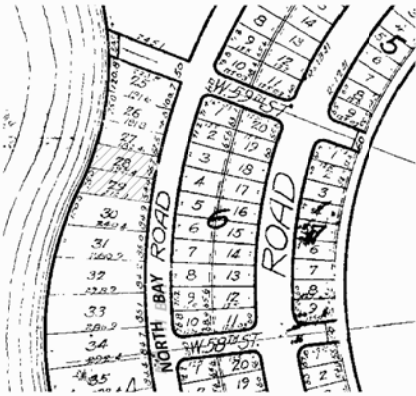
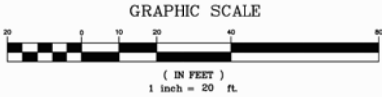
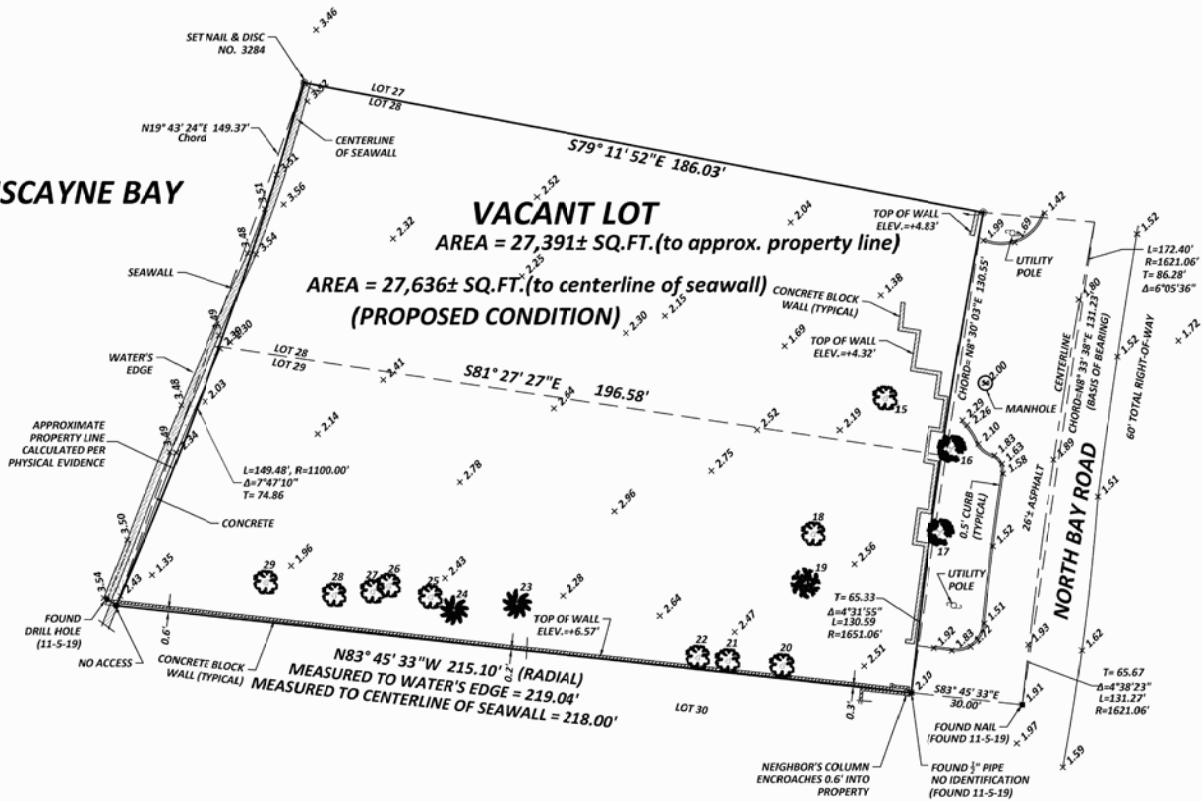


BOUNDARY SURVEY



LOCATION SKETCH
NOT TO SCALE

BISCAYNE BAY



#	TREE NAME	DIAMETER(IN)	HEIGHT(±FT)	SPREAD(±FT)
15	PONGAM	40	35	48
16	CUBAN PALM	14	8	10
17	CUBAN PALM	14	8	10
18	EUPHORBIA	16	30	10
19	AVOCADO TREE	17	35	14
20	PONGAM	16	40	34
21	27 TREE	8	30	10
22	SAPADILLA	18	30	22
23	CHINA FAN PALM	12	30	15
24	CHINA FAN PALM	10	20	15
25	CHINA FAN PALM	8	25	15
26	CHINA FAN PALM	8	25	15
27	CHINA FAN PALM	8	25	15
28	UMBRELLA	61	35	24
29	CHINA FAN PALM	8	20	15

LEGAL DESCRIPTION:
Lots 28 and 29, n Block 1-A, LA GORCE-GULF SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 14, Page 43, of the Public Records of Miami-Dade County, Florida.

SURVEY FOR: 5840 N. BAY ROAD
MIAMI BEACH, FL 33140

I HEREBY CERTIFY: That the BOUNDARY SURVEY of the above captioned property was completed under my supervision and/or direction, to the best of my knowledge and belief. This survey meets or exceeds the Standards of Practice set forth by the Florida Board of Land Surveyors in Chapter 51-17 Florida Administrative Code. Pursuant to Section 472.027, Florida Statutes.

DELTA MAPPING AND SURVEYING, INC.
13301 SW 132 AVENUE, SUITE 117
MIAMI, FLORIDA 33186
PHONE: (786) 429-1024 E-MAIL: DELTAMAPPING@GMAIL.COM

WALDO F. PAEZ DATE SIGNED: _____
PROFESSIONAL SURVEYOR AND MAPPER, NO. 3284
STATE OF FLORIDA

CERTIFICATE OF AUTHORIZATION
L.B. NO. 7950
STATE OF FLORIDA

786-429-1024
FAX: 786-592-1152

1) FLOOD ZONE: AE BASE: +8" PANEL NO. 12086C0309L
COMMUNITY NO. 120651 DATE OF MAP: 9-11-09
2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.
4) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
5) LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY, ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT.
6) OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
7) TYPE OF SURVEY: BOUNDARY SURVEY.
8) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT.
9) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID AND FOR REFERENCE ONLY, UNLESS SIGNED AND SEALED WITH THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
10) THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES.
11) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
12) THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE.
13) ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (51-17 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
14) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
15) NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.
16) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
17) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988
+0.0 DENOTES EXISTING ELEVATION

BENCHMARK: CMB 58-03 R LOCATOR INDEX: INT ALTON ROAD AND W 58TH ST NAIL & WASHER ON SOUTH BULLSIDE
ELEVATION: +4.04' (N.A.V.D.)

BENCHMARK ELEVATION REFERS TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 09 DEGREES 17 MINUTES 15 EAST FOR THE CHORD OF THE CENTERLINE OF NORTH BAY ROAD

FIELD SURVEY DATE: 8-28-18 SCALE: 1" = 20' DRAWN BY: M.G.
DRAWING DATE: 8-30-18 FB: SKETCH DRAWING NO.: 18-0388B
REVISED DATE: 09-25-2019 NEW DRAWING NO.: 19-0462B
REVISED DATE: 11-07-19 (LOT SEPARATION) NEW DRAWING NO.: 19-0558A

BOUNDARY SURVEY

REVISIONS	DATE	BY	DESCRIPTION
1	11-07-2019	11-07-2019	REVISIONS SURVEY
2	11-07-2019	11-07-2019	REVISIONS SURVEY
3	11-07-2019	11-07-2019	REVISIONS SURVEY
4	11-07-2019	11-07-2019	REVISIONS SURVEY
5	11-07-2019	11-07-2019	REVISIONS SURVEY
6	11-07-2019	11-07-2019	REVISIONS SURVEY
7	11-07-2019	11-07-2019	REVISIONS SURVEY
8	11-07-2019	11-07-2019	REVISIONS SURVEY
9	11-07-2019	11-07-2019	REVISIONS SURVEY
10	11-07-2019	11-07-2019	REVISIONS SURVEY
11	11-07-2019	11-07-2019	REVISIONS SURVEY
12	11-07-2019	11-07-2019	REVISIONS SURVEY
13	11-07-2019	11-07-2019	REVISIONS SURVEY
14	11-07-2019	11-07-2019	REVISIONS SURVEY
15	11-07-2019	11-07-2019	REVISIONS SURVEY
16	11-07-2019	11-07-2019	REVISIONS SURVEY
17	11-07-2019	11-07-2019	REVISIONS SURVEY
18	11-07-2019	11-07-2019	REVISIONS SURVEY
19	11-07-2019	11-07-2019	REVISIONS SURVEY
20	11-07-2019	11-07-2019	REVISIONS SURVEY
21	11-07-2019	11-07-2019	REVISIONS SURVEY
22	11-07-2019	11-07-2019	REVISIONS SURVEY
23	11-07-2019	11-07-2019	REVISIONS SURVEY
24	11-07-2019	11-07-2019	REVISIONS SURVEY
25	11-07-2019	11-07-2019	REVISIONS SURVEY
26	11-07-2019	11-07-2019	REVISIONS SURVEY
27	11-07-2019	11-07-2019	REVISIONS SURVEY
28	11-07-2019	11-07-2019	REVISIONS SURVEY
29	11-07-2019	11-07-2019	REVISIONS SURVEY
30	11-07-2019	11-07-2019	REVISIONS SURVEY
31	11-07-2019	11-07-2019	REVISIONS SURVEY
32	11-07-2019	11-07-2019	REVISIONS SURVEY
33	11-07-2019	11-07-2019	REVISIONS SURVEY
34	11-07-2019	11-07-2019	REVISIONS SURVEY
35	11-07-2019	11-07-2019	REVISIONS SURVEY
36	11-07-2019	11-07-2019	REVISIONS SURVEY
37	11-07-2019	11-07-2019	REVISIONS SURVEY
38	11-07-2019	11-07-2019	REVISIONS SURVEY
39	11-07-2019	11-07-2019	REVISIONS SURVEY
40	11-07-2019	11-07-2019	REVISIONS SURVEY
41	11-07-2019	11-07-2019	REVISIONS SURVEY
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53	11-07-2019	11-07-2019	REVISIONS SURVEY
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73	11-07-2019	11-07-2019	REVISIONS SURVEY
74	11-07-2019	11-07-2019	REVISIONS SURVEY
75	11-07-2019	11-07-2019	REVISIONS SURVEY
76	11-07-2019	11-07-2019	REVISIONS SURVEY
77	11-07-2019	11-07-2019	REVISIONS SURVEY
78	11-07-2019	11-07-2019	REVISIONS SURVEY
79	11-07-2019	11-07-2019	REVISIONS SURVEY
80	11-07-2019	11-07-2019	REVISIONS SURVEY
81	11-07-2019	11-07-2019	REVISIONS SURVEY
82	11-07-2019	11-07-2019	REVISIONS SURVEY
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85	11-07-2019	11-07-2019	REVISIONS SURVEY
86	11-07-2019	11-07-2019	REVISIONS SURVEY
87	11-07-2019	11-07-2019	REVISIONS SURVEY
88	11-07-2019	11-07-2019	REVISIONS SURVEY
89	11-07-2019	11-07-2019	REVISIONS SURVEY
90	11-07-2019	11-07-2019	REVISIONS SURVEY
91	11-07-2019	11-07-2019	REVISIONS SURVEY
92	11-07-2019	11-07-2019	REVISIONS SURVEY
93	11-07-2019	11-07-2019	REVISIONS SURVEY
94	11-07-2019	11-07-2019	REVISIONS SURVEY
95	11-07-2019	11-07-2019	REVISIONS SURVEY
96	11-07-2019	11-07-2019	REVISIONS SURVEY
97	11-07-2019	11-07-2019	REVISIONS SURVEY
98	11-07-2019	11-07-2019	REVISIONS SURVEY
99	11-07-2019	11-07-2019	REVISIONS SURVEY
100	11-07-2019	11-07-2019	REVISIONS SURVEY

DATE:	11-07-2019
SCALE:	1" = 20'
DRAWN BY:	M.G.
M.P.R.:	AR99059
DRAWING NO.:	19-0558A

1 OF 1

SEAL

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: SURVEY

SEAL

03.09.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G1.1



1 5820 N BAY RD



2 5848 N BAY RD



3 5825 N BAY RD



4 5845 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

01.20.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G1.2

DRB SET 01.28.20



1 5835 N BAY RD



2 5839 N BAY RD



3 STREET VIEW



4 VIEW LOOKING WEST

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

01.20.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G1.3

DRB SET 01.28.20



1 VIEW LOOKING SOUTHWEST



2 VIEW LOOKING NORTH WEST



3 VIEW LOOKING NORTH



4 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

01.20.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G1.3A



1 CONTEXT LOCATION PLAN
G1.4 | G1.4 N.T.S.

DRB SET 01.28.20

5840 North Bay Road Residence 5840 North Bay Road Miami Beach, FL 33140	TITLE: CONTEXT LOCATION PLAN
---	------------------------------

SEAL 01.20.20 Lynsie Christine Conn FL Architect AR99059 AA26000730
--

SHEET NO.: G1.4

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



1 LOCATION PLAN
G1.5 | G1.5 N.T.S.

DRB SET 01.28.20

5840 North Bay Road Residence 5840 North Bay Road Miami Beach, FL 33140	TITLE: CONTEXT LOCATION PLAN

SEAL
01.20.20 Lynsie Christine Conn FL Architect AR99059 AA26000730

SHEET NO.:
G1.5

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



1 KEY PLAN
G1.6 | G1.6 N.T.S.

DRB SET 01.28.20

SEAL

01.20.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

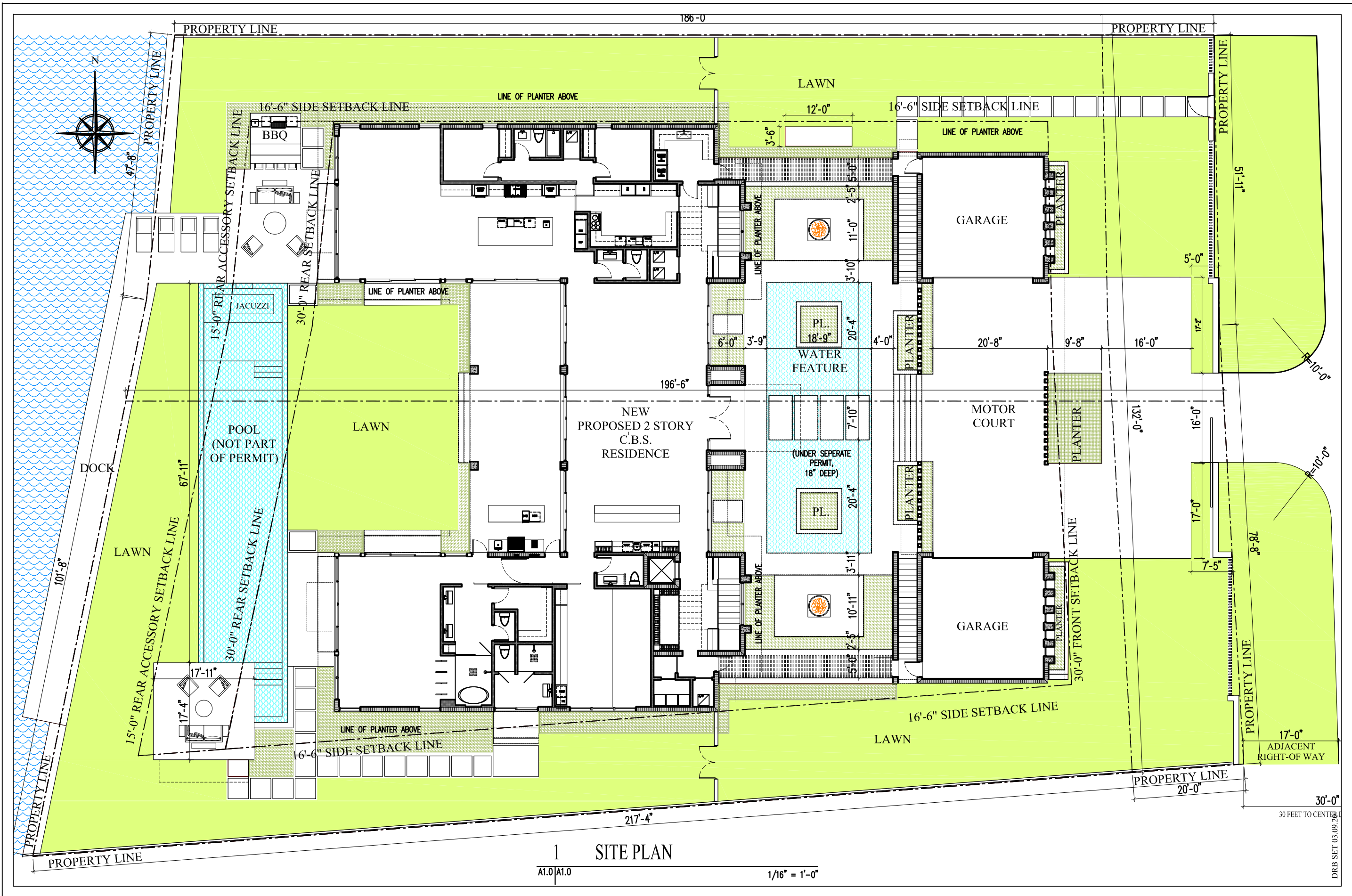
SHEET NO.:

G1.6

5840 North Bay Road Residence
5840 North Bay Road
Miami Beach, FL 33140

TITLE: PHOTOGRAPHS KEY PLAN

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



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, 02-3215-003-0245			
3.	BOARD AND FILE NUMBERS:	N/A			
4.	YEAR BUILT:	N/A (VACANT LOT)	ZONING DISTRICT:		RS-2
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:	27,636 SF			
8.	LOT WIDTH:	130.55' EAST / 150.65' WEST	LOT DEPTH:		186.61' NORTH / 215.10' SOUTH
9.	MAX LOT COVERAGE SF. AND %:	8,290.8 (30%)	PROPOSED LOT COVERAGE SF. AND %:		9,833 S.F. (35.5%)
10.	EXISTING LOT COVERAGE:	N/A	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:		500 S.F.
11.	FRONT YARD OPEN SPACE SF. AND %:	1,598 S.F. (60.85%)	REAR YARD OPEN SPACE SF. AND %:		2,170 S.F. (73.08%)
12.	MAX. UNIT SIZE SF. AND %:	13,818 S.F. (50%)	PROPOSED UNIT SIZE SF. AND %:		13,816 S.F. (49.9%)
13.	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE:		7,158 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:		6,658 S.F.
16.					
		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17.	BUILDING HEIGHT (FLAT ROOF):	24'-0"-28'-0"	-	-	
	BUILDING HEIGHT (SLOPED ROOF):	27'-0"-31'-0" (MID-POINT)		29'-0" (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:	16'-6"	-	16'-6" (13'-0" PLANTER)	-
22.	SIDE 2:	16'-6"	-	16'-7" (13'-4" PLANTER)	-
23.	REAR (MIN. 15% LOT DEPTH):	30'-0"	-	30'-0" (26'-2" PLANTER)	-
24.	ACCESSORY STRUCTURE SIDE 1:	7'-6"	-	N/A	-
	ACCESSORY STRUCTURE SIDE 2:	7'-6"	-	N/A	-
25.	ACCESSORY STRUCTURE REAR:	15'-0"	-	N/A	-
26.	SUM OF SIDE YARDS:	33'-0"	-	33'-0" (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					

DRB SET 03.09.20

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
03.09.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
A1.0A

LEGAL DESCRIPTION:

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.

PROPERTY ADDRESS:

5840 NORTH BAY RD.
MIAMI BEACH, FL 33140

SCOPE OF WORK

NEW TWO STORY CMU
SINGLE FAMILY RESIDENCE

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	+3.07' N.G.V.D. (+1.51 N.A.V.D.)
6.	CLASSIFICATION OF STRUCTURE	II
7.	BUILDING USE	SINGLE-FAMILY RESIDENCE
8.	LOWEST ELEV. OF EQUIPMENT	+9.00' N.G.V.D.

NOTE:

ALL STORMWATER RUNOFF MUST BE RETAINED
WITHIN YOUR PRIVATE PROPERTY AND ANY
PROPOSED ONSITE STORMWATER SYSTEM MUST
HOLD A 10-YEAR, 24-HOUR RAINFALL EVENT WITH
AN INTENSITY OF 8.75 INCHES OF RAINFALL.

ROOF OVERHANGS INTO REQUIRED YARD

FRONT ALLOWED	7'-6" (25% OF 30'-0")
FRONT PROVIDED	2'-6"
REAR ALLOWED	7'-6" (25% OF 30'-0")
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"

SWIMMING POOL SETBACKS

REAR (WATER'S EDGE OF POOL)	7'-6"	8'-9"
SIDES (EXTERIOR FACE OF CATCH BASIN)	9'-0"	20'-5"

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

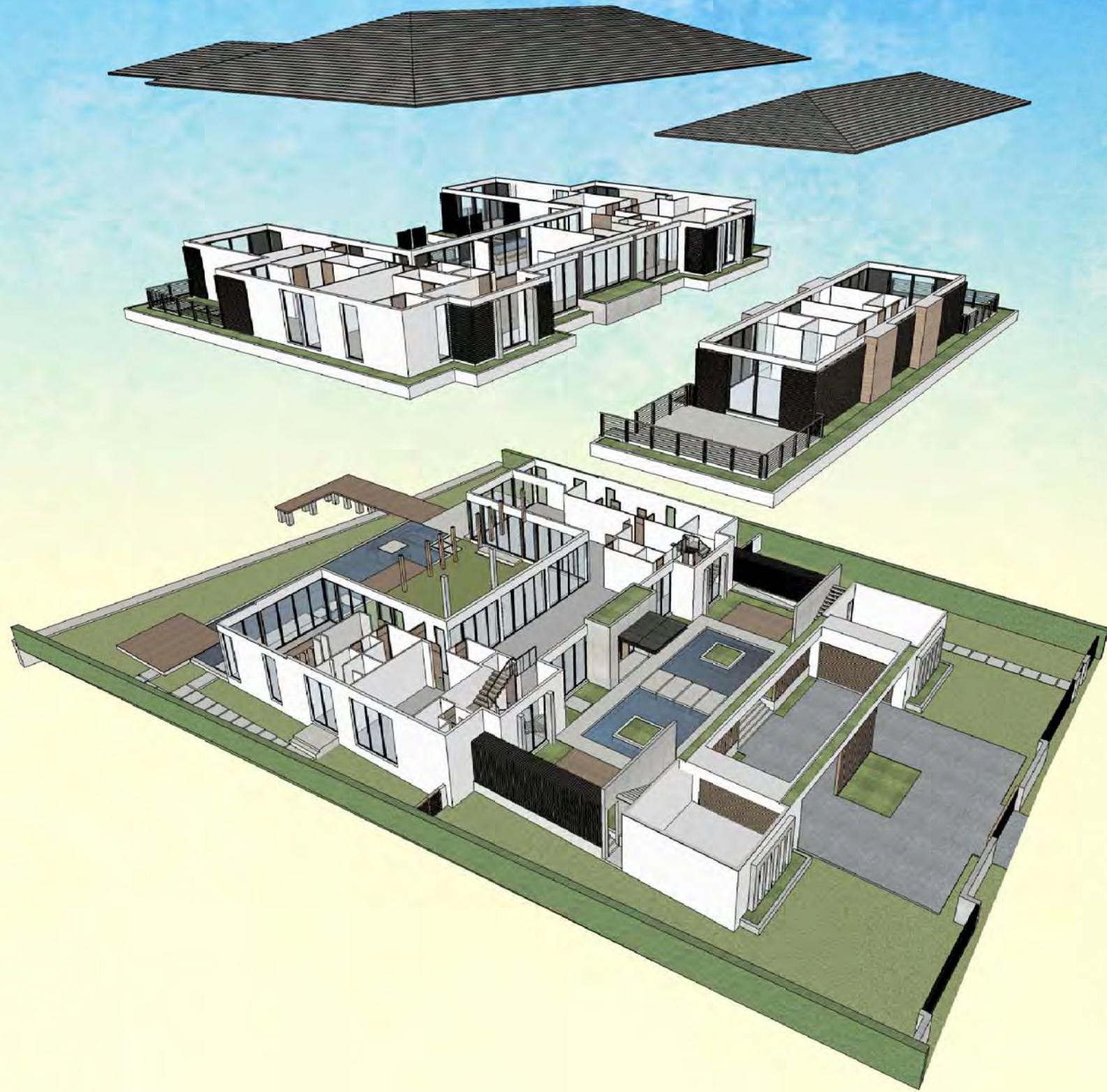
SEAL

03.09.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A1.0B

DRB SET 03.09.20



WAIVER REQUEST

SECOND FLOOR
93% OF FIRST FLOOR

TOTAL UNIT SIZE
49.9% OF SITE

1 EXPLODED AXON
A1.0C/A1.0C

N.T.S.

DRB SET 03.09.20

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: EXPLODED AXON

SEAL

03.09.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

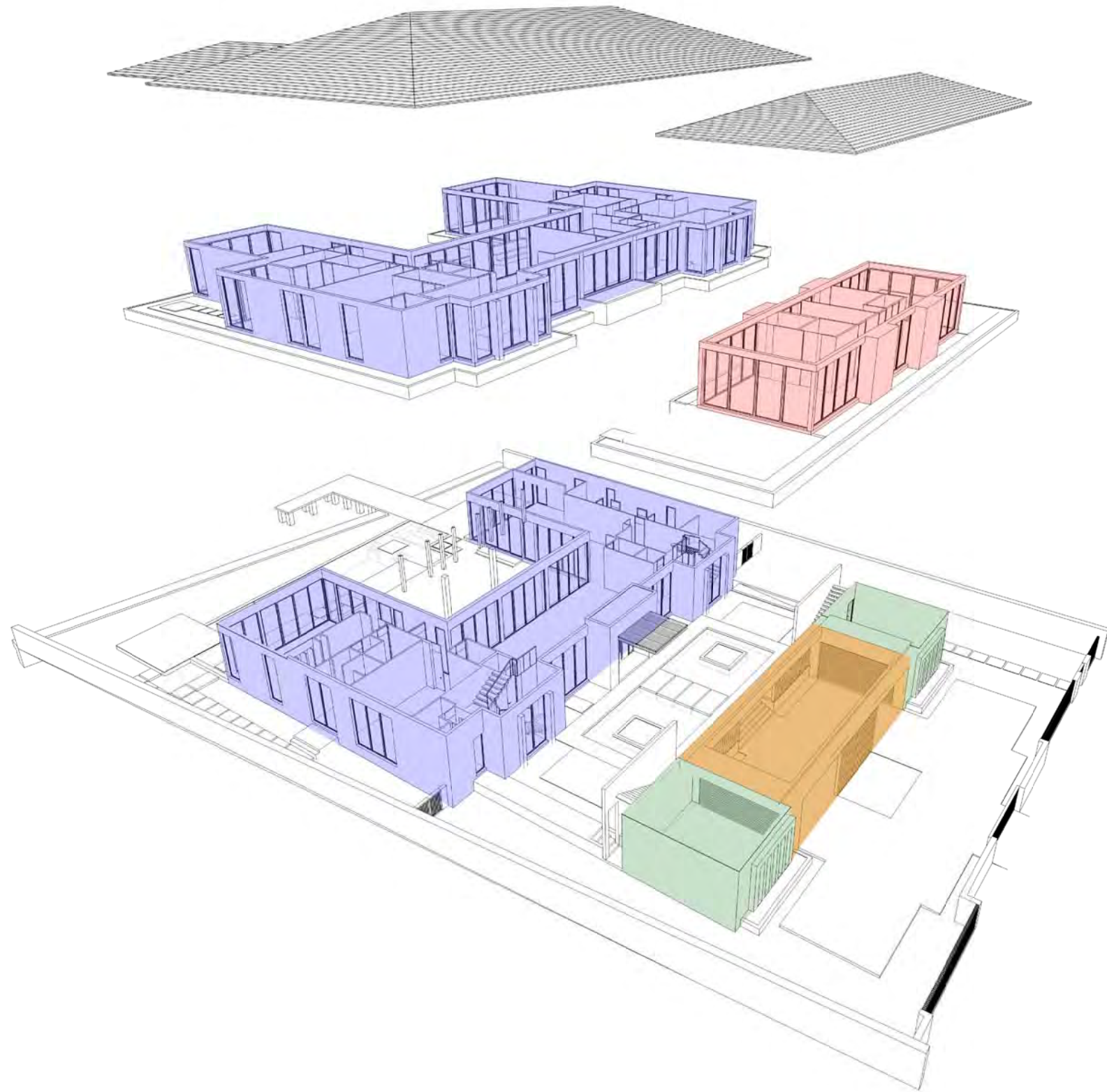
SHEET NO.:

A1.0C

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

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



WAIVER REQUEST

SECOND FLOOR
93% OF FIRST FLOOR

TOTAL UNIT SIZE
49.9% OF SITE

1 SHADED LINE DRAWING AXON
A1.0D/A1.0D N.T.S.

DRB SET 03.09.20

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: SHADED LINE DRAWING AXON

SEAL

03.09.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

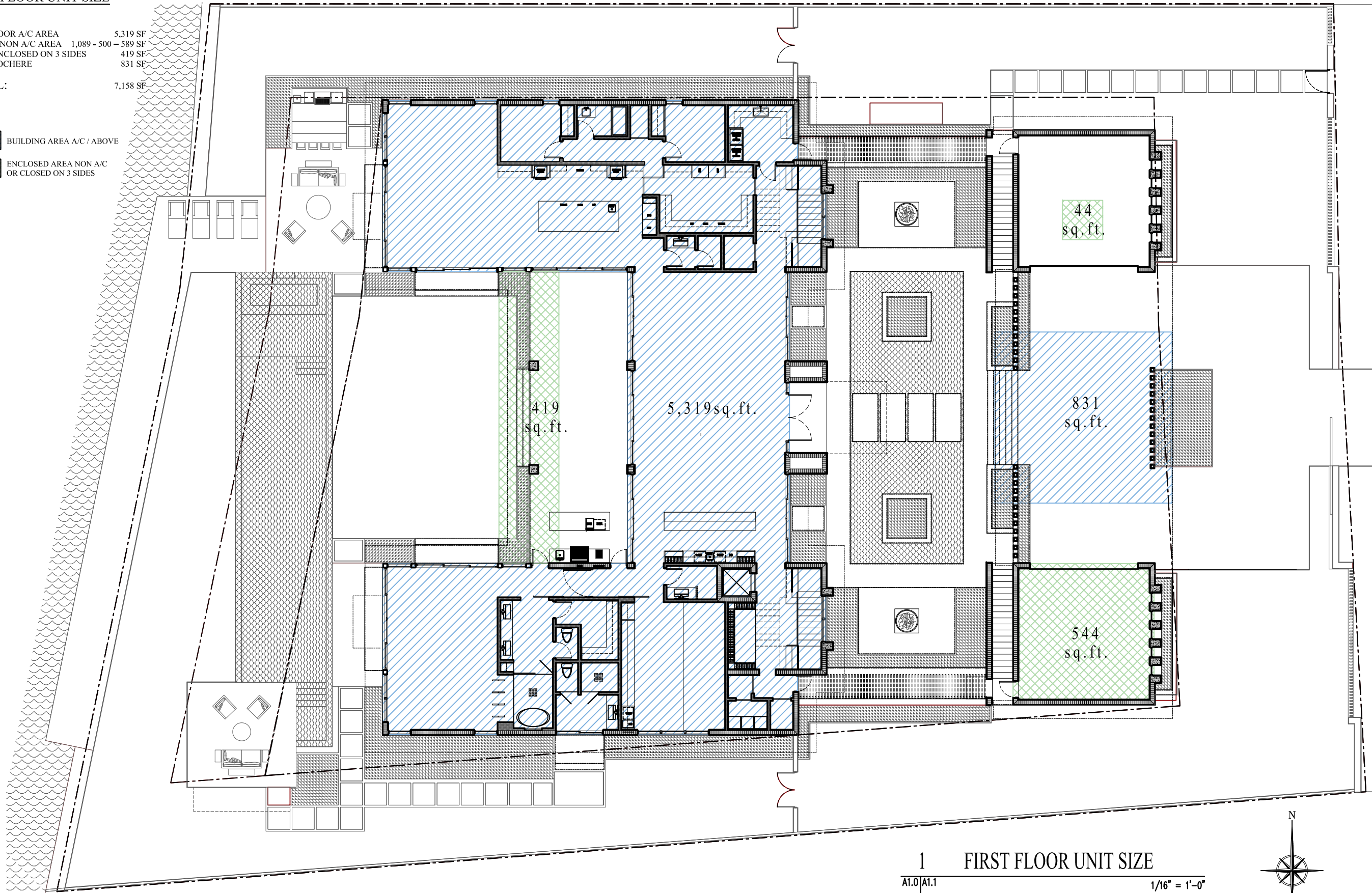
SHEET NO.:

A1.0D

FIRST FLOOR UNIT SIZE

FIRST FLOOR A/C AREA 5,319 SF
GARAGE NON A/C AREA 1,089 - 500 = 589 SF
AREAS ENCLOSED ON 3 SIDES 419 SF
PORTE COCHERE 831 SF
TOTAL: 7,158 SF

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



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



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

SEAL
03.09.20
Lynsie Christine Conn
FL Architect
AR990059
AA26000730

SHEET NO.:
A1.1

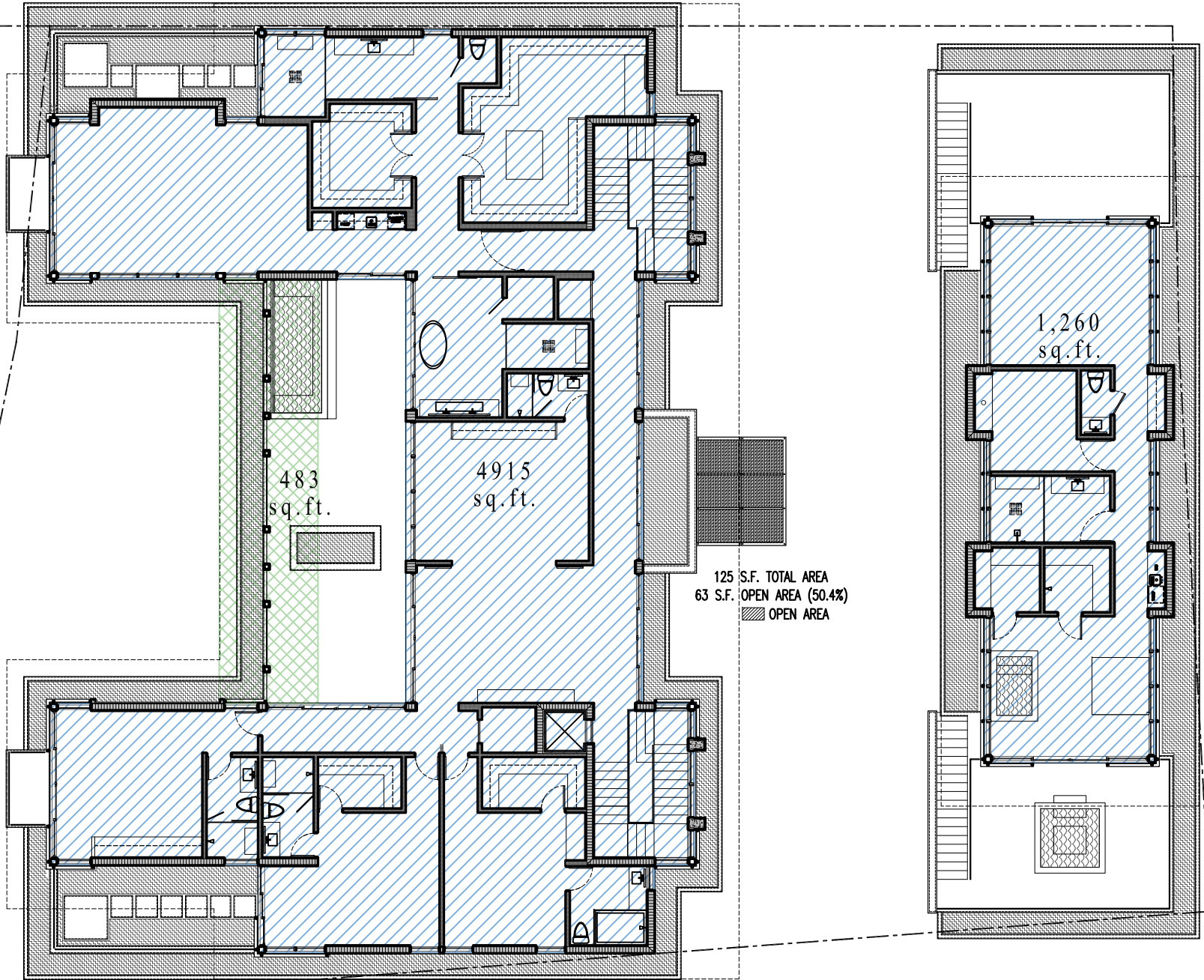
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232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

SECOND FLOOR UNIT SIZE

SECOND FLOOR A/C AREA 6,175 SF
AREAS ENCLOSED ON 3 SIDES 483 SF

TOTAL: 6,658 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 03.09.20

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: KEY AREA PLAN

SEAL

03.09.20
Lynsie Christine Conn
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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

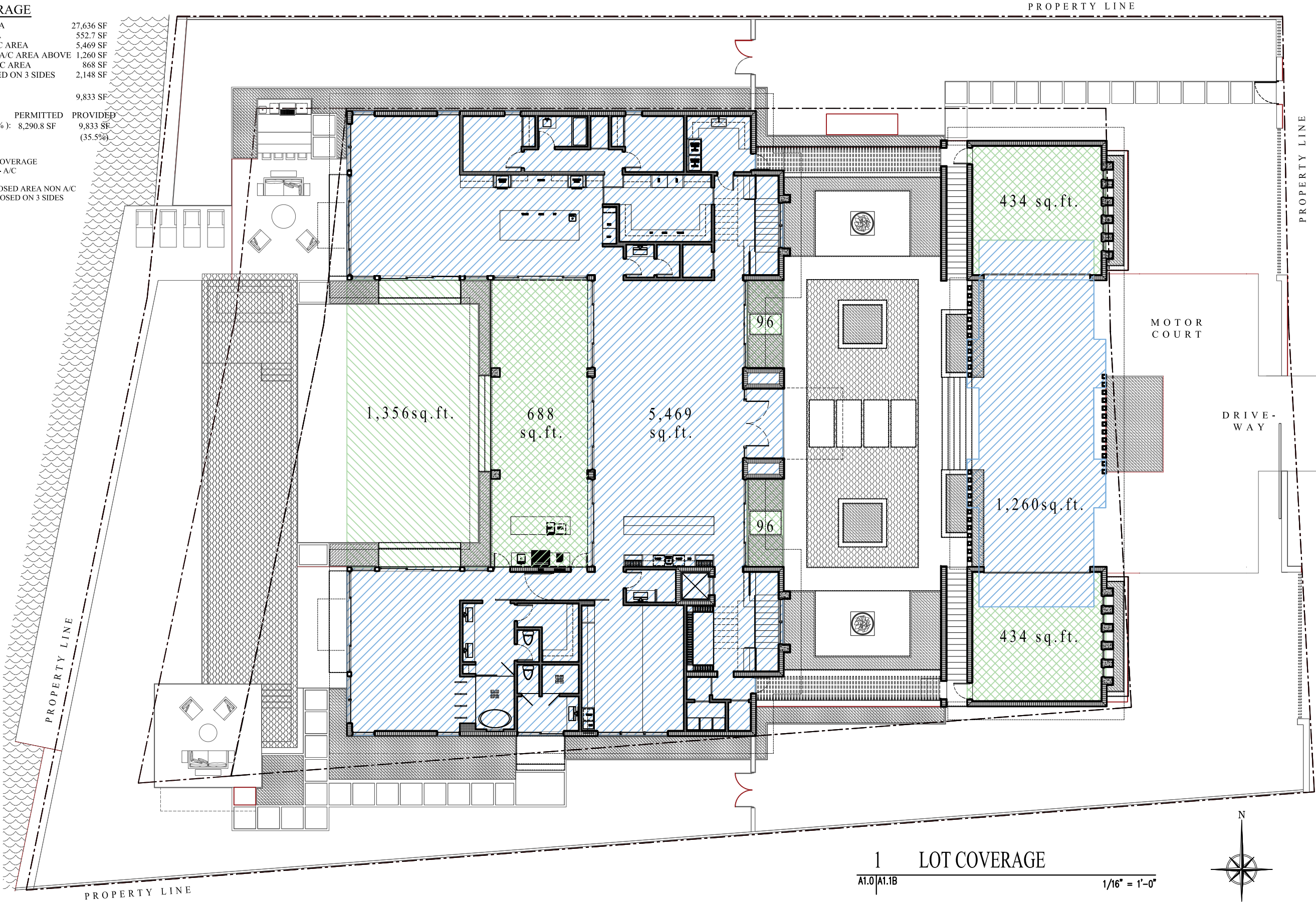
LOT COVERAGE

TOTAL LOT AREA	27,636 SF
2% OF LOT AREA	552.7 SF
FIRST FLOOR A/C AREA	5,469 SF
SECOND FLOOR A/C AREA ABOVE	1,260 SF
GARAGE NON A/C AREA	868 SF
AREAS ENCLOSED ON 3 SIDES	2,148 SF

TOTAL: 9,833 SF

LOT COVERAGE	PERMITTED	PROVIDED
PERMITTED (30%):	8,290.8 SF	9,833 SF (35.5%)

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



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5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: KEY AREA PLAN

SEAL

03.09.20
Lynsie Christine Conn
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AR99059
AA26000730

SHEET NO.:

A1.1B

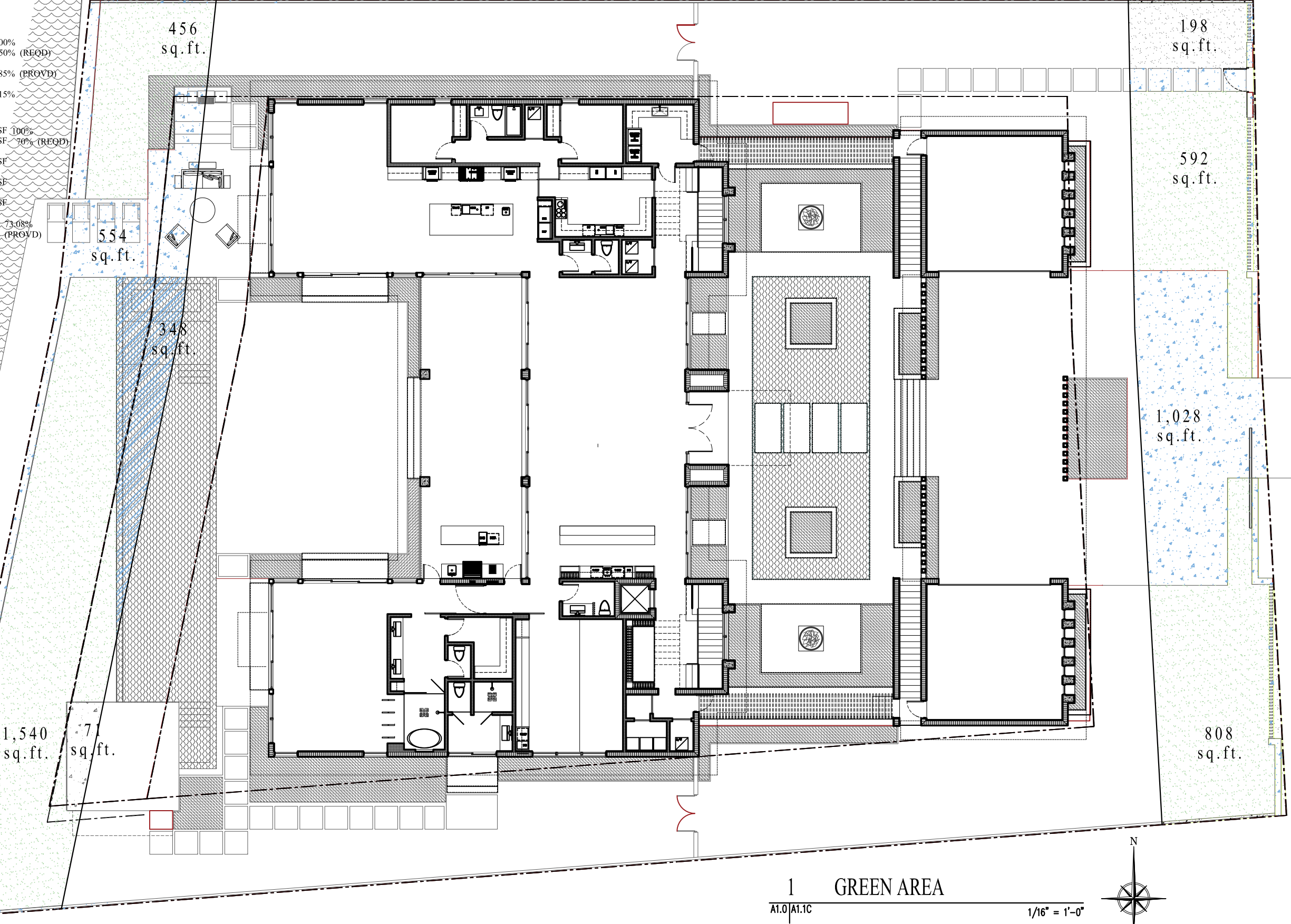
FRONT SETBACK AREAS:

FRONT SETBACK AREA	2,626	SF	100%
REQUIRED (PERVIOUS OPEN SPACE)	1,313	SF	50% (REQD)
LANDSCAPING / GRASS OPEN SPACE	1,598	SF	60.85% (PROVD)
IMPERVIOUS	1,028	SF	39.15%

REAR SETBACK AREAS:

REAR SETBACK AREA	2,969	SF	100%
REQUIRED (PERVIOUS OPEN SPACE)	2,078	SF	70% (REQD)
LANDSCAPING / GRASS OPEN SPACE	1,996	SF	
POOL AREA: 951 SF (50% TOWARDS THE REQUIREMENT)	174	SF	
TOTAL PROVIDED (REAR PERVIOUS OPEN SPACE)	2,170	SF	
IMPERVIOUS	73.08%		(PROVD)

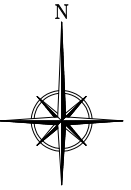
- LANDSCAPE OPEN SPACE
- HARDSCAPE AREA
- WATER FEATURE/ POOL AREA



1 GREEN AREA

A1.0 | A1.1C

1/16" = 1'-0"



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5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: KEY AREA PLAN

SEAL

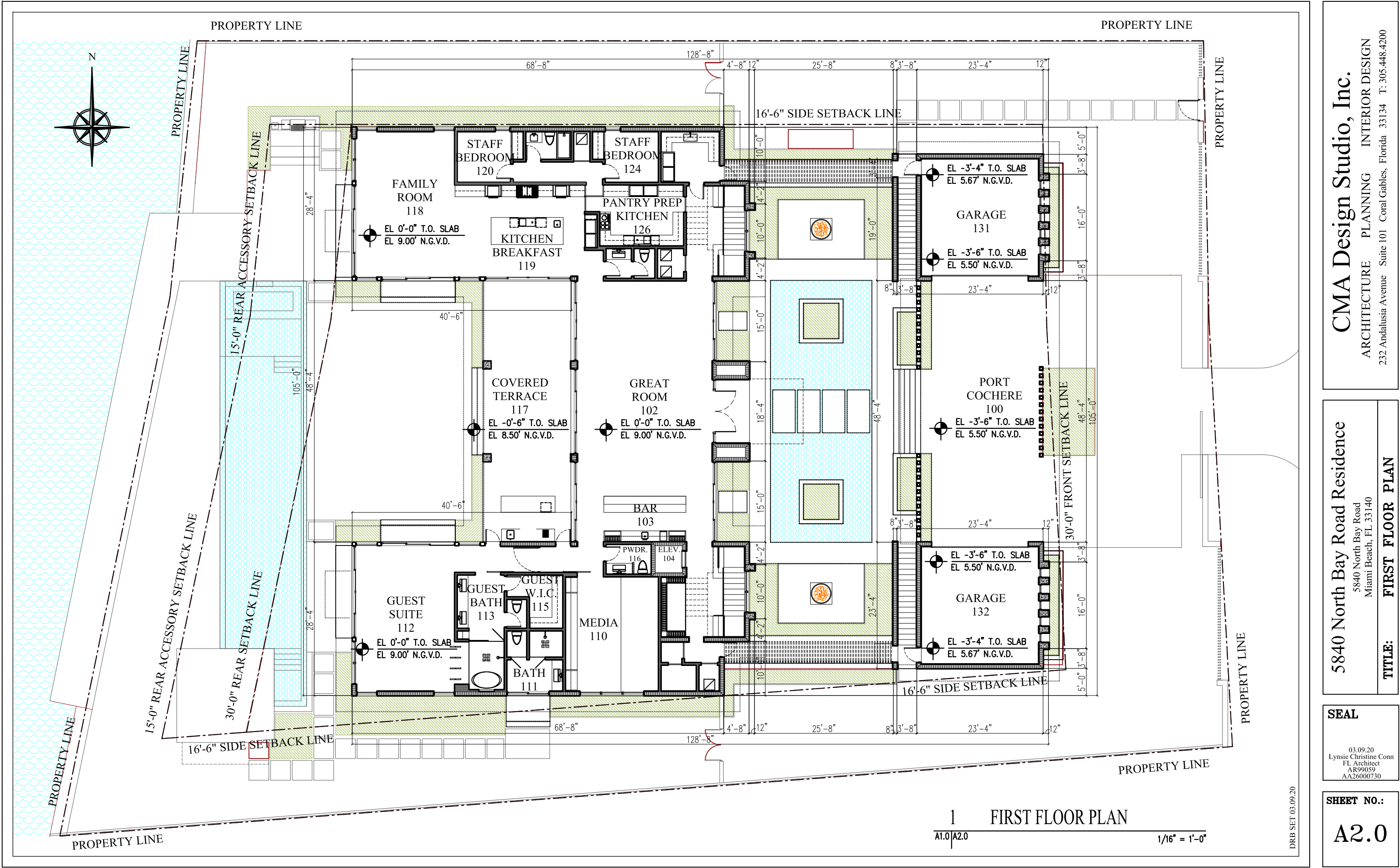
03.09.20
Lynsie Christine Conn
FL Architect
AR990059
AA26000730

SHEET NO.:

A1.1C

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5840 North Bay Road Residence

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Miami Beach, FL 33140

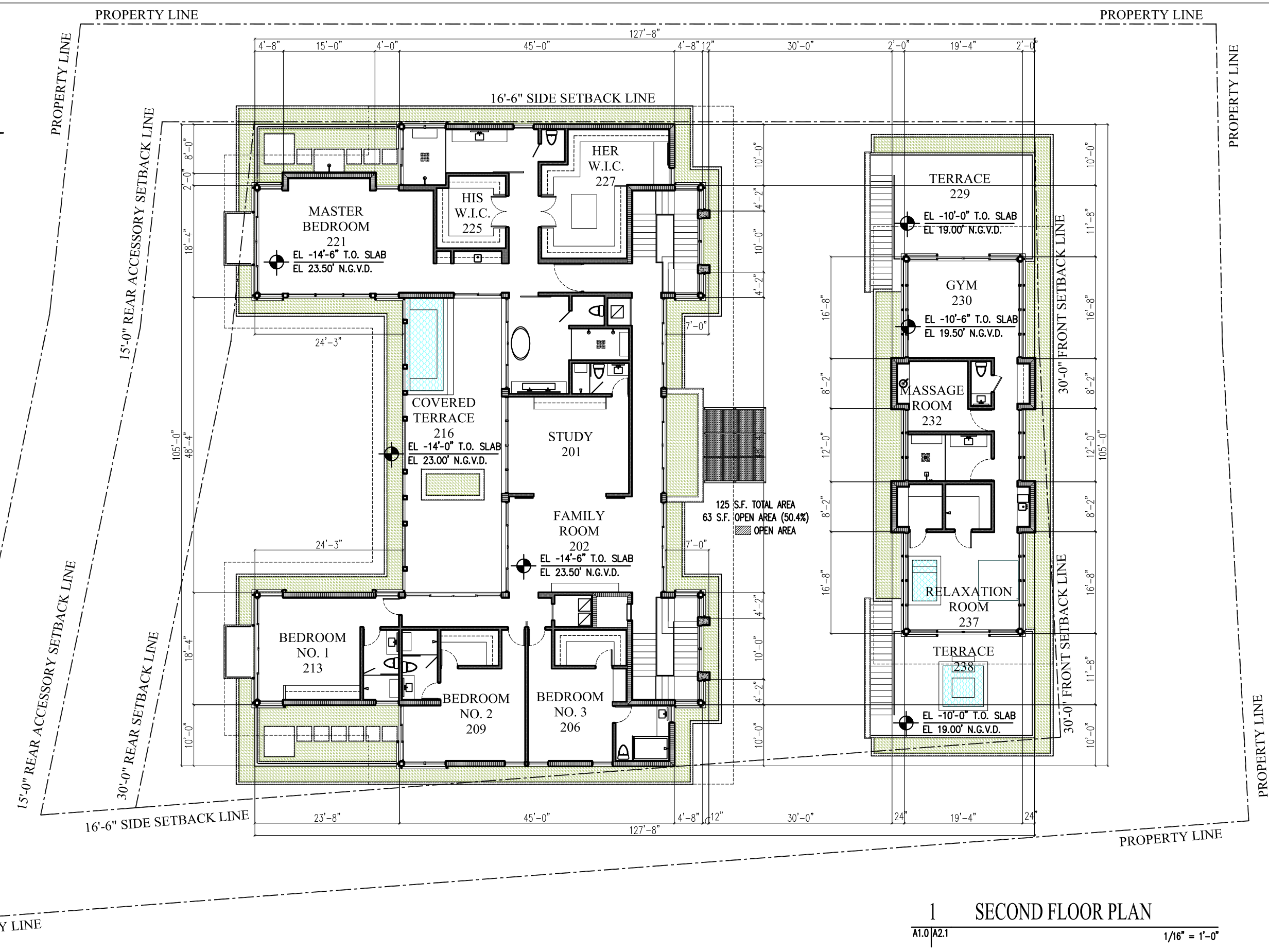
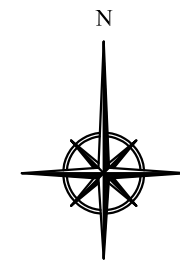
TITLE: FIRST FLOOR PLAN

SEAL

03.09.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A2.0



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

DRB SET 03.09.20

5840 North Bay Road Residence
5840 North Bay Road
Miami Beach, FL 33140

TITLE: SECOND FLOOR PLAN

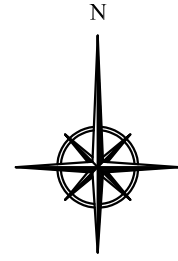
SEAL

03.09.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A2.1

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ARCHITECTURE PLANNING INTERIOR DESIGN
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1 ROOF PLAN
A1.0 | A4.0
1/16" = 1'-0"

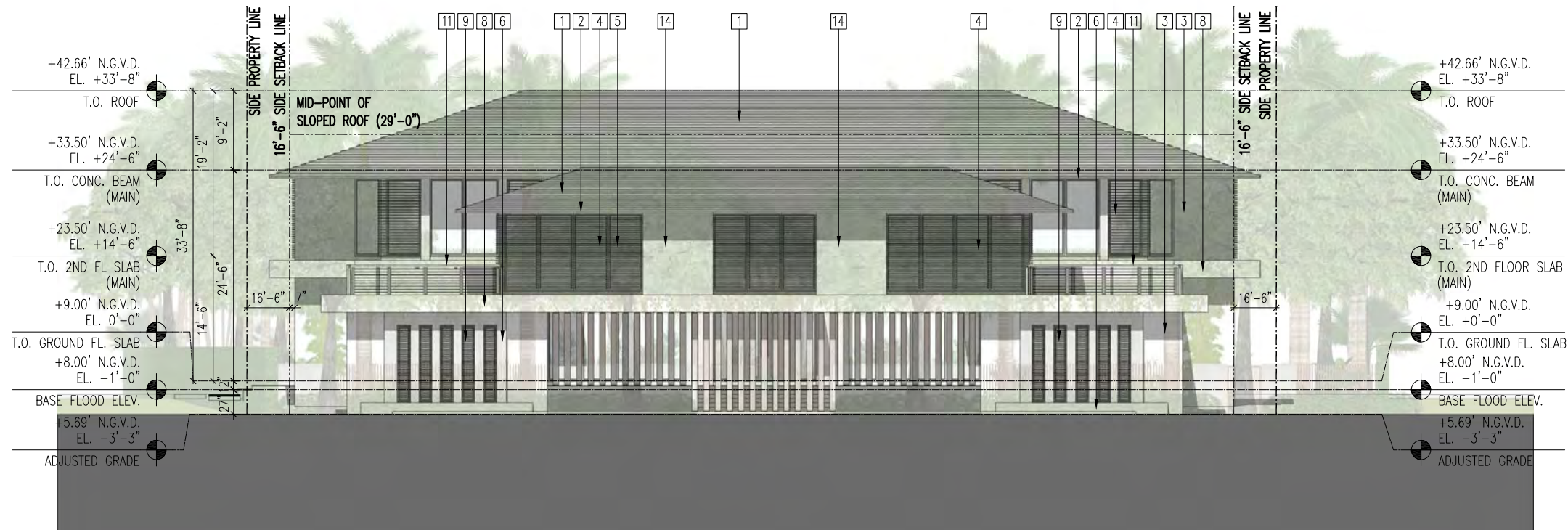
DRB SET 03.09.20

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

SEAL
03.09.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
A4.0

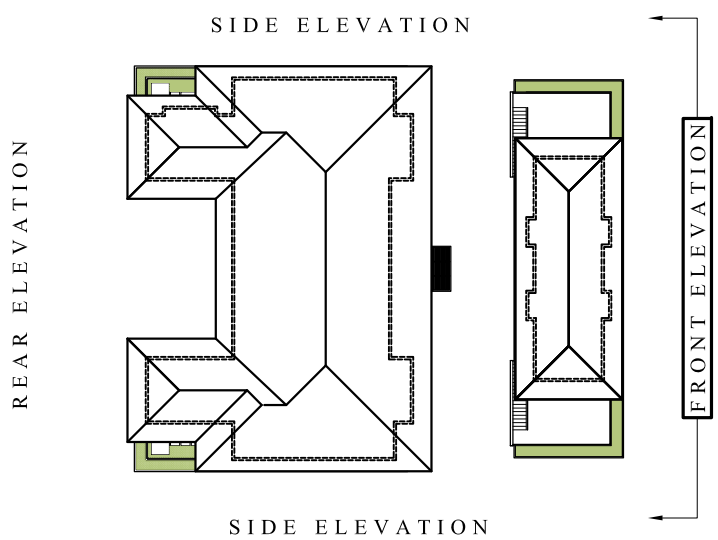
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ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200



1 FRONT ELEVATION
A1.0 | A5.0 1/16" = 1'-0"

- 1 BORALTILE "MADERA" VINTAGEWOOD CONCRETE SHAKE ROOF TILE
- 2 CUMARU WOOD FASCIA BOARD (STAINED) W/ COPPER METAL DRIP EDGE
- 3 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
- 4 CUMARU BRISE-SOLEIL SYSTEM, STAINED & SEALED W/ SIKKENS
- 5 ALUMINUM CURTAIN WALL SYSTEM, DARK BRONZE ANODIZED FINISH
- 6 RECTIFIED DOMINICAN CORAL STONE FINISH
- 7 WATER FEATURE
- 8 CONCRETE PLANTER, SMOOTH STUCCO FINISH
- 9 TRANSPARENT CUMARU WOOD SCREEN, STAINED & SEALED W/ SIKKENS
- 10 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING

- 11 ALUMINUM RAILING W/ POST TENSIONED WIRES, TYP.
- 12 ALUMINUM CASEMENT WINDOW, DARK BRONZE FINISH, IMPACT GLAZING
- 13 STEEL COLUMN W/ ANODIZED FINISH DARK BRONZE
- 14 CUMARU SIDING, STAINED & SEALED W/ SIKKENS
- 16 ALUMINUM DOOR, DARK BRONZE FINISH IMPACT GLAZING
- 17 DECORATIVE OVERHEAD GARAGE DOOR, SLATTED WOOD APPLIQUE (STAINED)
- 18 VEGETATED LIVING WALL (GREEN WALL)
- 19 STEEL COLUMN W/ CUMARU CLADDING; STAINED & SEALED W/ SIKKENS
- 20 STEEL & CUMARU CANOPY



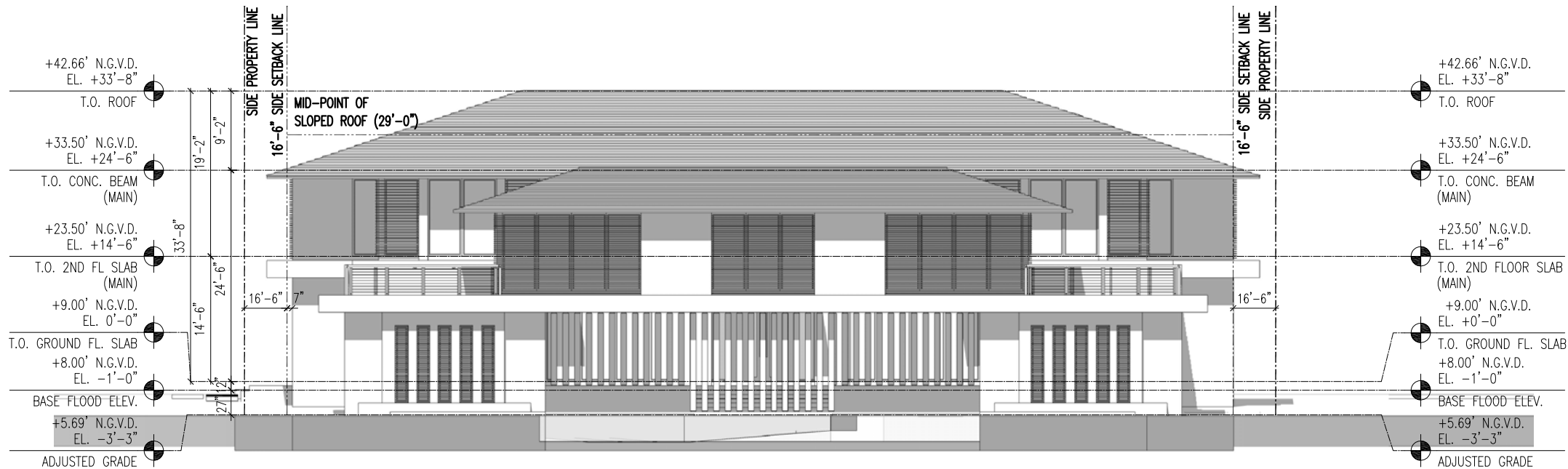
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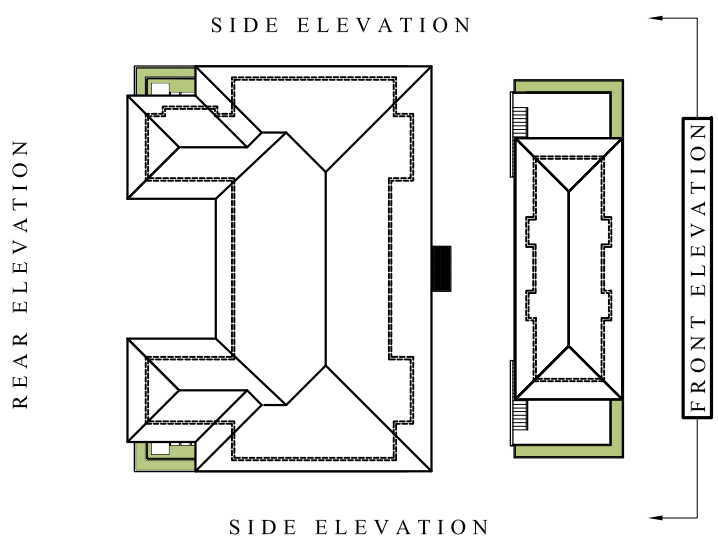
5840 North Bay Road Residence
5840 North Bay Road
Miami Beach, FL 33140
TITLE: FRONT ELEVATION

SEAL
03.09.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
A5.0



1 FRONT ELEVATION-LINES
A5.0 | A5.0A 1/16" = 1'-0"



DRB SET 03.09.20

5840 North Bay Road Residence
5840 North Bay Road
Miami Beach, FL 33140
TITLE: FRONT ELEVATION - LINES

SEAL
03.09.20
Lynsie Christine Conn
FL Architect
AR990059
AA26000730

SHEET NO.:
A5.0A

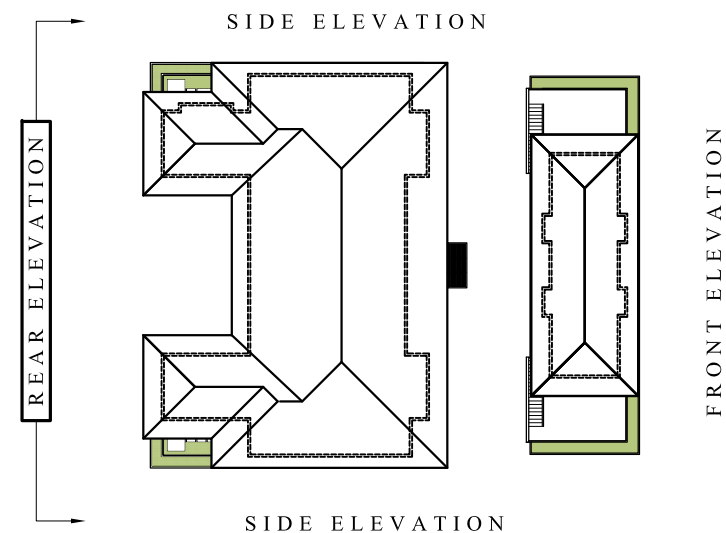
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ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200



1 REAR ELEVATION
A1.0 | A5.1
1/16" = 1'-0"

- 1 BORALTILE "MADERA" VINTAGEWOOD
CONCRETE SHAKE ROOF TILE
- 2 CUMARU WOOD FASCIA BOARD (STAINED)
W/ COPPER METAL DRIP EDGE
- 3 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
- 4 CUMARU BRISE-SOLEIL SYSTEM,
STAINED & SEALED W/ SIKKENS
- 5 ALUMINUM CURTAIN WALL SYSTEM,
DARK BRONZE ANODIZED FINISH
- 6 RECTIFIED DOMINICAN CORAL STONE FINISH
- 7 WATER FEATURE
- 8 CONCRETE PLANTER, SMOOTH STUCCO FINISH
- 9 TRANSPARENT CUMARU WOOD SCREEN,
STAINED & SEALED W/ SIKKENS
- 10 ALUMINUM SLIDING GLASS DOOR,
DARK BRONZE ANODIZED FINISH, IMPACT GLAZING

- 11 ALUMINUM RAILING W/ POST TENSIONED WIRES, TYP.
- 12 ALUMINUM CASEMENT WINDOW, DARK
BRONZE FINISH, IMPACT GLAZING
- 13 STEEL COLUMN W/ ANODIZED FINISH DARK BRONZE
- 14 CUMARU SIDING,
STAINED & SEALED W/ SIKKENS
- 16 ALUMINUM DOOR, DARK BRONZE FINISH
IMPACT GLAZING
- 17 DECORATIVE OVERHEAD GARAGE DOOR,
SLATTED WOOD APPLIQUE (STAINED)
- 18 VEGETATED LIVING WALL (GREEN WALL)
- 19 STEEL COLUMN W/ CUMARU CLADDING;
STAINED & SEALED W/ SIKKENS
- 20 STEEL & CUMARU CANOPY



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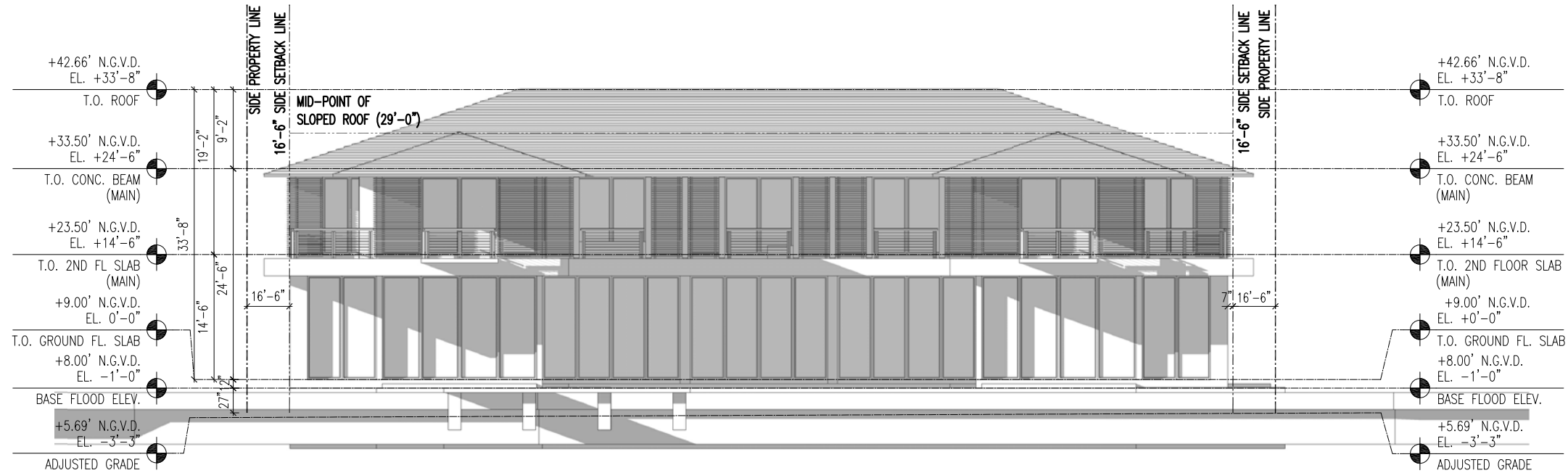
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SEAL

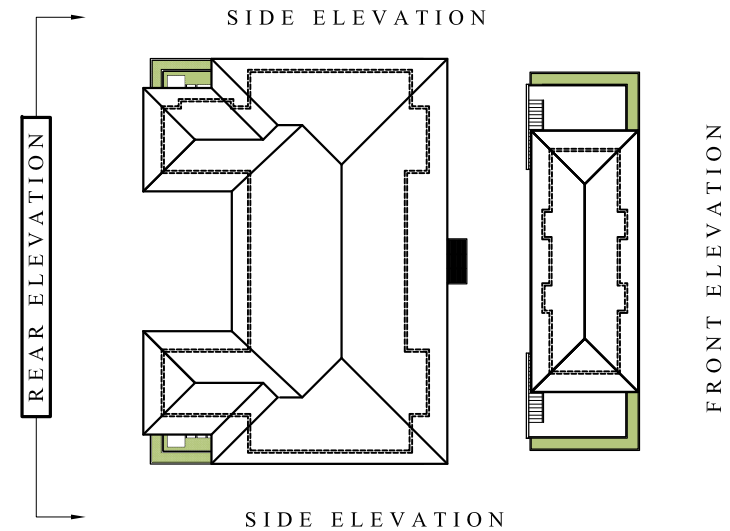
03.09.20
Lynsie Christine Conn
FL Architect
AR990059
AA26000730

SHEET NO.:

A5.1



1 REAR ELEVATION- LINES
A5.1 | A5.1A
1/16" = 1'-0"



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

5840 North Bay Road Residence
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Miami Beach, FL 33140

TITLE: REAR ELEVATION- LINES

SEAL

03.09.20
Lynsie Christine Conn
FL Architect
AR990059
AA26000730

SHEET NO.:

A5.1A



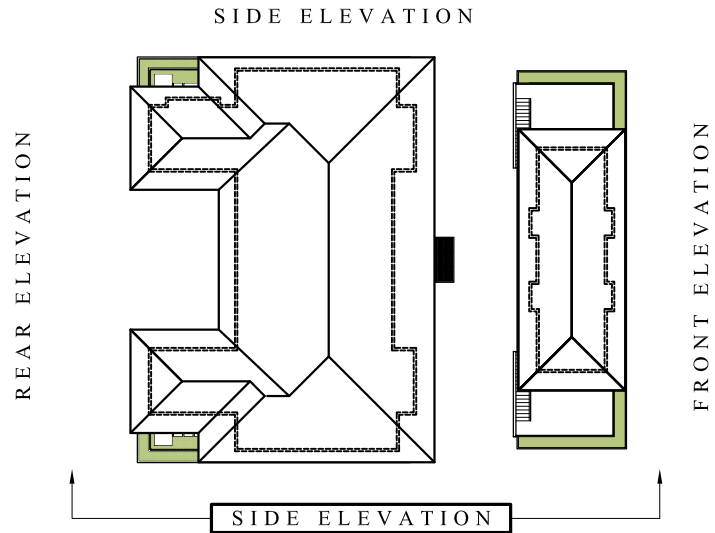
1 SIDE ELEVATION

A1.0 | A5.2

1/16" = 1'-0"

- 1 BORALTILE "MADERA" VINTAGEWOOD CONCRETE SHAKE ROOF TILE
- 2 CUMARU WOOD FASCIA BOARD (STAINED) W/ COPPER METAL DRIP EDGE
- 3 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
- 4 CUMARU BRISE-SOLEIL SYSTEM, STAINED & SEALED W/ SIKKENS
- 5 ALUMINUM CURTAIN WALL SYSTEM, DARK BRONZE ANODIZED FINISH
- 6 RECTIFIED DOMINICAN CORAL STONE FINISH
- 7 WATER FEATURE
- 8 CONCRETE PLANTER, SMOOTH STUCCO FINISH
- 9 TRANSPARENT CUMARU WOOD SCREEN, STAINED & SEALED W/ SIKKENS
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- 11 ALUMINUM RAILING W/ POST TENSIONED WIRES, TYP.
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- 20 STEEL & CUMARU CANOPY



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5840 North Bay Road Residence

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Miami Beach, FL 33140

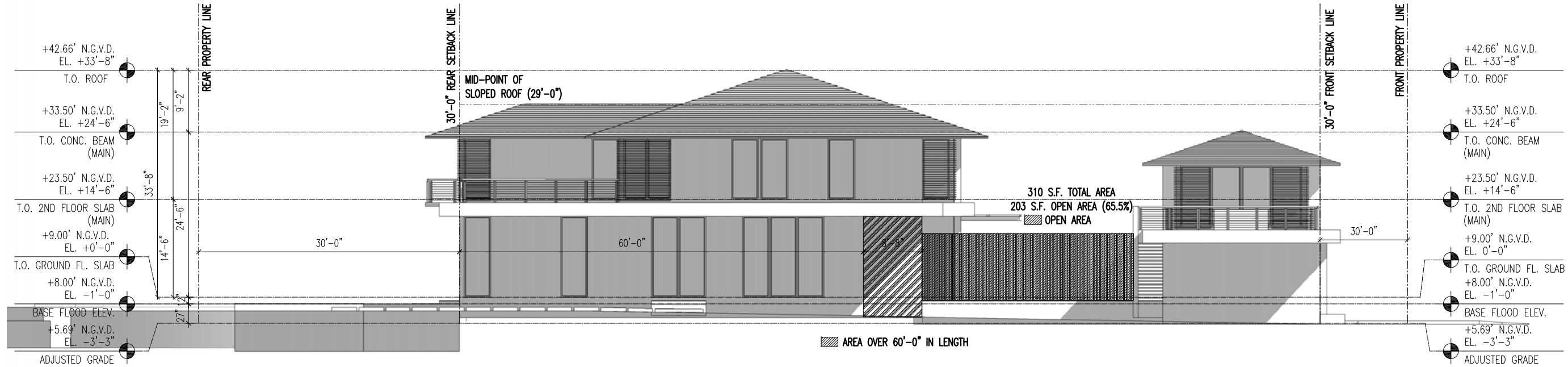
TITLE: SIDE ELEVATION

SEAL

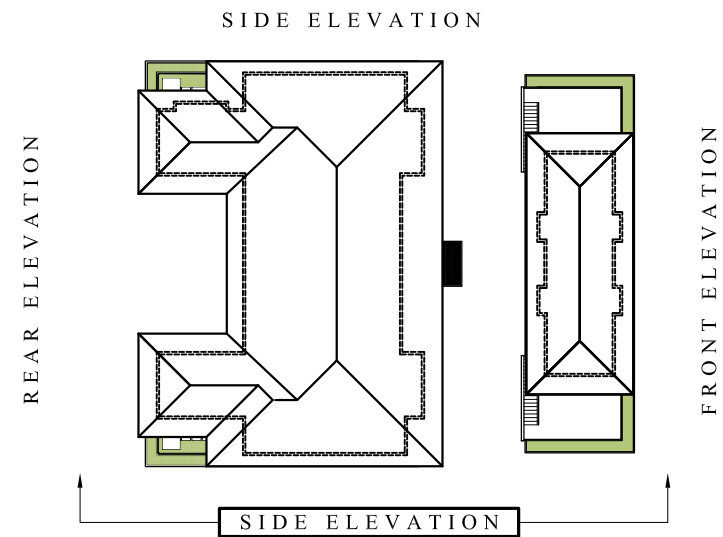
03.09.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A5.2



1 SIDE ELEVATION- LINES
A5.2 | A5.2A 1/16" = 1'-0"



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5840 North Bay Road Residence

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Miami Beach, FL 33140

TITLE: SIDE ELEVATION – LINES

SEAL

03.09.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

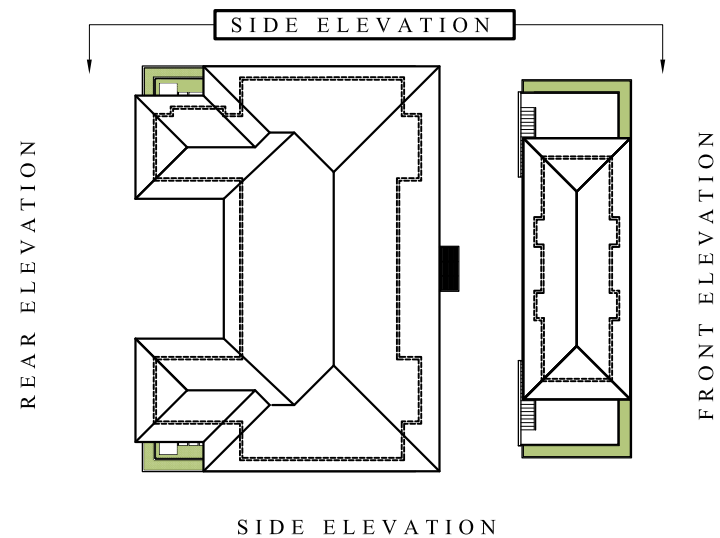
A5.2A



1 SIDE ELEVATION
A1.0 | A5.3 1/16" = 1'-0"

- 1 BORALTILE "MADERA" VINTAGEWOOD CONCRETE SHAKE ROOF TILE
- 2 CUMARU WOOD FASCIA BOARD (STAINED) W/ COPPER METAL DRIP EDGE
- 3 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
- 4 CUMARU BRISE-SOLEIL SYSTEM, STAINED & SEALED W/ SIKKENS
- 5 ALUMINUM CURTAIN WALL SYSTEM, DARK BRONZE ANODIZED FINISH
- 6 RECTIFIED DOMINICAN CORAL STONE FINISH
- 7 WATER FEATURE
- 8 CONCRETE PLANTER, SMOOTH STUCCO FINISH
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- 11 ALUMINUM RAILING W/ POST TENSIONED WIRES, TYP.
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- 20 STEEL & CUMARU CANOPY



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5840 North Bay Road Residence
5840 North Bay Road
Miami Beach, FL 33140

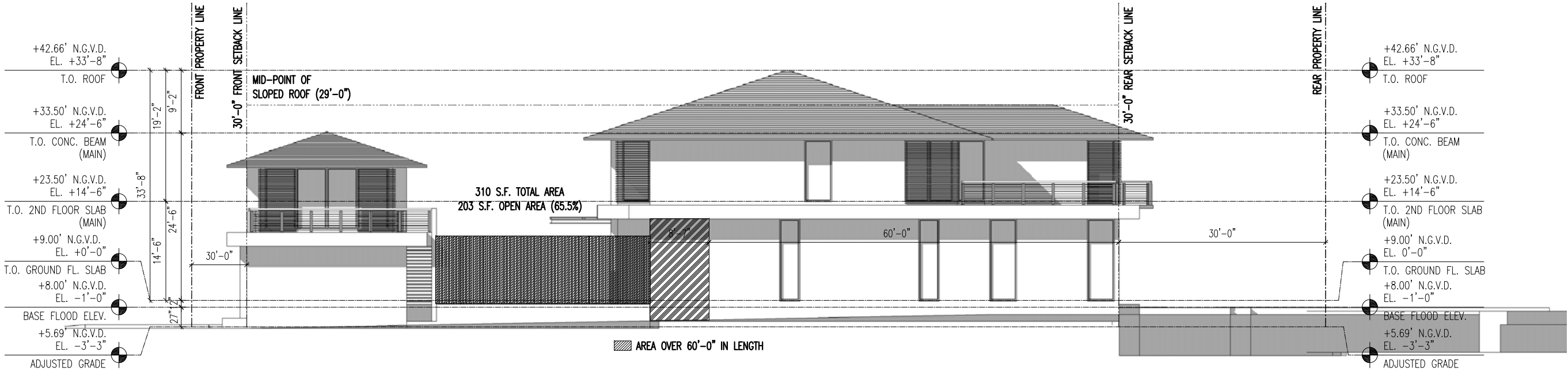
TITLE: SIDE ELEVATION

SEAL

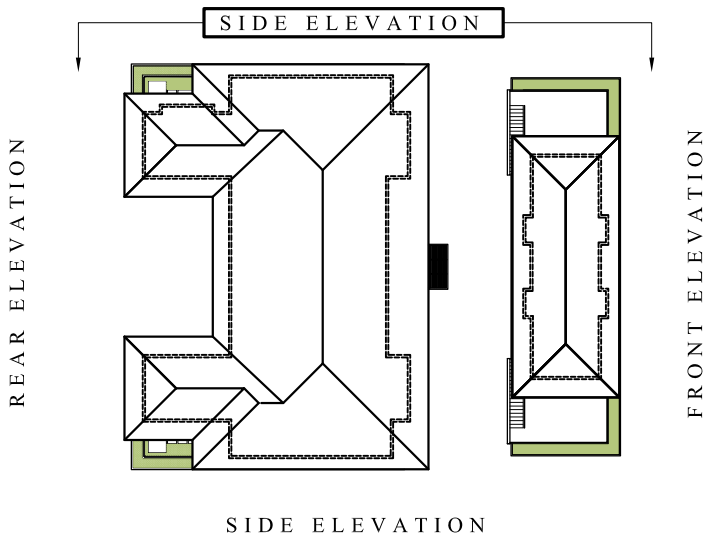
03.09.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A5.3



1 SIDE ELEVATION- LINES
A5.3 | A5.3A 1/16" = 1'-0"



DRB SET 03.09.20

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: SIDE ELEVATION – LINES

SEAL

03.09.20
Lynsie Christine Conn
FL Architect
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AA26000730

SHEET NO.:

A5.3A

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ARCHITECTURE PLANNING INTERIOR DESIGN

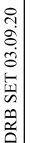
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200



III. FRONT BUILDING SECTION

252 Antaresia Avenue
Suite 101 Coral Gables, FL 33134
1: 305.448.7400

HEET NO.:
A6.0



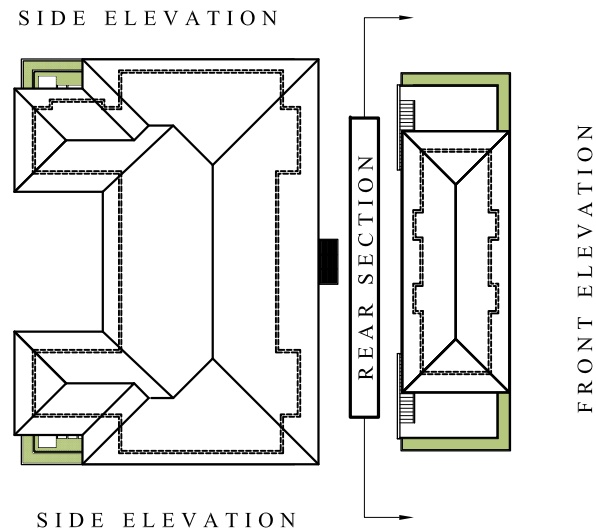
TITLE: FRONT BLDG. SECTION- LINES

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

A6.0A



1 REAR BUILDING SECTION
A1.0 | A6.1 1/16" = 1'-0"



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5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: REAR BUILDING SECTION

SEAL

03.09.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

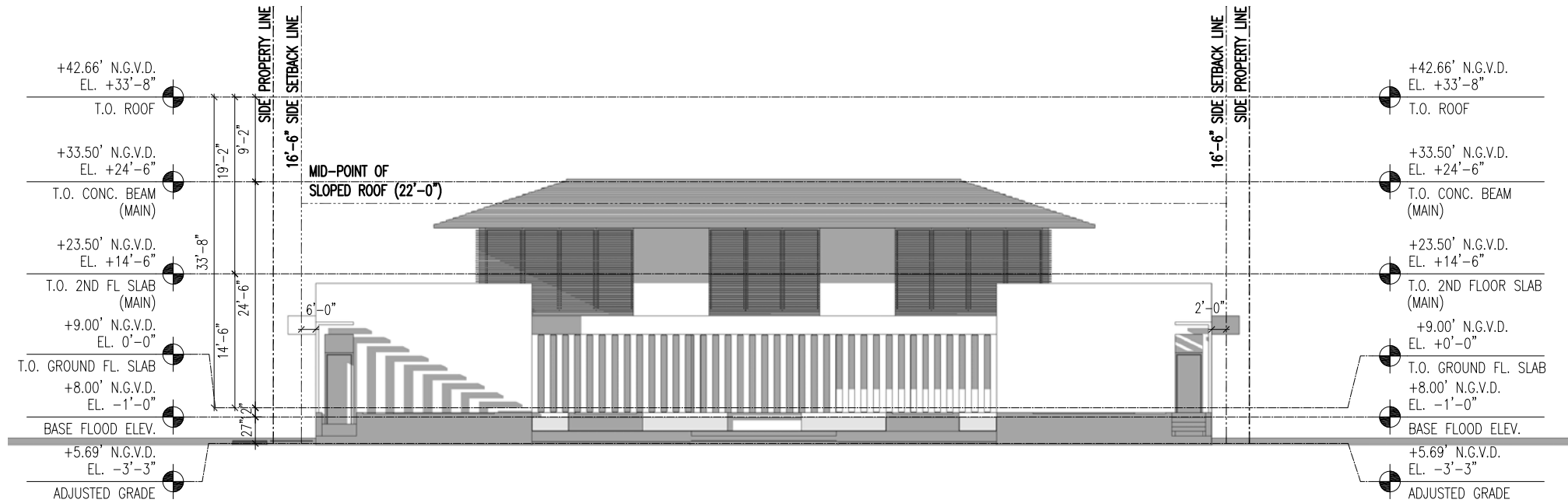
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A6.1

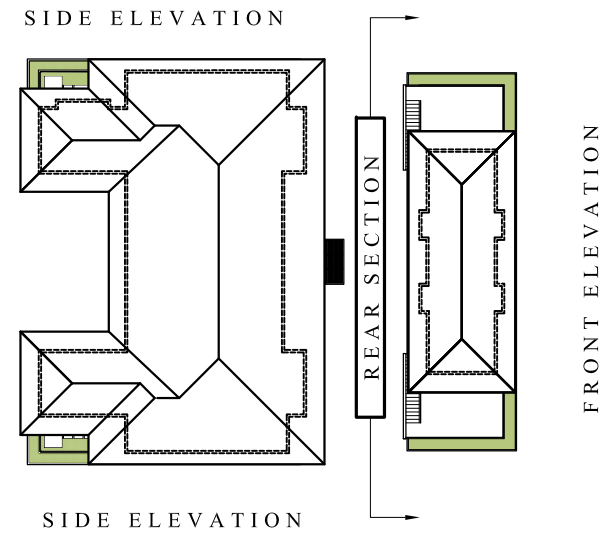
CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

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



1 REAR BUILDING SECTION-LINES
A6.1 | A6.1A 1/16" = 1'-0"

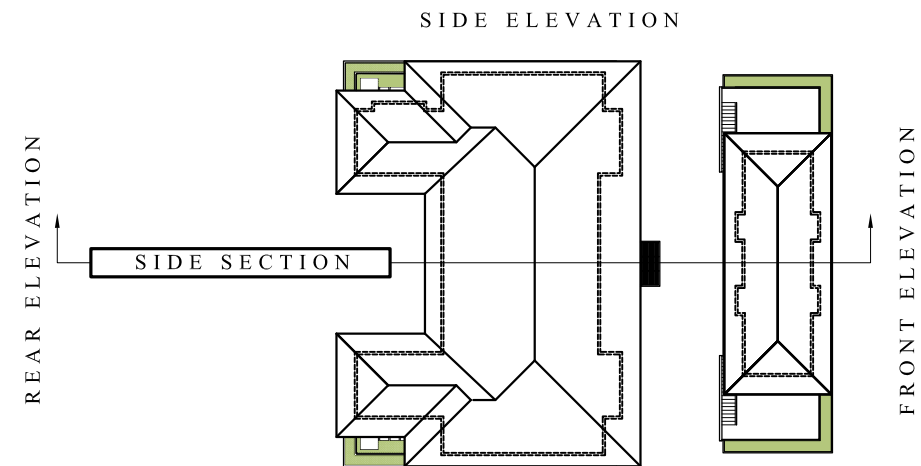


DRB SET 03.09.20

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: REAR BLDG. SECTION- LINES
SEAL 03.09.20 Lynsie Christine Conn FL Architect AR99059 AA26000730	
SHEET NO.: A6.1A	



1 SIDE BUILDING SECTION
A1.0 | A6.2 1/16" = 1'-0"



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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: SIDE BUILDING SECTION

SEAL

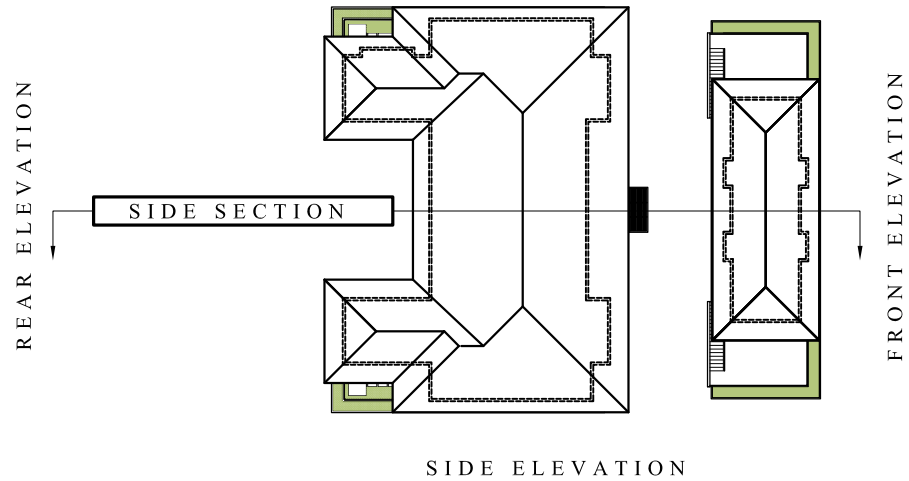
03.09.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A6.2



1 SIDE BUILDING SECTION
A1.0 | A6.3 1/16" = 1'-0"



DRB SET 03.09.20

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: SIDE BUILDING SECTION

SEAL

03.09.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

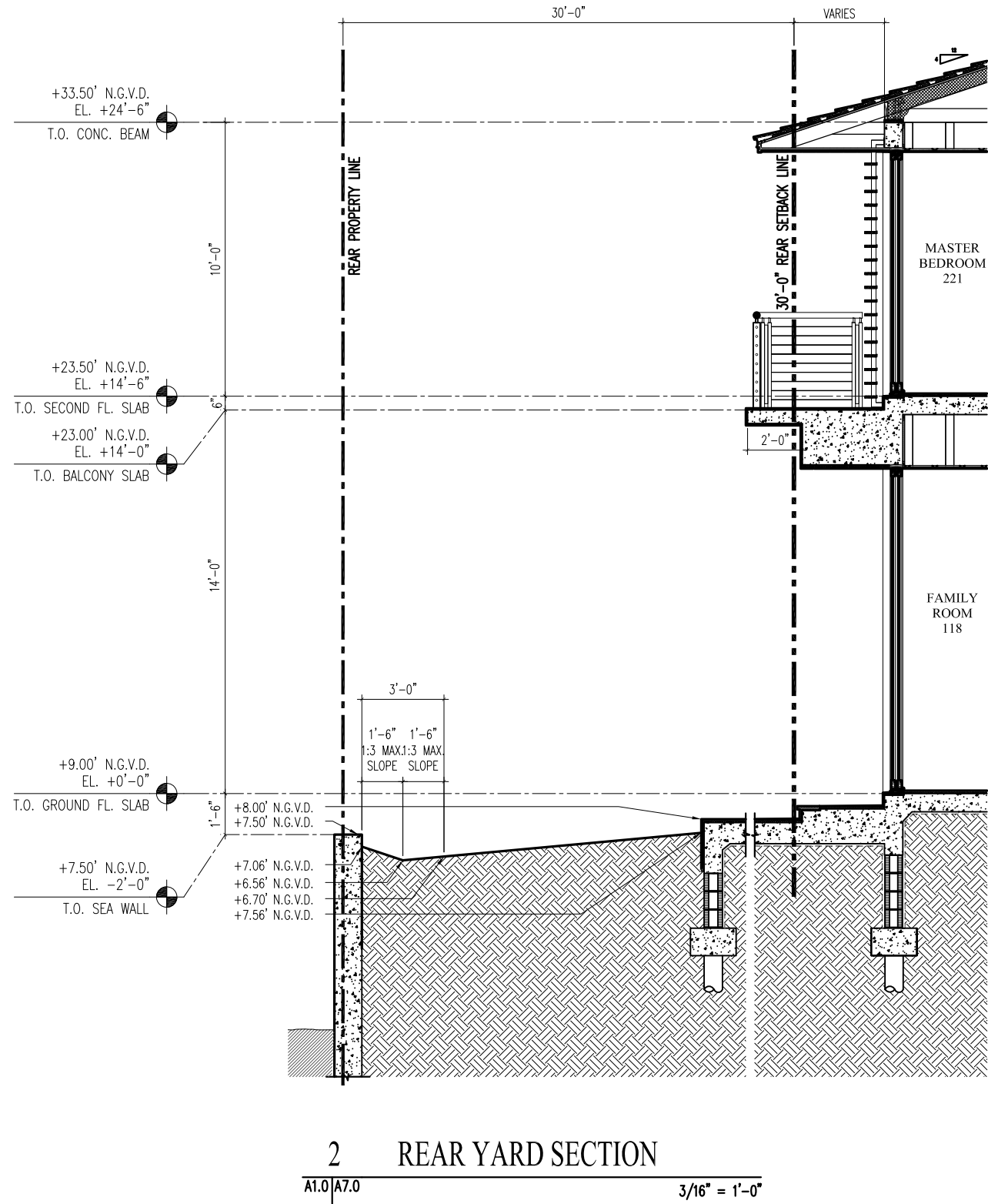
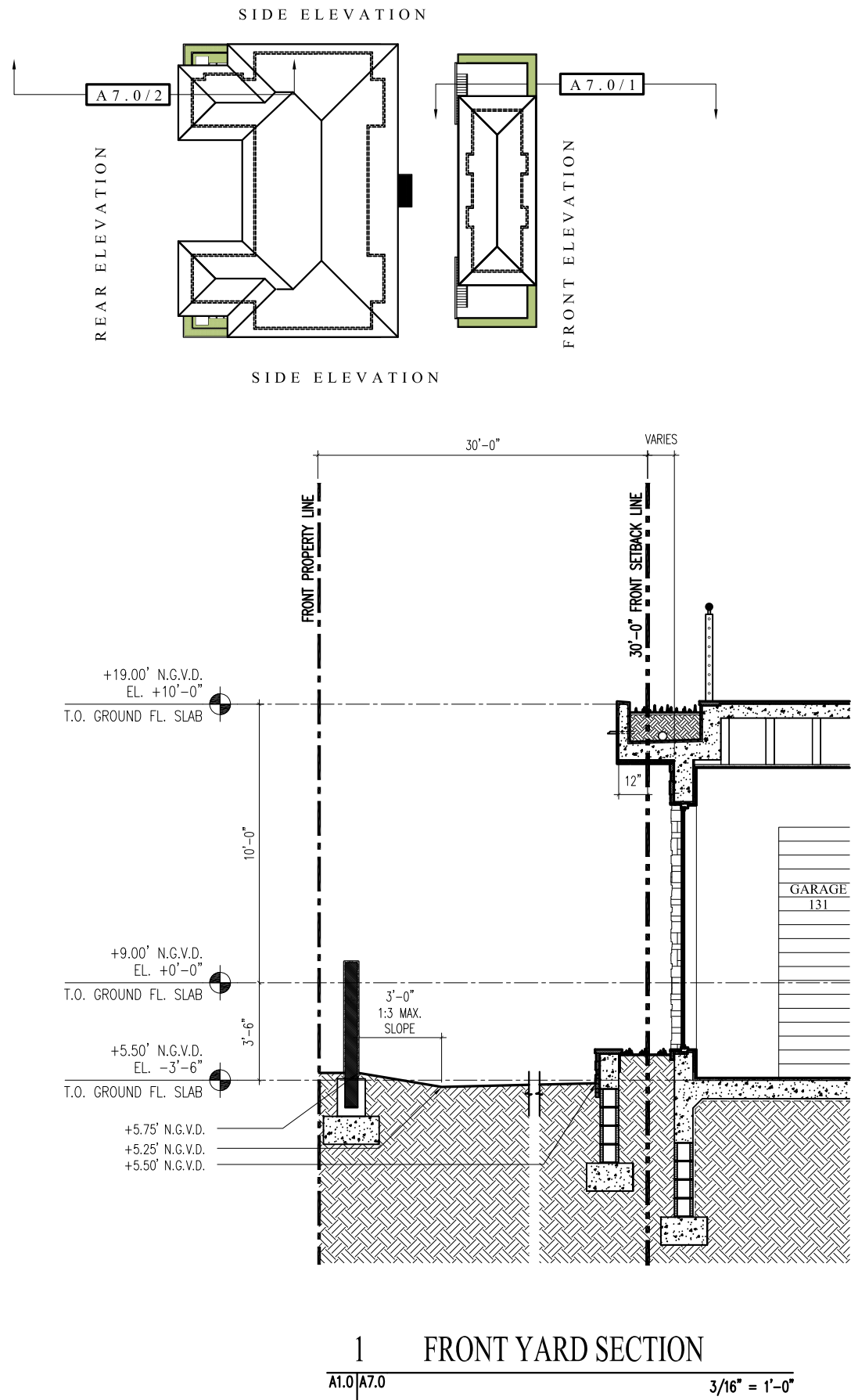
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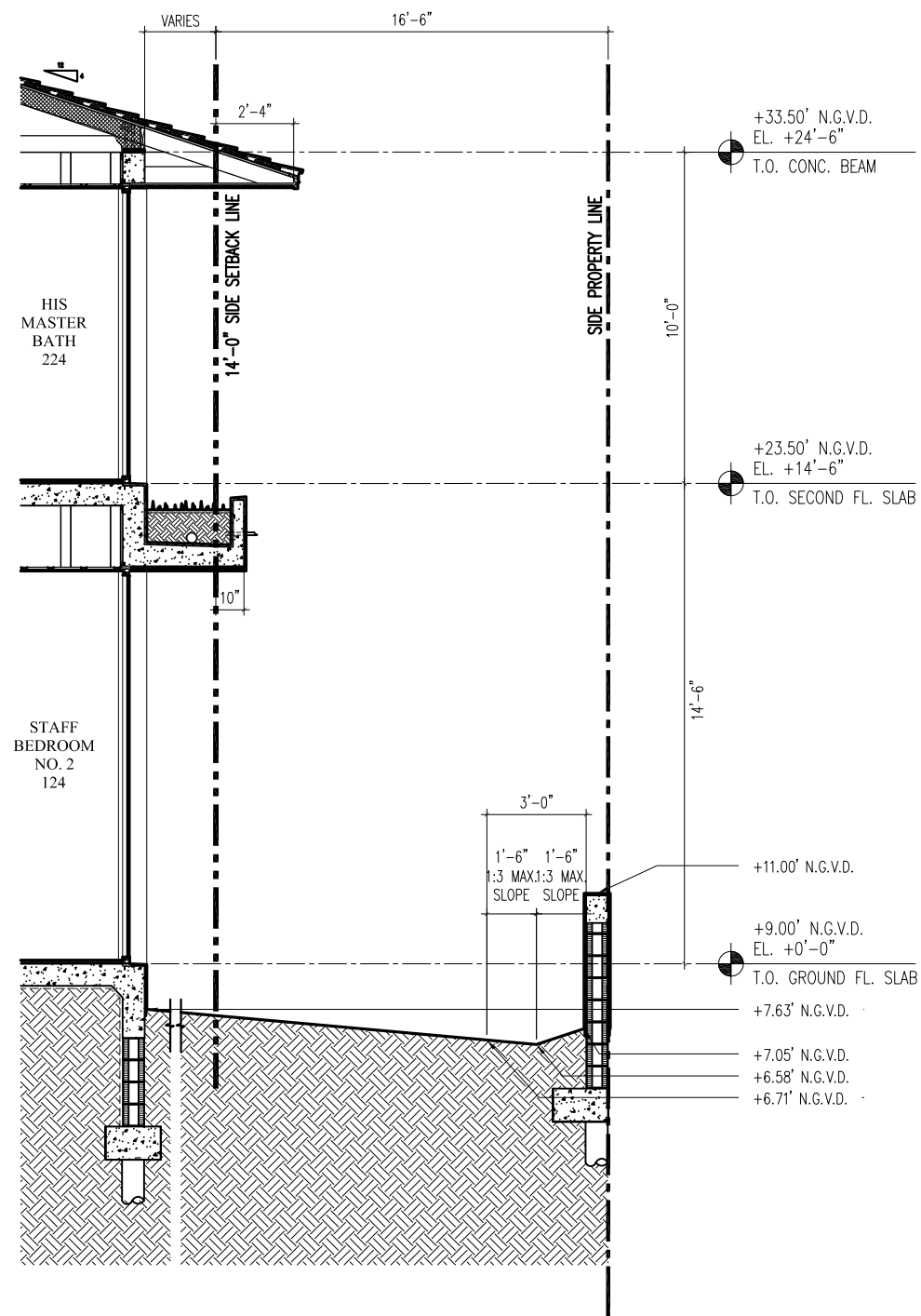
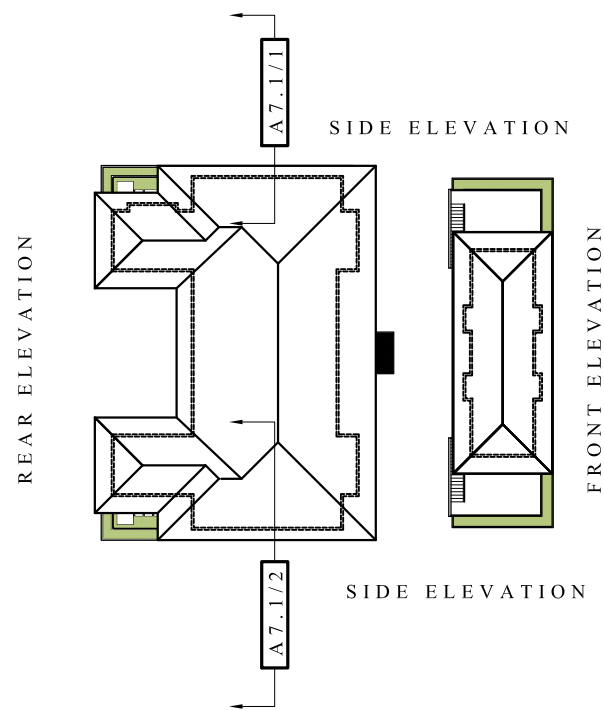
A6.3

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

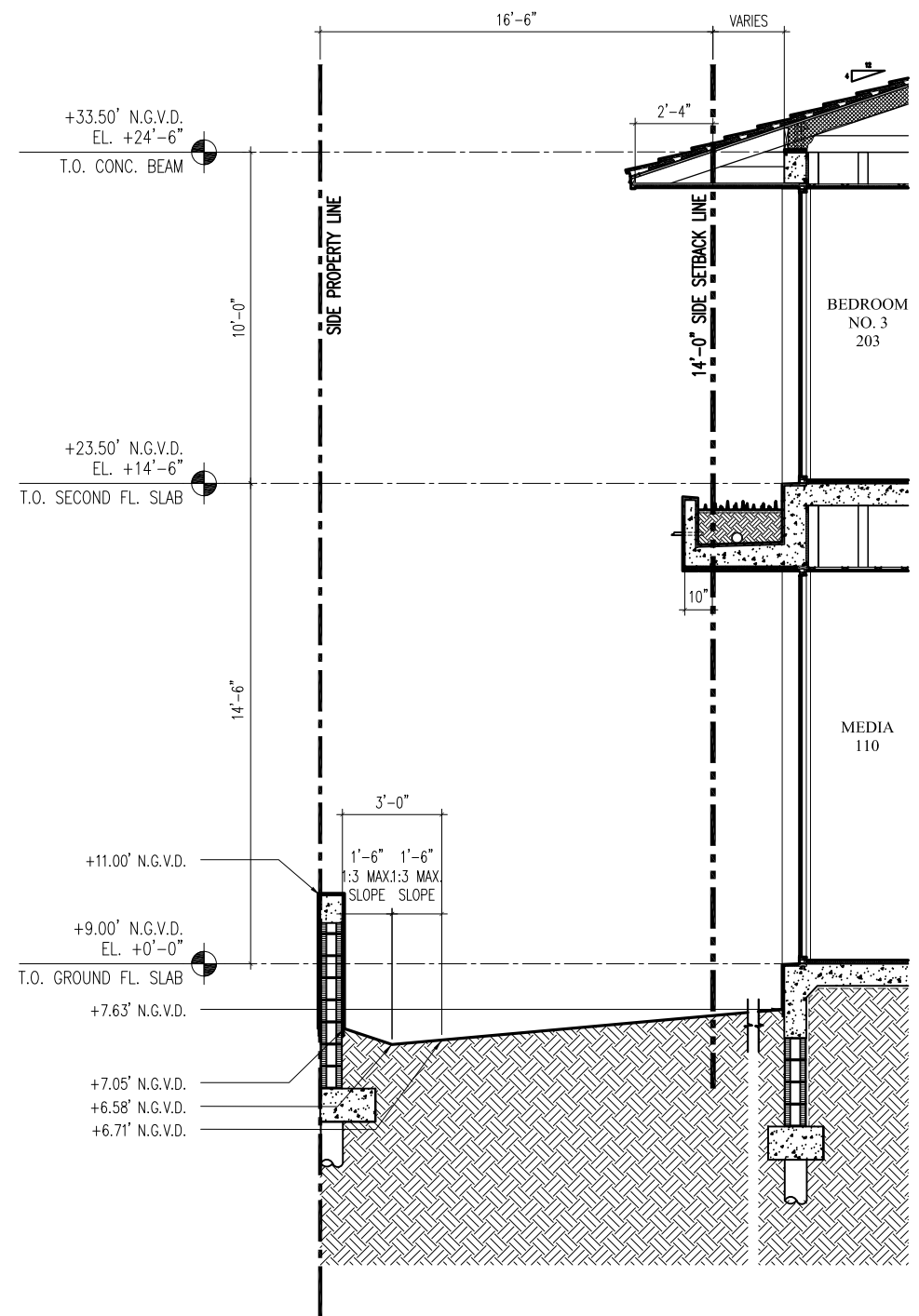
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200





1 SIDE YARD SECTION

A1.0 | A7.1 3/16" = 1'-0"



2 SIDE YARD SECTION

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SEAL

03.09.20
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A7.1

5840 North Bay Road Residence

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Miami Beach, FL 33140

TITLE: YARD SECTIONS

CMA Design Studio, Inc.

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