



# Normandy Lofts

## 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

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## COVER SHEET

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**DRB.01**  
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# PROPERTY INFO

<b>Folio:</b> 02-3210-011-0290	
<b>Sub-Division:</b> ISLE OF NORMANDY MIAMI VIEW SEC PART 3	
<b>Property Address</b> 1915 NORMANDY DR Miami Beach, FL 33141-4405	
<b>Owner</b> Ben Arviv/ Arviv Group, LLC	
<b>Mailing Address</b> 1915 NORMANDY DRIVE Miami Beach, FL 33141	
<b>PA Primary Zone</b> 3900 MULTI-FAMILY - 38-62 U/A	
<b>Primary Land Use</b> 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT	
<b>Beds / Baths / Half</b>	2 / 1 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	1,655 Sq.Ft
<b>Living Area</b>	1,630 Sq.Ft
<b>Adjusted Area</b>	1,538 Sq.Ft
<b>Lot Size</b>	6,250 Sq.Ft
<b>Year Built</b>	1940



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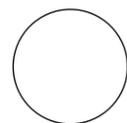
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**DRB.02**  
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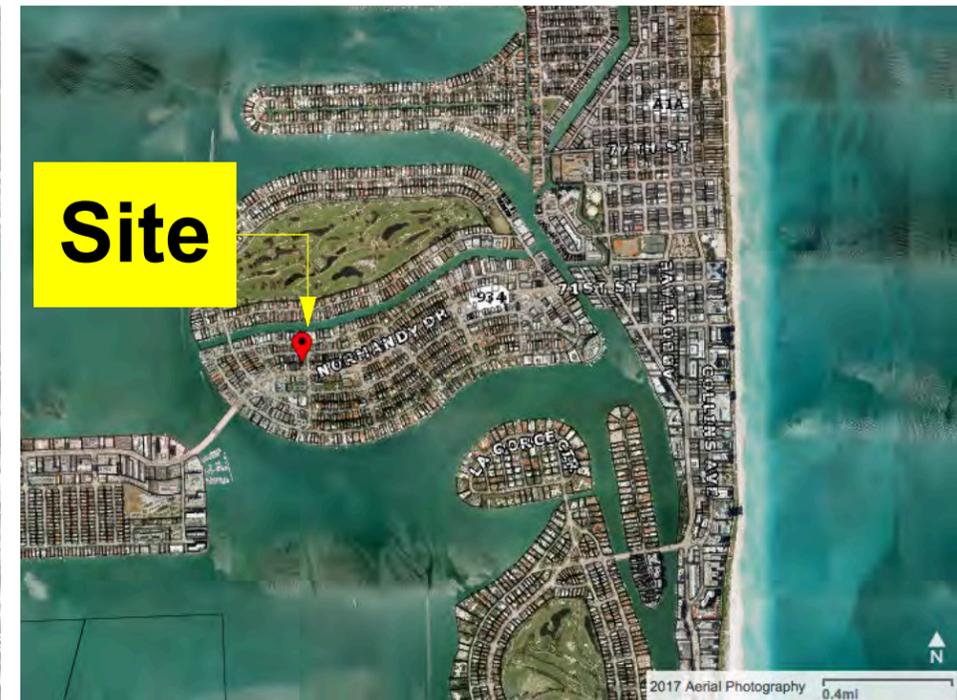


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**1/2 MILE RADIUS AERIAL**

SCALE: 1:1.67



**VICINITY MAP** 



**SITE MAP** 

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**VICINITY & SITE MAPS**

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**AREA PHOTOS**  
 Photos taken 7/9/23

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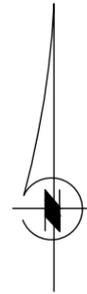
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# SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'



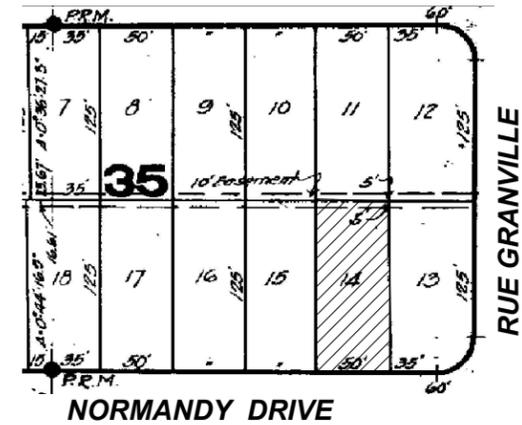
LEGAL DESCRIPTION:

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**

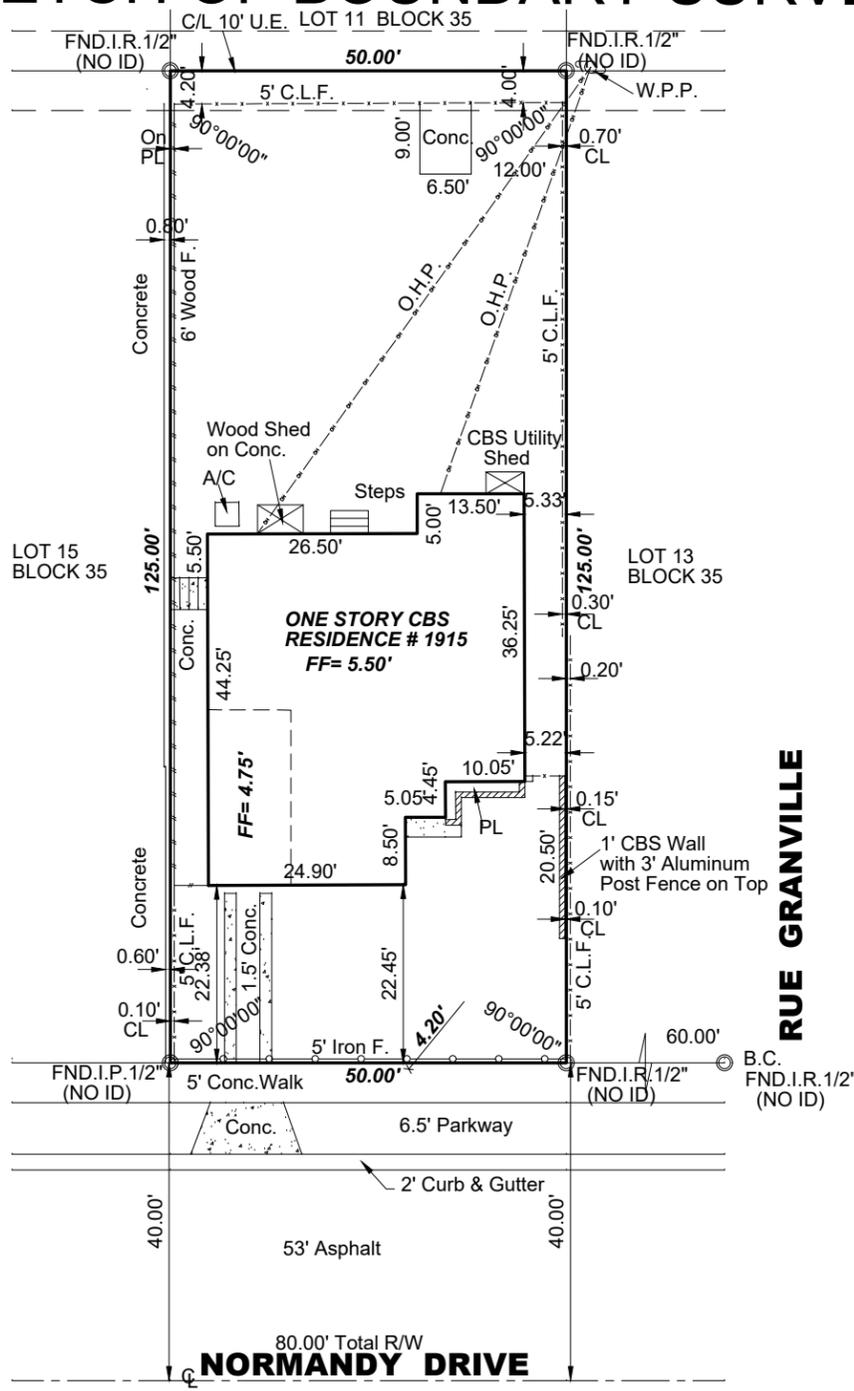
LOCATION SKETCH (N.T.S.)



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'

STATE OF FLORIDA  
 PROFESSIONAL SURVEYOR & MAPPER No. 6453  
 GUILLERMO A. GUERRERO  
 Professional Surveyor & Mapper No. 6453  
 682 East 21st Street, Hialeah, FL 33013  
 (305) 333-3328 Cell  
 guerreropsm@aol.com



NOTES:  
 1) 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.  
 2) The intended use of this survey is for Mortgage purposes only, any other use is not valid without the written consent of the signing Professional Surveyor and Mapper.

ABBREVIATIONS:  
 U.E.=Utility Easement  
 M.H.=Man Hole  
 R=Road  
 F.F.=Found Rebar  
 A/C=Air Conditioner  
 C.B.=Catch Basin

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

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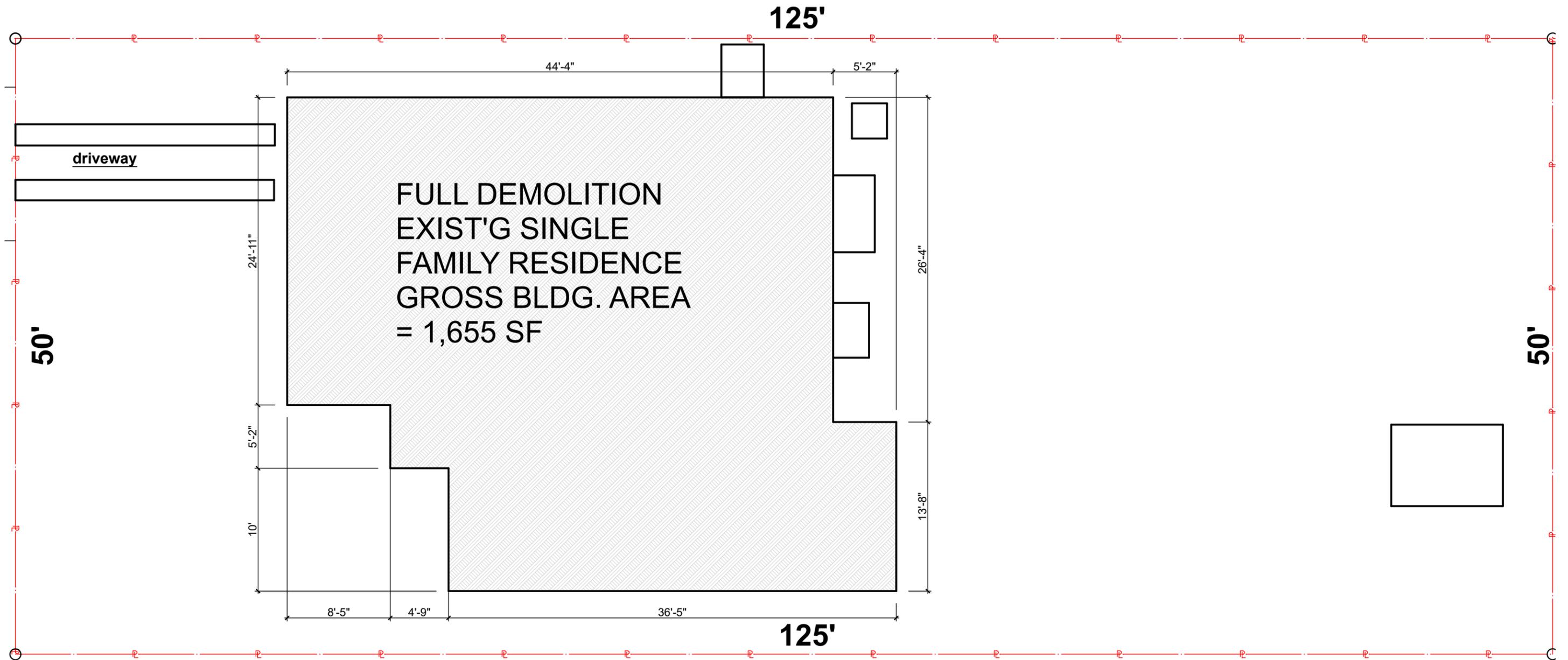
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**DEMOLITION PLAN**  
 Scale: 1/8" = 1'-0"

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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
		<b>Maximum</b>	<b>Existing</b>	<b>Proposed</b>
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		
		<b>Setbacks</b>	<b>Required</b>	<b>Existing</b>
	<b>Subterranean:</b>		NA	
19	Front Setback:		NA	
20	Side Setback:		NA	
21	Side Setback:		NA	
22	Side Setback facing street:		NA	
23	Rear Setback:		NA	
	<b>At Grade Parking:</b>			
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 FT	10% Lot Depth = 12.50 FT	10% Lot Depth = 12.50 FT
	<b>Pedestal:</b>			
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 FT	53.28 FT	14.50 FT
	<b>Tower:</b>			
34	Front Setback:	NA		
35	Side Setback:	NA		

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? (Neighborhood Impact establishment, see CMB 141-1361)	NA	NA	NA	NA
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	NA	NA	NA	NA
61	Is this a contributing building?			Yes or No	
62	Located within a Local Historic District?			Yes or No	

Notes:

If not applicable write N/A

All other data information may be required and presented like the above format.

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ZONING DATA

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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)				
TOTAL AREA:	<table border="1"> <tr> <th>ALLOWED</th> <th>PROVIDED</th> </tr> <tr> <td>7,813 SF</td> <td>7,627 SF</td> </tr> </table>	ALLOWED	PROVIDED	7,813 SF	7,627 SF
ALLOWED	PROVIDED				
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
<b>TOTAL F.A. =</b>	<b>7,627 SF</b>

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
<b>TOTALS =</b>	<b>5,892 SF</b>	<b>1,076 SF</b>

ZONING & FAR DIAGRAMS

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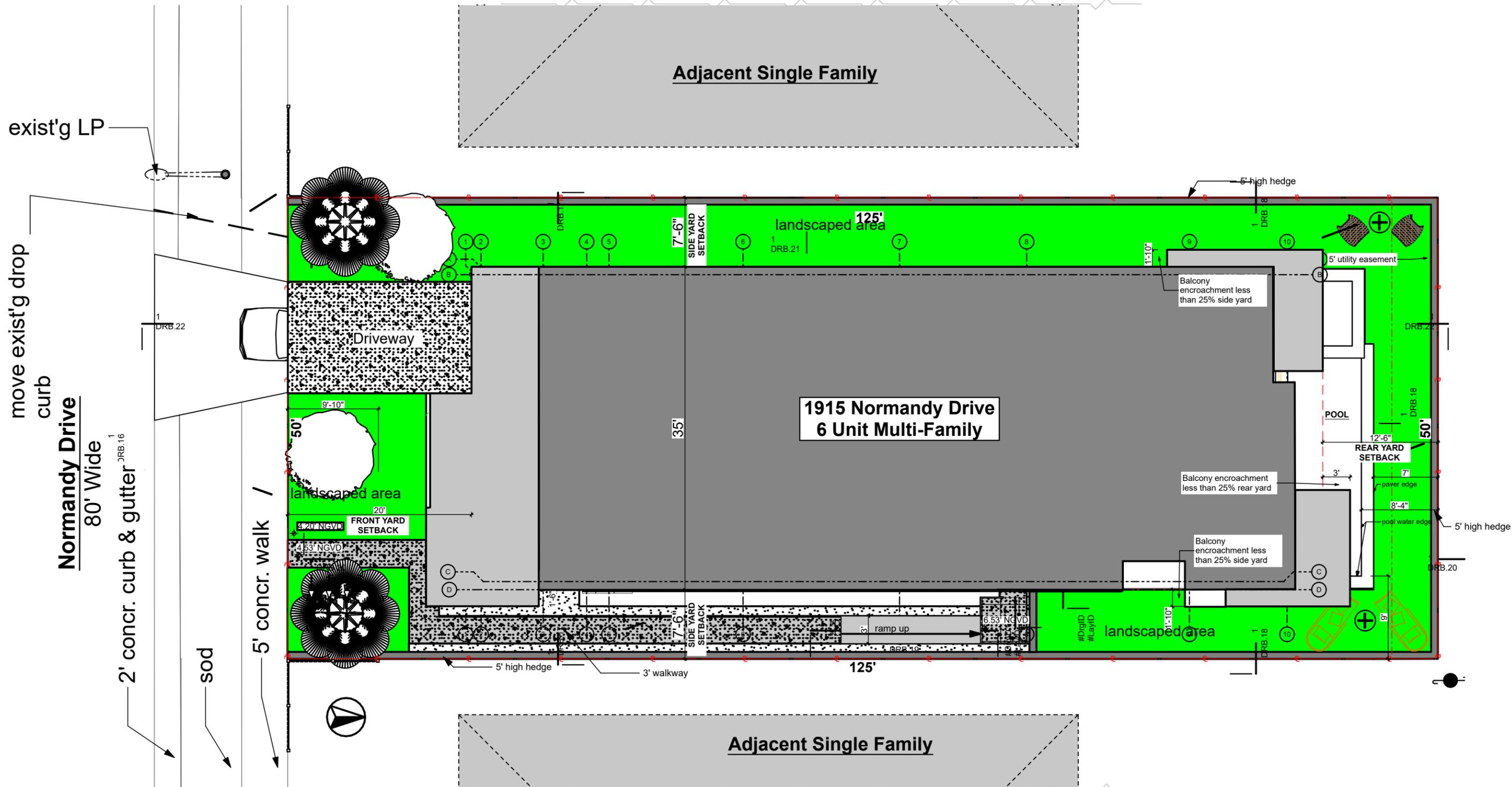
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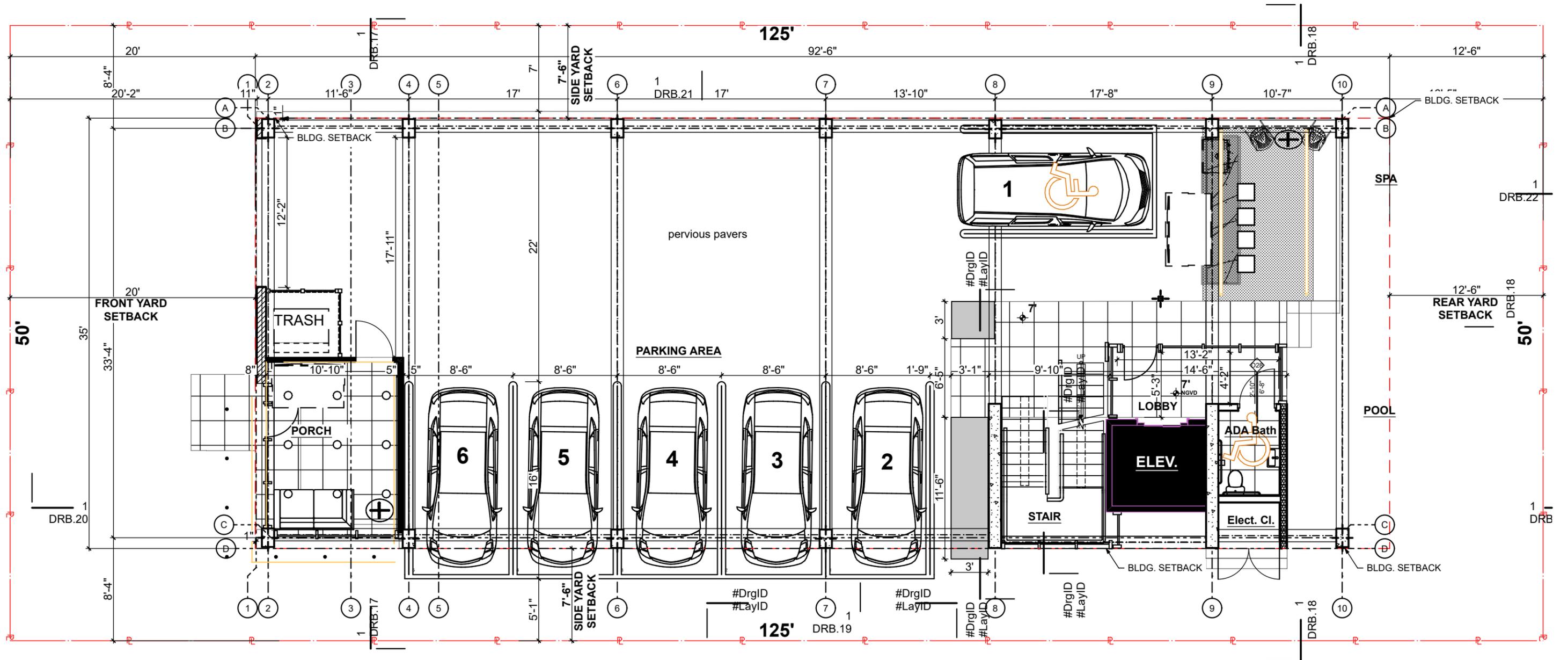
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**SITE PLAN**  
 Scale: 3/32" = 1'-0"  
 0 8' 16' 24'  
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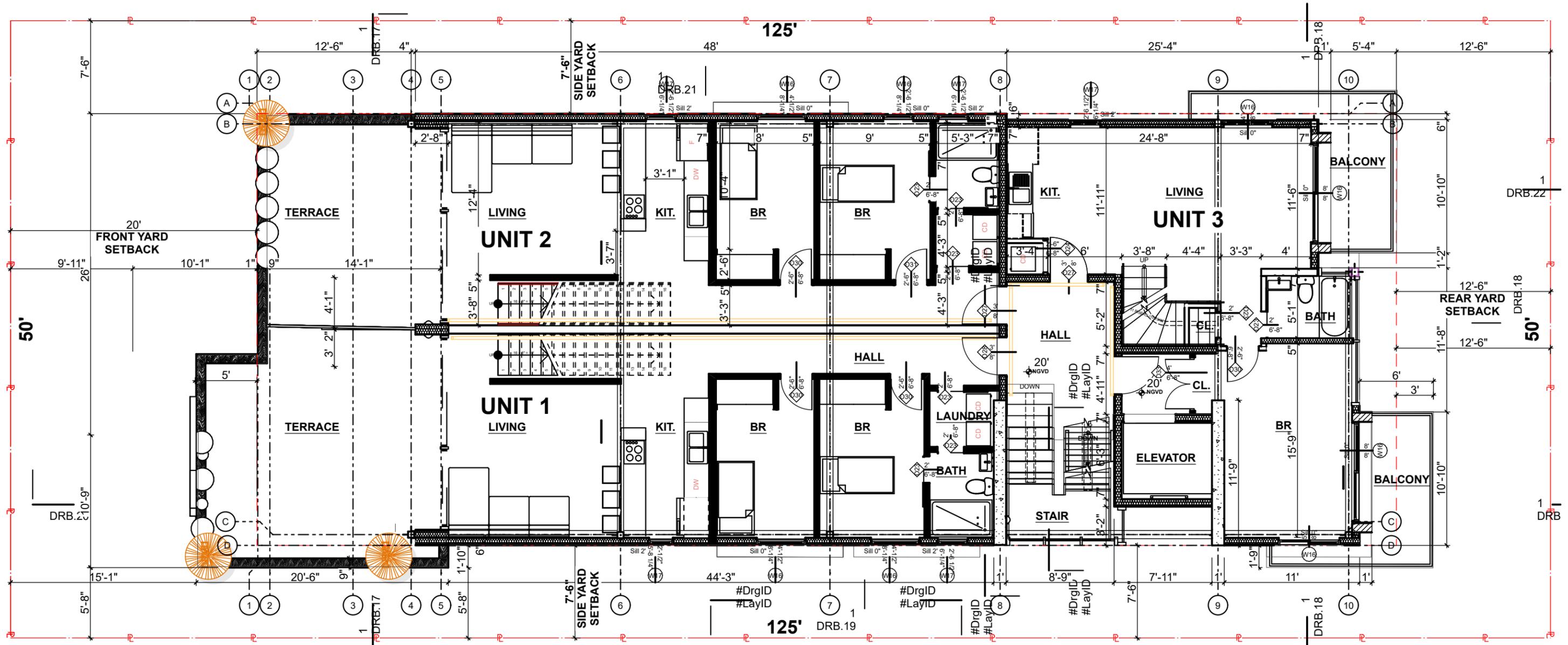
**ELEVATOR LOBBY LEVEL PLAN**  
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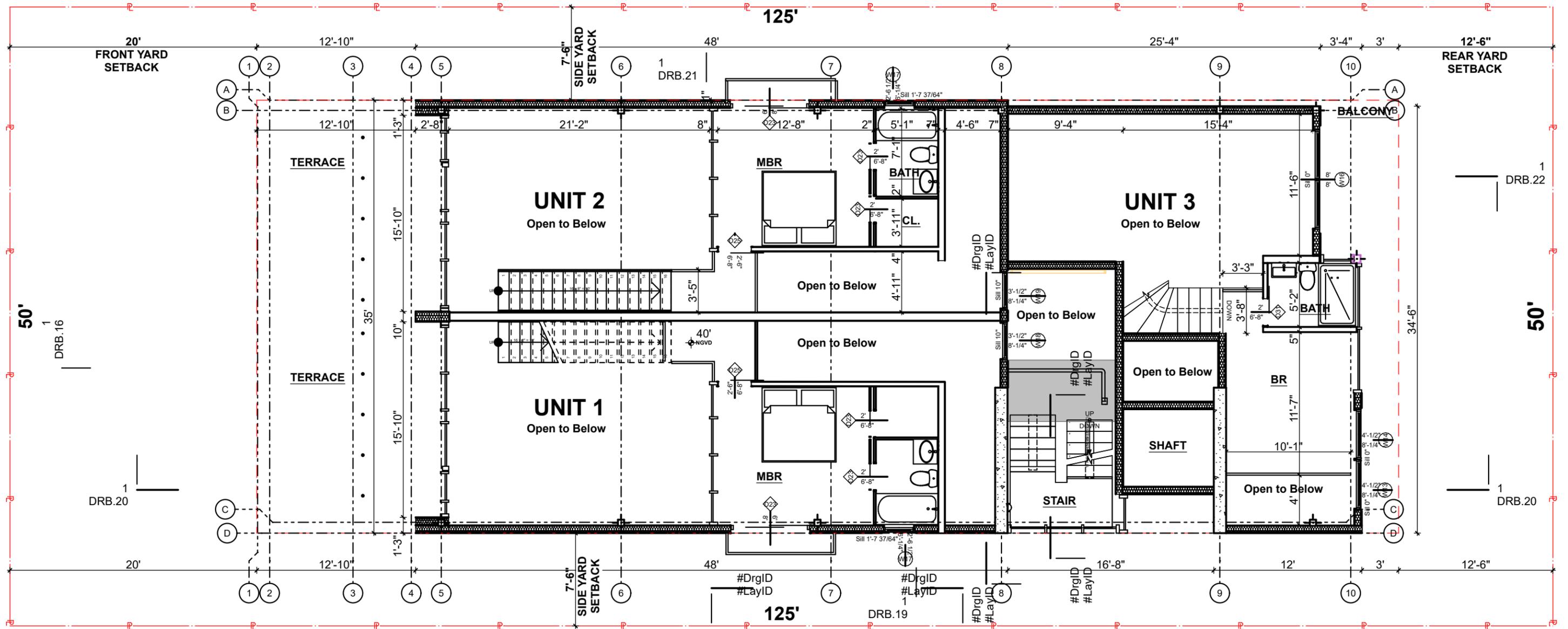
**FIRST FLOOR LEVEL**

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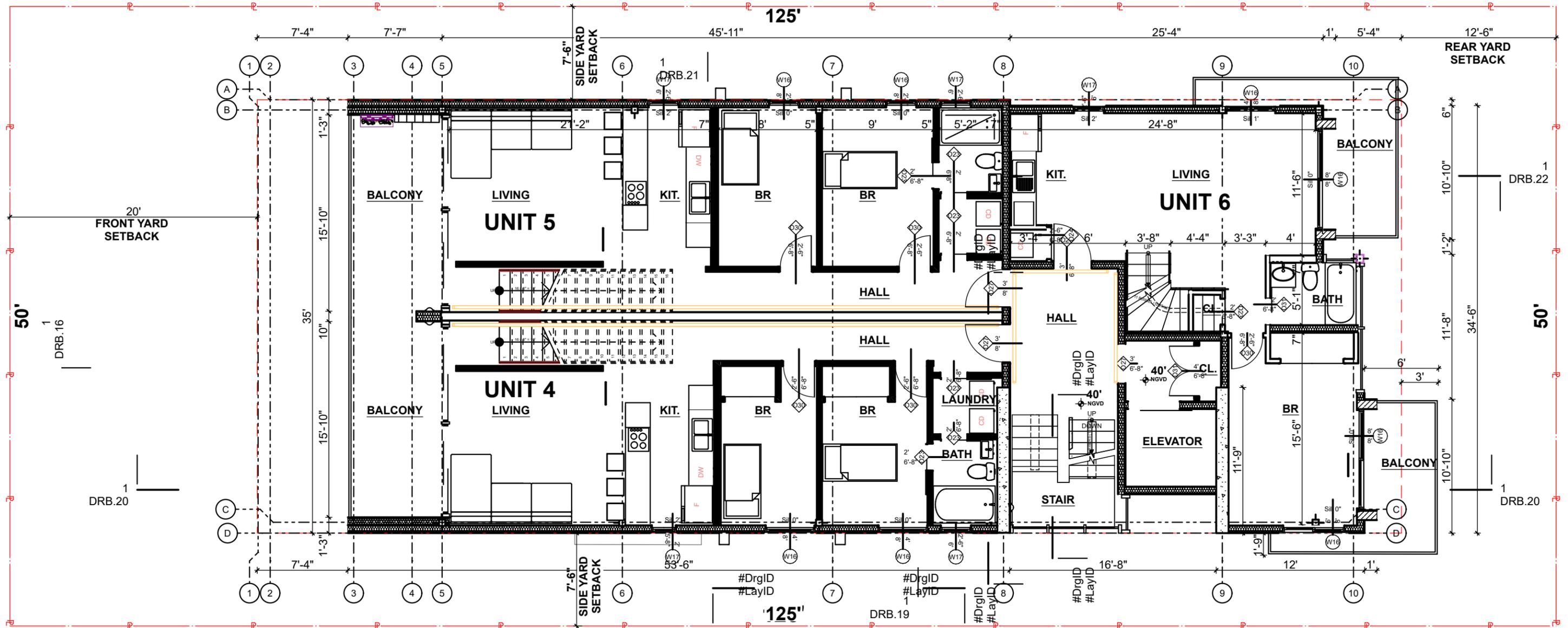
**FIRST FLOOR MEZZ. LEVEL**

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**SECOND FLOOR LEVEL**

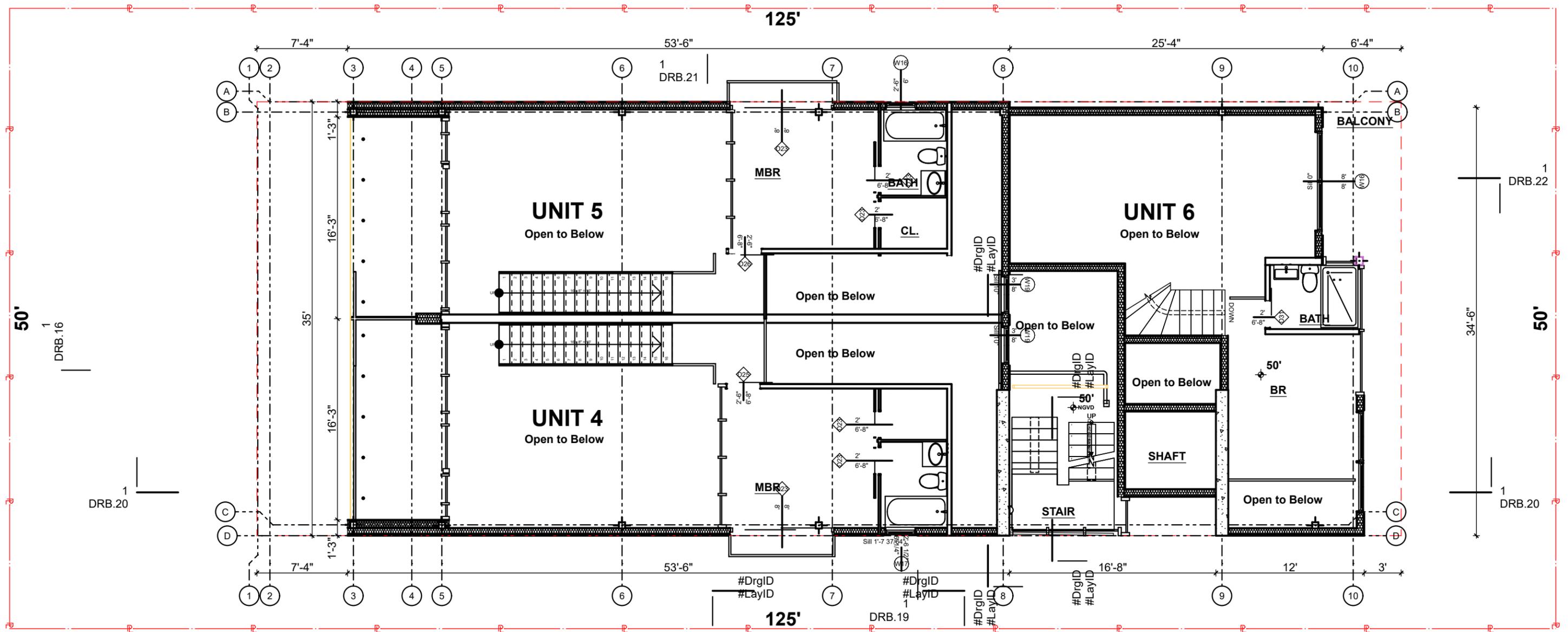
SCALE: 1/8" = 1'-0"

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**DRB.13**  
Plotted On: 1/14/24



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**SECOND FLOOR MEZZ. LEVEL**

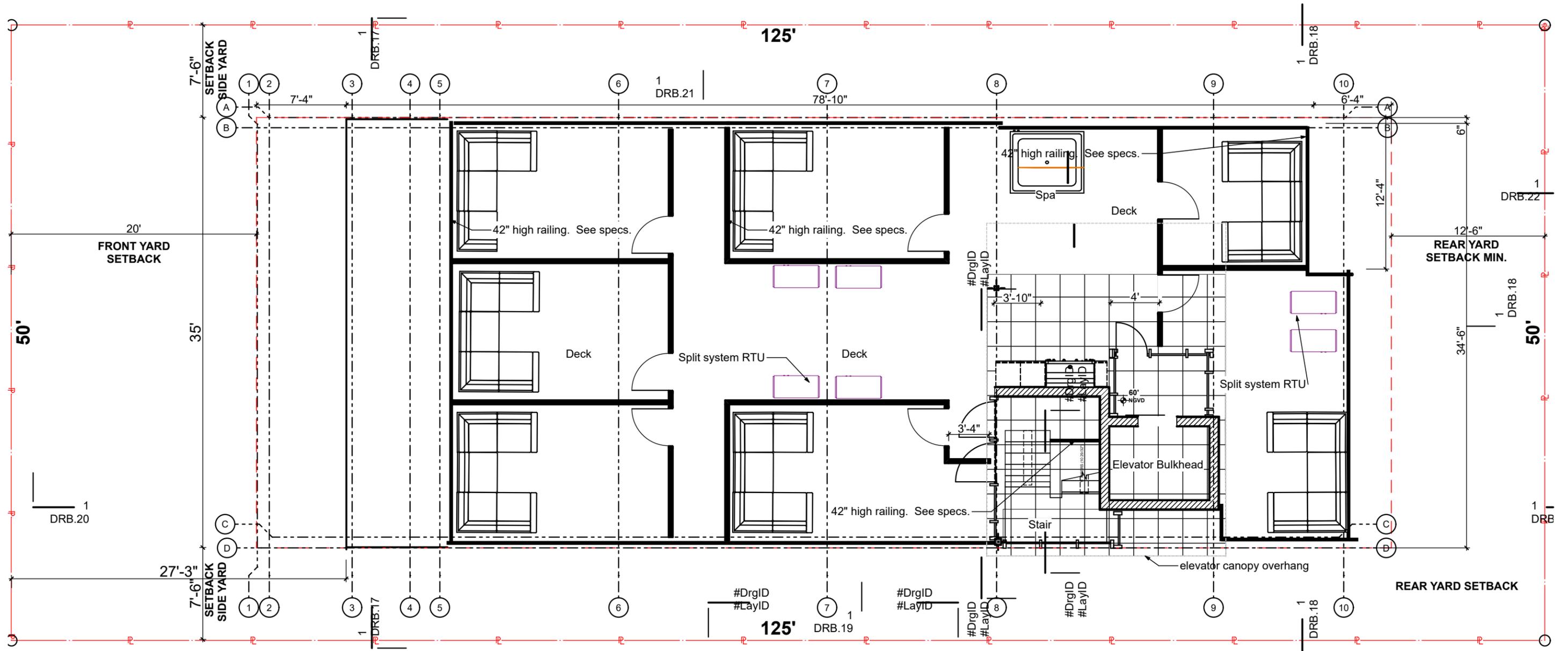
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**ROOF PLAN**

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# Subject Property



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## NEIGHBORING ELEVATION

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

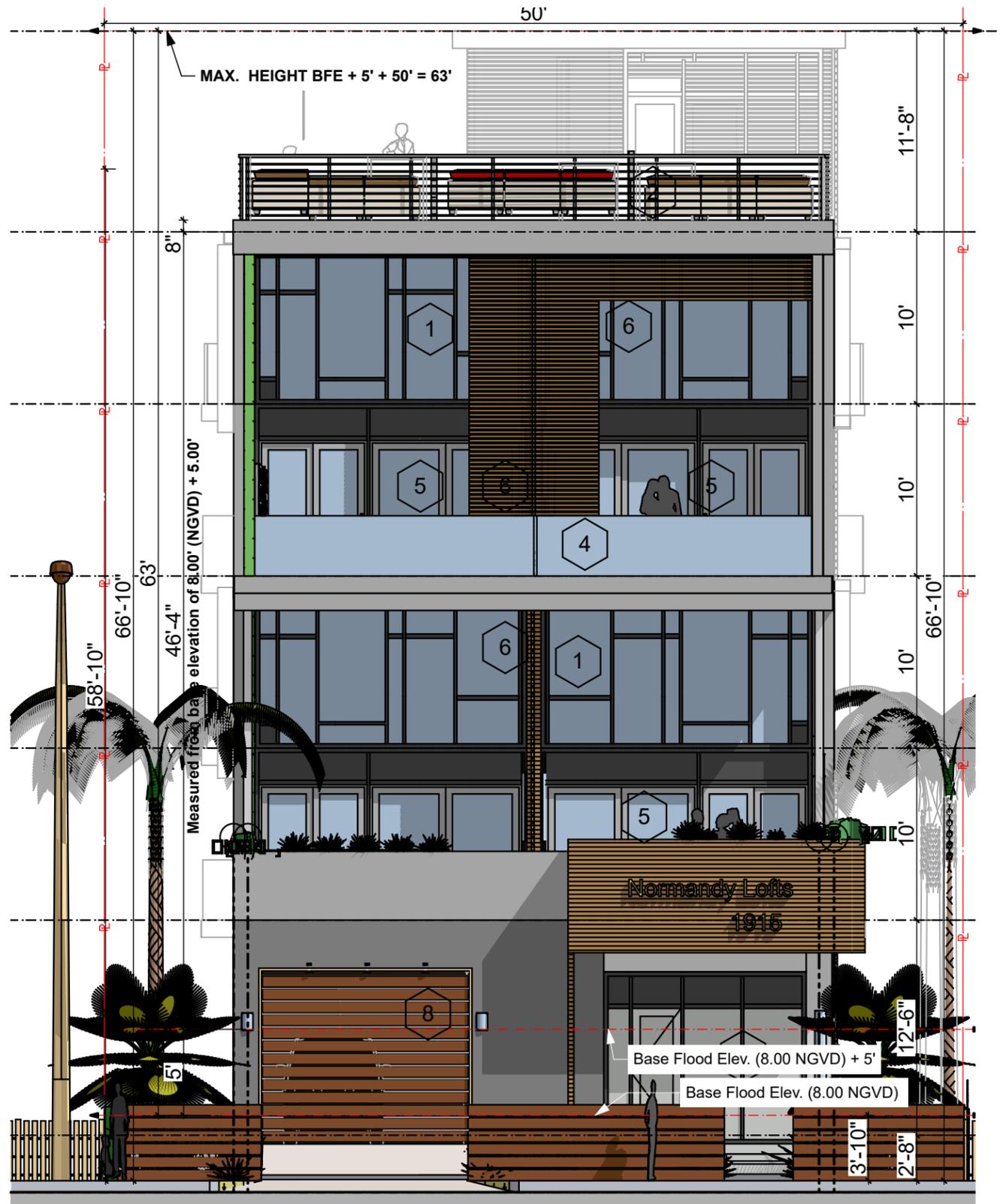
0 8' 16' 24'

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**DRB.16**  
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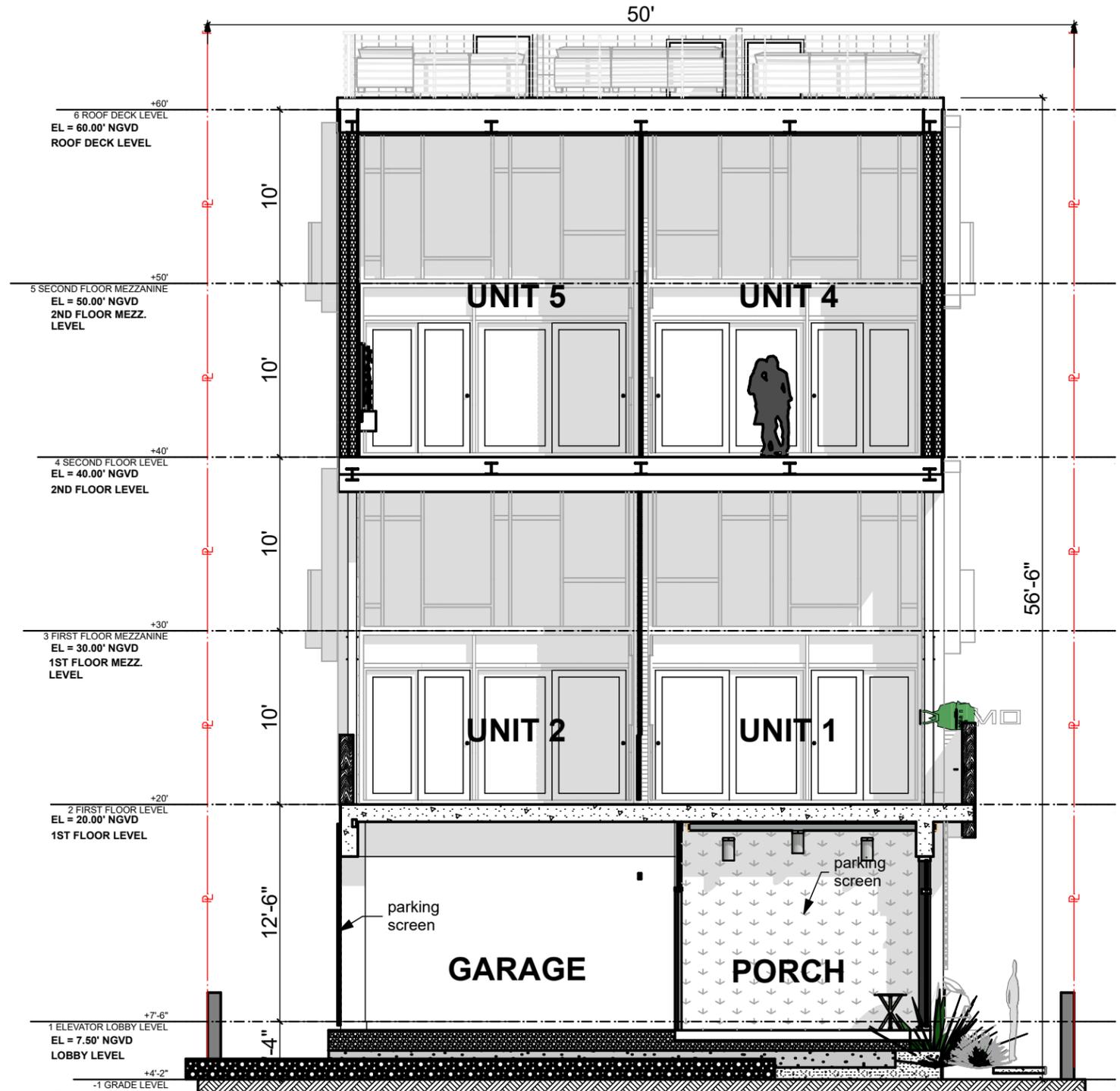
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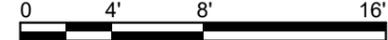
### KEY NOTES



1. ANOD. ALUM. CLR. FIN. WINDOW MULLIONS W/ LIGHT TINTED GLASS (TYP.).
2. 42" HIGH FLAT ALUM. GUARDRAIL W/ 2"x2" ALUM. POST & 1/2" ALUM. HORIZ. RAILS @ 4" O.C. W/ BOTTOM RAIL 2" FROM STEP FIN. (TYP.). CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY ARCHITECT PRIOR TO MANUFACTURE.
3. GALV. MTL. STAIR. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY ARCHITECT PRIOR TO MANUFACTURE.
4. 42" HIGH GLASS RAILING.
5. IMPACT GLASS SLIDING DOOR. SEE SCHEDULE.
6. LAMINATED BAMBOO SCREEN. SEE LAMBOO.US.
7. LIVING WALL.
8. ECO WINDOWS GARAGE DOOR.



### SOUTH ELEVATION & SECTION



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# KEY NOTES

#

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## EAST ELEVATION

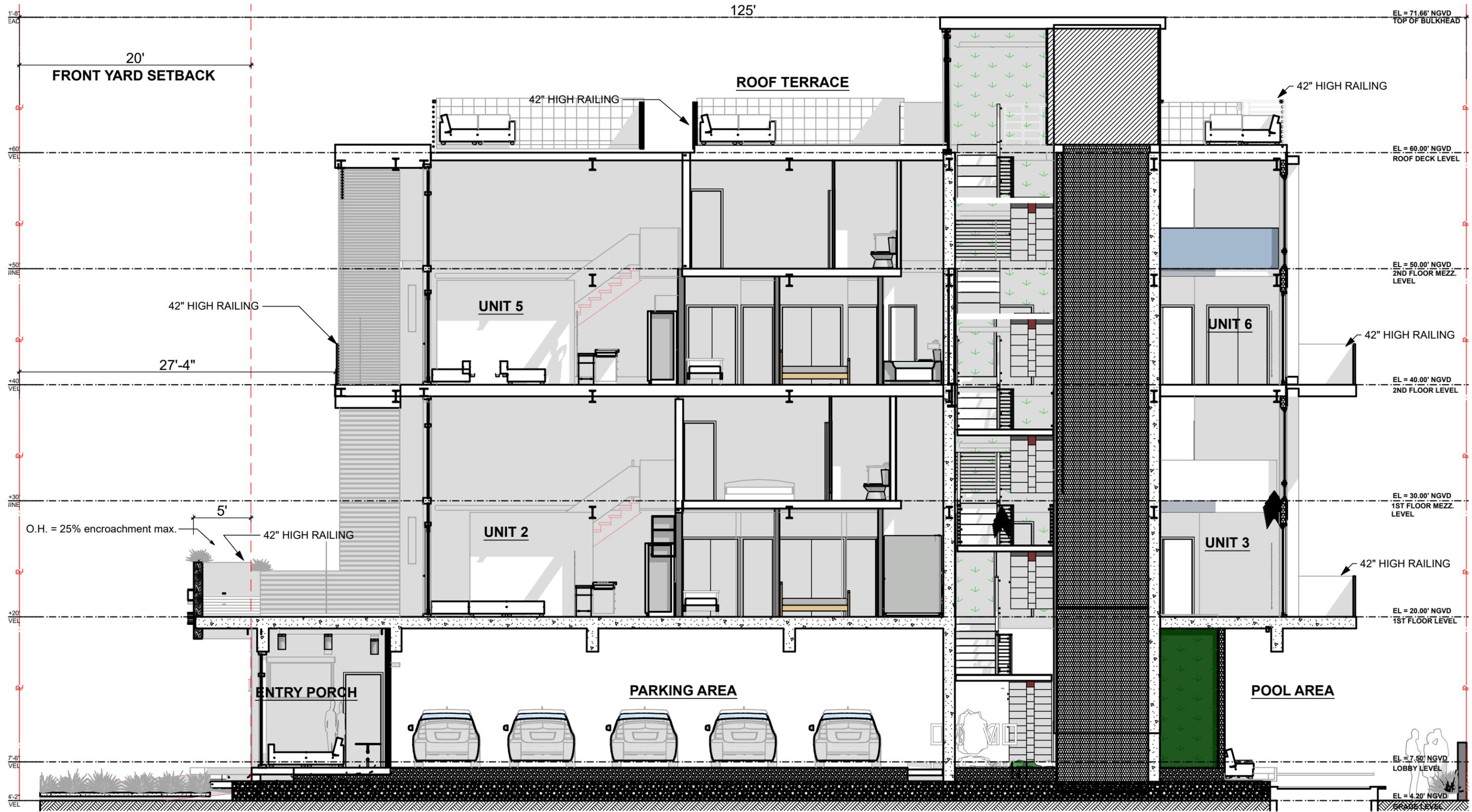
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### KEY NOTES #

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7. LIVING WALL.
8. ECO WINDOWS GARAGE DOOR.

### WEST ELEVATION

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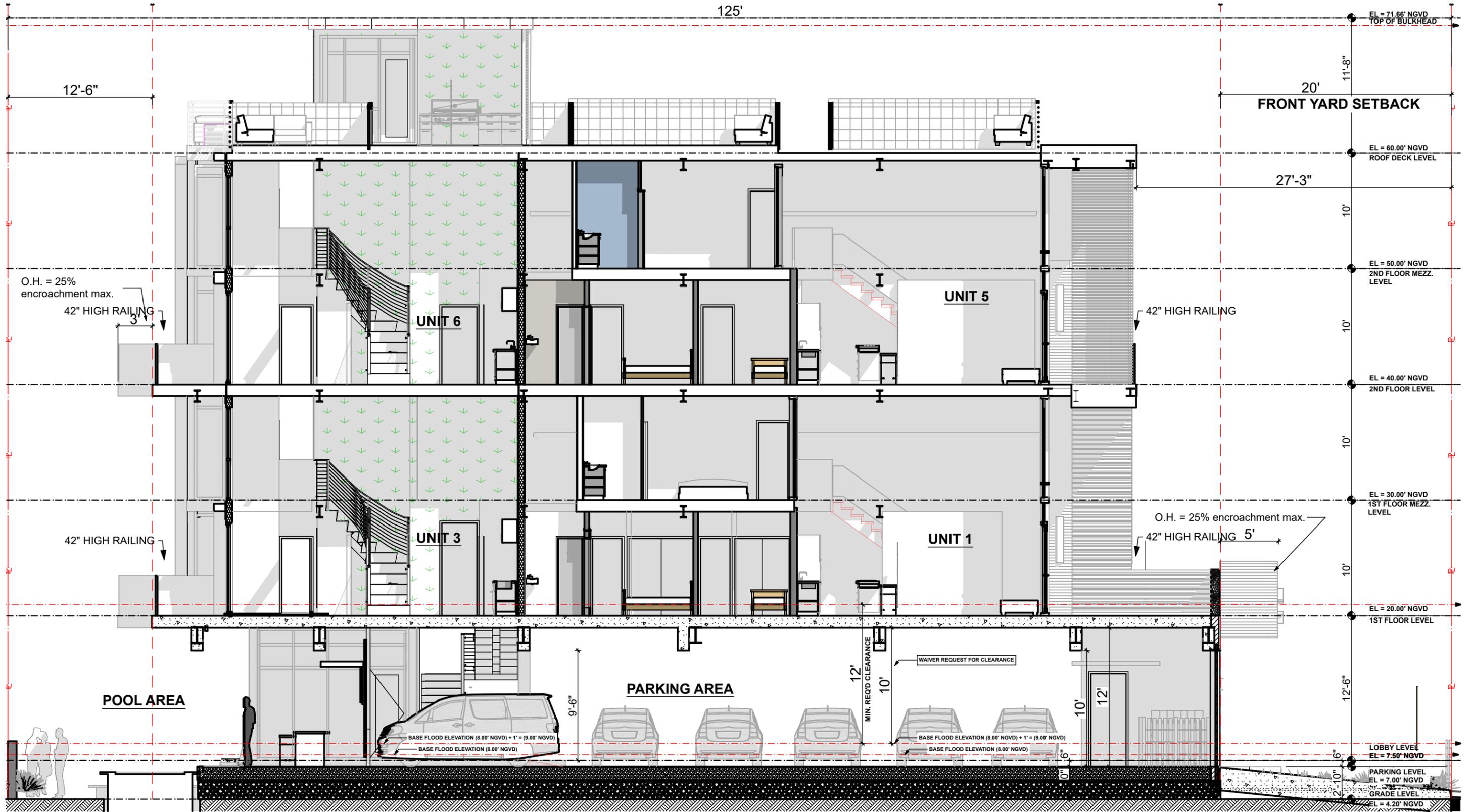
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**WEST SECTION**

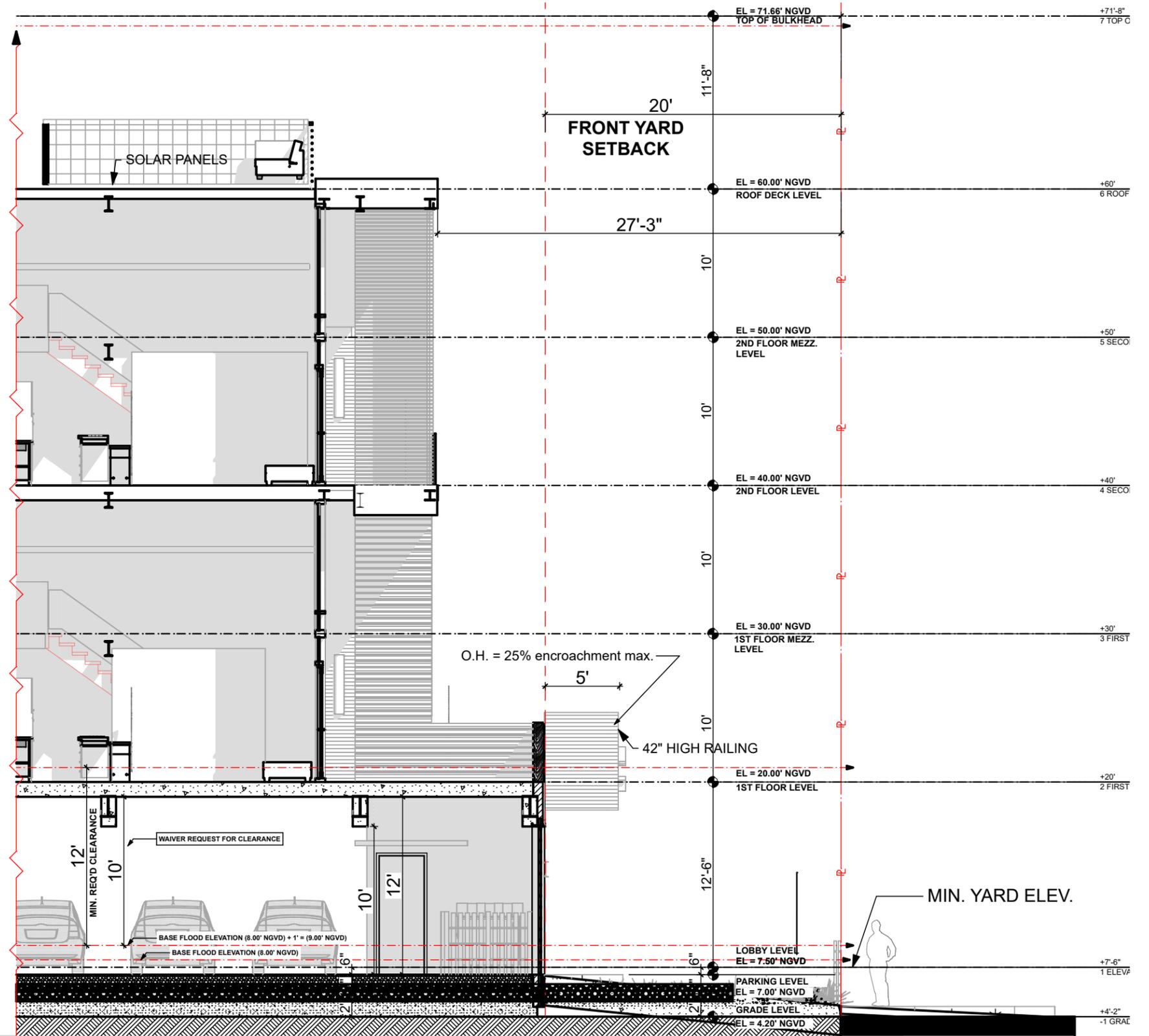
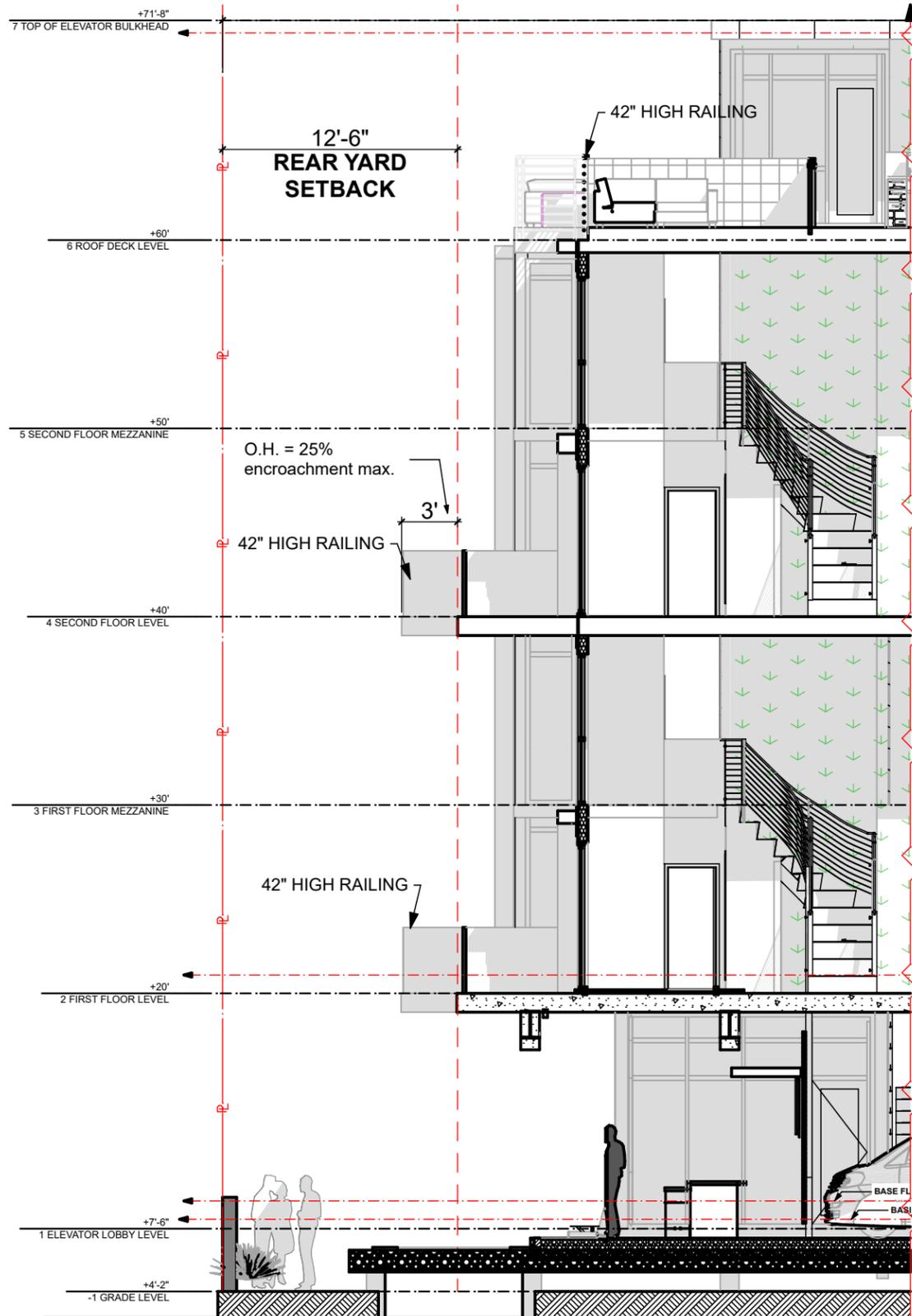
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**YARD SECTIONS**

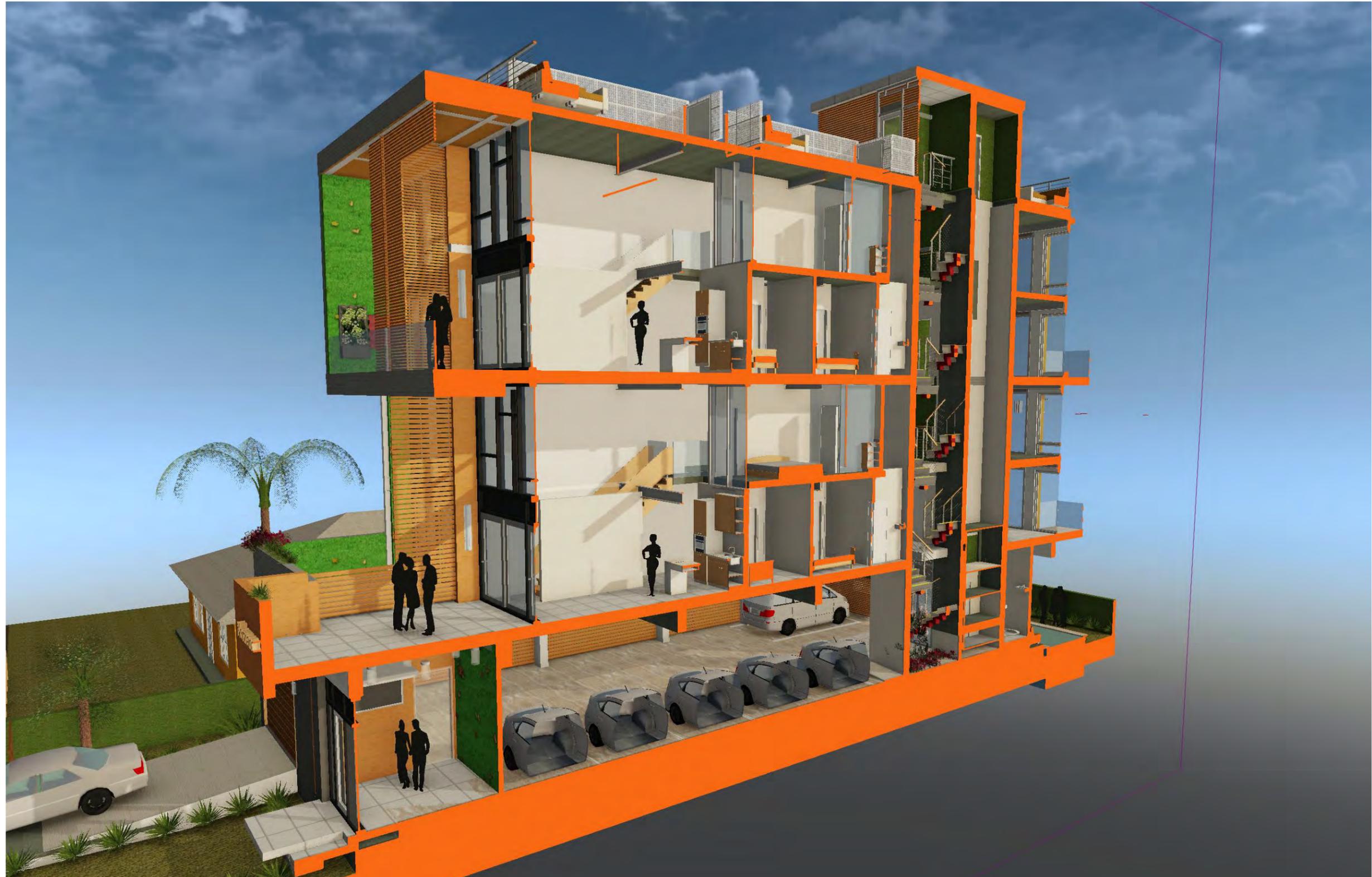
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Porch View



Porch View



Pool Lounge View



Pool Lounge View



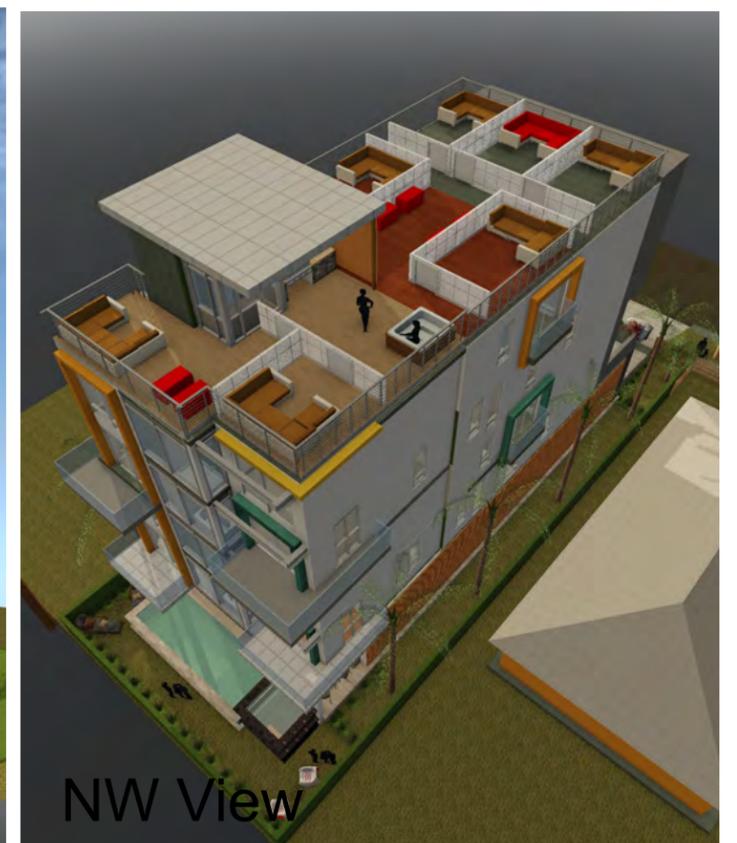
SW View



SE View



NE View



NW View

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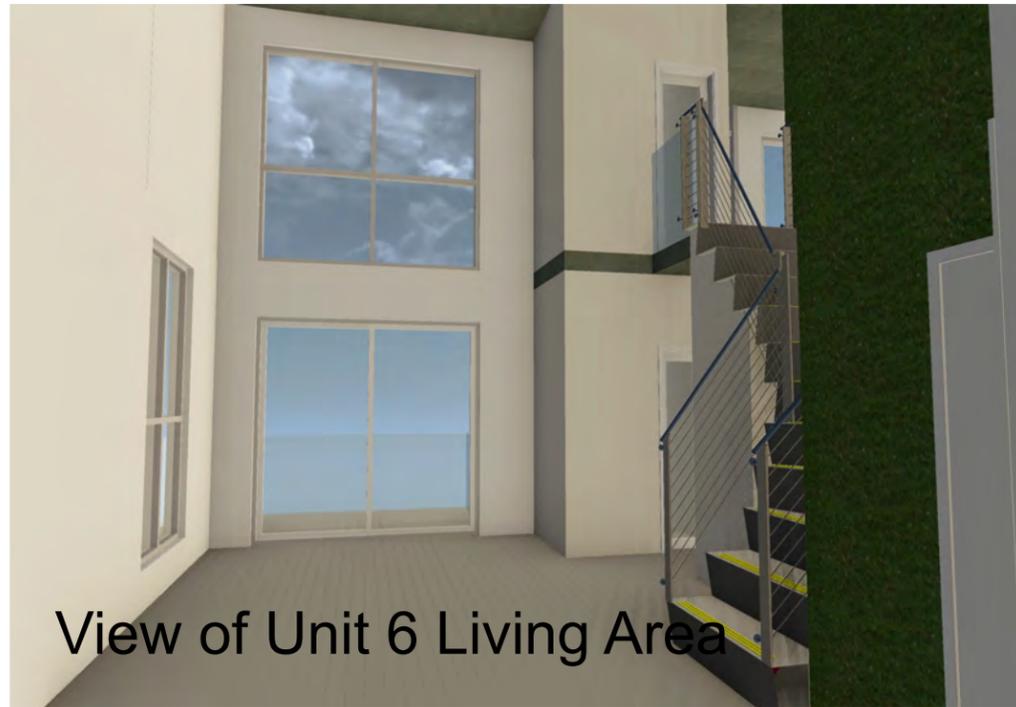
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View of Unit 6 Living Area



Living Wall



View of Elevator Lobby



View of Unit 1 Living Area



View of Garage Entry

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SW 7073  
**Network Gray**

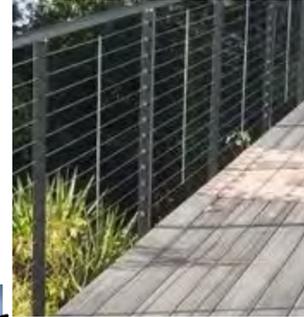
SW 7076  
**Cyberspace**

**ECO-Guard Series  
E850-16**



SW 7071  
**Gray Screen**

SW 7006  
**Extra White**



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



138/90420  
**Deore 3806**  
Metallic Smooth / Semi Gloss



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**DRB.28**  
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Front Yard View



Front Yard View



Rear Yard View



Rear Yard View



Roof Terrace Front View



Roof Terrace Rear View

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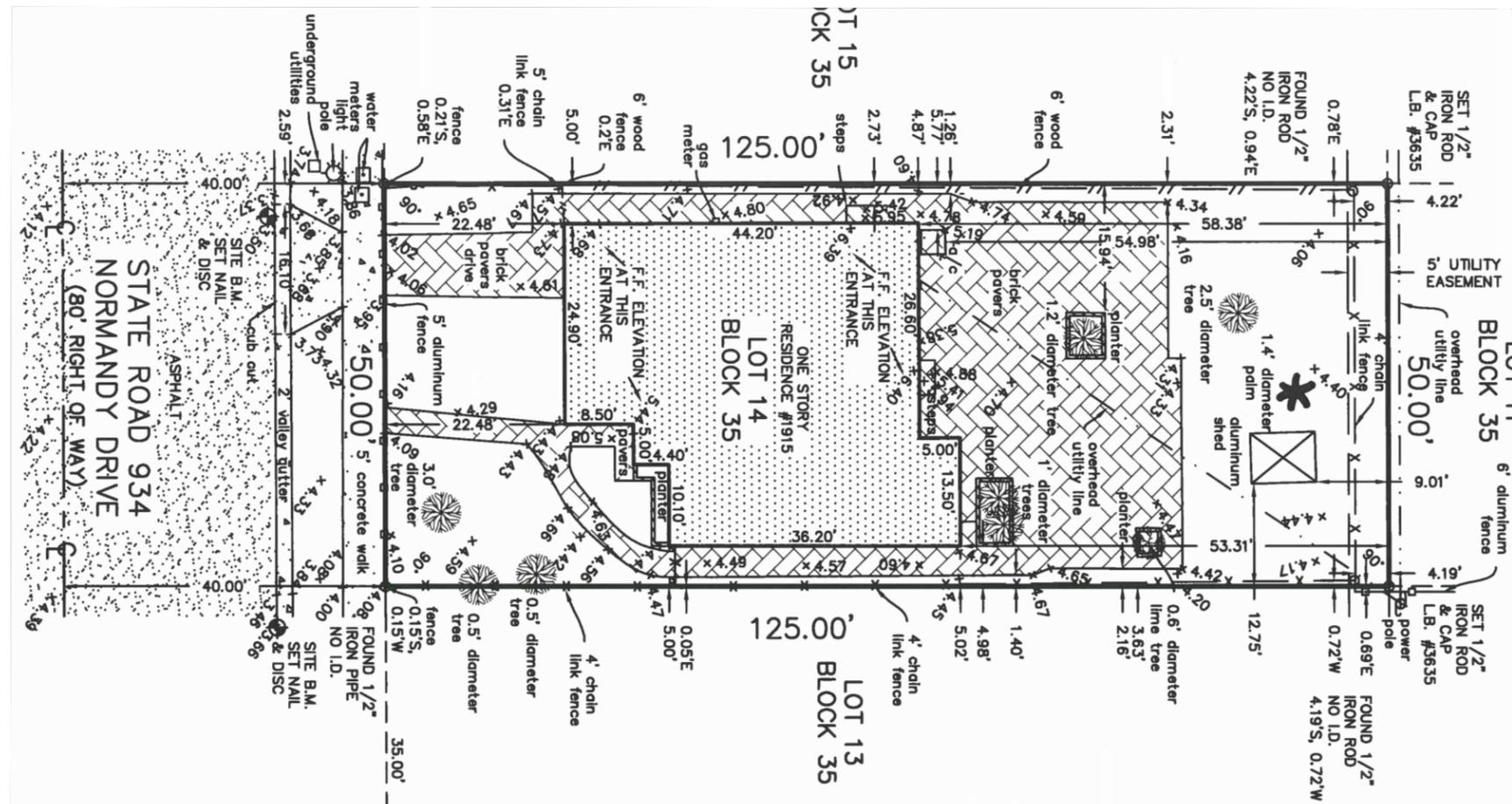
AXO VIEWS

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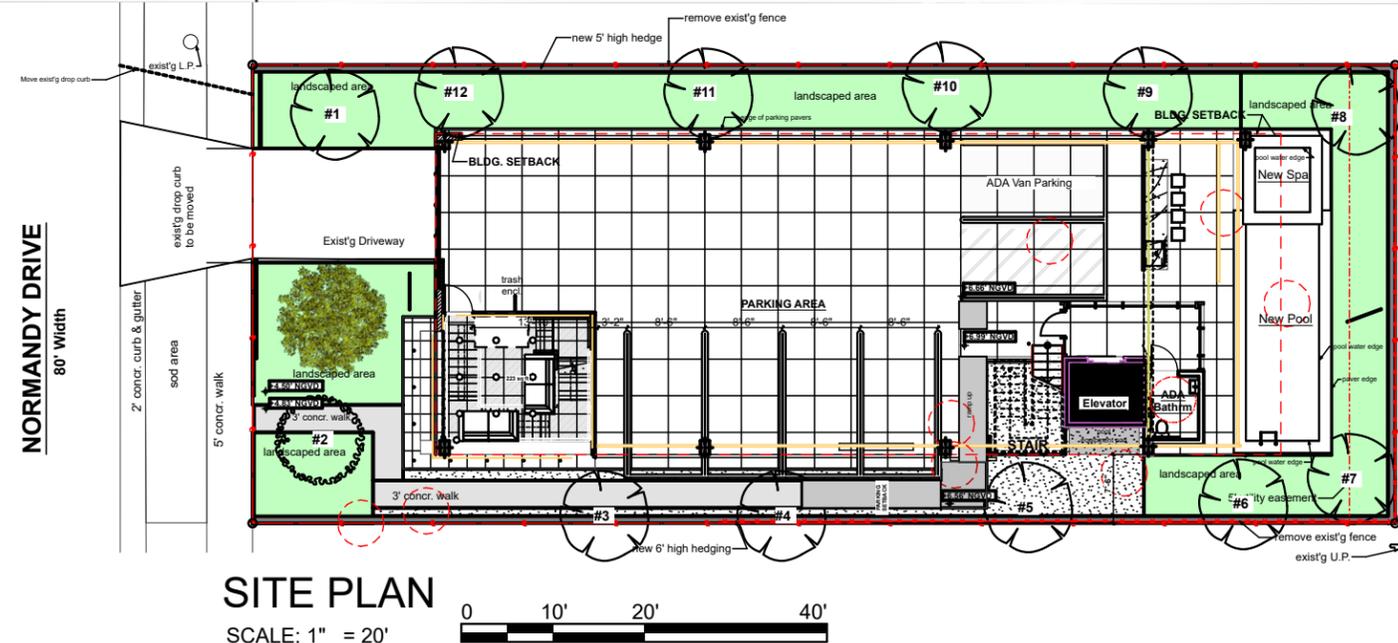


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### LEGEND & SYMBOLS

-  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'

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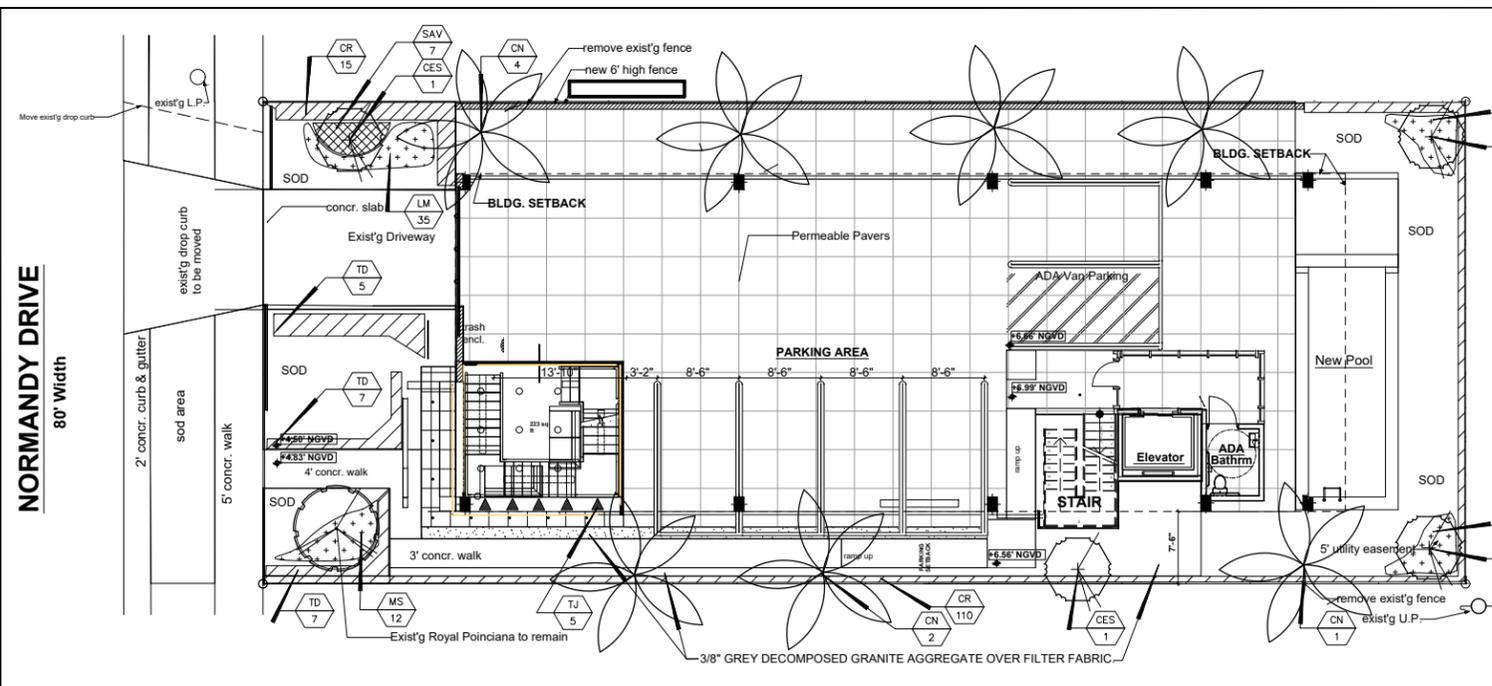
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NORMANDY DRIVE  
80' Width



**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
<b>ACCENTS / SHRUBS / GROUND COVERS</b>					
	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 / Trinetto	3 Gal., 36" OA, 24" OC
	TD (N)	V	19	Tripsacum dactyloides nana / Dwarf Fakahatchee	3 Gal., 24" OA, 24" OC
	TJ	V	5	Trochekarpium jasminoides / Confederate Jasmine	3 Gal., 36" OA, 36" OC
<b>MISCELLANEOUS</b>	(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.

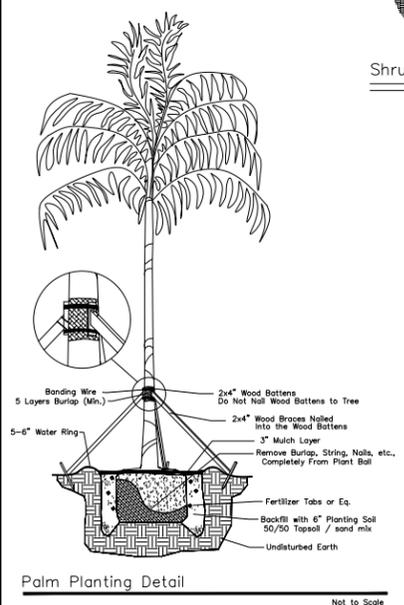
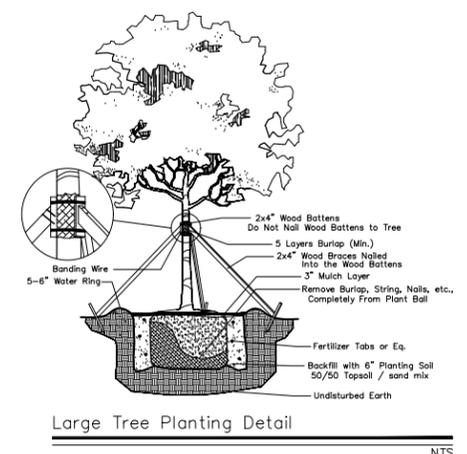
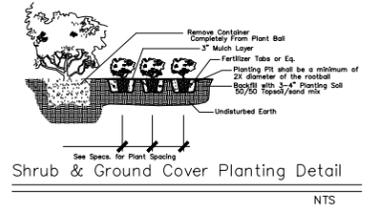
Each lot shall supply, install, and maintain an individual irrigation system for that individual lot.

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.



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

Wayne K. Tanning  
 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**

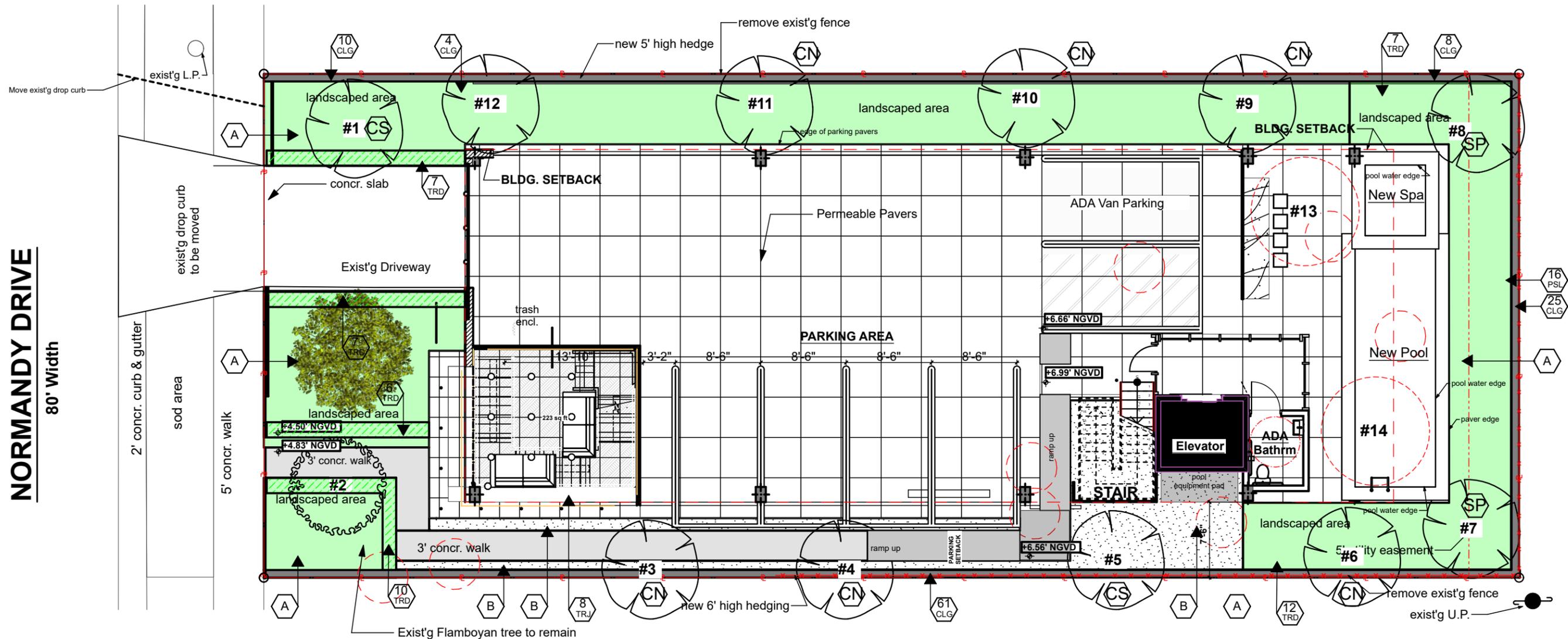
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**DRB.31**  
 Plotted On: 1/14/24



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 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.
- New Foliage w/ ID & Count. See Plant List Schedule.
- New Sod. See Plant List Schedule.
- EMPIRE TURF ZOYSIA GRASS- OVER 2" TOPSOIL BED. SEE PLANT LIST SCHED.
- 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"

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**DRB.33**  
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