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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DRB.31	LANDSCAPE PLAN
DRB.32	IRRIGATION PLAN
DRB.33	Landscape Plan
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Normandy Lofts
1915 Normandy Drive Miami Beach FL, 33141

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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PROPERTY INFO

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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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DRB.03

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AREA PHOTOS

Photos taken 7/9/23

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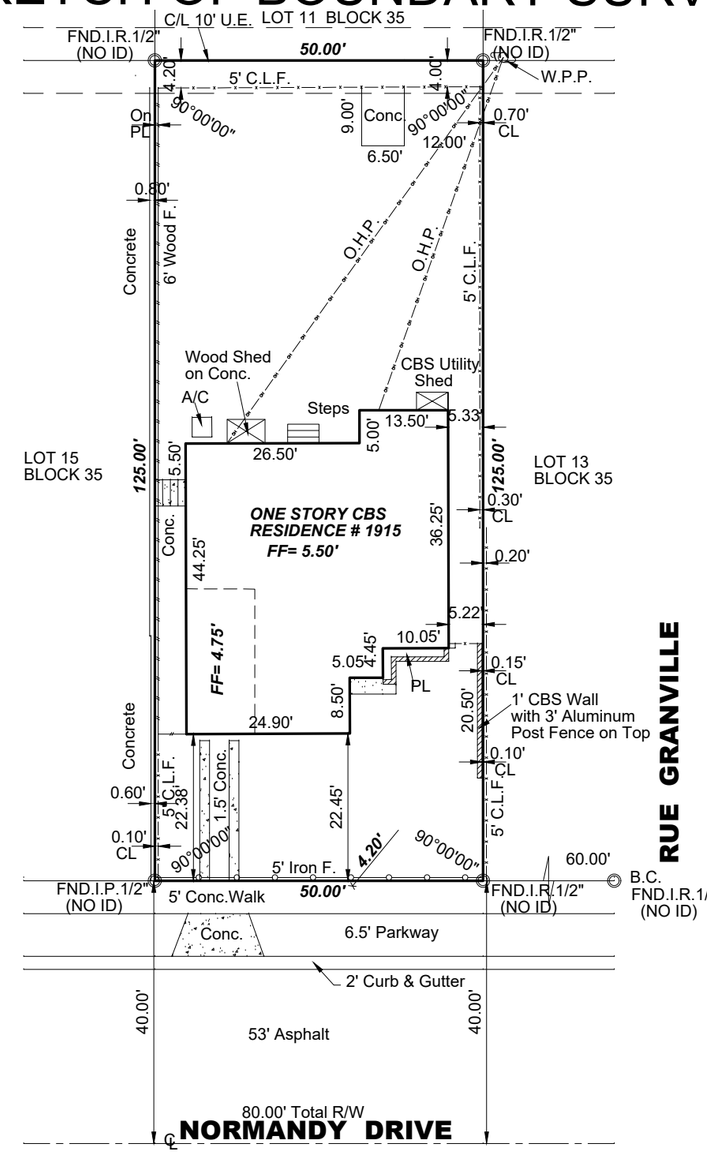
SKETCH OF BOUNDARY SURVEY



SCALE: 1" = 20'

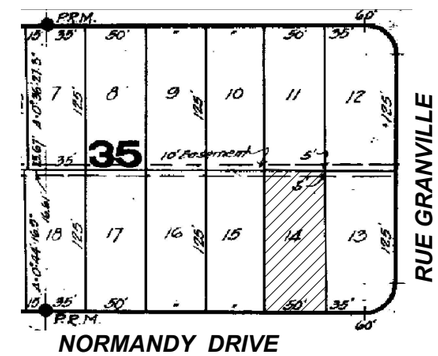
LEGAL DESCRIPTION:

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'

NOTES:

a)The flood information shown heron 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.
b)The survey shows platted easements and right-of-ways. There may exist additional restrictions and/or encumbrances which affect this property.
c)Elevations shown hereon are with references to the National Geodetic Vertical Datum (NGVD) unless otherwise noted.Underground features, if any, not identified nor located except as may be indicated hereon.
d)All easements and/or encumbrances shown hereon are of the apparent nature, unless otherwise noted, if any encountered.
e)The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the Certification.
f)Code 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 no claims as to ownership or matters of title are made or implied.
i)All tracks shown hereon are public unless otherwise noted.
j)No identification corners found on property corners unless otherwise noted.
k)Distance shown hereon are recorded and measured unless otherwise noted.
l)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.

ABBREVIATIONS:

U.E.=Utility Easement
CONC.=Concrete
CL= Clear
ENCR=Encroaching
℄ = Center Line
Arc = Arc Length
Ch=Chord
P =Property Line
B.C.=Block Corner
R/W=Right-of-Way
O/U=Overhead Utility Line
F.N.&D.=Found Nail & Disc
CBS=Concrete Block Stucco
O/H=Roof Overhang
BM=Bench Mark
Chnt=Chattahoochee
F.S.U.=Found Drill Hole
W/M=Water Meter
F.I.P.= Found Iron Pipe
F.N.A.=Found Nail
Δ=Central Angle
Pl.=Planter
Pkwy=Parkway
M.L.S.=Meets Legal Scale
L.B.=Licensed Business
LS.=Land Surveyor
I=Tangent
Sec.=Section
RNG=Range
Comm.=Community
P.C.=Point of Curvature
P.T.=Point of Tangency
P.C.P.=Permanent Control Point
P.L.S.=Professional Land Surveyor
Res.=Residence
CLF=Chain Link Fence
P.O.B.=Point of Beginning
N/A=Not Applicable
O/S=Off Set
BBQ=Barbecue
P.P.=Power Pole
R/R=Railroad
SWK=Sidewalk
F.H.=Fire Hydrant
M=Measured
D=Deed
P=Plat
Asph.=Asphalt
Ø=Diameter
S.I.P.=Set Iron Pipe & cap
No.=Number
P.O.C.=Point of Commencement
P.C.C.=Point of Compound Curvature
D.M.E.=Drainage&Maintenance Easement
P.R.M.= Permanent Reference Monument
P.R.C.= Point of Reverse Curvature
F.P.L.=Florida Power & Light
D.E.=Drainage Easement

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 write consent of the signing Professional Surveyor and Mapper.

PROPERTY ADDRESS: 1915 NORMANDY DR, MIAMI BEACH, FL 33141

LOWEST FLOOR ELEVATION 4.75'	FLOOD ZONE AE	COMM/PANEL No.120651/12086C0307L	BENCH MARK USED N-313
LOWEST ADJACENT GRADE 4.50'	BASE FLOOD ELEV. 8.0'	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
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

GUILLERMO A. GUERRERO
PROFESSIONAL SURVEYOR & MAPPER No. 6453

G. A. GUERRERO CERTIFICATE No. 6453 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

GUILLERMO A. GUERRERO
Professional Surveyor & Mapper No. 6453
682 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

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Normandy Lofts

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BOUNDARY SURVEY

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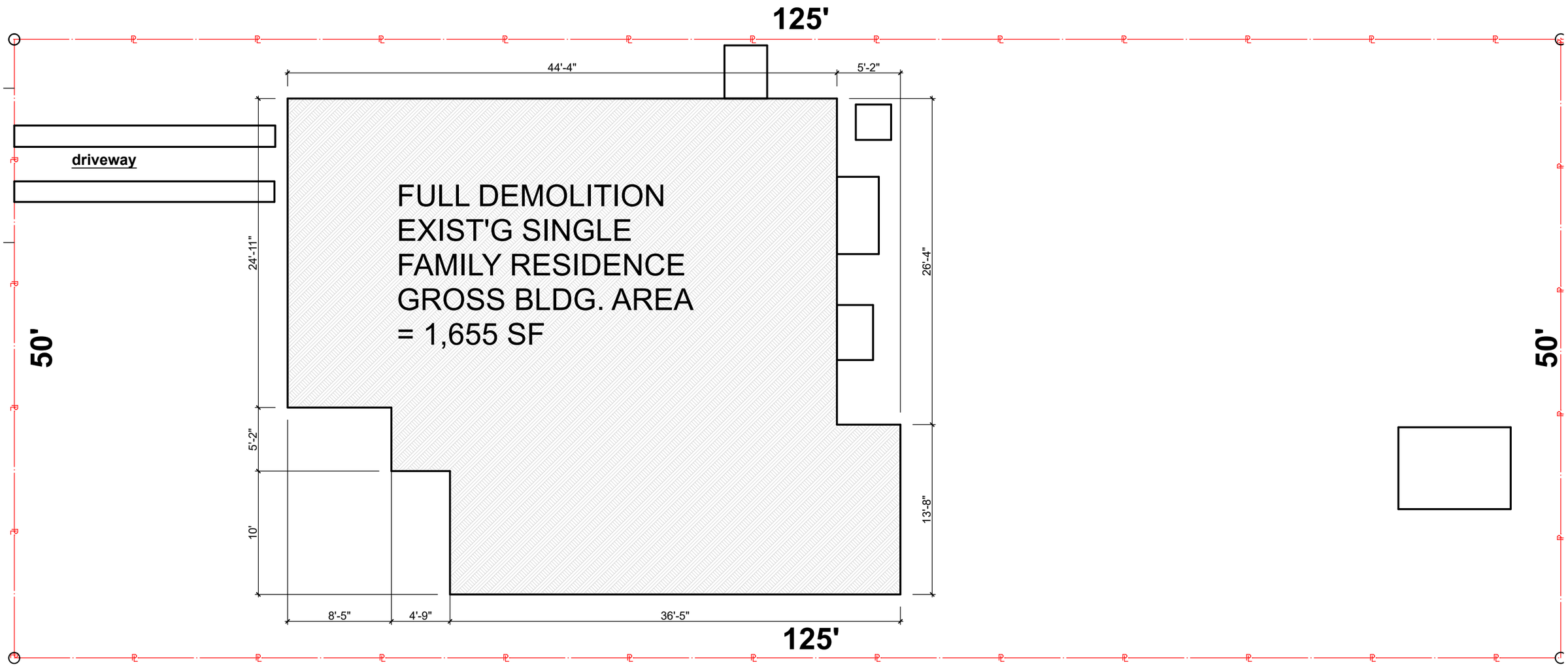

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DEMOLITION PLAN

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

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MIAMIBEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

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:	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 F	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			

MIAMIBEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

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.

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Normandy Lofts

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ZONING DATA

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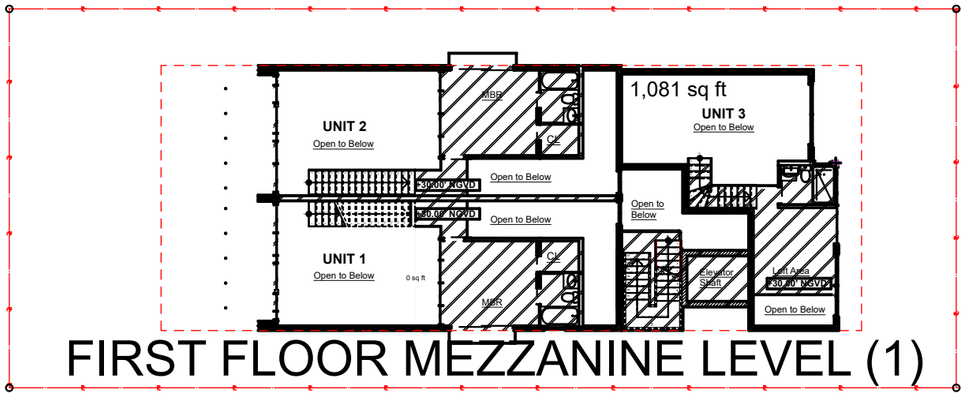
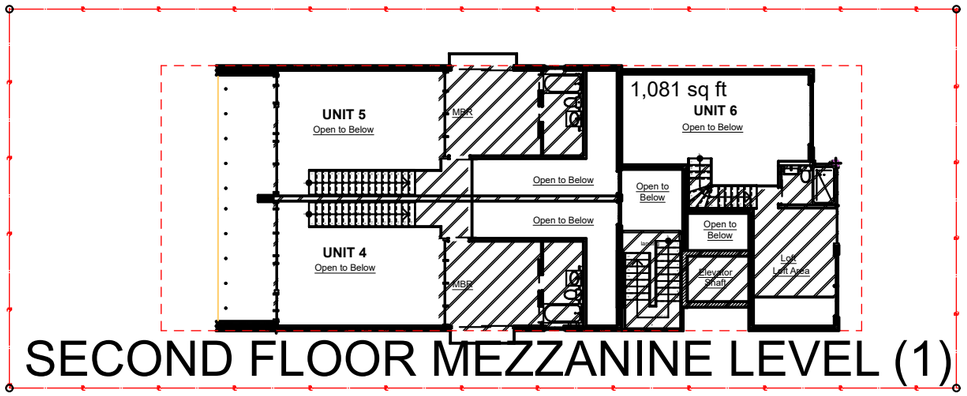
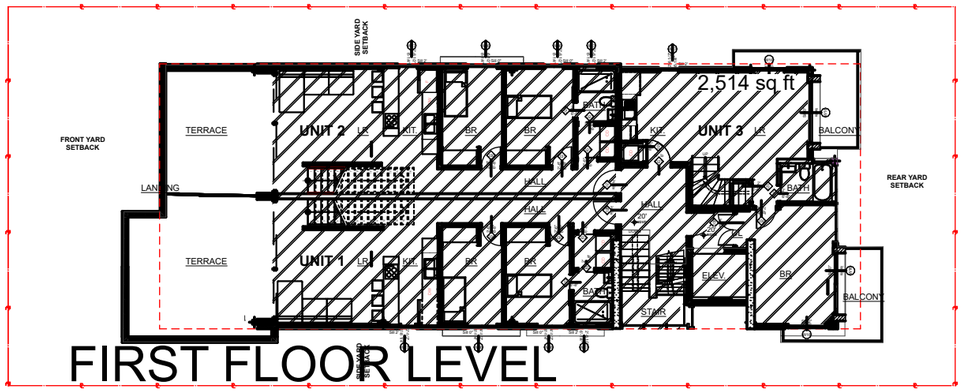


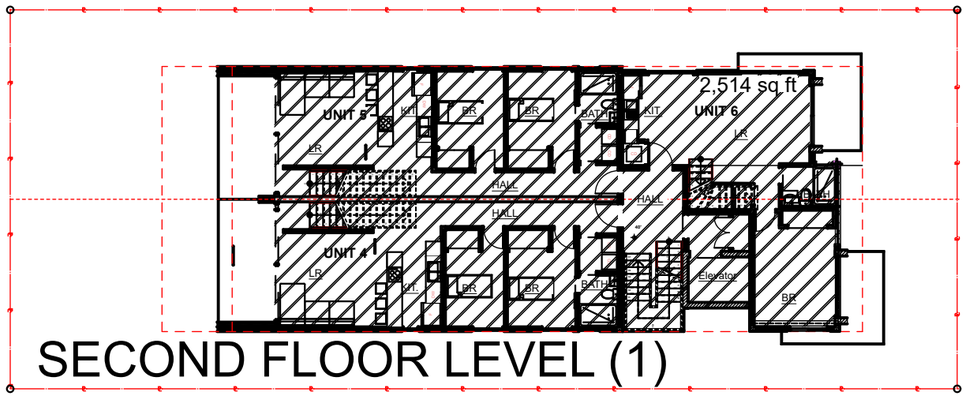
FIRST FLOOR MEZZANINE LEVEL (1)



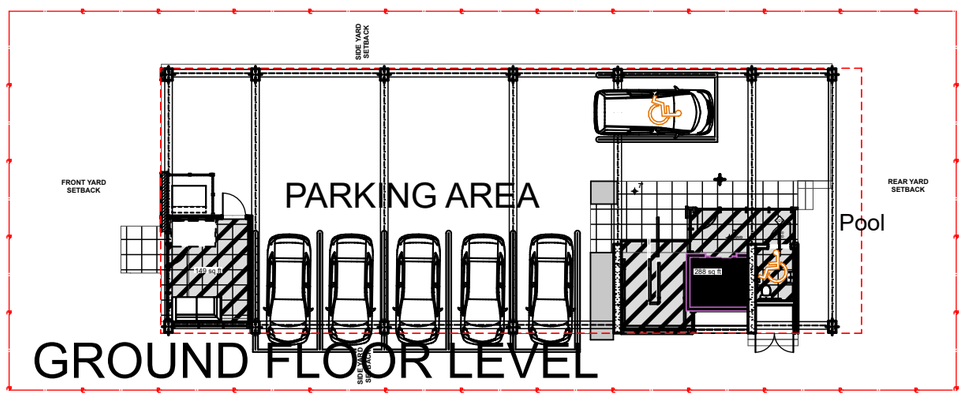
SECOND FLOOR MEZZANINE LEVEL (1)



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)

	ALLOWED	PROVIDED
TOTAL AREA:	7,813 SF	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

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Normandy Lofts

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ZONING & FAR DIAGRAMS

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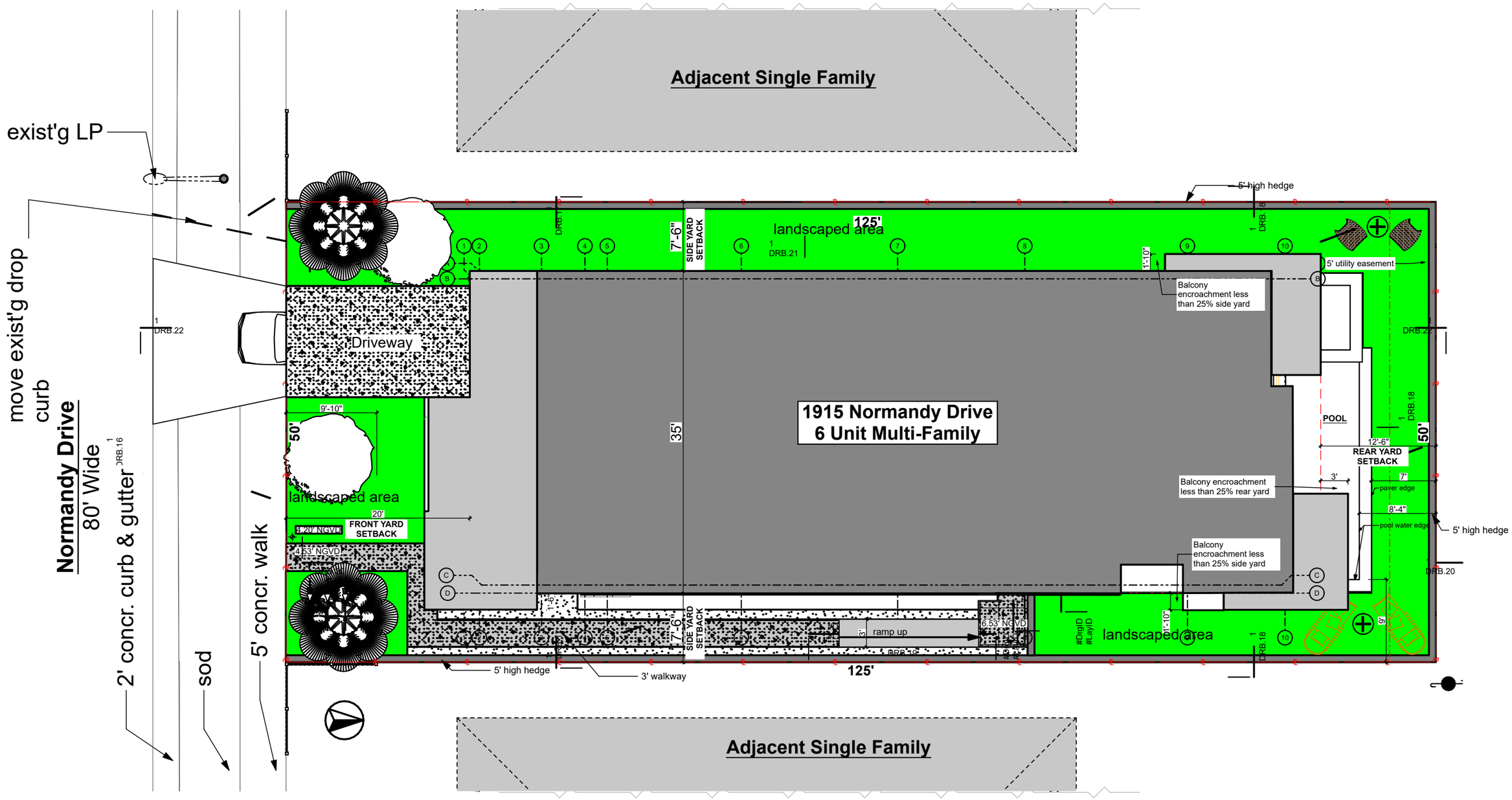

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SITE PLAN

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

0 8' 16' 24'

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DRB.09

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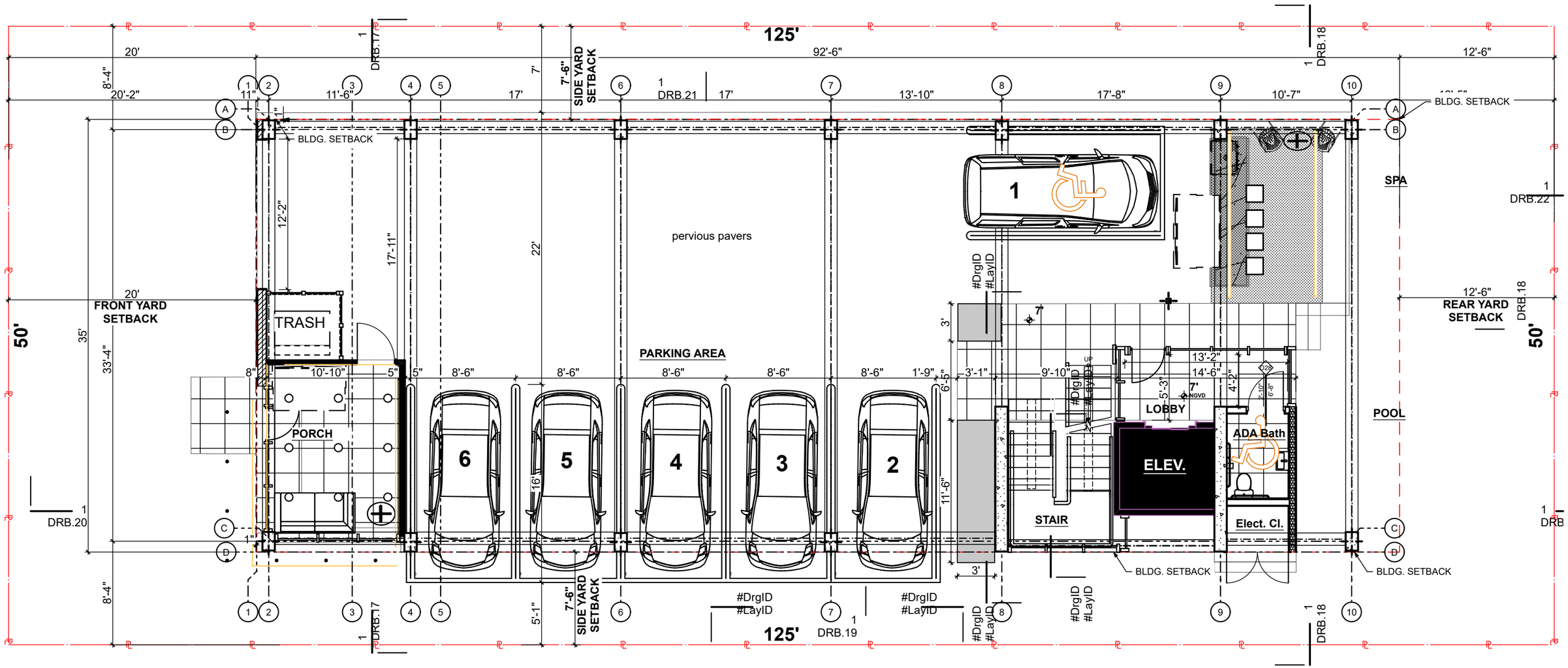

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Normandy Lofts

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ELEVATOR LOBBY LEVEL PLAN

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

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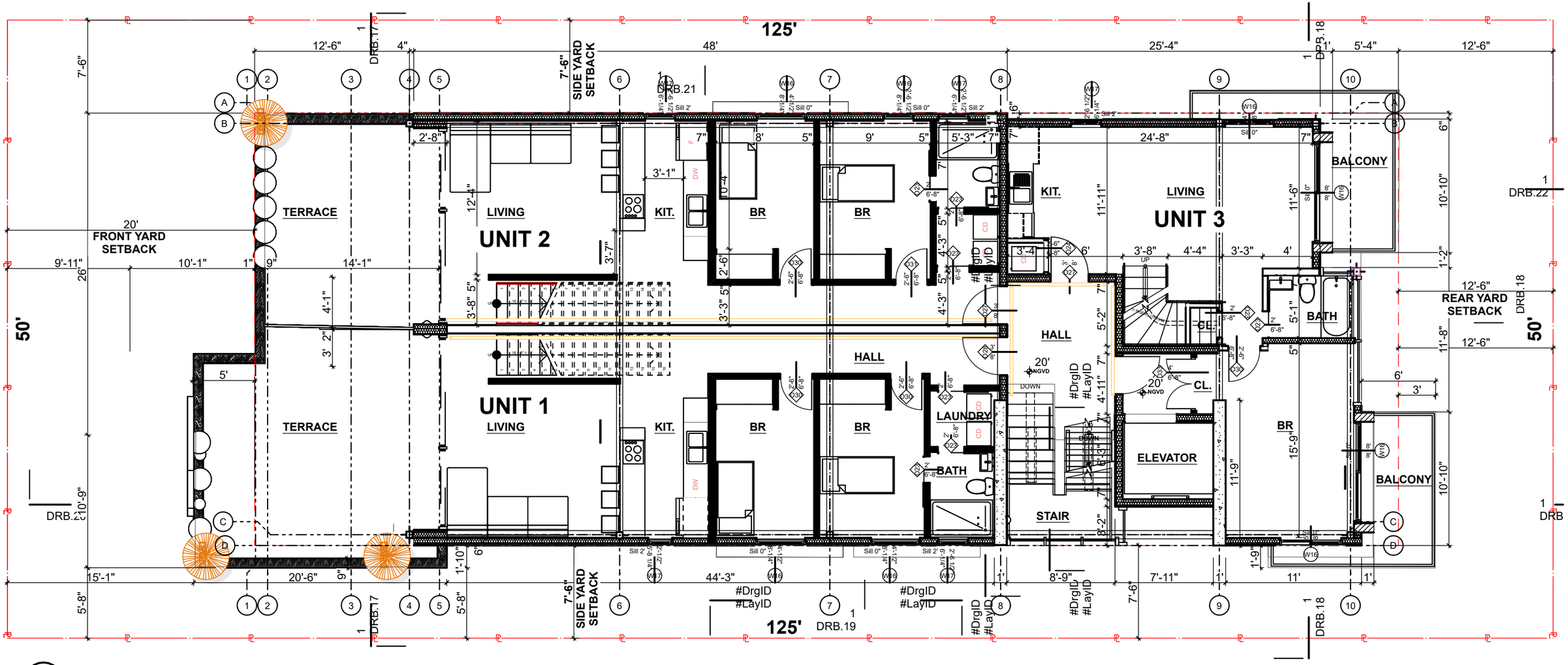

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FIRST FLOOR LEVEL

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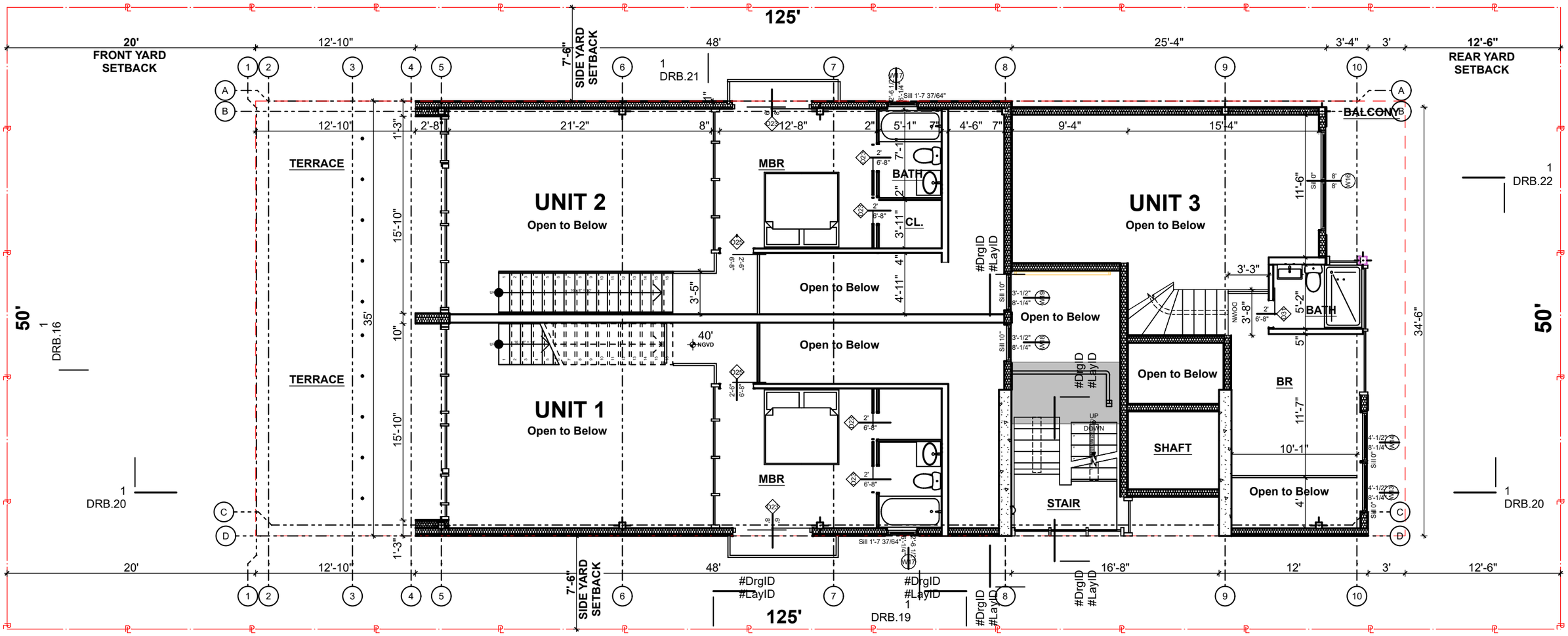

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FIRST FLOOR MEZZ. LEVEL

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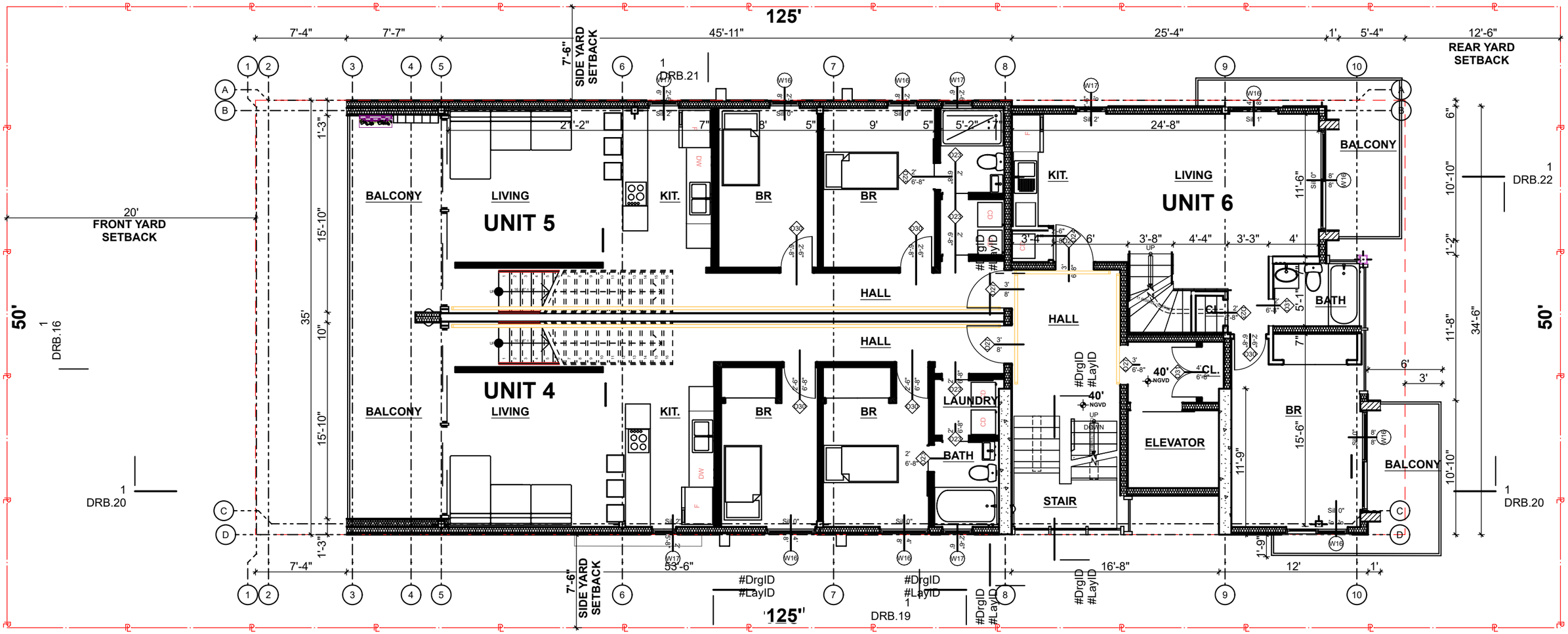

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SECOND FLOOR LEVEL

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

0 4' 8' 16'

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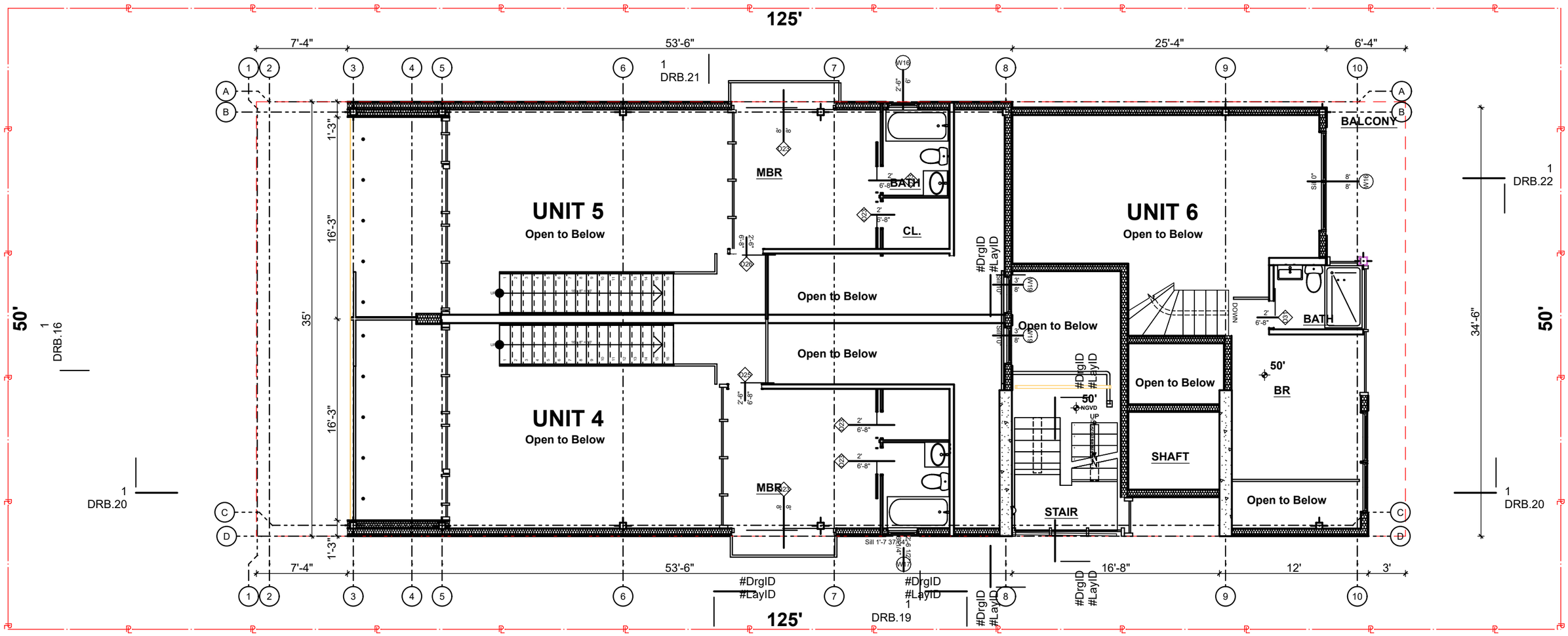

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SECOND FLOOR MEZZ. LEVEL

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

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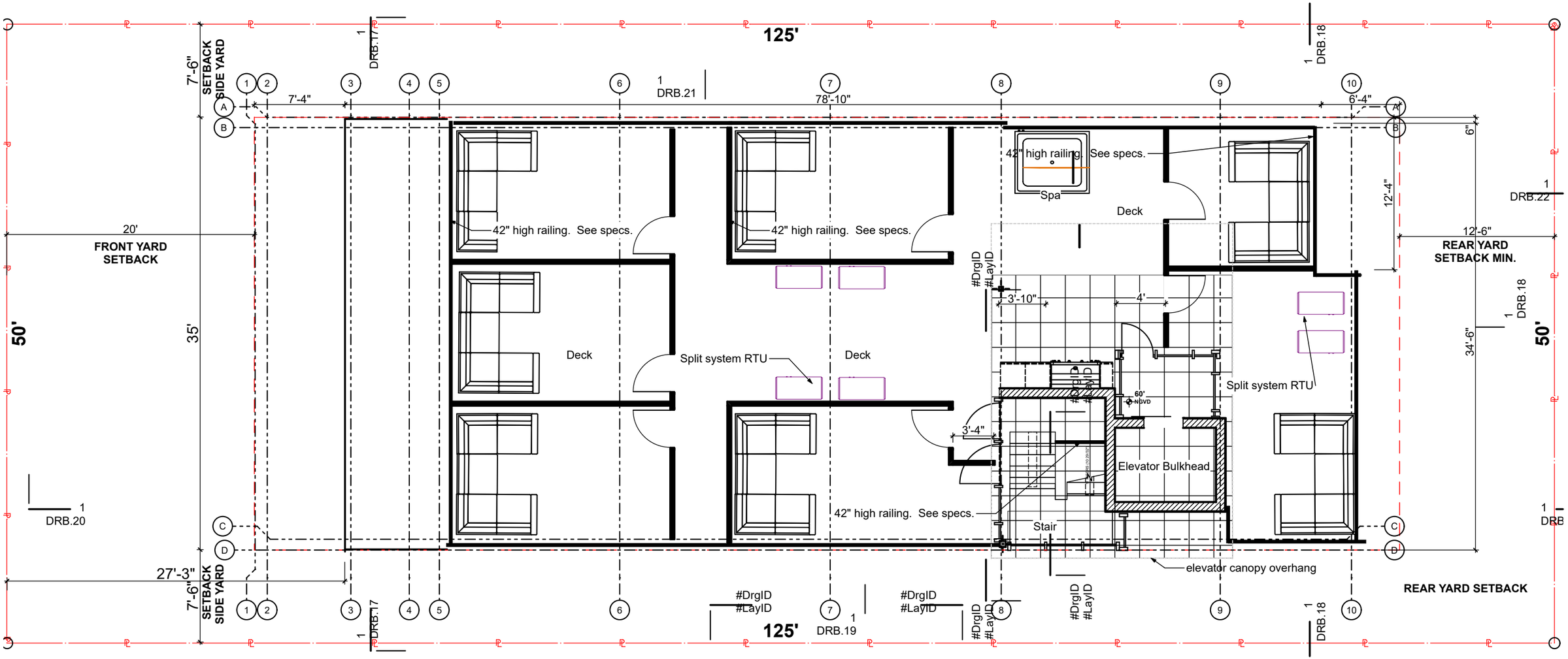

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ROOF PLAN

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

0 4' 8' 16'

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Subject Property

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NEIGHBORING ELEVATION

SCALE: 3/32" = 1'-0" 0 8' 16' 24'

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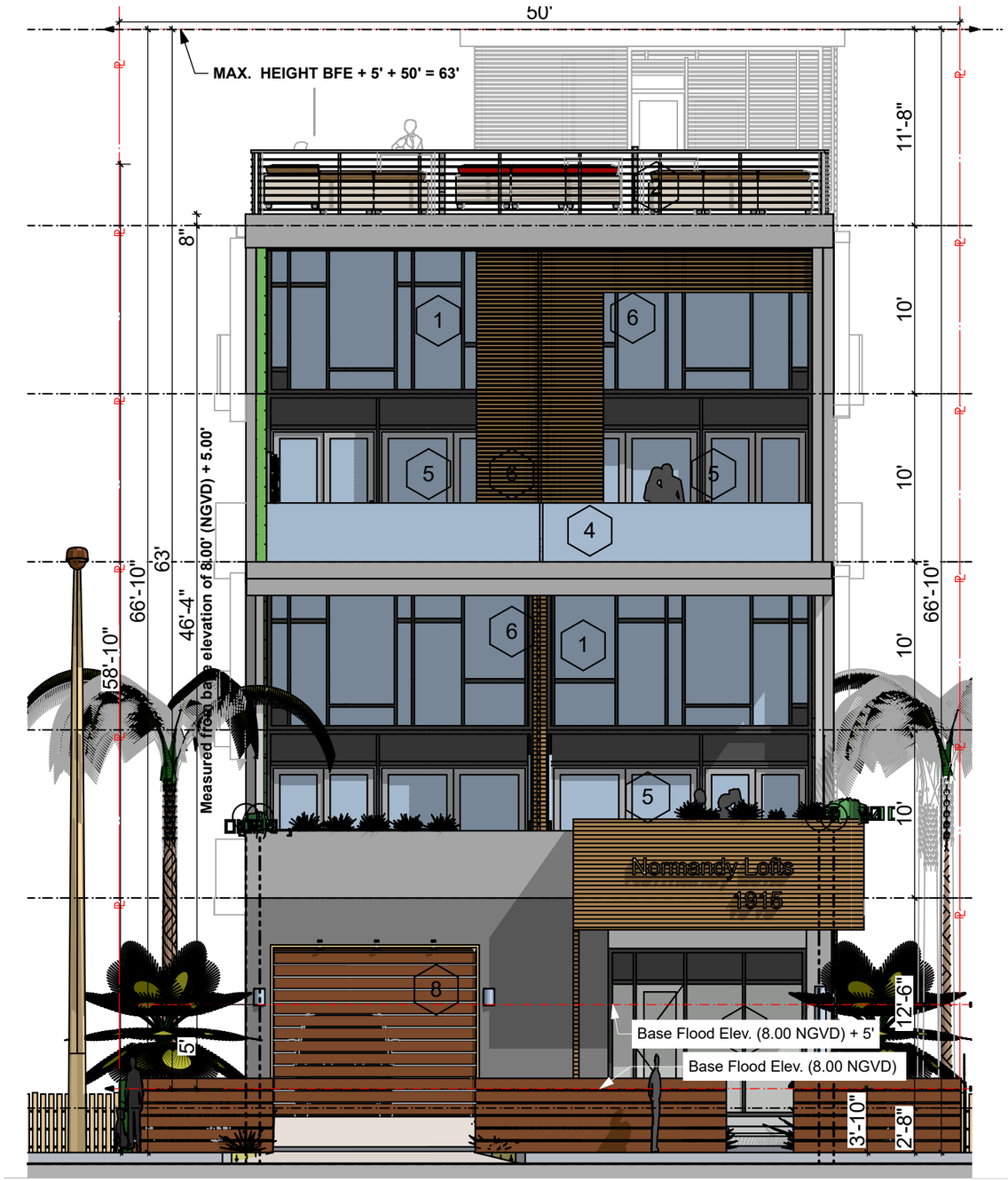
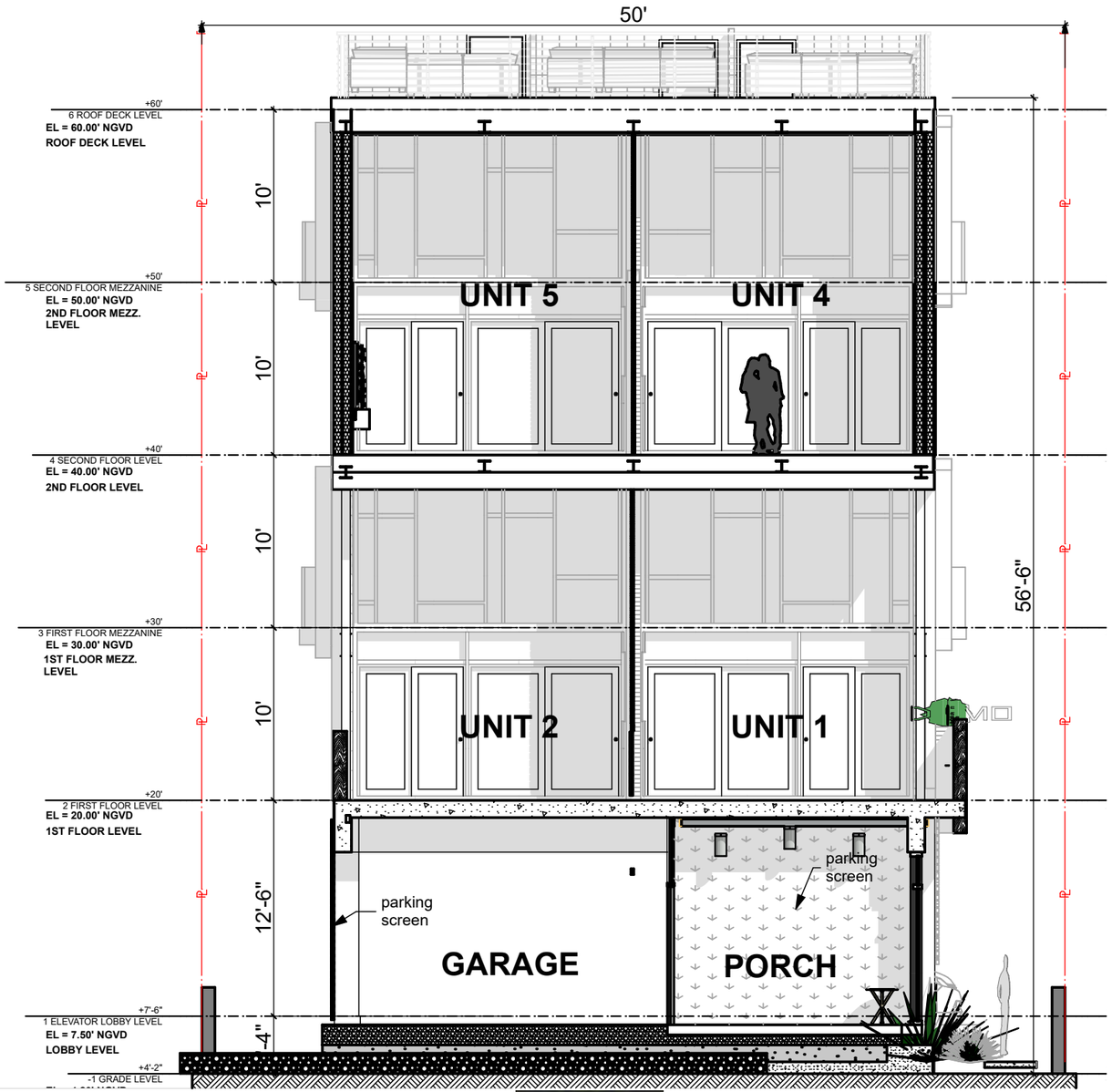


KEY NOTES

#

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.



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SOUTH ELEVATION & SECTION

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

0 4' 8' 16'

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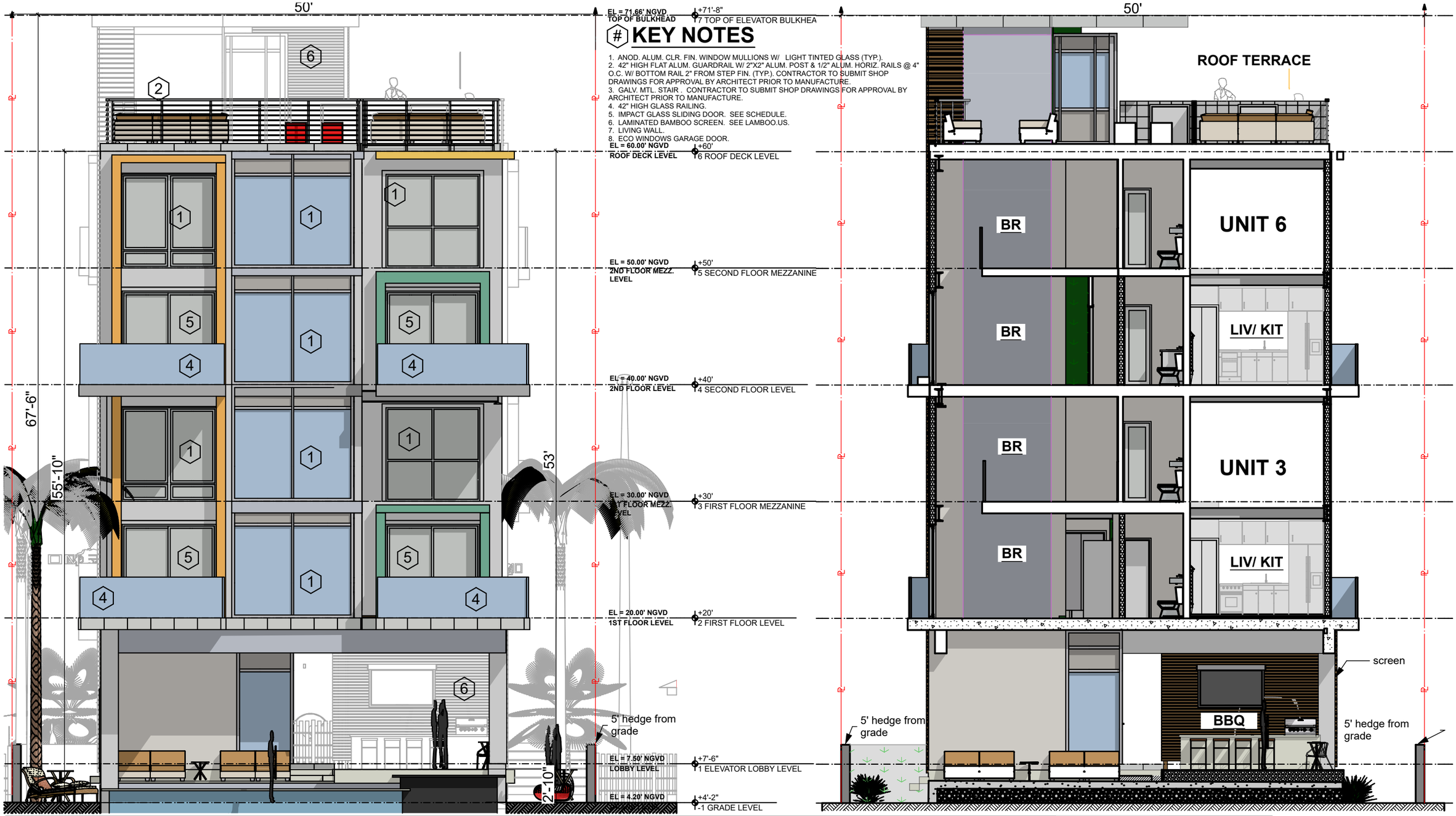

KEY NOTES

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7. LIVING WALL.
8. ECO WINDOWS GARAGE DOOR.

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NORTH ELEVATION & SECTION

SCALE: 1/8" = 1'-0" 0 4' 8' 16'

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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.
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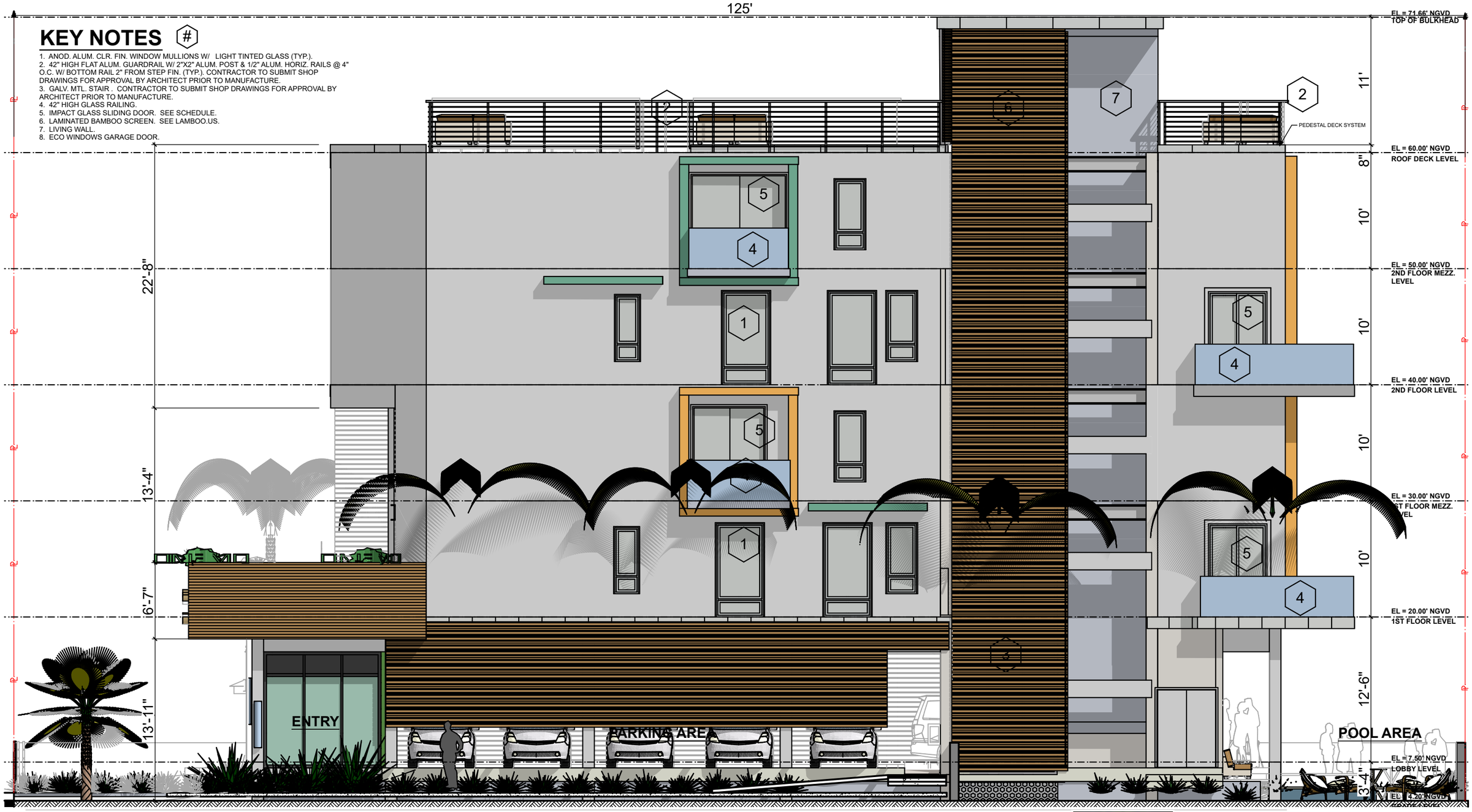

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EAST ELEVATION

SCALE: 1/8" = 1'-0" 0 4' 8' 16'

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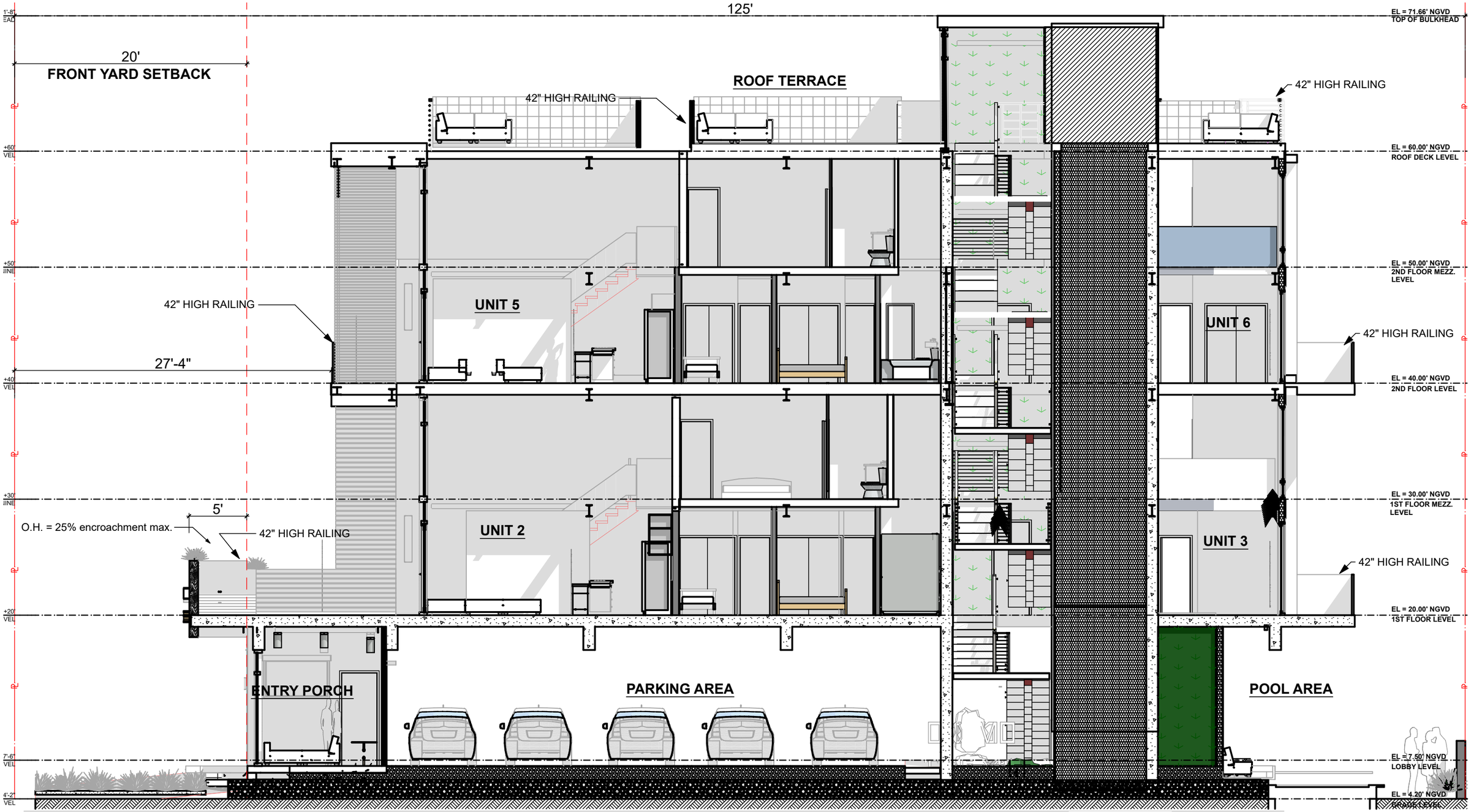

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EAST SECTION

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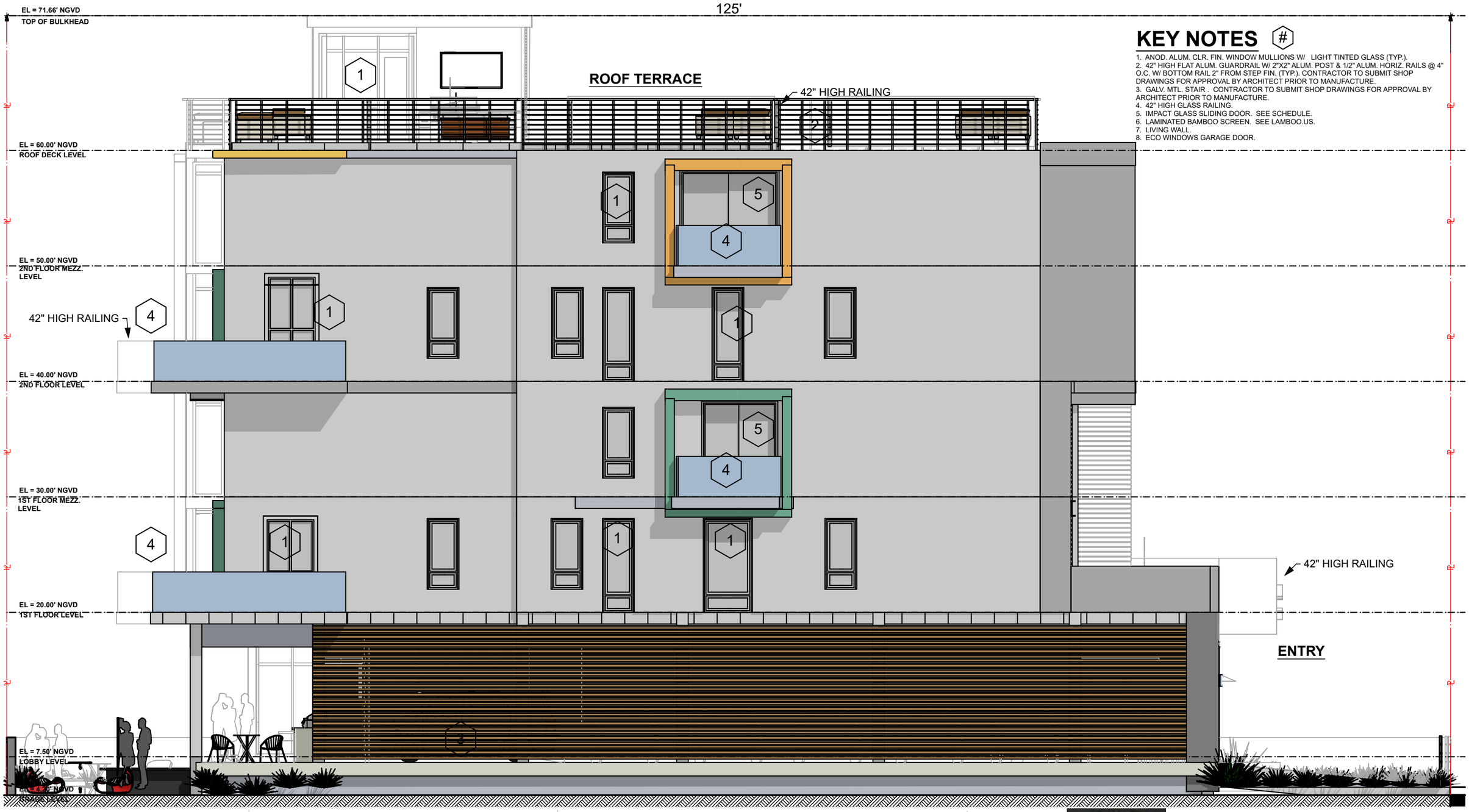

KEY NOTES

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8. ECO WINDOWS GARAGE DOOR.

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WEST ELEVATION

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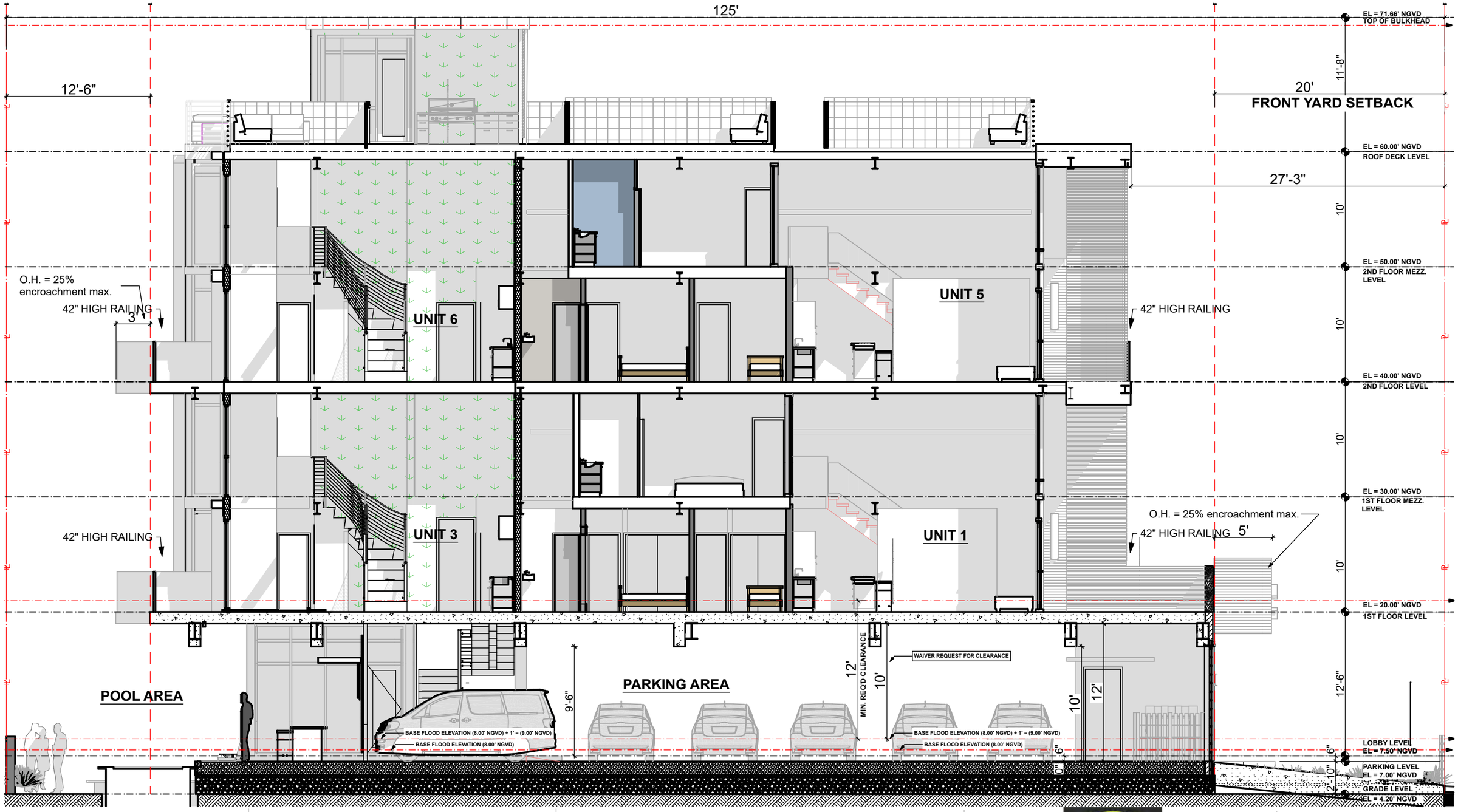

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WEST SECTION

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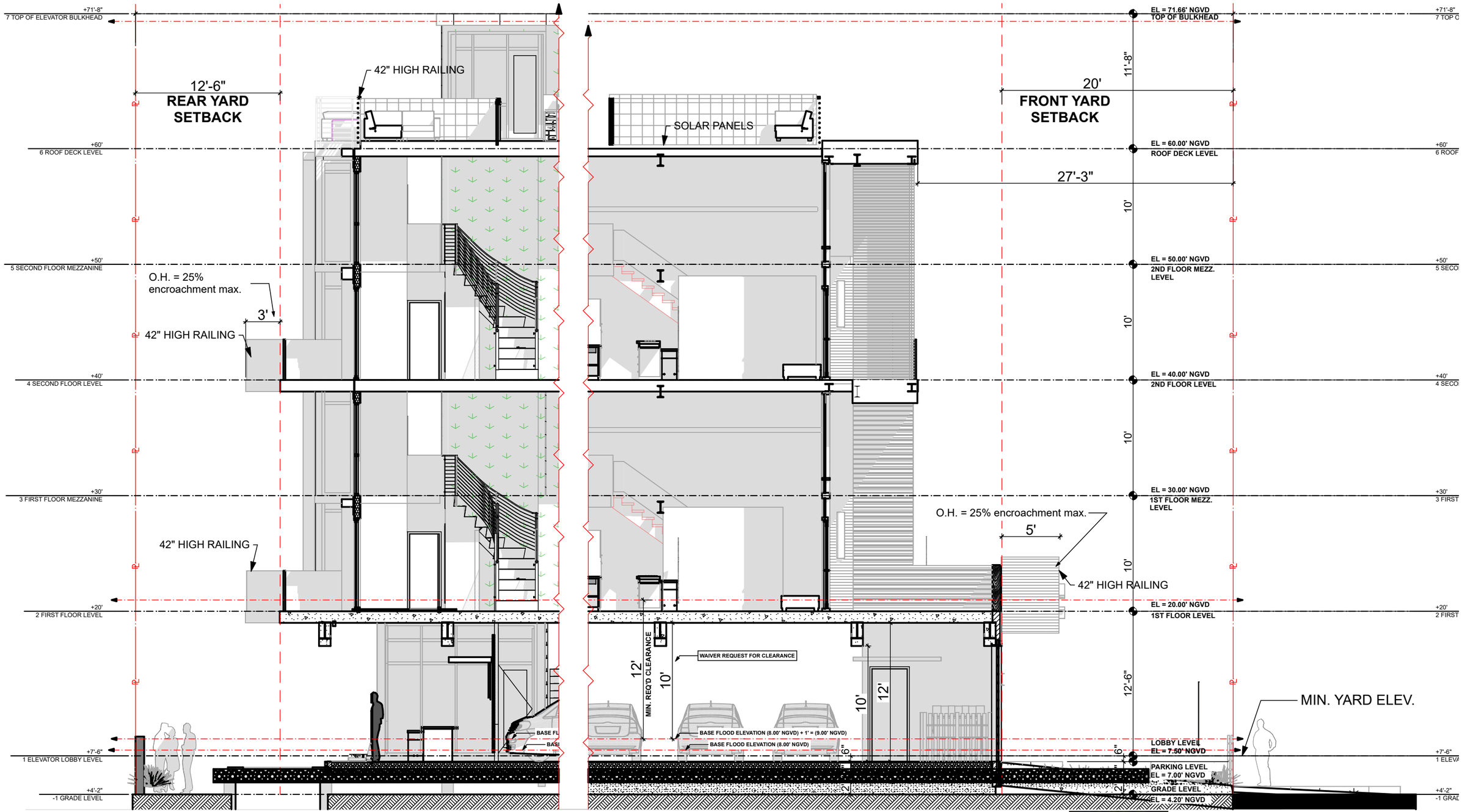

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YARD SECTIONS

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DRB.23

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LONG SECTION

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DRB.26

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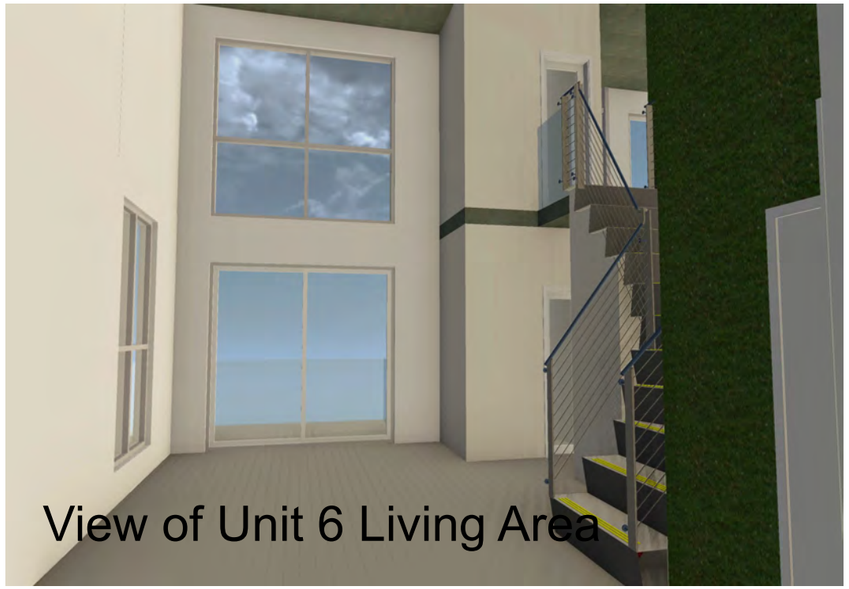

View of Unit 6 Living Area

View of Elevator Lobby

Living Wall

View of Unit 1 Living Area

View of Garage Entry

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Normandy Lofts

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INTERIOR RENDERINGS

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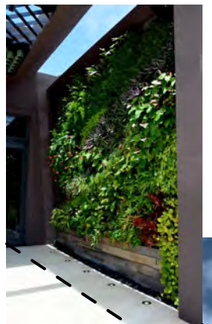
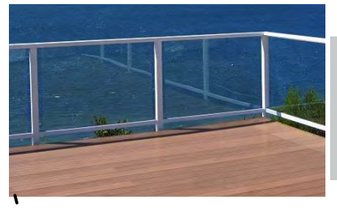
SW 7073
Network Gray

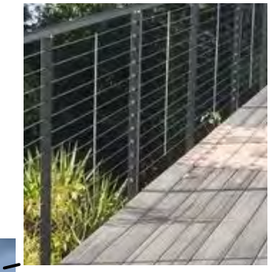
SW 7076
Cyberspace





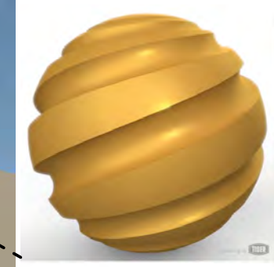
SW 7071
Gray Screen

SW 7006
Extra White



ECO-Guard Series
E850-16

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



138/90420
Deore 3806
Metallic Smooth / Semi Gloss

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FACADE MATERIALS

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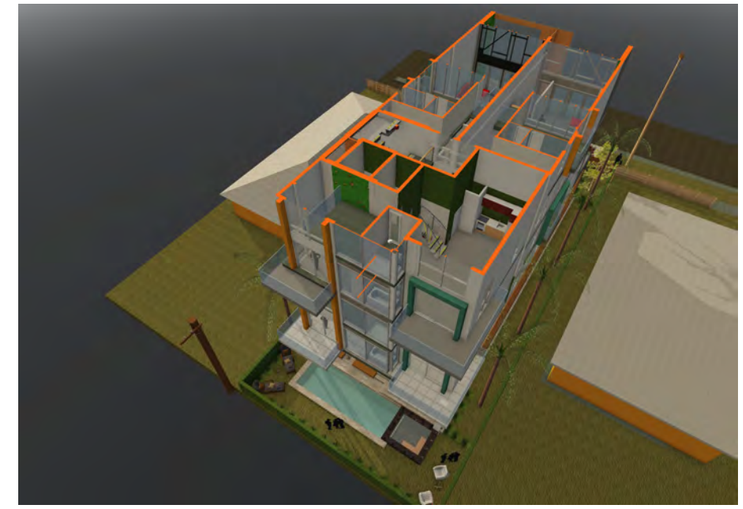
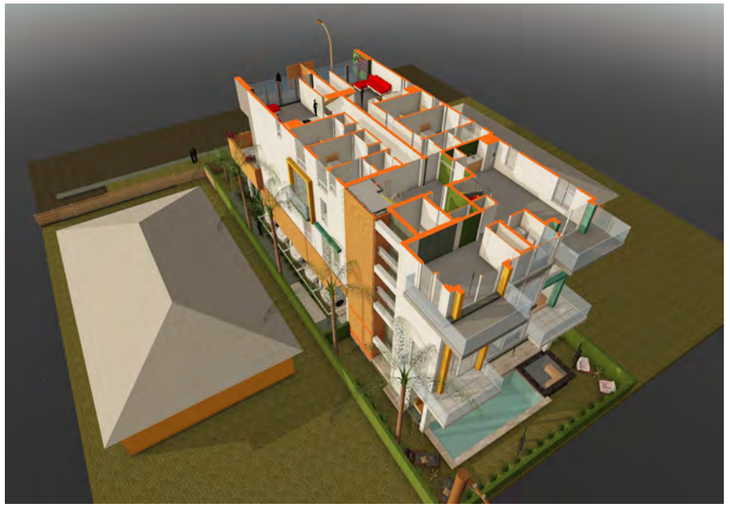
Front Yard View

Front Yard View



Rear Yard View



Rear Yard View

Roof Terrace Front View

Roof Terrace Rear View

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AXO VIEWS

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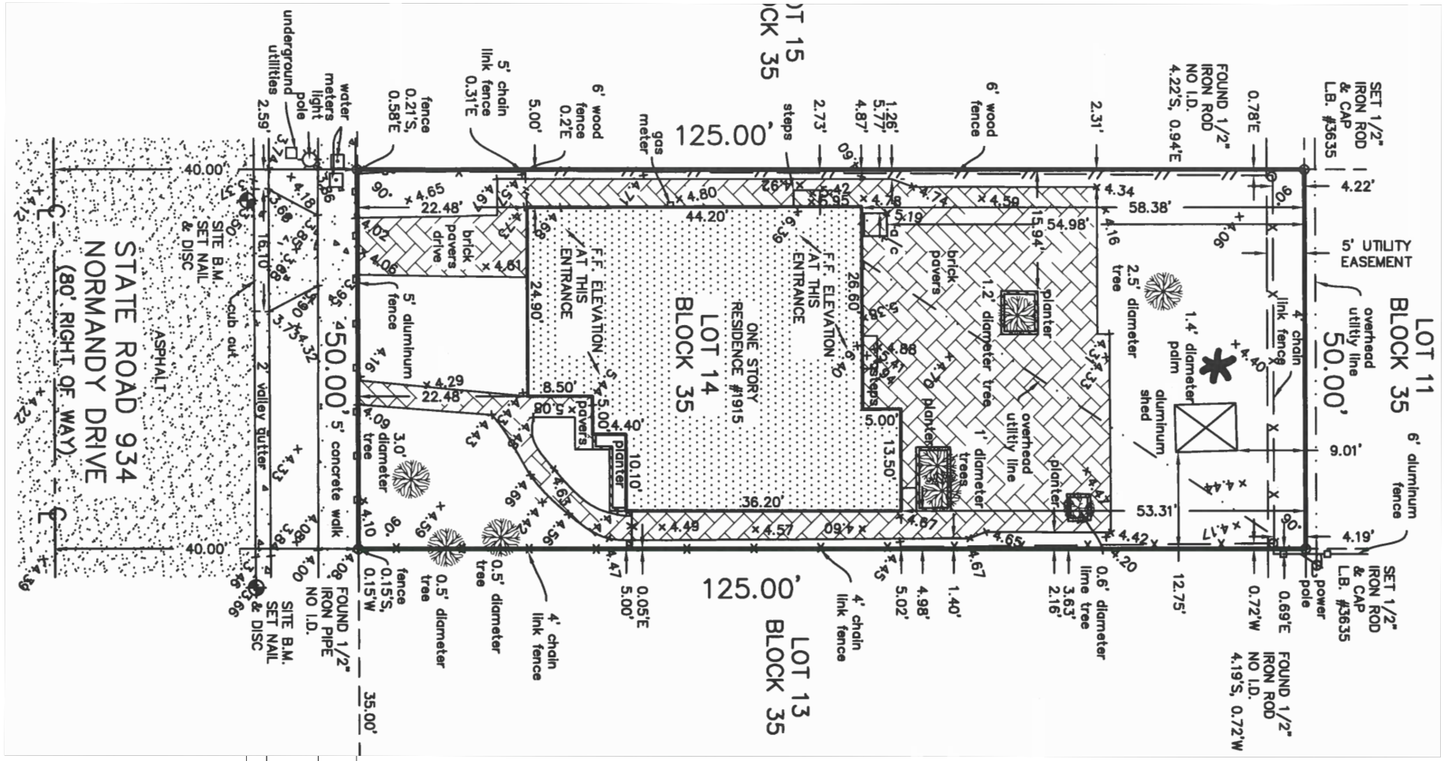

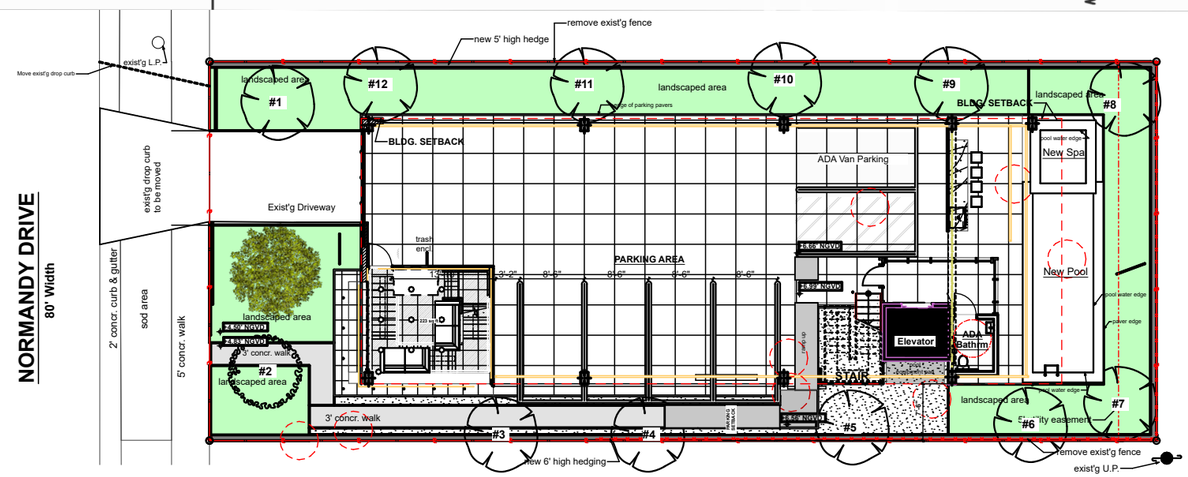

LEGEND & SYMBOLS

- # 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.

SITE PLAN

SCALE: 1" = 20'

0 10' 20' 40'

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TREE DISPOSITION

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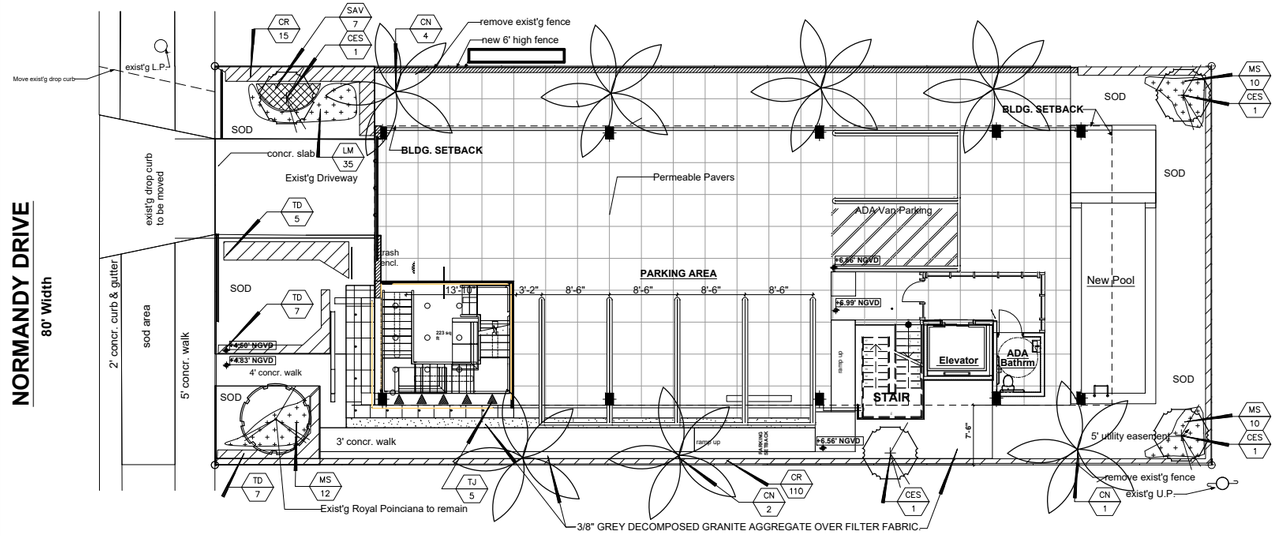


N

LANDSCAPE PLAN

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

0 8' 16' 32'

PROPOSED PLANT LIST

TREES / PALMS

Code		Drought	QTY.	Botanical Name / Common Name	Specifications
CE	(N)	V	4	Conocarpus erectus / Green Buttonwood	B&B Field Grown, 2" Cal, 12' OA
CN		V	7	Cocos nucifera / Coconut Palm	B&B Field Grown, 6' CT, 15' OA

ACCENTS / SHRUBS / GROUND COVERS

CR	(N)	V	125	Clusea rosea / Clusea	10 Gal., 60" OA, 24" OC
LM		V	35	Liriope muscari / Liriope	1 Gal., 12" OA, 12" OC
MS	(N)	V	32	Microsorum scolopendria / Wart Fern	1 Gal., 12" OA, 12" OC
SAV		V	7	Schefflera aboricola / Trinette	3 Gal., 36" OA, 24" OC
TD	(N)	V	19	Tripsacum dactyloides nana / Dwarf Fakahatchee	3 Gal., 24" OA, 24" OC
TJ		V	5	Traechekspermun 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 ORDINACE 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

10Shrubs Required for Each Required – 30 Required – 188 Provided

NATIVE SHRUBS

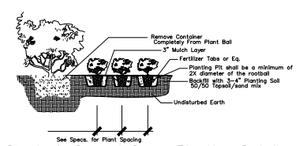
30% of Total Shrubs Required must be Native – 176 Provided

LAWN AREA

50% Maximum of Landscape ARea. New Lawn Area Proposed less than 50% of Landscape Area

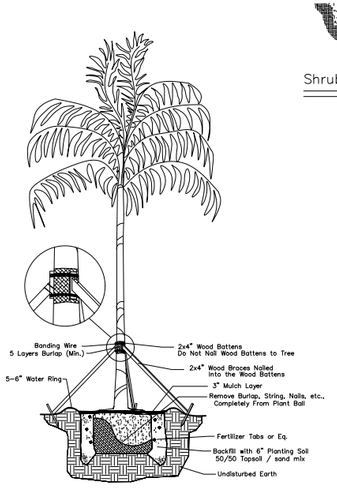
IRRIGATION SYSTEM

100% Covergae Provided pursuant to Miami Dade Code



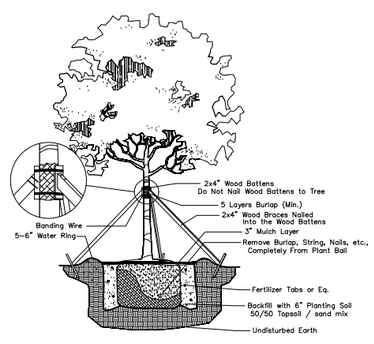
Shrub & Ground Cover Planting Detail

NTS



Palm Planting Detail

Not to Scale



Large Tree Planting Detail

NTS

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 warrantied 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.

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The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/– 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Floratam' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

All existing palms to be trimmed and cleaned.

TONNING & ASSOCIATES, INC.
Landscape Architecture & Land Planning
Landscape Architect – Florida License #6666709
14457 Sunset Pointe Dr.
Coral Springs, Florida 33067
Tel: 561–414–8269 Email: wtonning@tonninganddassociates.com

DRWG. TITLE : LANDSCAPE PLAN

PROJECT : NORMANDY LOFTS
1915 NORMANDY DRIVE
MIAMI BEACH, FLORIDA

CLIENT : ECO–URBAN DESIGNS

Wayne K Tonning SEAL
Digitally signed by Wayne K Tonning
Date: 2023.05.29 21:46:58 -04'00'
WAYNE K. TONNING, RLA
RLA #6666709

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

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LANDSCAPE PLAN

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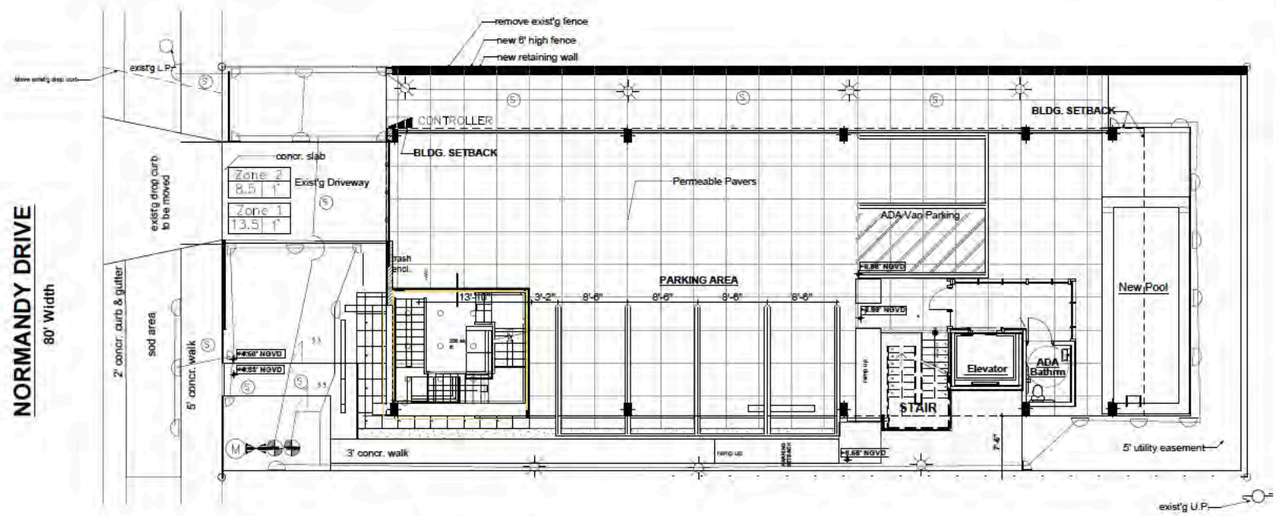

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IRRIGATION PLAN

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

IRRIGATION LEGEND:

MAIN LINE -

LATERAL ZONE LINES -

ZONE HEADER:

TWO FLOW Size Point of Connection Detail.

CONTROLLER - Tuna Garden Control Series.

ZONE VALVES -

WATER METER -

SLEEVES -

4" POP-UP SPRAY -

6" POP-UP FLOOD BUBBLER -

SYSTEM DESIGN OPERATING PRESSURE -

Zone 2 — Zone Number
37.5 1 — Valve Size
GPM per Zone

6" POP-UP ROTOR -

IRRIGATION NOTES:

Point of Connection

Main Line: PVC SCH 40, Class 160 Silver Weld.

Zone Lines: PVC, 1/2 in and 3/4 in, schedule 40, rigid, smooth pipe. 200 PSI - 1/2 in and smaller — SCH 40, 160 PSI - all larger sizes.

All risers at the last operating pipe 3/4 in (min).

Sleeves and Conduit Line: PVC SCH 40.

Fittings: SCH 40 PVC.

Polyurethane: To manufacturers specifications. Use blue or other PVC primer, apply primer and glue all joints.

Allow all main lines to lay by 2% from bottom pressure.

All pipes, fittings, and valves to conform to latest ASTM specs.

Depth of Lines: Main lines and valves — 18 in. depth min.
Sleeving under pavement — 24 in. depth min.
Service Line — 24 in. depth minimum.
Zone Lines 1-1/2 in. and smaller — 18 in. depth min.

General Wire: AWG 14 for all 120 volt and AWG 12 for 24 volt.
Solid copper type UF. Colored wire shall match.
Run wires along main and tape every 20 feet.
Tape splices two ways.
Splice wires only at valve box. All splices shall be made in valve box only.
Snap wire at end of conductor.
Connect wire to valve, but shall be tied in valve box.
Spare shall be tied. Run in conduit when in main line.

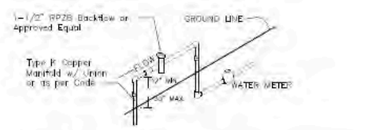
Depth of trenches: Trench for lateral pipe, main line lines, wire sleeves, and header, adjust depth to pipe coverage and/or cover over or walk, walks, etc.

All details are graphically shown only. All sprinkler shall be installed by the contractor prior to installation. It shall be the contractors responsibility to locate complete underground plumbing, any deviations shall be approved by the owner and landscape architect before proceeding. Code and local regulations shall take precedence over these plans. It is the contractors responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust only inside varying to provide for proper coverage.

Provide owner with as-builts or marked plan(s) or complete drawing with lines, valves, valve boxes, etc. along dimensions from fixed objects.

Contractor shall verify all underground utilities prior to commencement of work.

The irrigation drawing and landscape plan to be supplied prior to either of both pump stations and all main line / valve sizes. The irrigation plan showing mainlines and details, valve sizes shall be provided prior to construction. The mainlines will not impact upon the design intent as substantially shown on contractor plan.



Point of Connection

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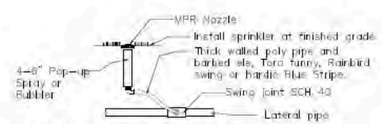
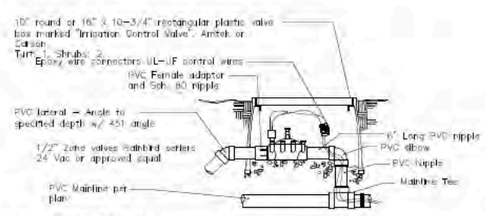


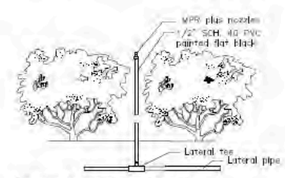
4 or 6" Pop-up Spray / Bubbler Detail

NTS



Zone Valve Detail

NTS



Shrub Riser Spray Detail

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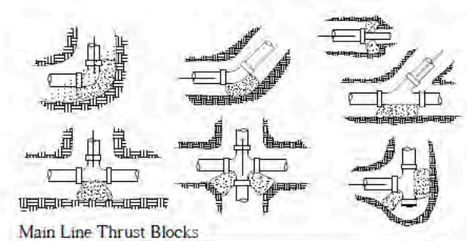

Main Line Thrust Blocks

NTS

TONNING & ASSOCIATES, INC.
Landscape Architect - Florida License #LA666759
4855 SW 92 Terrace
Davie, Florida 33328
Tel: (954) 680-8907 Email: wayne@tonningassociates.com

DRWG. TITLE: IRRIGATION PLAN
PROJECT: NORMANDY LOFTS, 1915 NORMANDY DRIVE, MIAMI BEACH, FLORIDA
CLIENT: ECO-URBAN DESIGNS

Wayne K Tonning — Digitally signed by Wayne K Tonning Date: 2023.05.25 22:29:17 -04'00'

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

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IRRIGATION PLAN

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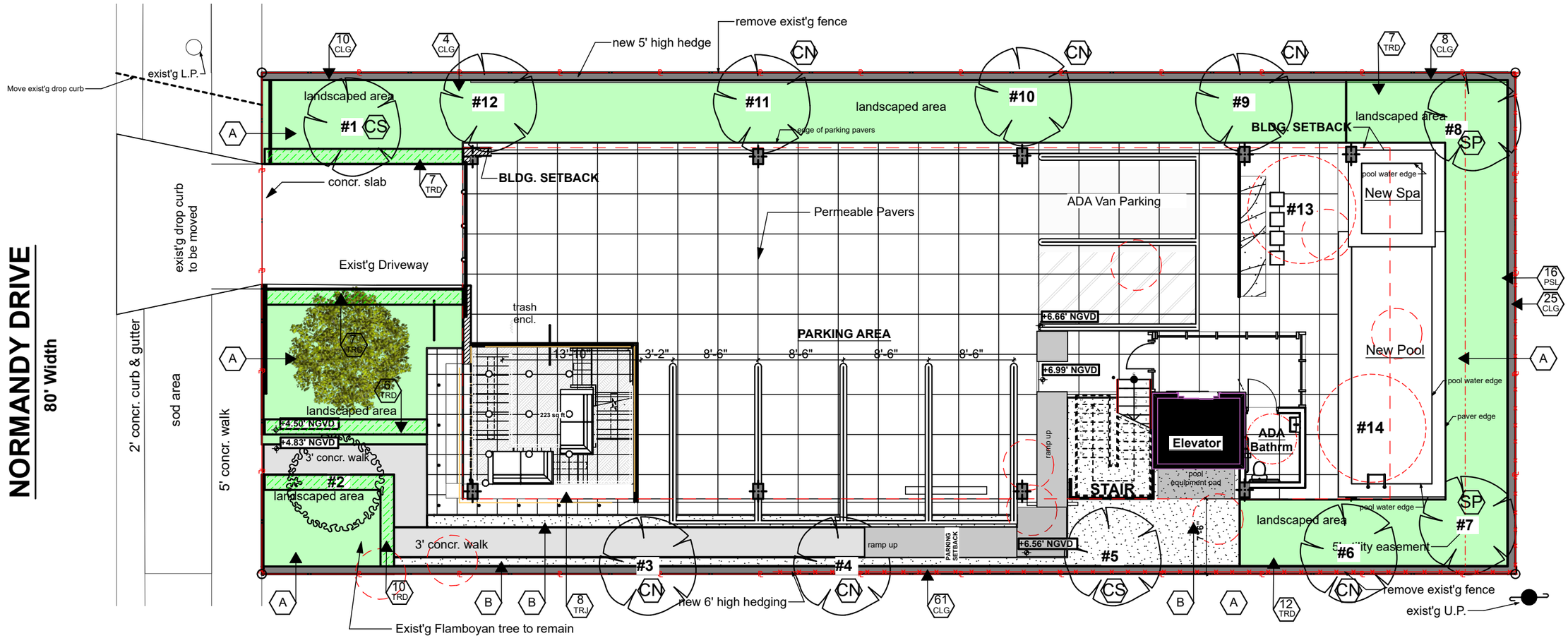

LEGEND & SYMBOLS

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

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1915 Normandy Drive Miami Beach FL, 33141

Landscape Plan

SCALE: 3/32" = 1'-0" 0 8' 16' 24'

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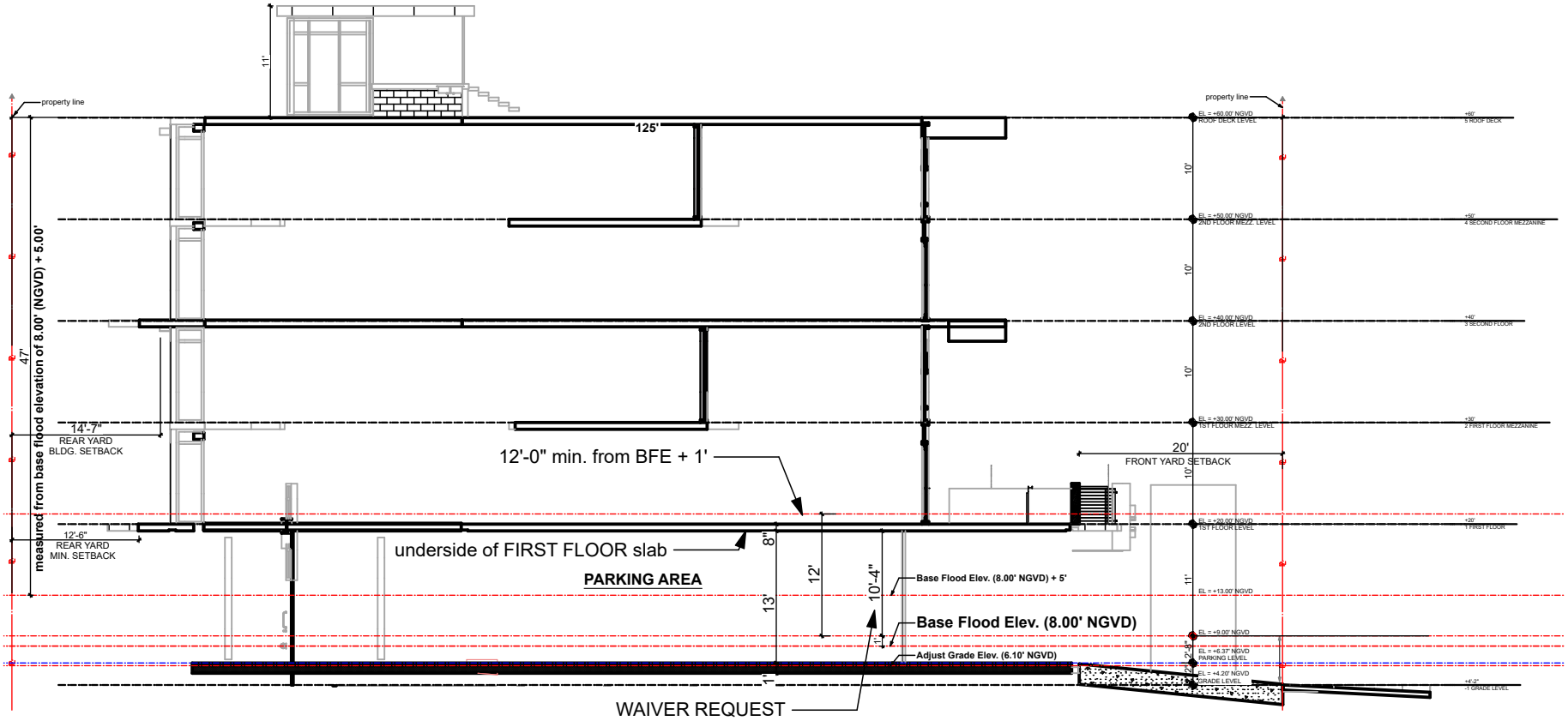

WAIVER DIAGRAM

DATE: 1/14/24

FINAL SUBMITTAL

DRB20-0593

PROJECT:

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

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