



Residence ①



Residence ②



Subject Property [6342 N. Bay Rd.]



Residence ③



Residence ④



Residence ⑤



Residence ⑥



Residence ⑦

Aerial Photographs





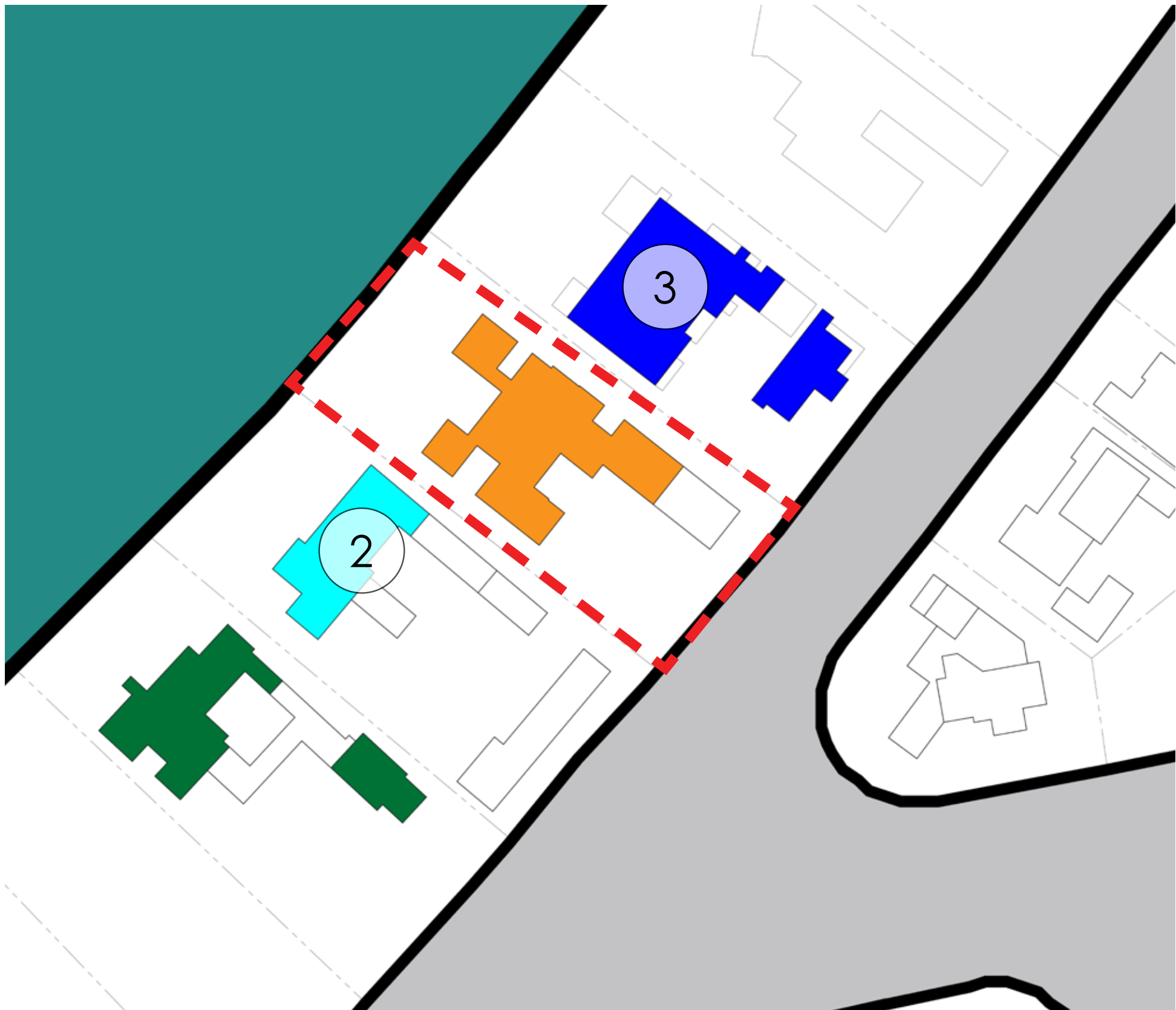
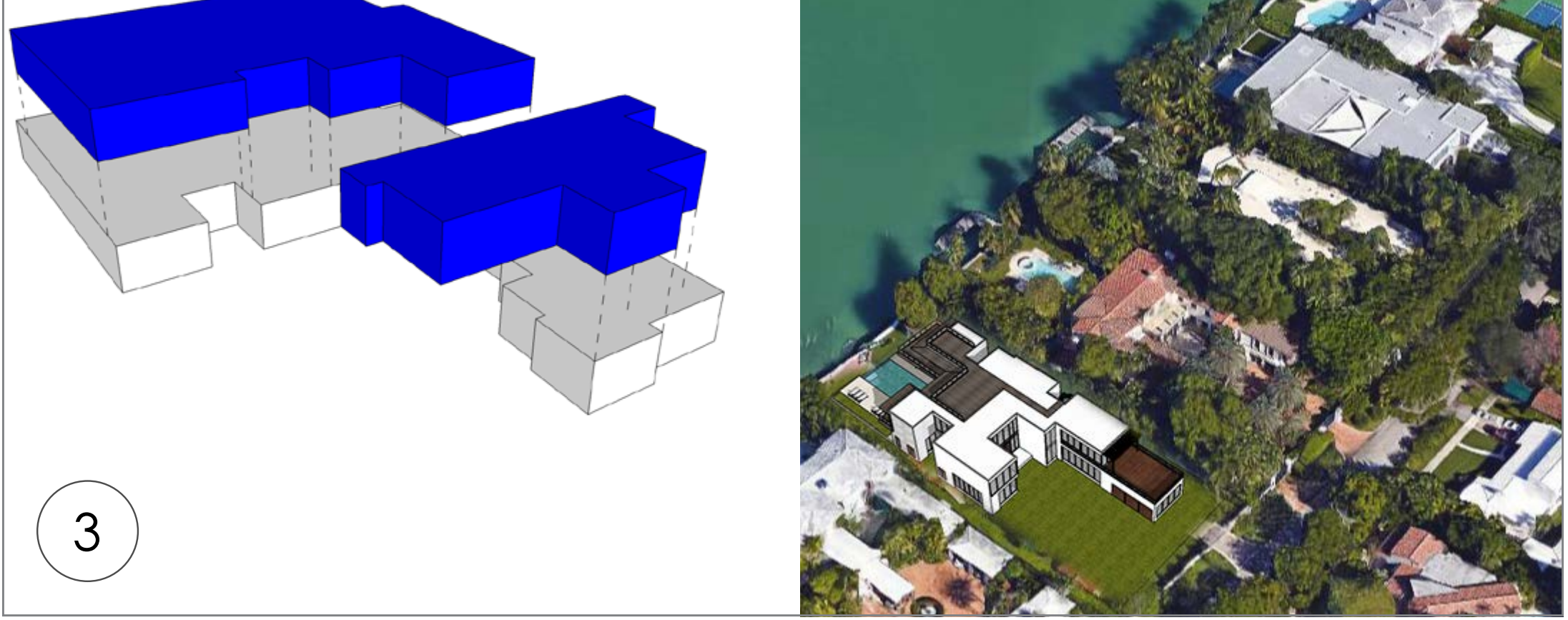


6324 N. Bay Rd.  
 Adjacent Property  
 Approx. Lot Coverage: 29%  
 Approx. First-Second Ratio: 38%



6342 N. Bay Rd.  
 Proposed Property  
 Lot Coverage: 29%  
 First-Second Ratio: 87.7%

6360 N. Bay Rd.  
 Adjacent Property *[Under Construction]*  
 Lot Coverage: 29%  
 First-Second Ratio: 84%

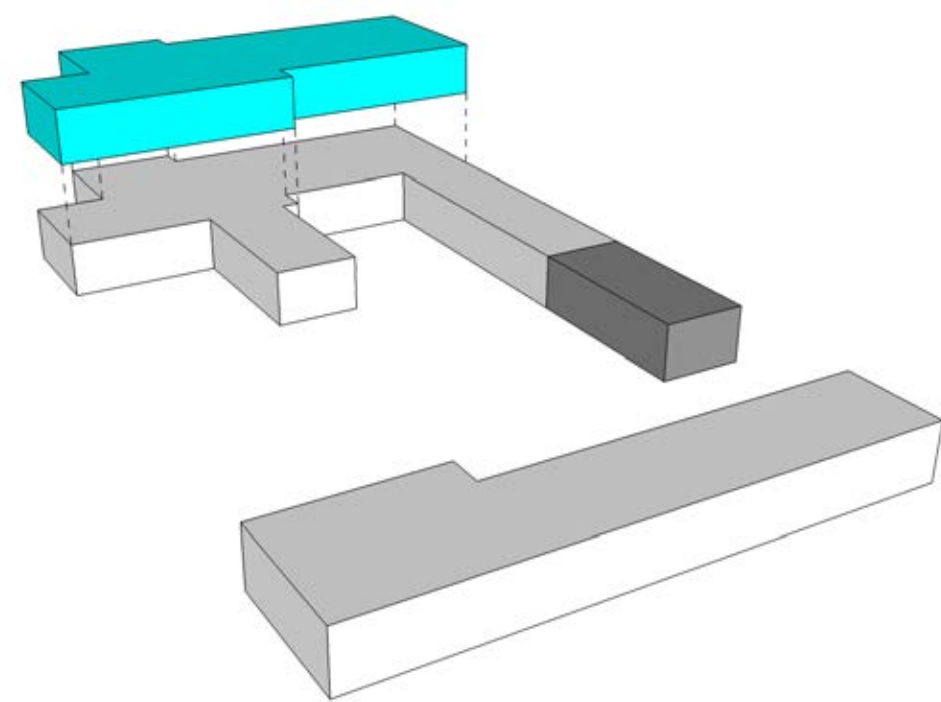






6324 N. Bay Rd.

Adjacent Property  
Approx. Lot Coverage: 29%  
Approx. First-Second Ratio: 38%

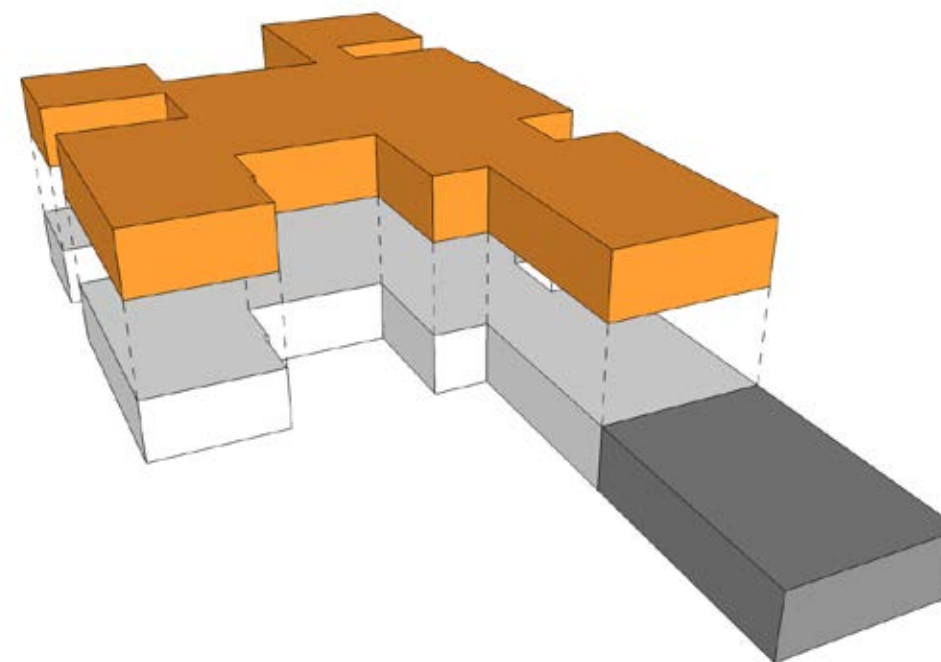


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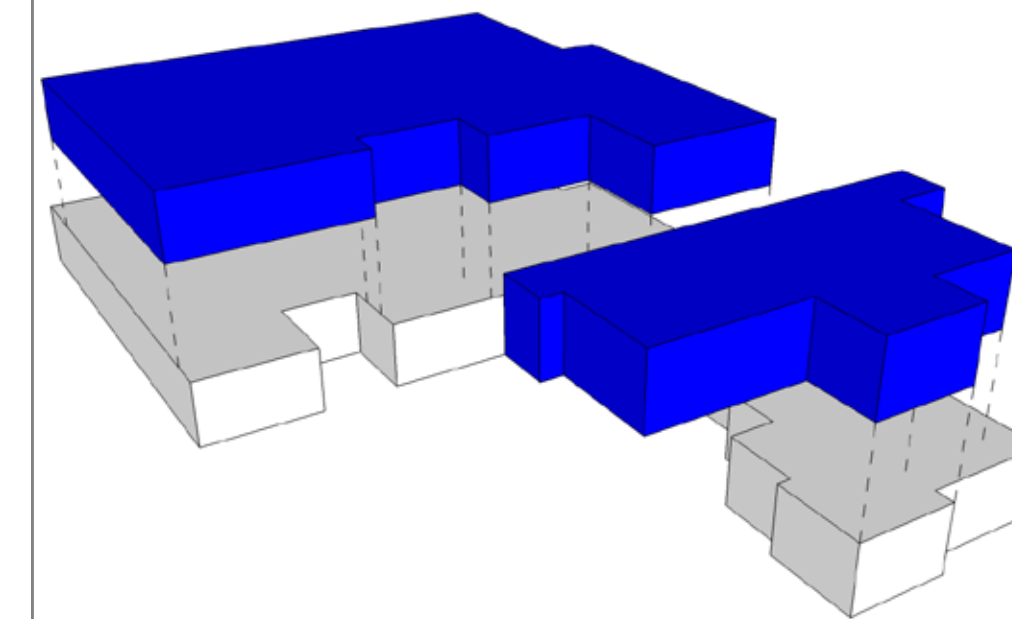
6342 N. Bay Rd.

Proposed Property  
Lot Coverage: 28.4%  
First-Second Ratio: 87.5%



6360 N. Bay Rd.

Adjacent Property *[Under Construction]*  
Lot Coverage: 29%  
First-Second Ratio: 84%





3



PROPOSED DESIGN (03-09-2017)

Massing & Compatibility Studies



LEGEND	
	SECOND FLOOR AREA
	GROUND FLOOR AREA BELOW

6360 N. BAY RD.

2nd TO 1st FLOOR RATIO:	84%
HEIGHT:	28'-0"
LOT SIZE:	27,581 SF
UNIT SIZE:	13,315 SF (48.3%)
LOT COVERAGE:	28.4%

6360 N.  
BAY RD  
(ADJACENT PROPERTY TO  
NORTH, UNDER CONSTRUCTION)

6342 N. BAY RD.

2nd TO 1st FLOOR RATIO:	81.1%
HEIGHT:	28'-0"
LOT SIZE:	24,671 SF
UNIT SIZE:	12,313 SF (49.9%)
LOT COVERAGE:	28.8%

6342 N.  
BAY RD  
(SUBJECT PROPERTY)

6324 N. BAY RD.

2nd TO 1st FLOOR RATIO:	38%
HEIGHT:	22'-6"
LOT SIZE:	24,103 SF
UNIT SIZE:	7,988 SF (32.3%)
LOT COVERAGE:	28.4%

6324 N.  
BAY RD  
(ADJACENT PROPERTY  
TO SOUTH)

BISCAYNE  
BAY

NORTH BAY RD.

comm. no.  
1524

date:  
08-28-2015

revised:  
09-14-2015

NORTH BAY ROAD RESIDENCE

6342 N. BAY RD.  
MIAMI BEACH, FLORIDA 33141

sheet no.

seal  
Paul Fischman  
registered architect  
AR96202

**PREVIOUSLY APPROVED DESIGN  
(DRB FILE NO. 23215)**

**CHOEFF LEVY FISCHMAN**  
ARCHITECTURE + DESIGN

8425 Biscayne Blvd, suite 201  
Miami, Florida 33138

[www.choefflevy.com](http://www.choefflevy.com)

(t) 305.434.8338  
(f) 305.892.5292



BISCAYNE  
BAY



6360 N.  
BAY RD  
(ADJACENT PROPERTY TO  
NORTH, UNDER CONSTRUCTION)

6342 N.  
BAY RD  
(SUBJECT PROPERTY)

6324 N.  
BAY RD  
(ADJACENT PROPERTY  
TO SOUTH)

LEGEND	
	SECOND FLOOR AREA
	GROUND FLOOR AREA BELOW

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NORTH BAY RD.

comm. no.  
1524

date:  
03-09-2017

revised:  
03-09-2017  
MODIFICATIONS TO  
PREVIOUSLY APPROVED DESIGN

seal  
Paul Fischman  
registered architect  
AR96202

NORTH BAY ROAD RESIDENCE

6342 N. BAY RD.  
MIAMI BEACH, FLORIDA 33141

PROPOSED DESIGN (03-09-2017)

sheet no.

CHOEFF LEVY FISCHMAN  
ARCHITECTURE + DESIGN

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Miami, Florida 33138

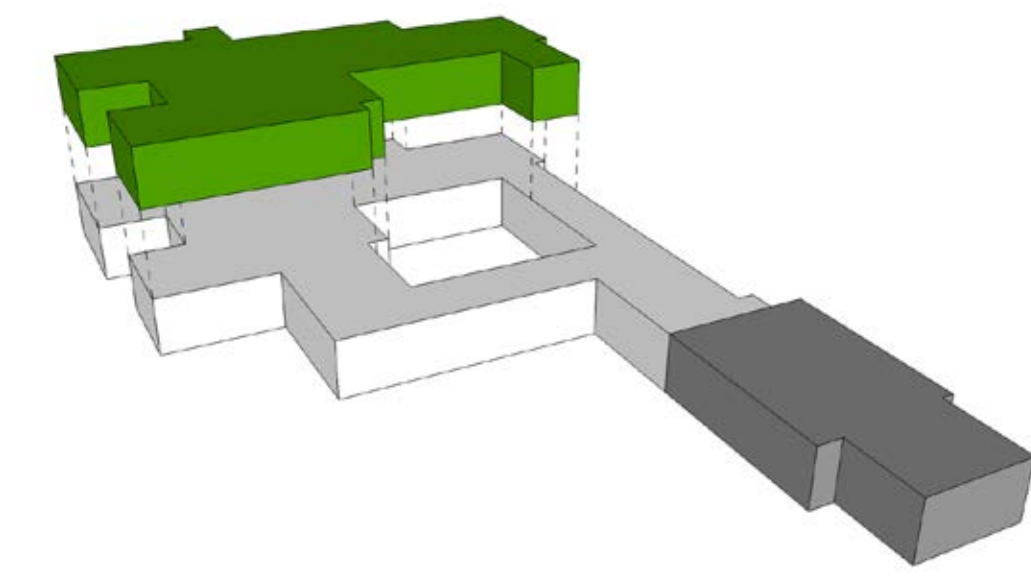
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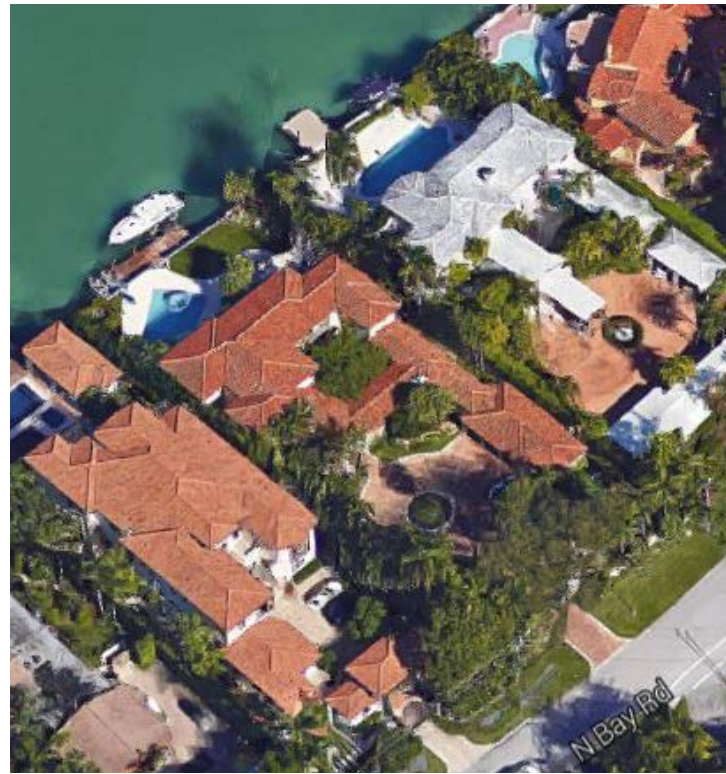




Residence ①



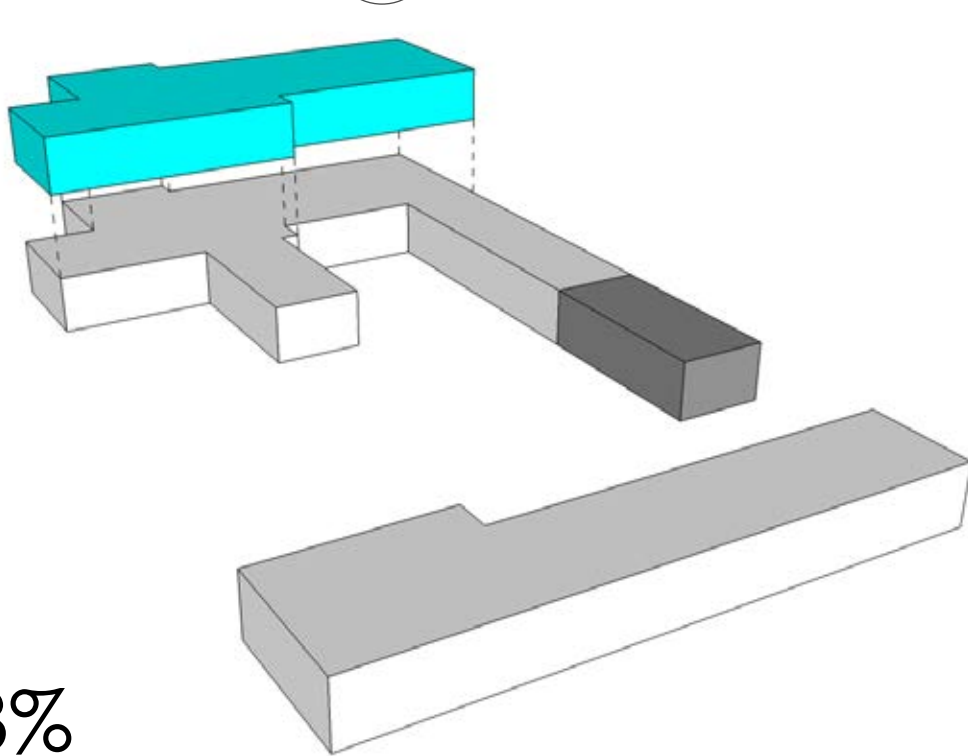
58%  
Massing Diagram



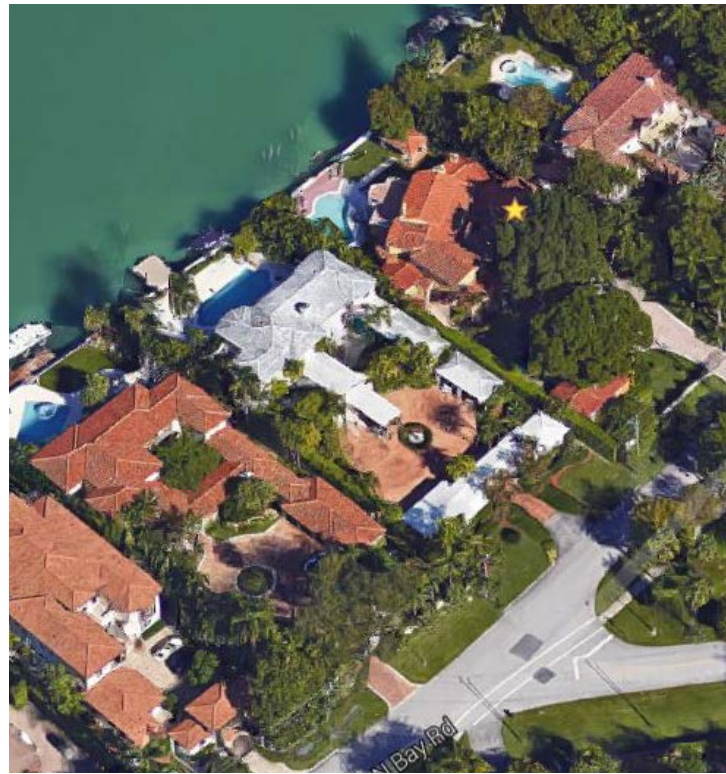
Aerial View



Residence ②



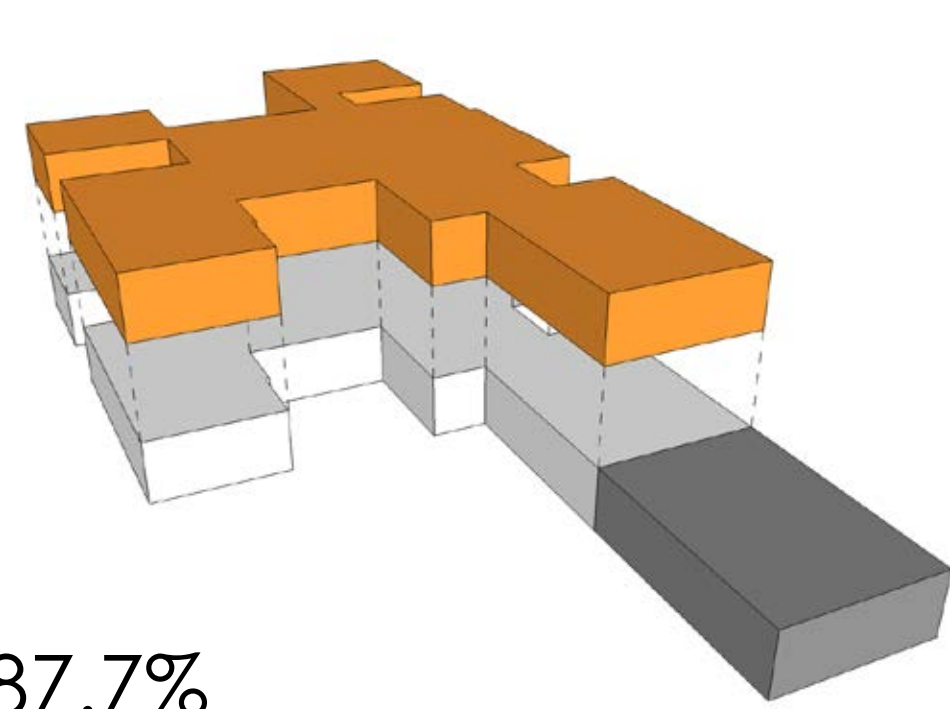
38%  
Massing Diagram



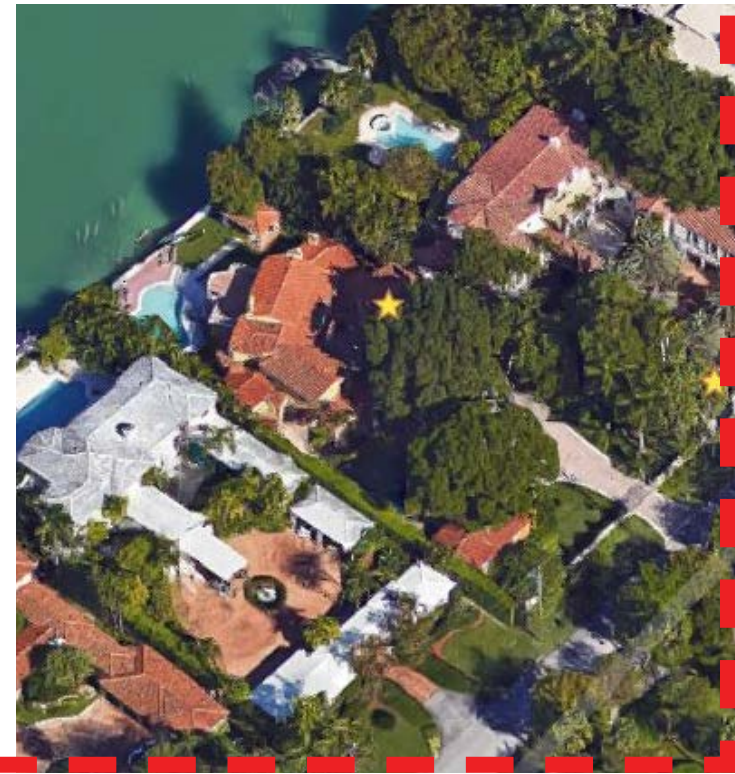
Aerial View



Proposed Residence



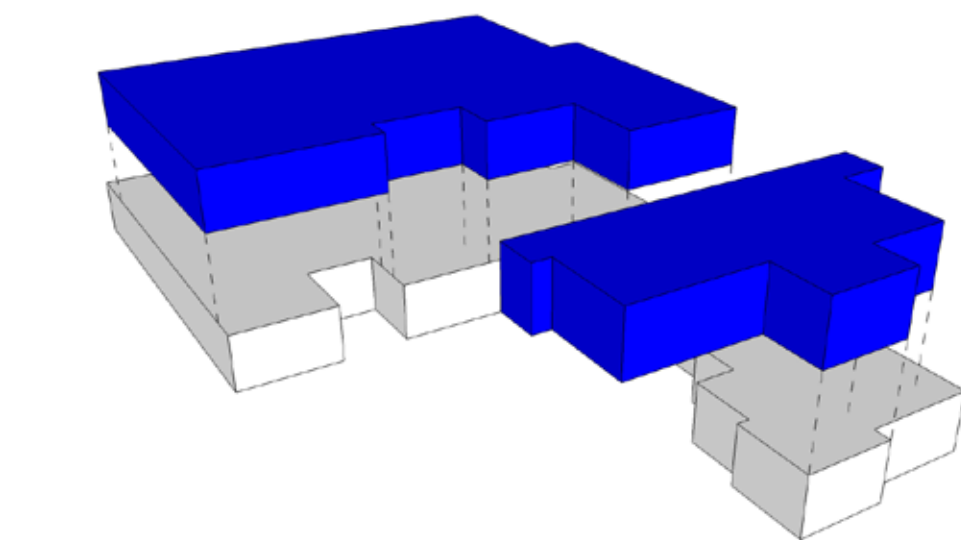
87.7%  
Massing Diagram



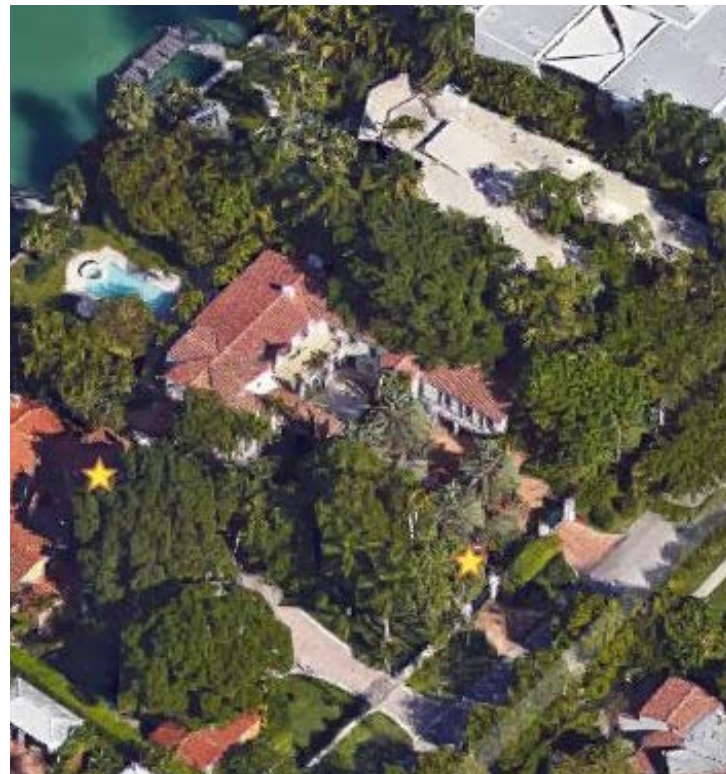
Aerial View



Residence ③ *[Under Construction]*



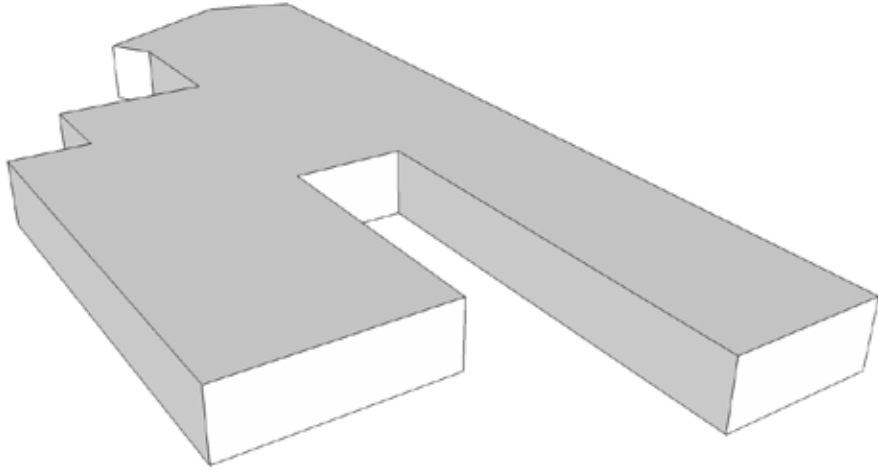
84%  
Massing Diagram



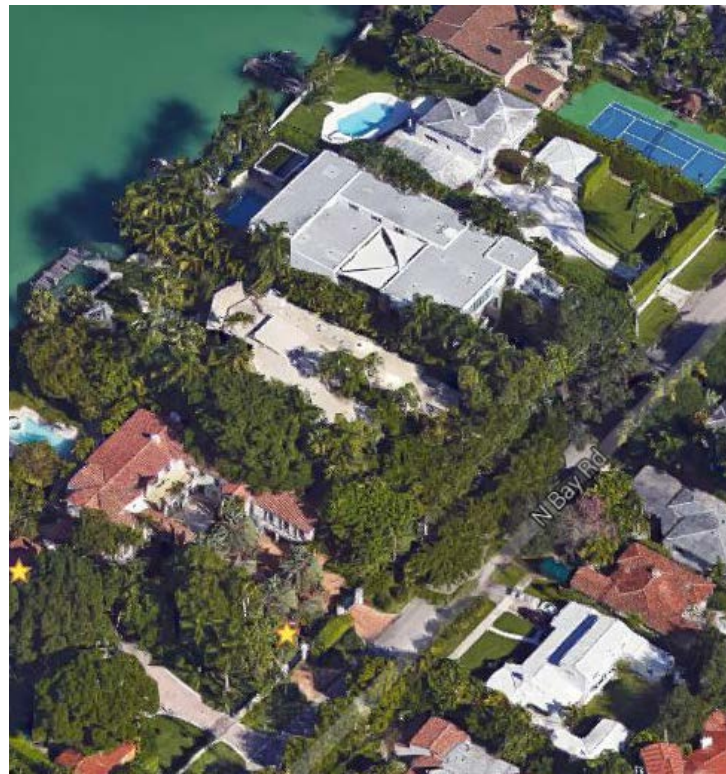
Aerial View



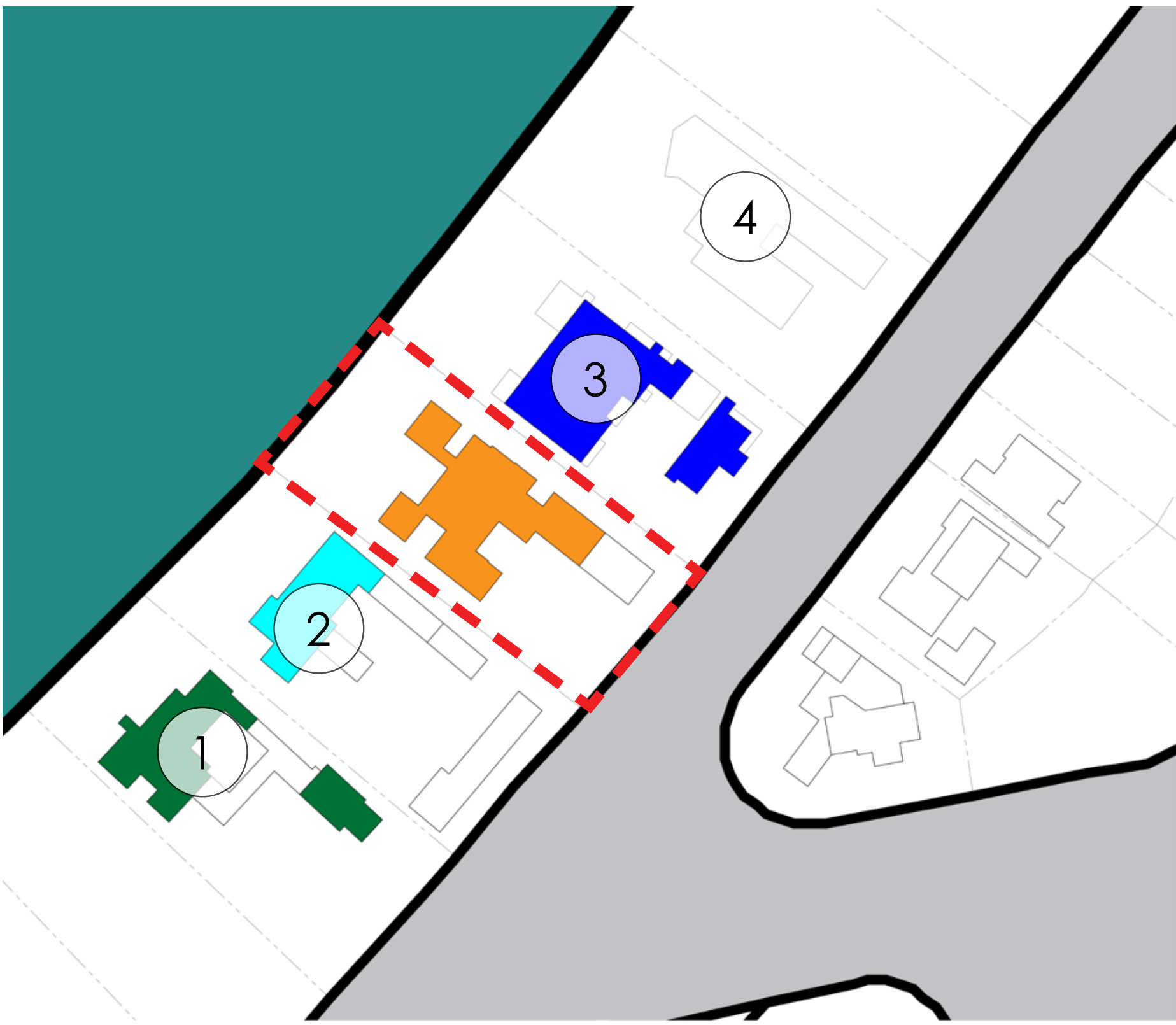
Residence ④



N/A  
Massing Diagram



Aerial View

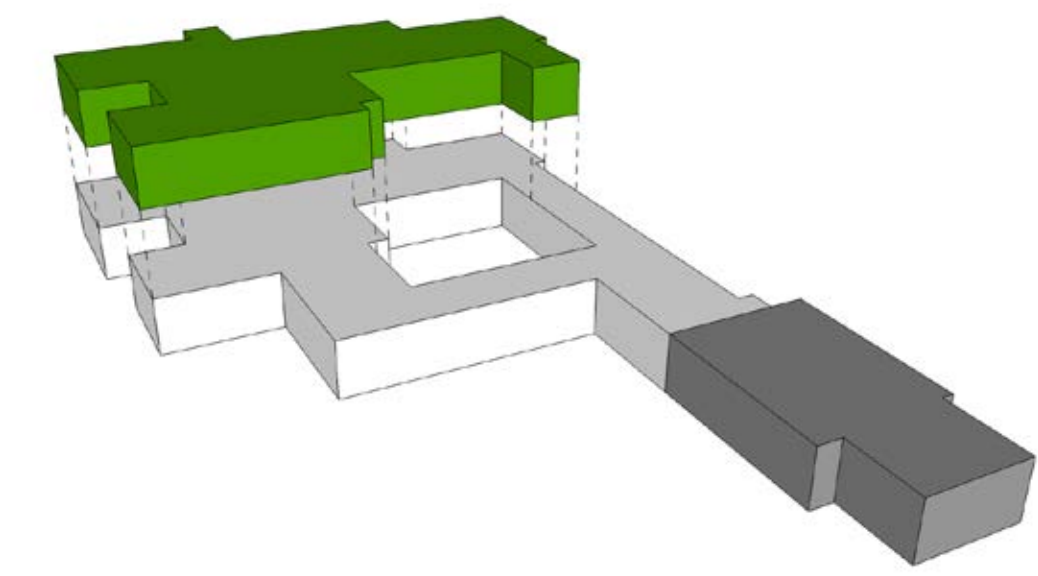


Location Map

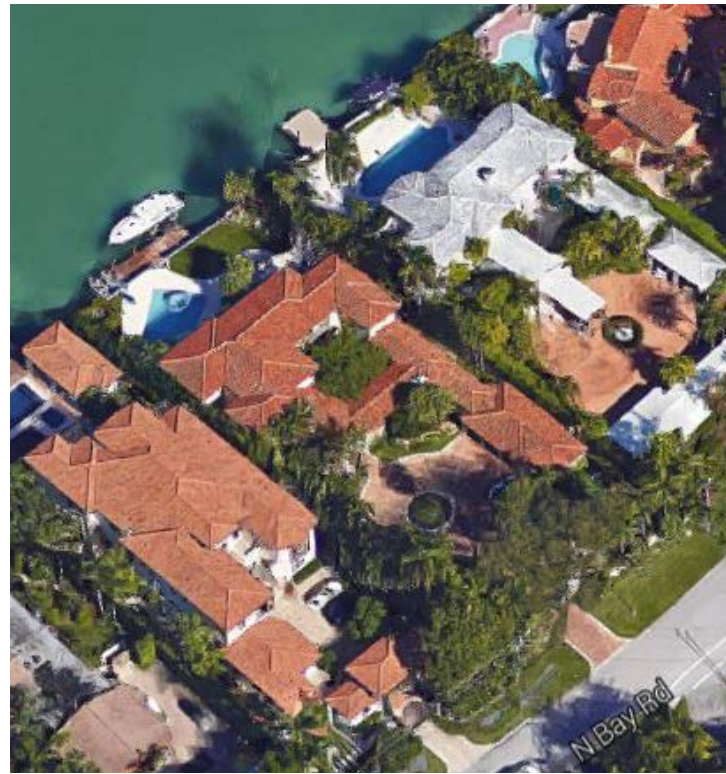




Residence ①



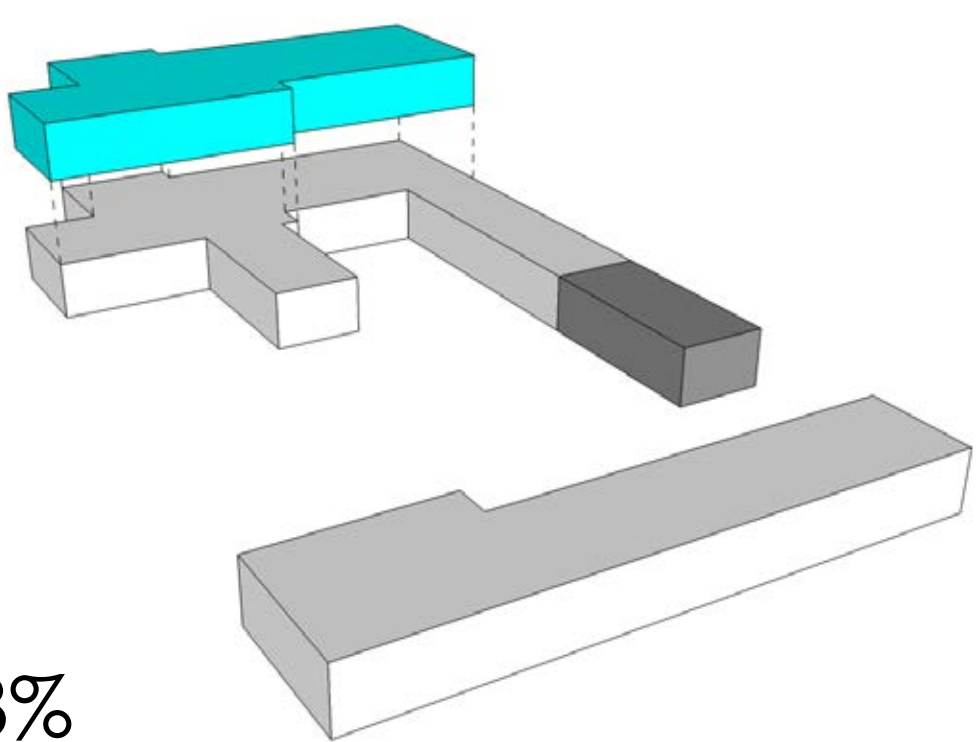
58%  
Massing Diagram



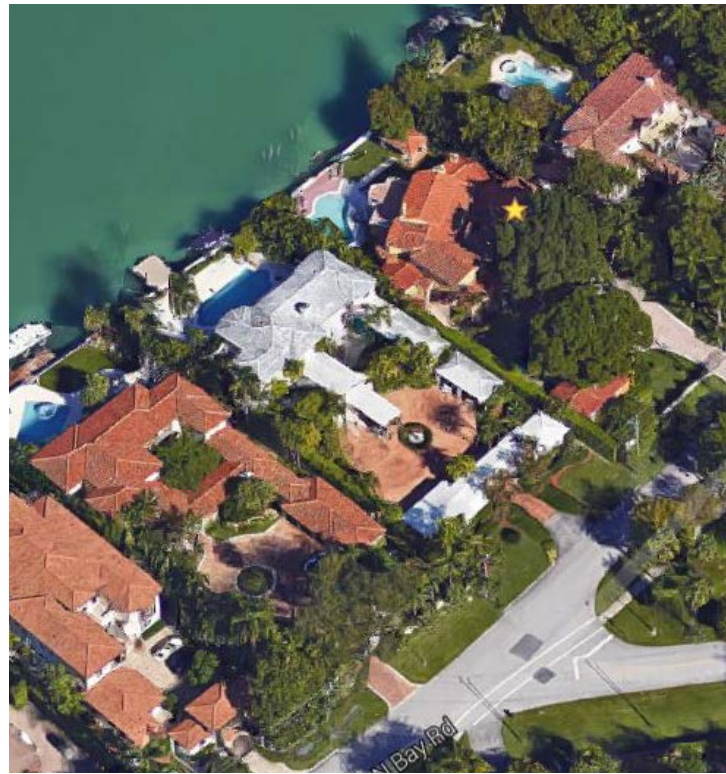
Aerial View



Residence ②



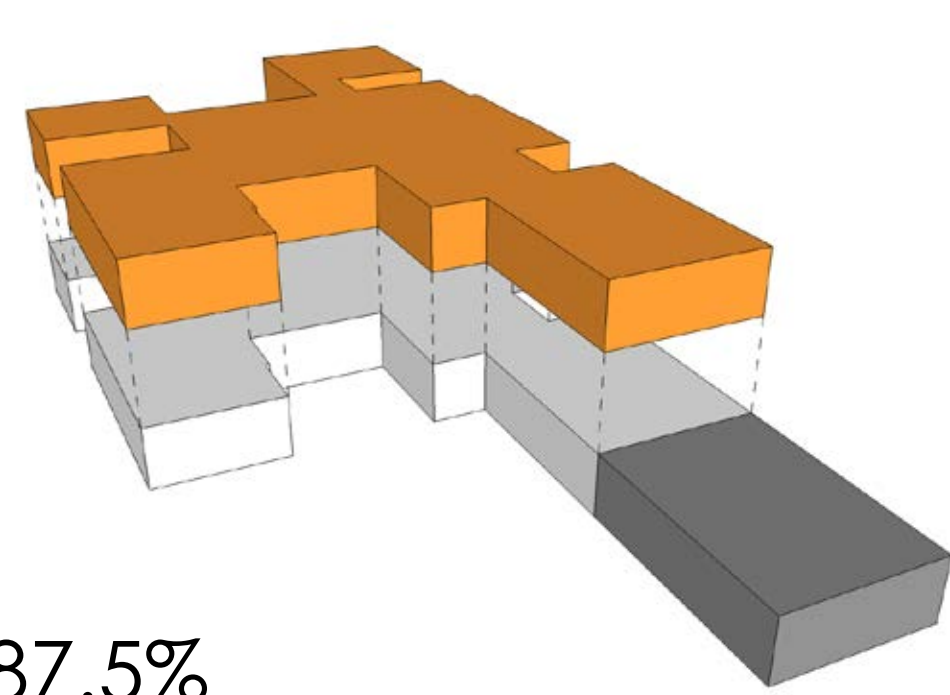
38%  
Massing Diagram



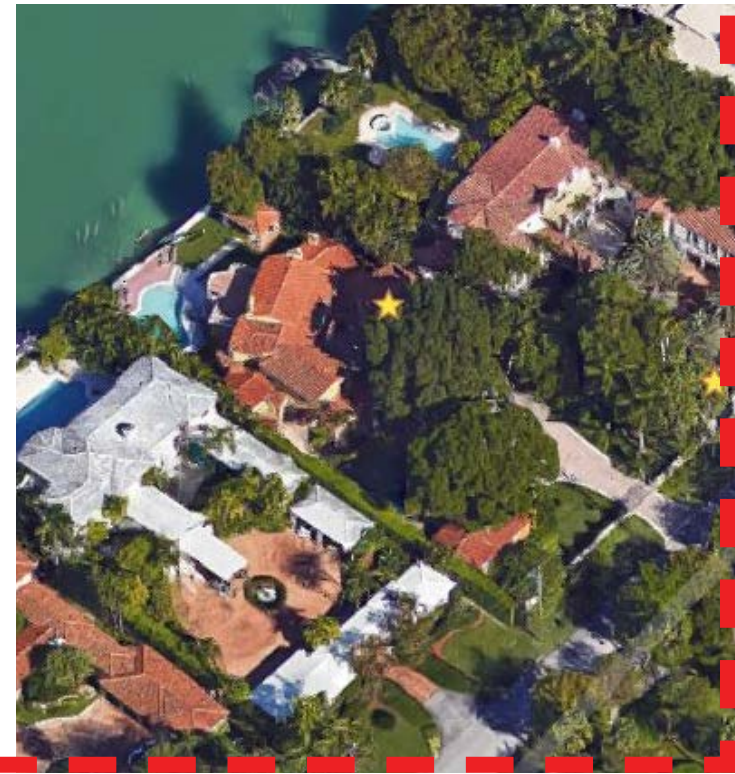
Aerial View



Proposed Residence



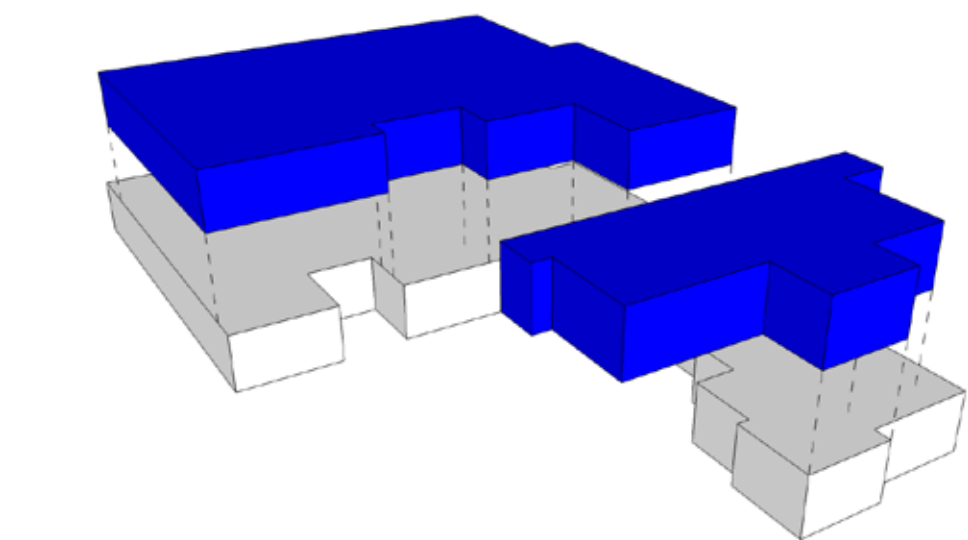
87.5%  
Massing Diagram



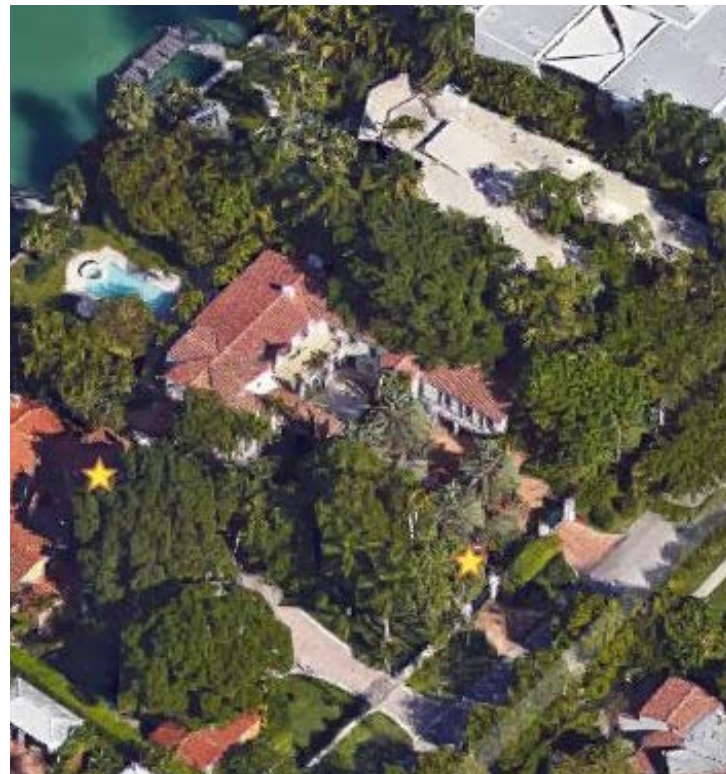
Aerial View



Residence ③ [Under Construction]



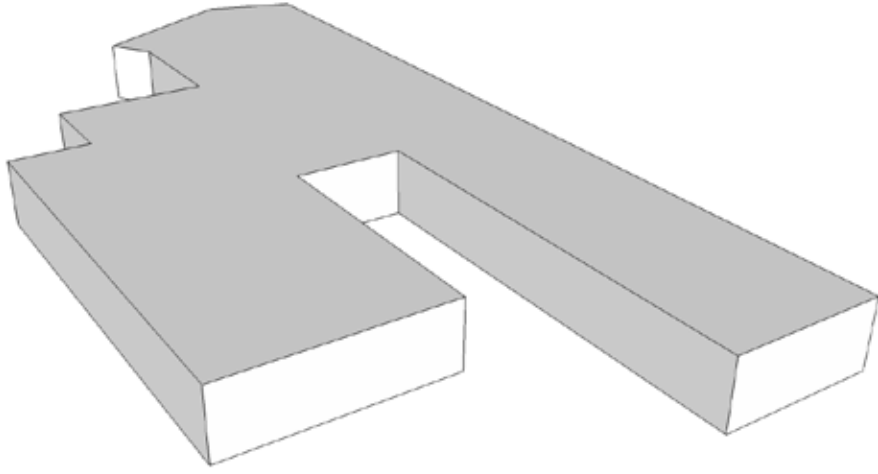
84%  
Massing Diagram



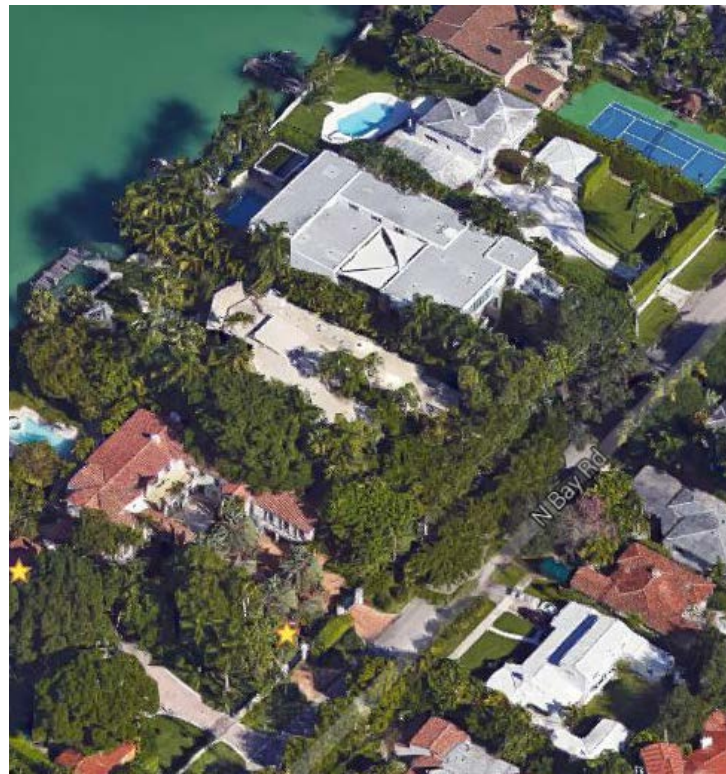
Aerial View



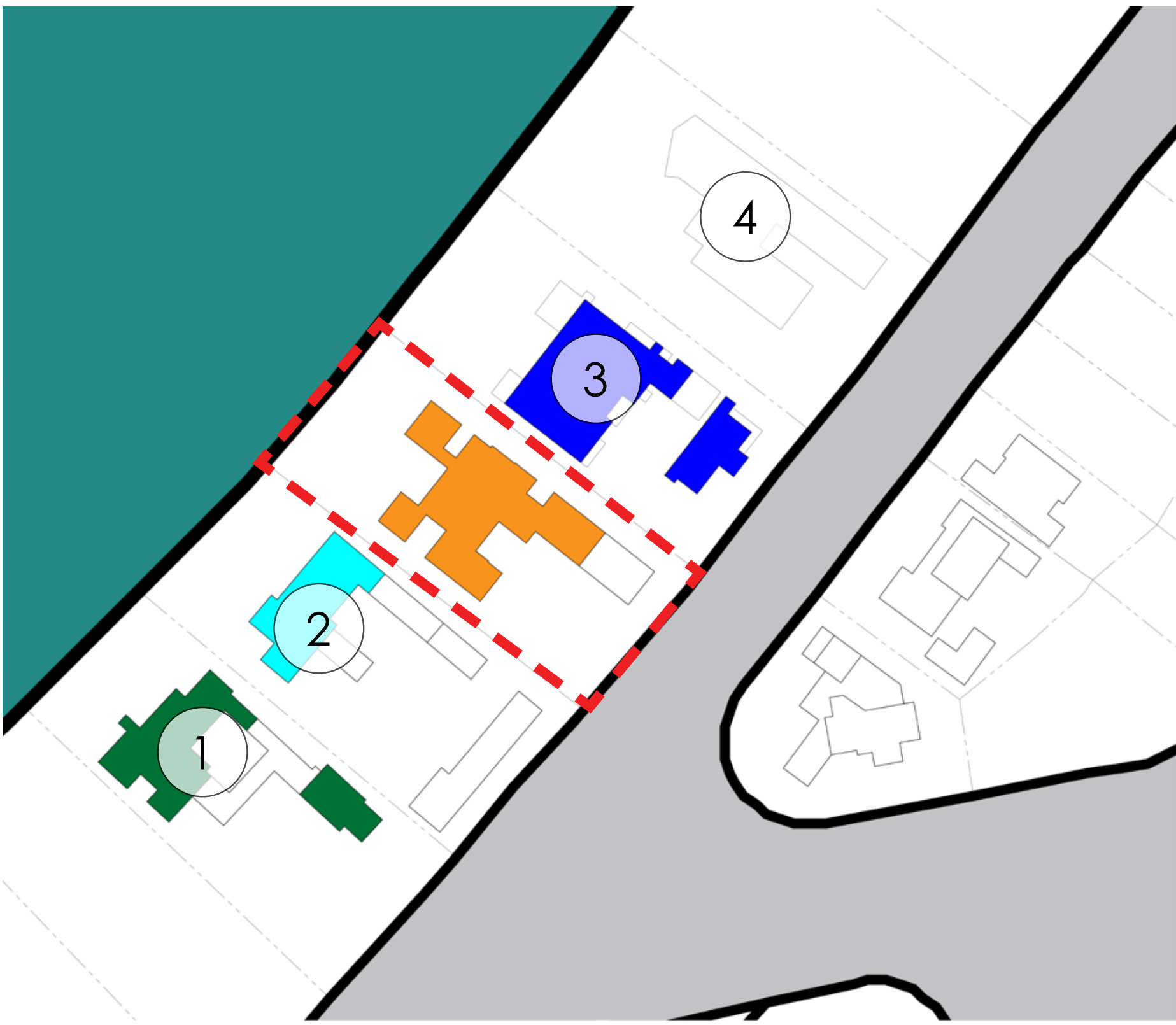
Residence ④



N/A  
Massing Diagram



Aerial View



Location Map



6342 NORTH BAY ROAD  
MIAMI BEACH, FL.







1



2



3



4





5



6



7



8





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10



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