

# La Gorce Country Club

DRB25-1104

Architecture Set

FINAL SUBMITTAL - July 13, 2025  
5686 Alton Rd, Miami Beach, FL 33140



### SCOPE OF WORK

- 1. ARCHITECTURE NEW CONSTRUCTION
- 1.1 NEW GATE HOUSE
- 1.2. NEW PRO SHOP
- 1.3. NEW GOLF PERFORMANCE CENTER
- 1.4. NEW 2-STORY CLUB HOUSE BUILDING
- 1.5. NEW 3-STORY WELLNESS BUILDING (INCLUDING BASEMENT)
- 1.6. NEW COMFORT STATIONS
- 1.7. NEW PLANTING AND HARDSCAPE
- 1.8 NEW TENNIS AND PADEL COURTS
- NEW SITE GRADING

## SHEET LIST

SHEET #	SHEET NAME	SHEET #	SHEET NAME
G0.00	COVER SHEET	A1.01	GOLF CLUBHOUSE SOUTH   CLUB LOUNGE & DINING   MAIN LEVEL FLOOR PLAN
G0.01	ORIGINAL SURVEY	A1.02	GOLF CLUBHOUSE SOUTH   CLUB LOUNGE & DINING   UPPER LEVEL FLOOR PLAN
G0.02	ORIGINAL SURVEY	A1.03	GOLF CLUBHOUSE NORTH   WELLNESS & LOCKERS   MAIN LEVEL FLOOR PLAN
G0.03	MIAMI BEACH   ZONING DATA SHEET	A1.04	GOLF CLUBHOUSE NORTH   WELLNESS & LOCKERS   SECOND LEVEL FLOOR PLAN
G0.04	MIAMI BEACH   ZONING DATA MAP	A1.05	GOLF CLUBHOUSE NORTH   WELLNESS & LOCKERS   LOWER LEVEL FLOOR PLAN
G0.05	CURRENTLY PROPOSED   OVERALL SITE	A1.06	PRO SHOP   GROUND FLOOR PLAN
G0.06	CURRENTLY PROPOSED   OVERALL SITE	A1.07	GOLF PERFORMANCE CENTER   GROUND FLOOR PLAN
G0.07	LA GORCE COUNTRY CLUB   EXISTING SITE FLOOR TO AREA DIAGRAM	A1.08	GATE HOUSE   GROUND FLOOR PLAN
G0.08	LA GORCE COUNTRY CLUB   PROPOSED SITE FLOOR TO AREA DIAGRAM	A1.09	COMFORT STATION   SITE FLOOR PLAN
G0.09	LA GORCE COUNTRY CLUB   OPEN SPACE DIAGRAM	A1.10	COMFORT STATION   TYPICAL FLOOR PLAN
G0.10	LA GORCE COUNTRY CLUB   SETBACKS	A2.01	GOLF CLUBHOUSE SOUTH   CLUB LOUNGE & DINING   BUILDING ELEVATIONS
G0.11	LA GORCE COUNTRY CLUB   SITE PLAN	A2.02	GOLF CLUBHOUSE SOUTH   CLUB LOUNGE & DINING   ELEVATIONS WITH PLANTING
G0.12	LA GORCE COUNTRY CLUB   GROUND FLOOR SITE PLAN	A2.03	GOLF CLUBHOUSE SOUTH   CLUB LOUNGE & DINING   BUILDING ELEVATIONS
G0.13	LA GORCE COUNTRY CLUB   PARKING PLAN	A2.04	GOLF CLUBHOUSE SOUTH   CLUB LOUNGE & DINING   ELEVATIONS WITH PLANTING
G0.14	LA GORCE COUNTRY CLUB   CURRENT SITE PHOTOS FROM ALTON RD.	A2.05	GOLF CLUBHOUSE NORTH   WELLNESS & LOCKERS   BUILDING ELEVATIONS
G0.15	LA GORCE COUNTRY CLUB   INTERIOR PHOTOS	A2.06	GOLF CLUBHOUSE NORTH   WELLNESS & LOCKERS   ELEVATIONS WITH PLANTING
G0.16	LA GORCE COUNTRY CLUB   INTERIOR PHOTOS	A2.07	GOLF CLUBHOUSE NORTH   WELLNESS & LOCKERS   BUILDING ELEVATIONS
G0.17	LA GORCE COUNTRY CLUB   PHOTOS OF NEIGHBORING PROPERTIES	A2.08	GOLF CLUBHOUSE NORTH   WELLNESS & LOCKERS   ELEVATIONS WITH PLANTING
G0.18	LA GORCE COUNTRY CLUB   PHOTOS OF NEIGHBORING PROPERTIES	A2.09	PRO SHOP   BUILDING ELEVATIONS
G0.19	LA GORCE COUNTRY CLUB   CURRENT CLUBHOUSE FLOOR PLAN	A2.10	PRO SHOP   ELEVATIONS WITH PLANTING
G0.20	LA GORCE COUNTRY CLUB   CURRENT CLUBHOUSE ELEVATIONS	A2.11	GOLF PERFORMANCE CENTER   BUILDING ELEVATIONS
G0.21	LA GORCE COUNTRY CLUB   CURRENT CLUBHOUSE ELEVATIONS	A2.12	GOLF PERFORMANCE CENTER   ELEVATIONS WITH PLANTING
G0.22	LA GORCE COUNTRY CLUB   CURRENT CLUBHOUSE ELEVATIONS	A2.13	COMFORT STATION   BUILDING ELEVATIONS
G0.23	LA GORCE COUNTRY CLUB   CURRENT CLUBHOUSE ELEVATIONS	A2.14	COMFORT STATION   ELEVATIONS WITH PLANTING
G0.24	LA GORCE COUNTRY CLUB   DEMOLITION PLAN	A2.15	GATE HOUSE   BUILDING ELEVATIONS AND ELEVATIONS WITH PLANTING
G0.25	LA GORCE COUNTRY CLUB   DEMOLITION ELEVATIONS	A3.01	GOLF CLUBHOUSE SOUTH   CLUB LOUNGE & DINING   SECTION
G0.26	LA GORCE COUNTRY CLUB   DEMOLITION ELEVATIONS	A3.02	GOLF CLUBHOUSE NORTH   WELLNESS & LOCKERS   SECTION
		A3.03	PRO SHOP AND GOLF PERFORMANCE CENTER   SECTION
		A4.01	RENDERING   PROPOSED MATERIAL CHARACTER   VIEW TO ARRIVAL
		A4.02	RENDERING   PROPOSED MATERIAL CHARACTER   VIEW TO THE 10TH TEE
		A4.03	RENDERING   FOCUS ON HEALTH AND WELLNESS   VIEW FROM THE POOL DECK
		A4.04	RENDERING   ENHANCED GOLF EXPERIENCE   VIEW FROM THE PALM COURT
		A4.05	RENDERING   INDOOR - OUTDOOR EXPERIENCE   VIEW FROM THE PRACTICE GREEN

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DRAWING TITLE:

COVER SHEET

PROJECT NAME:

LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140

Digitally signed by Albert James Trason  
DN: cn=Albert James Trason, o=Hart Howerton Partners, LLC, ou=New York, c=US  
Date: 2025.07.11 16:09:03 -0400



DATE:

7/13/25

PROJECT ##:

21-522

DRAWING ##:

G0.00





ITEM #	Zoning Information			
1	Address:	5685 Alton Rd, Miami Beach, FL, 33140		
	Year built:	2004		
2	Board and file numbers:			
	Lot Area:	6,048, 546 SF		
3	Located within a Local Historic District:	No		
	Zoning District:	GC		
	Lot Width:	5050'		
4	Individual Historic Site:	No		
	Lot Depth:	1835'		
5	Based Flood Elevation:	+8' - 0"	Grade value in NGVD:	N/A
6	Future Adjusted Grade (BFE + Grade/ 2):	N/A	Free board:	1' min. to 5' max.
7	Proposed Use:	Golf Course - Clubhouse		
8	Proposed Accessory Use:	Tennis & Health Fitness Club		
9	Signed and sealed Landscape Plans:	N/A	Proposed use:	Golf Course - Clubhouse
		<b>Maximum</b>	<b>Existing</b>	<b>Proposed</b>
10	Height:	42'-0"	45'-11"	42'-0"
11	Number of Stories:		2	3
12	FAR:	N/A	1.22%	1.21%
13	Gross square footage:	100,000 SF	74,771	74,317
14	Square Footage by use:	N/A	N/A	N/A
15	Number of units Residential:	N/A	N/A	N/A
16	Number of units Hotel:	N/A	N/A	N/A
17	Number of seats:	N/A	N/A	N/A
18	Occupancy load:	N/A	N/A	N/A
19	Density (per Comprehensive Plan):	N/A	N/A	N/A
		<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
	<b>Setbacks</b>			
	<b>Club Lounge Building</b>			
20	Fronting Alton Road	200	200	234'
21	Setback abutting single family residences	170	184'	N/A
22	All other Setbacks	170	210'	N/A
23	Existing At-Grade Parking Lots	50 (from rear lot line) 10 (from the side lot line of any abutting single-family residence)	N/A	N/A
	<b>Wellness Building</b>			
24	Fronting Alton Road	200	200	227'
25	Setback abutting single family residences	170	184'	N/A
26	All other Setbacks	170	210'	N/A
27	Existing At-Grade Parking Lots	50 (from rear lot line) 10 (from the side lot line of any abutting single-family residence)	N/A	N/A
	<b>Pro Shop</b>			
28	Fronting Alton Road	200'	200'	273'
29	Setback abutting single family residences	170'	184'	N/A
30	All other Setbacks	170	210'	N/A
31	Existing At-Grade Parking Lots	50 (from rear lot line) 10 (from the side lot line of any abutting single-family residence)	N/A	N/A
	<b>Golf Performance Center</b>			
32	Fronting Alton Road	200	200	N/A
33	Setback abutting single family residences	170	184'	151'
34	All other Setbacks	170	210'	N/A
35	Existing At-Grade Parking Lots	50 (from rear lot line) 10 (from the side lot line of any abutting single-family residence)	N/A	N/A
	<b>Ancillary Structures</b>	<b>125</b>	<b>N/A</b>	<b>N/A</b>

Freeboard (1' min to 5' max.)	
Club Lounge Building	5'
Wellness Building	5'
Pro Shop	5'
Golf Performance Center	5'
Gatehouse	1'
Comfort Station - North	1'
Comfort Station - South	3'

Gross Square Footage	
Club Lounge	20,367
Wellness Building	30,317
Pro Shop	1,972
Golf Performance Center	1,956
Gate House	78
Comfort Station North	314
Comfort Station South	314
Existing Maintenance Yard Buildings	18,999
<b>Total Gross Square Footage</b>	<b>74,317</b>

\*Golf Performance Center - Ancillary structure under 2000 sqft.

Gross Square Footages	
<b>Golf Clubhouse South - Club Lounge Building Total Area</b>	
<b>Main Level</b>	<b>Subtotal</b>
ENTRY	248
CONCIERGE	175
CLUB LOUNGE	2,631
MEN'S & WOMEN'S BATHROOMS	727
DINING ROOM	1,960
PRIVATE DINING ROOM	574
MEETING ENTRY	314
MEETING/FLEX/CLUB ROOM	951
MEETING ROOM	314
HOST	316
KITCHEN/F&B SUPPORT	2,932
EVENT STORAGE	467
BOILER ROOM	220
AV/IT/LV LIGHTING	230
MPOE	99
WC	76
TRASH & RECYCLE	167
WINE DISPLAY	345
BUFFET	304
MAIN & EMERGENCY ELECTRICAL	337
RECEIVING	306
OUTDOOR W/C	231
CIRCULATION	1,485
ICE MAKER STORAGE	93
EXEC. CHEF'S OFFICE	92
<b>Subtotal</b>	<b>15,594</b>
<b>Upper Level</b>	
<b>Subtotal</b>	
MEN'S STAFF LOCKERS & BATHS	401
WOMEN'S STAFF LOCKERS & BATHS	438
Unisex ADA WC	85
<b>OFFICES</b>	
General Manager's Office	225
Accounting Office (2 person)	210
H.R. Office	233
Catering Manager's Office	180
Maintenance Offices (x2)	124
Main Workroom	1,109
<b>Office Subtotal</b>	<b>3,005</b>
Staff Canteen	268
Staff Lounge	399
Storage/Supplies/Copy/Print	101
Storage	47
Circulation	953
<b>Subtotal</b>	<b>4,773</b>
<b>Club Lounge Subtotal</b>	<b>20,367</b>

Pro Shop Total Area	
Pro Shop	1,506
Office	123
Storage	104
Changing Room	54
MEP	89
Circulation	96
<b>Subtotal</b>	<b>1,972</b>

Golf Performance Center Total Area	
Hitting Bays (2)	943
Club Fitting	129
Putting Table	481
WC	148
MEP	255
<b>Subtotal</b>	<b>1,956</b>

Gatehouse Total Area	
Gatehouse	78

Golf Clubhouse North - Wellness Building Total Area	
<b>Upper Level</b>	<b>Subtotal</b>
Men's Lounge	1,533
Zoom Rooms (x3)	211
Men's Lockers	4,300
Men's Wet Area & Showers	1,627
Women's Lounge	849
Women's Lockers	1,562
Women's Wet Area & Showers	843
Women's Restrooms & Grooming	507
Treatment Rooms (x2)	300
Pantry (X2)	545
Attendant Rooms (x2)	137
Lobby	345
WCs	172
<b>Tennis</b>	
Tennis Shop	394
Tennis Stor.	72
Tennis Pro	114
<b>Tennis Subtotal</b>	<b>580</b>
Linen, Supplies & Mop Sink	149
Pool Equipment	381
BOH	232
MEP	405
Caddie Room	320
Caddie Restroom	87
Circulation	1,579
<b>Subtotal</b>	<b>16,664</b>

Upper Level	
<b>Subtotal</b>	
Fitness Studio	2,046
Movement Studio	774
Movement Studio Storage	282
Movement Studio WC	88
Movement Studio Entry	124
Dining	873
Kitchen	1,021
Bathrooms & Cubbies	840
Storage	206
<b>Subtotal</b>	<b>6,254</b>
<b>Lower Level</b>	
<b>Subtotal</b>	
Cart Barn	6,118
Bag Storage	1,060
Maintenance	221
<b>Subtotal</b>	<b>7,399</b>
<b>Wellness Subtotal</b>	<b>30,317</b>

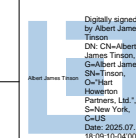
Comfort Station - North Total Area	
Men's ADA WC	109
Women's ADA WC	107
Storage	81
MOP Closet	17
<b>Subtotal</b>	<b>314</b>

Comfort Station - South Total Area	
Men's ADA WC	109
Women's ADA WC	107
Storage	81
MOP Closet	17
<b>Subtotal</b>	<b>314</b>



DRAWING TITLE:  
MIAMI BEACH | ZONING DATA SHEET

PROJECT NAME:  
LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140



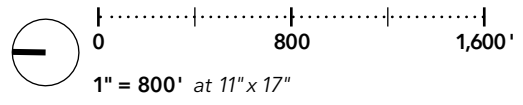
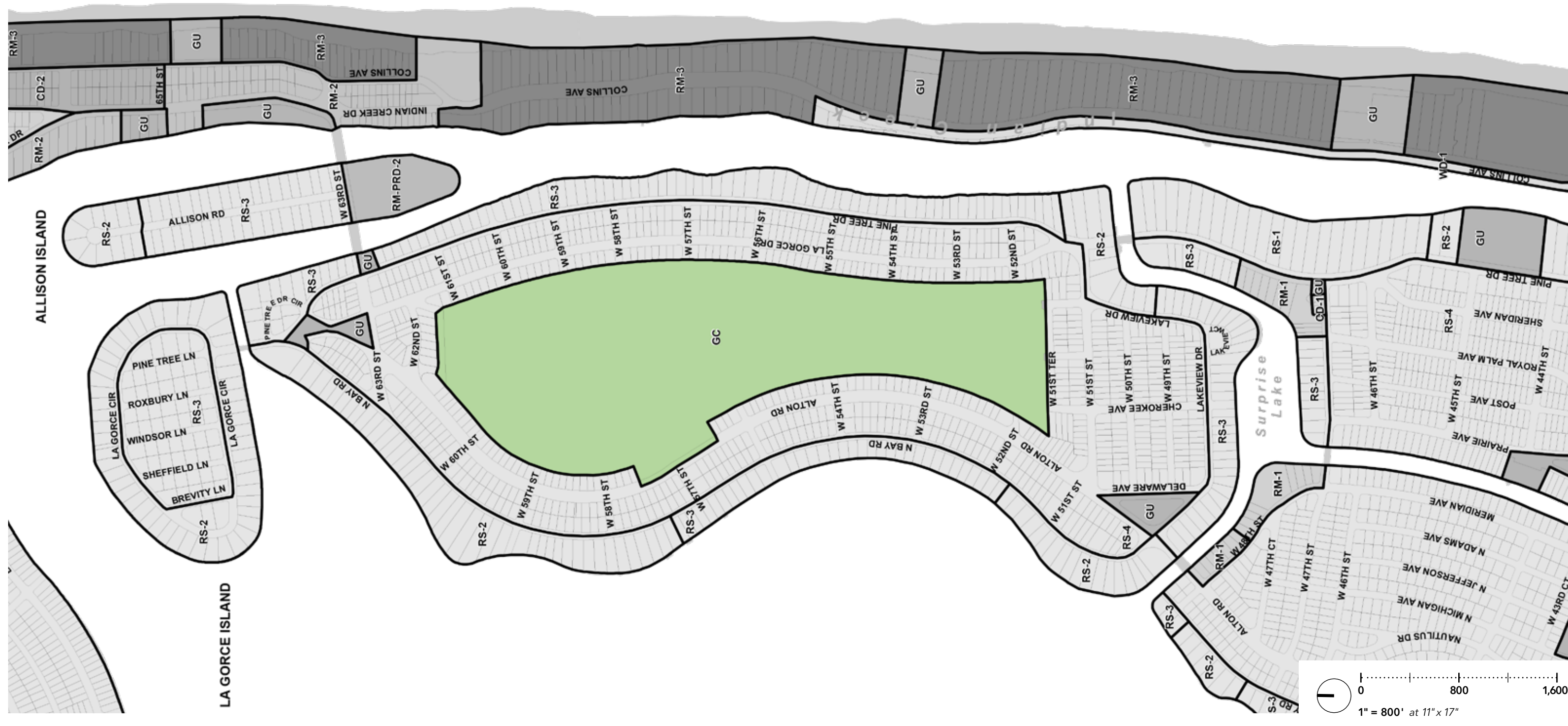
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PROJECT ##:  
21-522

DRAWING ##:  
G0.03

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GC - Golf Course

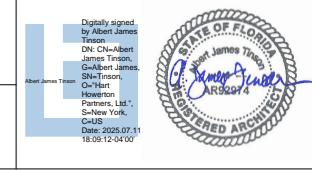


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DRAWING TITLE:  
MIAMI BEACH RESILIENCY CODE | ZONING MAP

PROJECT NAME:  
**LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140**

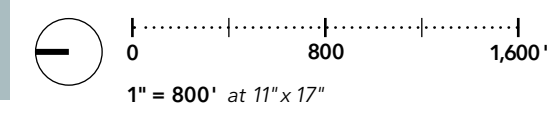


PROJECT #:  
21-522

DATE:  
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- Property Line
- Streets



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DRAWING TITLE:  
**CURRENTLY PROPOSED | OVERALL SITE**

PROJECT NAME:  
**LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140**

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DRAWING #:  
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DRAWING TITLE:  
**CURRENTLY PROPOSED | OVERALL SITE**

PROJECT NAME:  
**LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140**

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STATE OF FLORIDA  
 REGISTERED ARCHITECT

DATE:  
 7/13/25

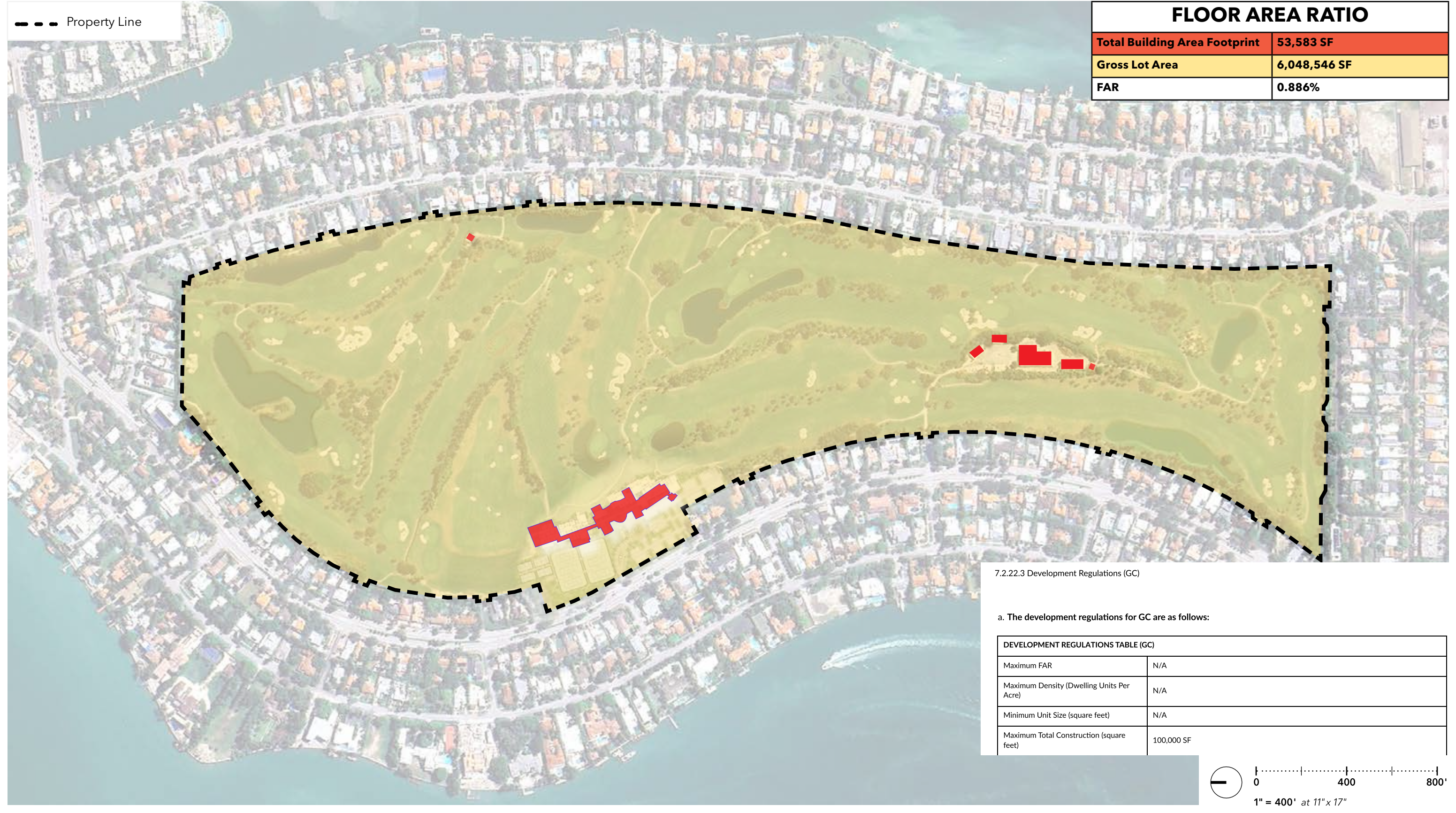
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 21-522

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**G0.06**

--- Property Line

### FLOOR AREA RATIO

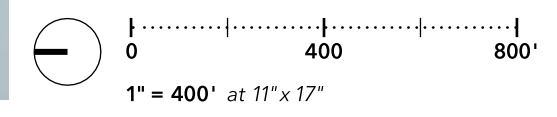
<b>Total Building Area Footprint</b>	<b>53,583 SF</b>
<b>Gross Lot Area</b>	<b>6,048,546 SF</b>
<b>FAR</b>	<b>0.886%</b>



7.2.22.3 Development Regulations (GC)

a. The development regulations for GC are as follows:

Maximum FAR	N/A
Maximum Density (Dwelling Units Per Acre)	N/A
Minimum Unit Size (square feet)	N/A
Maximum Total Construction (square feet)	100,000 SF



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DRAWING TITLE:  
LA GORCE COUNTRY CLUB | EXISTING SITE FLOOR TO AREA DIAGRAM

PROJECT NAME:  
LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140

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21-522

DRAWING ##:  
**G0.07**

--- Property Line

### FLOOR AREA RATIO

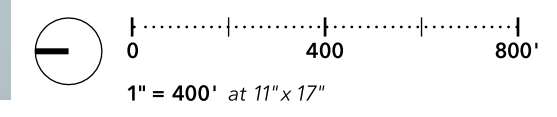
<b>Total Building Area Footprint</b>	<b>53,226 SF</b>
<b>Gross Lot Area</b>	<b>6,048,546 SF</b>
<b>FAR</b>	<b>0.879%</b>



7.2.22.3 Development Regulations (GC)

a. The development regulations for GC are as follows:

DEVELOPMENT REGULATIONS TABLE (GC)	
Maximum FAR	N/A
Maximum Density (Dwelling Units Per Acre)	N/A
Minimum Unit Size (square feet)	N/A
Maximum Total Construction (square feet)	100,000 SF



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DRAWING TITLE:  
LA GORCE COUNTRY CLUB | PROPOSED SITE FLOOR TO AREA DIAGRAM

PROJECT NAME:  
LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140

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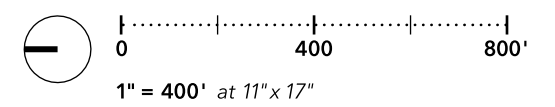
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21-522

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### OPEN SPACE CALCULATIONS

Total Building Area	74,606 SF
Gross Lot Area	6,048,546 SF
Open Space Ratio	1.23%



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DRAWING TITLE:  
LA GORCE COUNTRY CLUB | OPEN SPACE DIAGRAM

PROJECT NAME:  
LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140

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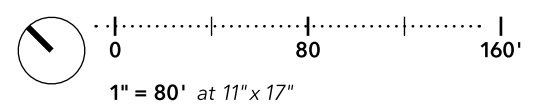
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21-522

DRAWING ##:  
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- Property Line
  - 125' \*Ancillary Structure Setback
  - 200' Main Building Setback
  - 170' Setback
  - 87.5' Side Setback
  - 20' Front Yard Tennis Courts Setback
  - 7'-6" Tennis Side Yard Setback
  - 75' Ancillary Residential Rear Yard Setback
- \*Ancillary structures are less than 2000 sq. ft.



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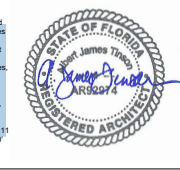
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DRAWING TITLE:  
**LA GORCE COUNTRY CLUB | SETBACKS**

PROJECT NAME:  
**LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140**

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Professional Seal  
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DATE:  
7/13/25

PROJECT #:  
21-522

DRAWING #:  
**G0.10**



A	Golf Club House South - Club Lounge & Dining
B	Loading Dock
C	Golf Club House North - Wellness & Lockers
D	Pro Shop
E	Golf Performance Center
F	2-Lane Porte Cochere
G	Motorcourt (90' x 130')
H	New Tennis Court
I	New Padel Courts
J	Gate House
K	Parking Garden (200 Spots)
L	Existing Valet & Staff Parking
M	1st Tees
N	Putting Green
O	60' x 100' Event Tent
P	10th Tees
Q	Cart Staging
R	Palm Court
S	Garden Lawn
T	Bike Parking
U	Tennis Maintenance Yard

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DRAWING TITLE:  
**LA GORCE COUNTRY CLUB | SITE PLAN**

PROJECT NAME:  
**LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140**

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7/13/25

PROJECT #:  
21-522

DRAWING #:  
**G0.11**

--- Property Line  
 --- Building Setback



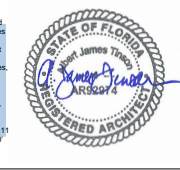
A	Golf Club House South - Club Lounge & Dining
B	Loading Dock
C	Golf Club House North - Wellness & Lockers
D	Pro Shop
E	Golf Performance Center
F	2-Lane Porte Cochere
G	Motorcourt (90' x 130')
H	New Tennis Court
I	New Padel Courts
J	Gate House
K	Parking Garden (200 Spots)
L	Existing Valet & Staff Parking
M	1st Tees
N	Putting Green
O	60' x 100' Event Tent
P	10th Tees
Q	Cart Staging
R	Palm Court
S	Garden Lawn
T	Bike Parking
U	Tennis Maintenance Yard

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 Tel: 212 685 9591 Fax: 212 481 3768  
 Email: NY@hartowerton.com

DRAWING TITLE:  
 LA GORCE COUNTRY CLUB | GROUND FLOOR SITE PLAN

PROJECT NAME:  
 LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140

Digitally signed by Albert James Trison  
 DN: cn=Albert James Trison, o=Albert James Trison, ou=Albert James Trison, email=atrison@hartowerton.com, c=US  
 Date: 2025.07.11 16:09:28 -0400



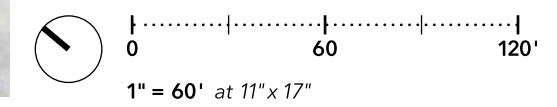
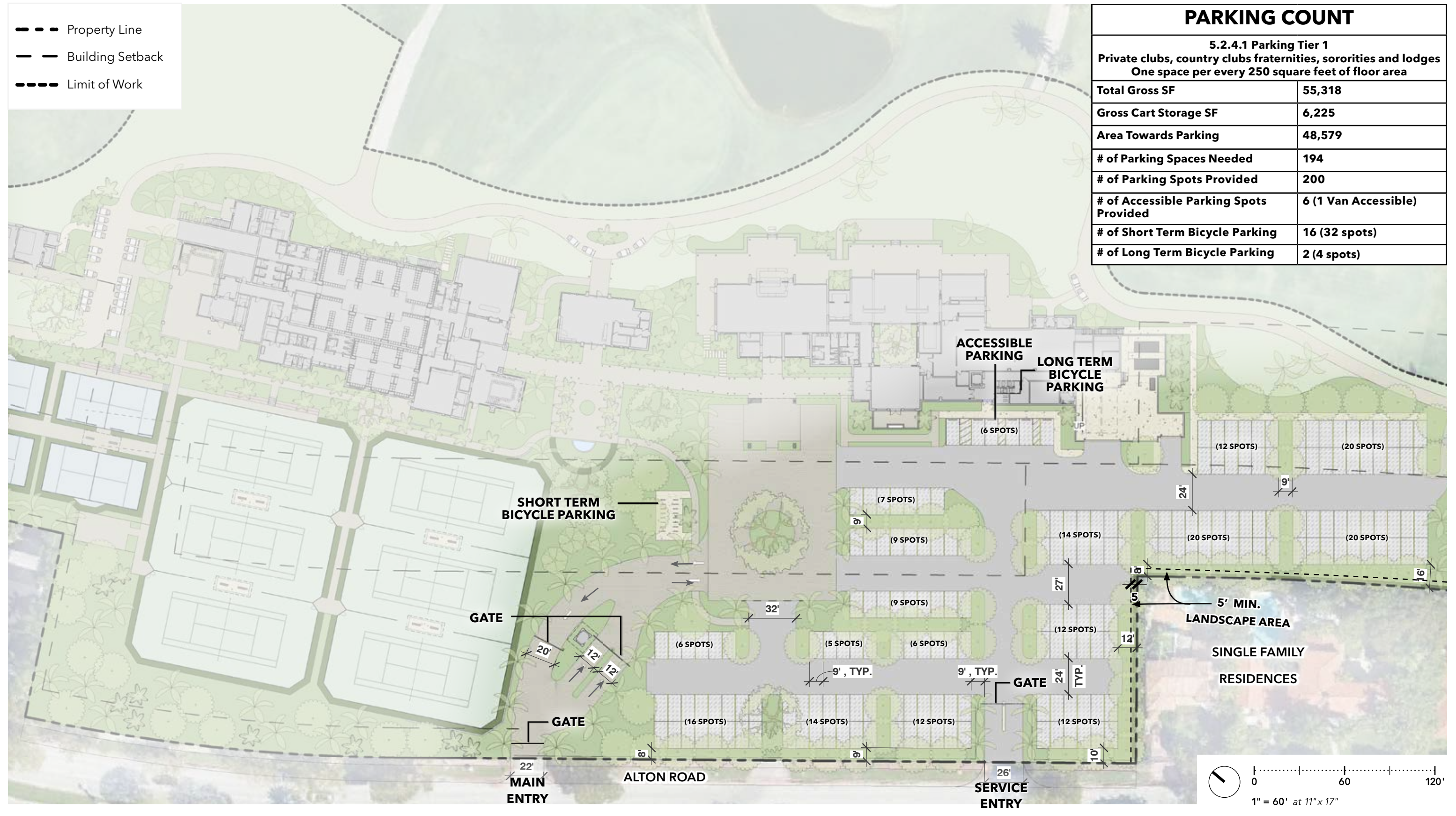
PROJECT #:  
 21-522

DATE:  
 7/13/25  
 DRAWING #:  
**G0.12**

- Property Line
- Building Setback
- Limit of Work

## PARKING COUNT

5.2.4.1 Parking Tier 1 Private clubs, country clubs fraternities, sororities and lodges One space per every 250 square feet of floor area	
Total Gross SF	55,318
Gross Cart Storage SF	6,225
Area Towards Parking	48,579
# of Parking Spaces Needed	194
# of Parking Spots Provided	200
# of Accessible Parking Spots Provided	6 (1 Van Accessible)
# of Short Term Bicycle Parking	16 (32 spots)
# of Long Term Bicycle Parking	2 (4 spots)



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DRAWING TITLE:  
**LA GORCE COUNTRY CLUB | PARKING PLAN**

PROJECT NAME:  
**LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140**

Digitally signed by Albert James Trason  
DN: cn=Albert James Trason, o=Hartowerton Partners, LLC, ou=New York, c=US  
Date: 2025.07.11 16:09:30 -0400

DATE: 7/13/25	DRAWING ##: <b>G0.13</b>
PROJECT ##: 21-522	



TAKEN 10/23/2024

VIEW #1



TAKEN 10/23/2024

VIEW #2



TAKEN 10/23/2024

VIEW #3



KEY PLAN

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DRAWING TITLE:

LA GORCE COUNTRY CLUB | CURRENT SITE PHOTOS FROM ALTON RD.

PROJECT NAME:

LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140

Digitally signed by Albert James Triston  
DN: cn=Albert James Triston, o=Hart-Howerton Partners, LLC, st=New York, c=US  
Date: 2025.07.11 16:09:32 -04'00'



PROJECT ##:  
21-522

DATE:

7/13/25

DRAWING ##:  
**G0.14**



TAKEN 12/23/2024

LOBBY



TAKEN 12/23/2024

PALM ROOM



TAKEN 12/24/2024

PRO SHOP



TAKEN 12/23/2024

SECOND FLOOR BAR



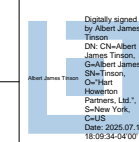
10 East 40th Street, New York, NY 10016  
Tel: 212 685 9691 Fax: 212 481 3766  
Email: NY@hartowerton.com

DRAWING TITLE:

LA GORCE COUNTRY CLUB | INTERIOR PHOTOS

PROJECT NAME:

LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140



DATE:

7/13/25

PROJECT ##:

21-522

DRAWING ##:

G0.15



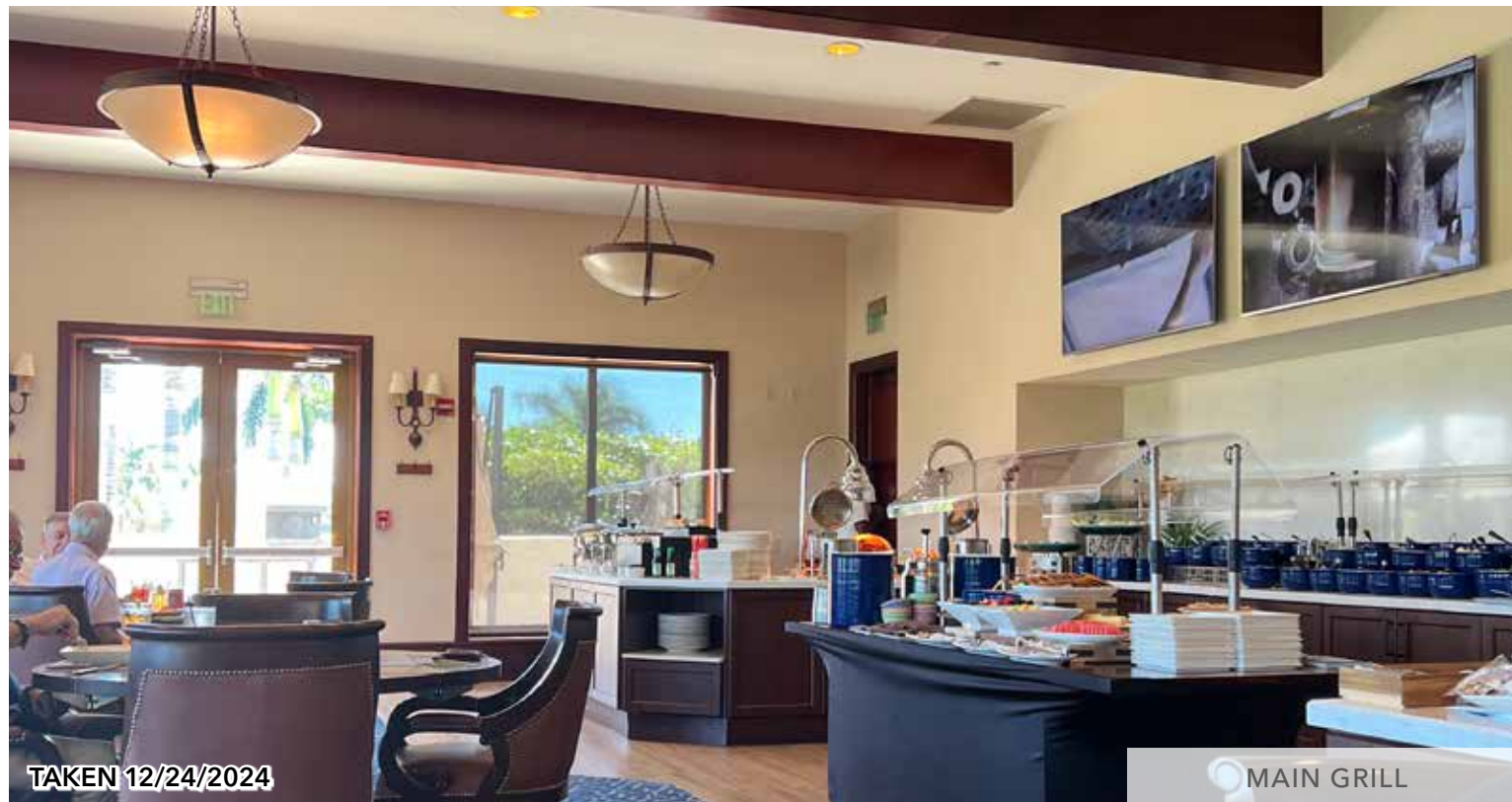
TAKEN 12/23/2024

STAFF KITCHEN



TAKEN 12/23/2024

POOL RESTAURANT



TAKEN 12/24/2024

MAIN GRILL



TAKEN 12/23/2024

MEN'S LOCKER ROOM



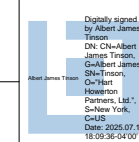
10 East 40th Street, New York, NY 10016  
Tel: 212 688 9691 Fax: 212 481 3766  
Email: NY@hartowerton.com

DRAWING TITLE:

LA GORCE COUNTRY CLUB | INTERIOR PHOTOS

PROJECT NAME:

LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140



DATE:

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PROJECT #:  
21-522

DRAWING #:  
G0.16



TAKEN 6/15/2025

VIEW #1



TAKEN 6/15/2025

VIEW #2



TAKEN 6/15/2025

VIEW #3



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DRAWING TITLE:  
LA GORCE COUNTRY CLUB | PHOTOS OF NEIGHBORING PROPERTIES

PROJECT NAME:  
LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140

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PROJECT ##:  
21-522

DATE:  
7/13/25

DRAWING ##:  
G0.17



TAKEN 6/15/2025

VIEW #1



TAKEN 6/15/2025

VIEW #2



TAKEN 6/15/2025

VIEW #3



KEY PLAN



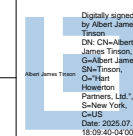
10 East 40th Street, New York, NY 10016  
Tel: 212 685 9691 Fax: 212 481 3768  
Email: NY@harthowerton.com

DRAWING TITLE:

LA GORCE COUNTRY CLUB | PHOTOS OF NEIGHBORING PROPERTIES

PROJECT NAME:

LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140



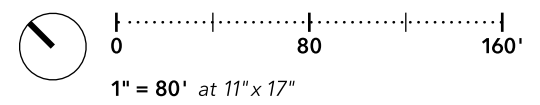
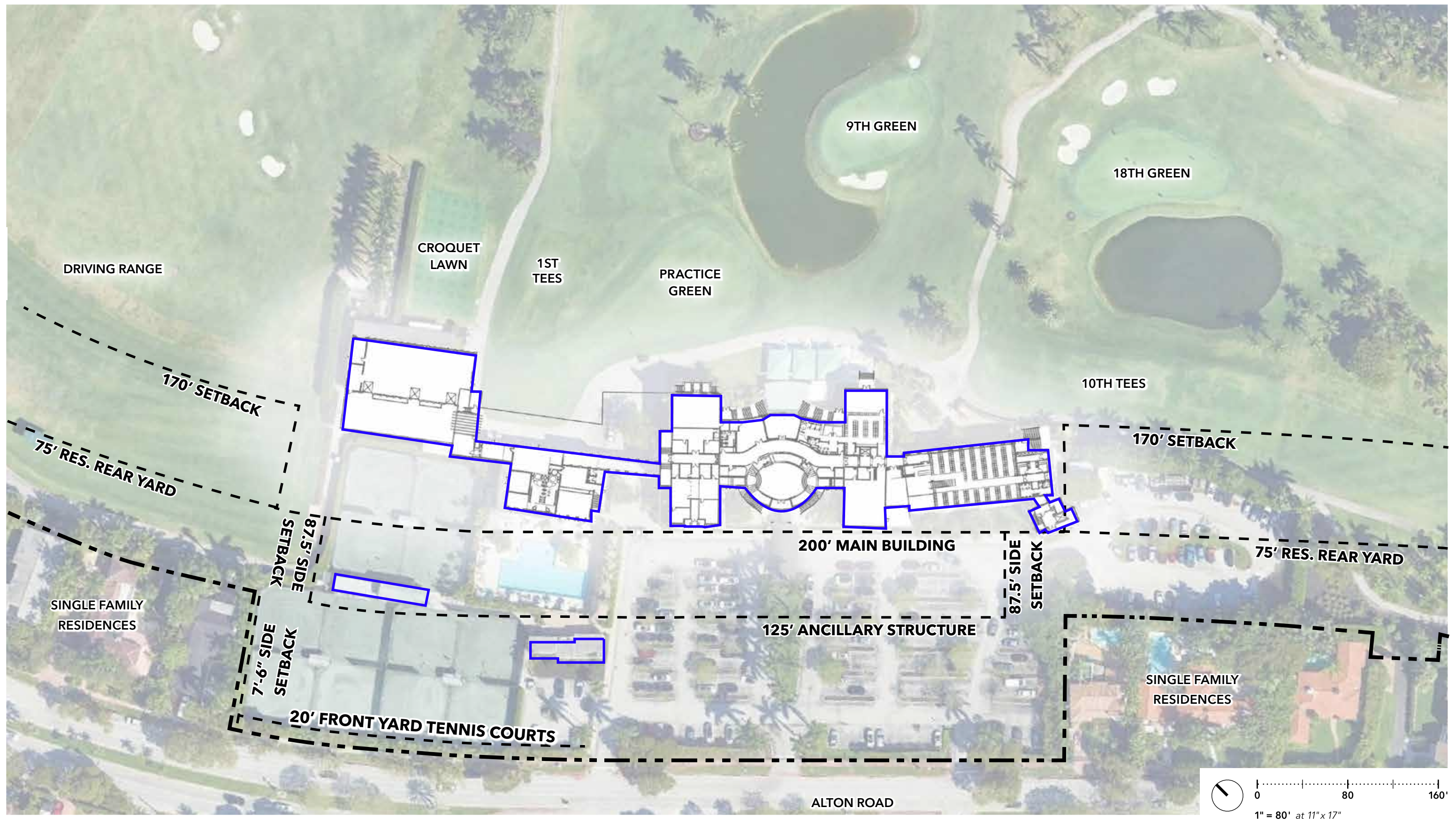
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21-522

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G0.18




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DRAWING TITLE:  
**LA GORCE COUNTRY CLUB | CURRENT CLUBHOUSE FLOOR PLAN**

PROJECT NAME:  
**LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140**

Digitally signed by Albert James Trason  
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 Date: 2025.07.11 18:09:42 -0400

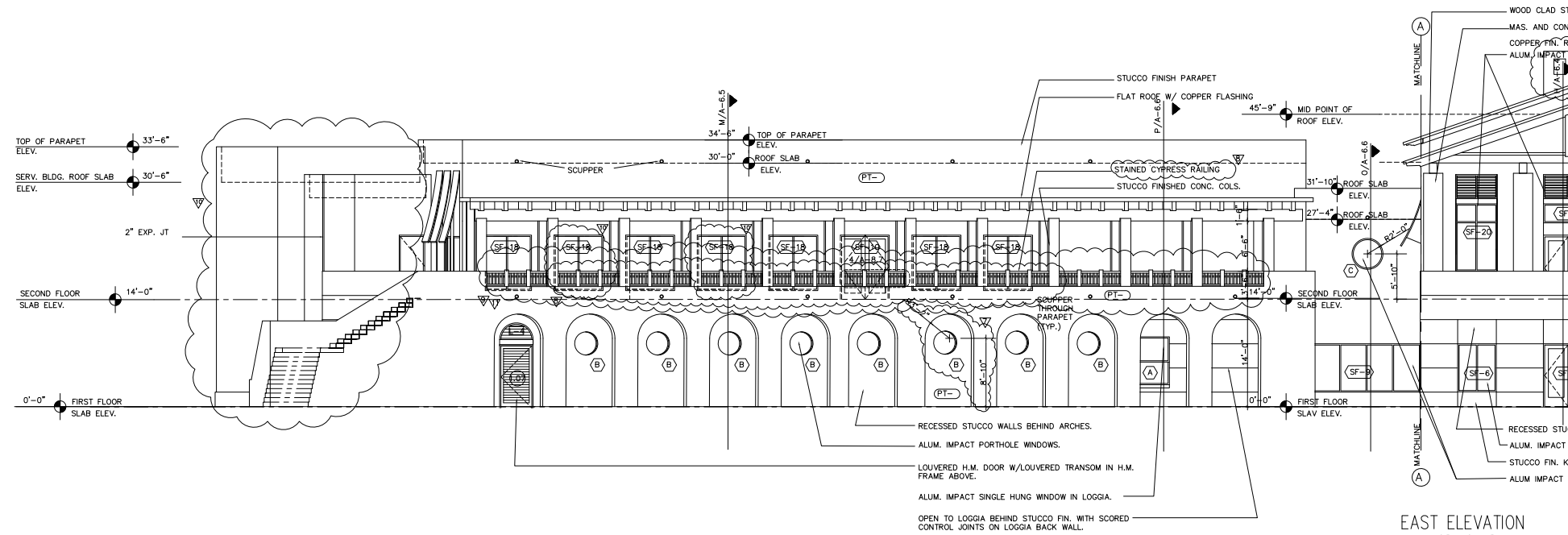


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 7/13/25

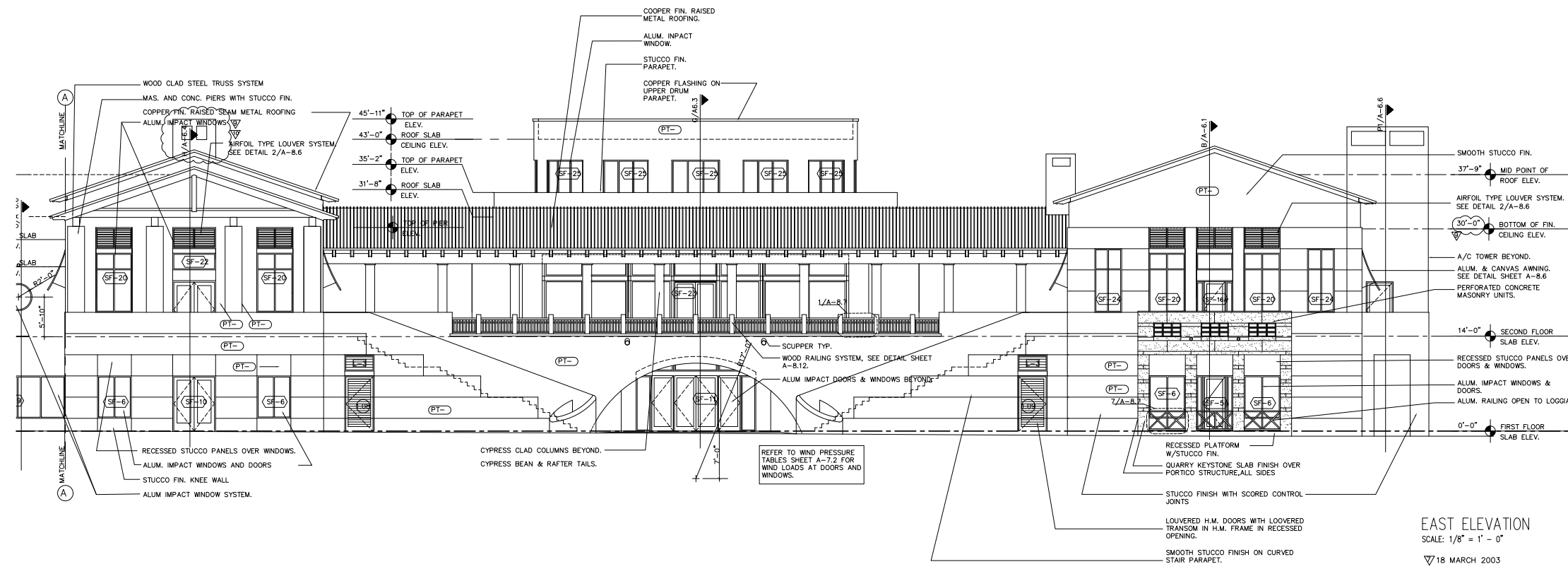
PROJECT ##:  
 21-522

DRAWING ##:  
**G0.19**





EAST ELEVATION  
SCALE: 1/8" = 1' - 0"

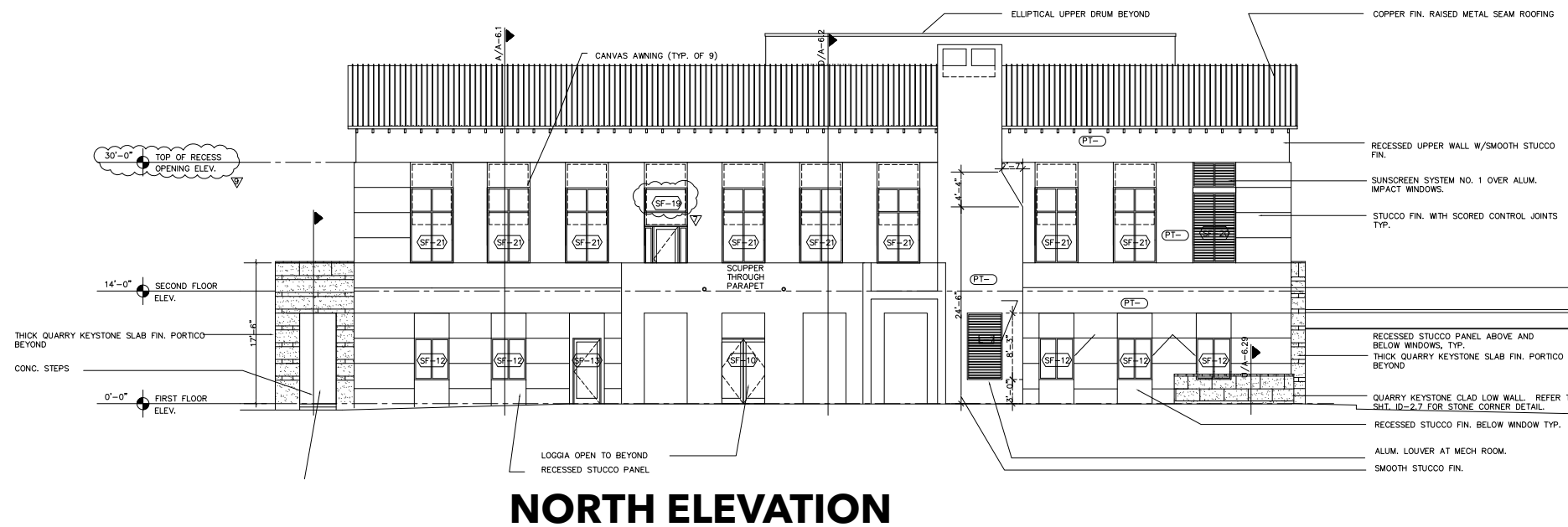
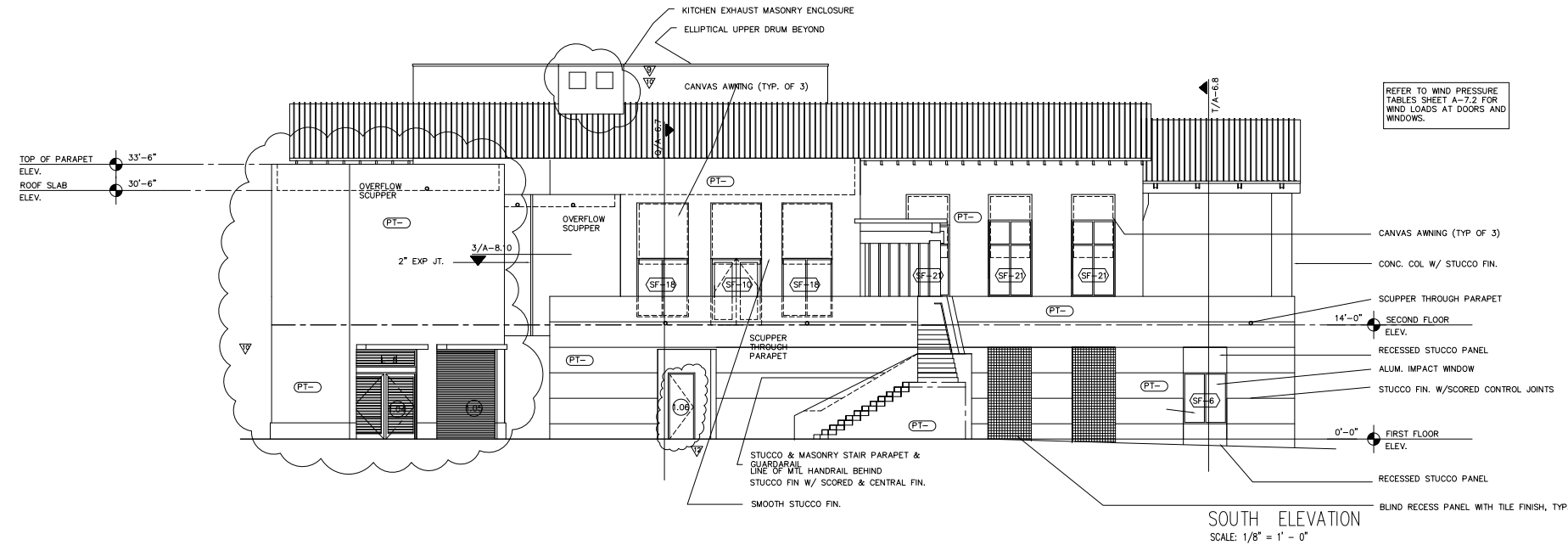
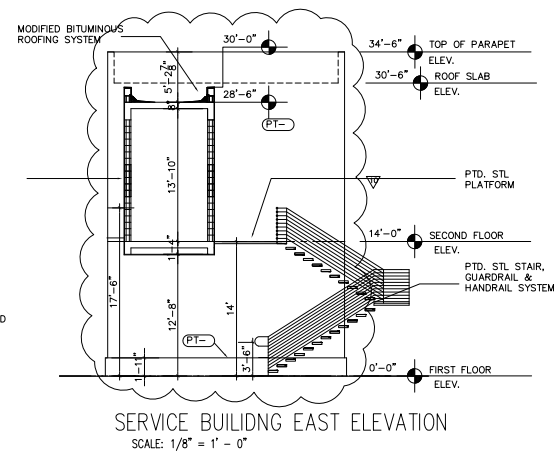
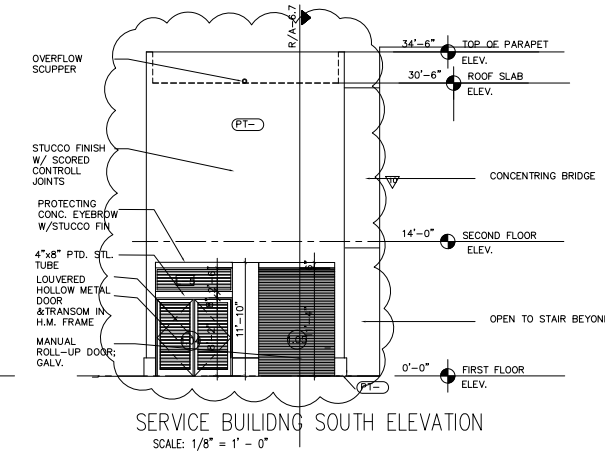
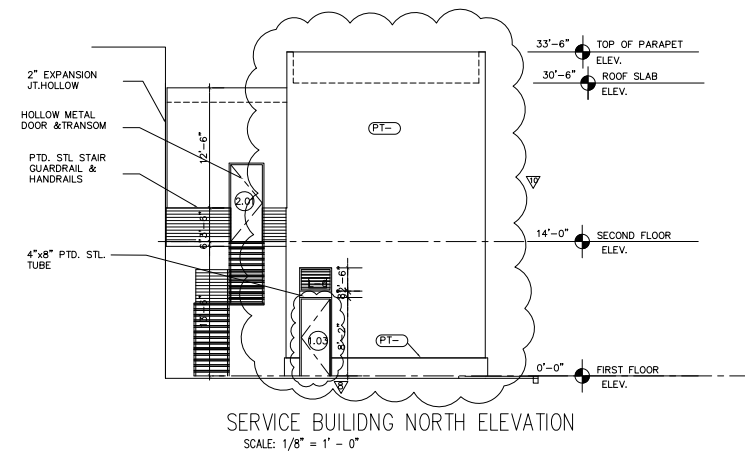
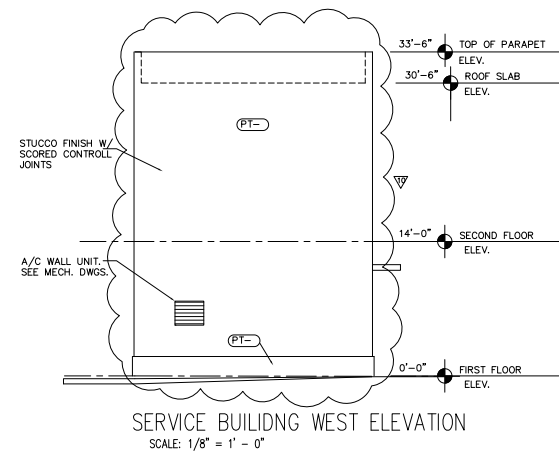


EAST ELEVATION

EAST ELEVATION  
SCALE: 1/8" = 1' - 0"  
18 MARCH 2003  
01 MAY 2003  
02 JUNE 2003  
01 JULY 2003

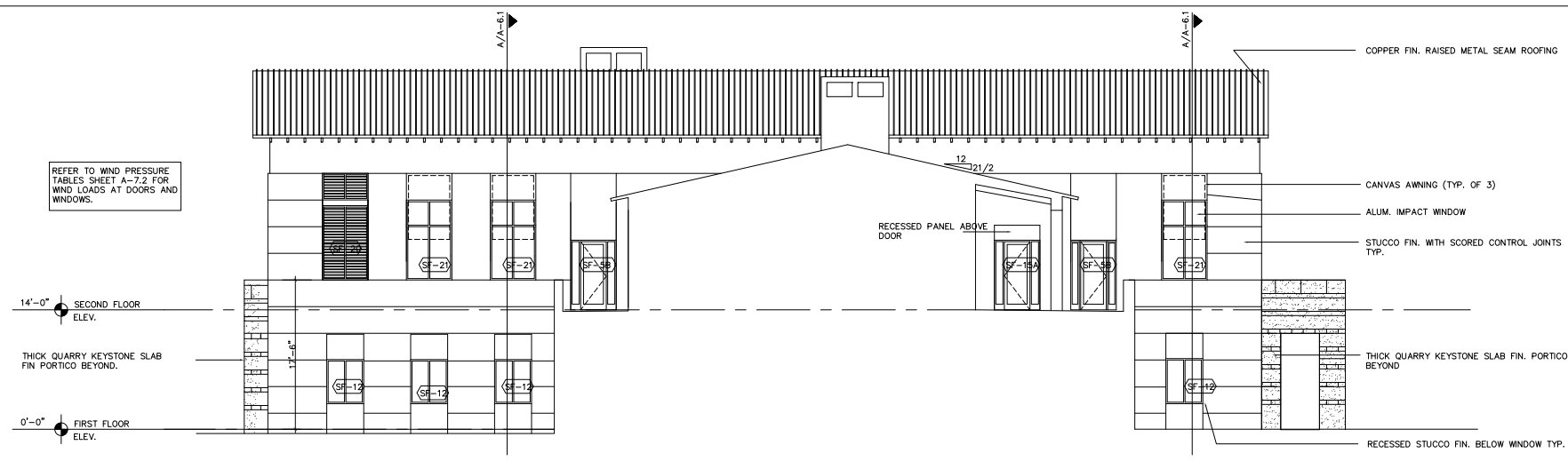
**NOTE: DRAWINGS TAKEN FROM DOCUMENT SET PRODUCED BY ALLAN T. SHULMAN ARCHITECT P.A. 9/12/2002**

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1" = 80' at 11" x 17"

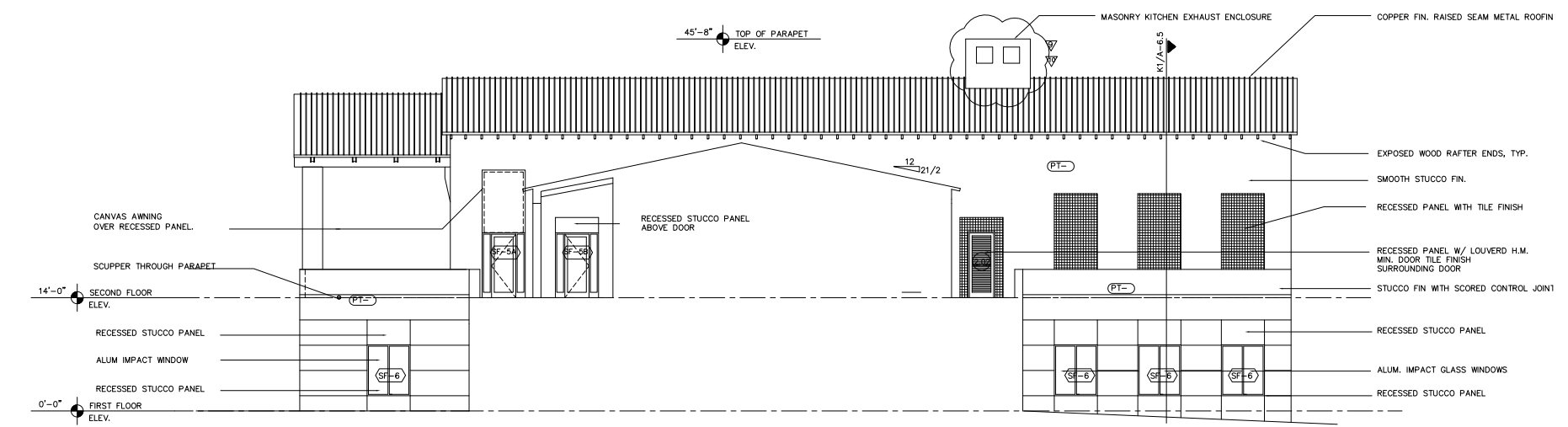


**NOTE: DRAWINGS TAKEN FROM DOCUMENT SET PRODUCED BY ALLAN T. SHULMAN ARCHITECT P.A. 9/12/2002**

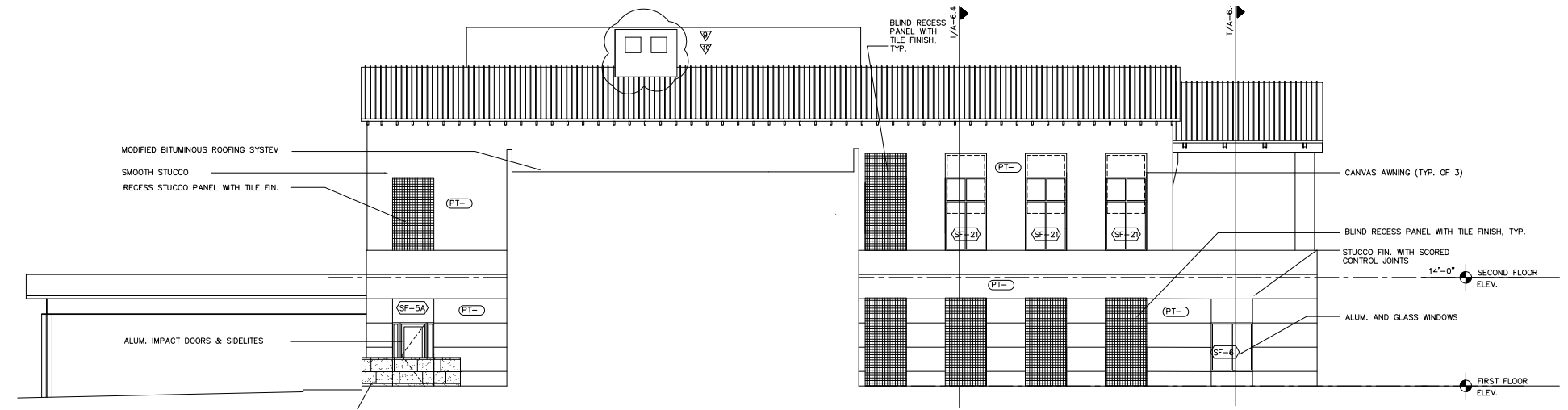
0 80 160'  
1" = 80' at 11" x 17"



**SOUTH SECTION ELEVATION**  
SCALE: 1/8" = 1' - 0"



**NORTH SECTION ELEVATION**  
SCALE: 1/8" = 1' - 0"



**SOUTH ELEVATION**

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0 80 160'

1" = 80' at 11" x 17"

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DRAWING TITLE:  
**LA GORCE COUNTRY CLUB | CURRENT CLUB HOUSE ELEVATIONS**

PROJECT NAME:  
**LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140**

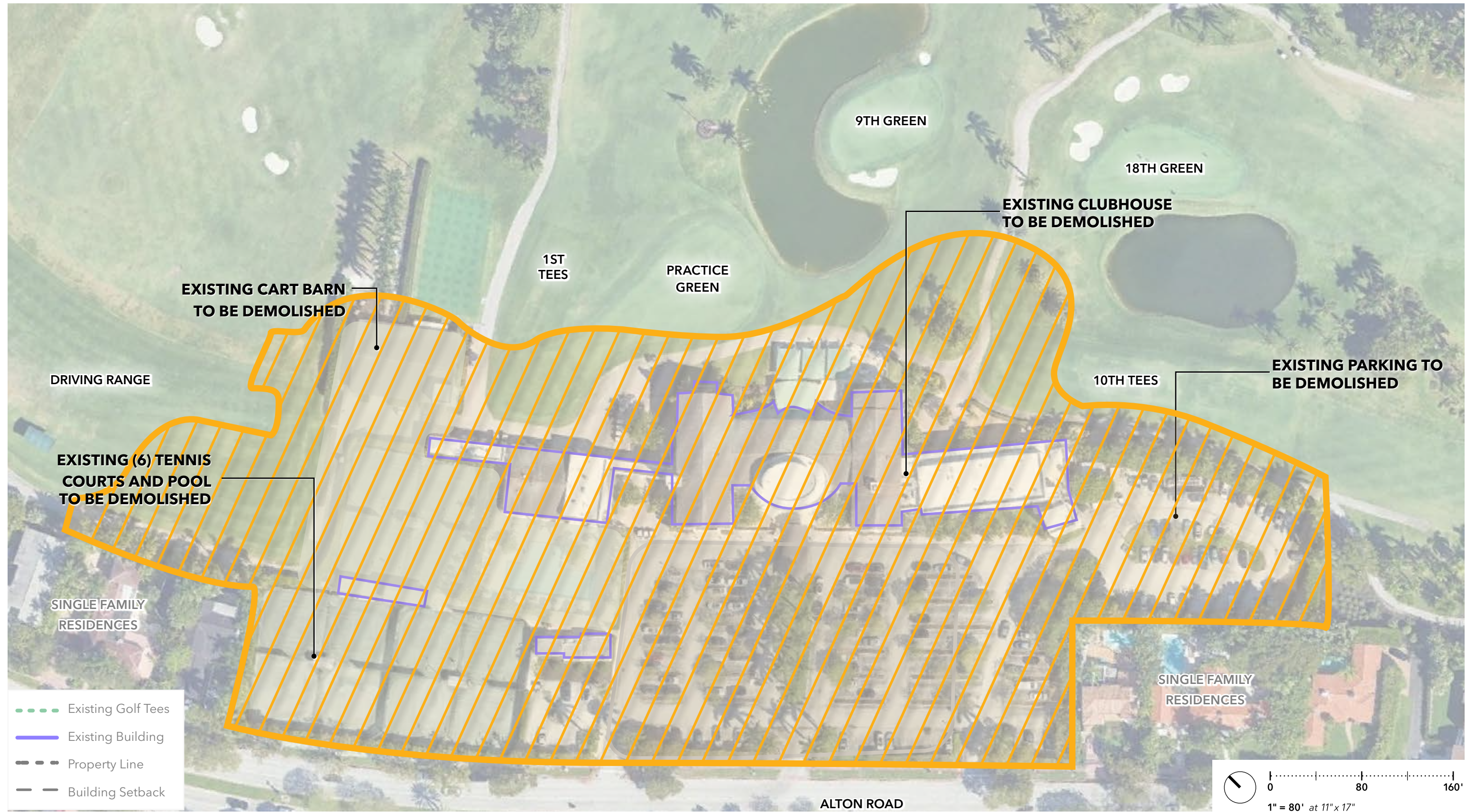
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DN: cn=Albert James Trason, o=Hart Howerton Partners, llc, st=New York, c=US  
Date: 2008.07.11 18:05:51 -0400

STATE OF FLORIDA  
REGISTERED ARCHITECT  
Albert James Trason  
No. 10004

DATE:  
7/13/25

PROJECT ##:  
21-522

DRAWING ##:  
**G0.23**



DRAWING TITLE:

LA GORCE COUNTRY CLUB | DEMOLITION PLAN

PROJECT NAME:

LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140

DATE:

7/13/25

PROJECT ##:

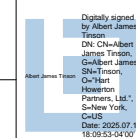
21-522

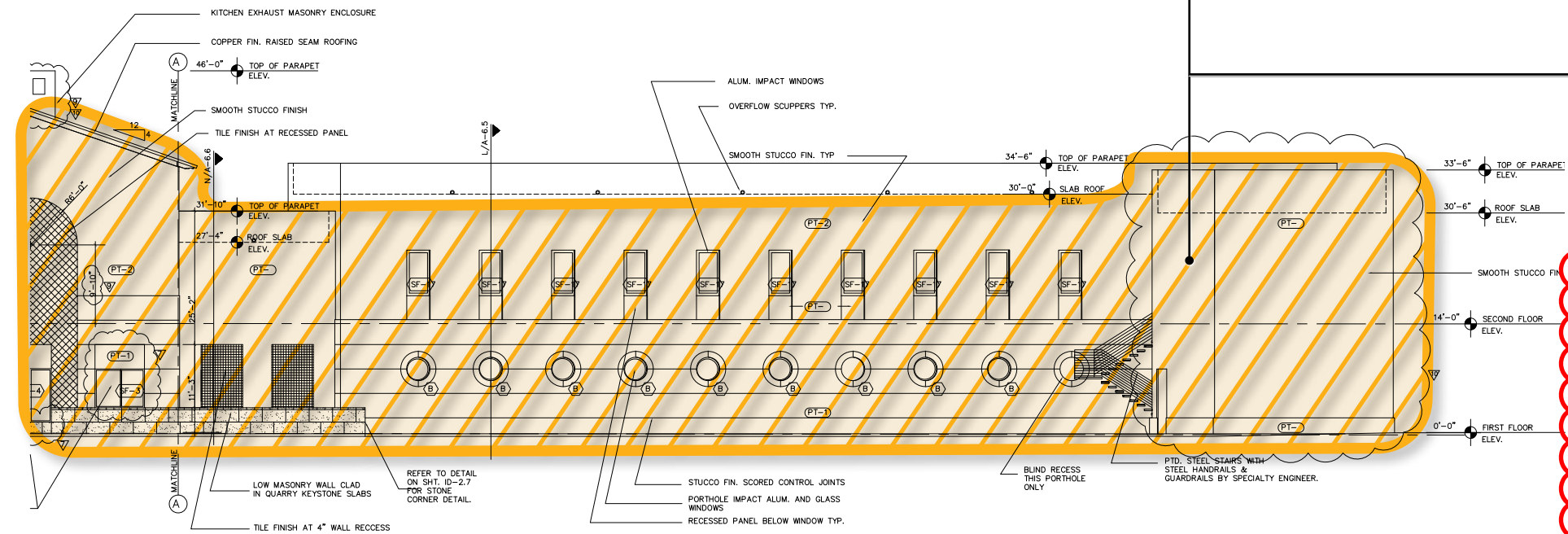
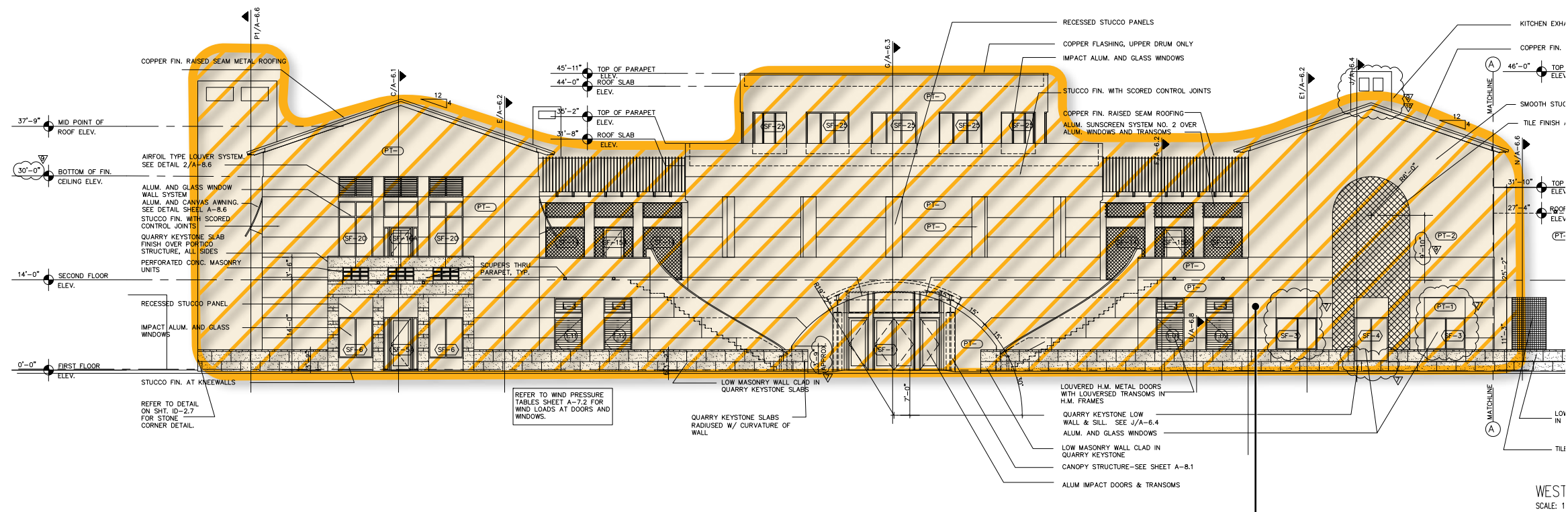
DRAWING ##:

G0.24



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**EXISTING CLUBHOUSE  
TO BE DEMOLISHED**

**NOTE: DRAWINGS TAKEN  
FROM DOCUMENT SET  
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SHULMAN ARCHITECT P.A.  
9/12/2002**

**WEST ELEVATION**

0 80 160'  
1" = 80' at 11" x 17"

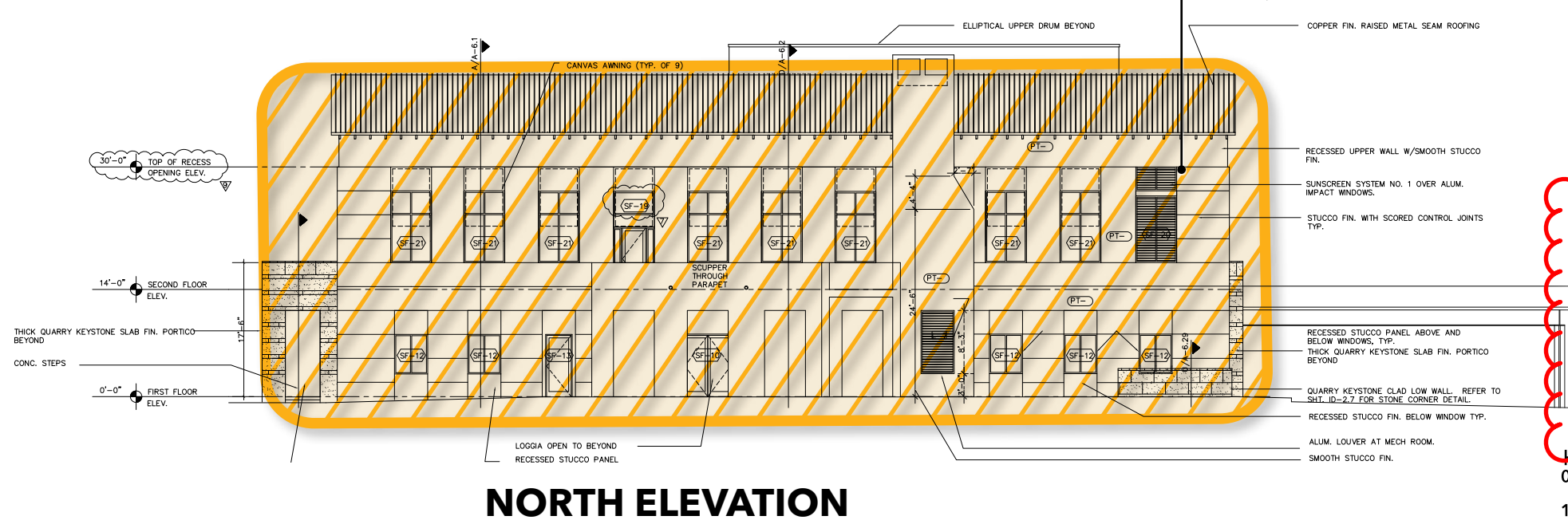
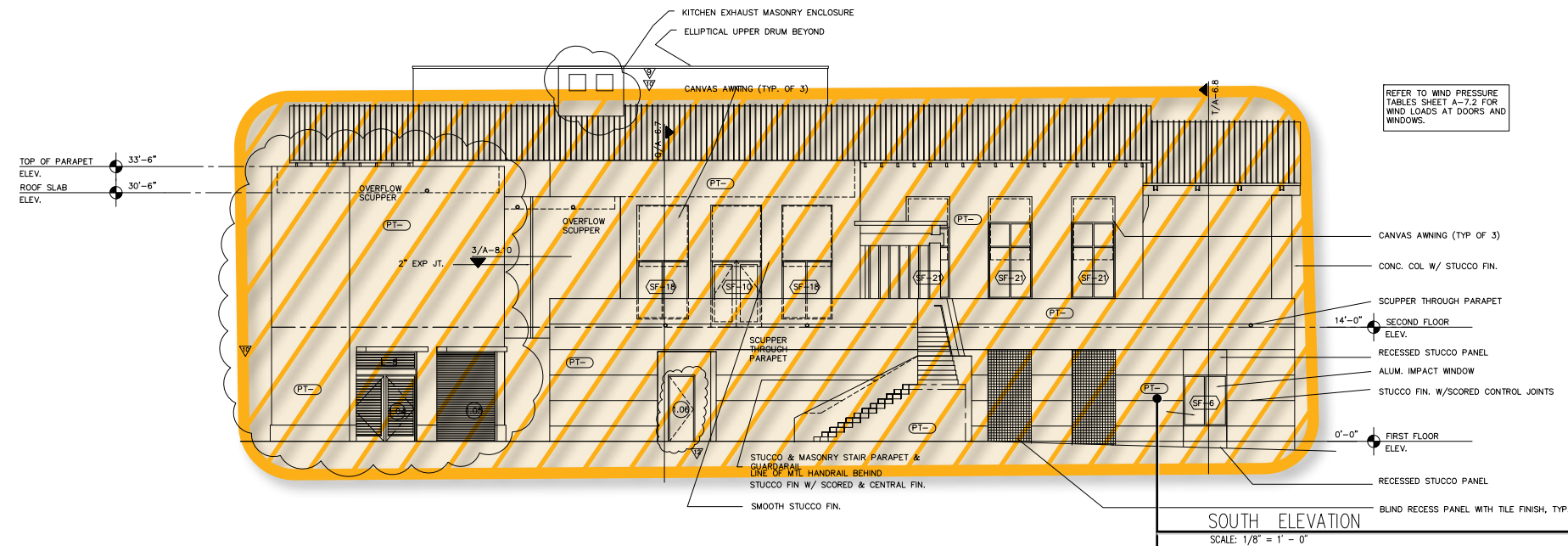
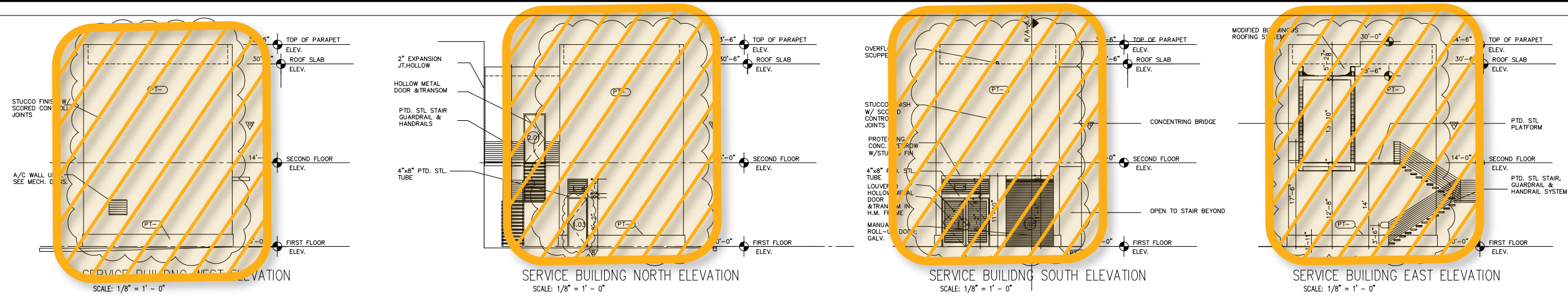
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DRAWING TITLE:  
**LA GORCE COUNTRY CLUB | DEMOLITION ELEVATIONS**

PROJECT NAME:  
**LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140**

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DATE:  
7/13/25  
PROJECT ##:  
21-522  
DRAWING ##:  
**G0.25**

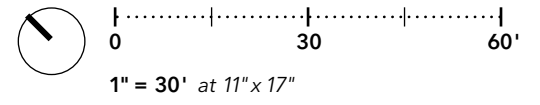
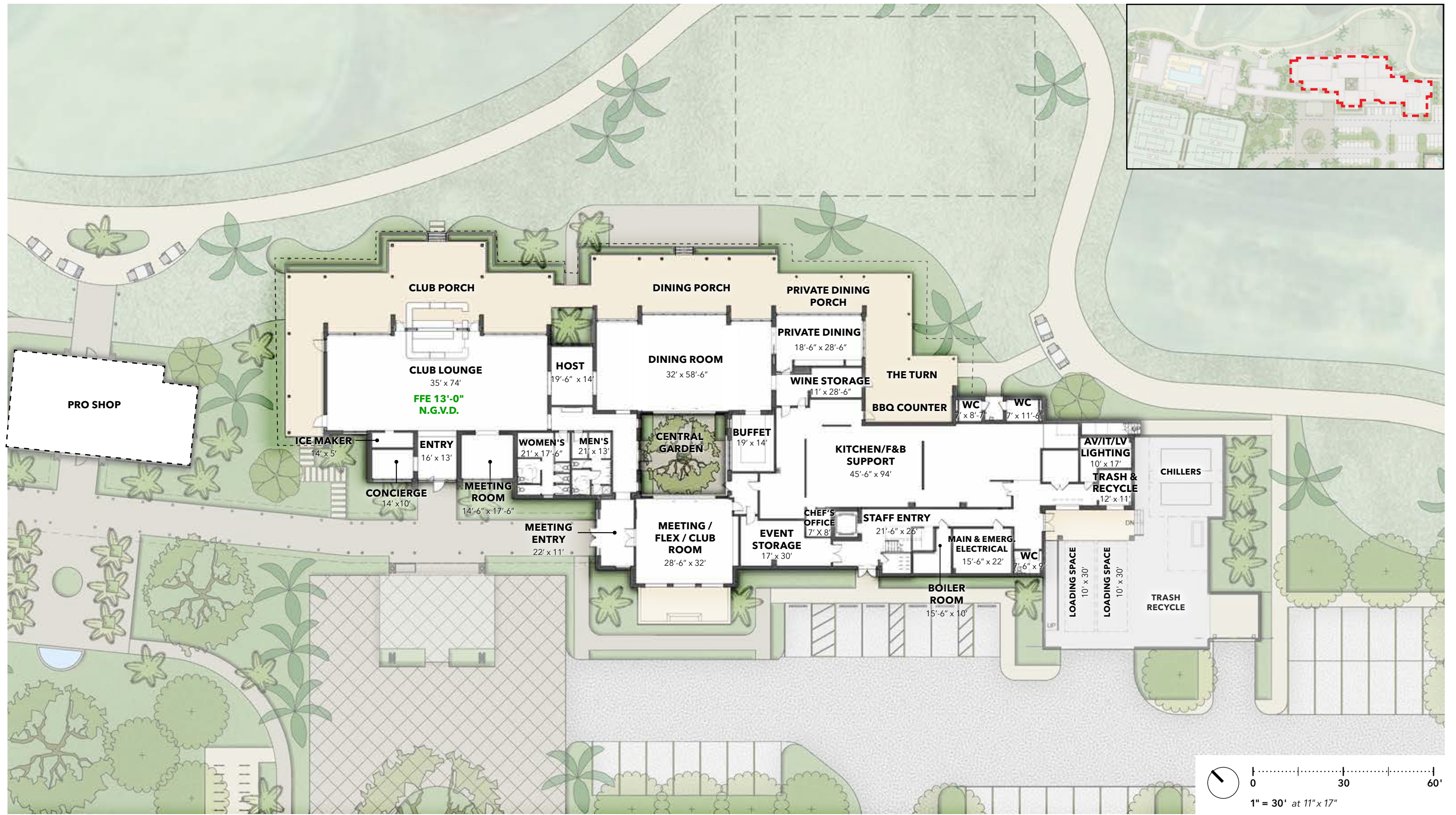


**EXISTING TO BE CLUBHOUSE DEMOLISHED**

**NOTE: DRAWINGS TAKEN FROM DOCUMENT SET PRODUCED BY ALLAN T. SHULMAN ARCHITECT P.A. 9/12/2002**

0 80 160'

1" = 80' at 11" x 17"



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DRAWING TITLE:  
GOLF CLUB HOUSE SOUTH | CLUB LOUNGE & DINING | MAIN LEVEL FLOOR PLAN

PROJECT NAME:  
LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140

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Date: 2026.07.11 16:06:58 -0400

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7/13/25  
PROJECT #:  
21-522  
DRAWING #:  
A1.01

PROGRAM ELEMENT	
<b>A</b>	<b>Staff Canteen</b> (15'-6" x 19')
<b>B</b>	<b>Men's Lockers &amp; Bath</b> (13' x 28'-6")
<b>C</b>	<b>Women's Lockers &amp; Bath</b> (10' x 28'-6")
<b>D</b>	<b>Unisex ADA WC</b> (10' x 7')
<b>E</b>	<b>Upper Level Landing</b> (34'-6" x 24'-6")
<b>F</b>	<b>Main Workroom</b> (22' x 56'-8")
<b>G</b>	<b>Storage/Supplies/Copy/Print</b> (8' x 11')
<b>I</b>	<b>Accounting Office</b> (19' x 16')
<b>J</b>	<b>Catering</b> (9' x 15')
<b>K</b>	<b>General Manager's Office</b> (12'x 15')
<b>L</b>	<b>H.R. Office</b> (11' x 17'-6")
<b>M</b>	<b>Maintenance Office</b> (11'-6" x 10')
<b>O</b>	<b>Outdoor Stair</b>
<b>P</b>	<b>Flat Roof</b>
<b>Q</b>	<b>Planter at Wall Above Courtyard</b>
<b>R</b>	<b>Staff Lounge</b> (15'-6" x 24'-6")



DRAWING TITLE: GOLF CLUB HOUSE SOUTH | CLUB LOUNGE & DINING | UPPER LEVEL FLOOR PLAN

PROJECT NAME: LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140



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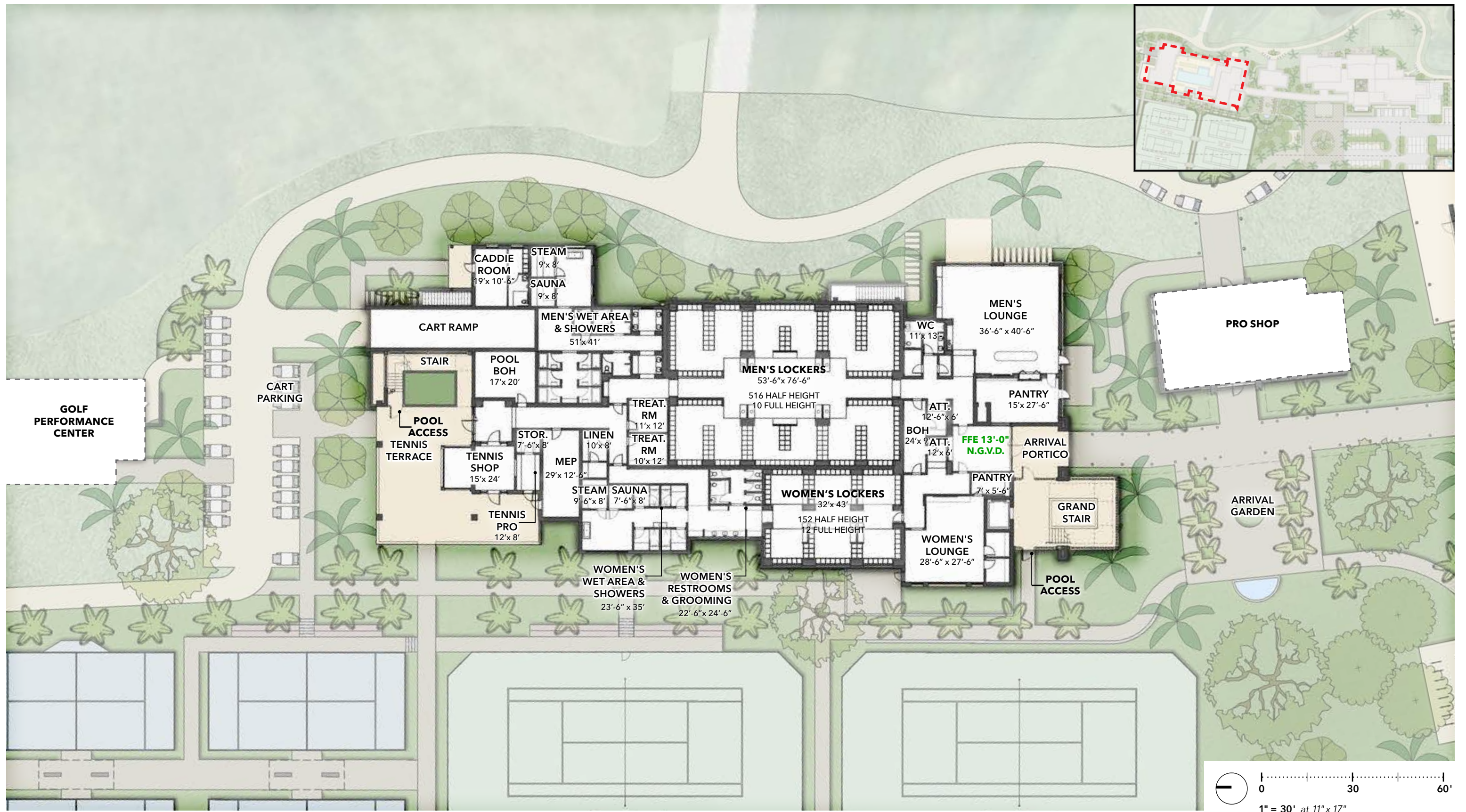


DATE:

7/13/25

PROJECT ##:  
21-522

DRAWING ##:  
A1.02



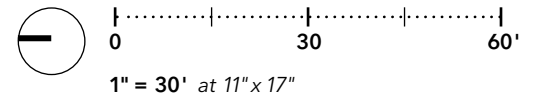
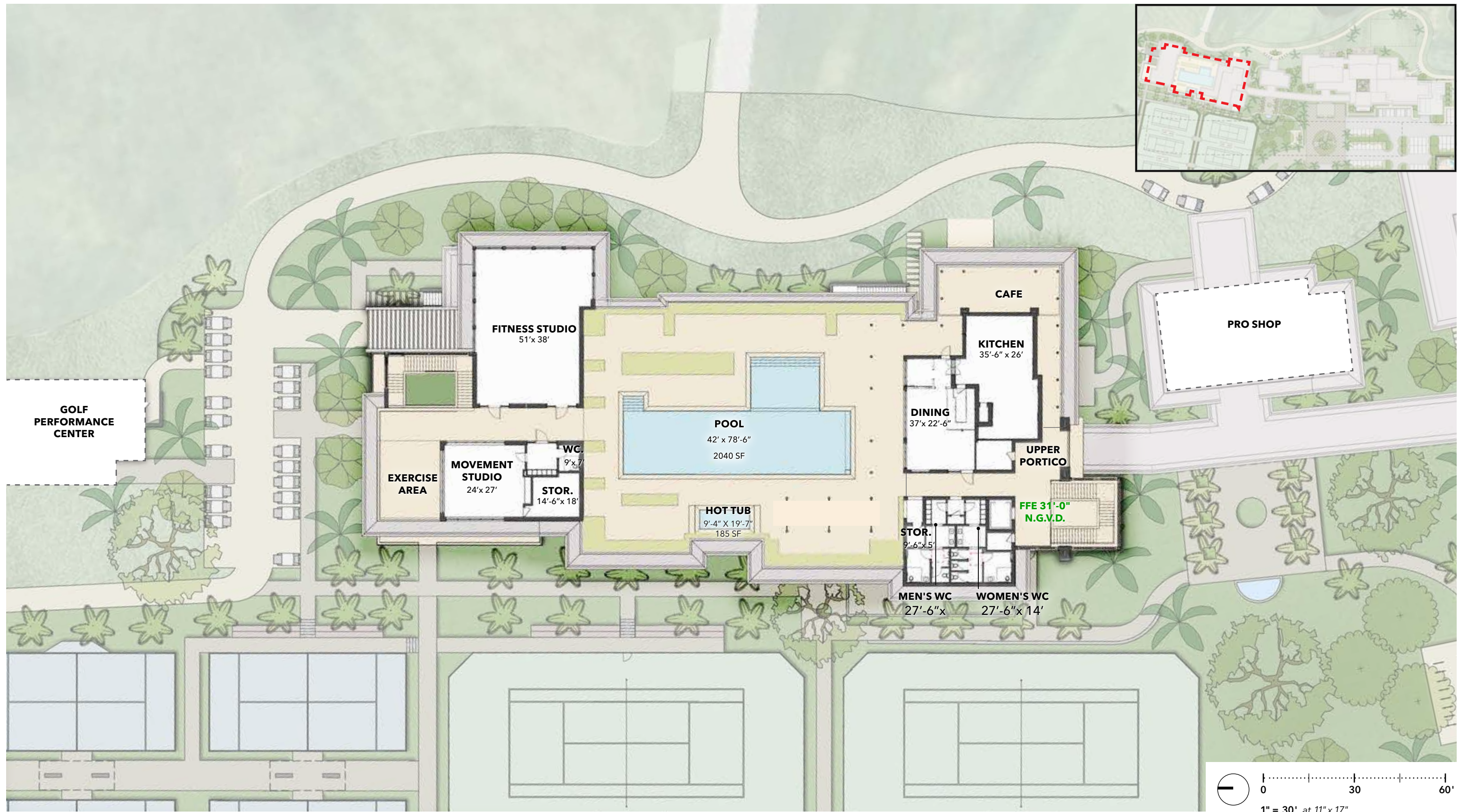
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 Email: NY@hartowerton.com

DRAWING TITLE  
**GOLF CLUB HOUSE NORTH | WELLNESS & LOCKERS | MAIN LEVEL FLOOR PLAN**

PROJECT NAME  
**LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140**

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DATE: 7/13/25
PROJECT #: 21-522
DRAWING #: <b>A1.03</b>



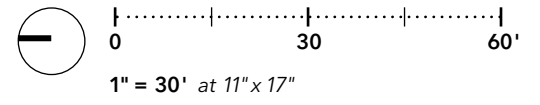
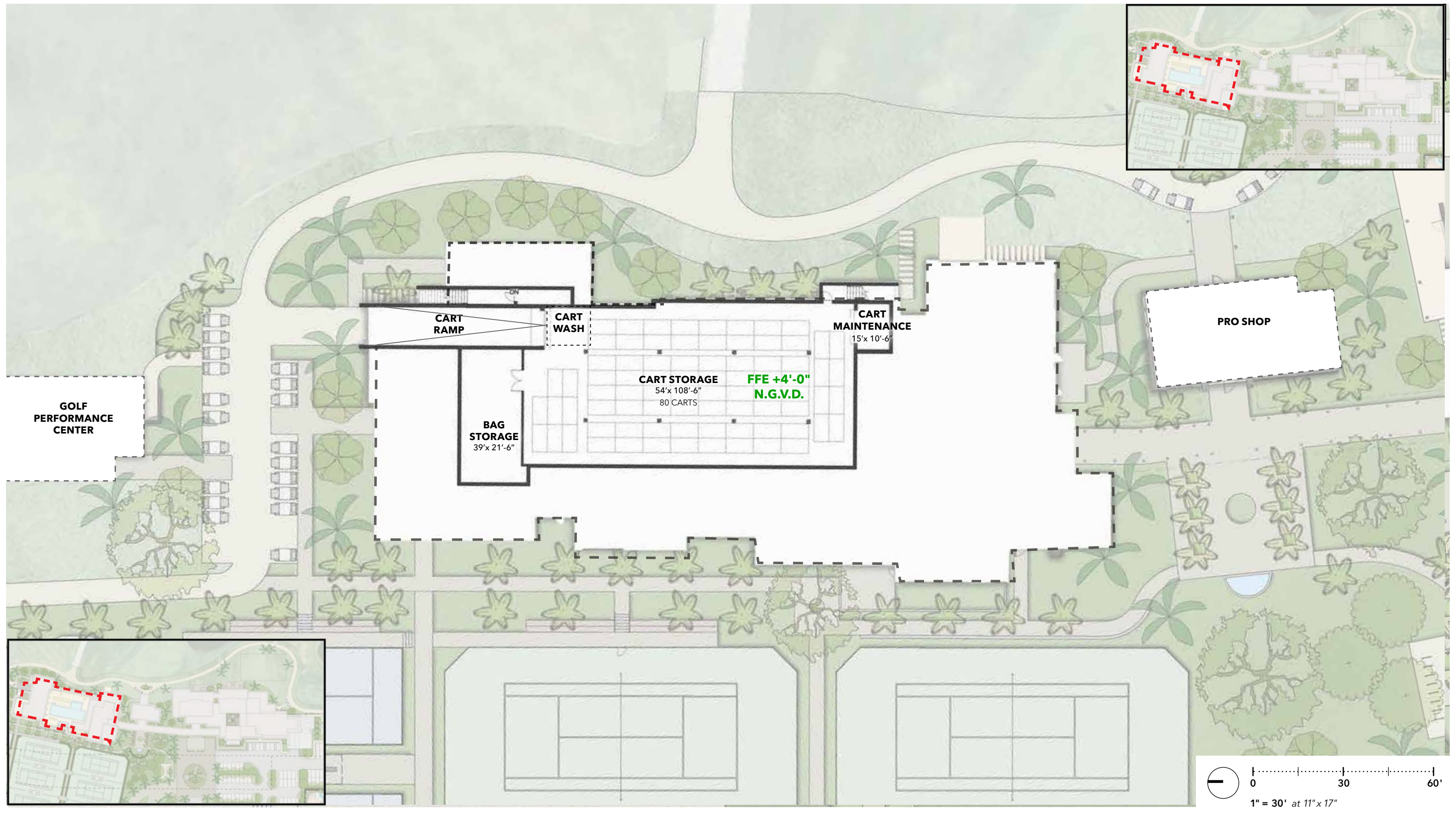
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Email: NY@hartowerton.com

DRAWING TITLE:  
**GOLF CLUB HOUSE NORTH WELLNESS & LOCKERS | SECOND LEVEL FLOOR PLAN**

PROJECT NAME:  
**LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140**

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Date: 2026.07.11 16:10:05 -0400

DATE: 7/13/25
PROJECT #: 21-522
DRAWING #: <b>A1.04</b>



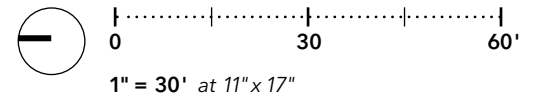
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DRAWING TITLE:  
GOLF CLUB HOUSE NORTH | WELLNESS & LOCKERS | LOWER LEVEL FLOOR PLAN

PROJECT NAME:  
LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140

Digitally signed by Albert James Trason  
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Date: 2025.07.11 16:10:07 -0400

DATE: 7/13/25
PROJECT #: 21-522
DRAWING #: A1.05



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DRAWING TITLE:  
**PRO SHOP | FLOOR PLAN**

PROJECT NAME:  
**LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140**

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DATE:  
 7/13/25

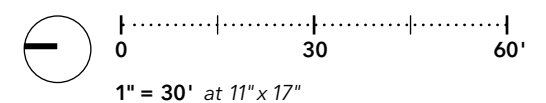
PROJECT #:  
 21-522

DRAWING #:  
**A1.06**

# GPC GROSS AREAS

Interior GSF	1956
Exterior SF	2039
<b>Total SF</b>	<b>3995</b>

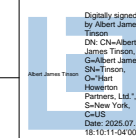
\*Ancillary structures are less than 2000 sq. ft.



10 East 40th Street, New York, NY 10016  
Tel: 212 688 9691 Fax: 212 481 3768  
Email: NY@harthowerton.com

DRAWING TITLE:  
GOLF PERFORMANCE CENTER | FLOOR PLAN

PROJECT NAME:  
LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140



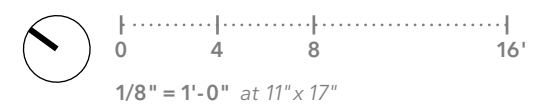
DATE:  
7/13/25

PROJECT ##:  
21-522

DRAWING ##:  
A1.07

# GATEHOUSE GROSS AREAS

GROSS SQUARE FOOTAGE 78



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DRAWING TITLE:  
GATE HOUSE | FLOOR PLAN

PROJECT NAME:  
LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140

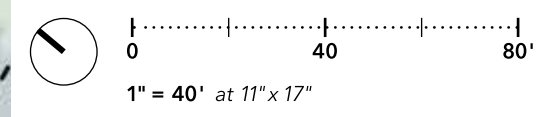
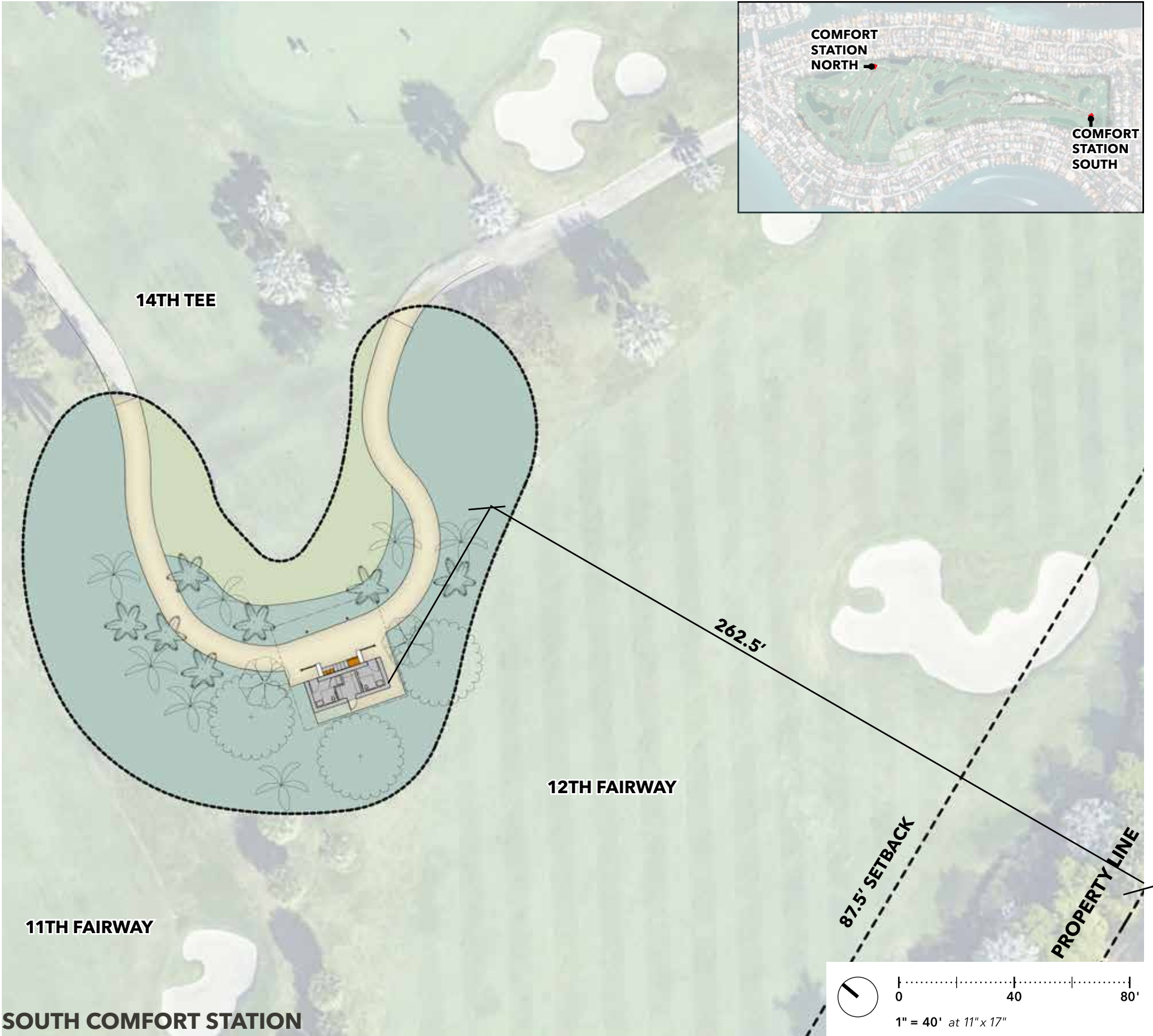
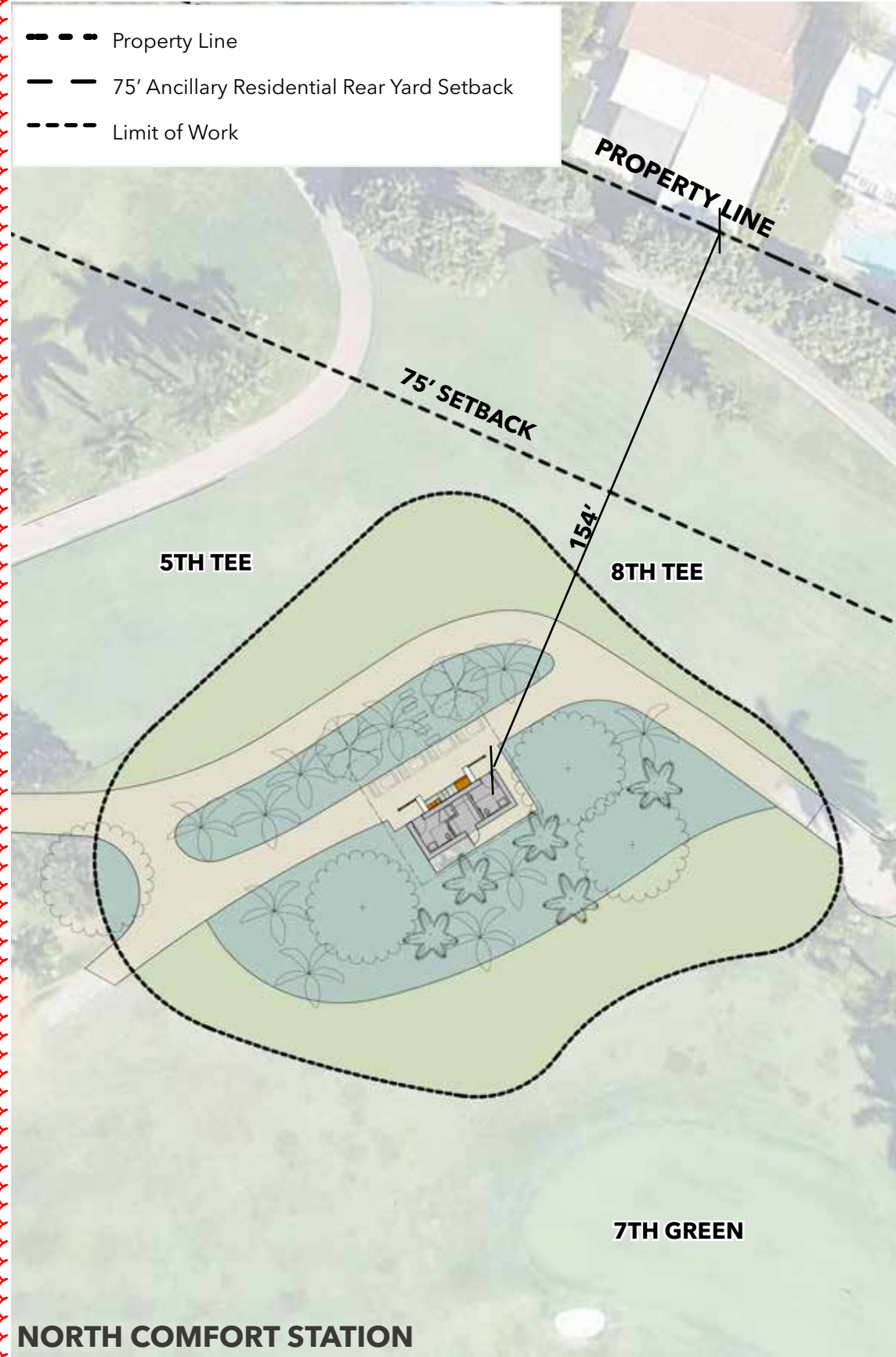
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DN: cn=Albert James Trason, o=Hart Howerton Partners, LLC, s=New York, c=US  
Date: 2025.07.11 16:10:13 -0400



PROJECT ##:  
21-522

DATE:  
7/13/25  
DRAWING ##:  
A1.08

- Property Line
- - - 75' Ancillary Residential Rear Yard Setback
- Limit of Work



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Tel: 212 688 9691 Fax: 212 481 3768  
Email: NY@harthowerton.com

DRAWING TITLE:  
**COMFORT STATIONS SITE PLAN**

PROJECT NAME:  
**LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140**

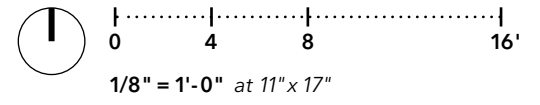
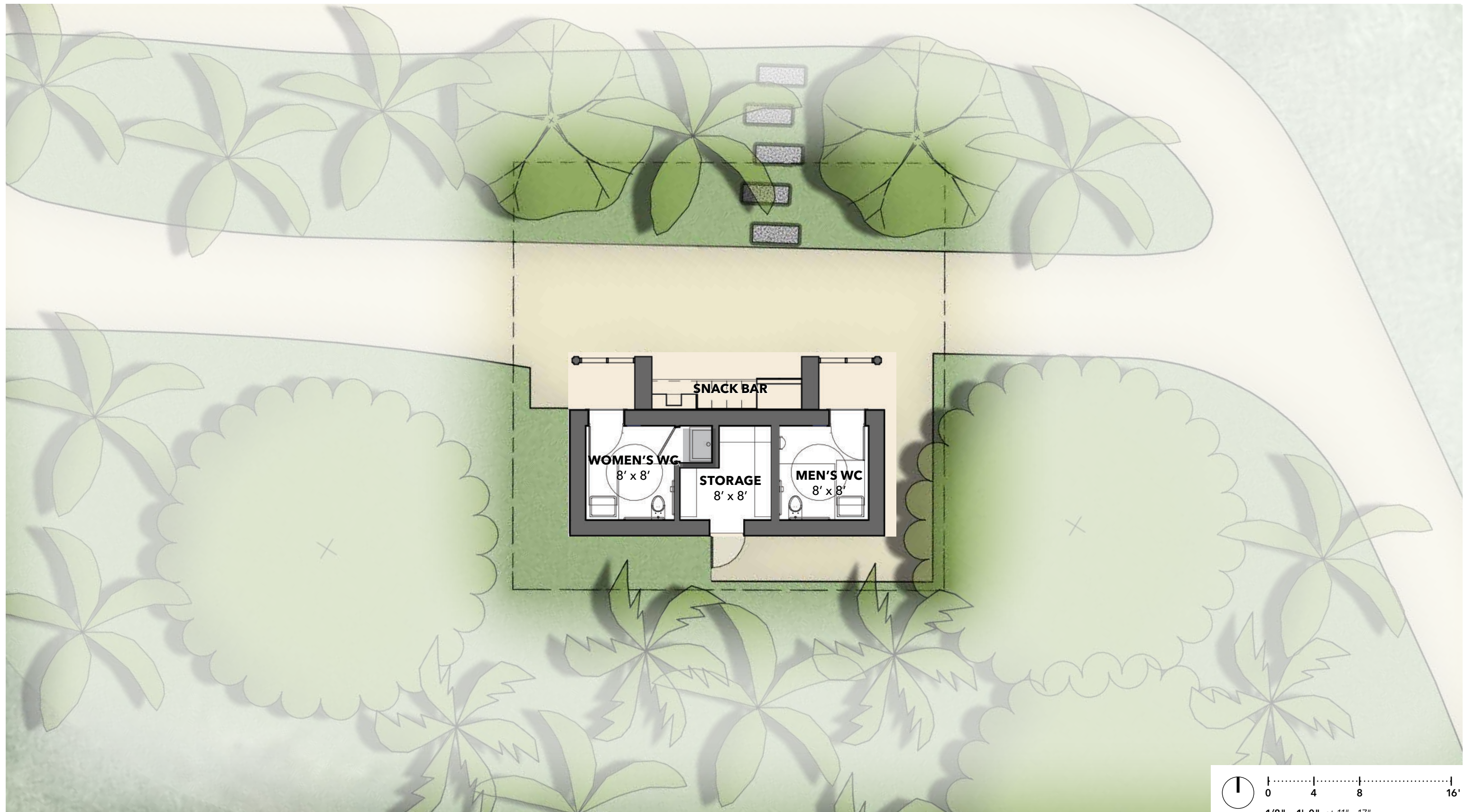
Digitally signed by Albert James Trison  
DN: cn=Albert James Trison, o=Albert James Trison, ou=Albert James Trison, email=atrison@earthlink.net, c=US

STATE OF FLORIDA  
Professional Seal of Albert James Trison, Registered Architect No. 18104

DATE:  
7/13/25

PROJECT #:  
21-522

DRAWING #:  
**A1.09**



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 10 East 40th Street, New York, NY 10016  
 Tel: 212 688 9691 Fax: 212 481 3768  
 Email: NY@hartowerton.com

DRAWING TITLE:  
**COMFORT STATION | TYPICAL FLOOR PLAN**

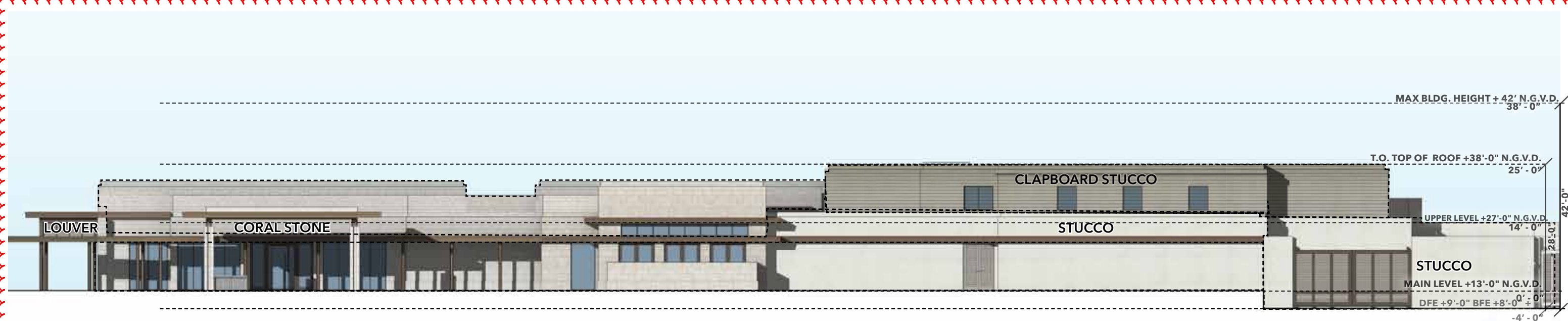
PROJECT NAME:  
**LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140**

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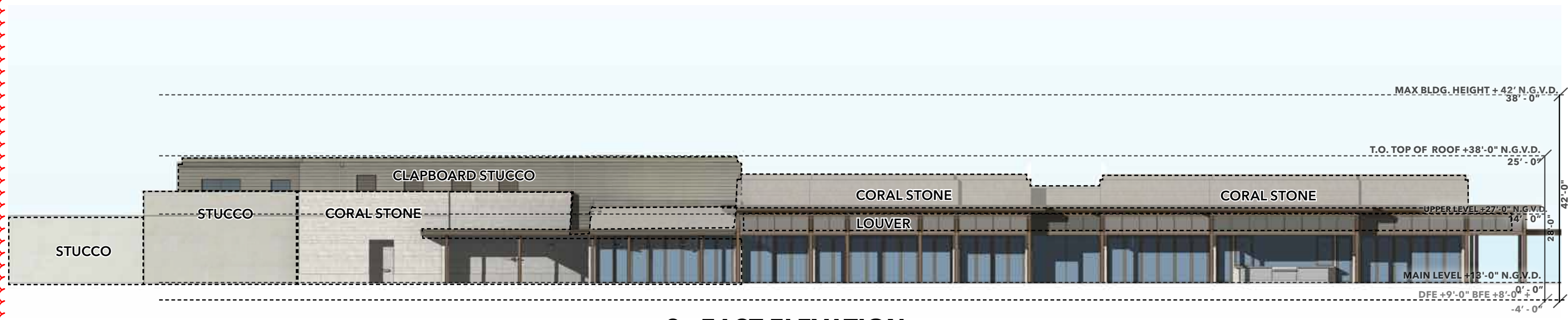
DATE:  
 7/13/25

PROJECT #:  
 21-522

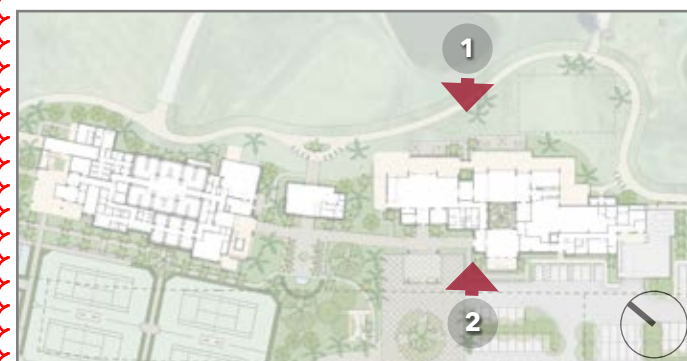
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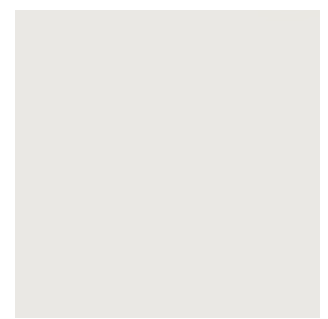
**1 - WEST ELEVATION**



**2 - EAST ELEVATION**



CORAL STONE



STUCCO



CLAPBOARD STUCCO



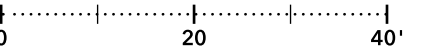
PAINTED PVC LOUVER



PAINTED METAL DOORS & WINDOWS



GREY GLASS WINDOW, U 0.96, SHG 0.34



1" = 20' at 11" x 17"

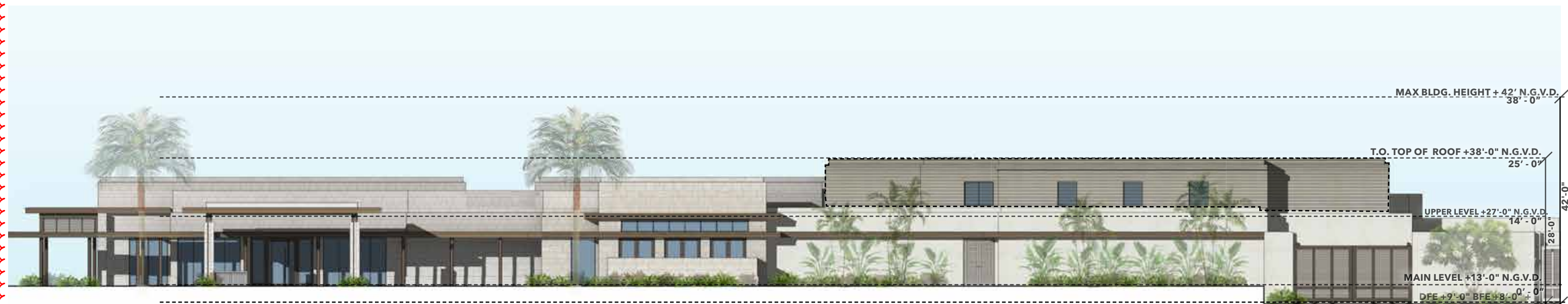
**HART HOWERTON**  
NEW YORK • SAN FRANCISCO  
10 East 40th Street, New York, NY 10016  
Tel: 212 685 9691 Fax: 212 481 3766  
Email: NY@hartowerton.com

**DRAWING TITLE:**  
GOLF CLUBHOUSE SOUTH | CLUB LOUNGE & DINING | BUILDING

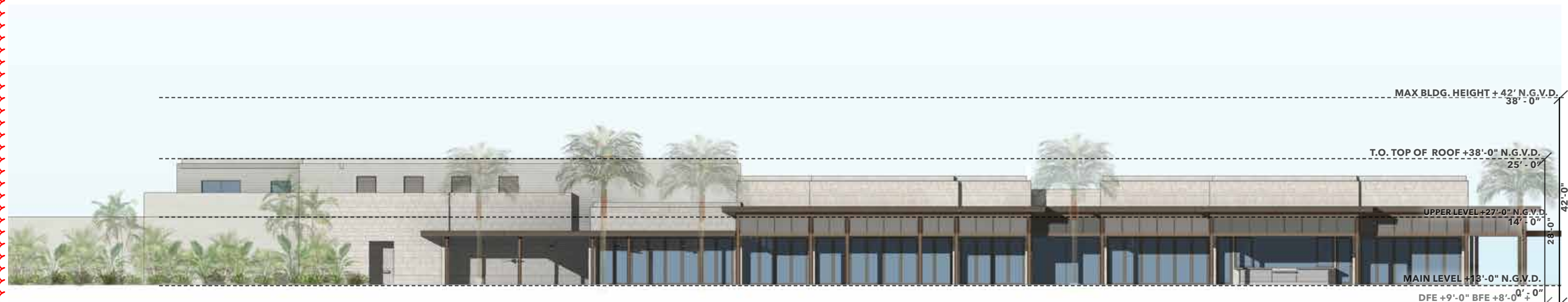
**PROJECT NAME:**  
LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140

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Date: 2026.07.11 16:10:15 -0400

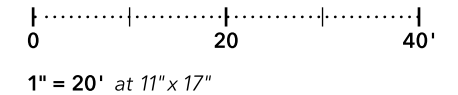
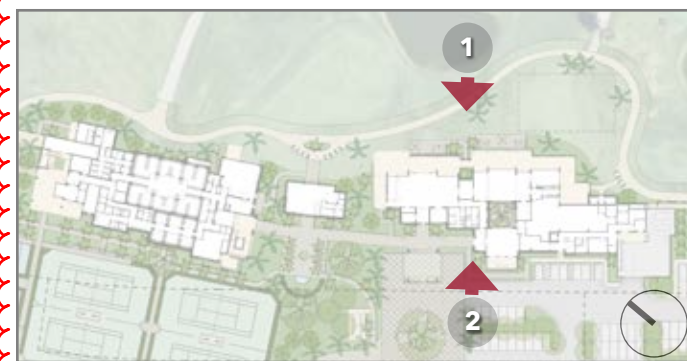
DATE: 7/13/25
PROJECT ##: 21-522
DRAWING ##: A2.01



**1 - WEST ELEVATION**



**2 - EAST ELEVATION**



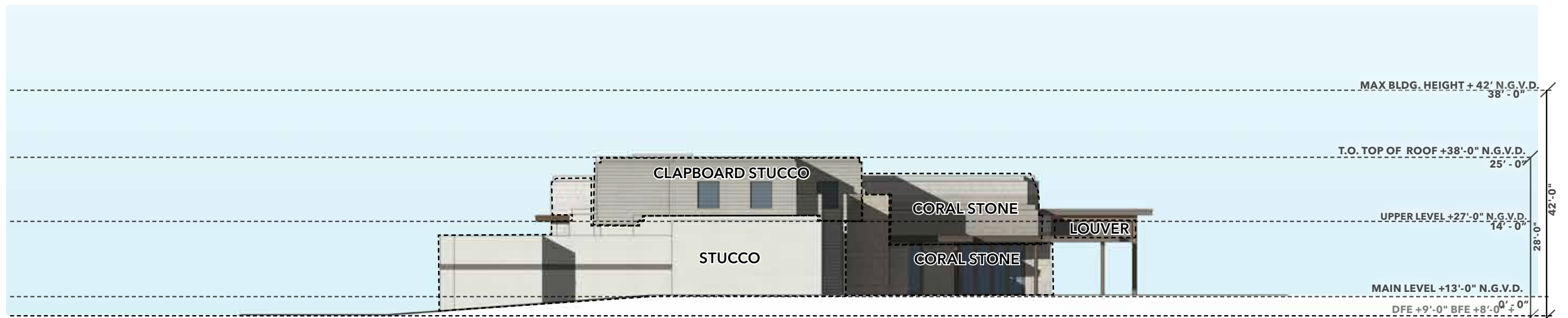
**HART HOWERTON**  
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DRAWING TITLE:  
**GOLF CLUBHOUSE SOUTH | CLUB LOUNGE & DINING | ELEVATIONS**

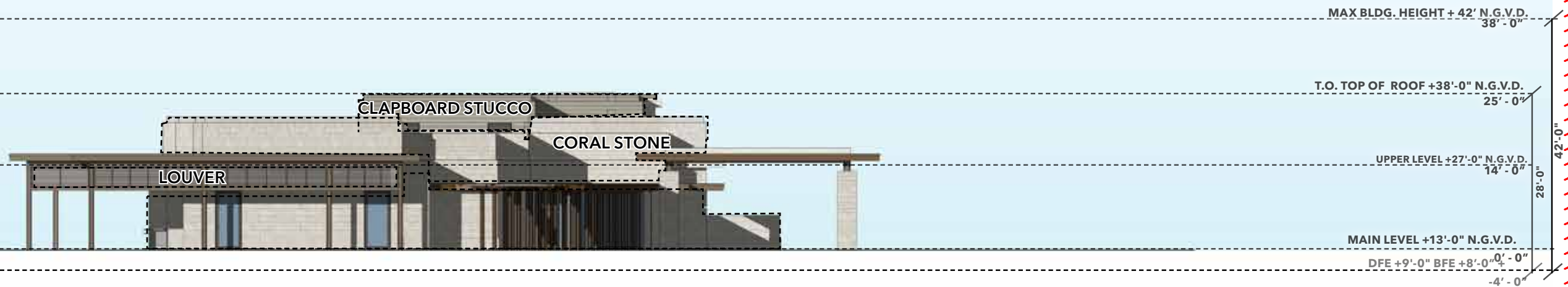
PROJECT NAME:  
**LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140**

Digitally signed by Albert James Trason  
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Date: 2025.07.11 16:10:21 -0400

DATE: 7/13/25
PROJECT ##: 21-522
DRAWING ##: <b>A2.02</b>



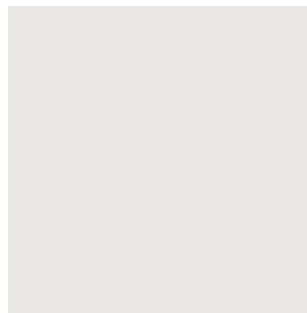
**3 - SOUTH ELEVATION**



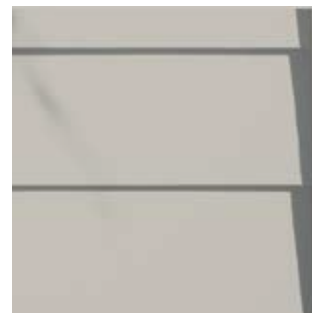
**4 - NORTH ELEVATION**



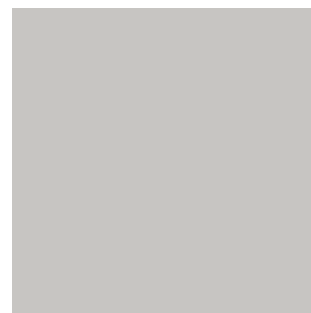
**CORAL STONE**



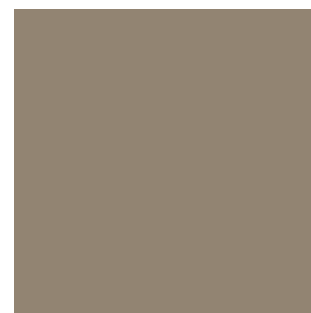
**STUCCO**



**CLAPBOARD STUCCO**



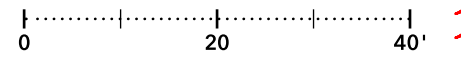
**PAINTED PVC LOUVER**



**PAINTED METAL  
DOORS & WINDOWS**



**GREY GLASS WINDOW,  
U 0.96, SHG 0.34**



1" = 20' at 11" x 17"



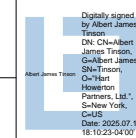
10 East 40th Street, New York, NY 10016  
Tel: 212 683 9691 Fax: 212 481 3766  
Email: NY@hartowerton.com

DRAWING TITLE:

**GOLF CLUBHOUSE SOUTH | CLUB LOUNGE & DINING | BUI DING**

PROJECT NAME:

**LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140**



DATE:

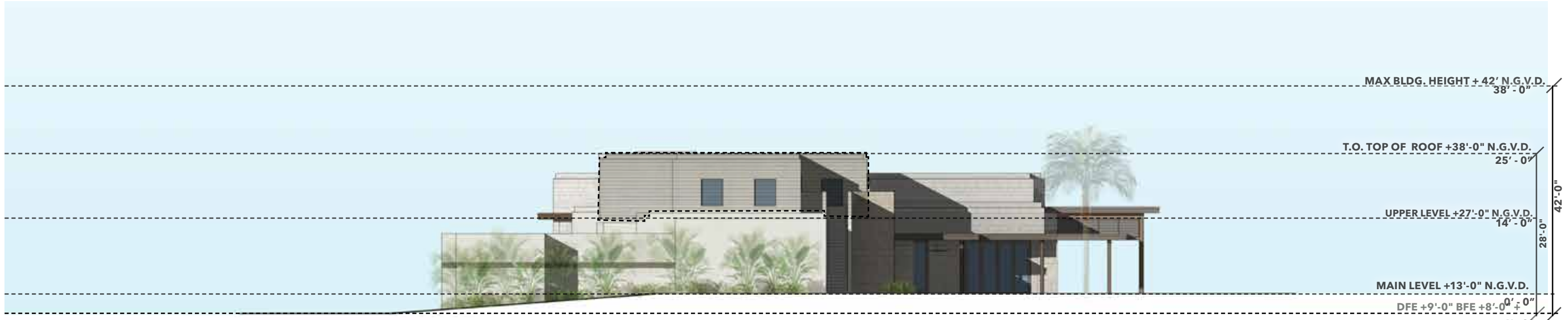
7/13/25

PROJECT ##:

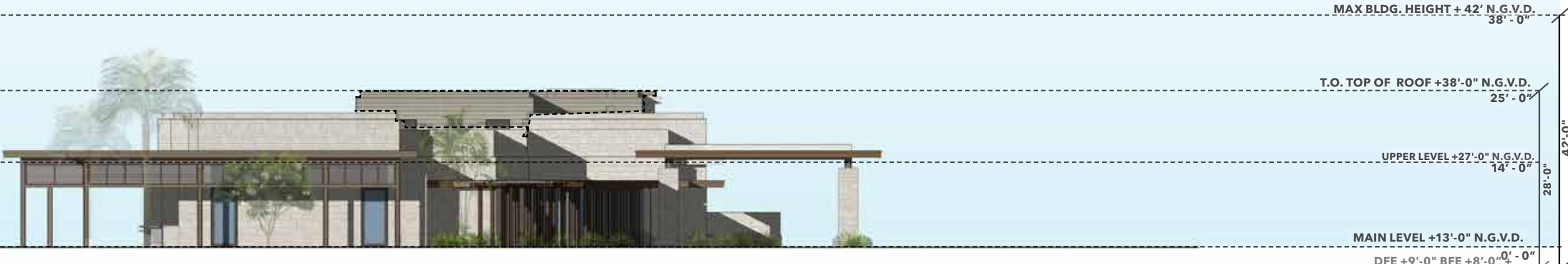
21-522

DRAWING ##:

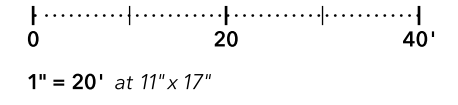
**A2.03**



**3 - SOUTH ELEVATION**



**4 - NORTH ELEVATION**



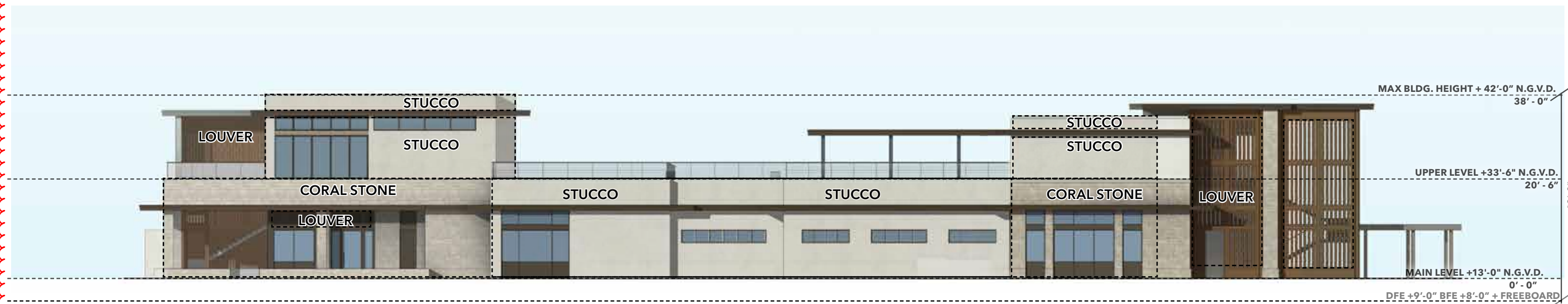
**HART HOWERTON**  
NEW YORK • SAN FRANCISCO  
10 East 40th Street, New York, NY 10016  
Tel: 212 685 9691 Fax: 212 481 3766  
Email: NY@hartowerton.com

DRAWING TITLE:  
**GOLF CLUBHOUSE SOUTH | CLUB LOUNGE & DINING | ELEVATIONS**

PROJECT NAME:  
**LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140**

Digitally signed by Albert James Trison  
DN: cn=Albert James Trison, o=Hartowerton Partners, LLC, s=New York, c=US  
Date: 2026.07.11 16:10:25 -0400

DATE: 7/13/25
PROJECT #: 21-522
DRAWING #: <b>A2.04</b>



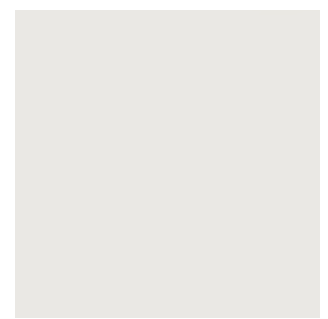
**1 - WEST ELEVATION**



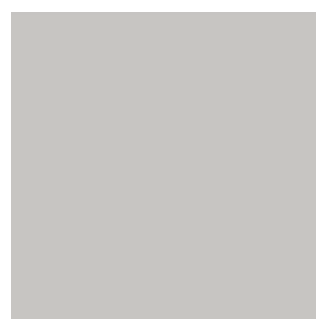
**2 - EAST ELEVATION**



CORAL STONE



STUCCO



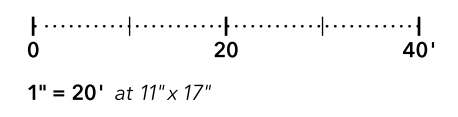
PAINTED PVC LOUVER



PAINTED METAL  
DOORS & WINDOWS



GREY GLASS WINDOW,  
U 0.96, SHG 0.34



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Email: NY@hartowerton.com

DRAWING TITLE:  
**GOLF CLUBHOUSE NORTH | WELLNESS & LOCKERS | BUILDING**

PROJECT NAME:  
**LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140**

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DN: cn=Albert James Trison, o=Albert James Trison, ou=Albert James Trison, email=atrison@hartowerton.com, c=US  
Date: 2025.07.11 16:10:27 -0400

DATE:  
7/13/25  
PROJECT ##:  
21-522  
DRAWING ##:  
**A2.05**



MAX BLDG. HEIGHT + 42'-0" N.G.V.D.  
38' - 0"

UPPER LEVEL +33'-6" N.G.V.D.  
20' - 6"

MAIN LEVEL +13'-0" N.G.V.D.  
0' - 0"

DFE +9'-0" BFE +8'-0" + FREEBOARD  
-4' - 0"

**1 - WEST ELEVATION**



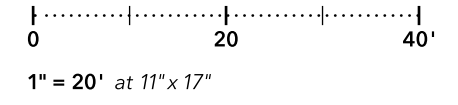
MAX BLDG. HEIGHT + 42'-0" N.G.V.D.  
38' - 0"

UPPER LEVEL +33'-6" N.G.V.D.  
20' - 6"

MAIN LEVEL +13'-0" N.G.V.D.  
0' - 0"

DFE +9'-0" BFE +8'-0" + FREEBOARD  
-4' - 0"

**2 - EAST ELEVATION**



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Email: NY@hartowerton.com

DRAWING TITLE  
**GOLF CLUBHOUSE NORTH | WELLNESS & LOCKERS | ELEVATIONS**

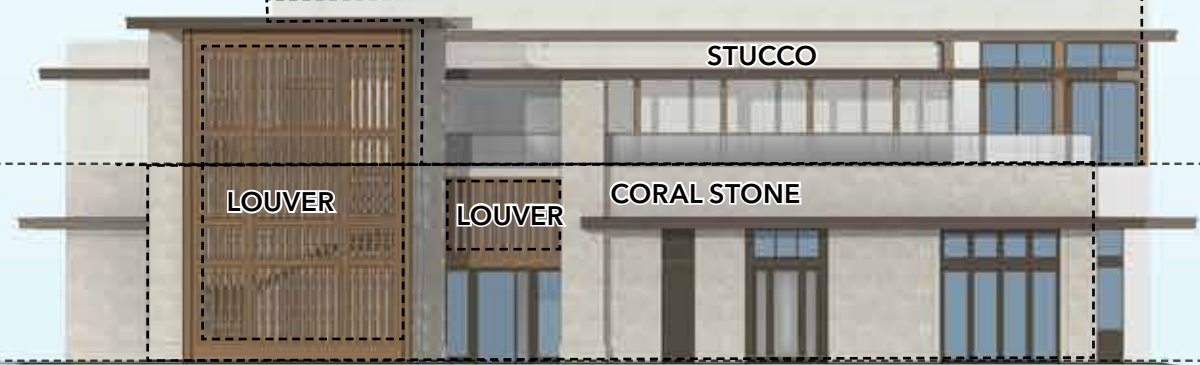
PROJECT NAME:  
**LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140**

Digitally signed by Albert James Trison  
DN: cn=Albert James Trison,  
ou=Albert James Trison,  
ou=Hartowerton Partners, LLC,  
o=New York, c=US  
Date: 2025.07.11 16:10:25 -0400



DATE:  
7/13/25  
PROJECT ##:  
21-522

DRAWING ##:  
**A2.06**



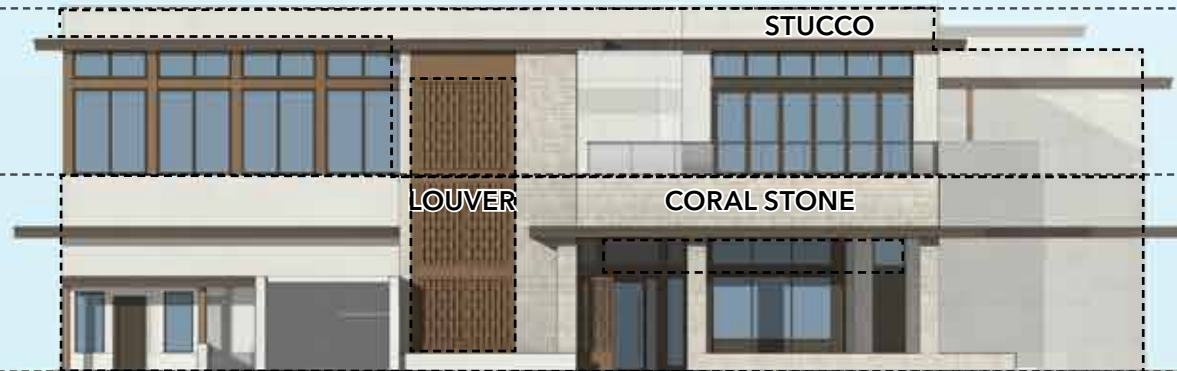
MAX BLDG. HEIGHT + 42'-0" N.G.V.D.  
38' - 0"

UPPER LEVEL +33'-6" N.G.V.D.  
20' - 6"

MAIN LEVEL +13'-0" N.G.V.D.  
0' - 0"

DFE +9'-0" BFE +8'-0" + FREEBOARD  
-4' - 0"

### 3 - SOUTH ELEVATION



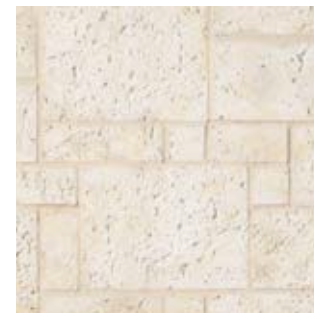
MAX BLDG. HEIGHT + 42'-0" N.G.V.D.  
38' - 0"

UPPER LEVEL +33'-6" N.G.V.D.  
20' - 6"

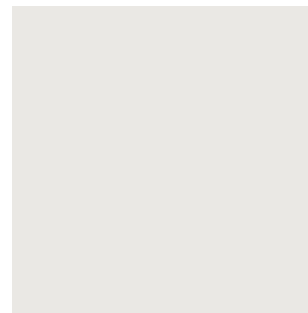
MAIN LEVEL +13'-0" N.G.V.D.  
0' - 0"

DFE +9'-0" BFE +8'-0" + FREEBOARD  
-4' - 0"

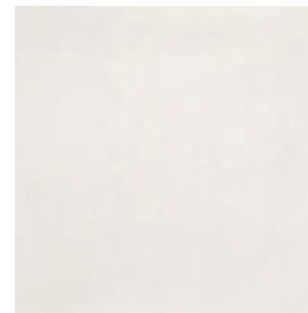
### 4 - NORTH ELEVATION



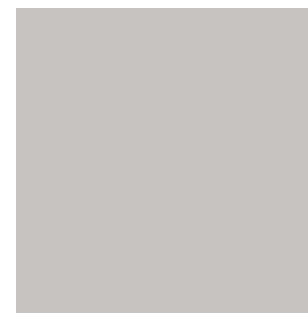
CORAL STONE



STUCCO



PAINTED CONCRETE



PAINTED PVC LOUVER



PAINTED METAL  
DOORS & WINDOWS



GREY GLASS WINDOW,  
U 0.96, SHG 0.34

0 20 40'

1" = 20' at 11" x 17"

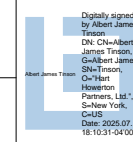


DRAWING TITLE

GOLF CLUBHOUSE NORTH | WELLNESS & LOCKERS | BUILDING

PROJECT NAME:

LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140



DATE:

7/13/25

PROJECT ##:

21-522

DRAWING ##:

A2.07



MAX BLDG. HEIGHT + 42'-0" N.G.V.D.  
38' - 0"

UPPER LEVEL +33'-6" N.G.V.D.  
20' - 6"

MAIN LEVEL +13'-0" N.G.V.D.  
0' - 0"

DFE +9'-0" BFE +8'-0" + FREEBOARD  
-4' - 0"

### 3 - SOUTH ELEVATION



MAX BLDG. HEIGHT + 42'-0" N.G.V.D.  
38' - 0"

UPPER LEVEL +33'-6" N.G.V.D.  
20' - 6"

MAIN LEVEL +13'-0" N.G.V.D.  
0' - 0"

DFE +9'-0" BFE +8'-0" + FREEBOARD  
-4' - 0"

### 4 - NORTH ELEVATION



0 20 40'  
1" = 20' at 11" x 17"

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Email: NY@harthowerton.com

DRAWING TITLE  
GOLF CLUBHOUSE NORTH | WELLNESS & LOCKERS | ELEVATIONS WITH

PROJECT NAME:  
LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140

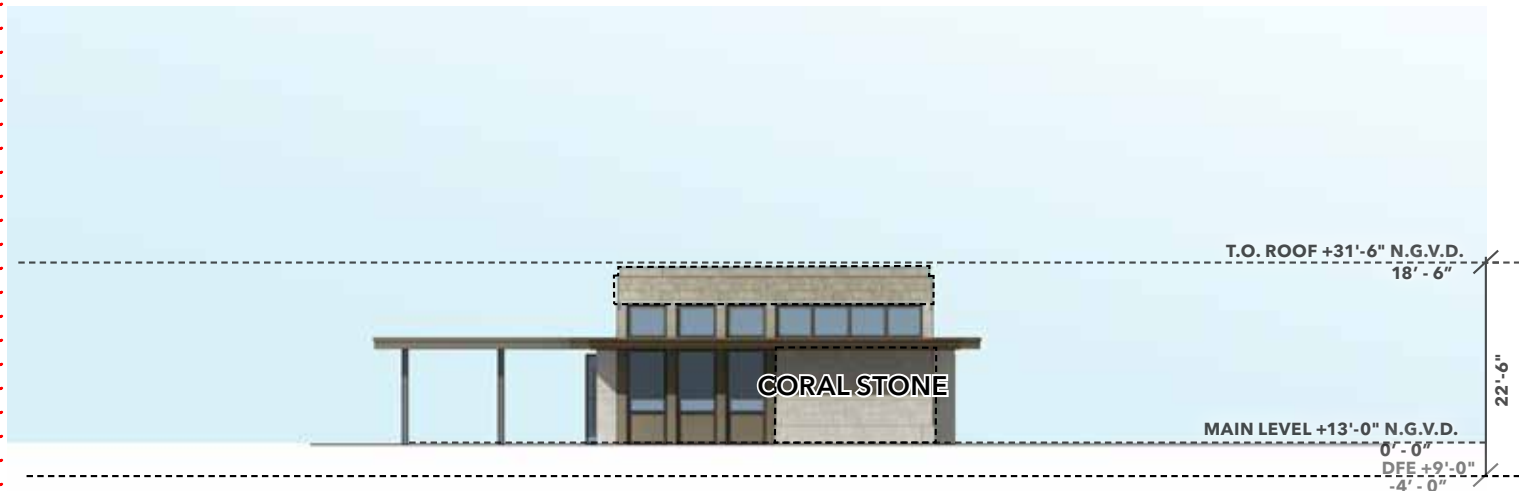
Digitally signed by Albert James Trison  
DN: cn=Albert James Trison,  
ou=Albert James Trison,  
ou=Hart Howerton Partners, LLC,  
o=New York, c=US  
Date: 2025.07.11 16:10:33 -0400



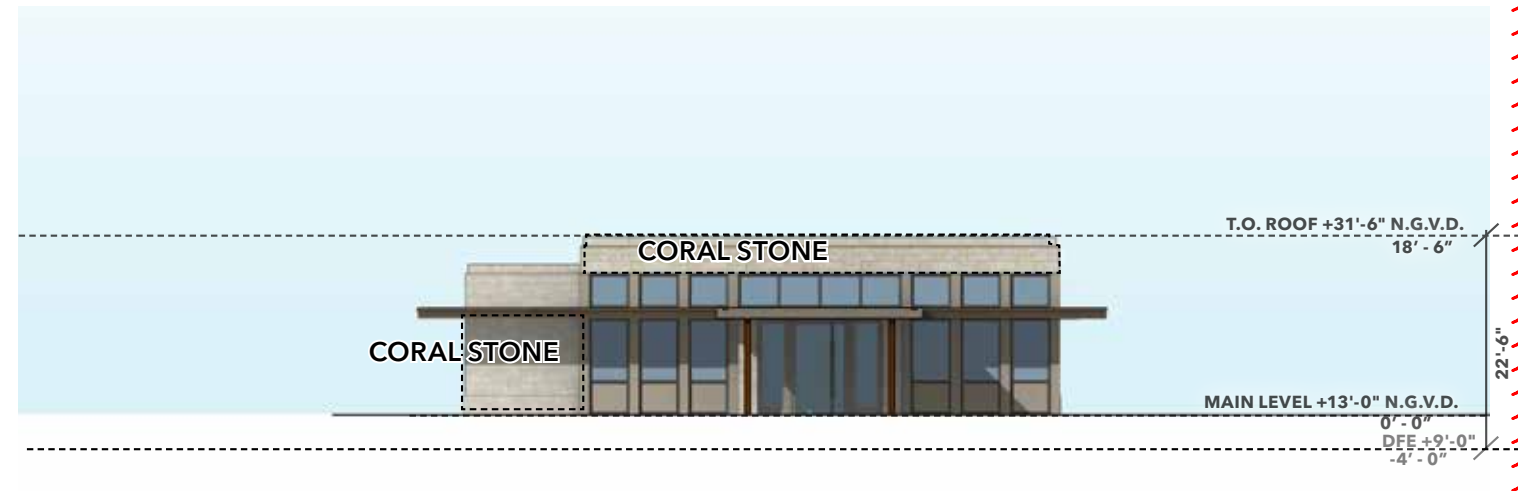
DATE:  
7/13/25

PROJECT ##:  
21-522

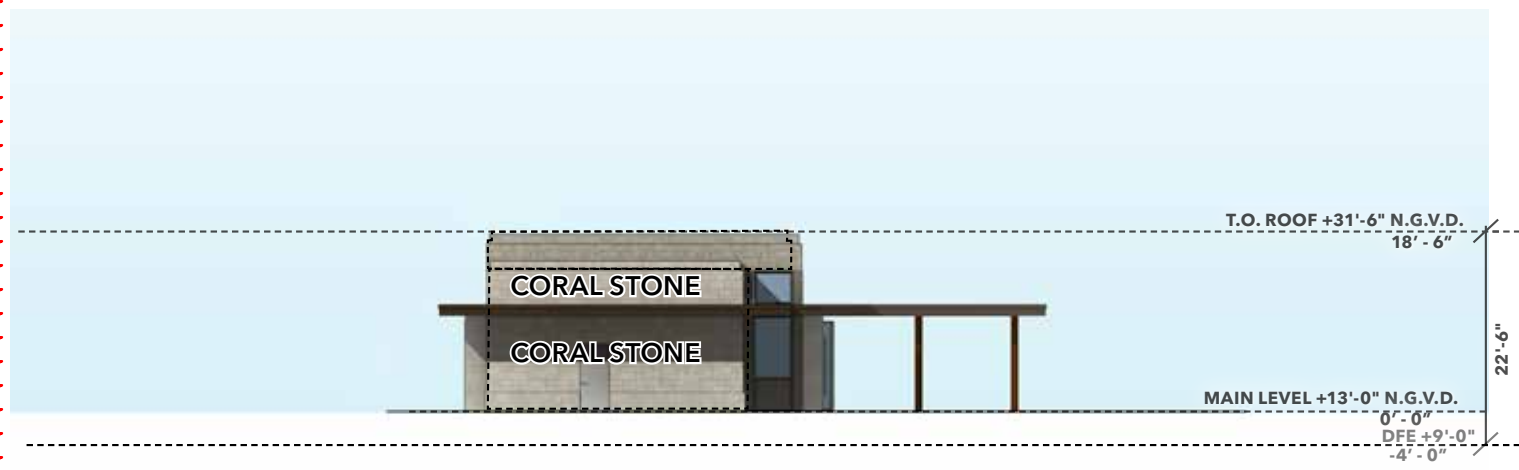
DRAWING ##:  
A2.08



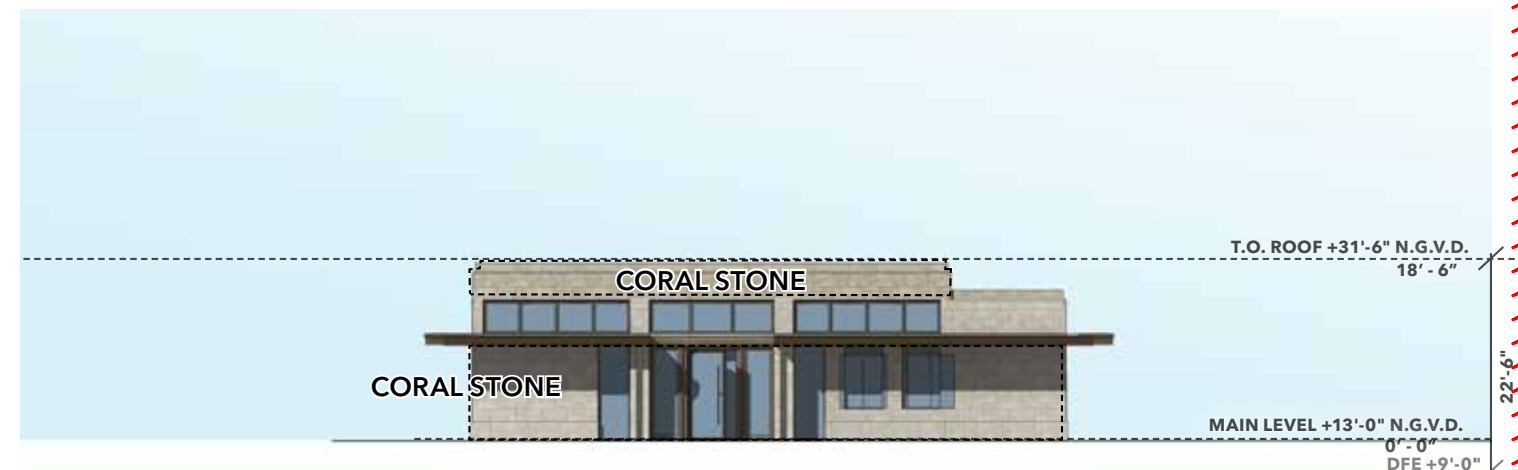
**1 - NORTH ELEVATION**



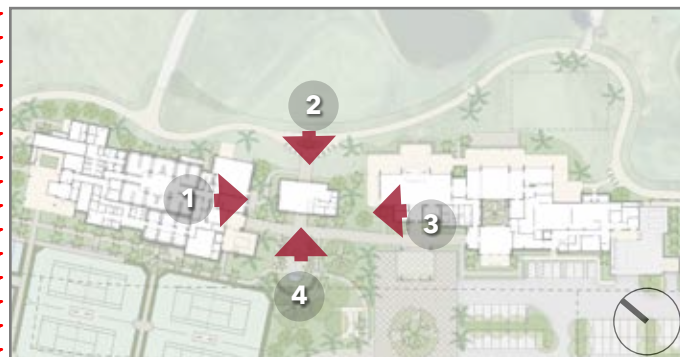
**2 - EAST ELEVATION**



**3 - SOUTH ELEVATION**



**4 - WEST ELEVATION**



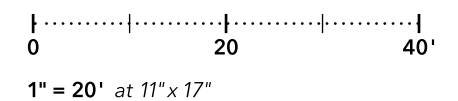
**CORAL STONE**



**PAINTED METAL  
DOORS & WINDOWS**



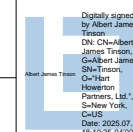
**GREY GLASS WINDOW,  
U 0.96, SHG 0.34**



10 East 40th Street, New York, NY 10016  
Tel: 212 685 9691 Fax: 212 481 3766  
Email: NY@hartowerton.com

DRAWING TITLE:  
**PRO SHOP | BUILDING ELEVATIONS**

PROJECT NAME:  
**LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140**



DATE:  
7/13/25

PROJECT ##:  
21-522

DRAWING ##:  
**A2.09**



**1 - NORTH ELEVATION**



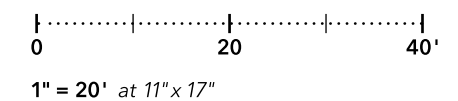
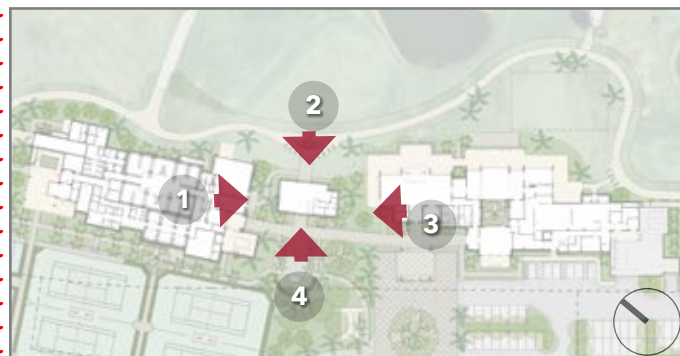
**2 - EAST ELEVATION**



**3 - SOUTH ELEVATION**



**4 - WEST ELEVATION**



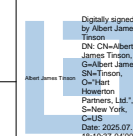
10 East 40th Street, New York, NY 10016  
Tel: 212 685 9691 Fax: 212 481 3766  
Email: NY@hartowerton.com

DRAWING TITLE:

PRO SHOP | ELEVATIONS WITH PLANTING

PROJECT NAME:

LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140



DATE:

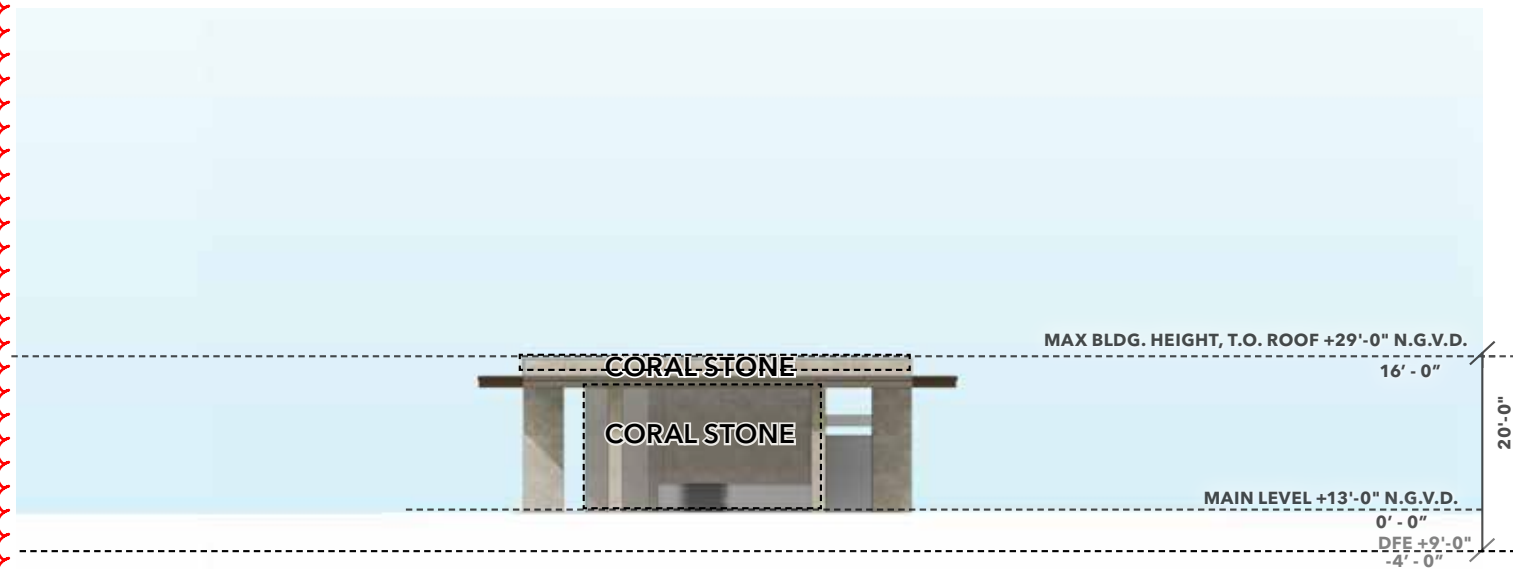
7/13/25

PROJECT ##:

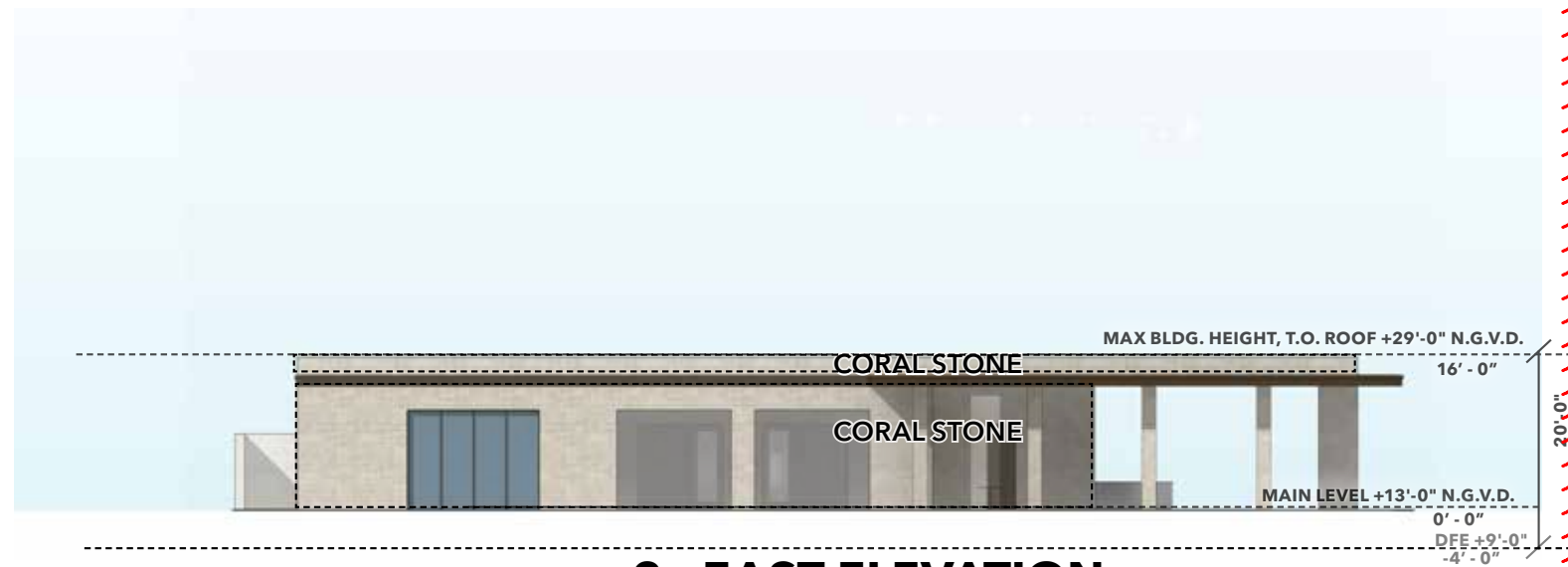
21-522

DRAWING ##:

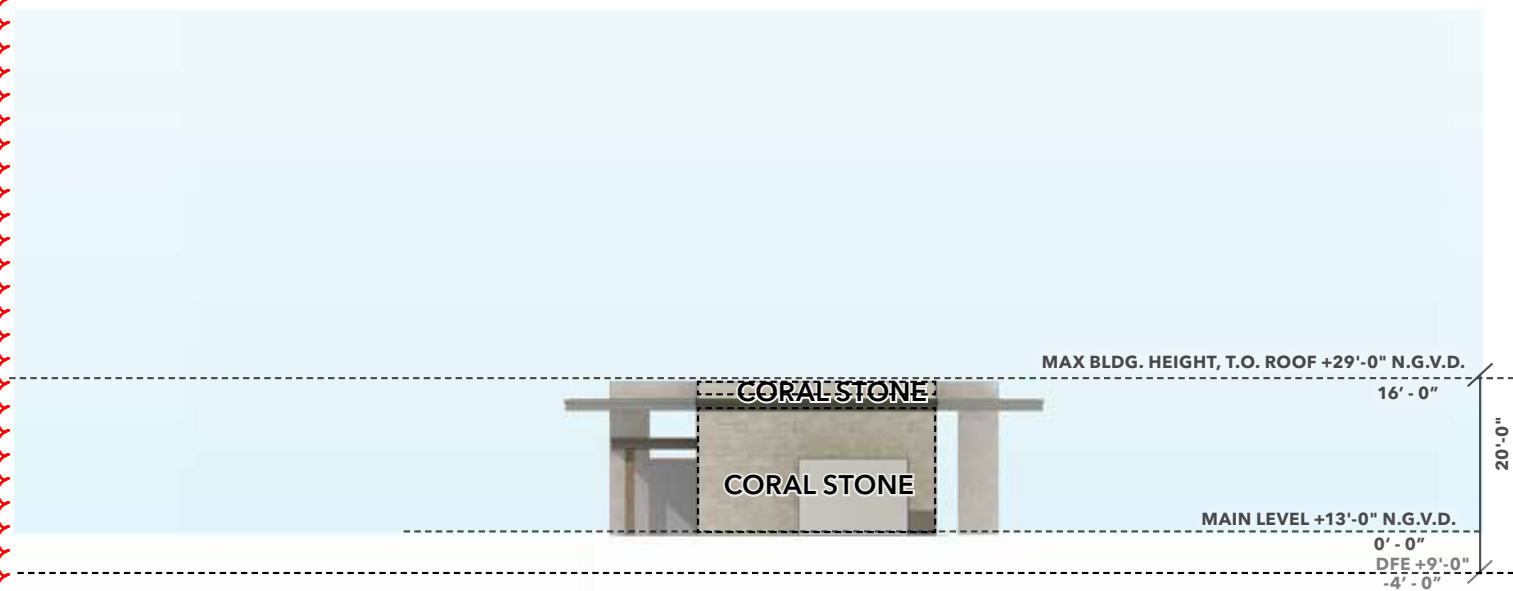
A2.10



**1 - NORTH ELEVATION**



**2 - EAST ELEVATION**



**3 - SOUTH ELEVATION**



**4 - WEST ELEVATION**



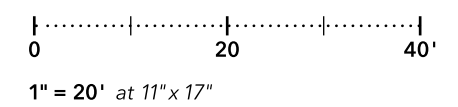
**CORAL STONE**



**PAINTED METAL  
DOORS & WINDOWS**



**GREY GLASS WINDOW,  
U 0.96, SHG 0.34**



**HART HOWERTON**  
NEW YORK • SAN FRANCISCO  
10 East 40th Street, New York, NY 10016  
Tel: 212 685 9631 Fax: 212 481 3766  
Email: NY@hartowerton.com

DRAWING TITLE:  
**GOLF PERFORMANCE CENTER | BUILDING ELEVATIONS**

PROJECT NAME:  
**LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140**

Digitally signed by Albert James Treason  
DN: cn=Albert James Treason, o=Hartowerton Partners, LLC, st=New York, c=US  
Date: 2025.07.11 16:10:38 -0400

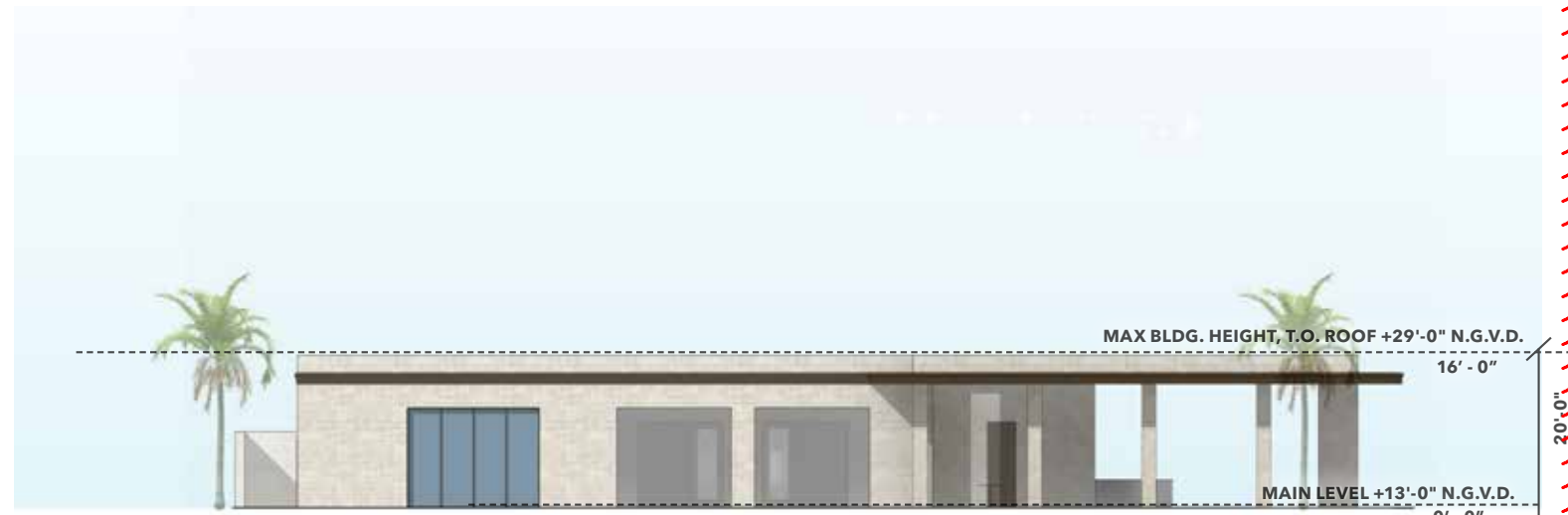
DATE:  
7/13/25

PROJECT #:  
21-522

DRAWING #:  
**A2.11**



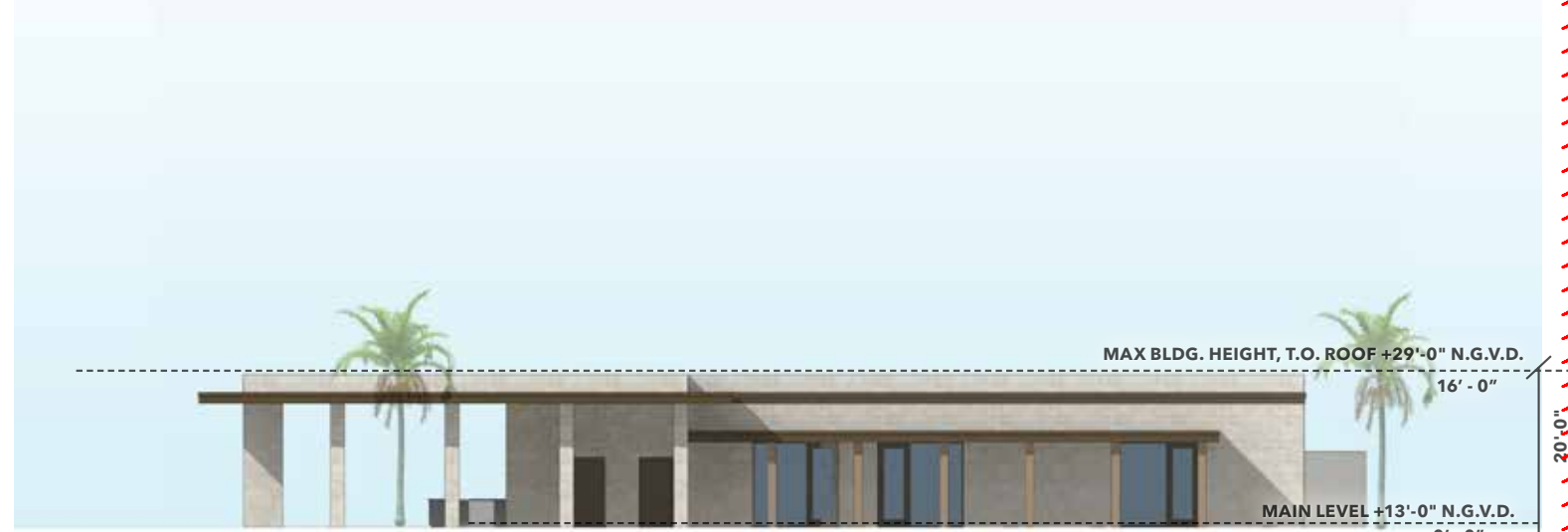
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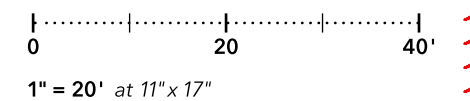
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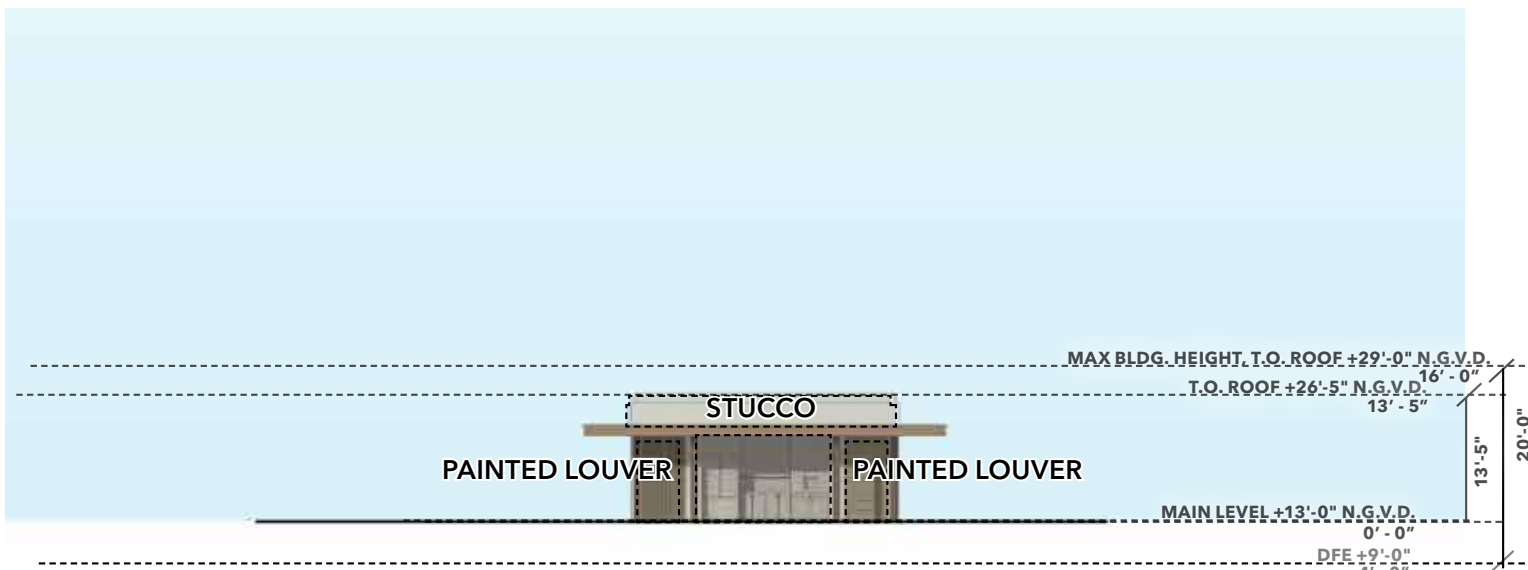


**3 - SOUTH ELEVATION**

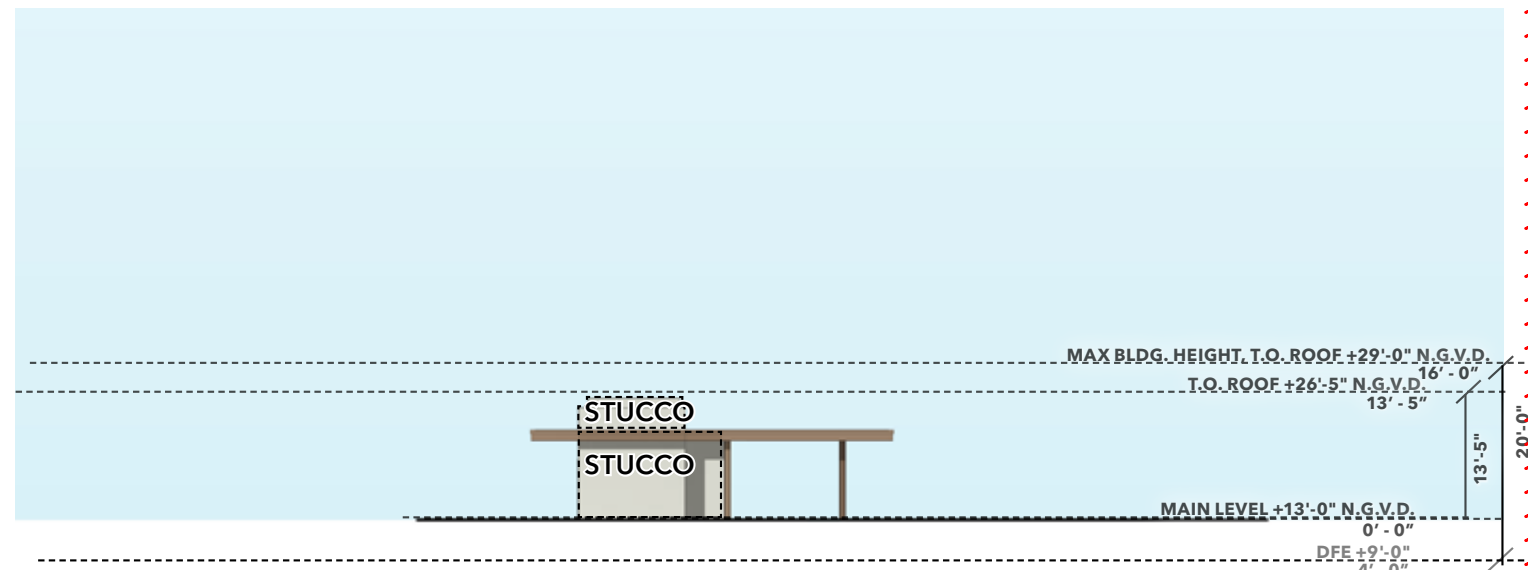


**4 - WEST ELEVATION**

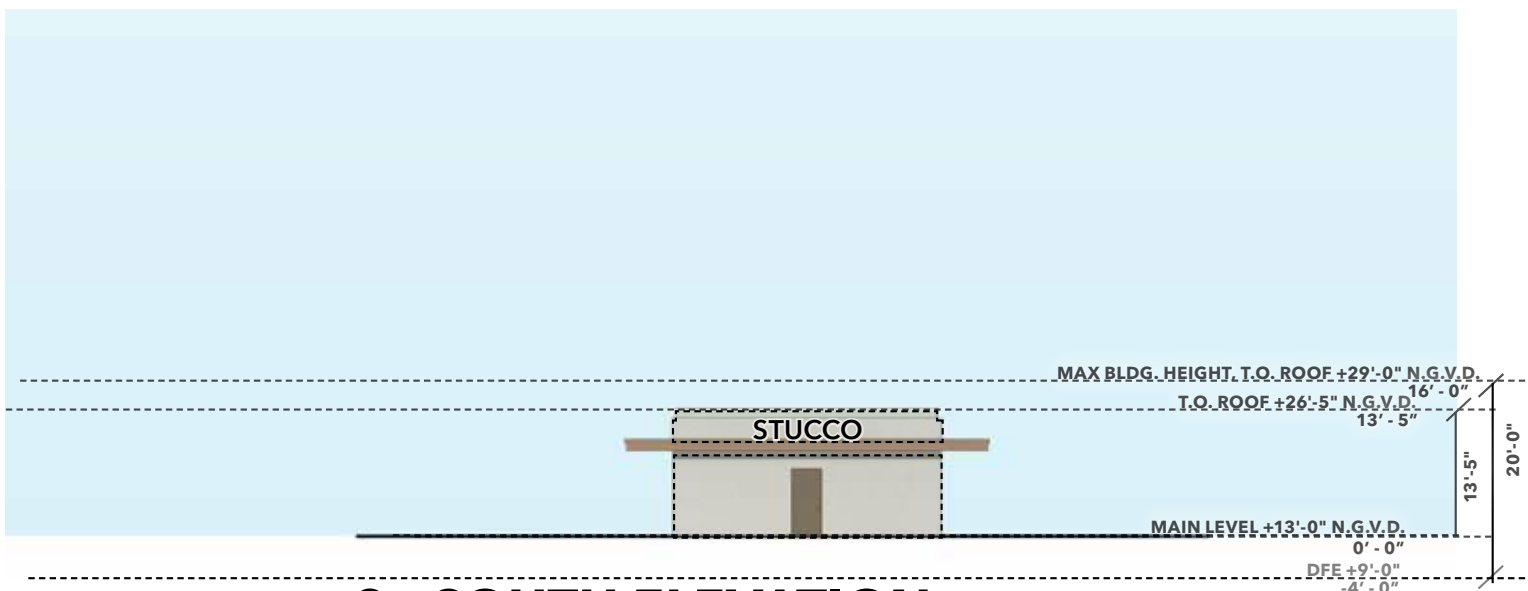




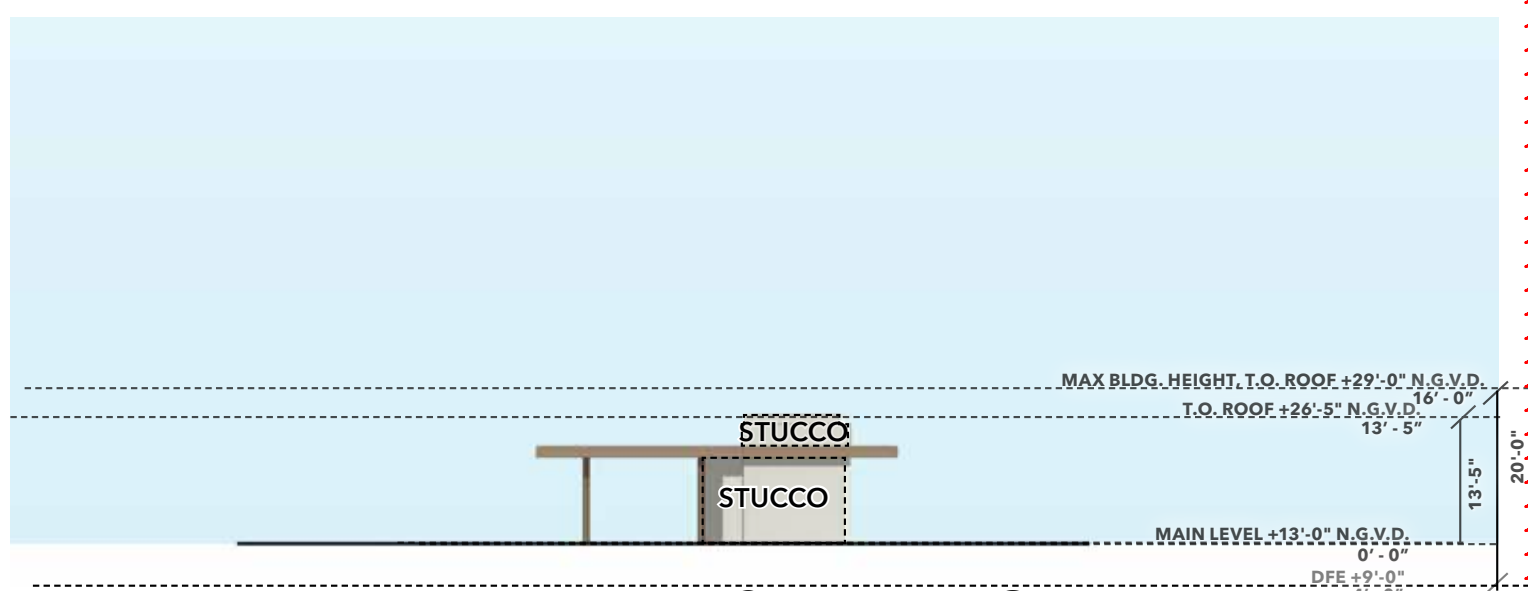
**1 - NORTH ELEVATION**



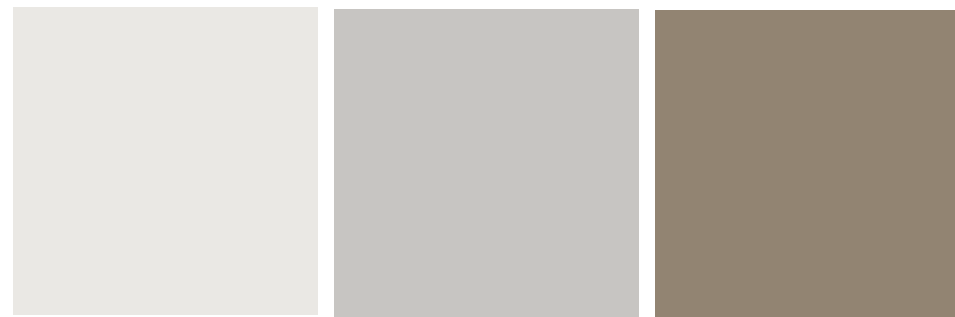
**2 - EAST ELEVATION**



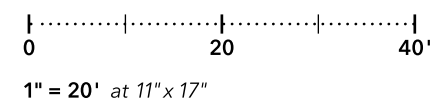
**3 - SOUTH ELEVATION**



**4 - WEST ELEVATION**



STUCCO      PAINTED PVC LOUVER      PAINTED METAL DOORS & WINDOWS

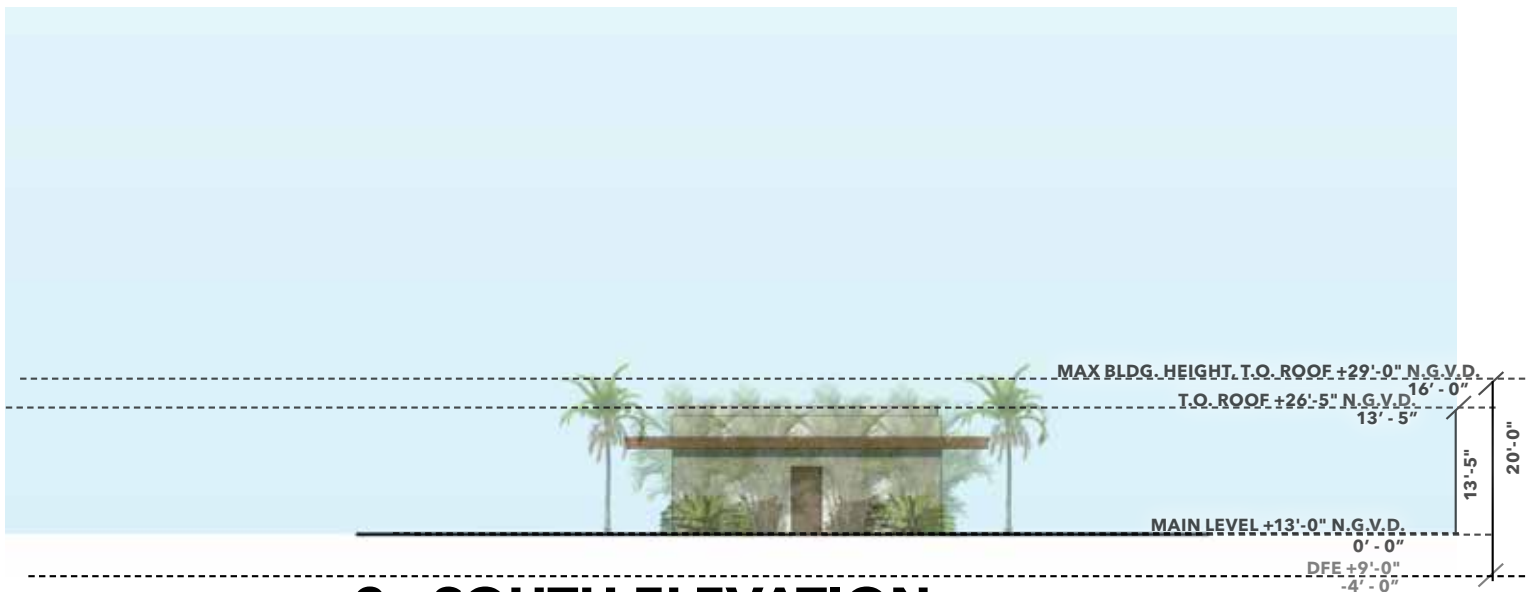




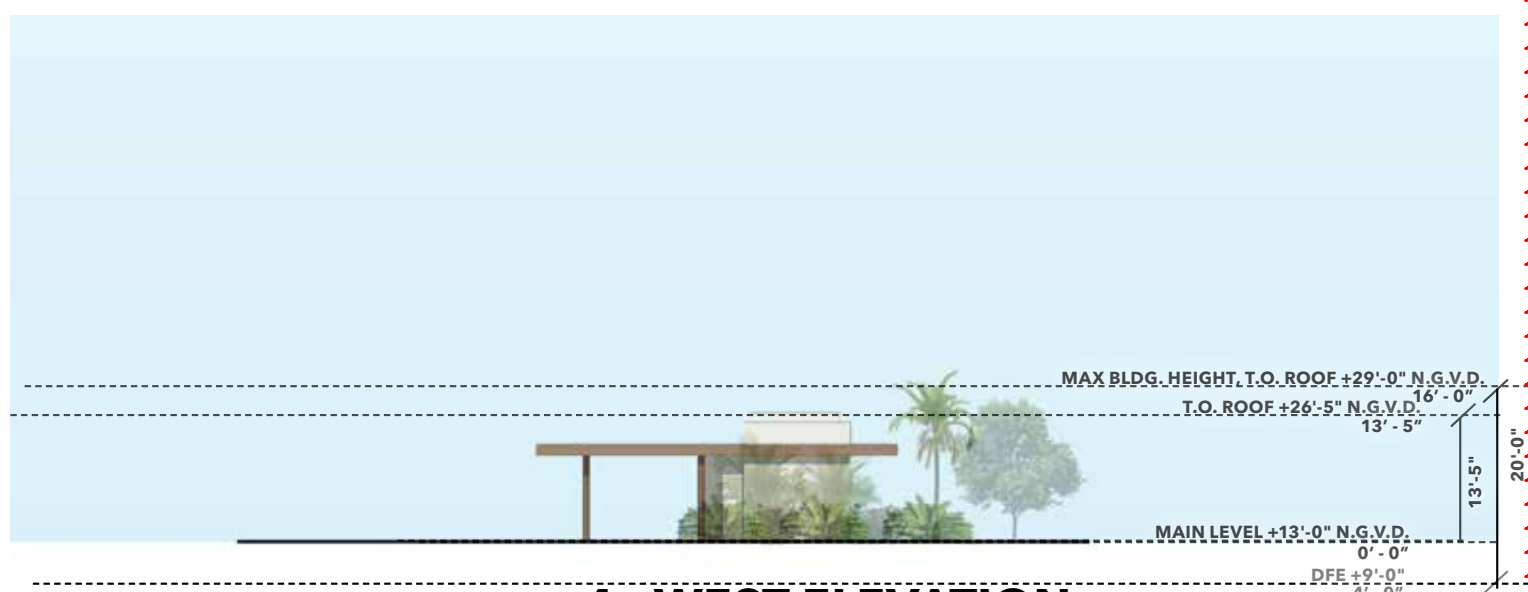
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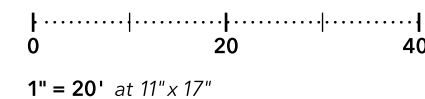
**2 - EAST ELEVATION**



**3 - SOUTH ELEVATION**



**4 - WEST ELEVATION**



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10 East 40th Street, New York, NY 10016  
Tel: 212 683 9631 Fax: 212 481 3766  
Email: NY@harthowerton.com

DRAWING TITLE:  
**COMFORT STATION | ELEVATIONS WITH PLANTING**

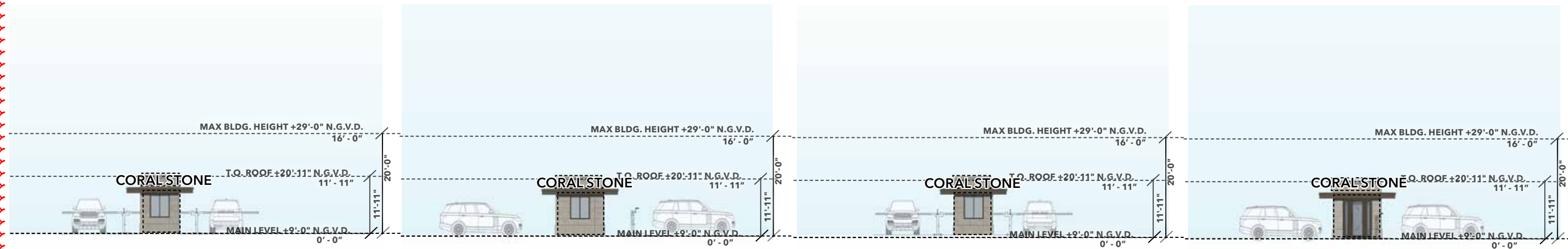
PROJECT NAME:  
**LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140**

Digitally signed by Albert James Treason  
DN: cn=Albert James Treason, o=Albert James Treason, ou=Albert James Treason, email=at@albertjamestreason.com, c=US  
STATE OF FLORIDA  
REGISTERED ARCHITECT  
Albert James Treason  
18-10-48-04-007

DATE:  
7/13/25

PROJECT ##:  
21-522

DRAWING ##:  
**A2.14**

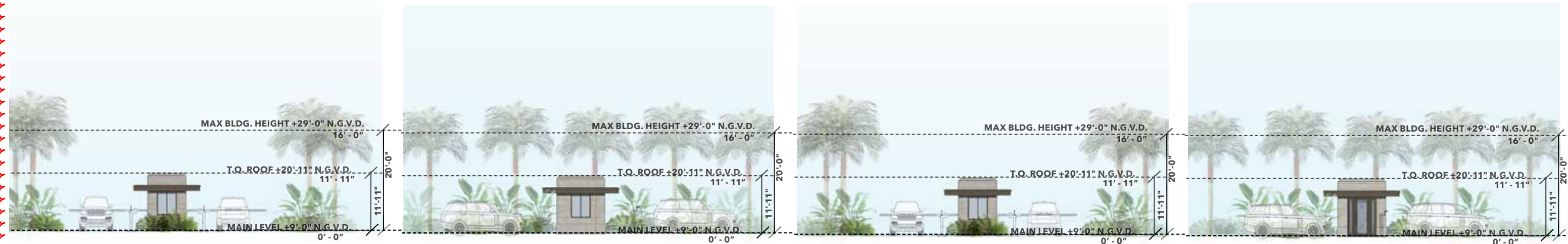


**1 - NORTH ELEVATION**

**2 - EAST ELEVATION**

**3 - SOUTH ELEVATION**

**4 - WEST ELEVATION**

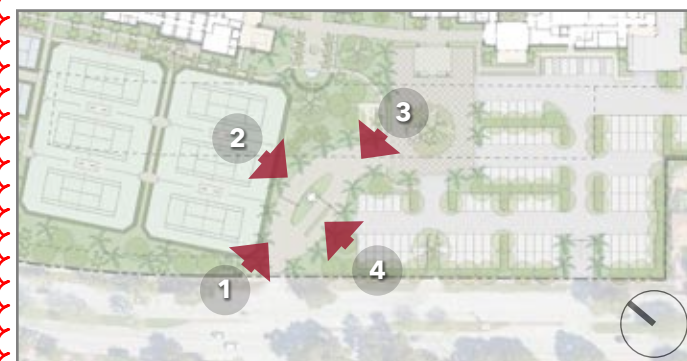


**1 - NORTH ELEVATION**

**2 - EAST ELEVATION**

**3 - SOUTH ELEVATION**

**4 - WEST ELEVATION**



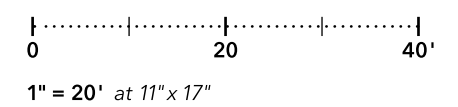
**CORAL STONE**



**PAINTED METAL  
DOORS & WINDOWS**



**GREY GLASS WINDOW,  
U 0.96, SHG 0.34**



**HART HOWERTON**  
NEW YORK • SAN FRANCISCO  
10 East 40th Street, New York, NY 10016  
Tel: 212 685 9691 Fax: 212 481 3766  
Email: NY@hartowerton.com

DRAWING TITLE:  
**GATE HOUSE | BUILDING ELEVATIONS AND ELEVATIONS WITH PLANTING**

PROJECT NAME:  
**LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140**

Digitally signed by Albert James Trison  
DN: cn=Albert James Trison, o=Albert James Trison, ou=Albert James Trison, email=atrison@hartowerton.com, c=US  
STATE OF FLORIDA  
REGISTERED ARCHITECT  
Albert James Trison  
No. 12504  
Date: 2025.07.11 16:10:48 -0400

DATE:  
7/13/25  
PROJECT ##:  
21-522  
DRAWING ##:  
**A2.15**

FEMA Zone: AE-8

D.F.E. at 9'-0" N.G.V.D.

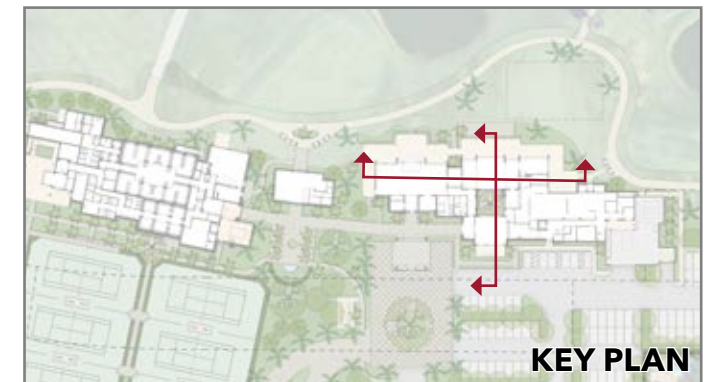
(B.F.E @ 8'-0" + 1'-0" Free Board min.)



SECTION THROUGH CLUB LOUNGE BUILDING N-S



SECTION THROUGH CLUB LOUNGE BUILDING E-W



0 20 40'  
 1" = 20' at 11" x 17"



DRAWING TITLE

GOLF CLUB HOUSE SOUTH | CLUB LOUNGE AND DINING | SECTION

PROJECT NAME:

LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140

10 East 40th Street, New York, NY 10016  
Tel: 212 683 9631 Fax: 212 481 3768  
Email: NY@harthowerton.com

Digitally signed by Albert James Trason  
 DN: cn=Albert James Trason, o=Albert James Trason, ou=Albert James Trason, email=atrason@hrt.com, c=US  
 Date: 2025.07.11 16:10:50 -0400



DATE:

7/13/25

PROJECT #:  
21-522

DRAWING #:  
A3.01

FEMA Zone: AE-8

D.F.E. at 9'-0" N.G.V.D.

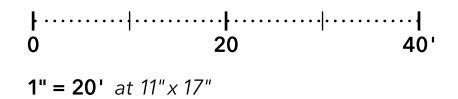
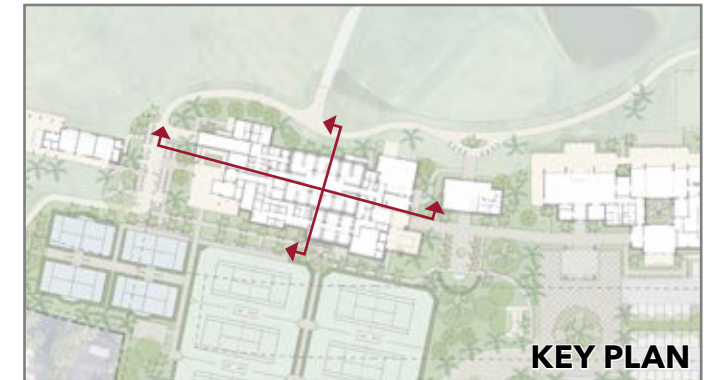
(B.F.E @ 8'-0" + 1'-0" Free Board min.)



SECTION THROUGH WELLNESS BUILDING N-S



SECTION THROUGH WELLNESS BUILDING E-W



DRAWING TITLE: GOLF CLUB HOUSE NORTH | WELLNESS & LOCKERS | SECTION

PROJECT NAME: LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140

10 East 40th Street, New York, NY 10016  
Tel: 212 683 9691 Fax: 212 481 3768  
Email: NY@harthowerton.com

Digitally signed by Albert James Trason  
DN: cn=Albert James Trason, o=Albert James Trason, ou=Albert James Trason, email=at@harthowerton.com, c=US  
Date: 2025.07.11 16:10:52 -0400



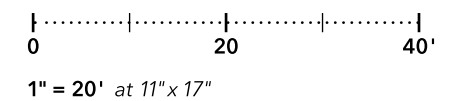
DATE: 7/13/25  
PROJECT #: 21-522

DRAWING #: A3.02

FEMA Zone: AE-8

D.F.E. at 9'-0" N.G.V.D.

(B.F.E @ 8'-0" + 1'-0" Free Board min.)



SECTION THROUGH PRO SHOP E-W ELEVATION

SECTION THROUGH GPC E-W



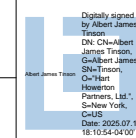
10 East 40th Street, New York, NY 10016  
Tel: 212 685 9631 Fax: 212 481 3768  
Email: NY@harthowerton.com

DRAWING TITLE:

PRO SHOP AND GOLF PERFORMANCE CENTER | SECTION

PROJECT NAME:

LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140

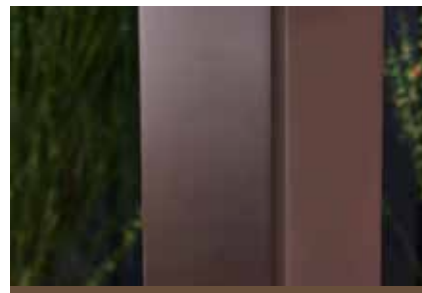


DATE:

7/13/25

PROJECT #:  
21-522

DRAWING #:  
A3.03



**1** Coral Stone Wall  
Exterior Walls

**2** PVC Clad Tube Steel Column  
Columns & Louvers

**3** T&G Ceiling  
Canopy Structure & Roof

**4** Painted Finish  
Canopy Structure



**KEY PLAN**



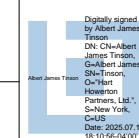
10 East 40th Street, New York, NY 10016  
Tel: 212 685 9631 Fax: 212 481 3768  
Email: NY@harthowerton.com

DRAWING TITLE:

PROPOSED MATERIAL CHARACTER | VIEW TO ARRIVAL

PROJECT NAME:

LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140

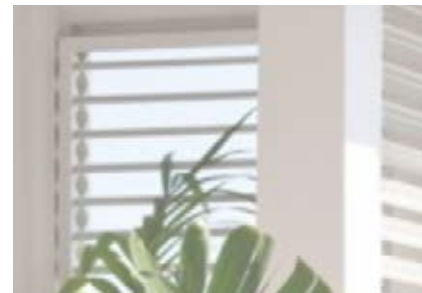
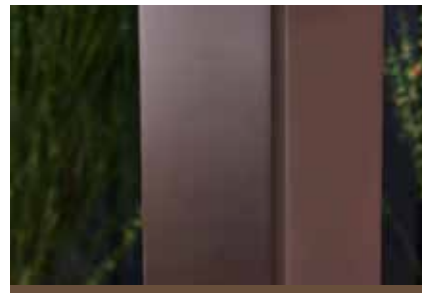


DATE:

7/13/25

PROJECT ##: 21-522

DRAWING ##: A4.01



**1** Coral Stone Wall  
Exterior Walls

**2** PVC Clad Tube Steel Column  
Columns & Louvers

**3** T&G Ceiling  
Canopy Structure & Roof

**4** Louver Panel  
Roof Accents

**5** Clapboard Siding  
Exterior Walls

**KEY PLAN**



DRAWING TITLE:

PROPOSED MATERIAL CHARACTER | VIEW TO THE 10TH TEE

PROJECT NAME:

LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140

10 East 40th Street, New York, NY 10016  
Tel: 212 685 9691 Fax: 212 481 3766  
Email: NY@hartowerton.com

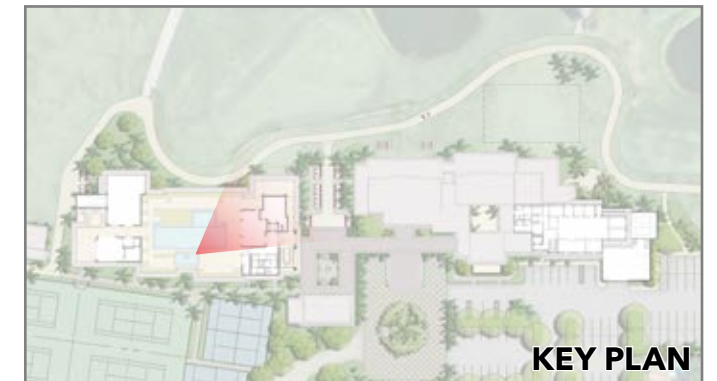
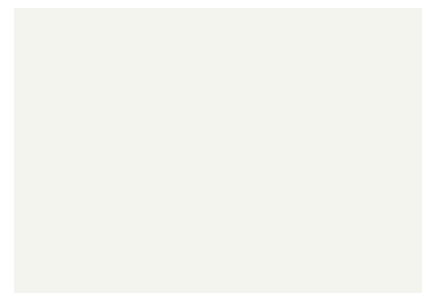
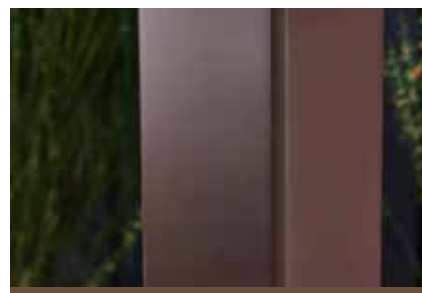
Digitally signed by Albert James Triston  
DN: cn=Albert James Triston, o=Albert James Triston, ou=Albert James Triston, email=atriston@hrt.com, c=US  
Date: 2025.07.13 16:10:58 -04'00'



PROJECT #:  
21-522

DATE:  
7/13/25

DRAWING #:  
A4.02



**1** Mbico Pool Deck Tile  
Roof Deck Pool

**2** PVC Clad Tube Steel Column  
Columns & Louvers

**3** Glass Guardrails  
Guardrail with bronze top  
rails

**4** Stucco Wall  
Exterior Walls

**KEY PLAN**



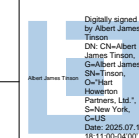
10 East 40th Street, New York, NY 10016  
Tel: 212 685 9691 Fax: 212 481 3766  
Email: NY@hartowerton.com

DRAWING TITLE:

FOCUS ON HEALTH AND WELLNESS | VIEW FROM THE POOL DECK

PROJECT NAME:

LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140



PROJECT #:  
21-522

DATE:

7/13/25

DRAWING #:  
**A4.03**



KEY PLAN

**HART HOWERTON**  
NEW YORK • SAN FRANCISCO

10 East 40th Street, New York, NY 10016  
Tel: 212 685 9691 Fax: 212 481 3766  
Email: NY@hartowerton.com

DRAWING TITLE:

ENHANCED GOLF EXPERIENCE | VIEW FROM THE PALM COURT

PROJECT NAME:

LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140

Digitally signed  
by Albert James  
Trouton  
DN: cn=Albert  
James Trouton,  
ou=Albert James  
Trouton,  
ou=Hartowerton  
Partners, LLC,  
o=New York  
City, c=US  
Date: 2026.07.11  
16:11:02 -0400



DATE:

7/13/25

PROJECT ##:  
21-522

DRAWING ##:  
**A4.04**



KEY PLAN

DRAWING TITLE:

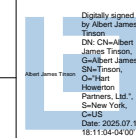
INDOOR - OUTDOOR EXPERIENCE | VIEW FROM THE PRACTICE GREEN

PROJECT NAME:

LA GORCE COUNTRY CLUB — 5685 ALTON RD, MIAMI BEACH, FL 33140



10 East 40th Street, New York, NY 10016  
Tel: 212 683 9631 Fax: 212 481 3768  
Email: NY@harthowerton.com



DATE:  
7/13/25

PROJECT ##:  
21-522

DRAWING ##:  
A4.05