

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	ELEVATOR LOBBY LEVEL PL...
DRB.11	FIRST FLOOR LEVEL
DRB.12	FIRST FLOOR MEZZ. LEVEL
DRB.13	SECOND FLOOR LEVEL
DRB.14	SECOND FLOOR MEZZ. LEVEL
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

FINAL SUBMITTAL
DRB20-0593

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

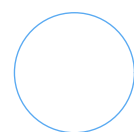
COVER SHEET

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: 3/31/24

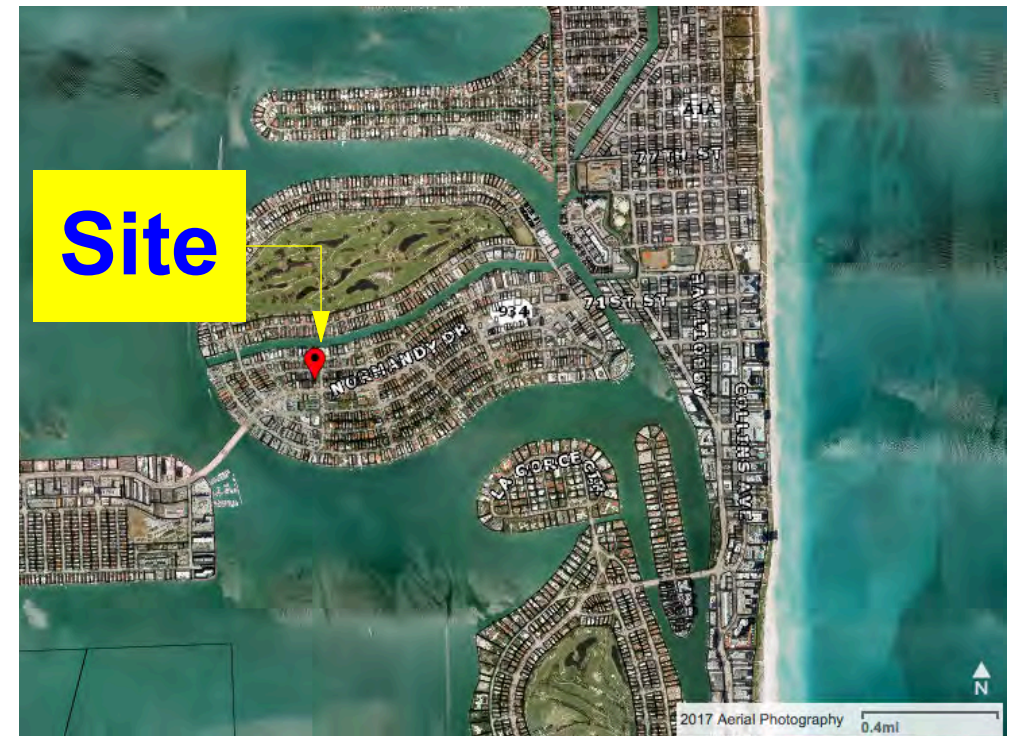


609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826



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: 3/31/24



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: 3/31/24



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

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:		Zoning District:	RM-1
5	Based Flood Elevation:		Grade value in NGVD:	4.20 FT NGVD
6	Adjusted grade (Flood+Grade/2):		Lot Area:	6,250 FT
7	Lot width:		Lot Depth:	125.00 FT
8	Minimum Unit Size		Average Unit Size	1,240 SF
9	Existing use:		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 FT	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			

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.



exist'g LP

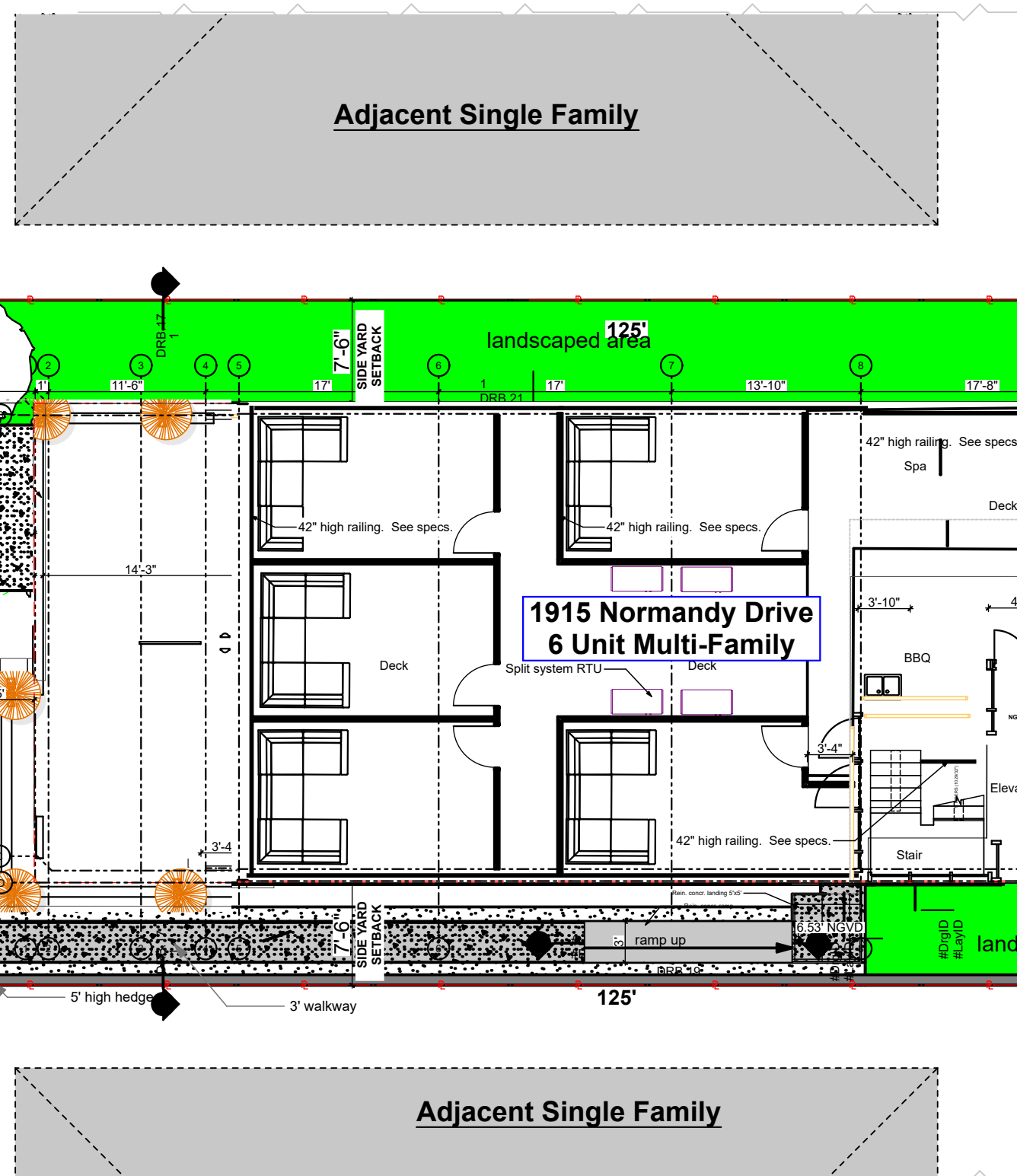
move exist'g drop
curb

Normandy Drive
80' Wide

2' concr. curb & gutter

sod

5' concr. walk



FINAL SUBMITTAL
DRB20-0593

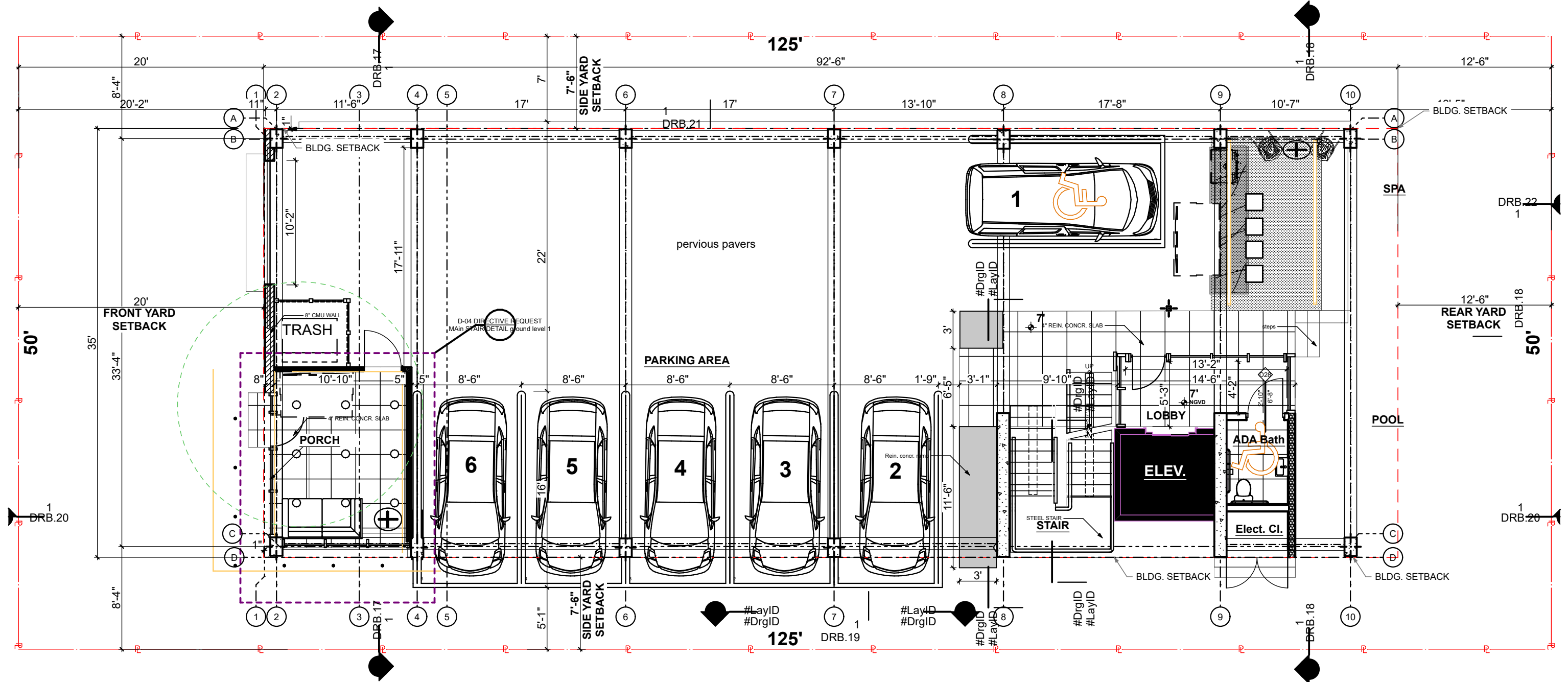
Design Review Board
Normandy Lofts
1915 Normandy Drive Miami Beach FL, 33141

SITE PLAN
Scale: 3/32" = 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.09
Plotted On: 3/31/24



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

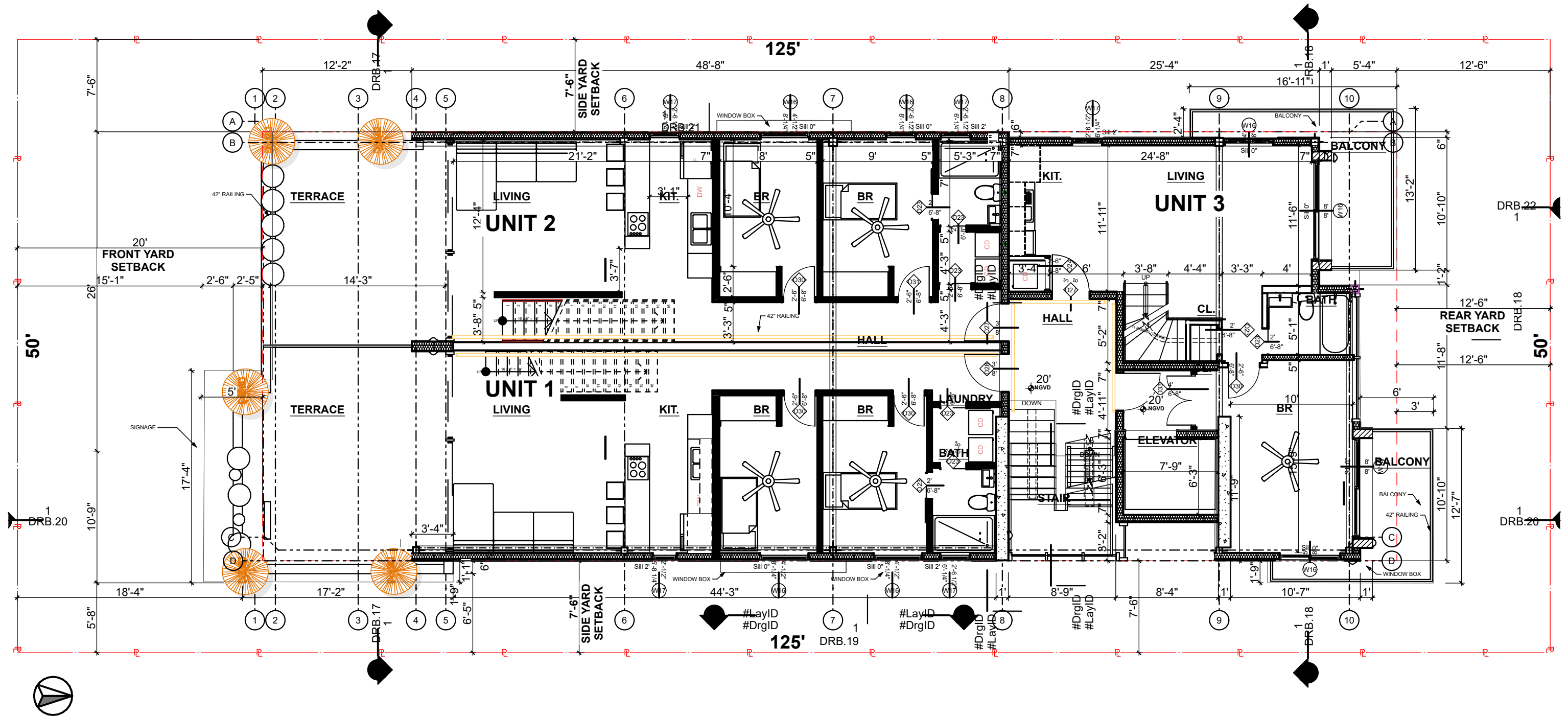
ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE, AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & PLANS SHALL BE USED BY OR DISCLOSED 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: 3/31/24



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



FIRST FLOOR LEVEL

FINAL SUBMITTAL
DRB20-0593

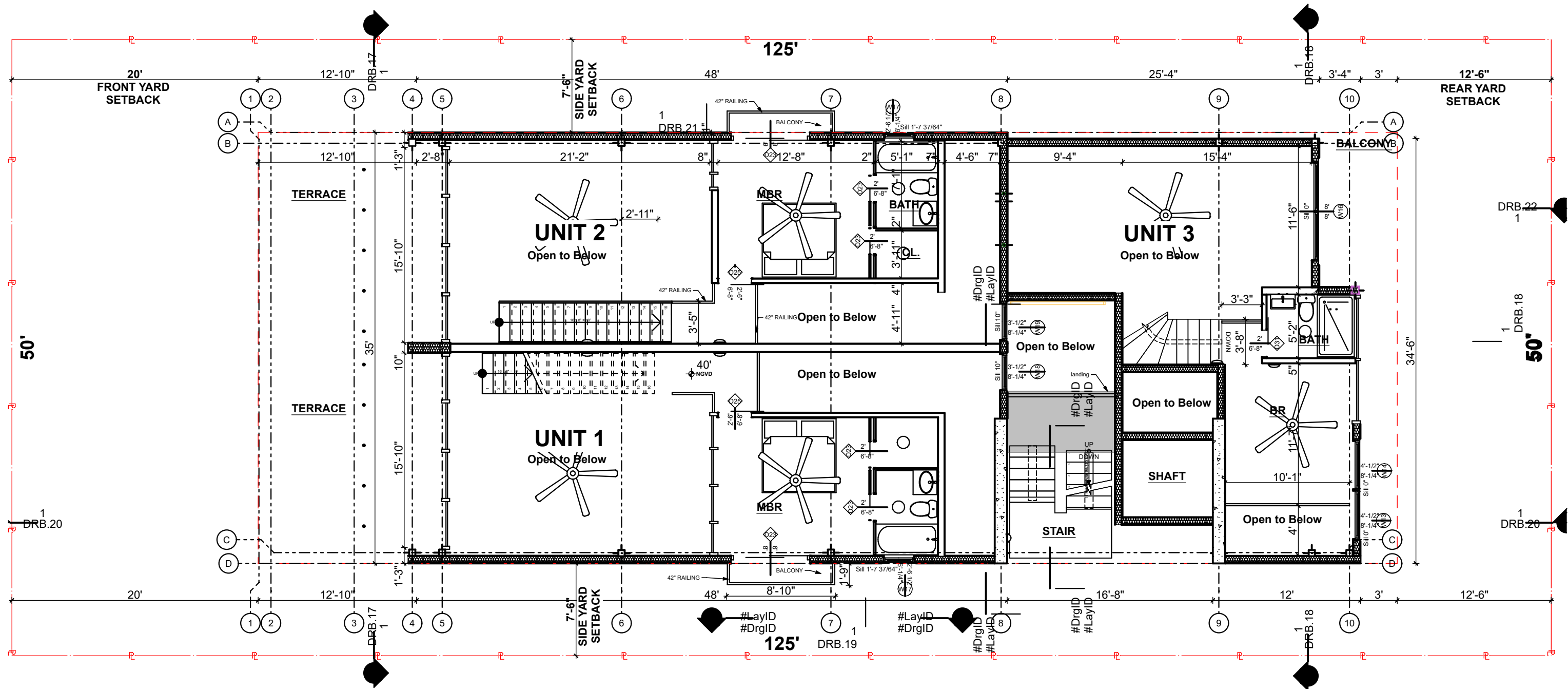
Design Review Board
Normandy Lofts
1915 Normandy Drive Miami Beach FL, 33141

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.11
Plotted On: 3/31/24



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

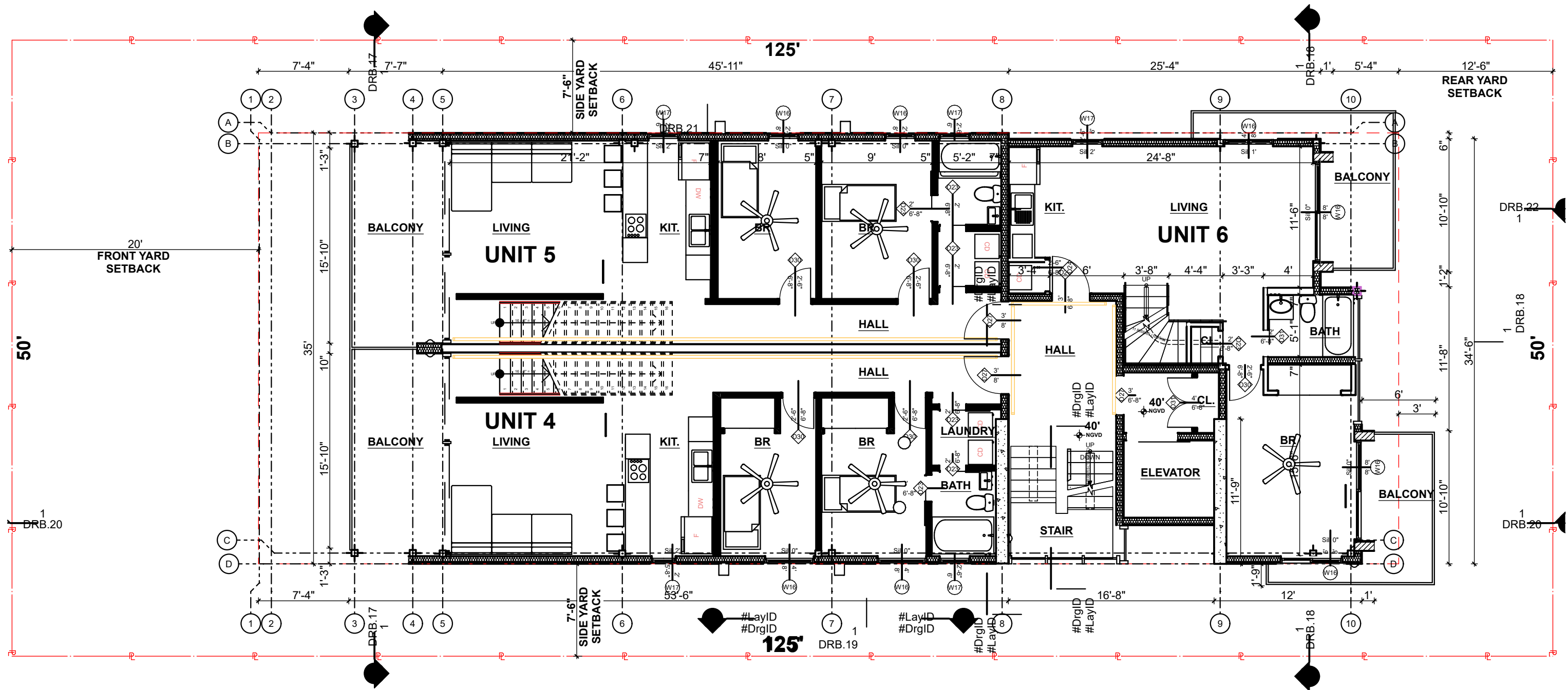
FIRST FLOOR MEZZ. LEVEL

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: 3/31/24



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

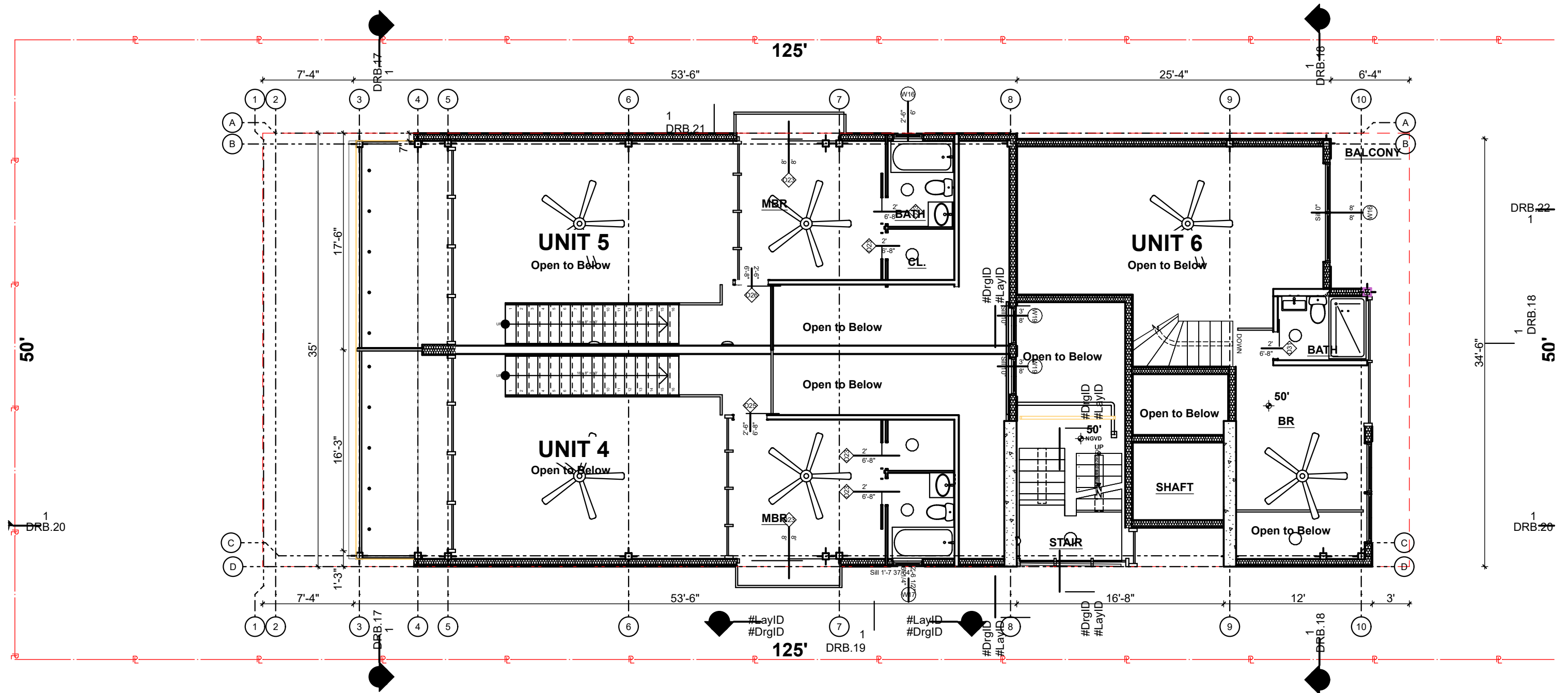
SCALE: 1/8" = 1'-0"

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/TFC CONSTRUCTION DESIGN BUILD, LLC.

DRB.13
Plotted On: 3/31/24



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

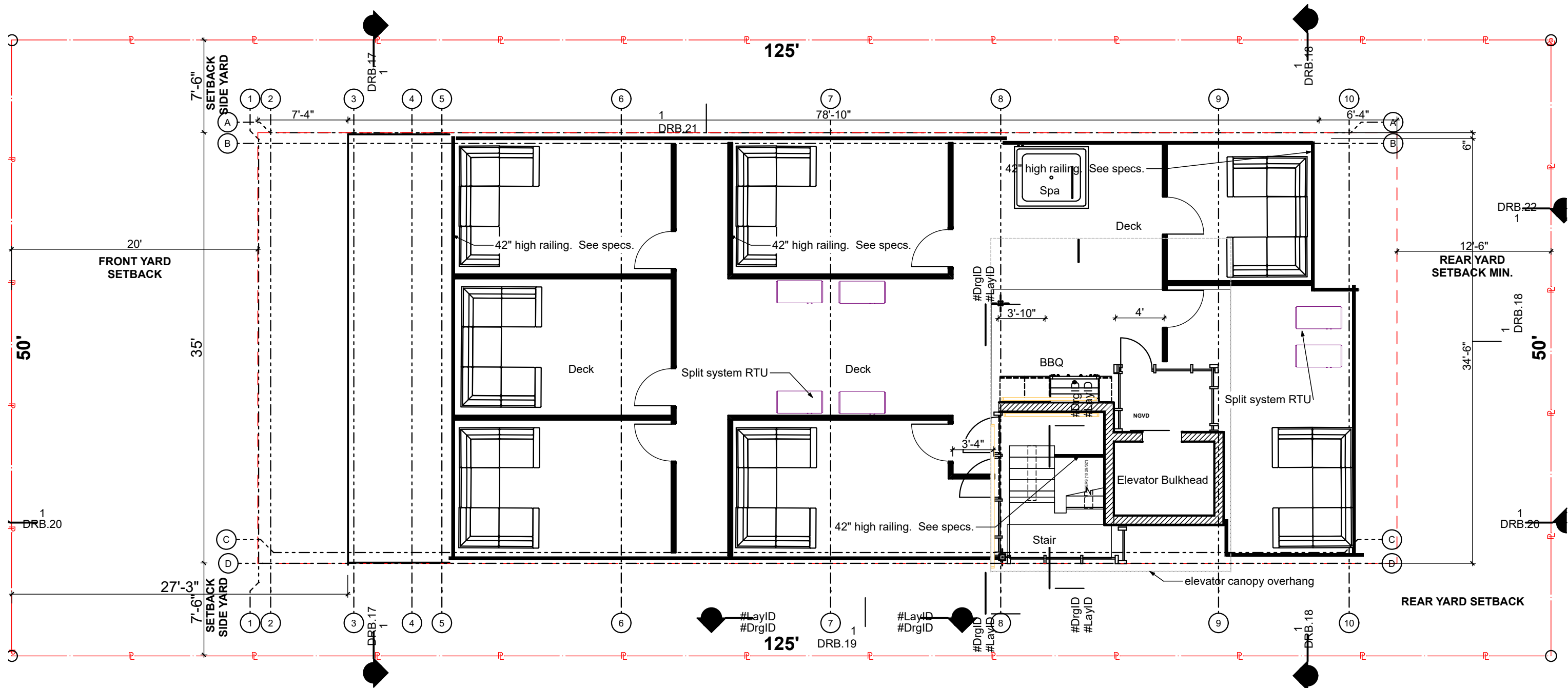
COPYRIGHT SCALE: 1/8" = 1'-0"
ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING, ARE OWNED BY AND THE PROPERTY OF THIS OFFICE, AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS & 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: 3/31/24



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: 3/31/24



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

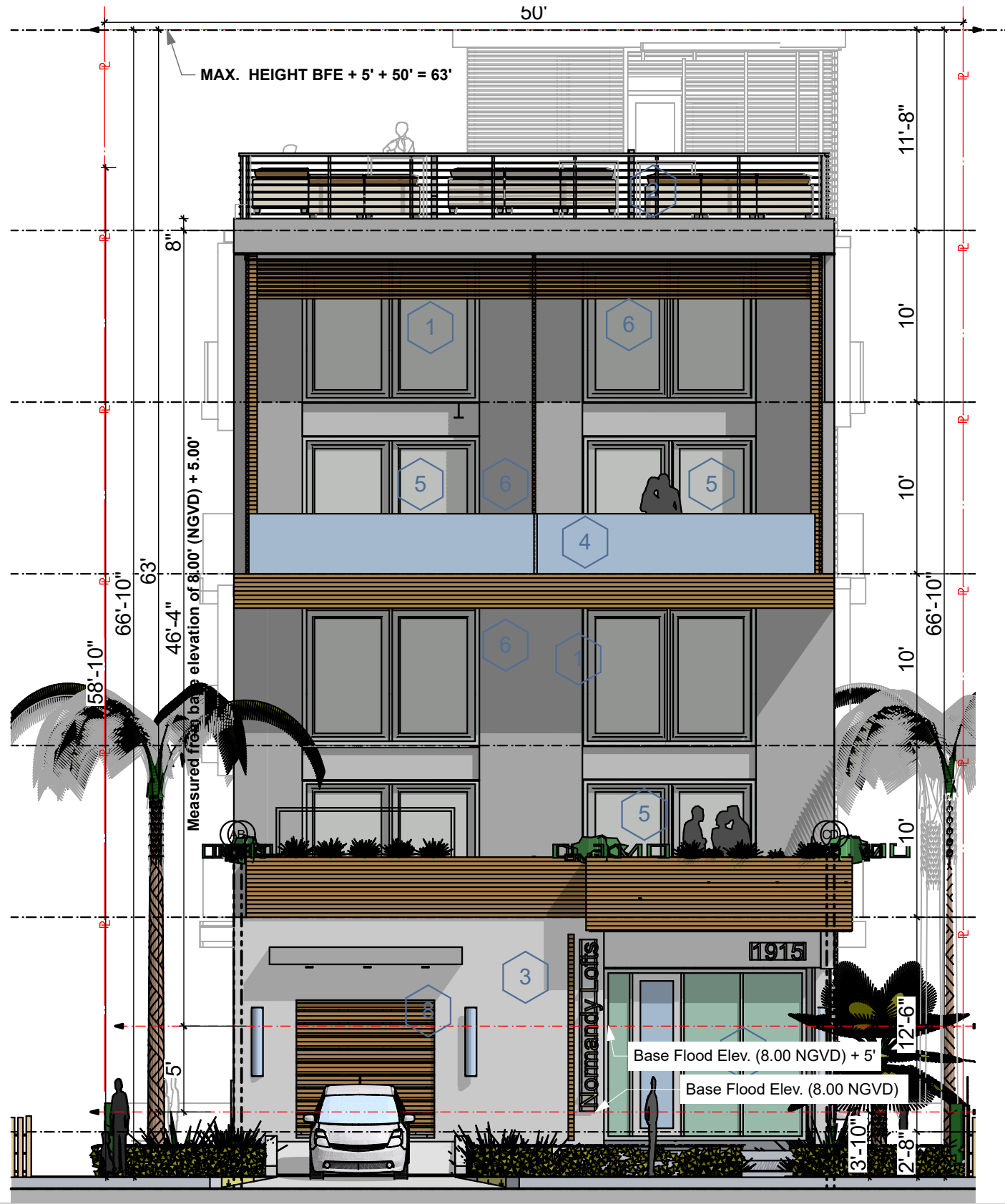
COPYRIGHT SCALE: 3/32" = 1'-0" 

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.16
Plotted On: 3/31/24



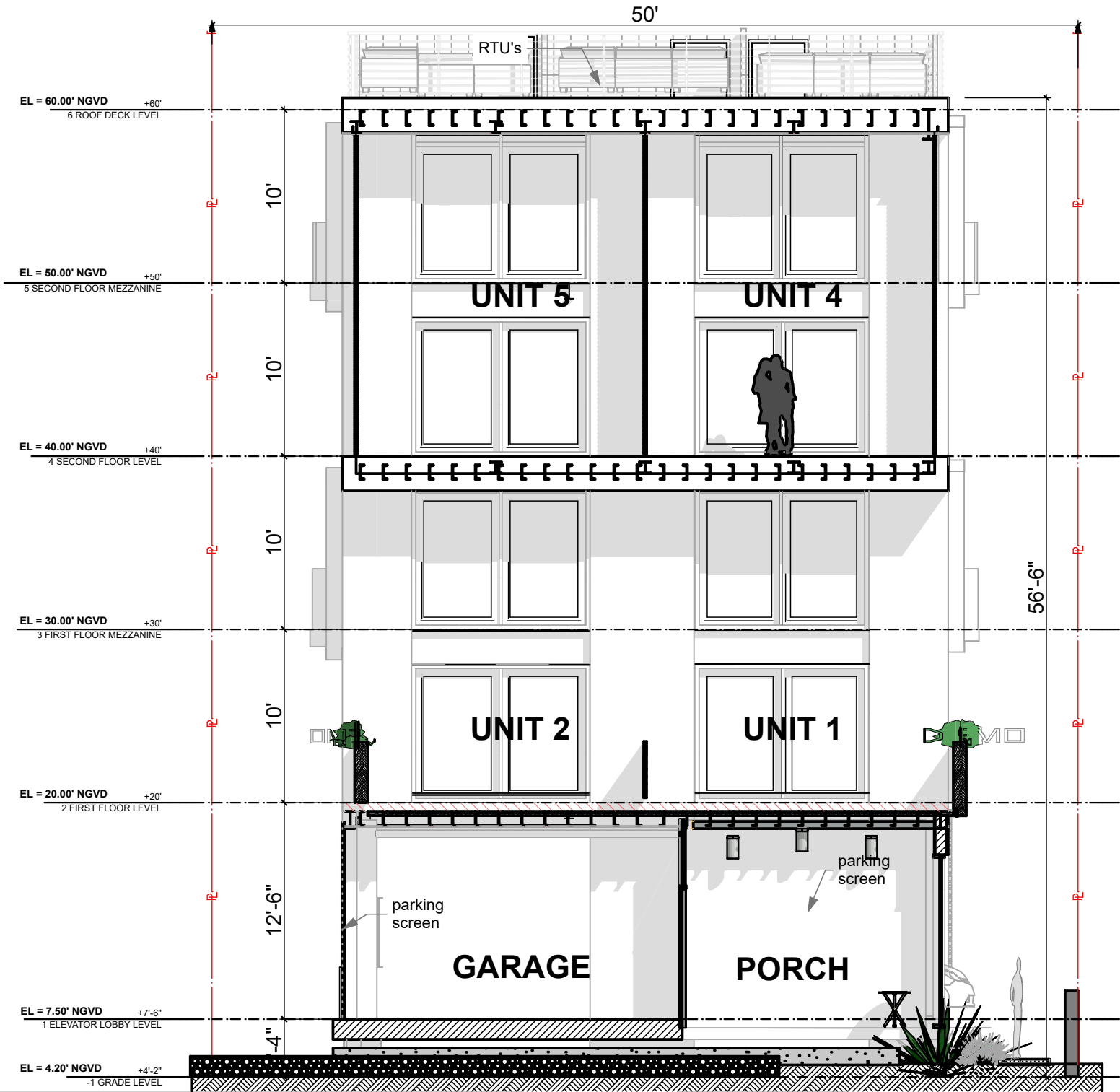
609 SW 1st Court,
Suite 1720
Miami, FL 33130
Tel: 305-345-4240
www.eco-urbandesigns.com
Edgar Fontanez
AR100826



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: 3/31/24



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"

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: 3/31/24



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



FINAL SUBMITTAL
DRB20-0593

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

EAST ELEVATION

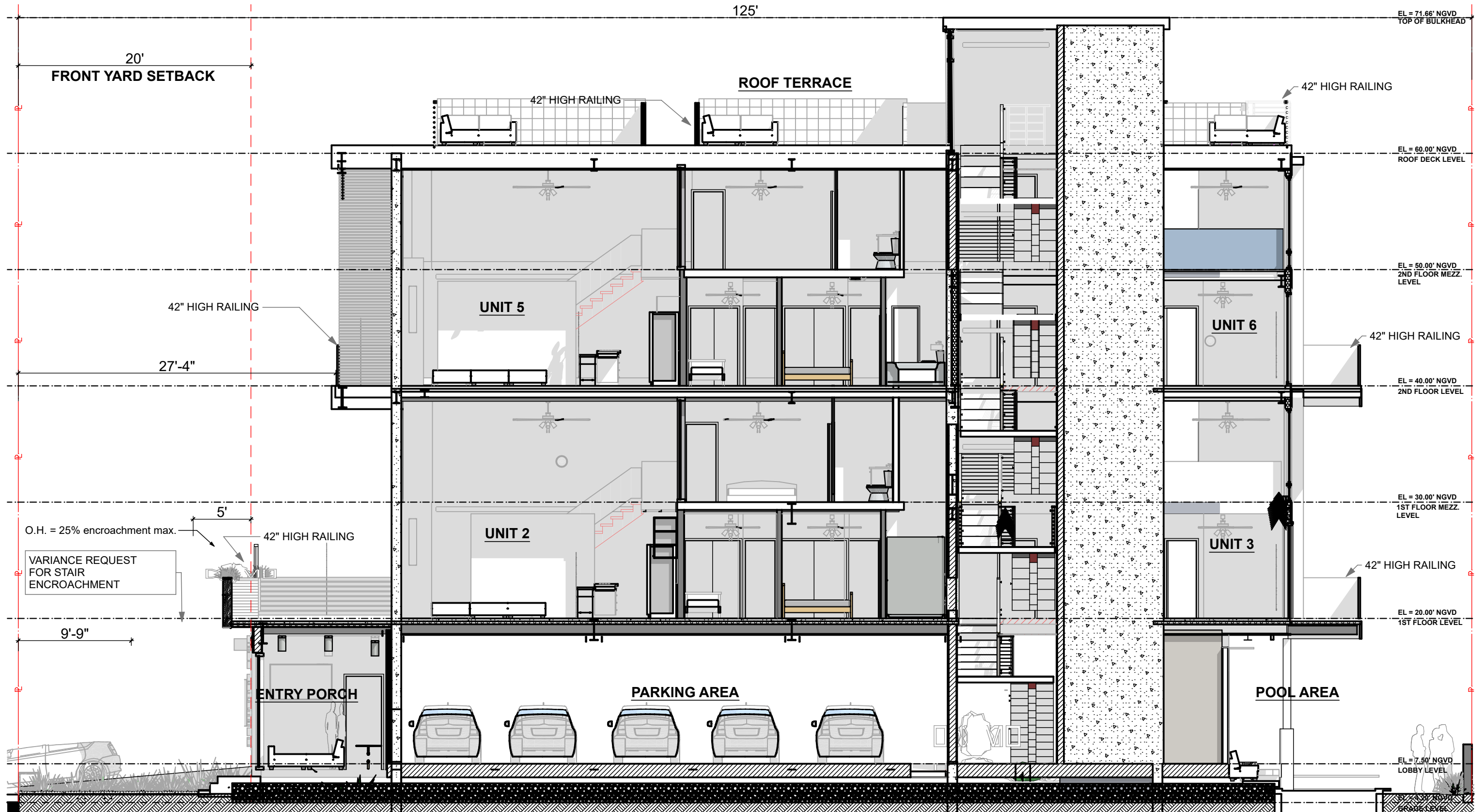
SCALE: 1/8" = 1'-0"

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: 3/31/24



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" 0 4' 8' 16'

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: 3/31/24



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

125'

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. METL. STAIRS. 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 BAMBOO US.
7. LIVING WALL.
8. ECO WINDOWS GARAGE DOOR.

ROOF TERRACE

42" HIGH RAILING

EL = 60.00' NGVD
 ROOF DECK LEVEL

EL = 50.00' NGVD
2ND FLOOR MEZZ
LEVEL

EL = 40.00' NGVD
2ND FLOOR LEVEL

EL = 30.00' NGVD
1ST FLOOR MEZZ.
LEVEL

EL = 20.00' NGVD
1ST FLOOR LEVEL

EL = 7.50' NGVD
LOBBY LEVEL

GRADE LEVEL

FINAL SUBMITTAL

DRB20-0593

Design Review Board

Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141

WEST 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/TFCC CONSTRUCTION DESIGN BUILD, LLC.

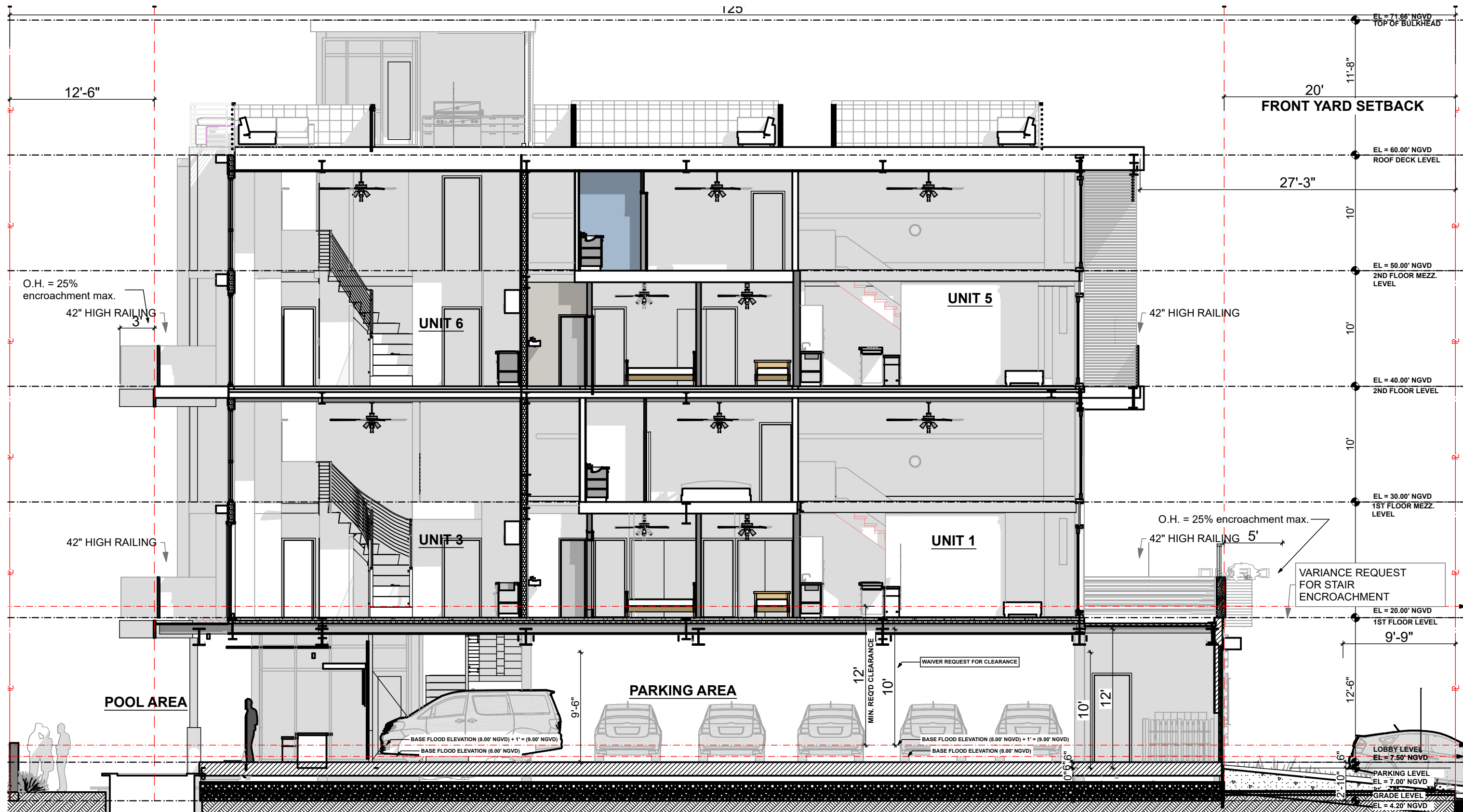
DRB.21

Plotted On: 3/31/24



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

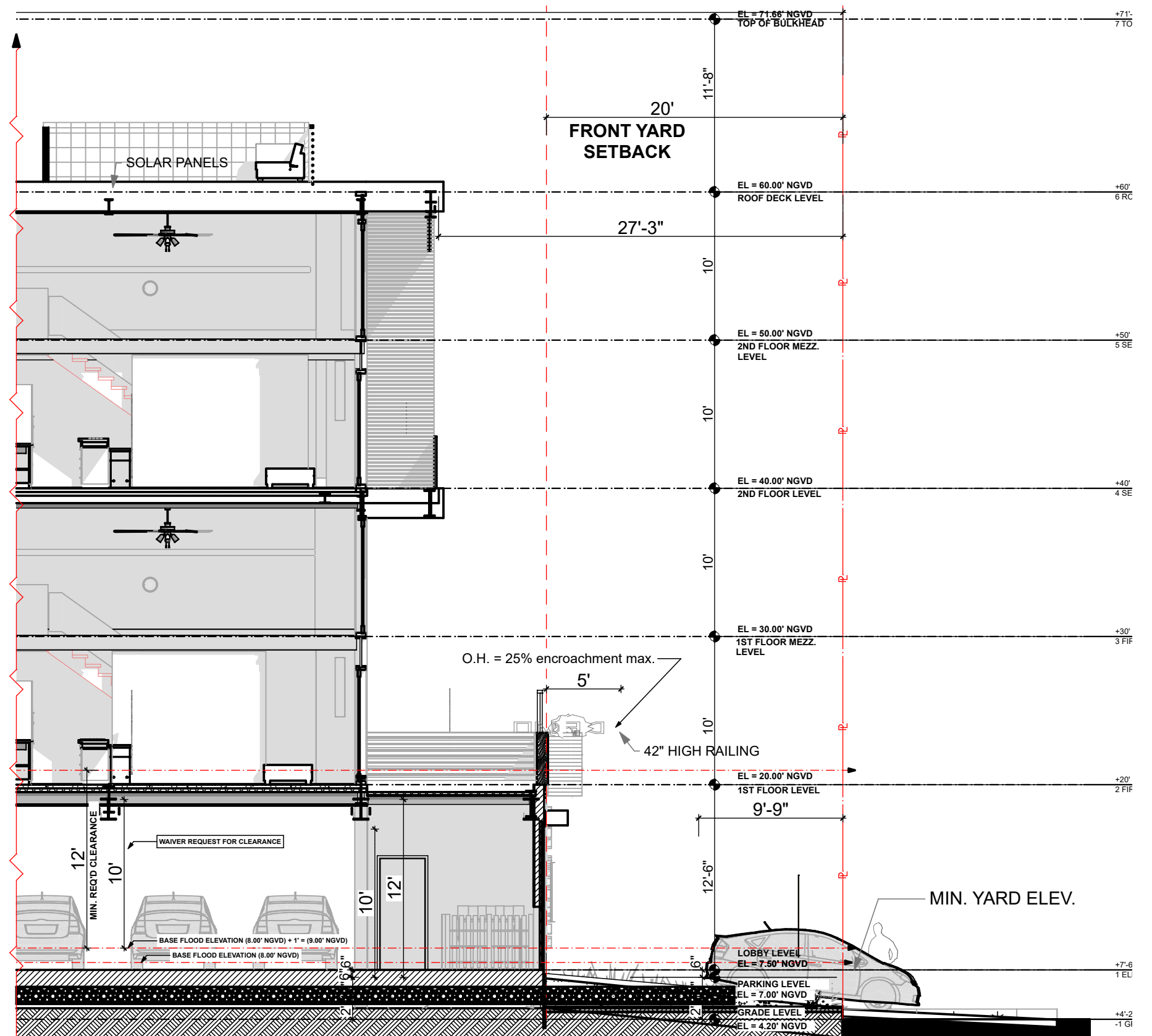
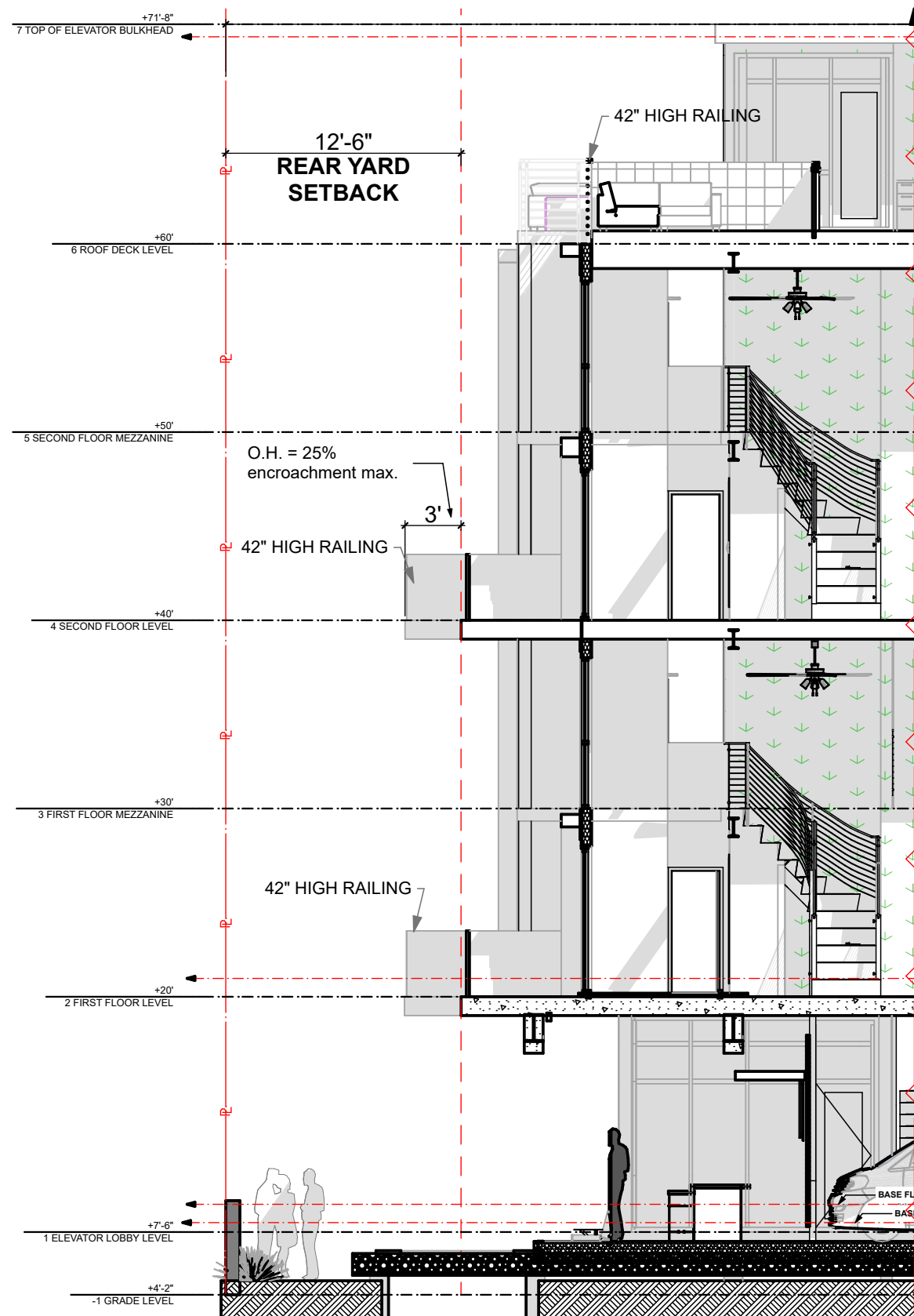
SCALE: 1/8" = 1'-0"

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: 3/31/24



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



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: 3/31/24



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



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: 3/31/24



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.

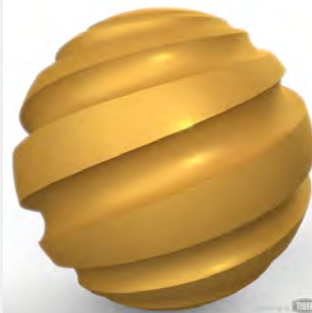
DRB.27
Plotted On: 3/31/24



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: 3/31/24



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

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.

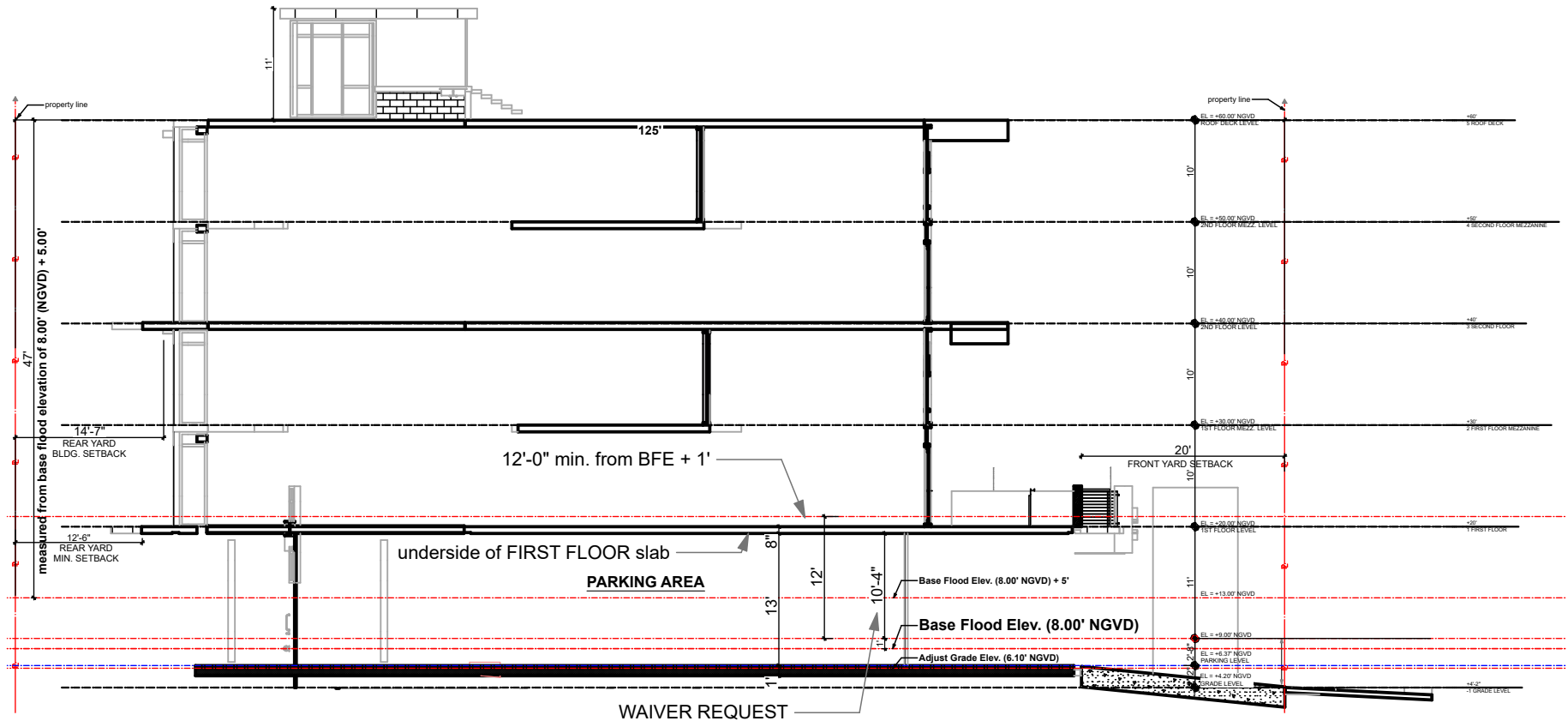
AXO VIEWS

DRB.29
Plotted On: 3/31/24



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

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



WAIVER DIAGRAM

DATE: 3/31/24

FINAL SUBMITTAL
DRB20-0593

PROJECT:

Design Review Board
Normandy Lofts

1915 Normandy Drive Miami Beach FL, 33141



www.eco-urbandesigns.com