



6342 / 6360 N BAY ROAD - SECOND SUBMITTAL

SEAL:

Christopher Fernandez

Digitally signed by Christopher Fernandez
Date: 2021.03.18 17:35:52 -04'00'

Lighting Render

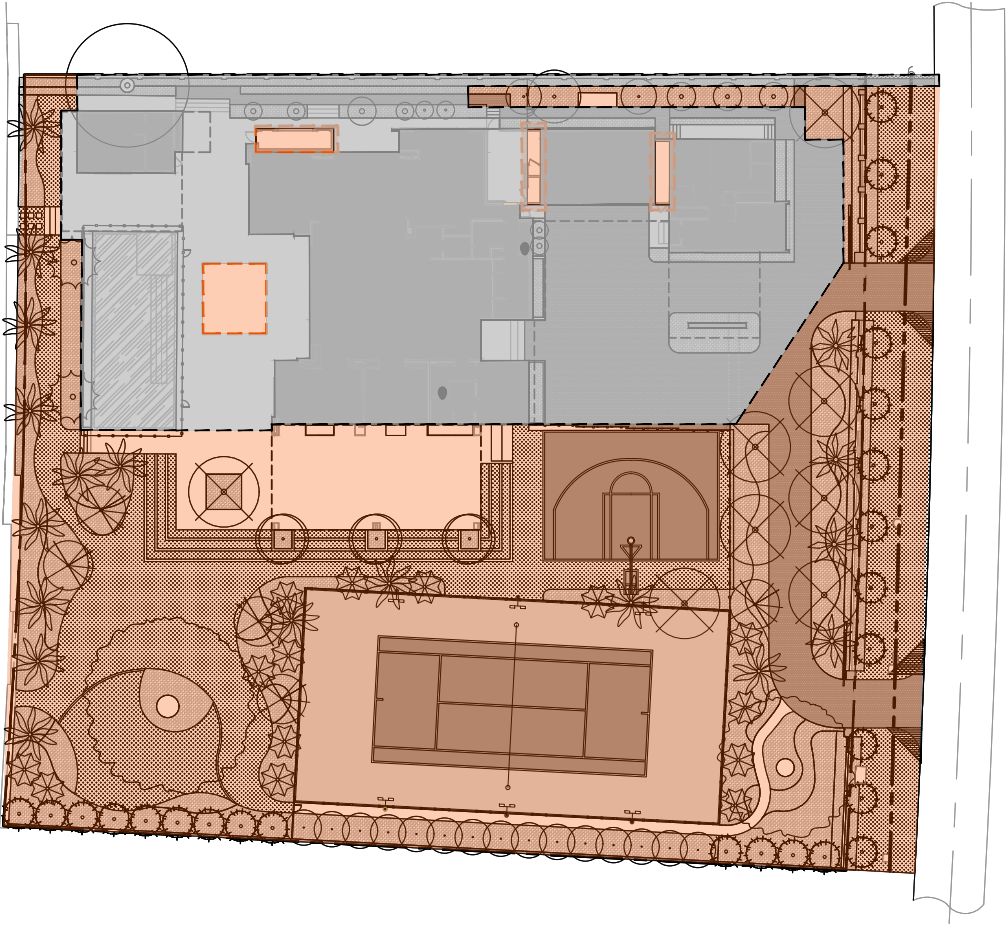
03-16-2021

SHEET INDEX		X = SHEET SUBMITTED • = SHEET REVISED					
SHEET #		PRE-DRB SUBMITTAL 11/16/2020	FINAL DRB SUBMITTAL 12/07/2020	DRB REV 1 SUBMITTAL 03/16/2021			
L-000	COVER SHEET	X	X	•	X	•	
A-000	AXONOMETRIC		X	•	X	•	
L-200.0	PREVIOUS ILLUSTRATIVE OVERALL SITE PLAN				X		
L-200.1	PROPOSED ILLUSTRATIVE OVERALL SITE PLAN		X		X	•	
L-200.2	DETAILED ILLUSTRATIVE OVERALL SITE PLAN				X		
A-051.0	PREVIOUS AERIAL - STREET VIEW				X		
A-051.1	PROPOSED AERIAL - STREET VIEW		X		X	•	
A-052.0	PREVIOUS AERIAL RENDER				X		
A-052.1	PROPOSED AERIAL RENDER		X		X	•	
A-054.0	PREVIOUS OCEAN ELEVATION				X		
A-054.1	PROPOSED OCEAN ELEVATION		X		X	•	
L-300.0	PREVIOUS FRONT LANDSCAPE ELEVATION				X		
L-300	PROPOSED FRONT LANDSCAPE ELEVATION		X		X	•	
L-301	LANDSCAPE SITE SECTION		X		X		
A-100.0	PREVIOUS SITE PLAN				X		
A-100.1	PROPOSED SITE PLAN		X		X	•	
L-200.3	PREVIOUS LANDSCAPE SITE PLAN				X		
L-200.4	PROPOSED LANDSCAPE SITE PLAN		X		X	•	
L-001	SITE MAP AND SHEET INDEX	X	X	•	X		
L-002	ZONING DATA TABLE	X	X	•	X	•	
	SITE SURVEY (BY OTHERS)		X		X		
L-003	EXISTING SITE CONDITIONS	X	X		X		
L-004	NEIGHBORHOOD CONTEXT	X	X		X		
L-005	NEIGHBORHOOD CONTEXT	X	X		X		
L-006	NEIGHBORING TENNIS COURTS				X		
L-007	NEIGHBORING TENNIS COURTS				X		
L-008	NEIGHBORHOOD TENNIS COURTS				X		
A-060	DEMOLITION PLAN		X		X		
A-001	ZONING DIAGRAMS - LOT COVERAGE		X		X	•	
A-001.1	ZONING DIAGRAMS - UNIT SIZE		X		X	•	
A-001.3	PROPOSED FRONT AND REAR YARD LANDSCAPE OPEN SPACE				X	•	
L-503	REQUIRED OVERALL OPEN SPACE		X		X	•	
A-001.4	IMPERVIOUS DIAGRAM		X		X	•	
L-203	PERMEABLE AREA DIAGRAM				X		
A-100.1	PROPOSED SITE PLAN		X		X	•	
L-200.3	PROPOSED LANDSCAPE SITE PLAN		X		X	•	
L-500	CANOPY PLANTING PLAN	X	X	•	X	•	
L-501	UNDERSTORY PLANTING PLAN	X	X	•	X	•	
A-201	ENLARGED GROUND FLOOR PLAN - STORAGE UNIT		X		X	•	
A-201.2	STORAGE DIAGRAM		X		X	•	
A-200	ENLARGED GROUND FLOOR PLAN - CABANA		X		X	•	
A-300	ROOF PLAN		X		X	•	
A-056	SITE SECTION - WEST TO EAST		X		X	•	
L-301	SITE SECTION - WEST TO EAST		X		X	•	
A-500	ELEVATIONS		X		X	•	
A-501	ELEVATIONS		X		X	•	
A-502	ELEVATIONS		X		X	•	
L-202	HARDSCAPE MATERIALS + DIMENSIONS		X		X	•	
A-801	MATERIALS BOARD		X		X	•	
A-801.2	MATERIALS BOARD		X		X	•	
L-202.1	MATERIALS BOARD		X		X		
L-204	VARIANCE DIAGRAM	X	X	•	X	•	
A-600	SECTION OF CABANA AND TENNIS COURT		X		X	•	

A-900	LIGHTING PHOTOMETRICS			X		X	
A-901	LIGHTING SPECIFICATIONS			X		X	
A-902	LIGHTING SPECIFICATIONS			X		X	
A-903	LIGHTING SPECIFICATIONS			X		X	
A-904	LIGHTING SPECIFICATIONS			X		X	
L-100	TREE DISPOSITION PLAN	X		X		X	
L-101	TREE DISPOSITION SCHEDULE			X		X	
L-102	TREE MITIGATION PLAN	X		X		X	•
L-103	TREE MITIGATION SCHEDULE	X		X		X	•
L-502	PLANTING SCHEDULE AND LANDSCAPE LEGEND	X		X	•	X	•
L-504	PLANTING DETAILS			X		X	•



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



SCOPE OF WORK DIAGRAM

- SCOPE OF WORK
- NOT IN SCOPE

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MIAMI

BEACH

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

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 %:	11,984 S.F. (22.9%)
10	Existing Lot Coverage SF and %:	9,580 S.F. (34.6%)	Lot coverage deducted (garage-storage) SF:	11,484 S.F. (21.9%)
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 %:	14,020 S.F. (26.7%)
13	Existing First Floor Unit Size:	7,317 SF (26.4%)	Proposed First Floor Unit Size:	7,882 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

		Required	Existing	Proposed	Deficiencies
17	Height:				
18	Setbacks:				
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"	10'-0" (TENNIS COURT LIGHTS ONLY)
23	Rear:	35-11" FT	62'-11"	50'-3"	
	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?			NO	
28	Designated as an individual Historic Single Family Residence Site?			NO	
29	Determined to be Architecturally Significant?			NO	

Notes:
If not applicable write N/A
All other data information should be presented like the above format

	Required	Existing	Proposed	Deficiencies
Tennis Court Setbacks:				
Side	7.5'		10'-11"	
Rear	7.5'		81'-2-7/8"	
Tennis Light fixtures:				
Side	41'-2 1/2"		10'-0"	31'-2 1/2"

6342 / 6360 N BAY ROAD - SECOND SUBMITTAL

CLAD

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SEAL:

Carolina Monteiro

Digitally signed by Carolina Monteiro
Date: 2021.03.18 20:18:01 -04'00'

Zoning Data Table

03-16-2021

L-002

