

REQUEST FOR DRB
APPROVAL FOR:

MARCH 09, 2017
DRB - FINAL SUBMISSION

6342 N. BAY RD.

MIAMI BEACH, FL 33141



CLIENT
6342 NBR LLC
183 MADISON AVE STE 160
NEW YORK, NY 10016

ARCHITECT
CHOEFF LEVY FISCHMAN
8425 BISCAYNE BLVD. STE 201
MIAMI, FL 33138
(305) 434-8338

PREVIOUS SCOPE OF WORK

GRANTED PREVIOUS DRB APPROVAL (NOVEMBER 03, 2015 HEARING)
(FINAL ORDER NO. 23215)

- REQUEST TO WAIVE THE ELEVATION REQUIREMENT FOR THE OPEN SPACE COURTYARDS.
- REQUEST TO WAIVE THE 70% SECOND TO FIRST FLOOR RATIO REQUIREMENT, GRANTED AT 81.1%

NEW SCOPE OF WORK

REQUEST FOR DRB APPROVAL OF MODIFICATIONS TO PREVIOUSLY APPROVED RESIDENCE LOCATED AT 6342 N. BAY RD. MIAMI BEACH, FL

WAIVERS:

1. REQUEST TO WAIVE THE ELEVATION REQUIREMENTS FOR THE OPEN SPACE COURTYARDS. (PREVIOUSLY GRANTED)
2. REQUEST TO WAIVE THE 70% SECOND TO FIRST FLOOR RATIO REQUIREMENT. (PREVIOUSLY GRANTED)

VARIANCES:

1. VARIANCE REQUEST IN ORDER TO EXCEED MAXIMUM HEIGHT OF 28'-0" BY 3'-0" FOR CLERESTORY FEATURE ABOVE MAIN STAIRCASE.

MINOR DESIGN MODIFICATIONS:

1. ADDITION OF GLAZING TO GARAGE
2. ADDITION OF 3'-0" CLERESTORY FEATURE ABOVE MAIN STAIR
3. REVISED PROFILE OF OVERHANGS AND CORNICE MOLDING
4. ADDITION OF ENTRY PORTAL AT THE FRONT DOOR
5. MODIFICATION OF REAR POOL DECK
6. POOL CABANA BATH HAS BEEN ADDED TO REAR POOL DECK
7. MODIFICATION OF GLASS RAILINGS

*REFER TO LETTER OF INTENT FOR DETAILED REVISION NARRATIVE.

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

sheet no.
A-0.0

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www.choefflevy.com

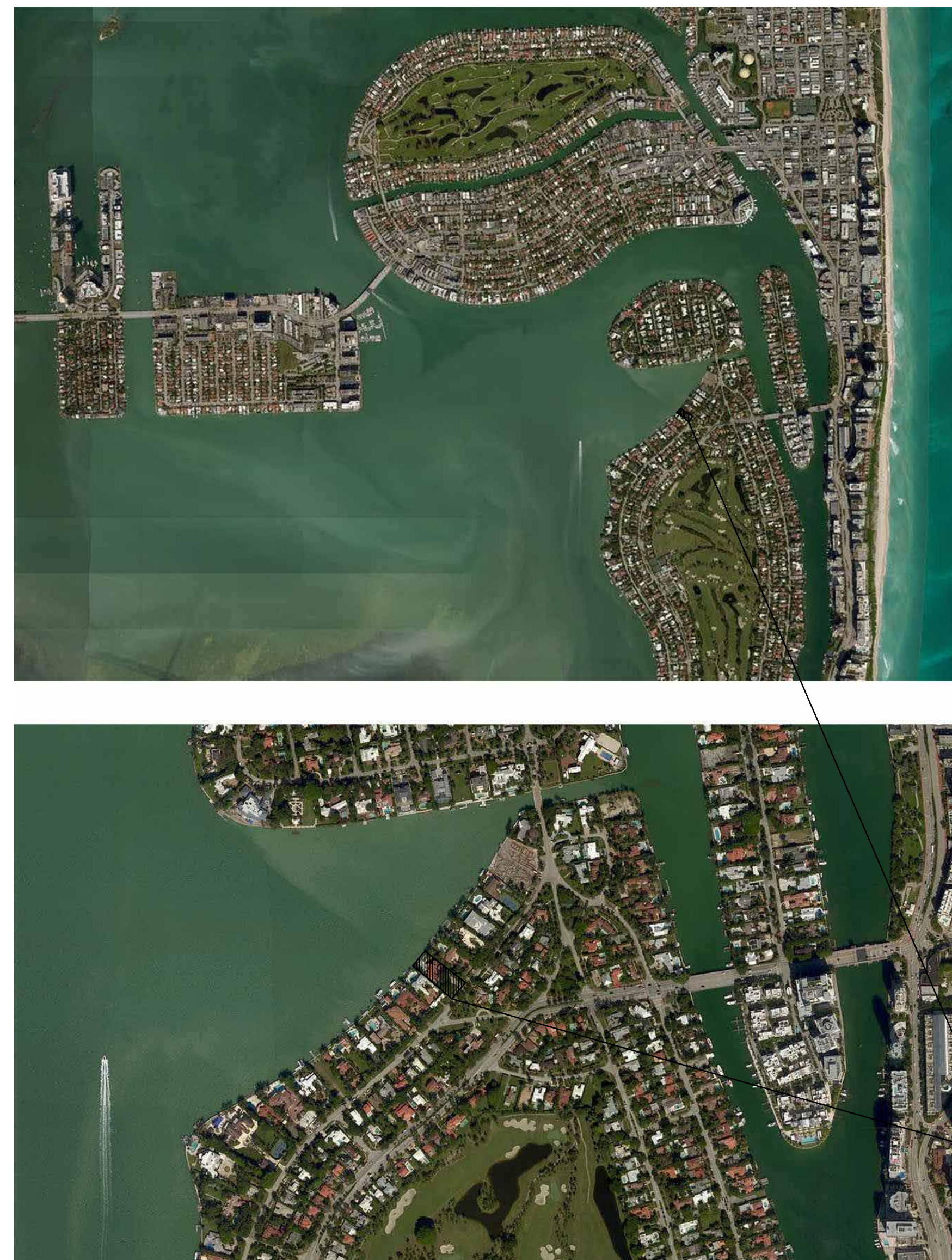
(t) 305.434.8338
(f) 305.892.5292

REQUEST FOR DRB
APPROVAL FOR:

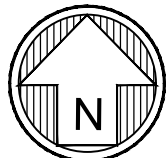
MARCH 09, 2017
DRB - FINAL SUBMISSION

6342 N. BAY RD.

MIAMI BEACH, FL 33141



6342 N. BAY RD.
MIAMI BEACH, FL 33141



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	PROPOSED 2ND FLOOR UNIT SIZE
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	PROPOSED ROOF DECK
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	PROPOSED YARD CALCULATIONS
A-0.4ex	AREA CALCULATIONS (EXISTING)

CONTEXT

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PROPOSED FRONT RENDERING
PREVIOUSLY APPROVED REAR RENDERING
PROPOSED REAR RENDERING
PREVIOUSLY APPROVED EAST (FRONT) RENDERED ELEVATION
PROPOSED EAST (FRONT) RENDERED ELEVATION
PREVIOUSLY APPROVED WEST (REAR) RENDERED ELEVATION
PROPOSED WEST (REAR) RENDERED ELEVATION
PREVIOUSLY APPROVED NORTH (SIDE) RENDERED ELEVATION
PROPOSED NORTH (SIDE) RENDERED ELEVATION
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PROPOSED SOUTH (SIDE) RENDERED ELEVATION
AXONOMETRIC DIAGRAMS
MATERIAL BOARD
CONTEXT ANALYSIS & PHOTOS
MASSING & COMPATIBILITY STUDIES
EXISTING CONDITIONS & PHOTO MAP

ARCHITECTURAL

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A-3.1	PREVIOUSLY APPROVED FRONT & REAR ELEVATION
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L-2.00	OVERALL SITE PLAN
L-3.00	HARDSCAPE PLAN
L-3.01	SITE SECTIONS
L-4.00	PLANTING PLAN
L-4.01	PLANTING SCHEDULE & DETAILS
L-5.00	RENDERED SITE PLAN
L-5.01	RENDERED SITE PLAN - UNDERSTORY
L-5.02	PLANT BOARD

comm. no. 1524
date: 03-09-2017
revised:

NORTH BAY ROAD RESIDENCE
6342 N. BAY RD.
MIAMI BEACH, FLORIDA 33141

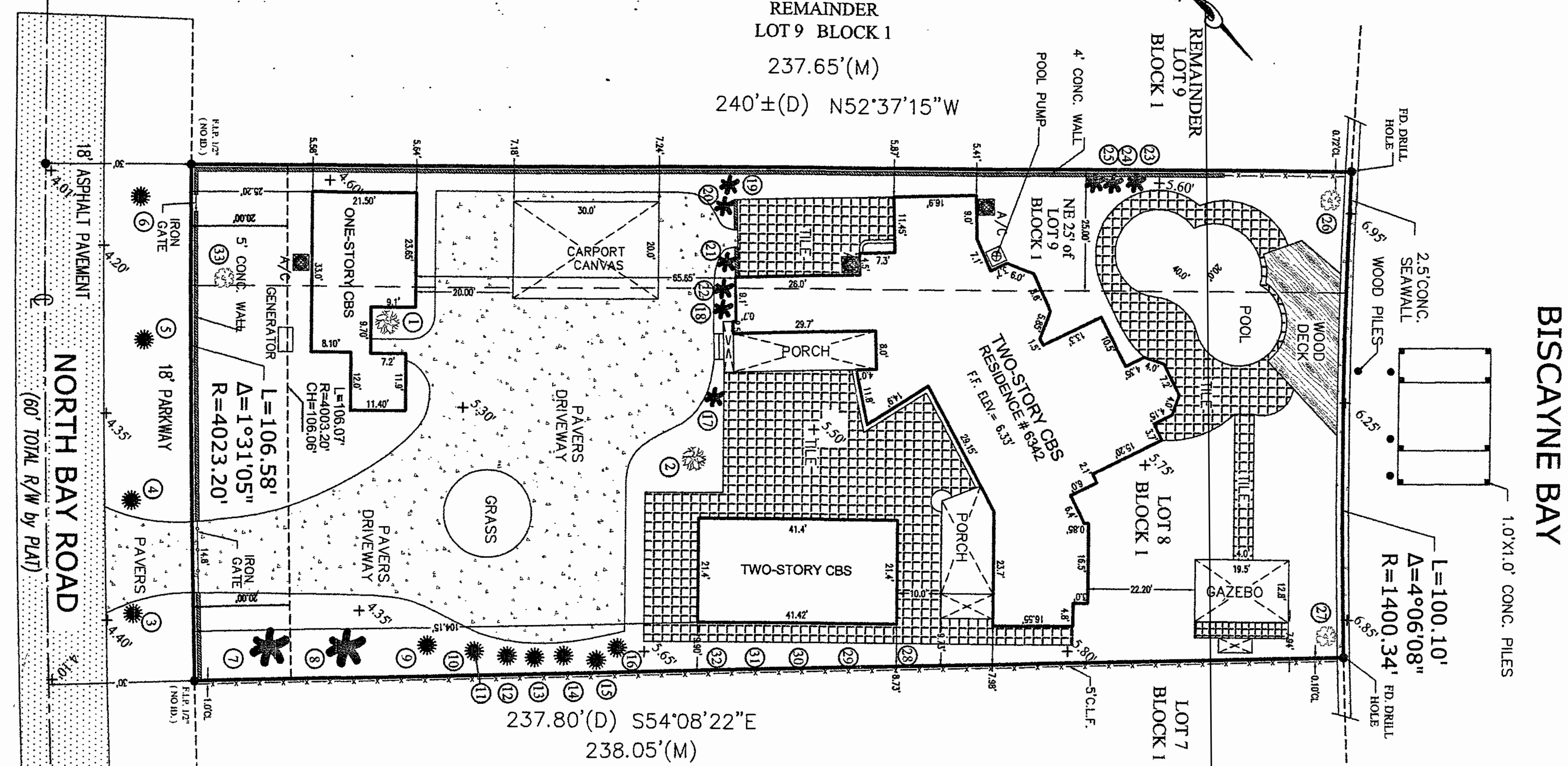
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seal
Paul Fischman
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WEST 63rd STREET
 $L=280.34'$
 $\Delta=03^{\circ}57'47''$
 $R=4053.20'$



ABBREVIATIONS:

SWK=SIDEWALK, CBS=CONCRETE BLOCK STRUCTURE, CLF=CHAIN LINK FENCE, PL=PROPERTY LINE, DUE=DRAINAGE UTILITY EASEMENT, IP=IRON PIPE, F=FOUND, A/C=AIR CONDITIONER PAD, P/C=PROPERTY CORNER, D/H=DRILLED HOLE, WF=WOODEN FENCE, RES=RESIDENCE, CL=CLEAR, RB=REBAR, UE=UTILITY EASEMENT, CONC=CONCRETE SLAB, R/W=RIGHT OF WAY, DE=DRAINAGE EASEMENT, CL=CENTER LINE, O=DIAMETER, TYP=TYPICAL, M=MEASURED, R=RECORDED, ENCR=ENCROACHMENT, COMP=COMPUTER, ASH=ASPHALT, N/D=NAIL & DISC, S=SET, FEE=FINISH FLOOR ELEVATION, OIS=OFFSET, P/P=POWER POLE, OHP=OVERHEAD POWERLINE, WM=WATER METER

WOOD FENCE= [Symbol]
 MASONRY WALL= [Symbol]
 CONCRETE= [Symbol]
 MAINTENANCE & DRAINAGE EASEMENT=M & D.E.

ELEVATION BASED ON LOC. # 3222 NE
 CBM# A-33 ELV. 8.23' TYPE OF SURVEY: BOUNDARY SURVEY

SURVEYOR'S NOTES: 1) OWNERSHIP SUBJECT TO OPINION OF TITLE. 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. 4) LEGAL DESCRIPTION PROVIDED BY CLIENT. 5) UNDERGROUND ENCROACHMENTS NOT LOCATED. 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. 7) OWNERSHIP OF FENCES ARE UNKNOWN. 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION. 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID FB. PAGE

Property Address: 6342 N. Bay Rd., Miami Beach, FL. 33141.

I HEREBY CERTIFY That the survey represented thereon meets the minimum technical requirements adopted by the STATE OF FLORIDA Board of Land Surveyors pursuant to Section 472.027 Florida Statutes. There are no encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

Adis N. Nunez
 ADIS N. NUNEZ
 REGISTERED LAND SURVEYOR
 STATE OF FLORIDA #5924

SINCE 1987
BLANCO SURVEYORS INC.

Engineers • Land Surveyors • Planners • LB # 0007059

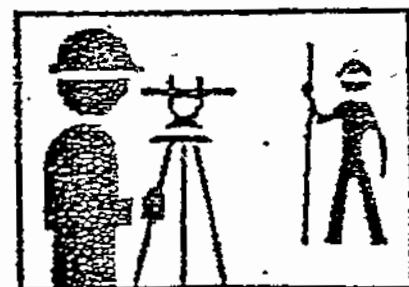
555 NORTH SHORE DRIVE

MIAMI BEACH, FL 33141

(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: AE	SUFFIX: L	DATE: 9/11/09	BASE: 8'
PANEL: 0307	COMMUNITY # 120651	DWN. BY: F. Blanco	JOB No 17-277
DATE: 3/9/17	SCALE: 1" = 20'		

NOT VALID UNLESS EMBOSSED WITH
 SURVEYOR'S SEAL



REVISED:

LEGAL DESCRIPTION

LOT 8, BLOCK 1, OF LA GORCE GOLF SUBDIVISION OF THE MIAMI BEACH BAY SHORE COMPANY, AS THE IS SHOWN MARKED AND DESIGNATED ON A PLAT OF SAID SUBDIVISION, RECORDED IN PLAT BOOK 14, AT PAGE 43, IN THE OFFICE OF THE CLERK OF THE COURT IN AND OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS :
6342 N BAY RD
MIAMI BEACH , FL 33141

FOLIO NUMBER:
02-3215-003-0090

PROJECT DATA

SCOPE OF WORK:
NEW 2-STORY, CBS, SINGLE FAMILY RESIDENCE

OCCUPANCY TYPE:
RS-2

CONSTRUCTION TYPE:
TYPE VB

CITY OF MIAMI BEACH PUBLIC WORKS NOTE:

RECONSTRUCT THE SWALE/SOD ALONG THE ENTIRE FRONTAGE OF THE PROPERTY ALONG NORTH BAY ROAD.

MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE S-III ASPHALT MIX DESIGN THE ENTIRE WIDTH OF NORTH BAY ROAD ALONG AND ADJACENT TO THE PROPERTY.

LANDSCAPING IMPROVEMENTS WITHIN THE RIGHT OF WAY REQUIRE PRELIMINARY APPROVALS FROM CHB PLANNING DEPARTMENT AND PARKS (GREEN MANAGEMENT) DEPARTMENT PRIOR TO APPLYING FOR A PUBLIC WORKS DEPARTMENT RIGHT OF WAY CONSTRUCTION PERMIT.

ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT OF WAY AND/OR EASEMENTS WILL REQUIRE A SEPARATE PUBLIC WORKS DEPARTMENT PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

DRAINAGE NOTE

ALL DRAINAGE SHALL BE CONTAINED ON PROPERTY AND SHALL NOT DRAIN ONTO NEIGHBORING PROPERTY. SEE CIVIL FOR DRAINAGE PLAN.

SLOPE GRADE AWAY FROM NEW CONSTRUCTION

TERMITE PROTECTION NOTE

AS PER SECTION R4409.13.5, TERMITE PROTECTION SHALL BE PROVIDE BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES & SHALL DISPLAY PRODUCT USED IDENTITY OF APPLICATOR TIME & DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION & NUMBER OF GALLONS USED.

ELEVATION NOTE:

ALL ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929), UNLESS OTHERWISE INDICATED ON DRAWINGS.

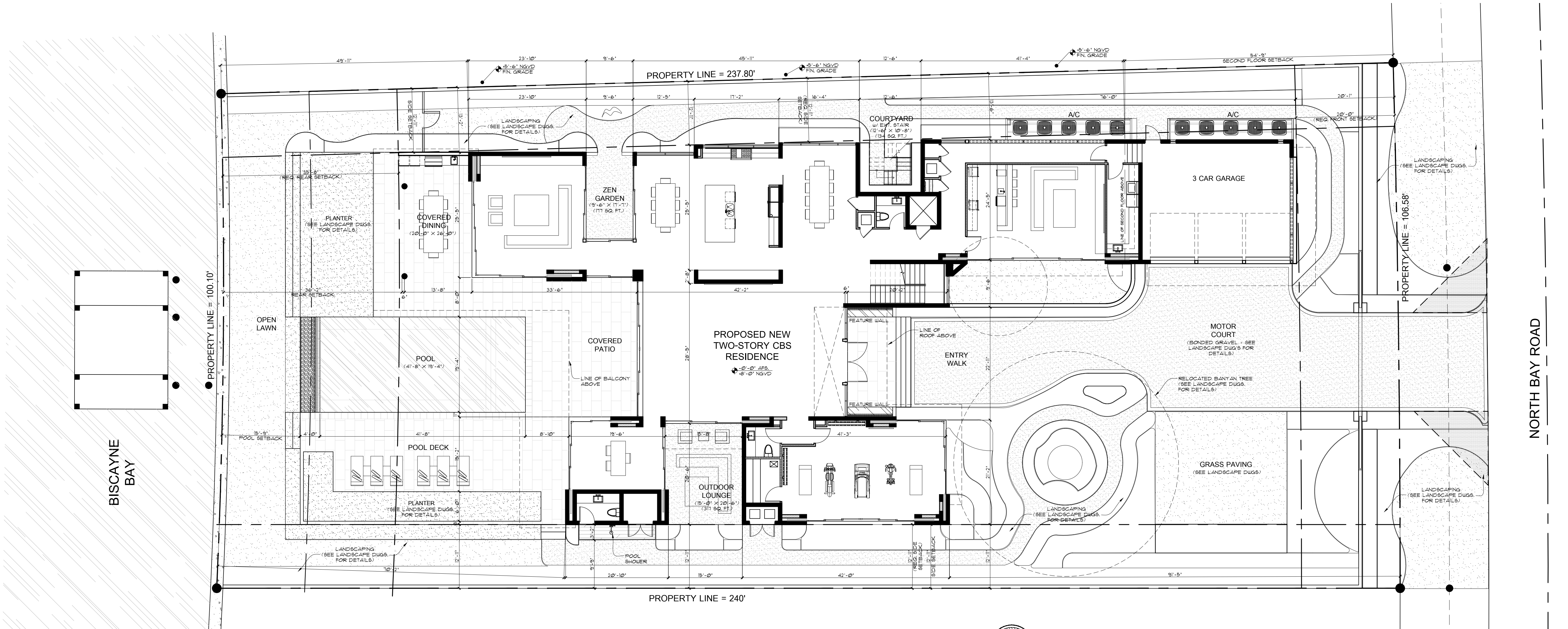
FLOOD ELEVATION NOTE:

ALL ELECTRICAL, MECHANICAL & PLUMBING EQUIPMENT IS TO BE ABOVE BASE FLOOD ELEVATION (+8'-0" NGVD) - ALL CONSTRUCTION & FINISH MATERIALS BELOW BASE FLOOD ELEVATION ARE TO BE FLOOD RESISTANT.

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	6342 N. Bay Rd, Miami Beach, FL 33141		
2	Folio number(s):	02-3215-003-0090		
3	Board and file numbers :	DRB# TBD		
4	Year built:	1935	Zoning District:	RS-3
5	Based Flood Elevation:	8.00' NGVD	Grade value in NGVD:	5.26' NGVD (TBD)
6	Adjusted grade (Flood+Grade/2):	6.63' NGVD (TBD)	Free board:	
7	Lot Area:	24,671 SF		
8	Lot width:	103.34' (AVG)	Lot Depth:	237.85' (AVG)
9	Max Lot Coverage SF and %:	7,401 (30%)	Proposed Lot Coverage SF and %:	7,100 SF (28.8%)
10	Existing Lot Coverage SF and %:	4,860 SF (19.7%)	Lot coverage deducted (garage-storage) SF:	500 SF
11	Front Yard Open Space SF and %:	1591 SF (74.8%)	Rear Yard Open Space SF and %:	2,941 SF (81.8%)
12	Max Unit Size SF and %:	12,336 SF (50%)	Proposed Unit Size SF and %:	12,313 SF (49.9%)
13	Existing First Floor Unit Size:	4,758 SF	Proposed First Floor Unit Size (Total)	6,536 SF
			Proposed First Floor Unit Size (Volumetric)	6,673 SF
14			Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	5,851 SF (87.7%)
15			Proposed Second Floor Unit Size SF and % :	5,777 SF
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,394 SF (23.8%)

		Required	Existing	Proposed	Deficiencies
17	Height:	28'-0"	N/A	28'-0"	
18	Setbacks:				
19	Front First level:	20'-0"	25'-0"	20'-1"	
20	Front Second level:	30'-0"	104'-2"	54'-9"	
21	Side 1:	12'-11"	8'-0"	12'-11"	
22	Side 2:	12'-11"	5'-5"	12'-11"	
23	Rear:	35'-8"	34'-0"	36'-2"	
	Accessory Structure Side 1:	7'-6"	7'-11"	N/A	
24	Accessory Structure Side 2 or (facing street) :			N/A	
25	Accessory Structure Rear:	17'-10"	11'-5"	N/A	
26	Sum of Side yard :	25'-10"	13'-5"	25'-10"	
27	Located within a Local Historic District?			Yes or no	
28	Designated as an individual Historic Single Family Residence Site?			Yes or no	
29	Determined to be Architecturally Significant?			Yes or no	



SITE PLAN
SCALE: 3/32"=1'-0"

PREVIOUSLY APPROVED DESIGN
(DRB FILE NO. 23215)

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.
A-0.3

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FOLIO NUMBER:
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PROJECT DATA

SCOPE OF WORK:
NEW 2-STORY, CBS, SINGLE FAMILY RESIDENCE

OCCUPANCY TYPE:
RS-2

CONSTRUCTION TYPE:
TYPE V/B

CITY OF MIAMI BEACH PUBLIC WORKS NOTE:

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DRAINAGE NOTE

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SLOPE GRADE AWAY FROM NEW CONSTRUCTION

TERMITE PROTECTION NOTE

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CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES & SHALL DISPLAY PRODUCT USED (IDENTITY OF APPLICATOR, TIME & DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION & NUMBER OF GALLONS USED).

ELEVATION NOTE:

ALL ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929), UNLESS OTHERWISE INDICATED ON DRAWINGS.

FLOOD ELEVATION NOTE:

ALL ELECTRICAL, MECHANICAL & PLUMBING EQUIPMENT IS TO BE ABOVE BASE FLOOD ELEVATION (+8'-0" NGVD + 1'-0" FREEBOARD) - ALL CONSTRUCTION & FINISH MATERIALS BELOW BASE FLOOD ELEVATION ARE TO BE FLOOD RESISTANT.

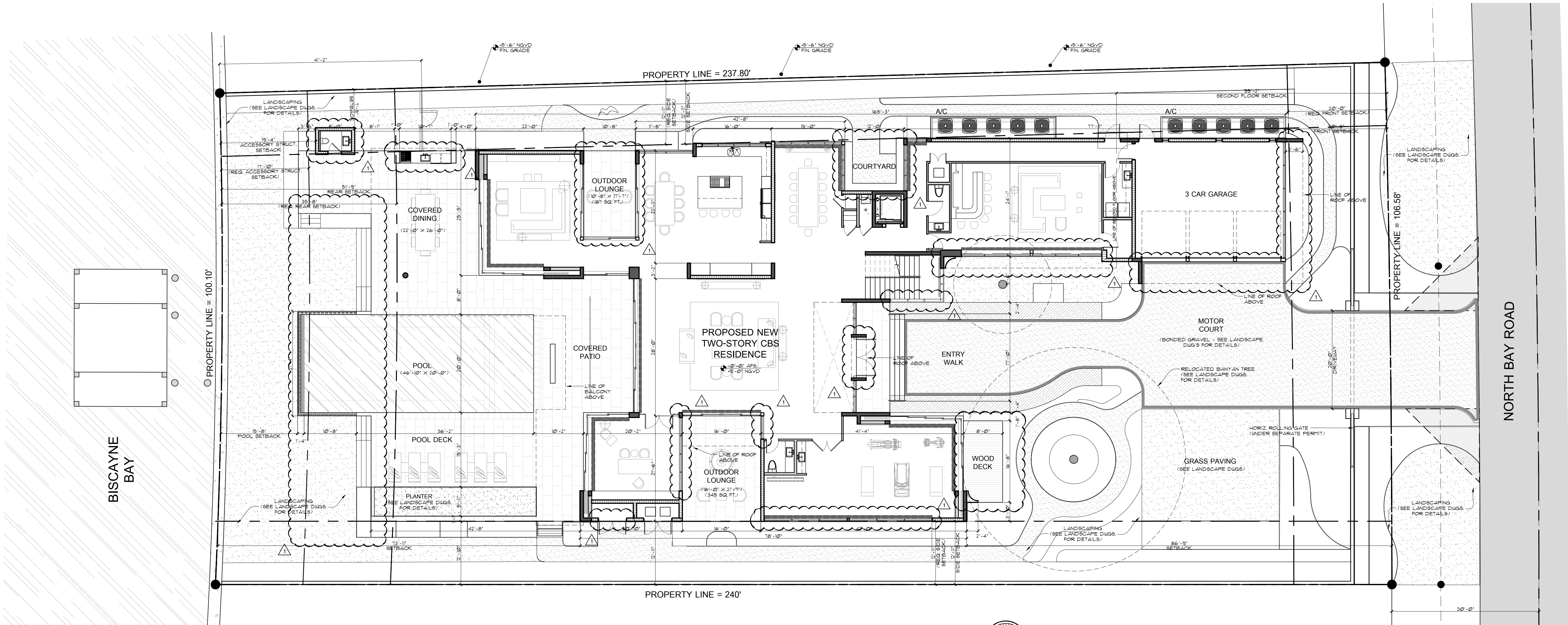
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

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3	Board and file numbers :	DRB# 17-0124		
4	Year built:	1935	Zoning District:	RS-3
5	Based Flood Elevation:	8.00' NGVD	Grade value in NGVD:	5.26' NGVD (TBD)
6	Adjusted grade (Flood+Grade/2):	7.13' NGVD	Free board:	1.00' NGVD
7	Lot Area:	24,671 SF		
8	Lot width:	103.34' (AVG)	Lot Depth:	237.85' (AVG)
9	Max Lot Coverage SF and %:	7,401 (30%)	Proposed Lot Coverage SF and %:	7,004 SF (28.4%)
10	Existing Lot Coverage SF and %:	4,860 SF (19.7%)	Lot coverage deducted (garage-storage) SF:	500 SF
11	Front Yard Open Space SF and %:	1,603 SF (75.4%)	Rear Yard Open Space SF and %:	2,860 SF (80.0%)
12	Max Unit Size SF and %:	12,336 SF (50%)	Proposed Unit Size SF and %:	12,303 SF (49.9%)
13	Existing First Floor Unit Size:	4,758 SF	Proposed First Floor Unit Size (Total)	6,648 SF
			Proposed First Floor Unit Size (Volumetric)	6,670 SF
14			Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	5,835 SF (87.5%)
15			Proposed Second Floor Unit Size SF and % :	5,655 SF
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,397 SF (23.9%)

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET (CONTINUED)

	Required	Existing	Proposed	Deficiencies
17 Height:	28'-0"	N/A	28'-0"	
18 Setbacks:				
19 Front First level:	20'-0"	25'-0"	20'-8"	
20 Front Second level:	30'-0"	104'-2"	55'-2"	
21 Side 1:	12'-11"	8'-0"	12'-11"	
22 Side 2:	12'-11"	5'-5"	12'-11"	
23 Rear:	35'-8"	34'-0"	51'-9"	
Accessory Structure Side 1:	7'-6"	7'-11"	7'-6"	
Accessory Structure Side 2 or (facing street) :			N/A	
25 Accessory Structure Rear:	17'-10"	11'-5"	19'-4"	
26 Sum of Side yard :	25'-10"	13'-5"	25'-10"	
27 Located within a Local Historic District?			Yes or no	
28 Designated as an individual Historic Single Family Residence Site?			Yes or no	
29 Determined to be Architecturally Significant?			Yes or no	
Notes:				
If not applicable write N/A				

DENOTES REVISIONS MADE TO PREVIOUSLY APPROVED DESIGN (DRB FILE NO. 23215)



SITE PLAN
SCALE: 3/32\"=1'-0"

PROPOSED DESIGN (03-09-2017)

comm. no.
1524

date:
03-09-2017

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

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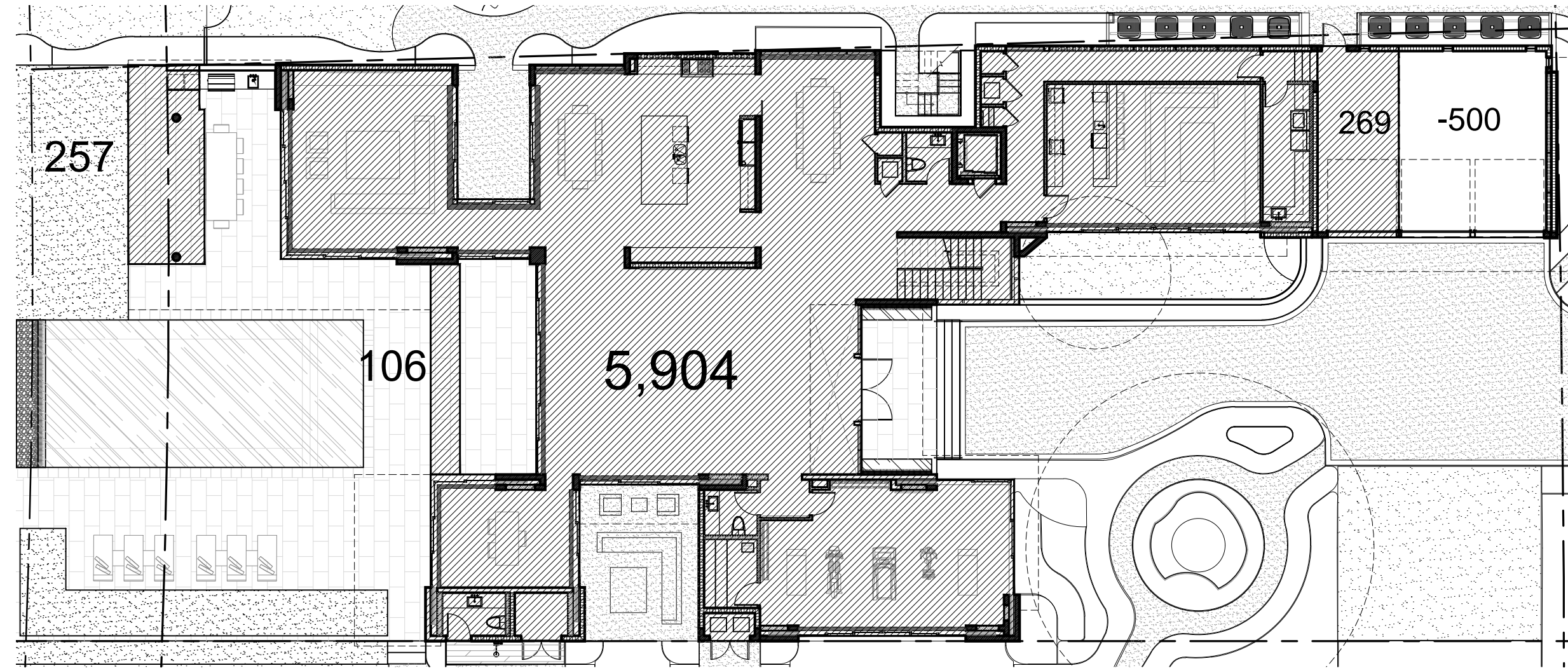
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CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

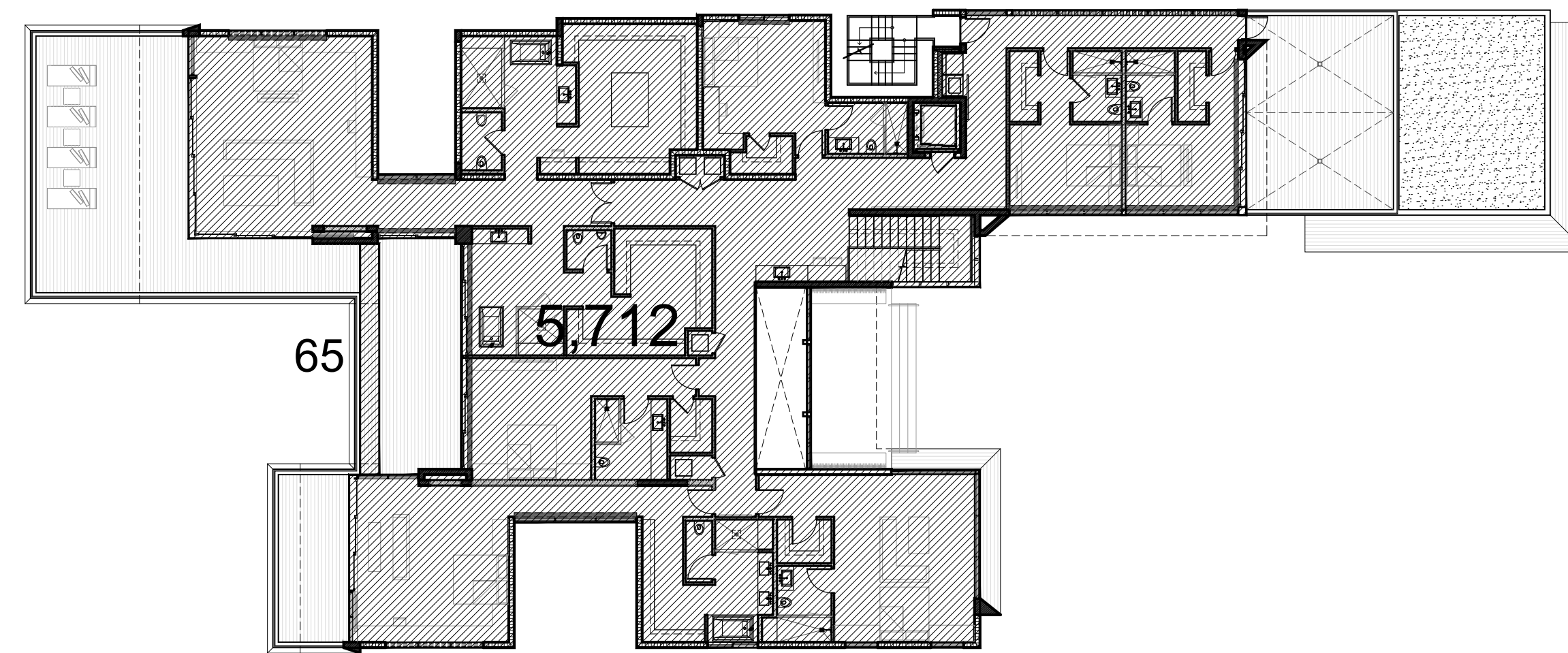
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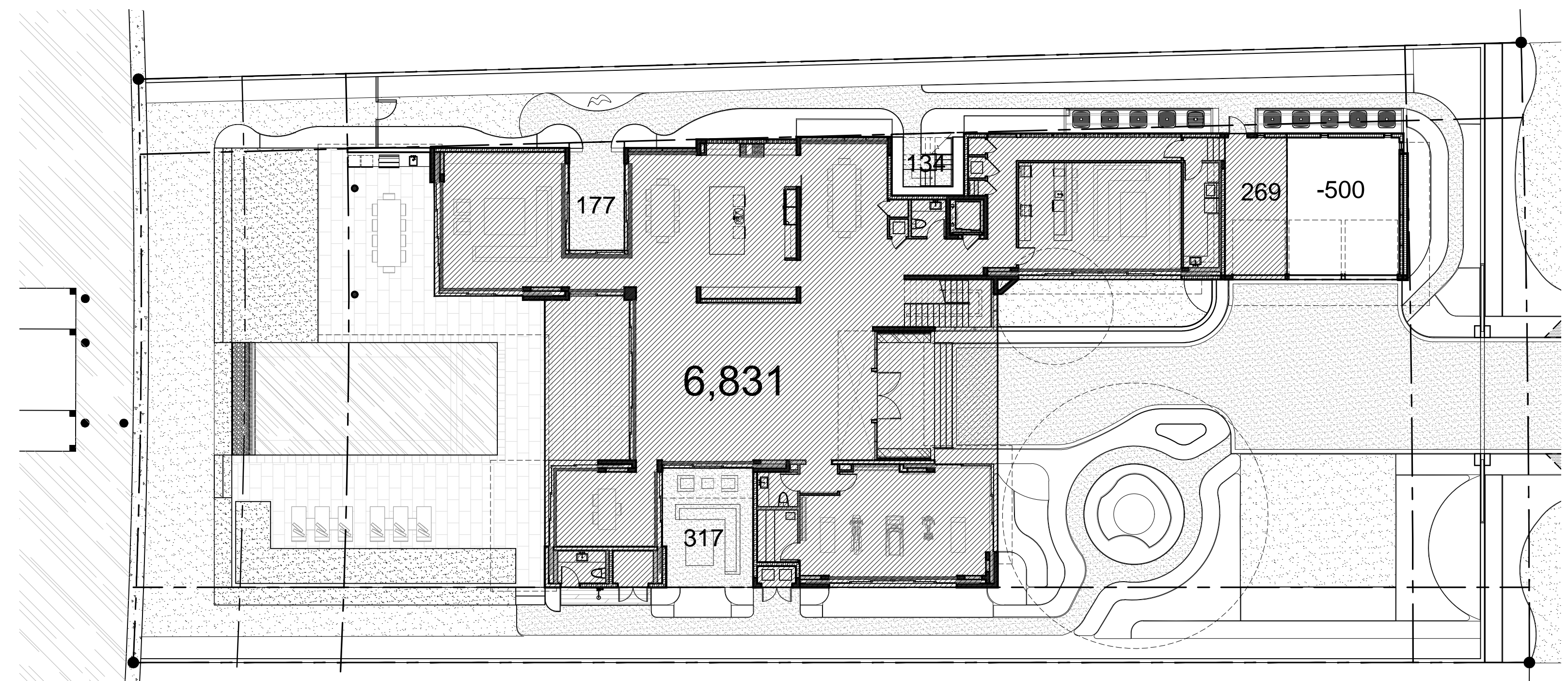
1
FIRST FLOOR
UNIT SIZE DIAGRAM
SCALE 1/16" = 1'-0"



2
SECOND FLOOR
UNIT SIZE DIAGRAM
SCALE 1/16" = 1'-0"

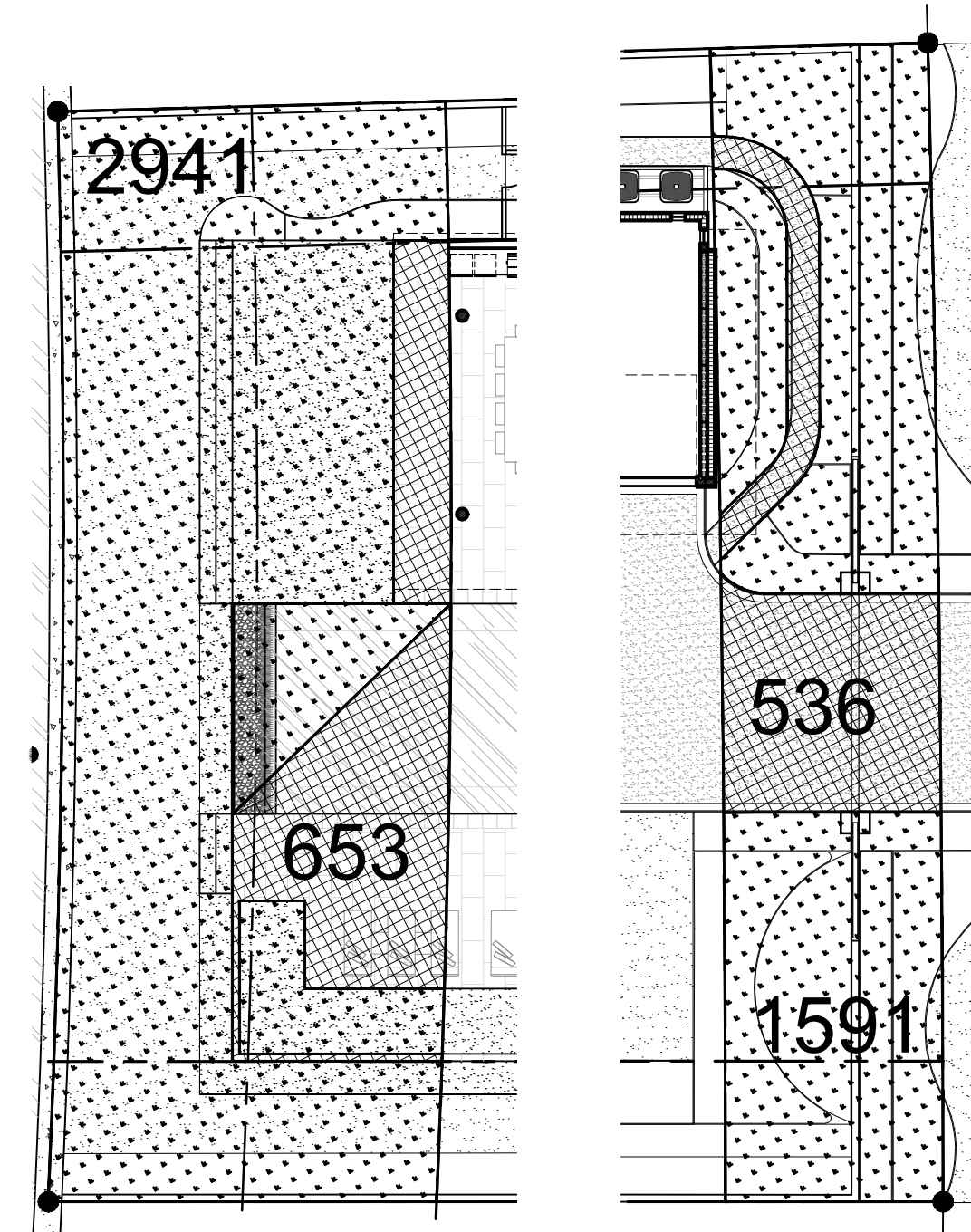
BUILDING DATA		
MAIN HOUSE:		
FIRST FLOOR (AC)	5,904 S. F.	
SECOND FLOOR (AC)	5,712 S. F.	
TOTAL (AC):	11,616 S. F.	
GARAGE (NON A/C) (169 SQ. FT. = 500 SQ. FT.)	269 S. F.	
BALCONIES AND TERRACE O.H.	428 S. F.	
TOTAL (NON AC):	697 S. F.	
TOTAL UNIT SIZE (AC + NON AC):	12,313 S. F.	(49.9%)

FLOOR RATIO PERCENTAGE		
TOTAL FIRST FLOOR	6,673 S. F.	100%
TOTAL SECOND FLOOR	5,851 S. F.	87.1%



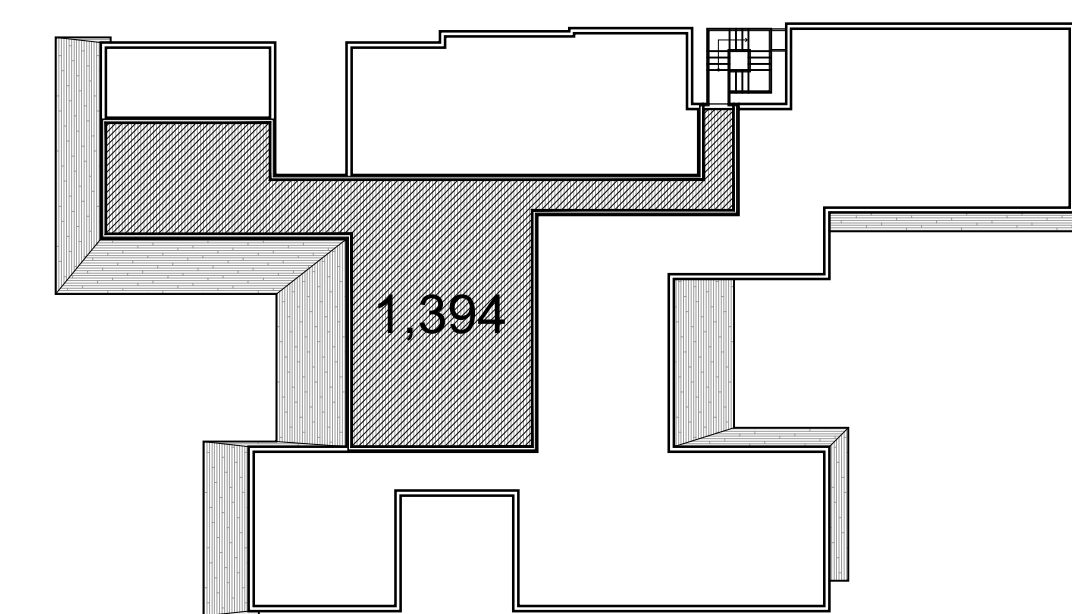
3
LOT COVERAGE
DIAGRAM
SCALE 1/16" = 1'-0"

SITE DATA	
EXISTING LOT SIZE:	24,671 S. FT. (100%)
BLDG. LOT COVERAGE:	
MAIN HOUSE	6,831 SQ. FT.
GARAGE (169-500)	269 SQ. FT.
TOTAL BLDG. LOT COVERAGE:	7,100 SQ. FT. (28.8%)



4
REQUIRED YARDS
DIAGRAM
SCALE 1/16" = 1'-0"

FRONT SETBACK CALCULATIONS		
AREA:	±2,121 S. F.	100%
IMPERVIOUS AREA:	536 S. F.	
LANDSCAPE AREA:	1,591 S. F.	74.8%
REAR SETBACK CALCULATIONS		
AREA:	±3,594 S. F.	100%
IMPERVIOUS AREA:	653 S. F.	
LANDSCAPE :	2,941 S. F.	81.8%



5
ROOF DECK
DIAGRAM
SCALE 1/16" = 1'-0"

ROOF DECK CALCULATIONS	
AREA OF FLOOR BELOW:	5,864 S. F.
AREA OF ROOF DECK:	1,394 S. F.
TOTAL:	23.8%

comm. no.
1524

date:
11-03-2015

revised:

NORTH BAY ROAD RESIDENCE
6342 N. BAY RD.
MIAMI BEACH, FLORIDA 33141

seal
Paul Fischman
registered architect
AR96202

sheet no.
A-0.4

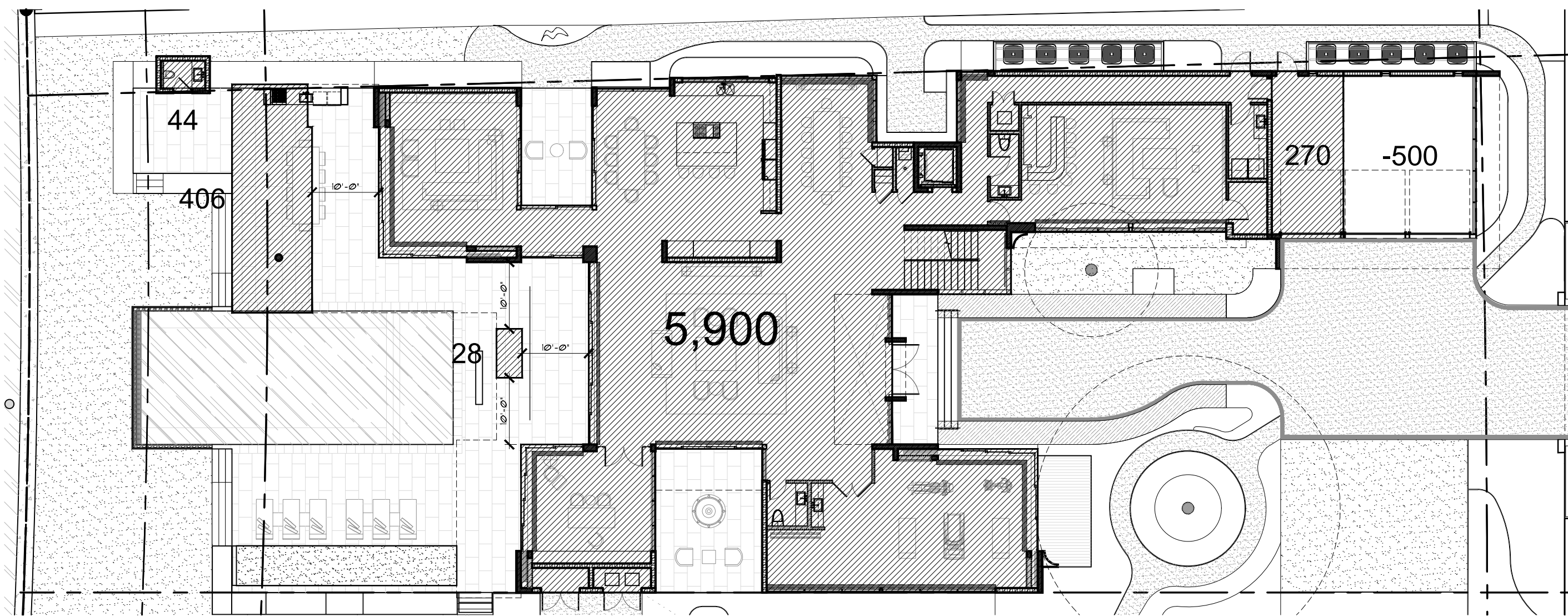
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(DRB FILE NO. 23215)**

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

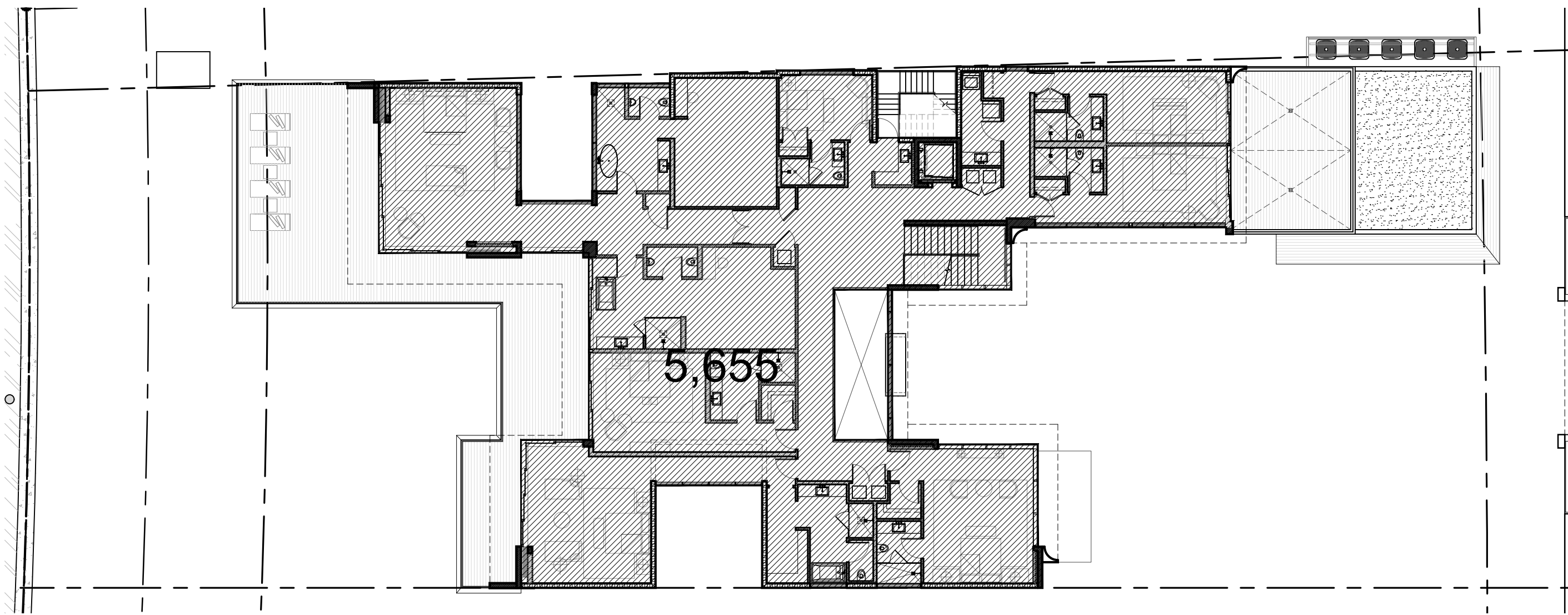
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Miami, Florida 33138

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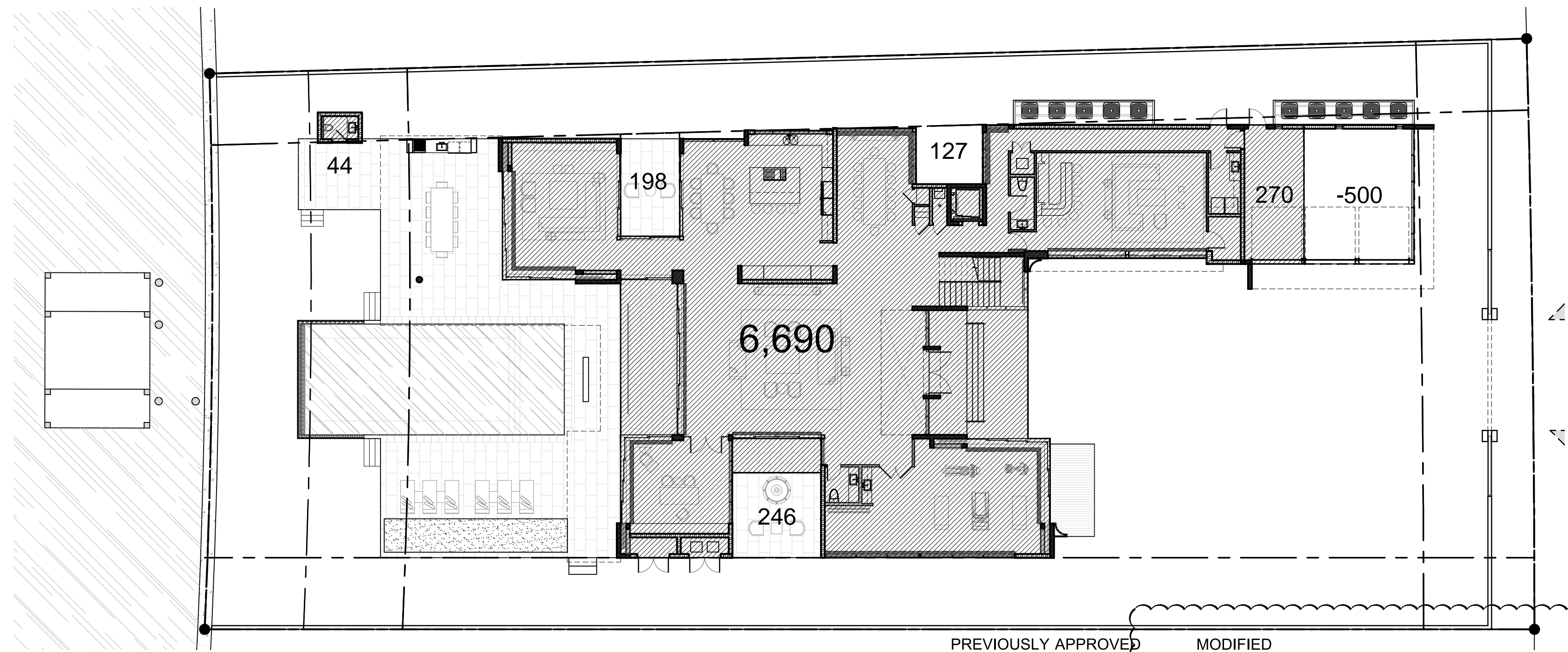


1
FIRST FLOOR
UNIT SIZE DIAGRAM
SCALE 1/16" = 1'-0"



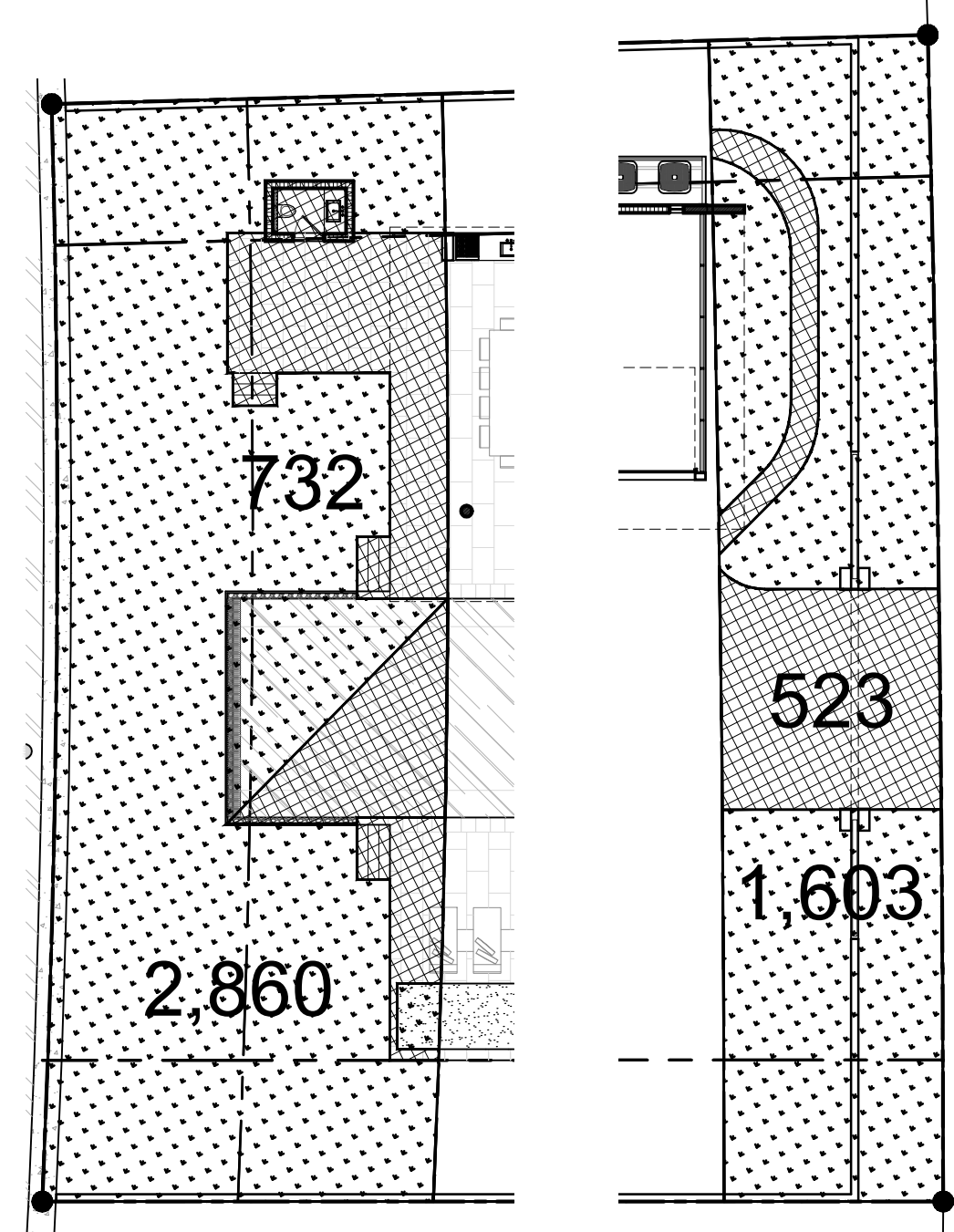
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SECOND FLOOR
UNIT SIZE DIAGRAM
SCALE 1/16" = 1'-0"

BUILDING DATA	PREVIOUSLY APPROVED DESIGN NOV. 3, 2015		MODIFIED DESIGN FEB. 21, 2017	
MAIN HOUSE:				
FIRST FLOOR (AC)	5,904 S. F.		5,900 S. F.	-4 SQ. FT. REDUCTION
SECOND FLOOR (AC)	5,712 S. F.		5,655 S. F.	-57 SQ. FT. REDUCTION
TOTAL (AC):	11,616 S. F.		11,555 S. F.	-61 SQ. FT. REDUCTION
GARAGE (NON A/C) (170 SQ FT - 500 SQ FT)	269 S. F.		270 S. F.	1 SQ. FT. INCREASE
CABANA	N/A		44 S. F.	44 SQ. FT. INCREASE
BALCONIES AND TERRACE O.H.	428 S. F.		434 S. F.	6 SQ. FT. INCREASE
TOTAL (NON AC):	697 S. F.		748 S. F.	51 SQ. FT. INCREASE
TOTAL UNIT SIZE (AC + NON AC):	12,313 S. F. (49.9%)		12,303 S. F. (49.9%)	-10 SQ. FT. REDUCTION
FLOOR RATIO PERCENTAGE	PREVIOUSLY APPROVED DESIGN NOV. 3, 2015		MODIFIED DESIGN FEB. 21, 2017	
TOTAL FIRST FLOOR	6,673 S. F.	100%	6,670 S. F.	-3 SQ. FT. REDUCTION
TOTAL SECOND FLOOR	5,851 S. F.	81.1%	5,835 S. F.	-16 SQ. FT. REDUCTION -0.2% REDUCTION



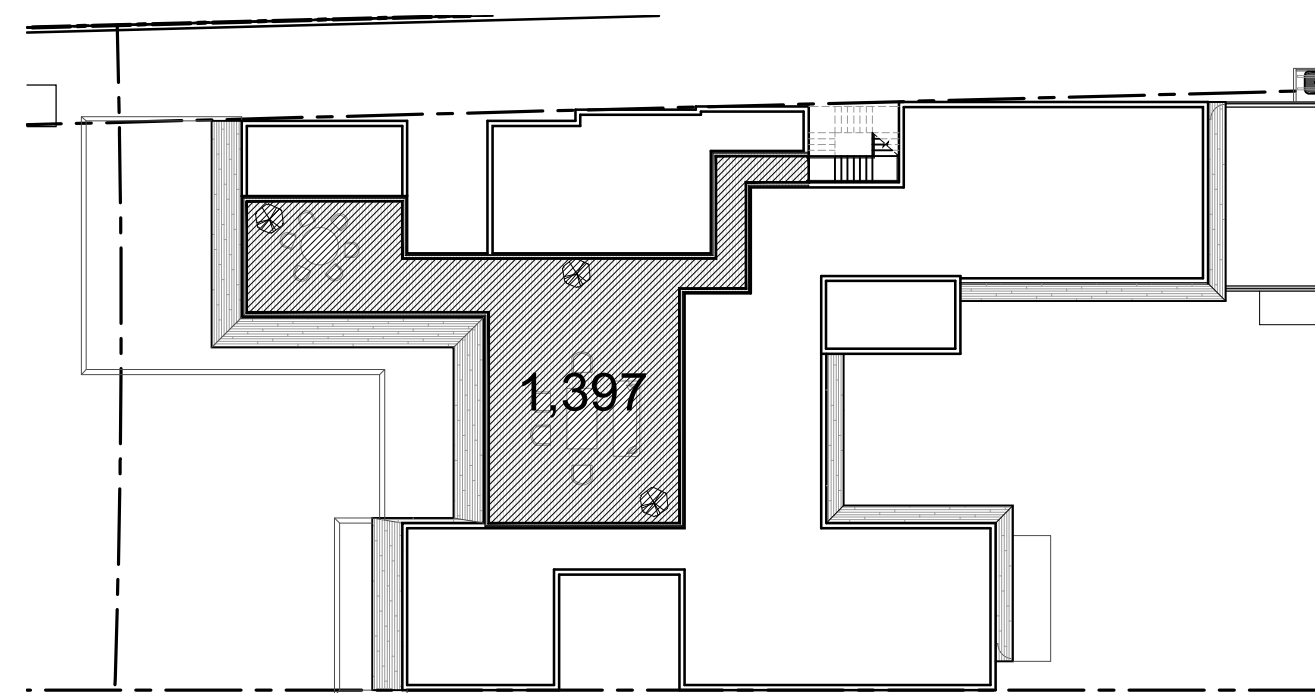
3
LOT COVERAGE
DIAGRAM
SCALE 1/16" = 1'-0"

SITE DATA	PREVIOUSLY APPROVED DESIGN NOV. 3, 2015		MODIFIED DESIGN FEB. 21, 2017	
EXISTING LOT SIZE:	24,671 SQ. FT.	(100%)	24,671 SQ. FT.	24,671 SQ. FT. (100%)
BLDG. LOT COVERAGE:				
MAIN HOUSE	6,831 SQ. FT.		6,690 SQ. FT.	-141 SQ. FT. REDUCTION
GARAGE (769-500)	269 SQ. FT.		270 SQ. FT.	1 SQ. FT. INCREASE
CABANA	N/A		44 SQ. FT.	44 SQ. FT. INCREASE
TOTAL BLDG. LOT COVERAGE:	7,100 SQ. FT.	(28.8%)	7,004 SQ. FT.	-96 SQ. FT. REDUCTION (0.4%) REDUCTION



4
REQUIRED YARDS
DIAGRAM
SCALE 1/16" = 1'-0"

FRONT SETBACK CALCULATIONS	PREVIOUSLY APPROVED DESIGN NOV. 3, 2015		MODIFIED DESIGN FEB. 21, 2017	
AREA:	±2,127 S. F.	100%	±2,127 S. F.	100%
IMPERVIOUS AREA:	536 S. F.		523 S. F.	-13 SQ. FT. REDUCTION
LANDSCAPE AREA:	1,591 S. F.	74.8%	1,603 S. F.	12 SQ. FT. INCREASE 0.6% INCREASE
REAR SETBACK CALCULATIONS	PREVIOUSLY APPROVED DESIGN NOV. 3, 2015		MODIFIED DESIGN FEB. 21, 2017	
AREA:	±3,594 S. F.	100%	±3,594 S. F.	100%
IMPERVIOUS AREA:	653 S. F.		732 S. F.	79 SQ. FT. INCREASE
LANDSCAPE :	2,941 S. F.	81.8%	2,860 S. F.	-81 SQ. FT. REDUCTION -2.2% REDUCTION



5
ROOF DECK
DIAGRAM
SCALE 1/16" = 1'-0"

ROOF DECK CALCULATIONS	PREVIOUSLY APPROVED DESIGN NOV. 3, 2015		MODIFIED DESIGN FEB. 21, 2017	
AREA OF FLOOR BELOW:	5,864 S. F.		5,835 S. F.	-29 SQ FT REDUCTION
AREA OF ROOF DECK:	1,394 S. F.		1,391 S. F.	3 SQ FT INCREASE
TOTAL:	23.8%		23.9%	0.1% INCREASE

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

sheet no.
A-0.4a

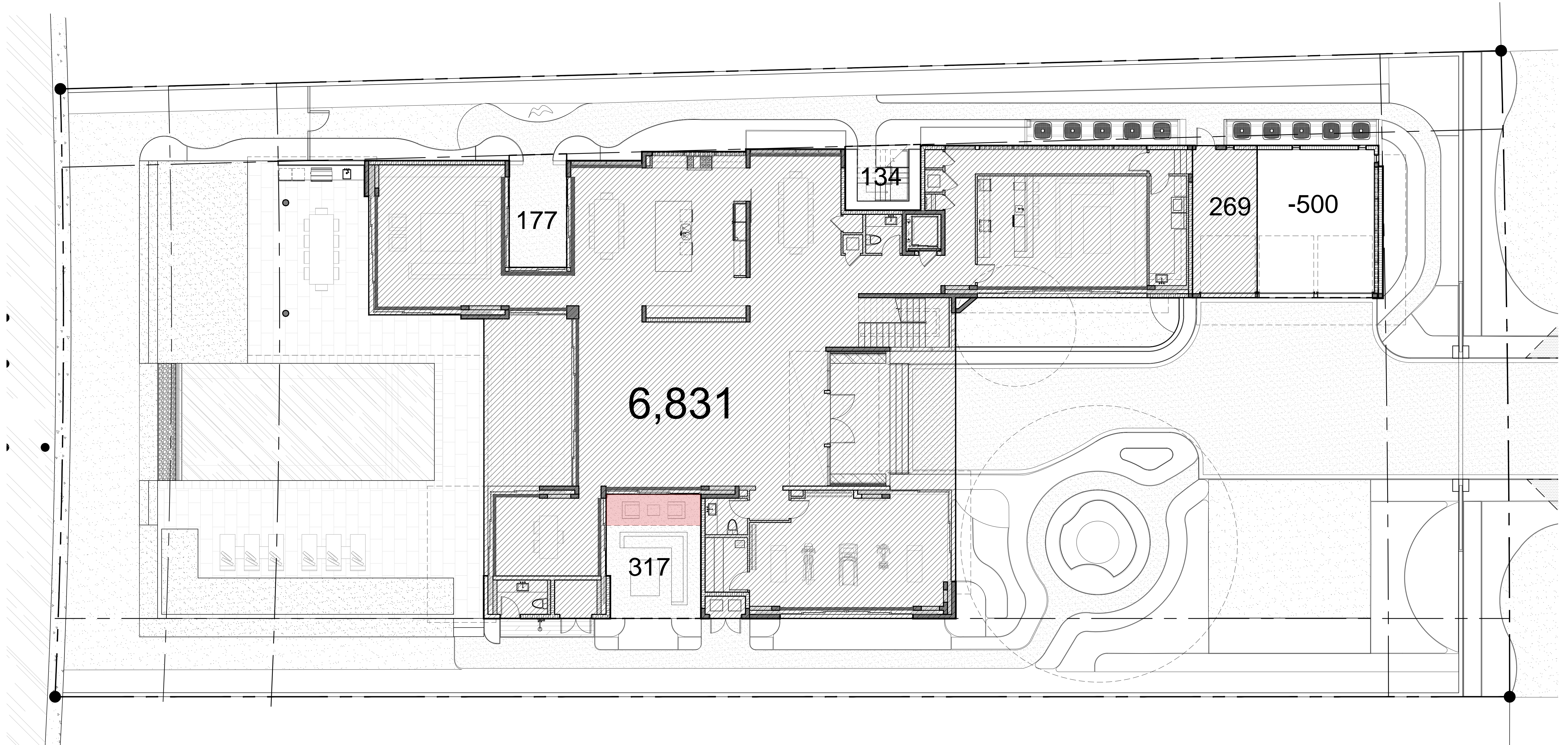
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ARCHITECTURE + DESIGN

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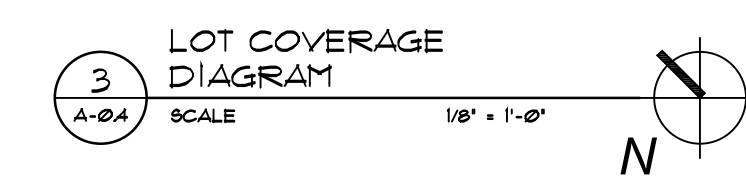
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PROPOSED DESIGN (03-09-2017)



* Previous approval was granted based on erroneous calculation that did not account for 99 sq. ft. overhang.

SITE DATA	
EXISTING LOT SIZE:	24,671 S. FT. (100%)
BLDG. LOT COVERAGE:	
MAIN HOUSE	6,831 SQ. FT.
GARAGE (769-500)	269 SQ. FT.
TOTAL BLDG. LOT COVERAGE:	7,100 SQ. FT. (28.8%)



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

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NORTH BAY ROAD RESIDENCE
6342 N. BAY RD.
MIAMI BEACH, FLORIDA 33141

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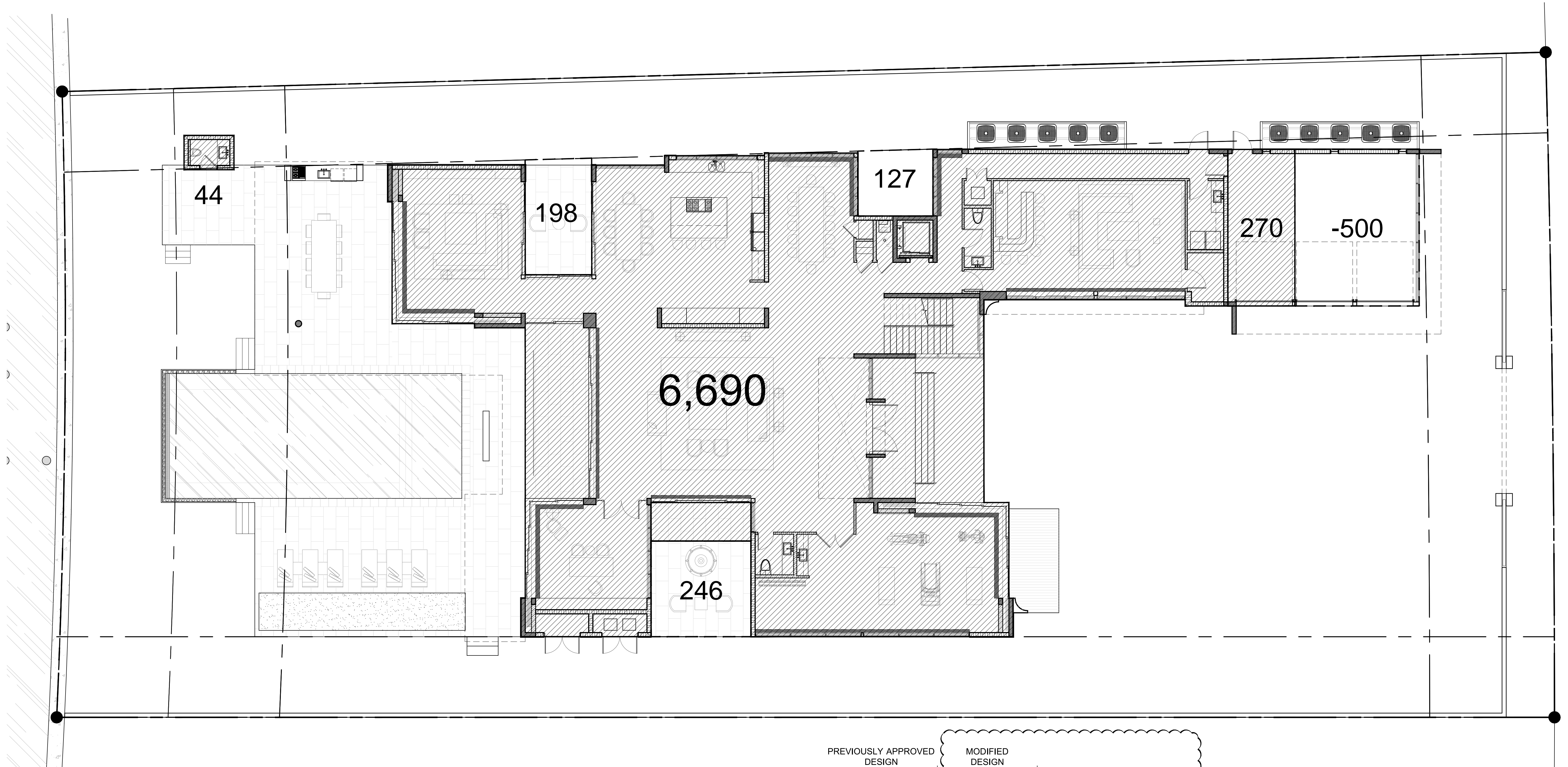
seal
Paul Fischman
registered architect
AR96202

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

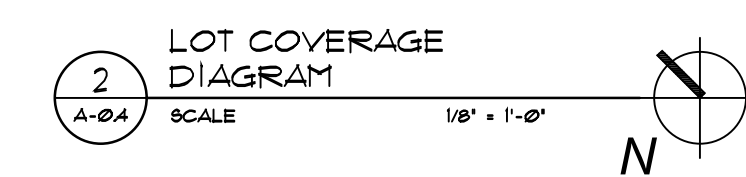
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SITE DATA	PREVIOUSLY APPROVED DESIGN NOV. 3, 2015		MODIFIED DESIGN FEB. 21, 2017	
	EXISTING LOT SIZE:	24,671 SQ. FT. (100%)	24,671 SQ. FT. (100%)	24,671 SQ. FT. (100%)
BLDG. LOT COVERAGE:	MAIN HOUSE	6,831 SQ. FT.	6,690 SQ. FT.	-141 SQ. FT. REDUCTION
	GARAGE (769-500)	269 SQ. FT.	270 SQ. FT.	1 SQ. FT. INCREASE
	CABANA	N/A	44 SQ. FT.	44 SQ. FT. INCREASE
TOTAL BLDG. LOT COVERAGE:		7,100 SQ. FT. (28.8%)	7,004 SQ. FT. (28.4%)	-96 SQ. FT. REDUCTION (0.4%) REDUCTION



PROPOSED DESIGN (03-09-2017)

comm. no.
1524

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△ 03-09-2017
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PREVIOUSLY APPROVED DESIGN

seal
Paul Fischman
registered architect
AR96202

NORTH BAY ROAD RESIDENCE
6342 N. BAY RD.
MIAMI BEACH, FLORIDA 33141

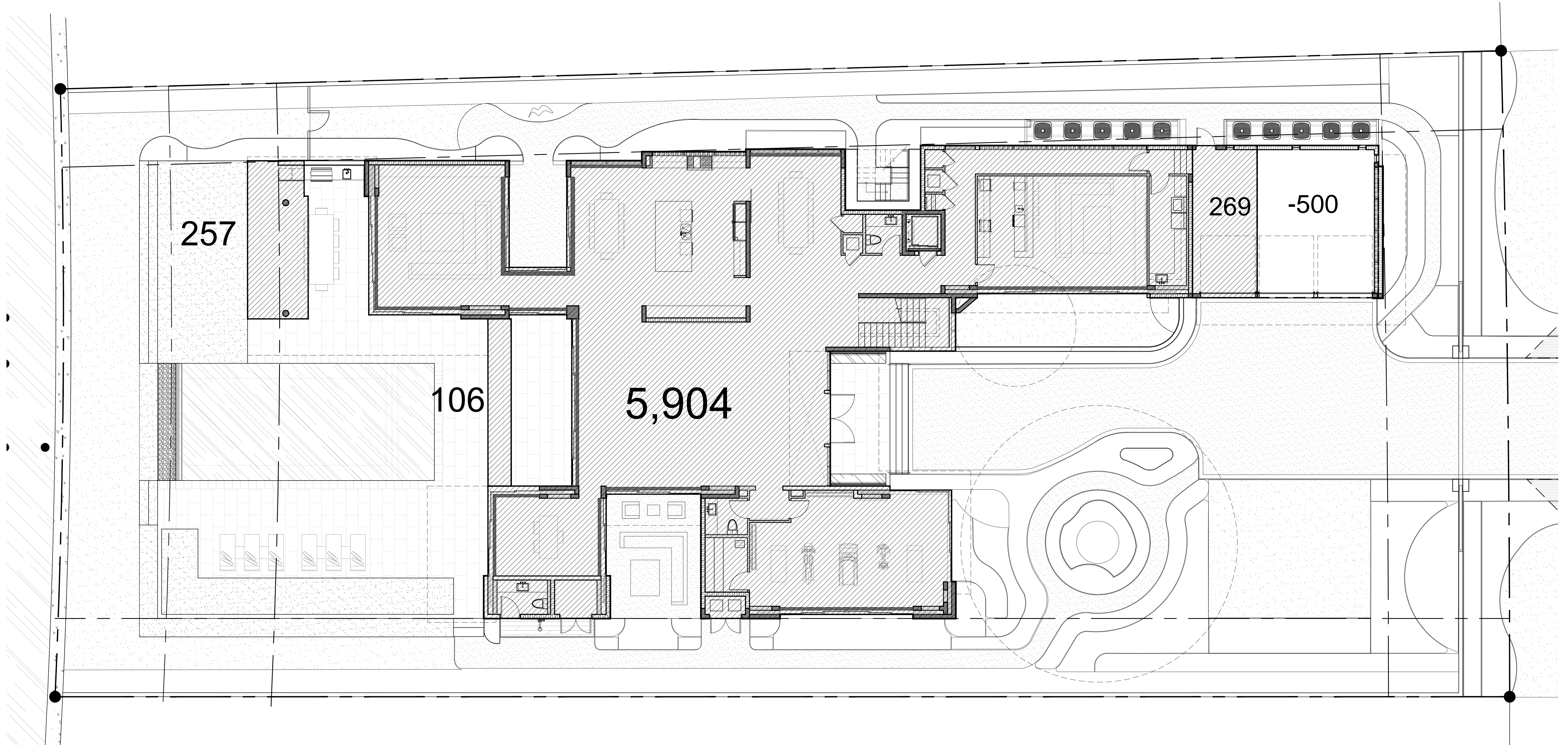
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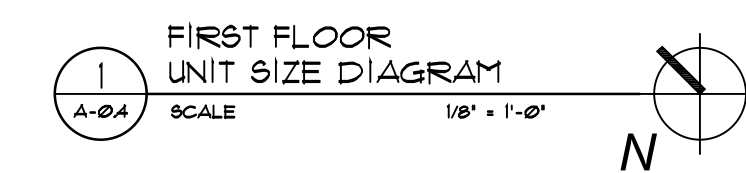
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BUILDING DATA	
MAIN HOUSE:	
FIRST FLOOR (AC)	5,904 S. F.
SECOND FLOOR (AC)	5,712 S. F.
TOTAL (AC):	11,616 S. F.
GARAGE	
(NON A/C) (169 SQ FT - 500 SQ FT)	269 S. F.
BALCONIES AND TERRACE O.H.	428 S. F.
TOTAL (NON AC):	697 S. F.
TOTAL UNIT SIZE (AC + NON AC):	12,313 S. F. (49.9%)



**PREVIOUSLY APPROVED DESIGN
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MIAMI BEACH, FLORIDA 33141

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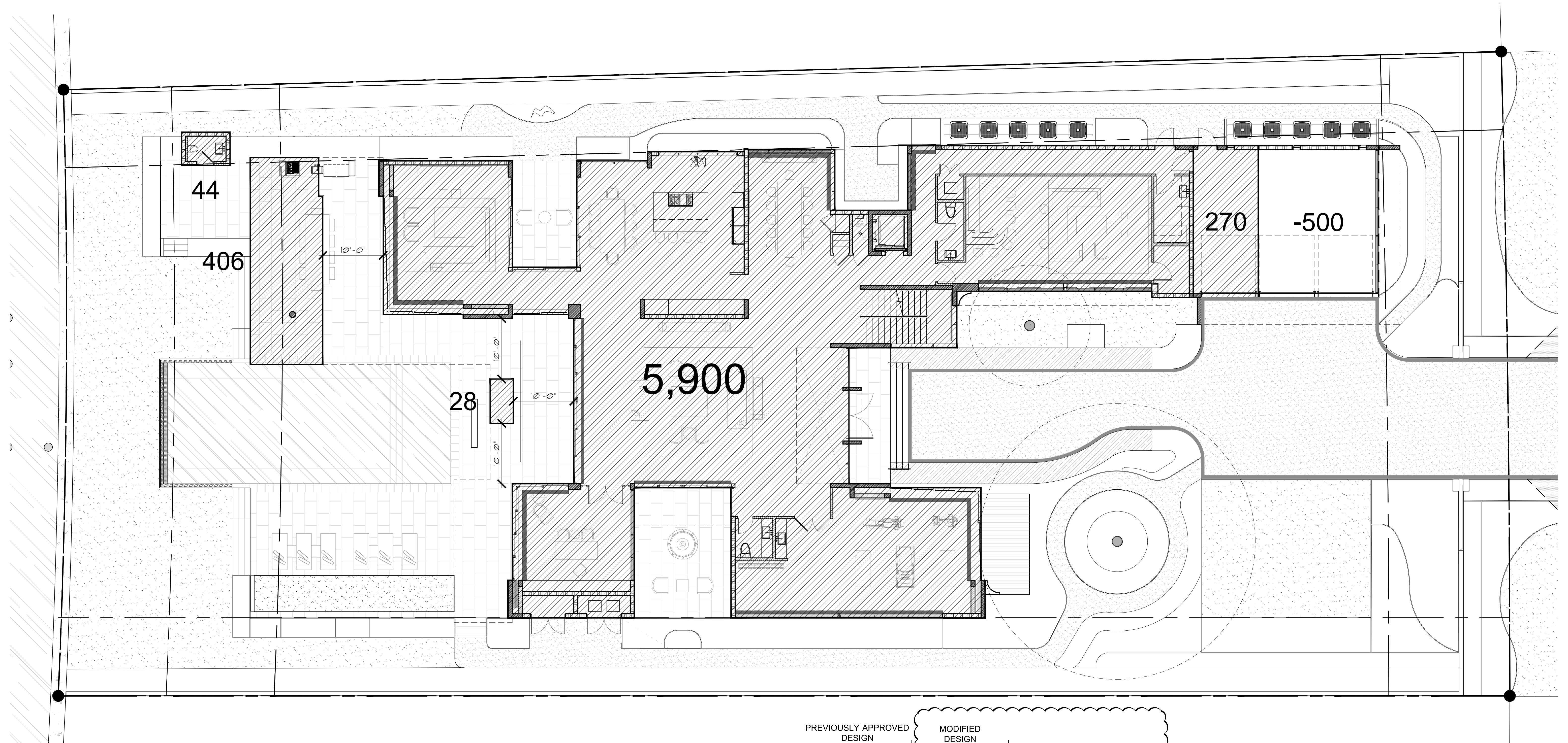
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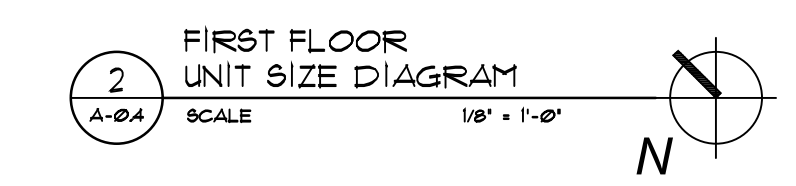
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BUILDING DATA		PREVIOUSLY APPROVED DESIGN NOV. 3, 2015	MODIFIED DESIGN FEB. 21, 2017	
MAIN HOUSE:	FIRST FLOOR (AC)	5,304 S. F.	5,300 S. F.	-4 SQ. FT. REDUCTION
	SECOND FLOOR (AC)	5,712 S. F.	5,655 S. F.	-57 SQ. FT. REDUCTION
	TOTAL (AC):	11,016 S. F.	11,555 S. F.	-61 SQ. FT. REDUCTION
GARAGE (NON A/C) (110 SQ FT - 500 SQ FT)		269 S. F.	270 S. F.	1 SQ. FT. INCREASE
	CABANA	N/A	44 S. F.	44 SQ. FT. INCREASE
	BALCONIES AND TERRACE O.H.	428 S. F.	434 S. F.	6 SQ. FT. INCREASE
TOTAL (NON AC):		697 S. F.	748 S. F.	51 SQ. FT. INCREASE
TOTAL UNIT SIZE (AC + NON AC):		12,313 S. F. (49.3%)	12,303 S. F. (49.3%)	-10 SQ. FT. REDUCTION



PROPOSED DESIGN (03-09-2017)

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1524

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MODIFICATIONS TO
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seal
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registered architect
AR96202

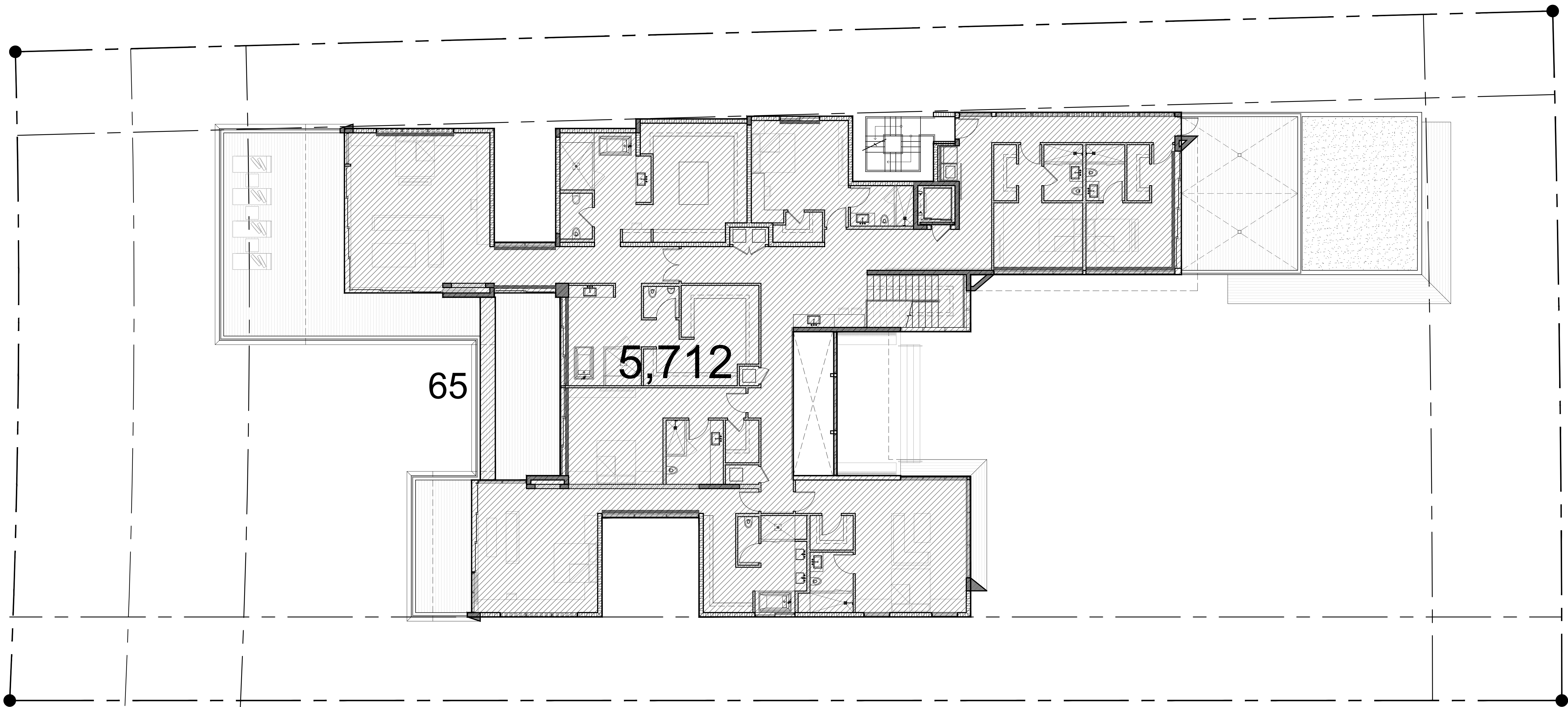
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MIAMI BEACH, FLORIDA 33141

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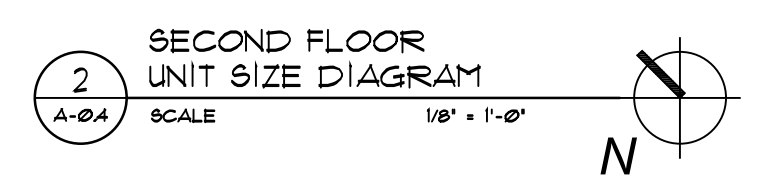
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BUILDING DATA	
MAIN HOUSE:	
FIRST FLOOR (AC)	5,304 S. F.
SECOND FLOOR (AC)	5,712 S. F.
TOTAL (AC):	11,016 S. F.
GARAGE	
(NON A/C) (169 SQ FT - 500 SQ FT)	269 S. F.
BALCONIES AND TERRACE O.H.	428 S. F.
TOTAL (NON AC):	697 S. F.
TOTAL UNIT SIZE (AC + NON AC):	12,313 S. F.
	(49.9%)

FLOOR RATIO PERCENTAGE		
TOTAL FIRST FLOOR	6,673 S. F.	100%
TOTAL SECOND FLOOR	5,851 S. F.	87.7%



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

comm. no. 1524
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revised:

NORTH BAY ROAD RESIDENCE
6342 N. BAY RD.
MIAMI BEACH, FLORIDA 33141

sheet no.

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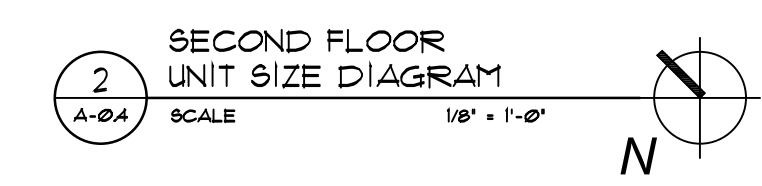


BUILDING DATA

	PREVIOUSLY APPROVED DESIGN NOV. 3, 2015	MODIFIED DESIGN FEB. 21, 2017	
MAIN HOUSE:			
FIRST FLOOR (AC)	5,904 S. F.	5,900 S. F.	-4 SQ. FT. REDUCTION
SECOND FLOOR (AC)	5,112 S. F.	5,655 S. F.	-51 SQ. FT. REDUCTION
TOTAL (AC):	11,016 S. F.	11,555 S. F.	-61 SQ. FT. REDUCTION
GARAGE (NON A/C) (710 SQ FT - 500 SQ FT.)	269 S. F.	270 S. F.	1 SQ. FT. INCREASE
CABANA	N/A	44 S. F.	44 SQ. FT. INCREASE
BALCONIES AND TERRACE O.H.	428 S. F.	434 S. F.	6 SQ. FT. INCREASE
TOTAL (NON AC):	697 S. F.	748 S. F.	51 SQ. FT. INCREASE
TOTAL UNIT SIZE (AC + NON AC):	12,313 S. F. (49.9%)	12,303 S. F. (49.9%)	-10 SQ. FT. REDUCTION

FLOOR RATIO PERCENTAGE

	PREVIOUSLY APPROVED DESIGN NOV. 3, 2015	MODIFIED DESIGN FEB. 21, 2017
TOTAL FIRST FLOOR	6,673 S. F. 100%	6,670 S. F. 100%
TOTAL SECOND FLOOR	5,851 S. F. 87.1%	5,835 S. F. 87.5%



PROPOSED DESIGN (03-09-2017)

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1524

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seal
Paul Fischman
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NORTH BAY ROAD RESIDENCE
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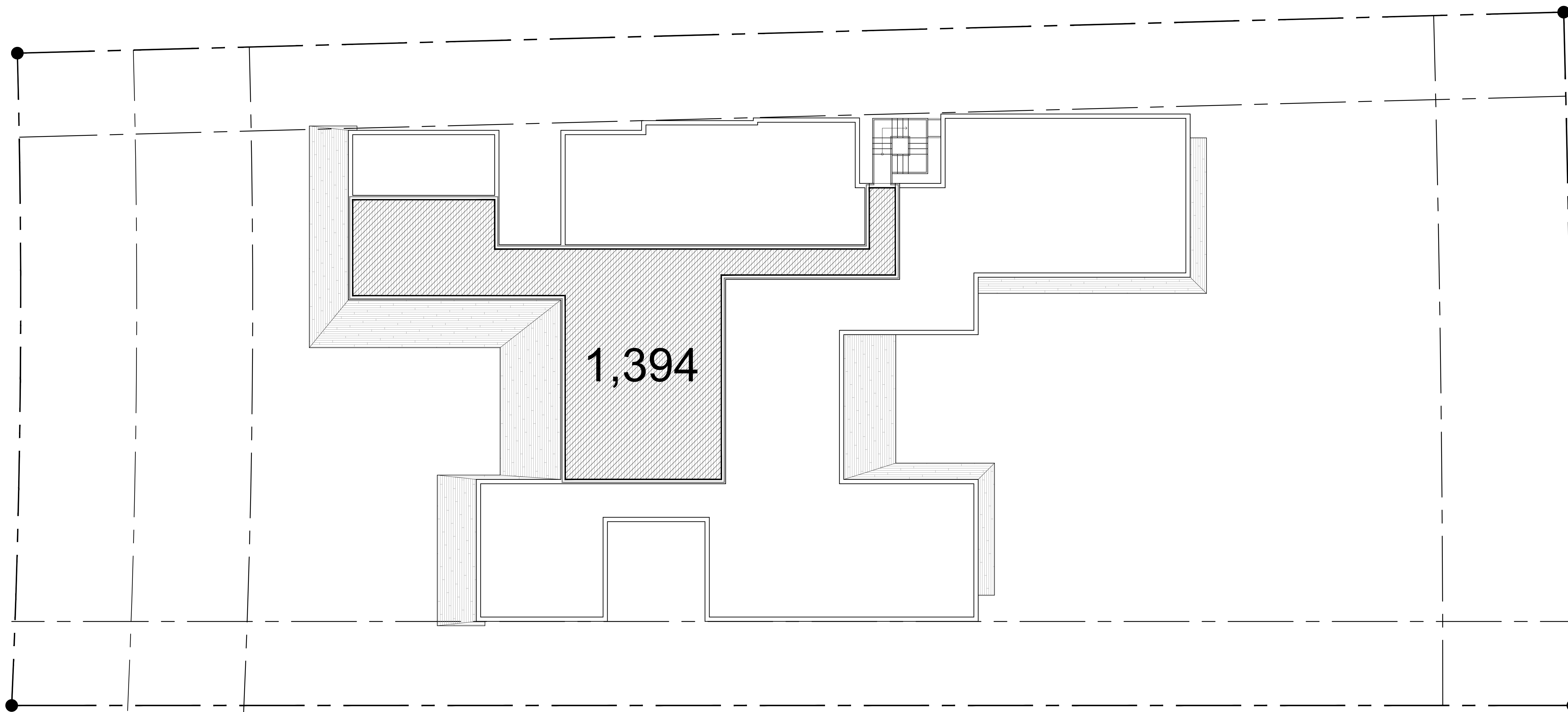
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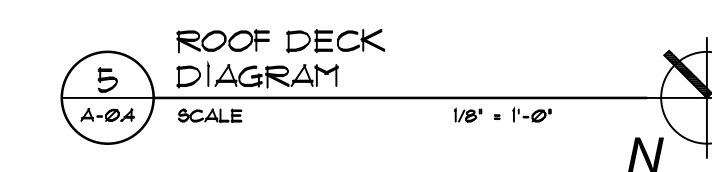
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ROOF DECK CALCULATIONS	
AREA OF FLOOR BELOW:	5,864 S. F.
AREA OF ROOF DECK:	1,394 S. F.
TOTAL:	23.8%



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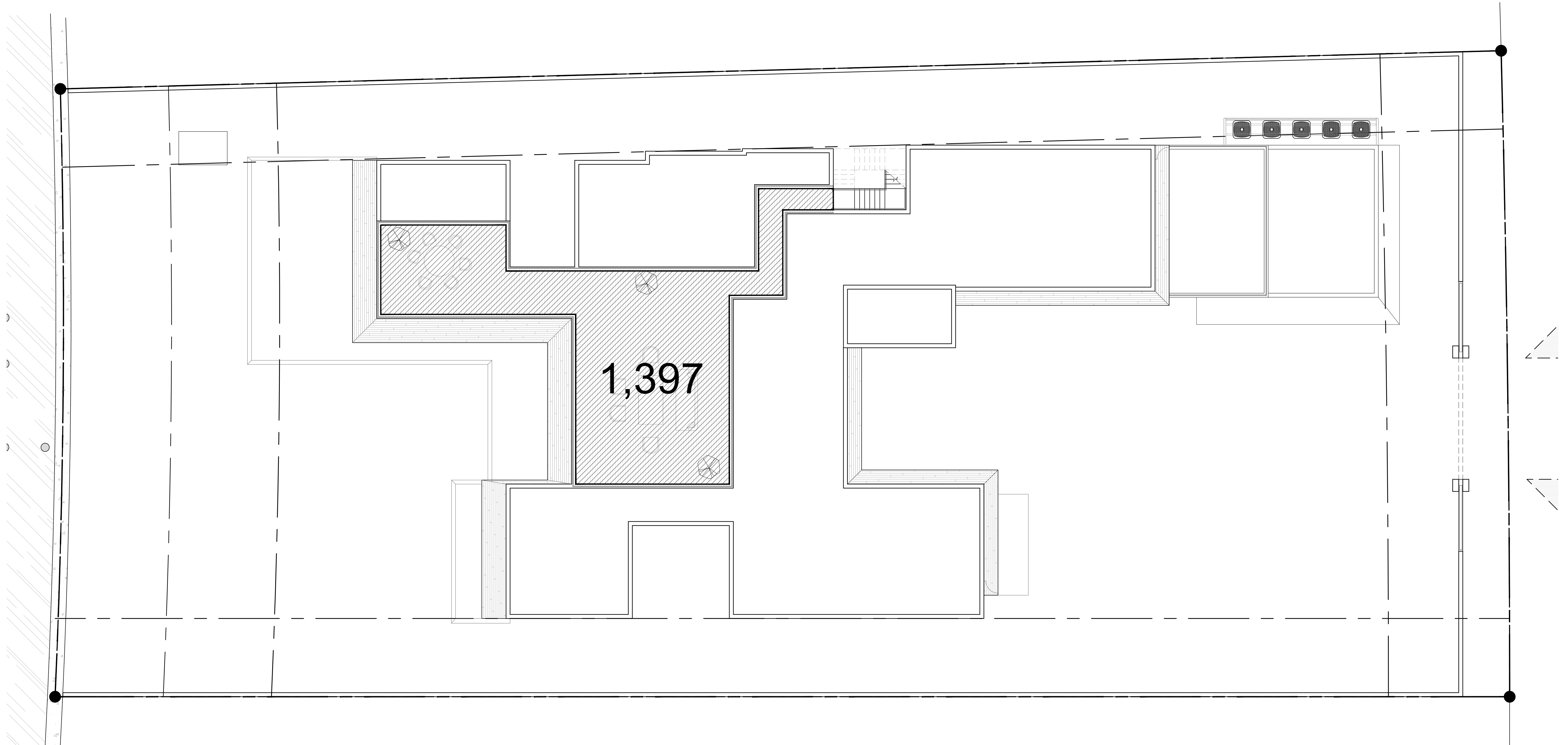
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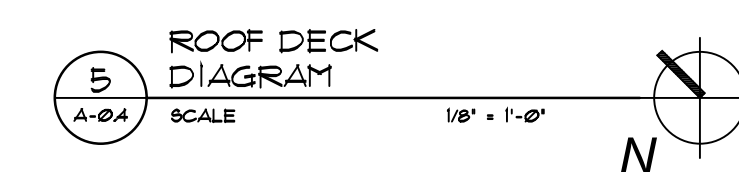
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ROOF DECK CALCULATIONS		PREVIOUSLY APPROVED DESIGN NOV. 3, 2015	MODIFIED DESIGN FEB. 21, 2017	
AREA OF FLOOR BELOW:	5,864 S. F.	5,835 S. F.	-29 SQ FT REDUCTION	
AREA OF ROOF DECK:	1,394 S. F.	1,391 S. F.	3 SQ FT INCREASE	
TOTAL:	23.8%	23.9%	0.1% INCREASE	



PROPOSED DESIGN (03-09-2017)

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MIAMI BEACH, FLORIDA 33141

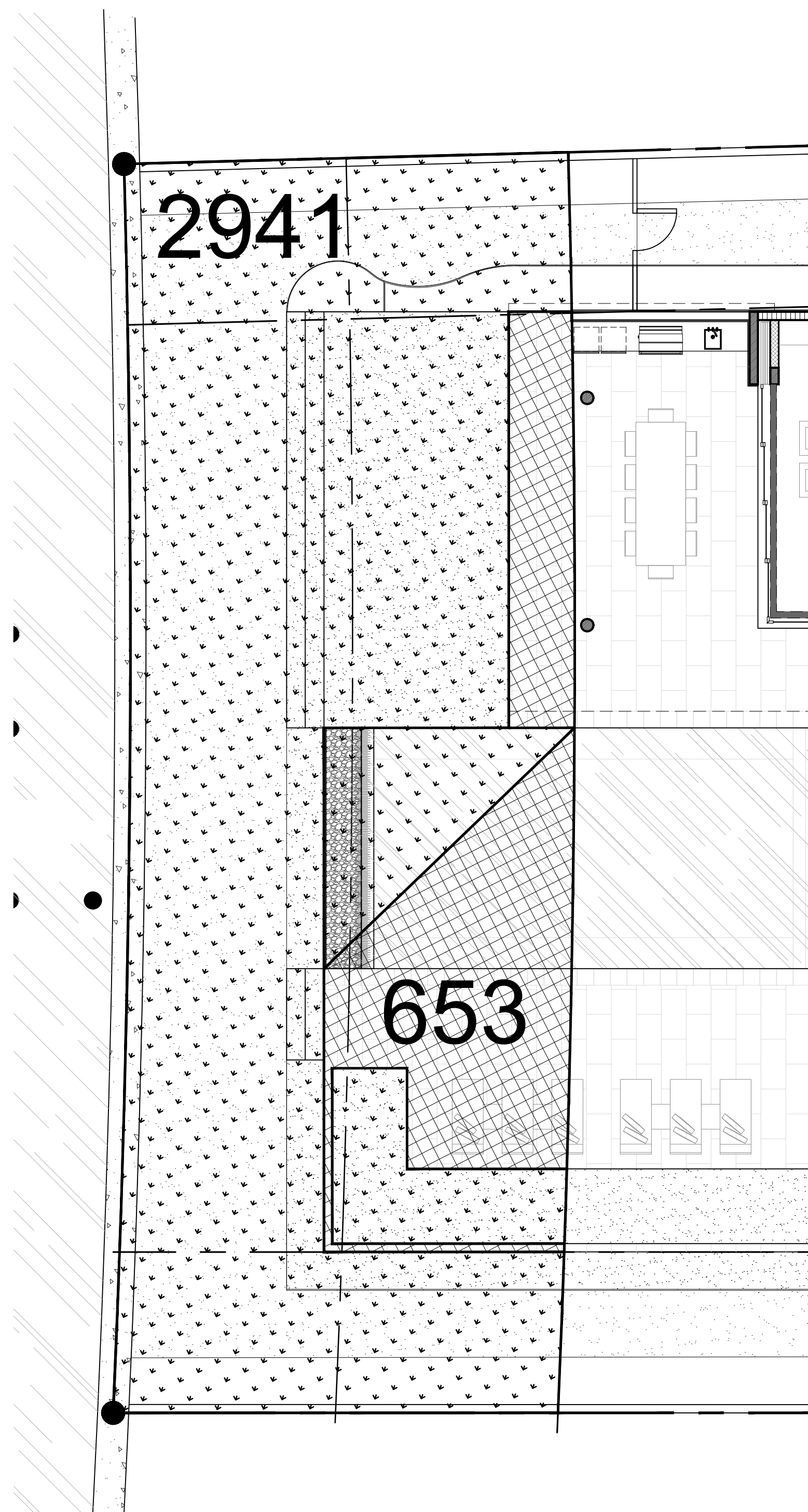
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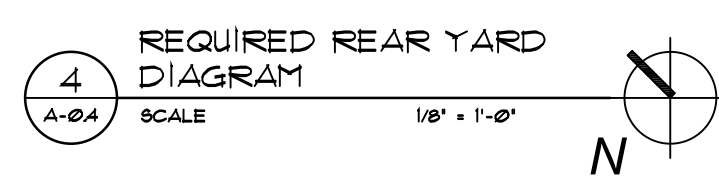
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REAR SETBACK CALCULATIONS			
AREA:	±3,594 S. F.	100%	
IMPERVIOUS AREA:	653 S. F.		
LANDSCAPE :	2,941 S. F.	81.8%	

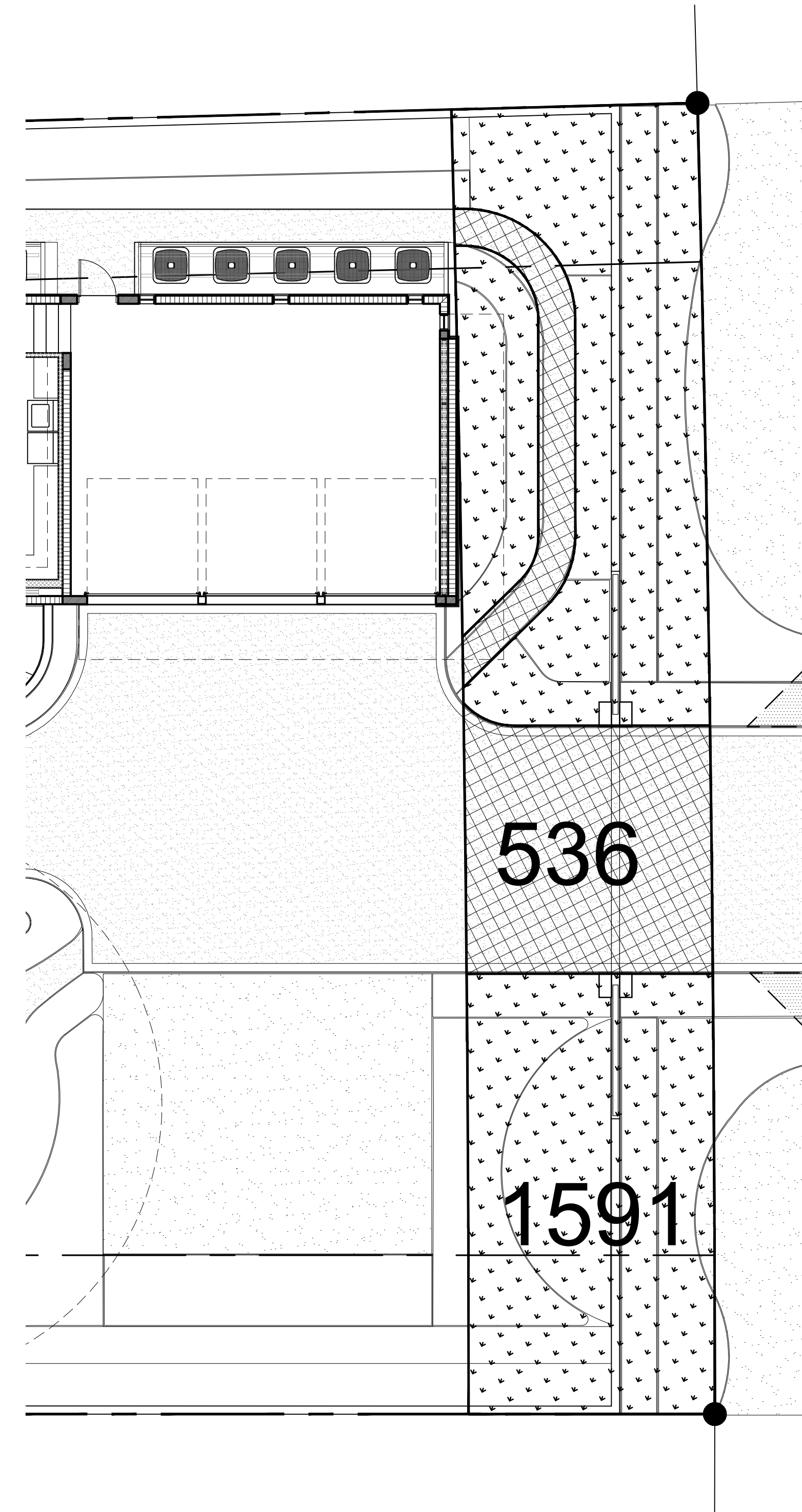


comm. no. date: revised:

1524 11-03-2015

seal
Paul Fischman
registered architect
AR96202

NORTH BAY ROAD RESIDENCE
6342 N. BAY RD.
MIAMI BEACH, FLORIDA 33141



FRONT SETBACK CALCULATIONS			
AREA:	±2,121 S. F.	100%	
IMPERVIOUS AREA:	536 S. F.		
LANDSCAPE AREA:	1,591 S. F.	74.8%	

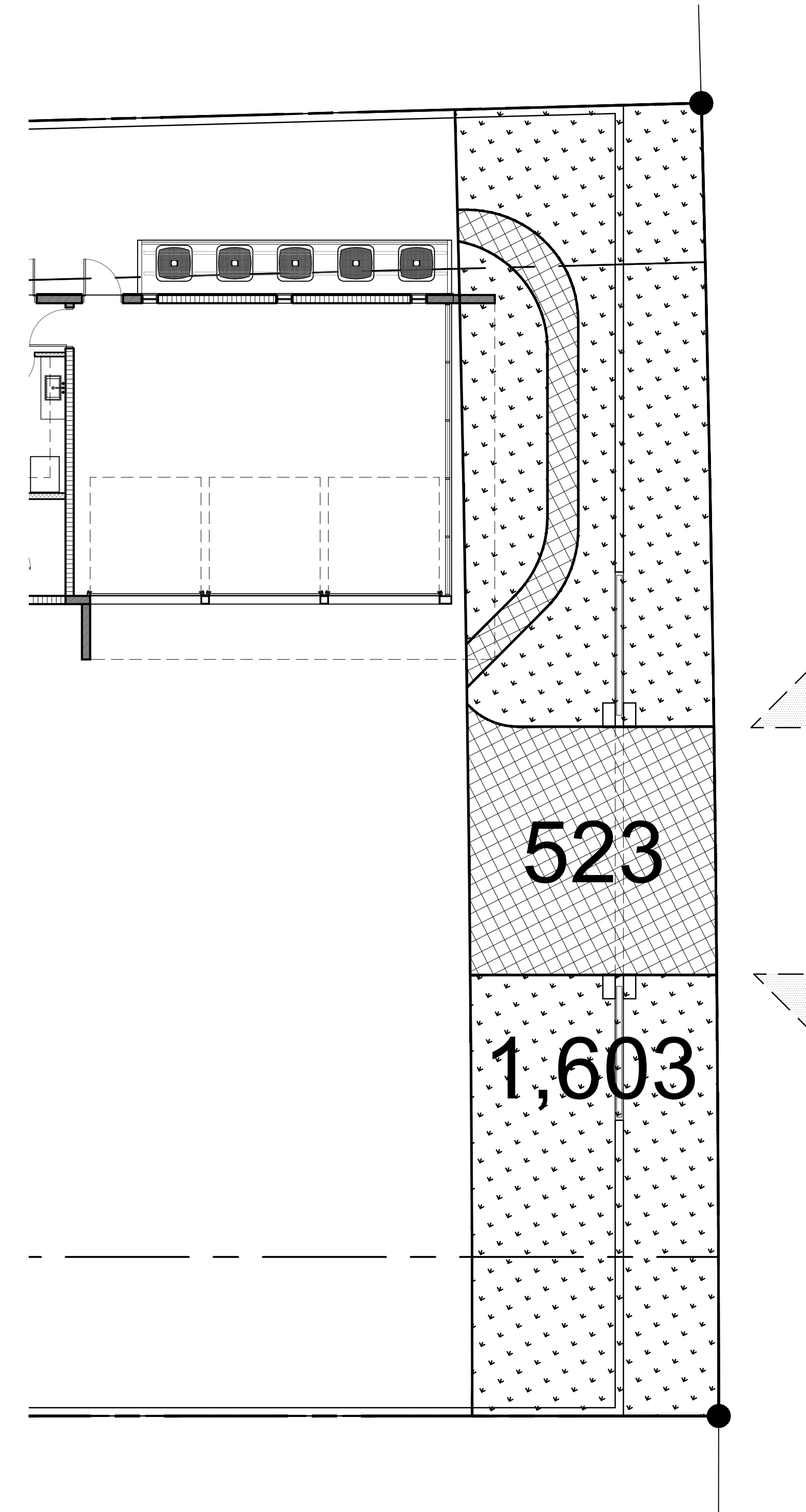


sheet no.


PREVIOUSLY APPROVED DESIGN
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ARCHITECTURE + DESIGN

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PREVIOUSLY APPROVED DESIGN NOV. 3, 2015			MODIFIED DESIGN FEB. 21, 2017	
AREA:	±2,127 S. F.	100%	±2,127 S. F.	100%
IMPERVIOUS AREA:	536 S. F.		523 S. F.	-13 SQ. FT. REDUCTION
LANDSCAPE AREA:	1,591 S. F.	74.8%	1,603 S. F.	12 SQ. FT. INCREASE 0.6% INCREASE



2
A-D4

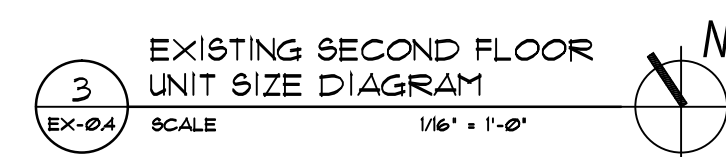
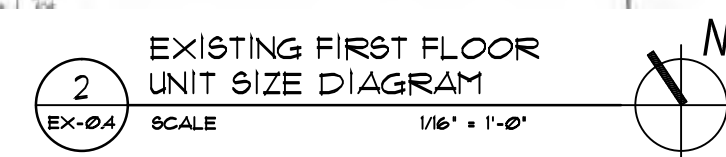
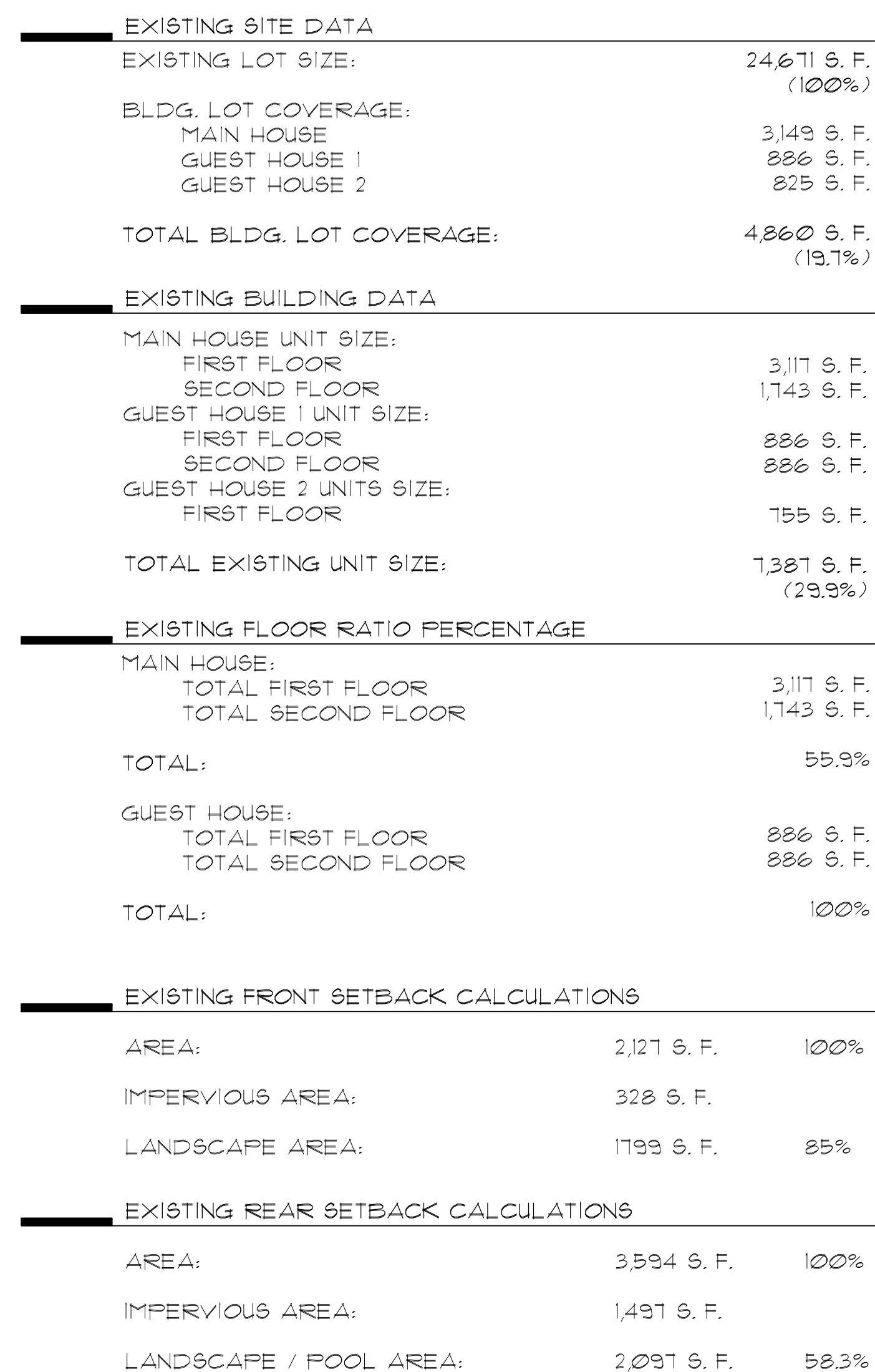
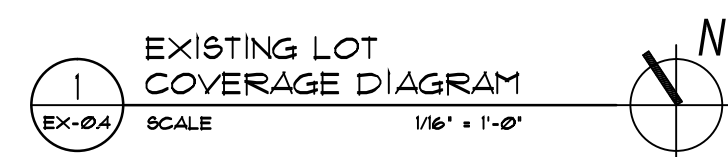
LOT COVERAGE
DIAGRAM

SCALE 1/8" = 1'-0"

PROPOSED DESIGN (03-09-20)

PROPOSED DESIGN (03-09-2017)

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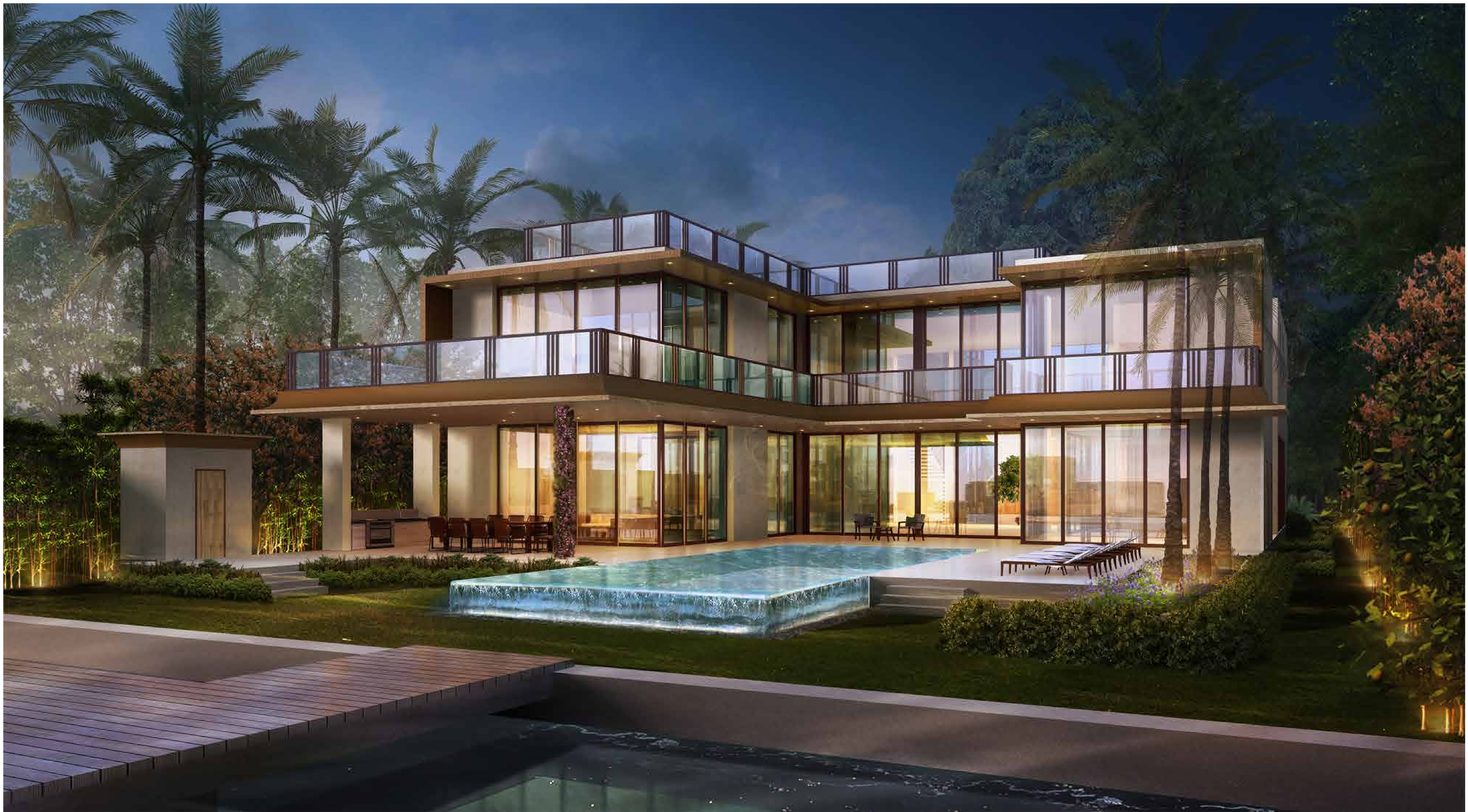
Front View



Front View



Rear View



Rear View

PROPOSED DESIGN (03-09-2017)