

SITE ADDRESS:

6342 AND 6360 NORTH BAY ROAD  
MIAMI BEACH, FL  
33141

TEAM:

LANDSCAPE ARCHITECT:

CLAD  
1160 NE 86th STREET  
MIAMI, FL 33138  
(786) 233-7017  
carolina.montero@clad-landscape.com

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chris@cfzdesign.com

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FOR THE FIRM:  
CLAD, LLC  
LC2600567  
1160 NE 86th STREET,  
MIAMI, FL 33138  
Carolina Monteiro da Silva  
LA6667311

DRAWING TITLE:

COVER SHEET

REVISIONS:

ISSUE:	DATE:
PRE-DRB SUBMITTAL	11/16/20
FINAL DRB SUBMITTAL	12/07/20

SCALE: N.T.S

PROJ NO: 2026

SHEET NO:

L.000

# FINAL DRB SUBMITTAL DECEMBER 7, 2020

## REQUEST FOR DRB APPROVAL FOR: 6342-6360 NORTH BAY ROAD MIAMI BEACH, FLORIDA 33141 DRB CASE FILE #DRB20-0614

SCOPE OF WORK

PROJECT SCOPE:

ADD NEW ACCESSORY GAME COURTS, CABANA AND SMALL STORAGE ROOM FOR AN EXISTING SINGLE-FAMILY HOME

REQUESTED VARIANCES:

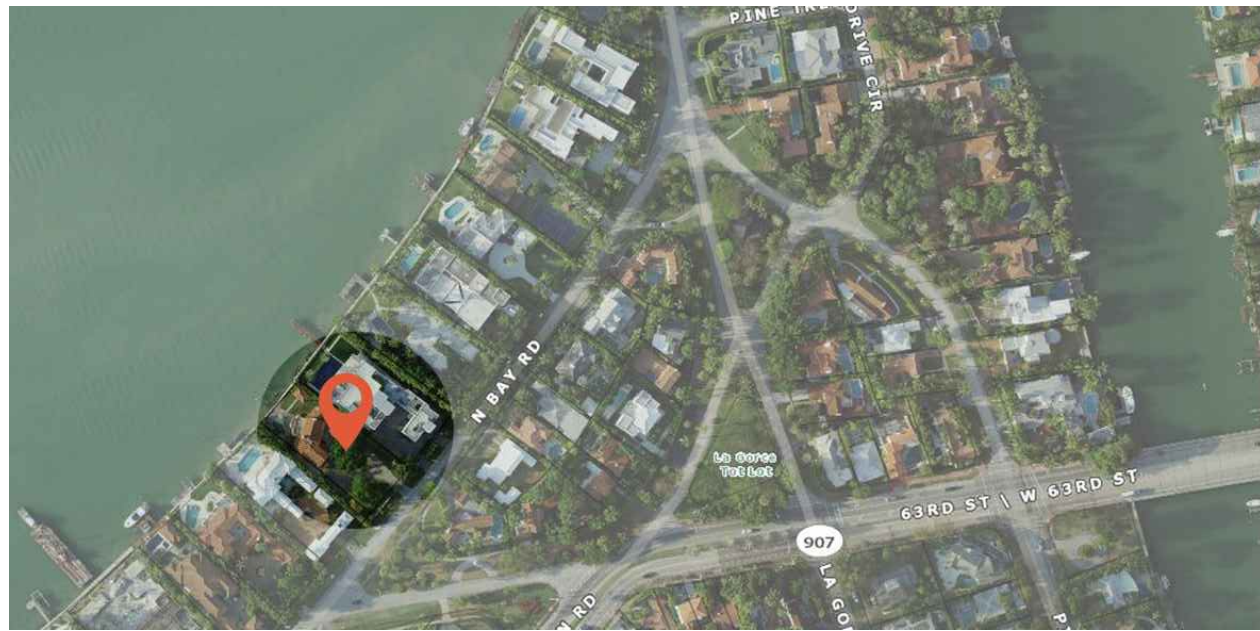
1. VARIANCE TO ALLOW 8'-0" SOUTH SIDE YARD SETBACK WHERE 41'-2 1/2" IS REQUIRED TO ALLOW 18' TALL TENNIS COURT LIGHTS.
2. VARIANCE TO ALLOW FOR A SUM OF THE SIDE YARD SETBACKS OF 23'-3" VERSUS A REQUIRED SUM OF SIDE SETBACKS OF 56'-5 1/2" TO ALLOW TENNIS COURT LIGHTING.
3. REQUEST FOR A VARIANCE TO ALLOW FOR THE CONSTRUCTION OF A NEW OUTDOOR STORAGE UNIT AT THE NORTH CORNER OF THE EXISTING 2 STORY RESIDENCE AT EXISTING SETBACK OF 15'-3".



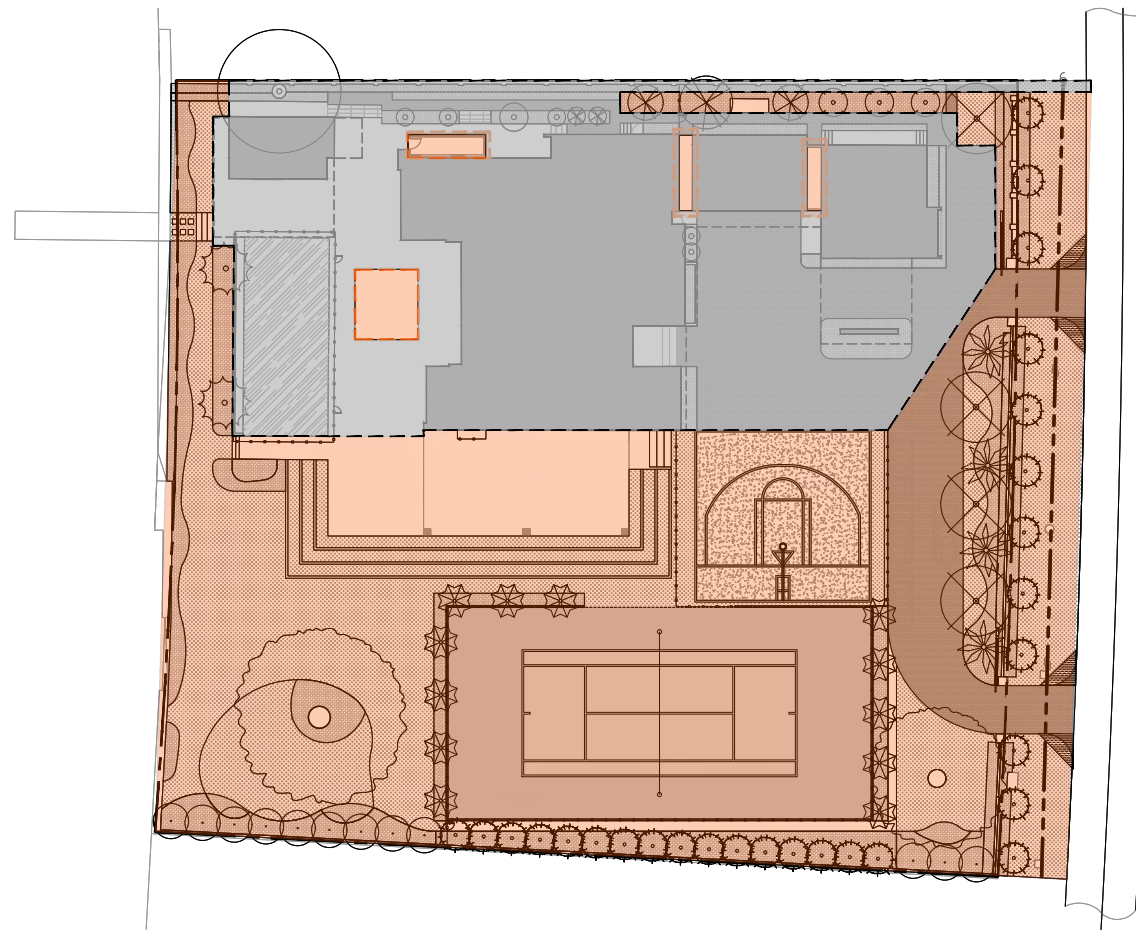
X = SHEET SUBMITTED • = SHEET REVISED

SHEET #		PRE-DRB SUBMITTAL 11/16/2020	FINAL DRB SUBMITTAL 12/07/2020			
L-000	COVER SHEET	X	X	•		
	SITE SURVEY (BY OTHERS)		X			
L-001	SITE MAP AND SHEET INDEX	X	X	•		
L-002	ZONING DATA TABLE	X	X	•		
L-003	EXISTING SITE CONDITIONS	X	X			
L-004	NEIGHBORHOOD CONTEXT	X	X			
L-005	NEIGHBORHOOD CONTEXT	X	X			
L-100	TREE DISPOSITION PLAN	X	X			
L-101	TREE DISPOSITION SCHEDULE		X			
L-102	TREE MITIGATION PLAN	X	X			
L-103	TREE MITIGATION SCHEDULE	X	X			
L-200	ILLUSTRATIVE OVERALL SITE PLAN	X	X	•		
L-202	HARDSCAPE DIMENSION PLAN	X	X	•		
L-203	VARIANCE DIAGRAM	X	X	•		
L-300	FRONT LANDSCAPE ELEVATION		X			
L-301	LANDSCAPE SITE SECTION		X			
L-500	CANOPY PLANTING PLAN	X	X	•		
L-501	UNDERSTORY PLANTING PLAN	X	X	•		
L-502	PLANTING SCHEDULE AND LANDSCAPE LEGEND	X	X	•		
L-503	OPEN SPACE DIAGRAM	X	X			
L-504	PLANTING DETAILS		X			
	PLANTING IMAGES	X	X	•		
A-001	ZONING DIAGRAMS - LOT COVERAGE	X	X	•		
A-001.2	ZONING DIAGRAMS - UNIT SIZE		X			
A-002	PROPOSED FRONT AND REAR YARD	X	X	•		
A-050	AXONOMETRIC	X	X	•		
A-051	RENDERING - N BAY ROAD VIEW	X	X	•		
A-052	RENDERING - STREET VIEW	X	X	•		
A-053	AERIAL RENDER		X			
A-060	DEMOLITION PLAN		X			
A-100	SITE PLAN	X	X	•		
A-200	ENLARGED GROUND FLOOR PLAN	X	X	•		
A-201	ENLARGED GROUND FLOOR PLAN	X	X	•		
A-300	ROOF PLAN		X			
A-500	ELEVATIONS	X	X	•		
A-501	ELEVATIONS	X	X	•		
A-502	ELEVATIONS	X	X	•		
A-600	SECTION OF CABANA	X	X	•		
A-801	MATERIAL BOARD		X			
A-801.2	MATERIAL BOARD		X			
A-900	PHOTOMETRICS		X			
A-901	LIGHTING		X			
A-902	LIGHTING		X			
A-903	LIGHTING		X			
A-904	LIGHTING		X			

SHEET INDEX



LOCATION MAP  
6342/6360 NORTH BAY ROAD  
MIAMI BEACH, FLORIDA 33141



SCOPE OF WORK DIAGRAM

- SCOPE OF WORK
- NOTE IN SCOPE

6342/6360 NBR

MIAMI BEACH, FL

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SITE MAP AND SHEET INDEX

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L.001

**SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET**

ITEM #	Zoning Information			
1	Address:	6342 North Bay Road & 6360 North Bay Road		
2	Folio number(s):	02-3215-003-0090 & 02-3215-003-0080		
3	Board and file numbers :	DRB20-0614		
4	Year built:	1935 & 2018	Zoning District:	RS-2
5	Based Flood Elevation:	8 NGVD	Grade value in NGVD:	3.73 NGVD
6	Adjusted grade (Flood+Grade/2):	5.85 NGVD	Free board:	
7	Lot Area:	52,316 SF		
8	Lot width:	225'-10 1/4"	Lot Depth:	239'-5" FT
9	Max Lot Coverage SF and %:	15,694.8 SF (30%)	Proposed Lot Coverage SF and %:	11,042 S.F. (21.1%)
10	Existing Lot Coverage SF and %:	9,580 S.F. (34.6%)	Lot coverage deducted (garage-storage) SF:	10,542 S.F. (20.1%)
11	Front Yard Open Space SF and %:	2,511 S.F. 55.7%	Rear Yard Open Space SF and %:	6,064 S.F. (78.8%)
12	Max Unit Size SF and %:	26,158 S.F.	Proposed Unit Size SF and %:	14,010 S.F. (26.7%)
13	Existing First Floor Unit Size:	7,317 SF (26.4%)	Proposed First Floor Unit Size:	7,872 SF (15.0%)
14	Existing Second Floor Unit Size	6,138 S.F. (22.1%)	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	NO NEW WORK WAS ADDED TO CHANGE EXISITING CONDITIONS
15			Proposed Second Floor Unit Size SF and % :	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	NO NEW WORK WAS ADDED TO CHANGE EXISITING CONDITIONS
		<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
17	<b>Height:</b>			
18	<b>Setbacks:</b>			
19	Front level:	20 FT	21'-8"	21'-8"
21	Side North:	Remainder of 25% of lot width	15'-3"	15'-3"
22	Side South:	41'-2 1/2"	118'-4 1/2"	87'-9 3/4"
23	Rear:	35-11" FT	62'-11"	62'-11"
24	Accessory Structure Side 1:			
24	Accessory Structure Side 2 or (facing street) :		10'-1"	10'-1"
25	Accessory Structure Rear:		15'-8"	15'-8"
26	Sum of Side yard :	56'-5 1/2" FT.	134' -0 3/4"	103'-0" - 3/4"
				23'-3" (FOR TENNIS COURT ONLY)
27	Located within a Local Historic District?			<b>NO</b>
28	Designated as an individual Historic Single Family Residence Site?			<b>NO</b>
29	Determined to be Architecturally Significant?			<b>NO</b>

**Notes:**

If not applicable write N/A

All other data information should be presented like the above format

	Required	Existing	Proposed	Deficiencies
<b>Tennis Court Setbacks:</b>				
Side	7.5'		7'-5"	
Rear	7.5'		82'-7-1/4"	
<b>Tennis Light fixtures:</b>				
Side	41'-2 1/2"		8'-0"	33'-2"

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**ZONING DATA TABLE**

REVISIONS:

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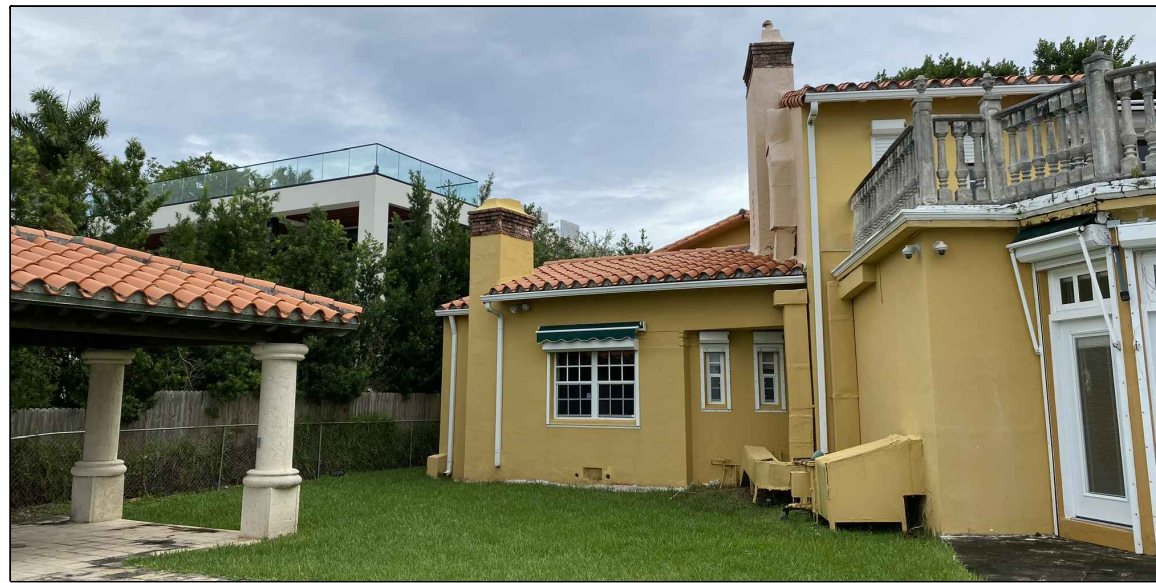
SHEET NO:

**L.002**

6342 NORTH BAY ROAD



FRONT

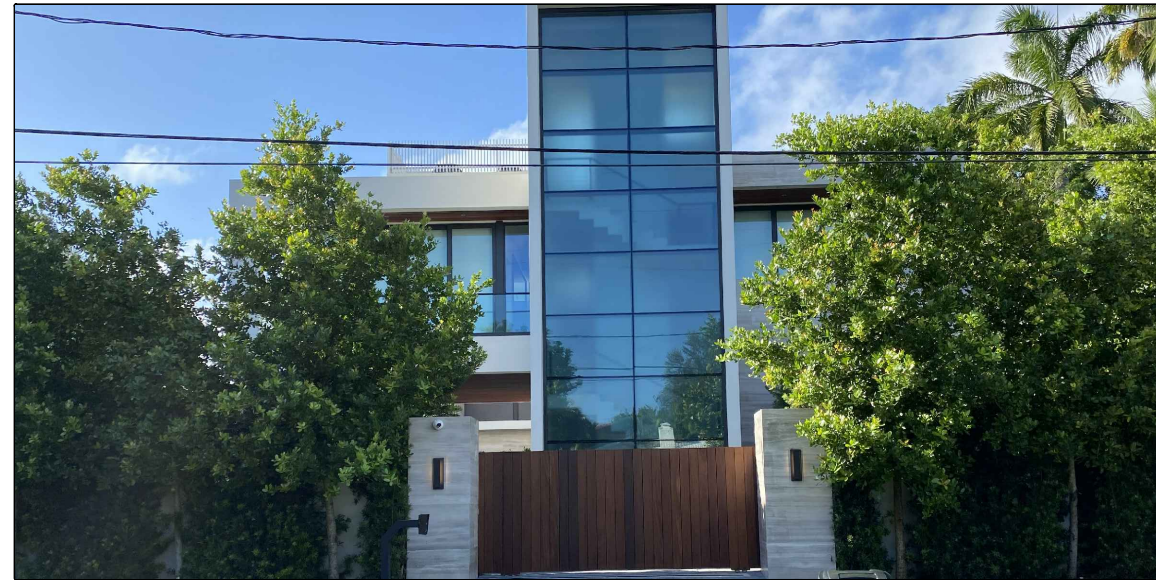


MIDDLE



REAR

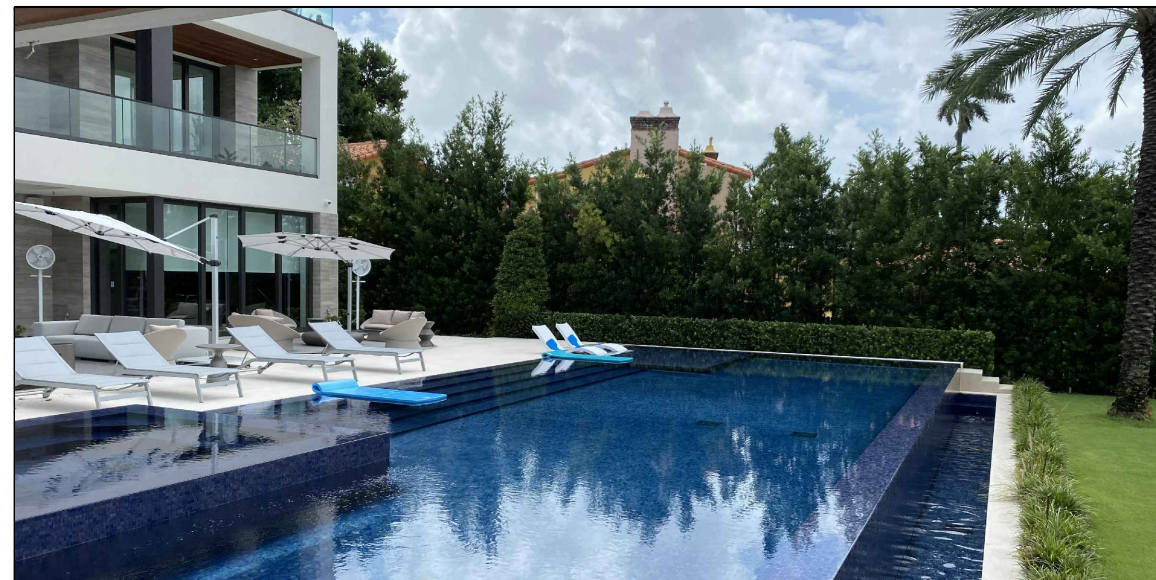
6360 NORTH BAY ROAD



FRONT



MIDDLE



REAR

6342/6360 NBR

MIAMI BEACH, FL

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MIAMI BEACH, FL  
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DRAWING TITLE:

EXISTING SITE  
CONDITIONS

REVISIONS:

ISSUE:	DATE:
PRE-DRB SUBMITTAL	11/16/20
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SHEET NO:

L.003



1. 6105 NORTH BAY ROAD



2. 6324 NORTH BAY ROAD



3. 6386 NORTH BAY ROAD



4. 6396 NORTH BAY ROAD



KEY PLAN

6342/6360 NBR

MIAMI BEACH, FL

SITE ADDRESS:

6342 AND 6360 NORTH BAY ROAD  
MIAMI BEACH, FL  
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LANDSCAPE ARCHITECT:

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MIAMI, FL 33138  
Carolina Monteiro da Silva  
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DRAWING TITLE:

NEIGHBORHOOD  
CONTEXT

REVISIONS:

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L.004



1. 6361 NORTH BAY ROAD



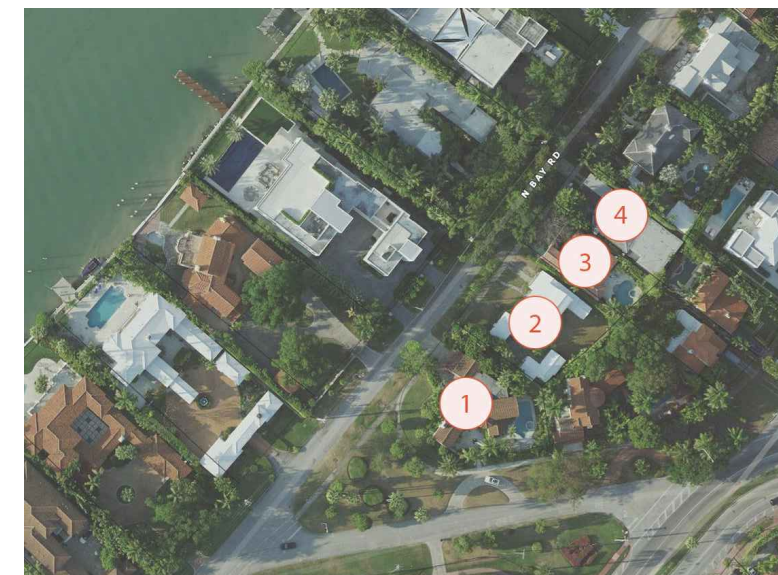
2. 6371 NORTH BAY ROAD



3. 6381 NORTH BAY ROAD



4. 6391 NORTH BAY ROAD



KEY PLAN

6342/6360 NBR

MIAMI BEACH, FL

SITE ADDRESS:

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DRAWING TITLE:

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



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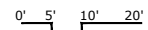
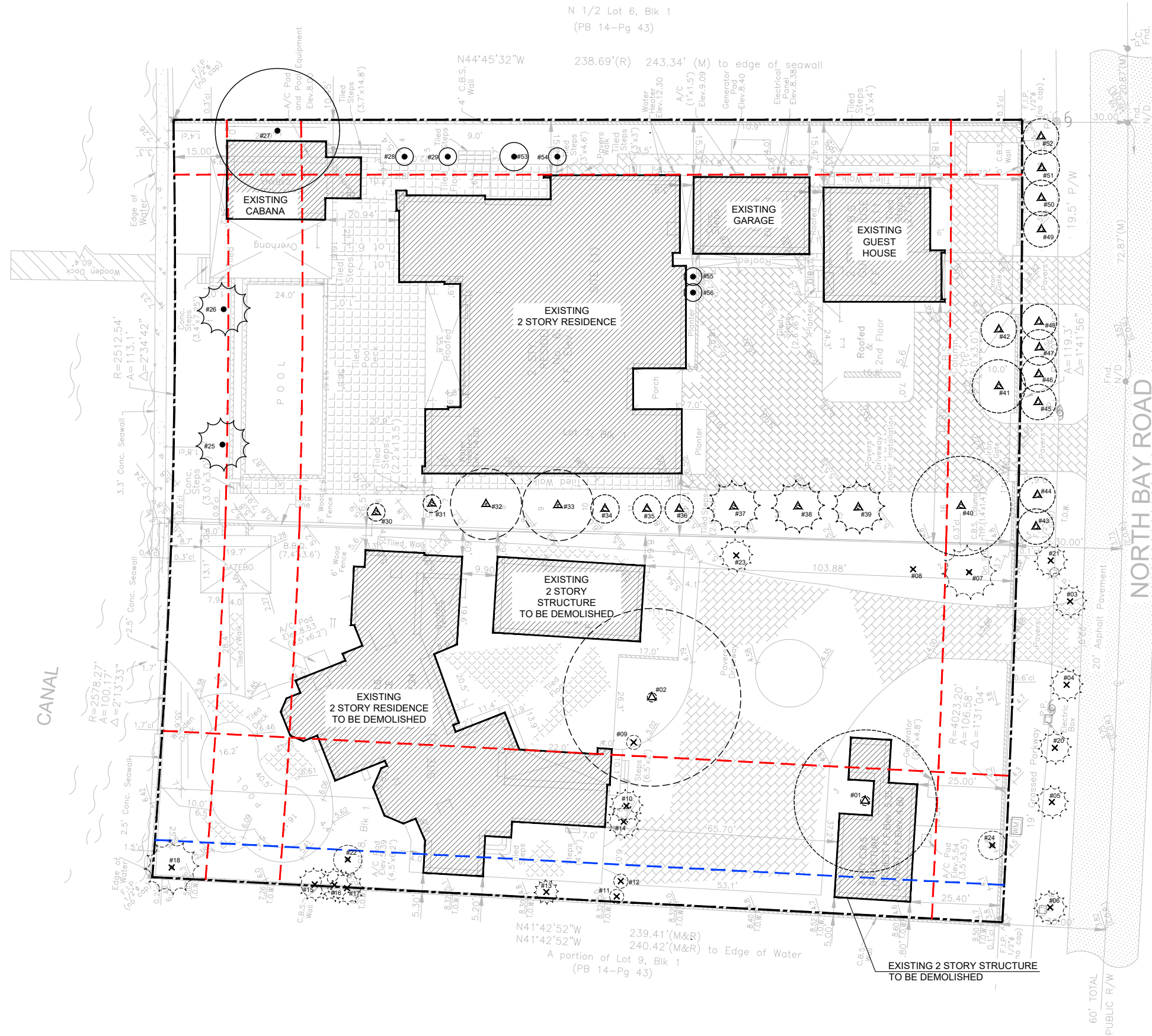
PROJ NO: 2026

SHEET NO:

L.005

LEGEND:

-  PALM TO BE RELOCATED
-  PALM TO REMAIN
-  PALM TO BE REMOVED
-  TREE TO REMAIN
-  TREE TO BE RELOCATED
-  TREE TO BE REMOVED





TREE DISPOSITION SCHEDULE

SYM	SCIENTIFIC NAME	COMMON NAME	DBH (in)	HEIGHT (ft)	SPREAD (ft)	CONDITION	NATIVE	DISPOSITION
1	<i>Ficus microcarpa</i>	Chinese Banyan	61	40	40	GOOD		RELOCATE
2	<i>Ficus microcarpa</i>	Chinese Banyan	74	45	50	GOOD		RELOCATE
3	<i>Phoenix roebelleni</i>	Pygmy Date Palm	5	7	7	GOOD		REMOVE
4	<i>Phoenix roebelleni</i>	Pygmy Date Palm	5	10	7	GOOD		REMOVE
5	<i>Phoenix roebelleni</i>	Pygmy Date Palm	5	7	7	FAIR		REMOVE
6	<i>Phoenix roebelleni</i>	Pygmy Date Palm	5	7	7	FAIR		REMOVE
7	<i>Roystonea regia</i>	Royal Palm	20	40	16	GOOD	NATIVE	REMOVE
8	<i>Roystonea regia</i>	Royal Palm	19	25	0	DEAD	NATIVE	REMOVE
9	<i>Carica papaya</i>	Papaya	5	10	2	POOR		REMOVE
10	<i>Ptychosperma elegans</i>	Solitaire Palm	4	30	7	FAIR		REMOVE
11	<i>Ptychosperma elegans</i>	Solitaire Palm	3.5	25	7	FAIR		REMOVE
12	<i>Carica papaya</i>	Papaya	6	14	2	POOR		REMOVE
13	<i>Carica papaya</i>	Papaya	5	7	0	POOR		REMOVE
14	<i>Ptychosperma elegans</i>	Solitaire Palm	4	30	7	FAIR		REMOVE
15	<i>Ptychosperma elegans</i>	Solitaire Palm (7)	25	20	10	GOOD		REMOVE
16	<i>Caryota mitis</i>	Fishtail Palm	CLUSTER	20	7	POOR		REMOVE
17	<i>Thrinax radiata</i>	Florida Thatch Palm	3	15	12	FAIR	NATIVE	REMOVE
18	<i>Dypsis lutescens</i>	Areca Palm	CLUSTER	15	7	FAIR		REMOVE
20	<i>Phoenix roebelleni</i>	Pygmy Date Palm	5	7	10	FAIR		REMOVE
21	<i>Phoenix roebelleni</i>	Pygmy Date Palm	6	14	8	GOOD		REMOVE
22	<i>Koelreuteria paniculata</i>	Golden Rain Tree	4	30	7	FAIR		REMOVE
23	<i>Ptychosperma elegans</i>	Solitaire Palm (2)	7	15	8	FAIR		REMOVE
24	<i>Carica papaya</i>	Papaya	8	15	8	GOOD		REMOVE
25	<i>Phoenix Dactylifera</i>	Date Palm	15	30	15	GOOD		REMAIN
26	<i>Phoenix Dactylifera</i>	Date Palm	16	30	15	GOOD		REMAIN
27	<i>Ficus aurea</i>	Florida Strangler Fig	48	30	35	FAIR	NATIVE	REMAIN
28	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	4	12	5	GOOD		REMAIN
29	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	4	12	5	GOOD		REMAIN
30	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	4	8	5	GOOD		RELOCATE
31	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	4	8	5	GOOD		RELOCATE
32	<i>Quercus virginiana</i>	Live Oak	9.5	18	20	FAIR	NATIVE	RELOCATE
33	<i>Quercus virginiana</i>	Live Oak	10.5	20	20	GOOD	NATIVE	RELOCATE
34	<i>Magnolia grandiflora</i>	Southern Magnolia	4	16	8	GOOD	NATIVE	RELOCATE
35	<i>Magnolia grandiflora</i>	Southern Magnolia	4	15	8	GOOD	NATIVE	RELOCATE
36	<i>Magnolia grandiflora</i>	Southern Magnolia	4	15	8	GOOD	NATIVE	RELOCATE
37	<i>Phoenix Dactylifera</i>	Date Palm	14.5	30	15	GOOD		RELOCATE
38	<i>Phoenix Dactylifera</i>	Date Palm	15	30	15	GOOD		RELOCATE
39	<i>Phoenix Dactylifera</i>	Date Palm	14.5	30	15	GOOD		RELOCATE
40	<i>Quercus virginiana</i>	Live Oak	13.5	25	28	GOOD	NATIVE	RELOCATE
41	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	8	20	15	GOOD		RELOCATE
42	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	8	18	10	GOOD		RELOCATE
43	<i>Calophyllum brasiliense</i>	Brazilian Beautyleaf	4	20	10	GOOD		RELOCATE
44	<i>Calophyllum brasiliense</i>	Brazilian Beautyleaf	4	20	10	GOOD		RELOCATE
45	<i>Calophyllum brasiliense</i>	Brazilian Beautyleaf	4	20	10	GOOD		RELOCATE
46	<i>Calophyllum brasiliense</i>	Brazilian Beautyleaf	4	20	10	GOOD		RELOCATE
47	<i>Calophyllum brasiliense</i>	Brazilian Beautyleaf	4	20	10	GOOD		RELOCATE
48	<i>Calophyllum brasiliense</i>	Brazilian Beautyleaf	4	20	10	GOOD		RELOCATE
49	<i>Calophyllum brasiliense</i>	Brazilian Beautyleaf	4	20	10	GOOD		RELOCATE
50	<i>Calophyllum brasiliense</i>	Brazilian Beautyleaf	4	20	10	GOOD		RELOCATE
51	<i>Calophyllum brasiliense</i>	Brazilian Beautyleaf	4	20	10	GOOD		RELOCATE
52	<i>Calophyllum brasiliense</i>	Brazilian Beautyleaf	4	20	10	GOOD		RELOCATE
53	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	4	12	8	GOOD		REMAIN
54	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	4	8	5	POOR		REMAIN
55	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	3	12	5	GOOD		REMAIN
56	<i>Elaeocarpus decipiens</i>	Japanese Blueberry	3	12	5	GOOD		REMAIN

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TREE  
DISPOSITION  
SCHEDULE

REVISIONS:

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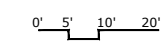
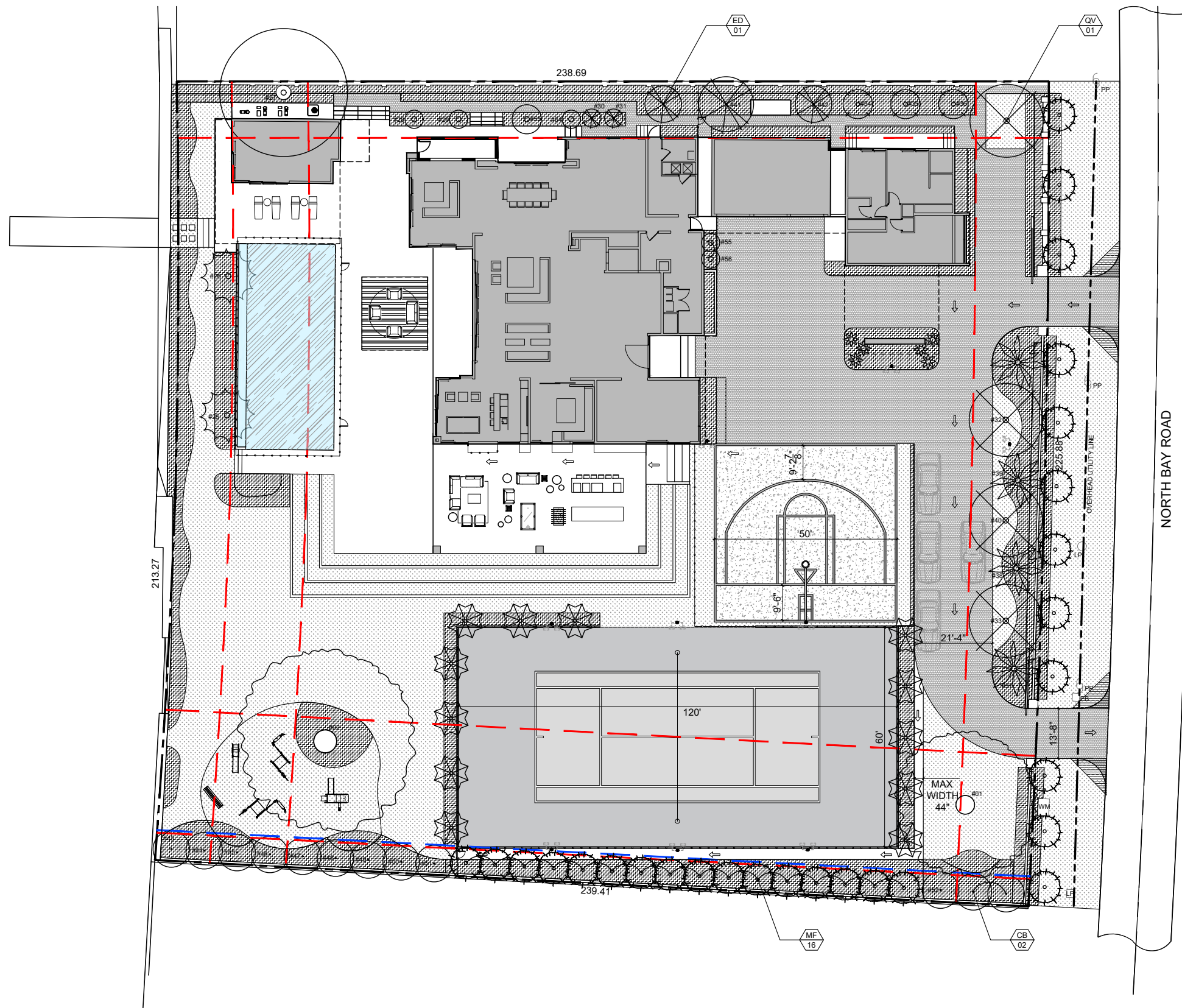
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L.101

LEGEND:

 PROPOSED TREES/ PALMS FOR MITIGATION



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SCHEDULE

REVISIONS:

ISSUE:	DATE:
PRE-DRB SUBMITTAL	11/16/20
FINAL DRB SUBMITTAL	12/07/20

SCALE: N.T.S.

PROJ NO: 2026

SHEET NO:

TREE REMOVAL SCHEDULE

SYM	SCIENTIFIC NAME	COMMON NAME	DBH (in)	HEIGHT (ft)	SPREAD (ft)	CONDITION	NATIVE	DISPOSITION	DBH (in) REMOVED	PALMS REMOVED
3	<i>Phoenix roebelleni</i>	Pygmy Date Palm	5	7	7	GOOD		REMOVE		1
4	<i>Phoenix roebelleni</i>	Pygmy Date Palm	5	10	7	GOOD		REMOVE		1
5	<i>Phoenix roebelleni</i>	Pygmy Date Palm	5	7	7	FAIR		REMOVE		1
6	<i>Phoenix roebelleni</i>	Pygmy Date Palm	5	7	7	FAIR		REMOVE		1
7	<i>Roystonea regia</i>	Royal Palm	20	40	16	GOOD	NATIVE	REMOVE		1
8	<i>Roystonea regia</i>	Royal Palm	19	25	0	DEAD	NATIVE	REMOVE		1
9	<i>Carica papaya</i>	Papaya	5	10	2	POOR		REMOVE	5	
10	<i>Ptychosperma elegans</i>	Solitaire Palm	4	30	7	FAIR		REMOVE		1
11	<i>Ptychosperma elegans</i>	Solitaire Palm	3.5	25	7	FAIR		REMOVE		1
12	<i>Carica papaya</i>	Papaya	6	7	0	POOR		REMOVE	6	
13	<i>Carica papaya</i>	Papaya	5	7	0	POOR		REMOVE	5	1
14	<i>Ptychosperma elegans</i>	Solitaire Palm	4	30	7	FAIR		REMOVE		1
15	<i>Ptychosperma elegans</i>	Solitaire Palm (7)	25	20	10	GOOD		REMOVE		1
16	<i>Caryota mitis</i>	Fishtail Palm	CLUSTER	20	7	POOR		REMOVE		1
17	<i>Thrinax radiata</i>	Florida Thatch Palm	3	15	12	FAIR	NATIVE	REMOVE		1
18	<i>Dypsis lutescens</i>	Areca Palm	CLUSTER	15	7	FAIR		REMOVE		1
20	<i>Phoenix roebelleni</i>	Pygmy Date Palm	5	7	10	FAIR		REMOVE		1
21	<i>Phoenix roebelleni</i>	Pygmy Date Palm	6	14	8	GOOD		REMOVE		1
22	<i>Koelreuteria paniculata</i>	Golden Rain Tree	4	30	7	FAIR		REMOVE	4	
23	<i>Ptychosperma elegans</i>	Solitaire Palm (2)	7	15	8	FAIR		REMOVE		1
24	<i>Carica papaya</i>	Papaya	8	15	8	GOOD		REMOVE	8	
<b>TOTAL REMOVED</b>									<b>28</b>	<b>17</b>

\*SEE ARBORIST REPORT FOR FURTHER DETAIL ON TREES AND PALMS ON THIS LIST.

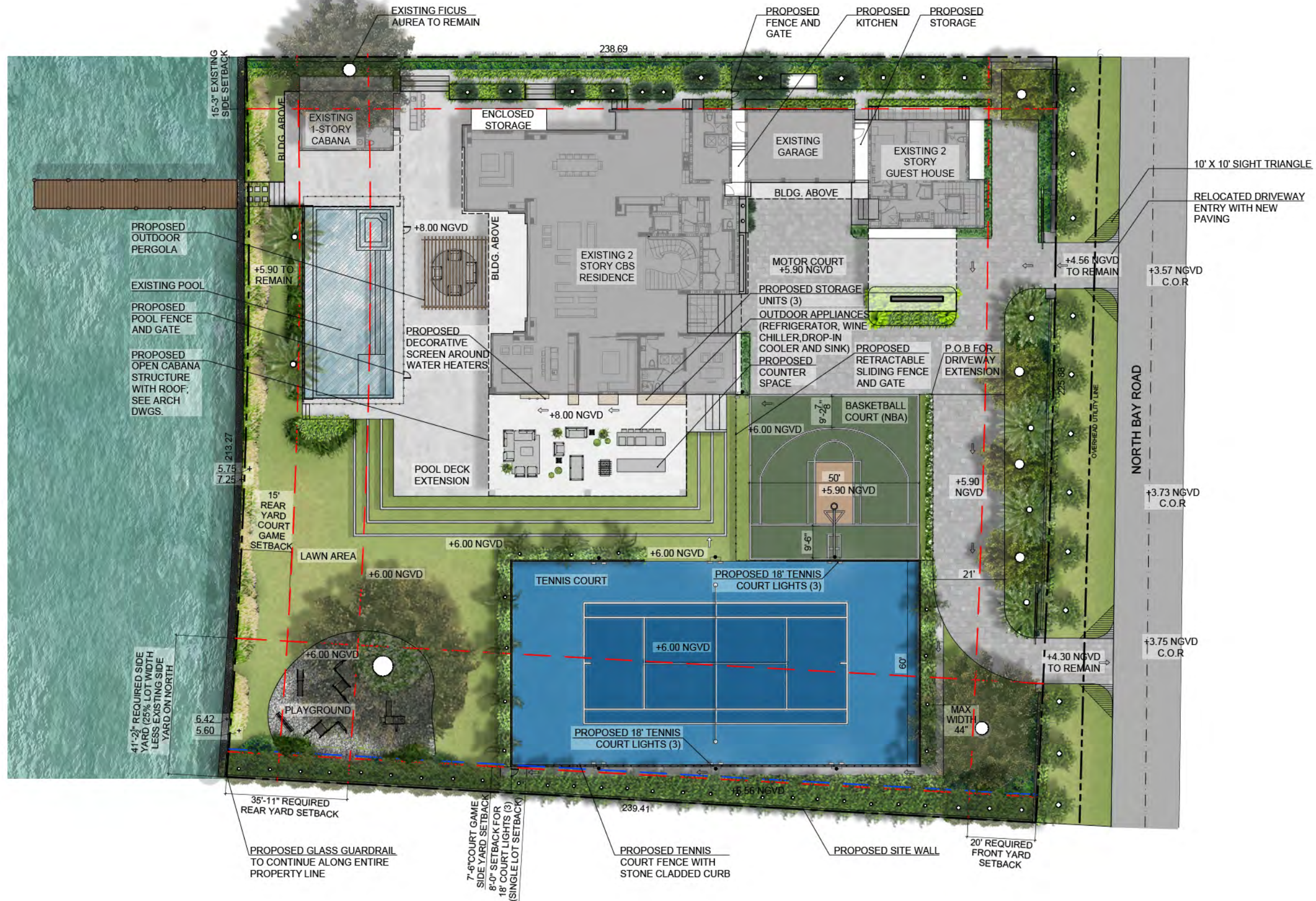
28" DBH + 17 TREES FOR THE REMOVAL OF 17 PALMS, EQUIVALENT TO:  
27 REPLACEMENT TREES (MIN. 2" CALIPER, 6' CANOPY, 12' HT), OR  
14 REPLACEMENT TREES (MIN. 4" CALIPER, 8' CANOPY, 16' HT)  
8 TREES MUST BE NATIVE (30% OF REQUIRED TREES)

SPECIES DIVERSITY:  
21-30: 4 SPECIES

THE CODE (NEW ORDINANCE) IS BEING MET BY USING:  
20 TREES (MIN. 4" CALIPER, 8' CANOPY, 16' HT)

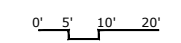
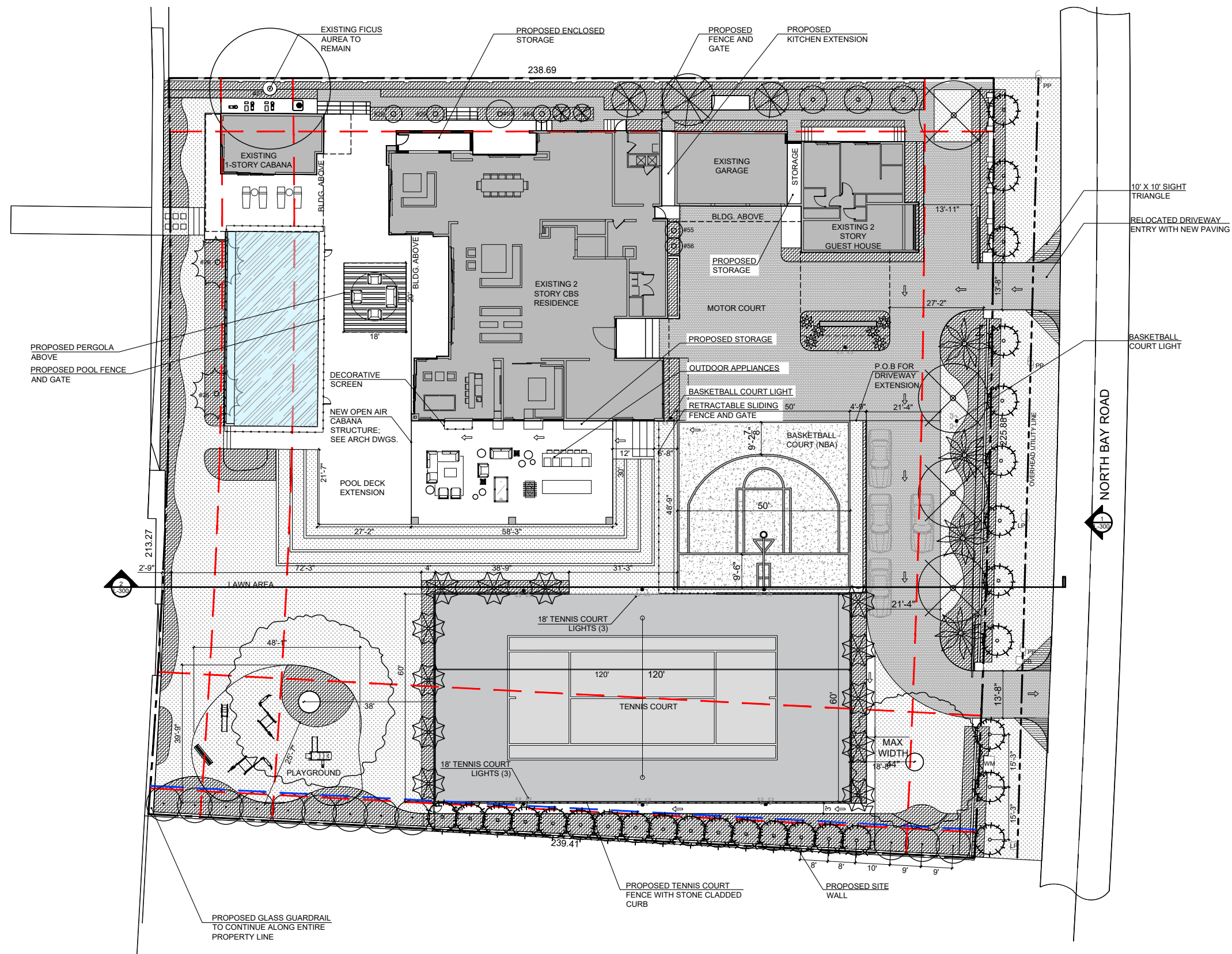
TREES USED FOR MITIGATION

SYM	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	NOTES
CB	2	<i>Calophyllum brasiliense</i>	BRAZILIAN BEAUTY LEAF	N	minimum 16' HT; 4" DBH
MF	16	<i>Myrcianthes fragrans</i>	SIMPSON'S STOPPER TREE	Y	minimum 16' HT; 4" DBH
QV	1	<i>Quercus virginiana</i>	LIVE OAK	Y	minimum 16' HT; 4" DBH
ED	1	<i>Elaeocarpus decipiens</i>	JAPANESE BLUEBERRY	N	minimum 16' HT; 4" DBH
<b>Total:</b>	20	TREES USED FOR MITIGATION DIVIDED IN 4 SPECIES			



HARDSCAPE  
MATERIALS +  
DIMENSION PLAN

ISSUE:	DATE:
PRE-DRB SUBMITTAL	11/16/20
FINAL DRB SUBMITTAL	12/07/20



VARIANCE  
DIAGRAM

ISSUE:	DATE:
PRE-DRB SUBMITTAL	11/16/20
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LEGEND:

- LIGHT POLE COURT VARIANCE
- PROPOSED OUTDOOR STORAGE VARIANCE
- NOT IN SCOPE

