

FINAL SUBMITTAL
DRB20-0593

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

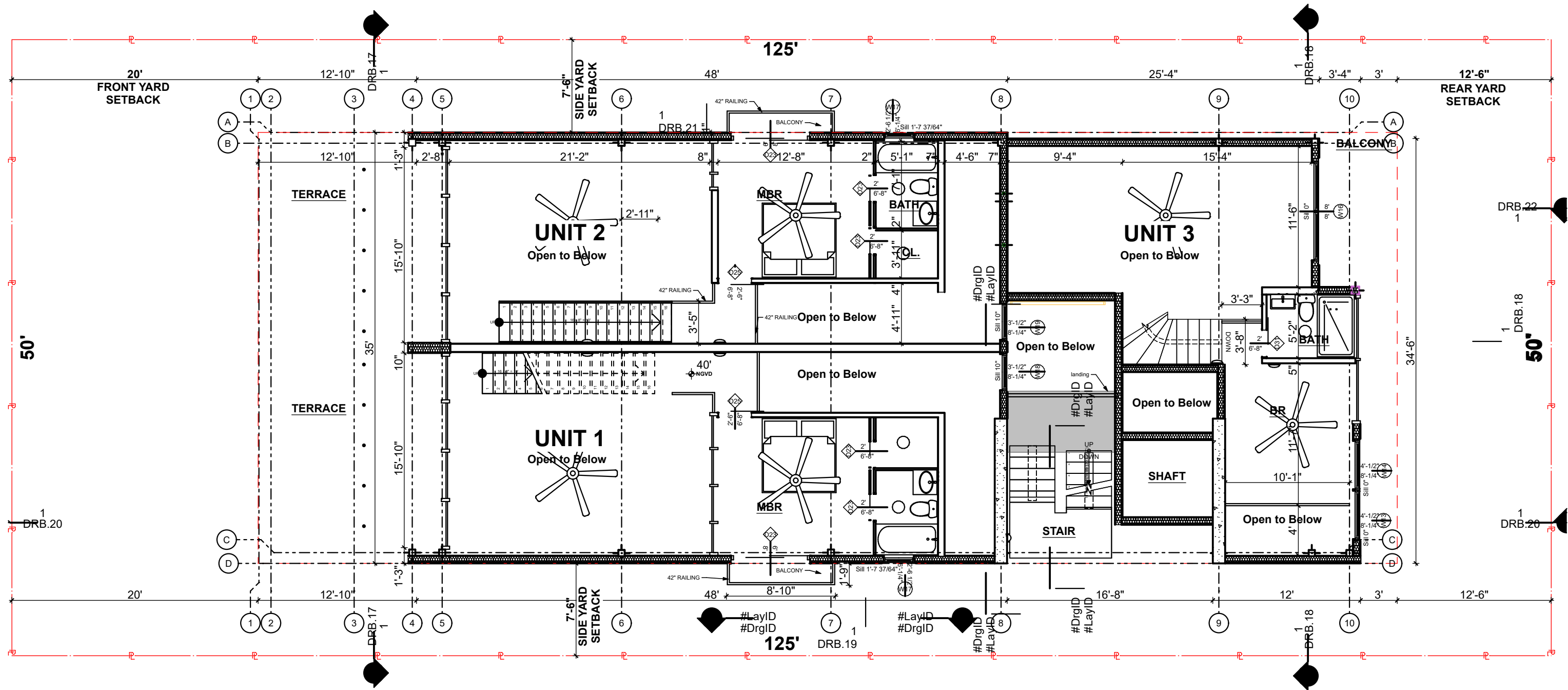
ELEVATOR LOBBY LEVEL PLAN
 Scale: 1/8" = 1'-0"

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: 4/1/24



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

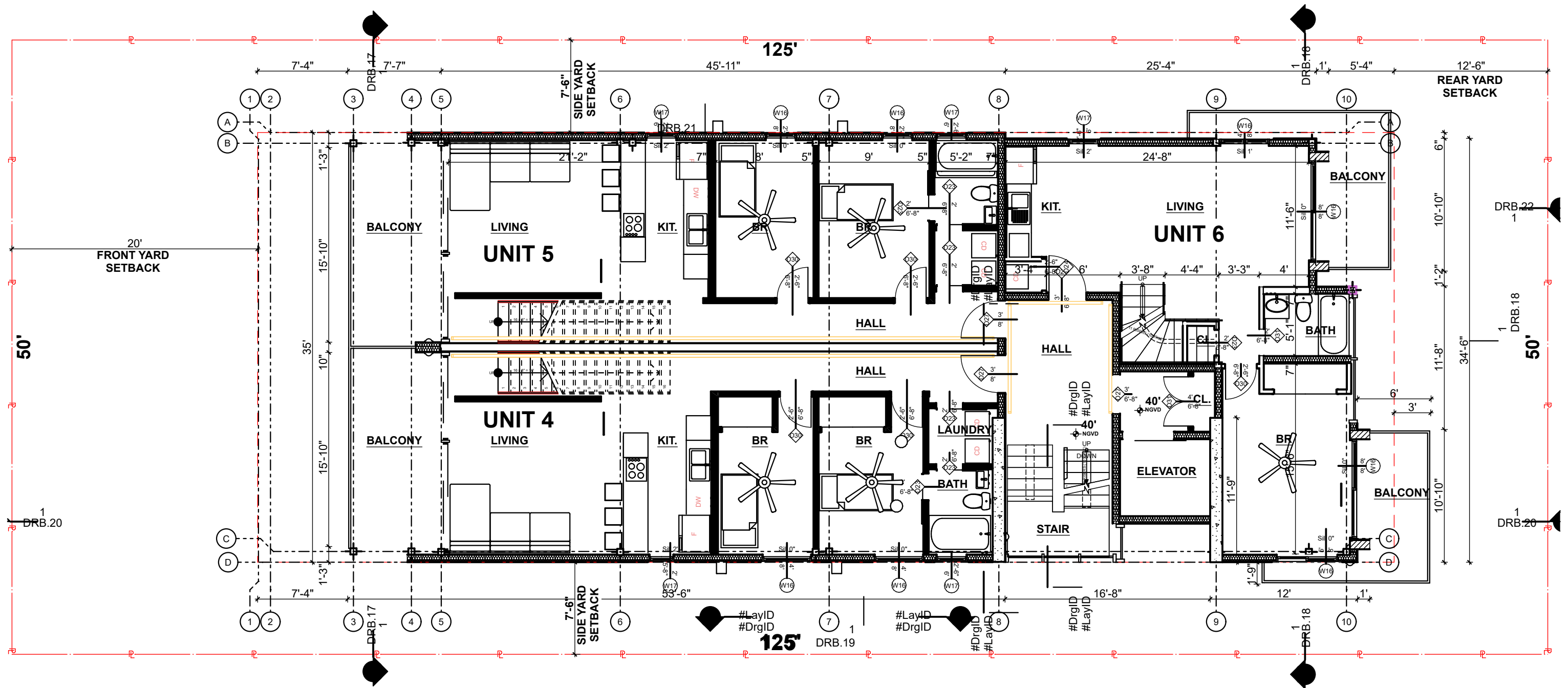
FIRST FLOOR MEZZ. LEVEL

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.12
Plotted On: 4/1/24



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 LEVEL

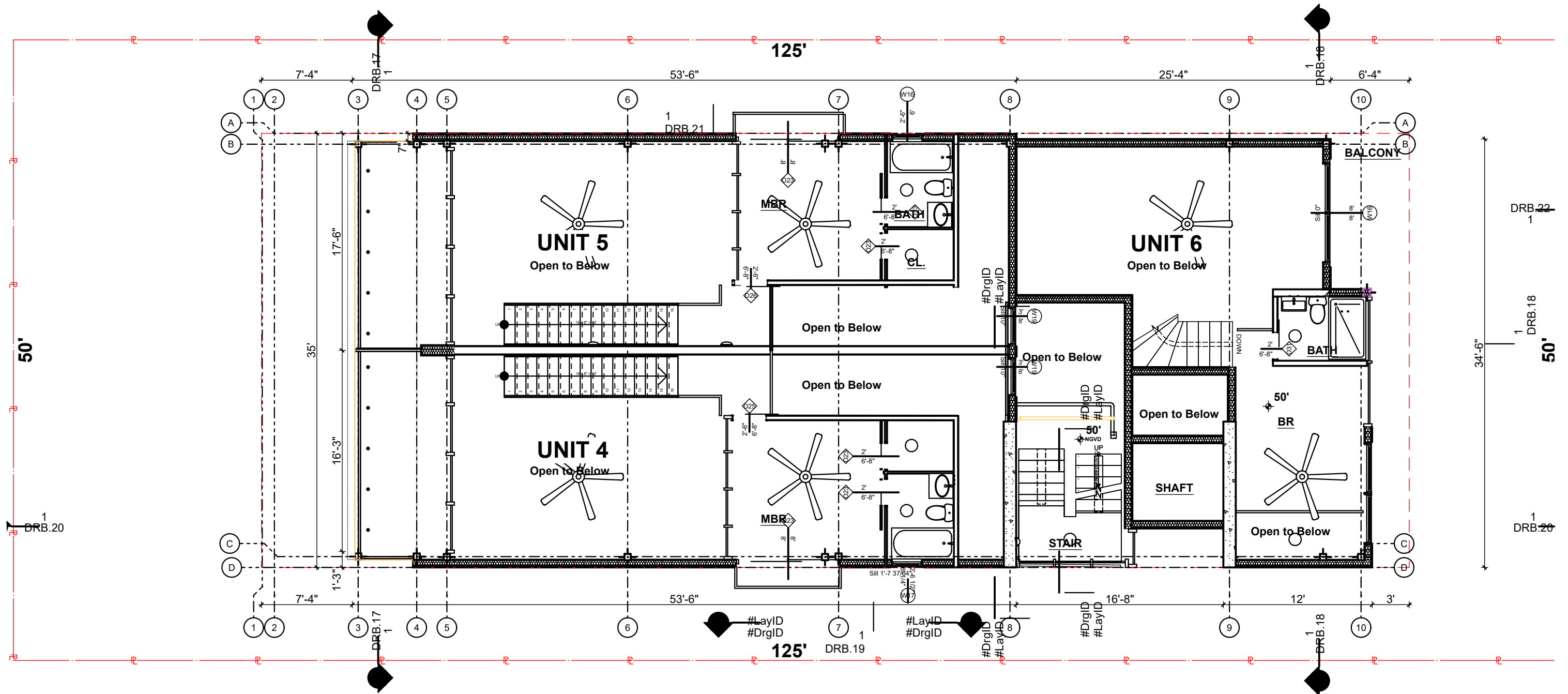
SCALE: 1/8" = 1'-0"

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/TCF CONSTRUCTION DESIGN BUILD, LLC.

DRB.13
Plotted On: 4/1/24



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

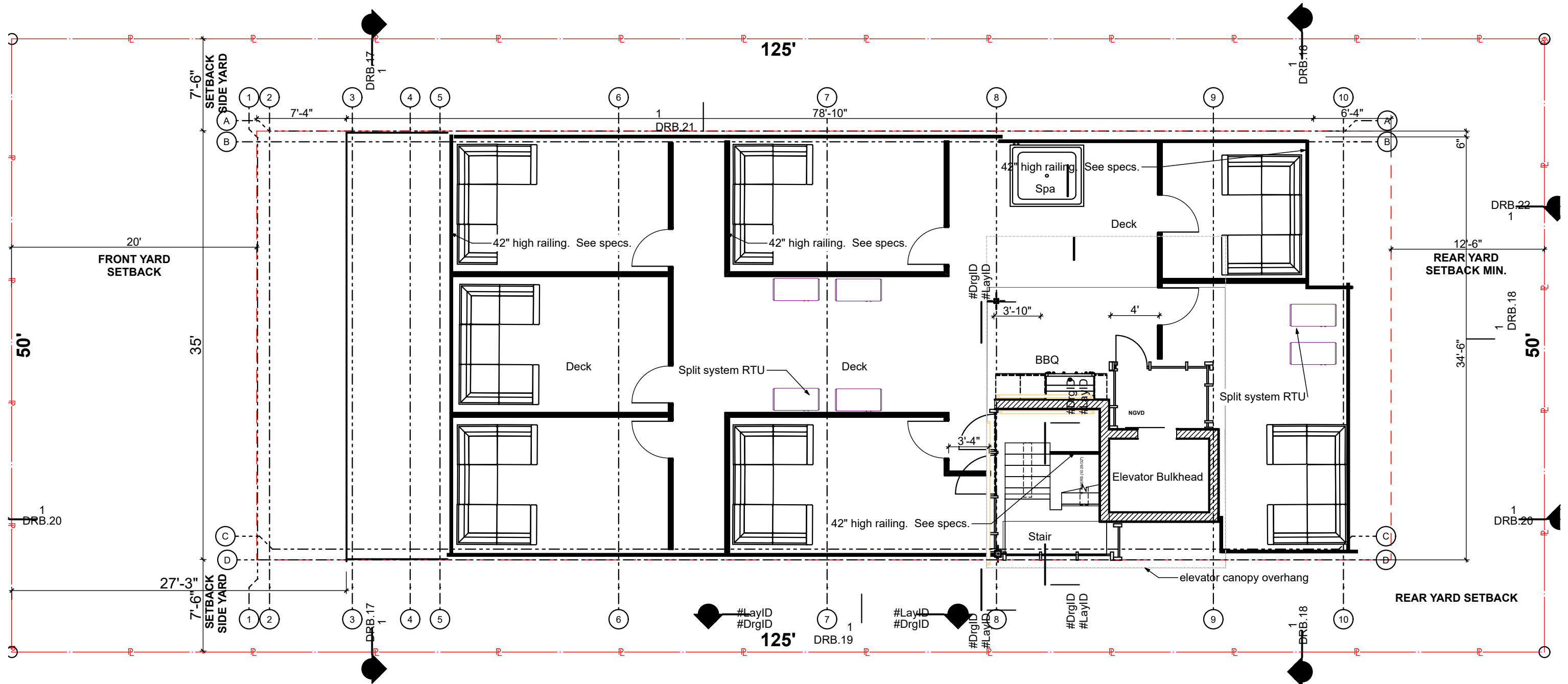
COPYRIGHT SCALE: 1/8" = 1'-0"
ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE, AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & 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: 4/1/24



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

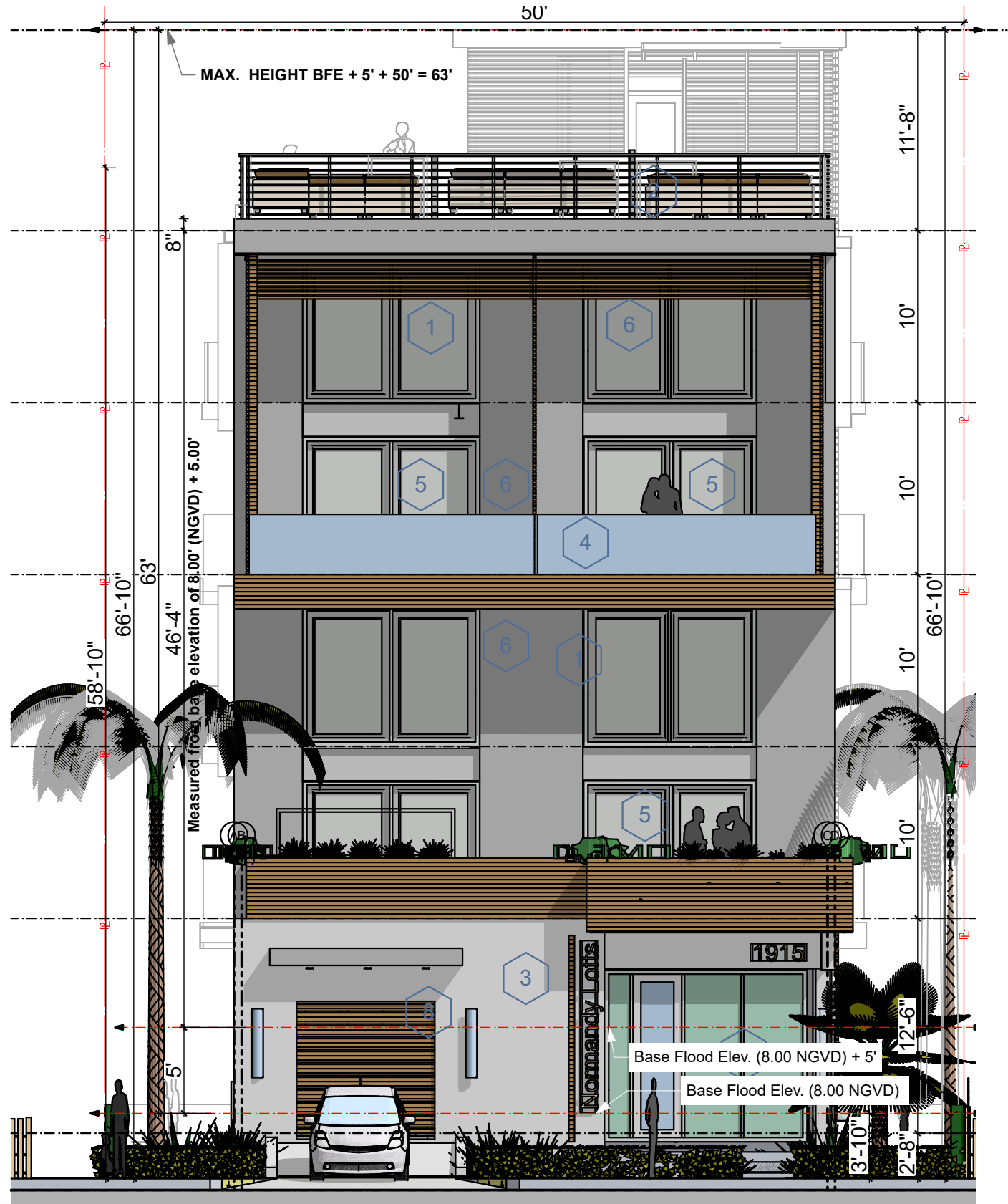
COPYRIGHT SCALE: 1/8" = 1'-0"
ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE, AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & 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: 4/1/24



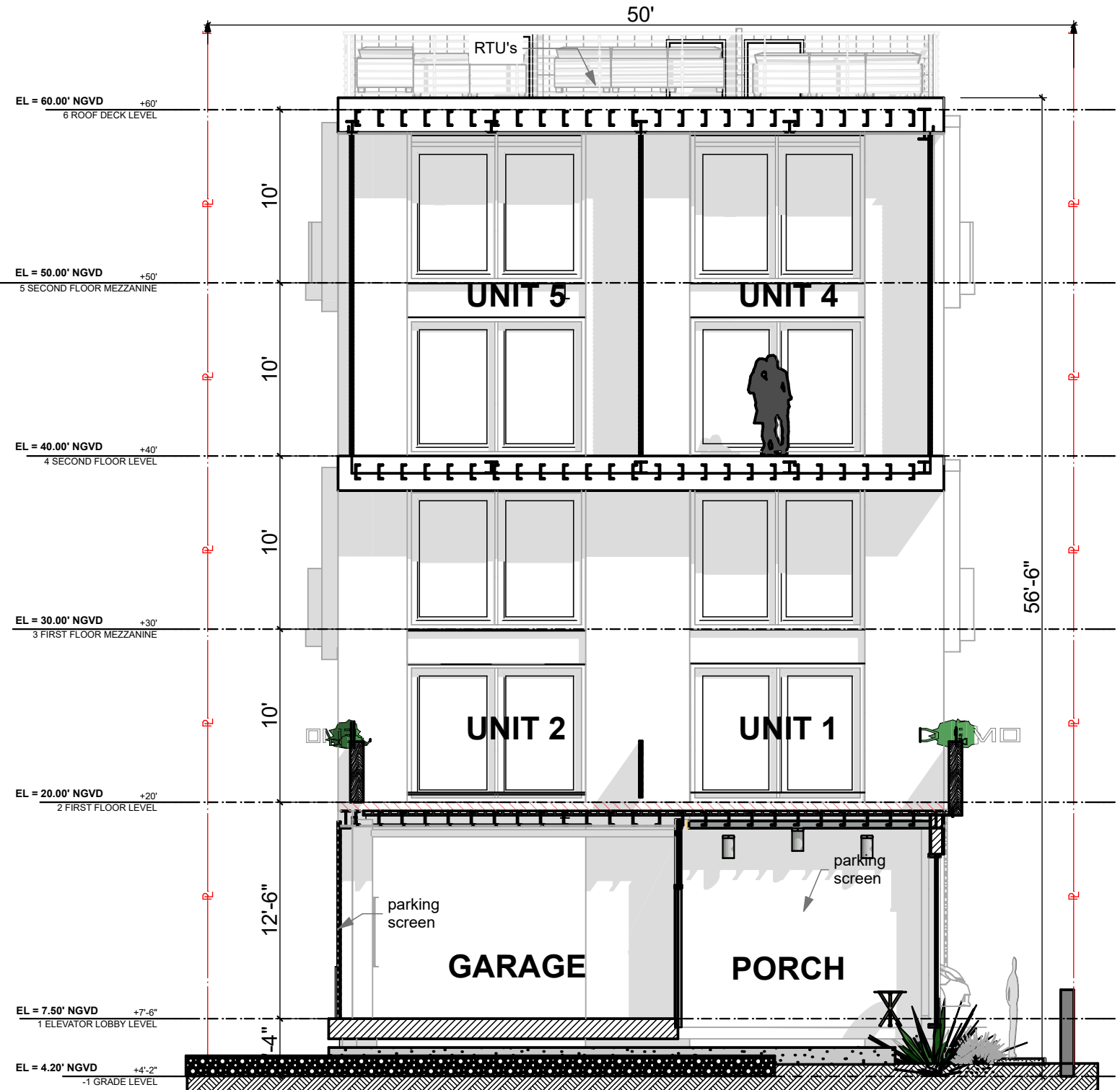
609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826



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.



SOUTH ELEVATION & SECTION

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.17
Plotted On: 4/1/24



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"

FINAL SUBMITTAL
DRB20-0593

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

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: 4/1/24



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"

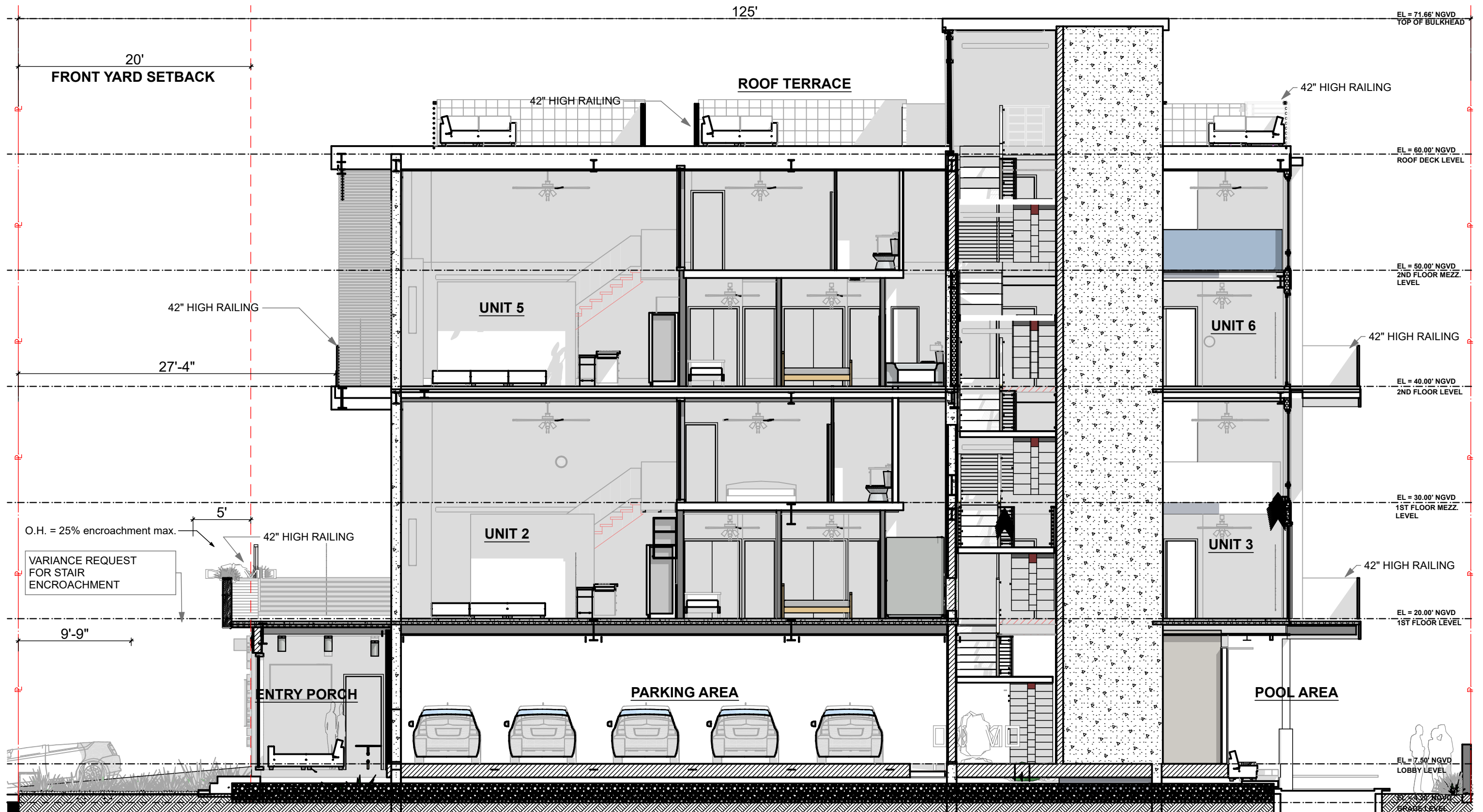


COPYRIGHT
ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE, AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED 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: 4/1/24



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

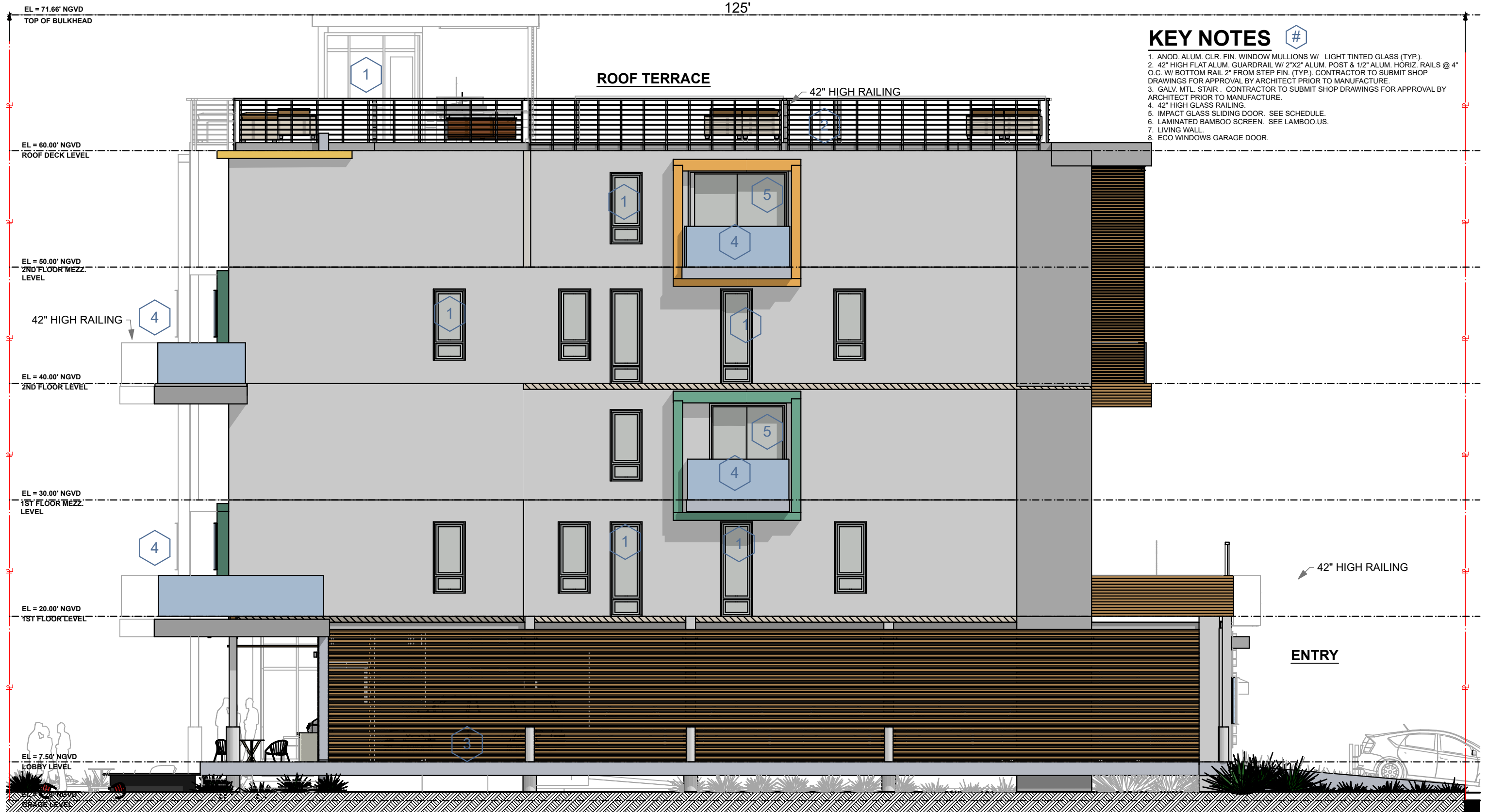
COPYRIGHT SCALE: 1/8" = 1'-0"
 ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE, AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & 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: 4/1/24



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.

WEST ELEVATION

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

DRB.21
Plotted On: 4/1/24

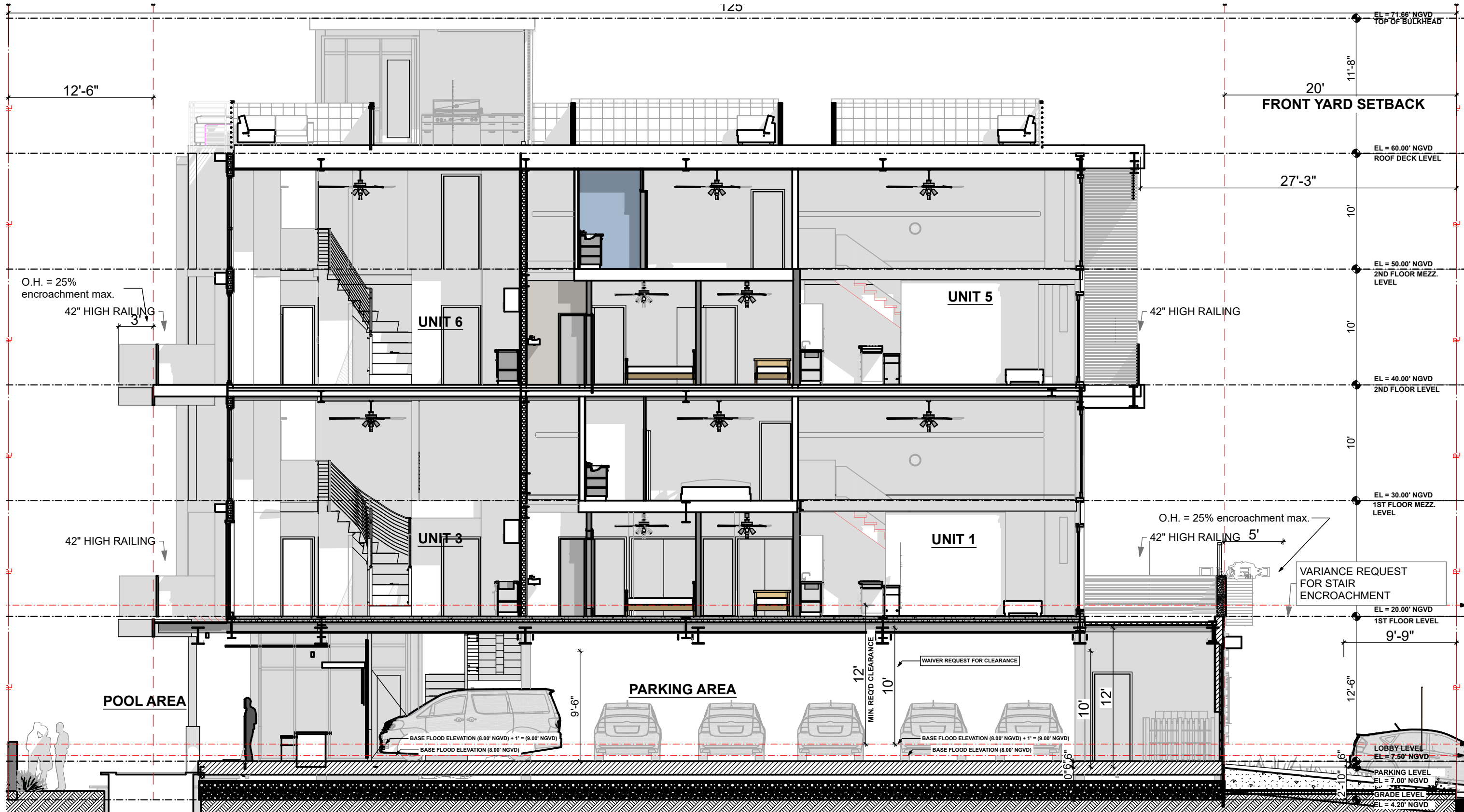


609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826

FINAL SUBMITTAL
DRB20-0593

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

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

WEST SECTION

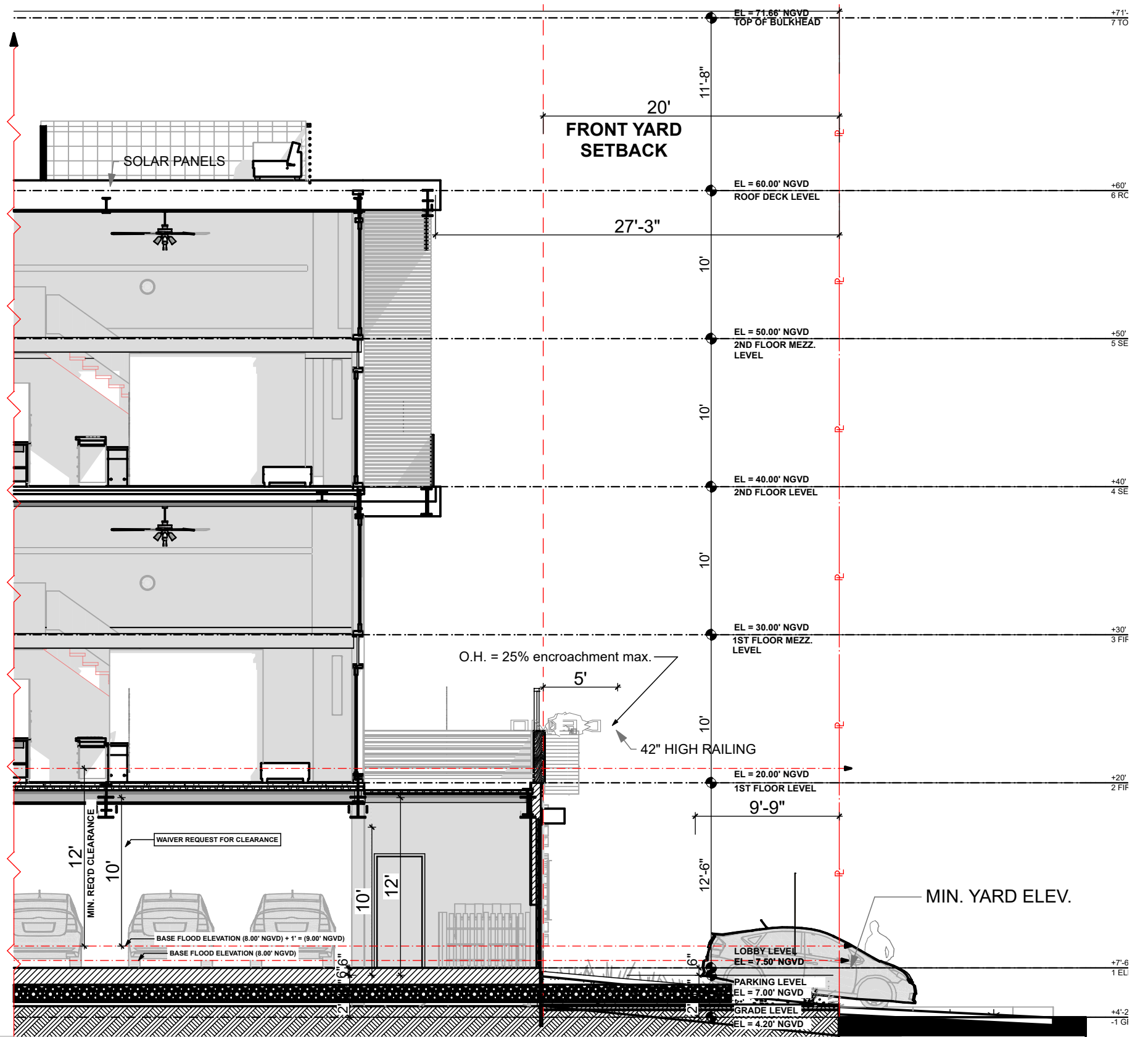
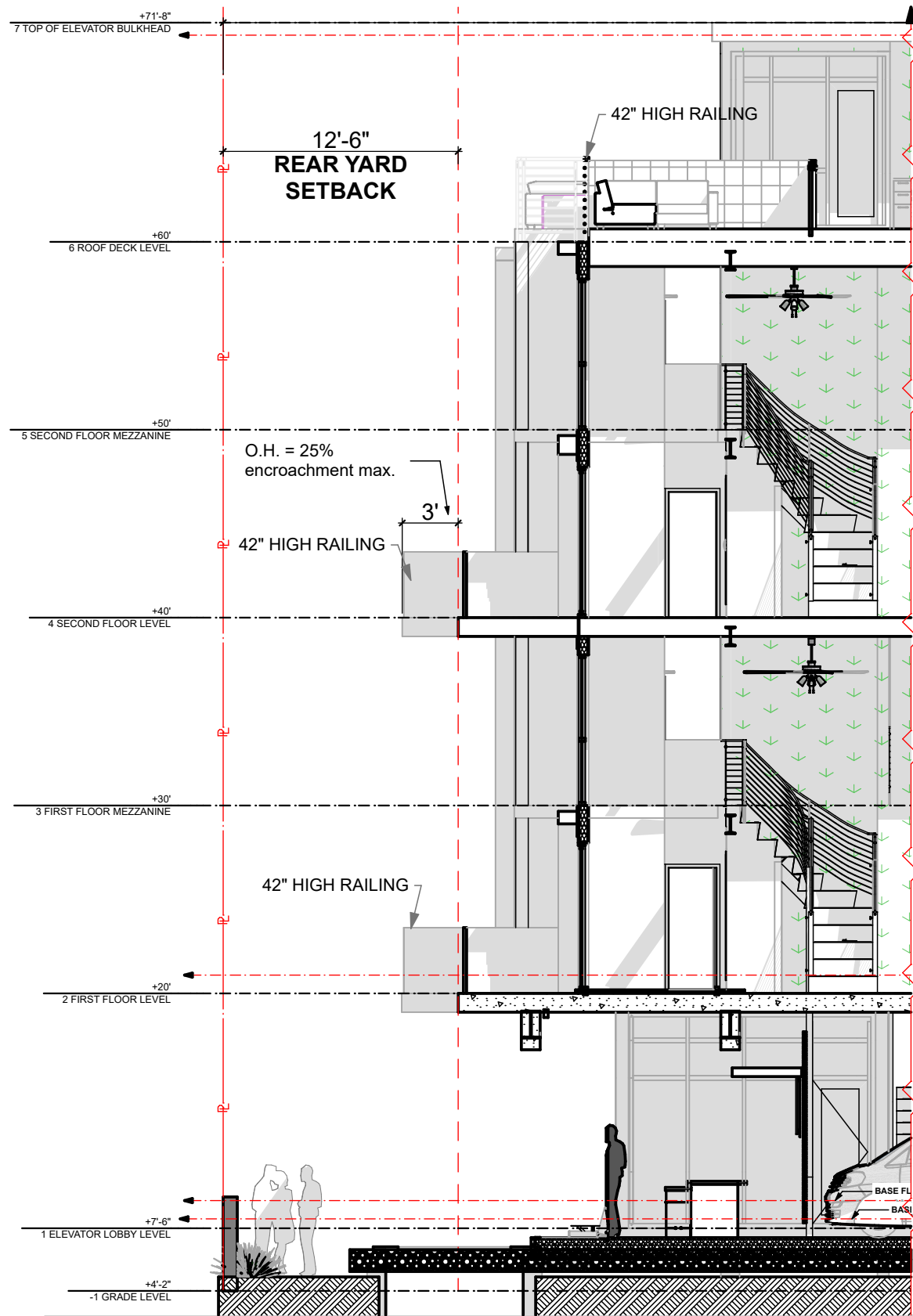
SCALE: 1/8" = 1'-0"

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.22
 Plotted On: 4/1/24



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"

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: 4/1/24



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



Entry View



Pool View



Roof Terrace View



SW View



SE View



NE View



NW View

FINAL SUBMITTAL
DRB20-0593

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

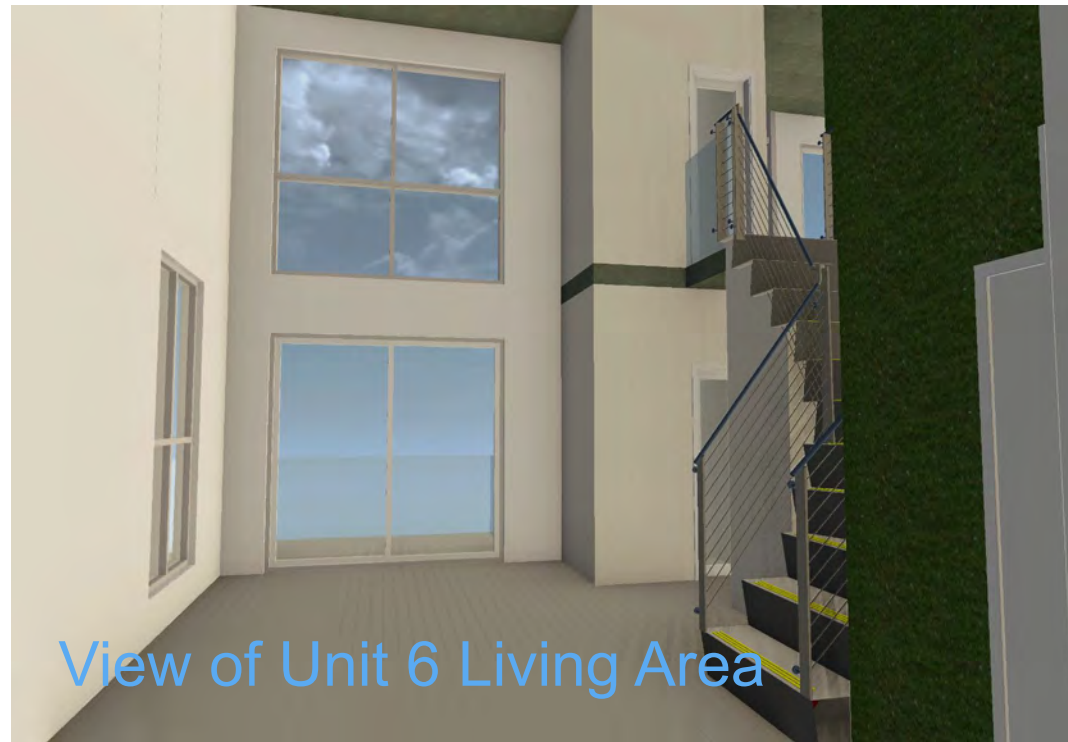
EXTERIOR RENDERINGS

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: 4/1/24



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



View of BBQ Area



Entry Porch View



View of Garage

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.

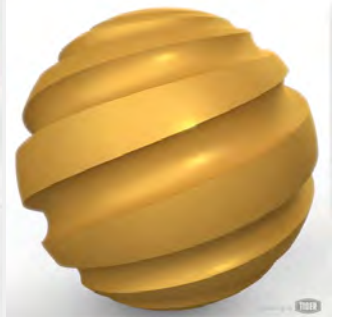
DRB.27
Plotted On: 4/1/24



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



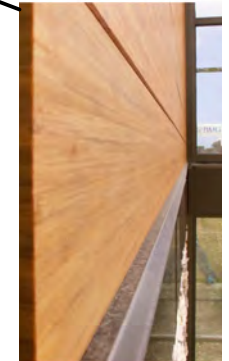
49/50032
Dormant Sparkle Grann...
Metallic Smooth / Glossy



138/90420
Deore 3806
Metallic Smooth / Semi Gloss

SW 7661
Reflection

SW 7073
Network Gray



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: 4/1/24



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



SW Axo View



NE View



NE View



NW View

FINAL SUBMITTAL
DRB20-0593

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

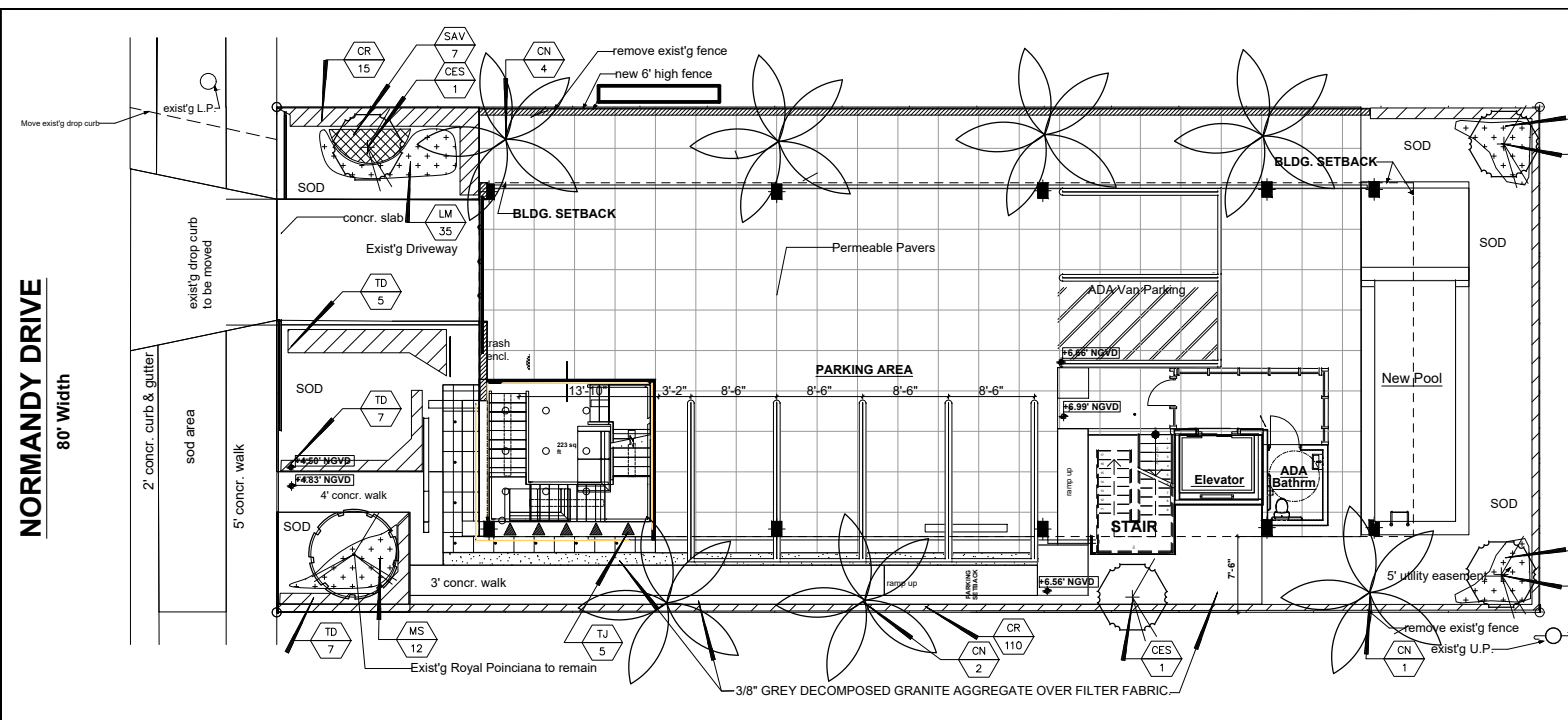
AXO VIEWS

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.

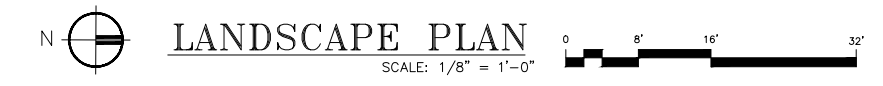
DRB.29
Plotted On: 4/1/24



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



NORMANDY DRIVE
80' Width



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

PROPOSED PLANT LIST

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

ACCENTS / SHRUBS / GROUND COVERS

Code	Drought	QTY.	Botanical Name / Common Name	Specifications
CR (N)	V	125	Ousea rosea / Ousea	10 Gal., 60" OA, 24" OC
LM	V	35	Liriope muscari / Liriope	1 Gal., 12" OA, 12" OC
MS (N)	V	32	Microsorium scolopendria / Wart Fern	1 Gal., 12" OA, 12" OC
SAV	V	7	Schefflera aborizola / Trinitte	3 Gal., 36" OA, 24" OC
TD (N)	V	19	Tripsacum dactyloides nana / Dwarf Fakahatchee	3 Gal., 24" OA, 24" OC
TJ	V	5	Trochopappus jasmimoides / Confederate Jasmine	3 Gal., 36" OA, 36" OC

MISCELLANEOUS

(N) Florida Native Plant Species
 V Low Drought Tolerance
 M Moderate Drought Tolerance
 L Very Drought Tolerant

LANDSCAPE LEGEND

MIAMI - DADE COUNTY LANDSCAPE ORDINANCE CHAPTER 18-A (RESIDENTIAL)

TREES TREES
 3 Trees Required per Lot - 4 Trees Provided

NATIVE TREES
 30% of Required Trees to be Native. 1 Tree Required - 4 Native Trees Provided

SHRUBS
 10 Shrubs Required for Each Required - 30 Required - 188 Provided

NATIVE SHRUBS
 30% of Total Shrubs Required must be Native - 176 Provided

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

IRRIGATION SYSTEM
 100% Coverage Provided pursuant to Miami Dade Code

NOTES:
GENERAL PLANTING REQUIREMENTS

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

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

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

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

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

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

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

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

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

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

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

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

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

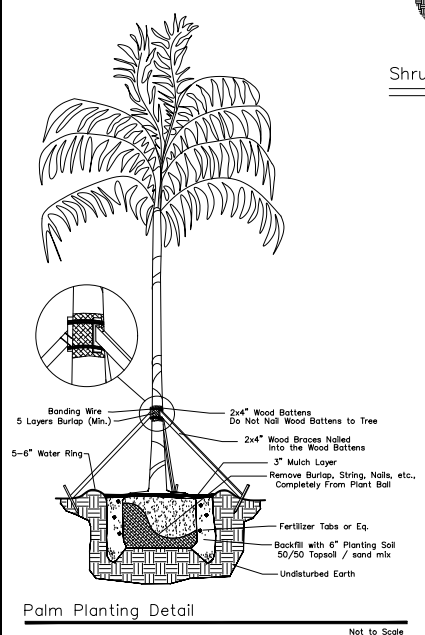
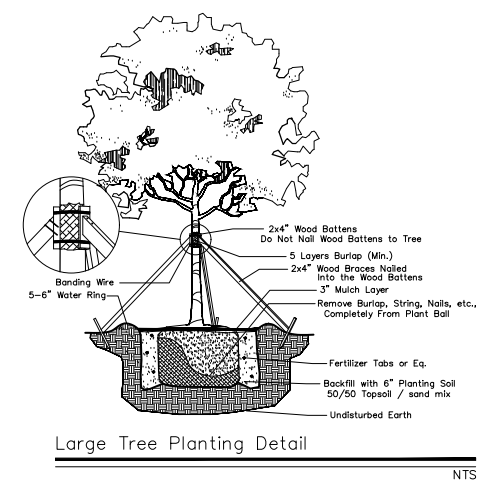
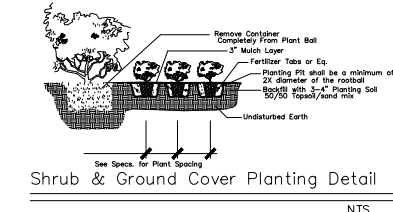
The plan takes precedence over the plant list.

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 #666709
 4655 NW 52 Terrace, Fort Lauderdale, FL 33309
 Tel: 561-414-8289 Email: wtonning@tonningandassociates.com

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

Wayne K. Tanning, R.L.A.
 Digitally signed by Wayne K. Tanning
 Date: 2023.05.29 21:46:58 -0400

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

FINAL SUBMITTAL
DRB20-0593

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

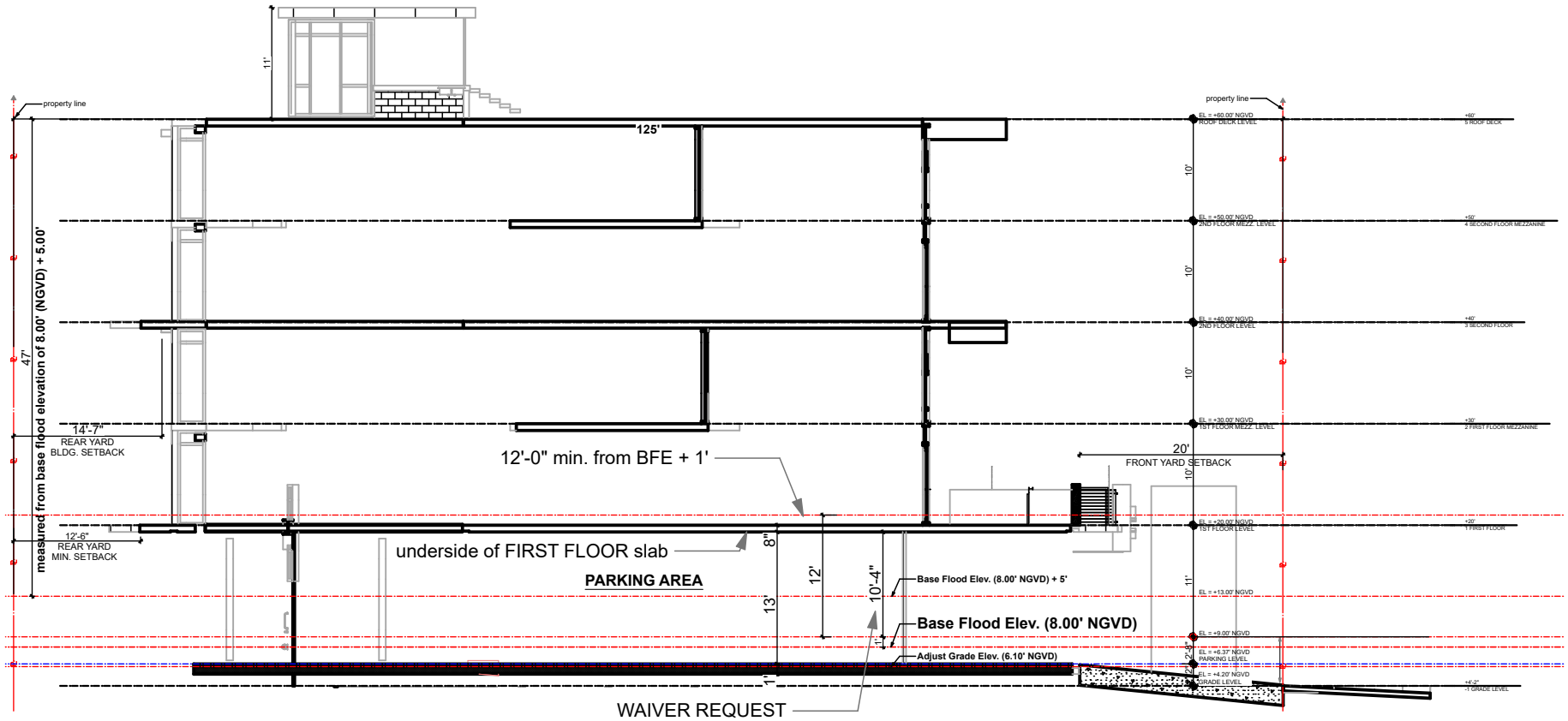
LANDSCAPE PLAN

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: 4/1/24



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



WAIVER DIAGRAM

DATE: 4/1/24

FINAL SUBMITTAL
DRB20-0593

PROJECT:

Design Review Board
Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141



www.eco-urbandesigns.com