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GOMEZ

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1787 NORMANDY DR. TOWNHOMES



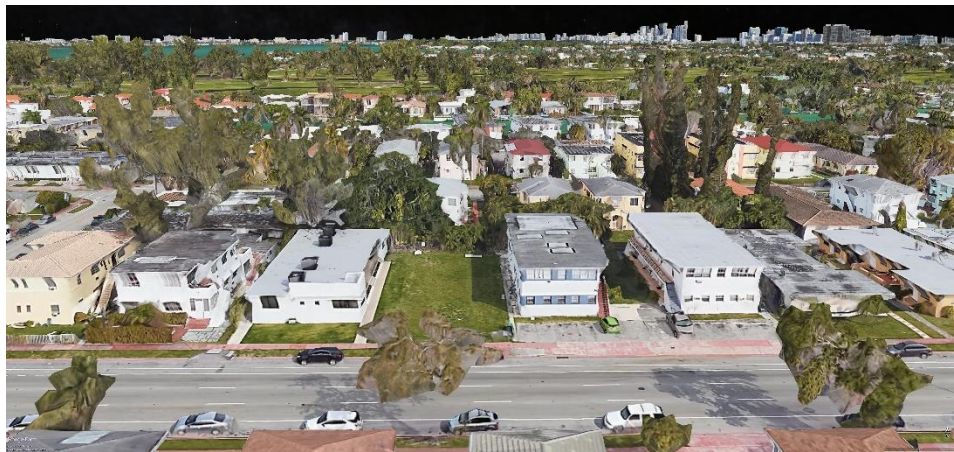
1787 NORMANDY DR.
TOWNHOMES

LOCATION

1787 NORMANDY DR. TOWNHOMES

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CONTEXT PICTURES

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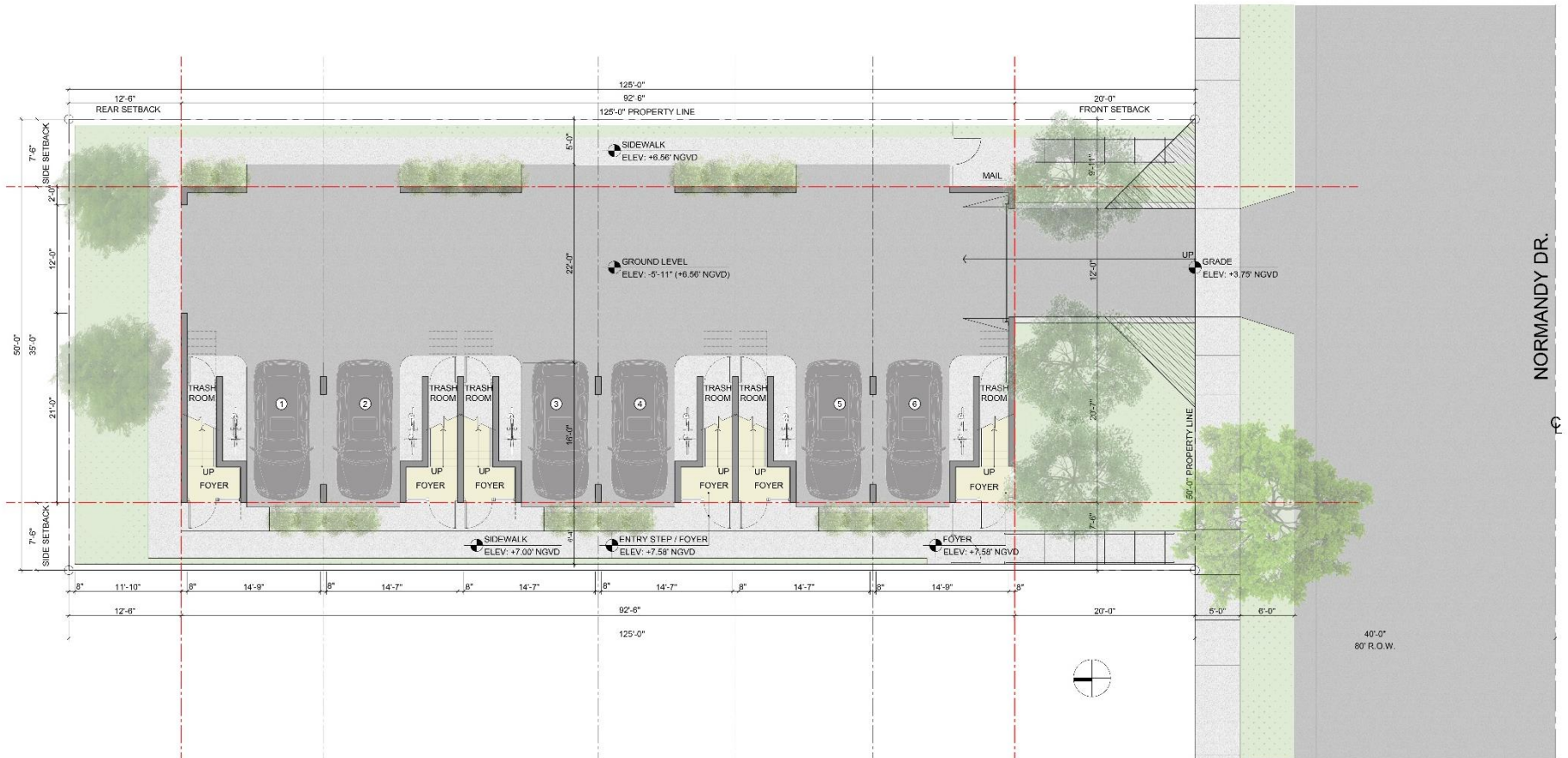


SITE PICTURES

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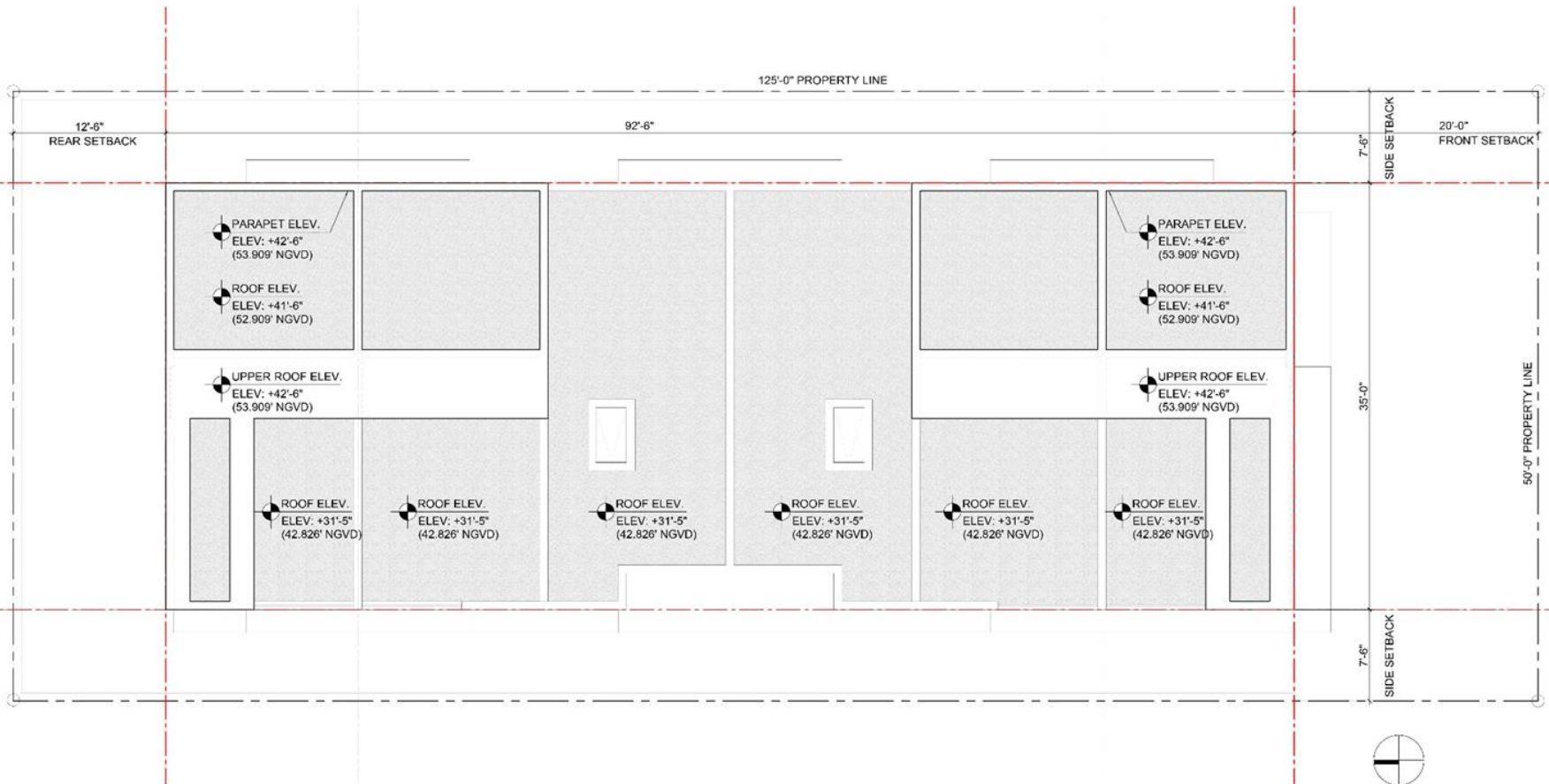


SITE PLAN | GROUND LEVEL

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UPPER ROOF PLAN



WEST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION



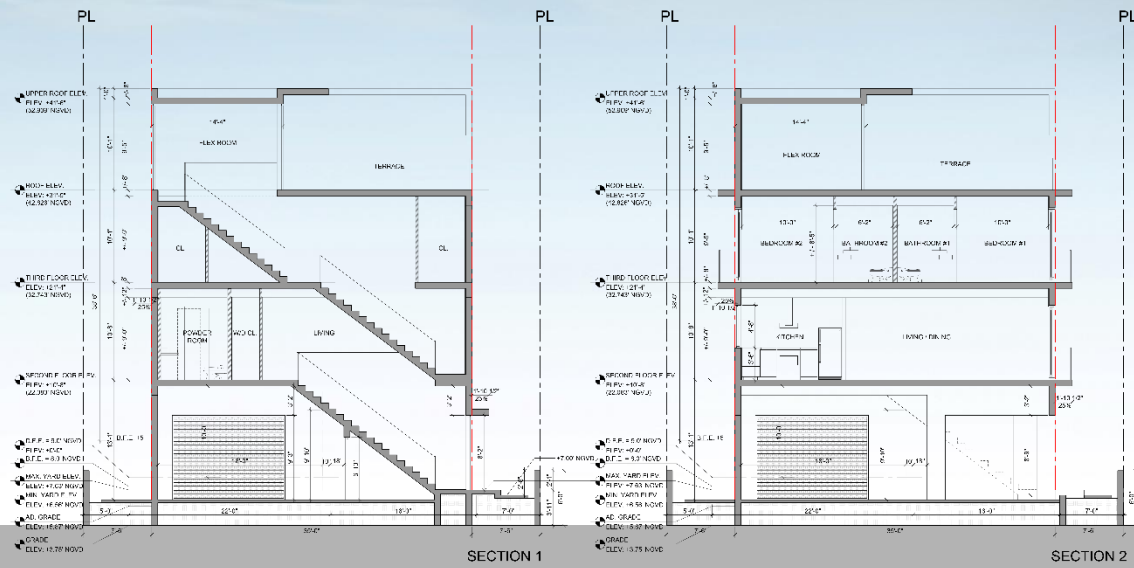
EAST ELEVATION

ELEVATIONS

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SECTIONS

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VIEWS

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VIEWS

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VIEWS

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VIEWS

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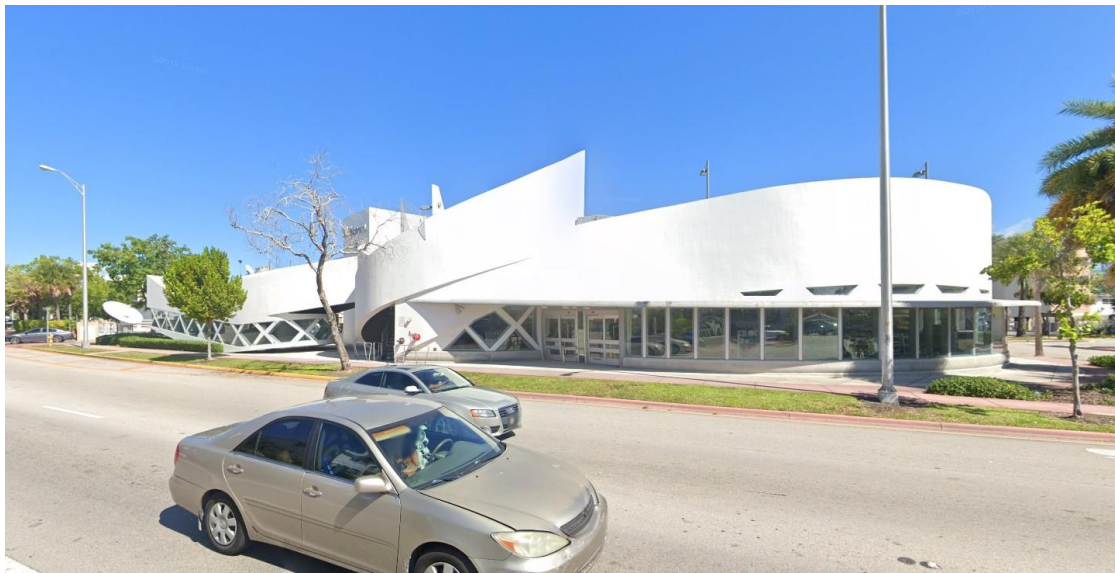


IMAGES

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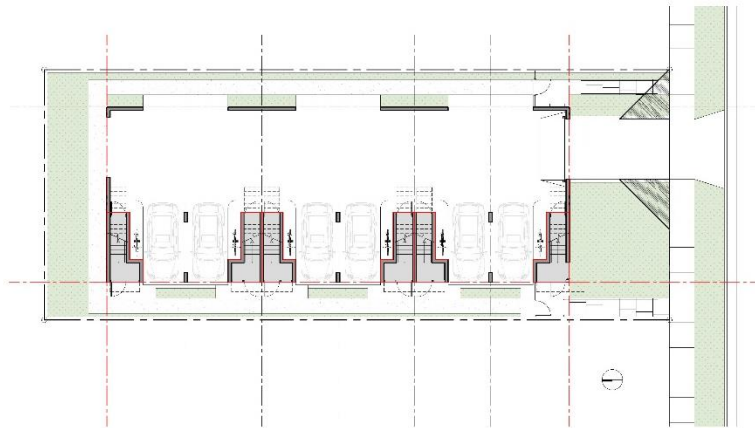


IMAGES

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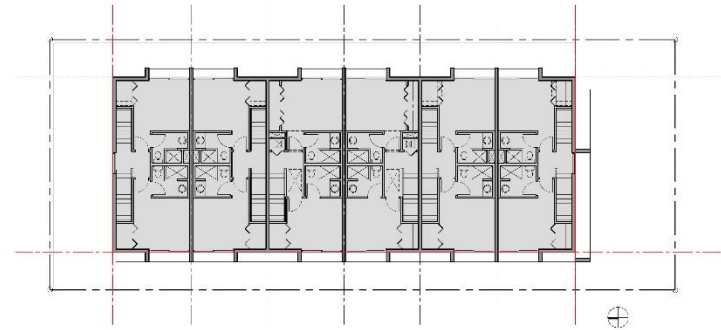
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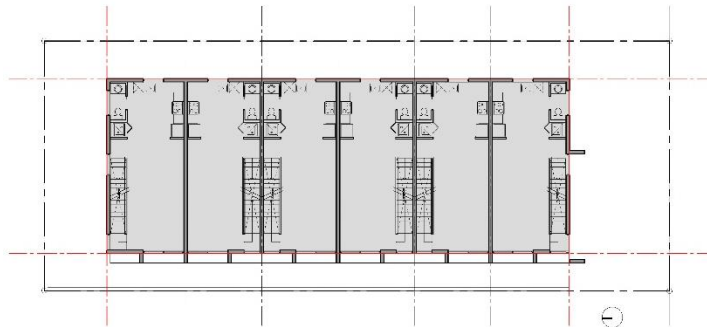
GROUND FLOOR

FLOOR AREA INCLUDED IN CALCULATIONS= 437 SF



THIRD FLOOR

FLOOR AREA INCLUDED IN CALCULATIONS= 3,237.5 SF



SECOND FLOOR

FLOOR AREA INCLUDED IN CALCULATIONS= 3,237.5 SF



ROOF LEVEL

FLOOR AREA INCLUDED IN CALCULATIONS= 898 SF

FLOOR AREA CALCULATION

LOT AREA= 6,250 SF

MAX. FAR ALLOWED= 1.25 / 7,812.5 SF

TOTAL FLOOR AREA PROVIDED= 7,810 SF

GROUND FLOOR= 437 SF

SECOND FLOOR= 3,237.5 SF

THIRD LEVEL= 3,237.5 SF

ROOF LEVEL= 898 SF



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1787 NORMANDY DR. TOWNHOMES
1787 NORMANDY DR.
MIAMI BEACH, FL 33141

1. <u>100</u>	2. <u>100</u>	3. <u>100</u>	4. <u>100</u>	5. <u>100</u>	6. <u>100</u>	7. <u>100</u>	8. <u>100</u>	9. <u>100</u>	10. <u>100</u>	11. <u>100</u>	12. <u>100</u>	13. <u>100</u>	14. <u>100</u>	15. <u>100</u>	16. <u>100</u>	17. <u>100</u>	18. <u>100</u>	19. <u>100</u>	20. <u>100</u>	21. <u>100</u>	22. <u>100</u>	23. <u>100</u>	24. <u>100</u>	25. <u>100</u>	26. <u>100</u>	27. <u>100</u>	28. <u>100</u>	29. <u>100</u>	30. <u>100</u>	31. <u>100</u>	32. <u>100</u>	33. <u>100</u>	34. <u>100</u>	35. <u>100</u>	36. <u>100</u>	37. <u>100</u>	38. <u>100</u>	39. <u>100</u>	40. <u>100</u>	41. <u>100</u>	42. <u>100</u>	43. <u>100</u>	44. <u>100</u>	45. <u>100</u>	46. <u>100</u>	47. <u>100</u>	48. <u>100</u>	49. <u>100</u>	50. <u>100</u>	51. <u>100</u>	52. <u>100</u>	53. <u>100</u>	54. <u>100</u>	55. <u>100</u>	56. <u>100</u>	57. <u>100</u>	58. <u>100</u>	59. <u>100</u>	60. <u>100</u>	61. <u>100</u>	62. <u>100</u>	63. <u>100</u>	64. <u>100</u>	65. <u>100</u>	66. <u>100</u>	67. <u>100</u>	68. <u>100</u>	69. <u>100</u>	70. <u>100</u>	71. <u>100</u>	72. <u>100</u>	73. <u>100</u>	74. <u>100</u>	75. <u>100</u>	76. <u>100</u>	77. <u>100</u>	78. <u>100</u>	79. <u>100</u>	80. <u>100</u>	81. <u>100</u>	82. <u>100</u>	83. <u>100</u>	84. <u>100</u>	85. <u>100</u>	86. <u>100</u>	87. <u>100</u>	88. <u>100</u>	89. <u>100</u>	90. <u>100</u>	91. <u>100</u>	92. <u>100</u>	93. <u>100</u>	94. <u>100</u>	95. <u>100</u>	96. <u>100</u>	97. <u>100</u>	98. <u>100</u>	99. <u>100</u>	100. <u>100</u>
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PLANING PLAN

100

 Digitally signed by

by Kenneth E. Gardner
Date: _____

2020.10.05
14:39:36 -01'00

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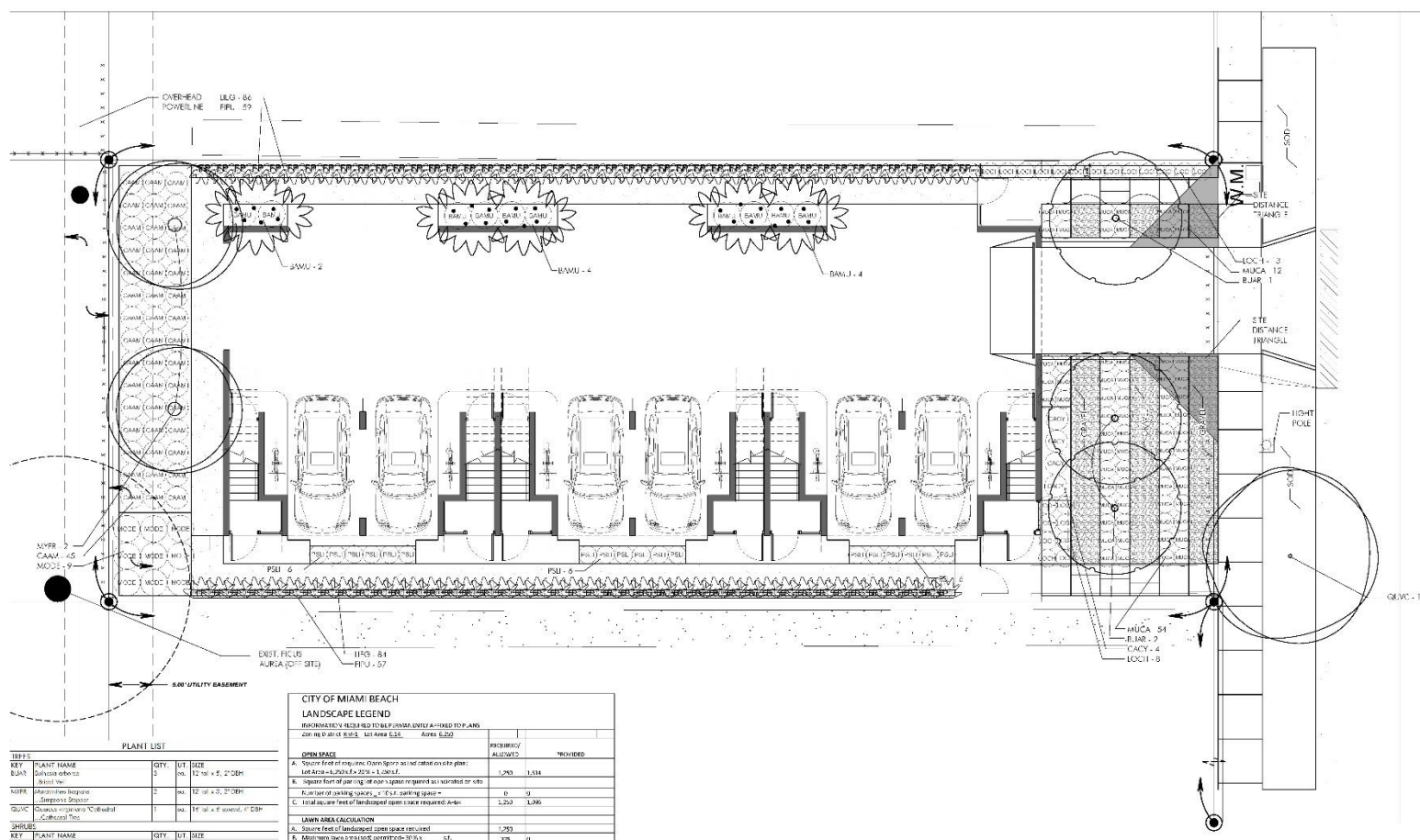
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TSpa



*NOTE: THERE ARE NO EXISTING TREES ON SITE.

PLANT LIST						
TYPE	PLANT NAME	QTY.	UT	SIZE		
KEY	PLANT NAME	QTY.	UT	SIZE		
BUK1	Blackbutt tree	3	na	12" x 2", 5' DBH		
	Garra tree	2	na	12" x 2", 5' DBH		
NGR	Mountain blue gum	2	na	12" x 2", 5' DBH		
	Parrotia tree	2	na	12" x 2", 5' DBH		
SHRUB	Shrubbery	1	na	12" x 2", 5' DBH		
SHRUB	Shrubbery	1	na	12" x 2", 5' DBH		
KEY	PLANT NAME	QTY.	UT	SIZE		
COAH	Callerya tree	45	na	24" x 2"		
	Callerya tree	45	na	24" x 2"		
ECY1	Cycas tree	4	na	18" x 2"		
	Cycas tree	4	na	18" x 2"		
FLC1	Flowering tree	2	na	18" x 2"		
	Flowering tree	2	na	18" x 2"		
MODE	Modena tree	4	na	24" x 2"		
	Modena tree	4	na	24" x 2"		
NAU1	Nau tree	60	na	24" x 2"		
	Nau tree	60	na	24" x 2"		
NAU2	Nau tree	10	na	18" x 18"		
	Nau tree	10	na	18" x 18"		
PAU1	Paul tree	10	na	18" x 18"		
	Paul tree	10	na	18" x 18"		
PAU2	Paul tree	10	na	18" x 18"		
	Paul tree	10	na	18" x 18"		
GROUND-COVER	PLANT NAME	QTY.	UT	SIZE		
TRC1	Trifolium tree	100	na	12" x 2", 5' DBH		
	Trifolium tree	100	na	12" x 2", 5' DBH		
TRC2	Trifolium tree	100	na	12" x 2", 5' DBH		
	Trifolium tree	100	na	12" x 2", 5' DBH		
TRC3	Trifolium tree	100	na	12" x 2", 5' DBH		
	Trifolium tree	100	na	12" x 2", 5' DBH		
TRC4	Trifolium tree	100	na	12" x 2", 5' DBH		
	Trifolium tree	100	na	12" x 2", 5' DBH		
TRC5	Trifolium tree	100	na	12" x 2", 5' DBH		
	Trifolium tree	100	na	12" x 2", 5' DBH		
TRC6	Trifolium tree	100	na	12" x 2", 5' DBH		
	Trifolium tree	100	na	12" x 2", 5' DBH		
TRC7	Trifolium tree	100	na	12" x 2", 5' DBH		
	Trifolium tree	100	na	12" x 2", 5' DBH		
TRC8	Trifolium tree	100	na	12" x 2", 5' DBH		
	Trifolium tree	100	na	12" x 2", 5' DBH		
TRC9	Trifolium tree	100	na	12" x 2", 5' DBH		
	Trifolium tree	100	na	12" x 2", 5' DBH		
TRC10	Trifolium tree	100	na	12" x 2", 5' DBH		
	Trifolium tree	100	na	12" x 2", 5' DBH		
TRC11	Trifolium tree	100	na	12" x 2", 5' DBH		
	Trifolium tree	100	na	12" x 2", 5' DBH		
TRC12	Trifolium tree	100	na	12" x 2", 5' DBH		
	Trifolium tree	100	na	12" x 2", 5' DBH		
TRC13	Trifolium tree	100	na	12" x 2", 5' DBH		
	Trifolium tree	100	na	12" x 2", 5' DBH		
TRC14	Trifolium tree	100	na	12" x 2", 5' DBH		
	Trifolium tree	100	na	12" x 2", 5' DBH		
TRC15	Trifolium tree	100	na	12" x 2", 5' DBH		
	Trifolium tree	100	na	12" x 2", 5' DBH		
TRC16	Trifolium tree	100	na	12" x 2", 5' DBH		
	Trifolium tree	100	na	12" x 2", 5' DBH		
TRC17	Trifolium tree	100	na	12" x 2", 5' DBH		
	Trifolium tree	100	na	12" x 2", 5' DBH		
TRC18	Trifolium tree	100	na	12" x 2", 5' DBH		
	Trifolium tree	100	na	12" x 2", 5' DBH		

CITY OF MIAMI BEACH			
LANDSCAPE LEACH			
INFORMATIVE: THE FOLLOWING REQUIRED TO BE SUBMITTED WITH THE LANDSCAPE LEACH AND MUST BE COMPLETED BY THE LANDSCAPE ARCHITECT			
OPEN SPACE	PROPOSED ALLOWED	PROVIDED	
A. Square feet of required Open Space to be created on site per: Lot Area 25,000 to 49,999 sq. ft. required	1,793	1,314	
B. Square feet of parking (or non-sporting facility) as required for lots			
C. Total area of parking spaces, sq. ft. of parking spaces	40	40	
D. Total area of non-sporting facility as required (square)	2,250	1,696	
LAWN AREA CALCULATION			
A. Square feet of landscaped open space required	1,793		
B. Square feet of lawn to be provided (minimum 30% of A)	538	4	
TREES			
A. Number of trees required per lot or lot area less than 50,000 sq. ft. when all trees must be maintained on-site: 20 trees per 1,000 sq. ft. of lot area - number of trees: 40 - 4 trees req.	4	5	
B. Native trees: 20% of trees required - 8 trees	2	3	
C. Lot area (square ft. of lot area) to be planted with trees			
D. Square feet of lawn to be provided (30% of A)	2	3	
E. Square feet of lawn to be provided (30% of A)			
F. (If previously approved, then first tree must be planted within 20% of E)			
G. Street trees: 20% of trees required - 8 trees	2	3	
H. Street trees: 20% of trees required - 8 trees			
I. Street trees: 20% of trees required - 8 trees			
J. Street trees: 20% of trees required - 8 trees			
K. Street trees: 20% of trees required - 8 trees			
L. Street trees: 20% of trees required - 8 trees			
M. Street trees: 20% of trees required - 8 trees			
N. Street trees: 20% of trees required - 8 trees			
O. Street trees: 20% of trees required - 8 trees			
P. Street trees: 20% of trees required - 8 trees			
Q. Street trees: 20% of trees required - 8 trees			
R. Street trees: 20% of trees required - 8 trees			
S. Street trees: 20% of trees required - 8 trees			
T. Street trees: 20% of trees required - 8 trees			
U. Street trees: 20% of trees required - 8 trees			
V. Street trees: 20% of trees required - 8 trees			
W. Street trees: 20% of trees required - 8 trees			
X. Street trees: 20% of trees required - 8 trees			
Y. Street trees: 20% of trees required - 8 trees			
Z. Street trees: 20% of trees required - 8 trees			
SHRUBS			
A. Number of shrubs required: 20% of trees required - 8 shrubs	8	10	
B. Native shrubs: 20% of shrubs required - 2 shrubs	2	3	
C. Number of shrubs required: 20% of trees required - 8 shrubs			
D. Number of shrubs required: 20% of trees required - 8 shrubs			
E. Number of shrubs required: 20% of trees required - 8 shrubs			
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LANDSCAPE ORNAMENTALS			
A. Number of large shrubs or small trees required: Number of shrubs or small trees required: 20% of trees required - 8 shrubs	8	10	
B. Number of large shrubs or small trees required: Number of shrubs or small trees required: 20% of trees required - 8 shrubs			
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Y. Number of large shrubs or small trees required: Number of shrubs or small trees required: 20% of trees required - 8 shrubs			
Z. Number of large shrubs or small trees required: Number of shrubs or small trees required: 20% of trees required - 8 shrubs			



LANDSCAPE PLANS

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