

BOA FINAL SUBMITTAL 09 - 12 - 2017
PROPOSED ADDITIONS AND RENOVATIONS FOR:
THE SHORE RESIDENCE
5300 LaGorce Drive
Miami Beach , Florida 33140
FOLIO # 23-3232-003-0880

SCOPE OF WORK:

- PROPOSED TWO STORY ADDITION CONSISTING OF A NEW GARAGE WITH LIVING SPACE ABOVE
- PROPOSED 2nd STORY ADDITION OVER THE EXISTING UTILITY ROOM
- PROPOSED ENTRY PORCH AT SOUTH COURTYARD
- RECONFIGURATION OF EXISTING 2nd STORY ROOF LOCATED ABOVE EXISTING MAIN STAIR
- REPLACEMENT & RECONFIGURATION OF MISCELLANEOUS EXTERIOR DOORS & WINDOWS
- REPLACEMENT OF THE EXISTING ROOF TILE
- MISCELLANEOUS INTERIOR ALTERATIONS & RECONFIGURATIONS
- PROPOSED EMERGENCY GENERATOR
- MODIFICATIONS TO THE EXISTING DRIVEWAY AND COURTYARD PER PROPOSED ADDITIONS

REQUESTED VARIANCES

- V1 INCREASE IN MAX. ALLOWABLE LOT COVERAGE
- V2 INCREASE IN MAX. ALLOWABLE UNIT SIZE
- V3 DECREASE IN THE MIN. OPEN SPACE REQUIRED IN THE SIDE YARD FACING A STREET
- V4 INCREASE IN THE MIN. SETBACKS FOR EQUIPMENT IN THE INTERIOR SIDE YARD
- V5 PROPOSED GENERATOR IN FRONT YARD
- V6 INCREASE IN THE MIN. BUILDING SETBACK IN A SIDE YARD FACING A STREET

INDEX OF ARCHITECTURAL PLANS & EXHIBITS

SHEET No.	TITLE		SHEET No.	TITLE
A0.0	COVER SHEET		A2.4	EXISTING SOUTH ELEVATION
A0.1	COPY OF OF ORIGINAL SURVEY		A2.5	EXISTING WEST ELEVATION
A0.2	ZONING INFORMATION (C.M.B. ZONING DATA SHEET)		A2.6	EXISTING NORTH ELEVATION
A0.3	CONTEXT LOCATION PLAN (AERIAL)		A2.7	EXISTING EAST ELEVATION
A0.4	LOT COVERAGE DIAGRAMS			
A0.5	UNIT SIZE DIAGRAMS		A3.1	FIRST FLOOR DEMOLITION PLAN
A0.6	OPEN SPACE DIAGRAMS (FRONT YARD)		A3.2	SECOND FLOOR DEMOLITION PLAN
A0.7	OPEN SPACE DIAGRAMS (SIDE YARD FACING A STREET)		A3.3	ROOF DEMOLITION PLAN
A0.8	OPEN SPACE DIAGRAMS (REAR YARD)		A3.4	SOUTH ELEVATION (DEMOLITION)
A0.9	SITE & BUILDING PHOTOGRAPHS		A3.5	WEST ELEVATION (DEMOLITION)
A0.10	SITE & BUILDING PHOTOGRAPHS		A3.6	NORTH ELEVATION (DEMOLITION)
A0.11	SITE & BUILDING PHOTOGRAPHS		A3.7	EAST ELEVATION - (DEMOLITION)
A0.12	SURROUNDING CONTEXT PHOTOGRAPHS			
A0.13	SURROUNDING CONTEXT PHOTOGRAPHS		A4.1	PROPOSED FIRST FLOOR PLAN
A0.14	SURROUNDING CONTEXT PHOTOGRAPHS		A4.2	PROPOSED SECOND FLOOR PLAN
			A4.3	PROPOSED ROOF PLAN
A1.1	SITE PLAN		A4.4	PROPOSED SOUTH ELEVATION
A1.2	VARIANCE SITE DIAGRAM		A4.5	PROPOSED WEST ELEVATION
A1.3	3D RENDERING		A4.6	PROPOSED NORTH ELEVATION
			A4.7	PROPOSED EAST ELEVATION
A2.1	EXISTING FIRST FLOOR PLAN		A4.8	PROPOSED BUILDING SECTION
A2.2	EXISTING SECOND FLOOR PLAN			
A2.3	EXISTING ROOF PLAN		L1.1	TREE SURVEY & DISPOSITION PLAN

THOMAS F. WEBER ARCHITECT AR94372

THE WEBER STUDIO
AA26002025
104 GRANADILLA 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 #: 23-3232-003-0880

COVER SHEET

DATE: 09.12.17
DRAWN BY: GSL
REV # DATE:

A0.0

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	5300 LaGorce Drive		
2	Folio number(s):	23-3232-003-0880		
3	Board and file numbers :			
4	Year built:	1925	Zoning District: RS-4	
5	Based Flood Elevation:	8.0'	Grade value in NGVD: 4.62'	
6	Adjusted grade (Flood+Grade/2):	6.31'	Free board: 1.0'	
7	Lot Area:	7,321 SF		
8	Lot width:	60.0'	Lot Depth:	125.0'
9	Max Lot Coverage SF and %:	{40%} 2,928 SF	Proposed Lot Coverage SF and %:	{47%} 3,445 SF
10	Existing Lot Coverage SF and %:	{32%} 2,316 SF	Lot coverage deducted (garage-storage) SF:	0
11	Front Yard Open Space SF and %:	{79%} 862 SF	Rear Yard Open Space SF and %:	{68%} 811 SF {EXIST.}
12	Max Unit Size SF and %:	{60%} 4,393 SF	Proposed Unit Size SF and %:	{70.7%} 5,180
13	Existing First Floor Unit Size:	2,313 SF	Proposed First Floor Unit Size:	2,883 SF
14	Existing Second Floor Unit Size	2,210 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	2,855 (99%)
15			Proposed Second Floor Unit Size SF and % :	2,797 (97%)
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'	19'-7"	20'1"	
18	Setbacks:				
19	Front First level:	20'	19.9'	19.9'	.1' {EXIST.}
20	Front Second level:	30'	19.9'	19.9'	10.1' {EXIST.}
21	Side 1:	7.5'	4.95'	4.95'	2.55' {EXIST.}
22	Side 2 or (facing street):	15'	6.8'	6.8'	8.2' {EXIST.}
23	Rear:	20'	30.03'	30.0'	0
	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A	N/A
26	Sum of Side yard :	{25%} 15.0'	{19.5%} 11.75'	{19.5%} 11.75'	3.25' {EXIST.}
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?		YES		

Notes:

If not applicable write N/A

All other data information should be presented like the above format

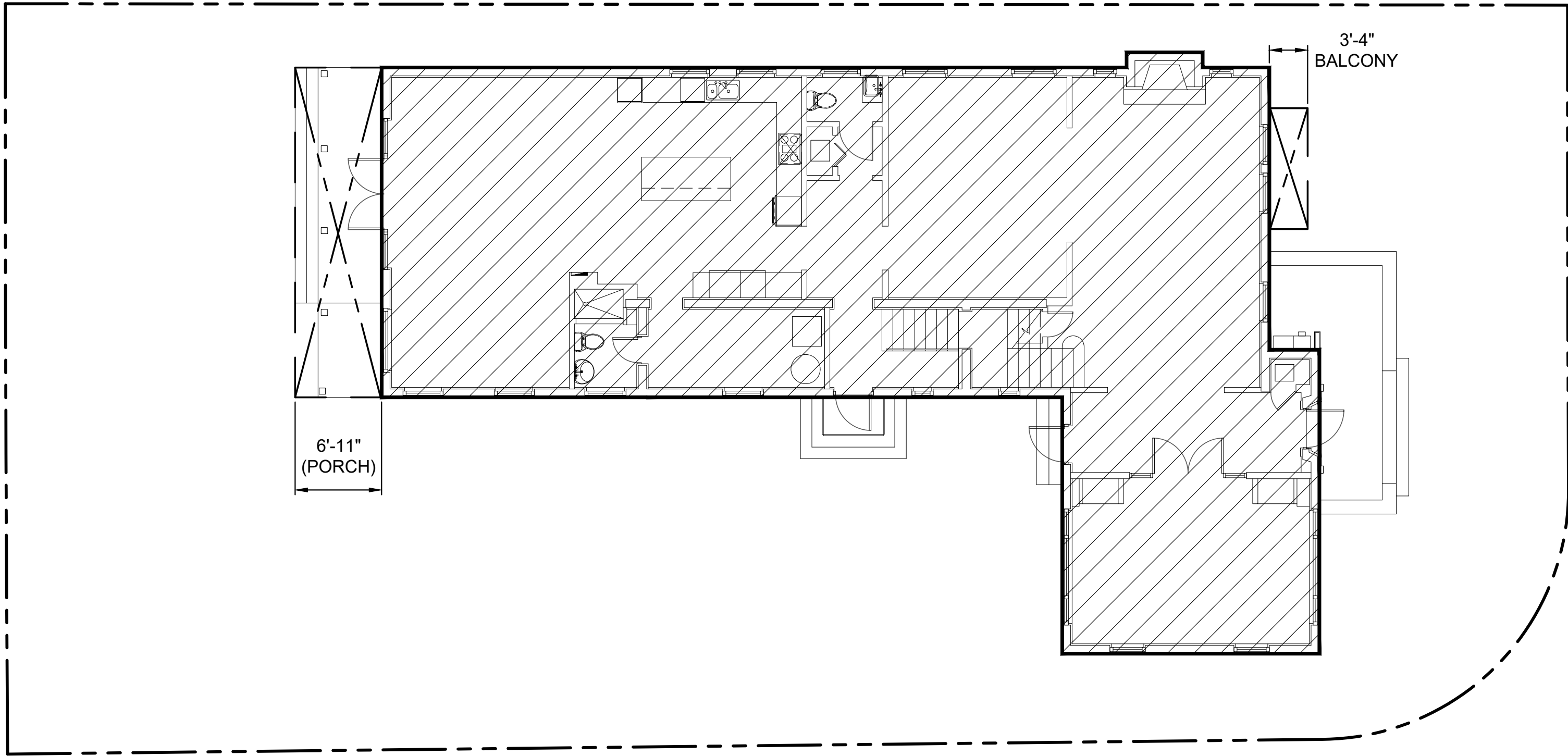
THOMAS F. WEBER ARCHITECT AR94372

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 #: 23-3232-003-0880

ZONING INFORMATION
DATE: 09.12.17
DRAWN BY: GSL
REV # DATE

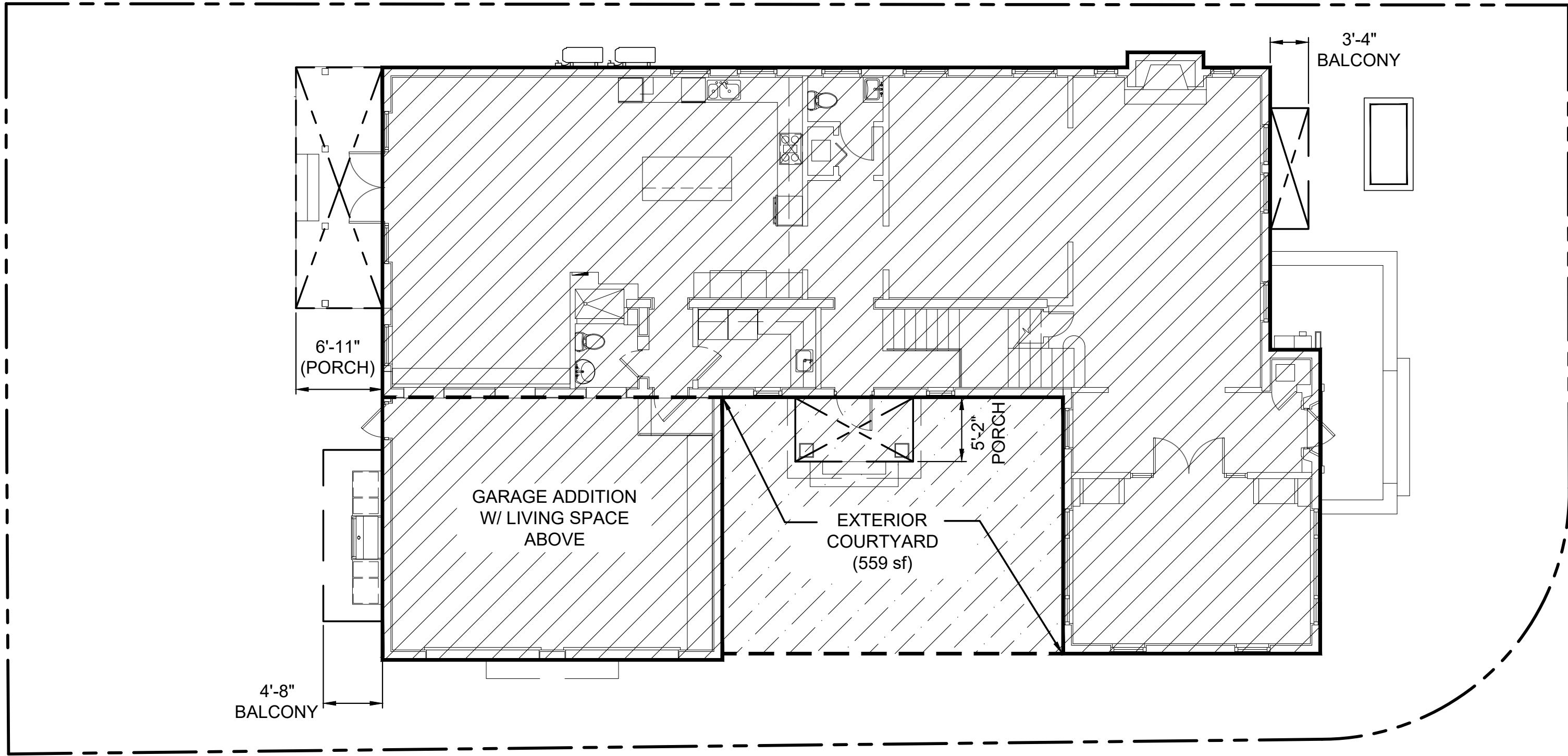
A0.2



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)

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

LOT COVERAGE DIAGRAMS

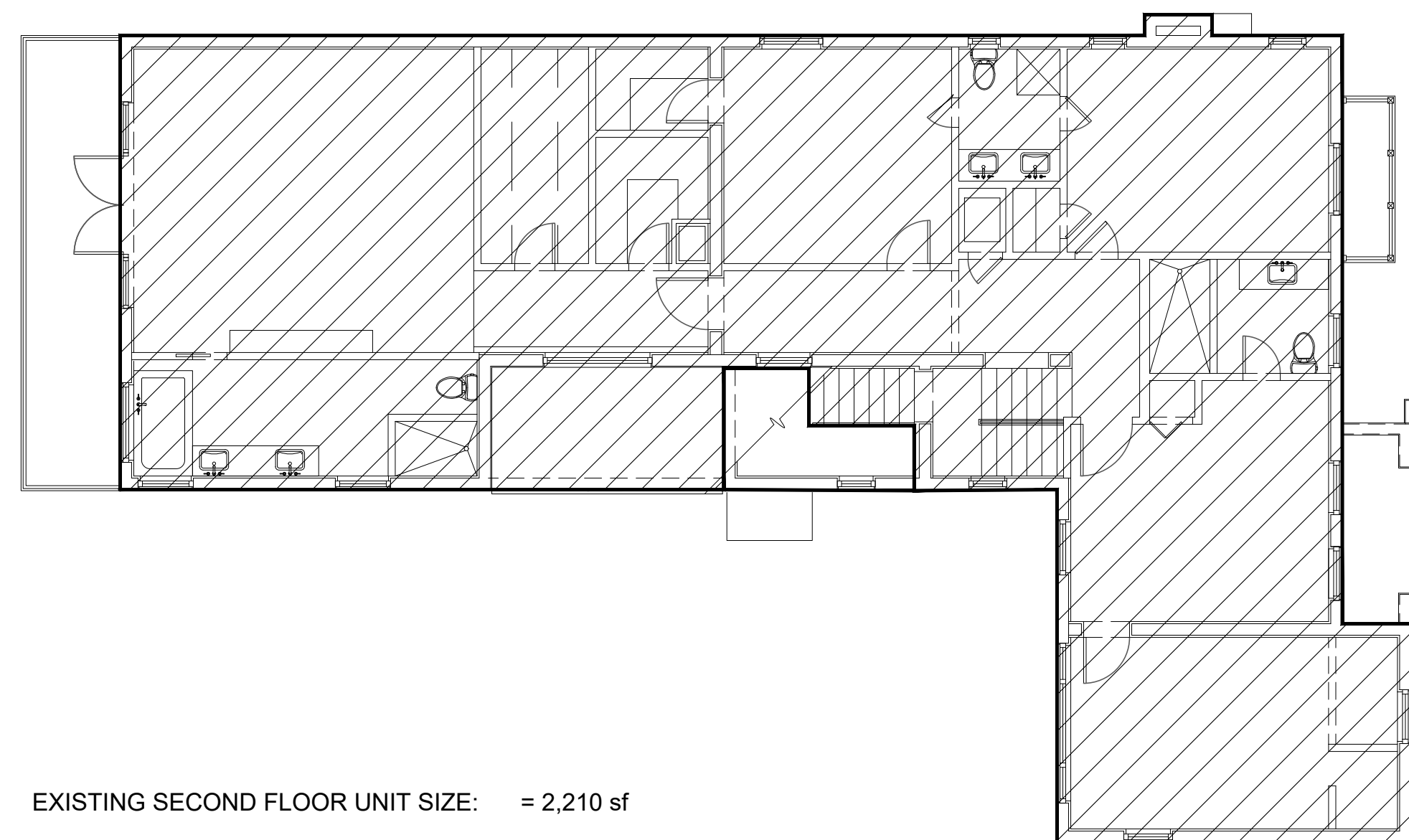
DATE: 09.12.17

DRAWN BY: GSL

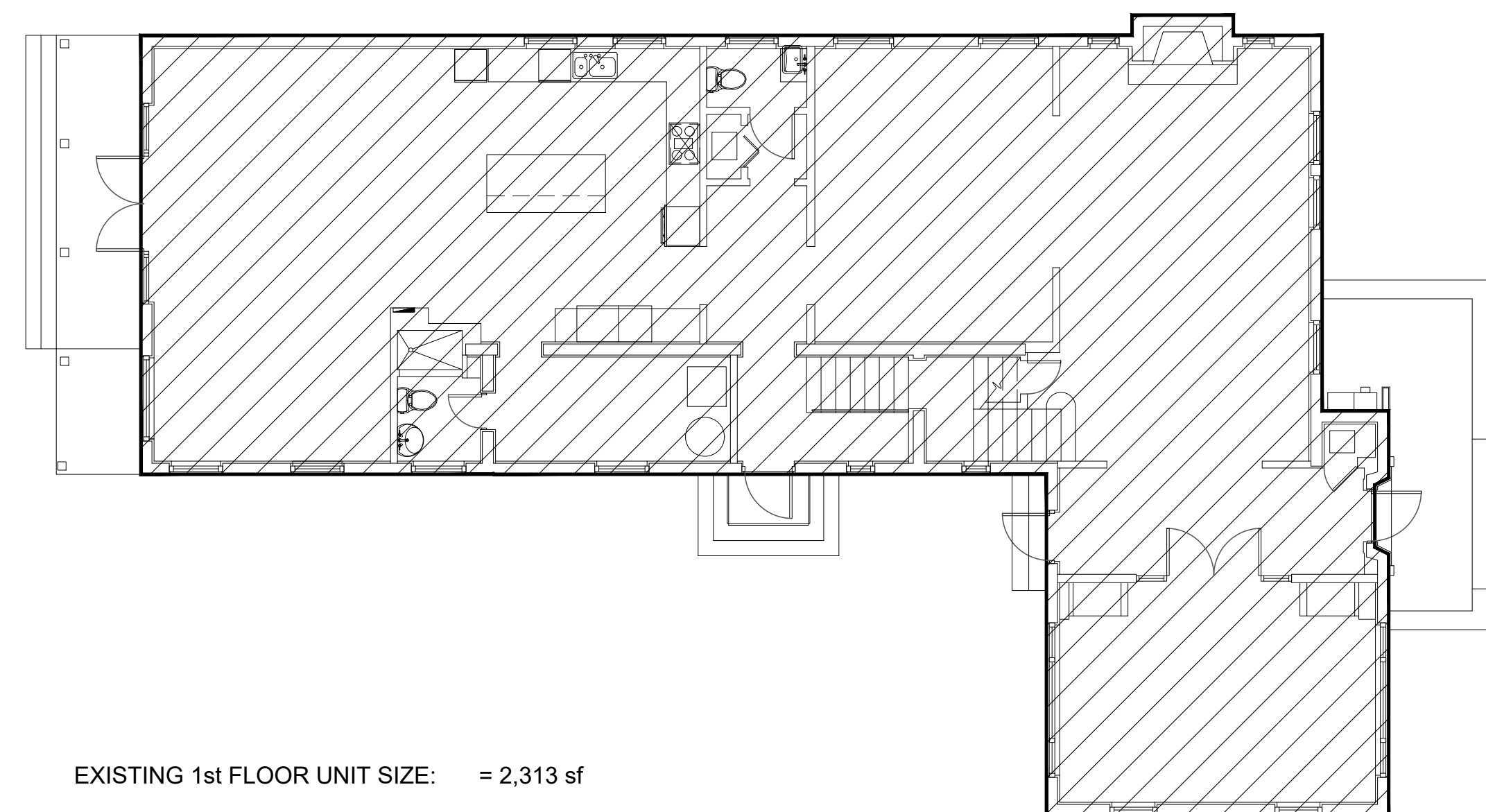
REV # DATE:

A0.4

NORTH



EXISTING SECOND FLOOR UNIT SIZE: = 2,210 sf

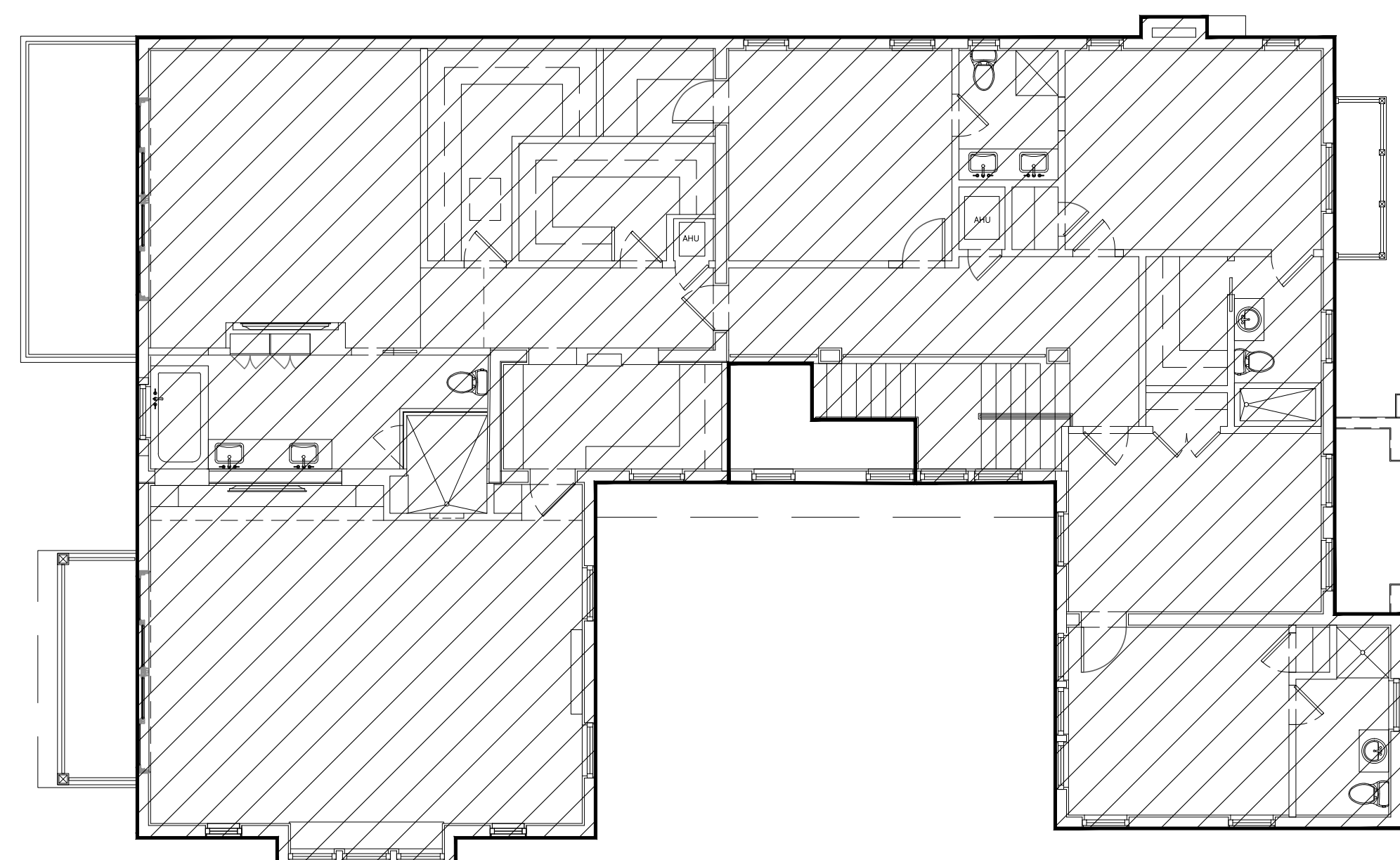


EXISTING 1st FLOOR UNIT SIZE: = 2,313 sf

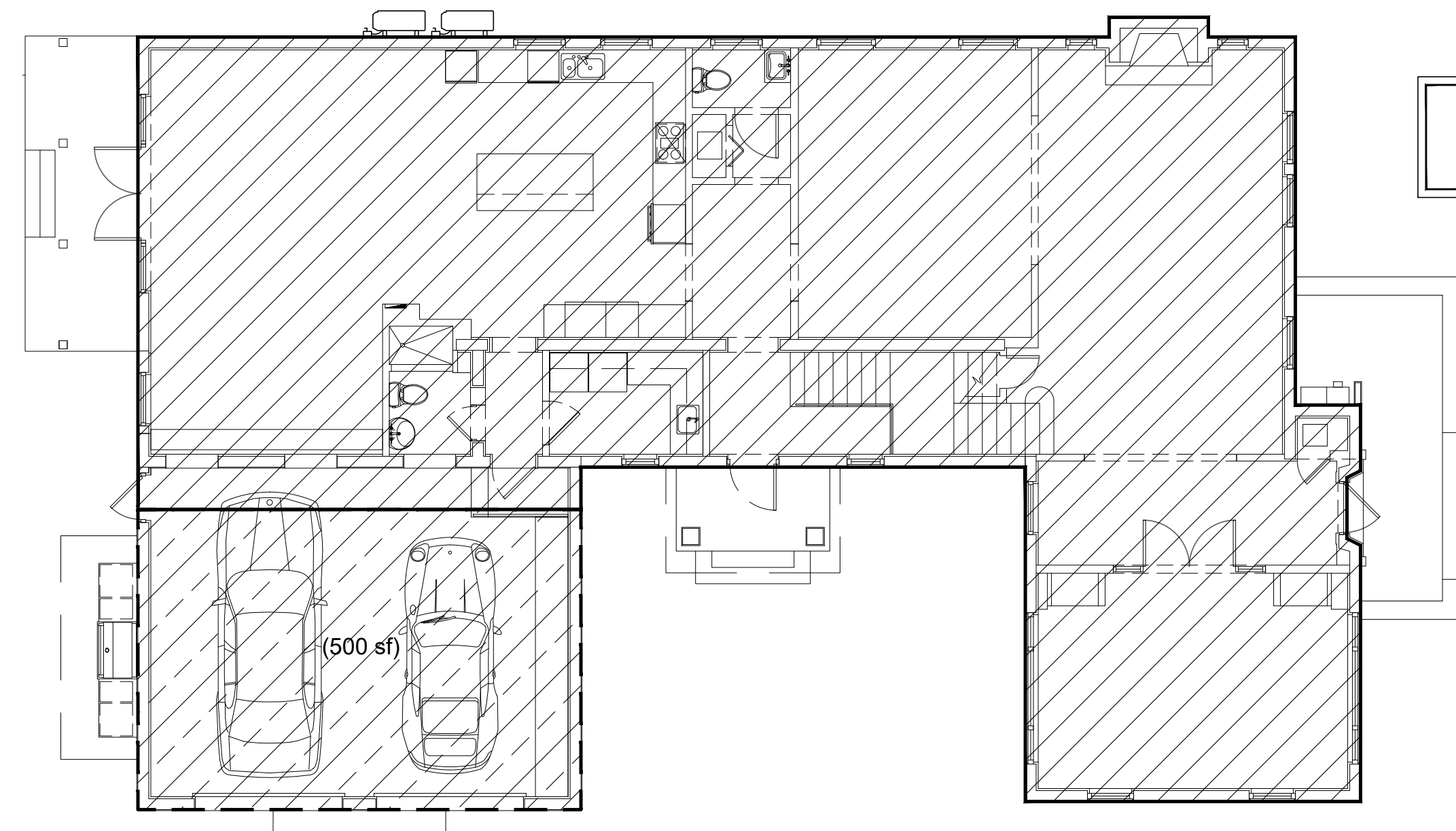
EXISTING UNIT SIZE:
MAX ALLOWABLE (60%) = 4,393 sf
PROVIDED (61.8%) = 4,523 sf

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

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

UNIT SIZE
DIAGRAMS

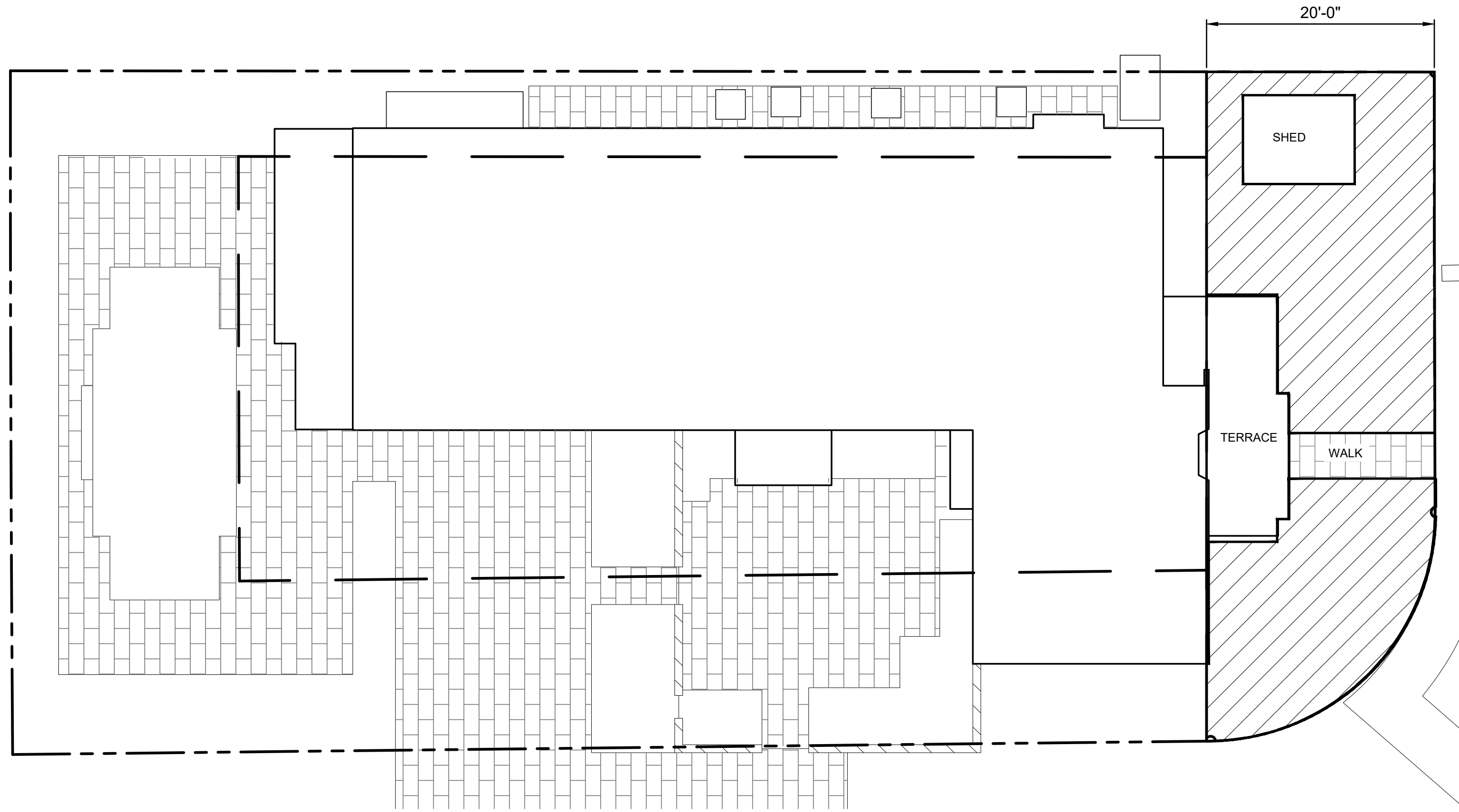
DATE: 09.12.17

DRAWN BY: GSL

REV # DATE:

A0.5

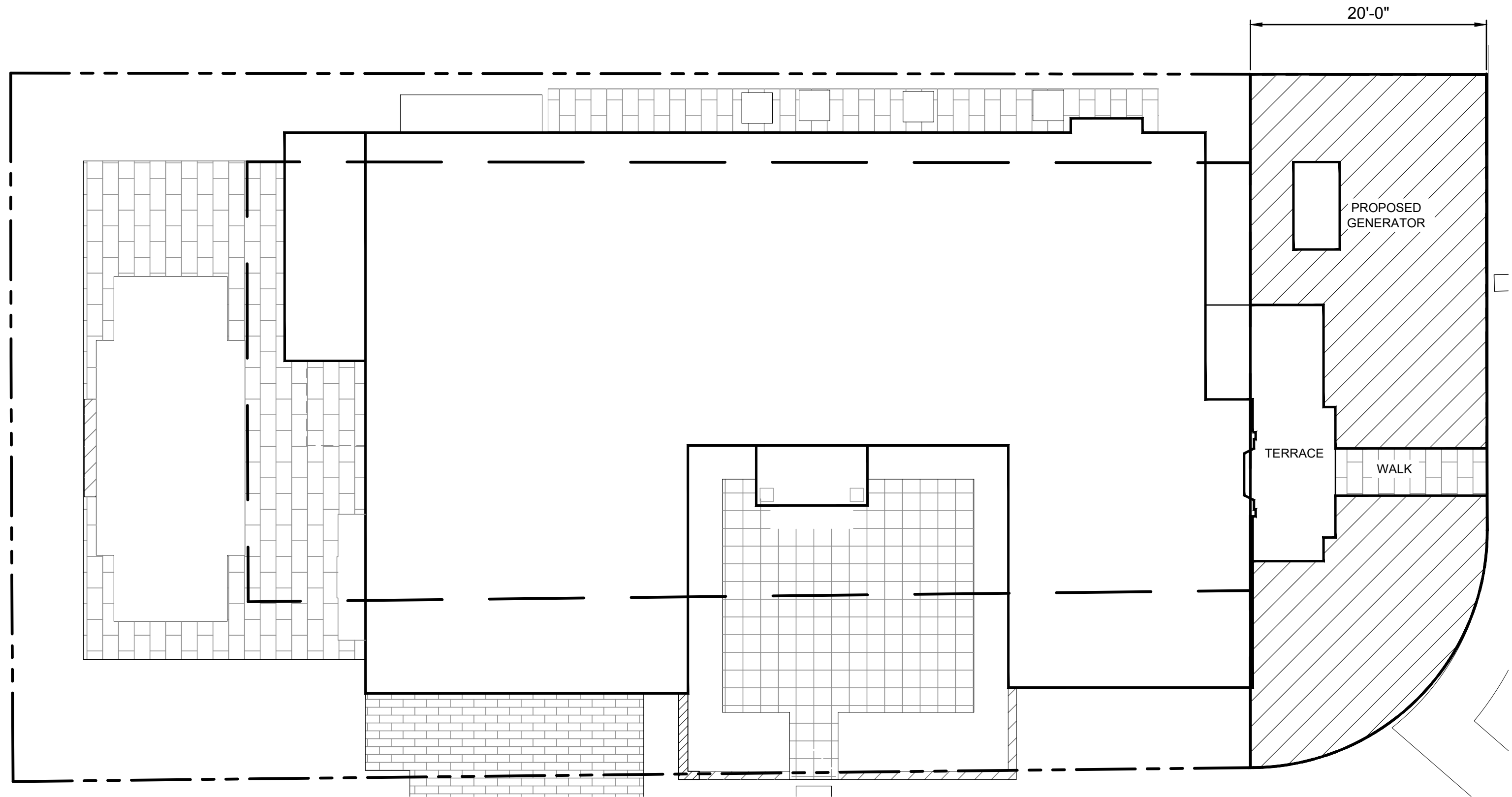
NORTH



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)

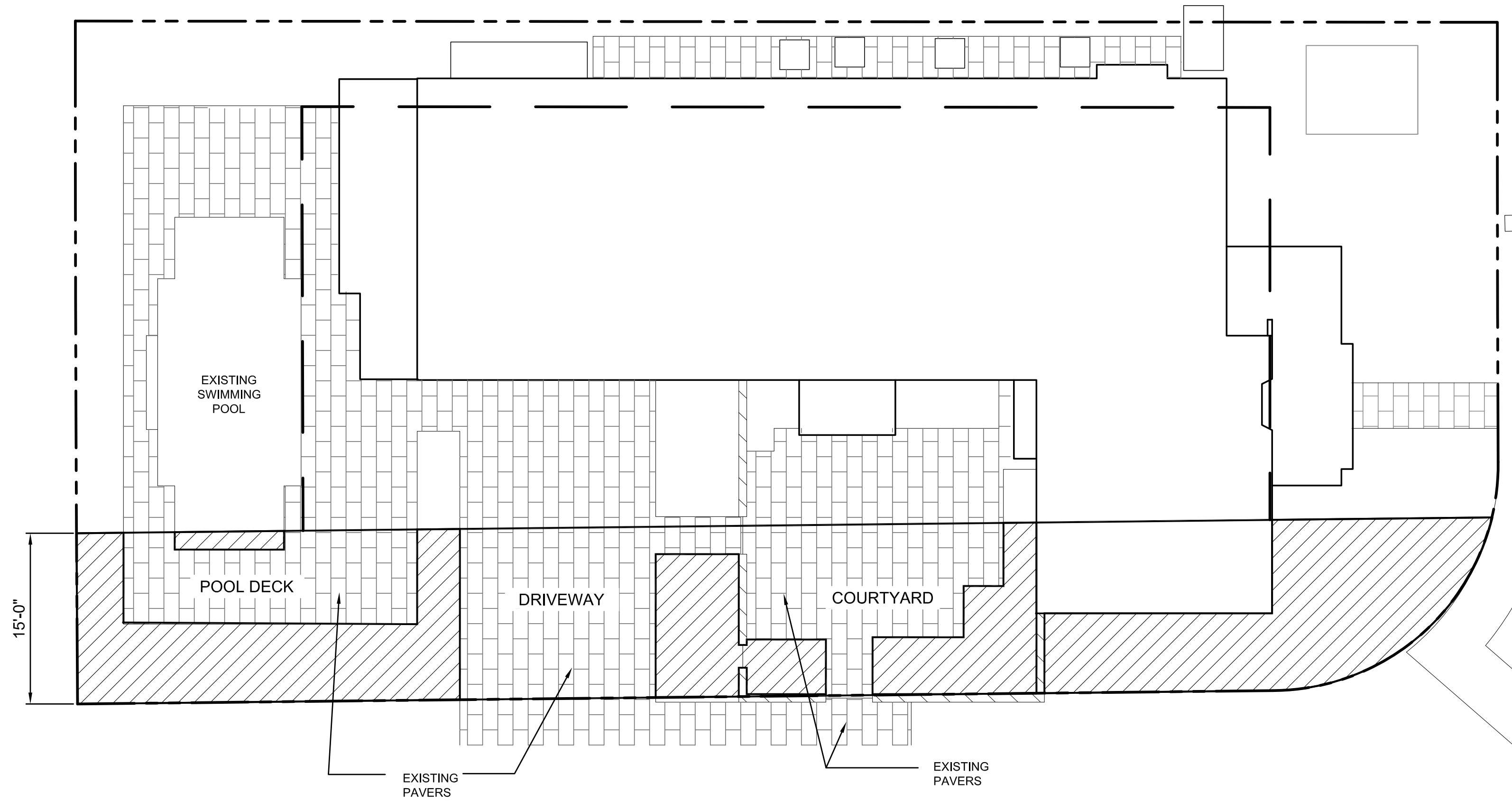
1/8" = 1'-0"



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"

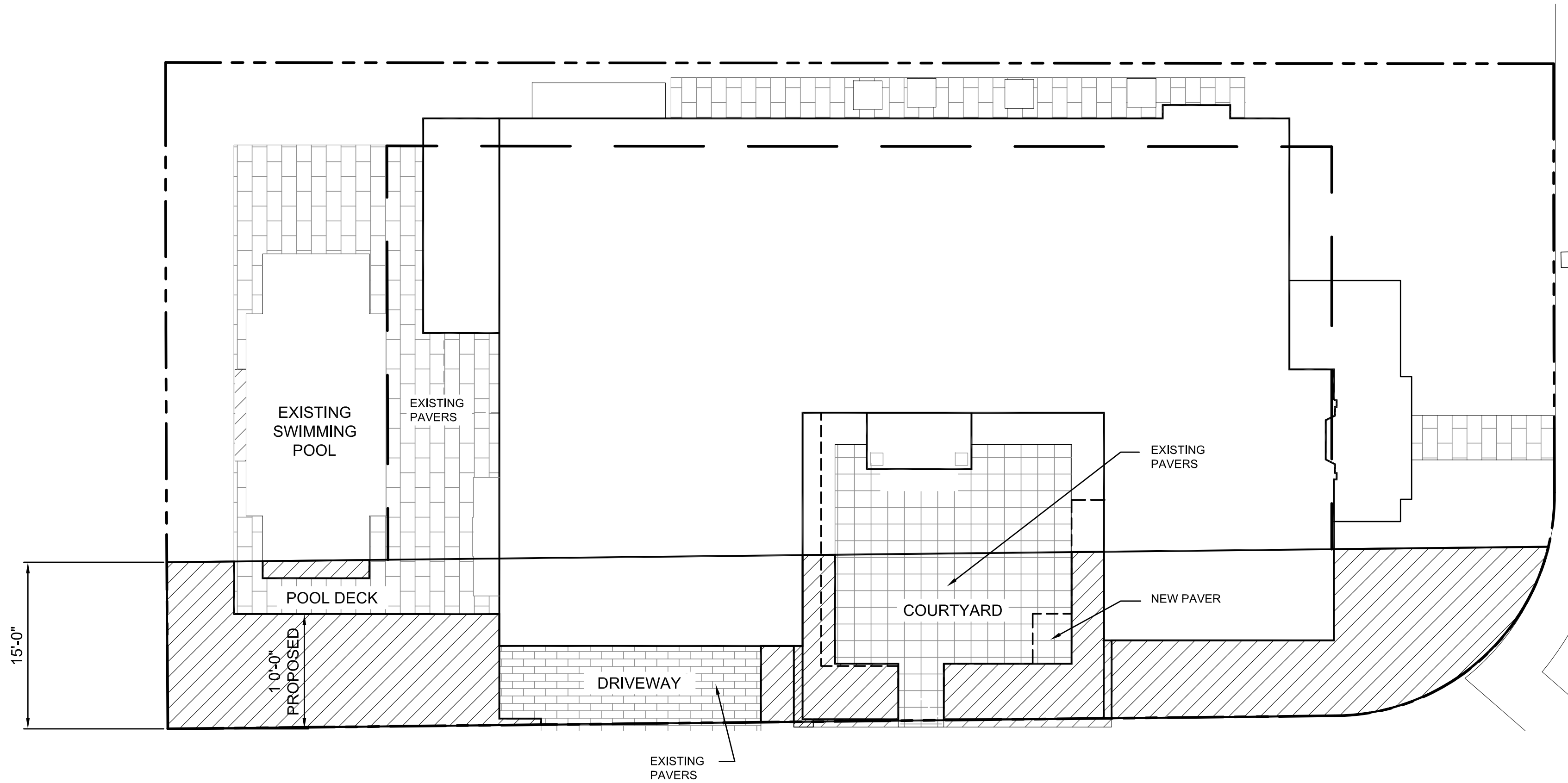


OPEN SPACE DIAGRAM - SIDE YARD (EXISTING)

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

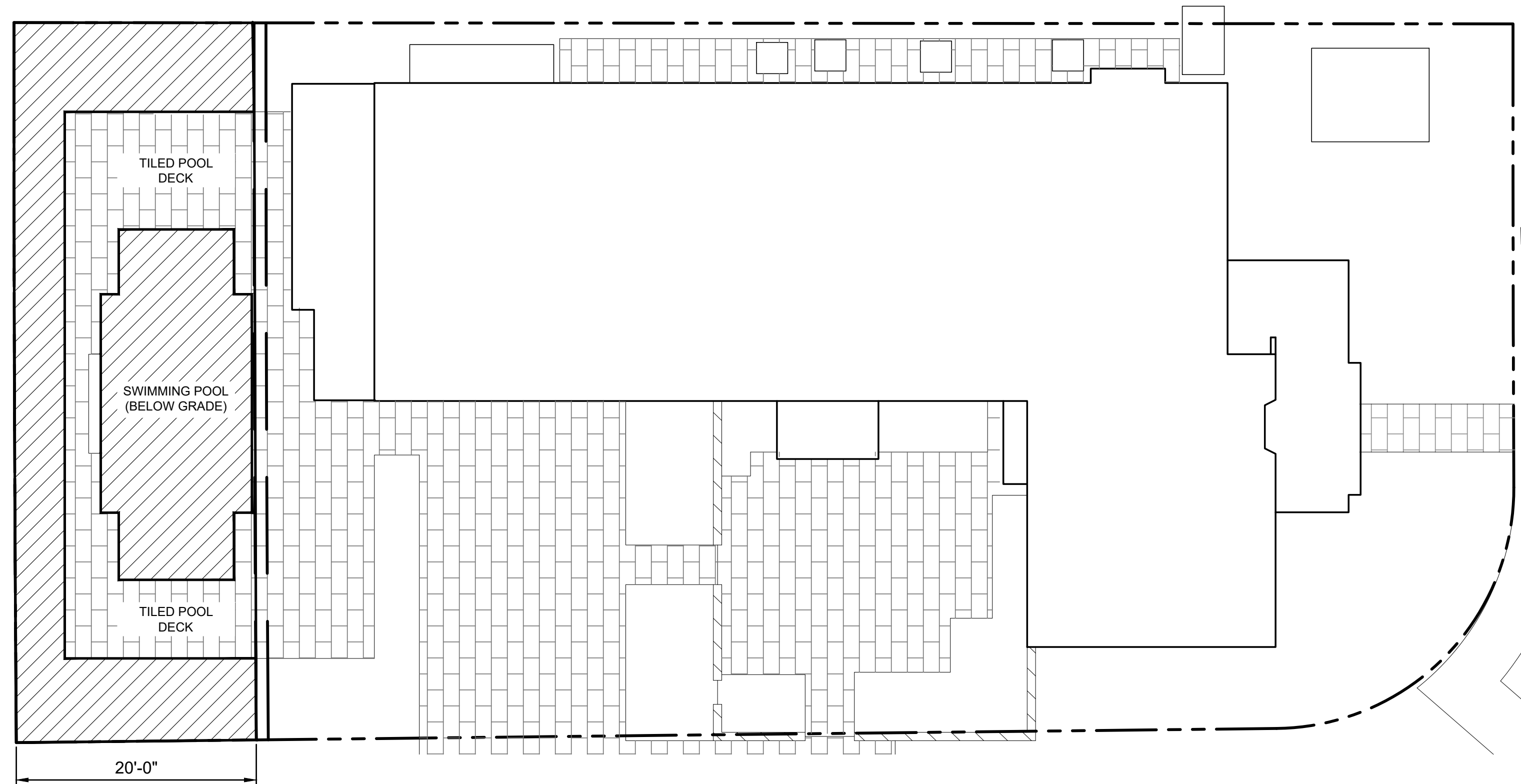
V3

COLOR KEY

V3

VARIANCE REQUEST No. 3:

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



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

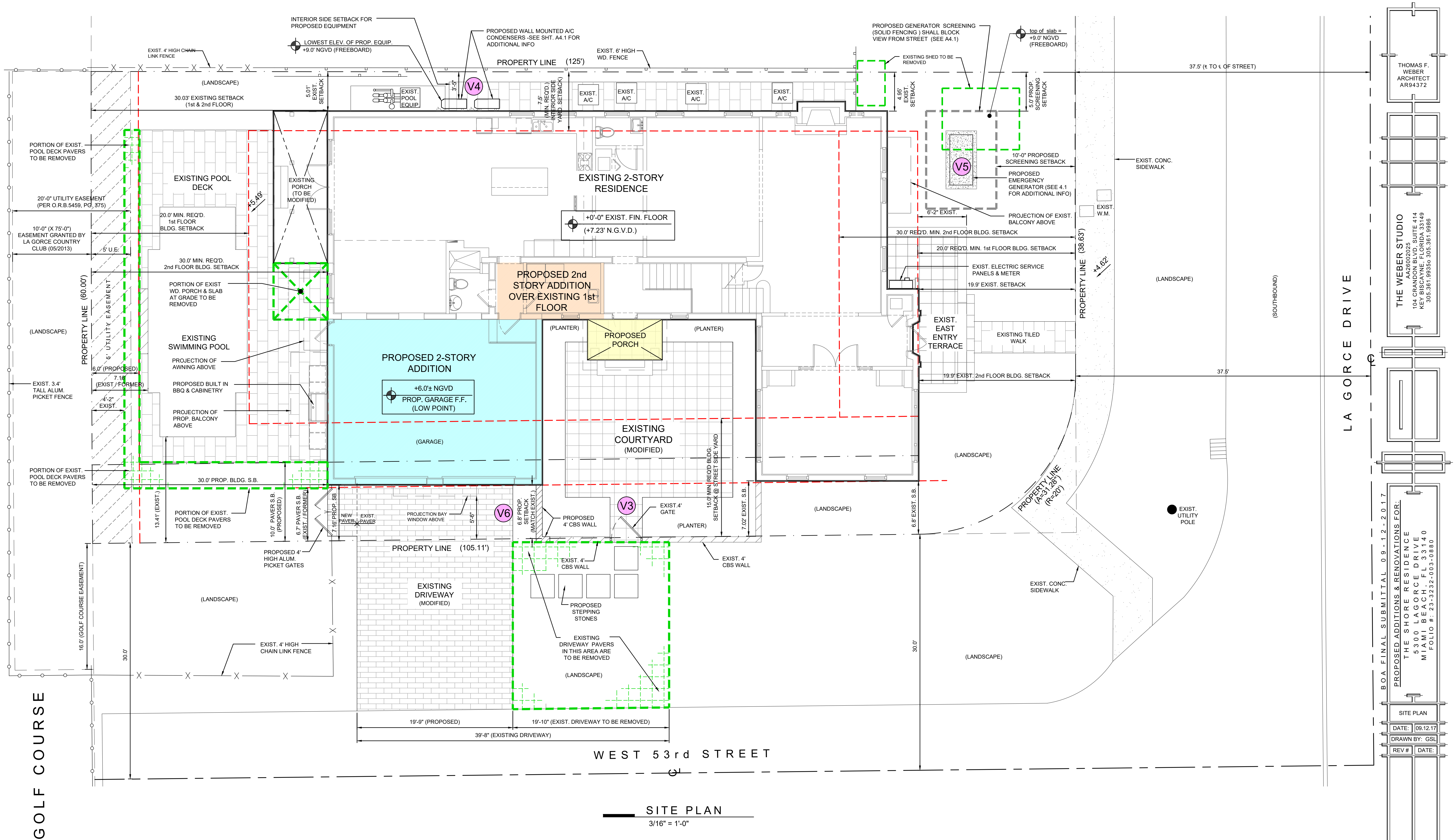


OPEN SPACE DIAGRAM - REAR YARD (PROPOSED)

1/8" = 1'-0"

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

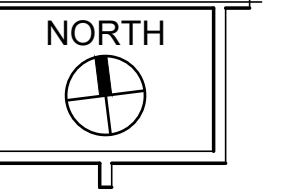
PORTION OF EXISTING
PAVER DECK TO BE
REMOVED



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

A1.1





COLOR RENDERING
(NOT TO SCALE)

THOMAS F. WEBER ARCHITECT AR94372

THE WEBER STUDIO
AA26002025 SUITE 414
104 CRANFORD 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

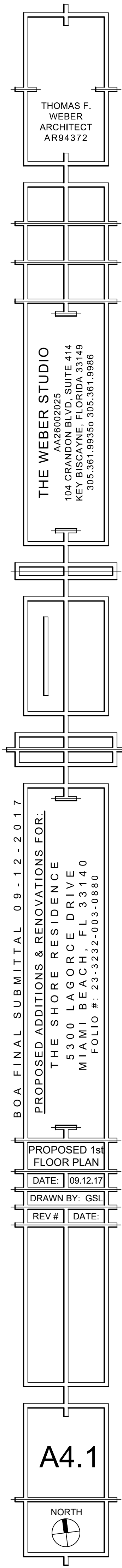
COLOR RENDERING

DATE: 09.12.17

DRAWN BY: GSL

REV # DATE:

A1.3

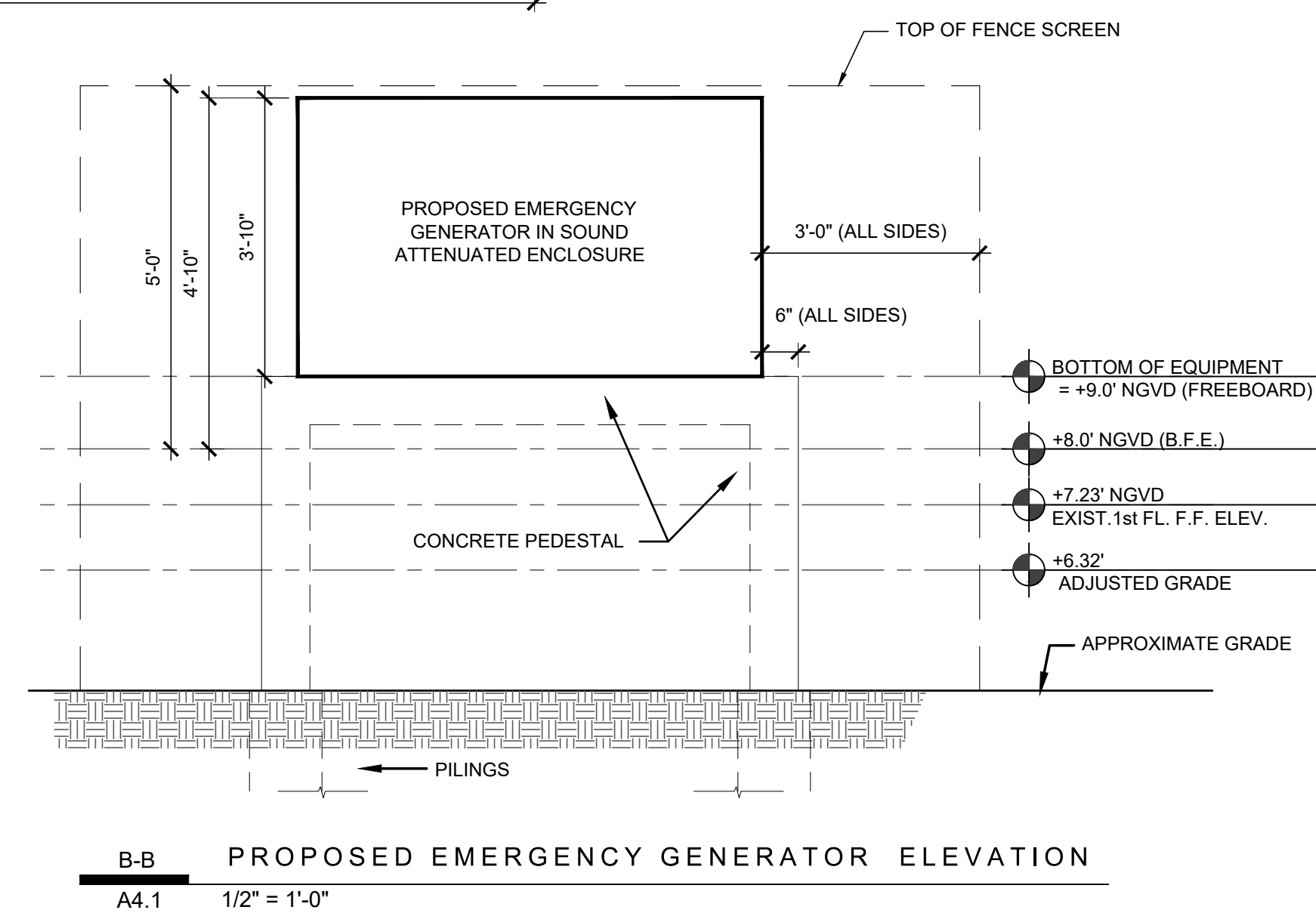


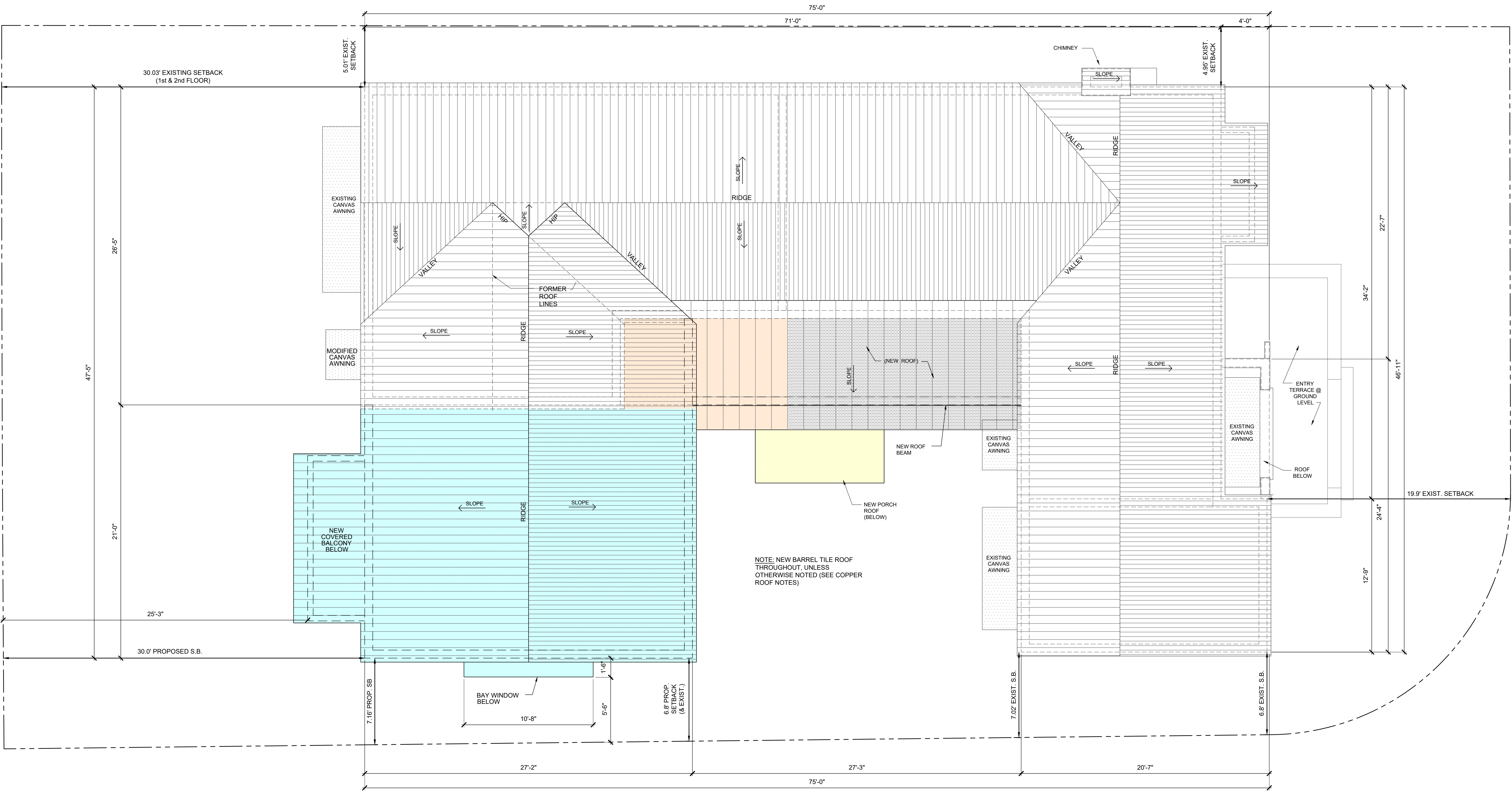
COLOR KEY

PROPOSED TWO STORY ADDITION

PROPOSED ONE STORY COVERED PORCH ADDITION

PROPOSED FIRST FLOOR PLAN

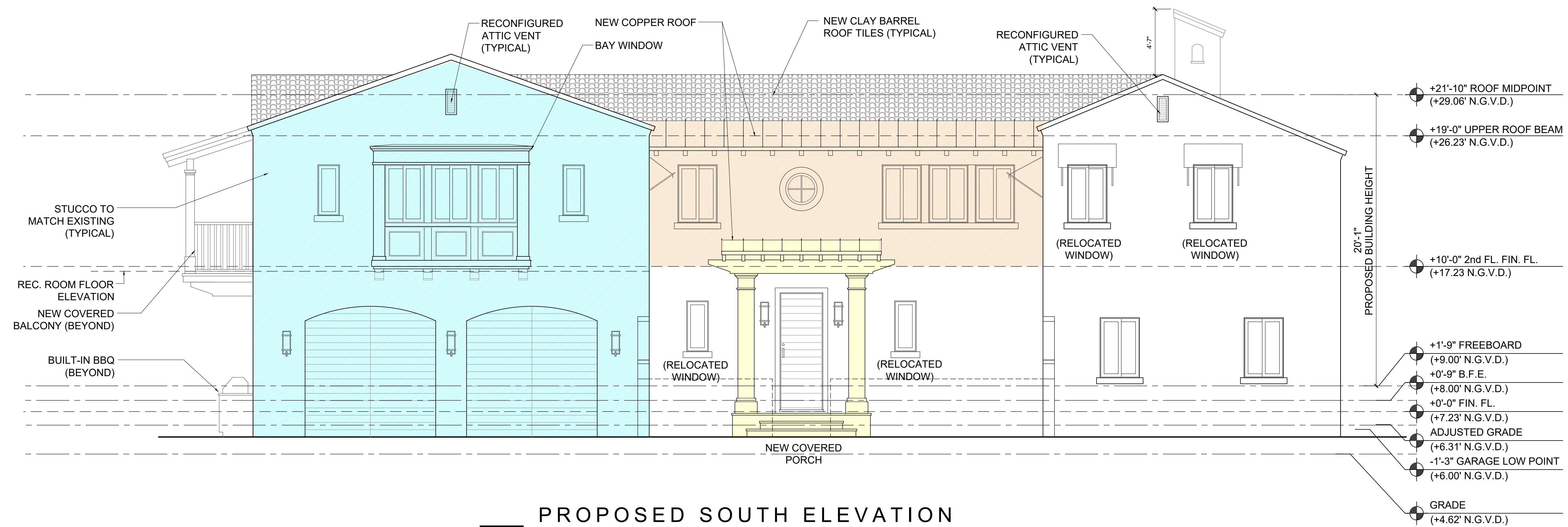




PROPOSED ROOF PLAN
1/4" = 1'-0"

COLOR KEY

PROPOSED TWO STORY ADDITION	PROPOSED 2nd STORY ADDITION OVER EXISTING 1st FLOOR	PROPOSED ONE STORY COVERED PORCH ADDITION
-----------------------------	---	---



PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

COLOR KEY

- | | |
|-------------|---|
| <div></div> | PROPOSED TWO STORY ADDITION |
| <div></div> | PROPOSED 2nd STORY ADDITION OVER EXISTING 1st FLOOR |
| <div></div> | PROPOSED ONE STORY COVERED PORCH ADDITION |

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

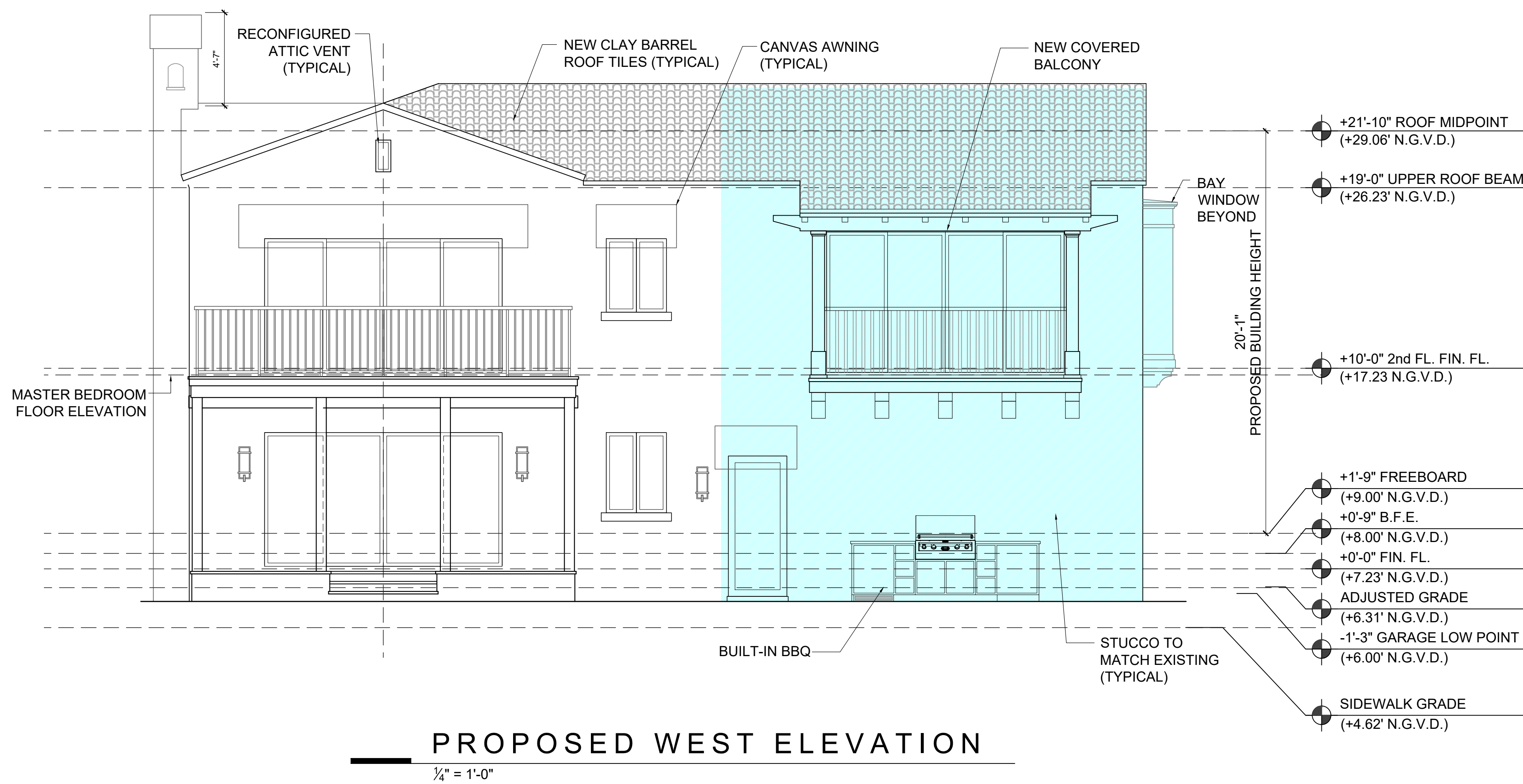
PROPOSED SOUTH
ELEVATION

DATE: 09.12.17

DRAWN BY: GSL

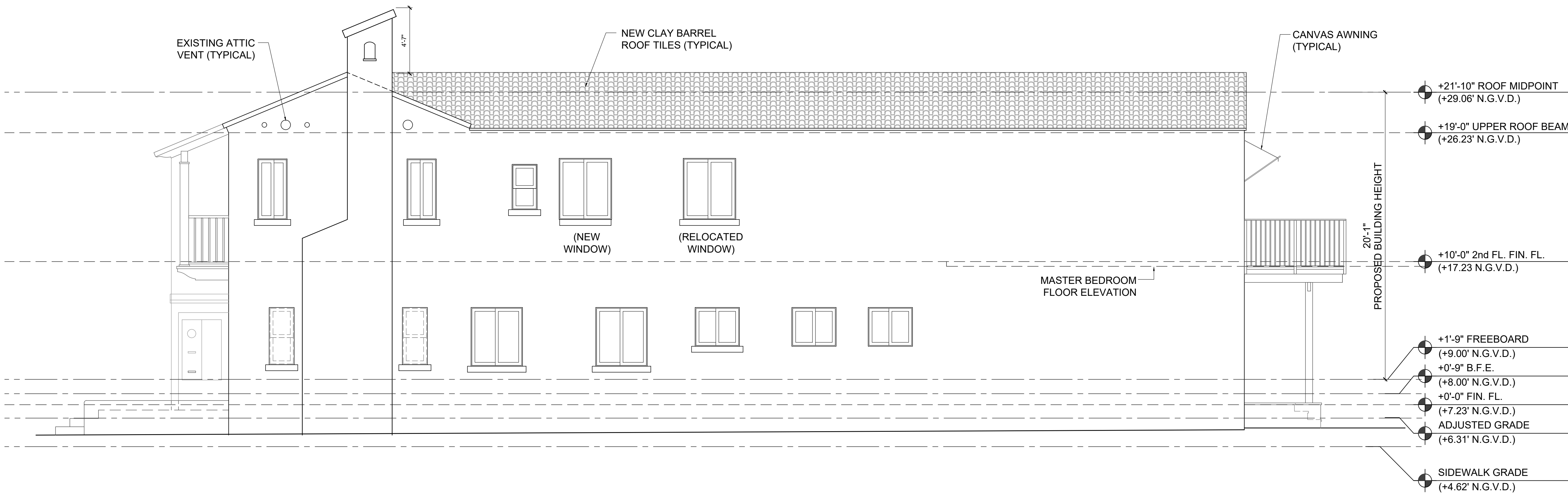
REV # DATE:

A4.4



COLOR KEY

- PROPOSED TWO STORY ADDITION
- PROPOSED 2nd STORY ADDITION OVER EXISTING 1st FLOOR
- PROPOSED ONE STORY COVERED PORCH ADDITION



PROPOSED NORTH ELEVATION

COLOR KEY

- PROPOSED TWO STORY ADDITION
- PROPOSED 2nd STORY ADDITION OVER EXISTING 1st FLOOR
- PROPOSED ONE STORY COVERED PORCH ADDITION

THOMAS F. WEBER ARCHITECT AR94372

THE WEBER STUDIO
AA26002025
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

PROPOSED NORTH ELEVATION

DATE: 09.12.17

DRAWN BY: GSL

REV # DATE

A4.6

COLOR KEY

PROPOSED TWO STORY ADDITION

PROPOSED 2nd STORY ADDITION OVER EXISTING 1st FLOOR

PROPOSED ONE STORY COVERED PORCH ADDITION



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

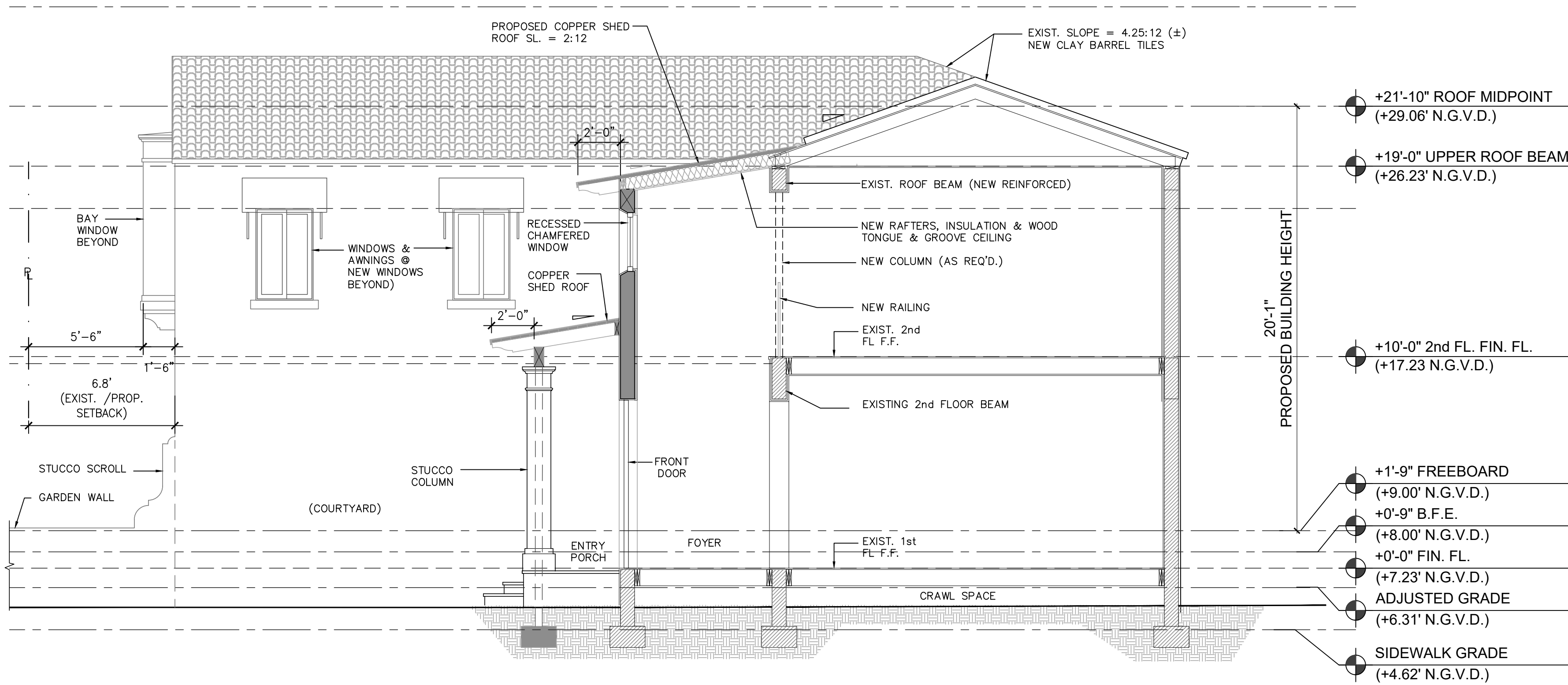
PROPOSED EAST ELEVATION

DATE: 09.12.17

DRAWN BY: GSL

REV # DATE

A4.7



PROPOSED BUILDING SECTION

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

PROPOSED BUILDING SECTION
DATE: 09.12.17
DRAWN BY: GSL
REV # DATE

A4.8