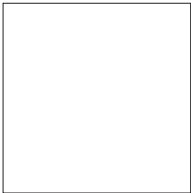


31 LA GORCE RESIDENCE

FINAL SUBMITTAL . APRIL 6, 2020

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				SK-2	TOPOGRAPHIC CROSS SECTIONS



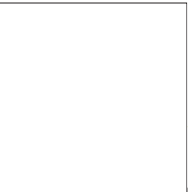
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

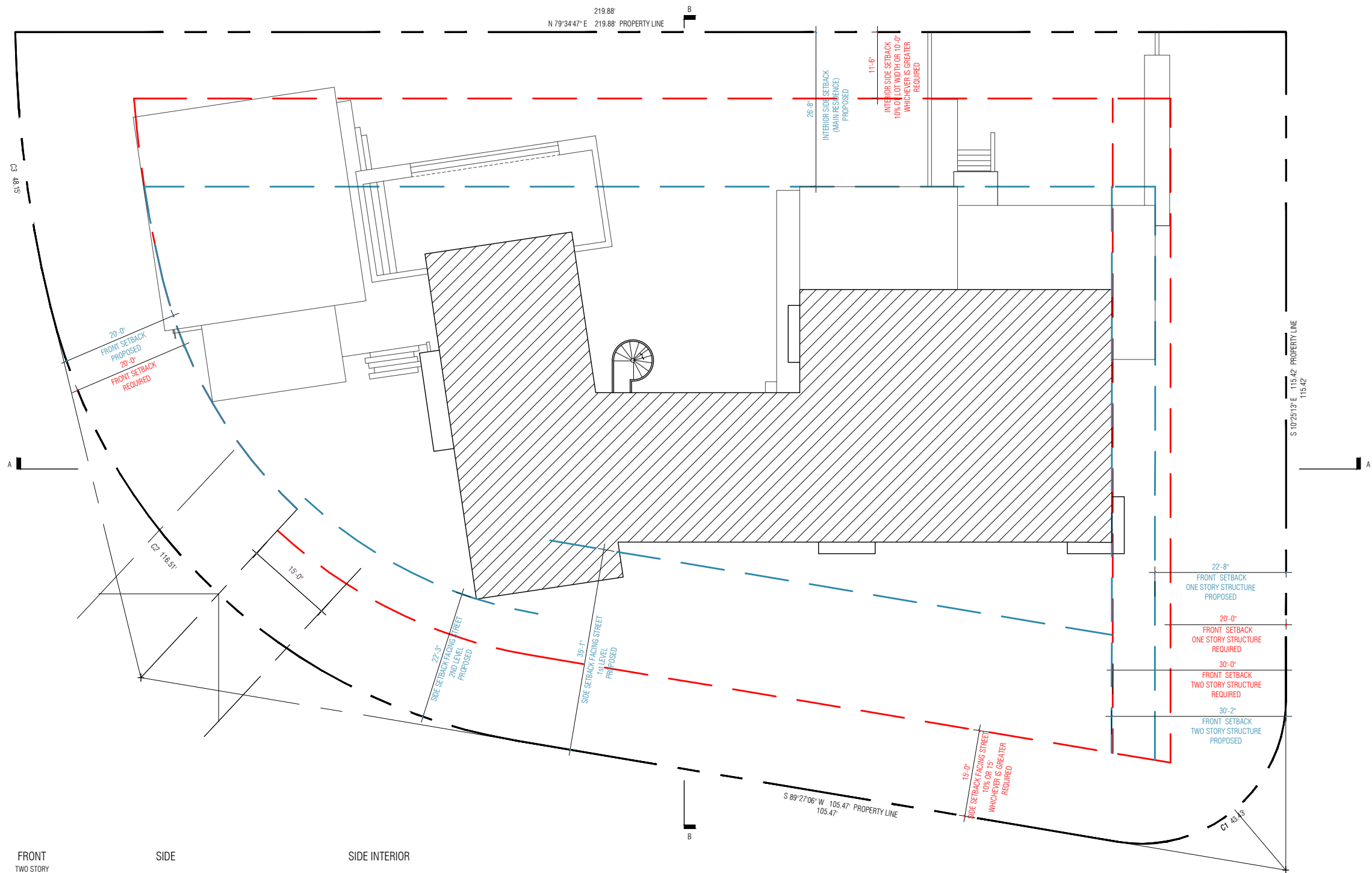
ITEM #	Zoning Information				
1	Address:		31 La Gorce Circle, Miami Beach, FL		
2	Folio number(s):		02-3210-003-0320		
3	Board and file numbers :		DRB20-0533		
4	Year built:		1936 Zoning District: RS-2 SINGLE-FAMILY RESIDENTIAL DISTRICT		
5	Based Flood Elevation:		Zone AE +8.00 NGVD		Grade value in NGVD: +4.97 NGVD
6	Adjusted grade (Flood+Grade/2):		+6.48 NGVD		Free board: Min. 1'-0" Provided 2'-0"
7	Lot Area:		25,897 SF		
8	Lot width:		114'-11"		Lot Depth: 202'-8"
9	Max Lot Coverage SF and %:		7,769 SF		Proposed Lot Coverage SF and %: 6,419 SF (24.7%)
10	Existing Lot Coverage SF and %:		4,574 SF (18%)		Lot coverage deducted (garage-storage) SF: 453 SF
11	Front Yard Open Space SF and %:				Rear Yard Open Space SF and %:
12	Max Unit Size SF and %:		12,948 SF (50%)		Proposed Unit Size SF and %: 9,894 SF (38%)
13	Existing First Floor Unit Size:		N/A		Proposed First Floor Unit Size: 5,474 SF
14	Existing Second Floor Unit Size		N/A		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)
15					Proposed Second Floor Unit Size SF and % :
16					Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): 4,192 SF (76%)
					228 SF (5% OF LEVEL BELOW)
		Required	Existing	Proposed	Deficiencies
17	Height:	28'-0" Flat / 31'-0" Sloped		26'-0"	
18	Setbacks:				
19	Front - One Story Structure:				
	East - Brevity Lane	20'-0"		NA	
	West - La Gorce Circle (Accessory Structure)	20'-0"		20'-0"	
20	Front - Two Story Structure:				
	East - Brevity Lane	30'-0"		22'-8"	Variance request for one-story portion of structure.
	West - La Gorce Circle	30'-0"		NA	
21	Side - Facing Street				
	South - La Gorce Circle	15'-0" (10% or 15'-whichever is greater)		22'-3"	
22	Side - Interior				
	North	11'-6" (10% or 10'-whichever is greater)		26'-8"	
	North (Accessory Structure)	11'-6" (10% or 10'-whichever is greater)		12'-8"	
25	Sum of Side yards:				
	North and South Sides	28'-9" (25% of lot width)		48'-11"	
26	Located within a Local Historic District?		no		
27	Designated as an individual Historic Single Family Residence Site?		no		
28	Determined to be Architecturally Significant?		yes		
Notes:					
If not applicable write N/A					
All other data information should be presented like the above format					

31 LA GORCE RESIDENCE
31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



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SETBACKS

	REQUIRED	FRONT	FRONT ONE STORY	FRONT TWO STORY	SIDE		SIDE INTERIOR	
		20'-0"	20'-0"	30'-0"	15'-0" *10% OF LOT WIDTH OR 15'-0" WHICHEVER IS GREATER		11'-6" *10% OF LOT WIDTH OR 10'-0" WHICHEVER IS GREATER	
	PROPOSED	FRONT	FRONT ONE STORY	FRONT TWO STORY	SIDE FIRST LEVEL	SIDE SECOND LEVEL	SIDE INTERIOR ACCESSORY BUILDING	SIDE INTERIOR MAIN RESIDENCE
		22'-8"	22'-8"	30'-2"	35'-1"	22'-3"	12'-8"	26'-8"

31 LA GORCE RESIDENCE
31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA

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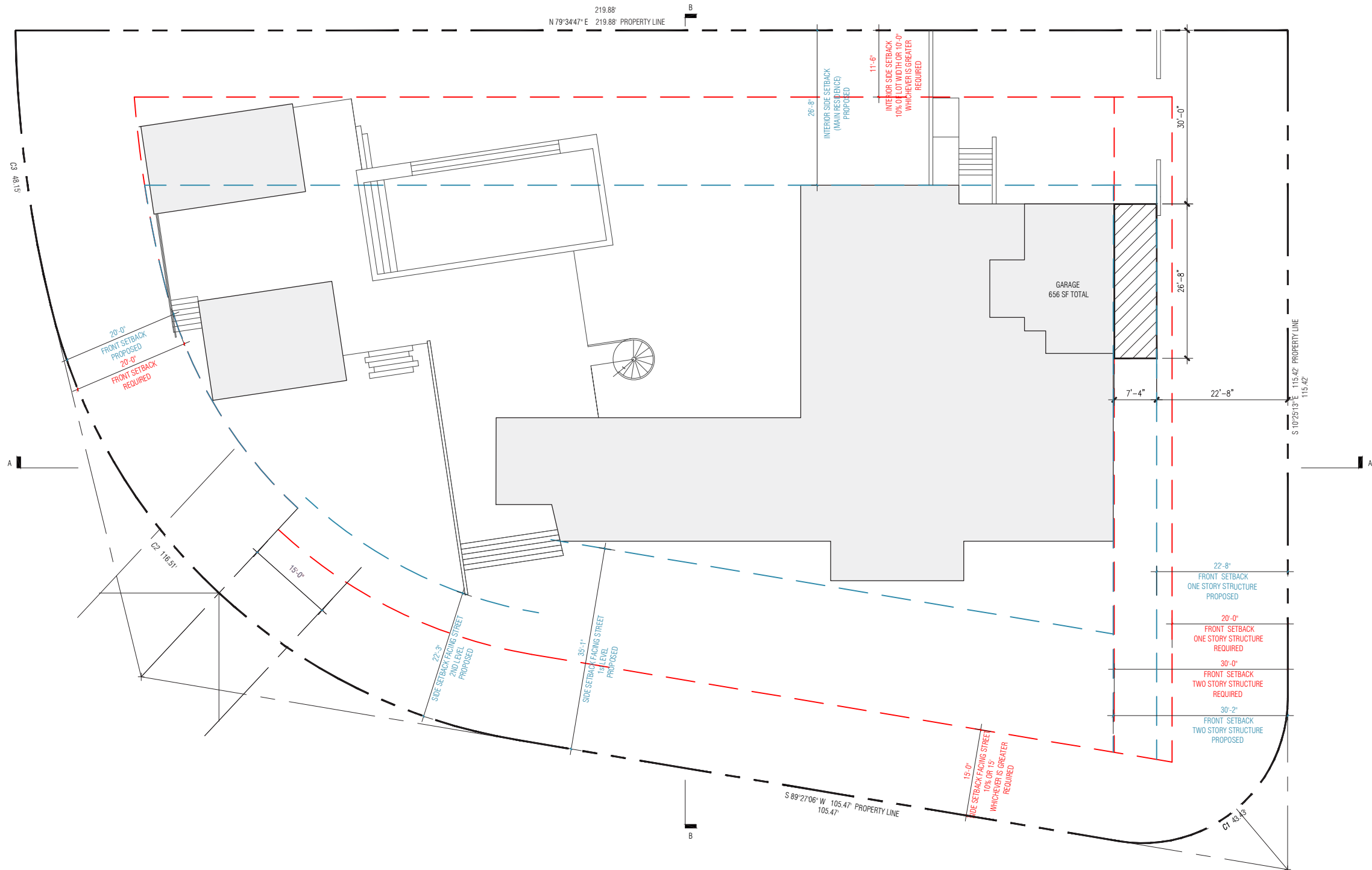


SETBACK DIAGRAM - SECOND LEVEL

SCALE: 1:20



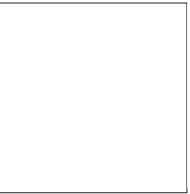
A-5



31 LA GORCE RESIDENCE 31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA

TOUZET
STUDIO
DESIGN &
ARCHITECTURE

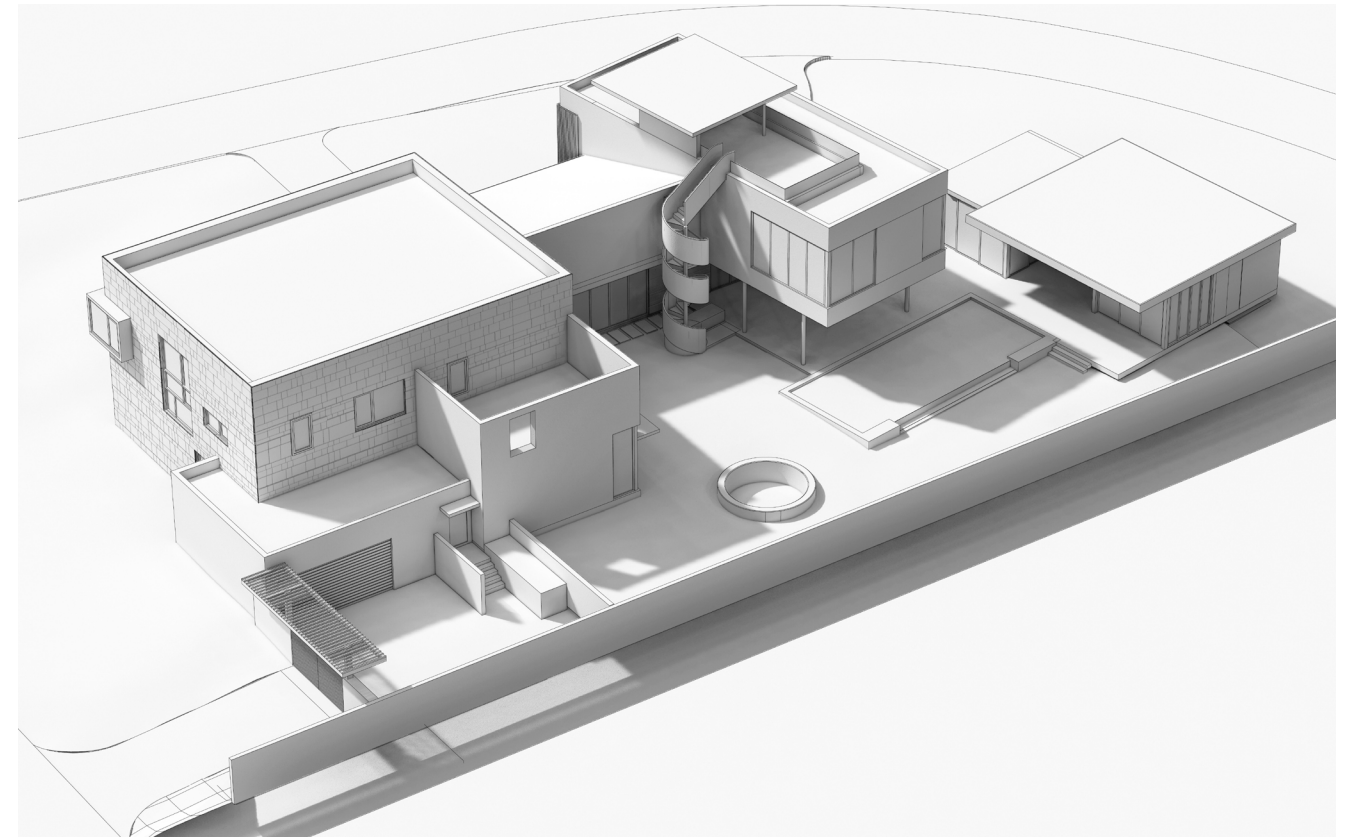
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VARIANCE DIAGRAM SCALE: 1:20



A-6

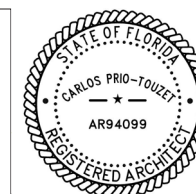


31 LA GORCE RESIDENCE

31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



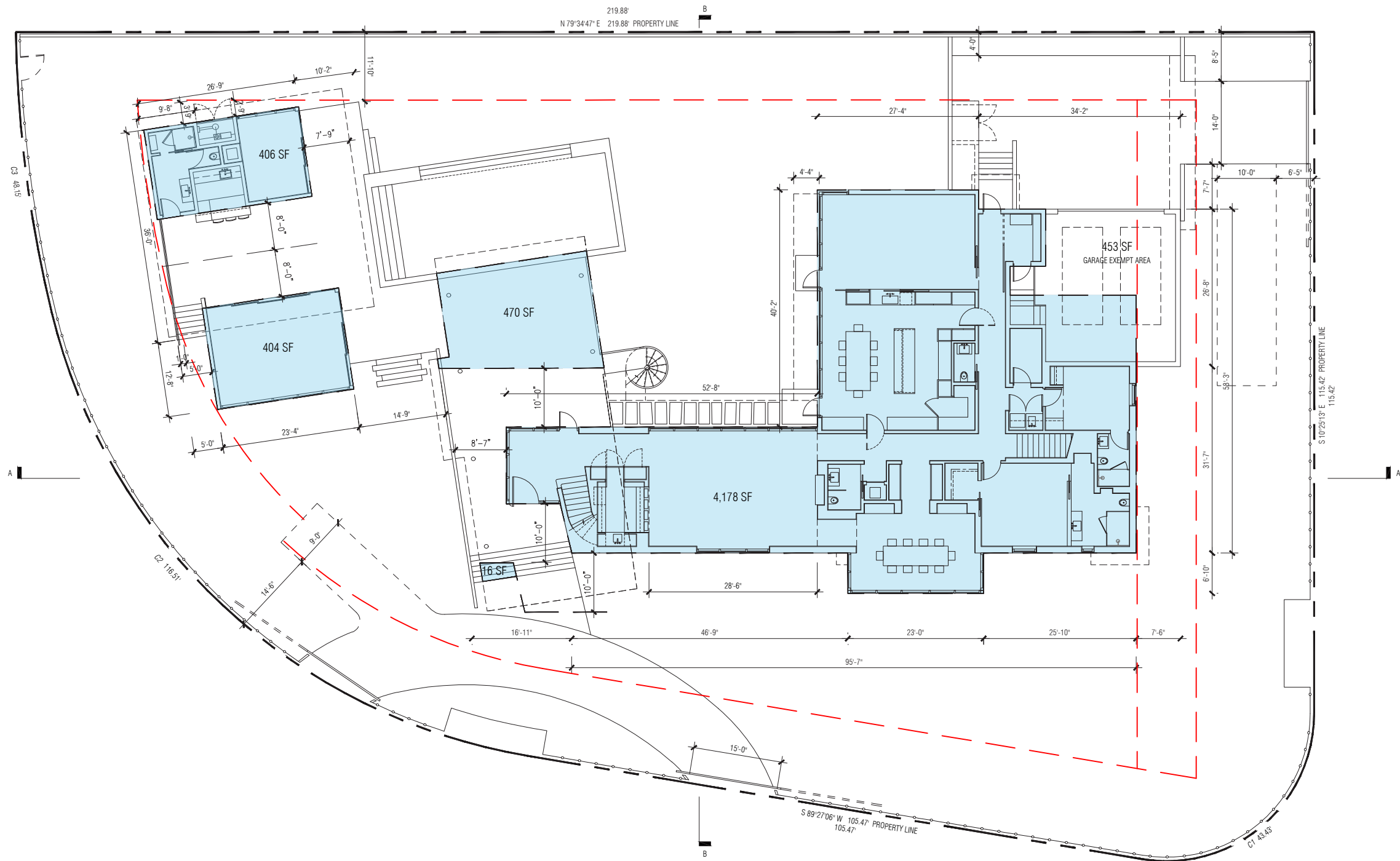
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PROPOSED AXONOMETRICS

A-20.1

MIAMI BEACH . DRB FINAL SUBMITTAL . 6 APRIL 2020



UNIT SIZE

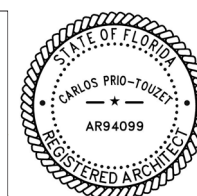
GROUND LEVEL	GROUND LEVEL ACCESSORY BUILDING	GROUND LEVEL GARAGE EXEMPT AREA	SECOND LEVEL	ROOF DECK	TOTAL UNIT SIZE
5,474 SF (INCL. ACCESSORY BUILDING)	810 SF 3% OF LOT AREA	453 SF	4,192 SF 76% OF GROUND LEVEL	228 SF 5% OF SECOND LEVEL	9,894 SF (38%)

31 LA GORCE RESIDENCE

31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



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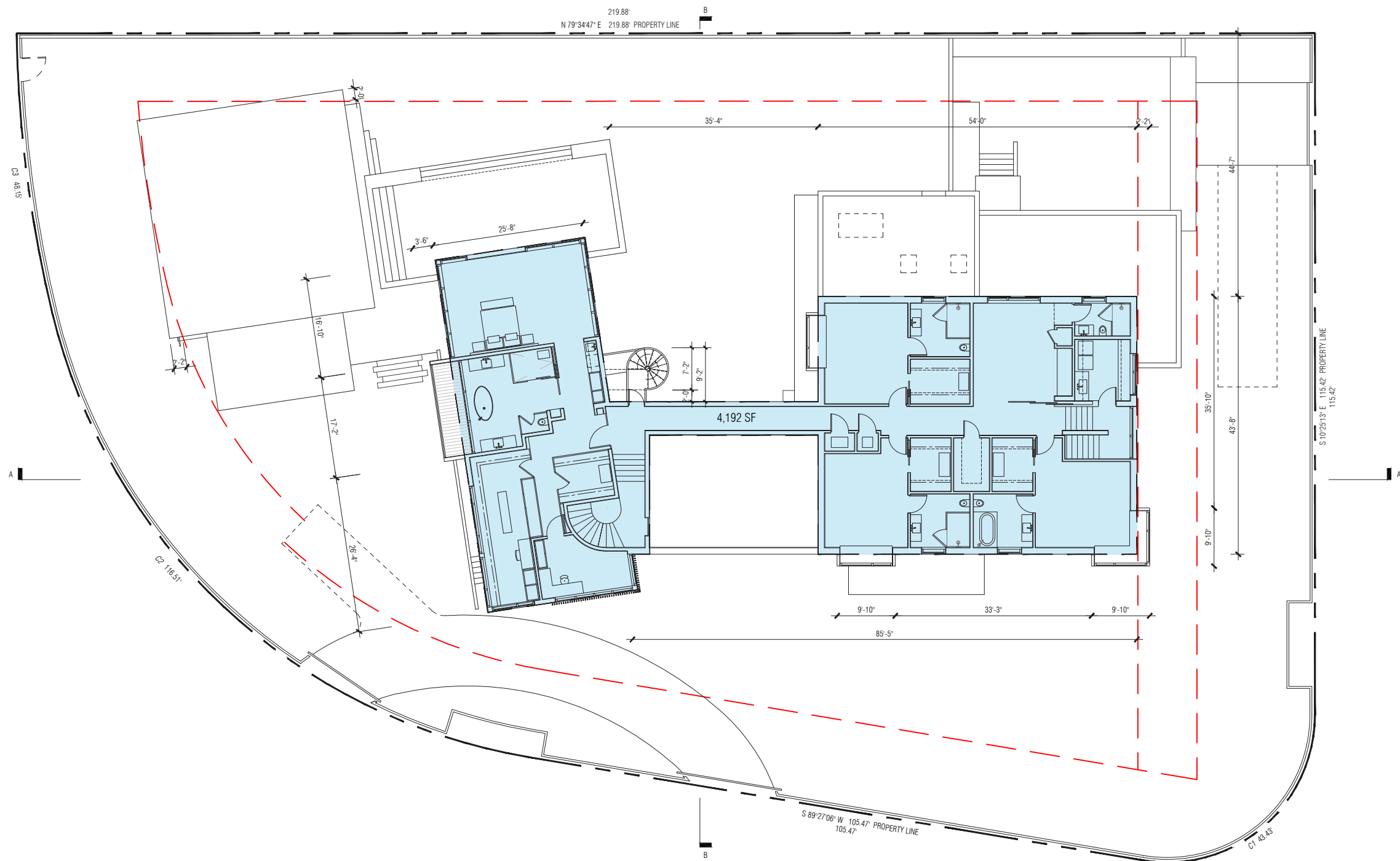


PROPOSED DIAGRAMS - UNIT SIZE - GROUND LEVEL

SCALE: 1:20



A-21



UNIT SIZE

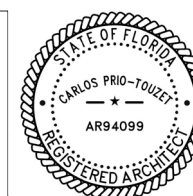
	GROUND LEVEL	GROUND LEVEL ACCESSORY BUILDING	GROUND LEVEL GARAGE EXEMPT AREA	SECOND LEVEL	ROOF DECK	TOTAL UNIT SIZE
	5,474 SF (INCL. ACCESSORY BUILDING)	810 SF 3% OF LOT AREA	453 SF	4,192 SF 76% OF GROUND LEVEL	228 SF 5% OF SECOND LEVEL	9,894 SF (38%)

31 LA GORCE RESIDENCE

31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



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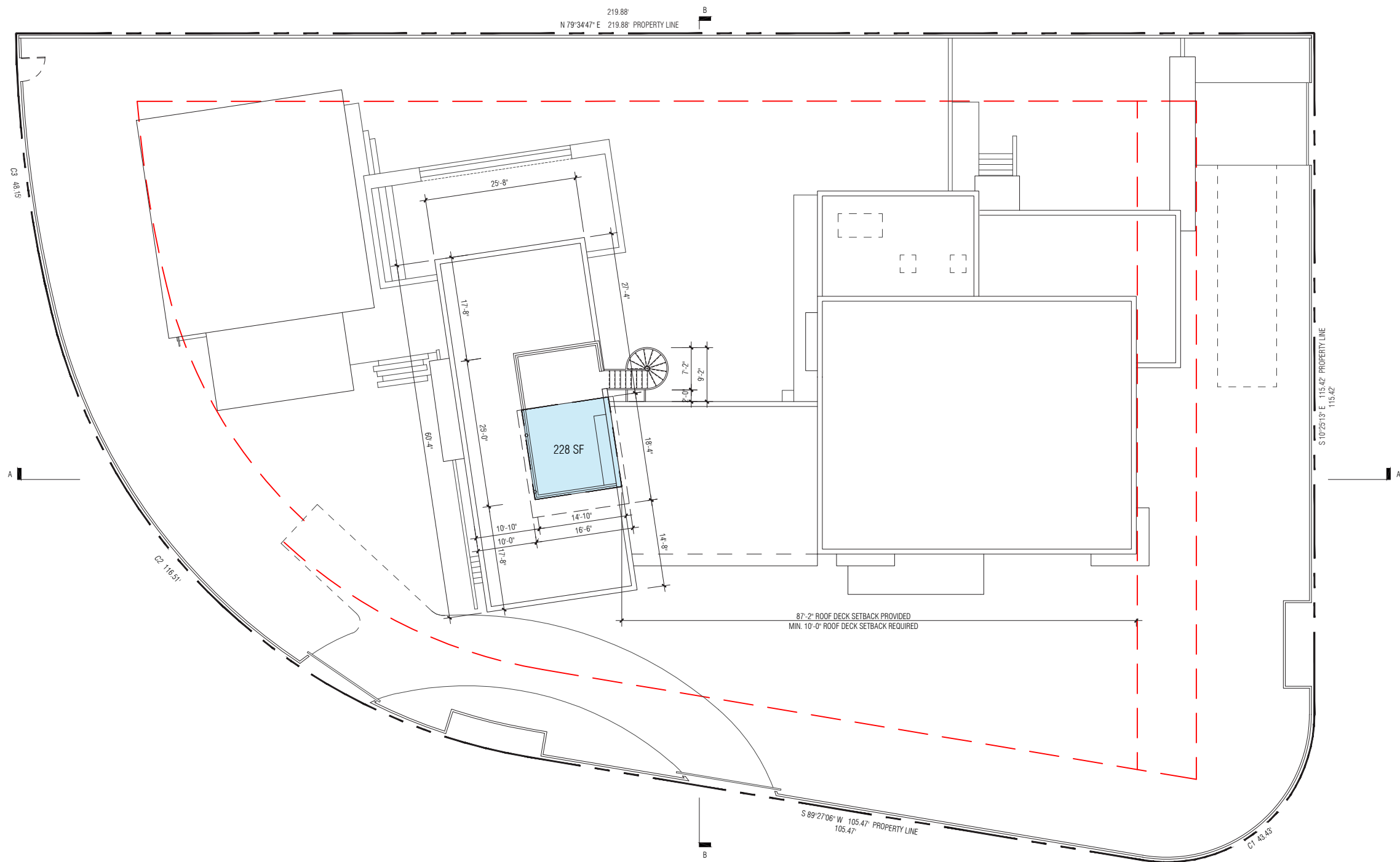


PROPOSED DIAGRAMS - UNIT SIZE - SECOND LEVEL

SCALE: 1:20



A-22



UNIT SIZE



GROUND LEVEL

GROUND LEVEL
ACCESSORY BUILDING

GROUND LEVEL
GARAGE EXEMPT AREA

SECOND LEVEL

ROOF DECK

TOTAL UNIT SIZE

5,474 SF
(INCL. ACCESSORY BUILDING)

810 SF
3% OF LOT AREA

453 SF

4,192 SF
76% OF GROUND LEVEL

228 SF
5% OF SECOND LEVEL

9,894 SF (38%)

31 LA GORCE RESIDENCE

31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



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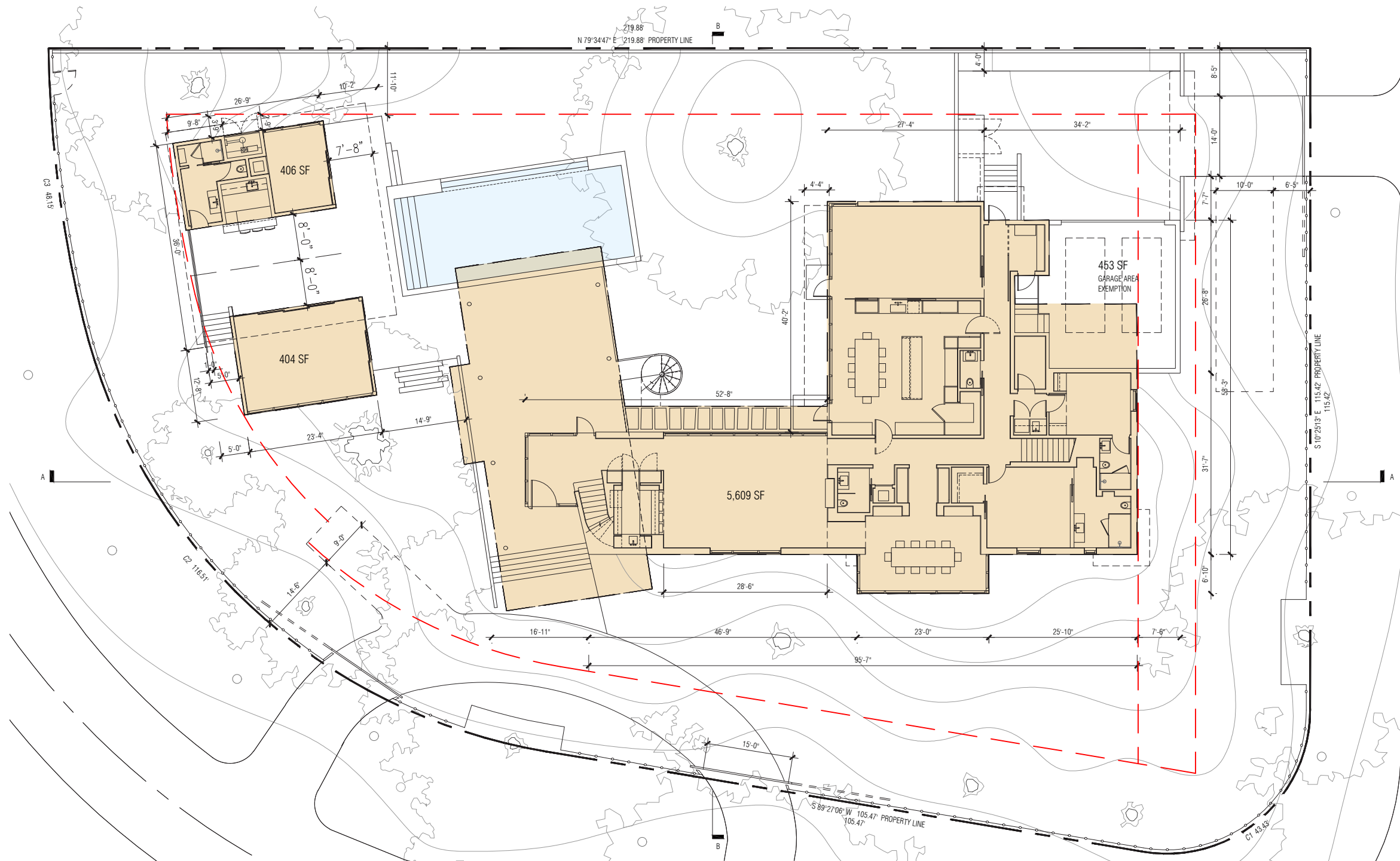


PROPOSED DIAGRAMS - UNIT SIZE - ROOF LEVEL

SCALE: 1:20



A-23



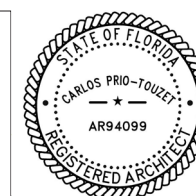
LOT COVERAGE			
 RS-2	LOT AREA	MAX LOT COVERAGE ALLOWED	LOT COVERAGE PROVIDED
	25,897 SF	7,769 SF - 30%	6,419 SF - 24.7% PROVIDED

31 LA GORCE RESIDENCE

31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



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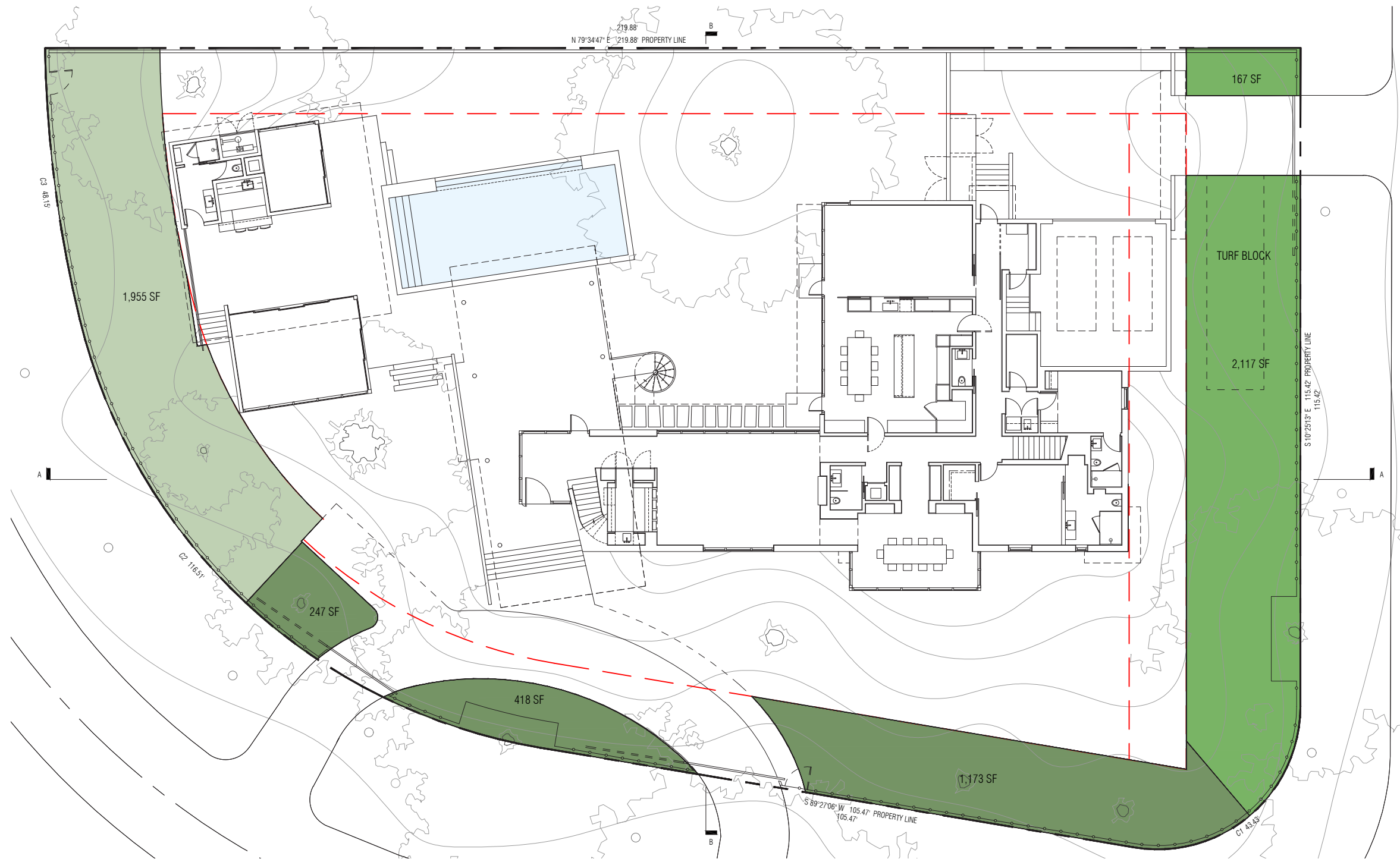


PROPOSED DIAGRAMS - LOT COVERAGE

SCALE: 1:20



A-24



OPEN SPACE			
RS-2	YARD AREA	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
FRONT (WEST)	1,955 SF	1,369 SF - 70%	1,955 SF - 100% PROVIDED
FRONT (EAST)	2,564 SF	1,795 SF - 70%	2,284 SF - 89% PROVIDED
SIDE STREET	2,602 SF	1,821 SF - 70%	1,838 SF - 71% PROVIDED

31 LA GORCE RESIDENCE
31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



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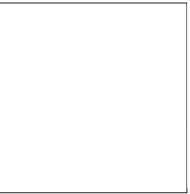
PROPOSED DIAGRAMS - OPEN SPACE
SCALE: 1:20



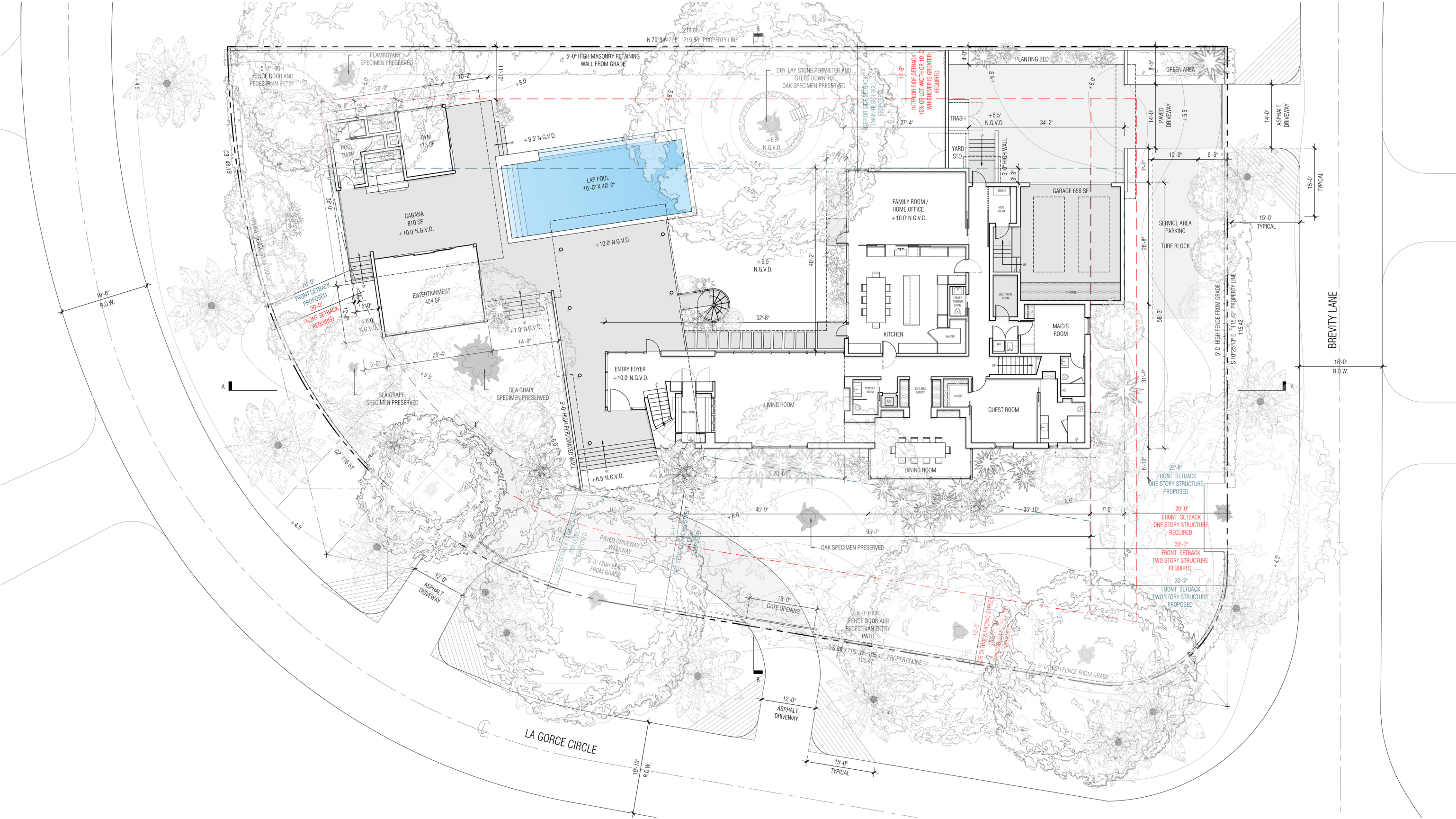
31 LA GORCE RESIDENCE
31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



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PROPOSED SITE PLAN
SCALE: 1:20

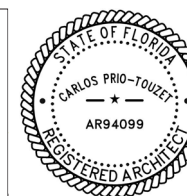


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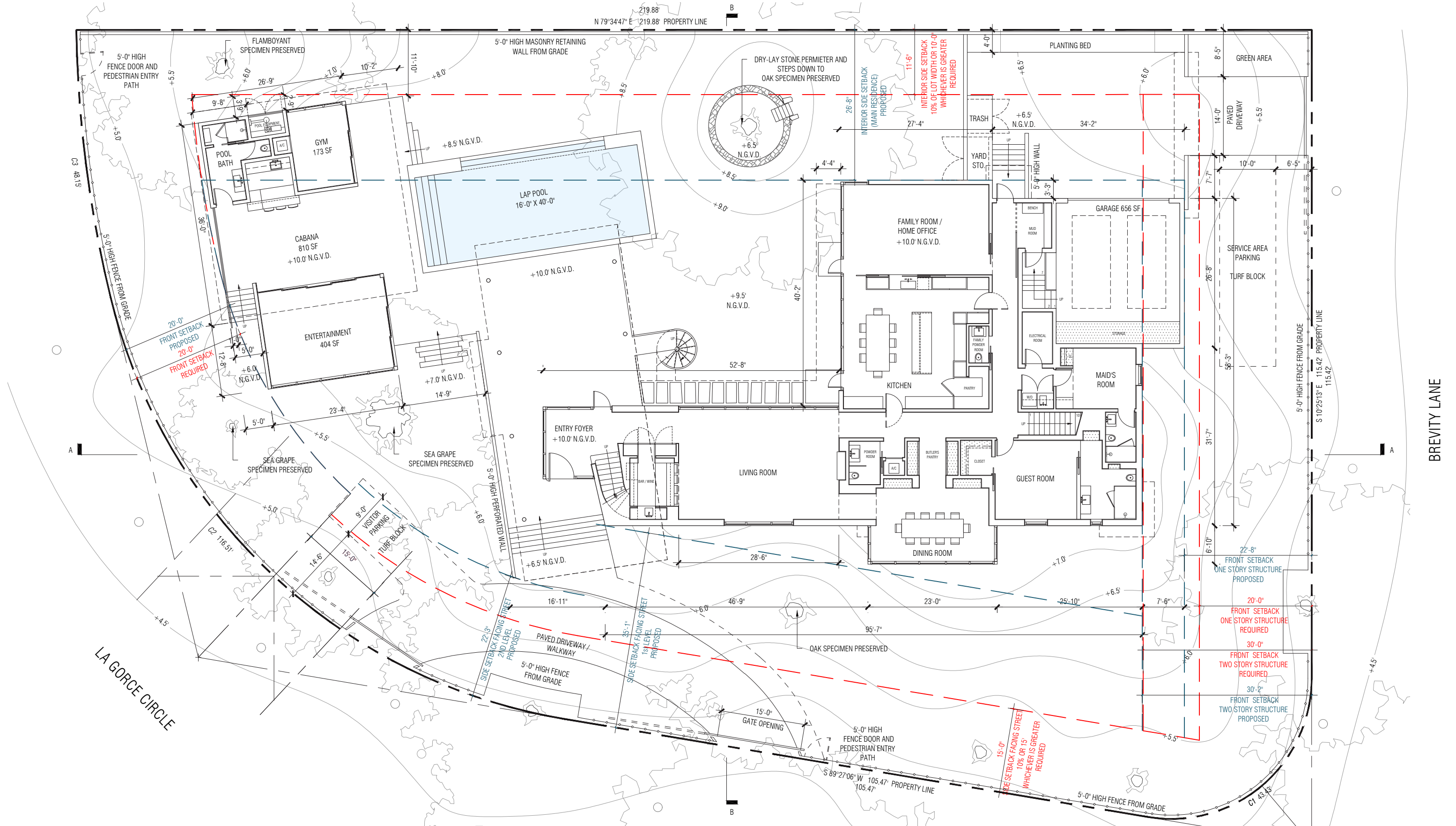
0' 5' 10' 25' 50' N

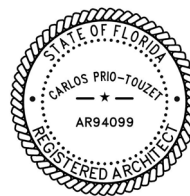
GROUND FLOOR PLAN

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

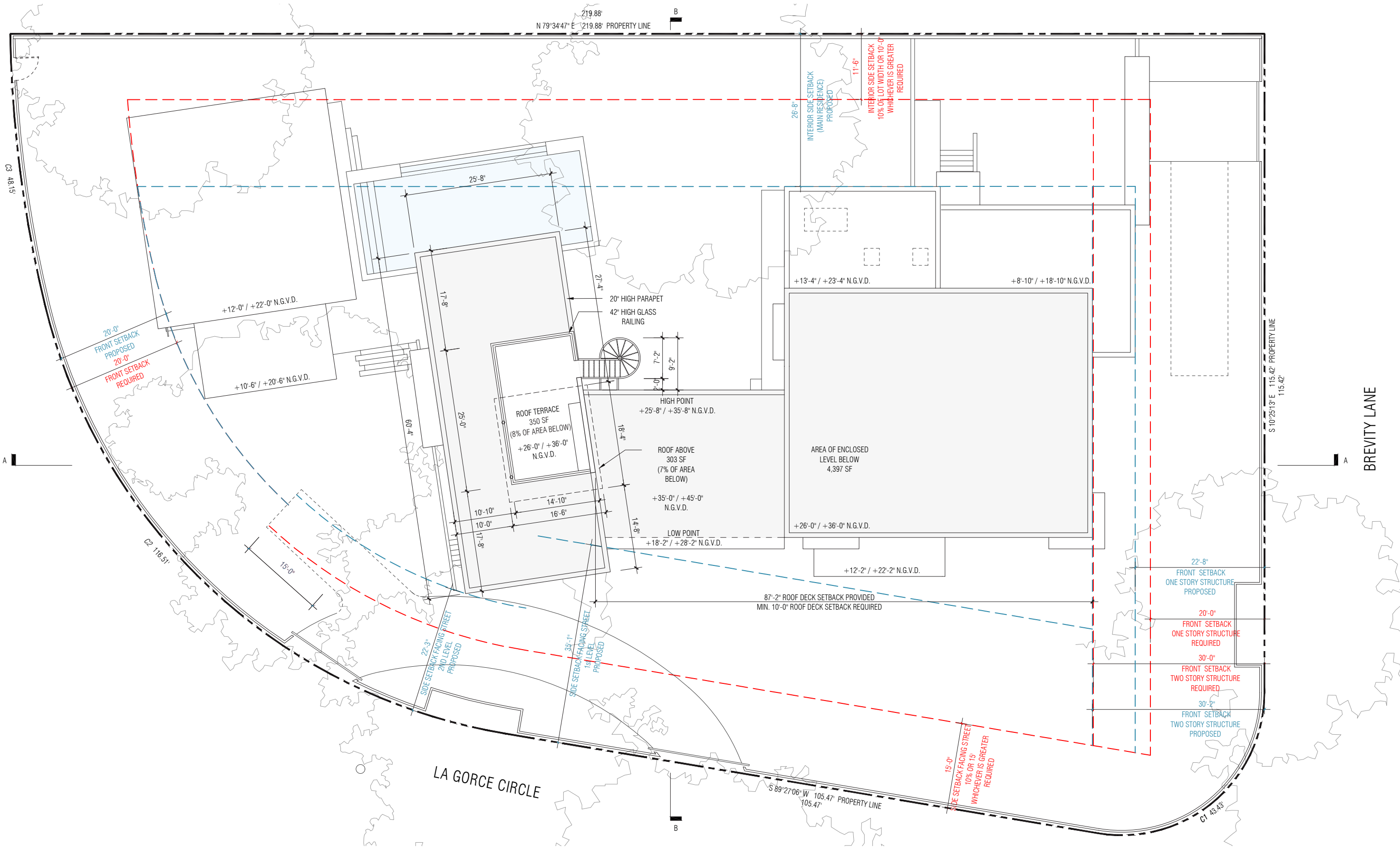
A-27

MIAMI BEACH . DRB FINAL SUBMITTAL . 6 APRIL 2020





-28



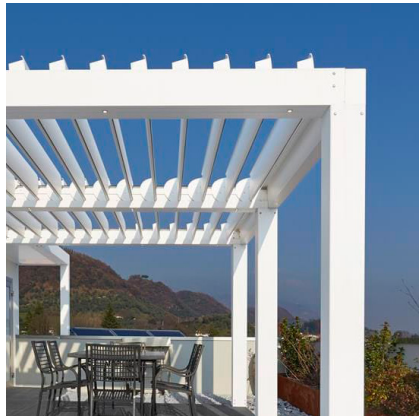
31 LA GORCE RESIDENCE
31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



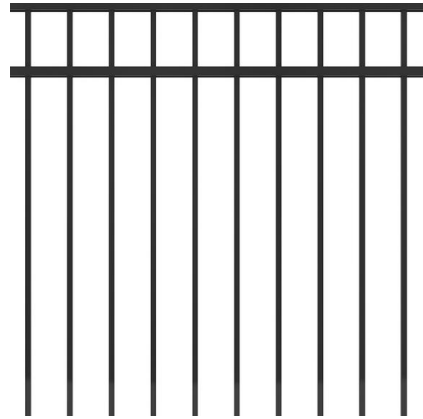
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0' 5' 10' 25' 50' N



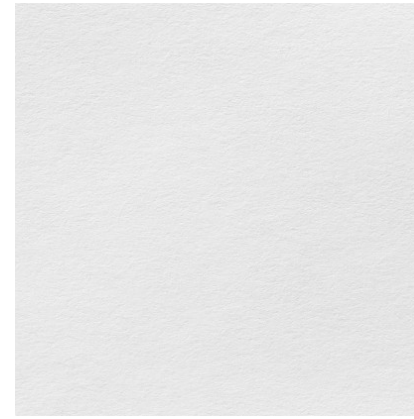
AL-01



AL-02



C-01



CBS-01



GL-01



GL-02



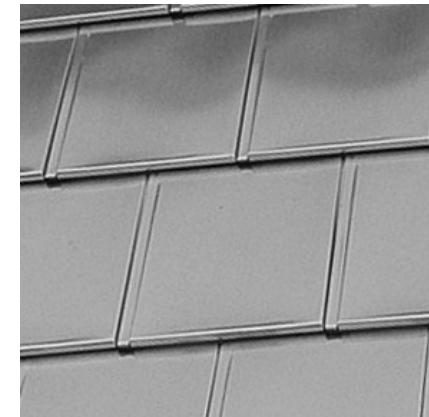
MTL-01



S-01



ST-01



TL-01

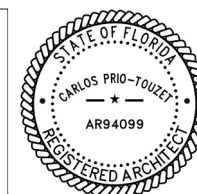
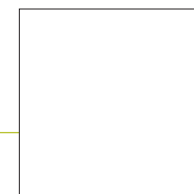
- AL-01 ALUMINUM MEMBERS AND STRUCTURAL ELEMENTS TO BE FINISHED IN WHITE KYNAR, OR SIMILAR FINISH
- AL-02 BLACK POWDER COAT FINISH, OR SIMILAR FINISH, ON ALUMINUM EXTRUSIONS DECORATIVE FENCE
- C-01 SEALED, LIGHT-COLOR, CAST-IN-PLACE ARCHITECTURAL CONCRETE ELEMENTS / STRUCTURE
- CBS-01 WHITE PAINTED STUCCO ON REINFORCED CONCRETE MASONRY WALL
- GL-01 LIGHT TINT, LAMINATED GLASS ON ALUMINUM FRAMING SYSTEM - MEDIUM BRONZE FINISH
- GL-02 CLEAR, LAMINATED GLASS RAILING SYSTEM
- MTL-01 BREAK METAL OVER STEEL STRUCTURAL ELEMENTS - MEDIUM BRONZE FINISH
- S-01 VERTICAL BAGUETTE RAIN SCREEN - MATERIAL TBD
- ST-01 HONED SAN CROIX / SIMENA LIMESTONE IN COURSED, RANDOM ASHLAR PATTERN
- TL-01 PAC CLAD DIAMOND TILE - MUSKET GRAY

31 LA GORCE RESIDENCE

31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



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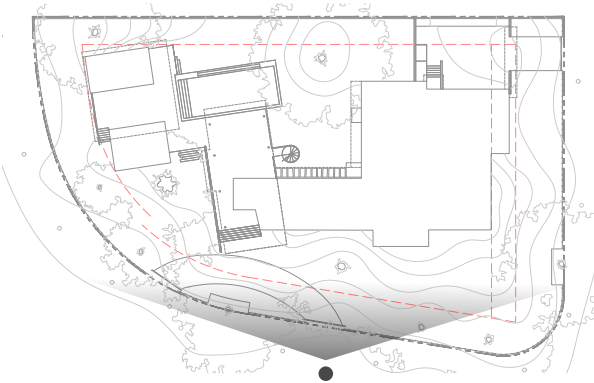


MATERIALS AND TEXTURES



MATERIAL LEGEND

- AL-01 ALUMINUM MEMBERS AND STRUCTURAL ELEMENTS TO BE FINISHED IN WHITE KYNAR, OR SIMILAR FINISH
- AL-02 BLACK POWDER COAT FINISH, OR SIMILAR FINISH, ON ALUMINUM EXTRUSIONS DECORATIVE FENCE
- C-01 SEALED, LIGHT-COLOR, CAST-IN-PLACE ARCHITECTURAL CONCRETE ELEMENTS / STRUCTURE
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- GL-01 LIGHT TINT, LAMINATED GLASS ON ALUMINUM FRAMING SYSTEM - MEDIUM BRONZE FINISH
- GL-02 CLEAR, LAMINATED GLASS RAILING SYSTEM
- MTL-01 BREAK METAL OVER STEEL STRUCTURAL ELEMENTS - MEDIUM BRONZE FINISH
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- TL-01 PAC CLAD DIAMOND TILE - MUSKET GRAY



31 LA GORCE RESIDENCE

31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



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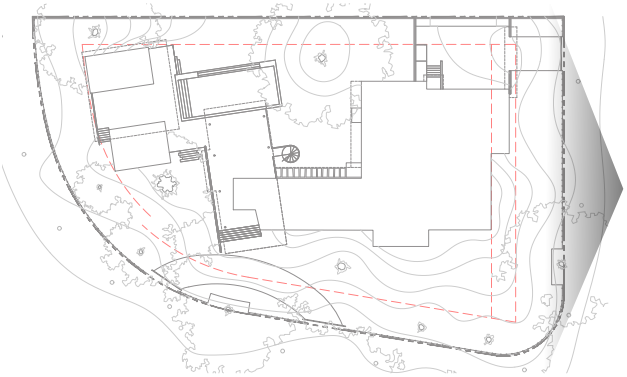
SOUTH ELEVATION
SCALE: 1/16" = 1'-0"





MATERIAL LEGEND

- AL-01 ALUMINUM MEMBERS AND STRUCTURAL ELEMENTS TO BE FINISHED IN WHITE KYNAR, OR SIMILAR FINISH
- AL-02 BLACK POWDER COAT FINISH, OR SIMILAR FINISH, ON ALUMINUM EXTRUSIONS DECORATIVE FENCE
- C-01 SEALED, LIGHT-COLOR, CAST-IN-PLACE ARCHITECTURAL CONCRETE ELEMENTS / STRUCTURE
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- GL-02 CLEAR, LAMINATED GLASS RAILING SYSTEM
- MTL-01 BREAK METAL OVER STEEL STRUCTURAL ELEMENTS - MEDIUM BRONZE FINISH
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31 LA GORCE RESIDENCE

31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



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0' 5' 10' 25' 50'

EAST ELEVATION

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



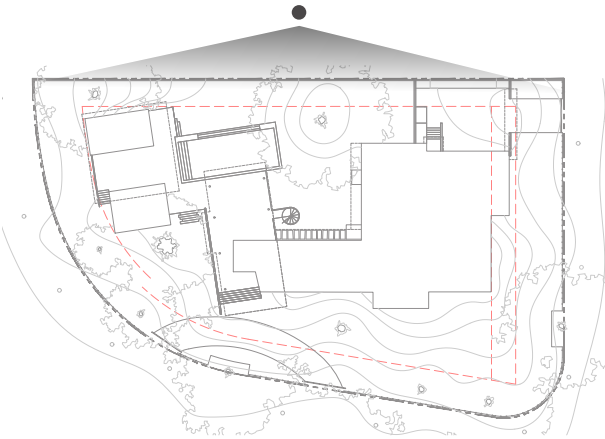
MATERIAL LEGEND

- AL-01 ALUMINUM MEMBERS AND STRUCTURAL ELEMENTS TO BE FINISHED IN WHITE KYNAR, OR SIMILAR FINISH
- AL-02 BLACK POWDER COAT FINISH, OR SIMILAR FINISH, ON ALUMINUM EXTRUSIONS DECORATIVE FENCE
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- GL-02 CLEAR, LAMINATED GLASS RAILING SYSTEM
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- ST-01 HONED SAN CROIX / SIMENA LIMESTONE IN COURSED, RANDOM ASHLAR PATTERN
- TL-01 PAC CLAD DIAMOND TILE - MUSKET GRAY

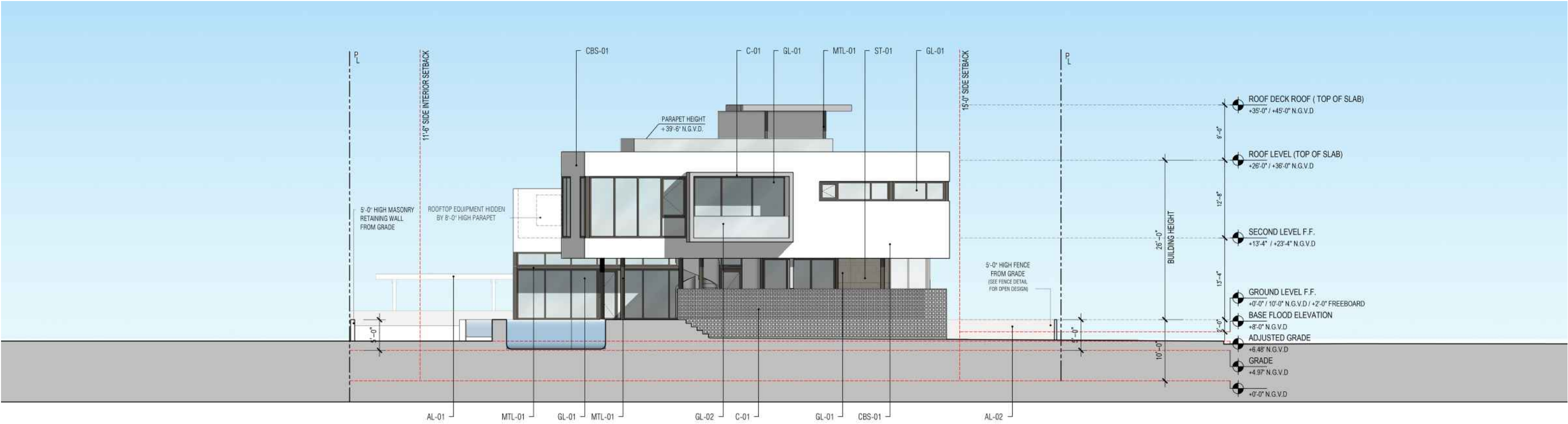
31 LA GORCE RESIDENCE
31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



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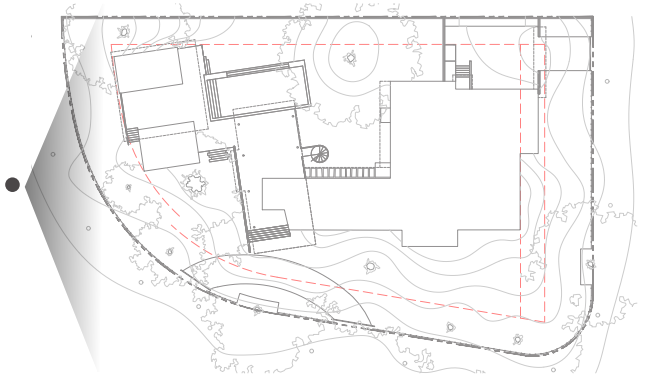


NORTH ELEVATION
SCALE: 1/16" = 1'-0"



MATERIAL LEGEND

- AL-01 ALUMINUM MEMBERS AND STRUCTURAL ELEMENTS TO BE FINISHED IN WHITE KYNAR, OR SIMILAR FINISH
- AL-02 BLACK POWDER COAT FINISH, OR SIMILAR FINISH, ON ALUMINUM EXTRUSIONS DECORATIVE FENCE
- C-01 SEALED, LIGHT-COLOR, CAST-IN-PLACE ARCHITECTURAL CONCRETE ELEMENTS / STRUCTURE
- CBS-01 WHITE PAINTED STUCCO ON REINFORCED CONCRETE MASONRY WALL
- GL-01 LIGHT TINT, LAMINATED GLASS ON ALUMINUM FRAMING SYSTEM - MEDIUM BRONZE FINISH
- GL-02 CLEAR, LAMINATED GLASS RAILING SYSTEM
- MTL-01 BREAK METAL OVER STEEL STRUCTURAL ELEMENTS - MEDIUM BRONZE FINISH
- S-01 VERTICAL BAGUETTE RAIN SCREEN - MATERIAL TBD
- ST-01 HONED SAN CROIX / SIMENA LIMESTONE IN COURSED, RANDOM ASHLAR PATTERN
- TL-01 PAC CLAD DIAMOND TILE - MUSKET GRAY



31 LA GORCE RESIDENCE

31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



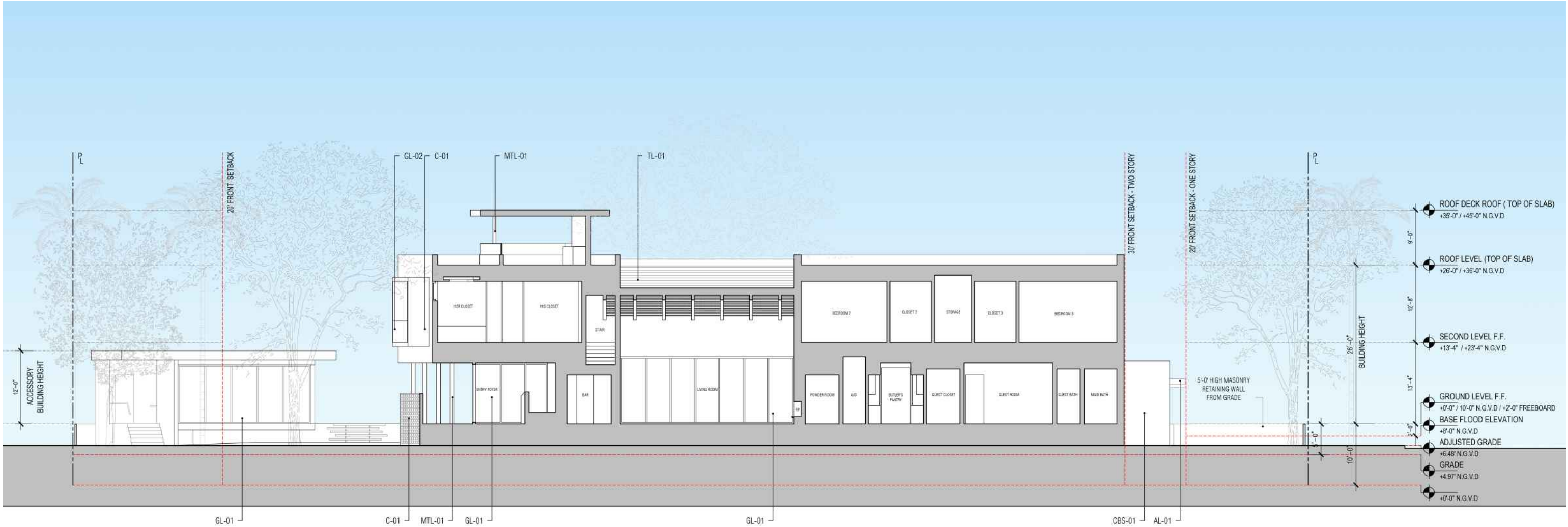
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0' 5' 10' 25' 50'

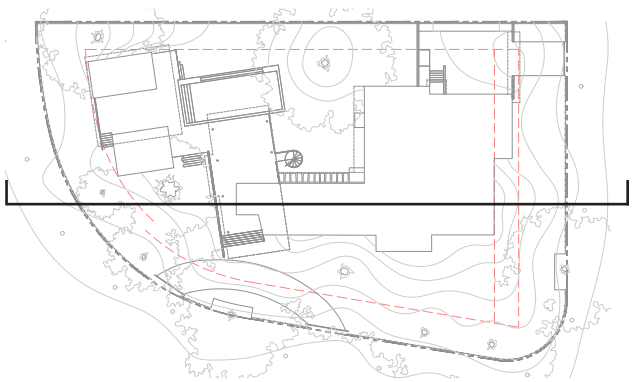
WEST ELEVATION

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



MATERIAL LEGEND

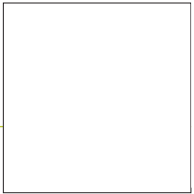
- AL-01 ALUMINUM MEMBERS AND STRUCTURAL ELEMENTS TO BE FINISHED IN WHITE KYNAR, OR SIMILAR FINISH
- AL-02 BLACK POWDER COAT FINISH, OR SIMILAR FINISH, ON ALUMINUM EXTRUSIONS DECORATIVE FENCE
- C-01 SEALED, LIGHT-COLOR, CAST-IN-PLACE ARCHITECTURAL CONCRETE ELEMENTS / STRUCTURE
- CBS-01 WHITE PAINTED STUCCO ON REINFORCED CONCRETE MASONRY WALL
- GL-01 LIGHT TINT, LAMINATED GLASS ON ALUMINUM FRAMING SYSTEM - MEDIUM BRONZE FINISH
- GL-02 CLEAR, LAMINATED GLASS RAILING SYSTEM
- MTL-01 BREAK METAL OVER STEEL STRUCTURAL ELEMENTS - MEDIUM BRONZE FINISH
- S-01 VERTICAL BAGUETTE RAIN SCREEN - MATERIAL TBD
- ST-01 HONED SAN CROIX / SIMENA LIMESTONE IN COURSED, RANDOM ASHLAR PATTERN
- TL-01 PAC CLAD DIAMOND TILE - MUSKET GRAY



31 LA GORCE RESIDENCE
31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA

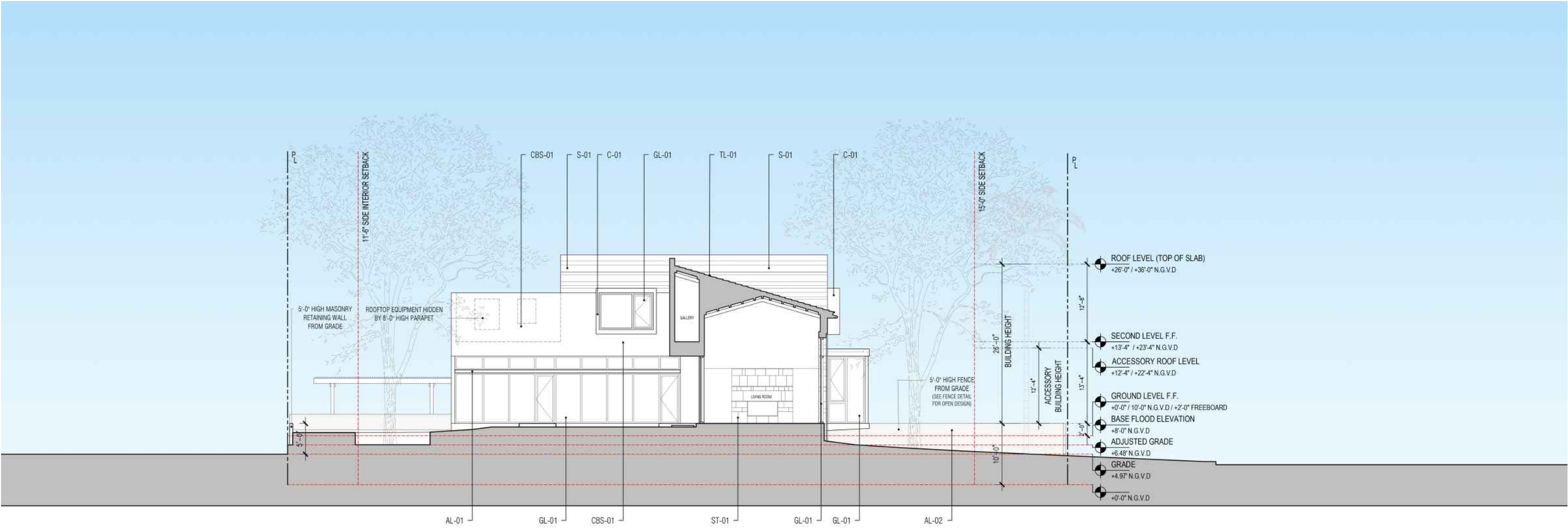
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SECTION - LONGITUDINAL
SCALE: 1/16" = 1'-0"

0' 5' 10' 25' 50'



MATERIAL LEGEND

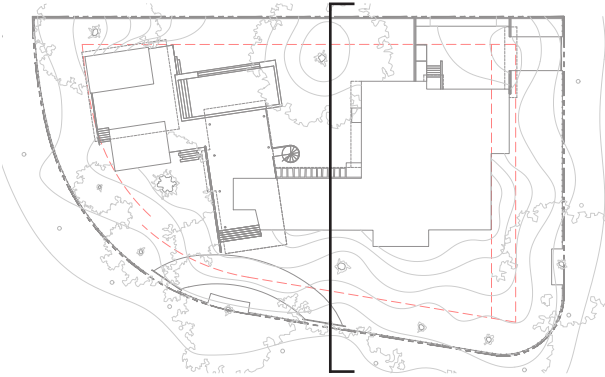
- AL-01 ALUMINUM MEMBERS AND STRUCTURAL ELEMENTS TO BE FINISHED IN WHITE KYNAR, OR SIMILAR FINISH
- AL-02 BLACK POWDER COAT FINISH, OR SIMILAR FINISH, ON ALUMINUM EXTRUSIONS DECORATIVE FENCE
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31 LA GORCE RESIDENCE

31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



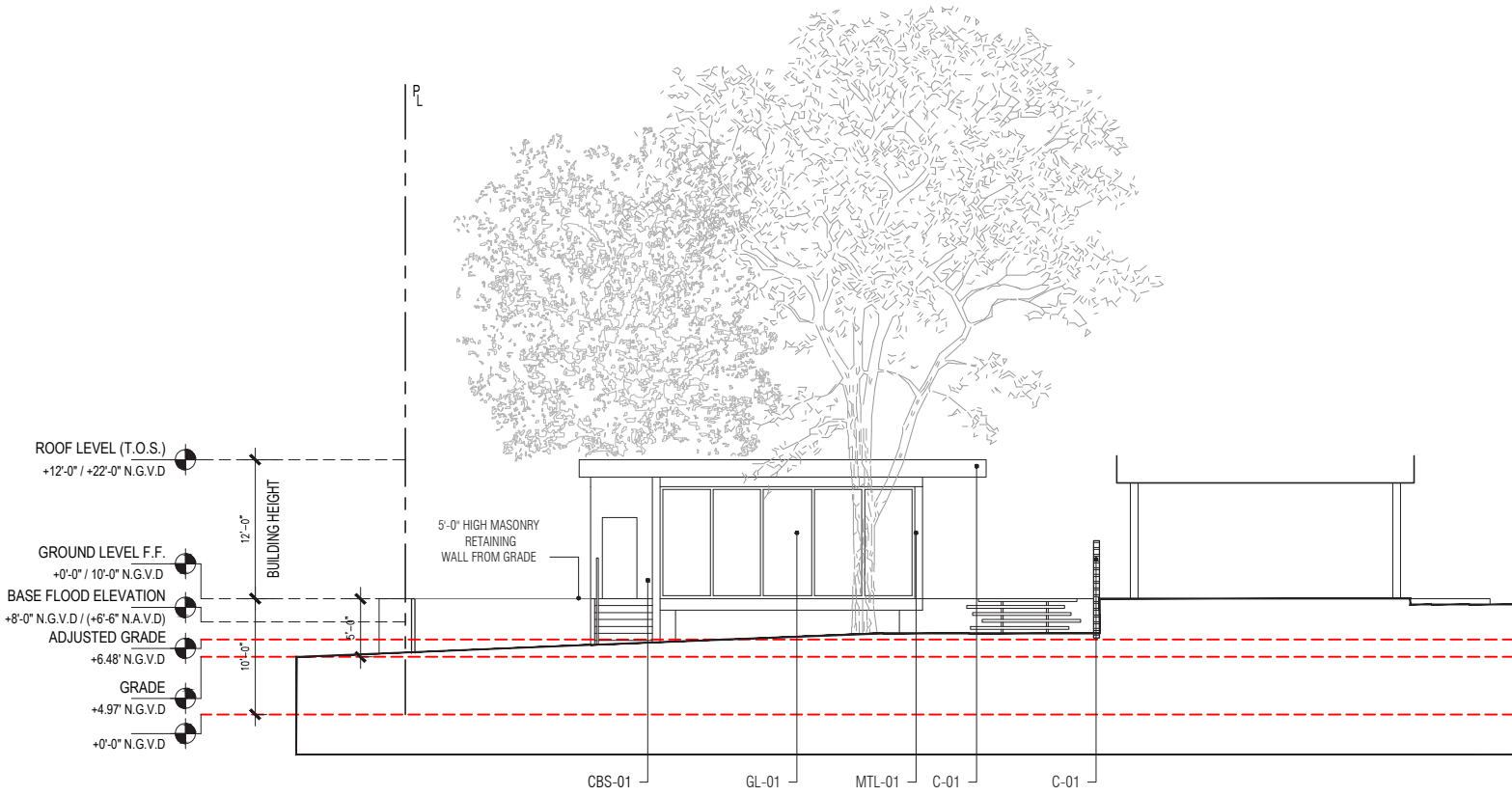
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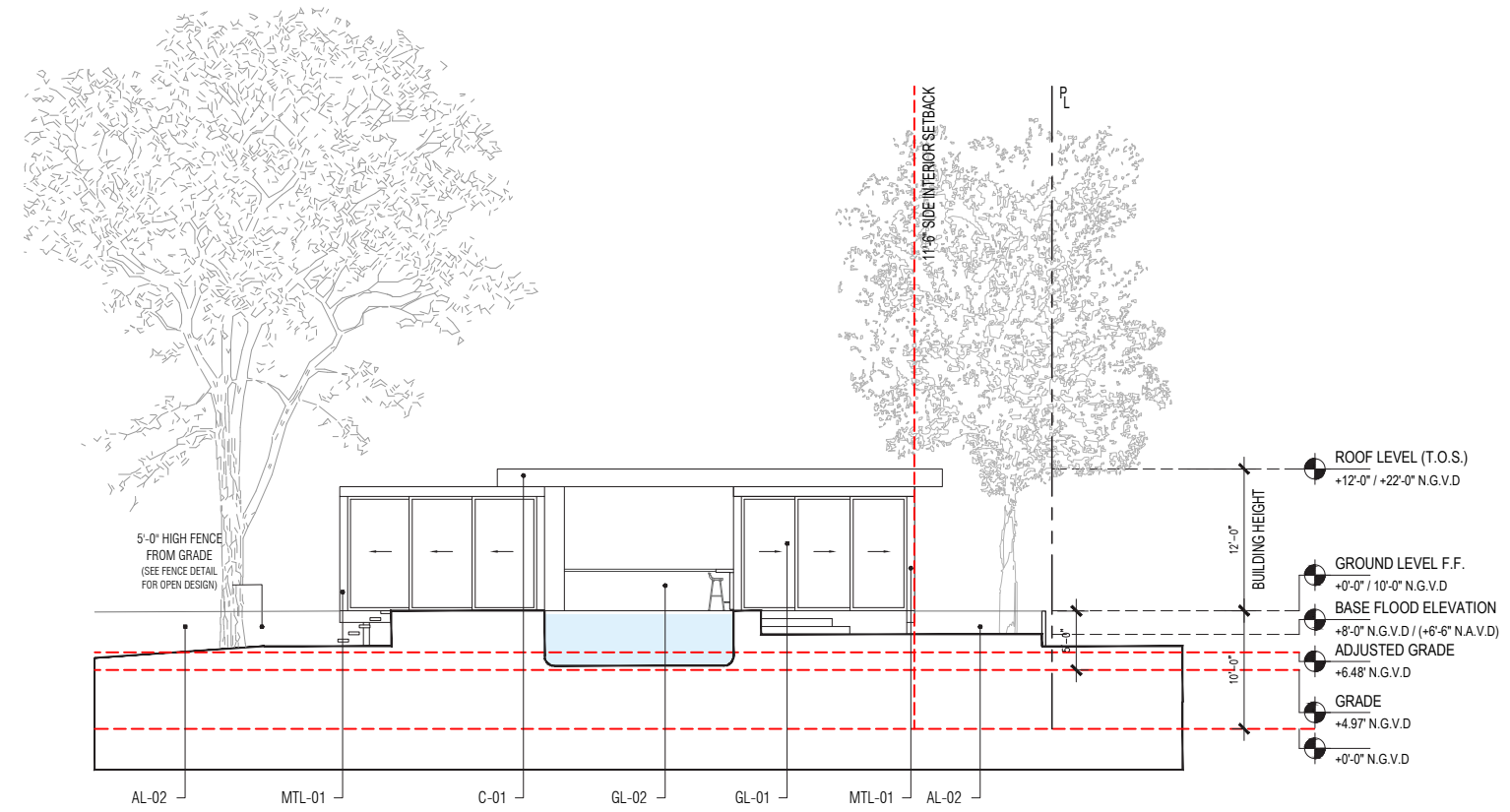
SECTION - TRANSVERSE

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

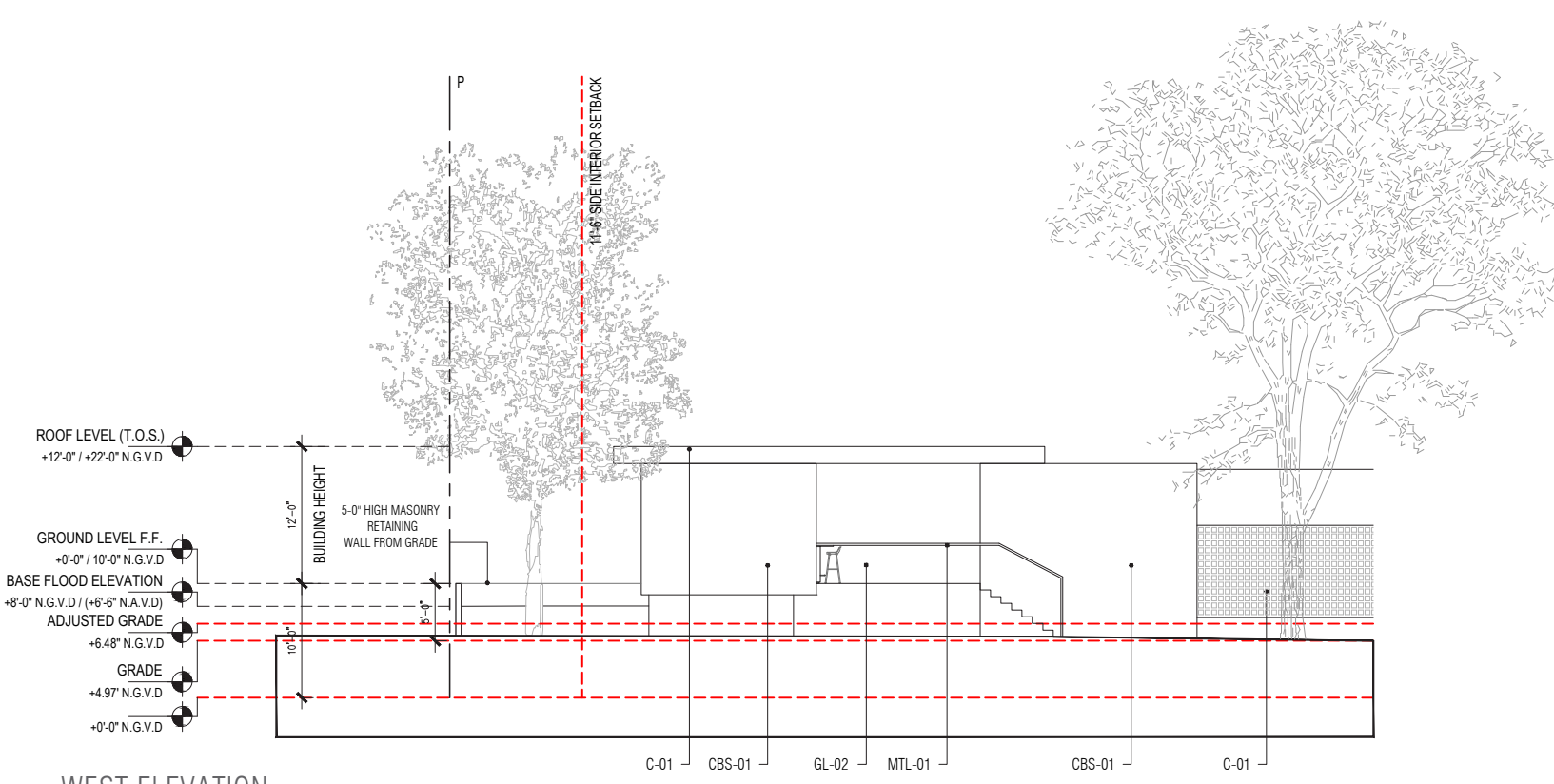




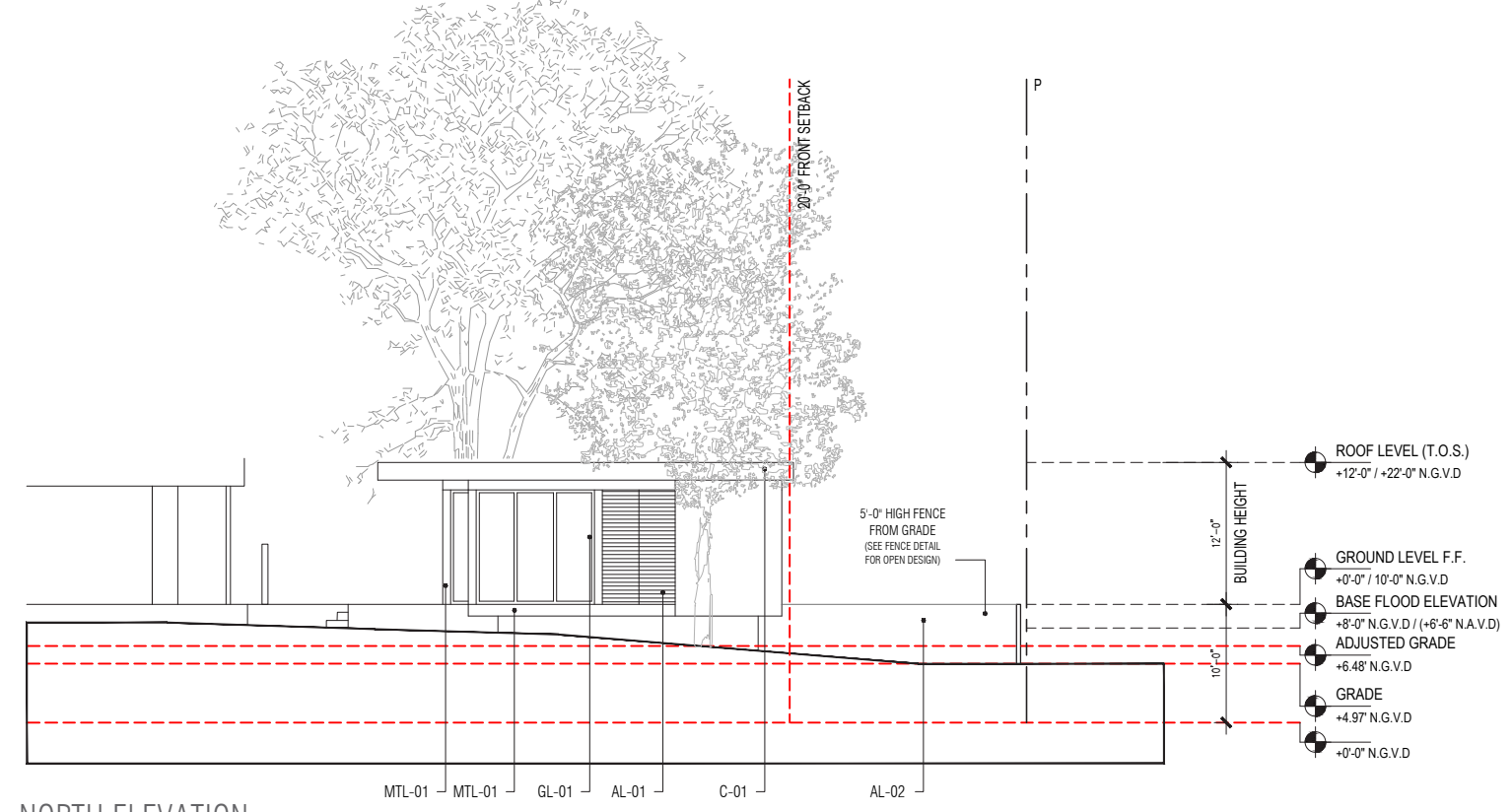
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

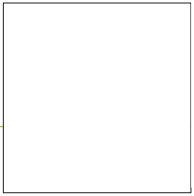


NORTH ELEVATION

31 LA GORCE RESIDENCE

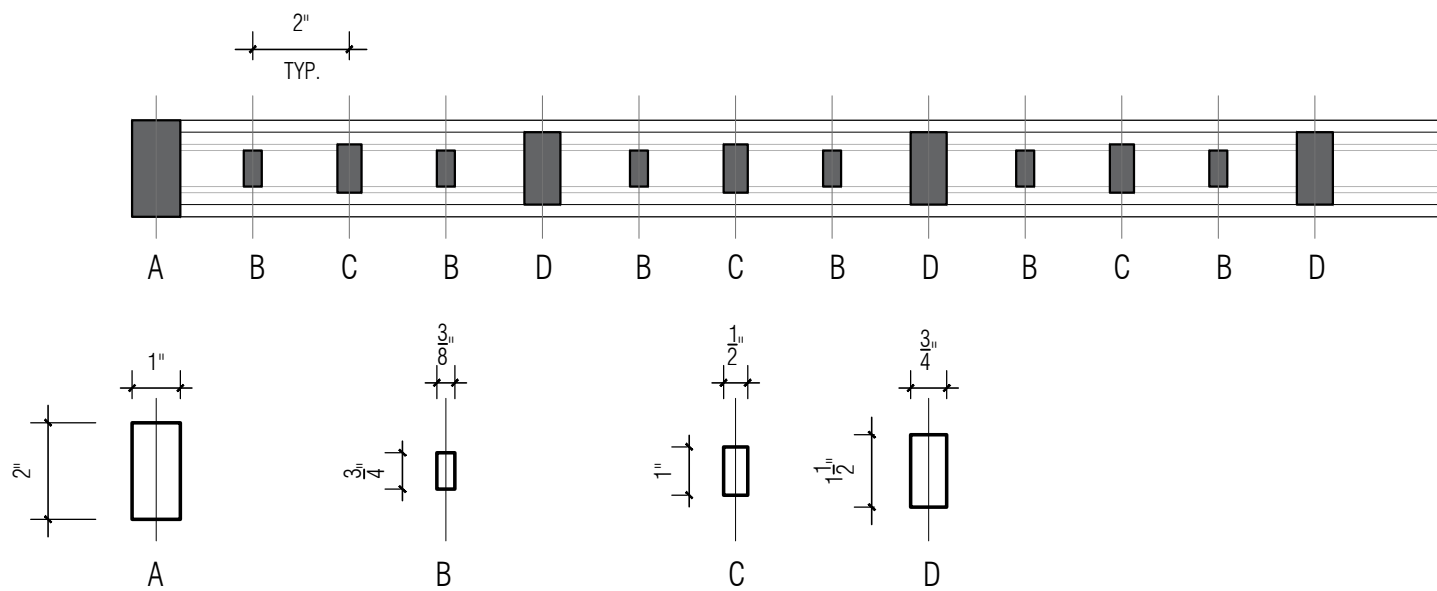
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POOL CABANA ELEVATIONS

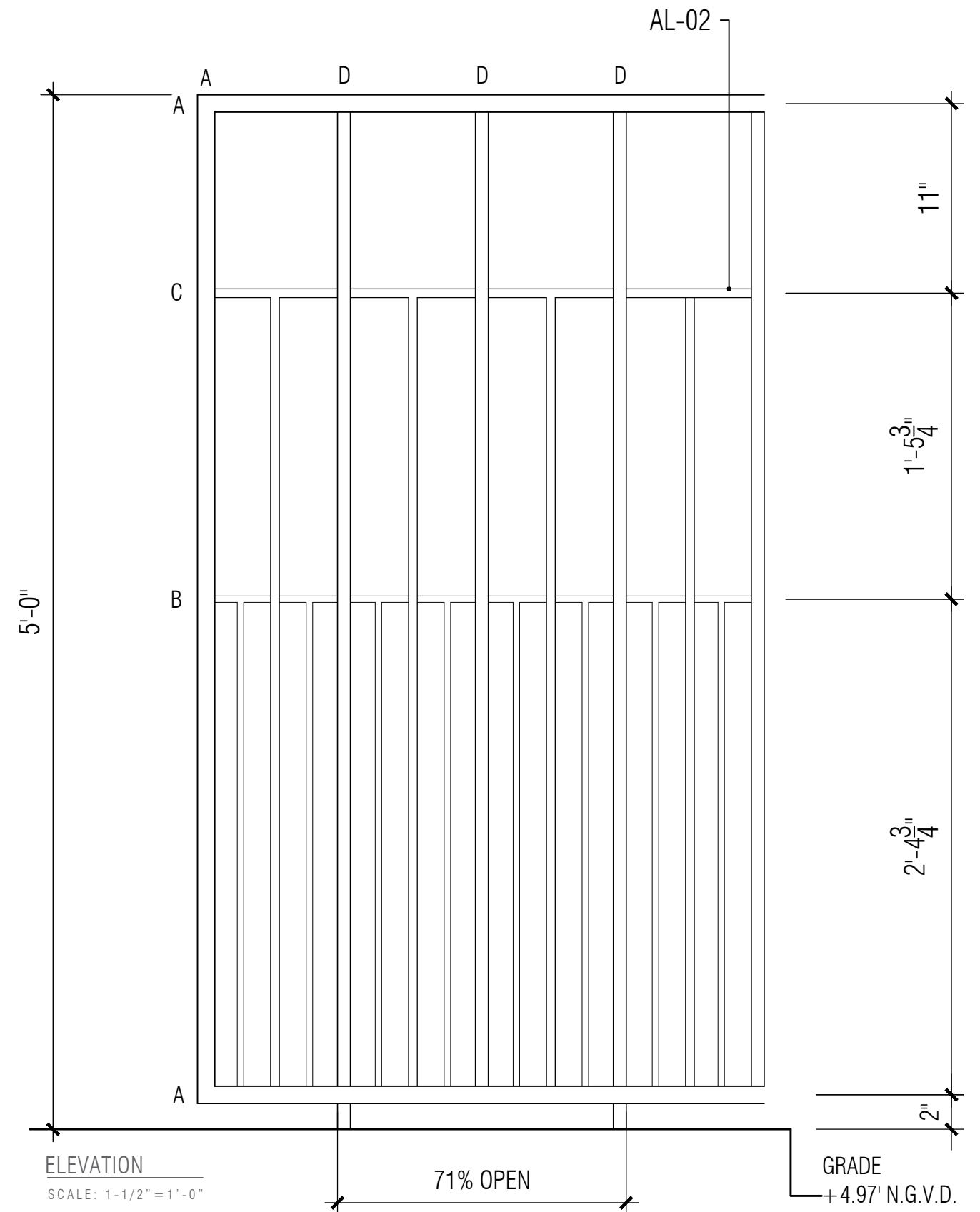
SCALE: 1/8" = 1'-0"



PLAN
SCALE: 3" = 1'-0"

MATERIAL LEGEND

AL-02 BLACK POWDER COAT FINISH, OR SIMILAR FINISH, ON ALUMINUM EXTRUSIONS DECORATIVE FENCE

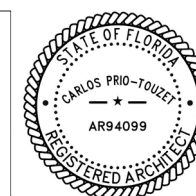


ELEVATION
SCALE: 1-1/2" = 1'-0"

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31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA

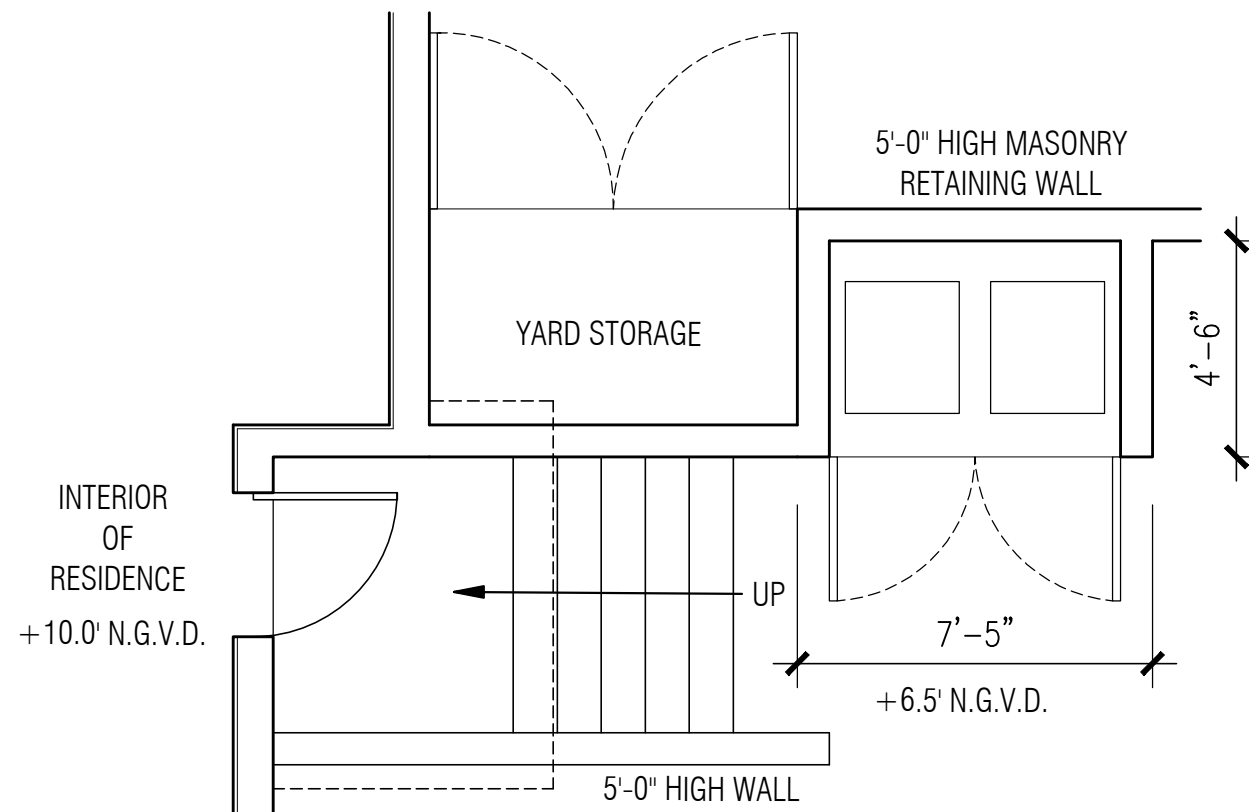


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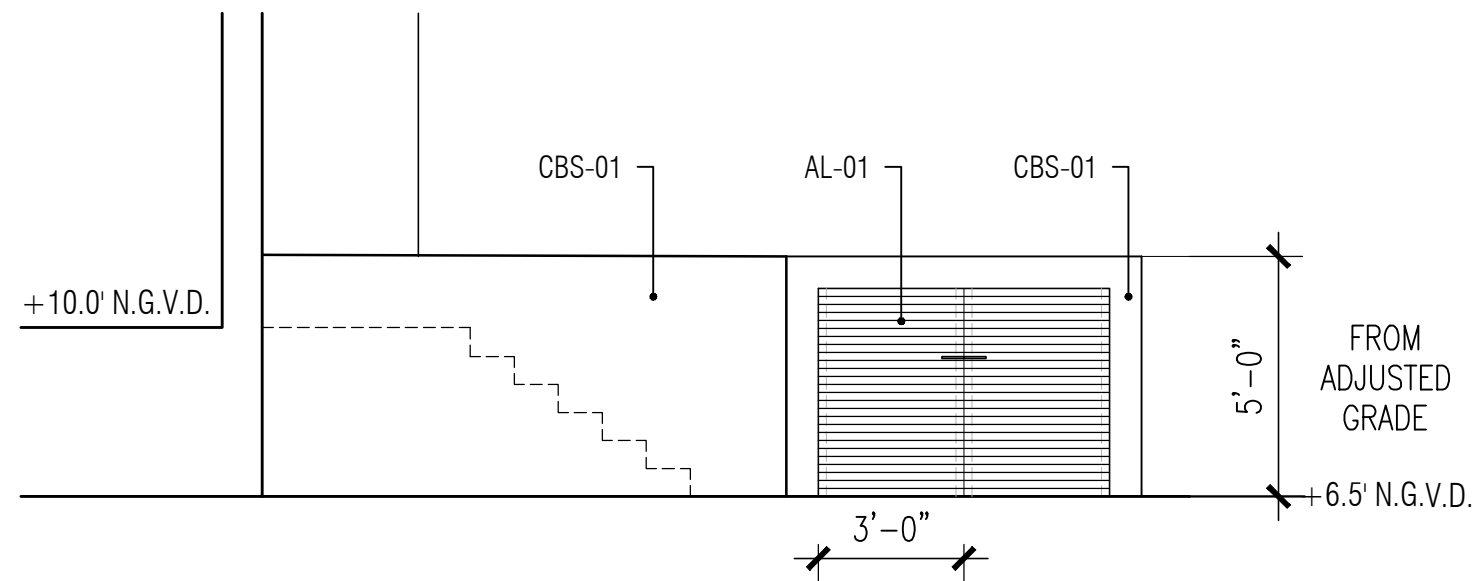


FENCE DETAIL
SCALE: N/A

A-35.3



PLAN



ELEVATION

MATERIAL LEGEND

AL-01 ALUMINUM MEMBERS AND STRUCTURAL ELEMENTS TO BE FINISHED IN WHITE KYNAR, OR SIMILAR FINISH

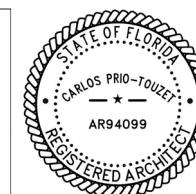
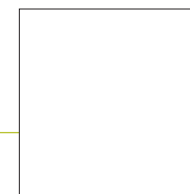
CBS-01 WHITE PAINTED STUCCO ON REINFORCED CONCRETE MASONRY WALL

31 LA GORCE RESIDENCE

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TRASH DETAIL
SCALE: 1/4" = 1'-0"

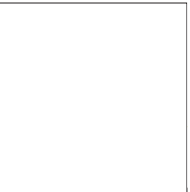
A-35.4



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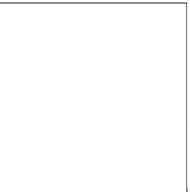


VIEW FROM LA GORCE CIRCLE



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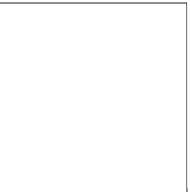
VIEW FROM GARDEN



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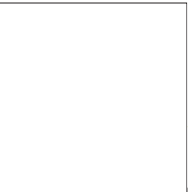


VIEW FROM POOL CABANA



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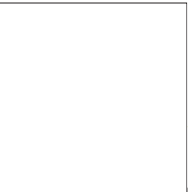


VIEW FROM FAMILY ROOM



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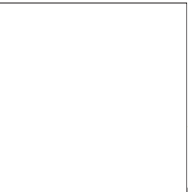
VIEW FROM BREVITY LANE



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VIEW FROM LA GORCE CIRCLE