

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

SHEET INDEX

DRB.01	COVER SHEET
DRB.02	PROPERTY INFO
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	PARKING LEVEL PLAN
DRB.11	FIRST FLOOR PLAN
DRB.12	FIRST FLOOR MEZZ. PLAN
DRB.13	SECOND FLOOR PLAN
DRB.14	SECOND FLOOR MEZZ. PLAN
DRB.15	ROOF PLAN
DRB.16	NEIGHBORING ELEVATION
DRB.17	SOUTH ELEVATION & SECTI…
DRB.18	NORTH ELEVATION & SECTI…
DRB.19	EAST ELEVATION
DRB.20	EAST SECTION
DRB.21	WEST ELEVATION
DRB.22	WEST SECTION
DRB.23	YARD SECTIONS
DRB.24	LONG SECTION
DRB.25	CROSS SECTION
DRB.26	EXTERIOR RENDERINGS
DRB.27	INTERIOR RENDERINGS
DRB.28	FACADE MATERIALS
DRB.29	AXO VIEWS
DRB.30	TREE DISPOSITION
DRB.31	LANDSCAPE PLAN
DRB.32	IRRIGATION PLAN
DRB.33	Landscape Plan
DRB.34	Waiver Diagram

FINAL SUBMITTAL
DRB20-0593

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

COVER SHEET

COPYRIGHT
ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.01
Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826

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



FINAL SUBMITTAL
DRB20-0593

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

PROPERTY INFO

COPYRIGHT
ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

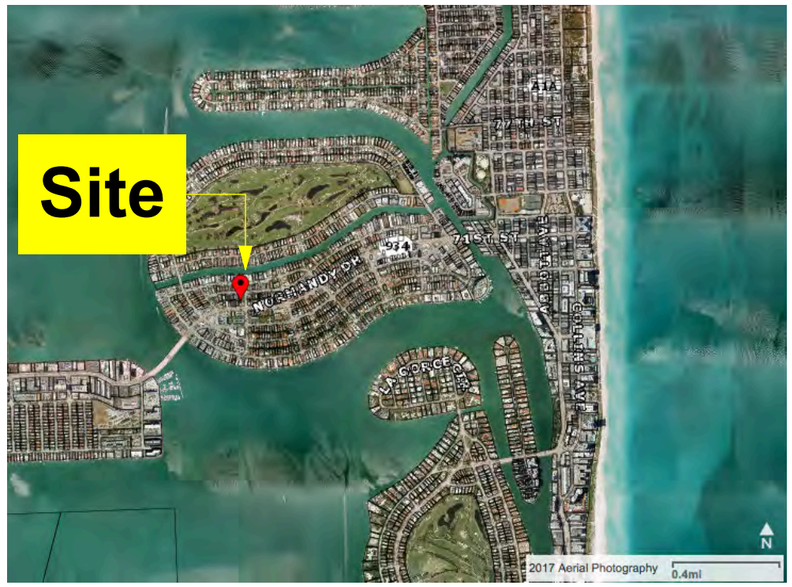
DRB.02
Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826



1/2 MILE RADIUS AERIAL

SCALE: 1:1.67



VICINITY MAP



SITE MAP

FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

VICINITY & SITE MAPS

COPYRIGHT

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.03

Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826











FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

AREA PHOTOS

Photos taken 7/9/23

COPYRIGHT

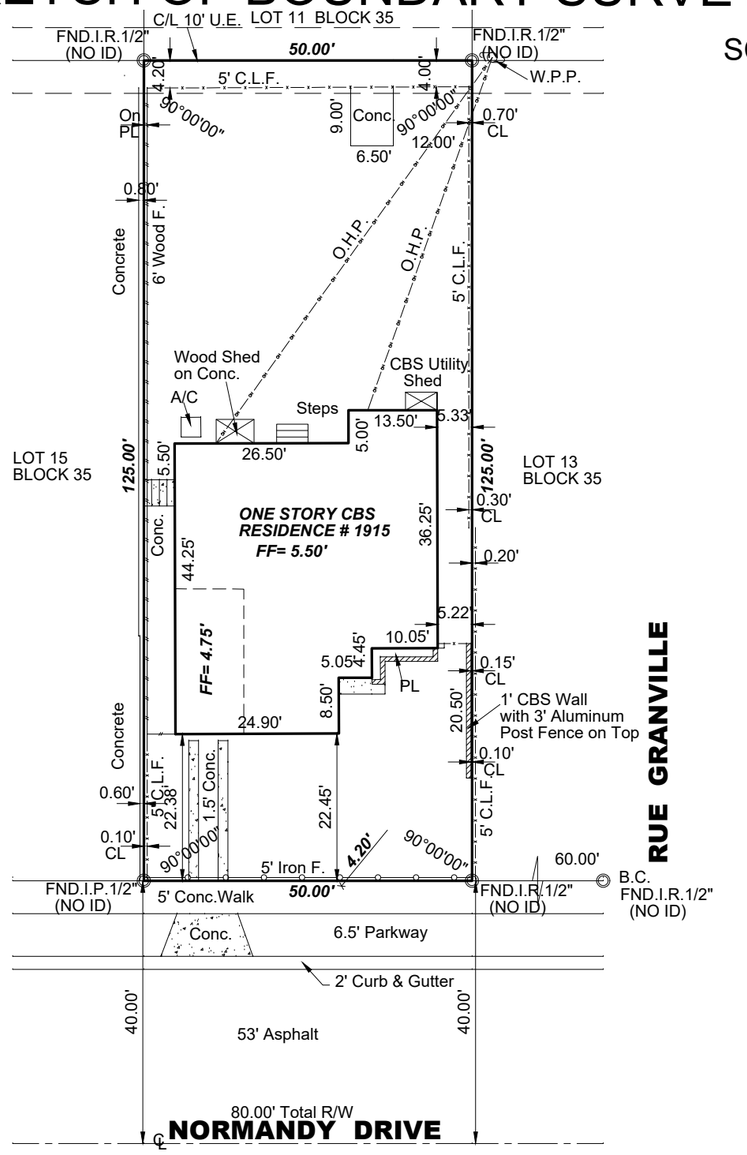
ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.04

Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826

SKETCH OF BOUNDARY SURVEY



SCALE: 1" = 20'

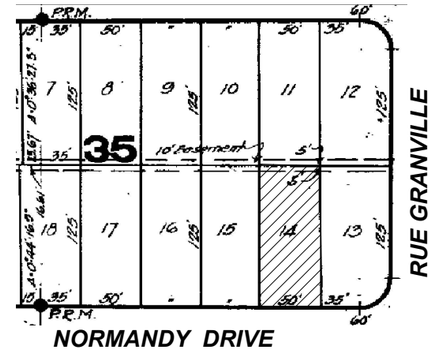
LEGAL DESCRIPTION:

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'

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, from reliance on said information for any damage that results

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.

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 books shown hereon are public unless otherwise noted.

j)No identification could be found on property corners unless otherwise noted.

k)Distances 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:

Comm.=Community	PL=Planter	P.O.B.=Point of Beginning	F.H.=Fire Hydrant	P.O.C.=Point of Commencement
P.C.=Point of Curvature	Pkwy=Parkway	M=Measured		P.C.C.=Point of Compound Curvature
P.T.=Point of Tangency	N.T.S.=Not To Scale	N/A=Non Applicable		D.M.E.=Drainage&Maintenance-Easement
P.C.P.=Permanent Control Point	L.B.=Licensed Business	O/S=Off Set		P.R.M.=Permanent Reference-Monument
P.L.S.=Professional Land Surveyor	LS.=Land Surveyor	BBQ=Barbecue		P.O.B.=Point of Beginning
Pipe	Res.=Residence	P.P.=Power Pole		P.C.=Point of Curvature
Angle	CLF=Chain Link Fence	R/R=Railroad		F.P.L.=Florida Power & Light
		SWK=Sidewalk		D.E.=Drainage Easement
		No.=Number		

BM=Bench Mark
Ch=Chain
F.H.=Found Hole
F.I.P.=Found Iron Pipe
F.N.=Found Nail
Δ=Central Angle

U.E.=Utility Easement	P.=Property Line		
CONC.=Concrete	B.C.=Block Corner		
CL=.Clear	R/W=Right-of-Way		
ENCR=Encroaching	C/L=Center Line		
℄ = Center Line	U.E.=Utility Line		
A = Arc Length	F.N.&D.=Found Nail & Disc		
Ch=Chord	CBS=Concrete Block Stucco		
	O/H=Roof Overhang		

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 intented 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

NOTES:

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:	SCALE: 1"=20'	JOB No. GG-23-1915
	N/A		

FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

BOUNDARY SURVEY

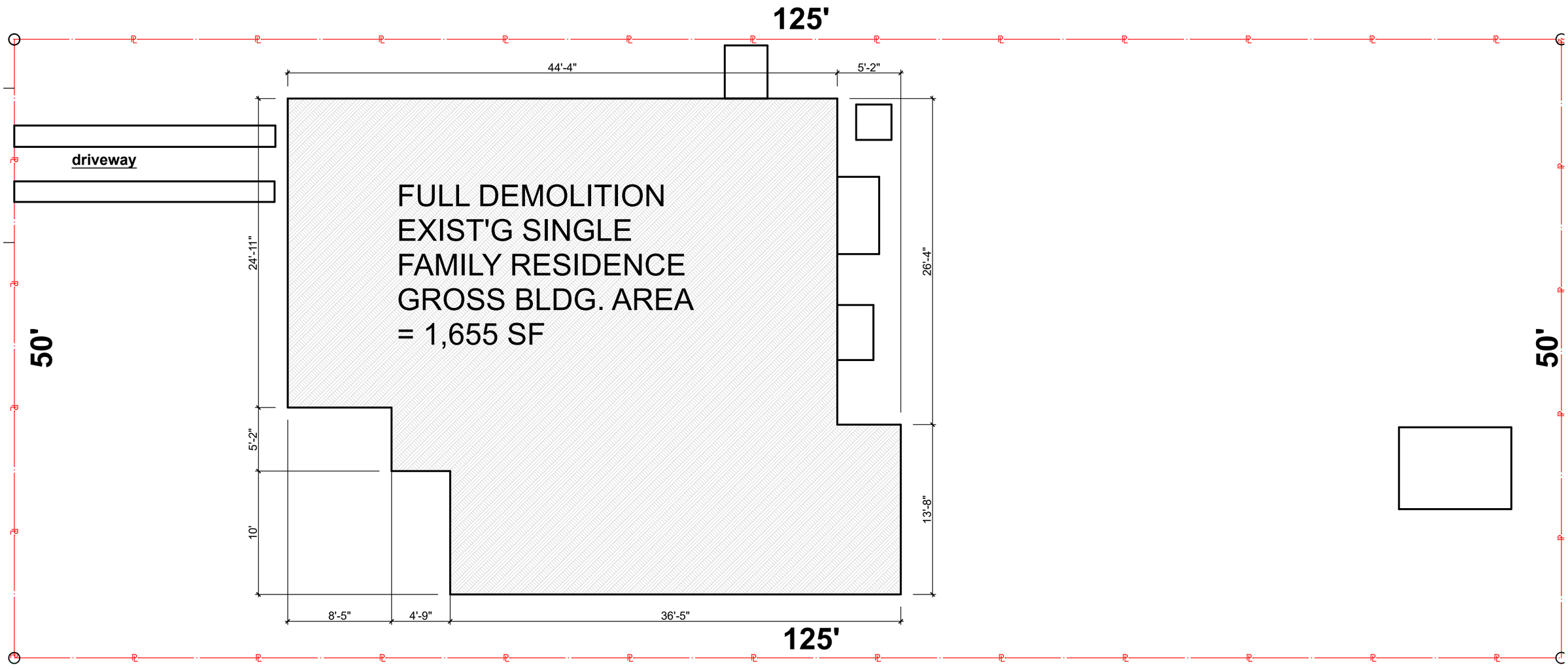
COPYRIGHT

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.05

Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826



FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

DEMOLITION PLAN

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

COPYRIGHT

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.06

Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826

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.

FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

ZONING DATA

COPYRIGHT

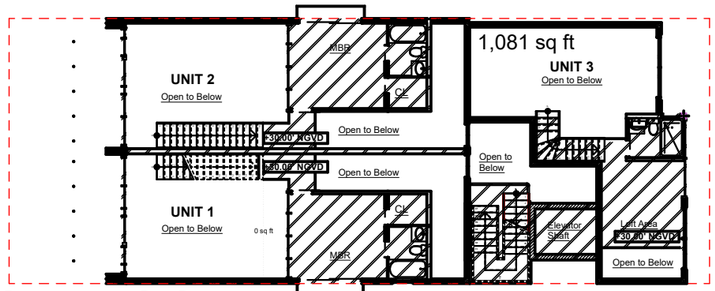
ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.07

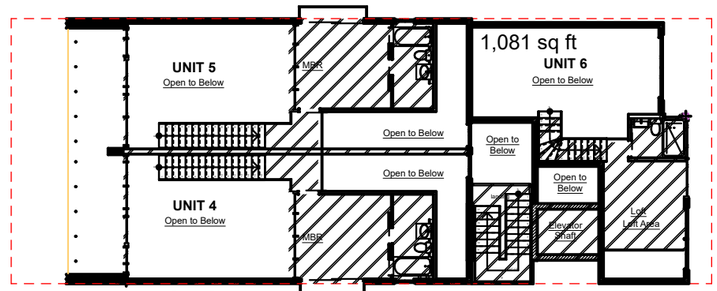
Plotted On: 1/14/24

ECO•URBAN DESIGNS

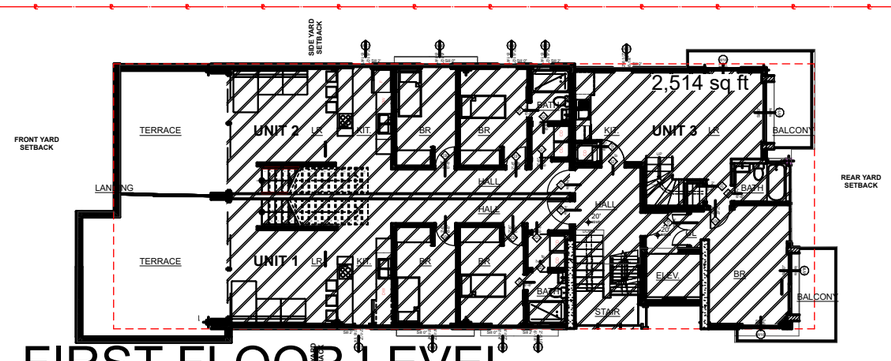
609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826



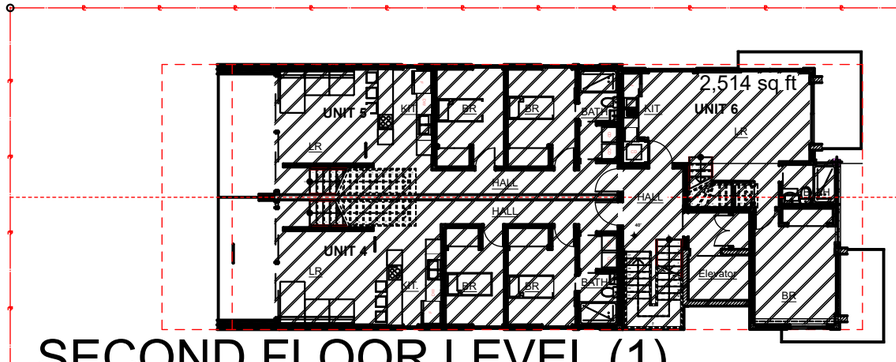
FIRST FLOOR MEZZANINE LEVEL (1)



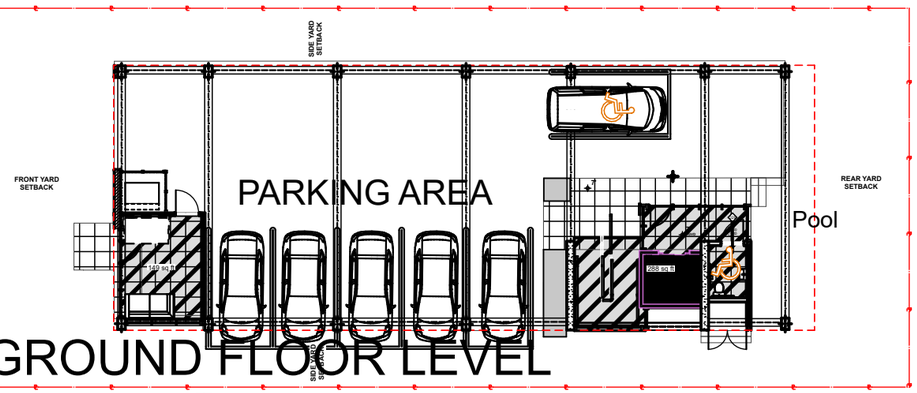
SECOND FLOOR MEZZANINE LEVEL (1)



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

FINAL SUBMITTAL
DRB20-0593

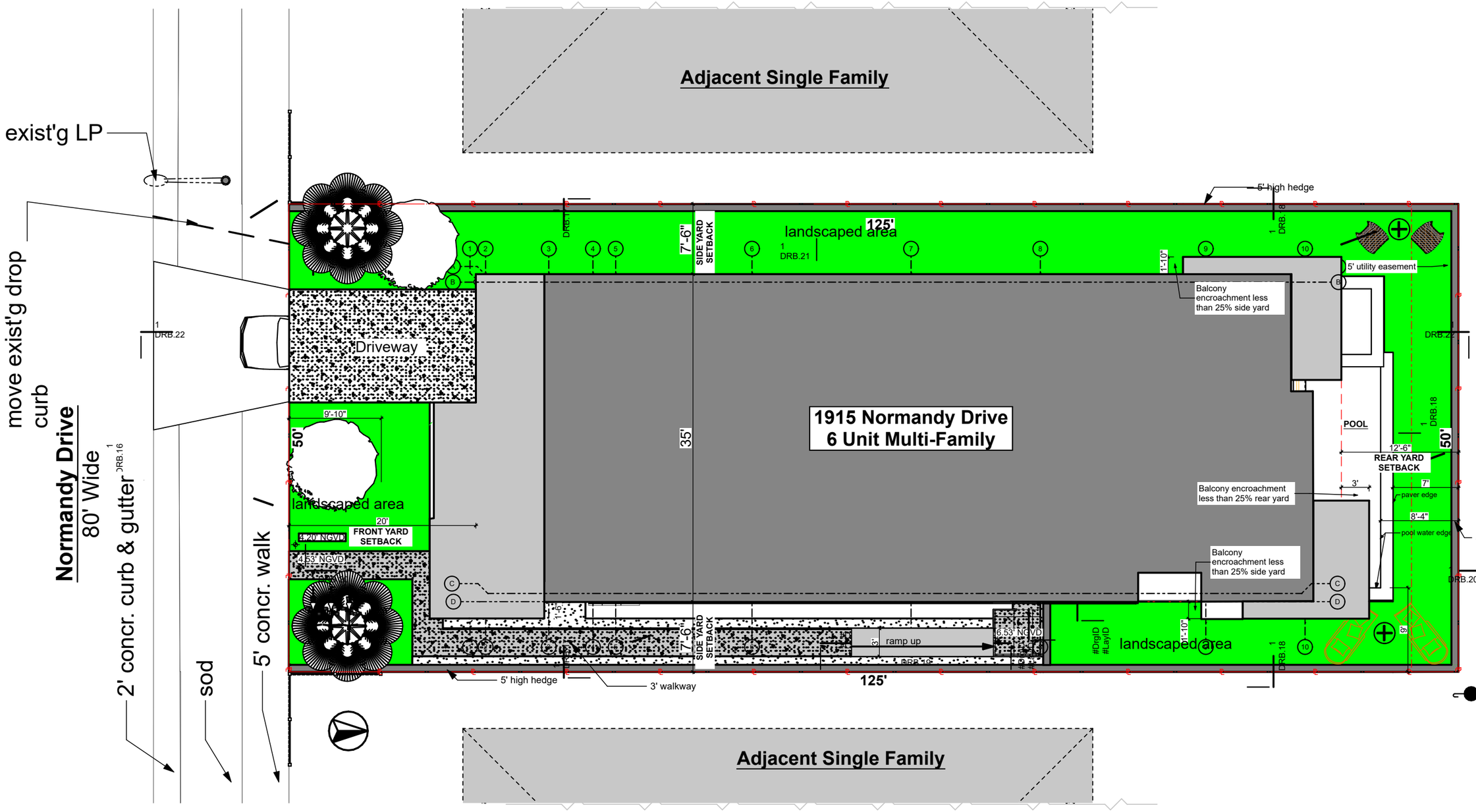
Design Review Board
Normandy Lofts
1915 Normandy Drive Miami Beach FL, 33141

ZONING & FAR DIAGRAMS

COPYRIGHT
ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.08
Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826



FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

SITE PLAN

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

0 8' 16' 24'

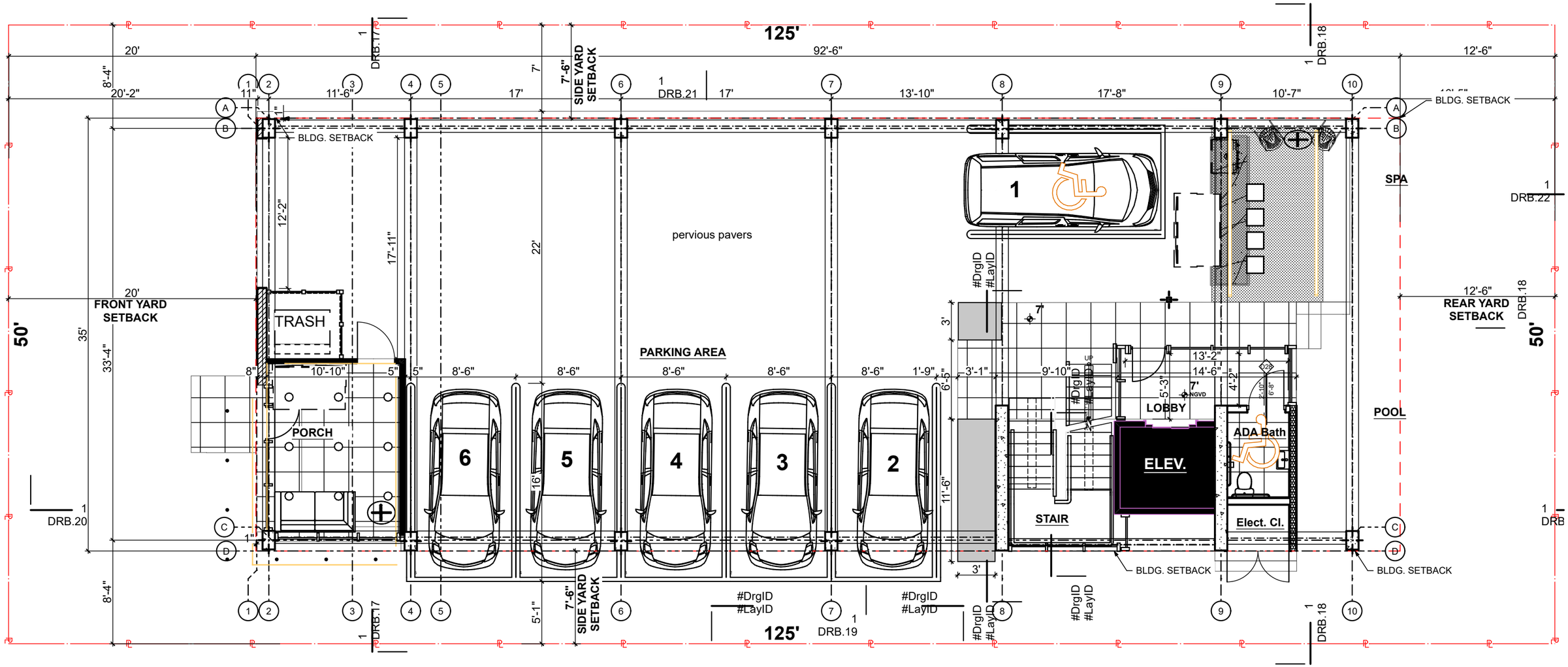
COPYRIGHT

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.09

Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826



FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

ELEVATOR LOBBY LEVEL PLAN

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

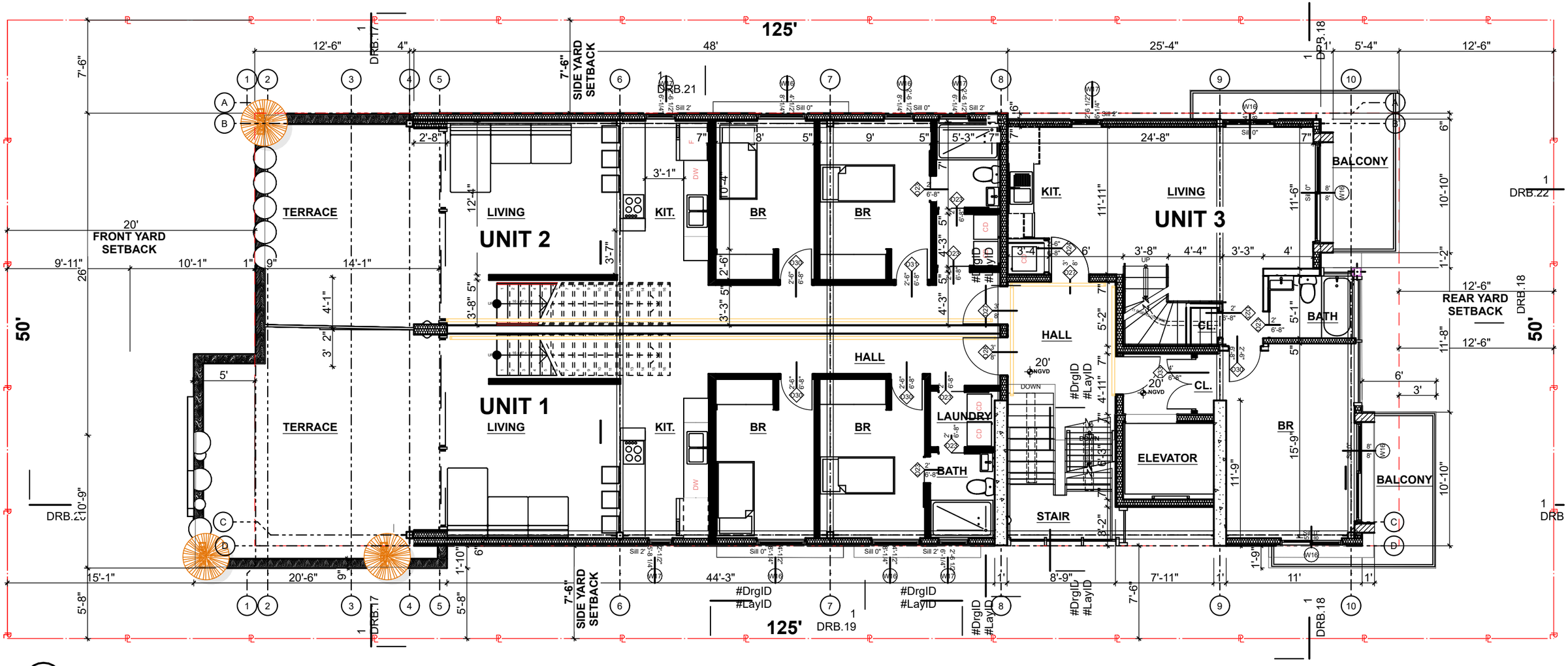
COPYRIGHT

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.10

Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826



FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

FIRST FLOOR LEVEL

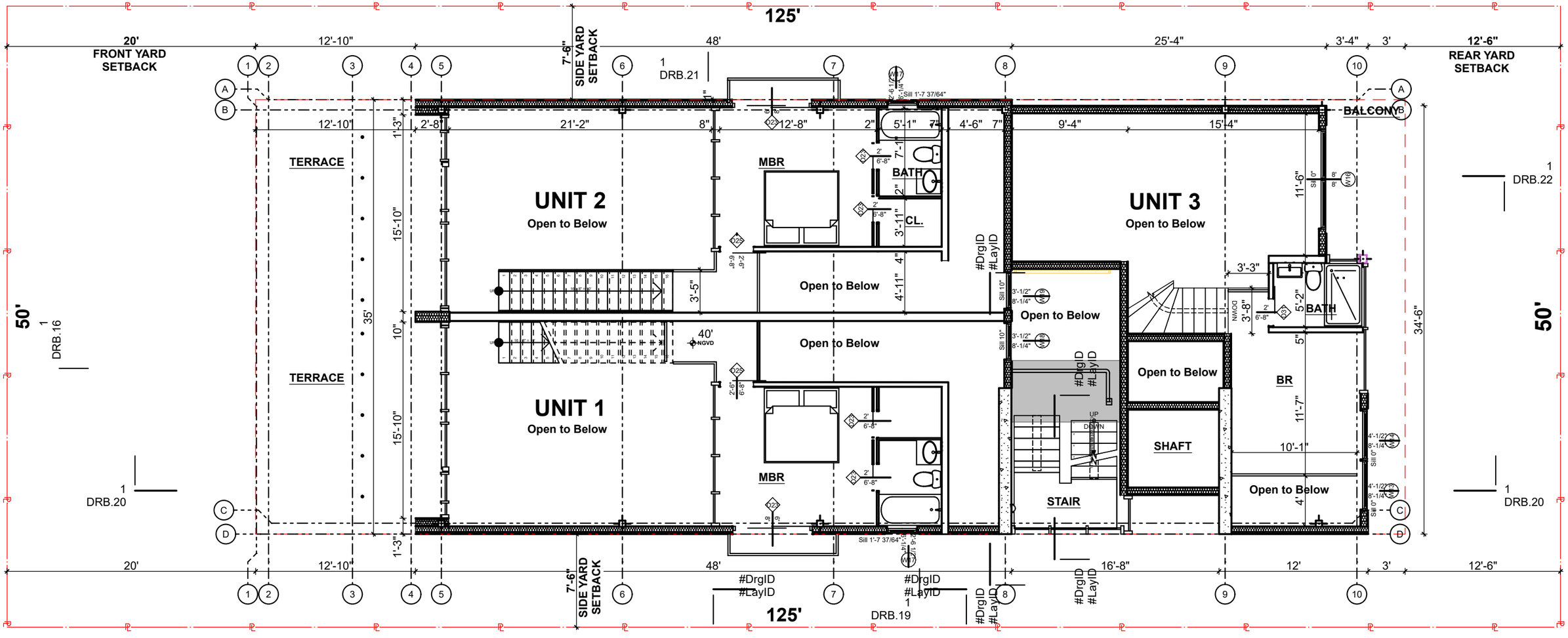
COPYRIGHT

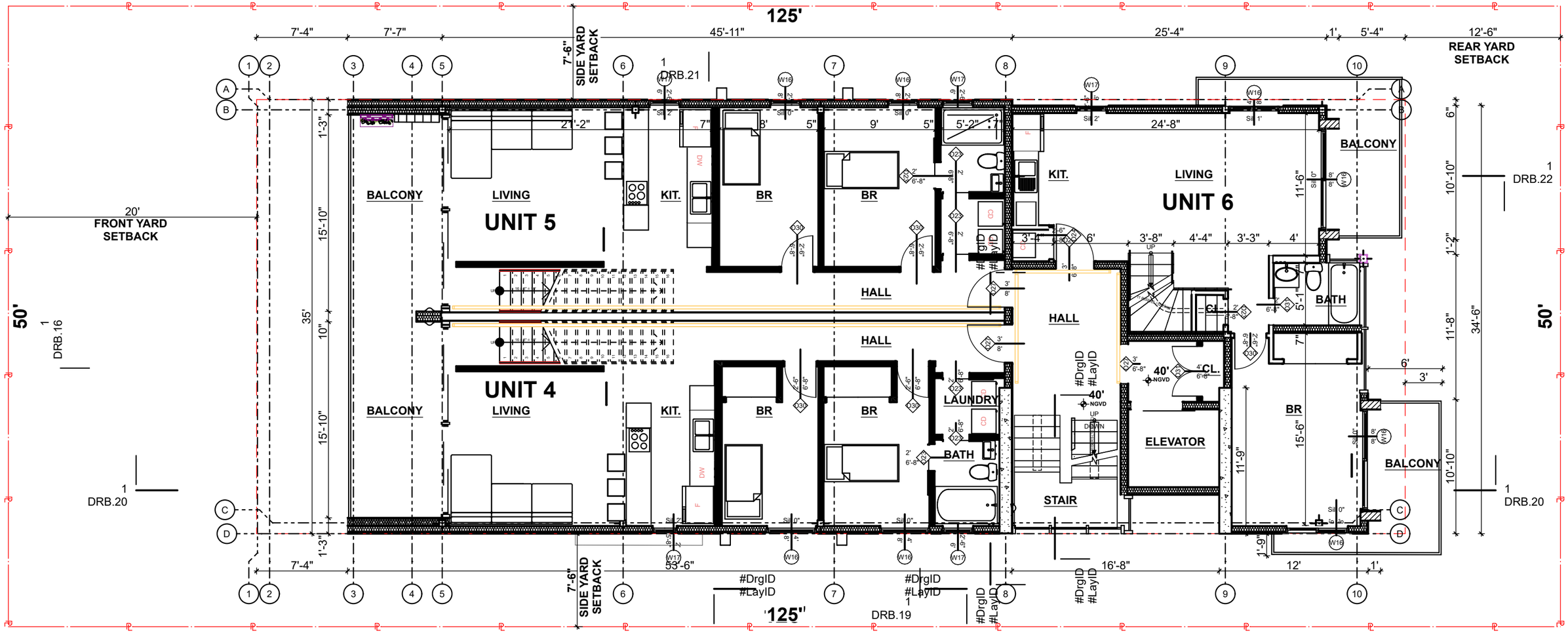
ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.11

Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826


125'
20'
FRONT YARD SETBACK
12'-10"
7'-6"
SIDE YARD SETBACK
48'
25'-4"
3'-4"
3'
12'-6"
REAR YARD SETBACK
50'
1
DRB.16
1
DRB.21
1
DRB.22
1
DRB.20
1
DRB.20
1
DRB.19
TERRACE
TERRACE
UNIT 2
Open to Below
UNIT 1
Open to Below
UNIT 3
Open to Below
MBR
MBR
BATH
CL.
BALCONY
BR
BATH
SHAFT
STAIR
Open to Below
Open to Below
Open to Below
Open to Below
Open to Below
Open to Below
40'
NGVD
#DrgID
#LayID
UP
DOWN
Sill 1'-7 37/64"
Sill 1'-7 37/64"
Sill 10"
Sill 0"
35'
34'-6"
15'-10"
15'-10"
1'-3"
1'-3"
10"
11'-6"
11'-7"
10'-1"
4'
16'-8"
12'
3'
21'-2"
8"
12'-8"
2"
5'-1"
7"
4'-6"
7"
9'-4"
15'-4"
2'-8"
12'-10"
3'-5"
4'-11"
4"
3'-11"
7'-1"
2"
3'-3"
5'-2"
3'-8"
5"
11'-7"
4'-1/2"
8'-1/4"
3'-1/2"
8'-1/4"
2'
6'-8"
2'-6"
6'-8"
2'-8"
6'-8"
2'-8"
6'-8"
8'
8'
8'



FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

SECOND FLOOR LEVEL

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

0 4' 8' 16'

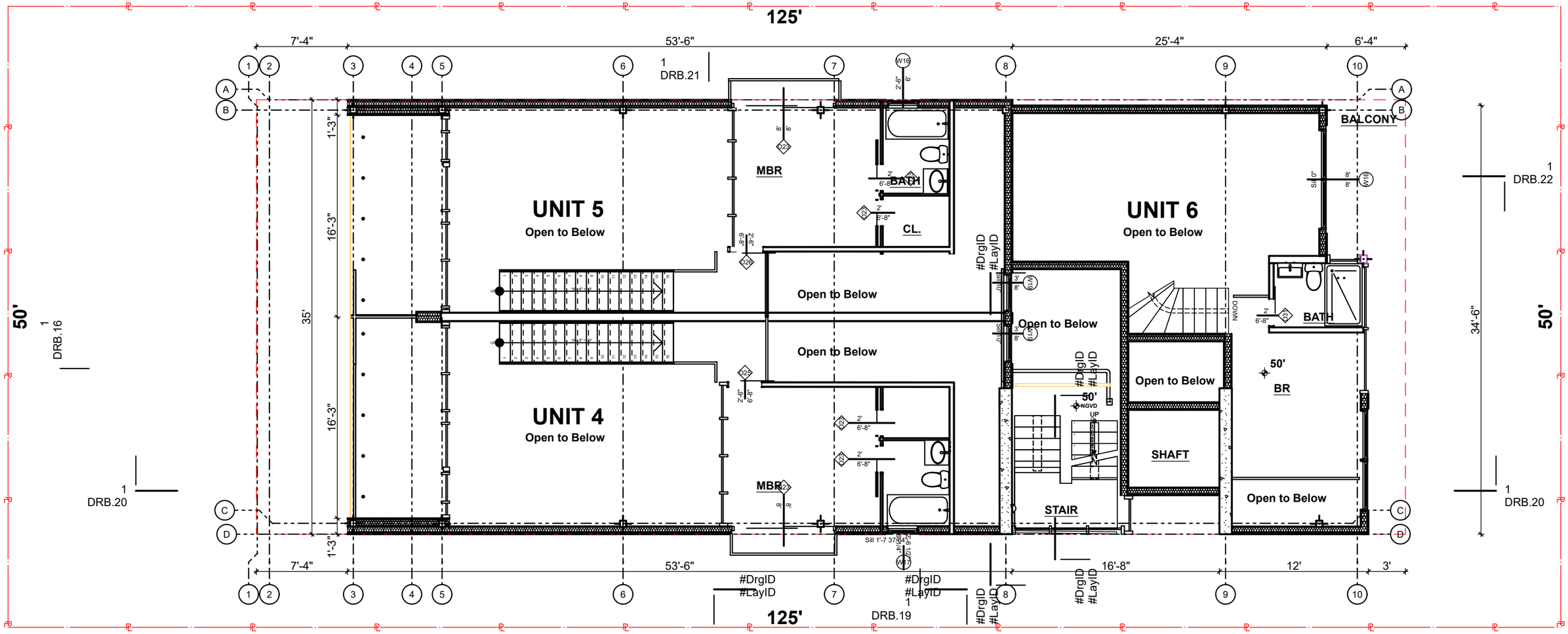
COPYRIGHT

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.13

Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826



FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

SECOND FLOOR MEZZ. LEVEL

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

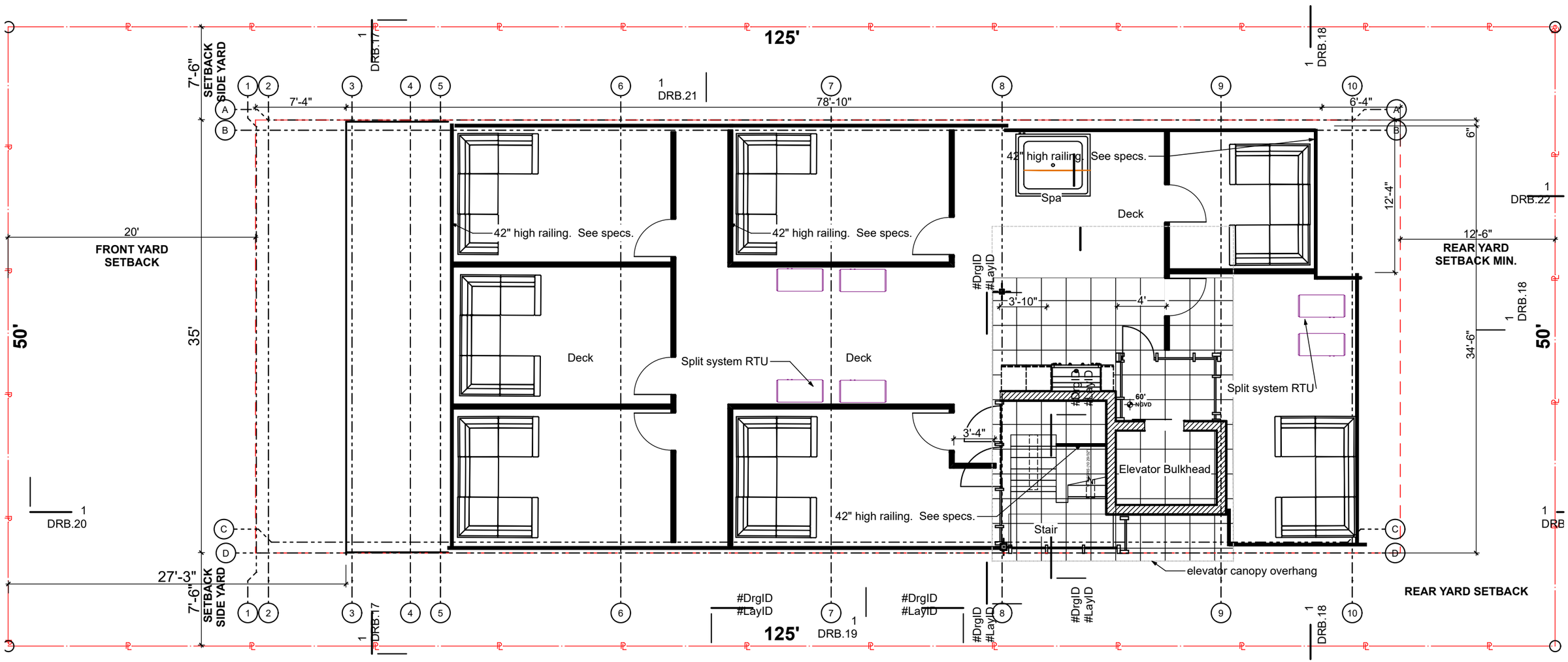
0 4' 8' 16'

COPYRIGHT *ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.*

DRB.14

Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826



FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

ROOF PLAN

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

0 4' 8' 16'

COPYRIGHT

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.15

Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826

Subject Property



FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

NEIGHBORING ELEVATION

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

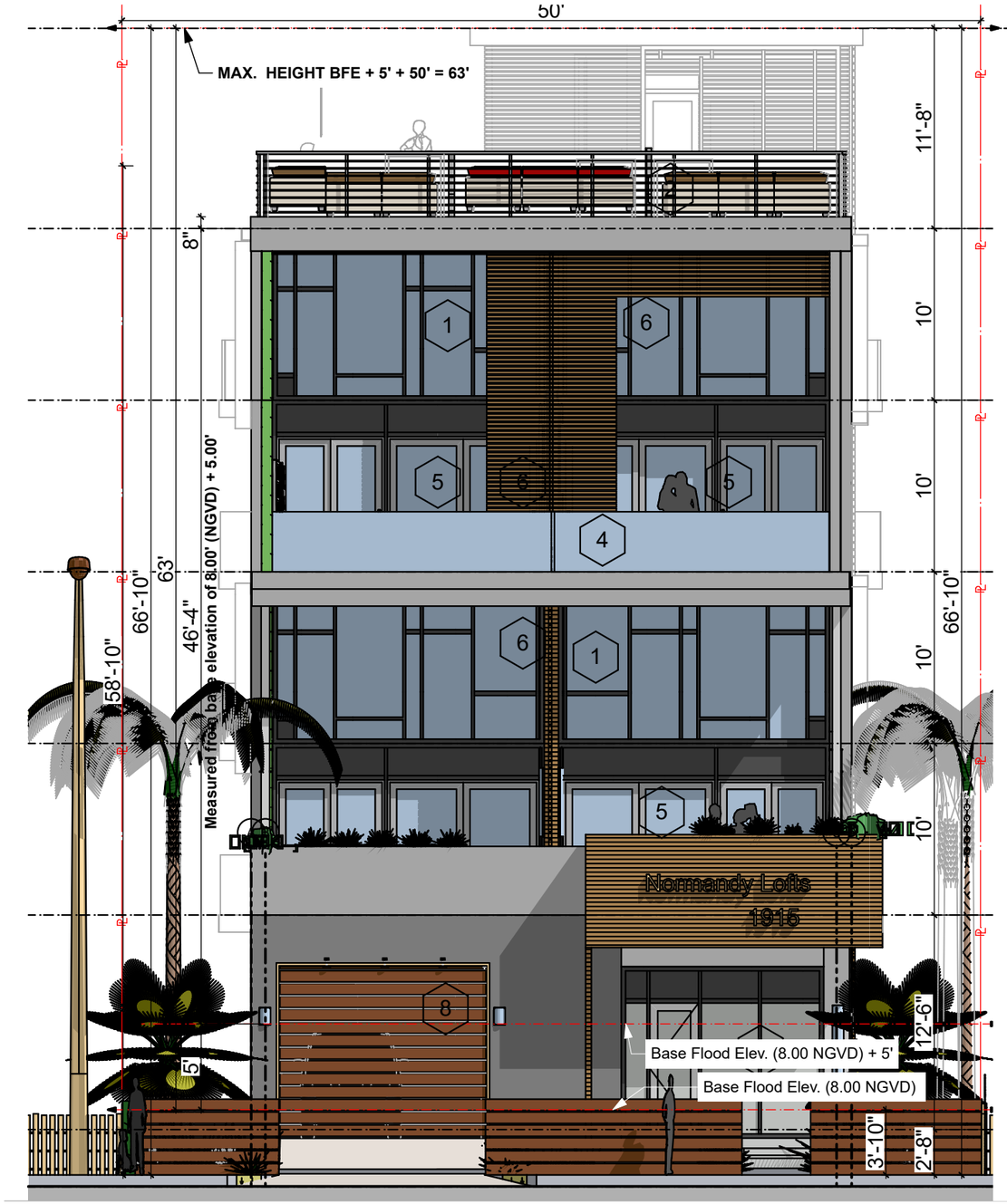
COPYRIGHT

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.16

Plotted On: 1/14/24

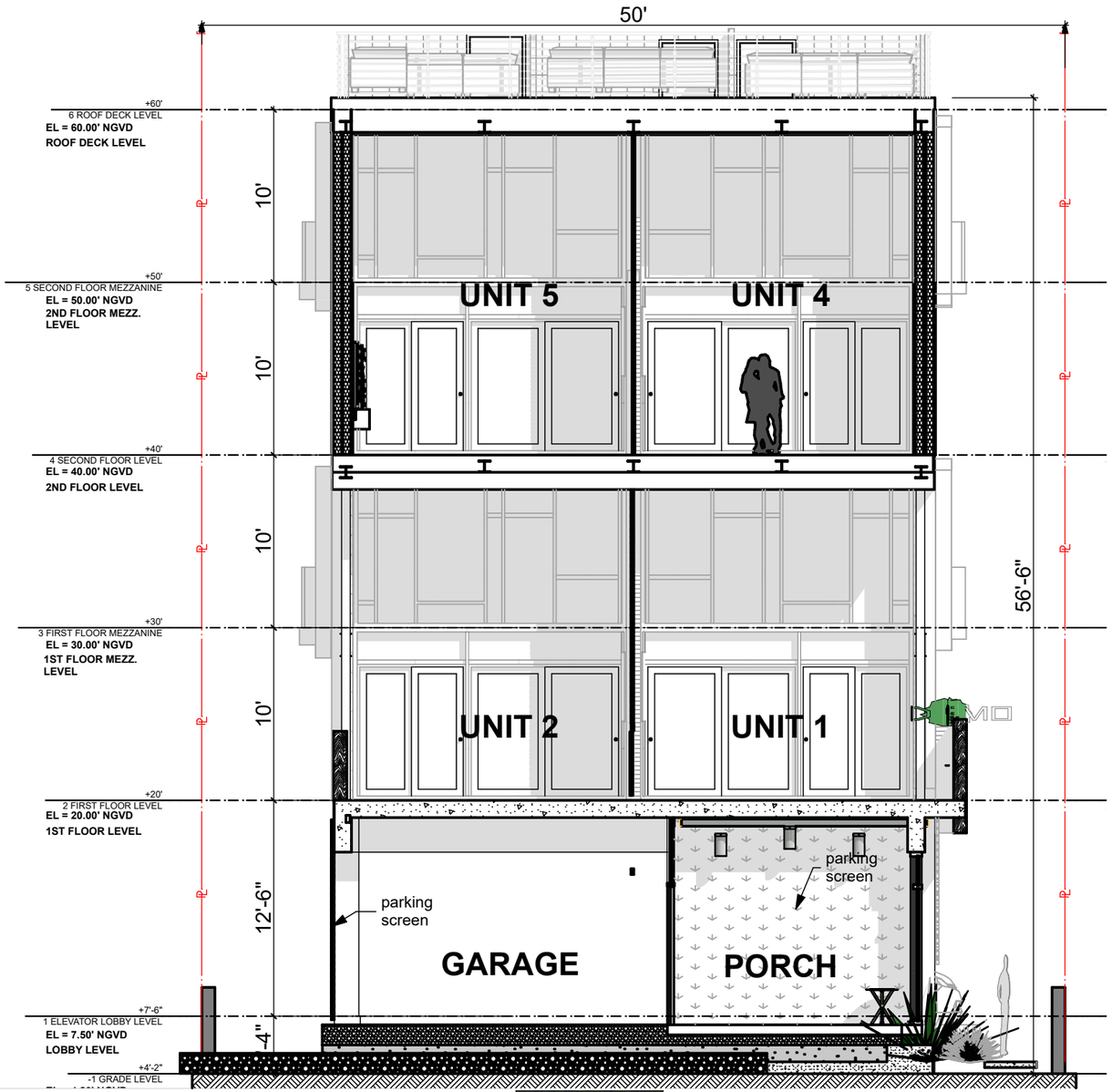
609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826



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.



FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

SOUTH ELEVATION & SECTION

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

0 4' 8' 16'

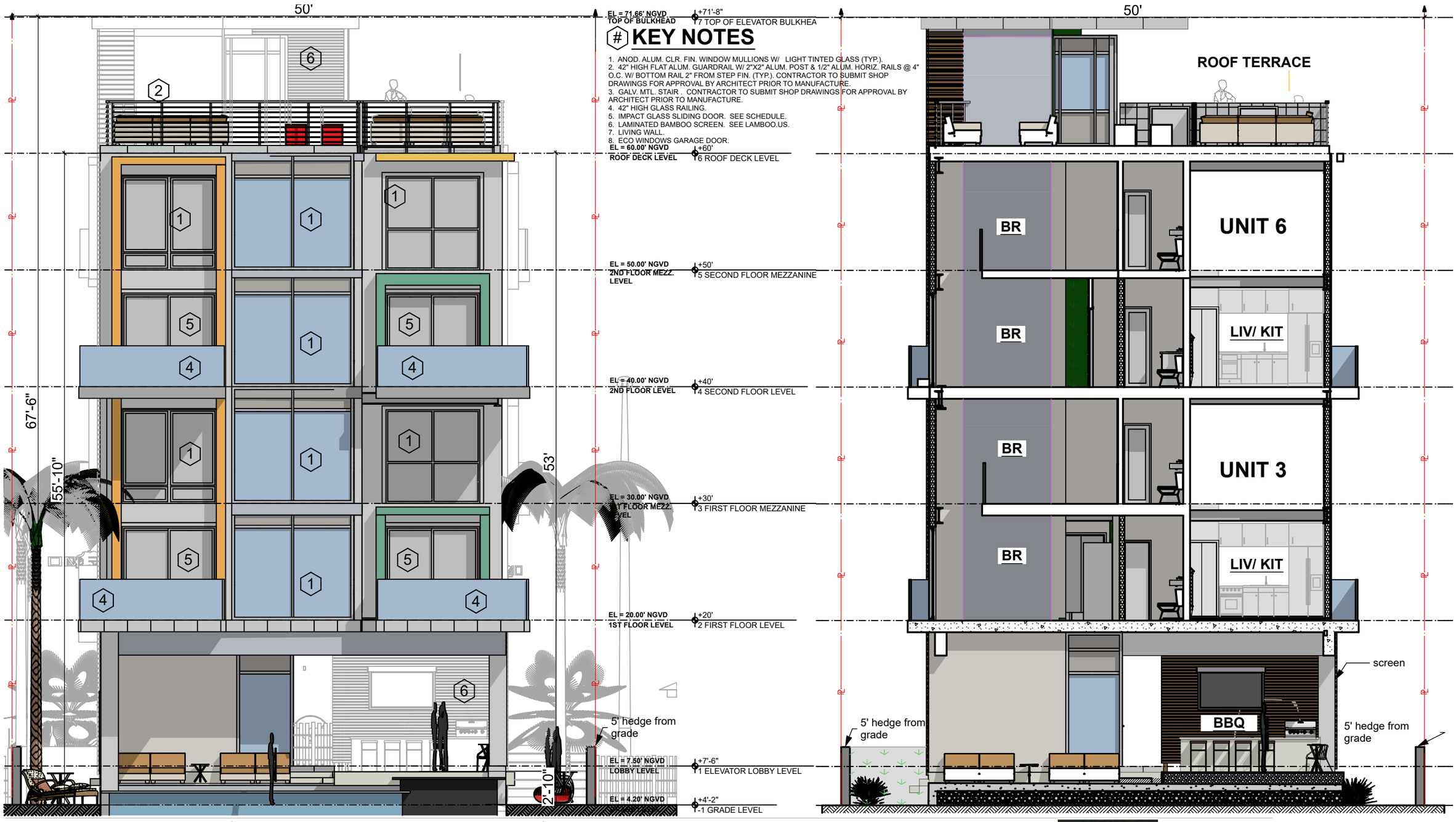
COPYRIGHT

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.17

Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826



FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

NORTH ELEVATION & SECTION

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

0 4' 8' 16'

COPYRIGHT

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.18

Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826

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.



FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

EAST ELEVATION

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

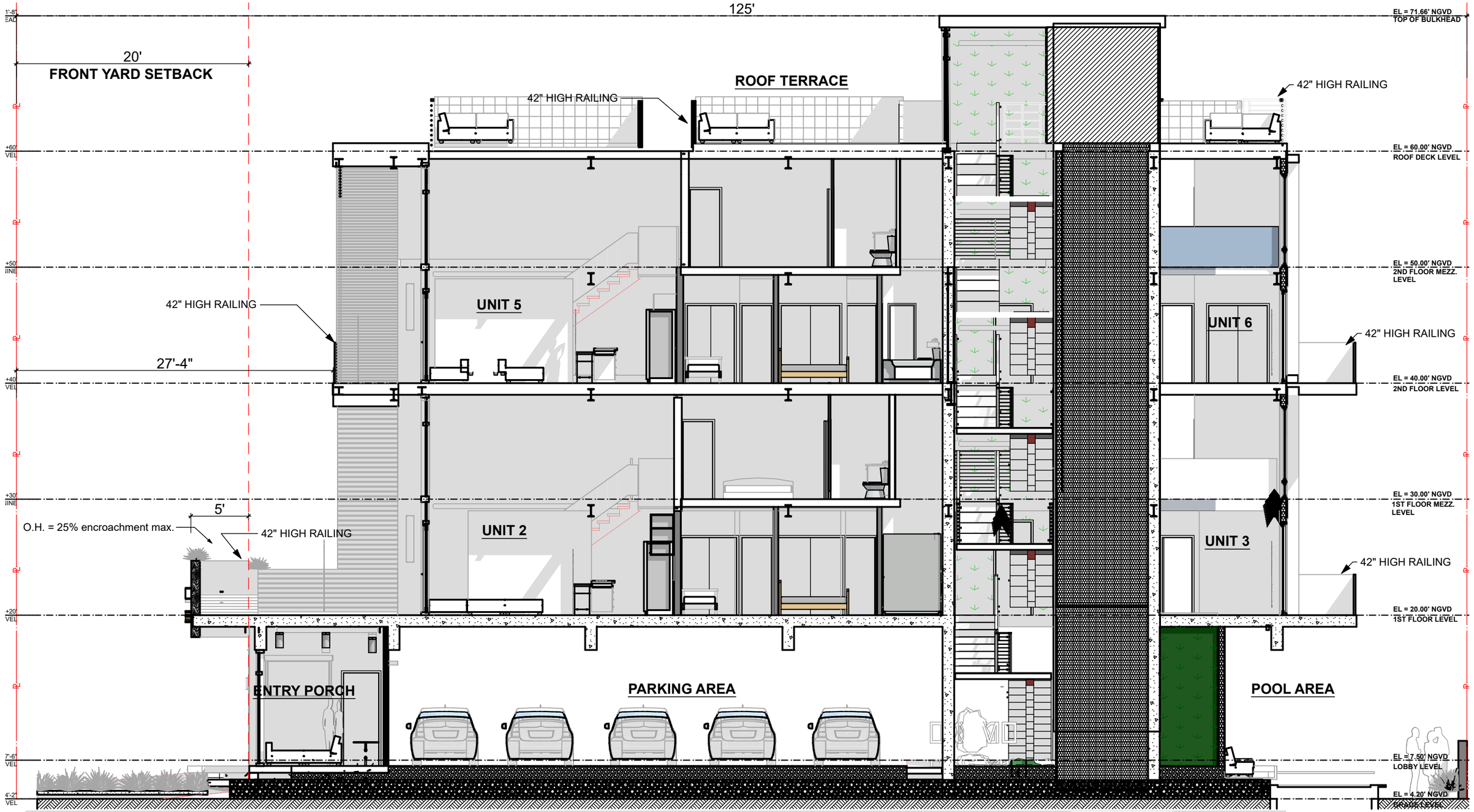
COPYRIGHT

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.19

Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826



FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

EAST SECTION

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

0 4' 8' 16'

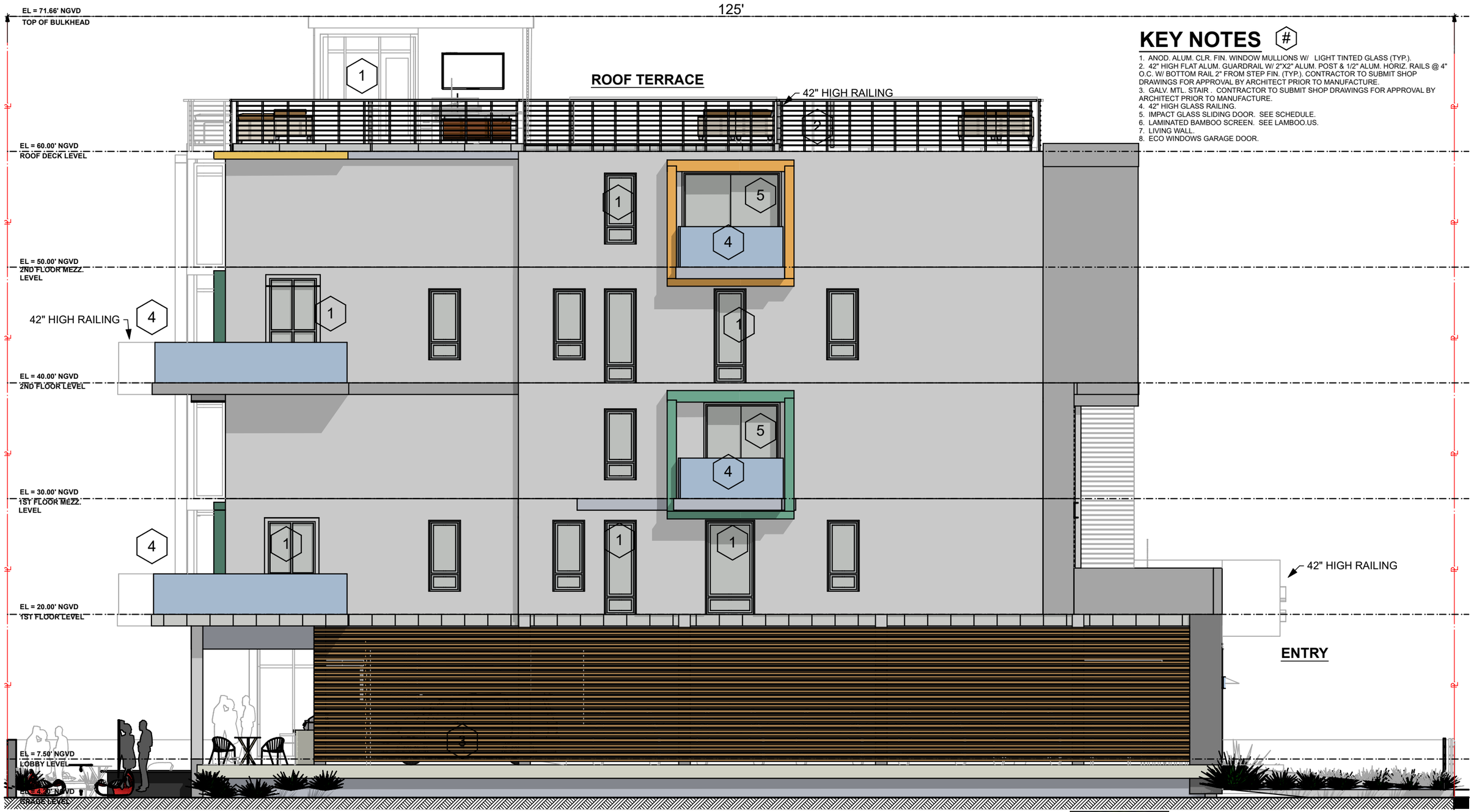
COPYRIGHT

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.20

Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826



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.

FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

WEST ELEVATION

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

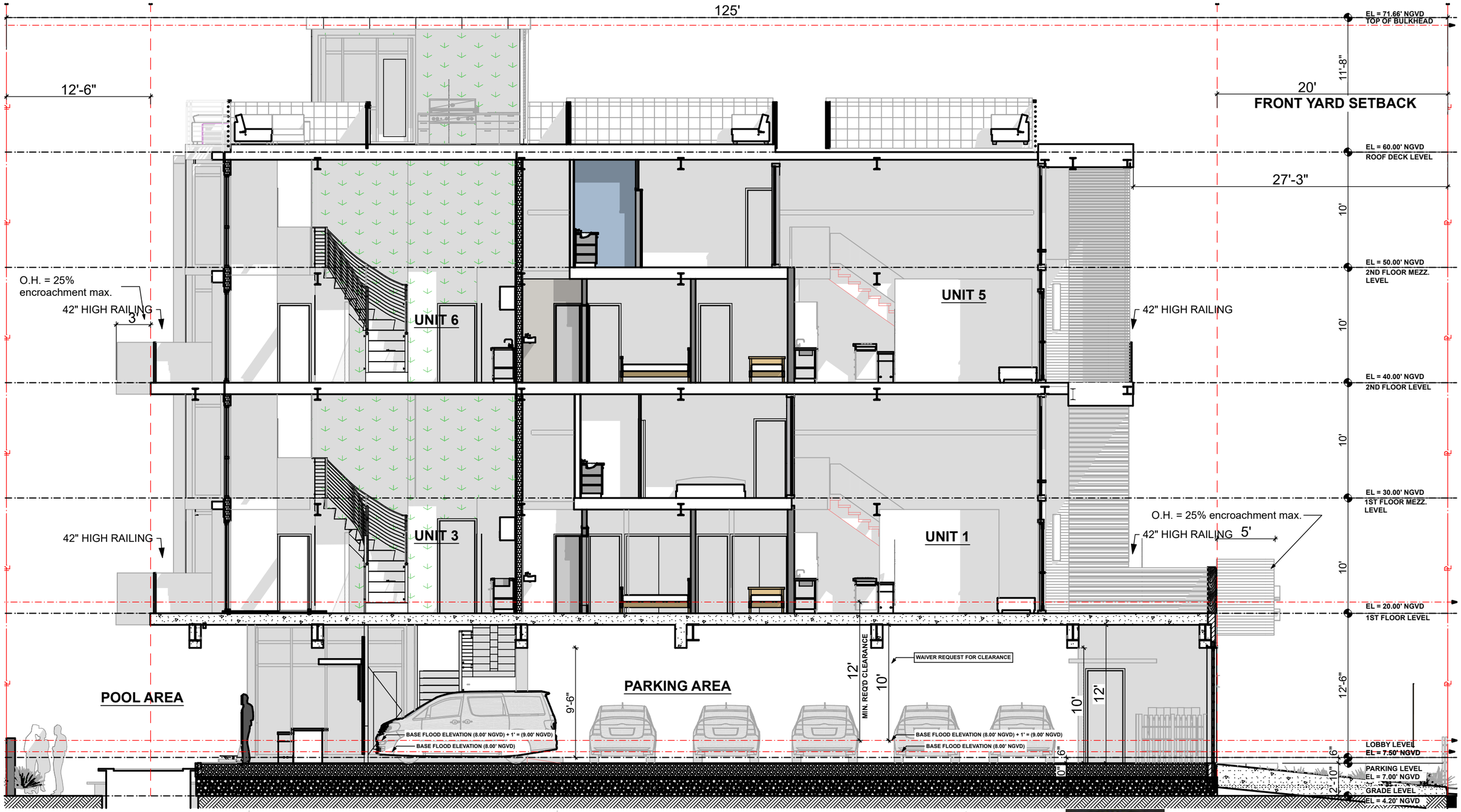
COPYRIGHT

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.21

Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826



FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

WEST SECTION

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

0 4' 8' 16'

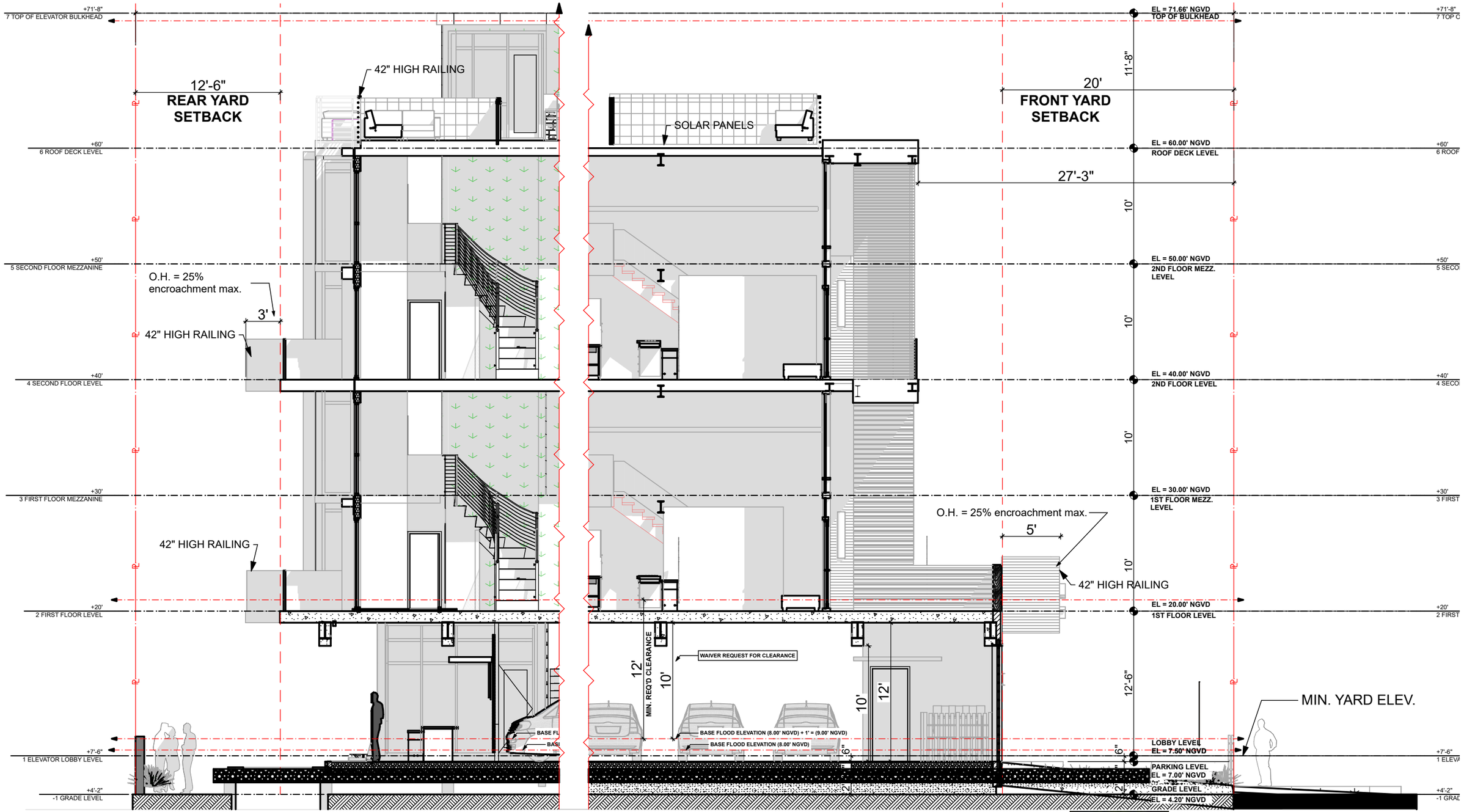
COPYRIGHT

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.22

Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826



FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

YARD SECTIONS

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

0 4' 8' 16'

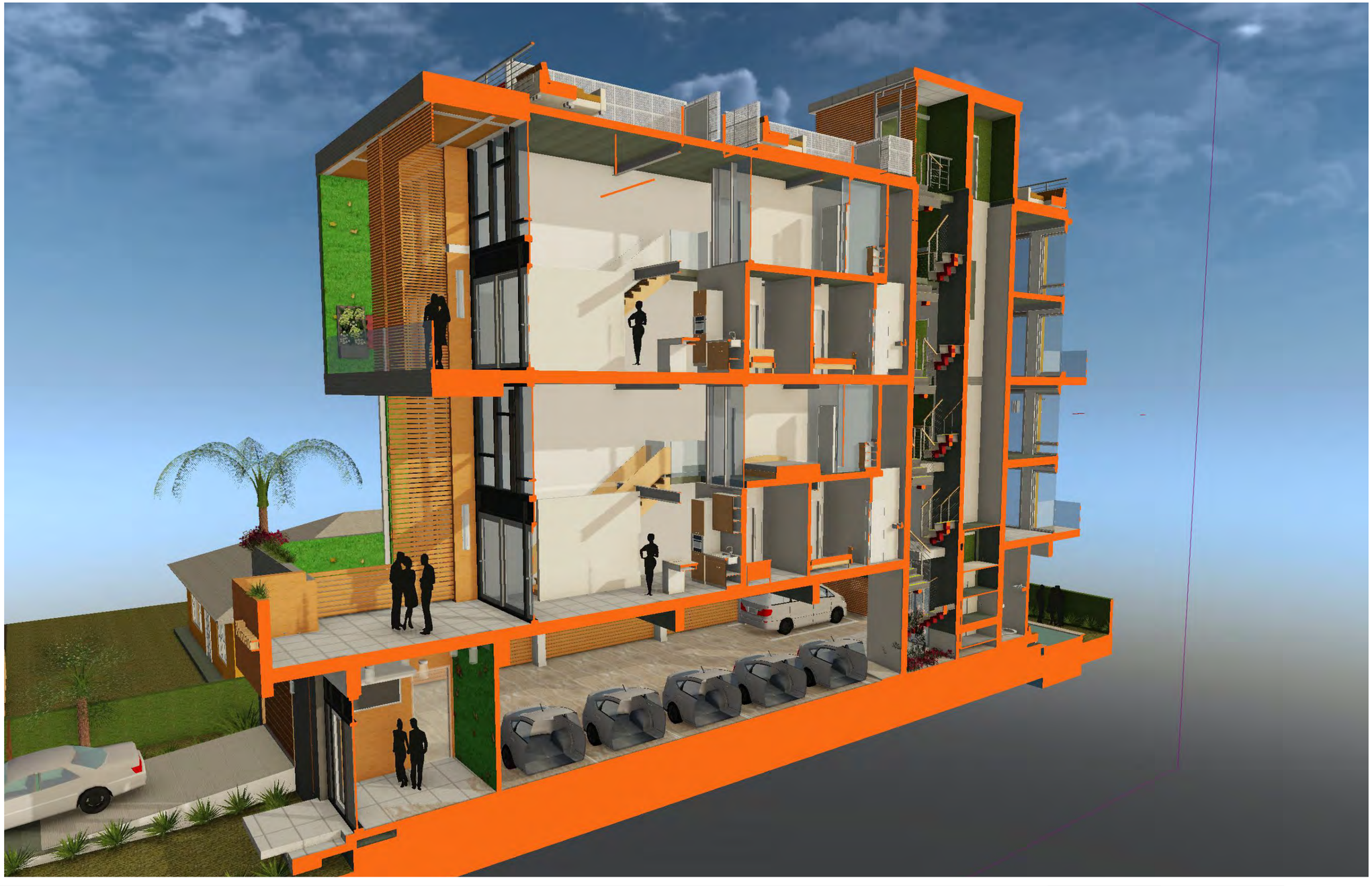
COPYRIGHT

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.23

Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826



FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

LONG SECTION

COPYRIGHT

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.24

Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826



FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

CROSS SECTION

COPYRIGHT

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.25

Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826

















FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

EXTERIOR RENDERINGS

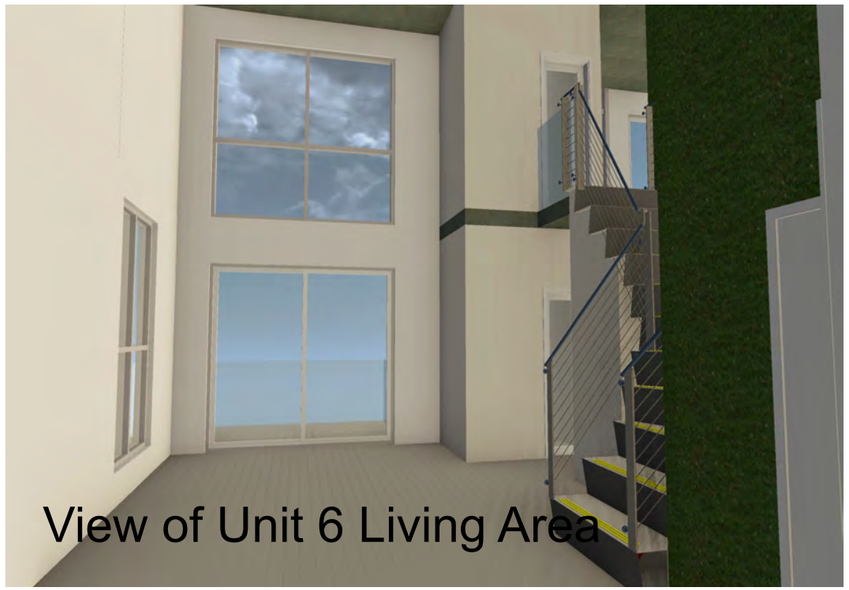
COPYRIGHT

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.26

Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826



View of Unit 6 Living Area



Living Wall



View of Elevator Lobby



View of Unit 1 Living Area



View of Garage Entry

FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

INTERIOR RENDERINGS

COPYRIGHT

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.27

Plotted On: 1/14/24

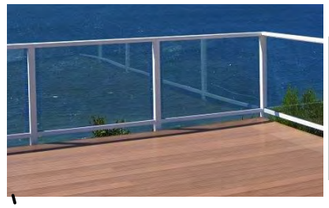
609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826

SW 7073
Network Gray

SW 7076
Cyberspace

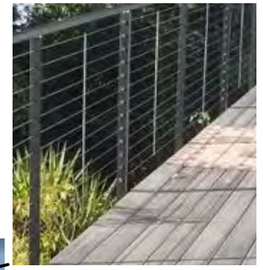






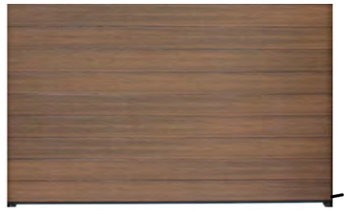
SW 7071
Gray Screen

SW 7006
Extra White















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



138/90420
Deore 3806
Metallic Smooth / Semi Gloss



FINAL SUBMITTAL
DRB20-0593

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

FACADE MATERIALS

COPYRIGHT
ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.28
Plotted On: 1/14/24

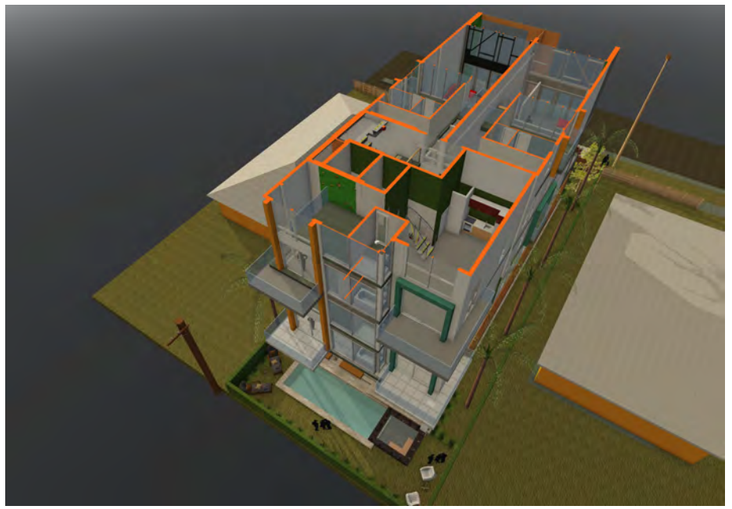
609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826



Front Yard View



Front Yard View



Rear Yard View



Rear Yard View



Roof Terrace Front View



Roof Terrace Rear View

FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

AXO VIEWS

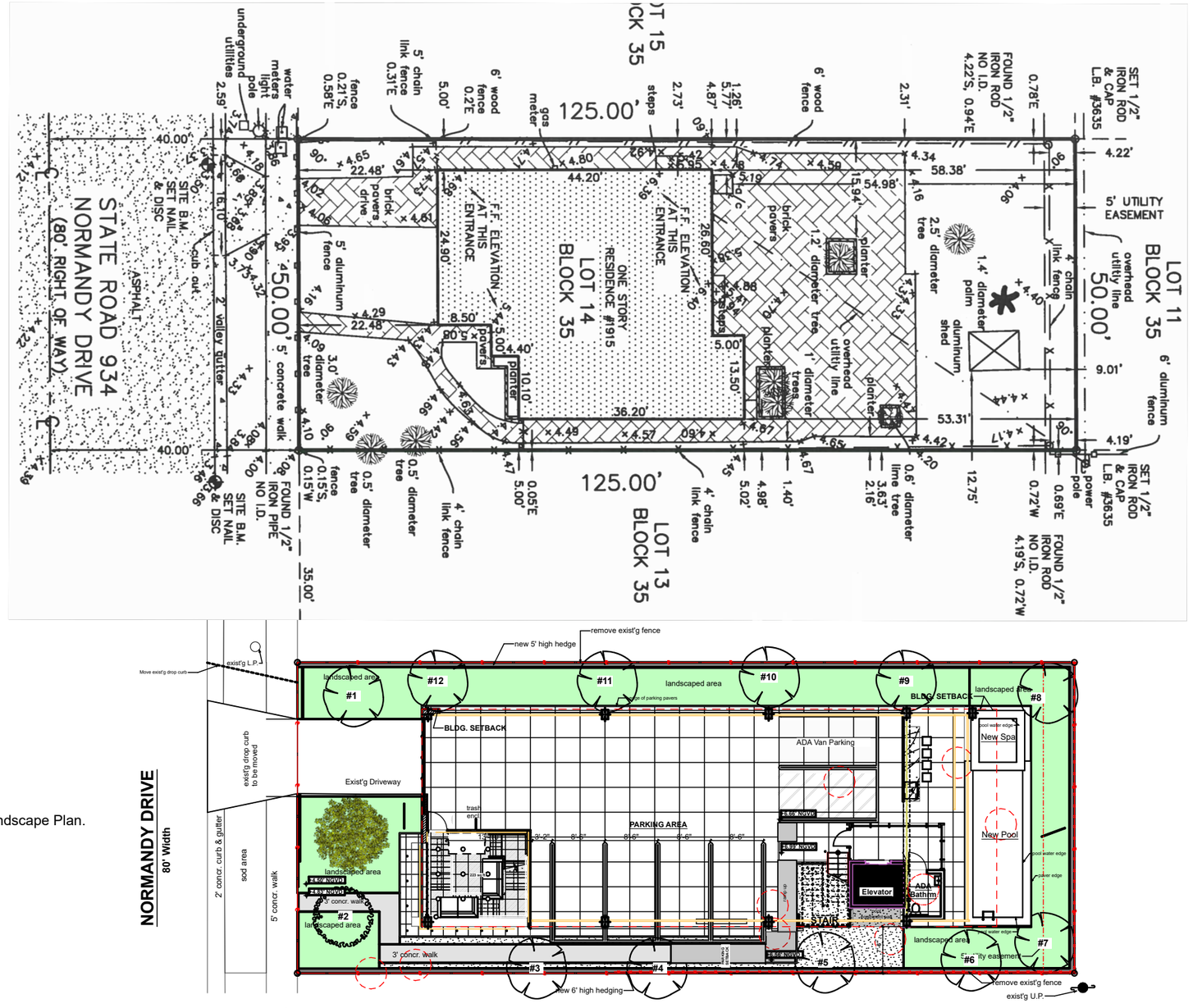
COPYRIGHT

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.29

Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826



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'

TREE DISPOSITION

COPYRIGHT

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

FINAL SUBMITTAL

DRB20-0593

Design Review Board

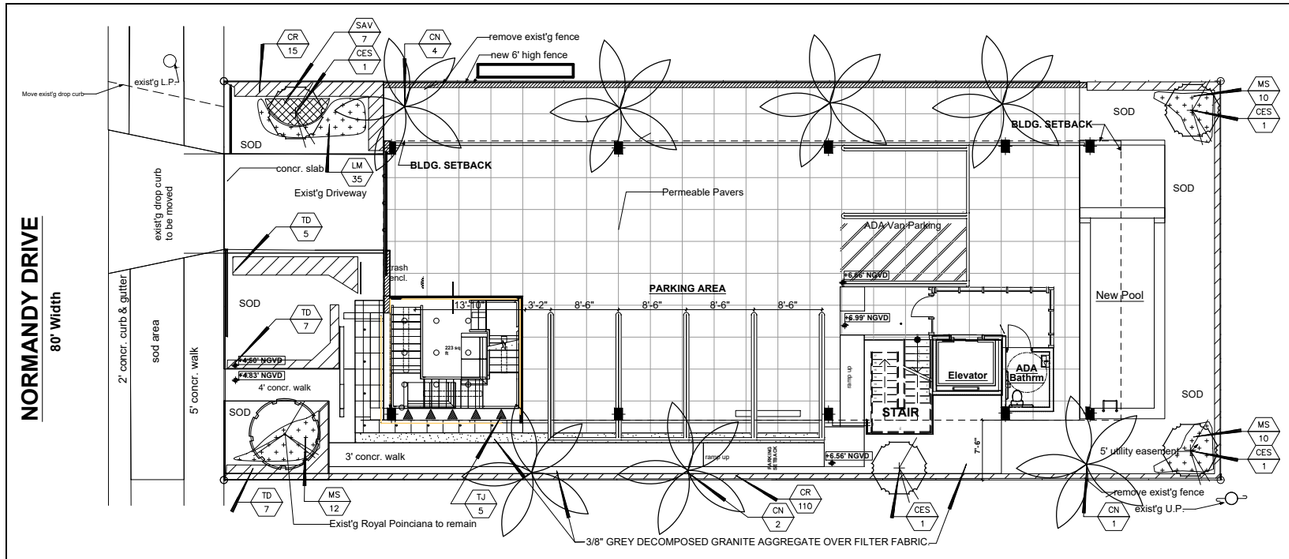
Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

DRB.30

Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826



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	Trachelospermun 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

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

NATIVE SHRUBS

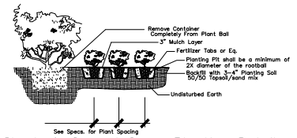
30% of Total Shrubs Required must be Native – 176 Provided

LAWN AREA

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

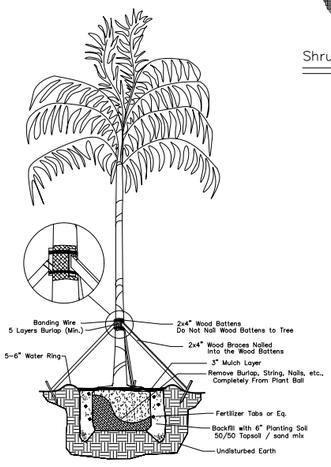
IRRIGATION SYSTEM

100% Covergae Provided pursuant to Miami Dade Code



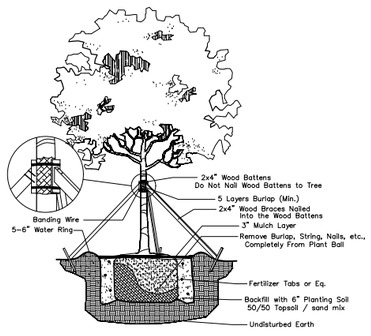
Shrub & Ground Cover Planting Detail

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.

TONNING & ASSOCIATES, INC.
Landscape Architecture & Land Planning
Landscape Architect – Florida License #6666709
4440 NW 63rd Street, Suite 103
Coral Springs, Florida 33067
Tel: 561-474-8269 Email: wtonning@tonningandassociates.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
FLA #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

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

LANDSCAPE PLAN

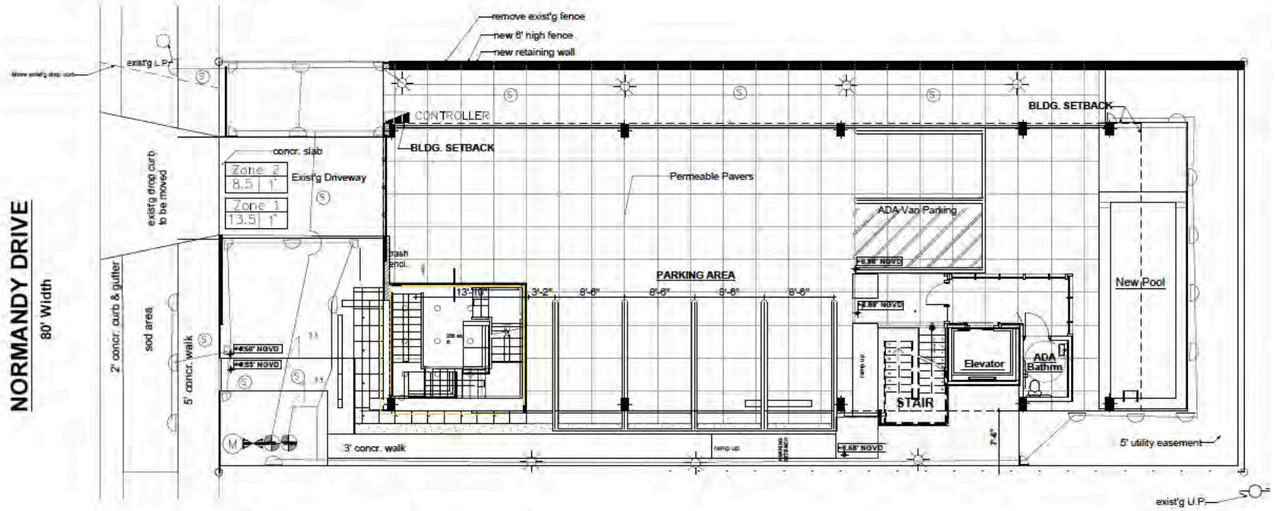
COPYRIGHT

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.31

Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826



N

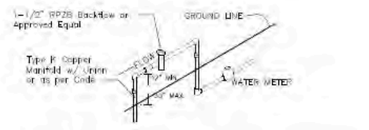
IRRIGATION PLAN

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

IRRIGATION LEGEND:

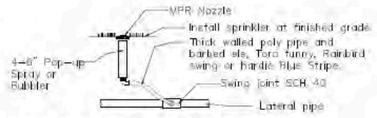
Zone 2 — Zone Number
37.8 1" — Valve Size
GPM per Zone

IRRIGATION NOTES:



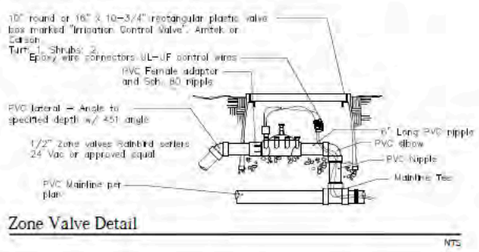
Point of Connection

NTS



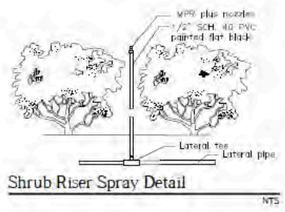
4 or 6" Pop-up Spray / Bubbler Detail

NTS



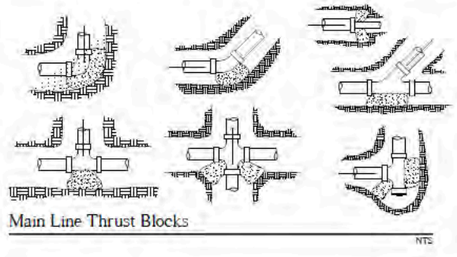
Zone Valve Detail

NTS



Shrub Riser Spray Detail

NTS



Main Line Thrust Blocks

NTS

TONNING & ASSOCIATES, INC.
Landscape Architect — Florida License #0666709
6165 NW 167 Terrace, Miami Lakes, Florida 33015
Tel: 305-822-8282 Email: wtonning@tonningassociates.com

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

DRWG TITLE
PROJECT
CLIENT

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

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

FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

IRRIGATION PLAN

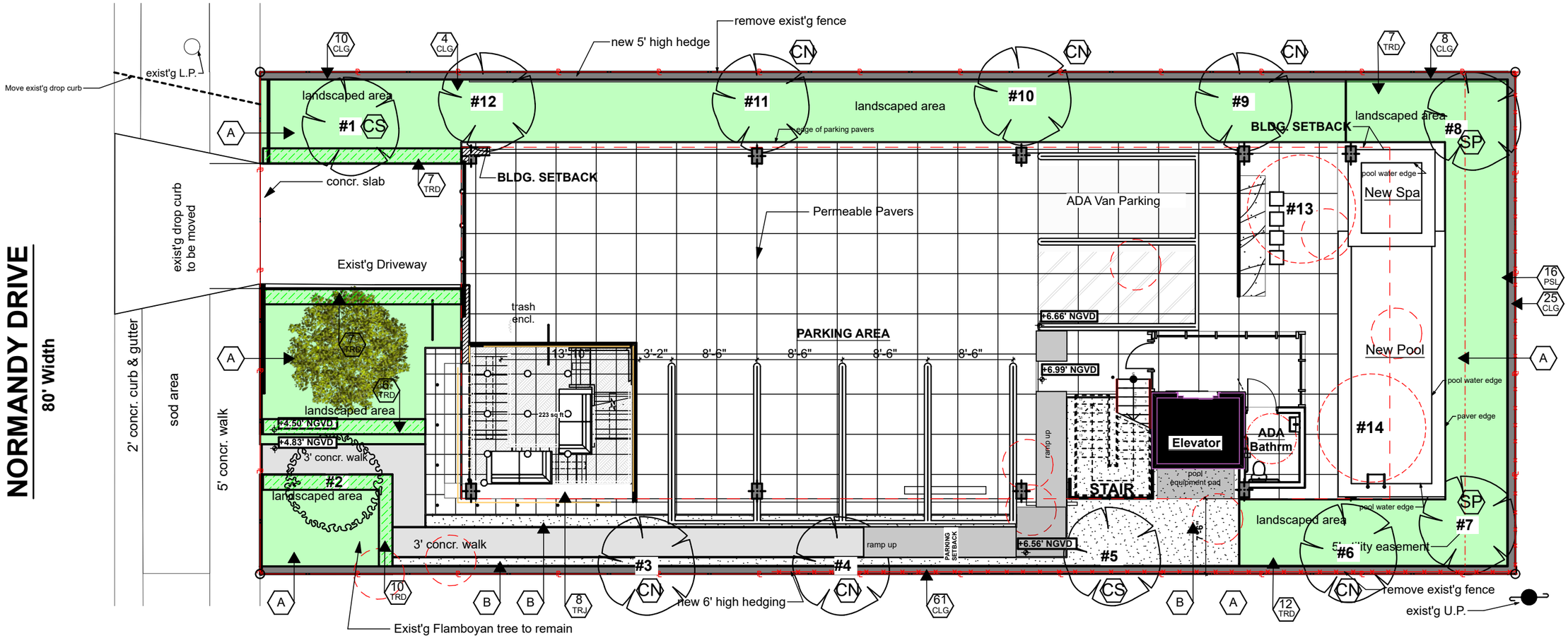
COPYRIGHT

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.32

Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826



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.

FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

Landscape Plan

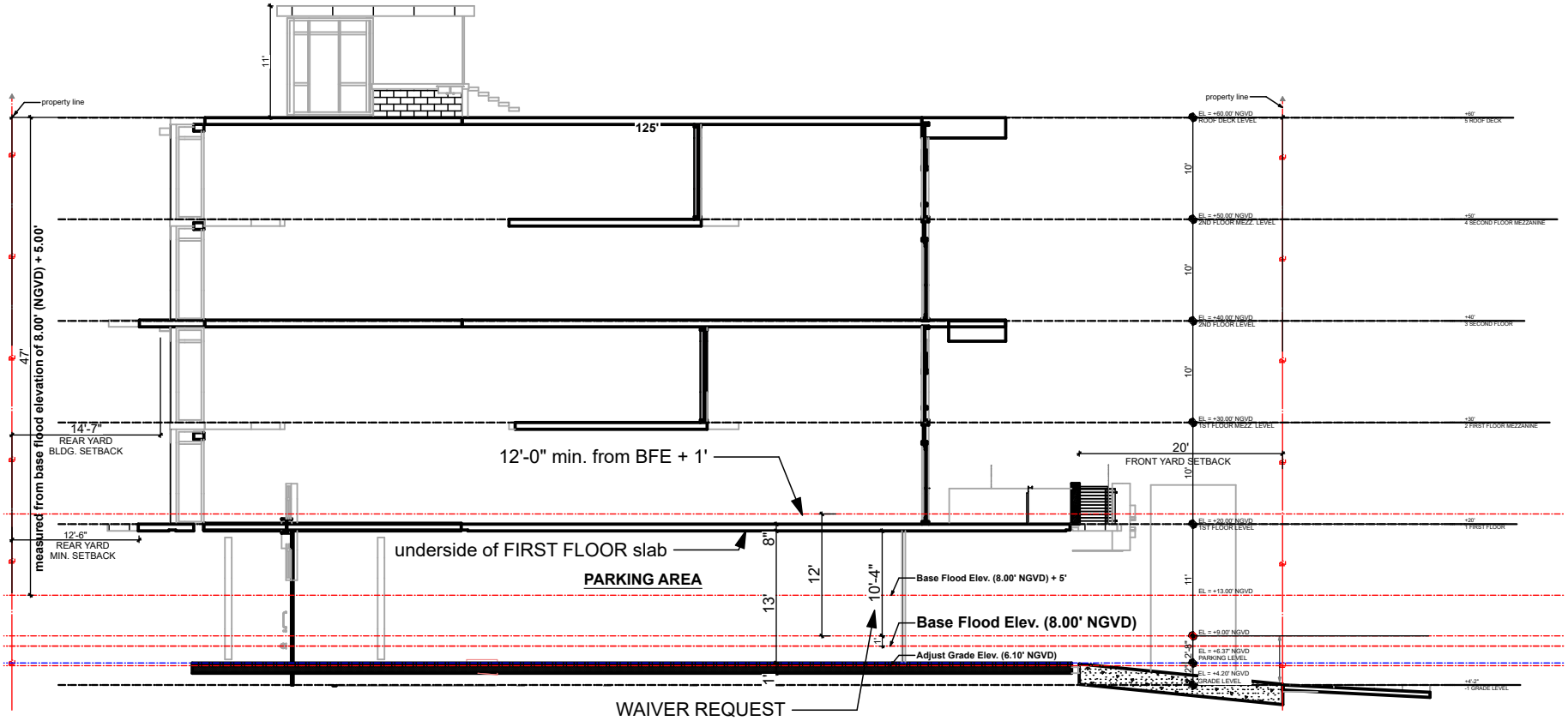
SCALE: 3/32" = 1'-0" (0, 8', 16', 24')

COPYRIGHT
ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE; AND WERE CREATED , EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED TO ANY FIRM, PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT PRIOR WRITTEN PERMISSION OF EUD/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.33

Plotted On: 1/14/24

609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826



WAIVER DIAGRAM

DATE: 1/14/24

FINAL SUBMITTAL

DRB20-0593

PROJECT:

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

ECO•URBAN DESIGNS

www.eco-urbandesigns.com