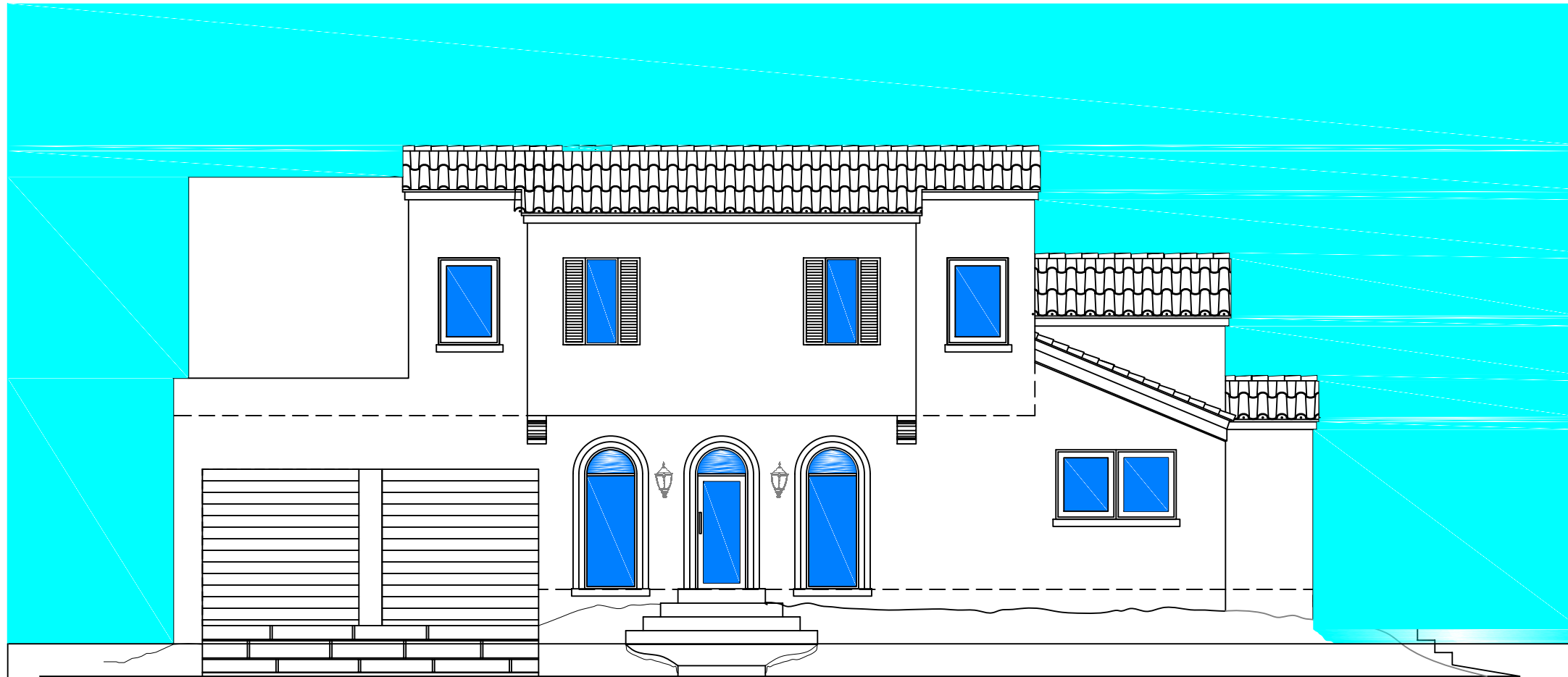


5709 LAGORCE DRIVE, LLC

5709 LAGORCE DRIVE
MIAMI BEACH, FL 33140



SCOPE OF WORK

D.R.B.:

- NEW WORK CONSIST ON THE RECREATION OF EXISTING "NON COMPLIANT" STRUCTURE
- CONVERSION FROM MULTIFAMILY TO SINGLE FAMILY RESIDENCE
- DEMOLITION OF PORTION OF EXISTING RESIDENCE DUE TO STRUCTURAL DAMAGE AND REBUILT COMPLYING WITH SETBACK ENCROACHMENTS
- RECONFIGURATION OF EXISTING DOORS AND WINDOWS TO PROVIDE SAME LANGUAGE FOR THE ENTIRE HOUSE
- VARIANCES REQUESTED AS FOLLOWS:
 1. FROM THE REQUIRED 20'-0" REAR SETBACK
 2. FROM THE REQUIRED 10'-0" INTERIOR SIDE SETBACK
 3. FROM THE REQUIRED OPEN SPACE IN THE REAR
 4. FROM THE MAXIMUM LOT COVERAGE
 5. FROM THE MAXIMUN UNIT SIZE

FINAL SUBMITTAL: 12.08.2017

Revisions

ADDITION TO EXIST. RESIDENCE
5709 LAGORCE DRIVE LLC
5709 LAGORCE DRIVE
MIAMI BEACH, FL 33140

J.C.D. ARCHITECT , Inc.

JUAN C. DAVID R. A. # 0015344

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Design & Development

Architecture Interiors Planning Construction

1385 Coral Way, Suite 207 Miami, FL 33145
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Job No.

Date : 02.21.17

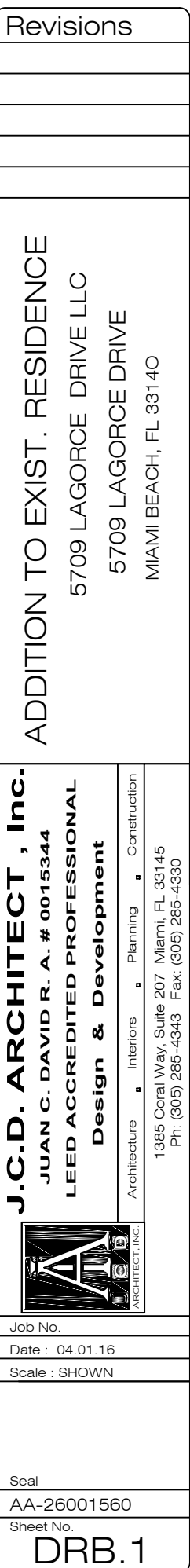
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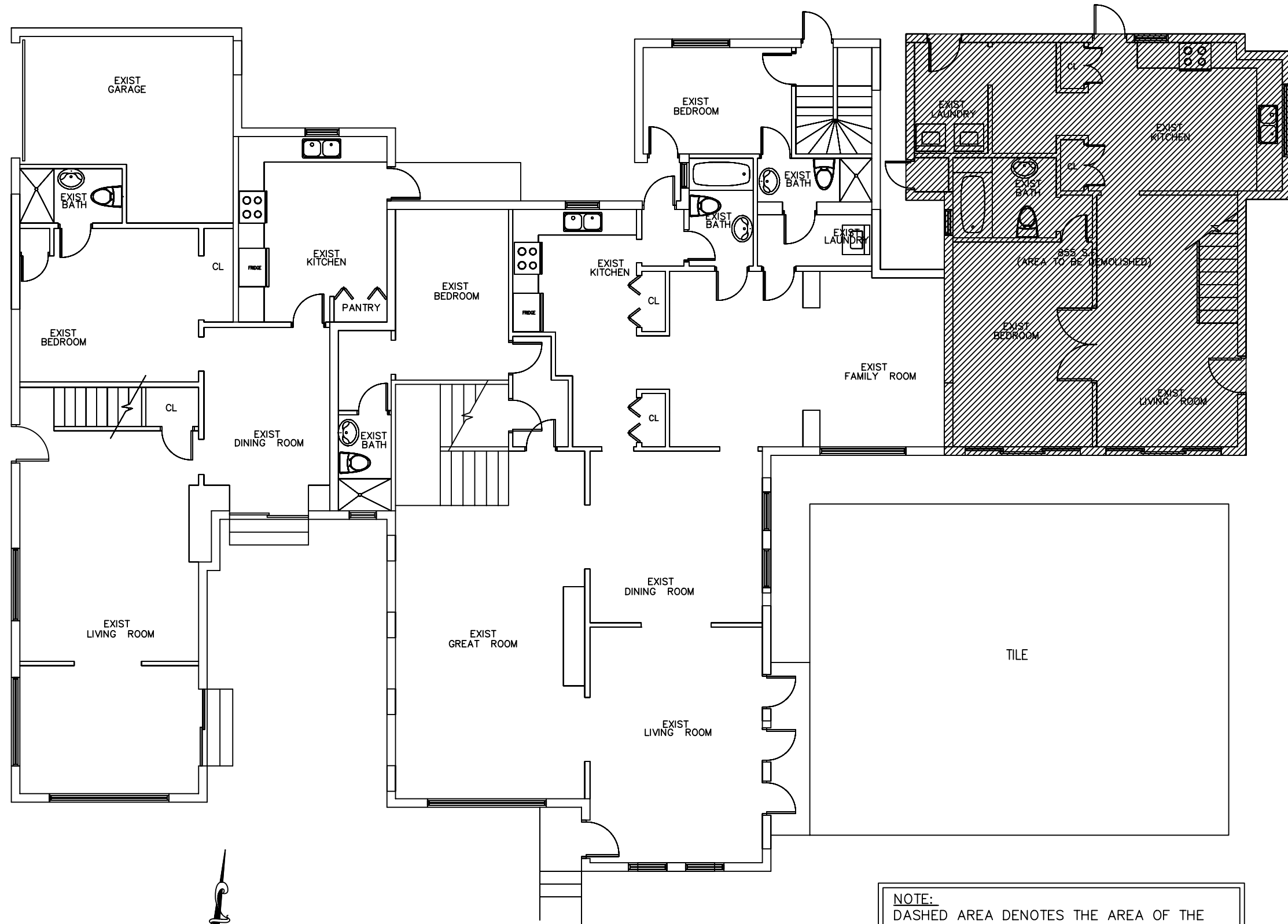
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Sheet No.

COVER





EXISTING/DEMOLITON FIRST FLOOR PLAN

SCALE: 1/8" = 1'

EXISTING & DEMO FLOOR PLANS

FINAL SUBMITTAL:12.08.2017

Revisions

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Job No.

Date : 04.01.16

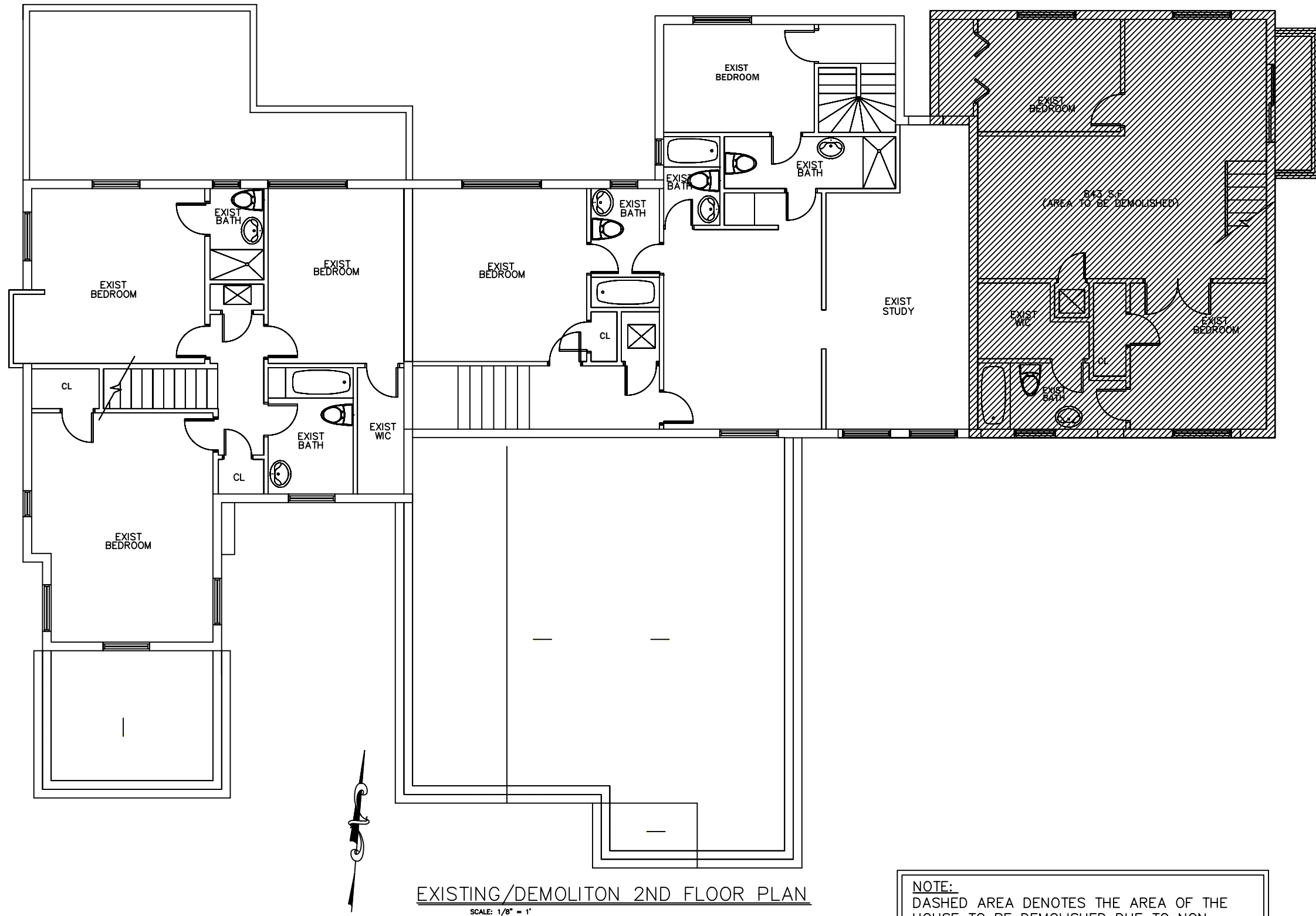
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Sheet No.

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EXISTING & DEMO FLOOR PLANS

FINAL SUBMITTAL: 12.08.2017

Revisions

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Date : 04.01.16

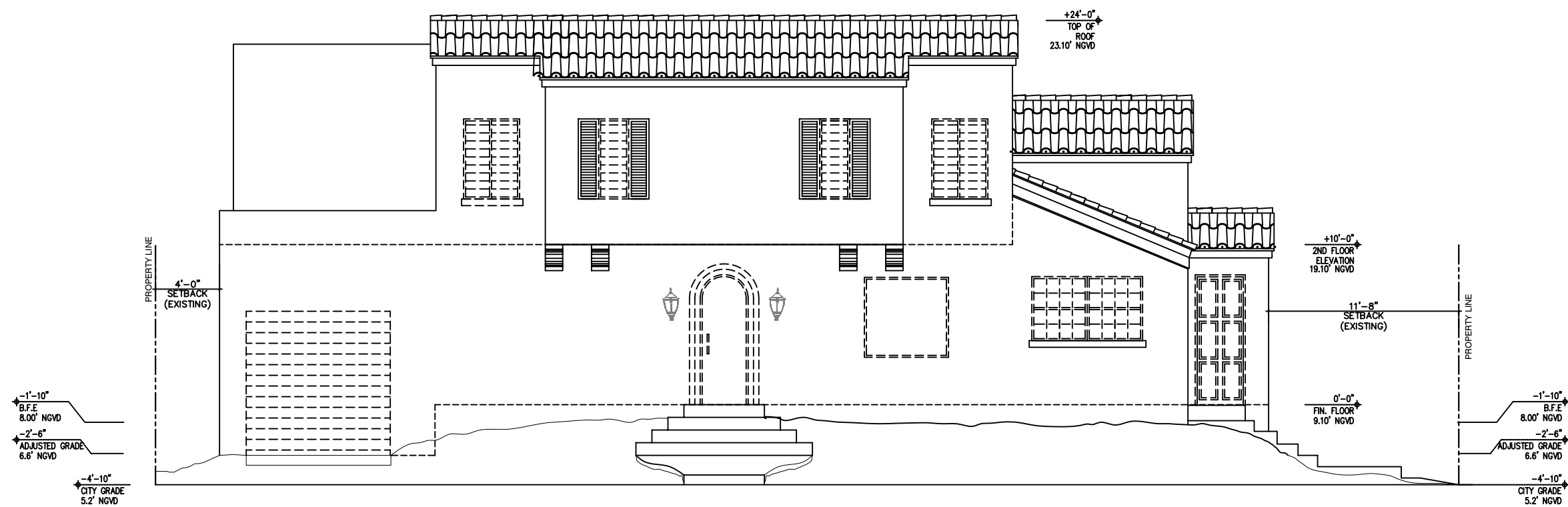
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Sheet No.

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EXISTING WEST ELEVATION
SCALE: 1/8" = 1'

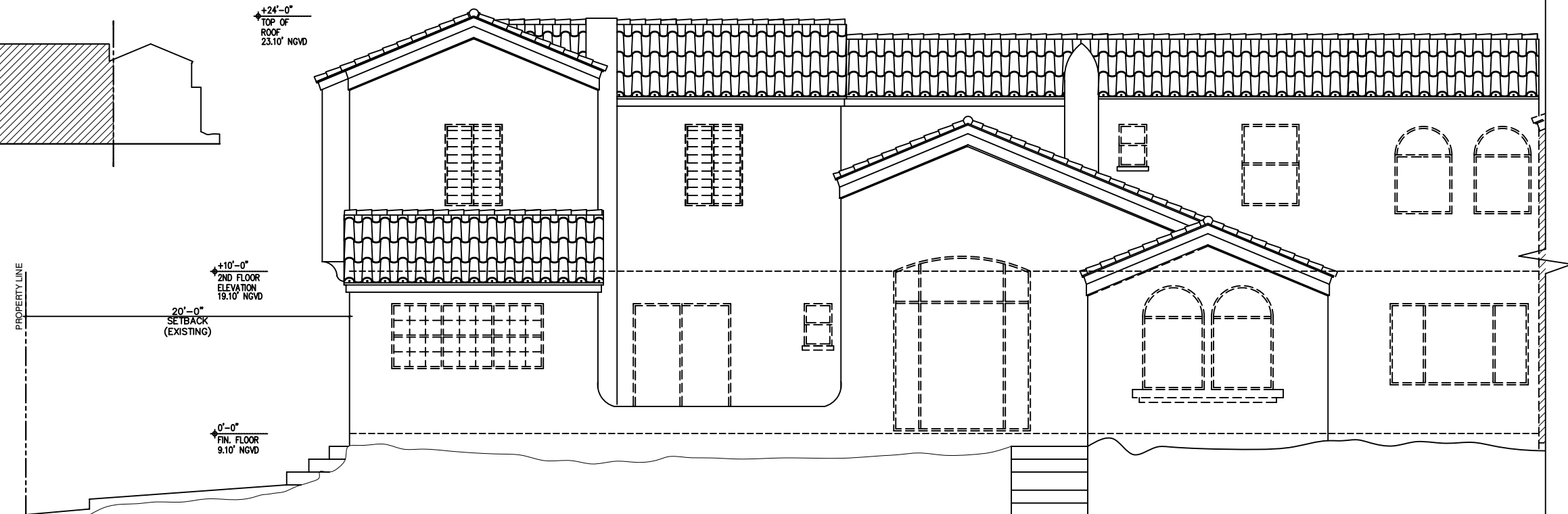
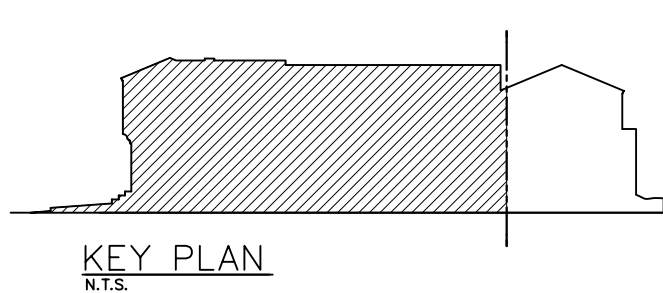
NOTE:
DASHED AREA DENOTES THE AREA OF THE HOUSE TO BE DEMOLISHED DUE TO NON COMPLIANCE WOOD STRUCTURE

DOTTED WINDOWS AND/OR DOORS DENOTES EXISTING TO BE REMOVED AND REPLACED OR RECONFIGURED/RELOCATED

EXISTING & DEMOLITION ELEVATION

FINAL SUBMITTAL: 12.08.2017

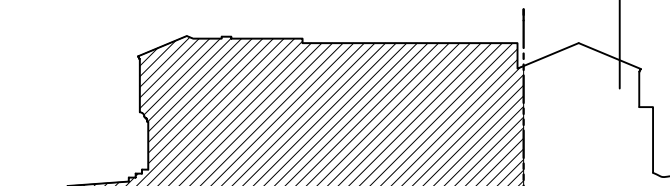
Revisions	
ADDITION TO EXIST. RESIDENCE 5709 LAGORCE DRIVE LLC 5709 LAGORCE DRIVE MIAMI BEACH, FL 33140	
J.C.D. ARCHITECT , Inc. JUAN C. DAVID R. A. # 0015344 LEED ACCREDITED PROFESSIONAL Design & Development	Architecture Interiors Planning Construction
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Sheet No. DRB.1.3	



EXISTING PARTIAL SOUTH ELEVATION
SCALE: 1/8" = 1'



EXISTING PARTIAL SOUTH ELEVATION
SCALE: 1/8" = 1'



KEY PLAN
N.T.S.

NOTE:
DASHED AREA DENOTES THE AREA OF THE HOUSE TO BE DEMOLISHED DUE TO NON COMPLIANCE WOOD STRUCTURE

DOTTED WINDOWS AND/OR DOORS DENOTES EXISTING TO BE REMOVED AND REPLACED OR RECONFIGURED/RELOCATED

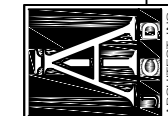
EXISTING & DEMOLITION ELEVATION

FINAL SUBMITTAL: 12.08.2017

Revisions

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5709 LAGORCE DRIVE LLC
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MIAMI BEACH, FL 33140

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Date : 04.01.16

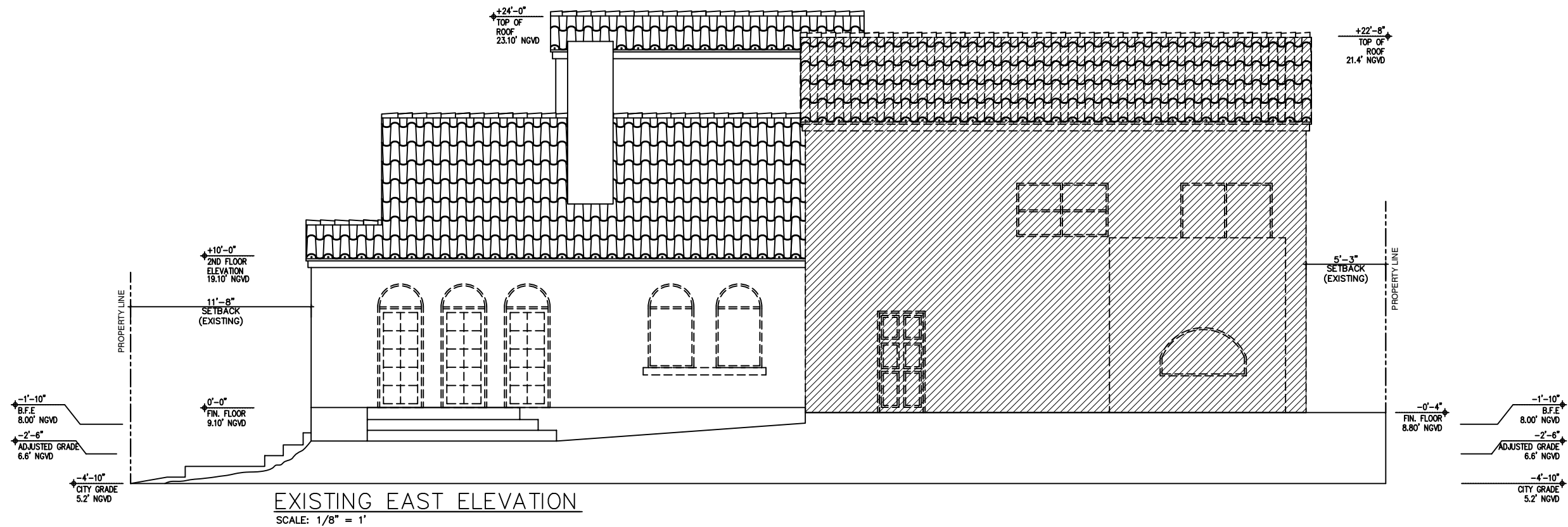
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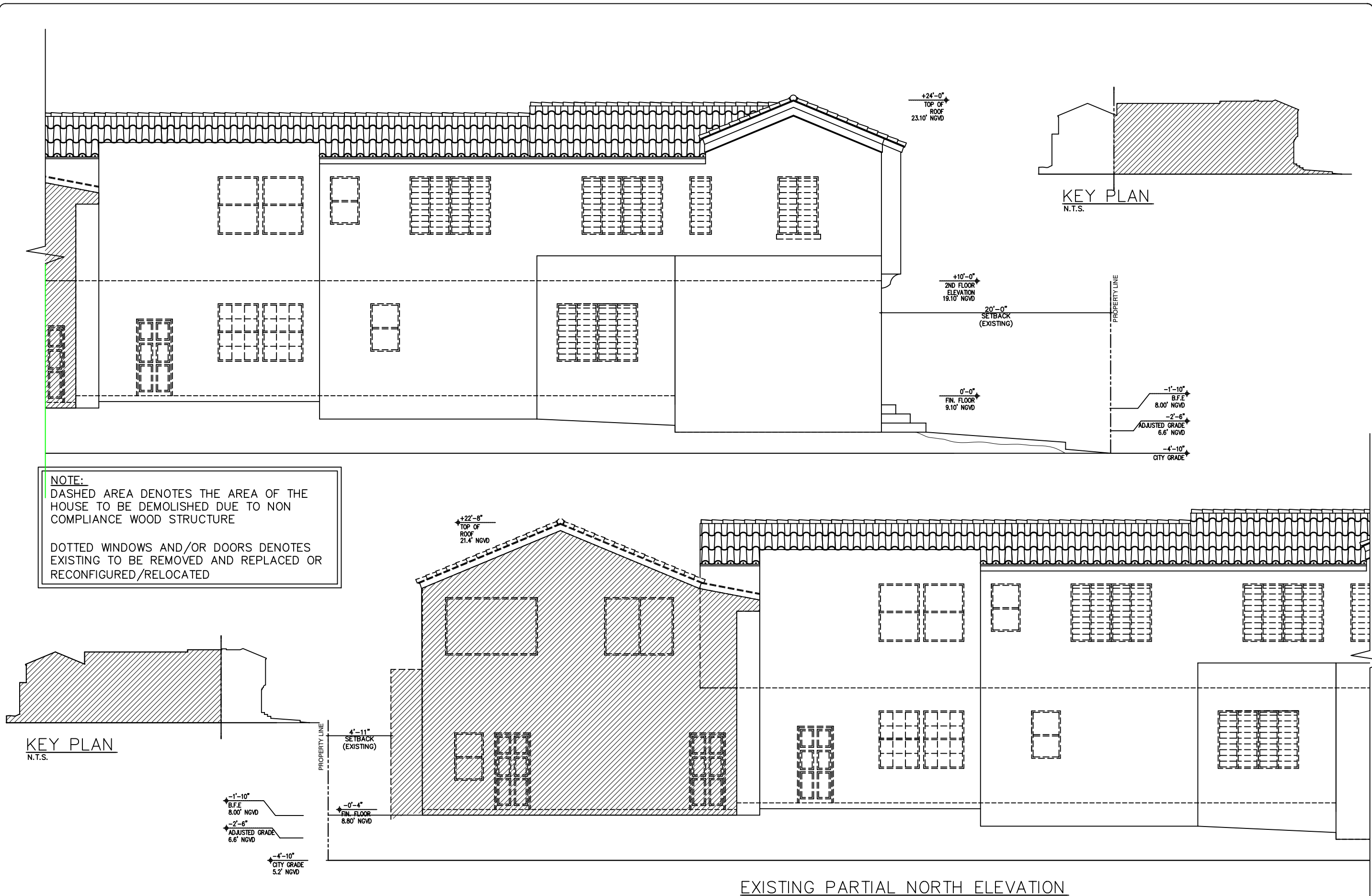


NOTE:
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DOTTED WINDOWS AND/OR DOORS DENOTES EXISTING TO BE REMOVED AND REPLACED OR RECONFIGURED/RELOCATED

EXISTING & DEMOLITION ELEVATION FINAL SUBMITTAL: 12.08.2017

Revisions	
ADDITION TO EXIST. RESIDENCE	
5709 LAGORCE DRIVE LLC	
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EXISTING & DEMOLITION ELEVATION

FINAL SUBMITTAL: 12.08.2017

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ADDITION TO EXIST. RESIDENCE

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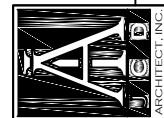
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Job No.

Date : 04.01.16

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Sheet No.

DRB.1.6

SINGLE FAMILY RESIDENTIAL–ZONING DATA SHEET					
ITEM #	ZONING INFORMATION				
1	ADDRESS:	5709 LaGorce Drive. Miami Beach, Florida 33140			
2	FOLIO NUMBER(S):	02–3214–003–0580			
3	BOARD AND FILE NUMBERS:	DRB17–0824			
4	YEAR BUILT:	1925	ZONING DISTRICT:		RS–4
5	BASED FLOOD ELEVATION	8.0’	GRADE VALUE IN NGVD:		5.2’
6	ADJUSTED GRADE (FLOOD+GRADE/2)	6.6’	FREE BOARD:		1.00’
7	LOT AREA:	10,109.00 SF			
8	LOT WIDTH:	82.75’	LOT DEPTH:		125.00’
9	MAX LOT COVERAGE SF AND %:	3,032 SF 30%	PROPOSED LOT COVERAGE SF AND %:		4,571 SF 45.22%
10	EXISTING LOT COVERAGE SF AND %:	4,644 SF 45.3%	LOT COVERAGE DEDUCTED (GARAGE–STORAGE)SF:		389 SF
11	FRONT YARD OPEN SPACE SF AND %:	911 SF 63.72%	REAR YARD OPEN SPACE SF AND %:		1182’ SF 56.50%
12	MAX UNIT SIZE SF AND %:	5,054 SF 50%	PROPOSED UNIT SIZE SF AND %:		6655 SF 65.8%
13	EXISTING FIRST FLOOR UNIT SIZE	4,227 SF	PROPOSED FIRST FLOOR UNIT SIZE:		4,227 SF
14	EXISTING SECOND FLOOR UNIT SIZE	2,823 SF	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND % (NOTE: TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB APPROVAL)		2,826 SF 65%
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:		2,826 SF 65%
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:	24’/27’	24’–0”	24’–0”	
18	SETBACKS:				
19	FRONT FIRST LEVEL:	20.00’	20.00’	20.00’	
20	FRONT SECOND LEVEL:	30.00’	20.00’	20.00’	
21	SIDE 1:	10.00’	5.24’	5.50’	4.50’
22	SIDE 2 OR (FACING STREET):	15.00’	11.88’	11.88’	3.12’
23	REAR:	20.00’	4.91’	8.41’	15.09’
24	ACCESSORY STRUCTURE SIDE 1:	7.5’	N/A	N/A	
	ACCESSORY STRUCTURE SIDE 2 OR(FACING STREET) :	N/A	N/A	N/A	
25	ACCESSORY STRUCTURE REAR:	N/A	N/A	N/A	
26	SUM OF SIDE YARD:	N/A	N/A	N/A	
27	POOL SETBACKS:				
28	REAR YARD SETBACK :				
	–FROM REAR PROP. LINE TO SWIMMING POOL DECK.	6.0’	N/A	6.0’	
	–FROM THE REAR PROP. LINE TO THE WATER’S EDGE OF THE SWIMMING POOL	7.5’	N/A	8.66’	
29	SIDE YARD FACING A STREET :				
	–FROM REAR PROP. LINE TO SWIMMING POOL DECK.	10’	N/A	10’	
	–FROM THE REAR PROP. LINE TO THE WATER’S EDGE OF THE SWIMMING POOL	11.5’	N/A	12.66’	
30					
31	LOCATED WITHIN A LOCAL HISTORIC DISTRIC		NO		
32	DESIGNED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE		NO		
33	LOCATED WITHIN A LOCAL HISTORIC DISTRIC		NO		

Revisions

ADDITION TO EXIST. RESIDENCE
5709 LAGORCE DRIVE LLC
5709 LAGORCE DRIVE
MIAMI BEACH, FL 33140

J.C.D. ARCHITECT , Inc.
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Job No.

Date : 04.01.16

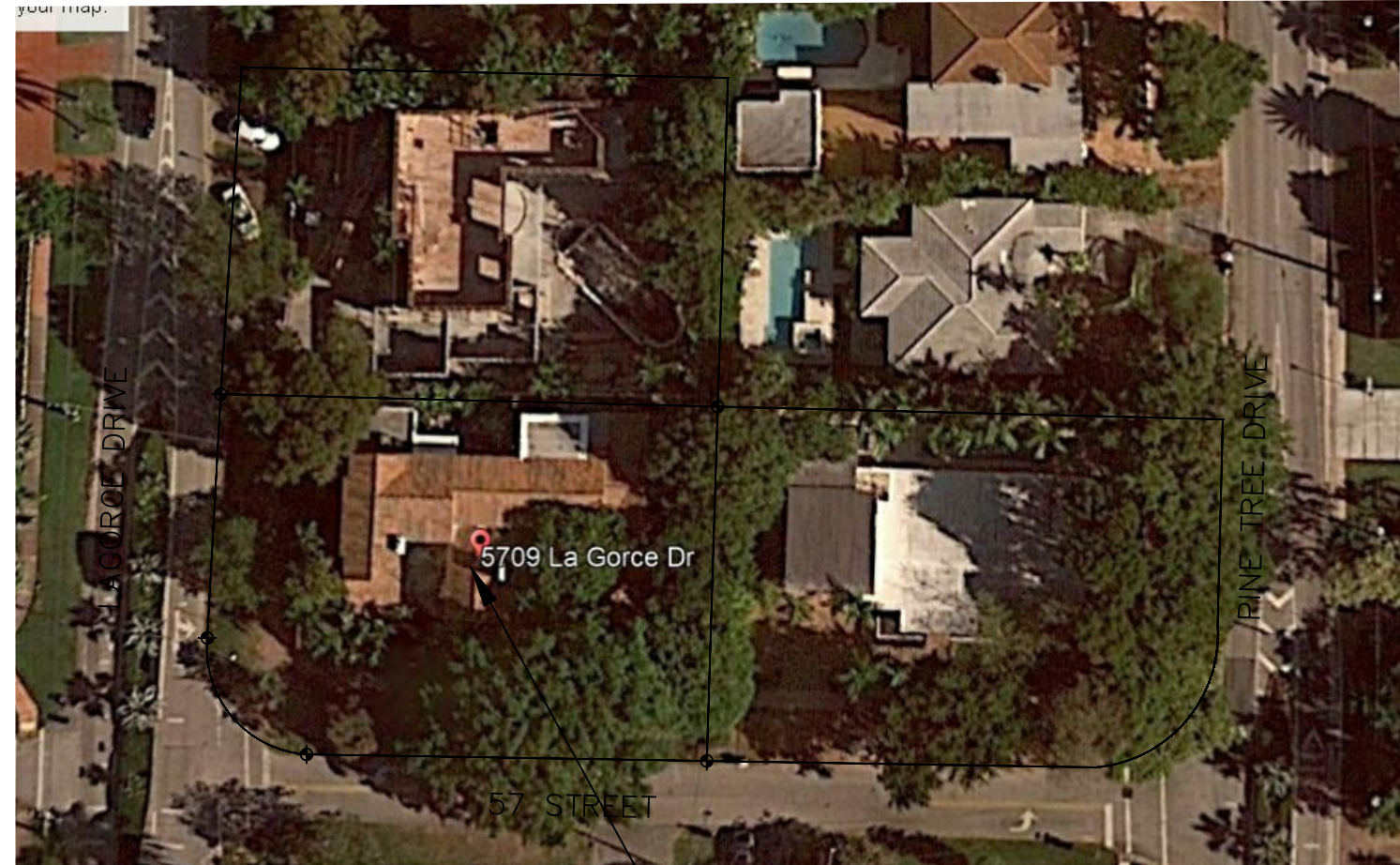
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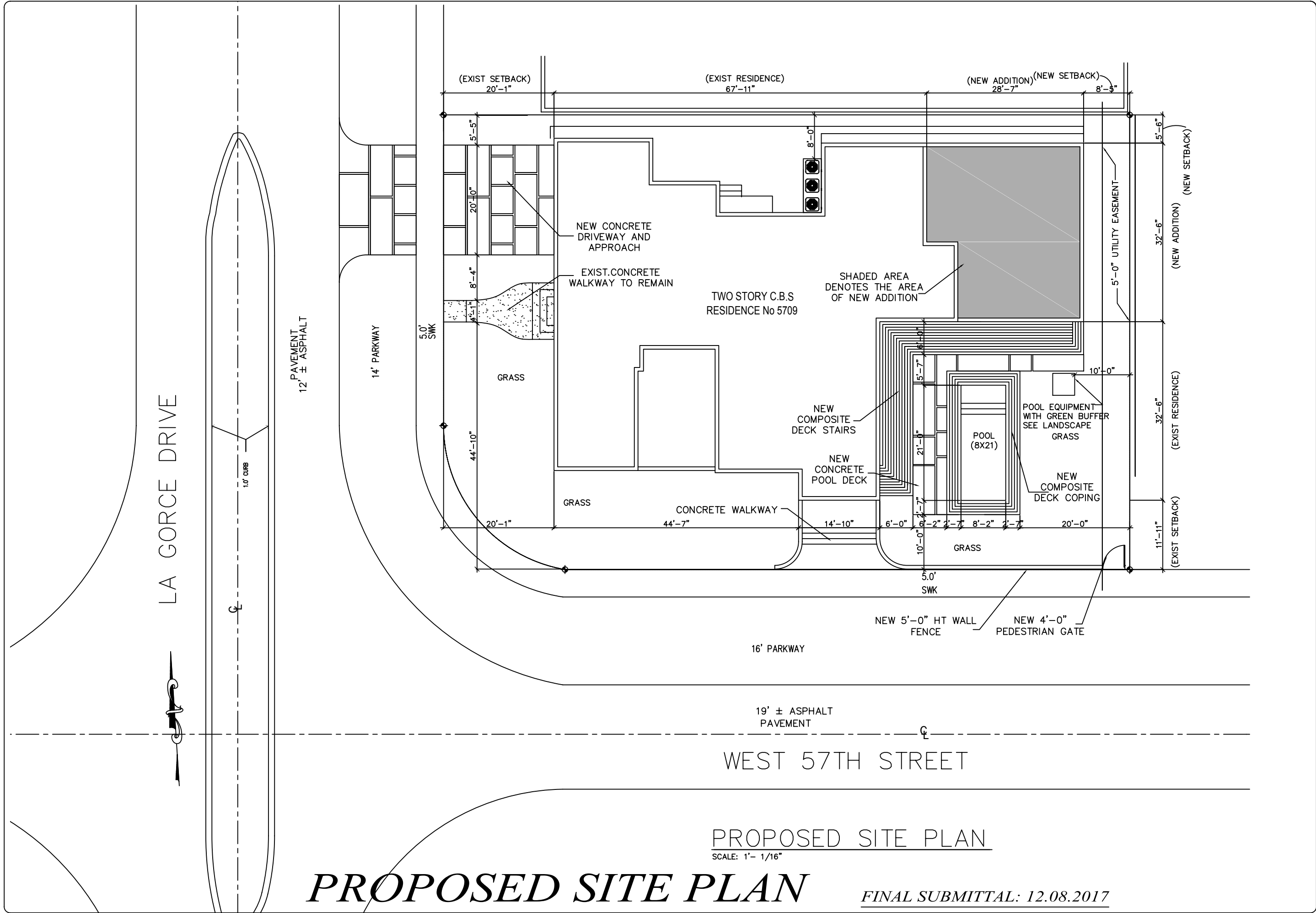
ENLARGED LOCATION PLAN

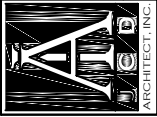
ENLARGED LOCATION MAP

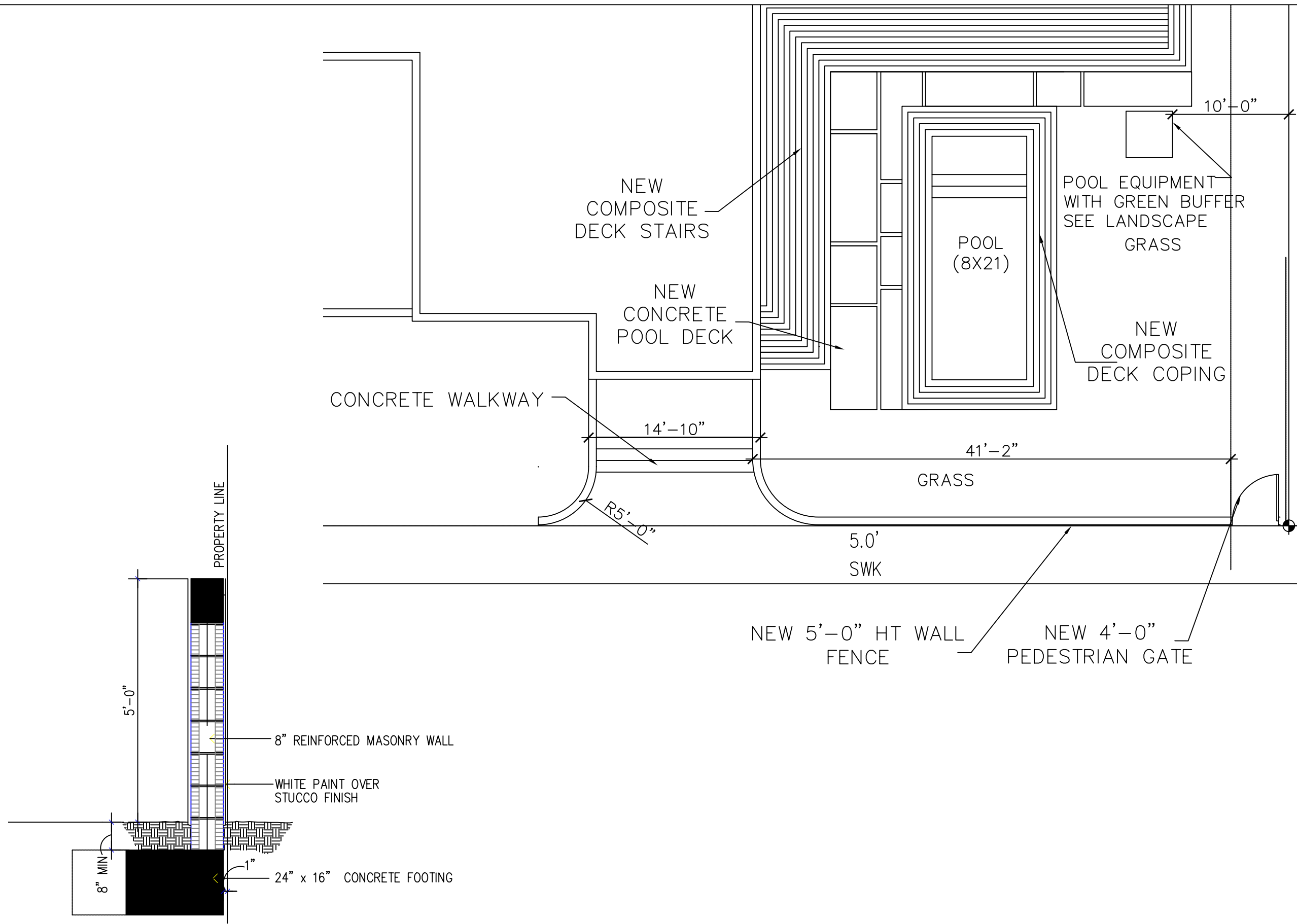


ADJACENT PROPERTIES

		J.C.D. ARCHITECT , Inc. JUAN C. DAVID R. A. # 0015344 LEED ACCREDITED PROFESSIONAL Design & Development		Architecture ■ Interiors ■ Planning ■ Construction 1385 Coral Way, Suite 207 Miami, FL 33145 Ph: (305) 285-4343 Fax: (305) 285-4330	
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Sheet No.					
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5709 LAGORCE DRIVE LLC	
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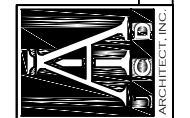
PROPOSED WALL FENCE

FINAL SUBMITTAL: 12.08.2017

Revisions

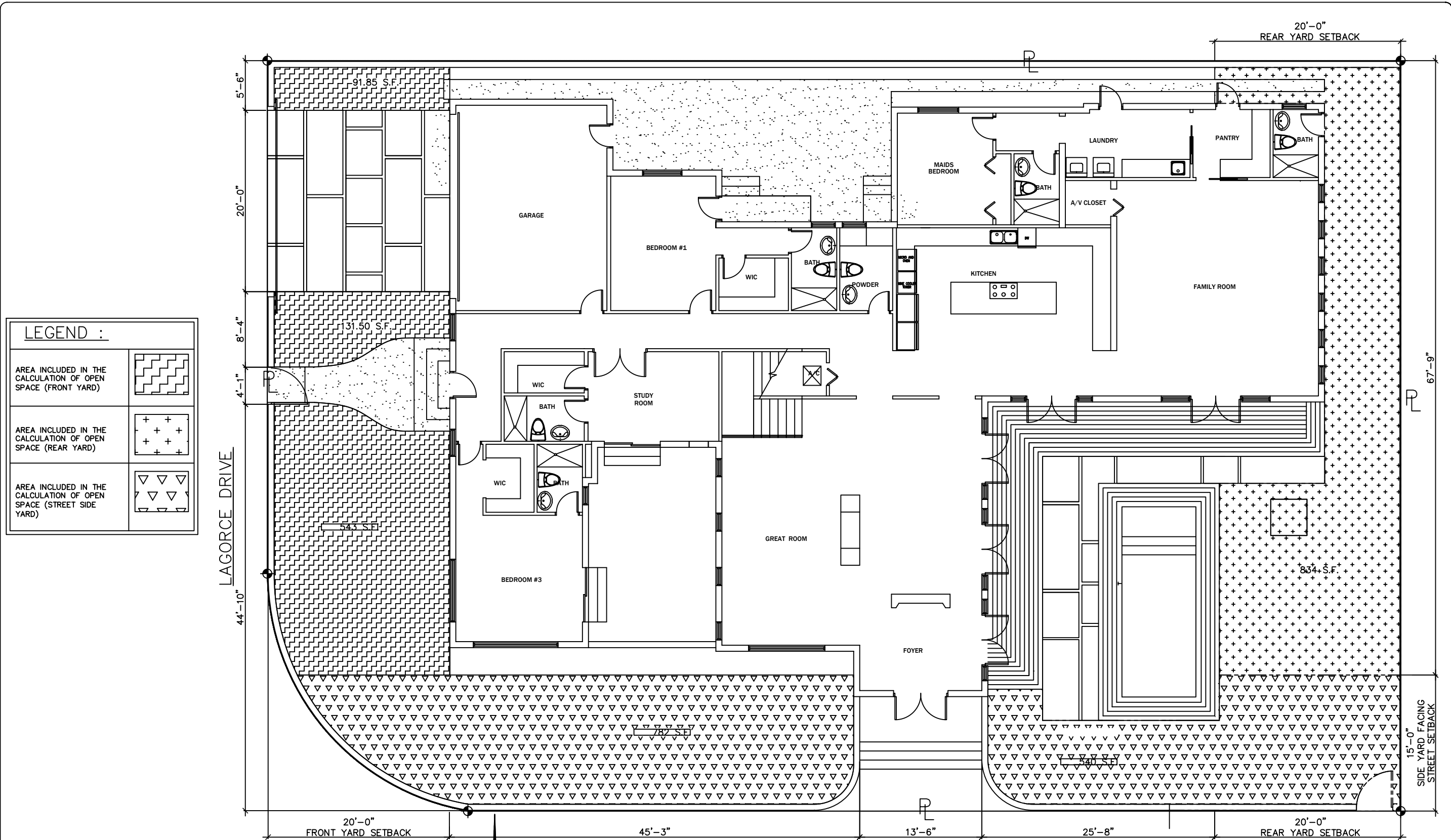
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OPEN SPACE CALCULATION :	
AREA INCLUDED IN THE CALCULATION OF OPEN SPACE	AREA(S.F.) AND %
FRONT YARD (20' SETBACK = 1,440 X 50% =)	720 S.F. 50% REQUIRED
FRONT YARD (91.85 + 131.50+543 =)	766.35 S.F. 53.21% PROVIDED
REAR YARD (20.00' SETBACK = 1,682 X 70% =)	1,177 S.F. 70% REQUIRED
REAR YARD (834)	834 S.F. 49.58% PROVIDED
SIDE YARD (15.00' SETBACK = 1,640 X 50.0% =)	820 S.F. 50% REQUIRED
SIDE YARD (782 + 540 =)	1,322 S.F. 80.60% PROVIDED

LANDSCAPE OPEN SPACE DIAGRAM
SCALE: N.T.S.

PROPOSED SHADED DIAGRAMS

FINAL SUBMITTAL:12.08.2017

Revisions

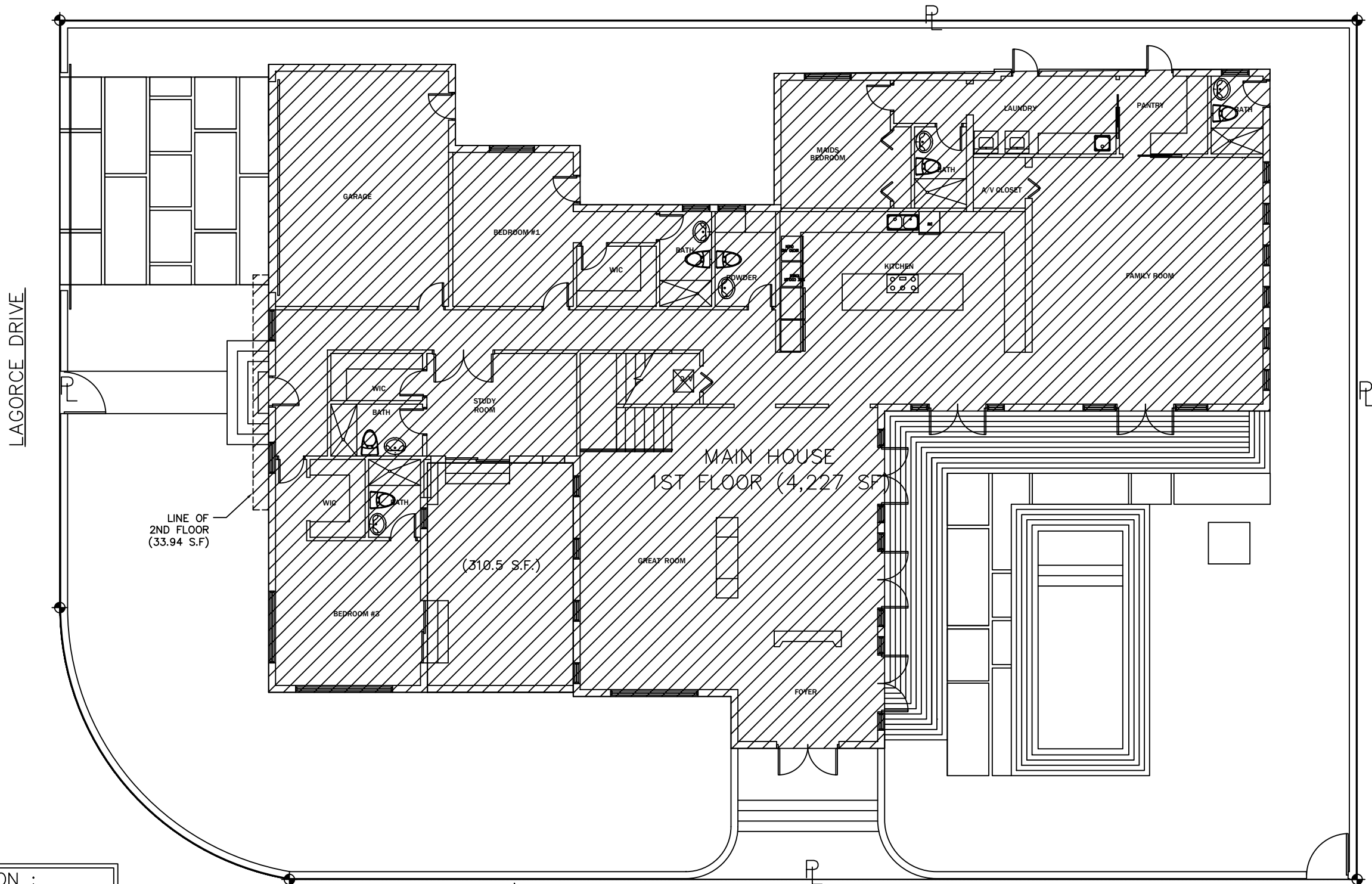
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MIAMI BEACH, FL 33140

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LEGEND :

AREA INCLUDED IN THE CALCULATION OF LOT COVERAGE	
AREA NOT INCLUDED IN THE CALCULATION OF LOT COVERAGE	

LOT COVERAGE CALCULATION :	
AREA INCLUDED IN THE CALCULATION OF LOT COVERAGE	AREA(S.F.)
MAIN HOUSE (1st FLOOR)	4,227 S.F.
PROJECTION OF SECOND FLOOR	33.9 S.F.
INTERIOR COURTYARD	310.5 S.F.
TOTAL LOT COVERAGE PROPOSED	4,571.4 S.F.
MAX. LOT COVERAGE ALLOWED 30% OF LOT AREA (LOT AREA X 0.30) = 10,109 X 0.30)	3,032 S.F. (30%)
LOT COVERAGE PROVIDED	4,571.4 S.F.(45.22%)

LOT COVERAGE DIAGRAM

SCALE: N.T.S.

PROPOSED SHADED DIAGRAMS

FINAL SUBMITTAL:12.08.2017

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MIAMI BEACH, FL 33140

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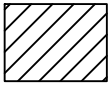
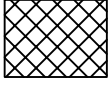
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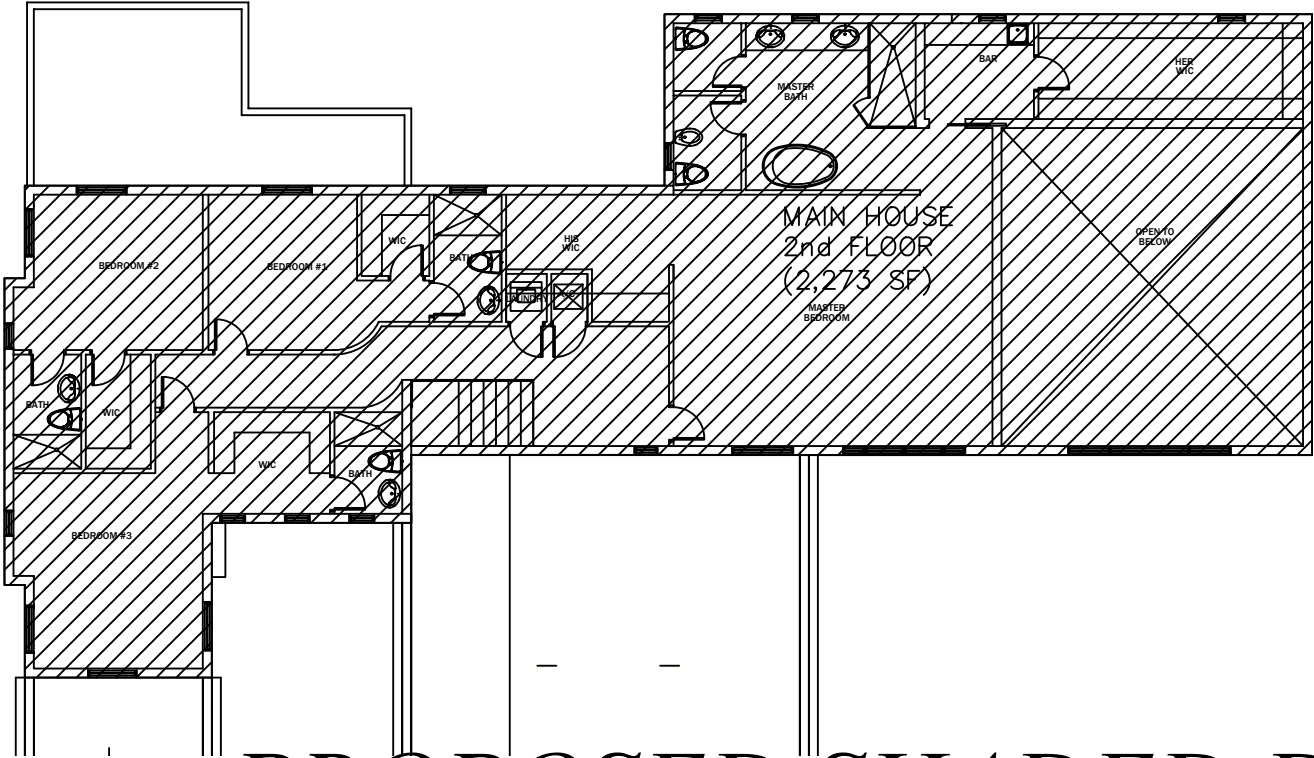
DRB.4.1

2nd FLOOR RATIO:	
AREA INCLUDED IN THE CALCULATION OF RATIO	AREA(S.F.)
MAIN HOUSE (1st FLOOR)	4,227 S.F.
MAIN HOUSE (2nd Flr – Int. Staircase)	2,826 S.F.
RATIO OF 2nd FLOOR COMPARED TO 1st FLOOR (2nd FLOOR / 1st FLOOR) = (2,826 / 4,227)	
	65%*
*WAIVER IS REQUIRED PER SECTION 142-105(b)(4)(c) AS LOT COVERAGE IS ABOVE 25%	

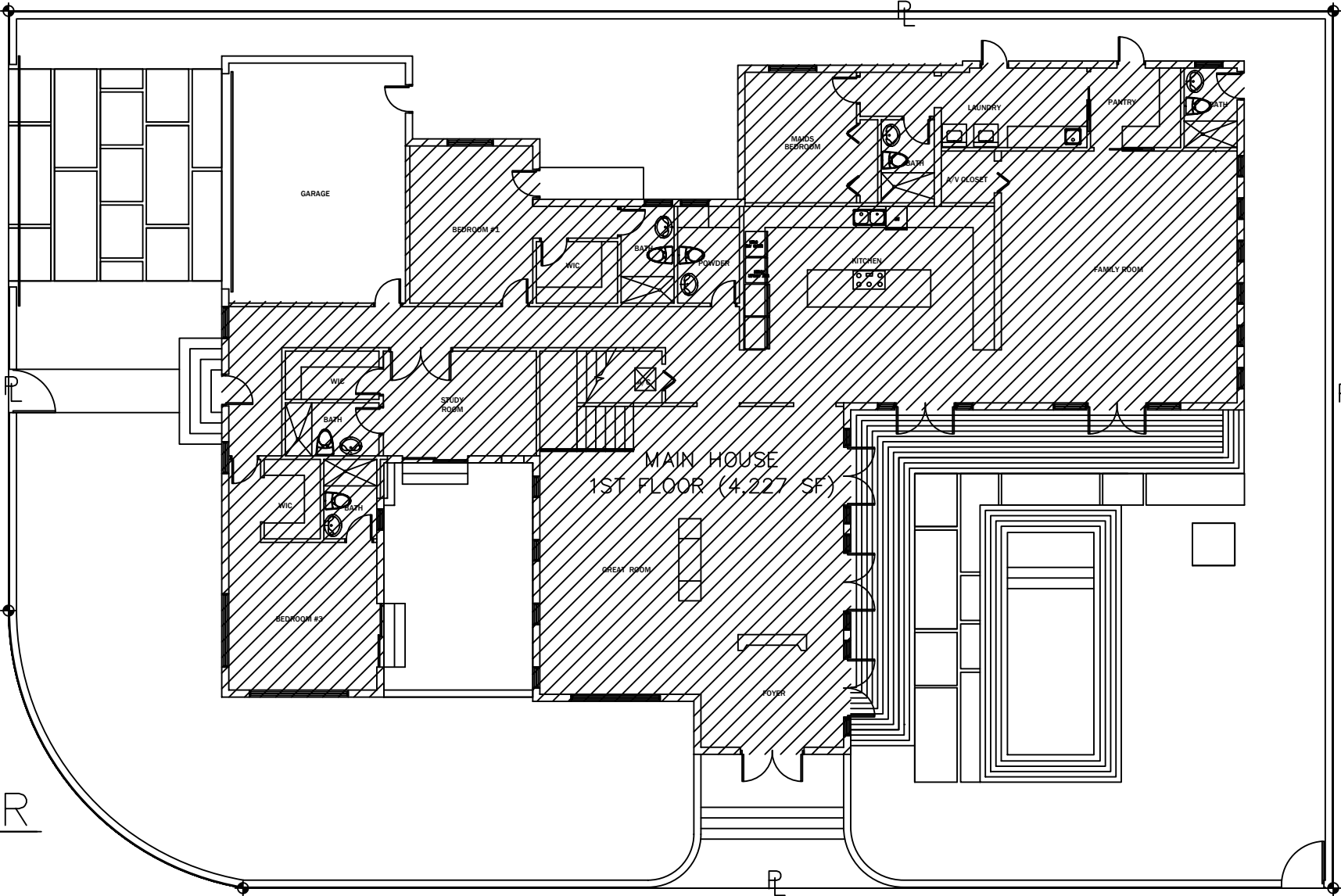
UNIT SIZE CALCULATION :	
AREA INCLUDED IN THE CALCULATION OF UNIT SIZE	AREA(S.F.)
MAIN HOUSE (1st FLOOR)	4,227 S.F.
MAIN HOUSE (2nd FLOOR)	2,826 S.F.
MINUS 500SF GARAGE(142-105(b)(4)5)	398.00 S.F.
TOTAL UNIT SIZE PROPOSED	6,655 S.F.
MAX. UNIT SIZE REQUIRED 50% OF LOT AREA (LOT AREA X 0.50) = 10,109.00 X 0.50)	
	5,054.50 S.F. (50%)
UNIT SIZE PROVIDED	6,655 S.F. (65.8%)

LEGEND :	
AREA INCLUDED IN THE CALCULATION OF UNIT SIZE	
AREA NOT INCLUDED IN THE CALCULATION OF UNIT SIZE	

UNIT SIZE DIAGRAM – 2nd FLOOR
SCALE: N.T.S.



LAGORCE DRIVE



57 STREET

UNIT SIZE DIAGRAM – 1st FLOOR
SCALE: N.T.S.

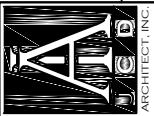
PROPOSED SHADED DIAGRAMS

FINAL SUBMITTAL:12.08.2017

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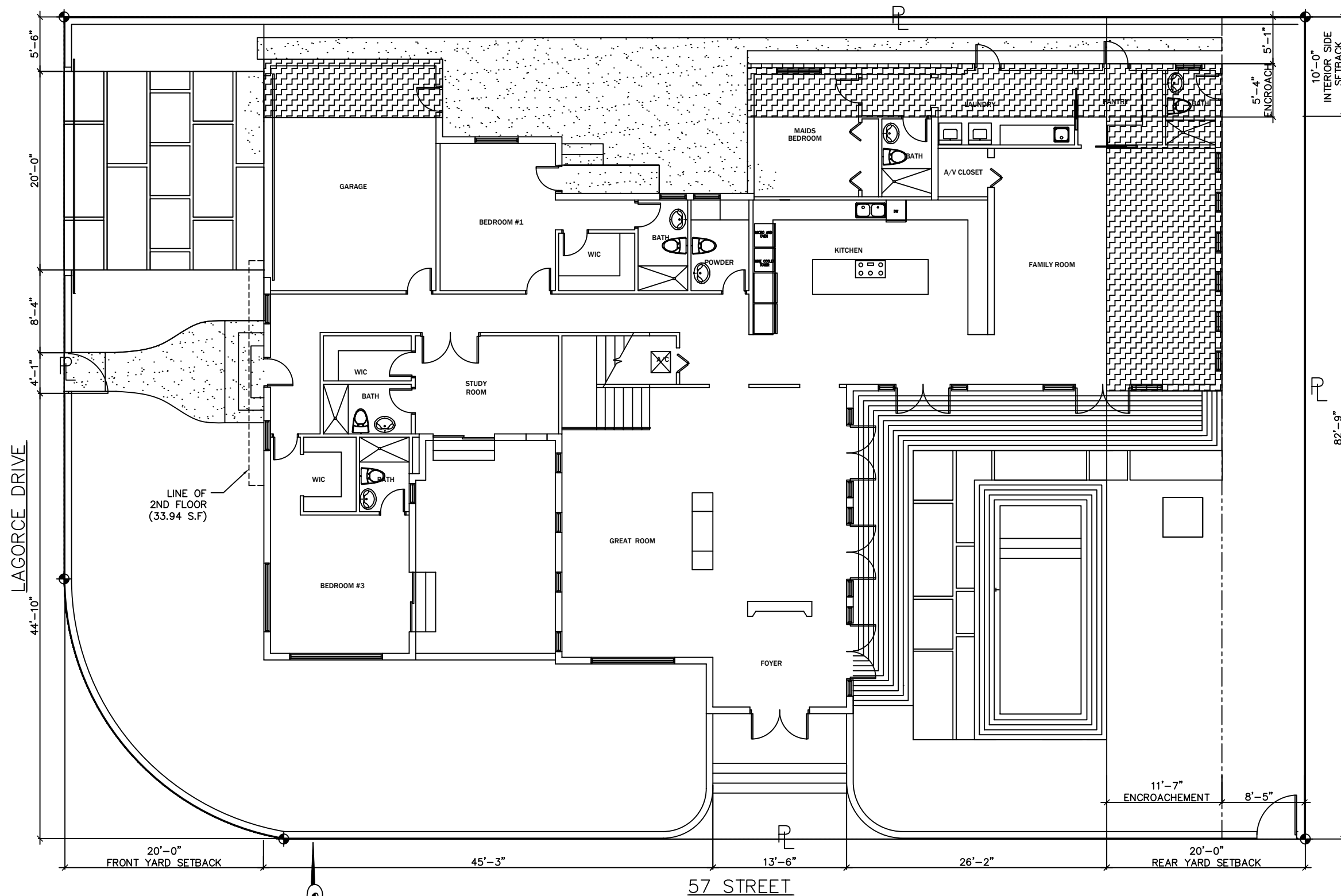
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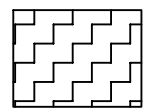
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LEGEND :

AREA ENCRACHING
REAR & SIDE SETBACK



VARIANCE SETBACK DIAGRAM

SCALE: N.T.S.

PROPOSED SHADED DIAGRAMS

FINAL SUBMITTAL: 12.08.2017

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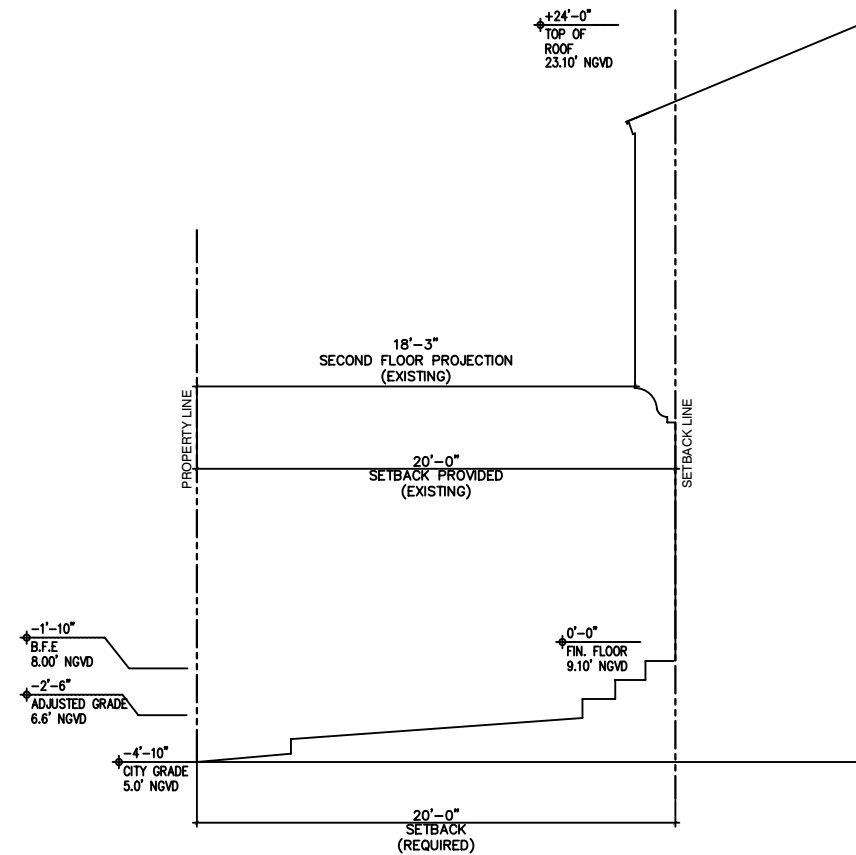
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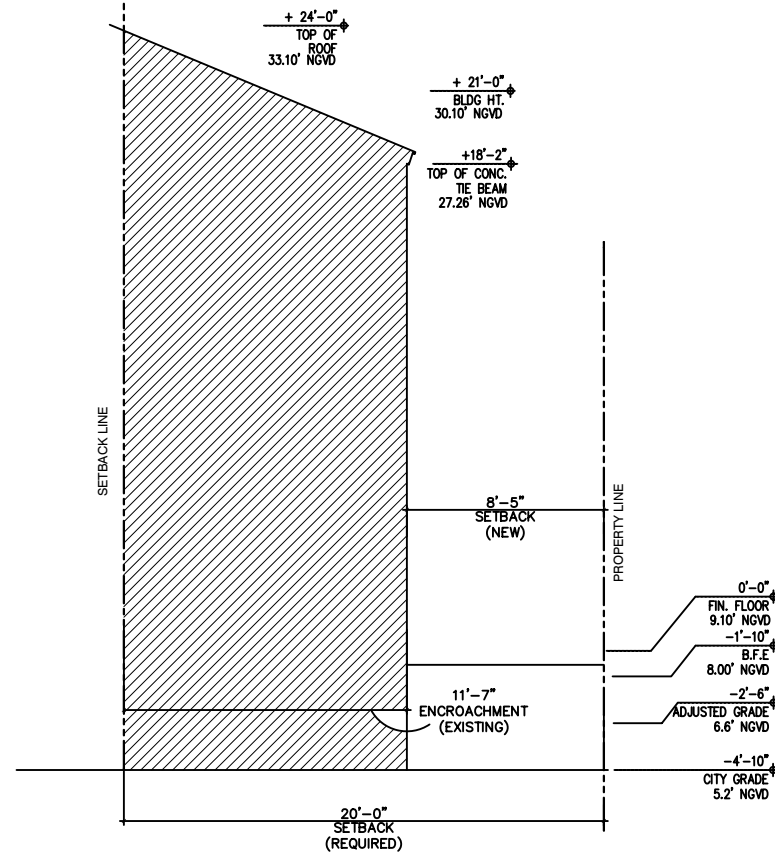
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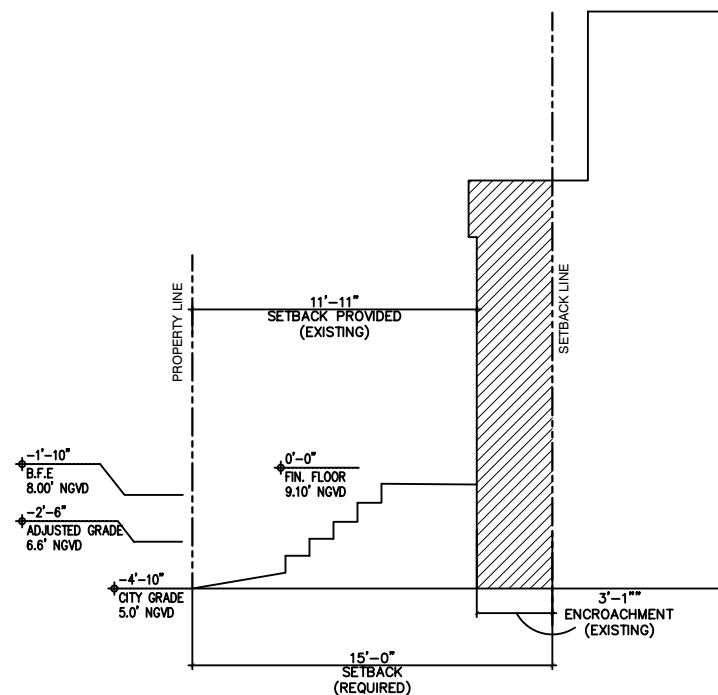
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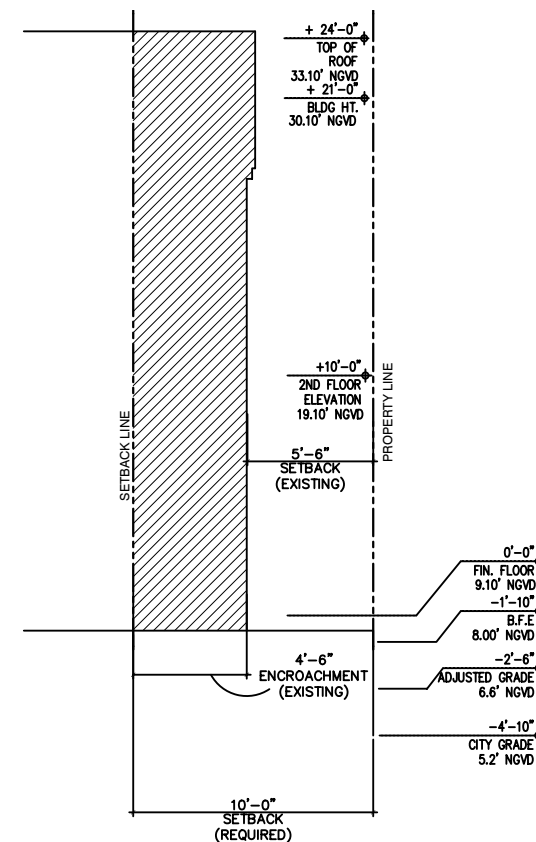
FRONT YARD SETBACK DIAGRAM SECTION
SCALE: 3/16" = 1'



REAR YARD SETBACK DIAGRAM SECTION
SCALE: 3/16" = 1'



SIDE YARD (STREET SIDE) SETBACK DIAGRAM SECTION
SCALE: 3/16" = 1'



SIDE YARD (INT. SIDE) SETBACK DIAGRAM SECTION
SCALE: 3/16" = 1'

YARD SECTION DIAGRAMS

FINAL SUBMITTAL: 12.08.2017

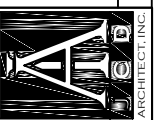
Revisions

ADDITION TO EXIST. RESIDENCE
5709 LAGORCE DRIVE LLC
5709 LAGORCE DRIVE
MIAMI BEACH, FL 33140

J.C.D. ARCHITECT, Inc.

JUAN C. DAVID R. A. # 0015344

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Job No.

Date : 04.01.16

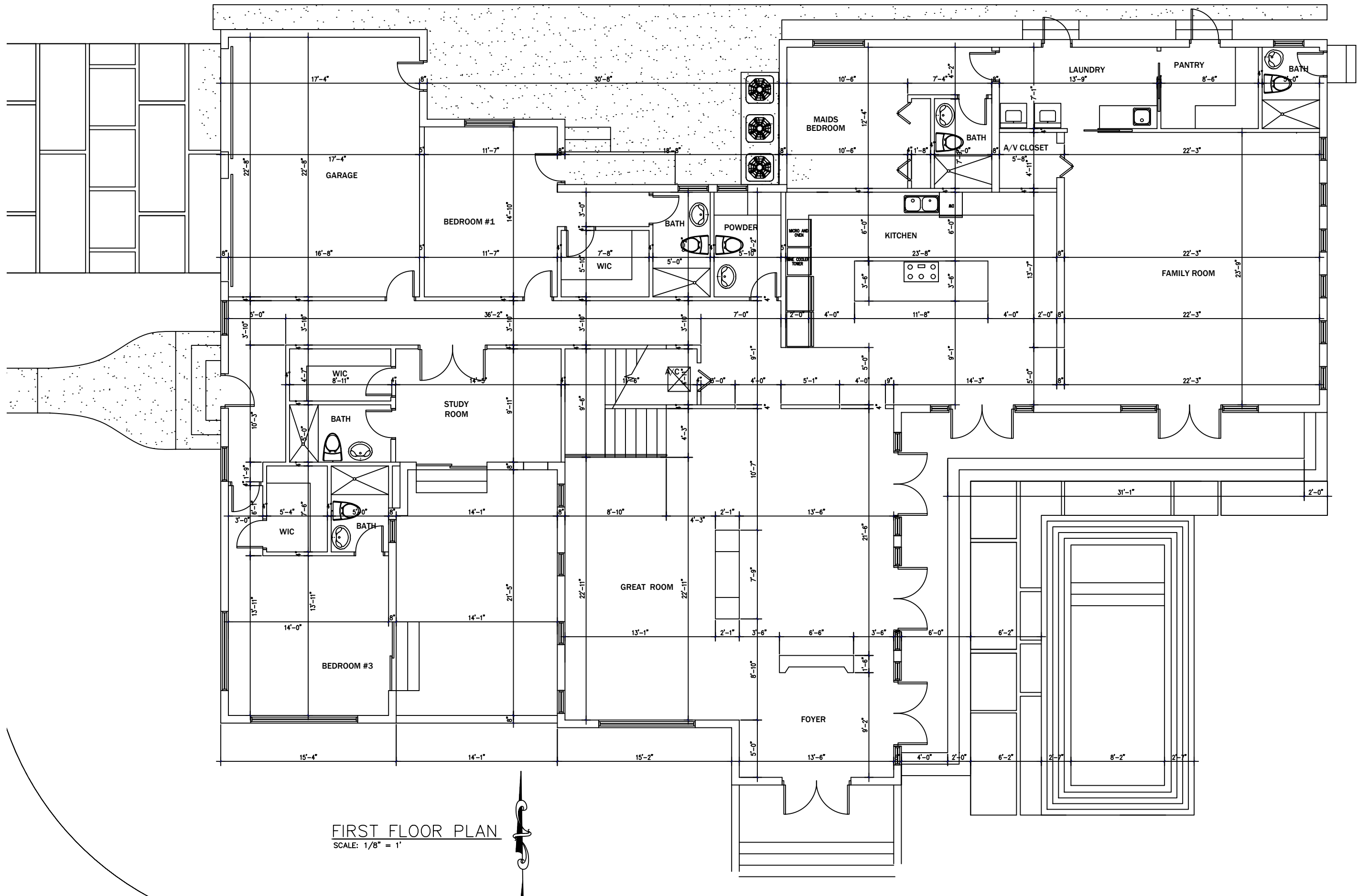
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Seal

AA-26001560

Sheet No.

DRB.4.4



FIRST FLOOR PLAN
SCALE: 1/8" = 1'

PROPOSED 1st FLOOR

FINAL SUBMITTAL: 12.08.2017

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AA-26001560

Sheet No.

DRB.5



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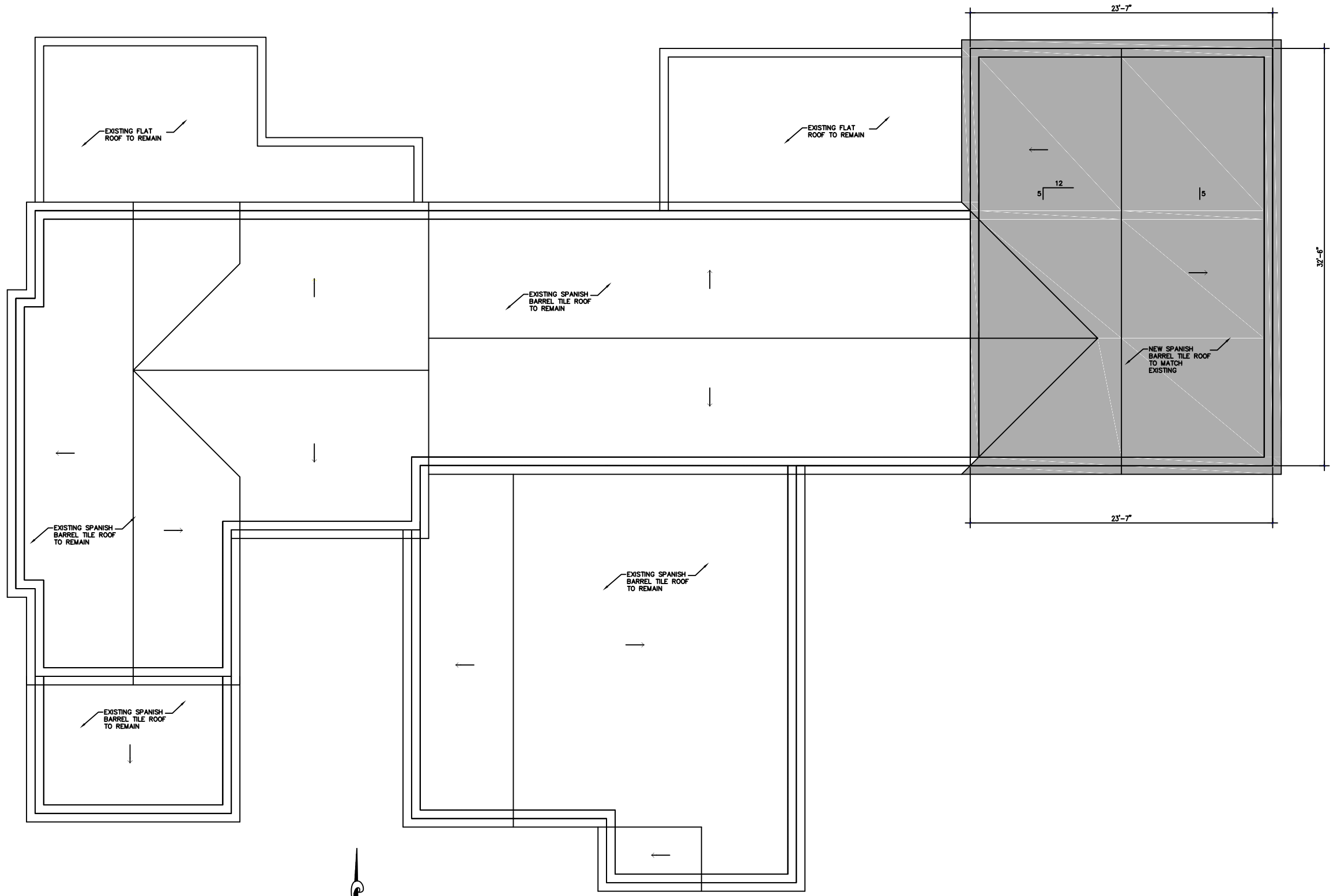
Architecture	Interiors	Planning	Construction
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Scale : SHOWN

DRB.5.1



ROOF PLAN
SCALE: 1/8" = 1'

PROPOSED ROOF PLAN

FINAL SUBMITTAL: 12.08.2017

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Job No.

Date : 04.01.16

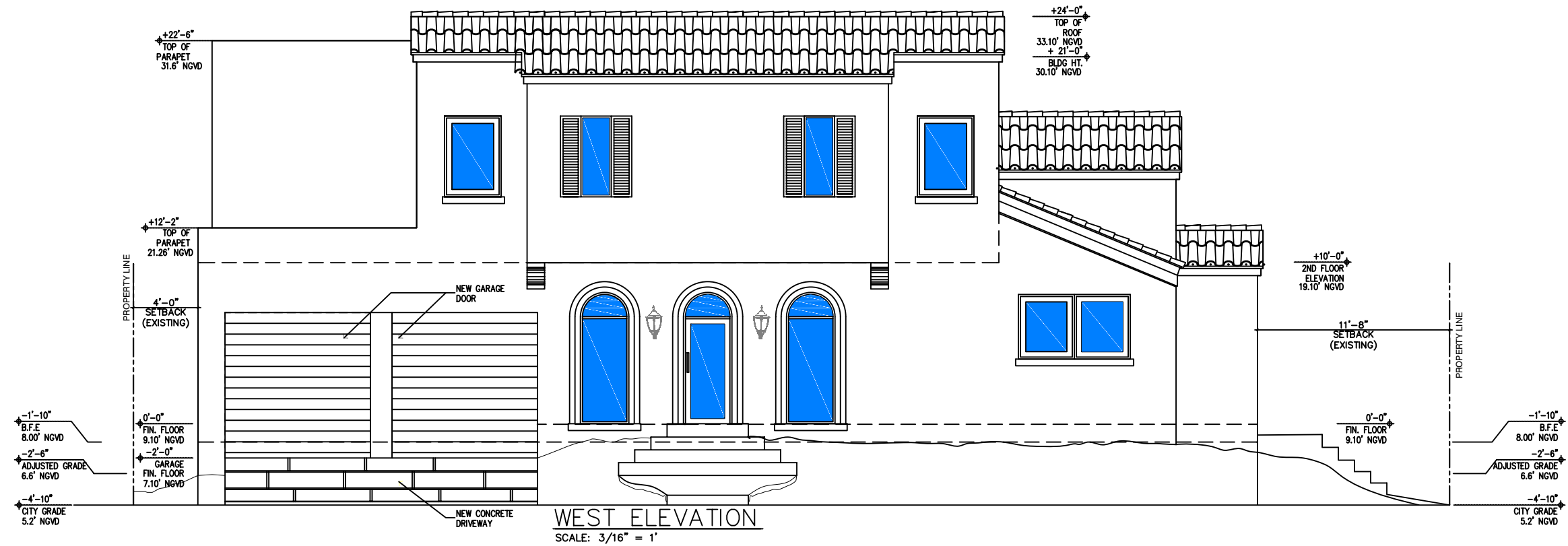
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Seal

AA-26001560

Sheet No.

DRB.5.2



PROPOSED ELEVATIONS

FINAL SUBMITTAL: 12.08.17

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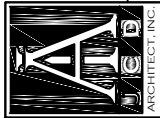
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Date : 04.01.16

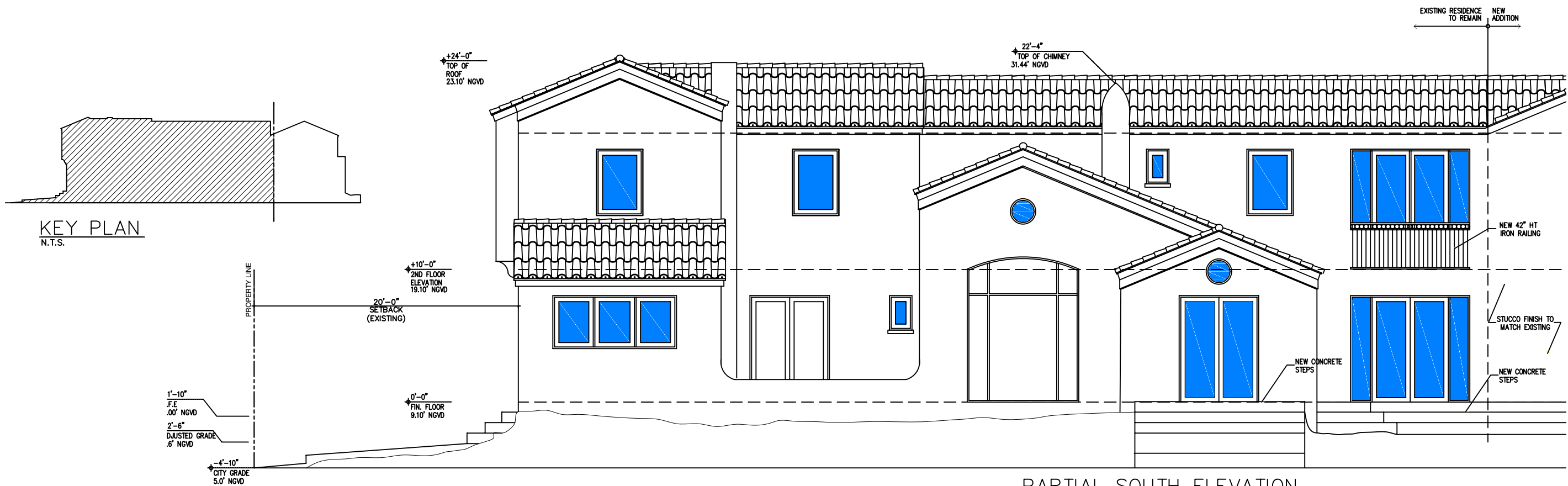
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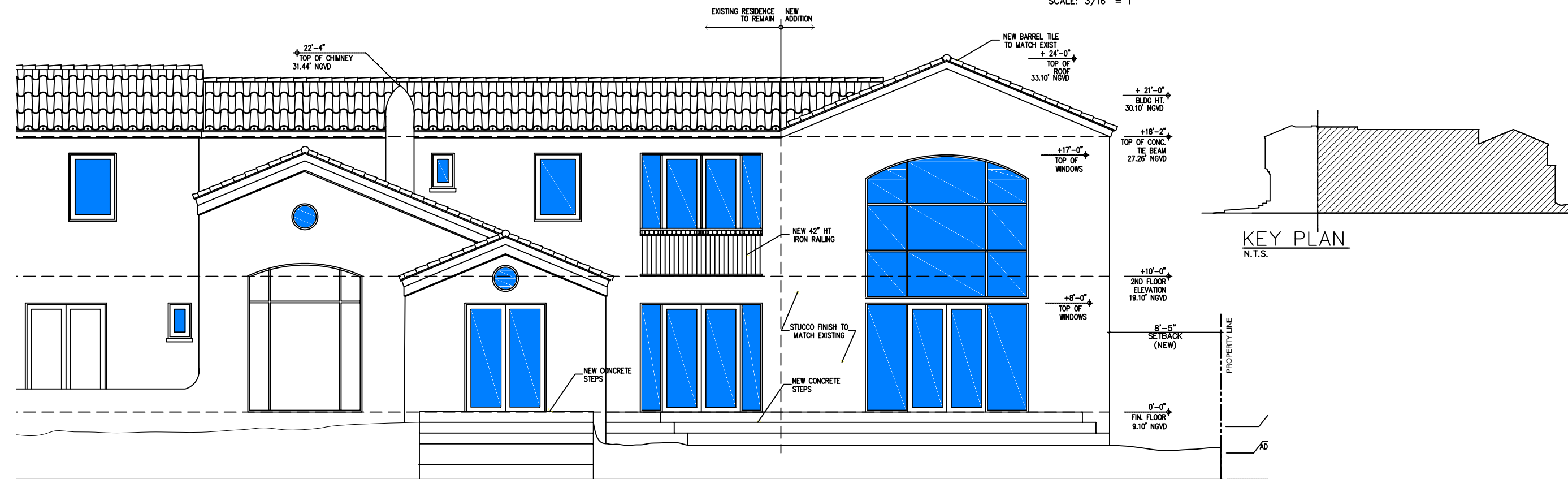
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Sheet No.

DRB.6



PARTIAL SOUTH ELEVATION
SCALE: 3/16" = 1'



PARTIAL SOUTH ELEVATION
SCALE: 3/16" = 1'

PROPOSED ELEVATIONS

FINAL SUBMITTAL: 12.08.17

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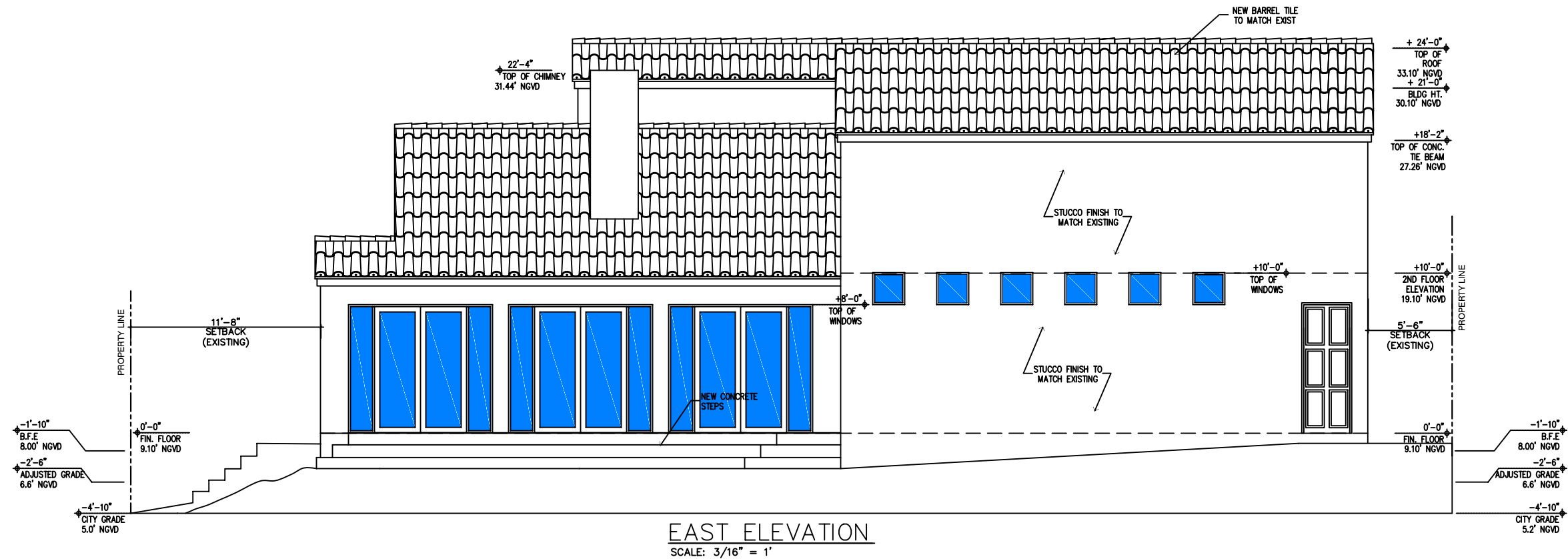


Job No.
Date : 04.01.16
Scale : SHOWN

Seal
AA-26001560
Sheet No.
DRB.6.1

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EAST ELEVATION
SCALE: 3/16" = 1'

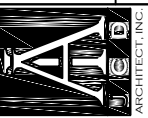
PROPOSED ELEVATIONS

FINAL SUBMITTAL: 12.08.17

Revisions

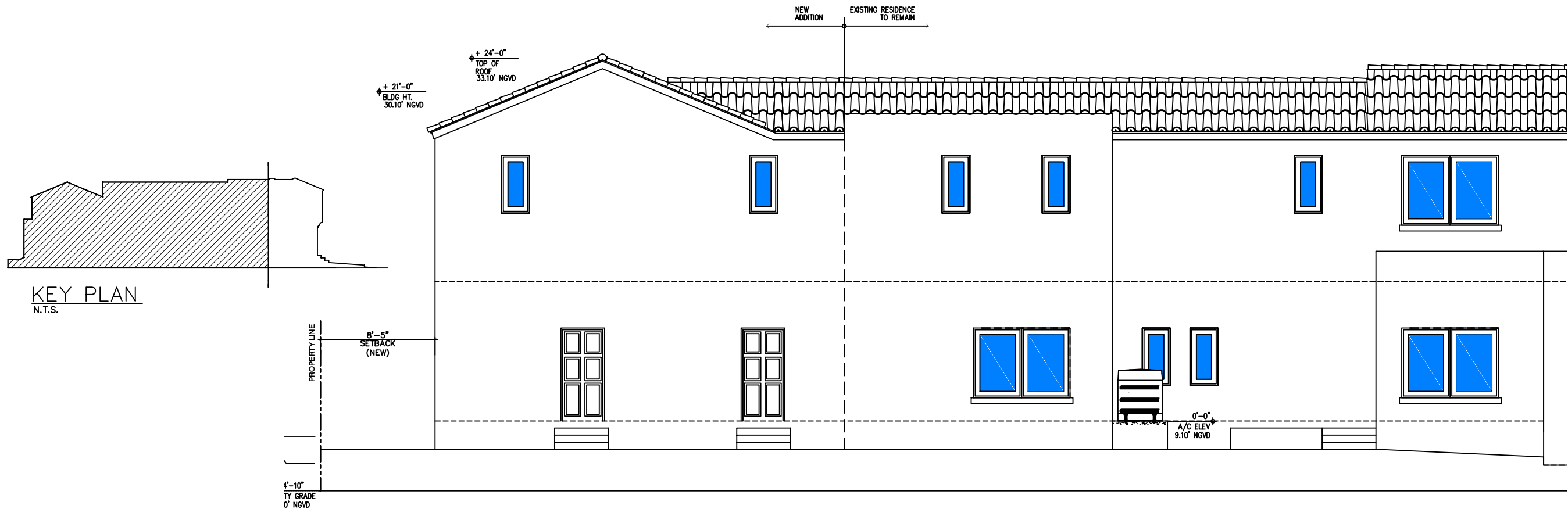
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Ph: (305) 285-4343 Fax: (305) 285-4330

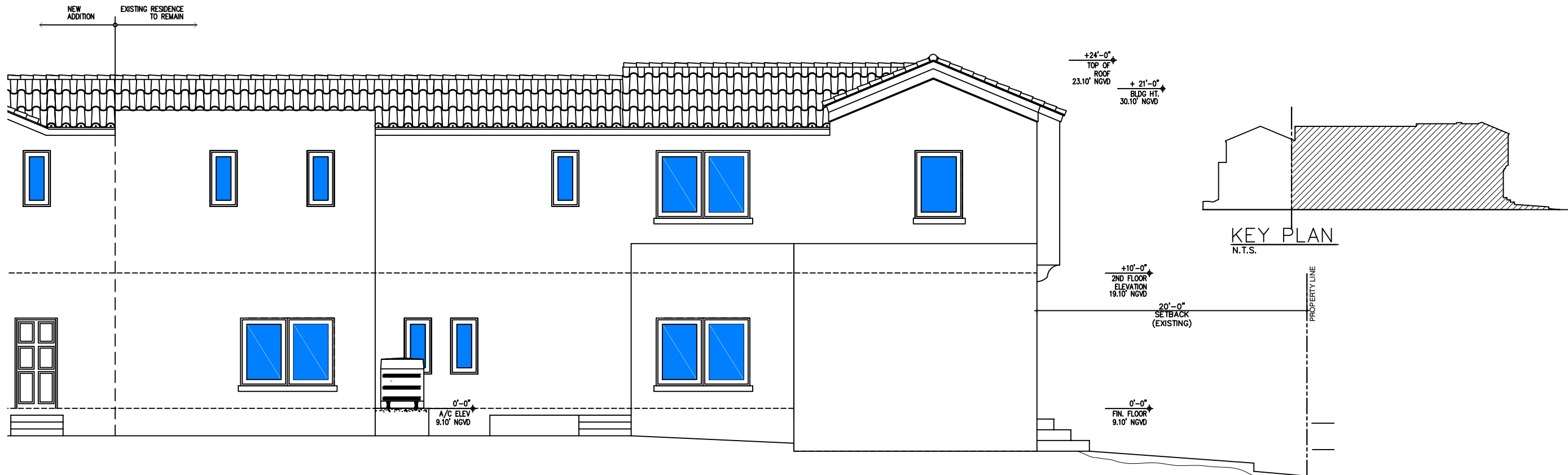


Job No.
Date : 04.01.16
Scale : SHOWN

Seal
AA-26001560
Sheet No.
DRB.6.2



PARTIAL NORTH ELEVATION
SCALE: 1/8" = 1'



PARTIAL NORTH ELEVATION
SCALE: 1/8" = 1'

PROPOSED ELEVATIONS

FINAL SUBMITTAL: 12.08.17

Revisions

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Job No.

Date : 04.01.16

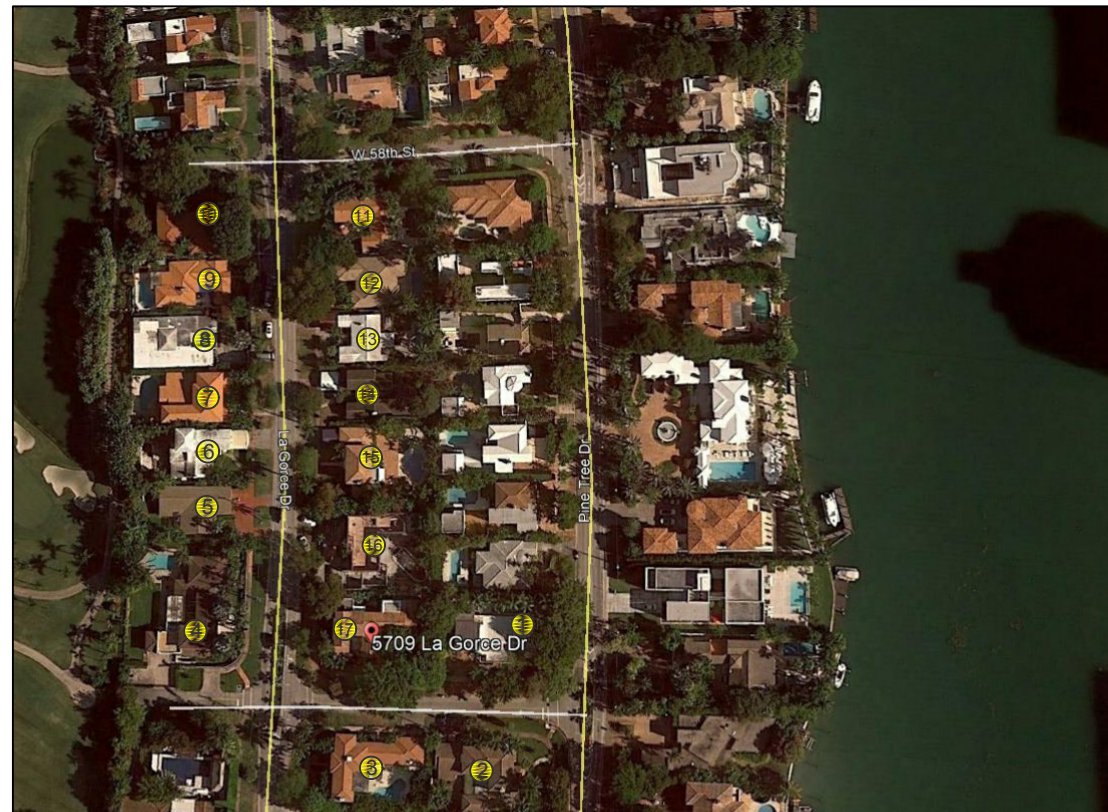
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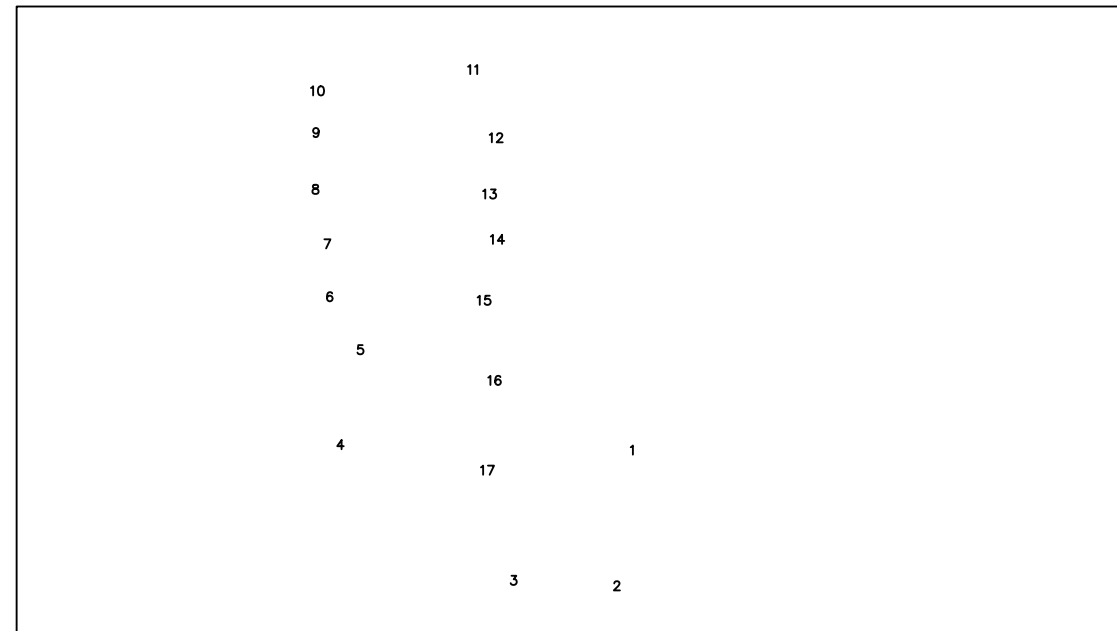
Sheet No.

DRB.6.3



GOOGLE EARTH
AREA MAP

FINAL SUBMITTAL: 12.08.2017



GOOGLE MAP

PROPERTY KEY LIST:

- ```
#1 = 5700 PINE TREE DRIVE
#2 = 5680 PINE TREE DRIVE
#3 = 5675 LA GORCE DRIVE
#4 = 5700 LA GORCE DRIVE
#5 = 5720 LA GORCE DRIVE
#6 = 5736 LA GORCE DRIVE
#7 = 5746 LA GORCE DRIVE
#8 = 5750 LA GORCE DRIVE
#9 = 5760 LA GORCE DRIVE
#10 = 5780 LA GORCE DRIVE
#11 = 5777 LA GORCE DRIVE
#12 = 5765 LA GORCE DRIVE
#13 = 5757 LA GORCE DRIVE
#14 = 5747 LA GORCE DRIVE
#15 = 5735 LA GORCE DRIVE
#16 = 5725 LA GORCE DRIVE
#17 = 5709 LA GORCE DRIVE—SUBJECT PROP.
```

|                                                                                       |  |                                                                                                                                                  |  |                                                                                                                                                         |  |
|---------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  |  | <b>J.C.D. ARCHITECT , Inc.</b><br><b>JUAN C. DAVID R. A. # 0015344</b><br><b>LEED ACCREDITED PROFESSIONAL</b><br><b>Design &amp; Development</b> |  | Architecture   ■   Interiors   ■   Planning   ■   Construction<br>1385 Coral Way, Suite 207 Miami, FL 33145<br>Ph: (305) 285-4343   Fax: (305) 285-4330 |  |
| Job No.                                                                               |  |                                                                                                                                                  |  |                                                                                                                                                         |  |
| Date : 04.01.16                                                                       |  |                                                                                                                                                  |  |                                                                                                                                                         |  |
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| AA-26001560                                                                           |  |                                                                                                                                                  |  |                                                                                                                                                         |  |
| Sheet No.                                                                             |  | <b>DRB.7</b>                                                                                                                                     |  |                                                                                                                                                         |  |



WEST VIEW (FRONT)



NORTH VIEW (SIDE)



EAST VIEW (REAR)



SOUTH VIEW (SIDE)

*EXISTING RESIDENCE*

*FINAL SUBMITTAL: 12.08.2017*

Revisions

ADDITION TO EXIST. RESIDENCE

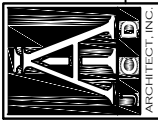
5709 LAGORCE DRIVE LLC  
5709 LAGORCE DRIVE  
MIAMI BEACH, FL 33140

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JUAN C. DAVID R. A. # 0015344

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Date : 04.01.16

Scale : SHOWN

Seal

AA-26001560

Sheet No.

DRB.8

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## EXISTING RESIDENCE

*FINAL SUBMITTAL: 12.08.2017*

## Revisions

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Date : 04.01.16

Scale : SHOWN

Seal

AA-26001560

Sheet No.

DRB.8.1



#1= 5700 PINE TREE DRIVE



#2= 5680 PINE TREE DRIVE



#3= 5675 LA GORCE DRIVE



#4= 5700 LA GORCE DRIVE

# NEIGHBORHOOD CONTEXT STUDY FINAL SUBMITTAL: 12.08.2017

Revisions

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Job No.

Date : 04.01.16

Scale : SHOWN

Seal

AA-26001560

Sheet No.

DRB.9



#5= 5720 LA GORCE DRIVE



#6= 5736 LA GORCE DRIVE



#7= 5746 LA GORCE DRIVE



#8= 5750 LA GORCE DRIVE

# *NEIGHBORHOOD CONTEXT STUDY* FINAL SUBMITTAL: 12.08.2017

Revisions

ADDITION TO EXIST. RESIDENCE

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Job No.

Date : 04.01.16

Scale : SHOWN

Seal

AA-26001560

Sheet No.

DRB.10



#9= 5760 LA GORCE DRIVE



#10= 5780 LA GORCE DRIVE



#11= 5777 LA GORCE DRIVE



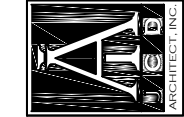
#12= 5765 LA GORCE DRIVE

# *NEIGHBORHOOD CONTEXT STUDY* FINAL SUBMITTAL: 12.08.2017

Revisions

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Job No.  
 Date : 04.01.16  
 Scale : SHOWN

Seal  
 AA-26001560  
 Sheet No.  
**DRB.11**



#13= 5757 LA GORCE DRIVE



#14= 5747 LA GORCE DRIVE



#15= 5735 LA GORCE DRIVE



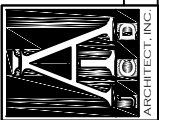
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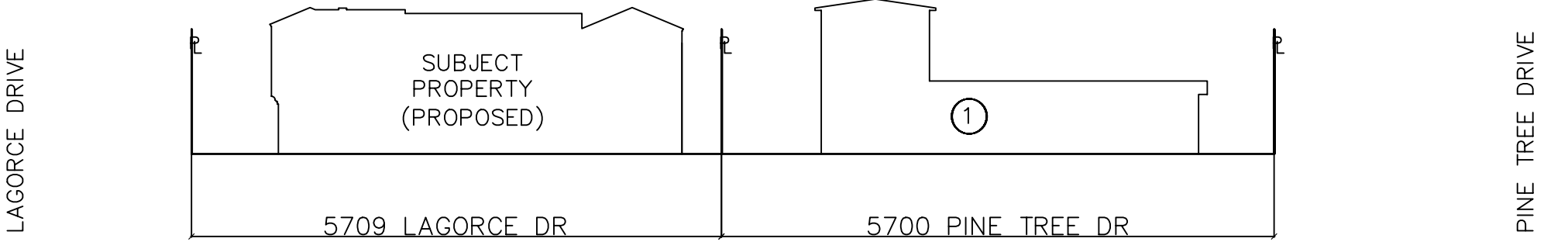
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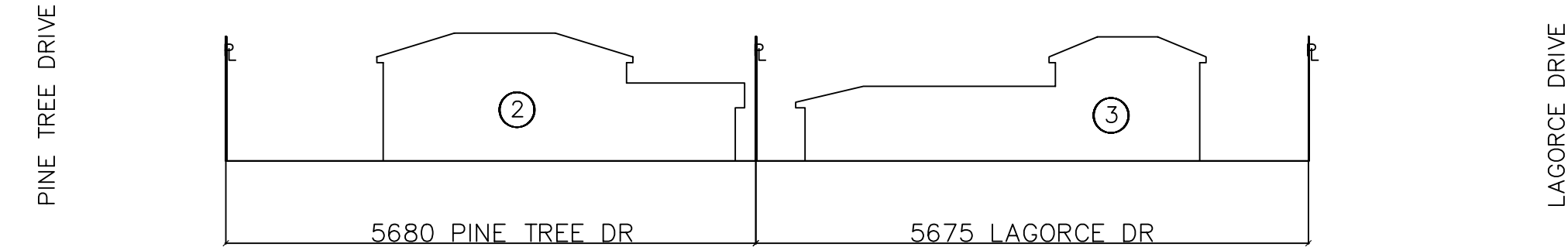


Job No.  
Date : 04.01.16  
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AA-26001560  
Sheet No.  
**DRB.12**



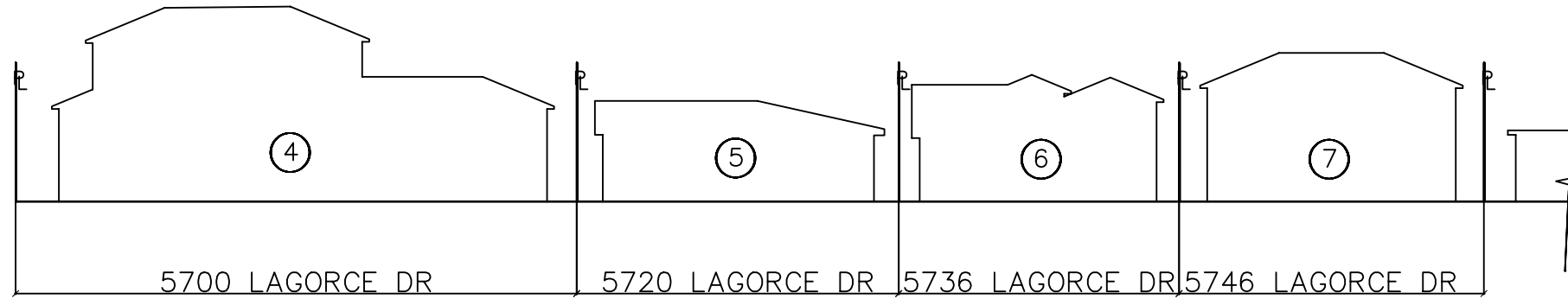
NORTH ELEVATION ( 57 STREET)  
SCALE : N.T.S.



SOUTH ELEVATION ( 57 STREET)  
SCALE : N.T.S.

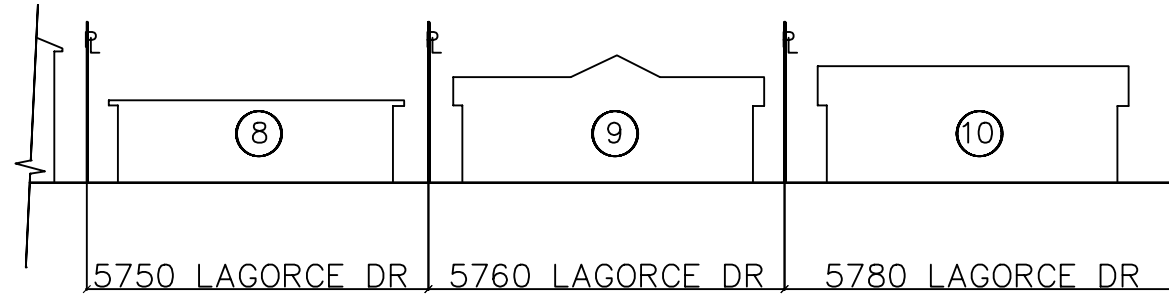
| Revisions                                                                                                                          |                                                                                     |
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|                                                                                                                                    |                                                                                     |
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|                                                                                                                                    |                                                                                     |
|                                                                                                                                    |                                                                                     |
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| Scale : SHOWN                                                                                                                      |                                                                                     |
| Seal                                                                                                                               |                                                                                     |
| AA-26001560                                                                                                                        |                                                                                     |
| Sheet No.<br><b>DRB.13</b>                                                                                                         |                                                                                     |

WEST 57 STREET



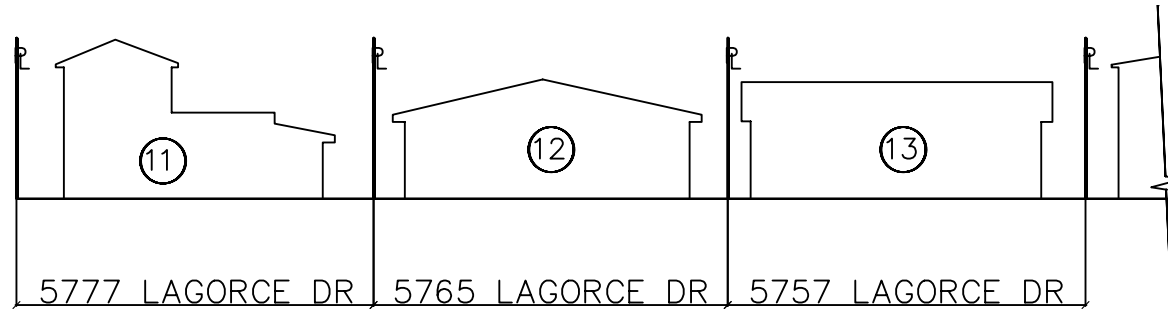
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SCALE : N.T.S.



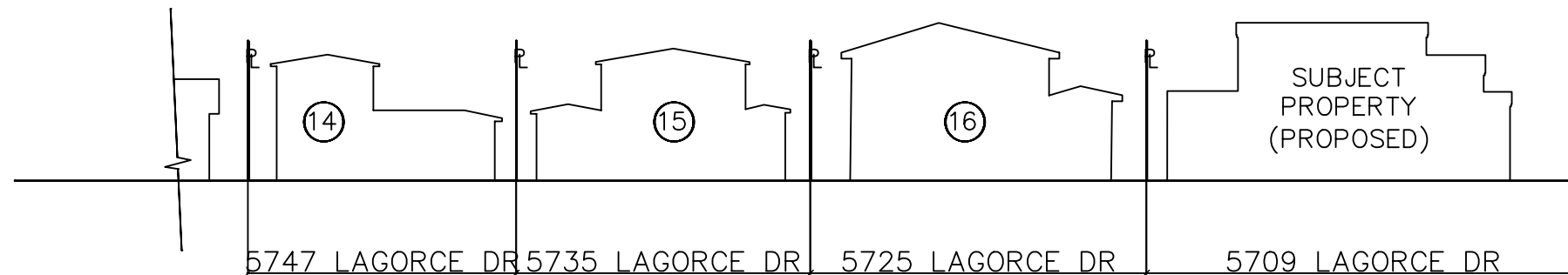
WEST 58 STREET

WEST 58 STREET



EAST ELEVATION (LAGORCE DR)

SCALE : N.T.S.



WEST 57 STREET

EAST ELEVATION (LAGORCE DR)

SCALE : N.T.S.

**CONTEXTUAL ELEV. LINE DRAWINGS** FINAL SUBMITTAL: 12.08.17

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DRB.13.1