

BRADWAY RESIDENCE
1710 W 23rd STREET | MIAMI BEACH, FLORIDA 33140
FOLIO: 02-3228-001-1660
DRB 19-0479

SCOPE OF WORK

NEW 2-STORY HOME WITH WAIVER FOR
ADDITIONAL OPEN SPACE AT EAST
COURTYARD



FINAL SUBMITTAL
DECEMBER 9, 2019

[STRANG] DESIGN

FIRM LICENSE NO. AA26001123
2900 SW 28th TERRACE, STE 301 MIAMI, FL 33133
PH:305.373.4990
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ARCHITECTURAL SET
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LANDSCAPE SET
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STEPHEN + ATHENA BRADWAY

CIVIL ENGINEER:
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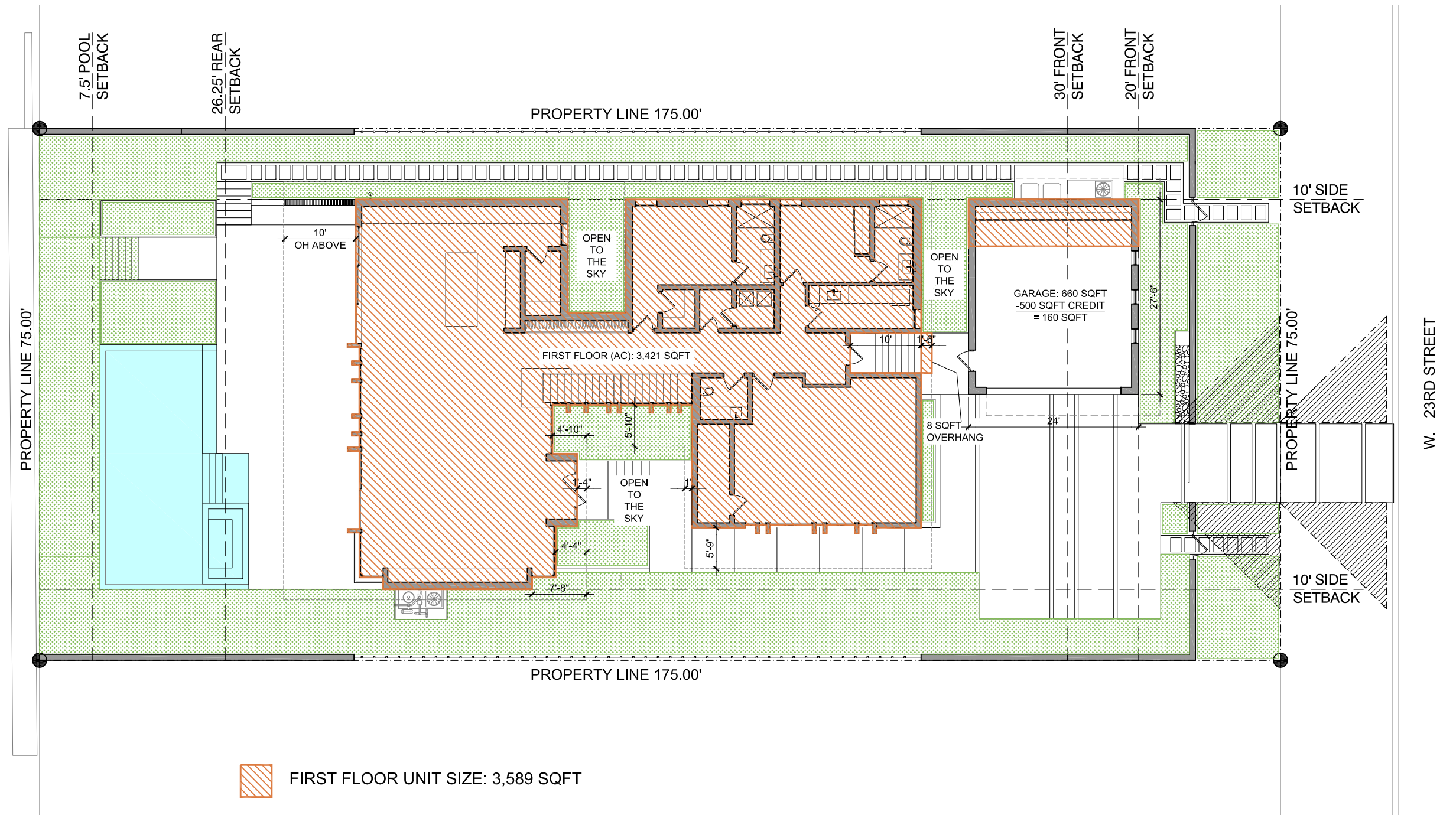
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SINGLE FAMILY RESIDENTIAL ZONING DATA SHEET

ITEM #		REQUIRED	PROPOSED
16	HEIGHT:	24' FLAT/27'SLOPED ROOF	24'
17	SETBACKS:		
18	FRONT FIRST LEVEL:	20'	20'
19	FRONT SECOND LEVEL:	30'	30'
20	SIDE 1:	10'*	10'-0"
21	SIDE 2:	10'*	10'-0"
22	REAR:	MAX 50' MIN 26.25'	26'-3"
23	* THE SUM OF THE REQUIRED SIDE YARD SHALL BE AT LEAST 25% OF THE LOT WIDTH.	18.75'	20'

NOTE: SEE SHEET A-003, A-004, A-005 & A-006
FOR ADDITIONAL AREA CALCULATION DIAGRAM.



NOTE: SEE SHEET A-002, A-004, A-005 & A-006
FOR ADDITIONAL AREA CALCULATION DIAGRAMS.

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

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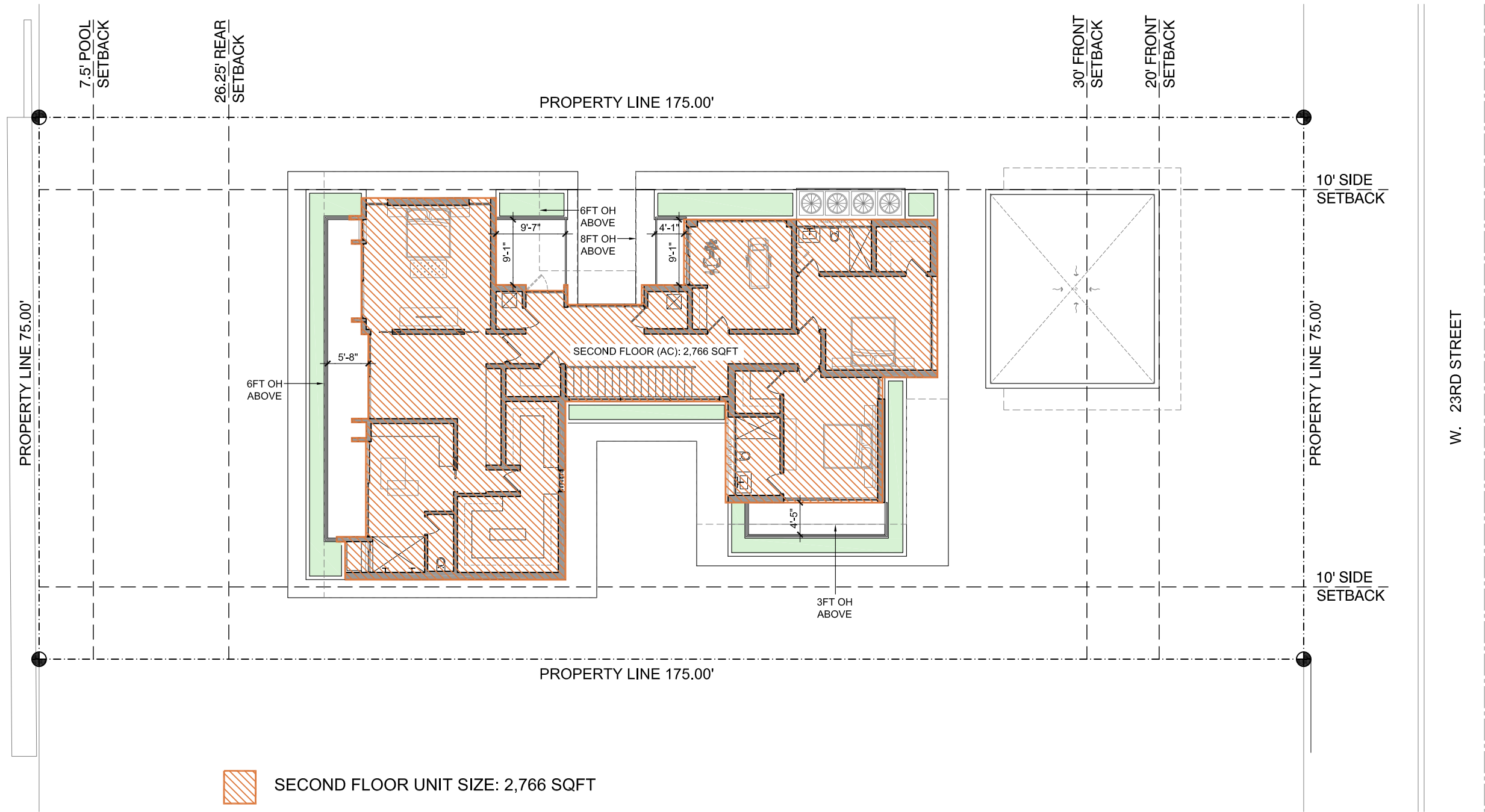
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ZONING
DIAGRAMS

Sheet No:

A-003



 SECOND FLOOR UNIT SIZE: 2,766 SQFT

SECOND FLOOR VOLUMETRIC CALCULATION BREAKDOWN:
TOTAL FIRST FLOOR UNIT SIZE (INCL 660 SQFT FOR GARAGE): 4,089 SQFT
TOTAL SECOND FLOOR UNIT SIZE: 2,766 SQFT
PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE: 67.8%

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

NOTE: SEE SHEET A-002, A-003, A-005 & A-006
FOR ADDITIONAL AREA CALCULATION DIAGRAMS.

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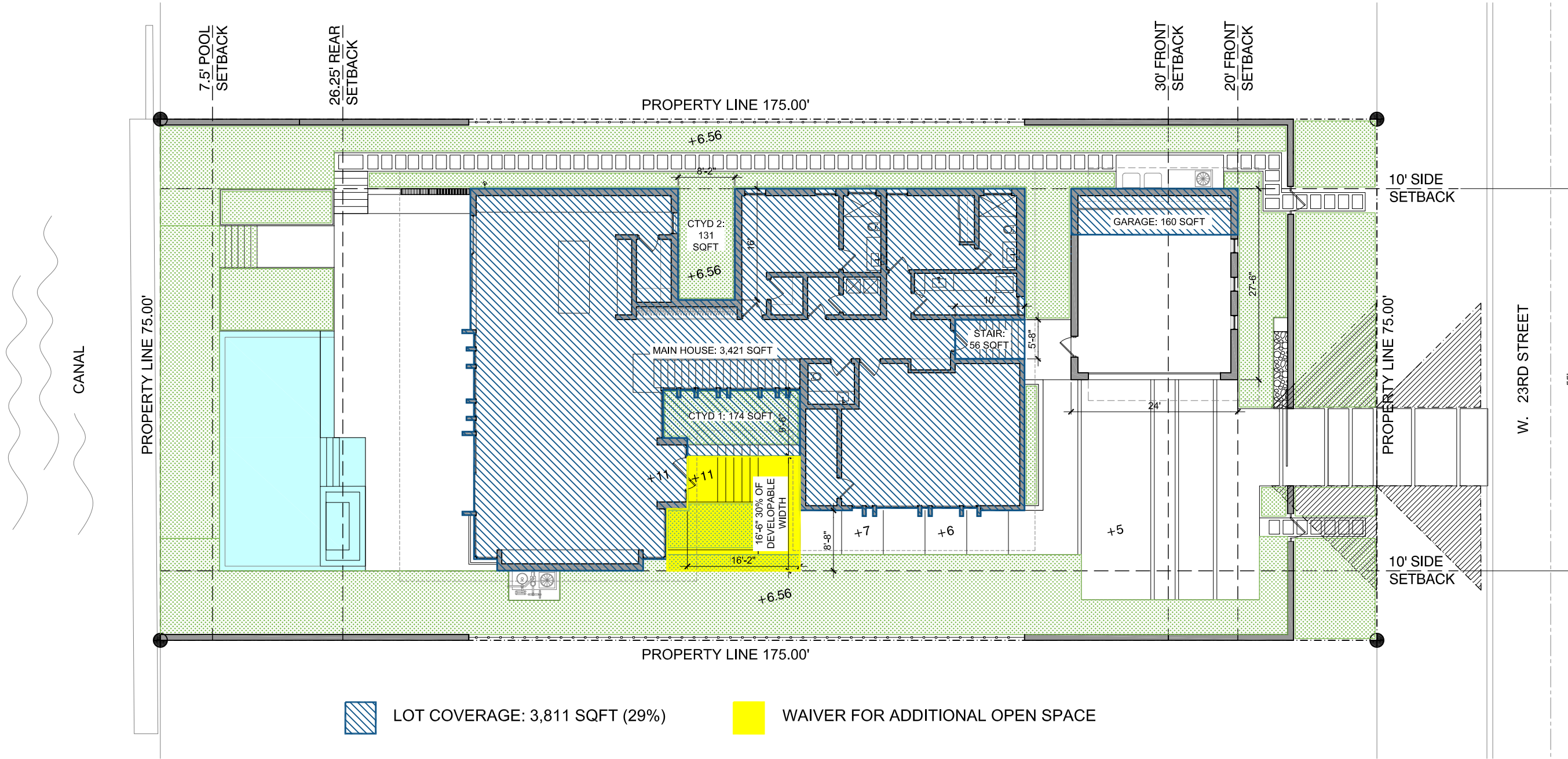
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DIAGRAMS

Sheet No:

A-004



 LOT COVERAGE: 3,811 SQFT (29%)  WAIVER FOR ADDITIONAL OPEN SPACE

LOT COVERAGE BREAKDOWN:

MAIN HOUSE:	3,421 SQFT
GARAGE	160 SQFT (660 SQFT-500 SQFT CREDIT)
COURTYARD 1:	174 SQFT
STAIR:	56 SQFT
TOTAL	3,811 SQFT

COURTYARD SODDED AREA CALCULATIONS:

COURTYARD 1:
TOTAL LOT AREA = 340 SQFT
PERCENTAGE OF SODDED AREA = 46.47%

COURTYARD 2:
TOTAL LOT AREA = 131 SQFT
PERCENTAGE OF SODDED AREA = 100%

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

NOTE: SEE SHEET A-002, A-003, A-004 & A-006
FOR ADDITIONAL AREA CALCULATION DIAGRAMS.

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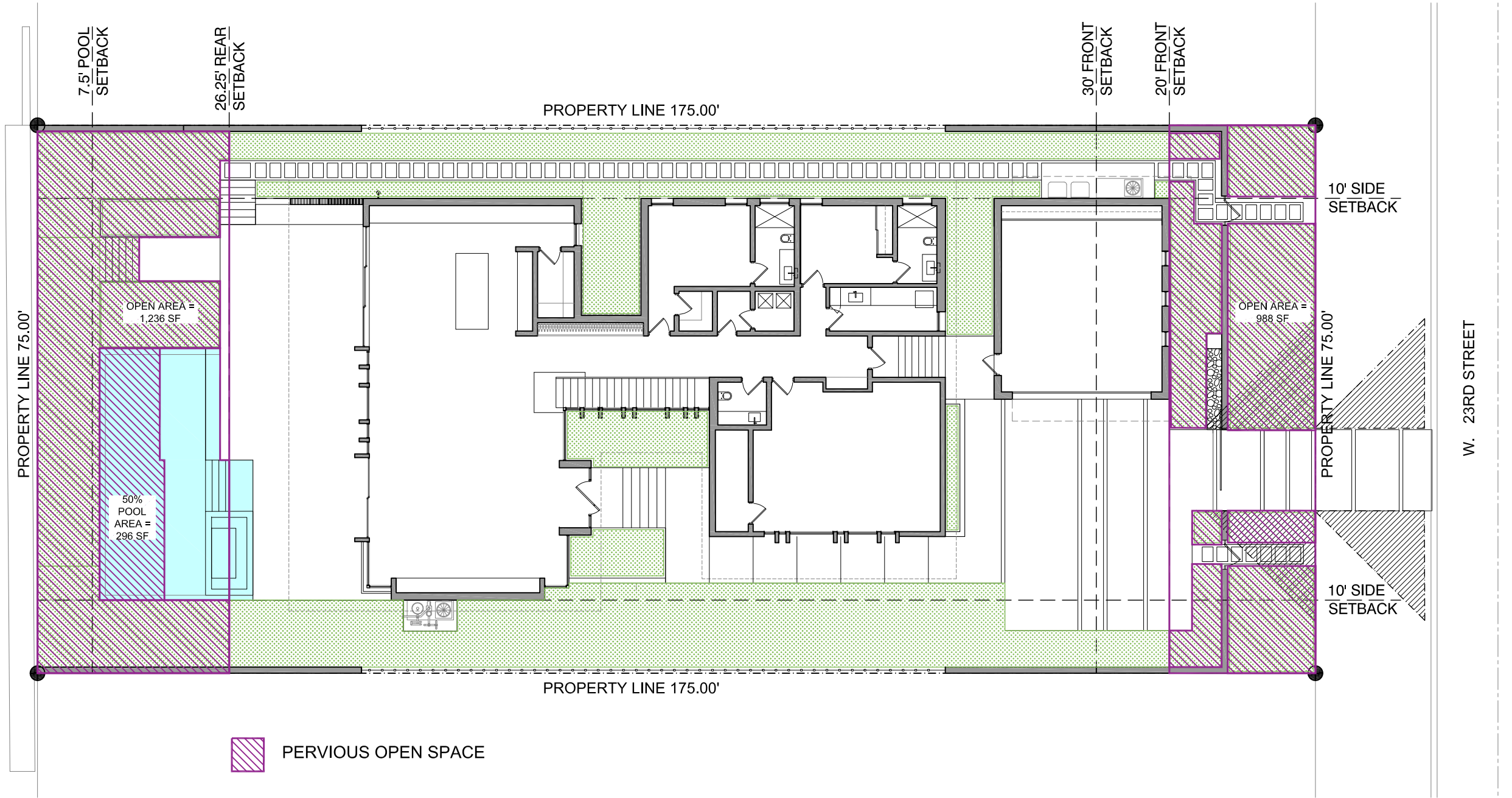
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**ZONING
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A-005



REAR YARD PERVIOUS OPEN SPACE REQ.: 70% OF 1,969 SF = 1,378 SF	FRONT YARD PERVIOUS OPEN SPACE REQ.: 50% OF 1,500 SF = 750 SF
TOTAL POOL AREA = 592 SF 50% POOL AREA = 296 SF	FRONT YARD PROPOSED: 988 S.F. = 65.8%
REAR YARD PROPOSED: 1,236 SF + 296 SF = 1,532 SF 77.8%	

1 PROPOSED OPEN SPACE DIAGRAM
SCALE: 1/16" = 1'-0"

NOTE: SEE SHEET A-002, A-003, A-004 & A-005 FOR
ADDITIONAL AREA CALCULATION DIAGRAMS.

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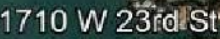
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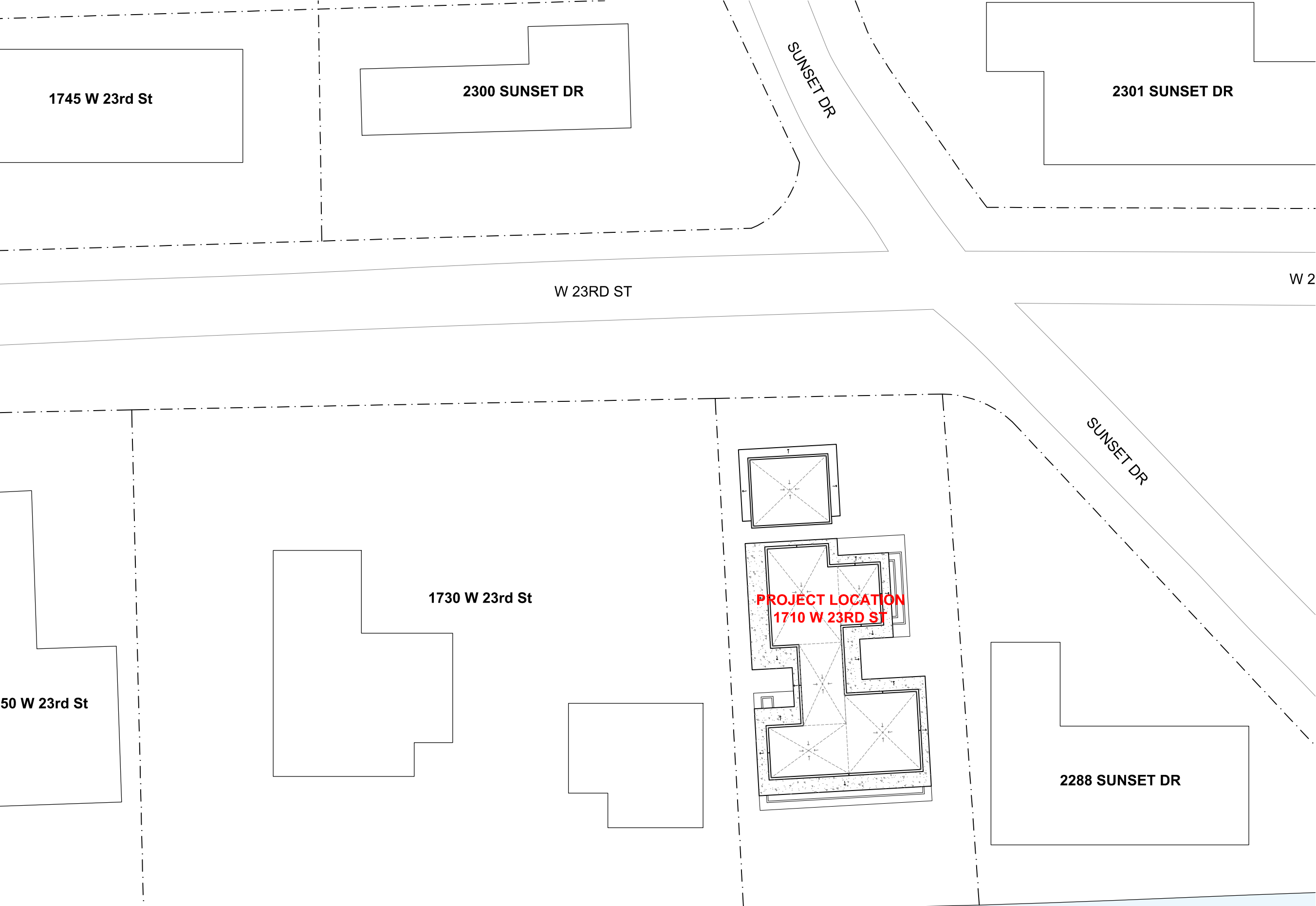
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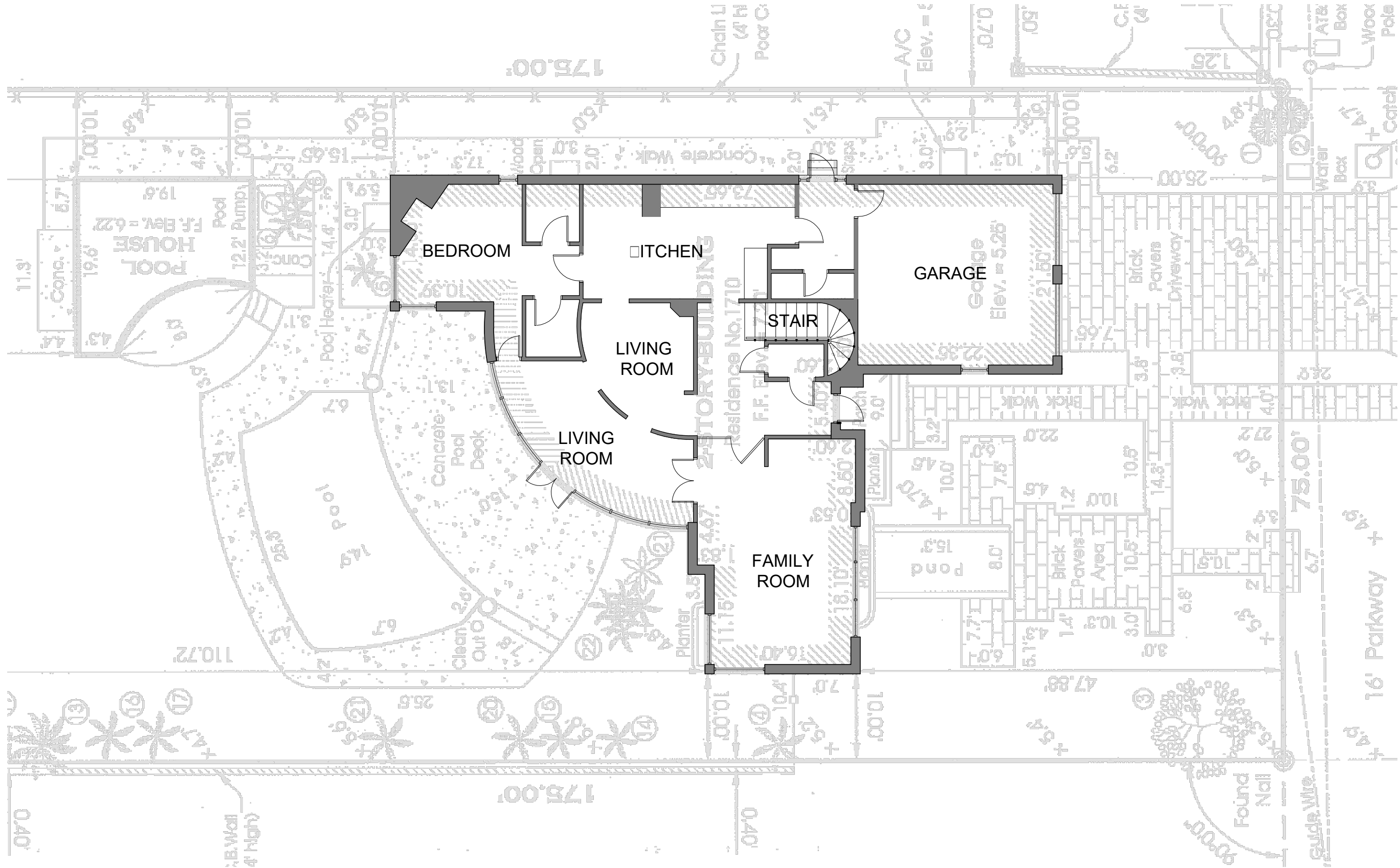
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LOCATION
PLAN

Sheet No:

A-008



1 EXISTING FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

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EXISTING
FLOOR PLAN

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A-015

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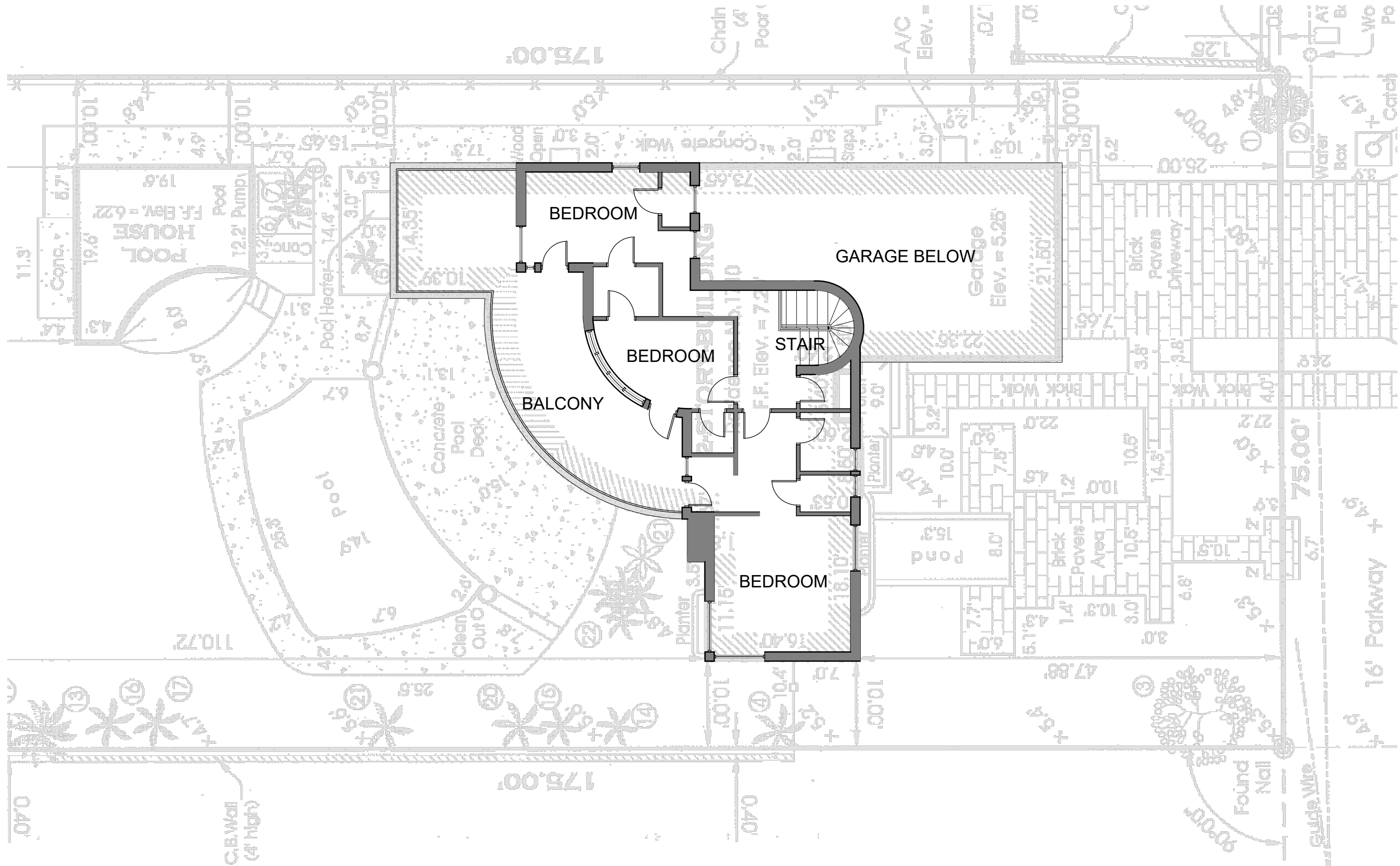
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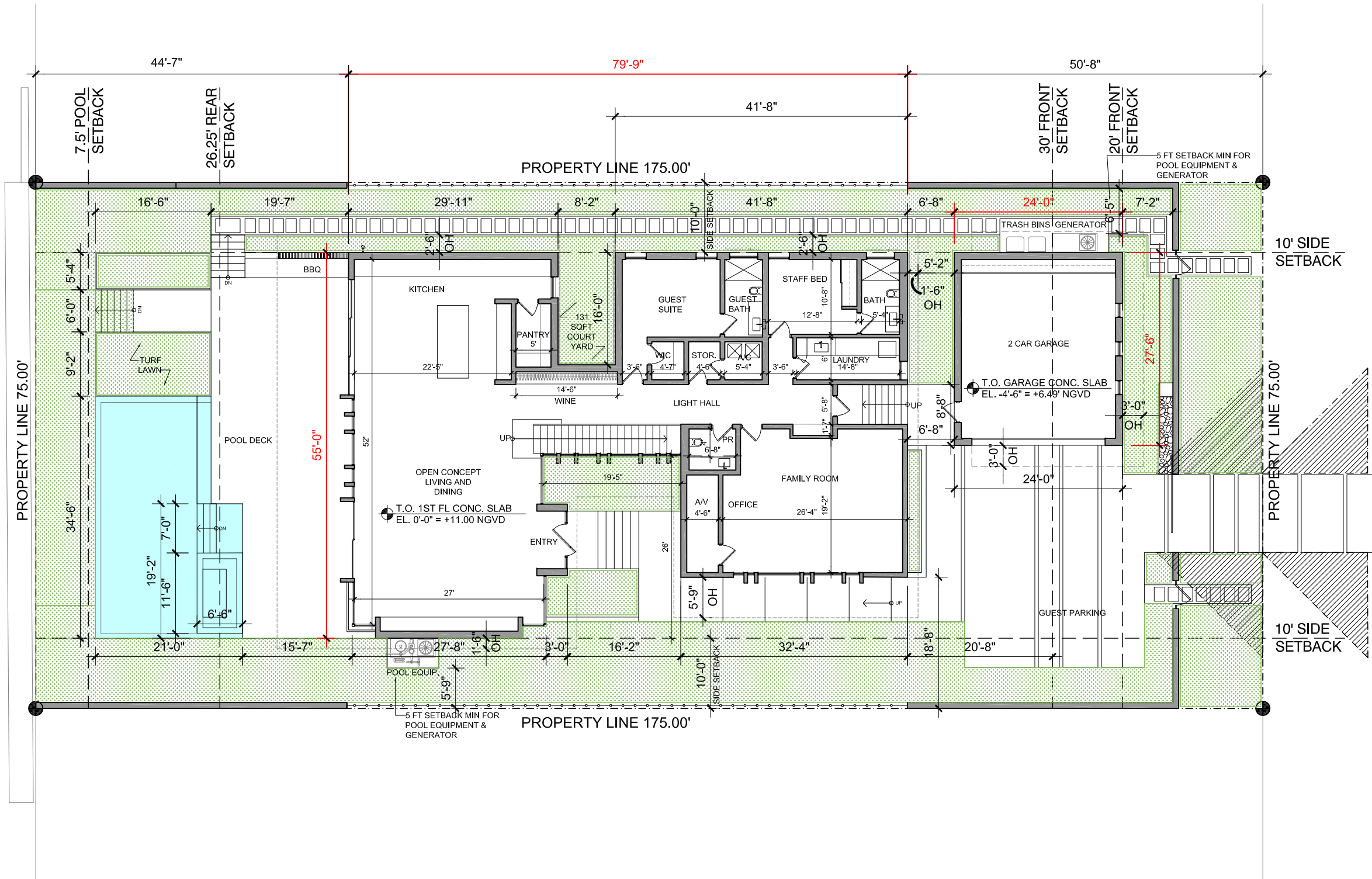
1 EXISTING SECOND FLOOR PLAN
SCALE: 3/32" - 1'-0"



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A-100



1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



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FIRST
FLOOR PLAN

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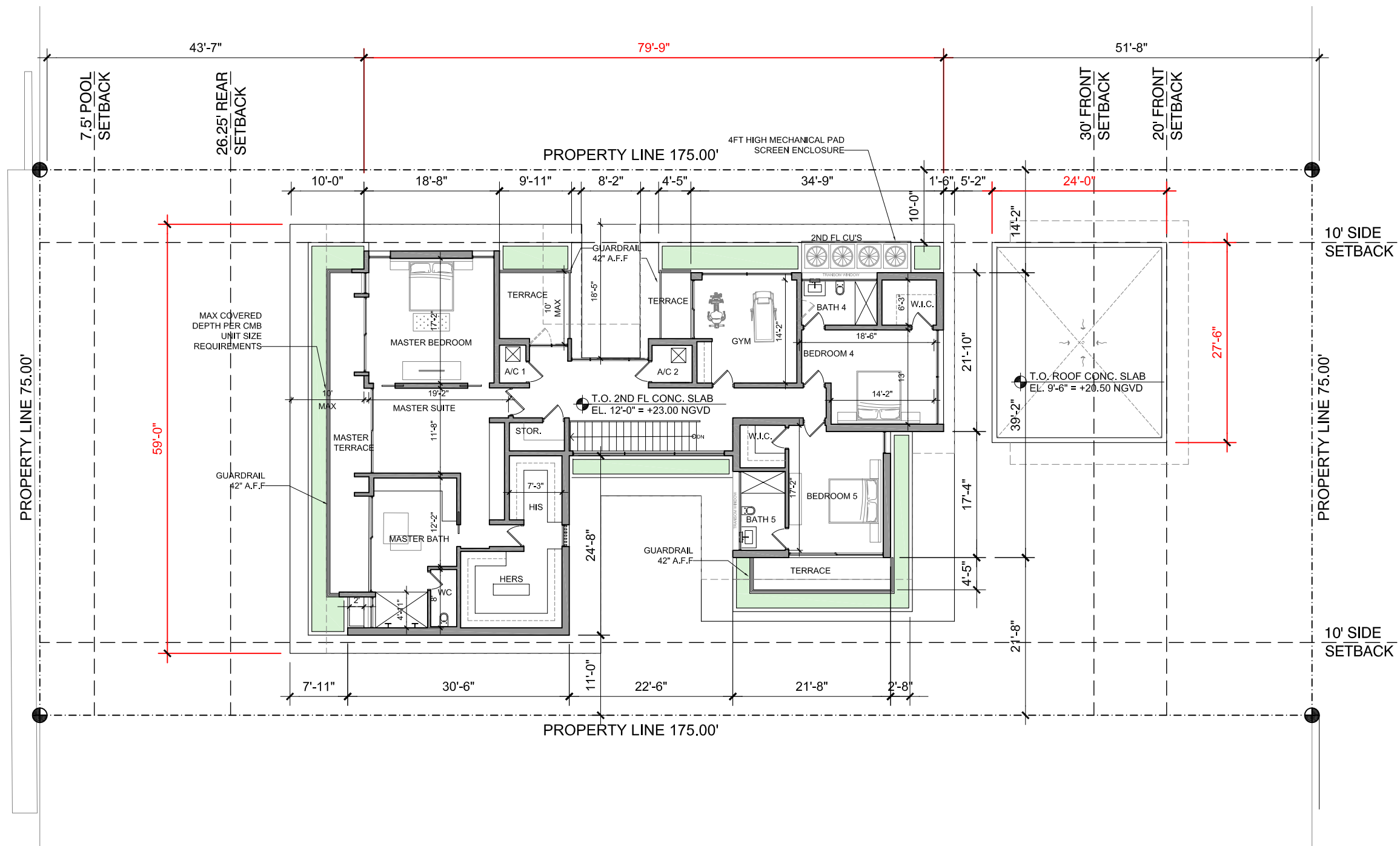
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SECOND FLOOR PLAN

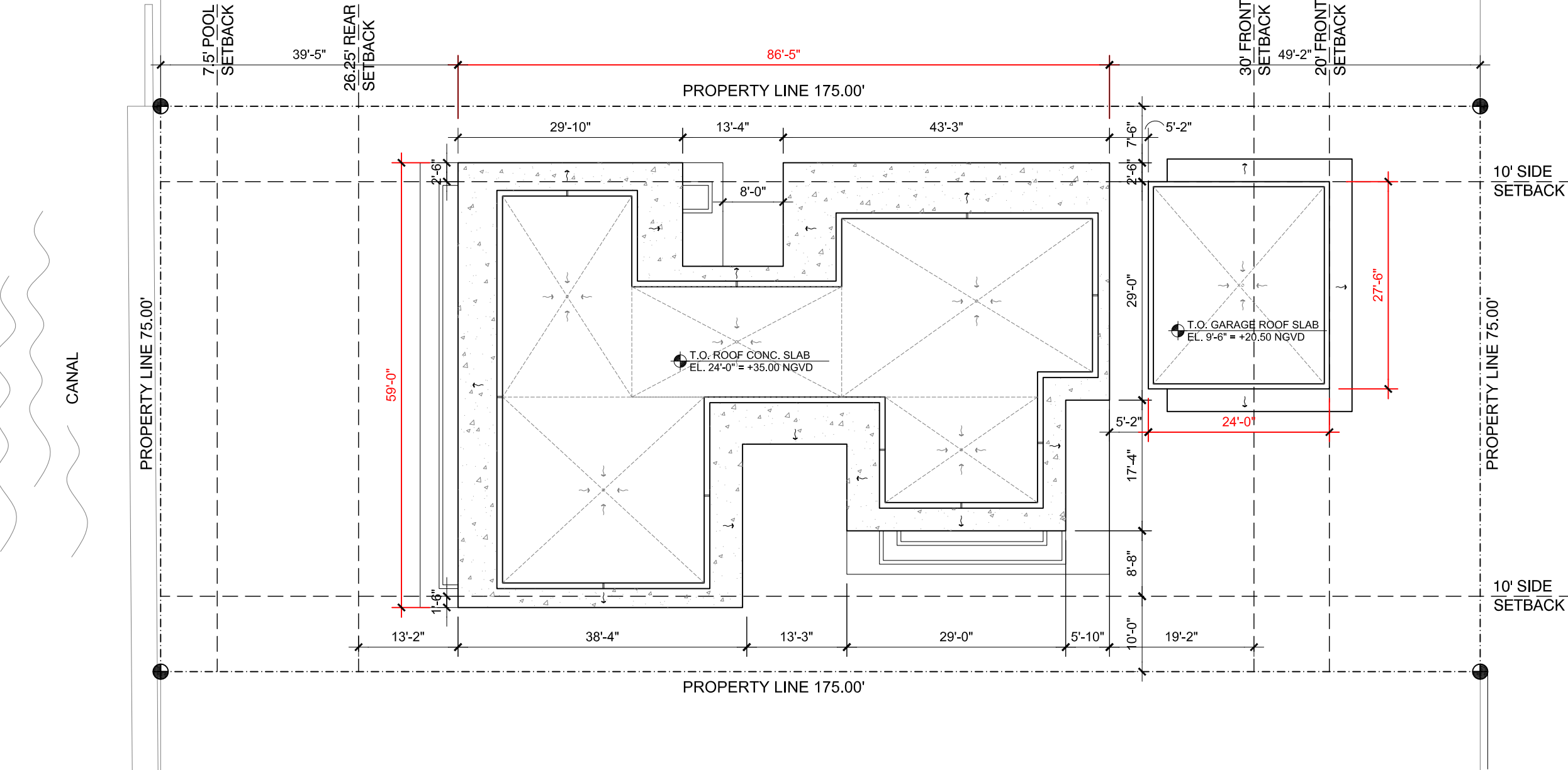
A-102



1 SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"





1 ROOF PLAN
SCALE: 1/16" = 1'-0"

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ROOF PLAN

Sheet No:

A-103

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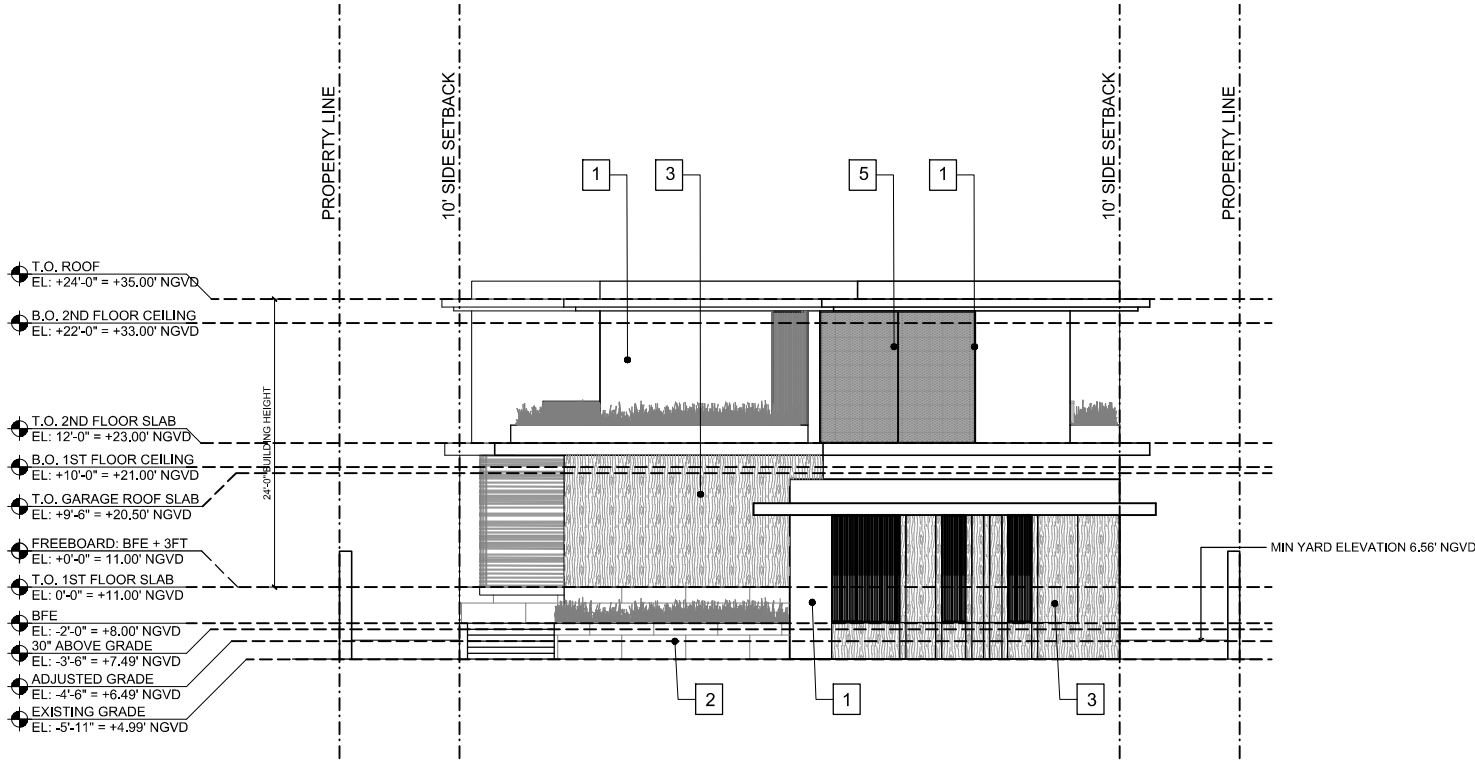
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EXTERIOR
ELEVATION

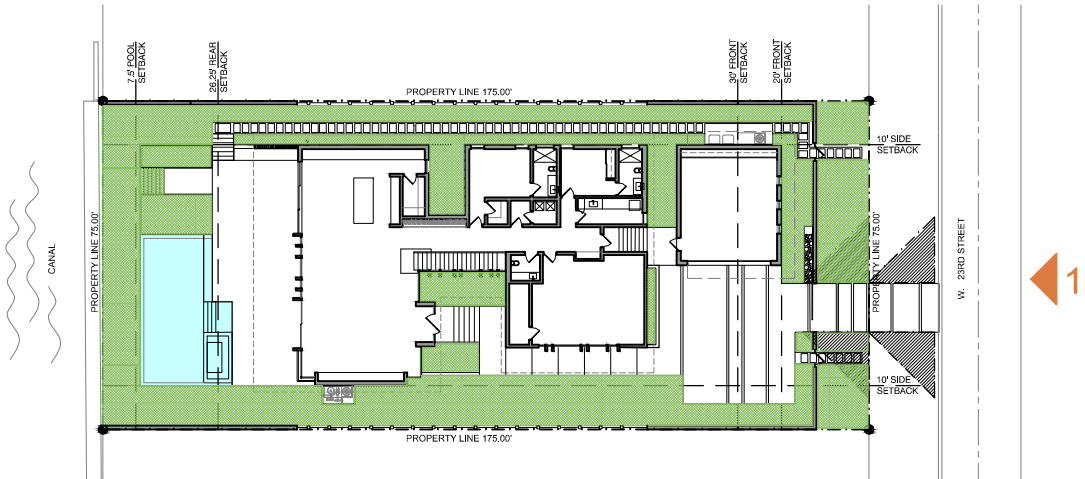
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A-200



1 NORTH EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR FINISH LEGEND	
1	WHITE PAINT FINISH OVER 5/8" SMOOTH STUCCO
2	STONE CLADDING
3	WOOD-LOOK SIDING
4	ALUMINUM LOUVERS WITH WOOD-LOOK POWDER COAT FINISH
5	IMPACT GLASS
6	TILE

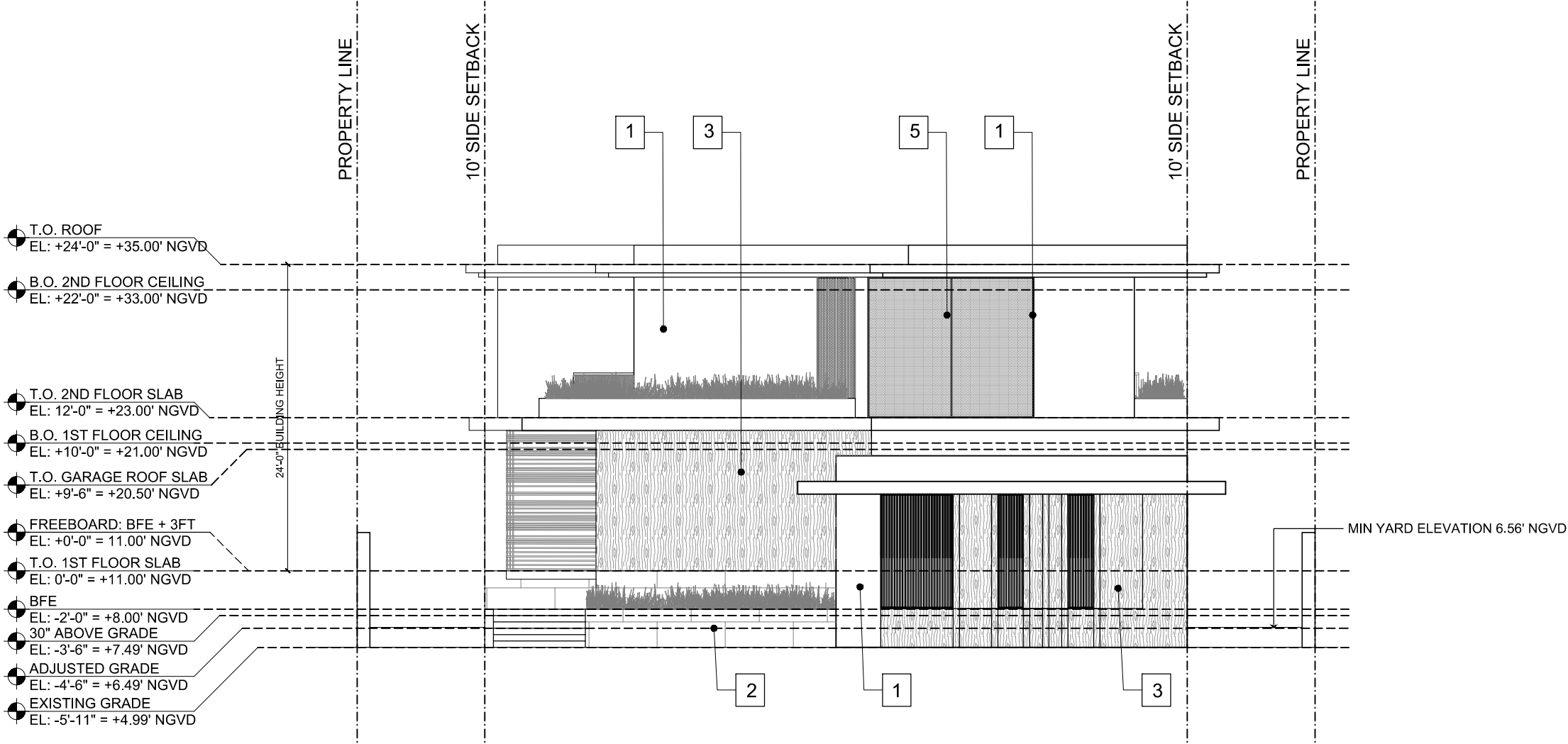


A KEY PLAN
N.T.S.

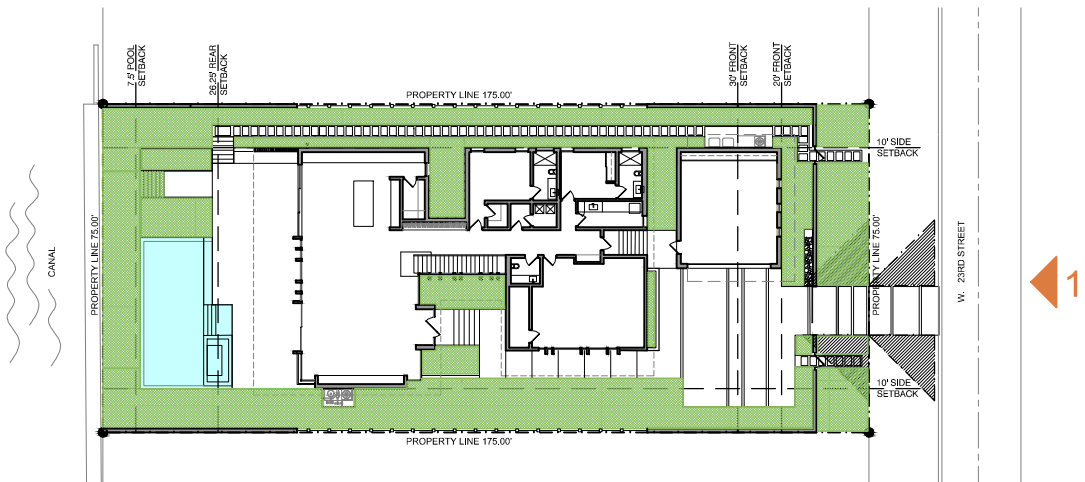


A-200a

EXTERIOR FINISH LEGEND	
1	WHITE PAINT FINISH OVER 5/8" SMOOTH STUCCO
2	STONE CLADDING
3	WOOD-LOOK SIDING
4	ALUMINUM LOUVERS WITH WOOD-LOOK POWDER COAT FINISH
5	IMPACT GLASS
6	TILE



1 NORTH EXTERIOR ELEVATION
N.T.S.



A KEY PLAN
N.T.S.

[STRANG]

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

PH: 305-373-4990
FIRM LICENSE # AA26001123
WWW.STRANG.DESIGN

PROJECT LOCATION:
1710 W 23rd STREET
MIAMI BEACH, FL 33140, USA
FOLIO #:
02-3228-001-1660

PROJECT CLIENT(S) / OWNER(S):
STEPHEN + ATHENA BRADWAY

ARCHITECT:
MAX WILSON STRANG, FAIA
LICENSE # AR0017183
2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133
STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

LANDSCAPE ARCHITECT:
[STRANG] LANDSCAPE
330 NORTH ANDREWS AVE, SUITE 301
FT. LAUDERDALE, FL 33301
PH 305-373-4990

CIVIL ENGINEER:
TBD

PROJECT NAME:
BRADWAY RESIDENCE

PROFESSIONAL SEAL(S):

	12/9/19	FINAL SUBMITTAL
No.	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

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Project ID: BRADWAY RES.	Drawn By: SSM
Print Date: 12/6/2019	Scale: AS INDICATED

Sheet Title:

EXTERIOR
ELEVATION

Sheet No:

A-200b

[STRANG]

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

PH: 305-373-4990
FIRM LICENSE # AA26001123
WWW.STRANG.DESIGN

PROJECT LOCATION:
1710 W 23rd STREET
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STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
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[STRANG] LANDSCAPE
330 NORTH ANDREWS AVE, SUITE 301
FT. LAUDERDALE, FL 33301
PH 305-373-4990

CIVIL ENGINEER:
TBD

PROJECT NAME:
BRADWAY RESIDENCE

PROFESSIONAL SEAL(S):

12/9/19

FINAL SUBMITTAL

No. DATE DESCRIPTION

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Project ID:
BRADWAY RES.
Print Date:
12/6/2019

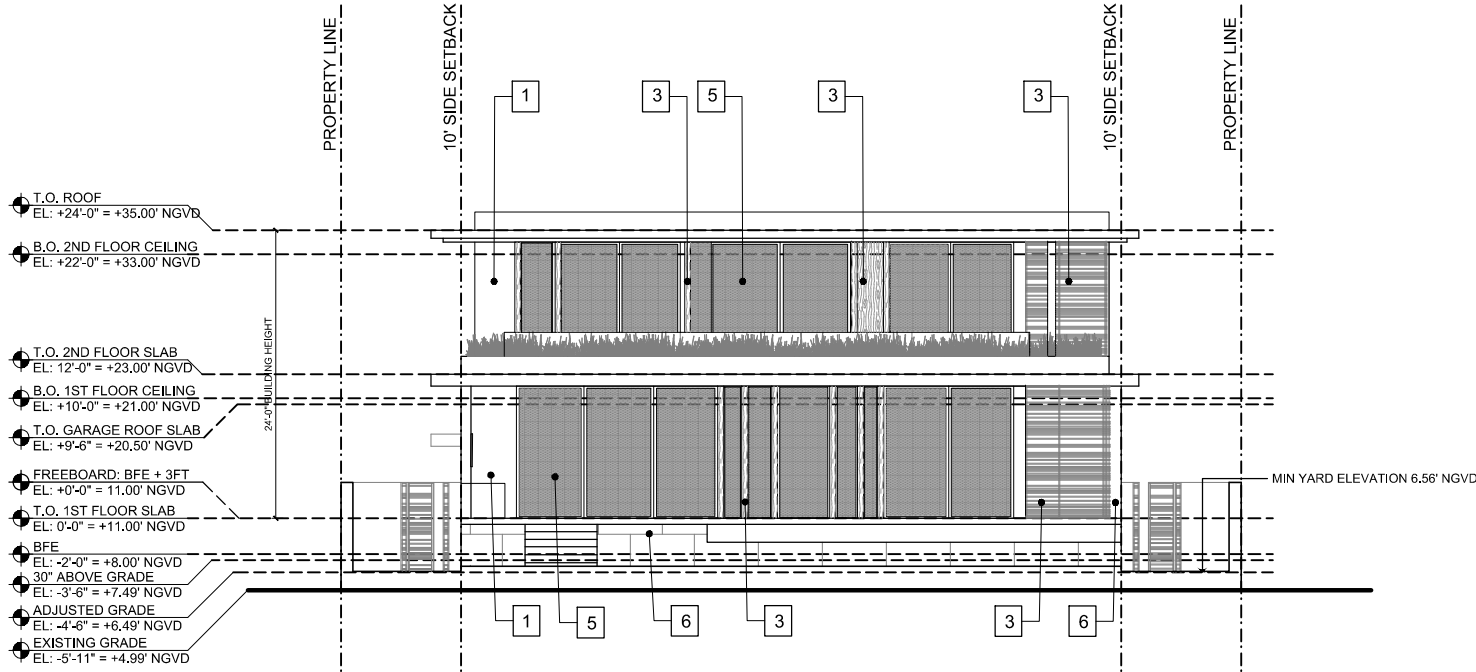
Drawn By:
SSM
Scale:
AS INDICATED

Sheet Title:

EXTERIOR
ELEVATION

Sheet No:

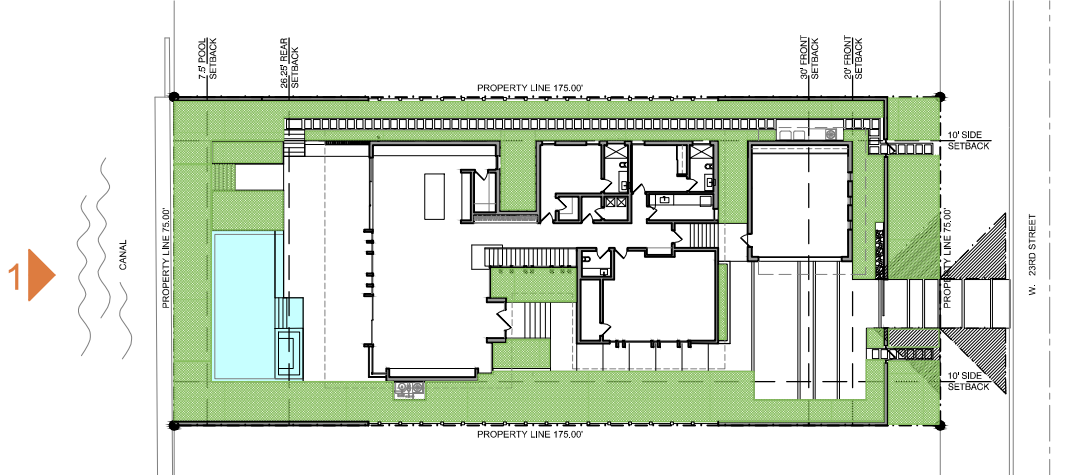
A-201



1 SOUTH EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR FINISH LEGEND

1	WHITE PAINT FINISH OVER 5/8" SMOOTH STUCCO
2	STONE CLADDING
3	WOOD-LOOK SIDING
4	ALUMINUM LOUVERS WITH WOOD-LOOK POWDER COAT FINISH
5	IMPACT GLASS
6	TILE



A KEY PLAN
N.T.S.