

39 + 41 LA GORCE CIRCLE RESIDENCE

39 + 41 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

DRB PRESENTATION - 04-29-2022
DRB21-0660



SCOPE OF WORK:

- NEW 2 STORY SINGLE FAMILY RESIDENCE

ARCHITECT
KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.
2915 BISCAYNE BLVD. SUITE 200
MIAMI, FLORIDA 33137
T: 305.573.1818

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Zoning

DRB-21-0660 FIRST SUBMITTAL

39 + 41 LA GORCE CIRCLE
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MIAMI BEACH, FL 33141

Owner:
Name OWNER
Address OWNER ADDRESS1
Address OWNER ADDRESS2
Tel: OWNER PHONE
Email OWNER_EMAIL

Landscape Architect:
Name Christopher Calvey Landscape Architecture
Address 780 NE 69th Street
Address Suite #200
Tel: (786) 536-2961
Email: chris@christophercalvey.com

Consultant:
Name
Address
Address
Tel:
Email

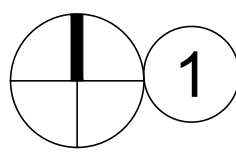
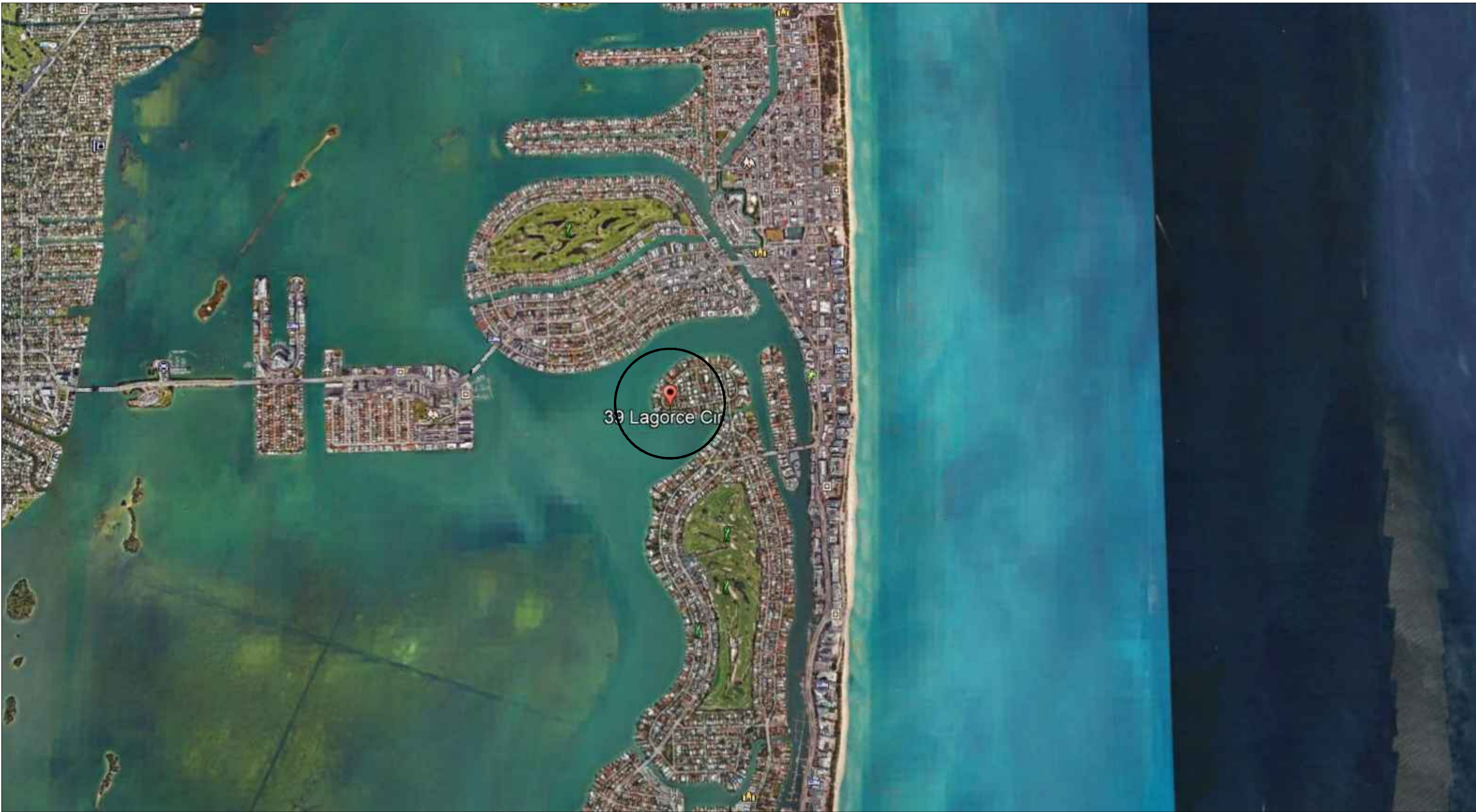
Consultant:
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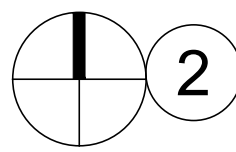
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LOCATION MAP-1/2 MI RADIUS

Scale: N.T.S.



LOCATION MAP

Scale: N.T.S.

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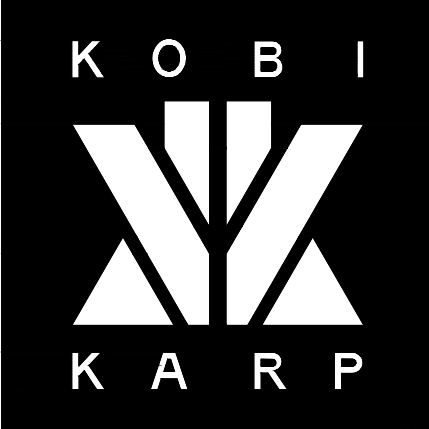
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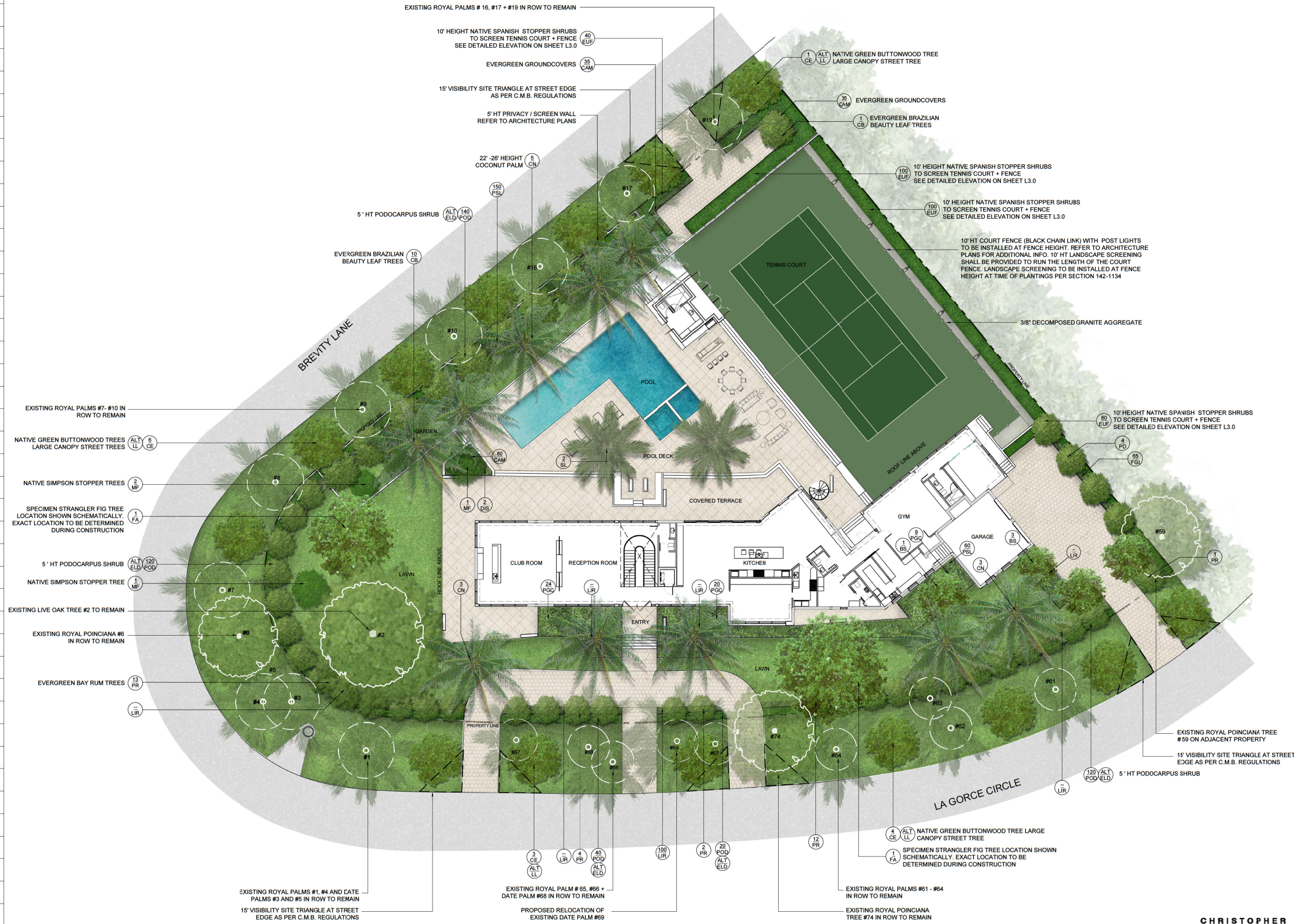
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LOCATION MAP

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Zoning
DRB-21-0660 FINAL SUBMITTAL

39 + 41 LA GORCE CIRCLE
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MIAMI BEACH, FL 33141

**Christoph
er Cawley**
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-05'00'

CHRISTOPHER CAWLEY, P.L.L.C.
Florida License LA 6666785

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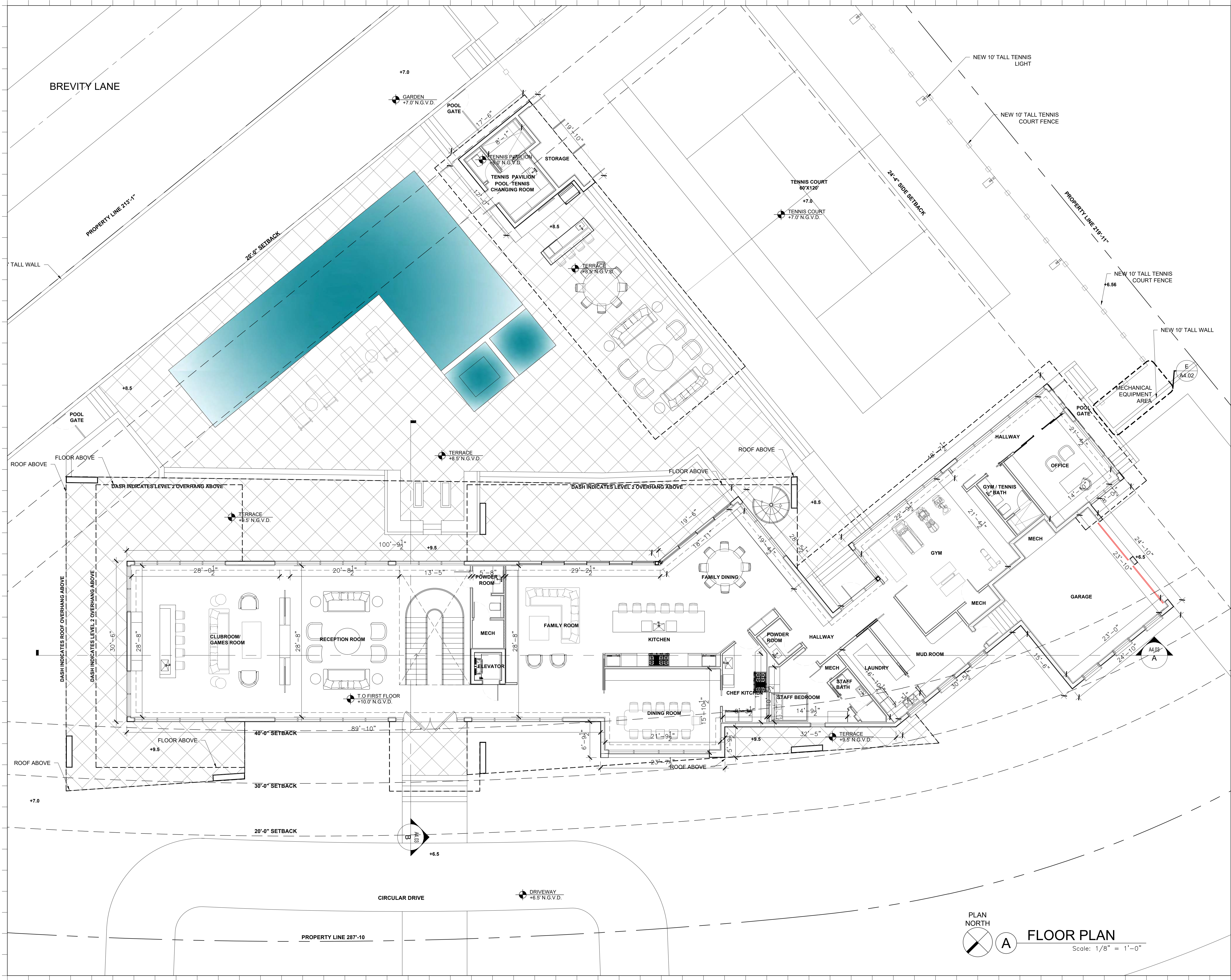
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RENDERED LANDSCAPE PLAN

1/16" = 1'-0"
0' 15' 30' 45'

**CHRISTOPHER
CAWLEY
LANDSCAPE
ARCHITECTURE**
780 NE 69th Street, Suite 200 Miami, Florida 33138
(305) 786-5362 (305) 573-1818
CHRISTOPHERCAWLEY.COM | LC 28000460

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GROUND FLOOR PLAN

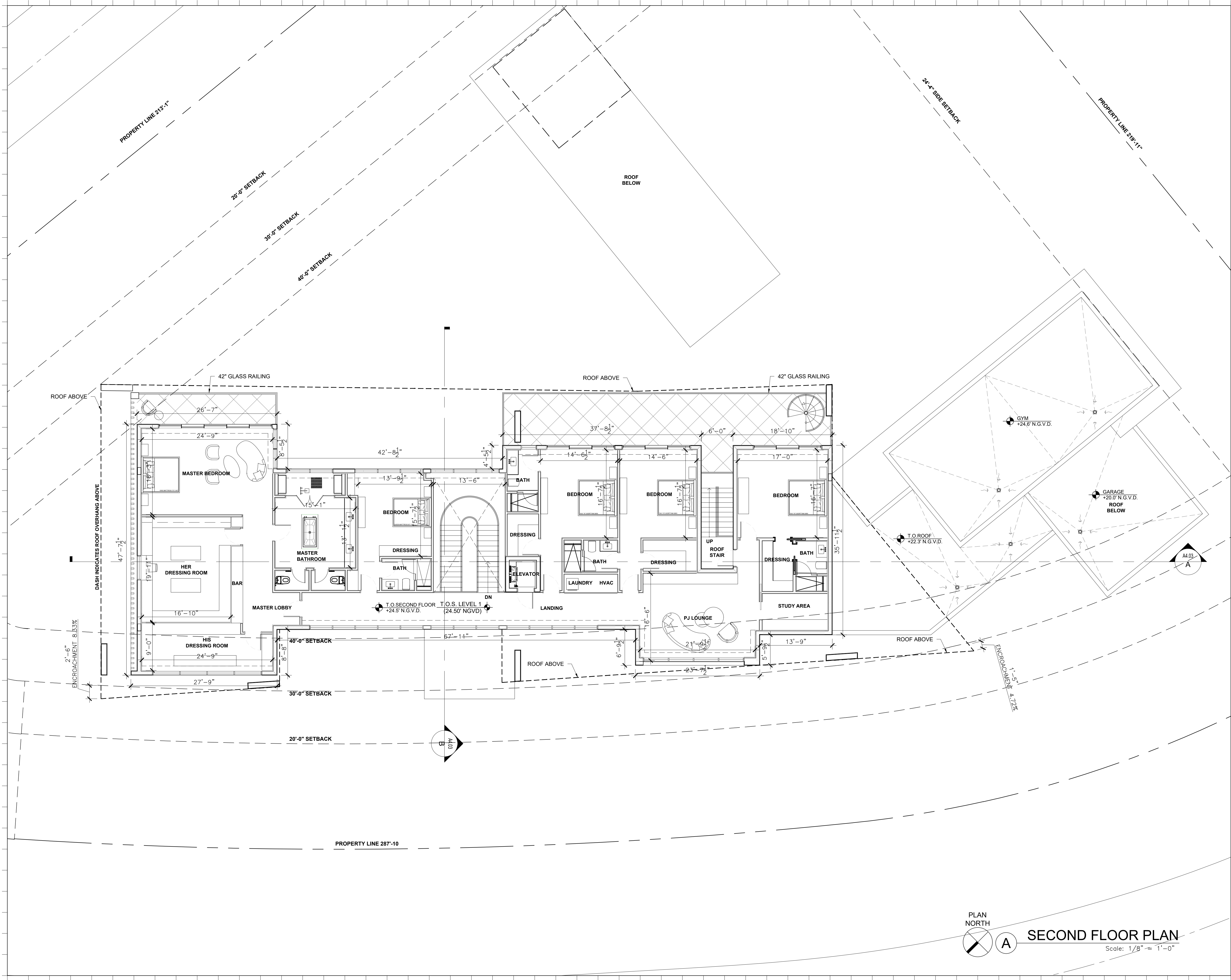
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Scale	--1/8"=1'-0"		
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PLAN
NORTH

A

FLOOR PLAN

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



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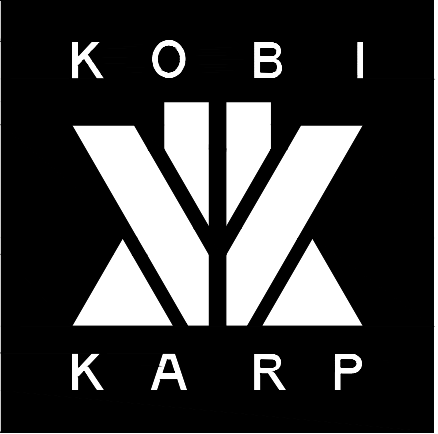
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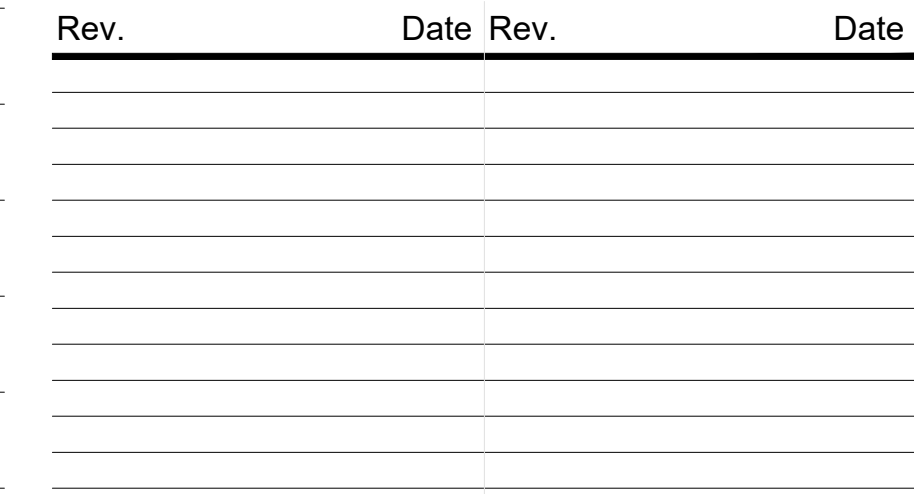


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SECOND FLOOR PLAN

Date	.03-07-2022	Sheet No.	A3.01
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Project	--		

PLAN NORTH
A
SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



Zoning

39 + 41 LA GORCE CIRCLE

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ROOF DECK PLAN

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MIAMI BEACH, FL 33141

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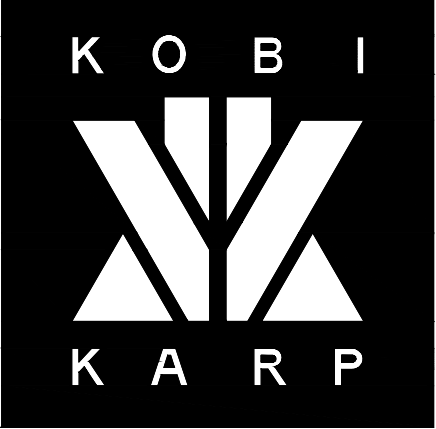
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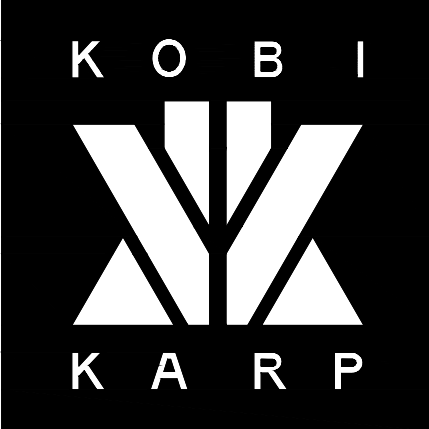
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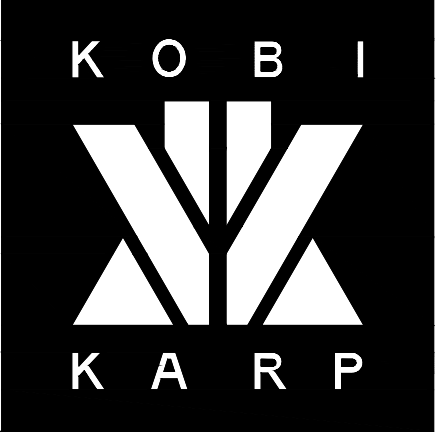
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39 + 41 LA GORCE CIRCLE

39 + 41 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

Owner:
Name: OWNER
Address: OWNER ADDRESS1
Address: OWNER ADDRESS2
Tel: OWNER_PHONE
Email: OWNER_EMAIL

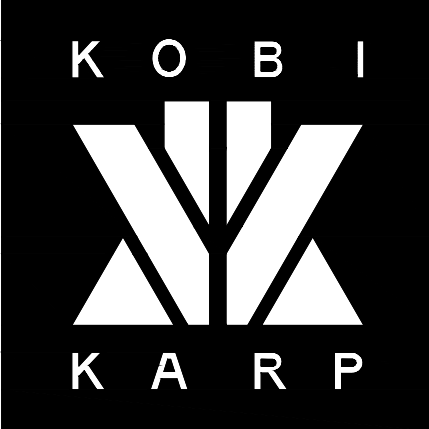
Landscape Architect:
Name: Christopher Calvey Landscape Architecture
Address: 780 NE 69th Street
Address: Suite #200
Tel: (786) 536-2961
Email: chris@christophercalvey.com

Consultant:
Name:
Address:
Address:
Tel:
Email:

Consultant:
Name:
Address:
Address:
Tel:
Email:

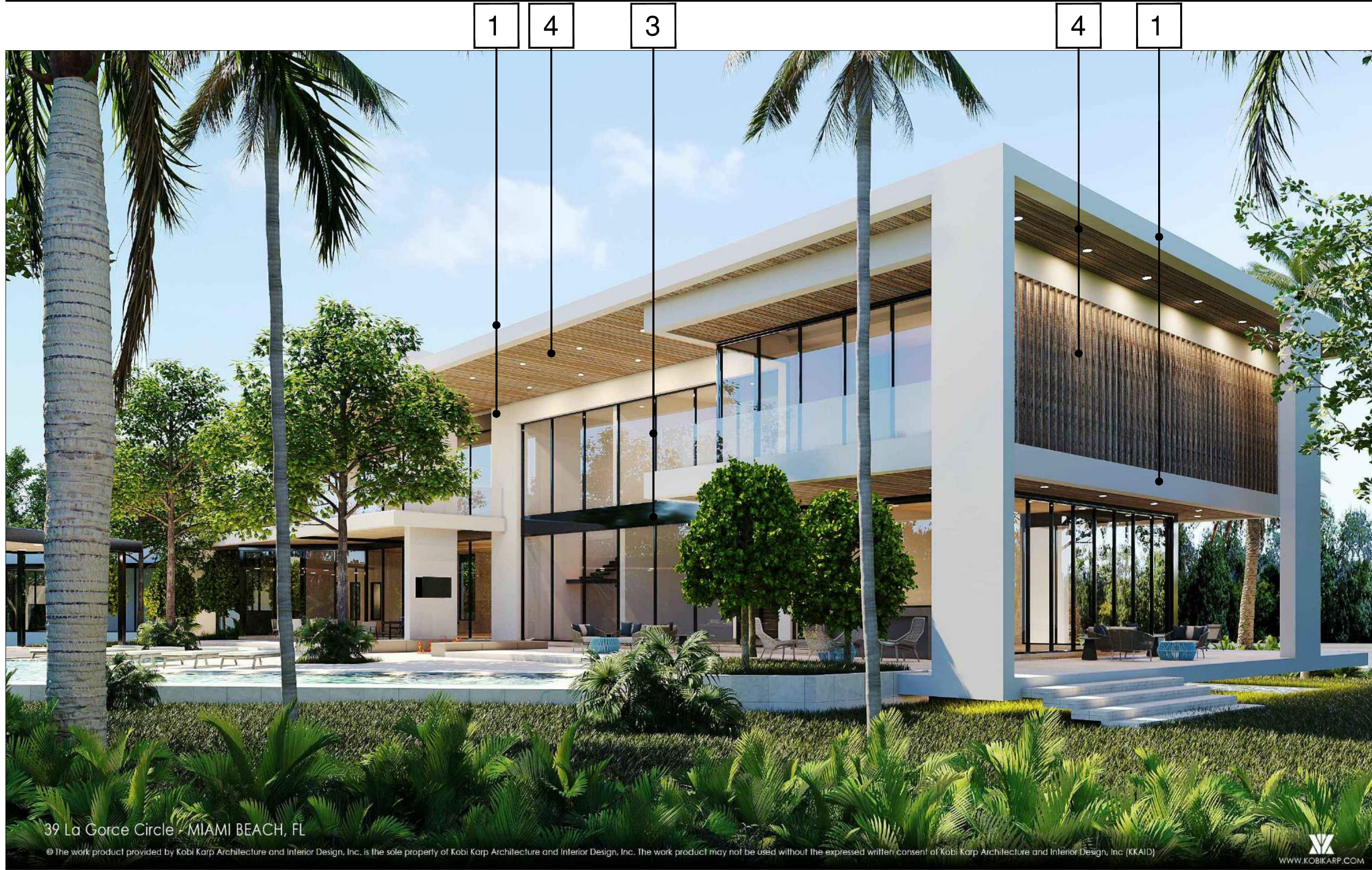
Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

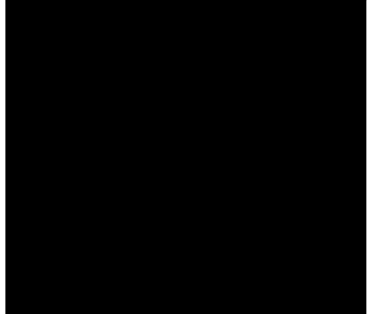
KOBI KARP
Lic. # AR0012578



RENDERING

Date	-- 04-29-2022	Sheet No.
Scale	-- N.T.S	A6.08
Project	--	



ELEVATION MATERIAL LEGEND			
			
1 SMOOTH STUCCO PAINTED OFF WHITE	2 18X36 LIMESTONE	3 DARK ANODIZED METAL FINISH	4 CYPRESS WOOD UNDERSIDE OF ROOF OVERHANGS

A HOUSE MATERIALS

Scale: N.T.S

Rev.	Date	Rev.	Date

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Zoning

DRB-21-0660 FIRST SUBMITTAL

39 + 41 LA GORCE CIRCLE
39 + 41 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

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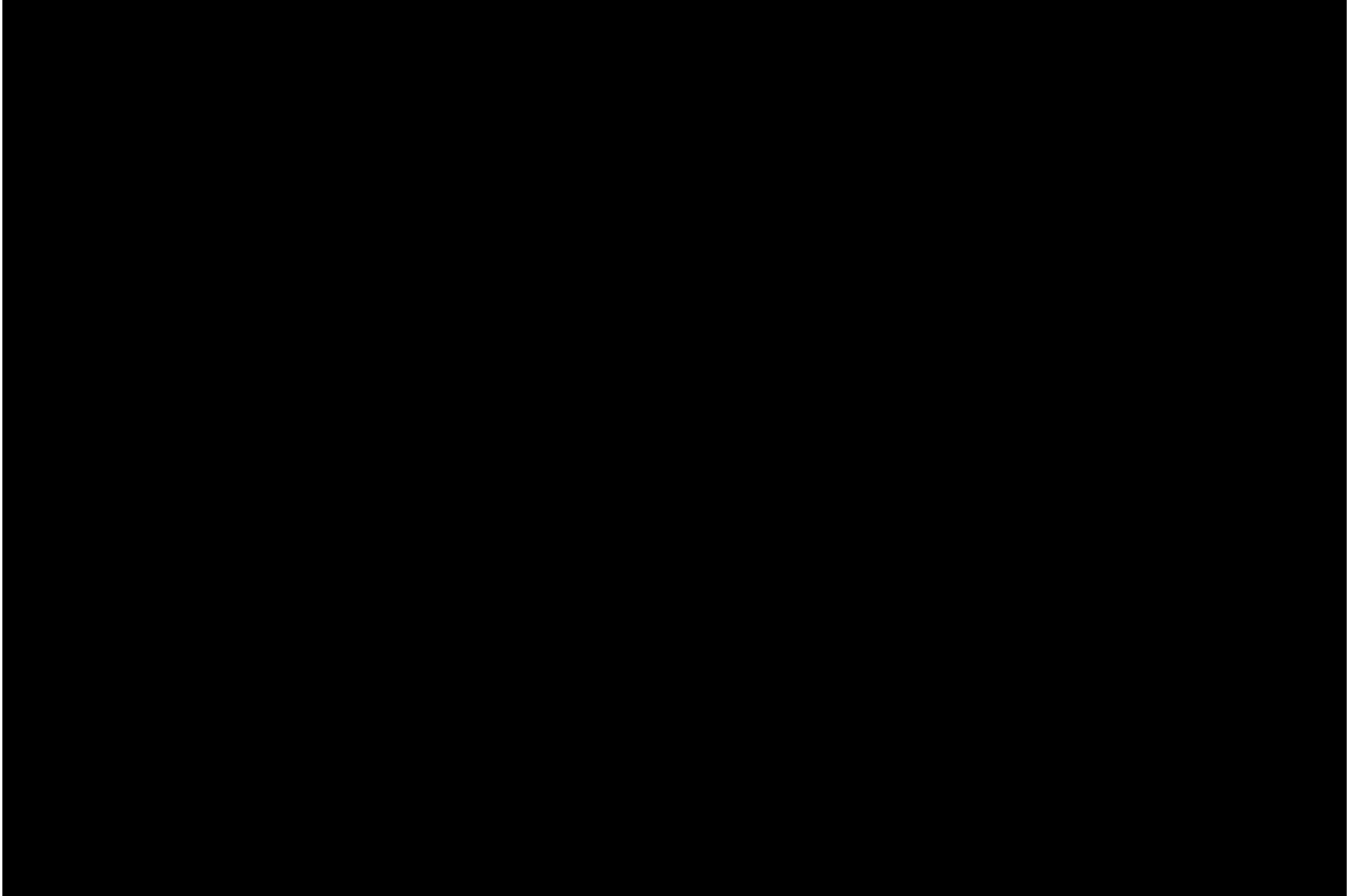
Consultant:
Name:
Address:
Address:
Tel:
Email:

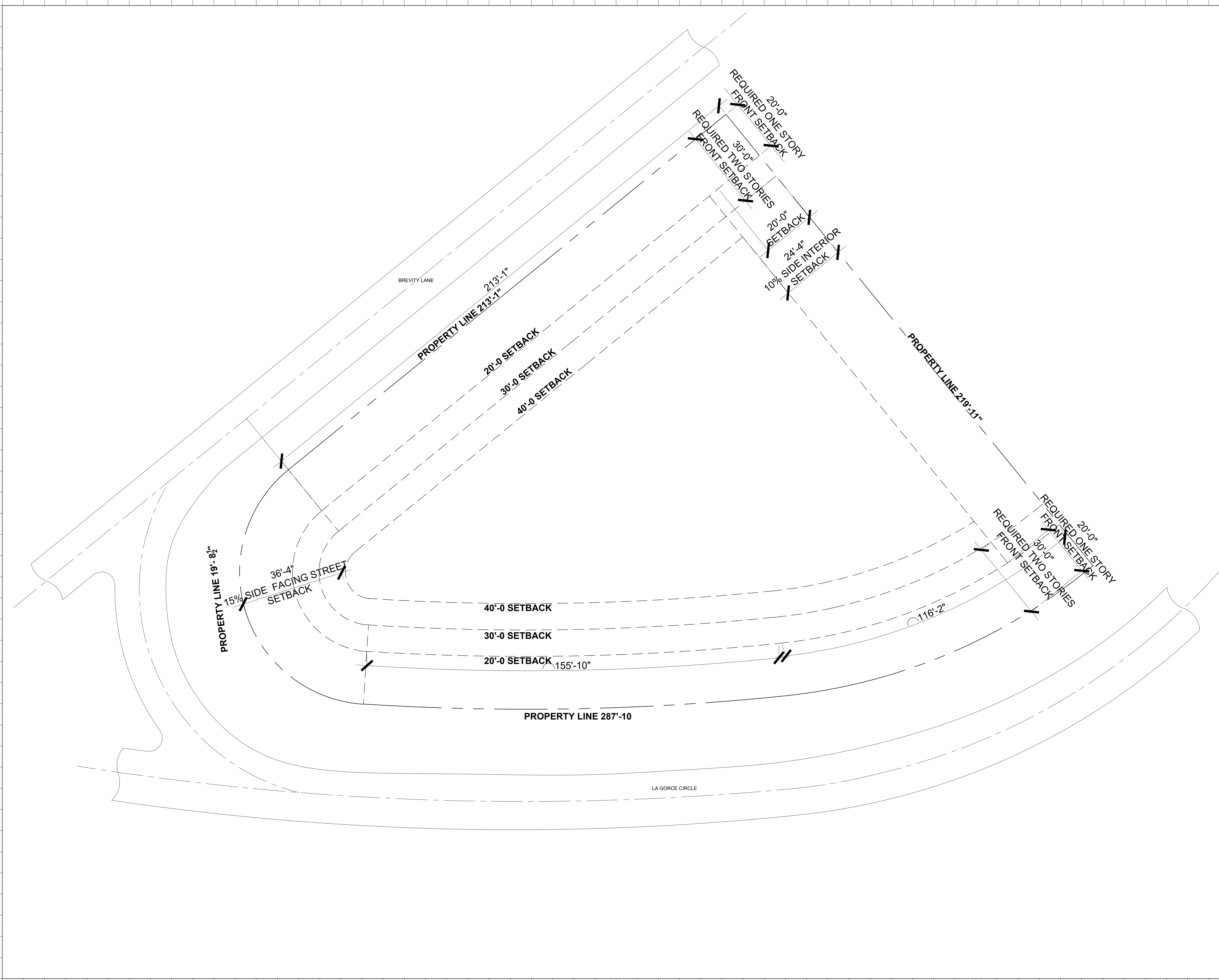
Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street,
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



HOUSE MATERIALS

Date	-- 04-29-2022	Sheet No.
Scale	-- 1/16" = 1'-0"	A4.01
Project	--	





Rev.	Date	Rev.	Date

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Zoning

DRB-21-0660 FIRST SUBMITTAL

39 + 41 LA GORCE CIRCLE
39 + 41 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

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

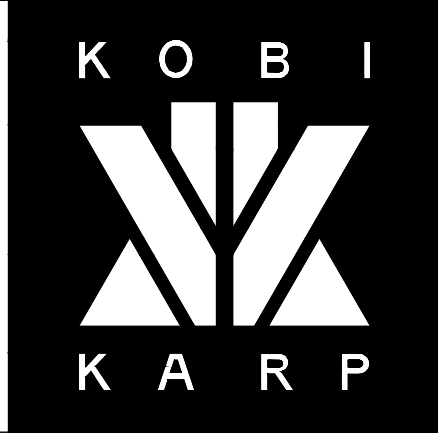
Landscape Architect:	Christopher Calwey Landscape Architecture
Name	780 NE 69th Street
Address	Suite #200
Address	Tel: (786) 536-2961
Tel:	Email: chris@christophercalwey.com
Email:	

Consultant:	
Name	
Address	
Address	
Tel:	
Email:	

Consultant:	
Name	
Address	
Address	
Tel:	
Email:	

Architect of Record:	Kobi Karp Architecture and Interior Design, Inc.
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Fax:	

Kobi Karp
Lic. # AR0012578



SETBACK DIAGRAMS

Date	-- 03-07-2022	Sheet No.
Scale	-- 1/16"=1'-0"	A0.13
Project	--	



39 La Gorce Circle - MIAMI BEACH, FL

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Rev.	Date	Rev.	Date

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Zoning

DRB-21-0660 FIRST SUBMITTAL

39 + 41 LA GORCE CIRCLE

39 + 41 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

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Email	Email: chris@christophercalwey.com

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Consultant:	
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Tel:	
Email	

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Kobi Karp Architecture and Interior Design, Inc.	
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NE AXONOMETRIC

Date	-- 02-14-2022	Sheet No.
Scale	-- N.T.S	A0.14
Project	--	



39 La Gorce Circle - MIAMI BEACH, FL

NE AXONOMETRIC VIEW

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Rev.	Date	Rev.	Date

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Zoning

DRB-21-0660 FIRST SUBMITTAL

39 + 41 LA GORCE CIRCLE

39 + 41 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

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K O B I
K A R P

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NW AXONOMETRIC

Date	-- 02-14-2022	Sheet No.
Scale	-- N.T.S	A0.15
Project	--	



39 La Gorce Circle - MIAMI BEACH, FL

NE AXONOMETRIC VIEW

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Rev.	Date	Rev.	Date

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Zoning

DRB-21-0660 FIRST SUBMITTAL

39 + 41 LA GORCE CIRCLE

39 + 41 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

Owner:
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Address OWNER ADDRESS2
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Name Christopher Calvey Landscape Architecture
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Address Suite #200
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Lic. # AR0012578

SE AXONOMETRIC

Date	-- 02-14-2022	Sheet No.
Scale	-- N.T.S	A0.16
Project	--	



Rev.	Date	Rev.	Date

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Zoning

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MIAMI BEACH, FL 33141

Owner:
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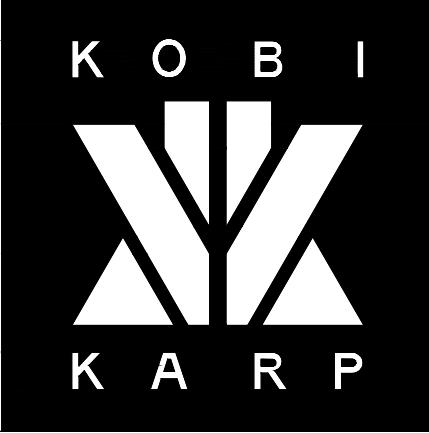
Landscape Architect:
Name Christopher Calwey Landscape Architecture
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Lic. # AR0012578



SW AXONOMETRIC

Date	-- 04-29-2022	Sheet No.
Scale	-- N.T.S	A0.17
Project	--	



Rev.	Date	Rev.	Date

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Zoning

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39 + 41 LA GORCE CIRCLE
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MIAMI BEACH, FL 33141

Owner:
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Name Christopher Calwey Landscape Architecture
Address 780 NE 69th Street
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571 NW 28th Street,
Miami, Florida 33127 USA
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Fax: +1(305) 573 3766

KOBI
KARP

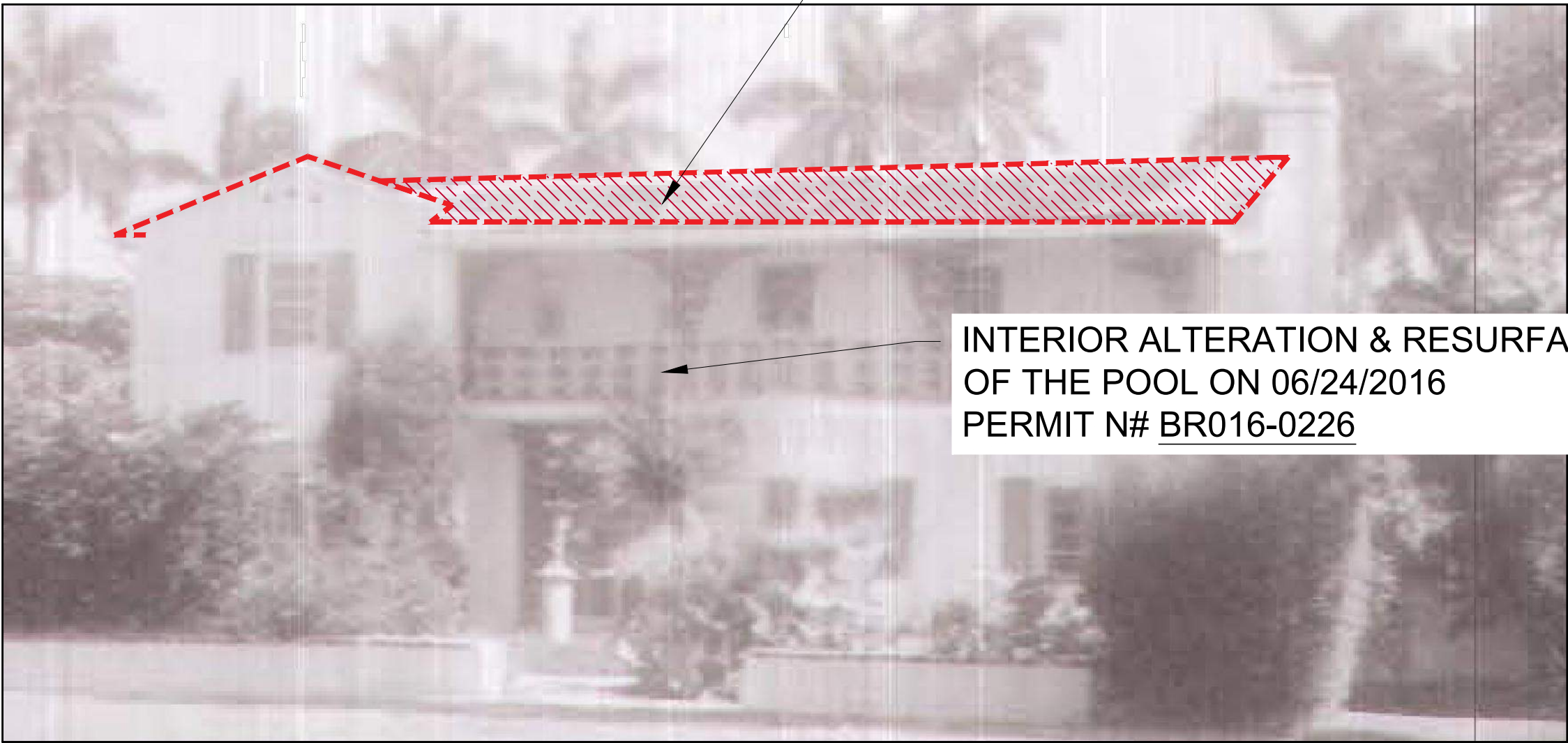
KOBI KARP
Lic. # AR0012578

EXPLODED AXONOMETRIC

Date	-- 02-14-2022	Sheet No.
Scale	-- N.T.S	A0.18
Project	--	



REMOVING OF ROOF DECK TILE
PERMIT N# BS930411



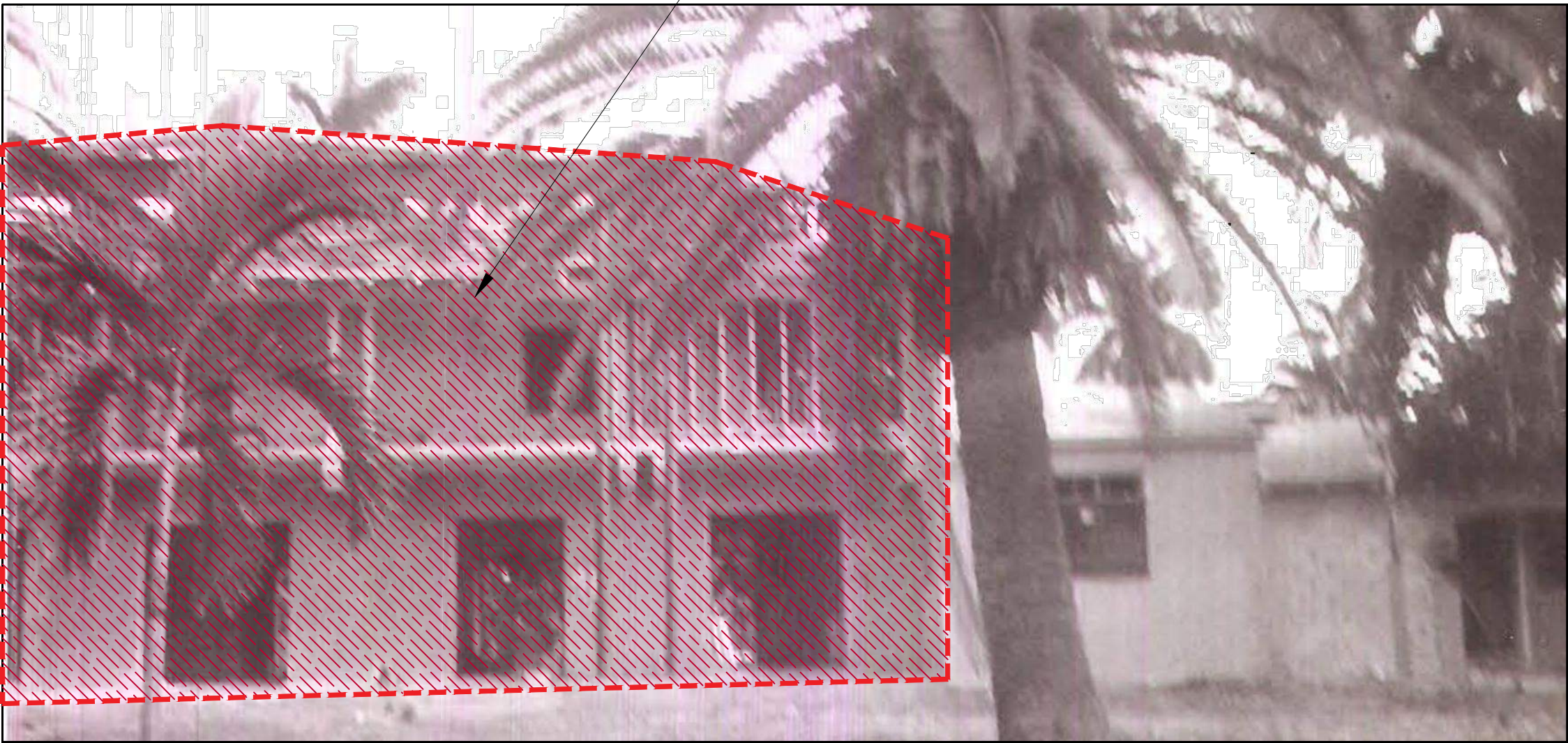
REMOVING OF ROOF DECK TILE
PERMIT N# BS930411

INTERIOR ALTERATION & RESURFACING
OF THE POOL ON 06/24/2016
PERMIT N# BR016-0226



ORIGINAL
CONDITION

39 LA GORCE



FIRST FLOOR &
CARPORT ADDITION

39 LA GORCE



FIRST FLOOR ADDITION, CARPORT &
EXTERIOR RENOVATION

41 LA GORCE



FIRST FLOOR &
CARPORT ADDITION

41 LA GORCE

41 LA GORCE

41 LA GORCE

A

MODIFICATIONS DIAGRAMS

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

Rev.	Date	Rev.	Date

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Zoning

DRB-21-0660 FIRST SUBMITTAL

39 + 41 LA GORCE CIRCLE
39 + 41 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

Owner:
Name
Address
Address
Tel.
Email

OWNER
OWNER_ADDRESS1
OWNER_ADDRESS2
OWNER_PHONE
OWNER_EMAIL

Landscape Architect:
Name
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Email

Christopher Calwey Landscape Architecture
780 NE 69th Street
Suite #200
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Email: chris@christophercalwey.com

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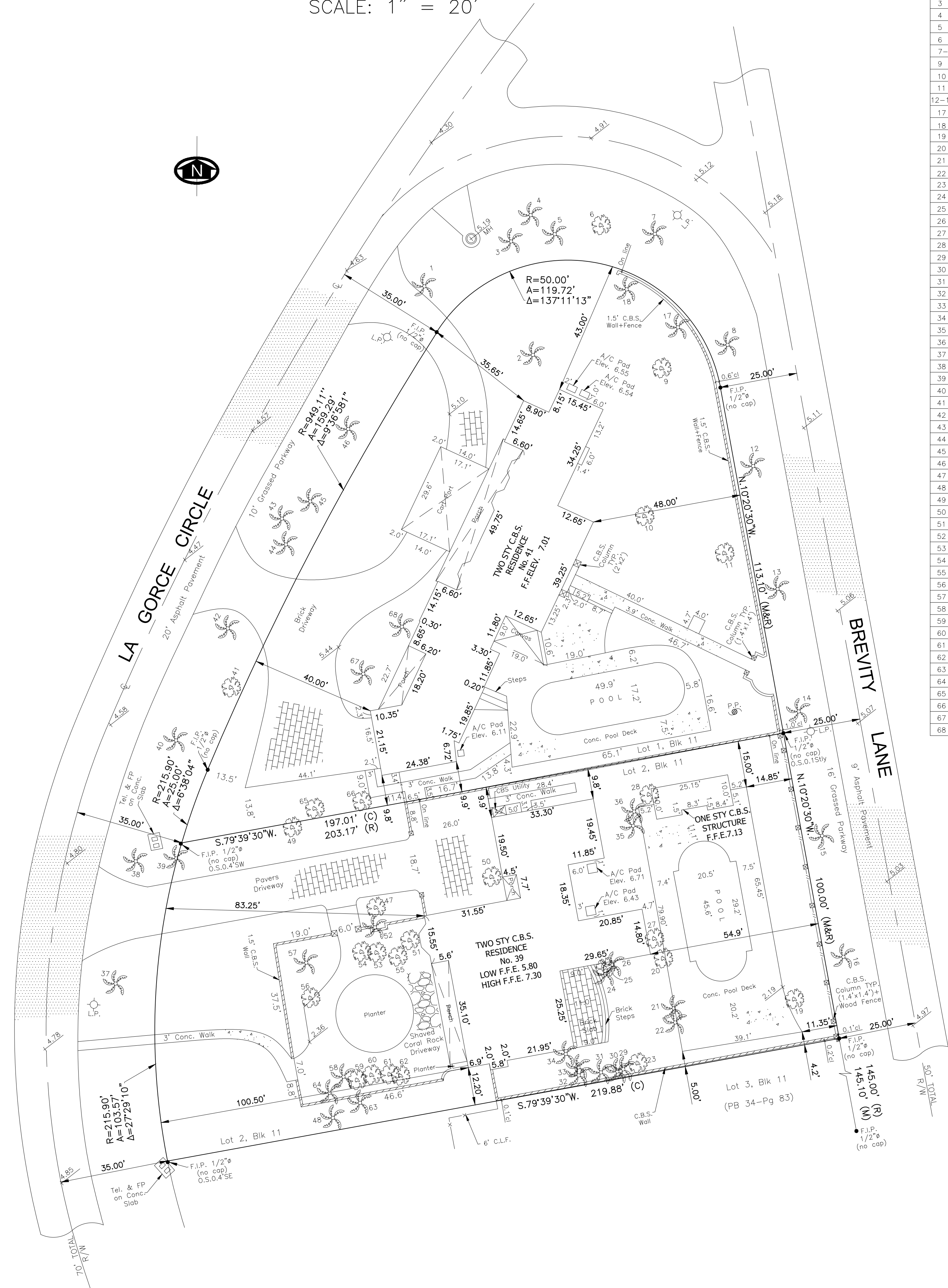
KOB I KARP
Lic. # AR0012578

OVERTIME DIAGRAM MODIFICATIONS

Date	.04-05-2022	Sheet No.
Scale	-1/16"=1'-0"	A0.03
Project	--	

SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'



No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	ROYAL PALM	ROYSTONIA ELATA	2.0'	60'	10'
2	LIVE OAK	QUERCUS VIRGINIANA	2.5'	40'	30'
3	CANARY DATE PALM	PHOENIX CANARIENSIS	1.5'	15'	9'
4	ROYAL PALM	ROYSTONIA ELATA	2.0'	60'	12'
5	CANARY DATE PALM	PHOENIX CANARIENSIS	2.0'	14'	8'
6	ROYAL PONCIANA	DELONIX REGIA	2.7'	40'	25'
7-8	ROYAL PALM	ROYSTONIA ELATA	2.0'	60'	10'
9	MANGO TREE	MANGIFERA INDICA	1.0'	30'	12'
10	MANGO TREE	MANGIFERA INDICA	1.0'	25'	18'
11	AVOCADO TREE	PERSEA AMERICANA	1.5'	39'	20'
12-16	ROYAL PALM	ROYSTONIA ELATA	2.0'	60'	15'
17	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.8'	18'	6'
18	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.8'	22'	6'
19	UNKNOWN	UNKNOWN	2.5'	70'	12'
20	ALEXANDER PALM (CLUSTER)	PTYCHOSPERMA ELEGANS	0.8'	18'	10'
21	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.5'	15'	8'
22	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.8'	15'	10'
23	BLACK OLIVE	BUCCIDA BUCERAS	0.8'	20'	8'
24	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.8'	25'	7'
25	BLACK OLIVE	BUCCIDA BUCERAS	0.6'	18'	5'
26	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.8'	22'	8'
27	BLACK OLIVE	BUCCIDA BUCERAS	0.9'	25'	15'
28	SOUTHERN WAX MYRTLE	MYRICA CERIFERA	0.7'	18'	16'
29	BLACK OLIVE	BUCCIDA BUCERAS	0.5'	20'	9'
30	BLACK OLIVE	BUCCIDA BUCERAS	0.8'	20'	10'
31	BLACK OLIVE	BUCCIDA BUCERAS	0.8'	18'	10'
32	SOUTHERN WAX MYRTLE	MYRICA CERIFERA	0.7'	20'	7'
33	PAUROTIS PALM	ACOELORRAPHE WRIGHTII	1.0'	15'	5'
34	SOUTHERN WAX MYRTLE	MYRICA CERIFERA	0.5'	28'	7'
35	PAUROTIS PALM	ACOELORRAPHE WRIGHTII	0.8'	13'	8'
36	ALEXANDER PALM (CLUSTER)	PTYCHOSPERMA ELEGANS	1.0'	20'	12'
37	ROYAL PALM	ROYSTONIA ELATA	2.0'	60'	10'
38	ROYAL PALM	ROYSTONIA ELATA	1.5'	60'	12'
39	ROYAL PALM	ROYSTONIA ELATA	2.0'	60'	10'
40	ROYAL PALM	ROYSTONIA ELATA	2.0'	65'	8'
41	ROYAL PALM	ROYSTONIA ELATA	2.3'	40'	30'
42	ROYAL PALM	ROYSTONIA ELATA	1.5'	55'	8'
43	ROYAL PALM	ROYSTONIA ELATA	1.5'	65'	9'
44	CANARY DATE PALM	PHOENIX CANARIENSIS	2.3'	20'	15'
45	CANARY DATE PALM	PHOENIX CANARIENSIS	2.0'	20'	16'
46	CANARY DATE PALM	PHOENIX CANARIENSIS	1.8'	20'	13'
47	AVOCADO TREE	PERSEA AMERICANA	1.3'	22'	15'
48	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.4'	20'	6'
49	ROYAL PONCIANA	DELONIX REGIA	1.2'	35'	29'
50	PINK TRUMPET	TABEBUIA HETEROPHYLLA	0.8'	18'	8'
51	LIVE OAK	QUERCUS VIRGINIANA	1.3'	35'	15'
52	PAUROTIS PALM	ACOELORRAPHE WRIGHTII	1.1'	18'	8'
53	LIVE OAK	QUERCUS VIRGINIANA	1.0'	38'	15'
54	LIVE OAK	QUERCUS VIRGINIANA	1.2'	35'	10'
55	LIVE OAK	QUERCUS VIRGINIANA	0.8'	25'	5'
56	LIVE OAK	QUERCUS VIRGINIANA	1.5'	35'	26'
57	PAUROTIS PALM	ACOELORRAPHE WRIGHTII	0.8'	25'	10'
58	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.5'	25'	5'
59	LIVE OAK	QUERCUS VIRGINIANA	2.0'	30'	15'
60	LIVE OAK	QUERCUS VIRGINIANA	1.5'	25'	18'
61	LIVE OAK	QUERCUS VIRGINIANA	1.3'	30'	15'
62	LIVE OAK	QUERCUS VIRGINIANA	1.8'	25'	18'
63	PAUROTIS PALM	ACOELORRAPHE WRIGHTII	0.8'	30'	8'
64	MANGO TREE	MANGIFERA INDICA	0.8'	40'	8'
65	UMBRELLA TREE	SCHEFFLERIA ACTINOPHYLLA	0.8'	30'	15'
66	SOUTHERN WAX MYRTLE	MYRICA CERIFERA	0.8'	25'	17'
67	CANARY DATE PALM	PHOENIX CANARIENSIS	0.4'	15'	4'
68	PAUROTIS PALM	ACOELORRAPHE WRIGHTII	1.0'	19'	6'

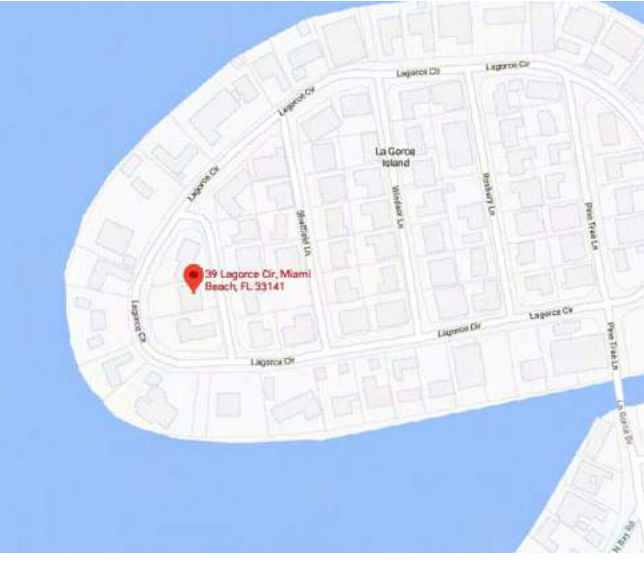
ABBREVIATION (IF ANY APPLIED)

A = CURVE
A/C = AIR CONDITIONING UNIT
ASPL = ASPHALT
B.M. = BENCH MARK
BL/CL = BLOCK CORNER
CALC = CALCULATED
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
C. = CLEAR
CONC. = CONCRETE
C.M.E. = GRASS/MAINT. EASEMENT
D = DIAMETER
EASMT. = EASEMENT
ELEV. = ELEVATION
ENC. = ENCROACHMENT
F.D.H. = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.N/D = FOUND NAIL AND DISC
F.I.P. = FOUND IRON PIPE
F.S. = FOUND SPIKE
L.P. = LIGHT POLE
MEASD. = MEASURED
MH = MANHOLE
M = MONUMENT
M = MONUMENT LINE
NTS = NOT TO SCALE
P.W. = PARKWAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.L. = PROPERTY LINE
P.P. = POWER POLE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
RAD. = RADIAL
REC. (R) = RECORDED
RES. = RESPONSE
R/W = RIGHT OF WAY
SEC. = SECTION
S.D.H. = SET DRILL HOLE
S.N/D = SET NAIL AND DISC
S.I.P. = SET IRON PIPE
S.R.B. = SET REBAR
STY. = STORY
SW. = SIDEWALK
T.O.P. = TOP OF BANK
U.E. = UTILITY EASEMENT
W.P. = WOODEN POLE
S = SECTION LINE

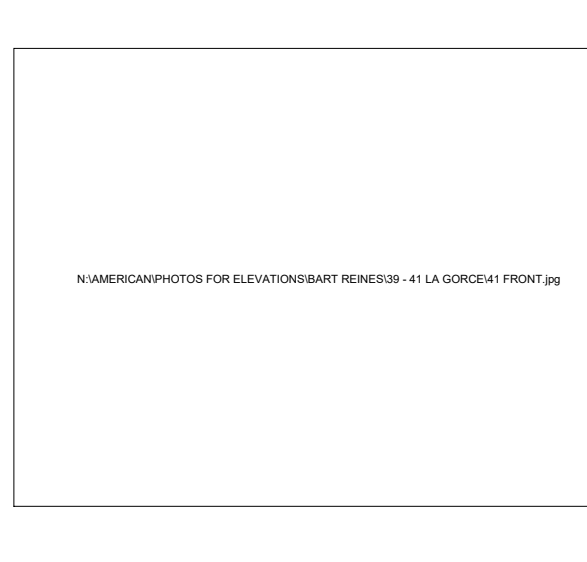
SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE
STRUCTURE (BLDG.)
CONCRETE BLOCK WALL
METAL FENCE
WOODEN FENCE
CHAIN LINK FENCE
WOOD DECK/DOCK
ASPHALTED AREAS
CONCRETE
BRICKS OR PAVERS
ROOFED AREAS
WATER (EDGE OF WATER)
CATCH BASIN
MANHOLE
OVERHEAD ELECT.
POWER POLE
WOODEN POLE
HANDICAP SPACE
FIRE HYDRANT
EASEMENT LINE
WATER VALVE
TV-CABLE BOX
WATER METER
CONC. LIGHT POLE

LOCATION MAP



SITE PICTURE



CERTIFIED TO :
BART REINES LUXURY HOMEBUILDER

SITE ADDRESS: 41, 39 LA GORCE CIR, MIAMI BEACH, FL. 33141
JOB NUMBER: 21-163
DATE OF SURVEY: FEBRUARY 12, 2021
FOLIO NUMBER: 02-3210-003-0310, 02-3210-003-0300

ENCROACHMENTS AND OTHER POINTS OF INTEREST:
-THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
-THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
-THERE IS ANY UTIL. EASEMENT ON THE SIDES OF THE SUBJECT PROPERTY

LEGAL DESCRIPTION:
LOT 1, BLOCK 11, LA GORCE ISLAND, PLAT BOOK 34 AT PAGE 83, PUBLIC RECORDS, MIAMI-DADE COUNTY, FLORIDA.
LOT 2, BLOCK 11, LA GORCE ISLAND, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34 AT PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120651-0307L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. BASE FLOOD ELEVATION OF 8.00 FEET (NGVD)
- LAND AREA OF SUBJECT PROPERTY: 43,936 SF / 1.01 ACRES (+/-)
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY BENCH MARK No. A-33, WITH AN ELEVATION OF 8.23 FEET.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.10°20'30"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF BREVITY LANE, AS SHOWN ON PLAT BOOK 34 AT PAGE 83 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/8 FOOT FOR NATURAL GROUND SURFACES AND 1/16 FOOT FOR HARDCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

DATE : FEBRUARY 12, 2021

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AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors

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CORAL GABLES, FL. 33134
PHONE: (305) 398-8627
ASOMIAMI.COM

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SCALE: _____
DATE: _____
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DESIGNED BY: _____
CHECKED BY: _____
FIELD BOOK No. _____
PAGE No. _____
APPROVED BY: _____

ORDER No.

SHEET No.



1 C1
Scale: N.T.S.



2 C2
Scale: N.T.S.

Rev.	Date	Rev.	Date

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Zoning

DRB-21-0660 FIRST SUBMITTAL

39 + 41 LA GORCE CIRCLE

39 + 41 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

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Lic. # AR0012578

K O B I



K A R P

CONTEXTUAL IMAGES

Date	-- 03-07-2022	Sheet No. A0.04
Scale	-- N.T.S	
Project	--	



1 E1
Scale: N.T.S.



2 E2
Scale: N.T.S.



1 E3
Scale: N.T.S.



2 E4
Scale: N.T.S.

Rev.	Date	Rev.	Date

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EXISTING HOME IMAGES

Date	-- 03-07-2022	Sheet No.
Scale	-- N.T.S	A0.05
Project	--	



1 N1
Scale: N.T.S.



2 N2
Scale: N.T.S.



1 N3
Scale: N.T.S.



2 N4
Scale: N.T.S.

Rev.	Date	Rev.	Date

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NEIGHBORING HOME IMAGES

Date	-- 04-29-2022	Sheet No.
Scale	-- N.T.S	A0.06
Project	--	



1 N5
Scale: N.T.S.



2 N6
Scale: N.T.S.



1 N7
Scale: N.T.S.

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Zoning

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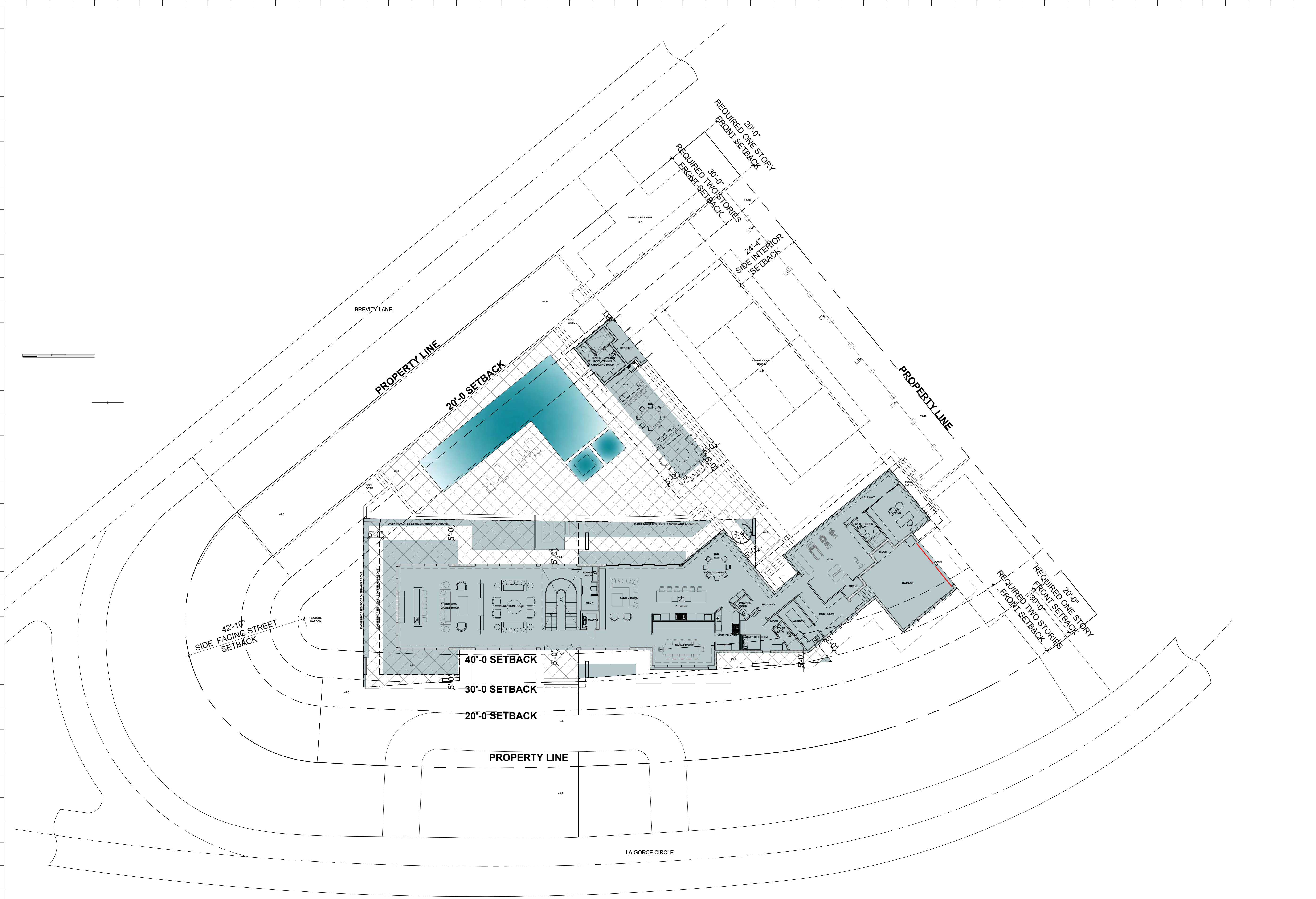
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NEIGHBORING HOME IMAGES

Date	-- 03-07-2022	Sheet No.
Scale	-- N.T.S	A0.07
Project	--	



ZONING DATA		
LOT AREA	REQUIRED	PROVIDED
LOT COVERAGE	43,936 SF	8,703 SF
SETBACKS		
FRONT	20' or 30'	30'-0"
SIDE	COMB. 62'-0"	10'-0" South
		52'-0" North
UNIT SIZE	21,968 SF	11,334 SF

RESIDENCE	7,470 SF
OVERHANGS	914 SF
TENNIS PAVILION	819 SF
GARAGE	- 500 SF
TOTAL	8,703 SF (19.80%)
REQUIRED	13,180 SF (30%)



A

LOT COVERAGE

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

Rev.	Date	Rev.	Date

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Zoning

DRB-21-0660 FIRST SUBMITTAL

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MIAMI BEACH, FL 33141

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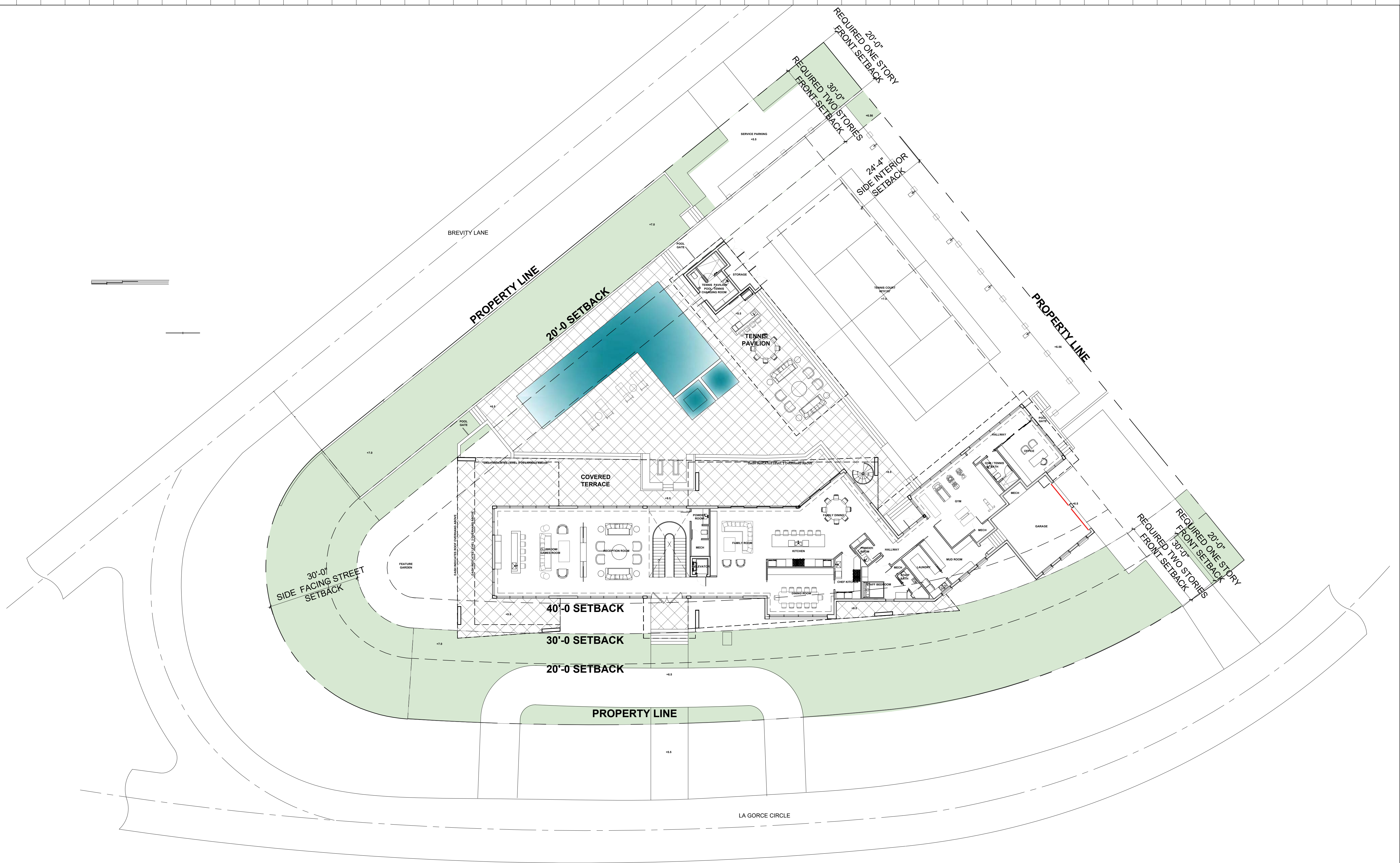


LOT COVERAGE

Date -- 03-07-2022
Scale -- 1/16"=1'-0"
Project --

Sheet No.

A0.08



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"

Rev.	Date	Rev.	Date

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Zoning

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MIAMI BEACH, FL 33141

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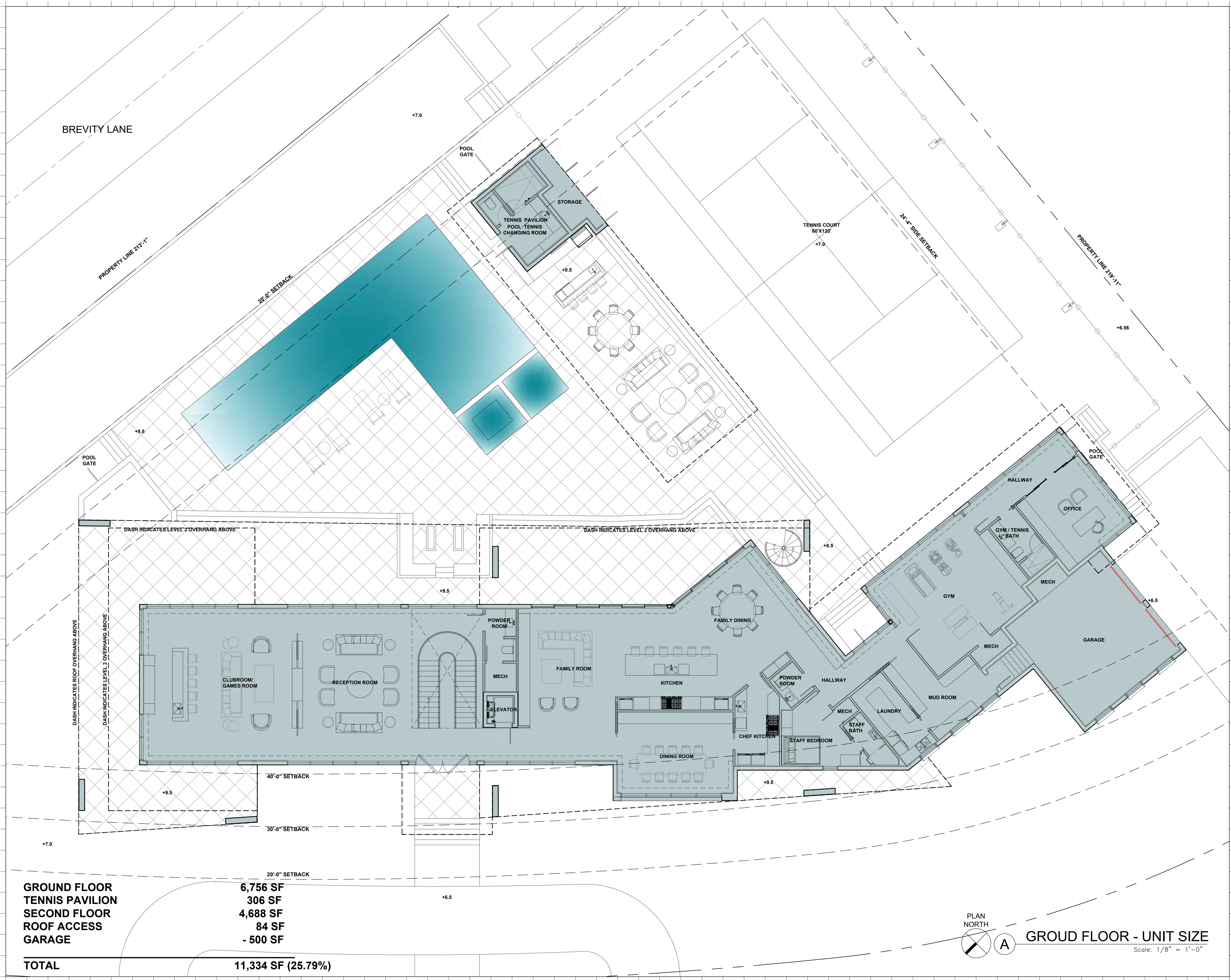
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PERVIOUS REQUIREMENT

Date	-- 03-07-2022	Sheet No.
Scale	-- 1/16"=1'-0"	A0.09
Project	--	



GROUND FLOOR	6,756 SF
TENNIS PAVILION	306 SF
SECOND FLOOR	4,688 SF
ROOF ACCESS	84 SF
GARAGE	- 500 SF
TOTAL	11,334 SF (25.79%)



A

GROUND FLOOR - UNIT SIZE
Scale: 1/8" = 1'-0"

Rev.	Date	Rev.	Date

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Zoning

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39 + 41 LA GORCE CIRCLE
39 + 41 LA GORCE CIRCLE
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Consultant:	
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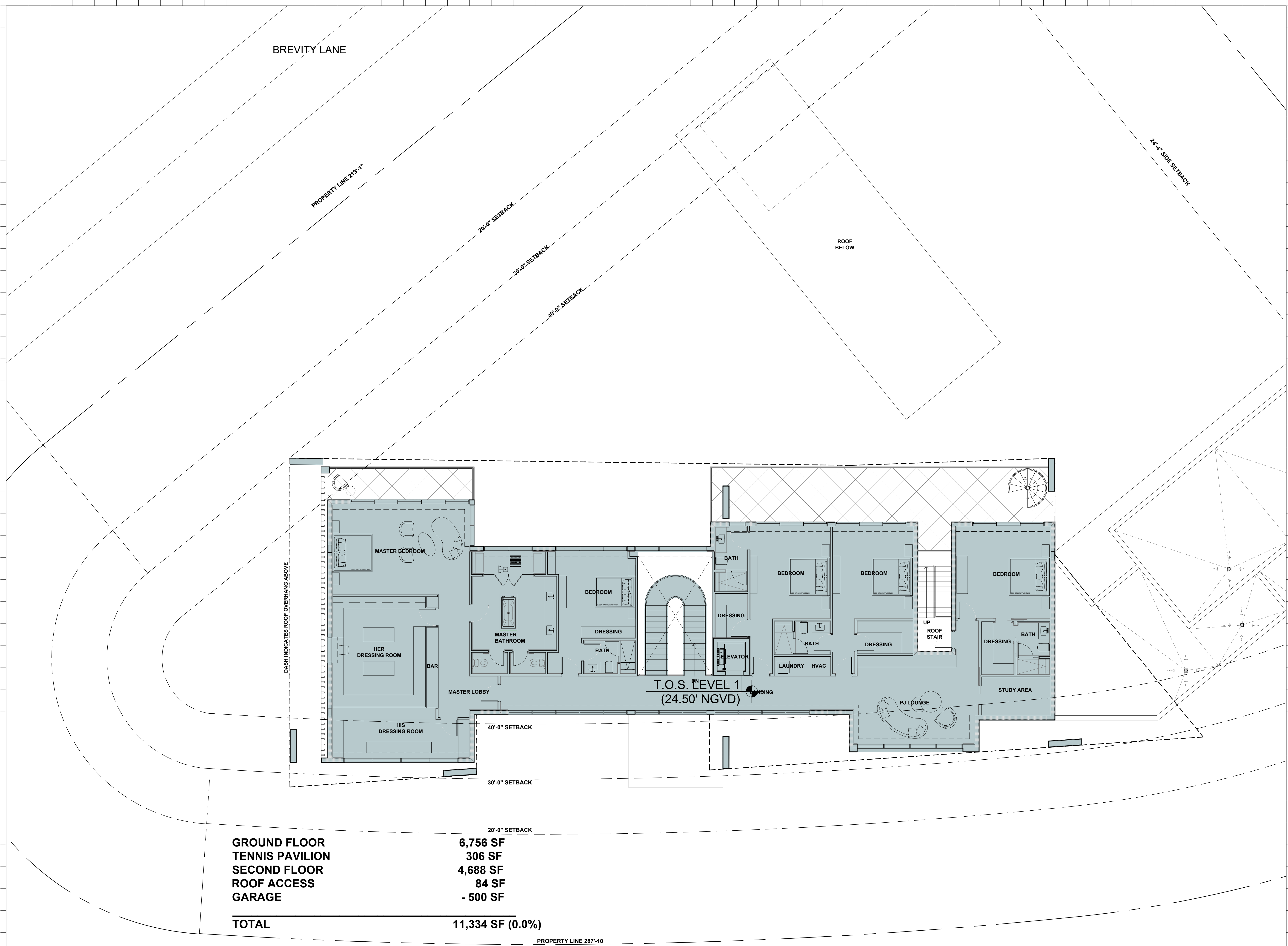
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GROUND FLOOR PLAN - UNIT SIZE

Date	-- 03-07-2022	Sheet No.	A0.10
Scale	-- 1/8"=1'-0"		
Project	--		



GROUND FLOOR	6,756 SF
TENNIS PAVILION	306 SF
SECOND FLOOR	4,688 SF
ROOF ACCESS	84 SF
GARAGE	- 500 SF
TOTAL	11,334 SF (0.0%)

Rev.	Date	Rev.	Date

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Zoning

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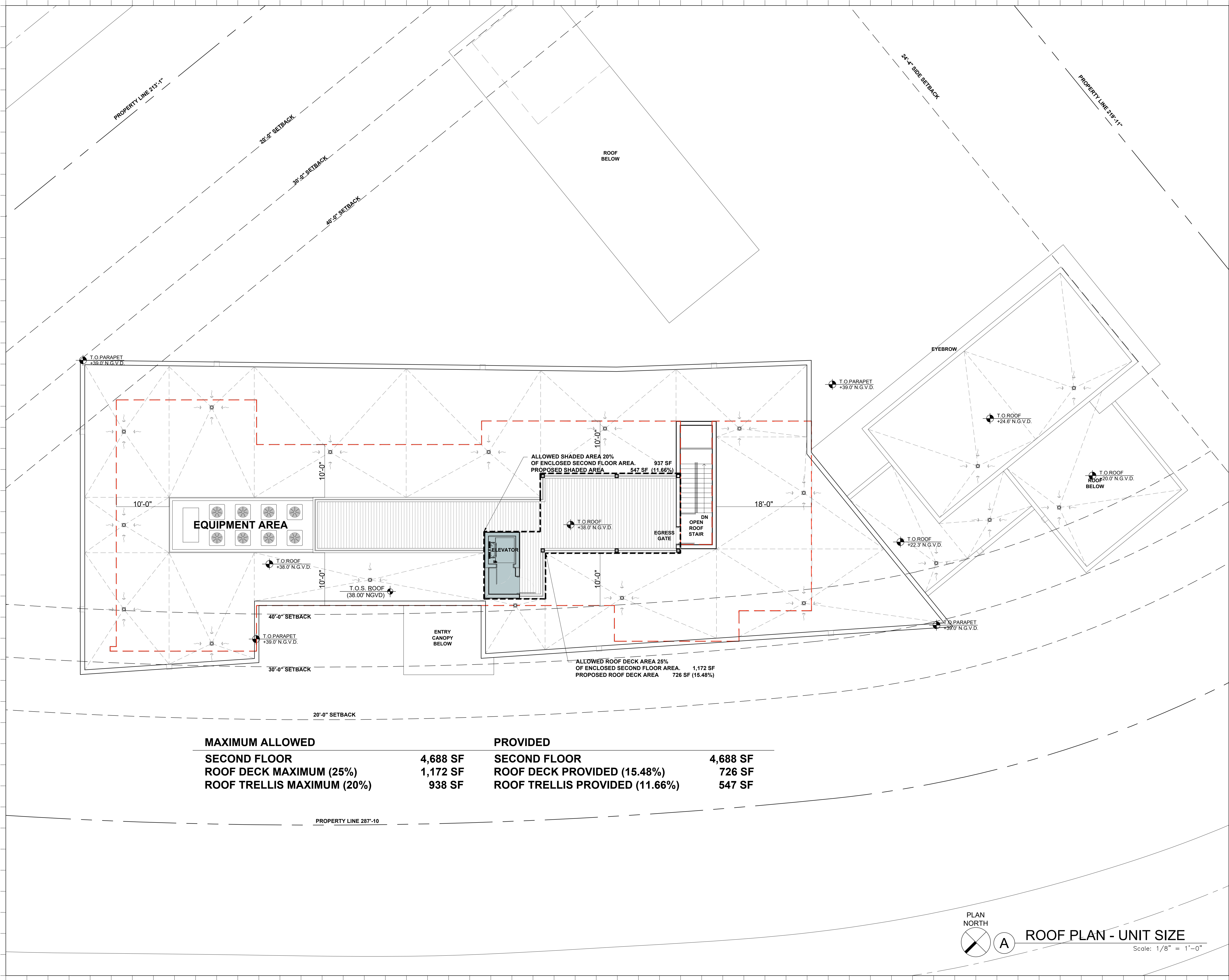
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SECOND FLOOR PLAN- UNIT SIZE

Date	-- 03-07-2022	Sheet No.
Scale	-- 1/8"=1'-0"	A0.11
Project	--	



MAXIMUM ALLOWED		PROVIDED	
SECOND FLOOR	4,688 SF	SECOND FLOOR	4,688 SF
ROOF DECK MAXIMUM (25%)	1,172 SF	ROOF DECK PROVIDED (15.48%)	726 SF
ROOF TRELLIS MAXIMUM (20%)	938 SF	ROOF TRELLIS PROVIDED (11.66%)	547 SF

Rev.	Date	Rev.	Date
1	02-25-2022		
DRB COMMENTS			

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Zoning

DRB-21-0660 FIRST SUBMITTAL

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39 + 41 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

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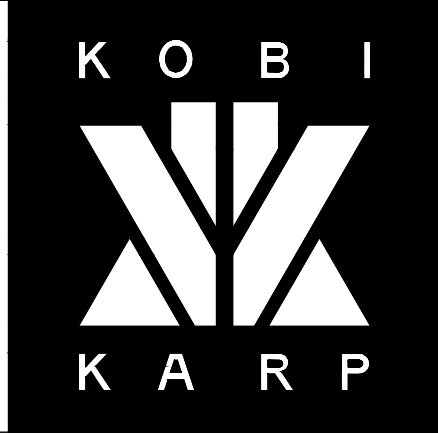
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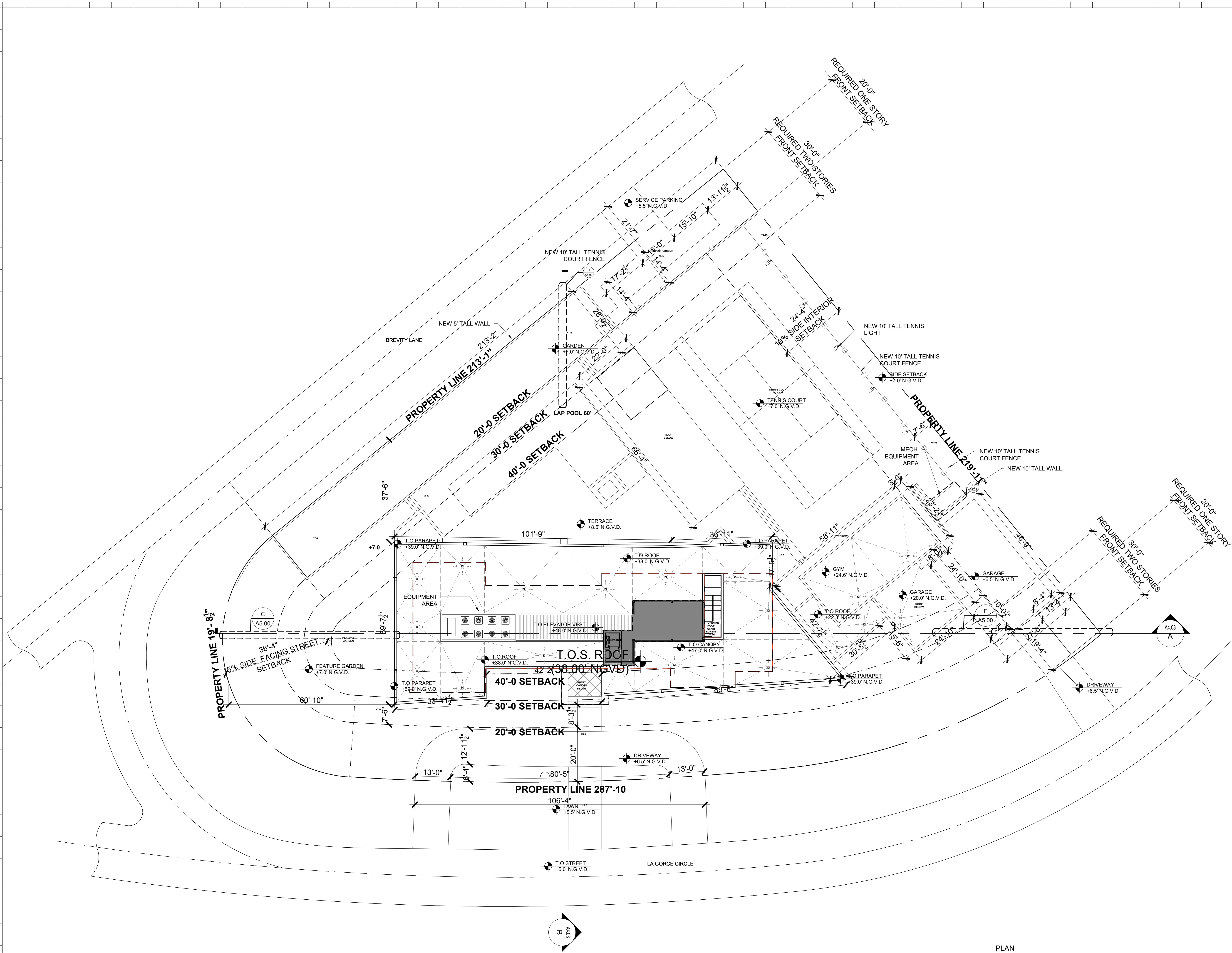
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ROOF PLAN- UNIT SIZE

Date	-- 03-07-2022	Sheet No.
Scale	-- 1/8"=1'-0"	A0.12
Project	--	

PLAN NORTH
A
ROOF PLAN - UNIT SIZE
Scale: 1/8" = 1'-0"



PLAN NORTH

SITE PLAN

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

Rev.	Date	Rev.	Date

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Zoning

DRB-21-0660 FIRST SUBMITTAL

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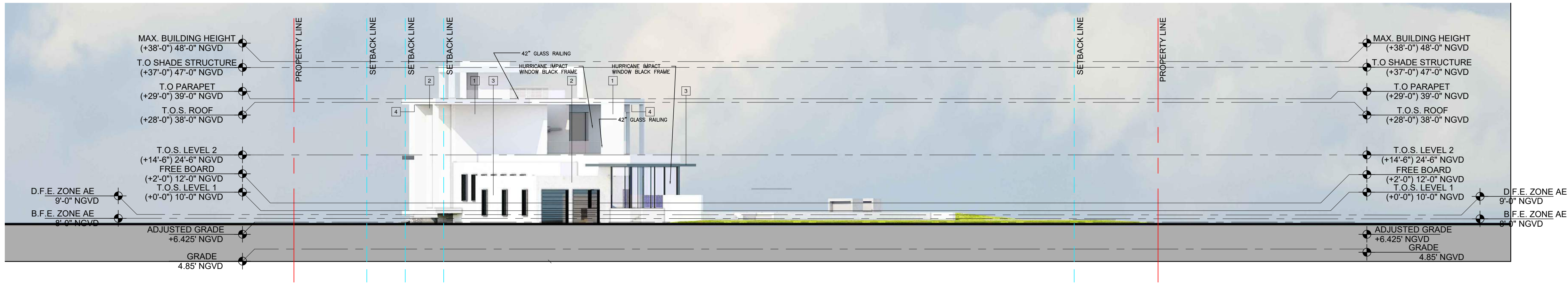


SITE PLAN

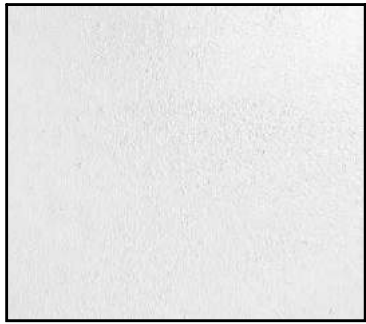
Date	.03-07-2022	Sheet No.
Scale	-1/16"=1'-0"	A2.00
Project	--	



A WEST ELEVATION
Scale: 1/16" = 1'-0"



B SOUTH ELEVATION
Scale: 1/16" = 1'-0"

ELEVATION MATERIAL LEGEND			
			
1 SMOOTH STUCCO PAINTED OFF WHITE	2 18X36 LIMESTONE	3 DARK ANODIZED METAL FINISH	4 CYPRESS WOOD UNDERSIDE OF ROOF OVERHANGS

Rev.	Date	Rev.	Date

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KOBİ

KARP

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Lic. # AR0012578

ELEVATION

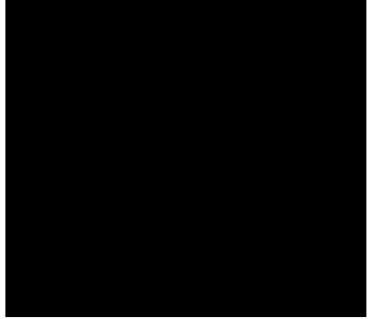
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Scale	-- 1/16" = 1'-0"	A4.00
Project	--	



A EAST ELEVATION
Scale: 1/16" = 1'-0"



B NORTH ELEVATION
Scale: 1/16" = 1'-0"

ELEVATION MATERIAL LEGEND			
			
1 SMOOTH STUCCO PAINTED OFF WHITE	2 18X36 LIMESTONE	3 DARK ANODIZED METAL FINISH	4 CYPRESS WOOD UNDERSIDE OF ROOF OVERHANGS

Rev.	Date	Rev.	Date

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Zoning
DRB-21-0660 FIRST SUBMITTAL

39 + 41 LA GORCE CIRCLE
39 + 41 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

Owner:
Name OWNER
Address OWNER ADDRESS1
Address OWNER ADDRESS2
Tel: OWNER PHONE
Email OWNER_EMAIL

Landscape Architect:
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Address 780 NE 69th Street
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Tel: Tel: (786) 536-2961
Email Email: chris@christophercalwey.com

Consultant:
Name
Address
Address
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Email

Consultant:
Name
Address
Address
Tel:
Email

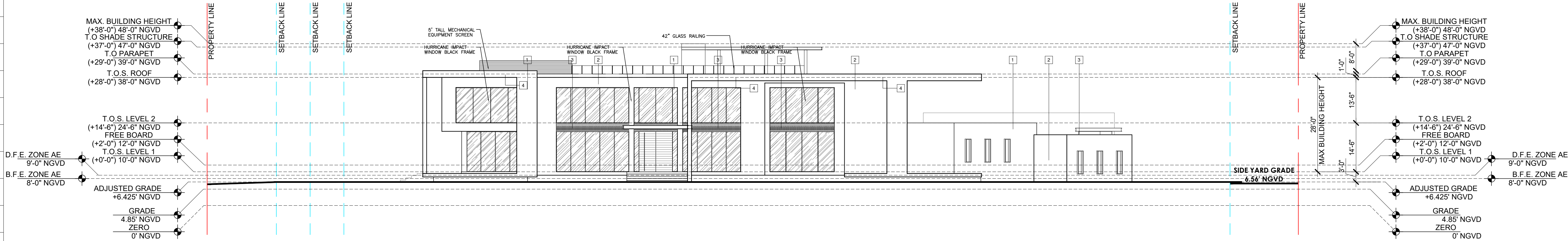
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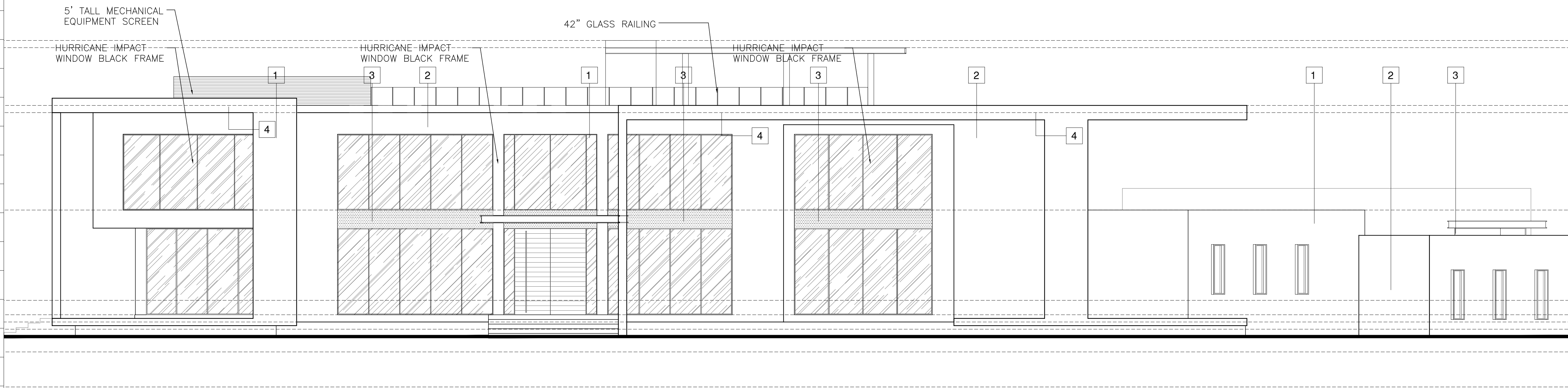
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Lic. # AR0012578

ELEVATION

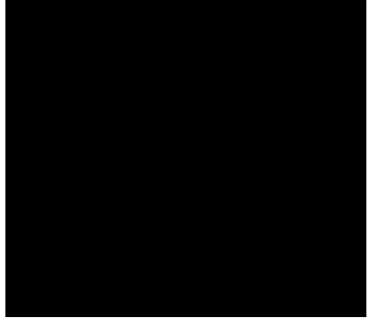
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Project	--	



A WEST ELEVATION
Scale: 1/16" = 1'-0"



A ENLARGED WEST ELEVATION
Scale: 1/8" = 1'-0"

ELEVATION MATERIAL LEGEND			
			
1 SMOOTH STUCCO PAINTED OFF WHITE	2 18X36 LIMESTONE	3 DARK ANODIZED METAL FINISH	4 CYPRESS WOOD UNDERSIDE OF ROOF OVERHANGS

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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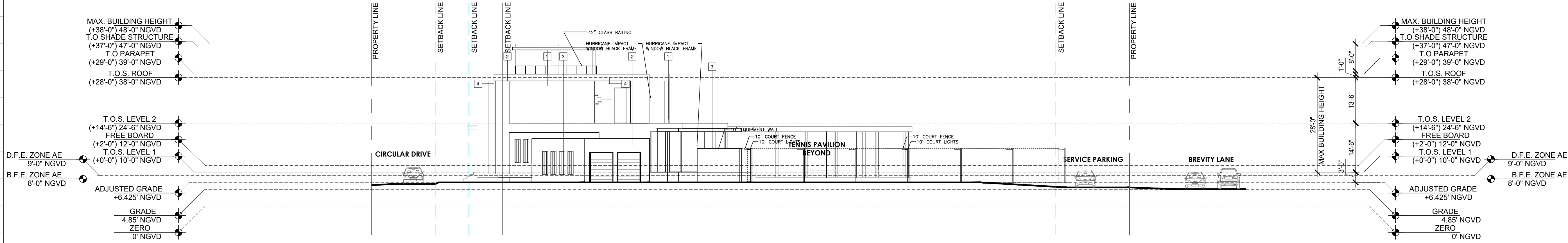
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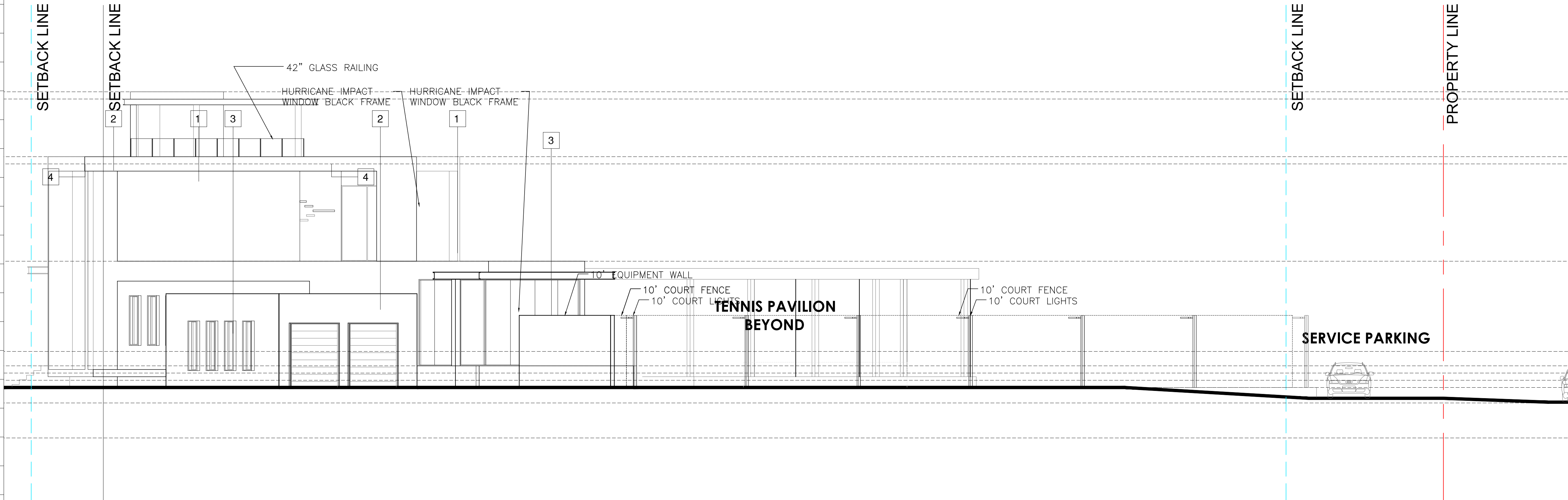


ELEVATION

Date	-- 03-07-2022	Sheet No.
Scale	-- 1/16" = 1'-0"	A4.02
Project	--	



B SOUTH ELEVATION
Scale: 1/16" = 1'-0"



B ENLARGED SOUTH ELEVATION
Scale: 1/8" = 1'-0"

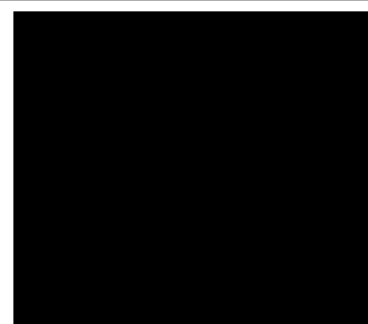
ELEVATION MATERIAL LEGEND



1 SMOOTH STUCCO
PAINTED OFF WHITE



2 18X36
LIMESTONE



3 DARK ANODIZED
METAL FINISH



4 CYPRESS WOOD
UNDERSIDE OF
ROOF OVERHANGS

Rev.	Date	Rev.	Date

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Zoning

DRB-21-0660 FIRST SUBMITTAL

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MIAMI BEACH, FL 33141

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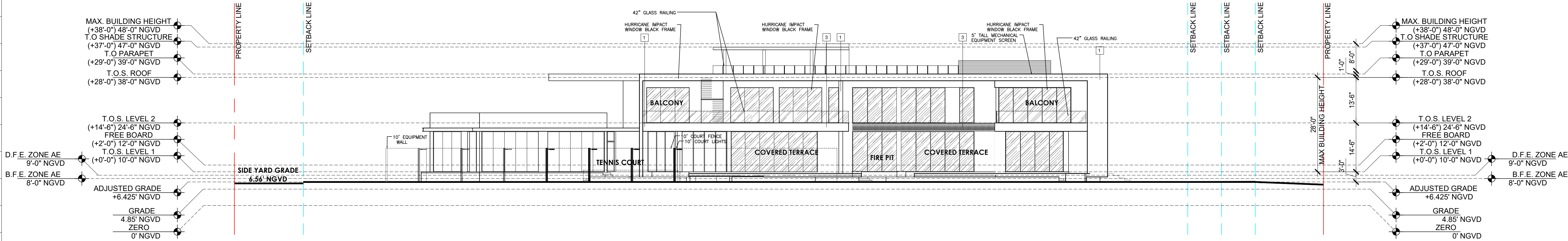
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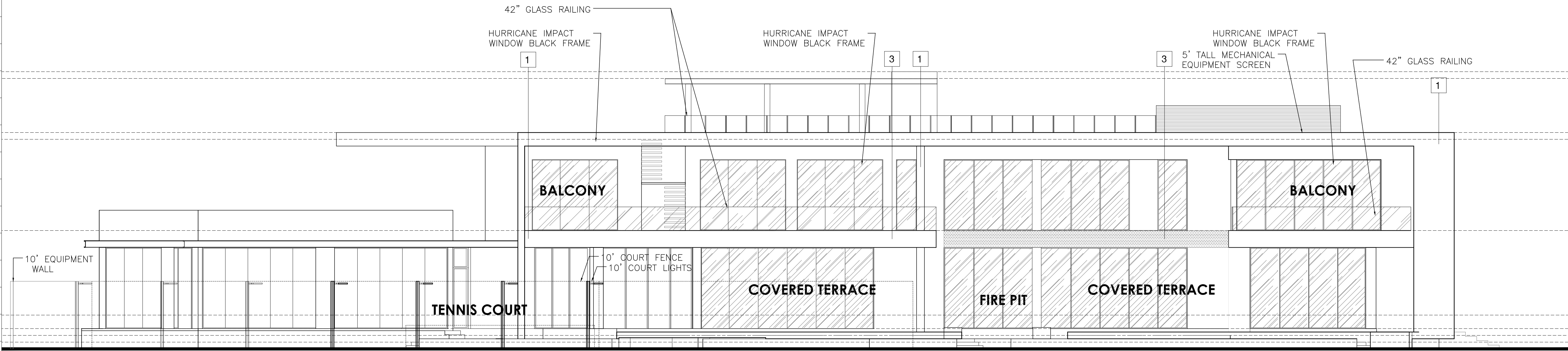


ELEVATION

Date	-- 03-07-2022	Sheet No.
Scale	-- 1/16" = 1'-0"	A4.03
Project	--	



C EAST ELEVATION
Scale: 1/16" = 1'-0"



C ENLARGED EAST ELEVATION
Scale: 1/8" = 1'-0"

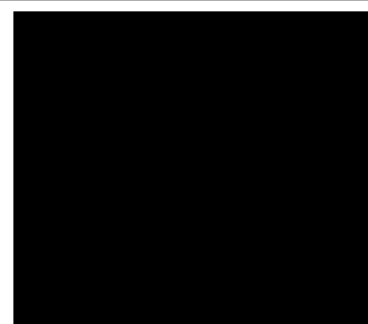
ELEVATION MATERIAL LEGEND



1 SMOOTH STUCCO
PAINTED OFF WHITE



2 18X36
LIMESTONE



3 DARK ANODIZED
METAL FINISH



4 CYPRESS WOOD
UNDERSIDE OF
ROOF OVERHANGS

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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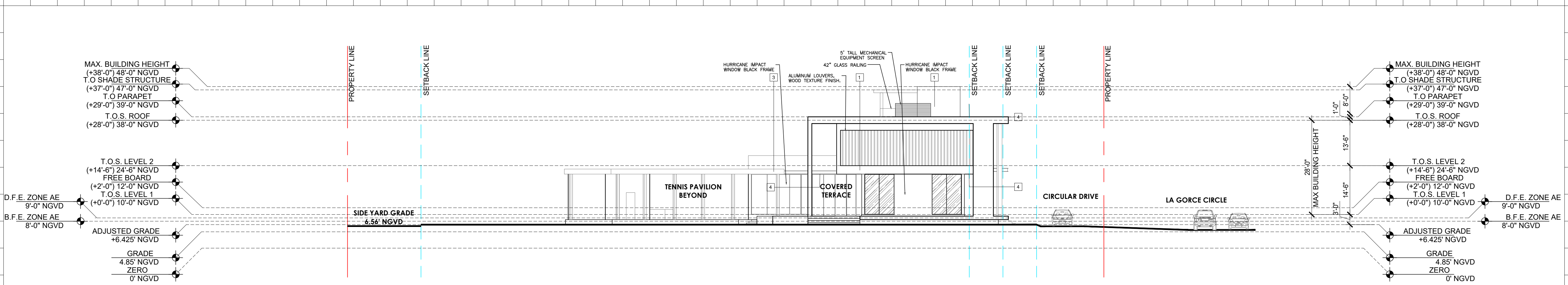
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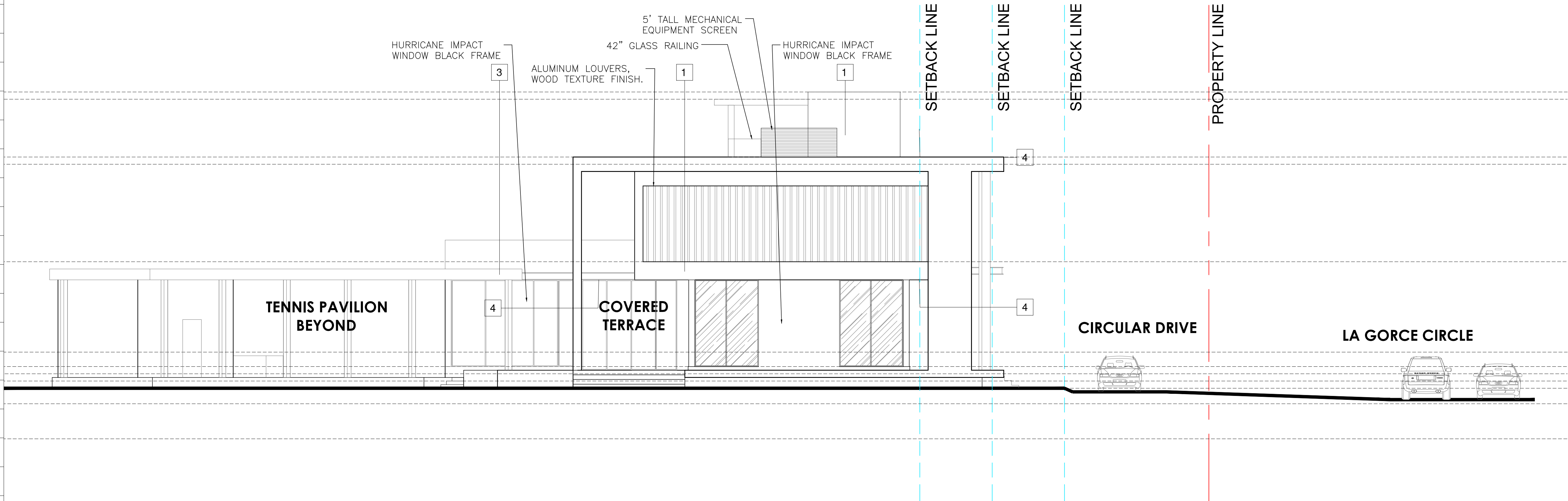


ELEVATION

Date	-- 03-07-2022	Sheet No.
Scale	-- 1/16" = 1'-0"	A4.04
Project	--	



D NORTH ELEVATION
Scale: 1/16" = 1'-0"



D NORTH ELEVATION
Scale: 1/8" = 1'-0"

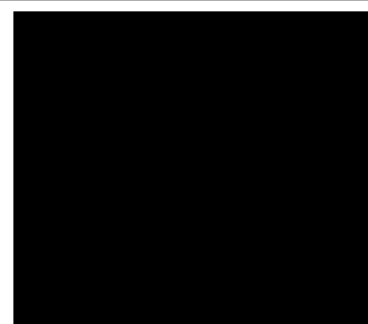
ELEVATION MATERIAL LEGEND



1 SMOOTH STUCCO
PAINTED OFF WHITE



2 18X36
LIMESTONE



3 DARK ANODIZED
METAL FINISH



4 CYPRESS WOOD
UNDERSIDE OF
ROOF OVERHANGS

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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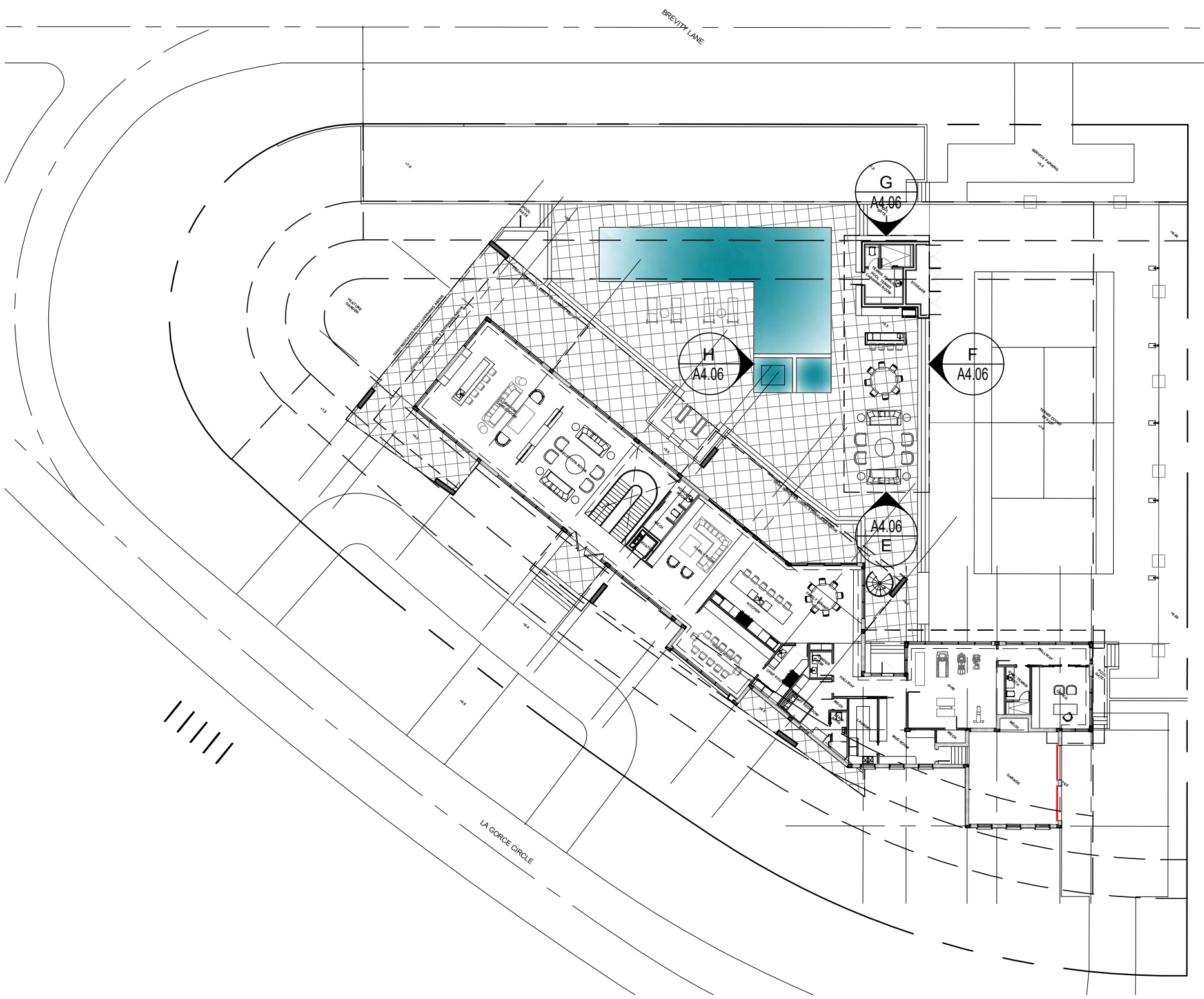
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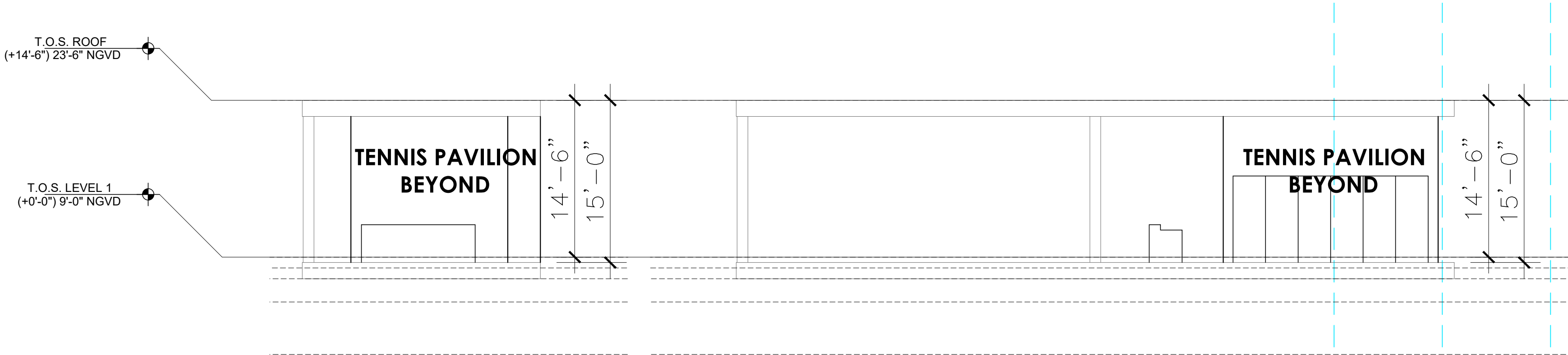


ELEVATION

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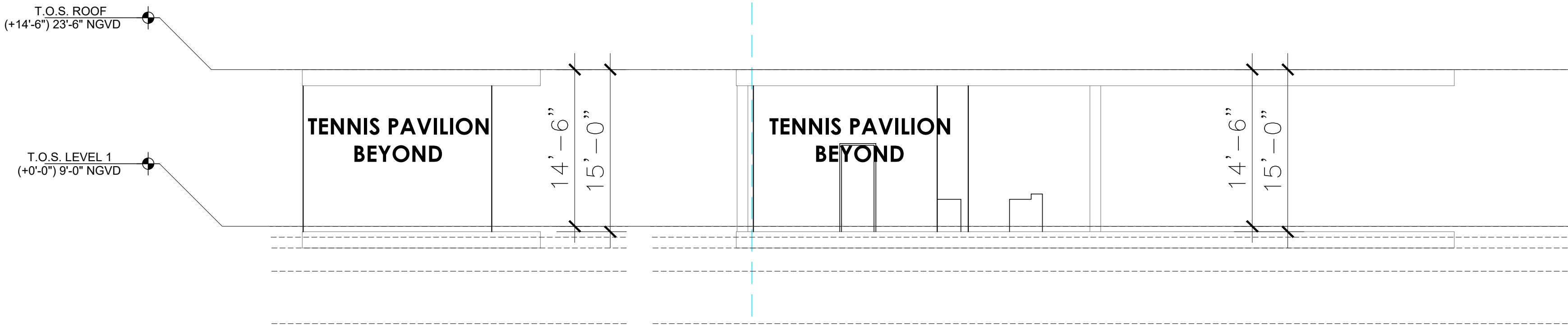


KEY PLAN



E TENNIS
Scale: 1/8"=1'-0"

F TENNIS PAVILLION
Scale: 1/8"=1'-0"



G TENNIS
Scale: 1/8" = 1'-0"

H TENNIS
Scale: 1/8" = 1'-0"

Rev.	Date	Rev.	Date

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Zoning

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MIAMI BEACH, FL 33141

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Consultant:
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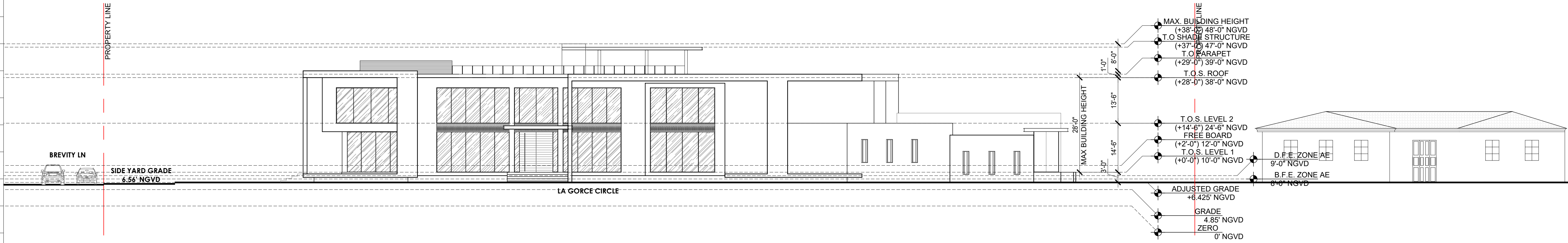
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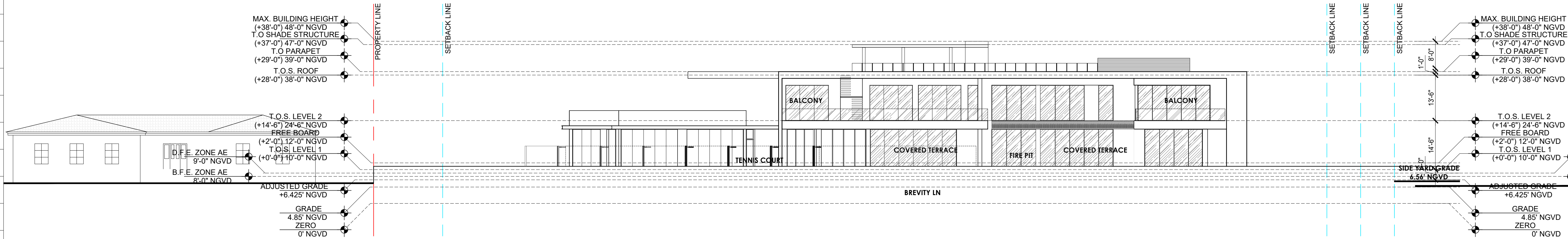
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TENNIS PAV. ELEVATIONS

Date	-- 04-29-2022	Sheet No.
Scale	-- 1/16" = 1'-0"	A4.06
Project	--	



I CONTEXTUAL ELEVATION - FRONT STREET
Scale: 1/16"=1'-0"



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

Rev.	Date	Rev.	Date

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Zoning

DRB-21-0660 FIRST SUBMITTAL

39 + 41 LA GORCE CIRCLE

39 + 41 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

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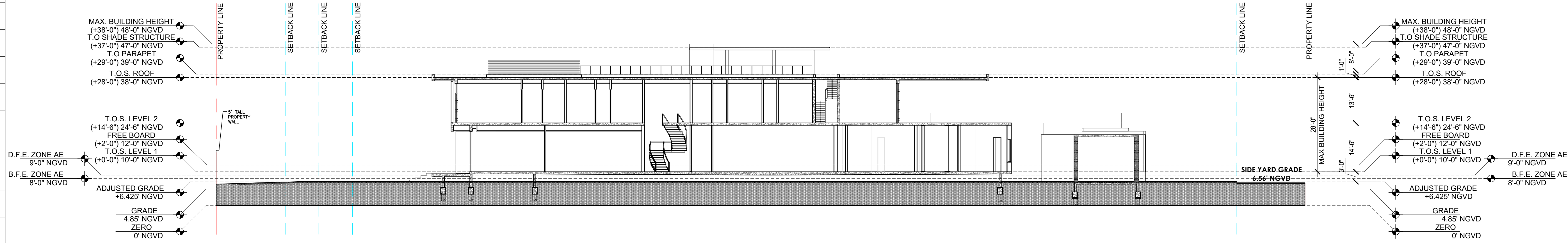
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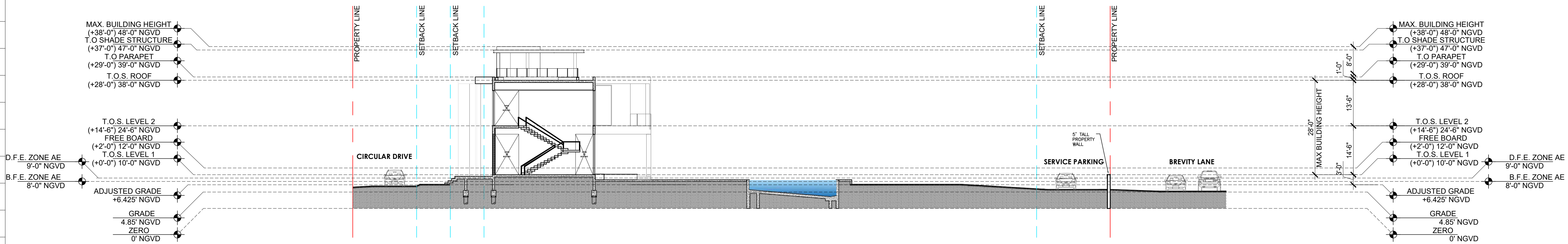
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CONTEXT ELEVATIONS

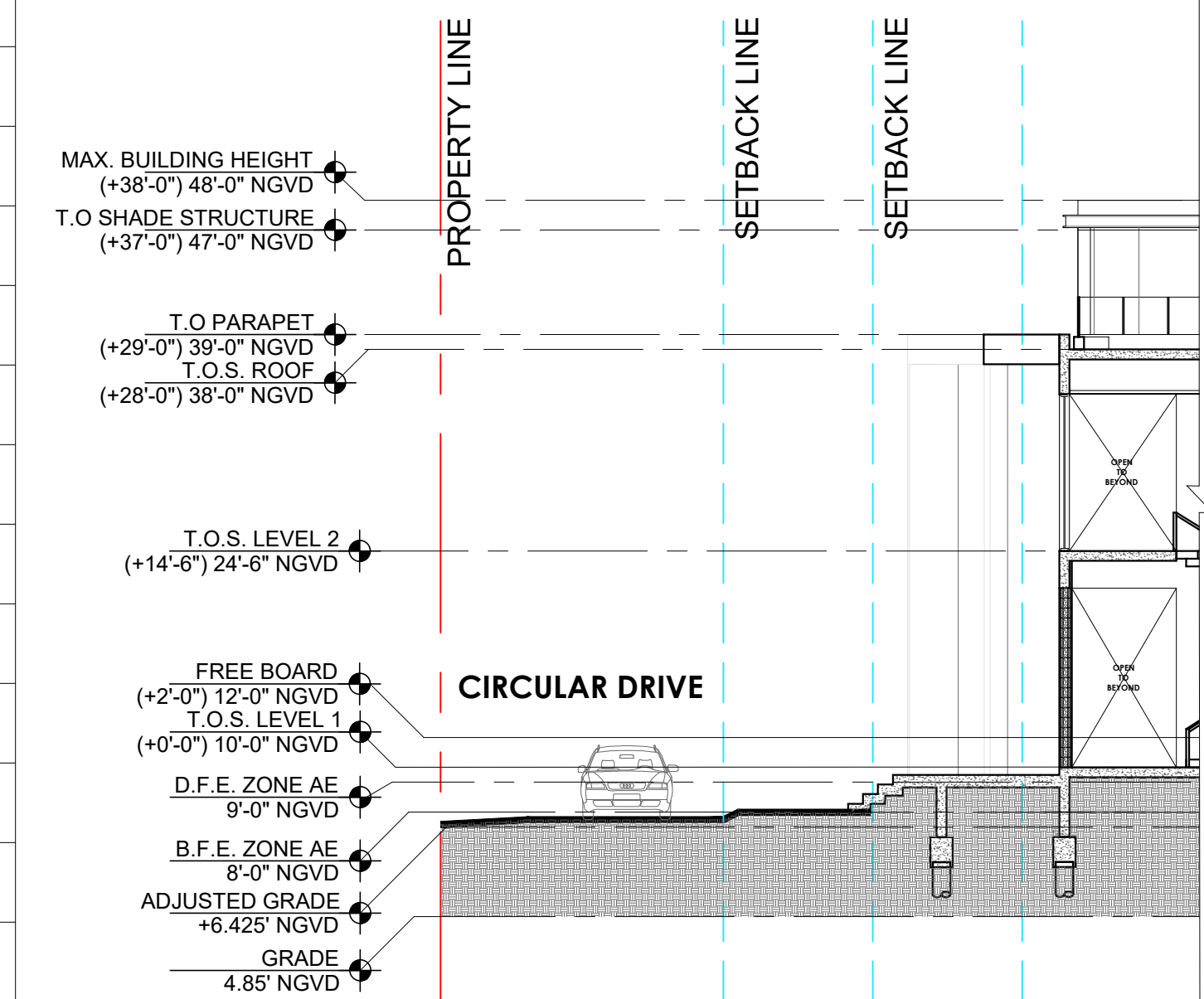
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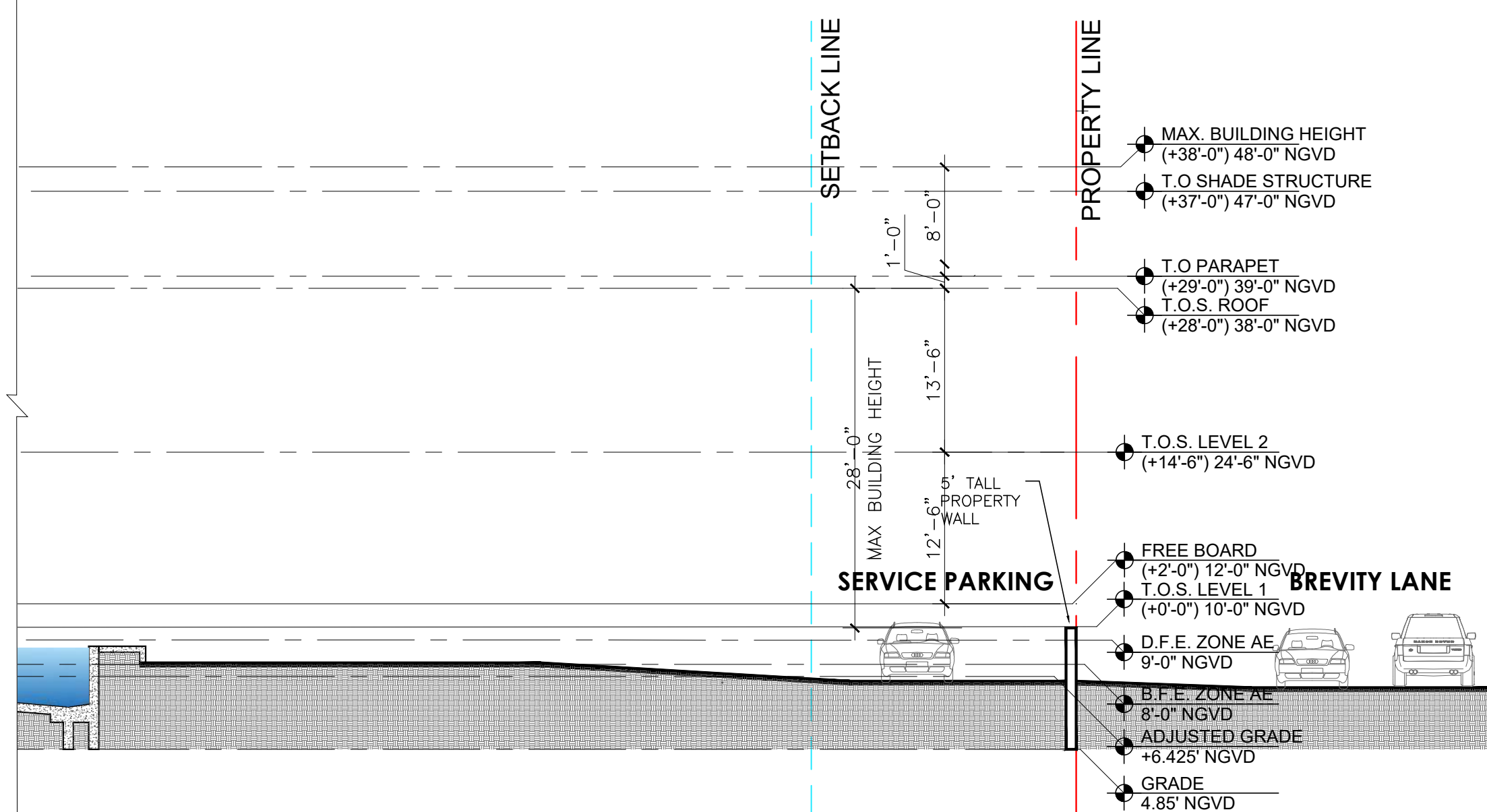
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Scale: 1/16" = 1'-0"



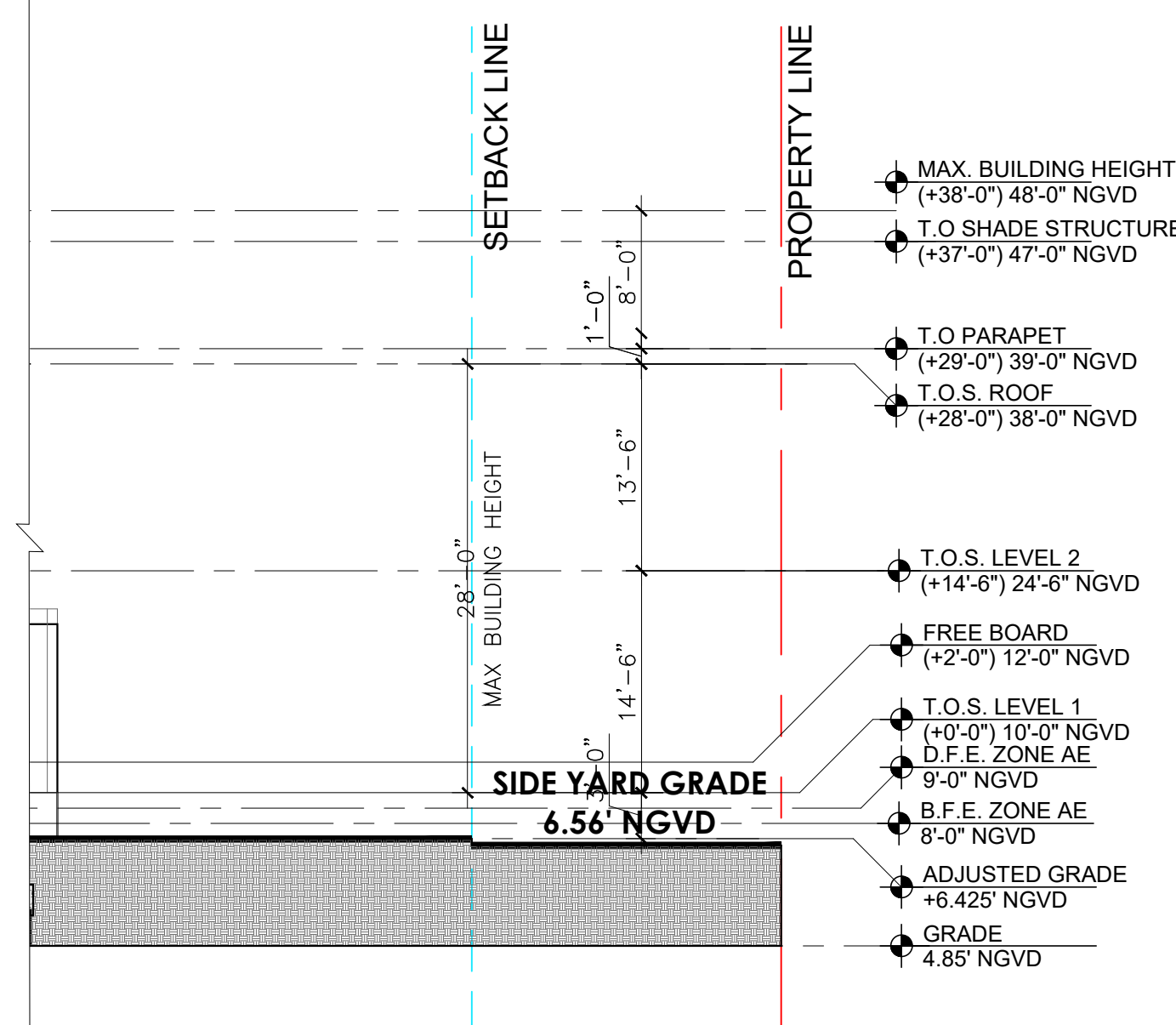
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C PROPOSED SECTION
Scale: 3/32" = 1'-0"



D PROPOSED SECTION
Scale: 3/32" = 1'-0"



E PROPOSED SECTION
Scale: 3/32" = 1'-0"

Rev.	Date	Rev.	Date

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Zoning

DRB-21-0660 FIRST SUBMITTAL

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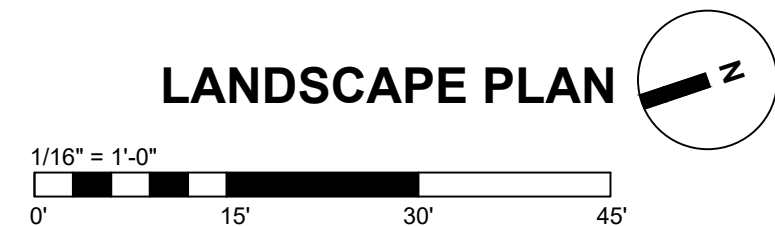
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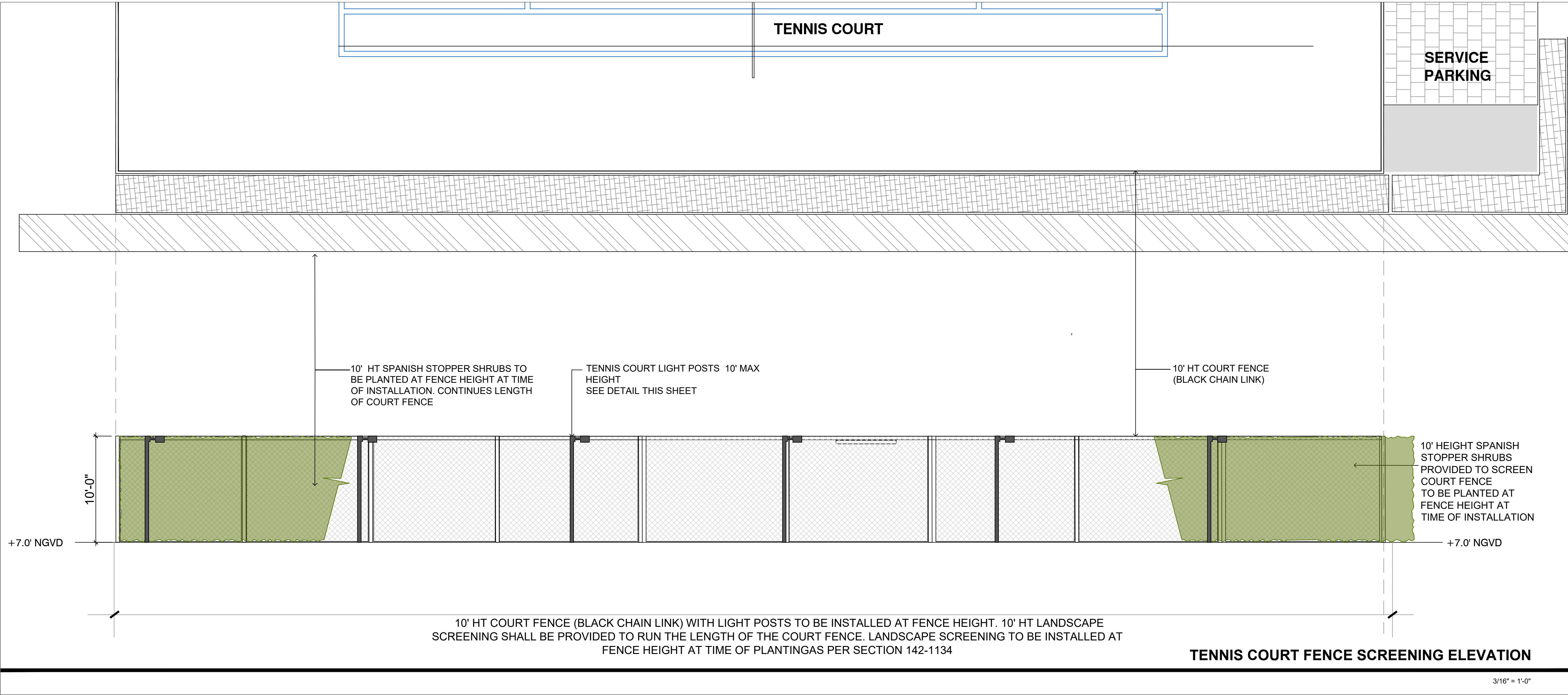


SECTIONS

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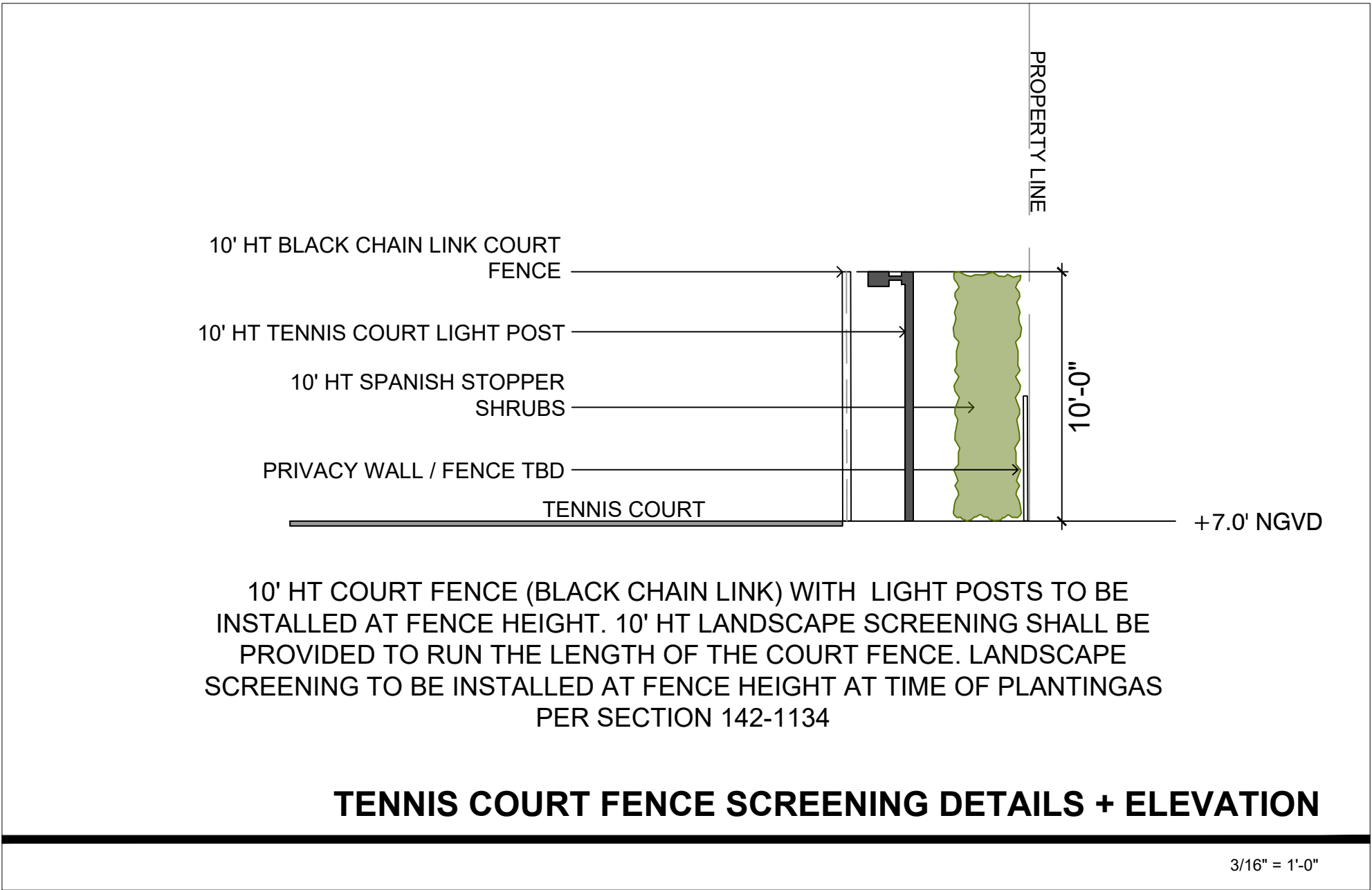


Date	FEBRUARY 14, 2022	Sheet No.
Scale	--	
Project	--	



TENNIS COURT FENCE SCREENING ELEVATION

3/16" = 1'-0"



TENNIS COURT FENCE SCREENING DETAILS + ELEVATION

3/16" = 1'-0"

CHRISTOPHER
CAWLEY
LANDSCAPE
ARCHITECTURE
780 NE 69th Street, Suite 200 Miami, Florida 33138
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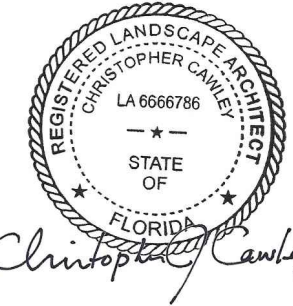
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Zoning

DRB-21-0660 FINAL SUBMITTAL

39 + 41 LA GORCE CIRCLE

39 + 41 LA GORCE CIRCLE
MIAMI BEACH, FL 33141



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Date	FEBRUARY 14, 2022	Sheet No.
Scale	--	L3.0
Project	--	