

exist'g LP

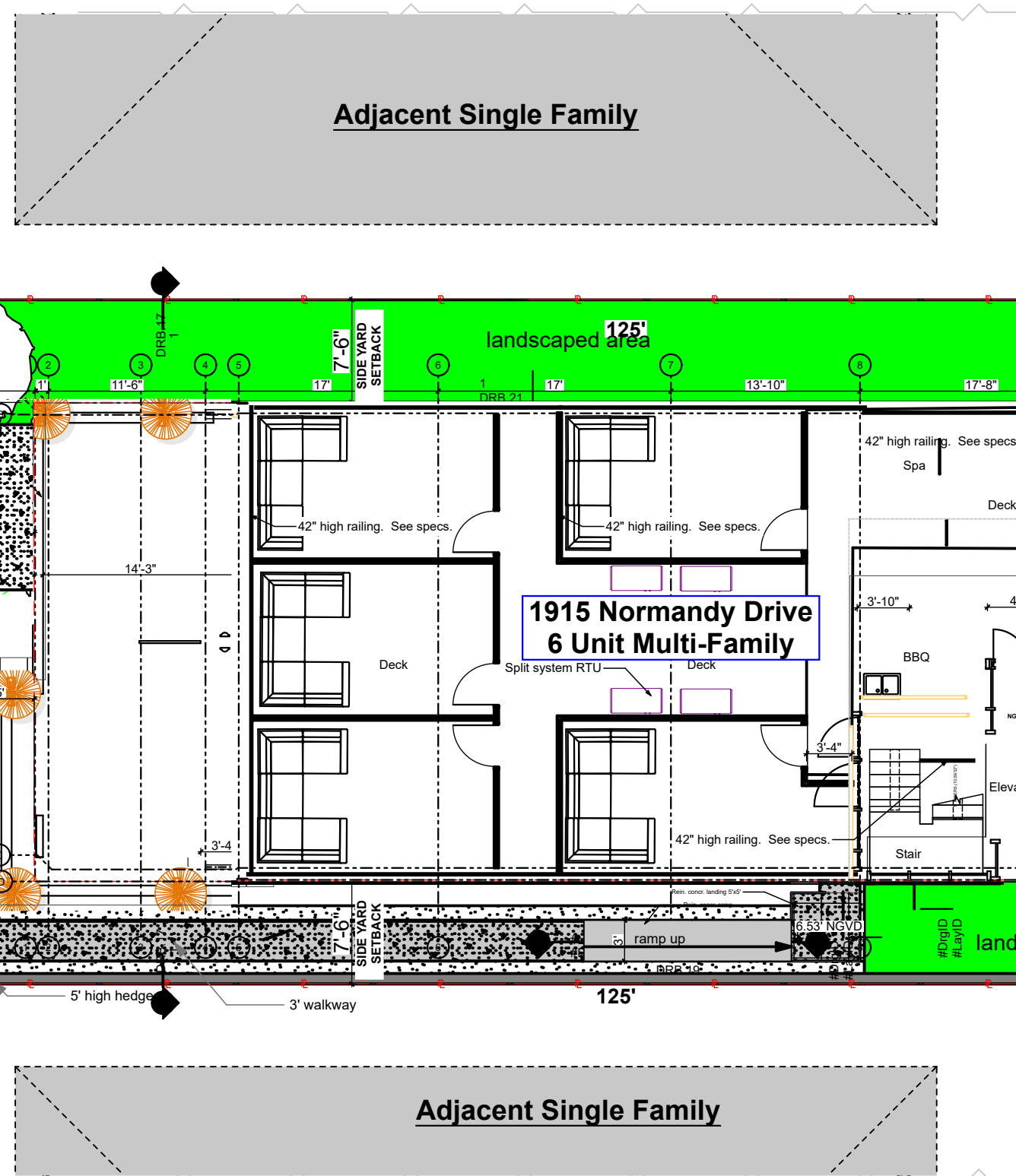
move exist'g drop  
curb

**Normandy Drive**  
80' Wide

2' concr. curb & gutter

sod

5' concr. walk



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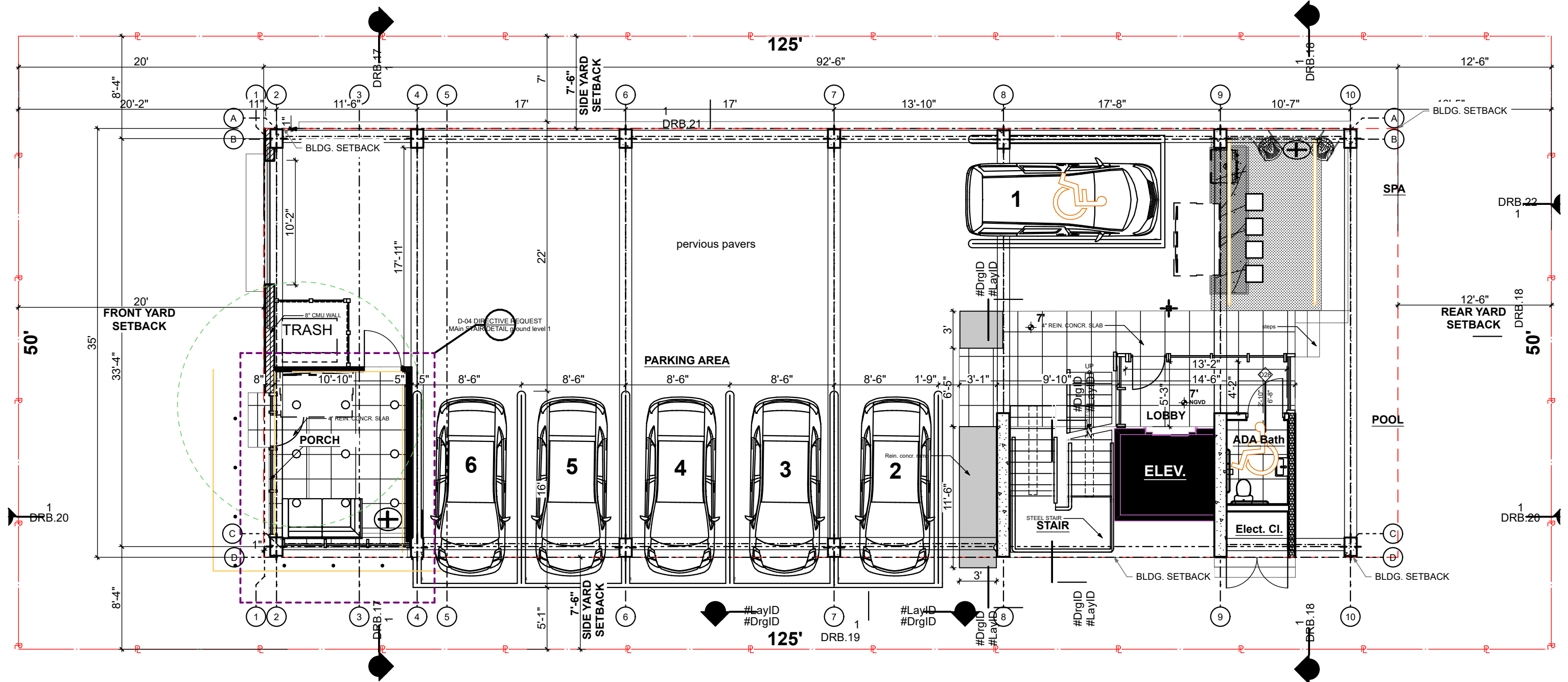
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## ELEVATOR LOBBY LEVEL PLAN

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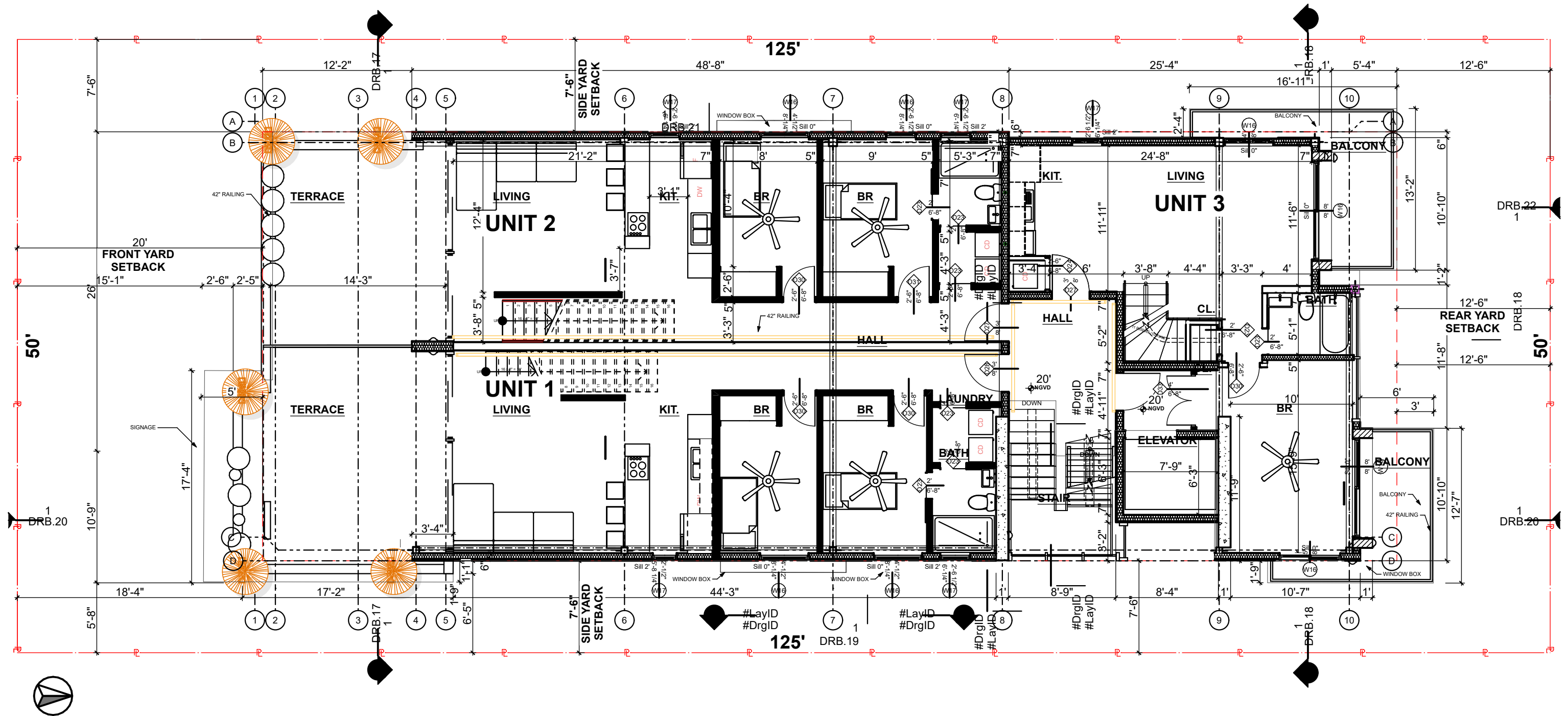
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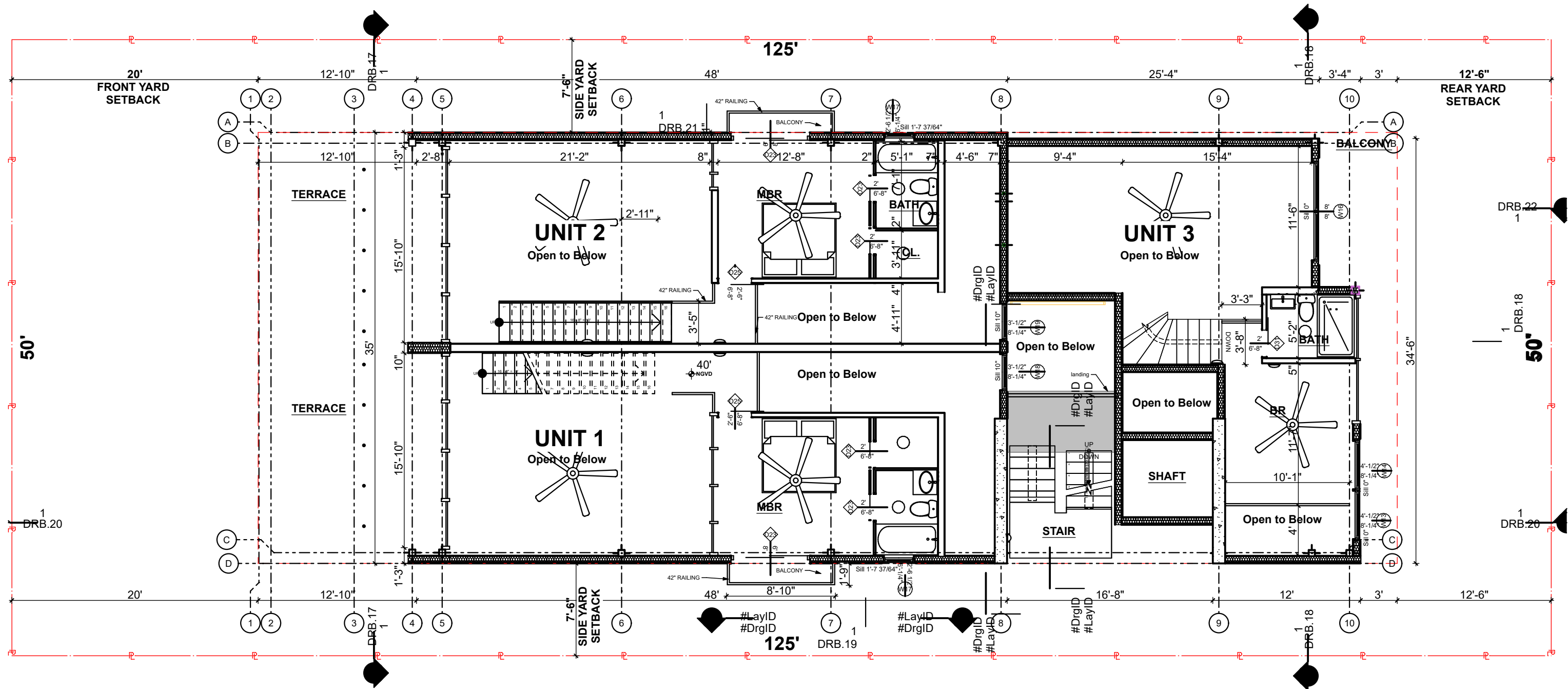
## FIRST FLOOR LEVEL

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## FIRST FLOOR MEZZ. LEVEL

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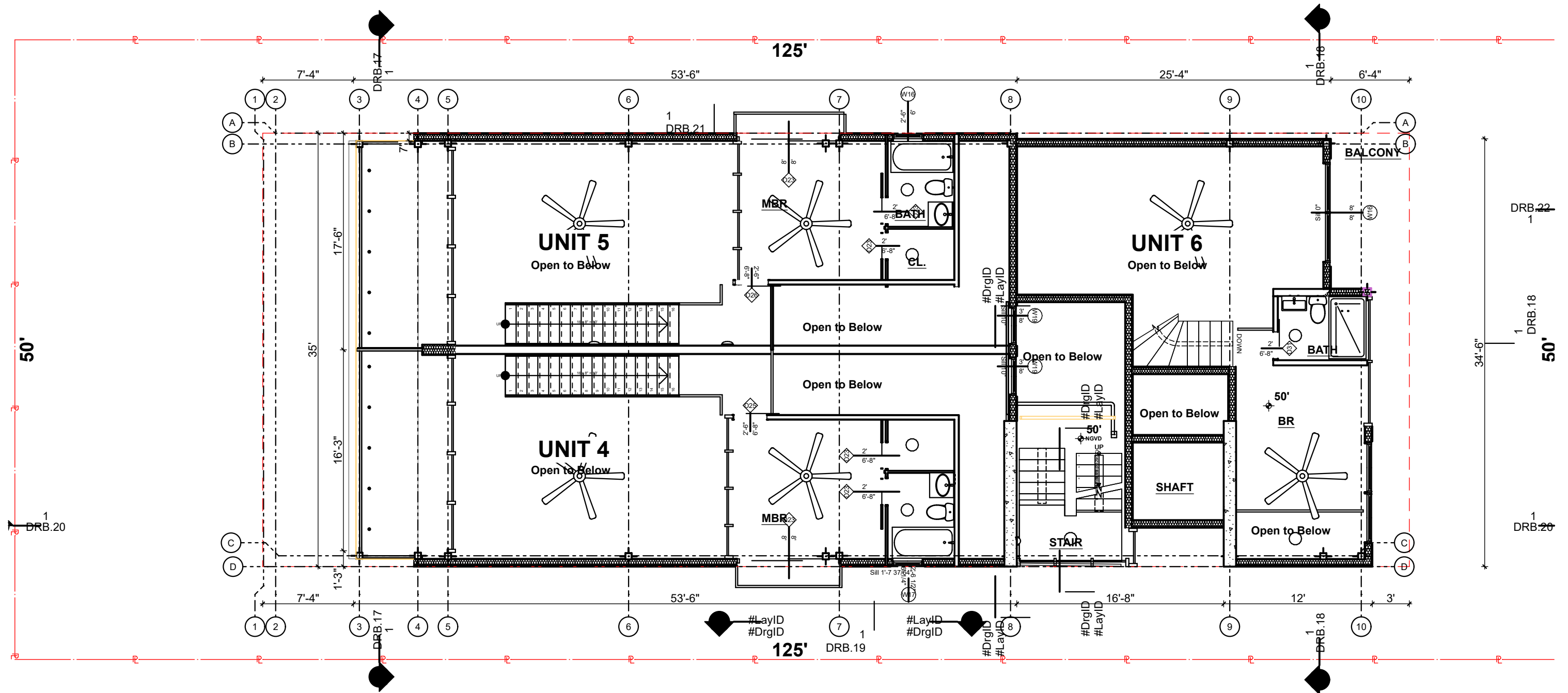
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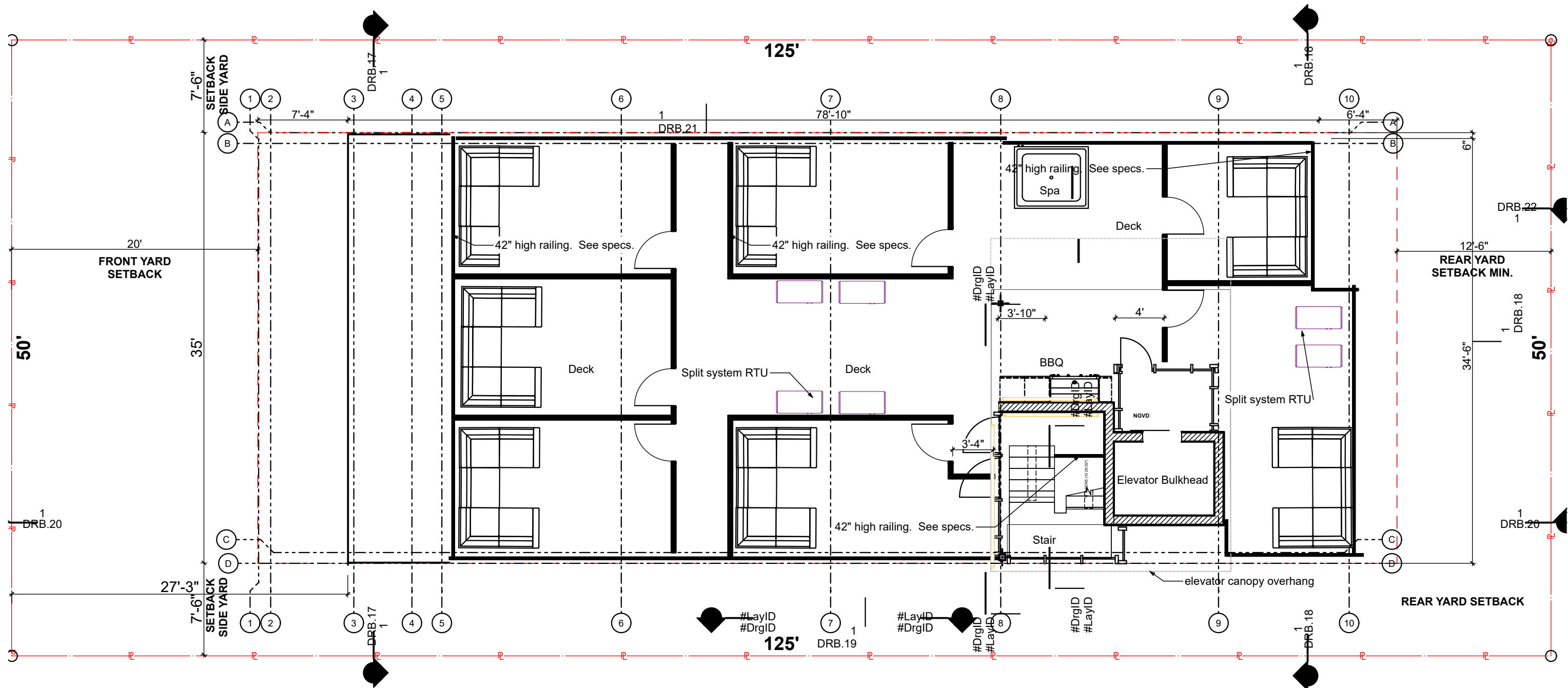
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SECOND FLOOR MEZZ. LEVEL  
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ROOF PLAN

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# Subject Property



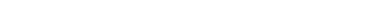
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## Normandy Lofts

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NEIGHBORING ELEVATION

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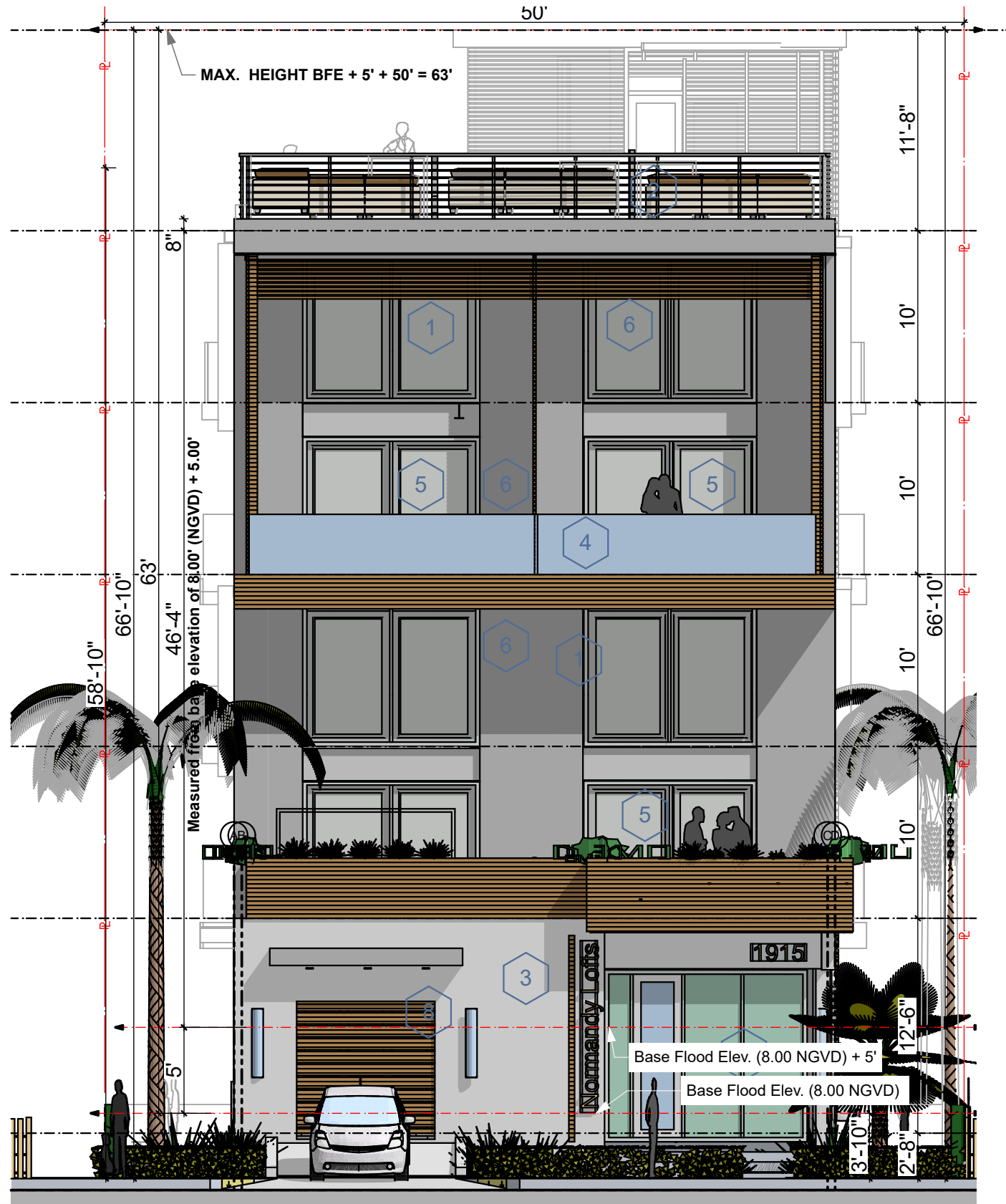
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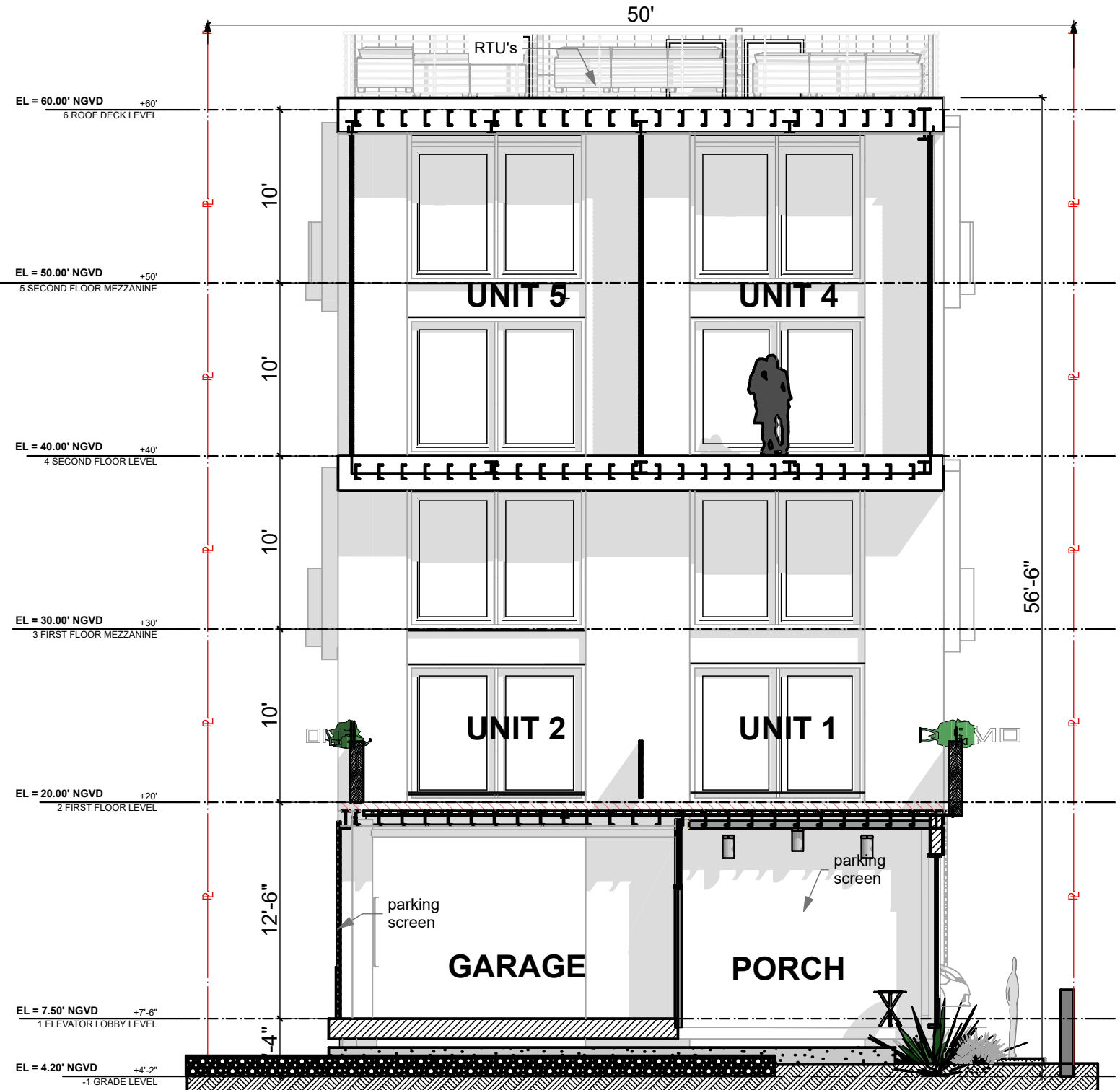




KEY NOTES



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

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



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## NORTH ELEVATION & SECTION

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

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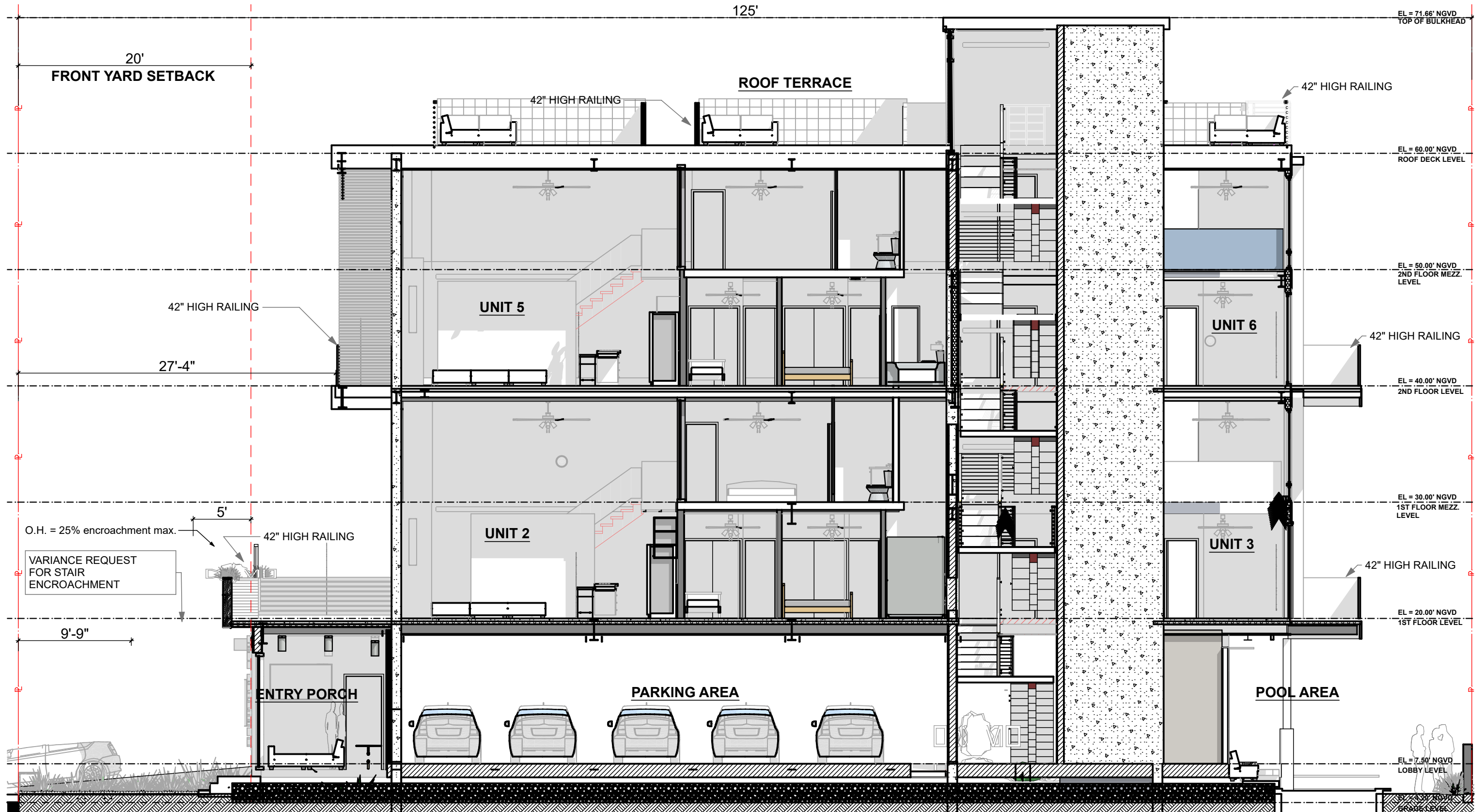
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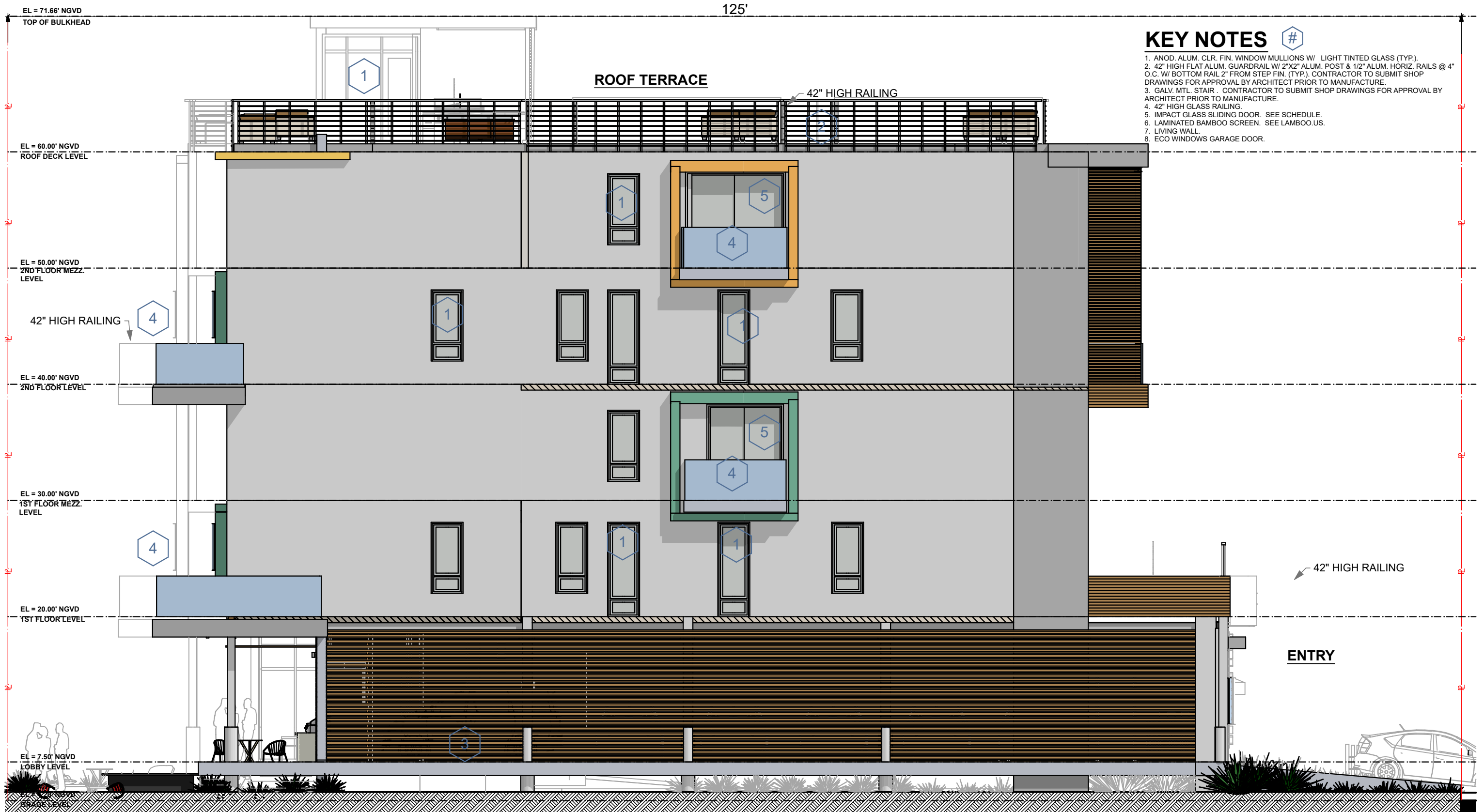
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WEST ELEVATION

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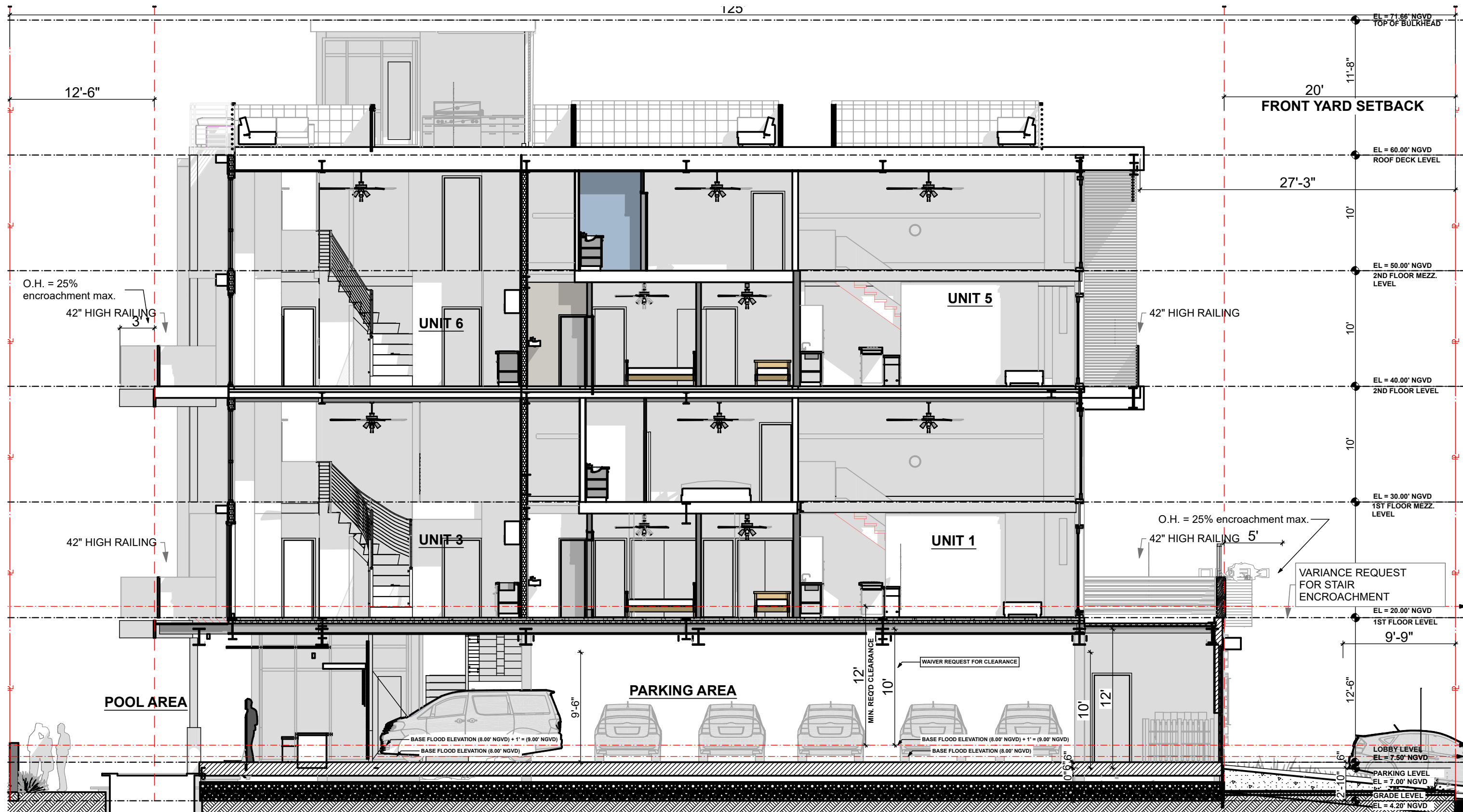


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WEST SECTION

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Entry View



Pool View



Roof Terrace View



SW View



SE View



NE View



NW View

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View of Unit 6 Living Area



View of BBQ Area



Entry Porch View



View of Garage

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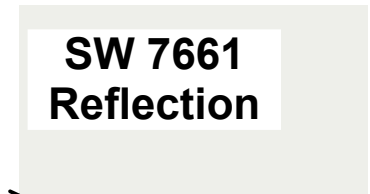




49/50032  
**Dormant Sparkle Grann...**  
Metallic Smooth / Glossy



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



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SW Axo View



NE View



NE View



NW View

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## AXO VIEWS

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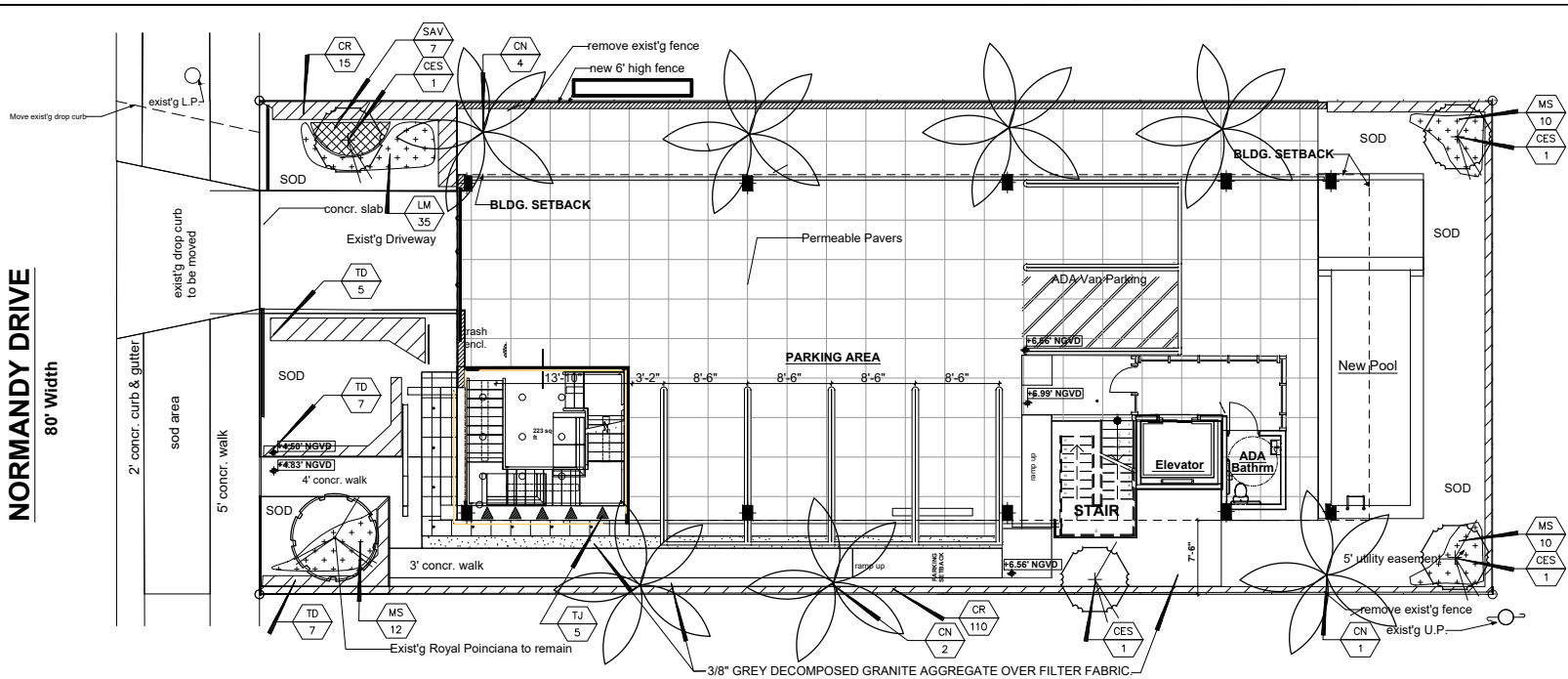


## LANDSCAPE PLAN

**DRB.31**  
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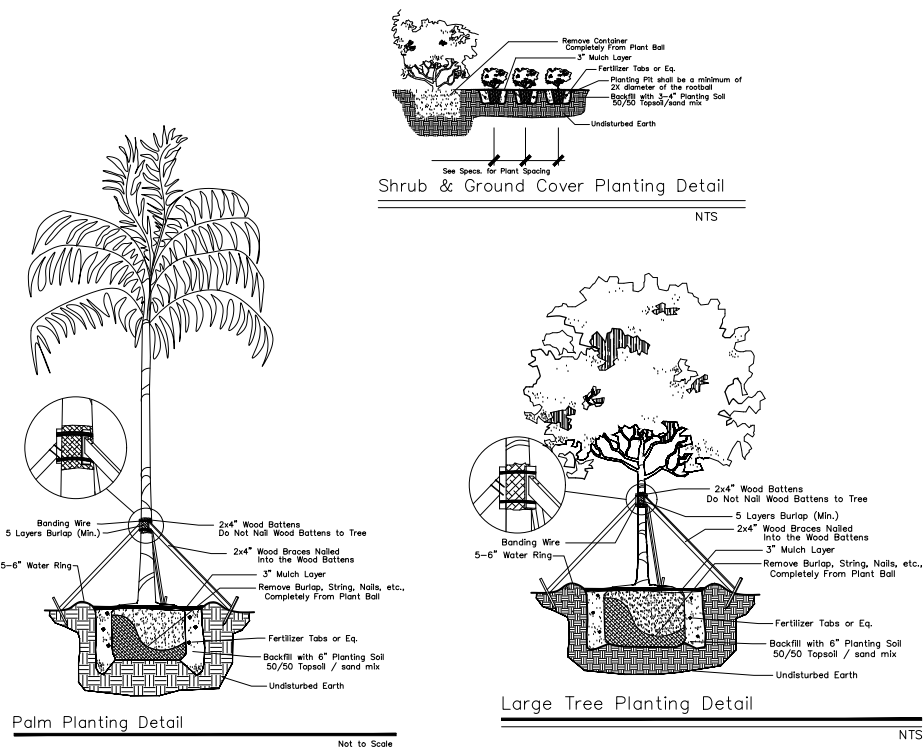


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### LANDSCAPE PLAN

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



### 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.

#### PROPOSED PLANT LIST

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

#### ACCENTS / SHRUBS / GROUND COVERS

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 aborica / Trinitite	3 Gal., 36" OA, 24" OC
TD (N)	V	19	Tricuspid dactyloides nana / Dwarf Fakahatchee	3 Gal., 24" OA, 24" OC
TJ	V	5	Trochopappus jasmminoides / 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

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, RLA.

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 'Florotam' 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.



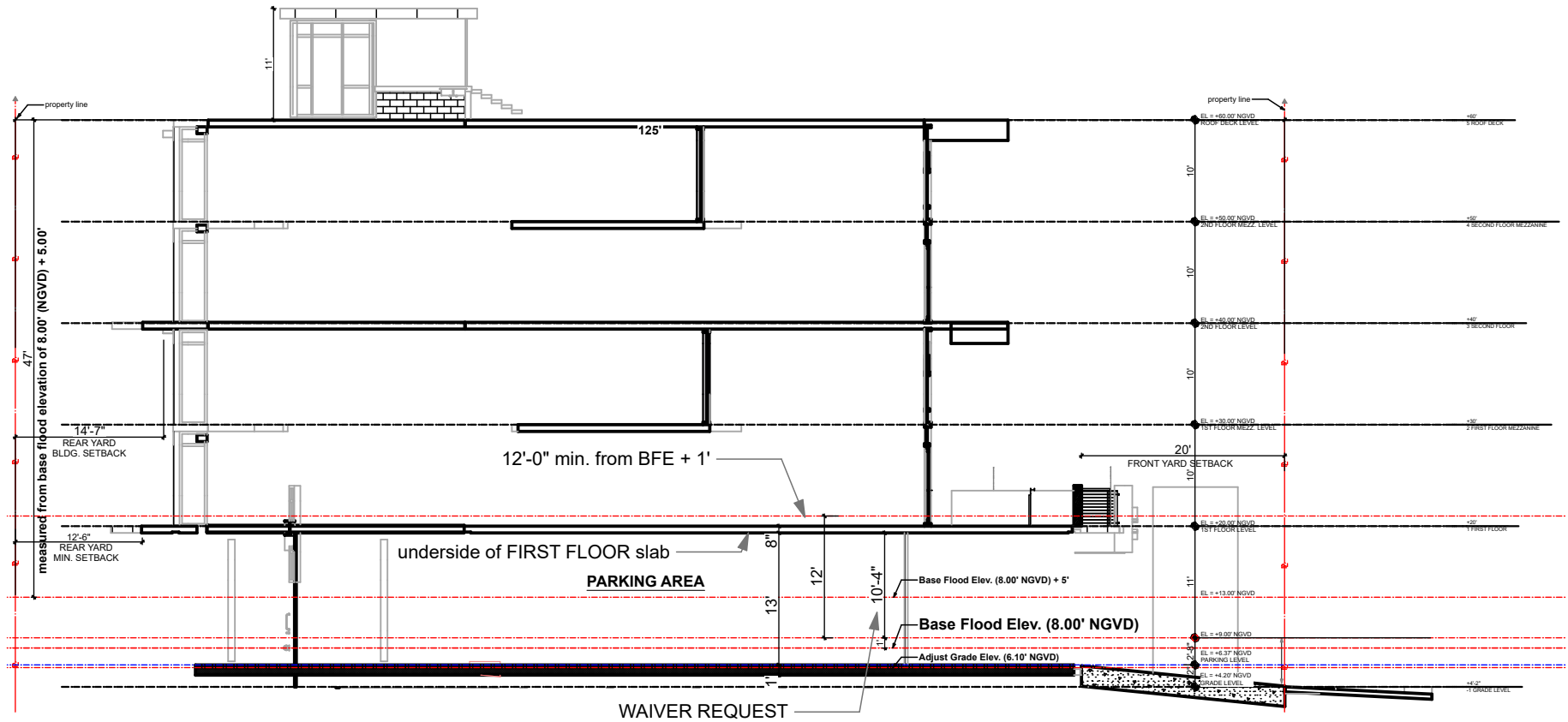
Landscape Architect - Florida License #666709  
4855 NW 92 Terrace  
Miami, Florida 33147  
Tel: 361-414-8269 Email: wtonning@tonningandassociates.com

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

Wayne K. Tanning  
Digitally signed by Wayne K. Tanning  
Date: 2023.05.29 21:46:58 -0400  
Wayne K. Tanning, RLA  
New York, NY

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 :  
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## WAIVER DIAGRAM

DATE: 4/1/24

FINAL SUBMITTAL  
DRB20-0593

PROJECT:

Design Review Board  
**Normandy Lofts**

1915 Normandy Drive Miami Beach FL, 33141



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