

[STRANG]
ARCHITECTURE

2900 SW 28TH TERRACE, SUITE 301
COCONUT GROVE, FLORIDA 33133
PH: 305-373-4990 | FX: 305-373-4991
FIRM LICENSE # AA26001123
WWW.MAXSTRANGARCHITECTURE.COM

PROJECT NAME & LOCATION:
5840 N Bay Road Miami
Beach, FL 33140-2043

PROJECT CLIENT(S) / OWNER(S):
NEPTUNE CAPITOL

ARCHITECT:
MAX WILSON STRANG, RA / AIA
LICENSE # AR00171183
2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:
[STRANG] LANDSCAPES

330 NORTH ANDREWS AVENUE, SUITE 301
FORT LAUDERDALE, FL 33301
PH: 305-373-4990

PROFESSIONAL SEAL(S):

SINGLE FAMILY RESIDENTIAL ZONING DATA SHEET - NORTH				
ITEM #	ZONING INFORMATION			
1	ADDRESS:	5840 N. BAY ROAD MIAMI BEACH, FL		
2	FOLIO NUMBER(S):	02-3215-003-0240		
3	ZONING DISTRICT:	RS-2		
4	BOARD & FILE NUMBERS:			
5	CMB GRADE:	3.32 FT NGVD		
6	BASE FLOOD ELEVATION:	8 FT	GRADE VALUE IN NGVD:	8 FT
7	ADJUSTED GRADE (FLOOD + GRADE/2):	8 FT	FREE BOARD:	1 FT
8	LOT AREA:	18,947.5 SQ FT		
9	LOT WIDTH:	98'	LOT DEPTH:	190'
10	MAX LOT COVERAGE SF AND %:	5,684 SQ FT (30%)	PROPOSED LOT COVERAGE SF AND %:	4,918 SQ FT (26%)
11	FRONT YARD OPEN SPACE SF AND %:	1,955 SQ FT (100%)	REAR YARD OPEN SPACE SF AND %:	2,447 SQ FT (94%)
12	MAX UNIT SIZE SF:	9,473 SQ FT	PROPOSED UNIT SIZE SF AND %:	8,828 SQ FT (46%)
13	PROPOSED FIRST FLOOR UNIT SIZE:	4,743 SQ FT (25%)	PROPOSED SECOND FLOOR UNIT SIZE:	3,948 SQ FT (21%)
14	PROPOSED ROOF FLOOR UNIT SIZE:	137 SQ FT (0.7%)		
15	PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):		1,109 SQ FT (25%)	

ITEM #		REQUIRED	PROPOSED
16	HEIGHT:	28' FLAT ROOF	28'
17	SETBACKS:		
20	FRONT FIRST LEVEL:	20'	20*
21	FRONT SECOND LEVEL:	30'	30*
22	SIDE 1:	10**	12'-2"
23	SIDE 2:	10**	12'-2"
24	REAR:	MAX 50' MIN 20'	27'
* THE SUM OF THE REQUIRED SIDE YARD SHALL BE AT LEAST 25% OF THE LOT WIDTH.			

ZONING LEGEND

N.T.S.

4

4

NOTE:

BOTH LOTS HAVE AN EQUAL LOT
SIZE AREA OF 18,947.5 SQ. FT.

BOTH LOTS HAVE AN EQUAL LOT
SIZE AREA OF 18,947.5 SQ. FT.

ZONING LEGEND

N.T.S.

4

4

SINGLE FAMILY RESIDENTIAL ZONING DATA SHEET - SOUTH				
ITEM #	ZONING INFORMATION			
1	ADDRESS:	5840 N. BAY ROAD MIAMI BEACH, FL		
2	FOLIO NUMBER(S):	02-3215-003-0240		
3	ZONING DISTRICT:	RS-2		
4	CMB GRADE:	3.46FT NGVD		
5	BASE FLOOD ELEVATION:	8 FT	GRADE VALUE IN NGVD:	8 FT
6	ADJUSTED GRADE (FLOOD + GRADE/2):	8 FT	FREE BOARD:	1 FT
7	LOT AREA:	18,947.5 SQ FT		
8	LOT WIDTH:	89.5'	LOT DEPTH:	202'
9	MAX LOT COVERAGE SF AND %:	5,684 SQ FT (30%)	PROPOSED LOT COVERAGE SF AND %:	5,596 SQ FT (29%)
10				
11	FRONT YARD OPEN SPACE SF AND %:	1,547 SQ FT (100%)	REAR YARD OPEN SPACE SF AND %:	2,710 SQ FT (93%)
12	MAX UNIT SIZE SF:	9,473 SQ FT	PROPOSED UNIT SIZE SF AND %:	8,732 SQ FT (46.1%)
13	PROPOSED FIRST FLOOR UNIT SIZE:	4,737 SQ FT (25.0%)	PROPOSED SECOND FLOOR UNIT SIZE:	3,847 SQ FT (20.3%)
14	PROPOSED ROOF FLOOR UNIT SIZE:	148 SQ FT (0.8%)		
15	PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	1,069 SQ FT (25%)		

ITEM #		REQUIRED	PROPOSED
17	HEIGHT:	28' FLAT ROOF	28'
18	SETBACKS:		
19	FRONT FIRST LEVEL:	20'	20*
20	FRONT SECOND LEVEL:	30'	30*
21	SIDE 1:	10**	12'-41/2"
22	SIDE 2:	10**	10'
23	REAR:	MAX MIN 50' 20'	29'
* THE SUM OF THE REQUIRED SIDE YARD SHALL BE AT LEAST 25% OF THE LOT WIDTH.			

* THE SUM OF THE REQUIRED SIDE YARD SHALL BE AT LEAST 25% OF THE LOT WIDTH.

No.	Date	Description
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Revision Schedule

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PROJECT ID: 58th 40 N&S

DRAWN BY: Author

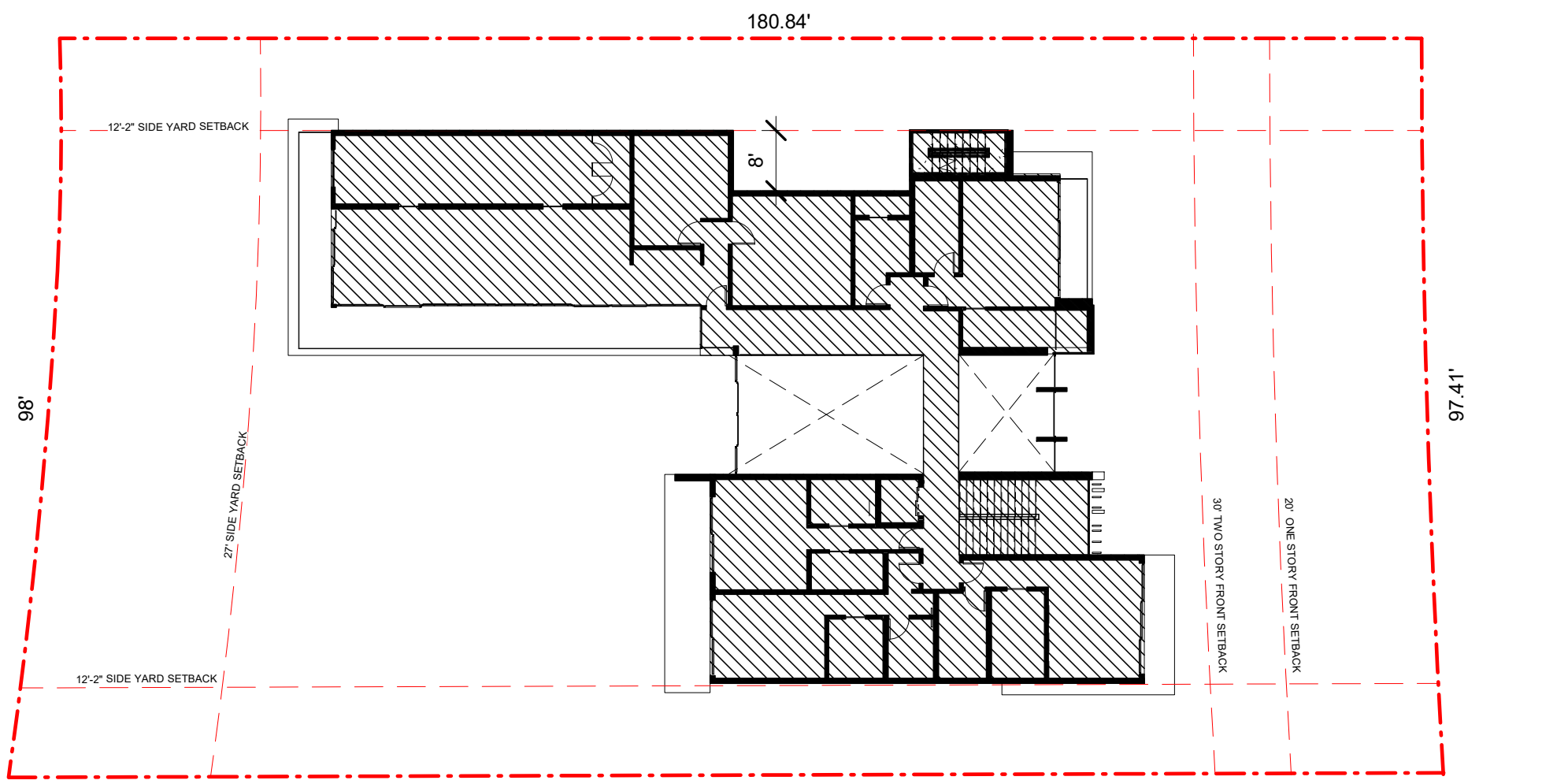
DATE: 5/25/2018	SCALE:
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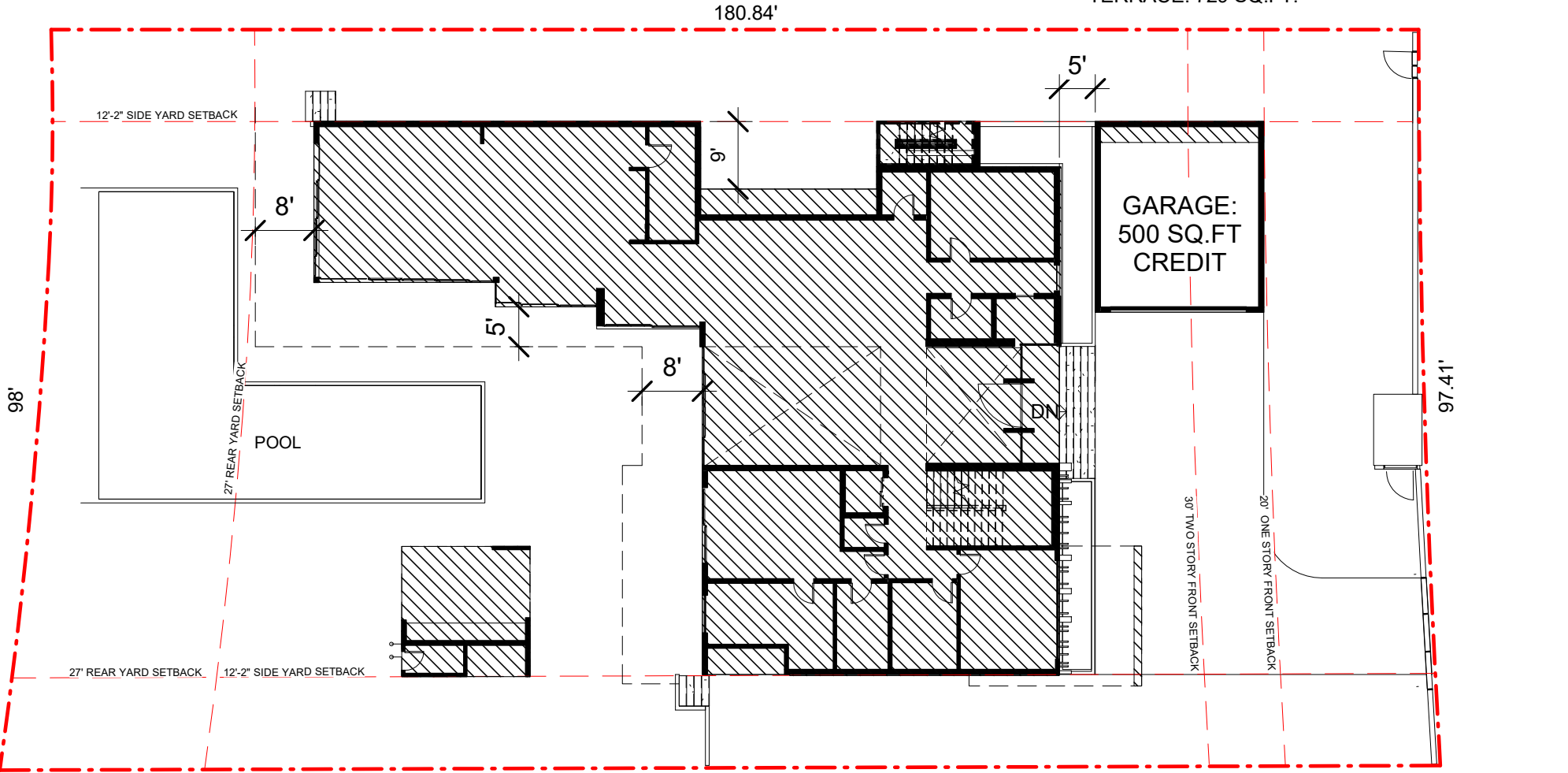
ZONING DATA

Sheet No:

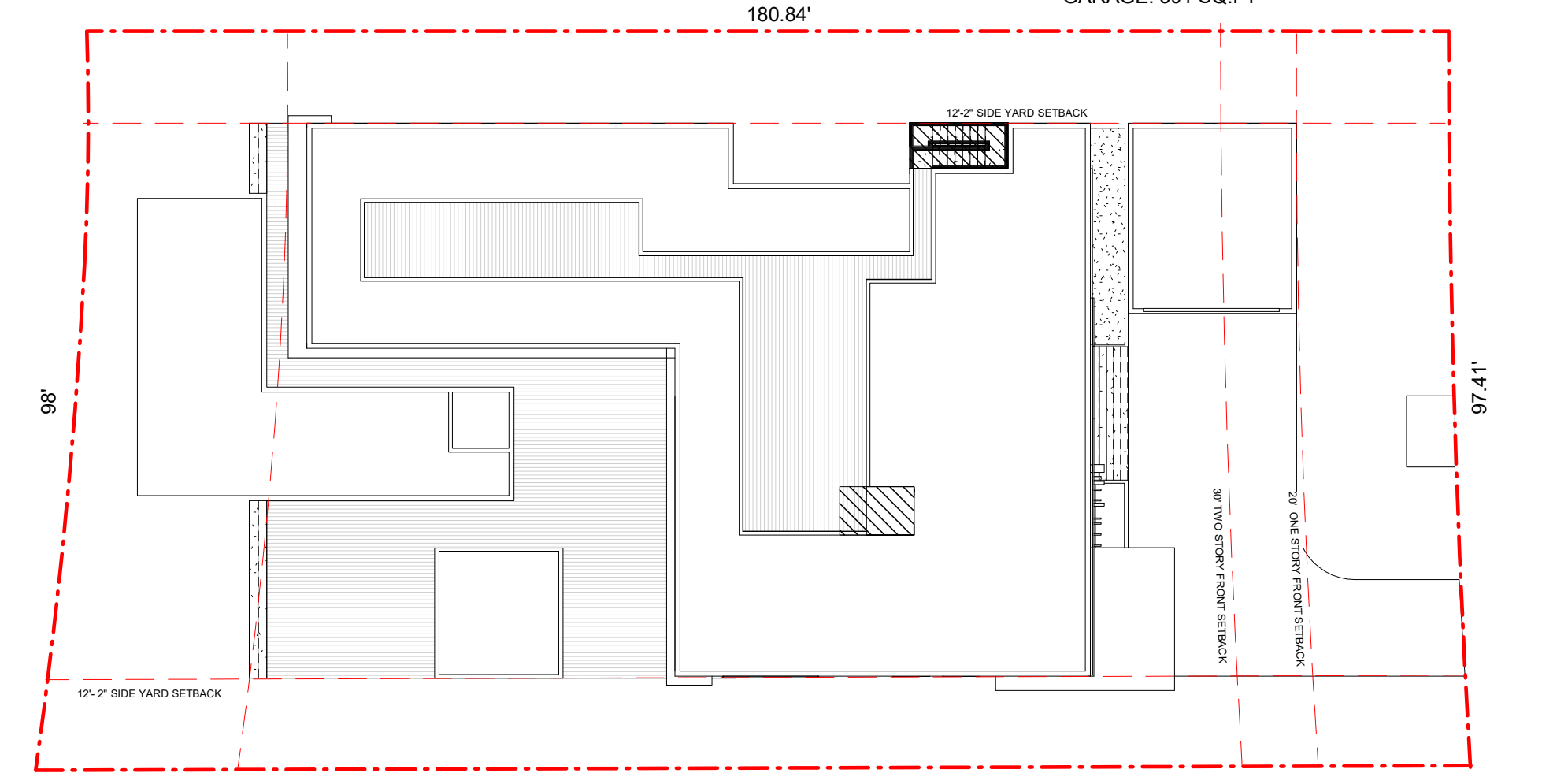
A-6



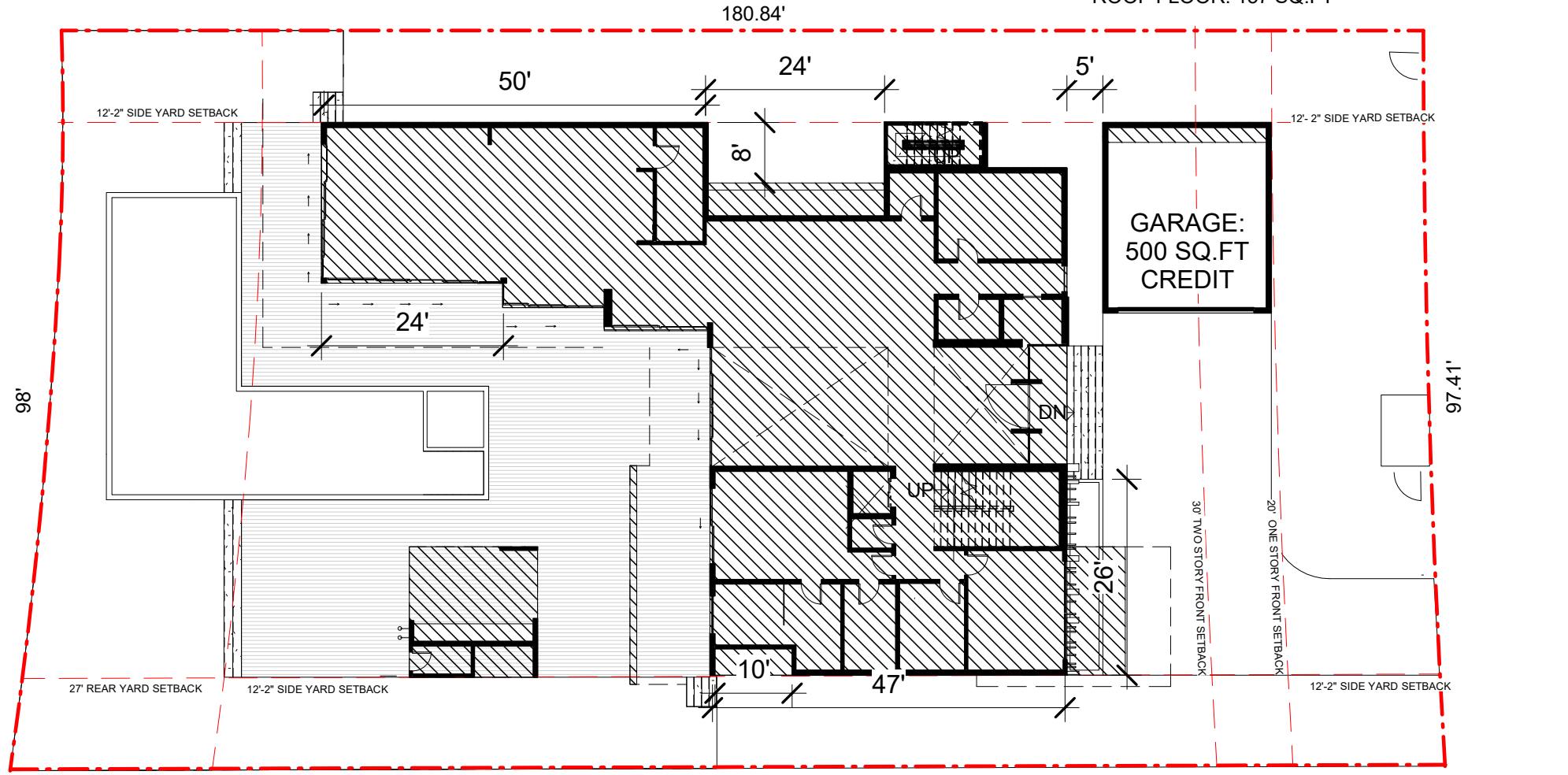
NORTH RESIDENCE
SECOND FLOOR UNIT SIZE
SCALE: 1" = 20'-0"
RESIDENCE: 3,948 SQ.FT.
TERRACE: 729 SQ.FT.



NORTH RESIDENCE
FIRST FLOOR UNIT SIZE
SCALE: 1" = 20'-0"
RESIDENCE: 4,743 SQ.FT.
GARAGE: 501 SQ.FT.

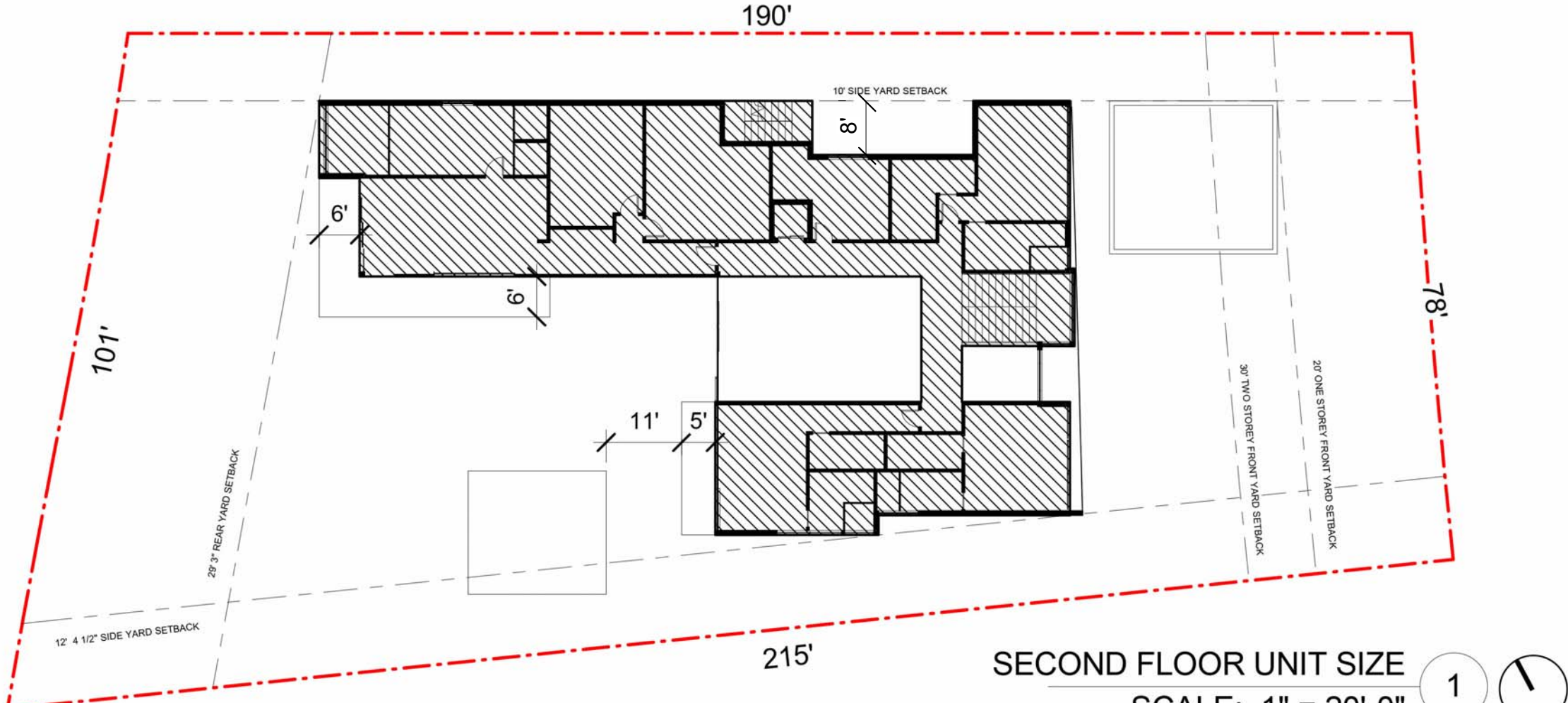


NORTH RESIDENCE
ROOF FLOOR UNIT SIZE
SCALE: 1" = 20'-0"
ROOF FLOOR: 137 SQ.FT.

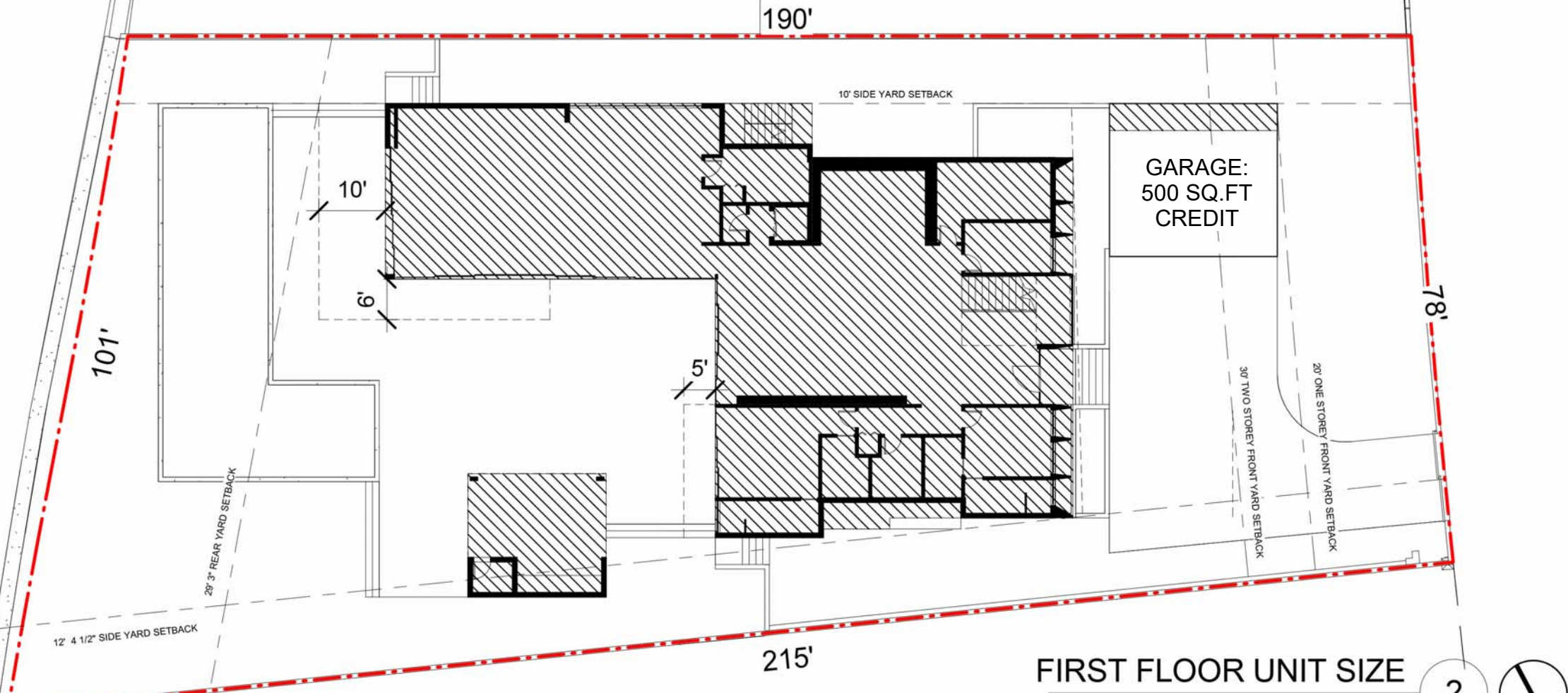


NORTH RESIDENCE
LOT COVERAGE CALCULATION
SCALE: 1" = 20'-0"
TOTAL LOT SIZE: 18,947.5 SQ.FT.

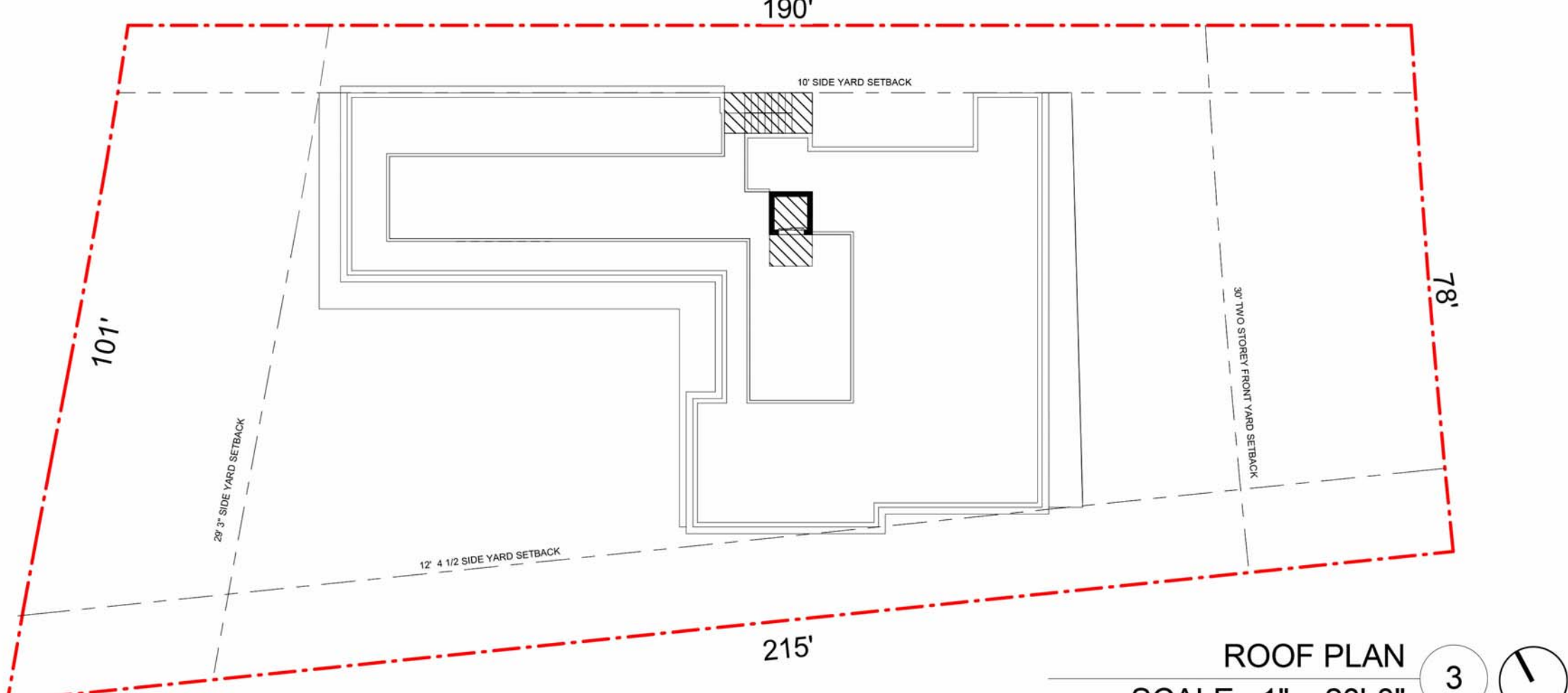
- LEGEND
- WALL LINE
 - PROJECTED
 - BOUNDARY
 - UNIT SIZE



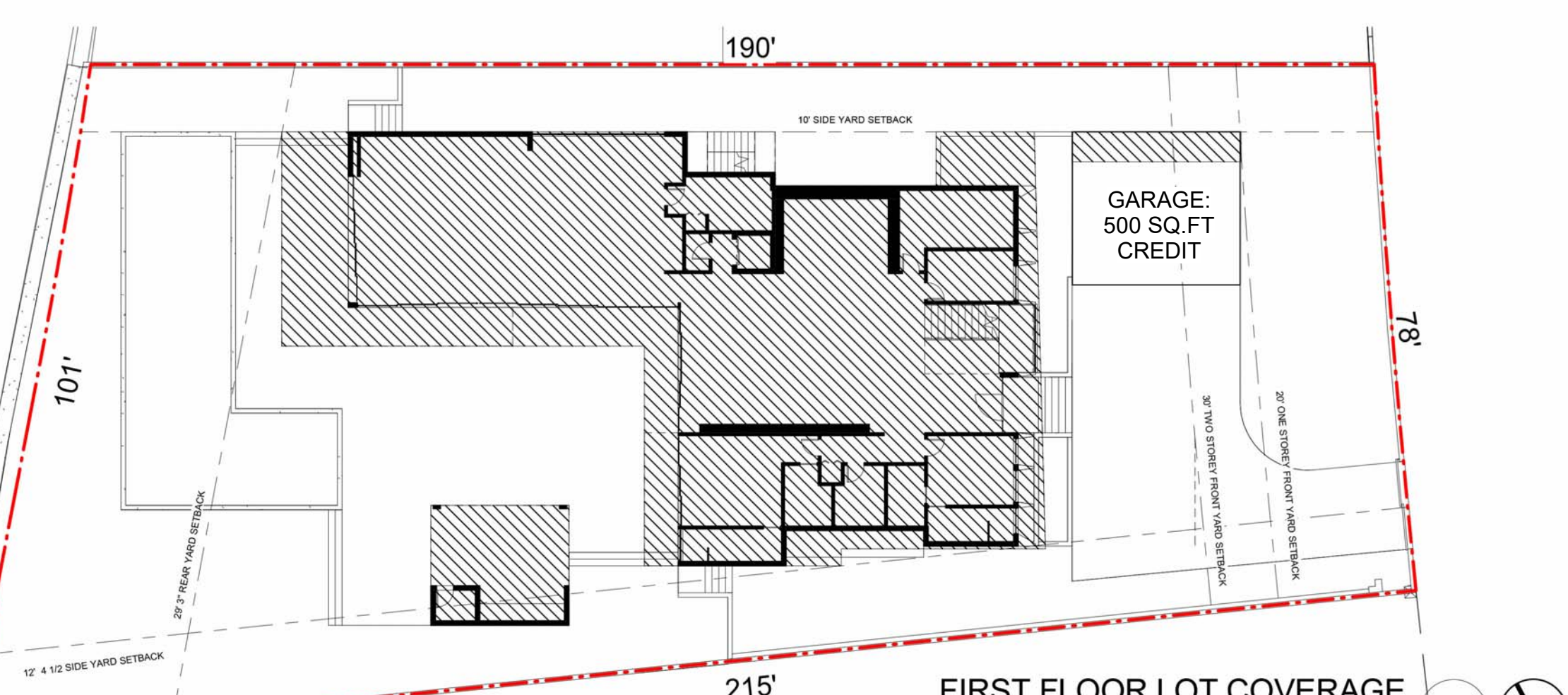
SOUTH RESIDENCE
SECOND FLOOR UNIT SIZE
SCALE: 1" = 20'-0"
RESIDENCE: 3,467 SQ. FT.
TERRACE: 386 SQ. FT.



SOUTH RESIDENCE
FIRST FLOOR UNIT SIZE
SCALE: 1" = 20'-0"
RESIDENCE: 3,826 SQ. FT.
GARAGE: 500 SQ. FT.



SOUTH RESIDENCE
ROOF PLAN
SCALE: 1" = 20'-0"
ROOF PLAN: 148 SQ.FT.



SOUTH RESIDENCE
FIRST FLOOR LOT COVERAGE
SCALE: 1" = 20'-0"
TOTAL LOT SIZE: 18,947.5 SQ.FT.

[STRANG] ARCHITECTURE

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Beach, FL 33140-2043

PROJECT CLIENT(S) / OWNER(S):
NEPTUNE CAPITOL

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

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:
[STRANG] LANDSCAPES
330 NORTH ANDREWS AVENUE, SUITE 301
FORT LAUDERDALE, FL 33301
PH: 305-373-4990

PROFESSIONAL SEAL(S):

No.	Date	Description

Revision Schedule

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DRAWN BY: Author

DATE: 5/25/2018
SCALE: As indicated

Sheet Title:

ZONING DATA

Sheet No:

A-7

BISCAYNE BAY

NORTH BAY ROAD

5980 NORTH BAY ROAD

5970 NORTH BAY ROAD

5969 NORTH BAY ROAD

5945 NORTH BAY ROAD

5941 NORTH BAY ROAD

5840 SOUTH- NORTH BAY ROAD

5840 NORTH - NORTH BAY ROAD

DNE

LOCATION PLAN
SCALE: 1" = 15'-0"

1



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PROJECT ID: 58th 40 N&S
DRAWN BY: Author

DATE: 5/25/2018
SCALE: 1" = 15'-0"

Sheet Title:
**NORTH HOUSE
LOCATION
PLAN**

Sheet No:

A-8

No.	Date	Description
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PROJECT ID:	DRAWN BY:
3th 40 N&S	Author

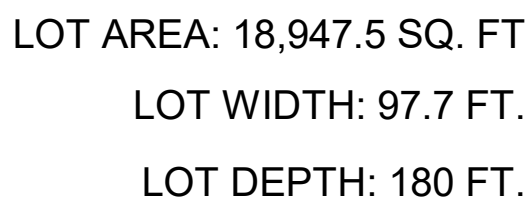
DATE: 12/25/2018 SCALE: 1" = 7'-0"

Sheet Title:

NORTH HOUSE SITE PLAN

Sheet No:


A-9



SITE PLAN

SCALE: 1" = 7'-0"

1



No.	Date	Description
Revision Schedule		

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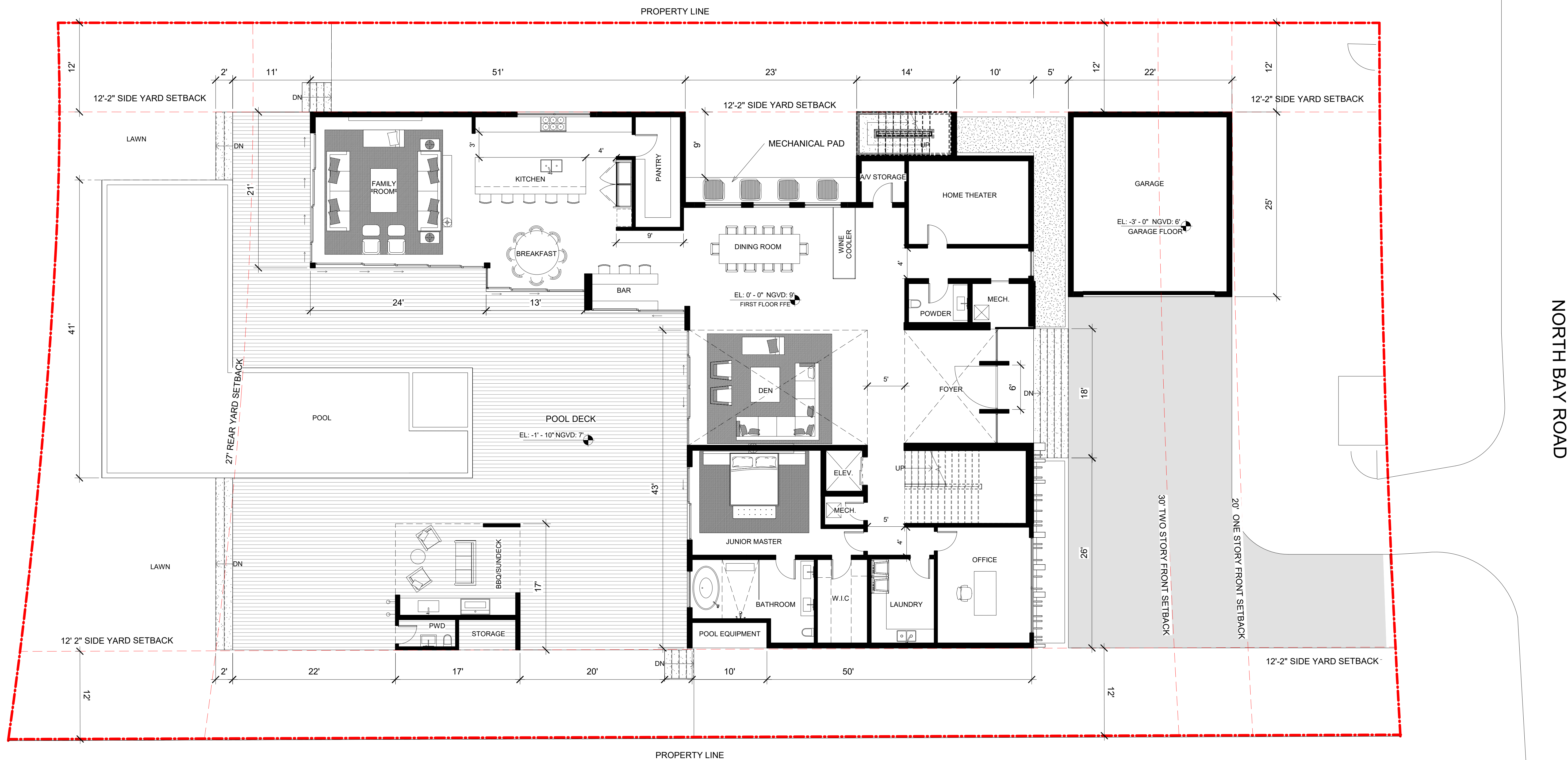
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5/25/2018	1" = 7'-0"

Sheet Title:

**NORTH HOUSE
FIRST FLOOR
PLAN**

Sheet No:


A-10

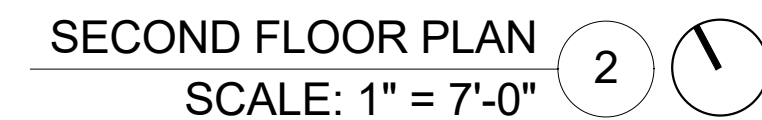


FIRST FLOOR PLAN

SCALE: 1" = 7'-0"

1





No.	Date	Description
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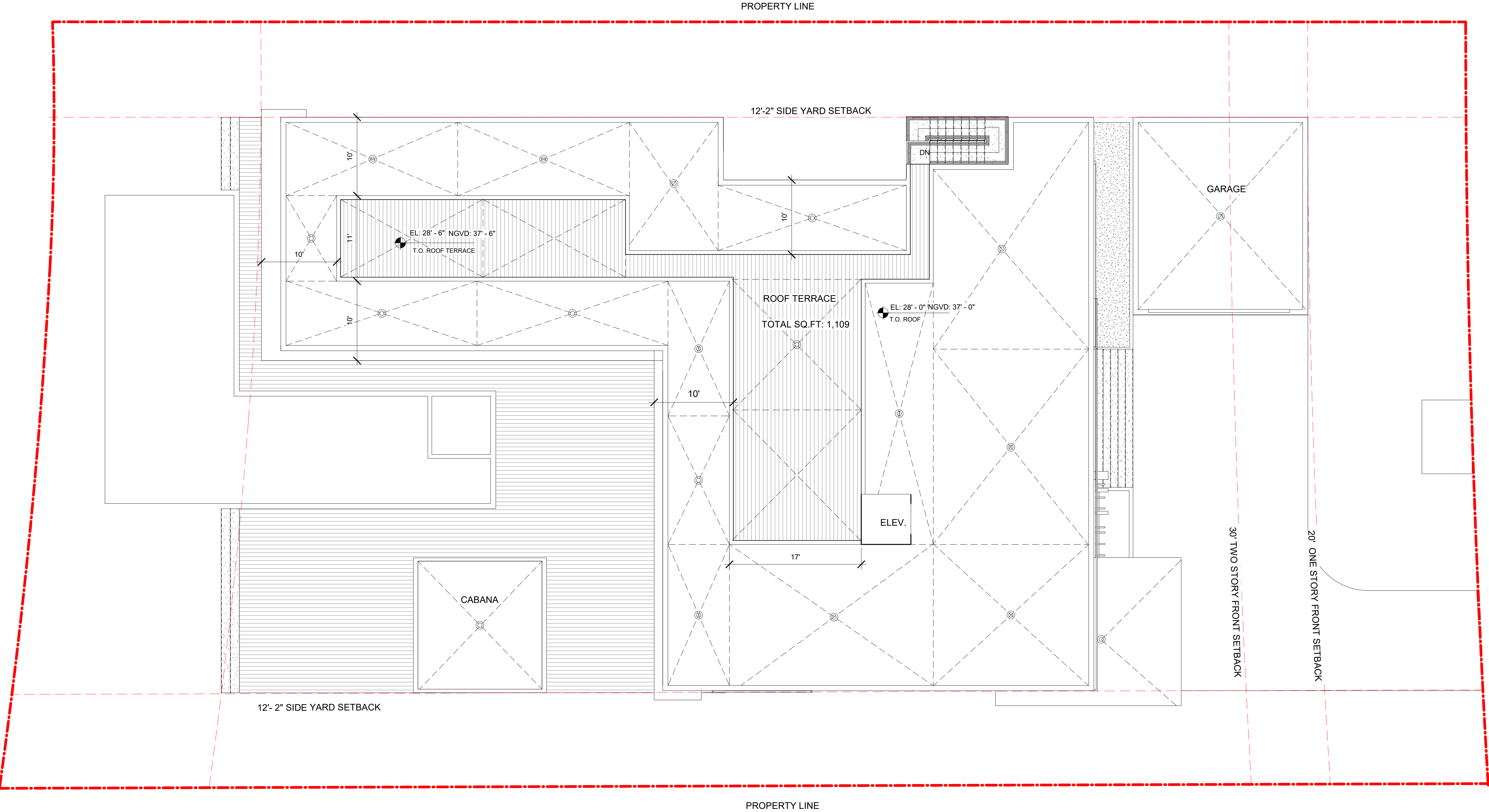
PROJECT ID: 58th 40 N&S	DRAWN BY: Author
DATE: 5/25/2018	SCALE: 1" = 7'-0"

Sheet Title:

NORTH HOUSE SECOND FLOOR PLAN

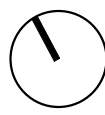
Sheet No:

A-11



ROOF FLOOR PLAN
SCALE: 1" = 7'-0"

3



No.	Date	Description
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Revision Schedule		
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PROJECT ID: 58th 40 N&S	DRAWN BY: Author
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DATE: 5/25/2018	SCALE: 1" = 7'-0"
--------------------	----------------------

Sheet Title:
**NORTH HOUSE
ROOF PLAN**

Sheet No:

A-12

No.	Date	Description
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Revision Schedule

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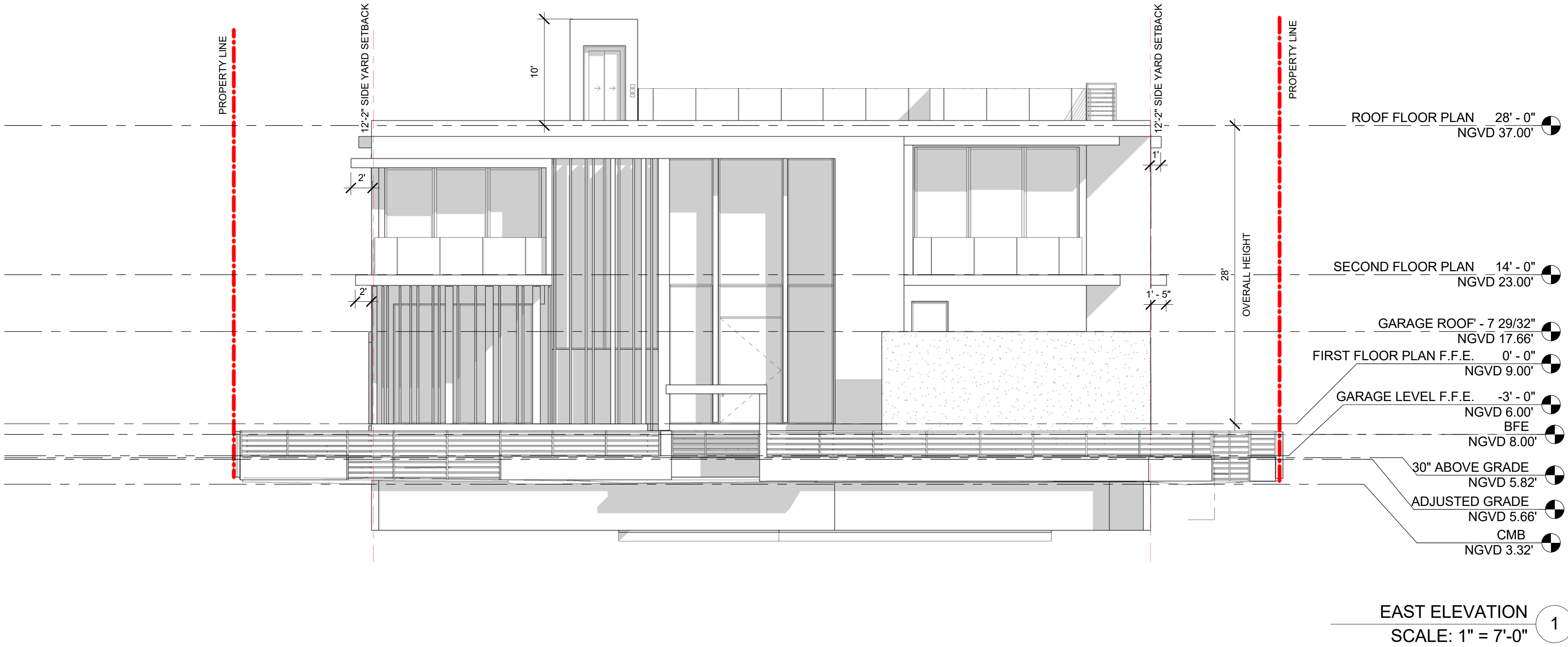
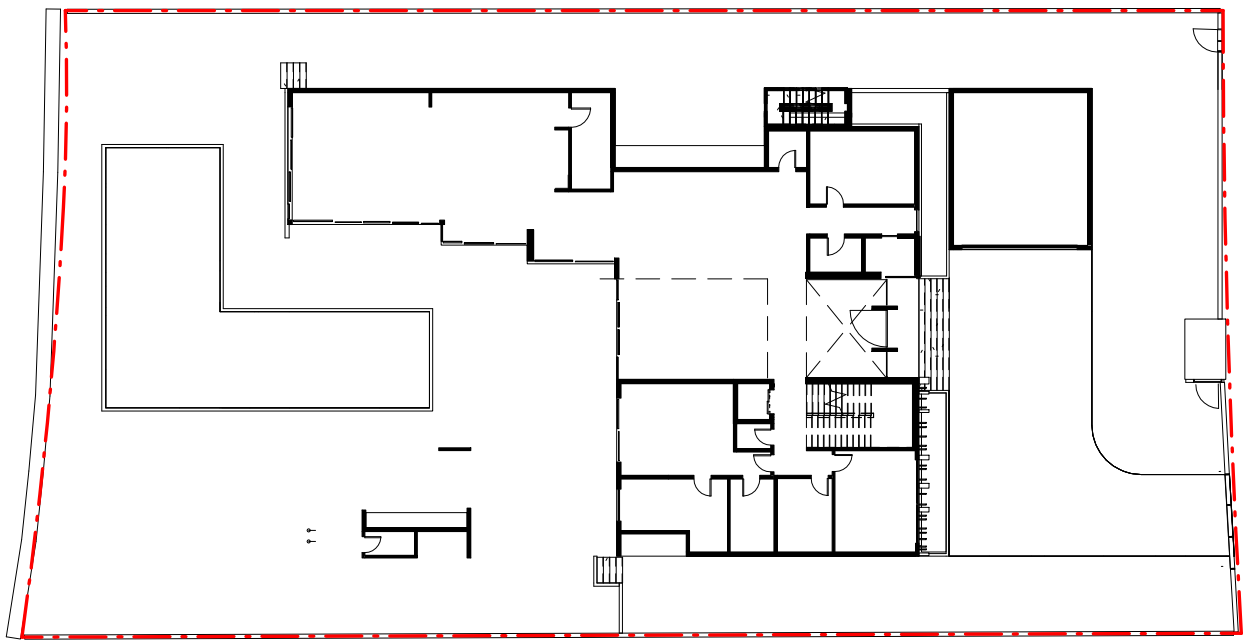
PROJECT ID: 58th 40 N&S
DRAWN BY: Author

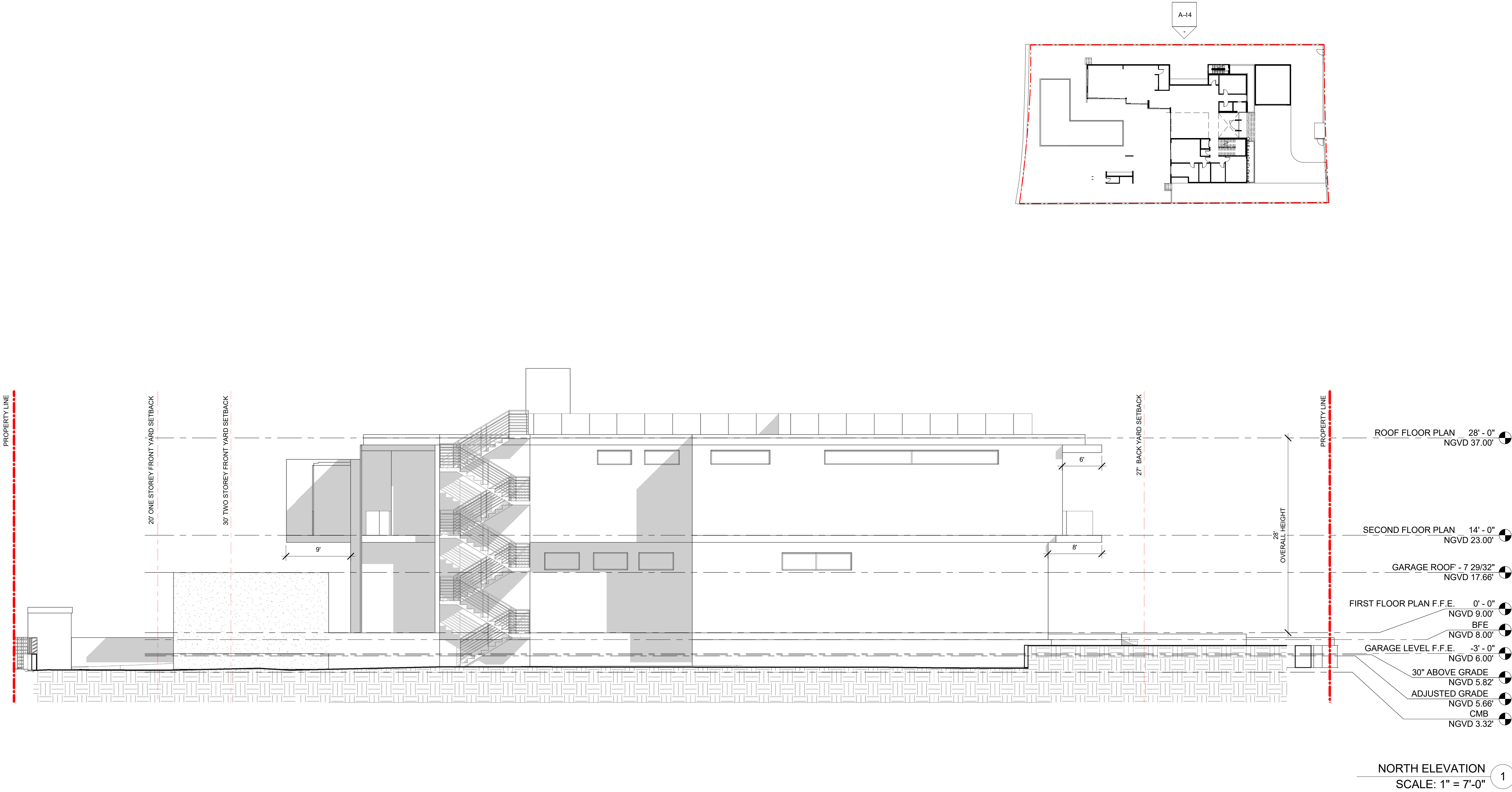
DATE: 5/25/2018
SCALE: As indicated

Sheet Title:
**NORTH HOUSE
EAST
ELEVATION**

Sheet No:

A-13





NORTH ELEVATION
SCALE: 1" = 7'-0" 1

[STRANG]
ARCHITECTURE

2900 SW 28TH TERRACE, SUITE 301
COCONUT GROVE, FLORIDA 33133
PH: 305-373-4990 | FX: 305-373-4991
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5840 N Bay Road Miami
Beach, FL 33140-2043

PROJECT CLIENT(S) / OWNER(S):
NEPTUNE CAPITOL

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

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:
[STRANG] LANDSCAPES
330 NORTH ANDREWS AVENUE, SUITE 301
FORT LAUDERDALE, FL 33301
PH: 305-373-4990

PROFESSIONAL SEAL(S):

No.	Date	Description
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PROJECT ID: 58th 40 N&S
DRAWN BY: Author

DATE: 5/25/2018
SCALE: As indicated

Sheet Title:
NORTH HOUSE
NORTH
ELEVATION

Sheet No:

A-14

PROJECT NAME & LOCATION:
5840 N Bay Road Miami
Beach, FL 33140-2043

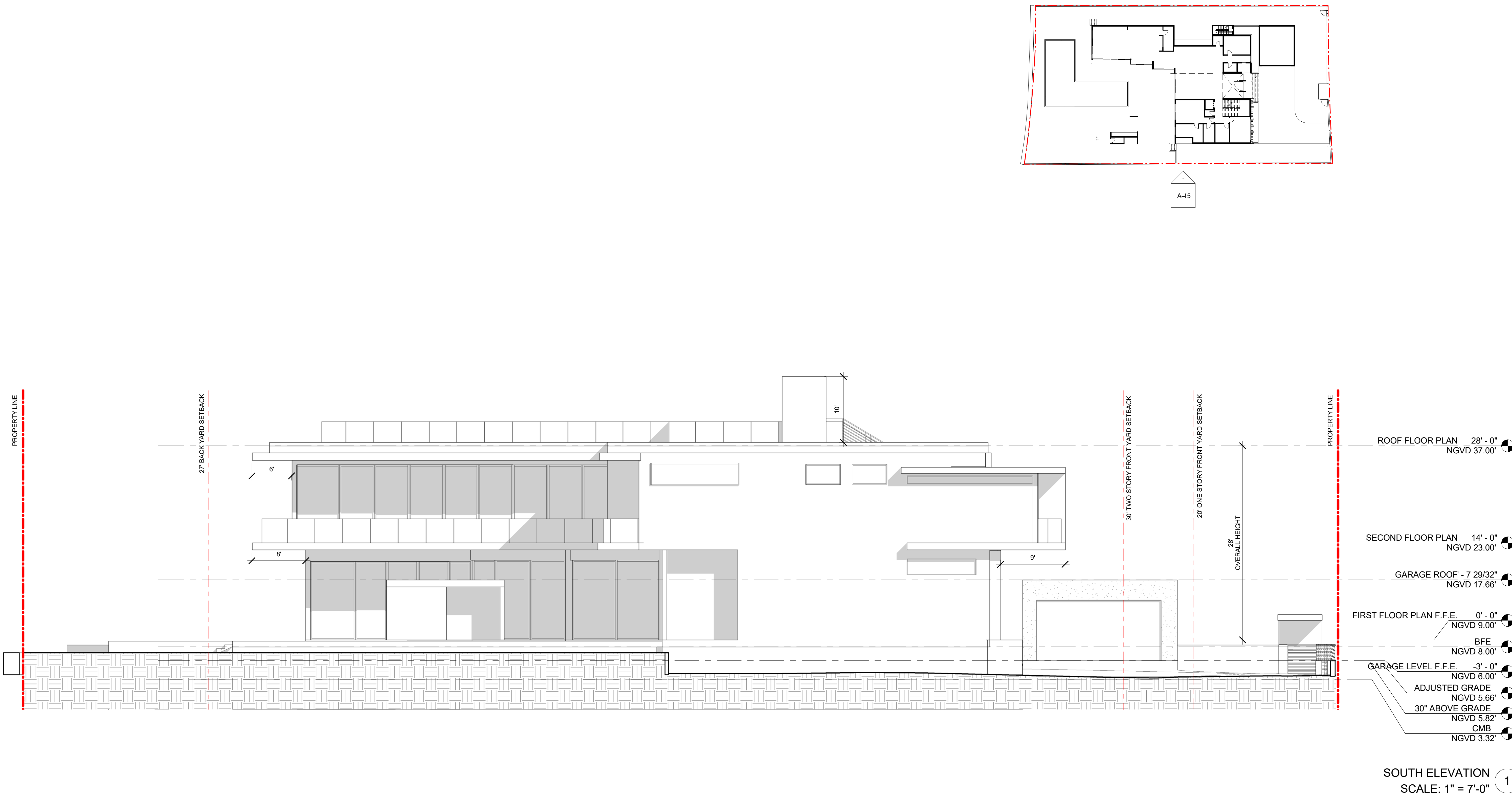
PROJECT CLIENT(S) / OWNER(S):
NEPTUNE CAPITOL

ARCHITECT:
MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

STRUCTURAL ENGINEERING

MEP ENGINEERING:

LANDSCAPE ARCHITECT:
STRANGJ LANDSCAPES
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 FORT LAUDERDALE, FL 33301
 PH: 305-373-4990

PROFESSIONAL SEAL(S):

No.	Date	Description
Revision Schedule		

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PROJECT ID: 3th 40 N&S
DRAWN BY: Author

DATE: 1/25/2018

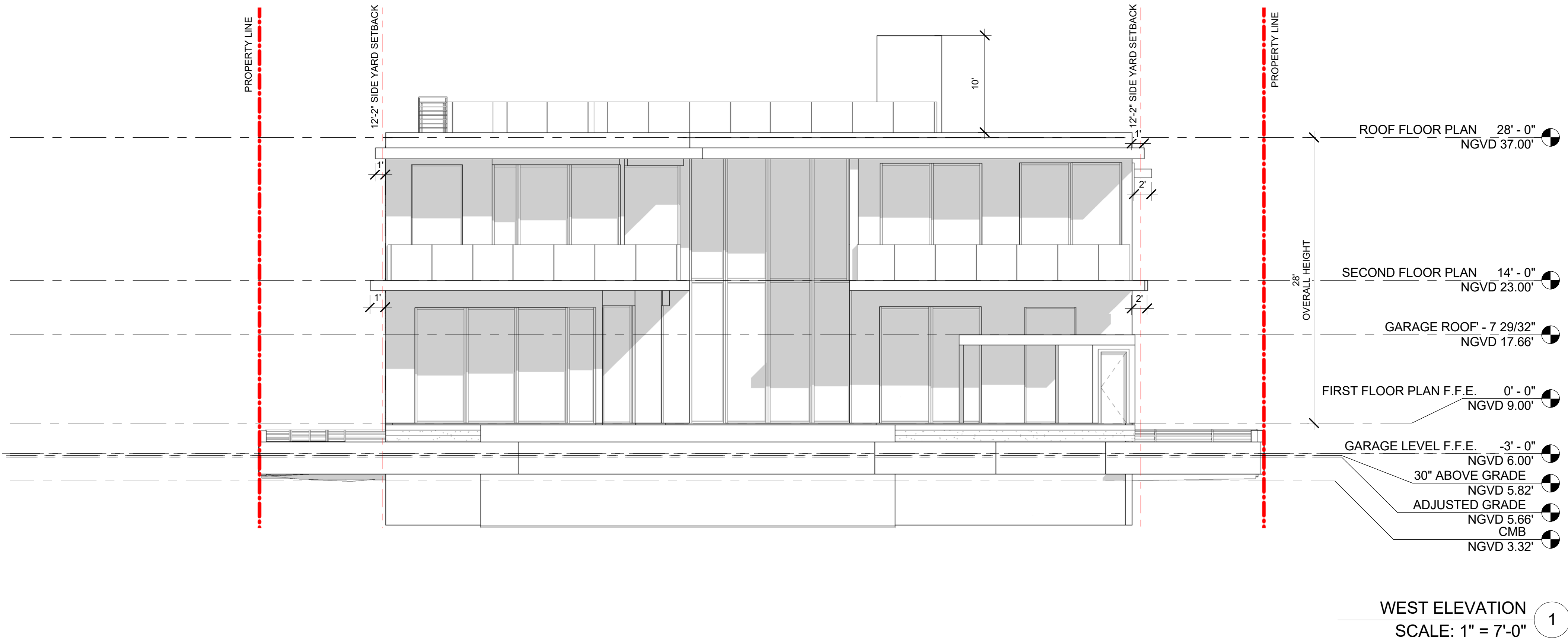
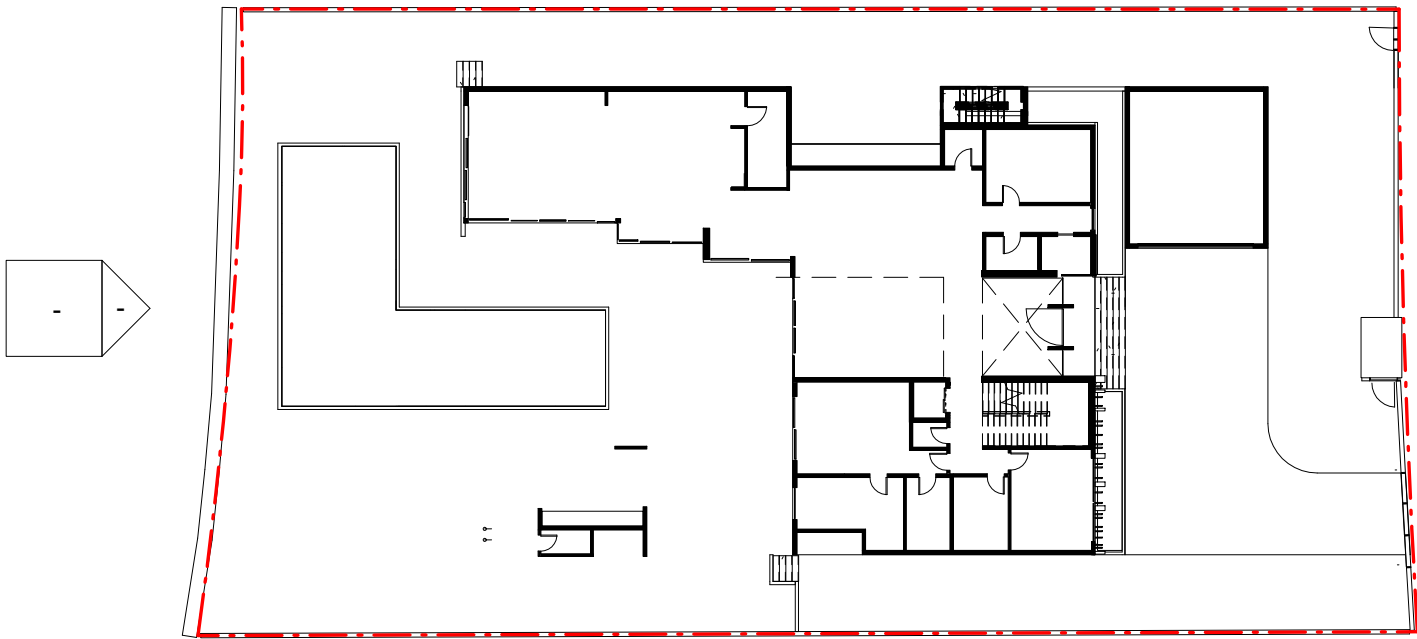
SCALE: As indicated

Sheet Title:

**NORTH HOUSE
SOUTH
ELEVATION**

Sheet No:

A-15



[STRANG]
ARCHITECTURE

2900 SW 28TH TERRACE, SUITE 301
COCONUT GROVE, FLORIDA 33133
PH: 305-373-4990 | FX: 305-373-4991
FIRM LICENSE # AA26001123
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5840 N Bay Road Miami
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PROJECT CLIENT(S) / OWNER(S):
NEPTUNE CAPITOL

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

MEP ENGINEERING:

LANDSCAPE ARCHITECT:
[STRANG] LANDSCAPES
330 NORTH ANDREWS AVENUE, SUITE 301
FORT LAUDERDALE, FL 33301
PH: 305-373-4990

PROFESSIONAL SEAL(S):

No.	Date	Description
Revision Schedule		
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PROJECT ID: 58th 40 N&S	DRAWN BY: Author	
DATE: 5/25/2018	SCALE: As indicated	
Sheet Title: NORTH HOUSE WEST ELEVATION		
Sheet No: A-16		

PROJECT NAME & LOCATION:
5840 N Bay Road Miami
Beach, FL 33140-2043

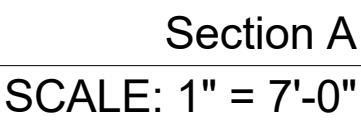
PROJECT CLIENT(S) / OWNER(S):
NEPTUNE CAPITOL

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

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:
[STRANG] LANDSCAPES
330 NORTH ANDREWS AVENUE, SUITE 301
FORT LAUDERDALE, FL 33301
PH: 305-373-4990

PROFESSIONAL SEAL(S):

No.	Date	Description
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PROJECT ID: 58th 40 N&S DRAWN BY: Author

DATE: 5/25/2018 SCALE: As indicated

Sheet Title:

NORTH HOUSE SECTION A

Sheet No:

No.	Date	Description
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Revision Schedule		
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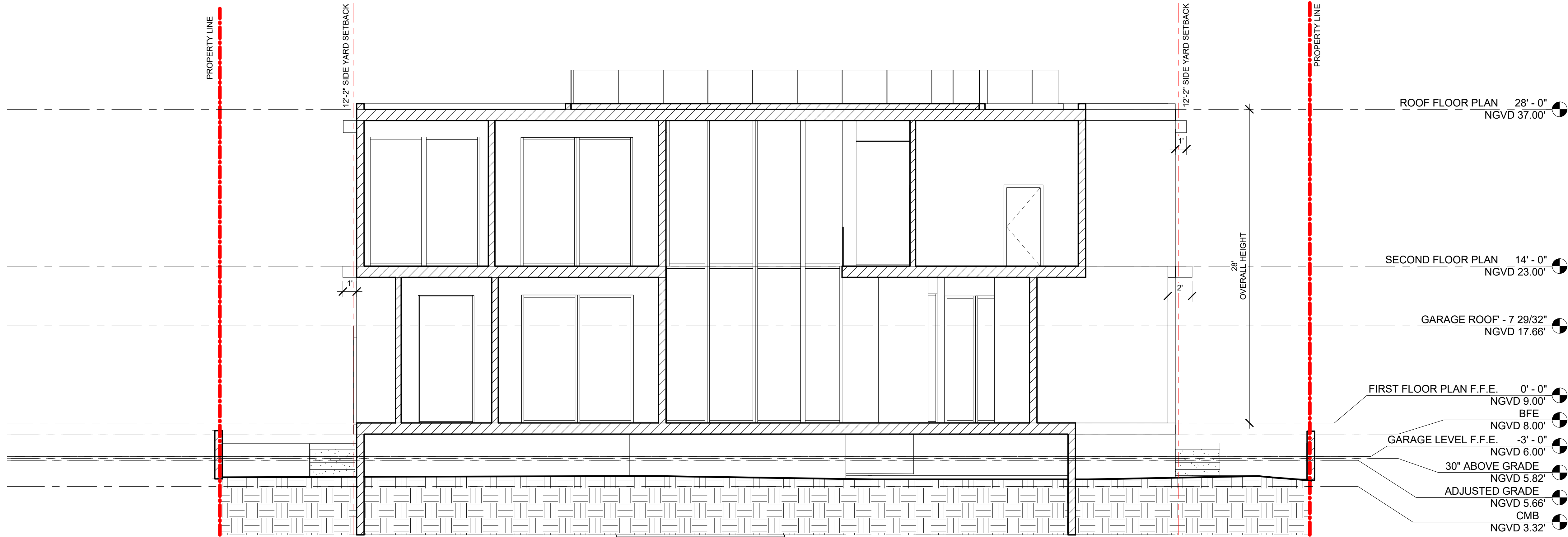
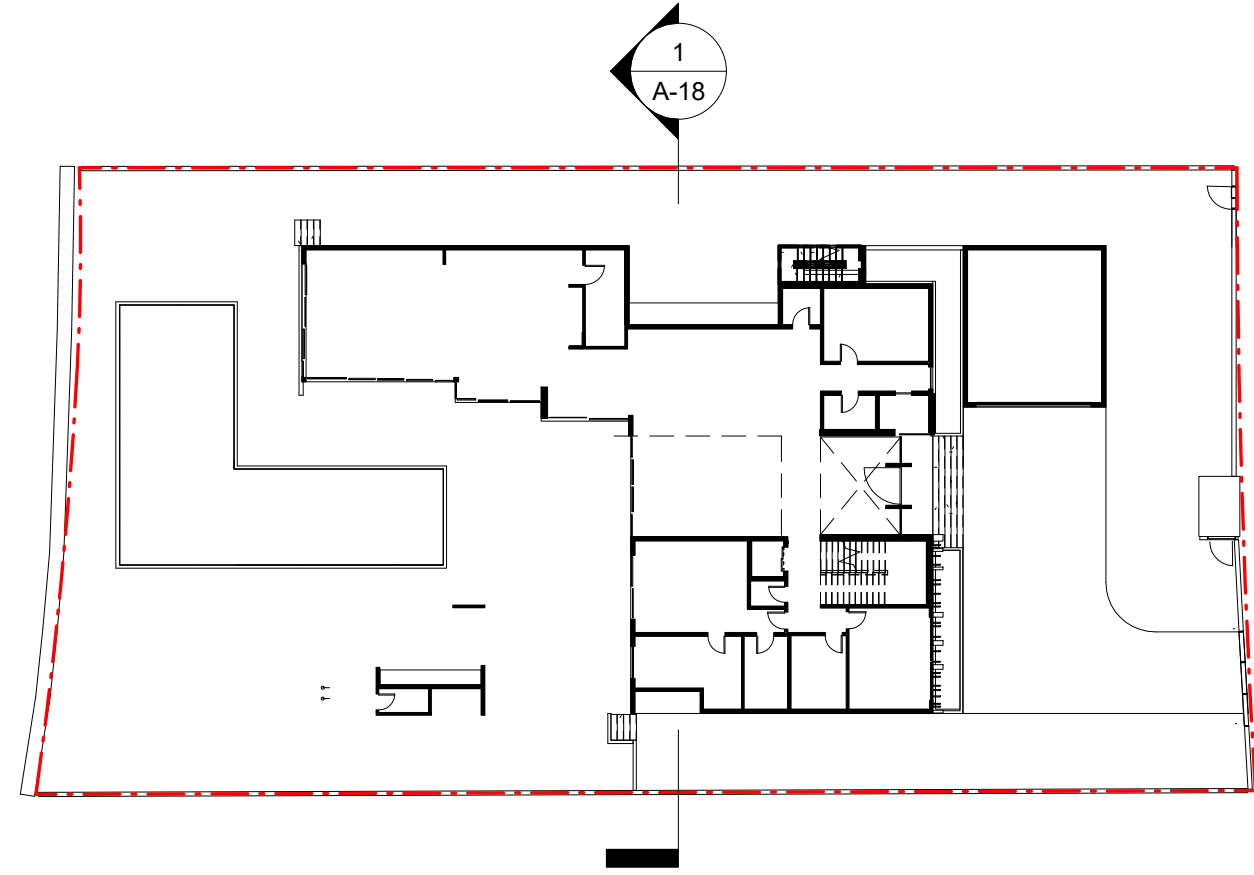
PROJECT ID: 58th 40 N&S	DRAWN BY: Author
----------------------------	---------------------

DATE: 5/25/2018	SCALE: As indicated
--------------------	------------------------

Sheet Title:
**NORTH HOUSE
SECTION B**

Sheet No:

A-18



Section B
SCALE: 3/16" = 1'-0"

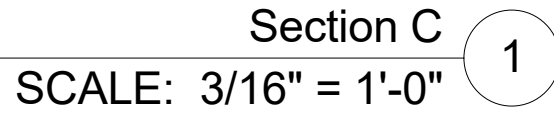
PROJECT CLIENT(S) / OWNER(S):
NEPTUNE CAPITOL

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

STRUCTURAL ENGINEER:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:
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1330 NORTH ANDREWS AVENUE, SUITE 301
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PROJECT ID: 58th 40 N&S
DRAWN BY: Author

DATE: 5/25/2018

SCALE: As indicated

Sheet Title:

NORTH HOUSE SECTION C

Sheet No:

A-19

No.	Date	Description
-----	------	-------------

Revision Schedule

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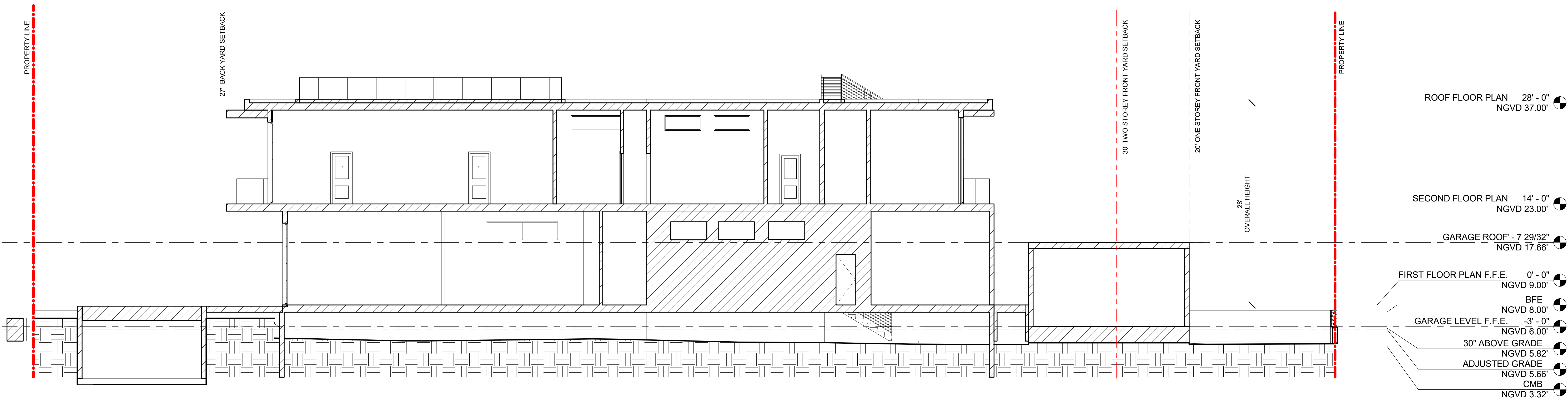
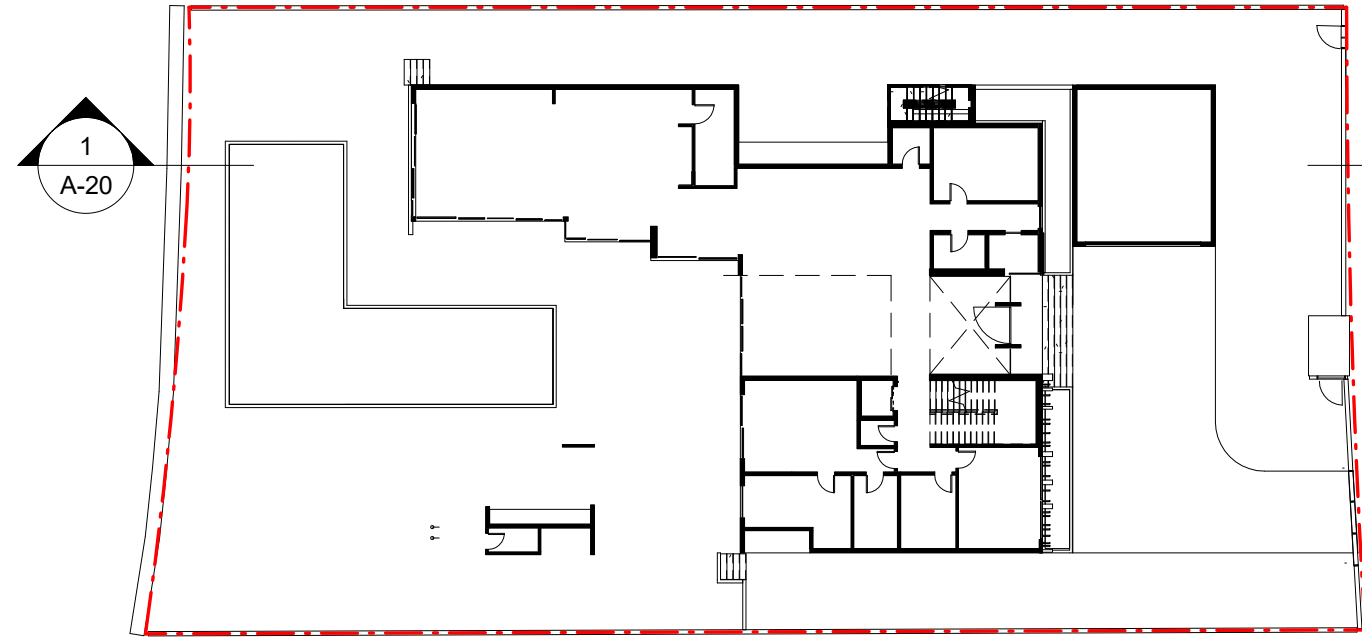
PROJECT ID: 58th 40 N&S
DRAWN BY: Author

DATE: 5/25/2018
SCALE: As indicated

Sheet Title:
**NORTH HOUSE
SECTION D**

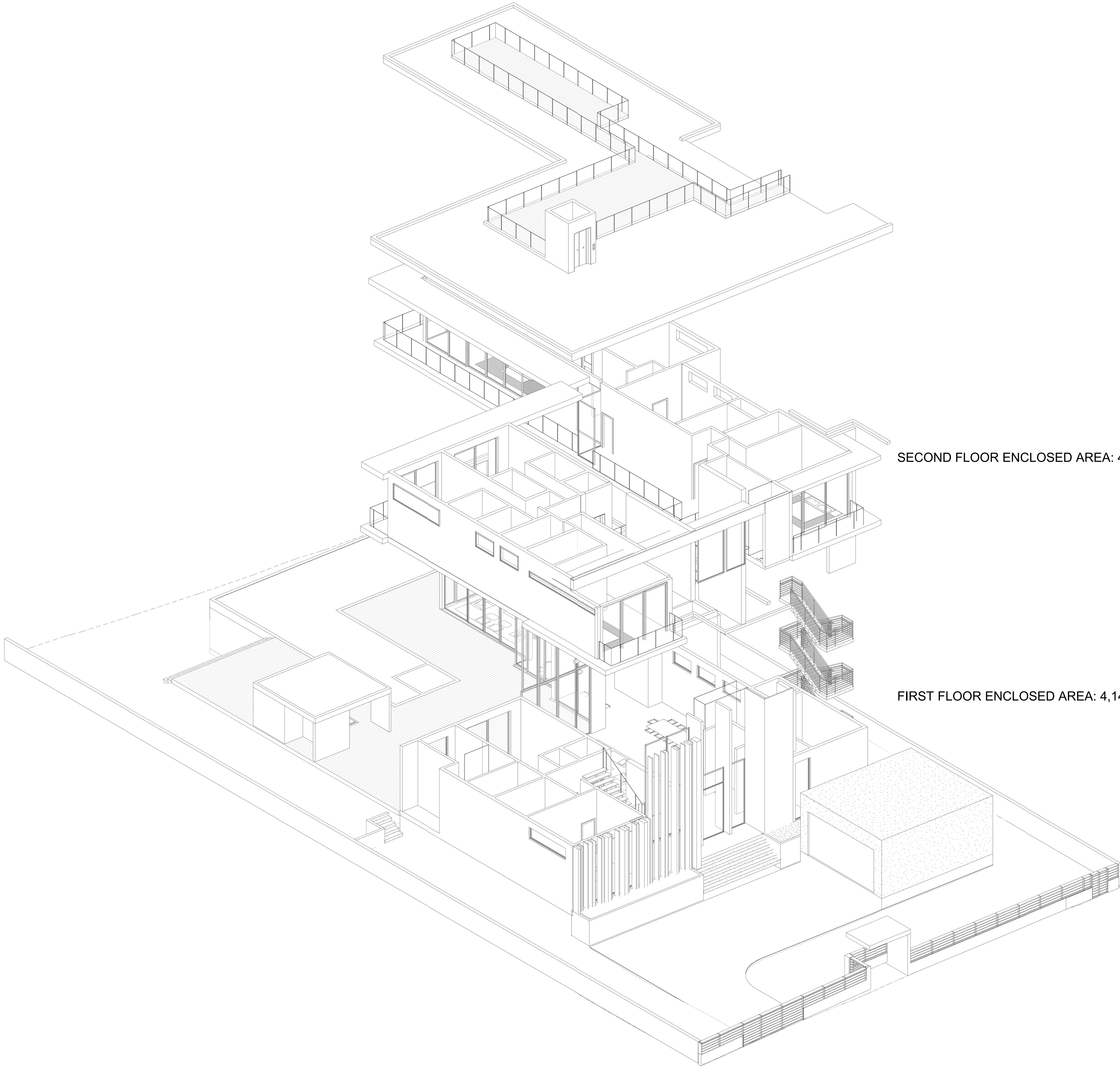
Sheet No:

A-20



Section D
SCALE: 1" = 7'-0"

1



SECOND FLOOR ENCLOSED AREA: 4,456 SQ.FT - 24% RATIO

FIRST FLOOR ENCLOSED AREA: 4,143 SQ.FT - 21% RATIO

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2900 SW 28TH TERRACE, SUITE 301
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PH: 305-373-4990 | FX: 305-373-4991
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PROJECT NAME & LOCATION:
5840 N Bay Road Miami
Beach, FL 33140-2043

PROJECT CLIENT(S) / OWNER(S):
NEPTUNE CAPITOL

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

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:
[STRANG] LANDSCAPES
330 NORTH ANDREWS AVENUE, SUITE 301
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DATE: 5/25/2018
SCALE:

Sheet Title:
**NORTH HOUSE
AXONOMETRIC**

Sheet No:

A-22



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5840 N Bay Road Miami Beach, FL
33140-2043

PROJECT CLIENT(S) / OWNER(S):
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MIAMI, FL 33133

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:
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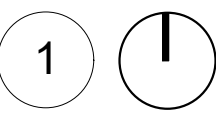
DATE: 05/25/2018
SCALE: 1" = 15'-0"

Sheet Title:
SOUTH HOUSE
LOCATION
PLAN

Sheet No:

A-23

LOCATION PLAN
SCALE: 1" = 15'-0"



No.	Date	Description
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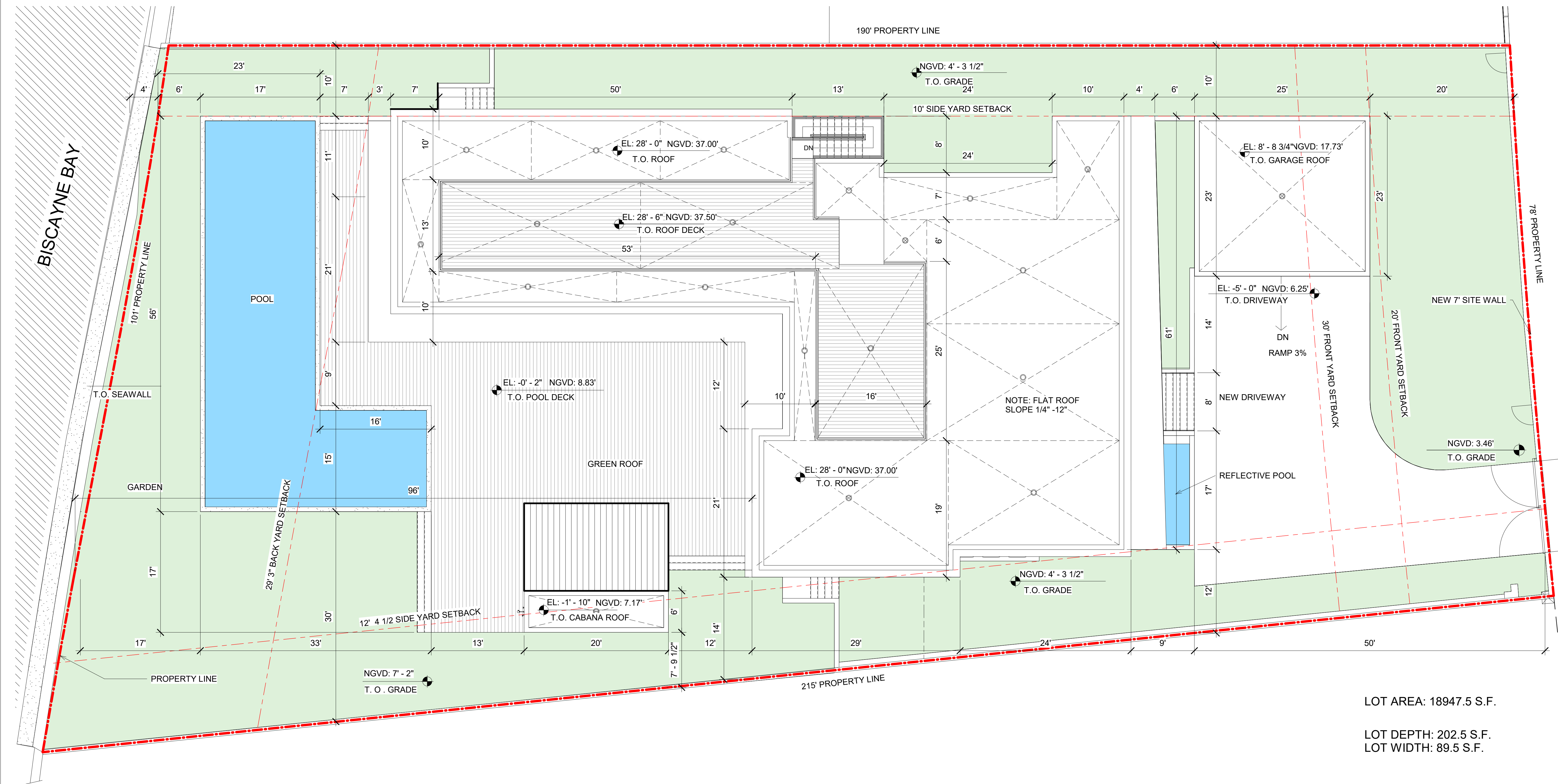
DATE: 5/25/2018 SCALE: 1" = 7'

Sheet Title:

SOUTH HOUSE SITE PLAN

Sheet No:

A-24



No.	Date	Description
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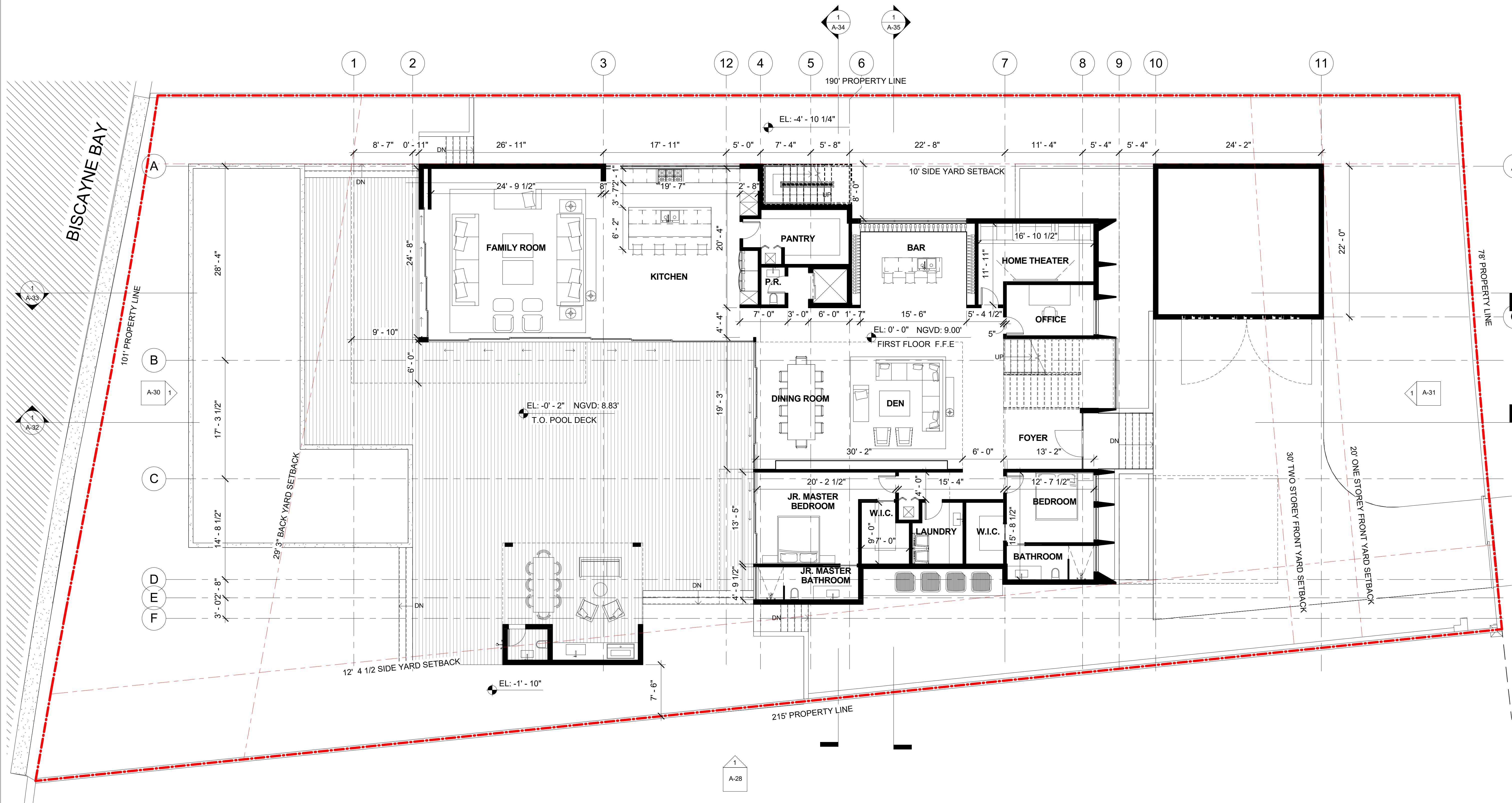
DATE: 05/25/2018 SCALE: 1" = 7'-0"

Sheet Title:

SOUTH HOUSE FIRST FLOOR PLAN

Sheet No:

A-25



FIRST FLOOR
SCALE: 1" = 7'-0"

No.	Date	Description
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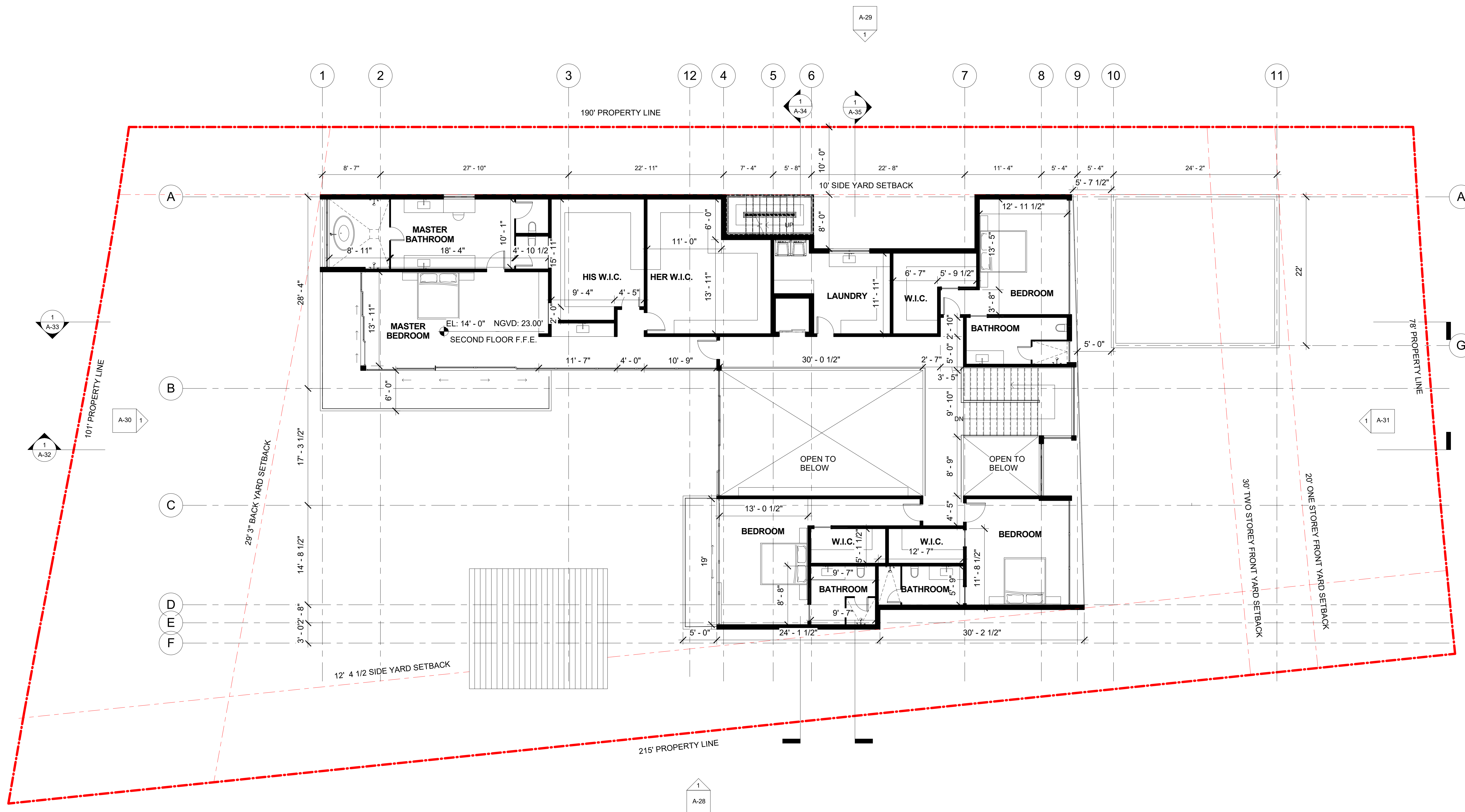
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05/25/2018	1" = 7'-0"

Sheet Title:

SOUTH HOUSE SECOND FLOOR PLAN

Sheet No:

A-26



SECOND FLOOR
SCALE: 1" = 7'-0"

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LICENSE # AR0017183
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MIAMI, FL 33133

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MEP ENGINEERING:

LANDSCAPE ARCHITECT:
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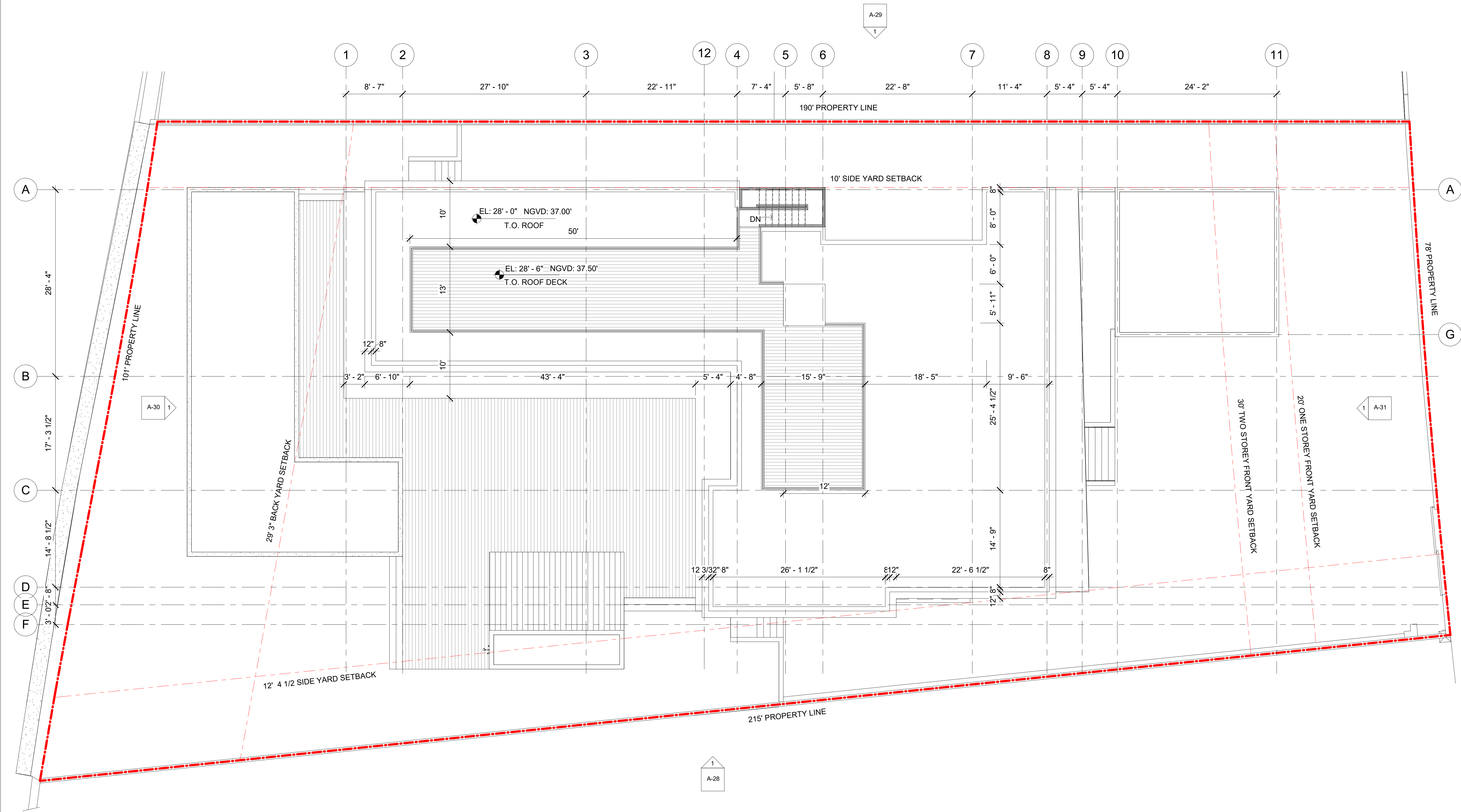
DATE: 05/25/2018
SCALE: 1 : 84

Sheet Title:

**SOUTH HOUSE
ROOF PLAN**

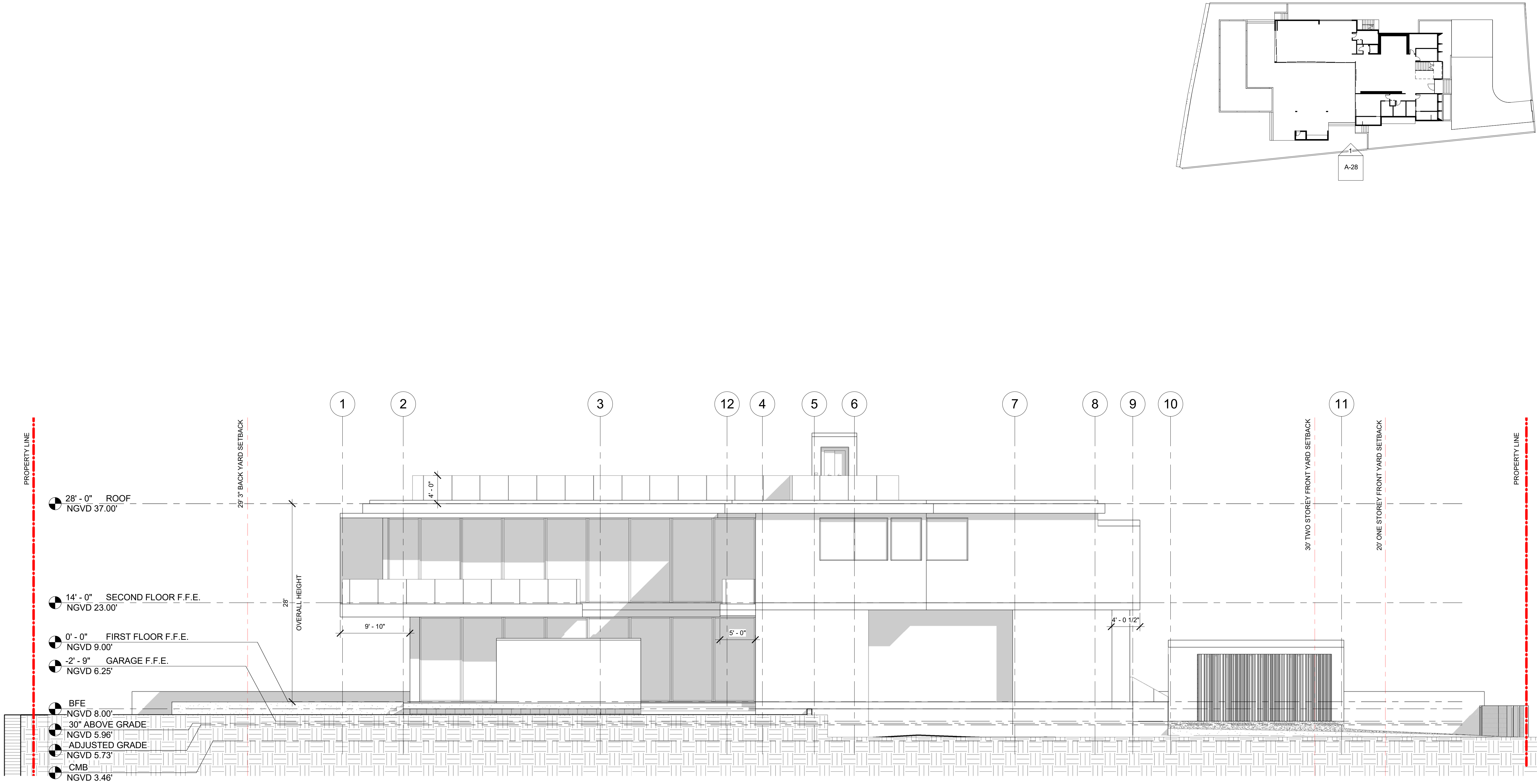
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A-27



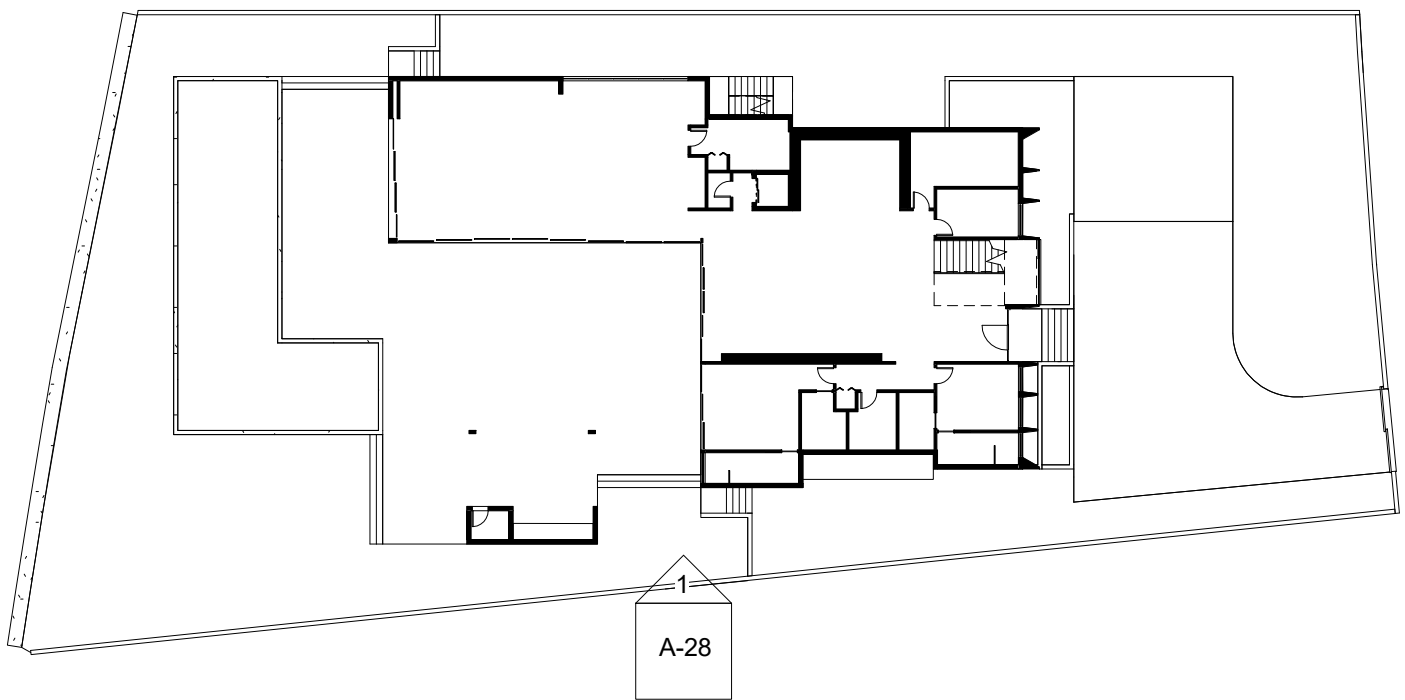
ROOF PLAN
SCALE: 1 : 84

1



SOUTH ELEVATION
SCALE: 1" = 7'-0"

1



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STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:
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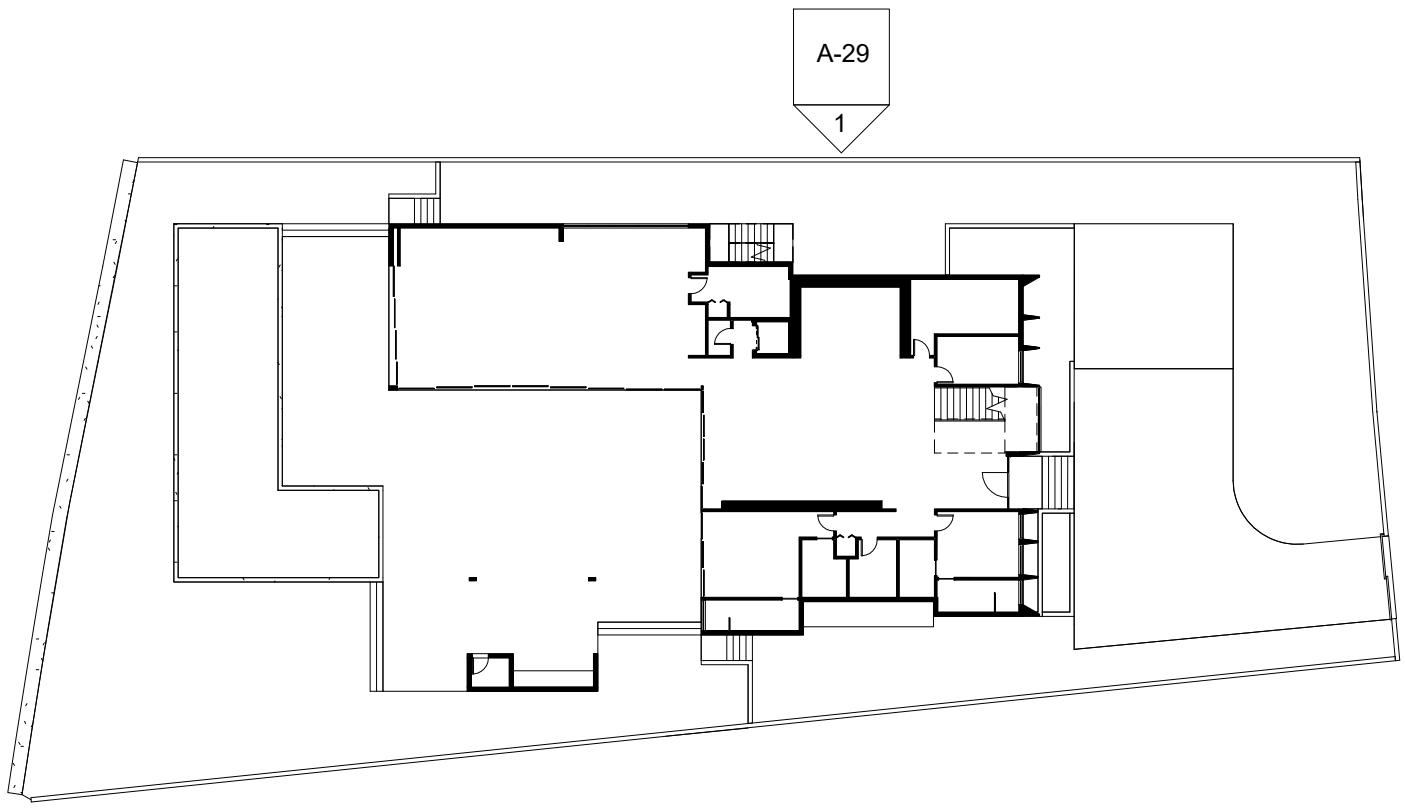
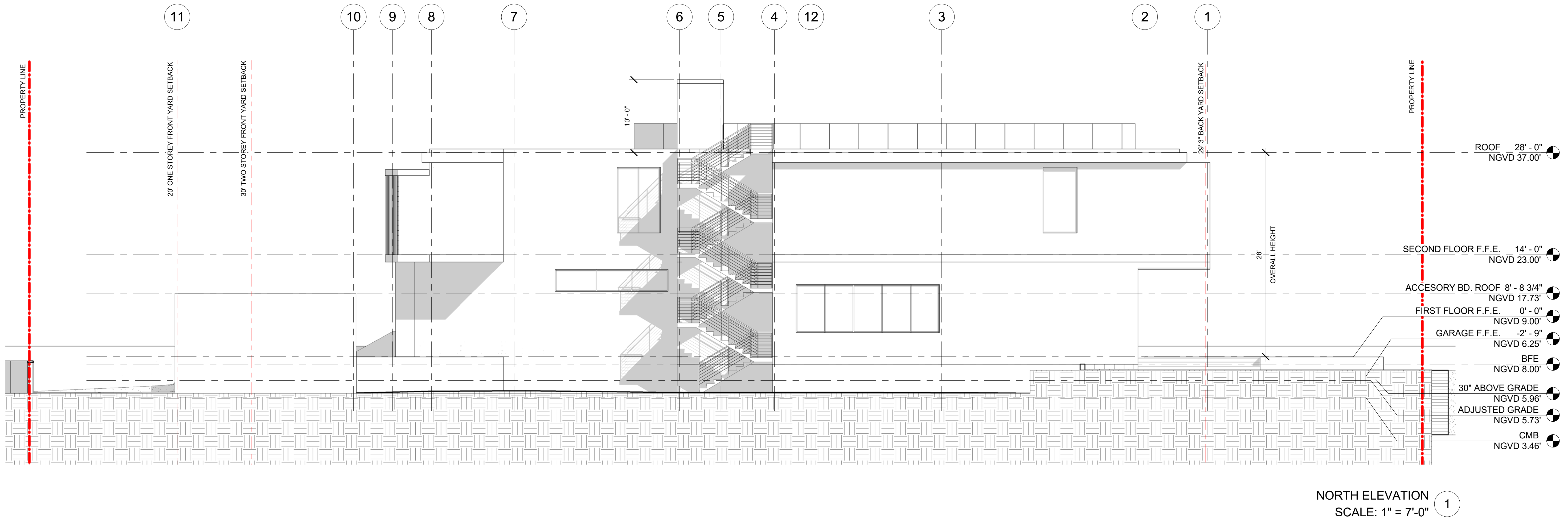
DATE: 05/25/2018
SCALE: As indicated

Sheet Title:

SOUTH HOUSE
SOUTH
ELEVATION

Sheet No:

A-28



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STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:
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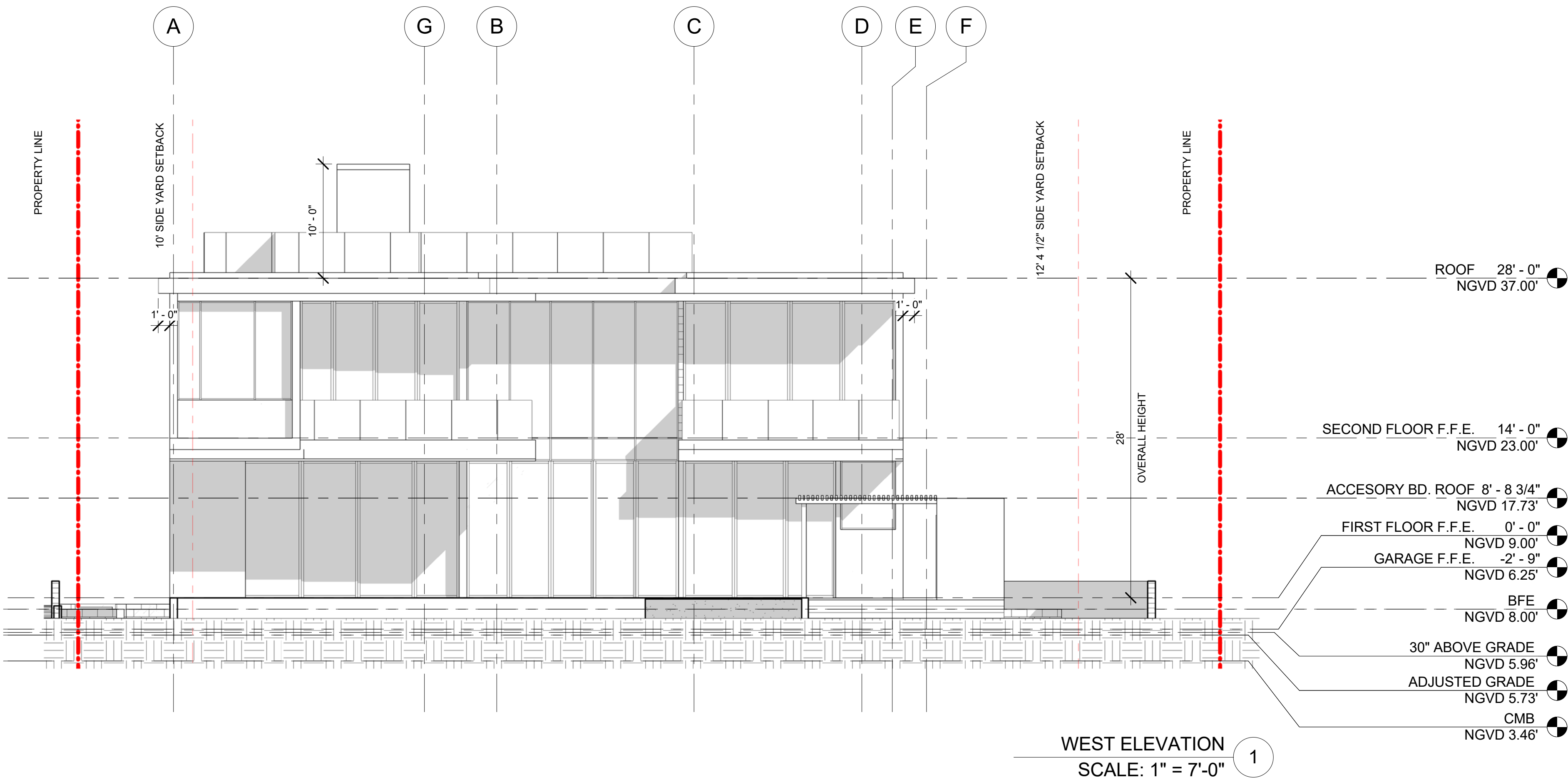
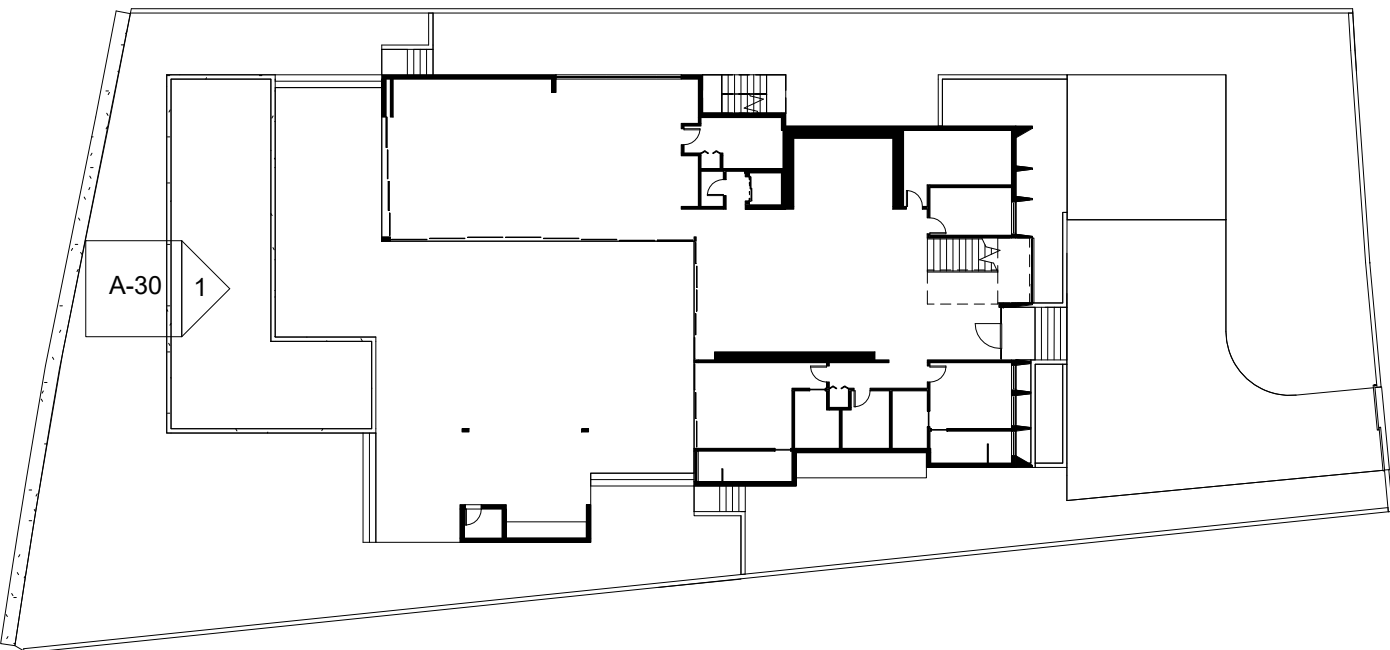
DATE: 05/25/2018
SCALE: As indicated

Sheet Title:

**SOUTH HOUSE
NORTH
ELEVATION**

Sheet No:

A-29



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MIAMI, FL 33133

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:
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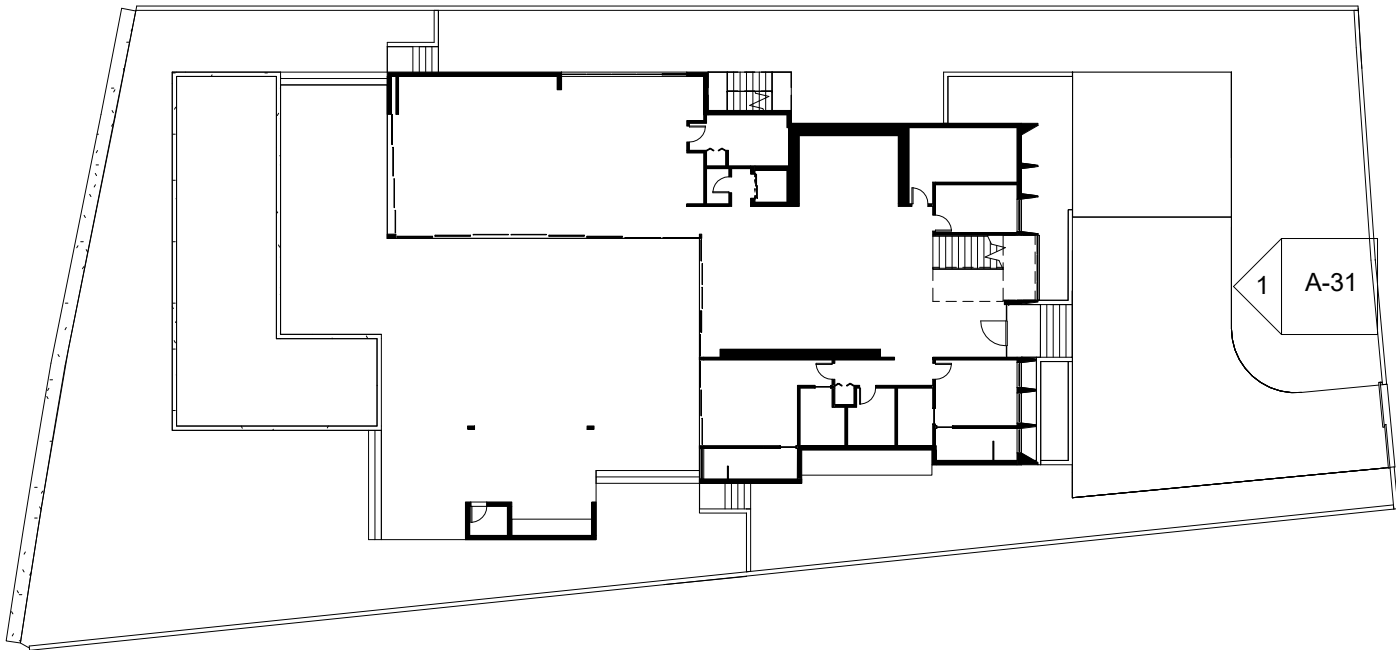
DATE: 05/25/2018
SCALE: As indicated

Sheet Title:

**SOUTH HOUSE
WEST
ELEVATION**

Sheet No:

A-30



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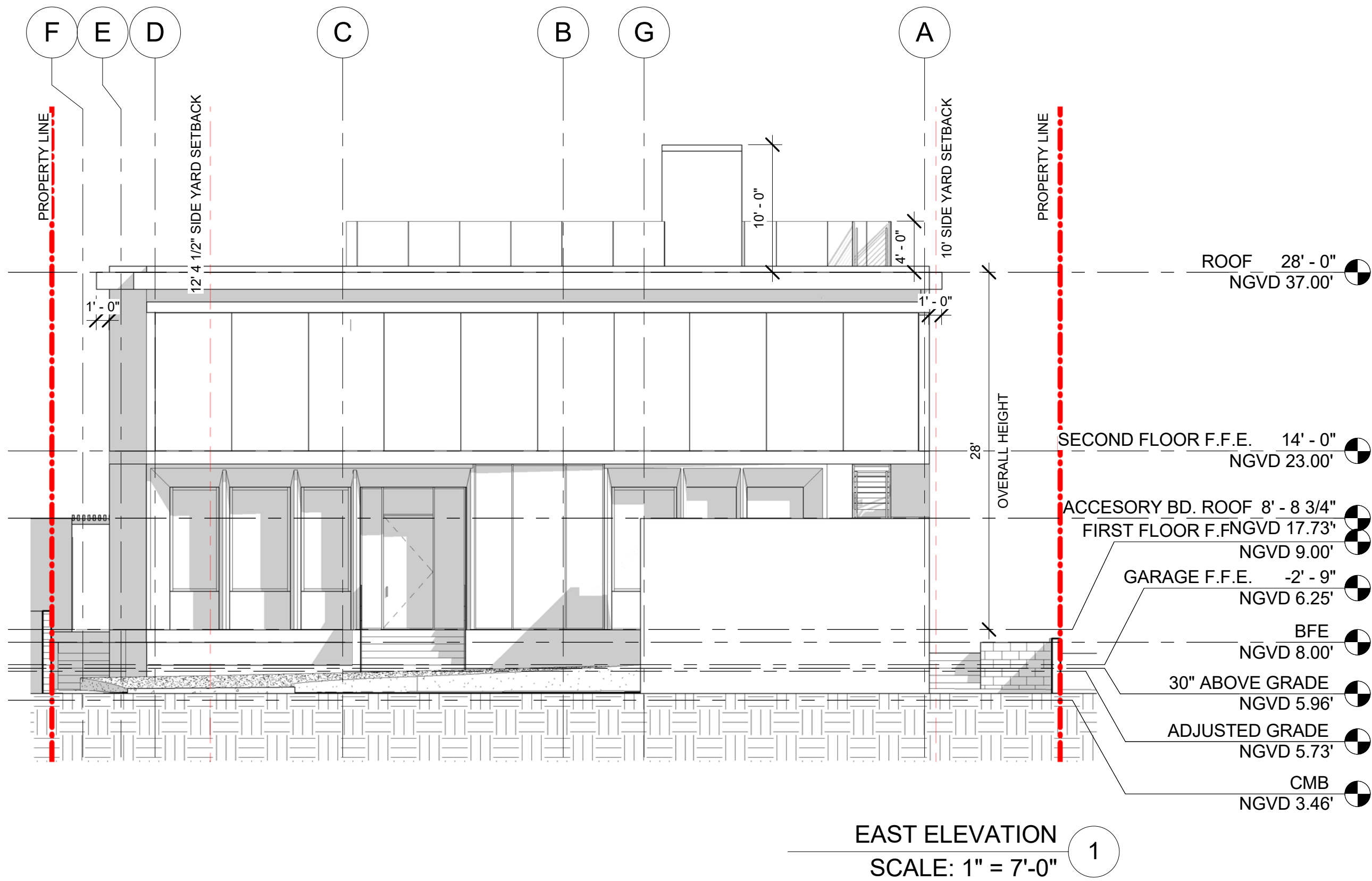
ARCHITECT:
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LICENSE # AR0017183
2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:
[STRANG] LANDSCAPES
330 NORTH ANDREWS AVENUE, SUITE 301
FORT LAUDERDALE, FL 33301
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PROFESSIONAL SEAL(S):



EAST ELEVATION
SCALE: 1" = 7'-0"

1

No.	Date	Description
-----	------	-------------

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Sheet Title:

**SOUTH HOUSE
EAST
ELEVATION**

Sheet No:

A-31

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LICENSE # AR0017183
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MIAMI, FL 33133

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:
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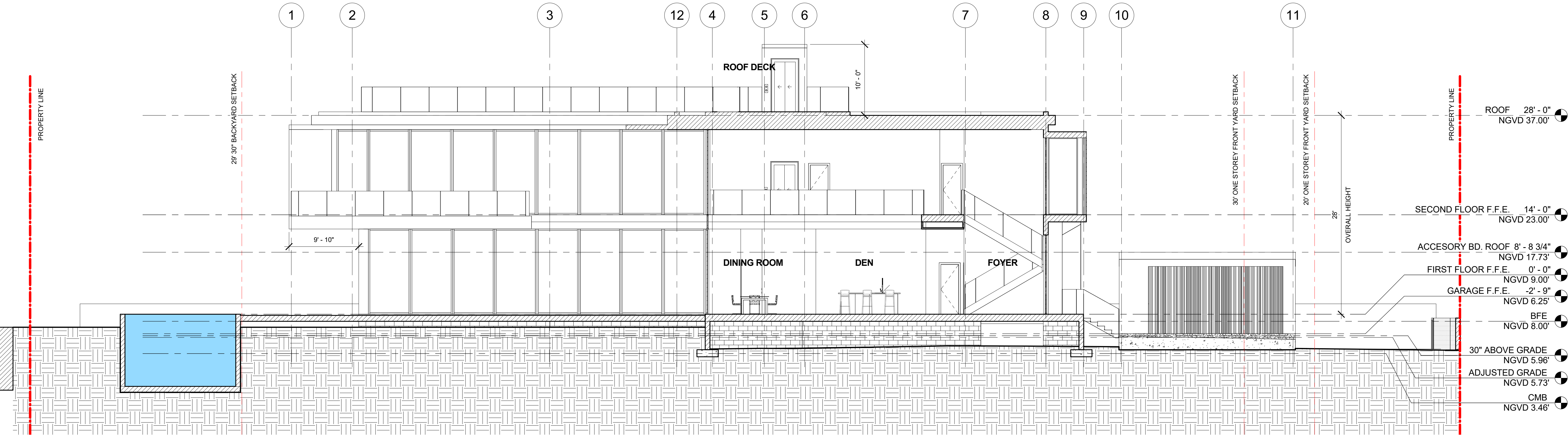
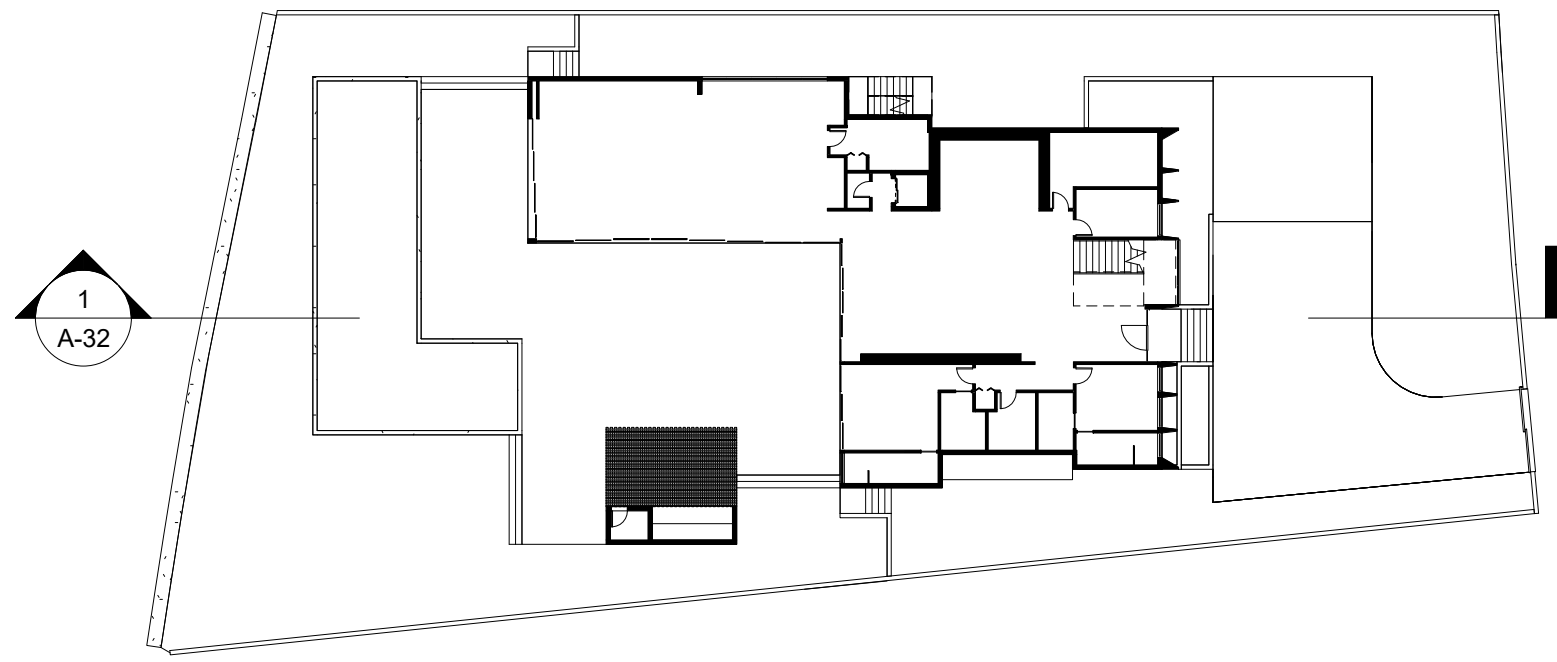
PROJECT ID: 58th 40ST S
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DATE: 05/25/2018
SCALE: As indicated

Sheet Title:
SOUTH HOUSE
SECTION A

Sheet No:

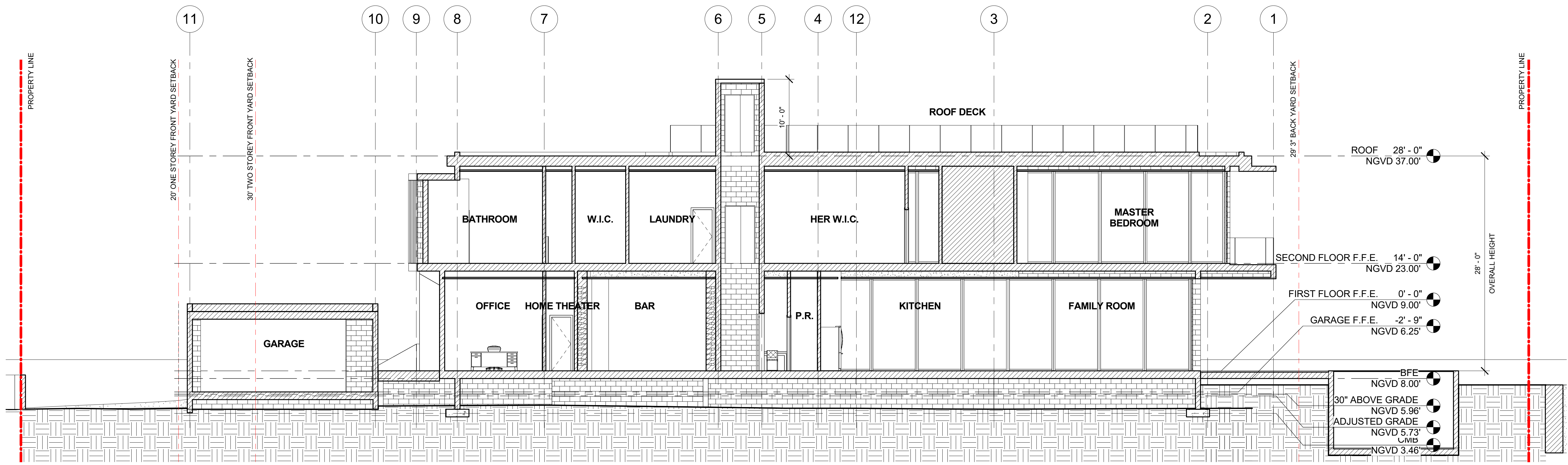
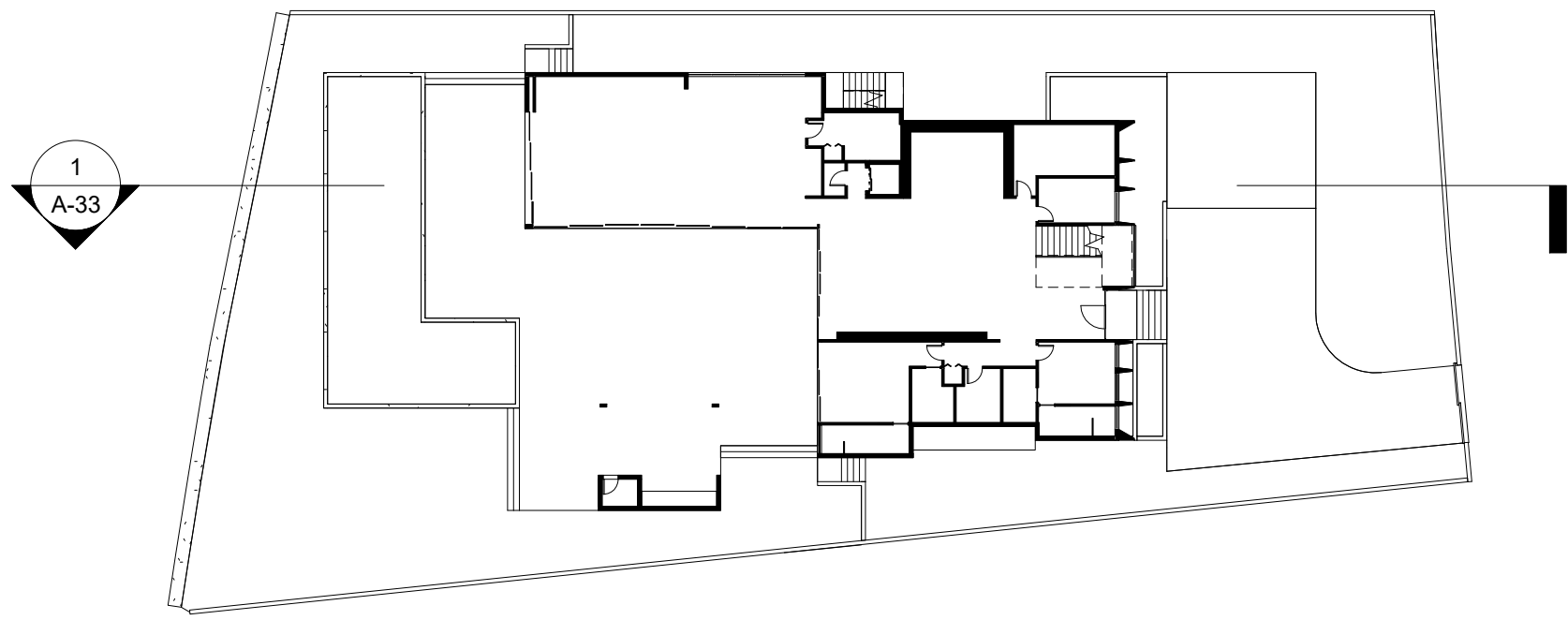
A-32



SECTION A-A'

SCALE: 1" = 7'-0"

1



SECTION B-B' 1
SCALE: 1" = 7'-0"

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MEP ENGINEERING:

LANDSCAPE ARCHITECT:
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Sheet Title:
**SOUTH HOUSE
SECTION B**

Sheet No:

A-33

No.	Date	Description
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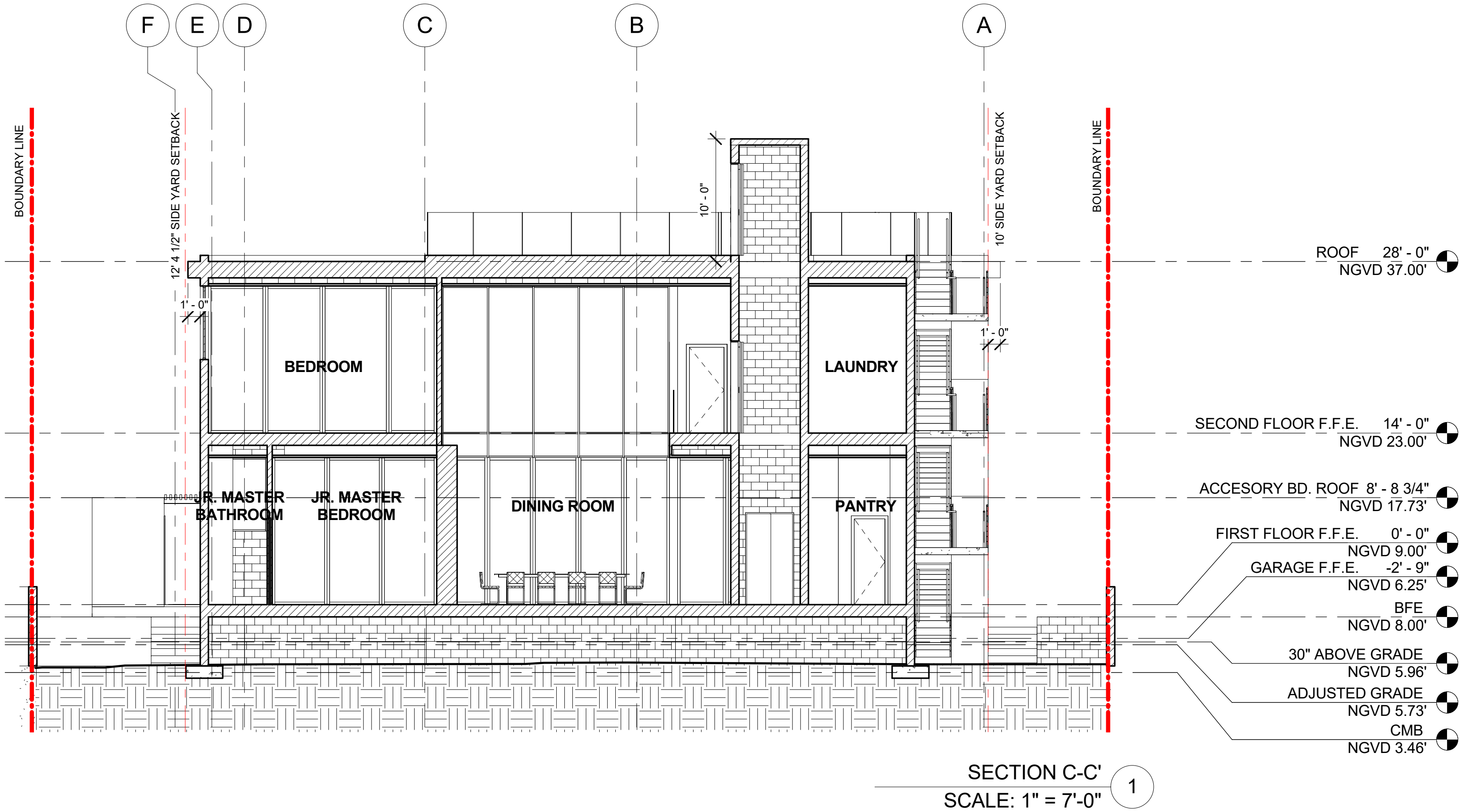
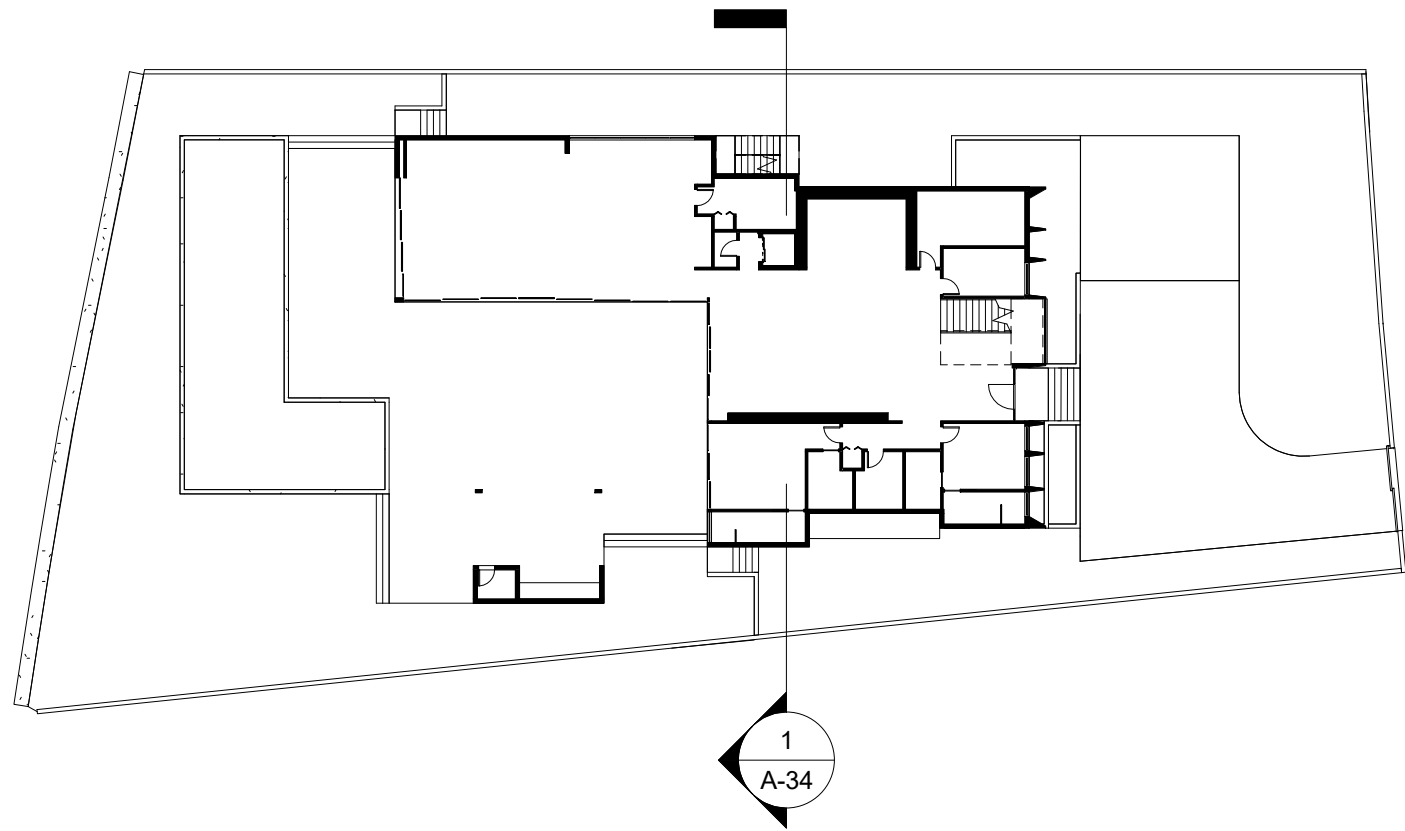
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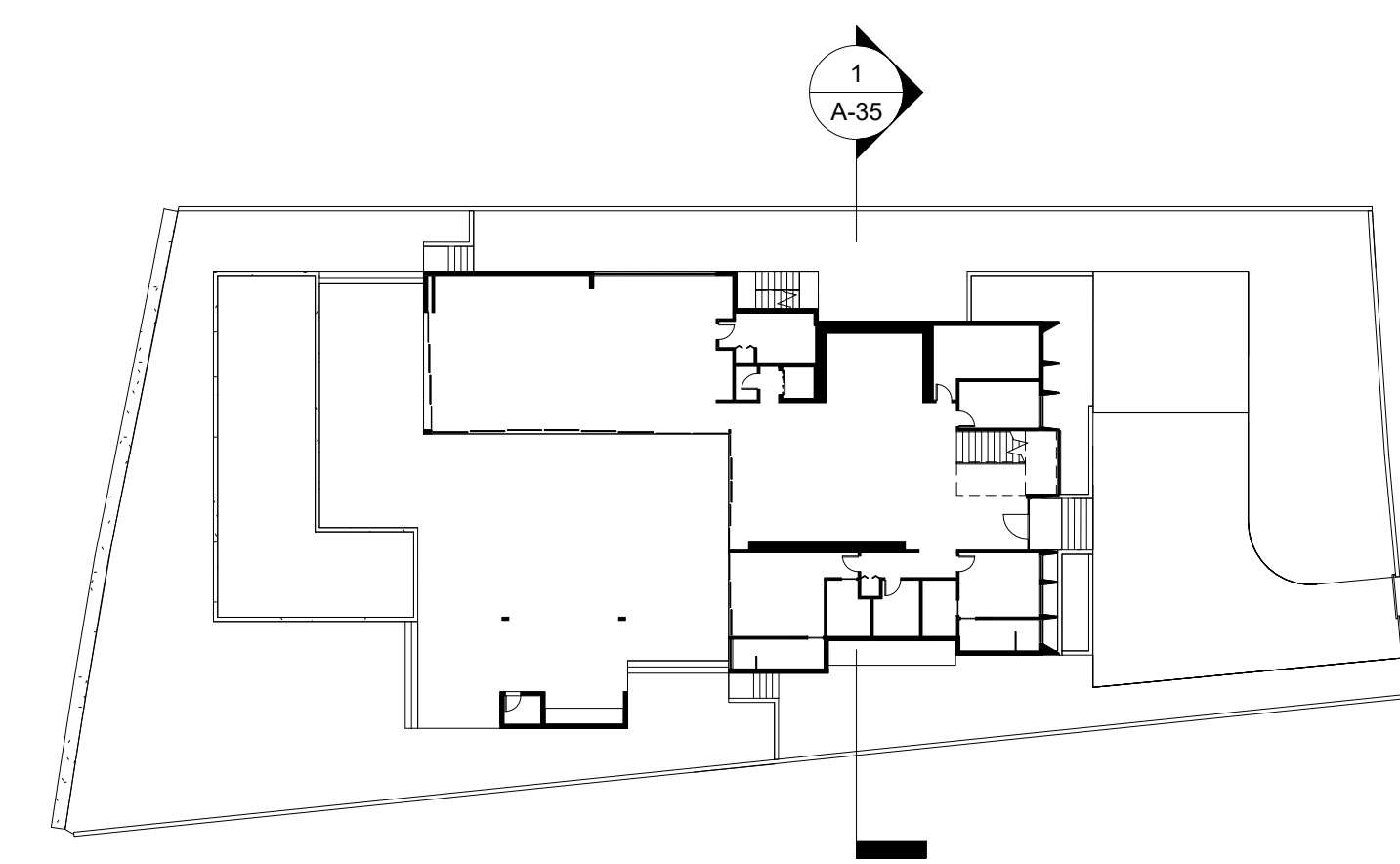
Sheet Title:

SOUTH HOUSE
SECTION C

Sheet No:

A-34





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MIAMI, FL 33133

STRUCTURAL ENGINEERING

MEP ENGINEERING:

LANDSCAPE ARCHITECT:
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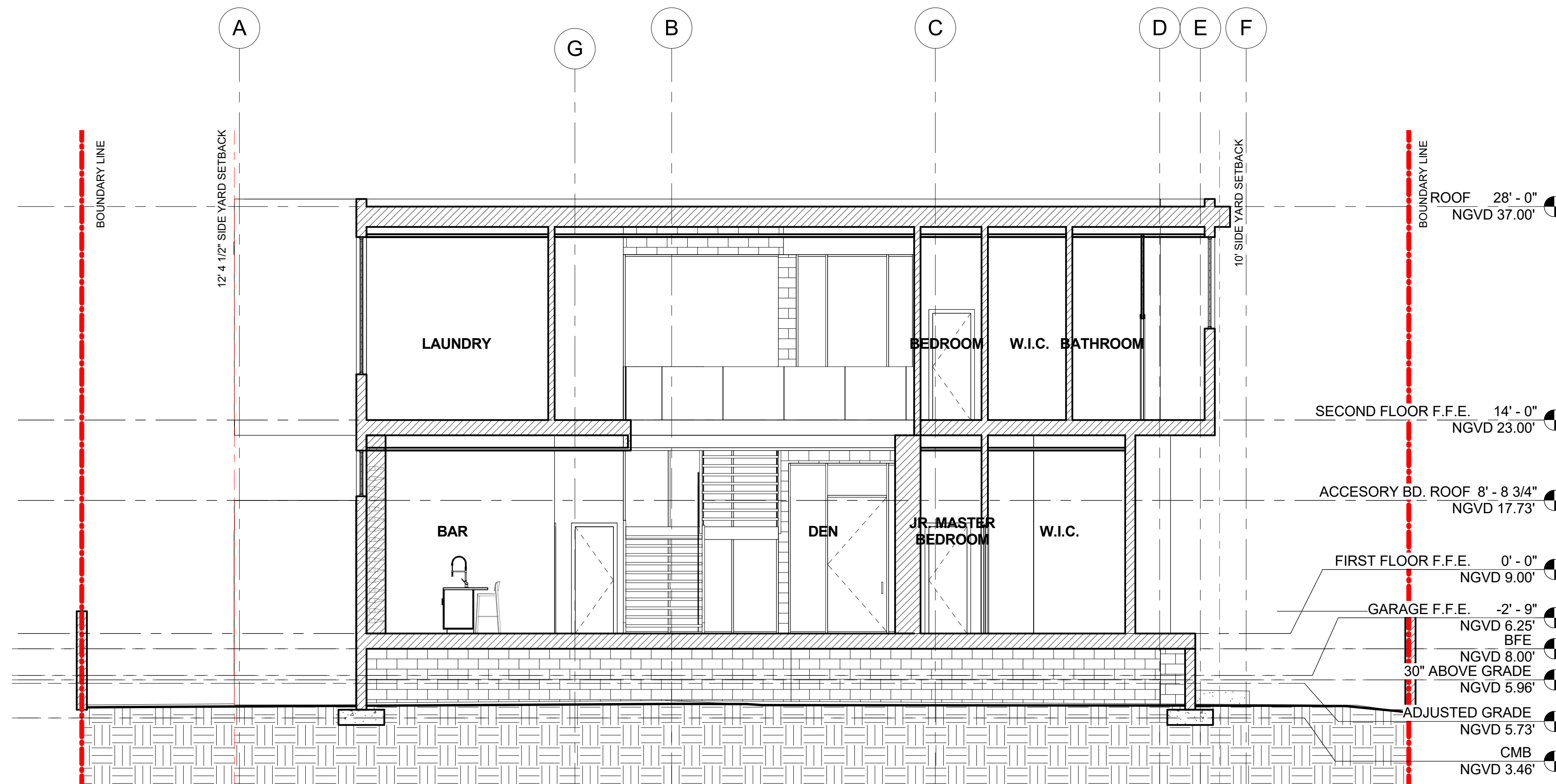
DATE: 05/25/2018 SCALE: As indicated

Sheet Title:

**SOUTH HOUSE
SECTION D**

Sheet No:

A-35



SECTION D-D' (1)
SCALE: 3/16" = 1'-0"



ENTRY DRIVE PERSPECTIVE
N.T.S. 1



STREET PERSPECTIVE
N.T.S. 2

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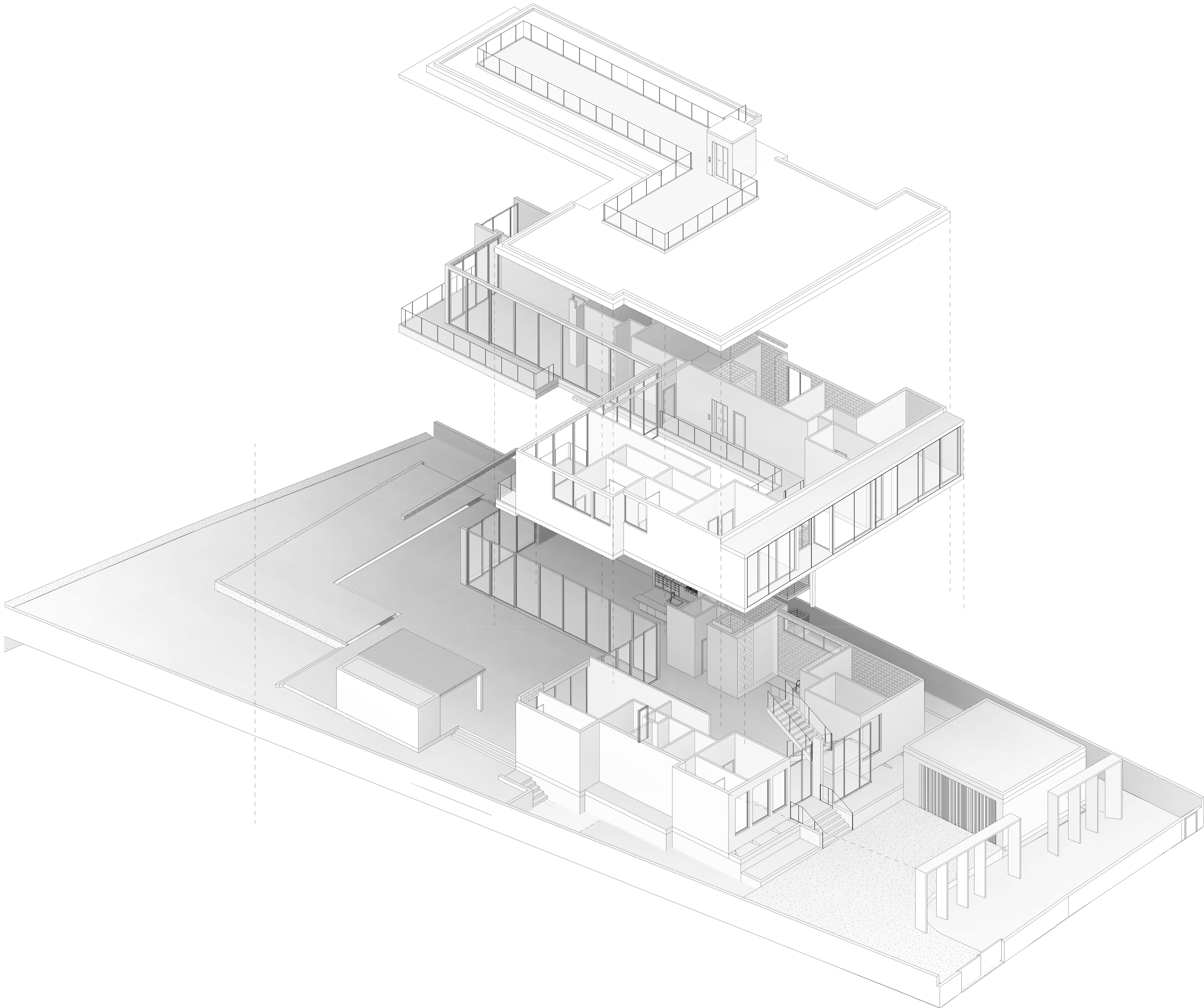
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MIAMI, FL 33133
STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:
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Sheet Title: SOUTH HOUSE PERSPECTIVES		
Sheet No: A-36		



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MEP ENGINEERING:

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FORT LAUDERDALE, FL 33301
PH: 305-373-4990

PROFESSIONAL SEAL(S):

No.	Date	Description
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Revision Schedule

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