

6650 SHEFFIELD LANE, MIAMI BEACH, FLORIDA 33141
FOLIO NUMBER 02-3210-003-0270
DRB NUMBER 23-0993



FINAL SUBMITTAL DESIGN REVIEW BOARD
SUBMISSION DEADLINE DATE FEBRUARY 8, 2024

SCOPE OF WORK;
A MAIN HOUSE OF 5,551 SQUARE FEET OF AC AREA WITH UNDERSTORY, AN ACCESSORY BUILDING WITH 341 SQUARE FEET OF AC AREA TO BE USED AS A GYM/OFFICE, AND A SWIMMING POOL.

ARCHITECT OF RECORD
STUDIO KHORA
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INFO@STUDIOKHORA.COM

LICENSE NO. AR-0007415

LANDSCAPE ARCHITECT
FERNANDO WONG OUTDOOR LIVING DESIGN
6101 AQUA AVE, SUITE 903 MIAMI BEACH, FL
33141 305-604-0003
JASON@FERNANDOWONGOLD.COM

LICENSE #LC26000466

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REX NICHOLS AIA
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PROJECT LOCATION

LA GORGE ISLAND
6650 SHEFFIELD
LANE, MIAMI BEACH,
FLORIDA 33141

PROJECT OWNER

PASH PLACE
ONE LLC

PROJECT NUMBER

DRB23-0993

ISSUED FOR

REVIEW & COMMENTS

COVER SHEET

A1

DESIGN DEVELOPMENT

2/8/2024 12:26:56 PM

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Designed by : ALEX PENNA



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Professional Land Surveyors & Mappers

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MAP OF BOUNDARY SURVEY

6650 SHEFFIELD LANE, MIAMI BEACH, FLORIDA 33141

GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FEET

ABBREVIATIONS AND MEANINGS

A = AIR
A.C. = AIR CONDITIONER PAD
A.E. = ANCHOR EASEMENT
AR = ALUMINUM ROD
AS = ALUMINUM SPED.
ASPH. = ASPHALT
B.C. = BLOCK CORNER
B.C.R. = BROWARD COUNTY RECORDS
B.D.C. = BUILDING
B.M. = BENCH MARK
B.O.D. = BASIS OF BEARINGS
B.S.L. = BUILDING SETBACK LINE
C = CALCULATED
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CBW = CONCRETE BLOCK WALL
CH = CHORD
CH.B. = CHORD BEARING
CL = CLEAR
C.L.F. = CHAIN LINK FENCE
C.M.E. = CANAL MAINTENANCE EASEMENTS
CONC. = CONCRETE
C.P. = CONC. PORCH
C.S. = CONCRETE SLAB
C.U.P. = CONC. UTILITY POLE
C.W. = CONCRETE WALK
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
° = DEGREES
E = EAST
E.B. = ELECTRIC BOX
E.T.F. = ELECTRIC TRANSFORMER PAD
ELEV. = ELEVATION
ENC. = ENCROACHMENT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.F.E. = FINISHED FLOOR ELEVATION
F.N.D. = FOUND NAIL & DISK
FR = FRAME
FT = FEET
F.N.P. = FEDERAL NATIONAL INSURANCE
F.N. = FOUND NAIL
H = HIGH (HEIGHT)
I.C.V. = IRRIGATION CONTROL VALVE
I.F. = IRON FENCE
I.R.G. = INGRESS AND EGRESS EASEMENT
L.B. = Certificate of Authorization L.B.#7806
L.P. = LIGHT POLE
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT
MIN. = MINUTES
M. = MEASURED DISTANCE
M.B. = MAIL BOX
M.D.C.R. = MIAMI DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENTS
M.O.L. = MONUMENT LINE
M.P. = MAINHOLE
M.L. = MONUMENT LINE
N.A.P. = NOT A PART OF
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N. = NORTH
N.T.S. = NOT TO SCALE
N.D. = NO DRAINAGE
O.S. = OFFSET
O.H. = OVERHEAD
O.U.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
O.V.H. = OVERHANG
P.M.T. = PAVEMENT
PL = PLANTER
P.L. = PROPERTY LINE
P.C.C. = POINT OF COMPOUND CURVE
P.C. = POINT OF CURVE
P.T. = POINT OF TANGENCY
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.R.C. = POINT OF REVERSE CURVE
P.B. = PLAT BOOK
P.W. = PAVE
P.W. = PARKWAY
P.R.M. = PERMANENT REFERENCE MONUMENT
P.L.S. = PROFESSIONAL LAND SURVEYOR
R = RECORDED DISTANCE
RR = RAIL ROAD
RES. = RESIDENCE
PROP. CO. = PROPERTY CORNER
R.W. = RIGHT-OF-WAY
R.P. = RADIUS POINT
RGE = RANGE
SEC. = SECTION
STY. = STORY
SWK. = SIDEWALK
S.I.P. = SET IRON PIPE L.B.#7806
S.P. = SCREENED PORCH
S. = SOUTH
" = SECONDS
T = TANGENT
TB = TELEPHONE TROUGH
T.U.E. = TECHNOLOGY UTILITY EASEMENT
T.S.B. = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
TWP = TOWNSHIP
UTL. = UTILITY
U.P. = UTILITY POLE
W.M. = WATER METER
W.F. = WOOD FENCE
W.R. = WOOD ROOF
W.M. = WATER METER
W.F. = WOOD FENCE
W.R. = WOOD ROOF
W.S. = WOOD SHED
W. = WEST
E = CENTER LINE
Δ = CENTRAL ANGLE
∠ = ANGLE

NOTES:
THE LAND AREA OF THE SUBJECT PROPERTY IS
IN TOTAL ± 13.125 SQUARE FEET OR ± 0.30
ACRES AS DESCRIBED IN THE LEGAL
DESCRIPTION.

TREE TABLE

No.	Name	Dia. (Ft.)	Height (Ft.)	Spread (Ft.)
1	FICUS EDGE	15.0	3.0	4.0
2	TREE	0.6	17.0	8.0
3	TREE	0.8	17.0	12.0
4	TREE	0.8	18.0	12.0
5	PALM	1.5	60.0	15.0
6	PALM	1.5	60.0	15.0
7	PALM	1.0	20.0	10.0
8	PALM	1.0	15.0	12.0
9	PALM	0.7	30.0	8.0
10	TREE	1.5	35.0	10.0
11	TREE	1.5	35.0	10.0
12	PALM	1.0	10.0	8.0
13	PALM	0.3	10.0	6.0
14	PALM CLUSTER (3)	3.0	10.0	10.0
15	PALM CLUSTER (5)	6.0	40.0	15.0
16	ARECA CLUSTER	5.0	20.0	20.0
17	EDGE	3.0	10.0	3.0

LEGEND

— OH — = OVERHEAD UTILITY LINES
— X — X — X — = CONCRETE BLOCK WALL
— X — X — X — = CHAIN LINK FENCE
— X — X — X — = IRON FENCE
— X — X — X — = WOOD FENCE
— X — X — X — = BUILDING SETBACK LINE
— X — X — X — = UTILITY EASEMENT
— X — X — X — = LIMITED ACCESS R/W
— X — X — X — = NON-VEHICULAR ACCESS R/W
— X — X — X — = EXISTING ELEVATIONS

LOCATION SKETCH
SCALE = N.T.S.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING.
- PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE.
- DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: AE
BASE FLOOD ELEVATION: 8 FEET
COMMUNITY: 120651
PANEL: 0307
SUFFIX: L
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. MIAMI DADE COUNTY BM D-1-87, LOCATOR 2312.5, ELEVATION = 4.23 FEET OF NGVD 1929, LOCATED @ BREVITY LANE --- LA GORCE CIRCLE --- 12' NORTH OF CL.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: CARLOS IBARRA 12/12/2023
(DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: UPDATE SURVEY 12/12/2023
REVISED ON: ORIGINAL SURVEY 08/31/2023

DRAWN BY:	DS	 Digitally signed by CARLOS M IBARRA Date: 2023.12.29 12:16:11 -05'00' L.B.# 7806 SEAL
FIELD DATE:	12/12/2023	
SURVEY NO:	23-001282-2	
SHEET:	1 OF 1	

CERTIFICATION:
JONI WILKINS.

LEGAL DESCRIPTION:
LOT 9, BLOCK 10, LA GORCE ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

KHORA

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REX NICHOLS AIA
AR007415

PROJECT LOCATION

LA GORCE ISLAND
6650 SHEFFIELD
LANE, MIAMI BEACH,
FLORIDA 33141

PROJECT OWNER

PASH PLACE
ONE LLC

PROJECT NUMBER

DRB23-0993

ISSUED FOR

REVIEW & COMMENTS

SURVEY

A2

DESIGN DEVELOPMENT

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SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information				
1	Address:	6650 Sheffield Lane			
2	Folio number(s):	02-3210-003-0270			
3	Board and file number(s) :	DRB 23-0993			
4	Year built: 1936	Zoning District:	RS-3		
5	Located within a Local Historic District (Yes or No):	no			
6	Individual Historic Single Family Residence Site (Yes or No):	no			
7	Home determined Architecturally Significant by CMB (Yes or No):	no			
8	Base Flood Elevation:	+9.0 NGVD88	Grade value in NGVD:		+5.0 NGVD88
9	Adjusted grade (Flood+Grade/2): and Future adjusted grade	+7.5 NGVD	Free board:		1.0 foot
10	30" above grade:	+7.5 NGVD	Lot Area:		13,125 SF
11	Lot width:	105.0 feet	Lot Depth:		125.0 feet
12	Max Lot Coverage SF and %:	3,937.5 SF30%	Proposed Lot Coverage SF and %:		3,937 SF 29.9%
13	Existing Lot Coverage SF and %:	3,006 SF 22.9%	Net Lot coverage (garage-storage)		2,565 SF SF 19.5%
14	Front Yard Open Space SF and %:	1,050 SF 50%	Rear Yard Open Space SF and %:		1,470 SF 70%
15	Max Unit Size SF and %:	6562.5 SF50%	Proposed Unit Size SF and %:		5,551SF 42.3%
16	Existing First Floor Unit Size:	3,006 SF	Proposed First Floor Unit Size:		3,937 SF 29.8%
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	NA			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:	yes	
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	24'-0"	NA	22'-10"	
20	Front Setbacks:	20'-0"	20'-2"	20'-0"	
	Front First level:	20'-0"	20'-2"	20'-0"	
	Front second level:	40'-0"	NA	40'-0"	
21	Front second level if lot coverage is 25% or greater:	40'-0"	Na	40'-0"	
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	35%	Na	37%	
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	Na	Na	Na	
22	Sum of side yard :	26'-3"	24'-4"	26'-3"	
23	Side 1:	10'-6"	14'-6"	10'-6"	
24	Side 2 or (facing street):	15'-9"	9'-9"	15'-9"	
25	Rear:	20'-0"	30'-8"	20'-9'	
26	Accessory Structure Side 1:	7'-6"	NA	7'-6"	
27	Accessory Structure Side 2 or (facing street) :	7'-6"	NA	61'-0"	
28	Accessory Structure Rear:	7'-6"	NA	7'-6"	
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

Notes: Indicate N/A if not applicable.

PROJECT LOCATION

LA GORDE ISLAND
6650 SHEFFIELD
LANE, MIAMI BEACH,
FLORIDA 33141

PROJECT OWNER

PASH PLACE
ONE LLC

PROJECT NUMBER

DRB23-0993

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REVIEW & COMMENTS

ZONING DATA

A3

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GROSS BUILDING AREA (GBA)				
In accordance with ANSI (American National Standards Institute) SQUARE FOOTAGE-METHOD FOR CALCULATING - ANSI Z765				
Space	Finished GBA (Air Conditioned)	Unfinished GBA	Covered Porches and Balconies Exceeding 5 feet	Total GBA + P&B

AUX - HVAC	341 SF			341 SF
1ST FLOOR - HVAC	3567 SF			3567 SF
ADDITIONAL FOOTPRINT FOR LOT COVERAGE - NORTH	0 SF	19 SF		19 SF
ADDITIONAL FOOTPRINT FOR LOT COVERAGE - SOUTH	0 SF	10 SF		10 SF
2ND FLOOR - HVAC	1643 SF			1643 SF

5551 SF 29 SF 0 SF 5580 SF

The area of the accessory building does not exceed 25% of the rear yard area.



FRONT



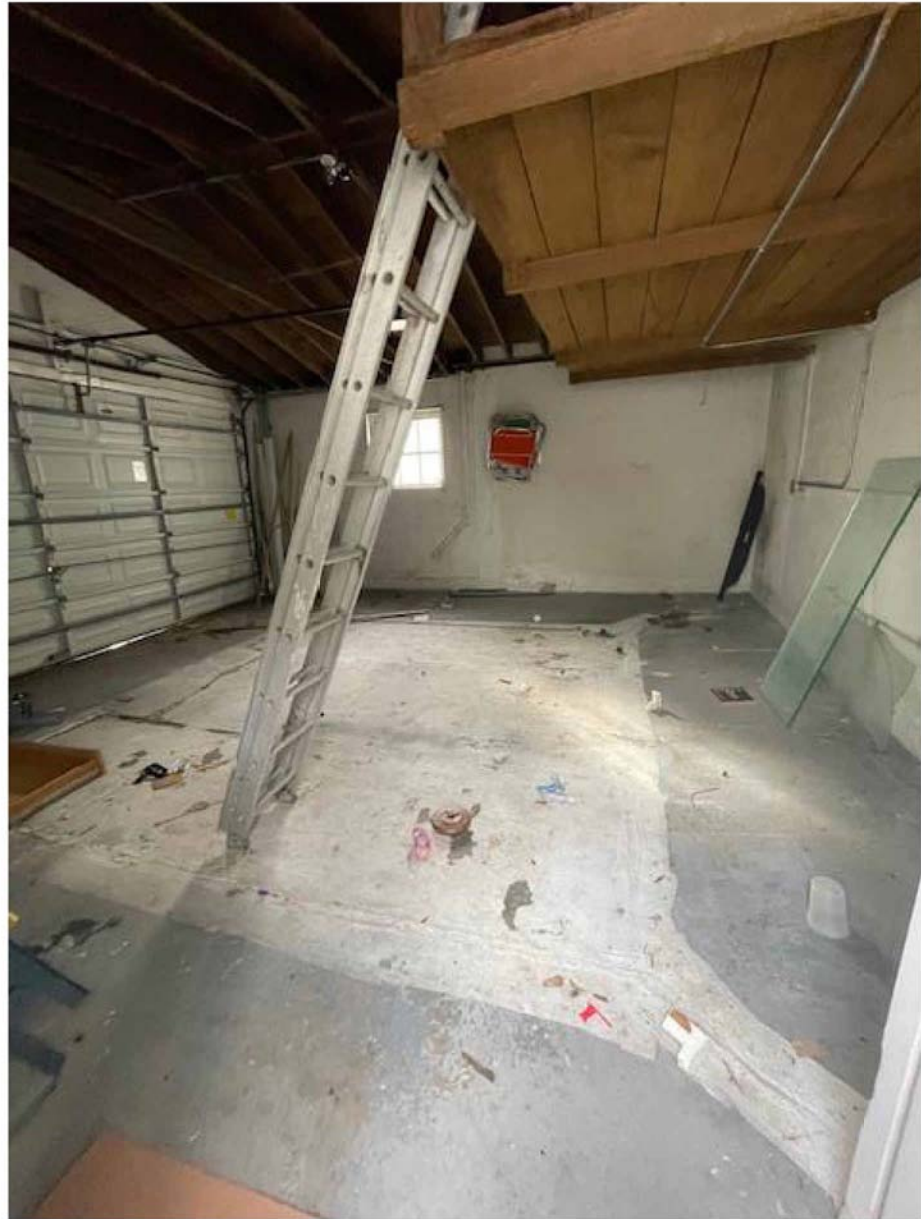
REAR FACING SOUTH



REAR



SIDE YARD FACING SOUTH



GARAGE



KITCHEN



LIVING ROOM



LIVING ROOM



FAMILY ROOM



INSIDE OF THE PROPERTY 6650 SHEFFIELD LANE
VIEW OF NEIGHBORS LOOKING WEST



INSIDE OF THE PROPERTY 6650 SHEFFIELD LANE
VIEW OF NEIGHBORS LOOKING SOUTH



STREET VIEW LOOKING SOUTH WEST



STREET VIEW LOOKING SOUTH



STREET VIEW ACROSS THE STREET



STREET VIEW SHOWING NORTH NEIGHBOR



LOOKING AT 6630 SHEFFIELD LANE

STREET VIEW SHOWING SOUTH NEIGHBOR



STREET VIEW LOOKING NORTH



MODERN HOUSE ON LA GORCE ISLAND



MODERN HOUSE ON LA GORCE ISLAND UNDER CONSTRUCTION



MODERN HOUSE ON LA GORCE ISLAND



MODERN HOUSE ON LA GORCE ISLAND UNDER CONSTRUCTION



LOOKING AT 58 LA GORCE CIRCLE

MODERN HOUSE AT THE NORTH END OF 6650 SHEFFIELD LANE



CONTEMPORARY HOUSE ON LA GORCE ISLAND

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REVIEW & COMMENTS

CONTEXT
PHOTOGRAPHS

A9

DESIGN DEVELOPMENT

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PROJECT
LOCATION



PROJECT
LOCATION



PROPERTY ADDRESS
LA GORCE ISLAND
6650 SHEFFIELD LANE, MIAMI BEACH, FLORIDA 33141

LEGAL DESCRIPTION
LOT 9, BLOCK 10, LA GORCE ISLAND, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 34, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-
DADE COUNTY, FLORIDA.



LEX NICHOLS AIA
AR007415

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FLORIDA 33141

PROJECT OWNER

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ISSUED FOR

REVIEW & COMMENTS

LOCATION PLAN

A10.1

DESIGN DEVELOPMENT

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C:\Users\A100081\OneDrive\Temp\AcProject\19980\24-003-5800 CONTEXTUAL ELEVATION PLAN.dwg



SCALE: NOT TO SCALE



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DORAL, FLORIDA 33172
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L.B. No. 6557

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RECORD OF REVISION	BY	APP.	DATE	No.
DESCRIPTION				

6650 SHEFFIELD LANE

CONTEXTUAL ELEVATION DRAWINGS

SECTION 10, TOWNSHIP 13 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA

PROJECT LOCATION:

3530 MYSTIC POINTE DRIVE, SUITE 1402
MIAMI, FL 33180

CLIENT NAME:

PASH PLACE ONE LLC

CLIENT ADDRESS:

3530 MYSTIC POINTE DRIVE, SUITE 1402
MIAMI, FL 33180

SCALE:	AS SHOWN
DRAWN BY:	D.R.
CHK. CHECKED BY:	<input type="checkbox"/>
QUALITY CONTROL:	
DATE:	FEBRUARY 7, 2024
PROJECT No:	24-003-5800
SHEET:	1 OF 1 SHEETS



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☒ REVIEW & COMMENTS

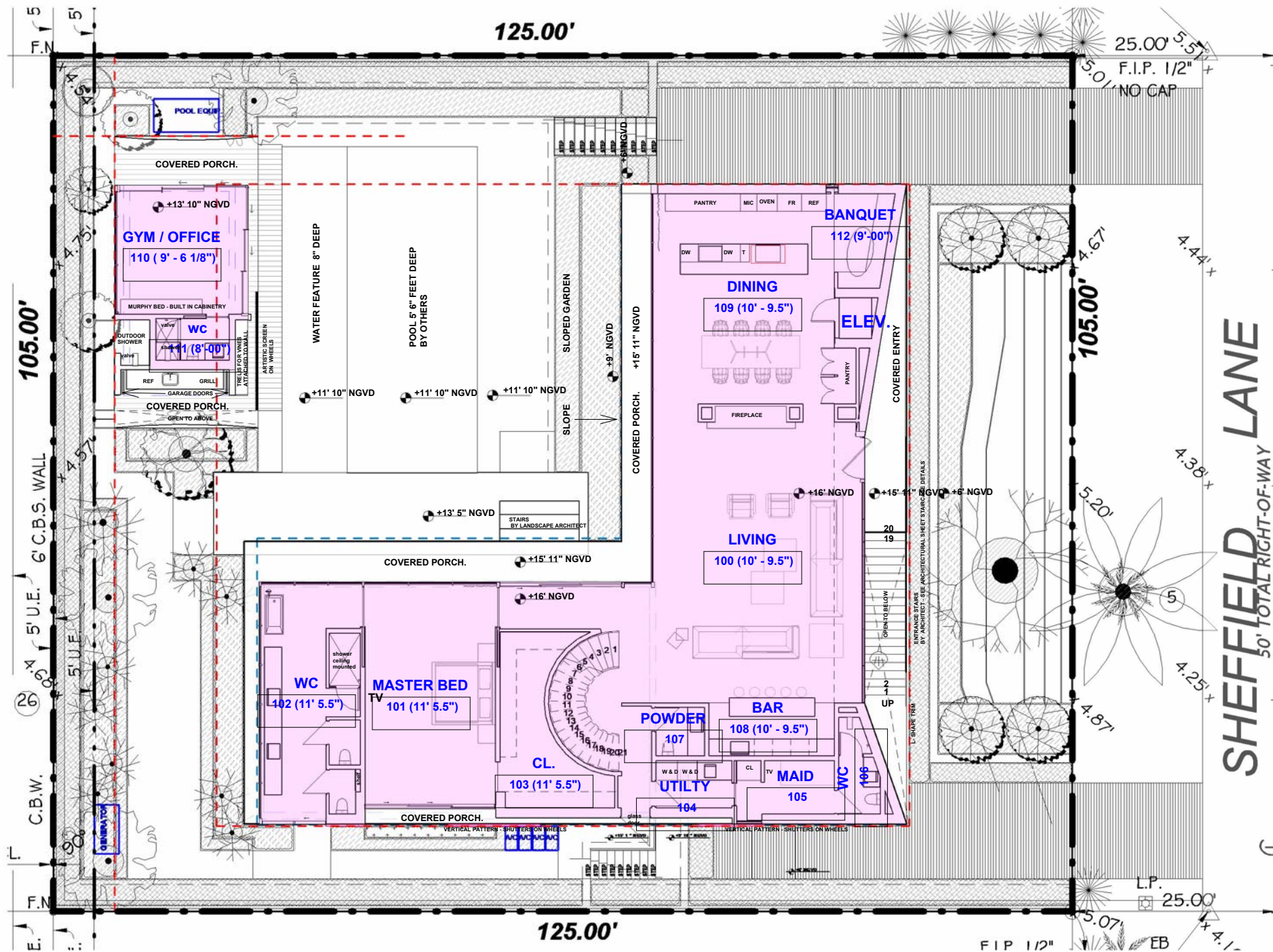
CONTEXT ELEVATION

A10.2

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GROSS BUILDING AREA (GBA)

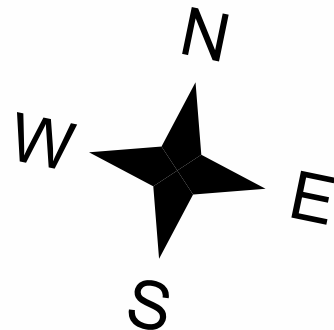
In accordance with ANSI (American National Standards Institute) SQUARE FOOTAGE-METHOD FOR CALCULATING - ANSI Z765

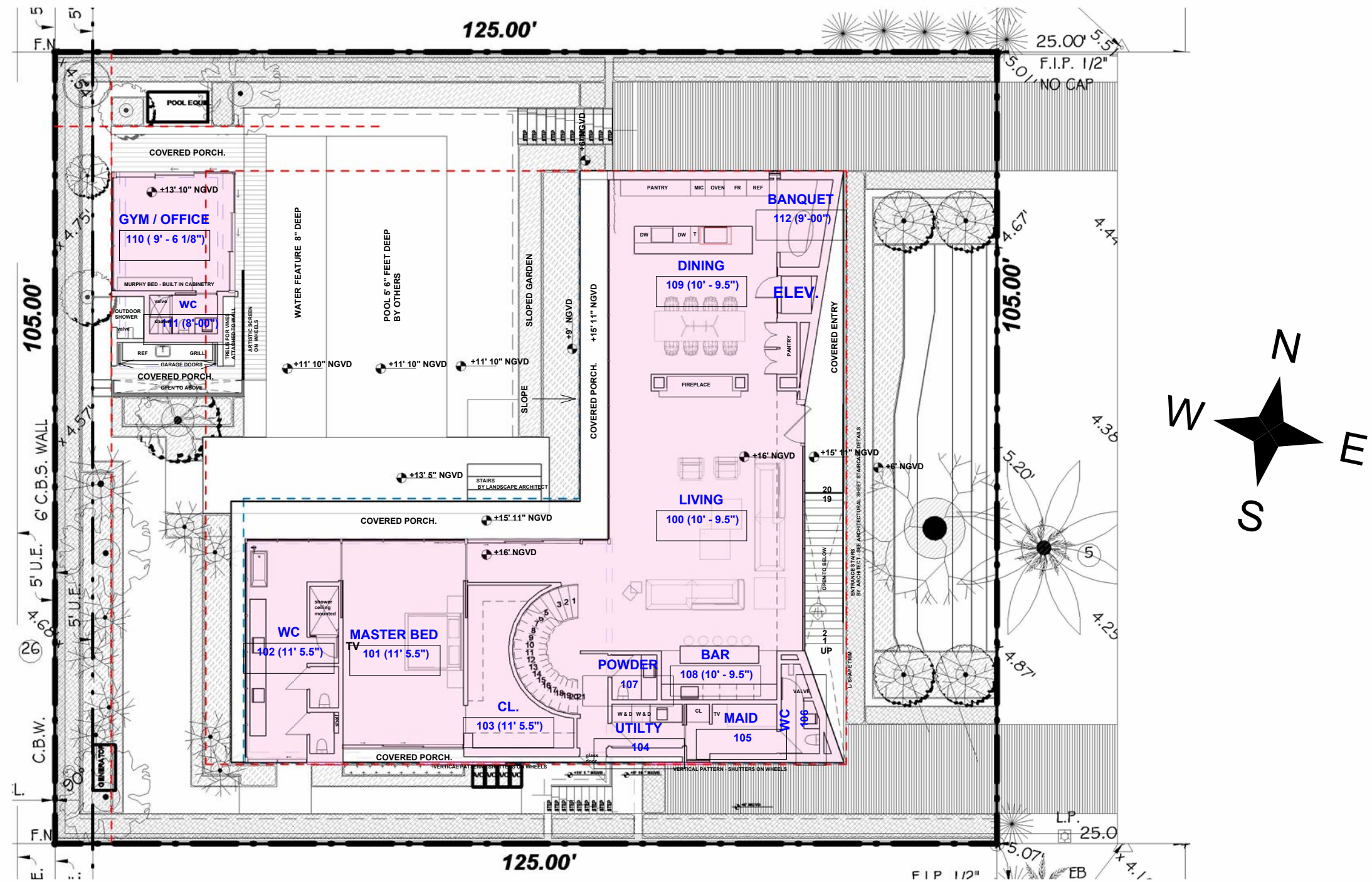
Space	Finished GBA (Air Conditioned)	Unfinished GBA	Covered Porches and Balconies Exceeding 5 feet	Total GBA + P&B
AUX - HVAC	341 SF			341 SF
1ST FLOOR - HVAC	3567 SF			3567 SF
ADDITIONAL FOOTPRINT FOR LOT COVERAGE - NORTH	0 SF	19 SF		19 SF
ADDITIONAL FOOTPRINT FOR LOT COVERAGE - SOUTH	0 SF	10 SF		10 SF
2ND FLOOR - HVAC	1643 SF			1643 SF
	5551 SF	29 SF	0 SF	5580 SF

PROPOSED LOT COVERAGE CALCULATION

FIRST FLOOR AC AREA 3,567 SF
ACCESSORY BUILDING AC AREA 341 SF
ADDITIONAL FOOTPRINT FOR ACCESSORY BUILDING 29 SF
TOTAL LOT COVERAGE 3,937 SF
LOT AREA 13,125 SF
TOTAL LOT COVERAGE / LOT AREA 29.9%

1st FLOOR - DRB - SHADED LOT COVERAGE
1/16" = 1'-0"





REX NICHOLS AIA
AR007415

PROJECT LOCATION
LA GORGE ISLAND
6650 SHEFFIELD
LANE, MIAMI BEACH,
FLORIDA 33141

PROJECT OWNER
PASH PLACE
ONE LLC

PROJECT NUMBER
DRB23-0993

ISSUED FOR
REVIEW & COMMENTS

**1ST FLOOR -
PROPOSED UNIT
SIZE**

A10.4

DESIGN DEVELOPMENT
2/8/2024 12:27:19 PM

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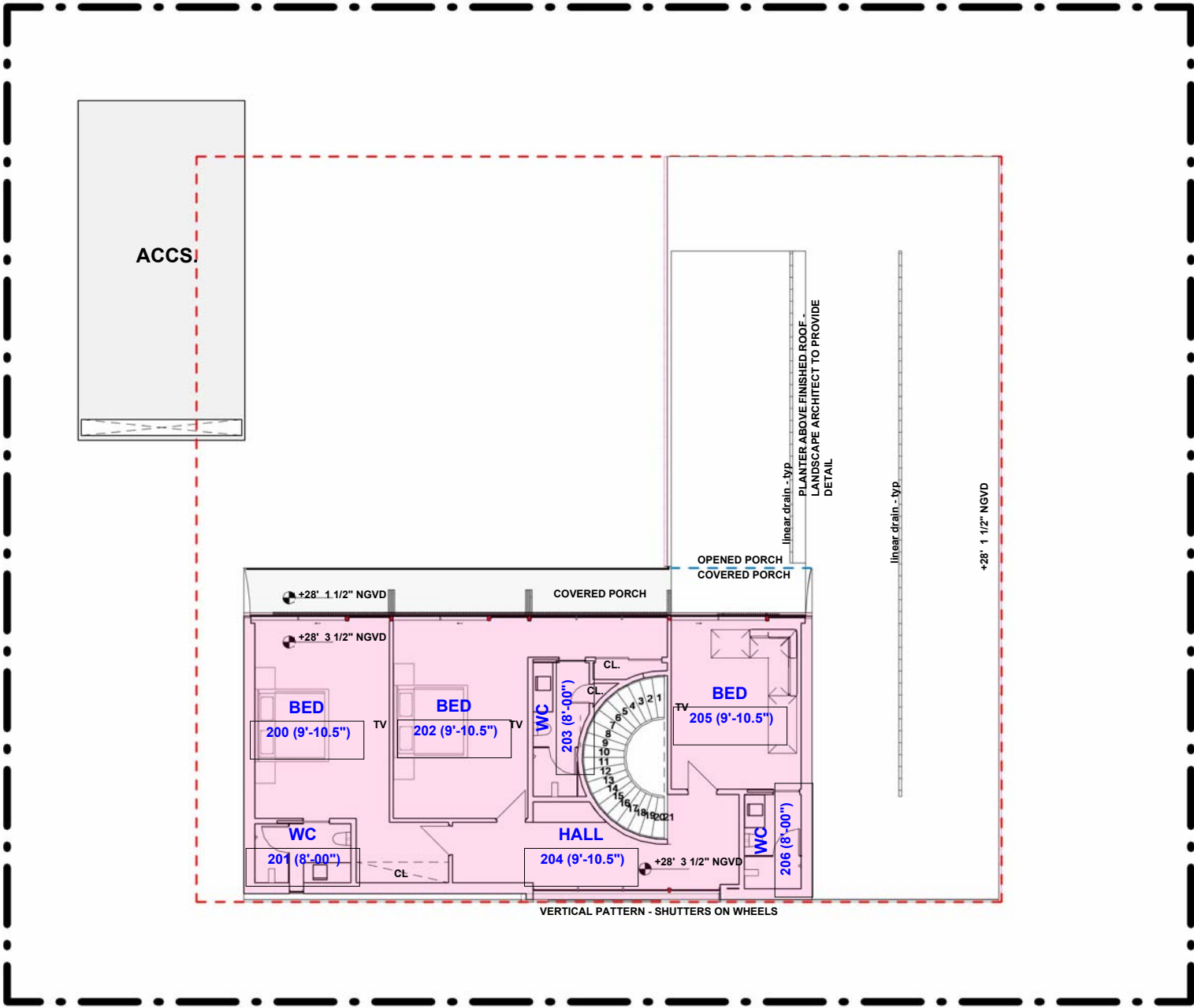
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1 1st FLOOR - DRB - UNIT SIZE
1/16" = 1'-0"

GROSS BUILDING AREA (GBA)				
In accordance with ANSI (American National Standards Institute) SQUARE FOOTAGE-METHOD FOR CALCULATING - ANSI Z765				
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2ND FLOOR - HVAC	1643 SF			1643 SF
	5551 SF	29 SF	0 SF	5580 SF

PROPOSED UNIT SIZE CALCULATION

FIRST FLOOR UNIT SIZE	3,908 SF
SECOND FLOOR UNIT SIZE	1,643 SF
TOTAL UNIT SIZE	5,551 SF
LOT AREA	13,125 SF
UNIT SIZE/ LOT AREA	42.3 %



GROSS BUILDING AREA (GBA)

In accordance with ANSI (American National Standards Institute) SQUARE FOOTAGE-METHOD FOR CALCULATING - ANSI Z765

Space	Finished GBA (Air Conditioned)	Unfinished GBA	Covered Porches and Balconies Exceeding 5 feet	Total GBA + P&B
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UNIT SIZE/ LOT AREA	42.3 %

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6650 SHEFFIELD
ANE, MIAMI BEACH,
FLORIDA 33141

DASH PLACE
ONE LLC

DRB23-0993

REVIEW & COMMENTS

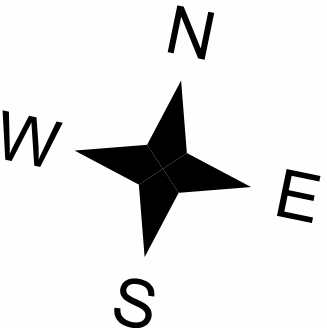
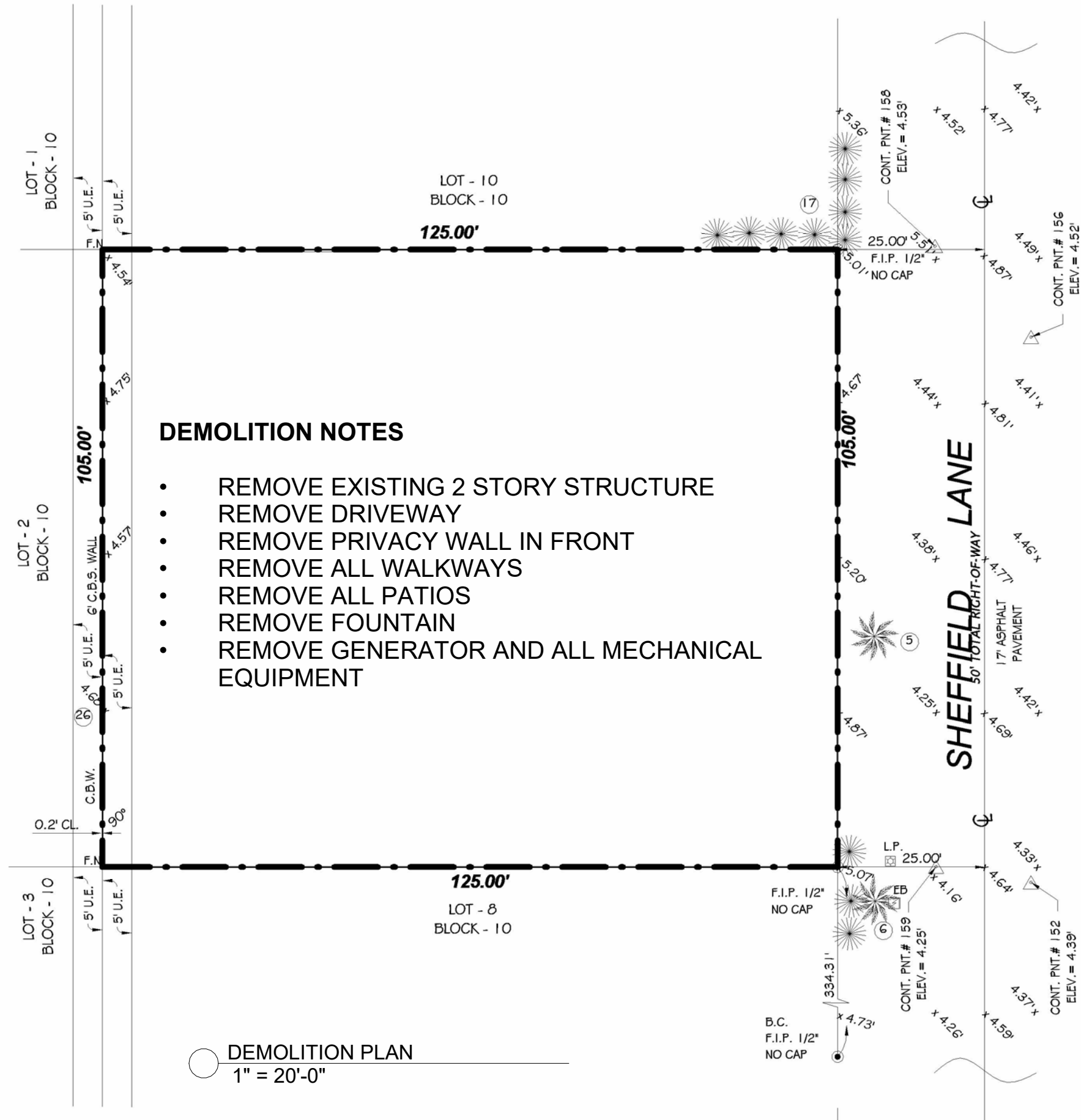
DEMOLITION PLAN

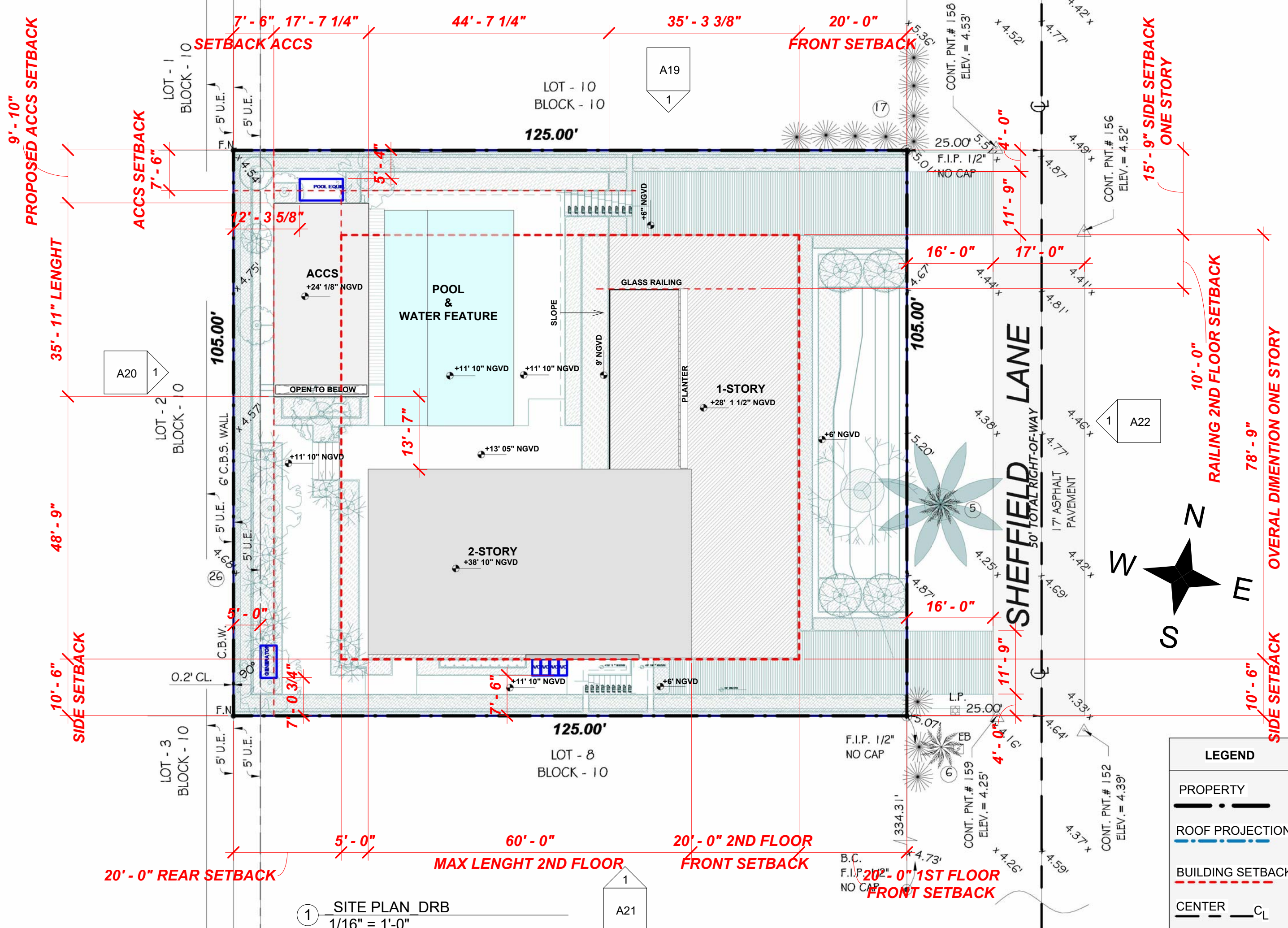
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AR007415

PROJECT LOCATION
LA GORDE ISLAND
6650 SHEFFIELD LANE, MIAMI BEACH, FLORIDA 33141

PROJECT OWNER
PASH PLACE ONE LLC

PROJECT NUMBER
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ISSUED FOR
REVIEW & COMMENTS

SITE PLAN

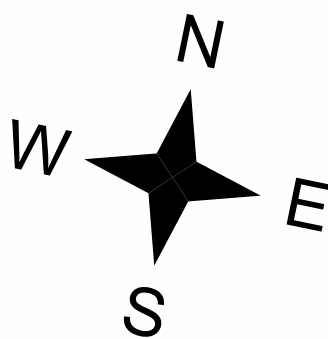
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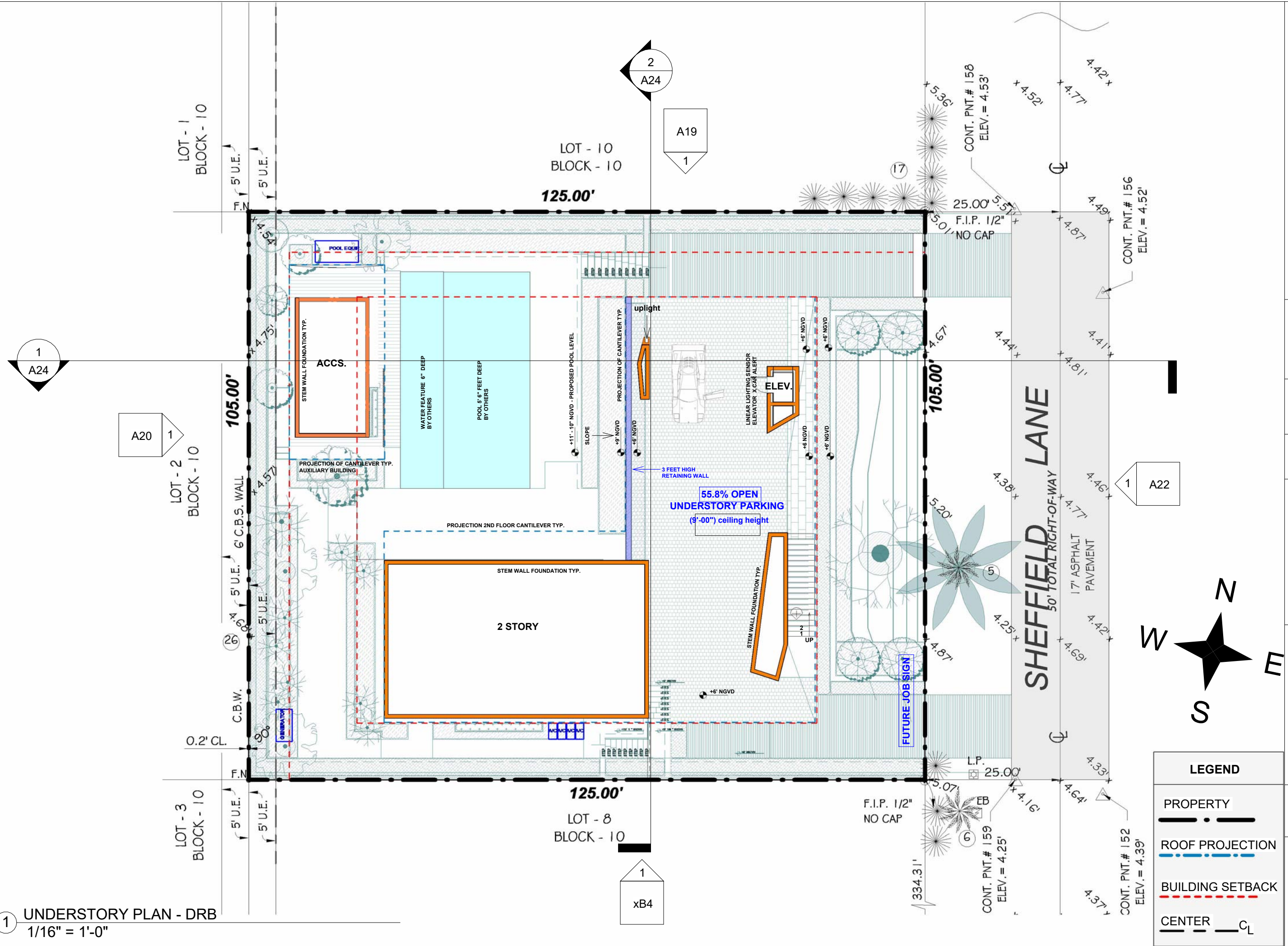
DESIGN DEVELOPMENT
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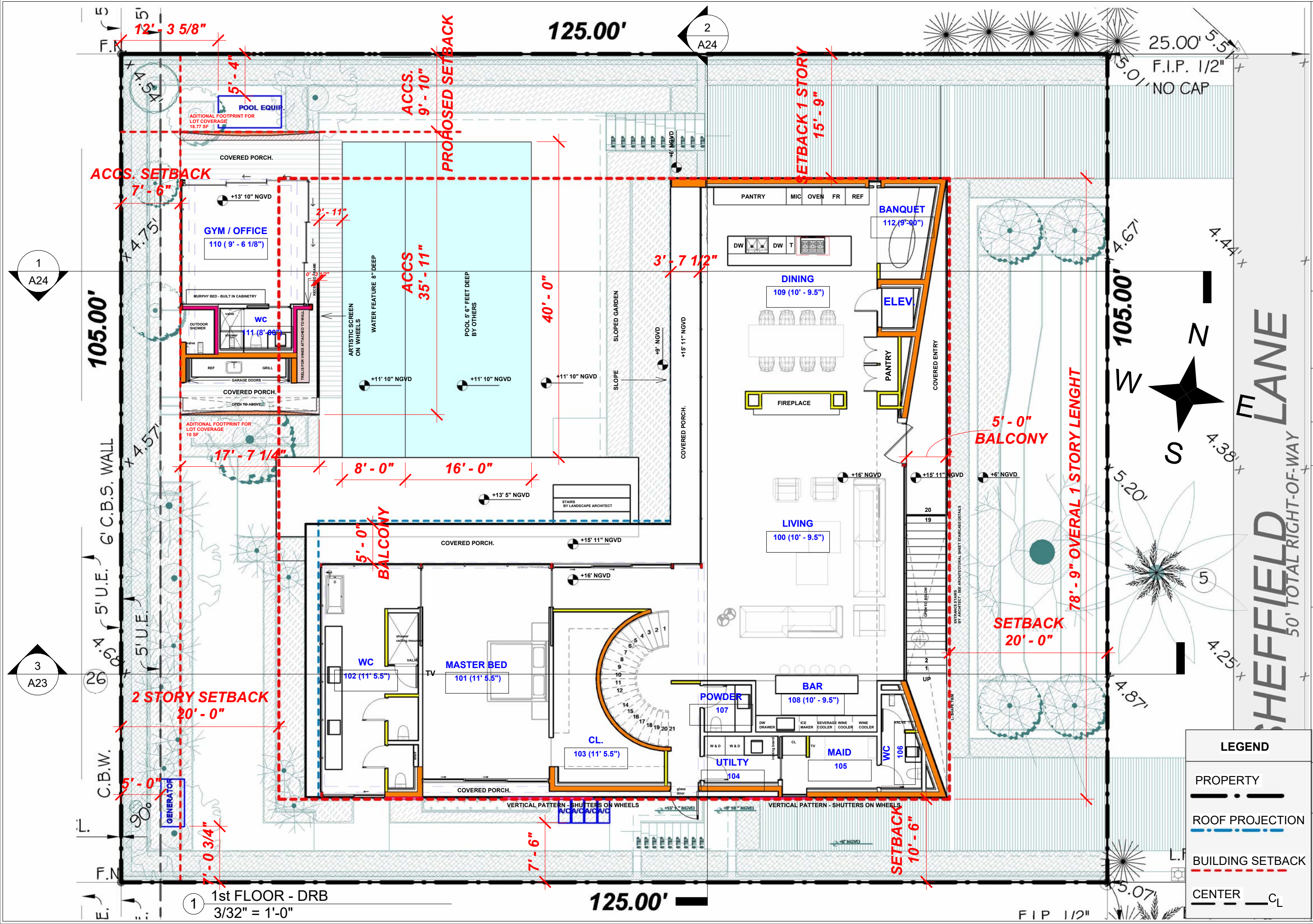
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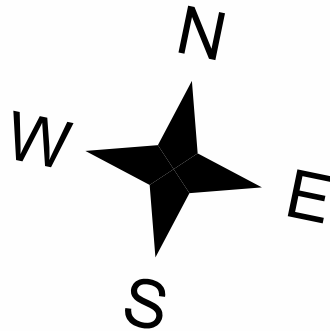
1 SITE PLAN DRB
1/16" = 1'-0"

LEGEND
PROPERTY
ROOF PROJECTION
BUILDING SETBACK
CENTER









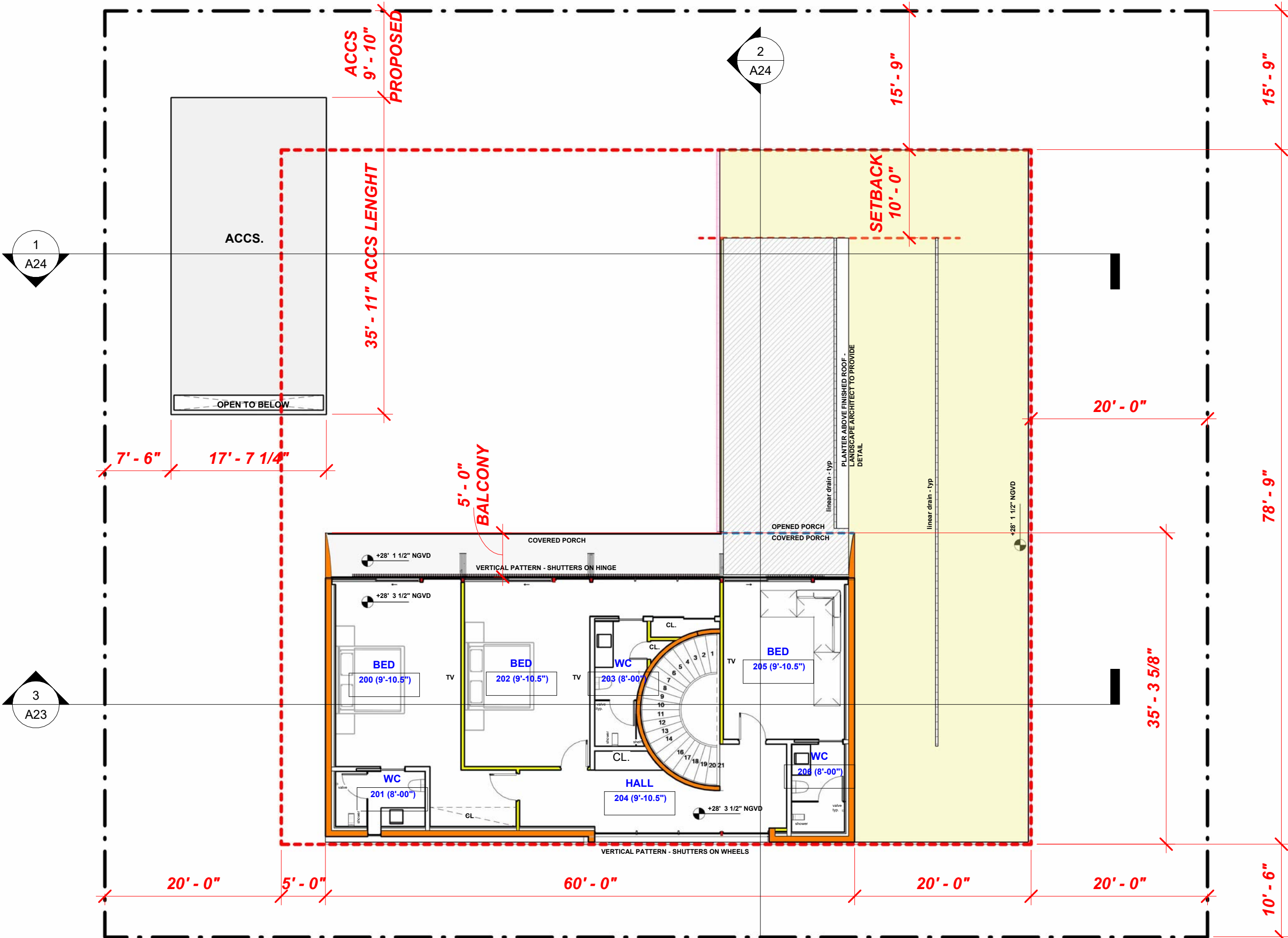
LEGEND

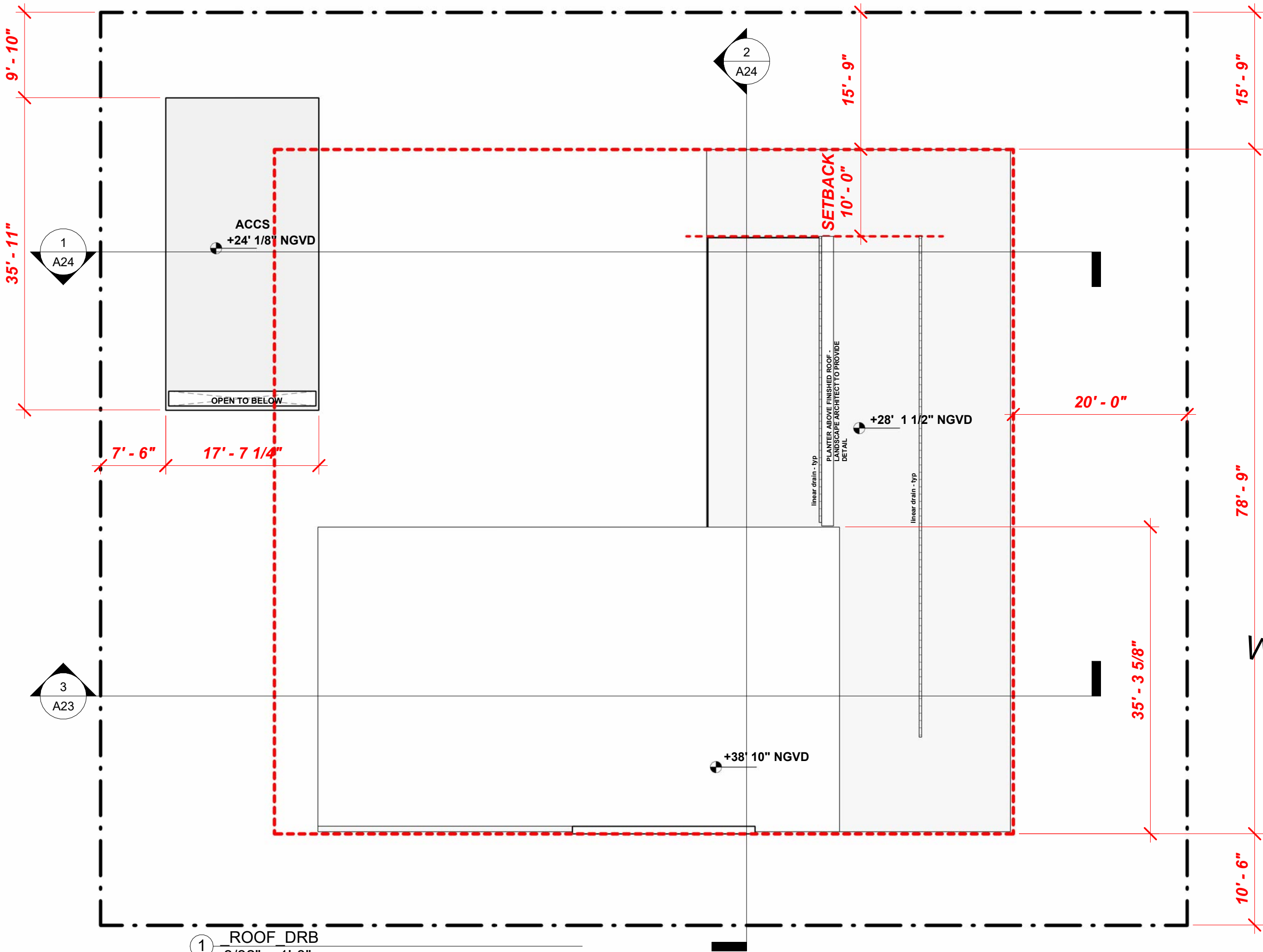
PROPERTY

ROOF PROJECTION

BUILDING SETBACK

CENTER CL





1 ROOF DRB
3/32" = 1'-0"

KHORA

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6650 SHEFFIELD
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FLORIDA 33141

PROJECT OWNER

PASH PLACE
ONE LLC

PROJECT NUMBER

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REVIEW & COMMENTS

PROPOSED
ROOF PLAN

A15

DESIGN DEVELOPMENT

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LEGEND

PROPERTY

— · —

ROOF PROJECTION

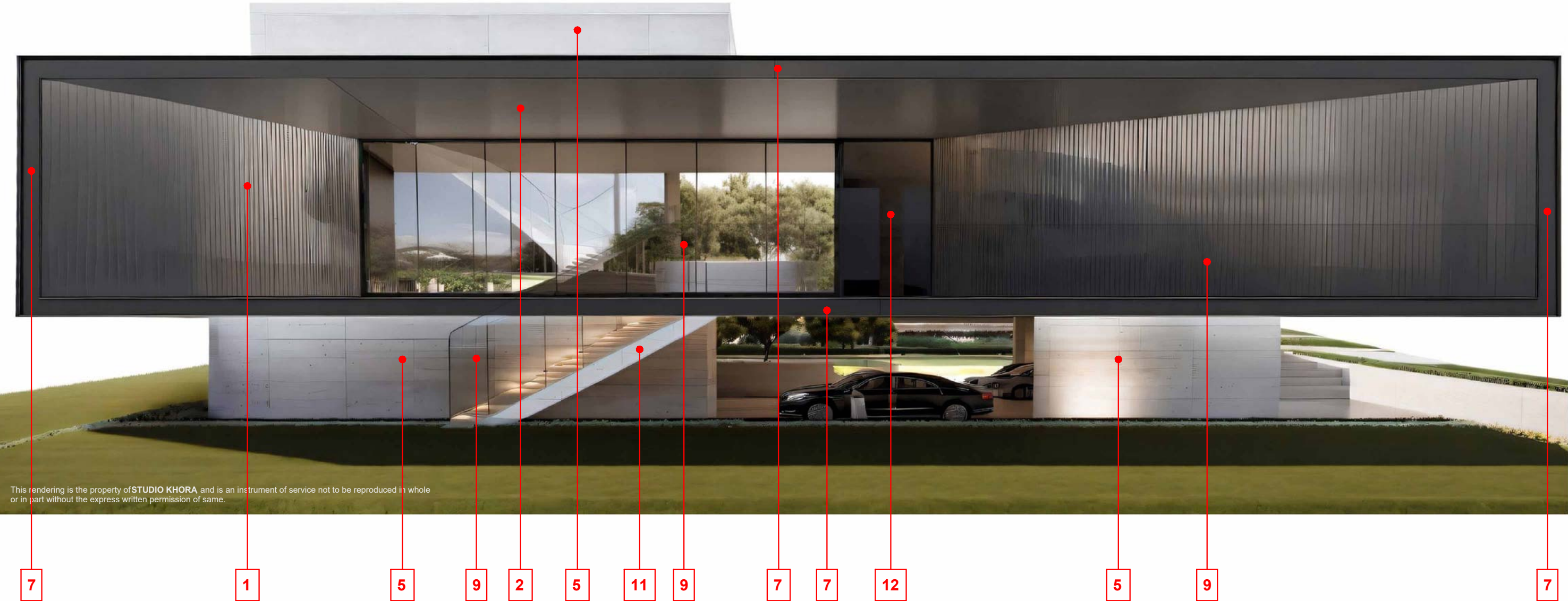
— · — · —

BUILDING SETBACK

— · — · —

CENTER

CL



MATERIAL LEGEND

- Thin vertical panels wood siding.
- Large panels wood cladded ceiling.
- Wood bifold shutters
- Wood Horizontal rolling shutters
- Exposed concrete with wood board texture.
- Polished concrete
- Factory painted espresso color aluminum L-Channel fascia and trim to match glazing system frames
- Micro topping to match L-Channel fascia color, in addition to concrete texture similar to venetian plaster
- 42-inch-high clear glass guard rail.
- Planter behind vertical wood screen
- Steel staircase with white stringer and natural stone risers and treads, with glass railing.
- 5' x 9' Metal Door with special finish to match the color of painted espresso glazing system frames



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- 5
- 4
- 10
- 6
- 5
- 5
- 5
- 5

MATERIAL LEGEND

1.

Thin vertical panels wood siding.
2.

Large panels wood cladded ceiling.
3.

Wood bifold shutters
4.

Wood Horizontal rolling shutters
5.

Exposed concrete with wood board texture.
6.

Polished concrete
7.

Factory painted espresso color aluminum L-Channel fascia and trim to match glazing system frames
8.

Micro topping to match L-Channel fascia color, in addition to concrete texture similar to venetian plaster
9.

42-inch-high clear glass guard rail.
10.

Planter behind vertical wood screen
11.

Steel staircase with white stringer and natural stone risers and treads, with glass railing.
12.

5' x 9' Metal Door with special finish to match the color of painted espresso glazing system frames

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PASH PLACE
ONE LLC

PROJECT NUMBER

DRB23-0993

ISSUED FOR

REVIEW & COMMENTS

3D VIEWS -
EXTERIOR
MATERIALS -
ACCESSORY
BUILDING

A17

DESIGN DEVELOPMENT

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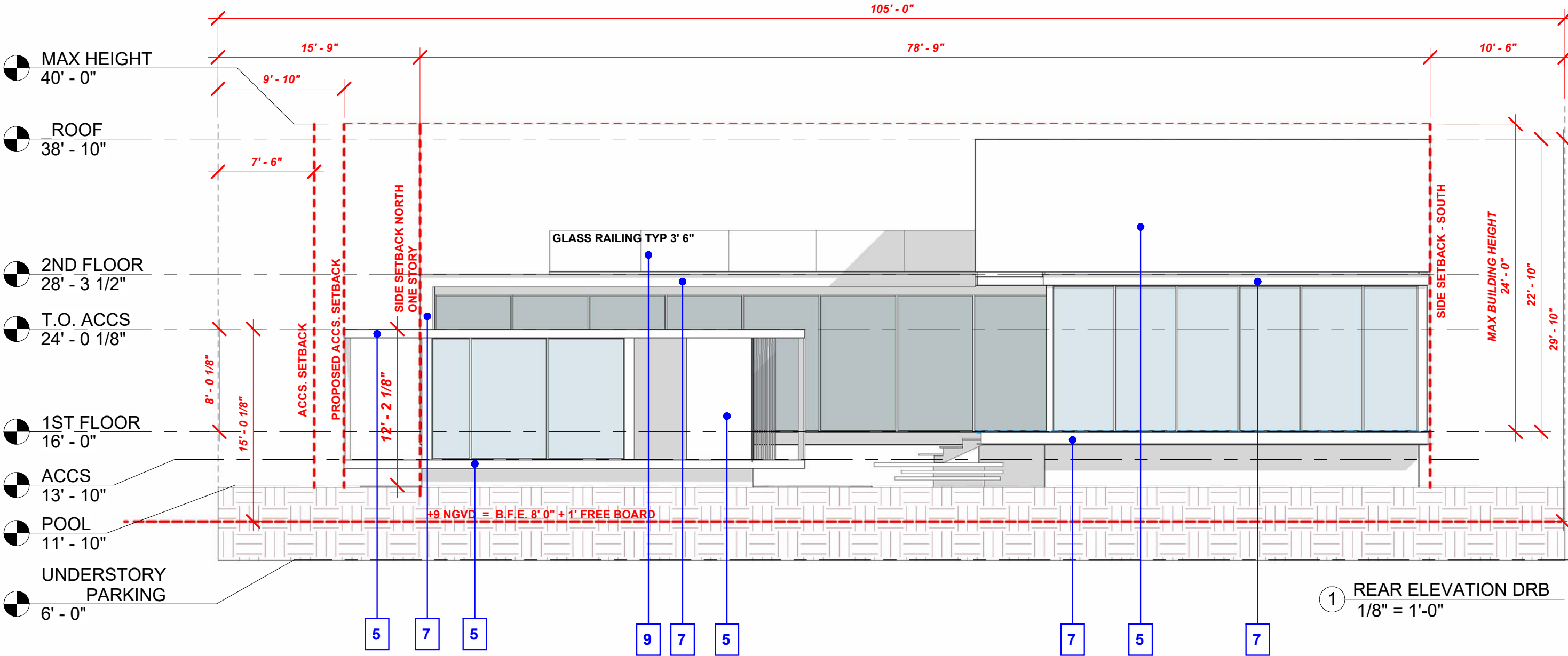
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Designed by : ALEX PENNA



MATERIAL LEGEND

- Thin vertical panels wood siding.
- Large panels wood cladded ceiling.
- Wood bifold shutters
- Wood Horizontal rolling shutters
- Exposed concrete with wood board texture.
- Polished concrete
- Factory painted espresso color aluminum L-Channel fascia and trim to match glazing system frames
- Micro topping to match L-Channel fascia color, in addition to concrete texture similar to venetian plaster
- 42-inch-high clear glass guard rail.
- Planter behind vertical wood screen
- Steel staircase with white stringer and natural stone risers and treads, with glass railing.
- 5' x 9' Metal Door with special finish to match the color of painted espresso glazing system frames



MAX HEIGHT
40' - 0"

ROOF
38' - 10"

2ND FLOOR
28' - 3 1/2"

T.O. ACCS
24' - 0 1/8"

1ST FLOOR
16' - 0"

ACCS
13' - 10"

POOL
11' - 10"

UNDERSTORY
PARKING
6' - 0"

MATERIAL LEGEND

- Thin vertical panels wood siding.
- Large panels wood cladded ceiling.
- Wood bifold shutters
- Wood Horizontal rolling shutters
- Exposed concrete with wood board texture.
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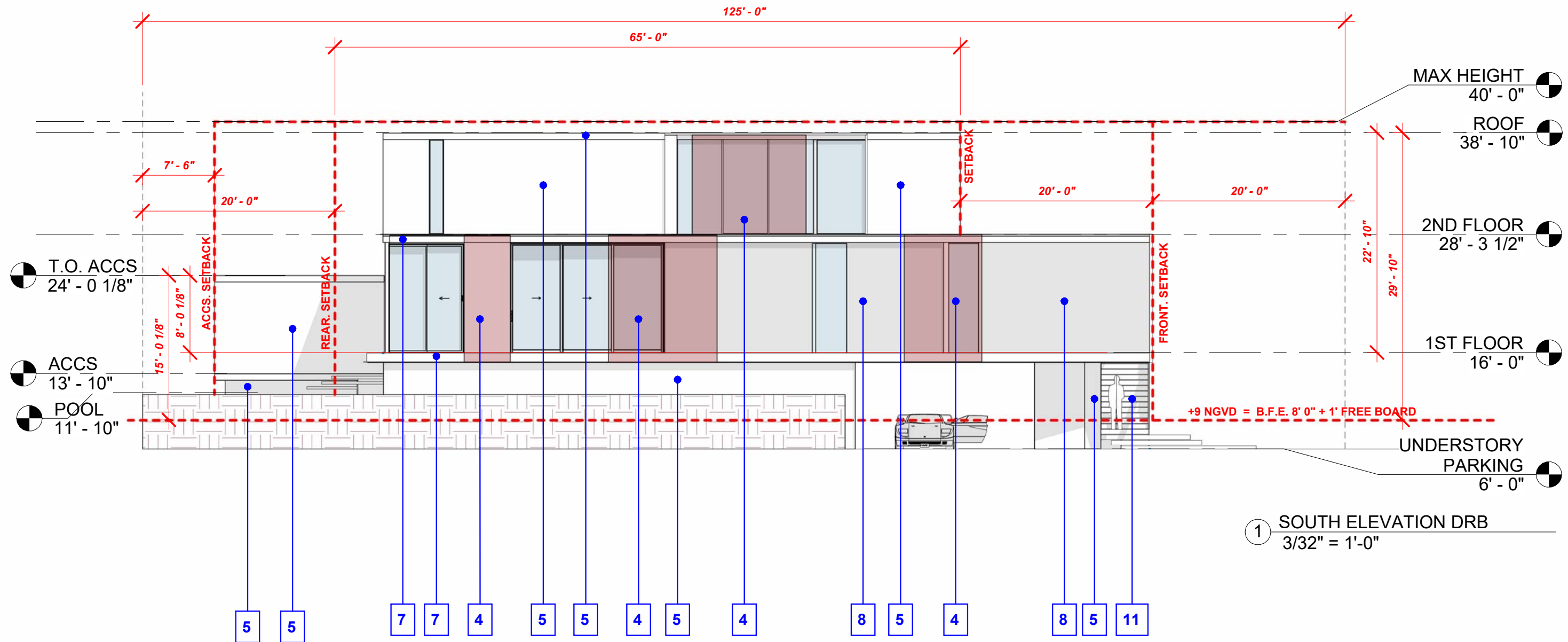
GENERAL NOTE:

All elevation levels depicted in these drawings are based on the National Geodetic Vertical Datum (NGVD).

LEGEND

BUILDING SETBACK

1 REAR ELEVATION DRB
1/8" = 1'-0"



MATERIAL LEGEND

1. Thin vertical panels wood siding.
2. Large panels wood cladded ceiling.
3. Wood bifold shutters
4. Wood Horizontal rolling shutters
5. Exposed concrete with wood board texture.
6. Polished concrete
7. Factory painted espresso color aluminum L-Channel fascia and trim to match glazing system frames
8. Micro topping to match L-Channel fascia color, in addition to concrete texture similar to venetian plaster
9. 42-inch-high clear glass guard rail.
10. Planter behind vertical wood screen
11. Steel staircase with white stringer and natural stone risers and treads, with glass railing.
12. 5' x 9' Metal Door with special finish to match the color of painted espresso glazing system frames

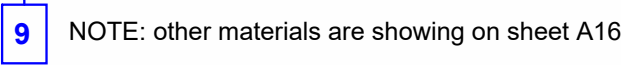
GENERAL NOTE:

All elevation levels depicted in these drawings are based on the National Geodetic Vertical Datum (NGVD).

LEGEND

BUILDING SETBACK





1 FRONT ELEVATION DRB
1/8" = 1'-0"

1. Thin vertical panels wood siding.
2. Large panels wood cladded ceiling.
3. Wood bifold shutters
4. Wood Horizontal rolling shutters
5. Exposed concrete with wood board texture.
6. Polished concrete
7. Factory painted espresso color aluminum L-Channel fascia and trim to match glazing system frames
8. Micro topping to match L-Channel fascia color, in addition to concrete texture similar to venetian plaster
9. 42-inch-high clear glass guard rail.
10. Planter behind vertical wood screen
11. Steel staircase with white stringer and natural stone risers and treads, with glass railing.
12. 5' x 9' Metal Door with special finish to match the color of painted espresso glazing system frames

All elevation levels depicted in these drawings are based on the National Geodetic Vertical Datum (NGVD).

BUILDING SETBACK



