

6342 NORTH BAY ROAD



FRONT

6360 NORTH BAY ROAD



FRONT



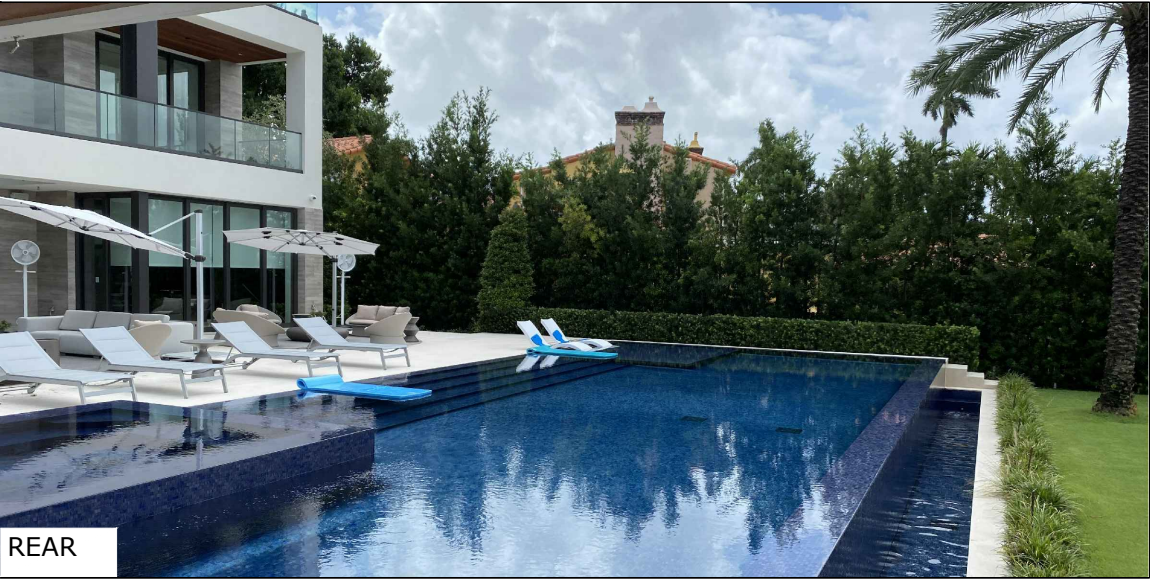
MIDDLE



MIDDLE

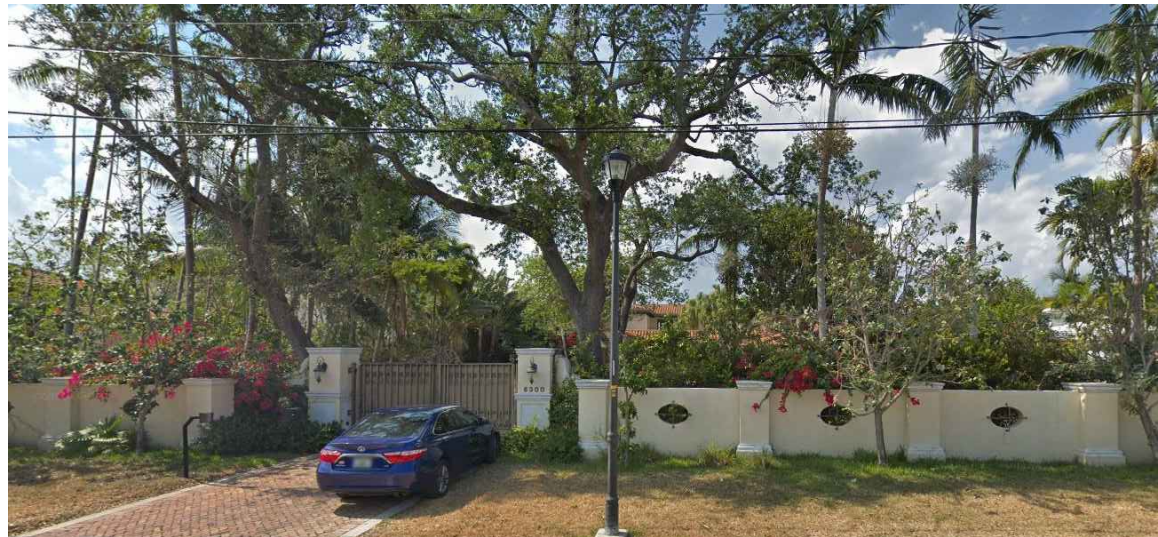


REAR



REAR

6342 / 6360 N BAY ROAD - SECOND SUBMITTAL



1. 6105 NORTH BAY ROAD



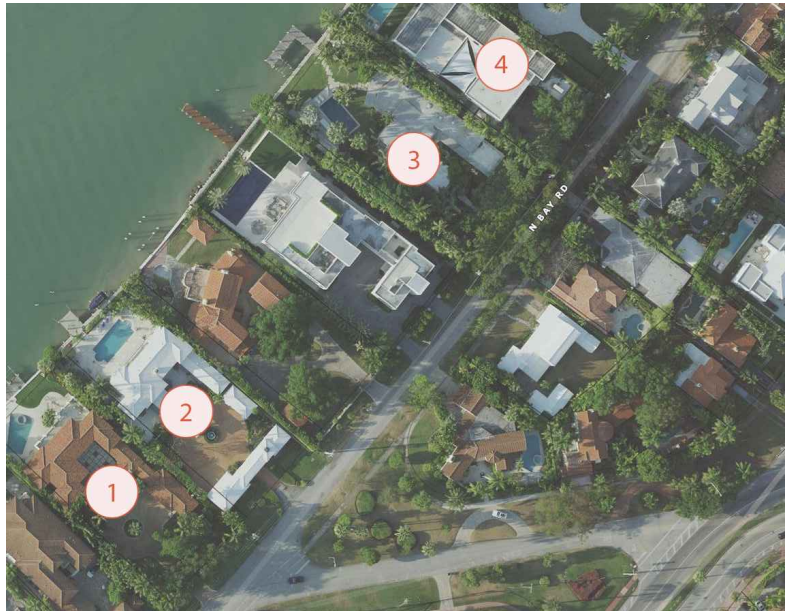
4. 6396 NORTH BAY ROAD



2. 6324 NORTH BAY ROAD



3. 6386 NORTH BAY ROAD



KEY PLAN

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Neighborhood Context

03-16-2021



1. 6361 NORTH BAY ROAD



4. 6391 NORTH BAY ROAD



2. 6371 NORTH BAY ROAD



KEY PLAN



3. 6381 NORTH BAY ROAD

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Neighborhood Context

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Neighboring Tennis Courts

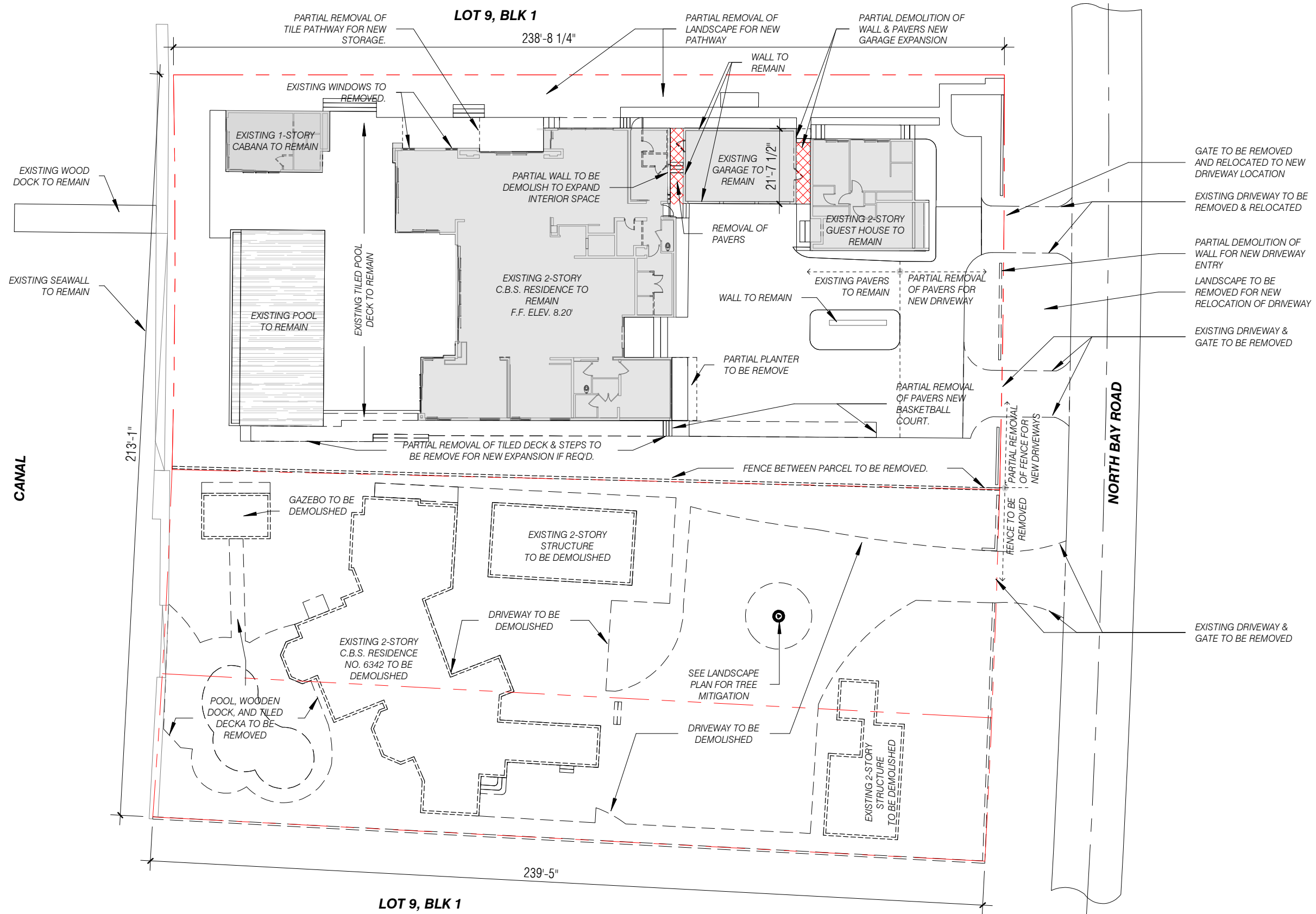
03-16-2021



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Fernandez

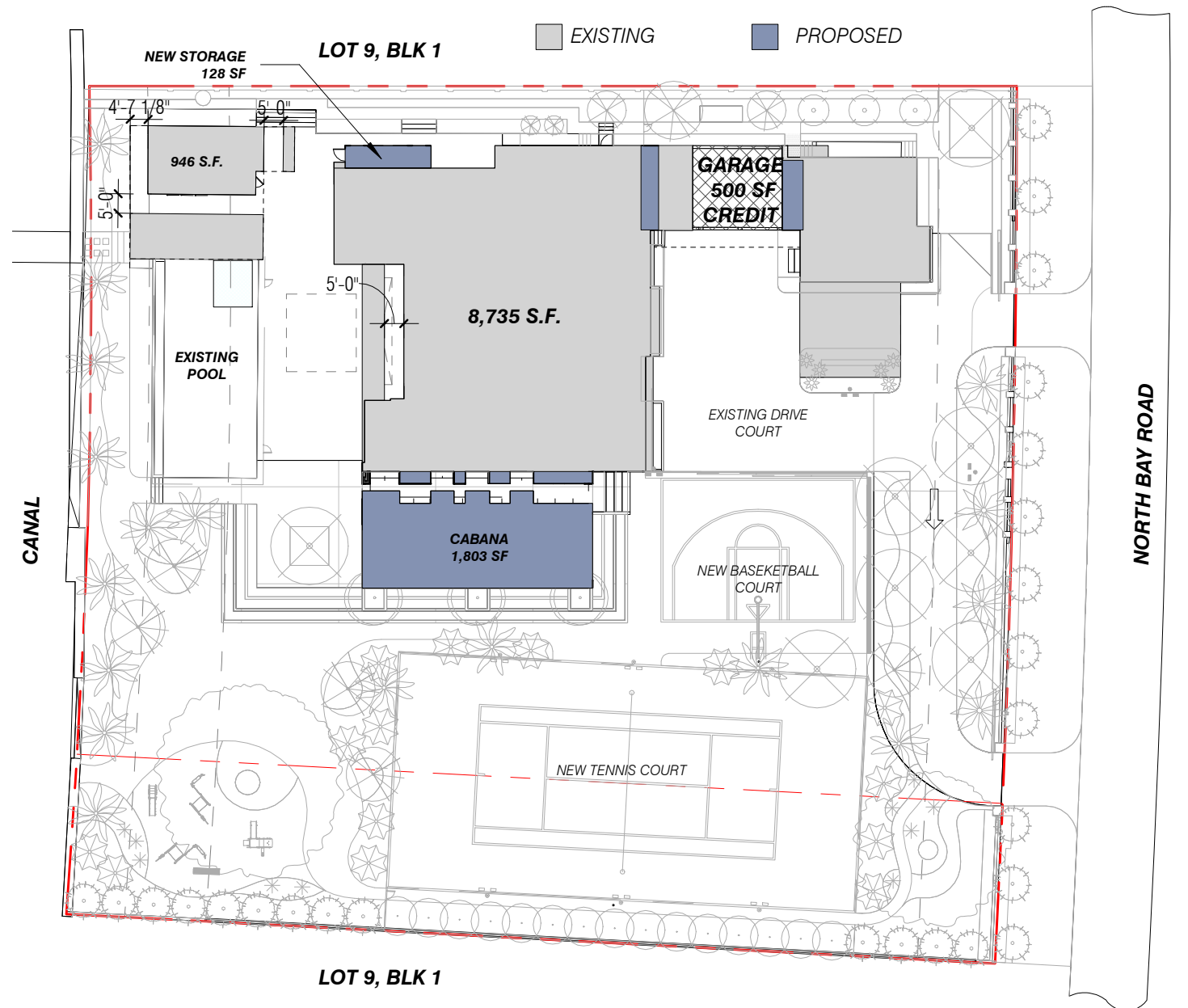
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Date: 2021.03.18
14:05:44 -04'00'

Demolition Plan

1" = 30'-0"

03-16-2021

_A-060



6360 NORTH BAY ROAD LOT			
LOT SIZE	27,668 S.F.		
LOT COVERAGE	9,580 S.F.	(34.6%)	
GARAGE DEDUCTION			
	-500 S.F.		
TOTAL	9,080 S.F.	(32.8%)	
6342 NORTH BAY ROAD LOT			
LOT SIZE	24,648 S.F.		
LOT COVERAGE	5,348 S.F.	(21.7%)	
COMBINED:			
LOT SIZE	52,316 S.F.		
LOT COVERAGE	14,927	(28.5%)	

EXISTING LOT COVERAGE

Scale: 1" = 40'-0"

6360 NORTH BAY ROAD			
LOT SIZE	52,316 S.F.		
ALLOWED LOT COVERAGE	15,694.8	(30%)	
PROVIDED LOT COVERAGE	11,984 S.F.	(22.9%)	
GARAGE DEDUCTION			
	-500 S.F.		
TOTAL:	11,484 S.F.	(21.9%)	

PROPOSED LOT COVERAGE

Scale: 1" = 40'-0"

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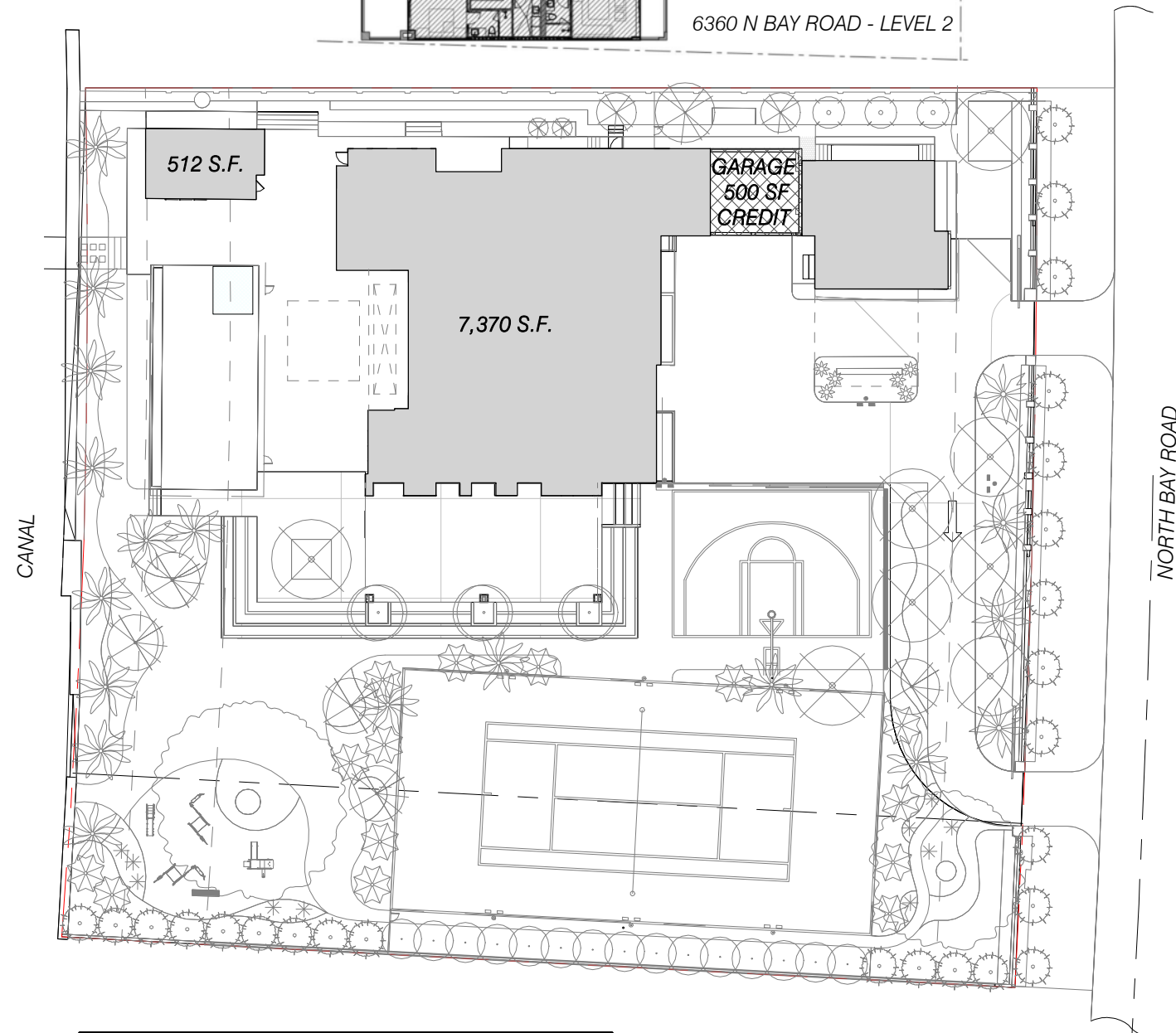
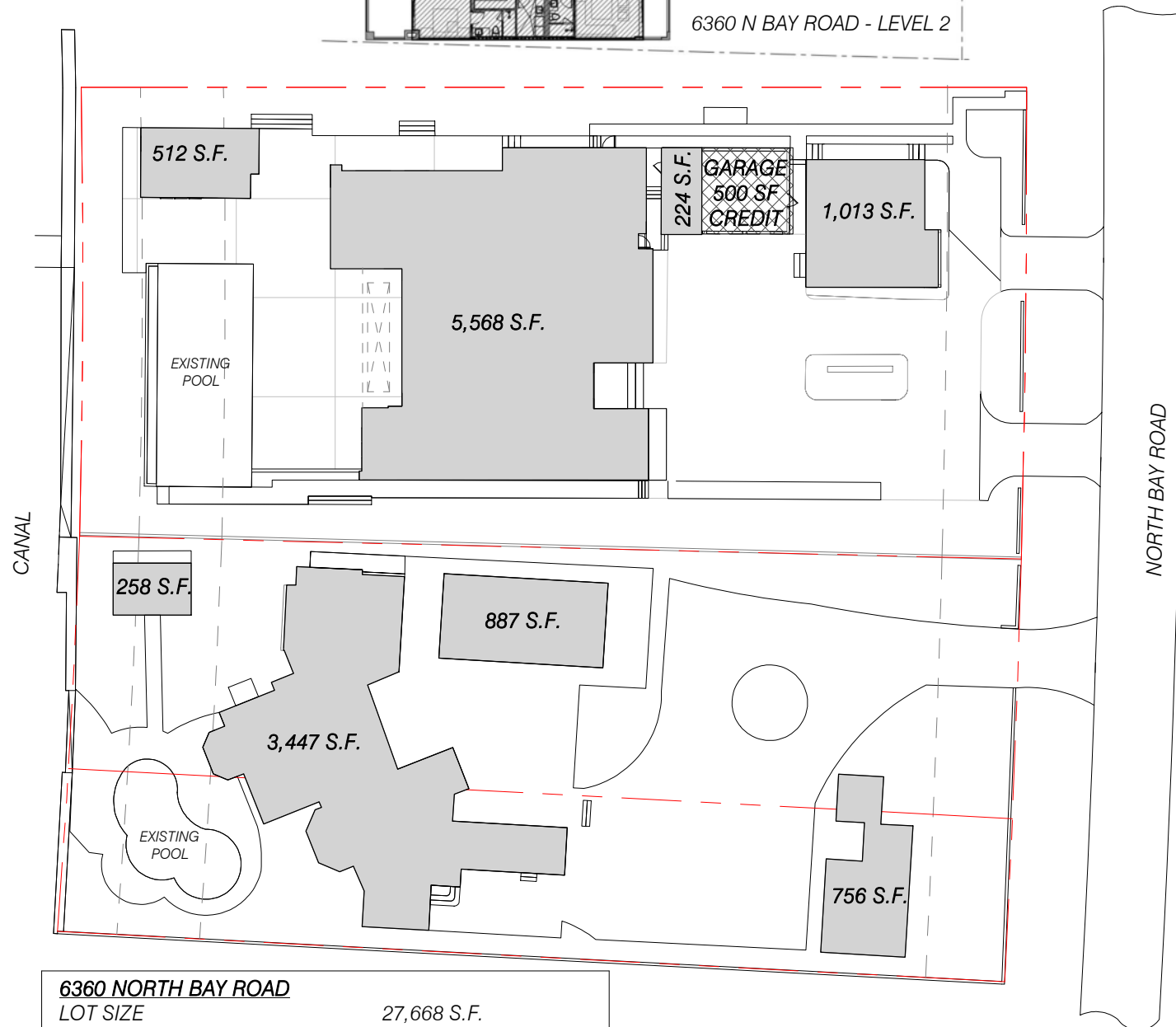
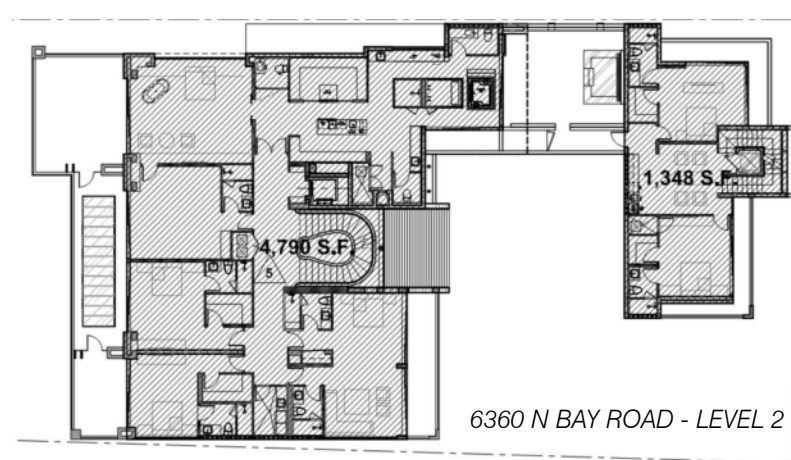
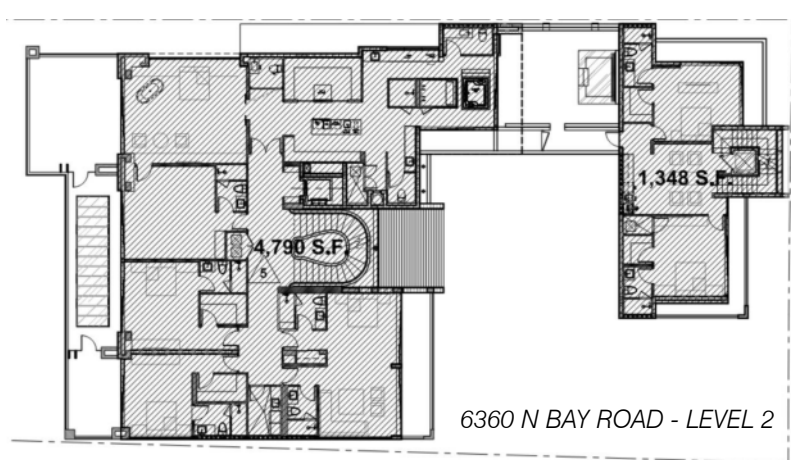
Digitally signed by Christopher Fernandez
Date: 2021.03.18 14:06:17 -04'00'

Zoning Diagrams - Lot Coverage

1" = 40'-0"

03-16-2021

_A-001



6360 NORTH BAY ROAD	
LOT SIZE	27,668 S.F.
UNIT SIZE LEVEL 1	7,317 S.F. (26.4%)
UNIT SIZE LEVEL 2	6,138 S.F. (22.1%)
SUB TOTAL:	13,455 S.F. (48.6%)
6342 NORTH BAY ROAD	
LOT SIZE	24,648 S.F.
UNIT SIZE	5,348 S.F. (21.6%)

EXISTING UNIT SIZE
Scale: 1" = 40'-0"

6360 NORTH BAY ROAD	
LOT SIZE	52,316 S.F.
MAX ALLOWABLE UNIT SIZE	26,158 S.F. (50%)
UNIT SIZE LEVEL 1	7,882 S.F. (15%)
UNIT SIZE LEVEL 2	6,138 S.F. (11.7%)
TOTAL:	14,020 S.F. (26.7%)

PROPOSED UNIT SIZE
Scale: 1" = 40'-0"

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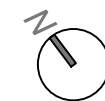
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Fernandez

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14:06:40 -04'00'

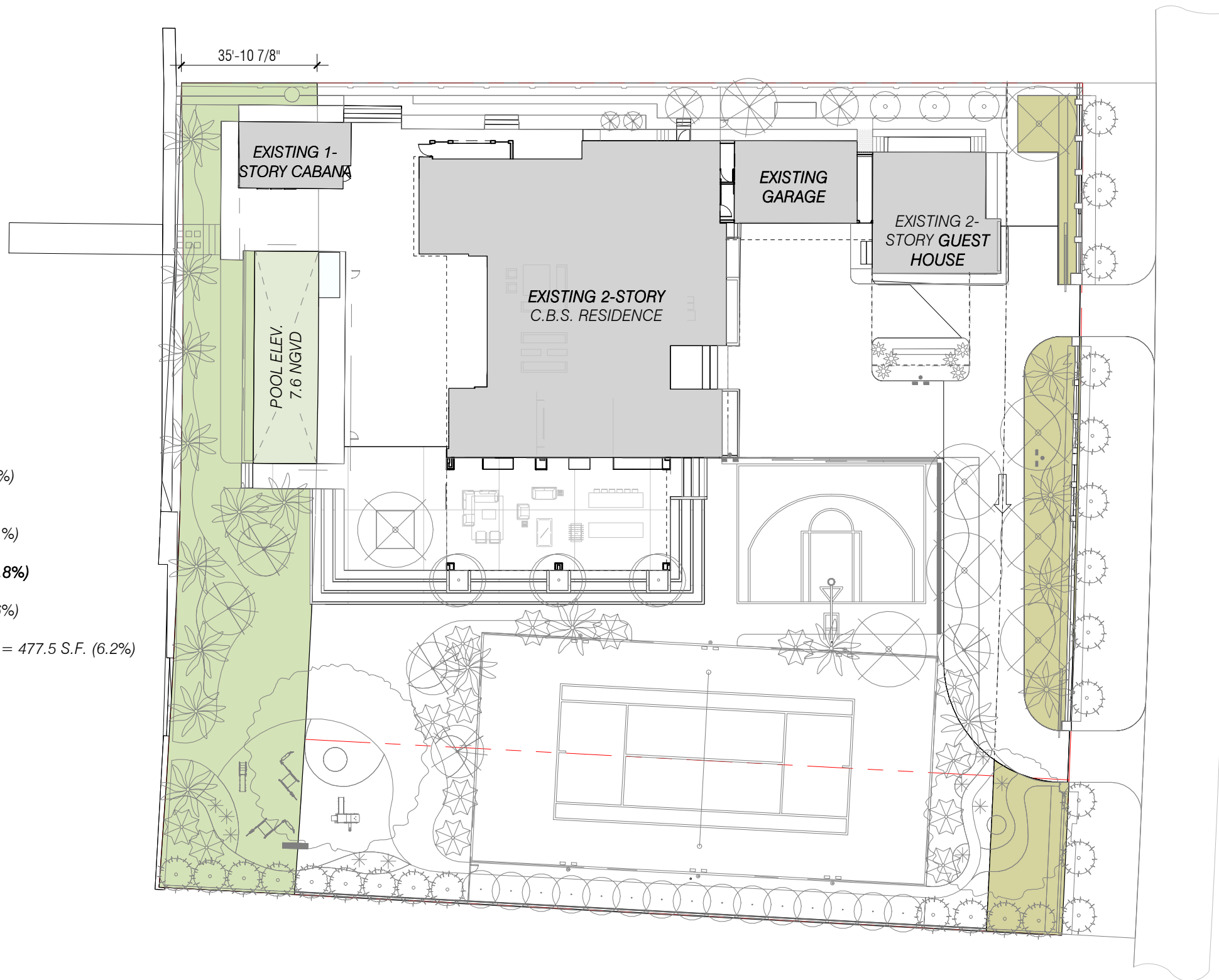
Zoning Diagram - Unit Size

1" = 40'-0"

03-16-2021



_A-001.2



REAR YARD CALCULATIONS:

AREA : 7,689 S.F. (100%)

DECK /
ACCESSORY BLDG. AREA: 1,625 S.F. (21.1%)

LANDSCAPE / POOL AREA (A+B) 6,054 S.F. (78.8%)

A - LANDSCAPE: 5,577 S.F. (72.6%)

B - POOL AREA ABV ADJ. GRADE: 955 S.F. * 50% = 477.5 S.F. (6.2%)

FRONT YARD CALCULATIONS:

AREA : 4,506 S.F. (100%)

DRIVEWAY: 1,995 S.F. (44.3%)

LANDSCAPE 2,509 S.F. (55.7%)

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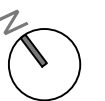
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Date: 2021.03.18
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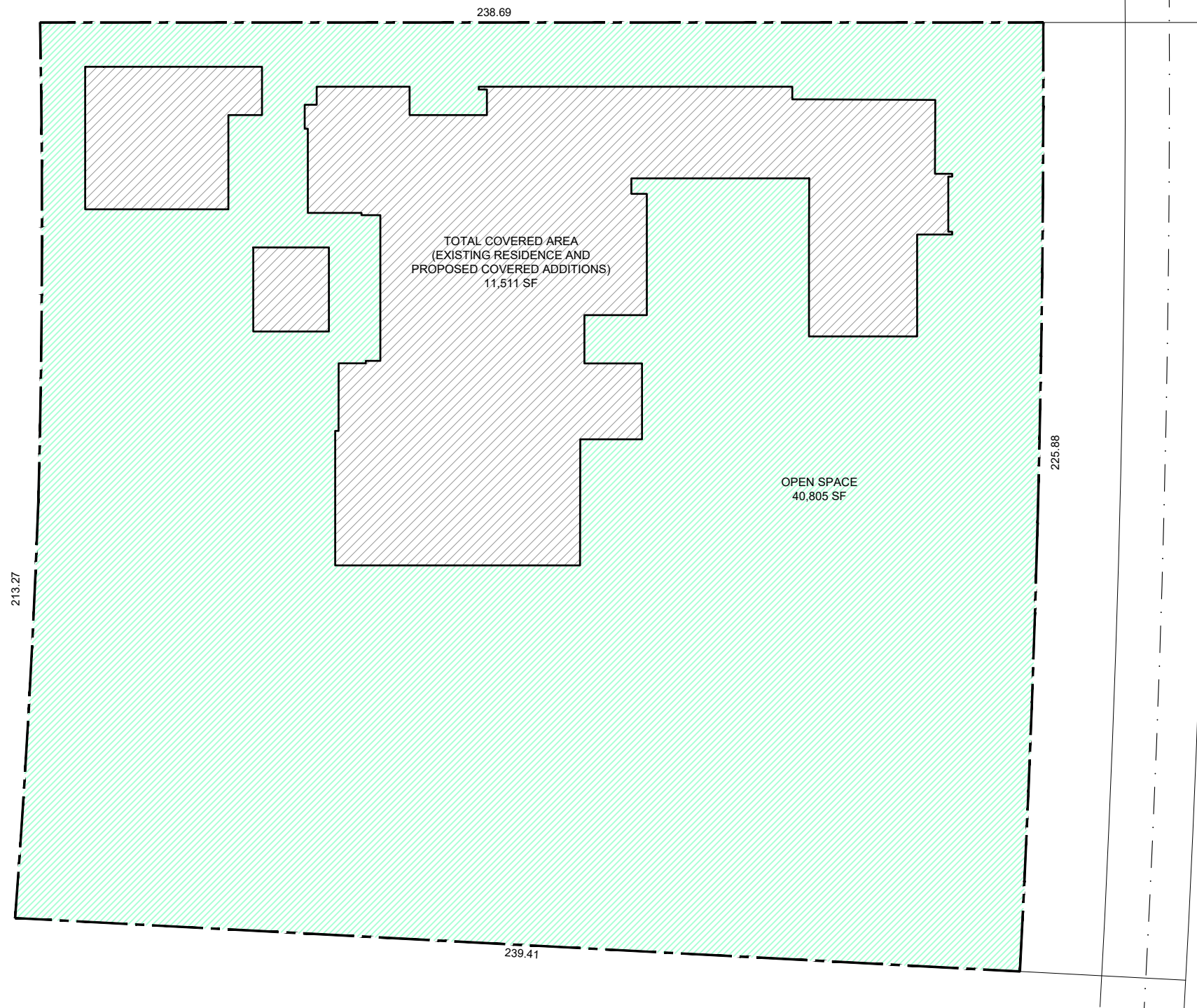
Proposed Front and Rear
Yard

1/32" = 1'-0"

03-16-2021



_A-001.3



OPEN SPACE AREA:

LOT AREA: 52,316 SF
 OPEN SPACE REQUIRED: 26,158 SF (LOT AREA X 50%)
 OPEN SPACE PROVIDED: 40,805 SF (78% OF LOT)

0' 5' 10' 20'



SCALE: 1/32" = 1'-0"

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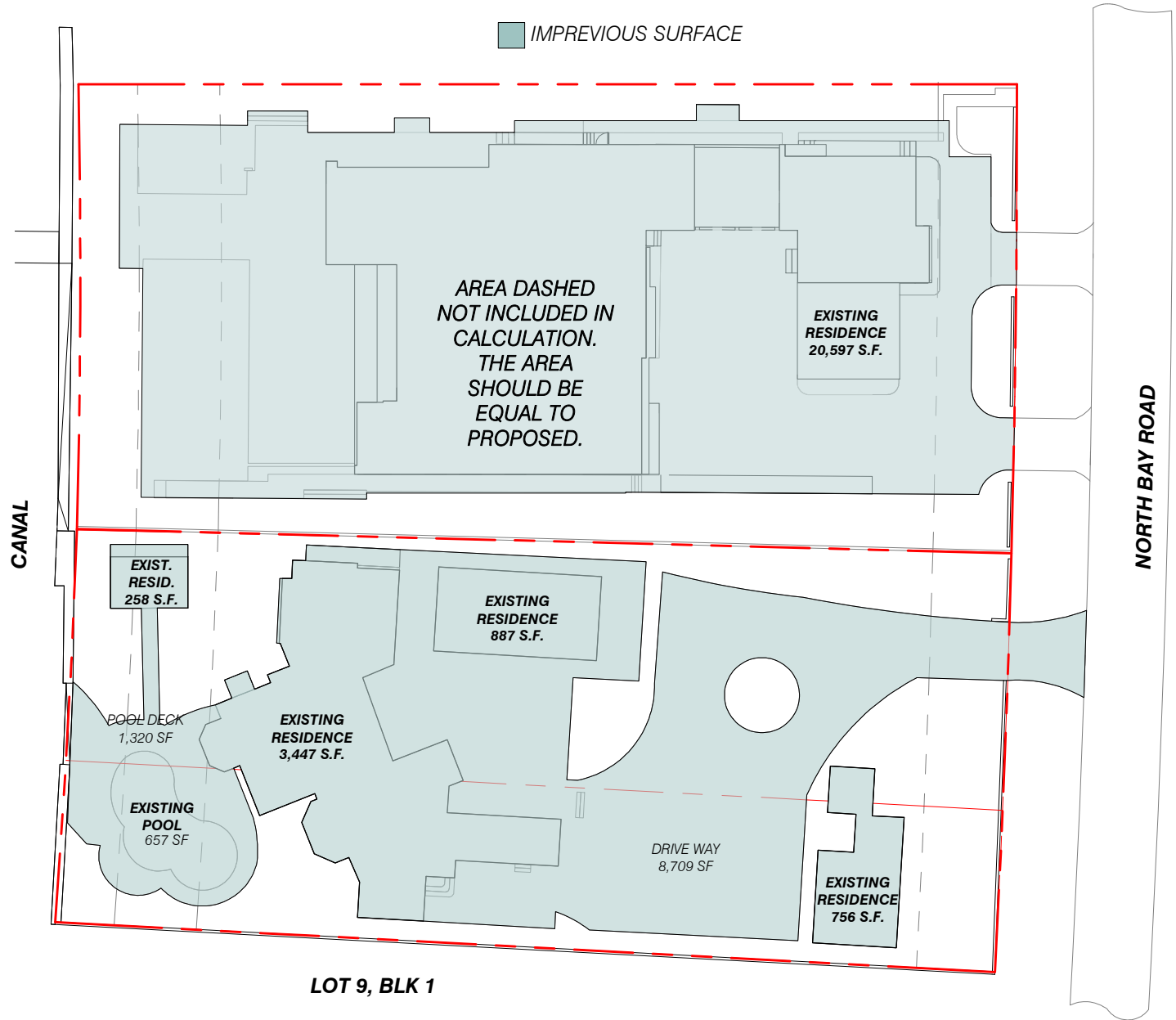
SEAL:

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 Carolina Monteiro
 Date: 2021.03.18
 13:17:40 -04'00'

Required Open Space Diagram

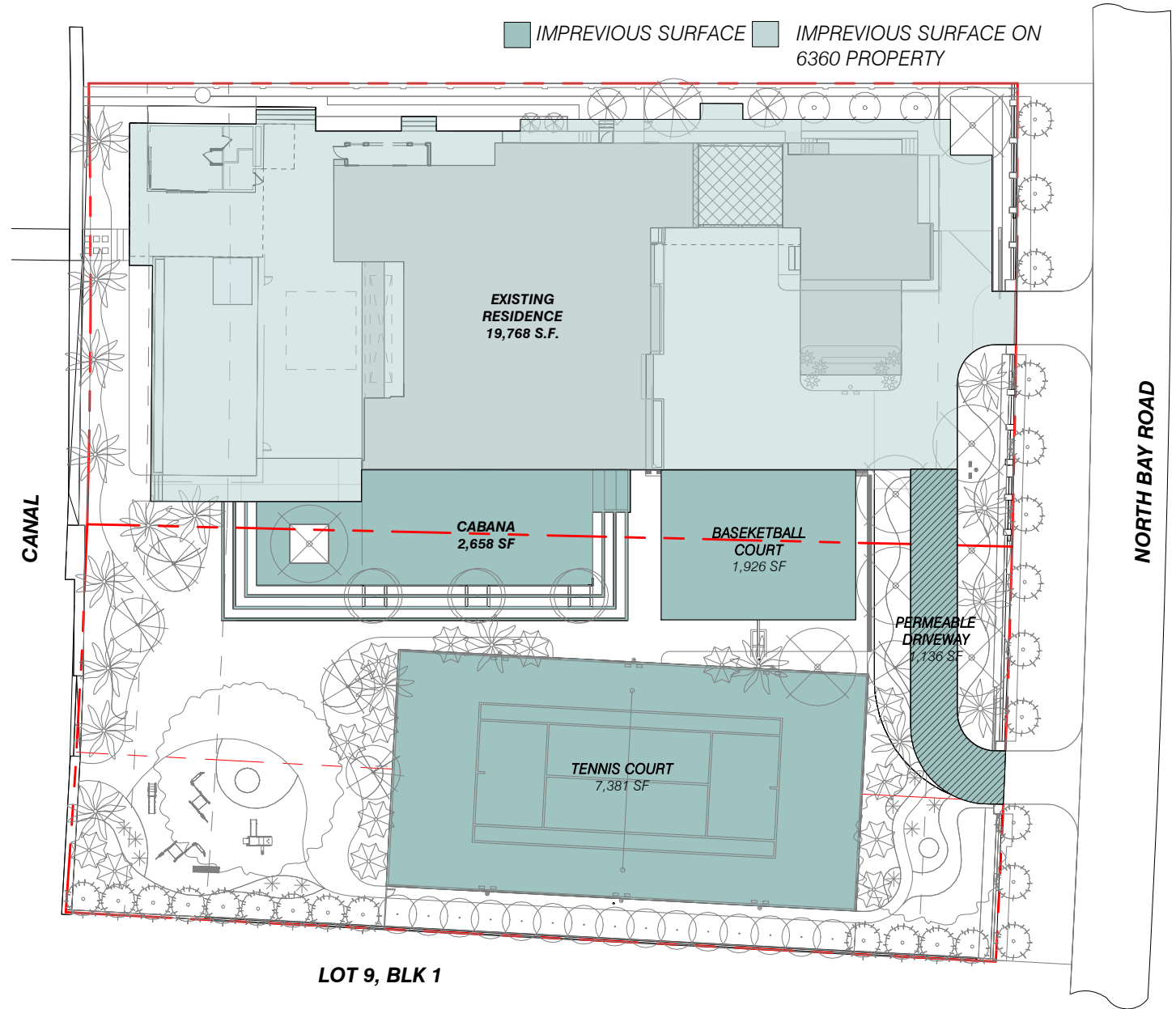
03-16-2021

L-503



EXISTING LOT COVERAGE
Scale: 1" = 40'-0"

TOTAL IMPERVIOUS SURFACE: 36,631 SF



PROPOSED LOT COVERAGE
Scale: 1" = 40'-0"

TOTAL IMPERVIOUS SURFACE : 32,869 SF
PROPOSED OPTION PROVIDES 3,762 SF OF PERMEABLE SURFACE

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Impervious Diagram

1" = 40'-0"

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_A-001.4

SYMBOL LEGEND:

PERMEABLE AREAS

GREEN ROOFS (NOT INCLUDED IN PERMEABLE %)

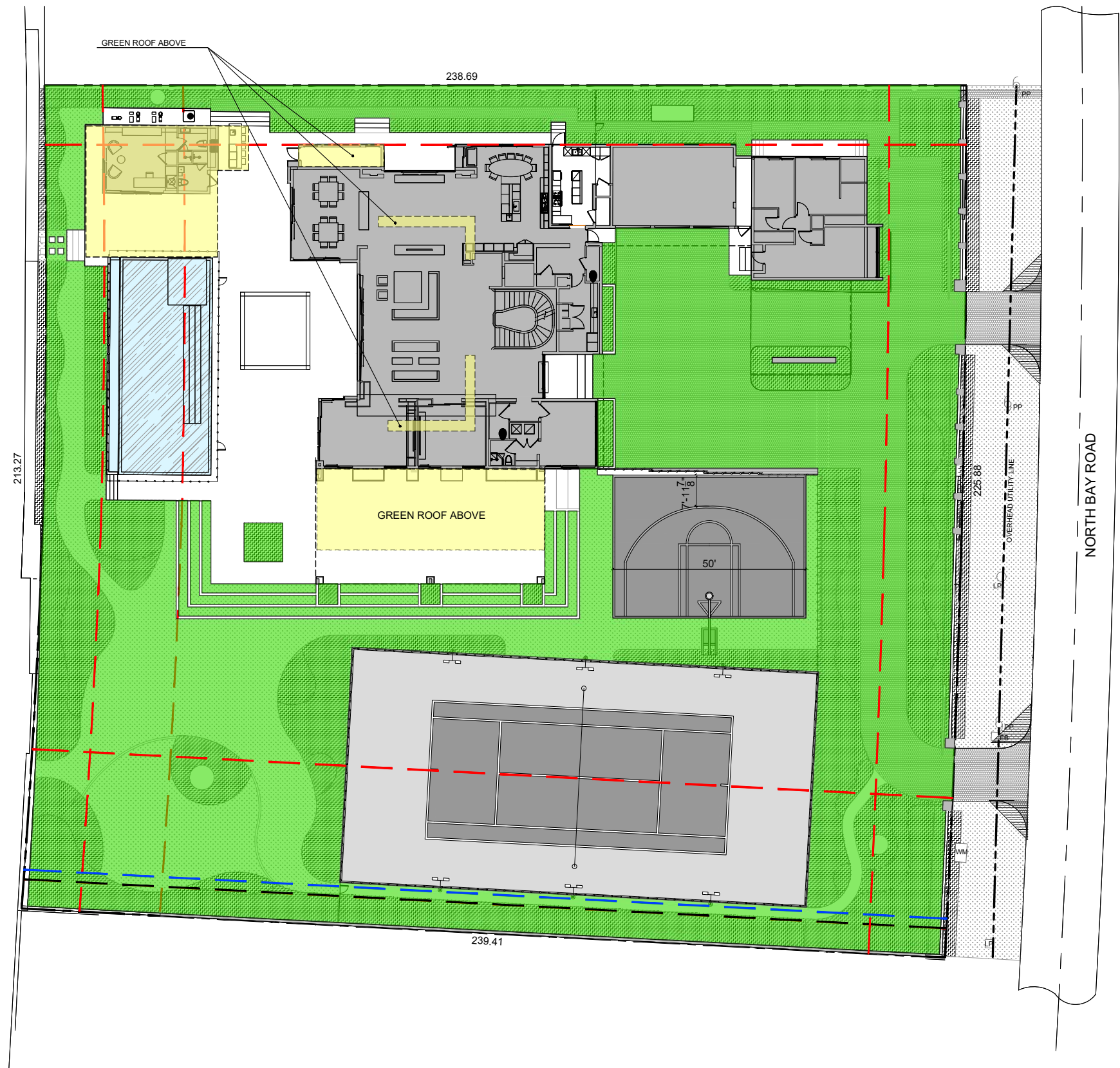
LOT AREA: 52,316 SF

PERMEABLE AREA: 25,499 SF

49% PERMEABLE

NOTE:

- AREAS ACCOUNTED FOR AS PERMEABLE
INCLUDE PLANTING BEDS, LAWN AREAS, SYNTHETIC TURF AREAS
AND PERMEABLE DRIVEWAY PAVERS. GREEN ROOFS ARE NOT
INCLUDED IN THIS CALCULATION.



0' 5' 10' 20'

SCALE: 1/32" = 1'-0"

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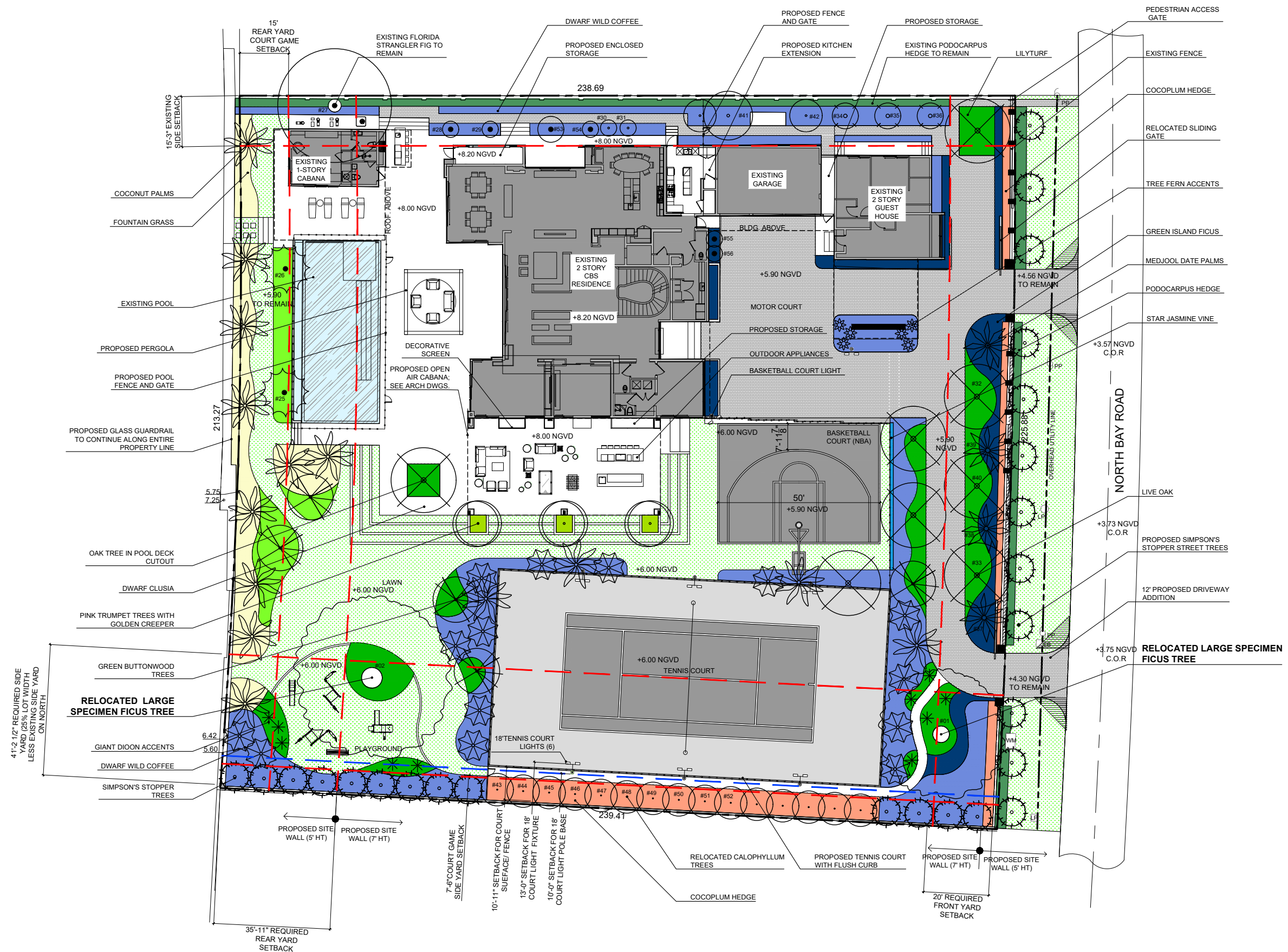
SEAL:

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Permeable Areas Diagram

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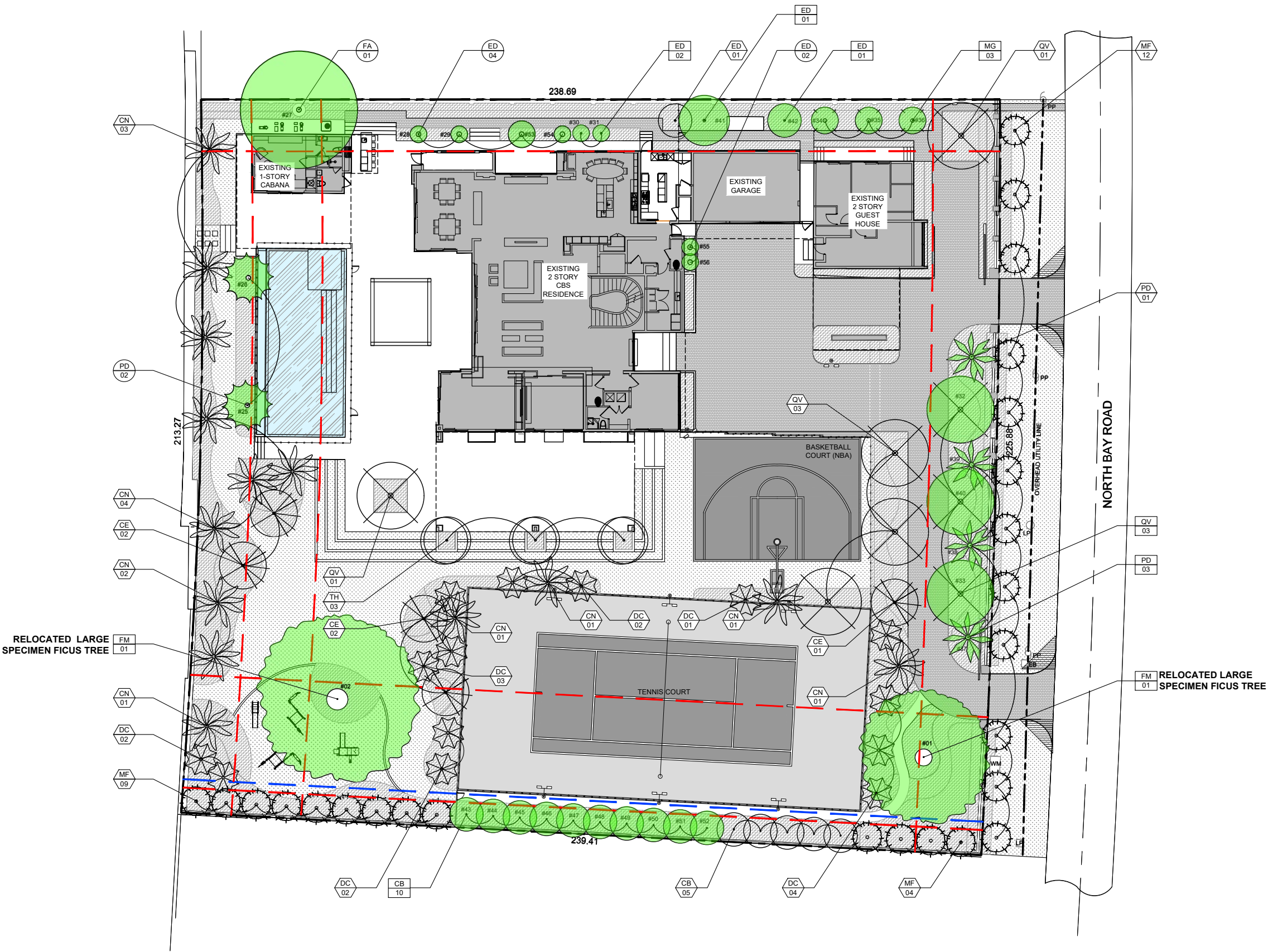
Carolina Monteiro
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Date: 2021.03.18
13:18:14 -04'00'

Landscape Site Plan

03-16-2021

L-200.4

- LEGEND:
- EXISTING TREES/ PALMS TO REMAIN
 - PROPOSED TREES/ PALMS
 - RELOCATED TREES/ PALMS
 - EXISTING TREES BEING PRESERVED ON SITE



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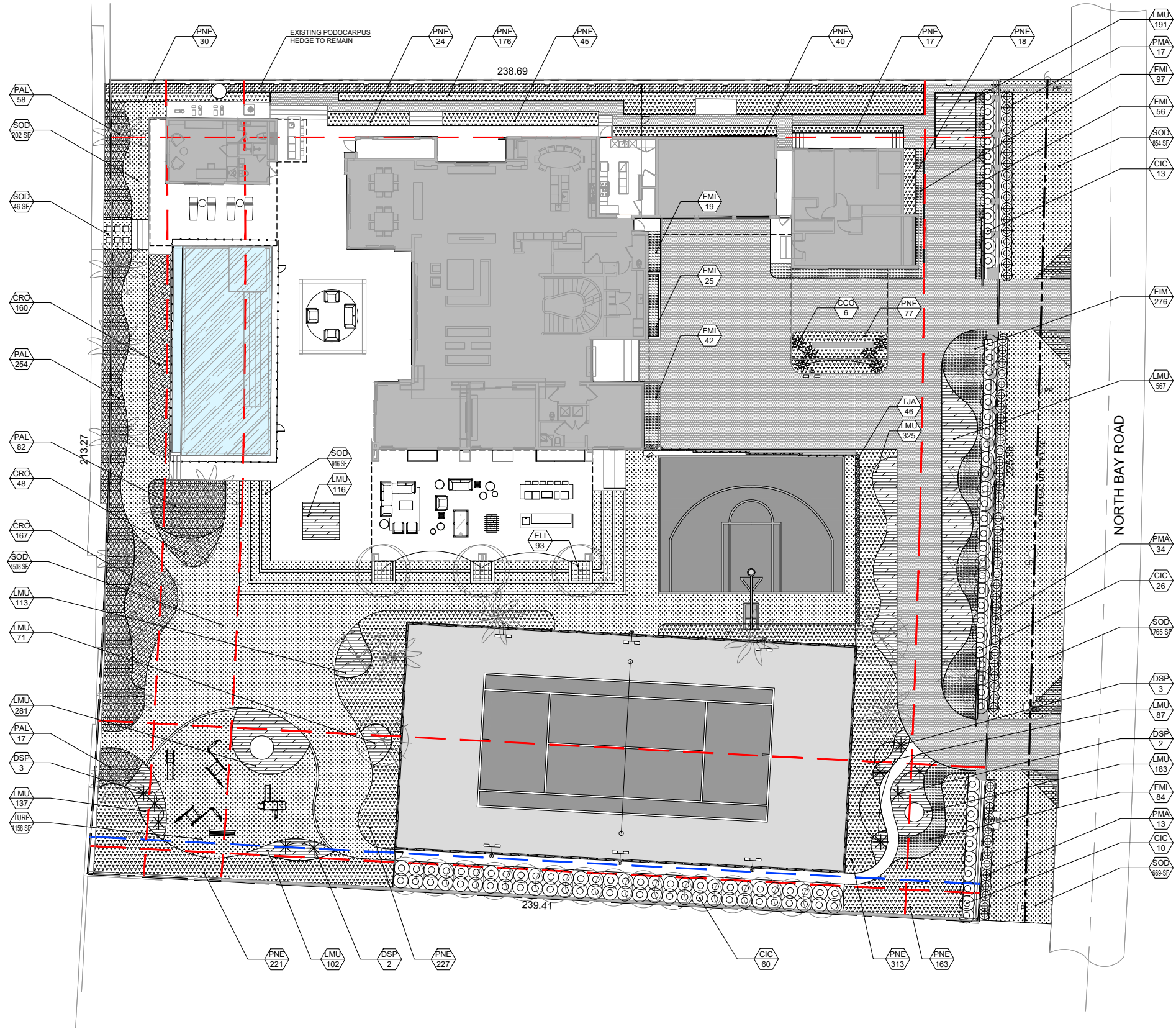
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Canopy Planting Plan

03-16-2021

LEGEND:

XX
XX PROPOSED SHRUBS/GROUNDCOVERS



0' 5' 10' 20'



SCALE: 1/32" = 1'-0"

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Monteiro

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Understory Planting Plan

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