



LOT 8 - SPLIT & MAXIMUM CAPACITY STUDY

16 LA GORCE CIRCLE, MIAMI BEACH, 33141

PLANNING DEPARTMENT FINAL SUBMITTAL PB24-0669

INTRODUCTION

A-01 ZONING MAP

A-02 EXISTING SITE PLAN

A-03 AERIAL VIEW

A-04 AERIAL CONTEXT PHOTOS

A-05 SITE PHOTOS WITH REFERENCE

A-06 CONTEXT SITE PHOTOS

A-07 CONTEXT SITE PHOTOS

A-08 CONTEXT SITE PHOTOS

A-09 CONTEXT SITE PHOTOS

PROPOSAL SPLIT LOTS:

A-10 PROPOSED LOT

A-11 ZONING DATA SHEET

A-12 LOT 8 - MAX LOT CAPACITY

A-13 UNIT SIZE CALCULATIONS

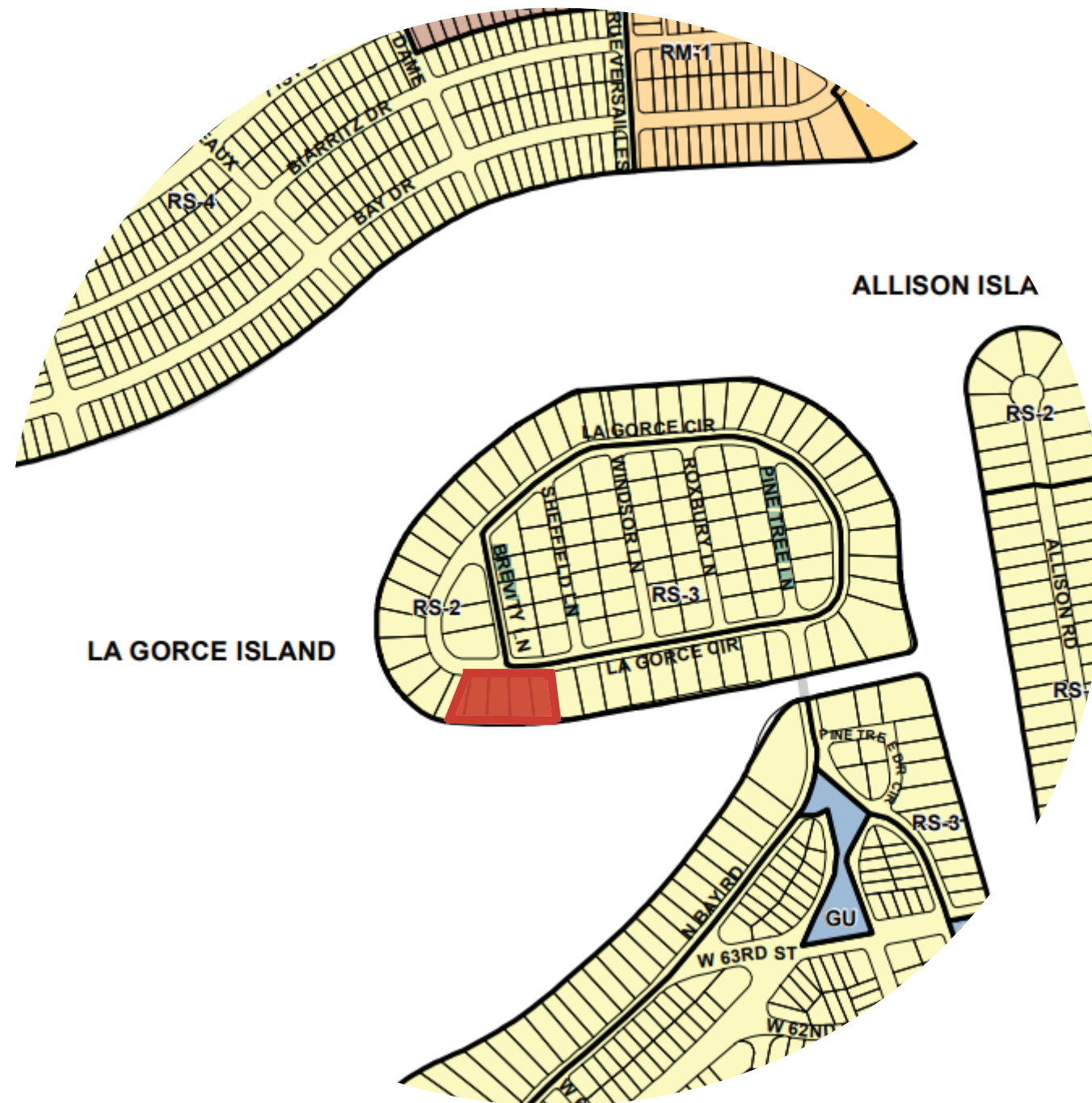
A-14 LOT COVERAGE CALCULATIONS

A-15 STREET ELEVATIONS

A-16 MASSING STUDY

A-17 LOT 8 MASSING MODEL

A-18 LOT 8 MASSING MODEL

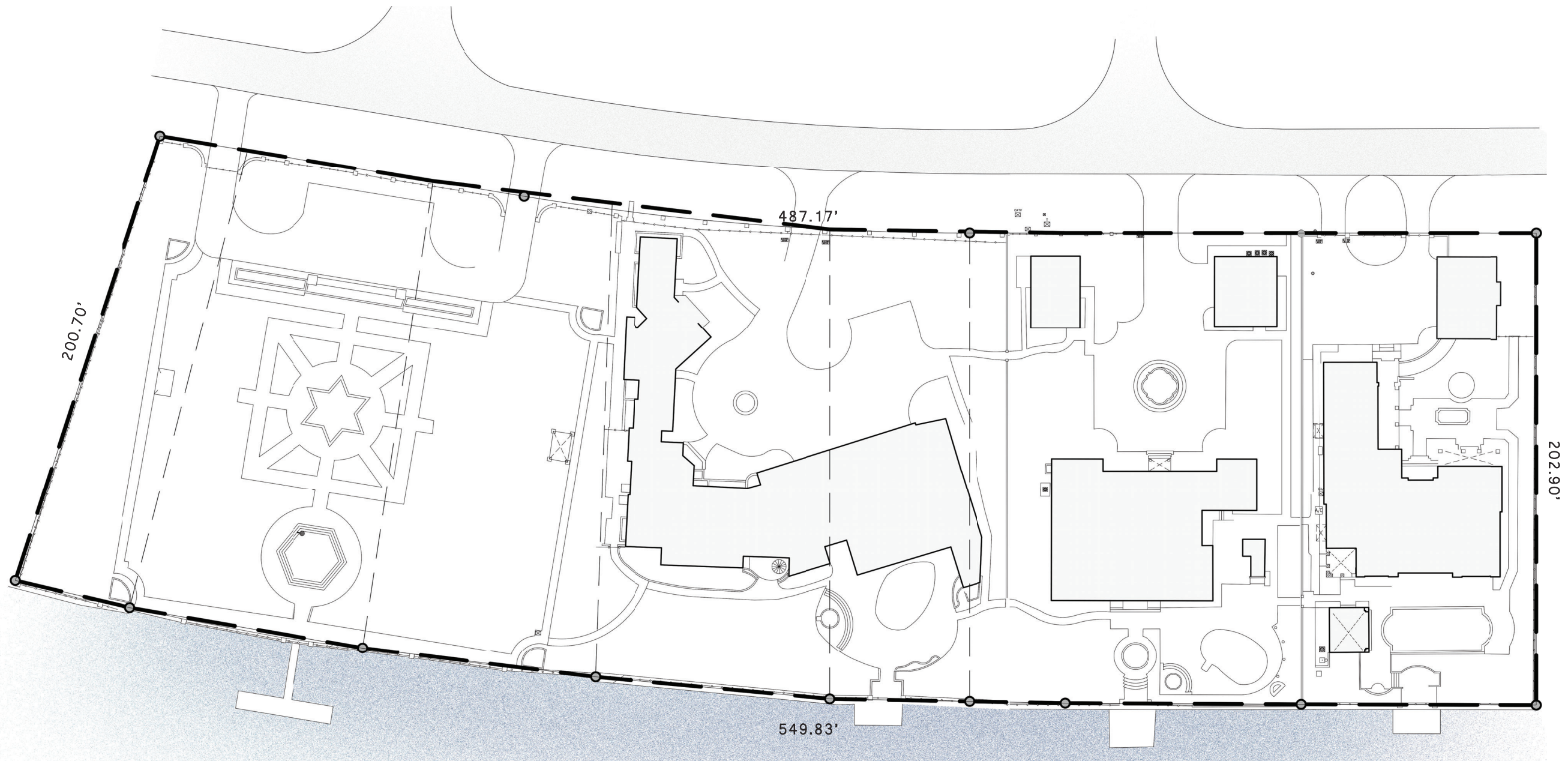


OWNER'S NAME: M LEE PEARCE LIVING TRUST
 ARCHITECT: DN'A DESIGN & ARCHITECTURE
 PROJECT ADDRESS: 16 LA GORCE CIRCLE, MIAMI BEACH, FL 33141

DRAWING TITLE:
 ZONING MAP

DRAWING NUMBER:
 A-01





EXISTING LOT = 124,852.68 SQFT

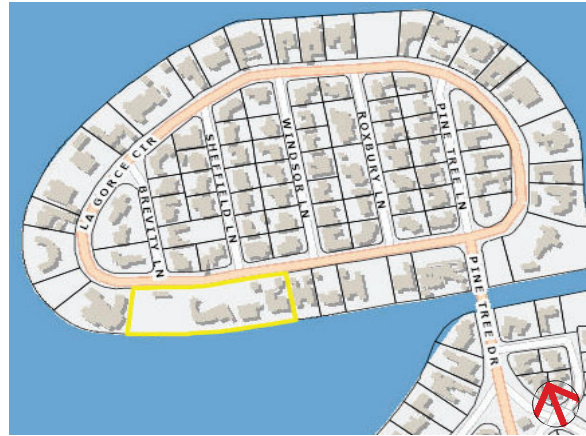


OWNER'S NAME: M LEE PEARCE LIVING TRUST
ARCHITECT: DN'A DESIGN & ARCHITECTURE
PROJECT ADDRESS: 18 LA GORCE CIRCLE, MIAMI BEACH, FL 33141

DRAWING TITLE:
EXISTING SITE PLAN

DRAWING NUMBER:
A-02





OWNER'S NAME: M LEE PEARCE LIVING TRUST
ARCHITECT: DN'A DESIGN & ARCHITECTURE
PROJECT ADDRESS: 18 LA GORCE CIRCLE, MIAMI BEACH, FL 33141

DRAWING TITLE:
AERIAL VIEW

DRAWING NUMBER:
A-03



TOP AERIAL VIEW



FACING EAST



FACING SOUTH



FACING WEST



FACING NORTH

OWNER'S NAME: M LEE PEARCE LIVING TRUST
 ARCHITECT: DN'A DESIGN & ARCHITECTURE
 PROJECT ADDRESS: 18 LA GORCE CIRCLE, MIAMI BEACH, FL 33141

DRAWING TITLE:
 AERIAL CONTEXT PHOTOS

DRAWING NUMBER:
 A-04



DIRECTIONAL MAP



1

16 LA GORCE



2

18 LA GORCE



3

20 LA GORCE



4

22 LA GORCE

OWNER'S NAME: M LEE PEARCE LIVING TRUST
 ARCHITECT: DN'A DESIGN & ARCHITECTURE
 PROJECT ADDRESS: 18 LA GORCE CIRCLE, MIAMI BEACH, FL 33141

DRAWING TITLE:
 SITE PHOTOS WITH REFERENCE

DRAWING NUMBER:
 A-05



DIRECTIONAL MAP



31 LA GORCE



41 LA GORCE



21 LA GORCE



21 LA GORCE

OWNER'S NAME: M LEE PEARCE LIVING TRUST
 ARCHITECT: DN'A DESIGN & ARCHITECTURE
 PROJECT ADDRESS: 18 LA GORCE CIRCLE, MIAMI BEACH, FL 33141

DRAWING TITLE:
 CONTEXT SITE PHOTOS

DRAWING NUMBER:
 A-06



DIRECTIONAL MAP



25 LA GORCE



17 LA GORCE



15 LA GORCE



10 LA GORCE

OWNER'S NAME: M LEE PEARCE LIVING TRUST
 ARCHITECT: DN'A DESIGN & ARCHITECTURE
 PROJECT ADDRESS: 18 LA GORCE CIRCLE, MIAMI BEACH, FL 33141

DRAWING TITLE:
 CONTEXT SITE PHOTOS

DRAWING NUMBER:
 A-07



DIRECTIONAL MAP



12 LA GORCE



14 LA GORCE



30 LA GORCE



30 LA GORCE

OWNER'S NAME: M LEE PEARCE LIVING TRUST
ARCHITECT: DN'A DESIGN & ARCHITECTURE
PROJECT ADDRESS: 18 LA GORCE CIRCLE, MIAMI BEACH, FL 33141

DRAWING TITLE:
CONTEXT SITE PHOTOS

DRAWING NUMBER:
A-08

DN'A
DESIGN
& ARCHI
TECTURE



DIRECTIONAL MAP



1

LA GORCE CIRCLE



2

LA GORCE CIRCLE



3

LA GORCE CIRCLE



4

LA GORCE CIRCLE

OWNER'S NAME: M LEE PEARCE LIVING TRUST
 ARCHITECT: DN'A DESIGN & ARCHITECTURE
 PROJECT ADDRESS: 18 LA GORCE CIRCLE, MIAMI BEACH, FL 33141

DRAWING TITLE:
 CONTEXT SITE PHOTOS

DRAWING NUMBER:
 A-09

