



INSPIRATIONAL IMAGE - CASCADING (SETBACK) FACADE



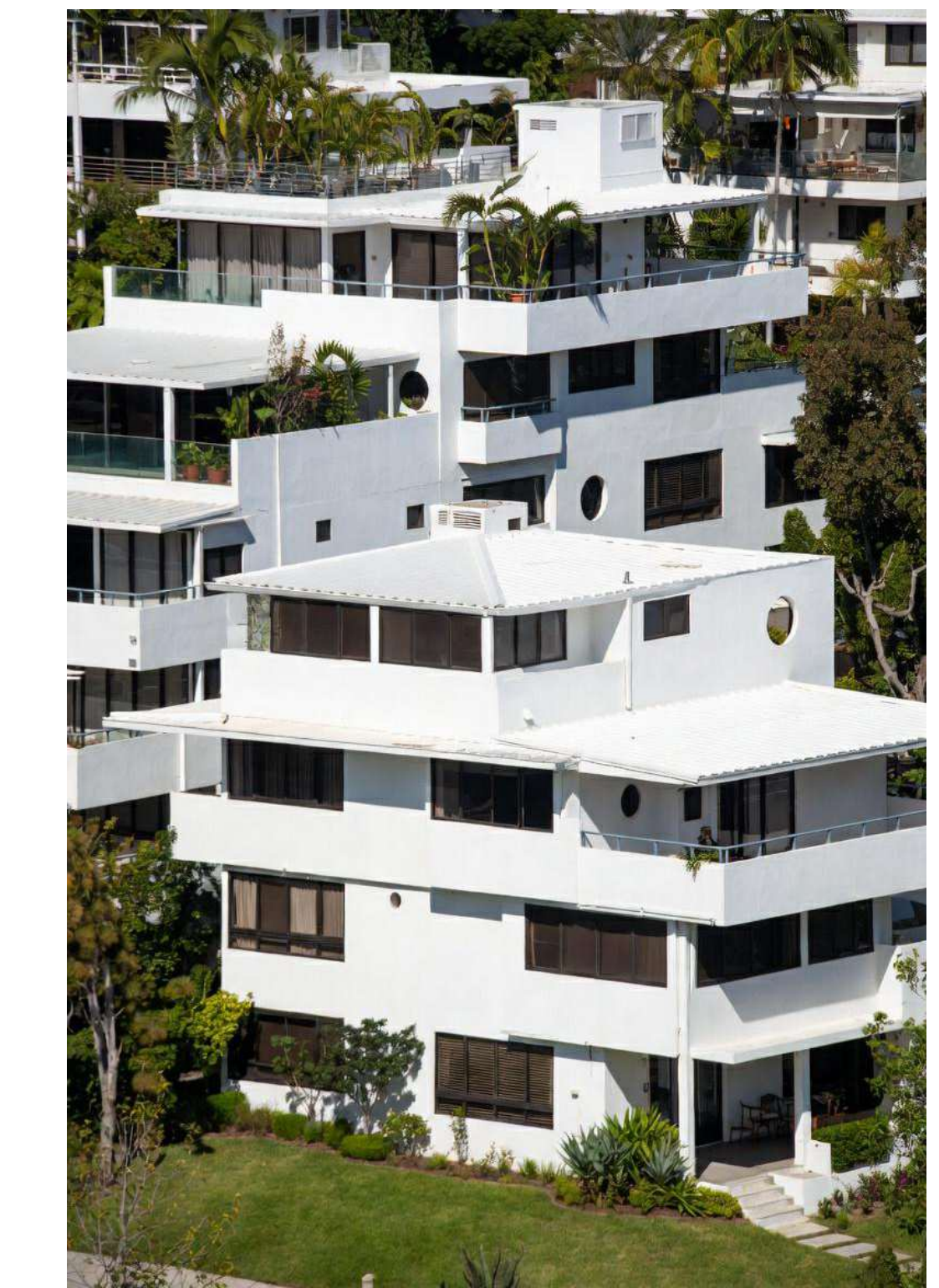
INSPIRATIONAL IMAGE - CENTRAL COURTYARD OPEN TO SKY



INSPIRATIONAL IMAGE - LARGE TERRACES



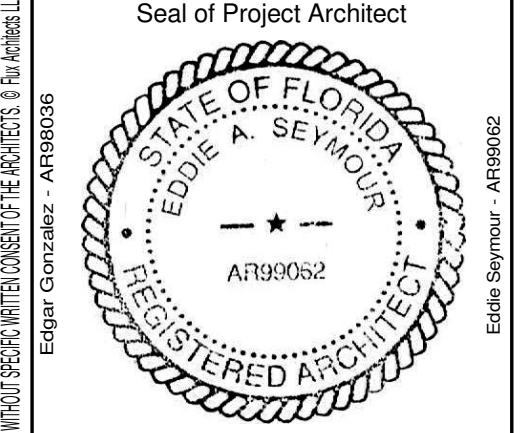
INSPIRATIONAL IMAGE - MODERN SLEEK DESIGN LINES WITH LARGE GLAZING



MID-CENTURY MODERN DESIGN STYLE



Design
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Architecture
66 W. FLAGLER ST. #900
MIAMI, FL 33130
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O: 305.707.8288



Project Owner:
SOLAR INVESTMENTS II LLC & PRINKIPOS CAPITAL LLC
929 Alton Rd 500
Miami Beach, FL 33139

Project:
NORMANDY CONDOMINIUMS

Project Address:
**141-145 S SHORE DRIVE
MIAMI BEACH, FL 33141**

Project Number:
25055

Sheet Name:
INSPIRATIONAL IMAGES

Sheet Issue Date:
04/19/2026

Revisions:

No.	Description	Date

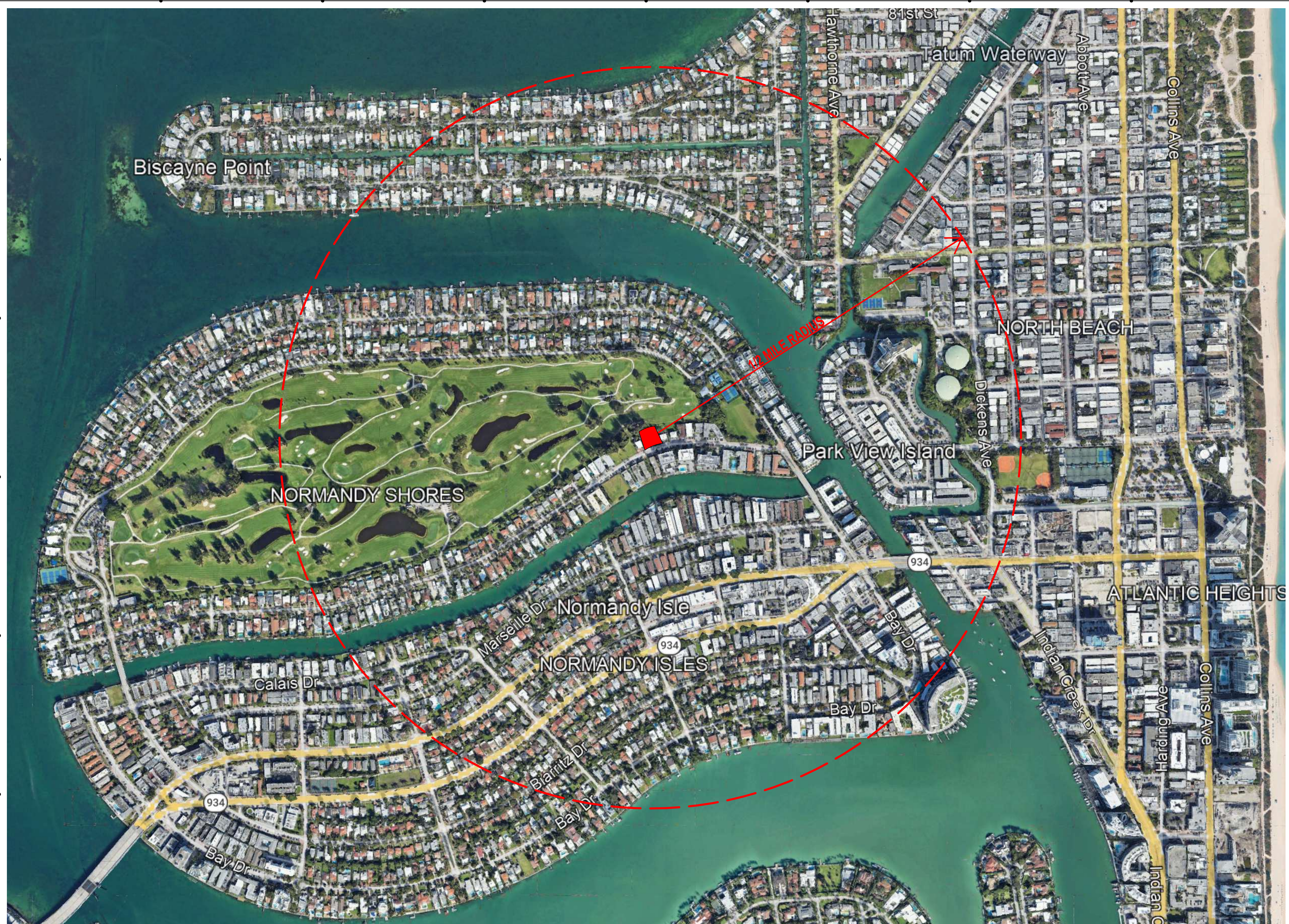
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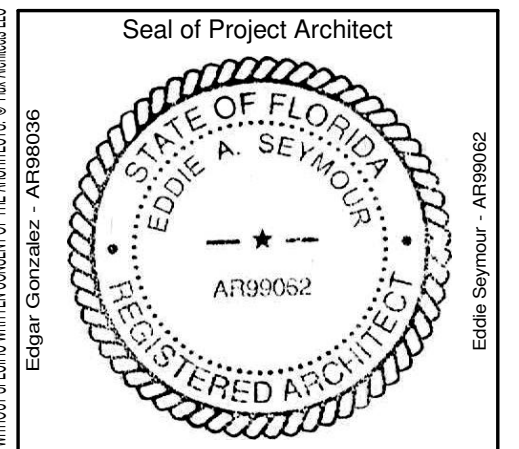
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A003



CONTEXT LOCATION MAP



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**CONTEXT
LOCATION MAP**

Sheet Issue Date:
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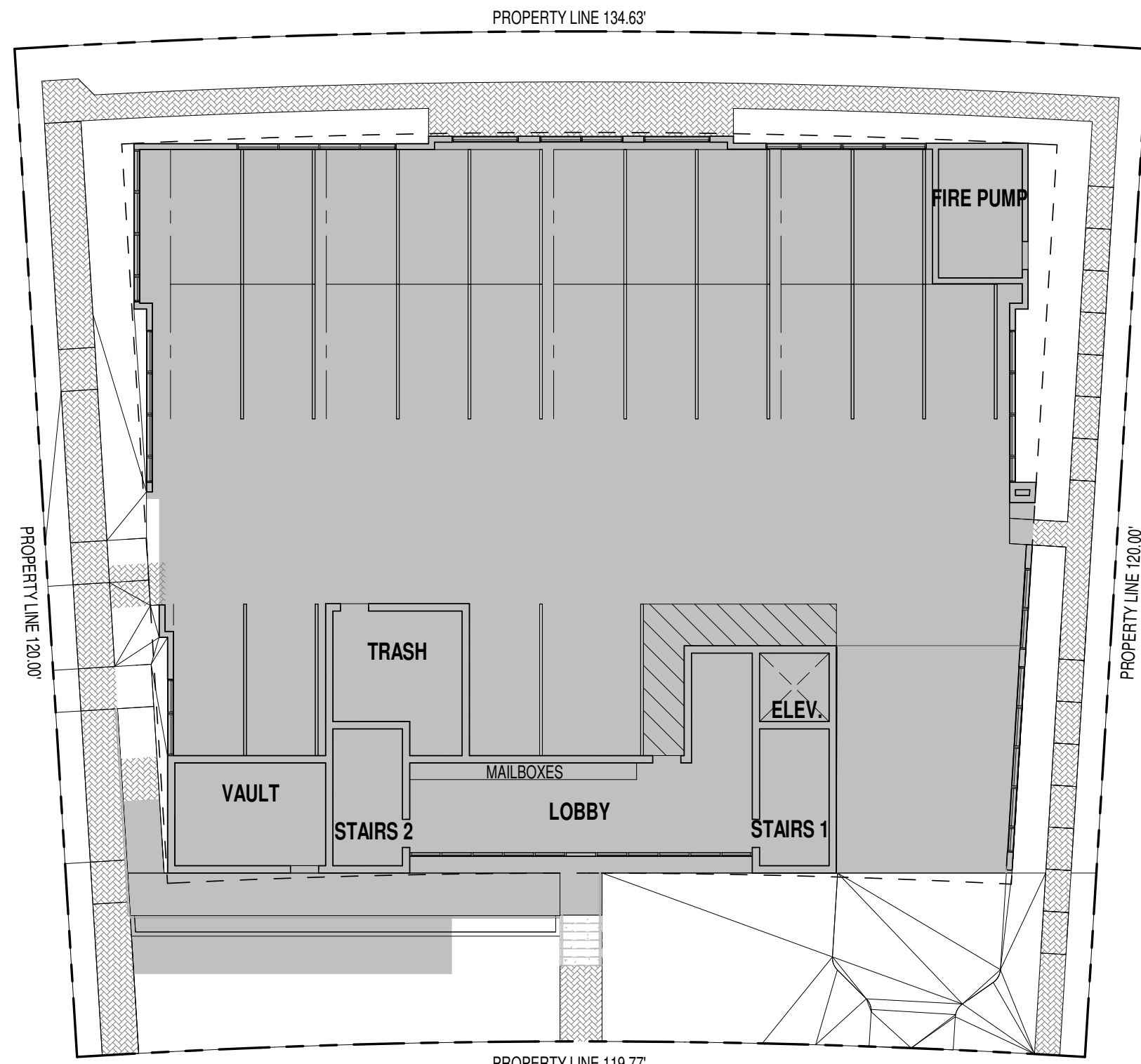
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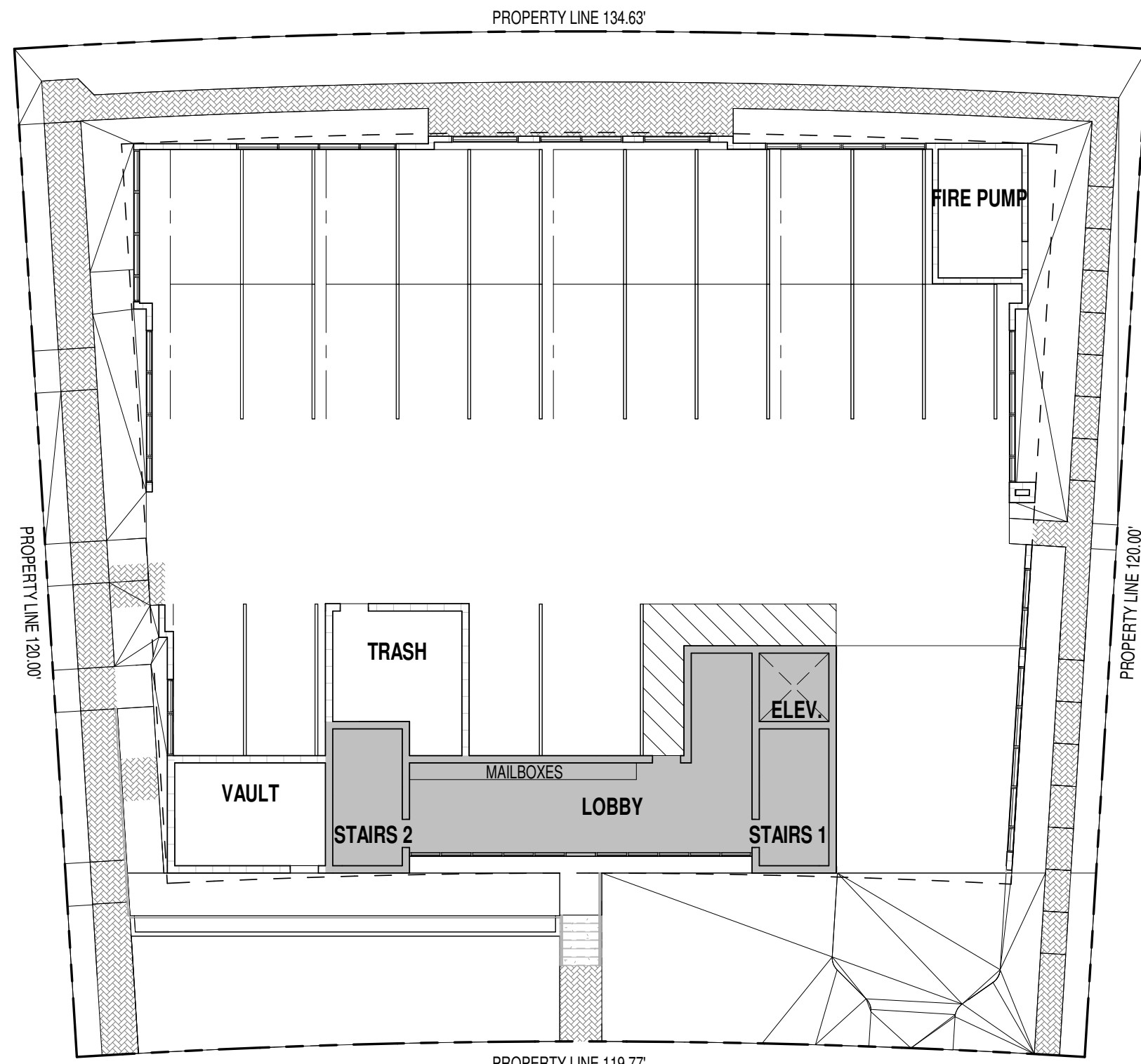
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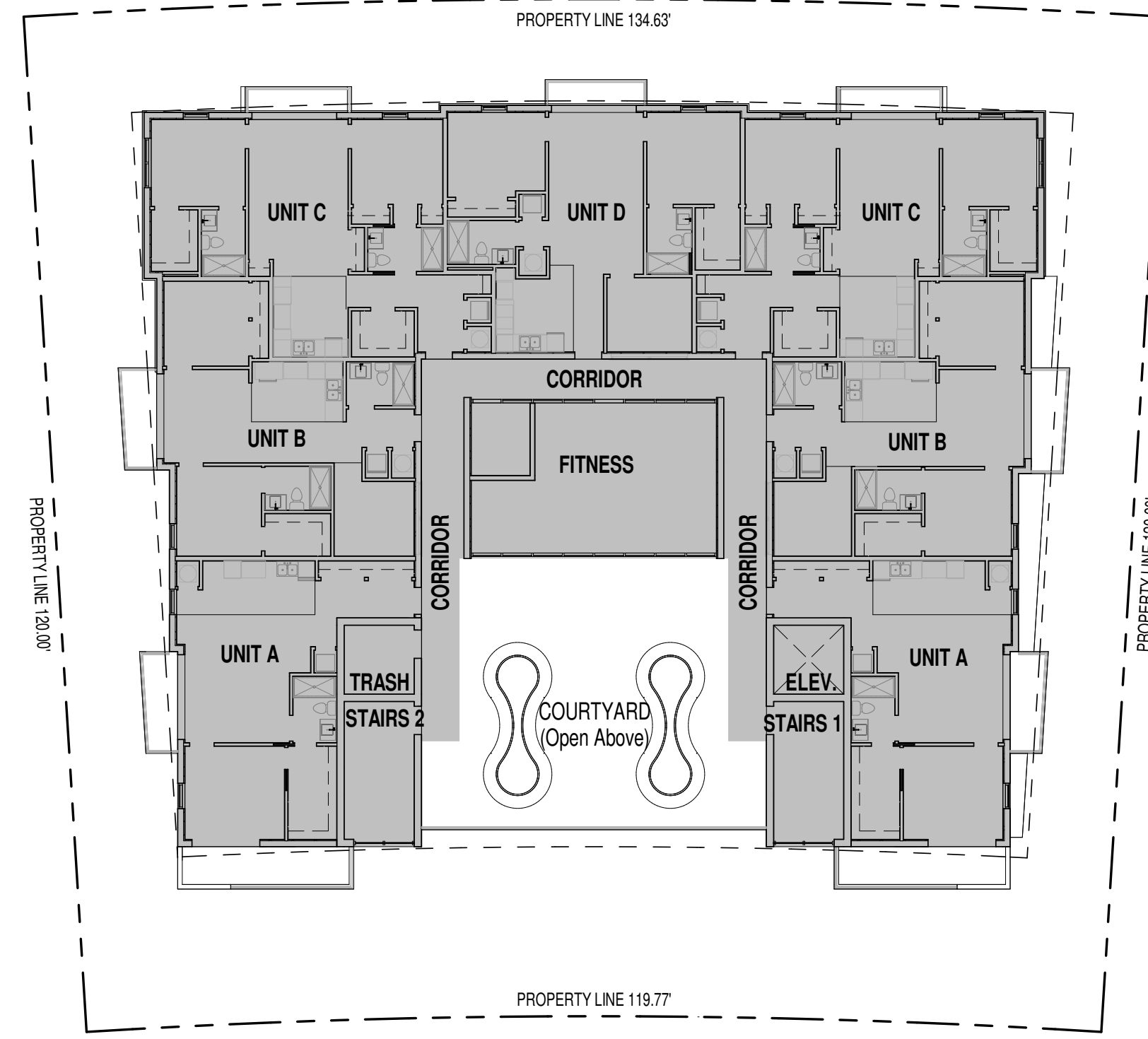


4 LOT COVERAGE
1/16" = 1'-0"

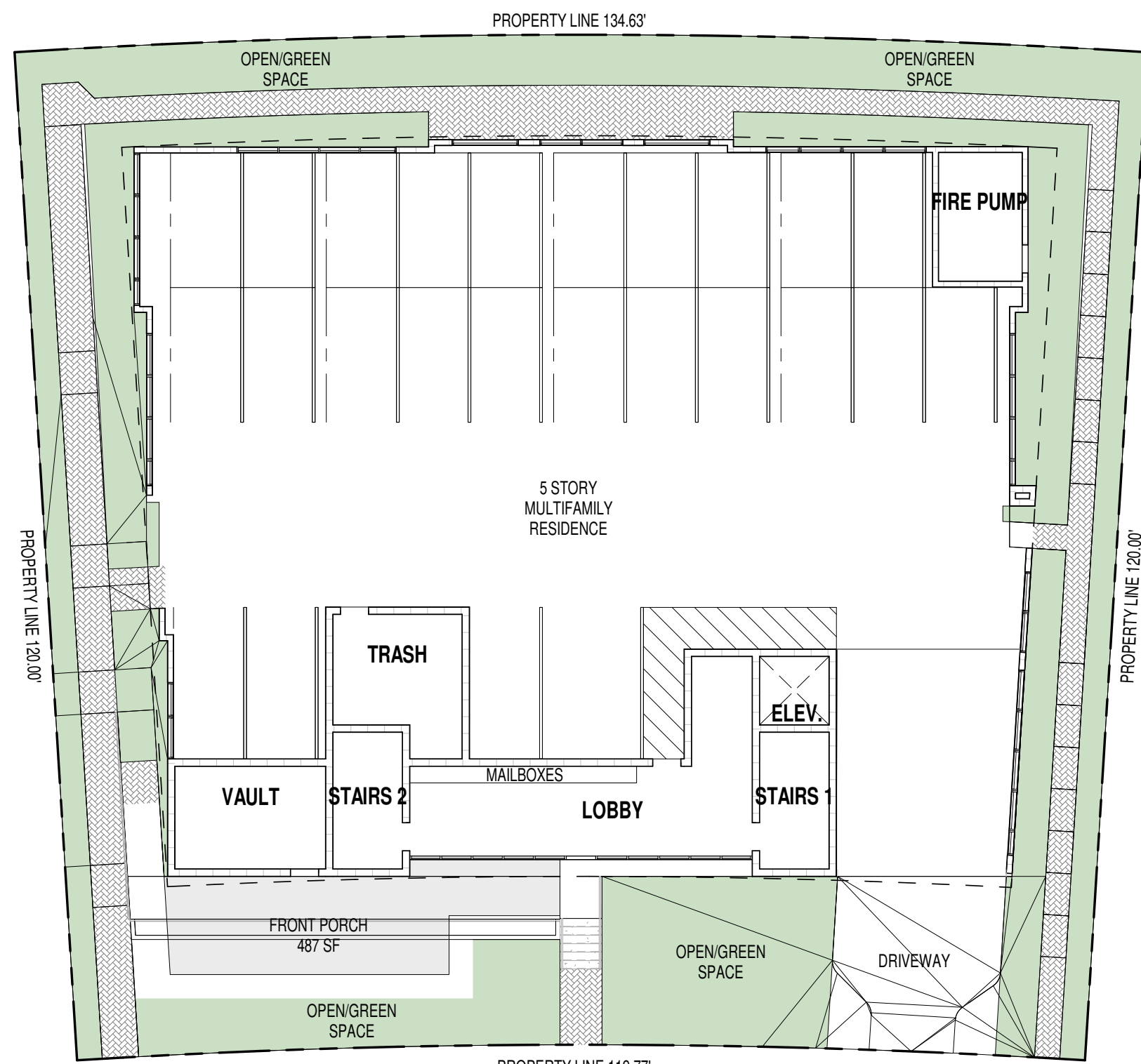
LOT COVERAGE	
LOCATION	AREA SIZE
LOT COVERAGE	9,575 SF (82.7%)



9 FAR - 1ST LEVEL
1/16" = 1'-0"

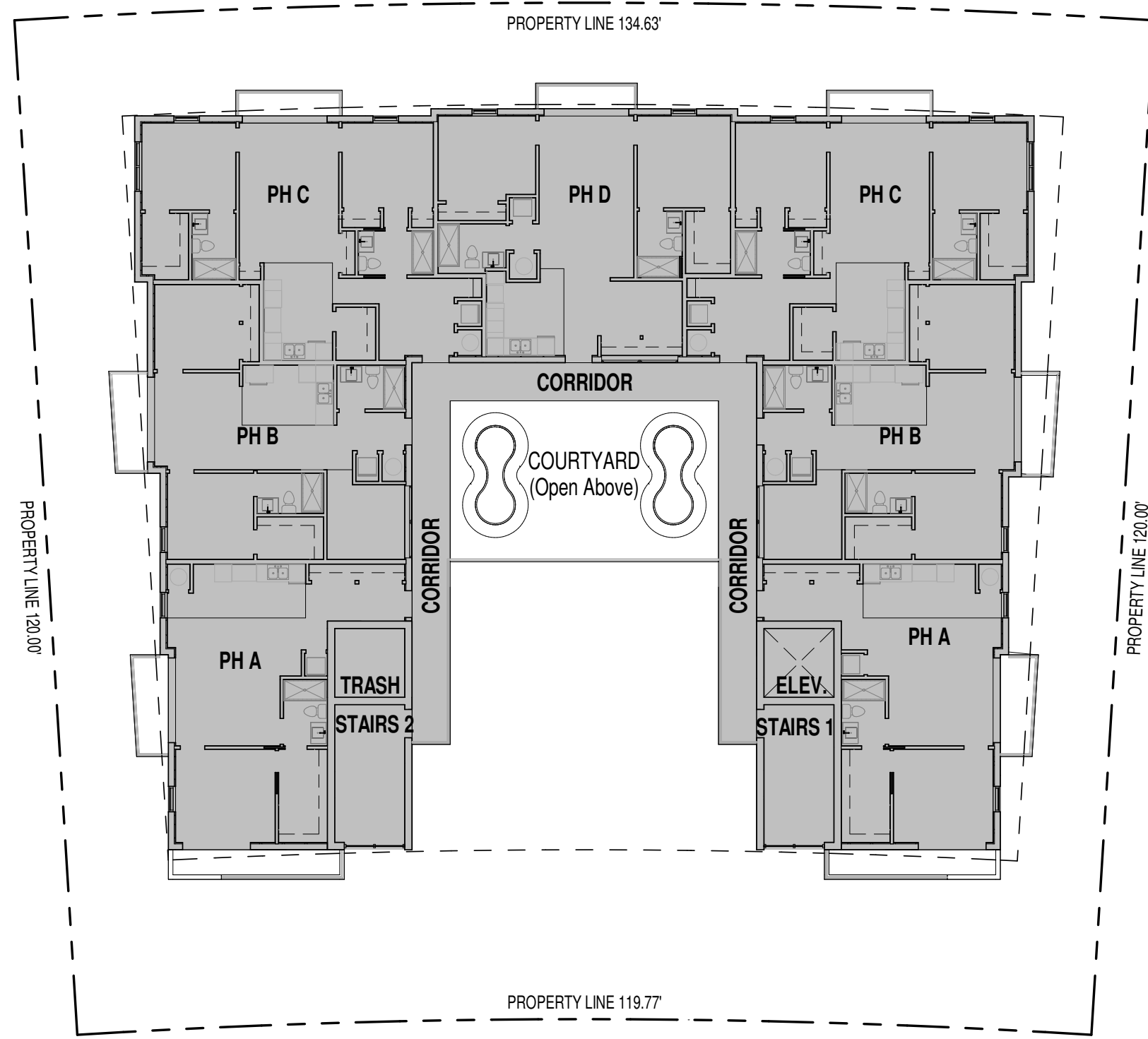


5 FAR - 2ND LEVEL
1/16" = 1'-0"

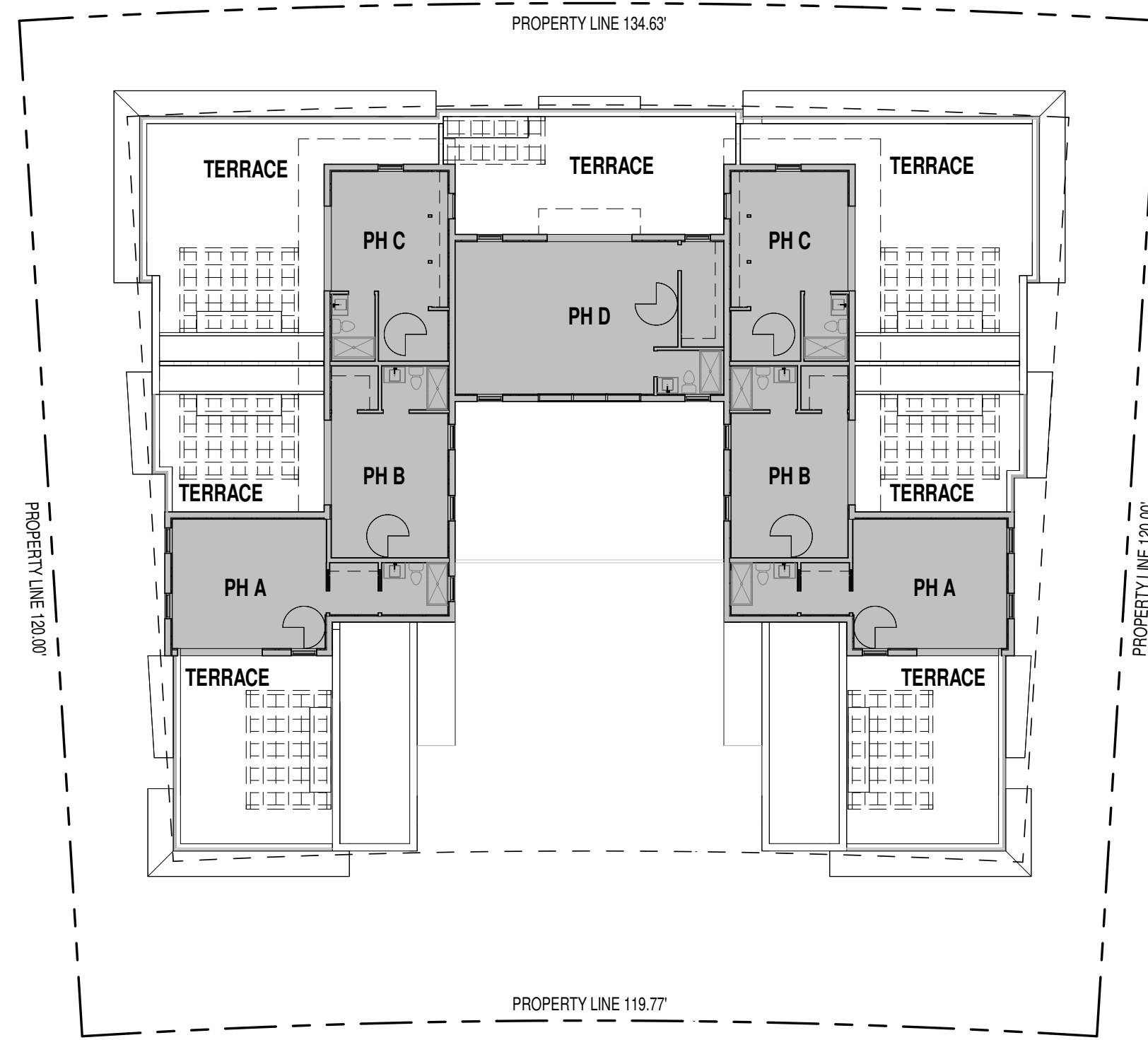


8 OPEN SPACE
1/16" = 1'-0"

OPEN/GREEN SPACE	
LOCATION	AREA SIZE
LOT	15,264 SF 25% LOT AREA MIN.
OPEN/GREEN SPACE	3,643 SF (23.8%)



6 FAR - 3RD LEVEL
1/16" = 1'-0"

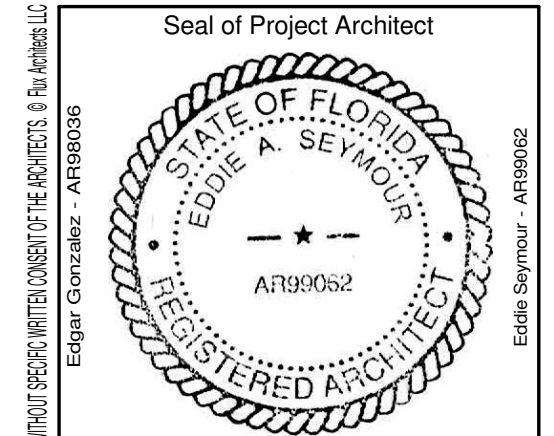


7 FAR - 4TH LEVEL
1/16" = 1'-0"

FAR CALCULATIONS	
LEVEL	AREA SIZE
1st LEVEL	1,041 SF
2nd LEVEL	7,661 SF
3rd LEVEL	7,060 SF
4th LEVEL	2,942 SF
TOTAL FAR	18,704 SF



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FAR DIAGRAMS

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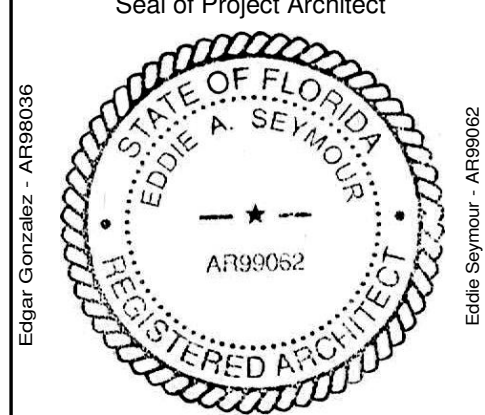
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① 4TH LEVEL PLAN
3/16" = 1'-0"



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**4TH LEVEL
PLAN**

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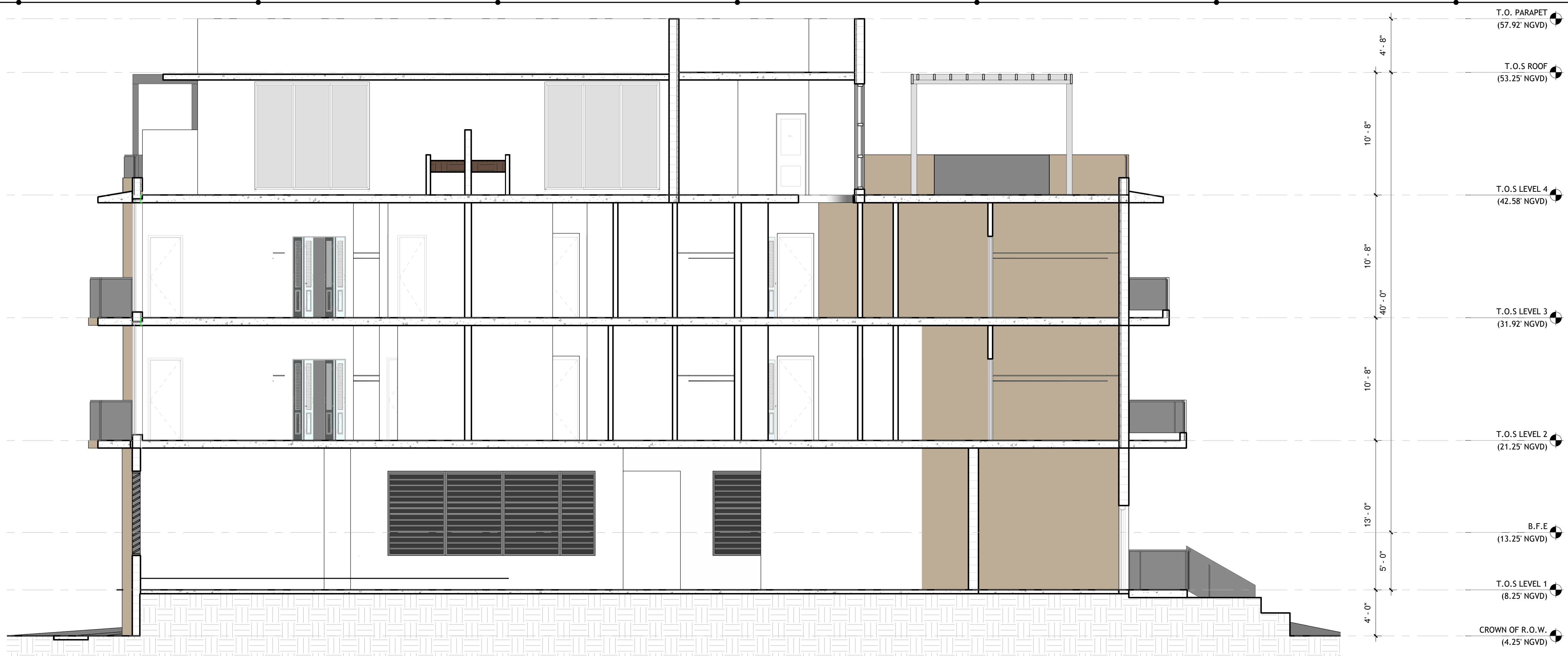
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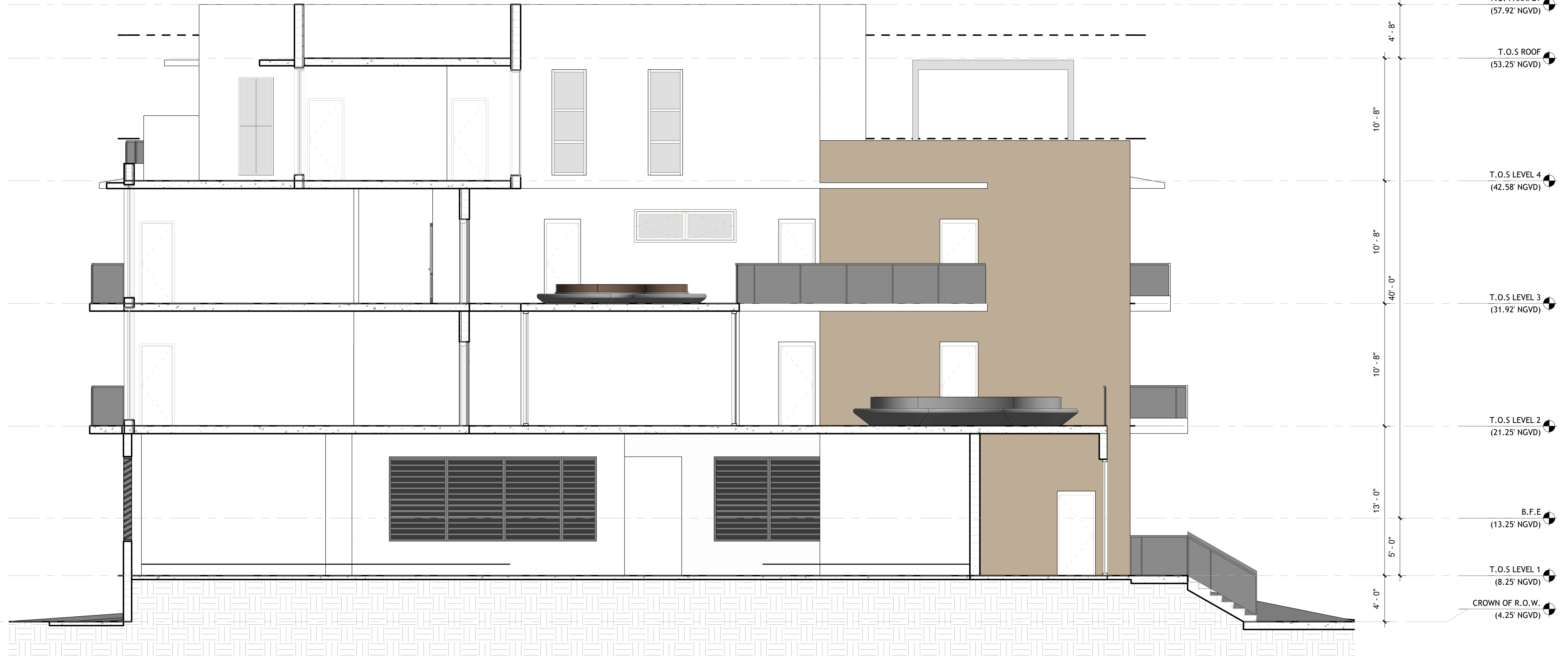
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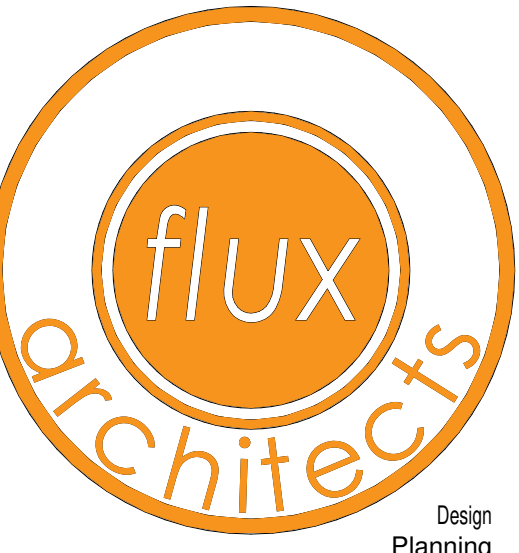
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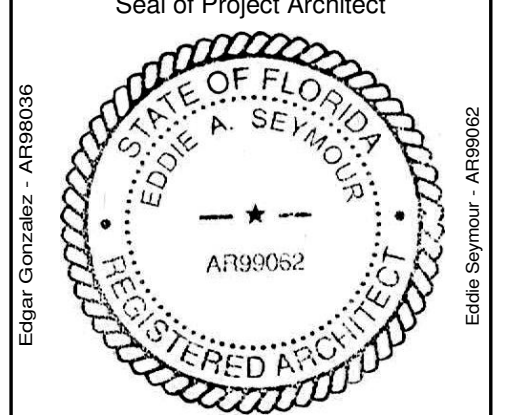
SECTION 3
3/16" = 1'-0"



SECTION 4
3/16" = 1'-0"



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SECTIONS

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