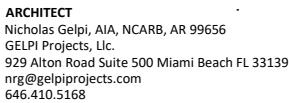
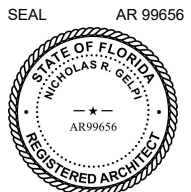


FINAL SUBMITTAL - 07/10/23

ZBA 22-0137



Λ 000 1



NICHOLAS GELPI

NO.	DATE	DESCRIPTION
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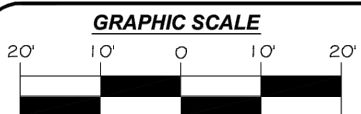
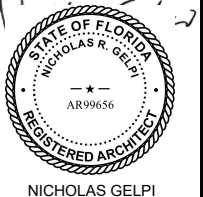
GELPI RESIDENCE

5500 LA GORCE DR.
MIAMI BEACH, FL. 33140

11 X 17

06/20/23

A-001



(IN FEET)
1 INCH = 20 FT.

MAP OF BOUNDARY SURVEY

LOCATION MAP




SECTION 14, TOWNSHIP 53 SOUTH, RANGE 42 EAST
LYING AND BEING IN MIAMI-DADE FLORIDA
(NOT TO SCALE)



LB No. 7633

PROFESSIONAL SURVEYORS AND MAPPERS
1435 S.W. 87th AVENUE, SUITE "201"
MIAMI, FL 33174
PHONE: (305) 556-4002 FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL: REQUEST@LMSURVEYING.COM

ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B.B.	=DENOTES BASIS OF BEARINGS
ASPH.	=DENOTES ASPHALT
PROP.	=DENOTES PROPERTY LINE
BM	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
L.P	=DENOTES LIGHT POLE
CB	=DENOTES CATCH BASIN
DES	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
L.M.E.	=DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
WD	=DENOTES WOOD POWER POLE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
M.H.W.	=DENOTES MEAN HIGH WATER LINE
-- x --	=DENOTES WOOD FENCE
-- x --	=DENOTES CHAIN LINK FENCE
○	=DENOTES IRON FENCE
⊙	=DENOTES FOUND IRON PIPE (NO ID.)
⊙	=DENOTES FOUND NAIL AND DISC
	=DENOTES ASPHALT PAVEMENT
<u>X.X.X.</u>	=DENOTES ELEVATIONS
	=DENOTES BRICKS
	=DENOTES CONCRETE PAD

ALL BEARINGS AND DISTANCES SHOWN
HEREON ARE RECORD AND MEASURED
UNLESS OTHERWISE NOTED.

MAP OF BOUNDARY SURVEY

FLOOD ZONE:		AE	
ELEVATION:		8.0	
COMMUNITY:		120651	
PANEL:		12086C0309	
DATE OF FIRM:		09-11-2009	
SUFFIX:		L	
ORIGINAL FIELD WORK SURVEY DATE		03-13-2020	
BENCH MARK:		N/A	
ELEVATION:		N/A	
DATE	DRAWN BY	SCALE	
03-16-2020	J.FEE	1"=20'	
REVISION / UPDATE OF SURVEY			
DATE	DRAWN BY	DESCRIPTION	
04-27-2020	E.SS	UPDATE	
<i>JOB No.</i>			
2003-0082-01			

SURVEYOR'S NOTES:

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.51FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 6.) THE SURVEY: BOUNDARY SURVEY.
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29)
- 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED.
- 16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "BEACH VIEW SUBDIVISION" RECORDED IN PLAT BOOK 9, AT PAGE 158.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.

LEGAL DESCRIPTION:

LOT 1, BLOCK 13, BEACH VIEW SUBDIVISION, ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 9, PAGE 158, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH EASEMENT IN BOOK 24090, PAGE 4837 ON THE FOLLOWING PROPERTY:

A PORTION OF LAND LYING 15.00 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF LOT 1, BLOCK 13 OF " BEACH VIEW SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, AT PAGE 158, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, EXTENDED NORTHERLY TO THE INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 1 AND EXTENDED SOUTHERLY TO THE INTERSECTION WITH A LINE THAT LIES 5.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTHERLY LINE OF LOT 1.

PROPERTY ADDRESS:

FOLIO NO. 02-3214-003-1520

5500 LA GORCE DRIVE,
MIAMI BEACH, FLORIDA 33140-2138

AREA OF PROPERTY: 8,302 SQUARE FEET AND/OR
0.191 ACRES MORE OR LESS.


CERTIFIED TO:

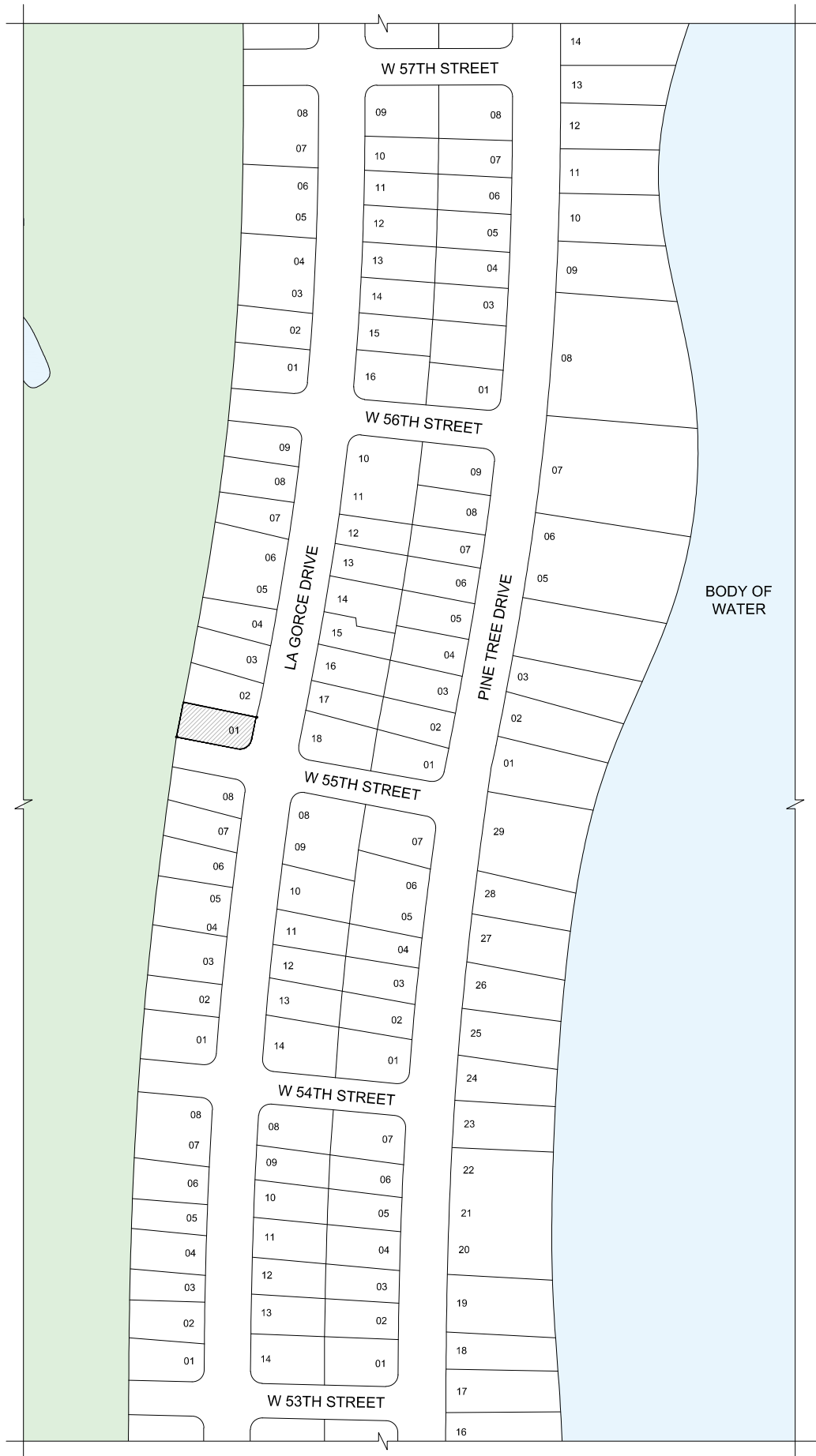
THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE
EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE
CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED
PARTIES.

—NICHOLAS GELPI AND ESTHER GELPI

SURVEYOR'S CERTIFICATION:

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY TO
THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS
A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION,
THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF
FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J-17.050 THROUGH
5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW,
PURSUANT TO CHAPTER 402, FLORIDA STATUTE.

SIGNED  FOR THE FIRM
ARTURO MENDIGUTIA, P.S.M. STATE OF FLORIDA P.S.M. NO. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR
REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT
WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN
AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.



01 CONTEXT LOCATION MAP
1/128" = 1'-0"



02 ZONING INFORMATION
N.T.S.



Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

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:	5500 LA GORCE DRIVE MIAMI BEACH, FLORIDA 33140			
2	Folio number(s):	02-3214-003-1520			
3	Board and file number(s) :	ZBA22-0137			
4	Year built: 1962	Zoning District:		RS-4	
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:	8.00'	Grade value in NGVD:		4.48'
9	Adjusted grade (Flood+Grade/2):	6.24'	Free board:		9.0'
10	30" above grade:	6.98'	Lot Area:		7,406.25 SF
11	Lot width:	60 FT	Lot Depth:		125 FT
12	Max Lot Coverage SF and %:	2,221.8 SF (30%)	Proposed Lot Coverage SF and %:		3,104 SF (41.9%)
13	Existing Lot Coverage SF and %:	3,023 SF(40.8%)	Net Lot coverage (garage-storage)		3,023 SF (40.8%)
14	Front Yard Open Space SF and %:	637 SF (58%)	Rear Yard Open Space SF and %:		447.5 SF (37.3%)
15	Max Unit Size SF and %:	3,703 SF (50%)	Proposed Unit Size SF and %:		3,702 SF (49.9%)
16	Existing First Floor Unit Size:	2,641 SF	Proposed First Floor Unit Size:		2855 SF
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	N/A		
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	9' NGVD	9.24'	21.89'	
20	Front Setbacks:	20'	20'	20'	
	Front First level:	20'	20'	20'	
	Front second level:	40'	0	47' 5-3/8"	
21	Front second level if lot coverage is 25% or greater:				
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	35%	0	100%	
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	50	0	0%	
22	Sum of side yard :	15'	11.25'	11.25'	
23	Side 1:	7.5'	5'	5'	
24	Side 2 or (facing street):	15'	6.25'	6.25'	
25	Rear:	20'	18.5'	18.5'	
26	Accessory Structure Side 1:	N/A	N/A	N/A	
27	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	
28	Accessory Structure Rear:	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.				

Notes: Indicate N/A if not applicable.



420 Lincoln Rd, Suite 440
Miami Beach, FL 33139
nrg@gelpiprojects.com
646.410.5168

REVISIONS		
NO.	DATE	DESCRIPTION
#1		
#2		
#3		
#4		
#5		

PROJECT
GELPI RESIDENCE

5500 LA GORCE DR.
MIAMI BEACH, FL. 33140

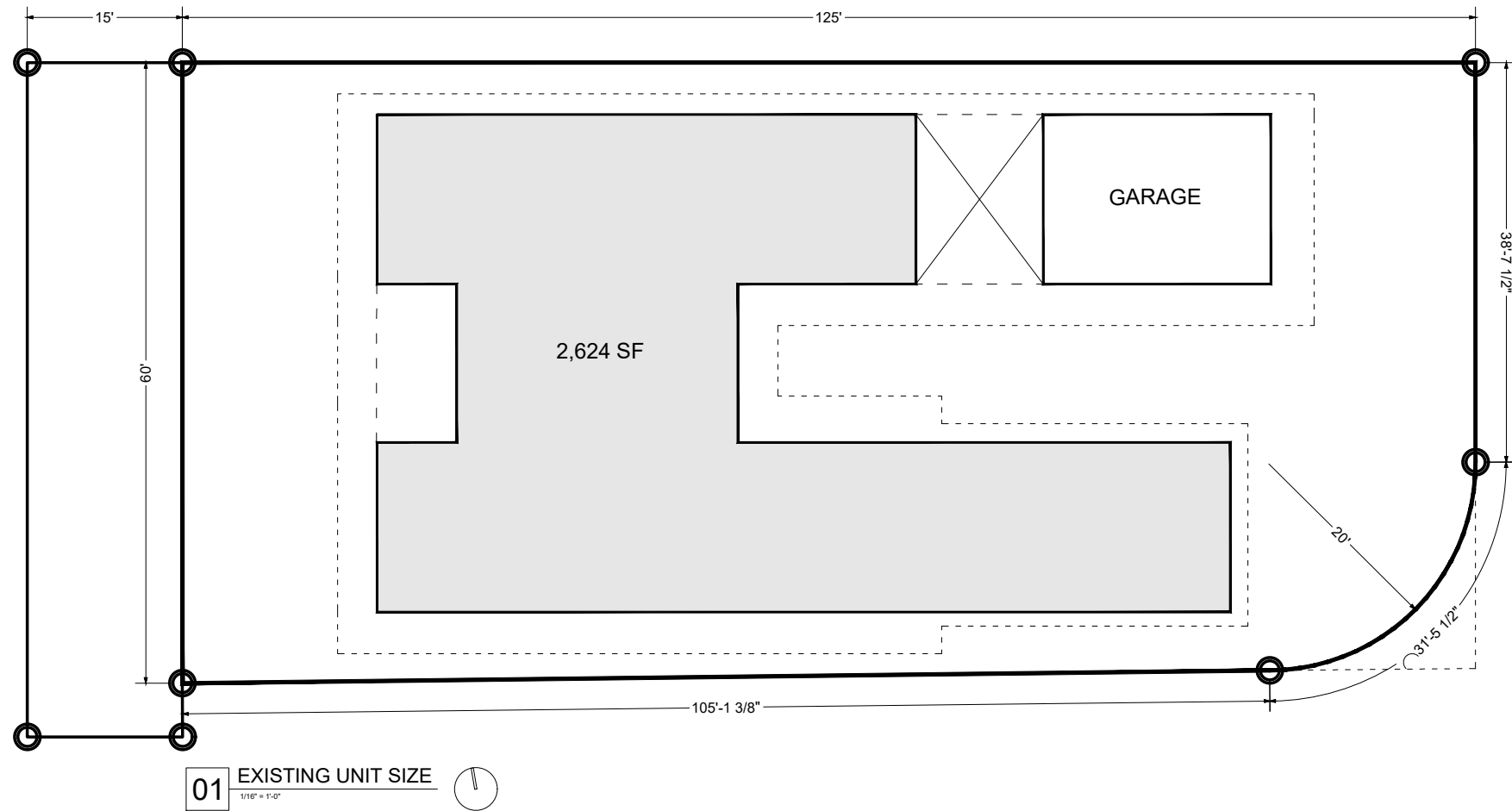
SHEET SIZE
11 X 17

DATE
06/20/23

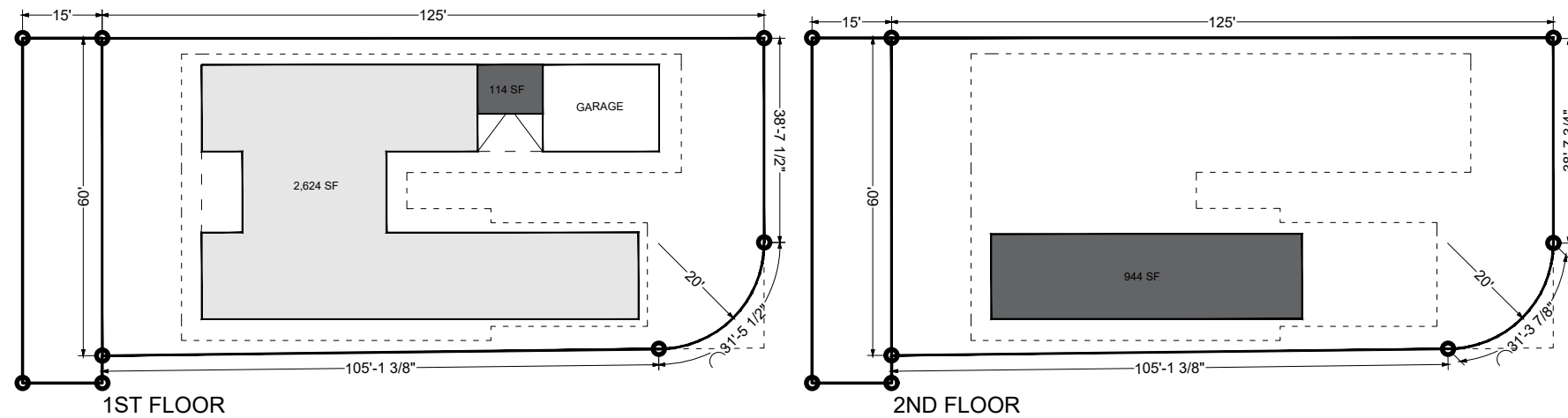
CONTEXT MAP /
ZONING INFORMATION

A-002

SEAL
AR 99656
STATE OF FLORIDA
NICHOLAS R. GELPI
REGISTERED ARCHITECT
AR99656
NICHOLAS GELPI



01 EXISTING UNIT SIZE
1/16" = 1'-0"



02 PROPOSED UNIT SIZE
1/32" = 1'-0"

EXISTING UNIT SIZE CALCULATIONS			
LOT AREA	7,406.25	SF	
MAX. UNIT SIZE:	50% OF LOT AREA		
- ALLOWED =	3,703.125	SF	
	3,703.125 / 7,406.25		= 50%
EXISTING =	2,624	SF	
	2,624 / 7,406.25		= 35.4%

PROPOSED UNIT SIZE CALCULATIONS			
LOT AREA	7,406.25	SF	
MAX. UNIT SIZE:			
- ALLOWED =	3,703.125	SF	
	7406.25 X 50%		= 50%
EXISTING =	2,641	SF	
	2,624 / 7,406.25		= 35.4%
PROPOSED =			
- 1ST FLOOR:	2,624 + 114	SF	
- 2ND FLOOR:	944	SF	
- TOTAL:	3,682	SF	
	3,682 / 7,406.25		= 49.7%

UNIT SIZE CODE	
SEC.142-105 b.4.b&c b.For purposes of this subsection, unit size means the sum of the gross horizontal areas of the floors of a single-family home, measured from the exterior faces of exterior walls. However, the unit size of a single-family home shall not include the following, unless otherwise provided for in these land development regulations: 1.Uncovered steps. 2.Attic space, providing structural headroom of less than seven feet six inches. 3.Open breezeways, connected to more than one structure, which consist of roof protection from the elements and are open on all sides. 4.Covered terraces and porches, which are unenclosed and open on at least one side, with the exception of roof supports and required safety railing. 5.Enclosed floor space used for required off-street parking spaces (maximum 500 square feet). 6.Covered exterior unenclosed private balconies. c.For two story homes with an overall lot coverage of 25 percent or greater, the following additional requirements shall apply to the second floor (including any portion of the home above a height of 18 feet as measured from base flood elevation plus freeboard): 1.At least 35 percent of the second floor along the front elevation shall be set back a minimum of five feet from the minimum required setback. 2.At least 50 percent of the second floor along a side elevation facing a street shall be set back a minimum of five feet from the minimum required setback. The DRB or HPB may forego these requirements, in accordance with the applicable design review or appropriateness criteria.	



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Miami Beach, FL 33139
nrg@gelpiprojects.com
646.410.5168

REVISIONS

NO.	DATE	DESCRIPTION
#1		
#2		
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#4		
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PROJECT
GELPI RESIDENCE

5500 LA GORCE DR.
MIAMI BEACH, FL. 33140

SHEET SIZE
11 X 17

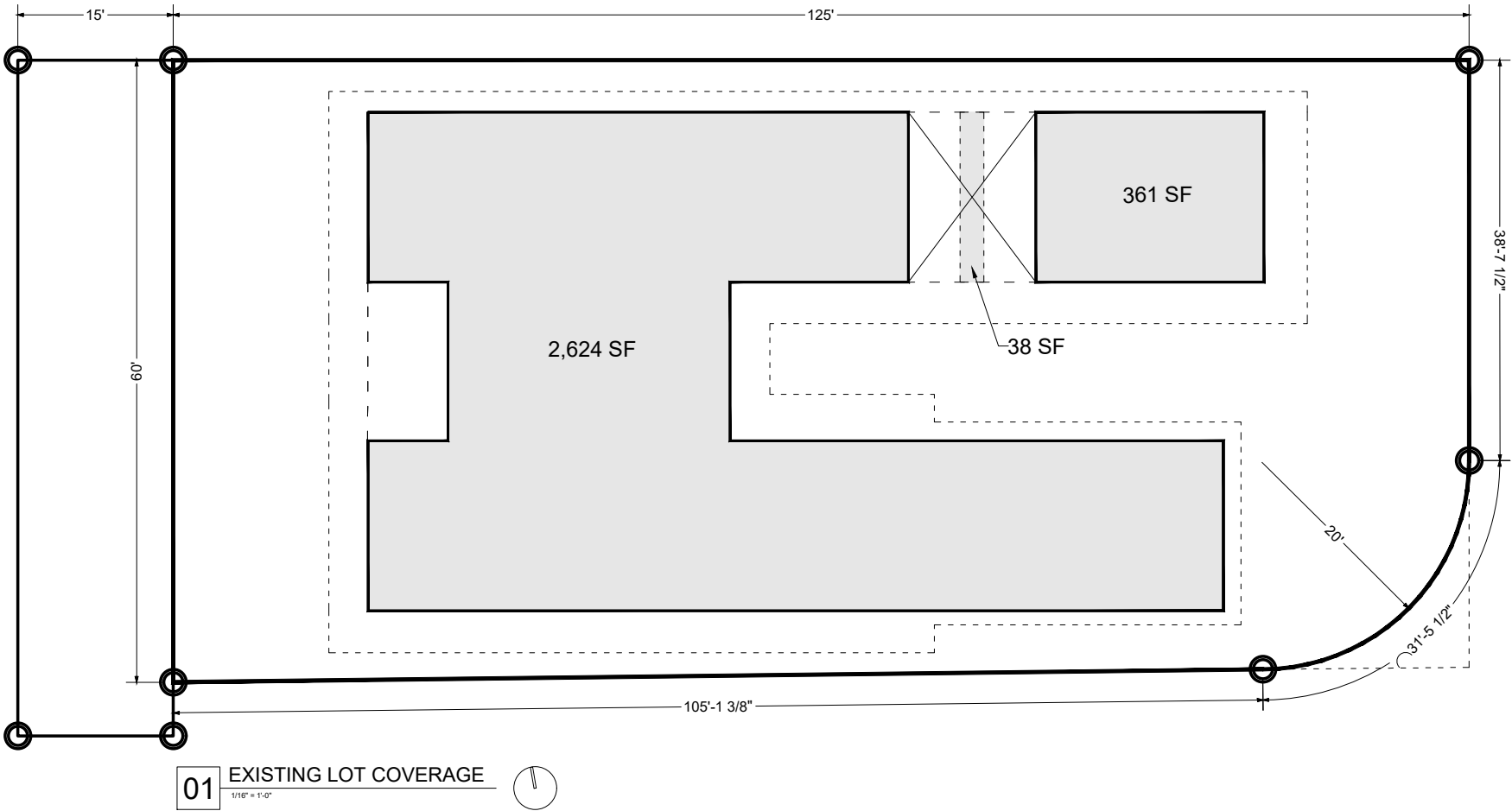
DATE
06/20/23

EXISTING / PROPOSED
UNIT SIZE DIAGRAMS

A-003

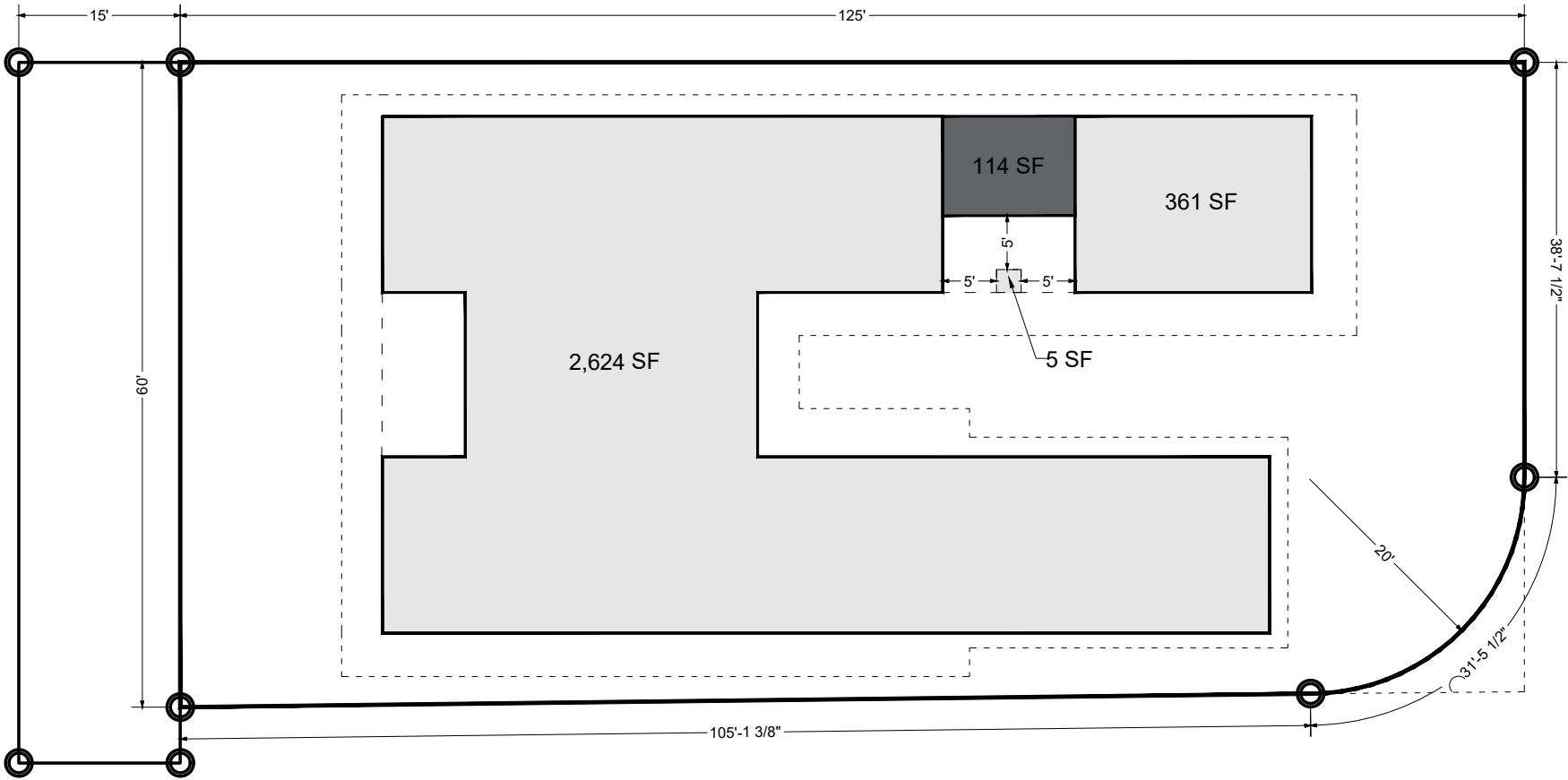
Nicholas Gelpi





01 EXISTING LOT COVERAGE

1/16" = 1'-0"



02 PROPOSED LOT COVERAGE

1/16" = 1'-0"

EXISTING LOT COVERAGE CALCULATIONS			
LOT AREA	7,406.25	SF	
MAX. LOT COVERAGE:	50% OF LOT FOR 1-STORY		
ALLOWED:	= 3,703.125	SF	
	3,703.125 / 7,406.25	= 50%	
EXISTING:	= 3,023	SF	
	3,023 / 7,406.25	= 40.8%	

PROPOSED LOT COVERAGE CALCULATIONS			
LOT AREA	7,406.25	SF	
MAX. LOT COVERAGE:	30% OF LOT FOR 2-STORIES		
ALLOWED:	= 2,221.875	SF	
	2,221.875 / 7,406.25	= 30%	
EXISTING:	= 3,023	SF	
	3,023 / 7,406.25	= 40.8%	
PROPOSED:	= 3,104	SF	
	3,104 / 7,406.25	= 41.9%	
** VARIANCE FOR LOT COVERAGE EXCEEDING 30%.			

LOT COVERAGE CODE	
SEC.142-105 b.5.c.	
Calculating lot coverage. Lot coverage shall be as defined in section 114-1, subject to the following additional regulations:	
1.Internal courtyards, which are open to the sky, but which are substantially enclosed by the structure on four or more sides, shall be included in the lot coverage calculation.	
2.Eyebrows, roof overhangs, covered porches and terraces, projecting a maximum of five feet from an exterior wall, shall not be included in the lot coverage calculation. All portions of such covered areas exceeding a projection of five feet shall be included in the lot coverage calculation.	

GELPI PROJECTS



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Miami Beach, FL 33139
nrg@gelpiprojects.com
646.410.5168

REVISIONS

NO.	DATE	DESCRIPTION
#1		
#2		
#3		
#4		
#5		

PROJECT

GELPI RESIDENCE
5500 LA GORCE DR.
MIAMI BEACH, FL. 33140

SHEET SIZE
11 X 17

DATE
06/20/23

EXISTING / PROPOSED
LOT COVERAGE DIAGRAMS

A-004

Nicholas Gelpi

SEAL AR 99656



NICHOLAS GELPI



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646.410.5168

REVISIONS

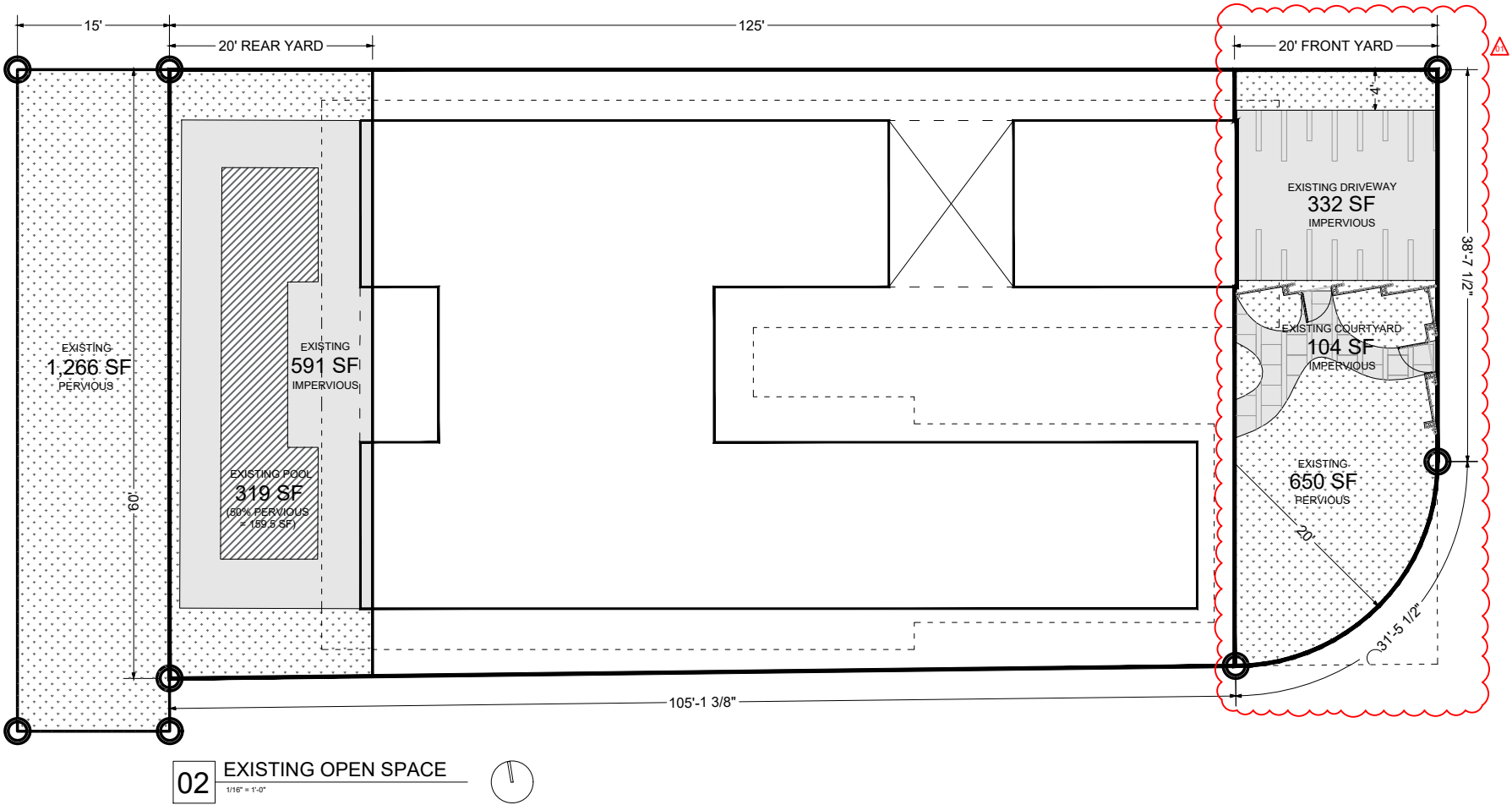
NO. DATE DESCRIPTION

07/10/23 REVISION 01

PROJECT

GELPI RESIDENCE
5500 LA GORCE DR.
MIAMI BEACH, FL. 33140

OPEN SPACE CALCULATIONS			
FRONT YARD:			
MIN. OPEN SPACE:	1,086	SF	
- ALLOWED =	50% OF FRONT YARD		
543 / 1,086	= > 543	SF	
	= 50%		
- EXISTING	(PERVIOUS)= 650	SF	
	(IMPERVIOUS)= 332	SF	
650 / 1,086	= 59.8%		
REAR YARD:			
MIN. OPEN SPACE:	2,176	SF	
- ALLOWED=	70% OF REAR YARD		
1,524 / 2,176	= > 1,524	SF	
	= 70%		
- EXISTING	(PERVIOUS)=1,266	SF	
	(IMPERVIOUS)=591	SF	
	(POOL AREA 50%)=319	SF	
(50% OF POOL AREA IS PERVIOUS)=159.5		SF	
1,266 + 159.5 = 1,425.5			
1,425.5 / 2,176	= 65.5%		
EXISTING FRONT & REAR YARD TO REMAIN, NO CHANGE PROPOSED.			



OPEN SPACE CODE	
SEC. 142-106 a.1.d. d. At least 50 percent of the required front yard area shall be sodded or landscaped pervious open space. With the exception of driveways and paths leading to the building, paving may not extend any closer than five feet to the front of the building.	
SEC. 142-106 A.3 Rear. The rear setback requirement shall be 15 percent of the lot depth, 20 feet minimum, 50 feet maximum. At least 70 percent of the required rear yard shall be sodded or landscaped pervious open space; when located at or below adjusted grade, the water portion of a swimming pool may count toward this requirement, when located above adjusted grade, the water portion of a swimming pool may count towards 50 percent of this requirement, provided adequate infrastructure is incorporated into the design of the pool to fully accommodate on-site stormwater retention.	

SHEET SIZE

11 X 17

DATE

07/10/23

EXISTING / PROPOSED
OPEN SPACE DIAGRAM

A-005.1

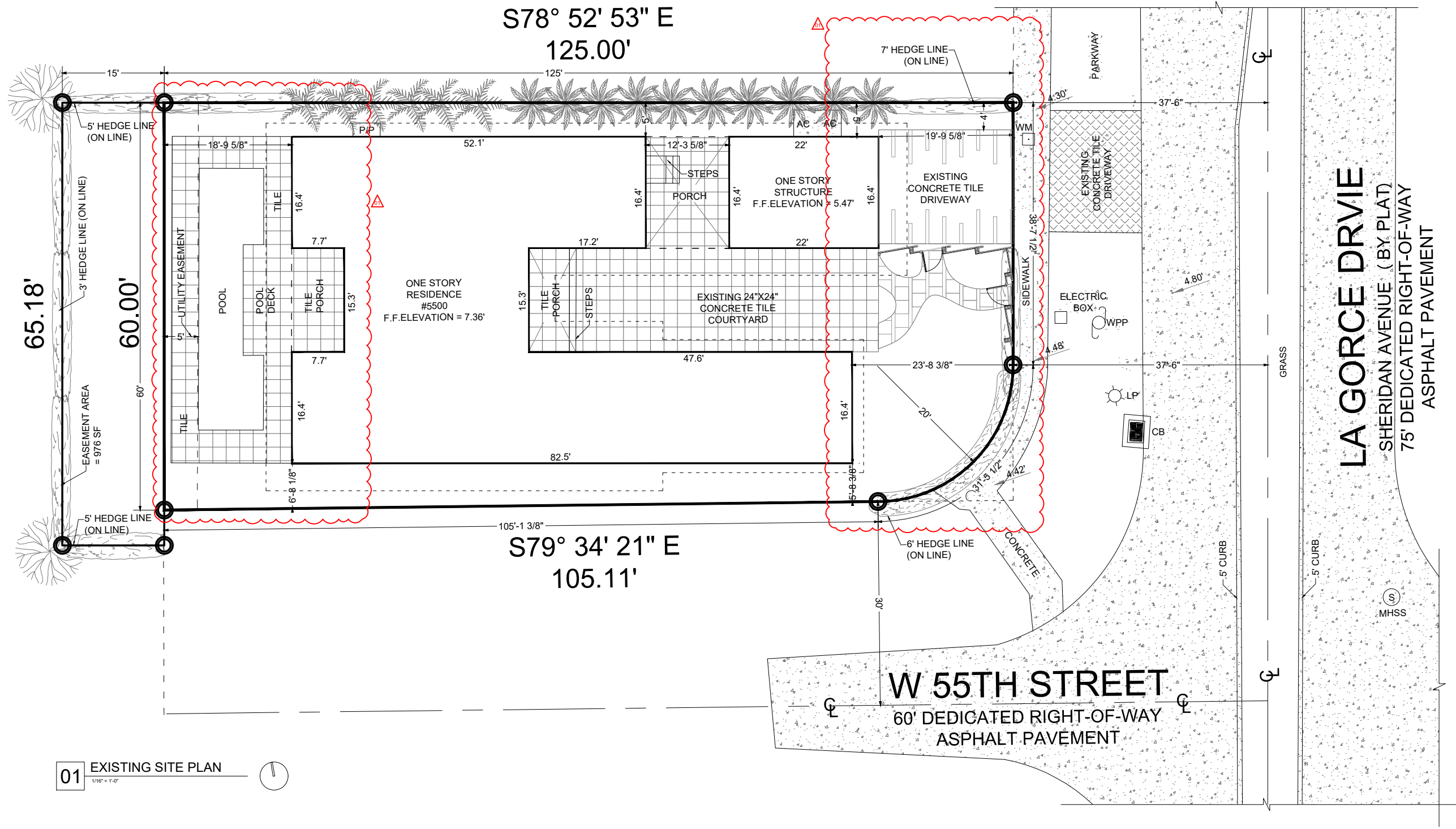
Nicholas Gelpi

SEAL

AR 99656



NICHOLAS GELPI



GELPI PROJECTS

GELPI PROJECTS

ARCHITECTURE

420 Lincoln Rd, Suite 440
Miami Beach, FL 33139
nrg@gelpiprojects.com
646.410.5168

REVISIONS

NO.	DATE	DESCRIPTION
1	07/10/23	REVISION 01

PROJECT

GELPI RESIDENCE

5500 LA GORCE DR.
MIAMI BEACH, FL. 33140

SHEET SIZE

11 X 17

DATE

07/10/23

EXISTING SITE PLAN

A-006.1

Nicholas Gelpi

SEAL

AR 99656

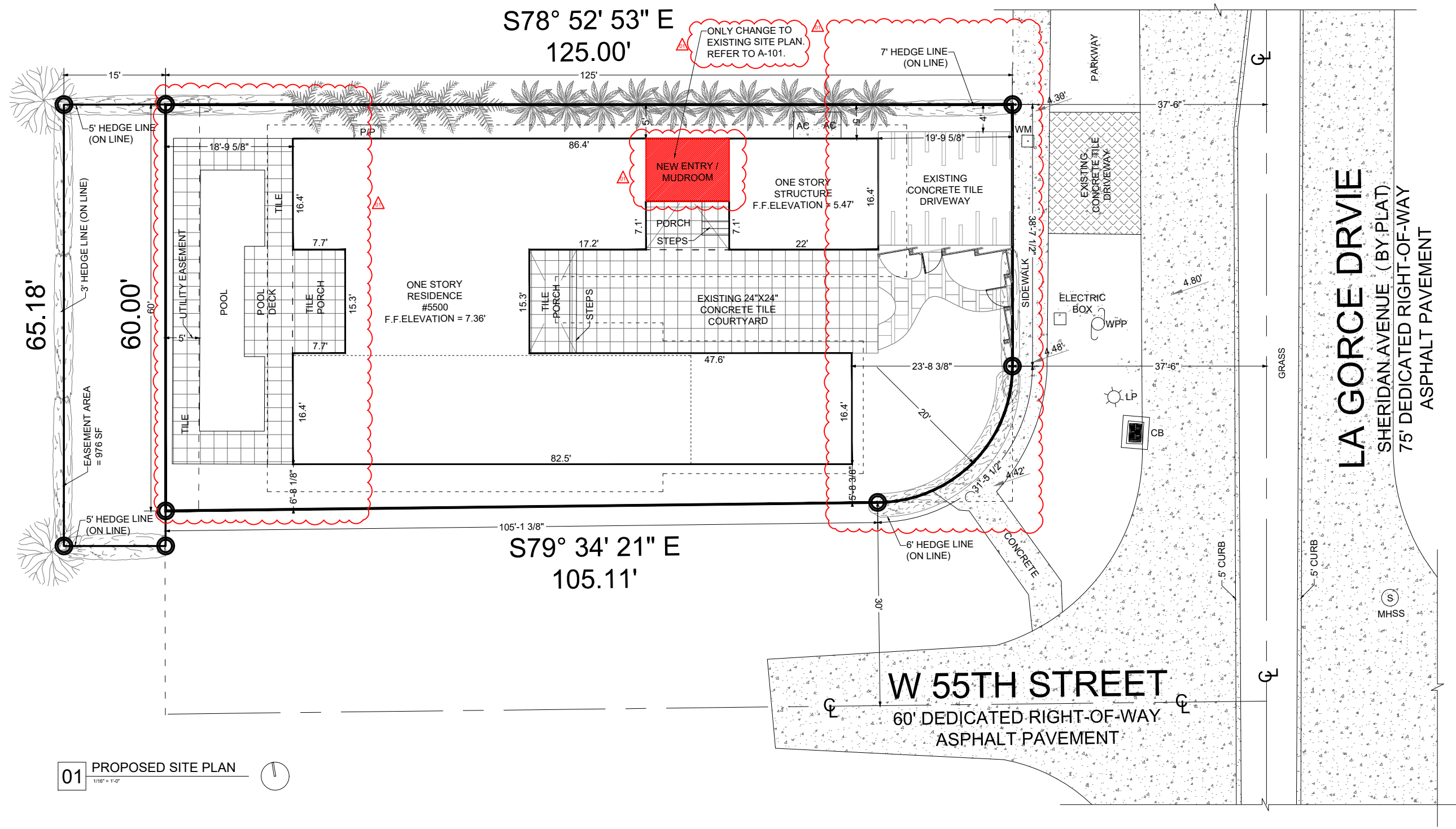
STATE OF FLORIDA

NICHOLAS R. GELPI


REGISTERED ARCHITECT

AR99656

NICHOLAS GELPI



GELPI PROJECTS



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nrg@gelpiprojects.com
646.410.5168

REVISIONS

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PROJECT

GELPI RESIDENCE

5500 LA GORCE DR.
MIAMI BEACH, FL. 33140

SHEET SIZE

11 X 17

DATE

07/10/23

PROPOSED SITE PLAN

A-007.1

Nicholas Gelpi

SEAL

AR 99656



NICHOLAS GELPI



420 Lincoln Rd, Suite 440
Miami Beach, FL 33139
nrg@gelpiprojects.com
646.410.5168

REVISIONS

NO. DATE DESCRIPTION

07/10/23 REVISION 01

PROJECT

GELPI RESIDENCE

5500 LA GORCE DR.
MIAMI BEACH, FL. 33140

SHEET SIZE

11 X 17

DATE

07/10/23

EXISTING / DEMO
FIRST FLOOR PLAN

A-100.1

Nicholas Gelpi

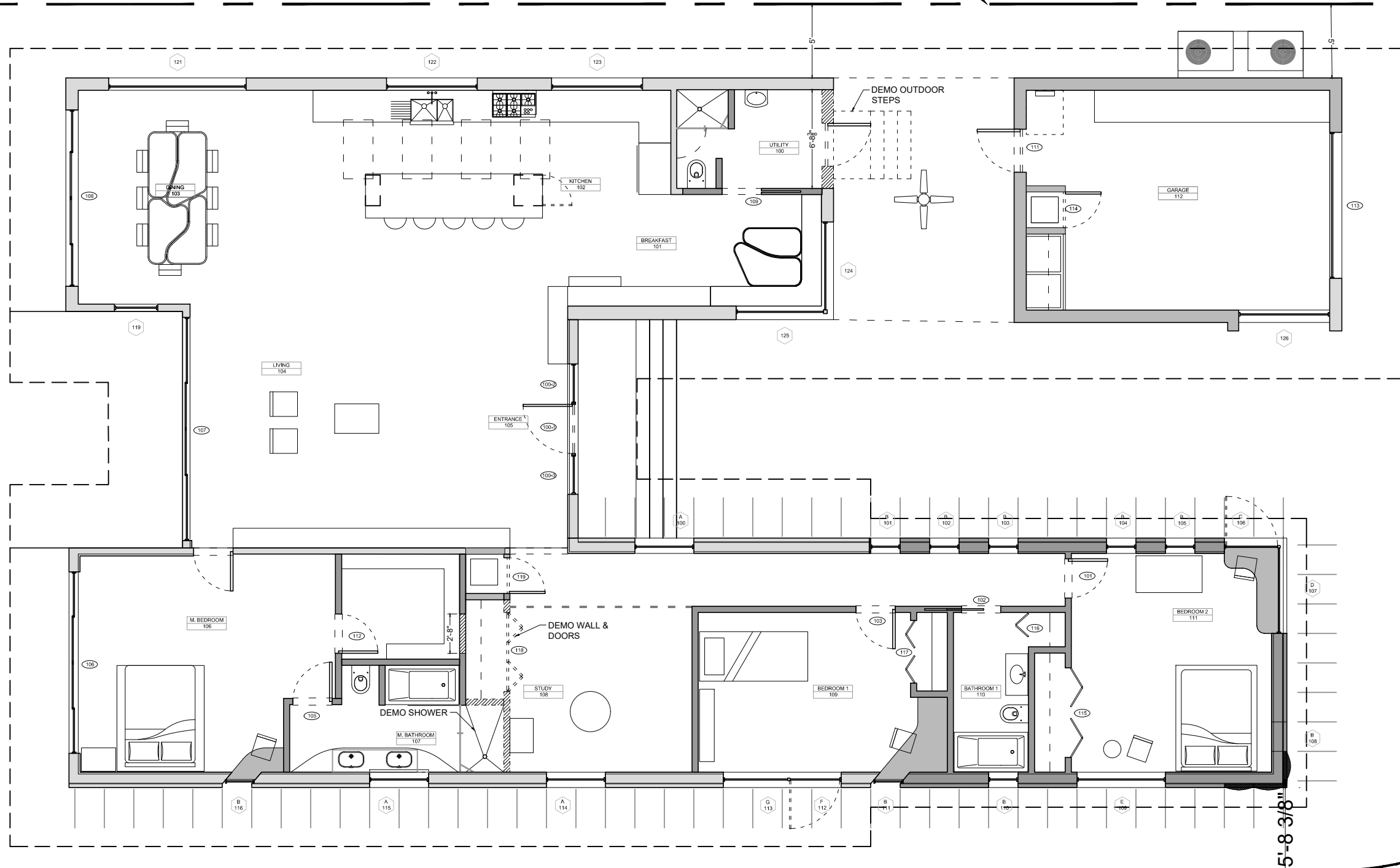
SEAL AR 99656



NICHOLAS GELPI

NORTH PROPERTY LINE

SOUTH PROPERTY LINE



01 EXISTING / DEMO FIRST FLOOR PLAN

1/8" = 1'-0"



PROPOSED UNIT SIZE CALCULATIONS

LOT AREA	7,406.25	SF
MAX. UNIT SIZE:		
- ALLOWED =	3,703.125	SF
7406.25 X 50%	= 50%	
EXISTING =	2,641	SF
2,624 / 7,406.25	= 35.4%	
PROPOSED =		
- 1ST FLOOR:	2,624 + 114	SF
- 2ND FLOOR:	944	SF
- TOTAL:	3,682	SF
3,682 / 7,406.25	= 49.7%	

GELPI RESIDENCE



PROPOSED
FIRST FLOOR PLAN

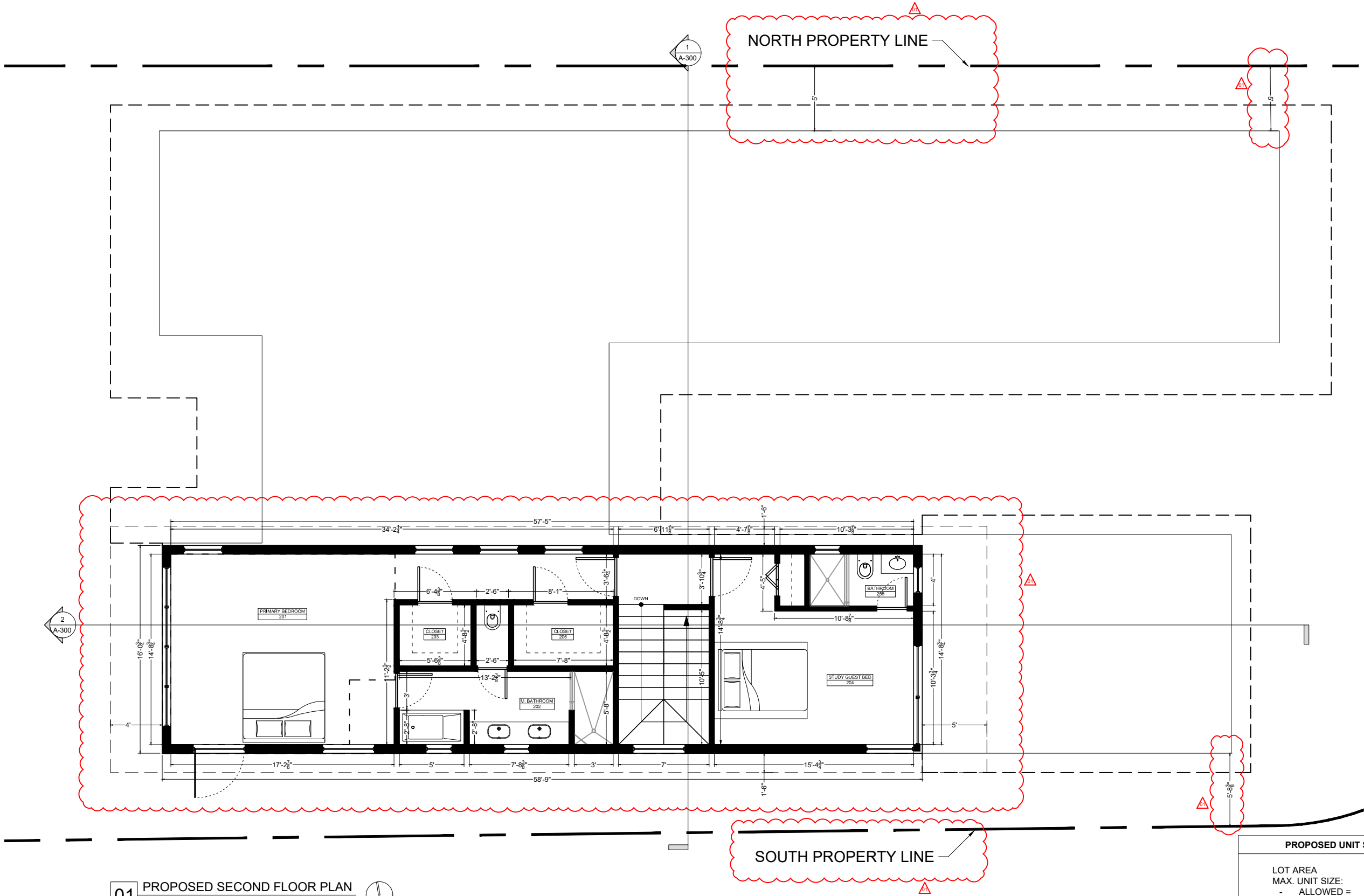
A-101.1

The seal is circular with a rope-like border. Inside the border, the text "STATE OF FLORIDA" is at the top, "NICHOLAS R. GELPI" is in the middle, and "REGISTERED ARCHITECT" is at the bottom. In the center, there is a small star above the license number "AR99656".

NICHOLAS GELPI



PROPOSED UNIT SIZE CALCULATIONS			
LOT AREA	7,406.25	SF	
MAX. UNIT SIZE:			
- ALLOWED =	= 3,703.125	SF	
7406.25 X 50%	= 50%		
 EXISTING =	= 2,641	SF	
2,624 / 7,406.25	= 35.4%		
 PROPOSED =			
- 1ST FLOOR:	2,624 + 114	SF	
- 2ND FLOOR:	944	SF	
- TOTAL:	= 3682	SF	
3,682 / 7,406.25	= 49.7%		



01 PROPOSED SECOND FLOOR PLAN



PROPOSED UNIT SIZE CALCULATIONS			
LOT AREA	7,406.25	SF	
MAX. UNIT SIZE:			
- ALLOWED =	= 3,703.125	SF	
7406.25 X 50%	= 50%		
EXISTING =	= 2,641	SF	
2,624 / 7,406.25	= 35.4%		
PROPOSED =			
- 1ST FLOOR:	2,624 + 114	SF	
- 2ND FLOOR:	944	SF	
- TOTAL:	= 3682	SF	
3,682 / 7,406.25	= 49.7%		



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SHEET SIZE
11 X 17

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07/10/23

PROPOSED
SECOND FLOOR PLAN

A-102.1

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SEAL AR 99656



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5500 LA GORCE DR.
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07/10/23

PROPOSED
ROOF FLOOR PLAN

A-103.1

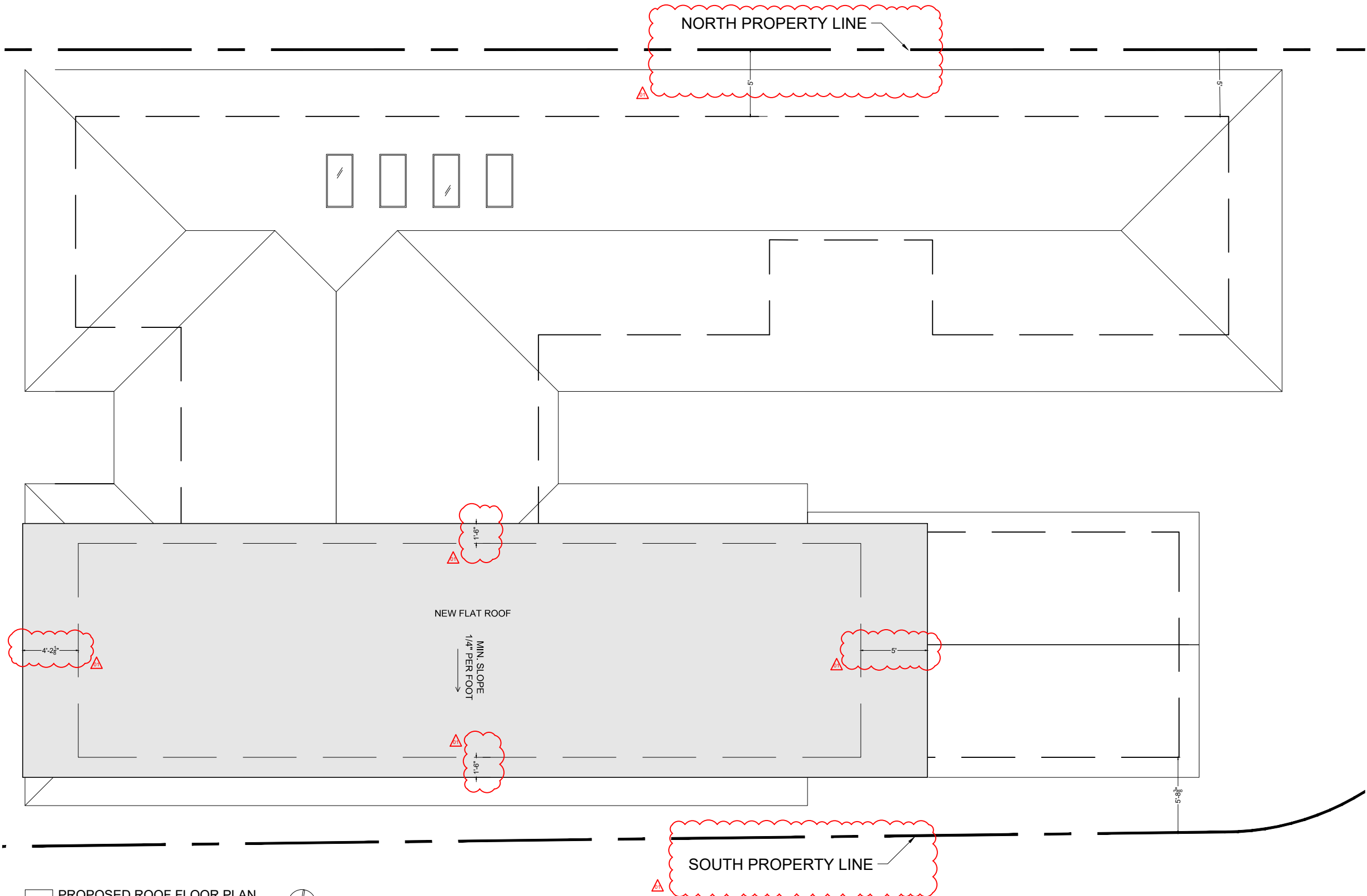
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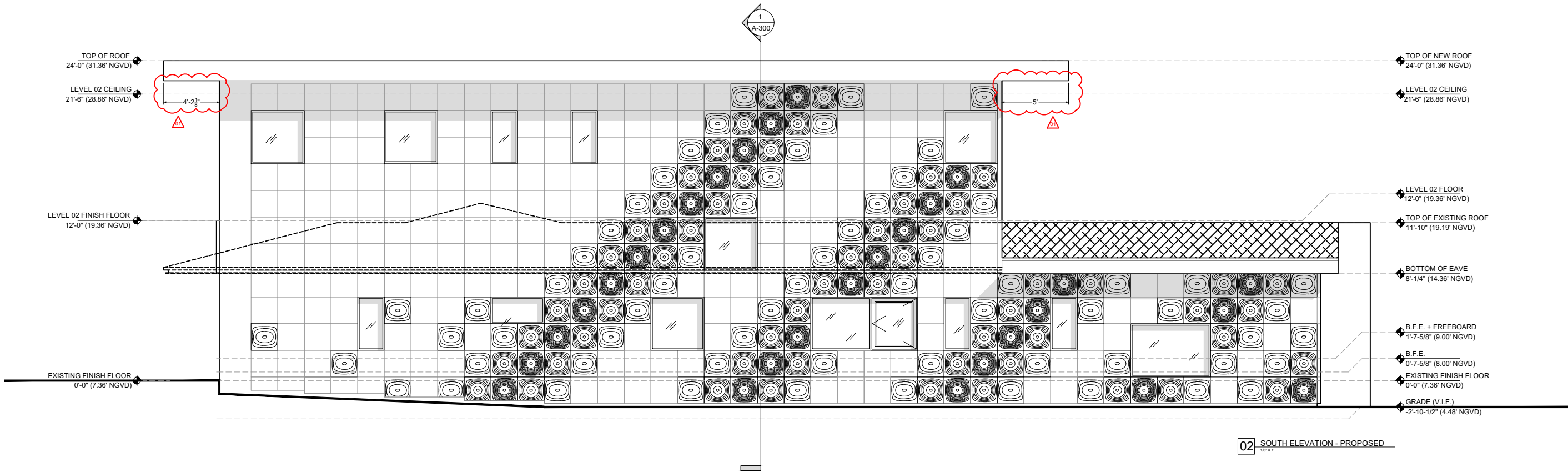
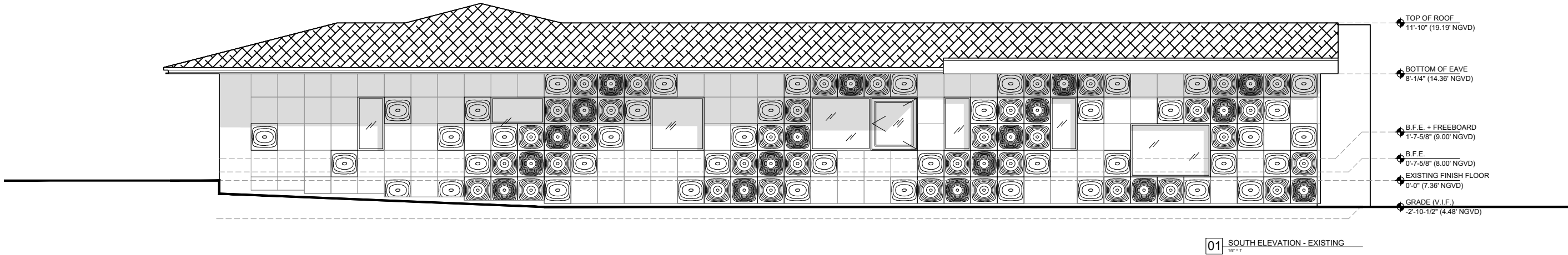


01

PROPOSED ROOF FLOOR PLAN

1/8" = 1'-0"





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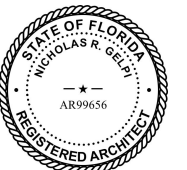
ELEVATIONS

A-201.1

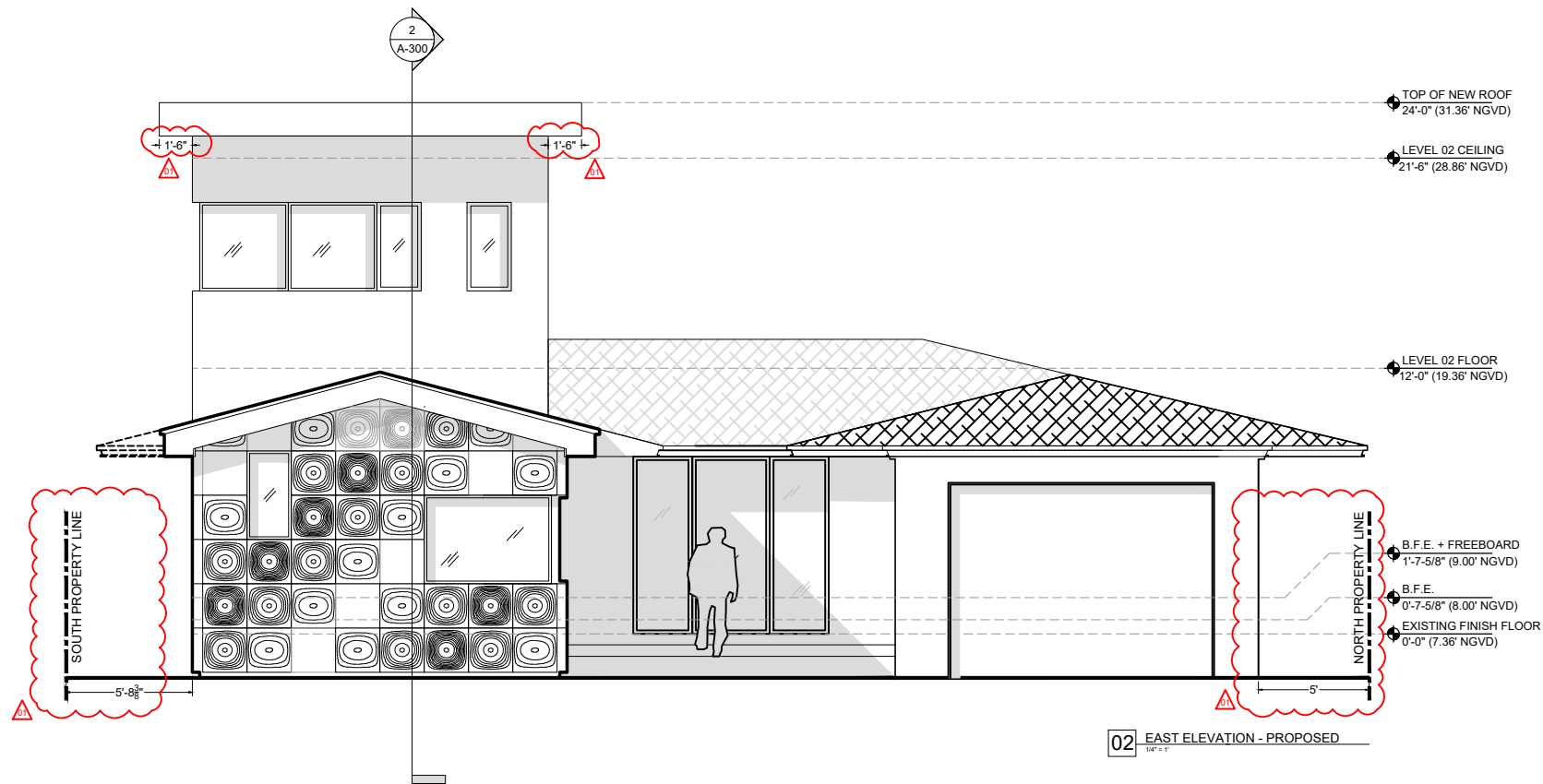
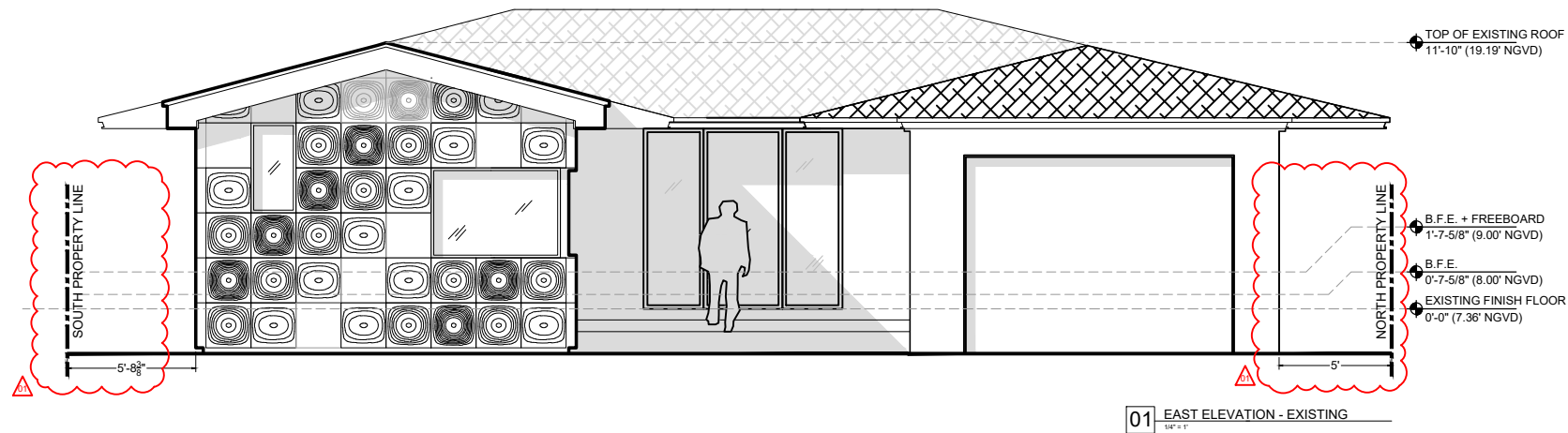
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ELEVATIONS

A-202.1

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DATE

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ELEVATIONS

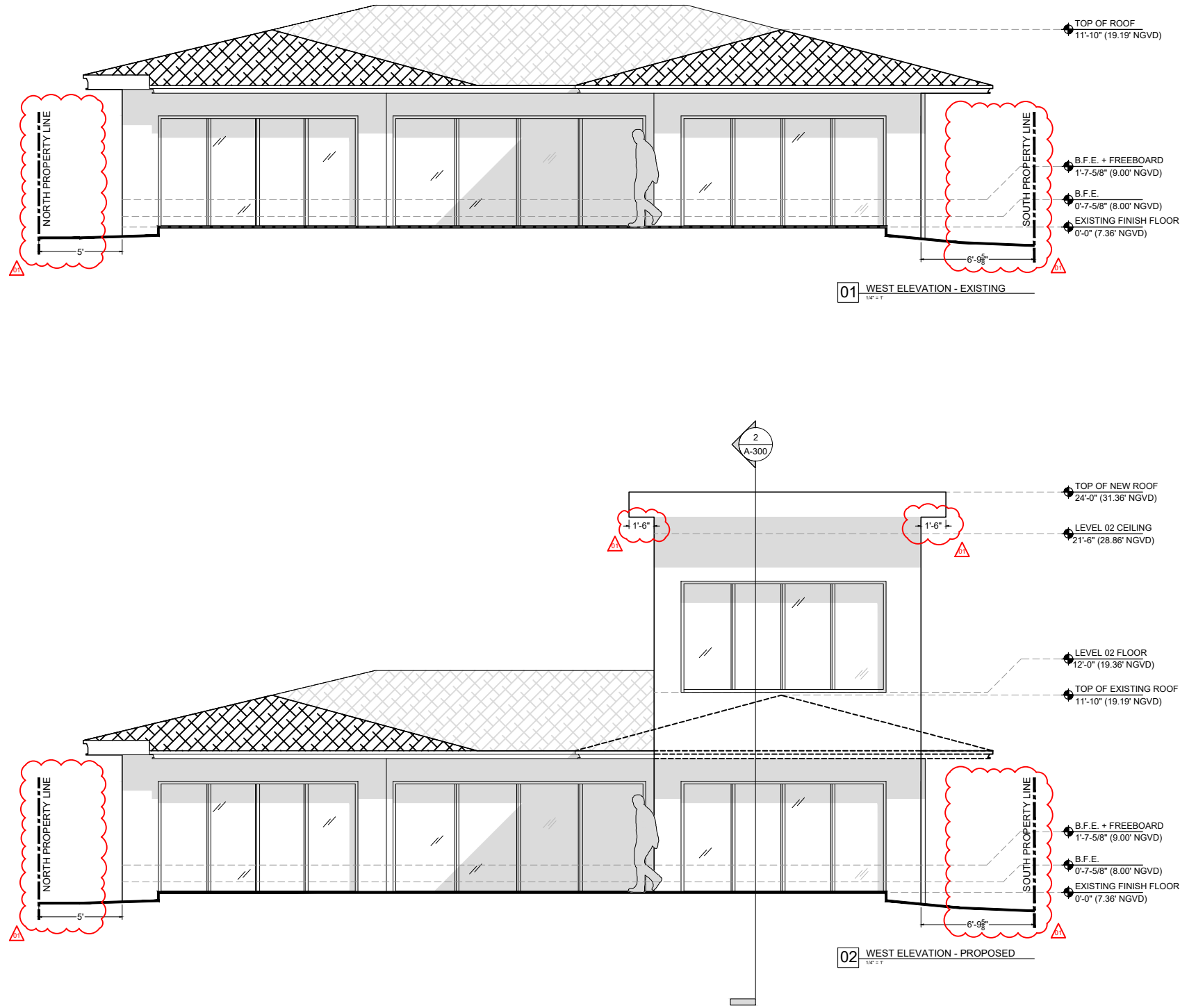
A-203.1

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ELEVATIONS

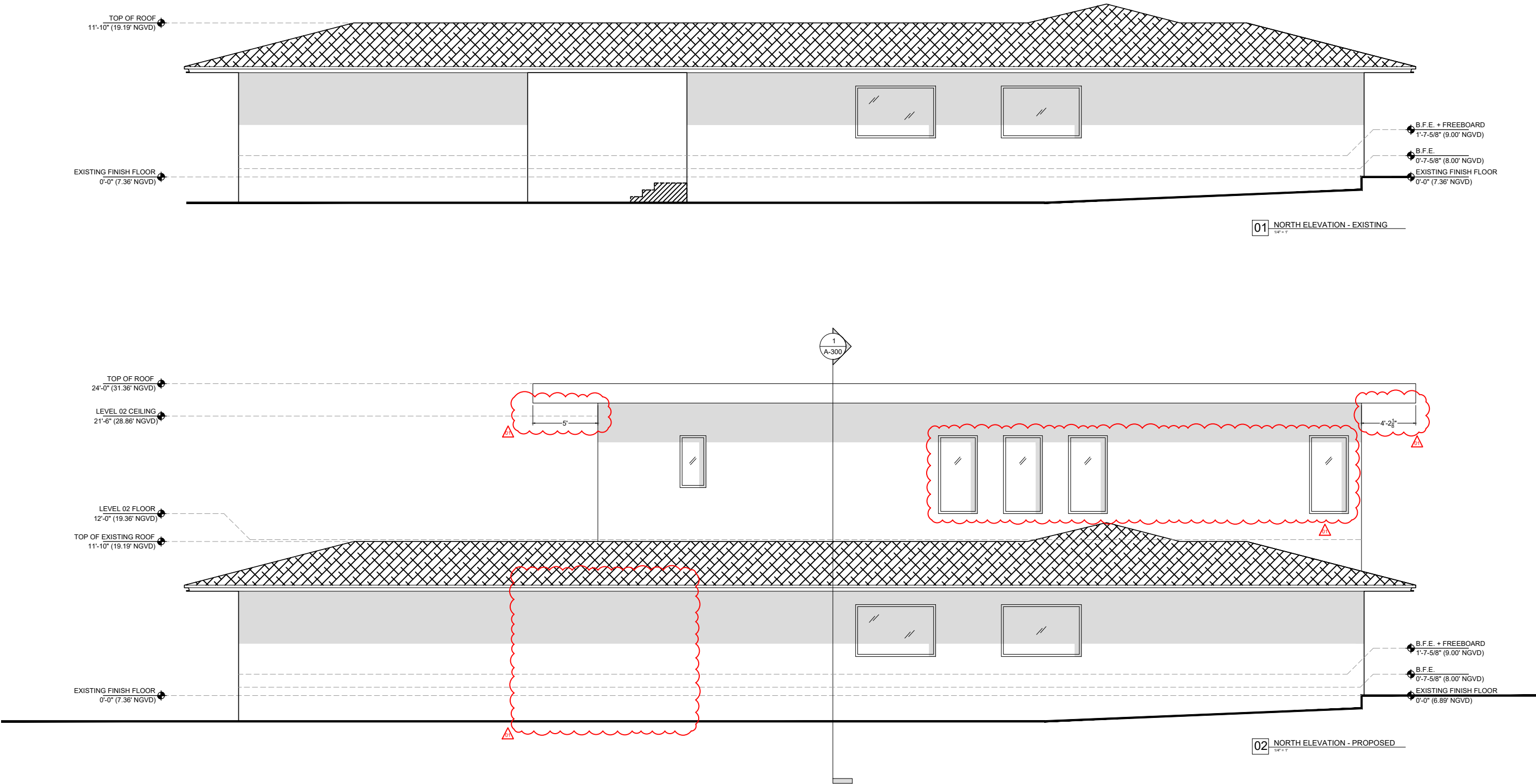
A-204.1

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DATE

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PROPOSED
SECTIONS

A-301.1

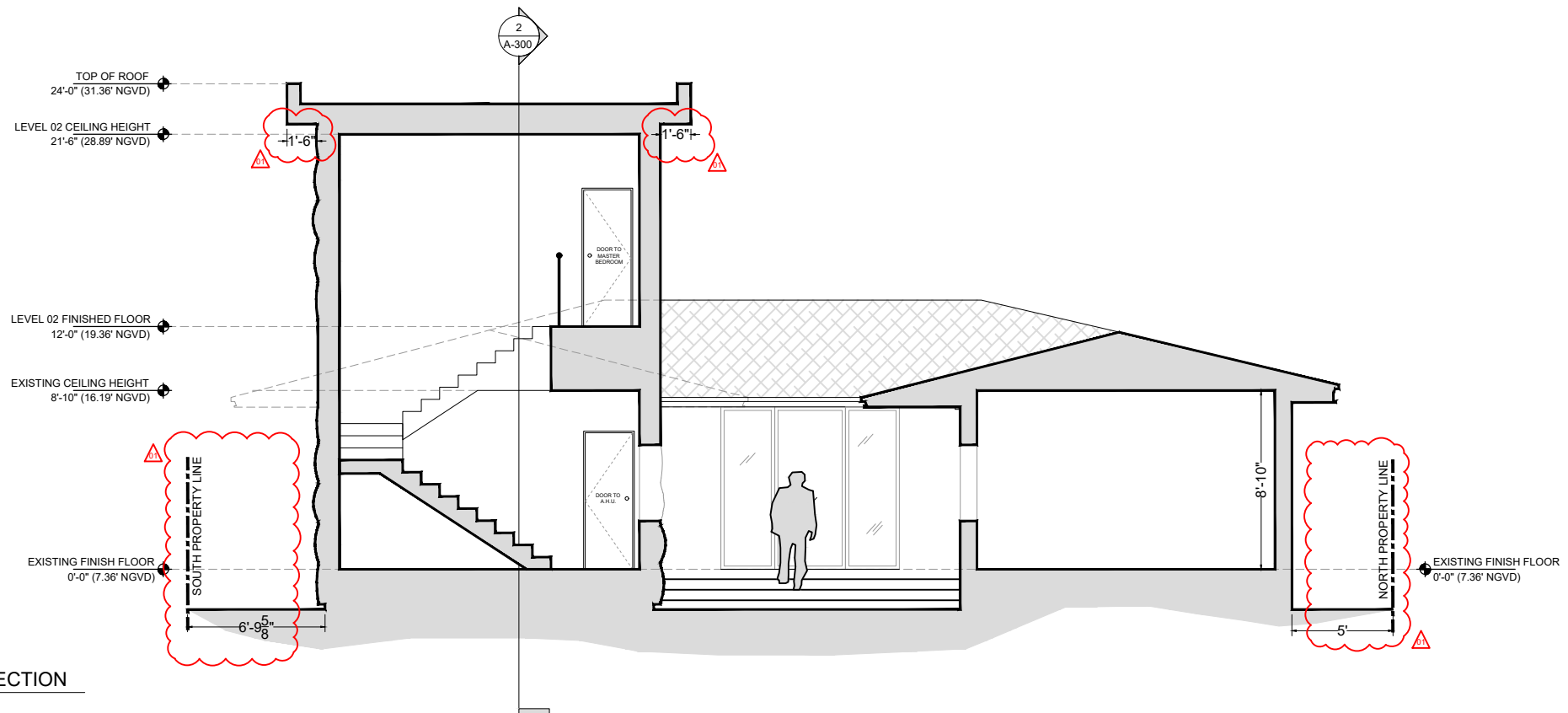
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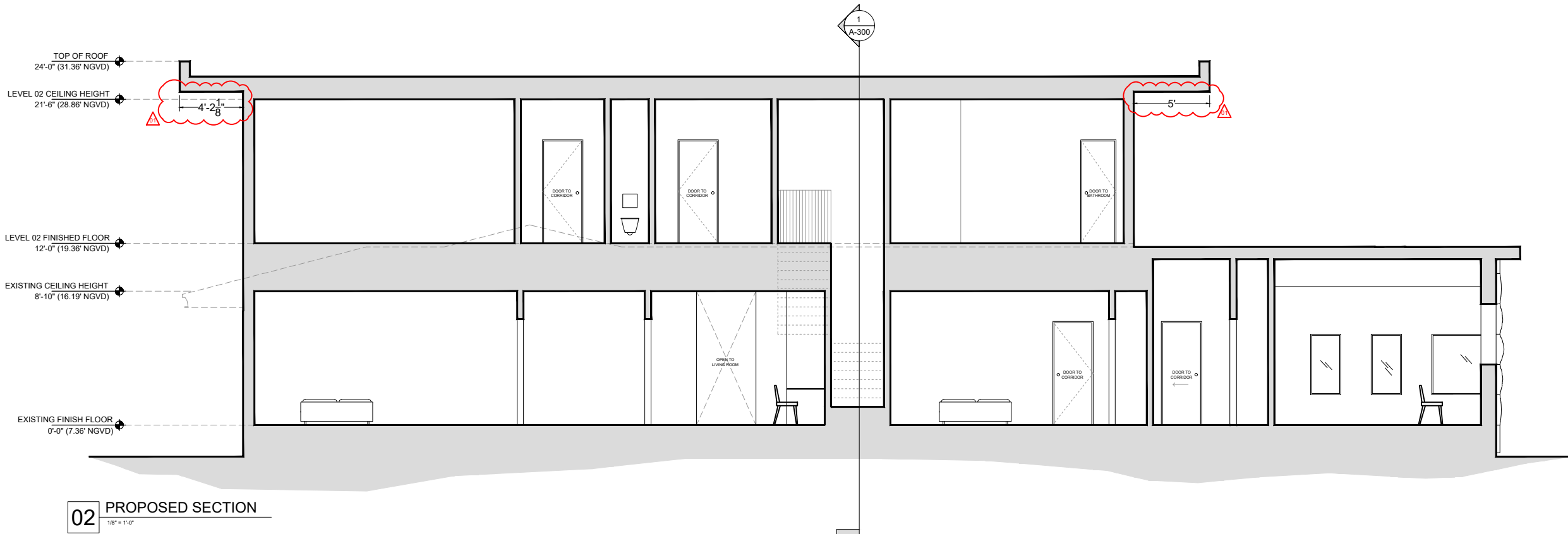


NICHOLAS GELPI

01 PROPOSED SECTION
1/8" = 1'-0"

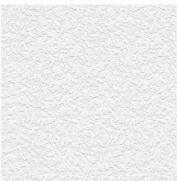


02 PROPOSED SECTION
1/8" = 1'-0"

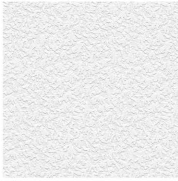




01 RENDERING
N.T.S.



ROOF
White Stucco



EXTERIOR WALLS
White Stucco (TO MATCH EXISTING)



FRONT FENCE
Existing Ipe Wood to remain

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NO.	DATE	DESCRIPTION
#1		
#2		
#3		
#4		
#5		

PROJECT
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SHEET SIZE
11 X 17

DATE
06/20/23

RENDERING

A-600
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SEAL AR 99656



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01 CURRENT COLOR PHOTOGRAPHS -
EXISTING SITE & STRUCTURE



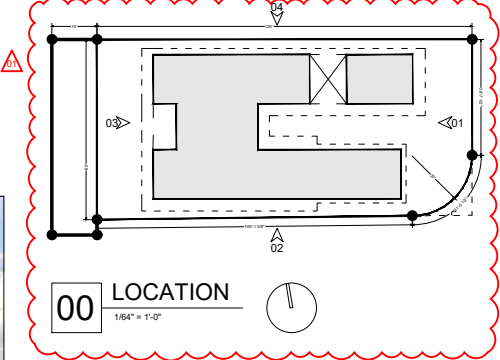
01 CURRENT COLOR PHOTOGRAPHS -
EXISTING SITE & STRUCTURE



01 CURRENT COLOR PHOTOGRAPHS -
EXISTING SITE & STRUCTURE



01 CURRENT COLOR PHOTOGRAPHS -
EXISTING SITE & STRUCTURE



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PHOTOGRAPHS
EX. SITE & STRUCTURE

A-701.1

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SEAL AR 99656



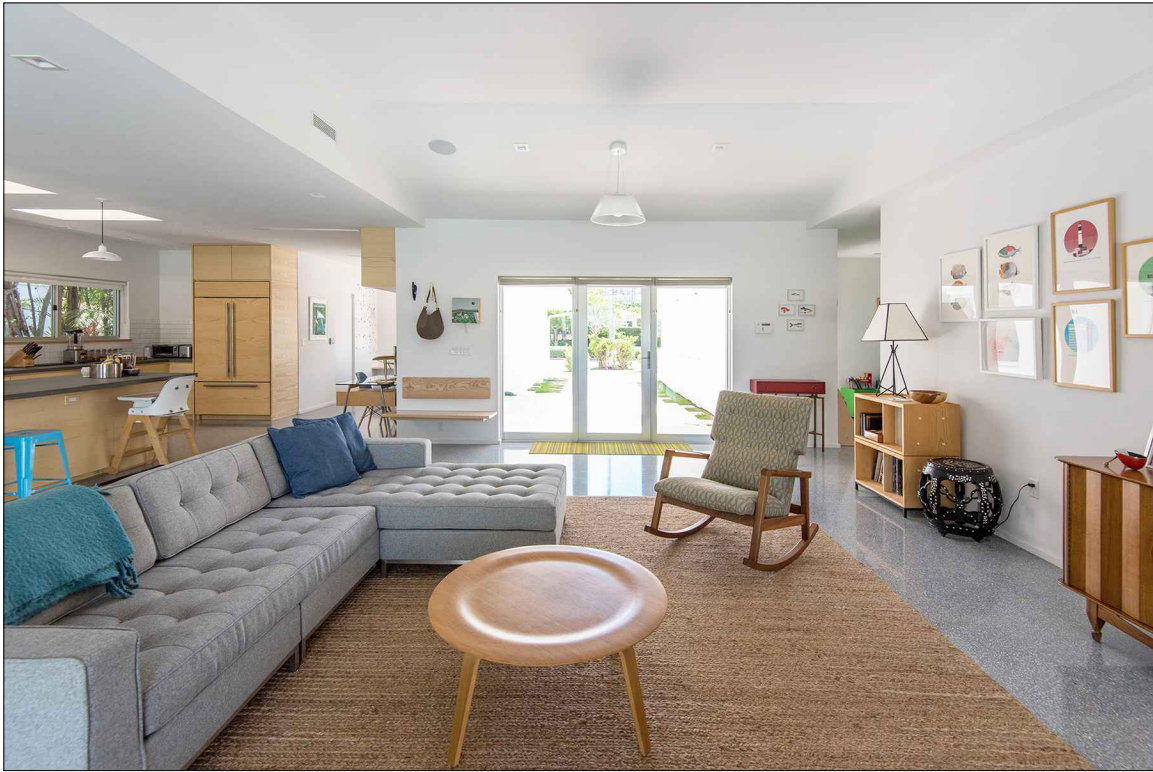
NICHOLAS GELPI



01 CURRENT COLOR PHOTOGRAPHS - INTERIOR SPACE
N.T.S.



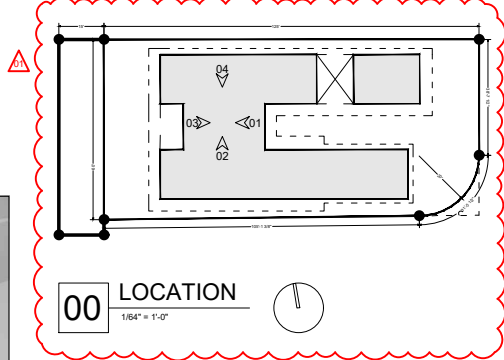
02 CURRENT COLOR PHOTOGRAPHS - INTERIOR SPACE
N.T.S.



03 CURRENT COLOR PHOTOGRAPHS - INTERIOR SPACE
N.T.S.



04 CURRENT COLOR PHOTOGRAPHS - INTERIOR SPACE
N.T.S.



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PHOTOGRAPHS
INTERIOR SPACE

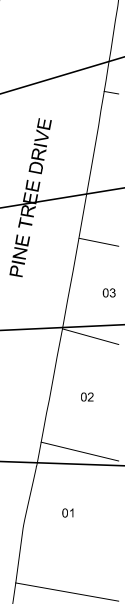
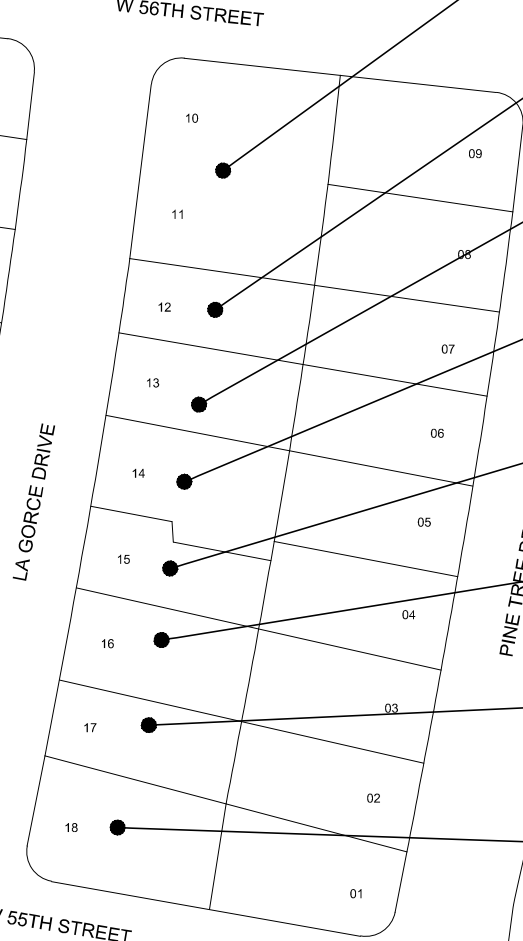
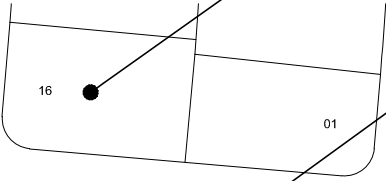
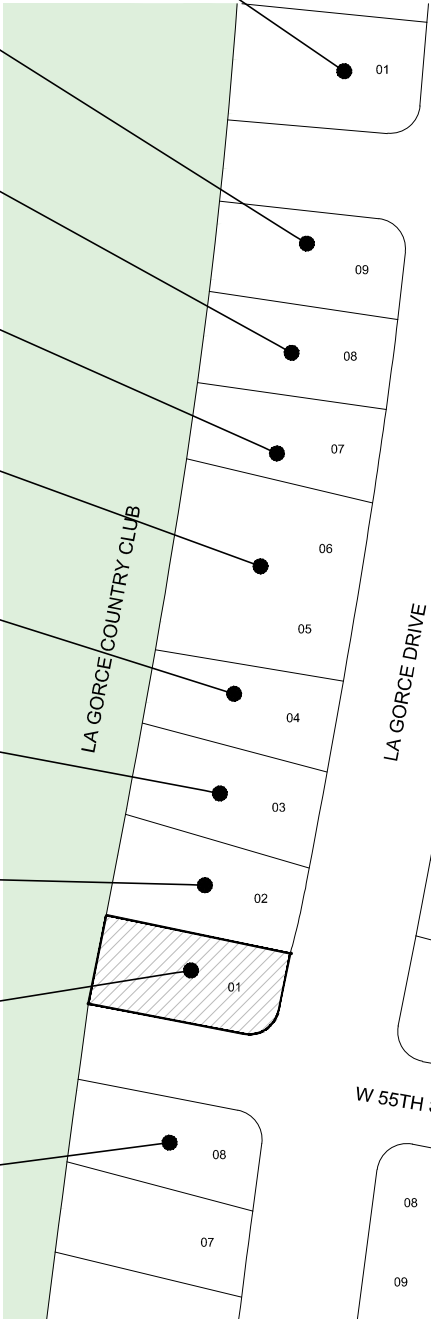
A-702.1

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01 CURRENT COLOR PHOTOGRAPHS - SURROUNDING PROPERTIES



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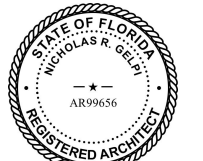
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PHOTOGRAPHS
SURROUNDING PROPERTIES

A-703.1

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08



01




02



03



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PHOTOGRAPHS
SURROUNDING PROPERTIES

A-704.1

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SEAL

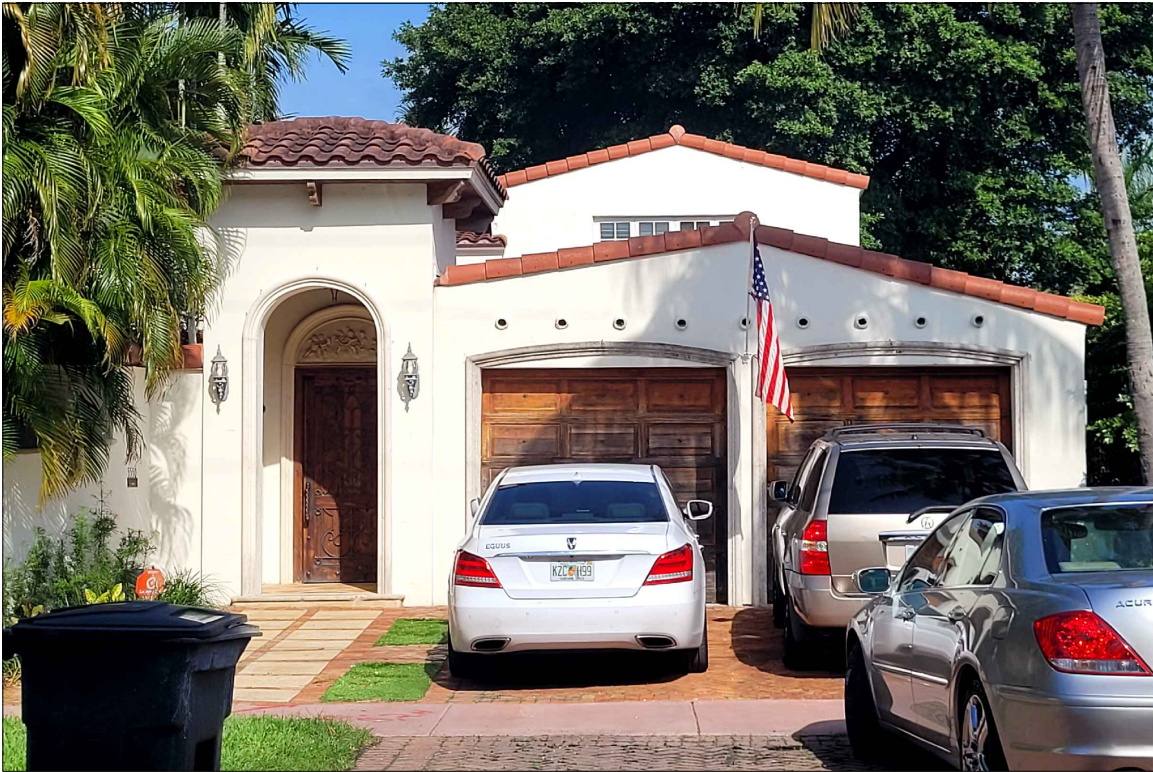
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04



05 & 06




07



08



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PHOTOGRAPHS
SURROUNDING PROPERTIES

A-705.1



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09



01



16



10 & 11



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PHOTOGRAPHS
SURROUNDING PROPERTIES

A-706.1



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13




14



15



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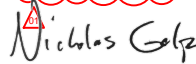
NO.	DATE	DESCRIPTION
1	07/10/23	REVISION 01

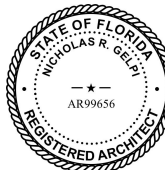
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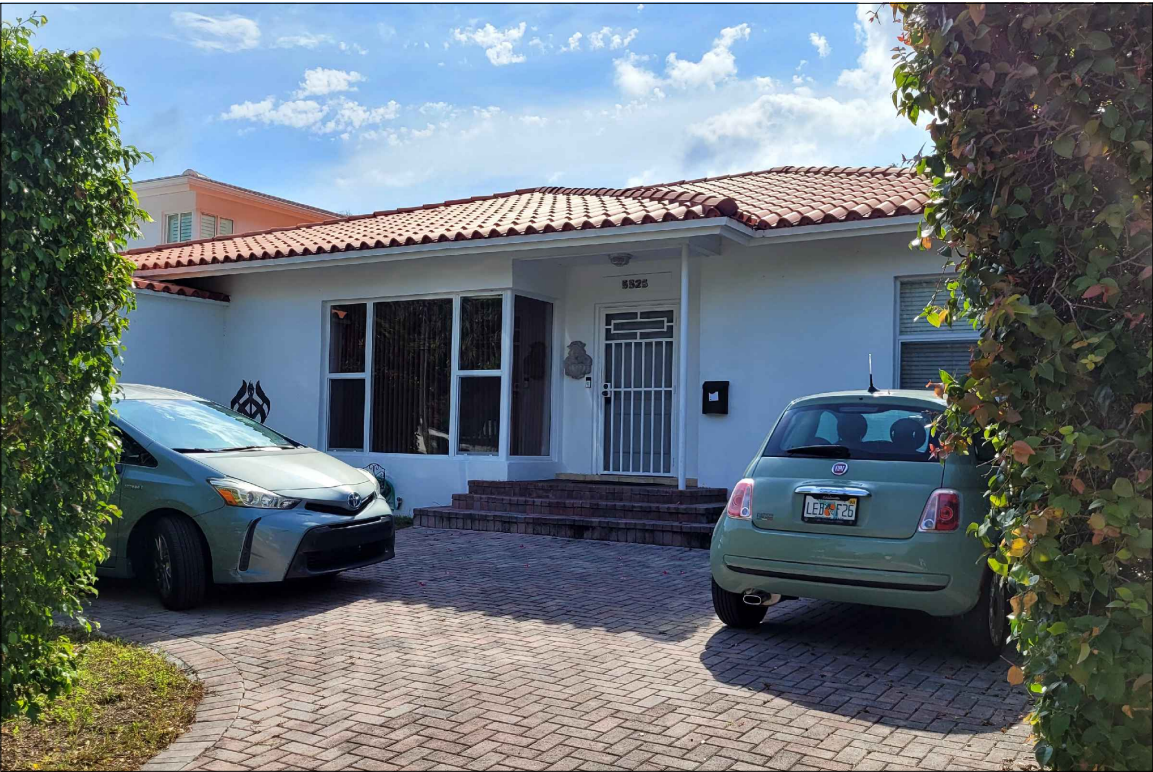
5500 LA GORCE DR.
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SHEET SIZE
11 X 17

DATE
07/10/23

PHOTOGRAPHS
SURROUNDING PROPERTIES
A-707.1


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17



18



08 & 09



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PHOTOGRAPHS
SURROUNDING PROPERTIES

A-708.1

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AR 99656



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