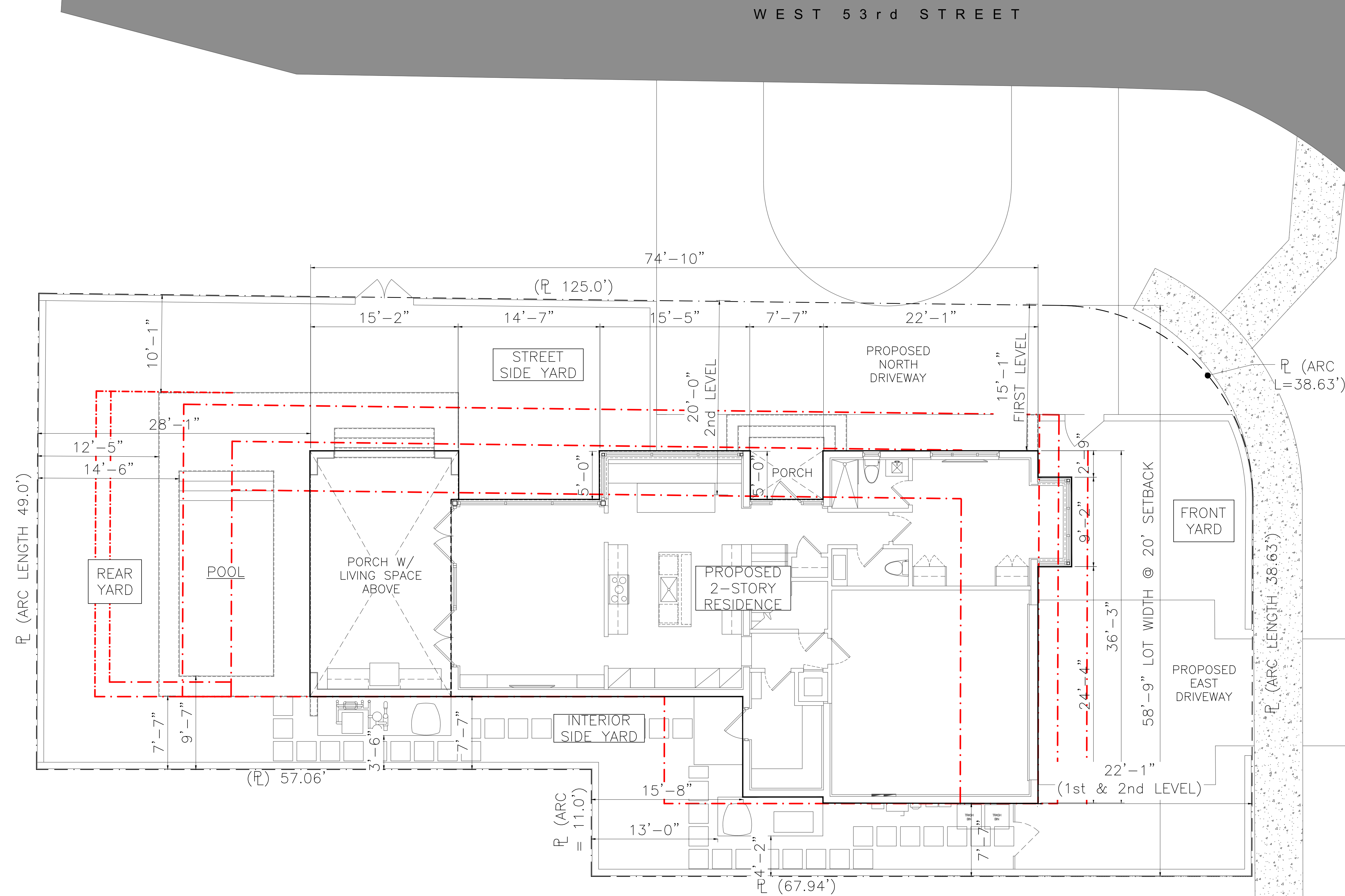
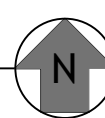
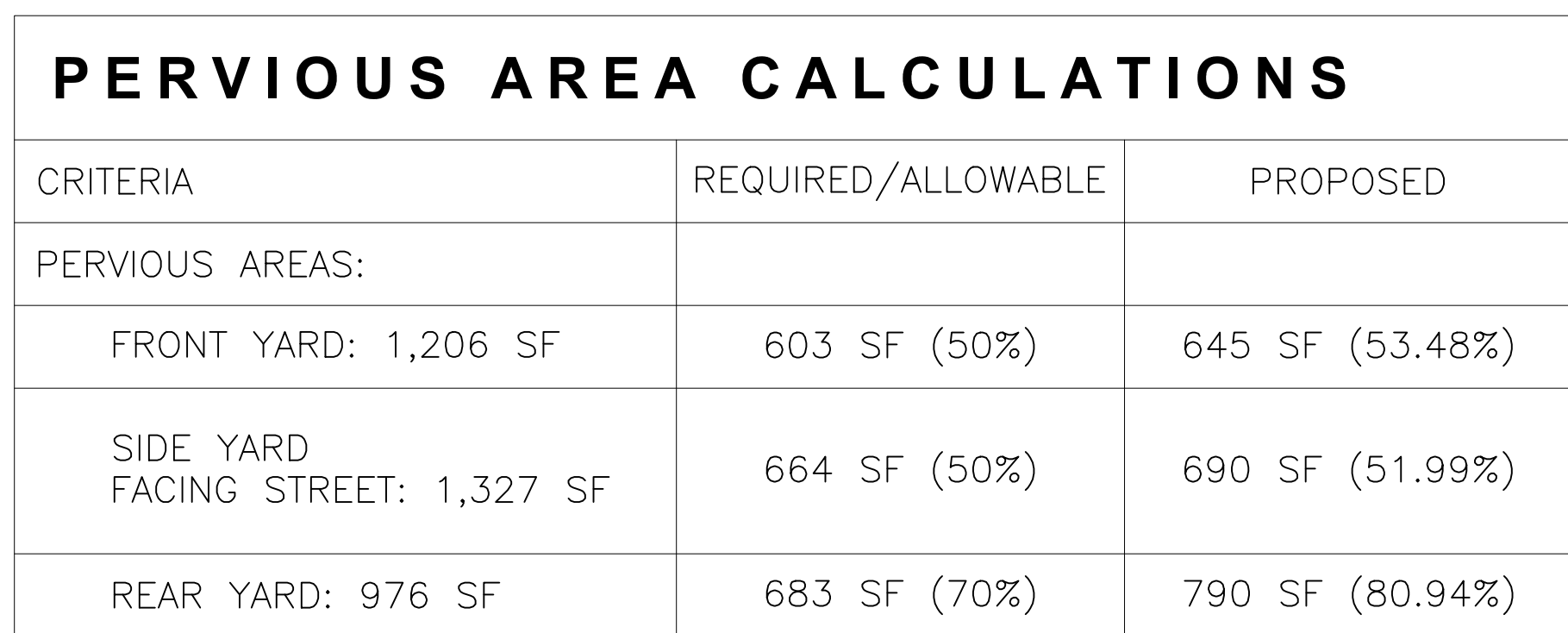




SETBACK DIAGRAM

3/16" = 1'-0"

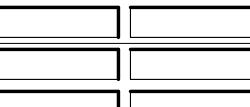
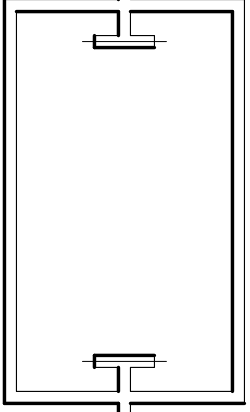




Thom
as F.
Weber

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signed by
Thomas F.
Weber
Date:
2021.09.07
15:38:05
-04'00"

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PROPOSED SINGLE FAMILY RESIDENCE
5262 LA GORCE DRIVE
SUITE 101
MIAMI BEACH, FL 33149
305.561.9795 305.561.9796

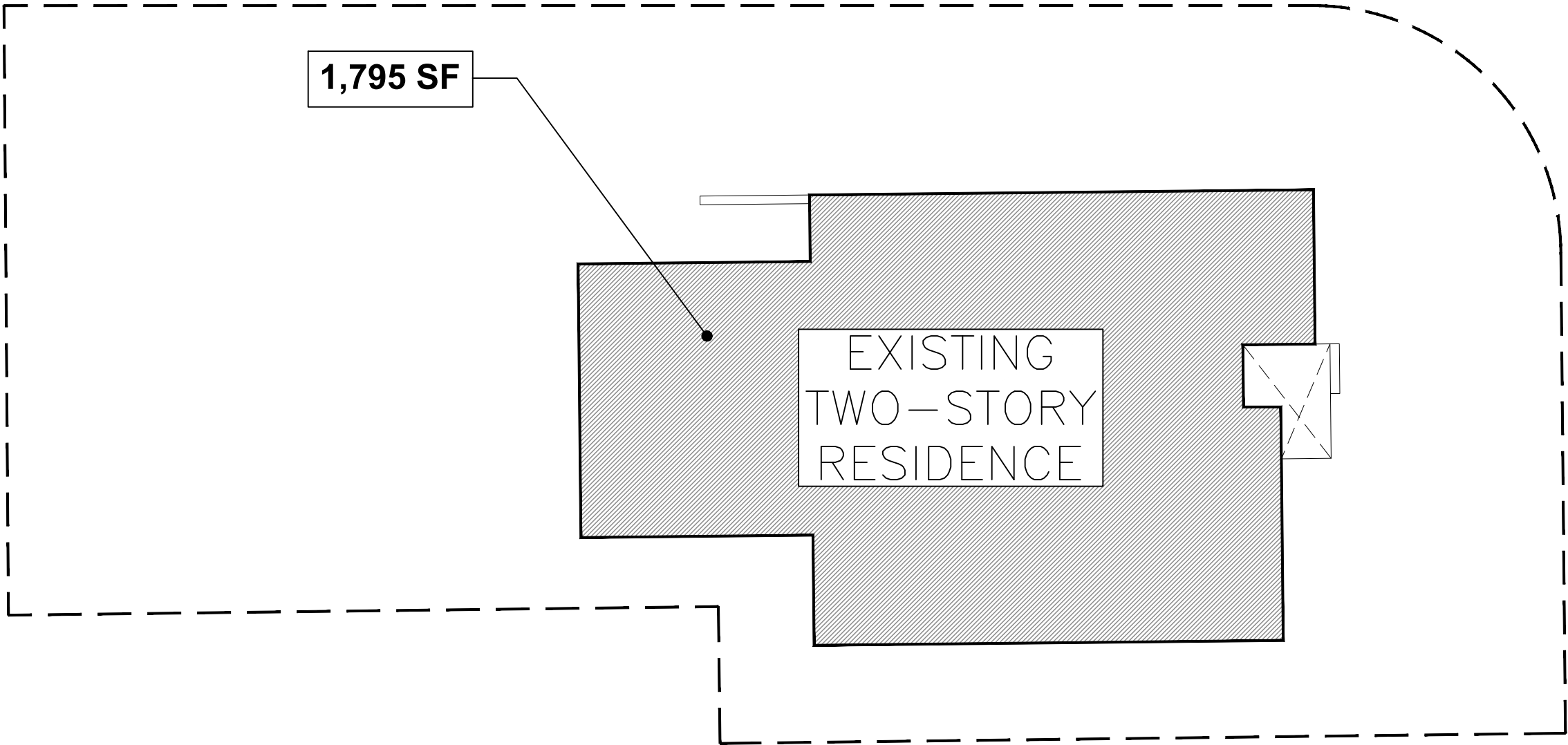
DATE: 09.07.2021
DRAWN BY: GSL/LC

REVISION / DATE

SHEET TITLE
LOT COVERAGE
DIAGRAMS

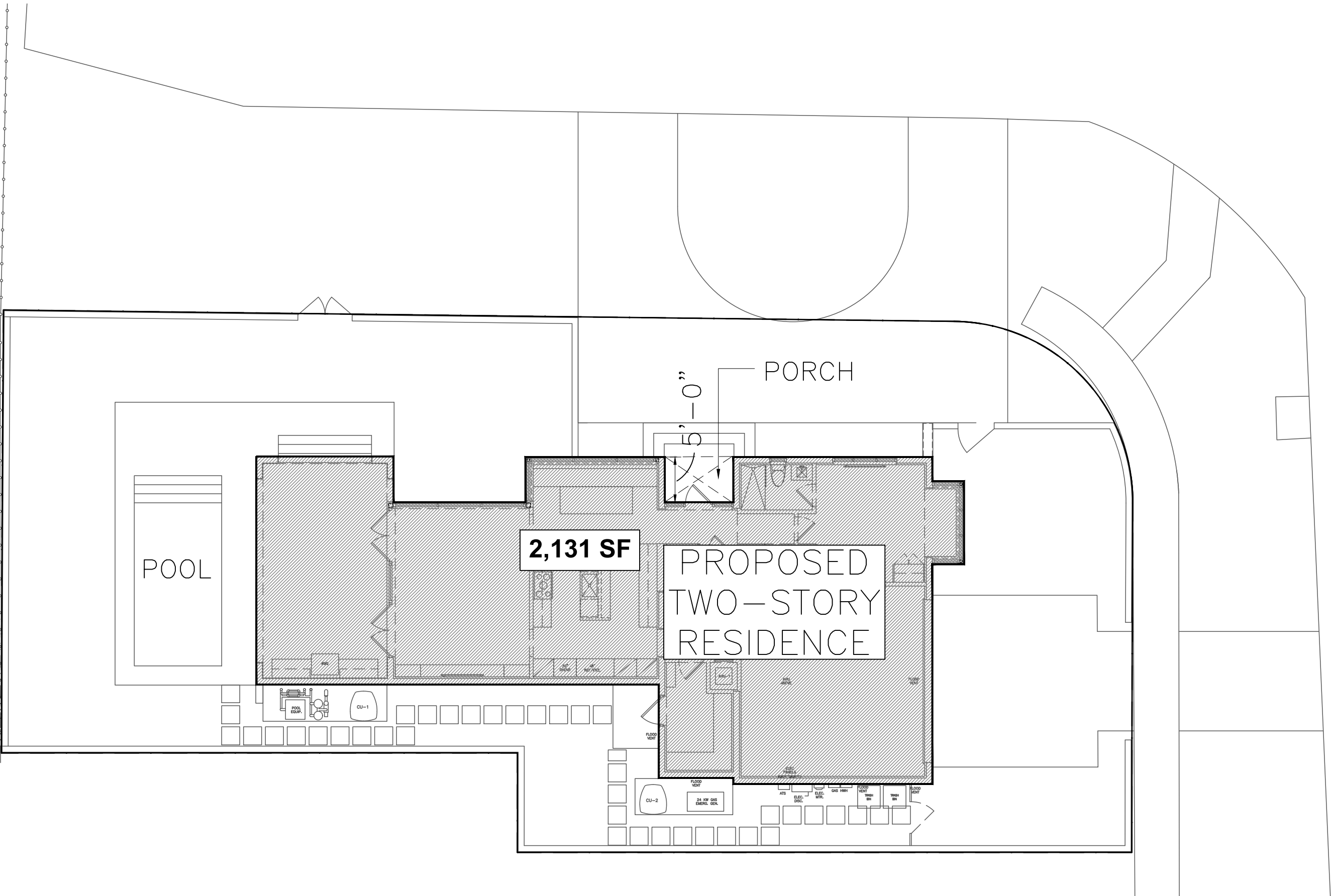
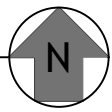
SHEET No.

A1.3



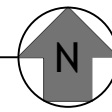
EXISTING LOT COVERAGE
DIAGRAM

3/32" = 1'-0"

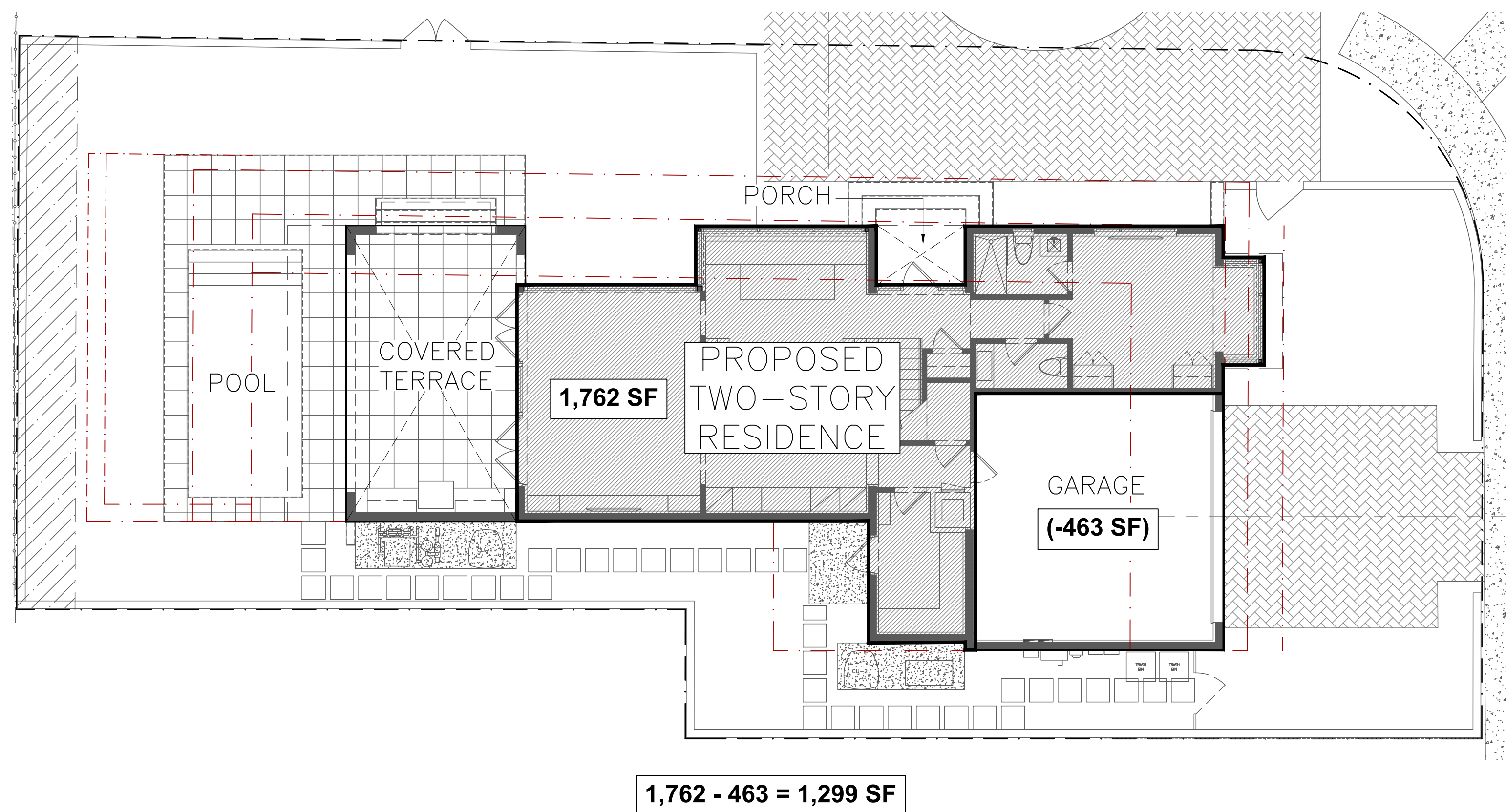


PROPOSED LOT
COVERAGE DIAGRAM

3/32" = 1'-0"

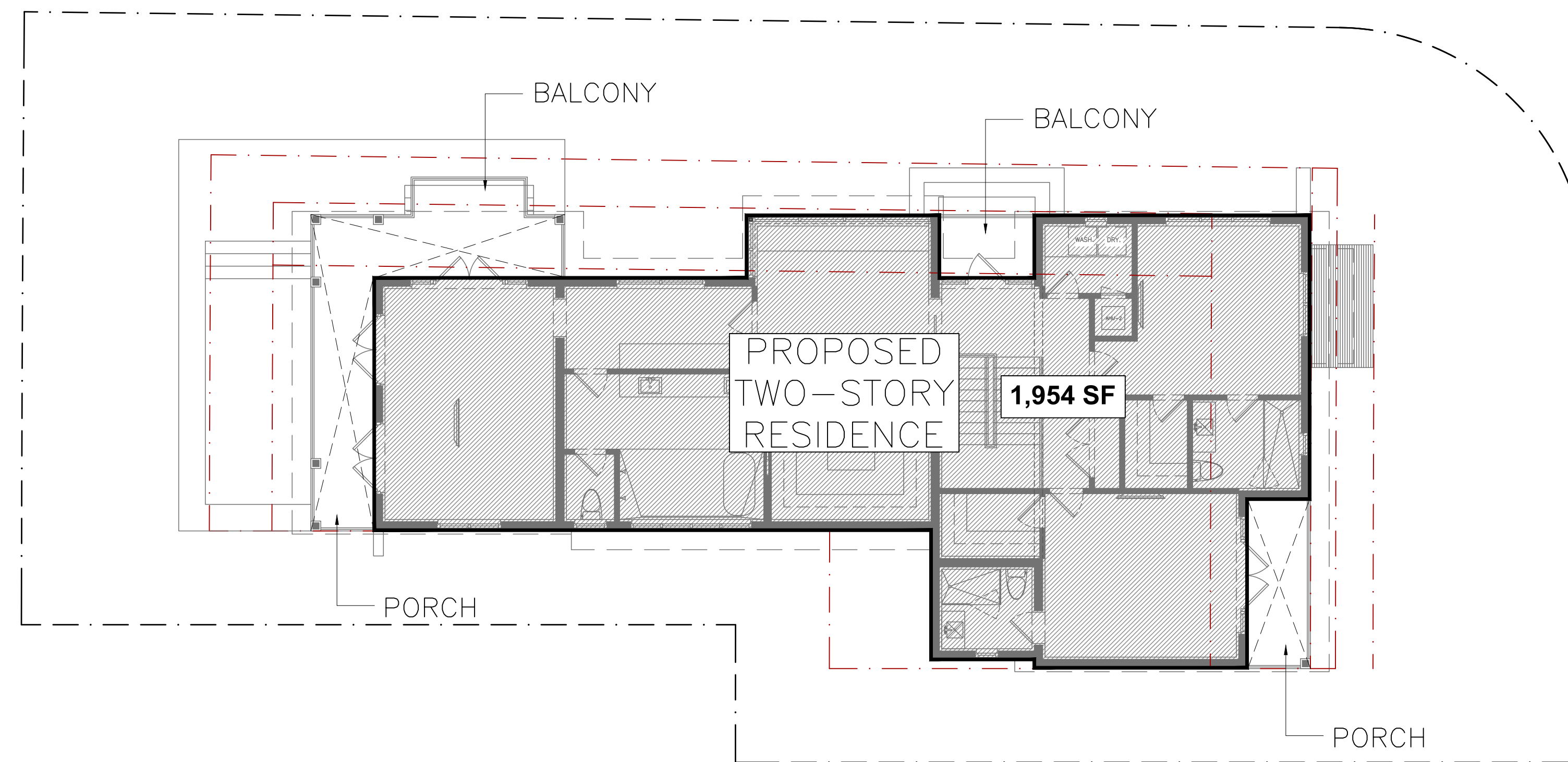
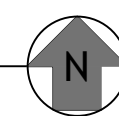


LOT COVERAGE CALCULATIONS			
CRITERIA	REQUIRED/ALLOWABLE	EXISTING	PROPOSED
LOT COVERAGE LOT AREA: 6,718.75 SF	2,016 SF (30%)	1,795 SF (26.7%)	2,131 SF (31.7%)



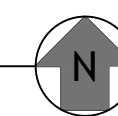
FIRST FLOOR UNIT
SIZE DIAGRAM

3/32" = 1'-0"



SECOND FLOOR UNIT
SIZE DIAGRAM

1/8" = 1'-0"



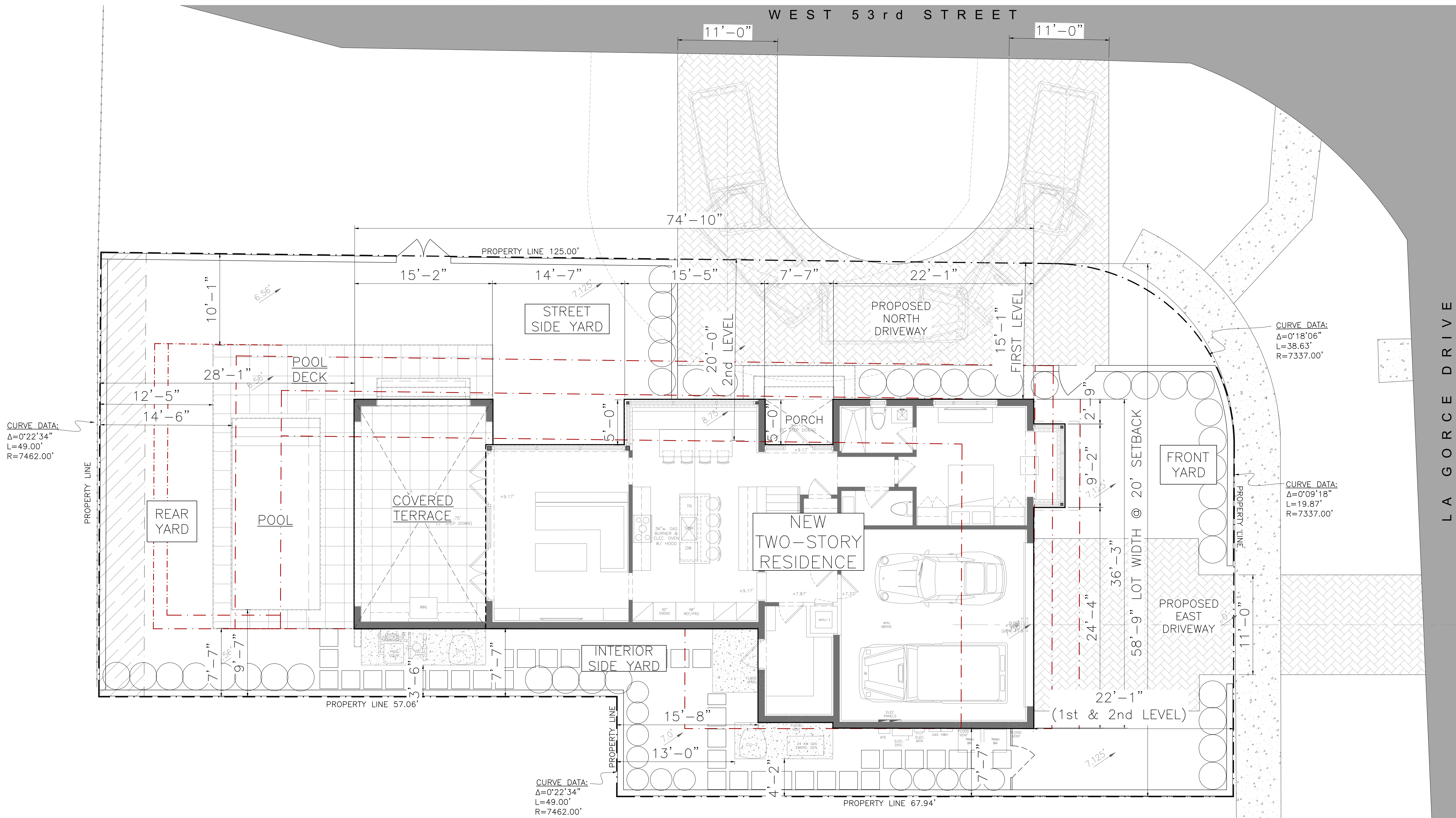
UNIT SIZE CALCULATIONS		
CRITERIA	REQUIRED/ALLOWABLE	PROPOSED
UNIT SIZE LOT AREA: 6,718.75 SF	3,359 SF (50%)	1,299 + 1,954 = 3,253 SF (48.4%)

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	5262 La Gorce Dr.		
2	Folio number(s):	02-3214-003-1392		
3	Board and file numbers :	DRB21-0731		
4	Year built:	1972	Zoning District:	RS-4
5	Based Flood Elevation:	8.00' NGVD	Grade value in NGVD:	4.50' NGVD
6	Adjusted grade (Flood+Grade/2):	6.25' NGVD	Free board:	1'-0"
7	Lot Area:	6,718.75 SF		
8	Lot width:	58.75'	Lot Depth:	125'
9	Max Lot Coverage SF and %:	2,016 (30%)	Proposed Lot Coverage SF and %:	2,131 SF (31.7%)
10	Existing Lot Coverage SF and %:	1,795 (26.7%)	Lot coverage deducted (garage-storage) SF:	0
11	Front Yard Open Space SF and %:	645 (53.48%)	Rear Yard Open Space SF and %:	790 SF (80.94%)
12	Max Unit Size SF and %:	3,359 (50%)	Proposed Unit Size SF and %:	3,253 SF (48.4%)
13	Existing First Floor Unit Size:	1,795 SF	Proposed First Floor Unit Size:	1,299 SF (19.3%)
14	Existing Second Floor Unit Size	1,391 SF		
15			Proposed Second Floor Unit Size SF and % :	1,954 SF (29.1%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

		Required	Existing	Proposed	Deficiencies
17	Height:	27'-0'	19'-6' (+/-)	27'-0"	
18	Setbacks:				
19	Front First level:	20'-0"	19.8'	22'-1"	7'-11"
20	Front Second level:	30'-0"	19.8'	22'-1"	7'-11"
21	Side 1:	7'-6"	5.7'	7'-7"	none
22	Side 2 or (facing street):	15'-0"	14.8'	15'-1"	none
23	Rear:	20'-0"	46.0'	28'-1"	
	Accessory Structure Side 1:			N/A	
24	Accessory Structure Side 2 or (facing street) :			N/A	
25	Accessory Structure Rear:			N/A	
26	Sum of Side yard :	22'-6"		22'-6"	
27	Located within a Local Historic District?			NO	
28	Designated as an individual Historic Single Family Residence Site?			NO	
29	Determined to be Architecturally Significant?			NO	

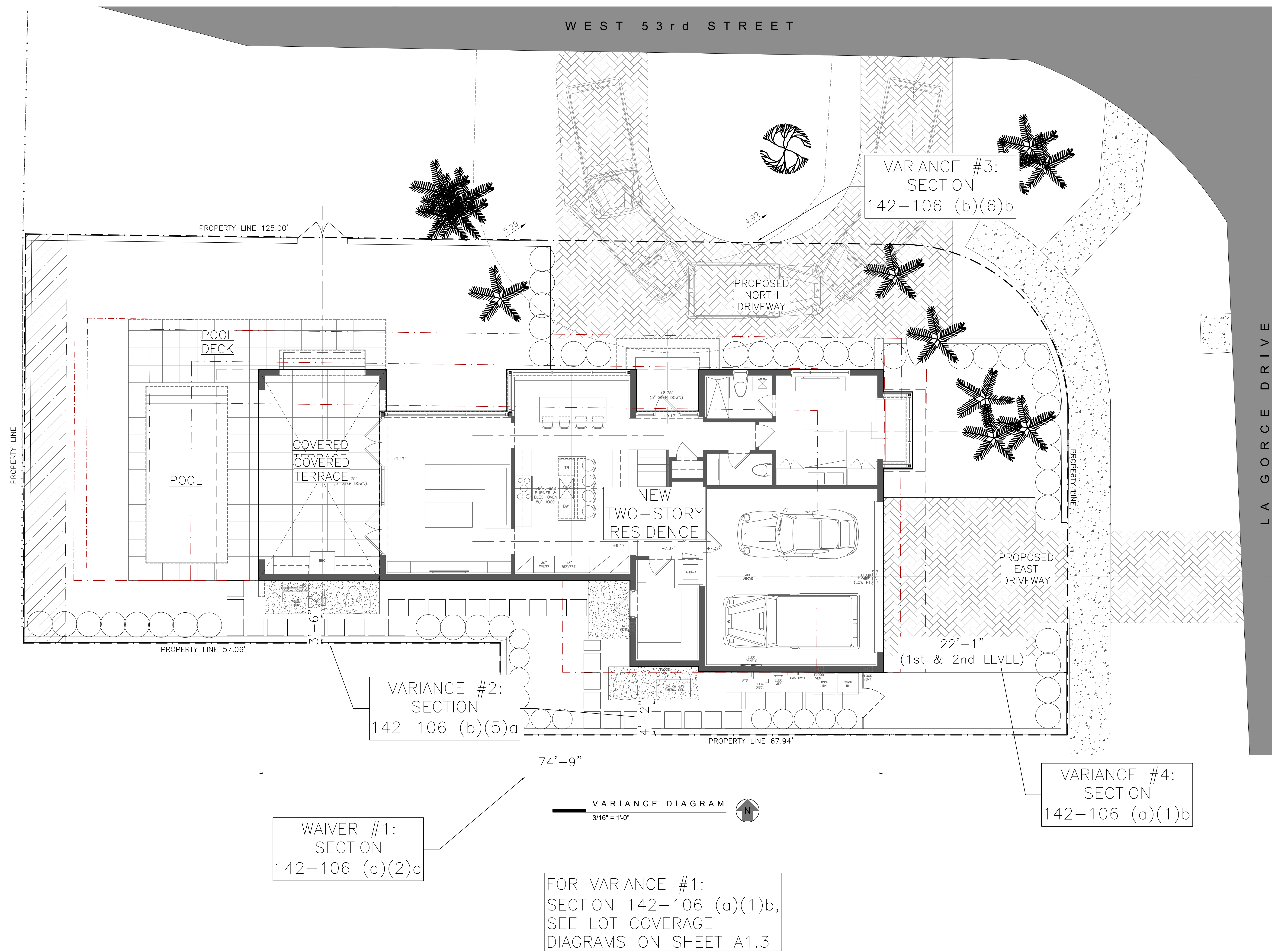
Notes:
If not applicable write N/A
All other data information should be presented like the above format

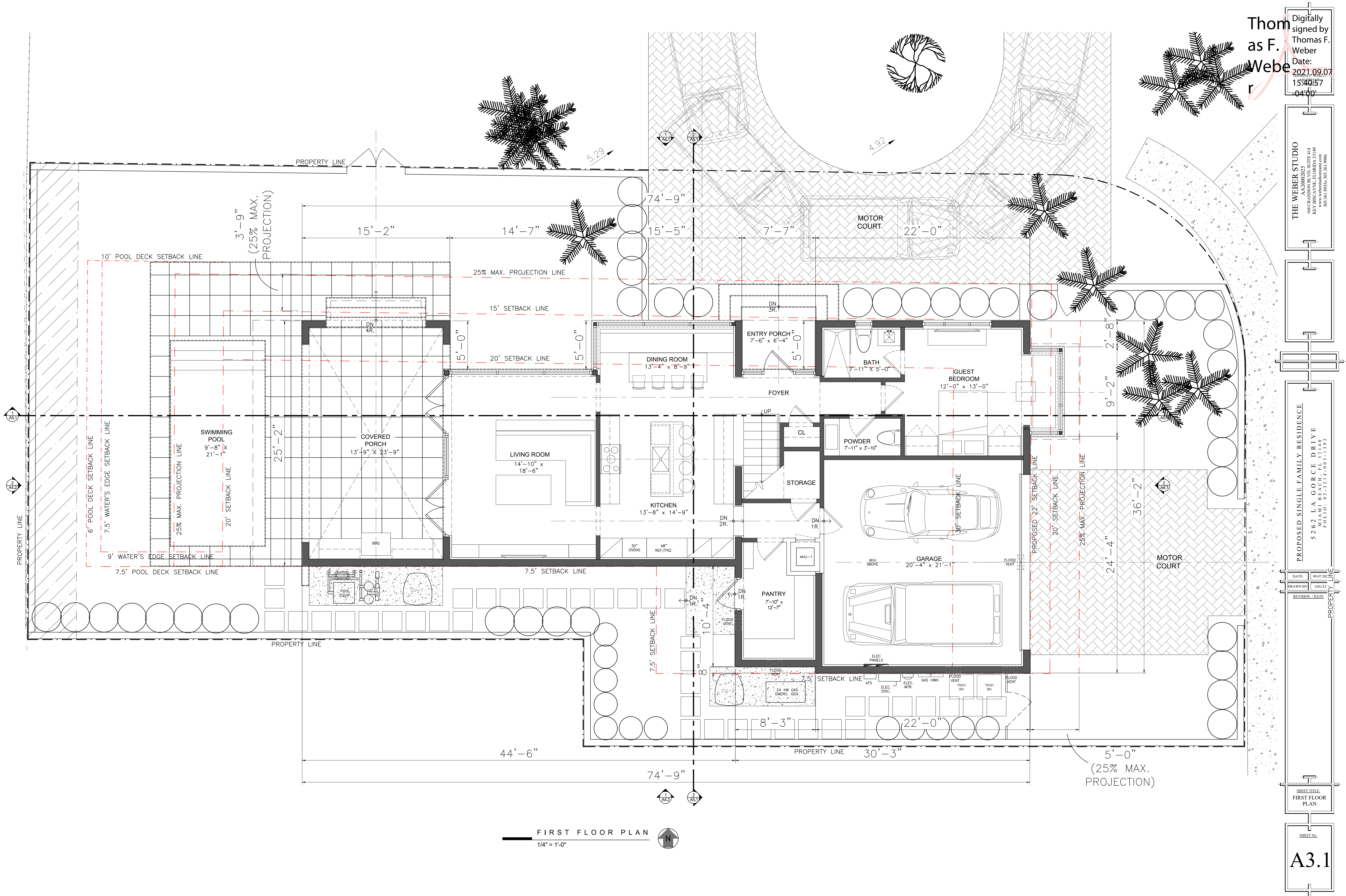


SITE PLAN
3/16" = 1'-0"

MINIMUM LANDSCAPE REQUIREMENTS:

1. TREE PROTECTION AND TREE REPLACEMENT SHALL BE IN ACCORDANCE WITH CHAPTER 46 OF THE MIAMI BEACH LAND DEVELOPMENT REGULATIONS.
2. MINIMUM LANDSCAPING SHALL BE PROVIDED PER CHAPTER 126 OF THE MIAMI BEACH LAND DEVELOPMENT REGULATIONS.
3. A TREE SURVEY SHALL BE PROVIDED BY A PROFESSIONAL LAND SURVEYOR WITH THE COMMON NAMES OF THE EXISTING TREES AND PALMS AND SIZE INFORMATION FOR EACH (HEIGHT, SPREAD, DIAMETER OF TRUNK).





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Thomas F.
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Date:
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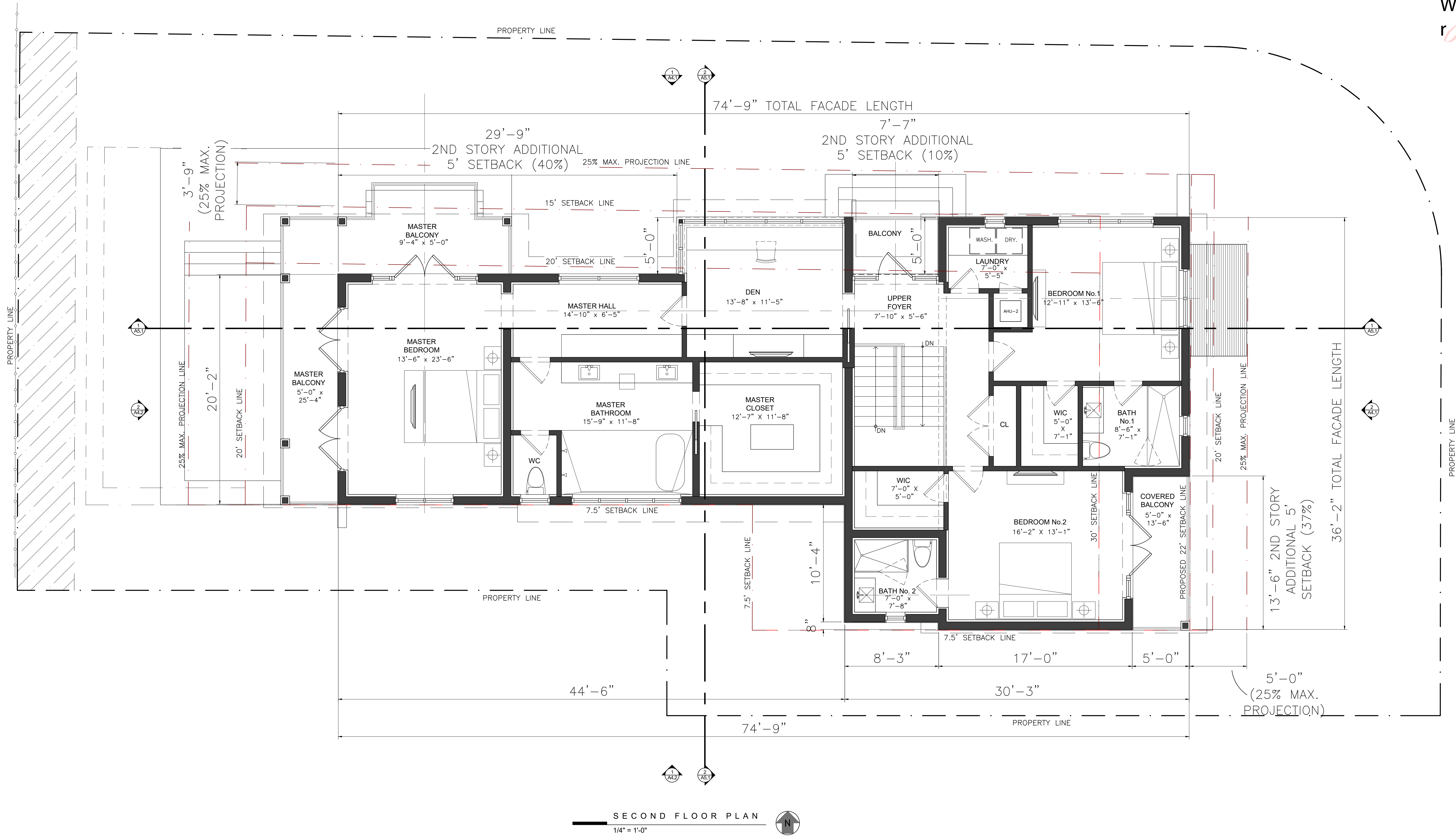
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PROPOSED SINGLE FAMILY RESIDENCE
5262 LA GORCE DRIVE
MIAMI BEACH, FL 33140
708.1101.02-5214-003-1192

DATE: 09.07.2021
DRAWN BY: GSK/LY
REVISION / DATE

SHEET TITLE
FIRST FLOOR PLAN

SHEET No.
A3.1



SECOND FLOOR PLAN
1/4" = 1'-0"

Thomas F. Weber
Digitally signed by Thomas F. Weber
Date: 2021.09.07 15:41:26 -0400
THOMAS F. WEBER
ARCHITECT
AIA 3372

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AIA 33600203
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PROPOSED SINGLE FAMILY RESIDENCE
5262 LA GORCE DRIVE
SUITE 101, ACH, FL 33149
TEL: 305-521-4033 / 305-521-4034

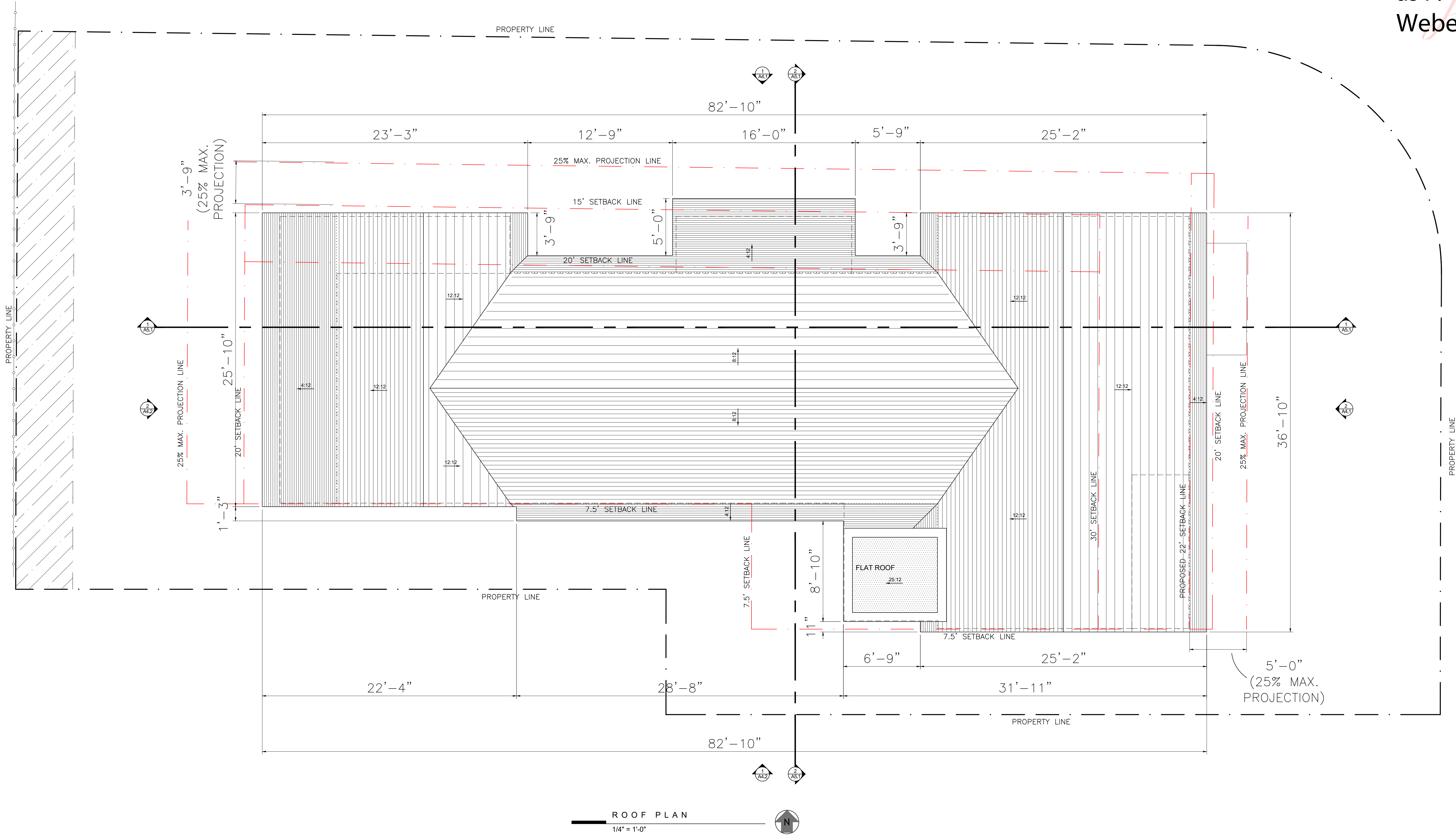
DATE: 09.07.2021
DRAWN BY: GSL/LC
REVISION / DATE

SHEET TITLE
SECOND FLOOR PLAN

SHEET No.
A3.2

Thom
as F.
Weber

Digitally signed
by Thomas F.
Weber
Date:
2021.09.07
15:41:54 -0400



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PROPOSED SINGLE FAMILY RESIDENCE
5262 LA GORCE DRIVE
MIAMI BEACH, FL 33149
TEL: 305-521-4033 305-521-4032

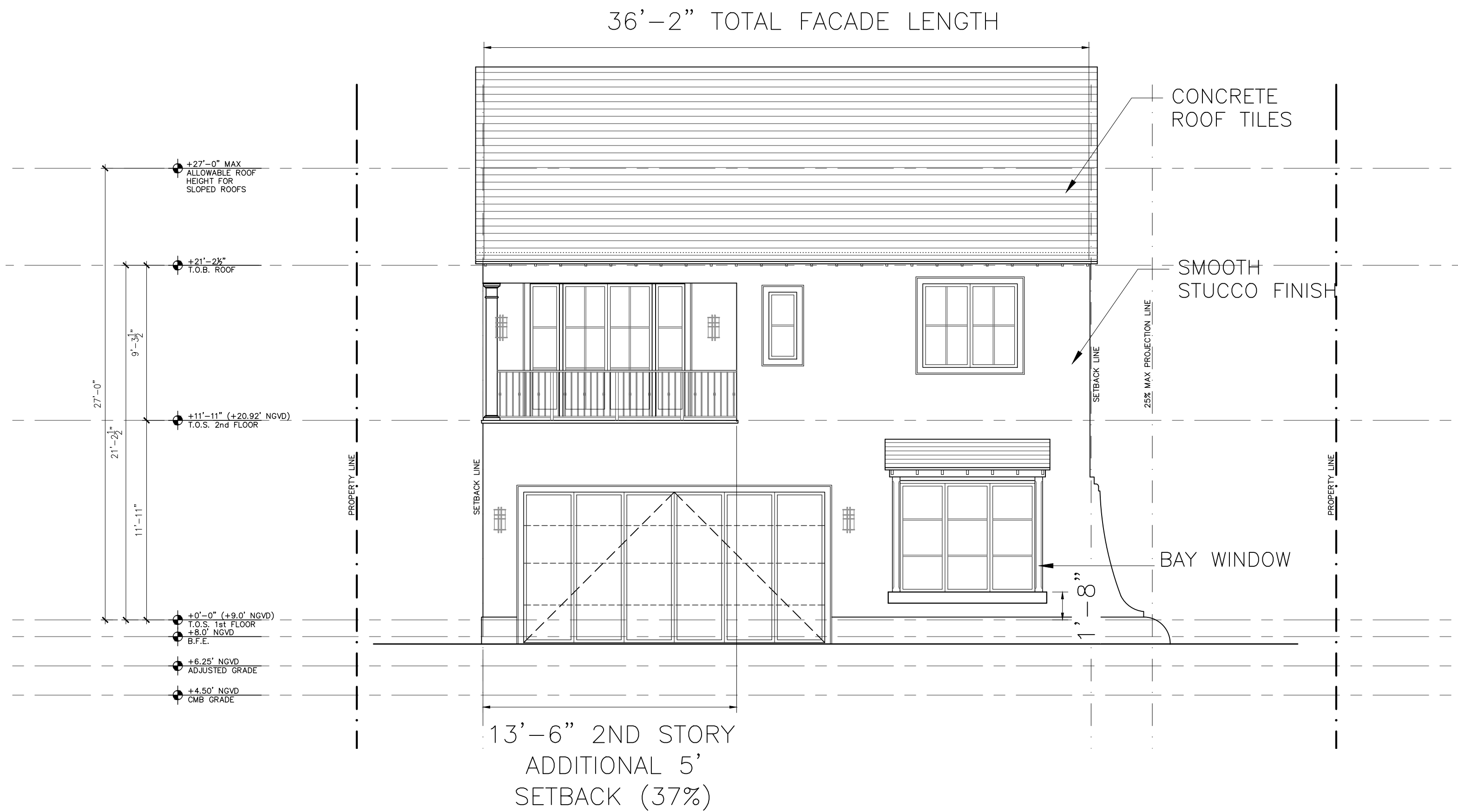
DATE:	09.07.2021
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SHEET TITLE
ROOF PLAN

SHEET No.
A3.3

Thoma
s F.
Weber

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by Thomas F.
Weber
Date:
2021.09.07
15:42:19 -0400



1 EAST ELEVATION
A4.1 3/16" = 1'-0"



2 SOUTH ELEVATION
A4.1 3/16" = 1'-0"

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PROPOSED SINGLE FAMILY RESIDENCE
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MIAMI BEACH, FL 33149
TEL: 305.521.4003

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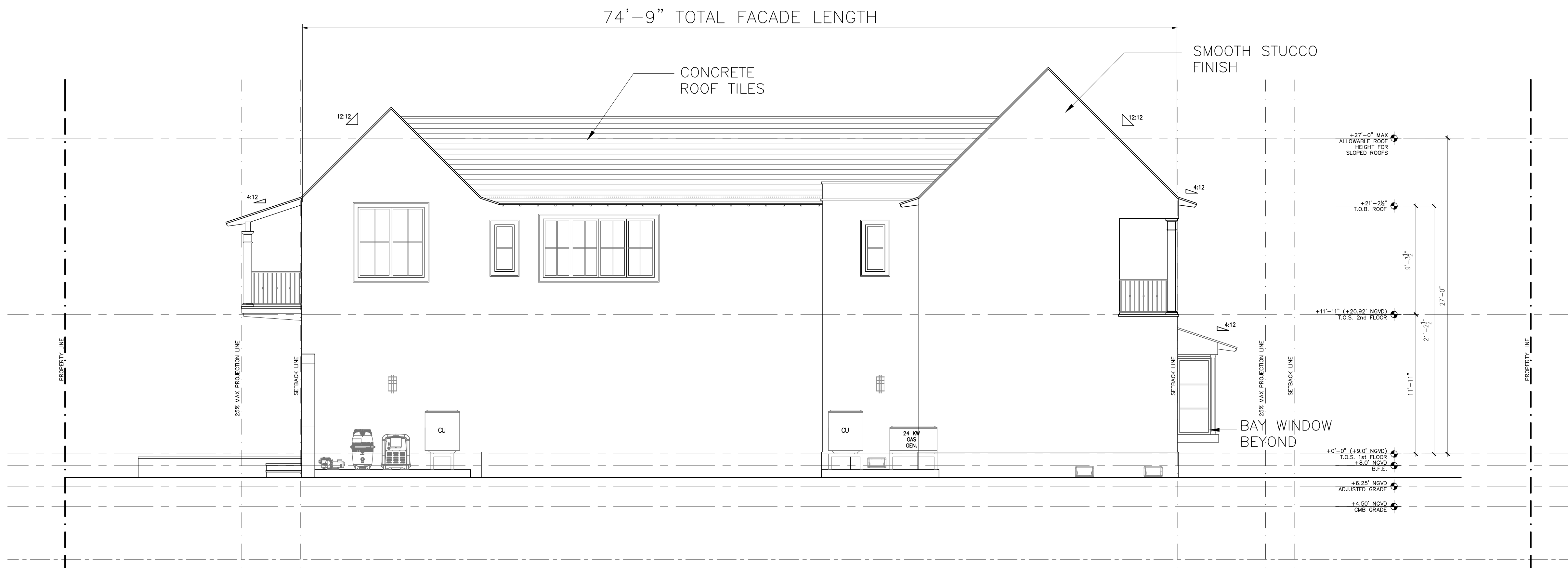
SHEET TITLE
BUILDING
ELEVATIONS

SHEET No.

A4.1



1 WEST ELEVATION
A4.2 3/16" = 1'-0"



2 NORTH ELEVATION
A4.2 3/16" = 1'-0"



SMOOTH STUCCO WALL FINISH



CONCRETE ROOF TILES



WOOD BALCONY



WINDOWS & DOORS

Digitally signed by Thomas F. Weber
Date: 2021.09.07 15:43:17
+04'00'

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202-561-7975 / 202-561-7986

PROPOSED SINGLE FAMILY RESIDENCE
5262 LA GORCE DRIVE
801A1101, 02-5214-003-1152

DATE: 09.07.2021
DRAWN BY: GSL/LC
REVISION / DATE

SHEET TITLE
MATERIAL BOARD

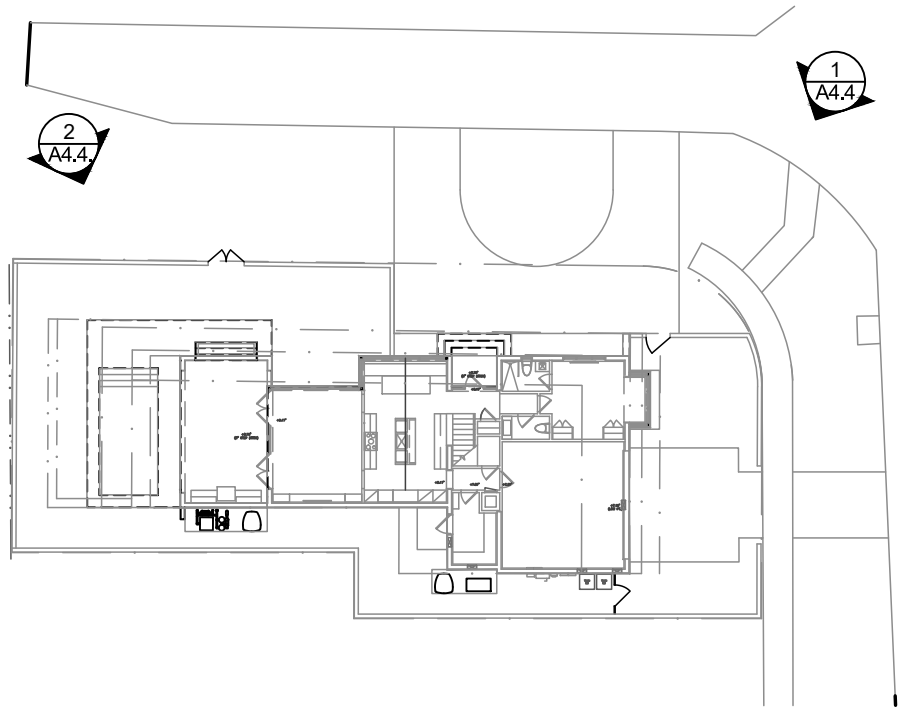
SHEET No.
A4.3



1 NE CONCEPT IMAGE
A4.4 NTS



2 NW CONCEPT IMAGE
A4.4 NTS

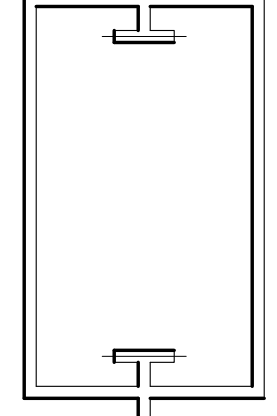


KEY PLAN
1/32" = 1'-0"

Thom
as F.
Weber

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signed by
Thomas F.
Weber
Date:
2021.09.07
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-04'00'

THE WEBER STUDIO
13360 DGS
104 CRANDON BLVD, SUITE 414
KEY BISCAYNE, FLORIDA 33149
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305-561-7975 305-561-7986



PROPOSED SINGLE FAMILY RESIDENCE
5262 LA GORCE DRIVE
801A1101A01, PL 33149
F001101, 05-2114-0103-1192

DATE: 09.07.2021
DRAWN BY: GSL/C

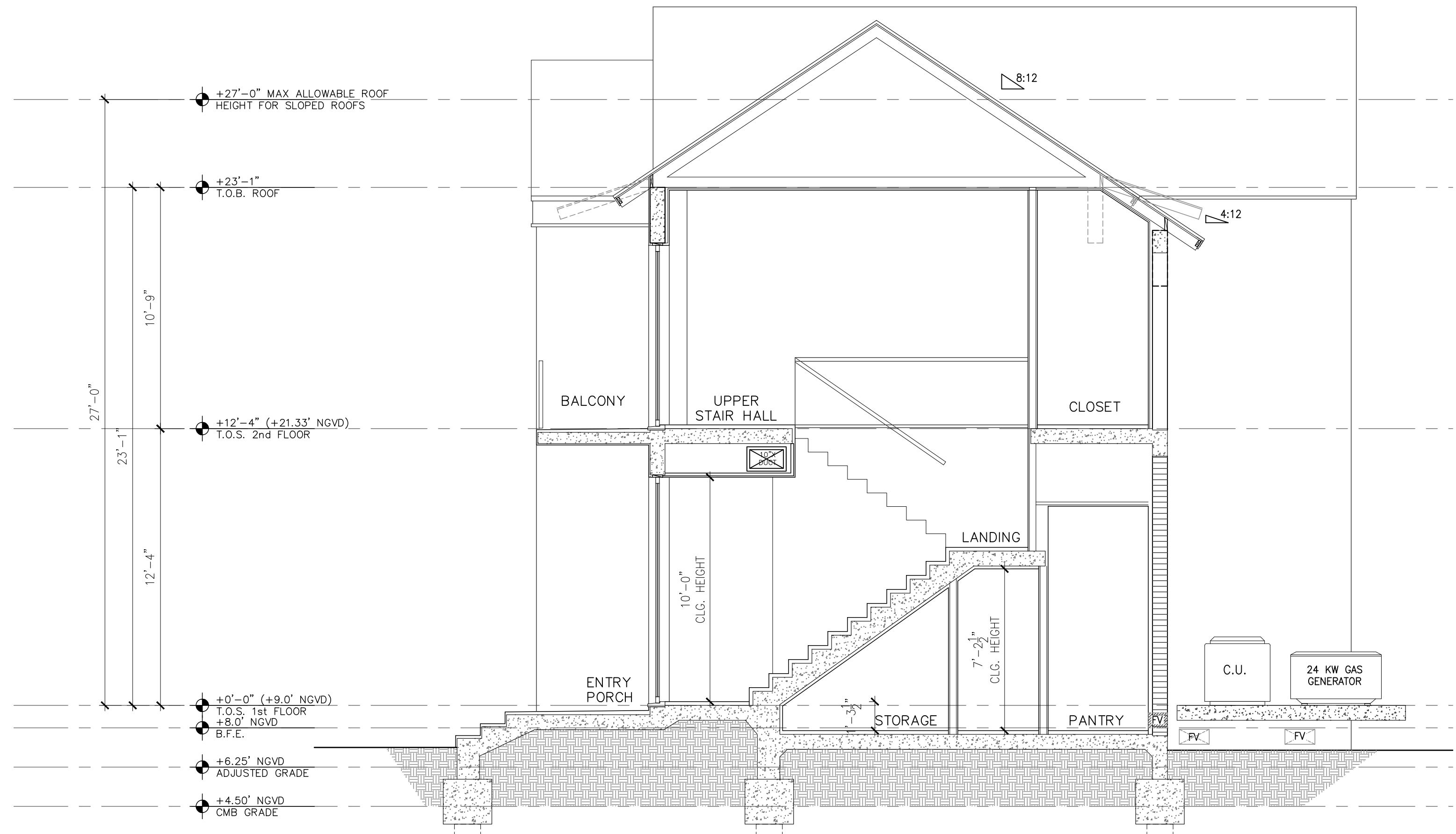
REVISION / DATE

SHEET TITLE
CONCEPT
IMAGES

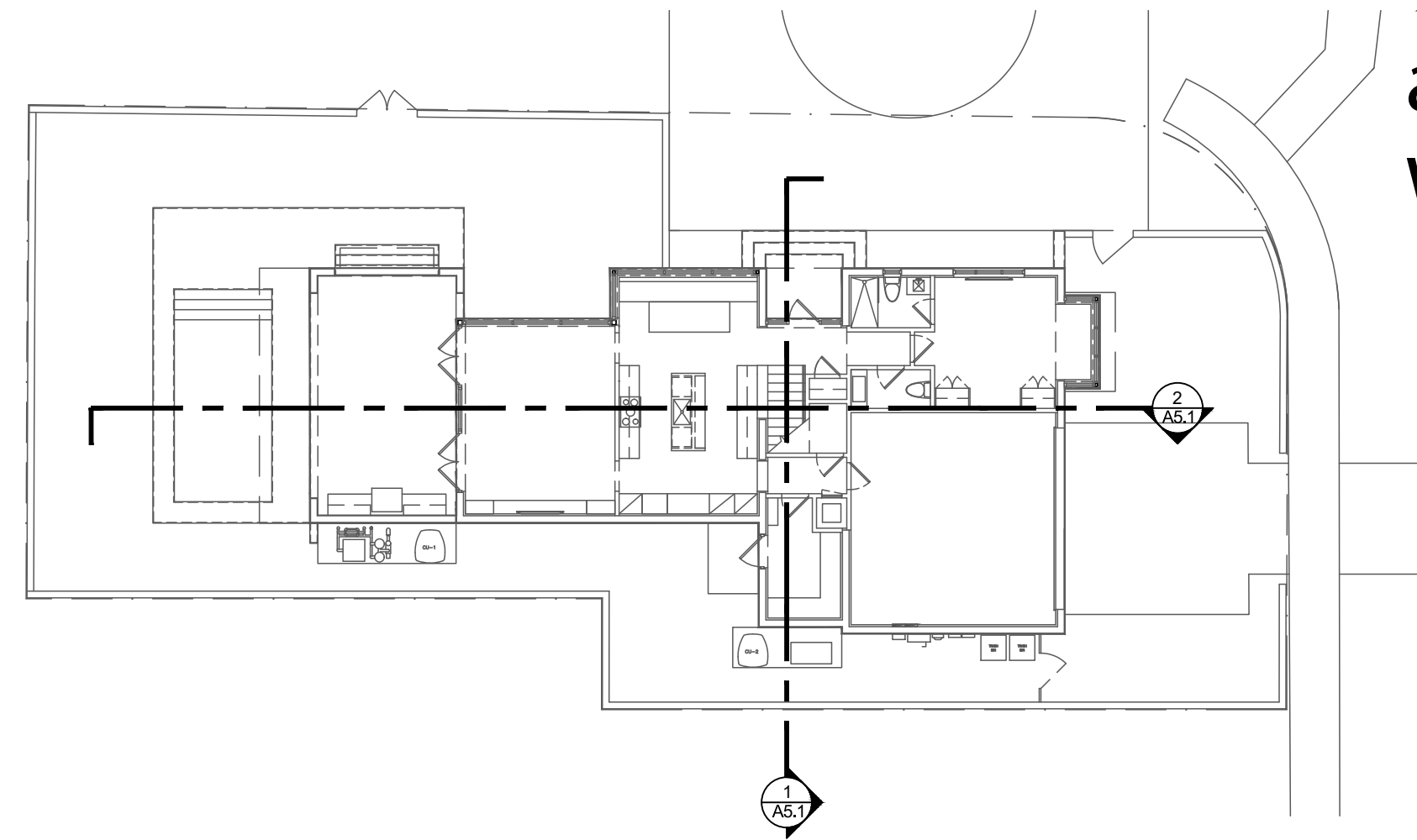
SHEET No.
A4.4

Thom
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Weber

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Weber
Date:
2021.09.07
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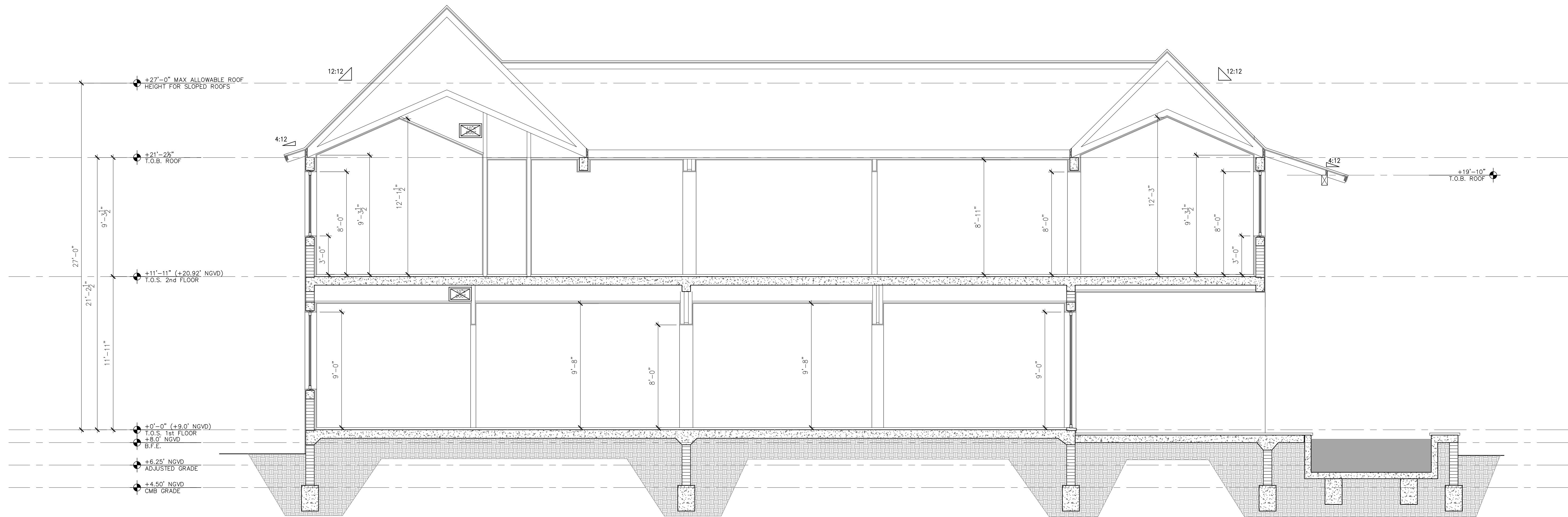


1 SECTION # 1
A5.1 3/16" = 1'-0"



KEY PLAN

1/16



2 SECTION # 2
A5.1 3/16" = 1'-0"

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PROPOSED SINGLE FAMILY RESIDENCE
5262 LA GORCE DRIVE
801 AMT BACH, FL 33149
P 305.521.4033 F 305.521.4032

DATE: 09.07.2021
DRAWN BY: GRL/LC

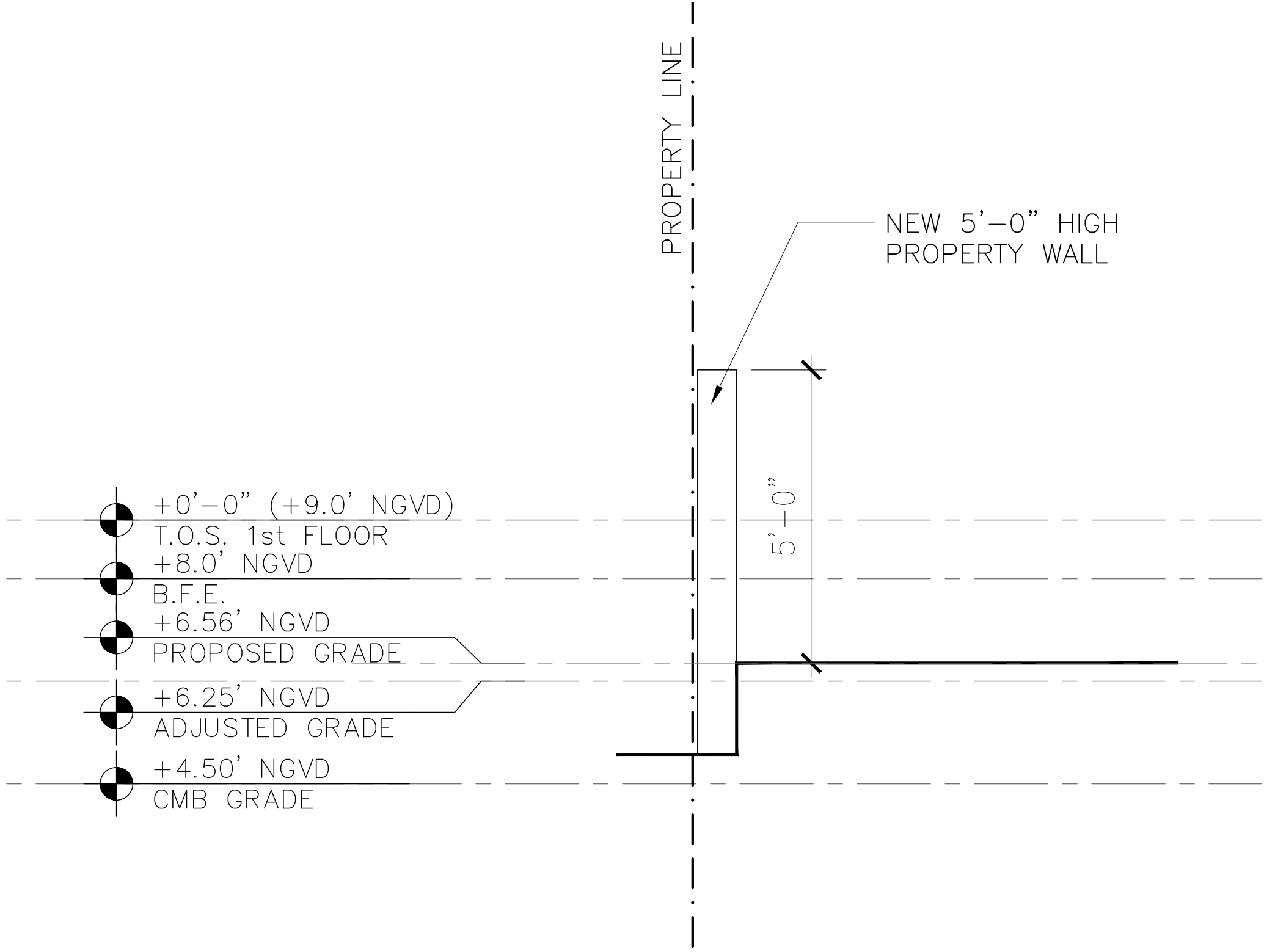
REVISION / DATE

SHEET TITLE
BUILDING SECTIONS

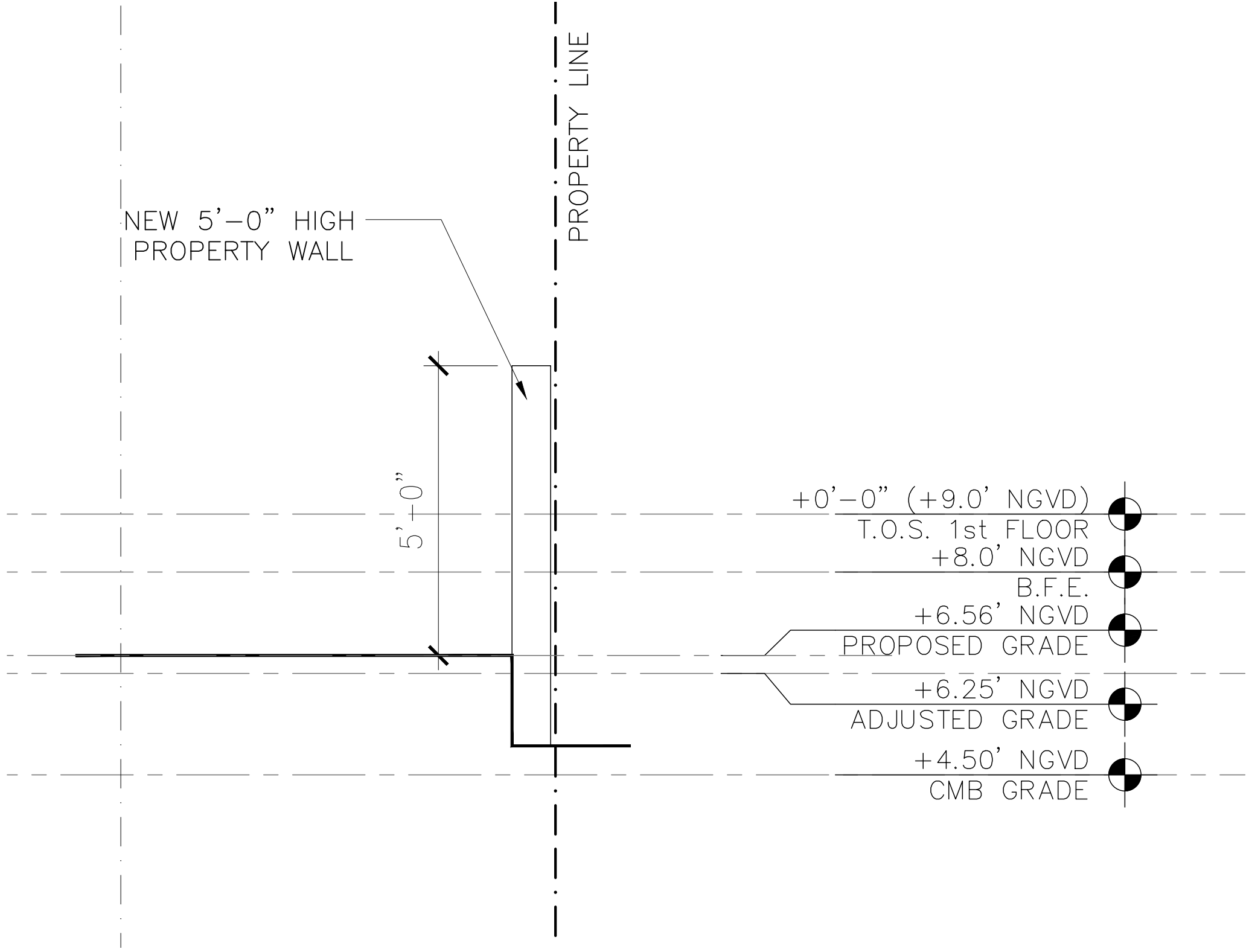
SHEET No.

A5.1

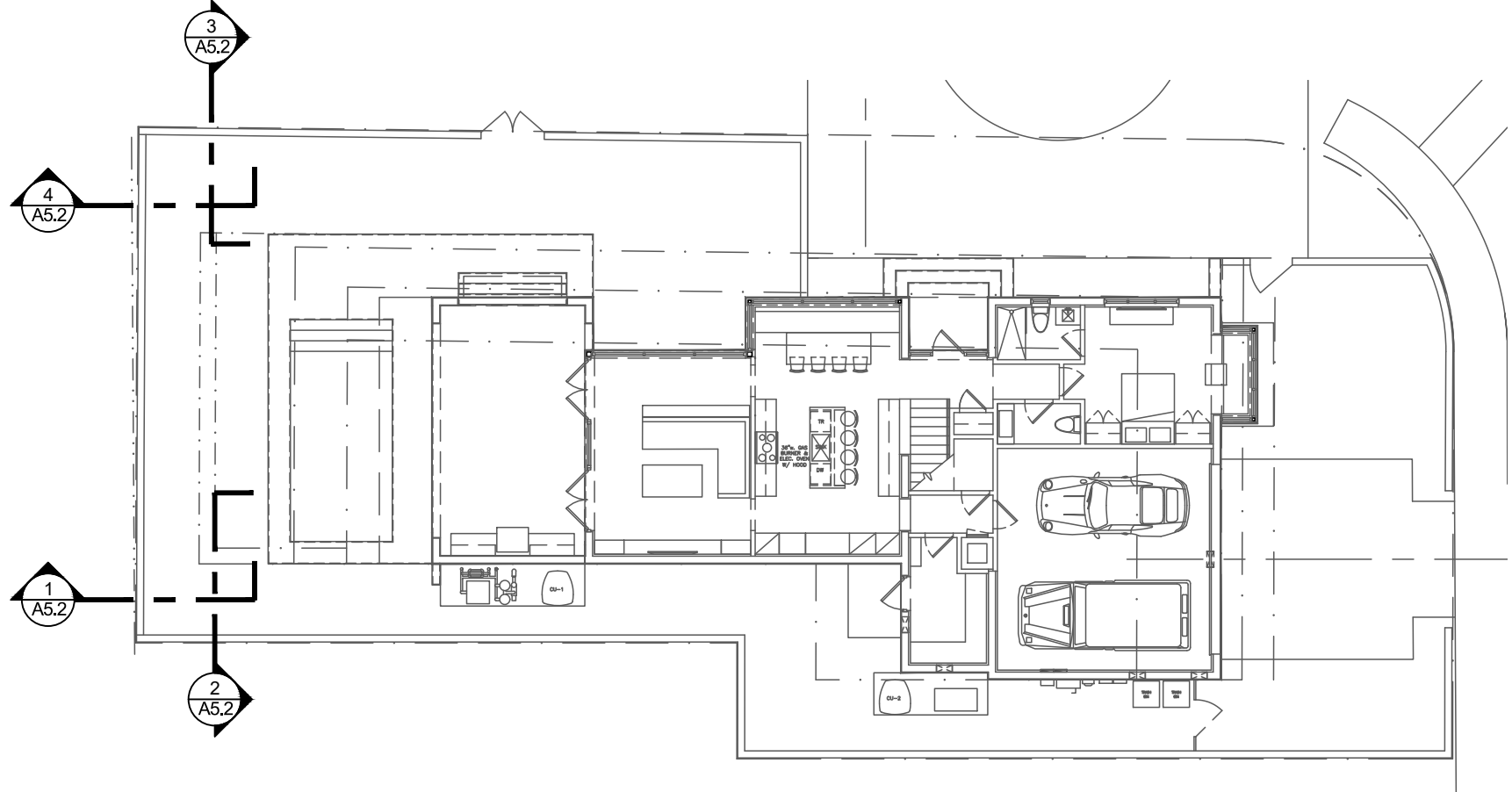
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Date: 2021.09.07 15:45:38
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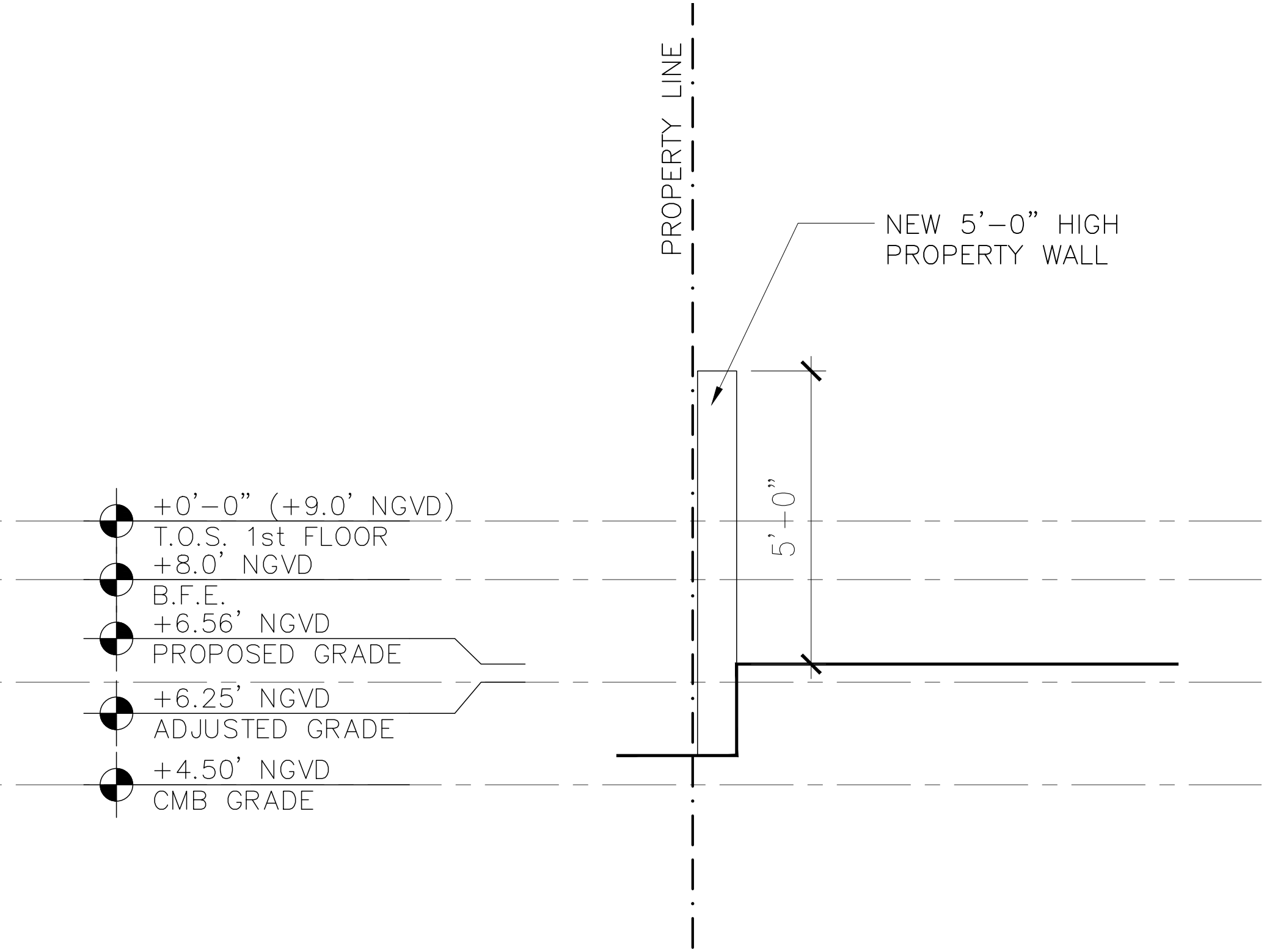
1 SW SIDE YARD
A5.2 1/2" = 1'-0"



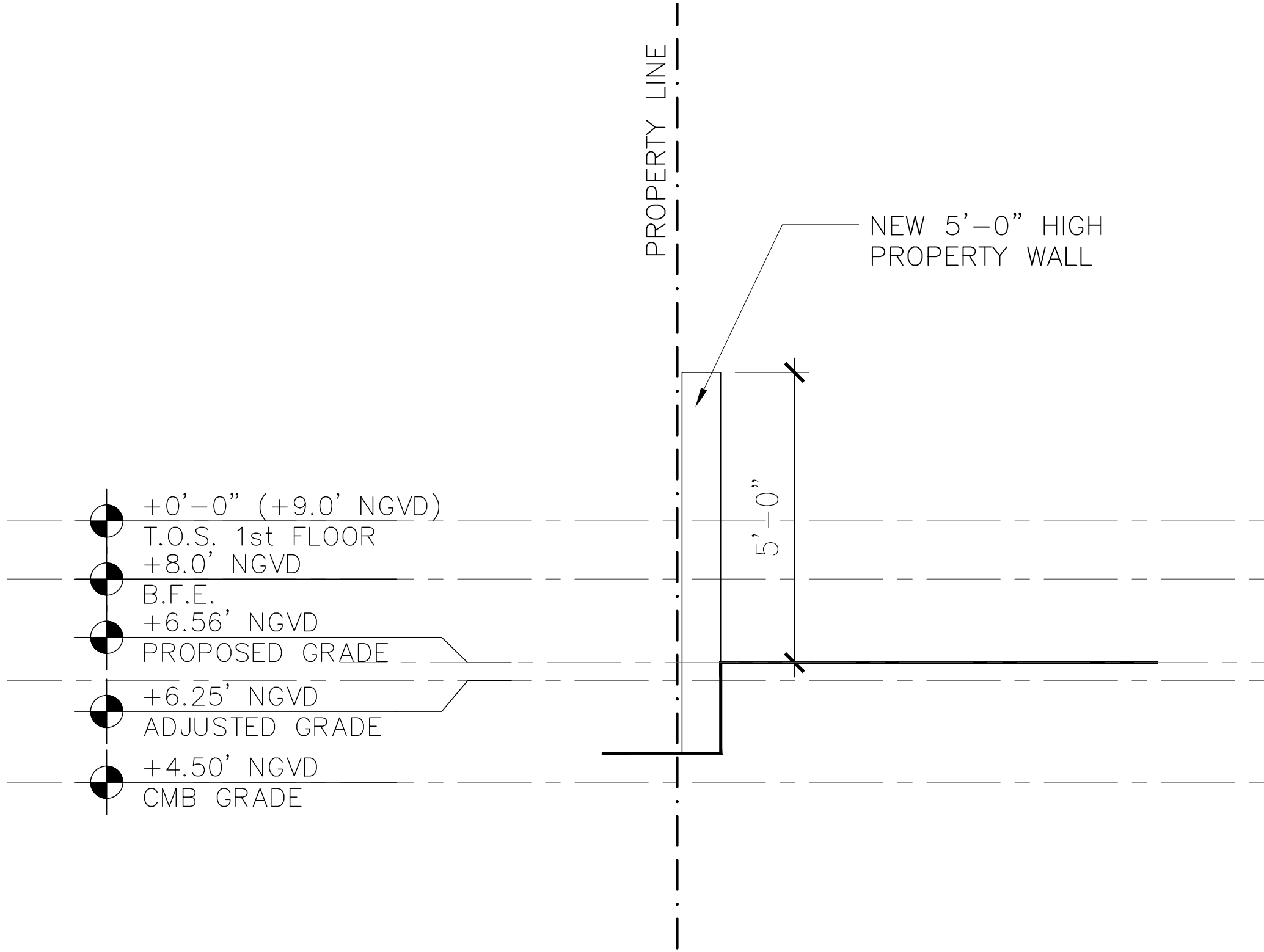
2 SW SIDE YARD
A5.2 1/2" = 1'-0"



KEY PLAN
1/32" = 1'-0"



3 NW SIDE YARD
A5.2 1/2" = 1'-0"



4 NW SIDE YARD
A5.2 1/2" = 1'-0"

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PROPOSED SINGLE FAMILY RESIDENCE
5262 LA GORCE DRIVE
SUITE 101, KEY BISCAYNE, FL 33149
2021.07.01 02-2114-003-1052

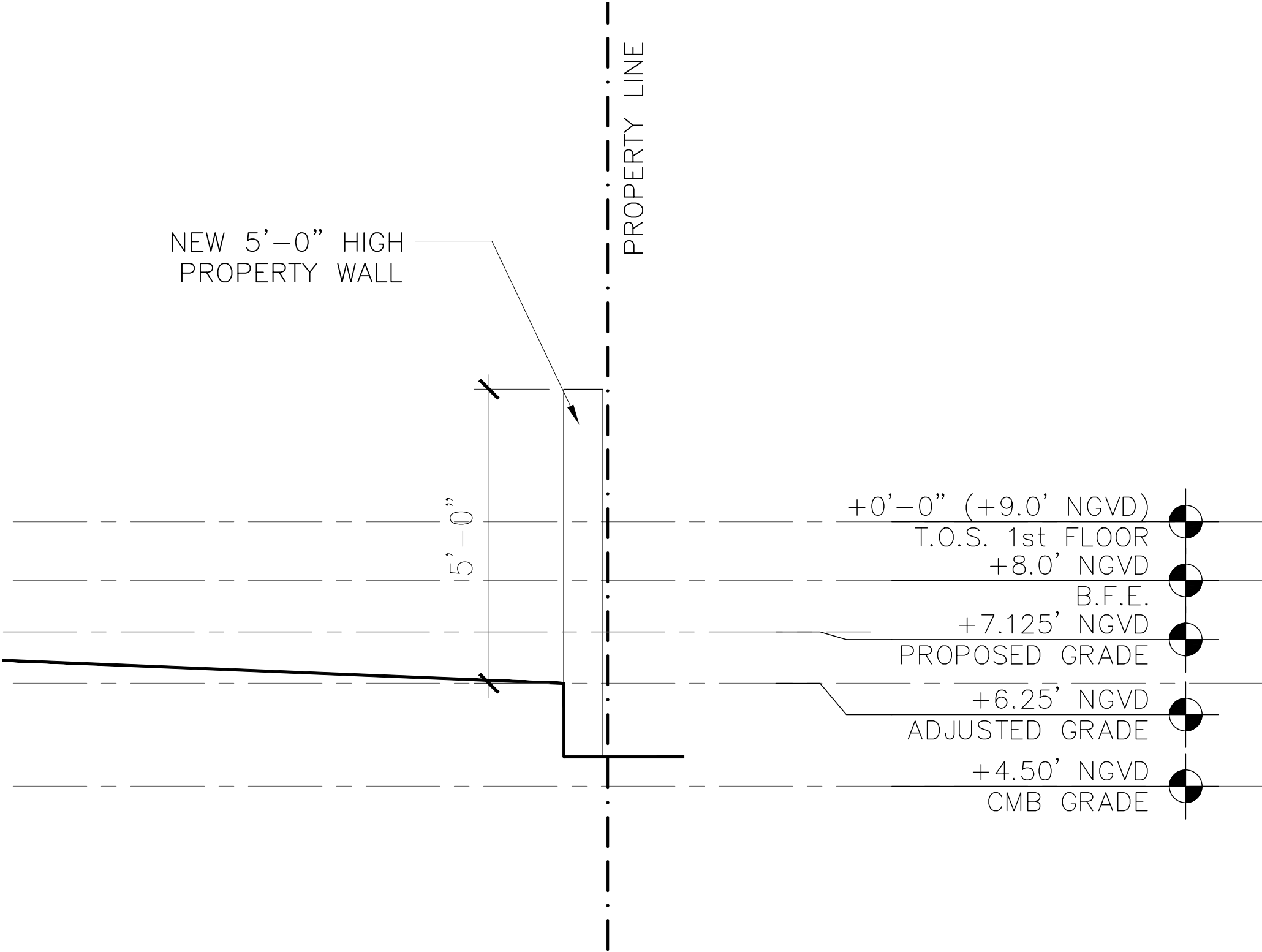
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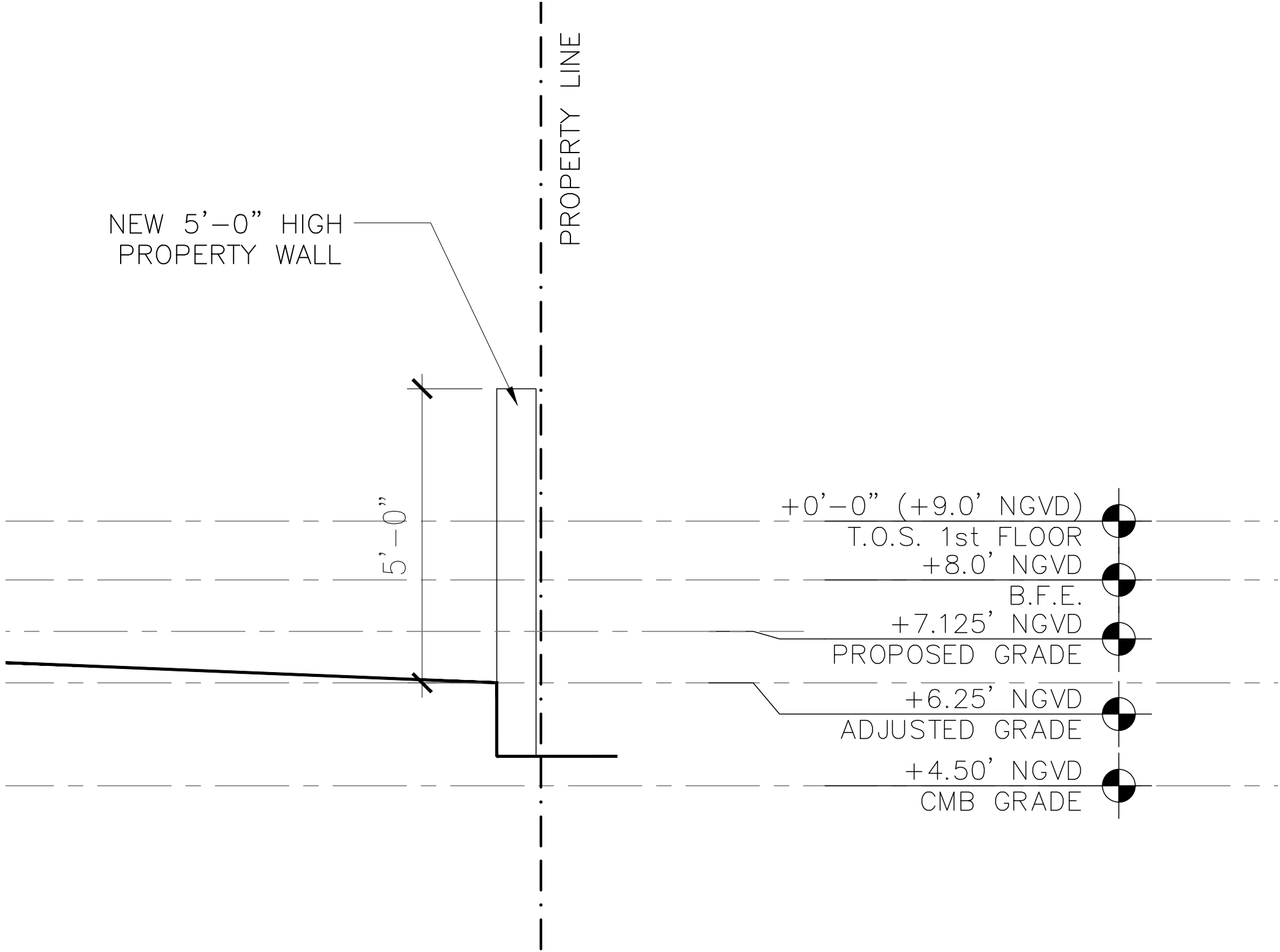
SHEET TITLE
SIDE YARD SECTIONS

SHEET No.

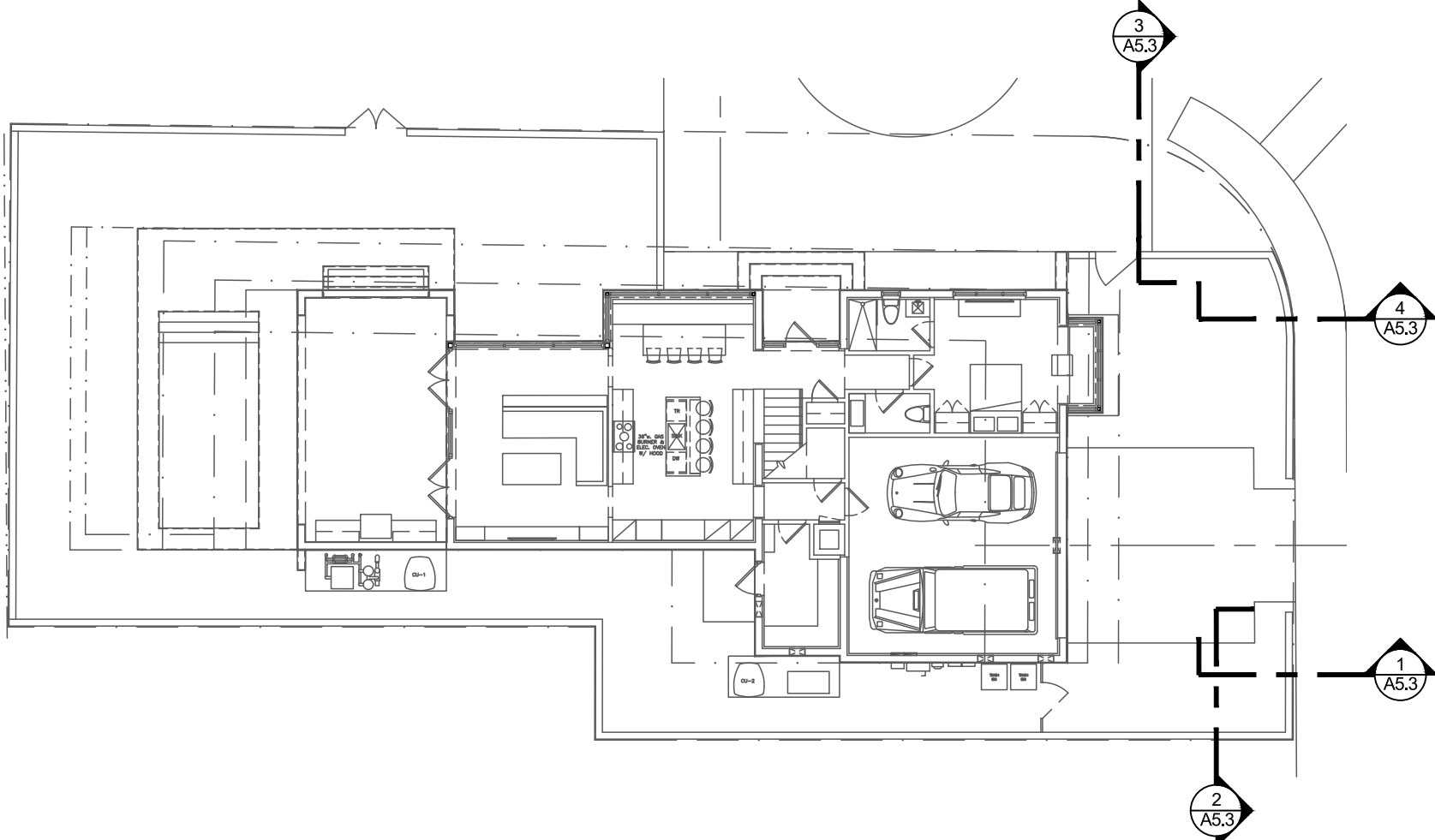
A5.2



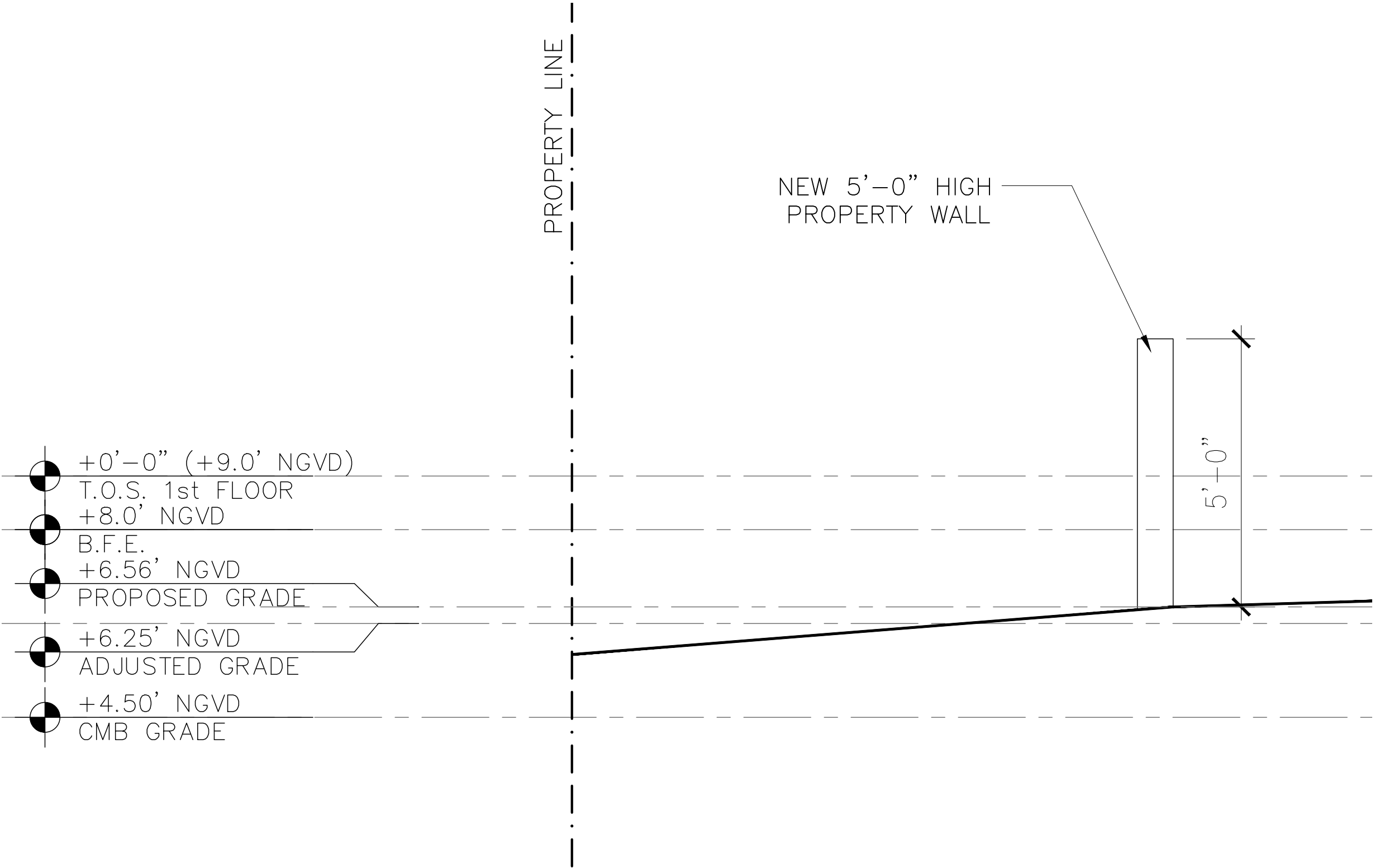
1 SE SIDE YARD
A5.3 1/2" = 1'-0"



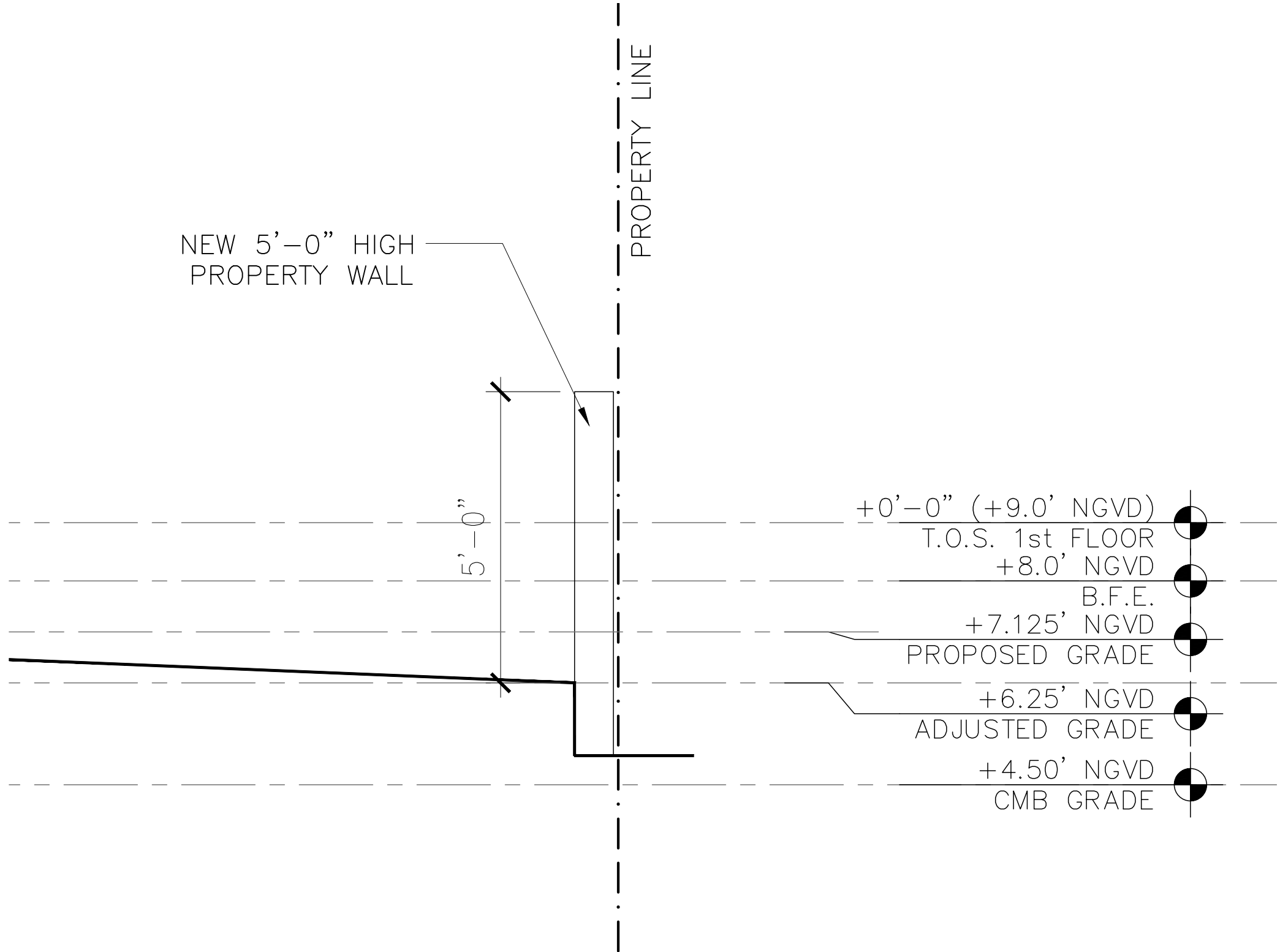
2 SE SIDE YARD
A5.3 1/2" = 1'-0"



KEY PLAN
1/32" = 1'-0"



3 NE SIDE YARD
A5.3 1/2" = 1'-0"



4 NE SIDE YARD
A5.3 1/2" = 1'-0"

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PROPOSED SINGLE FAMILY RESIDENCE
5262 LA GORCE DRIVE
801A UNIT 105, 05-5214-003-11952

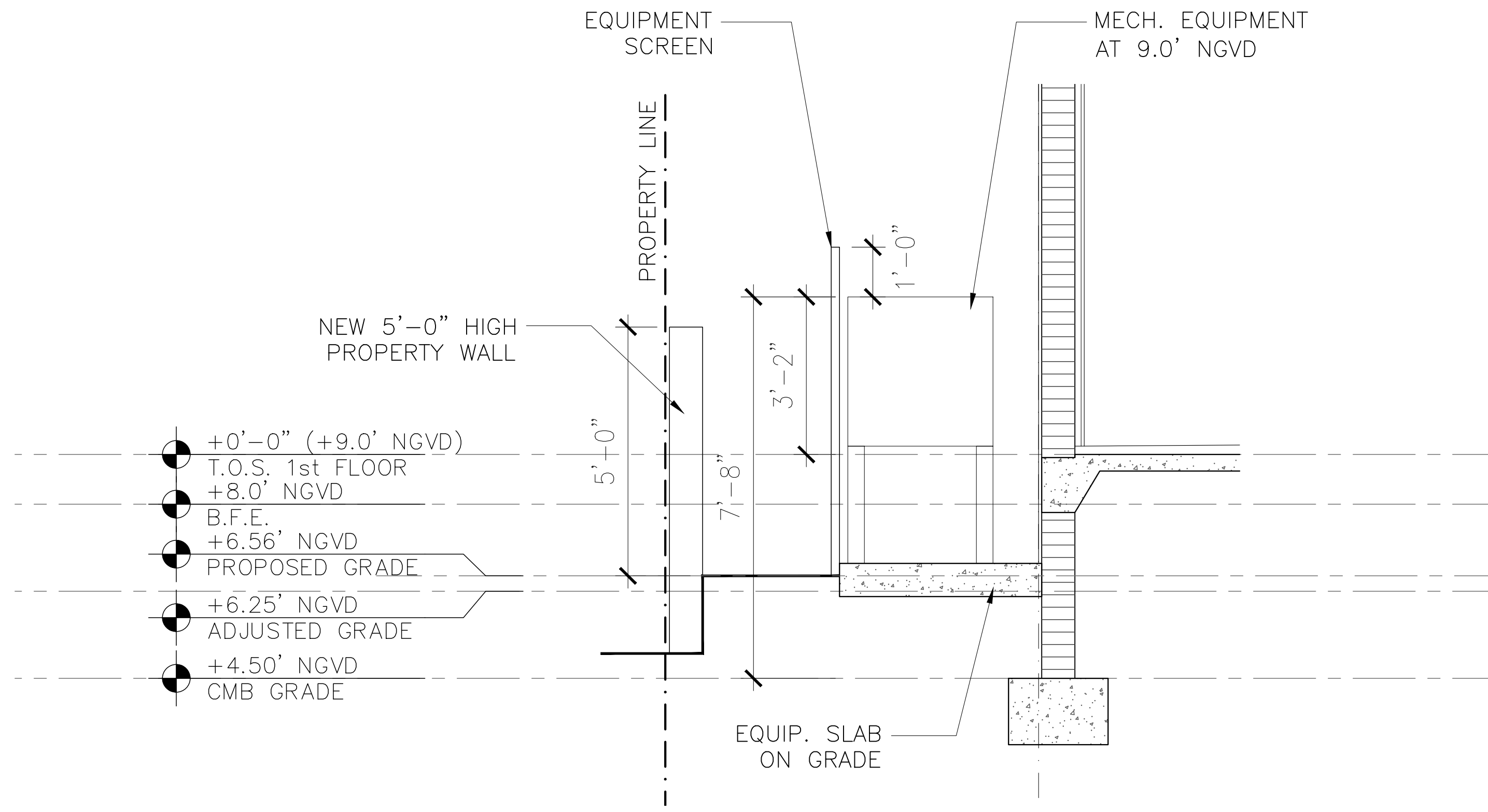
DATE: 09.07.2021
DRAWN BY: GSL/LC
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SHEET TITLE
SIDE YARD SECTIONS

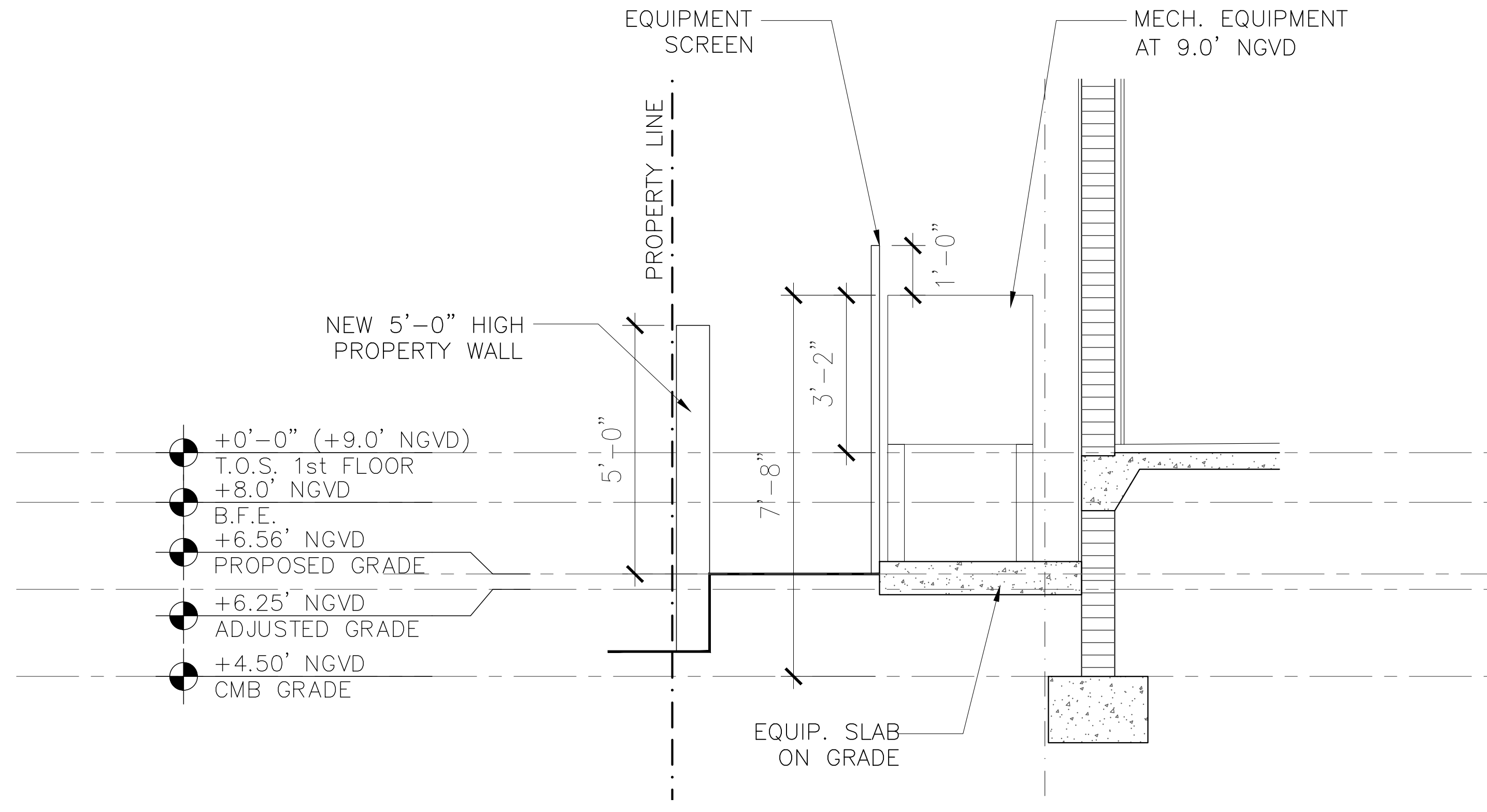
SHEET No.
A5.3

Thom
as F.
Weber

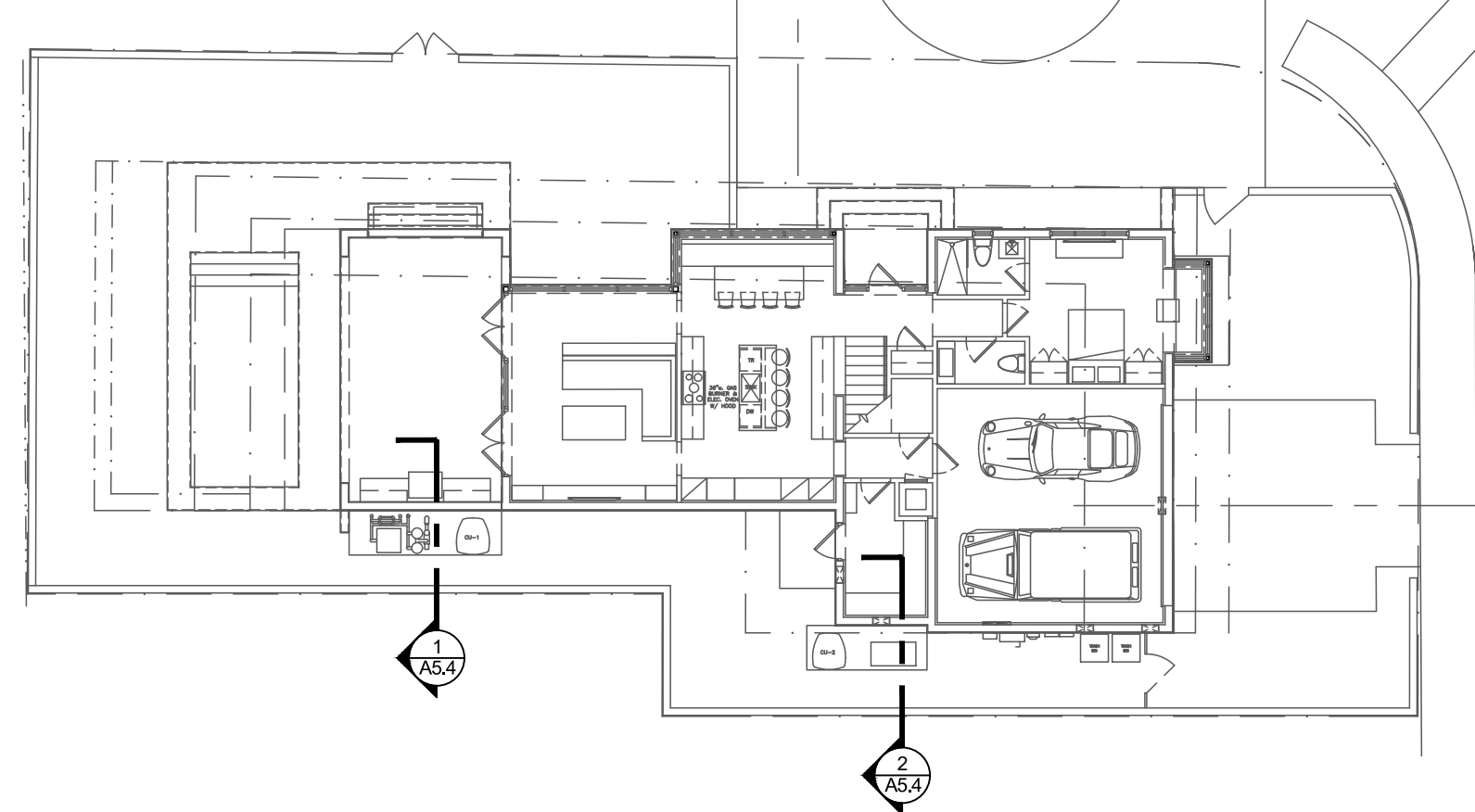
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signed by
Thomas F.
Weber
Date:
2021.09.07
15:47:21 -04'00



1
**SOUTH SIDE YARD
EQUIPMENT AREA**
A5.4 1/2" = 1'-0"



2
**SOUTH SIDE YARD
EQUIPMENT AREA**
A5.4 1/2" = 1'-0"



KEY PLAN
1/32" = 1'-0"

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SUITE 101
801 AMT BEACH, FL 33149
TEL: 305.521.4003-11952

DATE: 09.07.2021
DRAWN BY: GSL/LC

REVISION / DATE

SHEET TITLE
SECTIONS AT
EQUIPMENT
AREAS

SHEET No.

A5.4