



1 RENDERING
R8.0 | R8.0 N.T.S.

DRB SET 12.04.19

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: RENDERINGS

SEAL

11.05.19
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R8.0



1 RENDERING
R9.0 | R9.0 N.T.S.

DRB SET 12.04.19

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: RENDERINGS

SEAL

11.05.19
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R9.0



1 RENDERING
R10.0 | R10.0 N.T.S.

DRB SET 12.04.19

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: RENDERINGS

SEAL

11.05.19
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R10.0

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200



1 RENDERING
R11.0 | R11.0 N.T.S.

DRB SET 12.04.19

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: RENDERINGS

SEAL

11.05.19
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

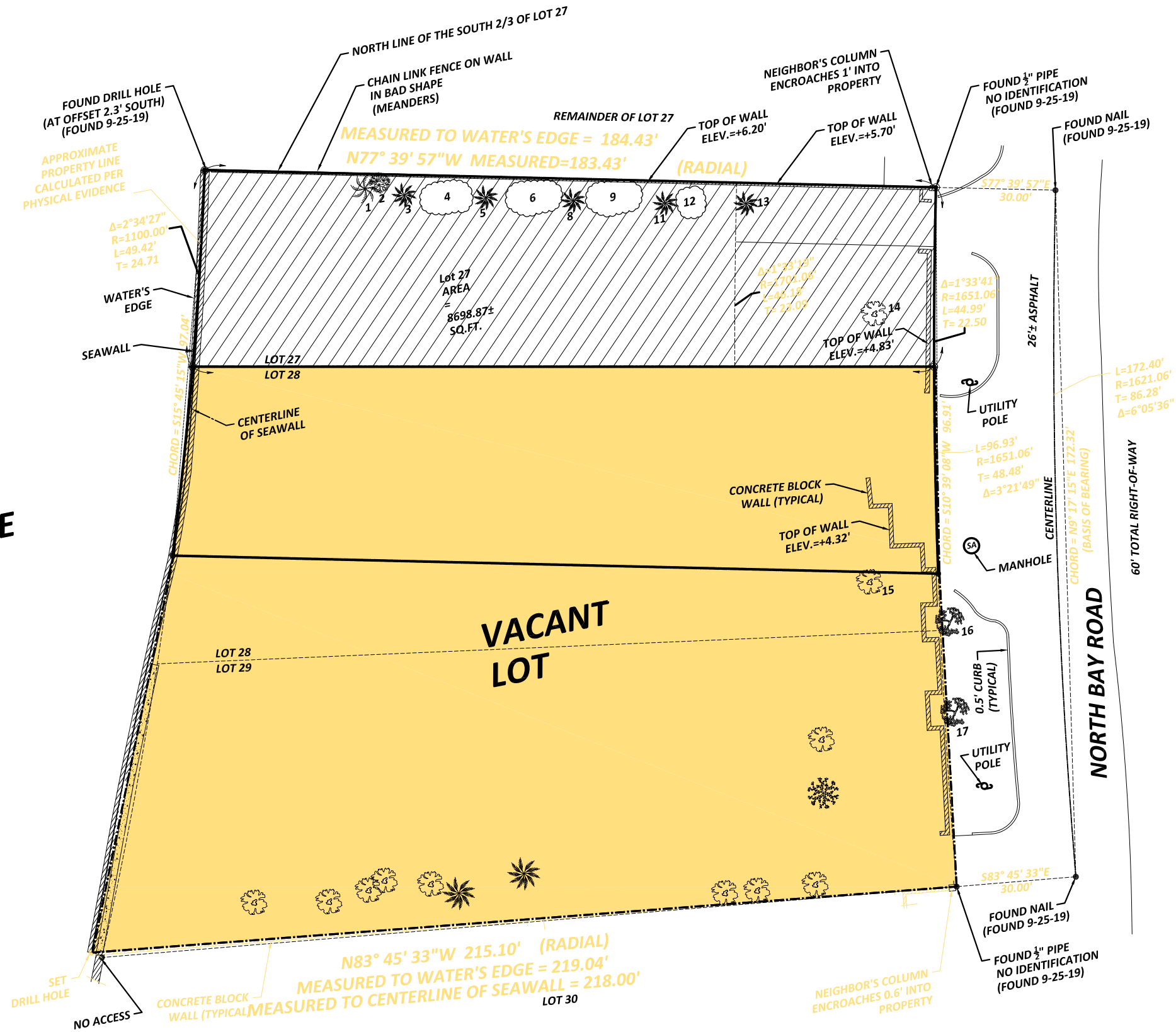
SHEET NO.:

R11.0

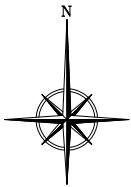
CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

BISCAYNE BAY



1 SITE PLAN
A1.0 | A1.0
1/32" = 1'-0"

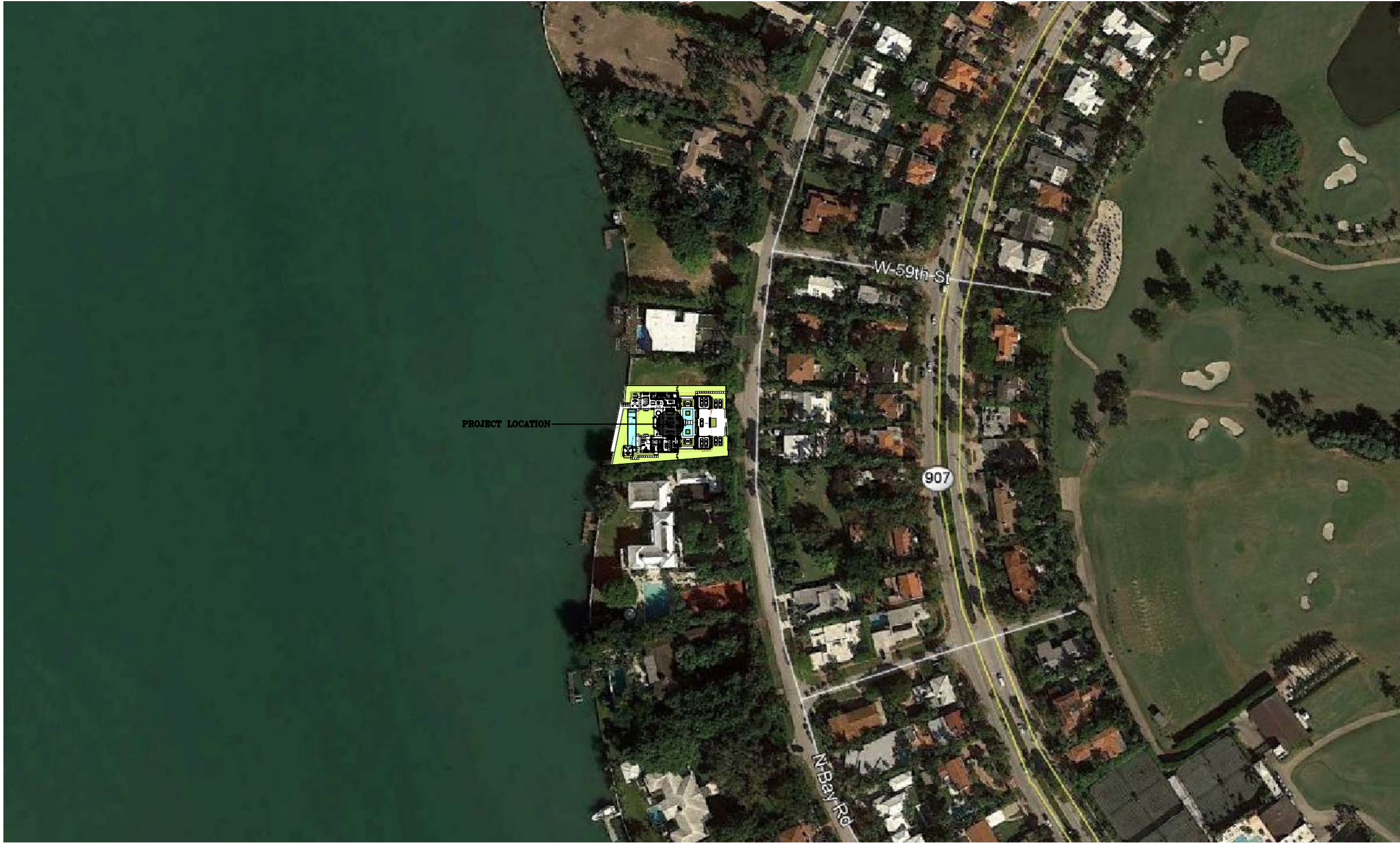


CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

5840 North Bay Road Residence
5840 North Bay Road
Miami Beach, FL 33140
TITLE: PROPOSED LOT PLAN

SEAL
11.05.19
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
G1.0



1 CONTEXT LOCATION PLAN
A1.0 | A1.0
1/32" = 1'-0"

DRB SET 12.04.19

SEAL

11.05.19
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G1.1

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: CONTEXT LOCATION PLAN

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

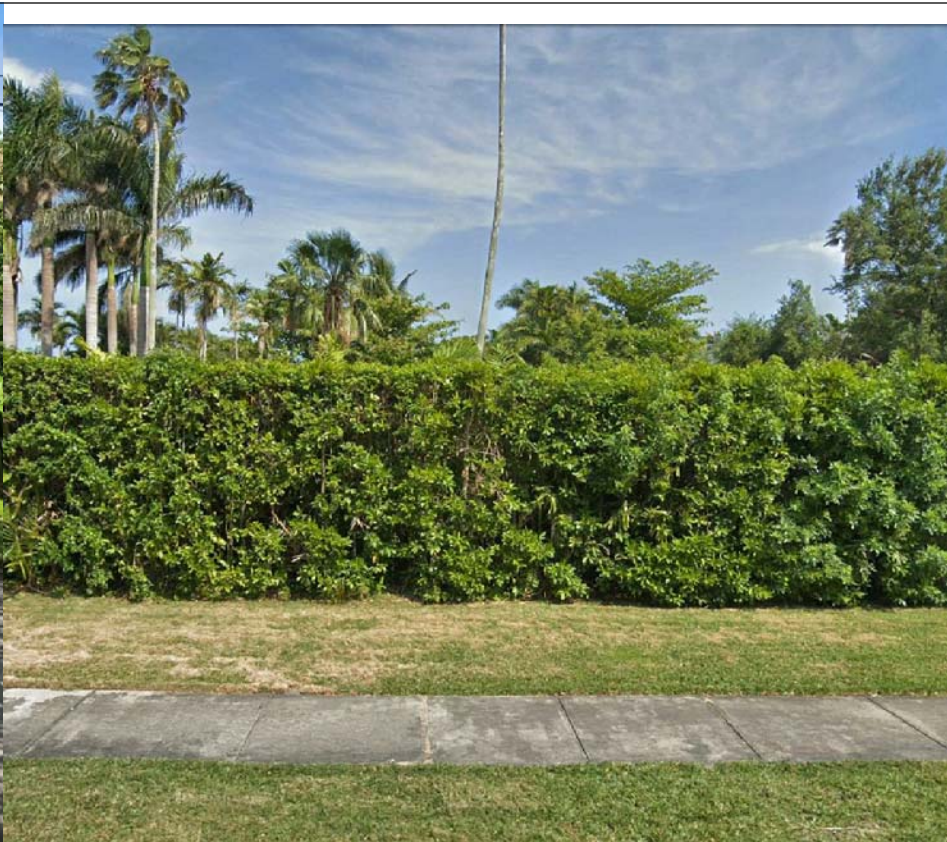
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200



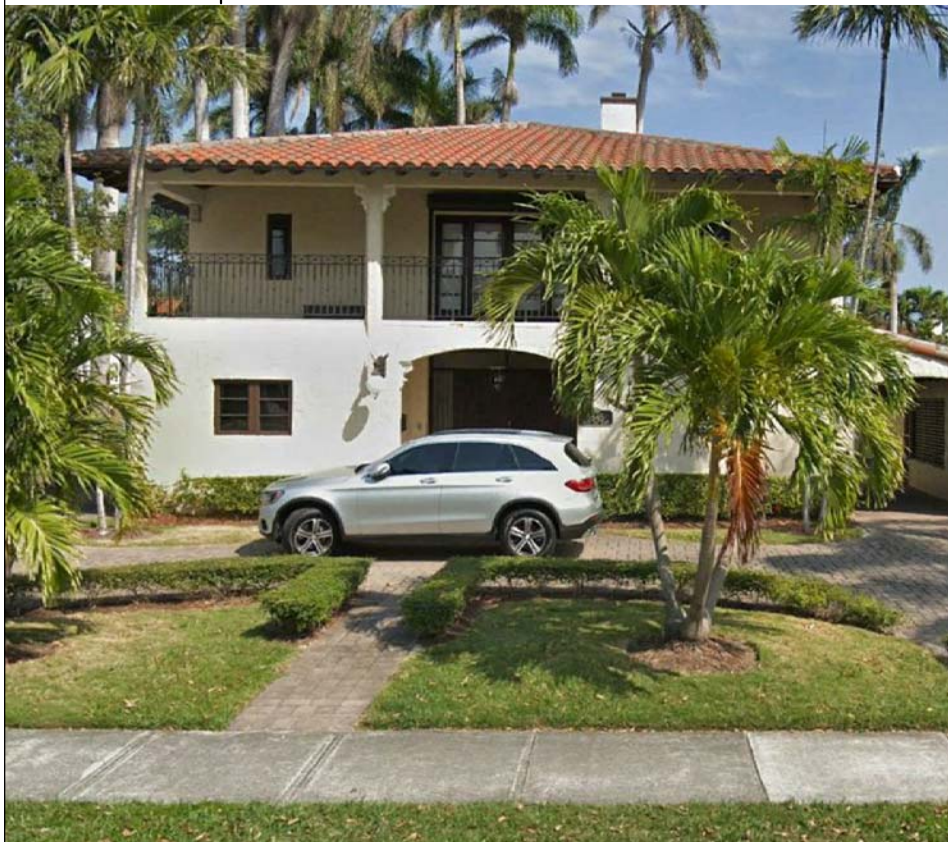
1 5820 N BAY RD



2 5848 N BAY RD



3 5825-19-17 N BAY RD



4 5845 N BAY RD



5 5839 N BAY RD



6 5835 N BAY RD

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: CONTEXT PHOTOGRAPHS

SEAL

11.05.19
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G1.2



1 STREET VIEW



2 VIEW LOOKING WEST



3 VIEW LOOKING SOUTHWEST



4 VIEW LOOKING NORTH WEST



5 VIEW LOOKING NORTH



6 VIEW LOOKING SOUTH

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

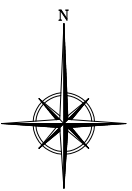
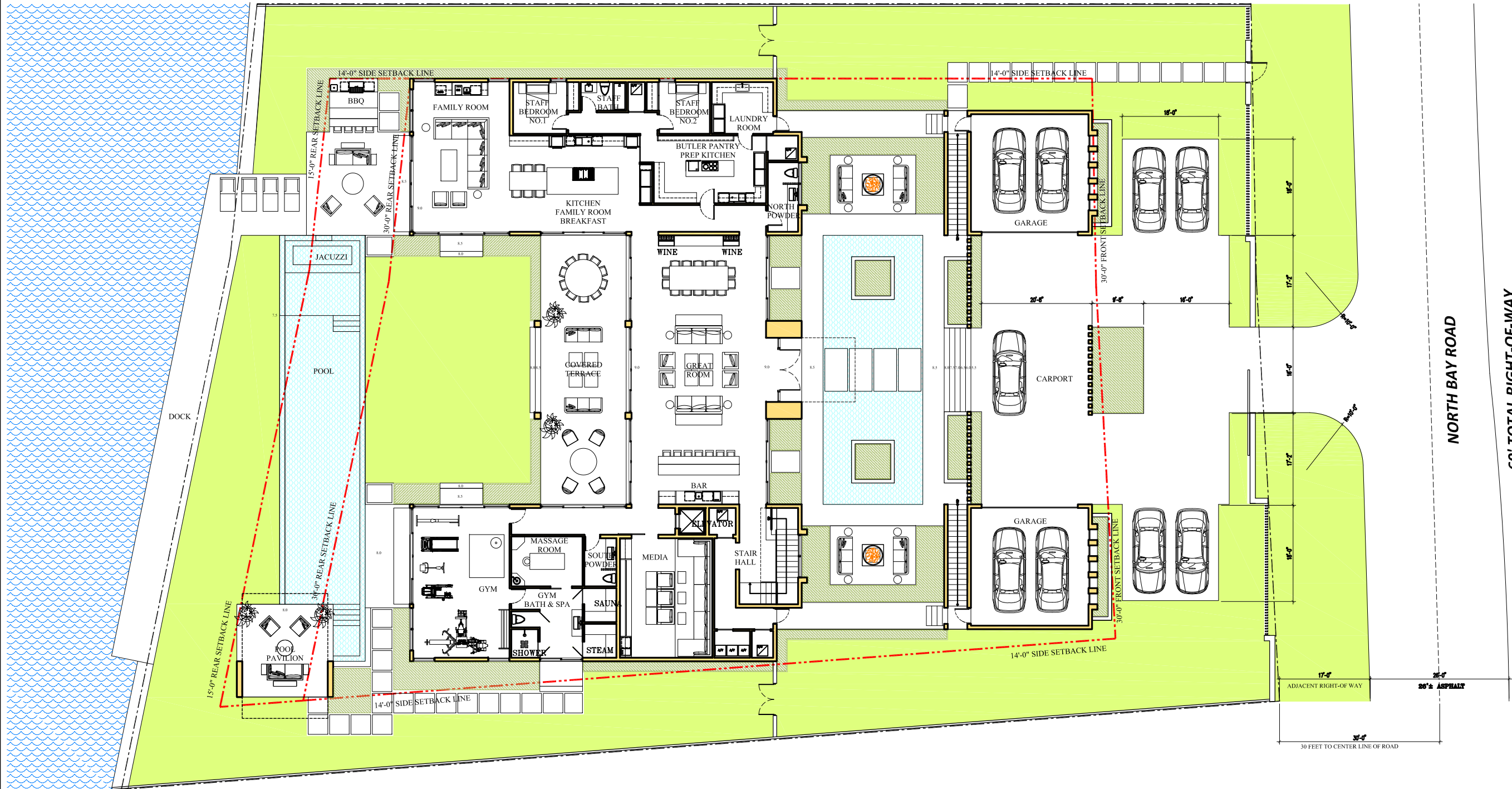
TITLE: SITE PHOTOGRAPHS

SEAL

11.05.19
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G1.3



NORTH BAY ROAD

60' TOTAL RIGHT-OF-WAY

1 SITE PLAN
A1.0/A1.0 1" = 20'-0"

NEW CONSTRUCTION FLOODPLAIN MANAGEMENT DATA		
ITEM #		
1.	FLOOD ZONE:	AE +8
2.	FIRM MAP NUMBER	12086C0317L
3.	BASE FLOOD ELEVATION (BFE):	+8.00' N.G.V.D.
4.	PROPOSED FLOOD DESIGN ELEVATION:	+9.00' N.G.V.D.
5.	CROWN OF ROAD ELEVATION	+3.38' N.G.V.D.
6.	CLASSIFICATION OF STRUCTURE	II
7.	BUILDING USE	SINGLE-FAMILY RESIDENCE
8.	LOWEST ELEV. OF EQUIPMENT	+9.00' N.G.V.D.

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: SITE PLAN

SEAL

11.05.19
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A1.0

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	ZONING INFORMATION			
1.	ADDRESS:	5840 N. BAY ROAD, MIAMI BEACH, FLORIDA 33140		
		A PORTION OF LOTS 28 AND 29 IN BLOCK 1-A, LA GORCE-GULF SUBDIVISION." ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, AT PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 96.87 FEET THEREOF.		
2.	FOLIO NUMBER:	02-3215-003-0240		
3.	BOARD AND FILE NUMBERS:	N/A		
4.	YEAR BUILT:	N/A (VACANT LOT)	ZONING DISTRICT:	RS-3
5.	BASED FLOOD ELEVATION:	AE +8.00'	GRADE VALUE IN N.G.V.D:	3.38' N.G.V.D.
6.	ADJUSTED GRADE (FLOOD+GRADE/2)	5.69 N.G.V.D.	FREE BOARD:	10.00' N.G.V.D.
7.	LOT AREA:	27,452 SF		
8.	LOT WIDTH:	130.55' EAST / 150.65' WEST	LOT DEPTH:	186.61' NORTH / 215.10' SOUTH
9.	MAX LOT COVERAGE SF. AND %:	8,235.6 (30%)	PROPOSED LOT COVERAGE SF. AND %:	8,229 S.F. (29.9%)
10.	EXISTING LOT COVERAGE:	N/A	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	500 S.F.
11.	FRONT YARD OPEN SPACE SF. AND %:	1,995 S.F. (50.48%)	REAR YARD OPEN SPACE SF. AND %:	2,470 S.F. (55.60%)
12.	MAX. UNIT SIZE SF. AND %:	13,726 S.F. (50%)	PROPOSED UNIT SIZE SF. AND %:	13,189 S.F. (48.04%)
13.	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE:	6,756 S.F.
			PROPOSED FIRST FLOOR UNIT SIZE VOLUMETRIC:	
14.			PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF. AND % (NOTE: TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB APPROVAL)	
15.			PROPOSED SECOND FLOOR UNIT SIZE SF:	6,463 S.F. (95.7%) WAIVER
16.			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	1,013 S.F. (14.54%)
		REQUIRED	EXISTING	PROPOSED
17.	BUILDING HEIGHT (FLAT ROOF):	24'-0"-28'-0"	-	28'-0"
	BUILDING HEIGHT (SLOPED ROOF):	27'-0"-31'-0" (MID-POINT)		28'-1" (MID-POINT)
	ACCESSORY STRUCTURE HEIGHT:	N/A	-	N/A
18.	SETBACKS:			
19.	FRONT FIRST LEVEL:	30'-0"	-	30'-0" (26'-6" PLANTER)
20.	FRONT SECOND LEVEL:	30'-0"	-	30'-0" (26'-6" PLANTER)
21.	SIDE 1:	14'-0"	-	14'-0" (10'-8" PLANTER)
22.	SIDE 2:	14'-0"	-	14'-7" (11'-0" PLANTER)
23.	REAR (MIN. 15% LOT DEPTH):	30'-0"	-	30'-0" (26'-2" PLANTER)
24.	ACCESSORY STRUCTURE SIDE 1:	7'-6"	-	14'-2"
	ACCESSORY STRUCTURE SIDE 2:	7'-6"	-	N/A
25.	ACCESSORY STRUCTURE REAR:	15'-0"	-	17'-8"
26.	SUM OF SIDE YARDS:	28'-0"	-	28'-2" (21'-8" PLANTER)
27.	LOCATED WITHIN A LOCAL HISTORIC DISTRICT			NO
28.	DESIGNATED AS AN INDIVIDUAL HISTORIC S.F.R. SITE			NO
29.	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT			NO
NOTES				

ROOF OVERHANGS INTO REQUIRED YARD		SWIMMING POOL SETBACKS		REQUIRED	PROVIDED
FRONT ALLOWED	7'-6" (25% OF 30'-0")	REAR (WATER'S EDGE OF POOL)	7'-6"	8'-9"	
FRONT PROVIDED	2'-6"				
REAR ALLOWED	7'-6" (25% OF 30'-0")	SIDES (EXTERIOR FACE OF CATCH BASIN)	9'-0"	20'-5"	
REAR PROVIDED	4'-7"				
EASE SIDE ALLOWED	3'-6" (25% OF 14'-0")				
EAST SIDE PROVIDED	3'-0"				
WEST SIDE ALLOWED	3'-6" (25% OF 14'-0")				
WEST SIDE PROVIDED	3'-2"				

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: ZONING DATA SHEET

SEAL

11.05.19
Lynsie Christine Conn
FL Architect
AR99059
AA26000730



SHEET NO.:

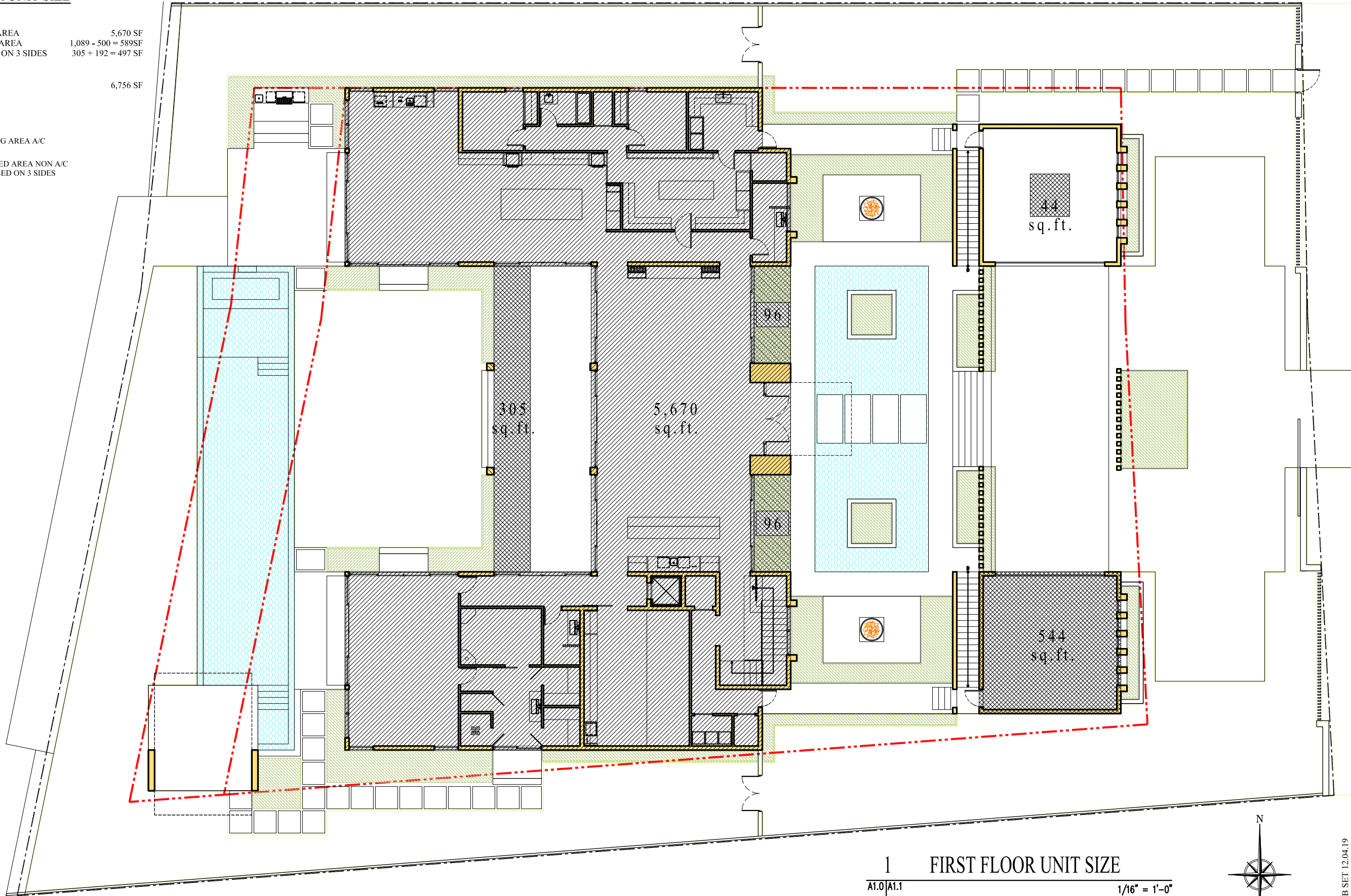
A1.0A

FIRST FLOOR UNIT SIZE

FIRST FLOOR A/C AREA 5,670 SF
GARAGE NON A/C AREA 1,089 - 500 = 589SF
AREAS ENCLOSED ON 3 SIDES 305 + 192 = 497 SF

TOTAL: 6,756 SF

-  BUILDING AREA A/C
 ENCLOSED AREA NON A/C
OR CLOSED ON 3 SIDES



1 FIRST FLOOR UNIT SIZE
A1.0/A1.1 1/16" = 1'-0"

DRB SET 12.04.19

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: KEY AREA PLAN

SEAL

11.05.19
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A1.1

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

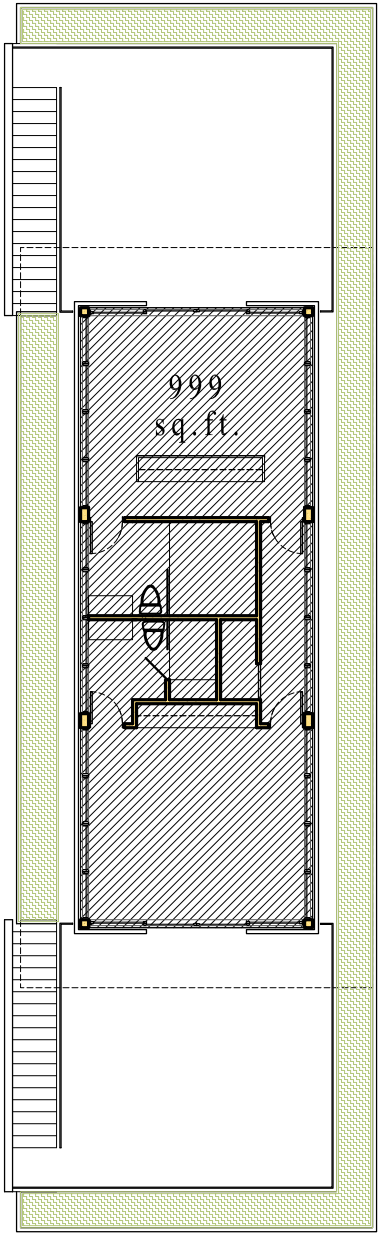
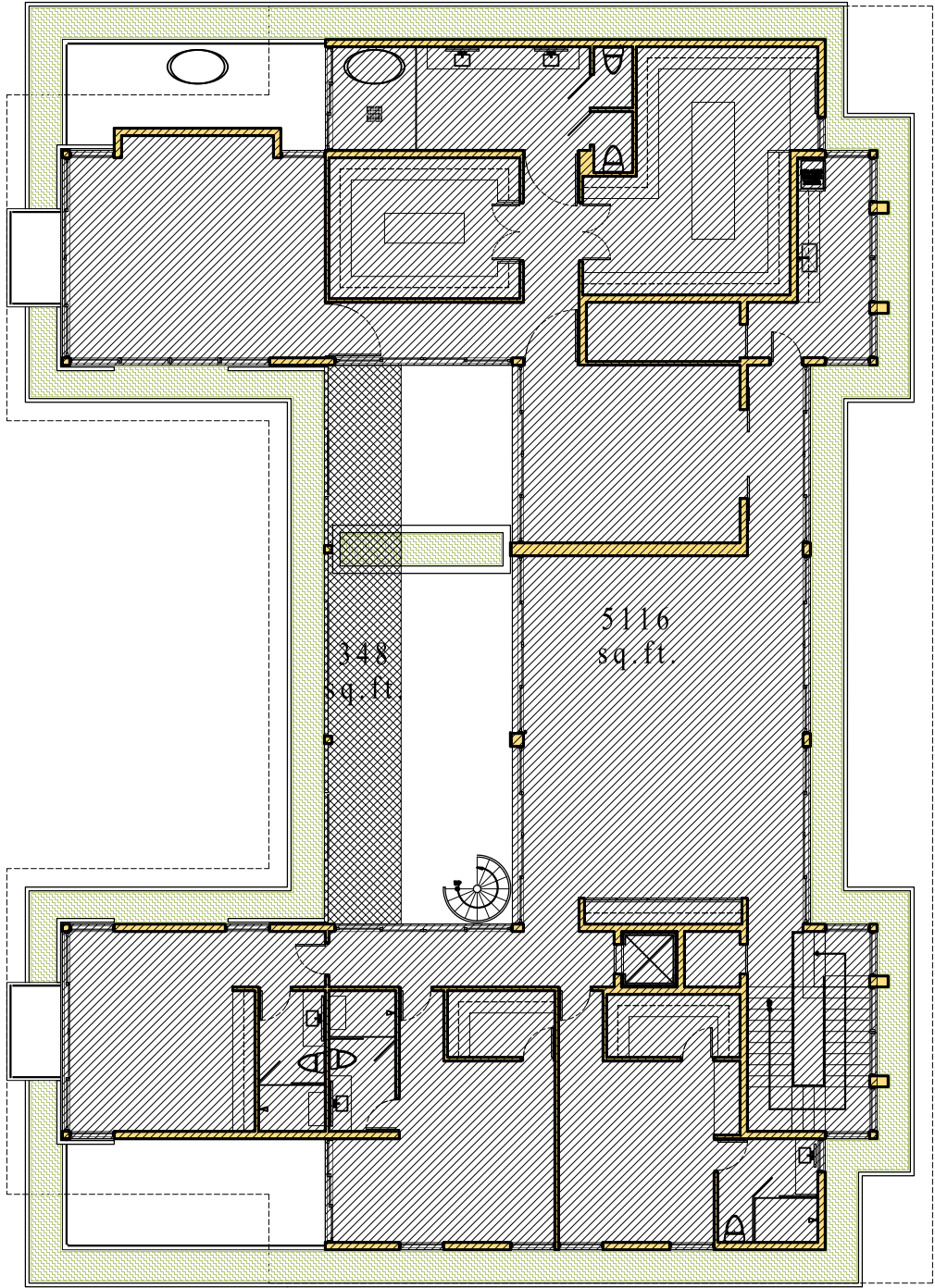
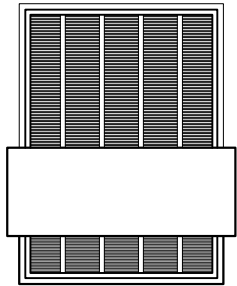
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

SECOND FLOOR UNIT SIZE

SECOND FLOOR A/C AREA 6,115 SF
AREAS ENCLOSED ON 3 SIDES 348 SF

TOTAL: 6,463 SF

- BUILDING AREA A/C
- ENCLOSED AREA NON A/C OR CLOSED ON 3 SIDES



1 SECOND FLOOR UNIT SIZE
A1.0 | A1.1A 1/16" = 1'-0"



DRB SET 12.04.19

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: KEY AREA PLAN

SEAL

11.05.19
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A1.1A

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

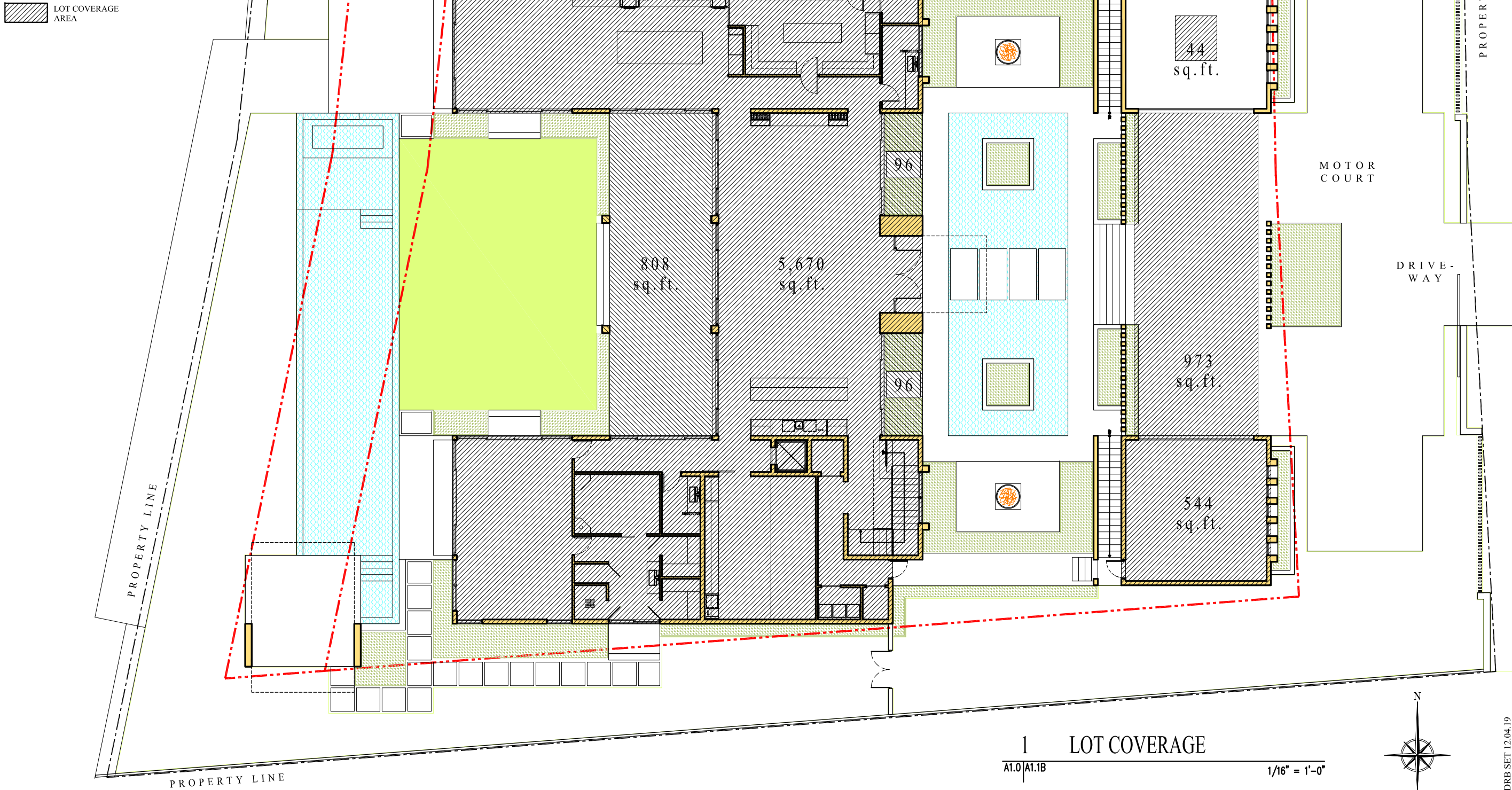
LOT COVERAGE

TOTAL LOT AREA 27,452 SF
2% OF LOT AREA 549 SF
FIRST FLOOR A/C AREA 5,667 SF
FIRST FLOOR A/C AREA ABOVE 973 SF
GARAGE NON A/C AREA 1,089 - 500 = 589SF
AREAS ENCLOSED ON 3 SIDES 808 + 192 = 1,000 SF

TOTAL: 8,229 SF

LOT COVERAGE	PERMITTED	PROVIDED
PERMITTED (30%):	8,235.6 SF	8,229 SF (29.9%)

LOT COVERAGE
AREA

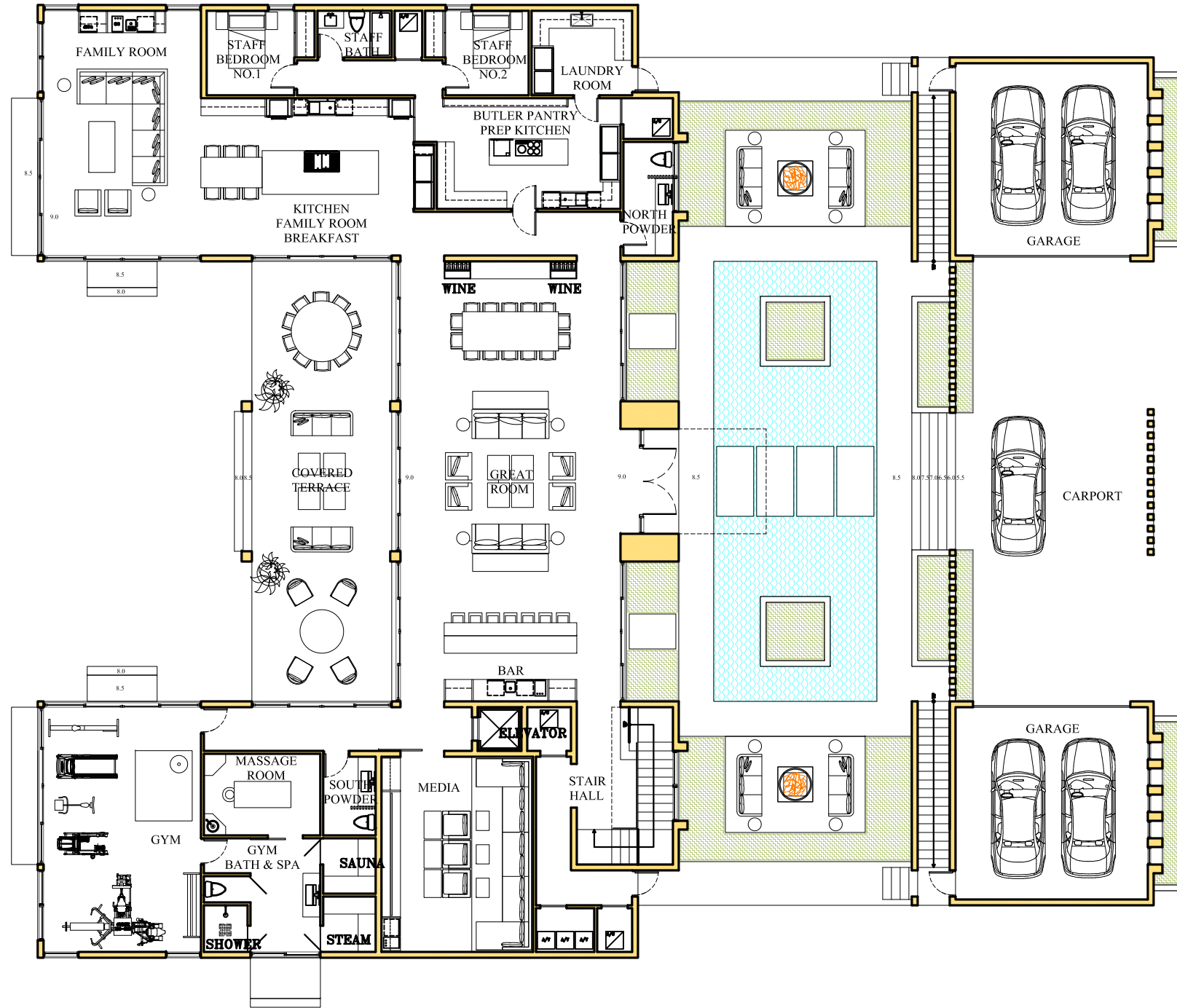
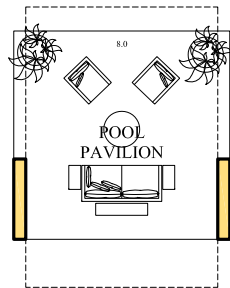


CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

5840 North Bay Road Residence
5840 North Bay Road
Miami Beach, FL 33140
TITLE: KEY AREA PLAN

SEAL
11.05.19
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
A1.1B



1 GROUND FLOOR PLAN
A1.0 | A2.0 1/16" = 1'-0"

DRB SET 12.04.19

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: GROUND FLOOR PLAN

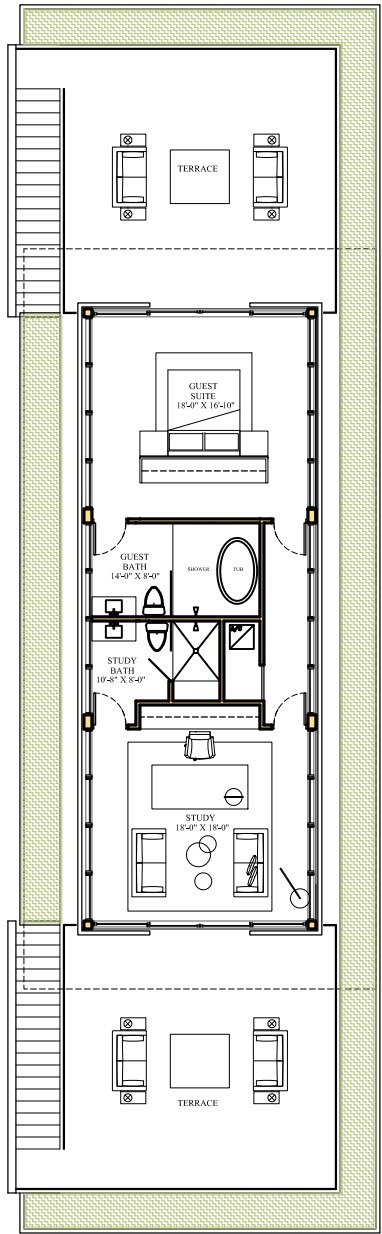
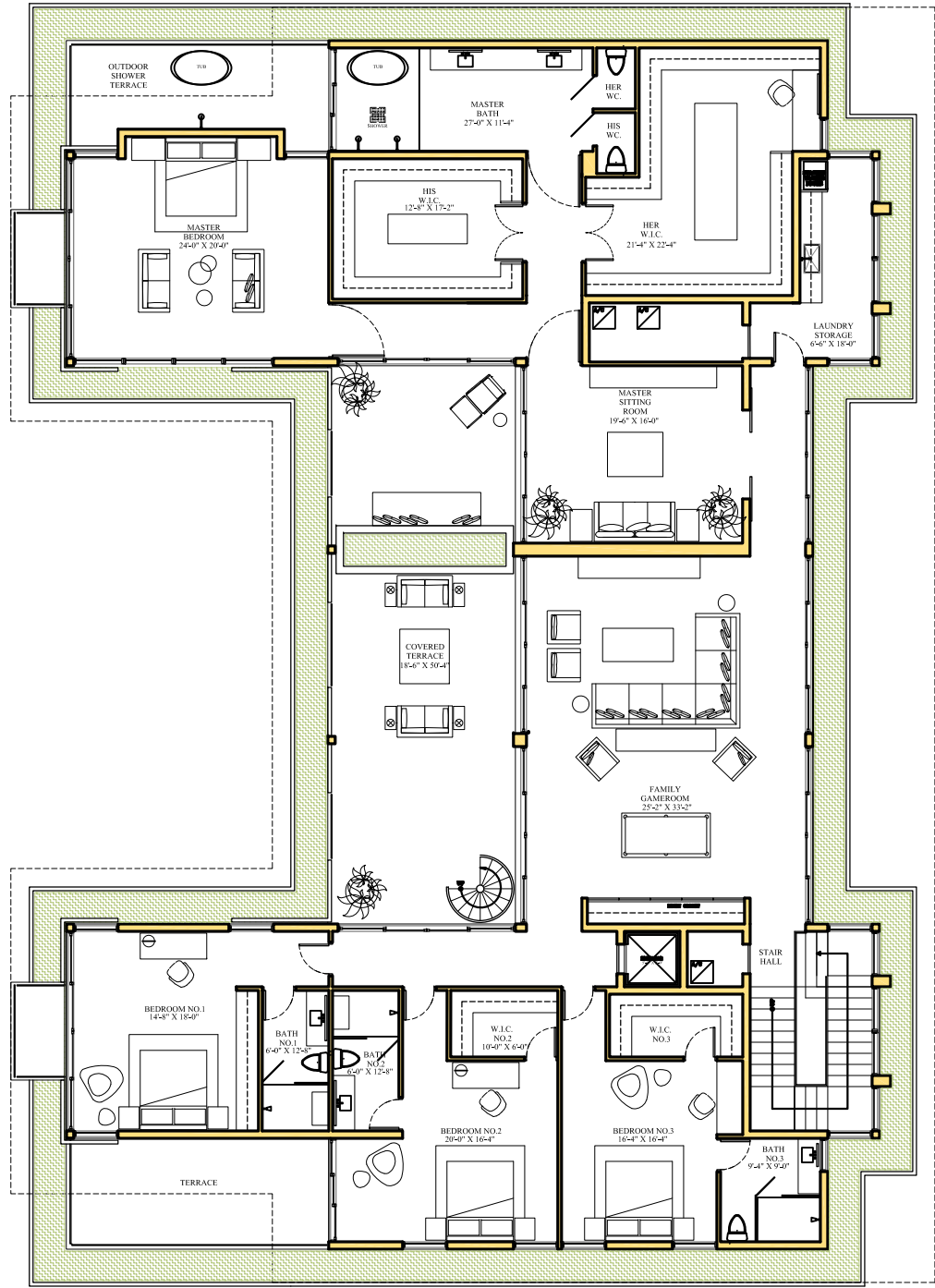
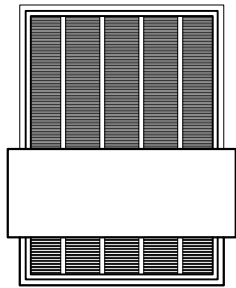
SEAL

11.05.19
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A2.0

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200



1 SECOND FLOOR PLAN
A1.0/A2.1 1/16" = 1'-0"

DRB SET 12.04.19

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: SECOND FLOOR PLAN

SEAL

11.05.19
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

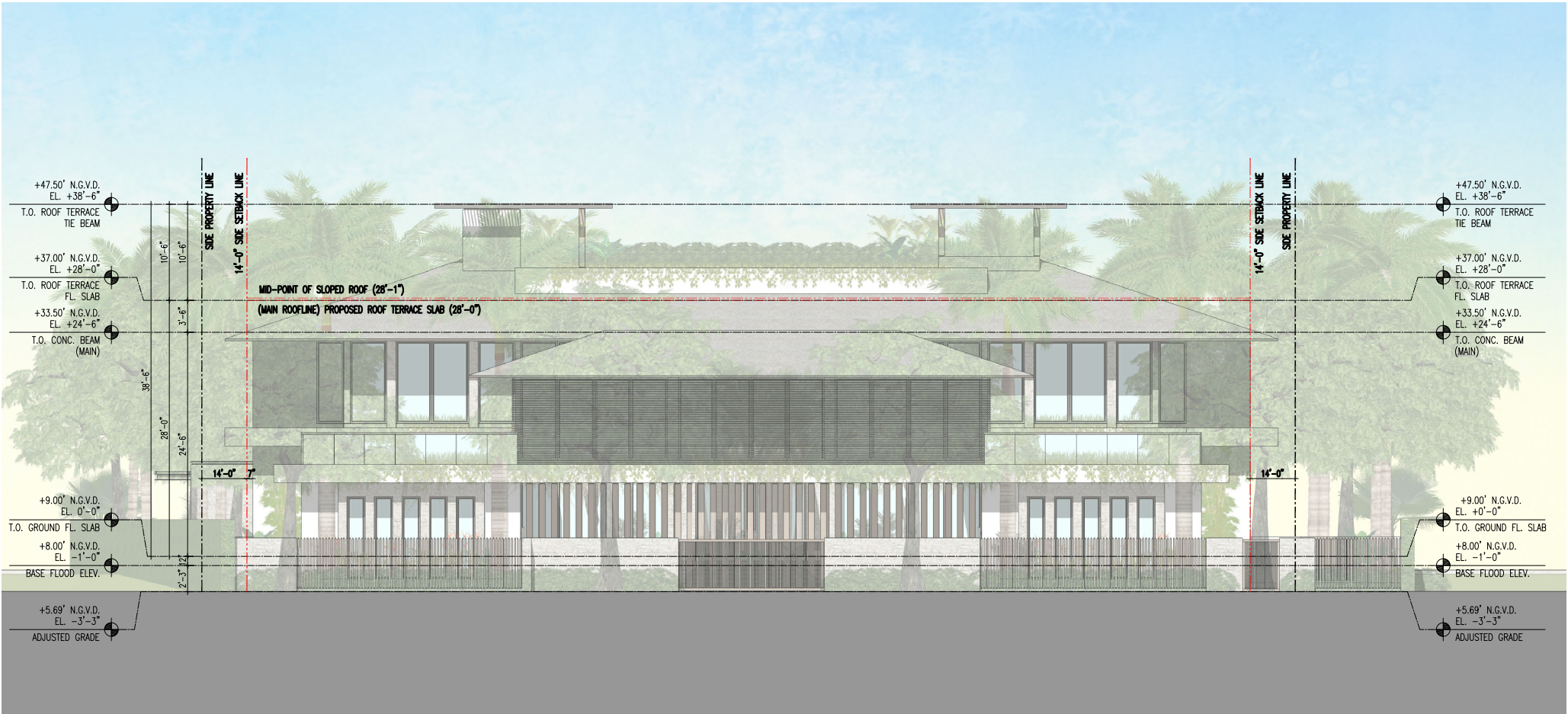
SHEET NO.:

A2.1

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200



1 EAST ELEVATION (FRONT)
A1.0/A5.0 1/16" = 1'-0"

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: EAST ELEVATION

SEAL

11.05.19
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A5.0