

SHACK RESIDENCE

250 E RIVO ALTO DRIVE + 110 3RD RIVO ALTO TER | MIAMI BEACH, FLORIDA 33139

FOLIO: 02-3233-001-0920 + 02-0233-001-0930

DRB 20-0514

SCOPE OF WORK

NEW 1-STORY HOME WITH UNDERSTORY



FINAL SUBMITTAL SET

MARCH 9, 2020

[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

INDEX OF DRAWINGS

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ALEX SHACK + STEPHANIE SHACK

CIVIL ENGINEER:
TBD

PROFESSIONAL SEAL(S):

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ZONING DATA

A-002

10		MAXIMUM IS 20% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	965	19.9%
----	--	---	-----	-------

29	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?	NO
----	---	----

NOTE: SEE SHEET A-003, A-004, A-005, A-006 & A-007 FOR ADDITIONAL AREA CALCULATION DIAGRAM.

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IVIL ENGINEER:
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PROFESSIONAL SEAL(S):

[illegible]

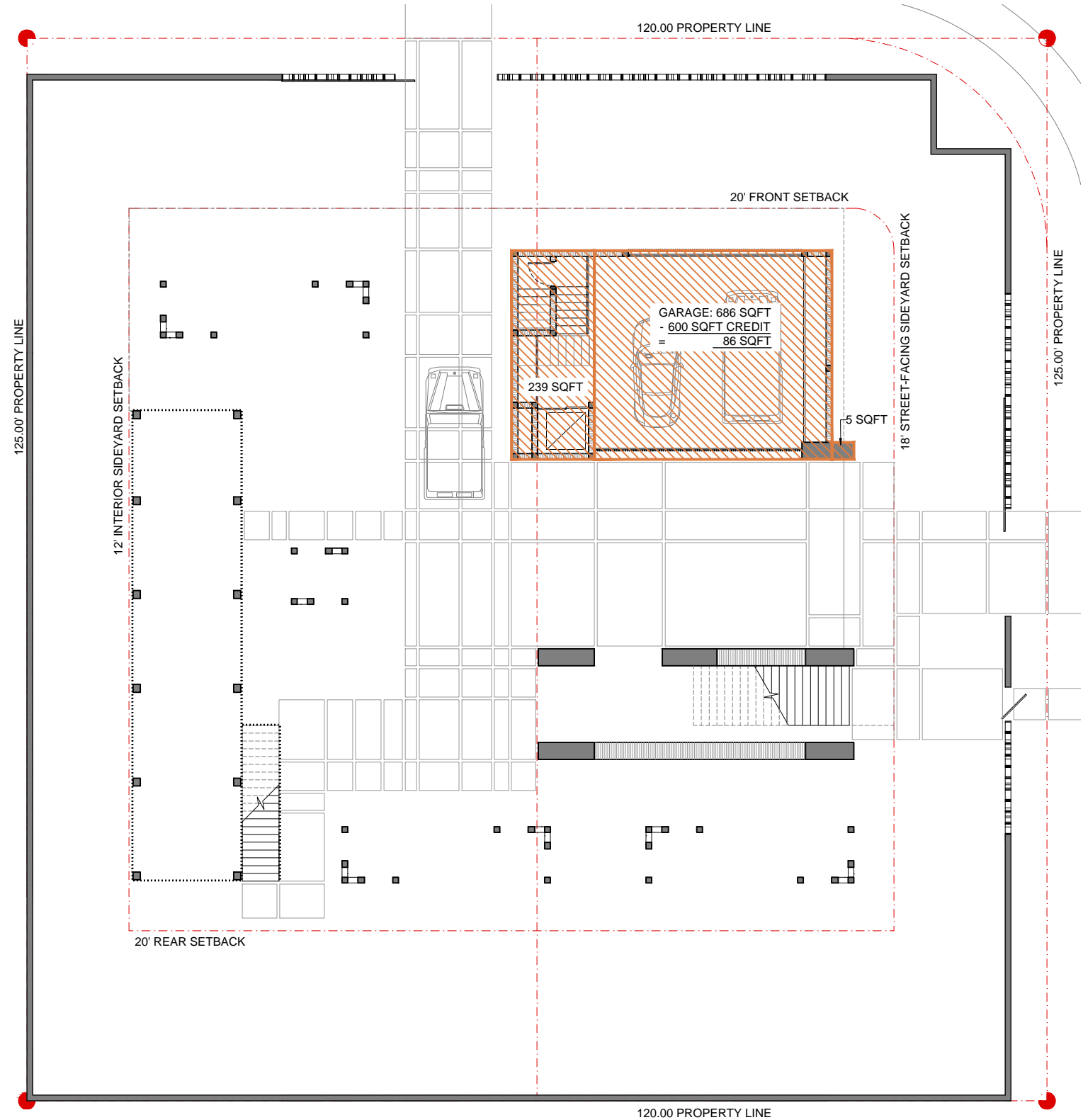
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ZONING DIAGRAMS

A-003



GROUND FLOOR UNIT SIZE: 86 SQFT
5 SQFT
239 SQFT
330 SQFT

1 GROUND FLOOR UNIT SIZE DIAGRAM

NOTE: 330 SQFT TOTAL GROUND FLOOR A/C AREA = TO 2.2% OF THE TOTAL LOT AREA.
(MAX ALLOWED IS 3% OF LOT AREA)

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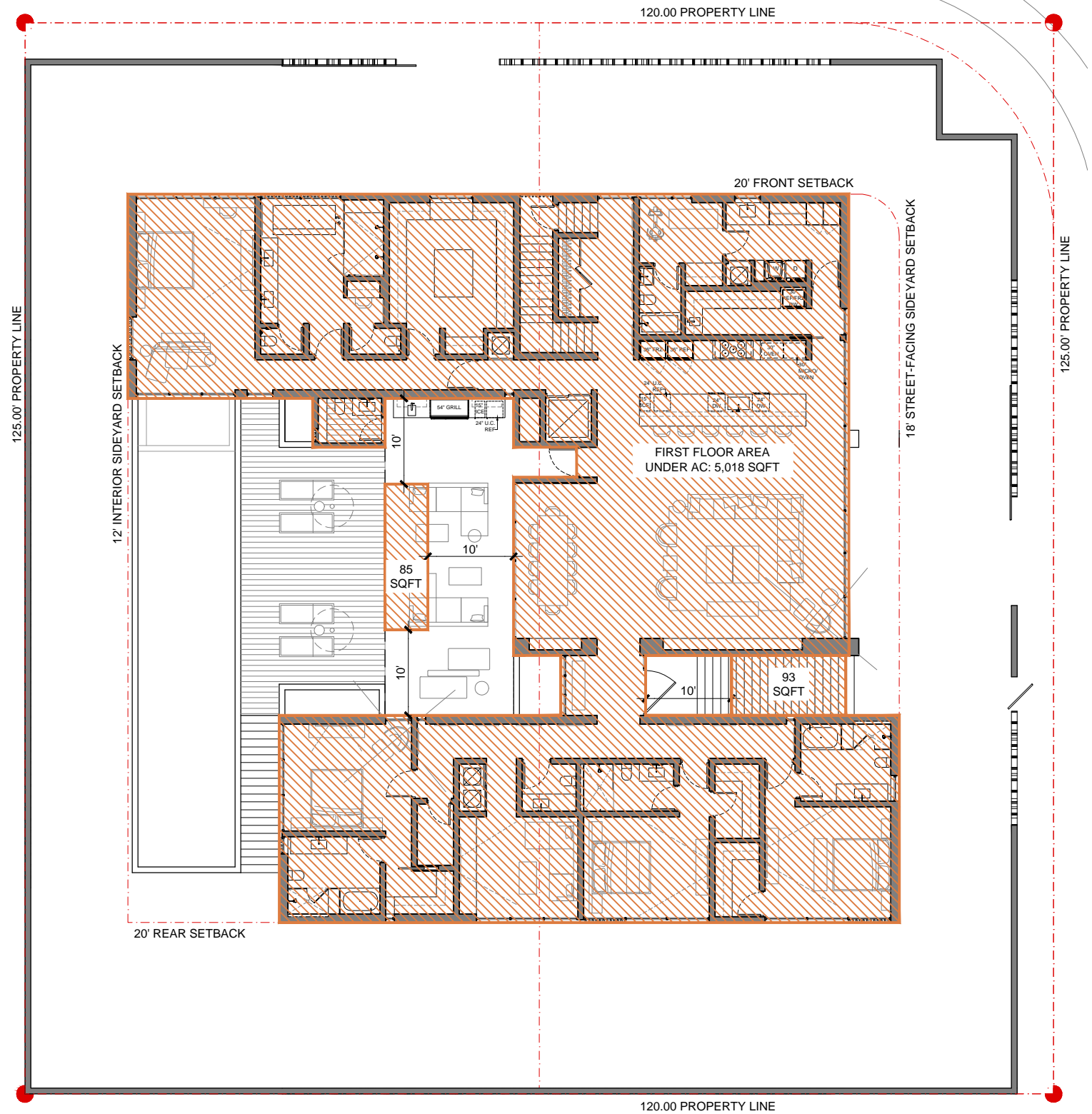
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ZONING DIAGRAMS

A-004



FIRST FLOOR UNIT SIZE: 5,018 SQFT
 93 SQFT
 85 SQFT
 5,196 SQFT

1 FIRST FLOOR UNIT SIZE DIAGRAM

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



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CIVIL ENGINEER:
TBD

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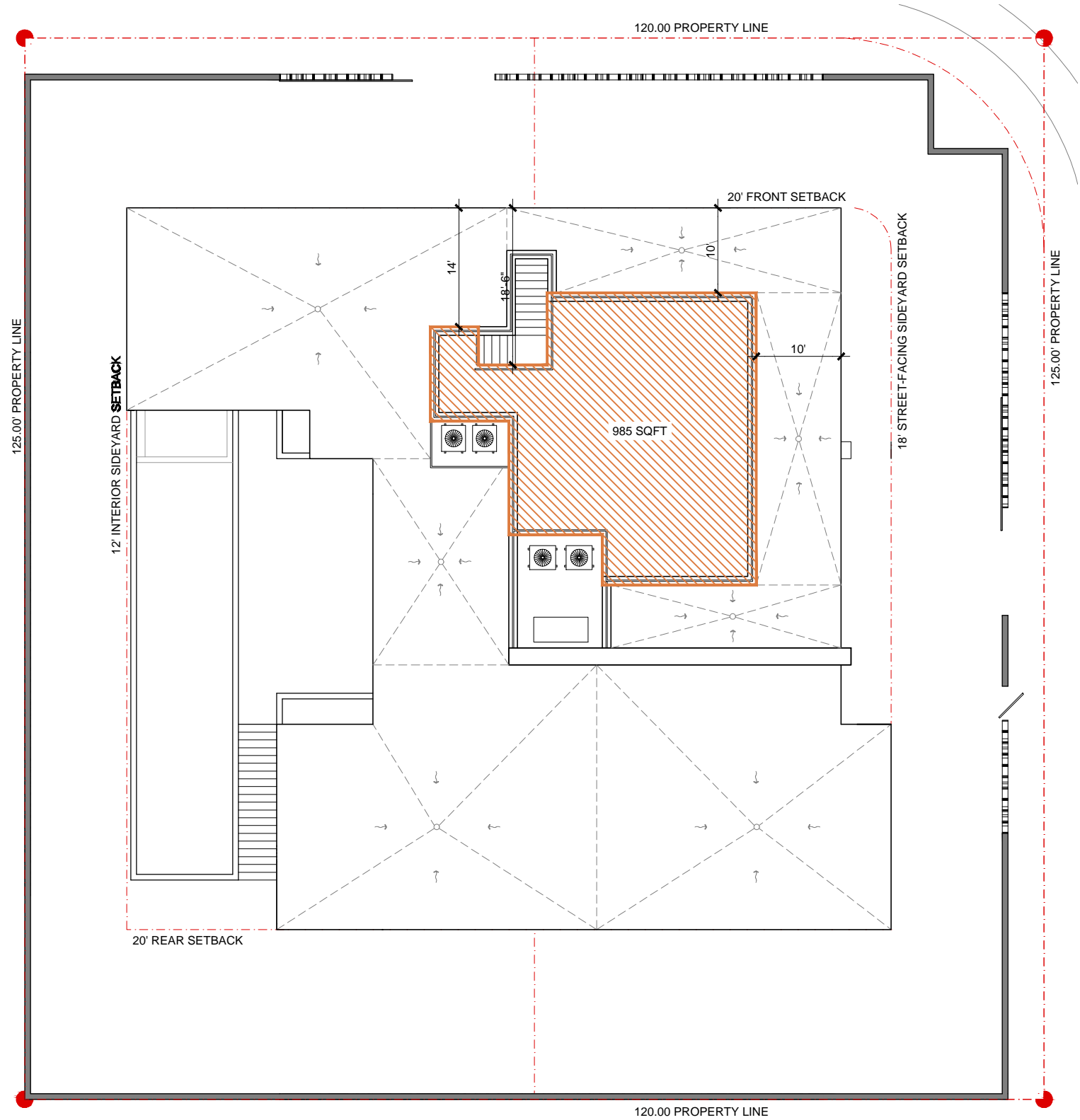
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ZONING DIAGRAMS

A-005



ROOF DECK: 985 SQFT (19.6% OF 5,018 SQFT)
(ROOF DECKS SHALL NOT EXCEED 25% OF THE
ENCLOSED AREA IMMEDIATELY ONE FLOOR BELOW)

1 ROOF DECK DIAGRAM

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



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PROFESSIONAL SEAL(S):

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LOT COVERAGE: 6,208 SQFT (41.8% OF 14,866)
(MAXIMUM LOT COVERAGE FOR ONE-STORY
STRUCTURES IN THE RS-4 DISTRICT IS 50% OF LOT AREA)

1 LOT COVERAGE DIAGRAM



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ZONING DIAGRAMS

A-007



SIDE YARD PROPOSED:
1,128 SQFT = 73.8% OF 1,529

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PROFESSIONAL SEAL(S):

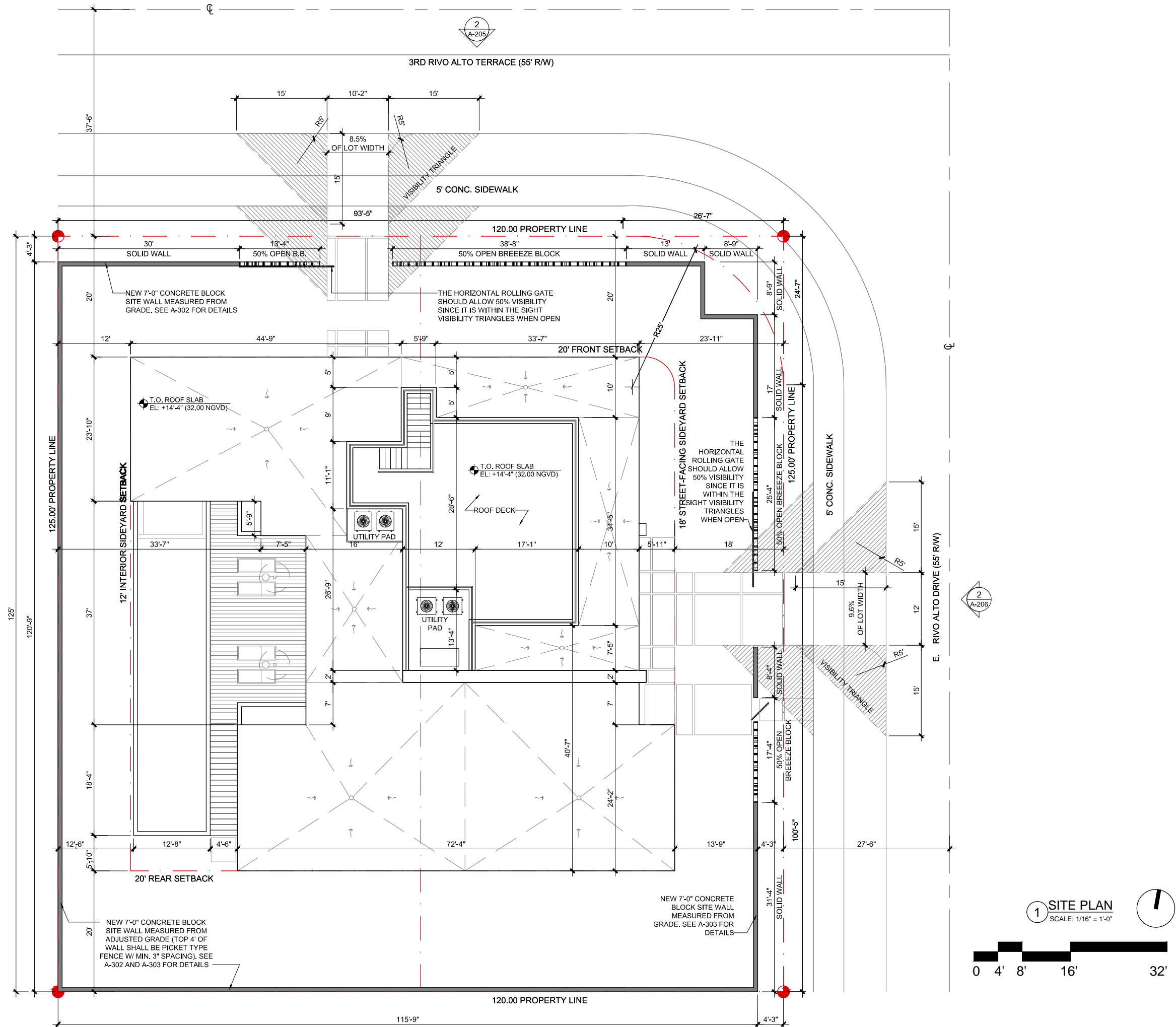
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SITE PLAN

A-100



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10 3RD RIVO ALTO TERRACE +
250 E RIVO ALTO
MIAMI BEACH, FLORIDA 33139

PROJECT CLIENT(S) / OWNER(S):
ALEX SHACK + STEPHANIE SHACK

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

STRUCTURAL ENGINEERING:
TBD

EP ENGINEERING:
TBD

LANDSCAPE ARCHITECT:
TBD

CIVIL ENGINEER:
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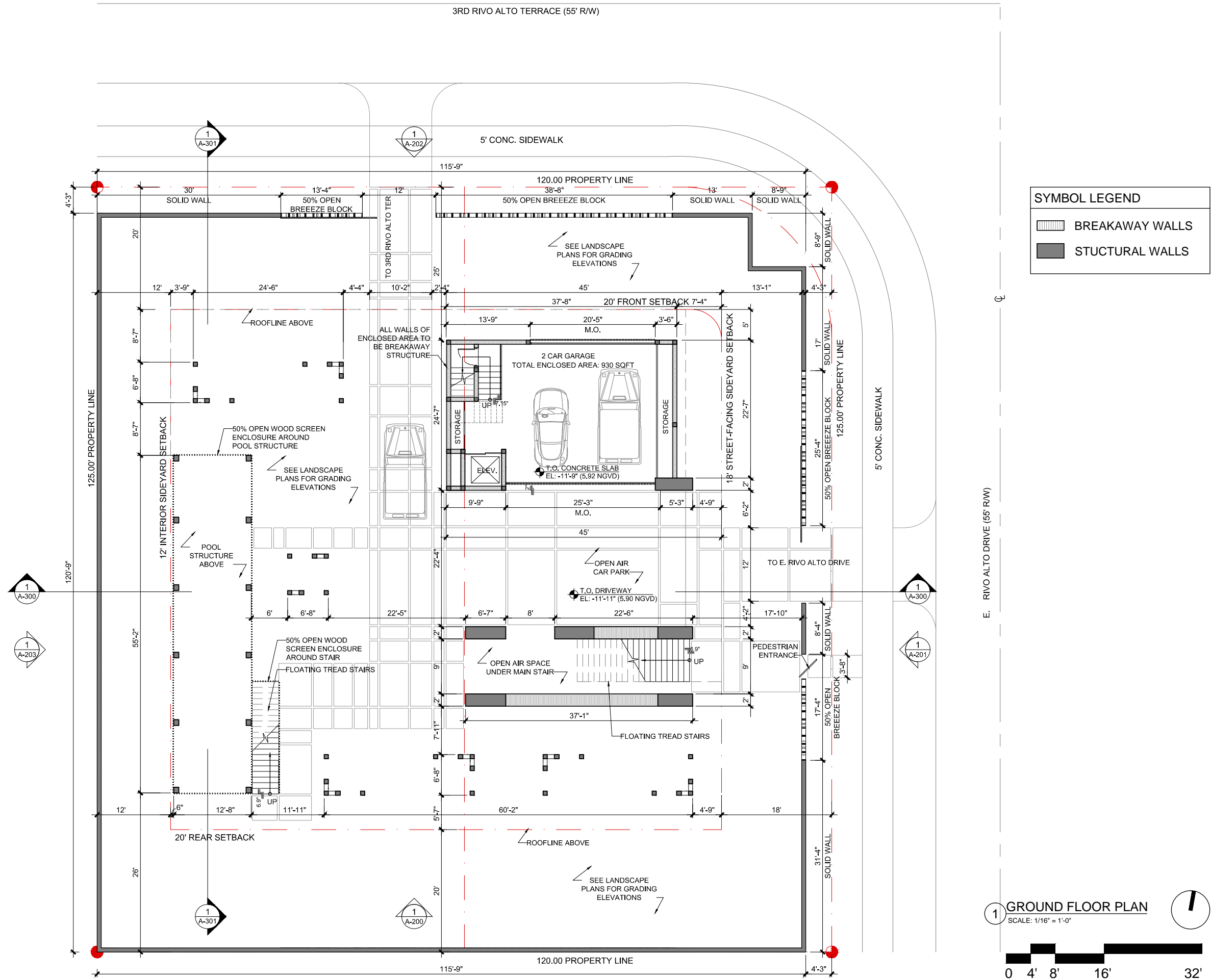
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Sheet Title:

GROUND FLOOR PLAN

Sheet No:

A-101



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PROFESSIONAL SEAL(S):

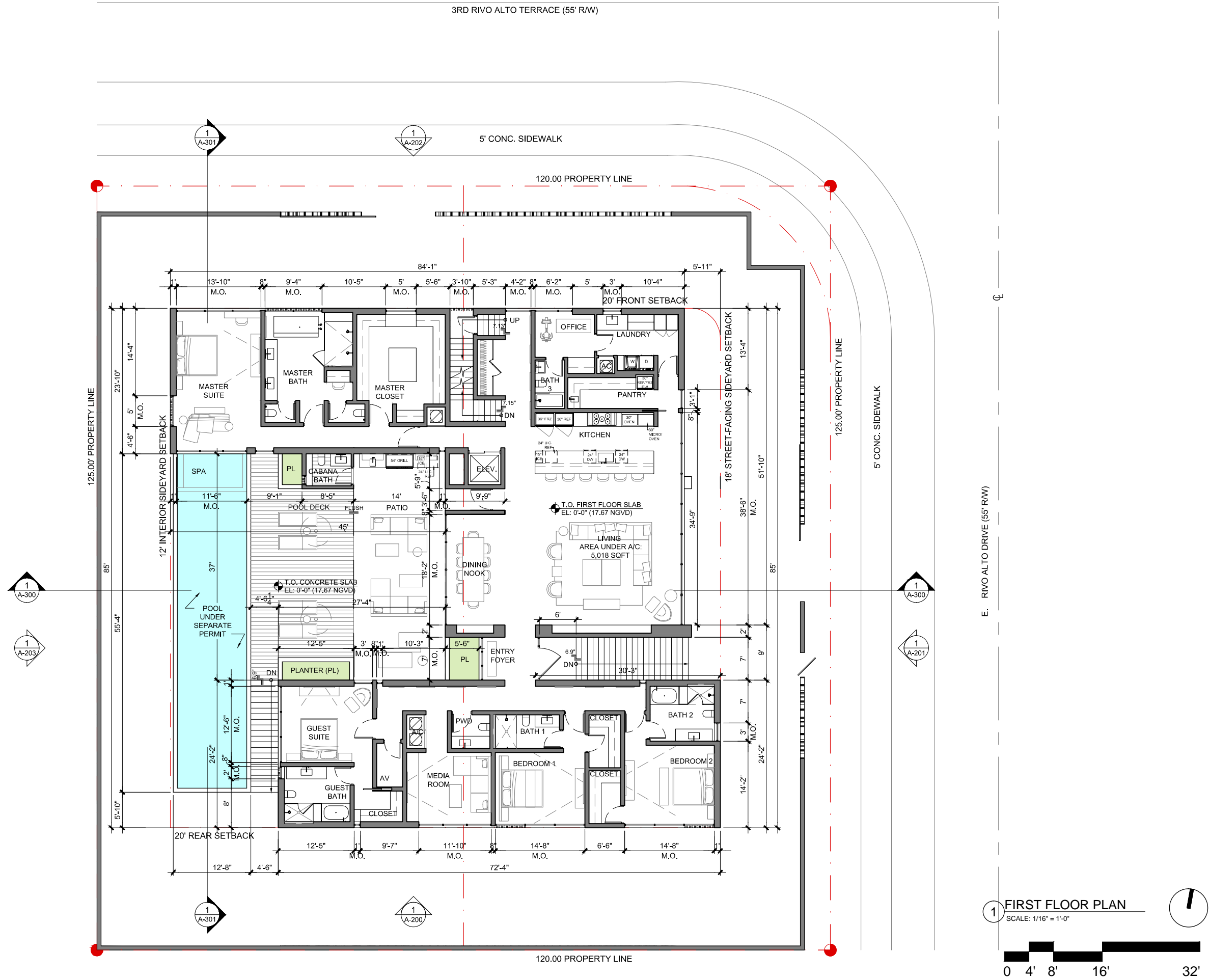
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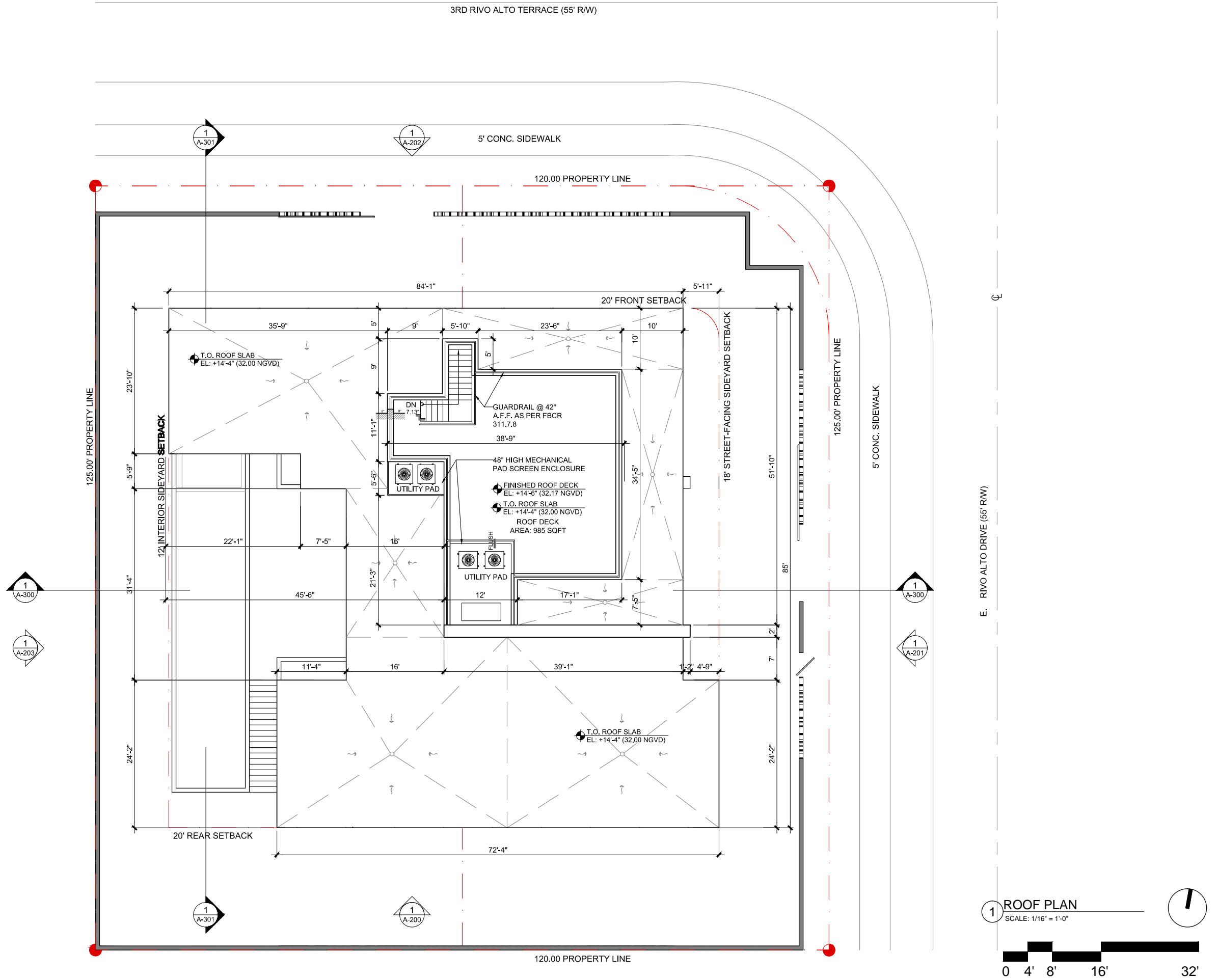
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FIRST FLOOR PLAN

A-102





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PROJECT LOCATION:
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STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

LANDSCAPE ARCHITECT:
TBD

CIVIL ENGINEER:
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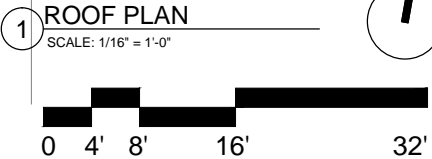
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ROOF PLAN

Sheet No:

A-103



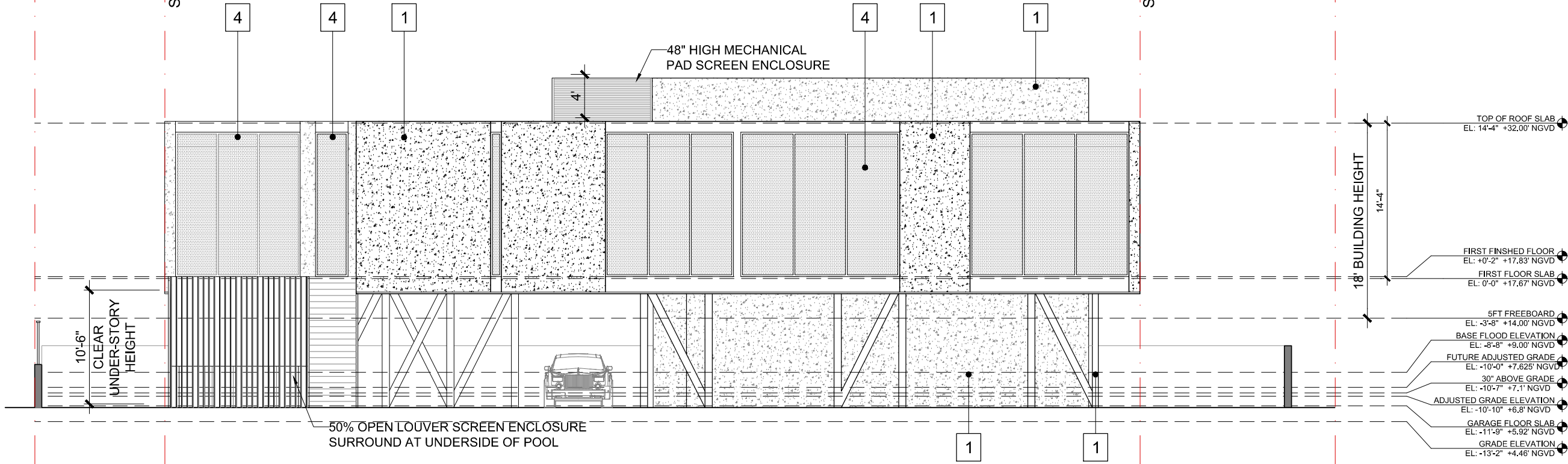
1 ROOF PLAN
SCALE: 1/16" = 1'-0"

PROPERTY LINE

12' INTERIOR
SIDEYARD SETBACK

18' STREET FACING
SIDEYARD SETBACK

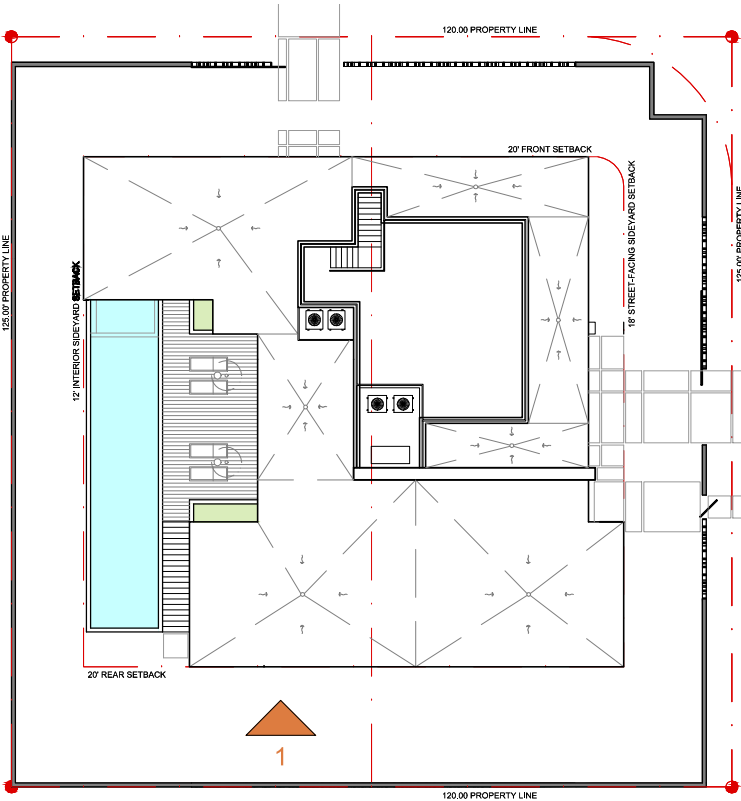
PROPERTY LINE



1 SOUTH EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

NOTE:
MAX BUILDING HEIGHT= 5 FT FREEBOARD+ 18 FT

EXTERIOR FINISH LEGEND	
1	EXPOSED CONCRETE
2	WOOD SIDING
3	WOOD CLAD POWDER COATED ALUMINUM LOUVERS
4	IMPACT GLASS



A KEY PLAN
N.T.S.

1

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PROJECT LOCATION:
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TBD

MEP ENGINEERING:
TBD

LANDSCAPE ARCHITECT:
TBD

CIVIL ENGINEER:
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PROJECT NAME:
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EXTERIOR ELEVATION

Sheet No:

A-200

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MIAMI BEACH, FLORIDA 33139

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LICENSE # AR0017183
2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133
STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

LANDSCAPE ARCHITECT:
TBD

CIVIL ENGINEER:
TBD

PROJECT NAME:
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PROFESSIONAL SEAL(S):

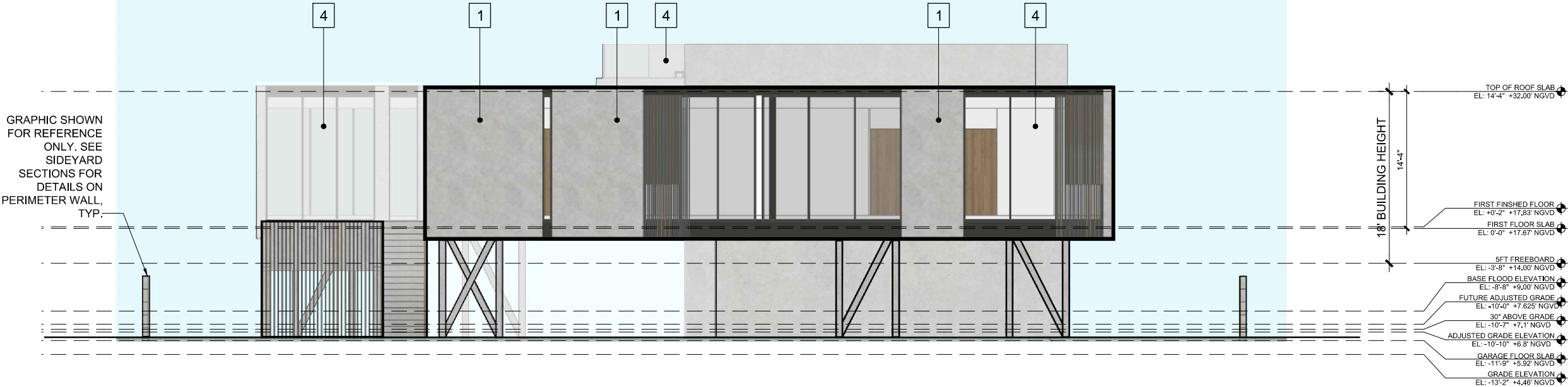
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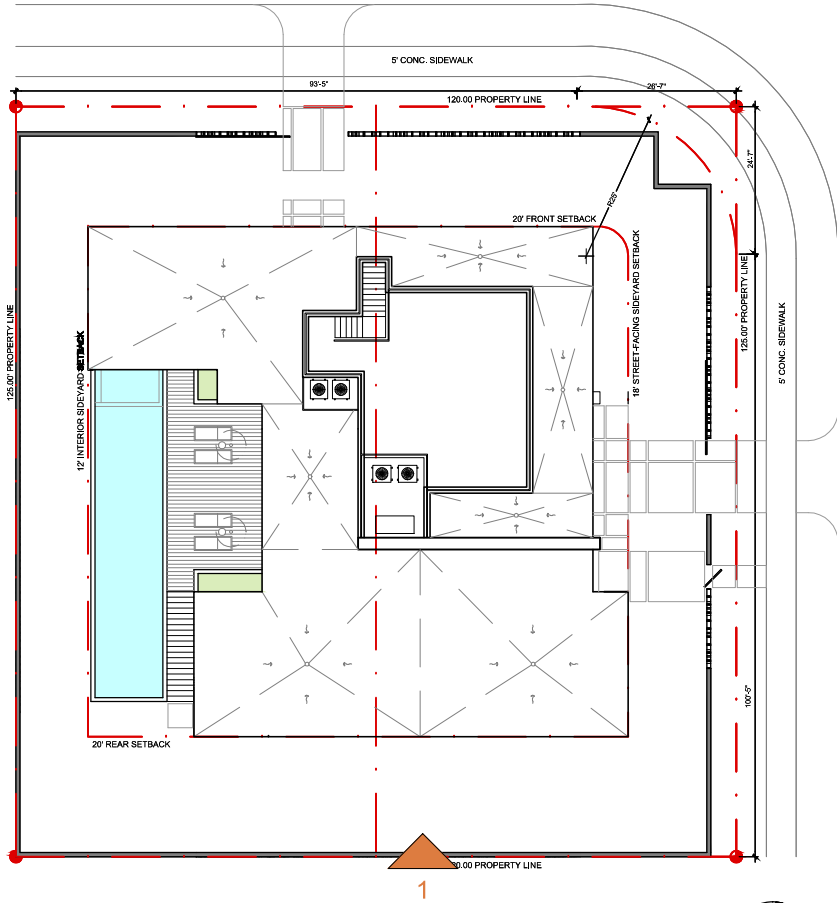
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EXTERIOR ELEVATION

Sheet No:
A-200a



1 SOUTH EXTERIOR ELEVATION
N.T.S.



EXTERIOR FINISH LEGEND

1	EXPOSED CONCRETE
2	WOOD SIDING
3	WOOD CLAD POWDER COATED ALUMINUM LOUVERS
4	IMPACT GLASS

A KEY PLAN
N.T.S.



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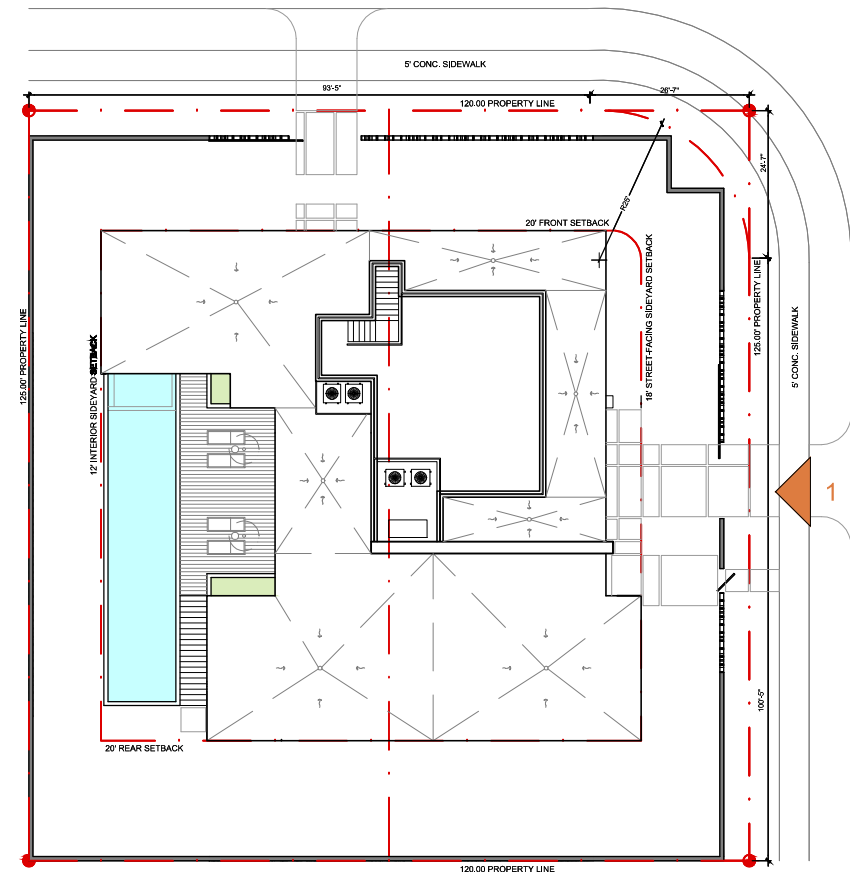
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A-201a



EXTERIOR FINISH LEGEND	
1	EXPOSED CONCRETE
2	WOOD SIDING
3	WOOD CLAD POWDER COATED ALUMINUM LOUVERS
4	IMPACT GLASS



A KEY PLAN
N.T.S.

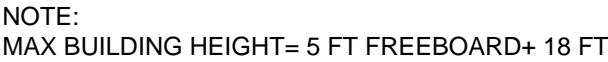
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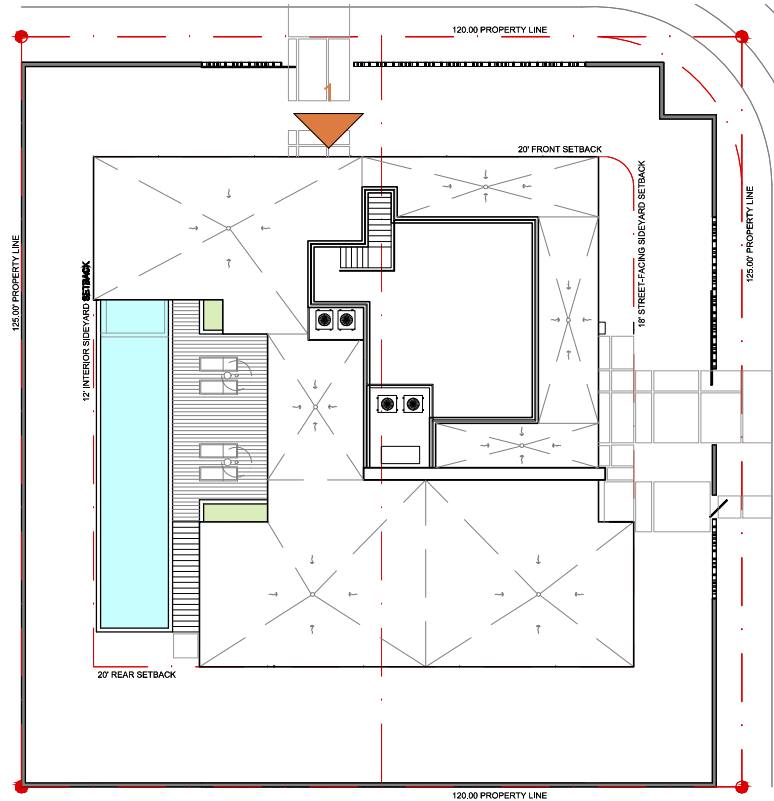
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A-202



1	EXPOSED CONCRETE
2	WOOD SIDING
3	WOOD CLAD POWDER COATED ALUMINUM LOUVERS
4	IMPACT GLASS



A **KEY PLAN**
N.T.S.

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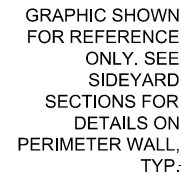
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LANDSCAPE ARCHITECT:
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CIVIL ENGINEER:
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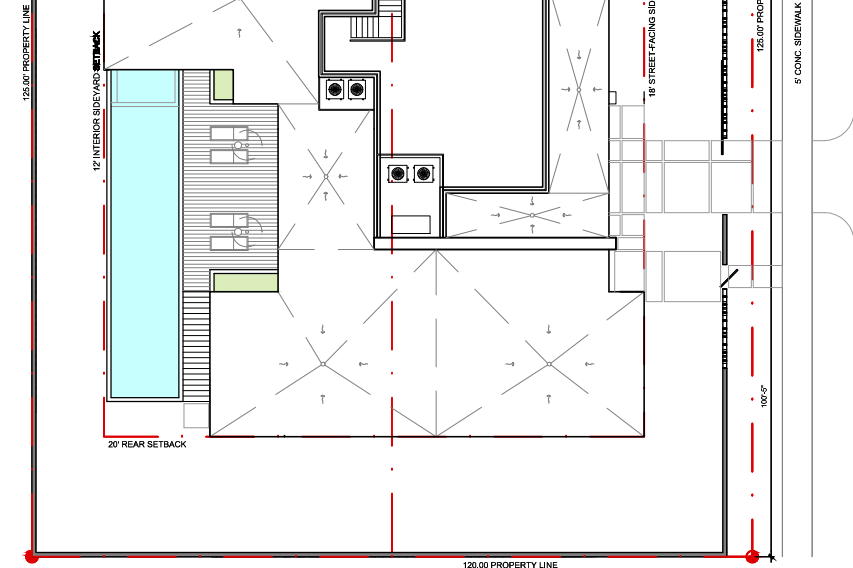
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1 NORTH EXTERIOR ELEVATION
N.T.S.

1	EXPOSED CONCRETE
2	WOOD SIDING
3	WOOD CLAD POWDER COATED ALUMINUM LOUVERS
4	IMPACT GLASS



A **KEY PLAN**
N.T.S.

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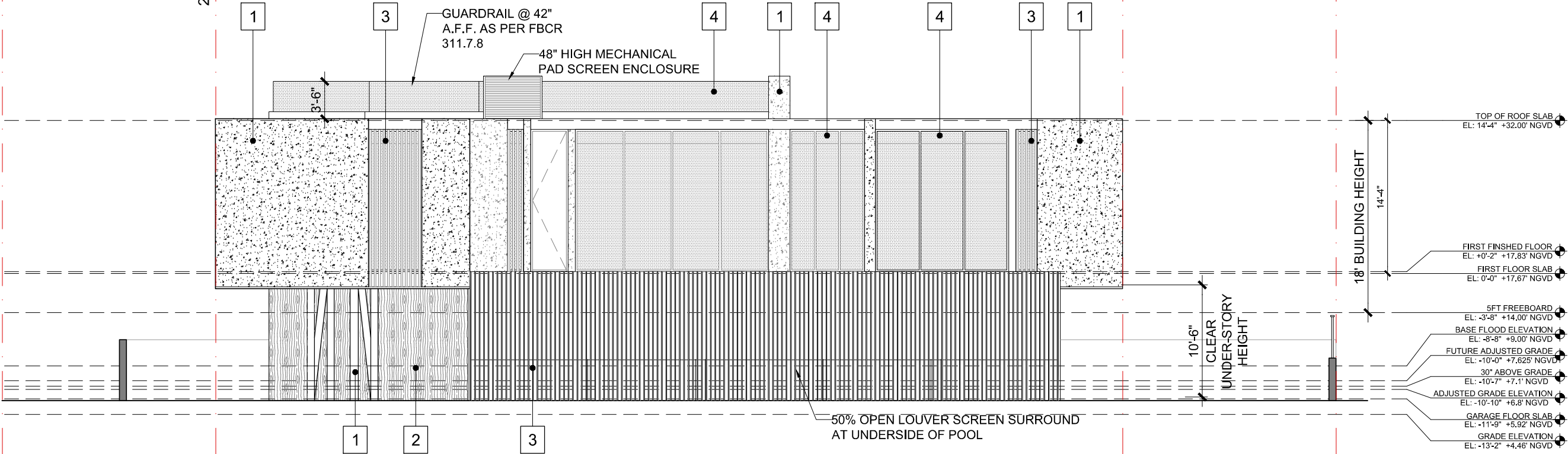
A-202a

PROPERTY LINE

20' FRONT SETBACK

20' REAR SETBACK

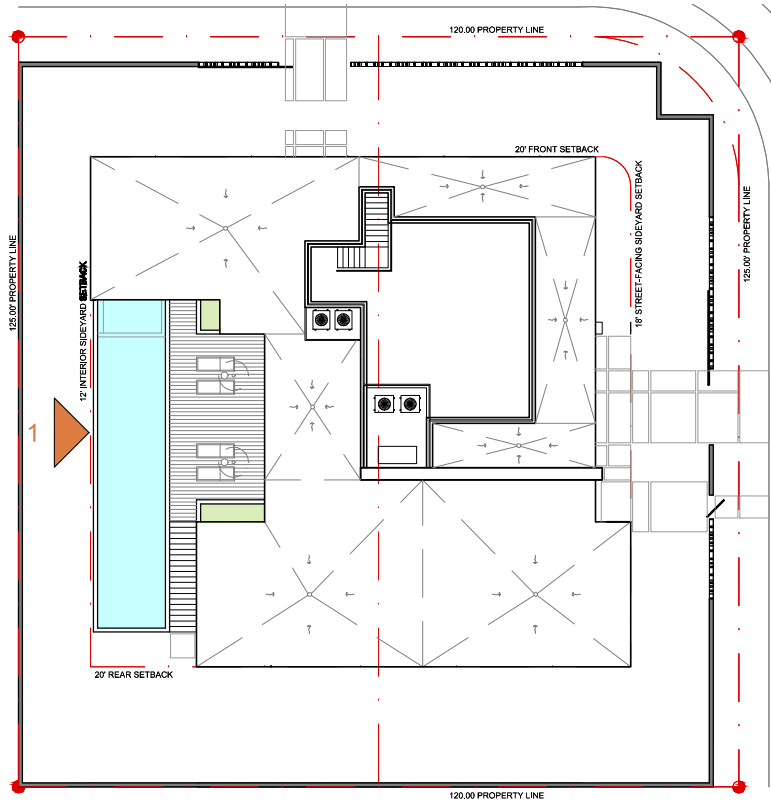
PROPERTY LINE



1 WEST EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

NOTE:
MAX BUILDING HEIGHT= 5 FT FREEBOARD+ 18 FT

EXTERIOR FINISH LEGEND	
1	EXPOSED CONCRETE
2	WOOD SIDING
3	WOOD CLAD POWDER COATED ALUMINUM LOUVERS
4	IMPACT GLASS



A KEY PLAN
N.T.S.

1

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MIAMI, FL 33133

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LICENSE # AR0017183
2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133
STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

LANDSCAPE ARCHITECT:
TBD

CIVIL ENGINEER:
TBD

PROJECT NAME:
SHACK RESIDENCE

PROFESSIONAL SEAL(S):

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03/09/2020

Scale:
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Sheet Title:

EXTERIOR ELEVATION

Sheet No:

A-203

[STRANG]

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

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FIRM LICENSE # AA26001123
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MEP ENGINEERING:
TBD

LANDSCAPE ARCHITECT:
TBD

CIVIL ENGINEER:
TBD

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EXTERIOR ELEVATION

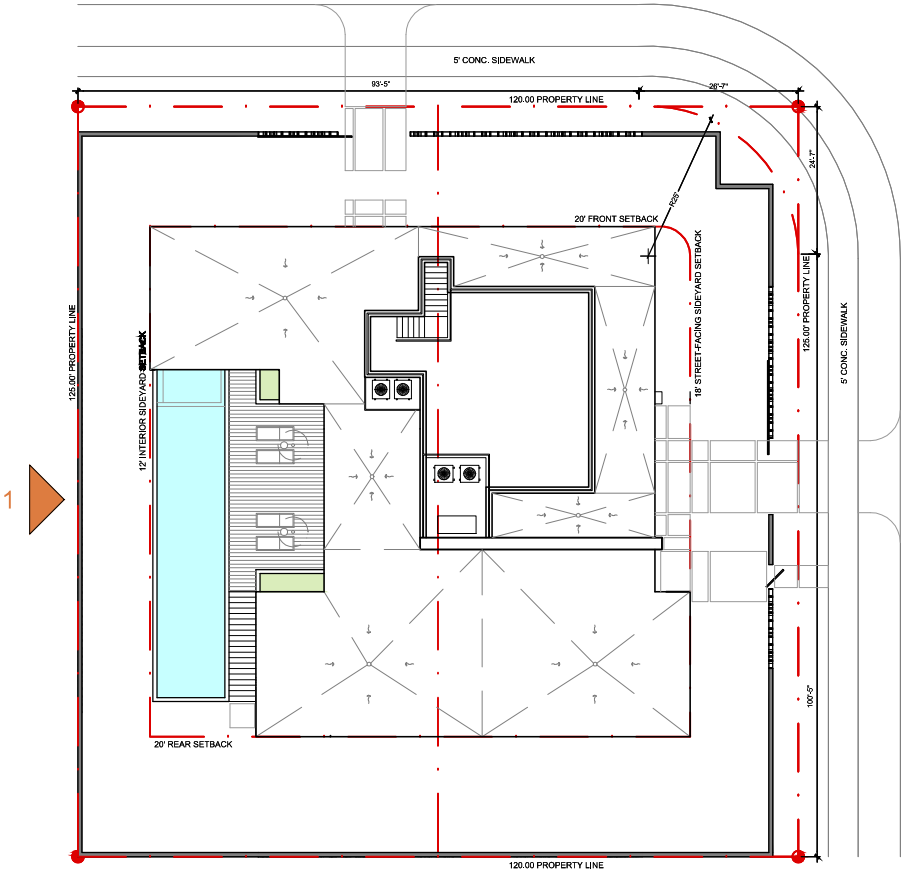
Sheet No:

A-203a



1 WEST EXTERIOR ELEVATION
N.T.S.

EXTERIOR FINISH LEGEND	
1	EXPOSED CONCRETE
2	WOOD SIDING
3	WOOD CLAD POWDER COATED ALUMINUM LOUVERS
4	IMPACT GLASS



A KEY PLAN
N.T.S.



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PROJECT LOCATION:
110 3RD RIVO ALTO TERRACE +
250 E RIVO ALTO
MIAMI BEACH, FLORIDA 33139

PROJECT CLIENT(S) / OWNER(S):
ALEX SHACK + STEPHANIE SHACK

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

STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

LANDSCAPE ARCHITECT:
TBD

CIVIL ENGINEER:
TBD

PROJECT NAME:
SHACK RESIDENCE

PROFESSIONAL SEAL(S):

[illegible]

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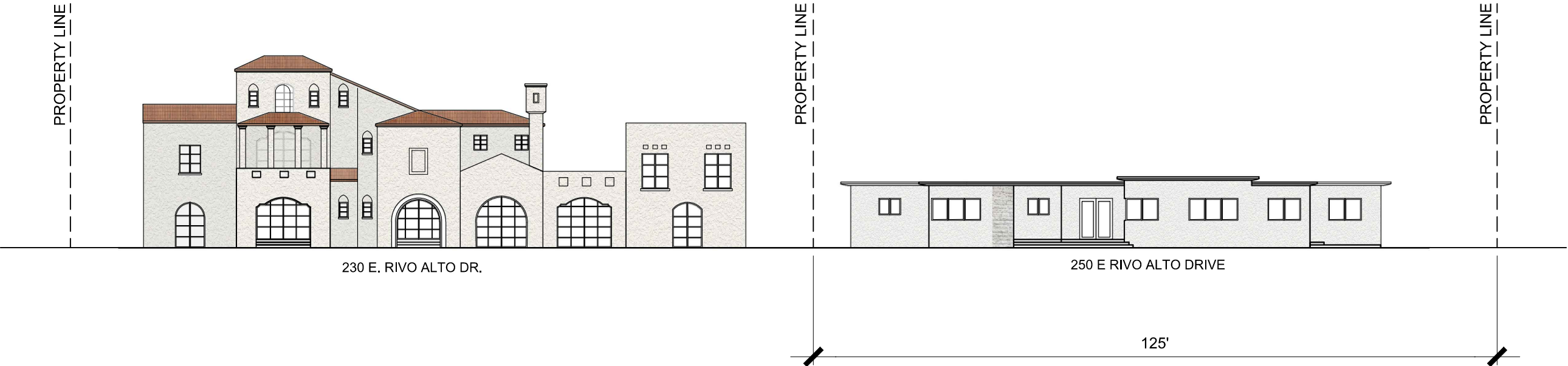
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CONTEXT ELEVATIONS

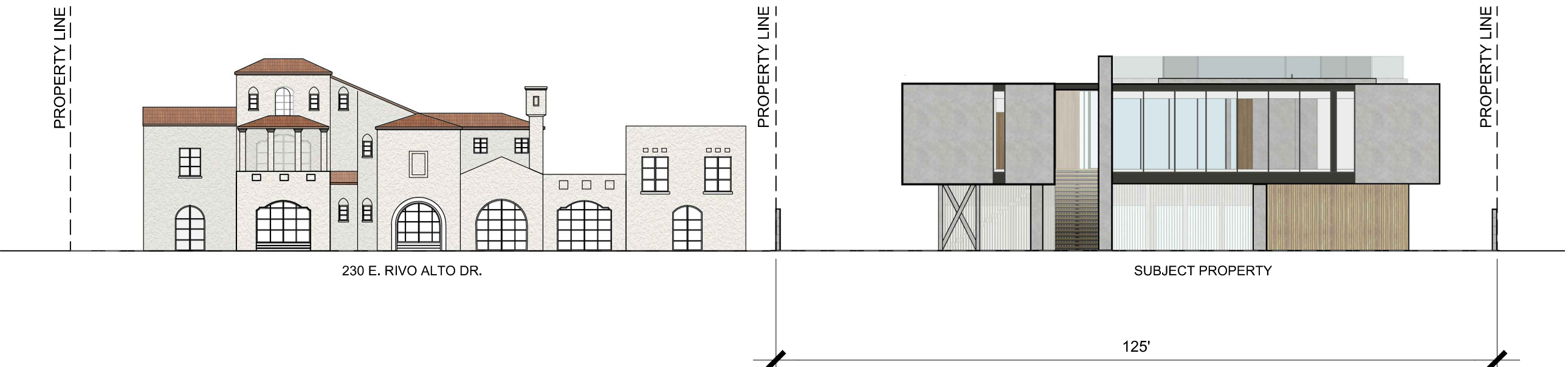
Sheet No:

A-205





1 EXISTING ELEVATION - STREET VIEW
N.T.S.



2 PROPOSED ELEVATION - STREET VIEW
N.T.S.

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PROJECT LOCATION:
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STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

LANDSCAPE ARCHITECT:
TBD

CIVIL ENGINEER:
TBD

PROJECT NAME:
SHACK RESIDENCE

PROFESSIONAL SEAL(S):

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	2/17/2020	FIRST SUBMITTAL
No.	DATE	DESCRIPTION

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Sheet Title:
CONTEXT
ELEVATIONS

Sheet No:

A-206

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PROJECT LOCATION:
110 3RD RIVO ALTO TERRACE +
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MIAMI BEACH, FLORIDA 33139

PROJECT CLIENT(S) / OWNER(S):
ALEX SHACK + STEPHANIE SHACK

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

MEP ENGINEERING:
TBD

LANDSCAPE ARCHITECT:
TBD

CIVIL ENGINEER:
TBD

PROJECT NAME:
SHACK RESIDENCE

PROFESSIONAL SEAL(S):

	3/09/2020	FINAL SUBMITTAL
	2/17/2020	FIRST SUBMITTAL
No.	DATE	DESCRIPTION

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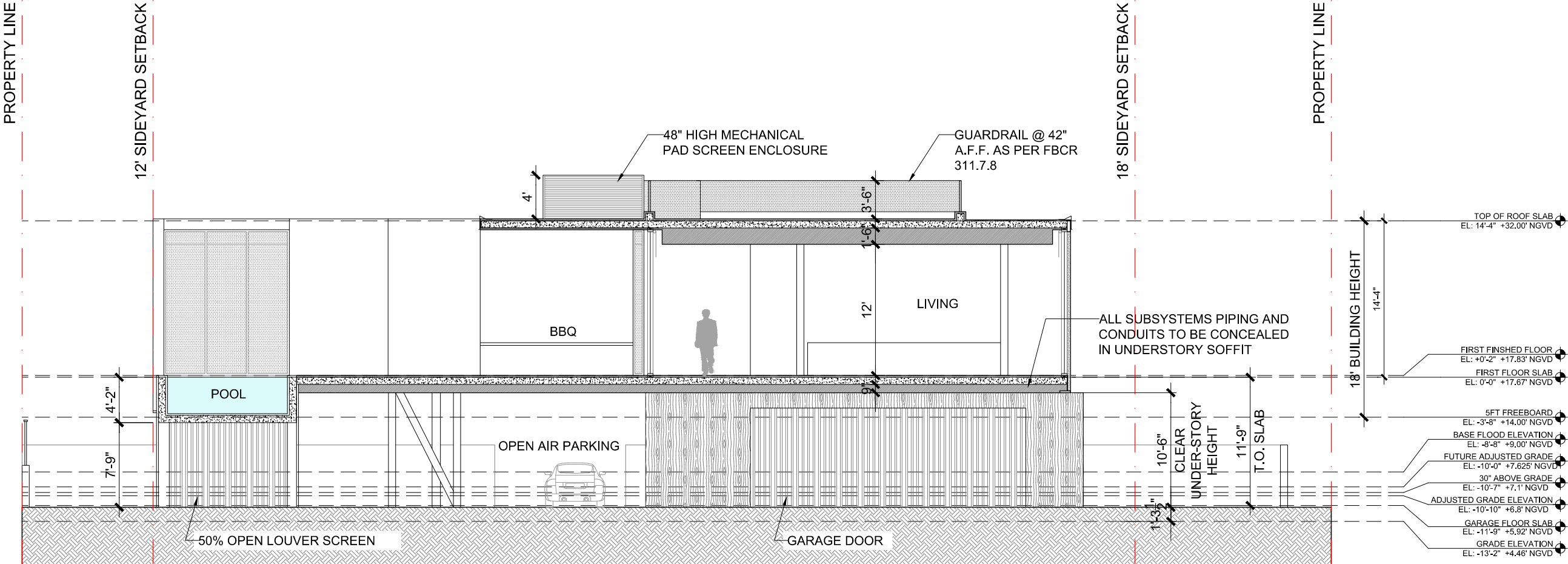
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Print Date: 03/09/2020	Scale: AS INDICATED

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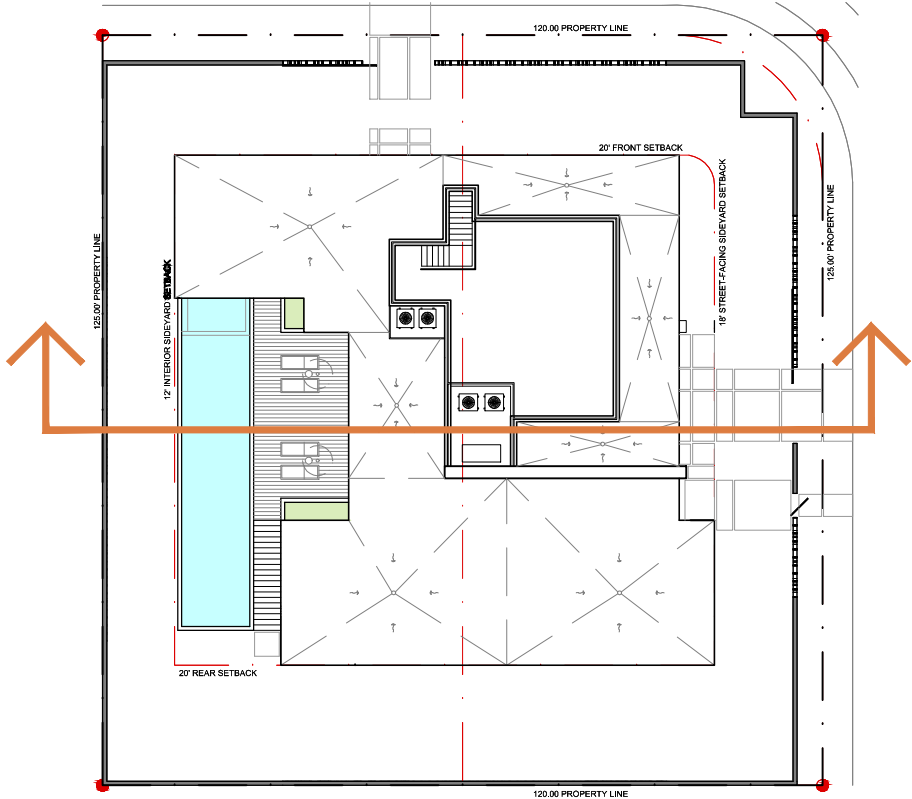
BUILDING SECTIONS

Sheet No:

A-300



1 CROSS SECTION
SCALE: 3/32" = 1'-0"



A KEY PLAN
N.T.S.



PROPERTY LINE

20' FRONT SETBACK

20' REAR SETBACK

PROPERTY LINE

[STRANG]

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STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

LANDSCAPE ARCHITECT:
TBD

CIVIL ENGINEER:
TBD

PROJECT NAME:
SHACK RESIDENCE

PROFESSIONAL SEAL(S):

ALL SUBSYSTEMS PIPING AND
CONDUITS TO BE CONCEALED
IN UNDERSTORY SOFFIT.

MASTER

—48" HIGH MECHANICAL
PAD SCREEN ENCLOSURE

— GUARDRAIL @ 42"
A.F.F. AS PER FBCR
311.7.8

POOL

50% OPEN LOUVER SCREEN

18' BUILDING HEIGHT

TOP OF ROOF SLAB
EL: 14'-4" +32.00' NGVD

FIRST FINISHED FLOOR
EL: +0'-2" +17.83' NGVD

FIRST FLOOR SLAB
EL: 0'-0" +17.67' NGVD

5FT FREEBOARD
EL: -3'-8" +14.00' NGVD

BASE FLOOD ELEVATION
EL: -8'-8" +9.00' NGVD

EL: -10'-0" +7.625' NGVD
30" ABOVE GRADE

EL: -10'-7" +7.1' NGVD

EL: -10'-10" +6.8' NGVD

EL: -13'-2" +4.46' NGVD

1 LONGITUDINAL SECTION
SCALE: 3/32" = 1'-0"

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

A **KEY PLAN**
N.T.S.

Sheet No:

A-301

[STRANG]

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PROJECT LOCATION:
110 3RD RIVO ALTO TERRACE +
250 E RIVO ALTO
MIAMI BEACH, FLORIDA 33139

PROJECT CLIENT(S) / OWNER(S):
ALEX SHACK + STEPHANIE SHACK

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

MEP ENGINEERING:
TBD

LANDSCAPE ARCHITECT:
TBD

CIVIL ENGINEER:
TBD

PROJECT NAME:
SHACK RESIDENCE

PROFESSIONAL SEAL(S):

	3/09/2020	FINAL SUBMITTAL
	2/17/2020	FIRST SUBMITTAL
No.	DATE	DESCRIPTION

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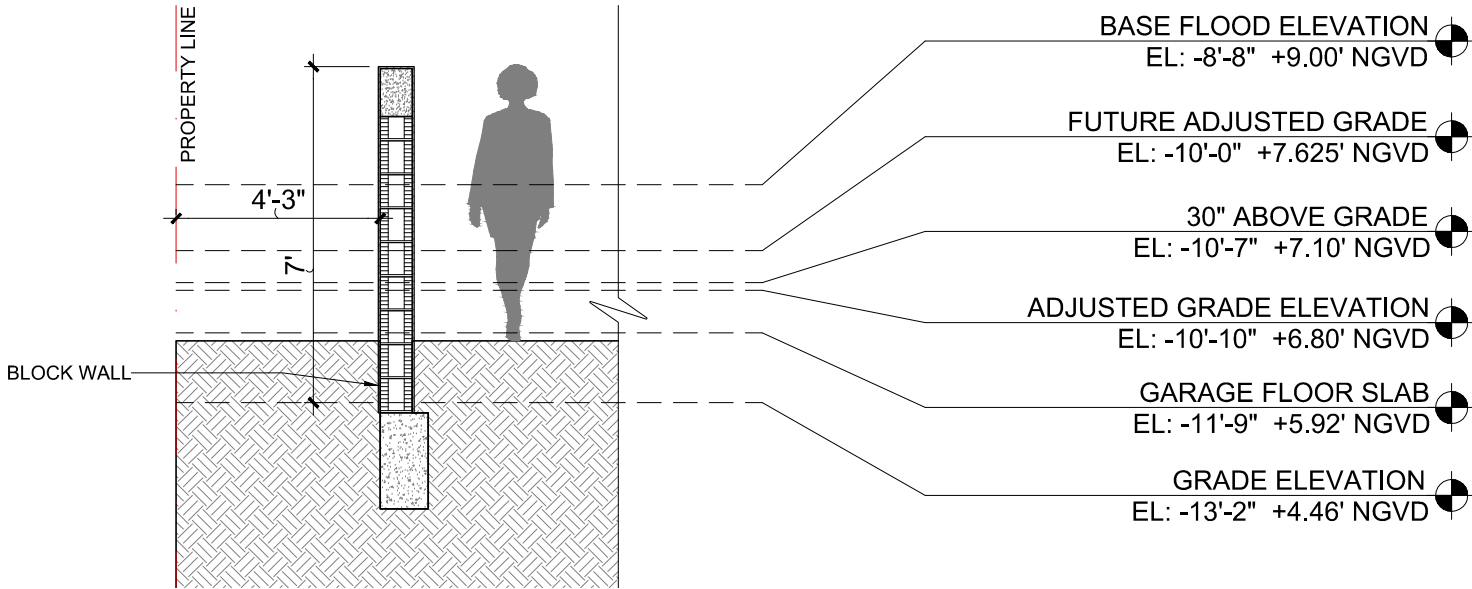
Project ID: SHACK RESIDENCE	Drawn By: DQ/SS
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Sheet Title:

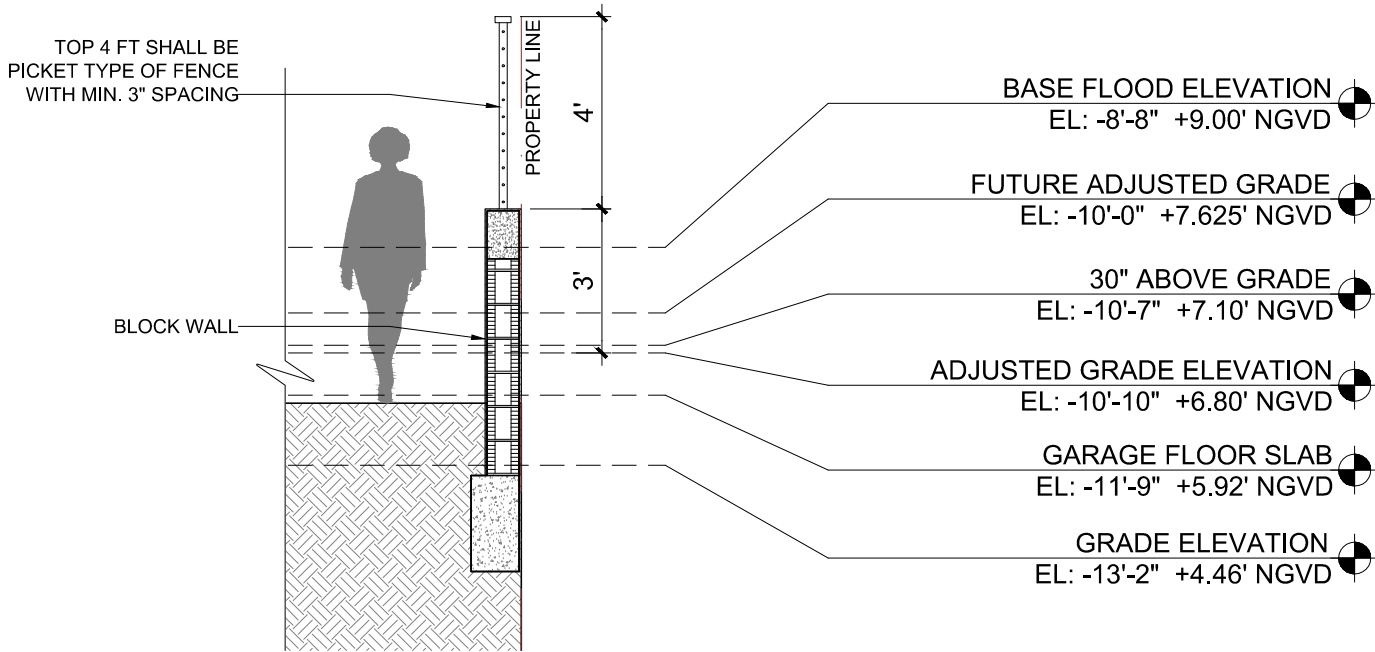
YARD SECTIONS

Sheet No:

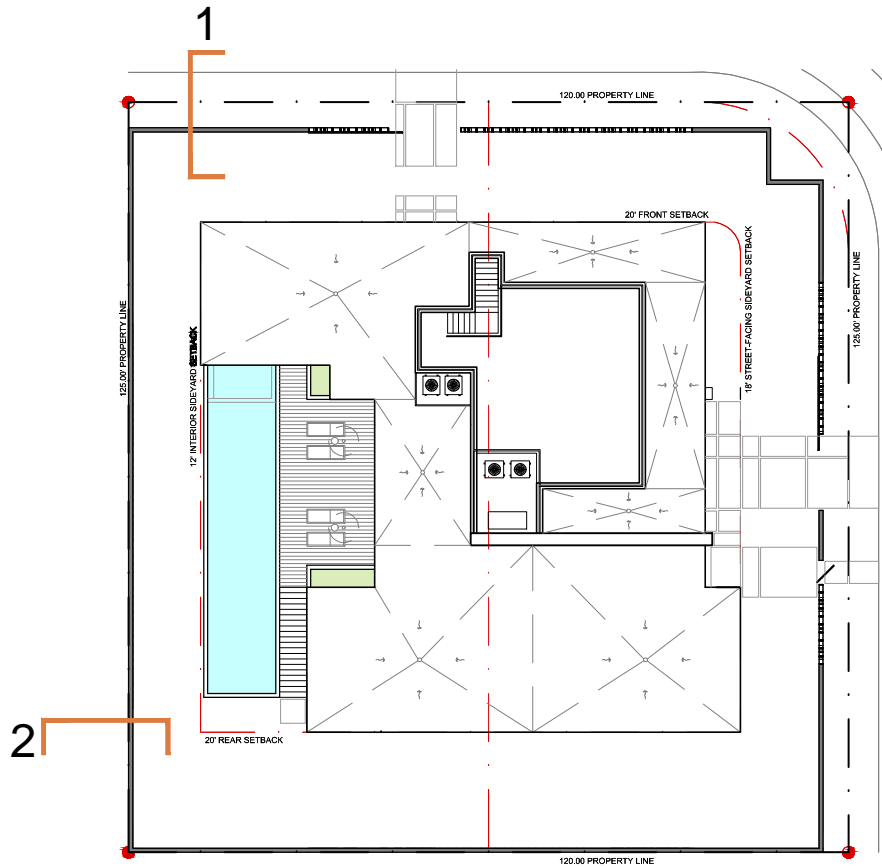
A-302



1 NORTH SIDEYARD DETAIL
SCALE: 1/4" = 1'-0"



2 WEST SIDEYARD DETAIL
SCALE: 1/4" = 1'-0"



A KEY PLAN
N.T.S.



[STRANG]

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MIAMI, FL 33133

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WWW.STRANG.DESIGN

PROJECT LOCATION:
110 3RD RIVO ALTO TERRACE +
250 E RIVO ALTO
MIAMI BEACH, FLORIDA 33139

PROJECT CLIENT(S) / OWNER(S):
ALEX SHACK + STEPHANIE SHACK

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

MEP ENGINEERING:
TBD

LANDSCAPE ARCHITECT:
TBD

CIVIL ENGINEER:
TBD

PROJECT NAME:
SHACK RESIDENCE

PROFESSIONAL SEAL(S):

	3/09/2020	FINAL SUBMITTAL
	2/17/2020	FIRST SUBMITTAL
No.	DATE	DESCRIPTION

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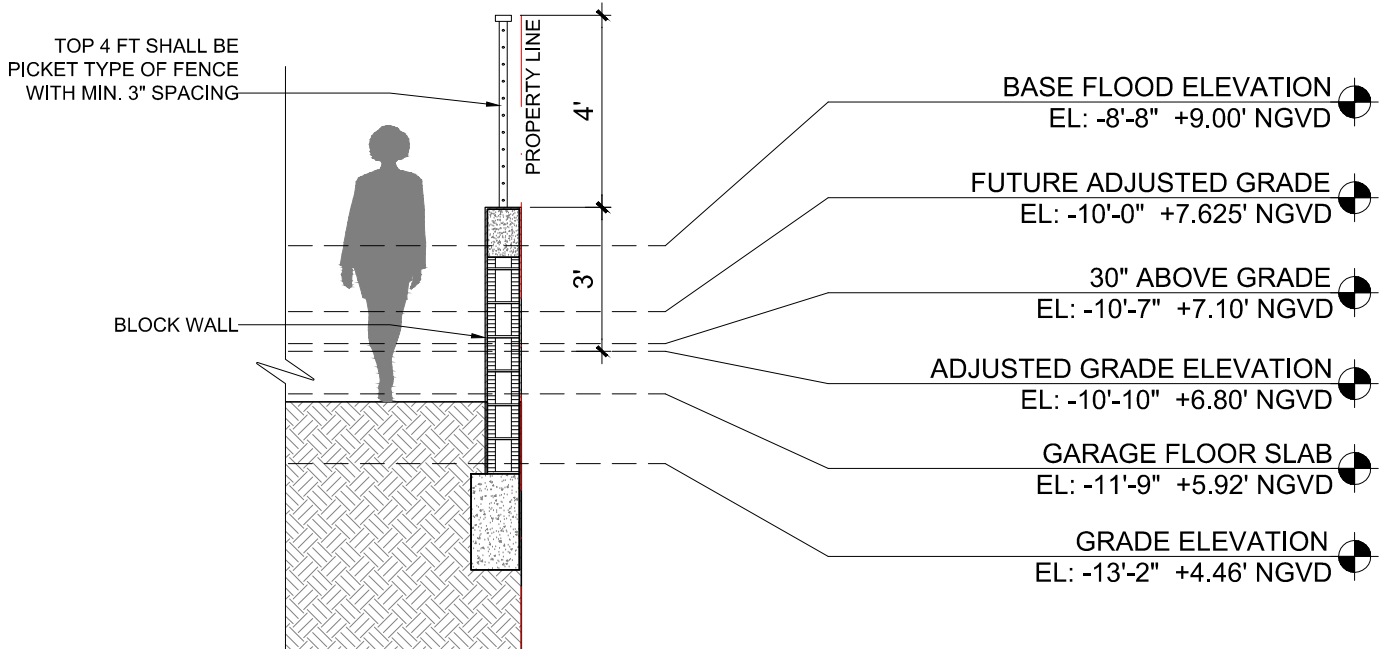
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Print Date: 03/09/2020	Scale: AS INDICATED

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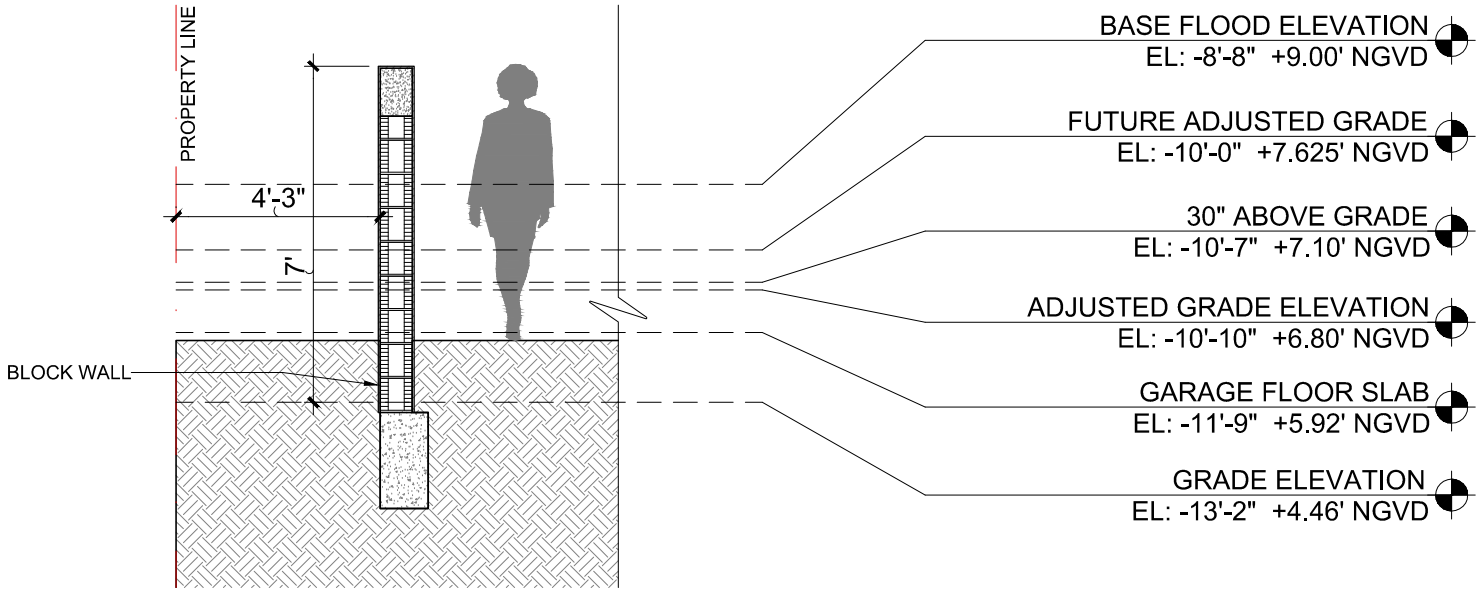
YARD SECTIONS

Sheet No:

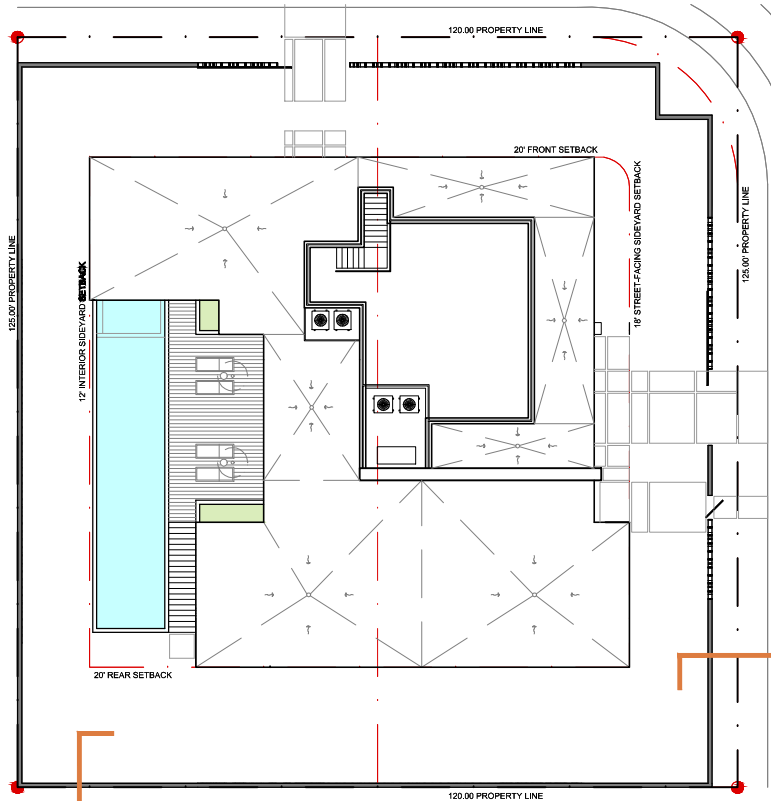
A-303



3 SOUTH SIDEYARD DETAIL
SCALE: 1/4" = 1'-0"



4 EAST SIDEYARD DETAIL
SCALE: 1/4" = 1'-0"



A KEY PLAN
N.T.S.

4

3



VIEW FROM E RIVO ALTO DRIVE, LOOKING WEST
FINAL RENDERINGS TO BE PROVIDED AT HEARING

[STRANG]

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PROJECT LOCATION:
110 3RD RIVO ALTO TERRACE +
250 E RIVO ALTO
MIAMI BEACH, FLORIDA 33139

PROJECT CLIENT(S) / OWNER(S):
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ARCHITECT:
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LICENSE # AR0017183
2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133
STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

LANDSCAPE ARCHITECT:
TBD

CIVIL ENGINEER:
TBD

PROJECT NAME:
SHACK RESIDENCE

PROFESSIONAL SEAL(S):

	3/09/2020	FINAL SUBMITTAL
--	-----------	-----------------

	2/17/2020	FIRST SUBMITTAL
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No.	DATE	DESCRIPTION
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Sheet Title:

PERSPECTIVES

Sheet No:

A-900

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PROJECT LOCATION:
110 3RD RIVO ALTO TERRACE +
250 E RIVO ALTO
MIAMI BEACH, FLORIDA 33139

PROJECT CLIENT(S) / OWNER(S):
ALEX SHACK + STEPHANIE SHACK

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

STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

LANDSCAPE ARCHITECT:
TBD

CIVIL ENGINEER:
TBD

PROJECT NAME:
SHACK RESIDENCE

PROFESSIONAL SEAL(S):

[illegible]

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Sheet Title:

PERSPECTIVES

Sheet No: _____

A-901



FRONT ENTRANCE VIEW ON THE EAST SIDE OF THE PROPERTY, LOOKING WEST

FINAL RENDERINGS TO BE PROVIDED AT HEARING

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PROJECT LOCATION:
110 3RD RIVO ALTO TERRACE +
250 E RIVO ALTO
MIAMI BEACH, FLORIDA 33139

PROJECT CLIENT(S) / OWNER(S):
ALEX SHACK + STEPHANIE SHACK

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

STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

LANDSCAPE ARCHITECT:
TBD

CIVIL ENGINEER:
TBD

PROJECT NAME:
SHACK RESIDENCE

PROFESSIONAL SEAL(S):

[illegible]

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Sheet Title:

PERSPECTIVES

Sheet No: **A-904**



VIEW FROM THE POOL, LOOKING FROM THE WEST TOWARDS THE EAST

FINAL RENDERINGS TO BE PROVIDED AT HEARING

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PROJECT CLIENT(S) / OWNER(S):
ALEX SHACK + STEPHANIE SHACK

STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

LANDSCAPE ARCHITECT:
TBD

CIVIL ENGINEER:
TBD

PROJECT NAME:
SHACK RESIDENCE

PROFESSIONAL SEAL(S):

[illegible]

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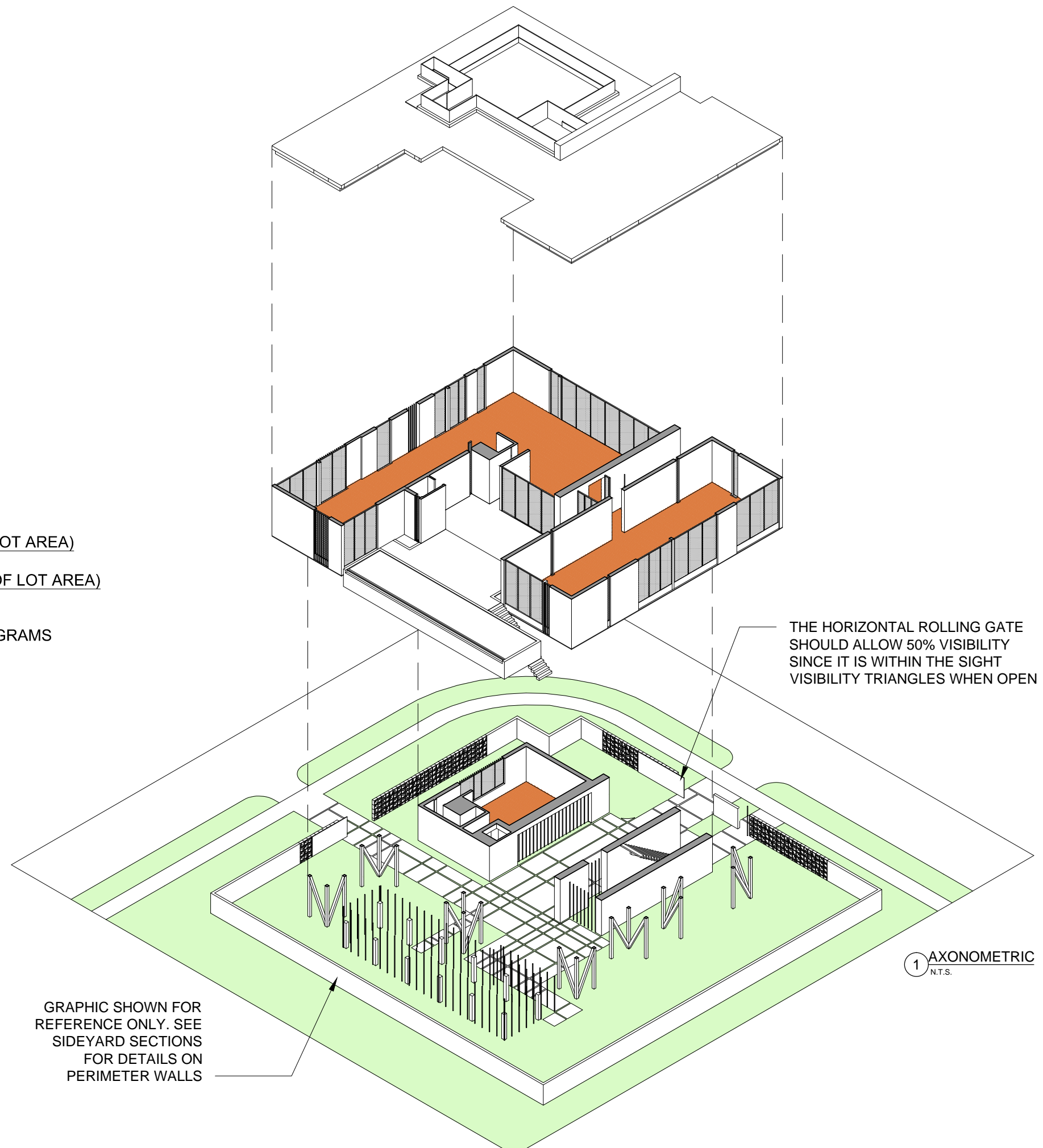
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Sheet Title:

**ENCLOSED SPACE
DIAGRAM**

Sheet No:

A-1000



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STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBDLANDSCAPE ARCHITECT:
TBD

CIVIL ENGINEER:
TBD

PROJECT NAME:
SHACK RESIDENCE

PROFESSIONAL SEAL(S):

[illegible]

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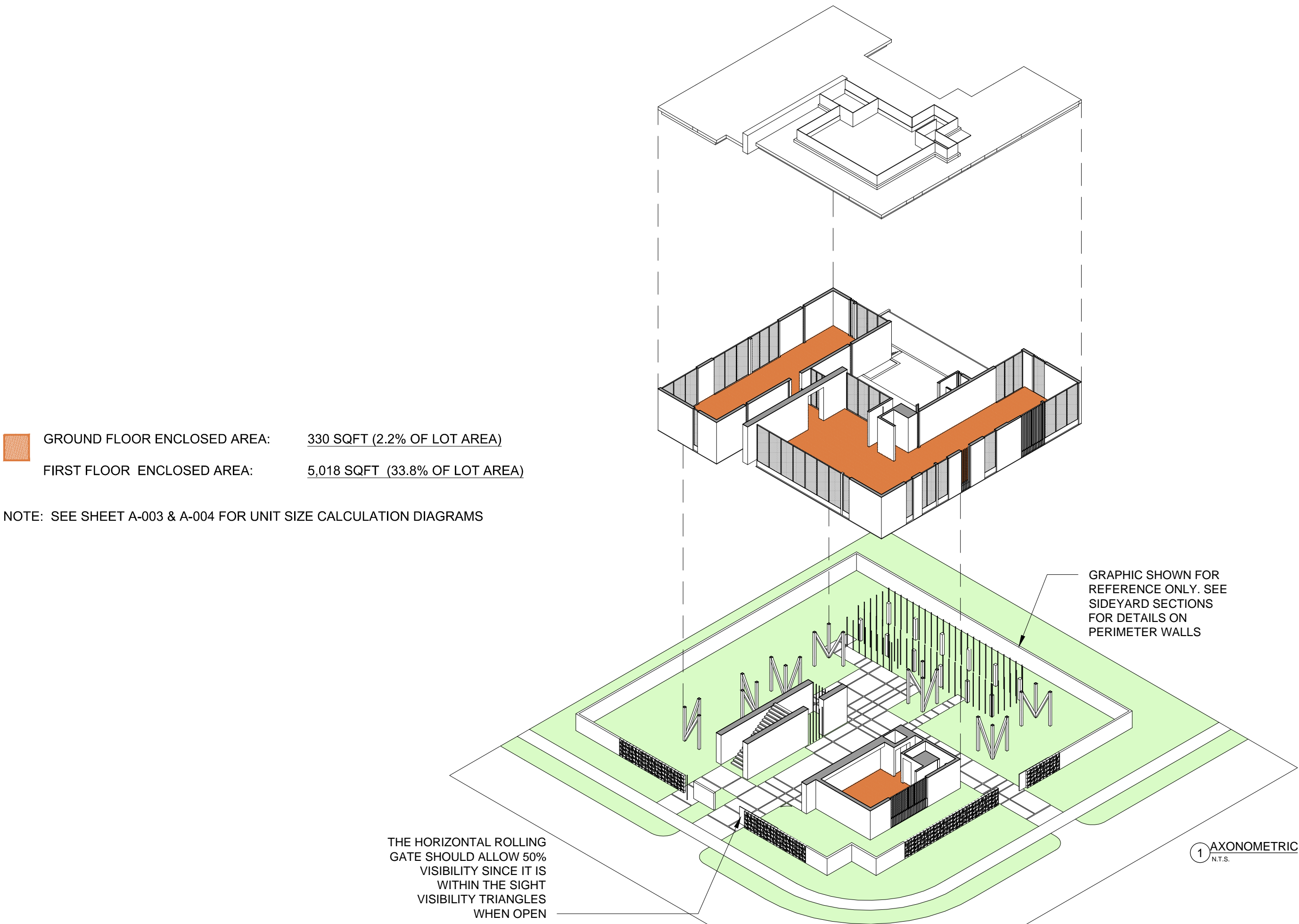
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Sheet Title:

**ENCLOSED SPACE
DIAGRAM**

Sheet No:

A-1001



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ARCHITECT:
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LICENSE # AR0017183
2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING:
TBD

LANDSCAPE ARCHITECT:
TBD

CIVIL ENGINEER:
TBD

PROJECT NAME:
SHACK RESIDENCE

PROFESSIONAL SEAL(S):

[illegible]

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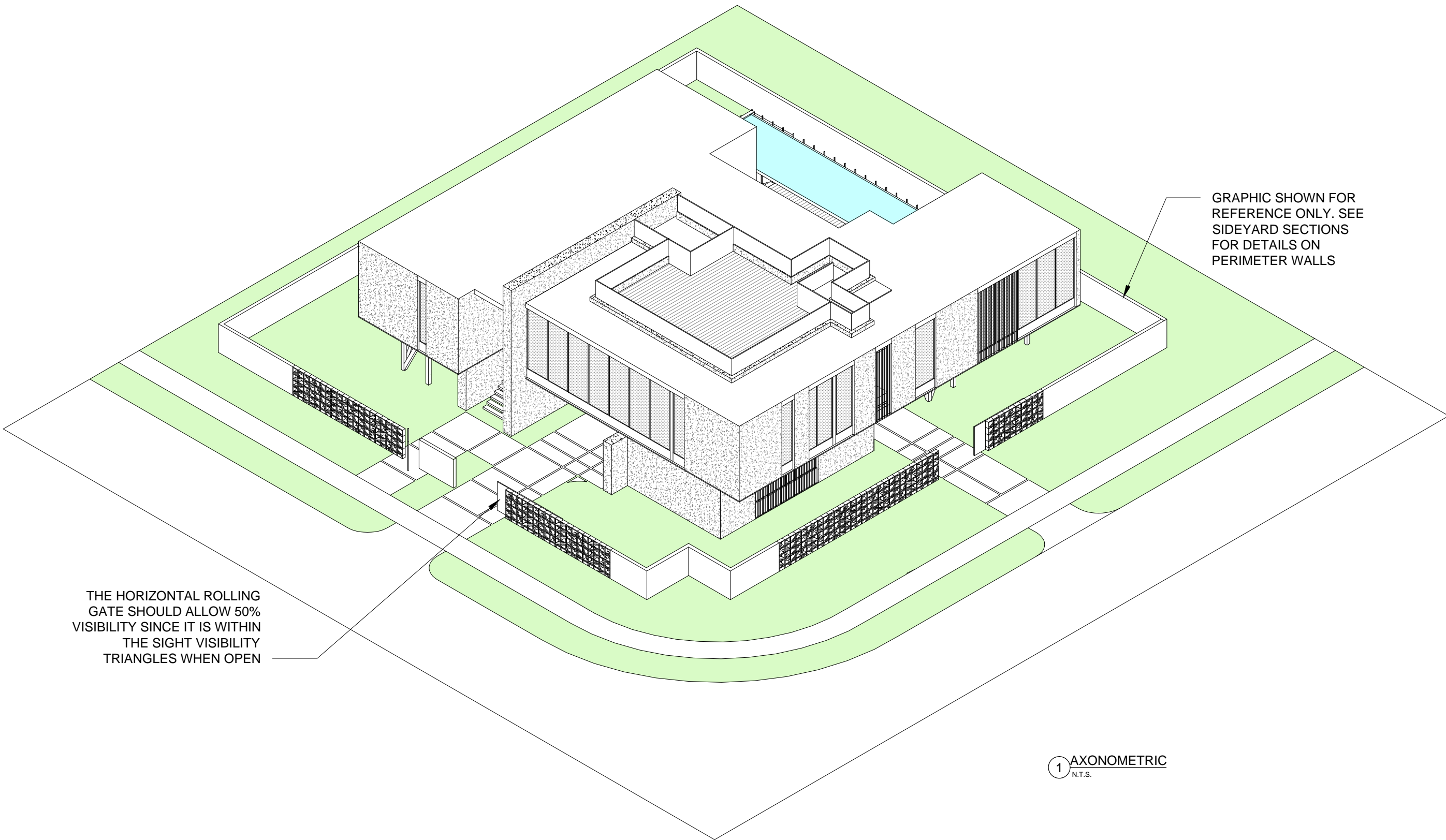
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Sheet Title:

AXONOMETRIC DIAGRAM

Sheet No: _____

A-1002



1 AXONOMETRIC
N.T.S.

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PROJECT LOCATION:
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MIAMI BEACH, FLORIDA 33139

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MIAMI, FL 33133

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TBD

MEP ENGINEERING:
TBD

LANDSCAPE ARCHITECT:
TBD

CIVIL ENGINEER:
TBD

PROJECT NAME:
SHACK RESIDENCE

PROFESSIONAL SEAL(S):

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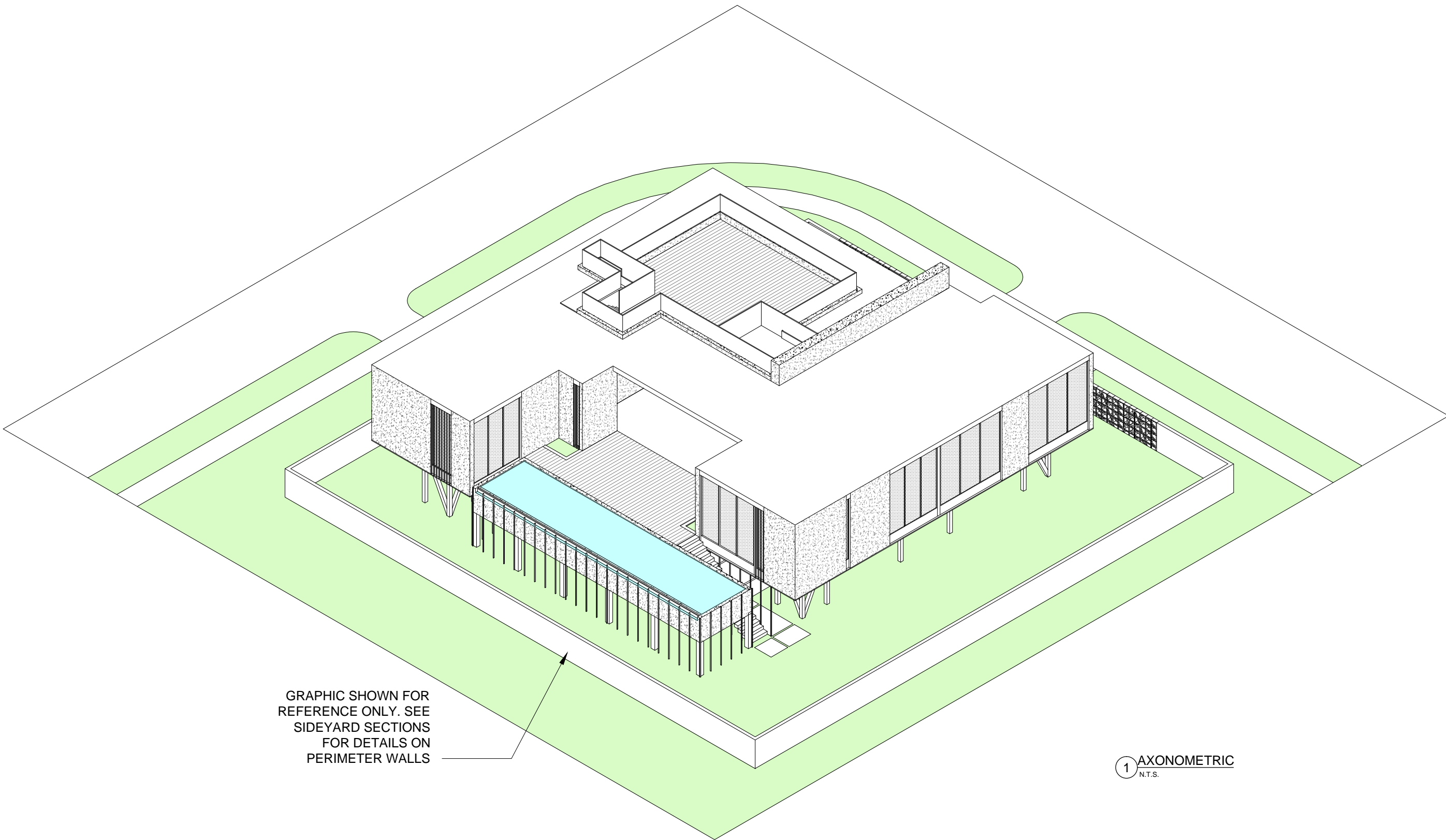
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Sheet Title:

**AXONOMETRIC
DIAGRAM**

Sheet No: **A-1003**



GRAPHIC SHOWN FOR
REFERENCE ONLY. SEE
SIDEYARD SECTIONS
FOR DETAILS ON
PERIMETER WALLS

1 AXONOMETRIC
N.T.S.