SINGLE FAMILY RESIDENTIAL ZONING DATA SHEET - NORTH

ITEM #	ZONING INFORMATION			
1	ADDRESS:	5840 N. BAY ROAD M	IAMI 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 % 25% OF THE ENCLOSED FLOOR AREA IMM		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 4 N.T.S.

SINGLE FAMILY RESIDENTIAL ZONING D				
ITEM #	ZONING INFORMATION			
1	ADDRESS:	5840 N. BAY ROAD M	IAMI 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 NG	
6	ADJUSTED GRADE (FLOOD + GRADE/2):	8 FT	FREE BOARD:	
7	LOT AREA:	18,947.5 SQ FT		
8	LOT WIDTH:	89.5'	LOT DEPTH:	
9	MAX LOT COVERAGE SF AND %:	5,684 SQ FT (30%)	PROPOSED LOT COV	
10				
11	FRONT YARD OPEN SPACE SF AND %:	1,547 SQ FT (100%)	REAR YARD OPEN SI	
12	MAX UNIT SIZE SF:	9,473 SQ FT	PROPOSED UNIT SIZ	
13	PROPOSED FIRST FLOOR UNIT SIZE:	4,737 SQ FT (25.0%)	PROPOSED SECOND	
14	PROPOSED ROOF FLOOR UNIT SIZE:	148 SQ FT (0.8%)		
15	PROPOSED ROOF DECK AREA SF AND % 25% OF THE ENCLOSED FLOOR AREA IMI		1,069 SQ FT (25%)	

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

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 50' _{MIN} 20'	29'

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

DATA SHEET - SOUTH		
GVD:	8 FT	
	1 FT	
	202'	
VERAGE SF AND %:	5,596 SQ FT (29%)	
SPACE SF AND %:	2,710 SQ FT (93%)	
ZE SF AND %:	8,732 SQ FT (46.1%)	
D FLOOR UNIT SIZE:	3,847 SQ FT (20.3%)	

ZONING LEGEND 4 N.T.S.



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 # 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

PROJECT ID: 58th 40 N&S

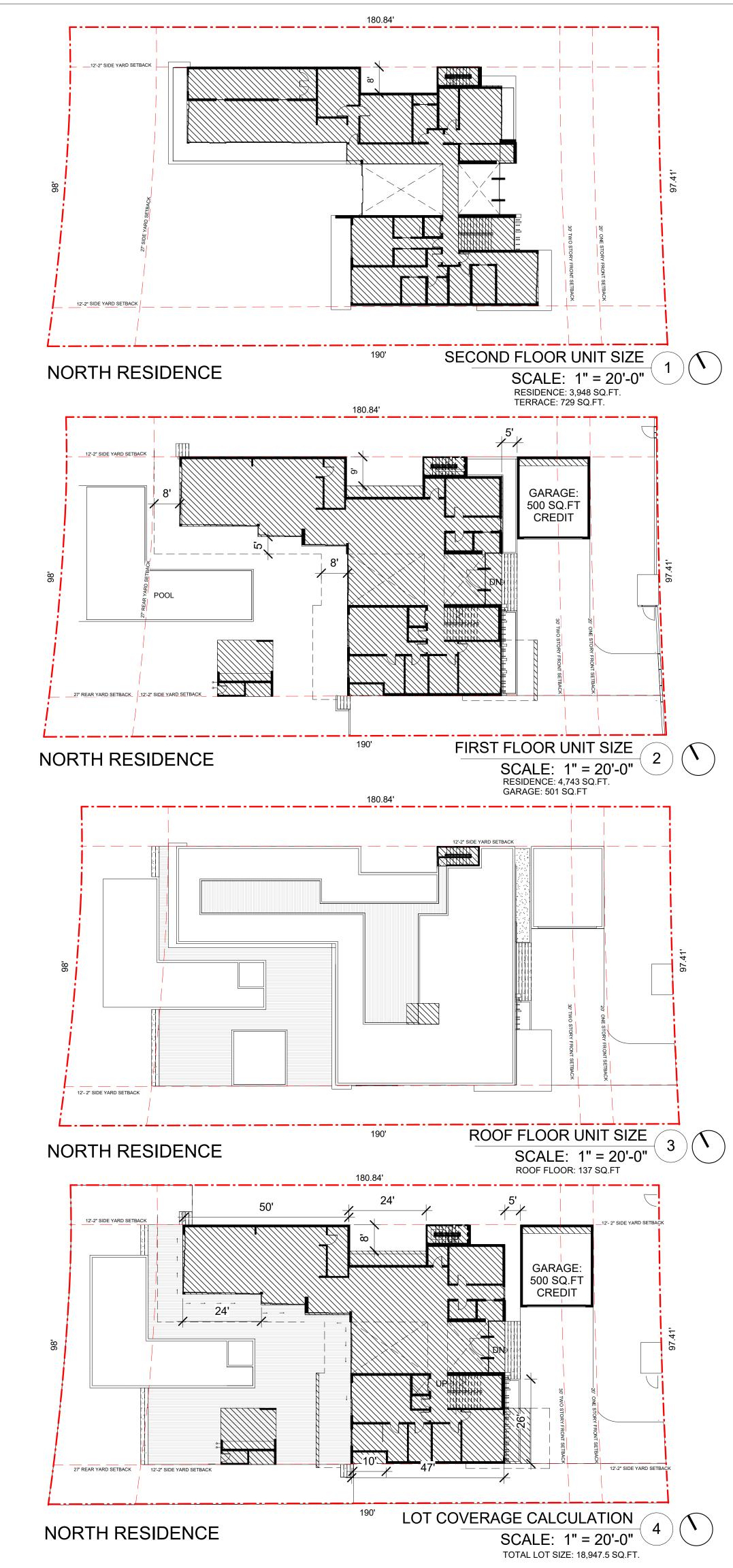
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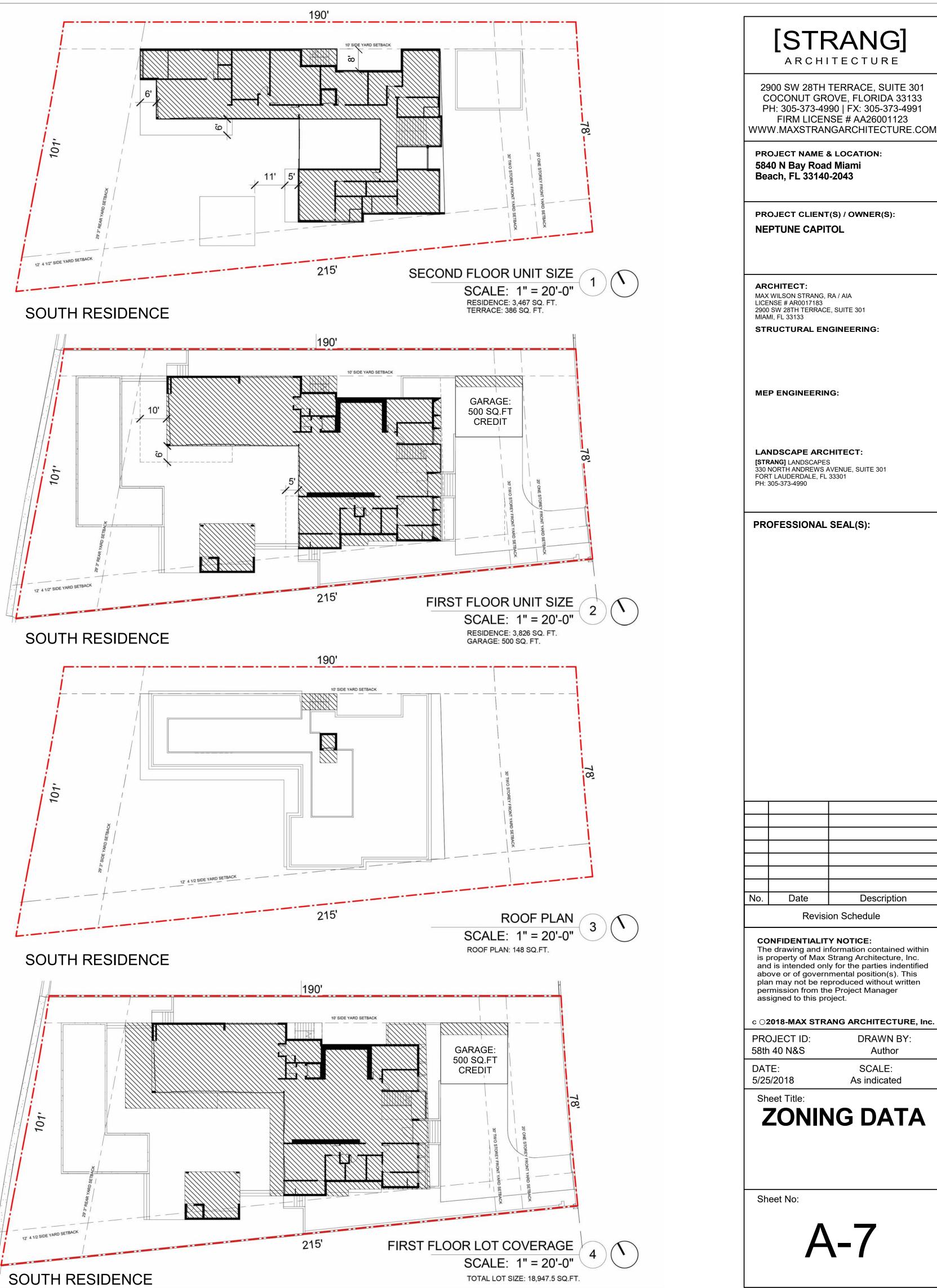
SCALE:

5/25/2018 Sheet Title:



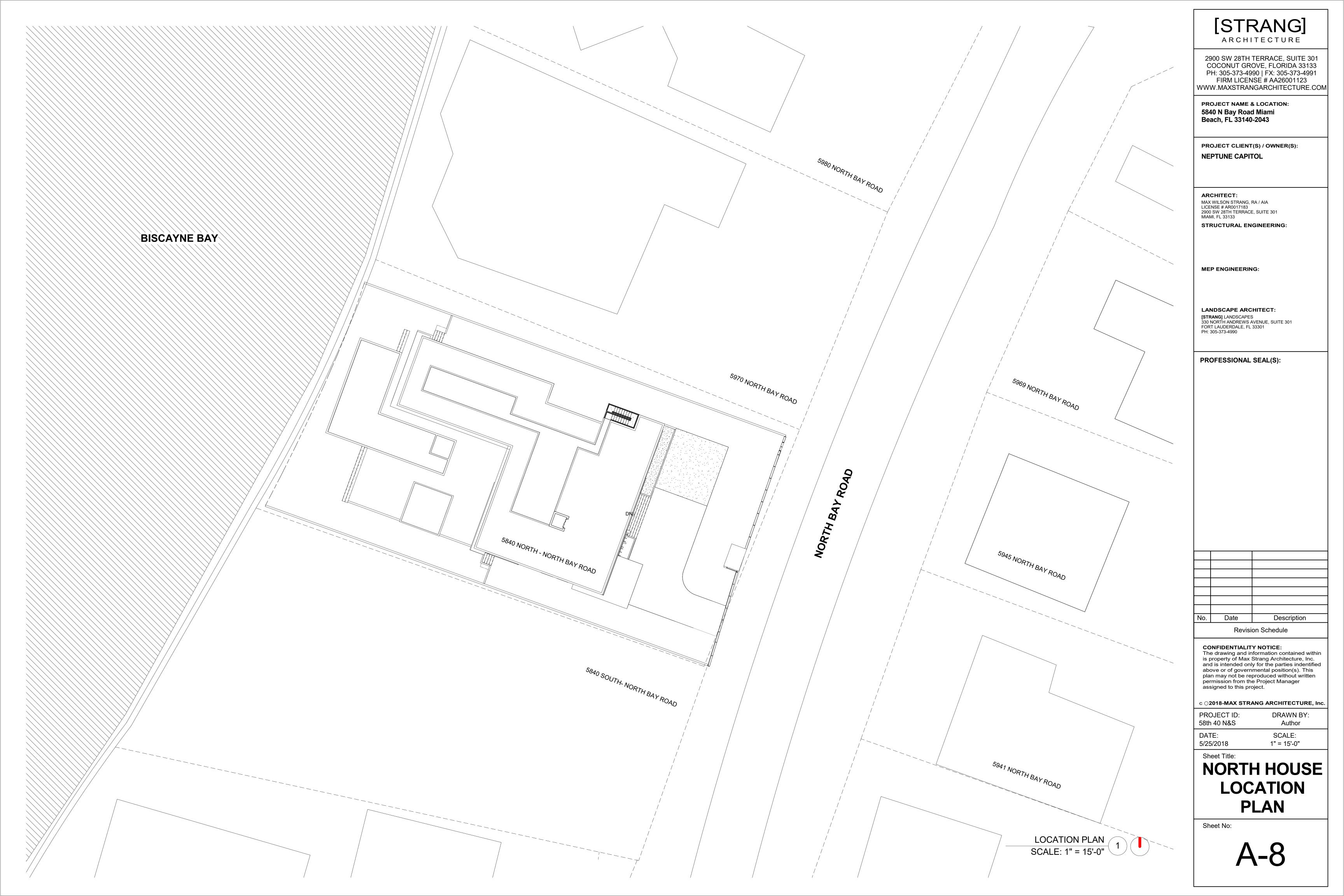
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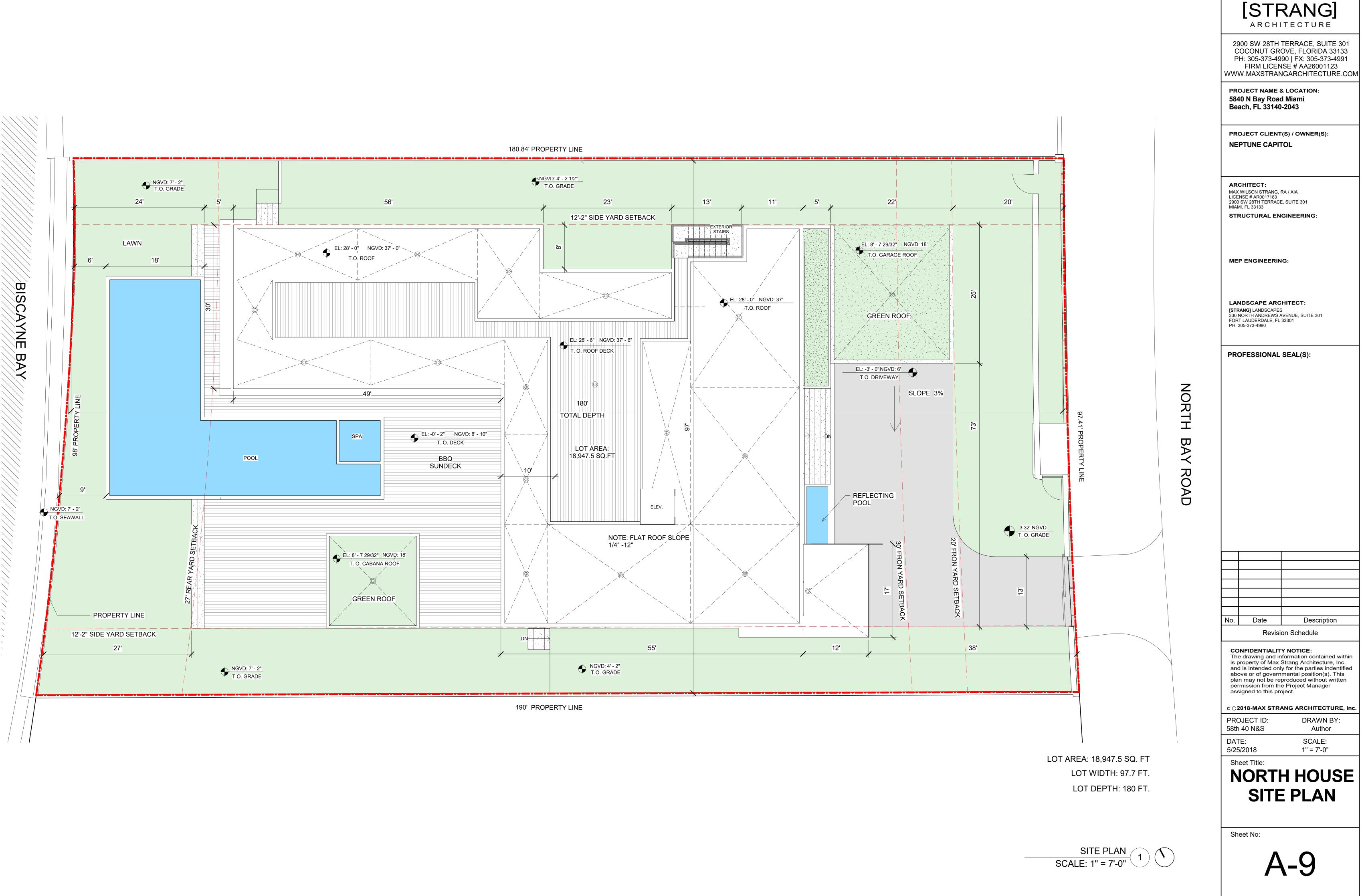




<u>LEGEND</u>

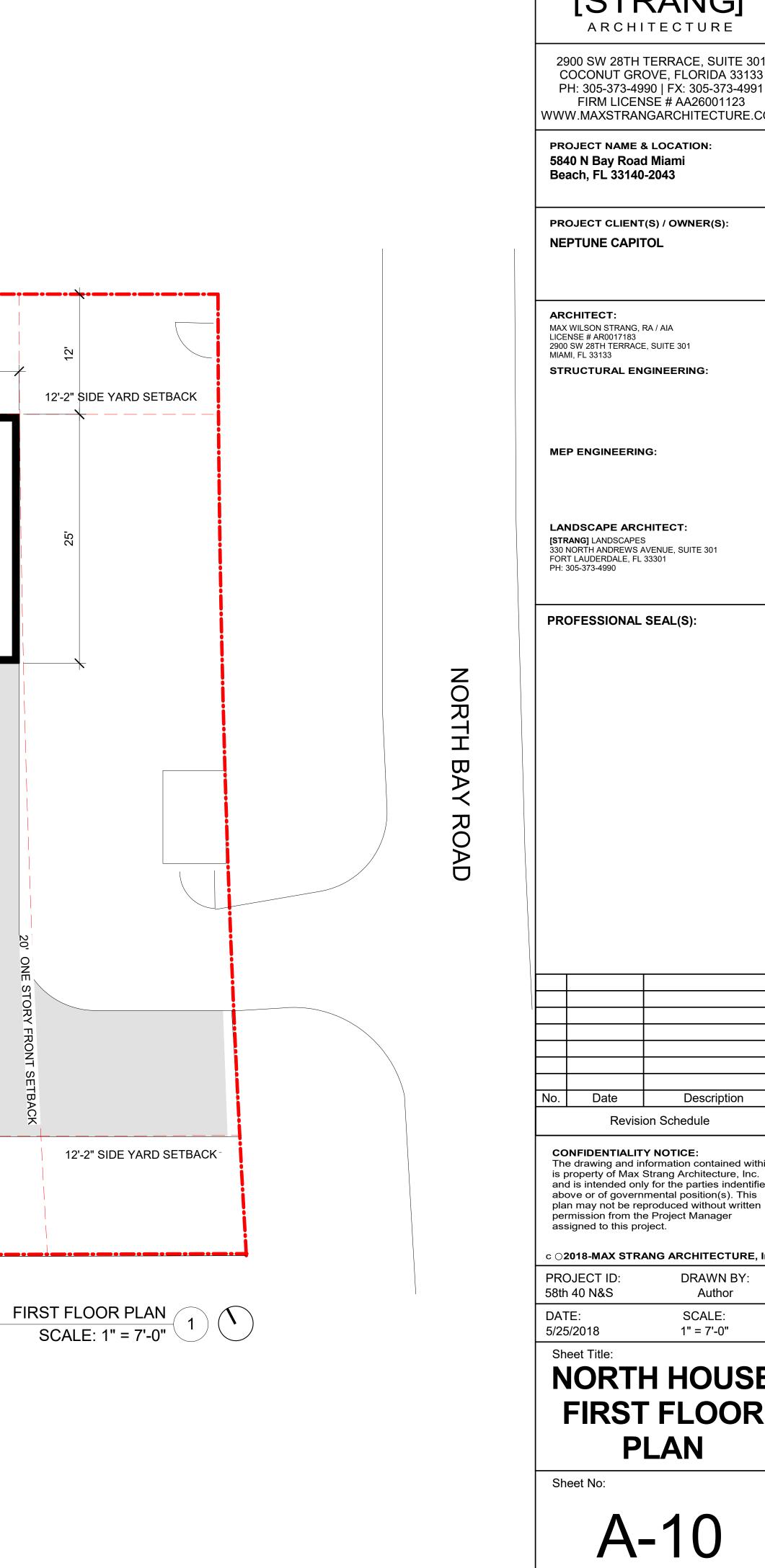
 WALL LINE
 PROJECTED
 BOUNDARY
UNIT SIZE

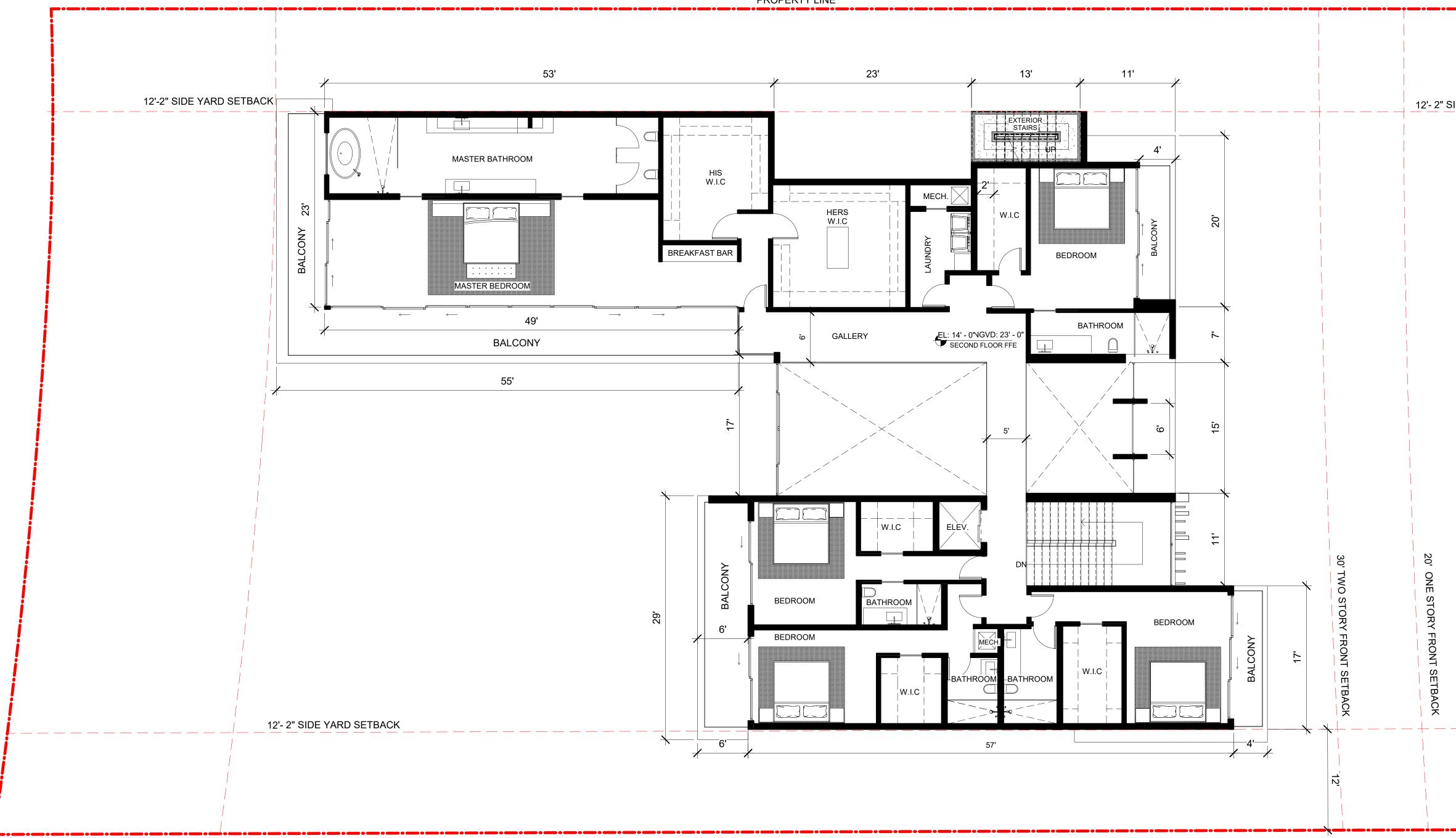








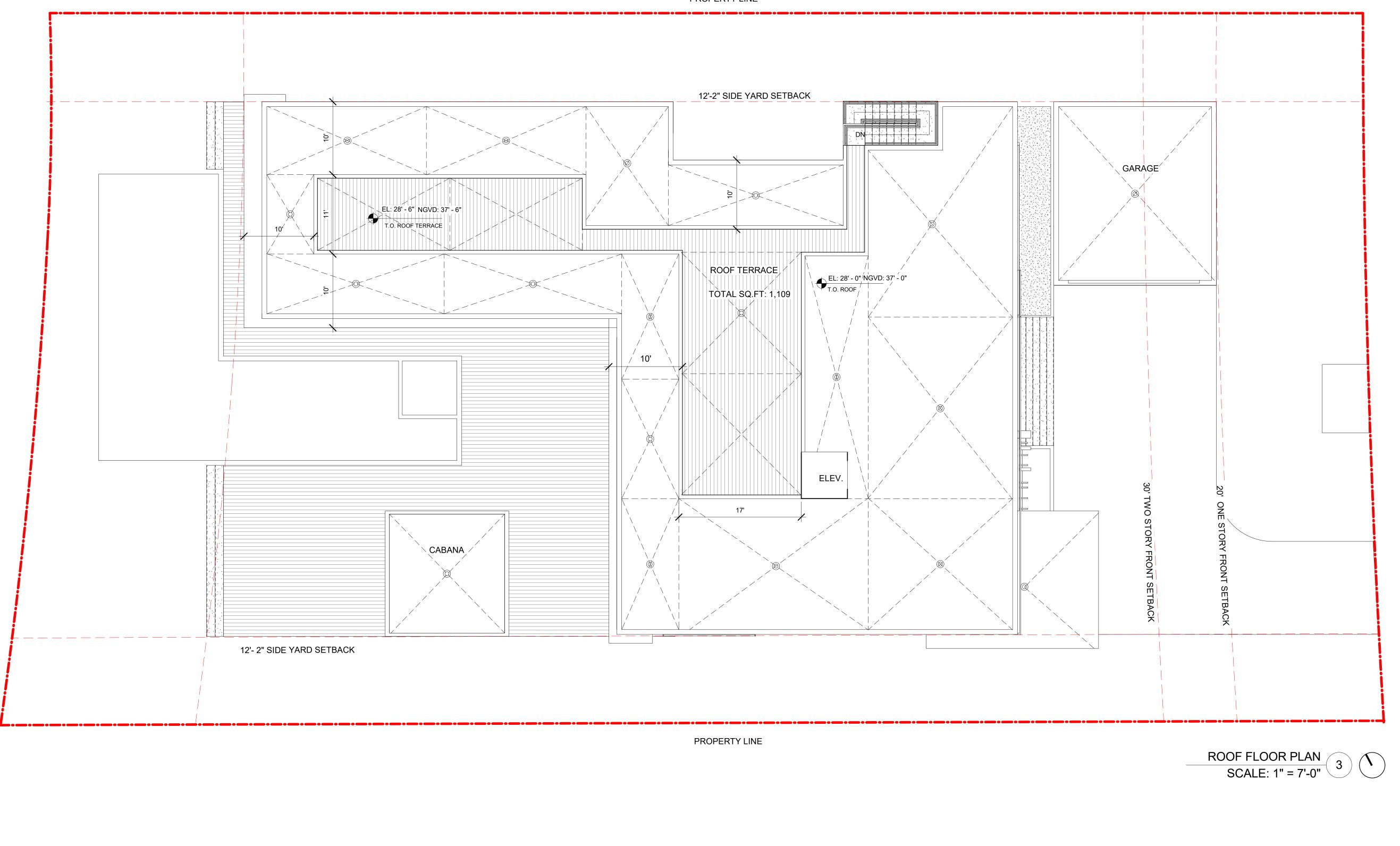




PROPERTY LINE

PROPERTY LINE

		[STRANG]
		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
12'- 2" SIDE YARD SETBACK		ARCHITECT: MAX WILSON STRANG, RA / AIA LICENSE # AR0017183 2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133 STRUCTURAL ENGINEERING:
		LANDSCAPE ARCHITECT: [STRANG] LANDSCAPES 330 NORTH ANDREWS AVENUE, SUITE 301 FORT LAUDERDALE, FL 33301 PH: 305-373-4990
		PROFESSIONAL SEAL(S):
20' ONE STOF		
STORY FRONT SE		
SETBACK		No. Date Description
		Revision Schedule CONFIDENTIALITY NOTICE: The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager
		assigned to this project. c 2018-MAX STRANG ARCHITECTURE, Inc. PROJECT ID: DRAWN BY: 58th 40 N&S Author
SECOND FLOOR PLAN SCALE: 1" = 7'-0" 2	\bigcirc	DATE: SCALE: 5/25/2018 1" = 7'-0" Sheet Title: 1
		NORTH HOUSE SECOND FLOOR PLAN
		Sheet No:
		A-11





[ST	RANG]
A R C	HITECTURE

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			
	Revision Schedule				
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DATE: 5/25/2018

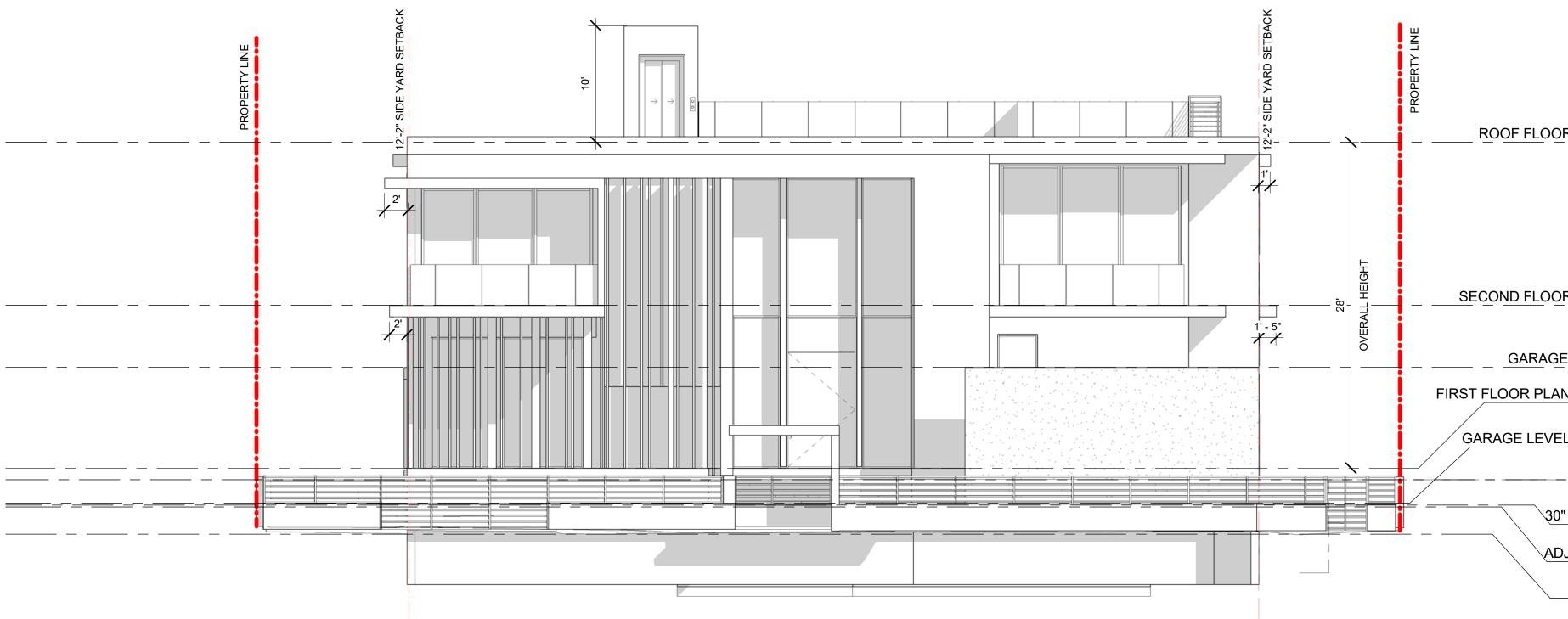
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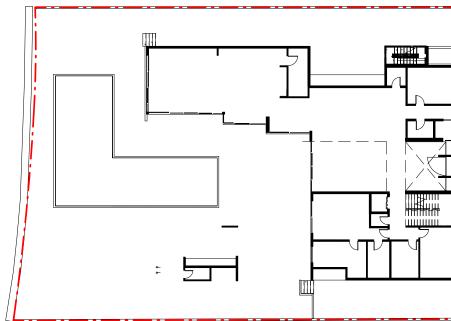
Author

Sheet Title: **NORTH HOUSE ROOF PLAN**

A-12

Sheet No:

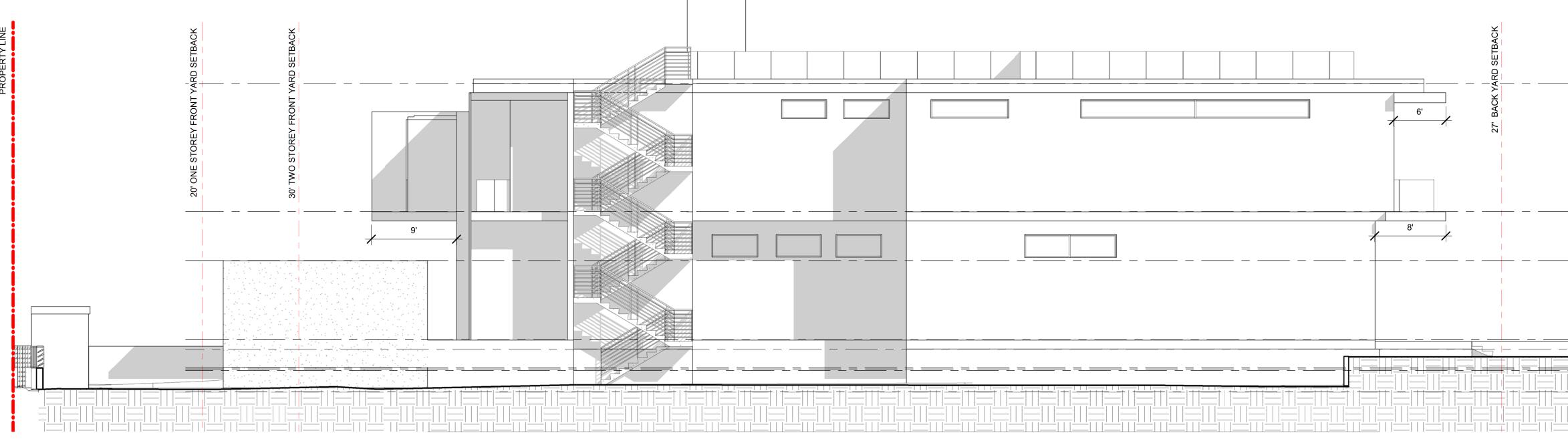


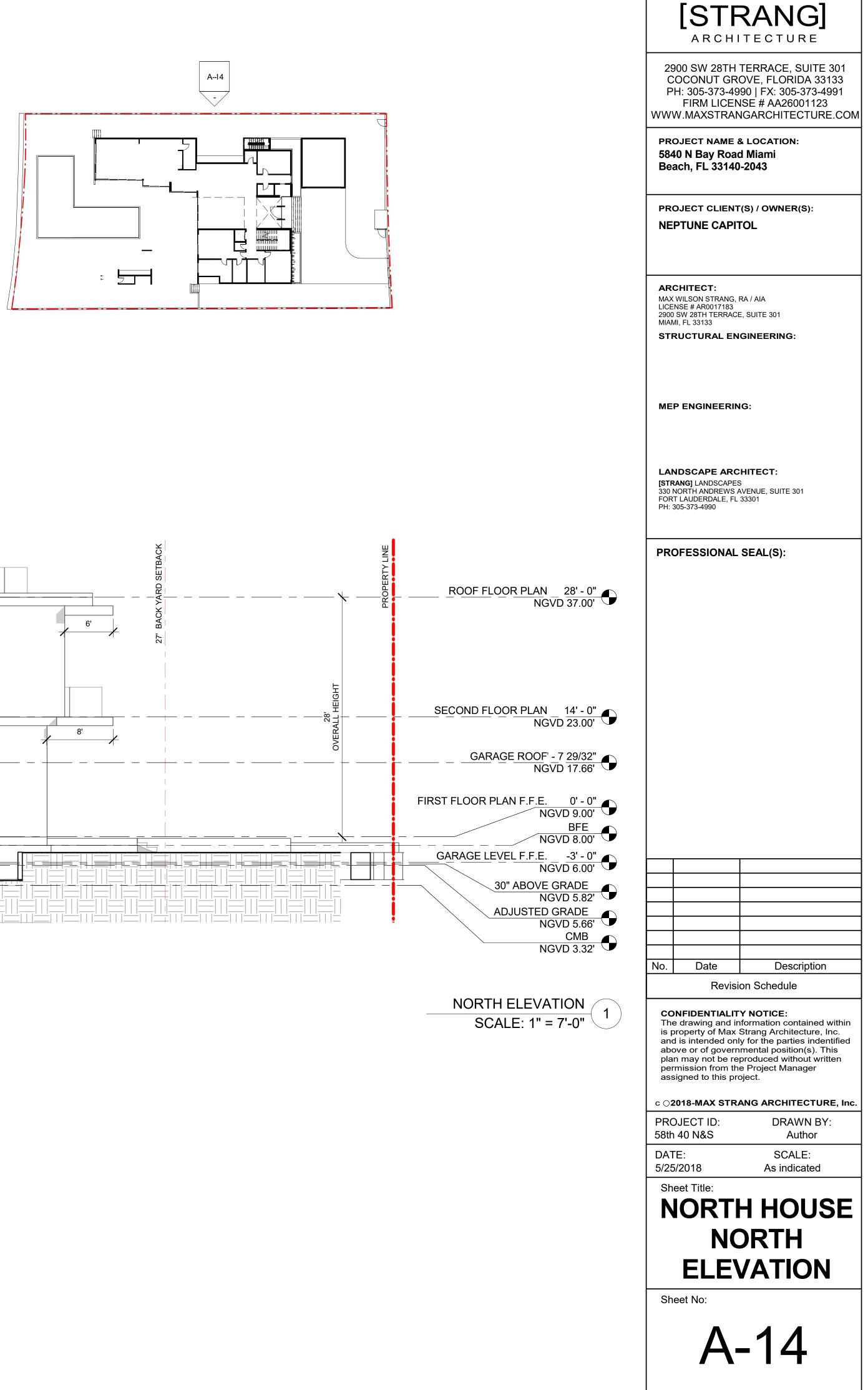


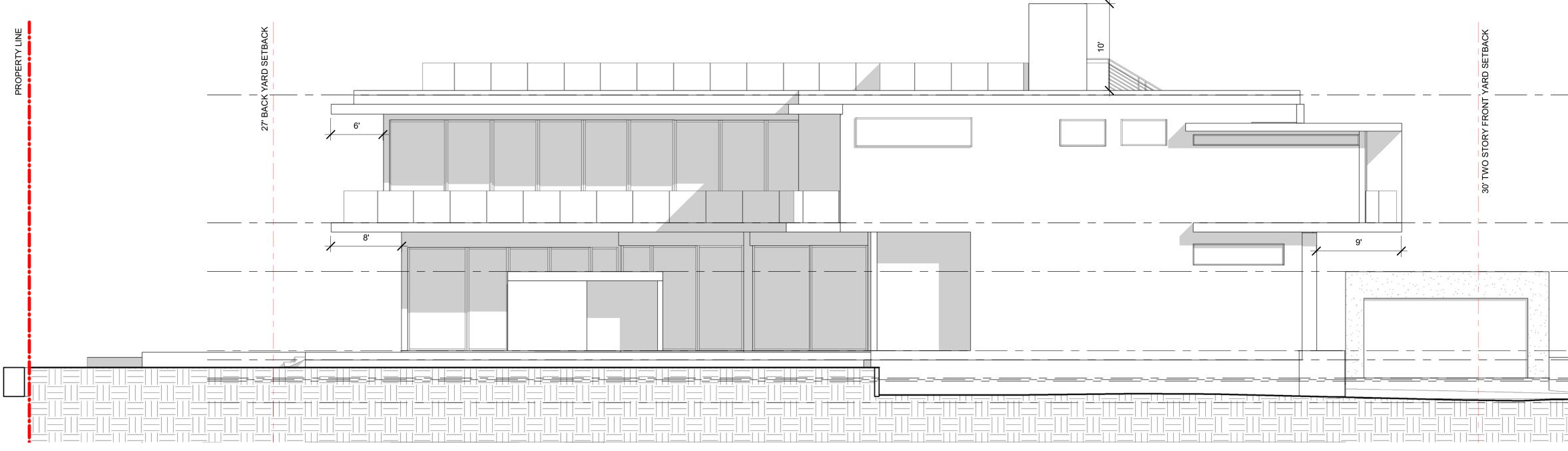
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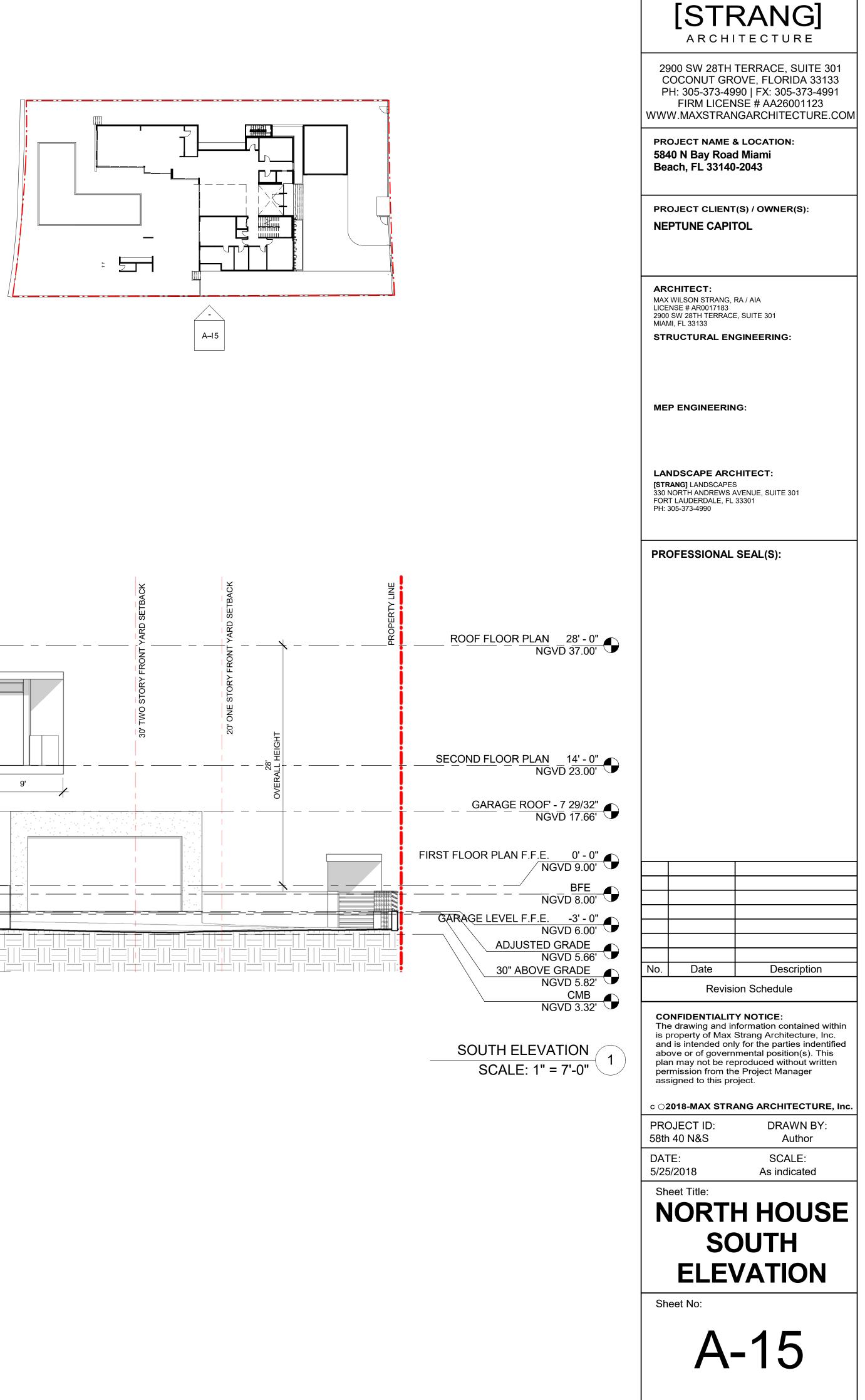
	[STRANG]	
	2900 SW 28TH TERRACE, SUITE 3 COCONUT GROVE, FLORIDA 331 PH: 305-373-4990 FX: 305-373-49 FIRM LICENSE # AA26001123 WWW.MAXSTRANGARCHITECTURE	33)91
	PROJECT NAME & LOCATION: 5840 N Bay Road Miami Beach, FL 33140-2043	
	PROJECT CLIENT(S) / OWNER(S): NEPTUNE CAPITOL	
	ARCHITECT: MAX WILSON STRANG, RA / AIA LICENSE # AR0017183 2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133 STRUCTURAL ENGINEERING:	
	LANDSCAPE ARCHITECT: [STRANG] LANDSCAPES 330 NORTH ANDREWS AVENUE, SUITE 301 FORT LAUDERDALE, FL 33301 PH: 305-373-4990	
R <u>PLAN</u> _28' - 0" NGVD 37.00'	PROFESSIONAL SEAL(S):	
$\frac{PLAN}{NGVD} = \frac{14' - 0''}{23.00'} \\ = \frac{ROOF' - 7}{NGVD} \frac{29/32''}{17.66'} $		
$\frac{N F.F.E. 0' - 0''}{NGVD \ 9.00'} \odot$ $\frac{L F.F.E. -3' - 0''}{NGVD \ 6.00'} \odot$ $\frac{BFE}{NGVD \ 8.00'} \odot$		
'' ABOVE GRADE NGVD 5.82' OJUSTED GRADE NGVD 5.66' CMB NGVD 3.32'		
$\frac{\text{ELEVATION}}{\text{LE: 1"} = 7'-0"} 1$	No.DateDescriptionRevision Schedule	
	CONFIDENTIALITY NOTICE: The drawing and information contained w is property of Max Strang Architecture, Ir and is intended only for the parties inden above or of governmental position(s). Th plan may not be reproduced without writt permission from the Project Manager assigned to this project.	nc. Itified Iis
	c O 2018-MAX STRANG ARCHITECTUR PROJECT ID: DRAWN BY:	
	58th 40 N&SDiversion of the second secon	
	Sheet Title: NORTH HOUS EAST	
	ELEVATION Sheet No:	

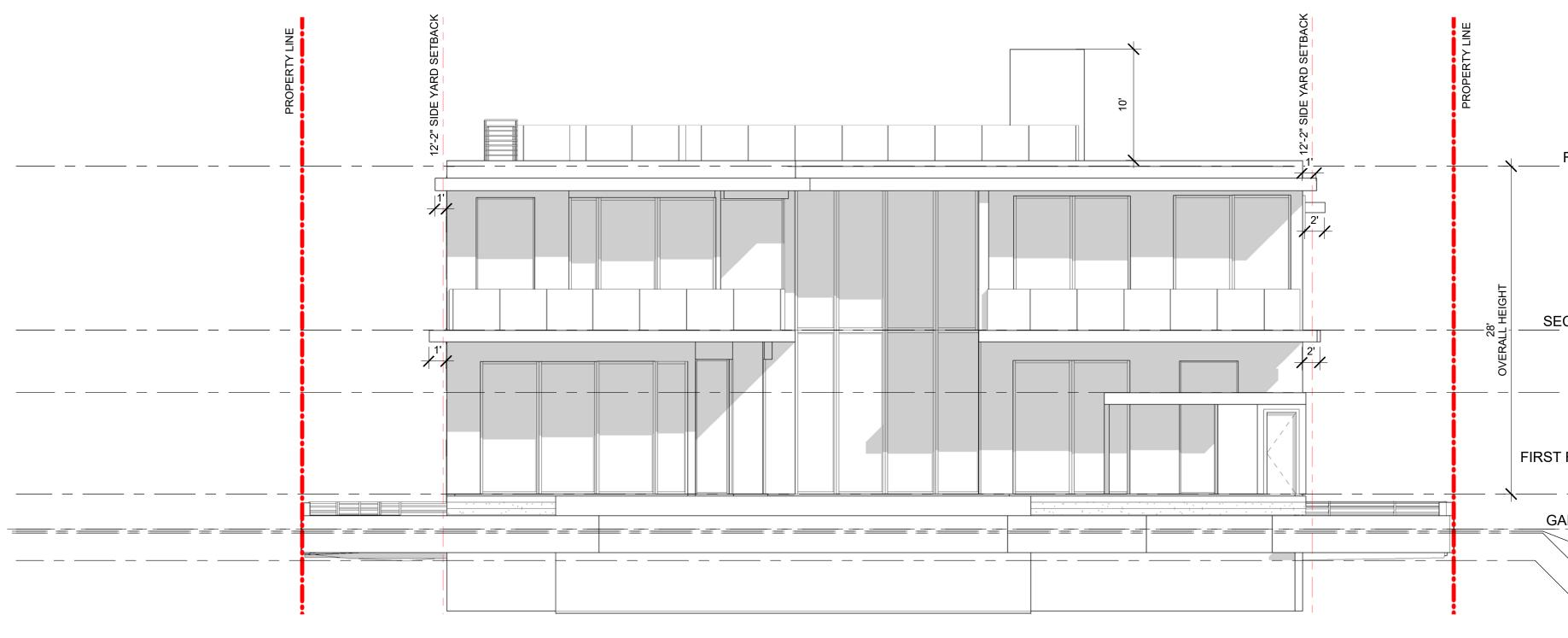
A-13

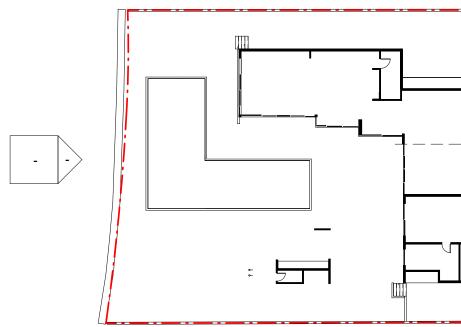




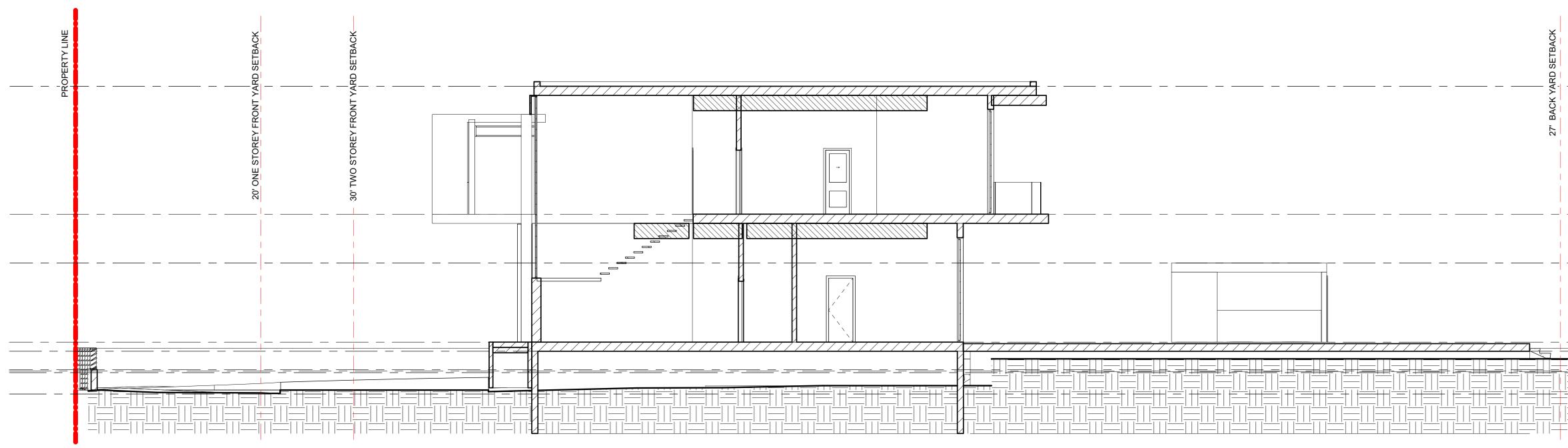


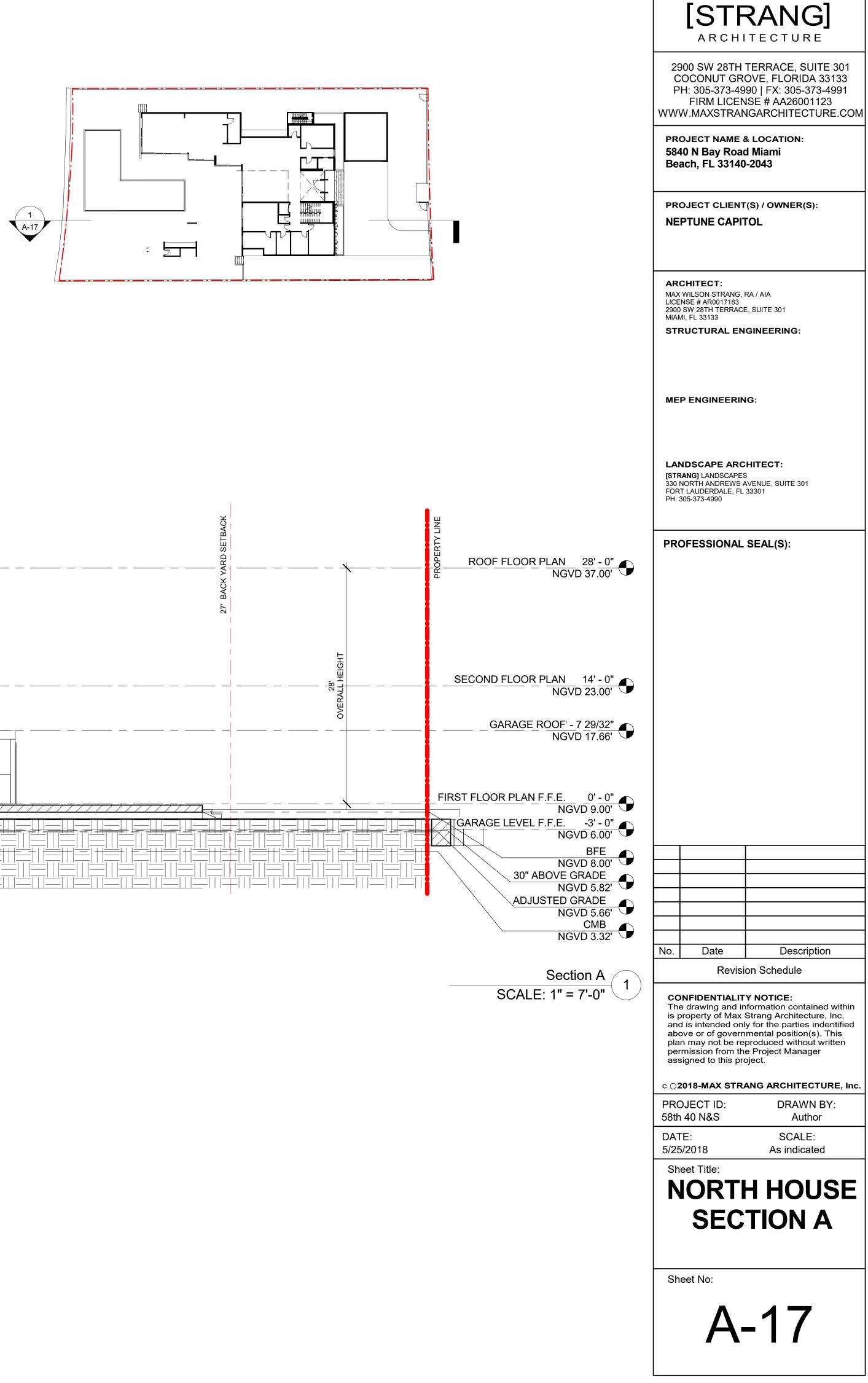


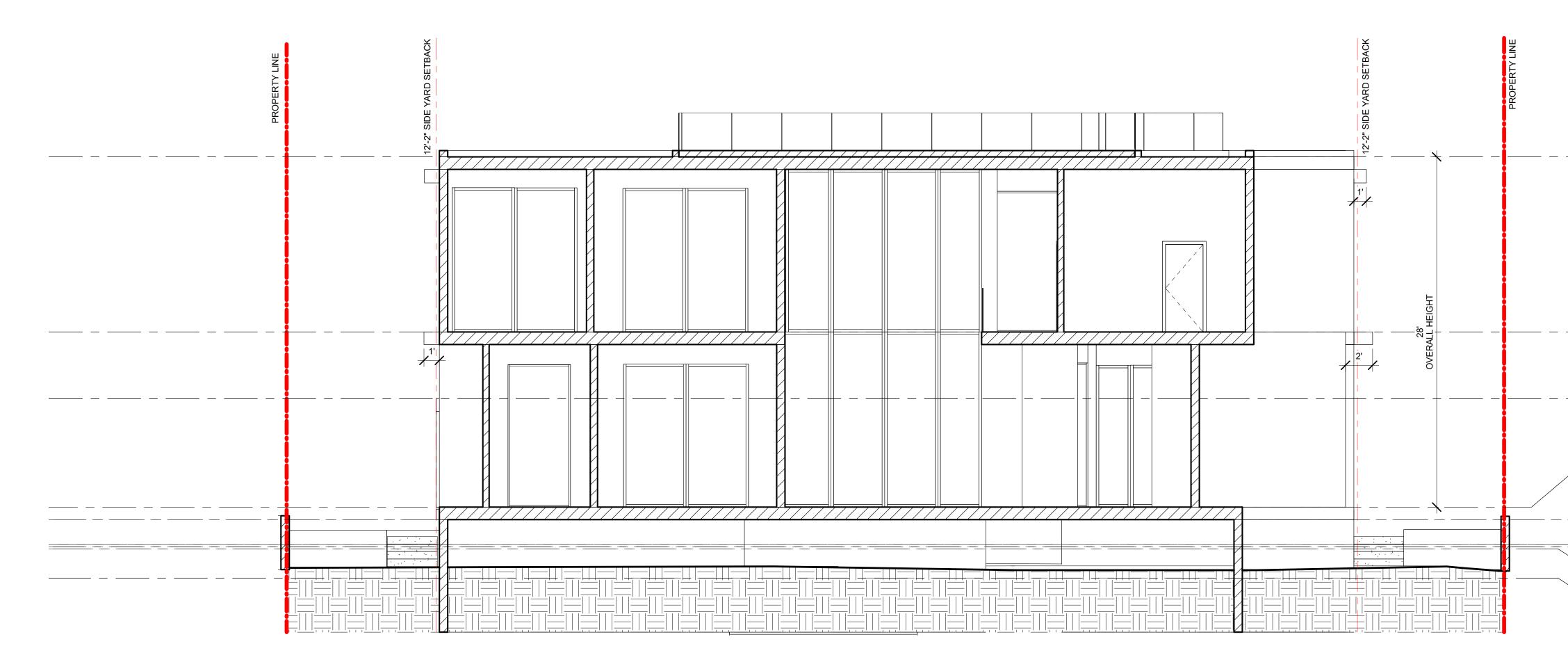


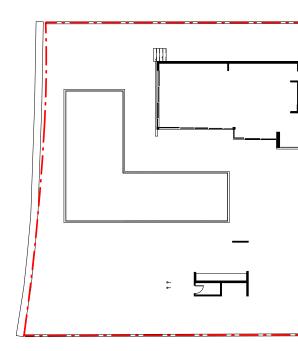


	[STRANG] ARCHITECTURE
	2900 SW 28TH TERRACE, SUITE 301 COCONUT GROVE, FLORIDA 33133 PH: 305-373-4990 FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.MAXSTRANGARCHITECTURE.COM
	PROJECT NAME & LOCATION: 5840 N Bay Road Miami Beach, FL 33140-2043
	PROJECT CLIENT(S) / OWNER(S): NEPTUNE CAPITOL
	ARCHITECT: MAX WILSON STRANG, RA / AIA LICENSE # 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
ROOF FLOOR PLAN 28' - 0" NGVD 37.00'	PROFESSIONAL SEAL(S):
SECOND FLOOR PLAN _14' - 0" NGVD 23.00'	
<u>GARAGE ROOF' - 7 29/32"</u> <u>GARAGE ROOF' - 7 29/32"</u> OGVD 17.66'	
FIRST FLOOR PLAN F.F.E. 0' - 0" NGVD 9.00'	
GARAGE LEVEL F.F.E3' - 0" NGVD 6.00' 30" ABOVE GRADE NGVD 5.82' ADJUSTED GRADE NGVD 5.66' CMB	
CMB NGVD 3.32'	
WEST ELEVATION SCALE: 1" = 7'-0" 1	No. Date Description Revision Schedule
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	c ○2018-MAX STRANG ARCHITECTURE, Inc. PROJECT ID: DRAWN BY: 58th 40 N&S Author DATE: SCALE: 5/25/2018 As indicated
	Sheet Title: NORTH HOUSE WEST
	ELEVATION Sheet No:
	A-16

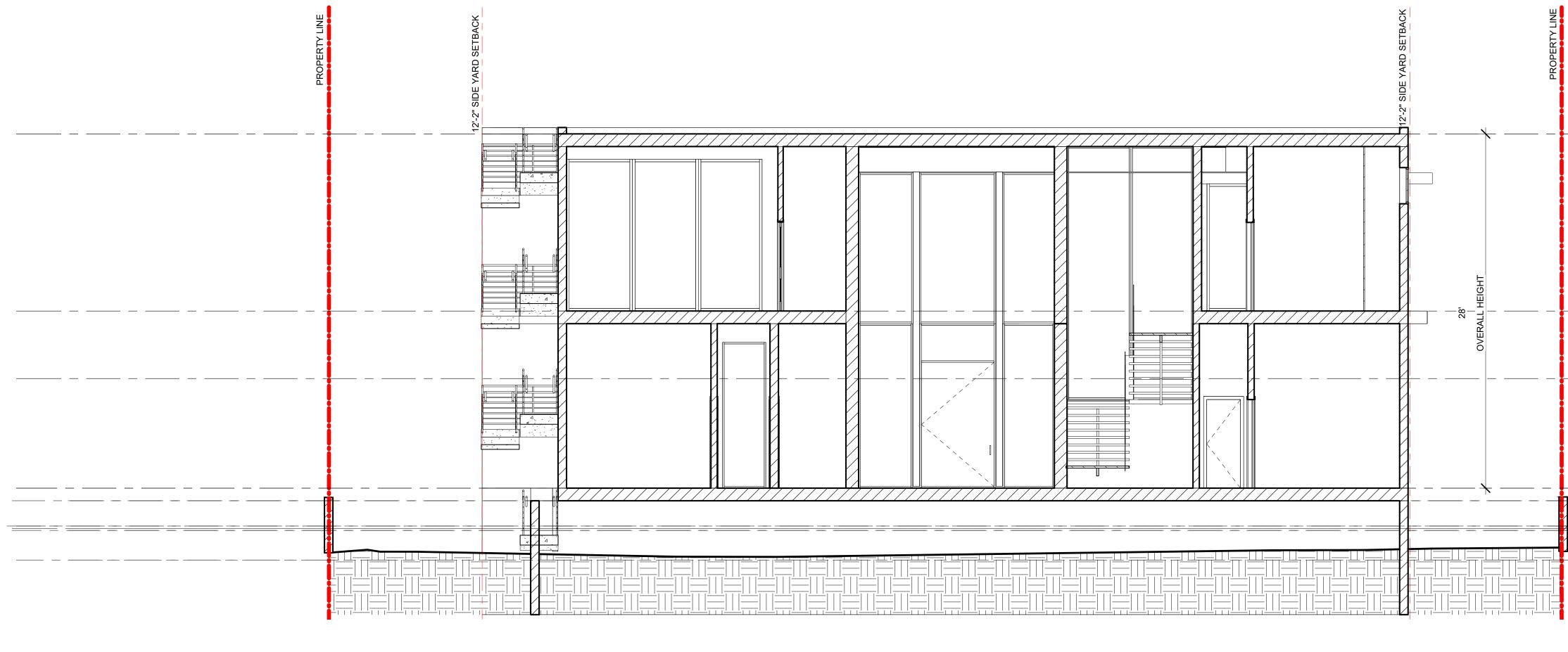




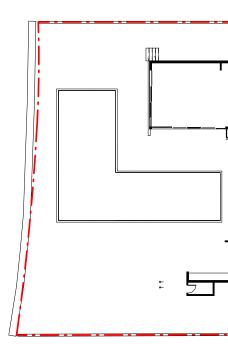




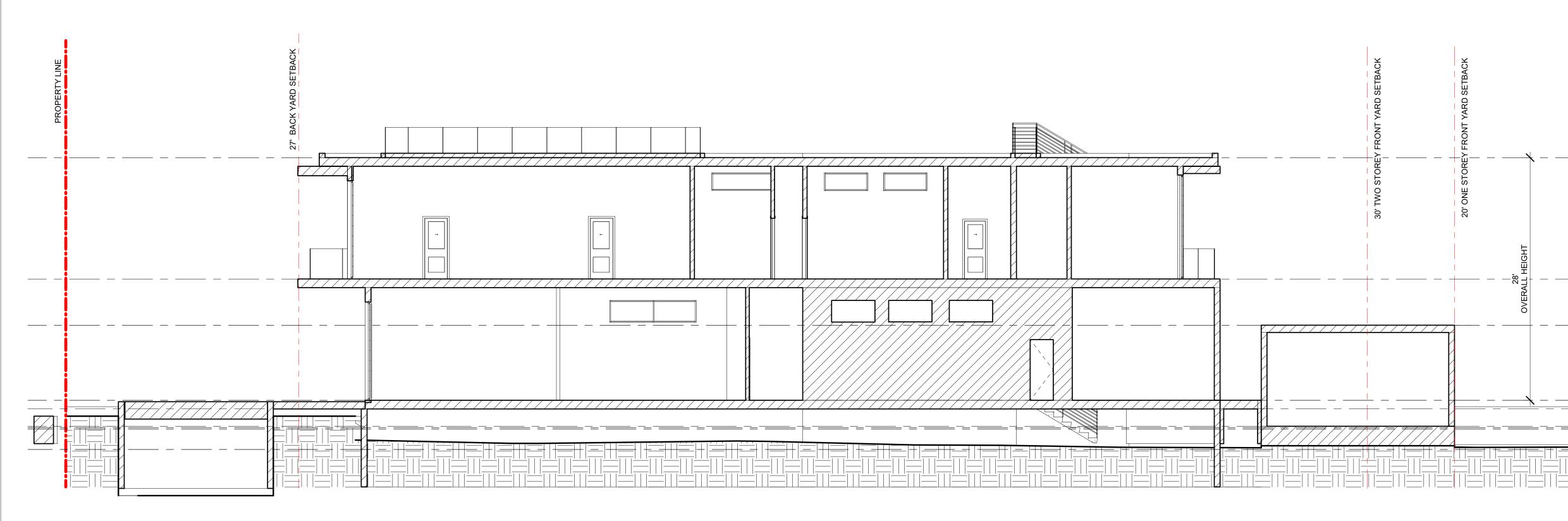
1 A-18	[STRAN ARCHITECT	
	2900 SW 28TH TERRAC COCONUT GROVE, FLO PH: 305-373-4990 FX: 3 FIRM LICENSE # AA WWW.MAXSTRANGARCH	DRIDA 33133 305-373-4991 26001123
	PROJECT NAME & LOCATI 5840 N Bay Road Miami Beach, FL 33140-2043	ON:
	PROJECT CLIENT(S) / OWN NEPTUNE CAPITOL	IER(S):
	ARCHITECT: MAX WILSON STRANG, RA / AIA LICENSE # AR0017183 2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133 STRUCTURAL ENGINEERIN	۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰
	MEP ENGINEERING:	
	LANDSCAPE ARCHITECT: [STRANG] LANDSCAPES 330 NORTH ANDREWS AVENUE, SUI FORT LAUDERDALE, FL 33301 PH: 305-373-4990	TE 301
R <u>OOF FLOOR PLAN</u> 28' - 0" NGVD 37.00'	PROFESSIONAL SEAL(S)	:
SECOND FLOOR PLAN14' - 0" NGVD 23.00'		
<u>GARAGE ROOF' - 7</u> 29/32" NGVD 17.66'		
FIRST FLOOR PLAN F.F.E. 0' - 0" NGVD 9.00' BFE		
BFE NGVD 8.00' GARAGE LEVEL F.F.E3' - 0" NGVD 6.00'		
30" ABOVE GRADE NGVD 5.82'		
ADJUSTED GRADE NGVD 5.66'	No. Date D	escription
CMB NGVD 3.32'	Revision Sched	
Section B SCALE: 3/16" = 1'-0" 1	CONFIDENTIALITY NOTICE The drawing and information is property of Max Strang Arc and is intended only for the p above or of governmental po plan may not be reproduced permission from the Project M assigned to this project.	contained within chitecture, Inc. arties indentified sition(s). This without written
	c O2018-MAX STRANG ARC	HITECTURE, Inc. RAWN BY:
	58th 40 N&S	Author CALE:
		ndicated
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	SECTIO	NB
	Sheet No:	Q
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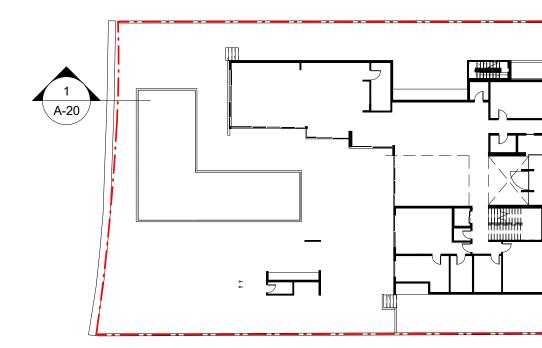


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	[STRANG] ARCHITECTURE
1 A-19	2900 SW 28TH TERRACE, SUITE 301 COCONUT GROVE, FLORIDA 33133 PH: 305-373-4990 FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.MAXSTRANGARCHITECTURE.COM
	PROJECT NAME & LOCATION: 5840 N Bay Road Miami Beach, FL 33140-2043
	PROJECT CLIENT(S) / OWNER(S): NEPTUNE CAPITOL
	ARCHITECT: MAX WILSON STRANG, RA / AIA LICENSE # 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):
SECOND FLOOR PLAN14' - 0" NGVD 23.00'	
FIRST FLOOR PLAN F.F.E. 0' - 0" NGVD 9.00' BFE NGVD 8.00'	
GARAGE LEVEL F.F.E3' - 0" NGVD 6.00' 30" ABOVE GRADE NGVD 5.82'	No. Date Description Revision Schedule
ADJUSTED GRADE NGVD 5.66' CMB NGVD 3.32'	CONFIDENTIALITY NOTICE: The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.
Section C 1	c O 2018-MAX STRANG ARCHITECTURE, Inc PROJECT ID: DRAWN BY: 58th 40 N&S Author
SCALE: 3/16" = 1'-0"	DATE: SCALE: 5/25/2018 As indicated Sheet Title:
	NORTH HOUSE SECTION C
	Sheet No: A-19





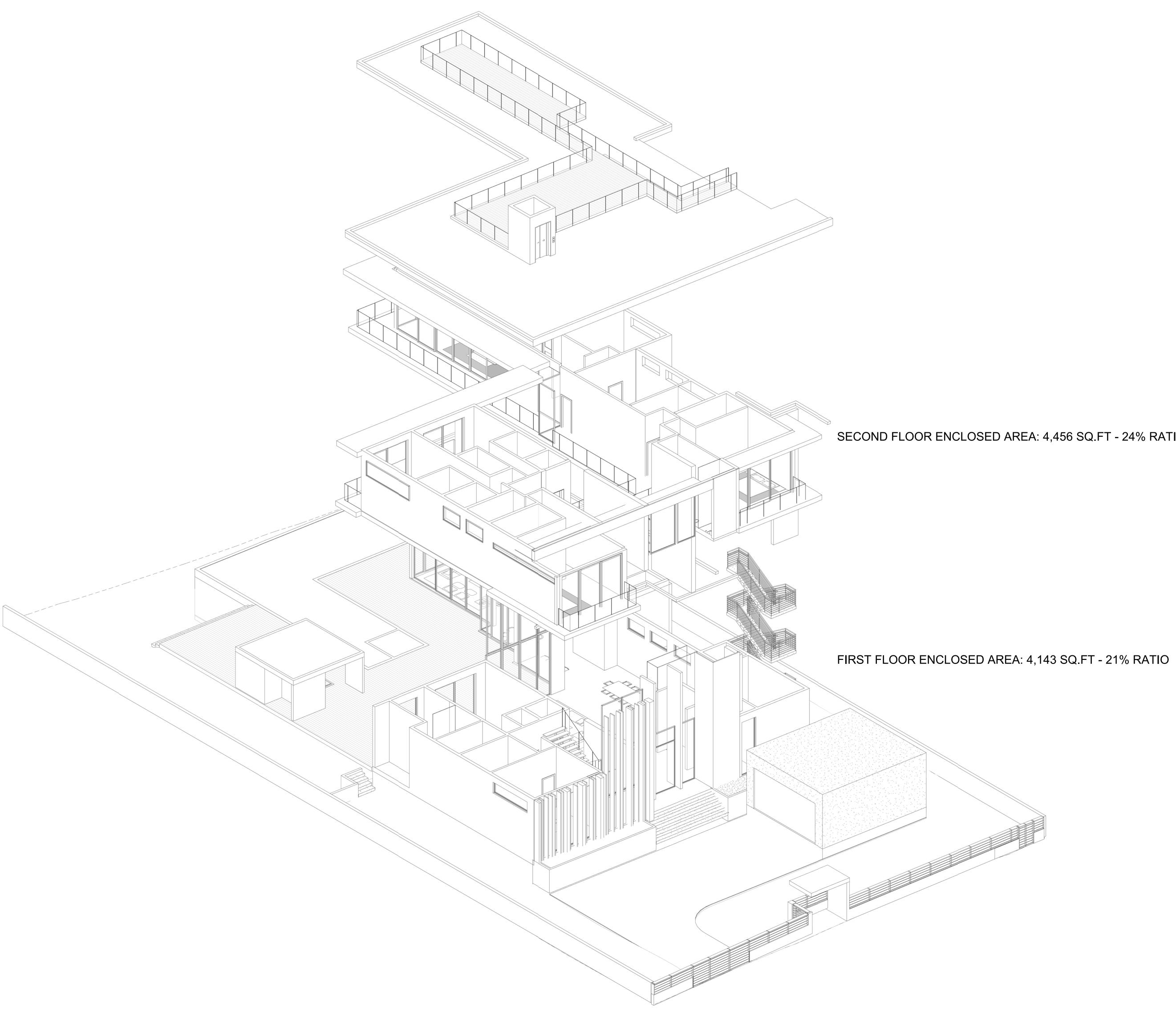
	[STRANG] ARCHITECTURE
	2900 SW 28TH TERRACE, SUITE 301 COCONUT GROVE, FLORIDA 33133 PH: 305-373-4990 FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.MAXSTRANGARCHITECTURE.COM
	PROJECT NAME & LOCATION: 5840 N Bay Road Miami Beach, FL 33140-2043
	PROJECT CLIENT(S) / OWNER(S): NEPTUNE CAPITOL
	ARCHITECT: MAX WILSON STRANG, RA / AIA LICENSE # AR0017183 2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133 STRUCTURAL ENGINEERING:
	LANDSCAPE ARCHITECT: [STRANG] LANDSCAPES 330 NORTH ANDREWS AVENUE, SUITE 301 FORT LAUDERDALE, FL 33301 PH: 305-373-4990
PROPERTY LINE	PROFESSIONAL SEAL(S):
FIRST FLOOR PLAN F.F.E. 0' - 0" NGVD 9.00' BFE NGVD 8.00' GARAGE LEVEL F.F.E3' - 0"	
NGVD 6.00' 30" ABOVE GRADE NGVD 5.82' ADJUSTED GRADE NGVD 5.66' CMB NGVD 3.32'	No. Date Description Revision Schedule
Section D SCALE: 1" = 7'-0"	CONFIDENTIALITY NOTICE: The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager
	assigned to this project. c O2018-MAX STRANG ARCHITECTURE, Inc. PROJECT ID: DRAWN BY: 58th 40 N&S Author DATE: SCALE:
	5/25/2018 As indicated Sheet Title: NORTH HOUSE SECTION D
	Sheet No: A-20





ENTRY DRIVE PERSPECTIVE N.T.S. 2

		RANG
PI	OCONUT GF H: 305-373-49 FIRM LICE	TERRACE, SUITE 30 ROVE, FLORIDA 3313 990 FX: 305-373-499 NSE # AA26001123 NGARCHITECTURE.
584	OJECT NAME 10 N Bay Roa ach, FL 3314	
	OJECT CLIEN PTUNE CAPI	t(s) / owner(s): TOL
MAX LICEN 2900 MIAM	CHITECT: WILSON STRANG, NSE # AR0017183 SW 28TH TERRAC AII, FL 33133 RUCTURAL EN	E, SUITE 301
MEF	P ENGINEERI	NG:
[STR 330 N FORT	NDSCAPE AR(ANG] LANDSCAPE NORTH ANDREWS T LAUDERDALE, FI 305-373-4990	S AVENUE, SUITE 301
PRC	OFESSIONAL	. SEAL(S):
— T		1
$ \rightarrow $		
$ \rightarrow $		
No.	Date	Description
	Revis	ion Schedule
The is p and abo plar peri	property of Max d is intended or ove or of gover n may not be re	nformation contained wi Strang Architecture, Inc Ily for the parties indenti nmental position(s). This produced without writte ne Project Manager
	DJECT ID: 40 N&S	DRAWN BY: Author
DAT 5/25	E: 5/2018	SCALE:
She	eet Title:	
		H HOUS PECTIVE
 She	eet No:	
	Λ	71
	A	-21



[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 # 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

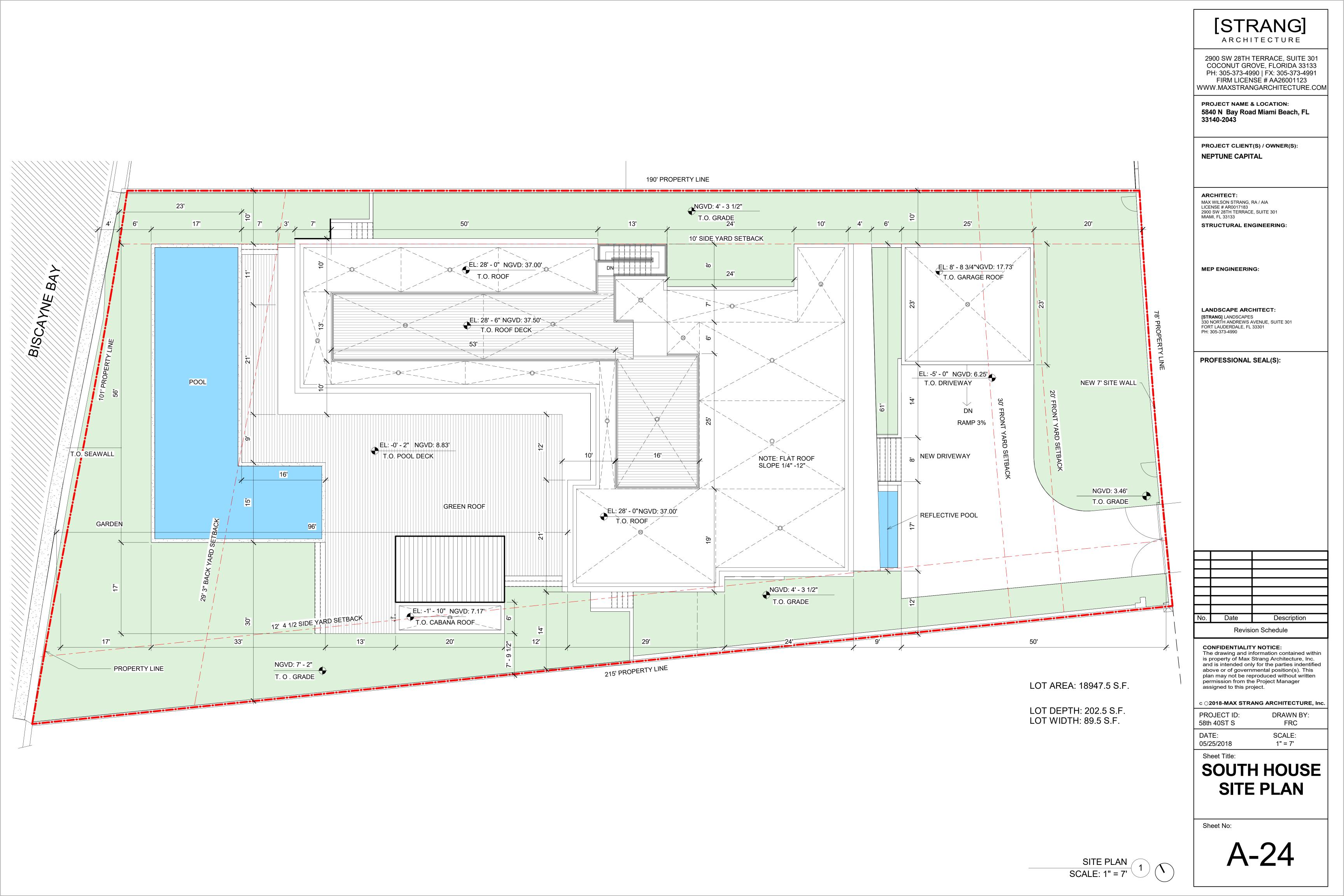
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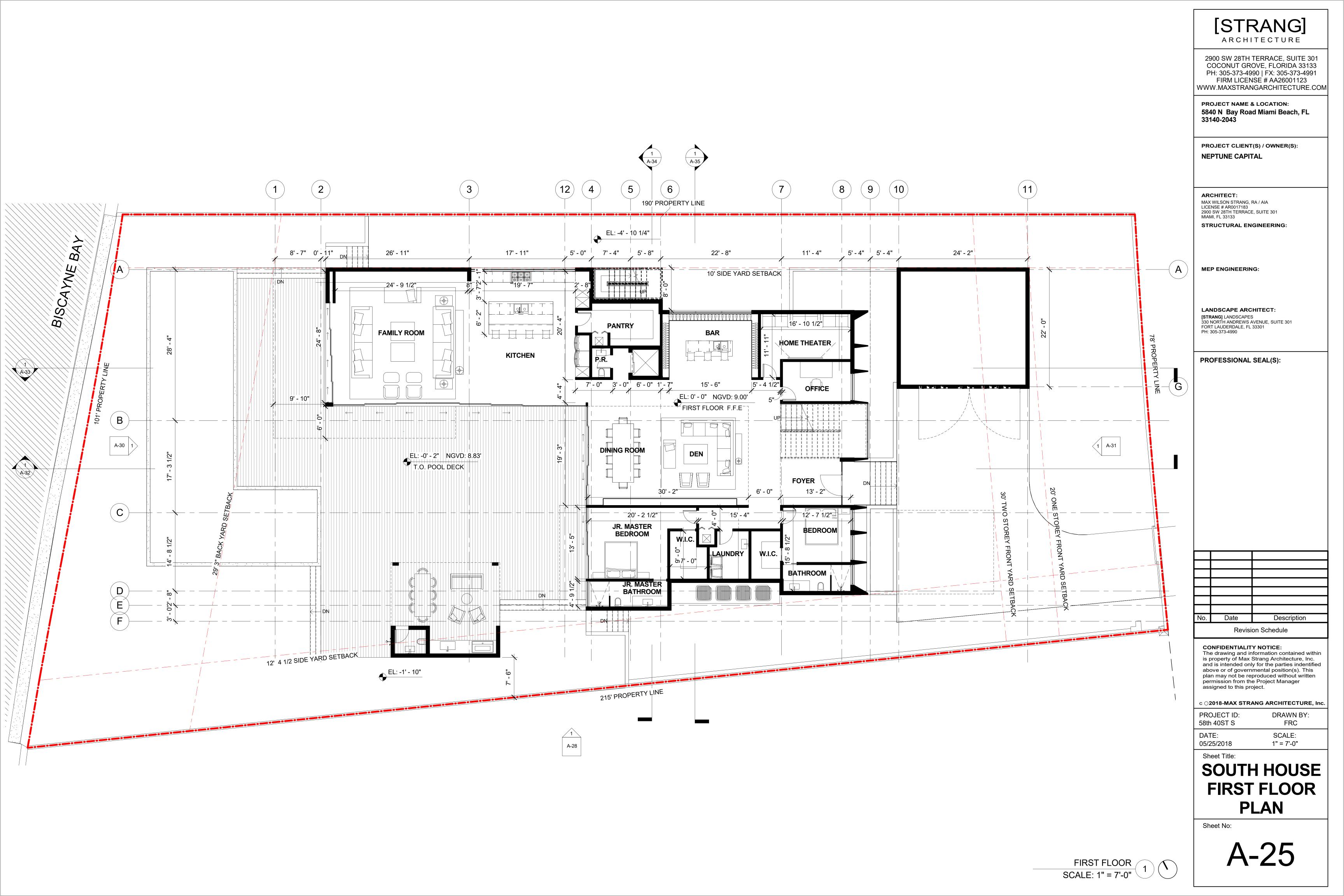
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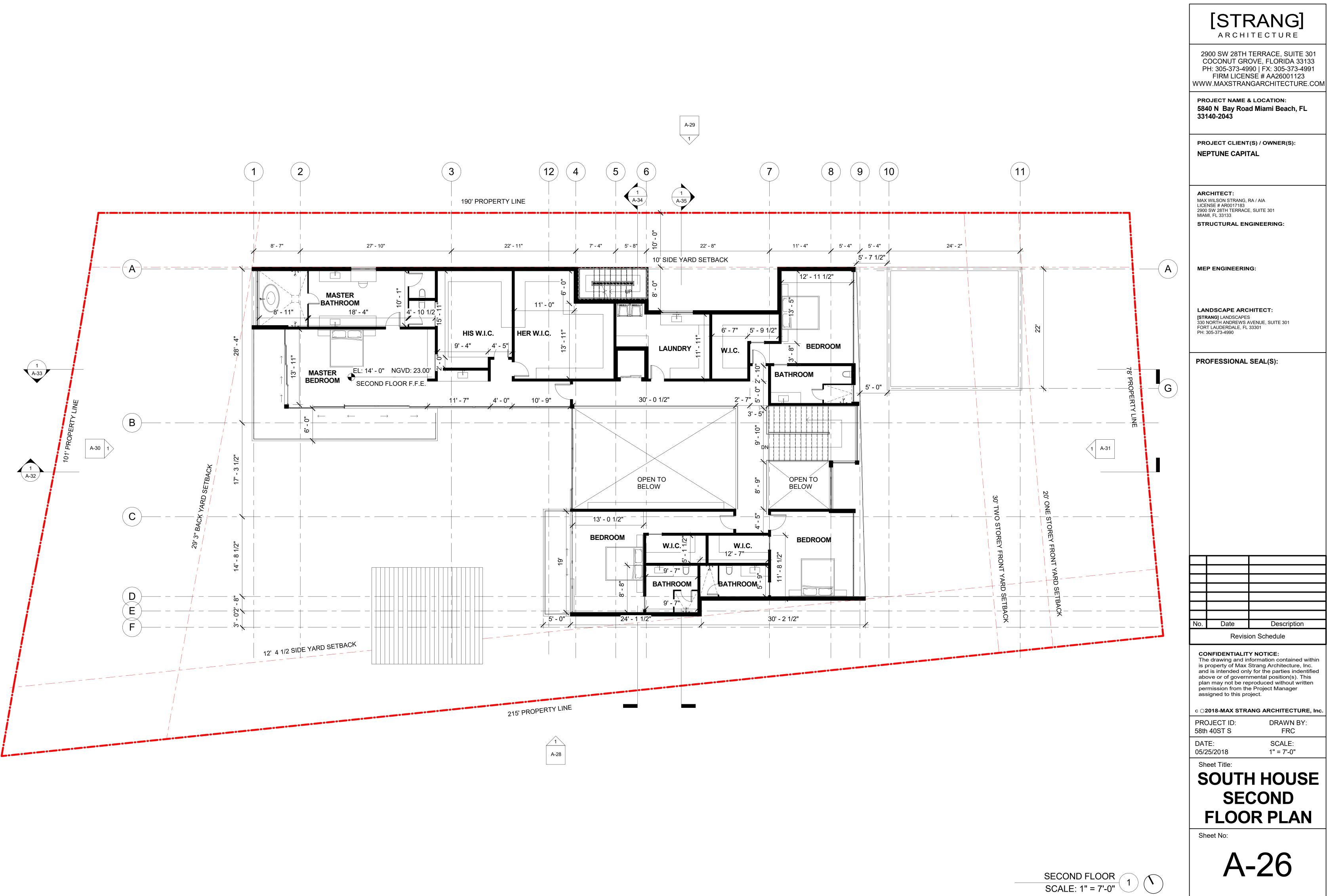
No.	Date	Description	
10.		ion Schedule	
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PRO	DJECT ID: 1 40 N&S	DRAWN BY: Author	
DAT		SCALE:	
N		H HOUSE OMETRIC	
Sheet No: A-22			

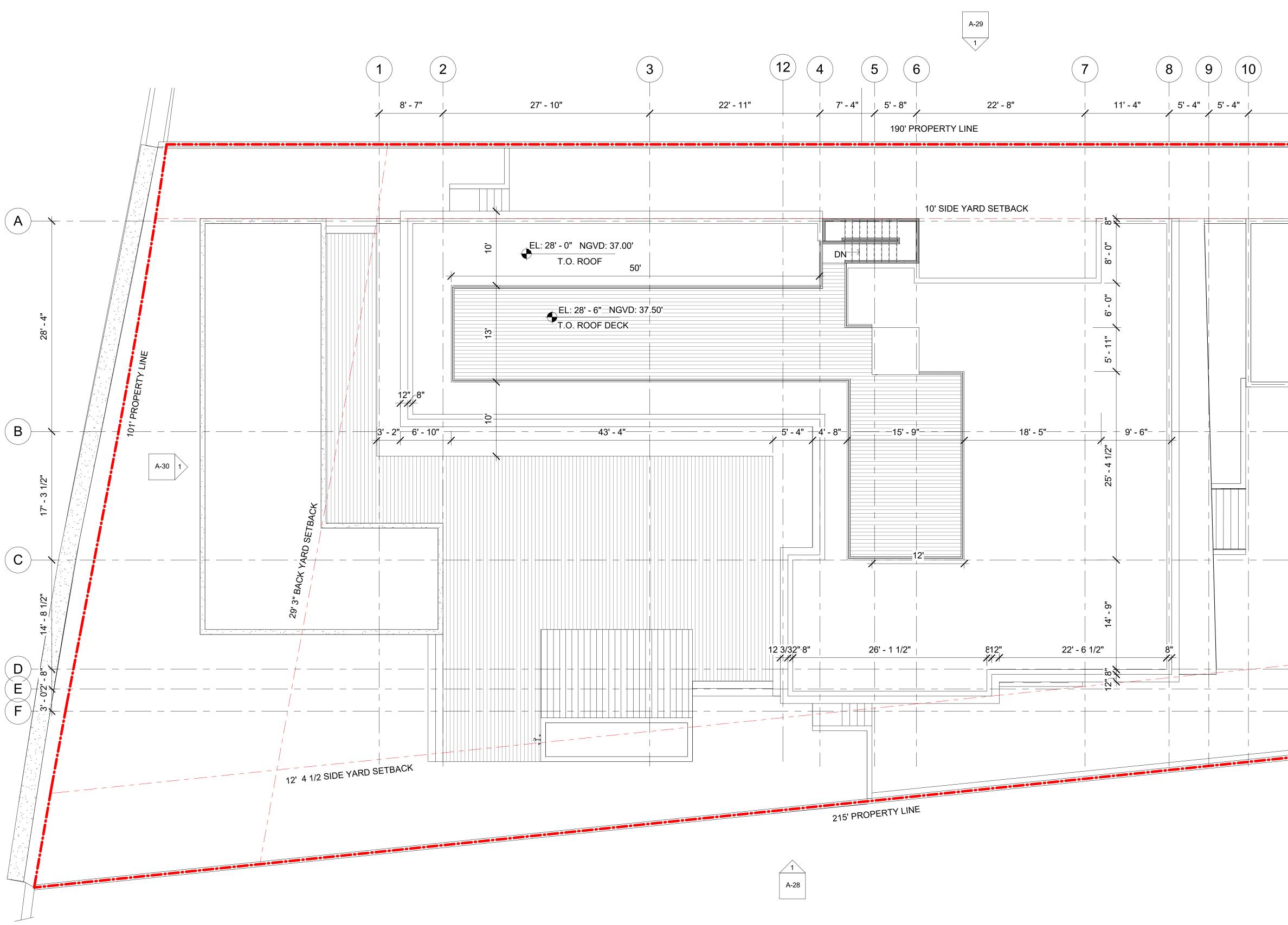


	[STRANG] ARCHITECTURE
³ NORTHBAY ROAD	2900 SW 28TH TERRACE, SUITE 301 COCONUT GROVE, FLORIDA 33133 PH: 305-373-4990 FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.MAXSTRANGARCHITECTURE.COM
	PROJECT NAME & LOCATION: 5840 N Bay Road Miami Beach, FL 33140-2043
	PROJECT CLIENT(S) / OWNER(S): NEPTUNE CAPITAL
	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):
5851 NORTHBAY ROAD	
	No. Date Description Revision Schedule
5839 NORTHBAY ROAD	CONFIDENTIALITY NOTICE: The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.
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	DATE: SCALE: 05/25/2018 1" = 15'-0"
	Sheet Title: SOUTH HOUSE LOCATION PLAN
LOCATION PLAN SCALE: 1" = 15'-0" 1	Sheet No: A-23

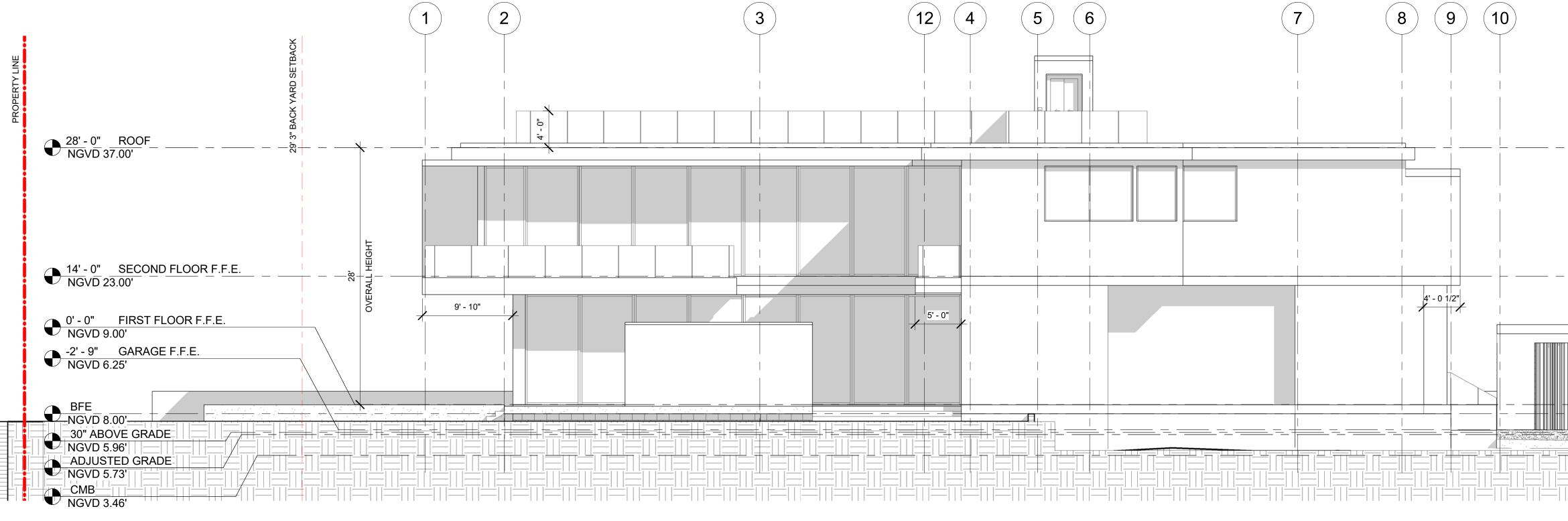


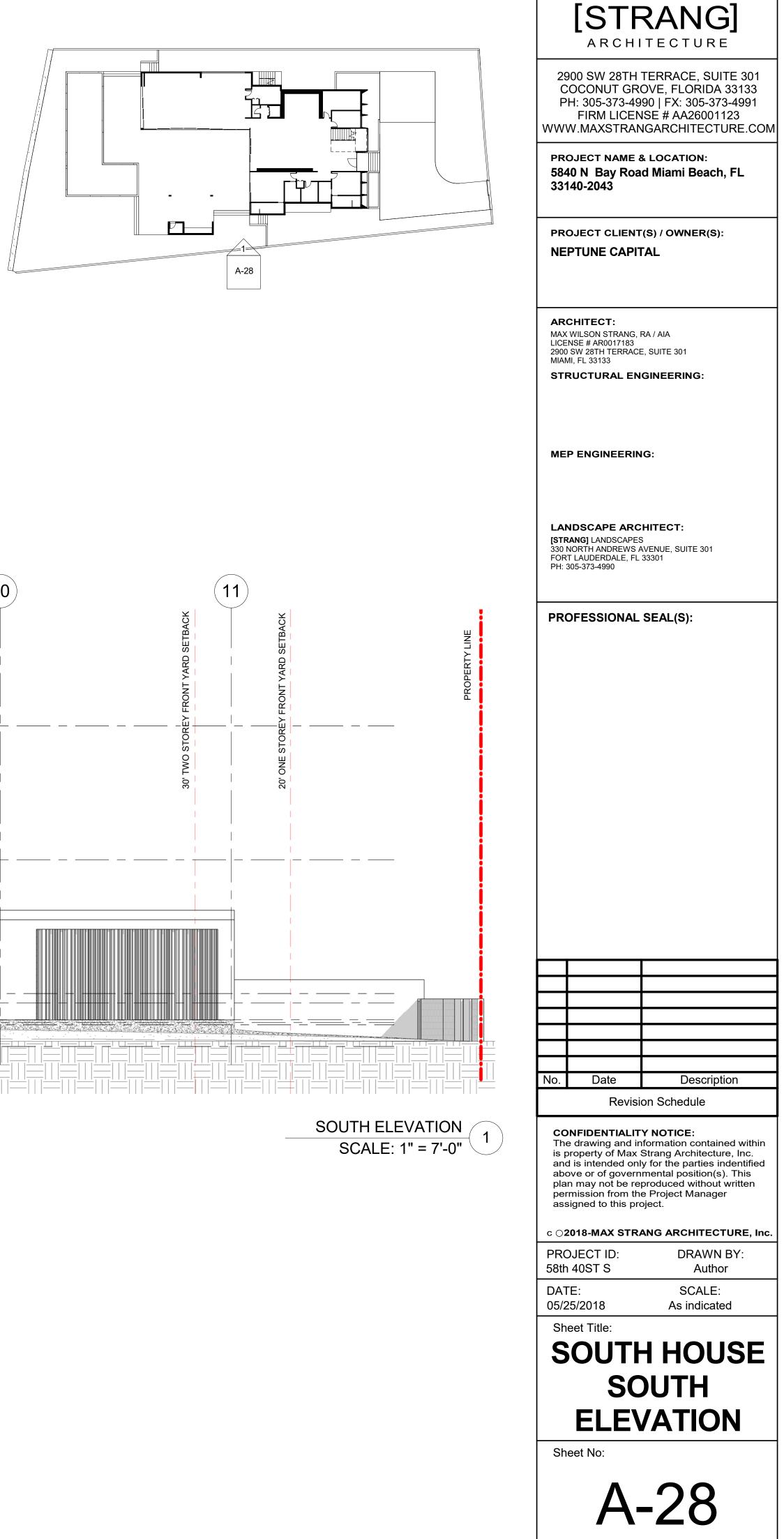


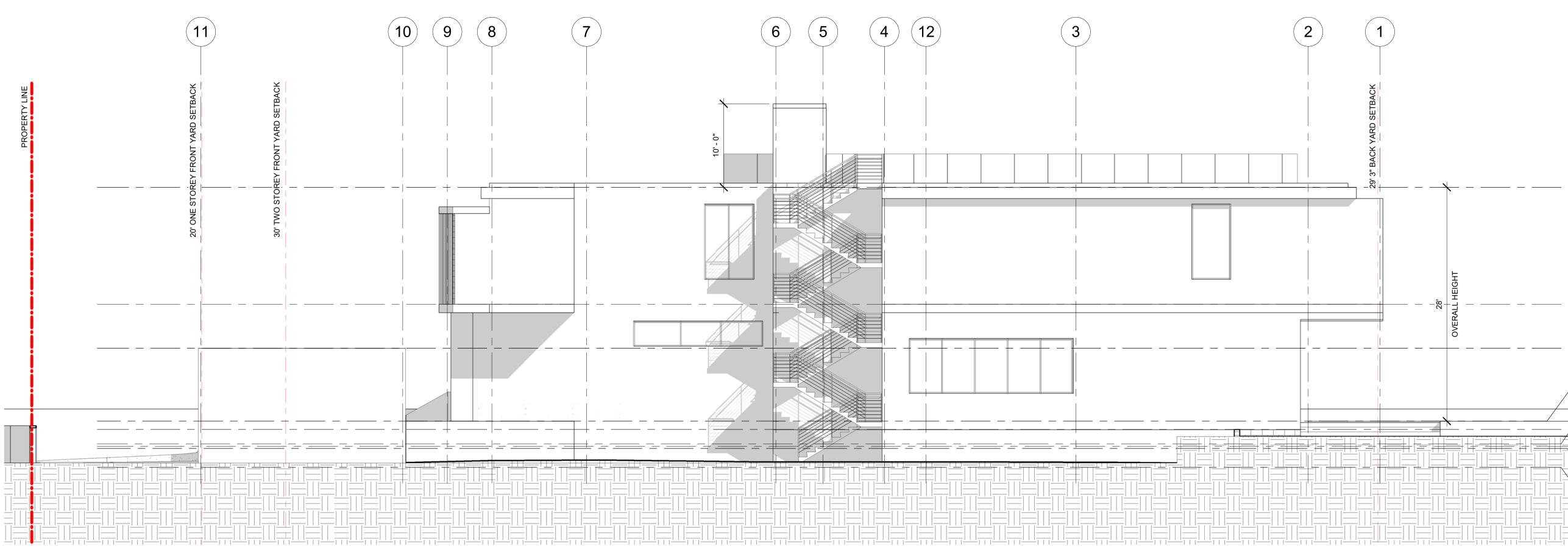


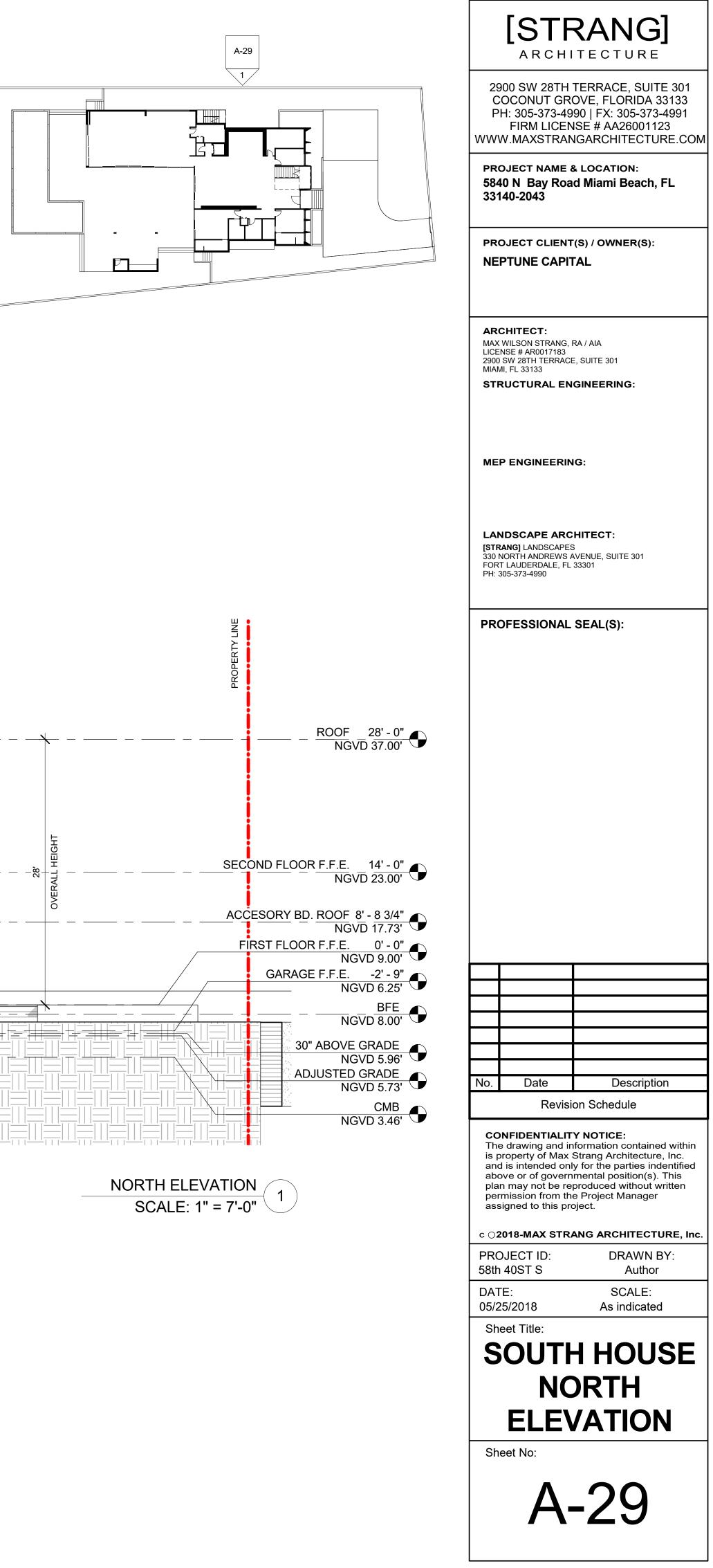


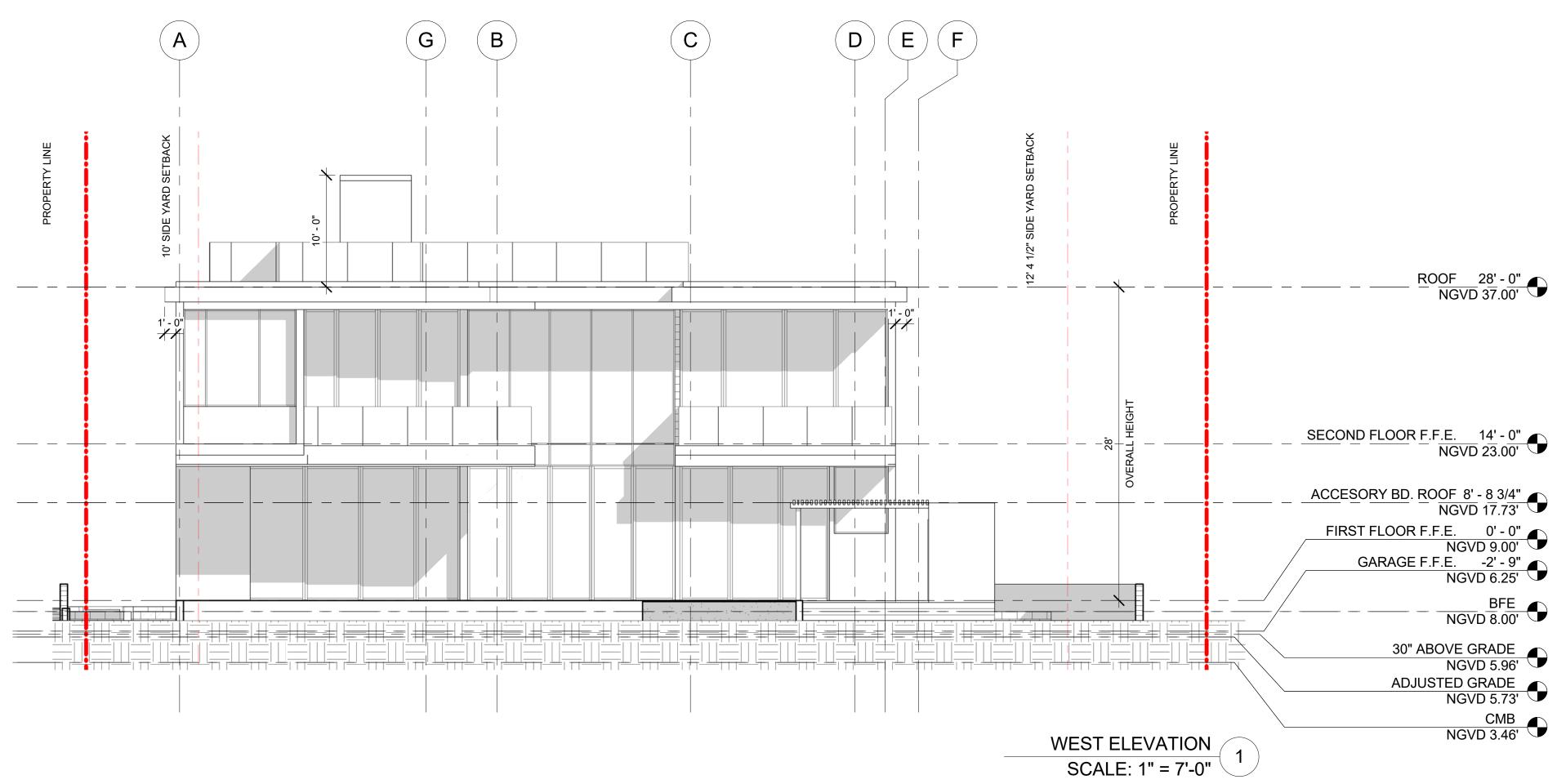
	[STRANG]
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11	PROJECT CLIENT(S) / OWNER(S): NEPTUNE CAPITAL
24' - 2"	ARCHITECT: MAX WILSON STRANG, RA / AIA LICENSE # AR0017183 2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133 STRUCTURAL ENGINEERING:
78' PROPE	LANDSCAPE ARCHITECT: [STRANG] LANDSCAPES 330 NORTH ANDREWS AVENUE, SUITE 301 FORT LAUDERDALE, FL 33301 PH: 305-373-4990
PROPERTY LINE	PROFESSIONAL SEAL(S):
20' ONE STOREY F	
OREY FRONT YARD SET	
D SETBACK	
	No. Date Description Revision Schedule
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	58th 40ST S Author DATE: SCALE: 05/25/2018 1 : 84
	Sheet Title: SOUTH HOUSE ROOF PLAN
	Sheet No:
ROOF PLAN SCALE: 1 : 84 1	A-27

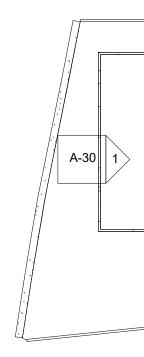


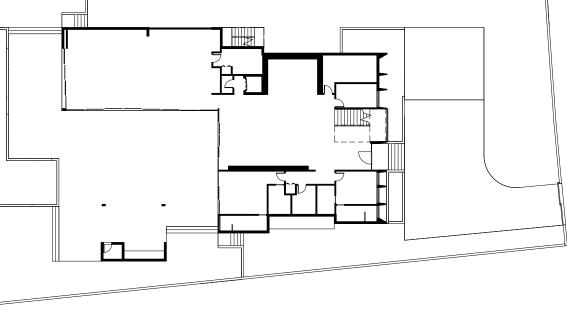














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MEP ENGINEERING:

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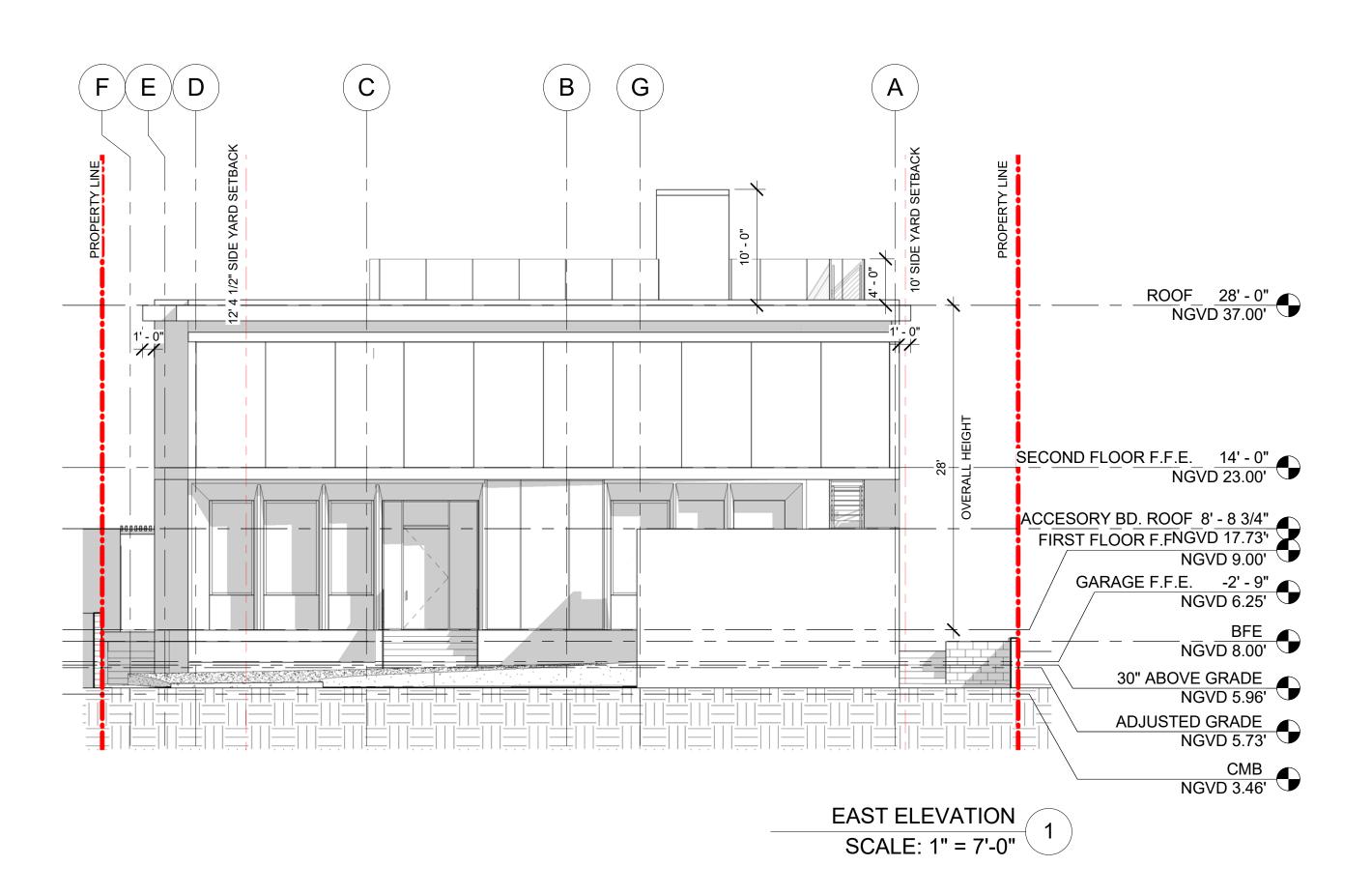
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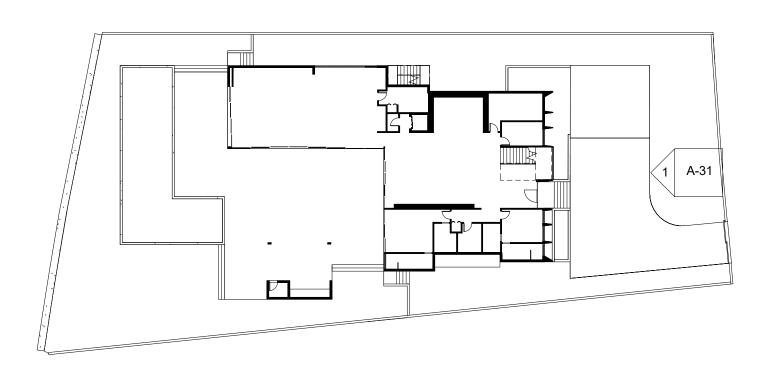
assigned to this project.

SOUTH HOUSE WEST **ELEVATION**

Sheet No:

A-30







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MEP ENGINEERING:

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Description

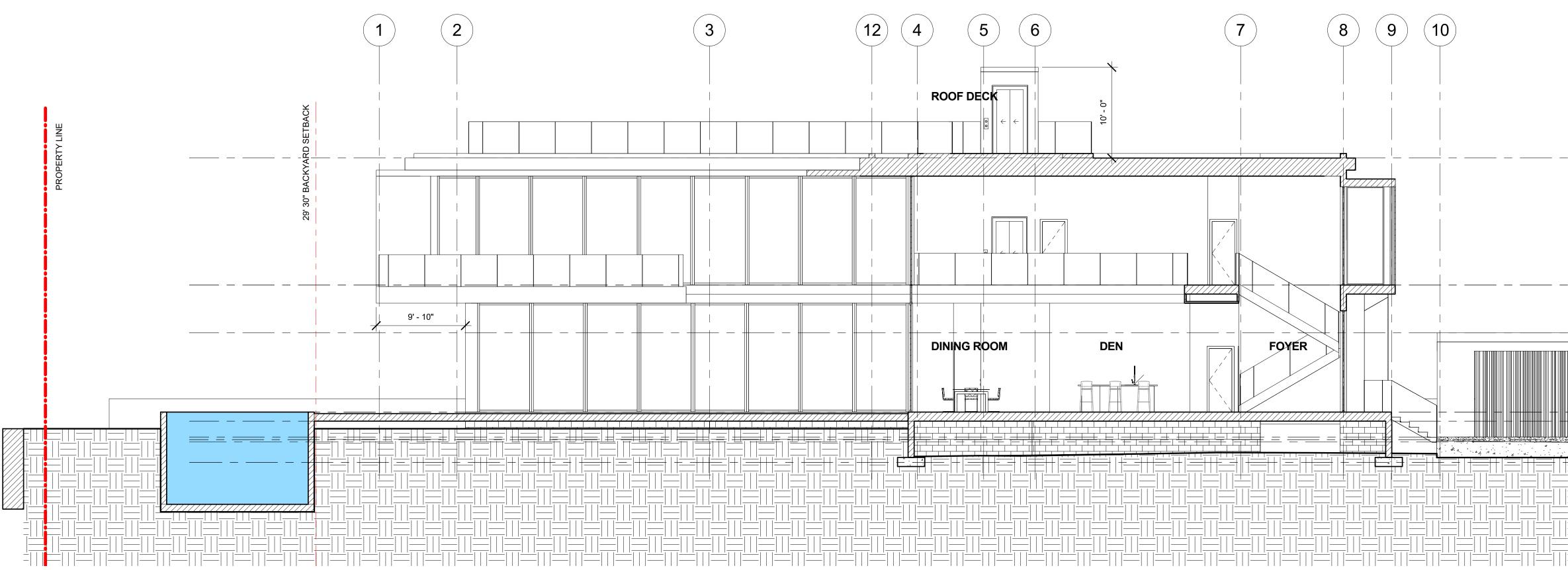
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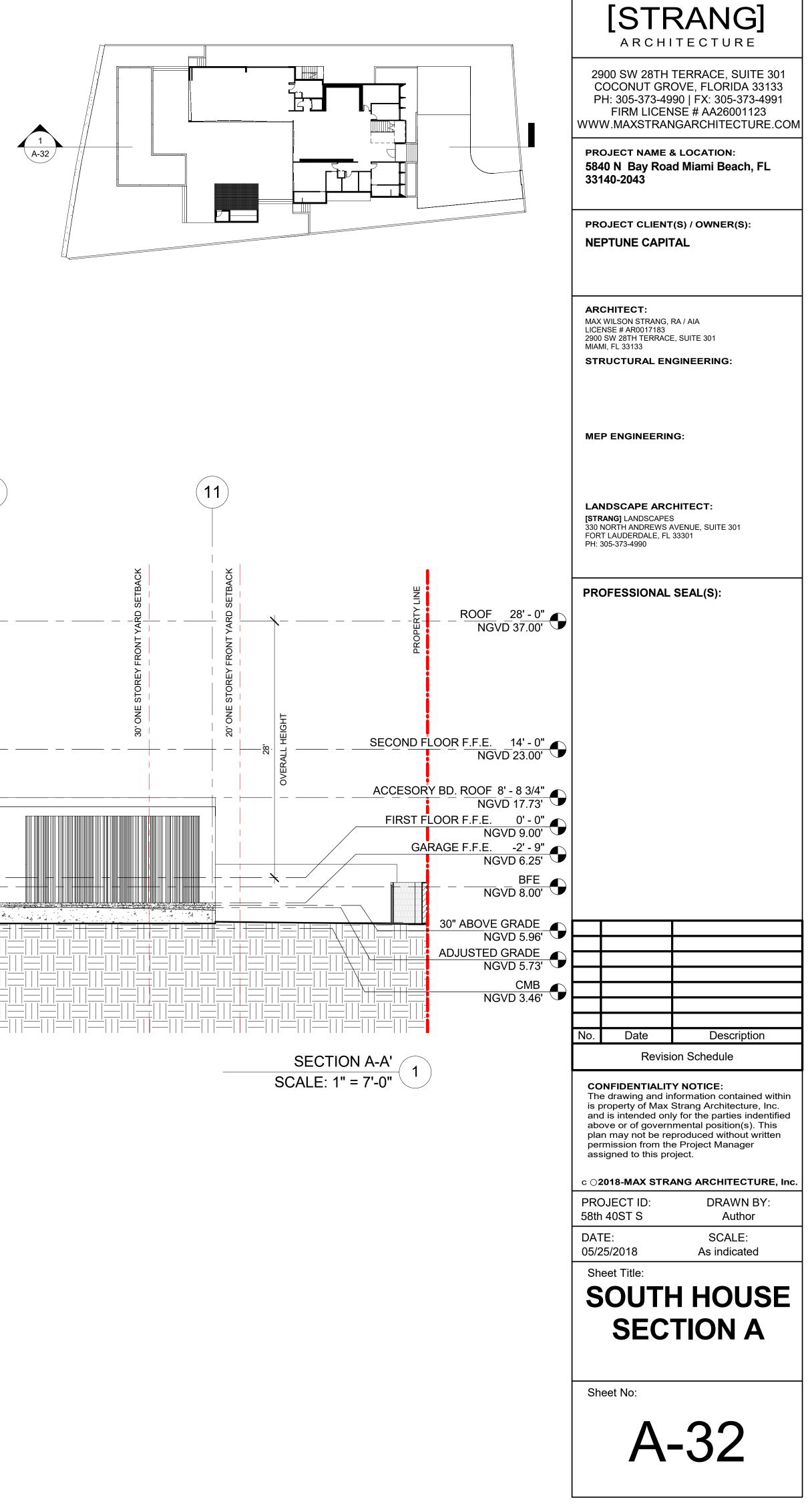
05/25/2018

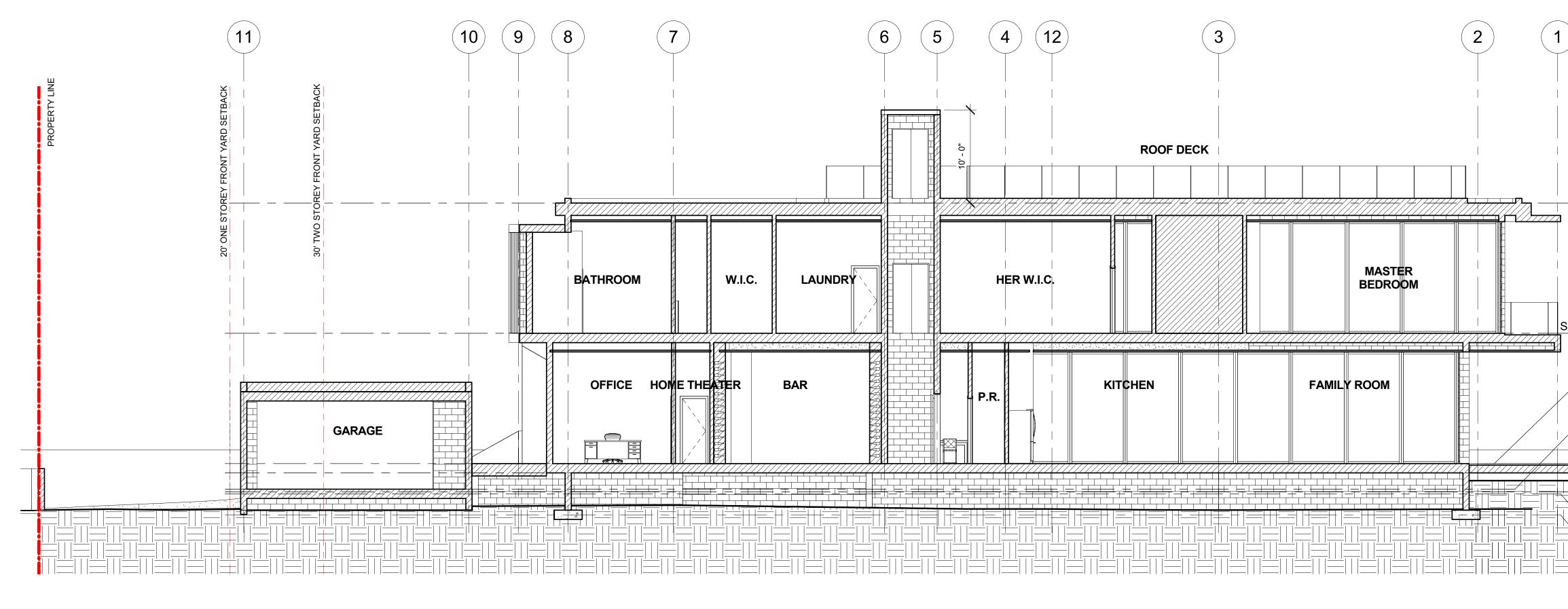
SOUTH HOUSE EAST **ELEVATION**

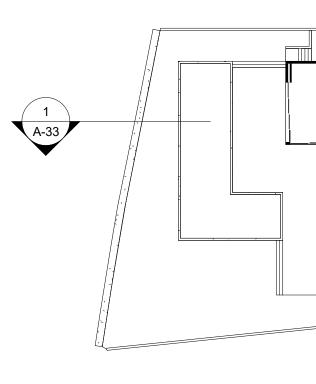
A-31

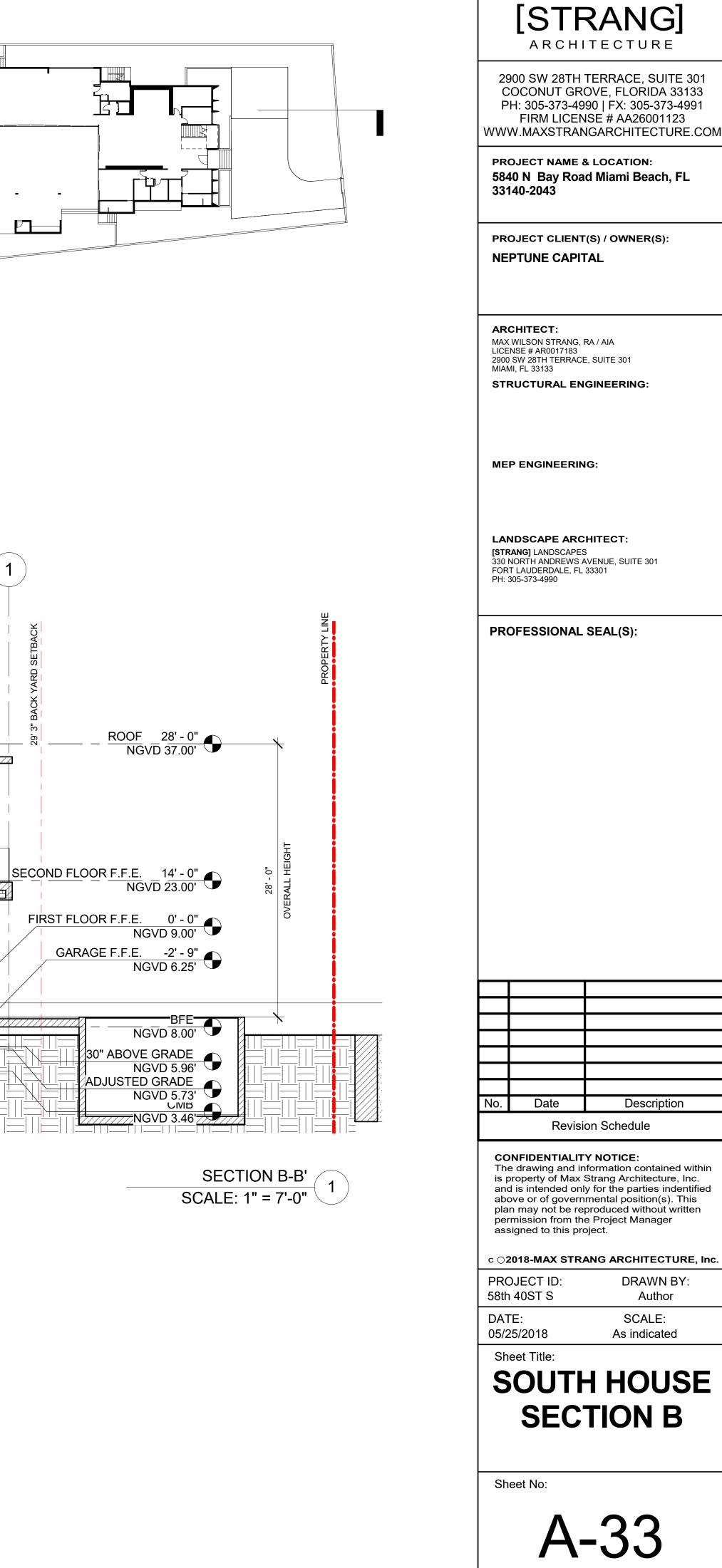
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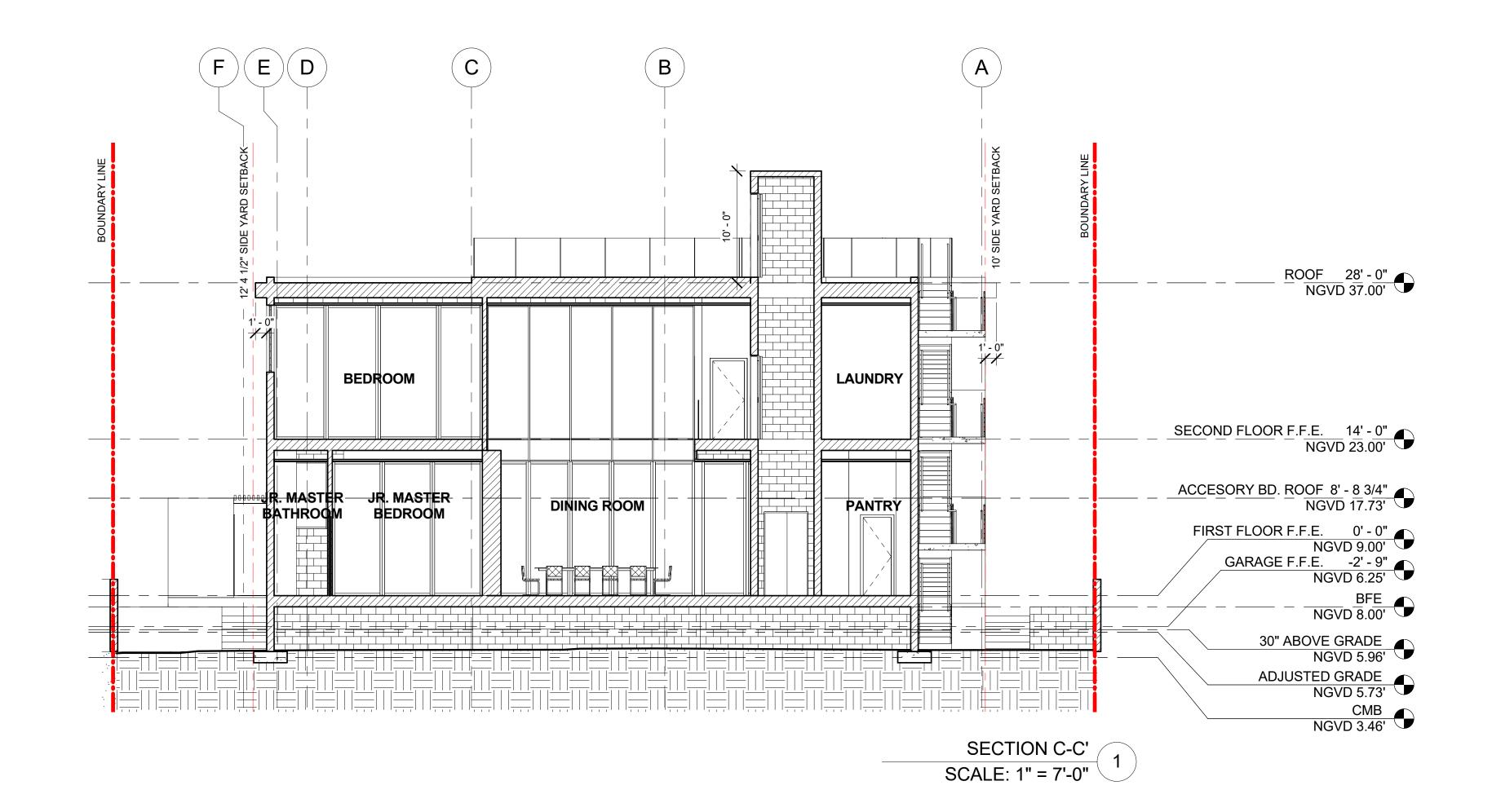


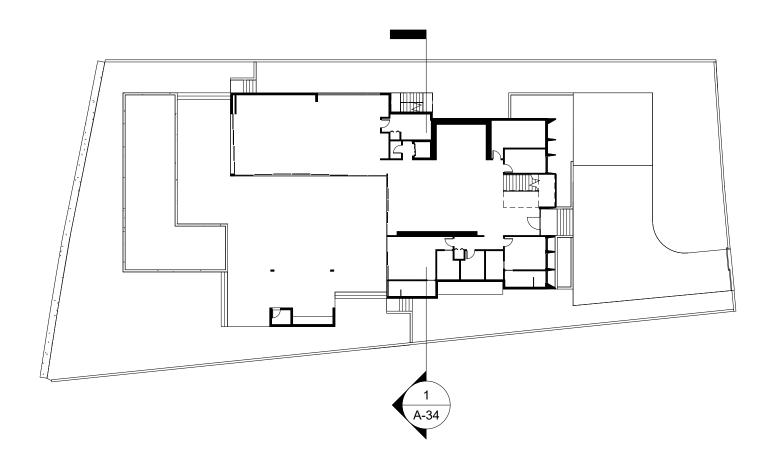














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PROJECT ID:

58th 40ST S

05/25/2018

Sheet Title:

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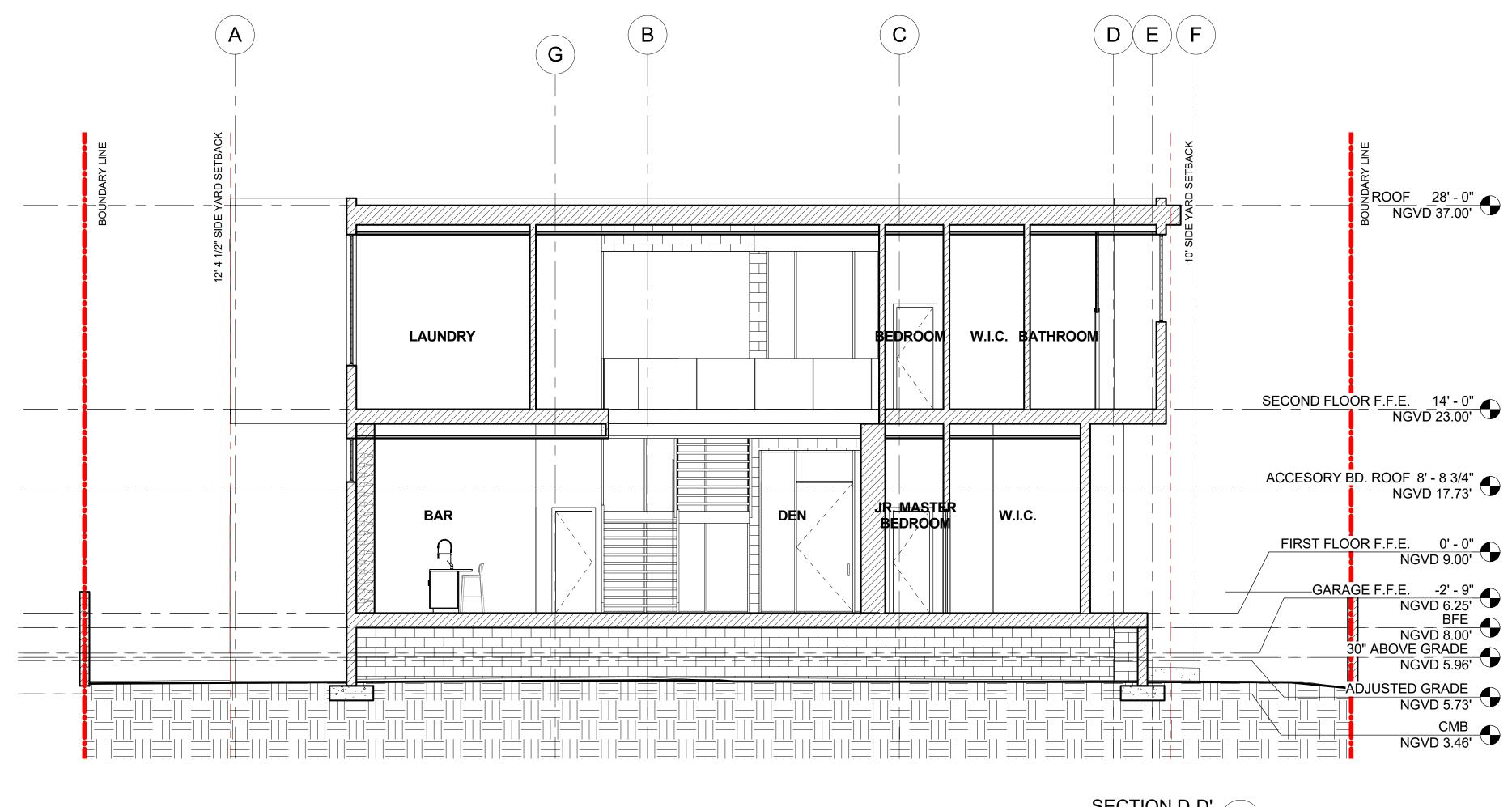
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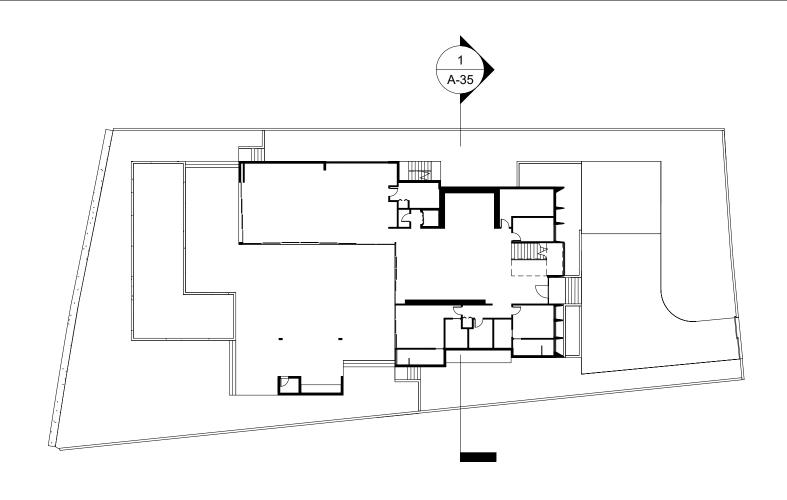
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SOUTH HOUSE

SECTION C







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



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MEP ENGINEERING:

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assigned to this project.

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Sheet Title:

DATE: 05/25/2018 Description

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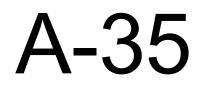
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SOUTH HOUSE

SECTION D

No.







ENTRY DRIVE PERSPECTIVE N.T.S.

> STREET PERSPECTIVE 2 N.T.S.

[ST	RANG]
ARCH	HITECTURE

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MEP ENGINEERING:

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Sheet No:

PROJECT ID: 58th 40ST S

DATE:

05/25/2018

Sheet Title:

Date

No.

Description

DRAWN BY: Author

SCALE:

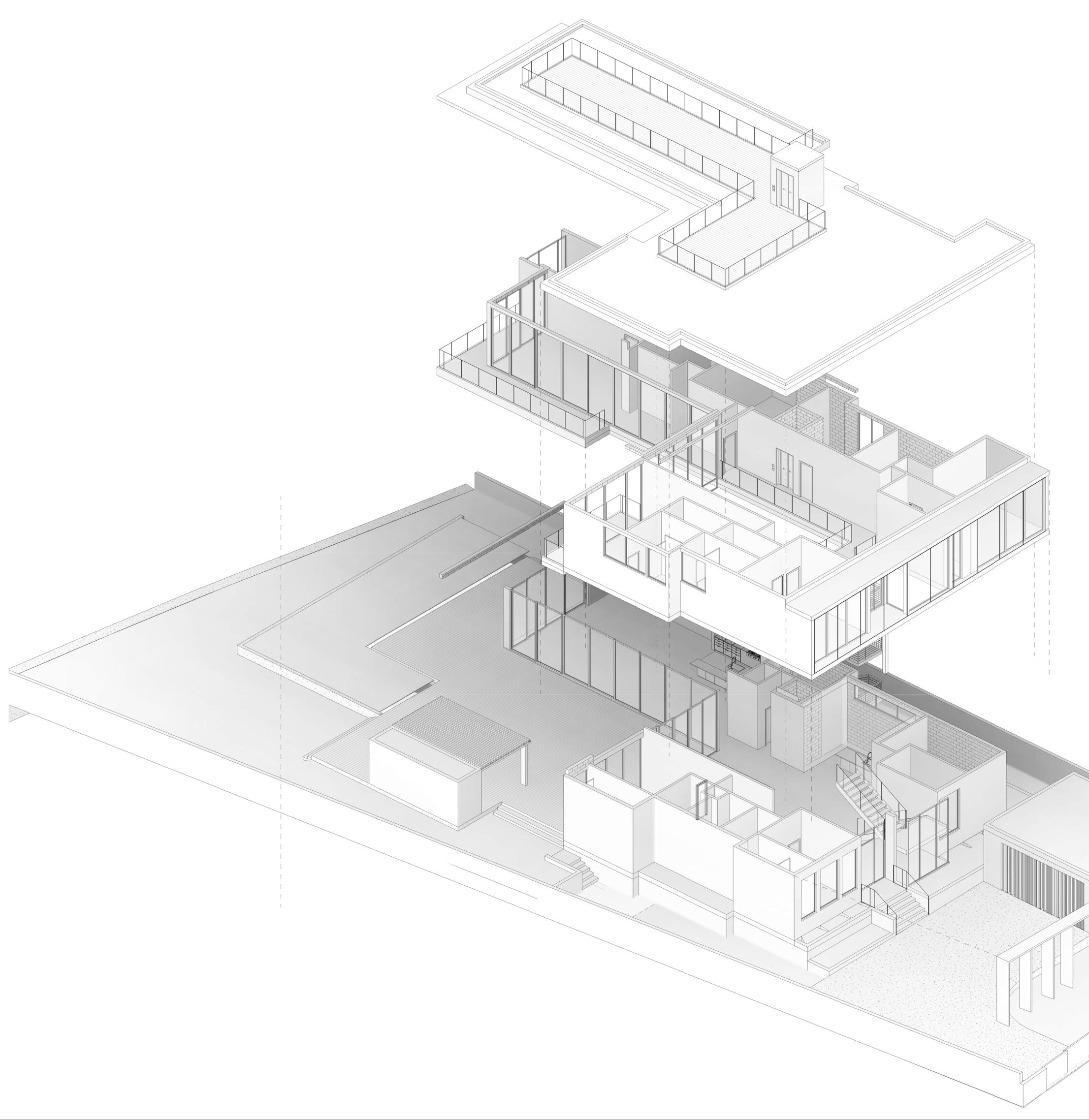
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SOUTH HOUSE

PERSPECTIVES



[S1	R A	NG]
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Sheet No:

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