

DRB FINAL SUBMITTAL NOVEMBER 16, 2015
5512 LA GORCE DRIVE



PROPOSED FOR:
5512 LA GORCE DR.
Miami Beach, Florida

PROJECT No.
REVISIONS

SCALE: AS SHOWN
DATE: MAY 20, 2015

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5512 LA GORCE DR.
Miami Beach, Florida

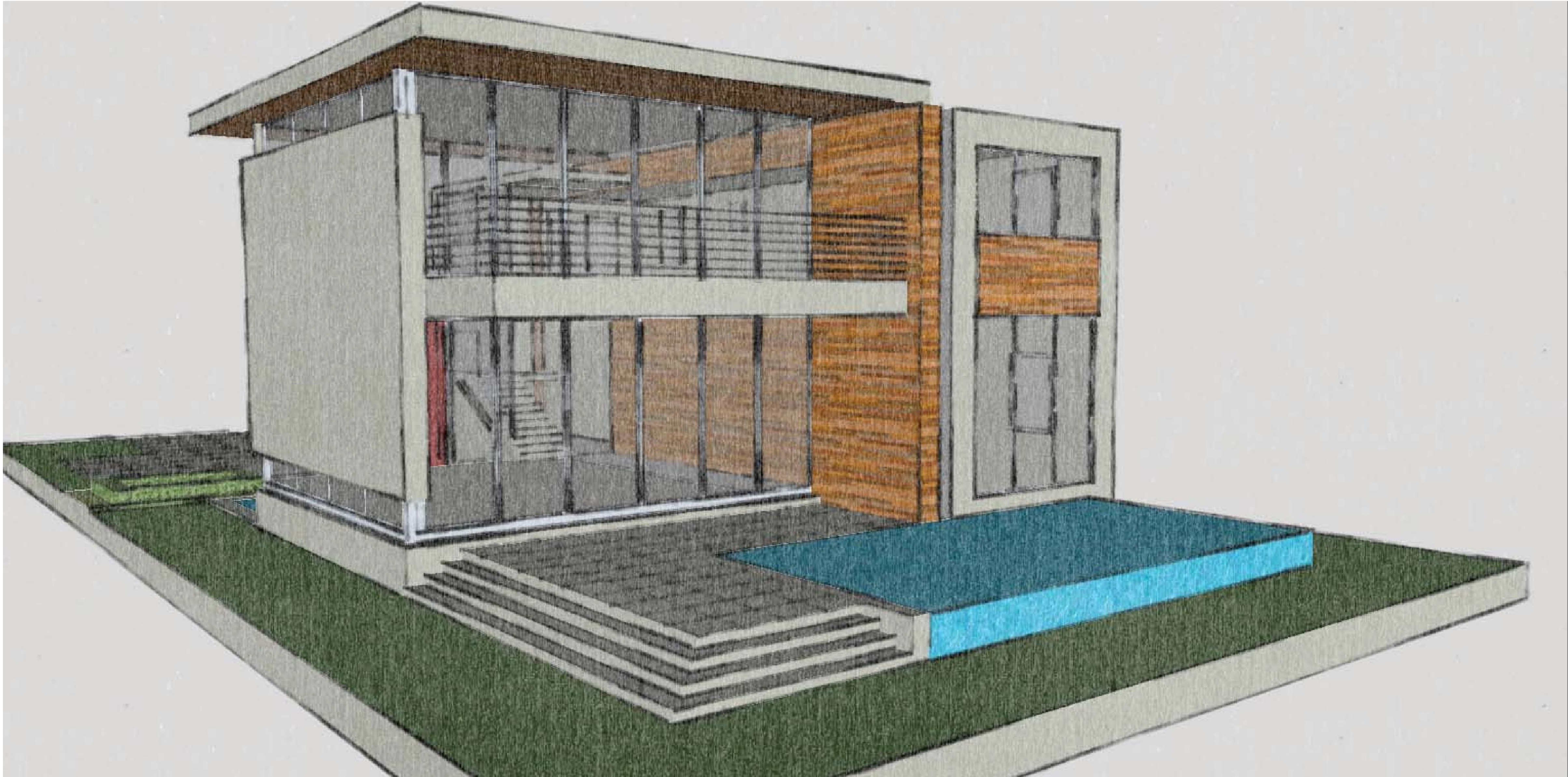
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FLOOR PLANS

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REAR VIEW

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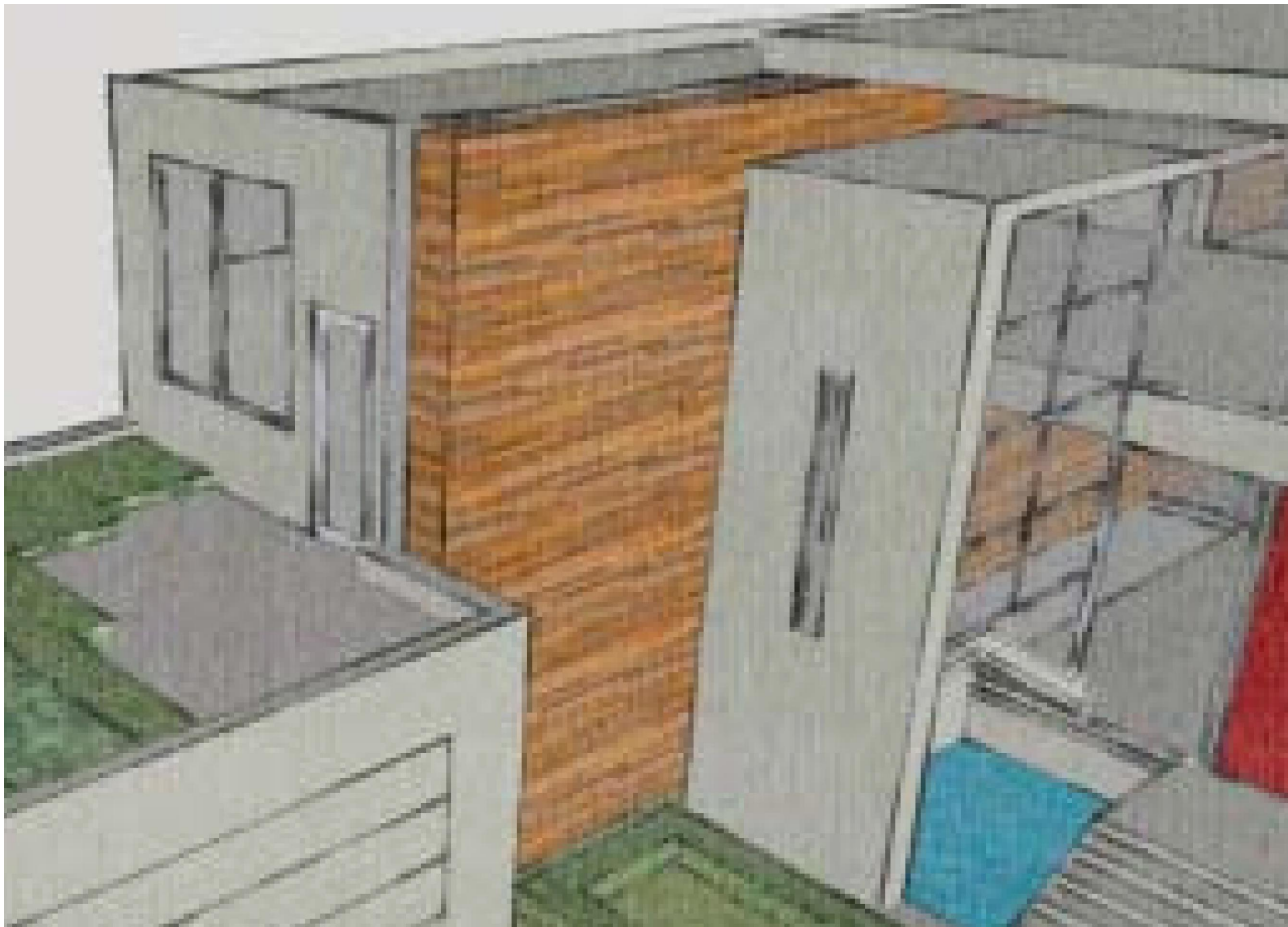
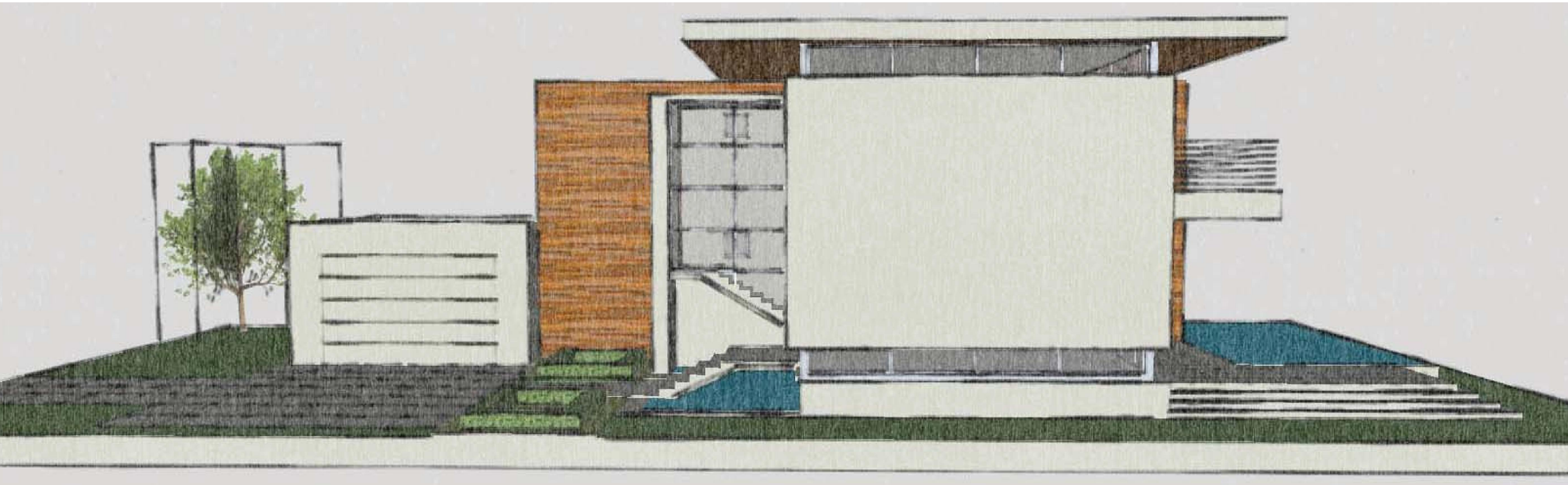
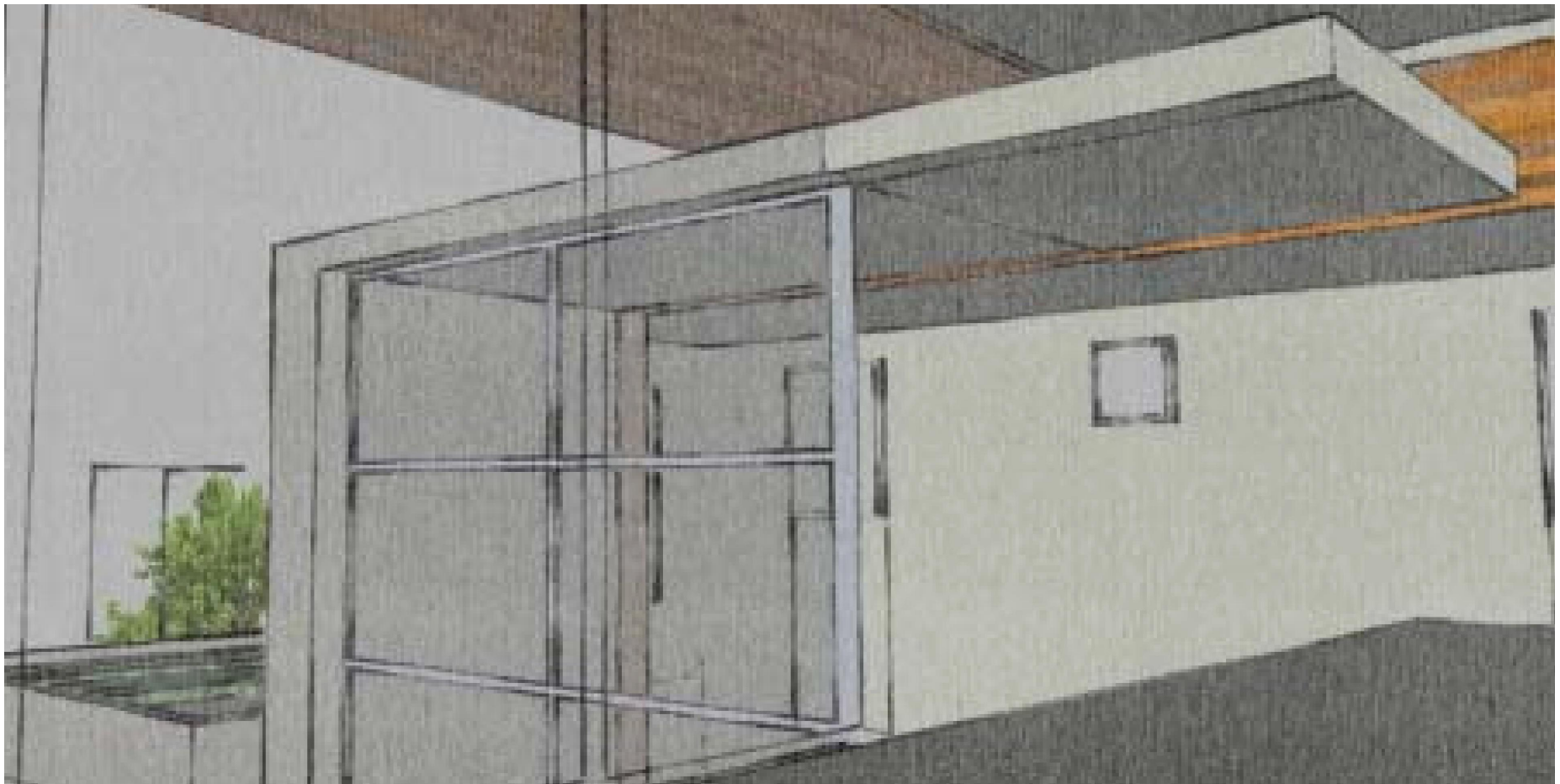
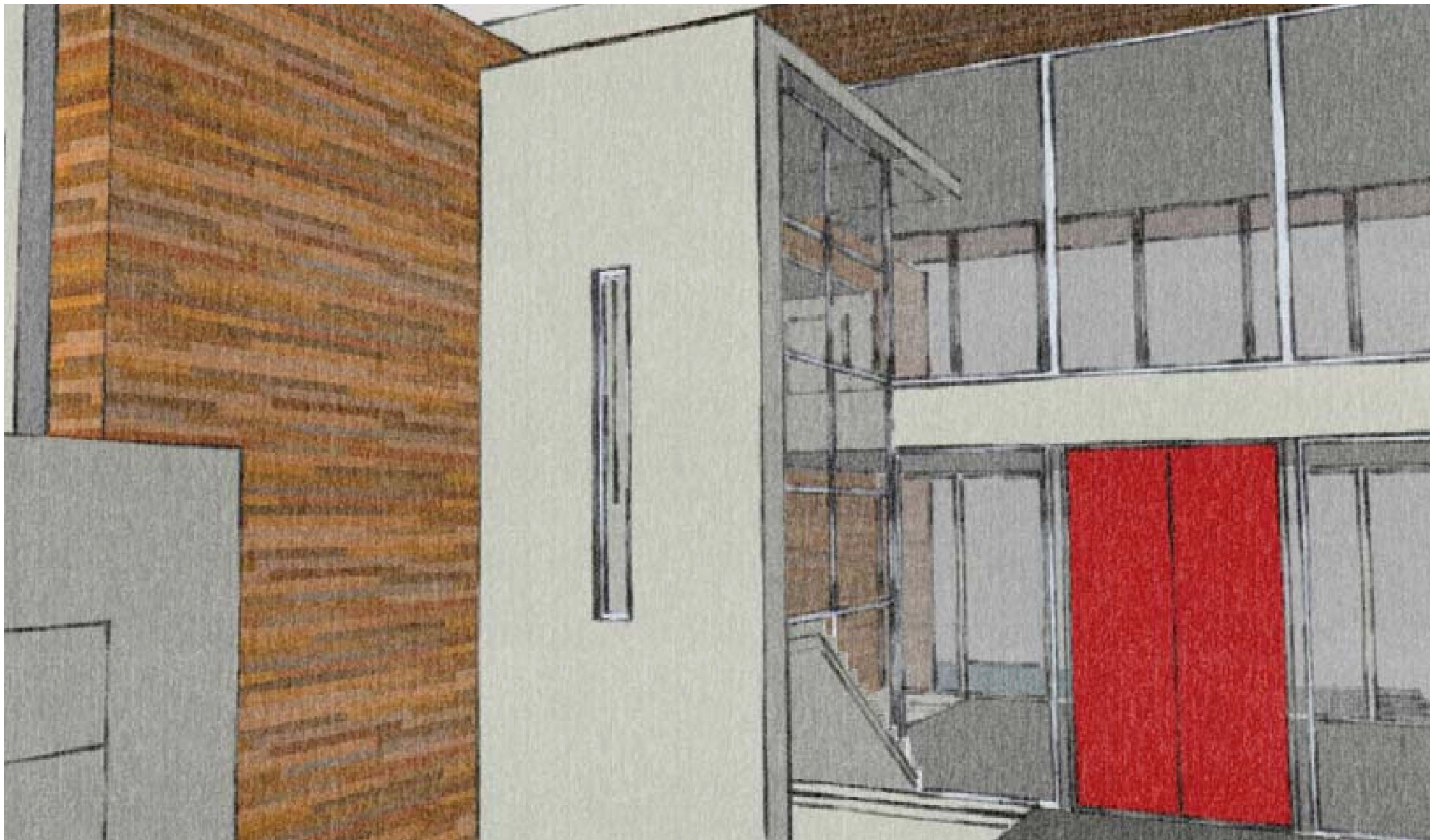
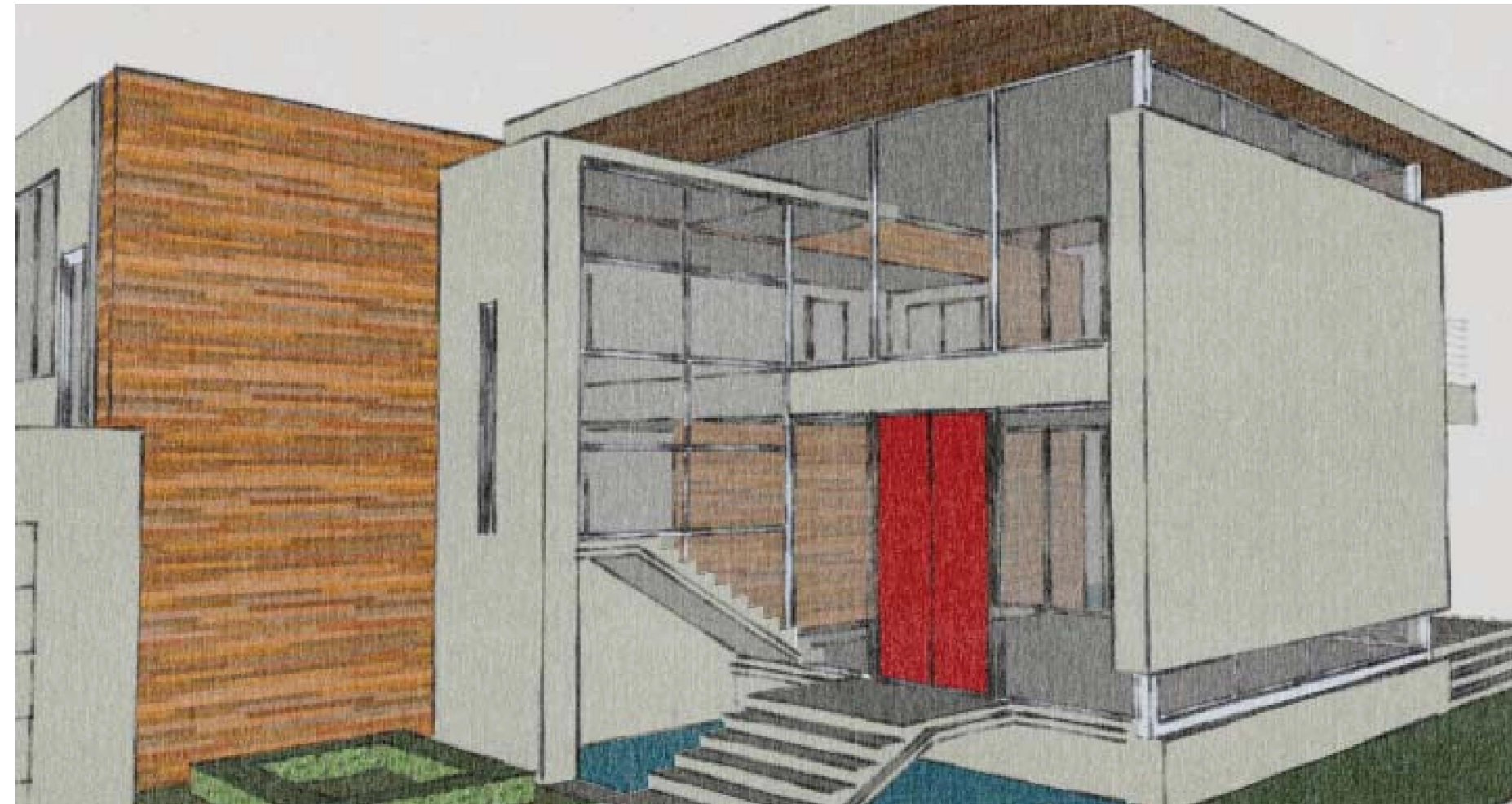
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HOUSE IMAGES

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HOUSE IMAGES

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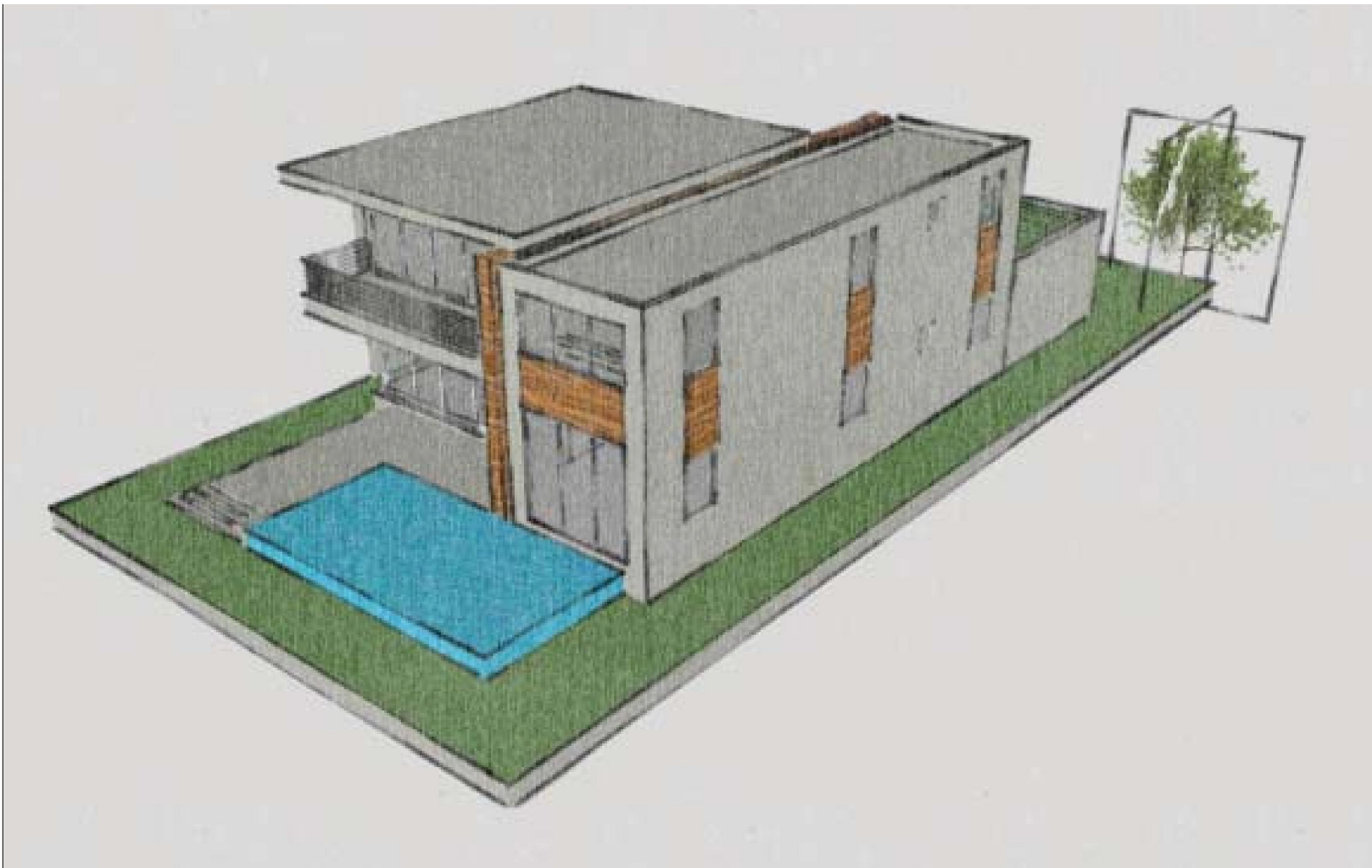
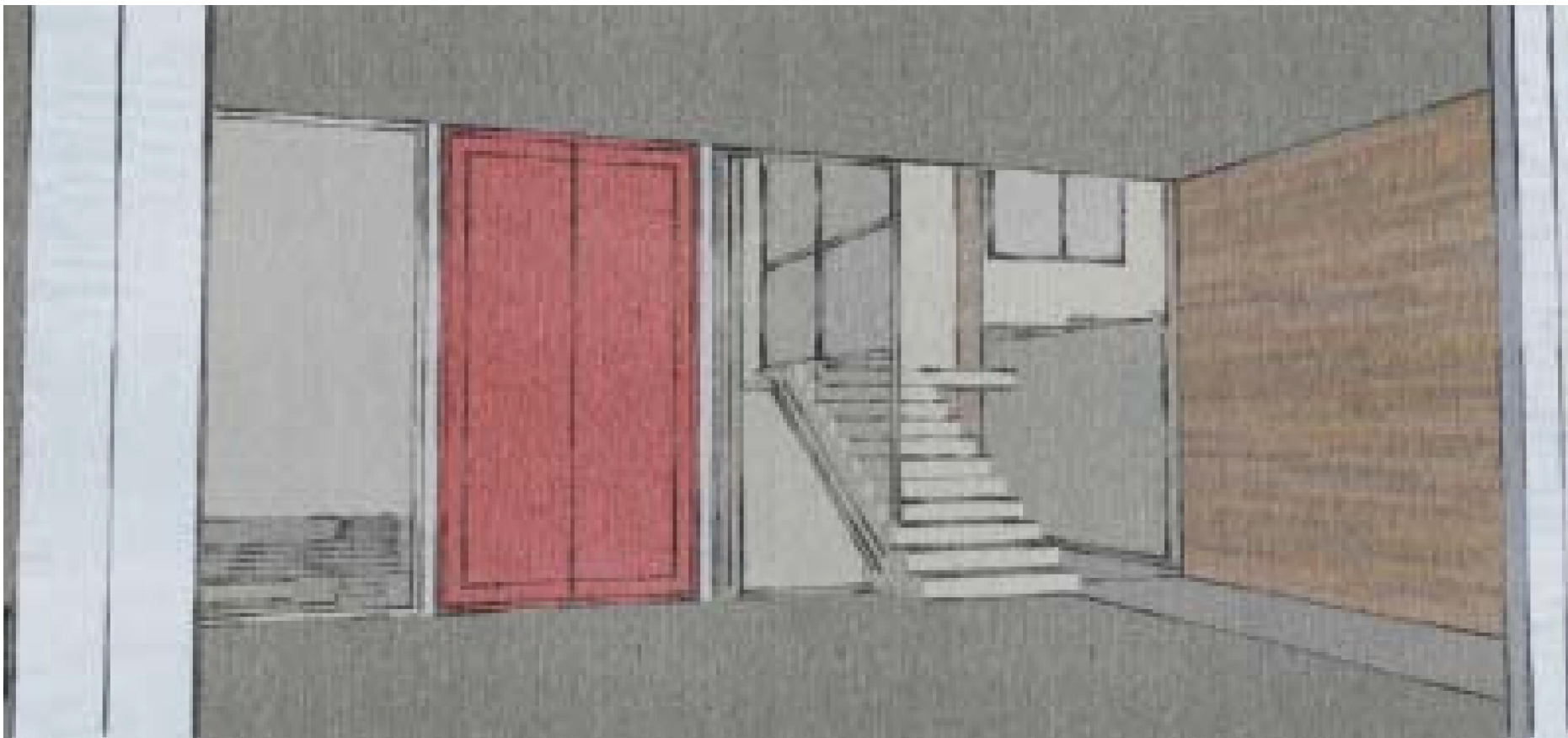
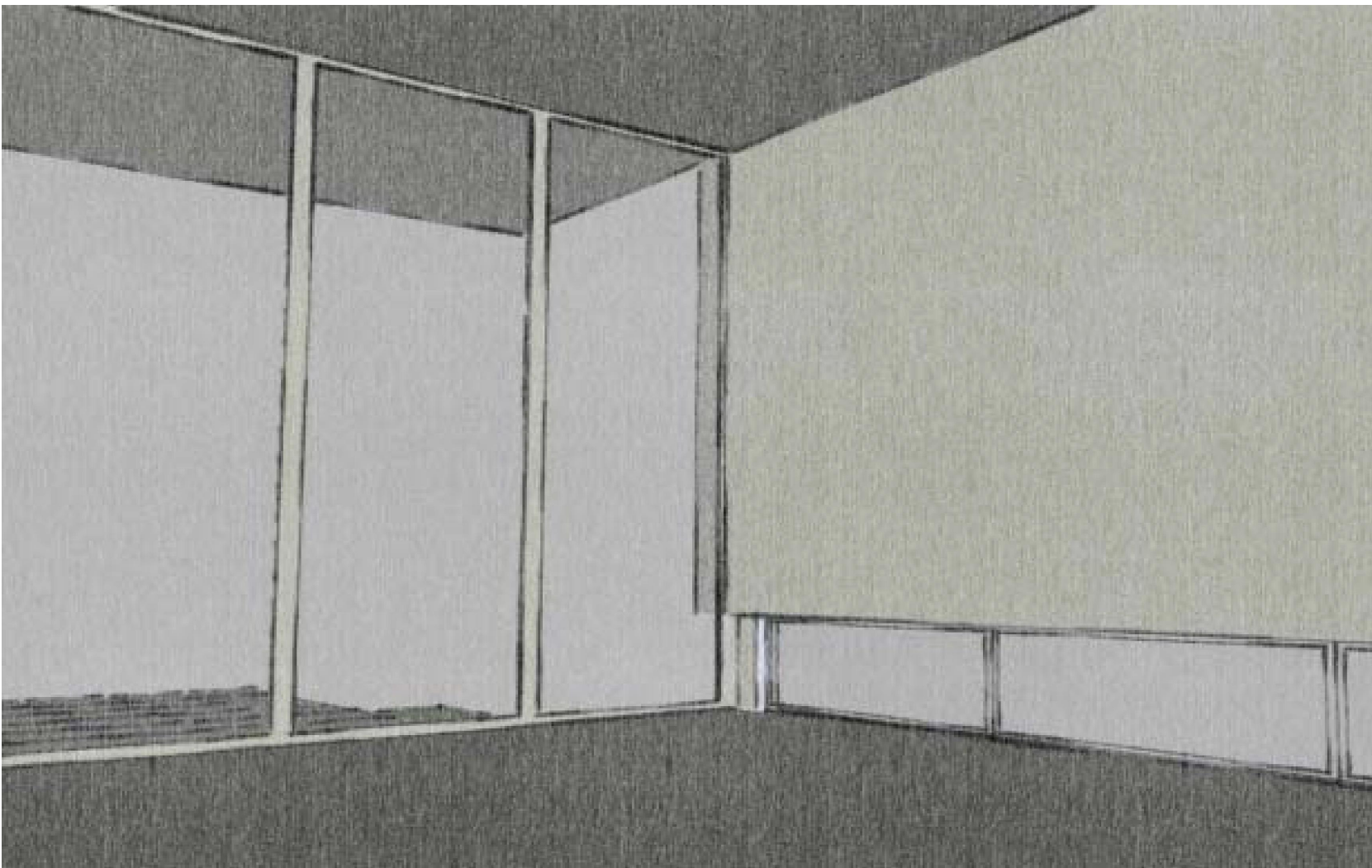
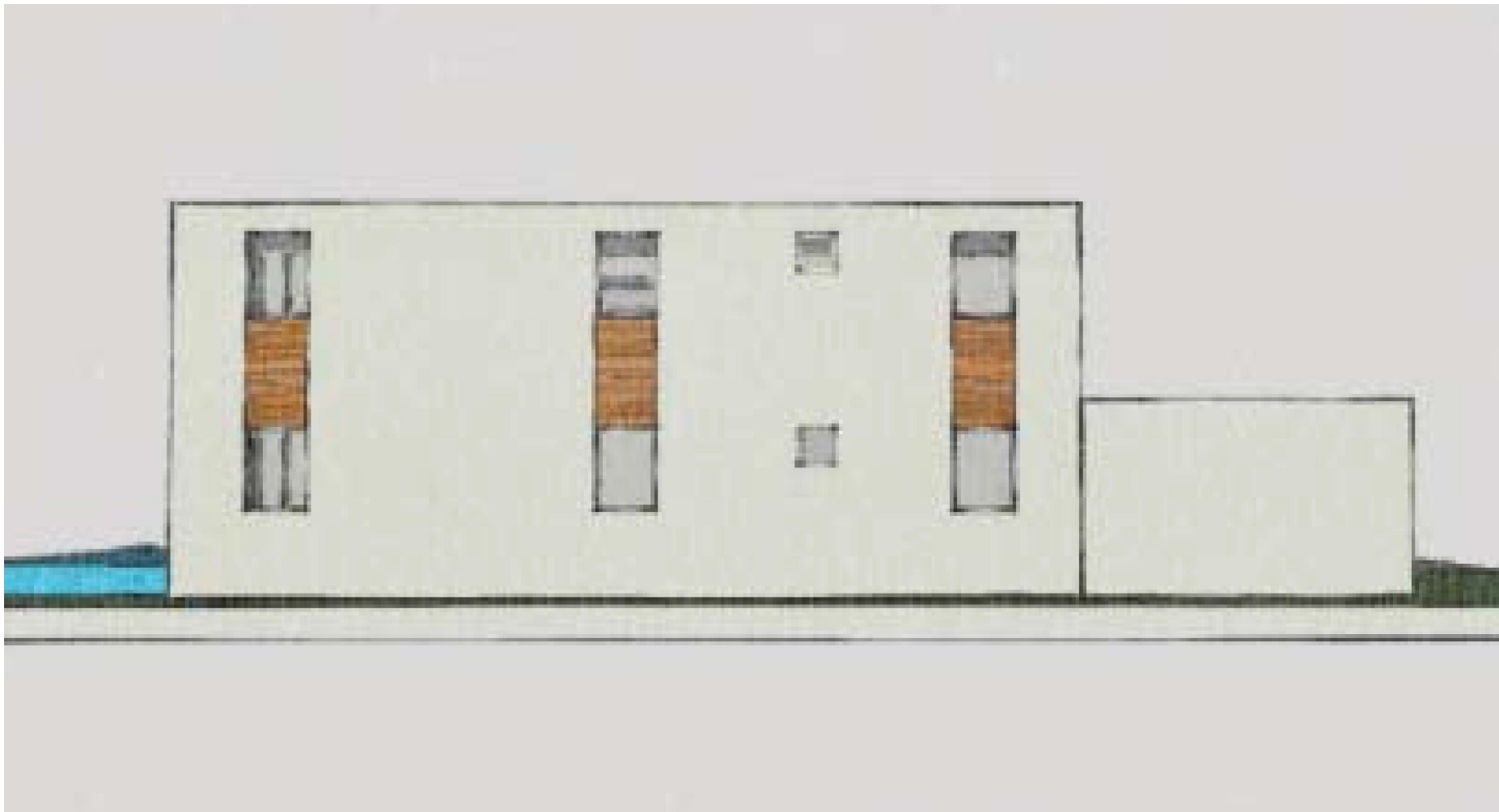
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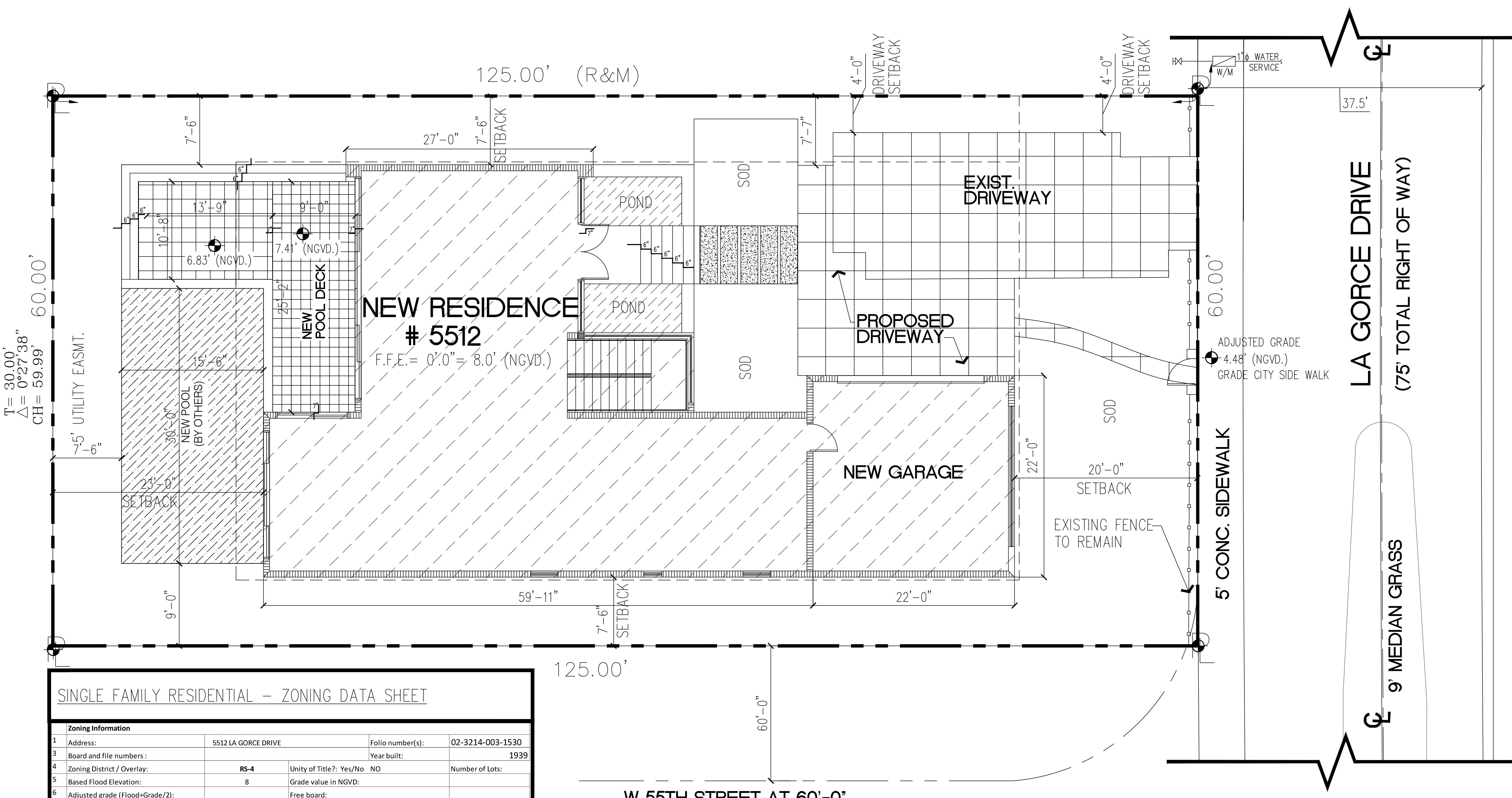
HOUSE IMAGES

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HOUSE IMAGES

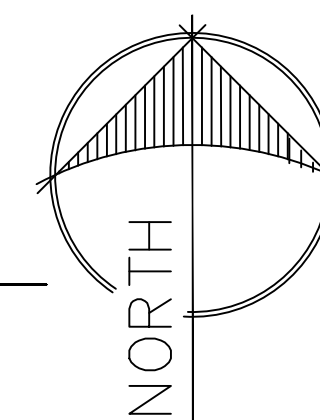


SINGLE FAMILY RESIDENTIAL – ZONING DATA SHEET

Zoning Information				
1	Address:	5512 LA GORCE DRIVE		Folio number(s): 02-3214-003-1530
3	Board and file numbers :			Year built: 1939
4	Zoning District / Overlay:	RS-4	Unity of Title?: Yes/No	Number of Lots:
5	Based Flood Elevation:	8	Grade value in NGVD:	
6	Adjusted grade (Flood+Grade/2):	Free board:		
7	Located within a Local Historic District? Yes or No	NO	Individually Designated Historic ? Yes or No	NO
8	Determined to be Architecturally Significant	N/A		
	Main Home	Required	Existing	Proposed
9	Lot Area	7,431 SF	N/A	7,431 SF
10	Lot Width	60	N/A	60
11	Lot Depth	125	N/A	125
12	Height/ Number of Stories	2	N/A	2
13	Lot Coverage (S.F.)	1859 SF	N/A	1,855 SF
14	Lot Coverage (%)	25%	N/A	24.90%
15	Unit Size (S.F.)	3,718 SF	N/A	3,710
16	Unit Size (%)	50%	N/A	49.80%
17	Enclosed 1 st Floor Volume (S.F.)	1855 SF	N/A	1855 SF
18	Enclosed 2 nd Floor Volume (S.F.)	1855 SF	N/A	1855 SF
19	Enclosed Garage (S.F.)	488 SF	N/A	488 SF
20	Second Floor/ First Floor (%)	100%	N/A	100%
21	Open Space: Depth/ S.F.	N/A	N/A	N/A
22	Roof Deck (S.F.)	N/A	N/A	N/A
23	Roof Deck (%)	33%	N/A	N/A
24	Front (1 st Floor) Setback	20'-0"	N/A	20'-0"
25	Front (2 nd Floor) Setback	42'-0"	N/A	42'-0"
26	Front Yard Open Space (S.F. & %)	866 SF. 72%	N/A	888 SF. 74%
27	Interior Side Setback	7'-6"	N/A	7'-6"
28	Interior/Side Facing a Street Setback	N/A	N/A	N/A
29	Rear Setback	20'-0"	N/A	23'-0"
30	Sum of the Side Yards	15'-0"	N/A	15'-0"
31	Rear Yard Open Space (S.F. & %)	1032 SF. 86%	N/A	864 SF. 72%

NEW SITE PLAN

SCALE: 3/16"=1'-0"



eavarchitect

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ENGINEERING CONSULTANT

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SITE PLAN

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A1.0

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CONTEXTUAL
PLAN

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west 55th street

5500 La Gorce Dr

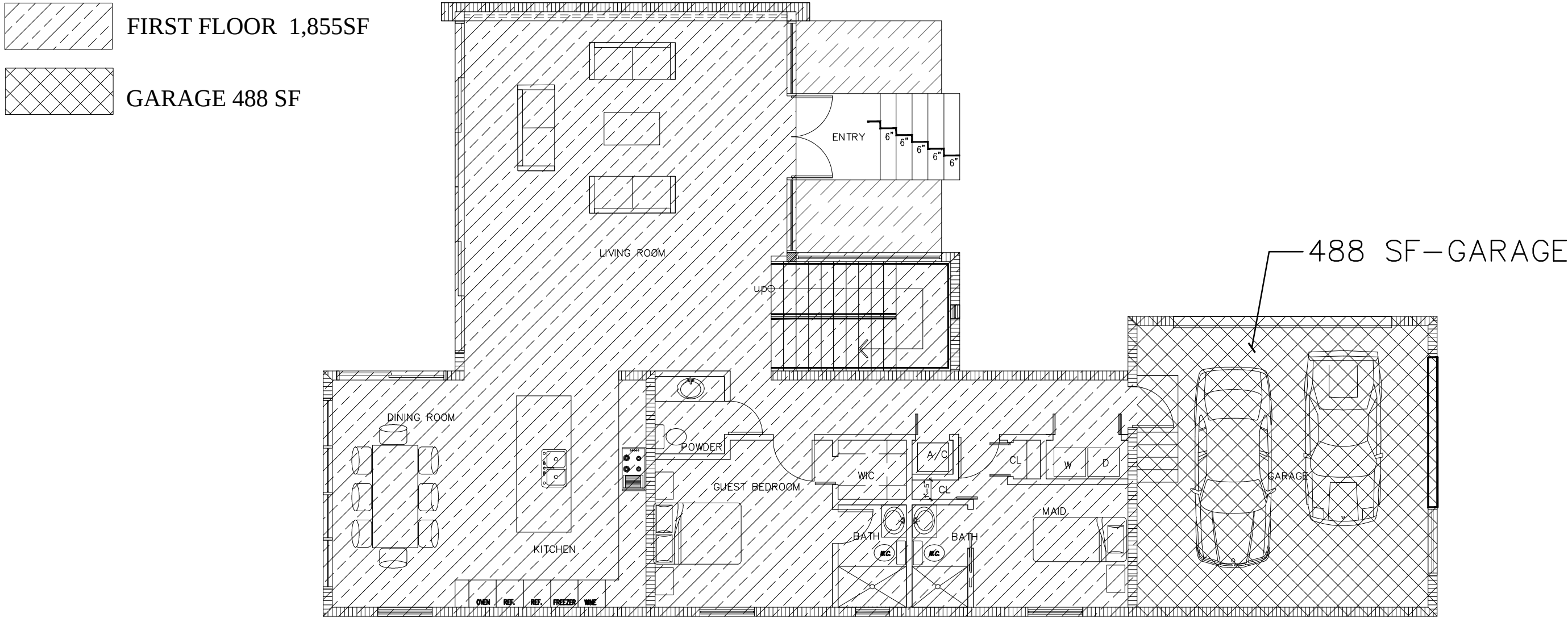
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5520 La Gorce Dr

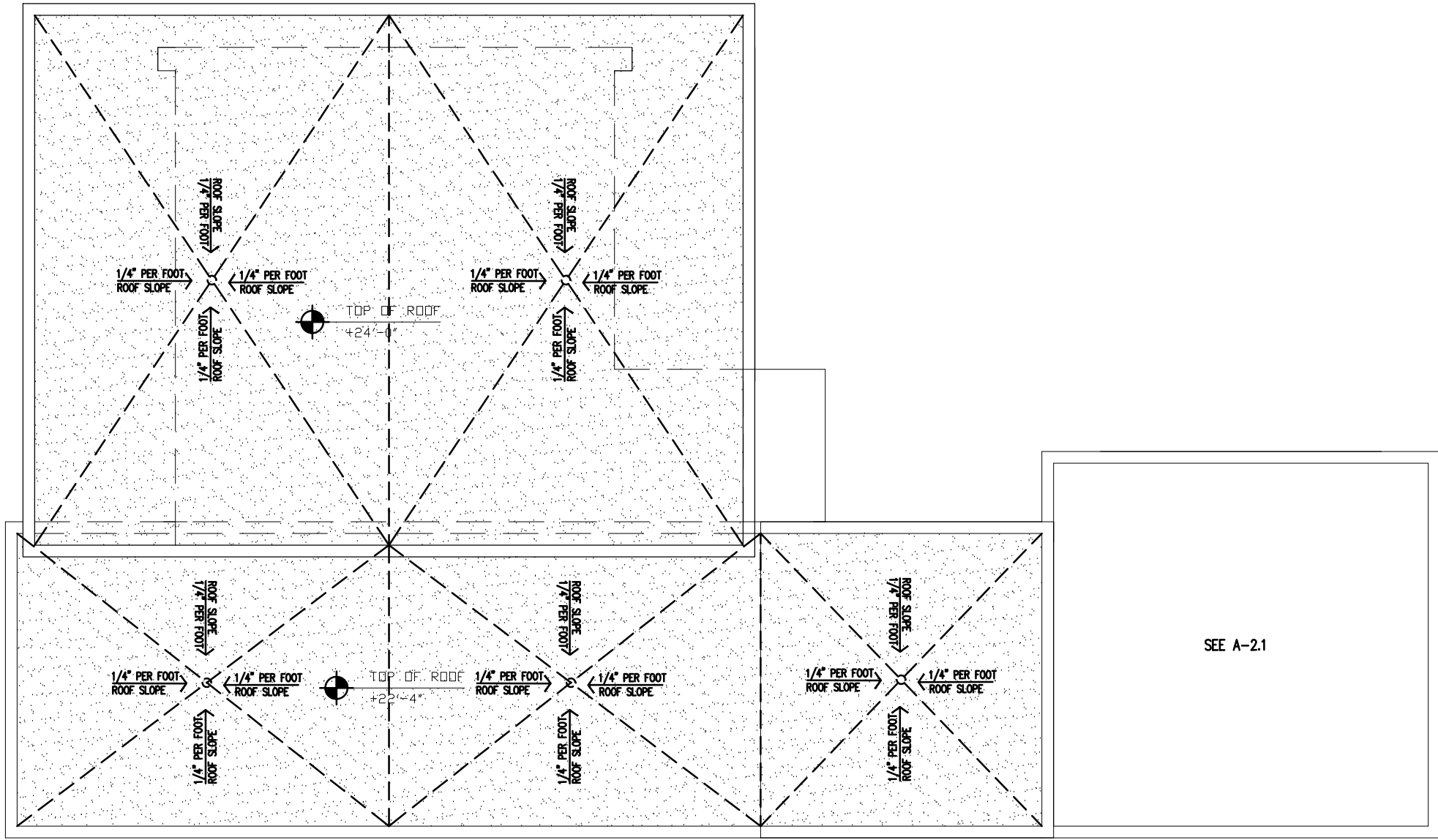
SITE PLANS

Lagorce Drive

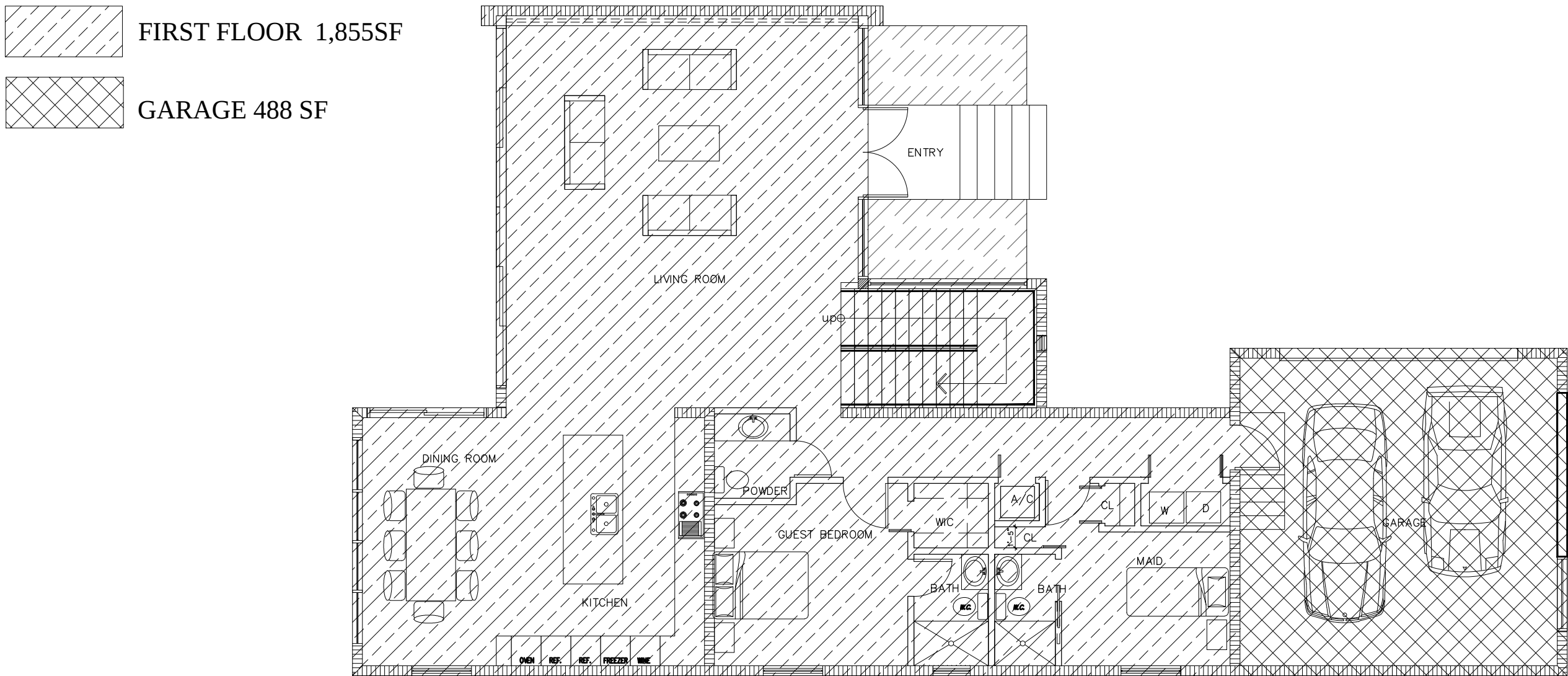




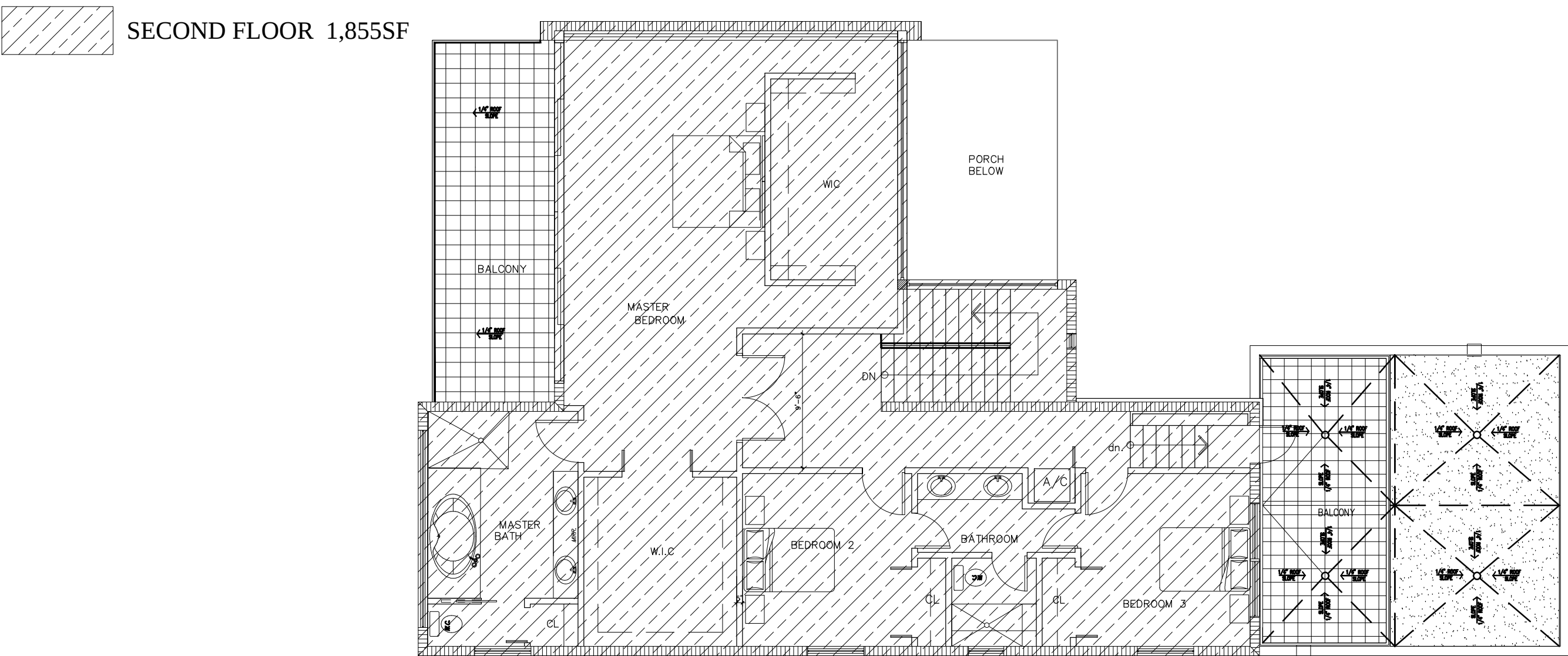
AREA CALCULATION
LOT COVERAGE
SCALE: 1/8"=1'-0" 1,855 SF - HOUSE



ROOF PLAN
SCALE: 1/8"=1'-0" NO ROOF DECK



AREA CALCULATION
GROUND FLOOR
SCALE: 1/8"=1'-0" 1,855 SF - HOUSE
488 SF - GARAGE
2,343 SF - TOTAL



AREA CALCULATION
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0" 1,855 SF

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ZONING
CALCULATION

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SITE CALCULATION

REAR YARD CALC
1,200 SF TOTAL
864 SF PERVIOUS - 72 %
336 SF IMPERVIOUS - 28%

FRONT YARD CALC
1,200 SF TOTAL
888 SF PERVIOUS - 74 %
312 SF IMPERVIOUS - 26%

