

41 LA GORCE CIRCLE RESIDENCE

41 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

BOA FINAL SUBMITTAL PACKAGE 10-13-2024



ARCHITECT
KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.
571 NW 28TH STREET
MIAMI, FLORIDA 33127
T: 305.573.1818

LANDSCAPE ARCHITECT
CHRISTOPHER CAWLEY
780 NE 69TH ST
MIAMI, FLORIDA 33138
T: 786.536.2961

Rev.	Date	Rev.	Date

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BOA SUBMISSION

FINAL SUBMITTAL

FINAL SUBMISSION

41 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

Owner:

Name
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Landscape Architect:

Name Christopher Calwey Landscape Architecture
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Consultant:

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Tel:
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Architect :

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KOBI KARP
Lic. # AR0012578



COVER

Date	10-13-2024	Sheet No.
Scale	--	A0.00
Project	--	

DATA SHEET



Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	41 AND 39 LA GORCE CIR, MIAMI BEACH, FL. 33141		
2	Folio number(s):	02-3210-003-0310, 02-3210-003-0300		
3	Board and file numbers :	DRB-21-0660		
4	Year built:	1940,1937	Zoning District:	RS-2 (SINGLE-FAMILY)
5	Base Floor Elevation:	8'-0" NGVD	Grade value in NGVD:	+4.82' N.G.V.D.
6	Adjusted grade (Flood+Grade/2):	6.425' NGVD	Free board:	DFE +10.00' N.G.V.D
7	Lot Area:	43,936 SF		
8	Lot width:	242'-6"	Lot Depth:	259'-8"
9	Max Lot Coverage SF and %:	13,180 SF (30.00%)	Proposed Lot Coverage SF and %:	8,789 SF (20.00%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	500 SF
11	Front Yard Open Space SF and %:	11,876 SF (67.73%)	Rear Yard Open Space SF and %:	N/A
12	Max Unit Size SF and %:	21,968 SF (50.00%)	Proposed Unit Size SF and %:	11,205 SF (25.50%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	6,780 SF (15.43%)
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 requires Board Approval)	N/A
15			Proposed Second Floor Unit Size SF and % :	4,658 SF (10.60%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	0 SF (0.00%)

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	28'- FLAT ROOFS	N/A	28'-0"	NONE
18	Setbacks:				NONE
19	Front First level:	20'-0"	N/A	N/A	NONE
20	Front Second level:	30'-0"	N/A	30'-0"- LA GORCE CIR	NONE
21	Side 1: SOUTH	24'-4"	N/A	24'-4"- BREVITY LANE	NONE
22	Side 2 or (facing street): NORTH	36'-4"	N/A	36'-4"- LA GORCE CIR	NONE
23	Rear: FRONT 2:	N/A	N/A	30'-0"- BREVITY LANE	NONE
	Accessory Structure Side 1:	N/A	N/A	N/A	NONE
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	NONE
25	Accessory Structure Rear:	N/A	N/A	N/A	NONE
26	Sum of side yard :	60'-8"	N/A	60'-8" (25%)	NONE
27	Located within a Local Historic District?			Yes or No	
28	Designated as an individual Historic Single Family Residence Site?			Yes or No	
29	Determined to be Architecturally Significant?			Yes or No	
	Additional data or information must be presented in the format outlined in this section				

Notes:

If not applicable write N/A

App/PlanRev1-16v.1

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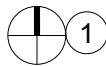
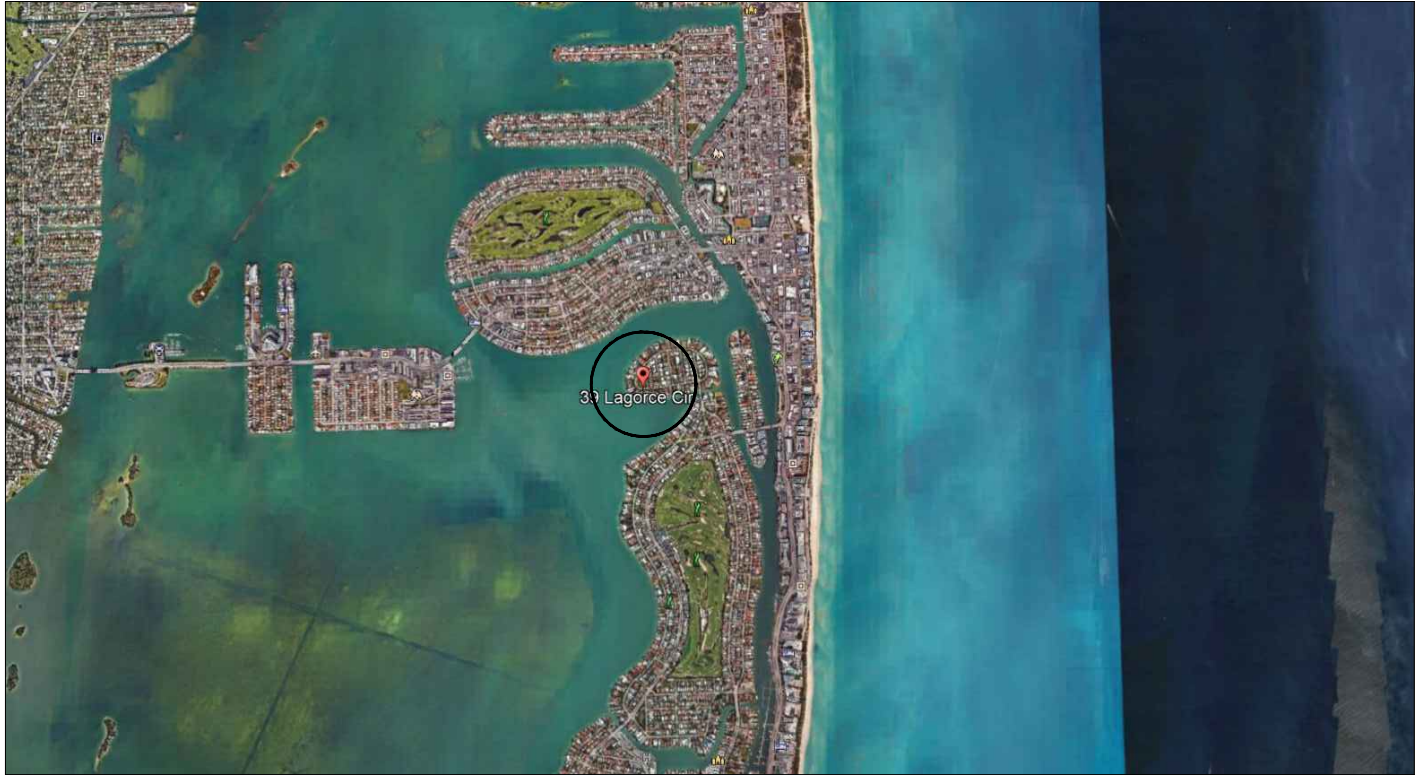
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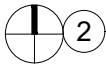
PROJECT DATA

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LOCATION MAP-1/2 MI RADIUS

Scale: N.T.S.



LOCATION MAP

Scale: N.T.S.

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LOCATION MAP

Date	10-13-2024	Sheet No.	A0.02
Scale	--		
Project	--		



IMAGES ON SHEET A0.04-CONTEXT
C1 - LAGORCE CIR - LOOKING NORTH
C2 - LAGORCE CIR - LOOKING SOUTH

IMAGES ON SHEET A0.05-EXISTING PROPERTY
E1 - FRONT YARD
E2 - SIDE YARD - WEST
E3 - SIDE YARD - EAST
E4 - REAR YARD

IMAGES ON SHEET A0.06-NEIGHBOR PROPERTY
N1 - LAGORCE CIR 37
N2 - LAGORCE CIR 42
N3 - LAGORCE CIR 36
N4 - LAGORCE CIR 40

IMAGES ON SHEET A0.07-NEARBY PROPERTY
N5 - BREVITY LN 6601
N6 - BREVITY LN 6625
N7 - BREVITY LN 6641

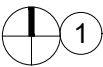


IMAGE KEY PLAN

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IMAGE KEY PLAN

Date	10-13-2024	Sheet No.	A0.03
Scale	--		
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1 C1
Scale: N.T.S.



2 C2
Scale: N.T.S.

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CONTEXTUAL IMAGES

Date	10-13-2024	Sheet No.
Scale	--	A0.04
Project	--	



1 E1
Scale: N.T.S.



2 E2
Scale: N.T.S.



1 E3
Scale: N.T.S.



2 E4
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EXISTING HOME IMAGES

Date	10-13-2024	Sheet No.
Scale	--	A0.05
Project	--	



1 N1
Scale: N.T.S.



2 N2
Scale: N.T.S.



1 N3
Scale: N.T.S.



2 N4
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NEIGHBORING HOME IMAGES

Date	10-13-2024	Sheet No.
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1 N5
Scale: N.T.S.



2 N6
Scale: N.T.S.



1 N7
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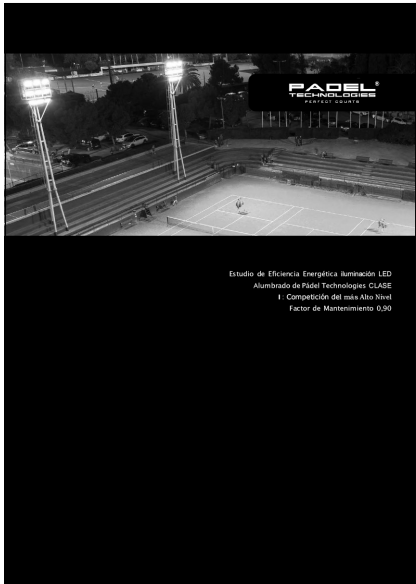
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NEIGHBORING HOME IMAGES

Date	10-13-2024	Sheet No.
Scale	--	A0.07
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Estudio de Eficiencia Energética Iluminación LED
Alumbrado de Pádel Technologies CLASE
I: Competición del máx Alto Nivel
Factor de Mantenimiento 0,90

PADEL TECHNOLOGIES



PADEL Technologies
Índice
1. PISTA TIPO DE PÁDEL 4x1 [P.S.HE 300W 5M] Clase_fm0.9 / Datos de planificación
2. PISTA TIPO DE PÁDEL 4x1 [P.S.HE 300W 5M] Clase_fm0.9 / Superficie de cálculo (sumario de resultados)
3. PISTA TIPO DE PÁDEL 4x1 [P.S.HE 300W 5M] Clase_fm0.9 / Rendering (procesado) en 3D
4. PISTA TIPO DE PÁDEL 4x1 [P.S.HE 300W 5M] Clase_fm0.9 / Rendering (procesado) de colores falsos
5. PISTA TIPO DE PÁDEL 4x1 [P.S.HE 300W 5M] Clase_fm0.9 / Pádel / Isolíneas (E, perpendicular)
6. PISTA TIPO DE PÁDEL 4x1 [P.S.HE 300W 5M] Clase_fm0.9 / Pádel / Gráfico de valores (E, perpendicular)

Índice

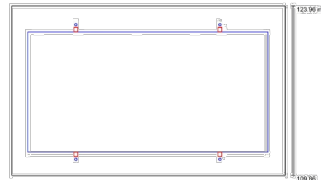
1
2
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9

Página 1

PADEL TECHNOLOGIES



PISTA TIPO DE PÁDEL 4x1 [P.S.HE 300W 5M] Clase_fm0.9 / Datos de planificación



Factor manteniendo: 0.90, ULR (Upward Light Ratio) 0.0%

Nº	Pista	Designación (Factor de conexión)	Φ (Luminaria) [m]	Φ (Lámpara) [m]	P [lm]
1	4	ENERLUXE ProLuxa S HE ENX 300W 60x130DEG 5M (1.000)	44470	44470	301.1
Total:			177881	Total:	177880 1204.4

Página 2

PADEL TECHNOLOGIES



PISTA TIPO DE PÁDEL 4x1 [P.S.HE 300W 5M] Clase_fm0.9 / Lista de luminarias

4 Pista
ENERLUXE ProLuxa S HE ENX 300W
60x130DEG 5M
Nº de artículo:
Fija luminaria (Lámpara): 44470 lm
Potencia de las luminarias: 301.1 W
Clasificación luminaria según CIE: 100
Código CIE Plus: 35 17 35 100 100
Lámpara: 1 x LUMILEC0500 (Factor de conexión 1.000)



Página 3

PADEL TECHNOLOGIES



PISTA TIPO DE PÁDEL 4x1 [P.S.HE 300W 5M] Clase_fm0.9 / Luminarias (lista de coordenadas)

ENERLUXE ProLuxa S HE ENX 300W 60x130DEG 5M
44470 lm, 301.1 W, 1 x 1 x LUMILEC0500 (Factor de conexión 1.000)



Nº	X	Y	Z	X	Y	Z
1	182.889	121.982	6.000	0.0	-3.0	90.0
2	174.601	121.988	6.000	0.0	-3.0	90.0
3	182.889	111.810	6.000	0.0	-3.0	-90.0
4	174.601	111.812	6.000	0.0	-3.0	-90.0

Página 4

Rev. Date Rev. Date

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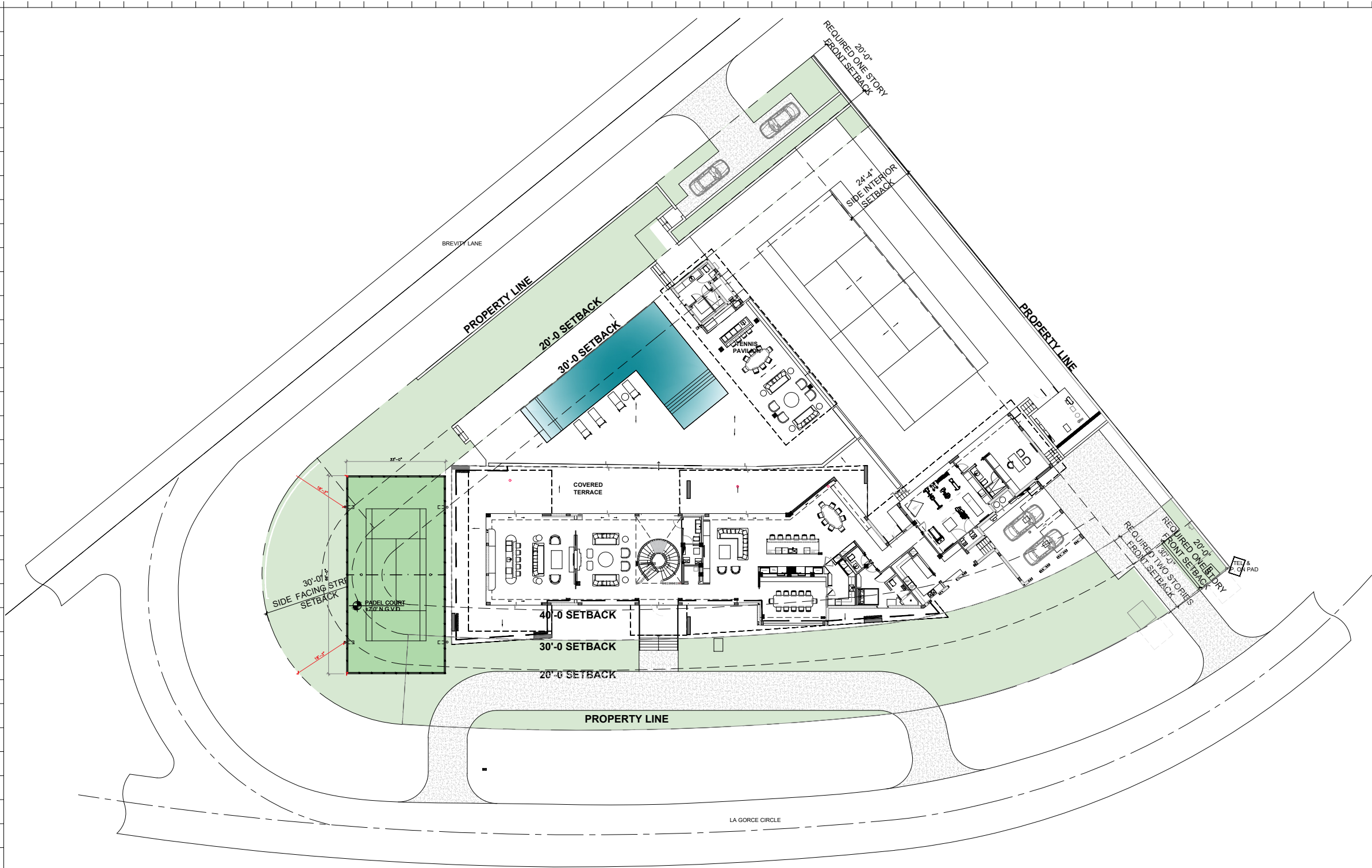
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LIGHTS

Date	10-13-2024	Sheet No.
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PROPOSED PADEL COURT LIGHTING SELECTION



FRONT YARD LANDSCAPE CALCULATIONS:	
TOTAL LANDSCAPE AREA IN FRONT YARD	17,532 SF
MINIMUM LANDSCAPE AREA IN FRONT YARD (50% PER 142.106 (1) (d) OF ZONING CODE)	8,766 SF
FRONT YARD FACING LA GORCE CIRCLE PROVIDED LANDSCAPE AREA IN FRONT YARD	8,273 SF 5,264 SF (63.62%) EXCEEDS 50%
FRONT YARD FACING BREVITY LANE PROVIDED LANDSCAPE AREA IN FRONT YARD	6,403 SF 3,606 SF (56.31%) EXCEEDS 50%
FRONT YARD FACING BREVITY LANE INTERSECTION WITH LA GORCE CIRCLE PROVIDED LANDSCAPE AREA IN FRONT YARD	2,515 SF 1,975 SF (78.52%) EXCEEDS 50%
TOTAL PROVIDED LANDSCAPE AREA	11,876 SF(67.73%)

PLAN
NORTH

A

PERVIOUS REQUIREMENT

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

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PLAN NORTH
A SITE PLAN
Scale: 1/16" = 1'-0"

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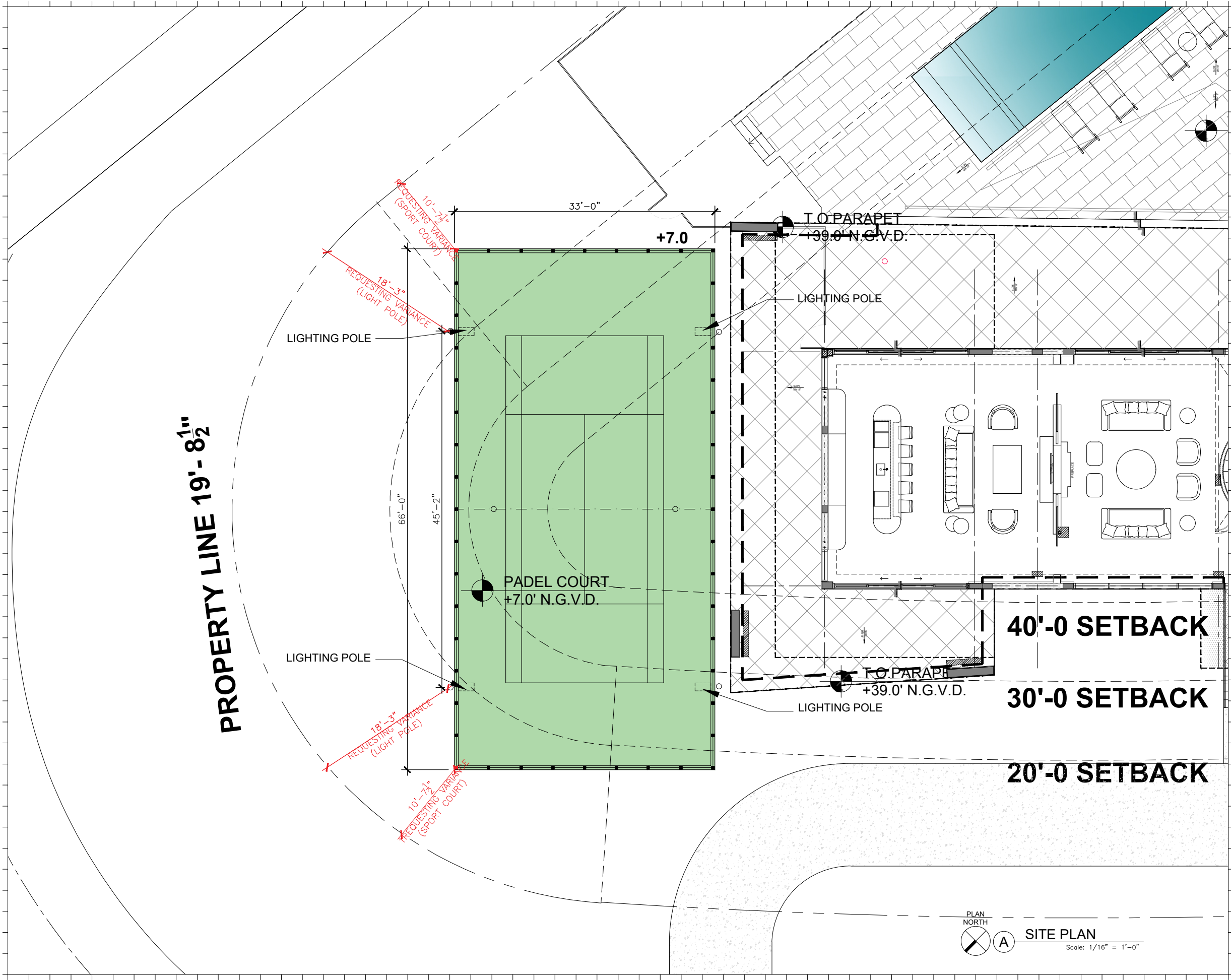
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SITE PLAN		
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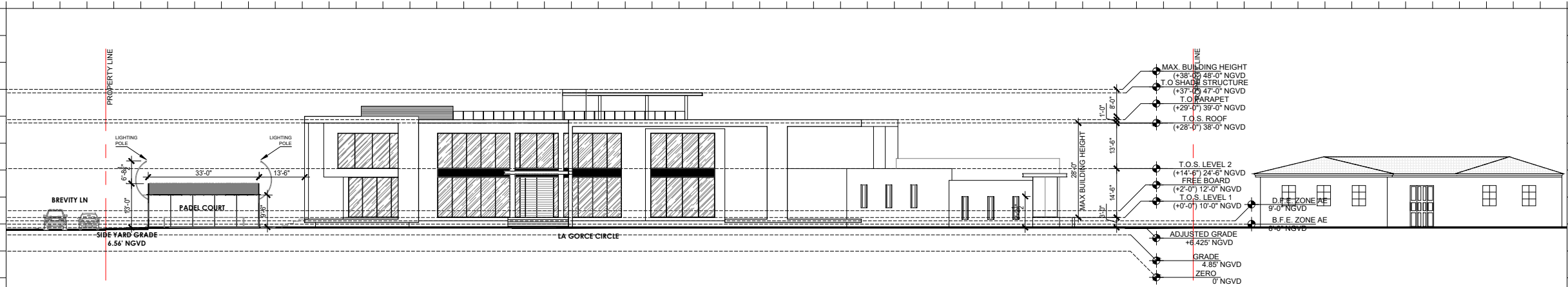
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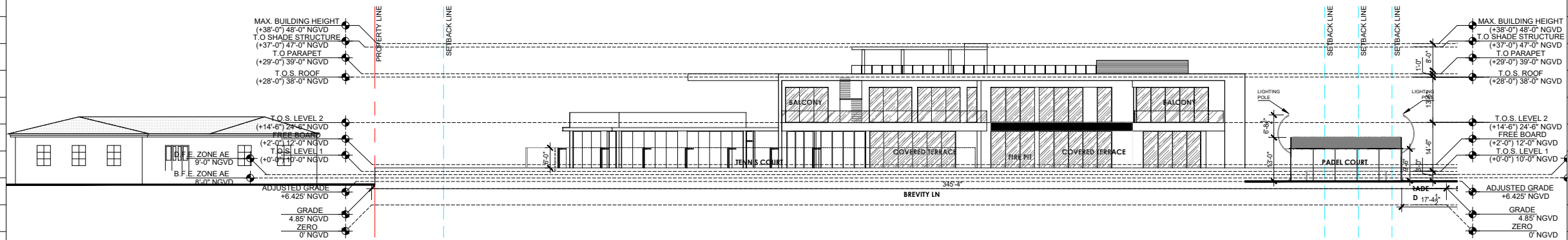
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ENLARGED SITE PLAN

Date	10-13-2024	Sheet No.
Scale	-1/16"=1'-0"	A2.02
Project	--	



I CONTEXTUAL ELEVATION - FRONT STREET
Scale: 1/16"=1'-0"



J CONTEXTUAL ELEVATION - REAR
Scale: 1/16" = 1'-0"

Rev.	Date	Rev.	Date

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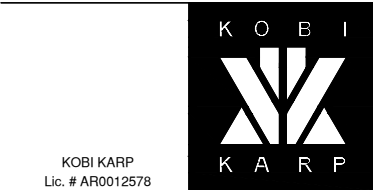
Owner:
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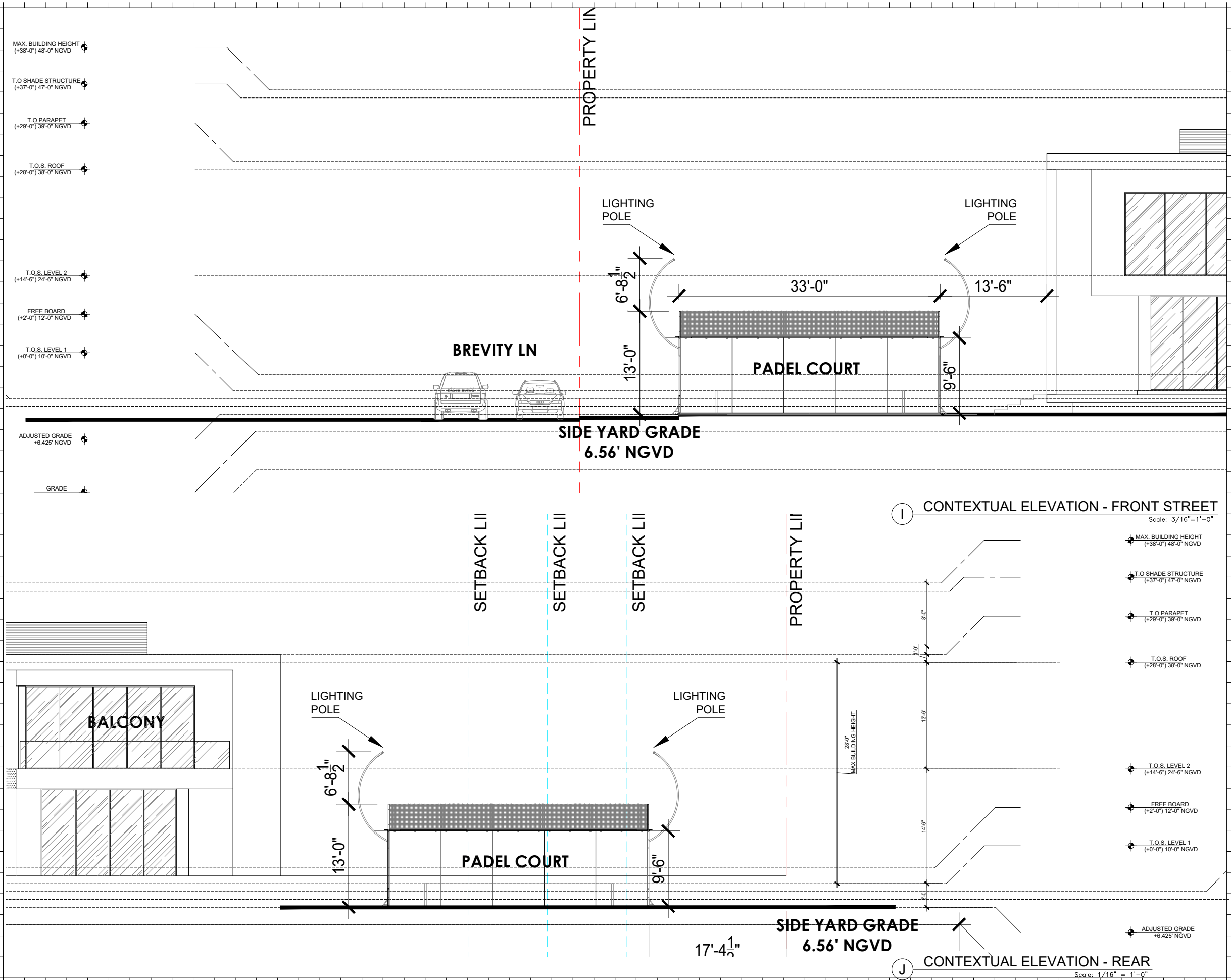
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CONTEXT ELEVATIONS

Date	10-13-2024	Sheet No.
Scale	--	A4.07
Project	--	



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CONTEXT ELEVATIONS

Date	10-13-2024	Sheet No.	A4.08
Scale	--		
Project	--		