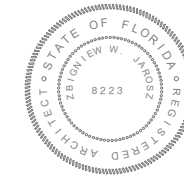


LA GORCE RESIDENCE DRB24-1077_FINAL SUBMITTAL

6625 BREVITY LANE, MIAMI BEACH, FL 33141
 6626 SHEFFIELD LANE, MIAMI BEACH, FL 33141



Z.W. JAROSZ ARCHITECT, P.A.

3326 MARY STREET SUITE 500
 COCONUT GROVE, FLORIDA 33133
 305.446.0888 WWW.JAROSZARCH.COM

DESIGN ARCHITECT: Z.W. JAROSZ, AIA, RIBA. ARC 8223

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- A0.03 AREA DIAGRAM (YARD CALCULATION)
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DATE: 05/04/2024



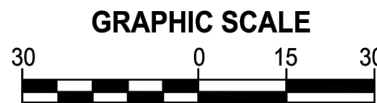
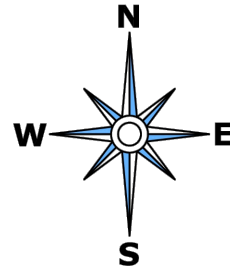
JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400

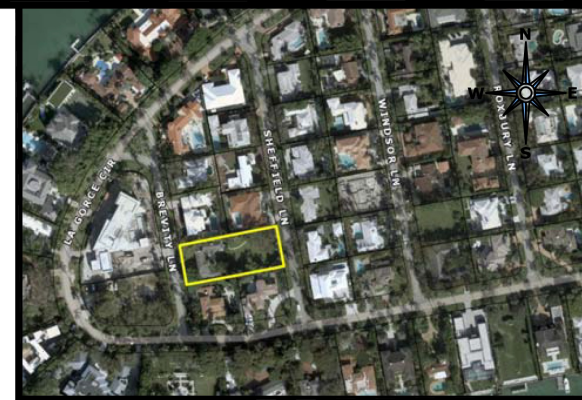
3725 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PHONE : (239) 540-2660

MAP OF BOUNDARY SURVEY

6625 BREVIITY LANE, MIAMI BEACH, FLORIDA 33141



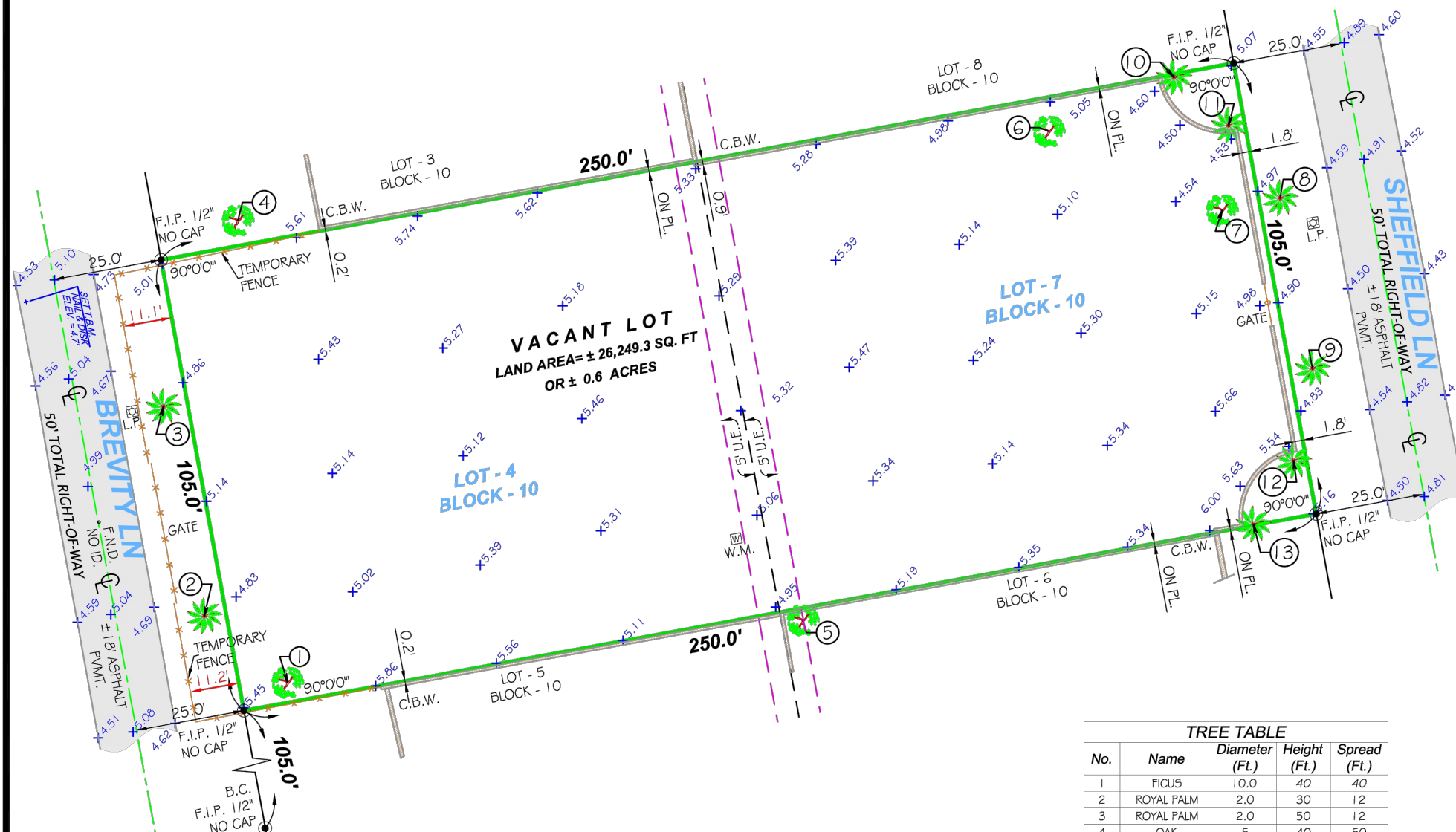
(IN FEET)
1 INCH = 30 FEET



LOCATION MAP
SCALE = N.T.S.

ABBREVIATIONS

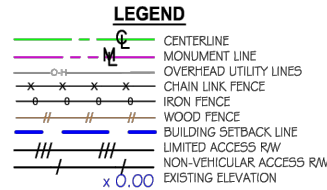
- A/C AIR CONDITIONER PAD
- A.E. ANCHOR EASEMENT
- A/R ALUMINUM ROOF
- A/S ALUMINUM SHED
- ASPH. ASPHALT
- B.C. BLOCK CORNER
- B.M. BENCHMARK
- B.O.B. BASIS OF BEARINGS
- B.S.L. BUILDING SETBACK LINE
- (C) CALCULATED
- C.B. CATCH BASIN
- C.B.S. CONCRETE BLOCK STRUCTURE
- CBW CONCRETE BLOCK WALL
- CH. CHORD
- CHB CHORD BEARING
- CL. CLEAR
- C.L.F. CHAIN LINK FENCE
- C.M.E. CANAL MAINTENANCE EASEMENTS
- CONC. CONCRETE
- C.P. CONCRETE PORCH
- C.B. CONCRETE SLAB
- C.U.P. CONCRETE UTILITY POLE
- C.W. CONCRETE WALK
- D.E. DRAINAGE EASEMENT
- D.M.H. DRAINAGE MANHOLE
- E. EAST
- EB. ELECTRIC BOX
- E.T.P. ELECTRIC TRANSFORMER PAD
- ELEV. OR EL. ELEVATION
- ENCR. ENCROACHMENT
- F.D.H. FOUND DRILL HOLE
- 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
- F.N. FOUND NAIL
- I.C.V. IRRIGATION CONTROL VALVE
- I.F. IRON FENCE
- L. LENGTH OF CURVE
- L.B. LICENSE BUSINESS
- L.P. LIGHT POLE
- L.F.E. LOWEST FLOOR ELEVATION
- L.M.E. LAKE MAINTENANCE EASEMENT
- (M) MEASURED DISTANCE
- MB. MAIL BOX
- M.H. MANHOLE
- M.F. METAL FENCE
- N.A.P. NOT A PART OF
- NGVD. NATIONAL GEODETIC VERTICAL DATUM
- NAV.D. NORTH AMERICAN VERTICAL DATUM
- N.T.S. NOT TO SCALE
- O.H.L. OVERHEAD UTILITY LINES
- O.R.B. OFFICIAL RECORDS BOOK
- OVH. OVERHANG
- P.V.M.T. PAVEMENT
- PL. PLANTER
- P.L. PROPERTY LINE
- P.C. POINT OF CURVE
- P.T. POINT OF TANGENCY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.B. PLAT BOOK
- P.G. PAGE
- P.W.Y. PARKWAY
- PRM. PERMANENT REFERENCE MONUMENT
- PLS. PROFESSIONAL LAND SURVEYOR
- (R) RECORDED DISTANCE
- R.R. RAIL ROAD
- RES. RESIDENCE
- R/W. RIGHT-OF-WAY
- RGE. RANGE
- SEC. SECTION
- STY. STORY
- SWK. SIDEWALK
- S.I.R. SET IRON REBAR
- S.P. SCREENED PORCH
- T. TANGENT
- TB. TELEPHONE BOOTH
- T.S.B. TRAFFIC SIGNAL BOX
- T.S.P. TRAFFIC SIGNAL POLE
- TWP. TOWNSHIP
- UTIL. UTILITY
- U.P. UTILITY POLE
- W.M. WATER METER
- W.V. WATER VALVE
- W.F. WOOD FENCE
- Δ DELTA



VACANT LOT
LAND AREA = ± 26,249.3 SQ. FT.
OR ± 0.6 ACRES

TREE TABLE

No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	FIGUS	10.0	40	40
2	ROYAL PALM	2.0	30	12
3	ROYAL PALM	2.0	50	12
4	OAK	5	40	50
5	LOQUAT TREE	2.0	40	25
6	OAK	2.50	40	30
7	OAK	2.50	35	30
8	ROYAL PALM	2.0	50	12
9	ROYAL PALM	2.0	50	12
10	ALEXANDER PALM	0.30	12	5
11	ALEXANDER PALM	0.30	12	5
12	ALEXANDER PALM	0.30	12	5
13	ALEXANDER PALM	0.30	12	5



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 AND 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: 8.0 FT.
COMMUNITY: 120651
PANEL: 0307
SUFFIX: L
DATE OF FIRM: 09/11/2009

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. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929; MIAMI-DADE COUNTY BENCHMARK NAME D-187, LOCATOR NO. 23125 @ BREVIITY LANE & LA GORE CIRCLE; ELEVATION IS 4.23 FEET OF N.G.V.D. OF 1929.

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.

Digitally signed by CARLOS M IBARRA
 Date: 2025.05.02 16:20:12 -0400
 Adobe Acrobat version: 2018.009.20050 **05/02/2025**
 BY: **CARLOS IBARRA** (DATE)

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

REVISED ON: _____
 REVISED ON: _____

DRAWN BY: KLP
SURVEY DATE: 05/02/2025
SURVEY NO: 25-000603-1
SHEET: 1 OF 1

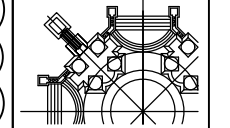
Digitally signed by CARLOS M IBARRA
 Date: 2025.05.02 16:20:41 -0400

LB 7806 SEAL

CERTIFICATION:
 JAROSZ ARCHITECT P.A

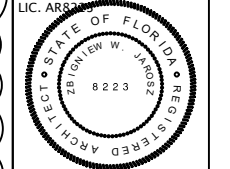
LEGAL DESCRIPTION:
 LOTS 4 AND 7, BLOCK 10, LA GOREE ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE(S) 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Z.W. JAROSZ ARCHITECT, P.A.
 3326 MARY STREET SUITE 500
 COCONUT GROVE, FLORIDA 33133
 305.446.0888 WWW.JAROSZARCH.COM



PROJECT / SHEET TITLE

LA GORE RESIDENCE SURVEY
 6625 Brevity Lane, Miami Beach, FL 33141
 6626 Sheffield Lane, Miami Beach, FL 33141



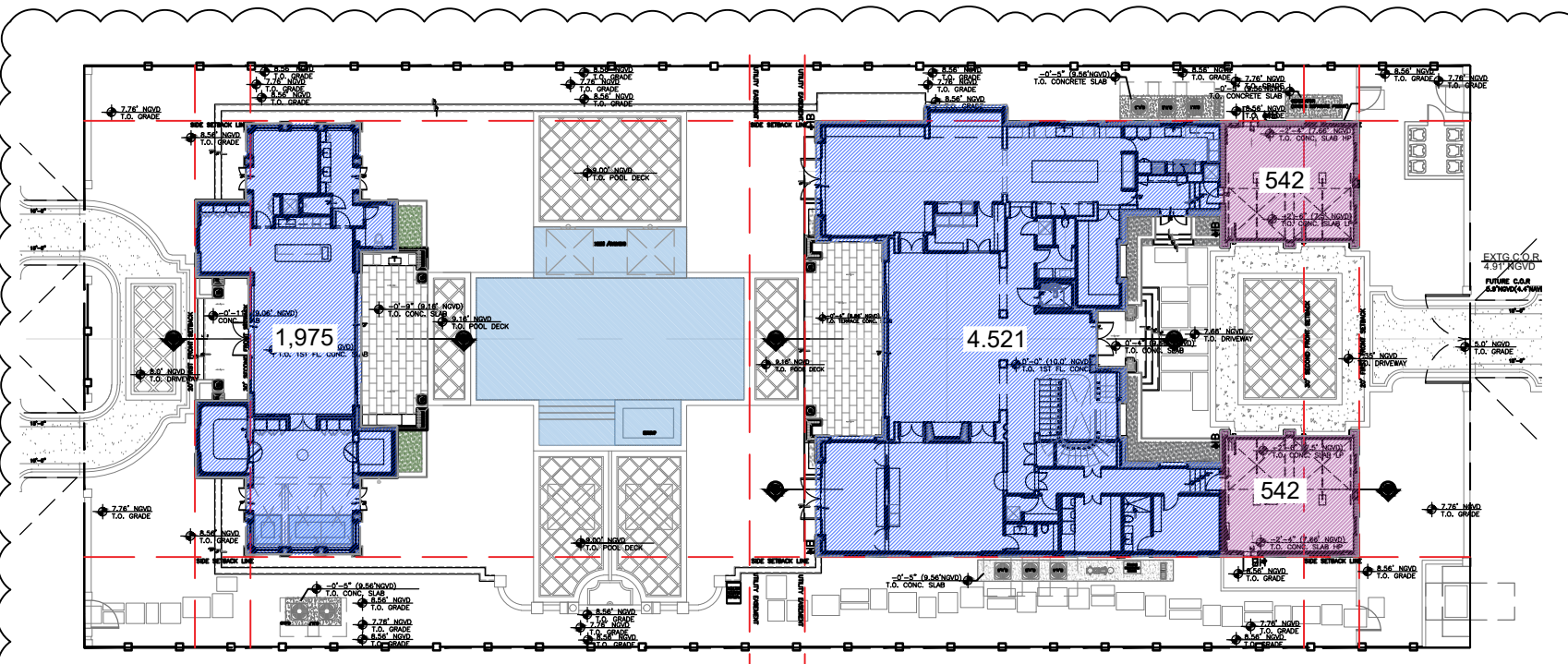
REVISIONS

NO.	DATE	DESCRIPTION
Δ	05.01.25	DRB Comments

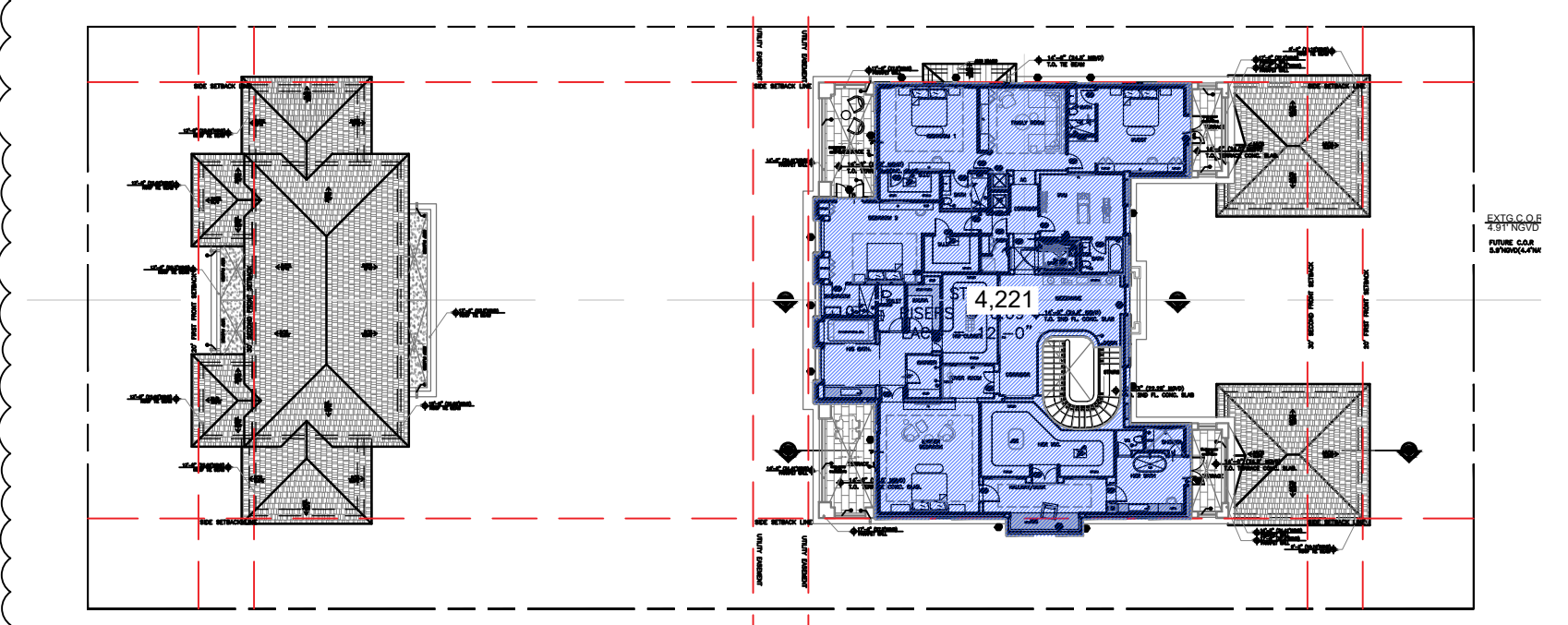
DATE:	May 1st, 2025
DRAWN BY:	Z.J.
CHECKED BY:	Z.J.
SCALE:	AS SHOWN

2024-BRE
 DATE: May 1st, 2025
 DRAWN BY: Z.J.
 CHECKED BY: Z.J.
 SCALE: AS SHOWN

A0.01



01 GROUND FLOOR PLAN SQ. FT.
A0.02 SCALE: 1/32" = 1'-0"

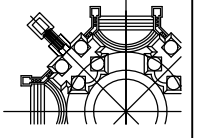


02 SECOND FLOOR PLAN SQ. FT.
A0.02 SCALE: 1/32" = 1'-0"

SITE DATA		RS-2 SINGLE FAMILY HOME
GROSS LOT AREA:	26,250 SQ. FT. ▲	
UNIT SIZE:	(26,250 x 50.0%) 13,125.9 SQ. FT.	FIRST FLOOR MAIN HOUSE AND POOL HOUSE (AC)..... 6,497 SQ. FT. GARAGE 1,085 SQ. FT. SECOND FLOOR MAIN HOUSE (AC)..... 4,221 SQ. FT. GARAGE DISCOUNT..... - 500.0 SQ. FT. TOTAL..... 11,303 SQ. FT. (43.0%)

- AC AREA
- LANDSCAPE AREA
- LOT COVERAGE
- GARAGE

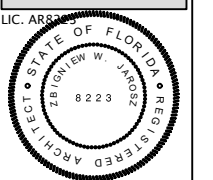
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3326 MARY STREET SUITE 500
COCONUT GROVE, FLORIDA 33133
305.446.0888 WWW.JAROSZARCH.COM



PROJECT / SHEET TITLE

LA GORCE RESIDENCE
6625 Brevity Lane, Miami Beach, FL 33141
6626 Sheffield Lane, Miami Beach, FL 33141

UNIT SIZE DIAGRAMS



REVISIONS

NO.	DATE	DESCRIPTION
▲ 04.04.25	DRB	Comments
▲ 05.01.25	DRB	Comments

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2024-BRE

DATE: May 1st, 2025

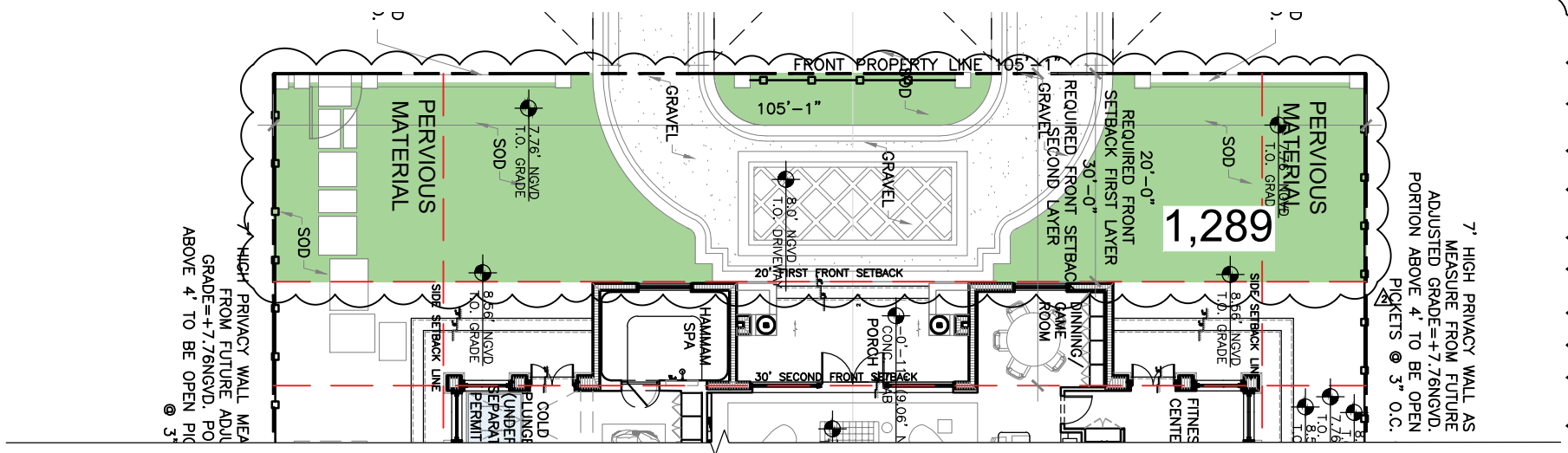
DRAWN BY: Y.D.

CHECKED BY: Z.J.

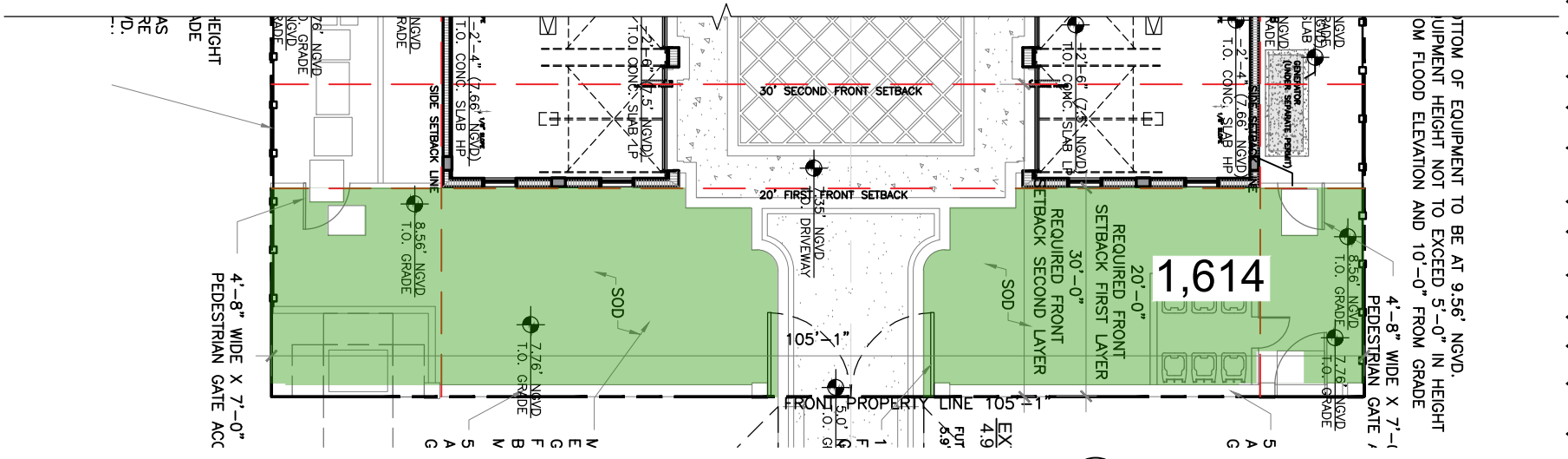
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SHEET

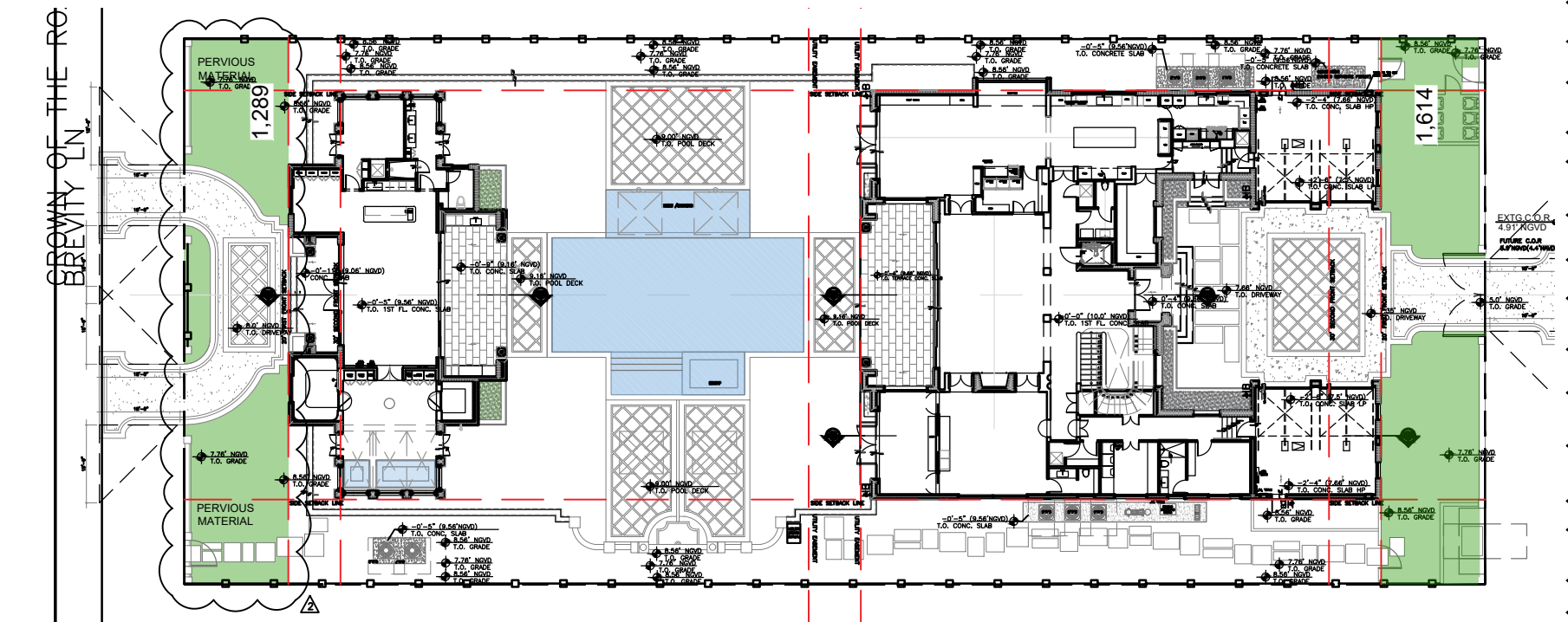
A0.02



03 FRONT YARD SQ. FT. @ BREVITY
SCALE: 1/16" = 1'-0"



04 FRONT YARD SQ. FT. @ SHEFFIELD
SCALE: 1/16" = 1'-0"

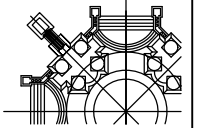


05 LOT YARD SQ. FT.
SCALE: 1/32" = 1'-0"

SITE DATA		RS-2 SINGLE FAMILY HOME	
GROSS LOT AREA:		26,250 SQ. FT.	
BUILDING SETBACKS:			
FRONT SETBACK: SHEFFIELD LN	20'-0" (WEST) 40'-0" TO SECOND FLOOR	20'-2" (WEST) 51'-1" TO SECOND FLOOR	
SECONDARY FRONT SETBACK: BREVITY LN	20'-0" (WEST) 40'-0" TO SECOND FLOOR	20'-2" (WEST) 142'-1" TO SECOND FLOOR	
SIDE SETBACK:	10'-0" MIN. 26.25' TOTAL	10'-2" (NORTH) 16'-6" (SOUTH) 26'-8" (26.66') TOTAL	
POOL SETBACKS:			
REAR SETBACK:	7'-6" MIN.	70'-9" (WEST) 131'-1" (EAST)	
SIDE SETBACK:	9'-0" MIN.	36'-6" (SOUTH) - 29'-2" (NORTH)	
BUILDING HEIGHT:			
Measured to the mid-point of the sloped roofs	MAX. ALLOWED 27'-0" from BFE+freeboard	29'-8" from BFE + freeboard	
FRONT YARD CALCULATION:			
FRONT CALCULATION - SHEFFIELD	50% REQUIRED OPEN SPACE 2,108.10 SQ.FT. x 50% = 1,054.05 SQ. FT. REQUIRED	TOTAL 1,614 SQ.FT. 76.57% OPEN	
FRONT CALCULATION - BREVITY	50% REQUIRED OPEN SPACE 2,108.10 SQ.FT. x 50% = 1,054.05 SQ. FT. REQUIRED	TOTAL 1,289 SQ.FT. 61.14% OPEN	
REAR YARD CALCULATION:			
NON APPLICABLE			
ELEVATIONS			
GRADE		4.91' NGVD	
ADJUSTED GRADE		6.45' NGVD	
DESIGN FLOOD ELEVATION		10.00' NGVD	

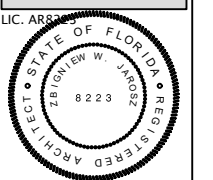
- AC AREA
- LANDSCAPE AREA
- LOT COVERAGE
- GARAGE

Z.W. JAROSZ ARCHITECT, P.A.
3326 MARY STREET SUITE 500
COCONUT GROVE, FLORIDA 33133
305.446.0888 WWW.JAROSZARCH.COM



PROJECT / SHEET TITLE
OPEN SPACE DIAGRAM

LA GORCE RESIDENCE
6625 Brevity Lane, Miami Beach, FL 33141
6626 Sheffield Lane, Miami Beach, FL 33141

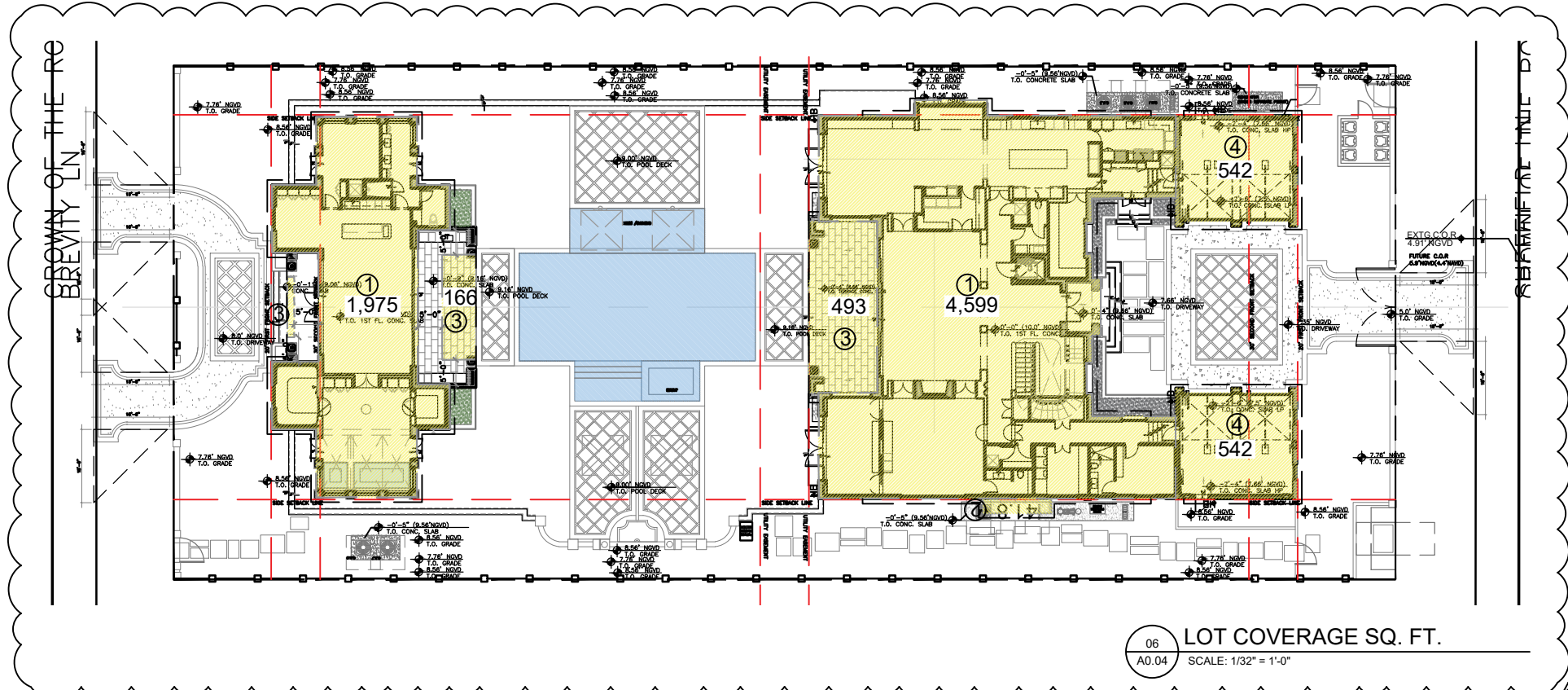


NO.	DATE	DESCRIPTION
▲	04.04.25	DRB Comments
▲	05.01.25	DRB Comments

2024-BRE

DATE: May 1st, 2025
DRAWN BY: Y.D.
CHECKED BY: Z.J.
SCALE: AS SHOWN

A0.03



06 LOT COVERAGE SQ. FT.
A0.04 SCALE: 1/32" = 1'-0"

SITE DATA		RS-2 SINGLE FAMILY HOME	
GROSS LOT AREA:		26,250 SQ. FT.	
LOT COVERAGE:	ALLOWED	PROPOSED	
	(26,250 x 30.0%) 7,875 SQ. FT.	ENTIRE FOOTPRINT	8,320 SQ. FT.
		1) FIRST FLOOR (AC)	6,575 SQ. FT.
		2) HABITABLE SPACE ABOVE	42 SQ. FT.
		3) COVERED TERRACES	659 SQ. FT.
		4) GARAGE	1,084 SQ. FT.
		GARAGE DISCOUNT ONE-STORY	- 500 SQ. FT.
		TOTAL	7,820 SQ. FT. (29.7%)

- AC AREA
- LANDSCAPE AREA
- LOT COVERAGE
- GARAGE

Z.W. JAROSZ ARCHITECT, P.A.
 3326 MARY STREET SUITE 500
 COCONUT GROVE, FLORIDA 33133
 305.446.0888 WWW.JAROSZARCH.COM

PROJECT / SHEET TITLE

LA GORCE RESIDENCE
 6625 Brevity Lane, Miami Beach, FL 33141
 6626 Sheffield Lane, Miami Beach, FL 33141
LOT COVERAGE
DIAGRAM

LIC. ARCH. STATE OF FLORIDA
 Z.W. JAROSZ ARCHITECT, P.A.
 8223

REVISIONS

NO.	DATE	DESCRIPTION
▲	04.04.25	DRB Comments
▲	05.01.25	DRB Comments

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2024-BRE

DATE:	May 1st, 2025
DRAWN BY:	Y.D.
CHECKED BY:	Z.J.
SCALE:	AS SHOWN

06
A0.04

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:	6625 Sheffield Laned, Miami Beach, FL 33141			
2	Folio number(s):	02-3210-003-0230			
3	Board and file number(s) :	DRB24-1077			
4	Year built: 1940	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:	8.56' NGVD	Grade value in NGVD:	4.91' NGVD	
9	Adjusted grade (Flood+Grade/2):	6.45' NGVD	Free board:	9.56' NGVD	
10	30" above grade:	7.41' NGVD	Lot Area:	26,250 SQ. FT.	
11	Lot width:	150.0'	Lot Depth:	250.0'	
12	Max Lot Coverage SF and %:	7,875 SQ. FT. (30%)	Proposed Lot Coverage SF and %:	7,820 SQ. FT. (29.7%)	
13	Existing Lot Coverage SF and %:	4,085 SQ. FT. (15.54 %)	Net Lot coverage (garage-storage)	7,920 SQ. FT.	
14	Front Yard Open Space SF and %:	2,108 SQ.FT. (76.5%)	Rear Yard Open Space SF and %:	N/A	
15	Max Unit Size SF and %:	13,125.9 SQ. FT. (50%)	Proposed Unit Size SF and %:	11,303 SQ. FT.(43.0%)	
16	Existing First Floor Unit Size:	3,492 SQ. FT.	Proposed First Floor Unit Size:	7,582 SQ. FT.	
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	0 SQ. FT.			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).	Yes or No:	NO		
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	27'-0"	N/A	30'-0"	N/A
	Front Setbacks:	20'-0"	N/A	20'-2"	N/A
20	Front First level:	20'-0"	N/A	20'-2"	N/A
	Front second level:	30'-0"	N/A	51'-1"	N/A
	Front second level if lot coverage is 25% or greater:				
21	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	35%	N/A	100%	N/A
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	N/A	N/A	N/A	N/A
22	Sum of side yard :	26'-4"	N/A	26'-4"	N/A
23	Side 1:	16'-4"	N/A	16'-4"	N/A
24	Side 2 or (facing street):	10'-0"	N/A	10'-0"	N/A
25	Rear:	20'-0"	N/A	20'-2"	N/A
26	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
27	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	N/A
28	Accessory Structure Rear:	N/A	N/A	N/A	N/A
30	Additional data or information that may be applicable to the project shall be provided in the following fields.	N/A			

Notes: Indicate N/A if not applicable.

ITEM #	FLOOD MANAGEMENT	
A	FLOOD ZONE:	AE7
B	BASE FLOOD ELEVATION (BFE) *	8.56' NGVD
C	DESIGN FLOOD ELEVATION (DFE): *	9.56' NGVD
C1	CRAWL SPACE GRADE ELEVATION:	N/A
D	GARAGE TOP OF SLAB ELEVATION: (LP):	7.50' NGVD
E	GARAGE TOP OF SLAB ELEVATION: (HP):	7.66' NGVD
F	NEXT HIGHER FLOOR ELEVATION (2ND FLOOR MAIN HOUSE):	24.0' NGVD
G	LOWEST TOP ELEVATION OF HABITABLE SPACE (MAIN HOUSE):	10.0' NGVD
H	POOL HOUSE TOS ELEVATION (HABITABLE SPACE):	9.56' NGVD
I	LOWEST GRADE ELEVATION ADJACENT TO THE BUILDING:	7.76' NGVD
J	HIGHEST GRADE ELEVATION ADJACENT TO THE BUILDING:	8.56' NGVD
K	LOWEST ELEVATION OF EQUIPMENT:	9.56' NGVD
L	BUILDING DIAGRAM NUMBER:	1B
M	FUTURE CROWN OF THE ROAD ELEVATION:	5.96' NGVD/ 4.4' NAVD
N	FUTURE ADJUSTED GRADE ELEVATION: (5.96' + 8.56'+1')/2	7.76' NGVD
O	FIRM MAP NUMBER:	12086C0317M
P	FLOOD DESIGN CLASS OF BUILDINGS AND STRUCTURES:	2

* BFE AND DFE ARE BASED IN FUTURE FIRM MAP

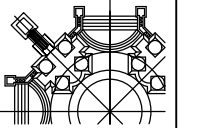
GRADE ELEVATION (CROWN OF THE ROAD AT THE CENTERLINE OF THE FRONT OF THE PROPERTY) = 4.91' NGVD

GRADE ADJUSTED (MIDPOINT ELEVATION BETWEEN GRADE AND THE MINIMUM REQUIRED FLOOD ELEVATION FOR A LOT) = 4.91' + 8' /2 = 6.45' NGVD

FUTURE CROWN OF THE ROAD = 5.96' NGVD / 4.4'NAVD

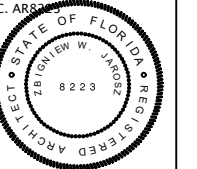
FUTURE ADJUSTED GRADE (AS DEFINED IN SEC. 1.2.1 OF CITY'S RESILIENCY CODE: MIDPOINT ELEVATION BETWEEN FUTURE GRADE AND THE BASE FLOOD ELEVATION PLUS MINIMUM FREEBOARD (1' AS PER MIAMI BEACH GENERAL ORDINANCES SEC.54-35 DEFINITIONS) = (5.96' + 8.56' +1') / 2 = 7.76' NGVD

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PROJECT / SHEET TITLE

LA GORCE RESIDENCE
6625 Brevity Lane, Miami Beach, FL 33141
6626 Sheffield Lane, Miami Beach, FL 33141
ZONING DATA



REVISIONS

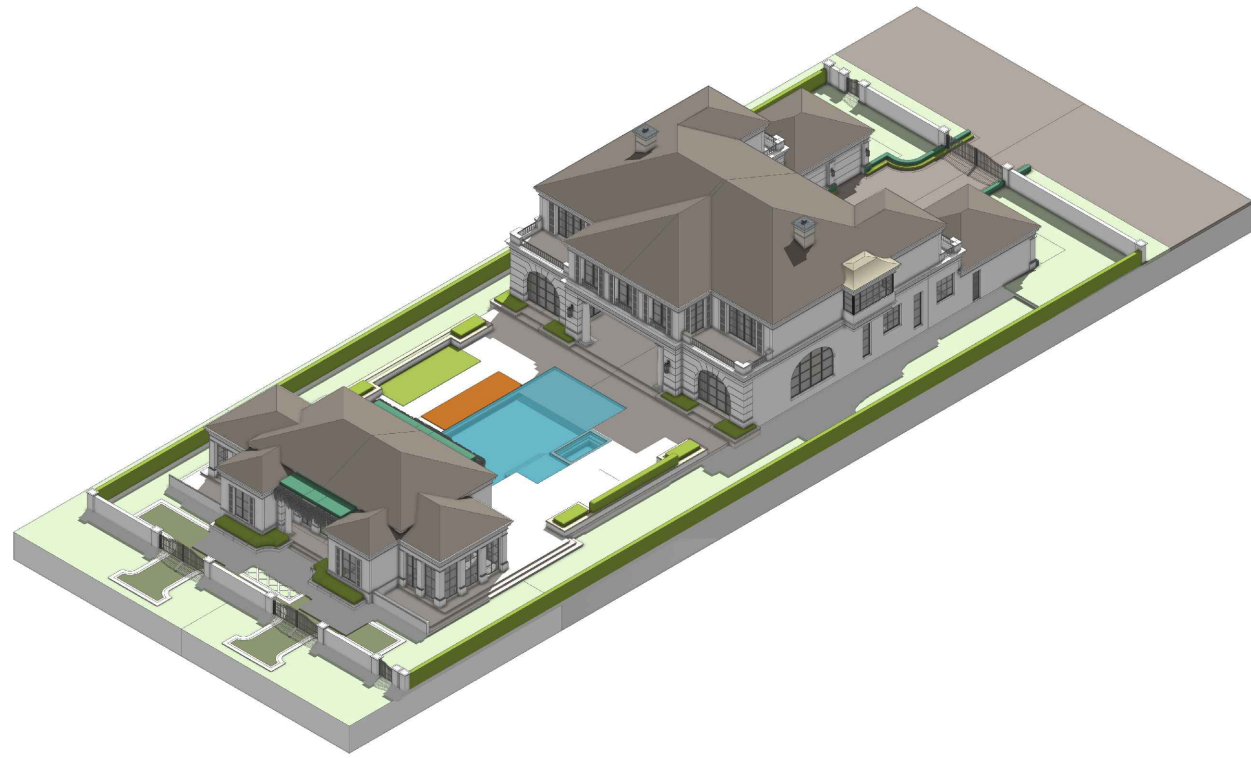
NO.	DATE	DESCRIPTION
Δ	04.04.25	DRB Comments
Δ	05.01.25	DRB Comments

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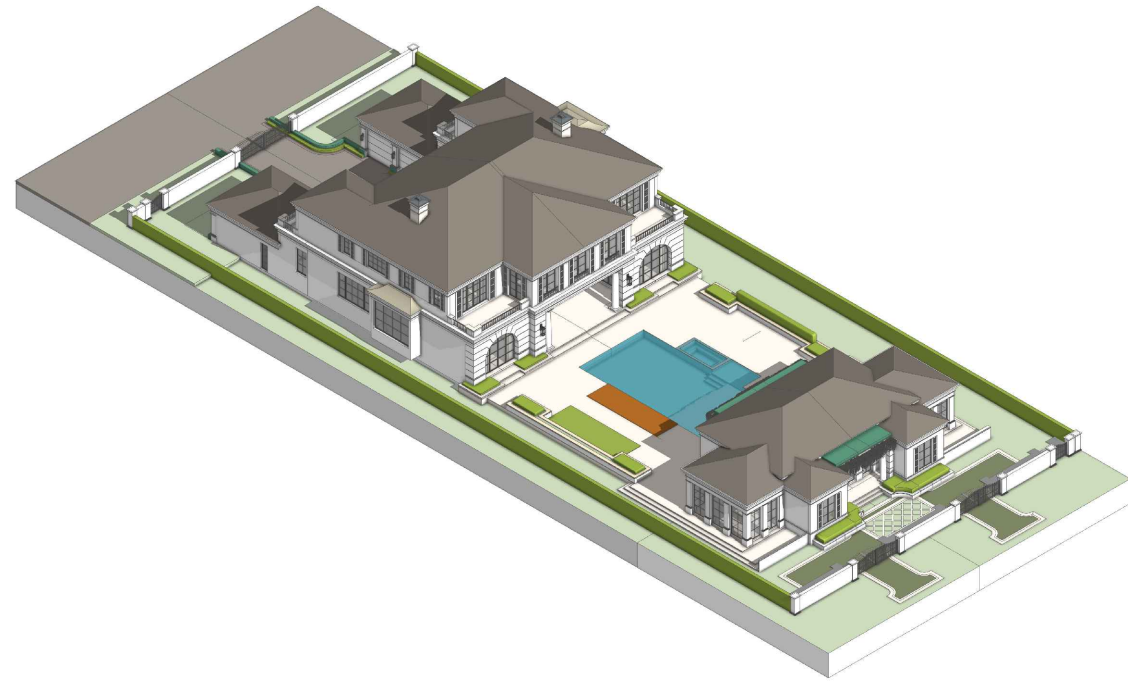
2024-BRE

DATE: May 1st, 2025
DRAWN BY: Y.D.
CHECKED BY: Z.J.
SCALE: AS SHOWN

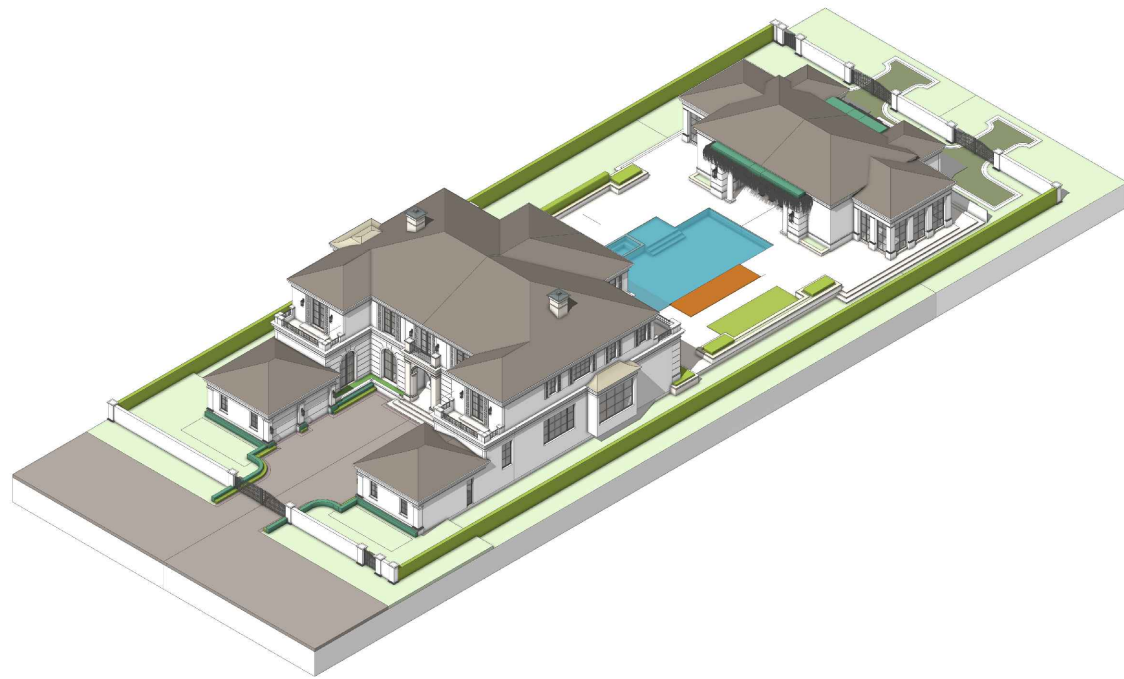
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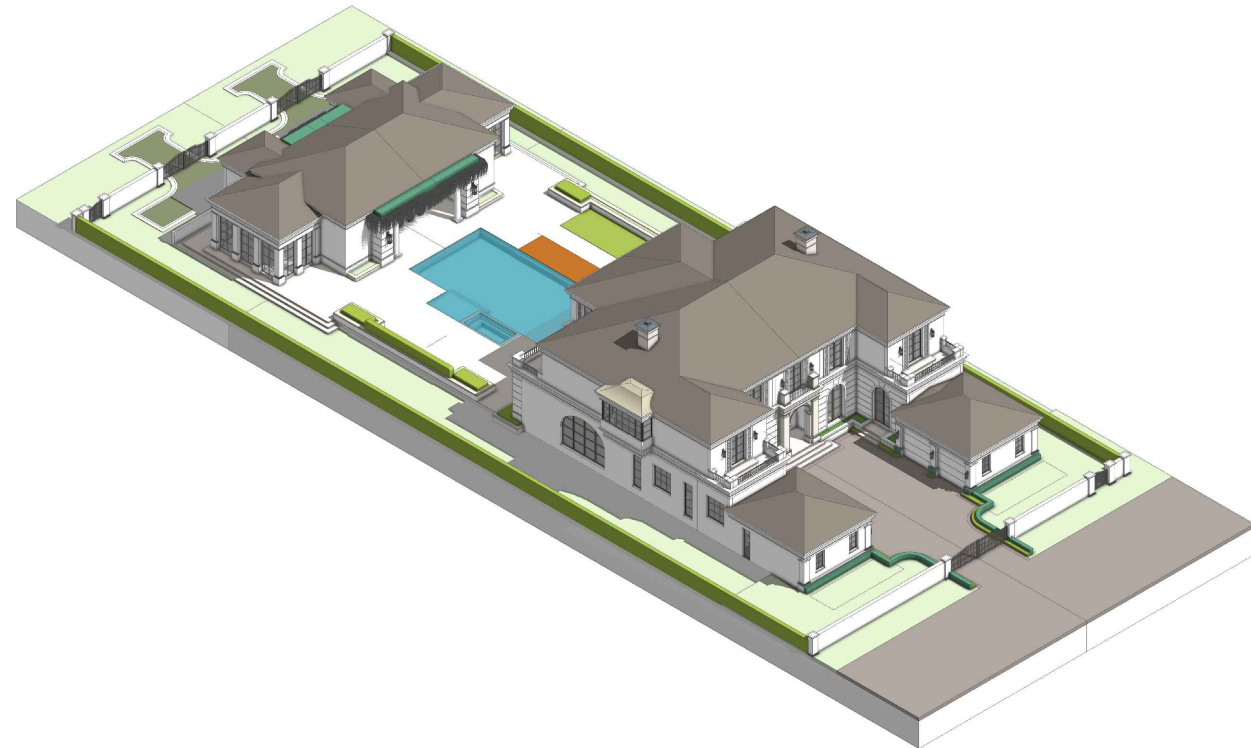
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A0.06 ISOMETRIC - SW VIEW
SCALE: AS SHOW



03
A0.06 ISOMETRIC - NW VIEW
SCALE: AS SHOW

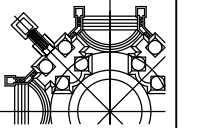


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SCALE: AS SHOW



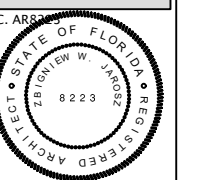
01
A0.06 ISOMETRIC - SE VIEW
SCALE: AS SHOW

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PROJECT / SHEET TITLE

LA GORCE RESIDENCE
6625 Brevity Lane, Miami Beach, FL 33141
6626 Sheffield Lane, Miami Beach, FL 33141
AXONOMETRICS
PROJECTION DIAGRAMS



REVISIONS

NO.	DATE	DESCRIPTION
1	05.01.25	DRB Comments

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SCALE: AS SHOWN

A0.06

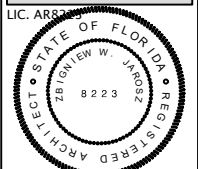


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PROJECT / SHEET TITLE

CONTEXT LOCATION PLAN

LA GORCE RESIDENCE
 6625 Brevity Lane, Miami Beach, FL 33141
 6626 Sheffield Lane, Miami Beach, FL 33141



REVISIONS

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 SCALE: AS SHOWN

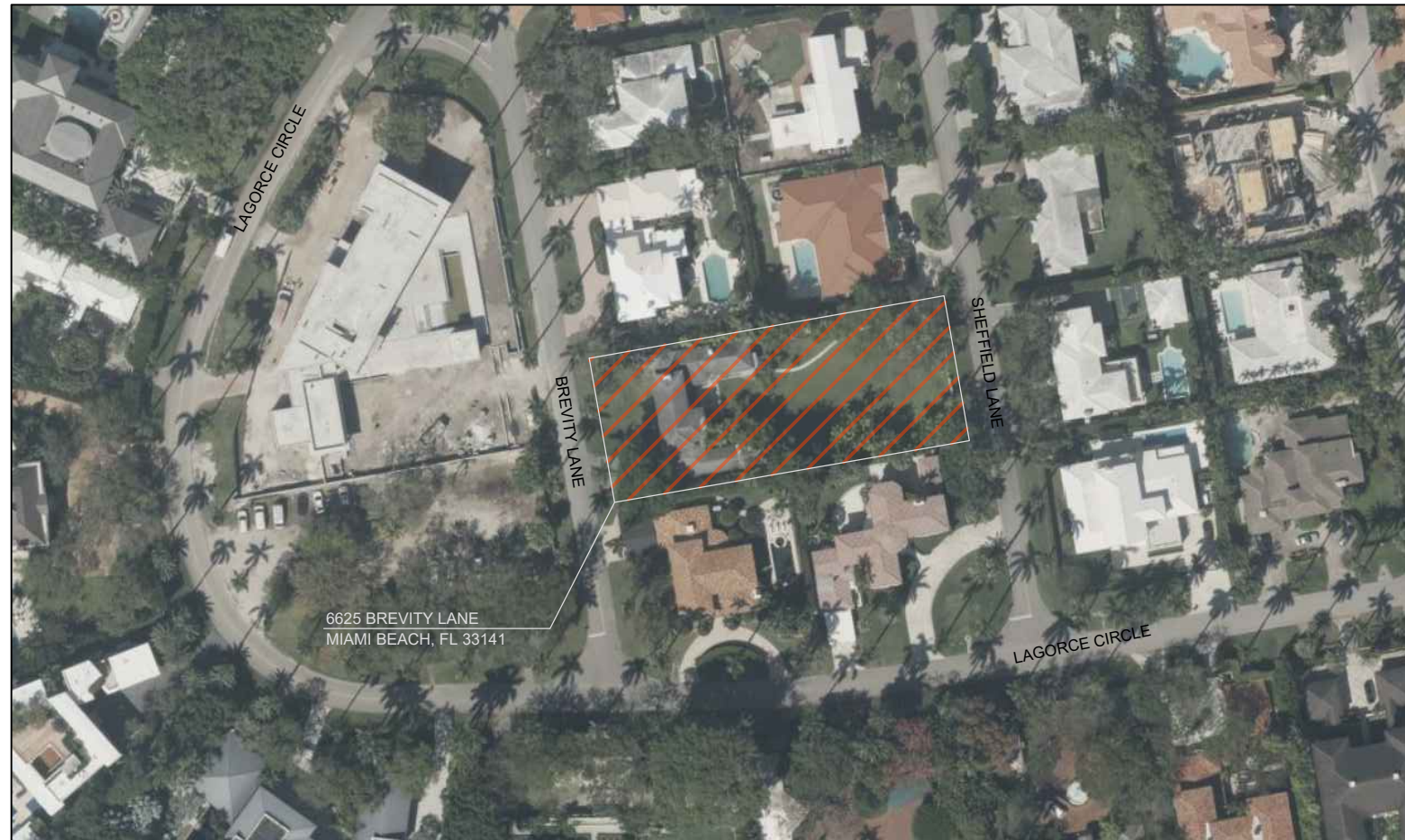
A1.00

01 Context Location Map
 A1.00 SCALE: 1/32" = 1'



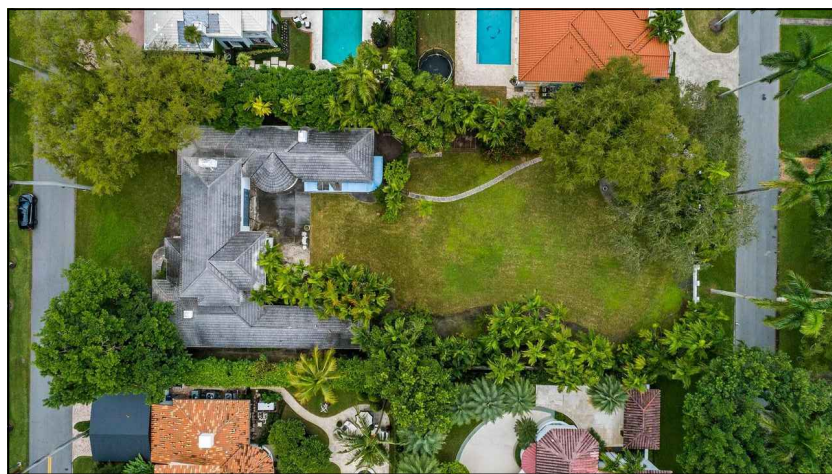
6625 BREVITY LANE
MIAMI BEACH, FL 33141

1 Location Map - LA GORCE ISLAND
A1.01 SCALE: N.T.S.

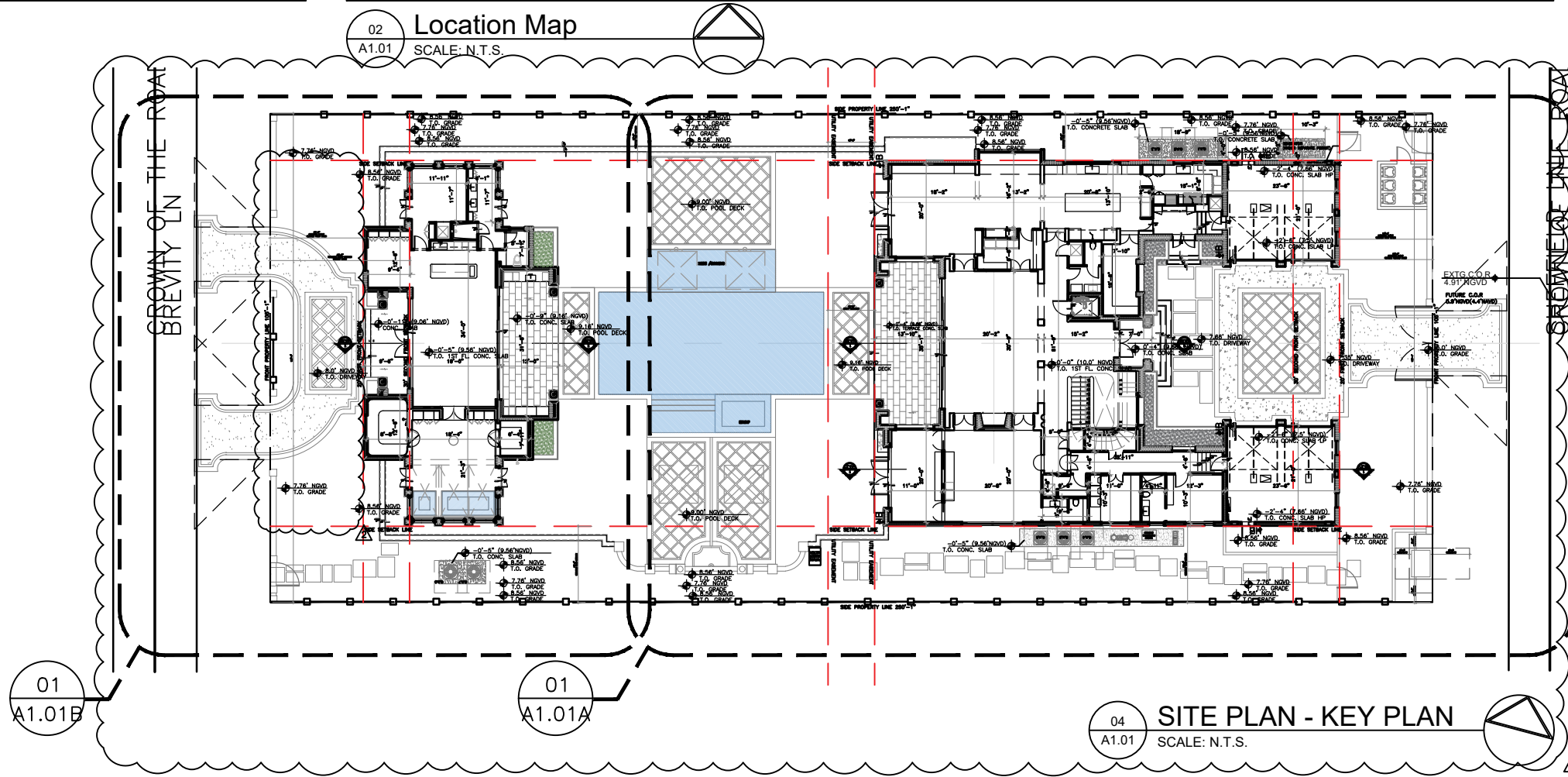


6625 BREVITY LANE
MIAMI BEACH, FL 33141

02 Location Map
A1.01 SCALE: N.T.S.

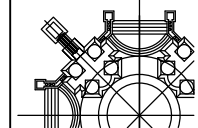


03 6625 BREVITY LANE
A1.01 SCALE: N.T.S.



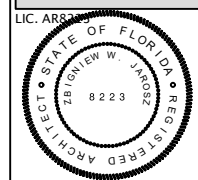
04 SITE PLAN - KEY PLAN
A1.01 SCALE: N.T.S.

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PROJECT / SHEET TITLE

LA GORCE RESIDENCE
6625 Brevity Lane, Miami Beach, FL 33141
6626 Sheffield Lane, Miami Beach, FL 33141



REVISIONS

NO.	DATE	DESCRIPTION
01	05.01.25	DRB Comments

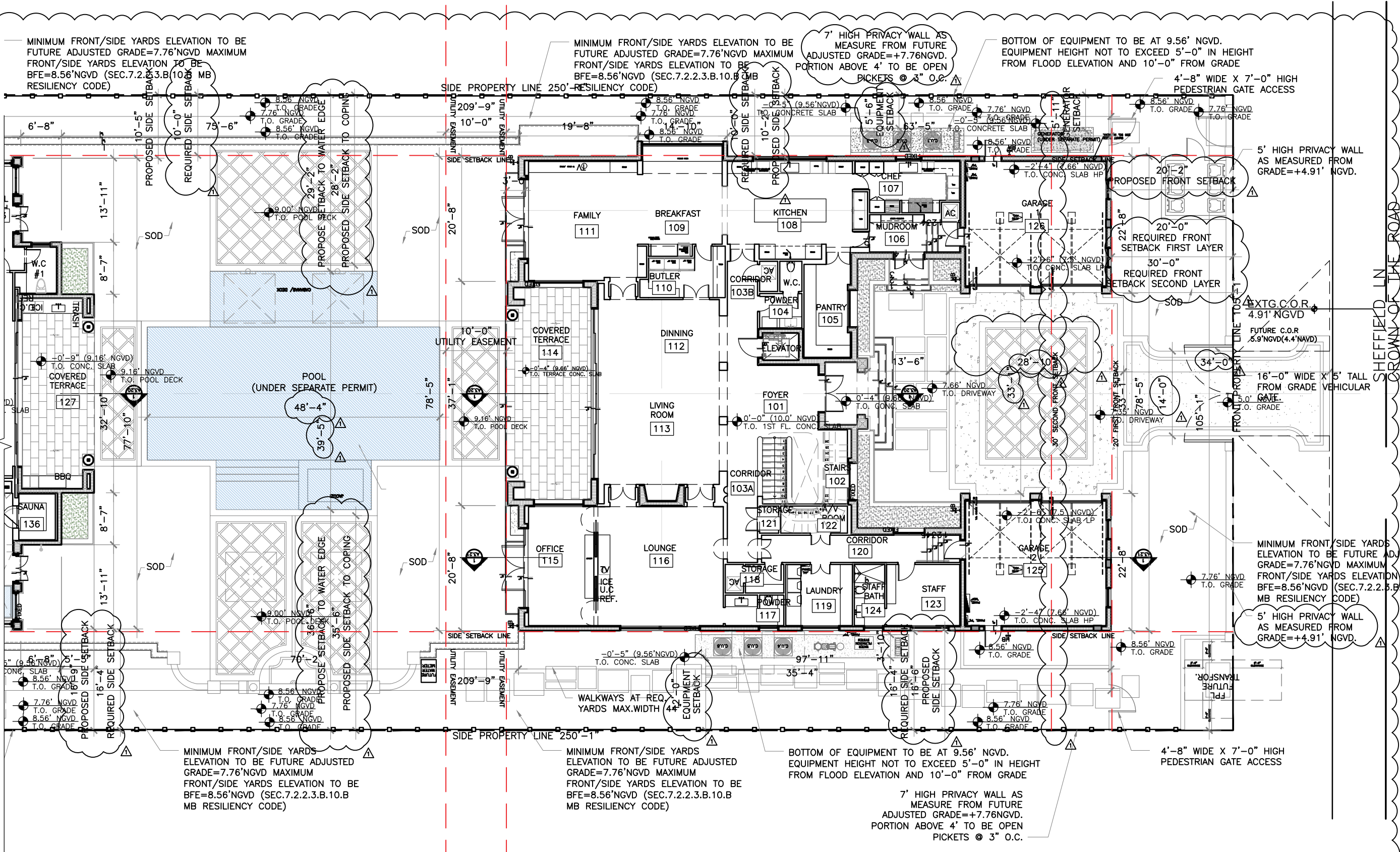
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DRAWN BY: T.D.
CHECKED BY: Z.J.
SCALE: AS SHOWN

SHEET
A1.01

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MINIMUM FRONT/SIDE YARDS ELEVATION TO BE FUTURE ADJUSTED GRADE=7.76'NGVD MAXIMUM FRONT/SIDE YARDS ELEVATION TO BE BFE=8.56'NGVD (SEC.7.2.2.3.B.10.0 MB RESILIENCY CODE)



MINIMUM FRONT/SIDE YARDS ELEVATION TO BE FUTURE ADJUSTED GRADE=7.76'NGVD MAXIMUM FRONT/SIDE YARDS ELEVATION TO BE BFE=8.56'NGVD (SEC.7.2.2.3.B.10.0 MB RESILIENCY CODE)

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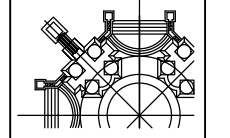
BOTTOM OF EQUIPMENT TO BE AT 9.56' NGVD. EQUIPMENT HEIGHT NOT TO EXCEED 5'-0" IN HEIGHT FROM FLOOD ELEVATION AND 10'-0" FROM GRADE

7' HIGH PRIVACY WALL AS MEASURE FROM FUTURE ADJUSTED GRADE=+7.76NGVD. PORTION ABOVE 4' TO BE OPEN PICKETS @ 3" O.C.

4'-8" WIDE X 7'-0" HIGH PEDESTRIAN GATE ACCESS

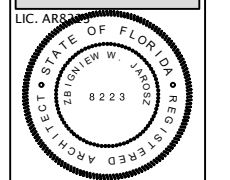
PARTIAL SITE PLAN - MAIN HOUSE
SCALE: 1/32" = 1'

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PROJECT / SHEET TITLE

LA GORCE RESIDENCE
6625 Brevity Lane, Miami Beach, FL 33141
6626 Sheffield Lane, Miami Beach, FL 33141



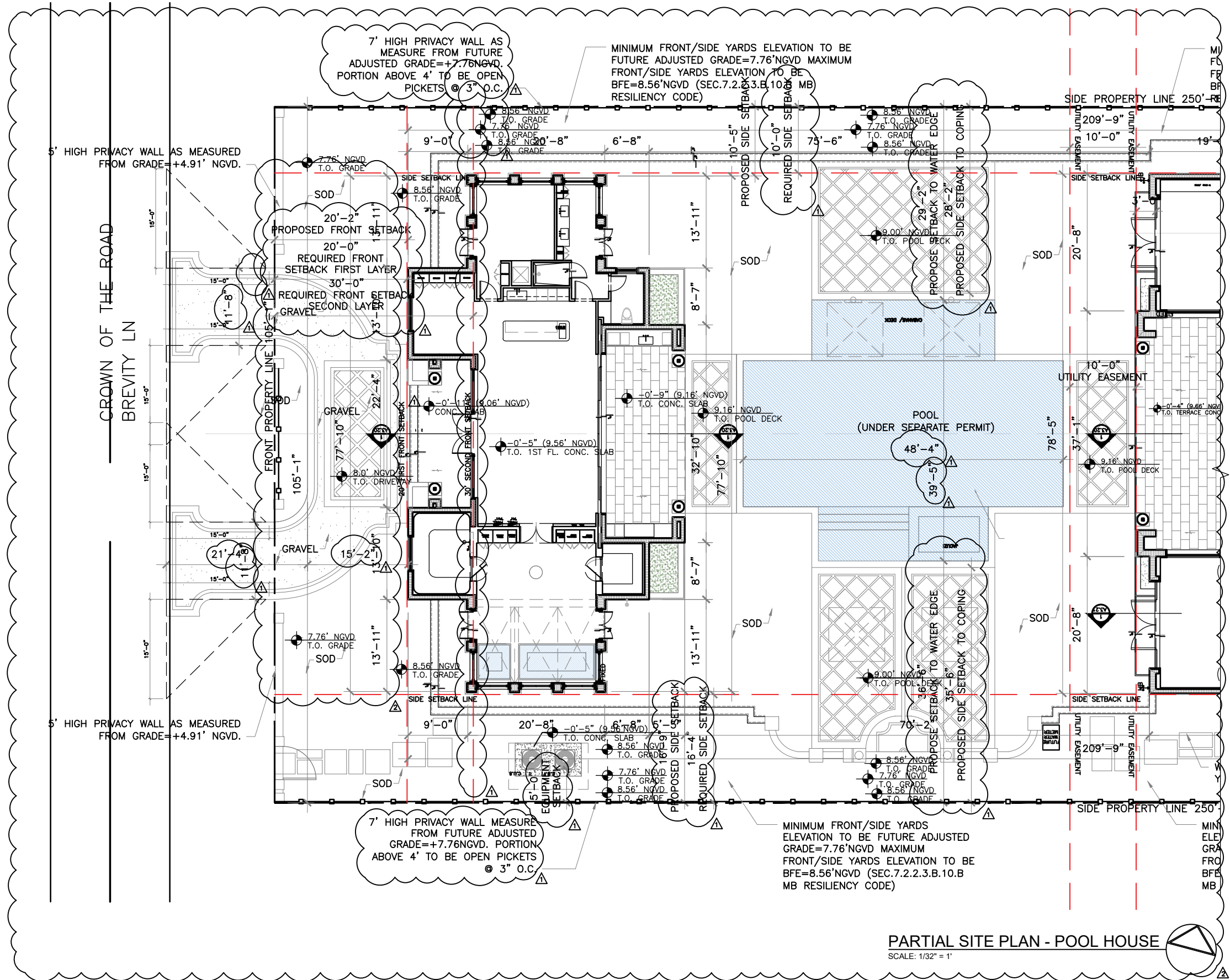
REVISIONS

NO.	DATE	DESCRIPTION
1	04.04.25	DRB Comments
2	05.01.25	DRB Comments

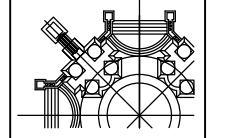
2024-BRE

DATE:	May 1st, 2025
DRAWN BY:	T.D.
CHECKED BY:	Z.J.
SCALE:	AS SHOWN

A1.01A



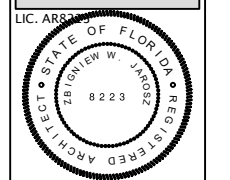
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LA GORCE RESIDENCE
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PARTIAL SITE PLAN



REVISIONS

NO.	DATE	DESCRIPTION
1	04.04.25	DRB Comments
2	05.01.25	DRB Comments

NO.	DATE	DESCRIPTION

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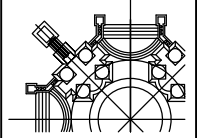
2024-BRE

DATE:	May 1st, 2025
DRAWN BY:	T.D.
CHECKED BY:	Z.J.
SCALE:	AS SHOWN

A1.01B

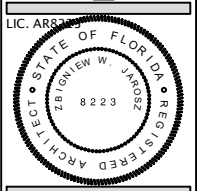
PARTIAL SITE PLAN - POOL HOUSE
 SCALE: 1/32" = 1'





PROJECT / SHEET TITLE

LA GORCE RESIDENCE
 6625 Brevity Lane, Miami Beach, FL 33141
 6626 Sheffield Lane, Miami Beach, FL 33141



REVISIONS

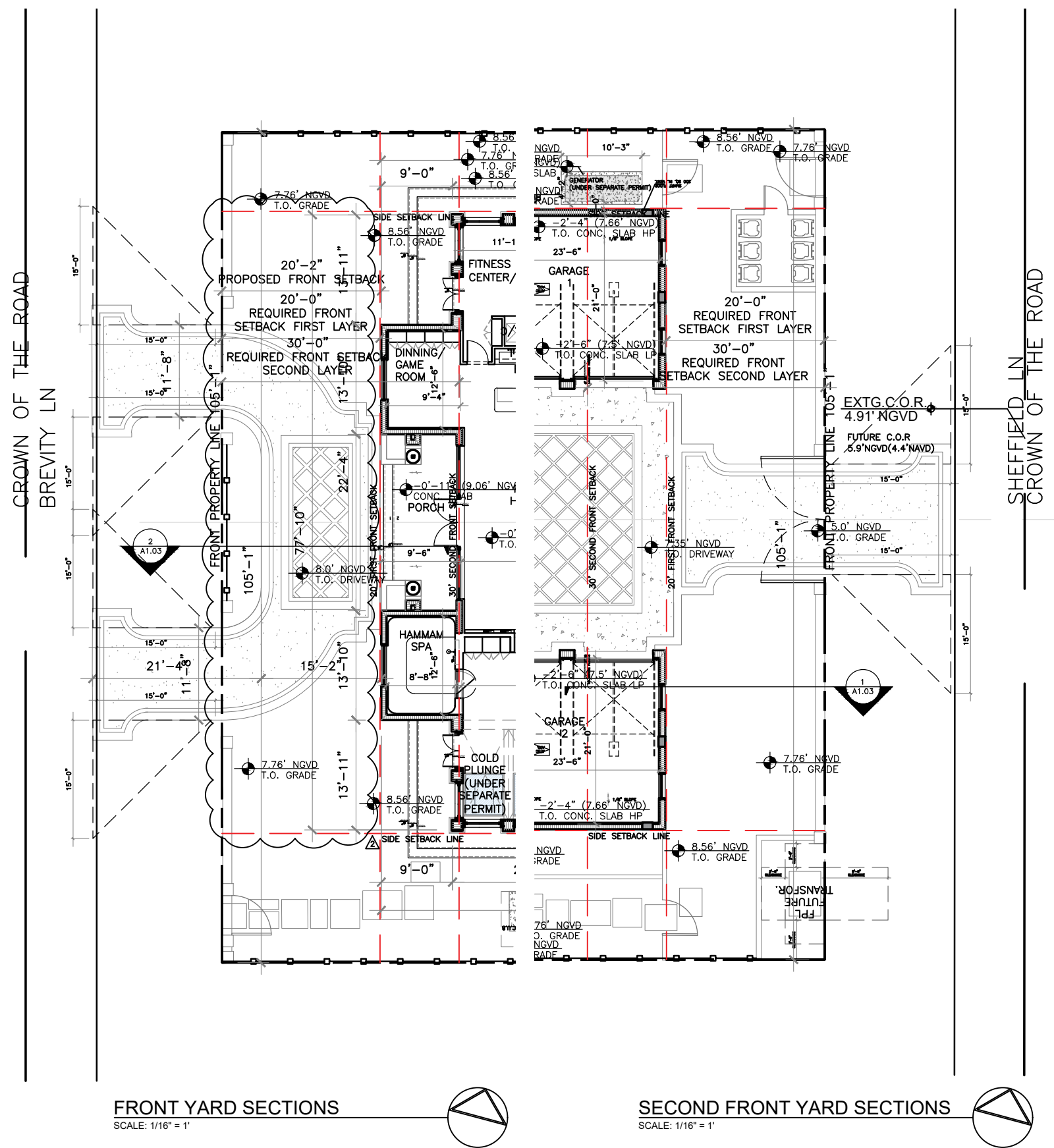
NO.	DATE	DESCRIPTION
1	05.01.25	DRB Comments

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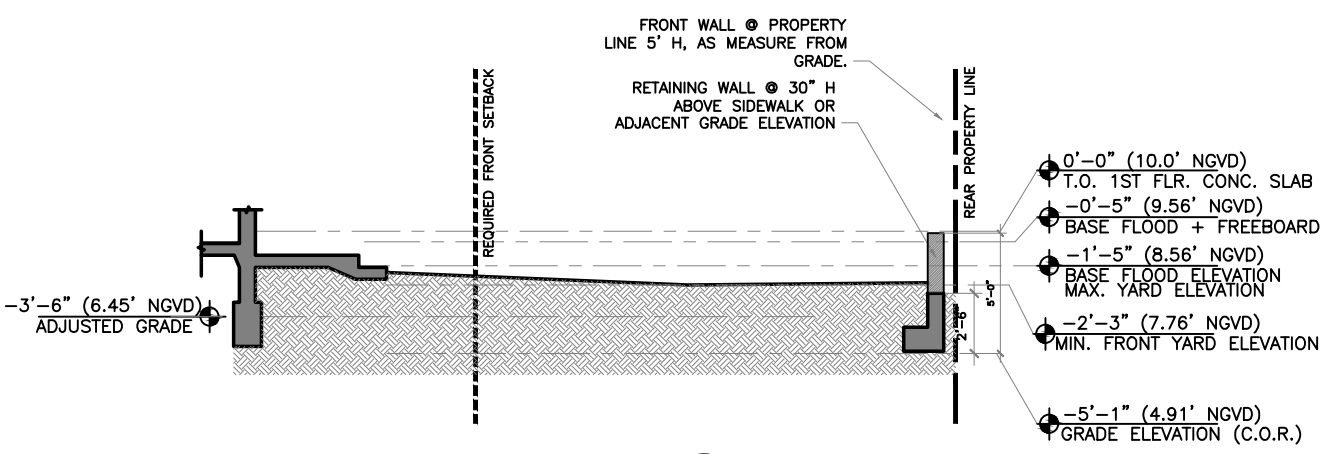
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DRAWN BY:	Y.D.
CHECKED BY:	Z.J.
SCALE:	AS SHOWN

A1.03

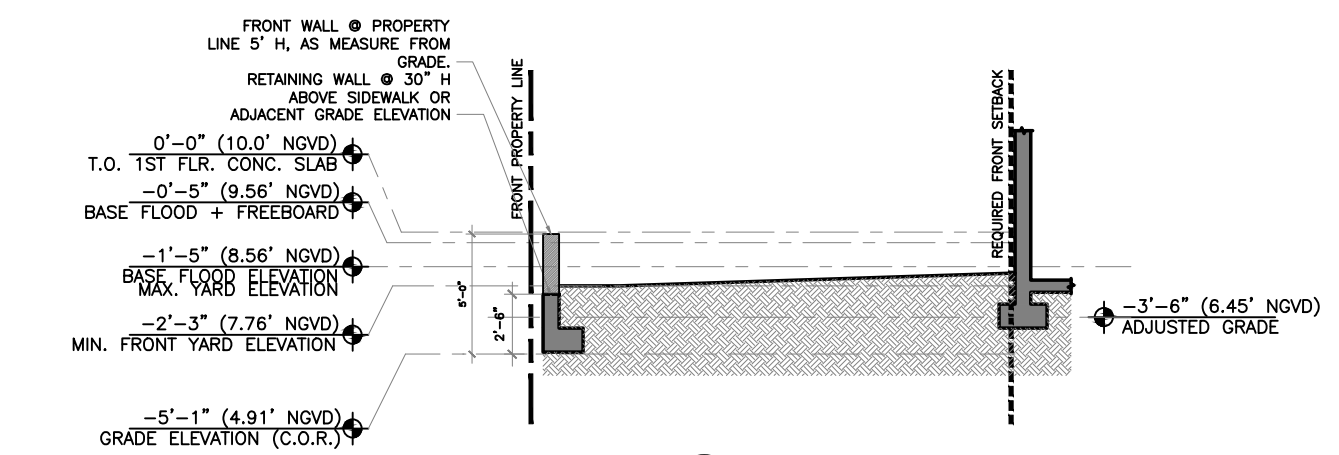


FRONT YARD SECTIONS
 SCALE: 1/16" = 1'

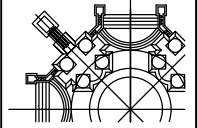
SECOND FRONT YARD SECTIONS
 SCALE: 1/16" = 1'



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

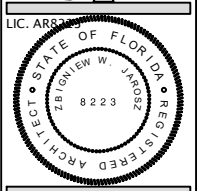


1 FRONT YARD SECTION
 SCALE: 1/8" = 1'-0"



PROJECT / SHEET TITLE

LA GORCE RESIDENCE
 6625 Brevity Lane, Miami Beach, FL 33141
 6626 Sheffield Lane, Miami Beach, FL 33141



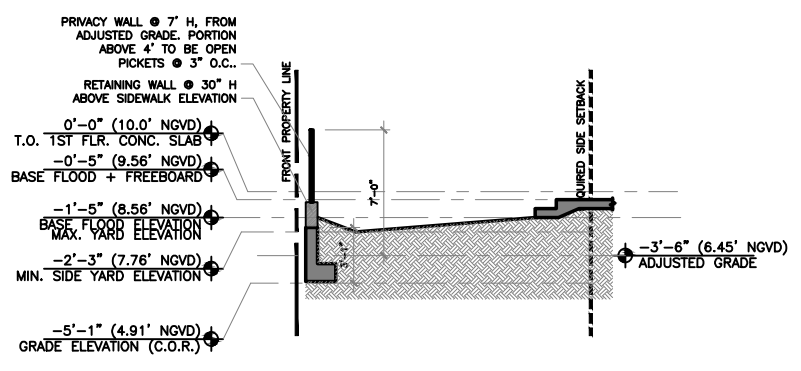
REVISIONS

NO.	DATE	DESCRIPTION
1	05.01.25	DRB Comments

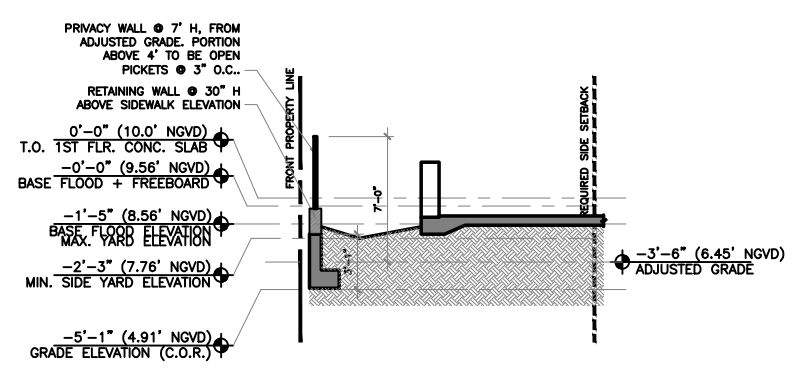
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2024-BRE
 DATE: May 1st, 2025
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 CHECKED BY: Z.J.
 SCALE: AS SHOWN
 SHEET

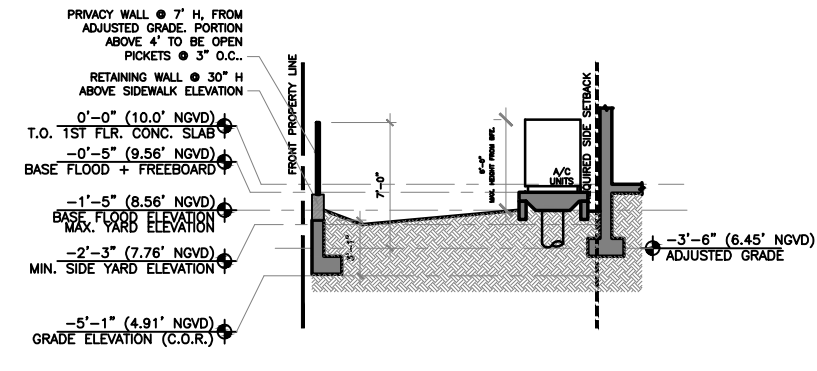
A1.04



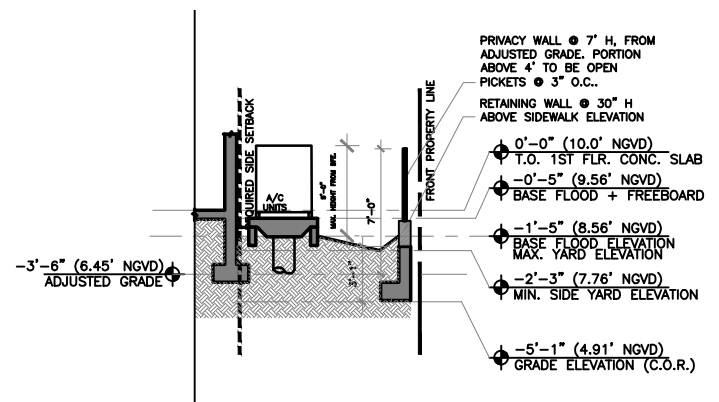
1 SIDE YARD SECTION
 A1.04 SCALE: 3/32" = 1'-0"



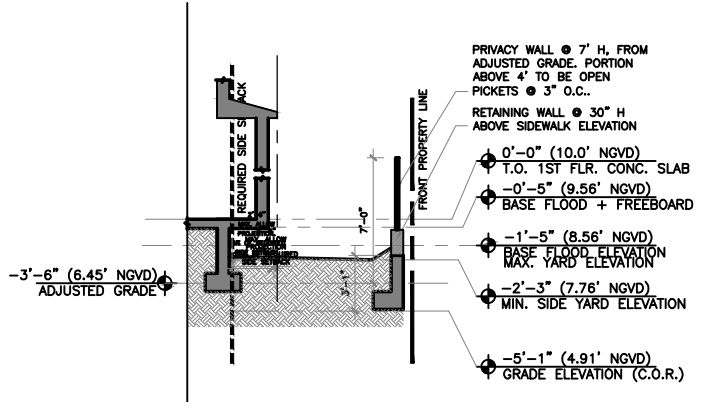
2 SIDE YARD SECTION
 A1.04 SCALE: 3/32" = 1'-0"



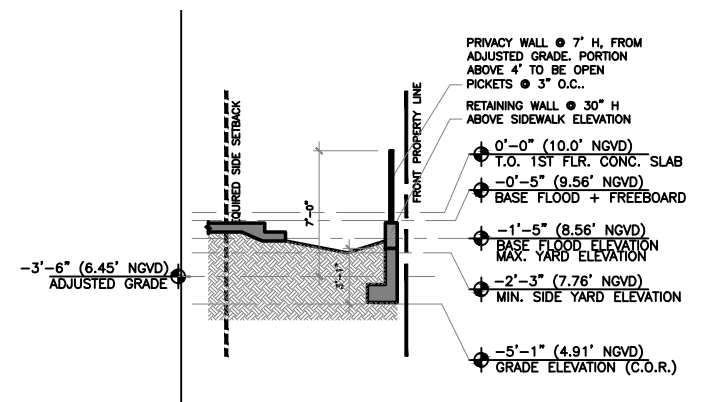
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 A1.04 SCALE: 3/32" = 1'-0"



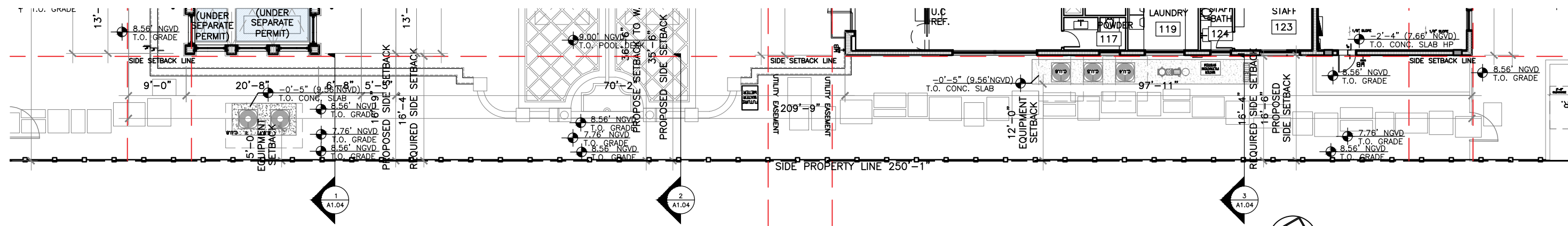
4 SIDE YARD SECTION
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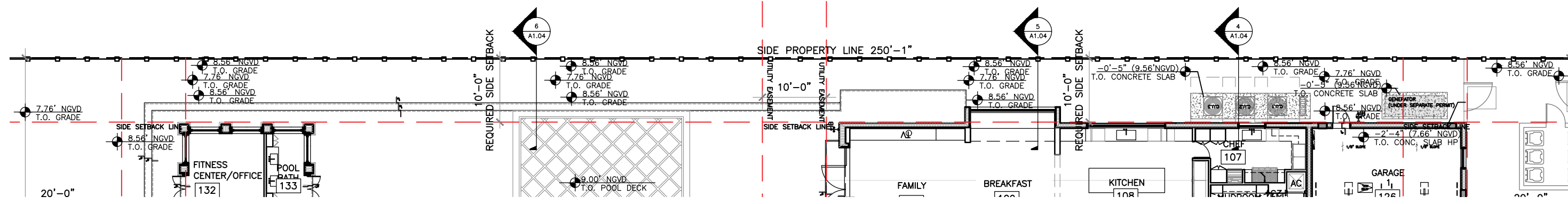
5 SIDE YARD SECTION
 A1.04 SCALE: 3/32" = 1'-0"



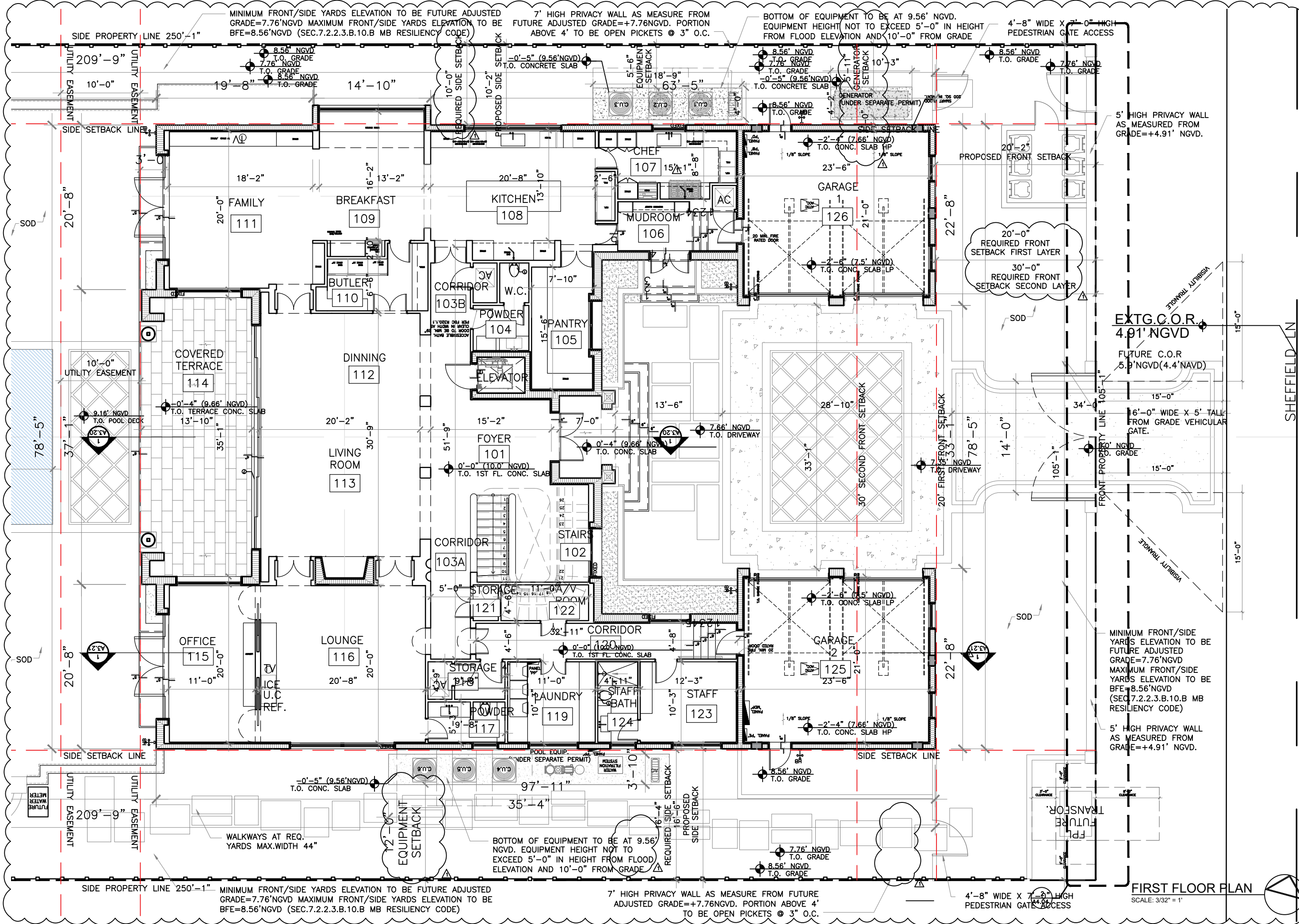
6 SIDE YARD SECTION
 A1.04 SCALE: 3/32" = 1'-0"



SOUTH SIDE YARD SECTIONS
 SCALE: 1/32" = 1'



SOUTH SIDE YARD SECTIONS
 SCALE: 1/32" = 1'

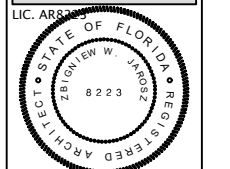


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PROJECT / SHEET TITLE

LA GORCE RESIDENCE
 6625 Brevity Lane, Miami Beach, FL 33141
 6626 Sheffield Lane, Miami Beach, FL 33141

FIRST FLOOR PLAN



REVISIONS

NO.	DATE	DESCRIPTION
1	04.04.25 DRB	Comments
2	05.01.25 DRB	Comments

MINIMUM FRONT/SIDE YARDS ELEVATION TO BE FUTURE ADJUSTED GRADE=7.76'NGVD
 MAXIMUM FRONT/SIDE YARDS ELEVATION TO BE BFE=8.56'NGVD (SEC.7.2.2.3.B.10.B MB RESILIENCY CODE)

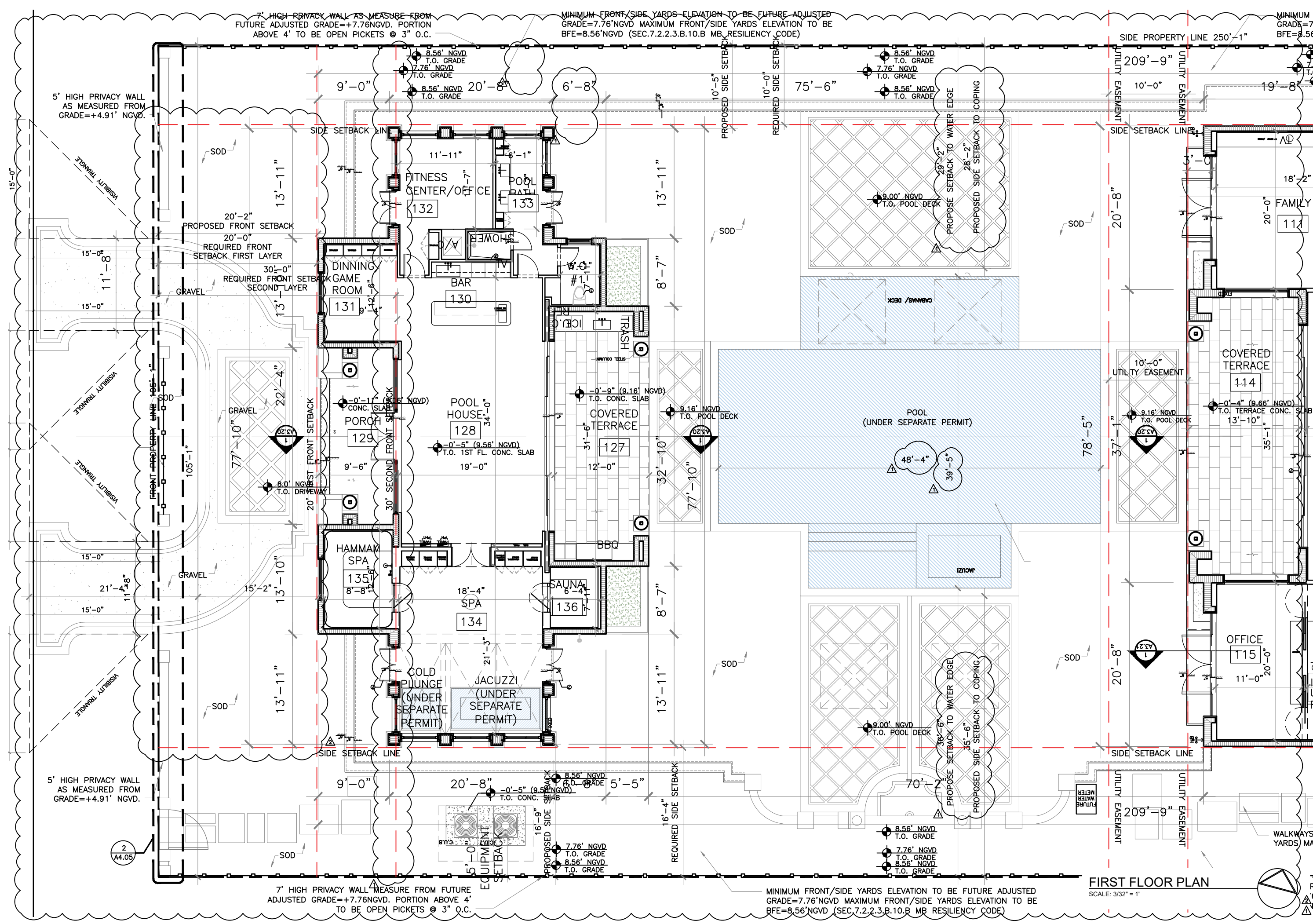
5' HIGH PRIVACY WALL AS MEASURED FROM GRADE=+4.91' NGVD.

2024-BRE

DATE: May 1st, 2025
 DRAWN BY: Y.D.
 CHECKED BY: Z.J.
 SCALE: AS SHOWN

A2.02

FIRST FLOOR PLAN
 SCALE: 3/32" = 1'



7' HIGH PRIVACY WALL AS MEASURED FROM FUTURE ADJUSTED GRADE=+7.76'NGVD. PORTION ABOVE 4' TO BE OPEN PICKETS @ 3" O.C.

MINIMUM FRONT/SIDE YARDS ELEVATION TO BE FUTURE ADJUSTED GRADE=7.76'NGVD MAXIMUM FRONT/SIDE YARDS ELEVATION TO BE BFE=8.56'NGVD (SEC.7.2.2.3.B.10.B MB RESILIENCY CODE)

MINIMUM GRADE=7.76'NGVD BFE=8.56'

5' HIGH PRIVACY WALL AS MEASURED FROM GRADE=+4.91' NGVD.

5' HIGH PRIVACY WALL AS MEASURED FROM GRADE=+4.91' NGVD.

2 A4.05

7' HIGH PRIVACY WALL MEASURE FROM FUTURE ADJUSTED GRADE=+7.76'NGVD. PORTION ABOVE 4' TO BE OPEN PICKETS @ 3" O.C.

MINIMUM FRONT/SIDE YARDS ELEVATION TO BE FUTURE ADJUSTED GRADE=7.76'NGVD MAXIMUM FRONT/SIDE YARDS ELEVATION TO BE BFE=8.56'NGVD (SEC.7.2.2.3.B.10.B MB RESILIENCY CODE)

FIRST FLOOR PLAN
SCALE: 3/32" = 1'

Z.W. JAROSZ ARCHITECT, P.A.
3326 MARY STREET SUITE 500
COCONUT GROVE, FLORIDA 33133
305.446.0888 WWW.JAROSZARCH.COM

PROJECT / SHEET TITLE
LA GORCE RESIDENCE
6625 Brevity Lane, Miami Beach, FL 33141
6626 Sheffield Lane, Miami Beach, FL 33141

FIRST FLOOR PLAN

LIC. ARCH. 8223
Z. W. JAROSZ
REGISTERED ARCHITECT
STATE OF FLORIDA

REVISIONS

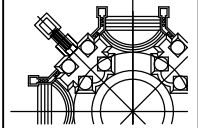
NO.	DATE	DESCRIPTION
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2	05.01.25	DRB Comments

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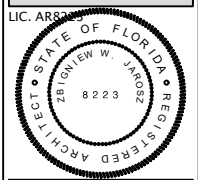
DATE:	May 1st, 2025
DRAWN BY:	Y.D.
CHECKED BY:	Z.J.
SCALE:	AS SHOWN

A2.03



PROJECT / SHEET TITLE

LA GORCE RESIDENCE
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 6626 Sheffield Lane, Miami Beach, FL 33141
SECOND FLOOR PLAN



REVISIONS

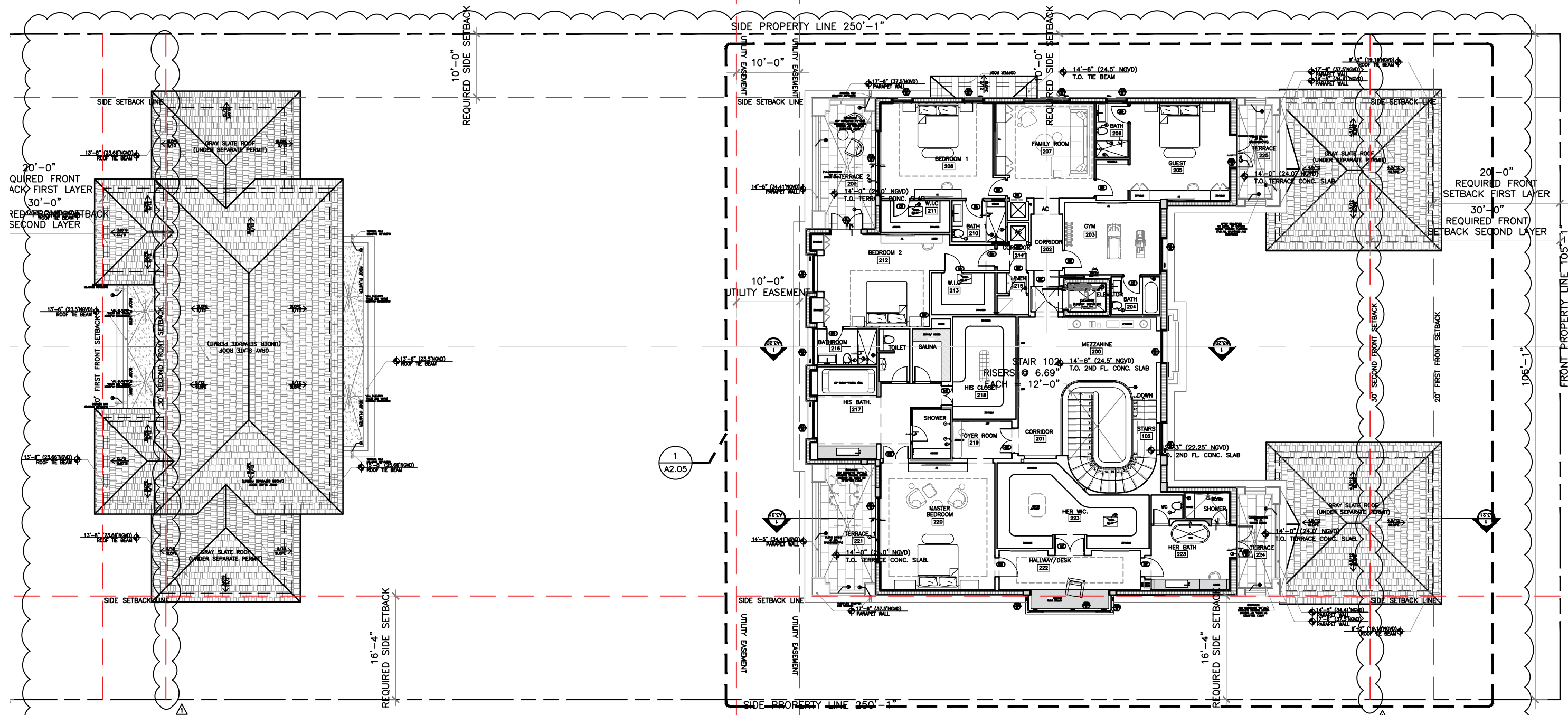
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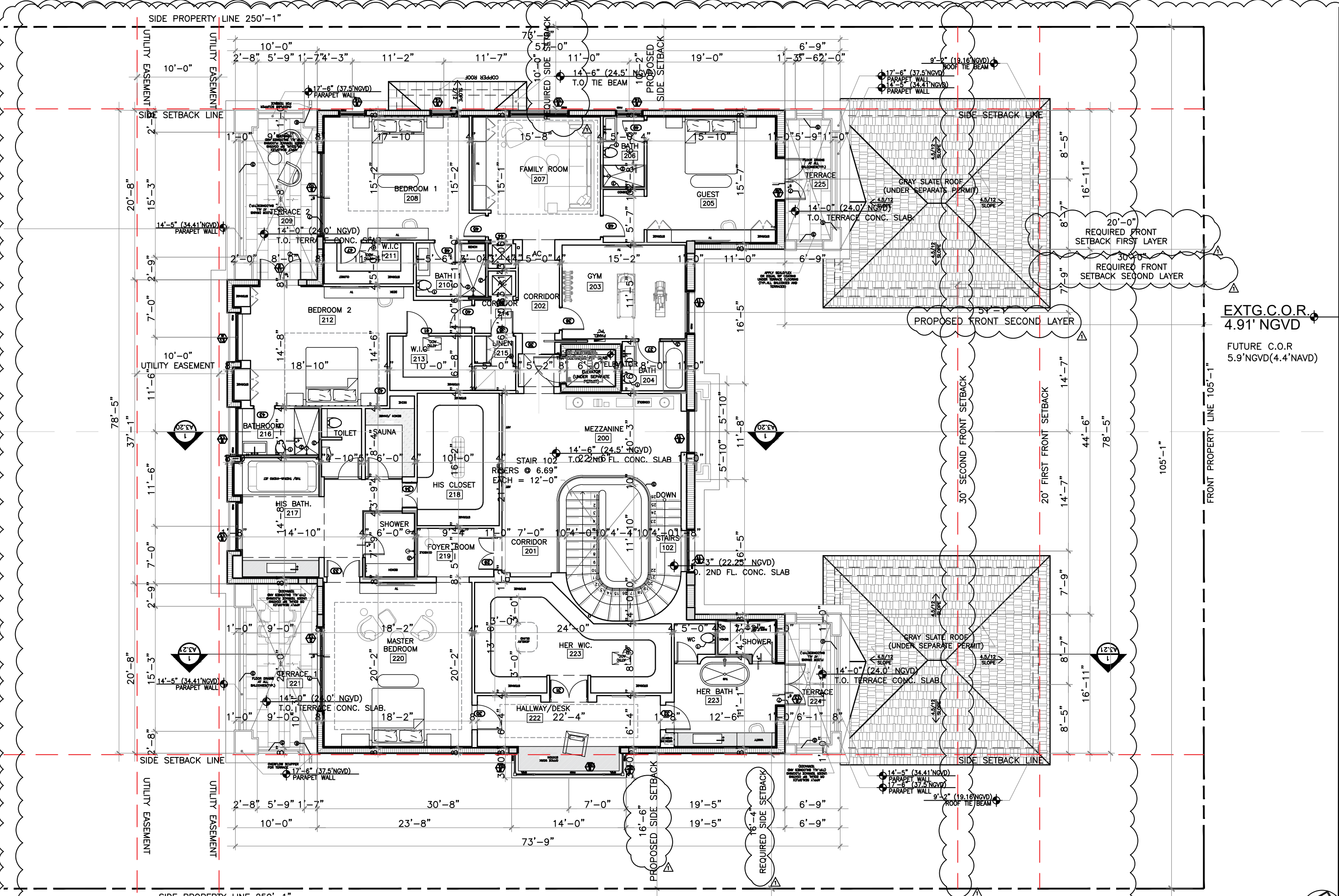
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DRAWN BY:	Y.D.
CHECKED BY:	Z.J.
SCALE:	AS SHOWN

A2.04



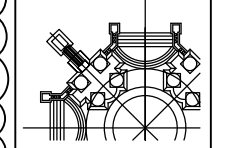
SECOND FLOOR PLAN
 SCALE: 1/16" = 1'





PARTIAL SECOND FLOOR PLAN
SCALE: 3/32" = 1"

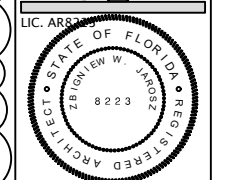
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PROJECT / SHEET TITLE

LA CORCE RESIDENCE
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SECOND FLOOR PLAN



REVISIONS


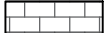
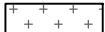
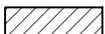
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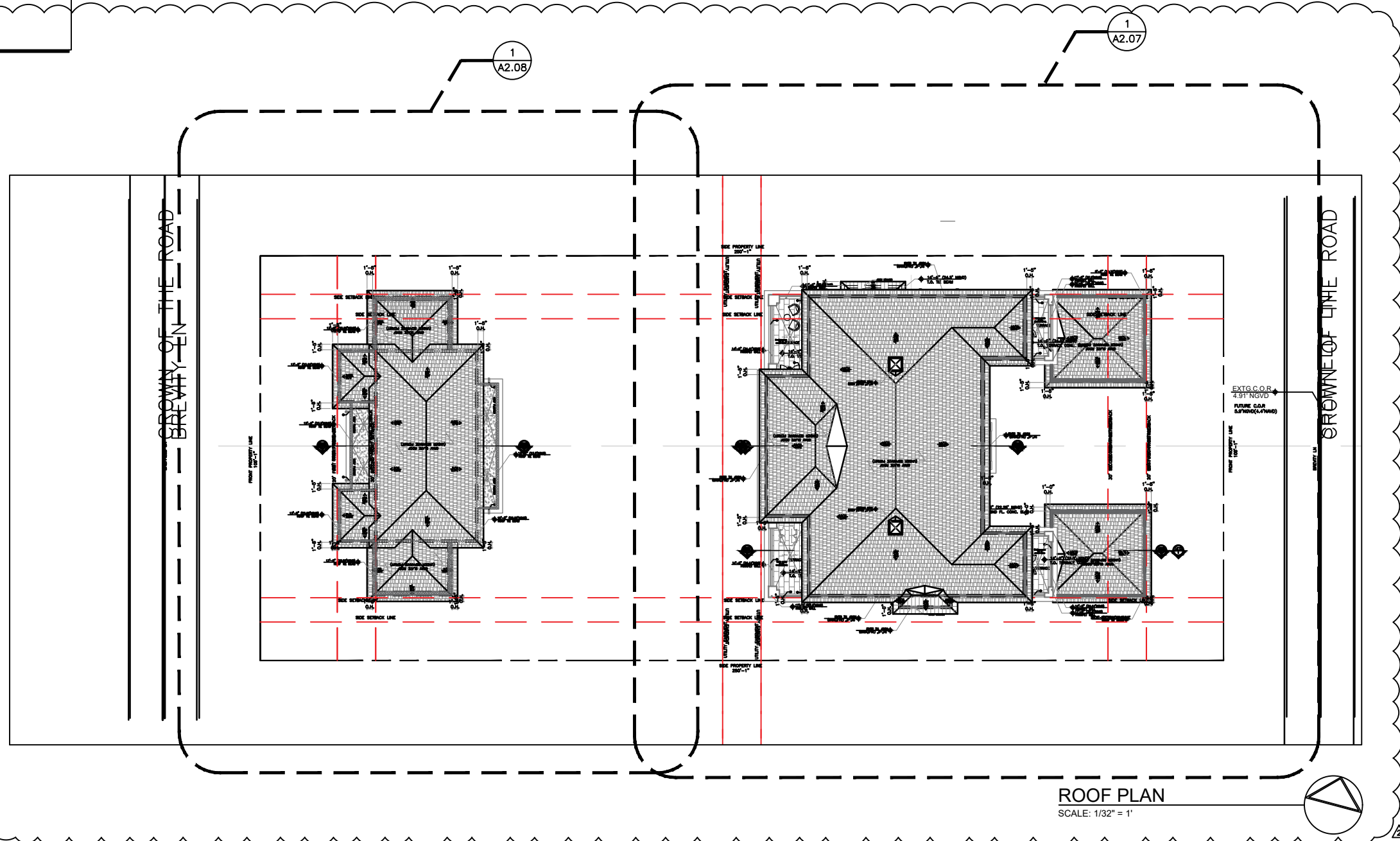
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A2.05

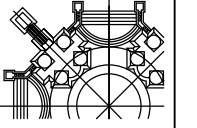
TIE BEAM LEGEND

-  9'-2" (19.16' NGVD)
T.O. GARAGE TIE BEAM
-  12'-6" (22.5' NGVD)
T.O. TIE BEAM
-  14'-7" (24.58' NGVD)
T.O. TIE BEAM
-  24'-6" (34.5' NGVD)
T.O. TIE BEAM



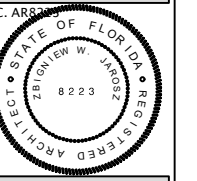
ROOF PLAN
SCALE: 1/32" = 1'

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PROJECT / SHEET TITLE

LA GORCE RESIDENCE
6625 Brevity Lane, Miami Beach, FL 33141
6626 Sheffield Lane, Miami Beach, FL 33141
ROOF PLAN



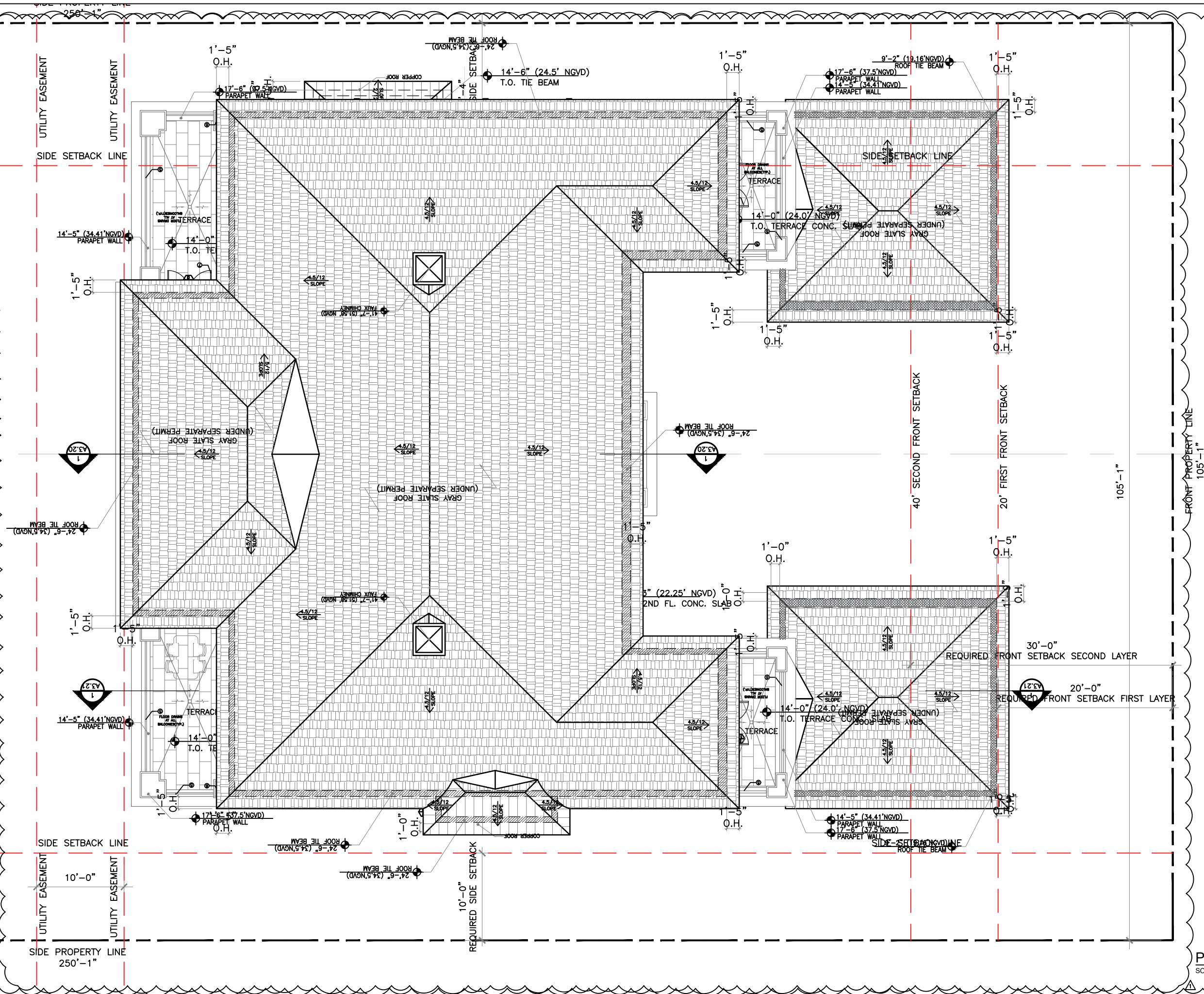
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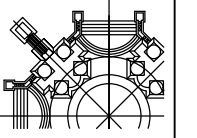
DATE: May 1st, 2025
DRAWN BY: Y.D.
CHECKED BY: Z.J.
SCALE: AS SHOWN

A2.06



PARTIAL ROOF PLAN
SCALE: 3/32" = 1"

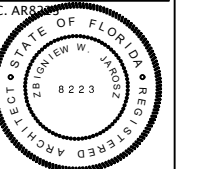
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LA GORCE RESIDENCE
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ROOF PLAN



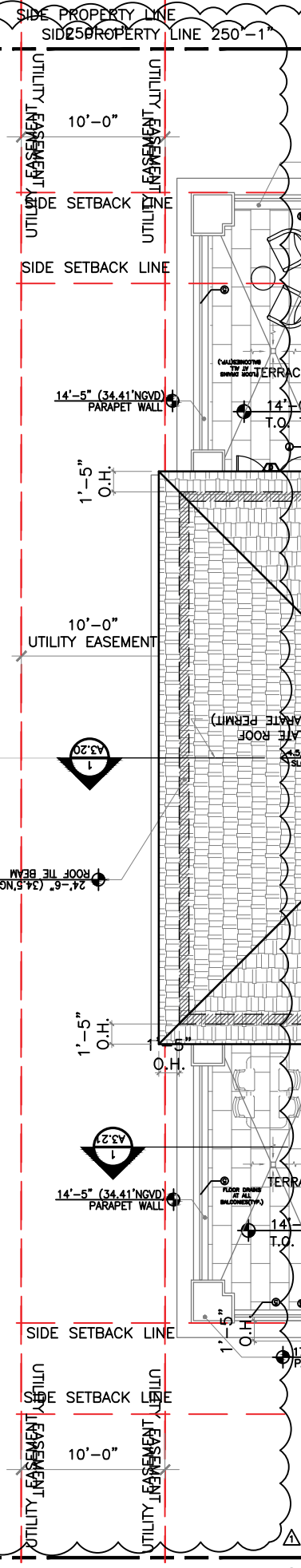
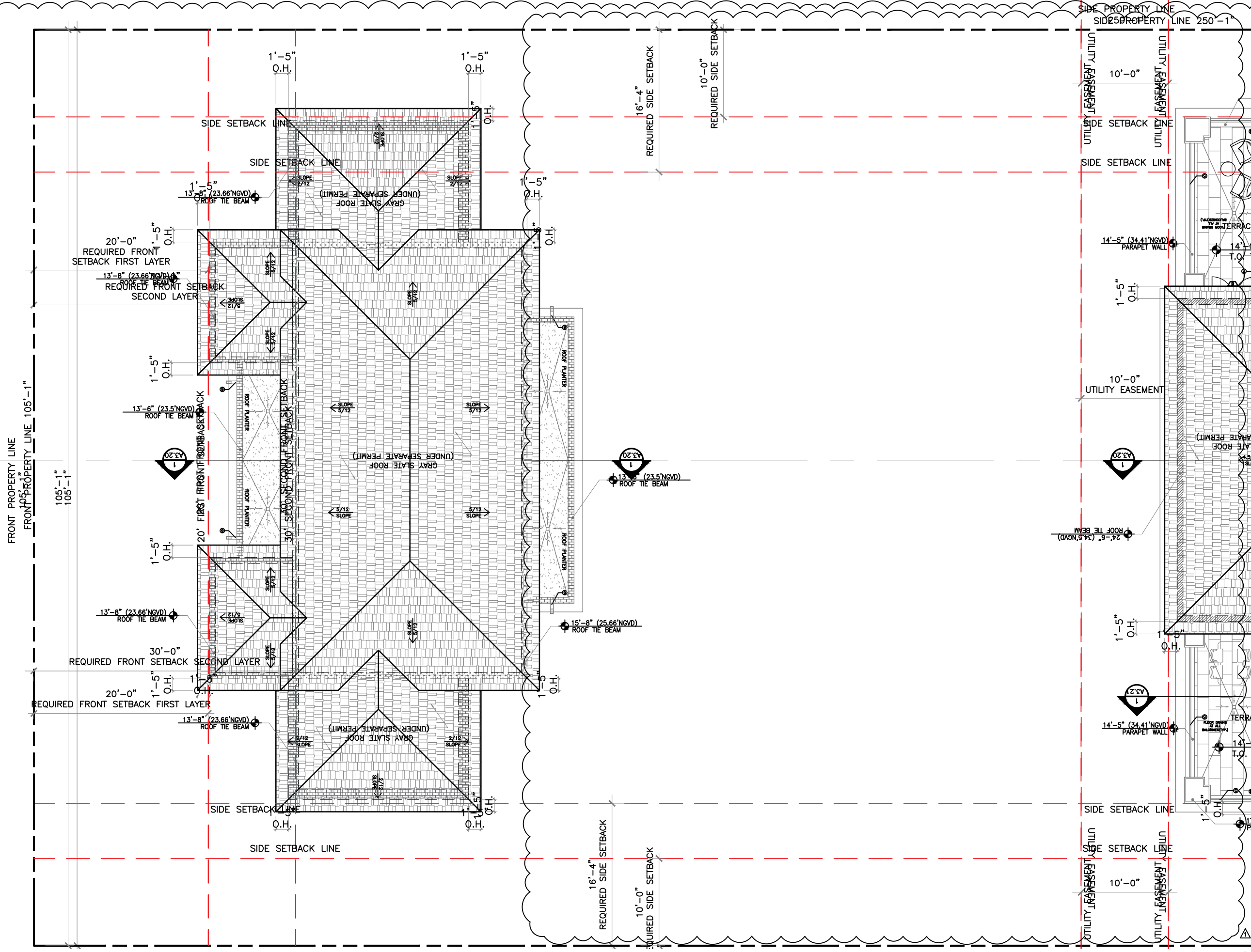
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NO.	DATE	DESCRIPTION
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2024-BRE

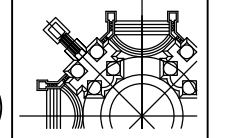
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DRAWN BY:	Y.D.
CHECKED BY:	Z.J.
SCALE:	AS SHOWN

A2.07



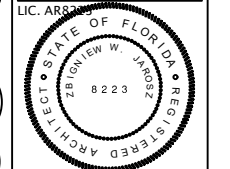
PARTIAL ROOF PLAN
SCALE: 3/32" = 1'

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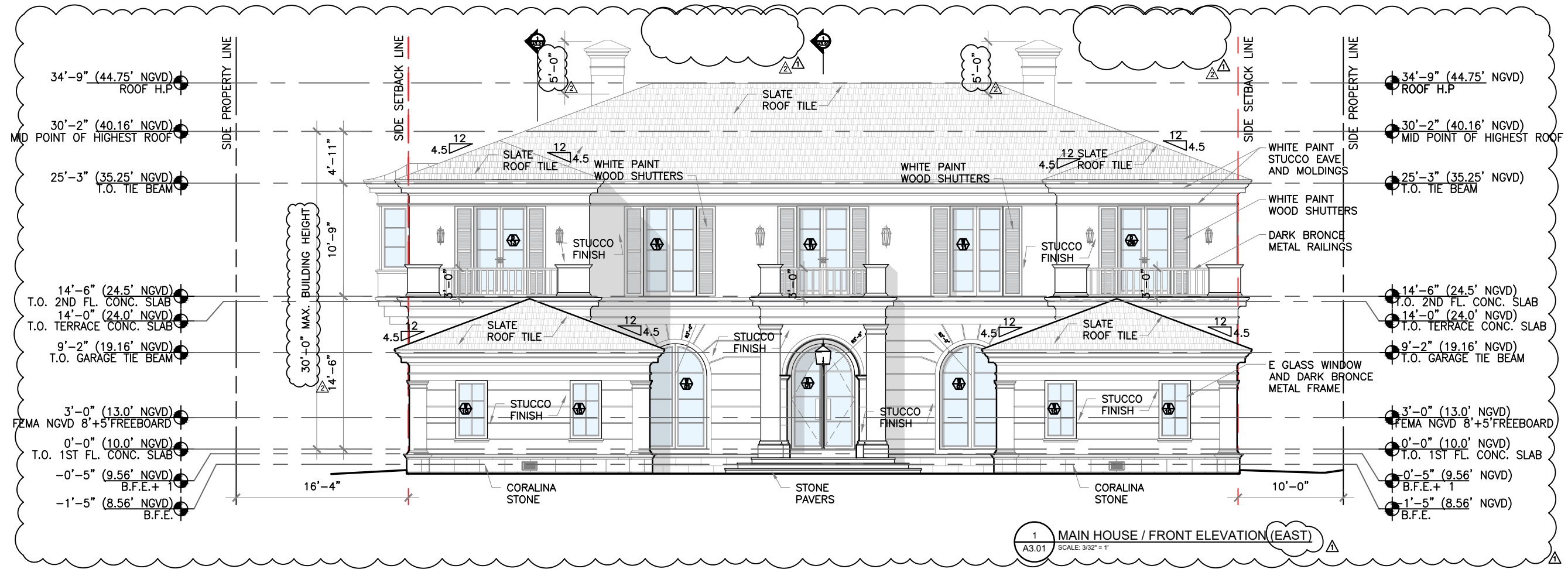
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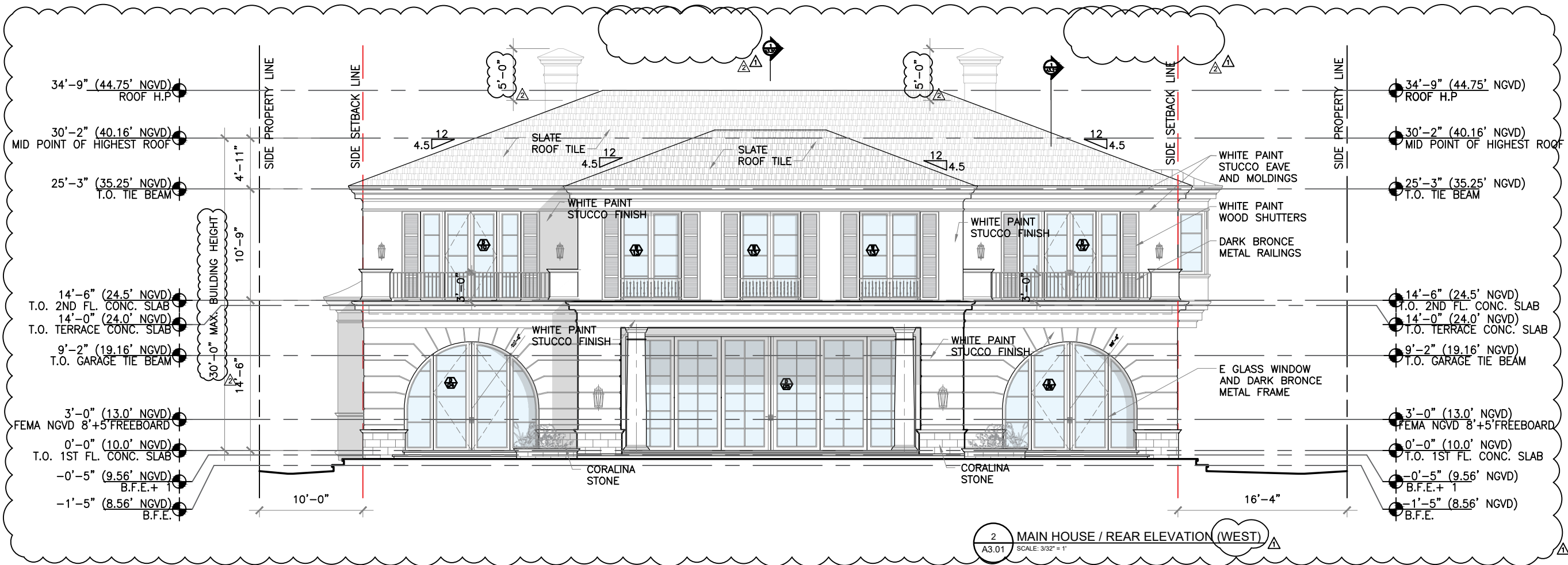
2024-BRE

DATE:	May 1st, 2025
DRAWN BY:	Y.D.
CHECKED BY:	Z.J.
SCALE:	AS SHOWN

A2.08

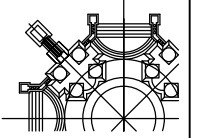


1 MAIN HOUSE / FRONT ELEVATION (EAST)
A3.01 SCALE: 3/32" = 1"



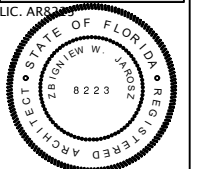
2 MAIN HOUSE / REAR ELEVATION (WEST)
A3.01 SCALE: 3/32" = 1"

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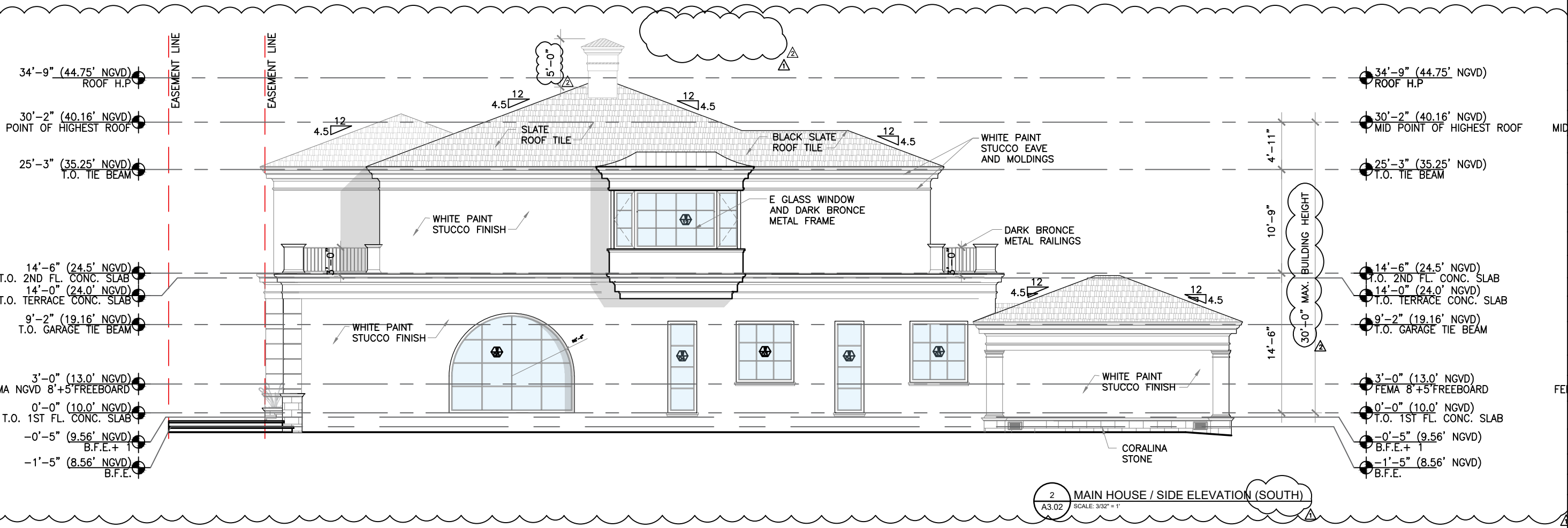
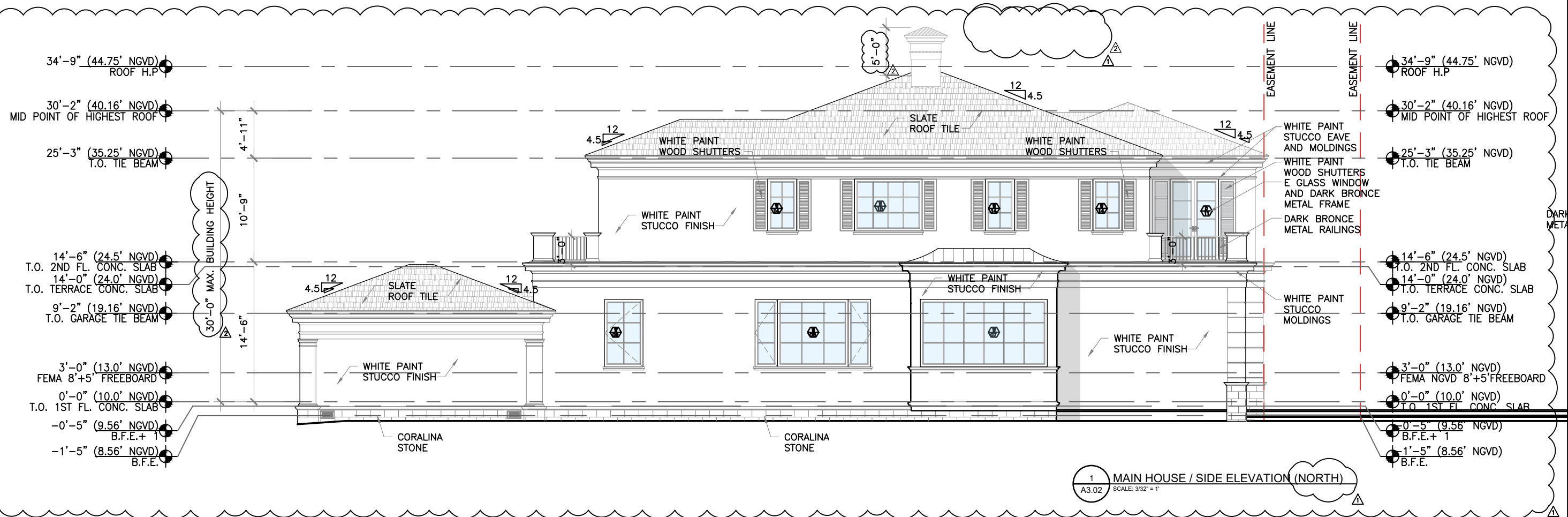
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NO.	DATE	DESCRIPTION
▲	04.04.25	DRB Comments
▲	05.01.25	DRB Comments

2024-BRE

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CHECKED BY:	Z.J.
SCALE:	AS SHOWN

A3.01



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PROJECT / SHEET TITLE

LA GORCE RESIDENCE
 6625 Brevity Lane, Miami Beach, FL 33141
 6626 Sheffield Lane, Miami Beach, FL 33141

ELEVATIONS

STATE OF FLORIDA REGISTERED ARCHITECT Z.W. JAROSZ 8223

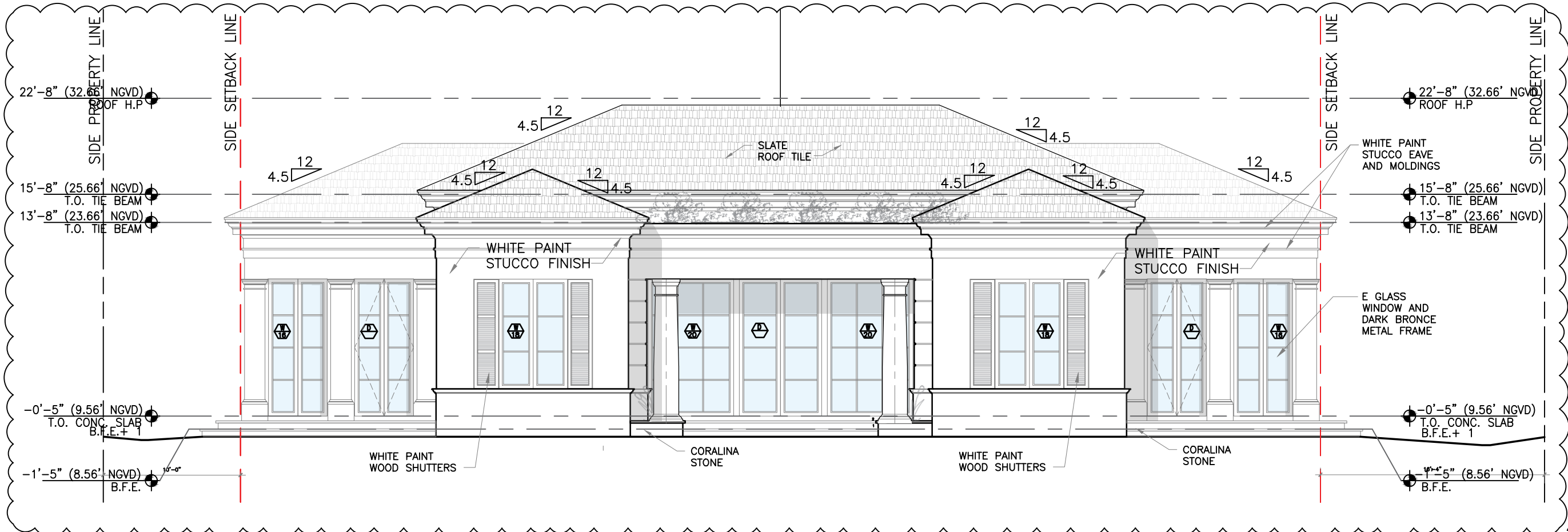
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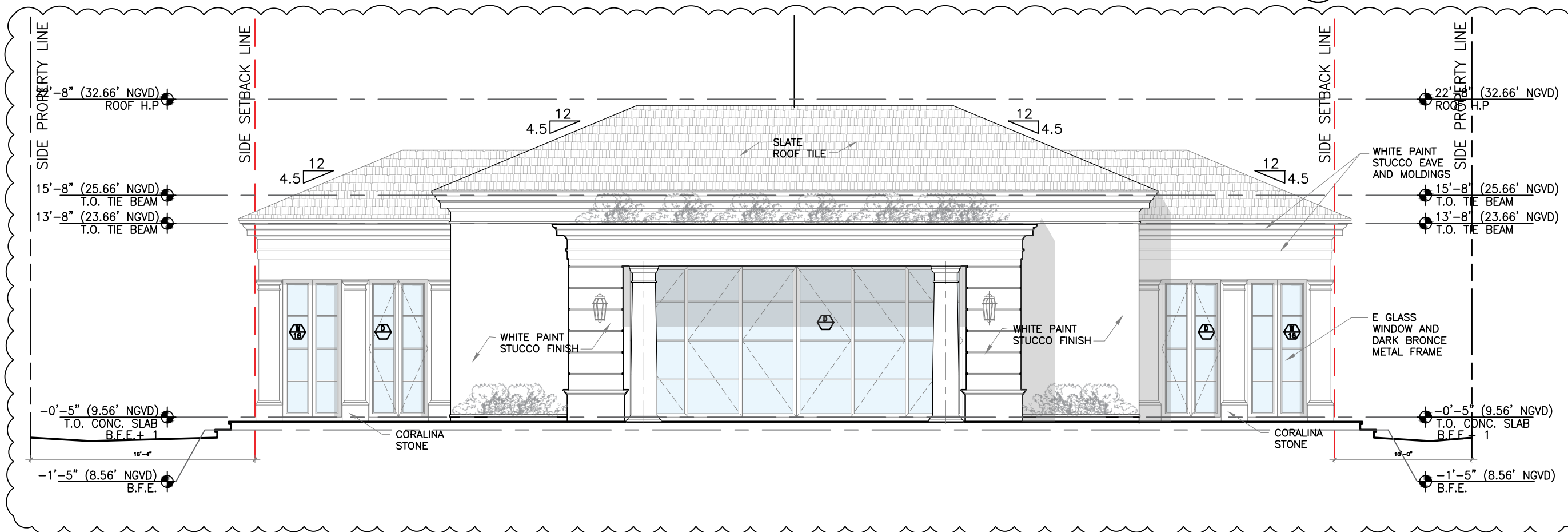
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DATE: May 1st, 2025
 DRAWN BY: Y.D.
 CHECKED BY: Z.J.
 SCALE: AS SHOWN

A3.02

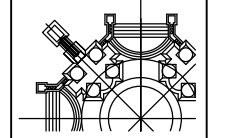


1 POOL HOUSE / REAR ELEVATION (WEST)
A3.03 SCALE: 1/8" = 1'



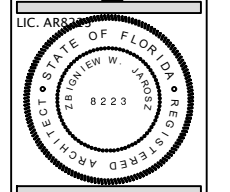
2 POOL HOUSE / FRONT ELEVATION (EAST)
A3.03 SCALE: 1/8" = 1'

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PROJECT / SHEET TITLE

LA GORCE RESIDENCE
6625 Brevity Lane, Miami Beach, FL 33141
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REVISIONS

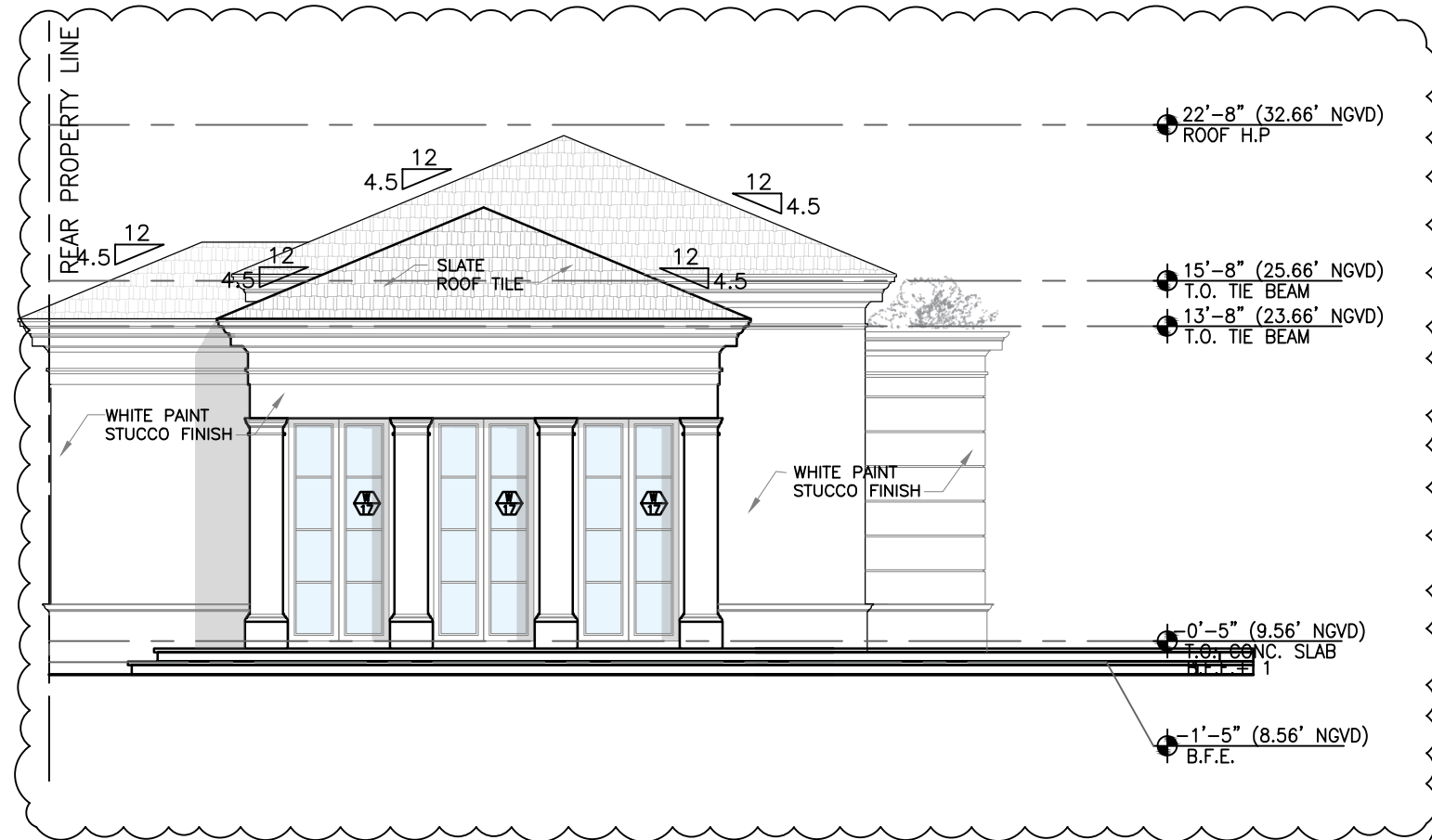
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▲	05.01.25	DRB Comments

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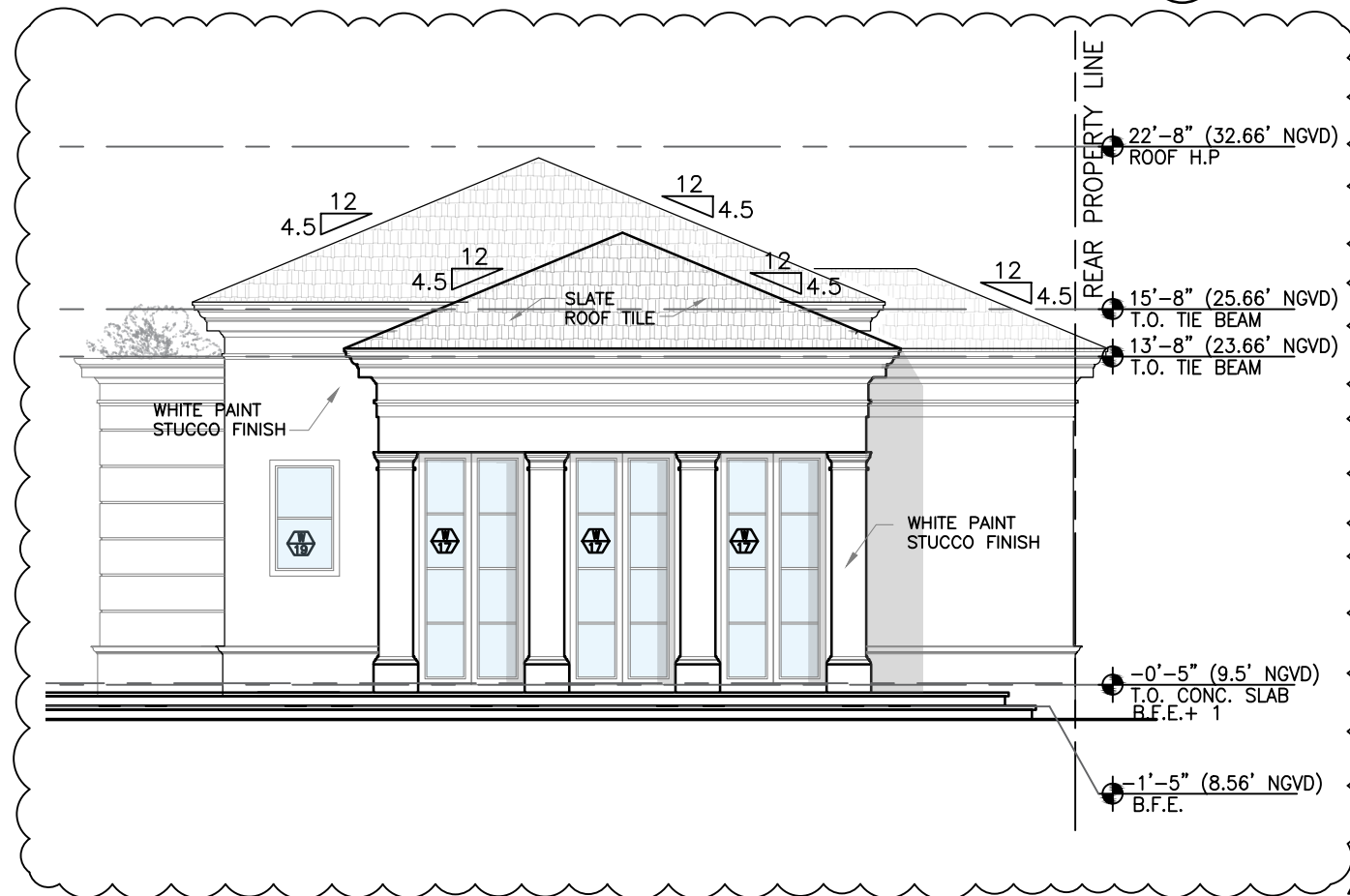
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DATE:	May 1st, 2025
DRAWN BY:	Y.D.
CHECKED BY:	Z.J.
SCALE:	AS SHOWN

A3.03

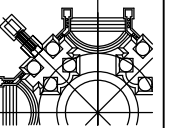


1 POOL HOUSE / SIDE ELEVATION (SOUTH)
A3.04 SCALE: 1/8" = 1'



2 POOL HOUSE / SIDE ELEVATION (NORTH)
A3.04 SCALE: 1/8" = 1'

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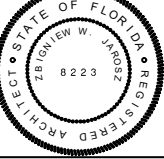


PROJECT / SHEET TITLE

LA CORCE RESIDENCE
6625 Brevity Lane, Miami Beach, FL 33141
6626 Sheffield Lane, Miami Beach, FL 33141

ELEVATIONS

LIC. ARCH.



REVISIONS

NO.	DATE	DESCRIPTION
▲	04.04.25	DRB Comments
▲	05.01.25	DRB Comments

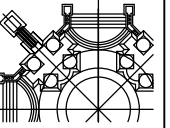
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2024-BRE

DATE: May 1st, 2025
DRAWN BY: Y.D.
CHECKED BY: Z.J.
SCALE: AS SHOWN

SHEET

A3.04

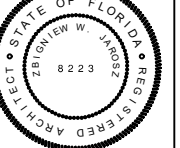


PROJECT / SHEET TITLE

LA CORCE RESIDENCE
 6625 Brevity Lane, Miami Beach, FL 33141
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PARTIAL SECTION

LIC. ARCH.



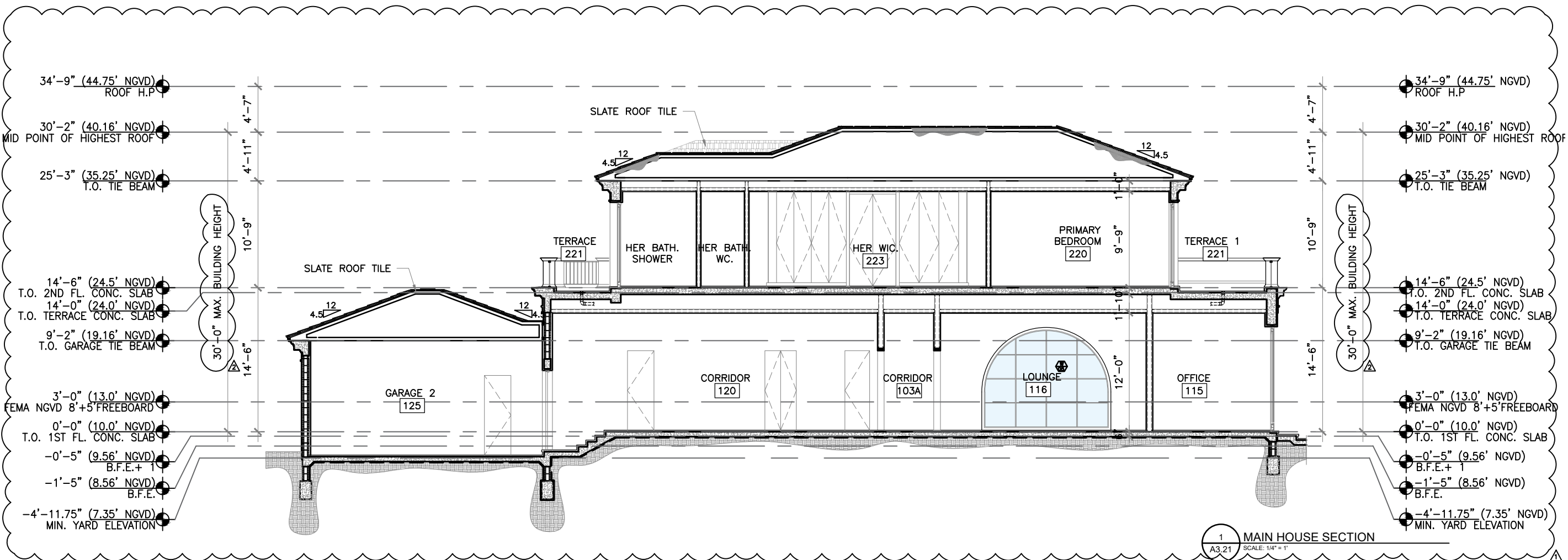
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05.01.25	DRB	Comments

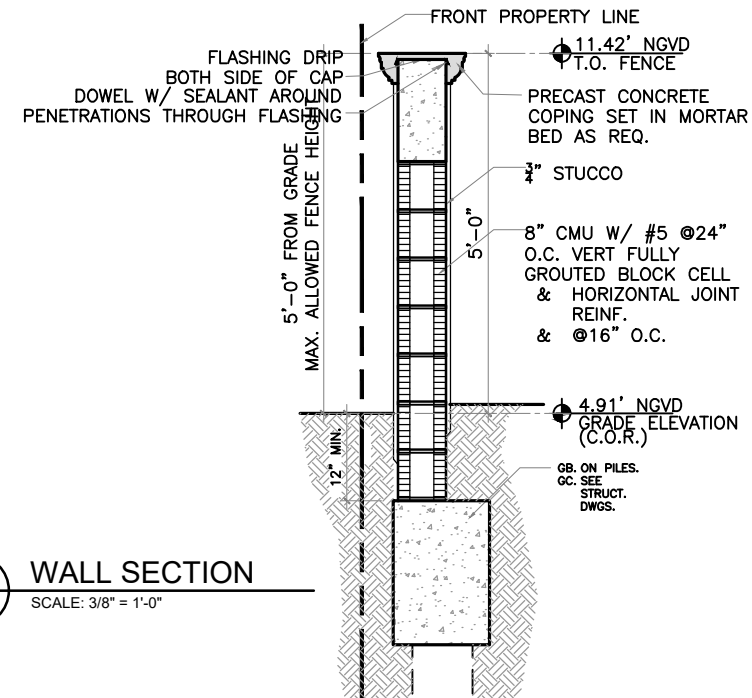
2024-BRE

DATE:	May 1st, 2025
DRAWN BY:	Y.D.
CHECKED BY:	Z.J.
SCALE:	AS SHOWN

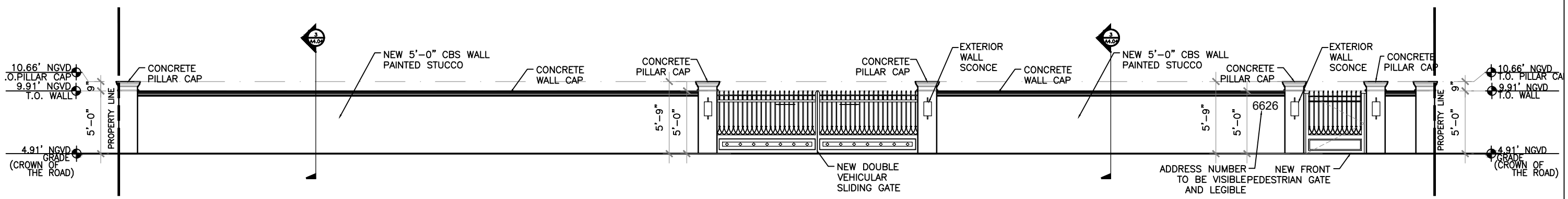
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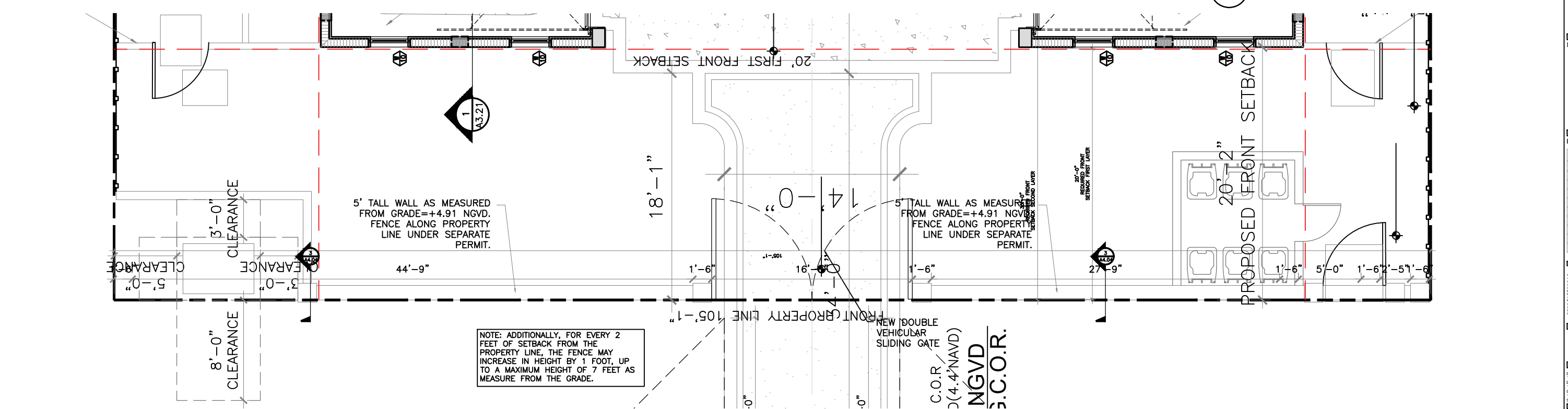
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3 WALL SECTION
A4.04 SCALE: 3/8" = 1'-0"



2 FRONT FENCE AND GATES ELEVATION
A4.04 SCALE: 1/8" = 1'-0"



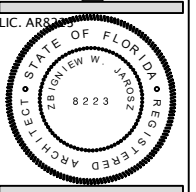
1 FRONT FENCE AND GATES FLOOR PLAN
A4.04 SCALE: 1/8" = 1'-0"

NOTE: ADDITIONALLY, FOR EVERY 2 FEET OF SETBACK FROM THE PROPERTY LINE, THE FENCE MAY INCREASE IN HEIGHT BY 1 FOOT, UP TO A MAXIMUM HEIGHT OF 7 FEET AS MEASURED FROM THE GRADE.

Z.W. JAROSZ ARCHITECT, P.A.
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PROJECT / SHEET TITLE

LA CORCE RESIDENCE
6625 Brevity Lane, Miami Beach, FL 33141
6626 Sheffield Lane, Miami Beach, FL 33141



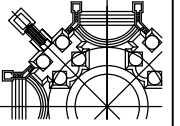
REVISIONS

NO.	DATE	DESCRIPTION
1	05.01.25	DRB Comments

2024-BRE

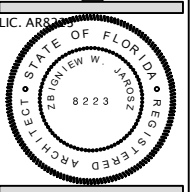
DATE: May 1st, 2025
DRAWN BY: Y.D.
CHECKED BY: Z.J.
SCALE: AS SHOWN

A4.04



PROJECT / SHEET TITLE

LA CORCE RESIDENCE
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REVISIONS

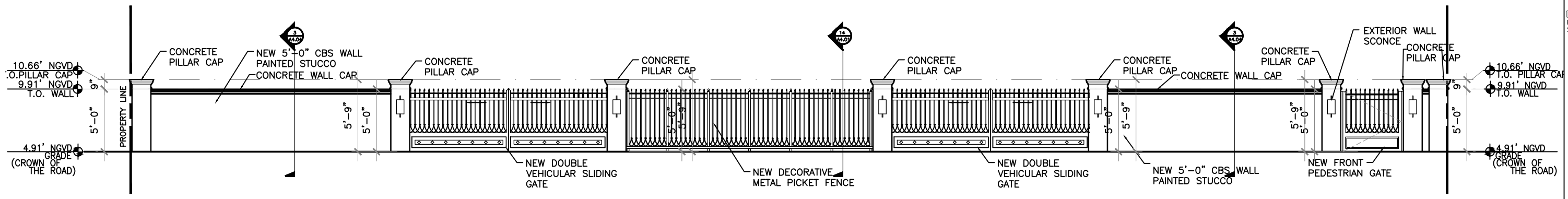
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1	05.01.25	DRB Comments

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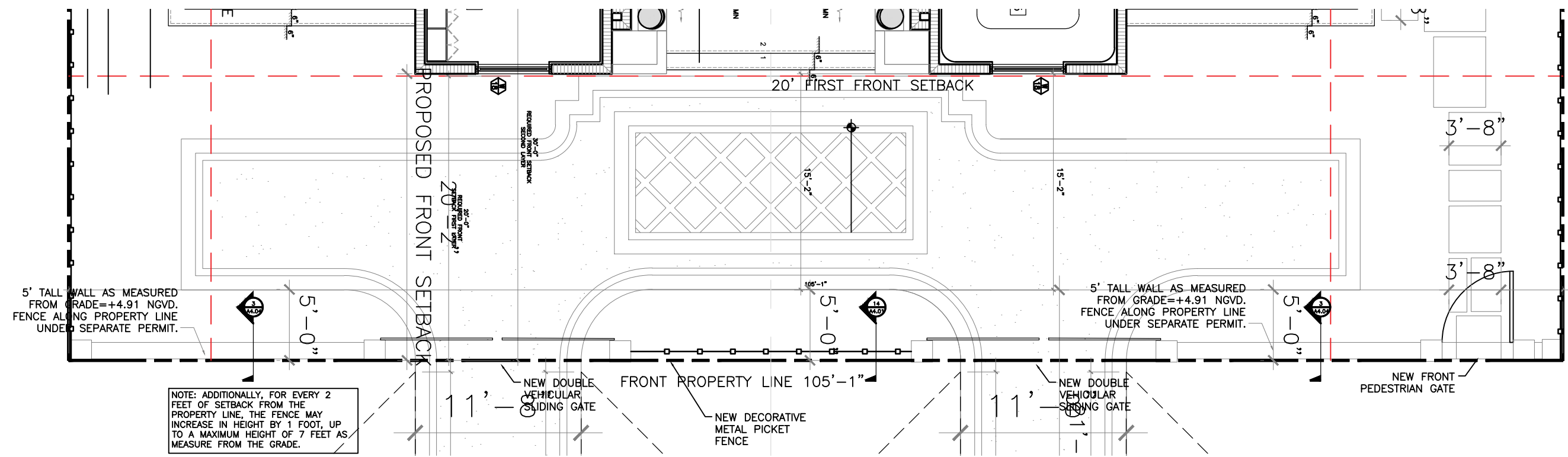
DATE: May 1st, 2025
 DRAWN BY: Y.D.
 CHECKED BY: Z.J.
 SCALE: AS SHOWN

SHEET

A4.05



2 REAR FENCE AND GATES ELEVATION
 A4.05 SCALE: 1/8" = 1'-0"



NOTE: ADDITIONALLY, FOR EVERY 2 FEET OF SETBACK FROM THE PROPERTY LINE, THE FENCE MAY INCREASE IN HEIGHT BY 1 FOOT, UP TO A MAXIMUM HEIGHT OF 7 FEET AS MEASURED FROM THE GRADE.

1 REAR FENCE AND GATES FLOOR PLAN
 A4.05 SCALE: 1/8" = 1'-0"

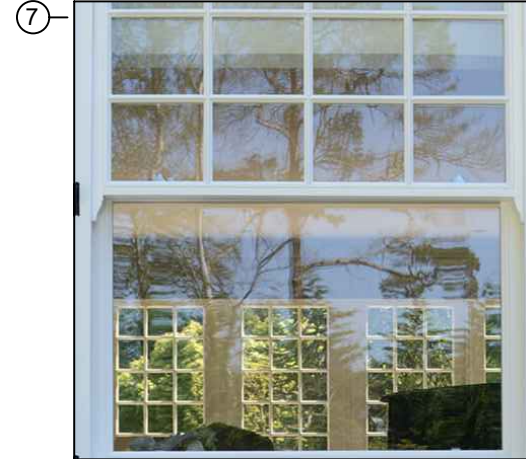
MATERIAL LEGEND



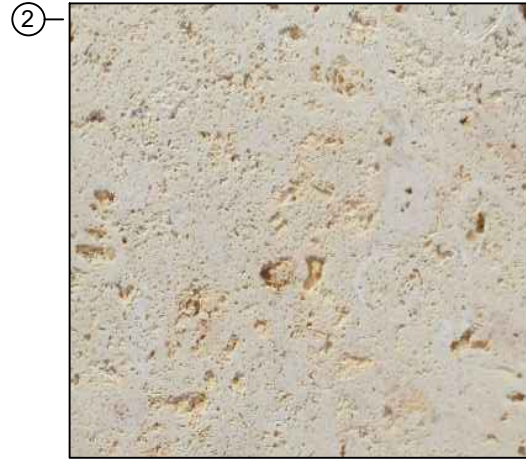
BLACK SLATE ROOF TILES



STONE PAVERS



E GLASS WINDOWS



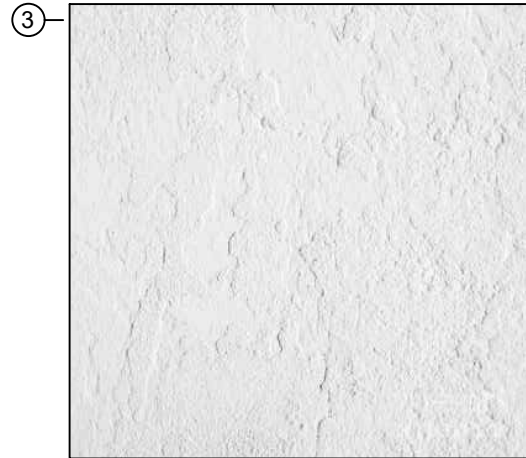
CORALINA STONE



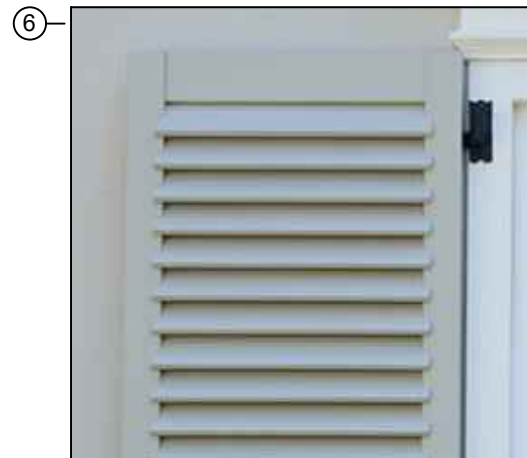
DARK BRONZE METAL RAILINGS



DARK BRONZE METAL FRAME

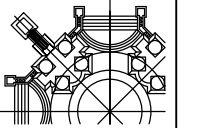


TEXTURE STUCCO WHITE PAINT



WHITE PAINT WOOD SHUTTER

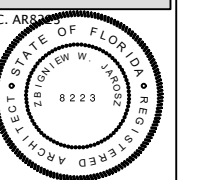
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PROJECT / SHEET TITLE

MATERIAL SELECTION

LA GORCE RESIDENCE
 6625 Brevity Lane, Miami Beach, FL 33141
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REVISIONS

NO.	DATE	DESCRIPTION
▲	04.04.25	DRB Comments
▲	05.01.25	DRB Comments

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 DRAWN BY: Y.D.
 CHECKED BY: Z.J.
 SCALE: AS SHOWN

A6.01

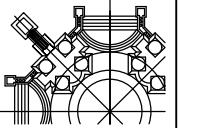
01 FRONT MAIN HOUSE
A8.01 SCALE: AS SHOW



02 REAR MAIN HOUSE
A8.01 SCALE: AS SHOW



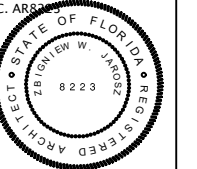
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PROJECT / SHEET TITLE

LA GORCE RESIDENCE
6625 Brevity Lane, Miami Beach, FL 33141
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PERSPECTIVE VIEW



REVISIONS

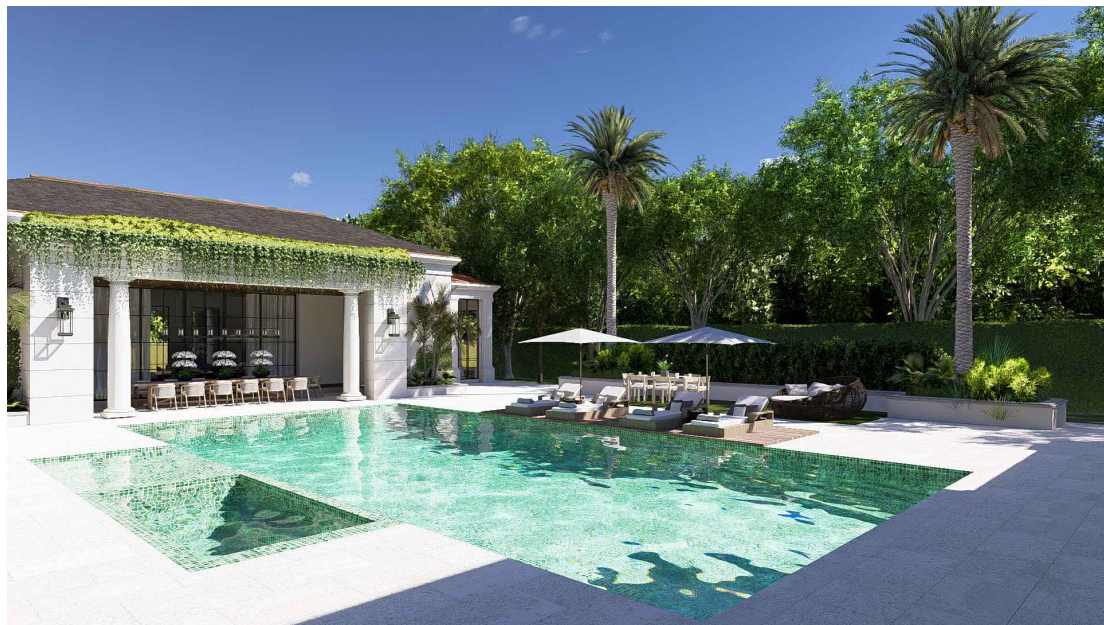
NO.	DATE	DESCRIPTION
▲ 04.04.25	DRB	Comments
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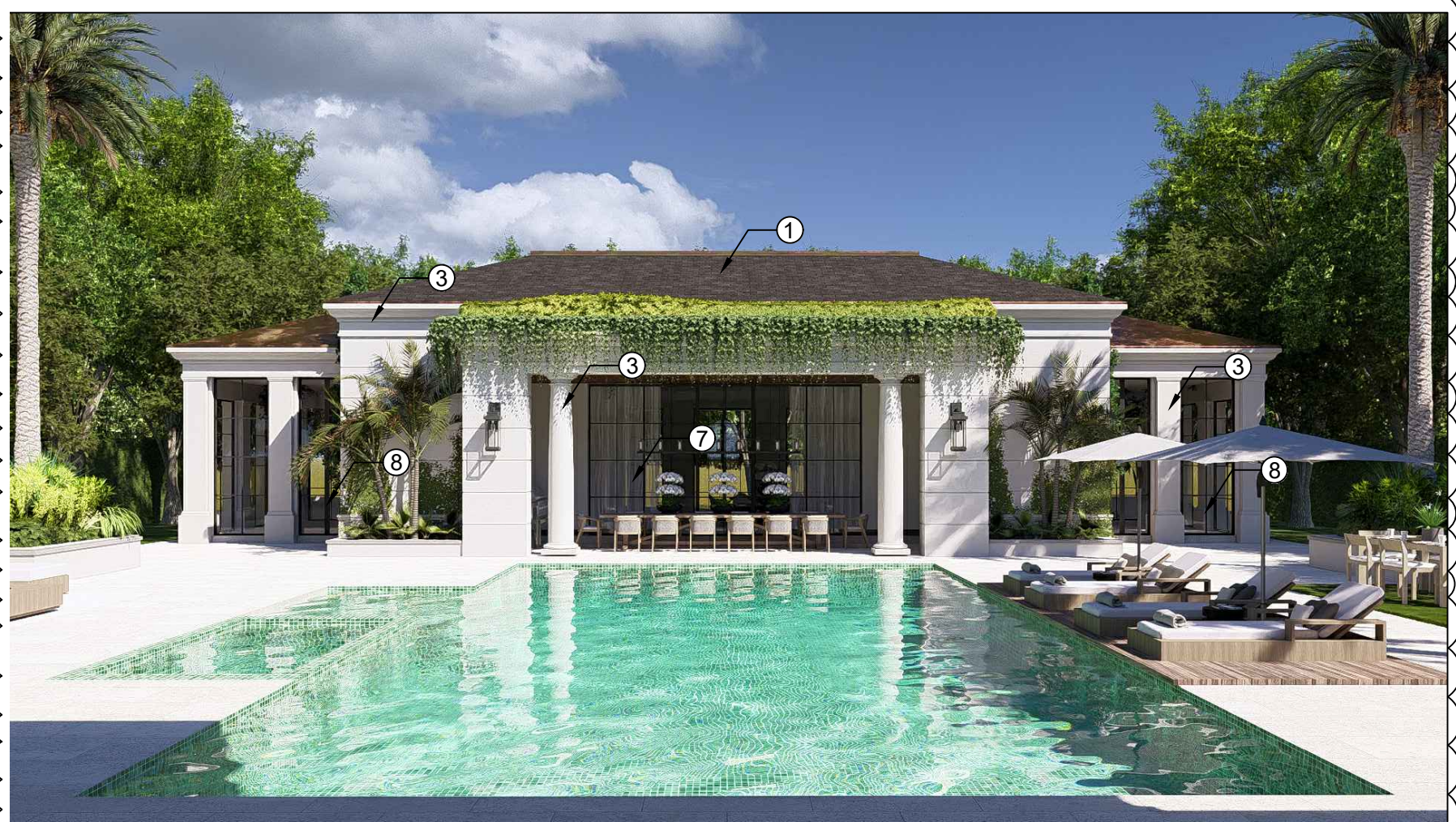
2024-BRE

DATE: May 1st, 2025
DRAWN BY: Y.D.
CHECKED BY: Z.J.
SCALE: AS SHOWN

A8.01



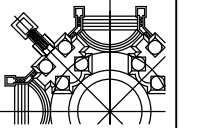
01 FRONT POOL HOUSE
A8.02 SCALE: AS SHOW



02 REAR POOL HOUSE
A8.02 SCALE: AS SHOW



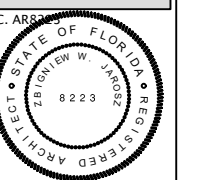
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PERSPECTIVE VIEW



REVISIONS

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CHECKED BY: Z.J.
SCALE: AS SHOWN

A8.02