

6342 NORTH BAY ROAD



FRONT

6360 NORTH BAY ROAD



FRONT



MIDDLE



MIDDLE



REAR



REAR

6342 / 6360 N BAY ROAD - SECOND SUBMITTAL



& CFZ DESIGN |

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of CFZDESIGN, LLC. All designs indicated in these drawings are property of CFZDESIGN, LLC. All copyrights reserved © 2021.

LANDSCAPE ARCHITECTURE AND DESIGN
WWW.CLADLANDSCAPE.COM
786.536.6079

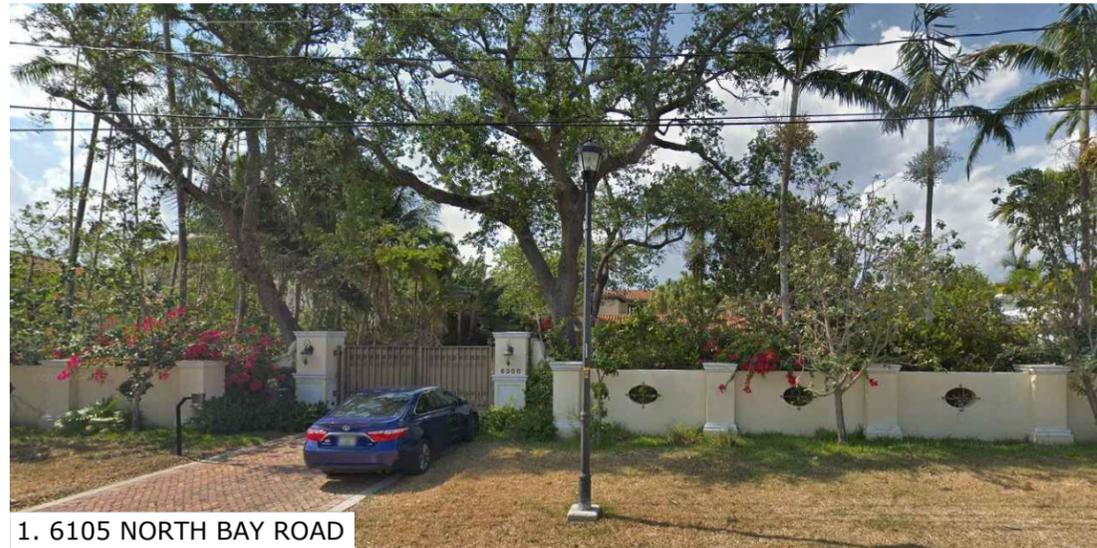
ARCHITECTURE & INTERIOR DESIGN
WWW.CFZDESIGN.COM | 239.898.7549

SEAL:

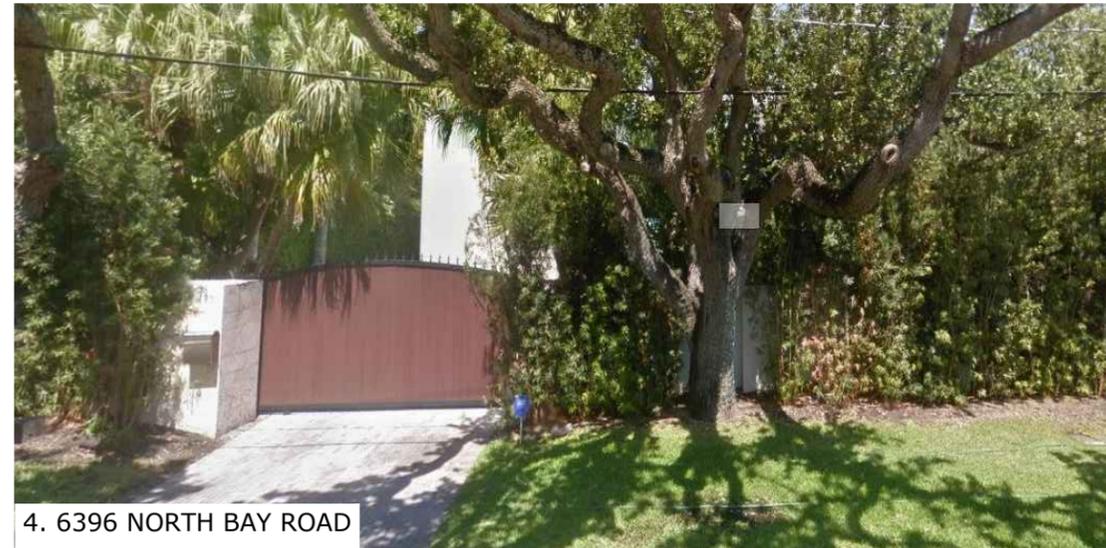
Carolina Monteiro
Digitally signed by Carolina Monteiro
Date: 2021.03.18 13:10:23 -04'00'

Existing Site Conditions

03-16-2021



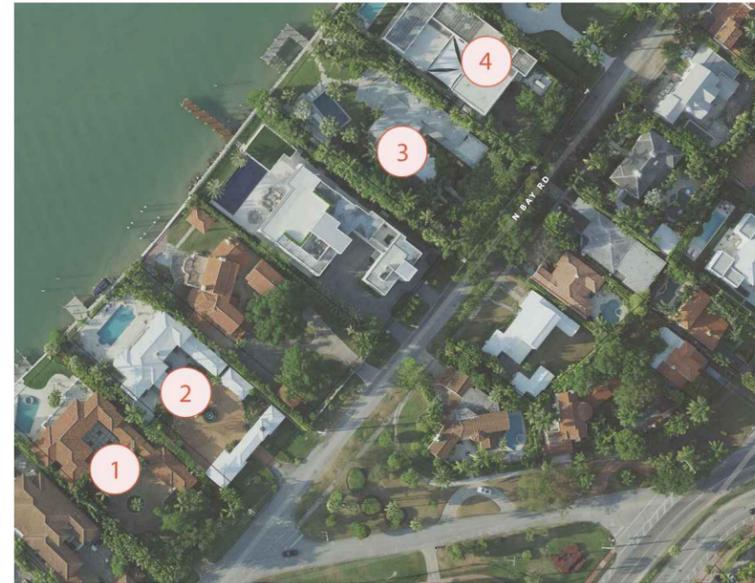
1. 6105 NORTH BAY ROAD



4. 6396 NORTH BAY ROAD



2. 6324 NORTH BAY ROAD



KEY PLAN



3. 6386 NORTH BAY ROAD

6342 / 6360 N BAY ROAD - SECOND SUBMITTAL



& **CFZ DESIGN** |

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of CFZDESIGN, LLC. All designs indicated in these drawings are property of CFZDESIGN, LLC. All copyrights reserved © 2021.

LANDSCAPE ARCHITECTURE AND DESIGN
WWW.CLADLANDSCAPE.COM
786.536.6079

ARCHITECTURE & INTERIOR DESIGN
WWW.CFZDESIGN.COM | 239.898.7549

SEAL:

Carolina Monteiro
Digitally signed by Carolina Monteiro
Date: 2021.03.18 13:15:46 -04'00'

Neighborhood Context

03-16-2021



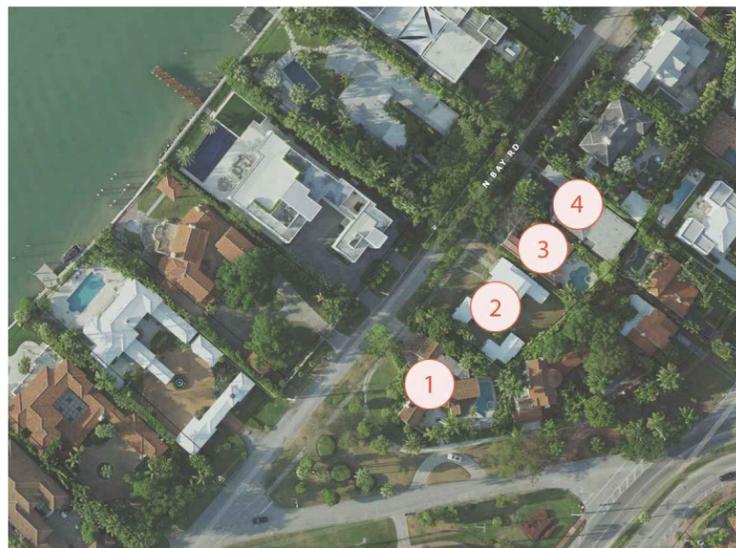
1. 6361 NORTH BAY ROAD



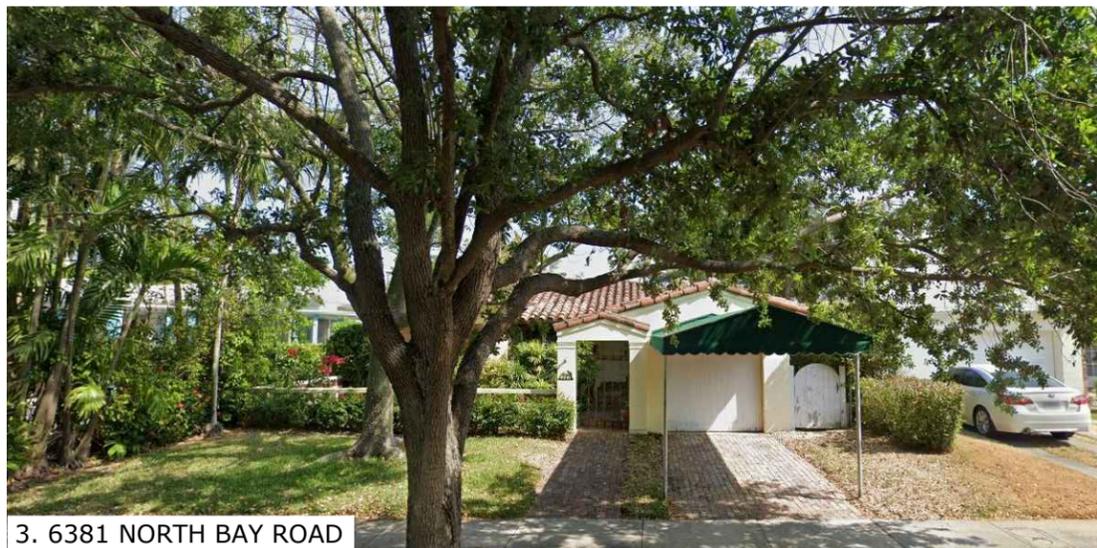
4. 6391 NORTH BAY ROAD



2. 6371 NORTH BAY ROAD



KEY PLAN



3. 6381 NORTH BAY ROAD

6342 / 6360 N BAY ROAD - SECOND SUBMITTAL



& **CFZ DESIGN** |

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of CFZDESIGN, LLC. All designs indicated in these drawings are property of CFZDESIGN, LLC. All copyrights reserved © 2021.

LANDSCAPE ARCHITECTURE AND DESIGN
WWW.CLADLANDSCAPE.COM
786.536.6079

ARCHITECTURE & INTERIOR DESIGN
WWW.CFZDESIGN.COM | 239.898.7549

SEAL:

Carolina Monteiro
Digitally signed by Carolina Monteiro
Date: 2021.03.18 13:16:08 -04'00'

Neighborhood Context

03-16-2021

NEIGHBORING TENNIS COURTS

6420

SITE

6360 N Bay Rd

5940
5970
5980

6342 / 6360 N BAY ROAD - SECOND SUBMITTAL

CLAD & **CFZ DESIGN**

LANDSCAPE ARCHITECTURE AND DESIGN
WWW.CLADLANDSCAPE.COM
786.536.6079

ARCHITECTURE & INTERIOR DESIGN
WWW.CFZDESIGN.COM | 239.898.7549

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of CFZDESIGN, LLC. All designs indicated in these drawings are property of CFZDESIGN, LLC. All copyrights reserved © 2021.

SEAL:

Carolina Monteiro
Digitally signed by Carolina Monteiro
Date: 2021.03.18 13:16:30 -04'00'

Neighboring Tennis Courts

03-16-2021

L-006



6342 / 6360 N BAY ROAD - SECOND SUBMITTAL

CLAD & **CFZ DESIGN** |

LANDSCAPE ARCHITECTURE AND DESIGN
WWW.CLADLANDSCAPE.COM
786.536.6079

ARCHITECTURE & INTERIOR DESIGN
WWW.CFZDESIGN.COM | 239.898.7549

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of CFZDESIGN, LLC. All designs indicated in these drawings are property of CFZDESIGN, LLC. All copyrights reserved © 2021.

SEAL:

Carolina Monteiro
Digitally signed by Carolina Monteiro
Date: 2021.03.18 13:16:52 -04'00'

Neighboring Tennis Courts

03-16-2021



6342 / 6360 N BAY ROAD - SECOND SUBMITTAL

CLAD & CFZ DESIGN |

LANDSCAPE ARCHITECTURE AND DESIGN
WWW.CLADLANDSCAPE.COM
786.536.6079

ARCHITECTURE & INTERIOR DESIGN
WWW.CFZDESIGN.COM | 239.898.7549

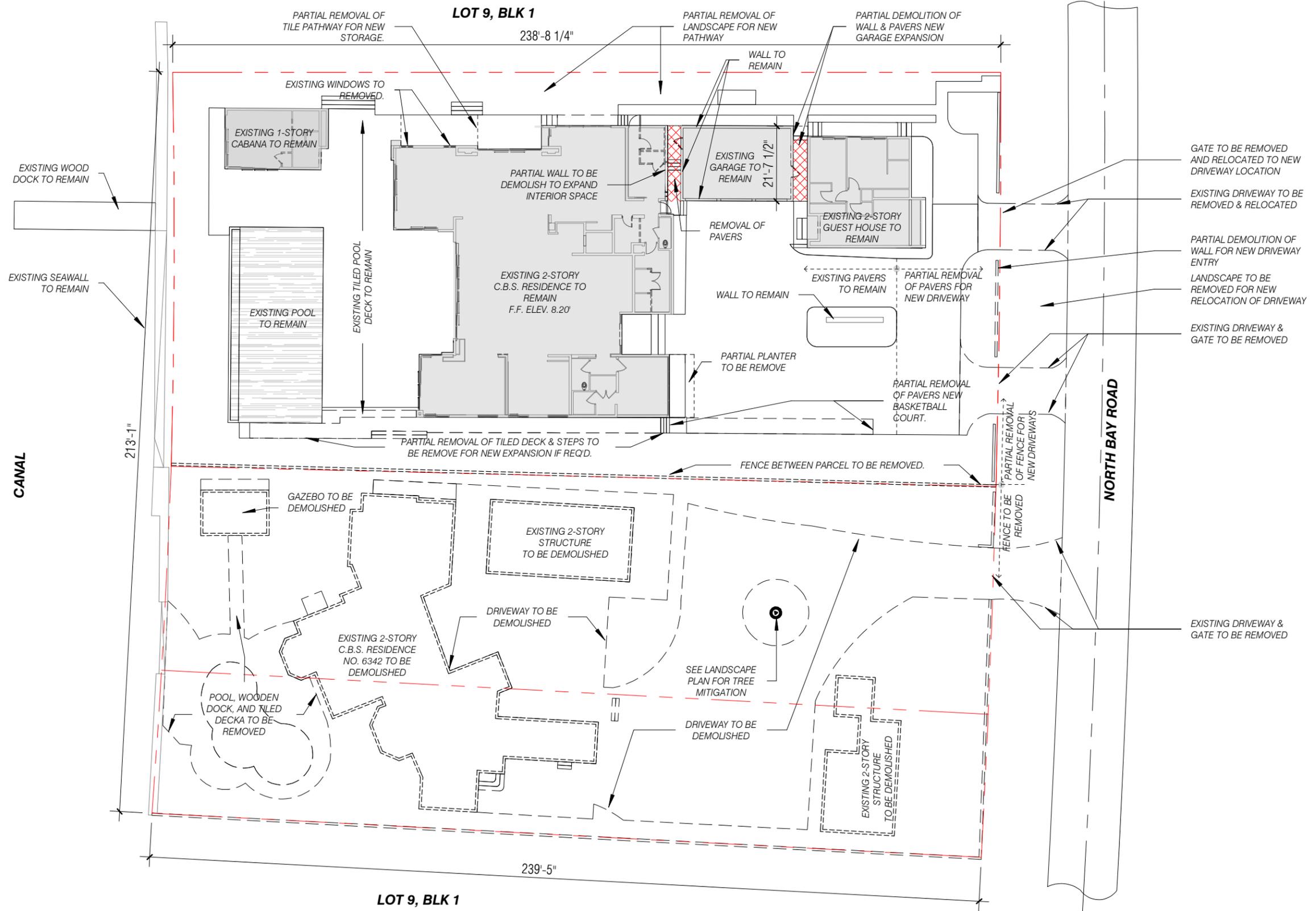
No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of CFZDESIGN, LLC. All designs indicated in these drawings are property of CFZDESIGN, LLC. All copyrights reserved © 2021.

SEAL:

Carolina Monteiro
Digitally signed by Carolina Monteiro
Date: 2021.03.18 13:17:06 -04'00'

Neighboring Tennis Courts

03-16-2021



6342 / 6360 N BAY ROAD - SECOND SUBMITTAL

CLAD & **CFZ DESIGN**

LANDSCAPE ARCHITECTURE AND DESIGN
WWW.CLADLANDSCAPE.COM
786.536.6079

ARCHITECTURE & INTERIOR DESIGN
WWW.CFZDESIGN.COM | 239.898.7549

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of CFZDESIGN, LLC. All designs indicated in these drawings are property of CFZDESIGN, LLC. All copyrights reserved © 2021.

SEAL:

Christoph
er
Fernandez

Digitally signed
by Christopher
Fernandez
Date: 2021.03.18
14:05:44 -04'00'

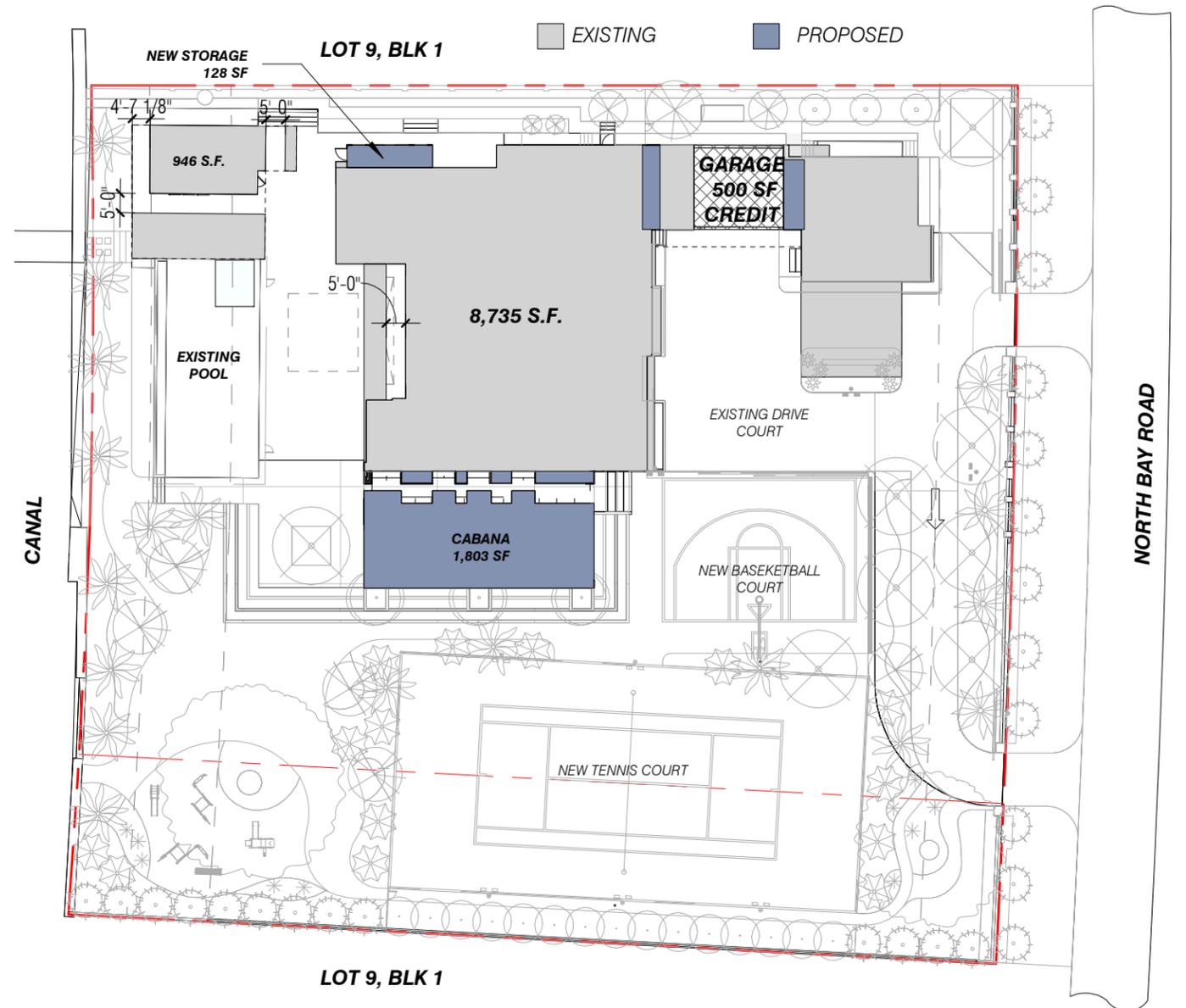
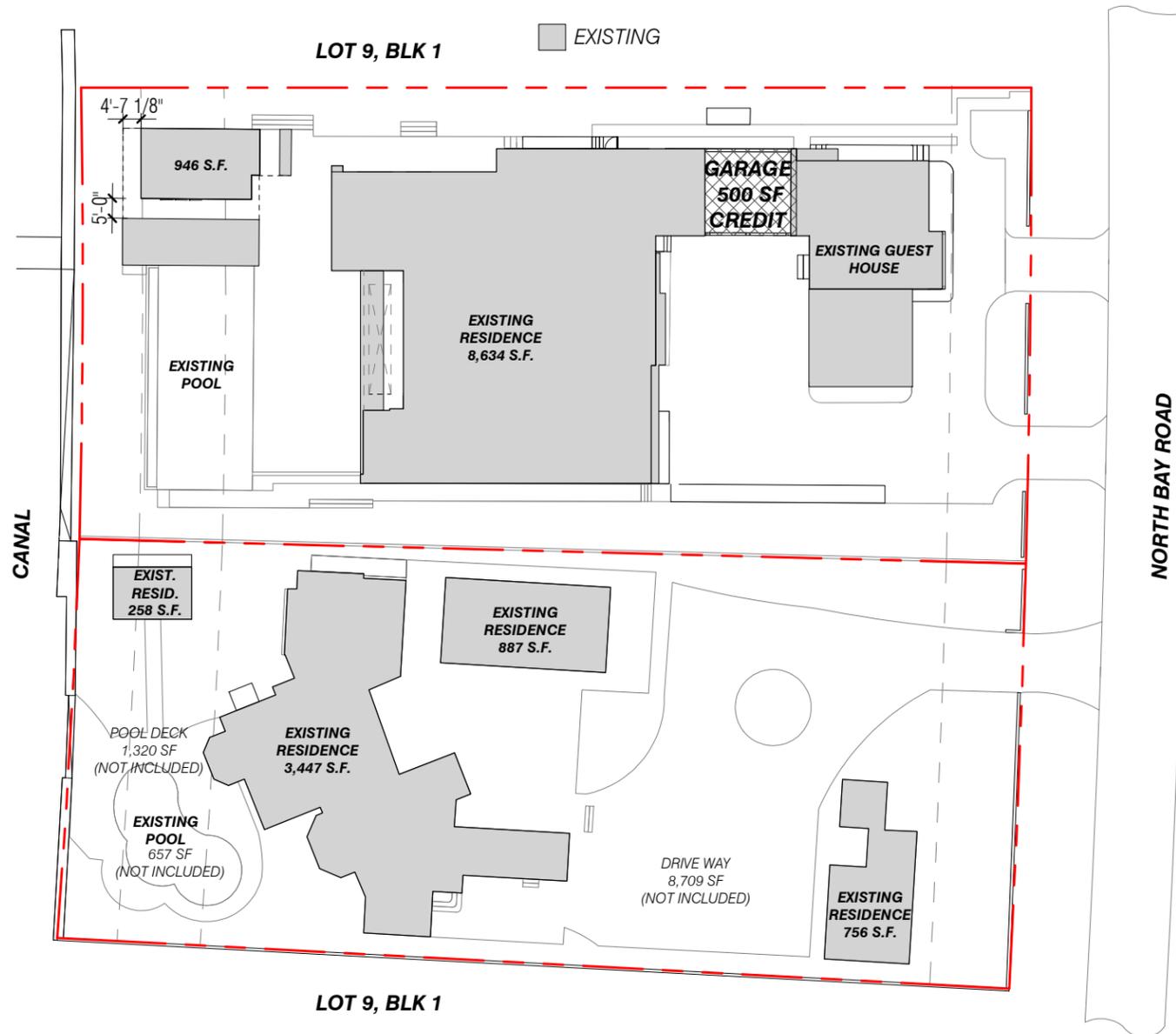
Demolition Plan

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"

6342 / 6360 N BAY ROAD - SECOND SUBMITTAL



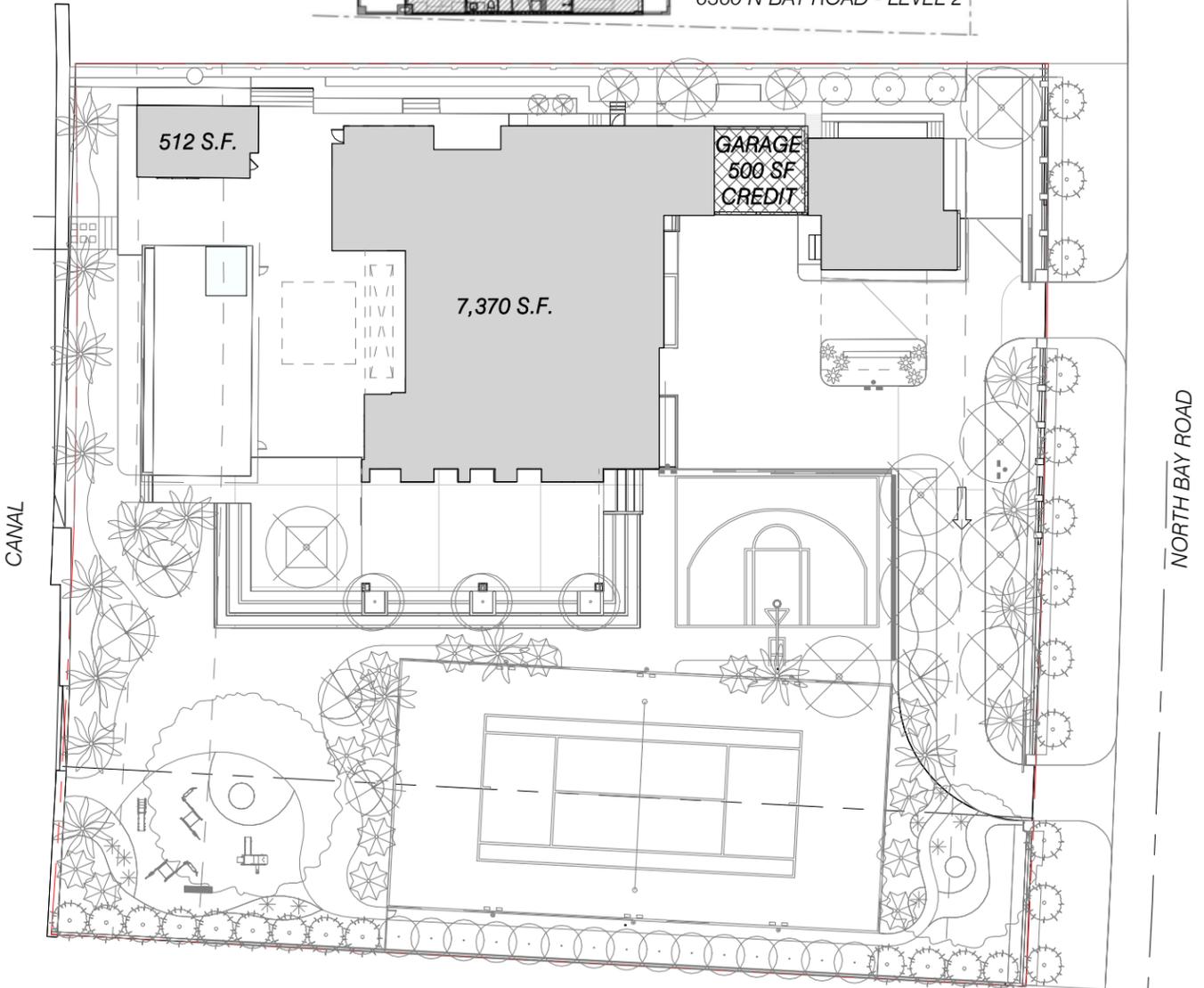
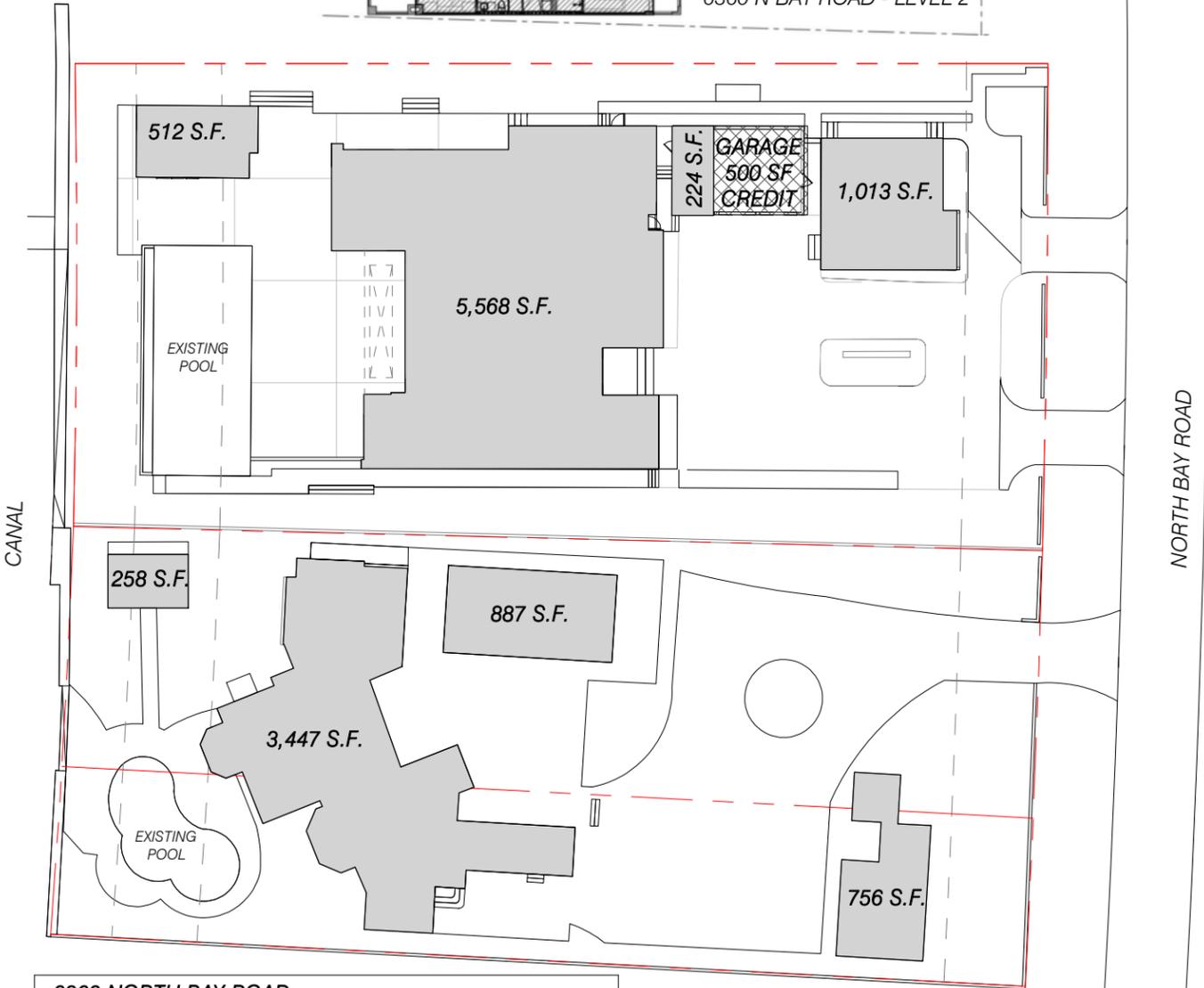
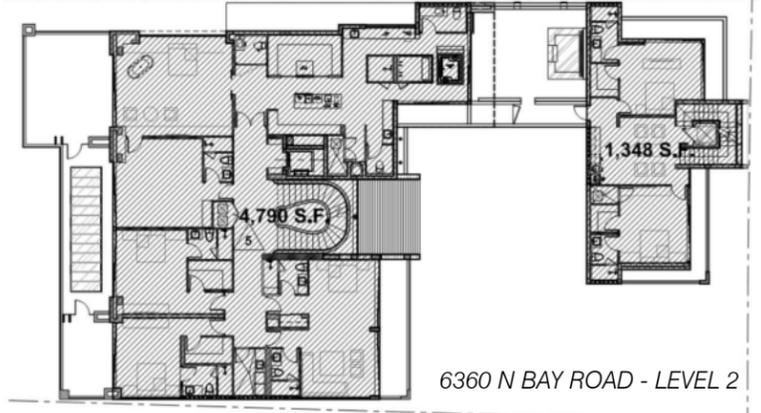
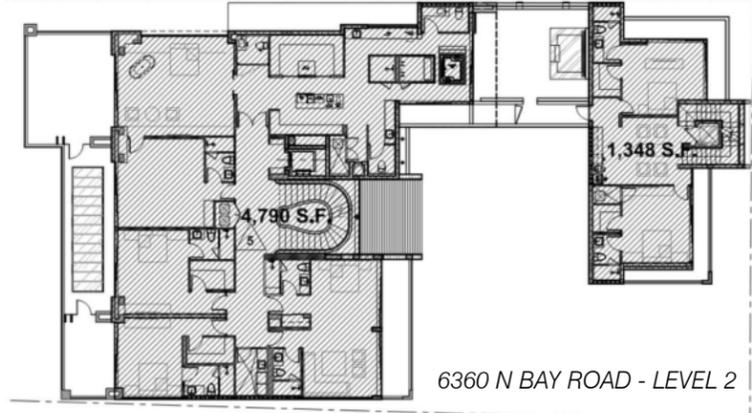
No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of CFZDESIGN, LLC. All designs indicated in these drawings are property of CFZDESIGN, LLC. All copyrights reserved © 2021.

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

Zoning Diagrams - Lot Coverage

1" = 40'-0"

03-16-2021



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"

6342 / 6360 N BAY ROAD - SECOND SUBMITTAL



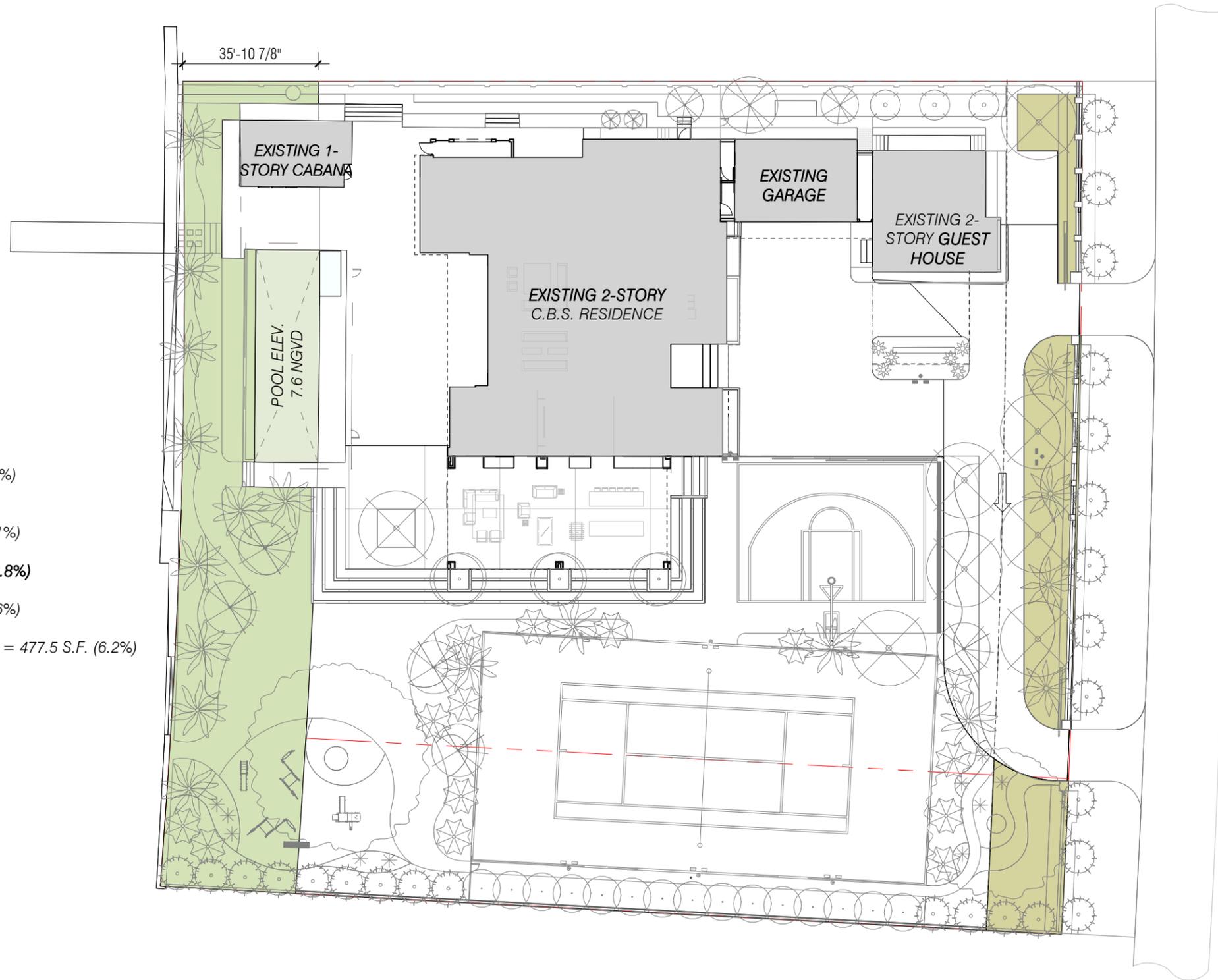
No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of CFZDESIGN, LLC. All designs indicated in these drawings are property of CFZDESIGN, LLC. All copyrights reserved © 2021.

SEAL:
Christopher Fernandez
Digitally signed by Christopher Fernandez
Date: 2021.03.18 14:06:40 -04'00'

Zoning Diagram - Unit Size

1" = 40'-0"

03-16-2021



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%)

6342 / 6360 N BAY ROAD - SECOND SUBMITTAL

CLAD & **CFZ DESIGN**

LANDSCAPE ARCHITECTURE AND DESIGN
 WWW.CLADLANDSCAPE.COM
 786.536.6079

ARCHITECTURE & INTERIOR DESIGN
 WWW.CFZDESIGN.COM | 239.898.7549

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of CFZDESIGN, LLC. All designs indicated in these drawings are property of CFZDESIGN, LLC. All copyrights reserved © 2021.

SEAL:
 Digitally signed by Christopher Fernandez
 Date: 2021.03.18 14:07:04 -04'00'

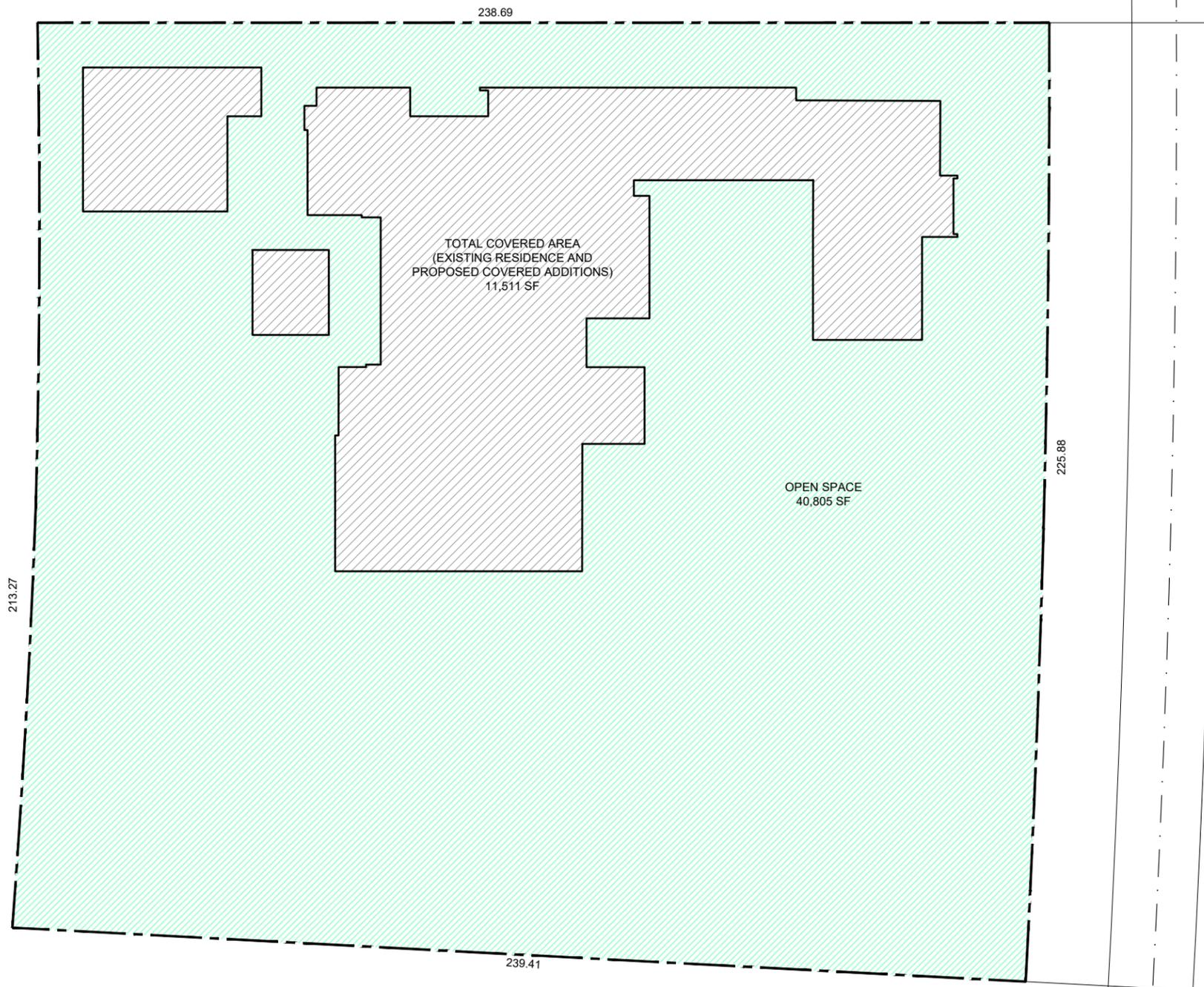
Proposed Front and Rear Yard

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"

6342 / 6360 N BAY ROAD - SECOND SUBMITTAL

CLAD & **CFZ DESIGN** |

LANDSCAPE ARCHITECTURE AND DESIGN
 WWW.CLADLANDSCAPE.COM
 786.536.6079

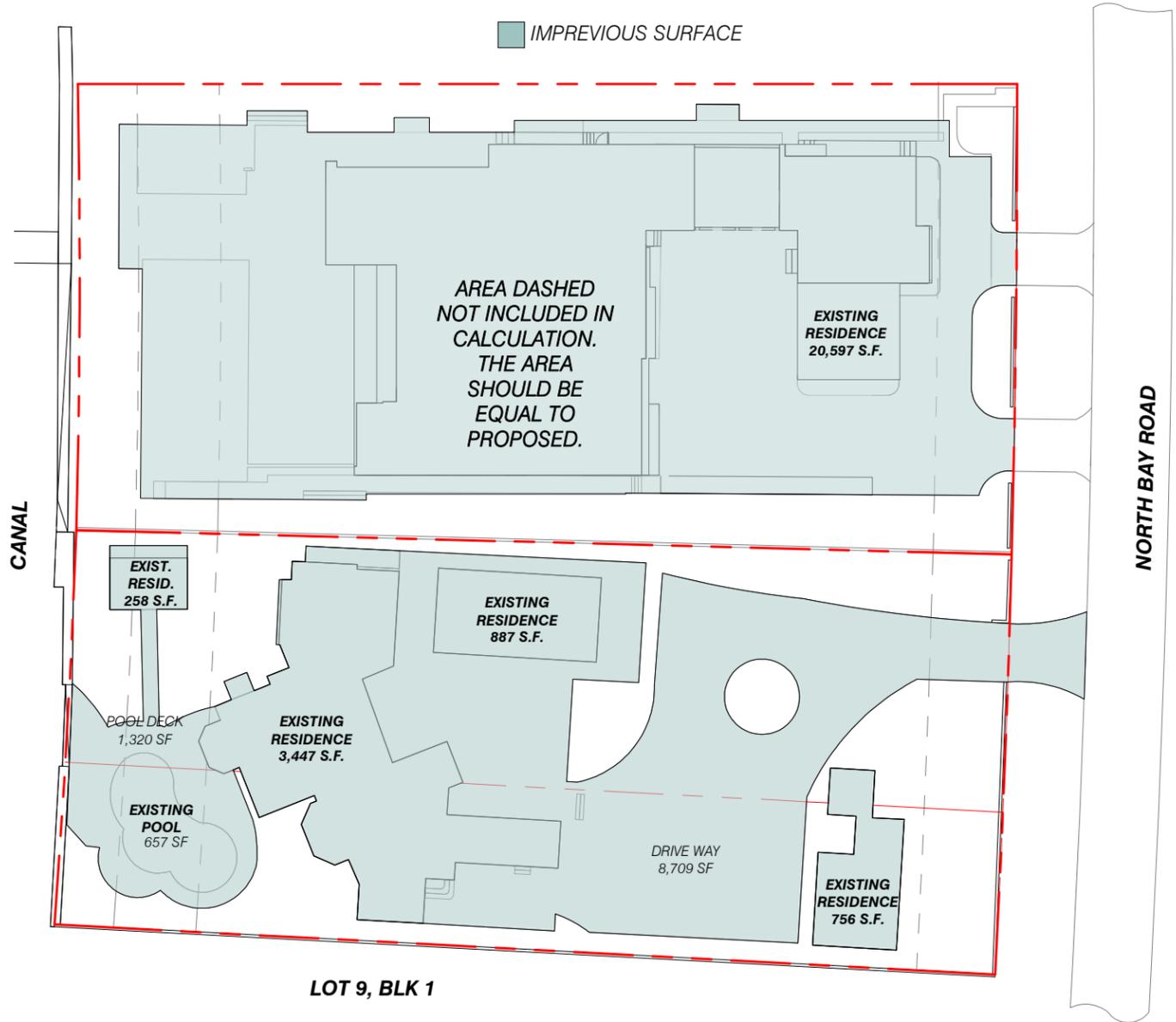
ARCHITECTURE & INTERIOR DESIGN
 WWW.CFZDESIGN.COM | 239.898.7549

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of CFZDESIGN, LLC. All designs indicated in these drawings are property of CFZDESIGN, LLC. All copyrights reserved © 2021.

SEAL:
Carolina Monteiro
 Digitally signed by Carolina Monteiro
 Date: 2021.03.18 13:17:40 -04'00'

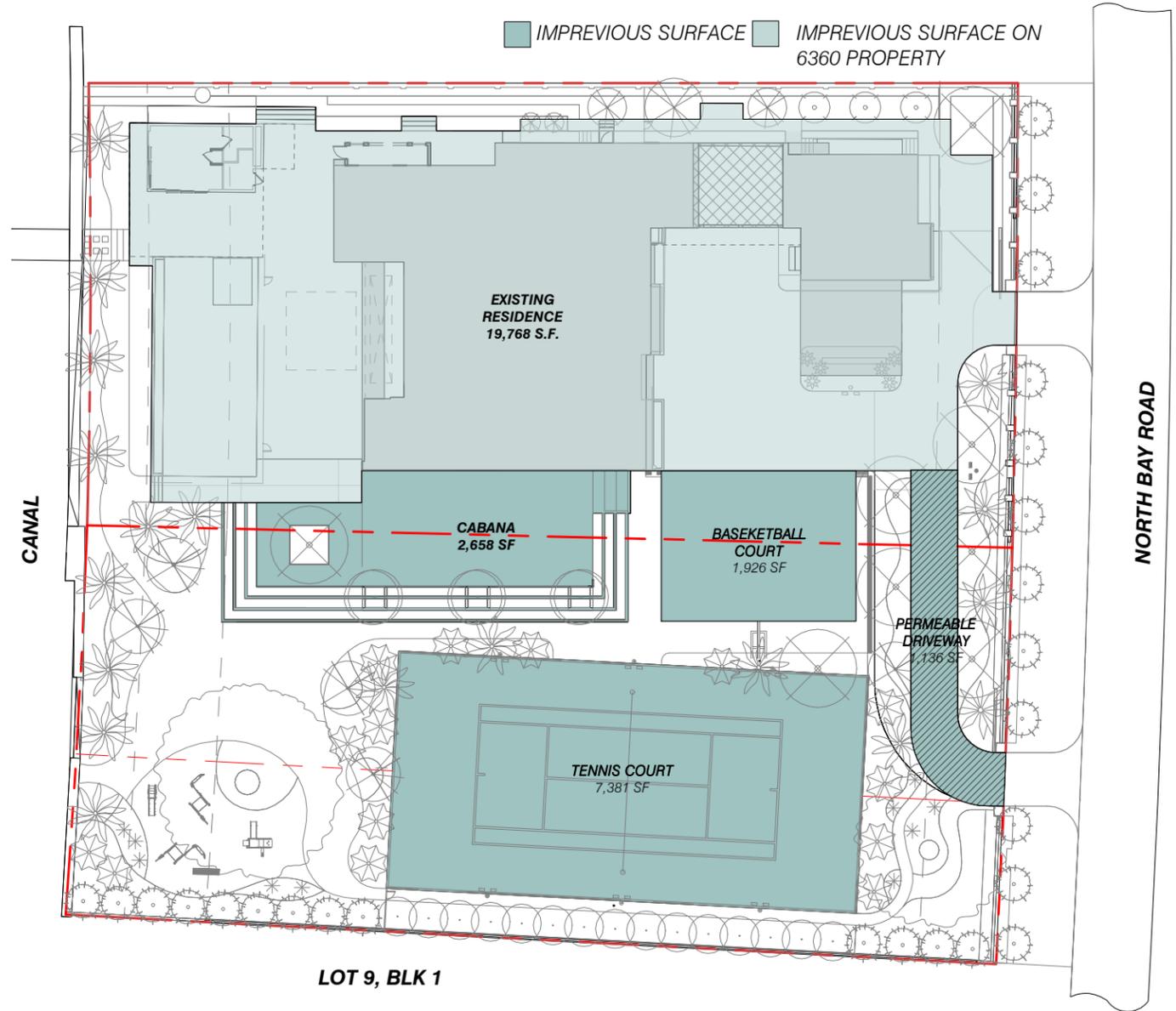
Required Open Space Diagram

03-16-2021



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

6342 / 6360 N BAY ROAD - SECOND SUBMITTAL



No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of CFZDESIGN, LLC. All designs indicated in these drawings are property of CFZDESIGN, LLC. All copyrights reserved © 2021.

SEAL:
Digitally signed by Christopher Fernandez
Date: 2021.03.18 14:07:25 -04'00'

Impervious Diagram

1" = 40'-0"

03-16-2021



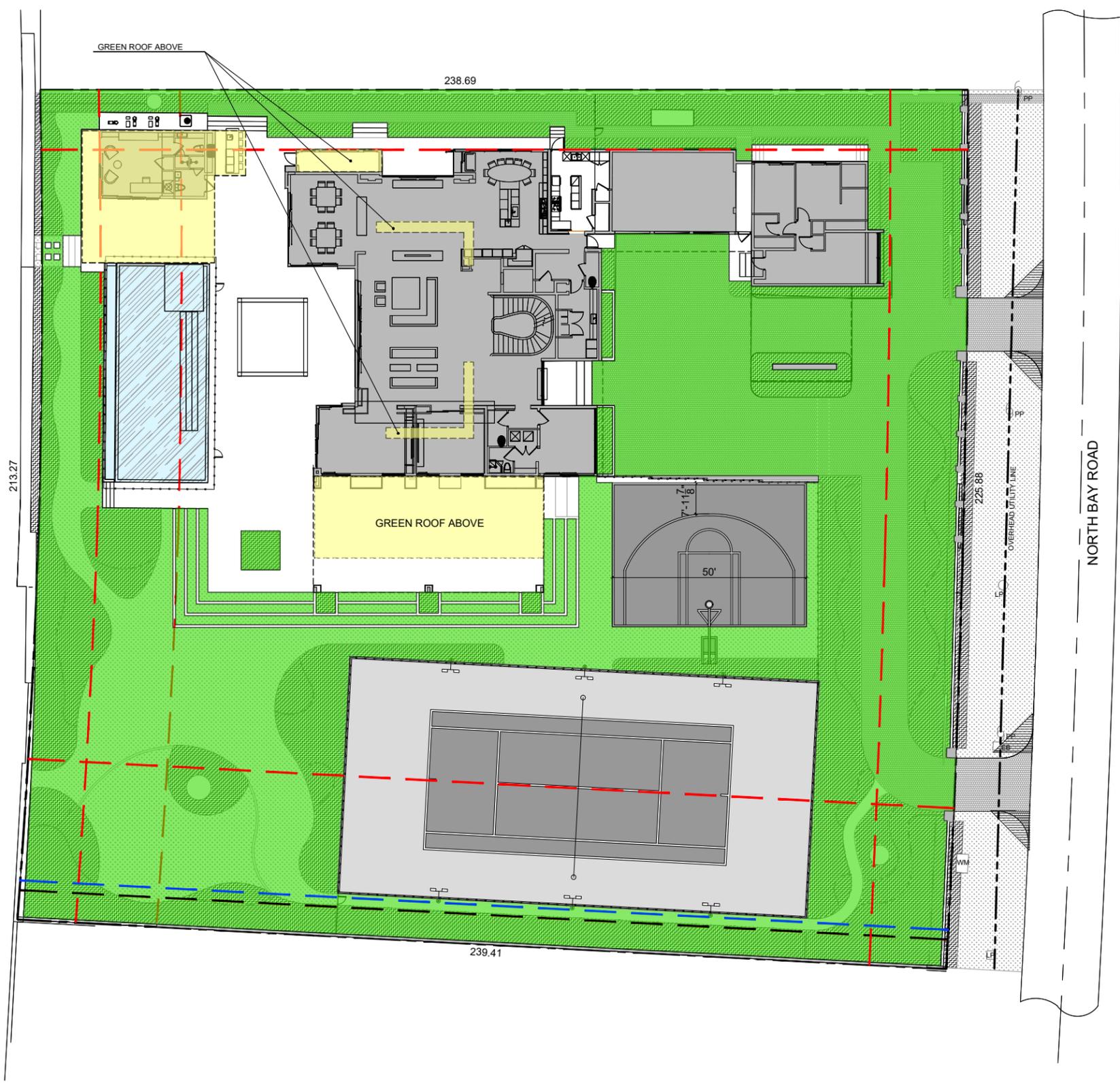
_A-001.4

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.



6342 / 6360 N BAY ROAD - SECOND SUBMITTAL

CLAD & **CFZ DESIGN**

LANDSCAPE ARCHITECTURE AND DESIGN
 WWW.CLADLANDSCAPE.COM
 786.536.6079

ARCHITECTURE & INTERIOR DESIGN
 WWW.CFZDESIGN.COM | 239.898.7549

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of CFZDESIGN, LLC. All designs indicated in these drawings are property of CFZDESIGN, LLC. All copyrights reserved © 2021.

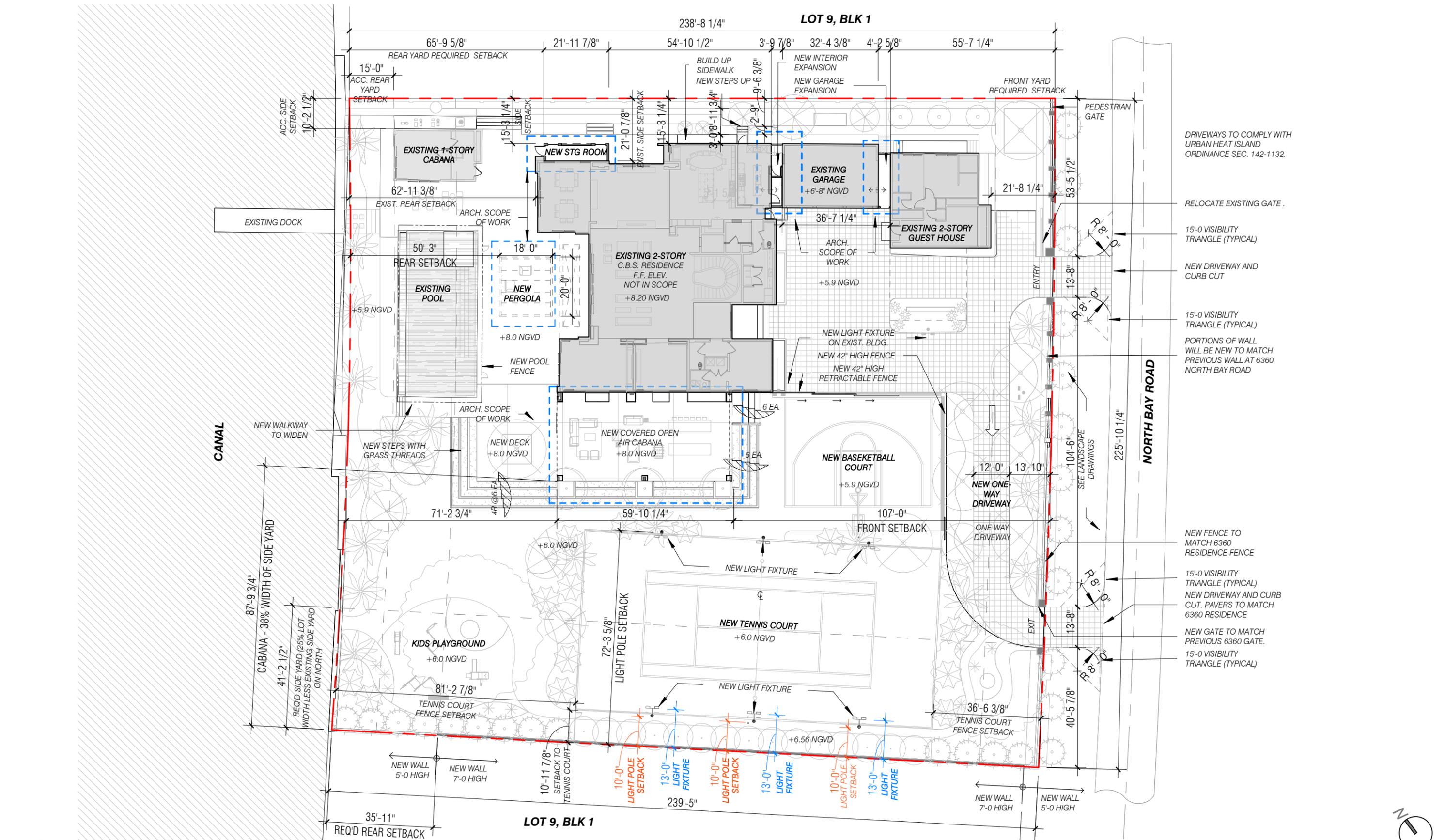
SEAL:

Carolina Monteiro
 Digitally signed by Carolina Monteiro
 Date: 2021.03.18
 13:17:54 -04'00'

Permeable Areas Diagram

0' 5' 10' 20'
 SCALE: 1/32" = 1'-0"

03-16-2021



6342 / 6360 N BAY ROAD - SECOND SUBMITTAL

CLAD & **CFZ DESIGN**

LANDSCAPE ARCHITECTURE AND DESIGN
WWW.CLADLANDSCAPE.COM
786.536.6079

ARCHITECTURE & INTERIOR DESIGN
WWW.CFZDESIGN.COM | 239.898.7549

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of CFZDESIGN, LLC. All designs indicated in these drawings are property of CFZDESIGN, LLC. All copyrights reserved © 2021.

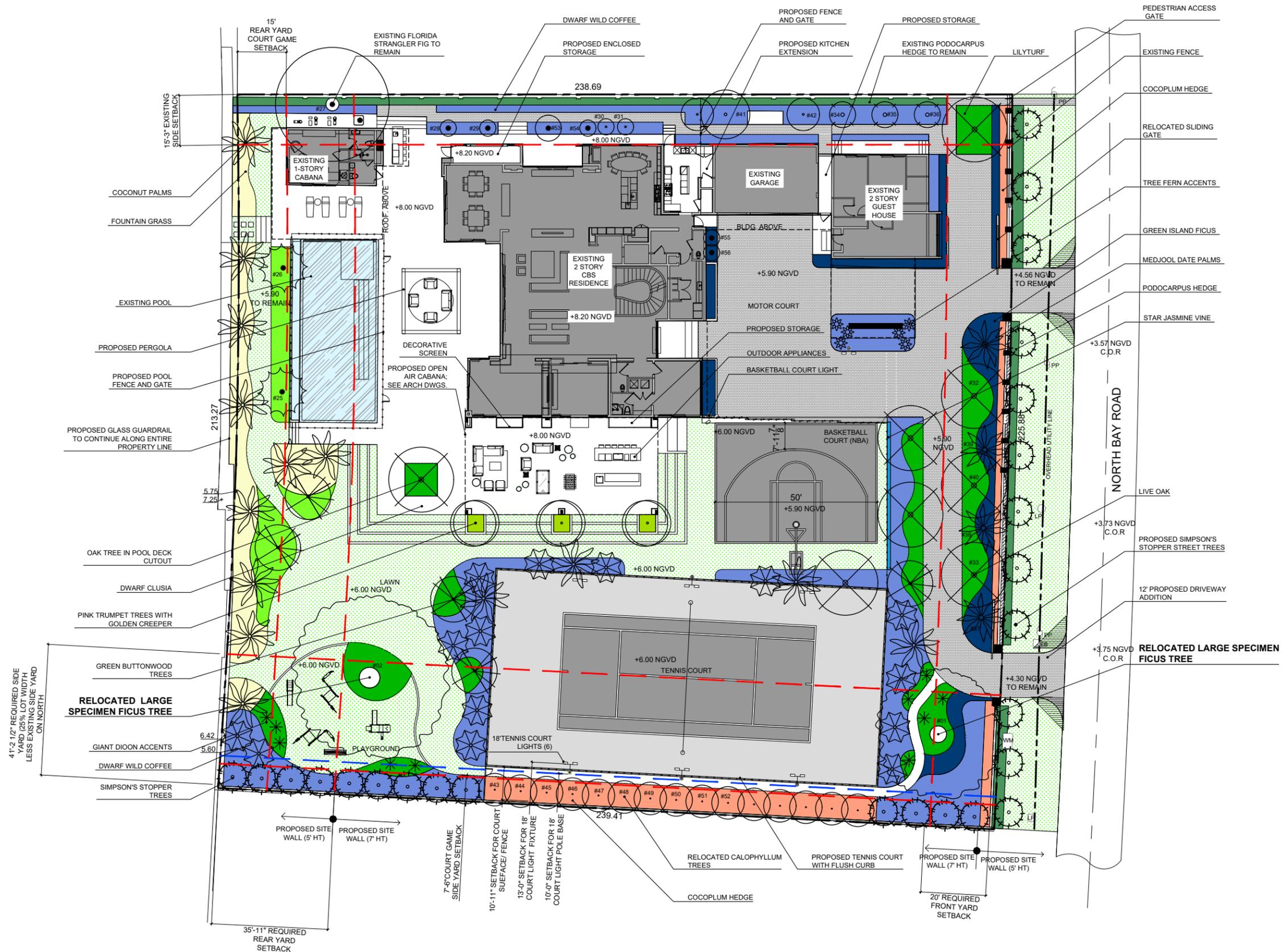
SEAL:
Christopher Fernandez
Digitally signed by Christopher Fernandez
Date: 2021.03.18 14:07:53 -04'00'

Site Plan

1" = 30'-0"

03-16-2021

_A-100.1



0' 5' 10' 20'



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

6342 / 6360 N BAY ROAD - SECOND SUBMITTAL

CLAD & **CFZ DESIGN**

LANDSCAPE ARCHITECTURE AND DESIGN
WWW.CLADLANDSCAPE.COM
786.536.6079

ARCHITECTURE & INTERIOR DESIGN
WWW.CFZDESIGN.COM | 239.898.7549

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of CFZDESIGN, LLC. All designs indicated in these drawings are property of CFZDESIGN, LLC. All copyrights reserved © 2021.

SEAL:
Carolina Monteiro
Digitally signed by Carolina Monteiro
Date: 2021.03.18
13:18:14 -04'00'

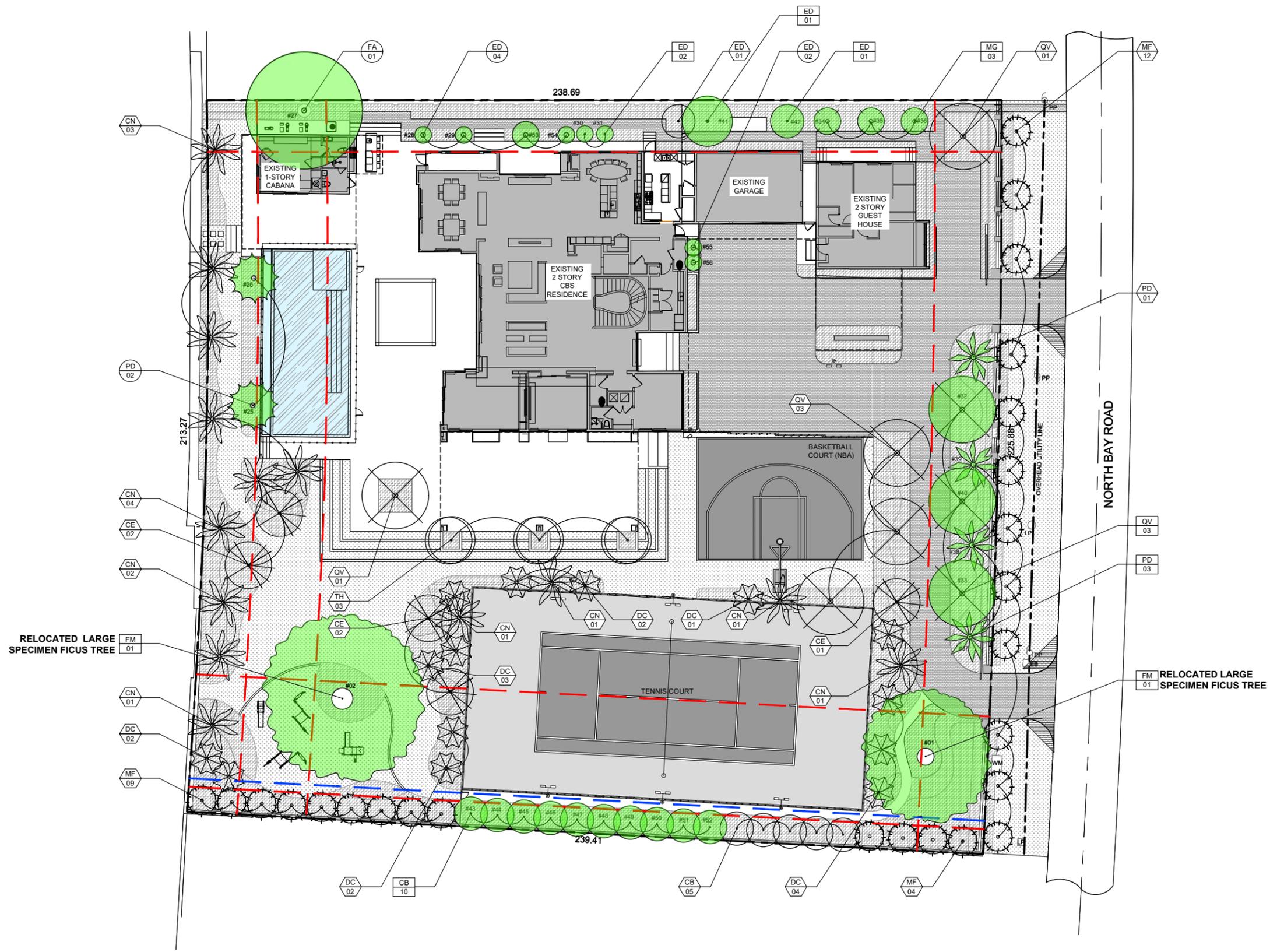
Landscape Site Plan

03-16-2021

L-200.4

LEGEND:

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



0' 5' 10' 20'

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

6342 / 6360 N BAY ROAD - SECOND SUBMITTAL



LANDSCAPE ARCHITECTURE AND DESIGN
WWW.CLADLANDSCAPE.COM
786.536.8079

ARCHITECTURE & INTERIOR DESIGN
WWW.CFZDESIGN.COM | 239.898.7549

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of CFZDESIGN, LLC. All designs indicated in these drawings are property of CFZDESIGN, LLC. All copyrights reserved © 2021.

SEAL:
Carolina Monteiro
 Digitally signed by Carolina Monteiro
 Date: 2021.03.18 13:18:39 -04'00'

Canopy Planting Plan

03-16-2021

L-500

