



6300 N. BAY ROAD RESIDENCE - MIAMI BEACH, FLORIDA

SCOPE OF WORK

1.

DESCRIPTION OF WORK: New construction 2 story single family residence.
2.

SCOPE OF WORK INCLUDES:

2.1

Demolition of existing structure

2.2

New construction 2 story single family residence

2.3

Variances for:

1.

Lot Coverage

FINAL SUBMITTAL DATE: 12/8/2017

COVER	6300 N. Bay Road Miami Beach, FL
	Date: 11-18-17
D-000	

DESIGN ARCHITECT:
studio mk27

ARCHITECT OF RECORD:
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LANDSCAPE ARCHITECT
JUNGLES
RAYMOND JUNGLES INC

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DRAWING INDEX	
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D-911	PLANTING NOTES & SPECIFICATIONS



N
CITY MAP
NTS



N
NEIGHBORHOOD MAP
NTS

PROPERTY ADDRESS:
6300 NORTH BAY ROAD MIAMI BEACH, FL. 33141

FLOOD ZONE INFORMATION:
COMMUNITY NO. 120651 PANEL NO. 0309 SUFFIX: L
FIRM DATE: 09-11-2009 FLOOD ZONE: AE 8.0' (NGVD 1929)

NET LOT AREA = 25,662.8 SQ.FT

LEGAL DESCRIPTION:

LOT 11, BLOCK 1, OF LAGORCE GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, AT PAGE 43 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND MEETS AND BOUNDS DESCRIPTION OF THE SOUTHWESTERLY 1/3 OF LOT 10, BLOCK 1, LAGORCE-GOLF SUBDIVISION, MIAMI BEACH, FLORIDA;
COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 11, BLOCK 1, AS SAID LOT 11, BLOCK 1 IS SHOWN ON PLAT ENTITLED LAGORCE-GOLF SUBDIVISION RECORDED IN PLAT BOOK 14, PAGE 43, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;
FROM SAID POINT OF BEGINNING RUN IN A NORTHEASTERLY DIRECTION ALONG THE WESTERLY LINE OF NORTH BAY ROAD, A DISTANCE OF 26.22 FEET TO A POINT, THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG A LINE PASSING THROUGH THE LAST MENTIONED POINT AND A POINT 25 FEET NORTHEASTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 11, BLOCK 1, LAGORCE-GOLF SUBDIVISION, SAID 25 FEET BEING MEASURED ALONG THE FACE OF THE CONCRETE BULKHEAD SITUATED ON THE EASTERLY SHORE OF BISCAYNE BAY, A DISTANCE OF 243 FEET, PLUS OR MINUS, THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE FACE OF SAID CONCRETE BULKHEAD ON THE EASTERLY SHORE OF BISCAYNE BAY A DISTANCE OF 25 FEET TO A POINT, SAID POINT THE NORTHWESTERLY CORNER OF SAID LOT 11, BLOCK 1, LAGORCE-GOLF SUBDIVISION, THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHEASTERLY LINE OF SAID LOT 11, BLOCK 1, LAGORCE-GOLF SUBDIVISION, A DISTANCE OF 244.10 FEET, PLUS OR MINUS, TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

SURVEYOR'S NOTES:

LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A BOUNDARY SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 5/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FEET

SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFY TO:

SURVEYOR'S CERTIFICATION:

IN MY PROFESSIONAL OPINION, THIS "BOUNDARY SURVEY", MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. AND, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

360° SURVEYING AND MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356

OSCAR E. BAEZ-CUSIDO, P.L.S.
REGISTERED SURVEYOR AND MAPPER NO. 5034
STATE OF FLORIDA.

ORIGINAL
FIELD DATE 09-09-2017

JOB NO. 1708-0122

REVISIONS:
12-05-2017 ADD LOT AREA

MAP OF SURVEY



360° SURVEYING AND MAPPING, LLC
Land Surveyors - Land Planners
2000 S.W. 83rd Court MIAMI, FLORIDA 33155
PHONE: (305) 265-1002



SCALE: 1" = 20'

LANDSCAPE ARCHITECT
JUNGLES
RAYMOND JUNGLES INC

ARCHITECT OF RECORD:
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DESIGN ARCHITECT:
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SURVEY
6300 N. Bay Road
Miami Beach, FL
Date: 11-18-17
D-003



EXISTING SITE CONTEXT	
6300 N. Bay Road Miami Beach, FL	
Date: 11-18-17	
D-004	

DESIGN ARCHITECT:



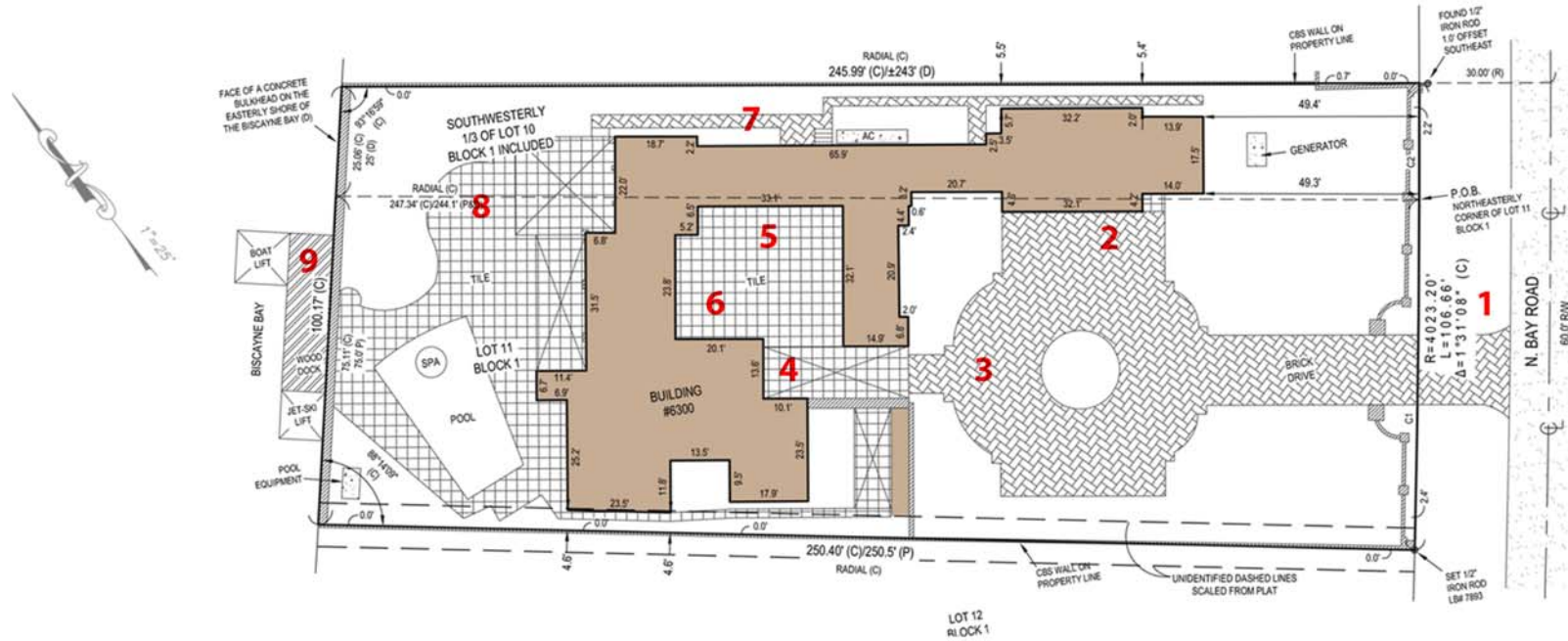
ARCHITECT OF RECORD:



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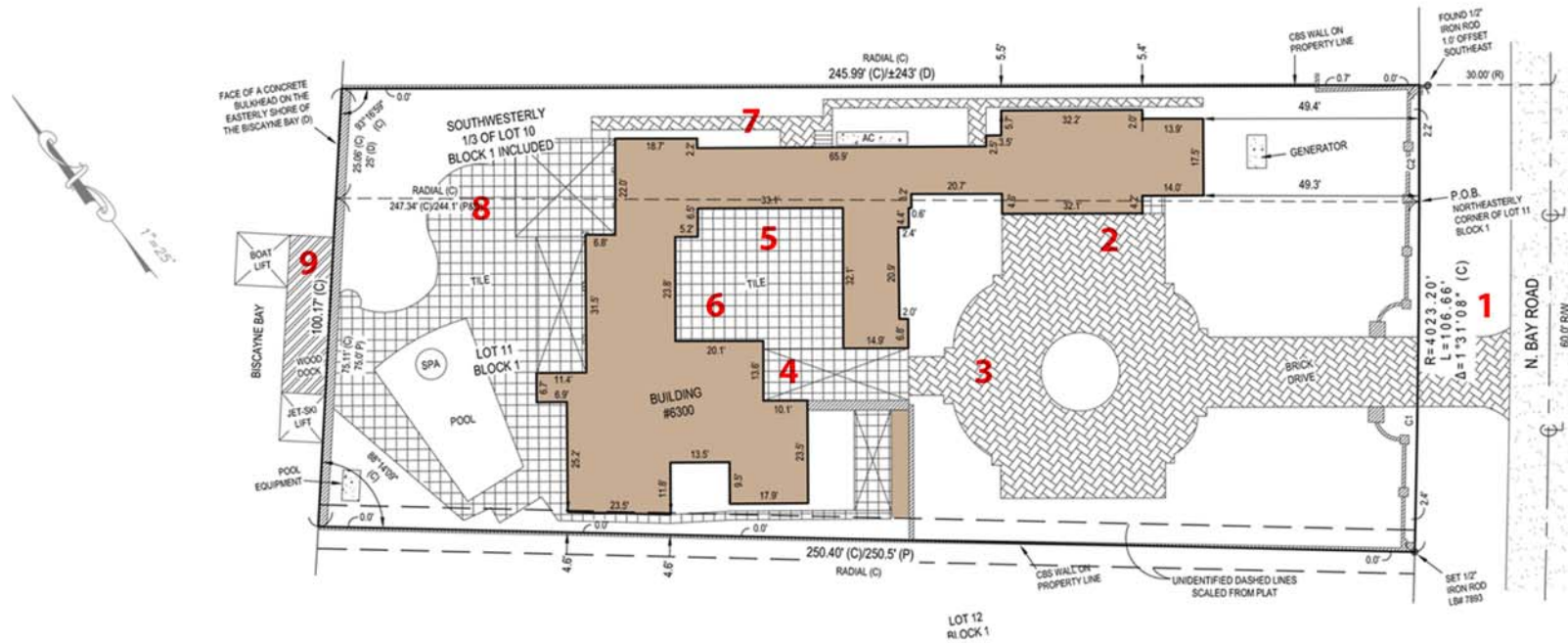


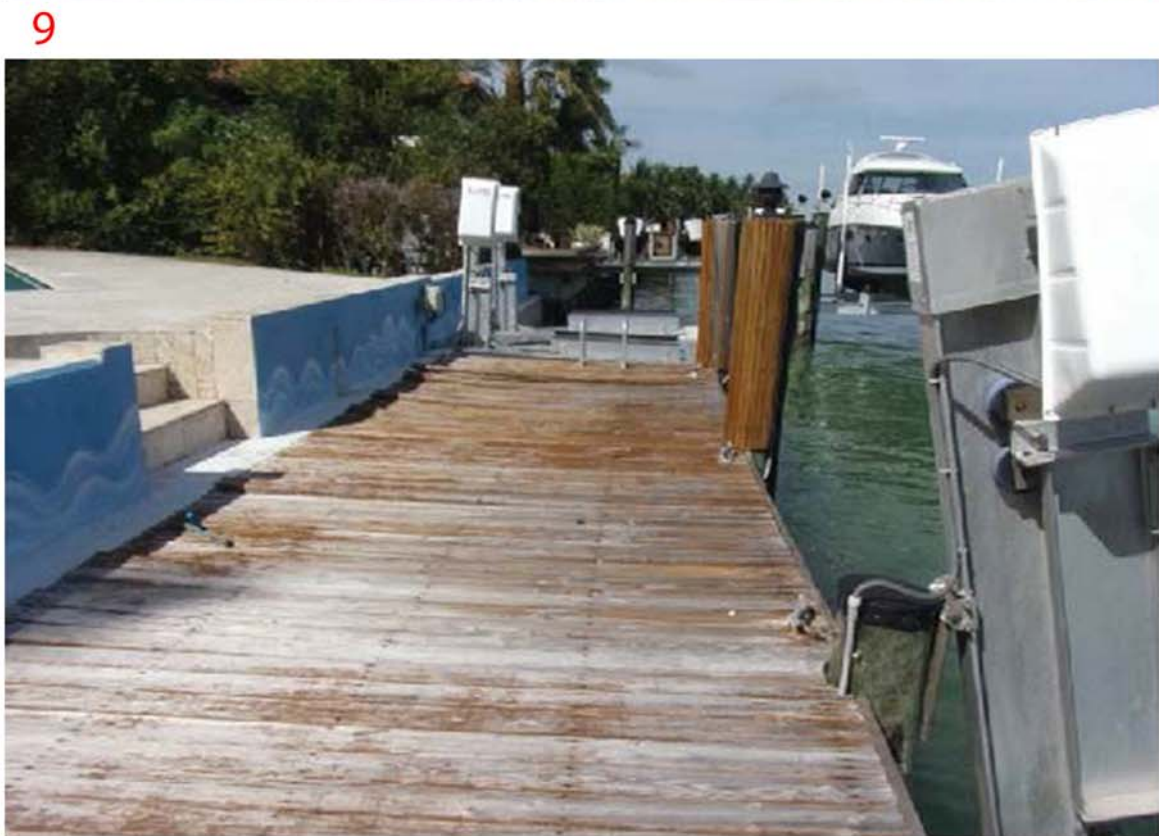
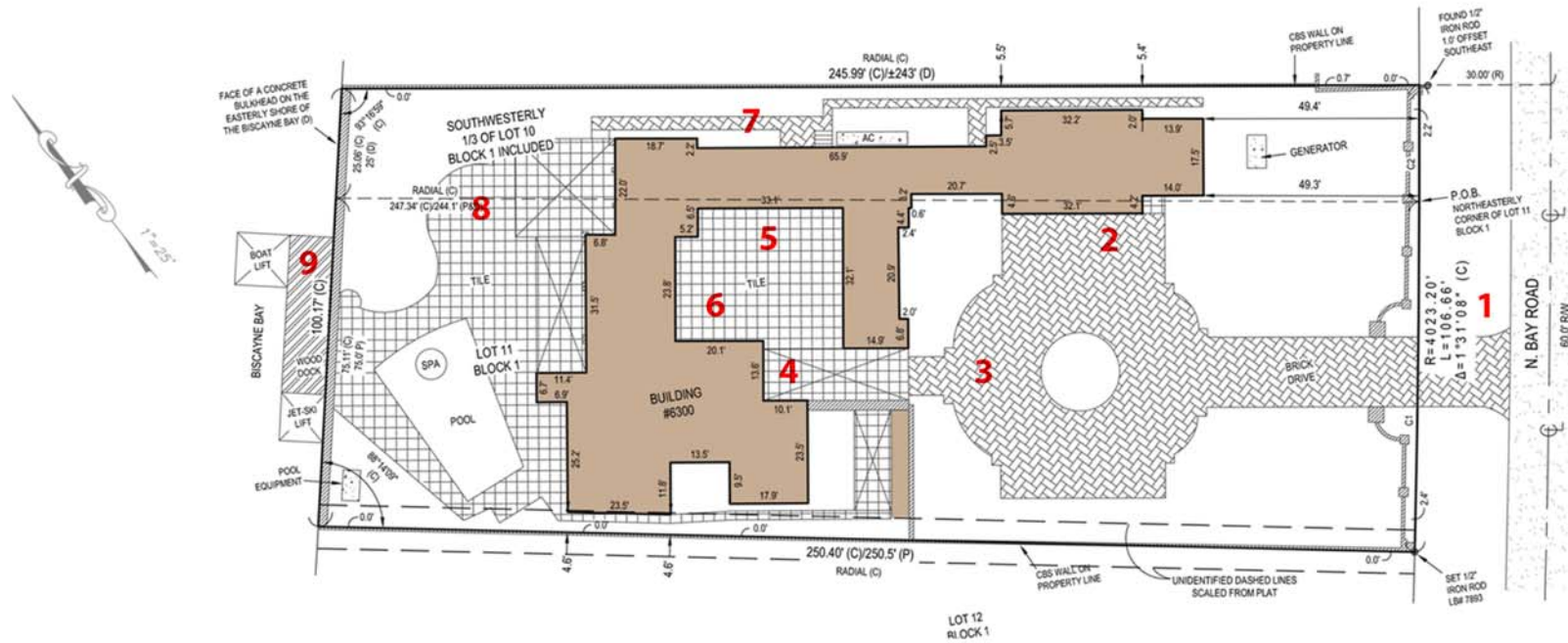
2



3









6300 North Bay Road



3: 6324 N Bay Rd



2: 6342 N Bay Rd



1: 6360 N Bay Rd



7: 6020 N Bay Rd



6: 6050 N Bay Rd



5: 6070 N Bay Rd



4: 6100 N Bay Rd



11: 6061 N Bay Rd



10: 6051 N Bay Rd



9: 6035 N Bay Rd



8: 6025 N Bay Rd



15: 6105 N Bay Rd



14: 6095 N Bay Rd



13: 6081 N Bay Rd



12: 6071 N Bay Rd





6: 6050

5: 6070

4: 6100

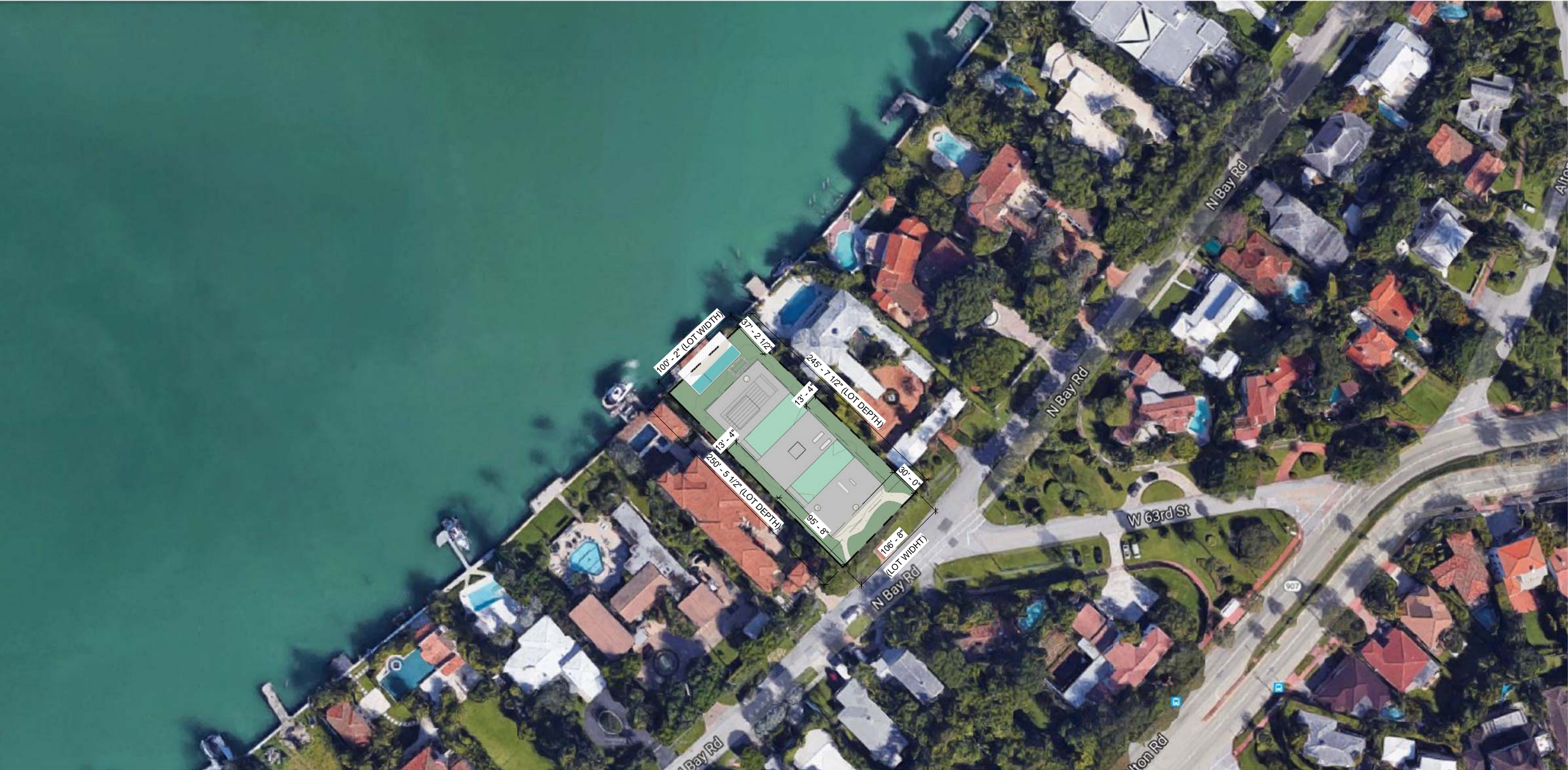
6300 EXISTING

3: 6324

2: 6342



6300 PROPOSED



AERIAL SITE CONTEXT

6300 N. Bay Road
Miami Beach, FL

Date: 11-18-17

D-011

DESIGN ARCHITECT:

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ARCHITECT OF RECORD:



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LANDSCAPE ARCHITECT

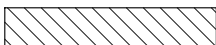
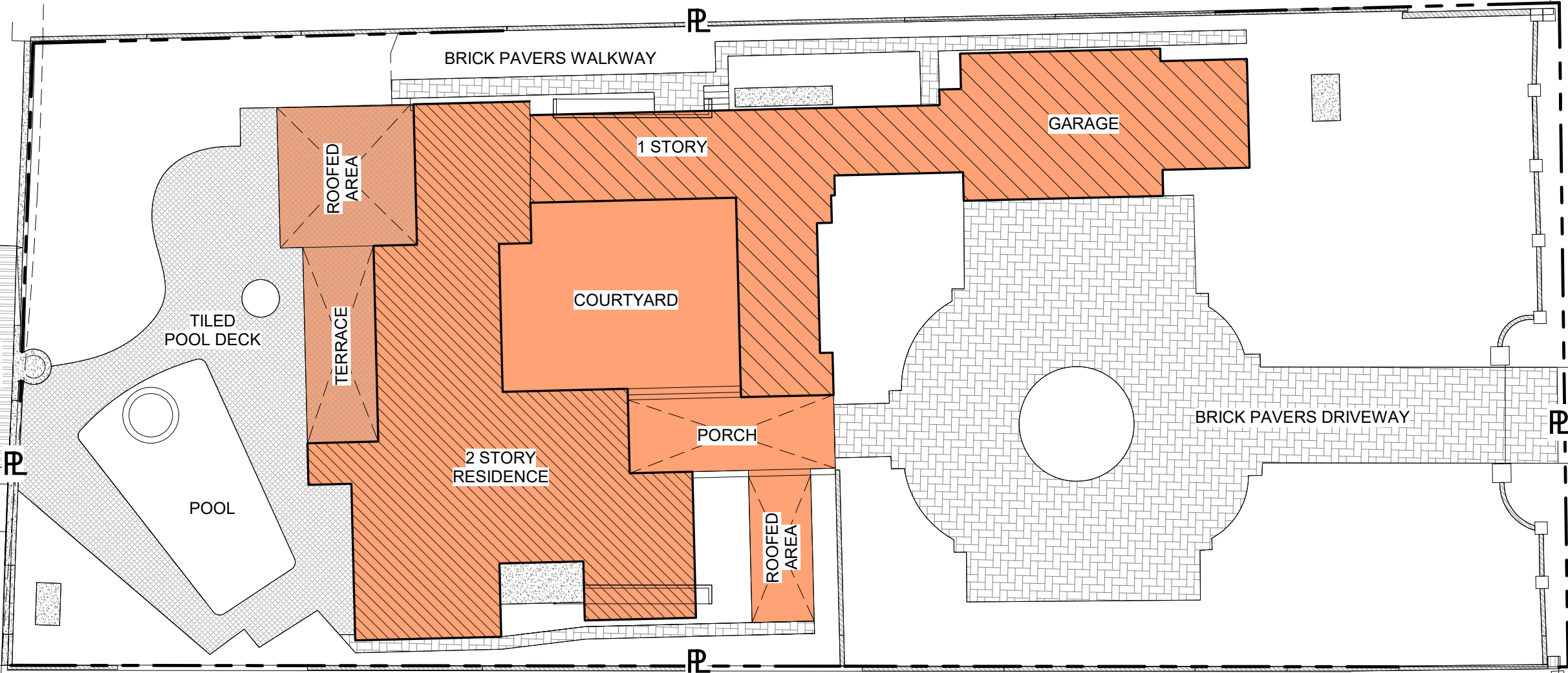
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BISCAYNE BAY

LIFT

WOOD DOCK

LIFT



LOT SIZE:		25,662.80 SQ.FT.
LOT COVERAGE:		7,760.88 SQ.FT. (30% OF LOT SIZE)
UNIT SIZE: 1ST FL	=	4,346.41 SQ.FT. (17% OF LOT SIZE)
GARAGE	=	763.14 SQ.FT. (3% OF LOT SIZE)
1ST FL + GARAGE	=	5,109.55 SQ.FT. (20% OF LOT SIZE)
2ND FL	=	3,595.69 SQ.FT. (14% OF LOT SIZE)



1

EXISTING LOT COVERAGE
1" = 20'-0"

EXISTING LOT COVERAGE / UNIT SIZE

6300 N. Bay Road
Miami Beach, FL

Date: 11-18-17

D-012

DESIGN ARCHITECT:

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NORTH BAY ROAD

EDGE OF PAVEMENT

MIAMIBEACH

Planning Department , 1700 Convention Center Drive
Miami Beach Florida 33139. www.miamibeach.gov
305 673.7550

SINGLE FAMILY RESIDENTIAL-ZONING DATA SHEET

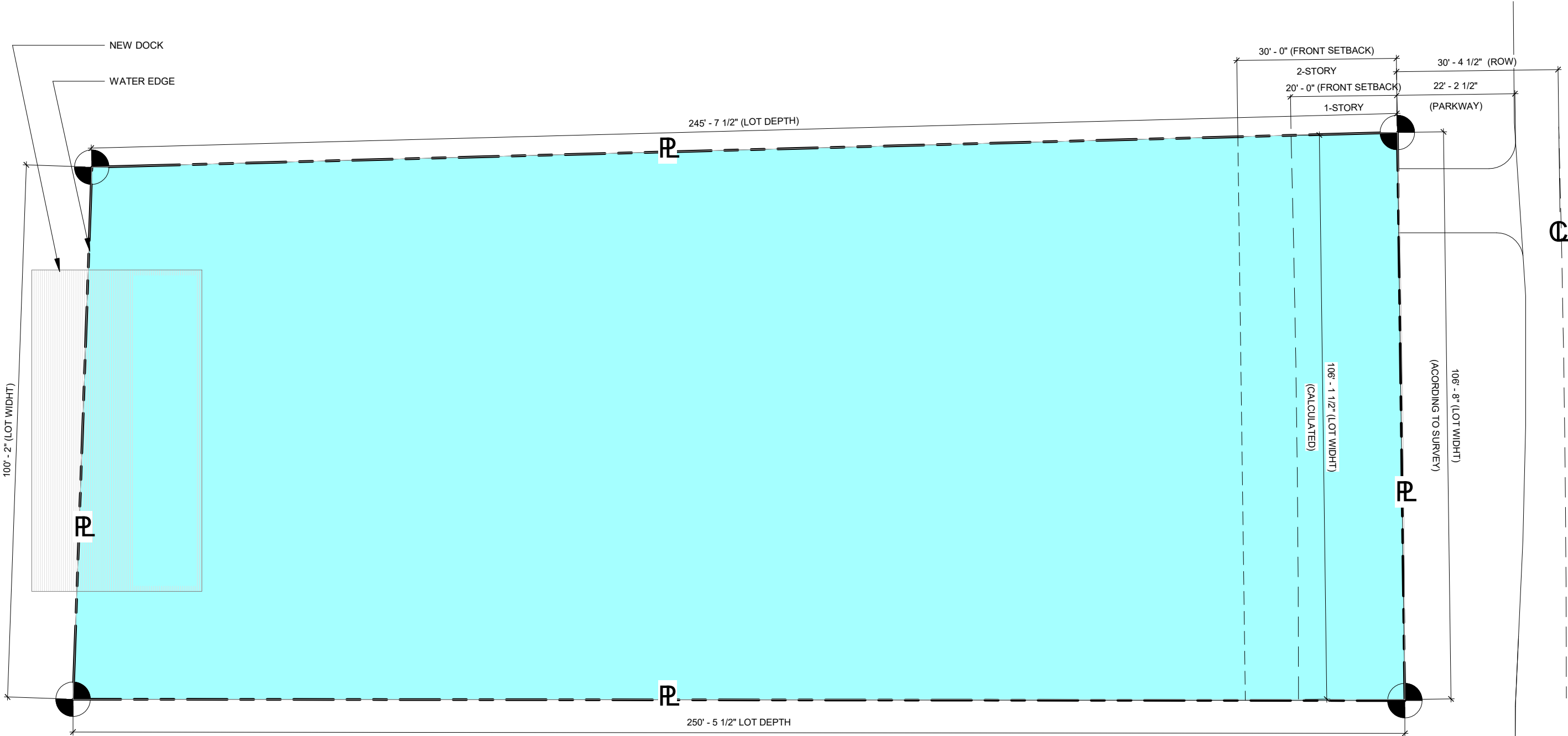
ZONING DATA		
Project Description:	Single Family Residential	
Municipality:	Miami Beach	
Street Address:	6300 North Bay Road, Miami Beach Florida 33141	
Folio Number:	02-3215-003-0110	
Zoning District:	RS-2	
Fema Zone:	AE (El 8 Feet)	
BFE:	8 NGVD	
Code of Ordinances References:		
Lot Area:	25,662.80	sq ft
Minimum Lot width:	sec 142-105	
Gross Building Area:	sec 142-105	
lot Coverage:	sec 142-105	
Building Height:	54-35	
Building Setbacks:	142-106	
Fence Height:	142-1132	
Driveways:	142-1132	
Pool Setbacks:	142-1133	
Projections:	142-1132,142-105	
Other Dimensional Requirements:	sec 142-105	

ITEM #	ZONING INFORMATION				
1	Address	6300 North Bay Road, Miami Beach Florida 33141			
2	Folio Number (s):	02-3215-003-0110			
3	Board and File Numbers:				
4	Year Built	1939	Zoning District		RS-2
5	Based Flood Elevation:	8 NGVD	Grade Value in NGVD		4.04' NGVD (Crown of Road)
6	Adjusted Grade (Flood+Grade /2)	8'+4.04'/2=6.02'	Free Board		1'-0"
7	Lot Area (sq ft):	25,662.80	Lot Depth:		248'
8	Lot Width:	106'-8"	Proposed lot Coverage SF and %		13,587.64 52.95%
9	Max Lot Coverage SF and % :	7,698.84 30.00%	Lot Coverage deducted (Garage & Storage) Sf:		0
10	Existing Lot Coverage SF and %:	7,760.88 30.24%	Rear yard Open Space SF & %		2725.25 72.73%
11	Front Yard Open Space SF and %:	1469.49 68.93%	Proposed Unit Size SF and %		9206.04 35.87%
12	Max Unit Size SF and %:	12,831.40 50.00%	Proposed First Floor Unit Size :		6279.75 24.47%
13	Existing First Floor Unit Size:	5109.55	Proposed Second Floor volumetric Unit Size SF and %		46.60% of the first floor
14	Existing Second Floor Unit Size:	3595.69	Note: to exceed 70% of the first Floor of the main Home require DRB Approval		
15	N/A		Proposed Second Floor Unit Size SF and %:		
16	N/A				2926.29 11.40%

		Required	Existing	Proposed	Deficiencies
17	Height:	28'-0" Flat		21'10"	N/A
18	Setbacks:				N/A
19	Front First level:	20'-0"	49'-0"	33'-5 1/2"	N/A
20	Front Second level:	30'-0"	119'6"	95'-10 1/2"	N/A
21	Side 1:	13'-4"	5'5"	15'-4 1/2"	N/A
22	Side 2 or (Facing Street)	13'-4"	4'1"	13'-6 1/2"	N/A
23	Rear:	37'-2 1/2"	48'3"	49'-5 1/2"	N/A
	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
24	Accessory Structure Side 2: or (Facing Street)	N/A	N/A	N/A	N/A
25	Accessory Structure Rear:	N/A	N/A	N/A	N/A
26	Sum of Side yard:	26'-8"	N/A	28'-11"	N/A
27	Located within Historic District	Yes ☐ No ☒			
28	Designated as an Individual Historic Single Family residence Site?	Yes ☒ No ☐			
29	Determined to be Architecturally Significant?	Yes ☐ No ☒			

Notes If Not Applicable write N/A
All other data information should be presented like the above format

BISCAYNE BAY



EXISTING LOT AREA: 25,662.80 SQ.FT.

NOTE:
ACTUAL DEPTH AND WIDTH TAKEN FROM SURVEY AS REFERENCED ON D-002



1 LOT SIZE DIAGRAM
1" = 20'-0"

NORTH BAY ROAD

LOT SIZE DIAGRAM	6300 N. Bay Road Miami Beach, FL
	Date: 11-18-17
D-102	

DESIGN ARCHITECT:


ARCHITECT OF RECORD:


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LOT AREA:

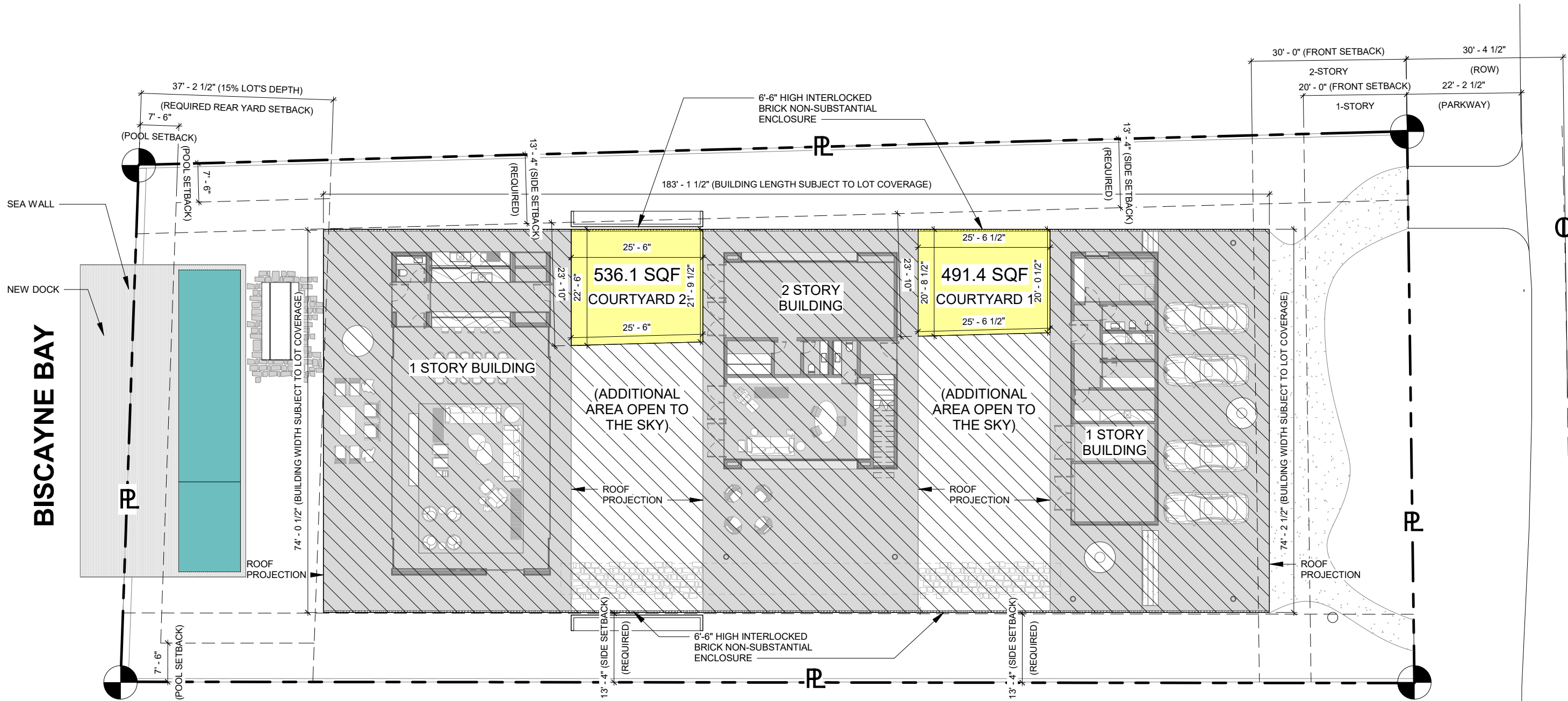
25,662.80 SQ.FT.

AREA SUBJECT TO LOT COVERAGE:

$(183'-1\frac{1}{2}'' \times 74'-2\frac{1}{2}'') = 13,587.64 \text{ SQ.FT. (52.9\% OF LOT SIZE)}$
=BASELINE FOR COVERAGE AREA CALCULATIONS.

DIAGRAM 1 OF 5

 1 LOT COVERAGE DIAGRAM 1/5
1" = 20'-0"

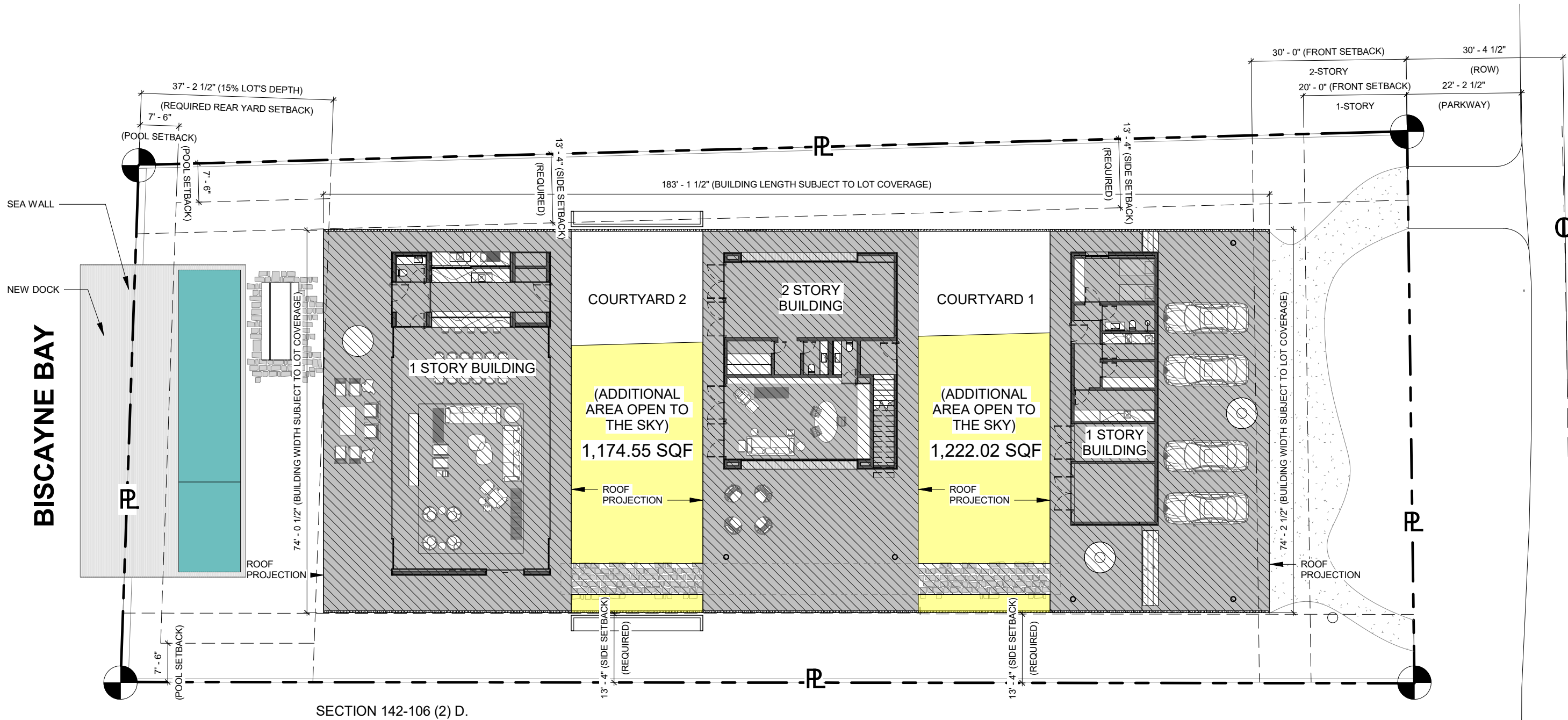


SECTION 142-106 (2) D.
30% OF DEVELOPABLE BUILDING WIDTH: $106'-1\frac{1}{2}'' - 26'-8''$ (25% SIDE YARDS)= $79'-5\frac{1}{2}'' \times 30\% = 23'-10''$

LOT AREA:		25,662.80 SQ.FT.
	COURTYARDS EXCLUDED AREA:	$564.75 + 520.10 = 1,084.85$ SQ.FT.
	RESULTING LOT COVERAGE (THIS PAGE):	$13,587.64 - 1,084.85 = 12,502.79$ SQ.FT. (49% OF LOT SIZE)

DIAGRAM 2 OF 5

 1 LOT COVERAGE DIAGRAM 2/5
1" = 20'-0"



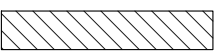
LOT AREA:		25,662.80 SQ.FT.
	COURTYARDS/ ADDITIONAL AREA OPEN TO THE SKY:	1,174.55+1,222.02 = 2,396.57 SQ.FT.
	RESULTING LOT COVERAGE (THIS PAGE)	12,502.79-2,396.57 = 10,106.22 SQ.FT. (39.4% OF LOT SIZE)

DIAGRAM 3 OF 5



1

LOT COVERAGE DIAGRAM 3/5
1" = 20'-0"

BISCAYNE BAY

NORTH BAY ROAD

LOT COVERAGE DIAGRAM 3/5

6300 N. Bay Road
Miami Beach, FL

Date: 11-18-17

D-105

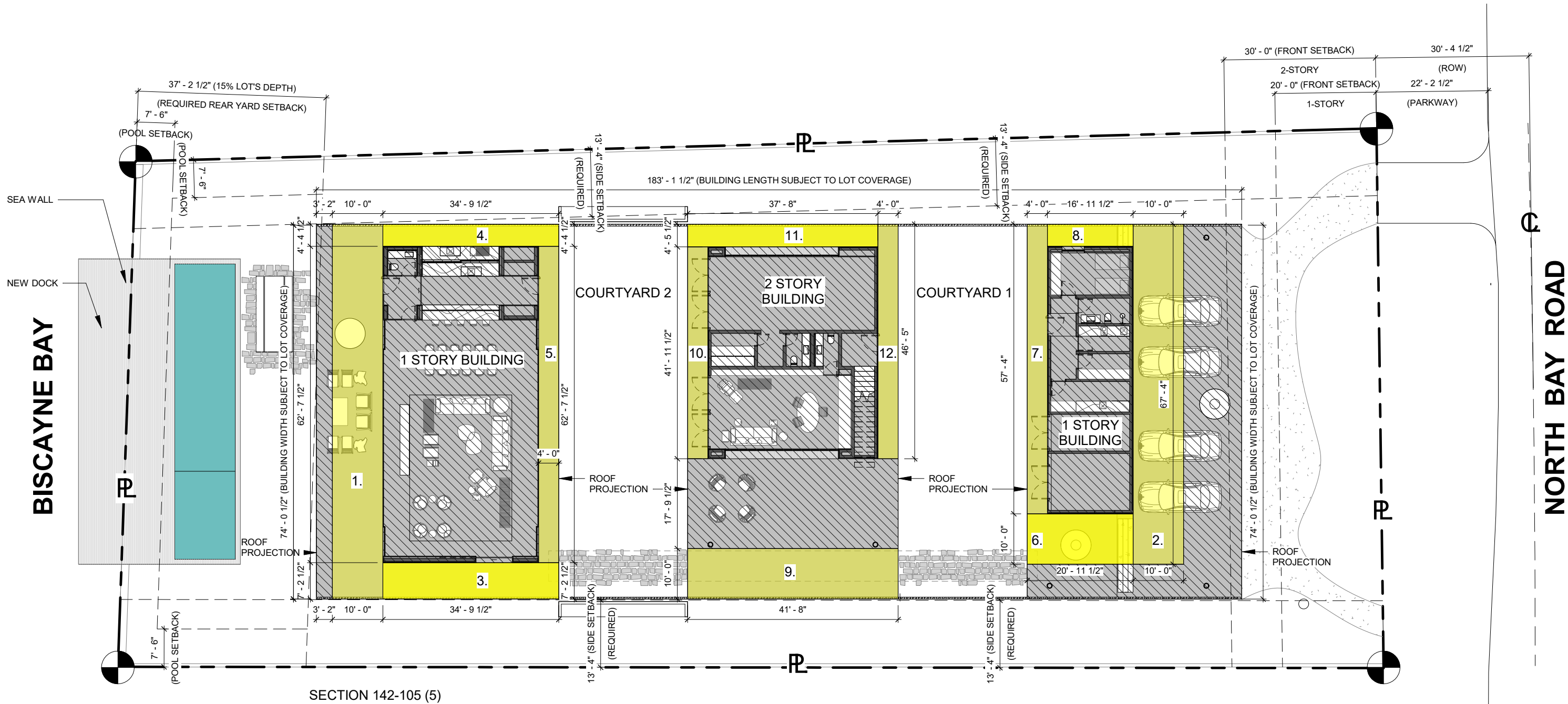
DESIGN ARCHITECT:

ARCHITECT OF RECORD:

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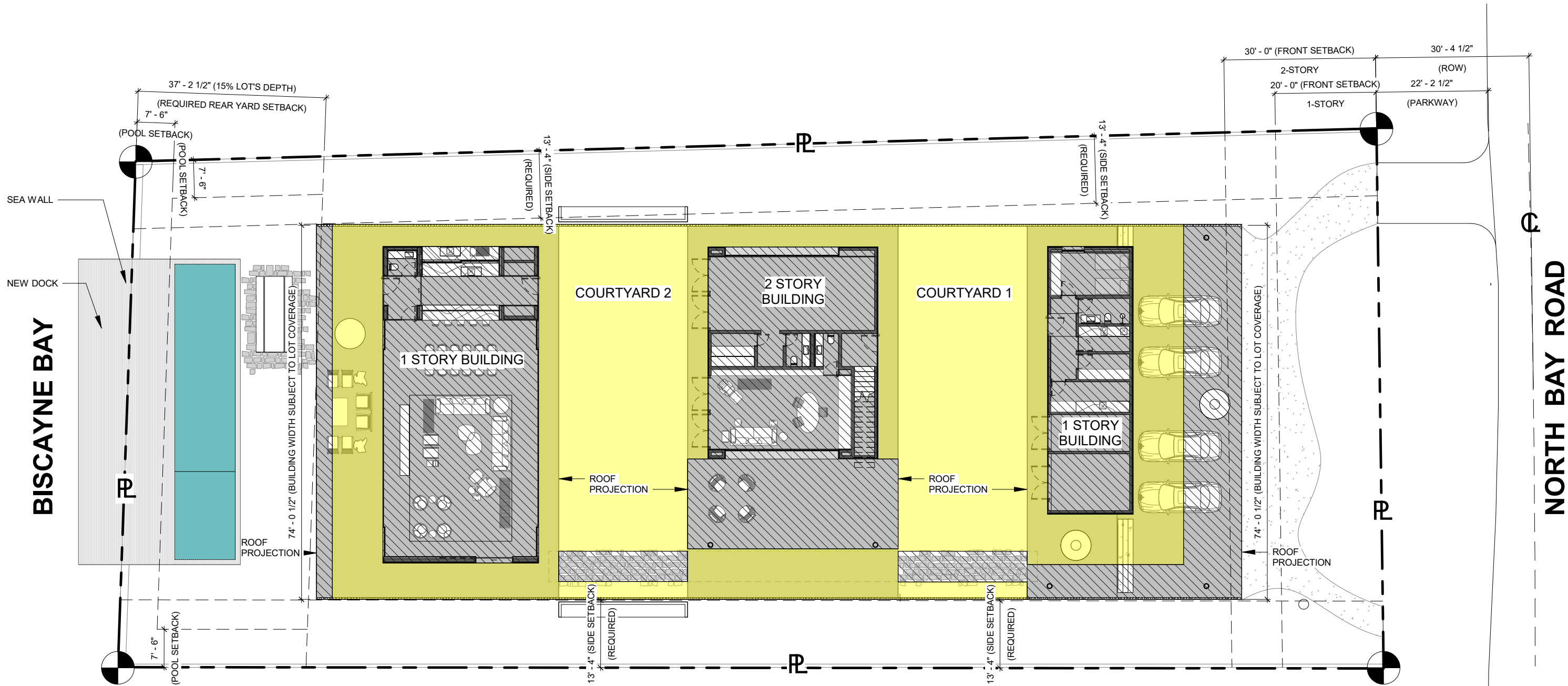
OUTDOOR COVERED AREAS:

1.	742.07 sf
2.	673.19 sf
3.	250.94 sf
4.	152.34 sf
5.	250.48 sf
6.	209.48 sf
7.	229.28 sf
8.	74.19 sf
9.	416.56 sf
10.	167.85 sf
11.	168.17 sf
12.	185.72 sf
TOTAL	3,520.27 sf

LOT AREA:		25,662.80 SQ.FT.
TOTAL OUTDOOR EXCLUDED AREAS		3,520.27 SQ.FT.

DIAGRAM 4 OF 5

N
① LOT COVERAGE DIAGRAM 4/5
1" = 20'-0"



	LOT AREA:	25,662.80 SQ.FT.
	AREA SUBJECT TO LOT COVERAGE:	13,587.64 SQ.FT. (52.9% OF LOT SIZE)
	EXCLUDED AREA IN DIAGRAM 2:	1,084.85 SQ.FT.
	EXCLUDED AREA IN DIAGRAM 3:	2,396.57 SQ.FT.
	EXCLUDED AREA IN DIAGRAM 4:	3,520.27 SQ.FT.
	RESULTING EXCLUDED AREAS (THIS PAGE):	7,001.69 SQ.FT. (27.3% OF LOT SIZE)
	RESULTING LOT COVERAGE (THIS PAGE)	13,587.64 - 7,001.69 = 6,585.95 SQ.FT. (25.7% OF LOT SIZE)

DIAGRAM 5 OF 5



1 LOT COVERAGE DIAGRAM 5/5
1" = 20'-0"

LOT COVERAGE DIAGRAM 5/5

6300 N. Bay Road
Miami Beach, FL

Date: 11-18-17

D-107

DESIGN ARCHITECT:

ARCHITECT OF RECORD:

studio mk27



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UNIT SIZE CALCULATIONS:

GROUND FLOOR AREAS:

1.	1,928.78 sf
2.	1,412.32 sf
3.	897.27 sf
ENCLOSED AREAS ONLY	4,238.37 sf
4.	1066.6 sf
5.	740.56 sf
6.	234.22 sf
TOTAL	6,279.75 sf

SECTION 142-105 (4)

UNIT SIZE REQUIREMENTE CALCULATIONS:

LOT AREA:

25,662.80 SQ.FT.

GROUND FLOOR UNIT SIZE AREA:

6,279.75 SQ.FT. (24.47% OF LOT SIZE)

N
1 UNIT SIZE-GROUND FLOOR
1" = 20'-0"

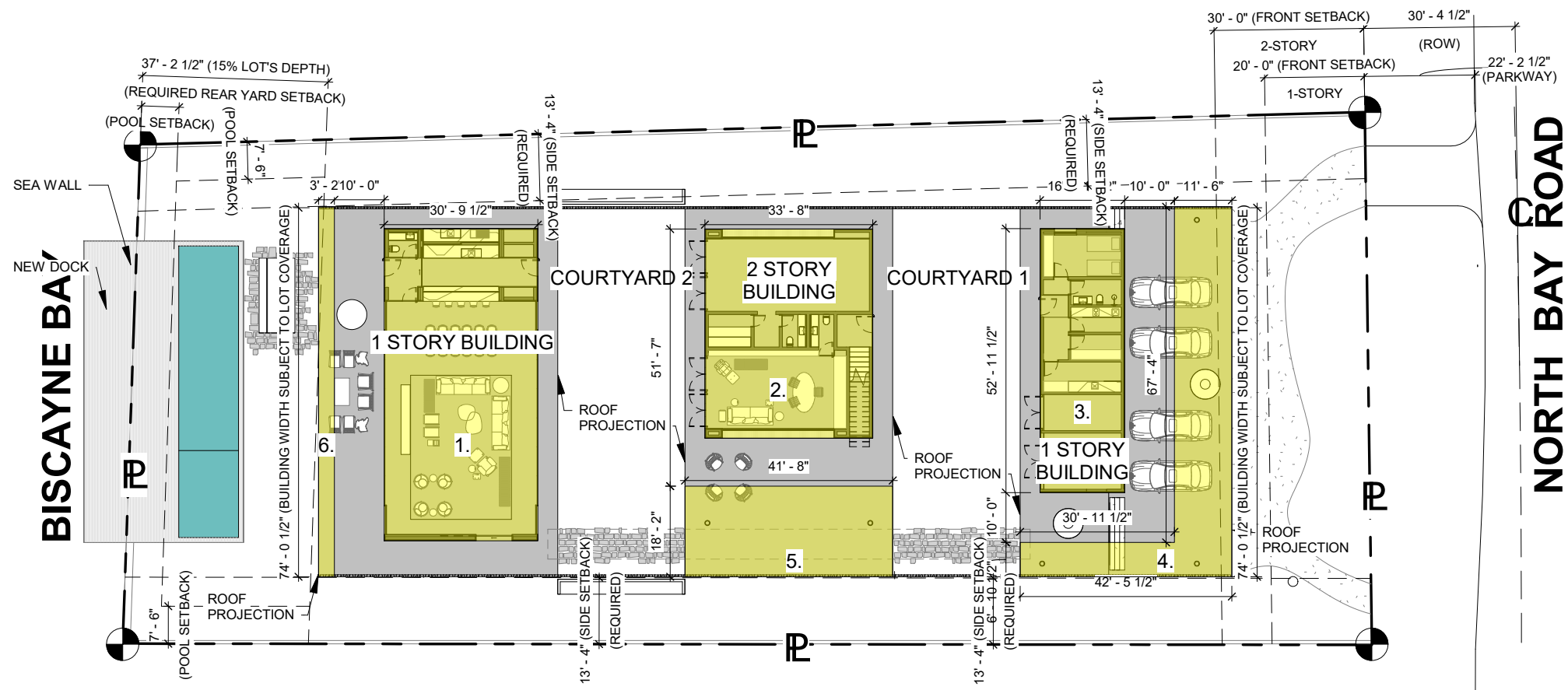


SECTION 142-105 (4)

UNIT SIZE REQUIREMENT CALCULATIONS:

LOT AREA:	25,662.80 SQ.FT.
GROUND FLOOR UNIT SIZE AREA:	6,279.75 SQ.FT.
SECOND FLOOR UNIT SIZE AREA:	2,926.29 SQ.FT.
TOTAL UNIT SIZE AREA:	9,206.04 SQ.FT. (35.87% OF LOT SIZE)
TWO STORY HOME SECOND FLOOR AREA: (NOT TO EXCEED 70% OF FIRST FLOOR)	2,926.29 SQ.FT.= 46.6% OF 6,279.75 SQ. FT OF GRND FL
TOTAL ENCLOSED AC AREA:	7,164.66 SQ.FT. (27.92% OF LOT SIZE)
IF 2ND FL % AREA CALCULATED WITH ENCLOSED GROUND FLOOR AREA:	2,926.29 SQ.FT.= 69.04% OF 4,238.37 SQ. FT OF GRND FL

N
① UNIT SIZE-2ND FLOOR
1" = 20'-0"



SECTION 142-105 (4)

UNIT SIZE REQUIREMENTE CALCULATIONS:

LOT AREA:

GROUND FLOOR UNIT SIZE AREA:

SECOND FLOOR UNIT SIZE AREA:

TOTAL UNIT SIZE AREA:

25,662.80 SQ.FT.

6,279.75 SQ.FT.

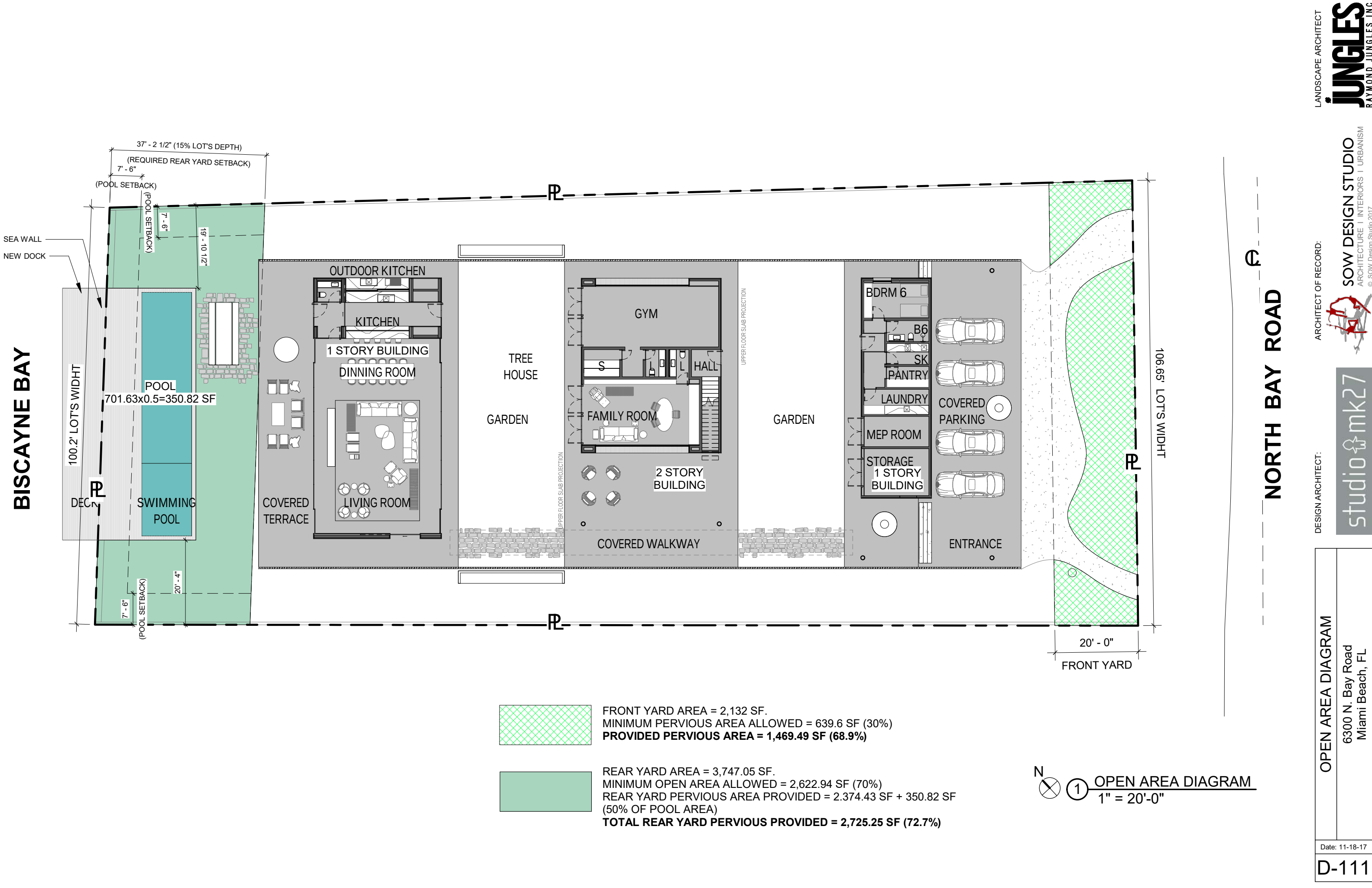
2,926.29 SQ.FT.

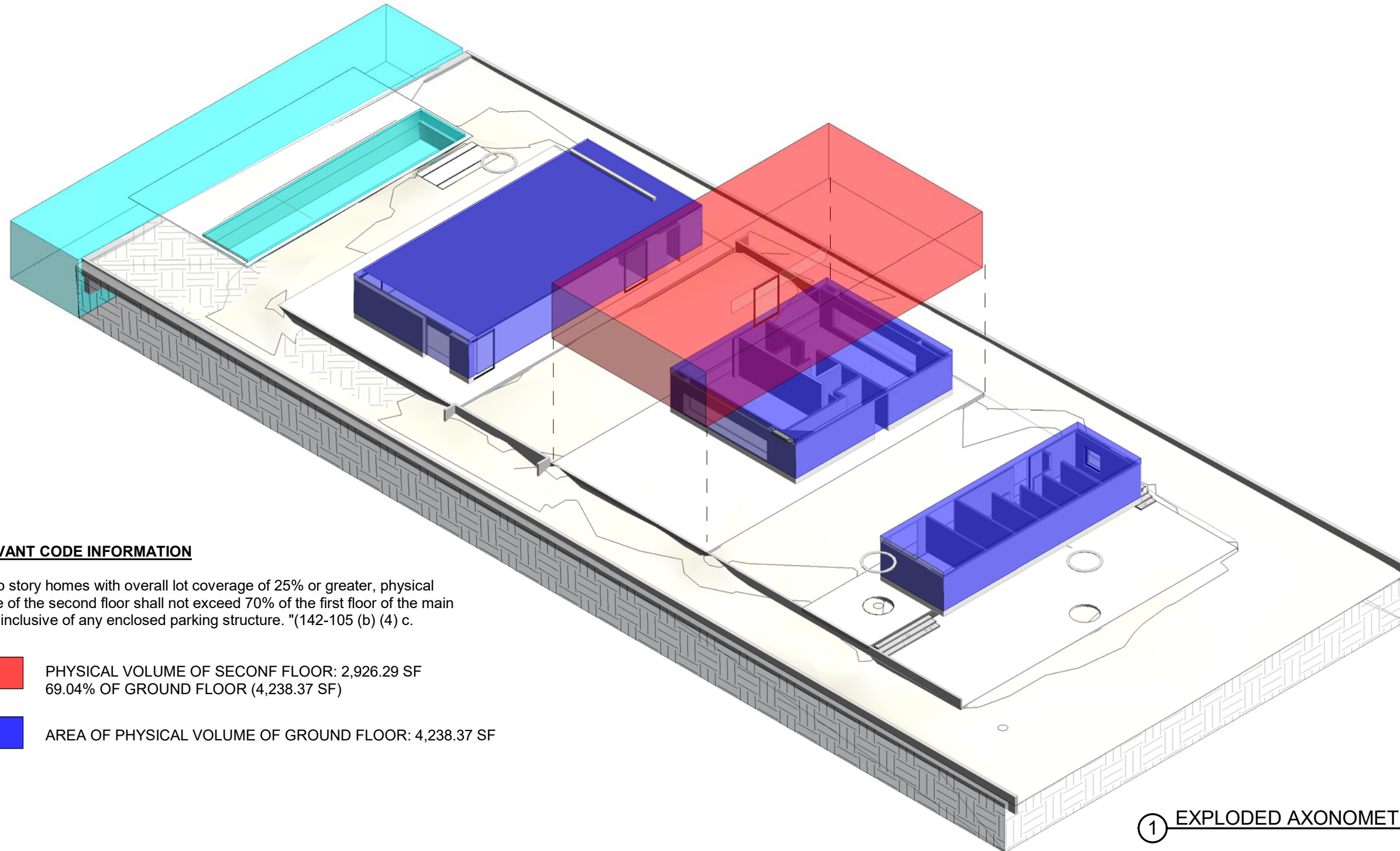
9,206.04 SQ.FT.

(35.87% OF LOT SIZE)

**TWO STORY HOME SECOND FLOOR AREA:
(NOT TO EXCEED 70% OF FIRST FLOOR)**

2,926.29/ SQ.FT.
= 46.6% OF 6,279.75 SQ. FT
OF GRND FL



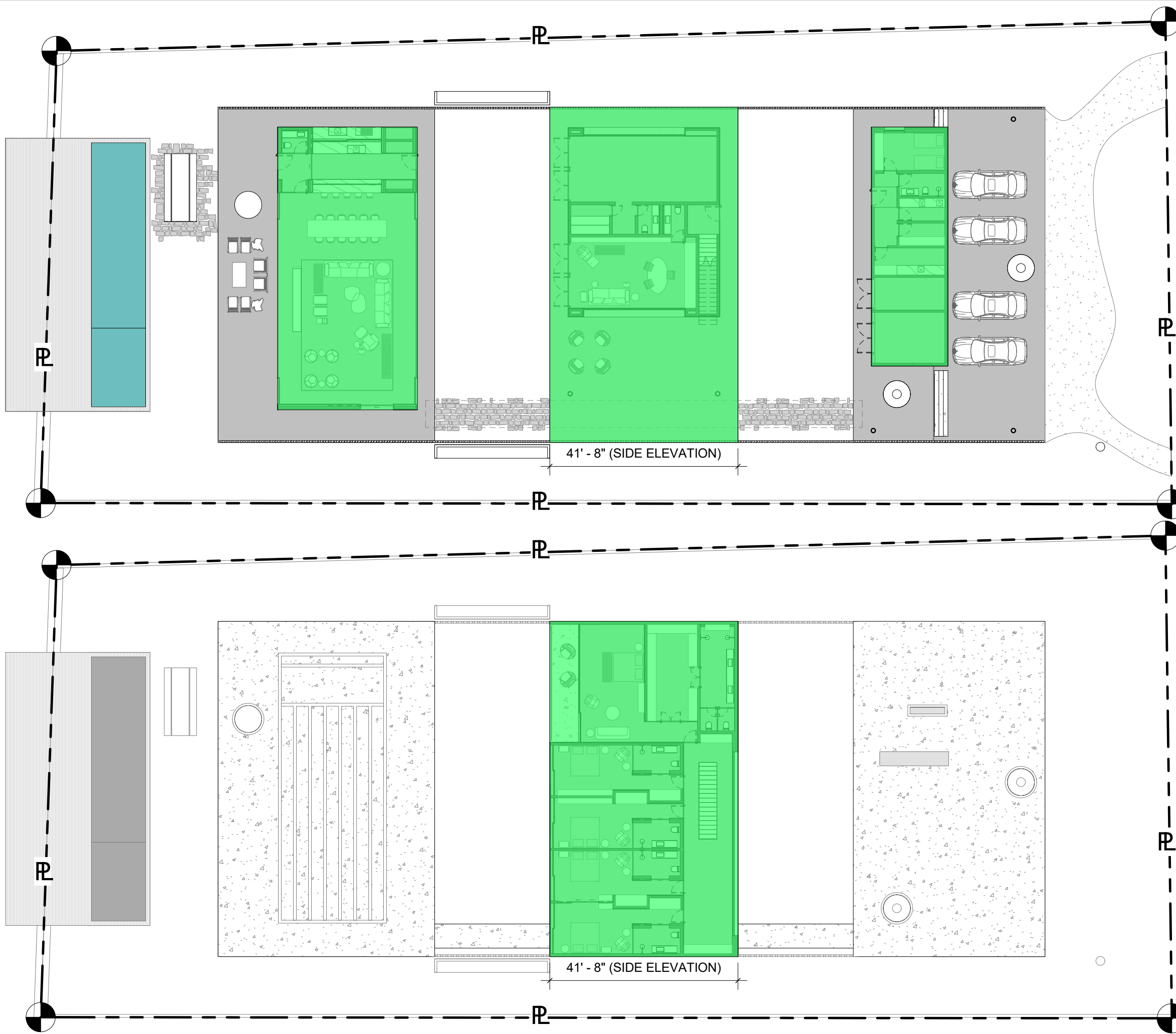


RELEVANT CODE INFORMATION

For two story homes with overall lot coverage of 25% or greater, physical volume of the second floor shall not exceed 70% of the first floor of the main home, inclusive of any enclosed parking structure. "(142-105 (b) (4) c.

- PHYSICAL VOLUME OF SECONF FLOOR: 2,926.29 SF
69.04% OF GROUND FLOOR (4,238.37 SF)
- AREA OF PHYSICAL VOLUME OF GROUND FLOOR: 4,238.37 SF

① **EXPLODED AXONOMETRIC DIAGRAM**



① SIDE ELEVATION - GROUND FL
3/64" = 1'-0"

ZONING REFERENCE:

142 - 106 (2) TWO STORY SIDE ELEVATIONS LOCATED PARALLEL TO A SIDE PROPERTY LINE SHALL NOT EXCEED 50% OF THE LOT DEPTH, OR 60 FEET, WHICHEVER IS LESS.

REQUIRED: $250.50' \times 50\% = 125.25 > 60'$
REQUIRED: 60'

PROPOSED: $41'-8" < 60' = \text{OK}$

② SIDE ELEVATION - SECOND FL
3/64" = 1'-0"

WAIVER DIAGRAM

6300 N. Bay Road
Miami Beach, FL

Date: 11-18-17

D-113

DESIGN ARCHITECT:

studio mk27

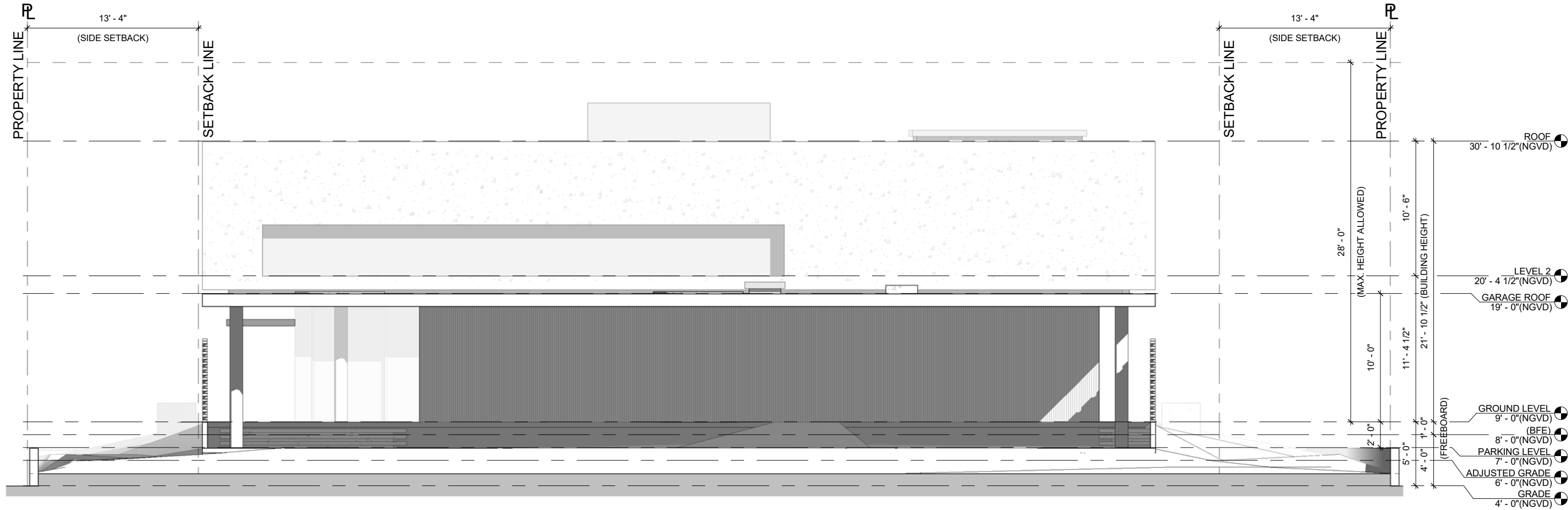
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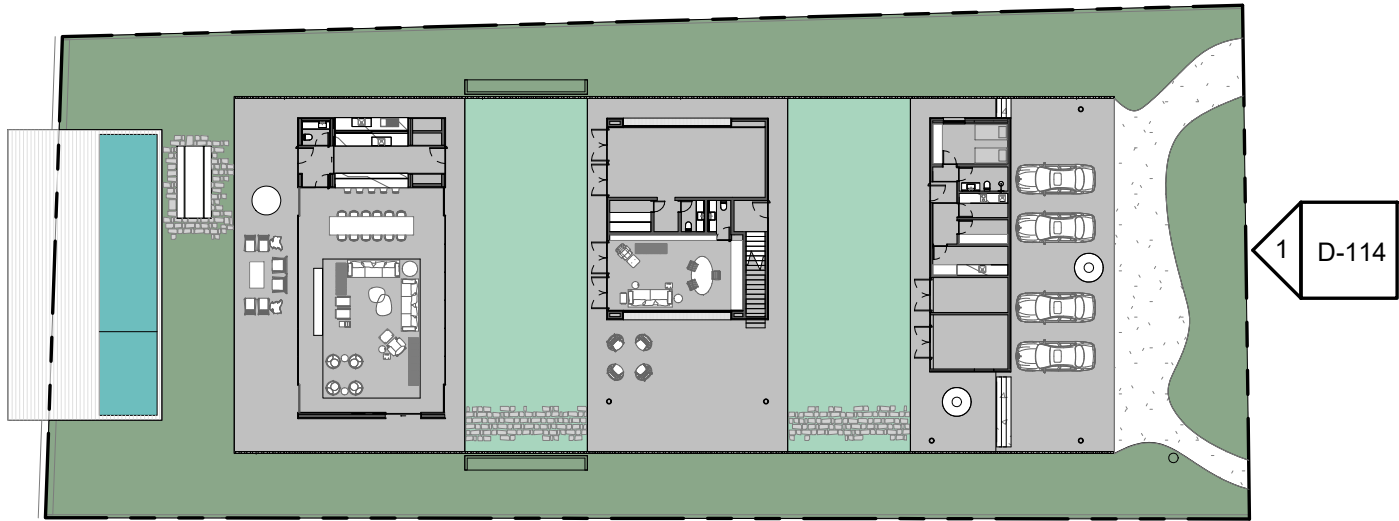
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LANDSCAPE ARCHITECT

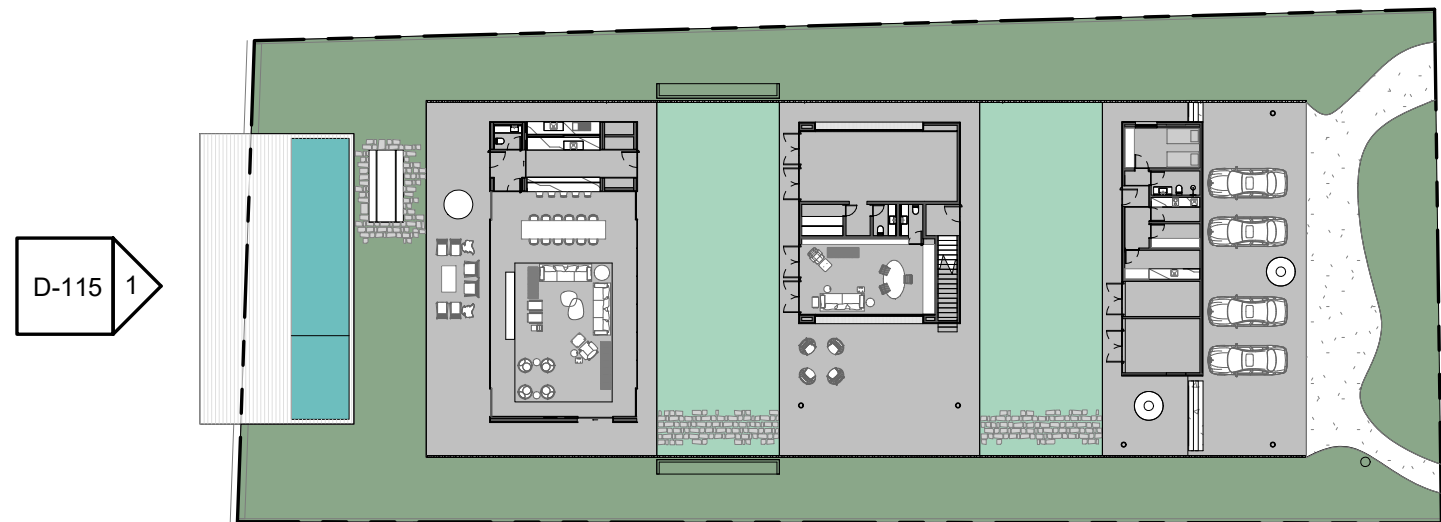
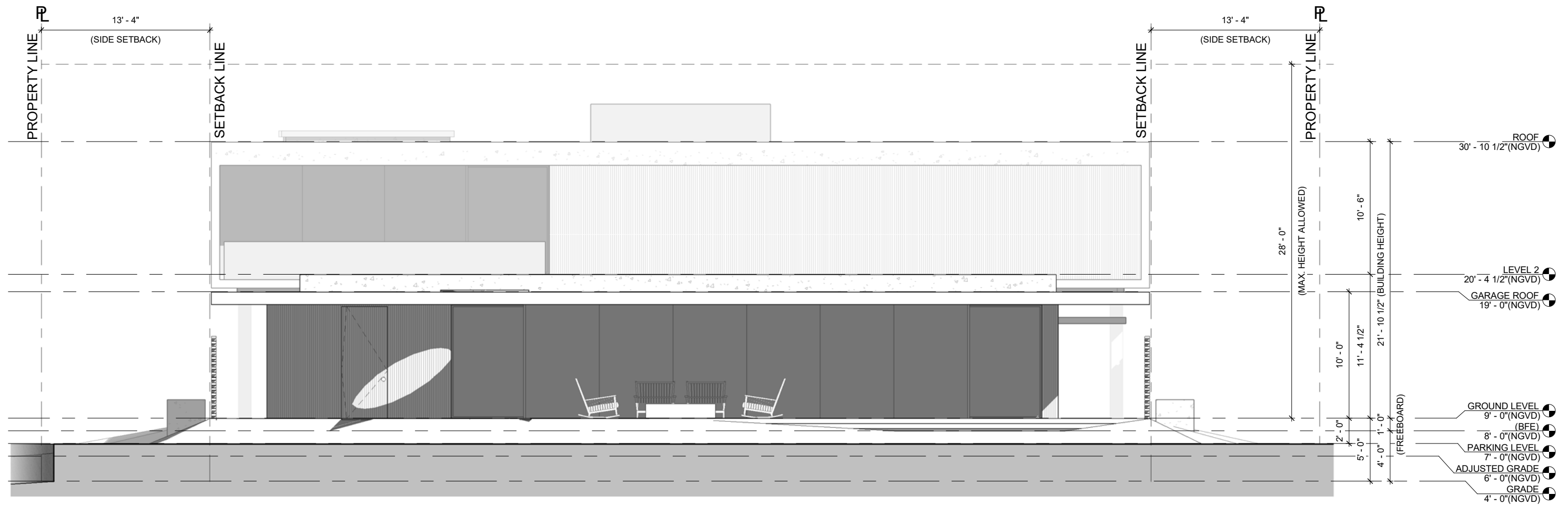
JUNGLES
RAYMOND JUNGLES INC

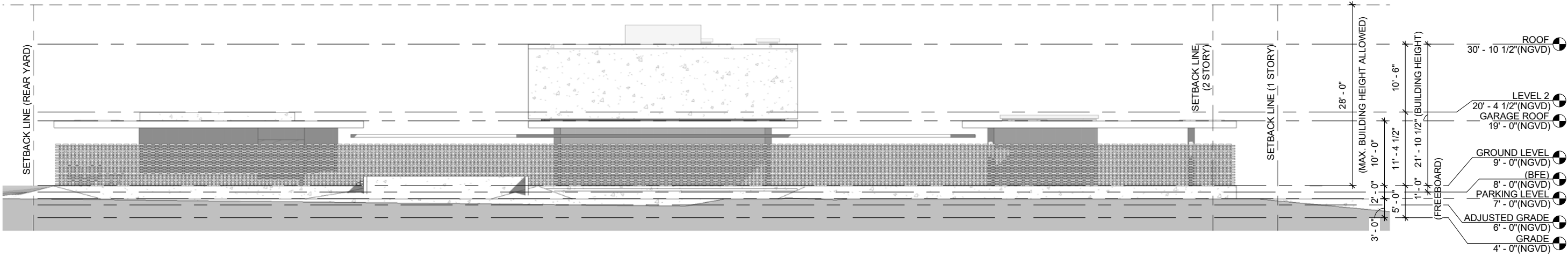


① EAST ELEVATION-ZONING DIAGRAM
1/8" = 1'-0"

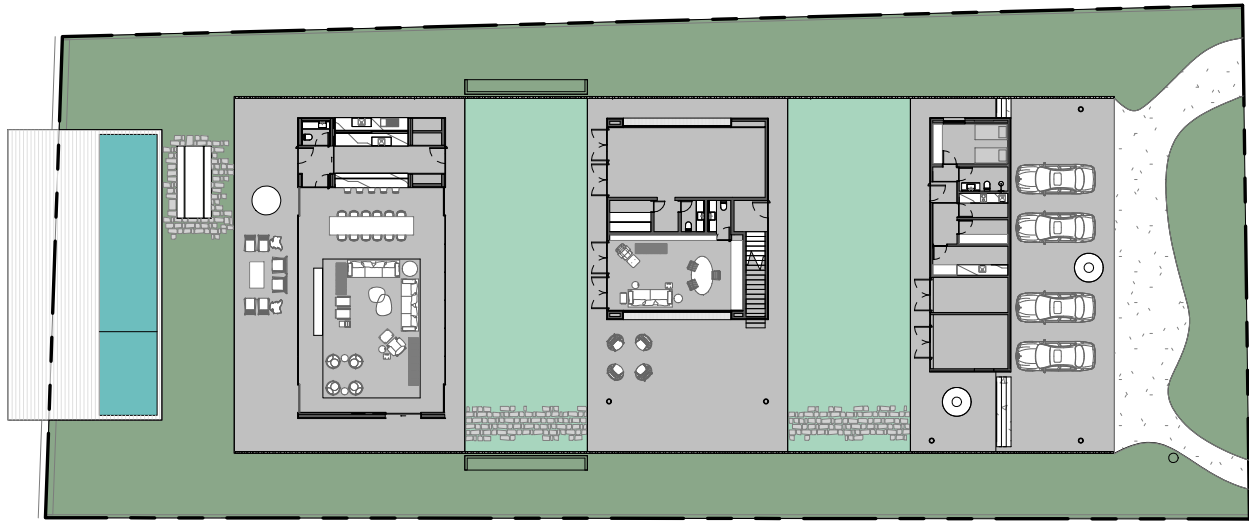


② KEY PLAN-EAST ELEVATION DIAGRAM
1" = 40'-0"

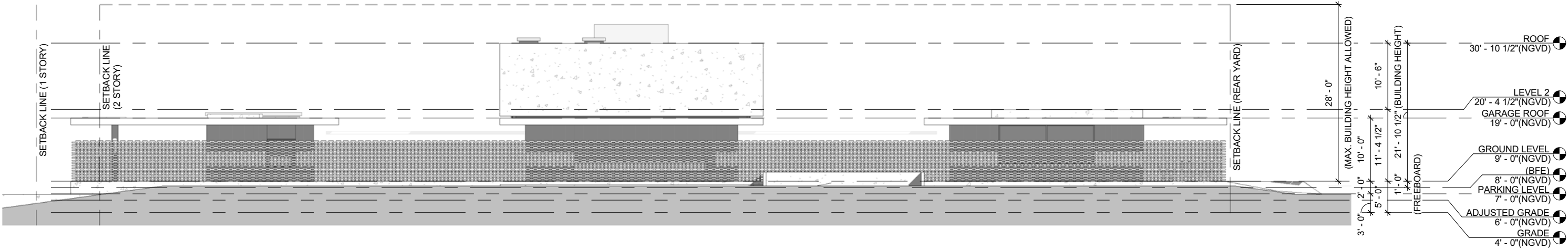




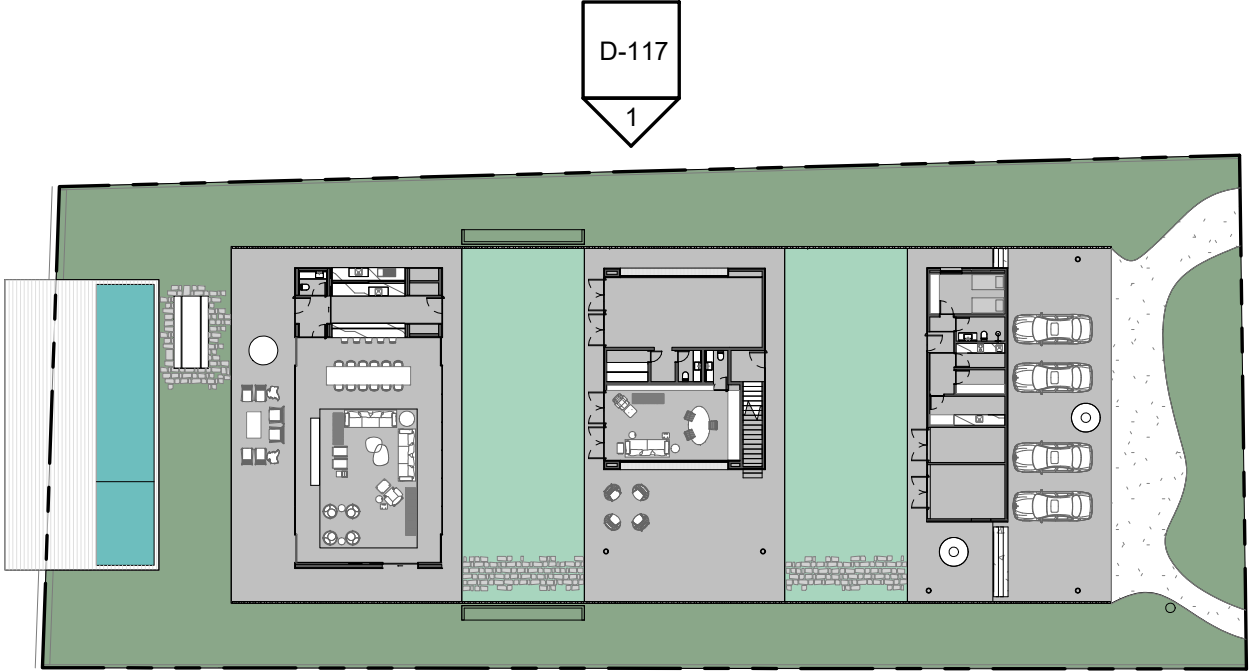
① SOUTH ELEVATION-ZONING DIAGRAM
1/16" = 1'-0"



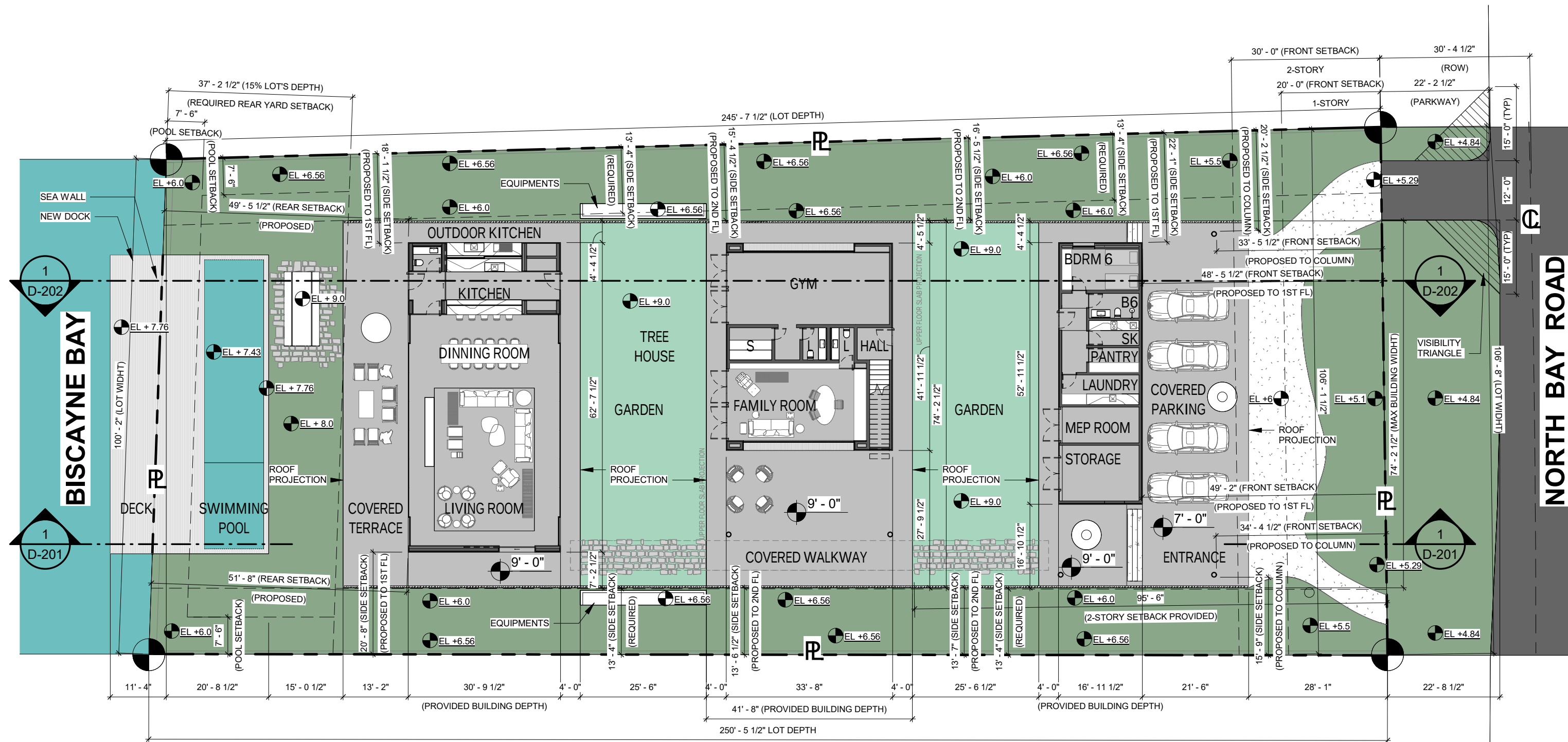
② KEY PLAN-SOUTH ELEVATION DIAGRAM
1" = 40'-0"



① NORTH ELEVATION-ZONING DIAGRAM
1/16" = 1'-0"



② KEY PLAN-NORTH ELEVATION DIAGRAM
1" = 40'-0"

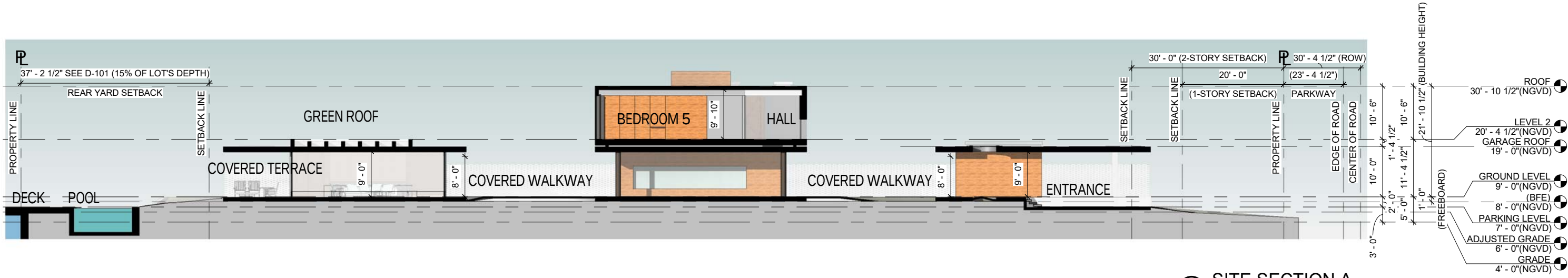


NOTE: SIDE AND REAR YARD ELEVATIONS OF 6.0 ARE FOR SHALLOW RETENTION AREAS AS SHOWN ON D-906

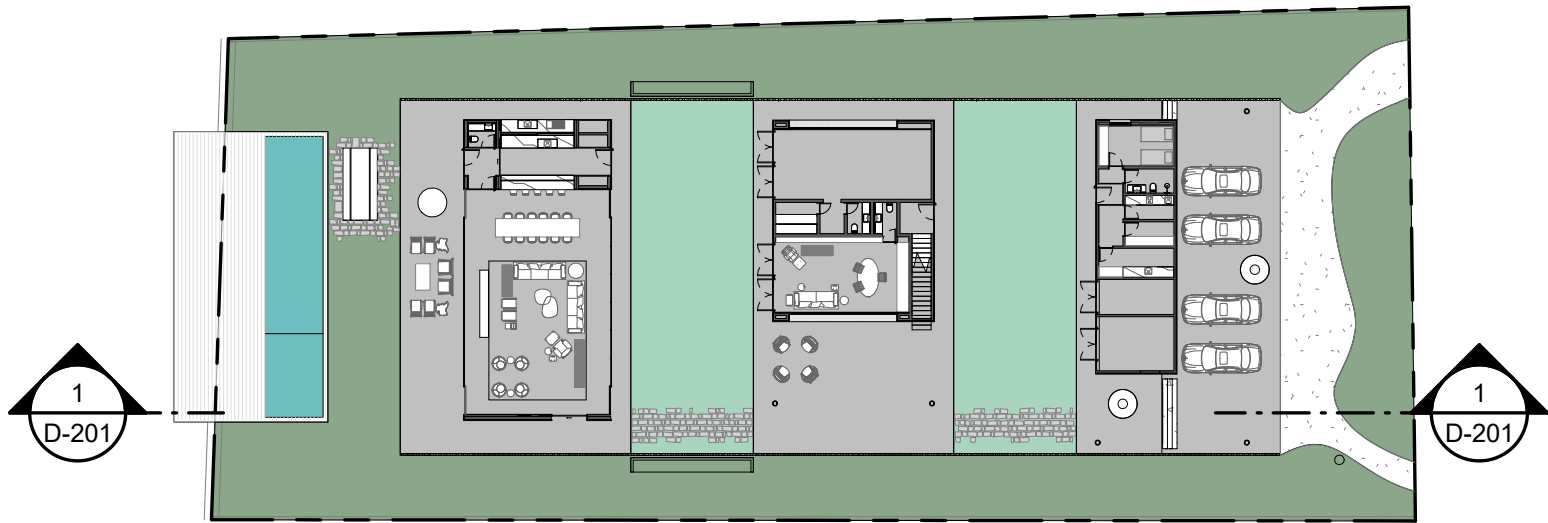
LEGAL DESCRIPTION:
LOT 11, BLOCK 1, OF **LAGORCE GOLF SUBDIVISION**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, AT PAGE 43 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND MEETS AND BOUNDS DESCRIPTION OF THE SOUTHWESTERLY 1/3 OF LOT 10, BLOCK 1, LAGORCE-GOLF SUBDIVISION, MIAMI BEACH, FLORIDA; COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 11, BLOCK 1, AS SAID LOT 11, BLOCK 1 IS SHOWN ON PLAT ENTITLED LAGORCE-GOLF SUBDIVISION RECORDED IN PLAT BOOK 14, PAGE 43, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING RUN IN A NORTHEASTERLY DIRECTION ALONG THE WESTERLY LINE OF NORTH BAY ROAD, A DISTANCE OF 26.22 FEET TO A POINT, THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG A LINE PASSING THROUGH THE LAST MENTIONED POINT AND A POINT 25 FEET NORTHEASTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 11, BLOCK 1, LAGORCE-GOLF SUBDIVISION, SAID 25 FEET BEING MEASURED ALONG THE FACE OF THE CONCRETE BULKHEAD SITUATED ON THE EASTERLY SHORE OF BISCAYNE BAY, A DISTANCE OF 243 FEET, PLUS OR MINUS, THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE FACE OF SAID CONCRETE BULKHEAD ON THE EASTERLY SHORE OF BISCAYNE BAY A DISTANCE OF 25 FEET TO A POINT, SAID POINT THE NORTHWESTERLY CORNER OF SAID LOT 11, BLOCK 1, LAGORCE-GOLF SUBDIVISION, THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHEASTERLY LINE OF SAID LOT 11, BLOCK 1, LAGORCE-GOLF SUBDIVISION, A DISTANCE OF 244.10 FEET, PLUS OR MINUTS, TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

N
① SITE PLAN
1" = 20'-0"

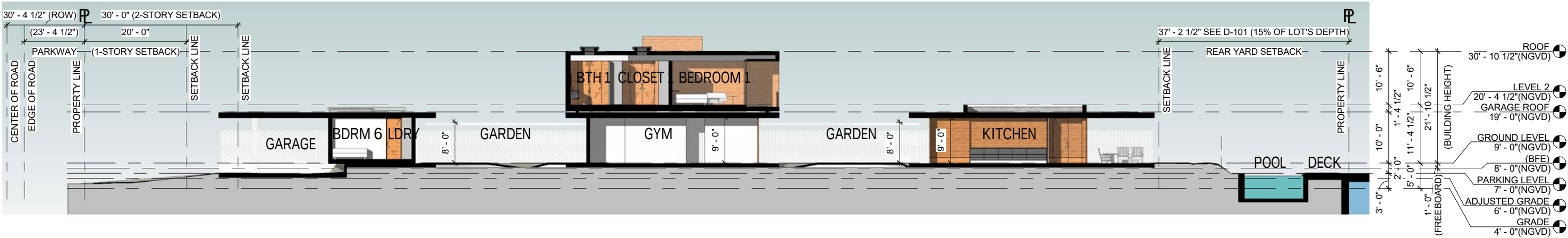
GROSS AREA (A/C)	
GROUND FLOOR:	4,238.37 SF
SECOND FLOOR:	2,926.29 SF
TOTAL:	7,164.66 SF



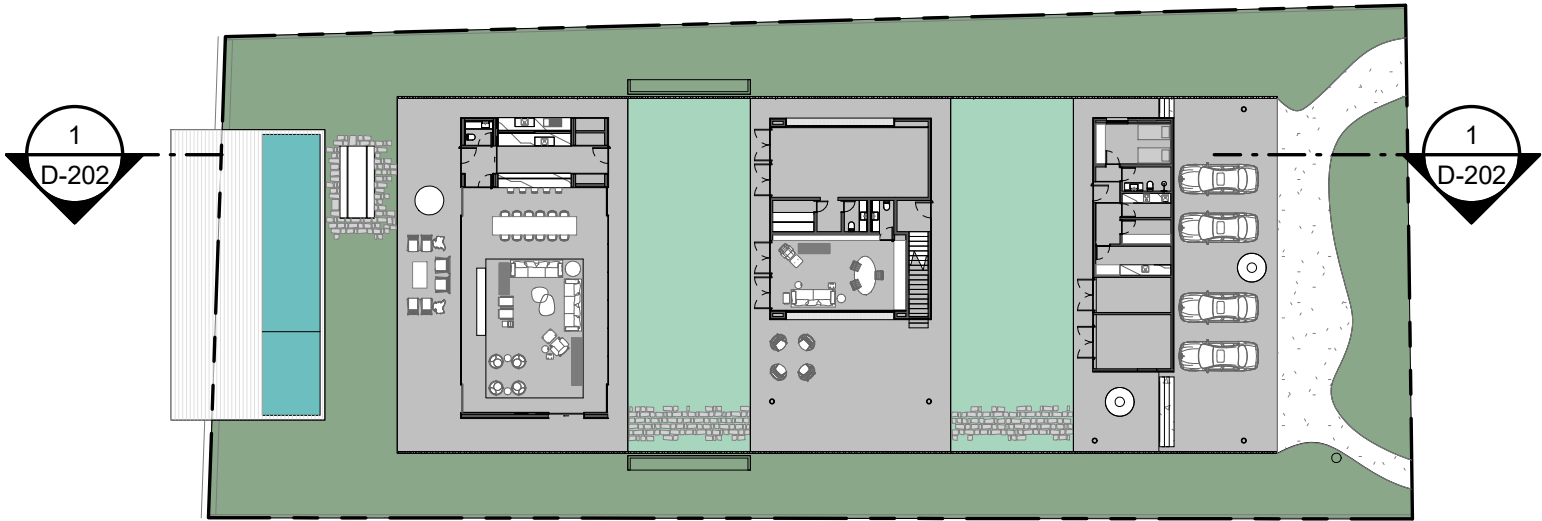
① SITE SECTION A
1" = 20'-0"



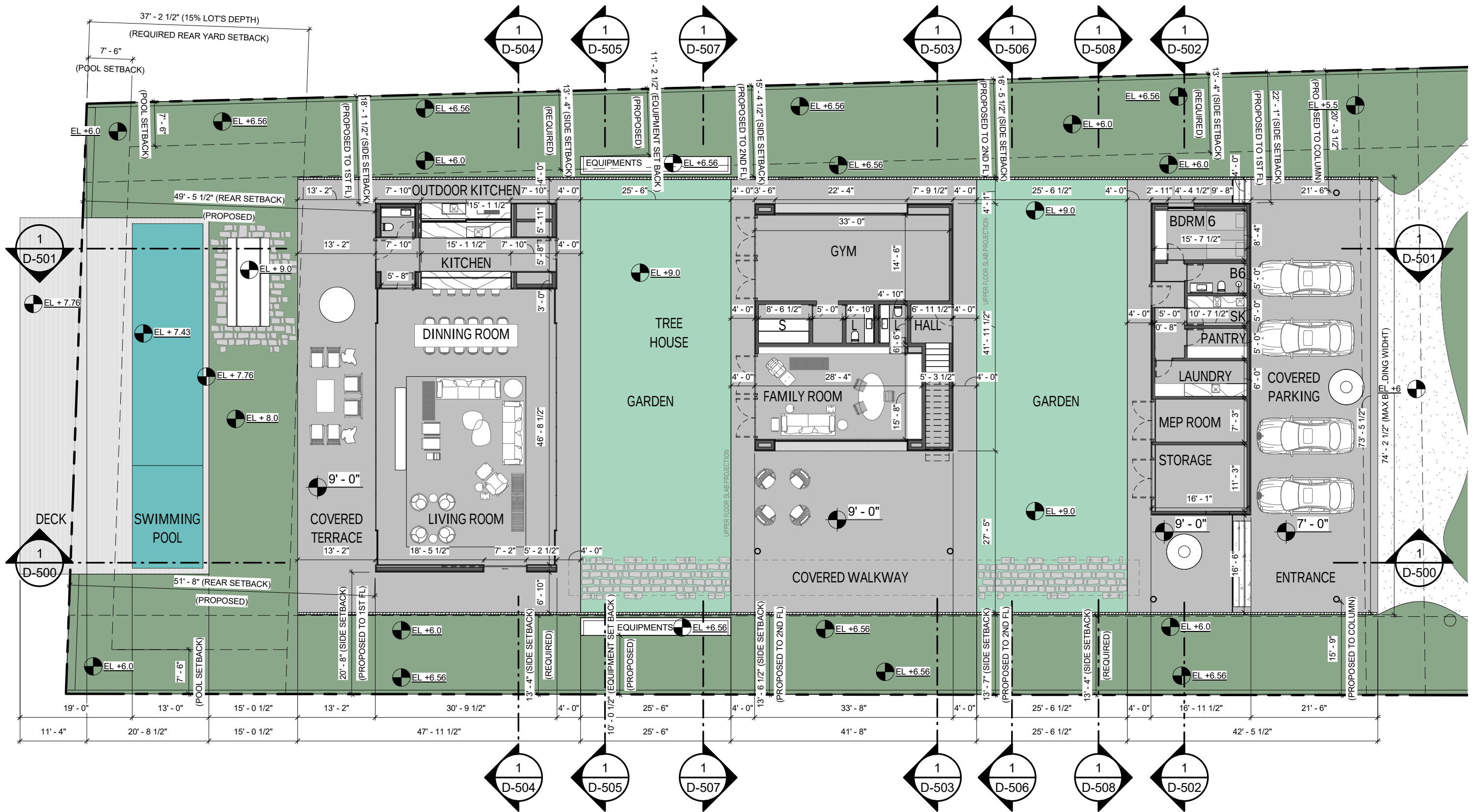
② KEY PLAN- SITE SECTION A
1" = 40'-0"



1 SITE SECTION B
1" = 20'-0"



2 KEY PLAN- SITE SECTION B
1" = 40'-0"



NOTE: SIDE AND REAR YARD ELEVATIONS OF 6.0 ARE FOR SHALLOW RETENTION AREAS AS SHOWN ON D-906

GROSS AREA (A/C)

GROUND FLOOR: 4,238.37 SF
SECOND FLOOR: 2,926.29 SF

TOTAL: 7,164.66 SF

1 GROUND FLOOR PLAN
1/16" = 1'-0"

GROUND FLOOR PLAN

6300 N. Bay Road
Miami Beach, FL

Date: 11-18-17

D-300

DESIGN ARCHITECT:

ARCHITECT OF RECORD:

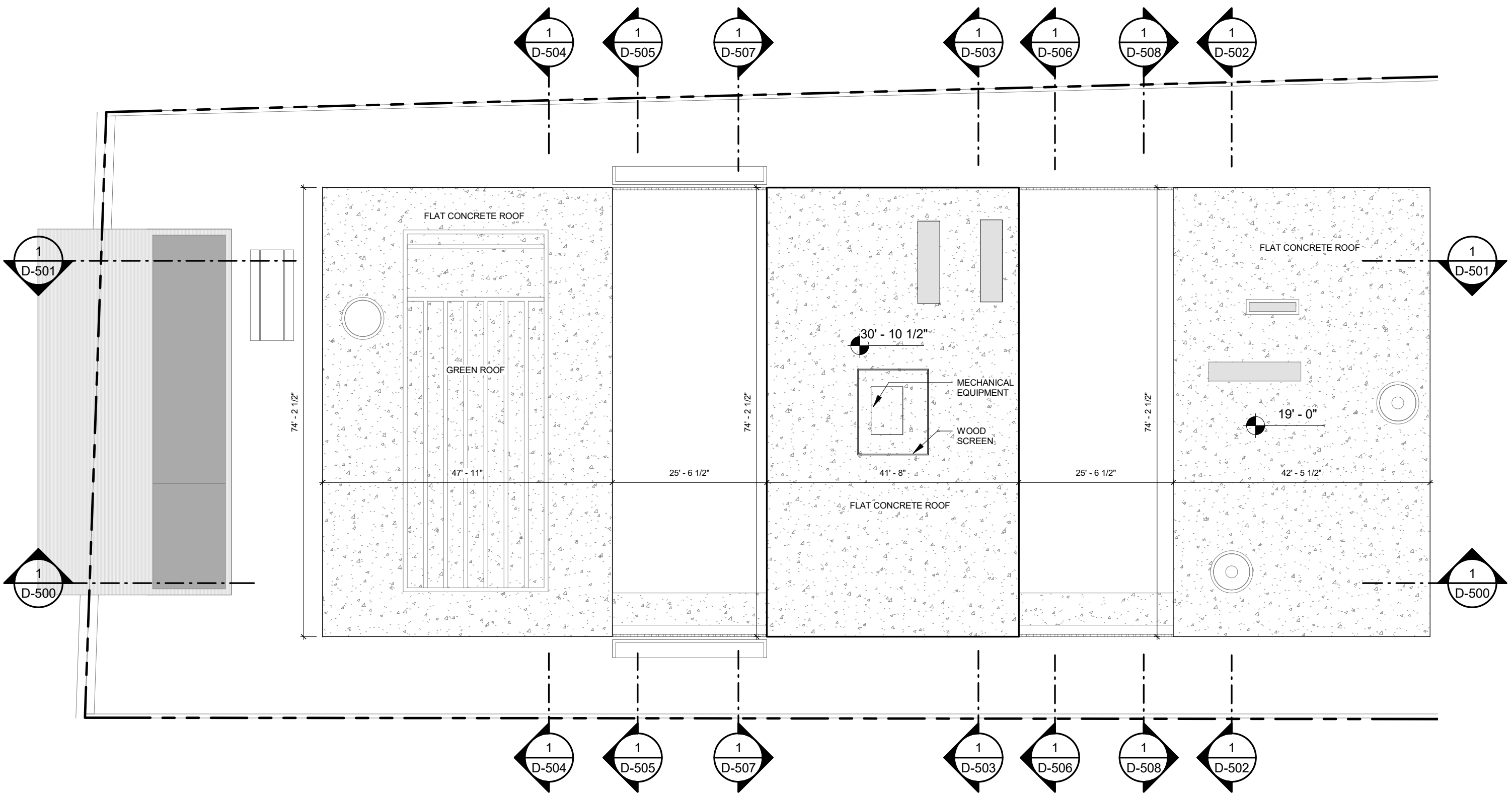
LANDSCAPE ARCHITECT

studio mk27



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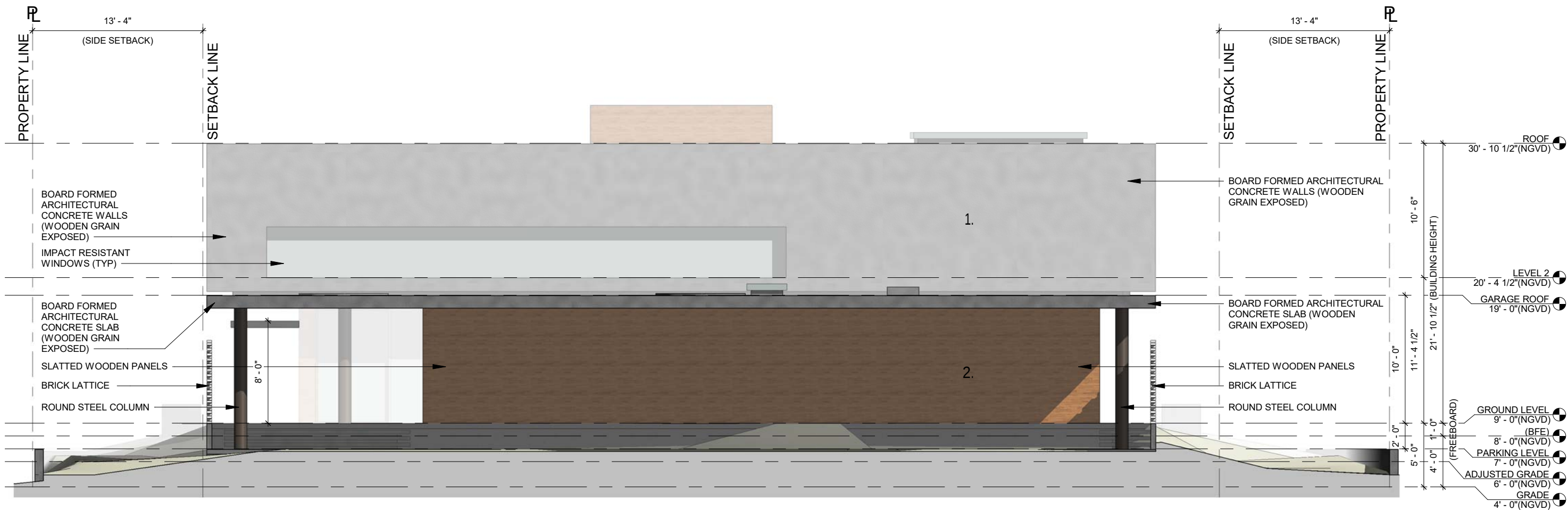
JUNGLES
RAYMOND JUNGLES INC



GROSS AREA (A/C)

GROUND FLOOR:	4,238.37 SF
SECOND FLOOR:	2,926.29 SF
TOTAL:	7,164.66 SF

N
① ROOF PLAN
1/16" = 1'-0"



① EAST ELEVATION-ZONING
1/8" = 1'-0"

FINISHES

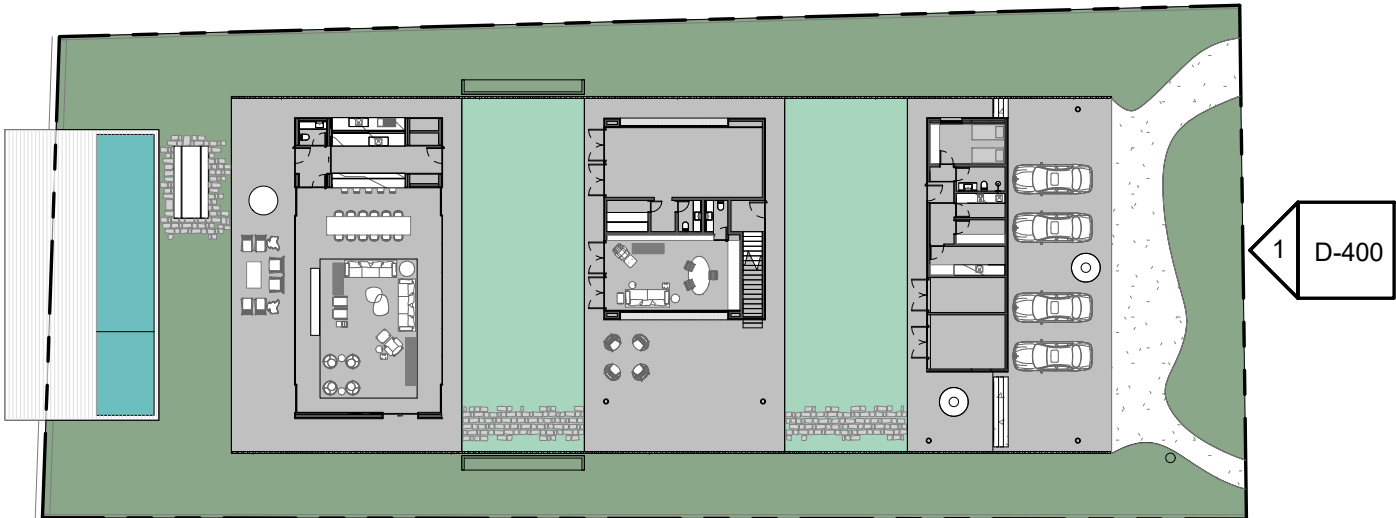
- 

1. BOARD FORMED ARCHITECTURAL CONCRETE WALLS (WOODEN GRAIN EXPOSED)
- 

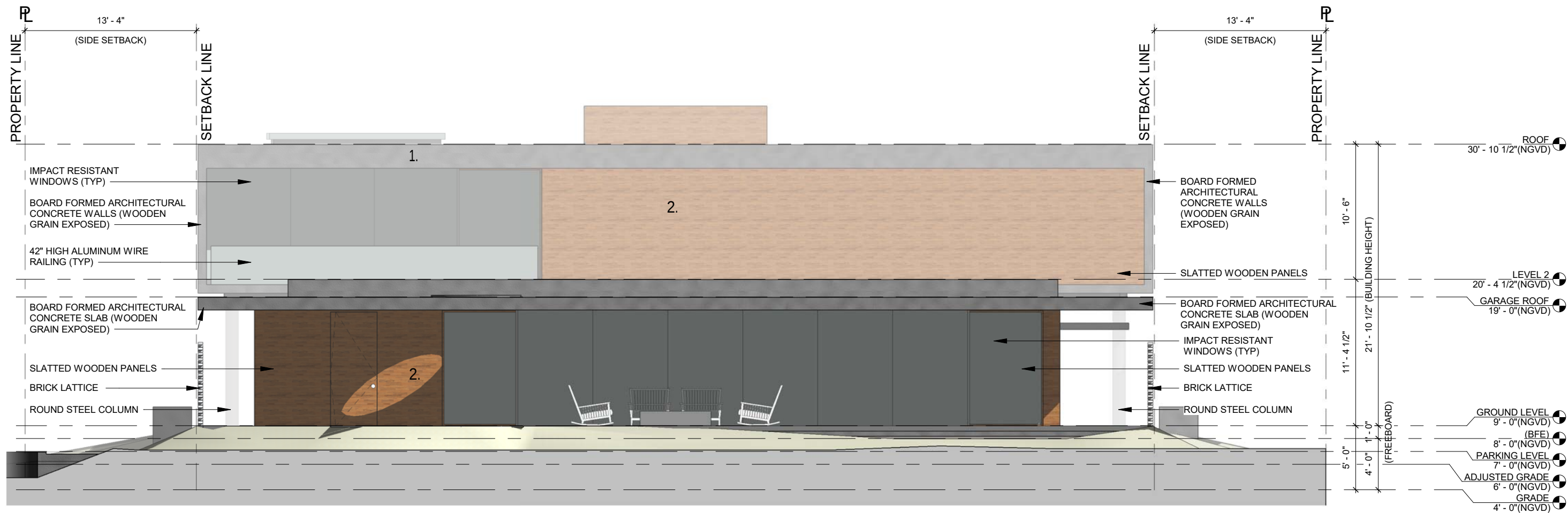
2. SLATTED WOODEN PANELS
- 

3. BRICK LATTICE
- 

4. WOOD DECK



② KEY PLAN-EAST ELEVATION
1" = 40'-0"

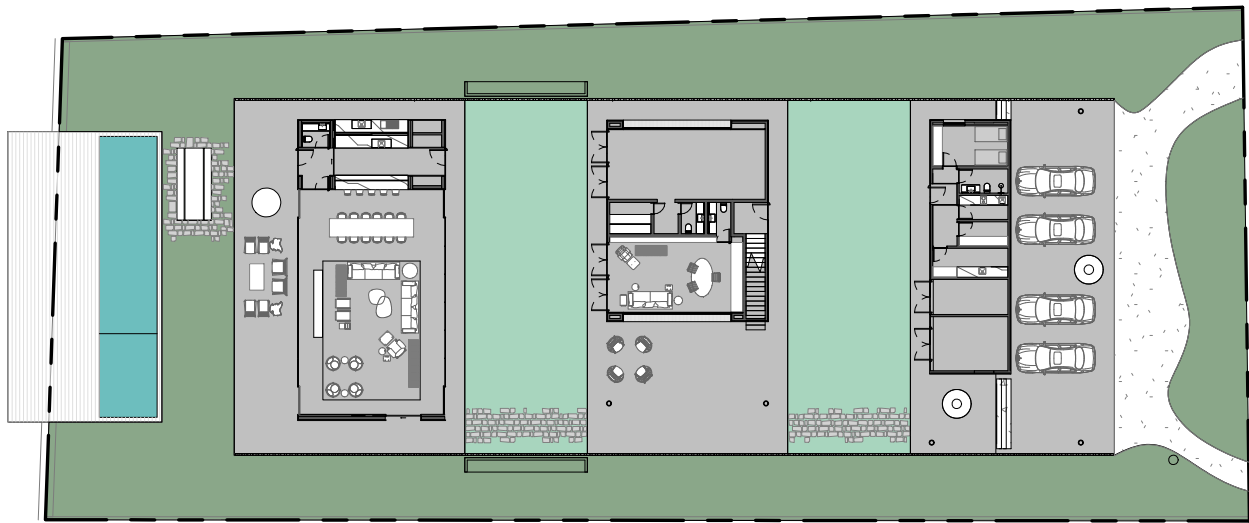


1 WEST ELEVATION-ZONING
1/8" = 1'-0"

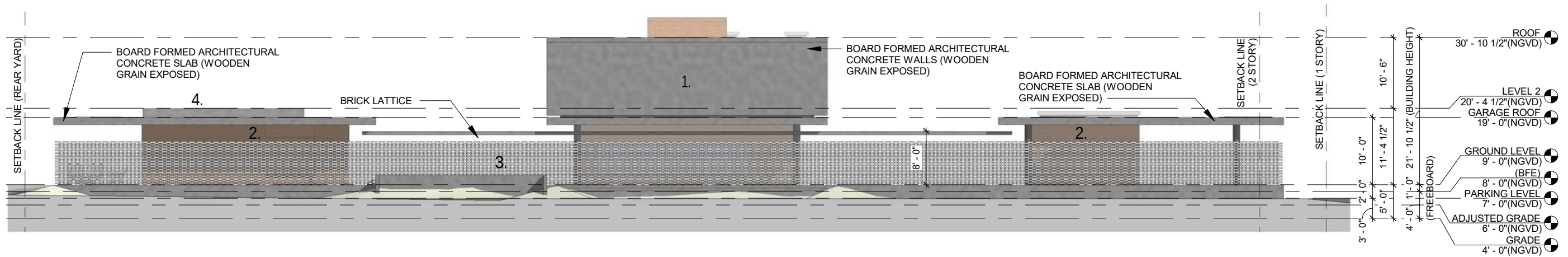
FINISHES

1. BOARD FORMED ARCHITECTURAL CONCRETE WALLS (WOODEN GRAIN EXPOSED)
2. SLATTED WOODEN PANELS
3. BRICK LATTICE
4. WOOD DECK

D-401 1



2 KEY PLAN-WEST ELEVATION
1" = 40'-0"



① SOUTH ELEVATION-ZONING
1/16" = 1'-0"

FINISHES



1. BOARD FORMED ARCHITECTURAL CONCRETE WALLS (WOODEN GRAIN EXPOSED)



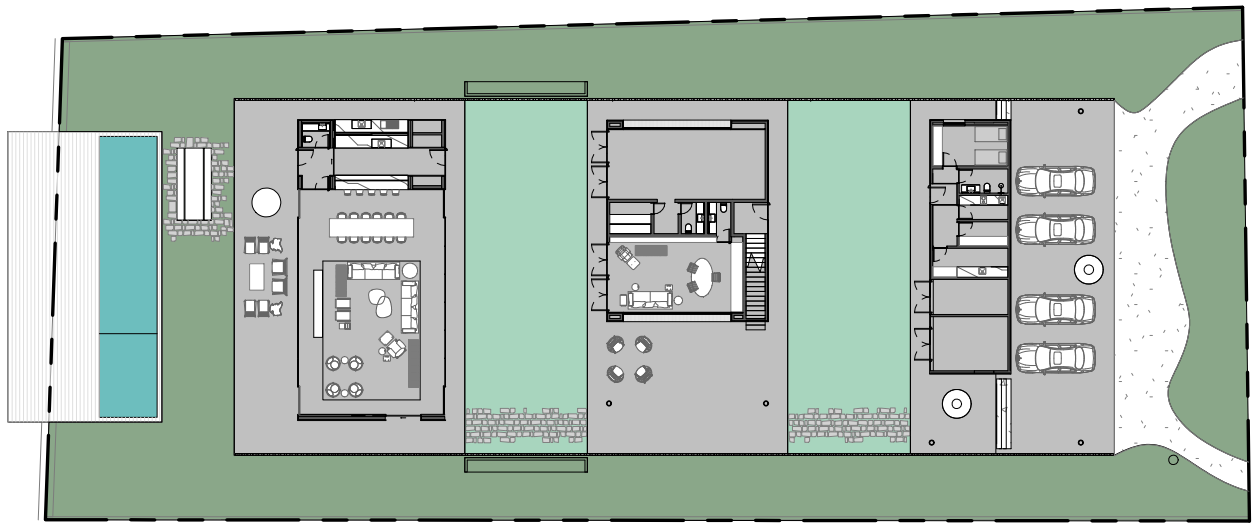
2. SLATTED WOODEN PANELS



3. BRICK LATTICE

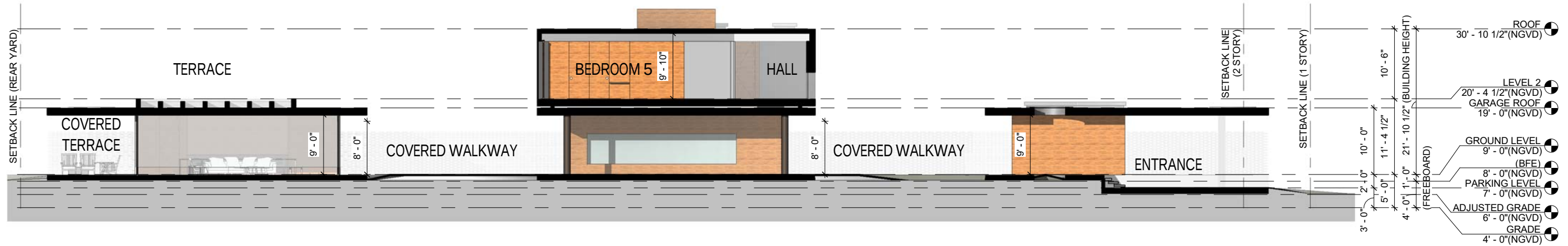


4. WOOD DECK

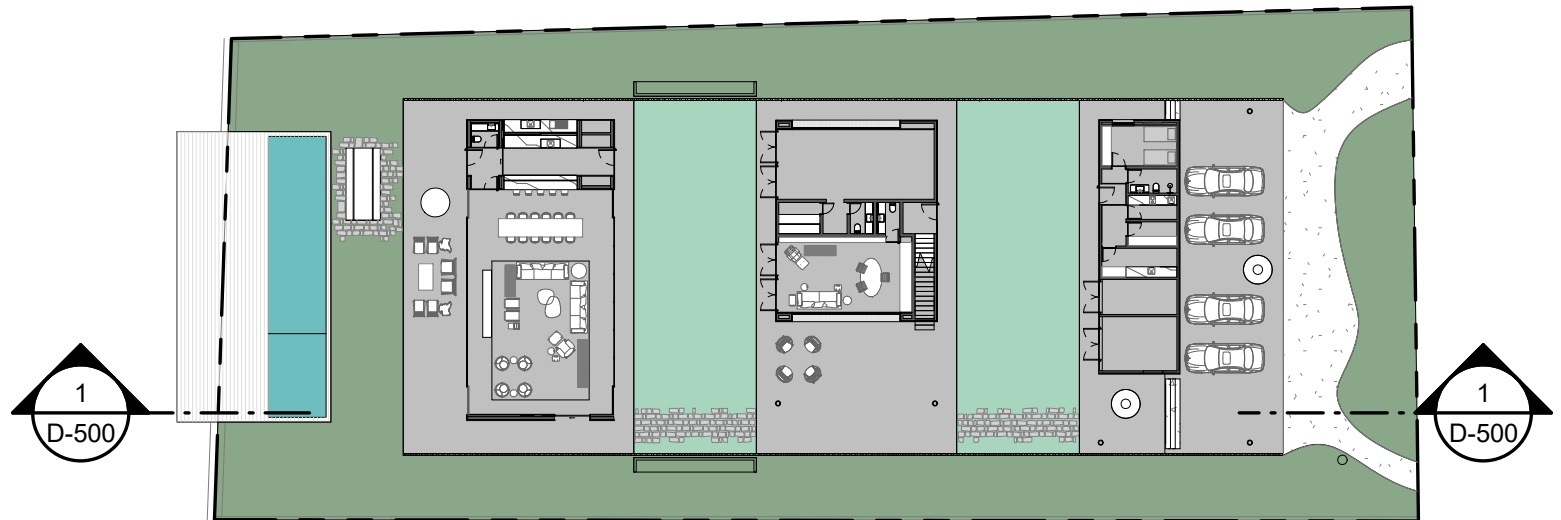


1
D-402

② KEY PLAN-SOUTH ELEVATION
1" = 40'-0"



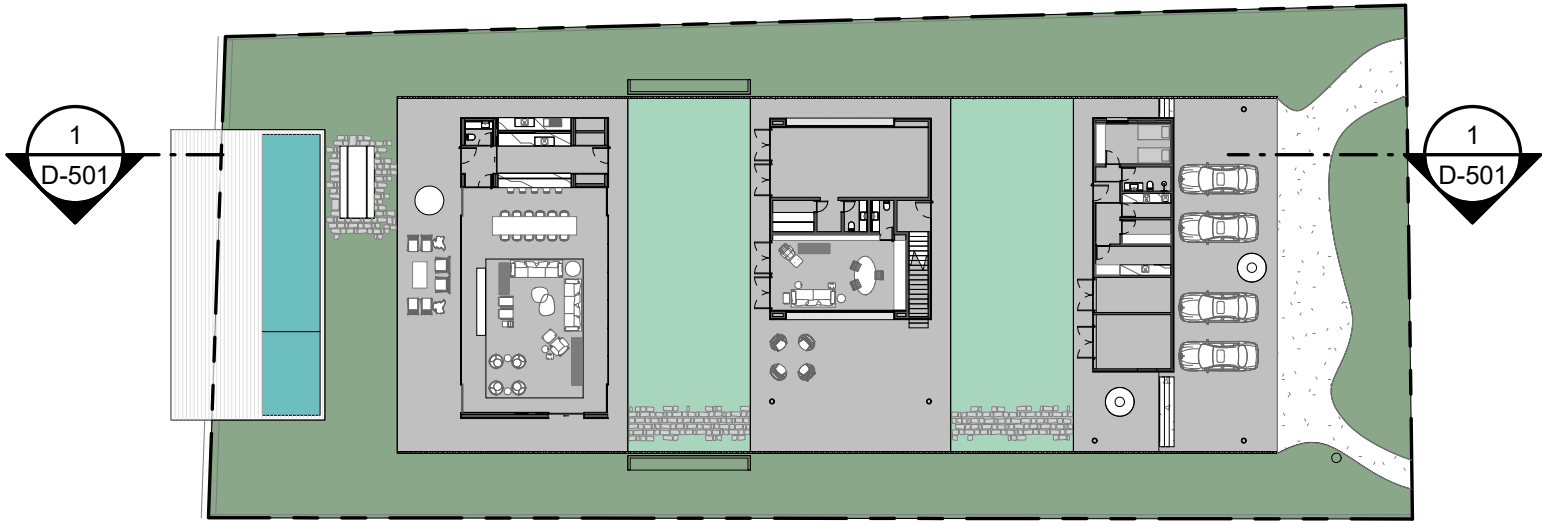
① BUILDING SECTION A
1/16" = 1'-0"



② KEY PLAN- BUILDING SECTION A
1" = 40'-0"



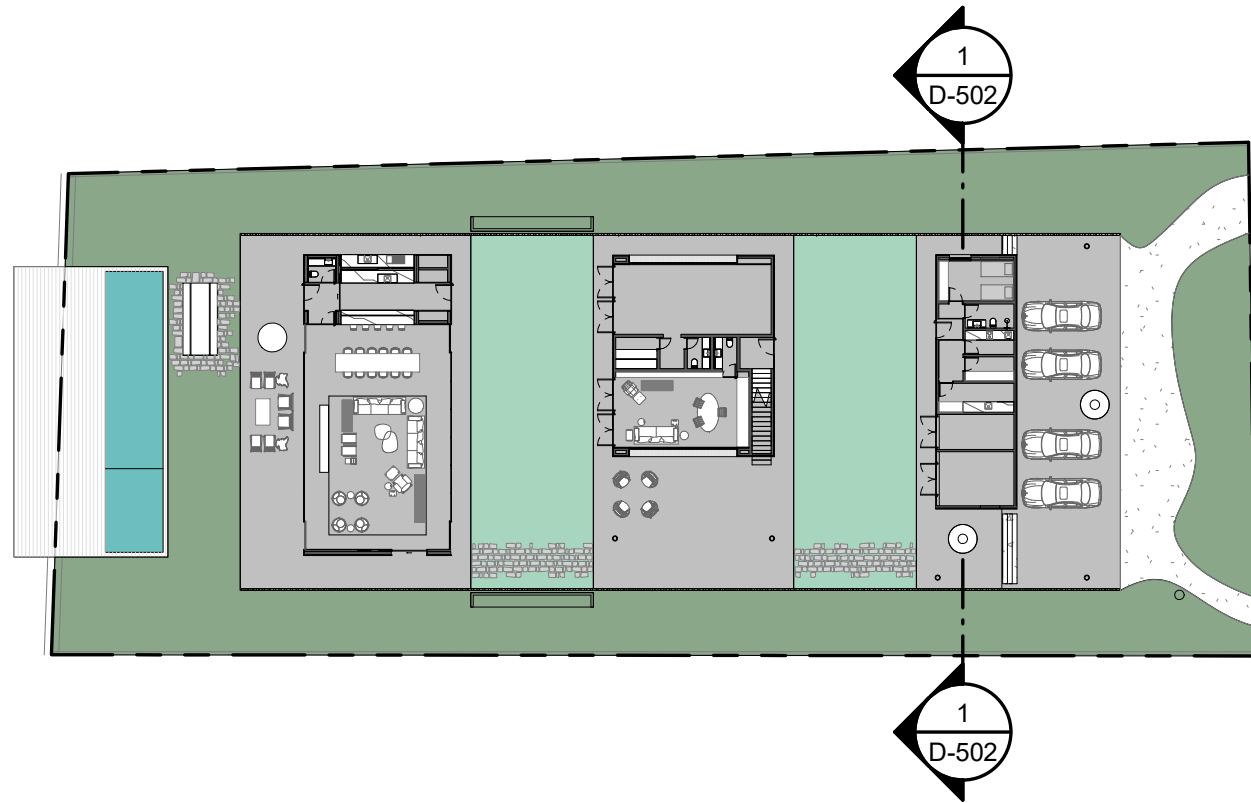
① BUILDING SECTION B
1/16" = 1'-0"



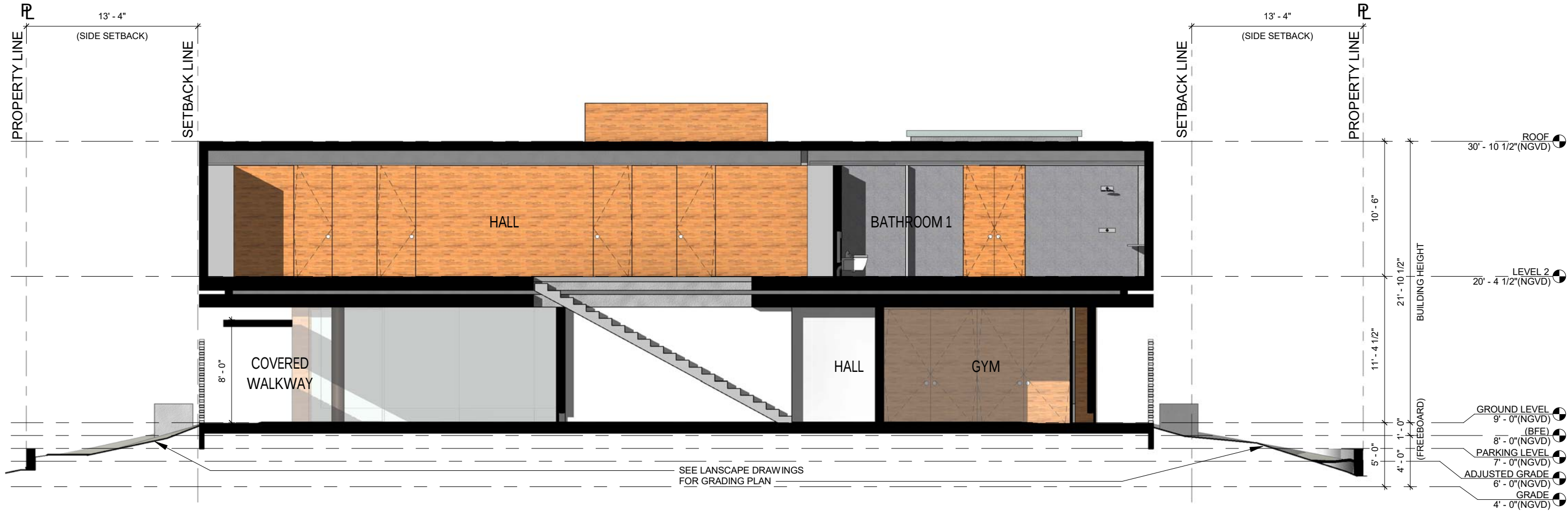
② KEY PLAN- BUILDING SECTION B
1" = 40'-0"



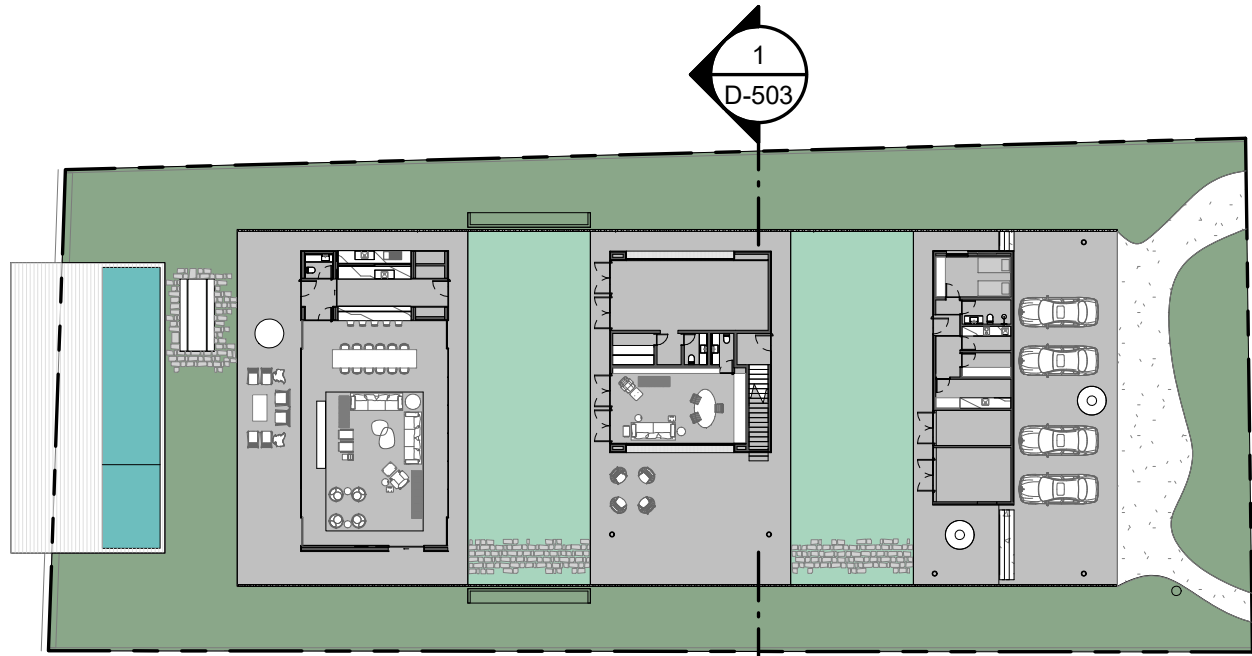
① BUILDING SECTION C
1/8" = 1'-0"



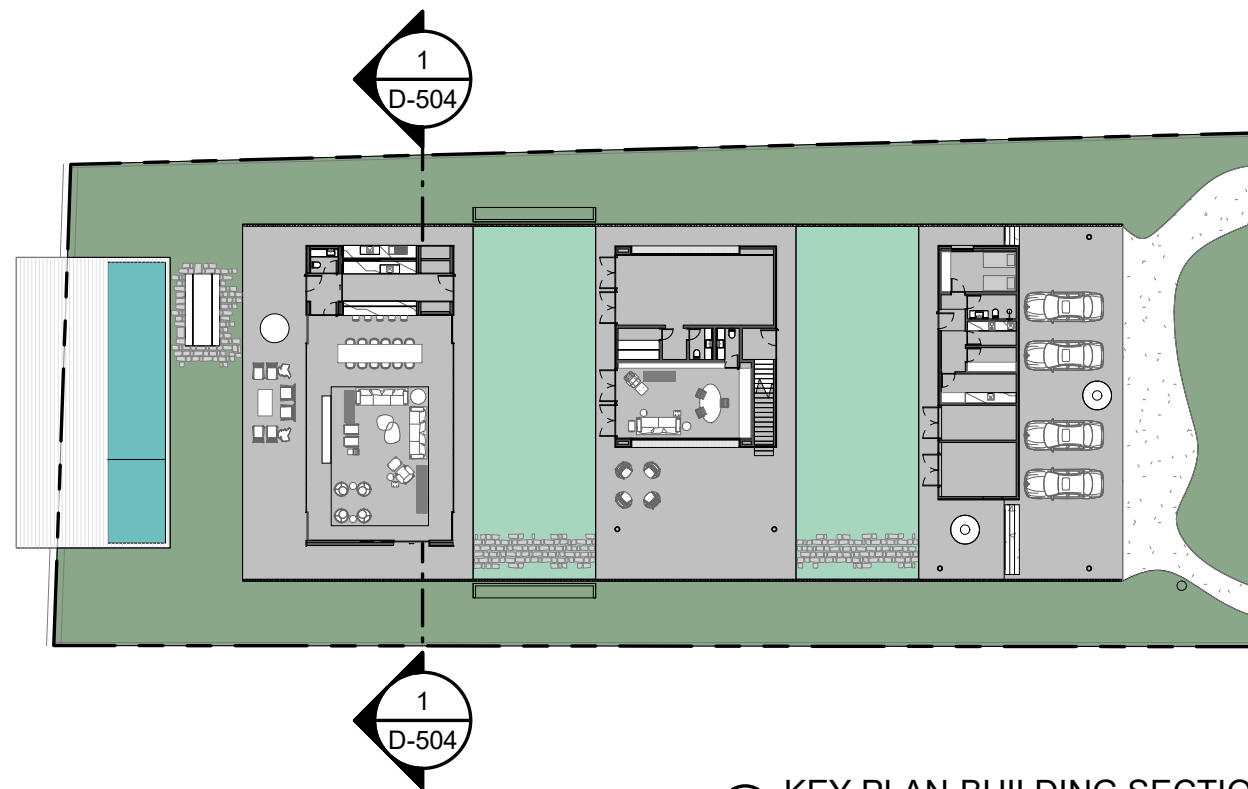
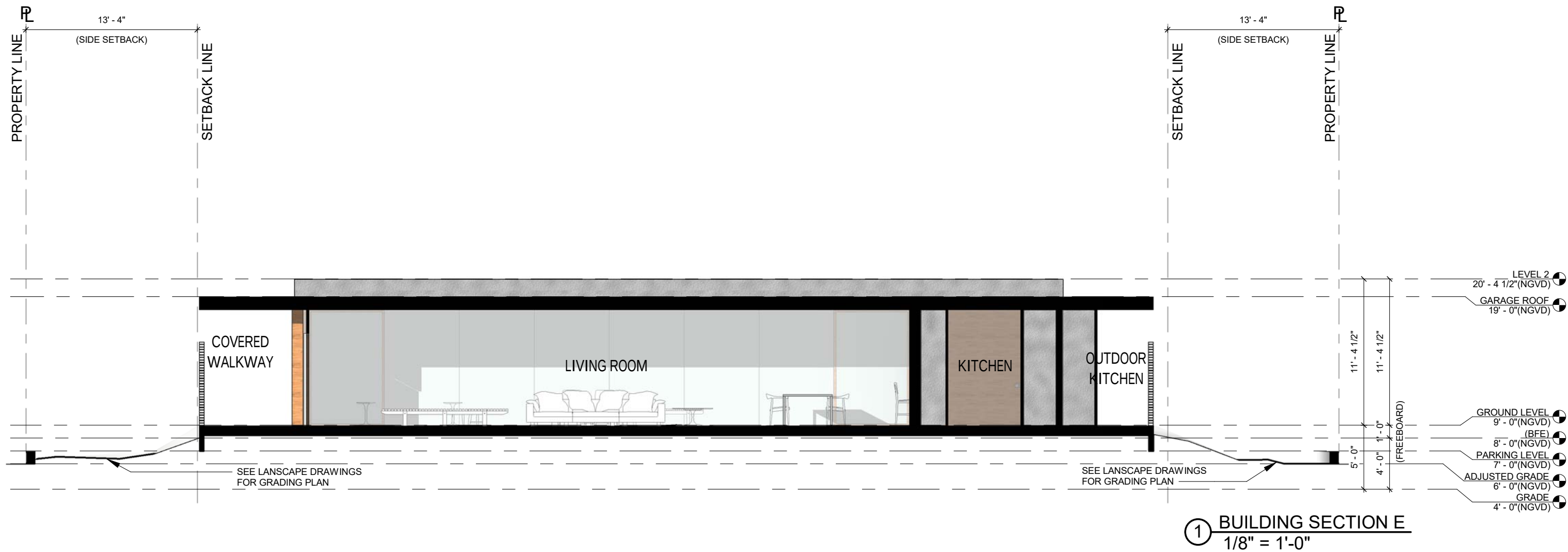
② KEY PLAN-BUILDING SECTION C
1" = 40'-0"



① BUILDING SECTION D
1/8" = 1'-0"



② KEY PLAN-BUILDING SECTION D
1" = 40'-0"



2 KEY PLAN-BUILDING SECTION E
1" = 40'-0"

BUILDING SECTION E

6300 N. Bay Road
Miami Beach, FL

Date: 11-18-17

D-504

DESIGN ARCHITECT:

studio mk27

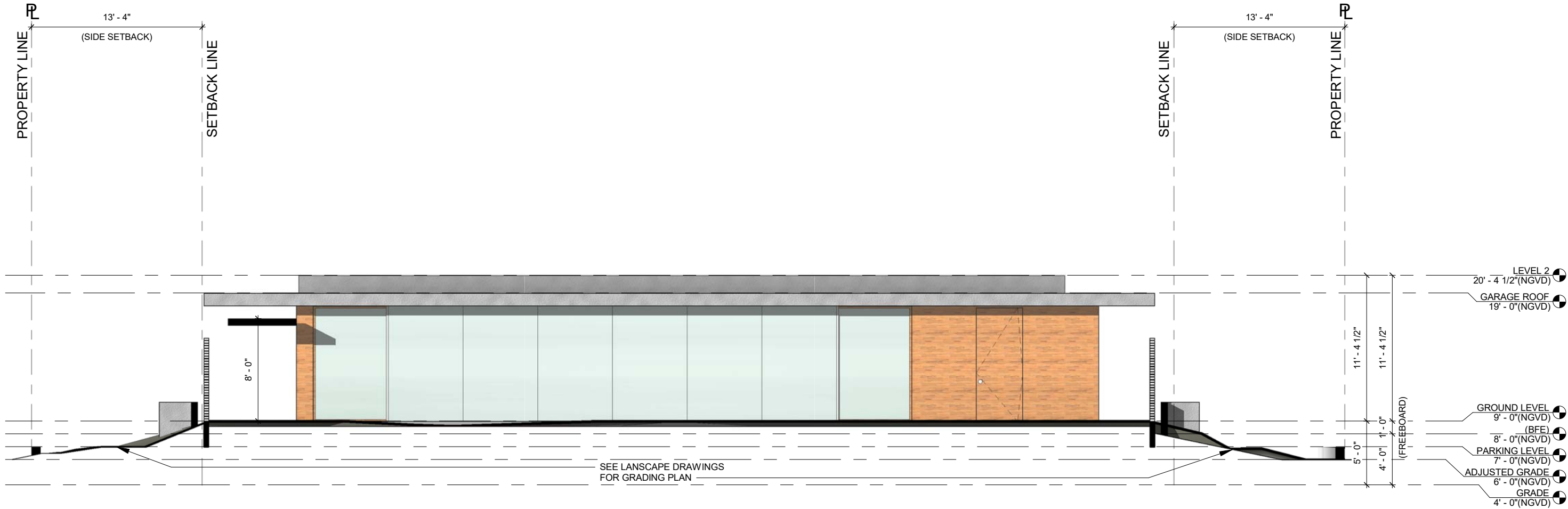
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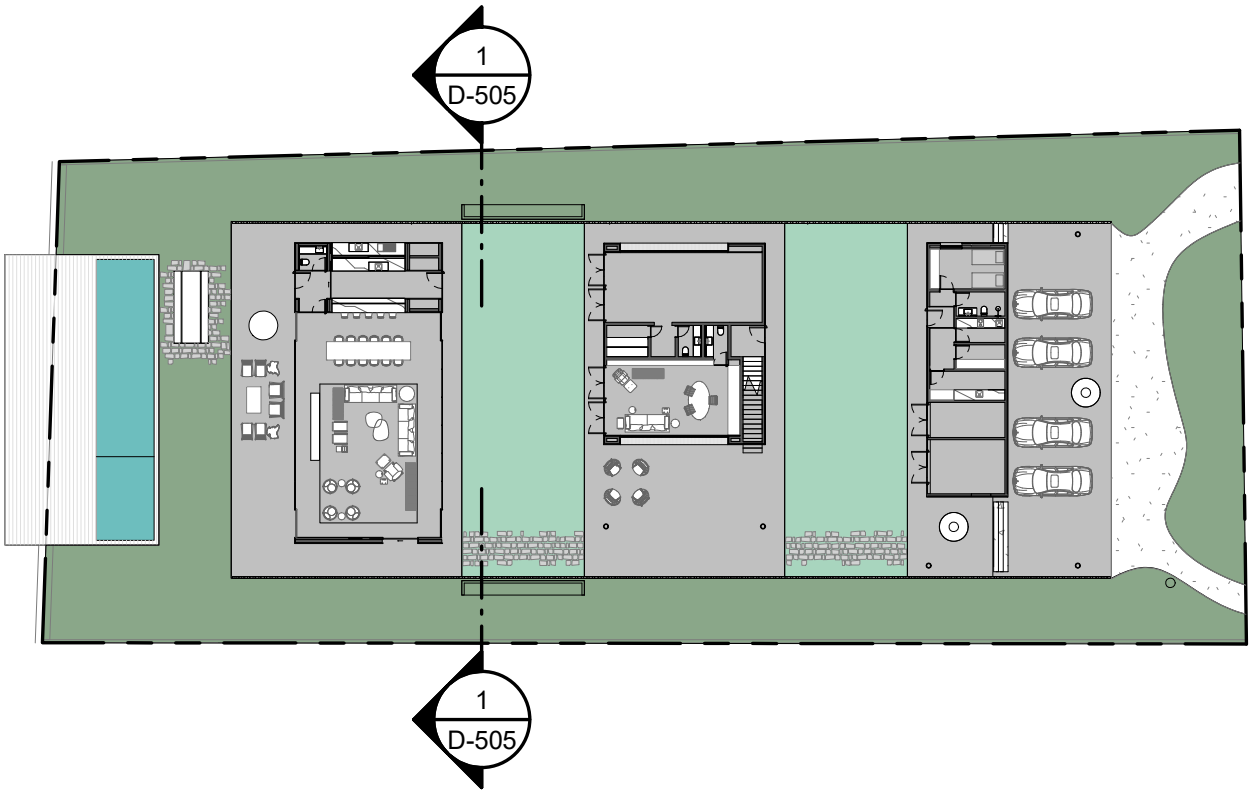
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LANDSCAPE ARCHITECT

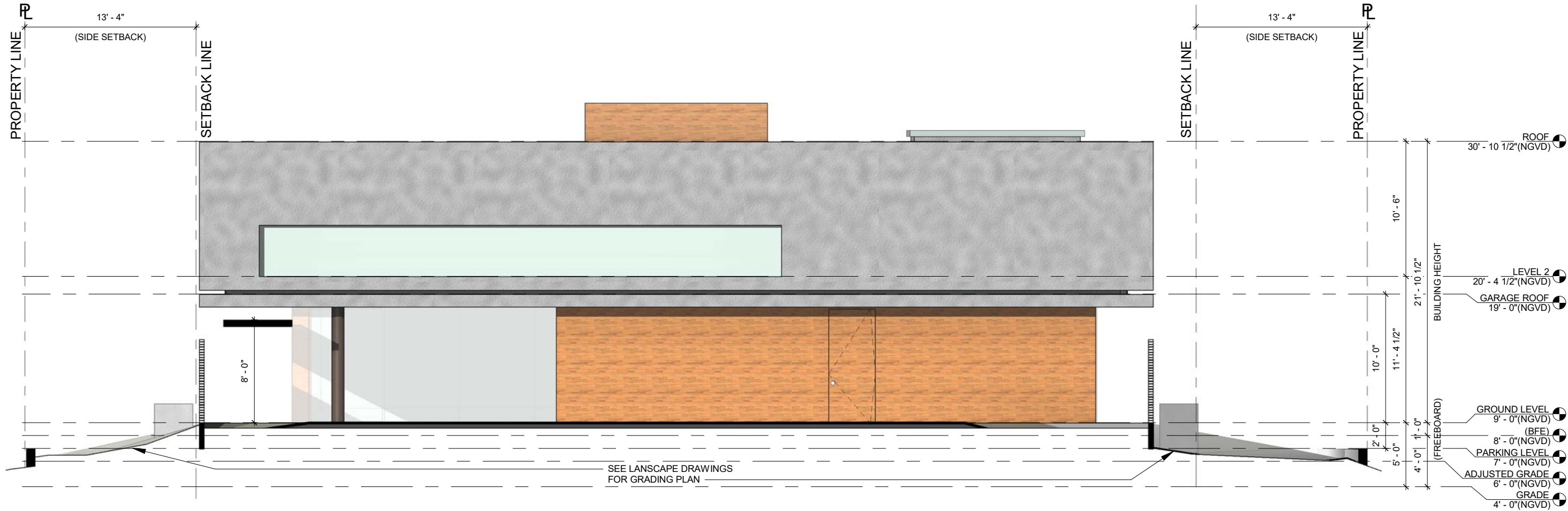
JUNGLES
RAYMOND JUNGLES INC



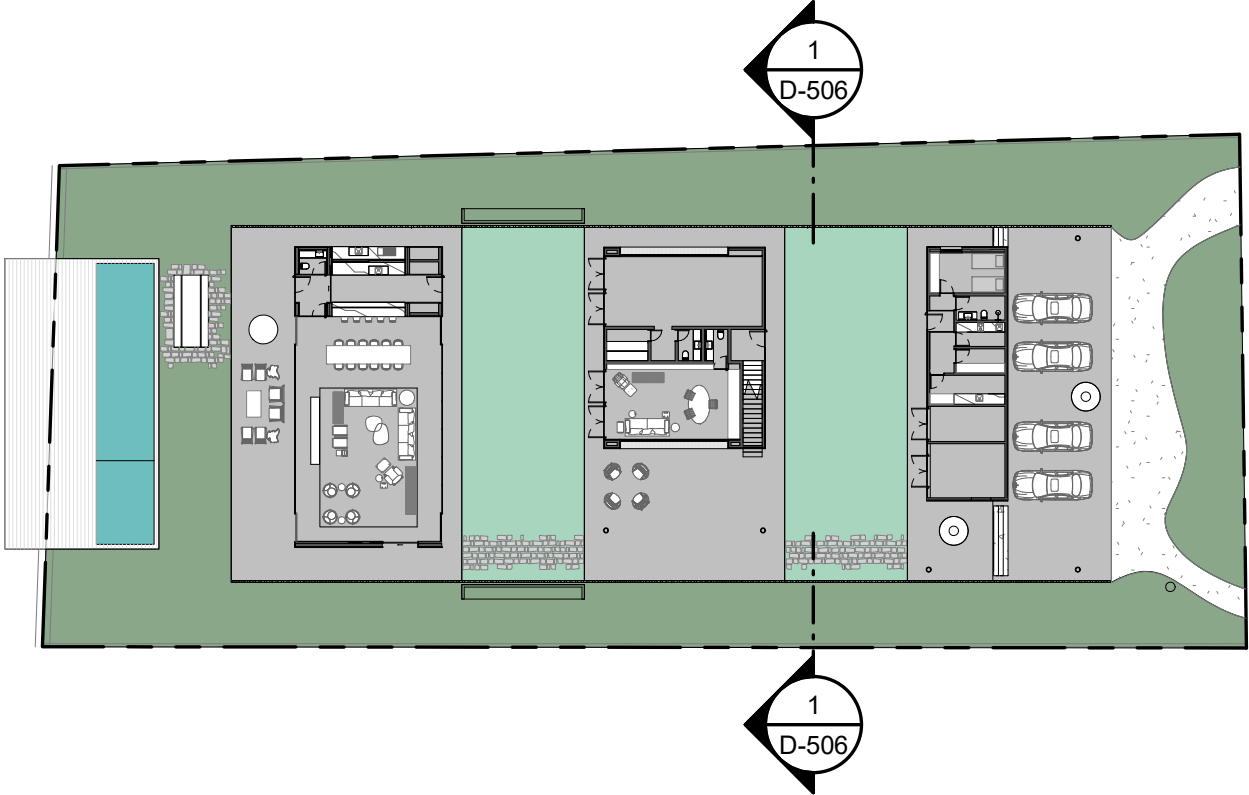
① **BUILDING SECTION F**
1/8" = 1'-0"



② **KEY PLAN-BUILDING SECTION F**
1" = 40'-0"



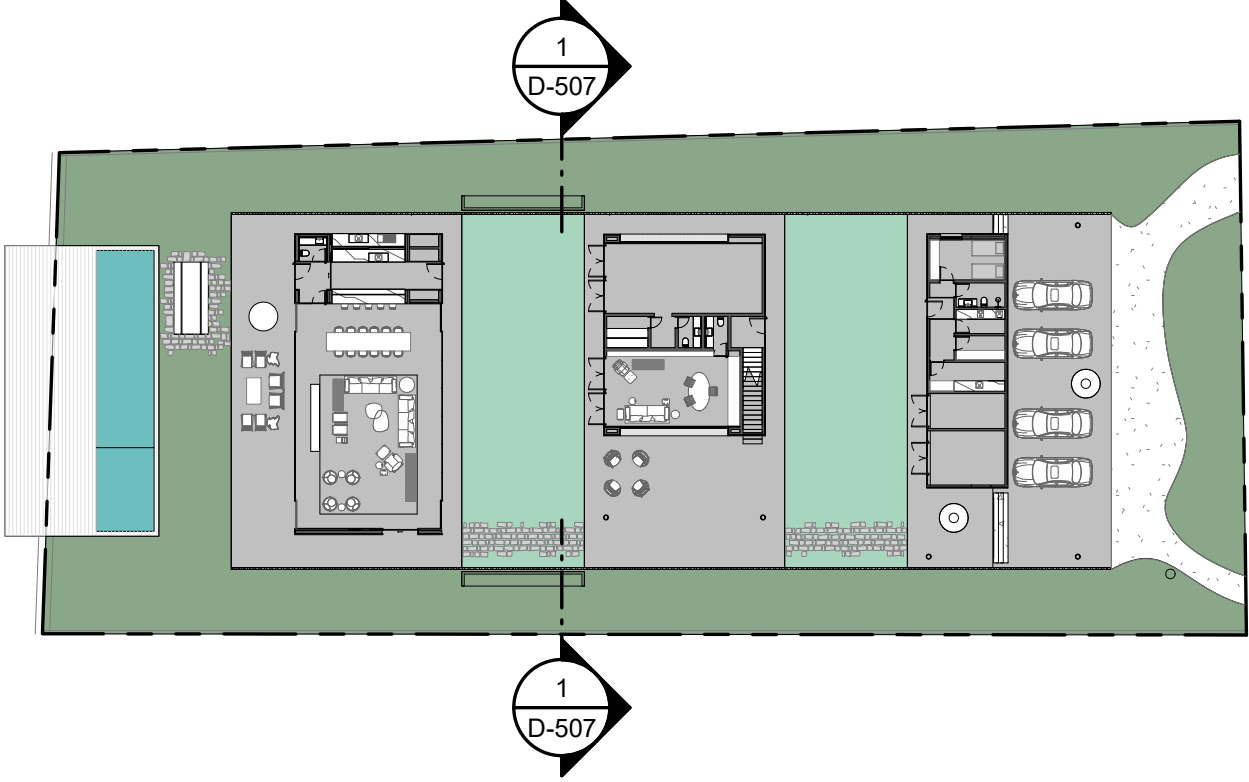
① BUILDING SECTION G
1/8" = 1'-0"



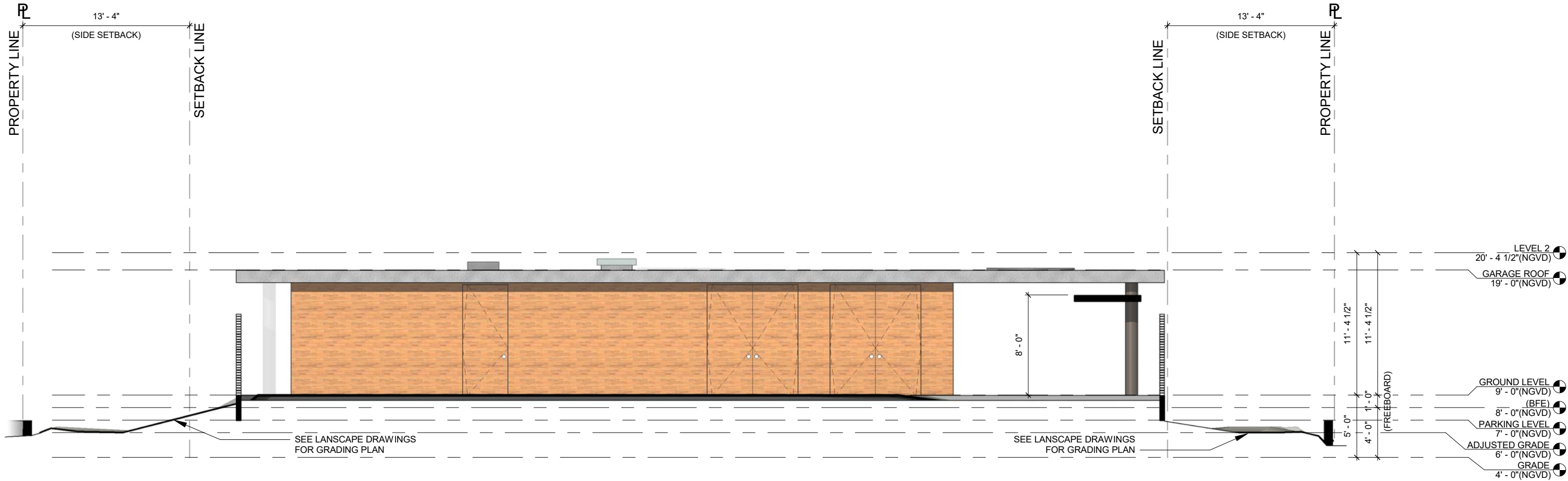
② KEY PLAN-BUILDING SECTION G
1" = 40'-0"



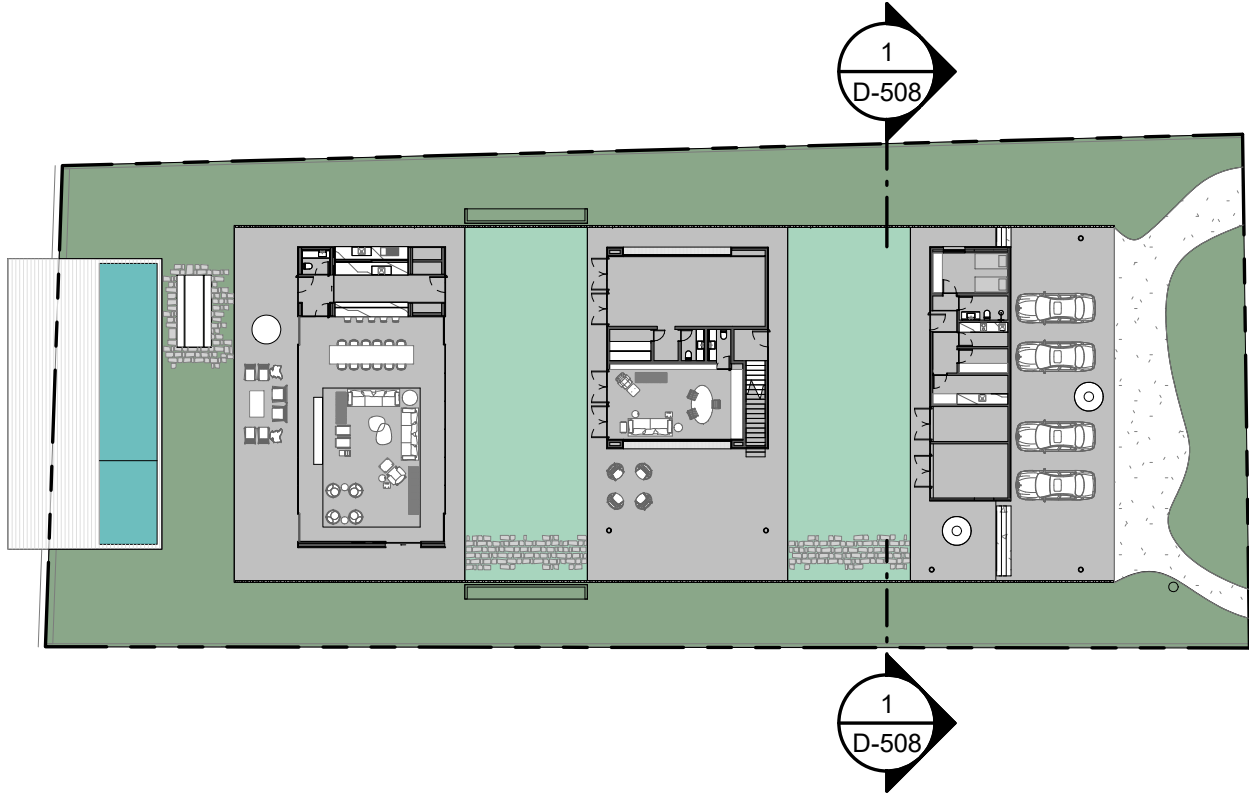
① BUILDING SECTION H
1/8" = 1'-0"



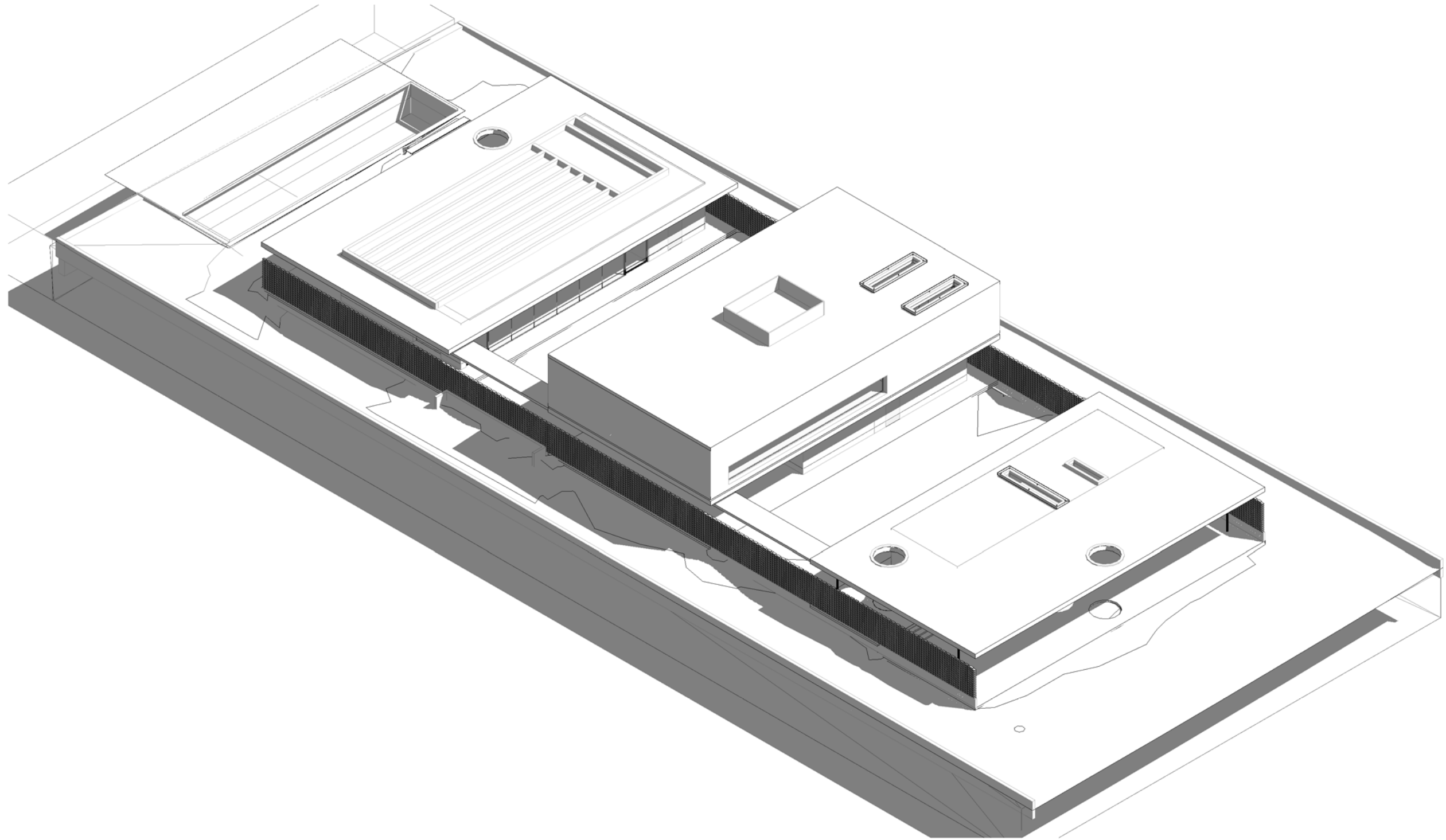
② KEY PLAN-BUILDING SECTION H
1" = 40'-0"



① **BUILDING SECTION I**
1/8" = 1'-0"



② **KEY PLAN-BUILDING SECTION I**
1" = 40'-0"



① D-600-AXONOMETRIC VIEW-SE

AXONOMETRIC VIEW-SE

6300 N. Bay Road
Miami Beach, FL

Date: 11-18-17

D-600

DESIGN ARCHITECT:

studio mk27

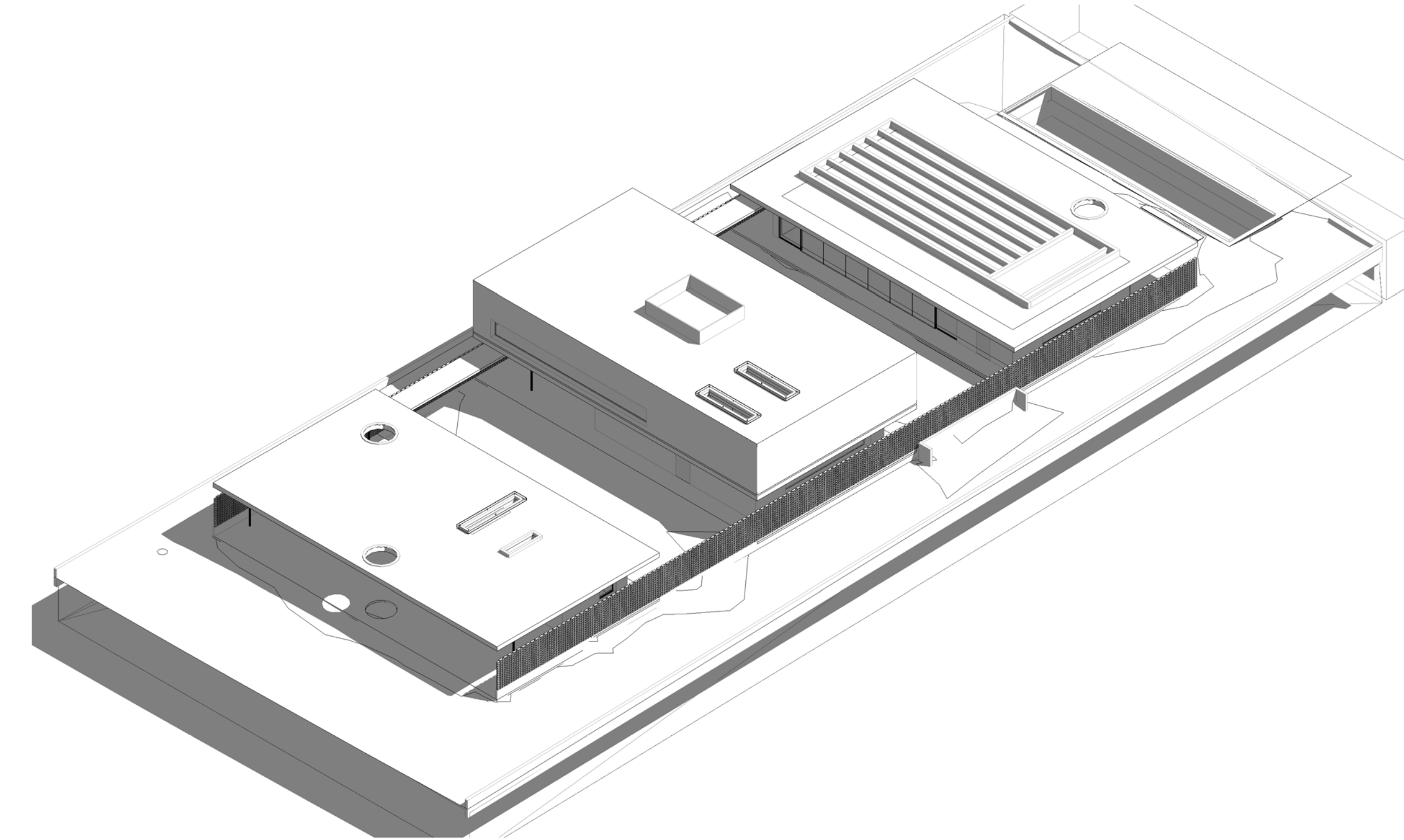
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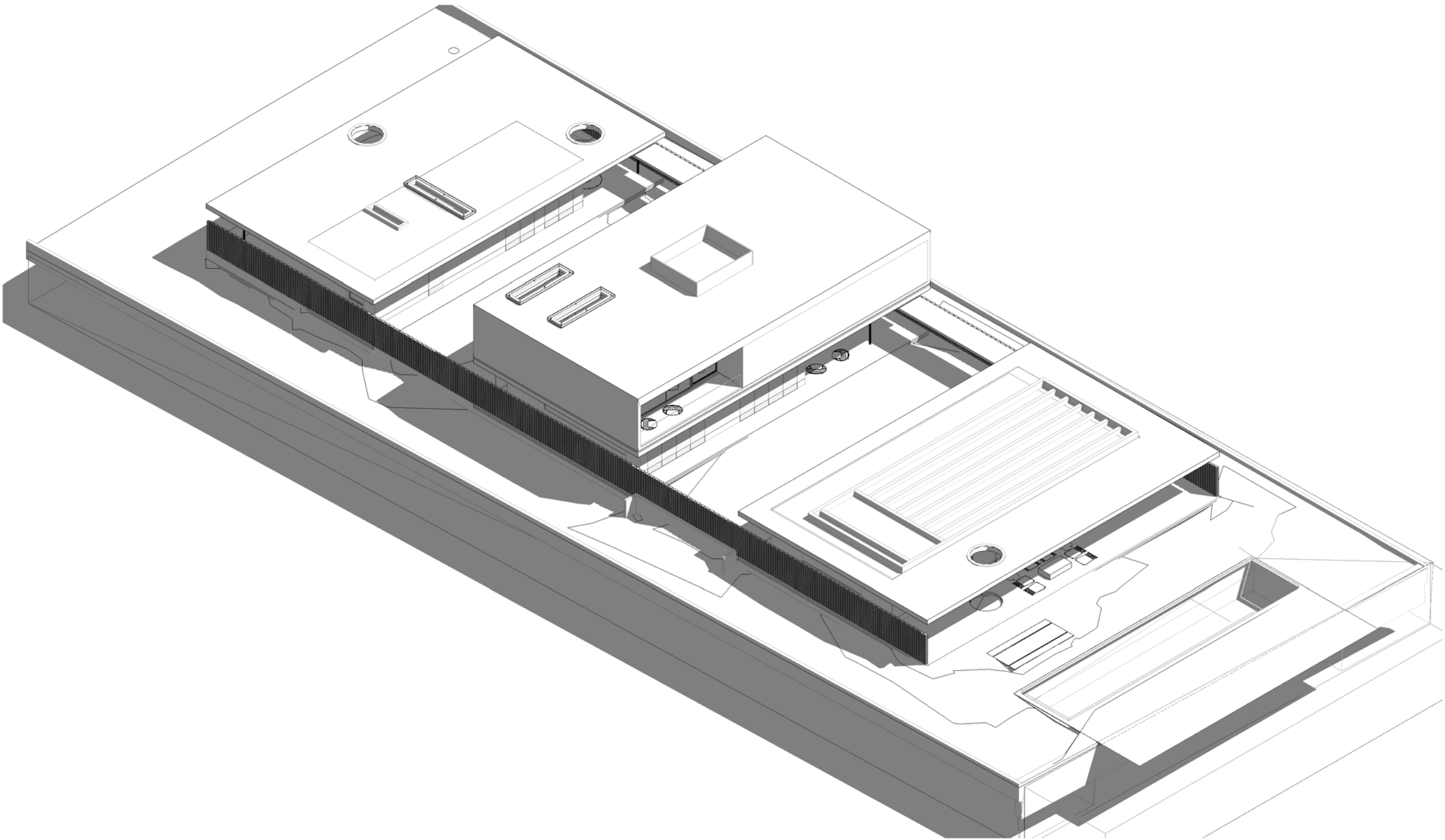
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LANDSCAPE ARCHITECT

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① D-601-AXONOMETRIC VIEW-NE



① D-602-AXONOMETRIC VIEW-NW

① D-603-AXONOMETRIC VIEW-SW

