



# NORMANDY ISLE

## NEW WORKFORCE HOUSING

AT 1960 NORMANDY DR.  
MIAMI BEACH, FL 33141

D.R.B. SET 2-15-2024

ARCHITECT:

DAC

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DESIGN ARCHITECTURE CONSULTANTS

2350 CORAL WAY #302, MIAMI, FL 33145  
PH:305-377-8850

SEAL:

TO THE BEST OF MY KNOWLEDGE  
THESE PLANS AND SPECIFICATIONS  
COMPLY WITH THE APPLICABLE  
MINIMUM BUILDING CODES AND  
FIRE-SAFETY STANDARDS AS  
DETERMINED BY THE AUTHORITY  
HAVING JURISDICTION (AHJ)  
IN ACCORDANCE WITH THE 2023  
FBC SECTION 110.8.4.4 AND  
CHAPTER 633 OF THE FLORIDA  
STATUTES.

STATE OF FLORIDA

ADAN FONS

AR94630

02.15.24

REGISTERED ARCHITECT

Design - Architecture - Consultants  
AA 26003917

CONSULTANTS:

STRUCTURAL:

MEP:

PROJECT NAME AND ADDRESS:

MIXED USE PROJECT

LOCATED AT  
1960 NORMANDY DRIVE  
MIAMI BEACH, FLORIDA 33141

ISSUE RECORD:

REVISIONS:		
No.	Date	Description

KEY PLAN:

SHEET TITLE

COVER SHEET

Project #:  
Scale:  
Drawn:  
Checked:

2309  
CH/VF  
AF

SHEET No.

A0.00



PROPERTY INFORMATION			
1960 NORMANDY DRIVE, MIAMI BEACH, FL 33141 PROPERTY IS NOT LOCATED WITHIN A HISTORICAL DISTRICT. PROPERTY IS NOT DESIGNATED A HISTORIC SITE. PROPERTY IS DETERMINED TO BE AN ARCHITECTURALLY SIGNIFICANT.			
LEGAL DESCRIPTION	LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9 IN BLOCK 36 OF ISLE OF NORMANDY, MIAMI VIEW SECTION, PART THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 40 AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA		
FOLIO NUMBER	02-3210-011-0370		
ZONING DISTRICT	CD-1 COMMERCIAL (LOW INTENSITY)		
FLOOD ZONE	AE, +8.00 FT NGVD; (COMMUNITY NUMBER 12065 (CITY OF MIAMI BEACH), MAP PANEL No. 12086C307, SUFFIX L)		
ZONING DATA		REQUIRED / ALLOWED	PROPOSED / PROVIDED
LOT AREA	EXISTING - 25,771 SF		
OPEN SPACE		MINIMUM 20% (25,771 X .20= 5,154 SF)	2,797.6 SF
OCCUPANCY USE		COMMERCIAL USE, APARTMENTS	COMMERCIAL USE- RETAIL, APARTMENTS (R-2)
DENSITY		60 DWELLING UNITS PER ACRE, W/ 80% BONUS FOR WORKFORCE HOUSING	120 DWELLING UNITS, WORKFORCE HOUSING
UNIT SIZE		MINIMUM WORKFORCE HOUSING UNIT- 400 SF	MINIMUM UNIT SIZE IS 412 SF
FLOOR AREA		COMMERCIAL 1.0 (25,771 X 1.0= 25,771 SF) , RESIDENTIAL 1.25 (25,771 X 1.25= 32,214 SF)	(PROPOSED 3.5 FAR) 25,771 SF x 3.5 = 90,198.5 SF
BUILDING SETBACKS			
FRONT SETBACK - NORMANDY DRIVE	0'-0" REQUIRED		5'-0" PROVIDED
SIDE FACING A STREET - VERDUN COURT	0'-0" REQUIRED		5'-0" PROVIDED
SIDE FACING A STREET - FUTURE ALLEY	10'-0" REQUIRED ABUTTING A RESIDENTIAL DISTRICT		10'-0" PROVIDED ABUTTING A RESIDENTIAL DISTRICT
REAR SETBACK - EVERGLADES COURT ALLEY	5'-0" REQUIRED ABUTTING AN ALLEY		5'-0" PROVIDED ABUTTING AN ALLEY
BUILDING HEIGHT			
MAXIMUM HEIGHT	40'-0"		68'-8" T.O. ROOF SLAB (MEASURED FROM BASE FLOOD ELEVATION + FREEBOARD)
PARKING SETBACKS			
FRONT SETBACK - NORMANDY DRIVE	5'-0" REQUIRED		5'-0" PROVIDED
SIDE FACING A STREET - VERDUN COURT	5'-0" REQUIRED		5'-0" PROVIDED
SIDE FACING A STREET - FUTURE ALLEY	0'-0" REQUIRED ABUTTING AN ALLEY		0'-0" PROVIDED
REAR SETBACK - EVERGLADES COURT ALLEY	0'-0" REQUIRED ABUTTING AN ALLEY		0'-0" PROVIDED
PARKING REQUIREMENTS (SEC. 130-32)			
COMMERCIAL USE	1 SPACE PER 300 SF (5,091 SF / 300 SF = 17 SPACES)		1 SPACE PROVIDED (PROVIDED AT THE GROUND LEVEL) (*WAIVER REQUEST FOR ALL COMMERCIAL PARKING REQUIREMENTS).
RESIDENTIAL USE- WORKFORCE HOUSING	.5 SPACE PER UNIT (120 UNITS/ .5 SPACE PER UNIT= 60 SPACES)		* 64 SPACES PROVIDED (TANDEM PARKING NOT INCLUDED)
ELECTRIC VEHICLE PARKING (SEC. 130-39)	2% OF PARKING SPACES (64 X .02 = 1.28 SPACES)		4 SPACES PROVIDED (THIS IS INCLUDED IN THE TOTAL PARKING COUNT)
ACCESSIBLE PARKING SPACES	PER FBC CHAPTER 2, ACCESSIBILITY- TABLE 208.2 - 3 SPACES REQUIRED		3 SPACES PROVIDED (VAN ACCESSIBLE SPACES) (THIS IS INCLUDED IN THE TOTAL PARKING COUNT)
BICYCLE PARKING SPACES (SEC. 130)	1 SPACE PER 20 VEHICLE PARKING SPACES REQUIRED (67 / 20 = 3.35 BICYCLE PARKING)		52 BICYCLE PARKING SPACES PROVIDED
LOADING REQUIREMENTS (SEC. 130-101)			
COMMERCIAL USE	0 SPACE REQUIRED		0 LOADING SPACE PROVIDED
RESIDENTIAL USE	OVER 100 UNITS BUT NOT MORE THAN 200 UNITS - 3 SPACES REQUIRED		3 LOADING SPACES PROVIDED

\* NO EXCESS PARKING SPACES PROVIDED. PARKING IS NOT INCLUDED IN FLOOR AREA CALCULATIONS

## LIST OF DRAWINGS

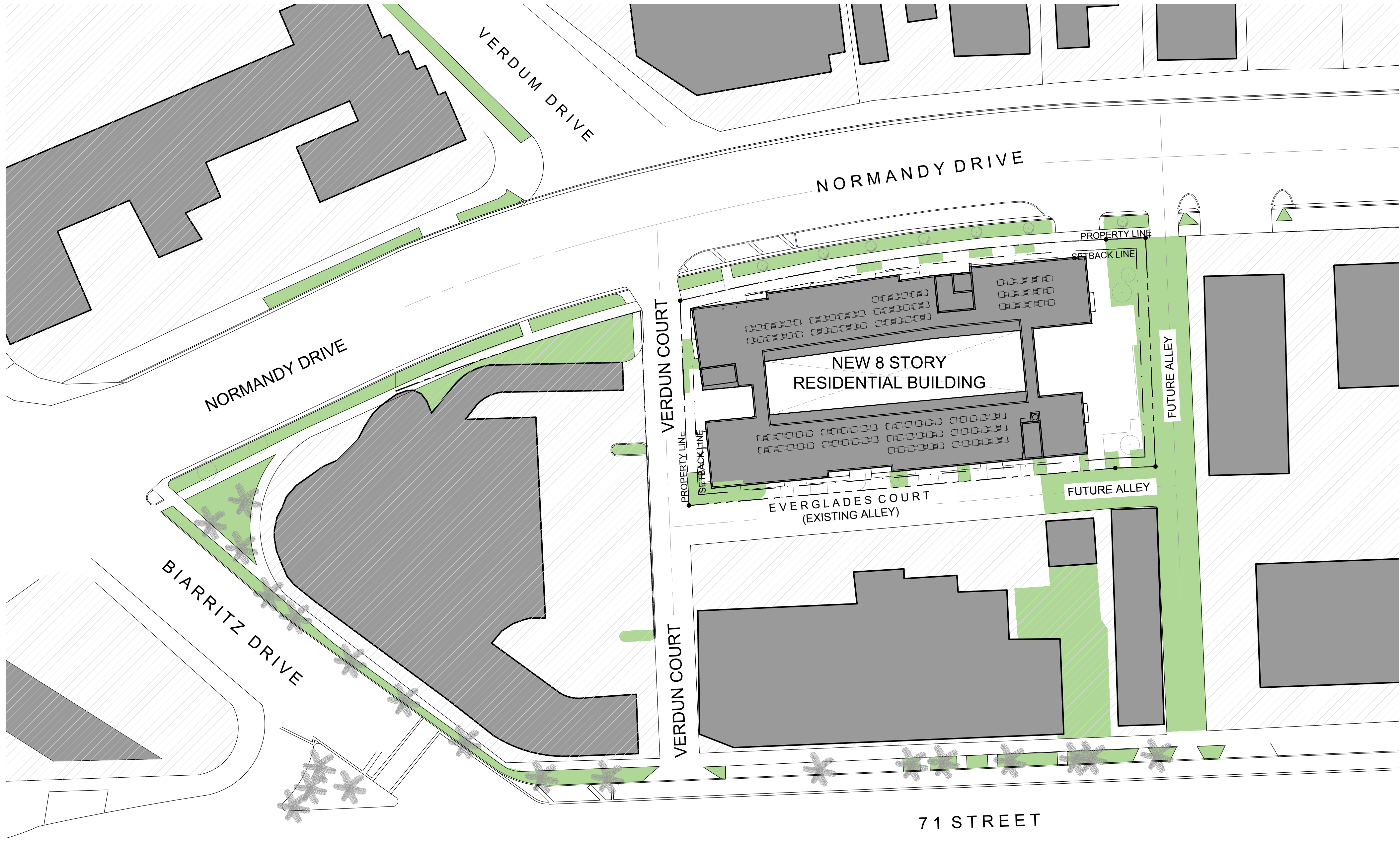
### ARCHITECTURAL

- A0.00 COVER SHEET
- A0.01 PROPERTY INFORMATION, ZONING DATA & LIST OF DRAWINGS
- A0.02 SITE DIAGRAM, ZONING MAP AND AERIAL VIEW
- A0.03 SITE PLAN
- A0.04 F.A.R. DIAGRAMS
- A0.05 3D PERSPECTIVE VIEW FROM NORMANDY DRIVE
- A0.06 SITE PICTURES
- A1.01 DEMOLITION PLAN
- A2.01 GROUND LEVEL FLOOR PLAN
- A2.02 SECOND LEVEL FLOOR PLAN
- A2.03 LEVELS 3 TO 8 TYPICAL FLOOR PLAN
- A2.04 ROOF PLAN
- A3.01 NORTH ELEVATION
- A3.02 SOUTH ELEVATION
- A3.03 EAST & WEST ELEVATIONS
- A3.11 SECTION A
- A3.12 MATERIALS
- A4.01 TYPICAL UNITS ENLARGED FLOOR PLAN
- A4.02 ENLARGED RETAIL COMPONENT PLAN
- A4.03 ENLARGED RETAIL COMPONENT PLAN
- A5.01 3D PERSPECTIVE VIEW FROM VERDUN COURT
- A5.02 3D PERSPECTIVE VIEW AT STREET CORNER
- A5.03 3D PERSPECTIVE VIEW FROM OPEN AIR CORRIDOR

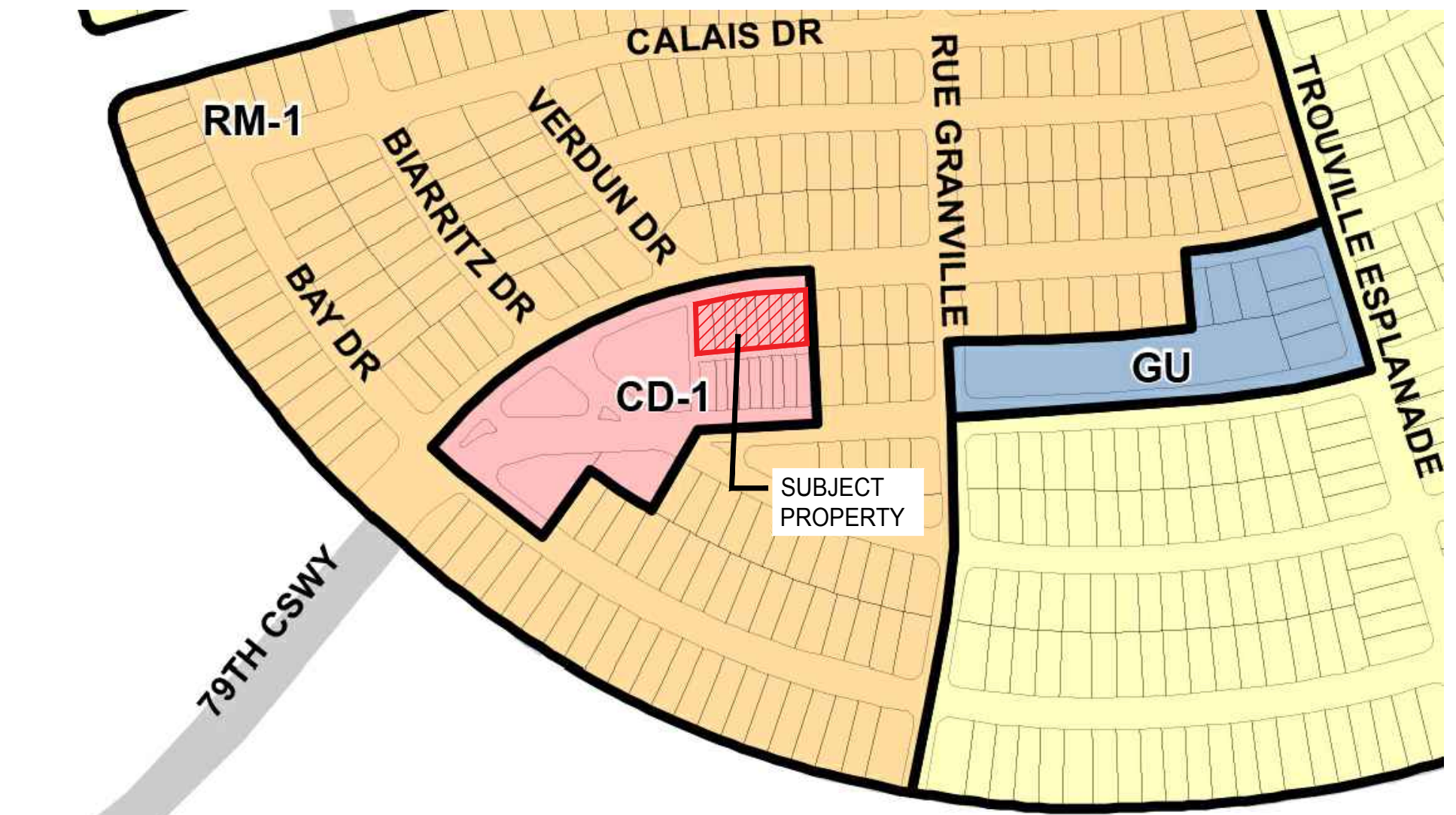
D.R.B. SET 2-15-2024

ARCHITECT: <div><div><div>AA26003917</div><div><div>DAC</div><div>DAC 2024 ALL RIGHTS RESERVED</div></div><div>DESIGN ARCHITECTURE CONSULTANTS</div><div>2350 CORAL WAY #302, MIAMI, FL 33145 PH:305-377-8850</div></div></div>	SEAL: <div>TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION (AHJ) IN ACCORDANCE WITH THE 2023 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.</div> <div><div><div>STATE OF FLORIDA</div><div>ADAN FONS</div><div>★</div><div>AR94630</div><div>REGISTERED ARCHITECT</div></div></div> <div>Design - Architecture - Consultants AA 26003917</div>	CONSULTANTS: <div><div>STRUCTURAL:</div><div>MEP:</div></div>	PROJECT NAME AND ADDRESS: <div>MIXED USE PROJECT</div> <div>LOCATED AT 1960 NORMANDY DRIVE MIAMI BEACH, FLORIDA 33141</div>	ISSUE RECORD:	<div>REVISIONS:</div> <table><tr><th>No.</th><th>Date</th><th>Description</th></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>	No.	Date	Description																												KEY PLAN: <div><div><div></div></div><div>KEY PLAN</div></div>	SHEET TITLE <div>PROPERTY INFORMATION, ZONING DATA AND INDEX OF DRAWINGS</div>	Project #: 2309 Scale: Drawn: CH/VF Checked: AF SHEET No. <div>A0.01</div>
					No.	Date	Description																															





3 SITE DIAGRAM  
A0.02 SCALE: 1/32" = 1'-0"



1 MIAMI BEACH ZONING MAP  
A0.02 N.T.S.



2 AERIAL VIEW  
A0.02 N.T.S.

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DESIGN ARCHITECTURE CONSULTANTS

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SITE DIAGRAM ,  
ZONING MAP &  
AERIAL VIEW

Project #:

2309

Scale:

CH/VF

Drawn:

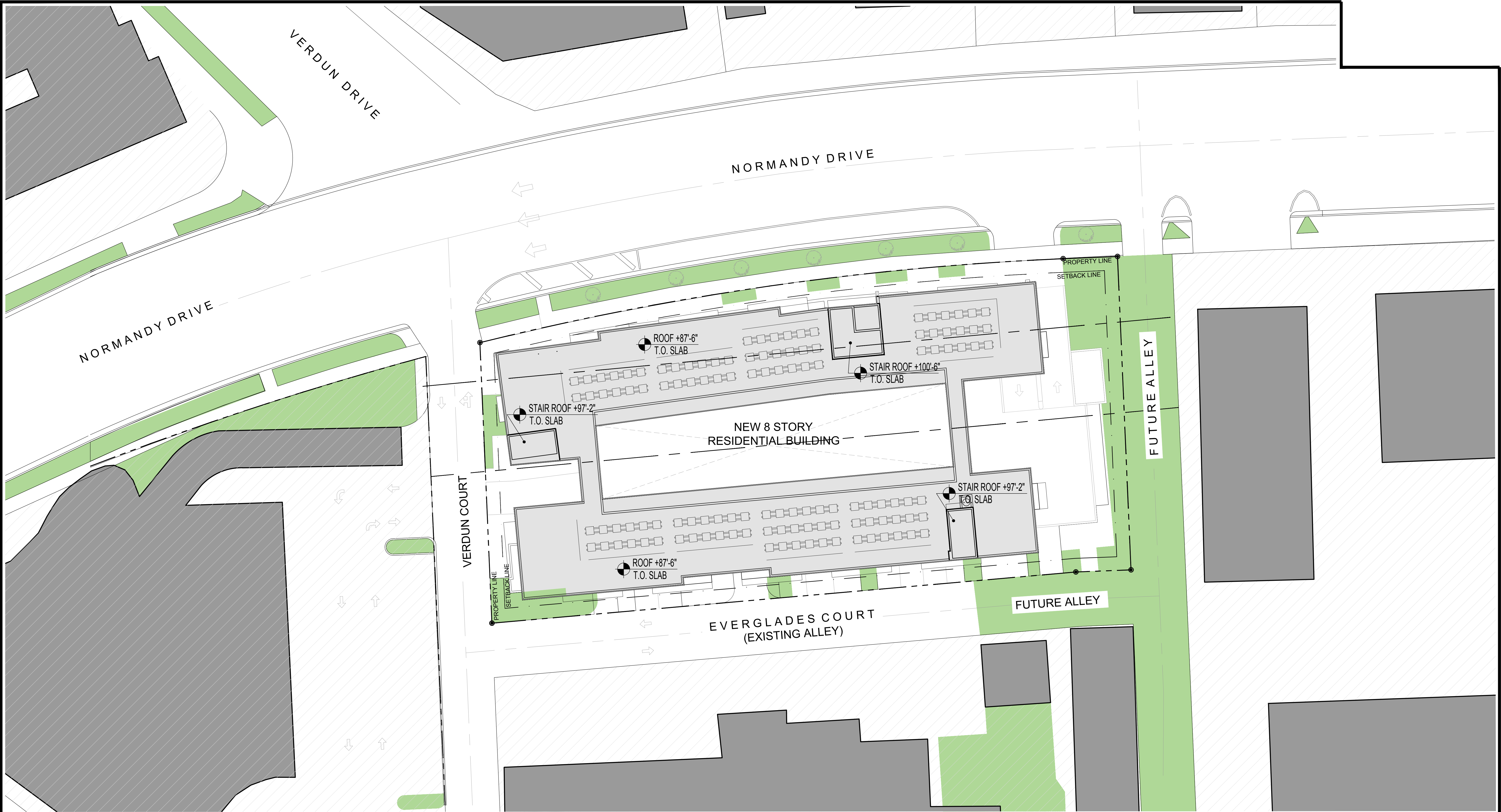
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Checked:

SHEET No.

A0.02





1

A0.03

**SITE PLAN**  
SCALE: 1/16" = 1'-0"

NORTH

GRAPHIC SCALE

D.R.B. SET 2-15-2024

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**DESIGN  
ARCHITECTURE  
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2350 CORAL WAY #302, MIAMI, FL 33145  
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**SITE PLAN**

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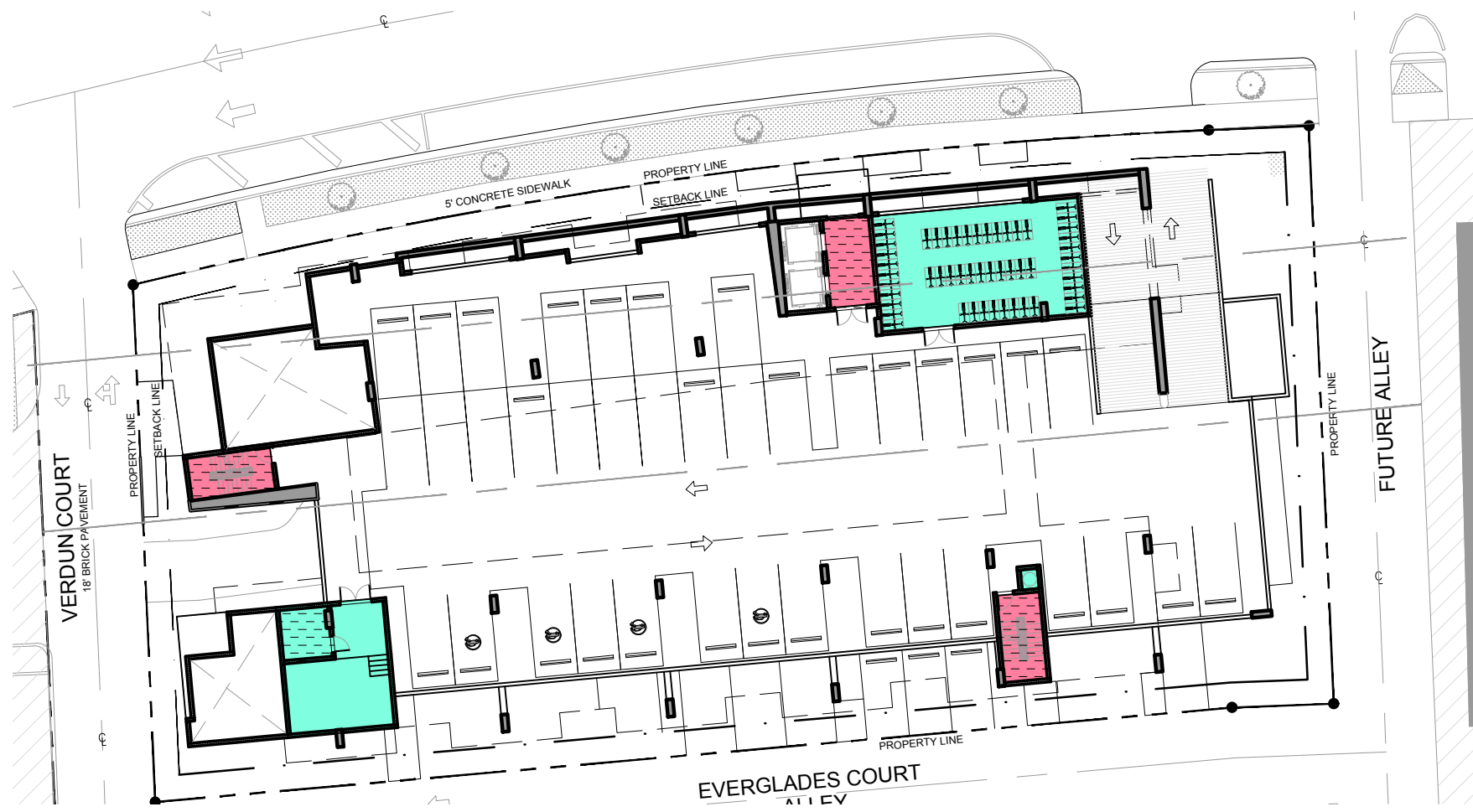
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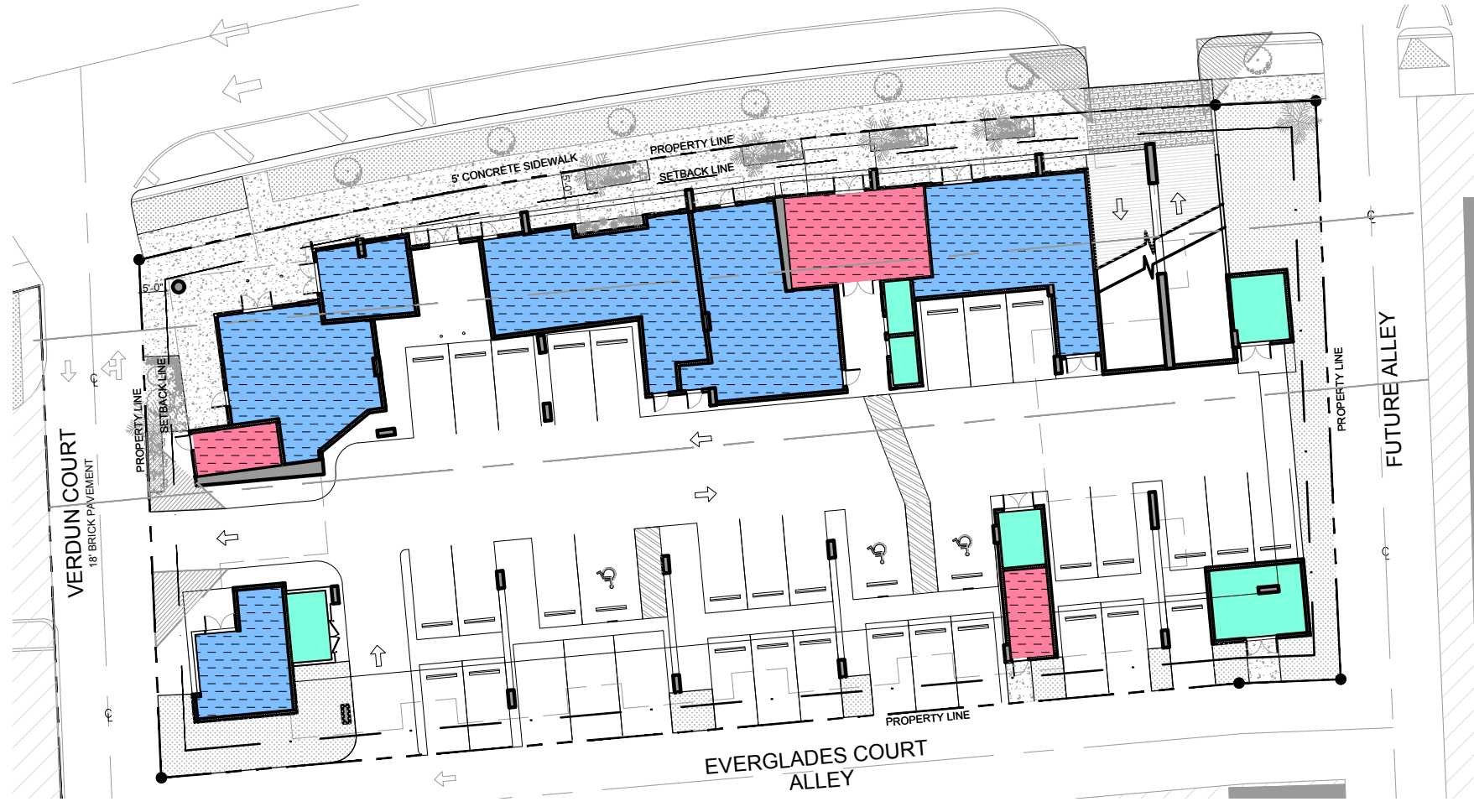




3 LEVELS 3 TO 8 (TYP. FLOOR PLAN) - F.A.R.  
A0.04 SCALE: 1/32" = 1'-0" NORTH



2 SECOND LEVEL PLAN - F.A.R.  
A0.04 SCALE: 1/32" = 1'-0" NORTH



1 GROUND FLOOR PLAN - F.A.R.  
A0.04 SCALE: 1/32" = 1'-0" NORTH

- LEGEND:
- WORKFORCE HOUSING
  - RETAIL
  - BACK OF HOUSE
  - CIRCULATION
  - BALCONIES
  - F.A.R.

F.A.R. CALCULATIONS			
WORKFORCE HOUSING	NO. OF UNITS	G.S.F. PER UNIT	TOTAL GROSS S.F.
UNIT "A" & "B"	96	410 S.F.	
UNIT "C"	24	690 S.F.	
TOTAL WORKFORCE HOUSING UNITS	120		56,520 S.F.
NEW RETAIL ( 1 STORY, DOUBLE HEIGHT, WITHOUT STORAGE)			5,091 S.F.
CIRCULATION			19,655 S.F.
PROJECTING BALCONIES			6,738 S.F.
B.O.H. (FPL VAULT, TRASH ROOMS, RR, BICYCLE STORAGE)			2,187 S.F.
PROVIDED F.A.R. (TOTAL A/C AND CIRCULATION SPACE) - F.A.R. REQUIRED = 3.5			TOTAL: 90,191 S.F.
			REQUIRED PROPOSED
ALLOWED F.A.R. PER CODE (BASED ON RM-1 RESIDENTIAL MAIN USE) = 1.25 x *25,771 SF = 32,214 SF			90,191 S.F.

D.R.B. SET 2-15-2024

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KEY PLAN:



SHEET TITLE

F.A.R. DIAGRAMS

Project #: 2309

Scale: CH/VF

Drawn: AF

Checked:

SHEET No.

A0.04





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ADAN FORN  
— ★ —  
AR94630  
REGISTERED ARCHITECT  
STATE OF FLORIDA

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KEY PLAN

SHEET TITLE

3D PERSPECTIVE VIEW FROM  
NORMANDY DRIVE  
(BUILDING FRONT)

Project #: 2309

Scale: CH/VF

Drawn: AF

Checked:

SHEET No.

A0.05





IMAGE ①



IMAGE ②



IMAGE ③



IMAGE ④



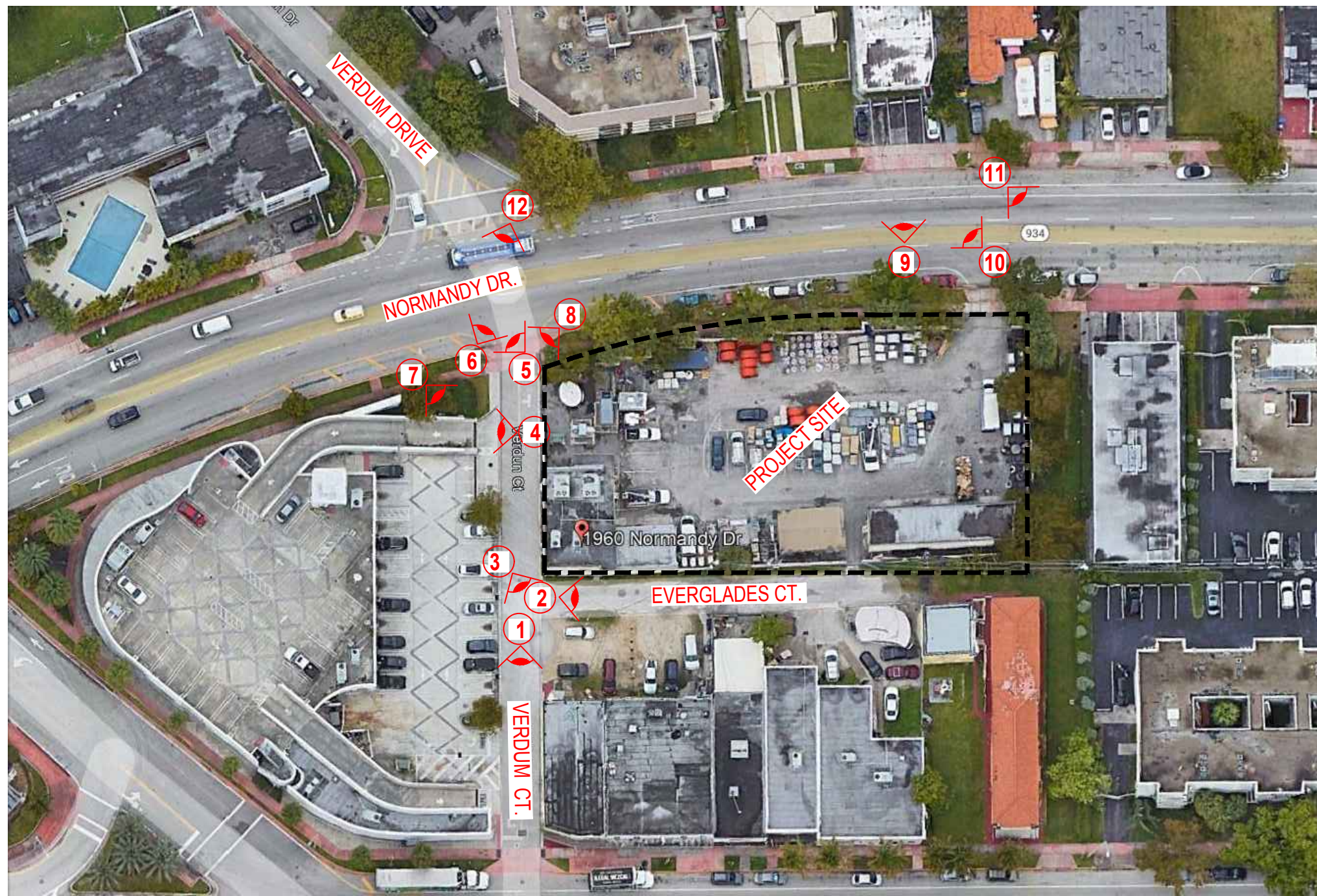
IMAGE ⑤



IMAGE ⑥



IMAGE ⑦



1 AERIAL VIEW  
A0.06 SCALE: N.T.S.



IMAGE ⑧



IMAGE ⑨



IMAGE ⑩



IMAGE ⑪

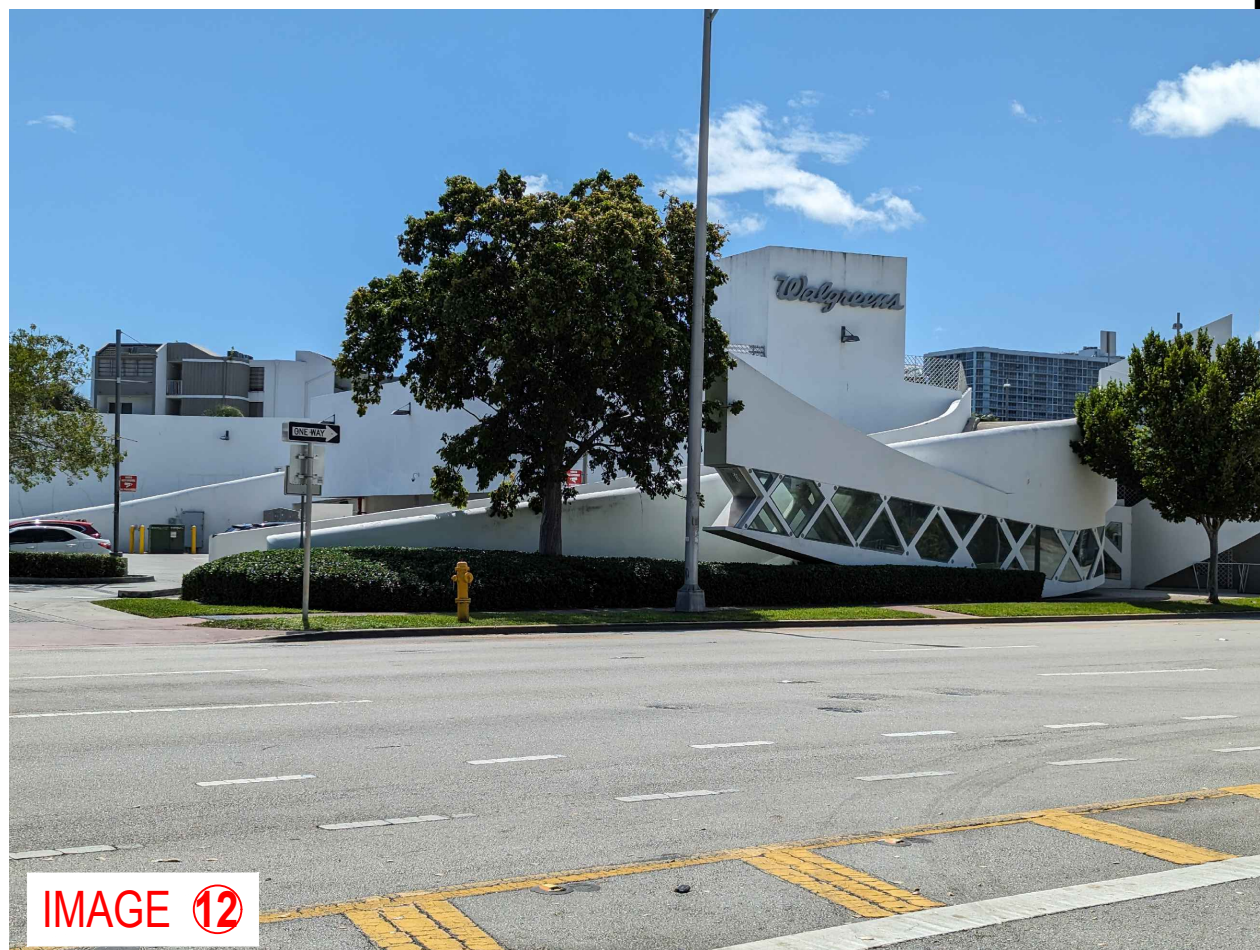


IMAGE ⑫

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**DAC** DESIGN ARCHITECTURE CONSULTANTS  
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1960 NORMANDY DRIVE  
MIAMI BEACH, FLORIDA 33141

ISSUE RECORD:

REVISIONS:

No.	Date	Description

KEY PLAN:



KEY PLAN

SHEET TITLE

SITE IMAGES

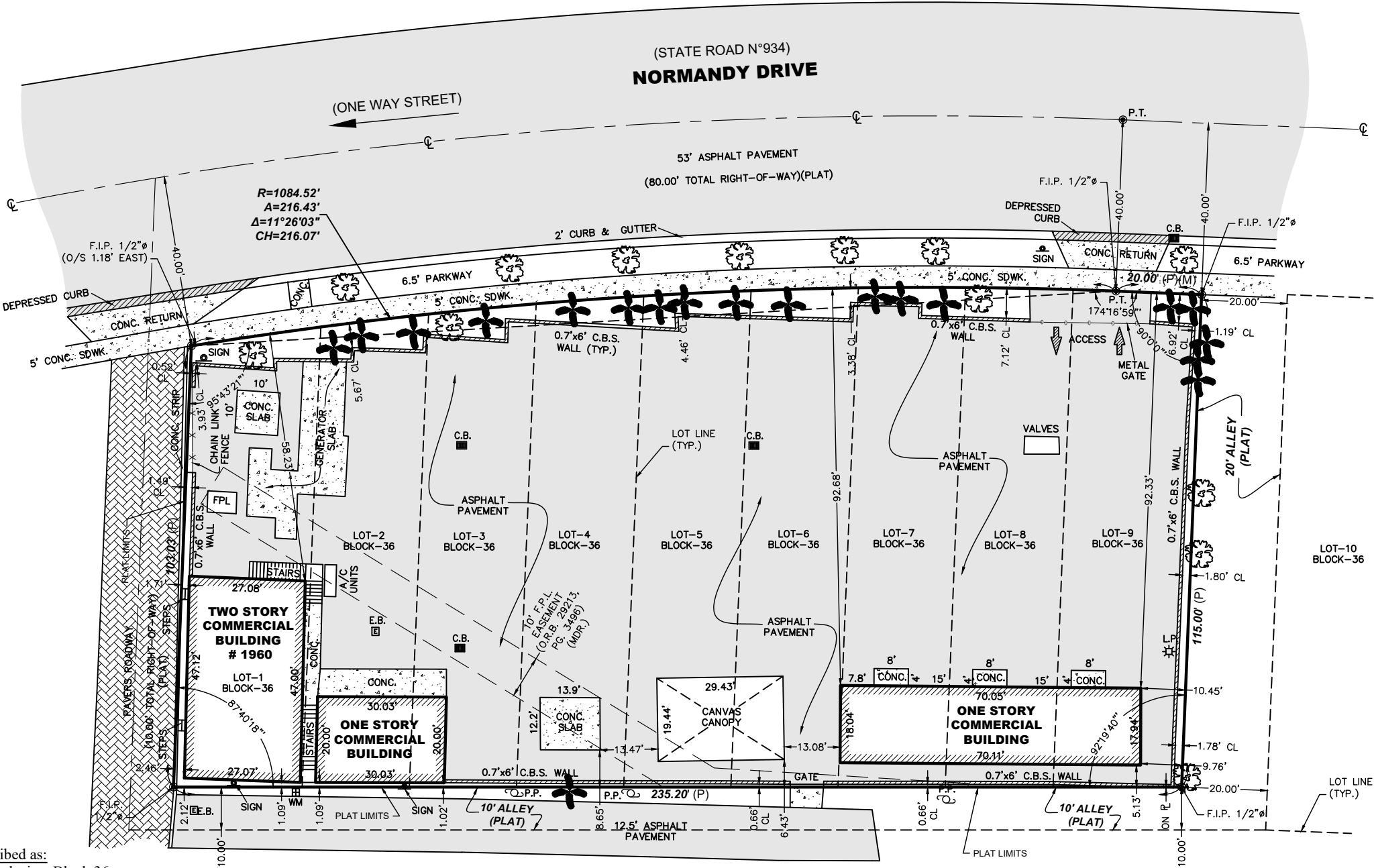
Project #: 2309  
Scale: CH/VF  
Drawn: AF  
Checked:

SHEET No.

A0.06



"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."



This property described as:  
Lots 1 through 9, inclusive, Block 36,  
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.

Certified to:  
JAKEAL LLC

Address:  
1960 NORMANDY DRIVE, MIAMI BEACH, FL 33141

Folio#:  
02-3210-011-0370

Bearing, if any, shown based on N/A (reference) N/A

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
AE	120651	0307	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	+ 8 FT N.G.V.D.		

BOUNDARY SURVEY.  
I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

RENE AIGUESVIVES 06/20/22  
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.

Surveyors, Mappers and Land Planners  
9789 Sunset Drive, Miami, FL 33173  
Phone 305.220.2424 Fax 305.552.8181  
L.B. No. 6867 / E-mail: aaasurvey@aol.com

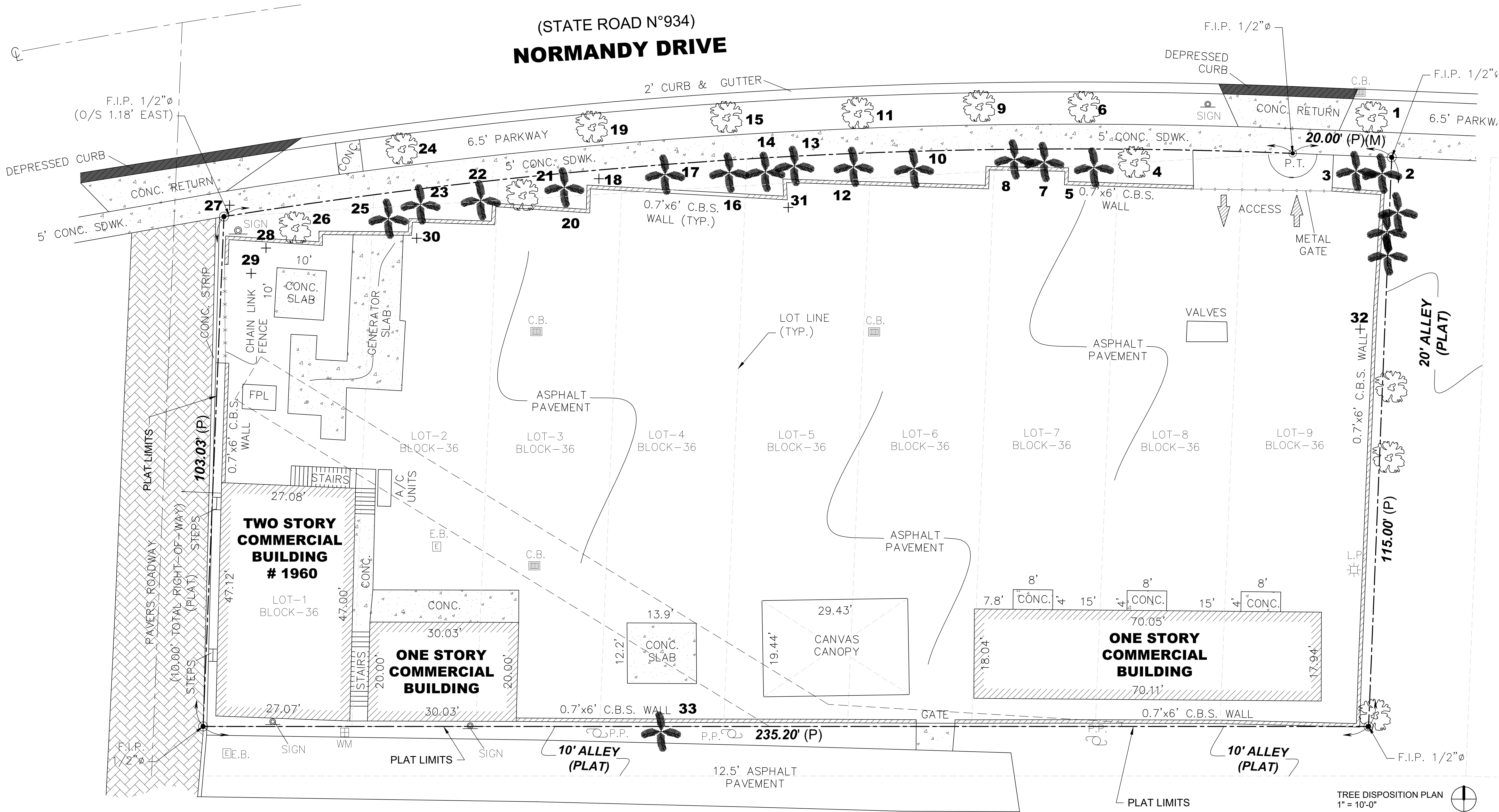
Field Date	Scale:	Drawn by:	Drwg. No.
06/19/22	1"= 30'	J.A.	22-23797

NOTE:  
a) All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership not determined.  
b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.  
c) Code restrictions and title search not reflected in this survey.  
d) Underground utilities, improvements, footings and encroachments, if any not located.  
e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.  
f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.

g) All roads shown hereon are public unless otherwise noted.  
h) No identification cap found on property corners unless otherwise noted.  
i) Distance along boundary are record and measured unless otherwise noted.  
j) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted.  
k) Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.  
l) Accuracy: The expected use of land as classified in the minimum technical standards (5.17 FAC) is "Suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.  
m) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

LEGEND	
A	= Arc
ASPH	= Asphalt
BM	= Bench Mark
BRG	= Bearing
CATV	= Cable TV
CB	= Catch basin
CBS	= Concrete Block Structure
CH	= Chord
Chatta	= Chattahoochee
CL	= Center Line
CLF	= Chain Link Fence
CL	= Clear
CONC.	= Concrete
D	= Delta
Ø	= Diameter
DH	= Drill Hole
DME	= Drainage & Maintenance Easement
E.B.	= Electric Box
Enc.	= Encroachment
F.F.	= Finish Floor
F.H.	= Fire Hydrant
F.I.R.	= Found Iron Rebar
FPL	= Florida Power & Light
F.I.P.	= Found Iron Pipe
FD	= Found
L.P.	= Light Pole
M	= Measured
M.F.	= Metal Fence
M.H.	= Manhole
ML	= Monument Line
MON.	= Monument
N/A	= Not Applicable
N/D	= Nail & Disc
NTS	= Not to Scale
O/S	= Offset
O.U.L.	= Overhead Utility Lines
OH	= Overhang
P	= Plat
PB	= Plat Book
PC	= Point of Curvature
P.C.C.	= Point of Compound Curvature
PCP	= Permanent Control Point
PG	= Page
P.I.	= Point of Intersection
PL	= Property Line
PL	= Planter
P.O.B.	= Point of Beginning
P.O.C.	= Point of Commencement
P.P.	= Power Pole
P.R.M.	= Permanent Reference Monument
P.R.C.	= Point of Reverse Curvature
PT	= Point of Tangency
R	= Radius
R/R	= Railroad
PSM	= Professional Surveyor Mapper
R/W	= Right-of-Way
SWK	= Sidewalk
Sec.	= Section
(TYP)	= Typical
T	= Tangent
U.E.	= Utility Easement
W.F.	= Wood Fence
W.M.	= Water Meter
W.V.	= Water Valve
+/-	= Denotes Spot Elevations Taken





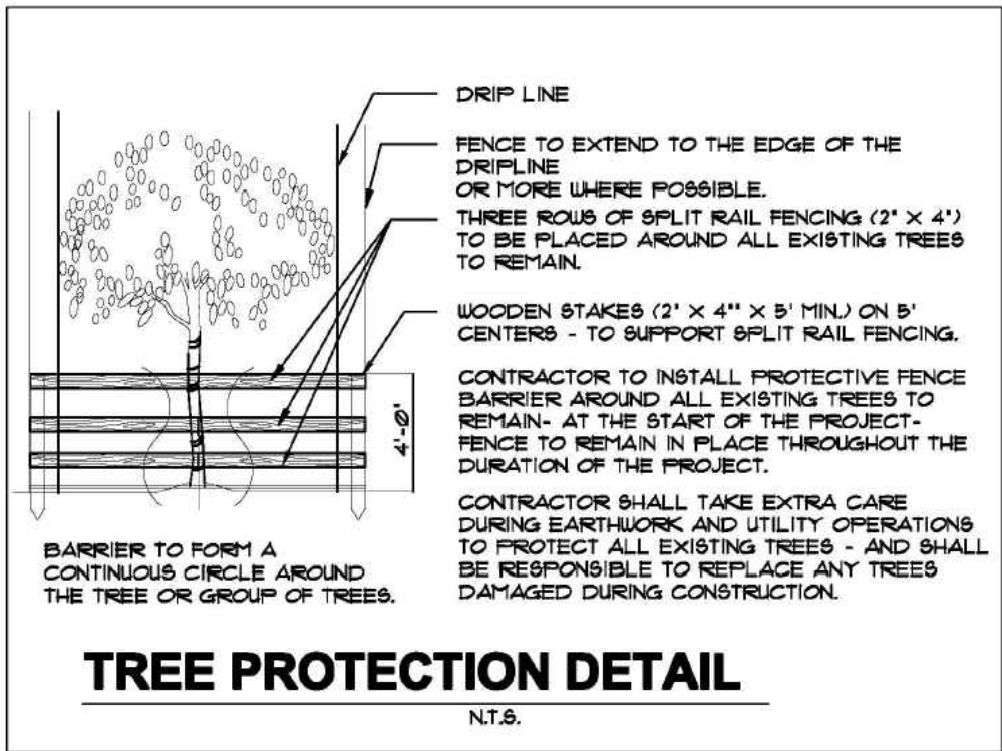
Existing Trees  
1960 Normandy Drive

Tree #	Botanical Name	Common Name	DBH	Height	Spread	Condition	Disposition	Mitigation Required
1	Bucida buceras	Black Olive	16	20	25	Fair	REMOVE	16"
2	Sabal palmetto	Sabal Palm	11	25	8	Fair	REMAIN	0
3	Sabal palmetto	Sabal Palm	12	25	8	Fair	REMAIN	0
4	Swietenia mahogany	Mahogany	14	25	25	Poor-Fair	REMOVE	14"
5	Sabal palmetto	Sabal Palm	12	25	6	Fair	REMAIN	0
6	Bucida buceras	Black Olive	11	25	20	Poor-Fair	REMOVE	11"
7	Sabal palmetto	Sabal Palm	13	28	8	Fair	REMAIN	0
8	Sabal palmetto	Sabal Palm	11	25	8	Fair	REMAIN	0
9	Bucida buceras	Black Olive	6	15	8	Poor	REMOVE	6"
10	Sabal palmetto	Sabal Palm	11	25	6	Fair	REMOVE	1 tree
11	Bucida buceras	Black Olive	16	25	8	Poor	REMOVE	16"
12	Sabal palmetto	Sabal Palm	10	28	8	Fair	REMAIN	0
13	Sabal palmetto	Sabal Palm	14	28	8	Fair	REMAIN	0
14	Sabal palmetto	Sabal Palm	11	25	6	Fair	REMAIN	0
15	Bucida buceras	Black Olive	6,6.5	30	15	Poor-Fair	REMOVE	12.5"
16	Sabal palmetto	Sabal Palm	11	25	8	Fair	REMAIN	0

17	Sabal palmetto	Sabal Palm	12	25	6	Fair	REMOVE	1 tree
18	Sabal palmetto	Sabal Palm	12	26	8	Fair	REMOVE	1 tree
19	Bucida buceras	Black Olive	11	20	15	Poor-Fair	REMOVE	11"
20	Sabal palmetto	Sabal Palm	11	28	8	Fair	REMOVE	1 tree
21	Swietenia mahogany	Mahogany	12	28	18	Fair	REMOVE	12"
22	Sabal palmetto	Sabal Palm	10	28	6	Fair	REMOVE	1 tree
23	Sabal palmetto	Sabal Palm	11	30	8	Fair	REMOVE	1 tree
24	Bucida buceras	Black Olive	14	30	30	Poor-Fair	REMOVE	14"
25	Sabal palmetto	Sabal Palm	14	28	6	Fair	REMOVE	1 tree
26	Swietenia mahogany	Mahogany	12	30	20	Fair	REMOVE	12"
27	Sabal palmetto	Sabal Palm	10	28	8	Fair	REMOVE	1 tree
28	Lysiloma latisliquum	Wild Tamarind	3	10	6	Poor	REMOVE	3"
29	Schinus terebinthifolia	Brazilian Pepper	10	8	8	Poor	REMOVE	0
30	Coccoloba uvifera	Seagrape	11	18	12	Poor-Fair	REMOVE	11"
31	Schefflera actinophylla	Umbrella Tree	6	20	10	Poor	REMOVE	0
32	Bursera simaruba	Gumbo Limbo	3	8	8	Poor	REMOVE	3"
33	Sabal palmetto	Sabal Palm	no CT	15	8	Fair	REMOVE	0

Arborist evaluation provided by Treage LLC

Total mitigation required = 141.5" = 48 trees + 8 trees = 56 trees  
Total mitigation provided = 32 trees



PREPARED BY:

Kimberly Moyer, RLA  
Landscape Architecture  
(954) 592-3695  
k.moyerla@gmail.com  
Lic. No. #LA0000952

## NORMANDY ISLES WORKFORCE HOUSING

1960 NORMANDY DR.  
MIAMI BEACH, FL. 33141

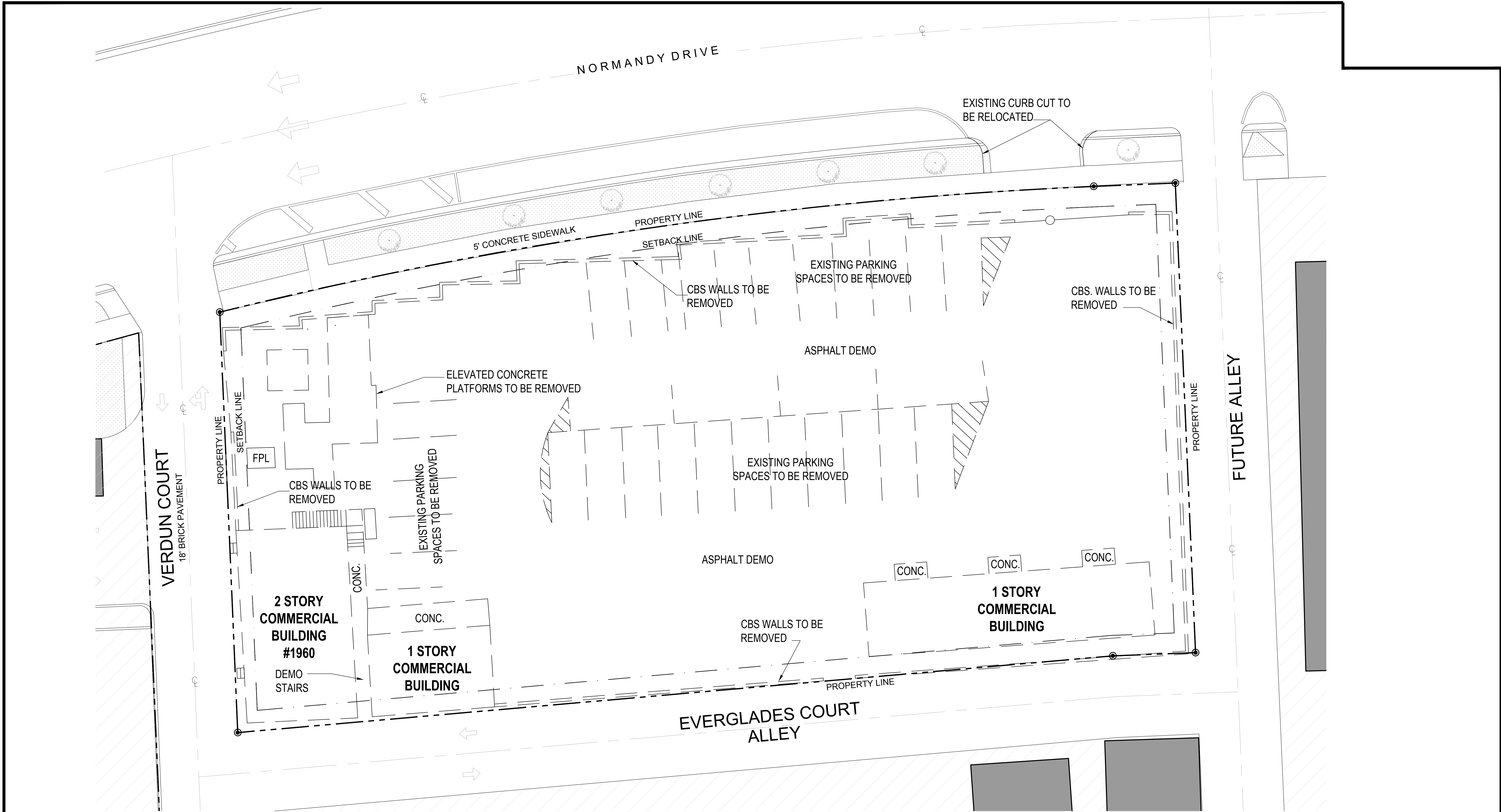
### TREE DISPOSITION PLAN

DATE: 07-08-2022  
PROJECT NUMBER:  
DRAWN BY: J.G.  
CHECKED BY: K.M.  
SCALE: AS NOTED  
REVISION: DATE: BY:

SHEET NUMBER:

# TD-1



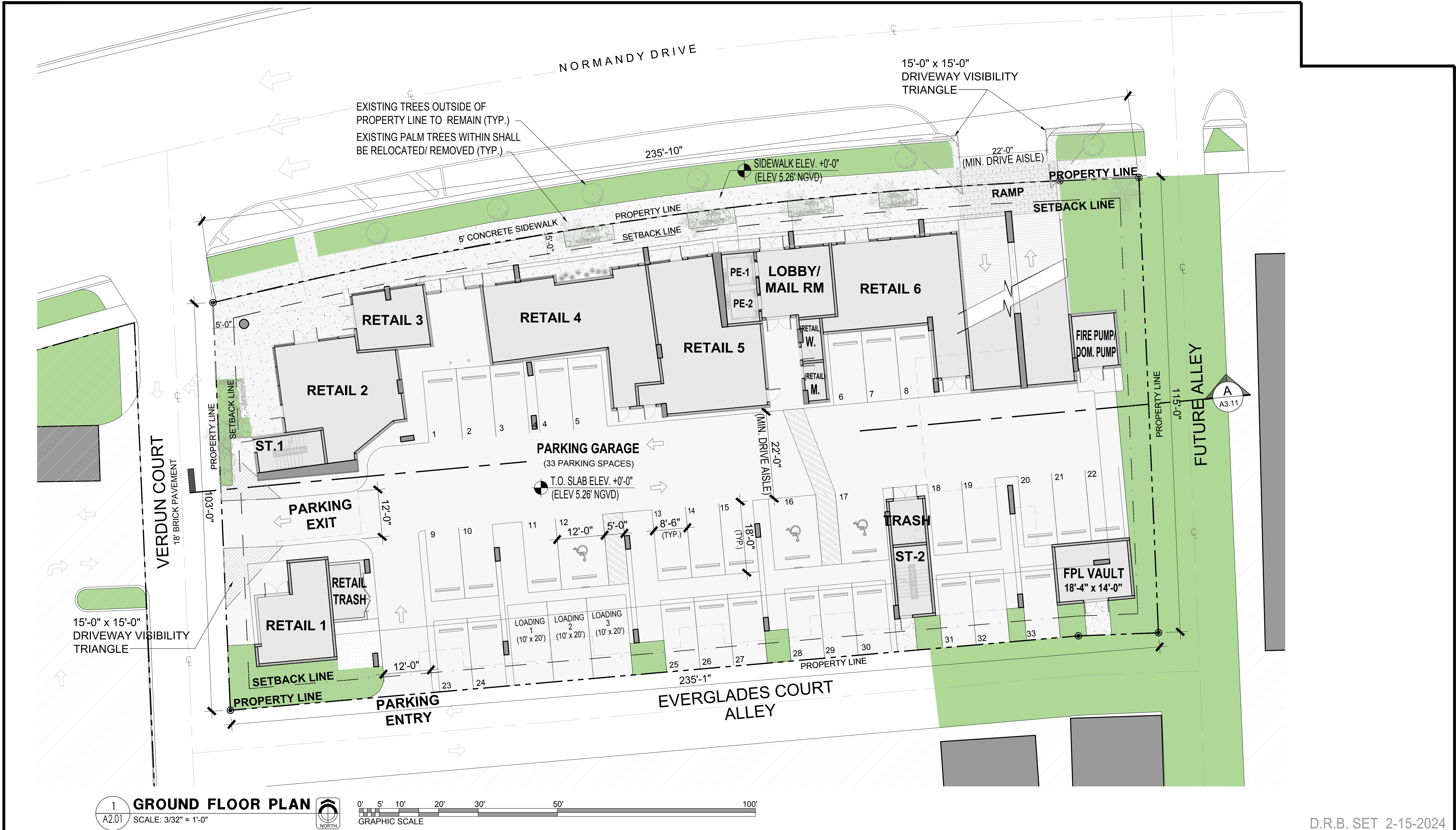


1  
A1.01  
**GROUND FLOOR DEMOLITION PLAN**  
SCALE: 3/32" = 1'-0"

D.R.B. SET 2-15-2024

<p>ARCHITECT:</p> <p><b>DAC</b></p> <p>DESIGN ARCHITECTURE CONSULTANTS</p> <p>2350 CORAL WAY #302, MIAMI, FL 33145 PH: 305-377-8850</p>	<p>SEAL:</p> <p>TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION (AHJ) IN ACCORDANCE WITH THE 2023 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.</p> <p>ADAN FONS ★ AR94630 REGISTERED ARCHITECT</p> <p>Design - Architecture - Consultants AA 26003917</p>	<p>CONSULTANTS:</p> <p>STRUCTURAL:      MEP:</p>	<p>PROJECT NAME AND ADDRESS:</p> <p>MIXED USE PROJECT</p> <p>LOCATED AT 1960 NORMANDY DRIVE MIAMI BEACH, FLORIDA 33141</p>	<p>ISSUE RECORD:</p> <table><thead><tr><th>No.</th><th>Date</th><th>Description</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	No.	Date	Description																												<p>REVISIONS:</p> <table><thead><tr><th>No.</th><th>Date</th><th>Description</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	No.	Date	Description																												<p>KEY PLAN:</p> <p>KEY PLAN</p>	<p>SHEET TITLE</p> <p>DEMOLITION PLAN</p>	<p>Project #: 2309</p> <p>Scale: CH/VF</p> <p>Drawn: AF</p> <p>Checked:</p> <p>SHEET No.</p> <p><b>A1.01</b></p>
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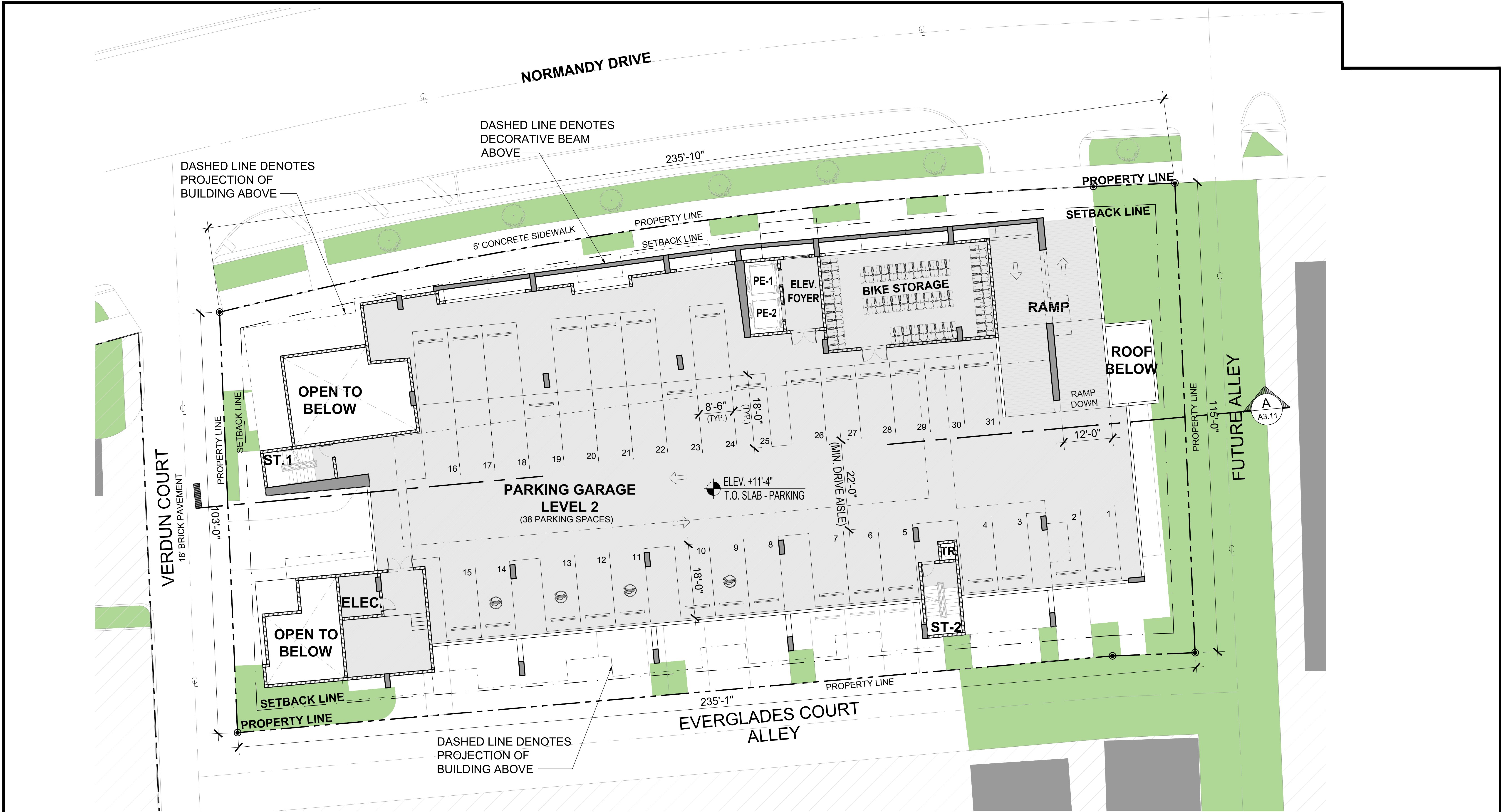




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<div>ARCHITECT:</div> <div><div><div><div>AA26003917</div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div>DAC</div><div>DESIGN ARCHITECTURE CONSULTANTS</div><div><div><div>© DAC 2024</div><div>ALL RIGHTS RESERVED</div></div><div>2350 CORAL WAY #302, MIAMI, FL 33145</div><div>PH:305-377-8850</div></div></div></div>		<div>SEAL:</div> <div><div>TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION (AHJ) IN ACCORDANCE WITH THE 2023 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.</div><div><div><div>STATE OF FLORIDA</div><div>ADAN FONS</div><div>REGISTERED ARCHITECT</div><div>AR94630</div></div><div>Design - Architecture - Consultants</div><div>AA 26003917</div></div></div>																															
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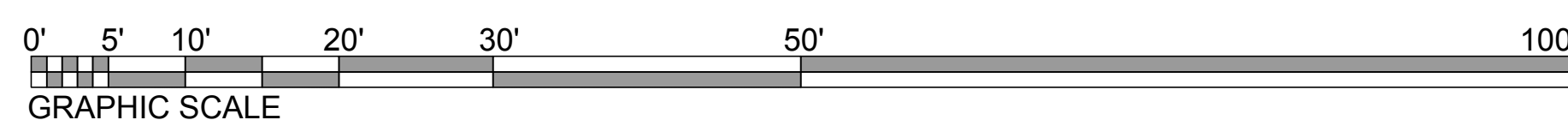




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A2.02

## SECOND FLOOR PLAN

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



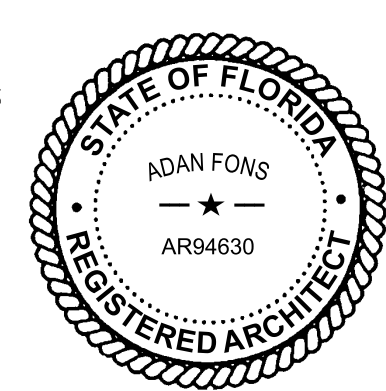
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ARCHITECT:

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ARCHITECTURE  
CONSULTANTS  
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PH: 305-377-8850

SEAL:

TO THE BEST OF MY KNOWLEDGE  
THESE PLANS AND SPECIFICATIONS  
COMPLY WITH THE APPLICABLE  
MINIMUM BUILDING CODES AND  
FIRE-SAFETY STANDARDS AS  
DETERMINED BY THE AUTHORITY  
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CHAPTER 633 OF THE FLORIDA  
STATUTES.



Design - Architecture - Consultants  
AA 26003917

CONSULTANTS:

STRUCTURAL:

MCP:

PROJECT NAME AND ADDRESS:

MIXED USE  
PROJECT

LOCATED AT  
1960 NORMANDY DRIVE  
MIAMI BEACH, FLORIDA 33141

ISSUE RECORD:

REVISIONS:

No.	Date	Description

KEY PLAN:

SHEET TITLE

SECOND FLOOR PLAN

Project #:

2309

Scale:

CH/VF

Drawn:

AF

Checked:

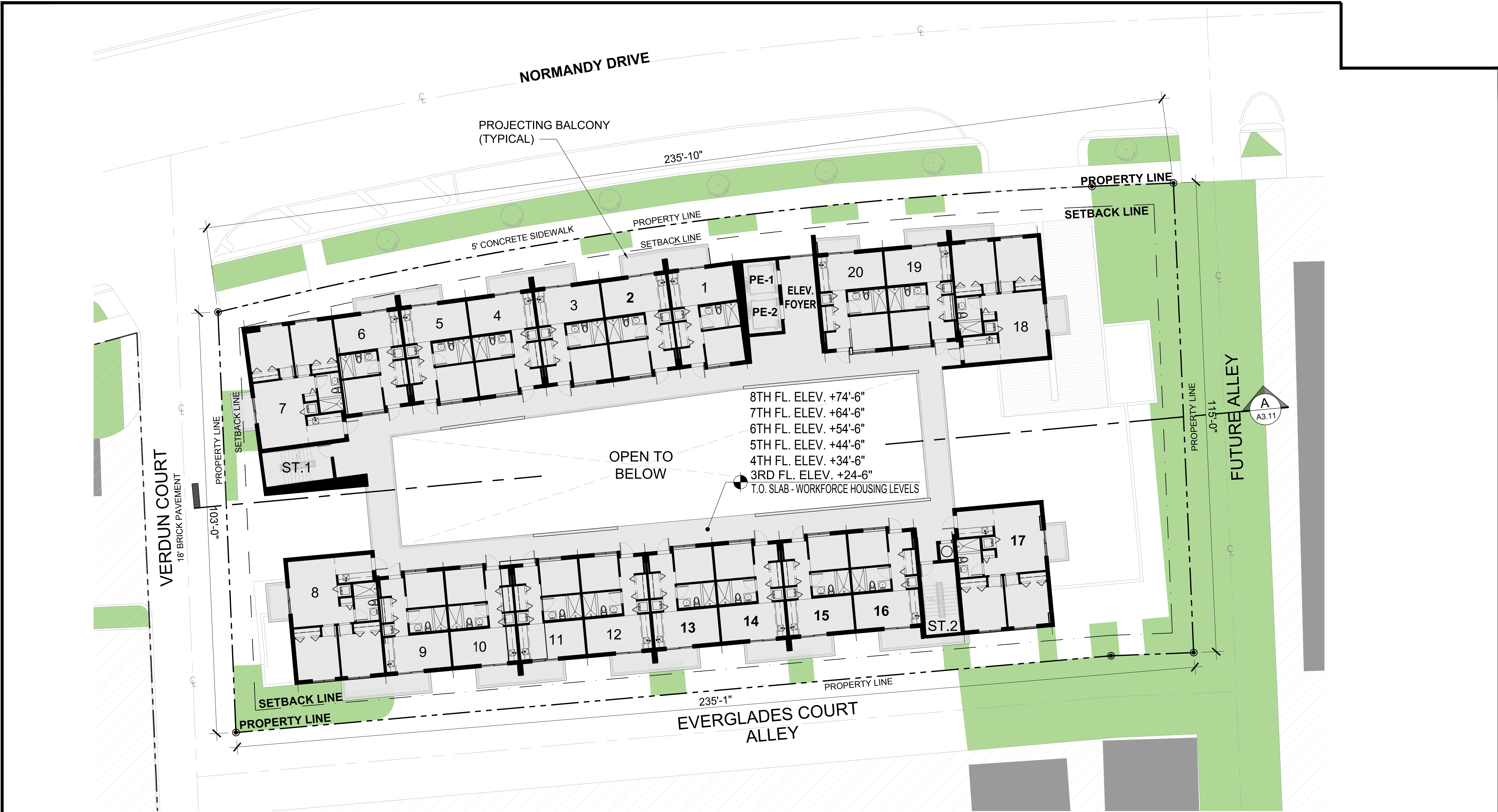
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KEY PLAN

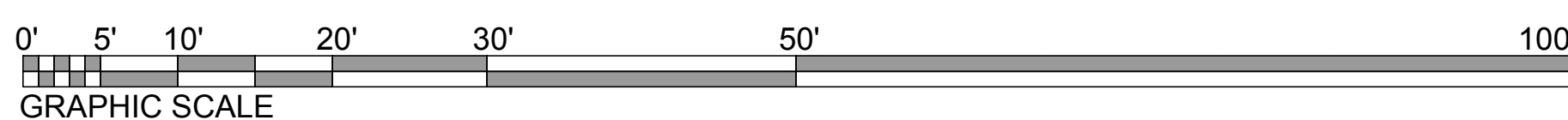




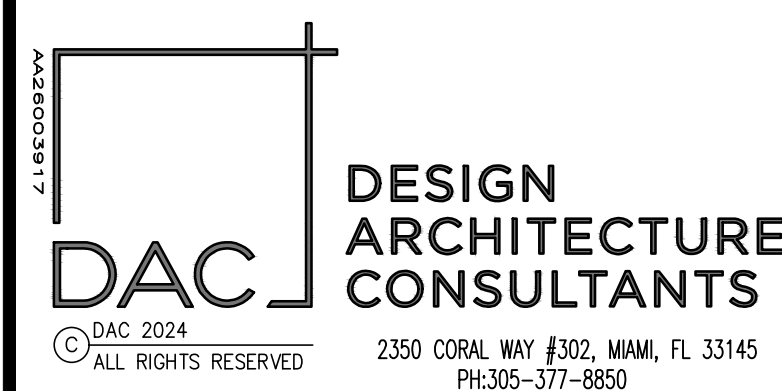
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A2.03

LEVELS 3 TO 8 TYPICAL FLOOR PLAN

SCALE: 1/16" = 1'-0"

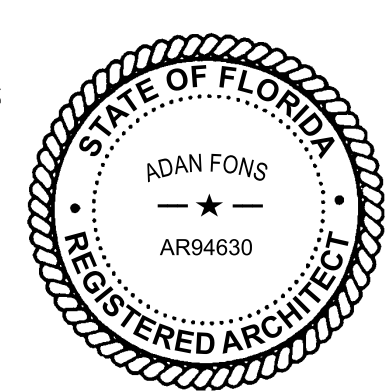


ARCHITECT:



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Design - Architecture - Consultants  
AA 26003917

CONSULTANTS:

STRUCTURAL:

MCP

PROJECT NAME AND ADDRESS:

MIXED USE  
PROJECT

LOCATED AT  
1960 NORMANDY DRIVE  
MIAMI BEACH, FLORIDA 33141

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No.	Date	Description

KEY PLAN:



SHEET TITLE

LEVELS 3 TO 8  
TYPICAL FLOOR PLAN

Project #: 2309

Scale: CH/VF

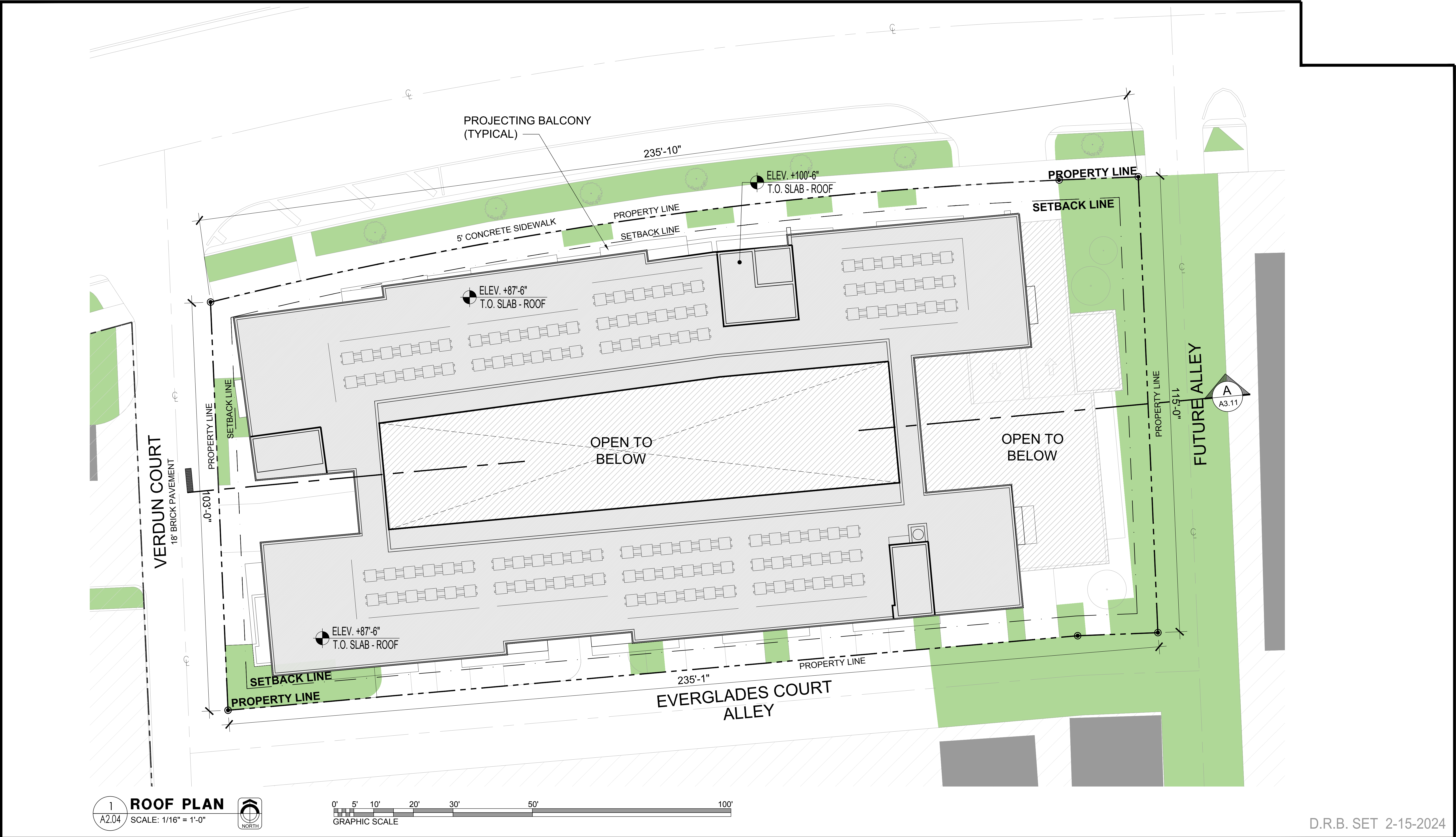
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A2.03

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**DAC**

DESIGN ARCHITECTURE CONSULTANTS

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ADAN FONS  
REGISTERED ARCHITECT  
AR94630

Design - Architecture - Consultants  
AA 26003917

CONSULTANTS:

STRUCTURAL: MEP:

PROJECT NAME AND ADDRESS:

MIXED USE PROJECT

LOCATED AT  
1960 NORMANDY DRIVE  
MIAMI BEACH, FLORIDA 33141

ISSUE RECORD:

REVISIONS:		
No.	Date	Description

KEY PLAN:

KEY PLAN

SHEET TITLE

ROOF PLAN

Project #: 2309

Scale: CH/VF

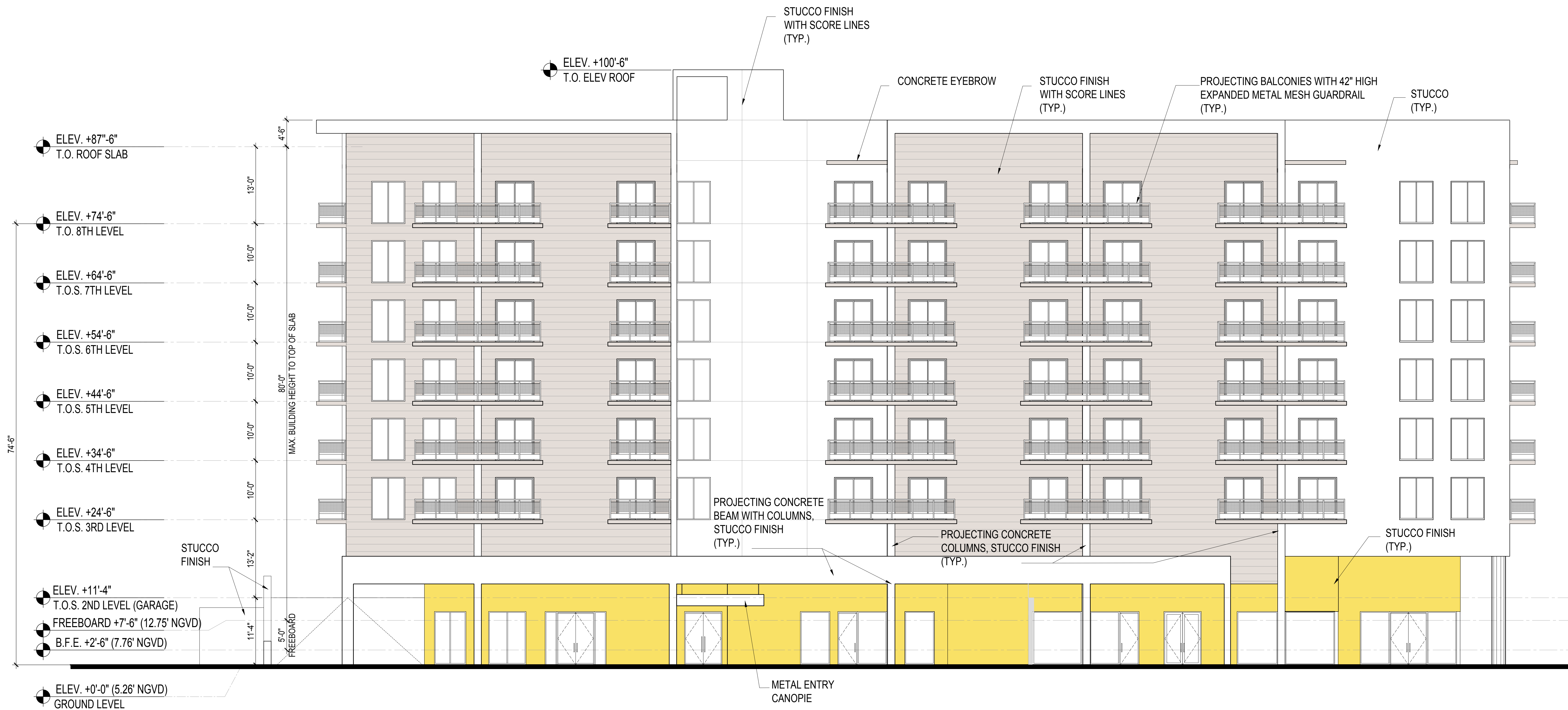
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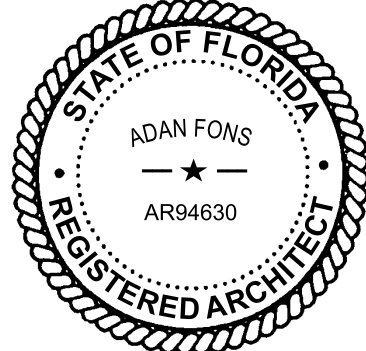

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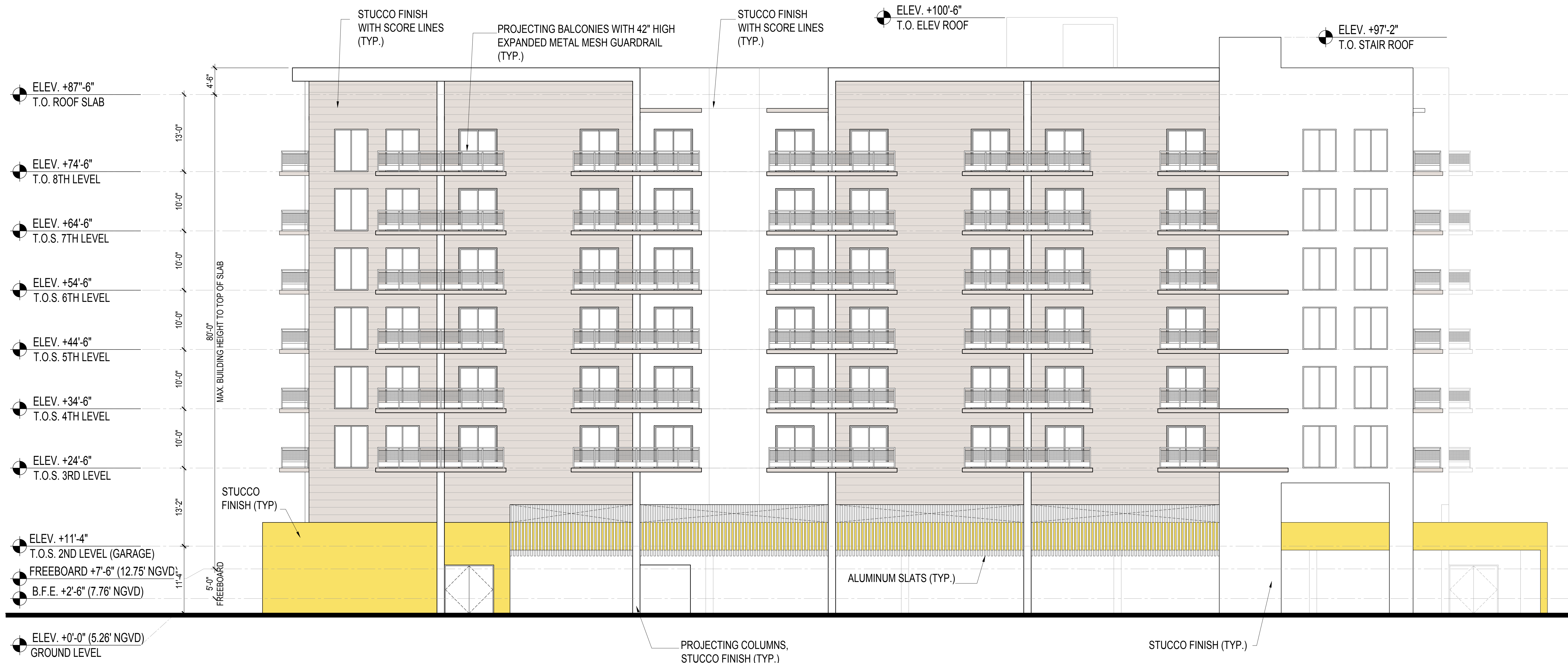


1 NORTH ELEVATION  
A3.01 SCALE: 1/8" = 1'-0"

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<b>ARCHITECT:</b>  DAC 2024 ALL RIGHTS RESERVED DESIGN ARCHITECTURE CONSULTANTS 2330 CORAL WAY #302, MIAMI, FL 33145 PH: 305-377-8850	<b>SEAL:</b> TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION (AHJ) IN ACCORDANCE WITH THE 2023 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.  Design - Architecture - Consultants AA 26003917	<b>CONSULTANTS:</b> <b>STRUCTURAL:</b> <i>MEP</i>	<b>PROJECT NAME AND ADDRESS:</b>  MIXED USE PROJECT LOCATED AT 1960 NORMANDY DRIVE MIAMI BEACH, FLORIDA 33141	<b>ISSUE RECORD:</b>	<table><thead><tr><th colspan="3">REVISIONS:</th></tr><tr><th>No.</th><th>Date</th><th>Description</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	REVISIONS:			No.	Date	Description																						<b>KEY PLAN:</b>  KEY PLAN	<b>SHEET TITLE</b>  NORTH ELEVATION	<b>Project #:</b> 2309 <b>Scale:</b> <b>Drawn:</b> CH/VF <b>Checked:</b> AF <b>SHEET No.</b>  A3.01
REVISIONS:																																			
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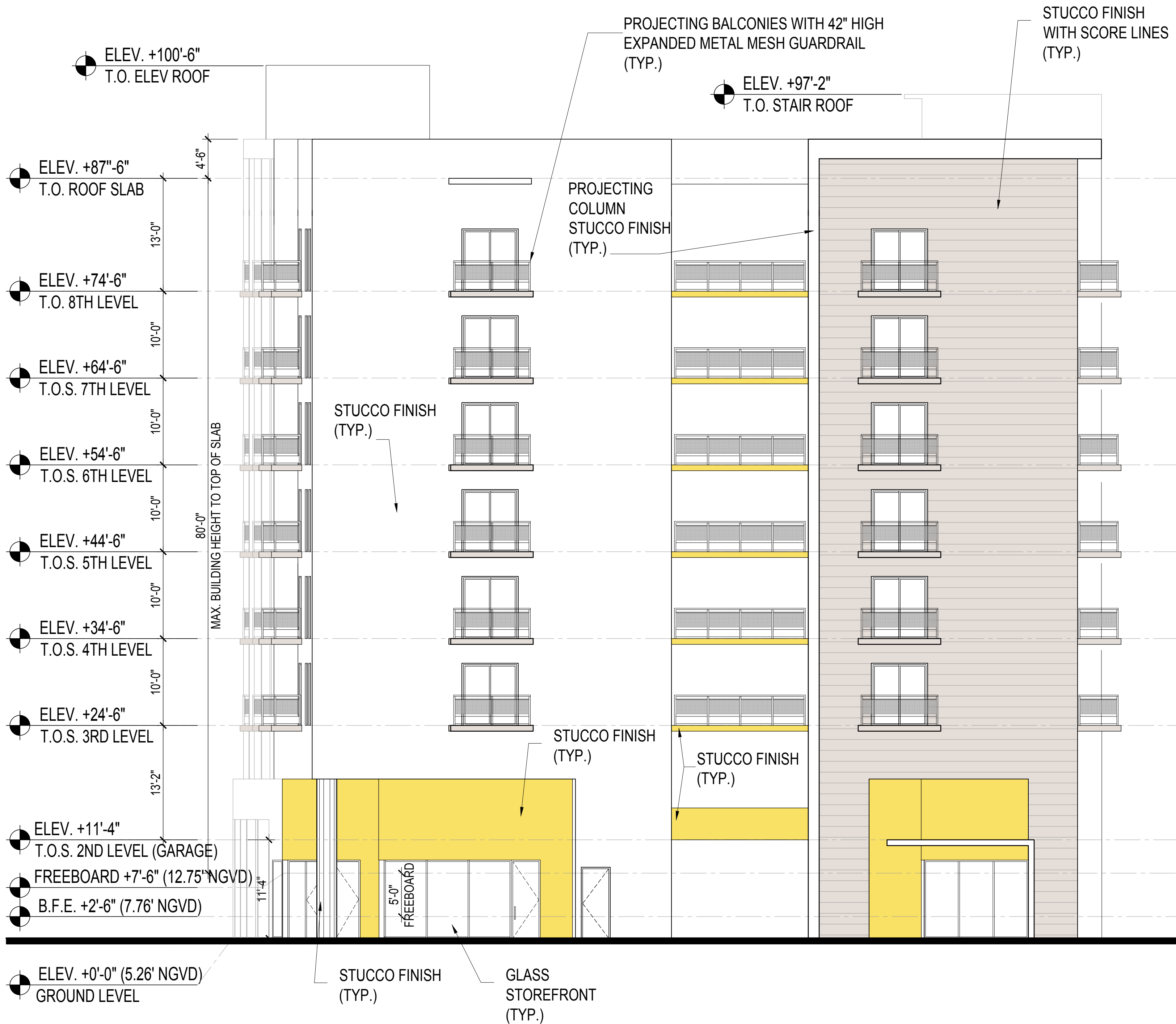


1 SOUTH ELEVATION  
A3.02 SCALE: 1/8" = 1'-0"

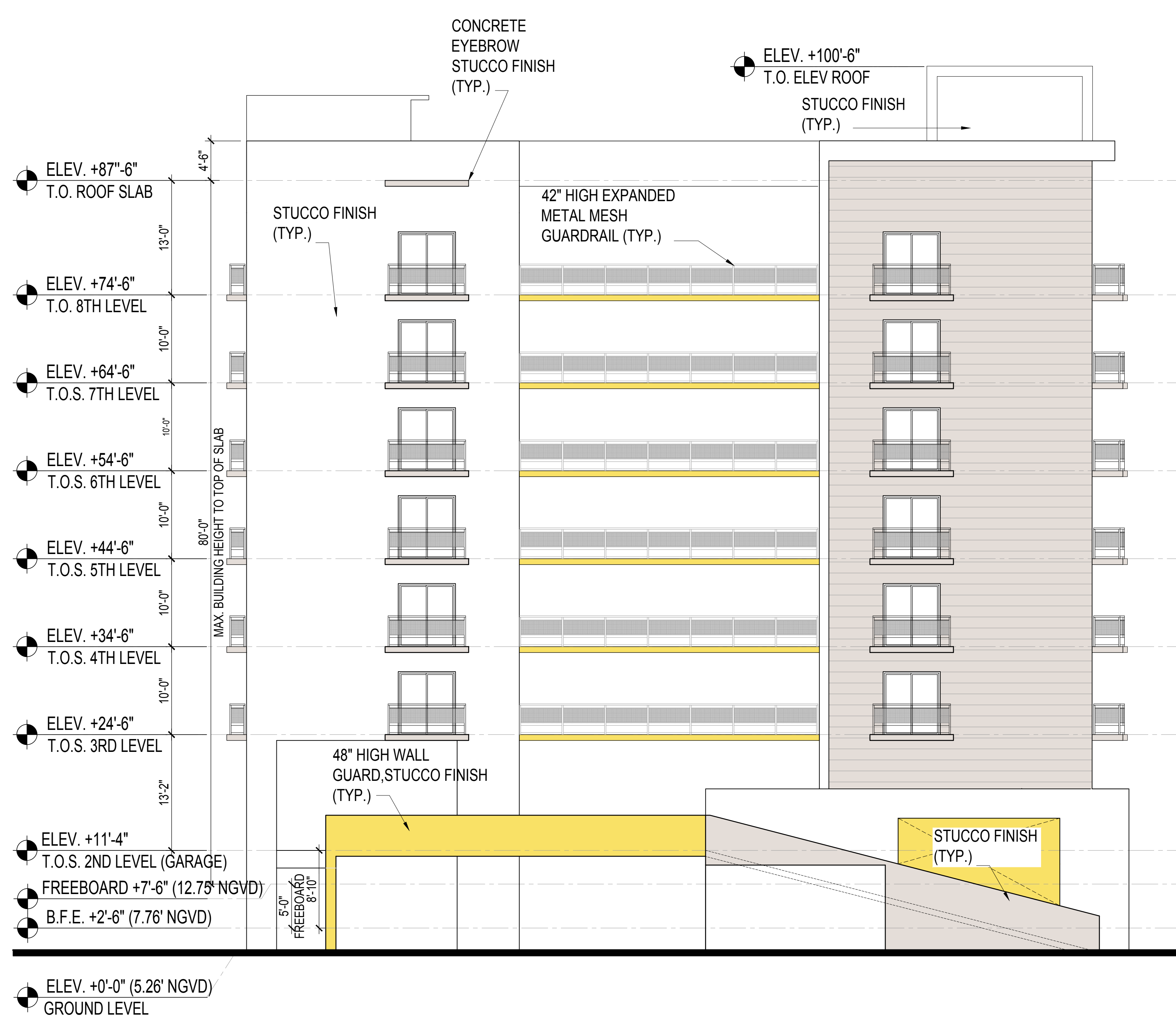
D.R.B. SET 2-15-2024

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1 **WEST ELEVATION**  
A3.03 SCALE: 1/8" = 1'-0"



2 **EAST ELEVATION**  
A3.03 SCALE: 1/8" = 1'-0"

D.R.B. SET 2-15-2024

ARCHITECT:	<div><div><div>26003917</div><div><div></div><div>DAC</div><div>© DAC 2024 ALL RIGHTS RESERVED</div></div></div><div><div>DESIGN ARCHITECTURE CONSULTANTS</div><div>2350 CORAL WAY #302, MIAMI, FL 33145 PH:305-377-8850</div></div></div>	SEAL: <div><div>TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION (AHJ) IN ACCORDANCE WITH THE 2023 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.</div><div><div>STATE OF FLORIDA ADAN FOIS ★ AR94630 REGISTERED ARCHITECT</div><div>Design - Architecture - Consultants AA 26003917</div></div></div>	CONSULTANTS: <div><div>STRUCTURAL:</div><div>MEP:</div></div>	PROJECT NAME AND ADDRESS: <div><div>MIXED USE PROJECT</div><div>LOCATED AT 1960 NORMANDY DRIVE MIAMI BEACH, FLORIDA 33141</div></div>	ISSUE RECORD:	REVISIONS:	KEY PLAN: <div><div></div><div>KEY PLAN</div></div>	SHEET TITLE <div><div>EAST &amp; WEST ELEVATIONS</div></div>	Project #: <div>2309</div> <div>Scale:</div> <div>Drawn:<div>CH/VF</div></div> <div>Checked:<div>AF</div></div> <div>SHEET No.<div>A3.03</div></div>																					
						<table><tr><th>No.</th><th>Date</th><th>Description</th></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>				No.	Date	Description																		
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D.R.B. SET 2-15-2024

<p>ARCHITECT:</p> <p><b>DAC</b></p> <p>DESIGN ARCHITECTURE CONSULTANTS</p> <p>2330 CORAL WAY #302, MIAMI, FL 33145 PH: 305-377-8850</p>	<p>SEAL:</p> <p>TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE-SAFETY STANDARDS AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION (AHJ) IN ACCORDANCE WITH THE 2023 FBC SECTION 110.8.4.4 AND CHAPTER 633 OF THE FLORIDA STATUTES.</p> <p>ADAN FONS REGISTERED ARCHITECT AR94630</p> <p>Design - Architecture - Consultants AA 26003917</p>	<p>CONSULTANTS:</p> <p>STRUCTURAL: MEP:</p>	<p>PROJECT NAME AND ADDRESS:</p> <p>MIXED USE PROJECT</p> <p>LOCATED AT 1960 NORMANDY DRIVE MIAMI BEACH, FLORIDA 33141</p>	<p>ISSUE RECORD:</p>	<p>REVISIONS:</p> <table><thead><tr><th>No.</th><th>Date</th><th>Description</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	No.	Date	Description																															<p>KEY PLAN:</p> <p>KEY PLAN</p>	<p>SHEET TITLE</p> <p>BUILDING SECTION A</p>	<p>Project #: 2309</p> <p>Scale: CH/VF AF</p> <p>Drawn: AF</p> <p>Checked: AF</p> <p>SHEET No.</p> <p><b>A3.11</b></p>
No.	Date	Description																																							

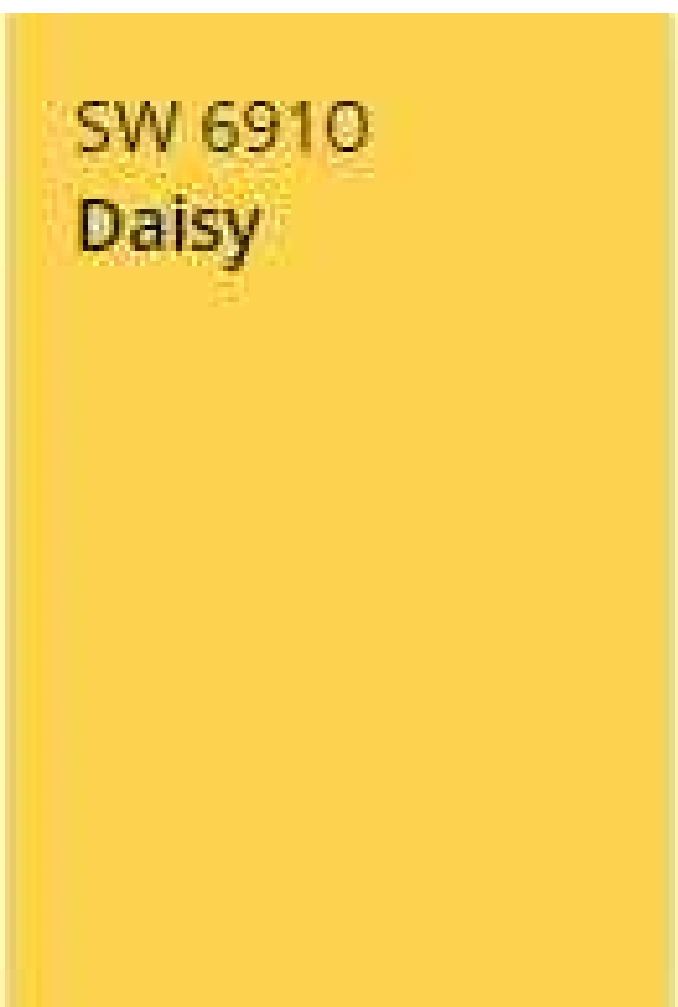




SHERWIN WILLIAMS



SHERWIN WILLIAMS



SHERWIN WILLIAMS



PHENOLIC PANELS WOOD LOOK



WHITE BALCONY GUARDRAIL



STUCCO SCORE LINES W/  
CULTURED PEARL SHERWIN  
WILLIAMS PAINT



WOOD GRAIN COAT ALUMINUM SLATS

D.R.B. SET 2-15-2024

ARCHITECT:

4416003917

DAC

DAC 2024  
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DESIGN  
ARCHITECTURE  
CONSULTANTS

2330 CORAL WAY #302, MIAMI, FL 33145  
PH:305-377-8850

SEAL:

TO THE BEST OF MY KNOWLEDGE  
THESE PLANS AND SPECIFICATIONS  
COMPLY WITH THE APPLICABLE  
MINIMUM BUILDING CODES AND  
FIRE-SAFETY STANDARDS AS  
DETERMINED BY THE AUTHORITY  
HAVING JURISDICTION (AHJ)  
IN ACCORDANCE WITH THE 2023  
FBC SECTION 110.8.4.4 AND  
CHAPTER 633 OF THE FLORIDA  
STATUTES.

STATE OF FLORIDA  
REGISTERED ARCHITECT  
ADAN FOWS  
AR94630

Design - Architecture - Consultants  
AA 26003917

CONSULTANTS:

STRUCTURAL:

MEP:

PROJECT NAME AND ADDRESS:


MIXED USE  
PROJECT

LOCATED AT  
1960 NORMANDY DRIVE  
MIAMI BEACH, FLORIDA 33141

ISSUE RECORD:

REVISIONS:		
No.	Date	Description

KEY PLAN:

  
KEY PLAN

SHEET TITLE

MATERIALS

Project #: 2309

Scale:

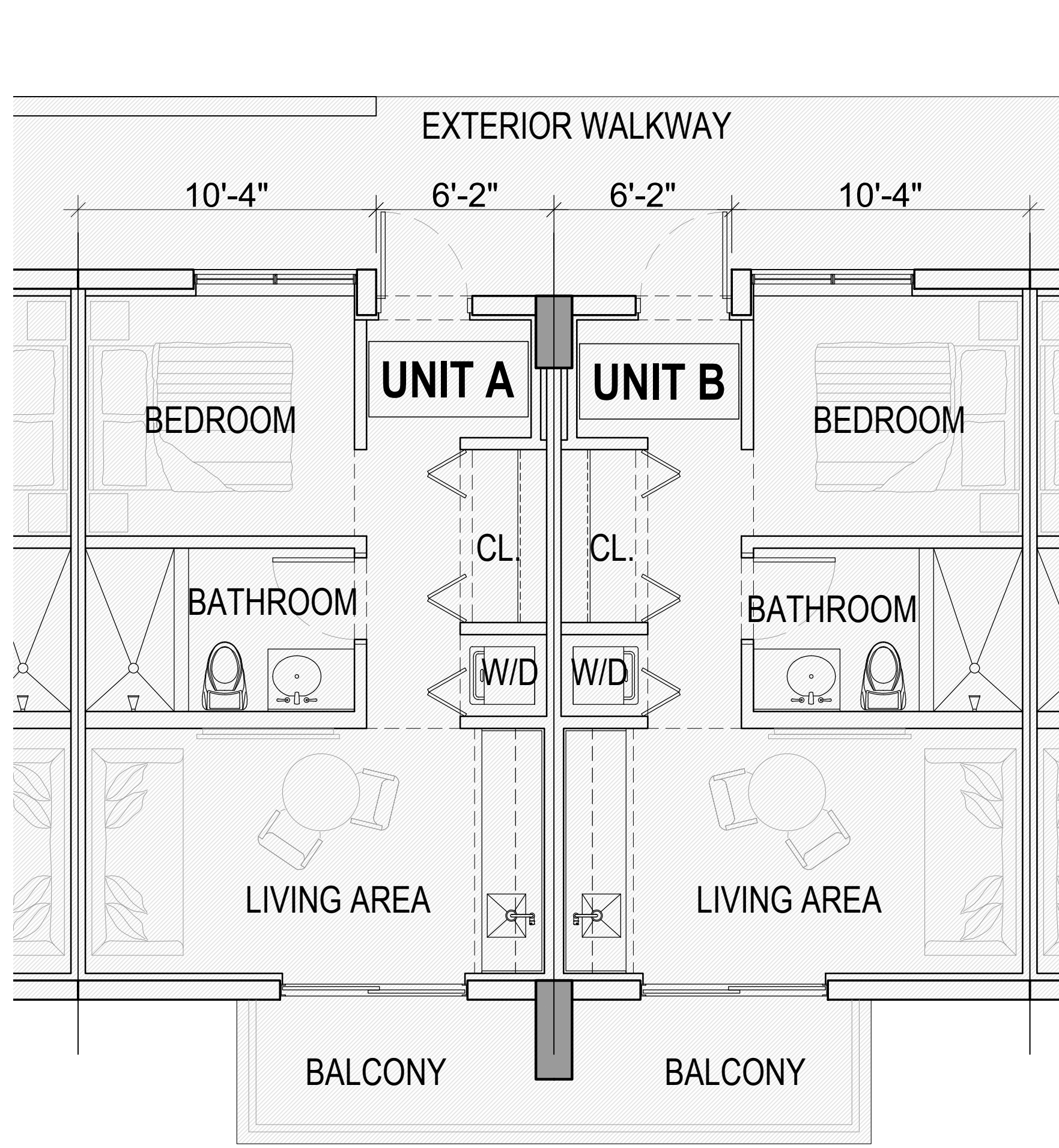
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Checked: AF

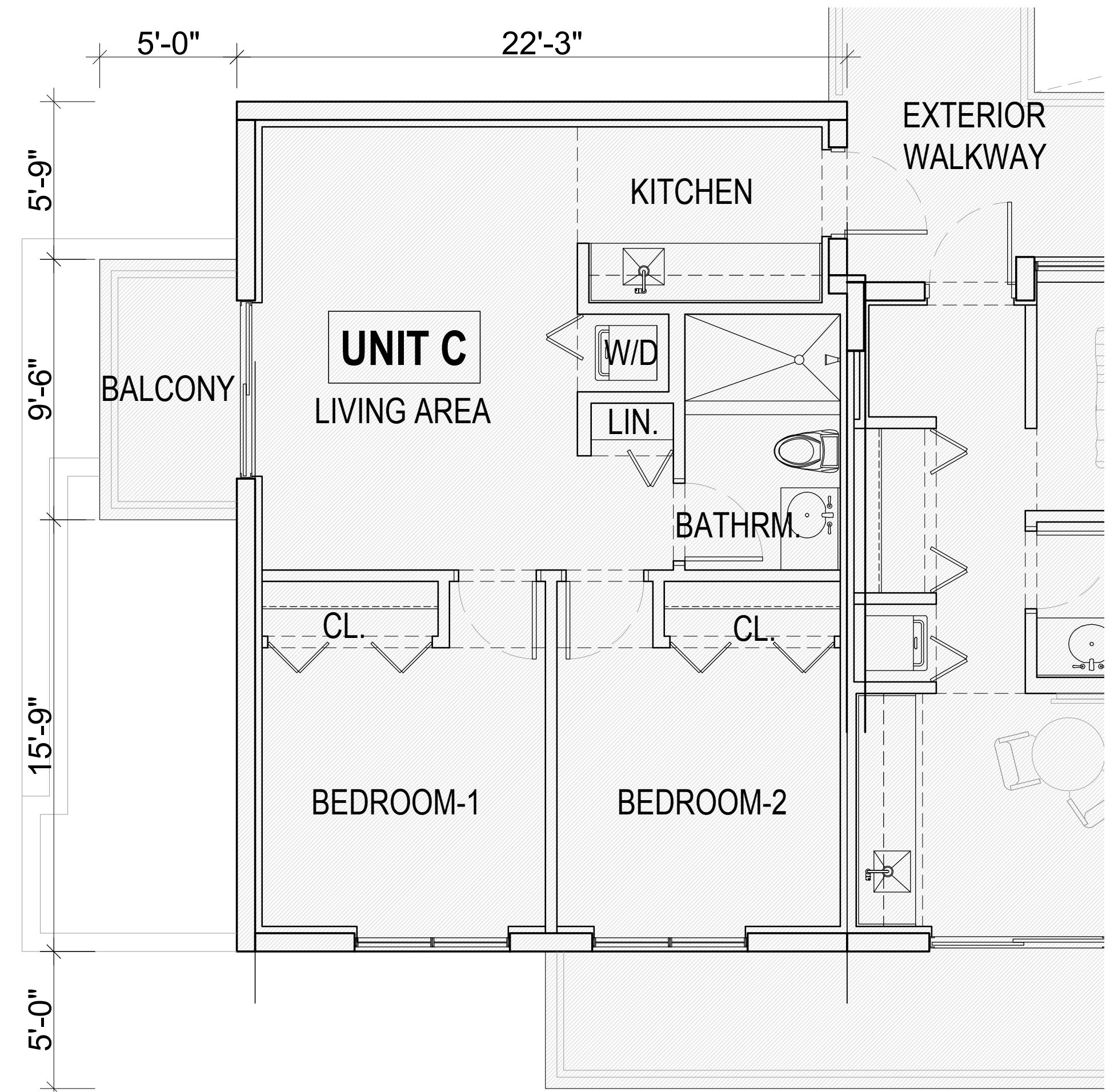
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A3.12





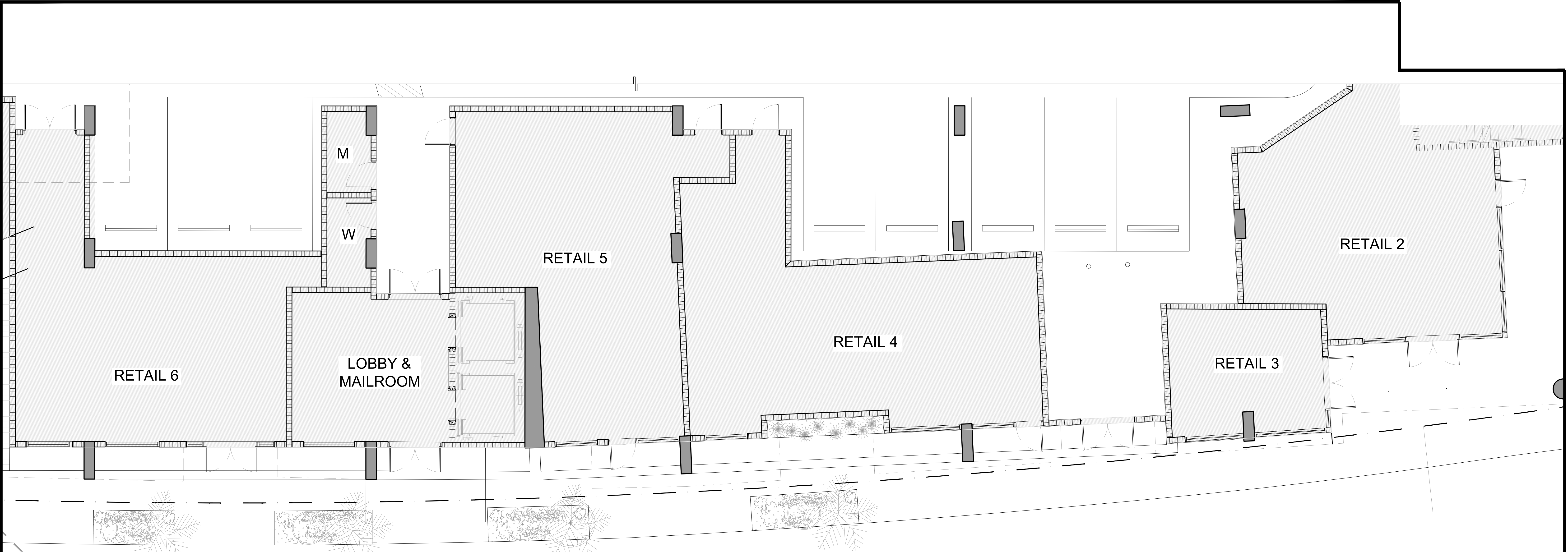
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A4.01  
TYPICAL UNIT 'A' & 'B' ENLARGED FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
NORTH



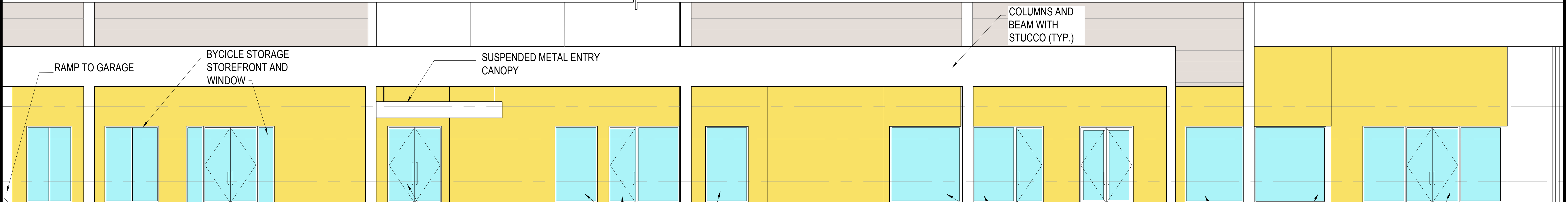
2  
A4.01  
TYPICAL UNIT 'C' ENLARGED FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
NORTH

D.R.B. SET 2-15-2024





1 **ENLARGED PLAN - NORTH RETAIL**  
A4.02 SCALE: 3/16" = 1'-0"



2 **ENLARGED ELEVATION - NORTH RETAIL**  
A4.02 SCALE: 3/16" = 1'-0"

D.R.B. SET 2-15-2024

ARCHITECT:

DESIGN  
ARCHITECTURE  
CONSULTANTS

2350 CORAL WAY #302, MIAMI, FL 33145  
PH: 305-377-8850

SEAL:

TO THE BEST OF MY KNOWLEDGE  
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CHAPTER 633 OF THE FLORIDA  
STATUTES.

ADAN FONS  
— ★ —  
AR94630  
REGISTERED ARCHITECT

Design - Architecture - Consultants  
AA 26003917

CONSULTANTS:

STRUCTURAL: MEP:

PROJECT NAME AND ADDRESS:

MIXED USE  
PROJECT

LOCATED AT  
1960 NORMANDY DRIVE  
MIAMI BEACH, FLORIDA 33141

ISSUE RECORD:

REVISIONS:		
No.	Date	Description

KEY PLAN:

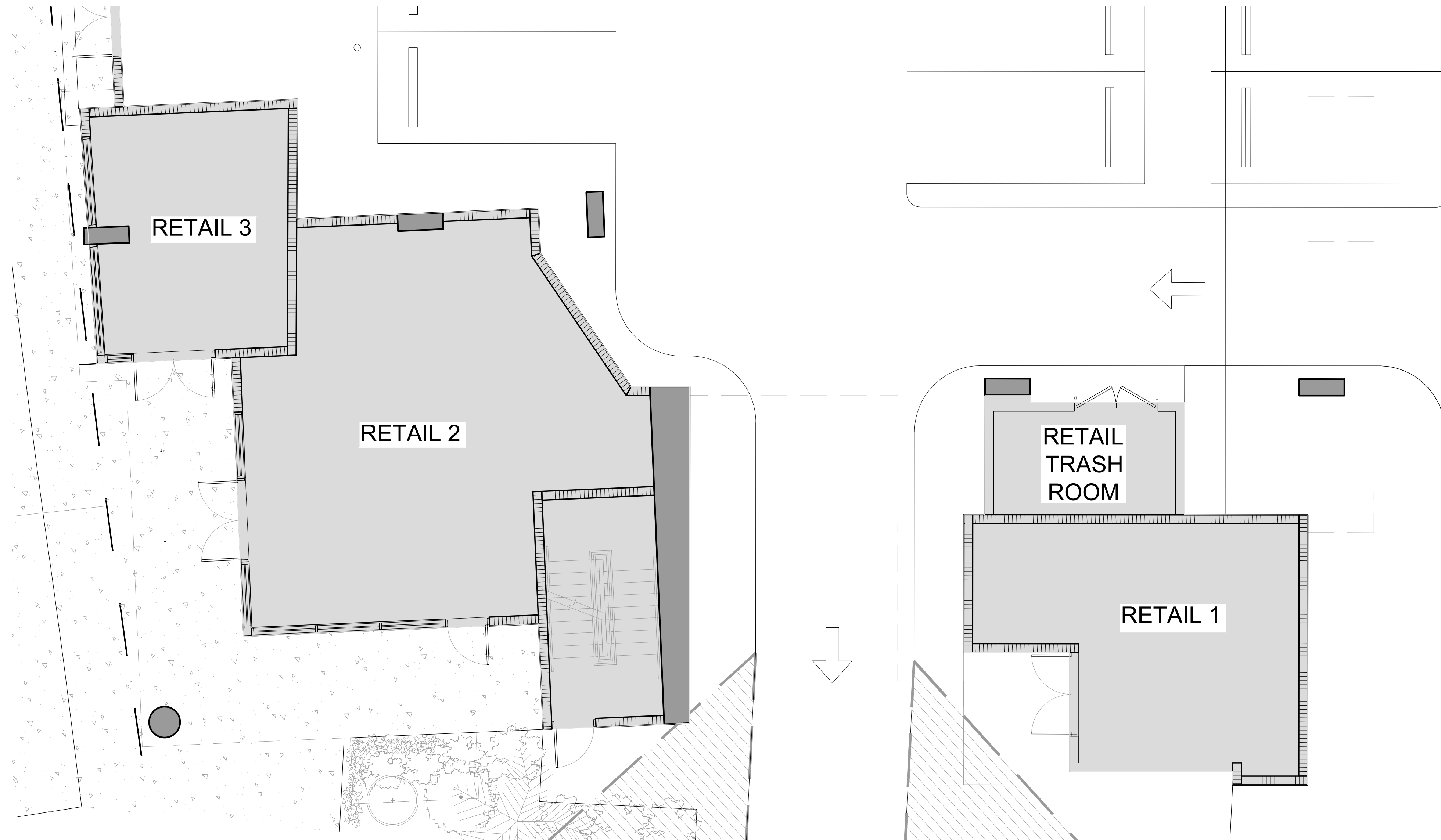
KEY PLAN

SHEET TITLE

ENLARGED - NORTH  
RETAIL COMPONENT

Project #: 2309  
Scale: CH/VF  
Drawn: AF  
Checked: AF  
SHEET No. A4.02





1 **ENLARGED PLAN - EAST RETAIL**  
A4.03 SCALE: 3/16" = 1'-0"



2 **ENLARGED ELEVATION - EAST RETAIL**  
A4.03 SCALE: 3/16" = 1'-0"

D.R.B. SET 2-15-2024

ARCHITECT:

**DAC**

DESIGN  
ARCHITECTURE  
CONSULTANTS

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2350 CORAL WAY #302, MIAMI, FL 33145  
PH: 305-377-8850

SEAL:

TO THE BEST OF MY KNOWLEDGE  
THESE PLANS AND SPECIFICATIONS  
COMPLY WITH THE APPLICABLE  
MINIMUM BUILDING CODES AND  
FIRE-SAFETY STANDARDS AS  
DETERMINED BY THE AUTHORITY  
HAVING JURISDICTION (AHJ)  
IN ACCORDANCE WITH THE 2023  
FBC SECTION 110.8.4.4 AND  
CHAPTER 633 OF THE FLORIDA  
STATUTES.

STATE OF FLORIDA  
ADAM FONS  
★  
AR94630  
REGISTERED ARCHITECT

Design - Architecture - Consultants  
AA 26003917

CONSULTANTS:

STRUCTURAL: MEP:

PROJECT NAME AND ADDRESS:

MIXED USE  
PROJECT

LOCATED AT  
1960 NORMANDY DRIVE  
MIAMI BEACH, FLORIDA 33141

ISSUE RECORD:

REVISIONS:		
No.	Date	Description

KEY PLAN:



SHEET TITLE

**ENLARGED EAST RETAIL  
COMPONENT**

Project #: 2309  
Scale:  
Drawn: CH/VF  
Checked: AF  
SHEET No.  
**A4.03**





D.R.B. SET 2-15-2024

ARCHITECT:

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MINIMUM BUILDING CODES AND  
FIRE-SAFETY STANDARDS AS  
DETERMINED BY THE AUTHORITY  
HAVING JURISDICTION (AHJ)  
IN ACCORDANCE WITH THE 2023  
FBC SECTION 110.8.4.4 AND  
CHAPTER 633 OF THE FLORIDA  
STATUTES.

STATE OF FLORIDA  
ADAN FONG  
REGISTERED ARCHITECT  
AR94630

Design - Architecture - Consultants  
AA 26003917

CONSULTANTS:

STRUCTURAL:

MEC:

PROJECT NAME AND ADDRESS:


MIXED USE  
PROJECT

LOCATED AT  
1960 NORMANDY DRIVE  
MIAMI BEACH, FLORIDA 33141

ISSUE RECORD:

REVISIONS:		
No.	Date	Description

KEY PLAN:

  
KEY PLAN

SHEET TITLE

3D PERSPECTIVE FROM  
VERDUN COURT  
(BUILDING REAR)

Project #: 2309

Scale: CH/VF

Drawn: AF

Checked:

SHEET No.

A5.01





D.R.B. SET 2-15-2024

ARCHITECT:

4145033377

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COMPLY WITH THE APPLICABLE  
MINIMUM BUILDING CODES AND  
FIRE-SAFETY STANDARDS AS  
DETERMINED BY THE AUTHORITY  
HAVING JURISDICTION (AHJ)  
IN ACCORDANCE WITH THE 2023  
FBC SECTION 110.8.4.4 AND  
CHAPTER 633 OF THE FLORIDA  
STATUTES.

STATE OF FLORIDA

ADAN FONS

★ ★

AR94630

REGISTERED ARCHITECT

Design - Architecture - Consultants  
AA 26003917

CONSULTANTS:

STRUCTURAL:

MEC:

PROJECT NAME AND ADDRESS:

MIXED USE  
PROJECT

LOCATED AT  
1960 NORMANDY DRIVE  
MIAMI BEACH, FLORIDA 33141

ISSUE RECORD:

REVISIONS:

No.	Date	Description

KEY PLAN:



SHEET TITLE

3D PERSPECTIVE FROM  
AT STREET CORNER OF  
VERDUN COURT

Project #: 2309  
Scale:  
Drawn: CH/VF  
Checked: AF

SHEET No.

A5.02





D.R.B. SET 2-15-2024

ARCHITECT:

414363347

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THESE PLANS AND SPECIFICATIONS  
COMPLY WITH THE APPLICABLE  
MINIMUM BUILDING CODES AND  
FIRE-SAFETY STANDARDS AS  
DETERMINED BY THE AUTHORITY  
HAVING JURISDICTION (AHJ)  
IN ACCORDANCE WITH THE 2023  
FBC SECTION 110.8.4.4 AND  
CHAPTER 633 OF THE FLORIDA  
STATUTES.

ADAN FON'S  
REGISTERED ARCHITECT  
AR94630

Design - Architecture - Consultants  
AA 26003917

CONSULTANTS:

STRUCTURAL:

MEC:

PROJECT NAME AND ADDRESS:

MIXED USE  
PROJECT

LOCATED AT  
1960 NORMANDY DRIVE  
MIAMI BEACH, FLORIDA 33141

ISSUE RECORD:

REVISIONS:		
No.	Date	Description

KEY PLAN:

KEY PLAN

SHEET TITLE

3D PERSPECTIVE FROM  
INTERIOR OPEN AIR  
CORRIDOR

Project #: 2309

Scale:

Drawn: CH/VF

Checked: AF

SHEET No.

A5.03