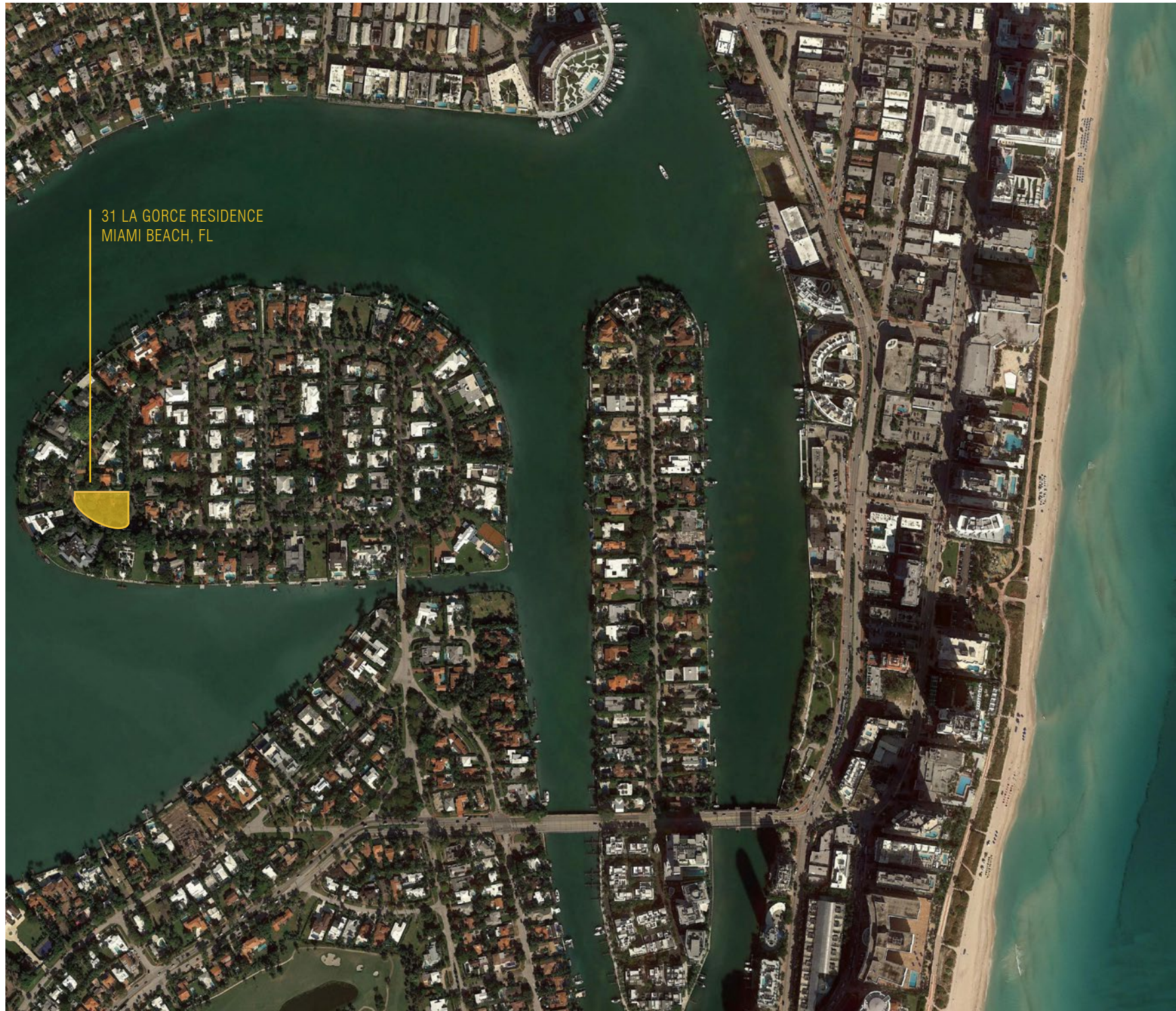


# 31 LA GORCE RESIDENCE

DRB PRESENTATION . JULY 7, 2020



## 31 LA GORCE RESIDENCE

31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA

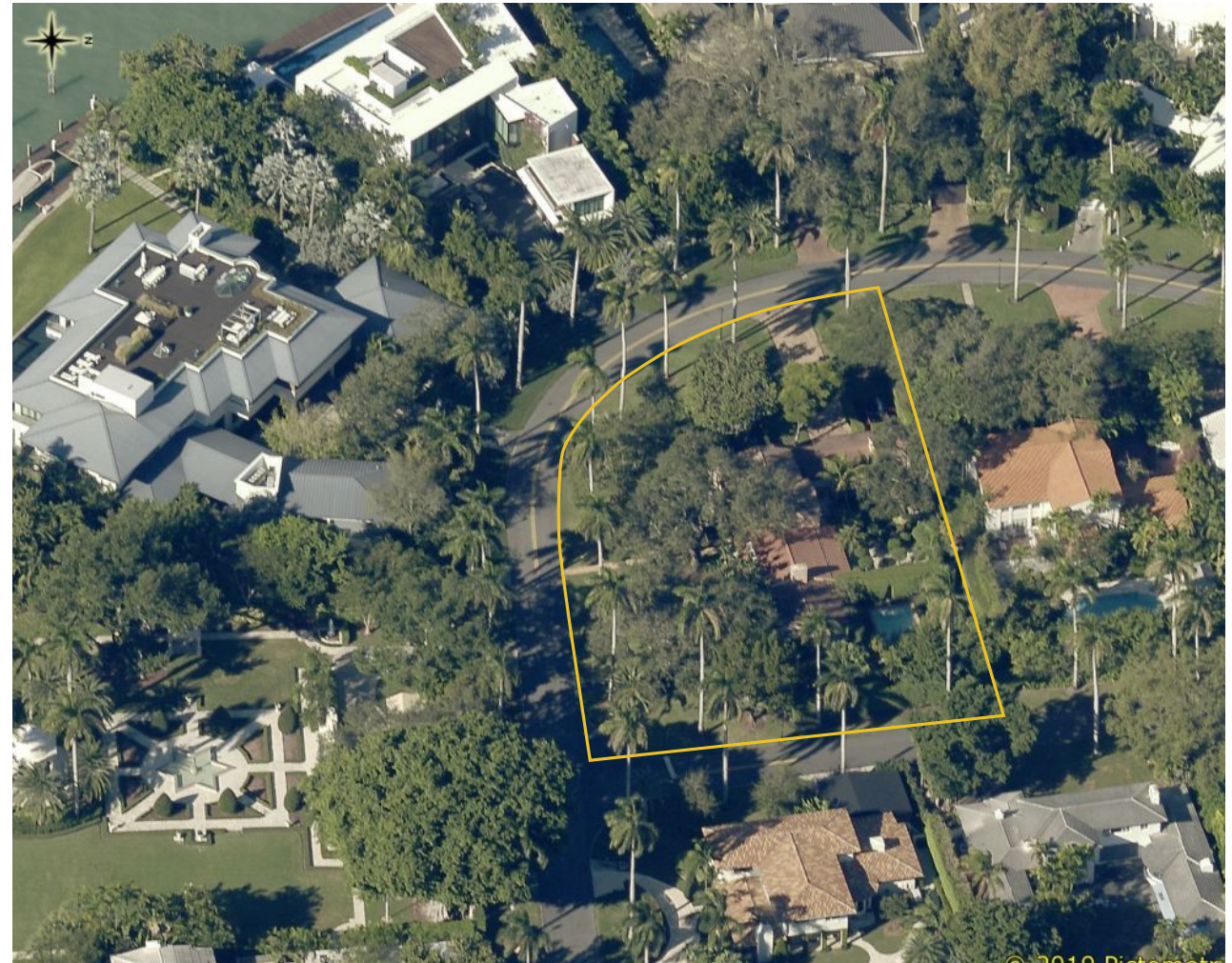


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SITE LOCATION



A-7



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

SITE LOCATION - EAST/WEST



A



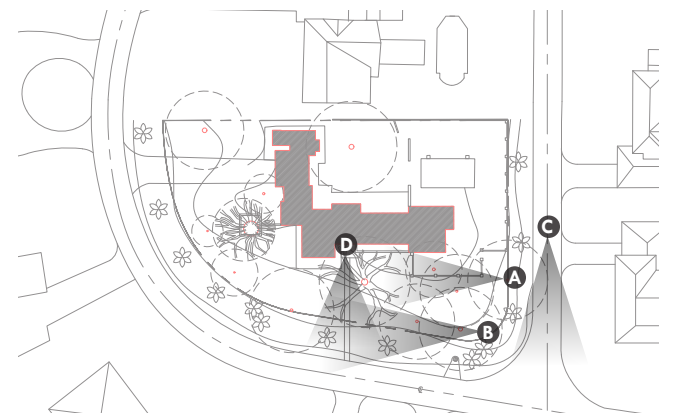
B



C



D



SITE PHOTOS - EXISTING LANDSCAPE

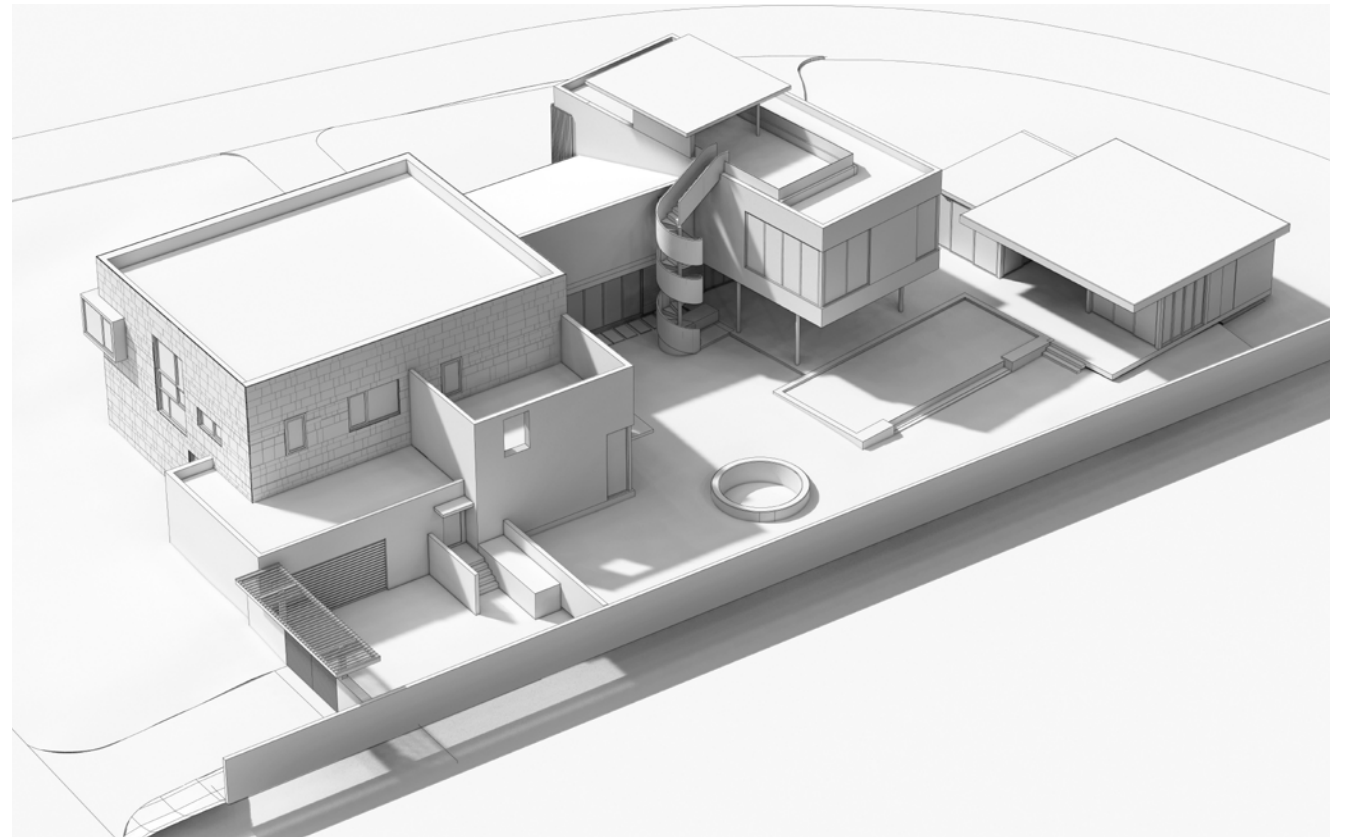
## 31 LA GORCE RESIDENCE

31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



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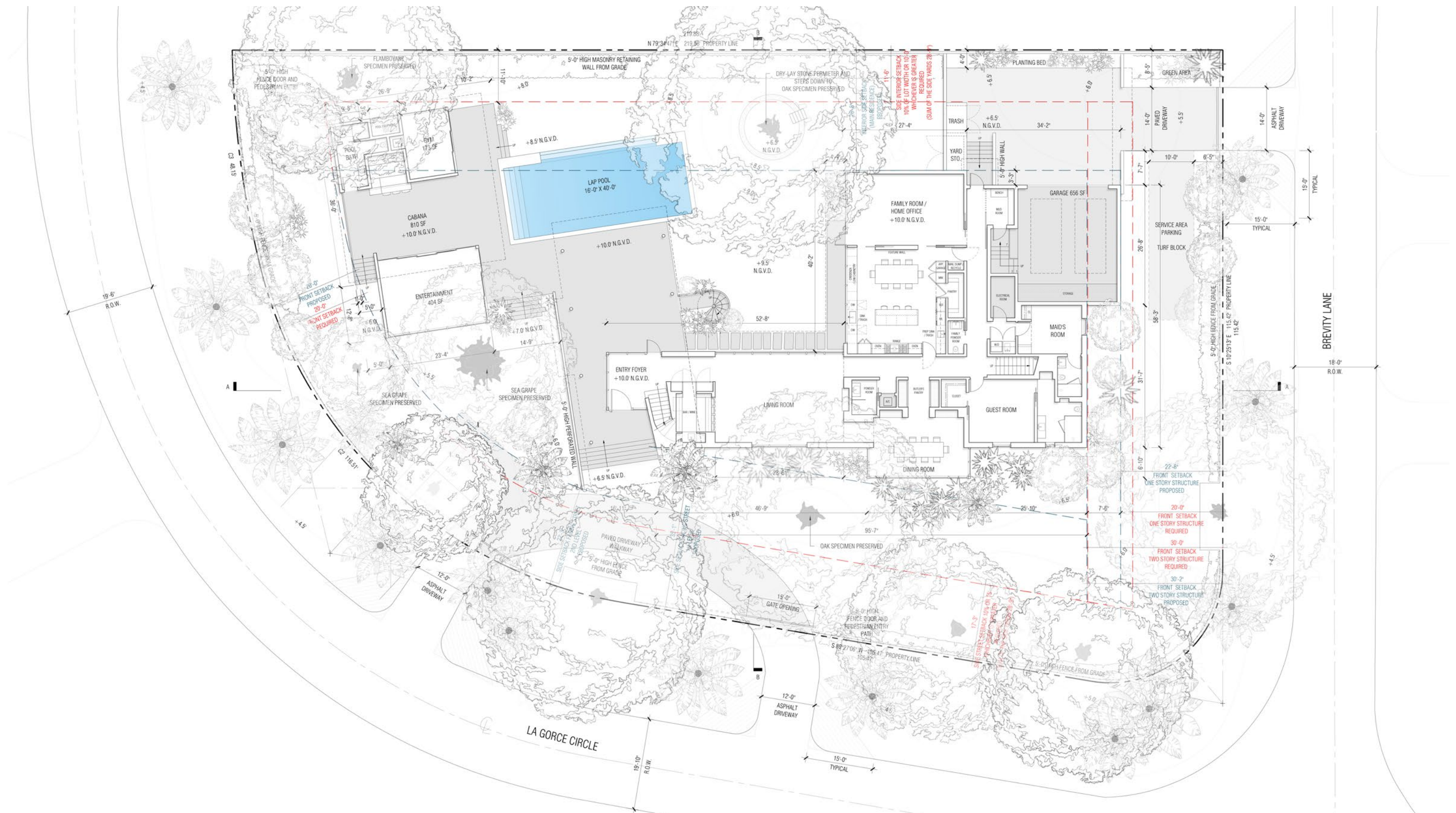


31 LA GORCE RESIDENCE  
31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



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PROPOSED AXONOMETRICS



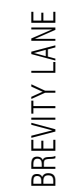
31 LA GORCE RESIDENCE  
31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA

TOUZET  
STUDIO  
DESIGN  
ARCHITECTURE

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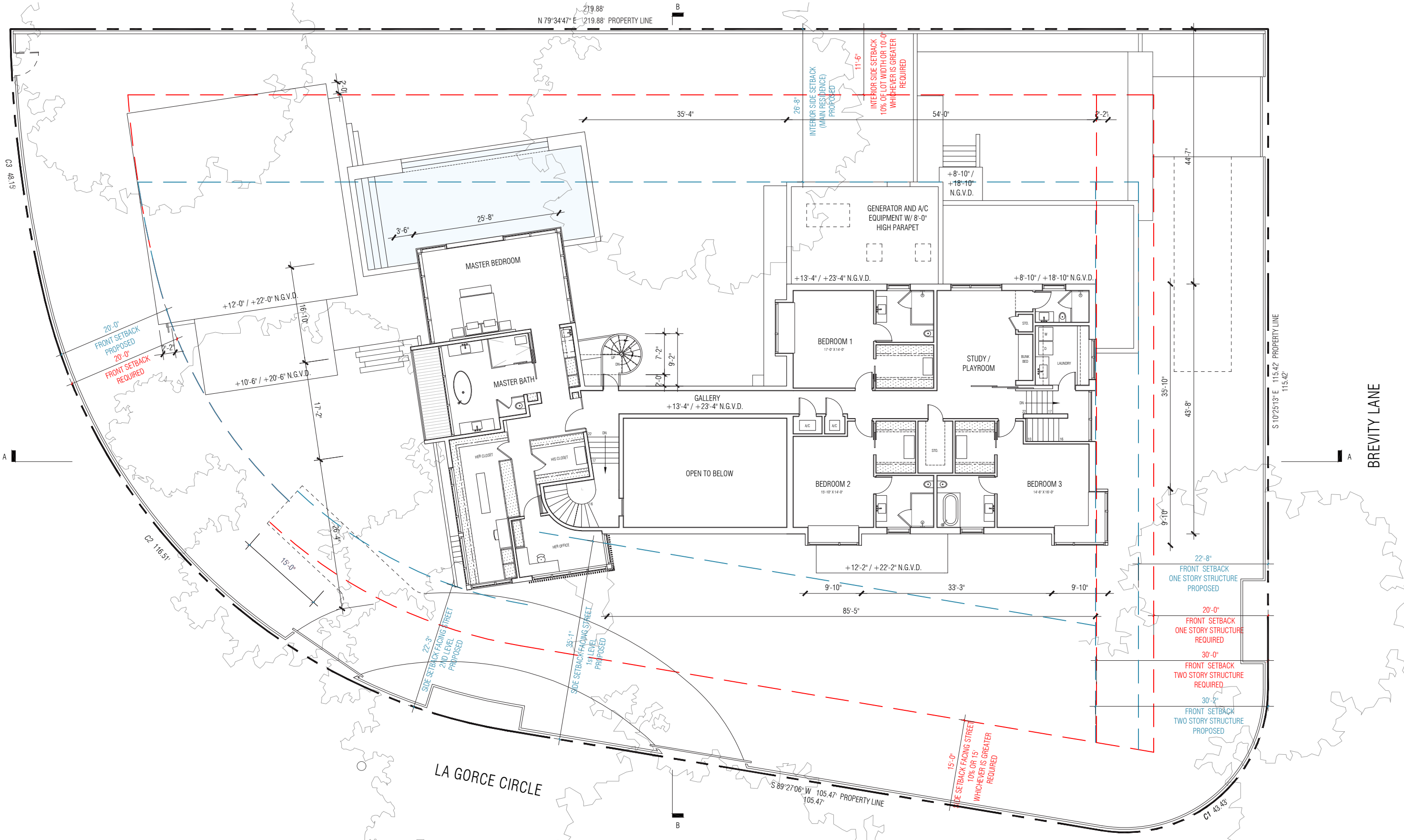
PROPOSED SITE PLAN  
SCALE: 1:20





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

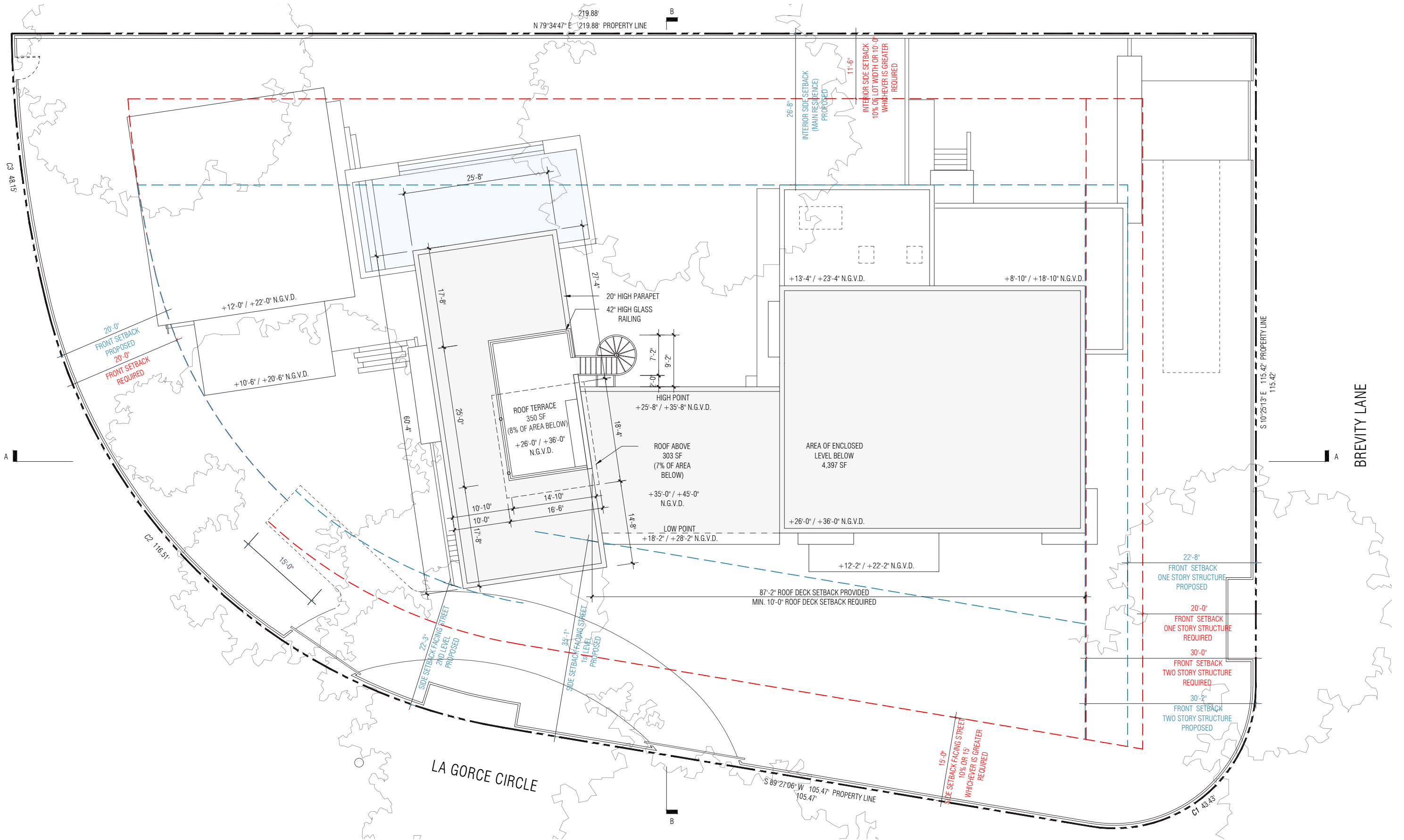




31 LA GORCE RESIDENCE  
 31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



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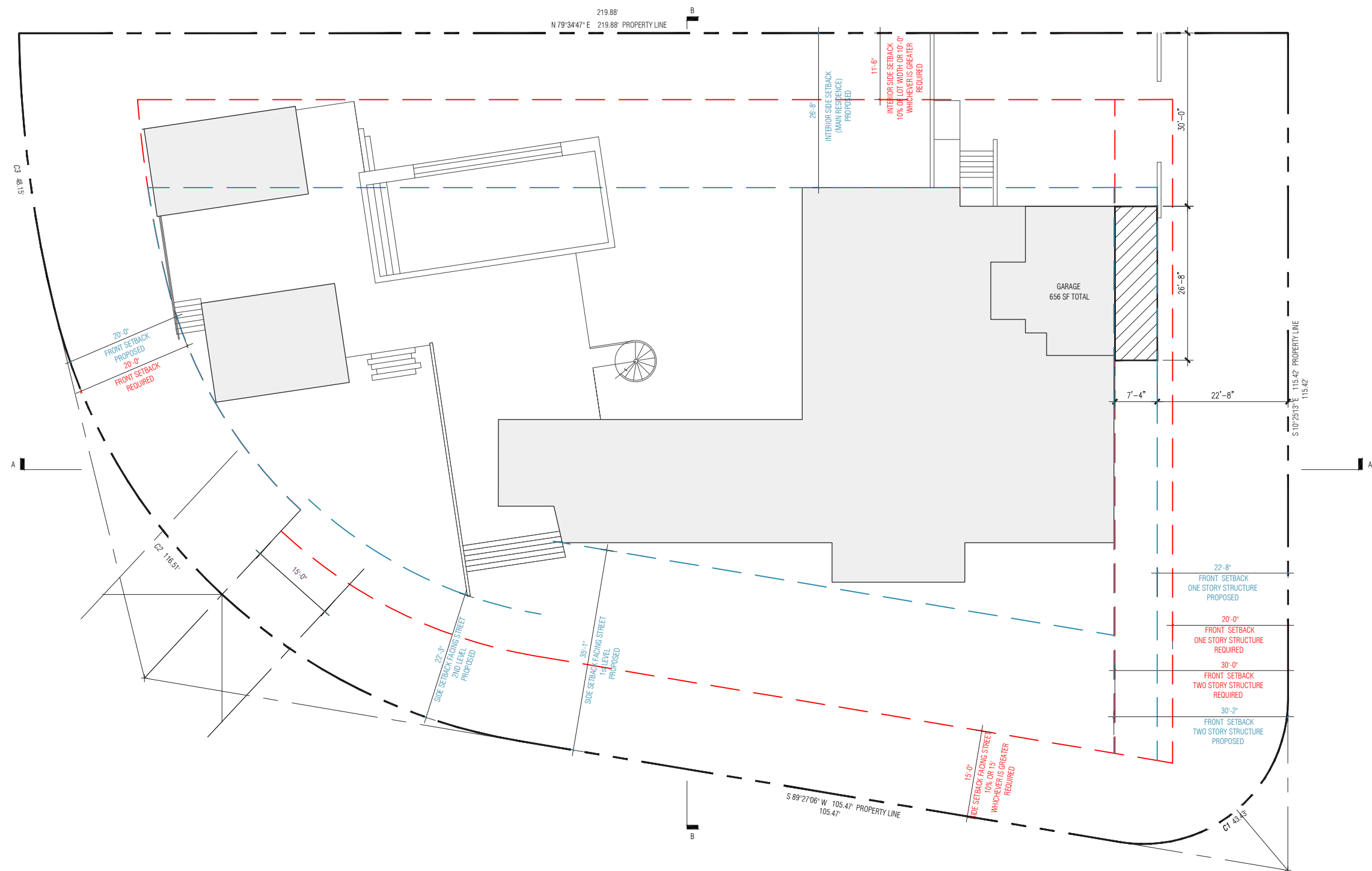


# 31 LA GORCE RESIDENCE

31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



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31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



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VARIANCE DIAGRAM  
SCALE: 1:20



A-6



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

VIEW FROM LA GORCE CIRCLE



VIEW FROM GARDEN

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



VIEW FROM POOL CABANA

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



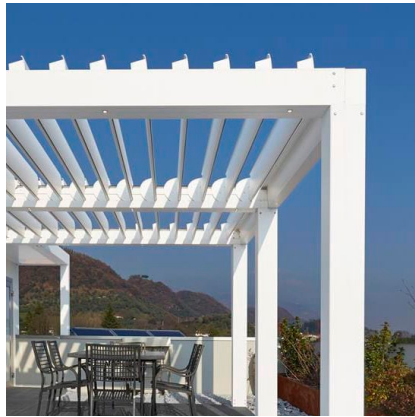
VIEW FROM FAMILY ROOM

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

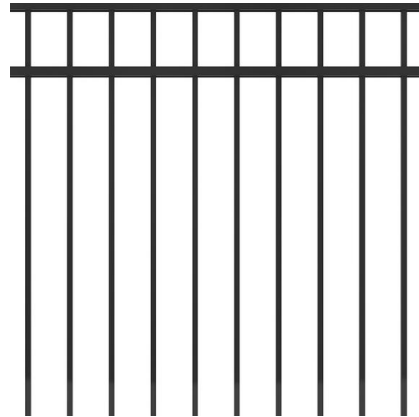


VIEW FROM BREVITY LANE

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



AL-01



AL-02



C-01



CBS-01



GL-01



GL-02



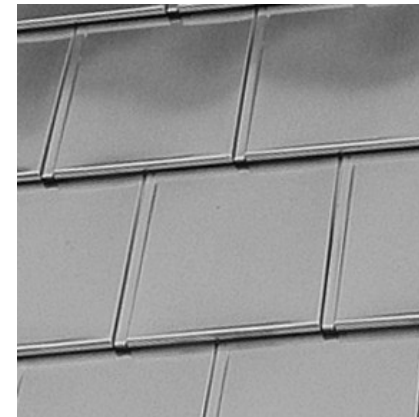
MTL-01



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
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- MTL-01 BREAK METAL OVER STEEL STRUCTURAL ELEMENTS - MEDIUM BRONZE FINISH
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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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## MATERIALS AND TEXTURES

## EXHIBIT A

# 31 LA GORCE RESIDENCE

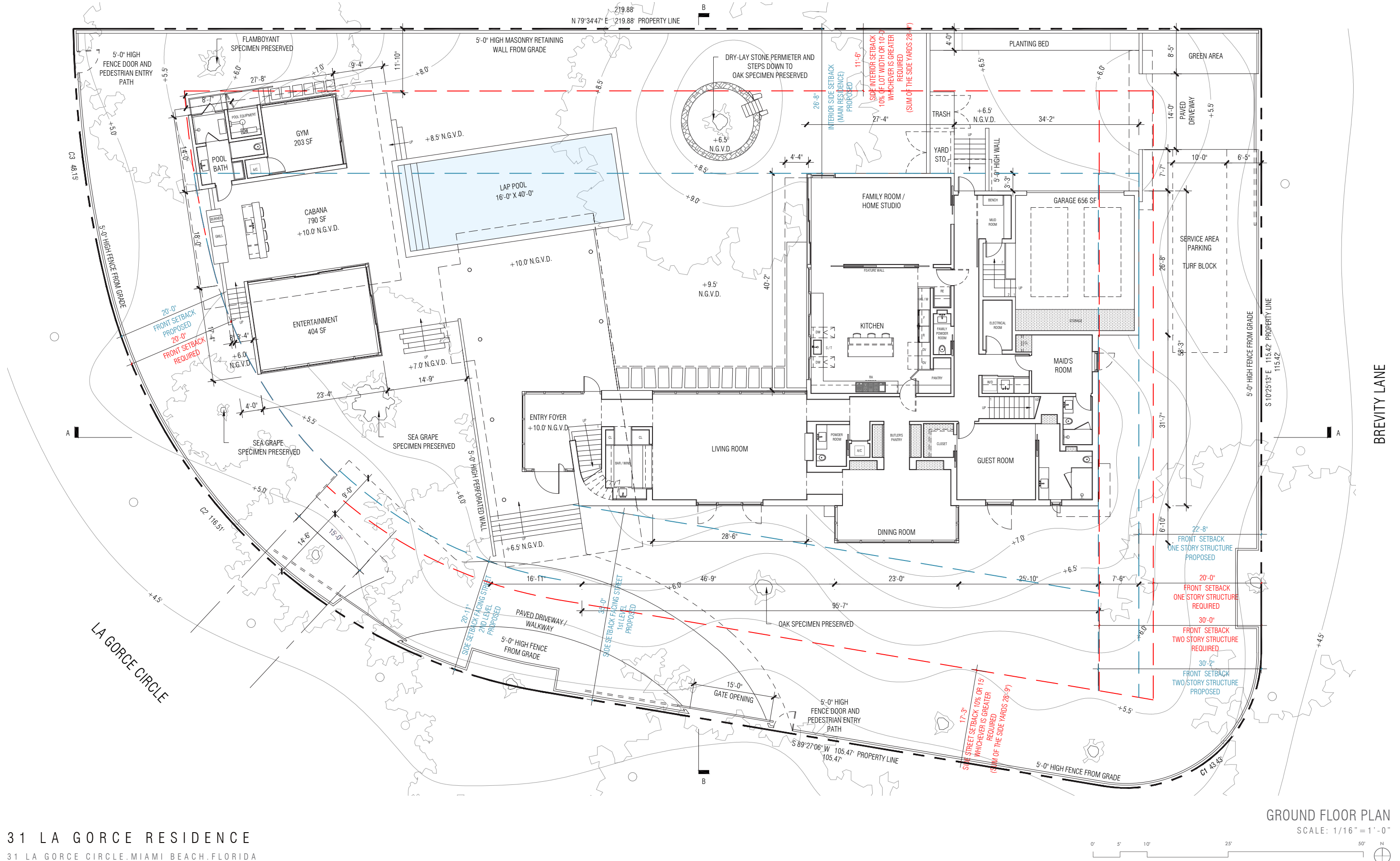
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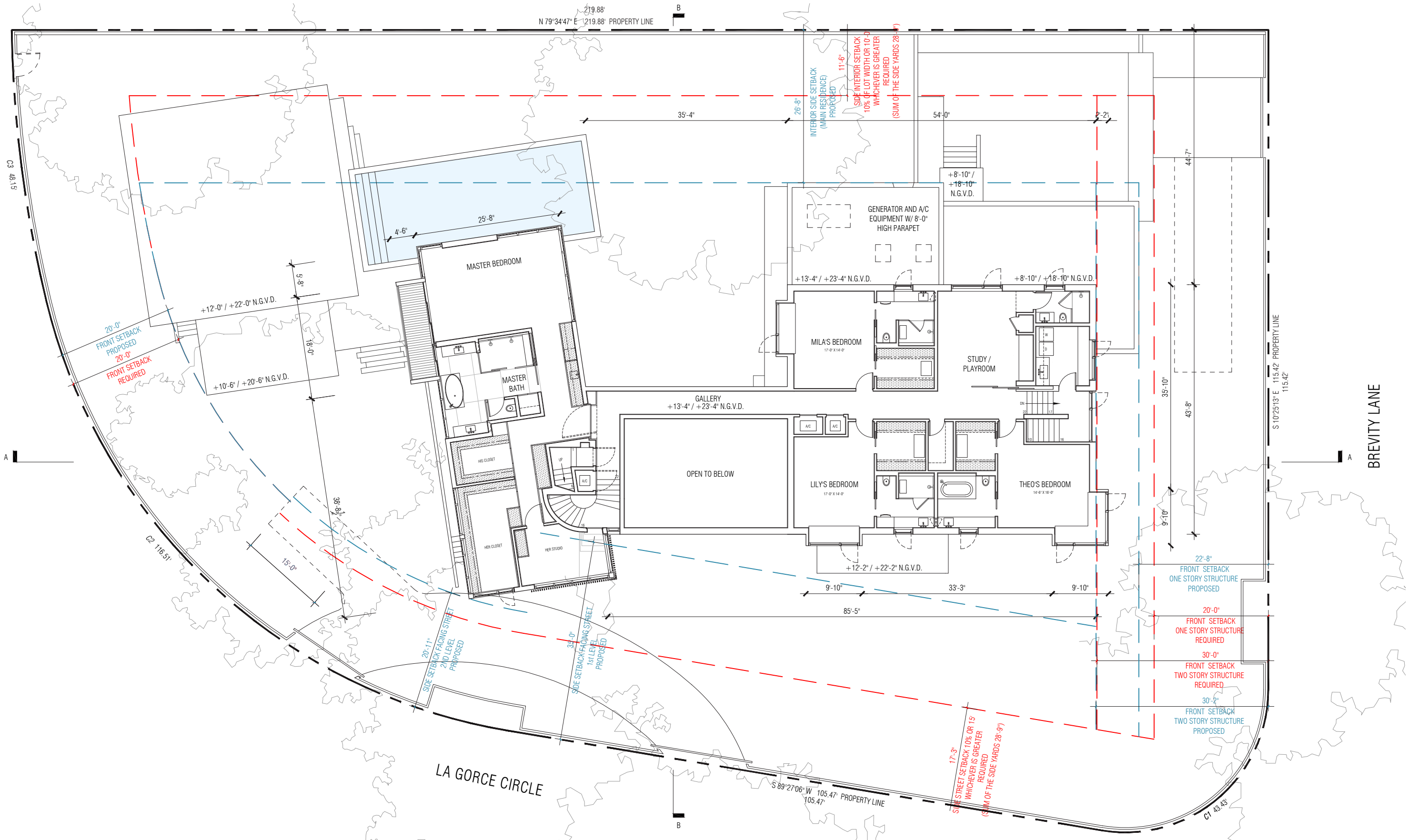


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REVISED FOR DRB HEARING . E-1

MIAMI BEACH . DRB PRESENTATION . 07 JULY 2020



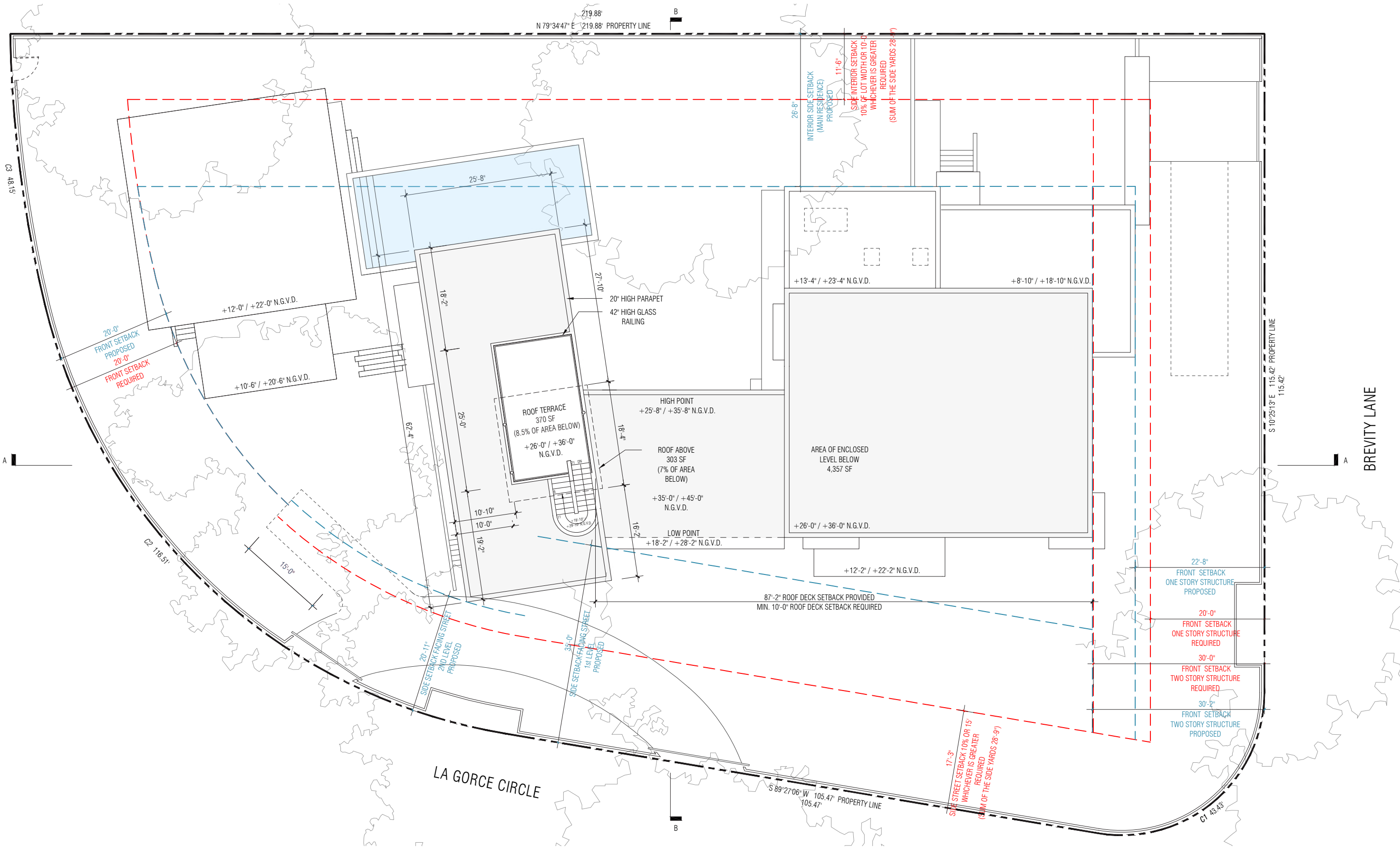


31 LA GORCE RESIDENCE  
31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



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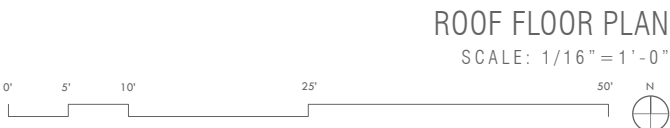


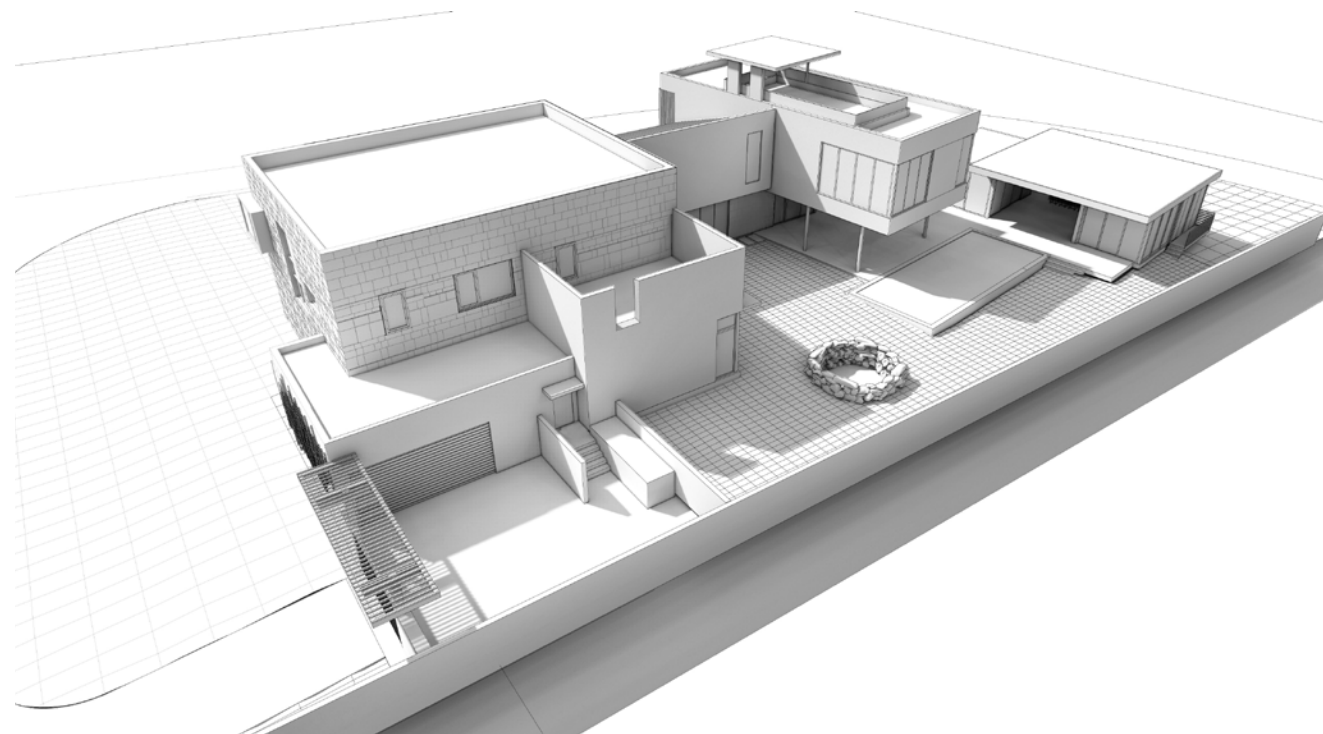
31 LA GORCE RESIDENCE  
31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



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## 31 LA GORCE RESIDENCE

31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



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PROPOSED AXONOMETRICS

REVISED FOR DRB HEARING . E-4

MIAMI BEACH . DRB PRESENTATION . 07 JULY 2020



VIEW FROM FAMILY ROOM

## 31 LA GORCE RESIDENCE

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REVISED FOR DRB HEARING . E-5

MIAMI BEACH . DRB PRESENTATION . 07 JULY 2020

L A N D S C A P E



MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
666856



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

LANDSCAPE PLAN  
**BOYD RESIDENCE**  
31 LAGORCE CIRCLE, MIAMI BEACH, FLORIDA

06 APRIL 2020  
17 MARCH 2020



NIEVERA WILLIAMS  
DESIGN

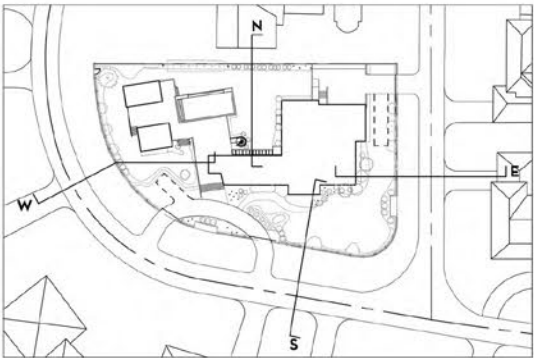
223 Sunset Avenue  
Suite 150  
Palm Beach, Florida 33480  
P: 561-659-2820  
F: 561-659-2113

NIEVERAWILLIAMS.COM

**LP1**

NOTES

1. ALL SPOT ELEVATIONS IN NGVD
2. THE MINIMUM ELEVATION OF A REQUIRED YARD CANNOT BE LESS THAN 656 FEET NGVD, EXCEPT DRIVEWAYS, WALKWAYS, TRANSITION AREAS, GREEN INFRASTRUCTURE (E.G. VEGETATED SWALES, PERMEABLE PAVEMENT, RAIN GARDENS, AND RAINWATER/STORMWATER CAPTURE AND INFILTRATION DEVICES), AND AREAS WHERE EXISTING LANDSCAPING THAT IS BEING PRESERVED.



1 NORTH YARD SECTION  
SK1  
SCALE: 1/8" = 1'-0"



2 WEST YARD SECTION  
SK1

0 1 4 8 16 FEET  
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
666856



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

TOPOGRAPHIC CROSS SECTIONS  
**BOYD RESIDENCE**  
31 LAGORCE CIRCLE, MIAMI BEACH, FLORIDA

06 APRIL 2020  
17 MARCH 2020



NIEVERA WILLIAMS  
DESIGN

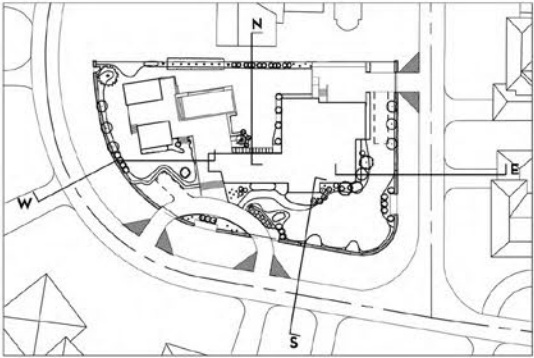
223 Sunset Avenue  
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Palm Beach, Florida 33480  
P: 561-659-2820  
F: 561-659-2113

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**SK1**

NOTES

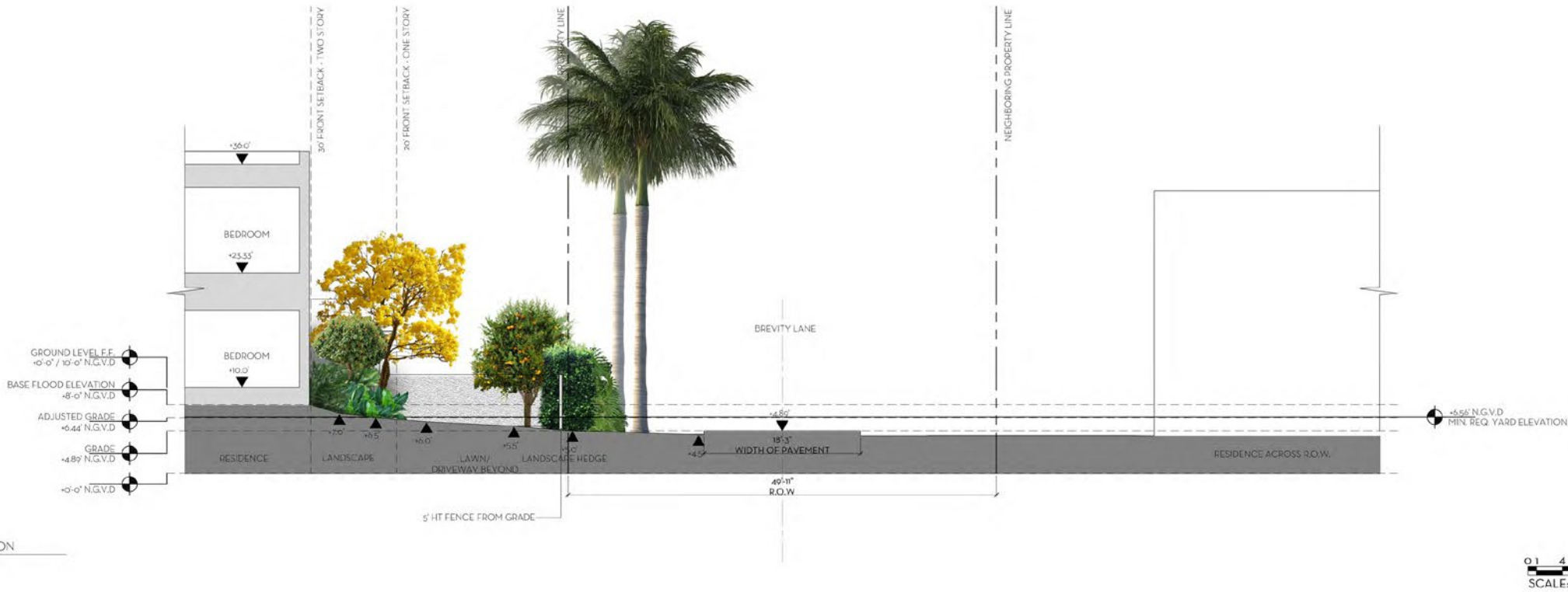
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1 SOUTH YARD SECTION  
SCALE: 1/8" = 1'-0"



2 EAST YARD SECTION  
SCALE: 1/8" = 1'-0"



0 1 4 8 16 FEET  
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6668856



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

TOPOGRAPHIC CROSS SECTIONS  
**BOYD RESIDENCE**  
31 LAGORCE CIRCLE, MIAMI BEACH, FLORIDA

06 APRIL 2020  
17 MARCH 2020



NIEVERA WILLIAMS  
DESIGN

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F: 561-659-2113

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**SK2**





MATERIAL LEGEND

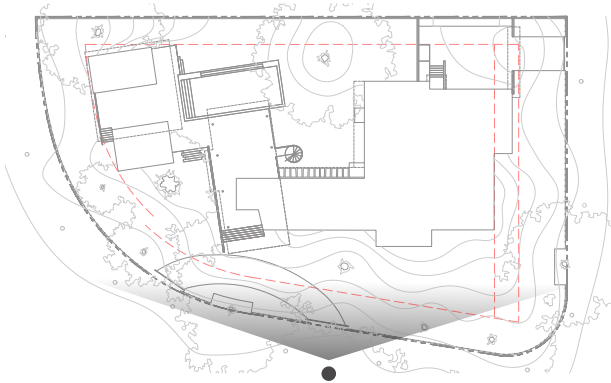
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- AL-02 BLACK POWDER COAT FINISH, OR SIMILAR FINISH, ON ALUMINUM EXTRUSIONS DECORATIVE FENCE
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- GL-02 CLEAR, LAMINATED GLASS RAILING SYSTEM
- MTL-01 BREAK METAL OVER STEEL STRUCTURAL ELEMENTS - MEDIUM 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



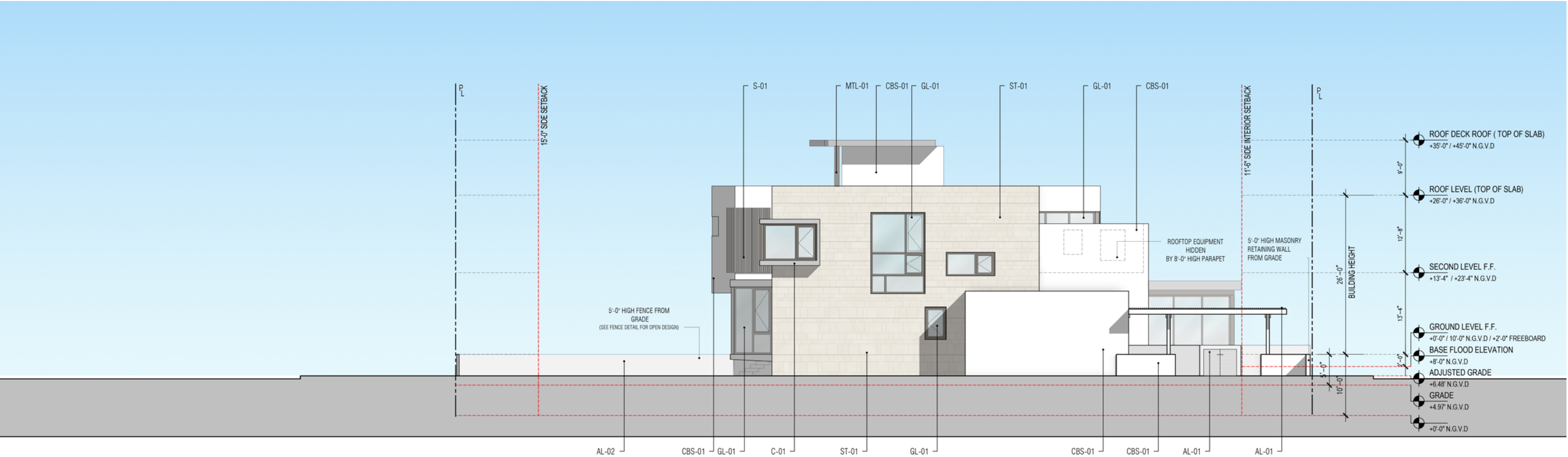
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SOUTH ELEVATION

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





MATERIAL LEGEND

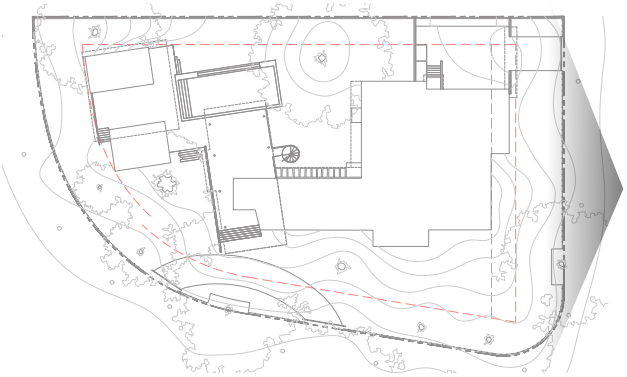
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31 LA GORCE RESIDENCE

31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA

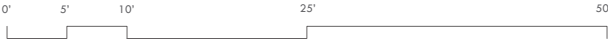


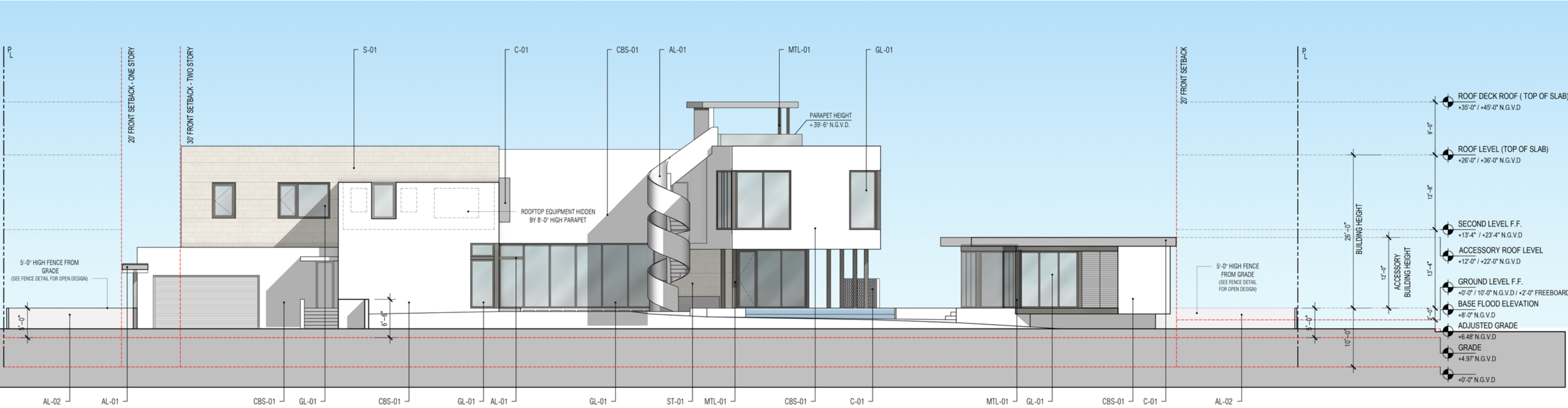
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EAST ELEVATION

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





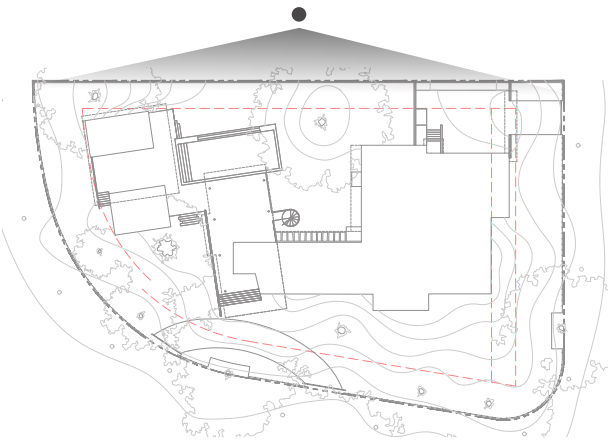
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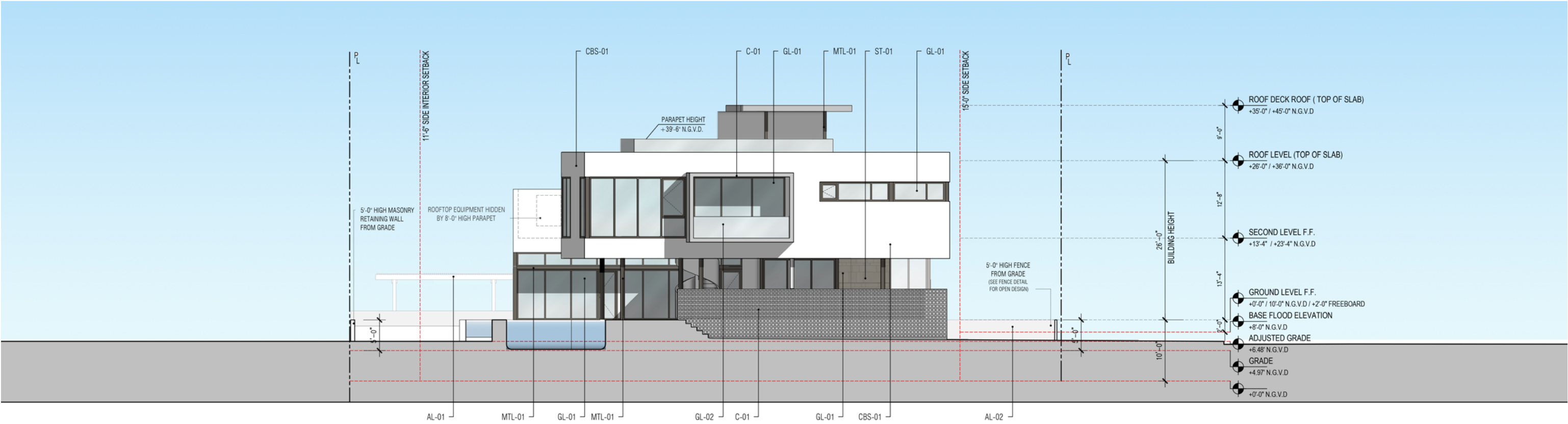
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31 LA GORCE RESIDENCE  
31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



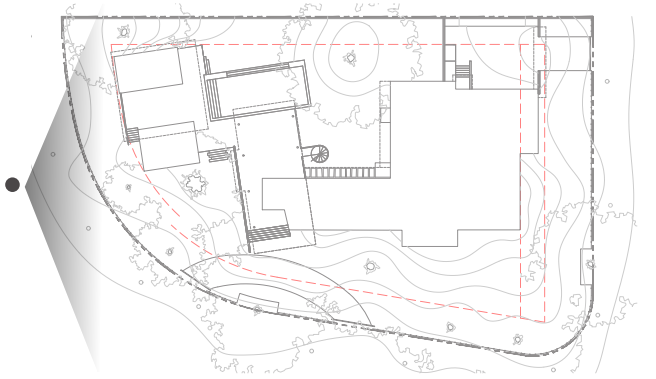
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MATERIAL LEGEND

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31 LA GORCE RESIDENCE

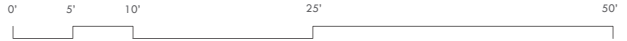
31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA

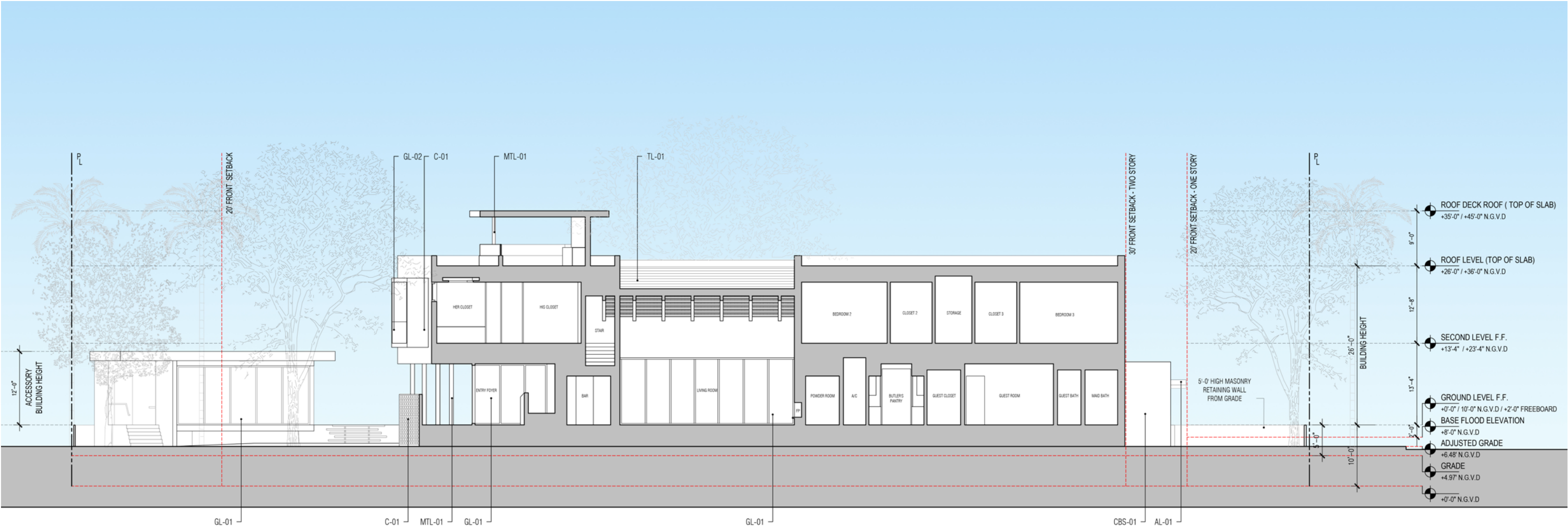


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WEST ELEVATION

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





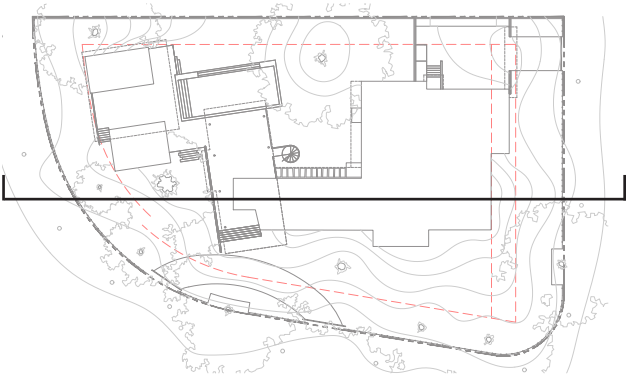
MATERIAL LEGEND

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

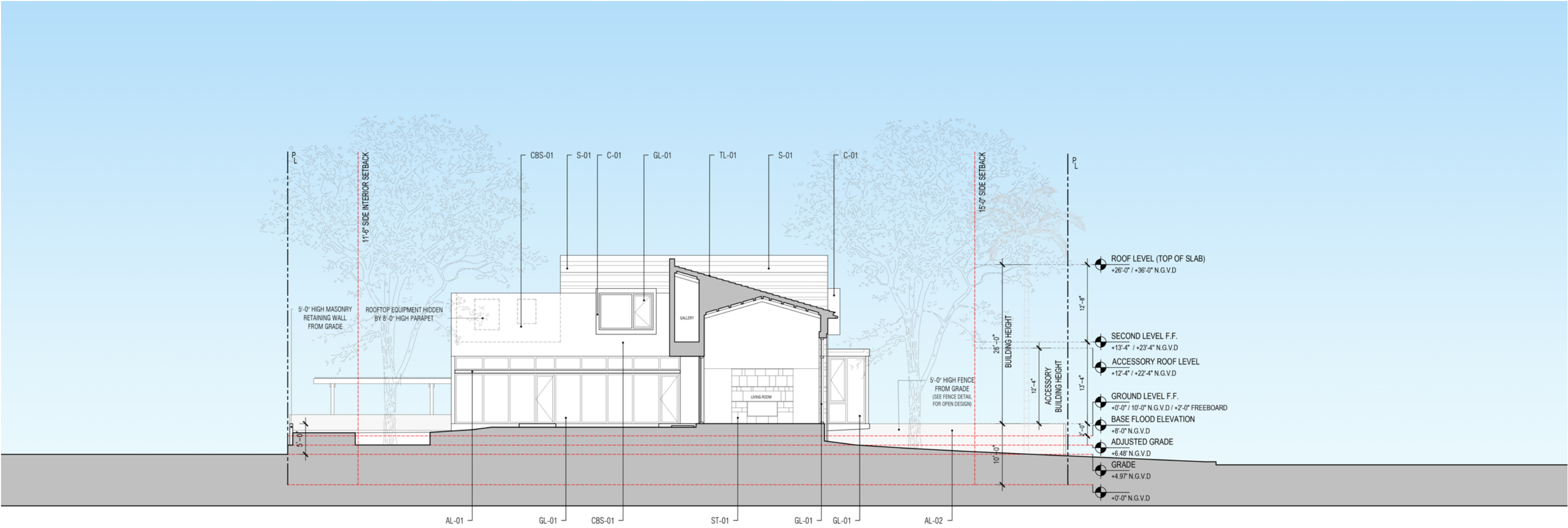
TOUZET  
STUDIO  
DESIGN  
ARCHITECTURE

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





MATERIAL LEGEND

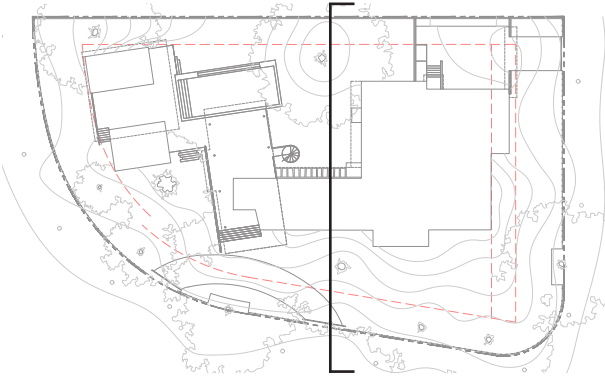
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- AL-02 BLACK POWDER COAT FINISH, OR SIMILAR FINISH, ON ALUMINUM EXTRUSIONS DECORATIVE FENCE
- C-01 SEALED, LIGHT-COLOR, CAST-IN-PLACE ARCHITECTURAL CONCRETE ELEMENTS / STRUCTURE
- CBS-01 WHITE PAINTED STUCCO ON REINFORCED CONCRETE MASONRY WALL
- GL-01 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 - TRANSVERSE

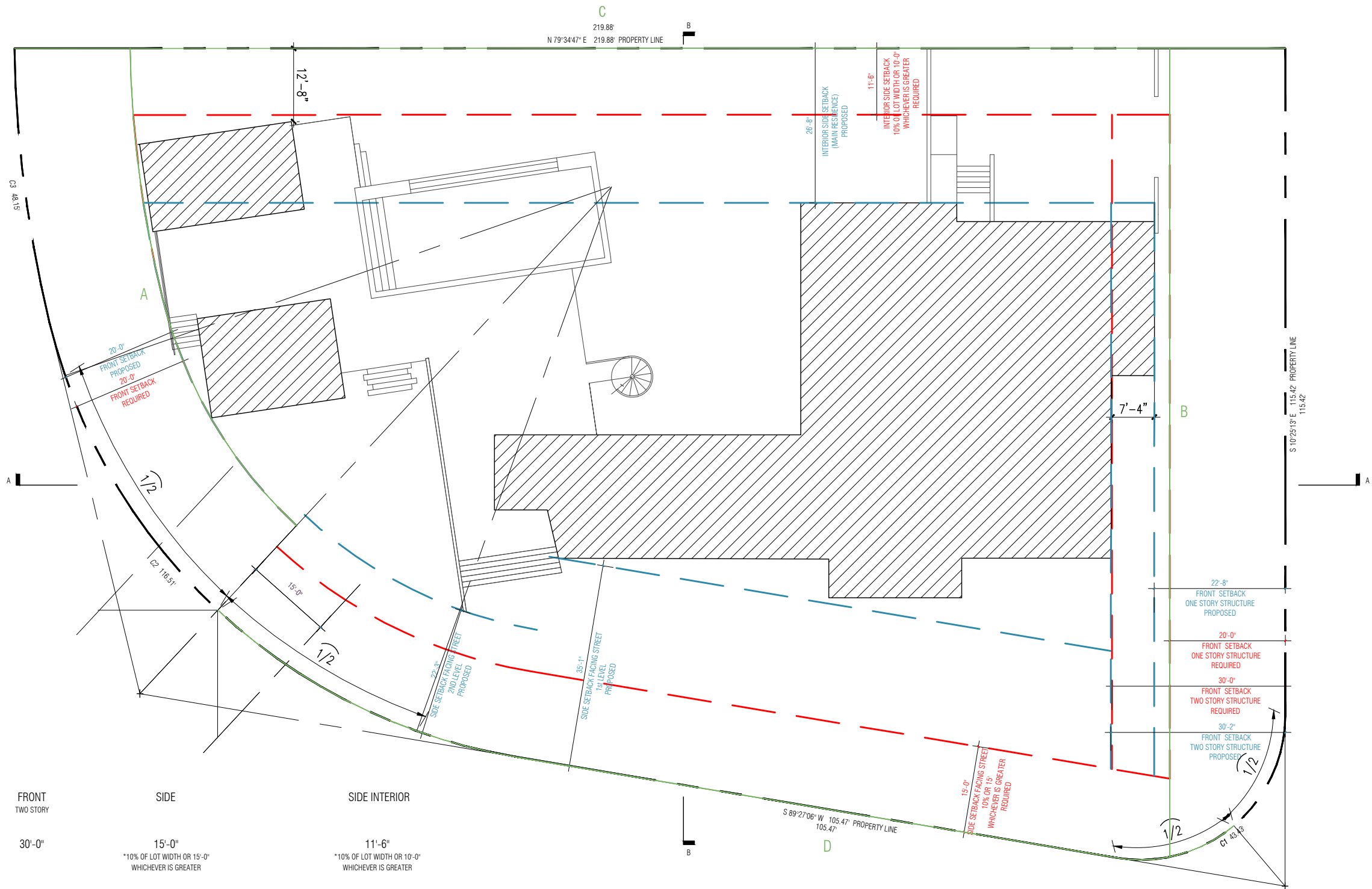
SCALE: 1/16" = 1'-0"



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) | N/A                        |                                                      |
| 15                                                                   |                                                                    |                                          | Proposed Second Floor Unit Size SF and % :                                                                                         | 4,192 SF (76%)             |                                                      |
| 16                                                                   |                                                                    |                                          | Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):                              | 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 |                                                                    |                                          |                                                                                                                                    |                            |                                                      |





SETBACKS

| REQUIRED | FRONT  | FRONT<br>ONE STORY | FRONT<br>TWO STORY | SIDE                                                          | SIDE INTERIOR                                                 |
|----------|--------|--------------------|--------------------|---------------------------------------------------------------|---------------------------------------------------------------|
|          | 20'-0" | 20'-0"             | 30'-0"             | 15'-0"<br>*10% OF LOT WIDTH OR 15'-0"<br>WHICHEVER IS GREATER | 11'-6"<br>*10% OF LOT WIDTH OR 10'-0"<br>WHICHEVER IS GREATER |

| PROPOSED | FRONT  | FRONT<br>ONE STORY | FRONT<br>TWO STORY | SIDE<br>FIRST LEVEL | SIDE<br>SECOND LEVEL | SIDE INTERIOR<br>ACCESSORY BUILDING | SIDE INTERIOR<br>MAIN RESIDENCE |
|----------|--------|--------------------|--------------------|---------------------|----------------------|-------------------------------------|---------------------------------|
|          | 22'-8" | 22'-8"             | 30'-2"             | 35'-1"              | 22'-3"               | 12'-8"                              | 26'-8"                          |

| LOT WIDTH AND<br>DEPTH METHOD | LOT WIDTH= (A+B) / 2 = 229'-10" / 2 = 114'-11" |
|-------------------------------|------------------------------------------------|
|                               | LOT DEPTH = (C+D) / 2 = 405'-4" / 2 = 202'-8"  |

31 LA GORCE RESIDENCE

31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA

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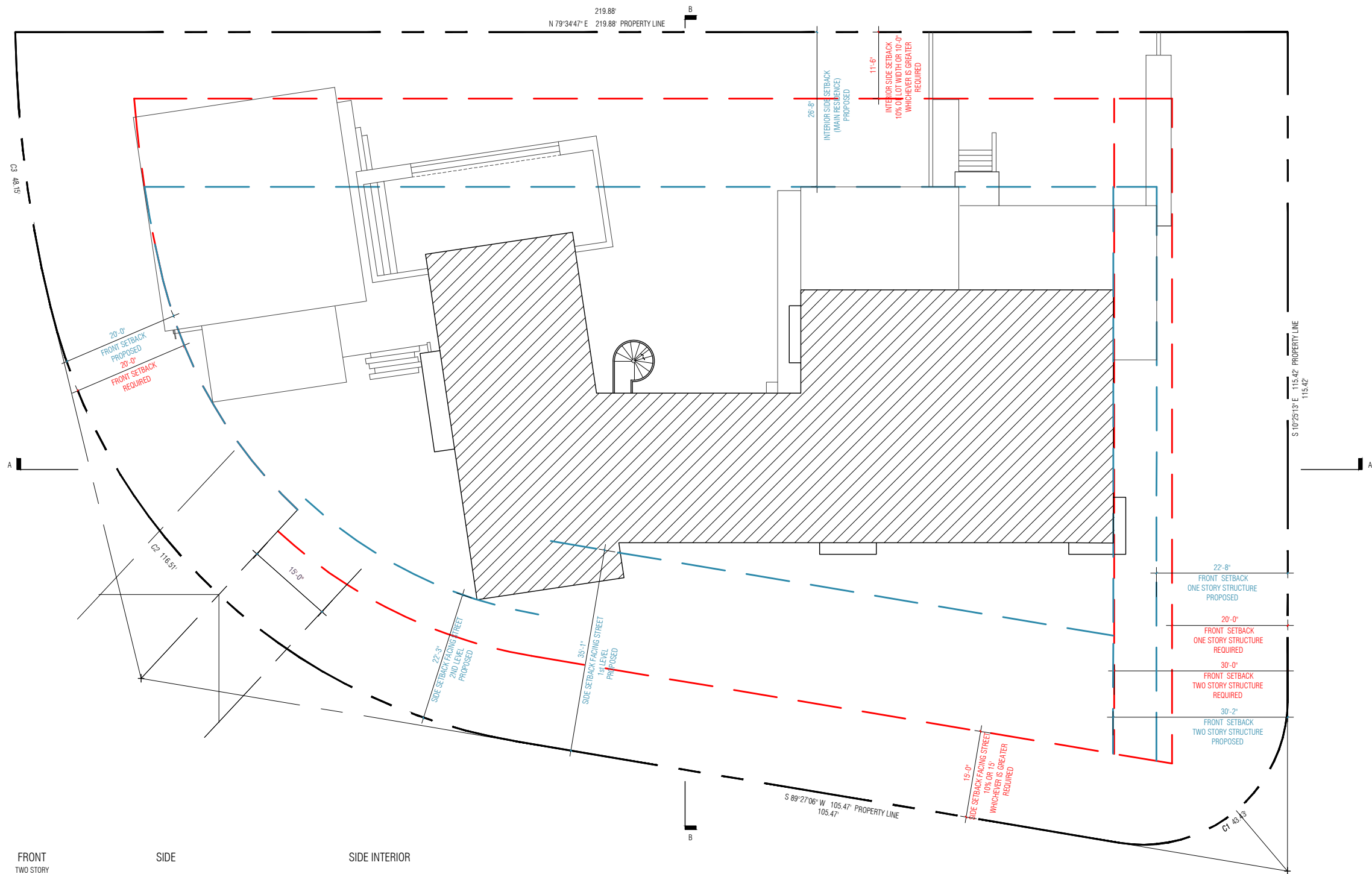
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SETBACK DIAGRAM - GROUND LEVEL

SCALE: 1:20



A-4



# SETBACKS

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

## SETBACK DIAGRAM - SECOND LEVEL

SCALE: 1:20

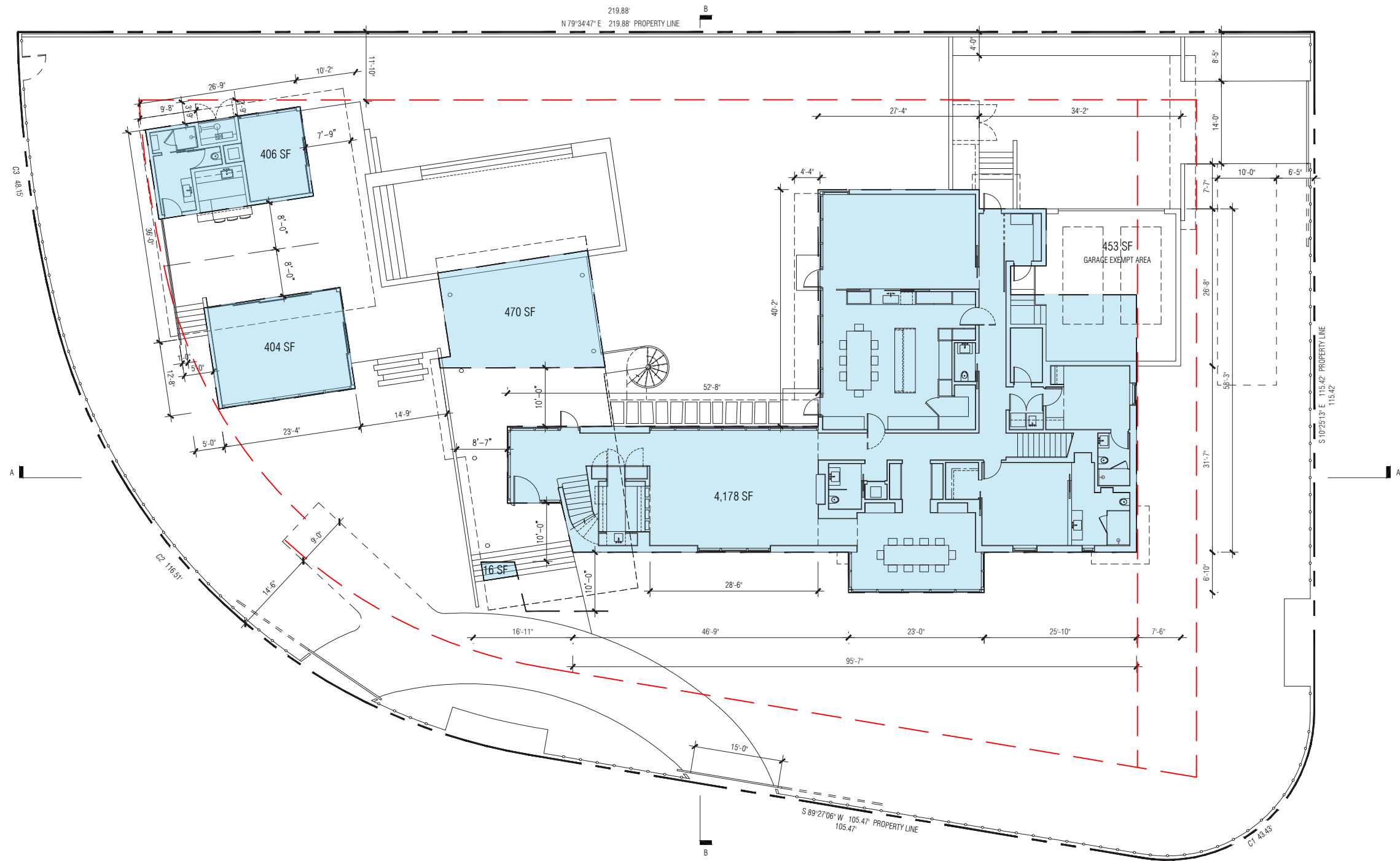


## 31 LA GORCE RESIDENCE

31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



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#### UNIT SIZE

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

## 31 LA GORCE RESIDENCE

31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



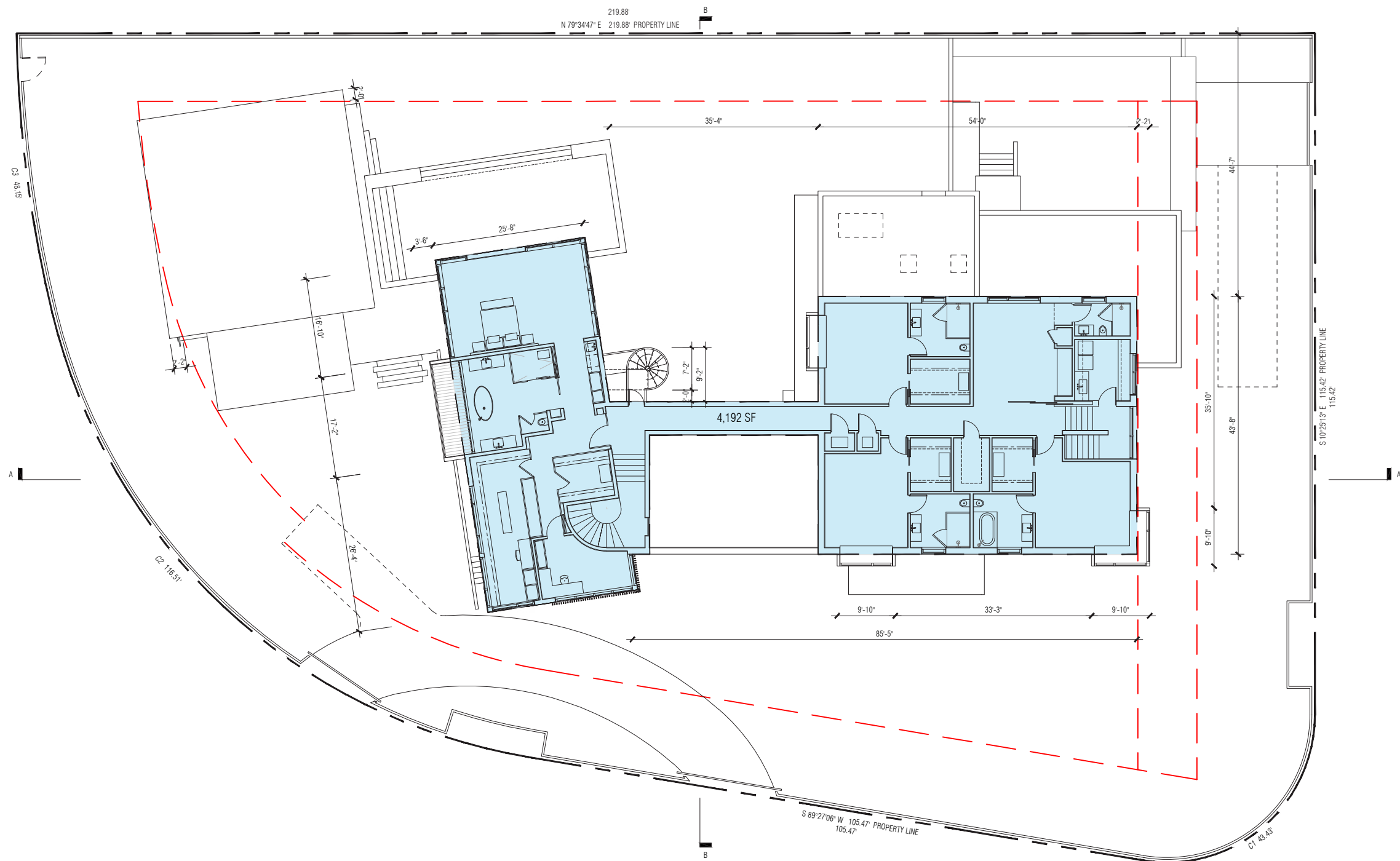
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## PROPOSED DIAGRAMS - UNIT SIZE - GROUND LEVEL

SCALE: 1:20



A-21



# UNIT SIZE

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

## 31 LA GORCE RESIDENCE

31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



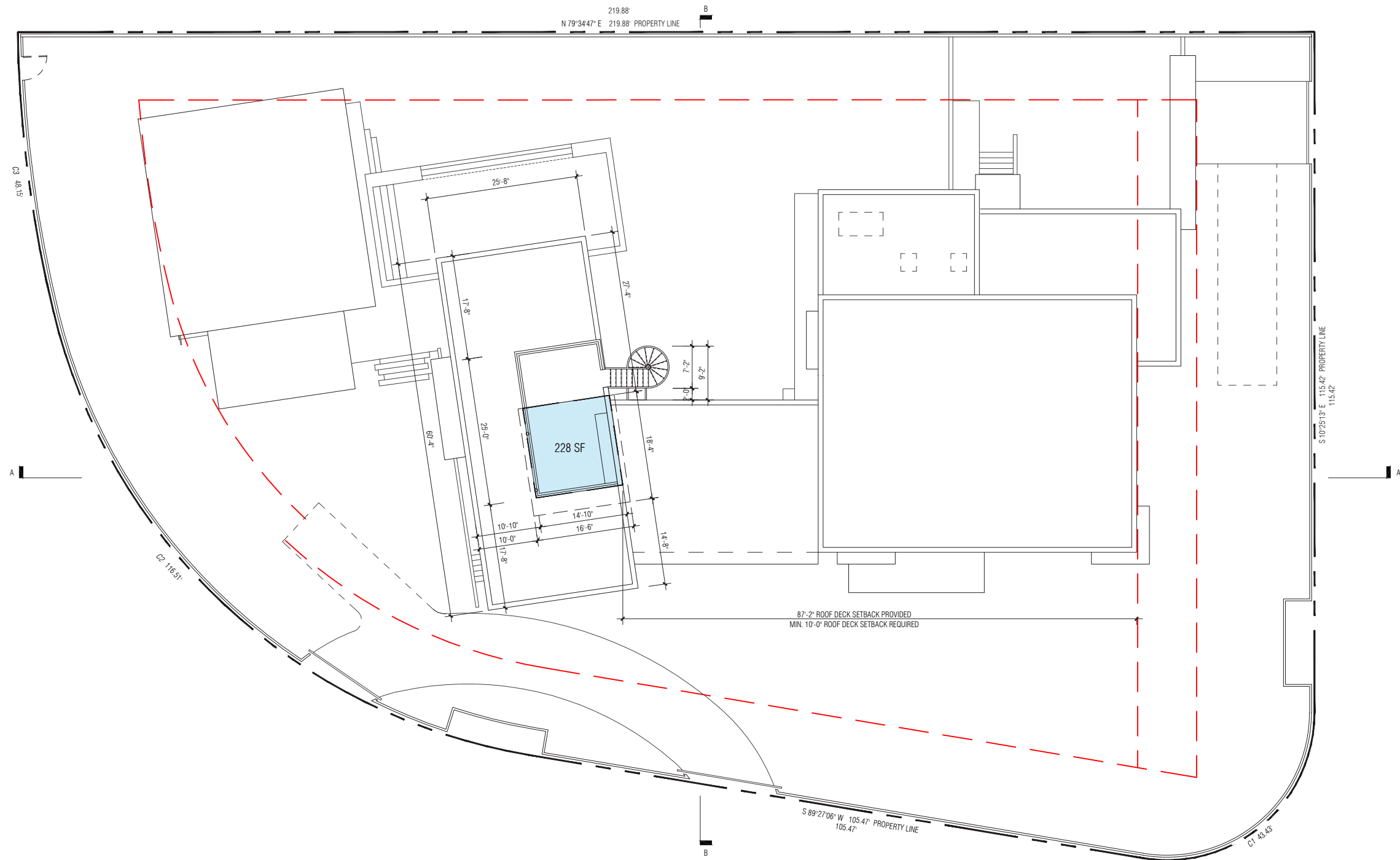
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## PROPOSED DIAGRAMS - UNIT SIZE - SECOND LEVEL

SCALE: 1:20



A-22



#### UNIT SIZE

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

## 31 LA GORCE RESIDENCE

31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA



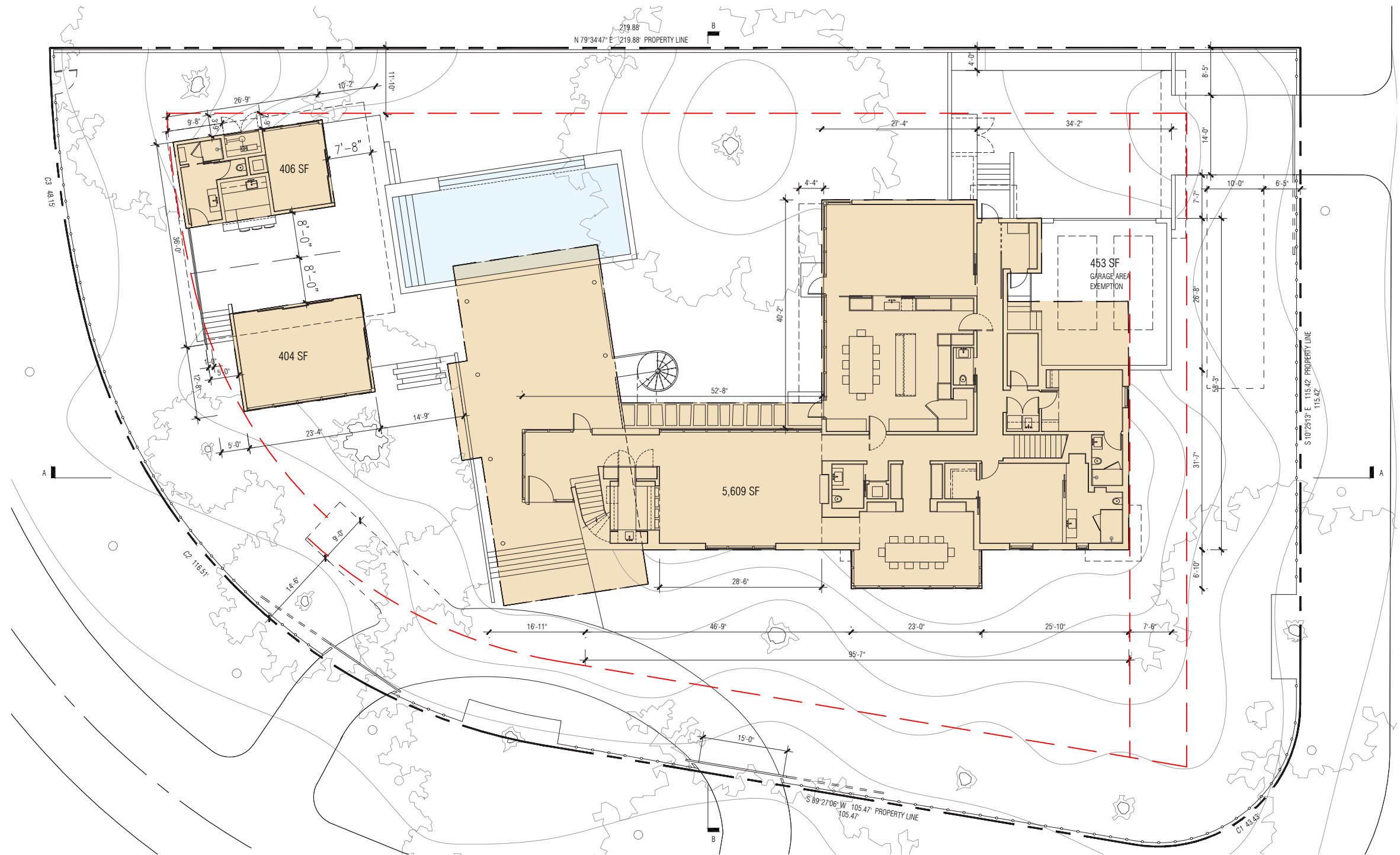
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## PROPOSED DIAGRAMS - UNIT SIZE - ROOF LEVEL

SCALE: 1:20



A-23



| LOT COVERAGE                                                                                                                  |           |                          |                           |
|-------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------------|---------------------------|
| <span style="display:inline-block; width:15px; height:15px; background-color: #f4a460; border: 1px solid black;"></span> 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

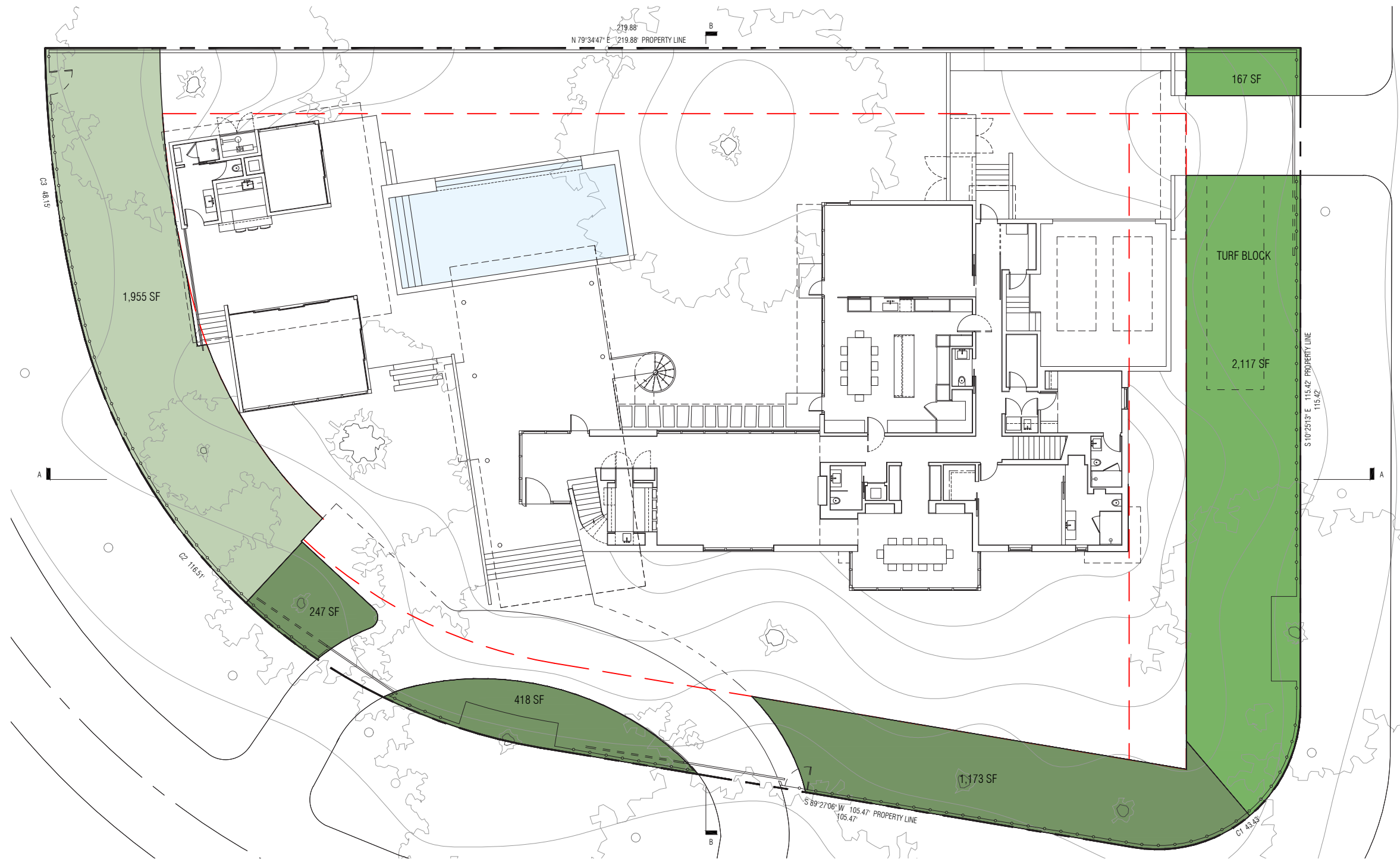
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PROPOSED DIAGRAMS - LOT COVERAGE

SCALE: 1:20





| 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

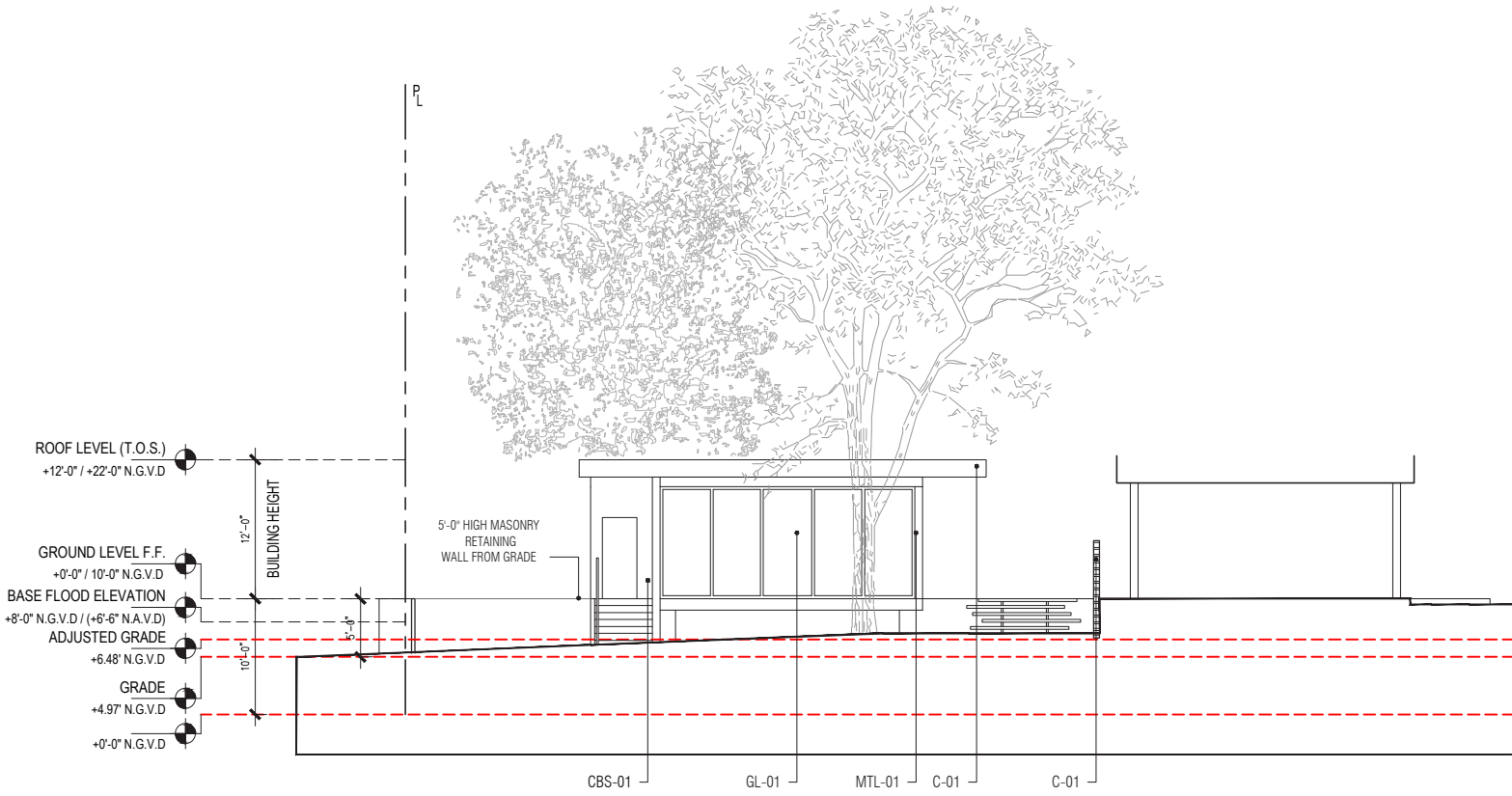
31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA

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STUDIO  
DESIGN  
ARCHITECTURE

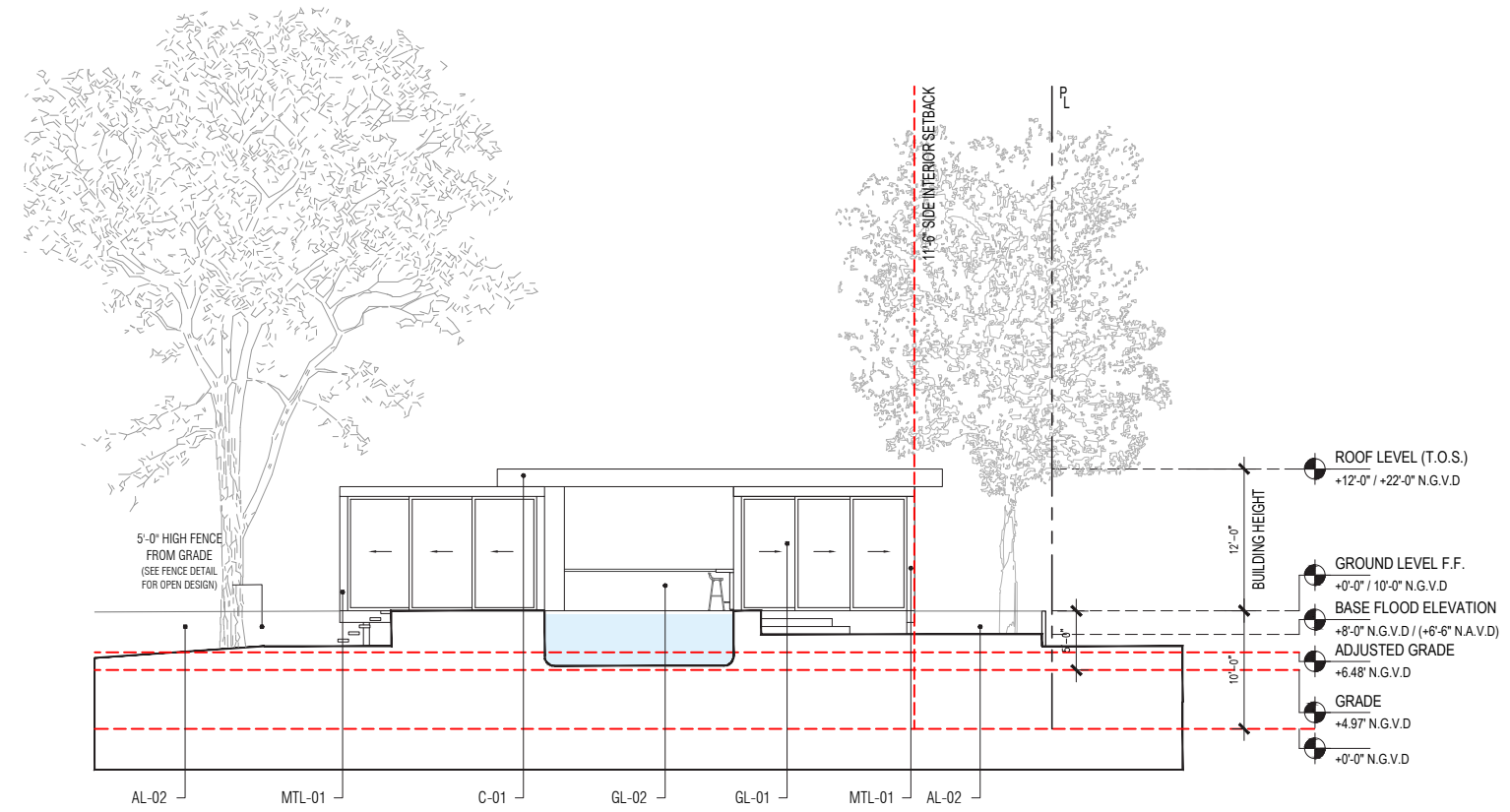
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PROPOSED DIAGRAMS - OPEN SPACE  
SCALE: 1:20

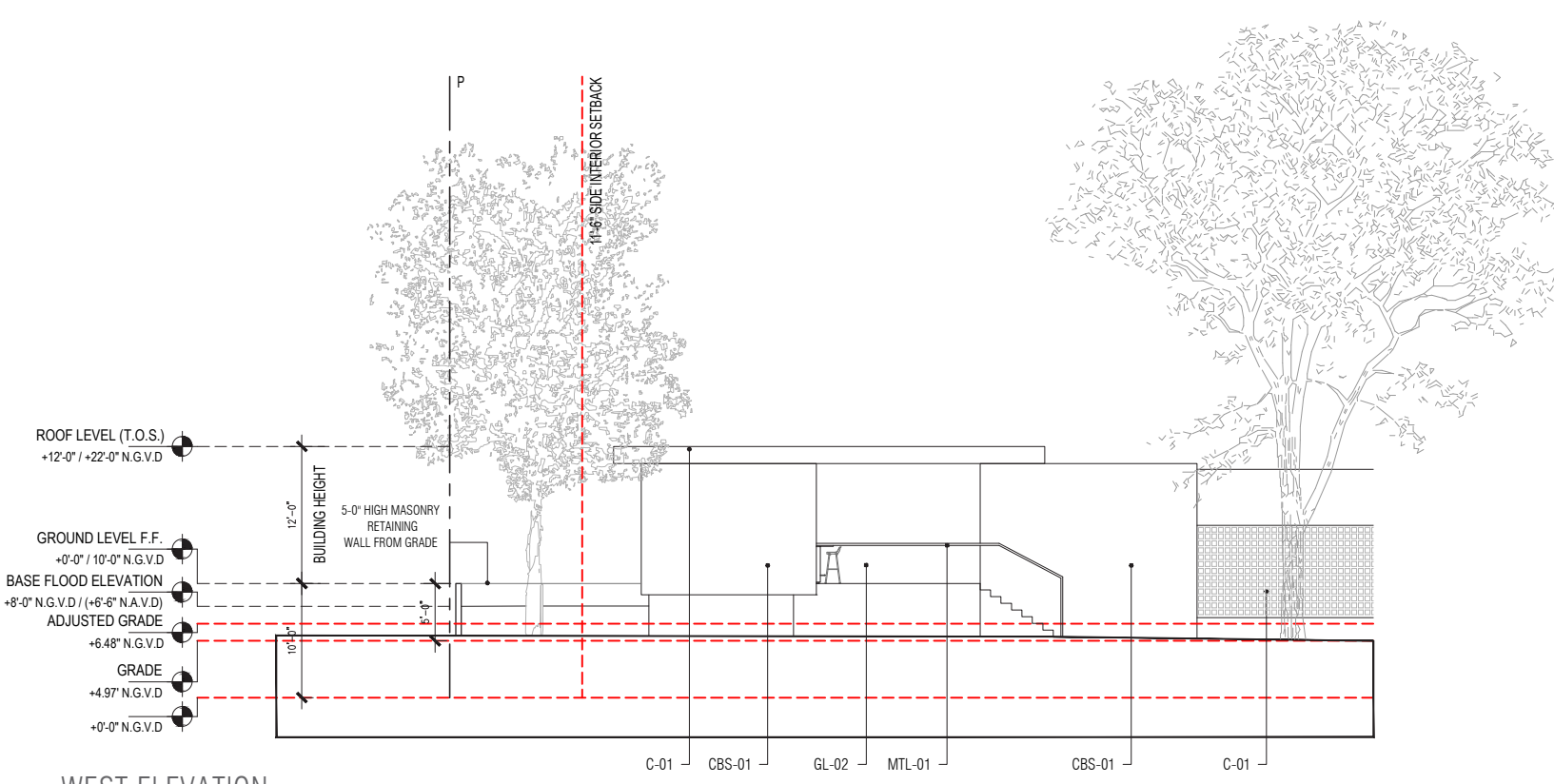




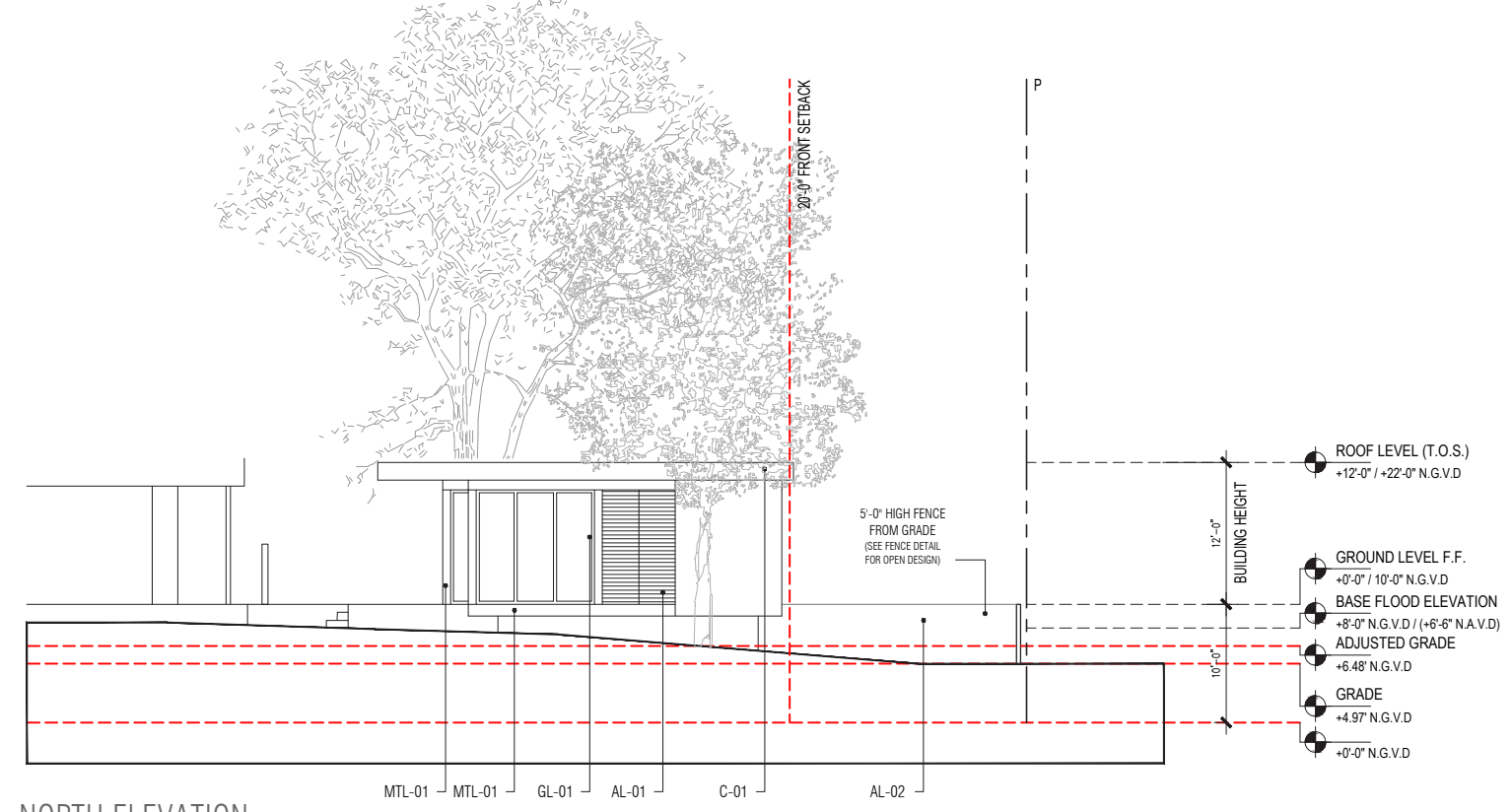
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

POOL CABANA ELEVATIONS

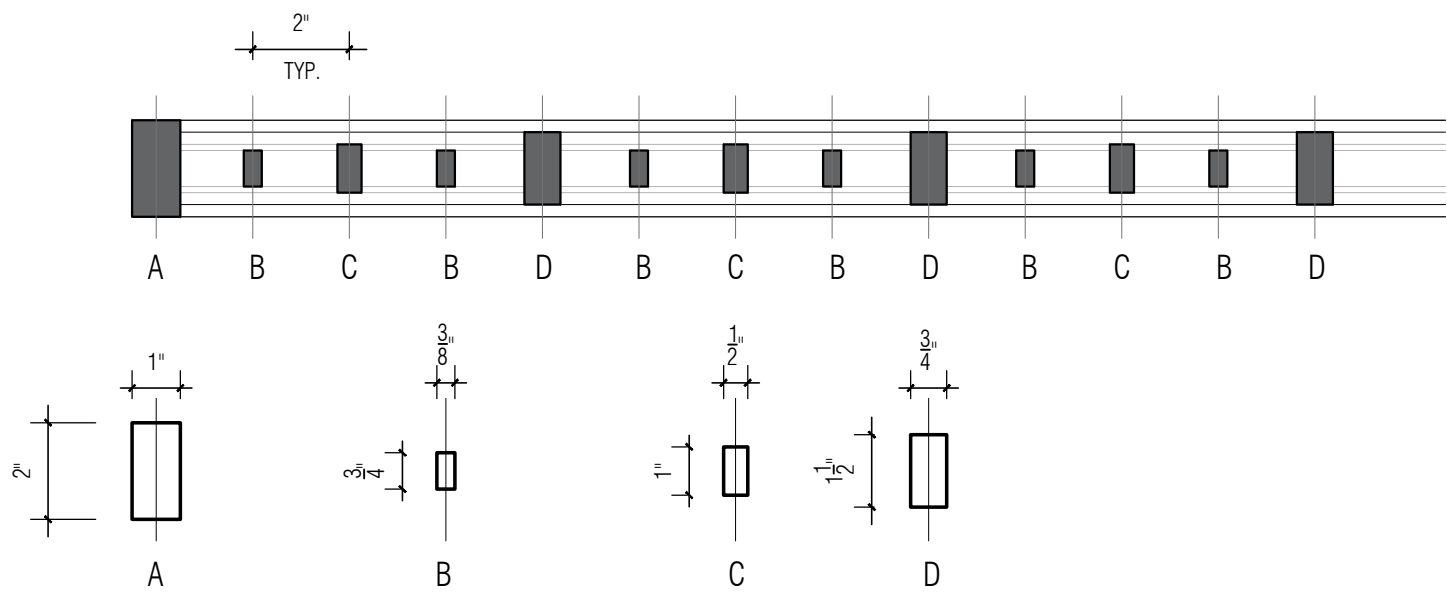
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31 LA GORCE RESIDENCE

31 LA GORCE CIRCLE, MIAMI BEACH, FLORIDA

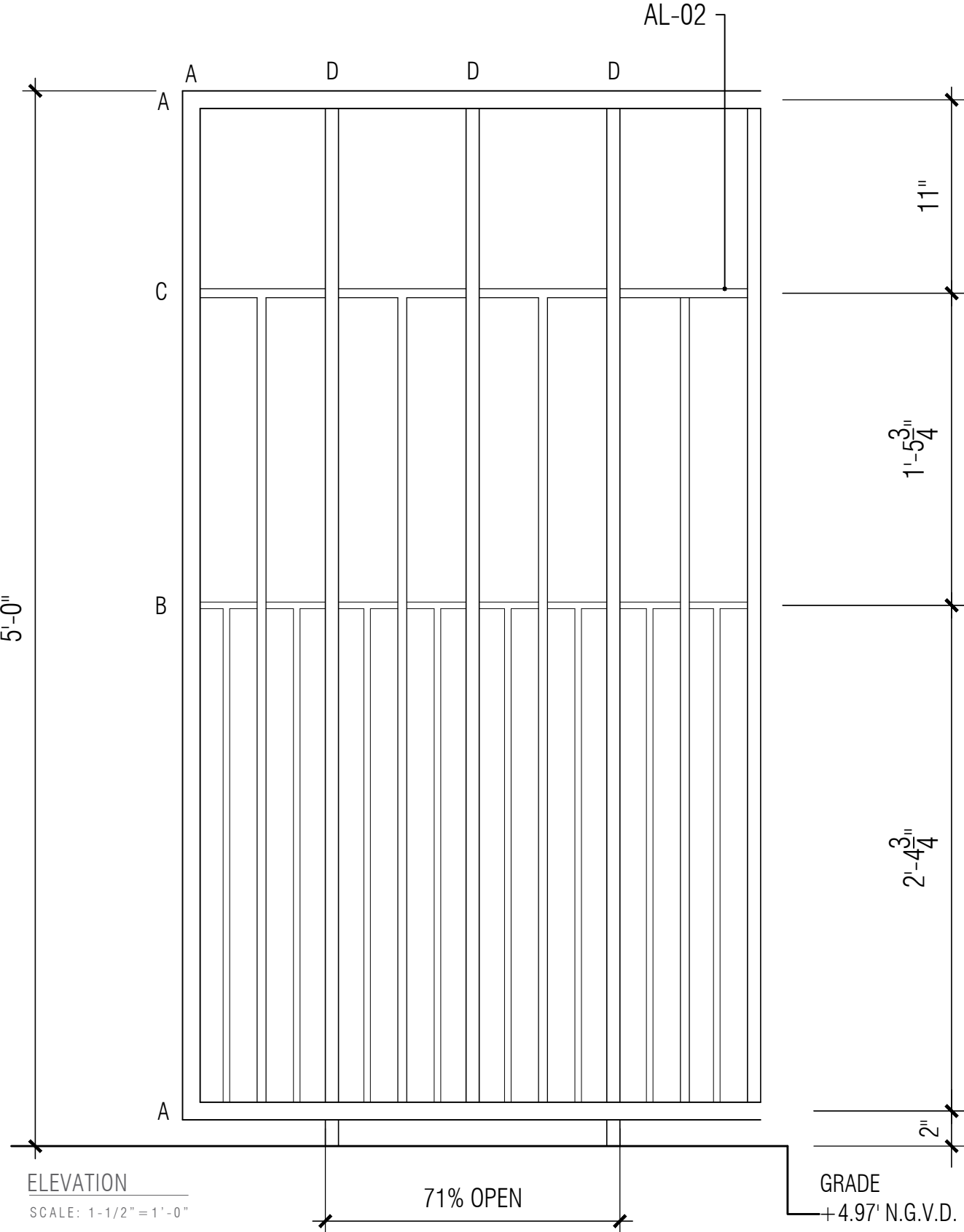
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PLAN  
SCALE: 3" = 1'-0"

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



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

FENCE DETAIL  
SCALE: N/A