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 I-B (CHAPTER 6 - SECTION 602.2)
PER FBC 2020 - BUILDING

USE & OCCUPANCY
R-2 (CHAPTER 3 - SECTION 310.4)
PER FBC 2020 - BUILDING

SHEET INDEX

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DRB.03	VICINITY & SITE MAPS
DRB.04	AREA PHOTOS
DRB.05	BOUNDARY SURVEY
DRB.06	DEMOLITION PLAN
DRB.07	ZONING DATA
DRB.08	ZONING & FAR DIAGRAMS
DRB.09	SITE PLAN
DRB.10	ELEVATOR LOBBY LEVEL PL…
DRB.11	FIRST FLOOR LEVEL
DRB.12	FIRST FLOOR MEZZ. LEVEL
DRB.13	SECOND FLOOR LEVEL
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DRB.15	ROOF PLAN
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DRB.19	EAST ELEVATION
DRB.20	EAST SECTION
DRB.21	WEST ELEVATION
DRB.22	WEST SECTION
DRB.23	YARD SECTIONS
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DRB.25	CROSS SECTION
DRB.26	EXTERIOR RENDERINGS
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DRB.28	FACADE MATERIALS
DRB.29	AXO VIEWS
DRB.30	TREE DISPOSITION
DRB.31	LANDSCAPE PLAN
DRB.32	IRRIGATION PLAN

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COVER SHEET

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DRB.01
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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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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

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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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ZONING DATA

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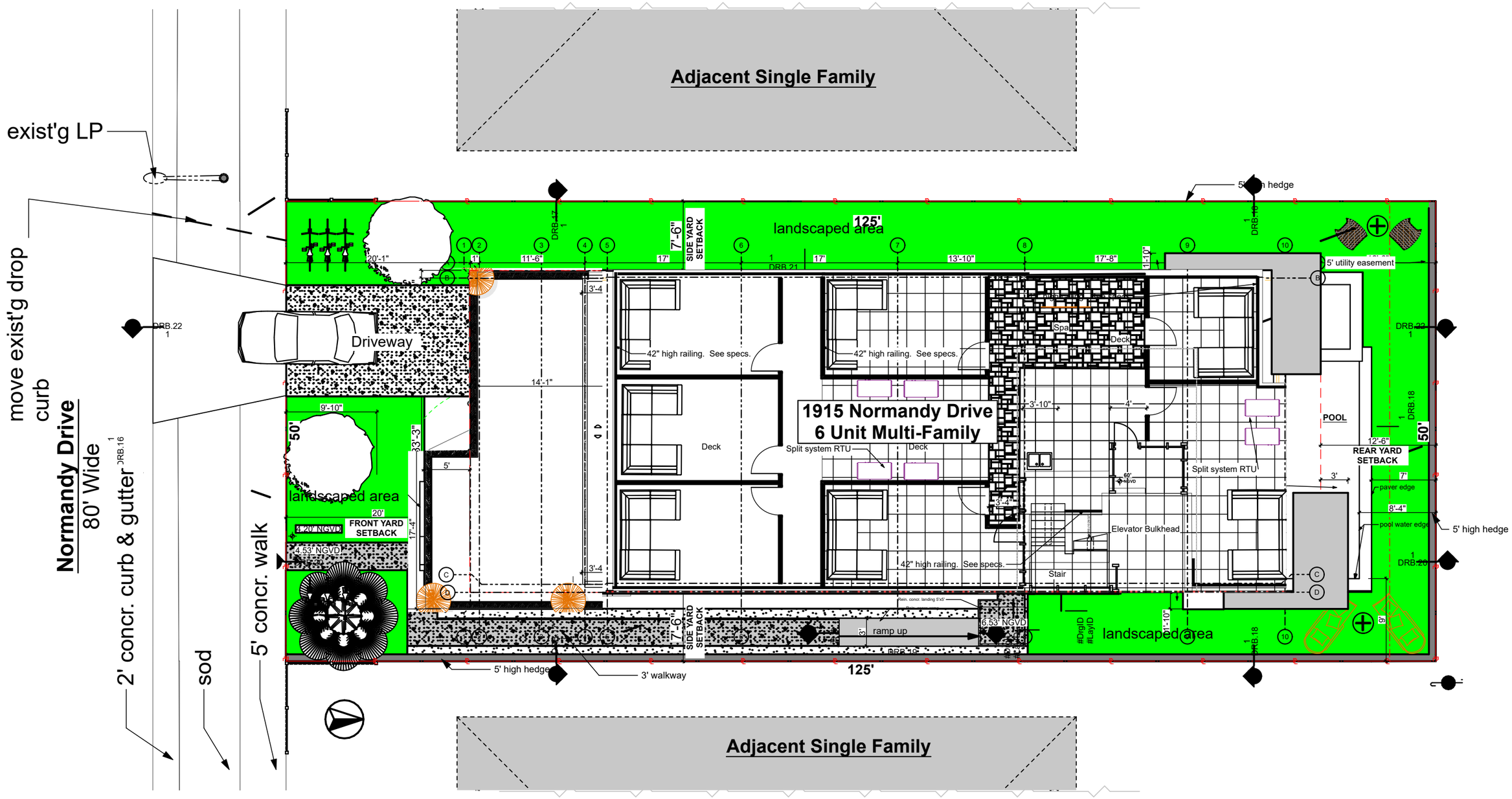

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SITE PLAN

0 8' 16' 24'

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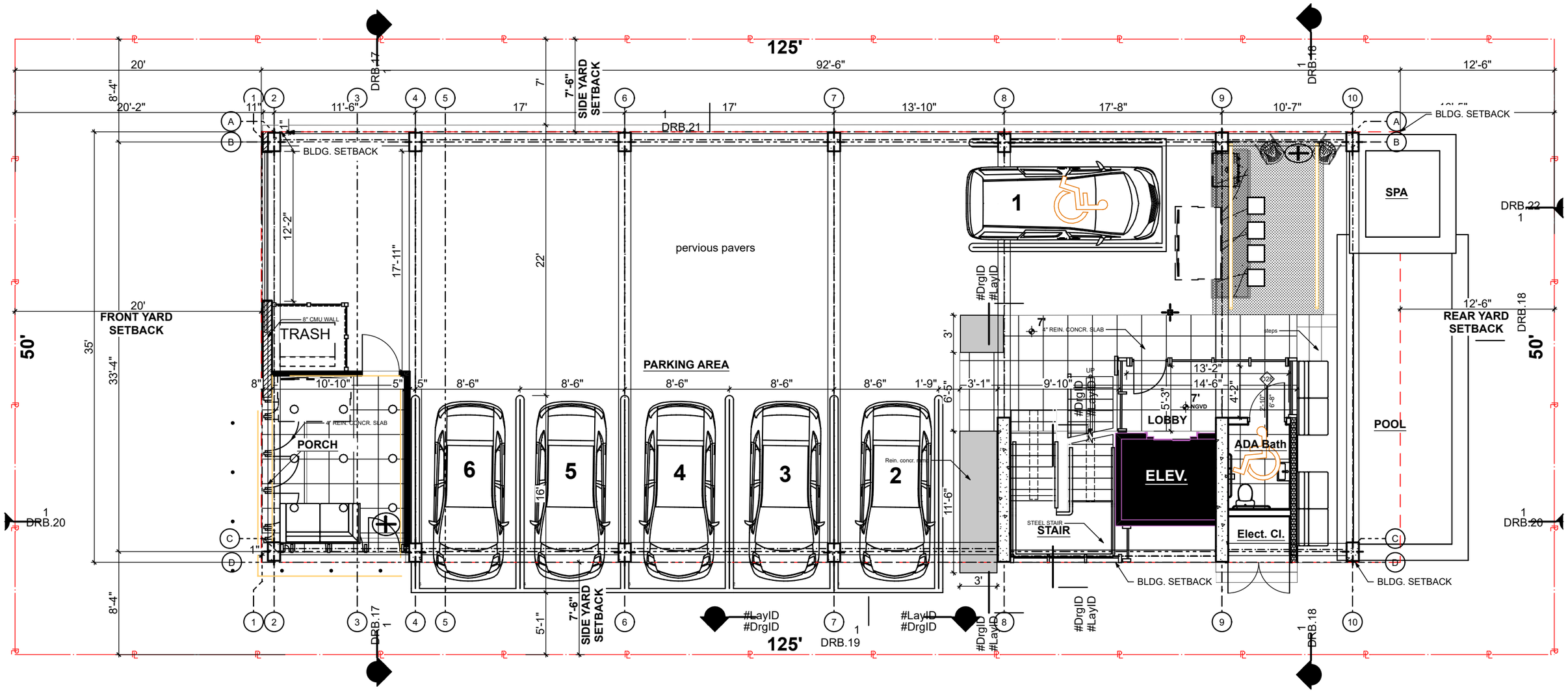

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ELEVATOR LOBBY LEVEL PLAN

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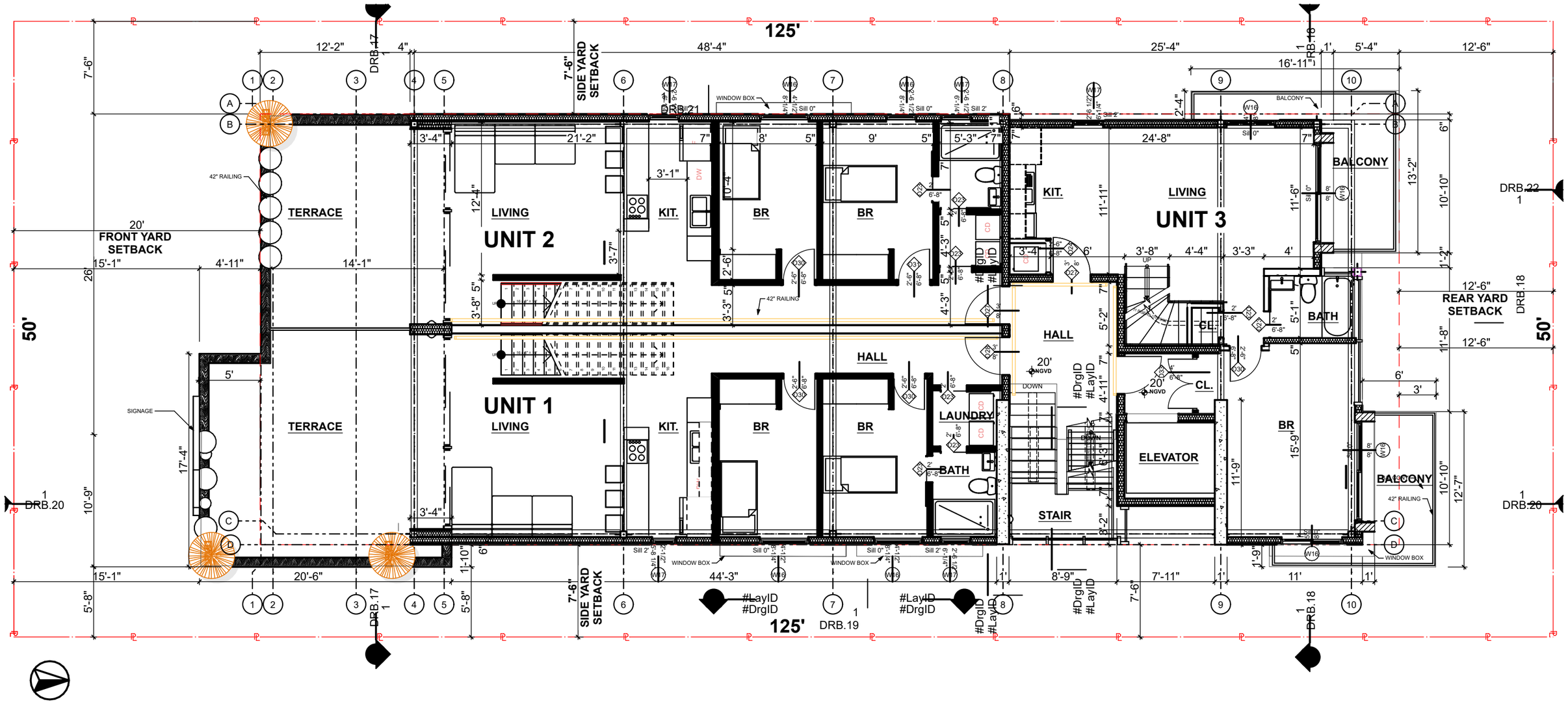

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FIRST FLOOR LEVEL

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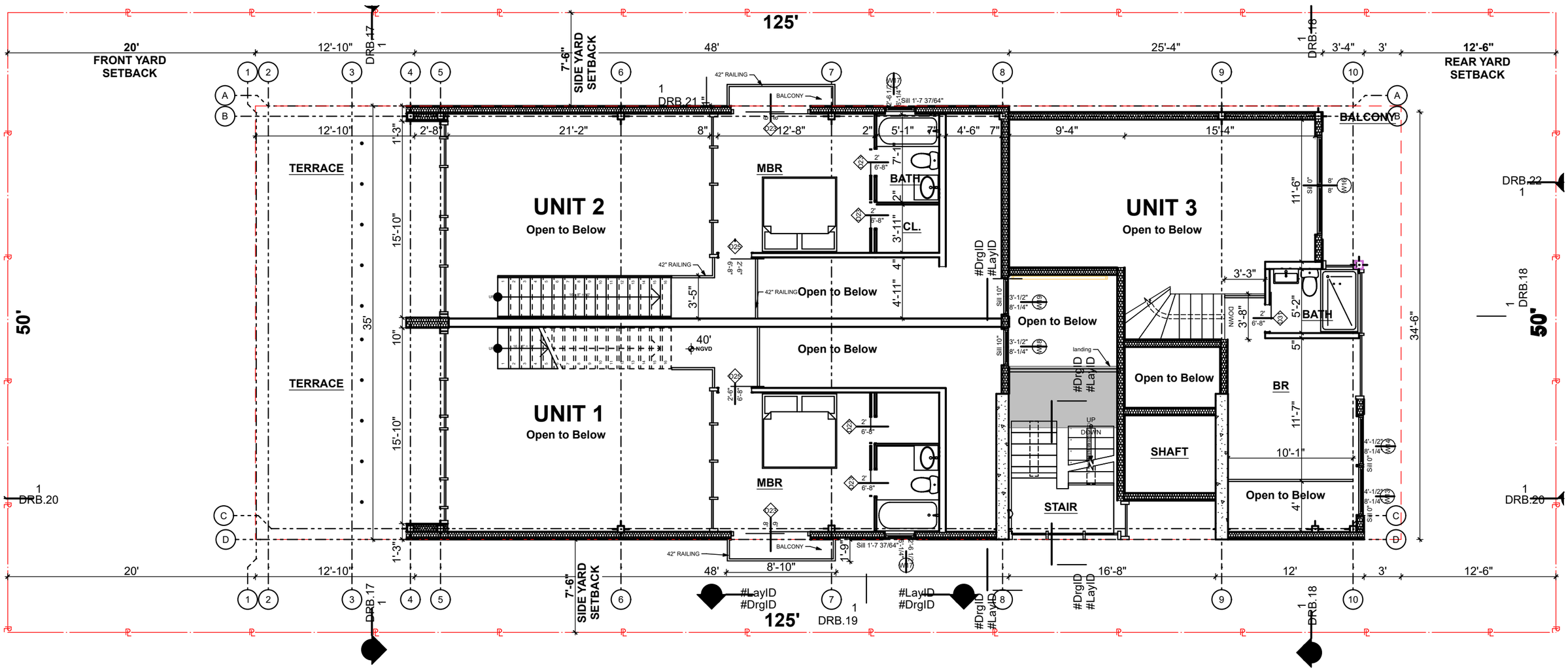

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FIRST FLOOR MEZZ. LEVEL

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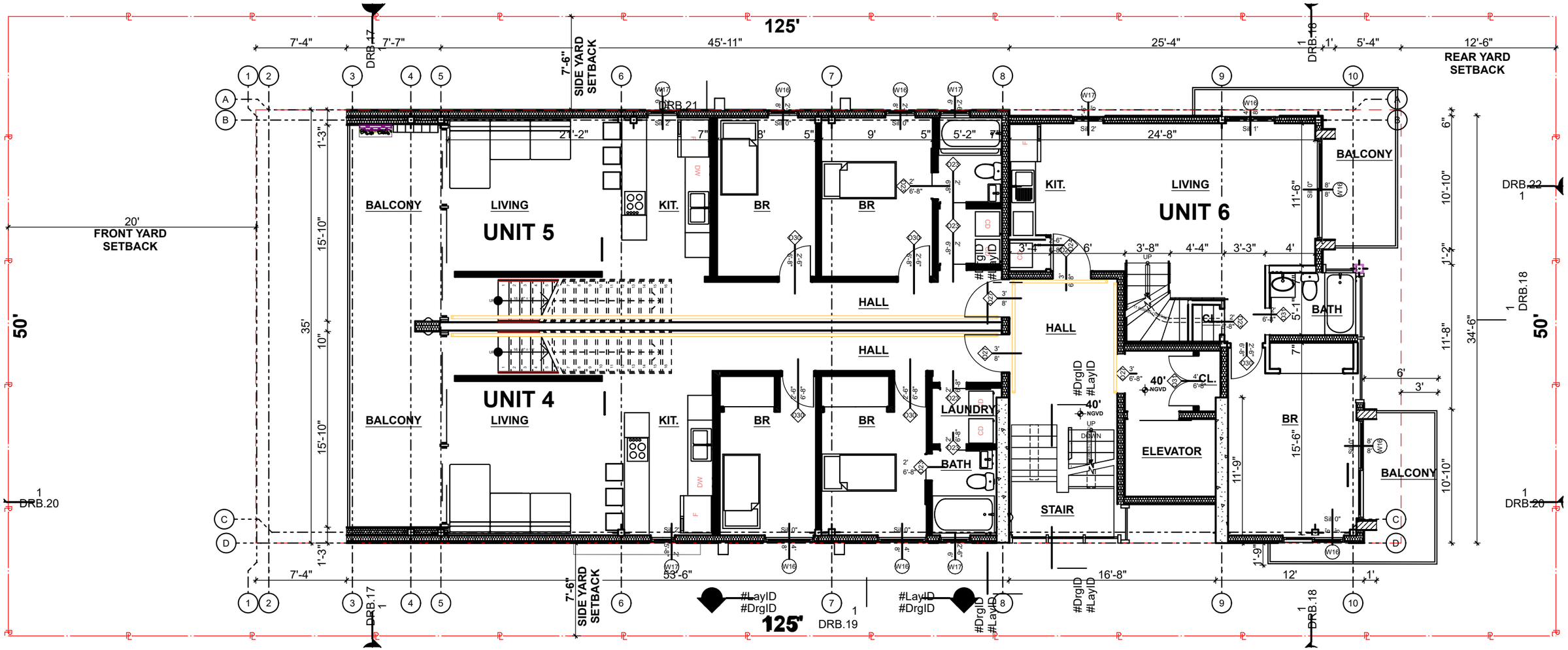

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SECOND FLOOR LEVEL

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

0 4' 8' 16'

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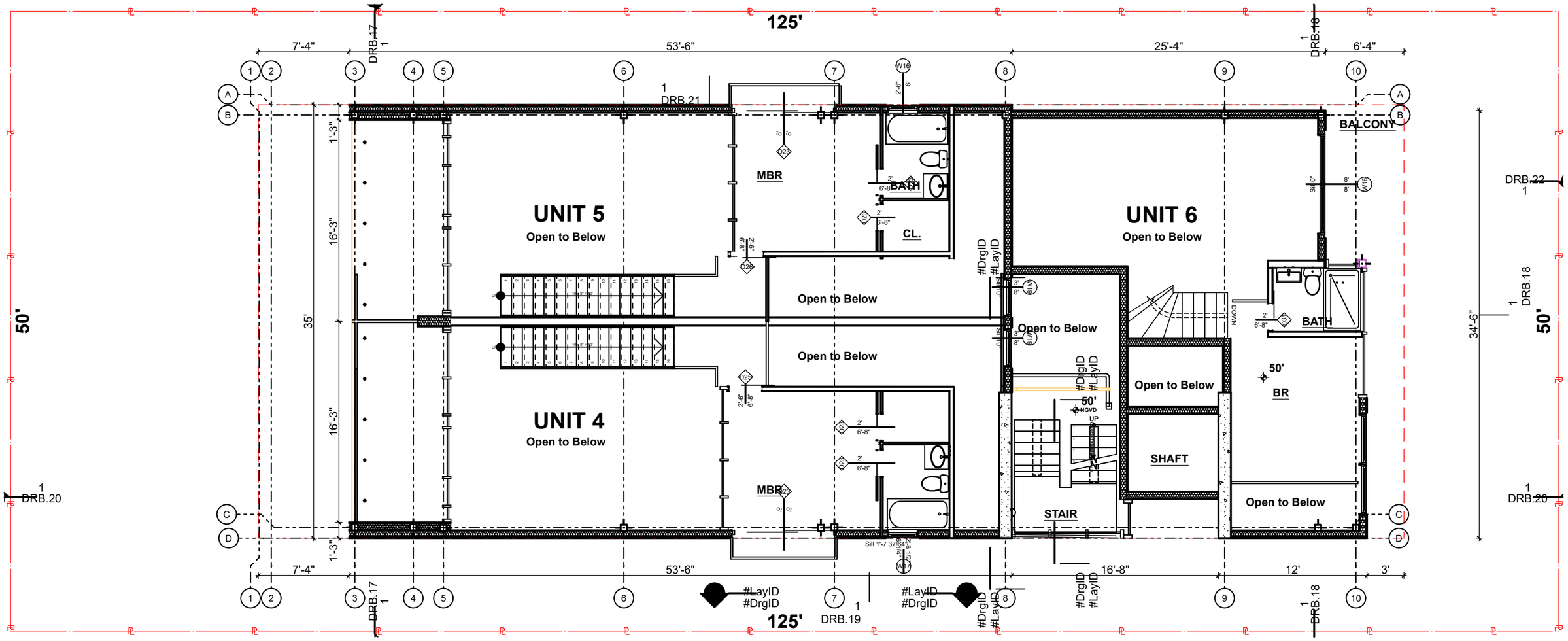

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SECOND FLOOR MEZZ. LEVEL

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

0 4' 8' 16'

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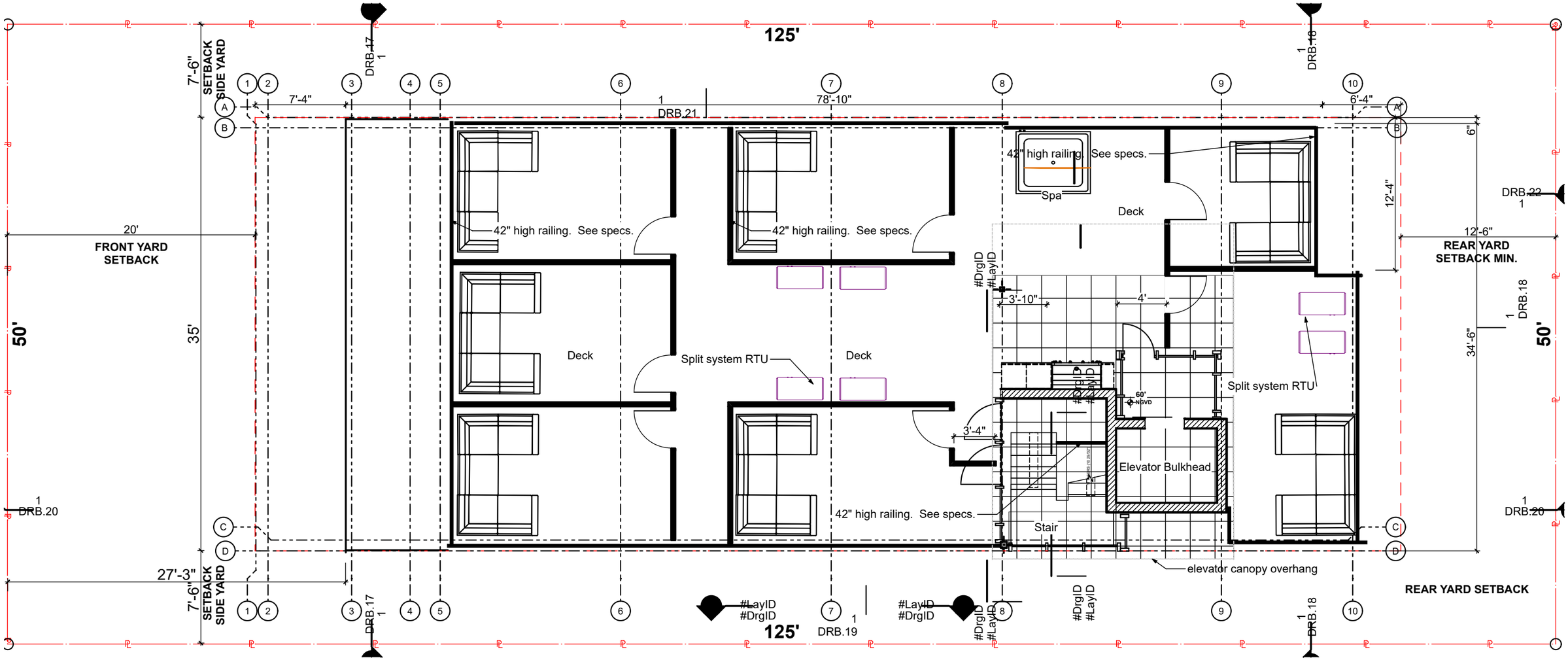

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0 4' 8' 16'

ROOF PLAN

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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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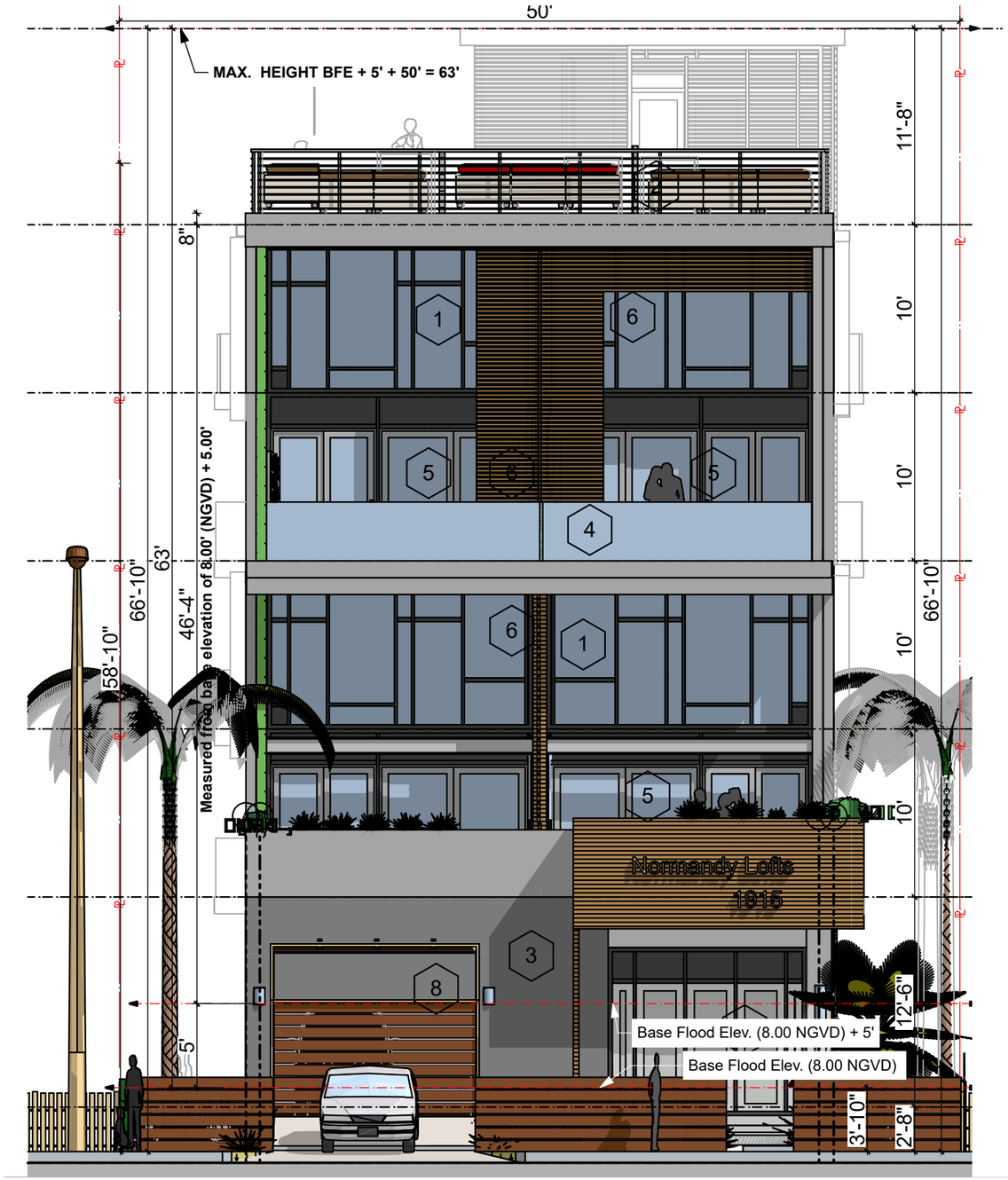
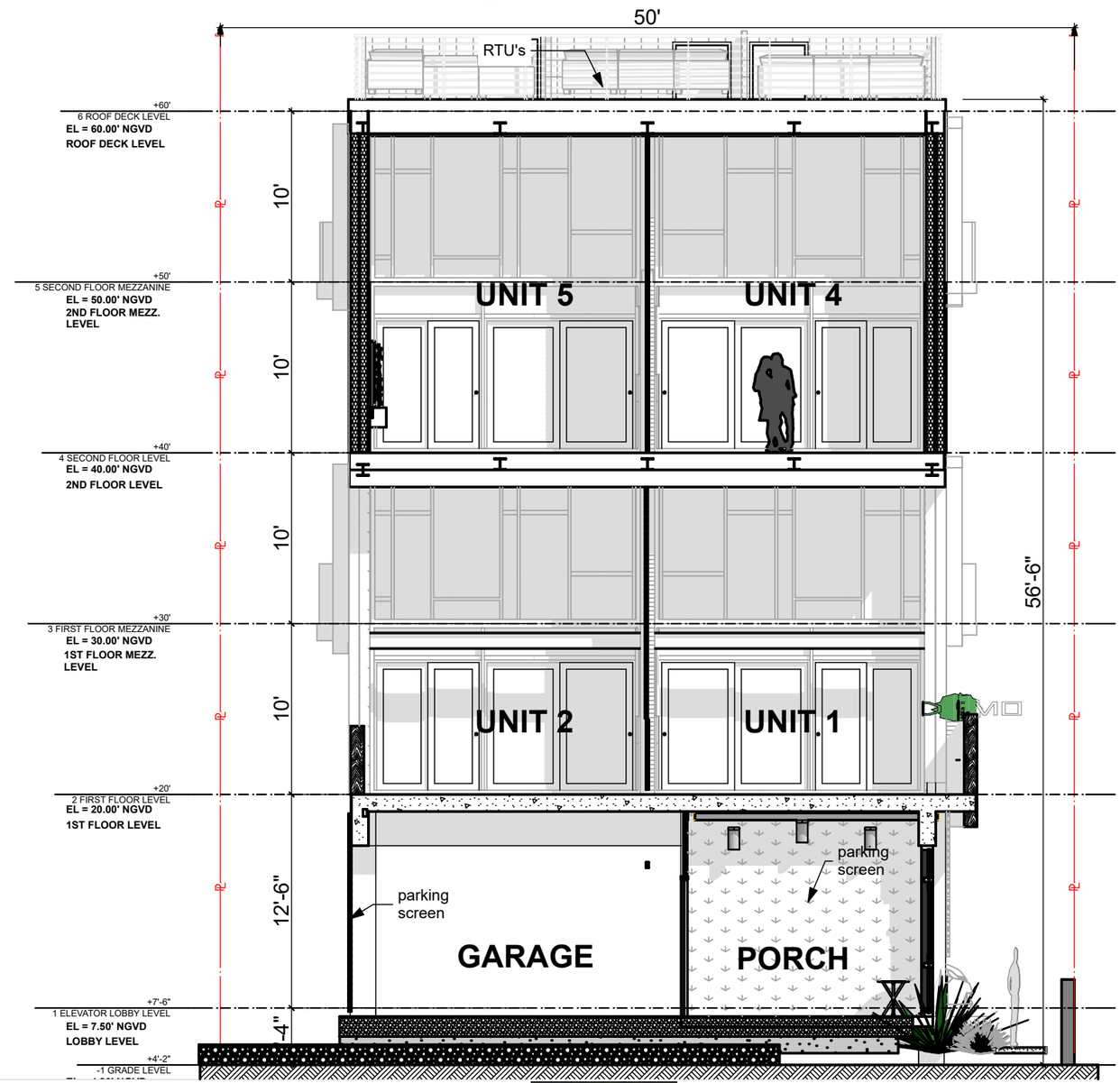


KEY NOTES

#

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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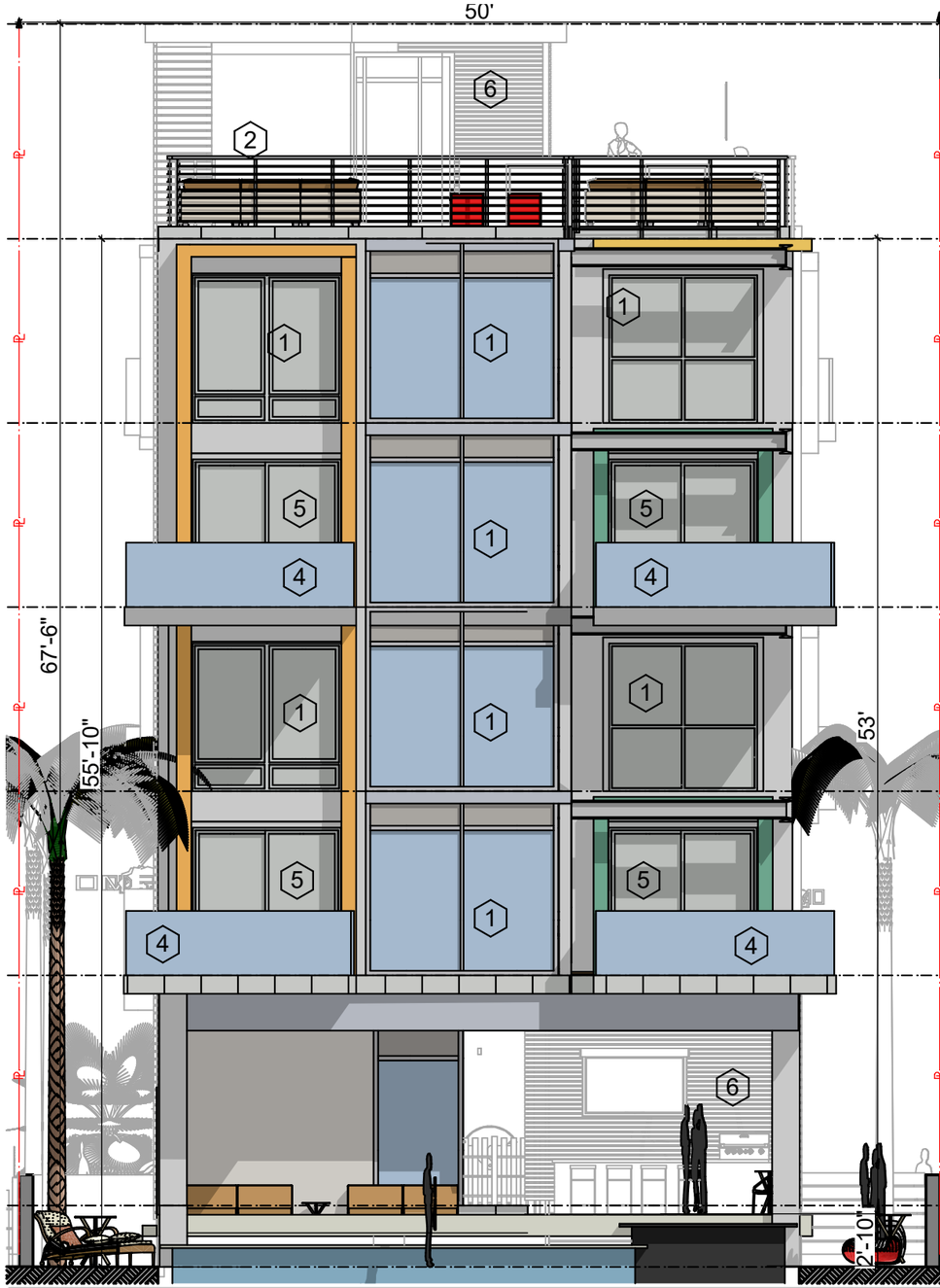

EL = 71.66' NGVD TOP OF BULKHEAD +71'-8" 7 TOP OF ELEVATOR BULKHEA

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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6. LAMINATED BAMBOO SCREEN. SEE LAMBOO.US.
7. LIVING WALL.
8. ECO WINDOWS GARAGE DOOR.

EL = 60.00' NGVD ROOF DECK LEVEL +60' 6 ROOF DECK LEVEL

EL = 50.00' NGVD 2ND FLOOR MEZZ. LEVEL +50' 5 SECOND FLOOR MEZZANINE

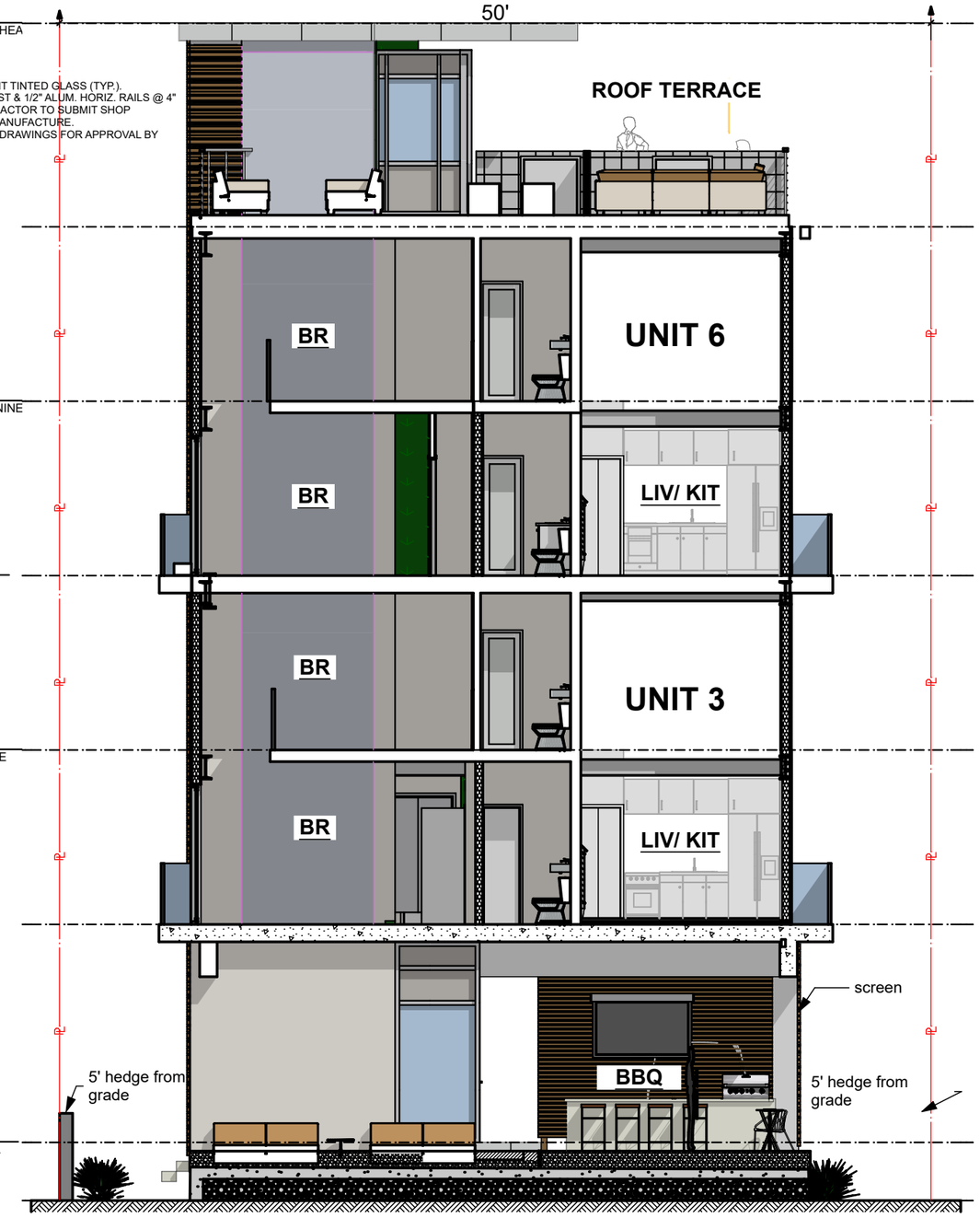
EL = 40.00' NGVD 2ND FLOOR LEVEL +40' 4 SECOND FLOOR LEVEL

EL = 30.00' NGVD 1ST FLOOR MEZZ. LEVEL +30' 3 FIRST FLOOR MEZZANINE

EL = 20.00' NGVD 1ST FLOOR LEVEL +20' 2 FIRST FLOOR LEVEL

EL = 7.50' NGVD LOBBY LEVEL +7'-6" 1 ELEVATOR LOBBY LEVEL

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



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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.
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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EAST ELEVATION

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

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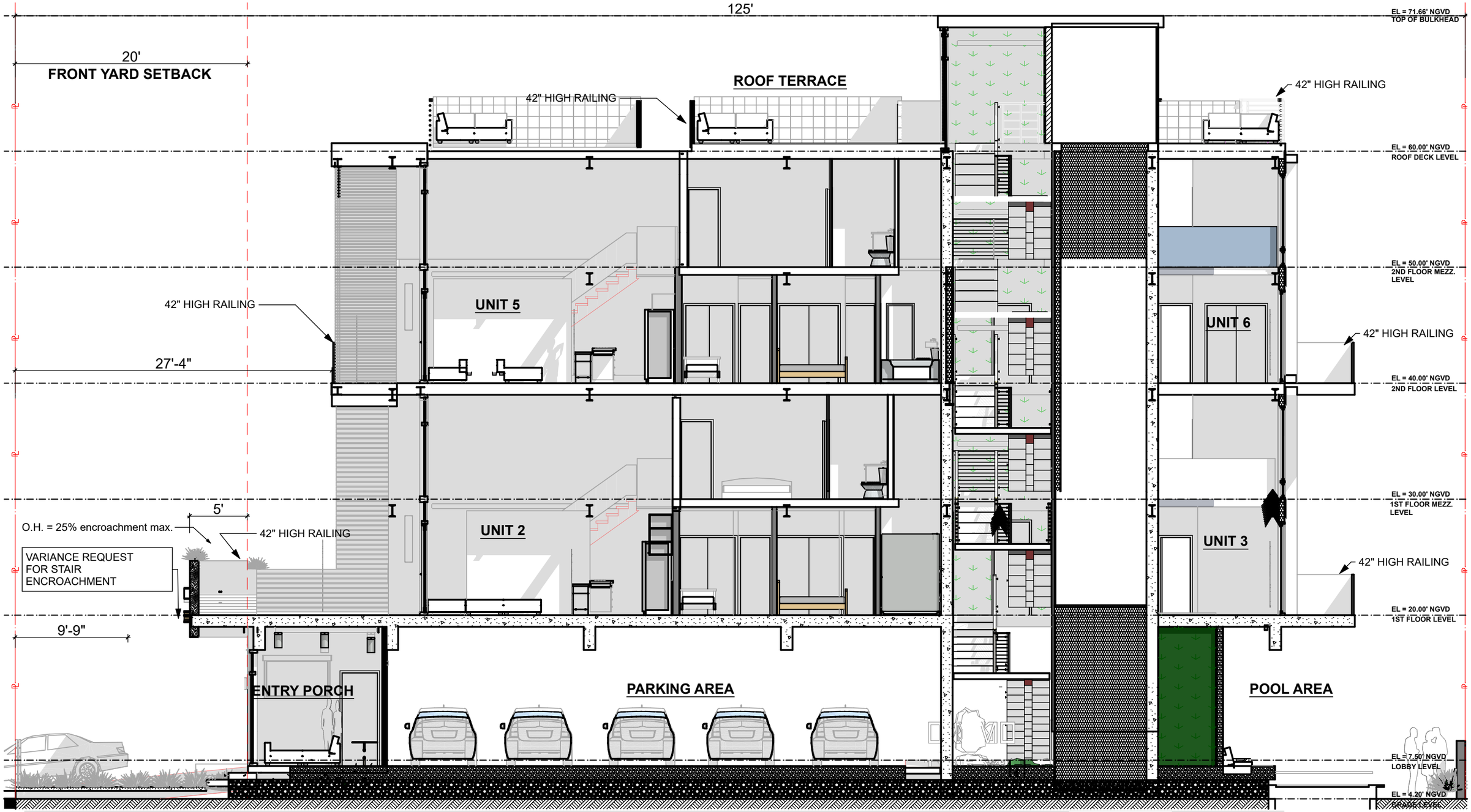

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EAST SECTION

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

0 4' 8' 16'

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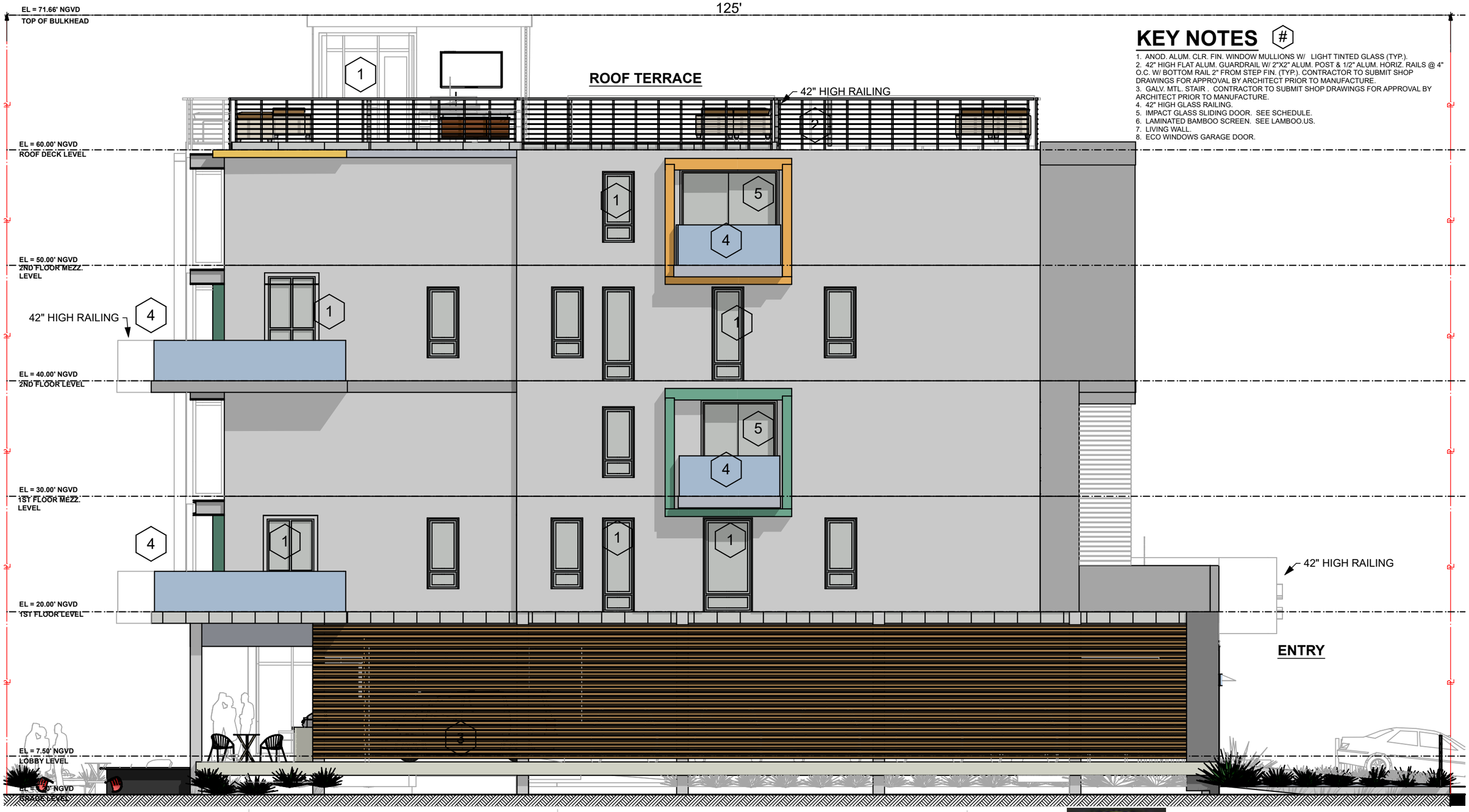

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WEST ELEVATION

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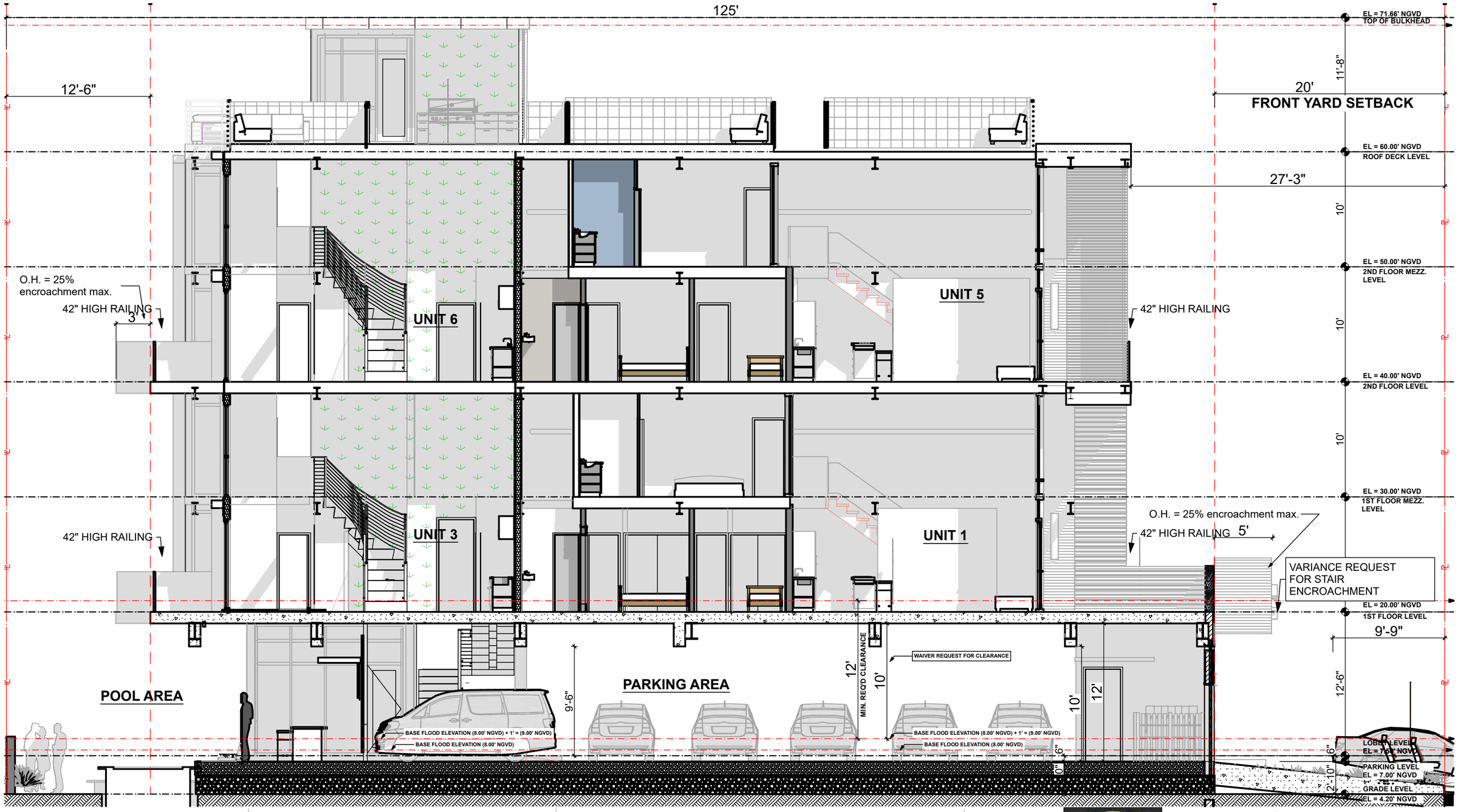

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WEST SECTION

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

0 4' 8' 16'

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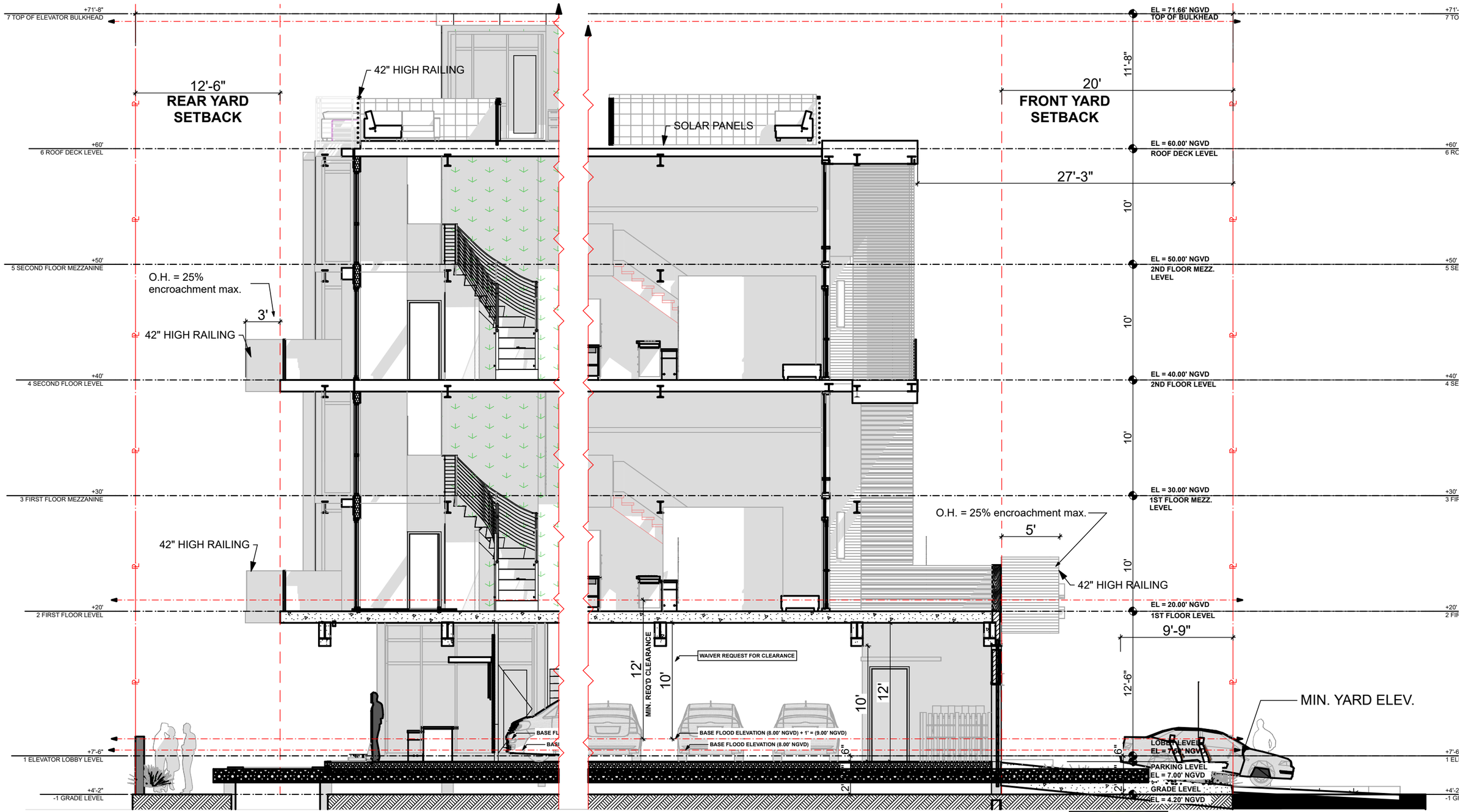

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YARD SECTIONS

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Entry Porch View

Pool Lounge View

Roof Lounge View

SW View

SE View

NE View

NW View

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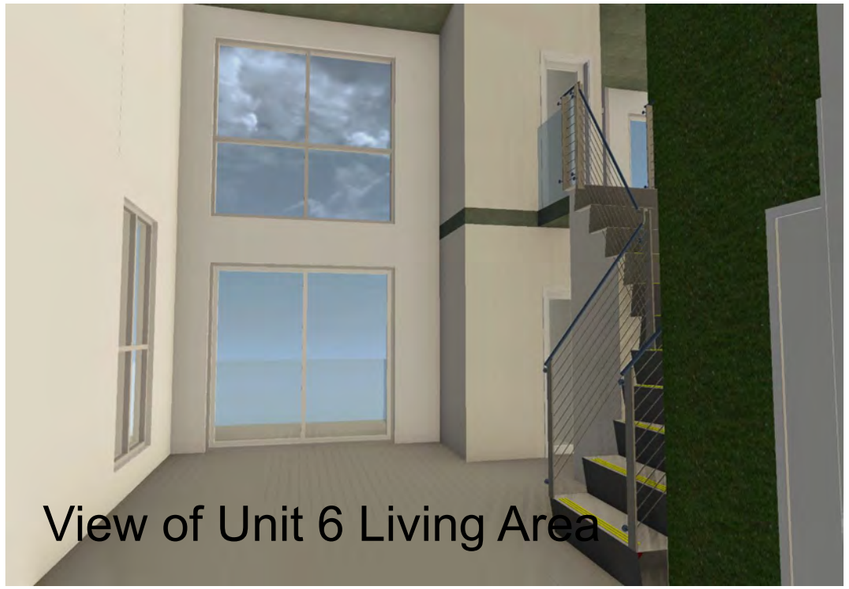

Living Wall

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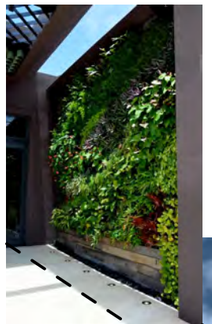
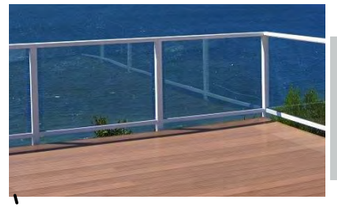
SW 7073
Network Gray

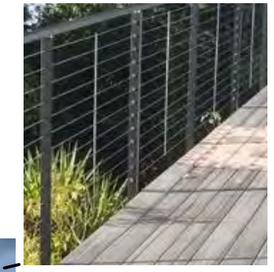
SW 7076
Cyberspace





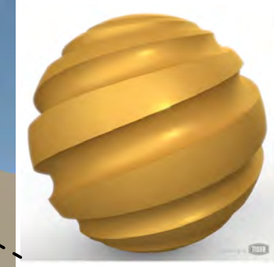
SW 7071
Gray Screen

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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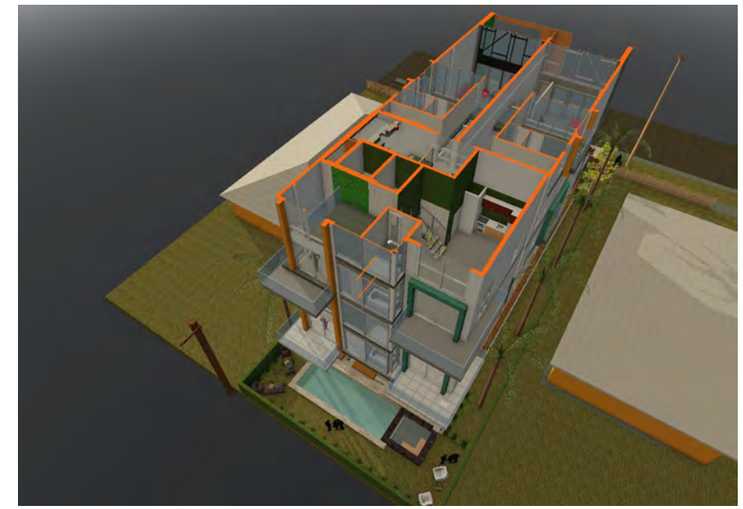
Front Yard View

Front Yard View



Rear Yard View

Rear Yard View

Rear Unit View

Roof Terrace View

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AXO VIEWS

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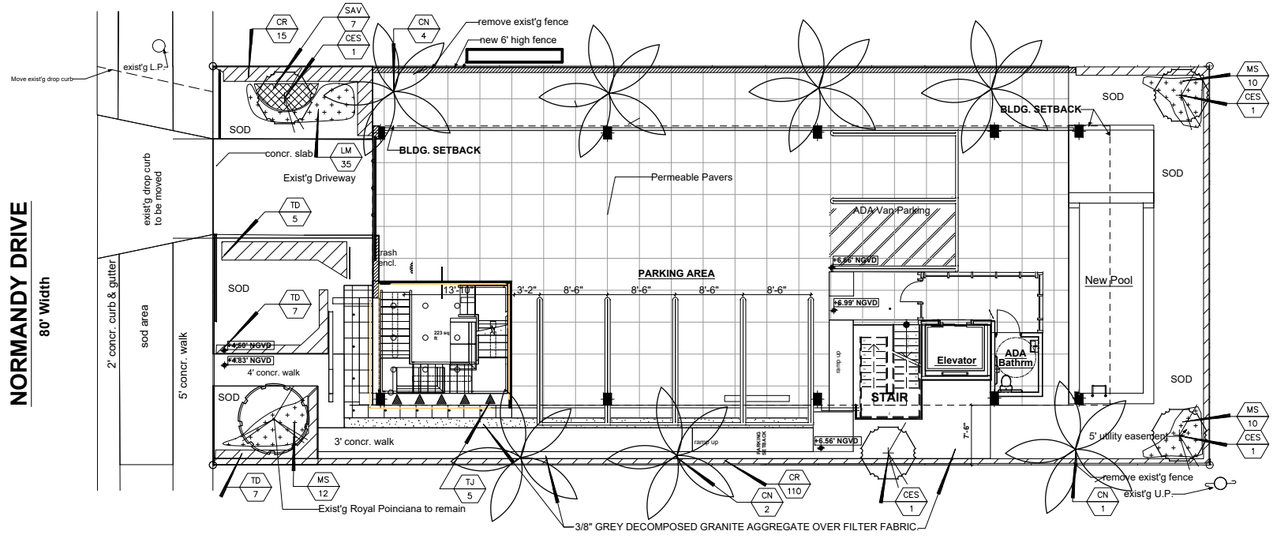


N

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

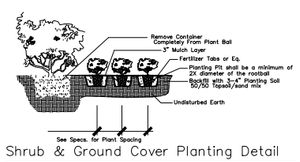
30% of Total Shrubs Required must be Native – 176 Provided

LAWN AREA

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

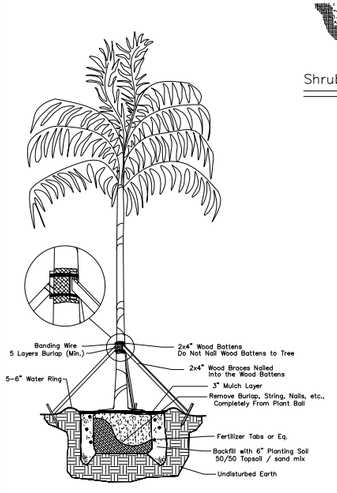
IRRIGATION SYSTEM

100% Covergae Provided pursuant to Miami Dade Code



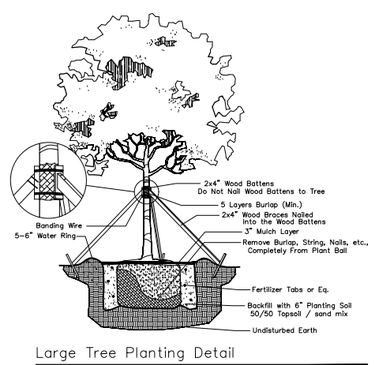
Shrub & Ground Cover Planting Detail

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.

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

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.

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Landscape Architecture & Land Planning
Landscape Architect – Florida License #6666709
14457 Sunset Point Circle
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 :	

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LANDSCAPE PLAN

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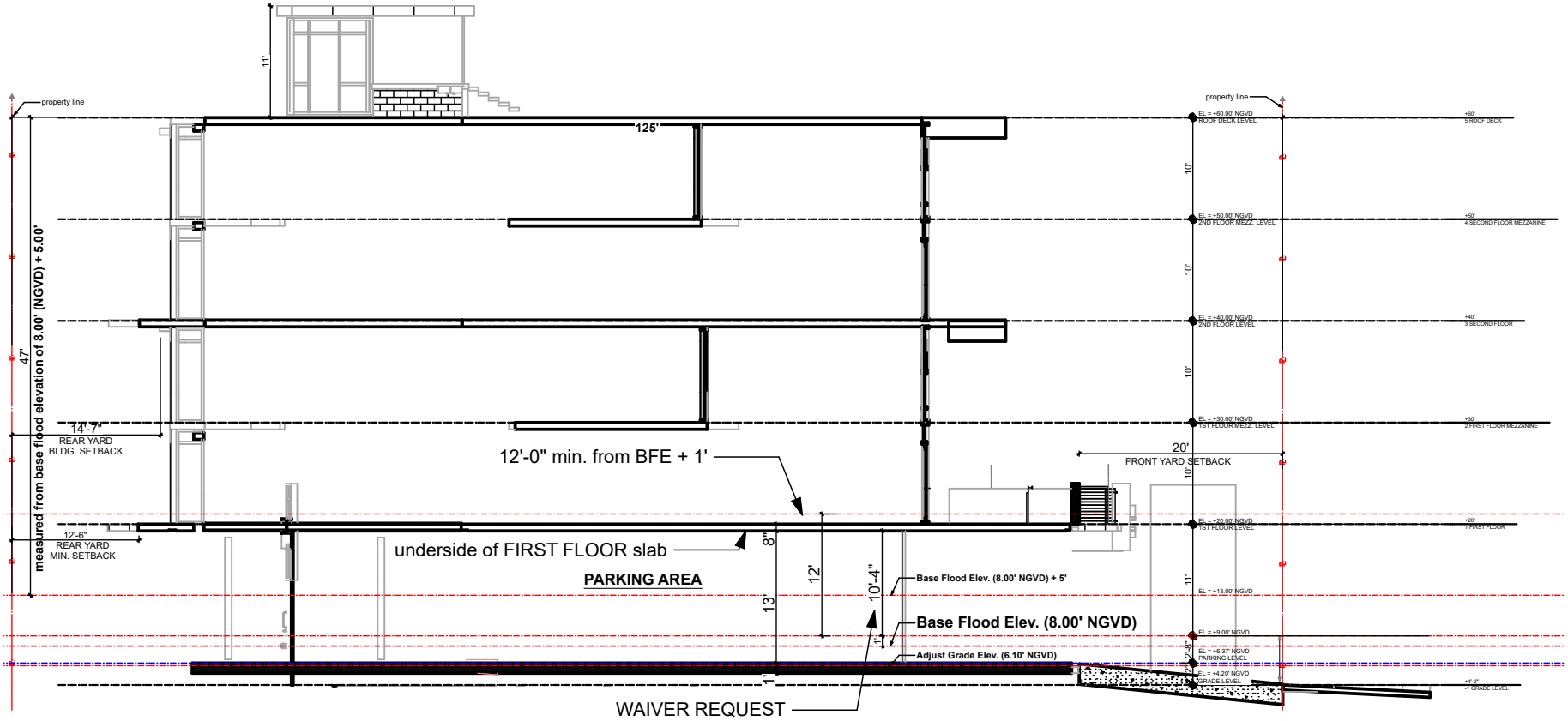

WAIVER DIAGRAM

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