

92 LA GORCE CIR RESIDENCE

92 LA GORCE CIR
MIAMI BEACH, FL 33141

DRB 21-0659 PRESENTATION - AUGUST 3RD, 2021

SCOPE OF WORK:
NEW 2-STORY SINGLE FAMILY RESIDENCE



Rev.	Date	Rev.	Date

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ARCHITECT
Kobi Karp Architecture
and Interior Design, Inc.

571 NW 28TH ST MIAMI, FL 33127
T: 305.573.1818

COVER

Date	04/28/2021	Sheet No.
Scale	1" = 3/32"	A0.0
Project		



LOCATION MAP

Scale N.T.S



AERIAL VIEW

Scale N.T.S



SITE PHOTO

Scale N.T.S

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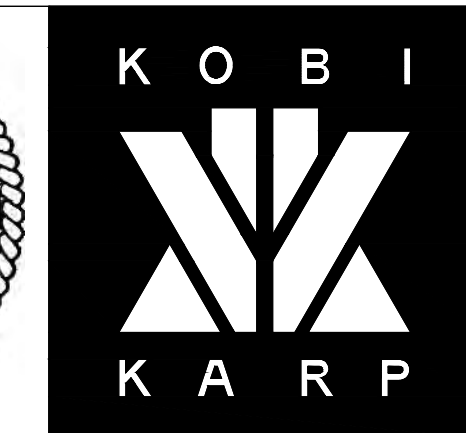
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LOCATION

Date	05/10/2021	Sheet No.	A0.2
Scale	1"= 3/32"		
Project			



1 SITE PLAN

Scale: 1" = 0" = 3/32"

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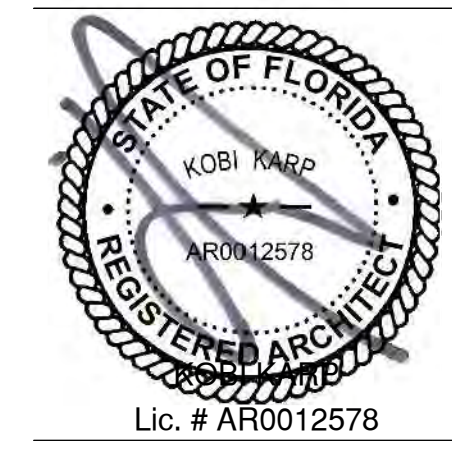
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SITE PLAN

Date	04/28/2021	Sheet No.	SP1.0
Scale	1" = 3/32"		
Project			

92 LAGORCE CIRCLE
MIAMI BEACH, FL

SITE ADDRESS:

92 LAGORCE CIRCLE
MIAMI BEACH, FL 33141

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

OVERALL SITE PLAN

© 2021 CLAD, LLC

REVISIONS:

ISSUE	DATE
DRB SUBMITTAL	04/19/21
DRB SUBMITTAL REV1	05/10/21

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

PROJ. N°:
2115

SHEET N°:
L-2





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Lic. # AR0012578

RENDERINGS
 Front

Date	04/28/2021	Sheet No.	A6.0
Scale	1" = 3/32"		
Project			

1 FRONT RENDERING

Scale: N.T.S



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RENDERINGS
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Scale	1" = 3/32"		
Project			

1 FRONT RENDERING

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RENDERINGS
 Rear

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RENDERINGS
 Rear

Date	04/28/2021	Sheet No.	A6.3
Scale	1" = 3/32"		
Project			

1 REAR RENDERING

Scale: N.T.S

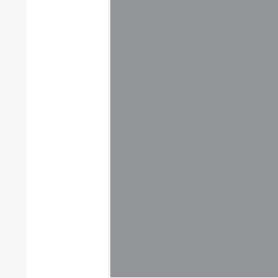


1 FRONT ELEVATION
Scale: 1' - 0" = 3/32"



2 LEFT SIDE ELEVATION
Scale: 1' - 0" = 3/32"

ELEVATION MATERIAL Legend

- 
 1. TRAVERTINE
- 
 2. WOOD PANEL
- 
 3. FRAMELESS GLASS RAIL
- 
 4. GUNMETAL FRAME GLAZING SYSTEM
- 
 5. PAINTED SMOOTH STUCCO WHITE
- 
 6. PAINTED SMOOTH STUCCO GRAY

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PROPOSED Elevations

Date	05/10/2021	Sheet No.	A7.0
Scale	1" = 3/32"		
Project	2106 - 92 LA GORCE CIRCLE DRIVE		



1 REAR ELEVATION
Scale: 1' - 0" = 3/32"



2 RIGHT SIDE ELEVATION
Scale: 1' - 0" = 3/32"

ELEVATION MATERIAL Legend



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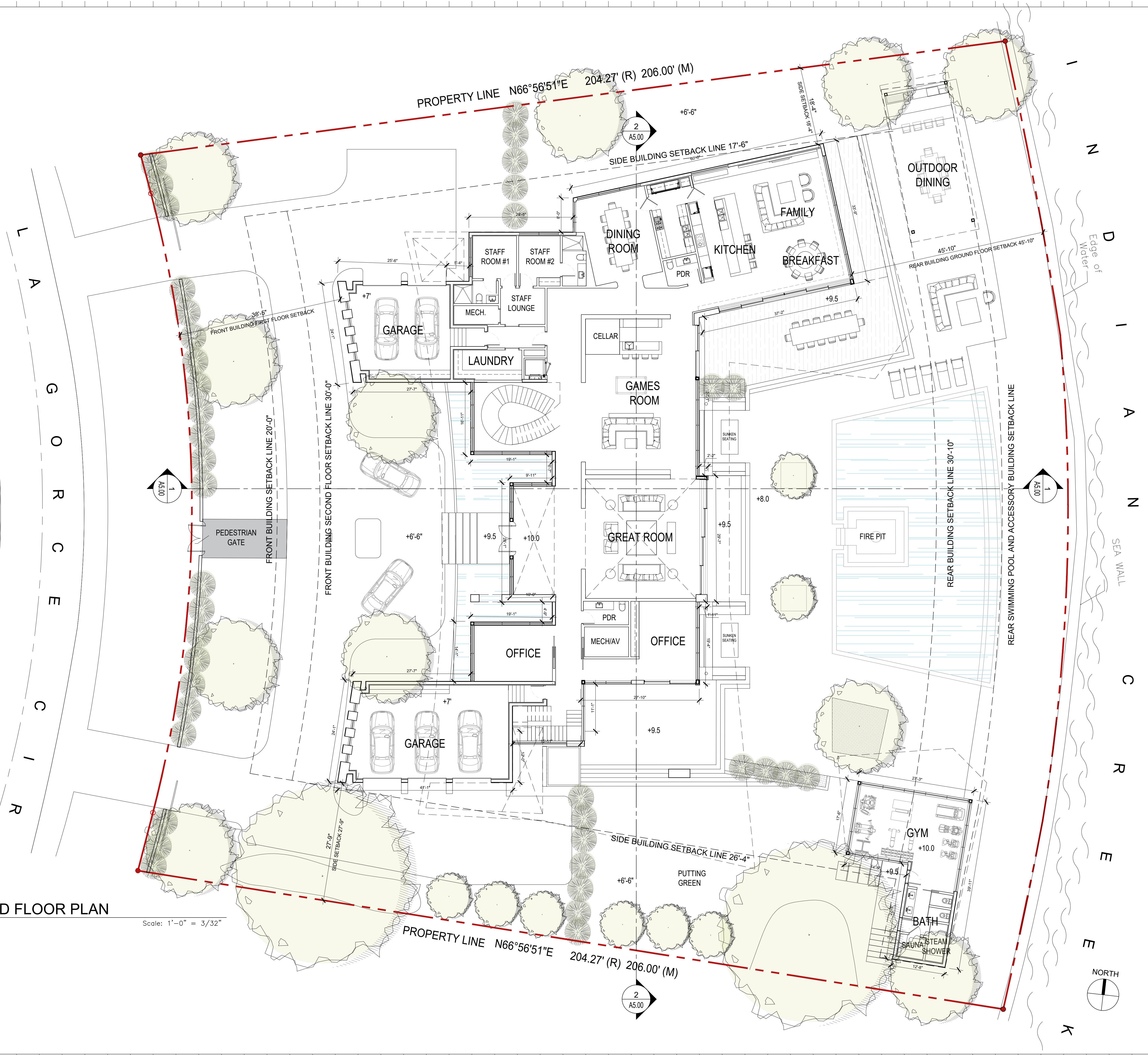
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PROPOSED Elevations

Date	05/10/2021	Sheet No.	A7.1
Scale	1" = 3/32"		
Project	2106 - 92 LA GORCE CIRCLE DRIVE		



1 GROUND FLOOR PLAN

Scale: 1"=0" = 3/32"

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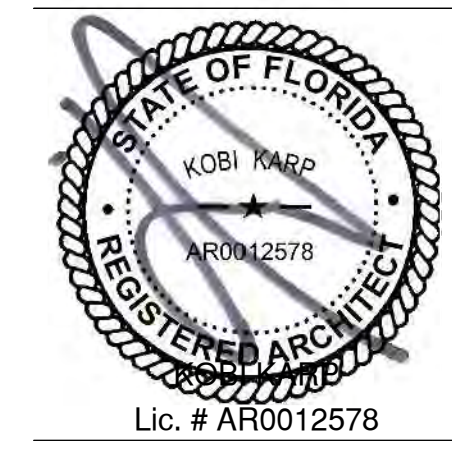
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PROPOSED
 Ground Floor Plan

Date	04/28/2021	Sheet No.	A1.0
Scale	1"= 3/32"		
Project			

L A G O R C E C I R



1 SECOND FLOOR PLAN

Scale: 1"=0" = 3/32"

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PROPOSED
 Second Floor Plan

Date	04/28/2021	Sheet No.	A2.0
Scale	1"= 3/32"		
Project			

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1 ROOF FLOOR PLAN

Scale: 1" = 0' = 3/32"

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PROPOSED
Roof Floor Plan

Date	04/28/2021	Sheet No.	A3.0
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RENDERINGS
 Front

Date	04/28/2021	Sheet No.	A6.0
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1 FRONT RENDERING

Scale: N.T.S



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ZONING DIAGRAM
Lot Coverage

Date	04/28/2021	Sheet No.
Scale	1" = 3/32"	A0.5
Project		

1 LOT COVERAGE DIAGRAM
Legend

RESIDENCE	9,733 SF
OVERHANGS	1,828 SF
GARAGE	650 SF
Garage deduction	- 500 SF = 150SF
TOTAL	11,711 SF

Scale: 1" = 0" = 3/32"



1 PERVIOUS DIAGRAM
Legend

Scale: 1"=0" = 3/32"

FRONT YARD AREA	5,030 SF
MIN. PERVIOUS AREA (50%)	2,515 SF
PERVIOUS SOIL AREA	2,880 SF
TOTAL	(57%) 2,880 SF

REAR YARD AREA	6,726 SF
MIN. PERVIOUS AREA (70%)	4,708 SF
POOL AREA	1,043 SF
50% of pool area (50%)	522 SF
PERVIOUS SOIL AREA	4,322 SF
TOTAL	(72%) 4,844 SF

REAR YARD AREA	6,726 SF
MAX ACC. BLDG COVERAGE (25%)	1,682 SF
ACC. BUILDINGS TOTAL	(16%) 1,139 SF

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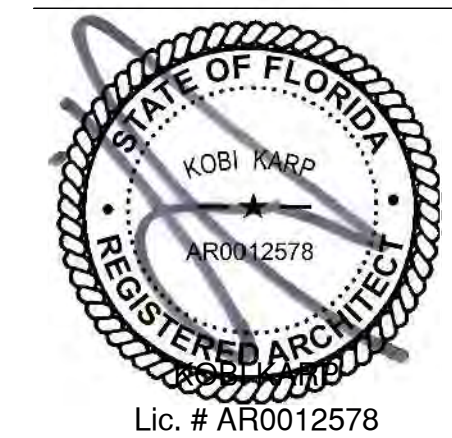
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Tel:
Email:

Architect of Record:
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ZONING DIAGRAM
Pervious

Date	04/28/2021	Sheet No.	A0.6
Scale	1"= 3/32"		
Project			



1 UNIT SIZE DIAGRAM
Ground Floor

Scale: 1' = 0" = 3/32"

MAX UNIT SIZE	(50%) 21,374 SF
Ground Level	9,328 SF
Second Level	7,491 SF
Credit*	- 500 SF
TOTAL	(38%) 16,319 SF

*for enclosed floor space used for off street parking

Rev.	Date	Rev.	Date

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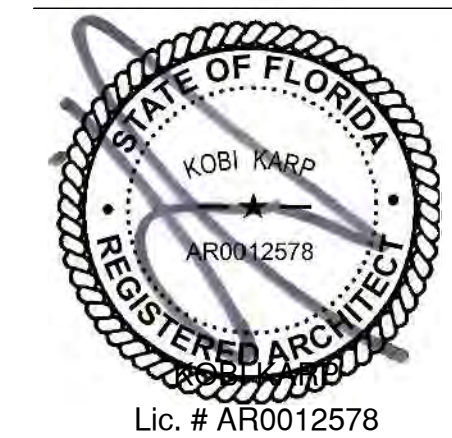
Owner:
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ZONING DIAGRAM
Unit Size

Date	04/28/2021	Sheet No.
Scale	1" = 3/32"	A0.7
Project		

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1 UNIT SIZE DIAGRAM

Scale: 1"=0" = 3/32"

MAX UNIT SIZE	(50%) 21,374 SF
Ground Level	9,328 SF
Second Level	7,491 SF
Credit*	- 500 SF
TOTAL	(38%) 16,319 SF

*for enclosed floor space used for off street parking

Rev.	Date	Rev.	Date

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ZONING DIAGRAM
Unit Size

Date	04/28/2021	Sheet No.	A0.7.1
Scale	1"= 3/32"		
Project			

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information		
1	Address:	92 LAGORCE CIR, MIAMI BEACH, FL 33141	
2	Folio number(s):	02-3211-005-0050	
3	Board and file numbers :	DRB 21-0659	
4	Year built:	1939	Zoning District: RS-2
5	Base Flood Elevation:	8'-0" NGVD	Grade value in NGVD: 3.89' NGVD
6	Adjusted grade (Flood+Grade/2):	5.945' NGVD	Free board: +2.00' NGVD (10'-0" NGVD)
7	Lot Area:	42,749 SF	
8	Lot width:	175'-10"	Lot Depth: 205'-4"
9	Max Lot Coverage SF and %:	12,824 SF (30%)	Proposed Lot Coverage SF and %: 12,211 SF (28%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF: 11,711 SF (27%)
11	Front Yard Open Space SF and %:	2,880 SF (57%)	Rear Yard Open Space SF and %: 4,844 SF (72%)
12	Max Unit Size SF and %:	21,374 SF (50%)	Proposed Unit Size SF and %: 16,319 SF (38%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size: 9,328 SF (22%)
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 requires Board Approval) N/A PER ORDINANCE 2020-4359
15			Proposed Second Floor Unit Size SF and % : 7,491 SF (17%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): N/A

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	28'- FLAT ROOFS		28'-0"	
18	Setbacks:				
19	Front First level:	20'-0"		38'-5"	
20	Front Second level:	30'-0"		44'-10"	
21	Side 1:	16'-7" MIN.		17'-6"	
22	Side 2 or (facing street):	16'-7" MIN.		26'-4"	
23	Rear:	15% OF 205'-4" = 30.75'		37'-11"	
	Accessory Structure Side 1: NORTH	7'-6"		7'-7"	
24	Accessory Structure Side 2 or (facing street) : SOUTH	7'-6"		7'-8"	
25	Accessory Structure Rear:	15'-5"		15'-5"	
26	Sum of side yard :	20'-0" (25% of Lot Width)		22'-1" (27% of Lot Width)	
27	Located within a Local Historic District?			Yes or <input type="checkbox"/> No	
28	Designated as an individual Historic Single Family Residence Site?			Yes or <input type="checkbox"/> No	
29	Determined to be Architecturally Significant?			Yes or <input type="checkbox"/> No	
	Additional data or information must be presented in the format outlined in this section				

Notes:

If not applicable write N/A

LEGAL DESCRIPTION LA GORCE ISLAND PB 40-7 LOT 6 LESS N40FT & ALL OF LOT 7 BLK 4 & LOT 1 LESS BEG SW COR TH E204.40 FT NLY65 FT WLY205.03 FT SLY40FT TO POB BLK 5 OF LA GORCE ISLAND OF PB 44-56 LOT SIZE 42750 SQ FT OR 18723-2032 06 1999 1 COC 23103-2245 02 2005 1 NOTHING SHALL BE ERECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER WITHIN A 15'-0" TRIANGLE OF VISIBILITY SO AS TO MATERIALLY IMPEDE VISION BETWEEN HEIGHT OF 2'-0" AND 8'-0" ABOVE AVERAGE GRADE (5.935' N.G.V.D) MEASURED AT THE DRIVEWAY OR AT THE TRIANGLE OF VISIBILITY AND INTERSECTION. THE SIDE OF THE PROPERTY SHALL BE GRADED IN A MANNER TO RETAIN ALL RAINWATER ON THE PROPERTY WITH THE USE OF INTERCEPTOR SWALES AROUND THE PERIMETER OF THE SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES AND THE AREA ADJACENT TO THE CANAL WILL BE GRADED TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO THE CANAL. SWIMMING POOL SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH SECTION R4101.17.1.1 THROUGH R4101.17.1.14 OF THE FLORIDA BUILDING CODE, 2010 RESIDENTIAL. POOL, EQUIPMENT AND POOL BARRIER ARE UNDER A SEPARATE PERMIT.

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ARCHITECTURAL DRAWINGS	
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A0.1	ZONING DATA / DRAWING INDEX & GENERAL NOTES
S	SURVEY
A0.2	LOCATION MAP
A0.3	SITE IMAGES
A0.3.1	SITE IMAGES
A0.3.2	SITE IMAGES
A0.4	CONTEXTUAL IMAGES
A0.4.1	CONTEXTUAL IMAGES
A0.5	ZONING DIAGRAMS - LOT COVERAGE
A0.6	ZONING DIAGRAMS - PVIOUS REQUIREMENTS
A0.7	ZONING DIAGRAMS - UNIT SIZE REQUIREMENTS
A0.7.1	ZONING DIAGRAMS - UNIT SIZE REQUIREMENTS
A0.8	ZONING DIAGRAMS - SETBACKS
SP1.0	SITE PLAN
A1.0	GROUND FLOOR PLAN
A2.0	SECOND FLOOR PLAN
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A4.0	ELEVATIONS
A4.1	ELEVATIONS
A4.2	ACCESSORY BLDG. ELEVATIONS
A4.3	ACCESSORY BLDG. ELEVATIONS
A5.0	SECTIONS
A5.1	YARD SECTION DRAWINGS
A6.0	RENDERINGS
A6.1	RENDERINGS
A6.2	RENDERINGS
A6.3	RENDERINGS
A7.0	RENDERED ELEVATIONS
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A8.2	AXONOMETRIC RENDERING
A8.3	AXONOMETRIC RENDERING
A8.4	EXPLODED AXONOMETRIC

Rev. Date Rev. Date

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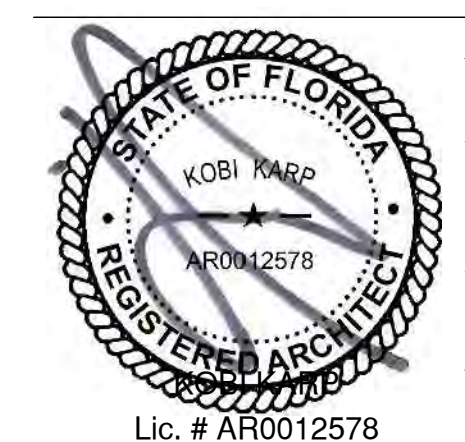
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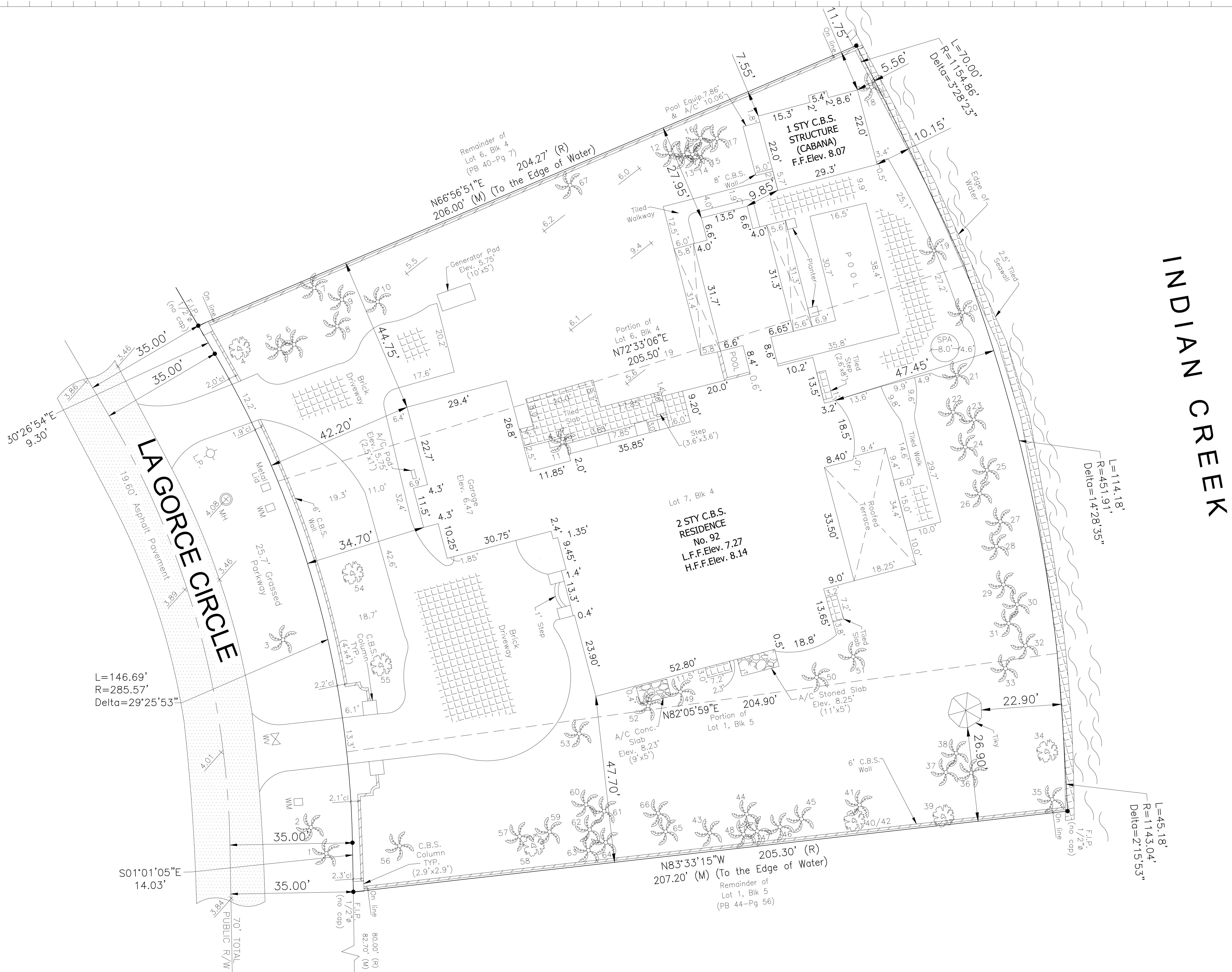
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ZONING DATA

Date	05/10/2021	Sheet No.	A0.1
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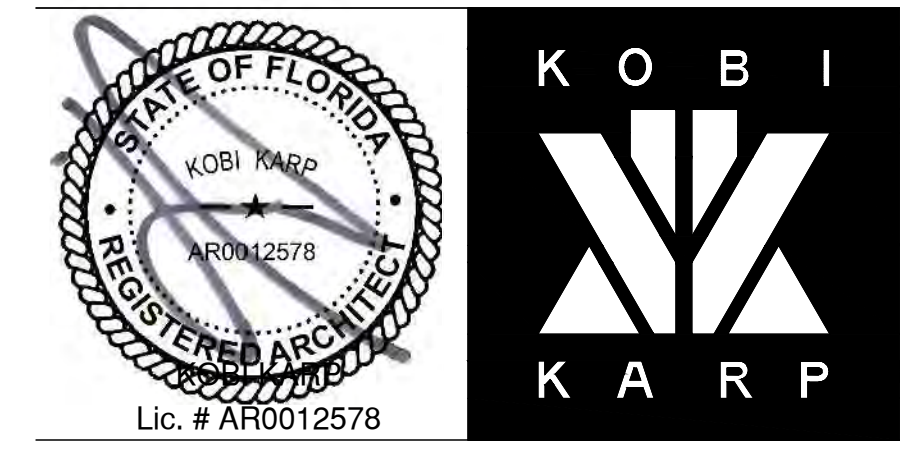
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SURVEY

Date	05/10/2021	Sheet No.	S
Scale	1"= 3/32"		
Project			



SITE IMAGE

Scale N.T.S



SITE IMAGE

Scale N.T.S

Rev.	Date	Rev.	Date

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PROJECT SITE
 Exist. Structures

Date	05/10/2021	Sheet No.	A0.3
Scale	1"= 3/32"		
Project			



SITE IMAGE

Scale N.T.S

Rev.	Date	Rev.	Date

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SITE IMAGE

Scale N.T.S

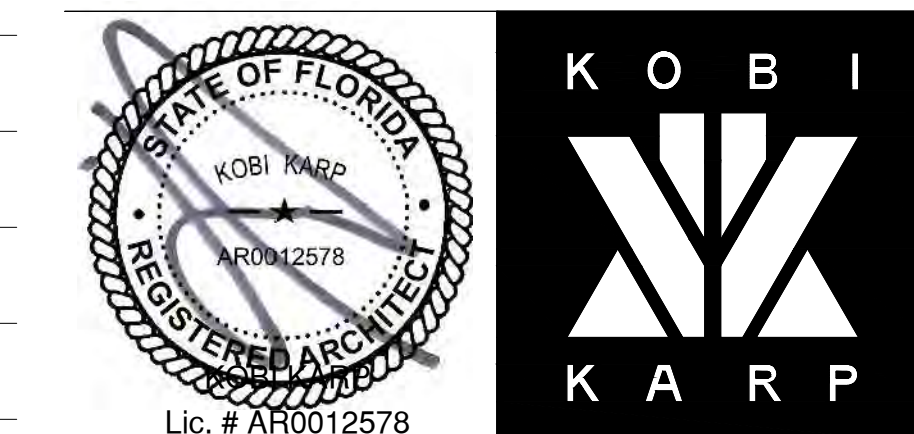
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 Address: OWNER_ADDRESS2
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PROJECT SITE
 Exist. Structures

Date	05/10/2021	Sheet No.
Scale	1"= 3/32"	A0.3.1
Project		



SITE IMAGE

Scale N.T.S

Rev.	Date	Rev.	Date

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SITE IMAGE

Scale N.T.S

Owner:
 Name: OWNER
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PROJECT SITE
 Exist. Structures

Date	05/10/2021	Sheet No.	A0.3.2
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1 SITE IMAGE 86 La gorce cir, Miami Beach, FL
Scale: N.T.S



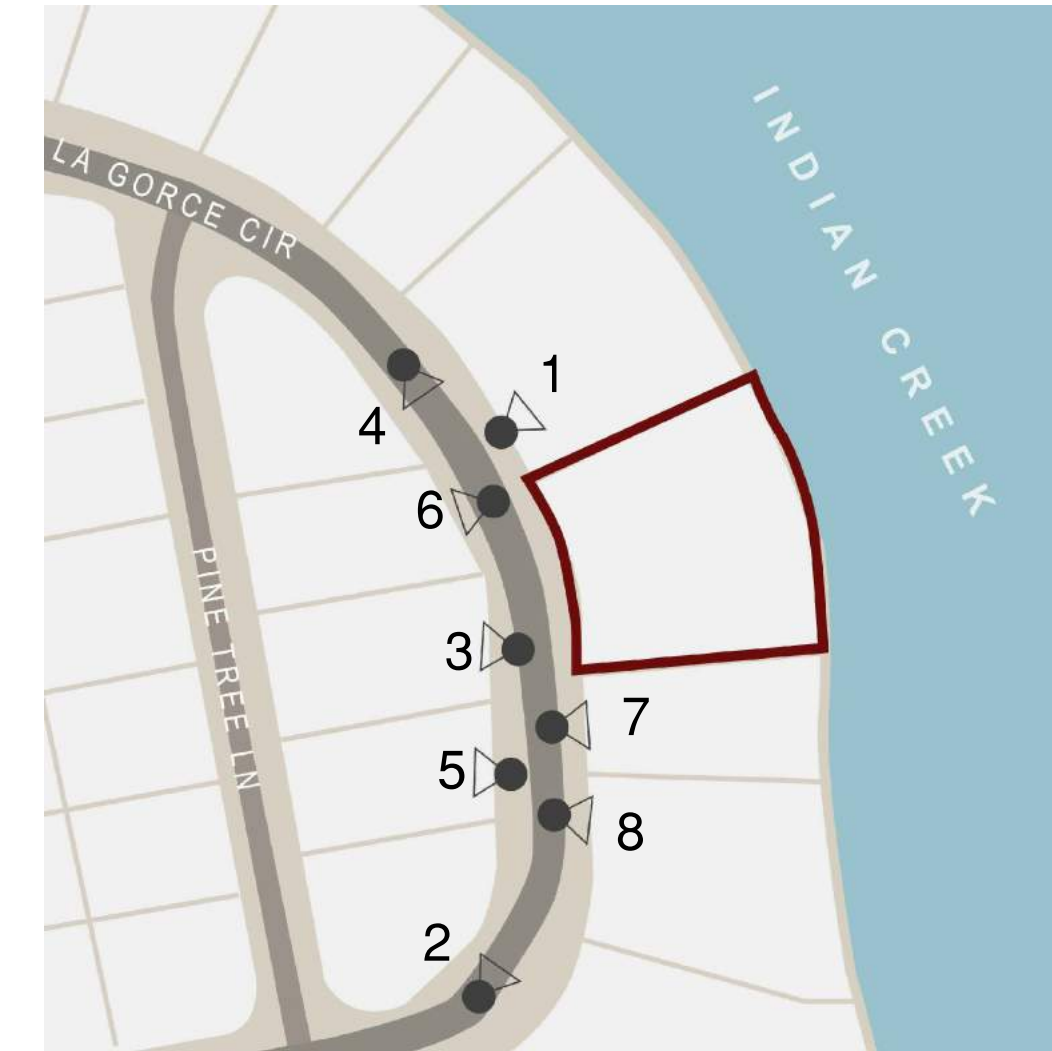
3 SITE IMAGE 95 La gorce cir, Miami Beach, FL
Scale: N.T.S



2 SITE IMAGE
Scale: N.T.S



4 SITE IMAGE
Scale: N.T.S



A KEY PLAN
Scale: N.T.S

Rev.	Date	Rev.	Date

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CONTEXTUAL Images

Date	05/10/2021	Sheet No.	A0.4
Scale	1"= 3/32"		
Project			



5 SITE IMAGE 99 La gorce cir, Miami Beach, FL
Scale: N.T.S



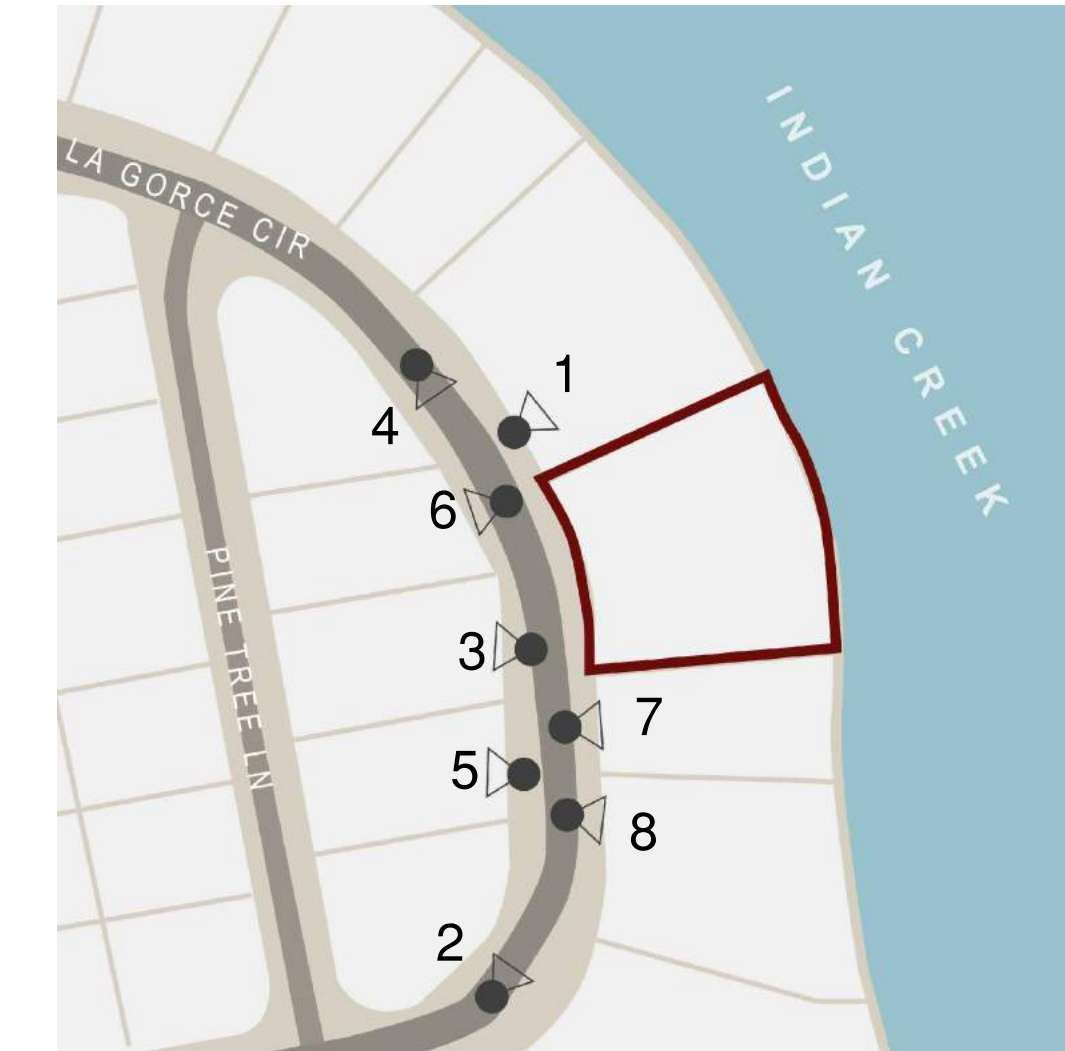
7 SITE IMAGE 94 La gorce cir, Miami Beach, FL
Scale: N.T.S



6 SITE IMAGE 6655 Pine Tree Ln
Scale: N.T.S



8 SITE IMAGE 100 La gorce cir, Miami Beach, FL
Scale: N.T.S



A KEY PLAN
Scale: N.T.S

Rev.	Date	Rev.	Date

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CONTEXTUAL Images

Date	05/10/2021	Sheet No.	A0.4.1
Scale	1" = 3/32"		
Project			



1 BUILDING SETBACKS DIAGRAM
 Scale: 1" = 0" = 3/32"

Rev.	Date	Rev.	Date

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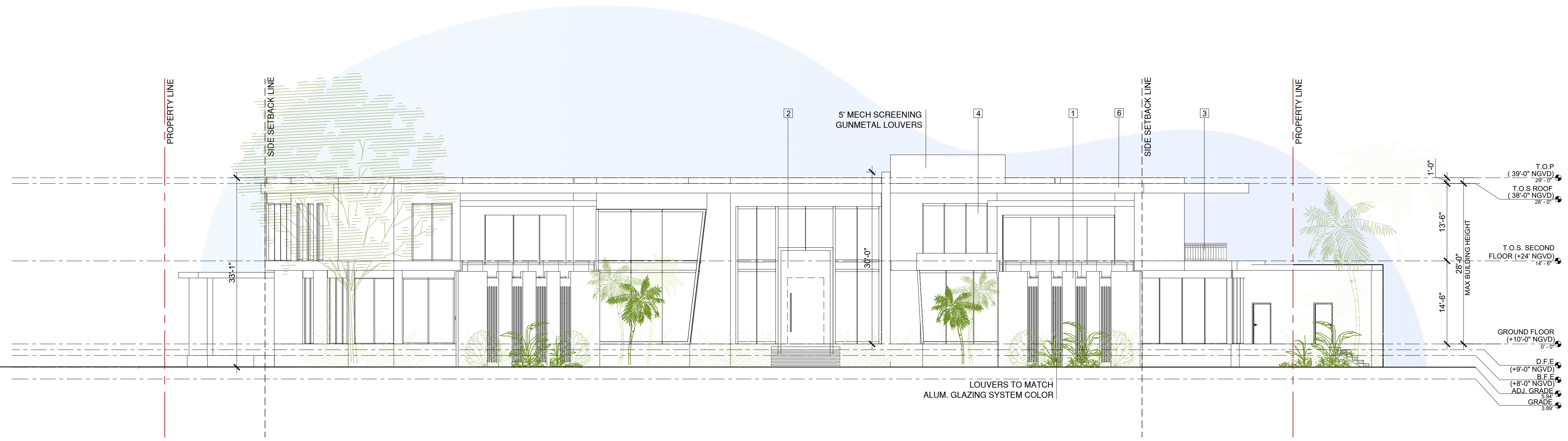
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ZONING DIAGRAM
 Setbacks

Date	04/28/2021	Sheet No.	A0.8
Scale	1" = 3/32"		
Project			



1 FRONT ELEVATION
Scale: 1' - 0" = 3/32"



2 LEFT SIDE ELEVATION
Scale: 1' - 0" = 3/32"

ELEVATION MATERIAL Legend

					
1. TRAVERTINE	2. WOOD PANEL	3. FRAMELESS GLASS RAIL	4. GUNMETAL FRAME GLAZING SYSTEM	5. PAINTED SMOOTH STUCCO WHITE	6. PAINTED SMOOTH STUCCO GRAY

Rev.	Date	Rev.	Date

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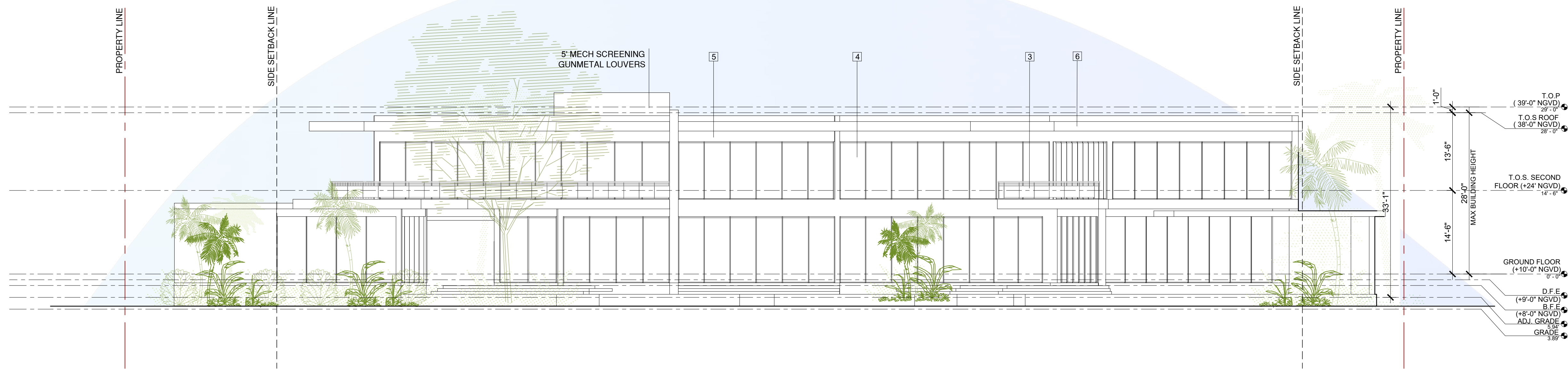
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Lic. # AR0012578

PROPOSED Elevations

Date	04/28/2021	Sheet No.	A4.0
Scale	1" = 3/32"		
Project			

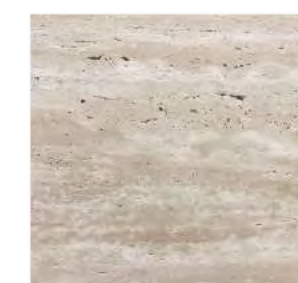


1 REAR ELEVATION
Scale: 1' - 0" = 3/32"



2 RIGHT SIDE ELEVATION
Scale: 1' - 0" = 3/32"

ELEVATION MATERIAL Legend



1. TRAVERTINE



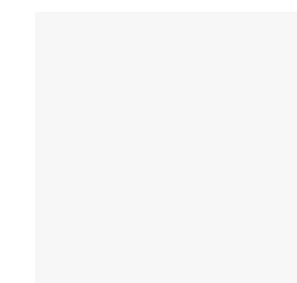
2. WOOD PANEL



3. FRAMELESS GLASS RAIL



4. GUNMETAL FRAME GLAZING SYSTEM



5. PAINTED SMOOTH STUCCO WHITE



6. PAINTED SMOOTH STUCCO GRAY

Rev.	Date	Rev.	Date

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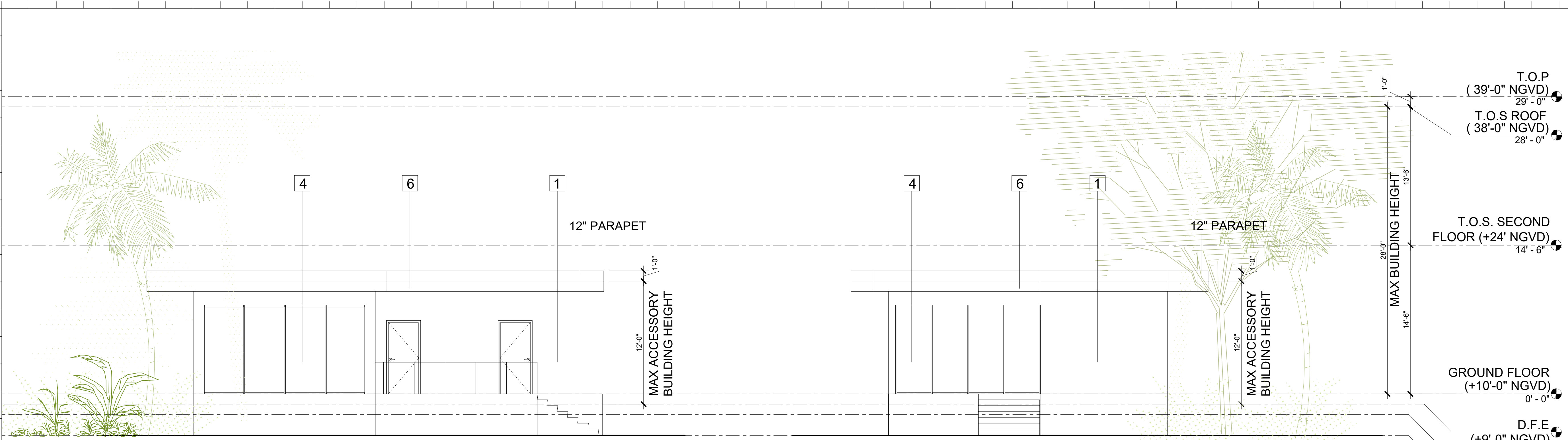
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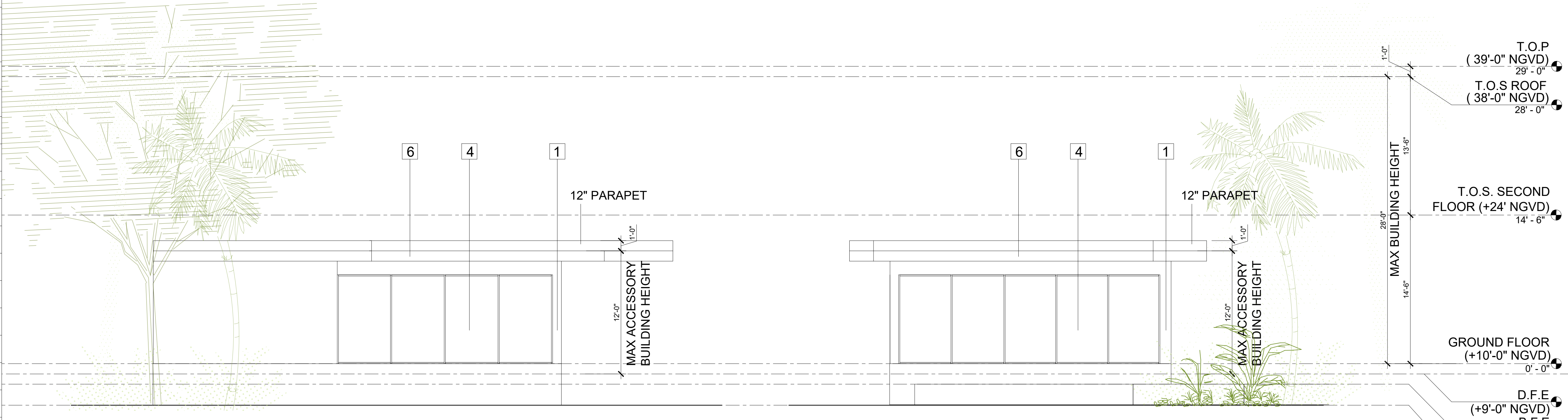
PROPOSED Elevations

Date	04/28/2021	Sheet No.	A4.1
Scale	1" = 3/32"		
Project			



1 FRONT ELEVATION
Scale: 1' - 0" = 3/16"

2 SIDE ELEVATION
Scale: 1' - 0" = 3/16"



3 REAR ELEVATION
Scale: 1' - 0" = 3/16"

4 SIDE ELEVATION
Scale: 1' - 0" = 3/16"

ELEVATION MATERIAL Legend

- 
 1. TRAVERTINE
- 
 2. WOOD PANEL
- 
 3. FRAMELESS GLASS RAIL
- 
 4. GUNMETAL FRAME GLAZING SYSTEM
- 
 5. PAINTED SMOOTH STUCCO WHITE
- 
 6. PAINTED SMOOTH STUCCO GRAY

Rev.	Date	Rev.	Date

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PRIVATE RESIDENCE

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Name: OWNER
Address: OWNER_ADDRESS1
Address: OWNER_ADDRESS2
Tel: OWNER_PHONE
Email: OWNER_EMAIL

Consultant:
Name:
Address:
Tel:
Email:

Consultant:
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Email:

Consultant:
Name:
Address:
Tel:
Email:

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



PROPOSED Elevations for accessory building

Date	04/28/2021	Sheet No.	A4.2
Scale	1" = 3/32"		
Project			

Rev.	Date	Rev.	Date

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Consultant:
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Consultant:
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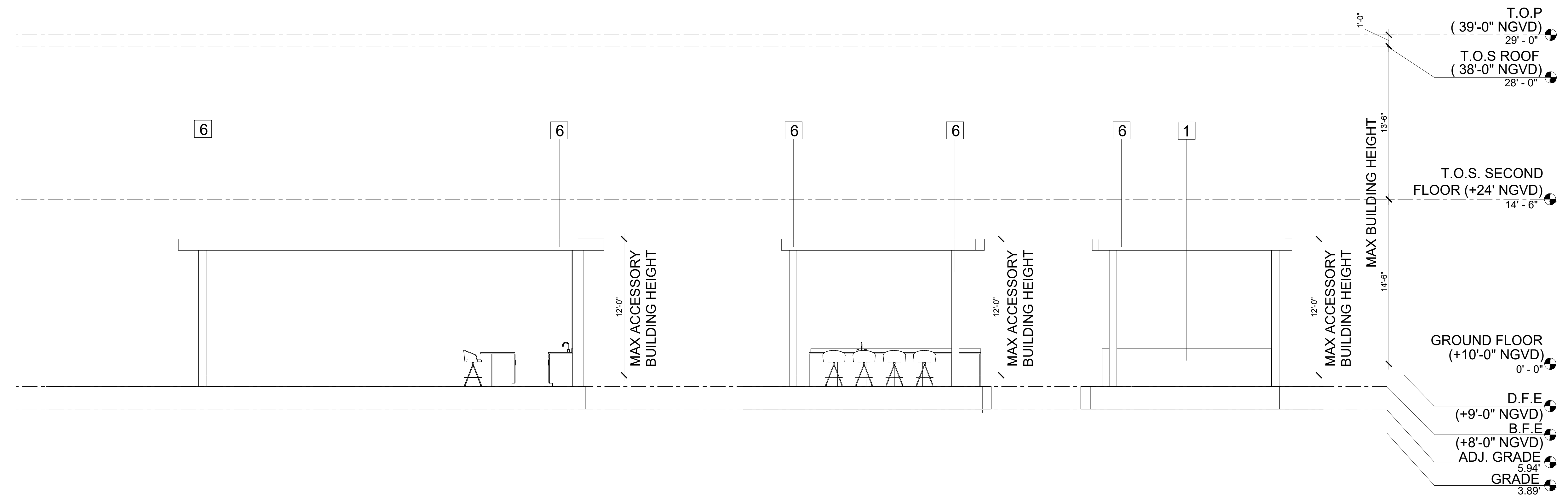
Consultant:
 Name:
 Address:
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 Tel:
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Architect of Record:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28th Street,
 Miami, Florida 33127 USA
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PROPOSED
 Elevations for accessory building

Date	04/28/2021	Sheet No.	A4.3
Scale	1" = 3/32"		
Project			



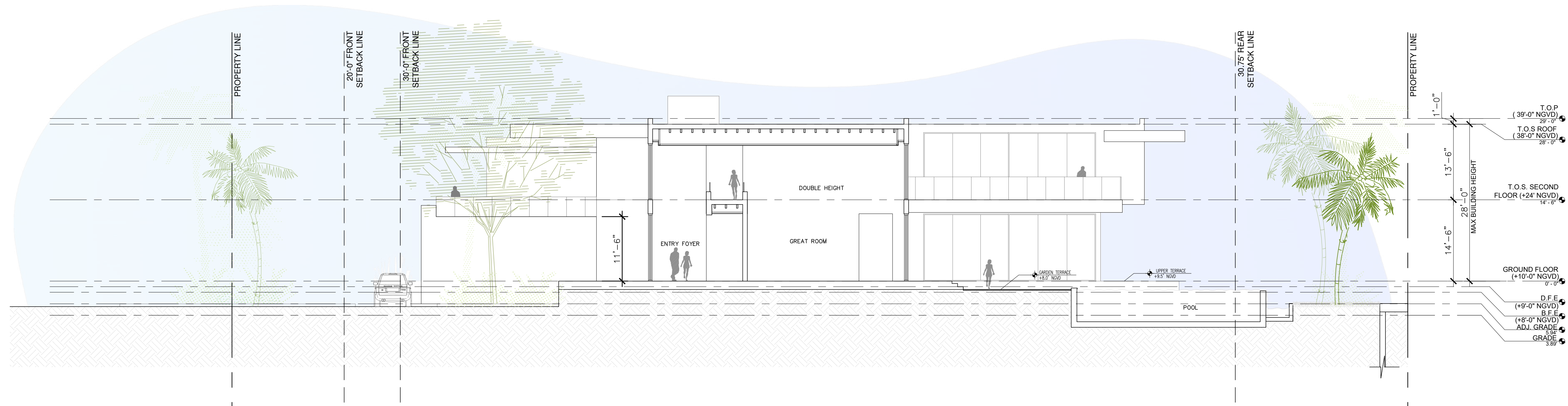
1 SIDE ELEVATION
 Scale: 1' - 0" = 3/16"

2 FRONT ELEVATION
 Scale: 1' - 0" = 3/16"

3 REAR ELEVATION
 Scale: 1' - 0" = 3/16"

ELEVATION MATERIAL Legend

- 
 1. TRAVERTINE
- 
 2. WOOD PANEL
- 
 3. FRAMELESS GLASS RAIL
- 
 4. GUNMETAL FRAME GLAZING SYSTEM
- 
 5. PAINTED SMOOTH STUCCO WHITE
- 
 6. PAINTED SMOOTH STUCCO GRAY



1 SECTION A-A
Scale: 1" = 3/32"



2 SECTION B-B
Scale: 1" = 3/32"

Rev.	Date	Rev.	Date

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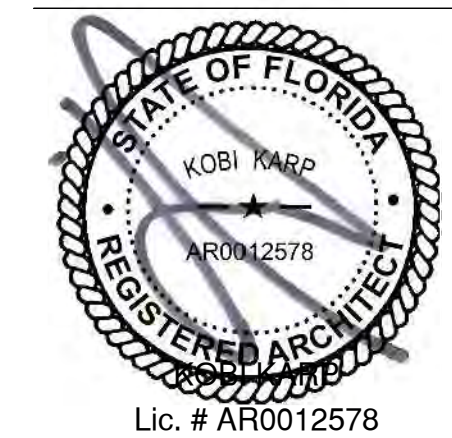
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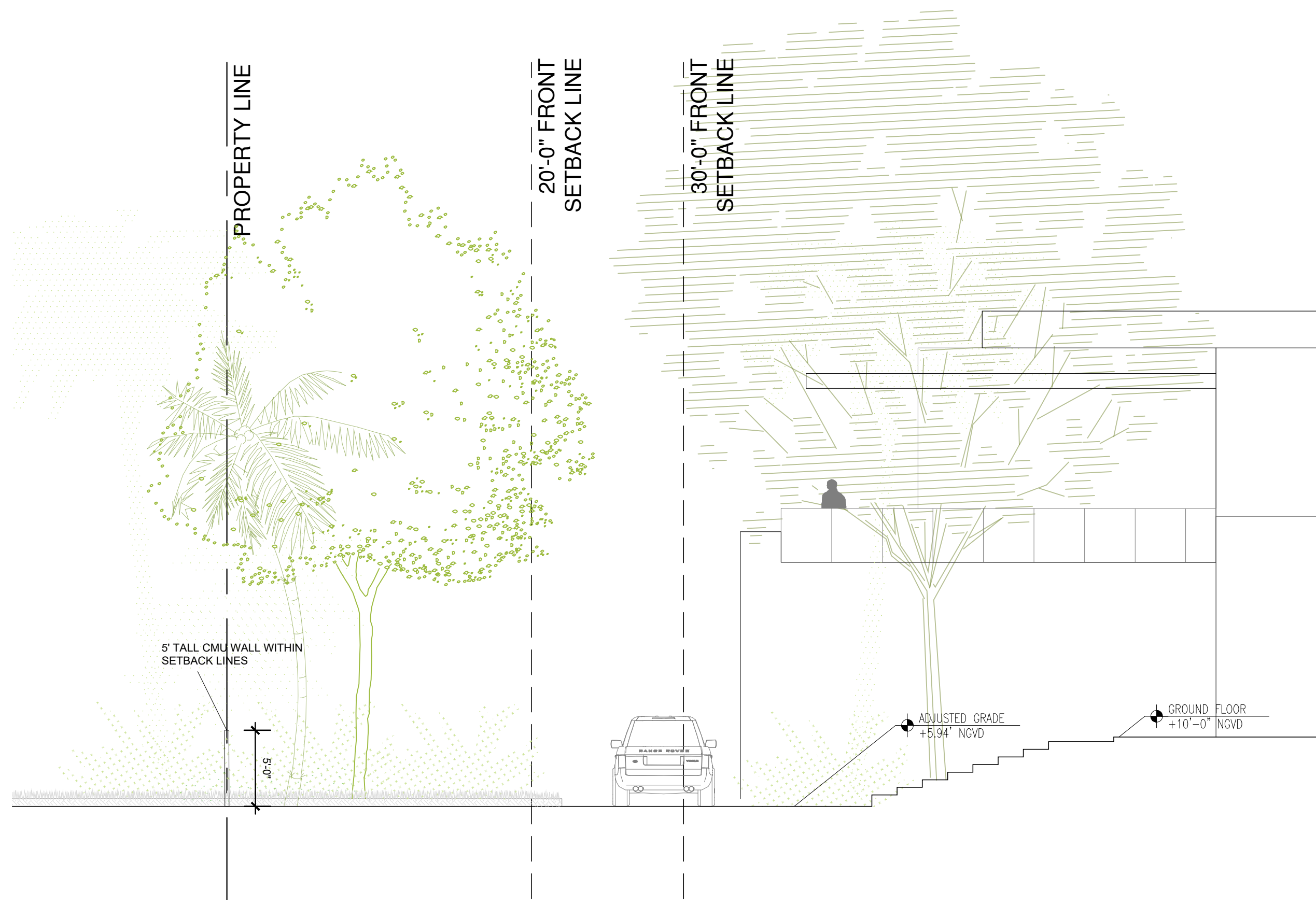
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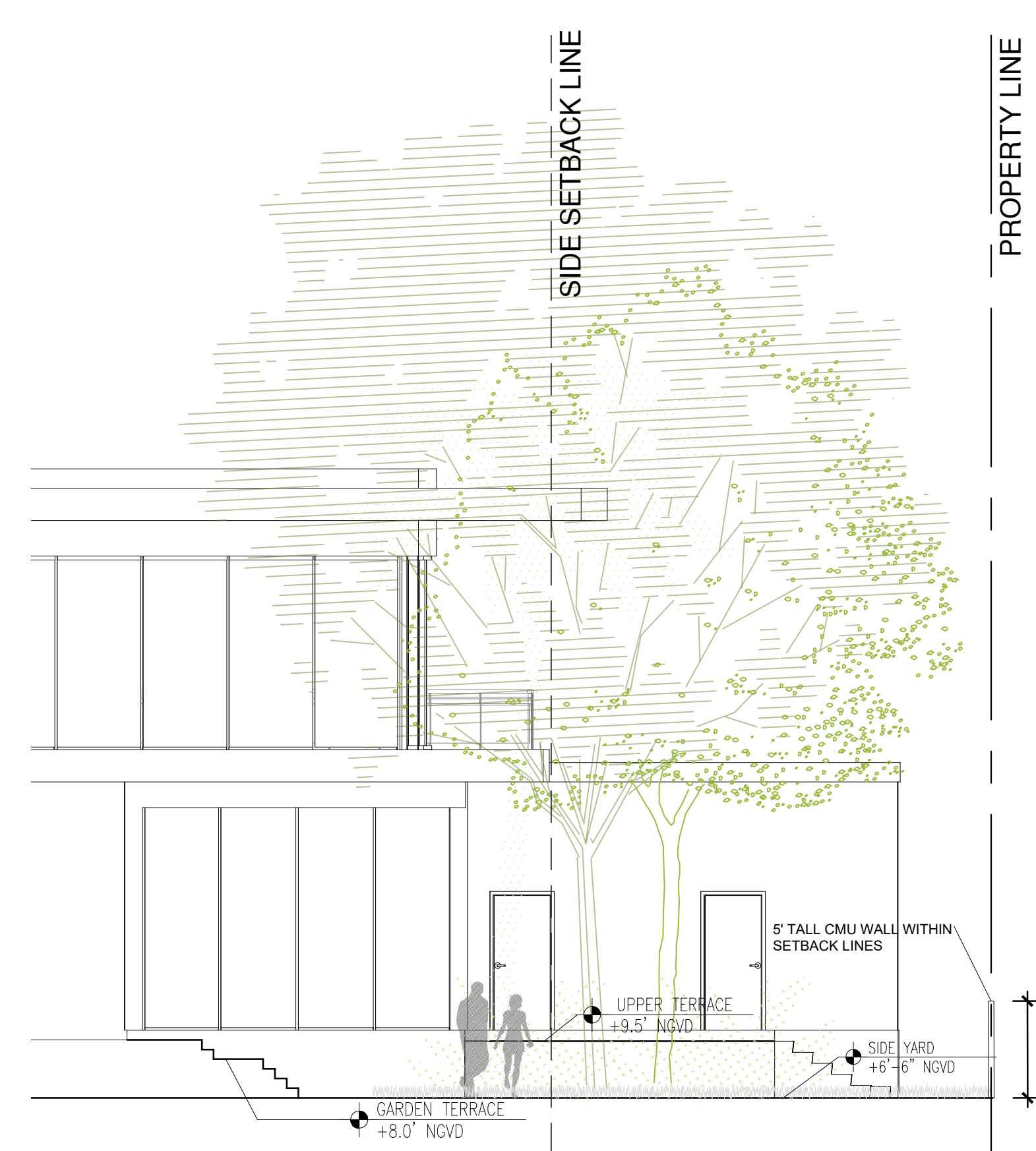


PROPOSED Sections

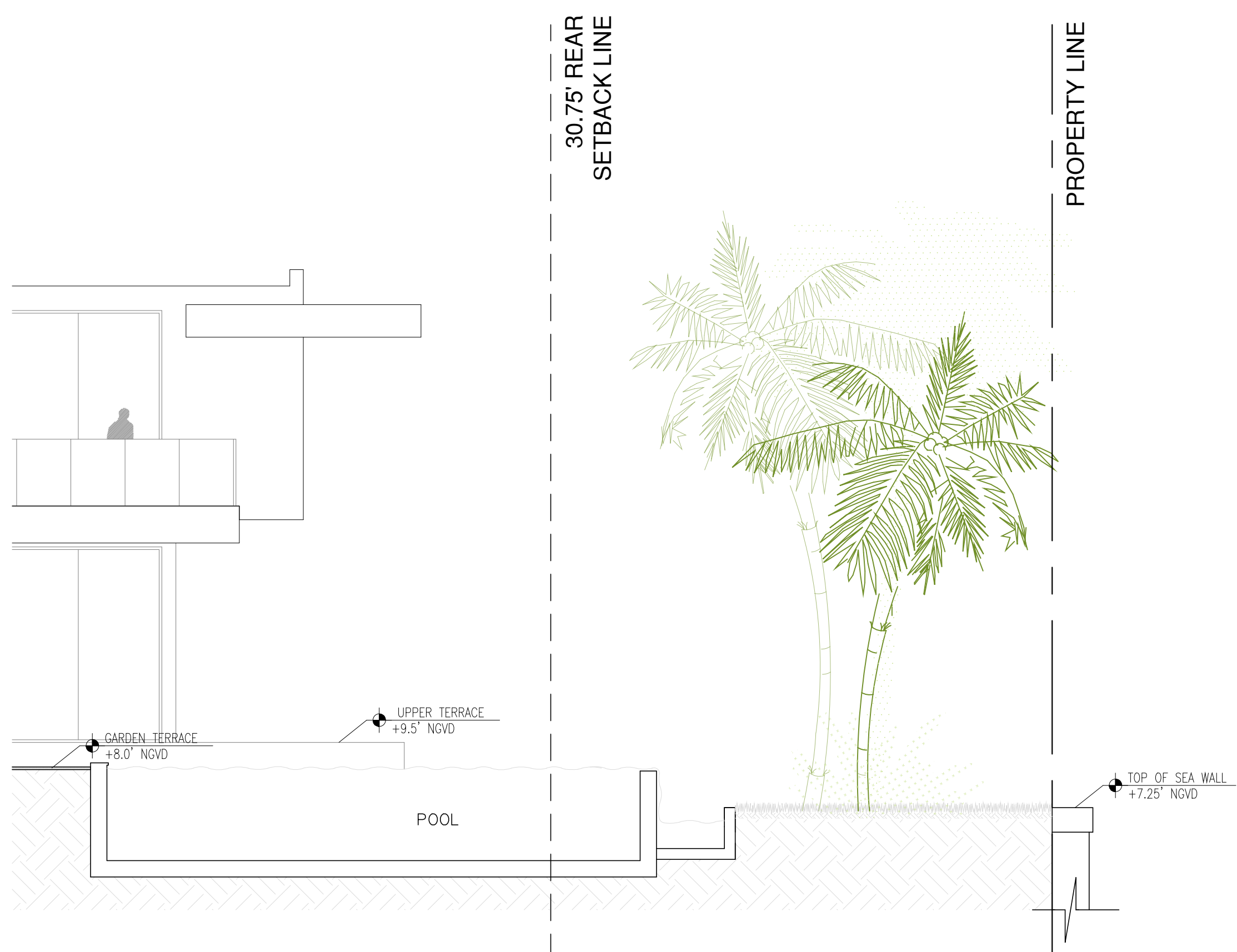
Date	04/28/2021	Sheet No.	A5.0
Scale	1" = 3/32"		
Project			



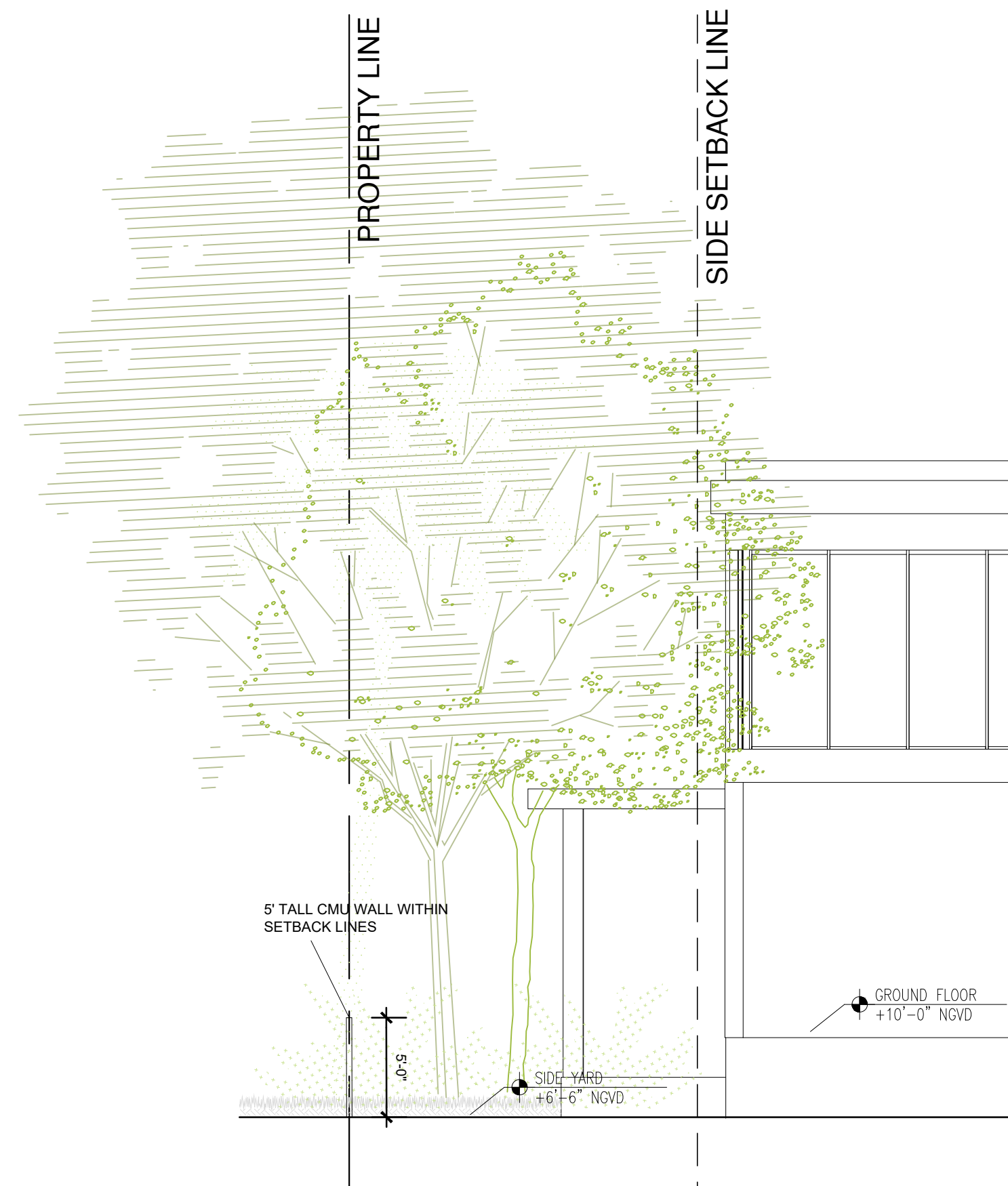
1 SECTION A-A
Scale: 1" = 1/8"



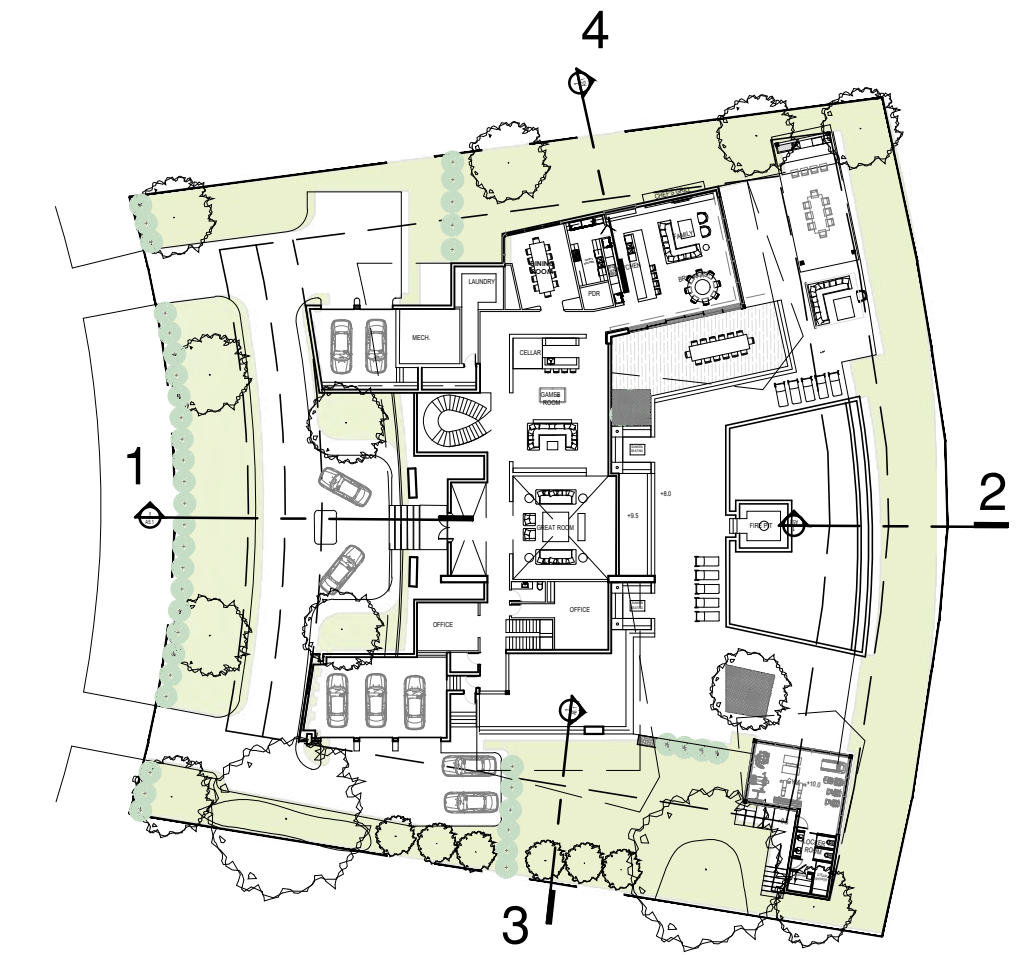
3 SECTION C-C
Scale: 1" = 1/8"



2 SECTION B-B
Scale: 1" = 1/8"



4 SECTION D-D
Scale: 1" = 1/8"



A KEY PLAN
Scale: N.T.S

Rev.	Date	Rev.	Date

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YARD
Elevations

Date	04/28/2021	Sheet No.	A5.1
Scale	1" = 3/32"		
Project			



1 NORTH EAST AXO

Scale: N.T.S

Rev.	Date	Rev.	Date

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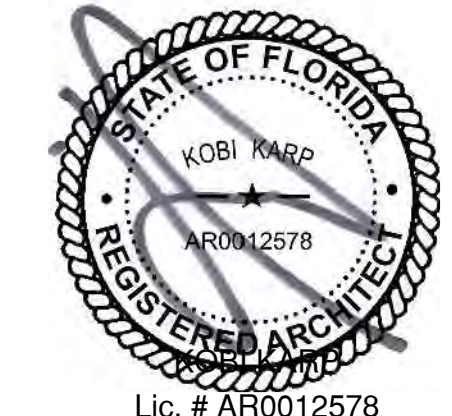
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AXONOMETRIC
 North East View

Date	04/28/2021	Sheet No.	A8.0
Scale	1" = 3/32"		
Project			



Rev.	Date	Rev.	Date

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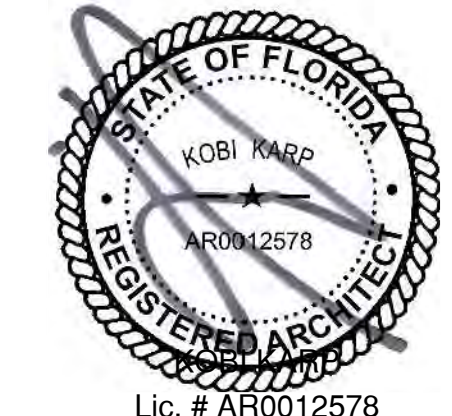
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1 NORTH WEST AXO

Scale: N.T.S

AXONOMETRIC
 North West View

Date	04/28/2021	Sheet No.	A8.1
Scale	1"= 3/32"		
Project			



Rev.	Date	Rev.	Date

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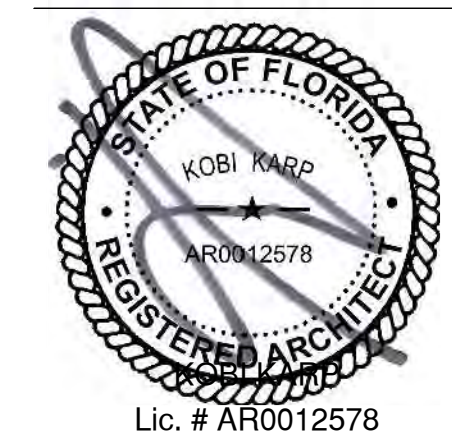
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1 SOUTH EAST AXO

Scale: N.T.S

AXONOMETRIC
 South East View

Date	04/28/2021	Sheet No.	A8.2
Scale	1"= 3/32"		
Project			



Rev.	Date	Rev.	Date

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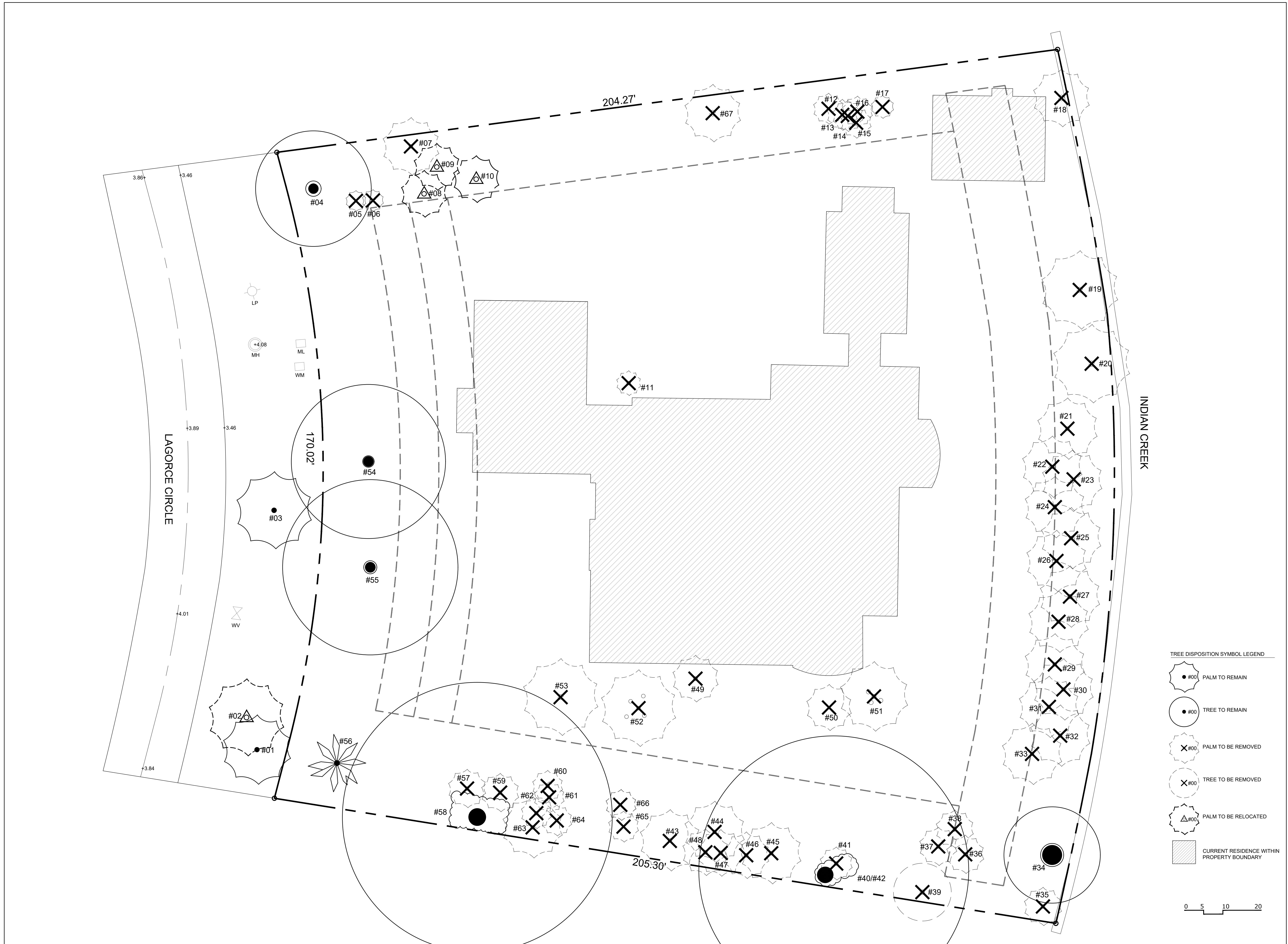


AXONOMETRIC
 South West View

1 SOUTH WEST AXO
 Scale: N.T.S

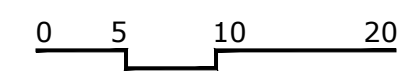
Date	04/28/2021	Sheet No.	A8.3
Scale	1" = 3/32"		
Project			

ISSUE	DATE
DRB SUBMITTAL	04/19/21
DRB SUBMITTAL REV1	05/10/21



TREE DISPOSITION SYMBOL LEGEND

- #000 PALM TO REMAIN
- #000 TREE TO REMAIN
- #000 PALM TO BE REMOVED
- #000 TREE TO BE REMOVED
- #000 PALM TO BE RELOCATED
- CURRENT RESIDENCE WITHIN PROPERTY BOUNDARY



92 LAGORCE CIRCLE
MIAMI BEACH, FL

SITE ADDRESS:

92 LAGORCE CIRCLE
MIAMI BEACH, FL 33141

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

**TREE MITIGATION
PLANTING
PLAN**

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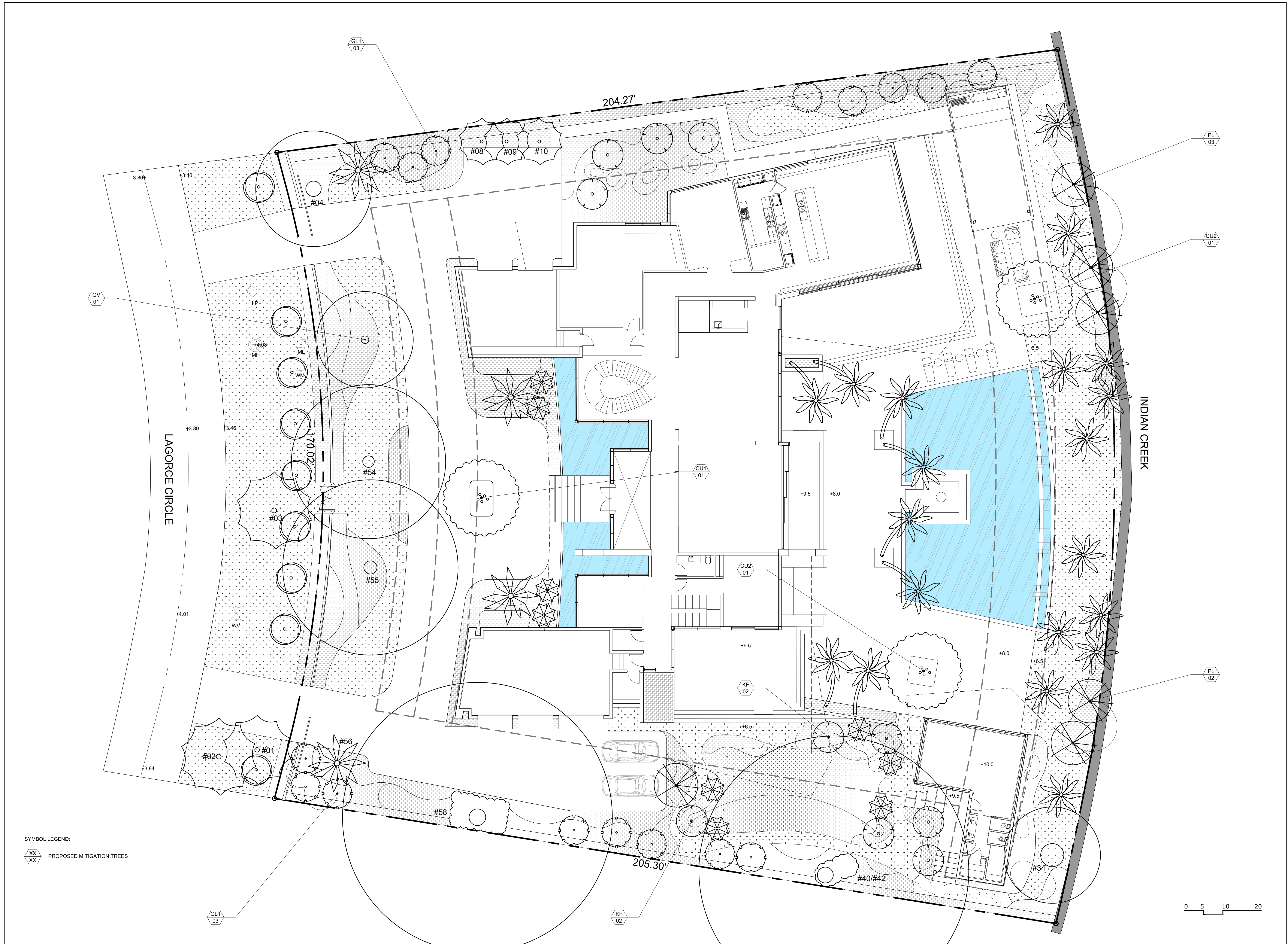
REVISIONS:

ISSUE	DATE
DRB SUBMITTAL	04/19/21
DRB SUBMITTAL REV1	05/10/21

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

PROJ. N°:
2115
SHEET N°:

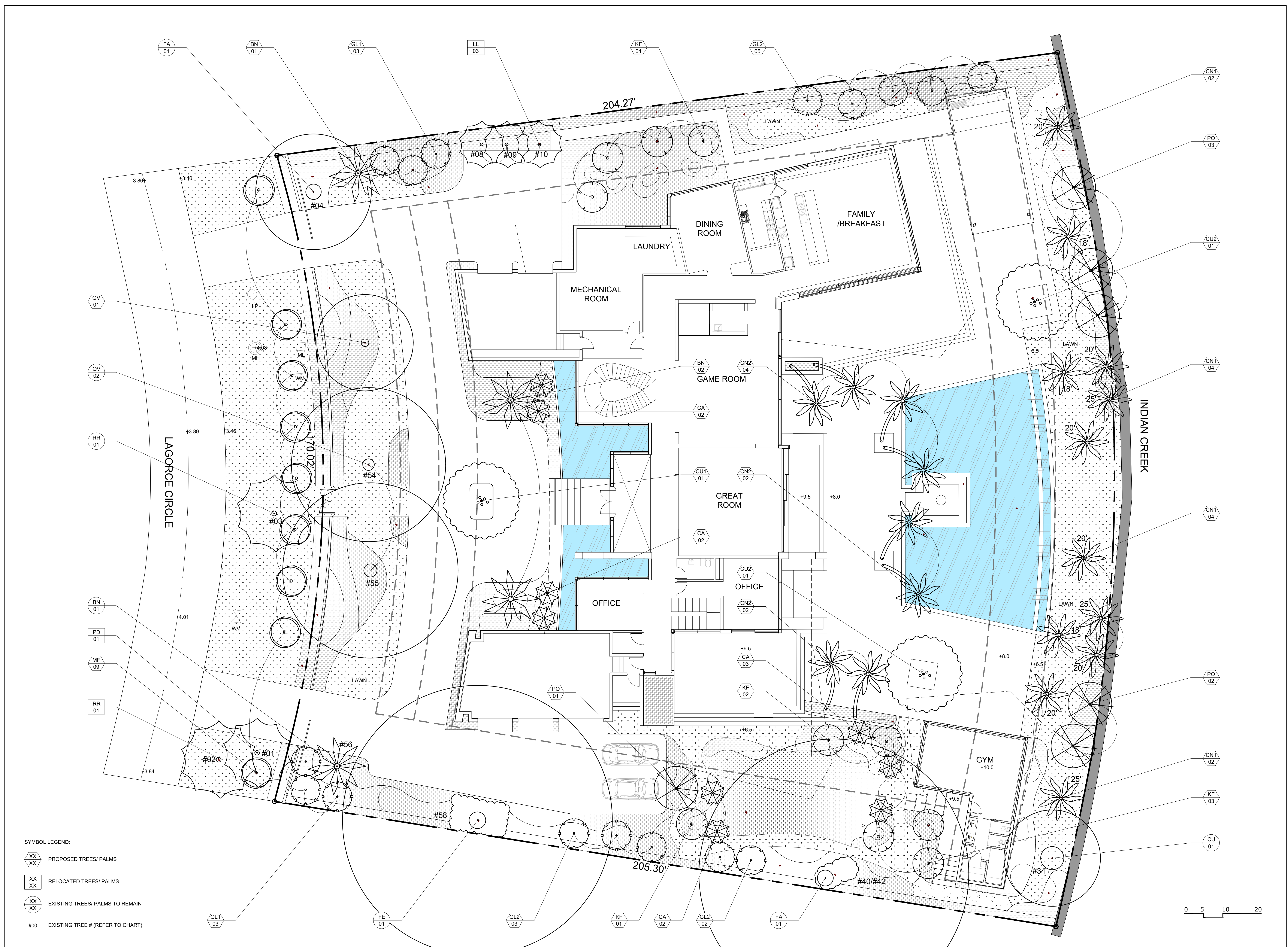
L-1.2



SYMBOL LEGEND:
XX
XX PROPOSED MITIGATION TREES

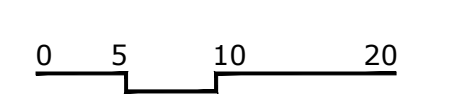
CANOPY PLANTING PLAN

ISSUE	DATE
DRB SUBMITTAL	04/19/21
DRB SUBMITTAL REV1	05/10/21



SYMBOL LEGEND:

- XX
XX PROPOSED TREES/ PALMS
- XX
XX RELOCATED TREES/ PALMS
- XX
XX EXISTING TREES/ PALMS TO REMAIN
- #00 EXISTING TREE # (REFER TO CHART)



92 LAGORCE CIRCLE
MIAMI BEACH, FL

SITE ADDRESS:

92 LAGORCE CIRCLE
MIAMI BEACH, FL 33141

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

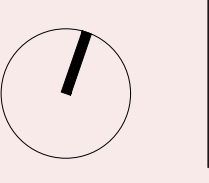
**UNDERSTORY
PLANTING
PLAN**

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REVISIONS:

ISSUE	DATE
DRB SUBMITTAL	04/19/21
DRB SUBMITTAL REV1	05/10/21

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



PROJ. N°:
2115
SHEET N°:

L-5.1

