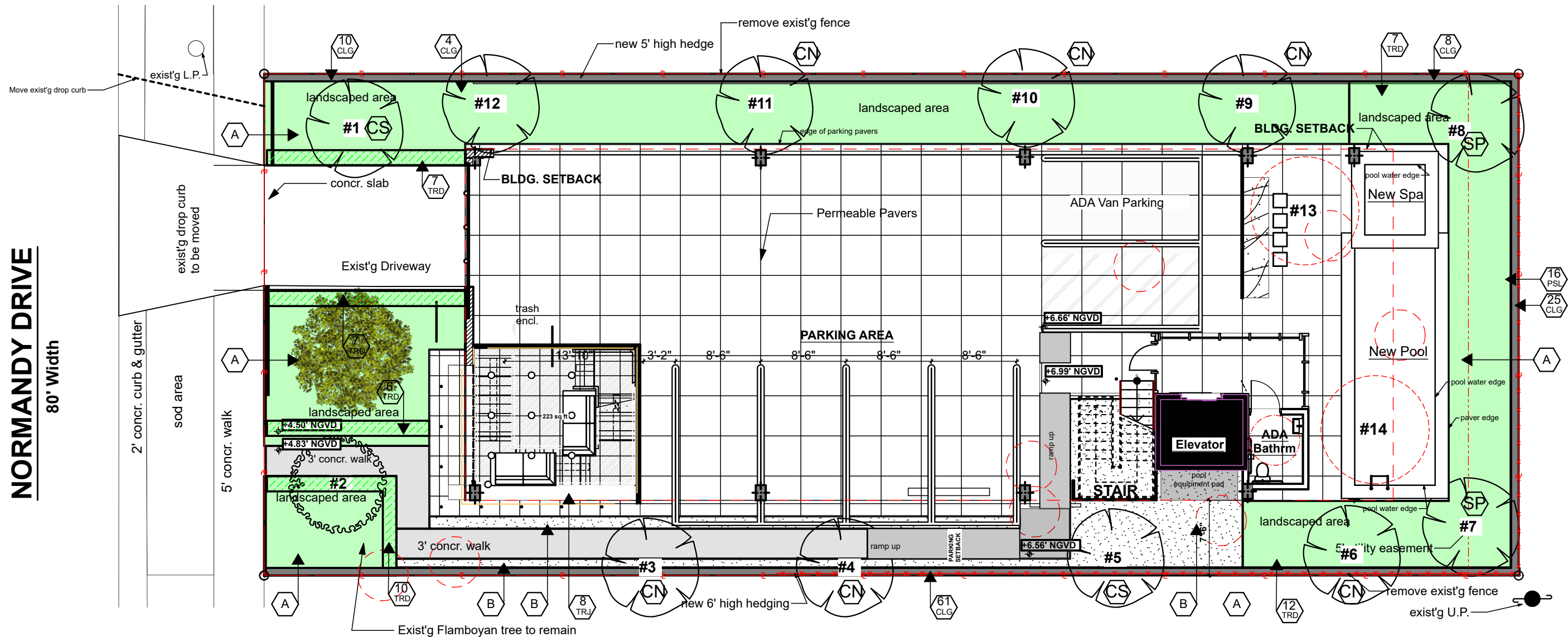
IRRIGATION PLAN

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Edgar Fontanez
AR100826



NORMANDY DRIVE
80' Width

LEGEND & SYMBOLS

- Exist'g tree to remain & protected. See Disposition Schedule.
- Exist'g tree to be removed. See Disposition Schedule.
- New tree. See Disposition Schedule.
- New Foliage w/ ID & Count. See Plant List Schedule.
- New Sod. See Plant List Schedule.
- EMPIRE TURF ZOYSIA GRASS- OVER 2" TOPSOIL BED. SEE PLANT LIST SCHED.
- 3/8" GREY DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC.

FINAL SUBMITTAL
DRB20-0593

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Landscape Plan

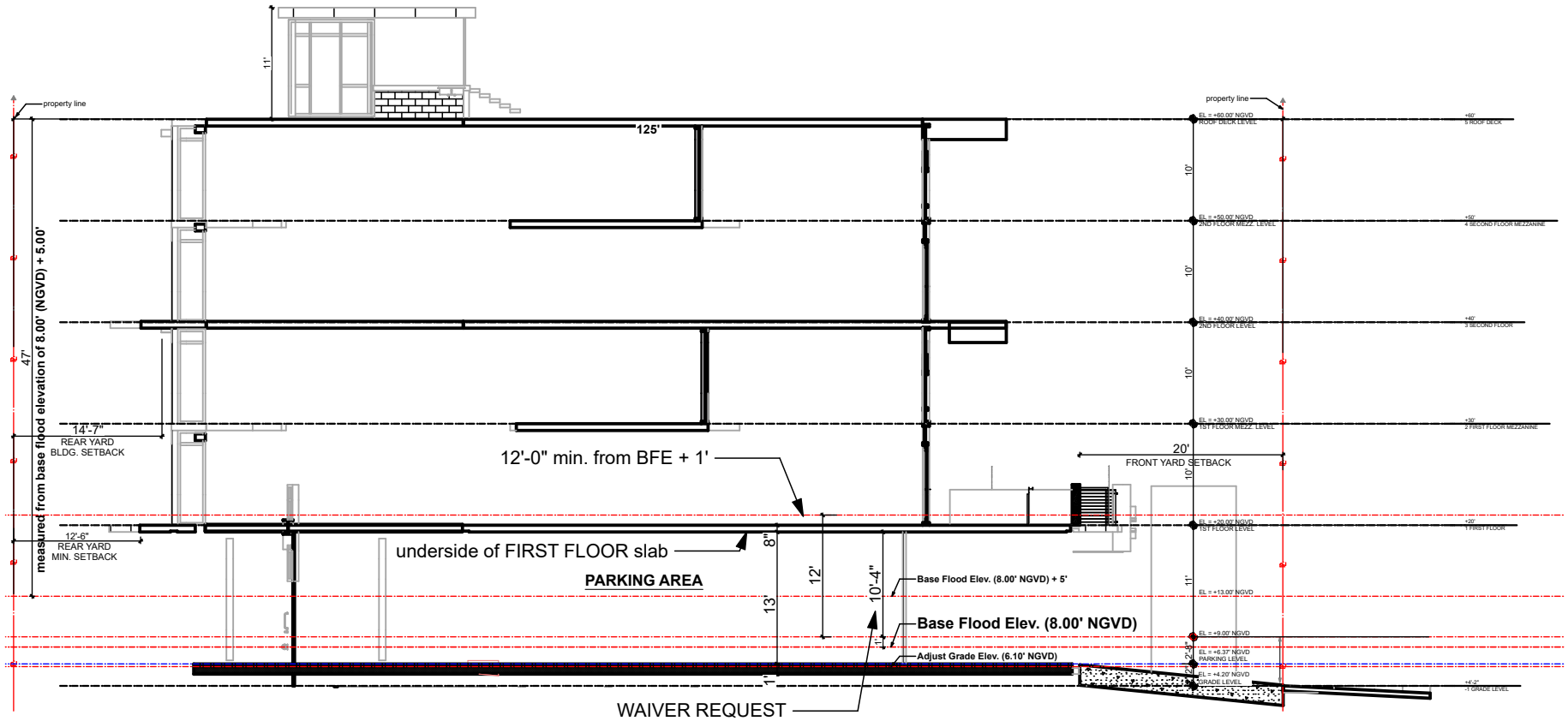
SCALE: 3/32" = 1'-0"

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WAIVER DIAGRAM

DATE: 1/14/24

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PROJECT:

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