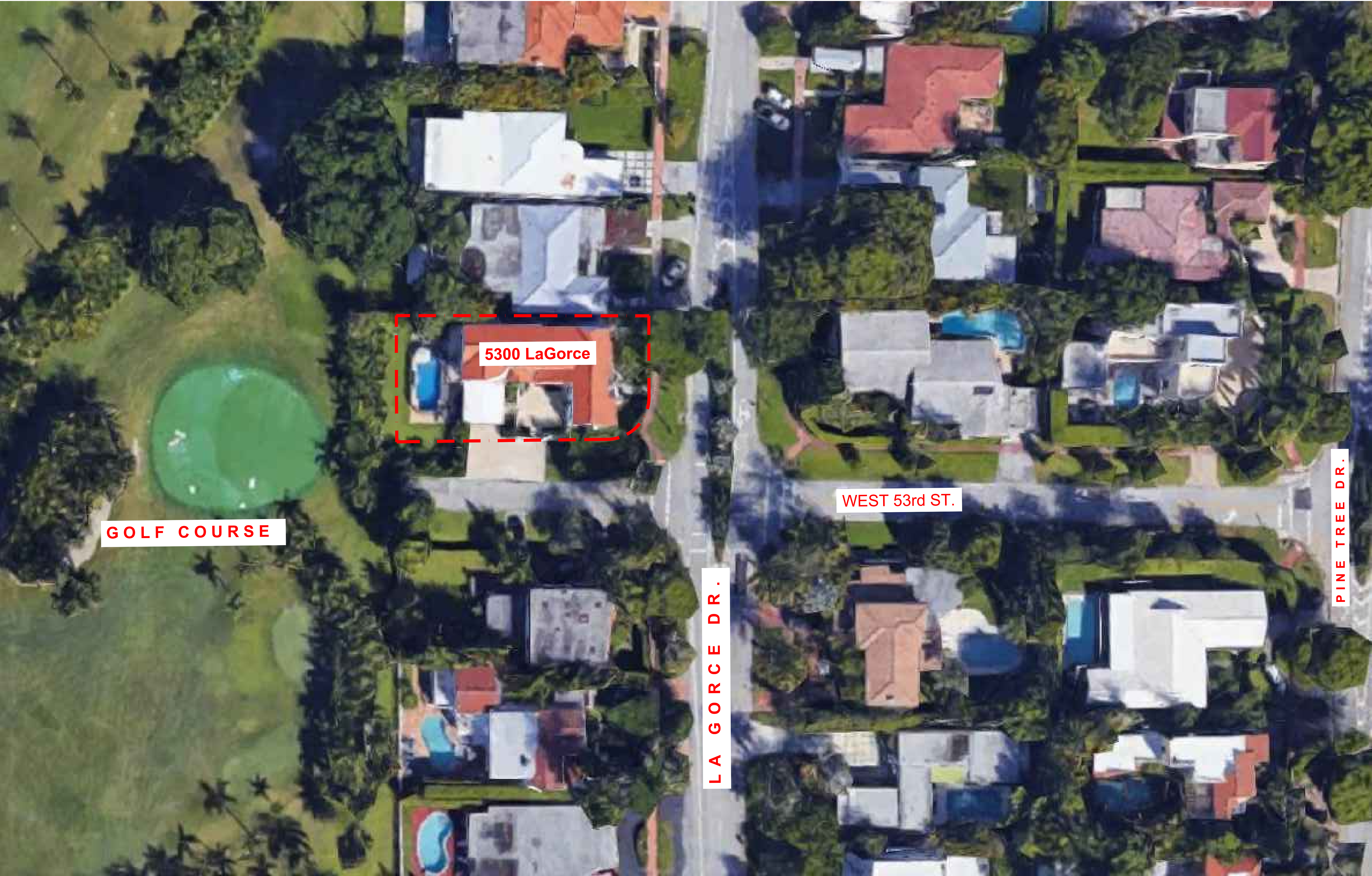




CONTEXT LOCATION PLAN
(NOT TO SCALE)

BOA FINAL SUBMITTAL 09-12-2017

PROPOSED ADDITIONS & RENOVATIONS FOR:
THE SHORE RESIDENCE
5300 LAGORCE DRIVE
MIAMI BEACH, FL 33140
FOLIO #: 23-3232-003-0860

CONTEXT
LOCATION PLAN

DATE: 09.12.17
DRAWN BY: GSL

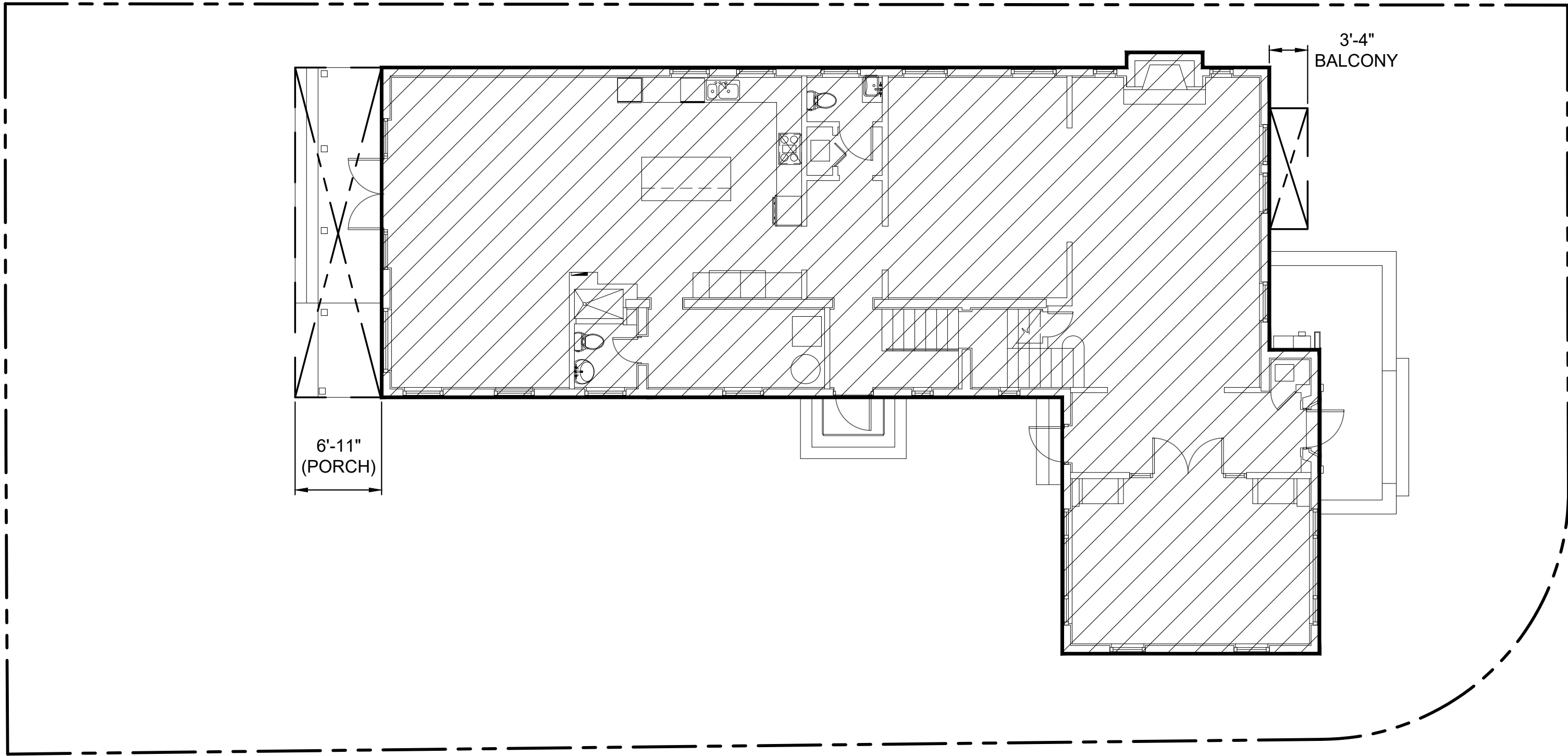
REV # DATE

THOMAS F. WEBER ARCHITECT AR94372

THE WEBER STUDIO
AA26002025 SUITE 414
104 GRANVILLE AVE
KEY BISCAYNE, FLORIDA 33149
305.361.9935x 305.361.9986

NORTH

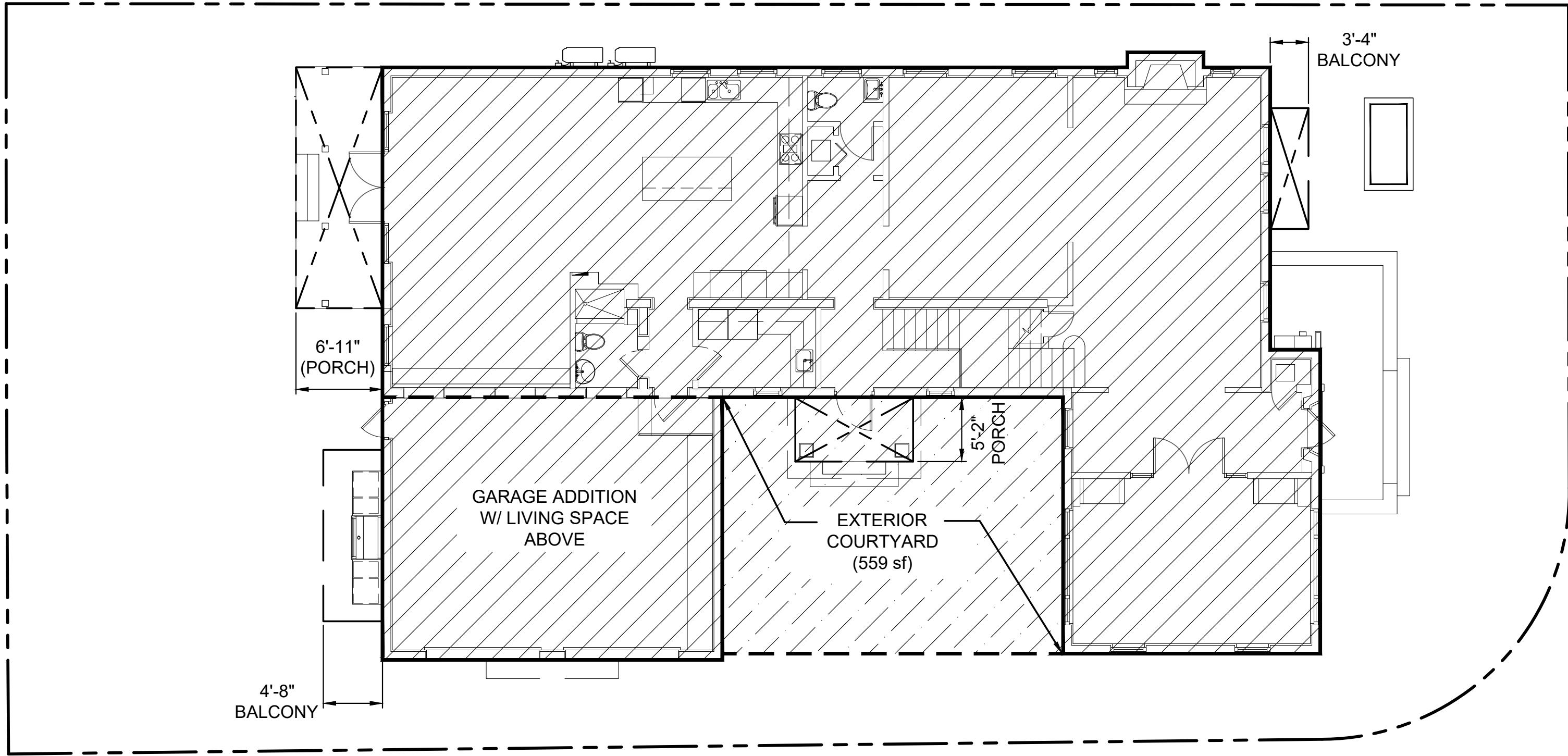
A0.3



EXISTING LOT COVERAGE:
MAX ALLOWABLE (40%) = 2,928 sf
PROVIDED (32%) = 2,316 sf

LOT AREA (PER SURVEY) = 7,321 sf

EXISTING LOT COVERAGE DIAGRAM
(NOT TO SCALE)



PROPOSED LOT COVERAGE:
MAX ALLOWABLE (40%) = 2,928 sf
PROPOSED (47%) = 3,445 sf **V1**

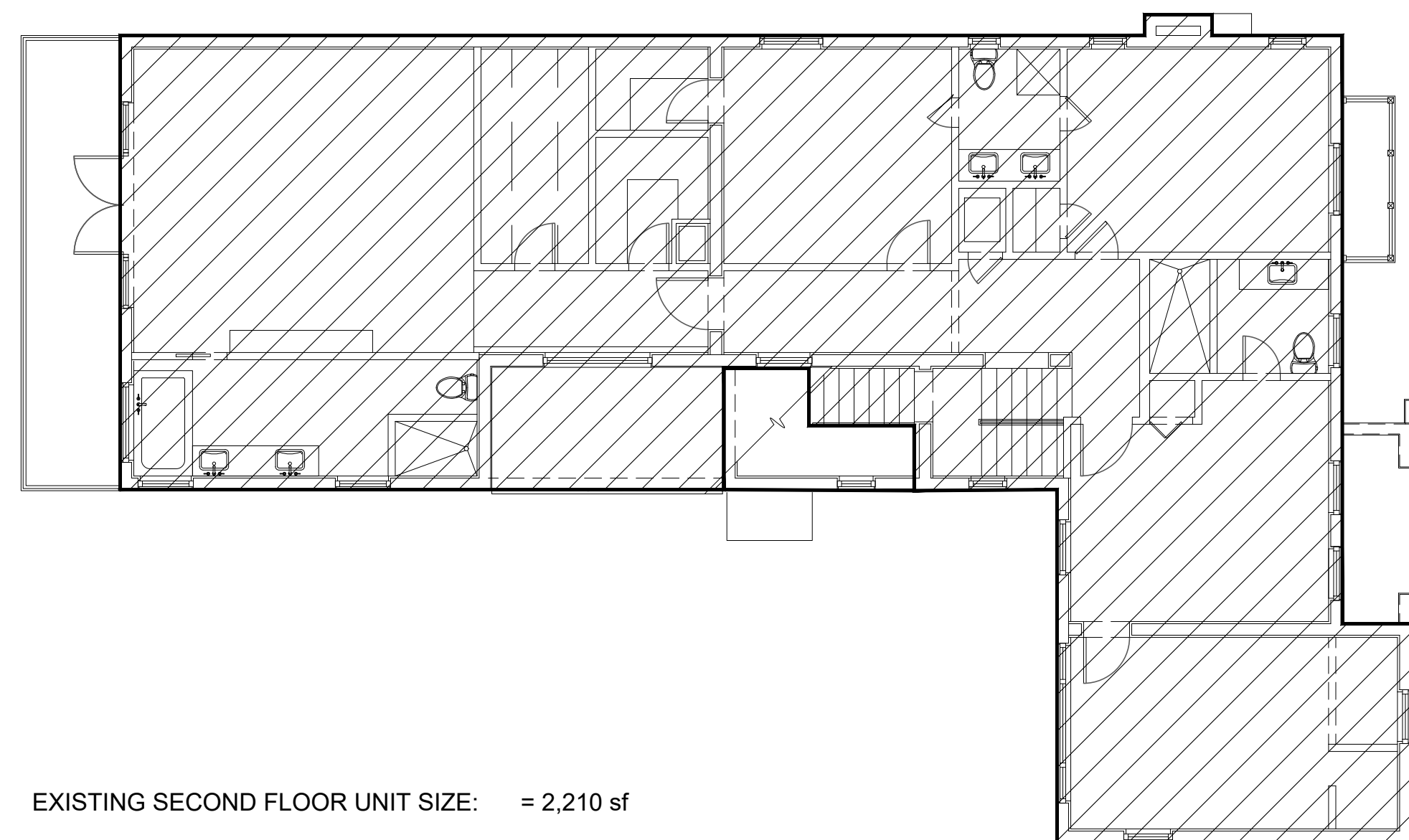
PROPOSED LOT COVERAGE EXCLUDING COURTYARD:
(39%) = 2,886 sf

LOT AREA (PER SURVEY) = 7,321 sf

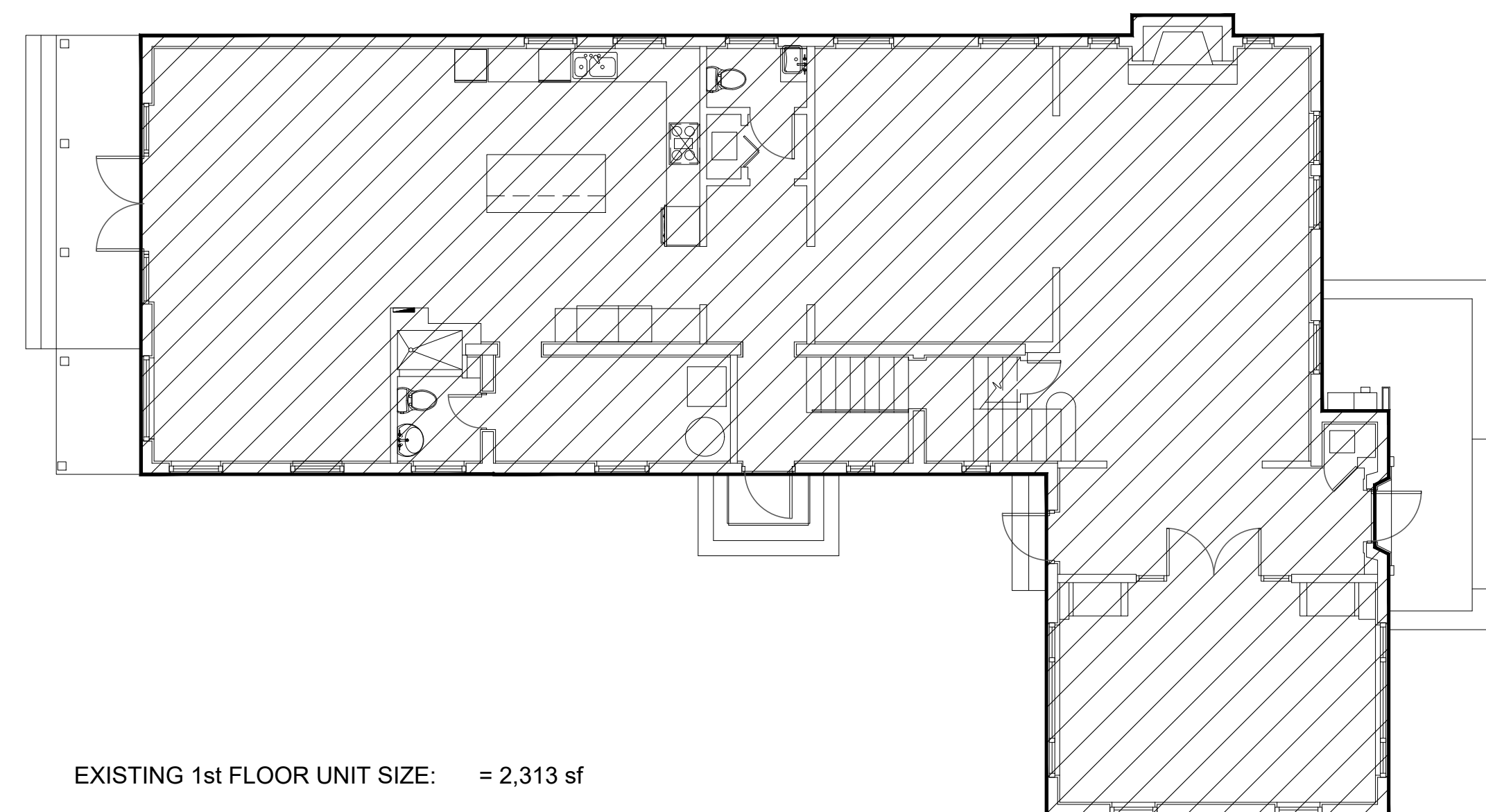
COLOR KEY

V1 VARIANCE REQUEST No. 1: INCREASE IN LOT MAX. COVERAGE

PROPOSED LOT COVERAGE DIAGRAM
(NOT TO SCALE)



EXISTING SECOND FLOOR UNIT SIZE: = 2,210 sf

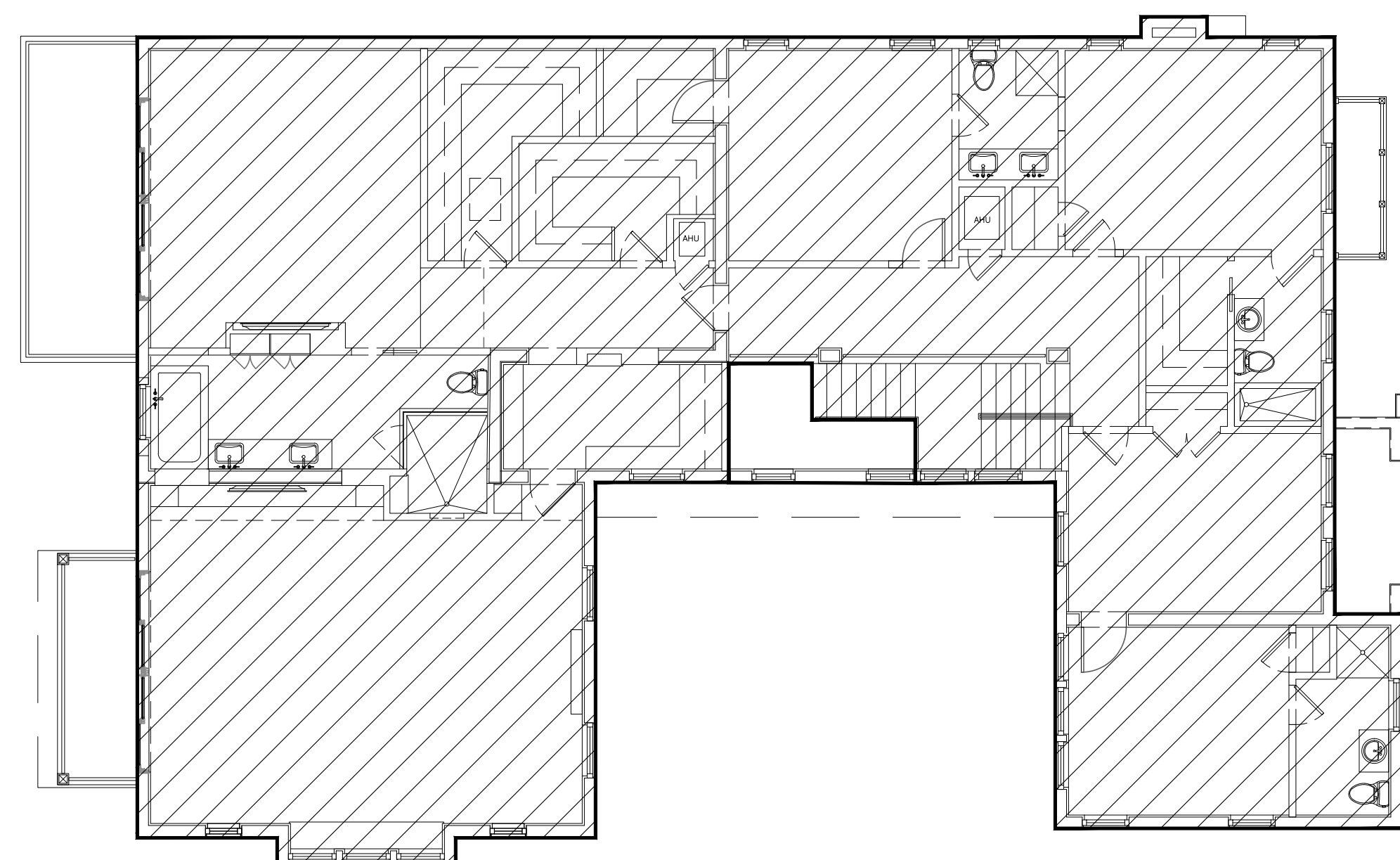


EXISTING 1st FLOOR UNIT SIZE: = 2,313 sf

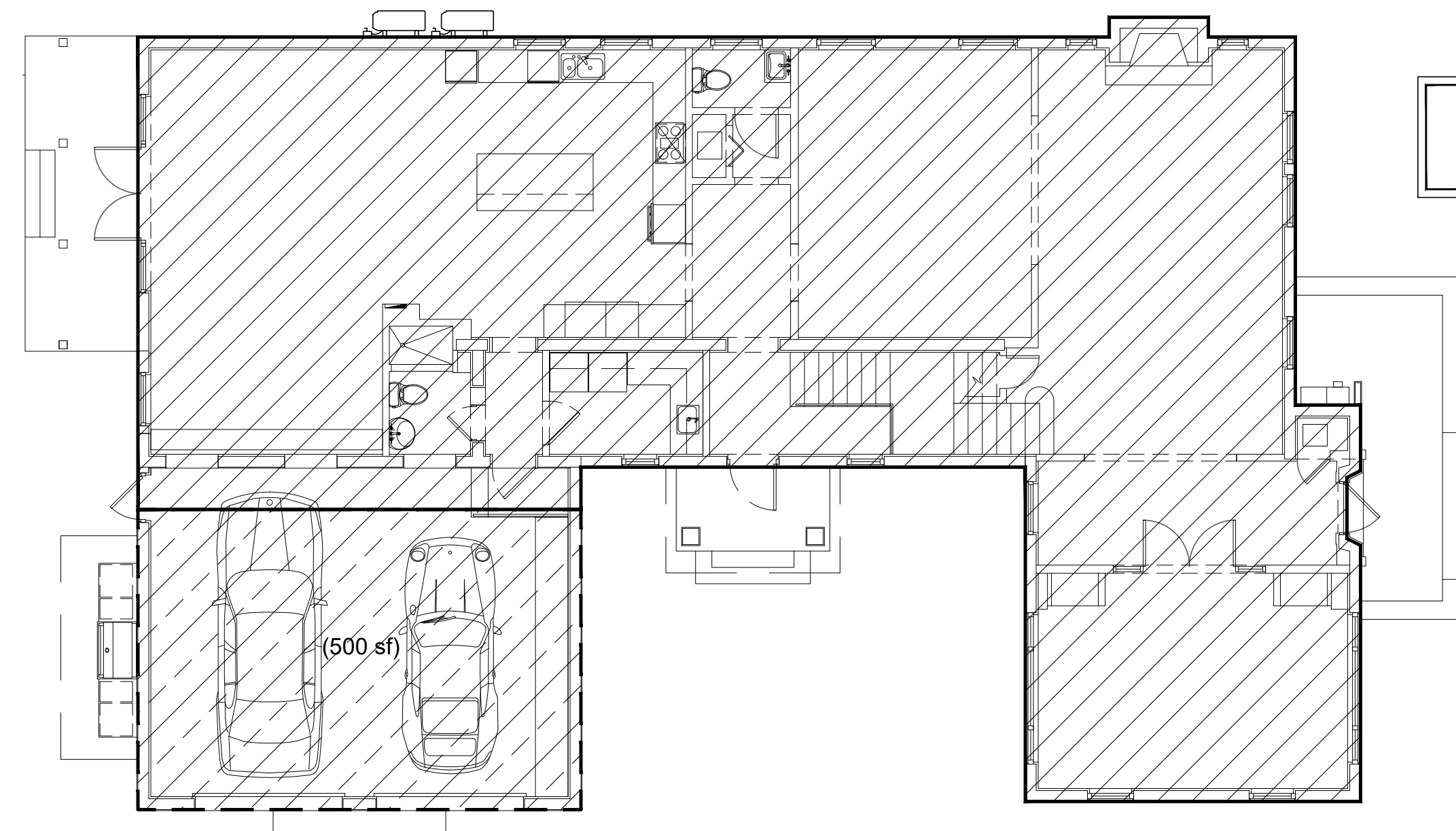
EXISTING UNIT SIZE:
MAX ALLOWABLE (60%) = 4,393 sf
PROVIDED (61.8%) = 4,523 sf

LOT AREA (PER SURVEY) = 7,321 sf

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



PROPOSED 2nd FLOOR UNIT SIZE: = 2,797 sf



PROPOSED 1ST FLOOR UNIT SIZE = 2,883 sf

PROPOSED UNIT SIZE:
MAX ALLOWABLE (60%) = 4,393 sf
PROPOSED (70.7%) = 5,180 sf **V2**
(INCLUDES 500sf REDUCTION FOR OFF-STREET PARKING)

LOT AREA (PER SURVEY) = 7,321 sf

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

COLOR KEY

V2 VARIANCE REQUEST No. 2: INCREASE IN MAX. UNIT SIZE

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AR94372

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AA26002025
104 GRANVILLE SUITE 414
KEY BISCAYNE, FLORIDA 33149
305.361.9935o 305.361.9986

BOA FINAL SUBMITTAL 09-12-2017
PROPOSED ADDITIONS & RENOVATIONS FOR:
THE SHORE RESIDENCE
5300 LAGORCE DRIVE
MIAMI BEACH, FL 33140
FOLIO #: 23-3232-003-0860

UNIT SIZE
DIAGRAMS

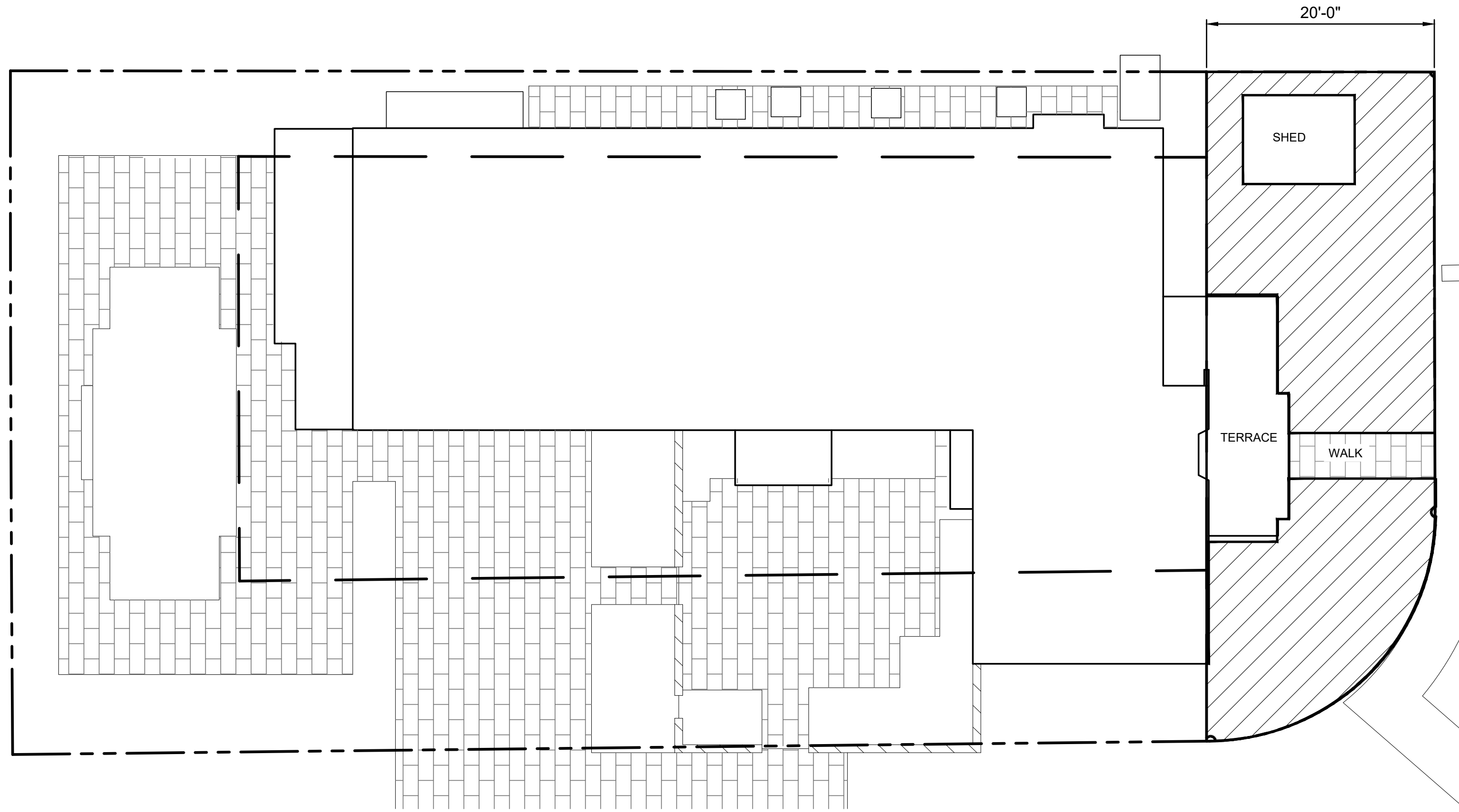
DATE: 09.12.17

DRAWN BY: GSL

REV # DATE:

A0.5

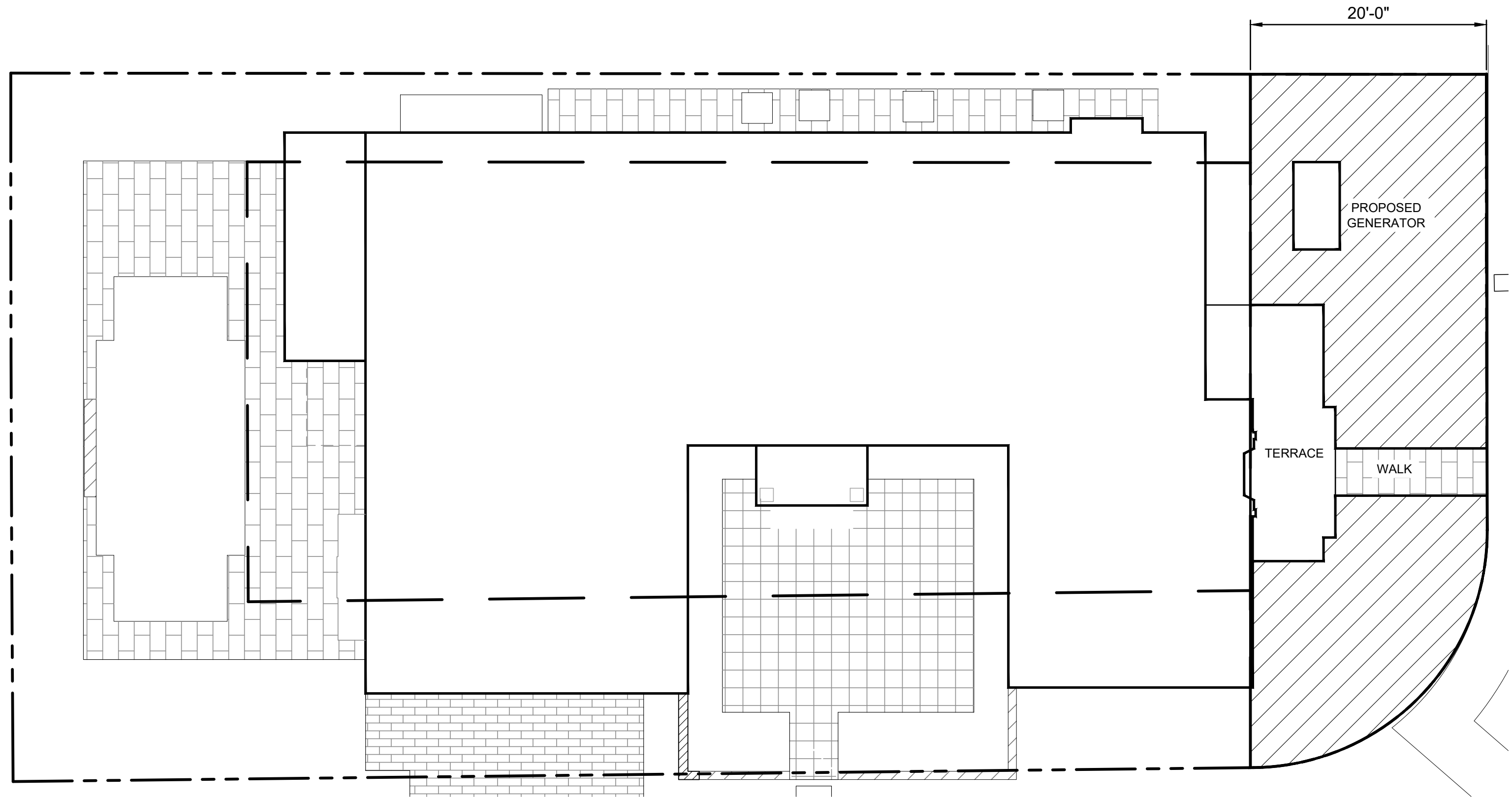
NORTH



EXISTING OPEN SPACE IN FRONT YARD:		
REQUIRED	(50%)	= 545 sf
PROVIDED	(75%)	= 815 sf
FRONT YARD AREA		= 1,090 sf

OPEN SPACE DIAGRAM - FRONT YARD (EXISTING)

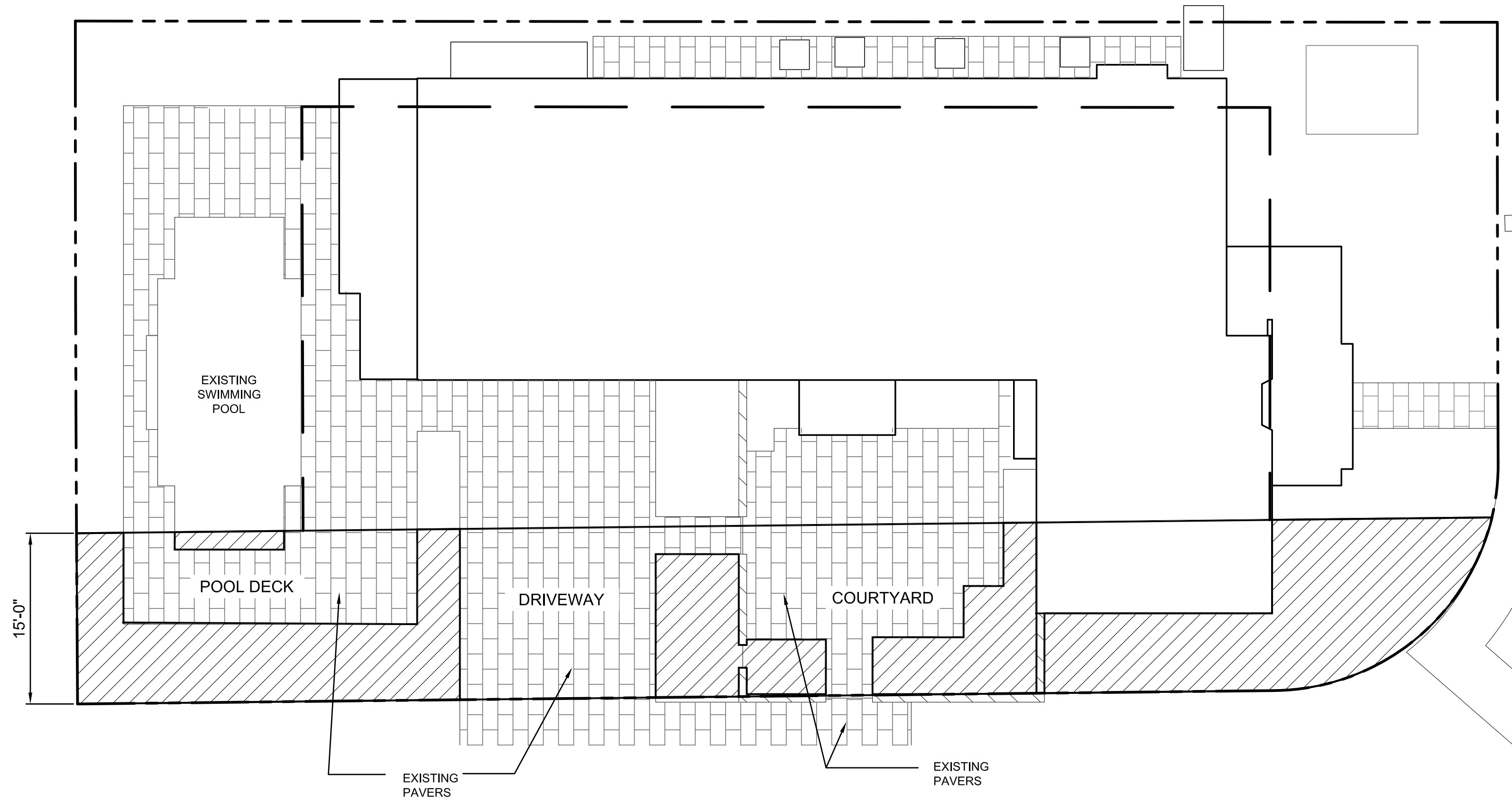
1/8" = 1'-0"



PROPOSED OPEN SPACE IN FRONT YARD:		
REQUIRED	(50%)	= 545 sf
PROPOSED	(79%)	= 862 sf
FRONT YARD AREA		= 1,090 sf

OPEN SPACE DIAGRAM - FRONT YARD (PROPOSED)

1/8" = 1'-0"

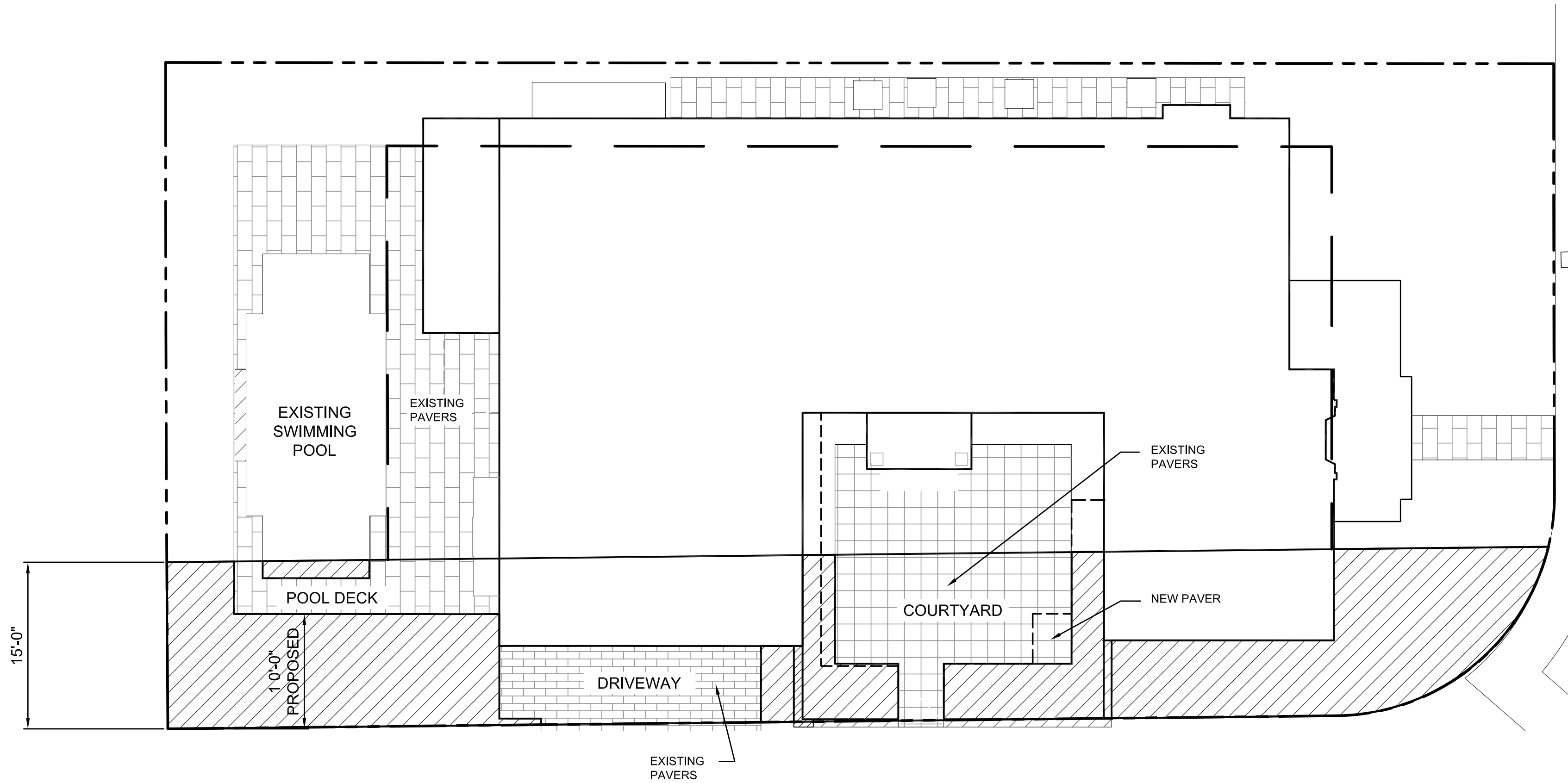


OPEN SPACE DIAGRAM - SIDE YARD (EXISTING)

1/8" = 1'-0"

EXISTING OPEN SPACE IN SIDE YARD (FACING A STREET):

REQUIRED	(50%)	= 895 sf
PROVIDED	(51%)	= 908 sf
SIDE YARD AREA		= 1,791 sf



OPEN SPACE DIAGRAM - SIDE YARD (PROPOSED)

1/8" = 1'-0"

PROPOSED OPEN SPACE IN SIDE YARD (FACING A STREET):

REQUIRED	(50%)	= 895 sf
PROPOSED	(49%)	= 880 sf
SIDE YARD AREA		= 1,791 sf

V3

COLOR KEY

V3

VARIANCE REQUEST No. 3:

DECREASE IN THE OPEN SPACE
REQUIRED IN A SIDE YARD
FACING A STREET

THOMAS F.
WEBER
ARCHITECT
AR94372

THE WEBER STUDIO
AA26002025
104 CRANFORD SUITE 414
KEY BISCAYNE, FLORIDA 33149
305.361.9935o 305.361.9986

THE SHORE RESIDENCE
5300 LAGORCE DRIVE
MIAMI BEACH, FL 33140
FOLIO #: 23-3232-003-0880

BOA FINAL SUBMITTAL 09-12-2017

PROPOSED ADDITIONS & RENOVATIONS FOR:

OPEN SPACE
DIAGRAMS
SIDE YARD

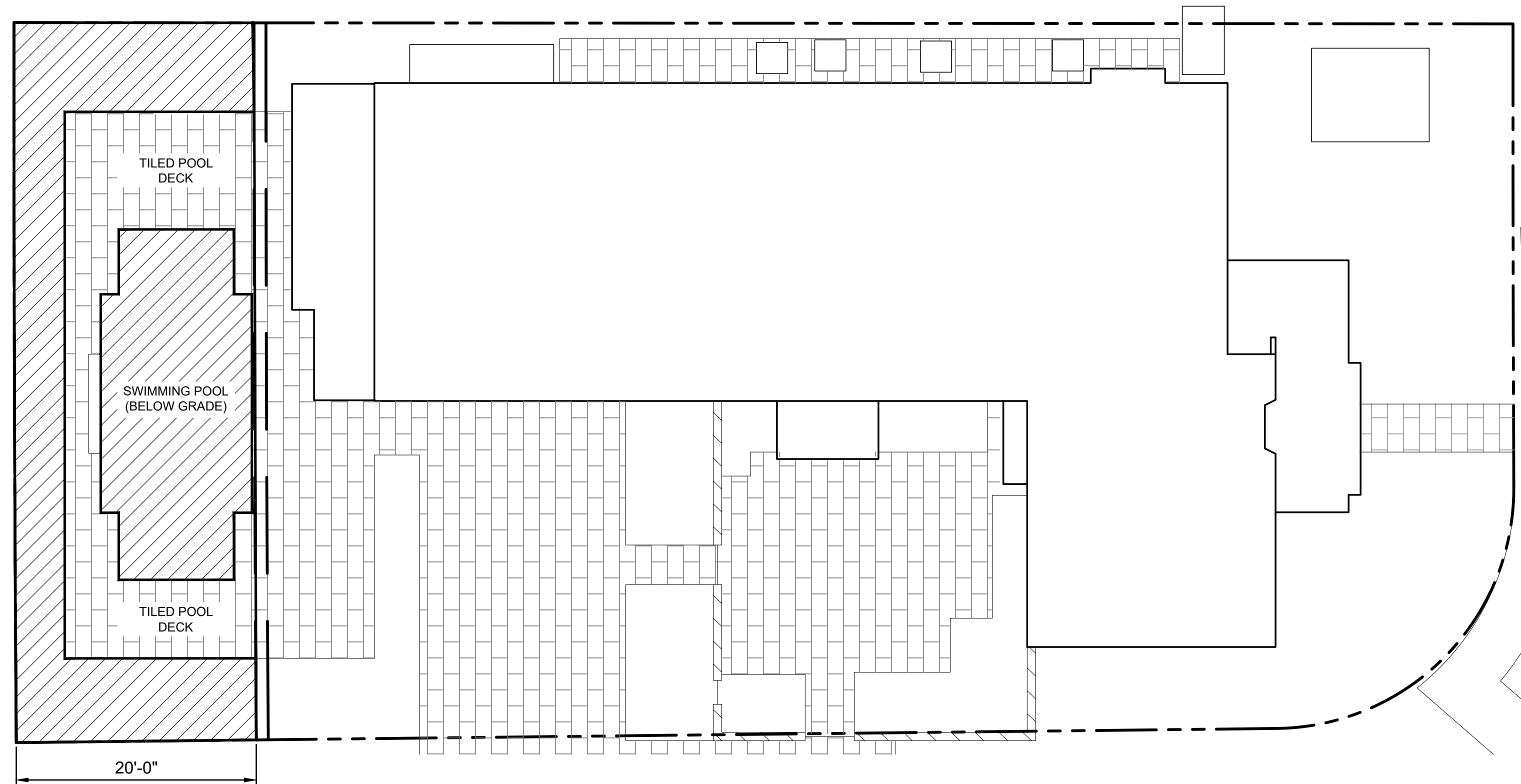
DATE: 09.12.17

DRAWN BY: GSL

REV # DATE:

A0.7

NORTH



OPEN SPACE DIAGRAM - REAR YARD (EXISTING)

1/8" = 1'-0"

EXISTING OPEN SPACE IN REAR YARD:			
REQUIRED	(70%)	=	834 sf
PROVIDED	(68%)	=	811 sf
REAR YARD AREA		=	1,192 sf



OPEN SPACE DIAGRAM - REAR YARD (PROPOSED)

1/8" = 1'-0"

PROPOSED OPEN SPACE IN REAR YARD:			
REQUIRED	(70%)	=	834 sf
PROVIDED	(68%)	=	943 sf
REAR YARD AREA		=	1,192 sf

PORTION OF EXISTING
PAVER DECK TO BE
REMOVED



1 LA GORCE DRIVE ELEVATION
A0.9 06/06/2017



2 FRONT ELEVATION DETAIL
A0.9 06/06/2017



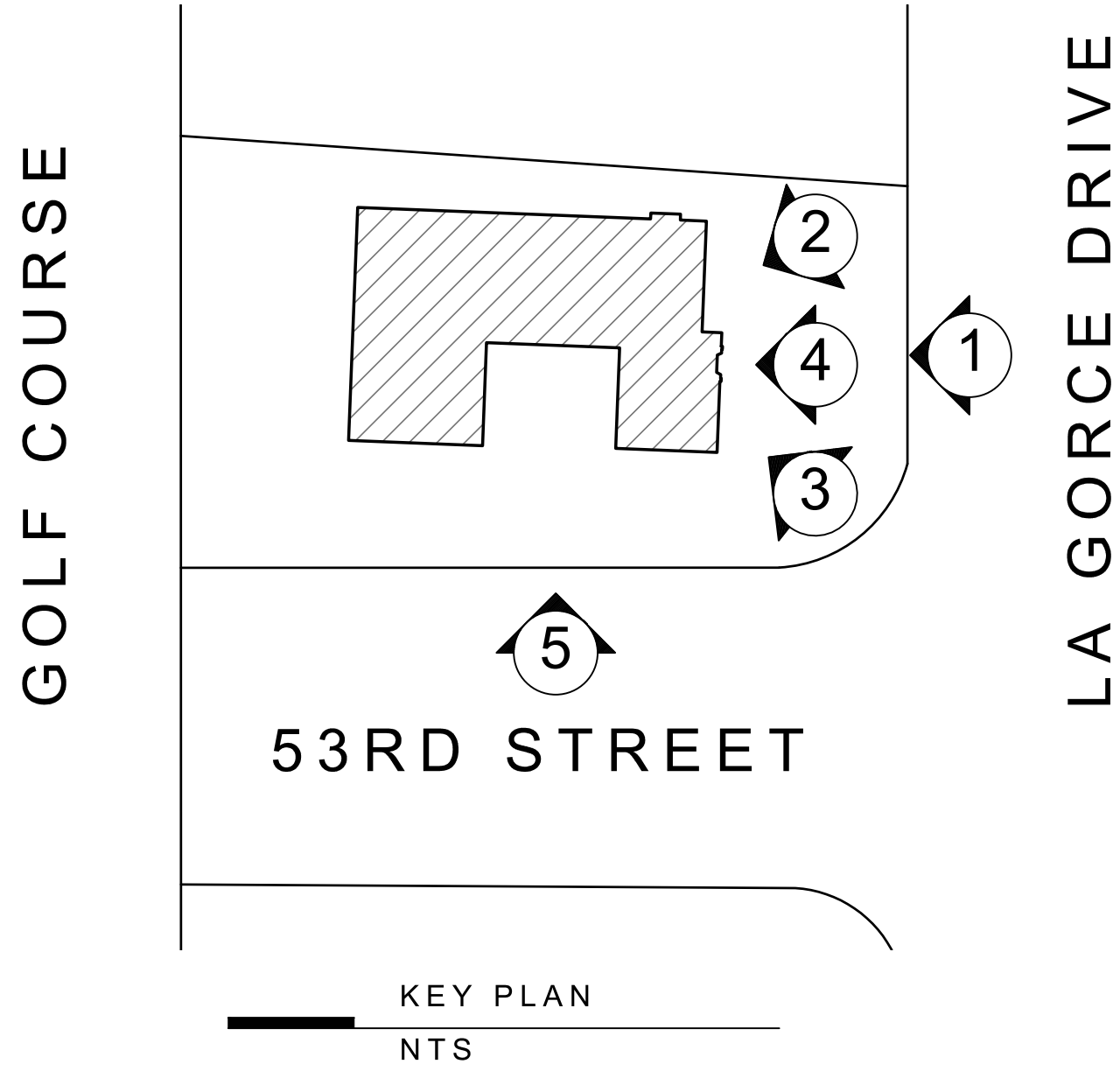
3 FRONT ELEVATION DETAIL
A0.9 06/06/2017



4 FRONT DOOR ELEVATION DETAIL
A0.9 06/06/2017



5 WEST 53RD STREET ELEVATION
A0.9 06/06/2017





1 WEST 53RD STREET CARPORT ELEVATION
A0.10 06/06/2017



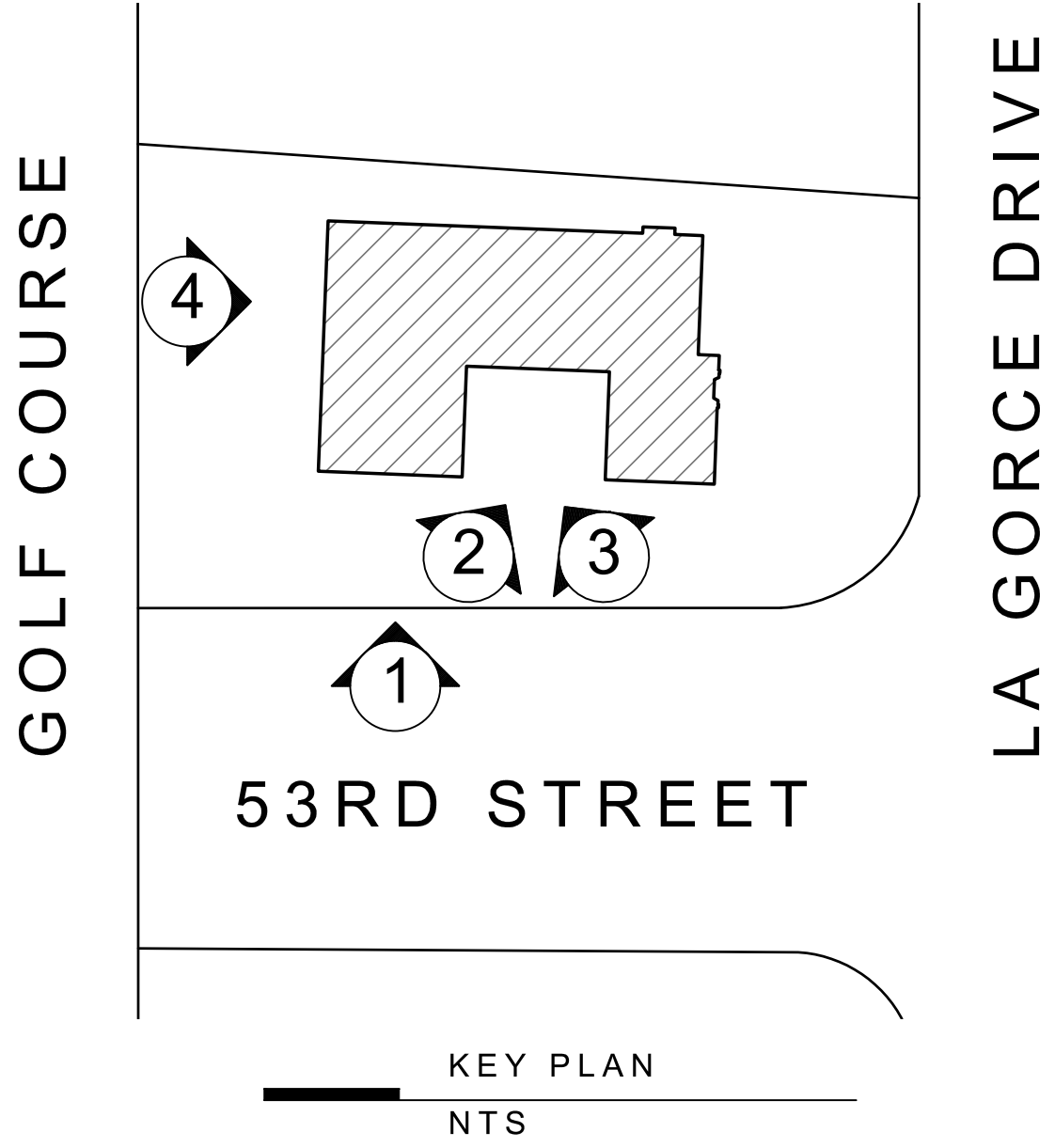
2 WEST 53RD STREET COURTYARD ELEVATION
A0.10 06/06/2017



3 WEST 53RD STREET ENTRANCE DETAIL
A0.10 06/06/2017



4 REAR ELEVATION
A0.10 06/06/2017





1 SOUTHWEST CORNER ELEVATION
A0.11 06/06/2017



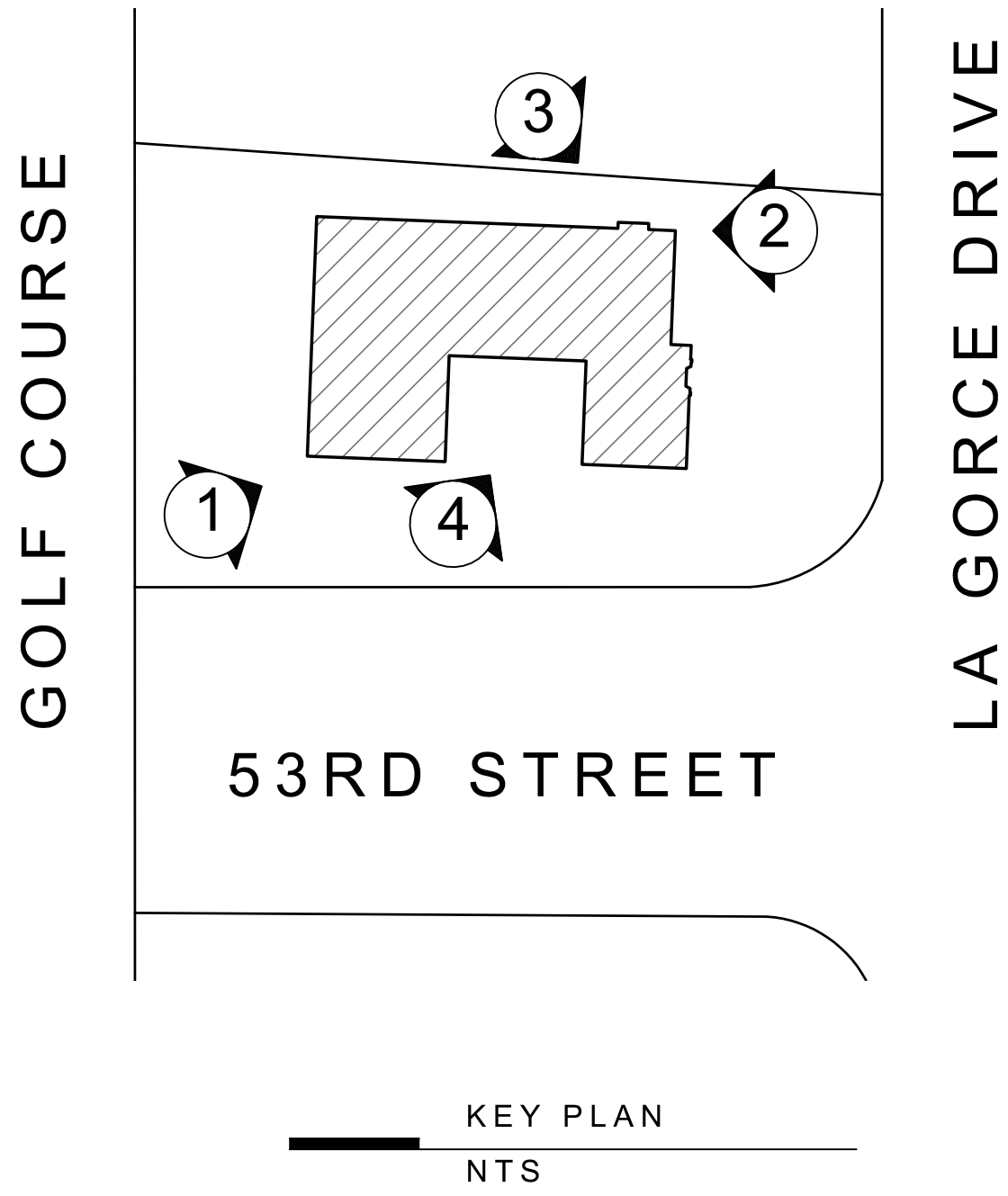
2 REAR ELEVATION
A0.11 06/06/2017



3 REAR ELEVATION DETAIL
A0.11 06/06/2017



4 COURTYARD DETAIL
A0.11 06/06/2017



BOA FINAL SUBMITTAL 09-12-2017

PROPOSED ADDITIONS & RENOVATIONS FOR:
THE SHORE RESIDENCE
5300 LAGORCE DRIVE
MIAMI BEACH, FL 33140
FOLIO #: 23-3232-003-0860

SITE & BUILDING PHOTOGRAPHS

DATE: 09.12.17
DRAWN BY: GSL
REV # DATE:

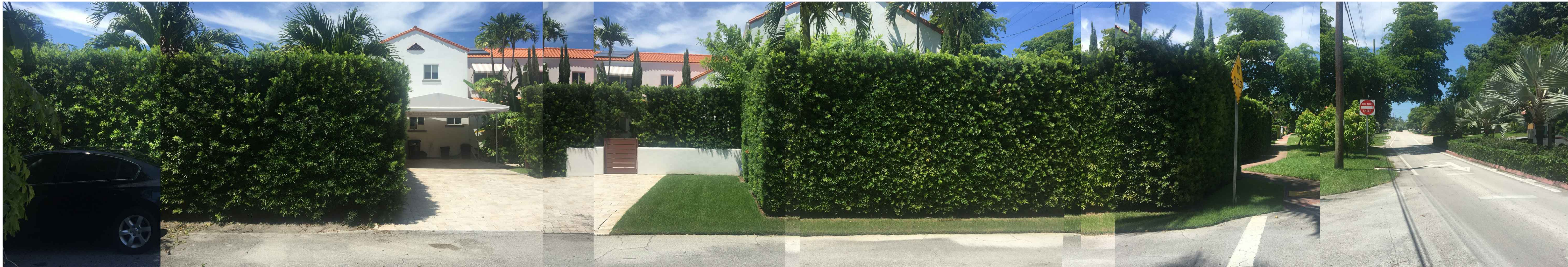
THOMAS F. WEBER ARCHITECT AR94372

THE WEBER STUDIO
AA26002025 SUITE 414
104 GRANVILLE DRIVE
KEY BISCAYNE, FLORIDA 33149
305.361.9935x 305.361.9986

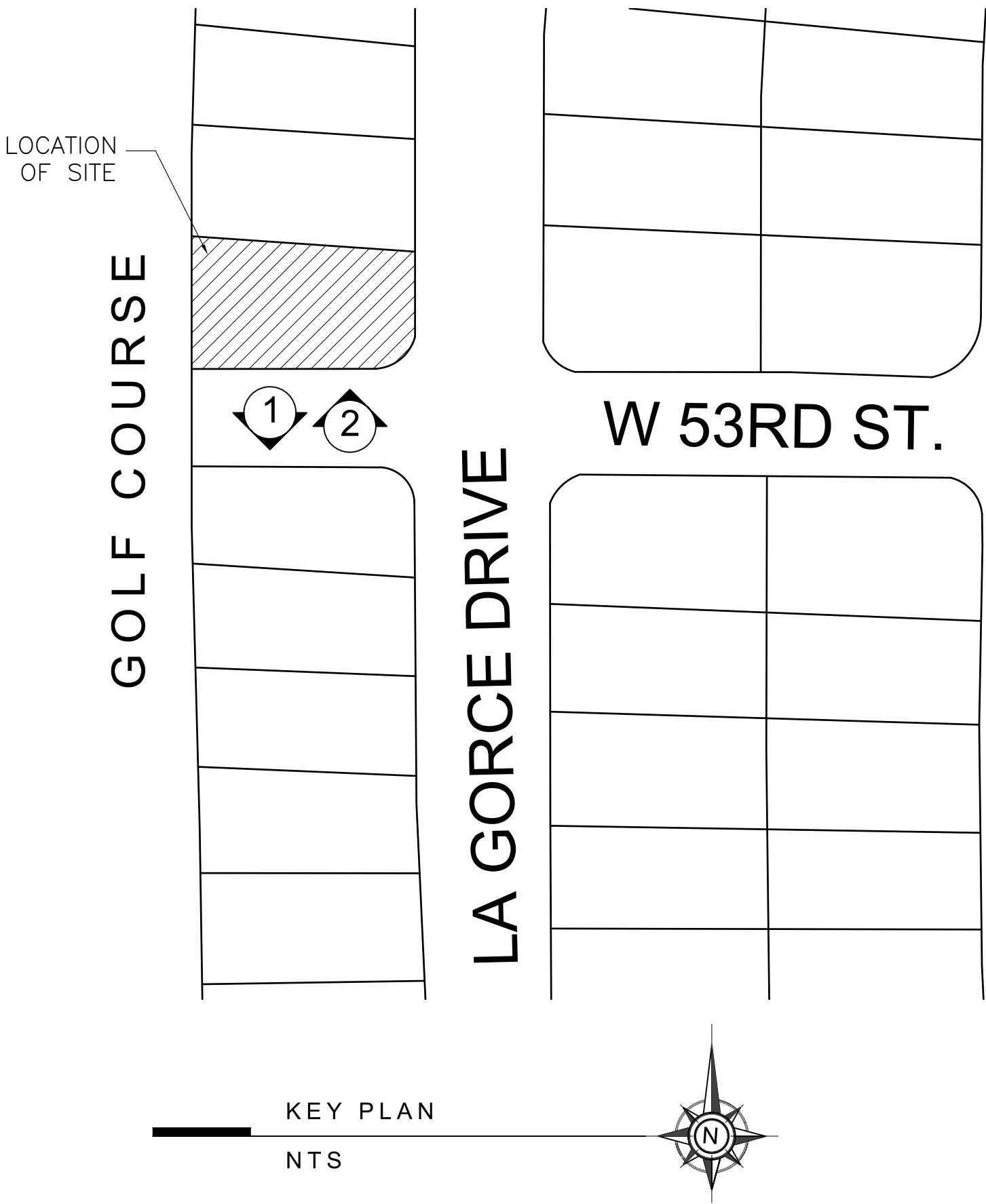
A0.11



1 S 53RD STREET CONTEXT ELEVATION
A0.12



2 N 53RD STREET CONTEXT ELEVATION
A0.12

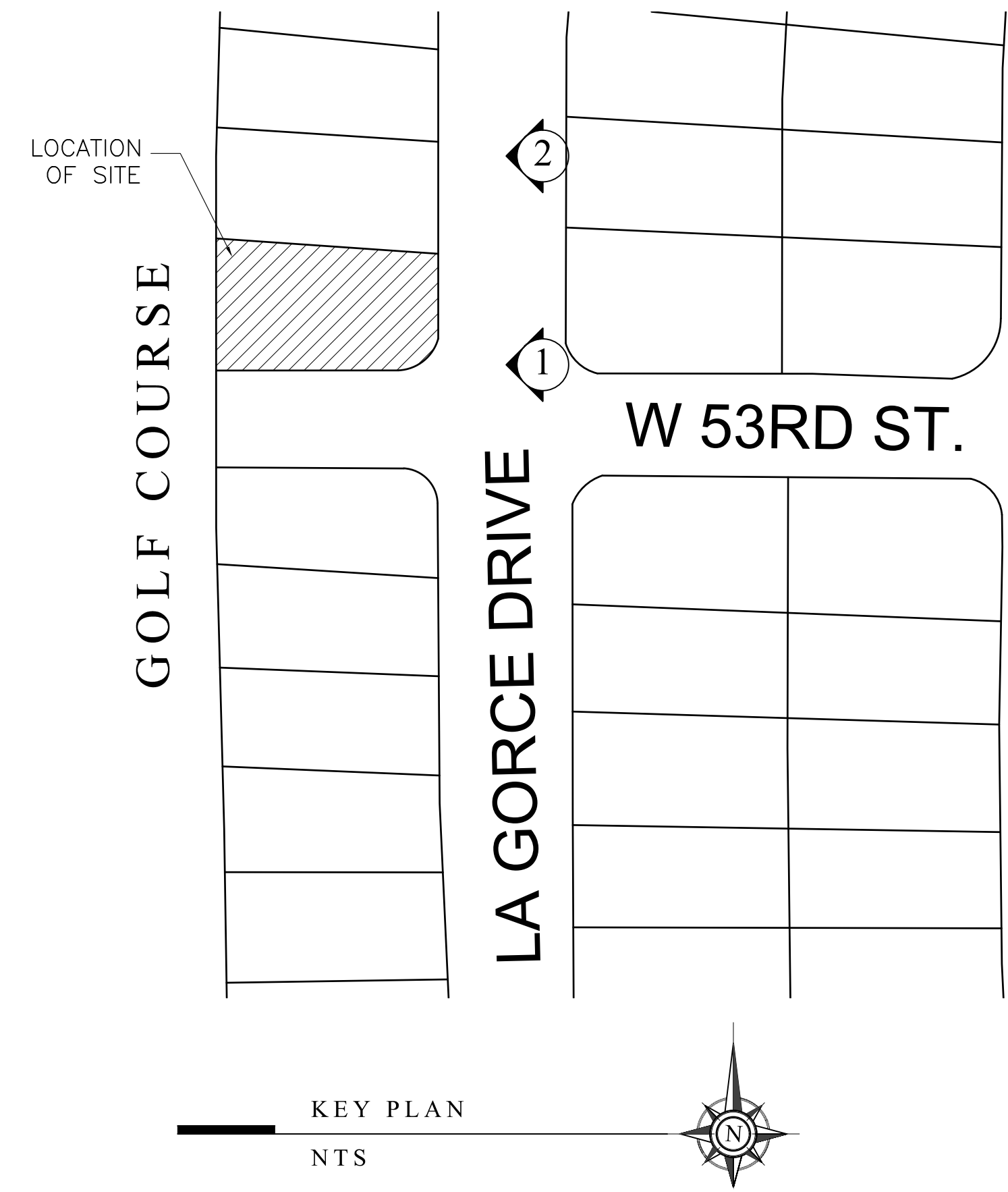




1 W LA GORCE DRIVE CONTEXT ELEVATION
A0.13



2 W LA GORCE DRIVE CONTEXT ELEVATION
A0.13



FOR CONTINUATION SEE 1/A0.13

FOR CONTINUATION SEE 2/A0.13

THOMAS F. WEBER ARCHITECT AR94372

THE WEBER STUDIO
AA26002025
104 GRANVILLE SUITE 414
KEY BISCAYNE, FLORIDA 33149
305.361.9935x 305.361.9986

BOA FINAL SUBMITTAL 09-12-2017
PROPOSED ADDITIONS & RENOVATIONS FOR:
THE SHORE RESIDENCE
5300 LAGORCE DRIVE
MIAMI BEACH, FL 33140
FOLIO #: 23-3232-003-0860

SURROUNDING
CONTEXT
PHOTOGRAPHS

DATE: 09.12.17
DRAWN BY: GSL
REV # DATE:

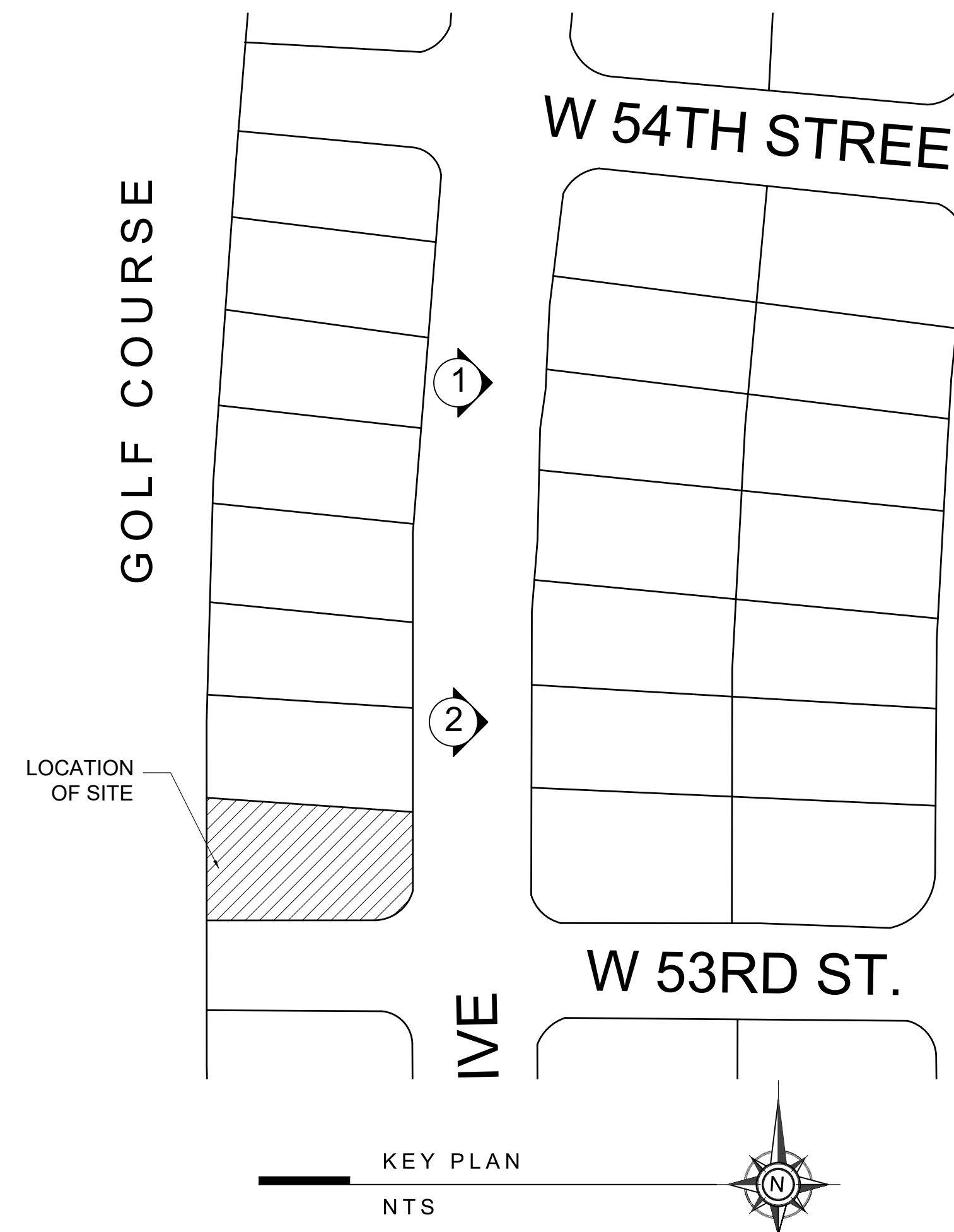
A0.13



1 E LA GORCE DRIVE CONTEXT ELEVATION
A0.14



2 E LA GORCE DRIVE CONTEXT ELEVATION
A0.14



FOR CONTINUATION SEE 2/A0.14

THOMAS F. WEBER ARCHITECT AR94372

THE WEBER STUDIO
AA26002025
104 GRANVILLE SUITE 414
KEY BISCAYNE, FLORIDA 33149
305.361.9935 305.361.9936

BOA FINAL SUBMITTAL 09-12-2017
PROPOSED ADDITIONS & RENOVATIONS FOR:
THE SHORE RESIDENCE
5300 LAGORCE DRIVE
MIAMI BEACH, FL 33140
FOLIO #: 23-3232-003-0860

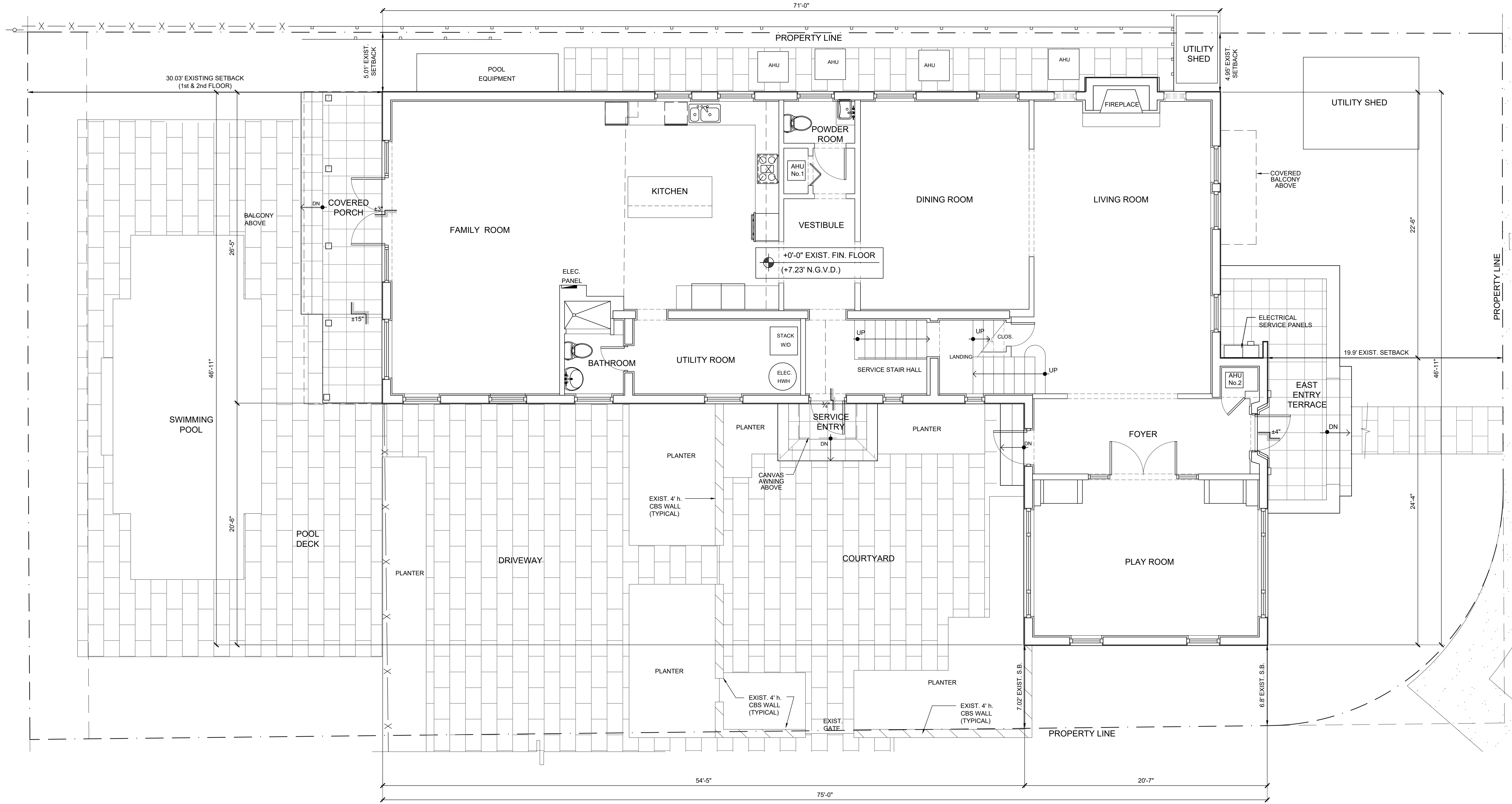
SURROUNDING
CONTEXT
PHOTOGRAPHS

DATE: 09.12.17

DRAWN BY: GSL

REV # DATE

A0.14



EXISTING FIRST FLOOR PLAN
3/4" = 1'-0"

1st FLOOR AREA = 2,313 sf

THOMAS F. WEBER ARCHITECT AR94372

THE WEBER STUDIO
AA26002025
104 GRANVILLE SUITE 414
KEY BISCAYNE, FLORIDA 33149
305.361.9935o 305.361.9986

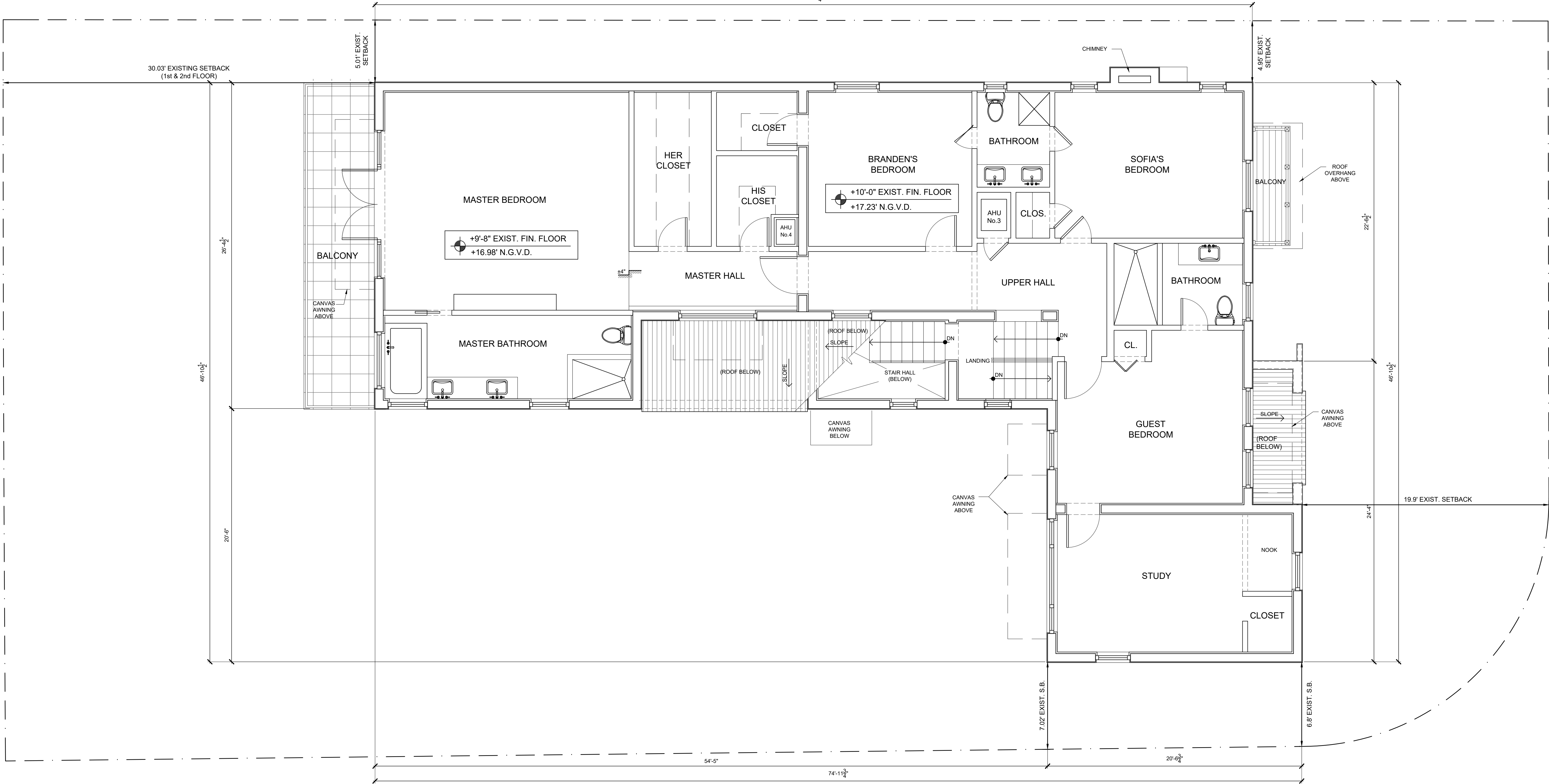
BOA FINAL SUBMITTAL 09-12-2017
PROPOSED ADDITIONS & RENOVATIONS FOR:
THE SHORE RESIDENCE
5300 LAGORCE DRIVE
MIAMI BEACH, FL 33140
FOLIO #: 23-3232-003-0860

EXISTING 1st FLOOR PLAN
DATE: 09.12.17
DRAWN BY: GSL
REV # DATE

A2.1

NORTH

2nd FLOOR AREA = 2,133 sf



EXISTING SECOND FLOOR PLAN

$$\frac{1}{4}'' = 1'-0''$$

THOMAS F.
WEBER
ARCHITECT
AR94372

THE WEBER STUDIO
AA26002025
104 CRANDON BLVD, SUITE 414
KEY BISCAYNE, FLORIDA 33149
305.361.9935o 305.361.9986

PROPOSED ADDITIONS & RENOVATIONS FOR:

THE SHORE RESIDENCE
5300 LAGORCE DRIVE
MIAMI BEACH, FL 33140
FOLIO #: 23-3232-003-0880

EXISTING 2nd
FLOOR PLAN

DATE:	09.12.17
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DRAWN BY: GSI

REV #	DATE:
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[illegible][illegible][illegible][illegible][illegible][illegible][illegible]

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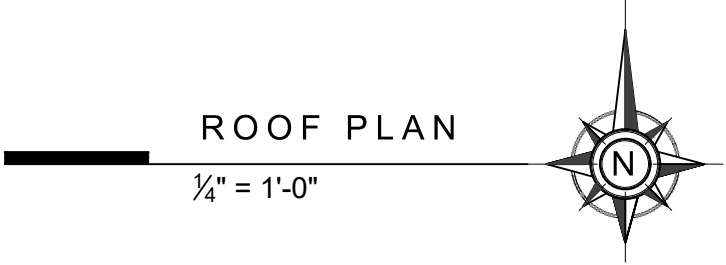
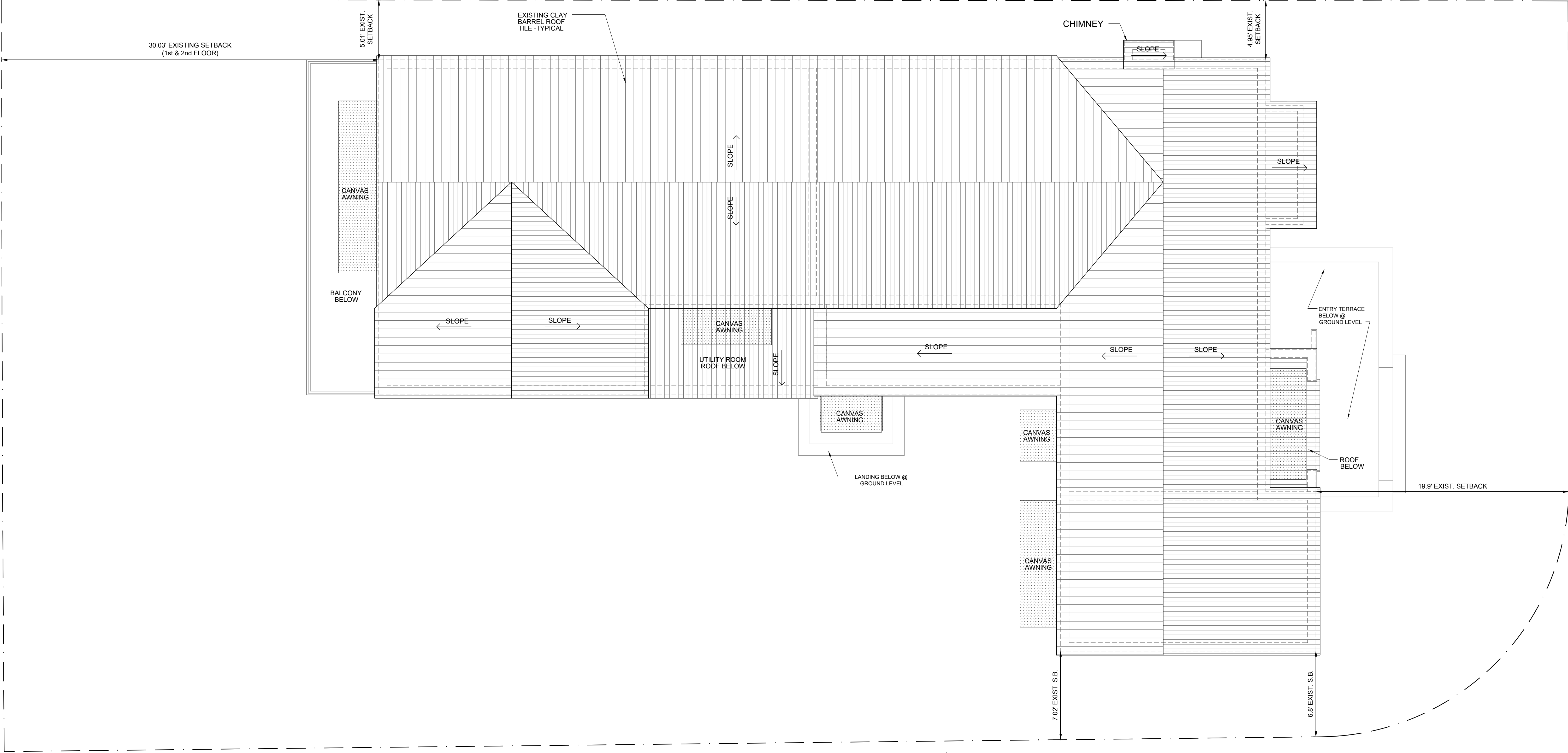
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A22

A2.2

[illegible]

	NORTH
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THOMAS F. WEBER ARCHITECT AR94372

THE WEBER STUDIO
AA26002025 SUITE 414
104 CRANWYN DRIVE
KEY BISCAYNE, FLORIDA 33149
305.361.9935 • 305.361.9986

BOA FINAL SUBMITTAL 09-12-2017
PROPOSED ADDITIONS & RENOVATIONS FOR:
THE SHORE RESIDENCE
5300 LAGORCE DRIVE
MIAMI BEACH, FL 33140
FOLIO #: 23-3232-003-0860

EXISTING ROOF PLAN

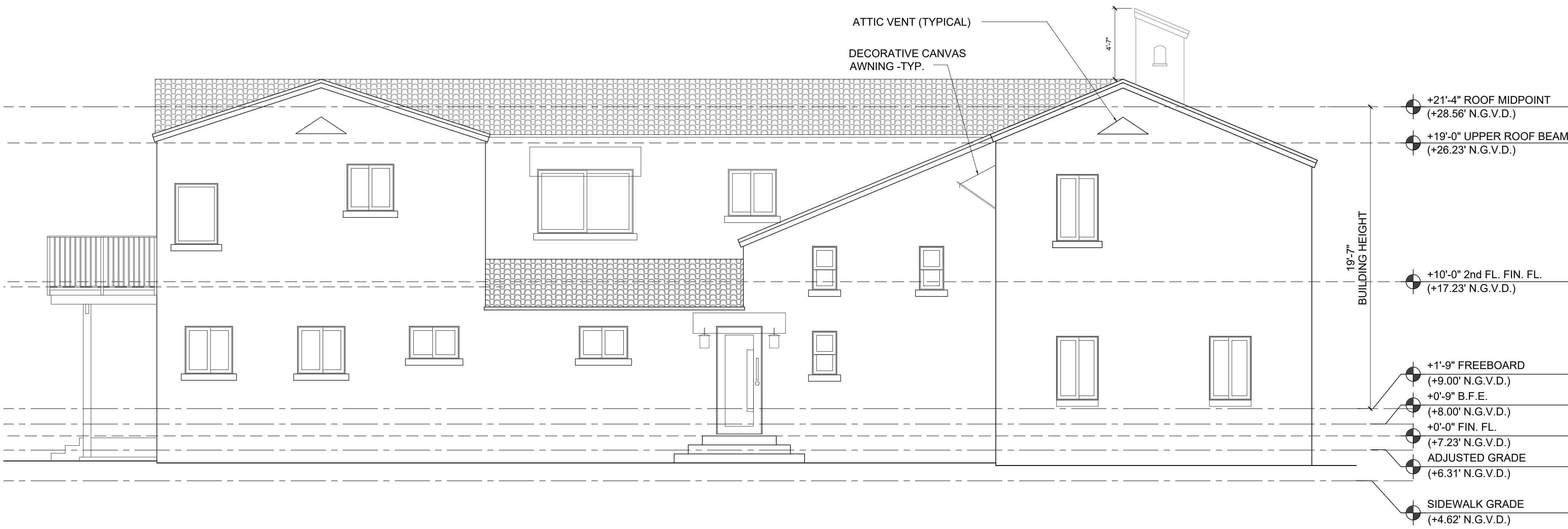
DATE: 09.12.17

DRAWN BY: GSL

REV # DATE

A2.3

NORTH



EXISTING SOUTH ELEVATION

1/4" = 1'-0"

THOMAS F. WEBER ARCHITECT AR94372

THE WEBER STUDIO
AA26002025
104 GRANVILLE SUITE 414
KEY BISCAYNE, FLORIDA 33149
305.361.9935 • 305.361.9986

BOA FINAL SUBMITTAL 09-12-2017

PROPOSED ADDITIONS & RENOVATIONS FOR:
THE SHORE RESIDENCE
5300 LAGORCE DRIVE
MIAMI BEACH, FL 33140
FOLIO #: 23-3232-003-0860

EXISTING SOUTH ELEVATION

DATE: 09.12.17

DRAWN BY: GSL

REV # DATE

A2.4



EXISTING WEST ELEVATION

1/4" = 1'-0"

THOMAS F.
WEBER
ARCHITECT
AR94372

THE WEBER STUDIO
AA2600205
104 GRANVILLE SUITE 414
KEY BISCAYNE, FLORIDA 33149
305.361.9935x 305.361.9986

BOA FINAL SUBMITTAL 09-12-2017
PROPOSED ADDITIONS & RENOVATIONS FOR:
THE SHORE RESIDENCE
5300 LAGORCE DRIVE
MIAMI BEACH, FL 33140
FOLIO #: 23-3232-003-0860

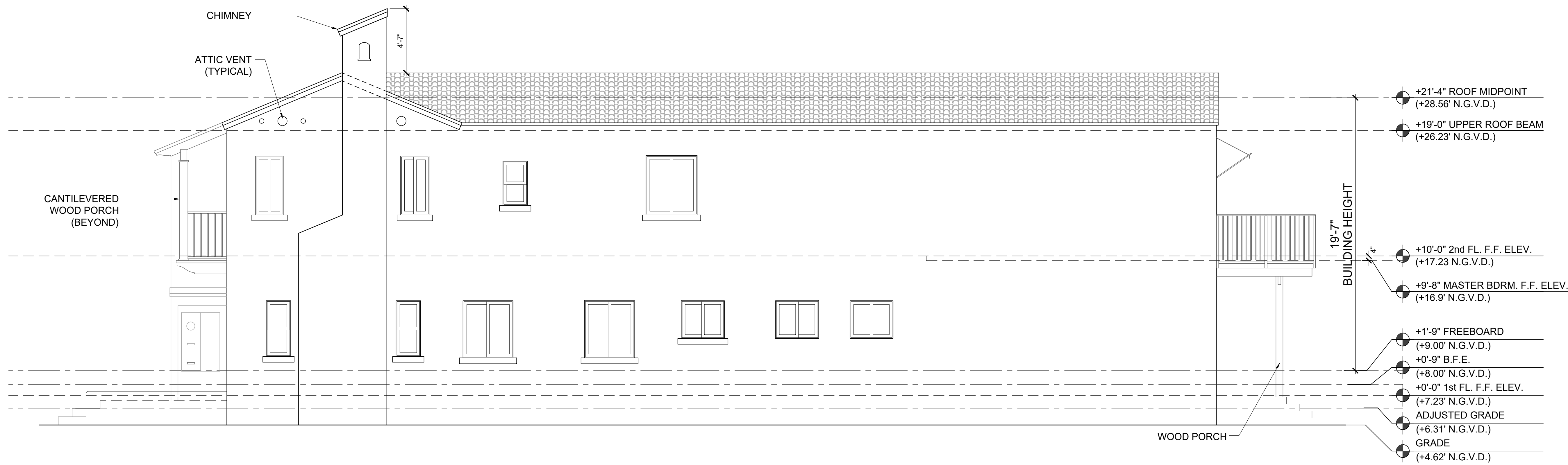
EXISTING WEST
ELEVATION

DATE: 09.12.17

DRAWN BY: GSL

REV # DATE

A2.5



EXISTING NORTH ELEVATION

1/4" = 1'-0"

THOMAS F. WEBER ARCHITECT AR94372

THE WEBER STUDIO
AA26002025
104 GRANVILLE SUITE 414
KEY BISCAYNE, FLORIDA 33149
305.361.9935 • 305.361.9986

BOA FINAL SUBMITTAL 09-12-2017
PROPOSED ADDITIONS & RENOVATIONS FOR:
THE SHORE RESIDENCE
5300 LAGORCE DRIVE
MIAMI BEACH, FL 33140
FOLIO #: 23-3232-003-0860

EXISTING NORTH ELEVATION

DATE: 09.12.17

DRAWN BY: GSL

REV # DATE

A2.6



EXISTING EAST ELEVATION

1/4" = 1'-0"

THOMAS F.
WEBER
ARCHITECT
AR94372

THE WEBER STUDIO
AA2600205
104 GRANVILLE SUITE 414
KEY BISCAYNE, FLORIDA 33149
305.361.9935 • 305.361.9986

BOA FINAL SUBMITTAL 09-12-2017
PROPOSED ADDITIONS & RENOVATIONS FOR:
THE SHORE RESIDENCE
5300 LAGORCE DRIVE
MIAMI BEACH, FL 33140
FOLIO #: 23-3232-003-0860

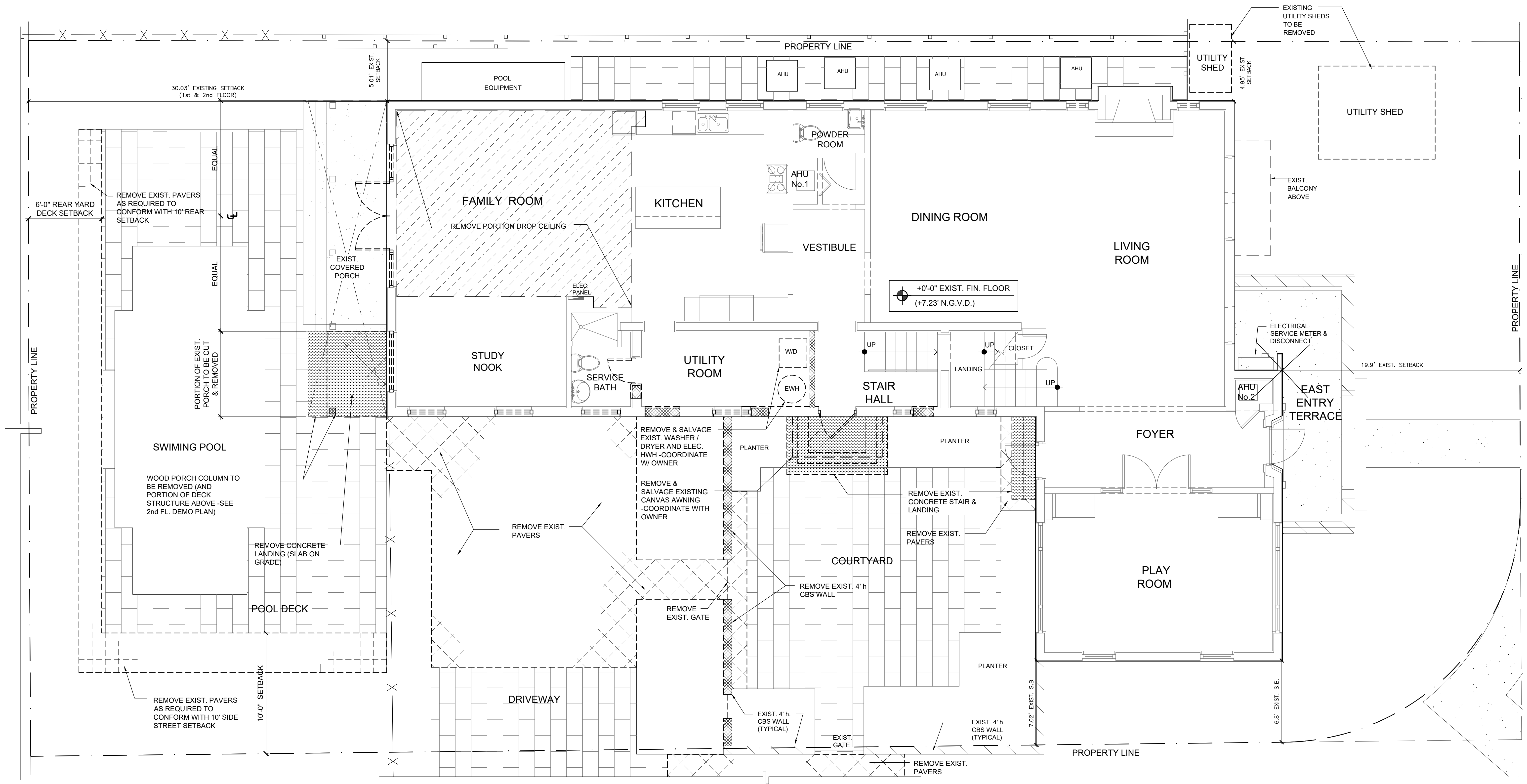
EXISTING EAST
ELEVATION

DATE: 09.12.17

DRAWN BY: GSL

REV # DATE

A2.7



FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"



THOMAS F. WEBER ARCHITECT AR94372

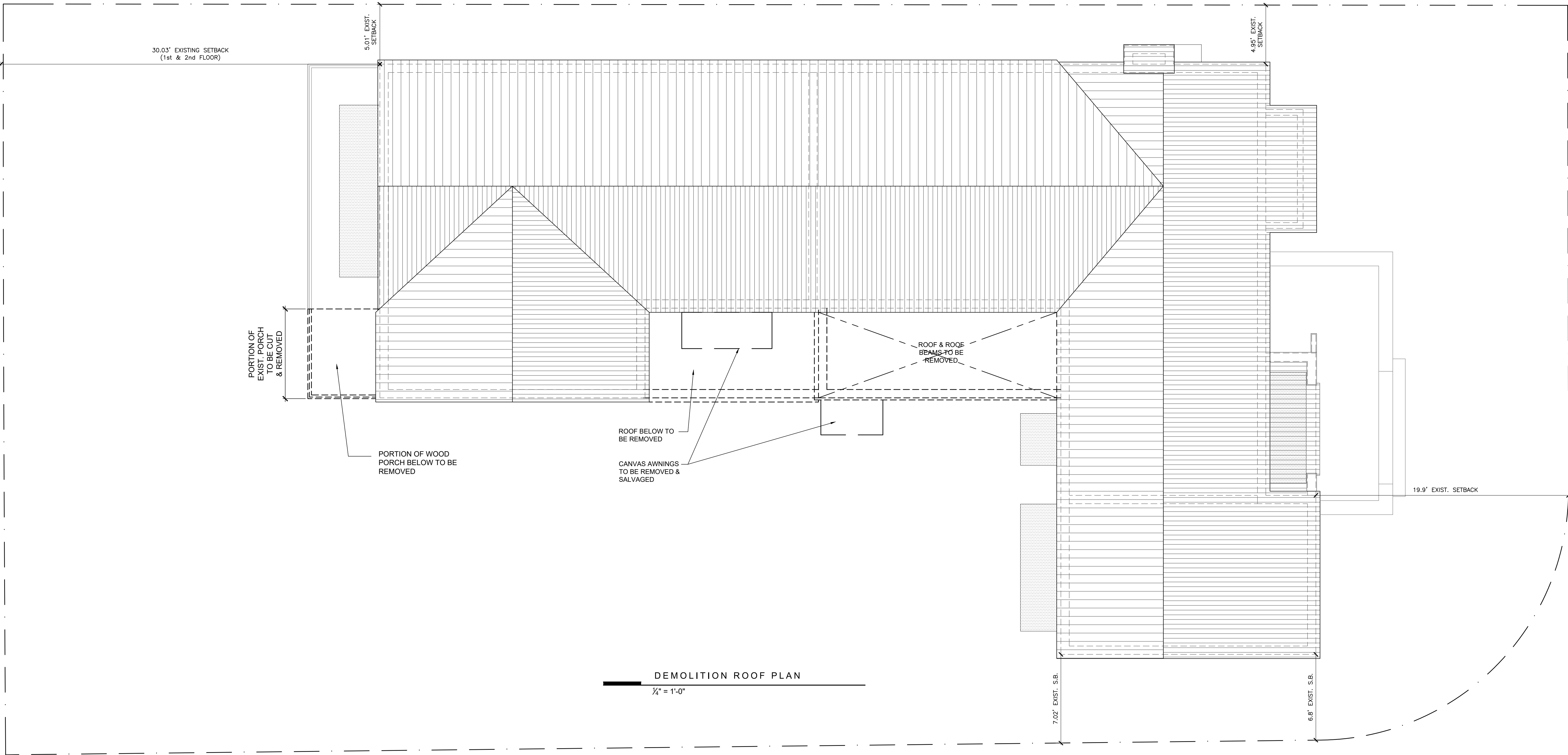
THE WEBER STUDIO
AA26002025
104 GRANVILLE SUITE 414
KEY BISCAYNE, FLORIDA 33149
305.361.9935 • 305.361.9986

BOA FINAL SUBMITTAL 09-12-2017
PROPOSED ADDITIONS & RENOVATIONS FOR:
THE SHORE RESIDENCE
5300 LAGORCE DRIVE
MIAMI BEACH, FL 33140
FOLIO #: 23-3232-003-0860

FIRST FLOOR DEMOLITION PLAN
DATE: 09.12.17
DRAWN BY: GSL
REV # DATE:

A3.1

NORTH



DEMOLITION ROOF PLAN
1/4" = 1'-0"

THOMAS F. WEBER ARCHITECT AR94372

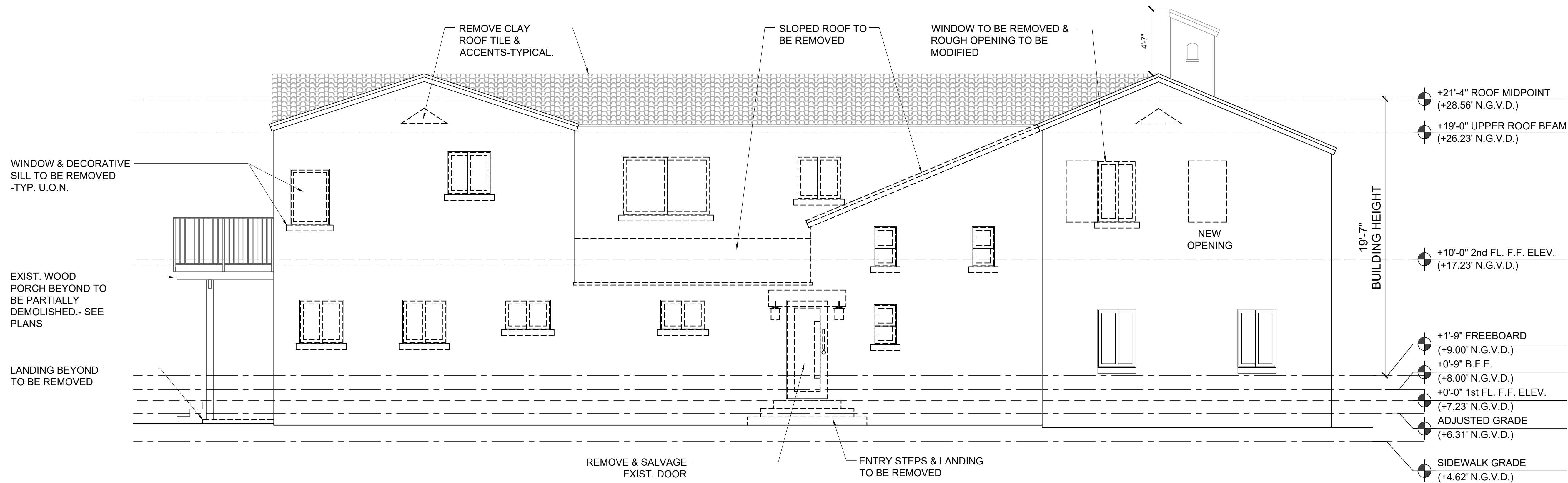
THE WEBER STUDIO
AA26002025
104 CRANFORD SUITE 414
KEY BISCAYNE, FLORIDA 33149
305.361.9935x 305.361.9986

BOA FINAL SUBMITTAL 09-12-2017
PROPOSED ADDITIONS & RENOVATIONS FOR:
THE SHORE RESIDENCE
5300 LAGORCE DRIVE
MIAMI BEACH, FL 33140
FOLIO #: 23-3232-003-0860

ROOF DEMOLITION PLAN
DATE: 09.12.17
DRAWN BY: GSL
REV # DATE

A3.3

NORTH



SOUTH ELEVATION (DEMOLITION)

1/4" = 1'-0"

THOMAS F.
WEBER
ARCHITECT
AR94372

THE WEBER STUDIO
AA26002025 SUITE 414
104 GRANVINE DRIVE
KEY BISCAYNE, FLORIDA 33149
305.361.9935x 305.361.9986

BOA FINAL SUBMITTAL 09-12-2017
PROPOSED ADDITIONS & RENOVATIONS FOR:
THE SHORE RESIDENCE
5300 LAGORCE DRIVE
MIAMI BEACH, FL 33140
FOLIO #: 23-3232-003-0860

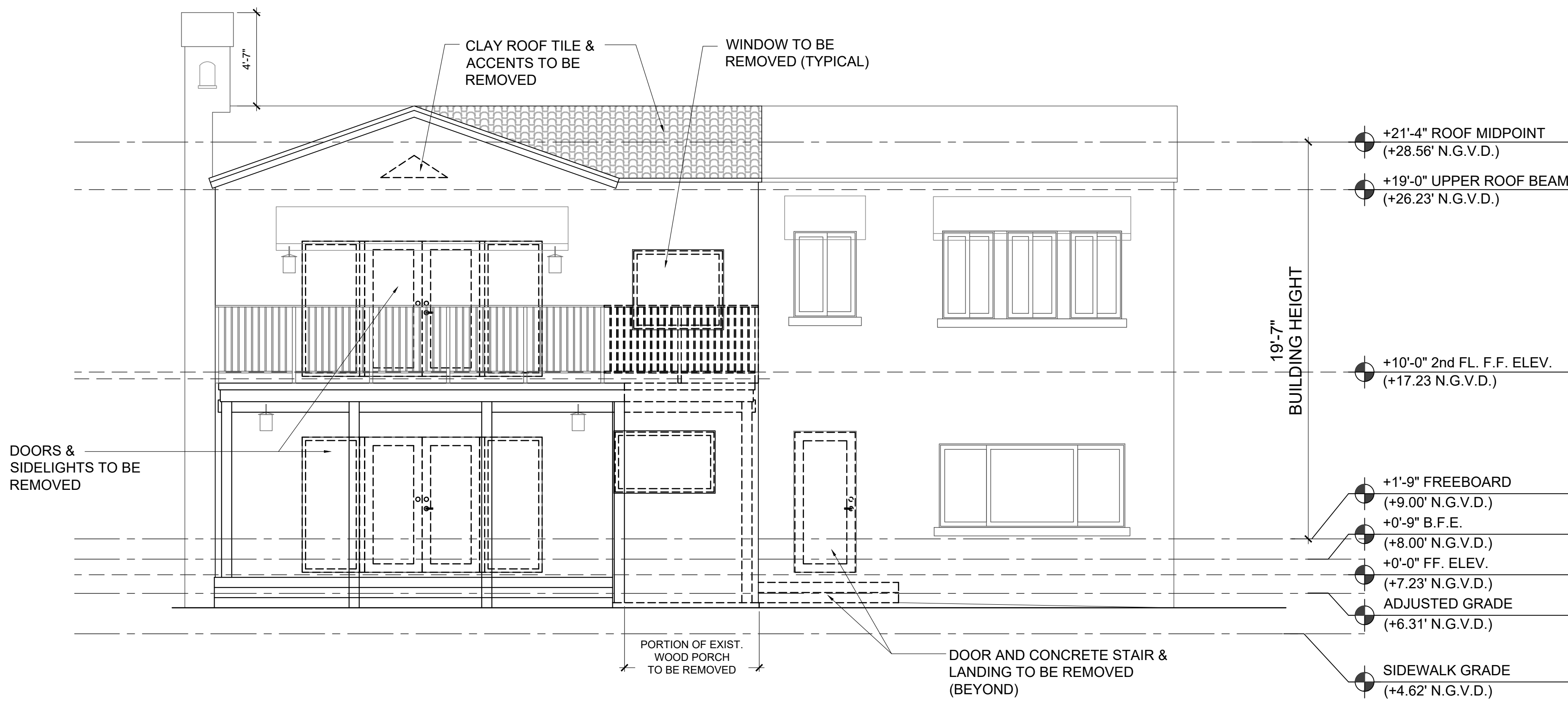
SOUTH ELEVATION
(DEMOLITION)

DATE: 09.12.17

DRAWN BY: GSL

REV # DATE:

A3.4



WEST ELEVATION (DEMOLITION)

1/4" = 1'-0"

THOMAS F. WEBER ARCHITECT AR94372

THE WEBER STUDIO
AA2600205
104 GRANVINE SUITE 414
KEY BISCAYNE, FLORIDA 33149
305.361.9935 • 305.361.9986

BOA FINAL SUBMITTAL 09-12-2017
PROPOSED ADDITIONS & RENOVATIONS FOR:
THE SHORE RESIDENCE
5300 LAGORCE DRIVE
MIAMI BEACH, FL 33140
FOLIO #: 23-3232-003-0860

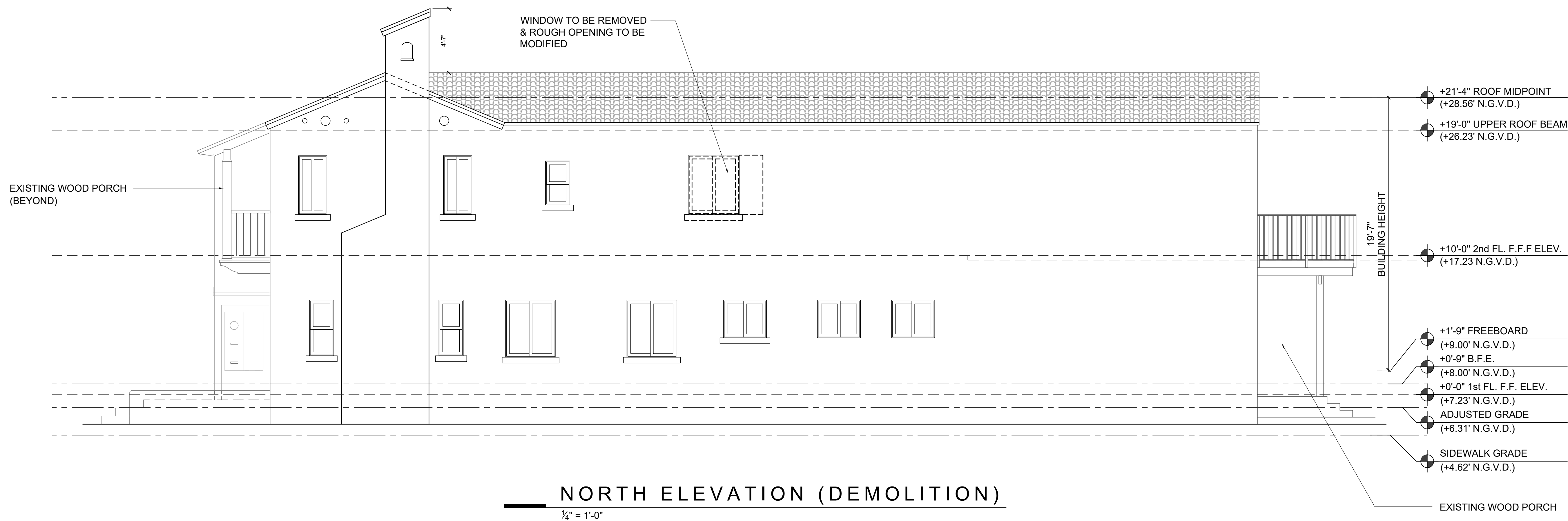
WEST ELEVATION (DEMOLITION)

DATE: 09.12.17

DRAWN BY: GSL

REV # DATE

A3.5





EAST ELEVATION (DEMOLITION)

1/4" = 1'-0"

THOMAS F.
WEBER
ARCHITECT
AR94372

THE WEBER STUDIO
AA2600205
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305.361.9935x 305.361.9986

BOA FINAL SUBMITTAL 09-12-2017
PROPOSED ADDITIONS & RENOVATIONS FOR:
THE SHORE RESIDENCE
5300 LAGORCE DRIVE
MIAMI BEACH, FL 33140
FOLIO #: 23-3232-003-0860

EAST ELEVATION
(DEMOLITION)

DATE: 09.12.17

DRAWN BY: GSL

REV # DATE

A3.7