

REQUEST FOR DRB APPROVAL FOR:
LA GORCE RESIDENCE

5470 LA GORCE DRIVE

DRB FINAL SUBMITTAL
AUGUST 3, 2018

MIAMI BEACH, FLORIDA



CLIENT
5470 La Gorce Drive
MIAMI BEACH, FL, 33140

ARCHITECT
CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 BISCAYNE BLVD. SUITE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECTURE
CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE
LLC
780 NE 69TH ST. STE 1106
MIAMI, FL 33138
(305) 979-1585
LC 26000460

SCOPE OF WORK

REQUEST FOR DRB APPROVAL FOR THE PROPERTY
LOCATED AT 5470 LA GORCE DR. MIAMI BEACH, FL.

VARIANCE:

1. REQUEST TO CHANGE FRONT SETBACK REQUIREMENT
FROM REQUIRED 30' TO PROPOSED 20'

WAIVERS:

1. REQUEST FOR WAIVER TO EXCEED THE 70% SECOND
TO FIRST FLOOR RATIO.

2. REQUEST TO WAIVE THE ELEVATION REQUIREMENTS
FOR THE OPEN-SPACE COURTYARD.

Calculation of Minimum and Maximum Yards

PROPERTY CONDITIONS

Waterfront Lot (Yes/No)	NO
Corner property (Yes/No)	YES
Sidewalk (yes/no)	YES
Sidewalk elevation at the centerline of the front of the property	4.320
Crown of road at center of property (if no sidewalk exists or is proposed)	
Flood Elevation	8.000
Freeboard (provided)	5.000

INTERIOR SIDEYARD CONDITIONS

Inidcate yes only for the condition that applies

Max. Yard Elevation

Yes	Default Condition unless one of the below applies Maximum Yard Elevation	6.820
	Is the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade?	8.660
	Is the abutting property vacant?	8.660
	Is their a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation?	8.000

REAR YARD CONDITIONS

Inidcate yes only for the condition that applies

Max. Yard Elevation

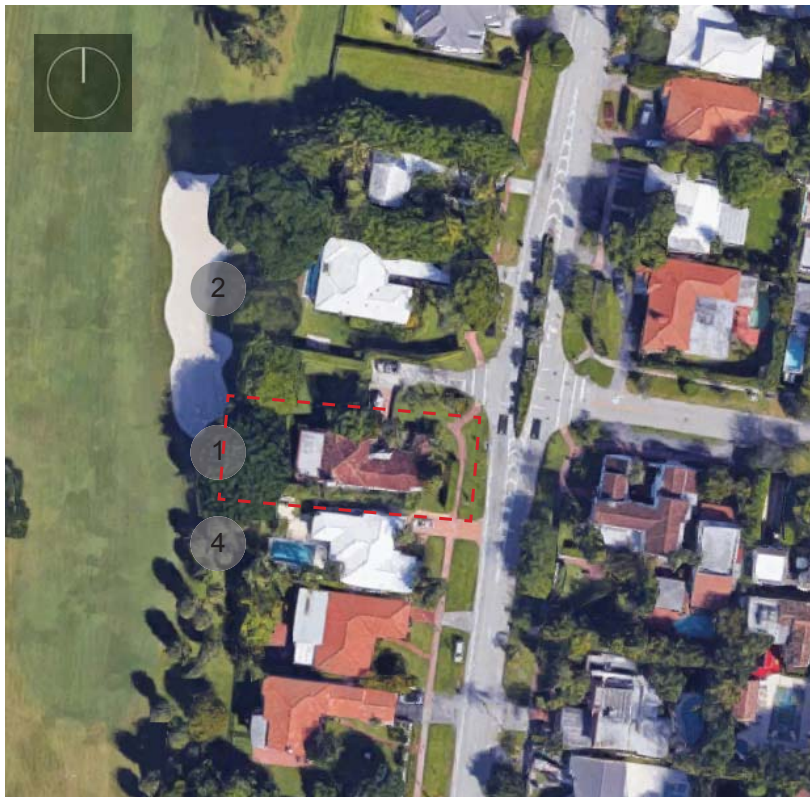
Yes	Default Condition unless one of the below applies Maximum Yard Elevation	6.820
	Is the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade?	8.660
	Is the abutting property vacant?	8.660
	Is their a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation?	8.000

RESULTS

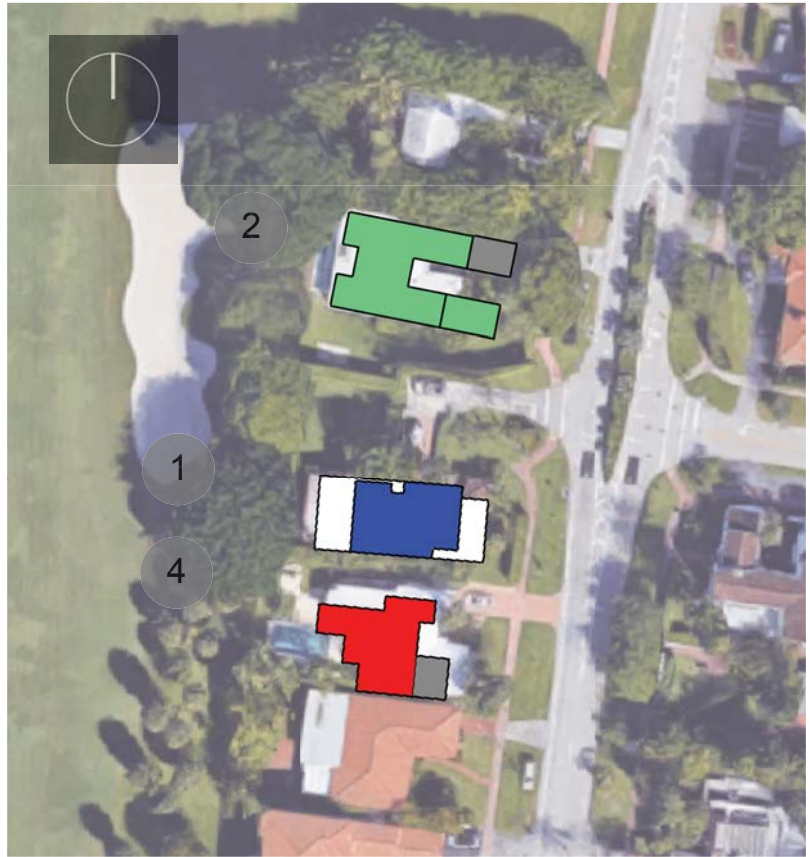
Grade	4.32		
Adjusted Grade	6.16		
30" above Grade	6.82		
Future Crown of Road	5.25		
Future Adjusted Grade	7.125		
Minimum Freeboard Elev.	9.000		
Maximum Freeboard Elev.	13.000		
Minimum Yard Elevation	6.56		
Min. Garage elevation (for a detached or attached garage, not under the house	6.16		
Minimum garage ceiling elevation	17.000		

Front Yard	
Min Yard Elevation	6.560
Max Yard Elevation	7.125
Interior Side	
Min Yard Elevation	6.560
Max Yard Elevation	6.820
Streetside	
Min Yard Elevation	6.560
Max yard Elevation	7.125
Non-Waterfront	
Min Yard Elevation	6.560
Max Yard Elevation	6.820

<div>Interior Side Yard</div> <div>Minimum Yard Elevation: 6.560</div> <div>Maximum Yard Elevation:6.820</div>	<div>Non-Waterfront</div> <div>Minimum Yard Elevation: 6.560</div> <div>Maximum Yard Elevation: 6.820</div>	<div>Streetside</div> <div>Minimum Yard Elevation: 6.560</div> <div>Maximum Yard Elevation:7.125</div>
<div>Front Yard</div> <div>Minimum Yard Elevation: 6.560</div> <div>Maximum Yard Elevation: 7.125</div>		



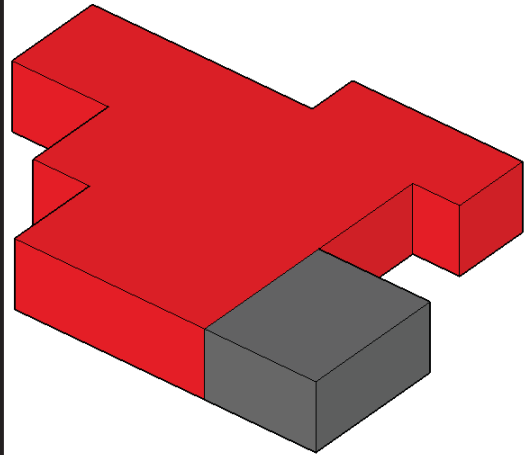
LOCATION MAP



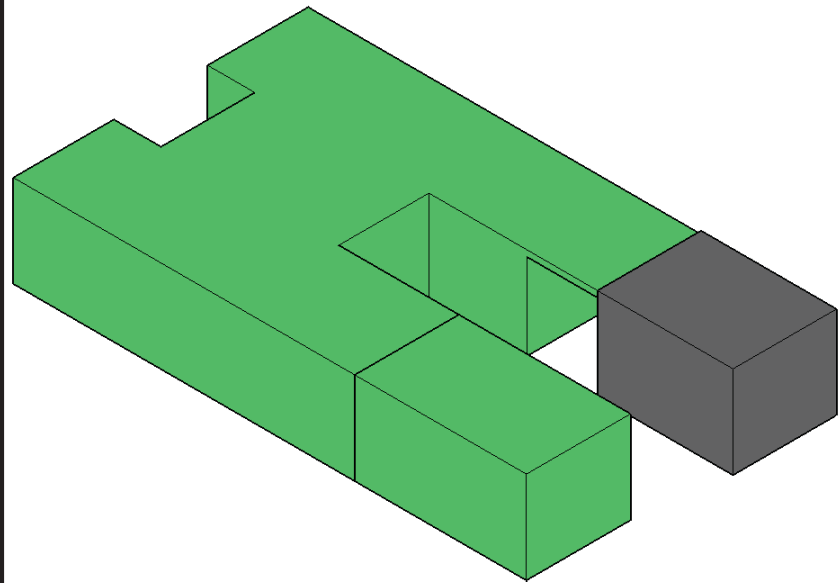
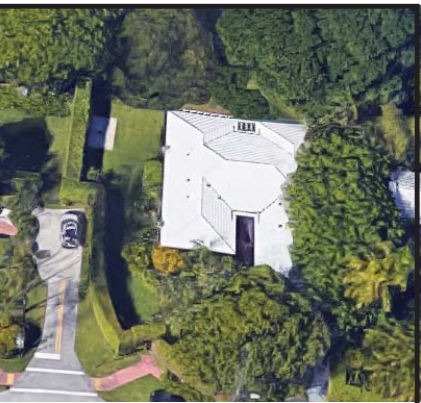
LOCATION MAP

MASSING STUDIES

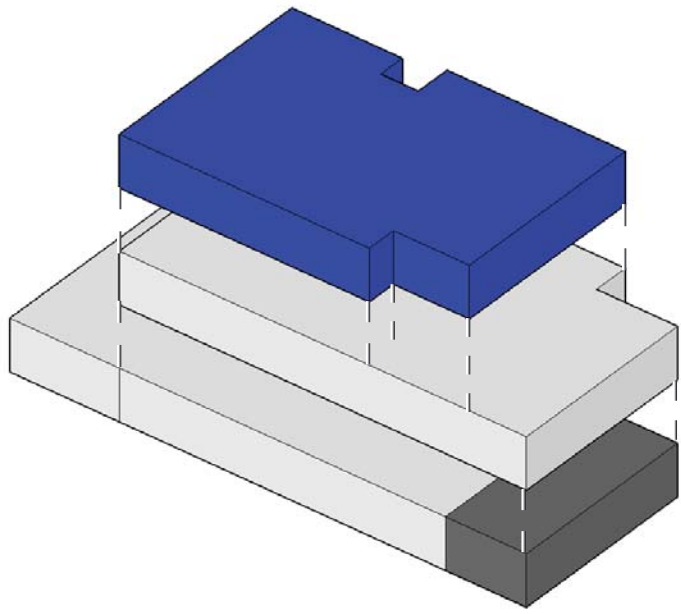
RESIDENCE 2
 ADJACENT PROPERTY - 5456 LA GORCE DR.
 LOT SIZE: 7,436 SQ. FT.
 APPROXIMATE LOT COVERAGE: 29%
 FIRST-SECOND FLOOR RATIO: N/A



RESIDENCE 4
 ADJACENT PROPERTY: 5500 LA GORCE DR.
 LOT SIZE: 7,406 SQ. FT.
 APPROXIMATE LOT COVERAGE: 44%
 FIRST-SECOND FLOOR RATIO: N/A

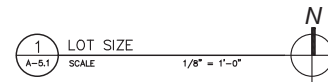
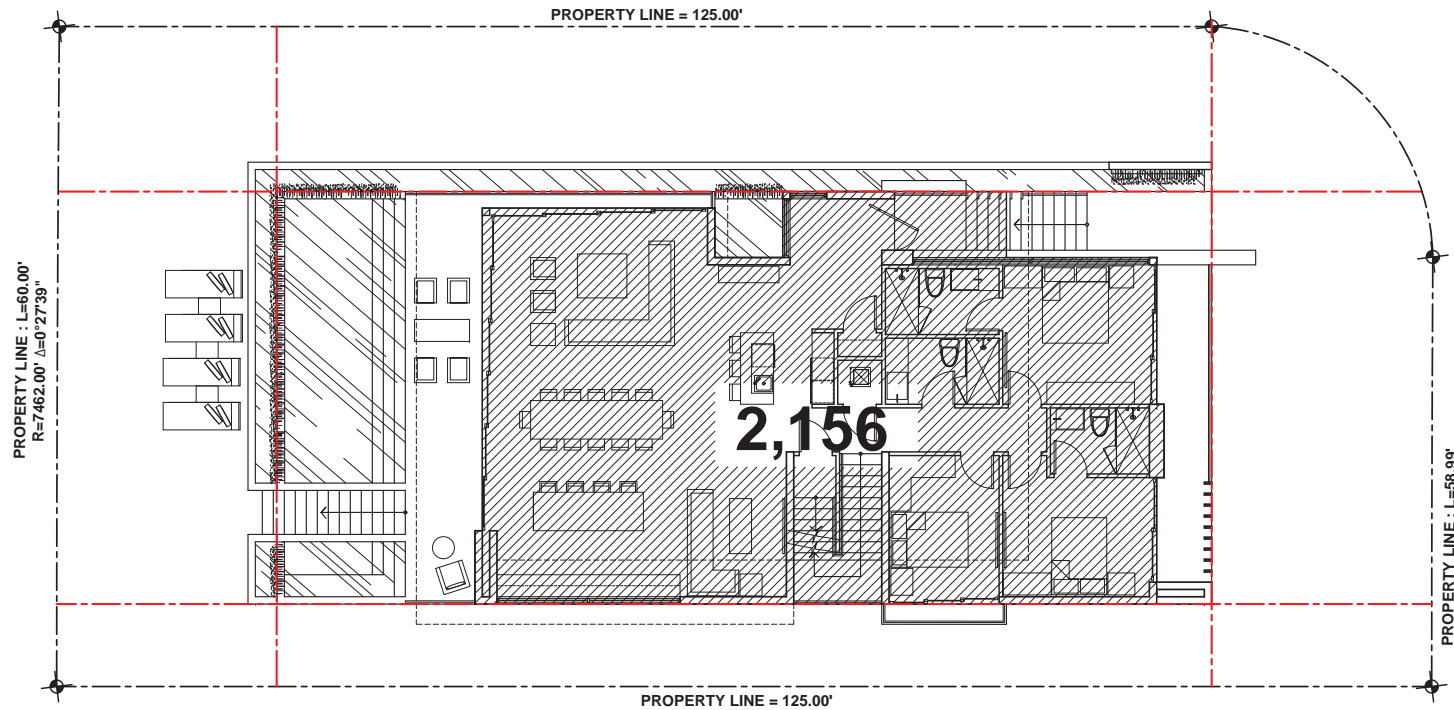


PROPOSED RESIDENCE 1
 5470 LA GROCE DR
 LOT SIZE: 7,352 SQ. FT.
 LOT COVERAGE: 29.3%
 FIRST-SECOND FLOOR RATIO: 75%



ITEM #	New Construction Floodplain Management Data		
1	Flood Zone:	AE +8	
2	FIRM Map Number	12086C0309L	
3	Base Flood Elevation (BFE):	8.00' NGVD	
4	Proposed Flood Design Elevation:	13.00' NGVD	
5	Crown of Road Elevation:	4.5' NGVD	
6	Classification of Structure:	Category II	
7	Building Use:	Single-Family Residence	
8	Lowest Elev. of Equip	8.00' NGVD	
9	Lowest Adjacent Grade		
10	Highest Adjacent Grade		

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	5470 La Gorce Dr Miami Beach, FL 33140			
2	Folio number(s):	02-3214-003-1510			
3	Board and file numbers :				
4	Year built:	1937	Zoning District:	RS-4	
5	Based Flood Elevation:	AE 8.00	Grade value in NGVD:	4.5' NGVD	
6	Adjusted grade (Flood+Grade/2):	6.25' NGVD	Free board:	13.00' NGVD	
7	Lot Area:	7,352 SF			
8	Lot width:	60'	Lot Depth:	125.00'	
9	Max Lot Coverage SF and %:	2,206 SF (30%)	Proposed Lot Coverage SF and %:	2,156 SF (29.3%)	
10	Existing Lot Coverage SF and %:	2,326 SF (31.6%)	Lot coverage deducted (garage-storage) SF:		
11	Front Yard Open Space SF and %:	727 SF (61%)	Rear Yard Open Space SF and %:	1,088 SF (91%)	
12	Max Unit Size SF and %:	3,676 SF (50%)	Proposed Unit Size SF and %:	3,667 SF (49.9%)	
13	Existing First Floor Unit Size:	2,326 SF	Proposed First Floor Unit Size:	2,098 SF	
			Proposed First Floor Unit Size (Volumetric):	2,098 SF	
14			Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	1,569 SF (75%) WAIVER REQUIRED	
15			Proposed Second Floor Unit Size:	1,569 SF	
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'-0"		24'-0"	
18	Setbacks:				
19	Front First level:	30'-0"		20'-0"	VARIANCE REQUIRED
20	Front Second level:	30'-0"		36'-5"	
21	Side 1:	7'-6"		7'-6"	
22	Side 2 or (facing street):	15'-0"		15'-0"	
23	Rear:	20'-0"		38'-0"	
	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 :	14'-10½" (25%)		19'-6" (38%)	
27	Located within a Local Historic District?		Yes or no		
28	Designated as an individual Historic Single Family Residence Site?		Yes or no		
29	Determined to be Architecturally Significant?		Yes or no		
Notes:					



LOT SIZE :

LOT COVERED (FOOTPRINT) : 2,156 SQ. FT. (29.3 %)

LA GORCE RESIDENCE
5470 LA GORCE DR.
MIAMI BEACH, FLORIDA 33140

seal

Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.

1826

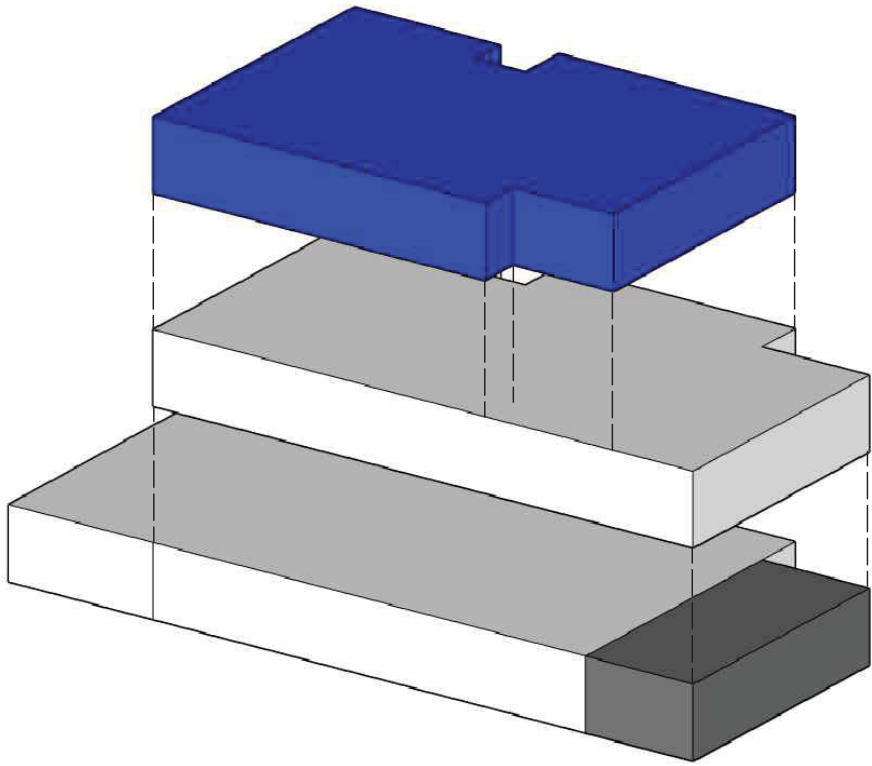
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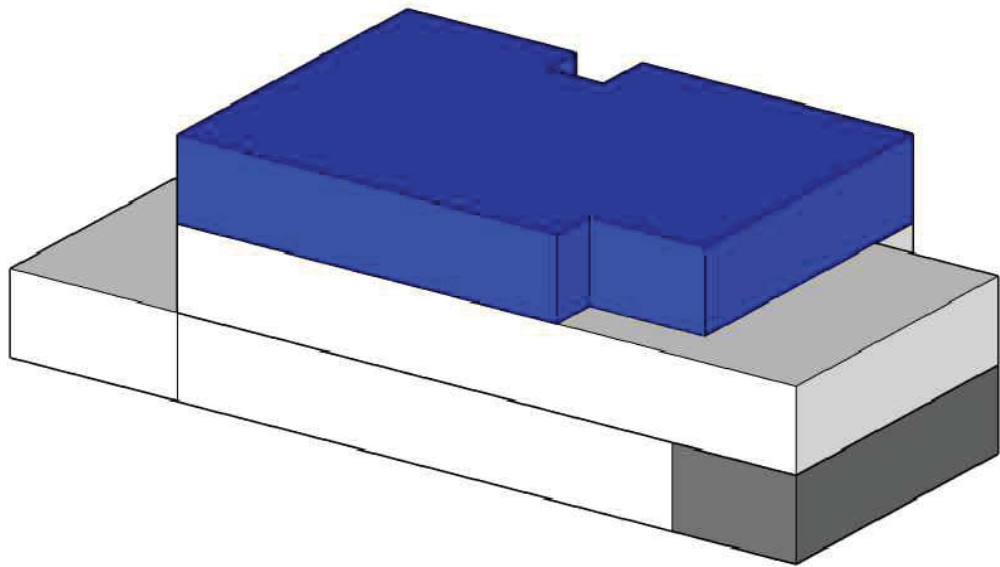
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A-5.1

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd., suite 201
Miami, Florida 33138
www.clarchitects.com
(t) 305.434.8338
(f) 305.692.5292



4 EXLPODED AXONOMETRIC VOLUMETRIC DIAGRAM
A-5.2 SCALE N.T.S.



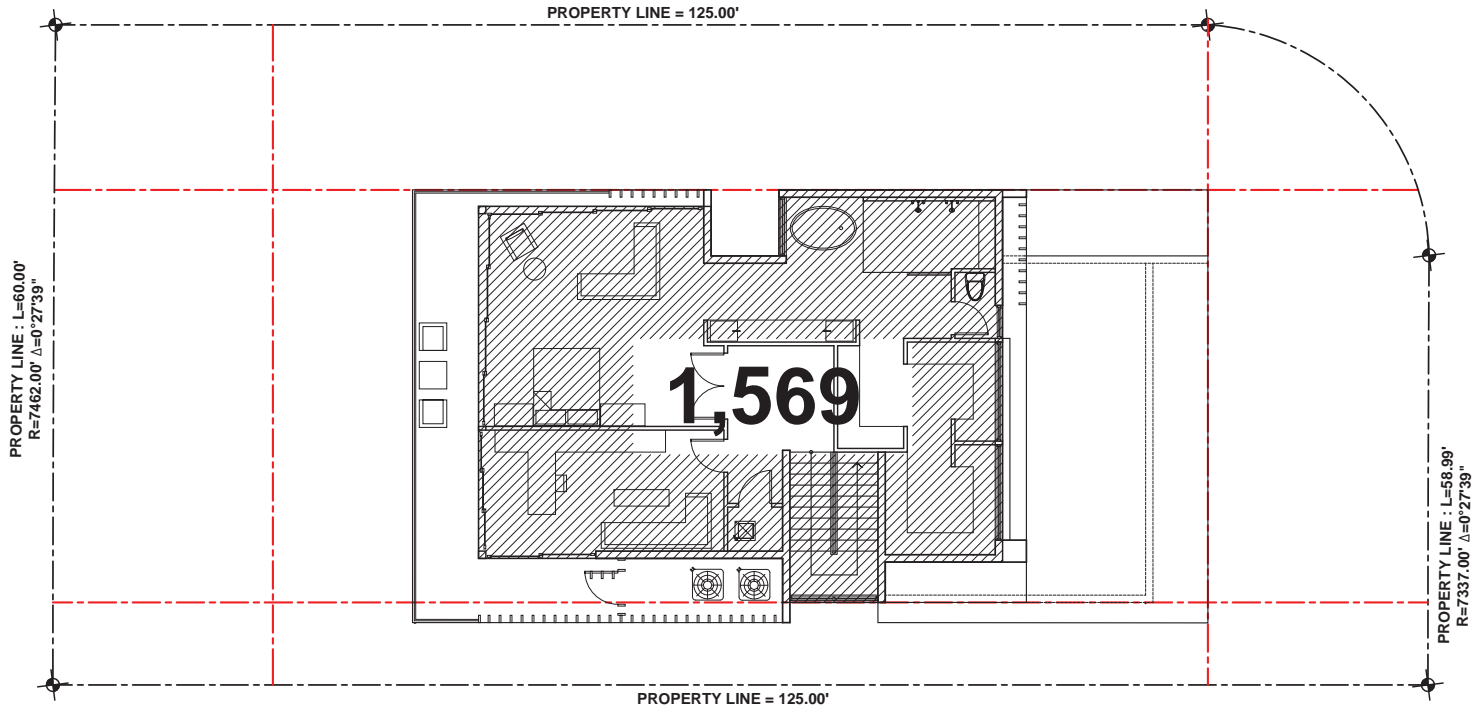
2 VOLUMETRIC DIAGRAM
A-5.2 SCALE N.T.S.

NOTE :

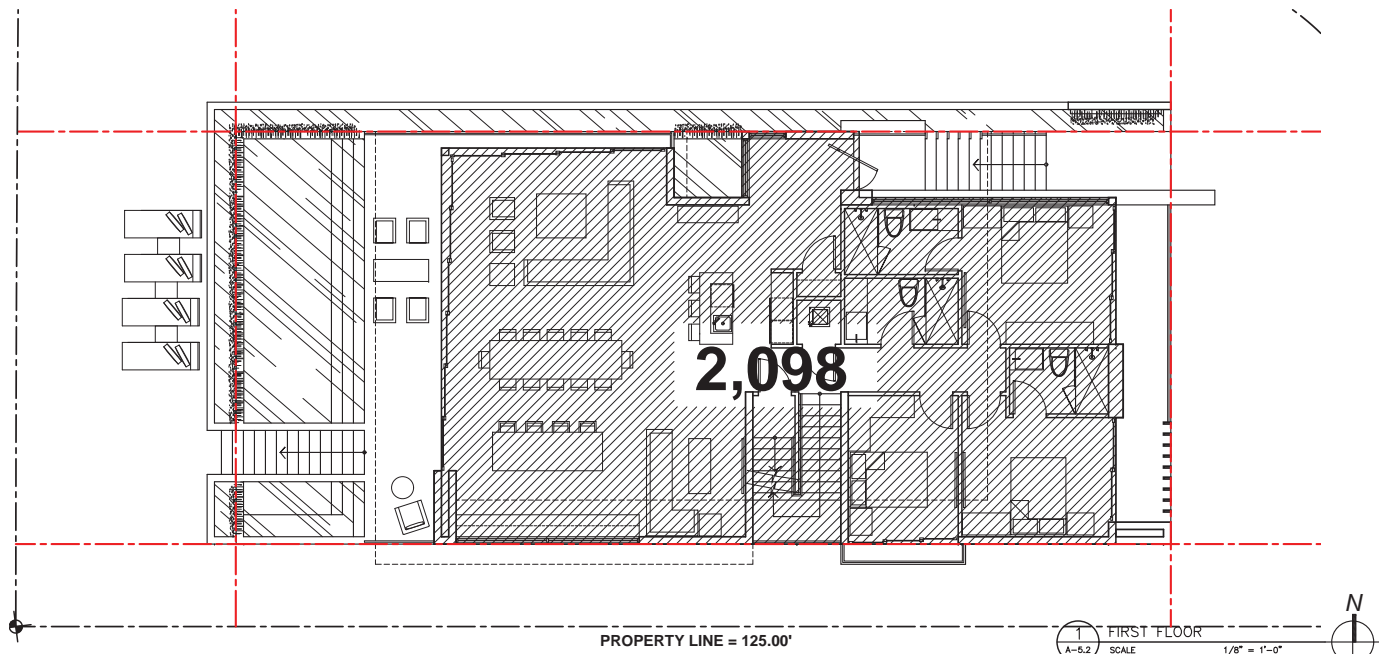
REQUESTING WAIVER FOR FIRST TO SECOND FLOOR UNIT SIZE RATIO.
ALLOWABLE 70%
PROPOSED: 75%

SECOND / FIRST FLOOR RATIO :

LOT SIZE: 7,352 S.F.
FIRST FLOOR 2,098 S.F.
SECOND FLOOR 1,569 S.F.
SECOND FLOOR IS 74.8% OF THE FIRST FLOOR



3 SECOND FLOOR
A-5.2 SCALE 1/8" = 1'-0" N



1 FIRST FLOOR
A-5.2 SCALE 1/8" = 1'-0" N

NOTE :

FIRST FLOOR AT +13.0' NGVD WHICH IS FEMA
(+8.0' NGVD) + 5.0'
FROM FIRST FLOOR TO TOP OF ROOF IS MAX. 24'-0"
SECOND TO FIRST FLOOR RATIO : 74.7 %

LEGEND

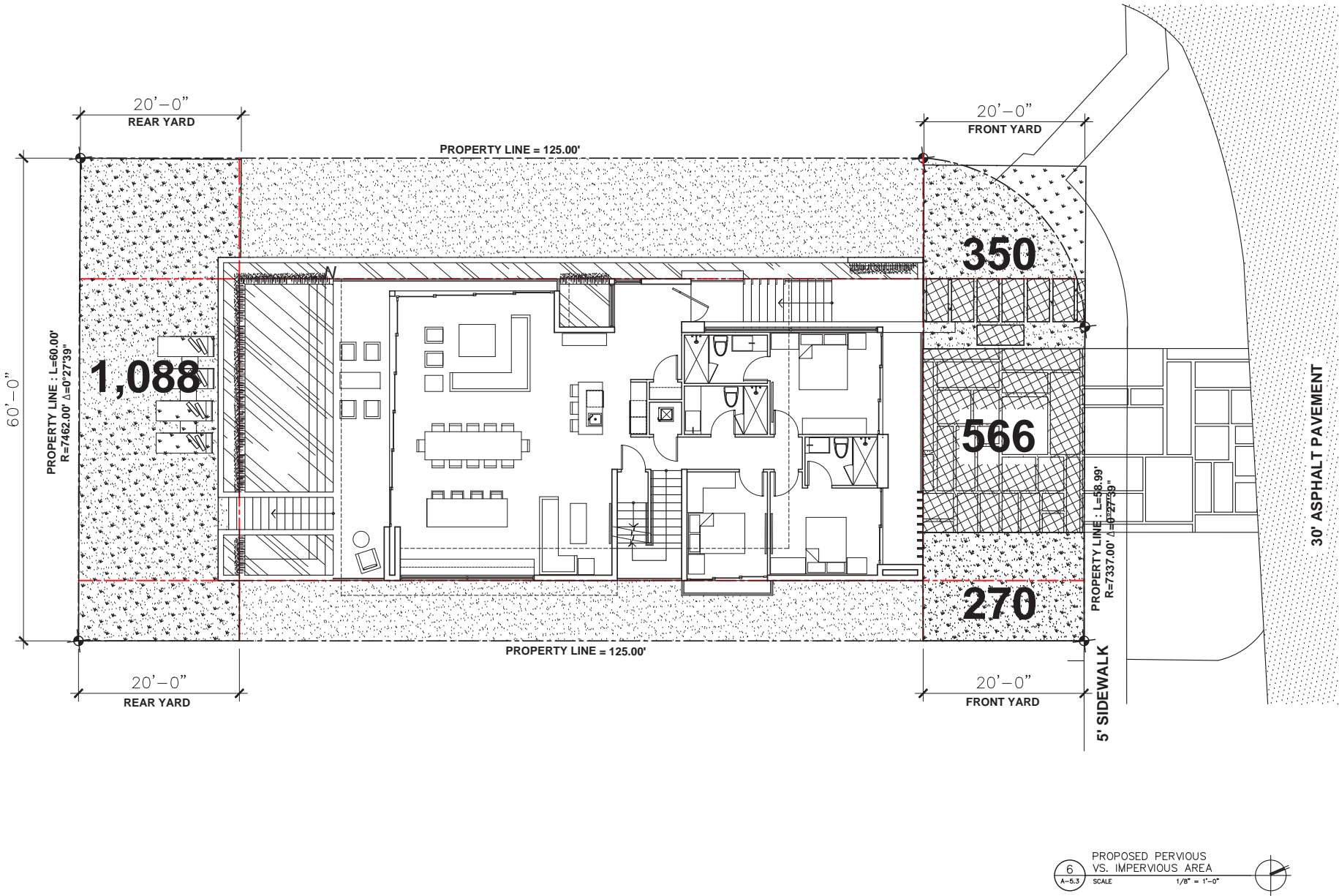
- IMPERVIOUS AREA
- PERVIOUS / LANDSCAPE AREA

FRONT YARD CALCULATIONS

AREA:	1,186 S. F.	100%
IMPERVIOUS AREA:	566 S. F.	48 %
PERVIOUS AREA:	620 S. F.	52 %

REAR YARD CALCULATIONS

AREA:	1,200 S. F.	100 %
IMPERVIOUS AREA:	0 S. F.	9 %
PERVIOUS AREA:	1,088 S. F.	91 %



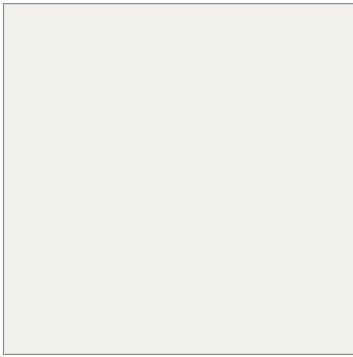
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MIAMI BEACH, FLORIDA 33140

seal

Ralph Choeff
registered architect
AR0009679
AA26003009
comm no.
1826
date:
08/03/2018
revised:

sheet no.

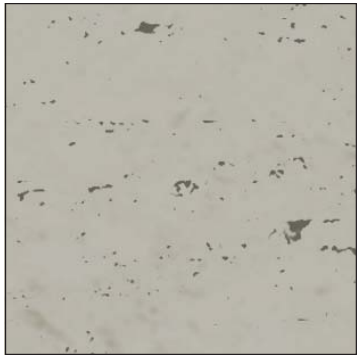
A-5.3



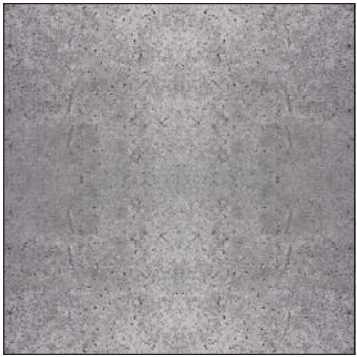
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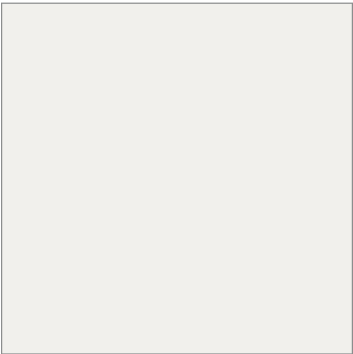
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DESCRIPTION		SPECIFICATION
1	Exterior Paint	Benjamin Moore Off White Selection
2	Wood	Finished Ipe Decking
3	Stone Finish	Limestone Cladding
4	Concrete	Natural Concrete Finish
5	Mullion Coating	Statuary Bronze Aluminum

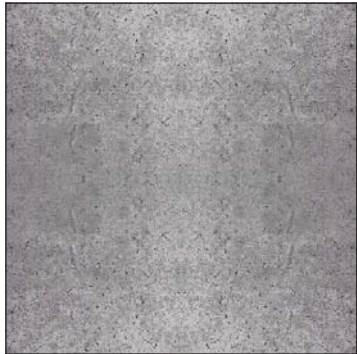


FRONT & REAR RENDERED ELEVATIONS
SCALE: 3/16" = 1'-0"

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1	Exterior Paint	Benjamin Moore Off White Selection
2	Wood	Finished Ipe Decking
3	Stone Finish	Limestone Cladding
4	Concrete	Natural Concrete Finish
5	Mullion Coating	Statuary Bronze Aluminum



1



4



2



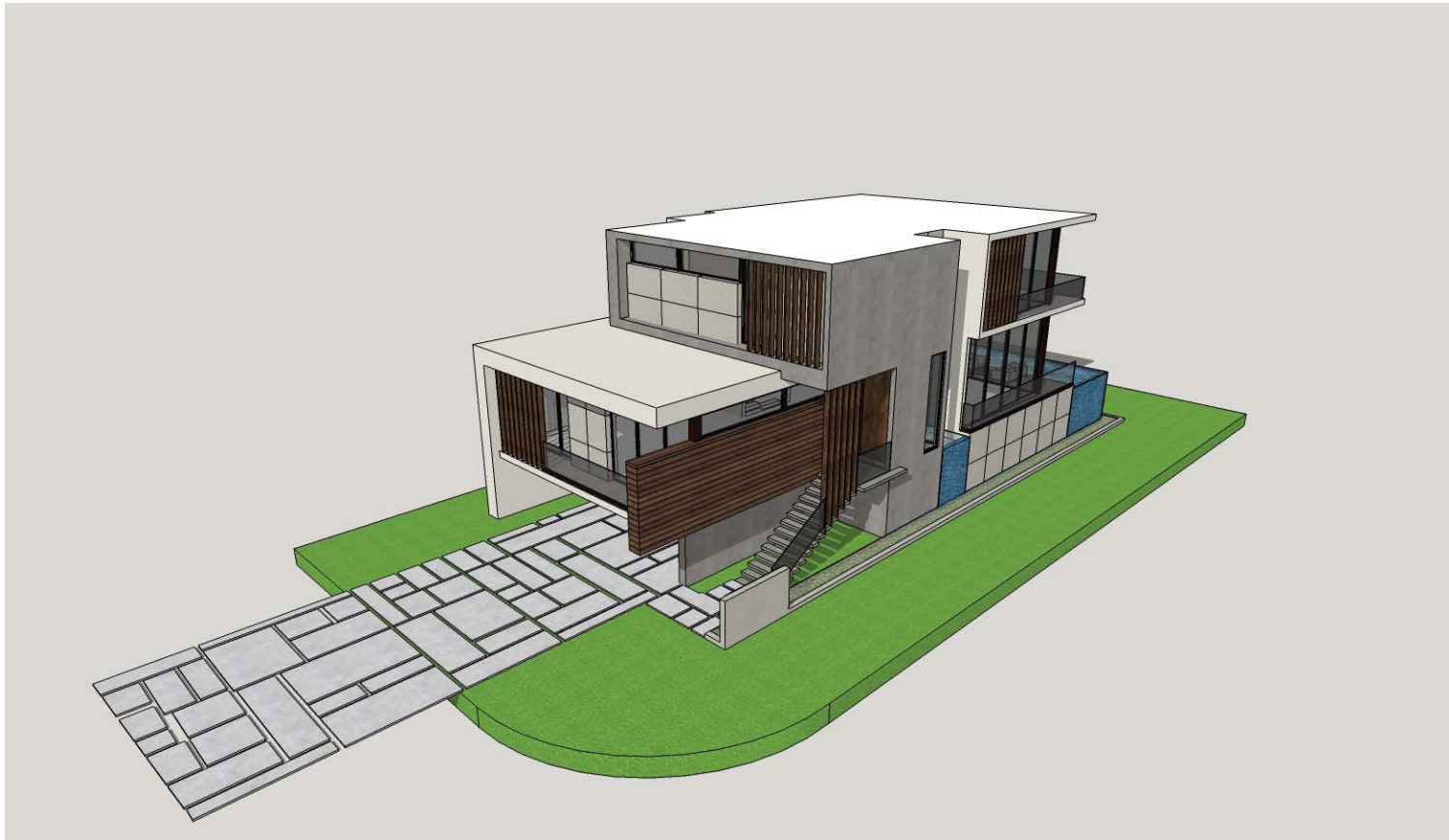
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3



SIDE RENDERED ELEVATIONS
SCALE: 3/16" = 1'-0"



NORTHEAST BIRD'S EYE VIEW



NORTHWEST BIRD'S EYE VIEW



SOUTHEAST BIRD'S EYE VIEW



SOUTHWEST BIRD'S EYE VIEW

AXONOMETRIC 3Ds



FRONT (EAST) RENDERING



SIDE (NORTH) RENDERING



BACK (WEST) RENDERING