



## 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

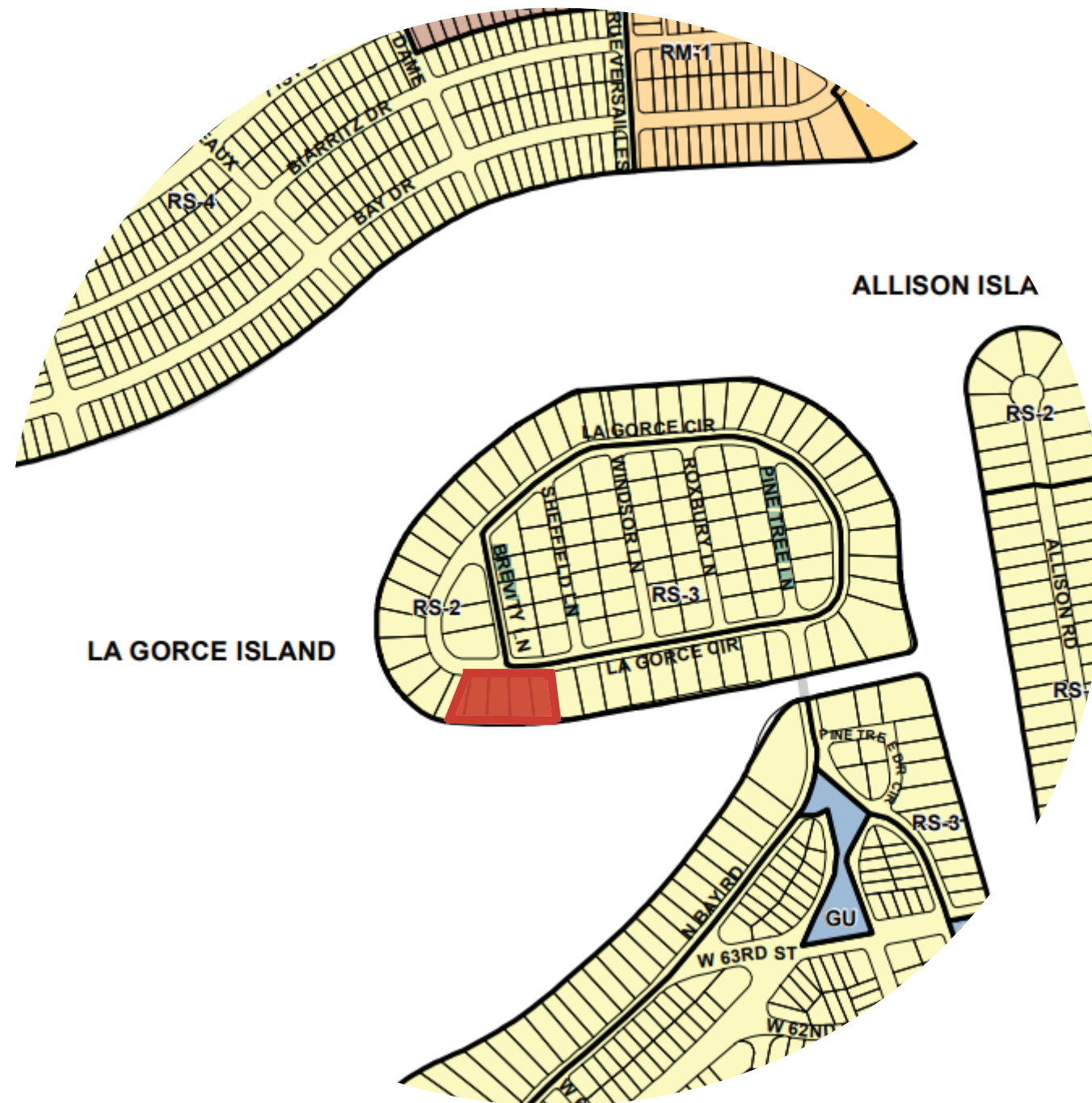
A-14 LOT COVERAGE CALCULATIONS

A-15 STREET ELEVATIONS

A-16 MASSING STUDY

A-17 LOT 8 MASSING MODEL

A-18 LOT 8 MASSING MODEL

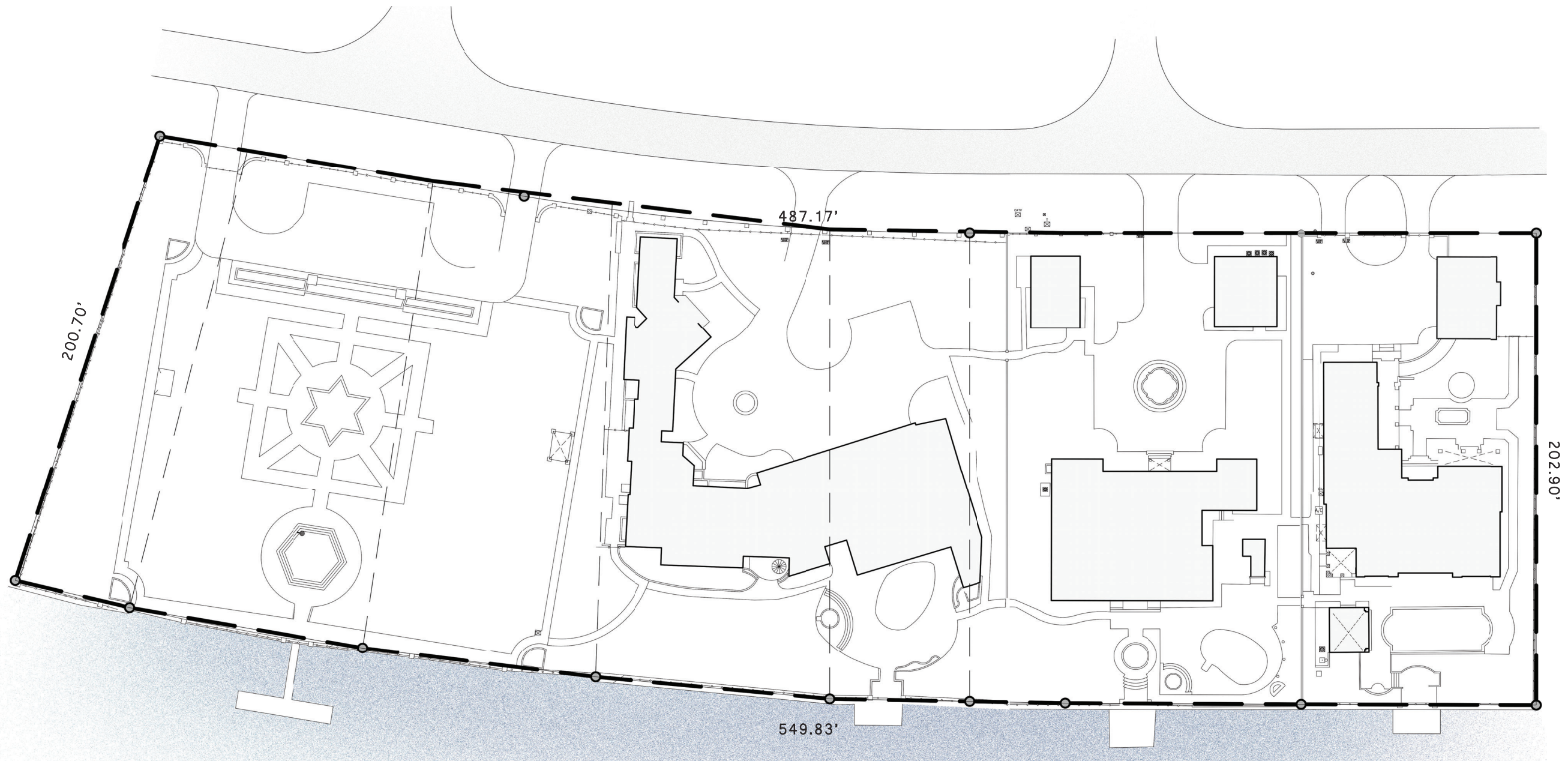


OWNER'S NAME: M LEE PEARCE LIVING TRUST  
 ARCHITECT: DN'A DESIGN & ARCHITECTURE  
 PROJECT ADDRESS: 16 LA GORCE CIRCLE, MIAMI BEACH, FL 33141

DRAWING TITLE:  
 ZONING MAP

DRAWING NUMBER:  
 A-01





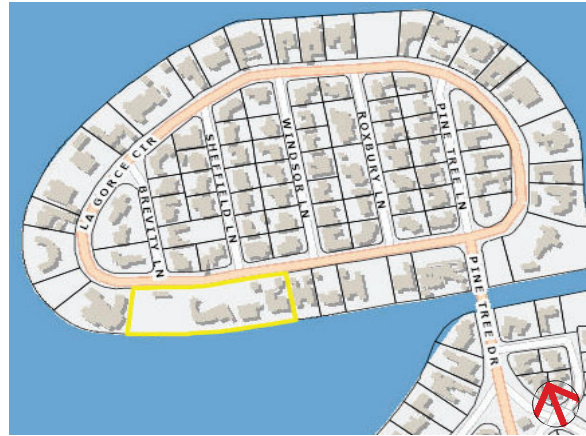
EXISTING LOT = 124,852.68 SQFT

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



1

31 LA GORCE



2

41 LA GORCE



3

21 LA GORCE



4

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



1

12 LA GORCE



2

14 LA GORCE



3

30 LA GORCE



4

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



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

