



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: I-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 I-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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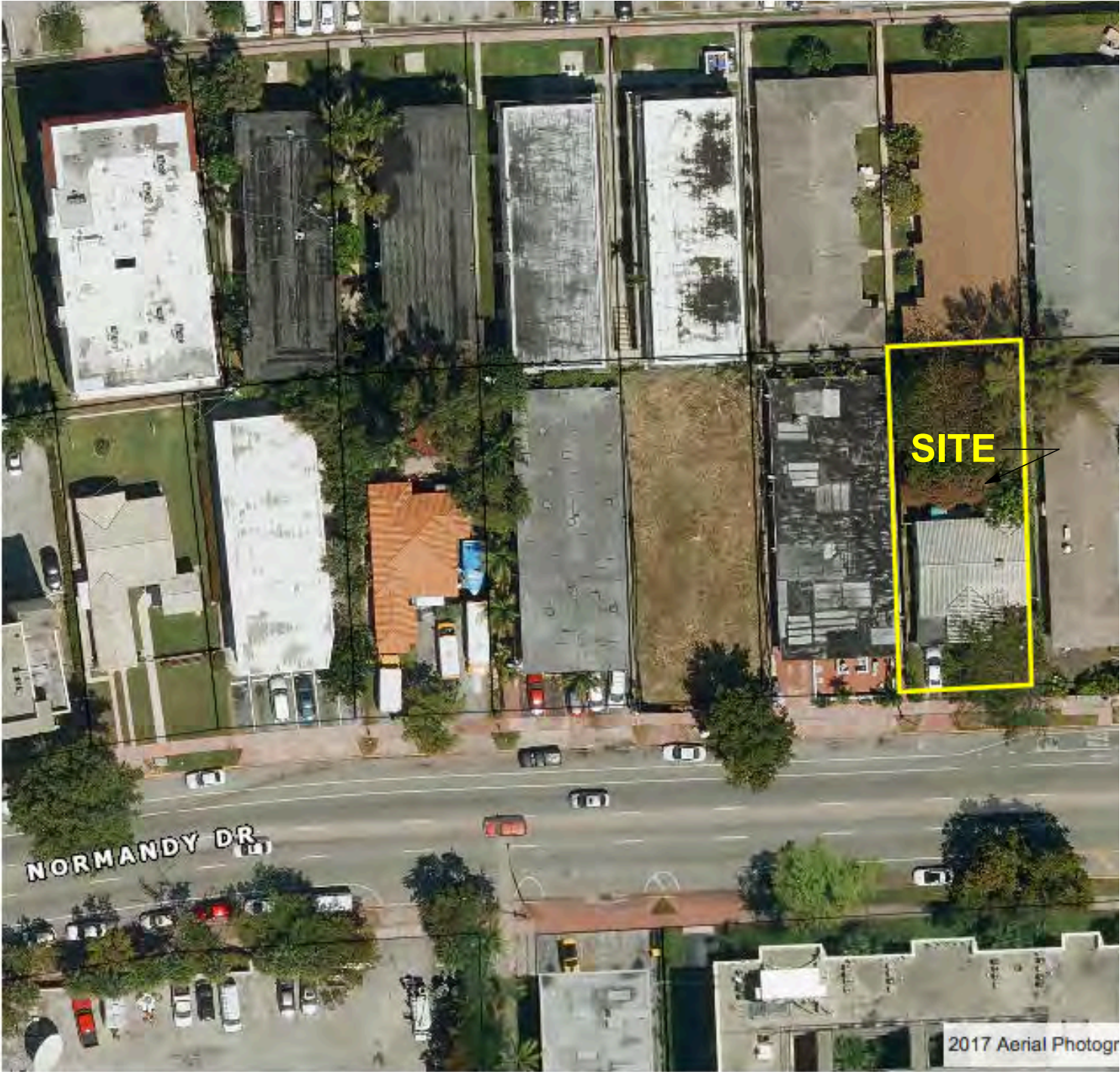
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PROPERTY INFO

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 1710 JEFFERSON AVE MIAMI BEACH, FL 33139	
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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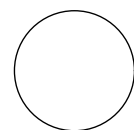
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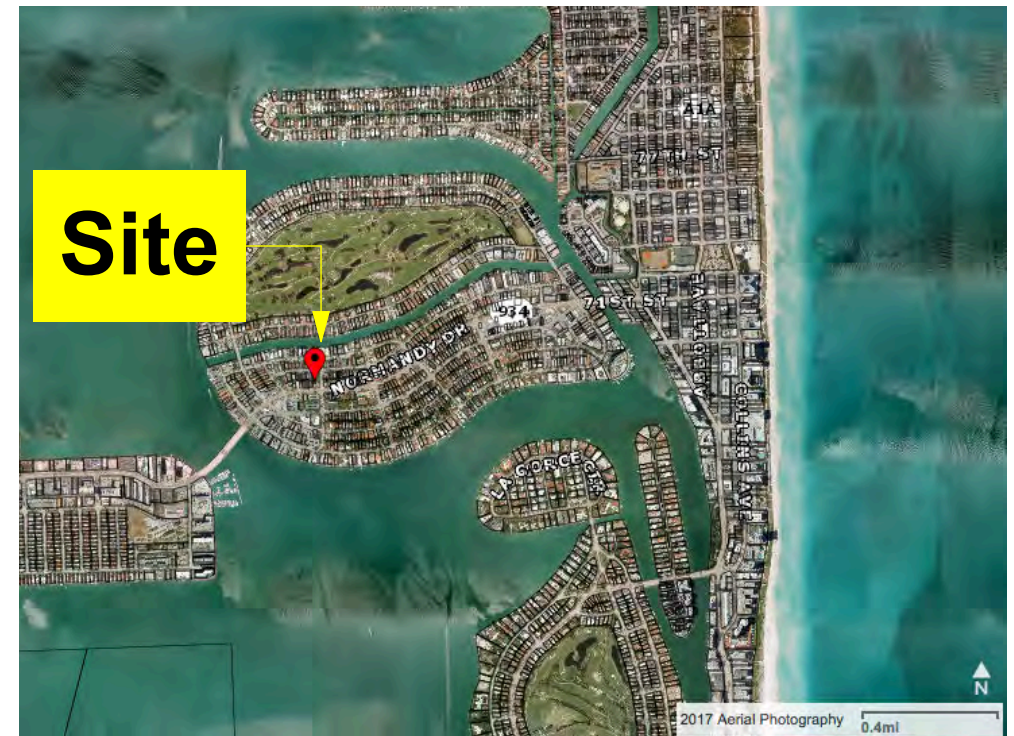


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1/2 MILE RADIUS AERIAL

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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BOUNDARY SURVEY

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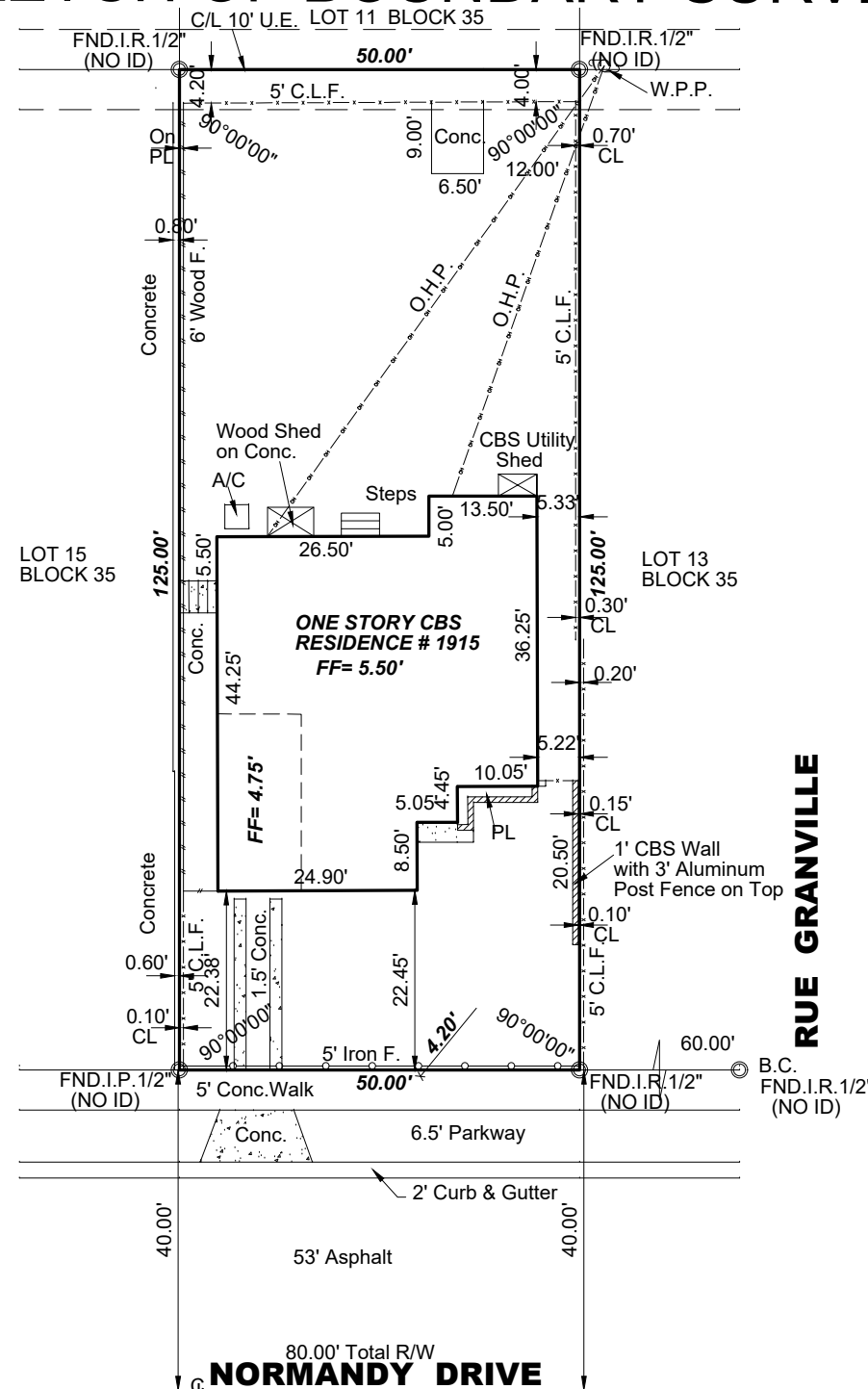
NOTES:

a) The flood information shown herein does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof, for any damage that results from reliance on said information.	(WQV) unless otherwise noted. Underground features, if any, not identified nor located except as may be indicated hereon or on sheets of the project.
b) The survey shows platted easements and right-of-ways. There may exist additional restrictions and/or encumbrances which affect this property.	(U) unless otherwise noted. Underground features, if any, not identified nor located except as may be indicated hereon or on sheets of the project.
c) Elevation shown herein are with reference to the National Geodetic Vertical Datum	(J) all easements and/or encumbrances shown hereon are of the apparent nature, force legal ownership not determined.
	e) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the Certification.
	f) Flood restrictions and title search not reflected in this survey.
	g) Underground utilities and encroachments, if any not located.
	h) Lands depicted hereon were surveyed per legal description provided by client and are not to be construed as a warranty or implied.
	i) All locations shown hereon are public unless otherwise noted.
	j) No identification cap found on property corners unless otherwise noted.
	k) Distance along boundary is recorded and measured unless otherwise noted.
	l) The graphic portions of this document are intended to be displayed at the graphic/nome scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.

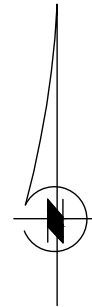
[illegible]

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.

SKETCH OF BOUNDARY SURVEY



SCALE: 1" = 20'



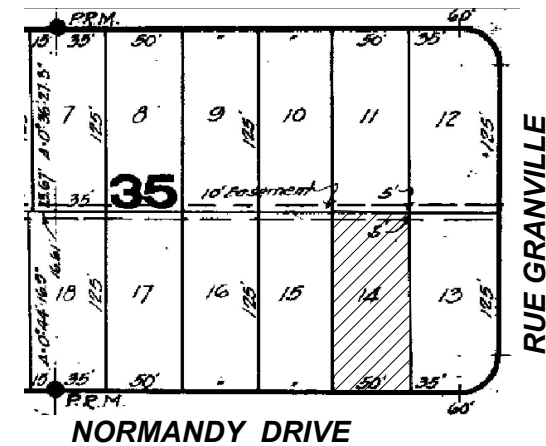
LEGAL DESCRIPTION:

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

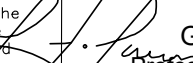
LOCATION SKETCH (N.T.S.)



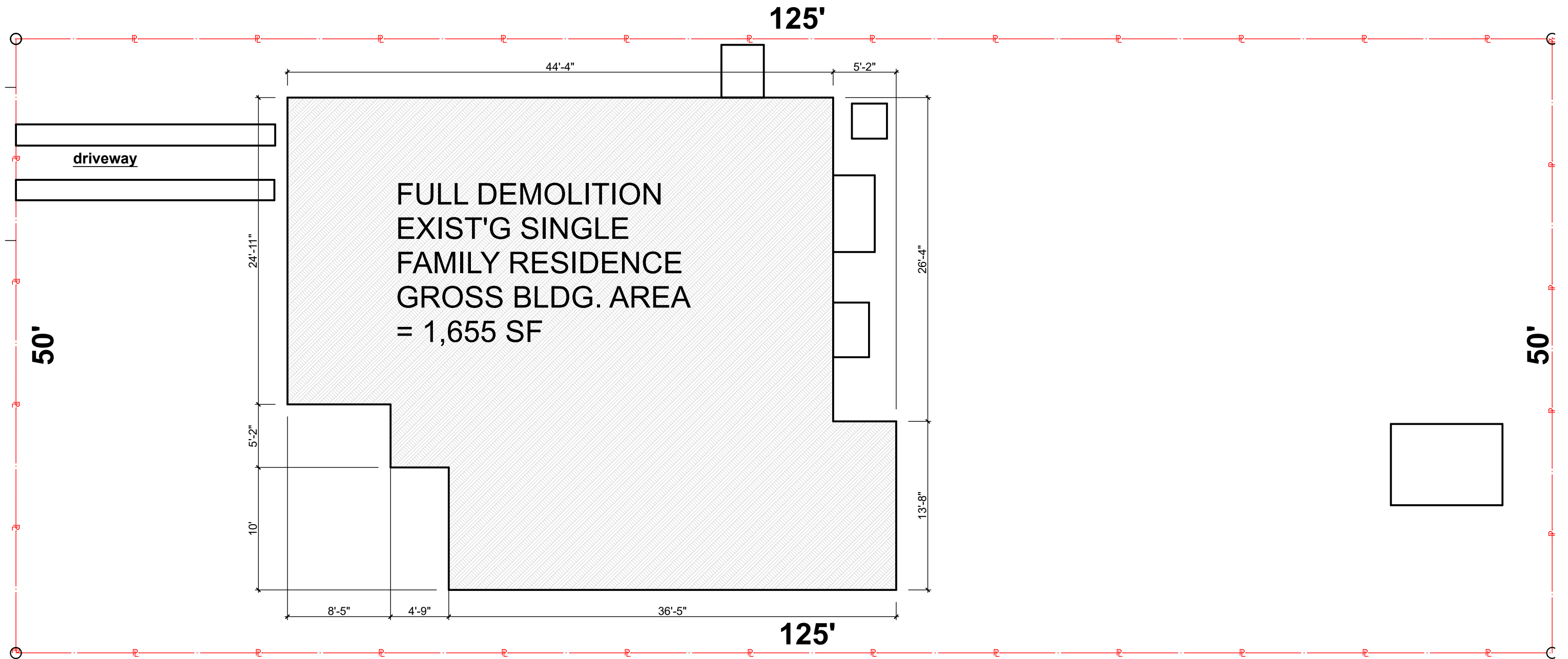
NOTES: NO ENCROACHMENTS FOUND AT THE TIME OF THIS SURVEY

Guillermo Guerrero

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

NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER	BOUNDARY SURVEY 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 the Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. Field Date: <u>05-26-2023</u>			No. 6453  GUILLERMO A. GUERRERO Professional Surveyor & Mapper No. 6453 6824 East 21st Street, Hialeah, FL 33013 (305) 333-3328 Cell guerreropsm@aol.com
	NOTES\REVISIONS	BASIS OF BEARINGS: N/A	SCALE: 1"=20' JOB No. GG-23-1915	

NOTES\REVISIONS	BASIS OF BEARINGS: N/A	SCALE: 1"=20'	JOB No. GG-23-1915
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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:		Zoning District:	RM-1
5	Based Flood Elevation:		Grade value in NGVD:	4.20 FT NGVD
6	Adjusted grade (Flood+Grade/2):		Lot Area:	6,250 FT
7	Lot width:		Lot Depth:	125.00 FT
8	Minimum Unit Size		Average Unit Size	1,240 SF
9	Existing use:		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	7,769	
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:	NA			
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	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	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? (Neighboot Impact stablishment, 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:

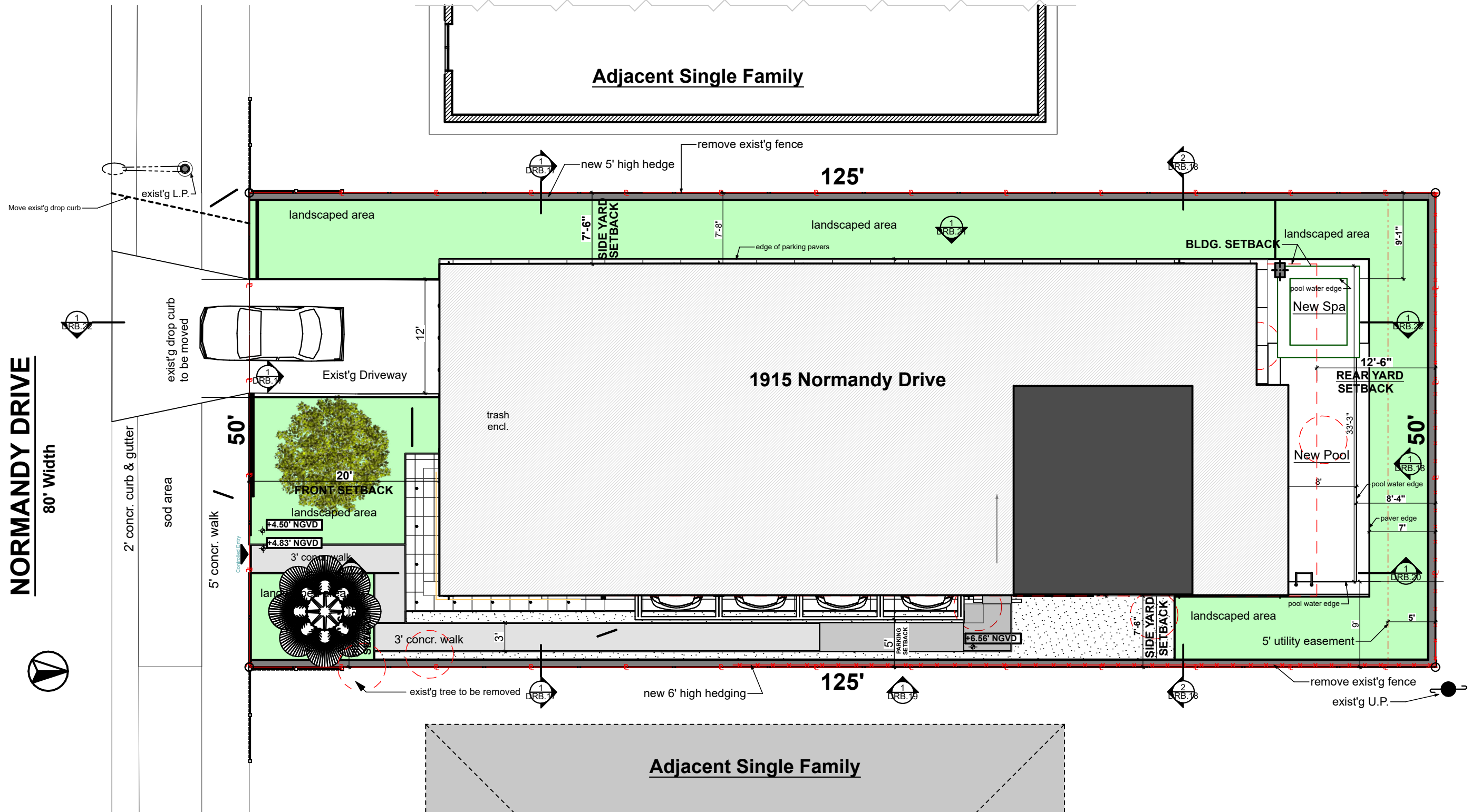
If not applicable write N/A

All other data information may be required and presented like the above format.



NORMANDY DRIVE

80' Width



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SITE PLAN
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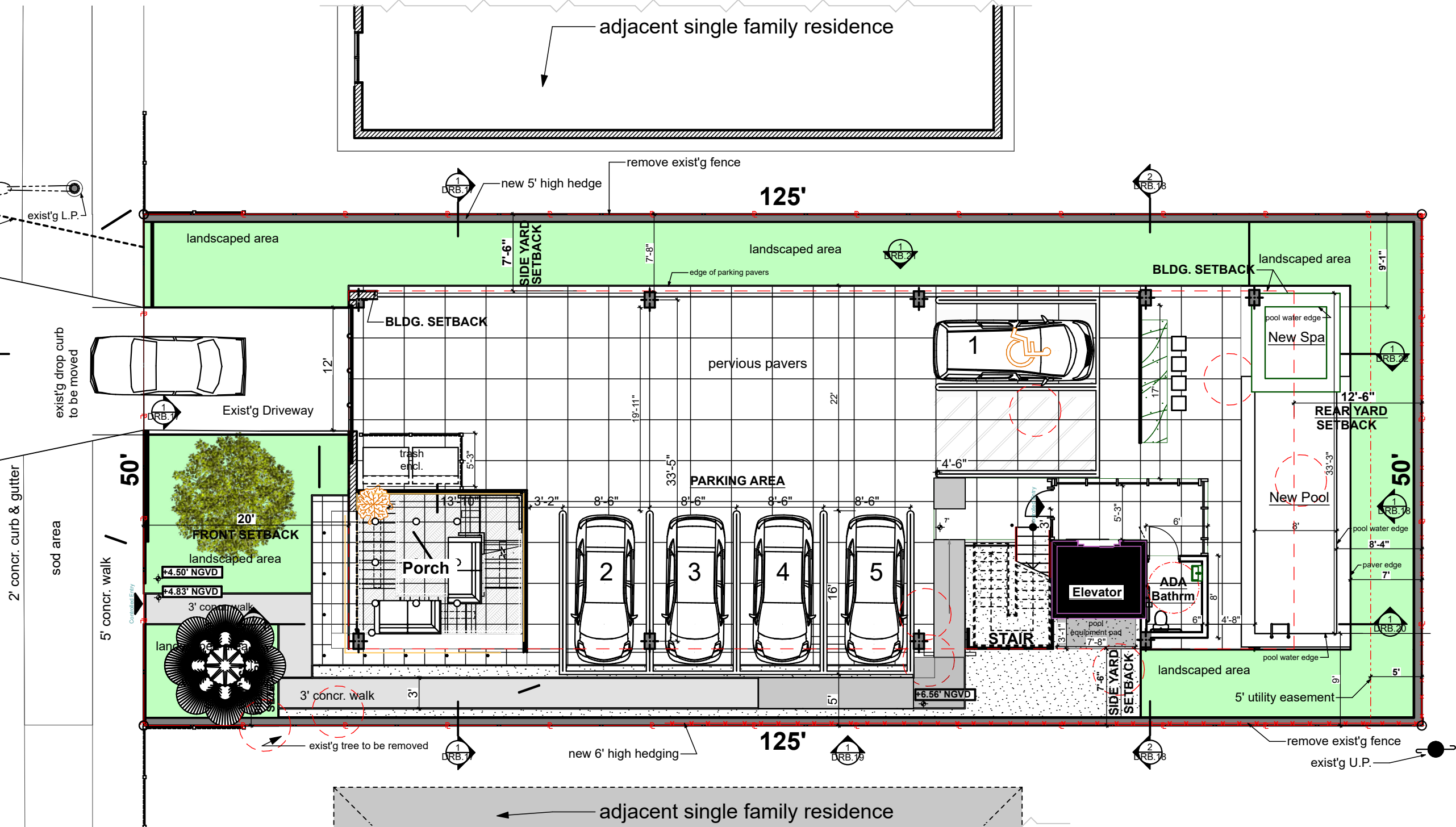
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NORMANDY DRIVE

80' Width



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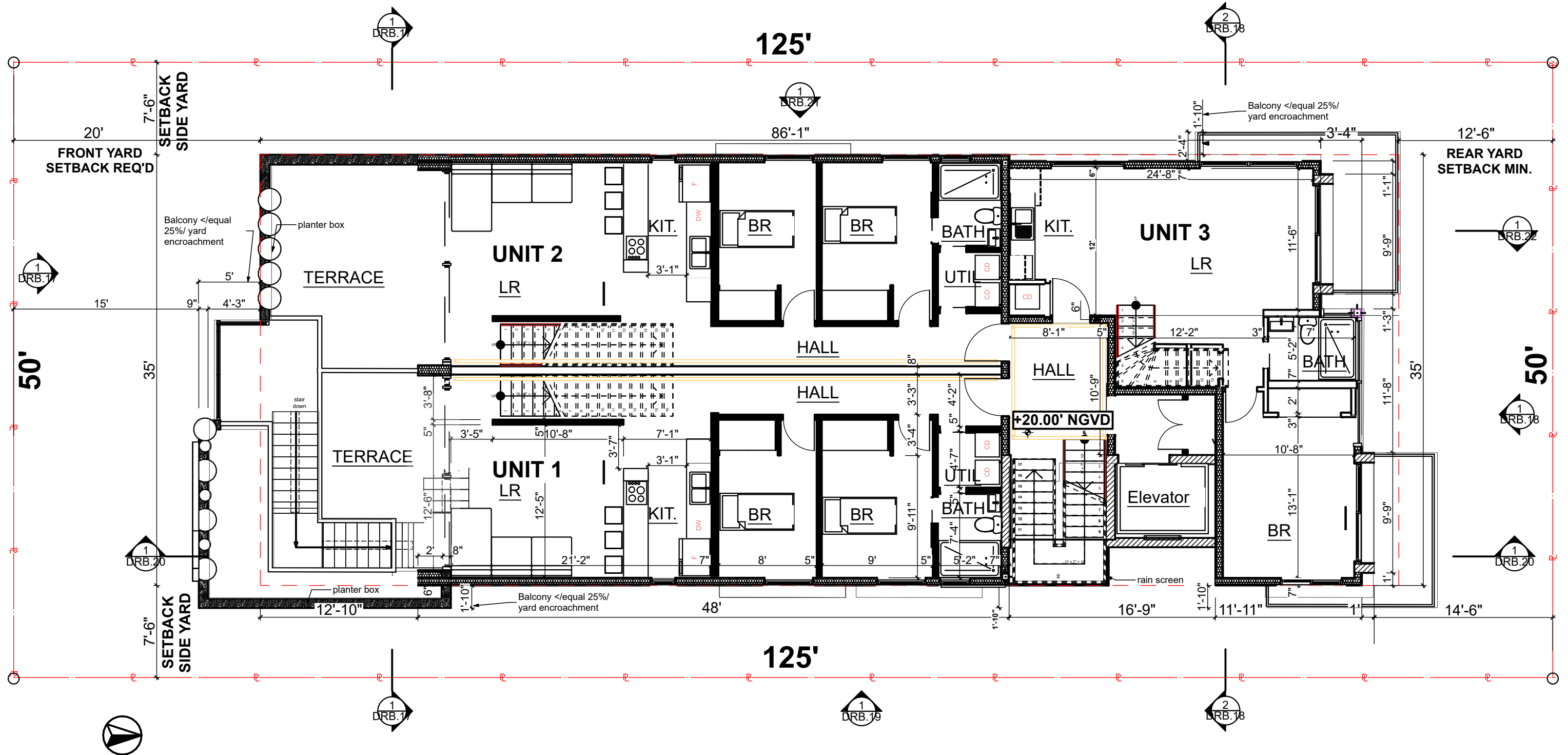
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PARKING LEVEL PLAN
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FIRST FLOOR PLAN

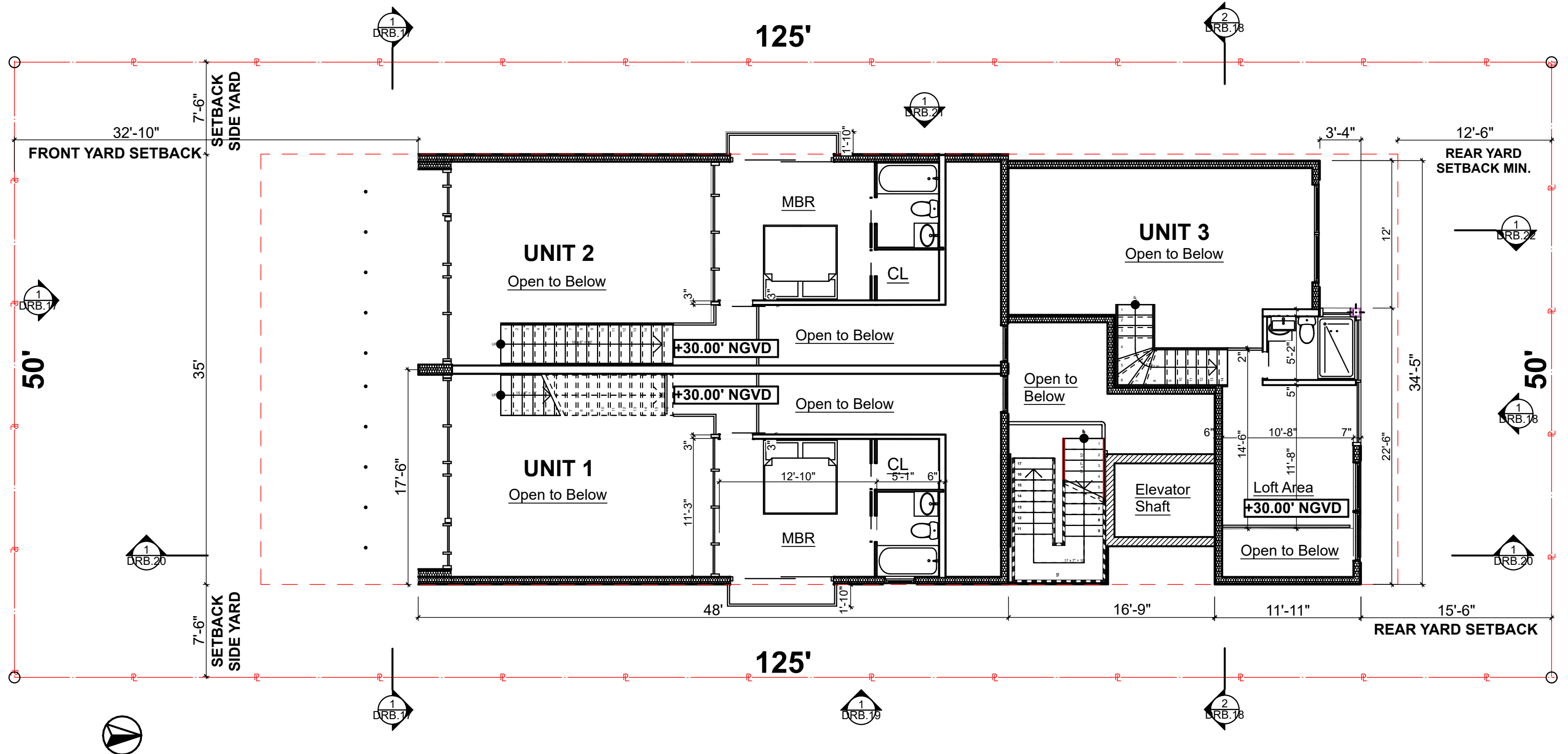
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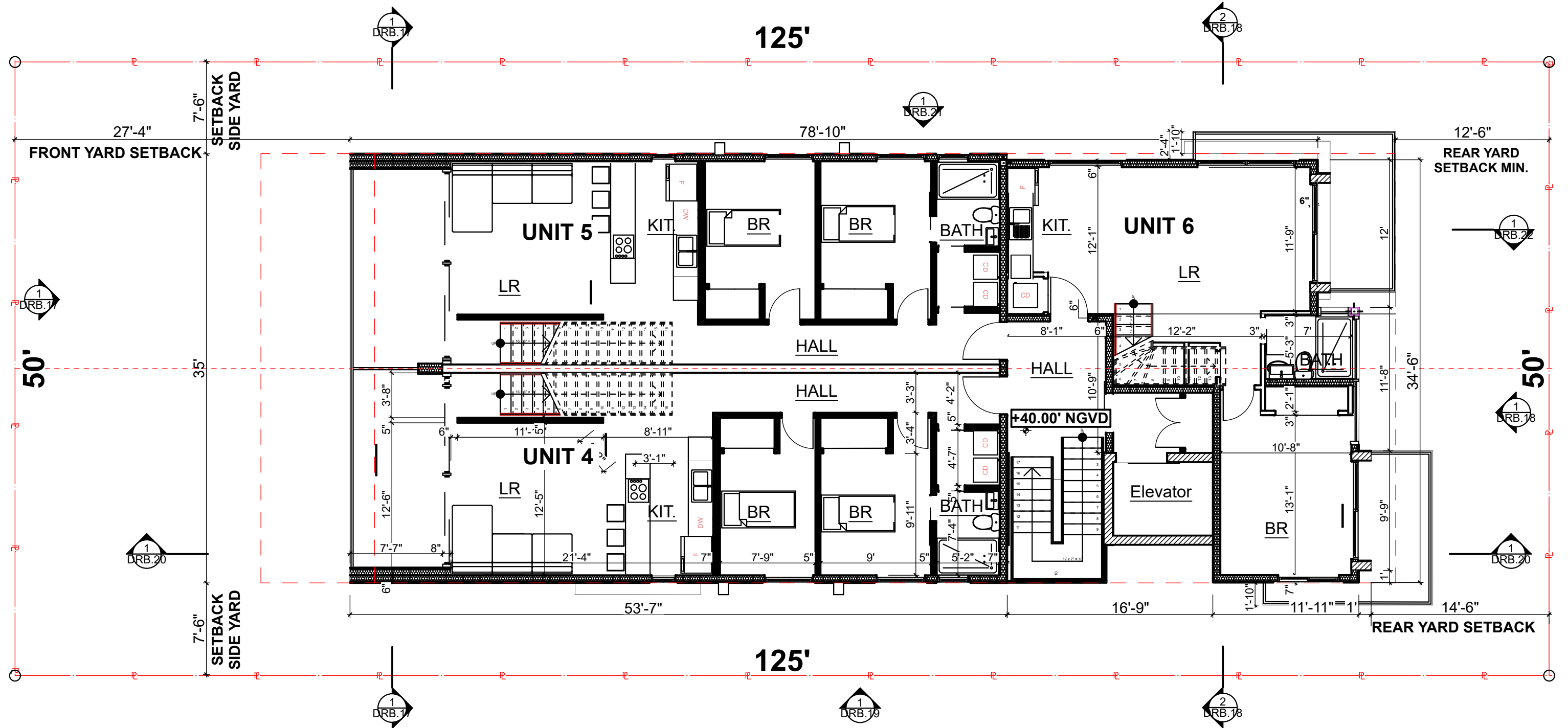
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FIRST FLOOR MEZZ. PLAN
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SECOND FLOOR PLAN

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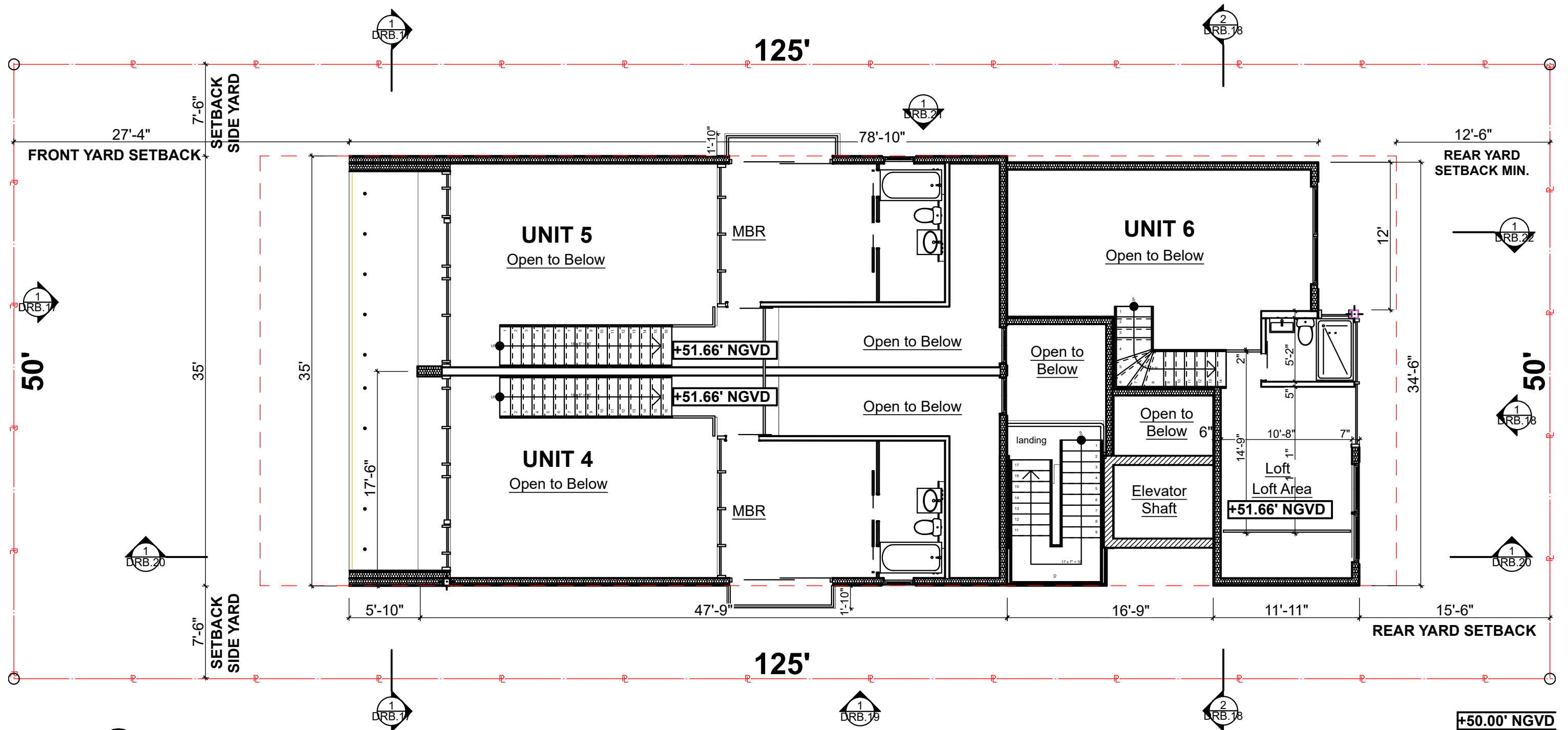
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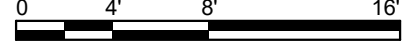
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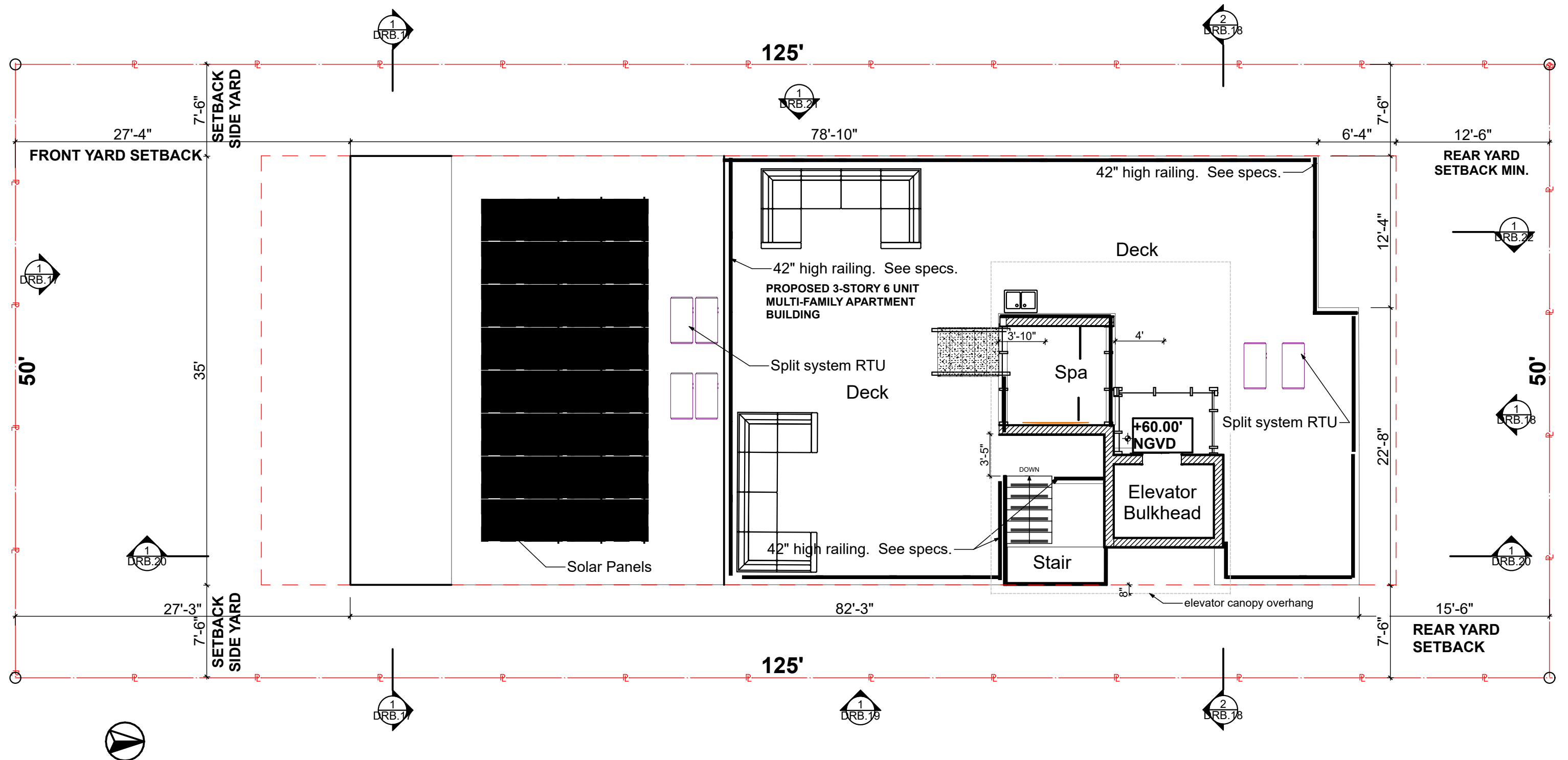
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ROOF PLAN

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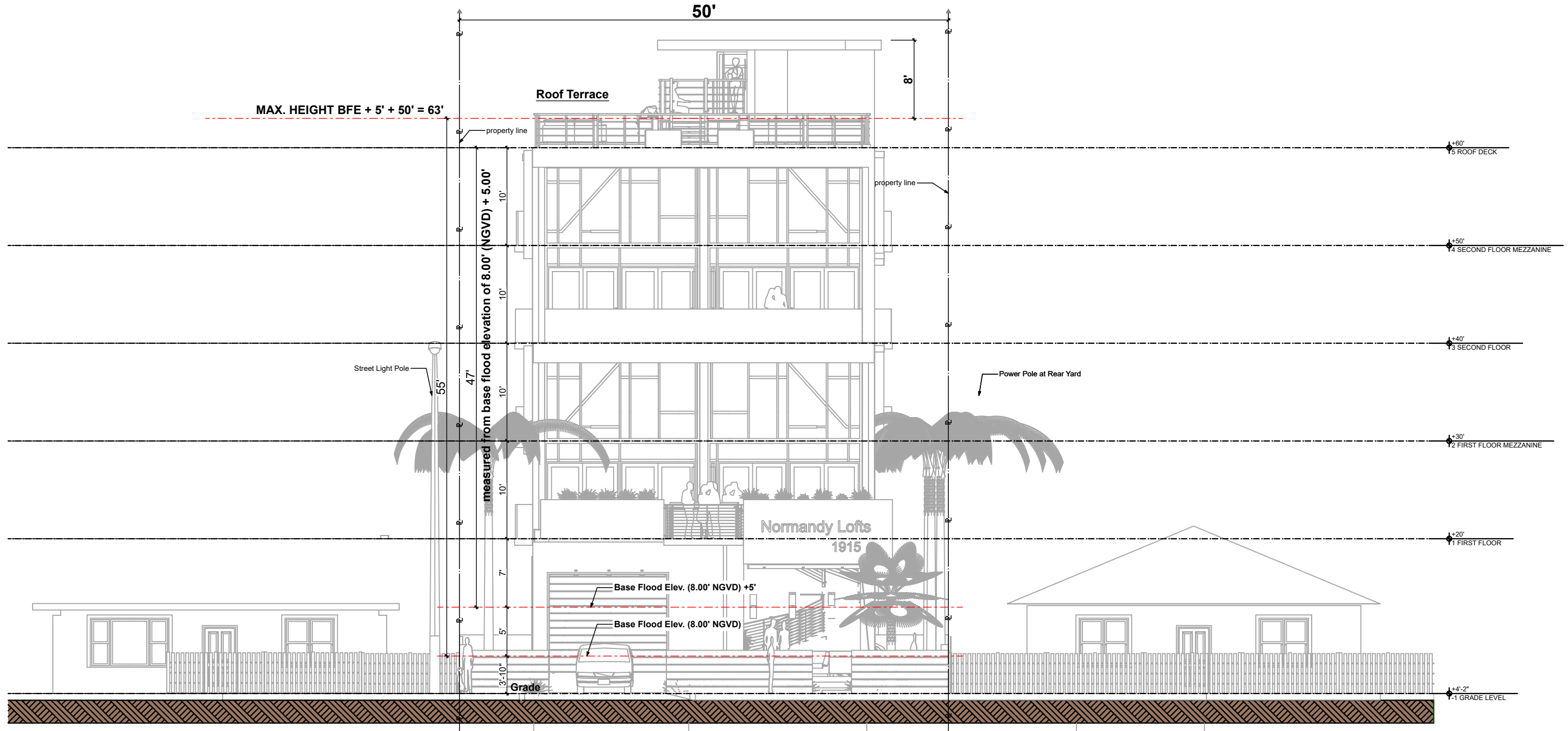
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Subject Property



NEIGHBORING ELEVATION

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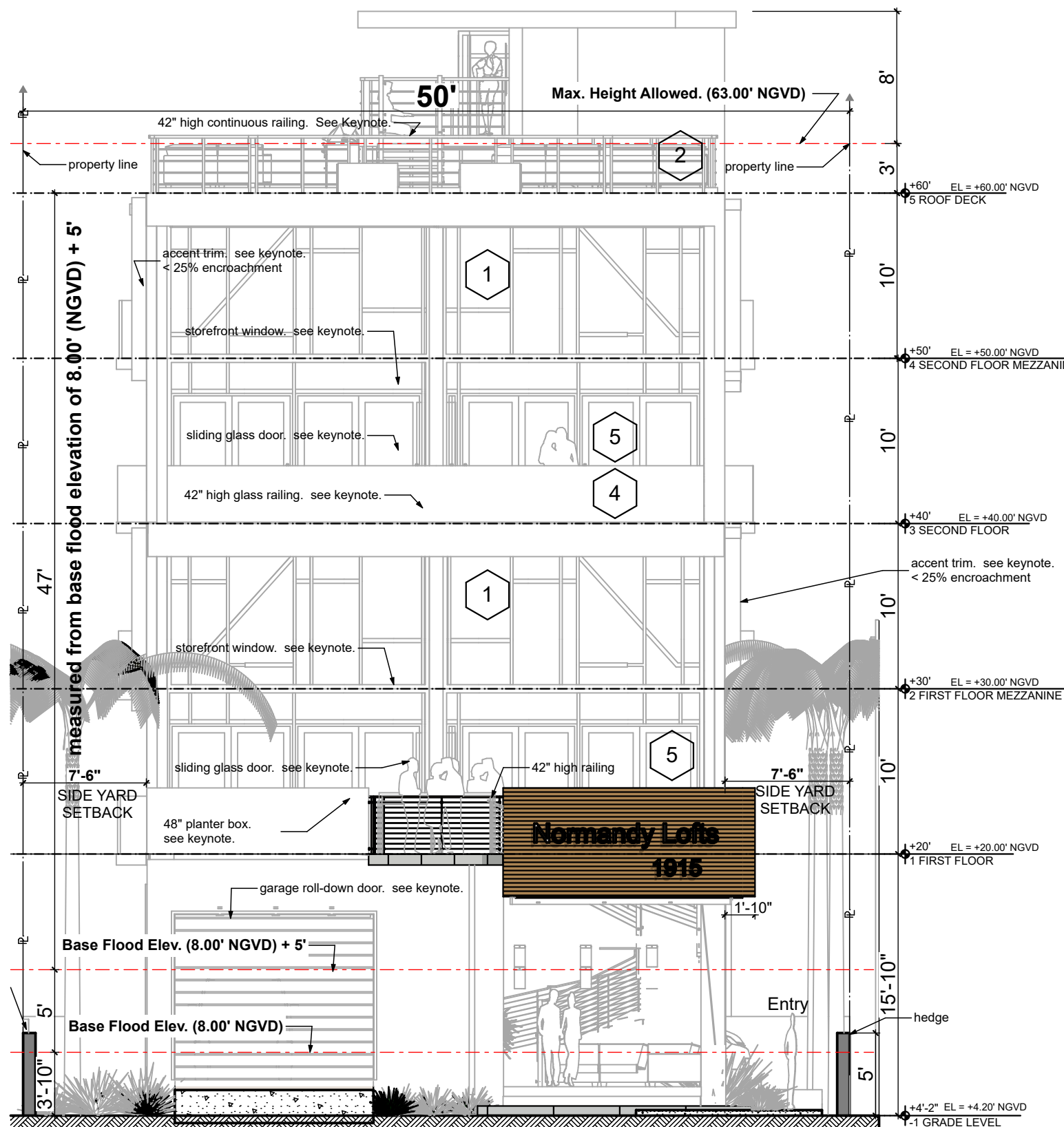
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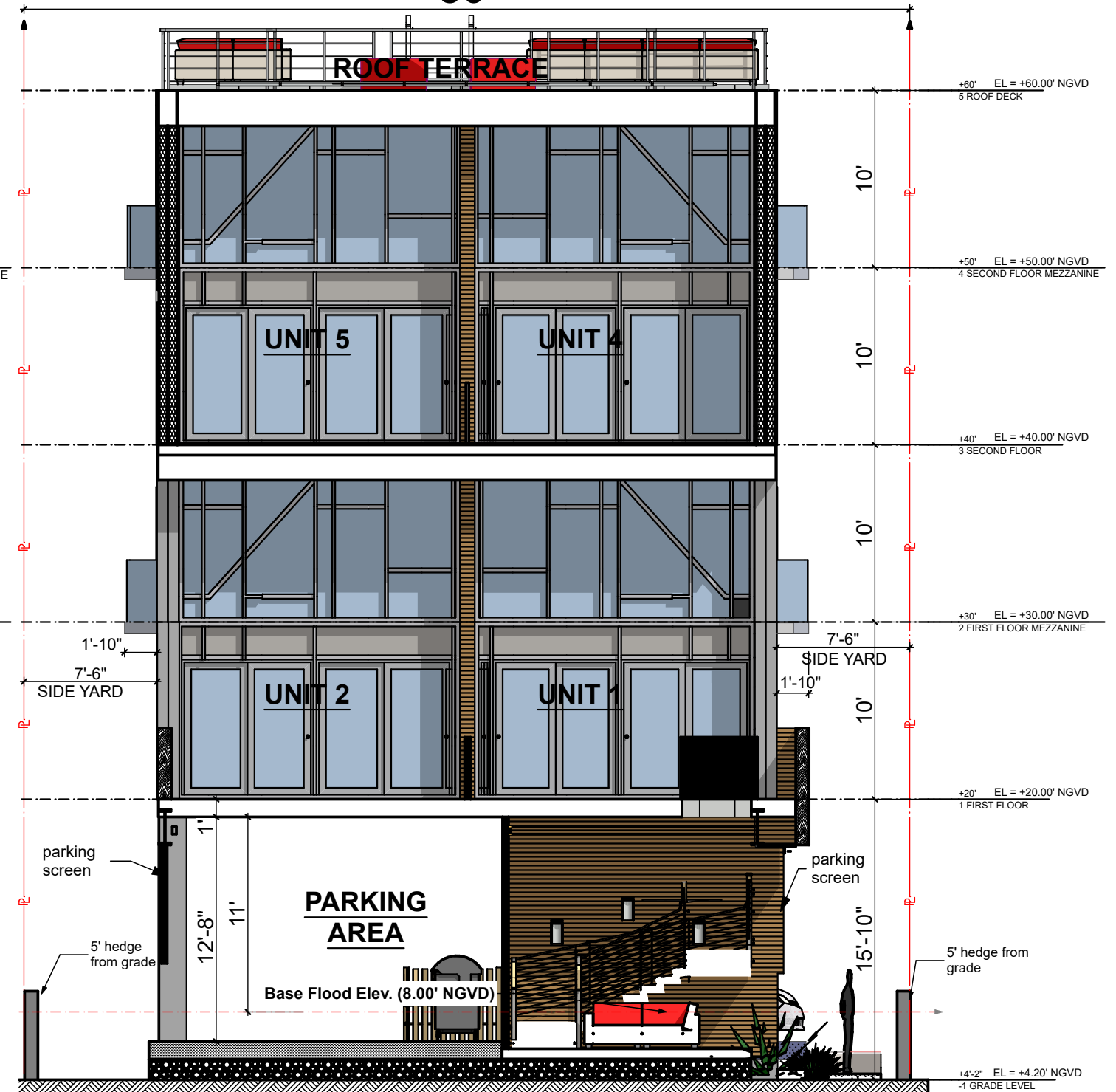
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KEY NOTES

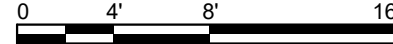


1. ANOD. ALUM. CLR. FIN. WINDOW MULLIONS W/ LIGHT TINTED GLASS (TYP.).
2. 42" HIGH FLAT ALUM. GUARDRAIL W/ 2"x2" ALUM. POST & 1/2" ALUM. HORIZ. RAILS @ 4" O.C. W/ BOTTOM RAIL 2" FROM STEP FIN. (TYP.). CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY ARCHITECT PRIOR TO MANUFACTURE.
3. GALV. MTL. STAIR. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY ARCHITECT PRIOR TO MANUFACTURE.
4. 42" HIGH GLASS RAILING.
5. IMPACT GLASS SLIDING DOOR. SEE SCHEDULE.



SOUTH ELEVATION & SECTION

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



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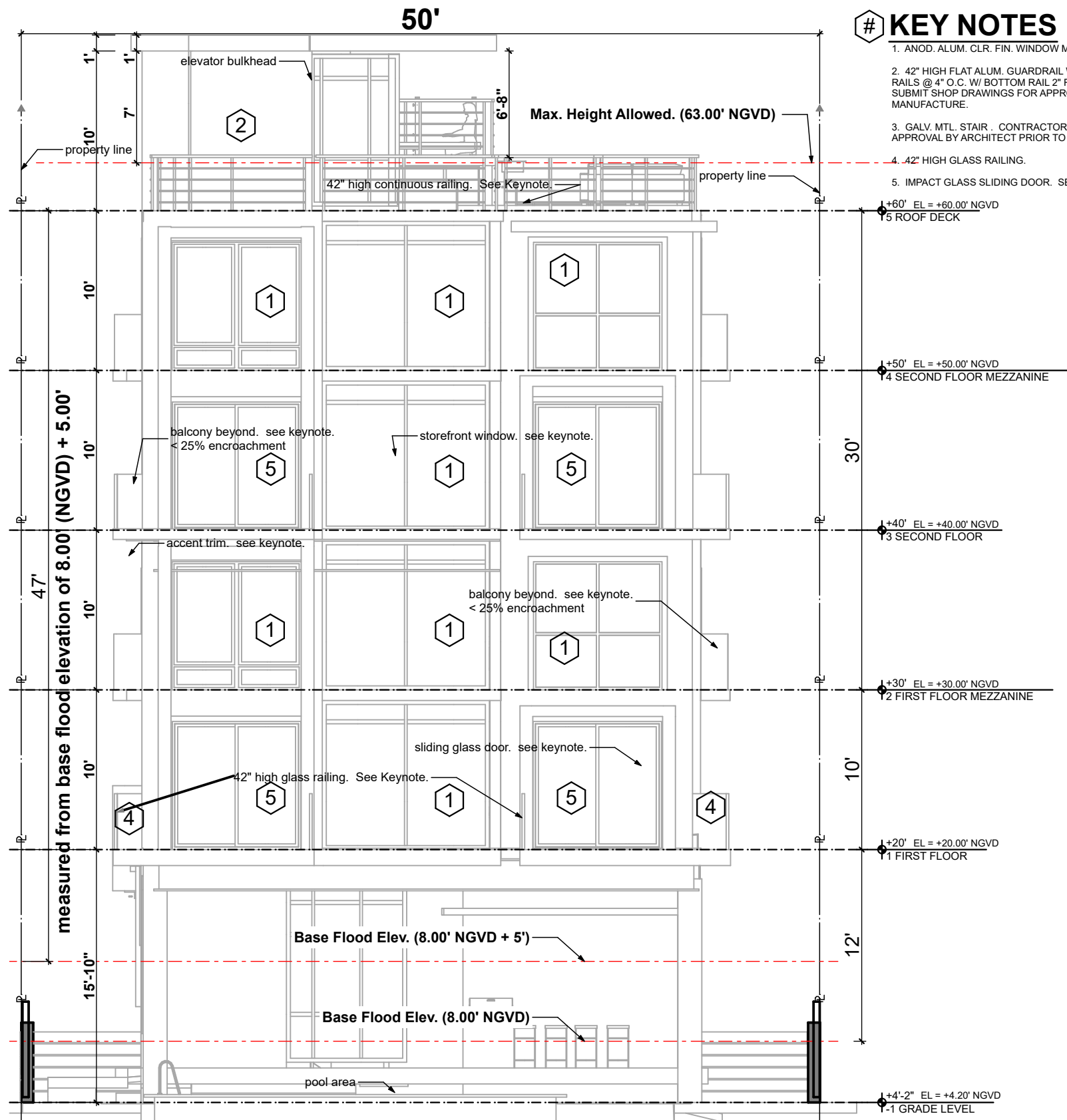
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KEY NOTES

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.

+60' EL = +60.00' NGVD
5 ROOF DECK

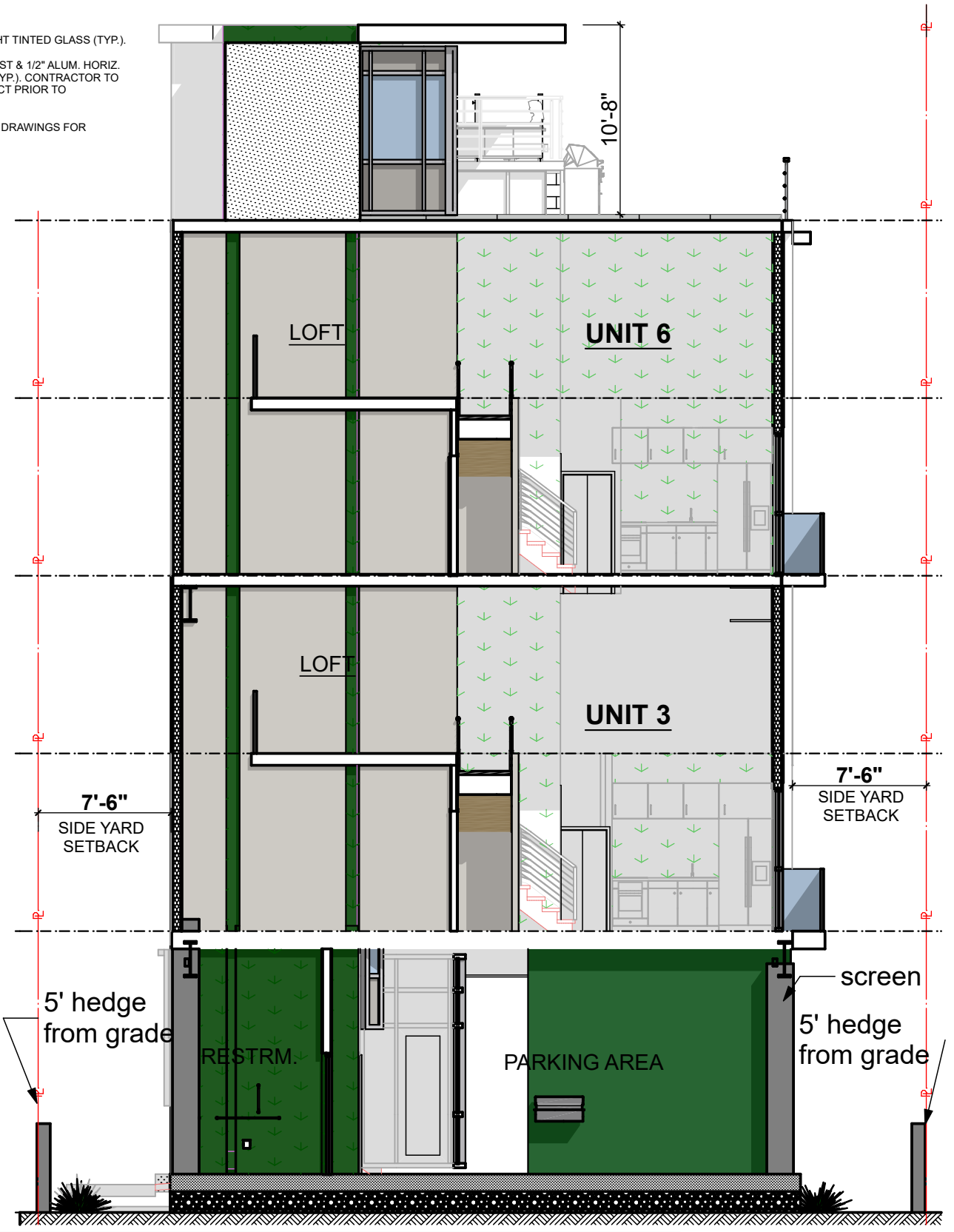
+50' EL = +50.00' NGVD
4 SECOND FLOOR MEZZANINE

+40' EL = +40.00' NGVD
3 SECOND FLOOR

+30' EL = +30.00' NGVD
2 FIRST FLOOR MEZZANINE

+20' EL = +20.00' NGVD
1 FIRST FLOOR

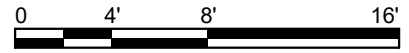
+4'-2" EL = +4.20' NGVD
1-1 GRADE LEVEL



NORTH ELEVATION & SECTION

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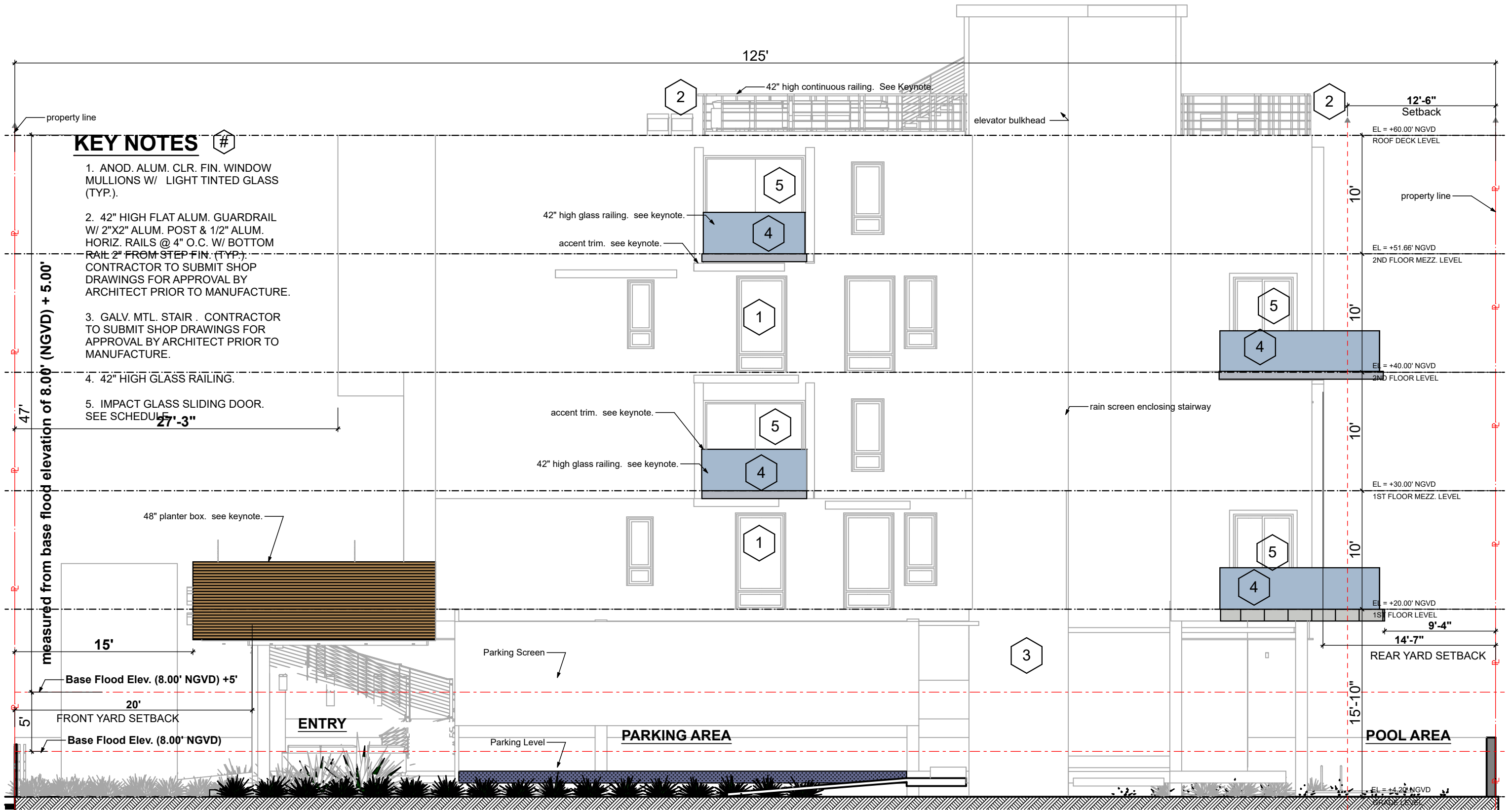
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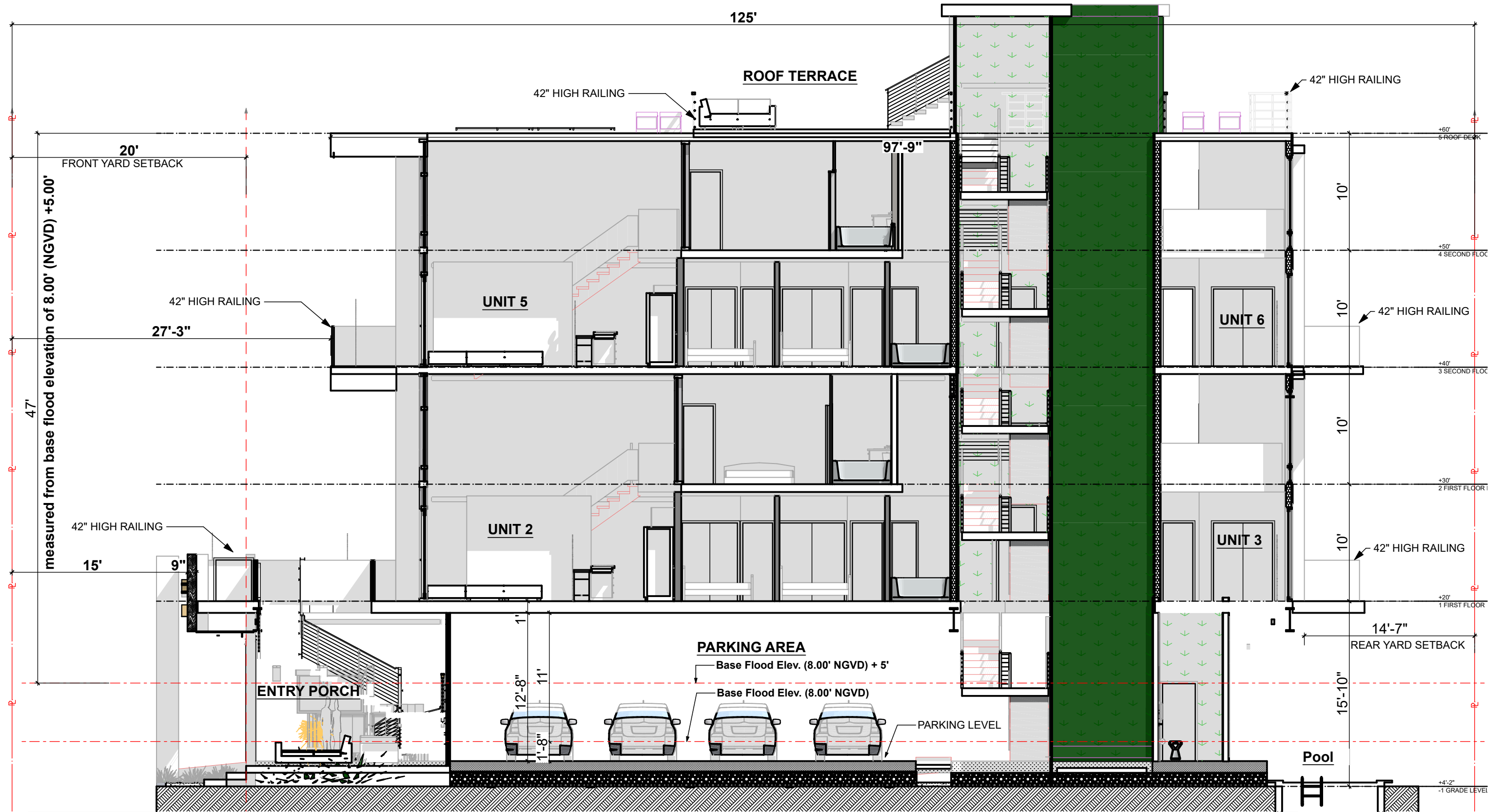
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EAST ELEVATION
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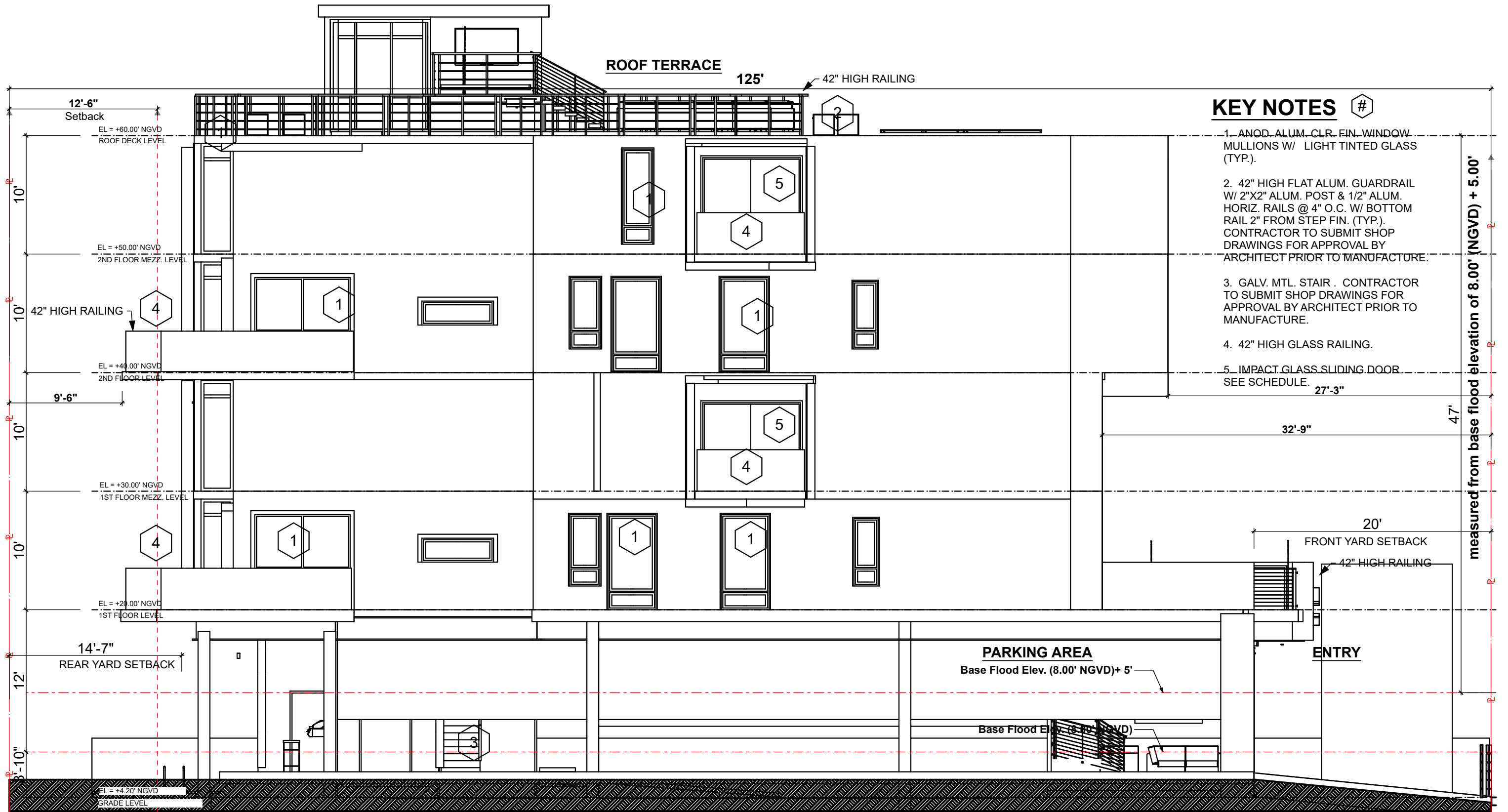
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EAST SECTION
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0 4' 8' 16'
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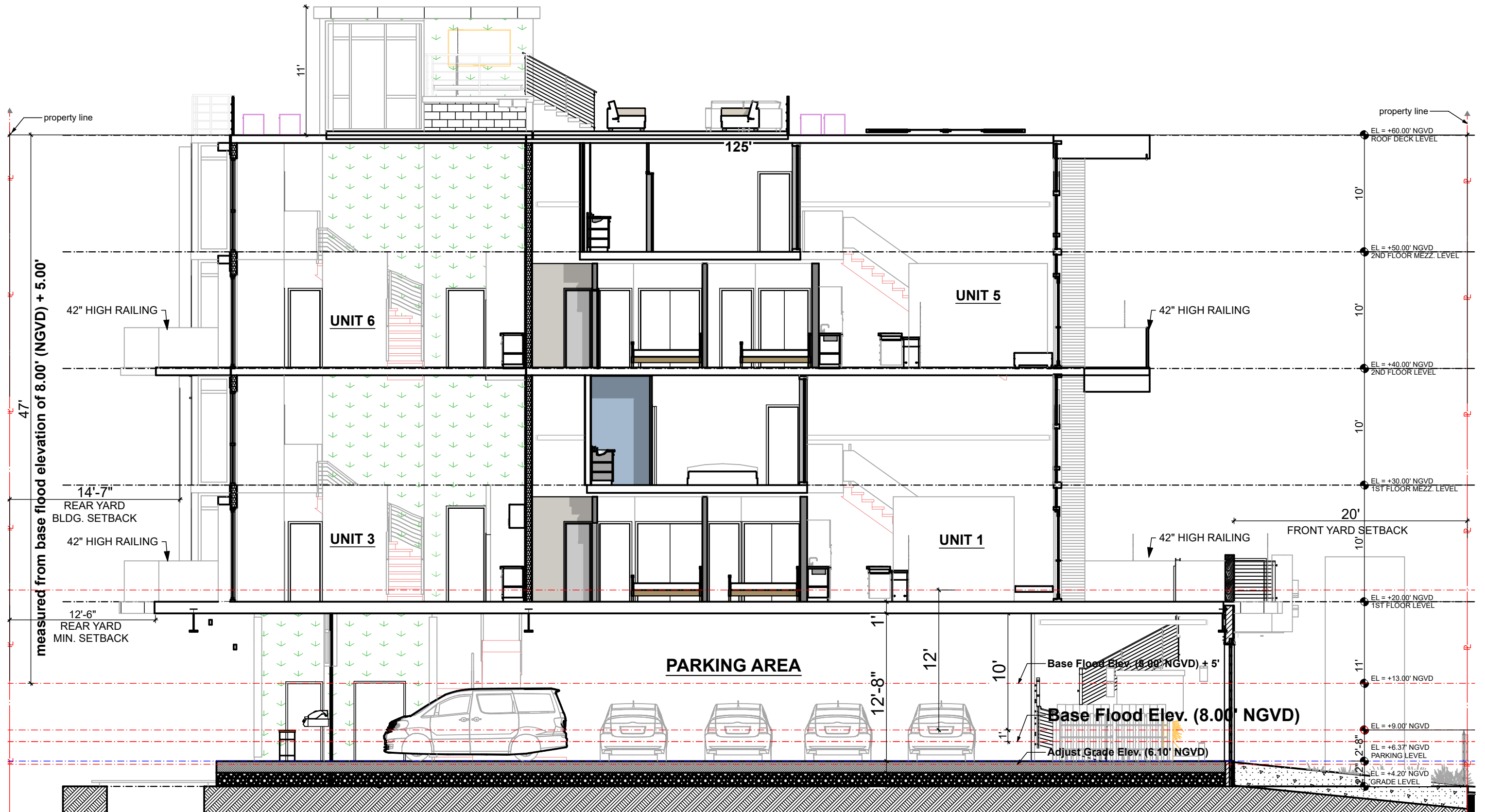
WEST ELEVATION

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WEST SECTION

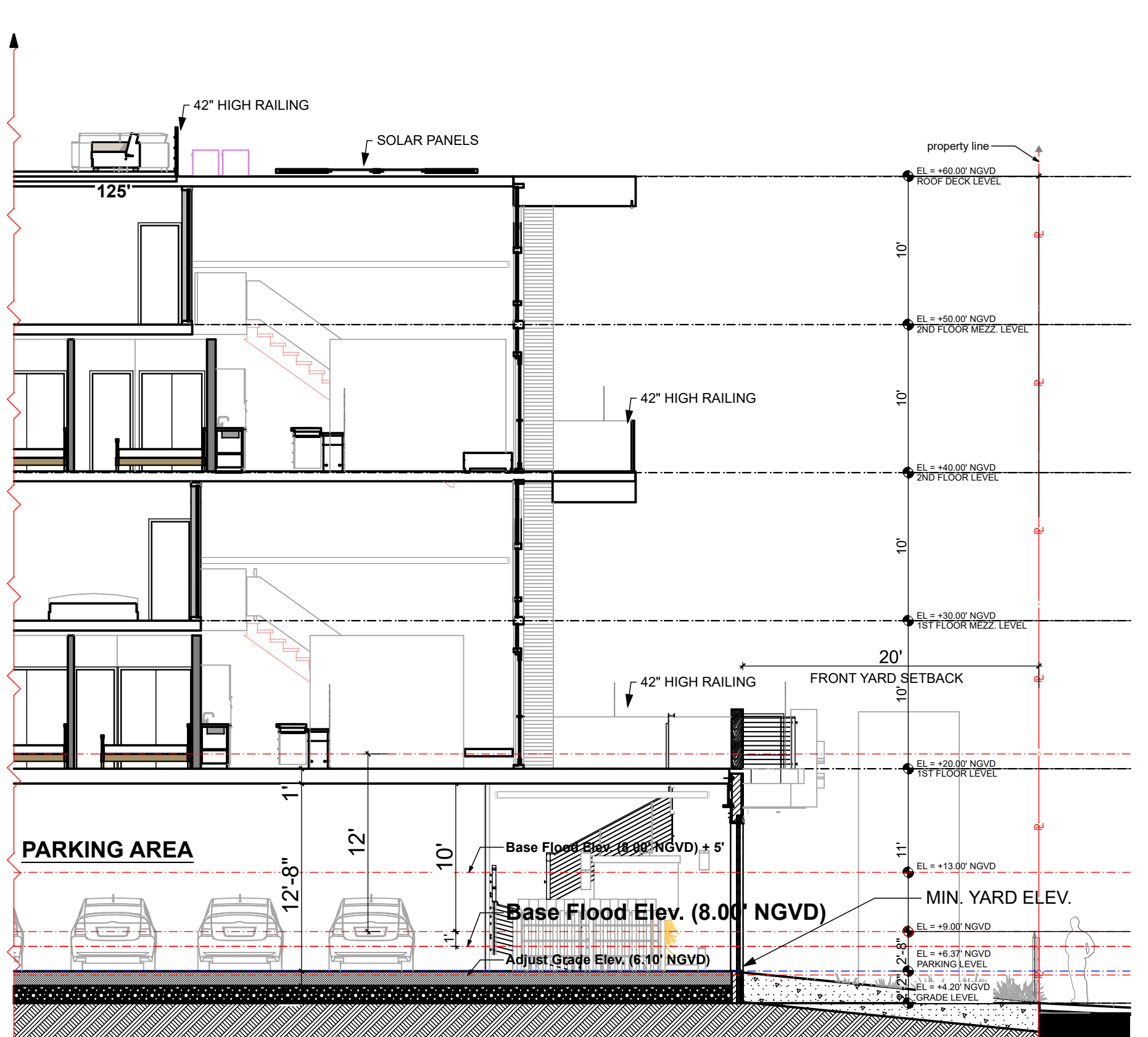
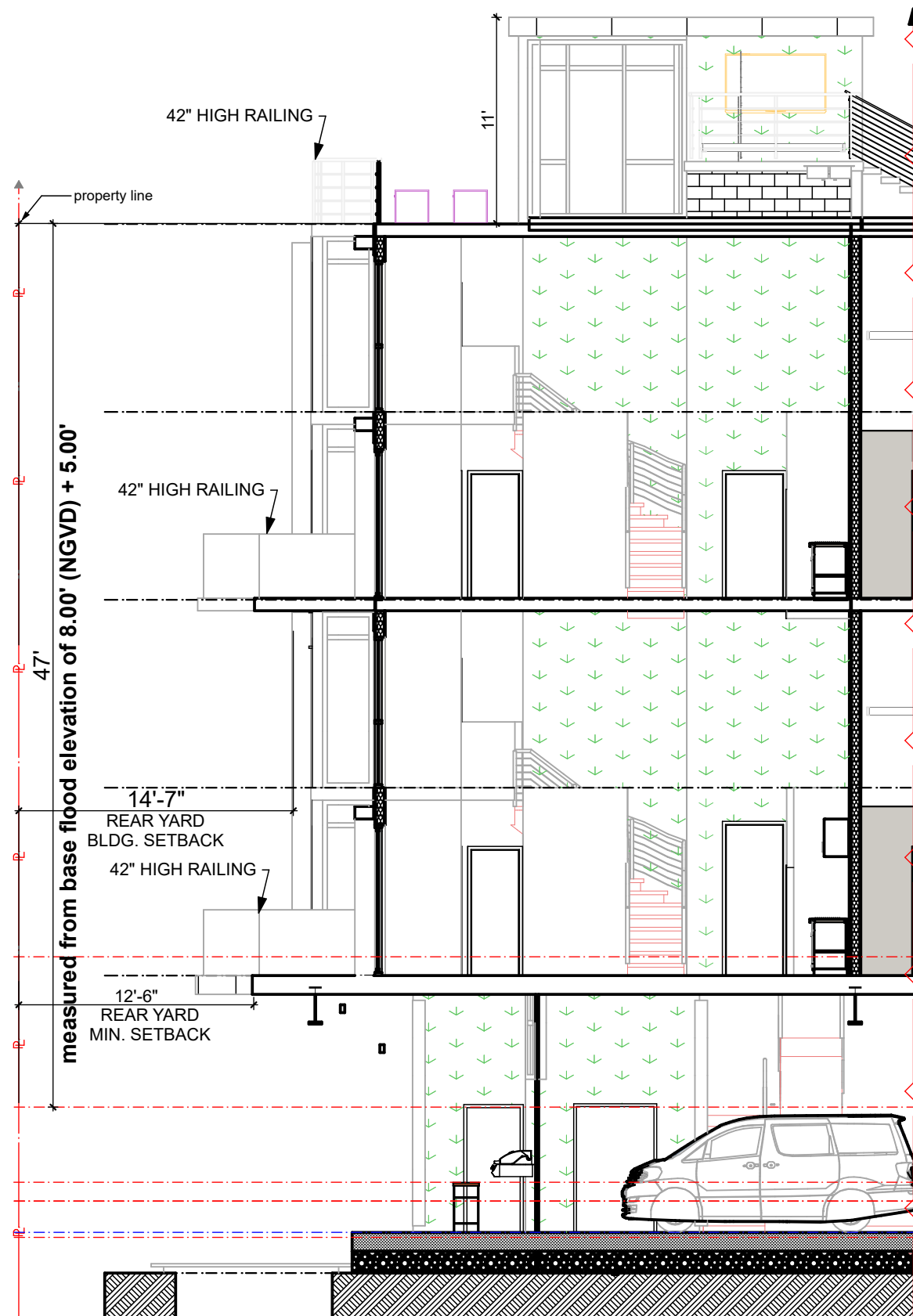
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LONG SECTION

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Roof Lounge View



Pool View



Parking Area View



NE View



NW View



SW View



SE View

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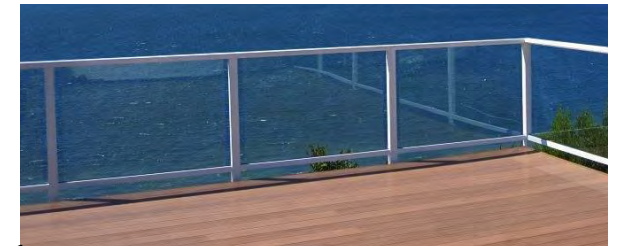


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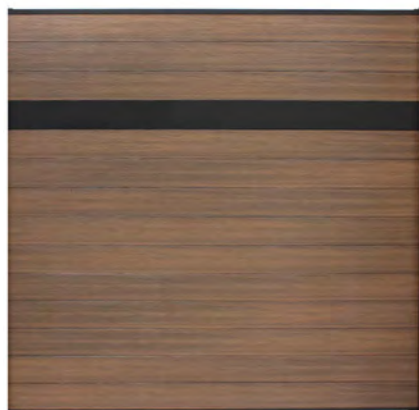
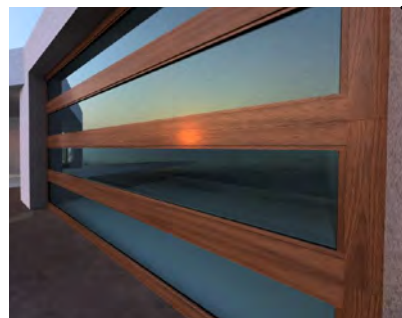


SW 7006
Extra White

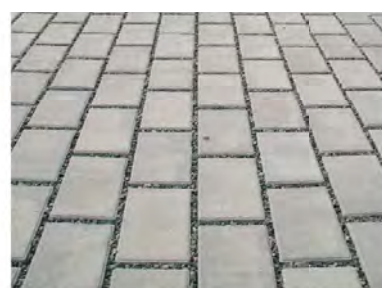
SW 7071
Gray Screen



SW 7073
Network Gray



SW 7076
Cyberspace



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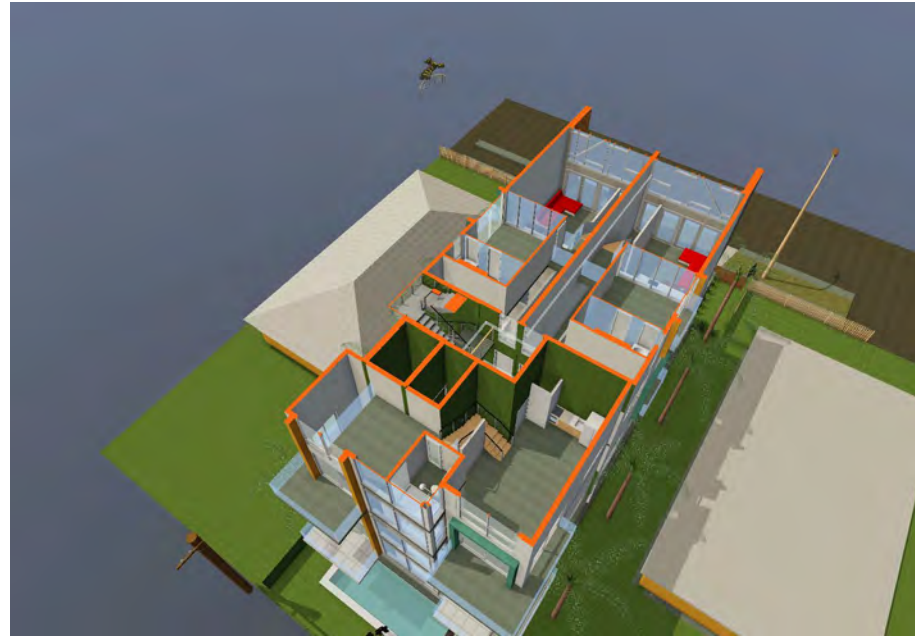
Front Yard View



Front Yard View



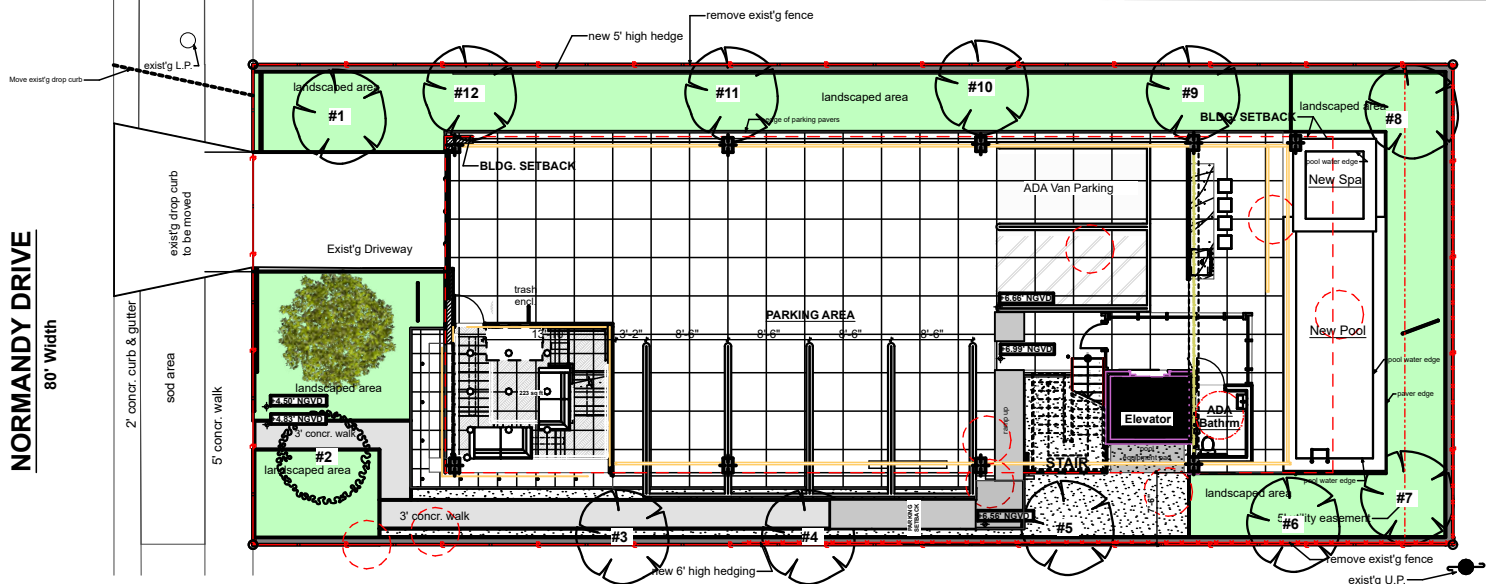
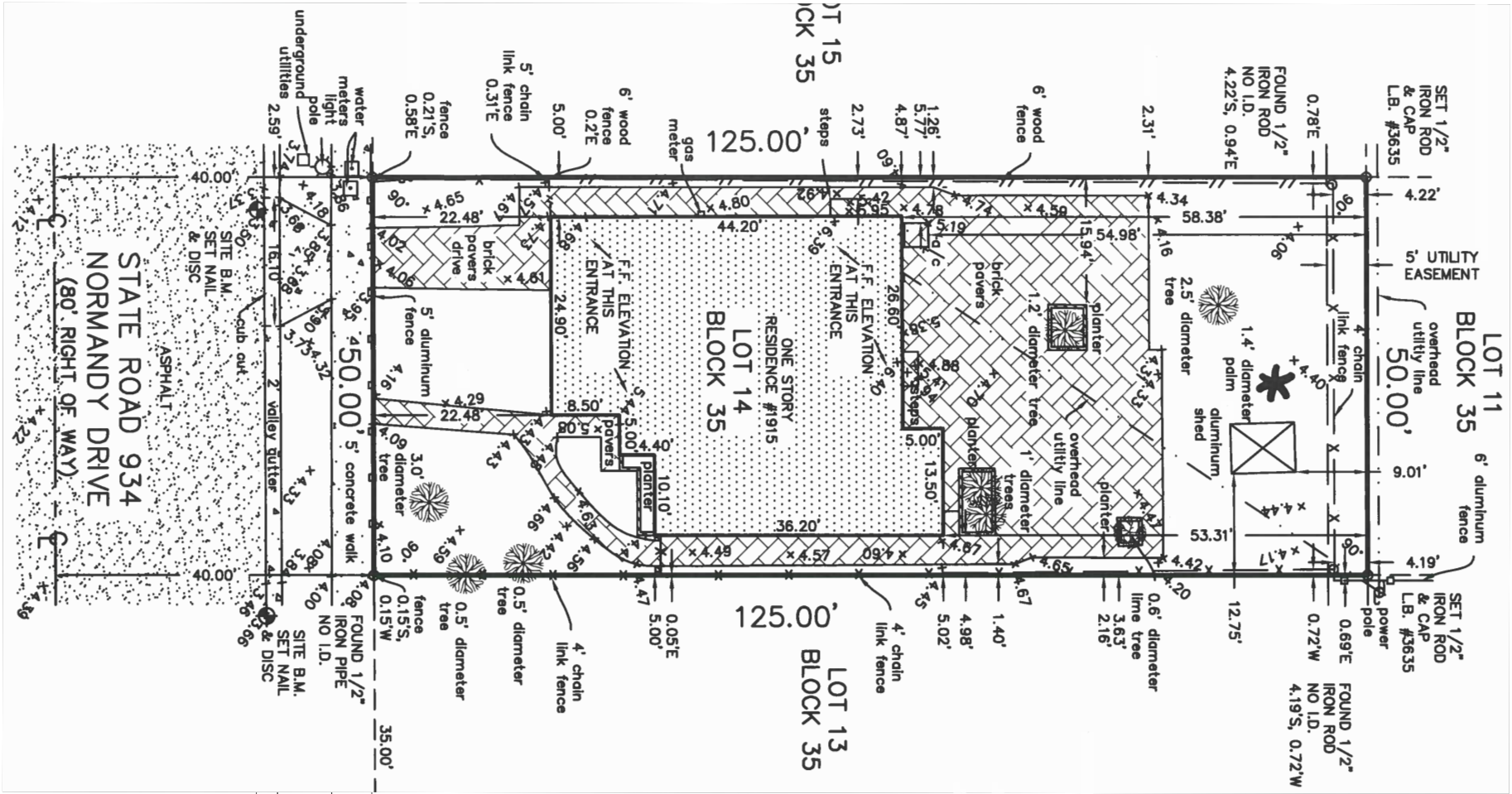
Rear Yard View



Rear Yard View

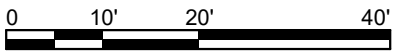


2nd Floor & Mezz. View



SITE PLAN

SCALE: 1" = 20'



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.

TREE DISPOSITION

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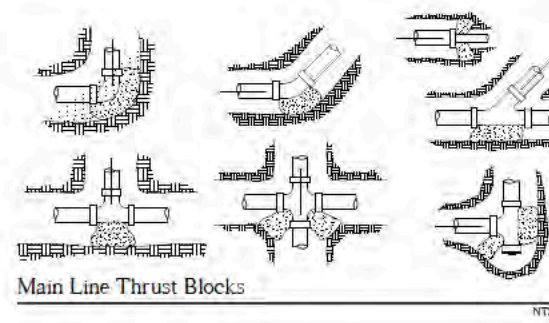
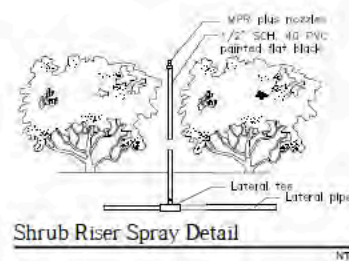
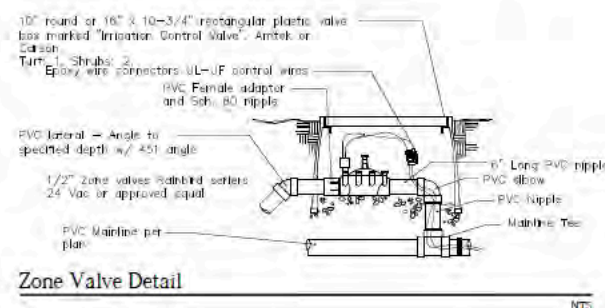
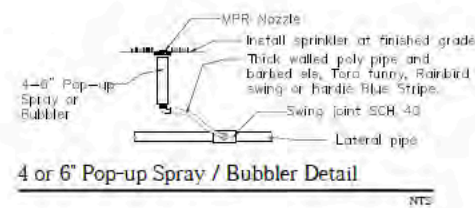
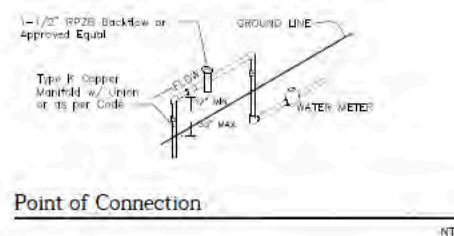
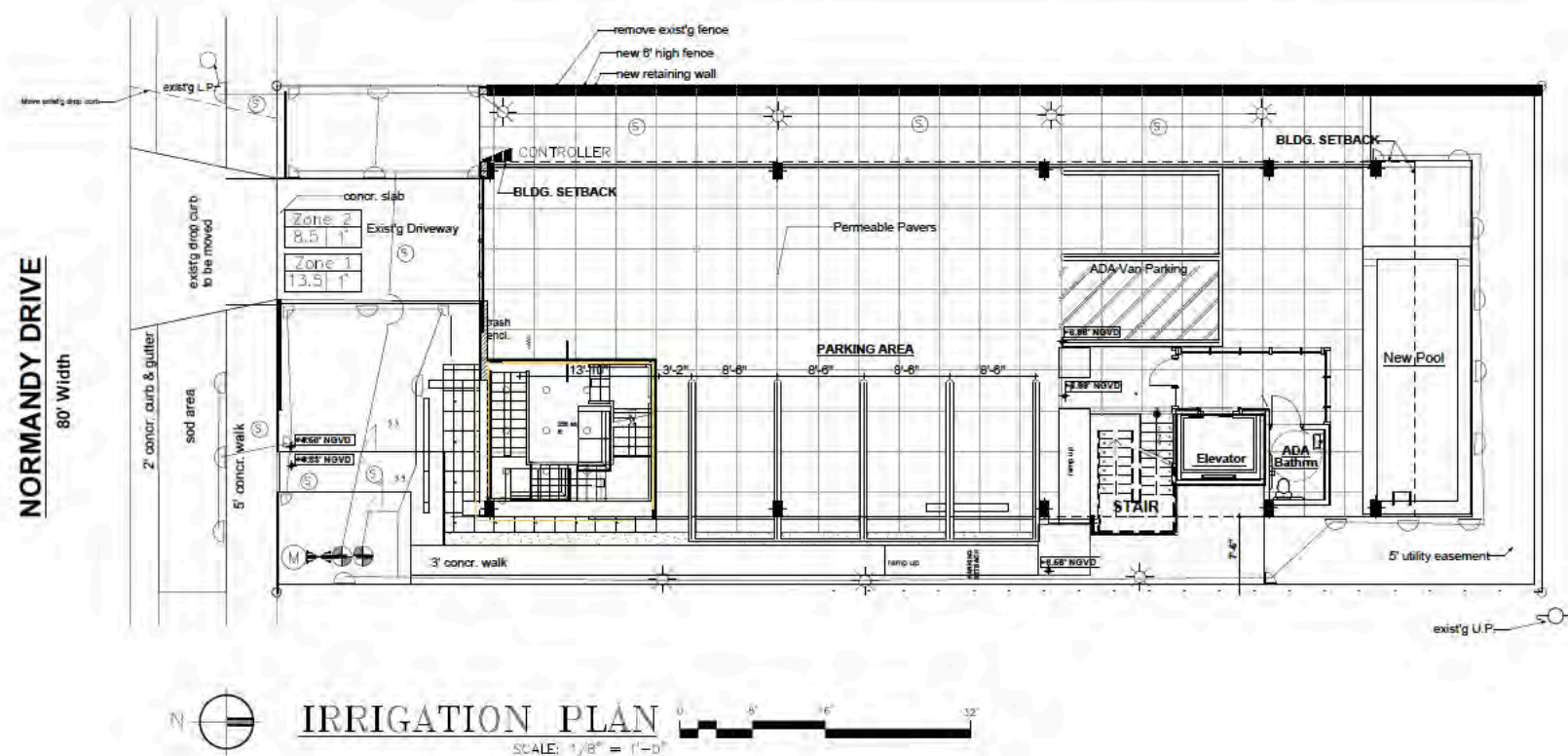
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IRRIGATION LEGEND:

- [illegible]

Zone 2	Zone Number
37.6 1½	valve Size
GPM per Zone	

IRRIGATION NOTES:

- [illegible]