

39 + 41 LA GORCE CIRCLE RESIDENCE

39 + 41 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

DRB FINAL SUBMITTAL - 03-07-2022
DRB21-0660



ARCHITECT
KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.

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Rev	Date	Rev	Date

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Zoning

DRB-21-0660 FIRST SUBMITTAL

39 + 41 LA GORCE CIRCLE
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MIAMI BEACH, FL 33141

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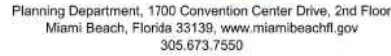


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COVER

Date	03-07-2022	Sheet No.
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Project	-	

SCOPE OF WORK:
• NEW 2 STORY SINGLE FAMILY RESIDENCE



ITEM #	Project Information		
1	Address:	41 AND 39 LA GORCE CIR, MIAMI BEACH, FL 33141	
2	Folio number(s):	02-3219-003-0310, 02-3210-003-0300	
3	Board and file numbers :	DRB-21-0660	
4	Year built:	1940,1937	Zoning District:
5	Base Flood Elevation:	6'-0" NGVD	Grade value in NGVD:
6	Adjusted grade (Flood+Grade/2):	6.425' NGVD	Free board:
7	Lot Area:	43,936 SF	
8	Lot width:	219'-11"	Lot Depth:
9	Max Lot Coverage SF and %:	13,180 SF (30.00%)	Proposed Lot Coverage SF and %:
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:
11	Front Yard Open Space SF and %:	13,026 SF (74.29%)	Rear Yard Open Space SF and %:
12	Max Unit Size SF and %:	21,968 SF (50.00%)	Proposed Unit Size SF and %:
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:
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)
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):

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	28'- FLAT ROOFS	N/A	28'-0"	NONE
18	Setbacks:				NONE
19	Front First level:	20'-0"	N/A	N/A	NONE
20	Front Second level:	30'-0"	N/A	30'-0"- LA GORCE CIR	NONE
21	Side 1:	24'-4"	N/A	24'-4"- BREVITY LANE	NONE
22	Side 2 or (facing street):	36'-4"	N/A	36'-4"- LA GORCE CIR	NONE
23	Rear- FRONT 2:	N/A	N/A	30'-0"- BREVITY LANE	NONE
	Accessory Structure Side 1:	N/A	N/A	N/A	NONE
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	NONE
25	Accessory Structure Rear:	N/A	N/A	N/A	NONE
26	Sum of side yard :	60'-8"	N/A	60'-8" (25%)	NONE
27	Located within a Local Historic District?			Yes or No	
28	Designated as an individual Historic Single Family Residence Site?			Yes or No	
29	Determined to be Architecturally Significant?			Yes or No	
	Additional data or information must be presented in the format outlined in this section				

If not applicable write N/A

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SHEET NUMBER	SHEET NAME
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LANDSCAPE DRAWINGS	
L0	COVER
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L1.2	ARBORIST ASSESSMENT + DISPOSITION CHART
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L2.1	LANDSCAPE LEGEND + PLANT LIST
L2.2	LANDSCAPE LEGEND + PLANT LIST
L2.3	LANDSCAPE NOTES + DETAILS
L3.0	PLANT MATERIAL IMAGES

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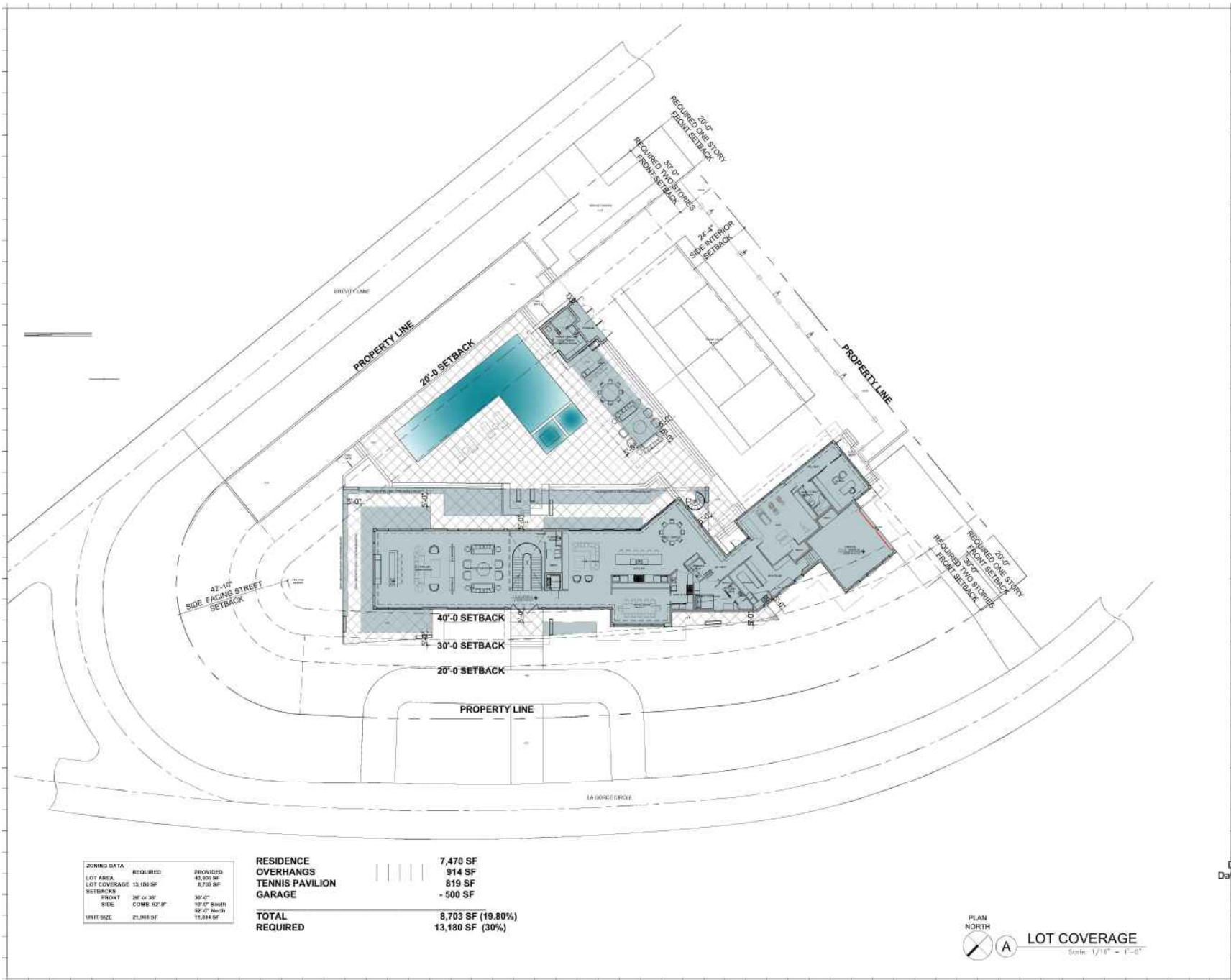
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Date	- 03-07-2022	Sheet No. A0.01
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ZONING DATA		
	REQUIRED	PROVIDED
LOT AREA	43,500 SF	43,500 SF
LOT COVERAGE	13,180 SF	8,703 SF
SETBACKS		
FRONT	20' 0" 32'	30'-0"
SIDE	COMB. 12'-0"	10'-0" South
REAR		52'-0" North
UNIT SIZE	21,968 SF	11,316 SF

RESIDENCE
OVERHANGS
TENNIS PAVILION
GARAGE

	7,470 SF
	914 SF
	819 SF
	- 500 SF

TOTAL
REQUIRED

8,703 SF (19.80%)
13,180 SF (30%)

PLAN
NORTH
A
LOT COVERAGE
Scale: 1/16" = 1'-0"

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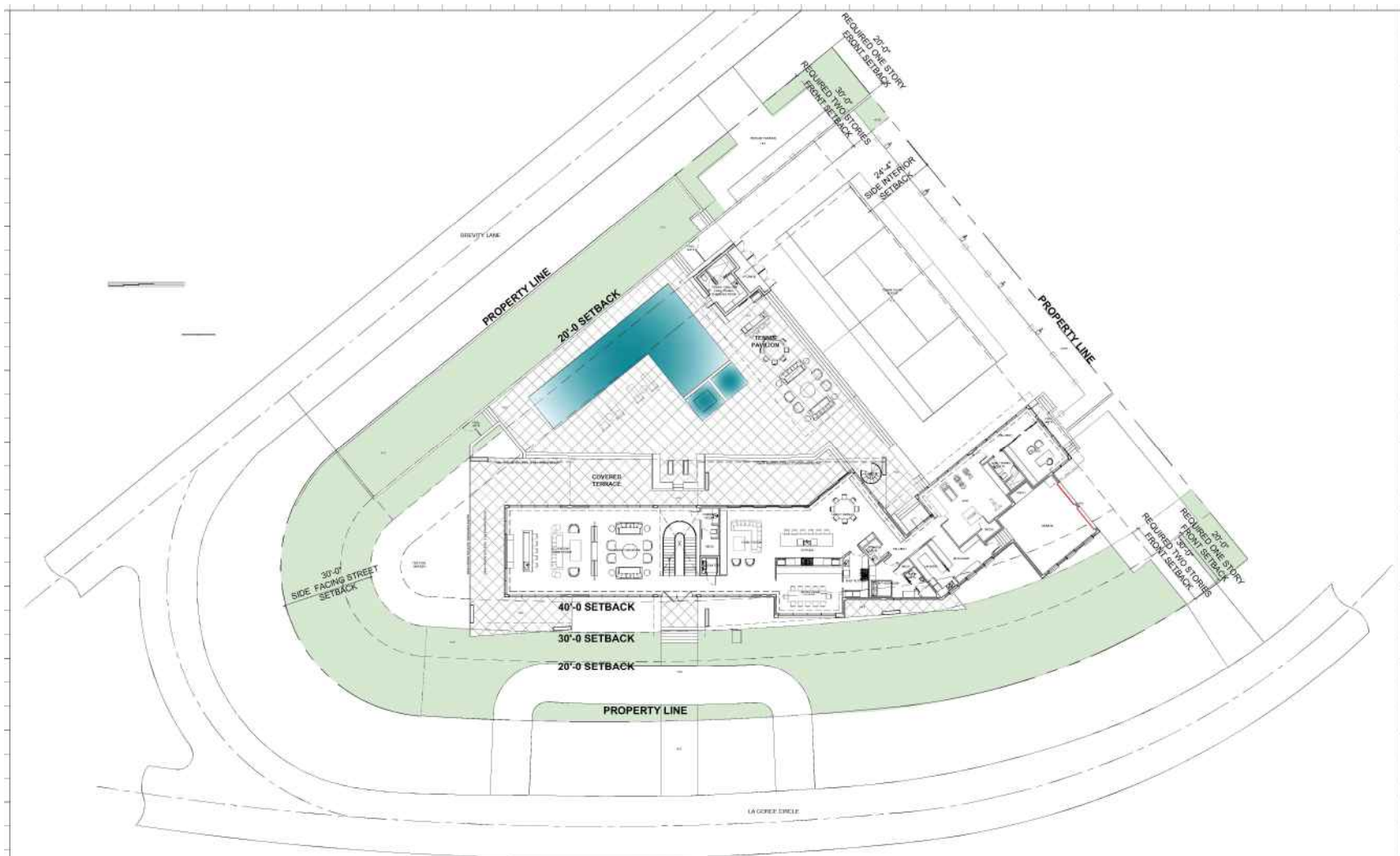
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LOT COVERAGE		
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FRONT YARD LANDSCAPE CALCULATIONS:

TOTAL LANDSCAPE AREA IN FRONT YARD	17,532 SF
MINIMUM LANDSCAPE AREA IN FRONT YARD (50% PER 142.106 (1) (d) OF ZONING CODE)	8,766 SF
FRONT YARD FACING LA GORCE CIRCLE	8,273 SF
PROVIDED LANDSCAPE AREA IN FRONT YARD	6,334 SF (76.56%) EXCEEDS 50%
FRONT YARD FACING BREVITY LANE	6,403 SF
PROVIDED LANDSCAPE AREA IN FRONT YARD	3,836 SF (59.90%) EXCEEDS 50%
FRONT YARD FACING BREVITY LANE INTERSECTION WITH LA GORCE CIRCLE	2,856 SF
PROVIDED LANDSCAPE AREA IN FRONT YARD	2,856 SF (100%)
TOTAL PROVIDED LANDSCAPE AREA	13,026 SF (74.29%)



PERVIOUS REQUIREMENT
Scale: 1/16" = 1'-0"

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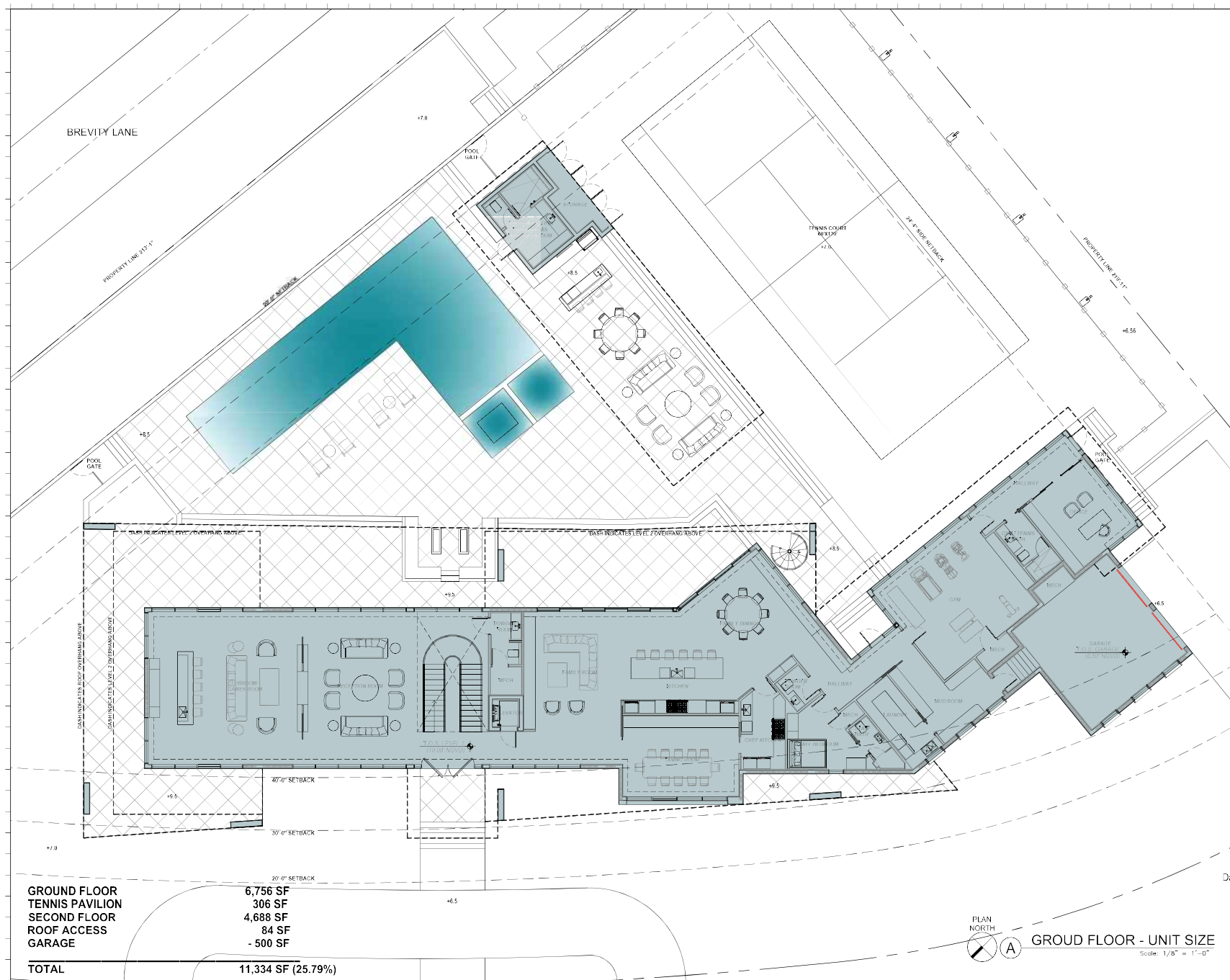
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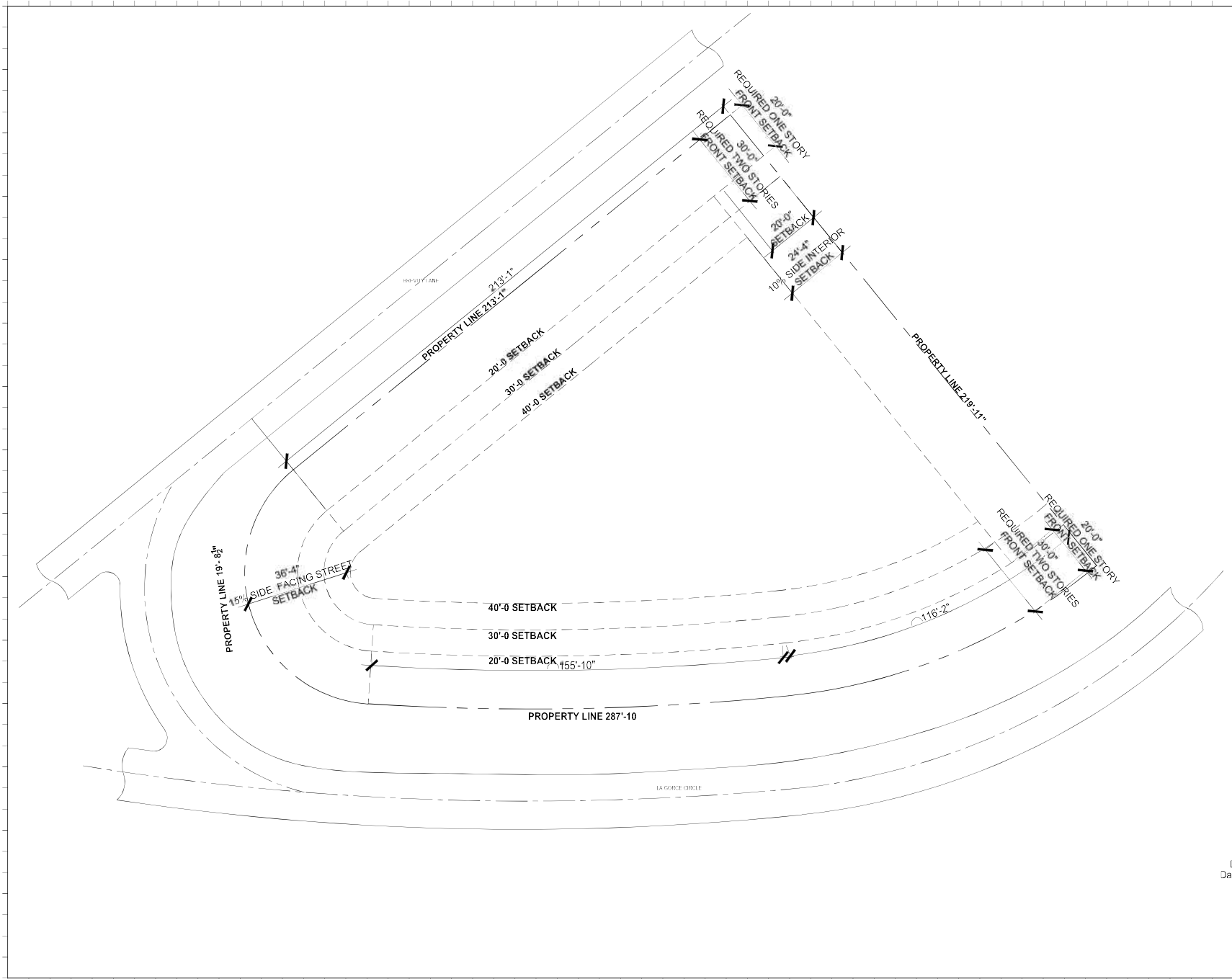
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GROUND FLOOR PLAN - UNIT SIZE

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Scale	1/8" = 1'-0"		
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SETBACK DIAGRAMS

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39 La Gorce Circle - MIAMI BEACH, FL

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SE AXONOMETRIC

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MIAMI BEACH, FL 33141

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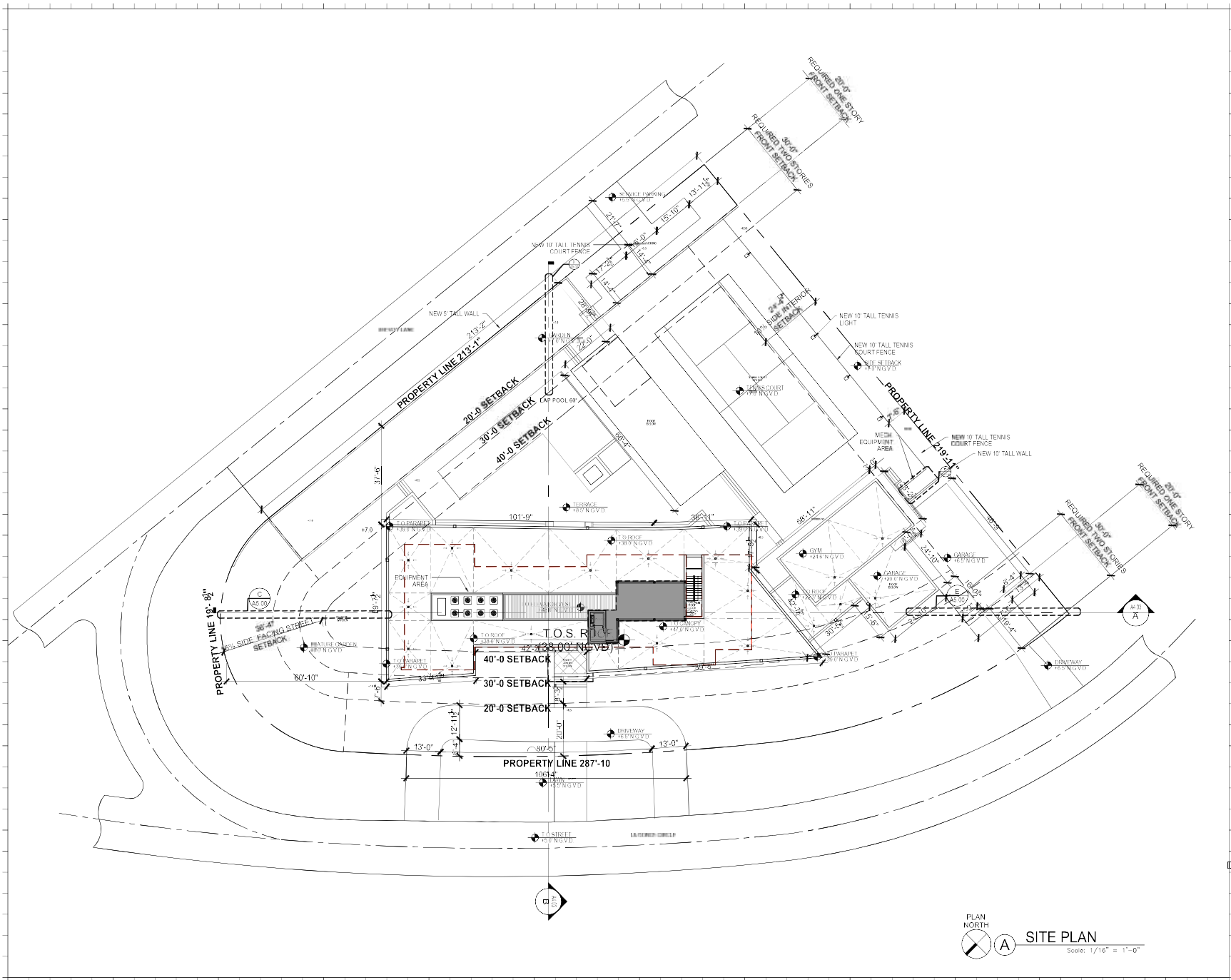
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SW AXONOMETRIC

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Zoning
 DRB-21-0860 FIRST SUBMITTAL

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 MIAMI BEACH, FL 33141

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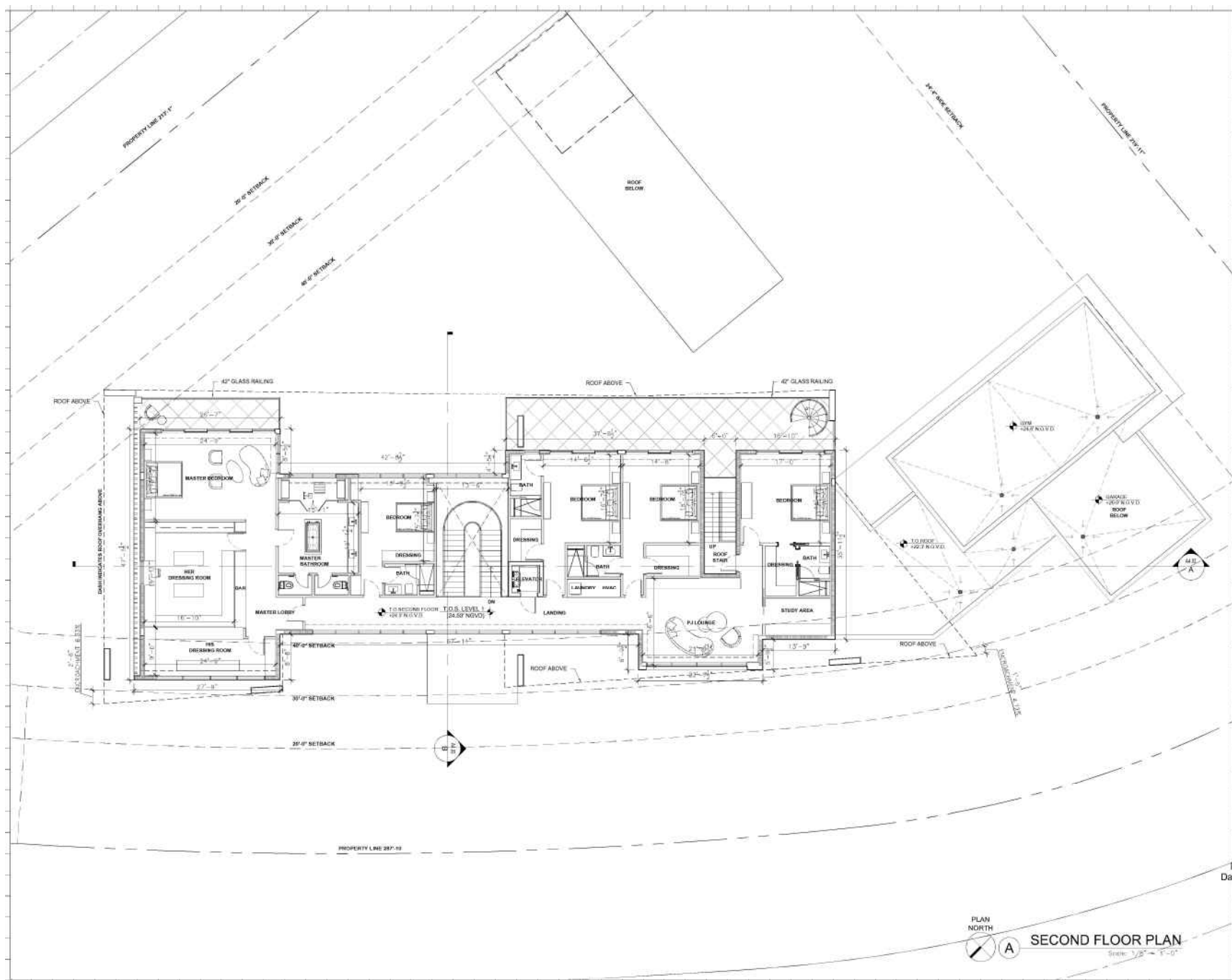
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SITE PLAN

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WE HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

Zoning

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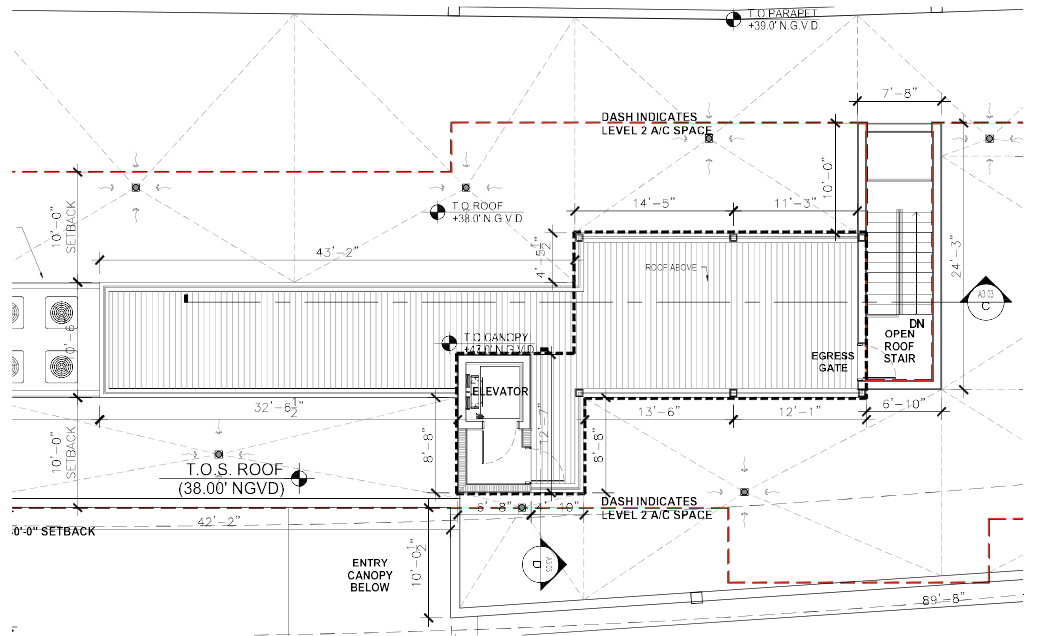
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SECOND FLOOR PLAN

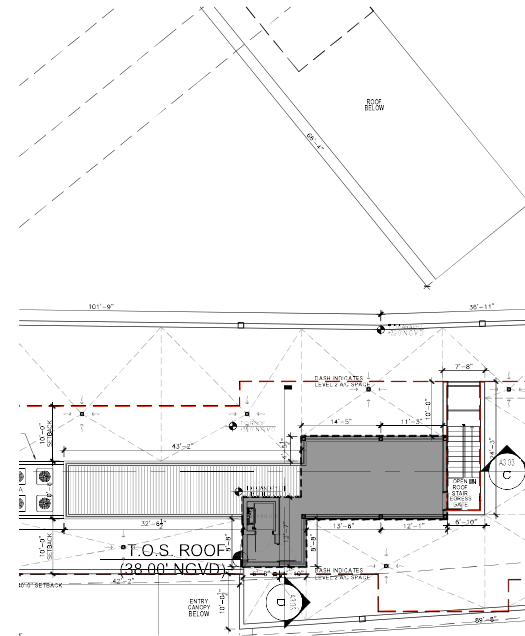
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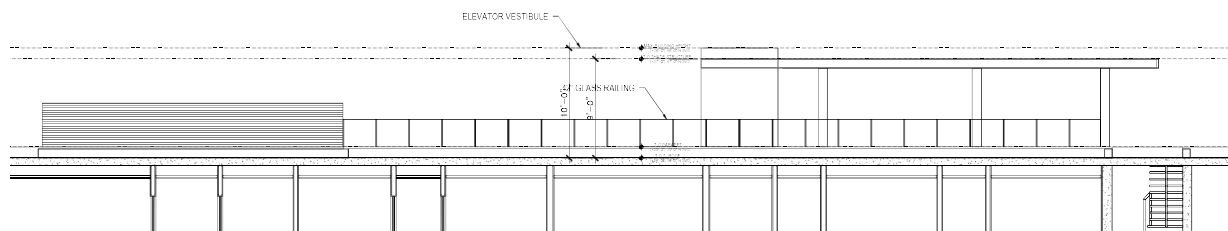
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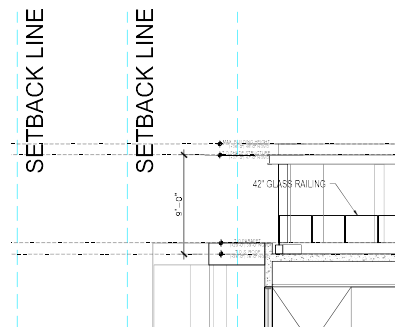
PLAN NORTH
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ENLARGED ROOF DECK PLAN
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PLAN NORTH
B
ENLARGED CANOPY PLAN
Scale: 3/32" = 1'-0"



C
ENLARGED SECTION AT ROOF DECK
Scale: 3/16" = 1'-0"



D
ENLARGED SECTION AT ROOF DECK
Scale: 3/16" = 1'-0"

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ENLARGED ROOF PLAN

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