

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	5960 LA GORCE DR, MIAMI BEACH, FL 33140		
2	Folio number(s):	02-3211-014-0990		
3	Board and file numbers :	BOARD OF ADJUSTMENT ZBA0716-0017		
4	Year built:	1949	Zoning District:	RS-4
5	Based Flood Elevation:	AE 8	Grade value in NGVD:	5.04' NGVD
6	Adjusted grade (Flood+Grade/2):	6.52' NGVD	Free board:	
7	Lot Area:	9,785 SQFT		
8	Lot width:	78.00'	Lot Depth:	125.00'
9	Max Lot Coverage SF and %:	2,935 SQFT (30%)	Proposed Lot Coverage SF and %:	3,777 SQFT (38%)
10	Existing Lot Coverage SF and %:	3,777 SQFT (38%)	Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:	971 SQFT (72%)	Rear Yard Open Space SF and %:	320 SQFT (25%)
12	Max Unit Size SF and %:	4,892 SQFT (50%)	Proposed Unit Size SF and %:	4,892 SQFT (50%)
13	Existing First Floor Unit Size:	3,458 SQFT	Proposed First Floor Unit Size:	3,458 SQFT
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	1,434 SQFT (41%)
15			Proposed Second Floor Unit Size SF and % :	1,434 SQFT (14%)
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" (ABOVE BFE)	10'-4"	21'-10"	
18	Setbacks:				
19	Front First level:	20'-0"	19'-9"	19'-9"	0'-3" (EXISTING)
20	Front Second level:	30'-0"	N/A	79'-0"	
21	Side 1:	10'-0"	8'-6"	8'-6"	1'-6" (EXISTING)
22	Side 2 or (facing street):	15'-0"	5'-0"	5'-0"	10'-0" (EXISTING)
23	Rear:	20'-0"	14'-5"	14'-5"	5'-7" (EXISTING)
	Accessory Structure Side 1:	7'-6"	8'-6"	8'-6"	
24	Accessory Structure Side 2 or (facing street):	15'-0"	17'-1"	15'-0'	
25	Accessory Structure Rear:	7'-6"	1'-6'	5'-0"	1'-6"
26	Sum of Side yard:	19'-6" (25%)	20'-0"	20'-0"	

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?	NO

Notes:

If not applicable write N/A

All other data information should be presented like the above format

BOARD OF ADJUSTMENT

FINAL SUBMITTAL

FINAL SUBMITTAL DEADLINE DATE: 07/27/2016

SCOPE OF WORK

- SECOND FLOOR ADDITION TO EXISTING SINGLE STORY RESIDENCE WHICH FOLLOWS THE EXISTING OUTLINE OF THE BUILDING AND INCLUDES:
 - NEW PLAY ROOM
 - NEW MASTER SUITE
- RENOVATION TO EXISTING RESIDENCE TO INCLUDE:
 - CONVERSION OF GARAGE TO A STORAGE/ LAUNDRY ROOM
 - NEW KITCHEN TO REPLACE EXISTING
 - REPLACE ALL EXISTING EXTERIOR WINDOWS AND DOORS WITH NEW
 - RECONFIGURATION OF GROUND FLOOR GUEST BATHROOM
 - ENLARGE GLAZED AREAS IN KITCHEN AND EXISTING PLAYROOM
 - RELOCATE A/C EQUIPMENT TO ROOF
 - RELOCATE EXISTING GENERATOR TO BE OUTSIDE OF THE UTILITY EASEMENT
 - REMOVE EXISTING REAR PATIO AND REPLACE WITH NEW RAISED DECK AREA
 - RELOCATE EXISTING BBQ AREA
 - NEW TERRACE SLAB AND FINISH
 - REPLACE EXISTING DRIVEWAY AND WALKWAY
 - REPLACE EXISTING FRONT STEP AND NEW FINISH
- VARIANCE REQUESTED FOR LOT COVERAGE, REAR OPEN SPACE, PRINCIPAL FRONT SETBACK, SIDE STREET SETBACK, SIDE SETBACK, REAR SETBACK, AND AUXILIARY SETBACKS DUE TO EXISTING BUILDING FOOTPRINT AND SITE HARDSHIP

OMAR J. MORENO P.A., RID
ARCHITECT

FL LICENSE: No. AR 93971
ISSUE DATE: 07/06/2016

BOARD OF
ADJUSTMENT
VARIANCE REQUEST

150105-SPURDLE RESIDENCE

5960 LA GORCE DR, MIAMI BEACH, FL 33140

REVISIONS
FINAL SUBMITTAL

SPURDLE RESIDENCE
5960 LA GORCE DR
MIAMI BEACH, FL 33140

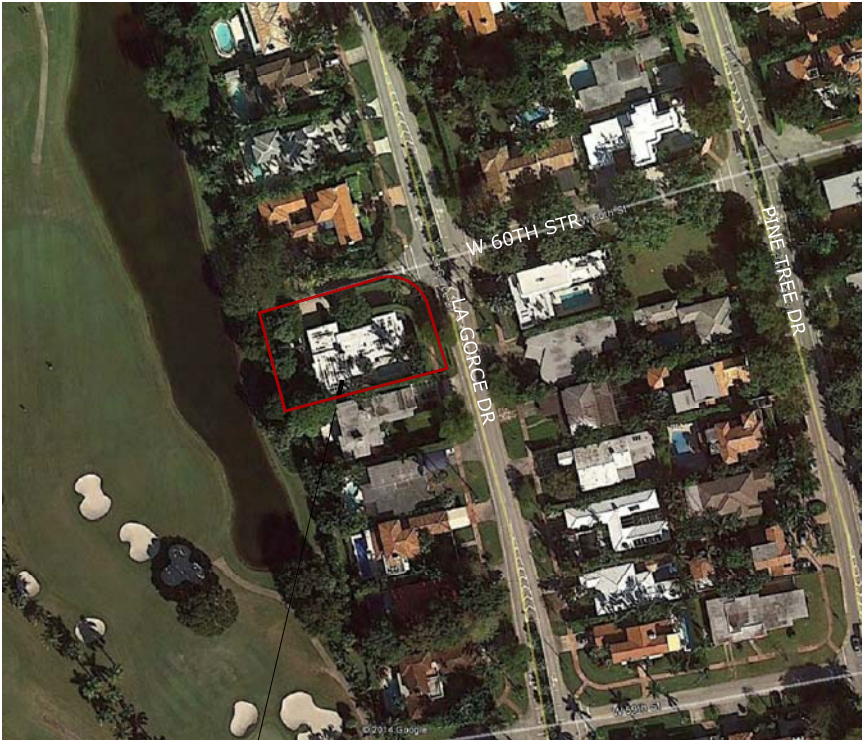
2016

R+O STUDIO, LLC

studio of modern architecture
MIAMI, FL 33143 TEL 305.741.4220
LICENSE NO. AA0600095

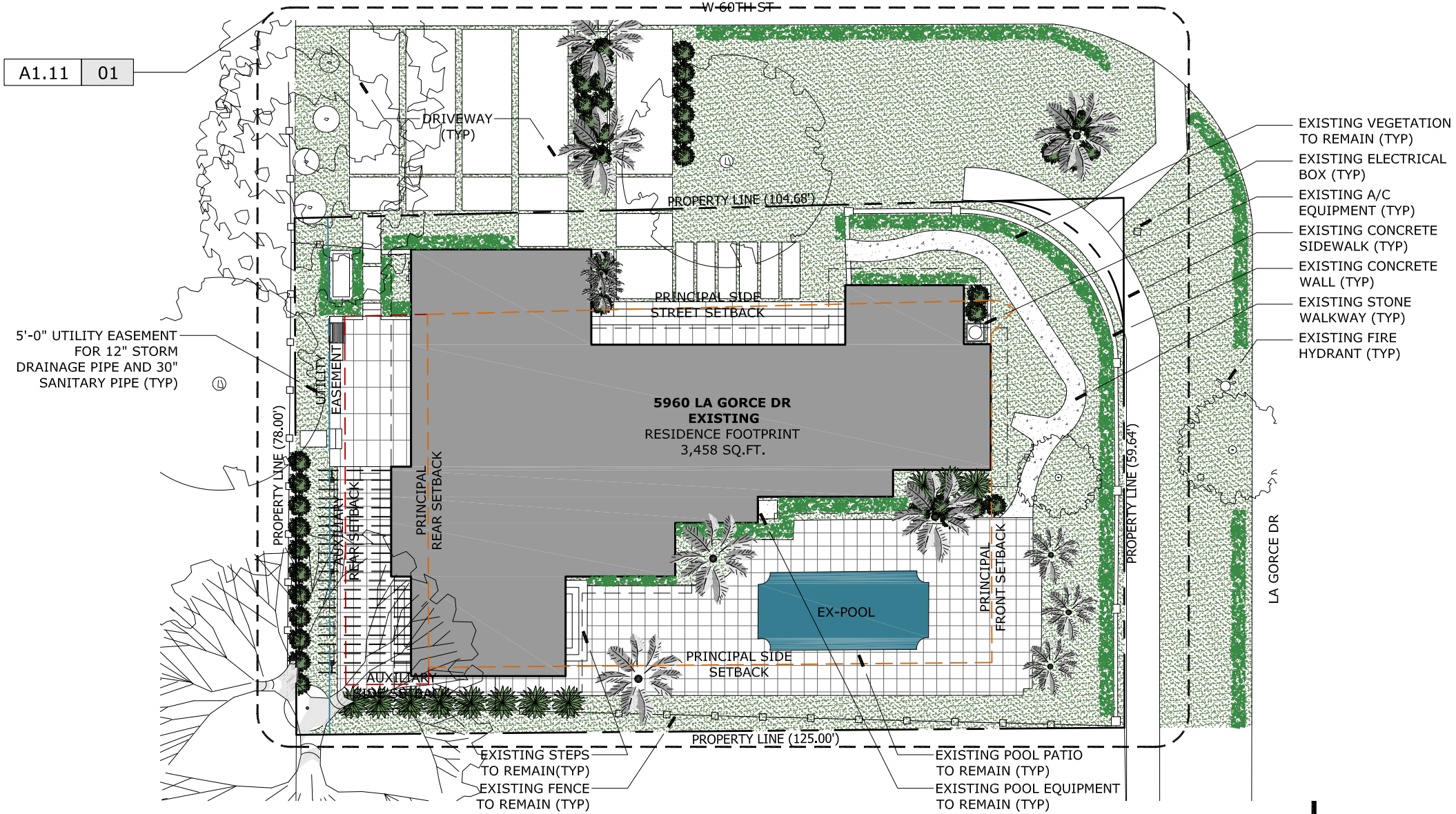
5960 LA GORCE DR, MIAMI BEACH, FL 33140

R+O STUDIO



SUBJECT PROPERTY

LOCATION PLAN
SCALE: NTS



PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

ZONING DATA

PROJECT ADDRESS: 5960 LA GORCE DR, MIAMI BEACH, FL 33140
LEGAL DESCRIPTION: BEACH VIEW ADDN PB 1610 LOT 1 BLK 10, LOT SIZE 79.000 X 125 OR 206543702 08 2002 1 COC 220493775 02 2004 1

SCOPE OF WORK

NEW SECOND FLOOR ADDITION TO EXISTING SINGLE STORY RESIDENCE TO INCLUDE: NEW MASTER SUITE AND PLAYROOM RENOVATION TO EXISTING RESIDENCE TO INCLUDE: NEW LAUNDRY/SERVICE AREA AT EXISTING GARAGE, NEW KITCHEN, NEW EXTERIOR WINDOWS TO REPLACE EXISTING , RECONFIGURED GUEST BATHROOM AND NEW RAISED DECK AND BBQ AREA
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SITE DATA

NET LOT AREA	9,785 SQ.FT.
BUILDING USE	RESIDENTIAL SINGLE FAMILY
YEAR BUILT	1949
EXISTING BUILDING AREA	3,458 SQ.FT.
TOTAL NEW BUILDING AREA	4,893 SQ.FT.
BASE FLOOD ELEVATION	ZONE AE 8 (6.45' N.A.V.D.)
EXISTING FINISH FLOOR ELEVATION	8.26' N.G.V.D. (6.71' N.A.V.D.) AND 7.14' N.G.V.D.(5.59' N.A.V.D.)
EXISTING GRADE (DEFINED AS PER CMB)	5.04' N.G.V.D. (3.49' N.A.V.D.)
ADJUSTED GRADE (DEFINED AS PER CMB)	6.52' N.G.V.D. (4.97' N.A.V.D.)

LOT COVERAGE + UNIT SIZE

ITEM	LOT SIZE	FACTOR	ALLOWED	PROPOSED	NOTE
LOT COVERAGE	9,785	30%	2,935 SQ.FT.	3,777 SQ.FT. (38.5%)	REFER TO LOT COVERAGE DIAGRAM ON SHEET A1.02 AND UNIT SIZE DIAGRAM ON SHEET A1.01
UNIT SIZE	9,785	50%	4,892 SQ.FT.	4,892 SQ.FT. (50%)	

OPEN SPACE

ITEM	REQUIRED	EXISTING	PROPOSED	NOTE
FRONT YARD	50% (753 SQ.FT.)	71.2% (1,074 SQ.FT.)	71.2% (1,074 SQ.FT.)	EXISTING
REAR YARD	70% (776 SQ.FT.)	29.7% (462 SQ.FT.)	42.2% (656 SQ.FT.)	PROPOSED OPEN SPACE IS GREATER THAN EXISTING, REFER TO OPEN SPACE DIAGRAM ON SHEET A1.03
SIDE FACING STREET	50% (787 SQ.FT.)	52.0% (891 SQ.FT.)	65.4% (1,031 SQ.FT.)	

SETBACKS

ITEM	ALLOWED	PROVIDED	NOTE
PRINCIPAL BUILDING - FRONT	20'-0"	19'-9"	EXISTING
PRINCIPAL BUILDING -SIDE STREET	15'-0"	5'-0"	EXISTING
PRINCIPAL BUILDING - SIDE	10'-0"	8'-6"	EXISTING
PRINCIPAL BUILDING - REAR	20'-0"	14'-5"	EXISTING
ACCESSORY BUILDING- SIDE STREET	15'-0"	15'-0"	
ACCESSORY BUILDING- SIDE	7'-6"	8'-6"	EXISTING
ACCESSORY BUILDING- REAR	7'-6"	5'-0"	EXISTING

REVISIONS

FINAL SUBMITTAL

2016

SPURDLE RESIDENCE

5960 LA GORCE DR
MIAMI BEACH, FL 33140

R+O
STUDIO

150105- SPURDLE RESIDENCE

FINAL SUBMITTAL

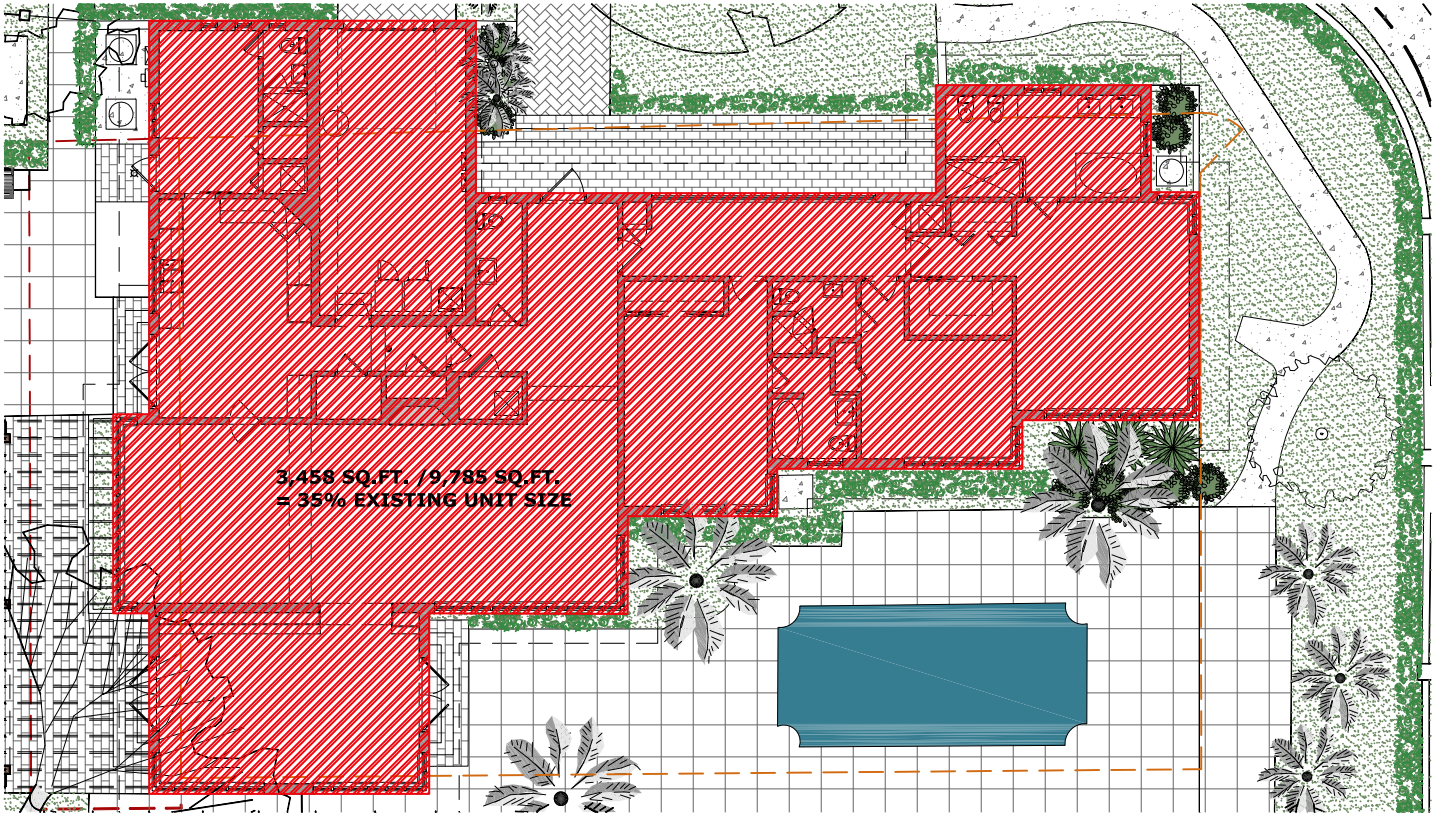
5960 LA STREET, SUITE 208
MIAMI, FL 33143 TEL 305.741.4280
LICENSE NO. JAZ20020095

OMAR J. MORENO RA, RID
ARCHITECT

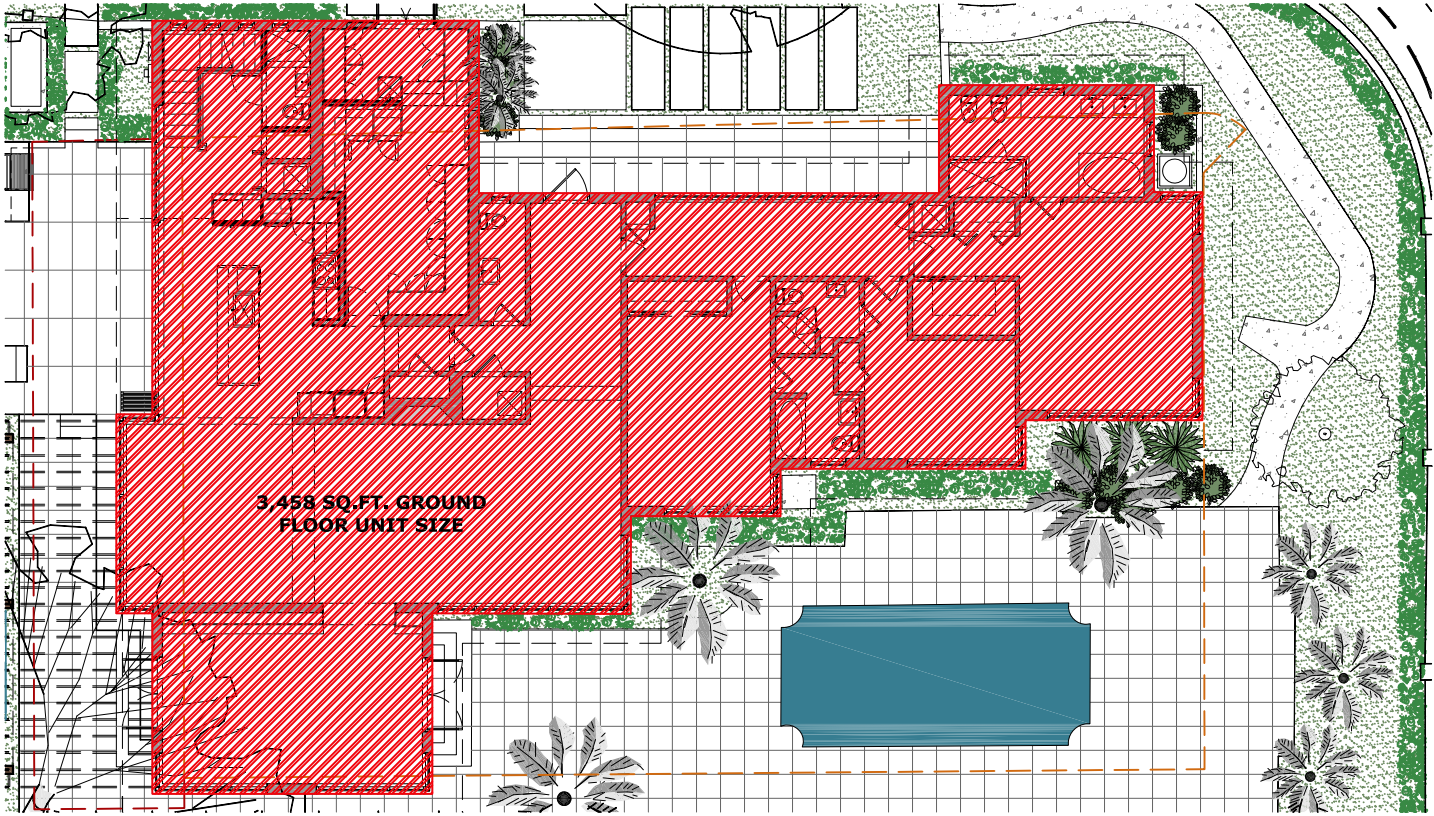
FL LICENSE: No, AR 93971

ISSUE DATE: 07:06:2016

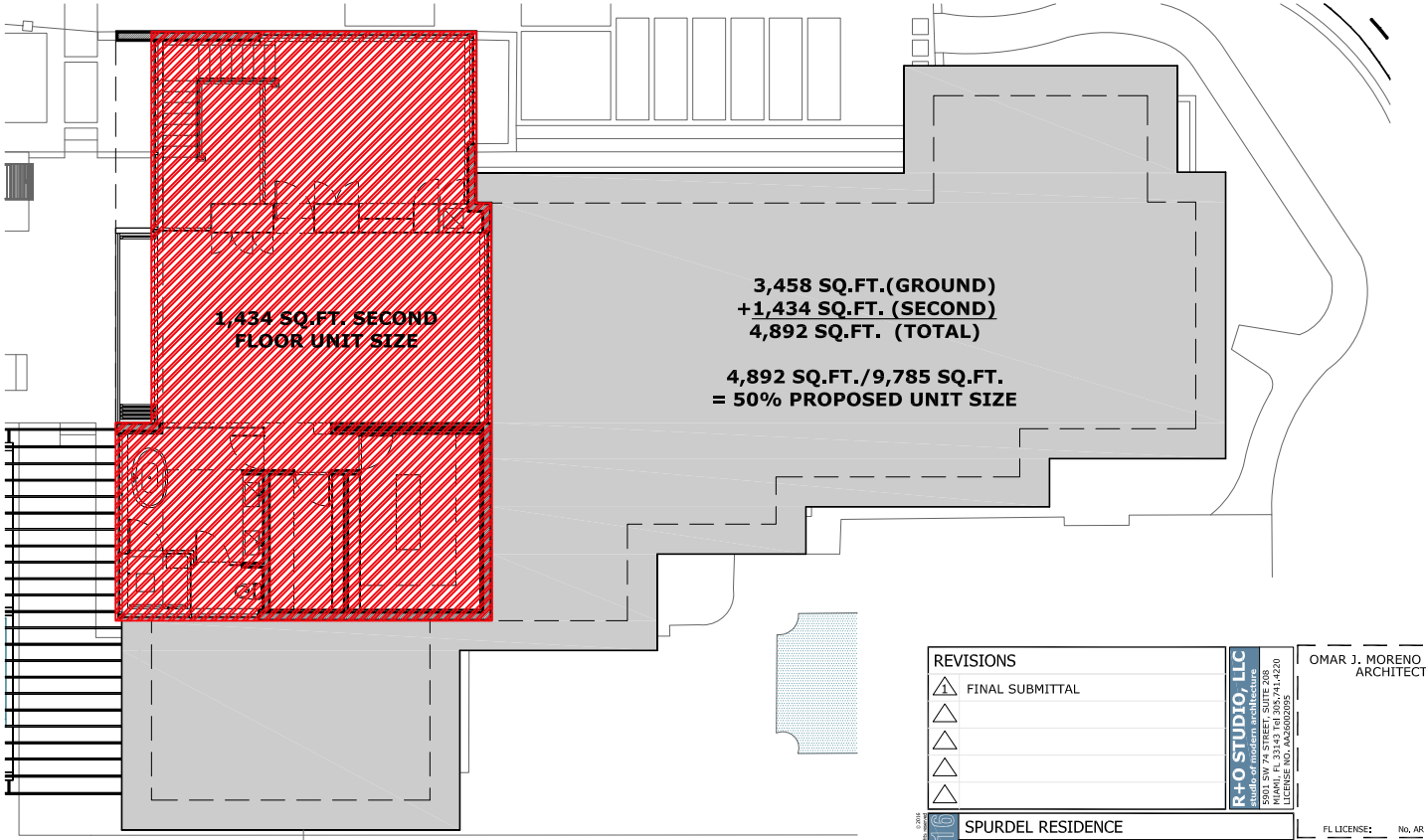
A1.00
SITE DATA



EXISTING GROUND FLOOR UNIT SIZE
SCALE: 1/16" = 1'-0" 3,458 SQ.FT.



PROPOSED GROUND FLOOR UNIT SIZE
SCALE: 1/16" = 1'-0" 3,458 SQ.FT.



PROPOSED SECOND FLOOR UNIT SIZE
SCALE: 1/16" = 1'-0" 1,434 SQ.FT.

LEGEND

UNIT SIZE

NOTE: SEE SHEET A1.00 FOR UNIT SIZE CHART

REVISIONS

△

FINAL SUBMITTAL

△

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2016

SPURDEL RESIDENCE

5960 LA GORCE DR
MIAMI BEACH, FL 33140

R+O STUDIO, LLC

8501 SW 74 STREET, SUITE 208
MIAMI, FL 33143 TEL 305.741.4226
LICENSE NO. JAZ0200095

OMAR J. MORENO RA, RID ARCHITECT

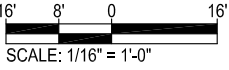
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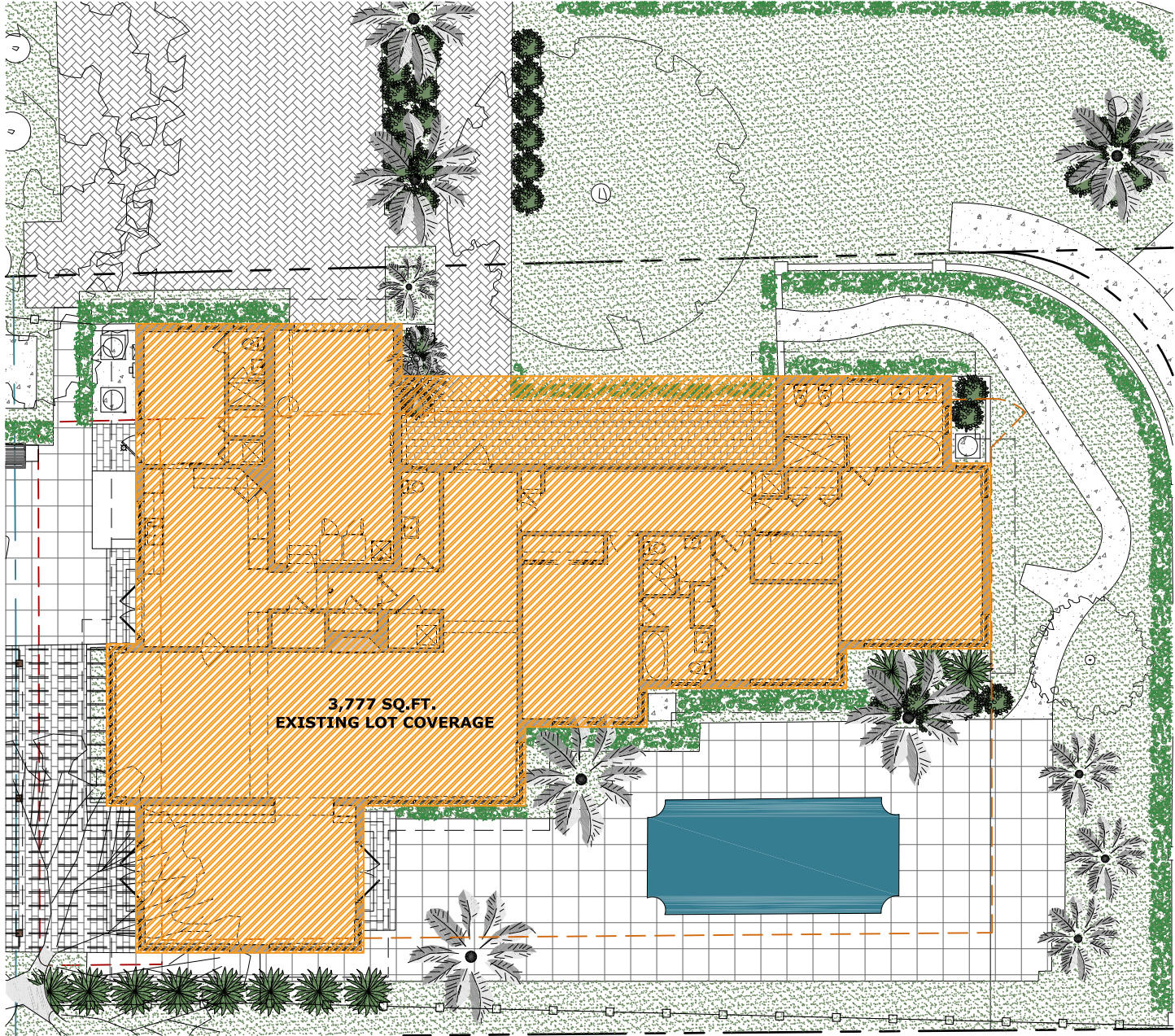
ISSUE DATE: 07:06:2016

A1.01

SITE DIAGRAMS

150105- SPURDLE RESIDENCE

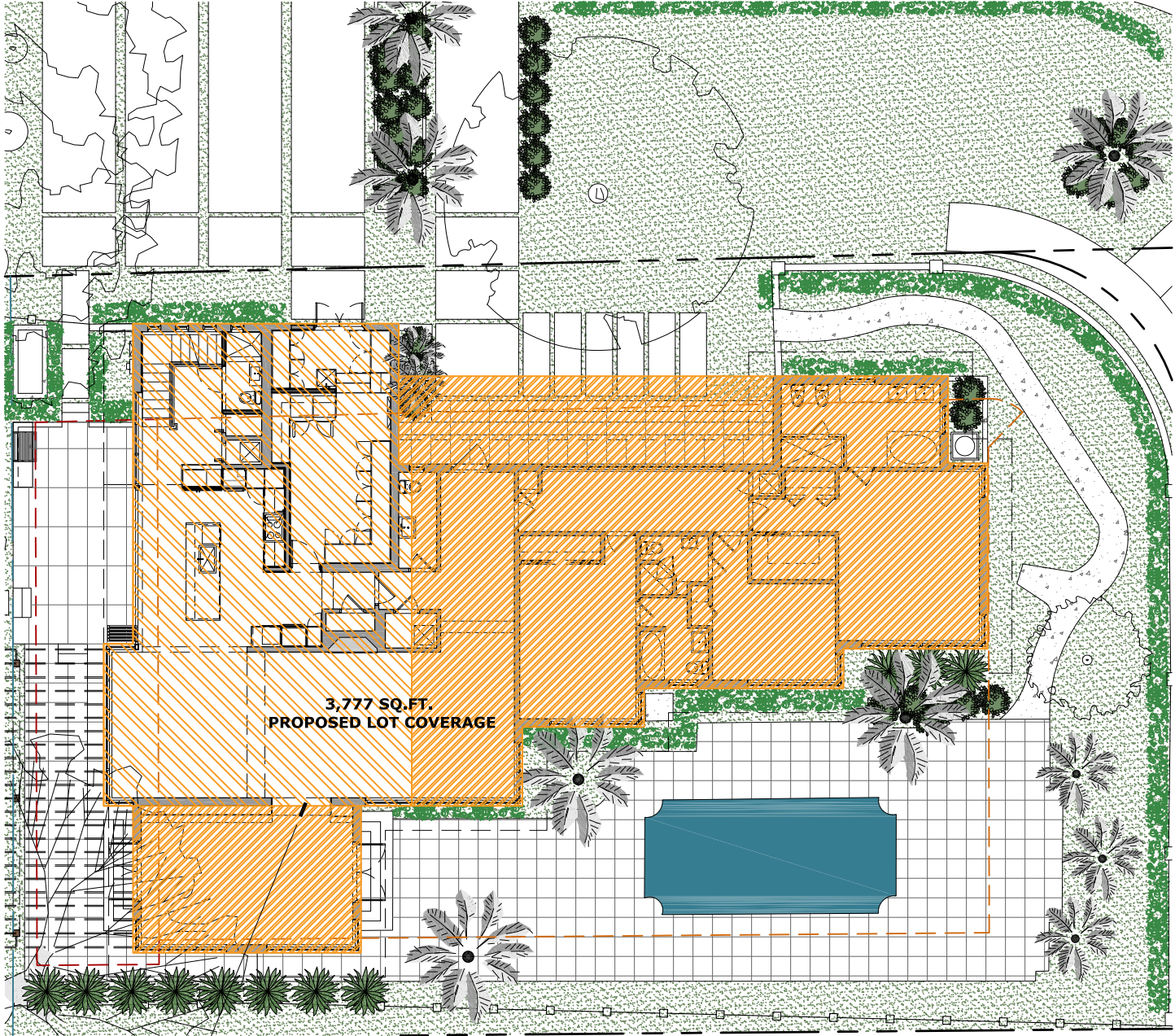




EXISTING LOT COVERAGE

SCALE: 1/16" = 1'-0"

3,777 SQ.FT.

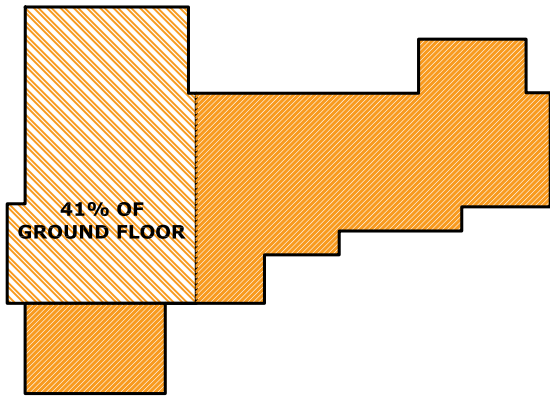


PROPOSED LOT COVERAGE

SCALE: 1/16" = 1'-0"

3,777 SQ.FT.

OUTLINE OF SECOND FLOOR AREA ABOVE (TYP)



PROPOSED SECOND FLR LOT COVERAGE

SCALE: 1/32" = 1'-0"

LEGEND

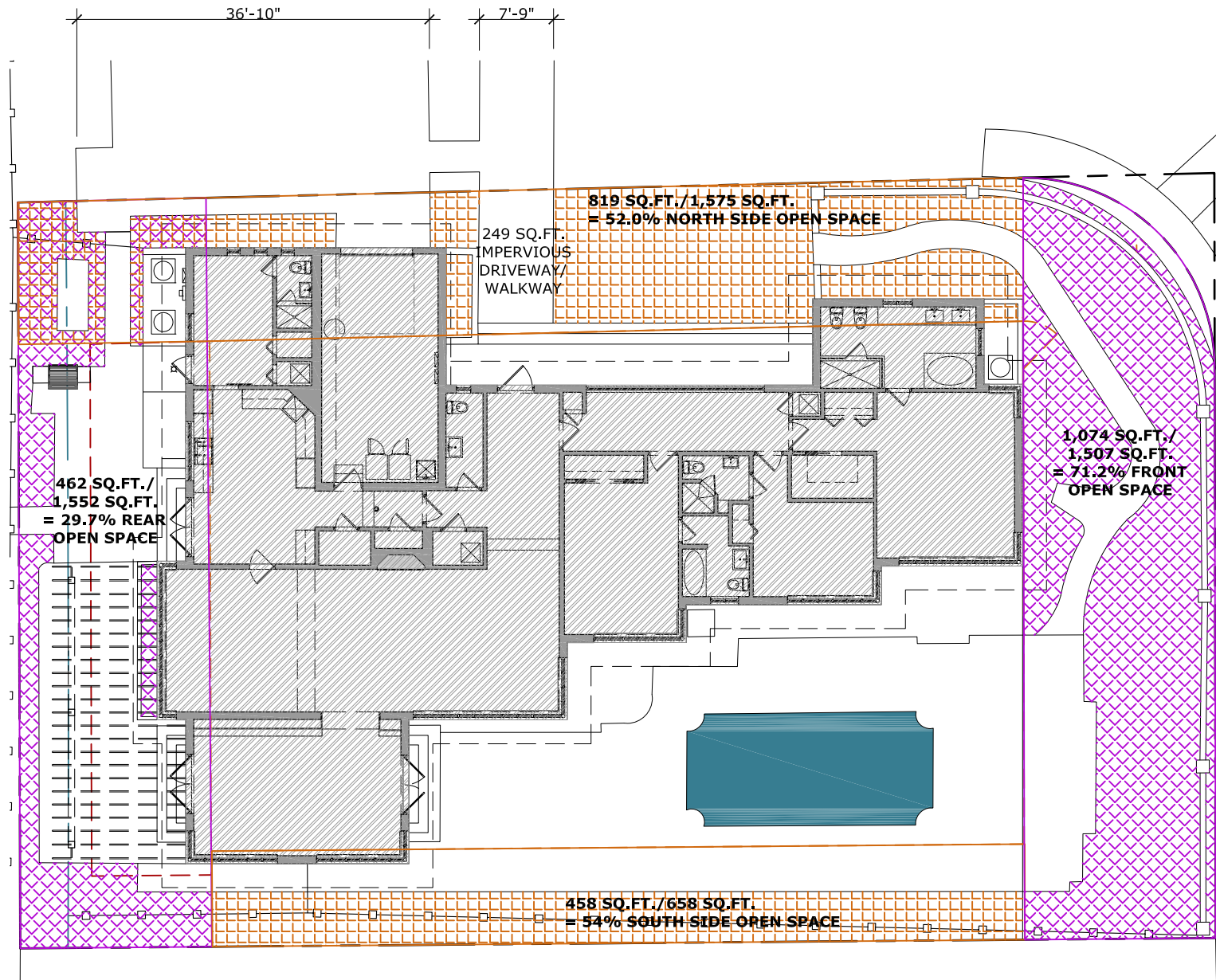
LOT COVERAGE

SECOND FLOOR

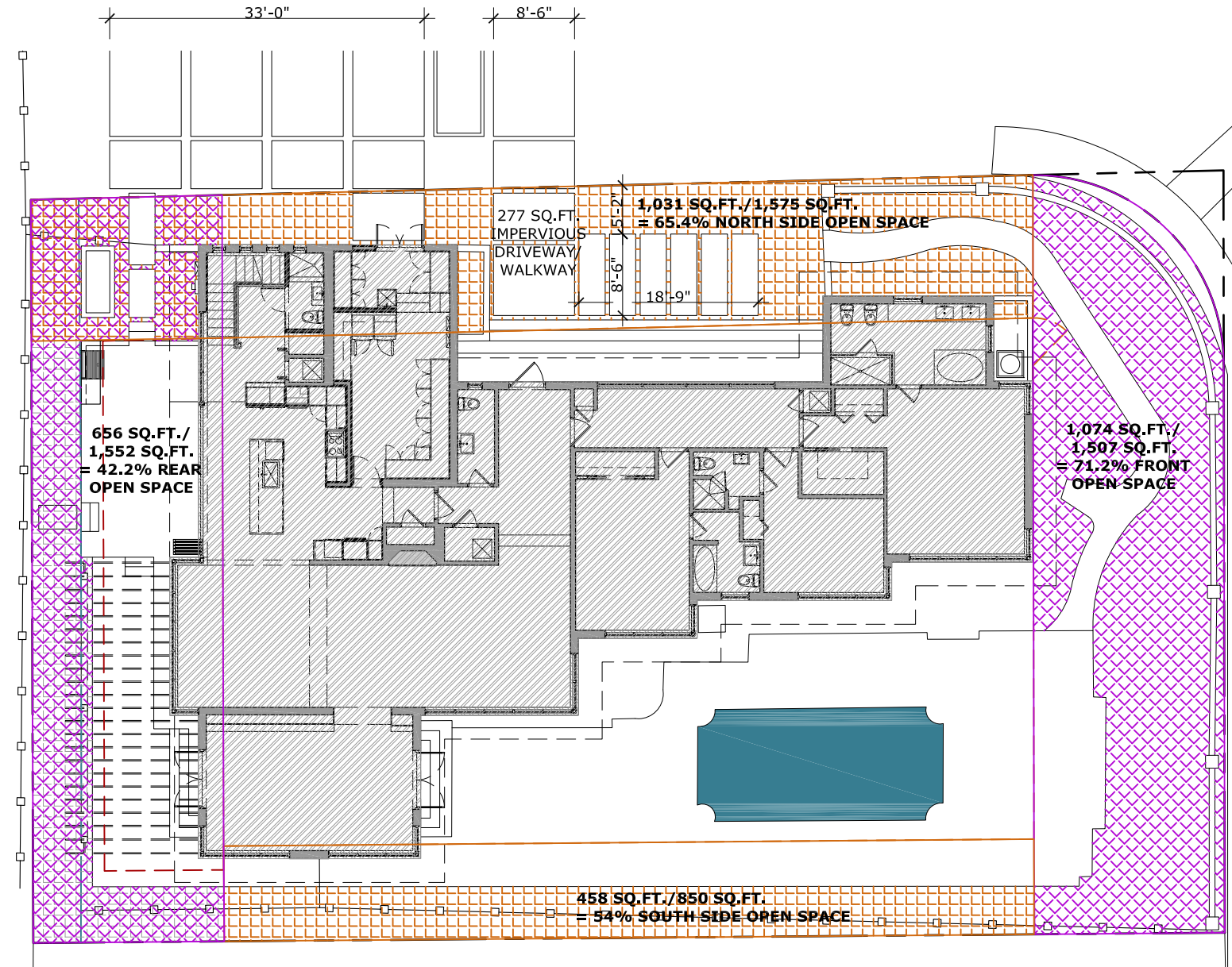
NOTE: SEE SHEET A1.00 FOR LOT COVERAGE CHART

16' 8' 0' 16'
SCALE: 1/16" = 1'-0"

REVISIONS		R+O STUDIO, LLC 5960 LA GORCE DRIVE, SUITE 208 MIAMI, FL 33143 TEL 305.741.4226 LICENSE NO. JAZ260205	OMAR J. MORENO RA, RID ARCHITECT
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2016	SPURDLE RESIDENCE 5960 LA GORCE DR MIAMI BEACH, FL 33140	FL LICENSE: No. AR 93971	ISSUE DATE: 07:06:2016
R+O STUDIO		A1.02	
150105- SPURDLE RESIDENCE		SITE DIAGRAMS	

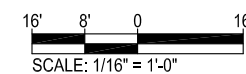


EXISTING OPEN SPACE
SCALE: 1/16" = 1'-0"

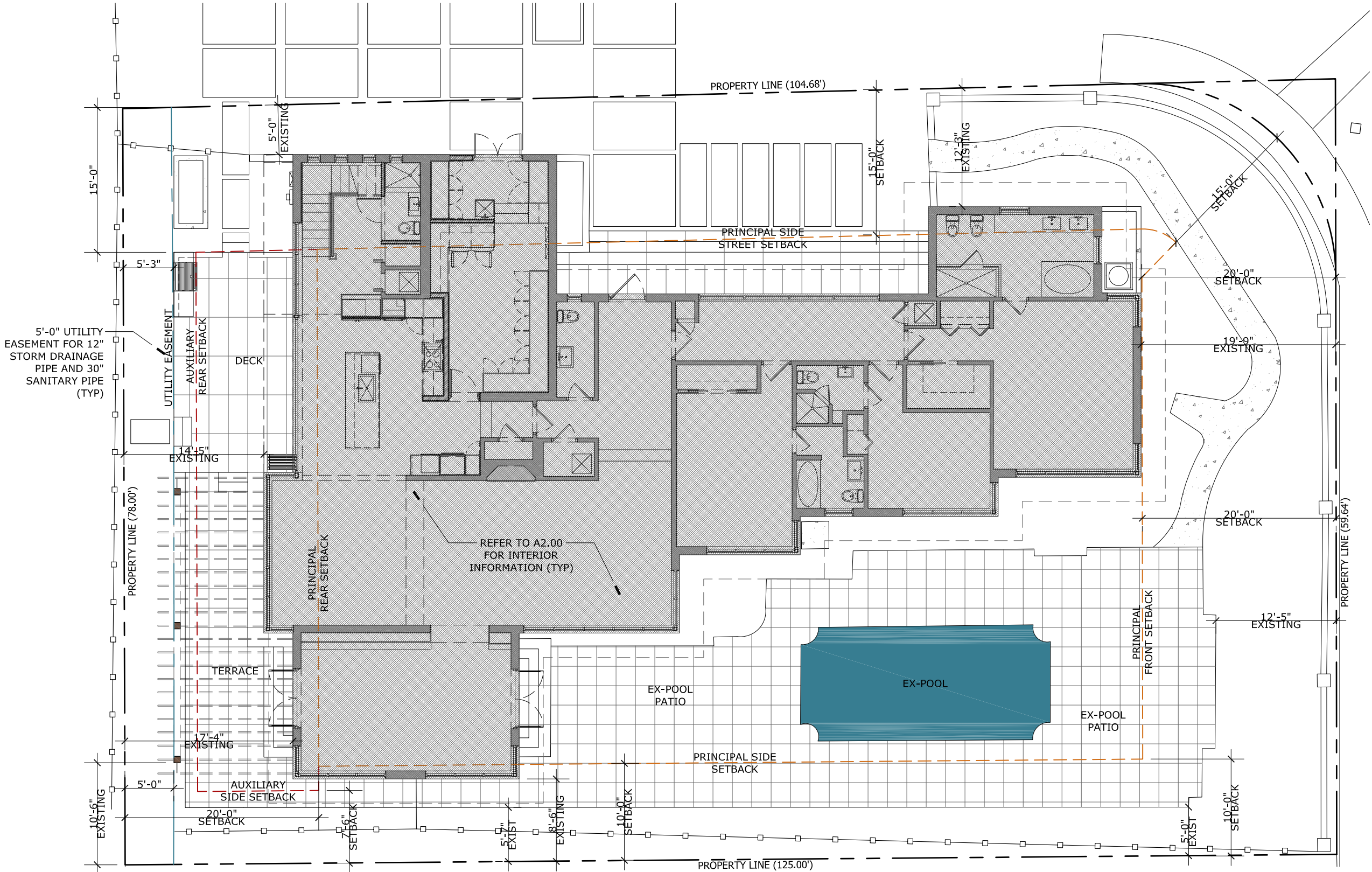


PROPOSED OPEN SPACE
SCALE: 1/16" = 1'-0"

LEGEND	
	FRONT AND REAR OPEN SPACE
	SIDE YARDS OPEN SPACE
NOTE: SEE SHEET A1.00 FOR OPEN SPACE CHART	

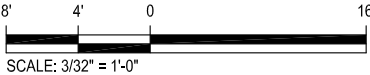


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2016 SPURDLE RESIDENCE 5960 LA GORCE DR MIAMI BEACH, FL 33140		FL LICENSE: No. AR 93971 ISSUE DATE: 07:06:2016		
R+O STUDIO 150105- SPURDLE RESIDENCE		A1.03 SITE DIAGRAMS		

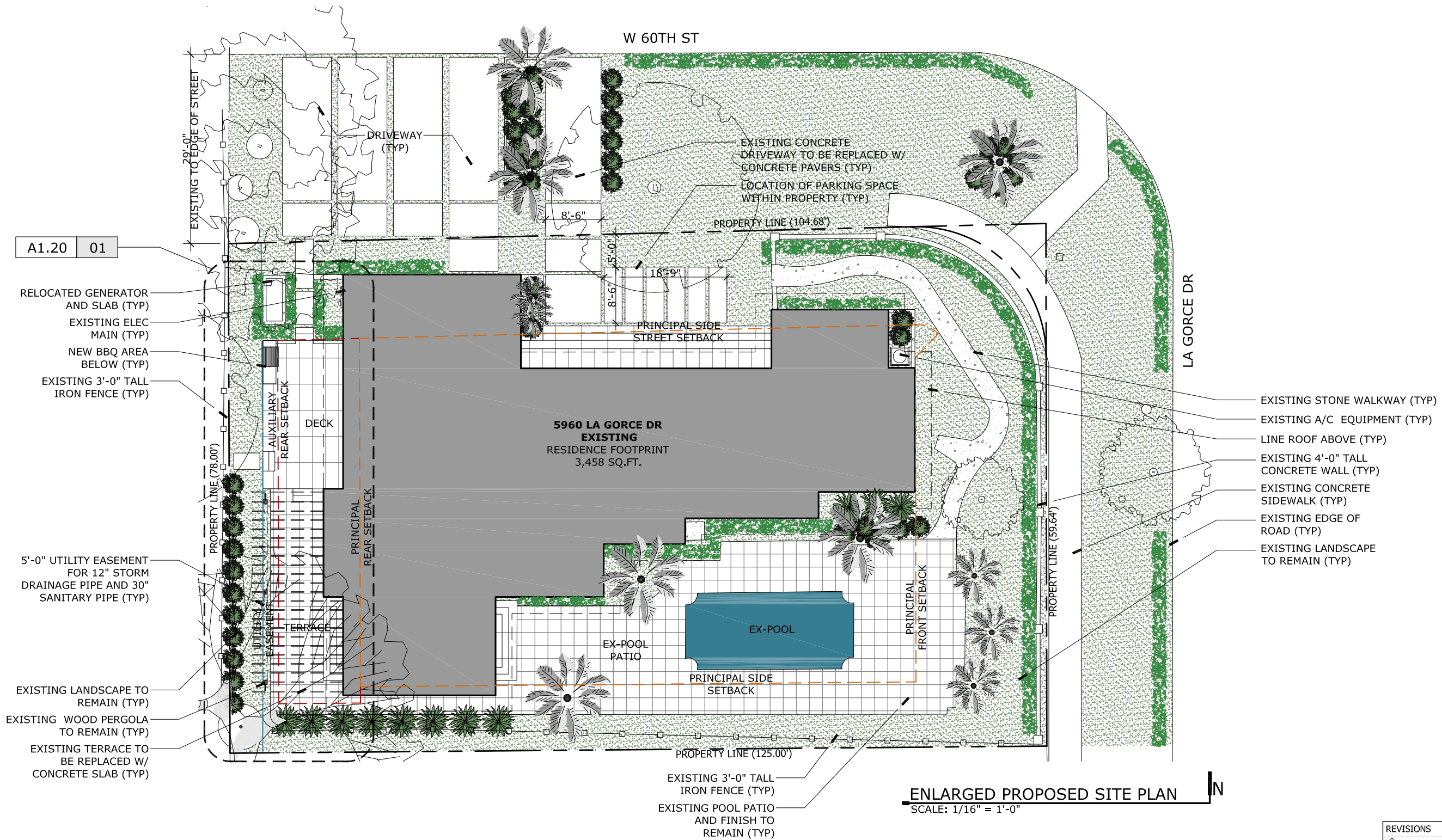


01 SETBACK DIAGRAM
SCALE: 3/32" = 1'-0"

SETBACKS	
PROPOSED FRONT SETBACK:	19'-9" (EXISTING)
PROPOSED SIDE STREET SETBACK:	5'-0" (EXISTING)
PROPOSED SIDE SETBACK:	9'-6" (EXISTING)
PROPOSED REAR SETBACK:	14'-5" (EXISTING)
PROPOSED AUXILIARY REAR SETBACK:	5'-0" (EXISTING)
PROPOSED AUXILIARY SIDE SETBACK:	5'-0" (EXISTING)

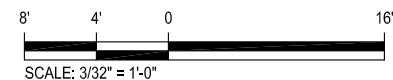
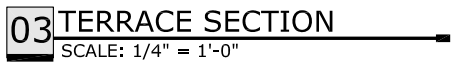
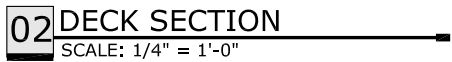


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2016		SPURDLE RESIDENCE	FL LICENSE: No, AR 93971
5960 LA GORCE DR MIAMI BEACH, FL 33140		ISSUE DATE:	07:06:2016
R+O STUDIO		A1.10	
150105- SPURDLE RESIDENCE		SETBACK DIAGRAM	

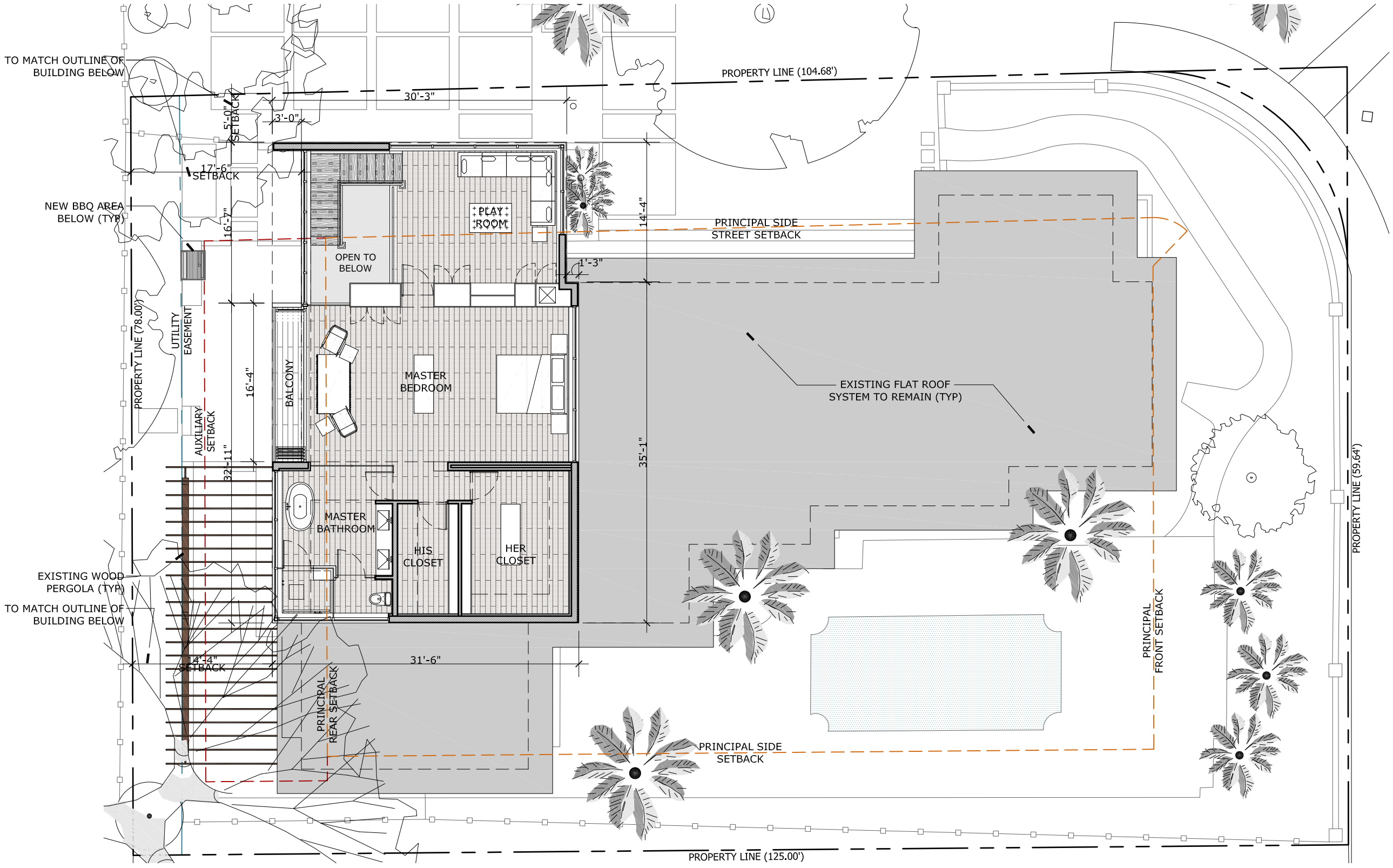


ENLARGED PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

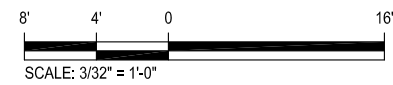
REVISIONS		R+O STUDIO, LLC 5901 SW 74 STREET, SUITE 208 MIAMI, FL 33143 TEL 305.741.4228 LICENSE NO. JAZ0200095	OMAR J. MORENO RA, RID ARCHITECT
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2016	SPURDLE RESIDENCE	FL LICENSE: _____ No. AR 93971	ISSUE DATE: 07:06:2016
5960 LA GORCE DR MIAMI BEACH, FL 33140			
R+O STUDIO		A1.11 ENLGD SITE PLAN	
150105- SPURDLE RESIDENCE			



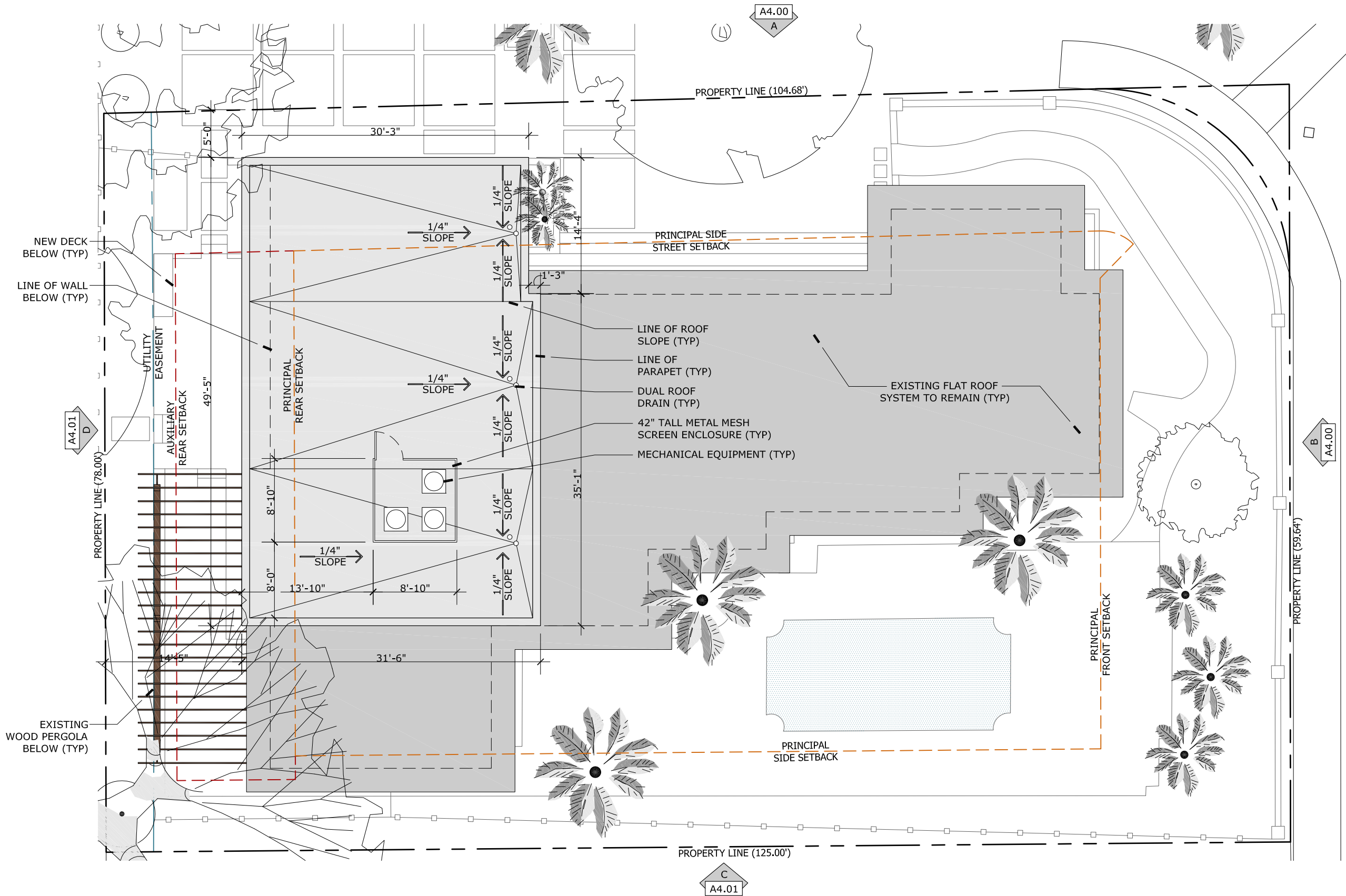
REVISIONS △ FINAL SUBMITTAL △ △ △ △	2016 SPURDLE RESIDENCE 5960 LA GORCE DR MIAMI BEACH, FL 33140	R+O STUDIO, LLC 5201 SW 15TH STREET, SUITE 208 MIAMI, FL 33143 Tel: 305.741-4270 LICENSE NO. A02500095	OMAR J. MORENO RA, RID ARCHITECT
2016 SPURDLE RESIDENCE 5960 LA GORCE DR MIAMI BEACH, FL 33140	FL LICENSE: _____ No. AR 93971	ISSUE DATE: 07:06:2016	A1.20 ENLGD SITE PLAN
R+O STUDIO 	150105- SPURDLE RESIDENCE		



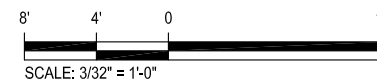
PROPOSED SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



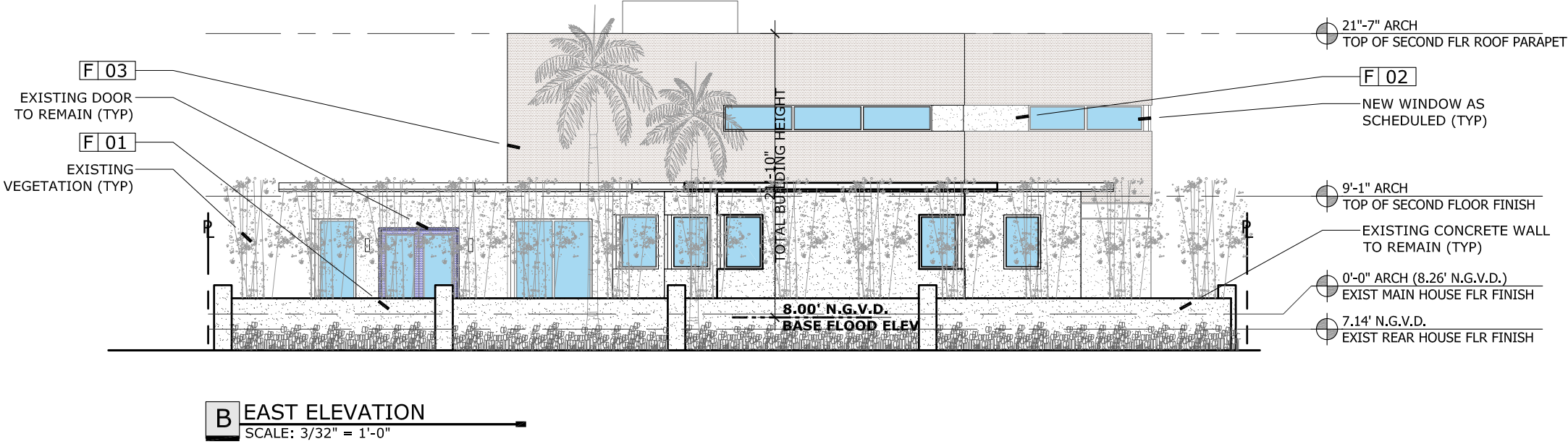
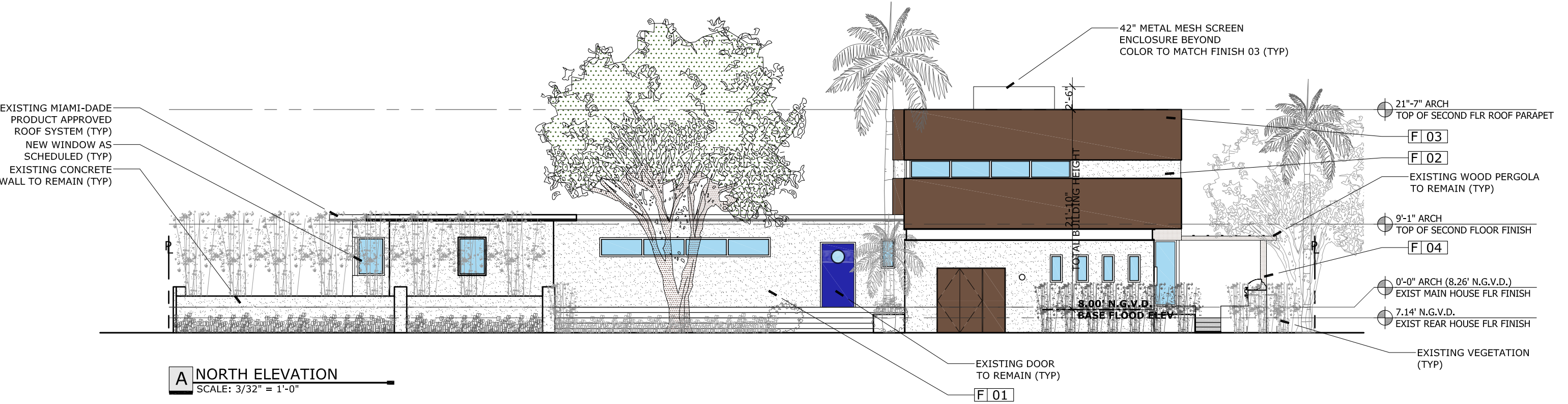
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2016		SPURDLE RESIDENCE	FL LICENSE: No. AR 93971
5960 LA GORCE DR MIAMI BEACH, FL 33140		ISSUE DATE:	07:06:2016
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150105- SPURDLE RESIDENCE		SECOND FLOOR PLAN	



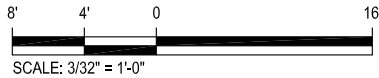
PROPOSED GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"



REVISIONS		R+O STUDIO, LLC studio of modern architecture 5901 SW 74 STREET SUITE 208 MIAMI, FL 33143 TEL 305.741.4226 LICENSE NO. AAZ000005	OMAR J. MORENO RA, RID ARCHITECT
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2016	SPURDLE RESIDENCE		FL LICENSE: No. AR 93971
5960 LA GORCE DR MIAMI BEACH, FL 33140		ISSUE DATE: 07:06:2016	
		A2.02 ROOF PLAN	
150105- SPURDLE RESIDENCE			



FINISH SCHEDULE					
TAG	MATERIAL	COLOR	ITEM NAME ITEM NO	MANUFACTURER/ DISTRIBUTER	SIZE
F 01	SMOOTH STUCCO	WHITE	EXISTING		
F 02	SMOOTH STUCCO	WHITE	NEW		
F 03	PORCELAIN WOOD TILE	DARK OAK	AXI	ATLAS CONCORDE	9" X 36"
F 04	EXISTING WOOD	STAIN TO MATCH TILE			



REVISIONS

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2016

SPURDLE RESIDENCE

5960 LA GORCE DR
MIAMI BEACH, FL 33140

R+O

STUDIO

150105- SPURDLE RESIDENCE

R+O STUDIO, LLC

8901 SW 74 STREET, SUITE 208
MIAMI, FL 33143 TEL 305.741.4226
LICENSE NO. JAZ0200095

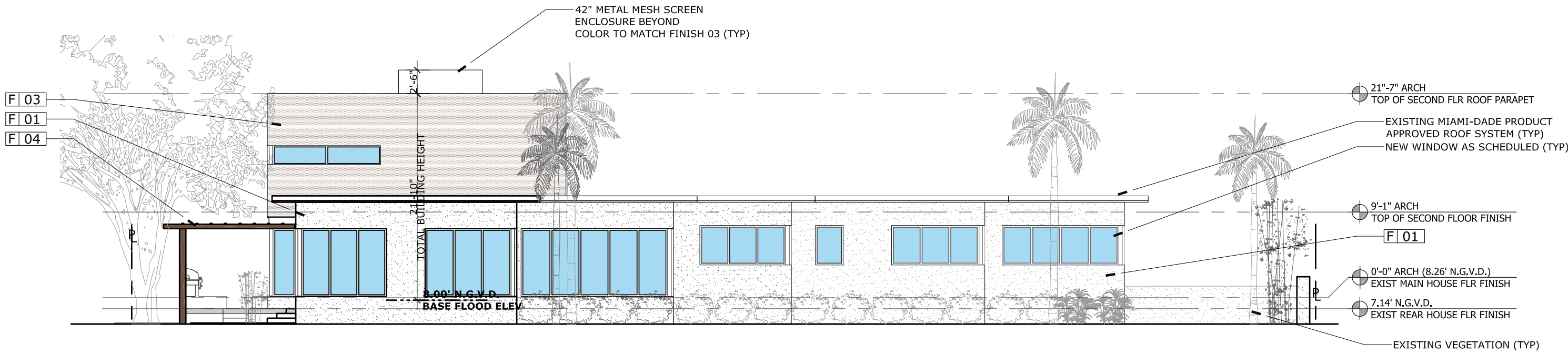
OMAR J. MORENO RA, RID
ARCHITECT

FL LICENSE: No. AR 93971

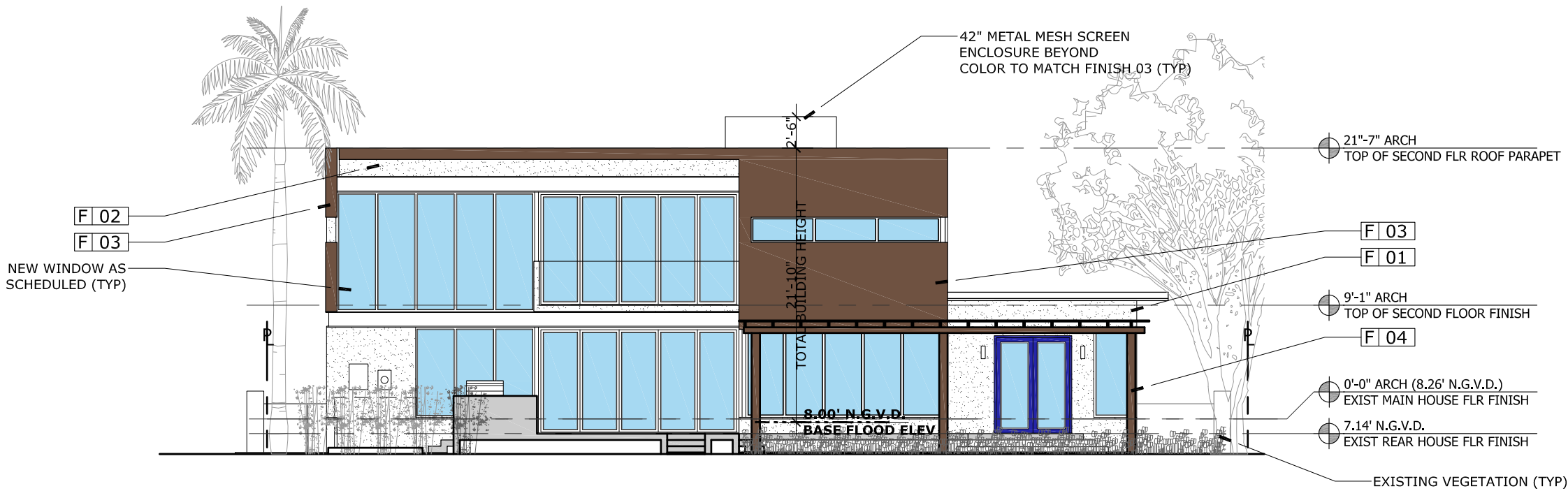
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A4.00

ELEVATIONS



C SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



D WEST ELEVATION
SCALE: 3/32" = 1'-0"

FINISH SCHEDULE					
TAG	MATERIAL	COLOR	ITEM NAME ITEM NO	MANUFACTURER/ DISTRIBUTER	SIZE
F 01	SMOOTH STUCCO	WHITE	EXISTING		
F 02	SMOOTH STUCCO	WHITE	NEW		
F 03	PORCELAIN WOOD TILE	DARK OAK	AXI	ATLAS CONCORDE	9" X 36"
F 04	EXISTING WOOD	STAIN TO MATCH TILE			

8' 4' 0' 16'
SCALE: 3/32" = 1'-0"

REVISIONS	R+O STUDIO, LLC 5960 LA GORCE DR, SUITE 208 MIAMI, FL 33143 TEL 305.741.4226 LICENSE NO. JAZ260095	OMAR J. MORENO RA, RID ARCHITECT
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2016	SPURDLE RESIDENCE	FL LICENSE: No, AR 93971
5960 LA GORCE DR MIAMI BEACH, FL 33140	ISSUE DATE:	07:06:2016
R+O STUDIO	A4.01	ELEVATIONS
150105- SPURDLE RESIDENCE		



A 5959 LA GORCE DR
EAST PROPERTY



B 6001 LA GORCE DR
NORTHEAST PROPERTY



LOCATION MAP
SCALE: NTS



C 6000 LA GORCE DR
NORTH PROPERTY



D 5950 LA GORCE DR
SOUTH PROPERTY

REVISIONS		R+O STUDIO, LLC 3901 SW 74 STREET, SUITE 208 MIAMI, FL 33143 Tel: 305.741.4226 LICENSE NO. JAZ0200095	OMAR J. MORENO RA, RID ARCHITECT
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2016	SPURDLE RESIDENCE		FL LICENSE: No, AR 93971
	5960 LA GORCE DR MIAMI BEACH, FL 33140		ISSUE DATE: 07:06:2016
	R+O STUDIO		IM2.00 CONTEXT IMAGES
150105- SPURDLE RESIDENCE			



A 3D MODEL IMAGE
NORTH ELEVATION



B 3D MODEL IMAGE
WEST ELEVATION



C 3D MODEL IMAGE
SOUTH ELEVATION



D 3D MODEL IMAGE
EAST ELEVATION

REVISIONS		R+O STUDIO, LLC 5901 SW 74 STREET, SUITE 208 MIAMI, FL 33143 TEL 305.741.4228 LICENSE NO. JAZ0000095	OMAR J. MORENO RA, RID ARCHITECT
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2016		SPURDLE RESIDENCE	FL LICENSE: No. AR 93971
5960 LA GORCE DR MIAMI BEACH, FL 33140		ISSUE DATE: 07:06:2016	
R+O STUDIO		IM3.00 MODEL IMAGES	
150105- SPURDLE RESIDENCE			



E 3D MODEL IMAGE
NORTH EAST ELEVATION



F 3D MODEL IMAGE
NORTH ELEVATION



G 3D MODEL IMAGE
ELEVATION FROM GOLF COURSE



H 3D MODEL IMAGE
NORTH WEST ELEVATION

REVISIONS		R+O STUDIO, LLC 8901 SW 74 STREET, SUITE 208 MIAMI, FL 33143 Tel: 305.741.4226 LICENSE NO. JAZ0000095	OMAR J. MORENO RA, RID ARCHITECT
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2016	SPURDLE RESIDENCE	FL LICENSE: No. AR 93971	
5960 LA GORCE DR MIAMI BEACH, FL 33140		ISSUE DATE:	07:06:2016
R+O STUDIO		IM3.01 MODEL IMAGES	
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