

# NEPTUNE NORTH RESIDENCE

5840 N Bay Road Miami Beach, FL  
33140-2043

FOLIO NO. 02-3215-003-0240



## FINAL SUBMITTAL

[STRANG]

STRANG DESIGN LLC  
FIRM LICENSE NO. AA26001123  
2900 SW 28TH TERRACE, SUITE 301  
COCONUT GROVE, FLORIDA 33133  
PH: 305-373-4990      FX: 305-373-4991  
WWW.STRANG.DESIGN

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WWW.MAXSTRANGARCHITECTURE.COM

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

## STRUCTURAL ENGINEERING

### MEP ENGINEERING:

**LANDSCAPE ARCHITECT:**  
CHRISTOPHER CAWLEY LANDSCAPE  
ARCHITECTURE LLC.  
780 NE 69TH STREET, SUITE 1106  
MIAMI FL, 33138  
PH: 786-534-5327

**PROFESSIONAL SEAL(S):**

REVISIONS	DATE	REMARKS
-----------	------	---------

DATE: 09-05-2018

SCALE:

1" = 20'

DRAWN BY

MC

M.G.

DRAWING 1

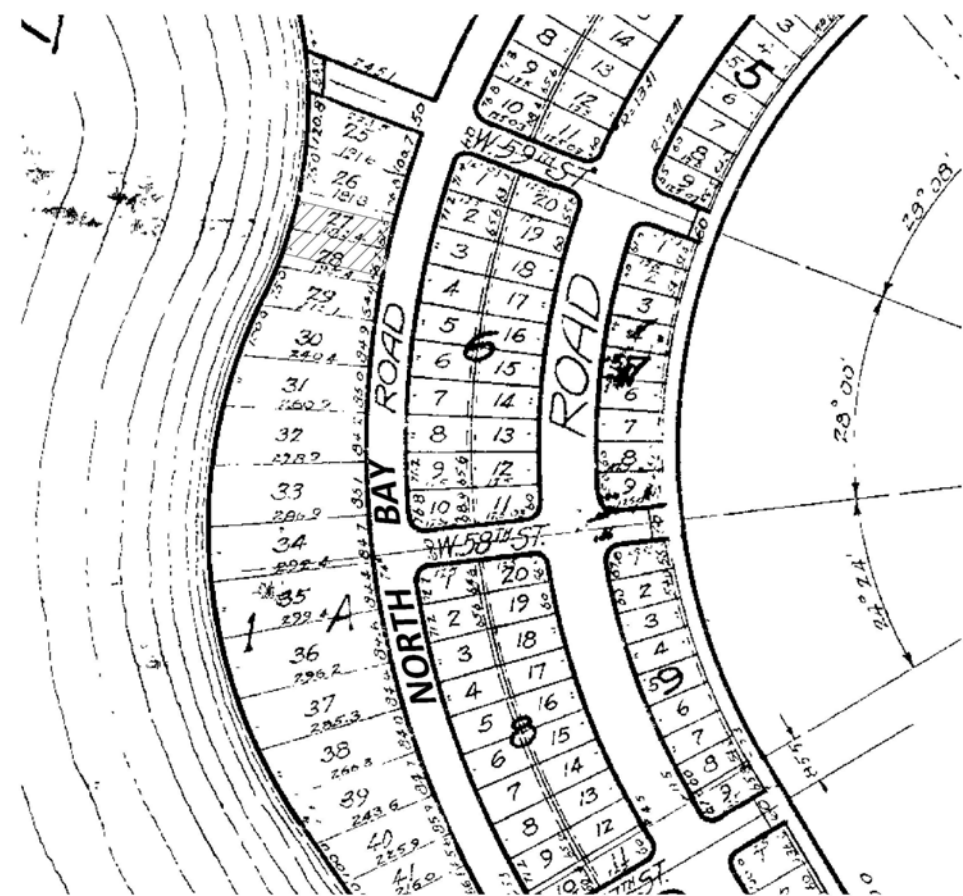
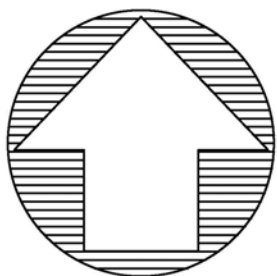
18-0388

1 OF 1

# A-1

### GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.



LOCATION SKETCH  
NOT TO SCALE

**LEGAL DESCRIPTION:**

*A portion of Lots 27 and 28, in Block 1-A, LA GORCE-GULF SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 14, Page 43, of the Public Records of Miami-Dade County, Florida, described as follows:*

The North 96.87 feet of the following described parcel of land:  
 Lot 28 and the South 2/3 of Lot 27, in Block 1-A, LA GORCE-GULF SUBDIVISION, according to the  
 Plat thereof, as recorded in Plat Book 14, Page 43, of the Public Records of Miami-Dade County,  
 Florida.

**SURVEY FOR: NBR 5840 LP**  
**5840 N. BAY ROAD**  
**MIAMI BEACH, FL 33140**

*I HEREBY CERTIFY: That the BOUNDARY SURVEY of the above captioned property was completed under my supervision and/or direction, to the best of my knowledge and belief. This survey meets or exceeds the Standards of Practice set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code. Pursuant to Section 472.027, Florida Statutes.*

**DELTA MAPPING AND SURVEYING, INC.**

**DELTA MAPPING AND SURVEYING, INC.**  
**13301 SW 132 AVENUE, SUITE 117**  
**MIAMI, FLORIDA 33186**

WALDO F. PAEZ DATE SIGNED: \_\_\_\_\_  
PROFESSIONAL SURVEYOR AND MAPPER, NO. 3284  
STATE OF FLORIDA

**CERTIFICATE OF AUTHORIZATION**  
**L.B. NO. 7950**  
**STATE OF FLORIDA**

**786-429-1024**  
**FAX: 786-592-1152**

1) FLOOD ZONE: AE BASE: +8' PANEL NO. 12086C0309L  
COMMUNITY NO. 1206551 DATE OF MAP: 9-11-09

2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORD OF THIS COUNTY

3) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY

4) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED

5) LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT

6) OWNERSHIP IS SUBJECT TO OPINION OF TITLE

7) TYPE OF SURVEY: BOUNDARY SURVEY

8) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT

9) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID AND FOR REFERENCE ONLY. THIS MAP AND REPORT MUST BE KEPT TOGETHER WITH THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR, AND MAPPER.

10/THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES

11/NEITHERGROUND RIGHTS NOR DEEDS HEREON CONTACT THE APPROPRIATE AUTHORITY, NOR TO ANY OTHER WORK OR INSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.

12/IF THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES, MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE

13/ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (51-7 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 750 FEET. THE ACCURACY OBTAINED BY MEASUREMENT CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT

14)IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

15)NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.

**16)CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.**

**17) 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**

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER  
PROCEDURE AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988  
+0.0 DENOTES EXISTING ELEVATION

BENCHMARK: CMB 58-03 R LOCATOR INDEX: INT ALTON ROAD AND W 58TH ST NAIL &  
WASHER ON SOUTH BULLNOSE  
ELEVATION: +4.04' (N.A.V.D.)

**BENCHMARK ELEVATION REFERS TO THE NORTH AMERICAN VERTICAL DATUM OF 1988**

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 09 DEGREES 17 MINUTES 15  
EAST FOR THE CHORD OF THE CENTERLINE OF NORTH BAY ROAD

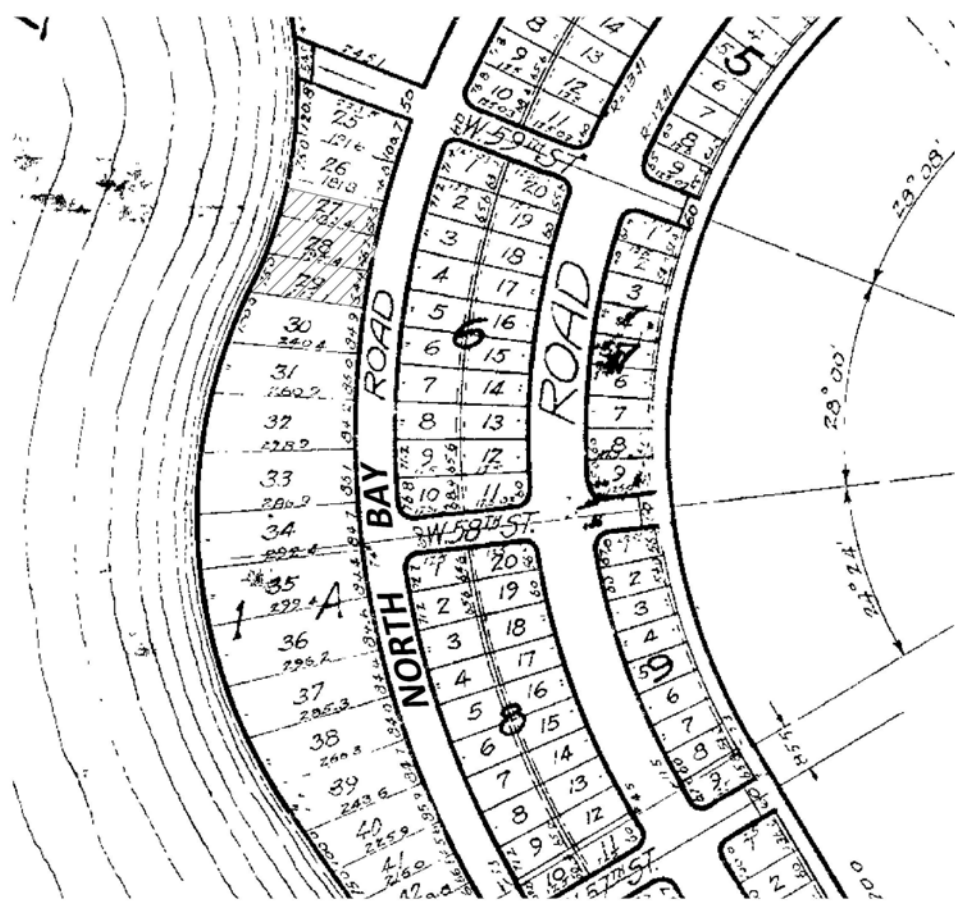
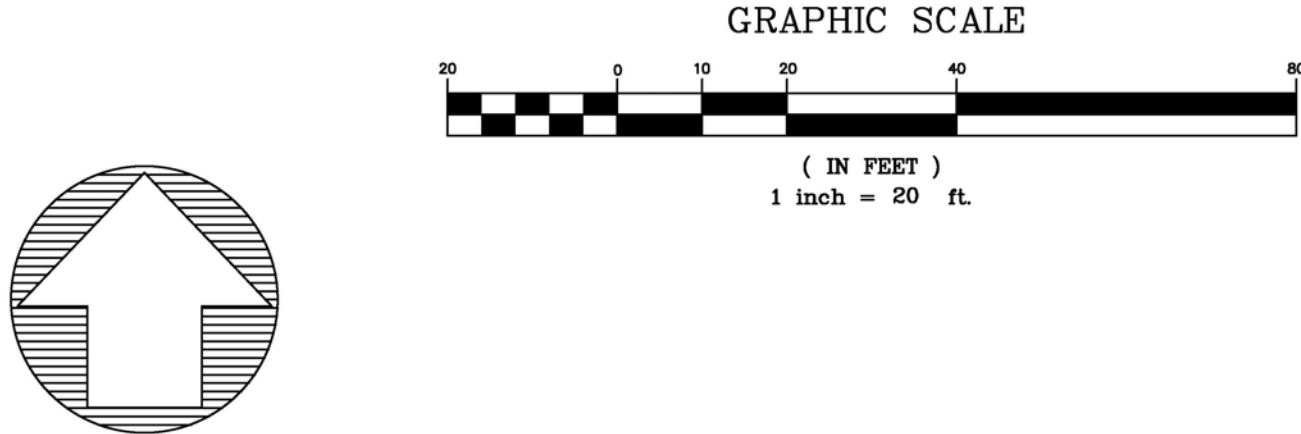
FIELD SURVEY DATE: 8-28-18 SCALE: 1' = 20' DRAWN BY: M.G.  
DRAWING DATE: 8-30-18 FB: SKETCH DRAWING NO.: 18-0388A

[illegible]

# SEAL



BOUNDARY SURVEY



LOCATION SKETCH  
NOT TO SCALE

LEGAL DESCRIPTION: Lots 28 and 29 and the South 2/3 of Lot 27, in Block 1-A, LA GORCE-GULF SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 14, Page 43, of the Public Records of Miami-Dade County, Florida.

FOLIO NO. 02-3215-003-0240

SURVEY FOR: NBR 5840 LP  
5840 N. BAY ROAD  
MIAMI BEACH, FL 33140

I HEREBY CERTIFY: That the BOUNDARY SURVEY of the above captioned property was completed under my supervision and/or direction, to the best of my knowledge and belief. This survey meets or exceeds the Standards of Practice set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code. Pursuant to Section 472.027, Florida Statutes.

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CERTIFICATE OF AUTHORIZATION  
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STATE OF FLORIDA

786-429-1024  
FAX: 786-592-1152

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- 10) THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES
- 11) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 12) THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE
- 13) ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT
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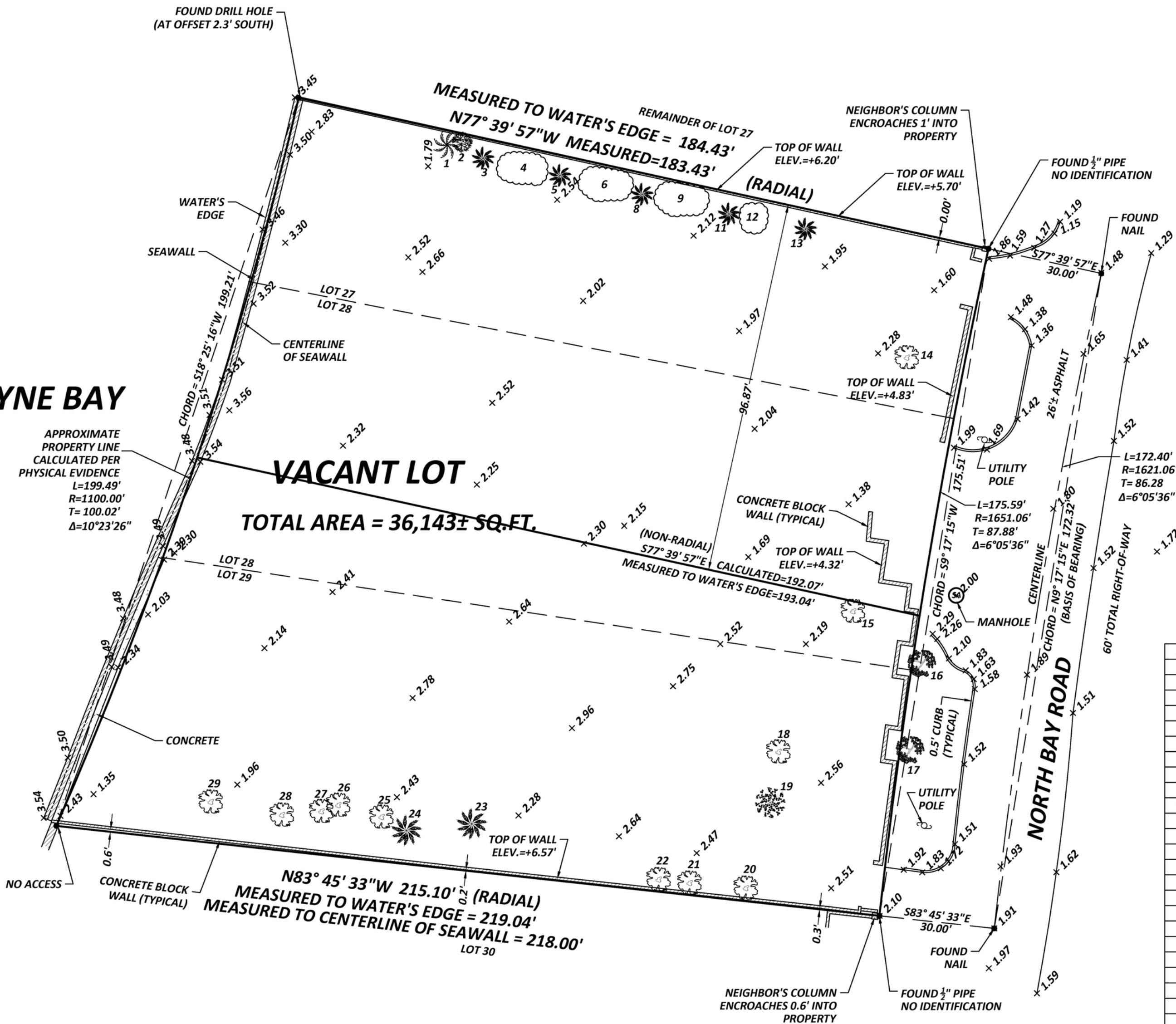
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BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 09 DEGREES 17 MINUTES 15 EAST FOR THE CHORD OF THE CENTERLINE OF NORTH BAY ROAD

FIELD SURVEY DATE: 8-28-18 SCALE: 1" = 20' DRAWN BY: M.G.  
DRAWING DATE: 8-30-18 FB: SKETCH DRAWING NO.: 18-0364

BISCAYNE BAY



#	TREE NAME	DIAMETER (IN)	HEIGHT (± FT)	SPREAD (± FT)
1	WASHINGTONIA PALM	8	20	7
2	UMBRELLA	10	25	8
3	ROYAL PALM	10	30	15
4	CLUSTER OF 6 WASHINGTONIA PALMS	8	20	7
5	ROYAL PALM	10	30	15
6	CLUSTER OF 9 WASHINGTONIA PALMS	6	20	7
7				
8	ROYAL PALM	10	30	15
9	CLUSTER OF 13 WASHINGTONIA PALMS	8	20	7
10				
11	ROYAL PALM	18	35	10
12	CLUSTER OF 6 WASHINGTONIA PALMS	8	20	7
13	ROYAL PALM	10	30	15
14	PONGAM	40	35	46
15	PONGAM	40	35	48
16	CUBAN PALM	14	8	10
17	CUBAN PALM	14	8	10
18	EUPHORBIA	16	30	10
19	AVOCADO TREE	17	35	14
20	PONGAM	16	40	34
21	27 TREE	6	30	10
22	SAPADILLA	18	30	22
23	CHINA FAN PALM	12	30	15
24	CHINA FAN PALM	10	20	15
25	CHINA FAN PALM	8	25	15
26	CHINA FAN PALM	8	25	15
27	CHINA FAN PALM	8	25	15
28	UMBRELLA	61	35	24
29	CHINA FAN PALM	8	20	15

SEAL

BOUNDARY SURVEY

REVISIONS

Delta Mapping and Surveying, Inc.  
13301 SW 132ND AVENUE, SUITE 117 MIAMI FL 33186  
PHONE: (786) 429-1024 E-MAIL: DELTAMAPPING@GMAIL.COM



[STRANG]  
ARCHITECTURE

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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:  
CHRISTOPHER CAWLEY LANDSCAPE  
ARCHITECTURE LLC  
780 NE 69TH STREET, SUITE 1106  
MIAMI FL, 33138  
PH: 786-534-5327

PROFESSIONAL SEAL(S):

No. Date Description

Revision Schedule

CONFIDENTIALITY NOTICE:  
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PROJECT ID: 58th 40 N&S  
DRAWN BY: S.S.

DATE: 10/05/2018  
SCALE:

Sheet Title:

NORTH &  
SOUTH HOUSE  
SURVEY

Sheet No:

A-2





[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

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5840 N Bay Road Miami  
Beach, FL 33140-2043

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NEPTUNE CAPITOL

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

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PROFESSIONAL SEAL(S):


No.	Date	Description
Revision Schedule		

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

DATE: 10/05/2018  
SCALE: 1" = 200'-0"

Sheet Title:  
**CONTEXT  
PHOTOGRAPHS**

Sheet No:

A-3





D



E



CONTEXT PHOTO KEY  
NOTE: IMAGES TAKEN APRIL 14, 2018 BY STRANG DESIGN

[STRANG]  
ARCHITECTURE

2900 SW 28TH TERRACE, SUITE 301  
COCONUT GROVE, FLORIDA 33133  
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PROFESSIONAL SEAL(S):


No.	Date	Description
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Revision Schedule

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

DATE: 10/05/2018  
SCALE: 1" = 300'-0"

Sheet Title:  
CONTEXT  
PHOTOGRAPHS

Sheet No:

A-4





**[STRANG]**  
ARCHITECTURE

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## STRUCTURAL ENGINEERING

**MEP ENGINEERING:**

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

DATE: 10/05/2018 SCALE:

Sheet Title:

# AERIAL CONTEXT PHOTOGRAPH

Sheet No:

# A-5



[STRANG]  
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**STRUCTURAL ENGINEERING:**

**STRUCTURAL ENGINEERING:**

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

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PROJECT ID: 58th 40 N&S

DRAWN BY: S.S

DATE: 10/05/2018

Sheet Title:

## ZONING DATA

Sheet No:

A-6

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: 3.32 FT NGVD
7	ADJUSTED GRADE (FLOOD + GRADE/2):	5.66 FT	FREE BOARD: 1 FT
8	LOT AREA:	18,072 SQ FT	
9	LOT WIDTH:	97'	LOT DEPTH: 183'-9"
10	MAX LOT COVERAGE SF AND %:	4,518 SQ FT (25%)	PROPOSED LOT COVERAGE SF AND %: 4,368 SQ FT (24%)
11	FRONT YARD OPEN SPACE SF AND %:	1,683 SQ FT (87%)	REAR YARD OPEN SPACE SF AND %: 1,261 SQ FT (64%)
12	MAX UNIT SIZE SF:	7,228.8 SQ FT (40%)	PROPOSED UNIT SIZE SF AND %: 7,193 SQ FT (39.8%)
13	PROPOSED FIRST FLOOR UNIT SIZE:	3,920 SQ FT (21.6%)	PROPOSED SECOND FLOOR UNIT SIZE: 3,273 SQ FT (18.1%)
14	PROPOSED ROOF FLOOR UNIT SIZE:	60 SQ FT (0.3%)	
15	PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):		936 SQ FT (25%)

ITEM #		REQUIRED	PROPOSED
16	HEIGHT:	28' FLAT ROOF	28'
17	SETBACKS:		
18	FRONT FIRST LEVEL:	20'	20'*
19	FRONT SECOND LEVEL:	30'	30'*
20	SIDE 1:	10**	12'-2"
21	SIDE 2:	10**	12'-2"
22	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.

1




No.	Date	Description
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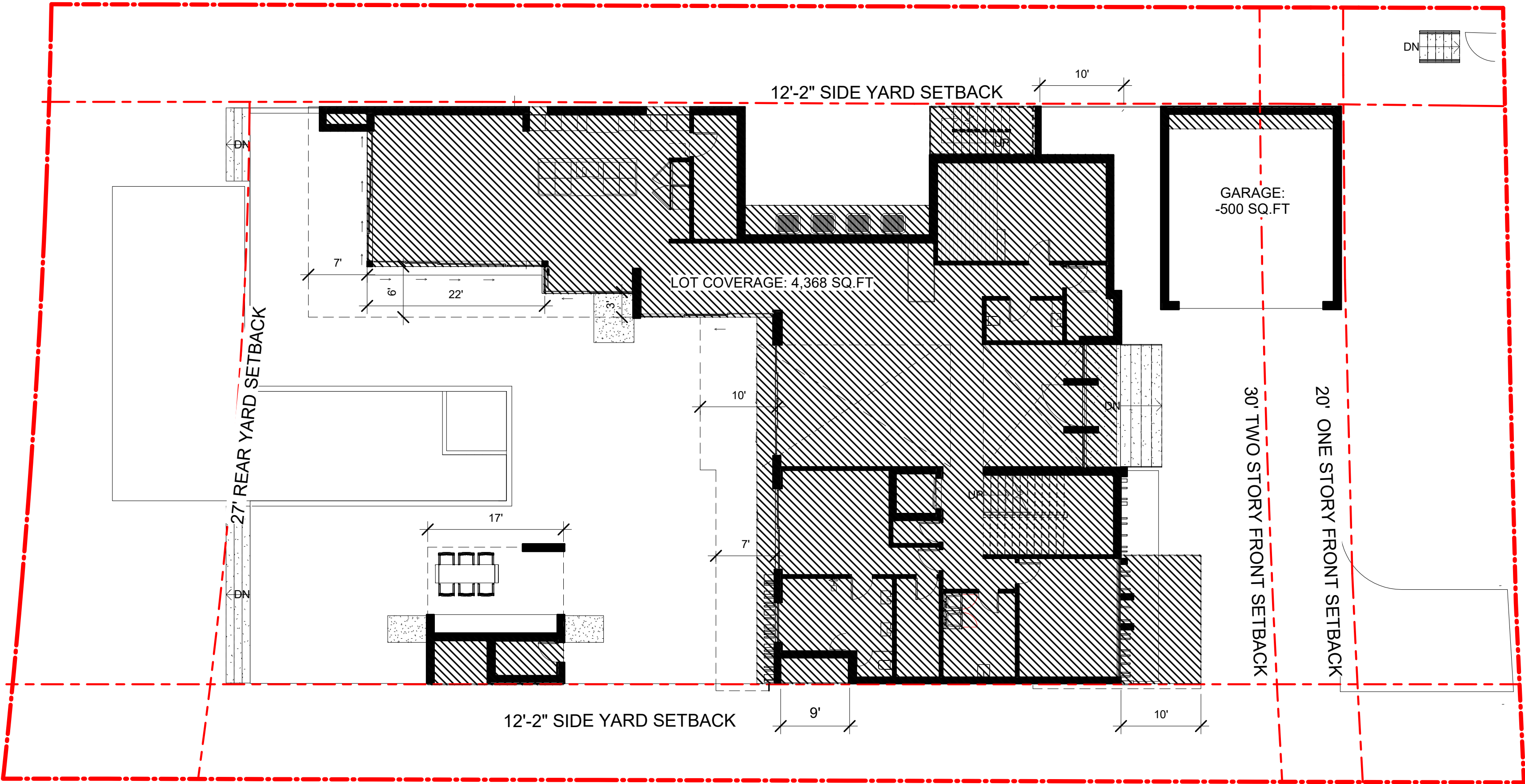
DATE: 10/05/2018  
SCALE: As indicated

Sheet Title:

ZONING LOT  
COVERAGE

Sheet No:

A-7

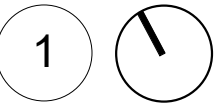


NORTH RESIDENCE

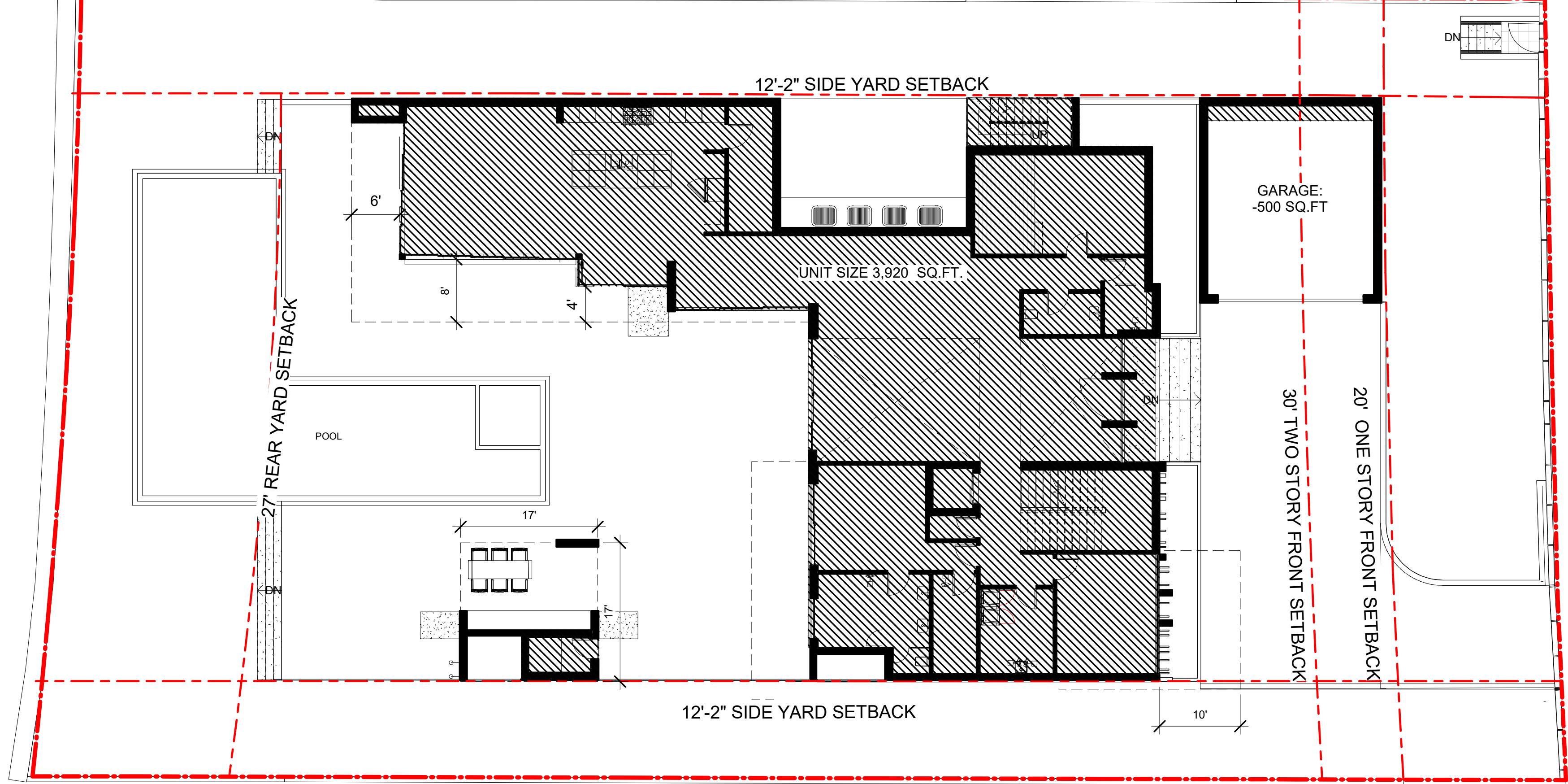
LEGEND

- WALL LINE
- PROJECTED
- BOUNDARY
- LOT COVERAGE

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







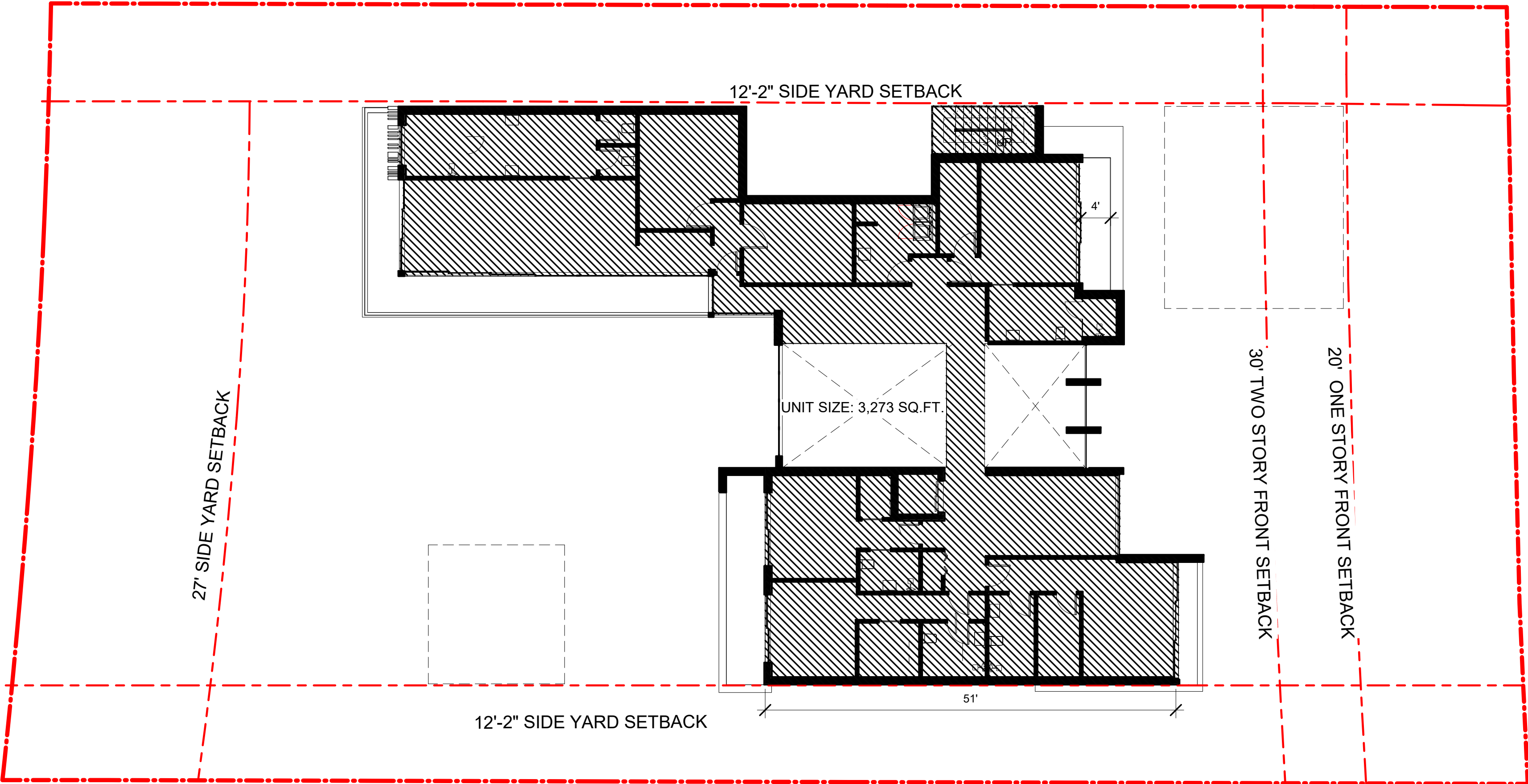
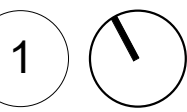
NORTH RESIDENCE

LEGEND

- WALL LINE
- PROJECTED
- BOUNDARY
- UNIT SIZE

FIRST FLOOR UNIT SIZE

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



NORTH RESIDENCE

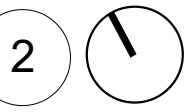
TERRACE: 714 SQ. FT.

LEGEND

- WALL LINE
- PROJECTED
- BOUNDARY
- UNIT SIZE

SECOND FLOOR UNIT SIZE

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



[STRANG]  
ARCHITECTURE

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PH: 305-373-4990 | FX: 305-373-4991  
FIRM LICENSE # AA26001123  
WWW.MAXSTRANGARCHITECTURE.COM

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5840 N Bay Road Miami  
Beach, FL 33140-2043

PROJECT CLIENT(S) / OWNER(S):  
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ARCHITECT:  
MAX WILSON STRANG, RA / AIA  
LICENSE # AR0017183  
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MIAMI, FL 33133

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:  
CHRISTOPHER CAWLEY LANDSCAPE  
ARCHITECTURE LLC  
780 NE 69TH STREET, SUITE 1106  
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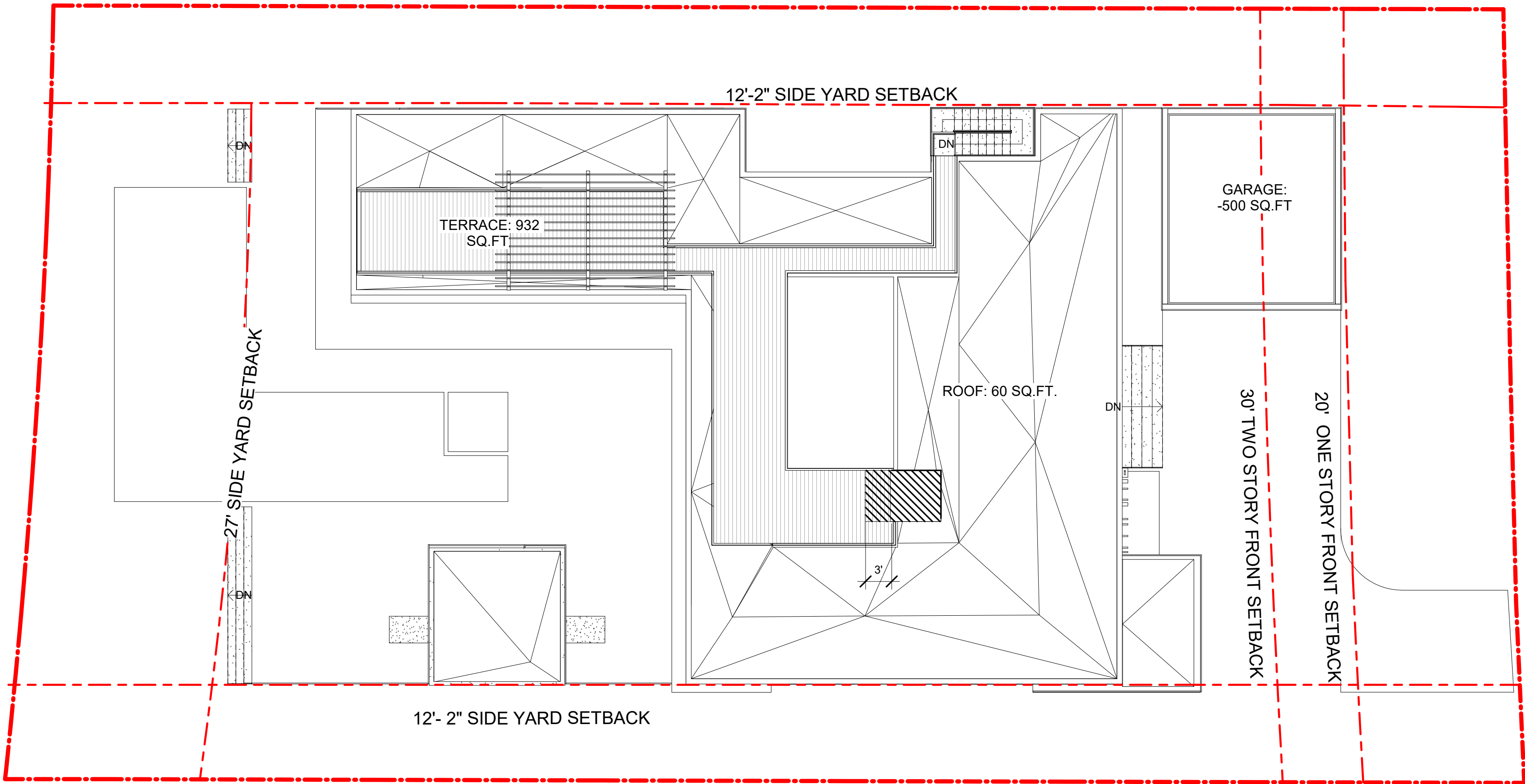
DATE: 10/05/2018  
SCALE: As indicated

Sheet Title:  
**ZONING FIRST  
& SECOND  
FLOOR**

Sheet No:

A-8



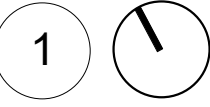


NORTH RESIDENCE

LEGEND

- WALL LINE
- PROJECTED
- BOUNDARY
- UNIT SIZE

ROOF FLOOR UNIT SIZE.  
SCALE: 3/32" = 1'-0"




No.	Date	Description
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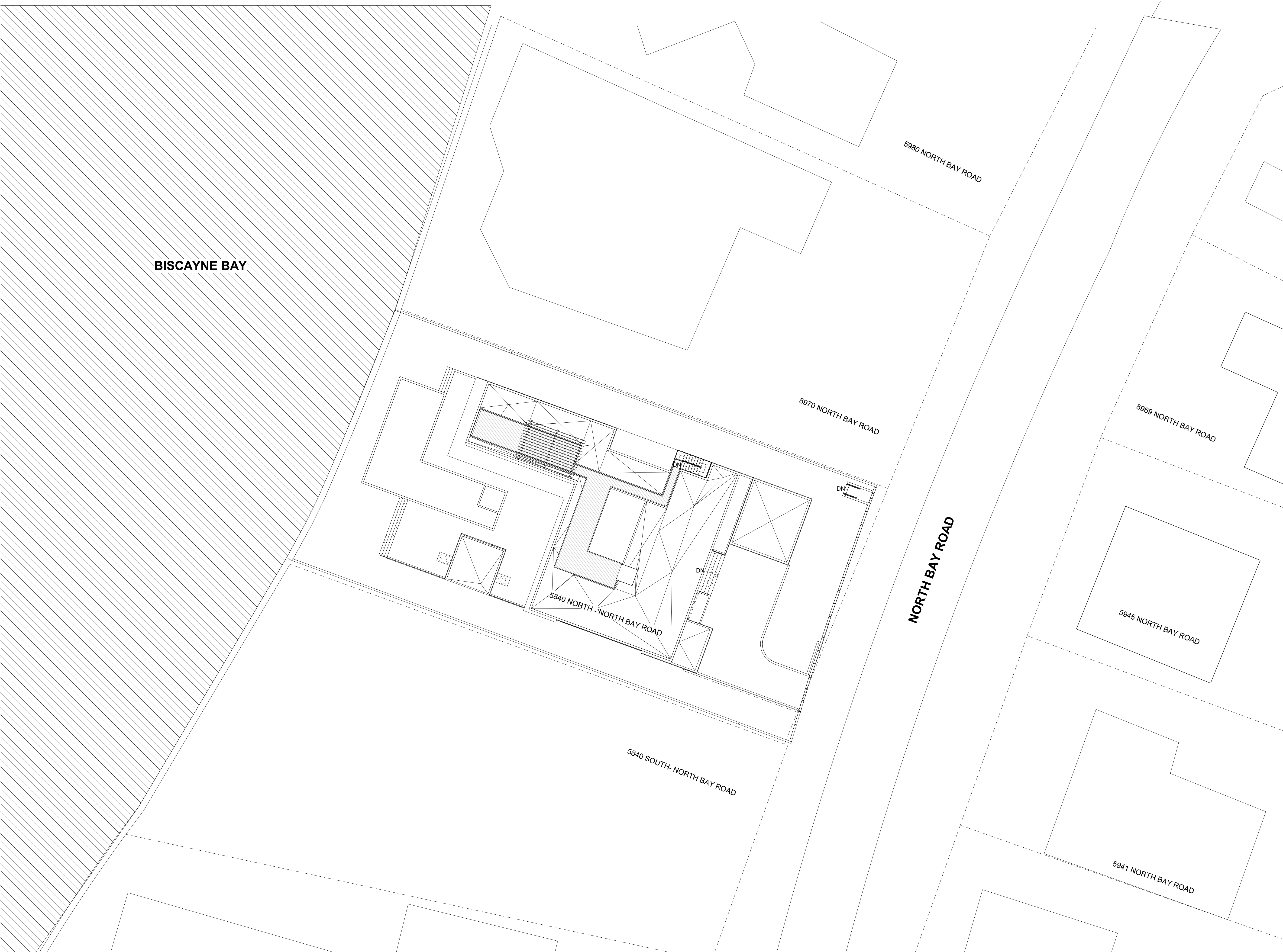
DATE: 10/05/2018  
SCALE: As indicated

Sheet Title:  
**ZONING ROOF**

Sheet No:

A-9





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

1

1

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PROJECT CLIENT(S) / OWNER(S):  
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ARCHITECT:  
MAX WILSON STRANG, RA / AIA  
LICENSE # AR0017183  
2900 SW 28TH TERRACE, SUITE 301  
MIAMI, FL 33133

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:  
CHRISTOPHER CAWLEY LANDSCAPE  
ARCHITECTURE LLC  
780 NE 69TH STREET, SUITE 1106  
MIAMI FL, 33138  
PH: 786-534-5327

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

Sheet Title:

LOCATION  
PLAN

Sheet No:

A-10




No.	Date	Description
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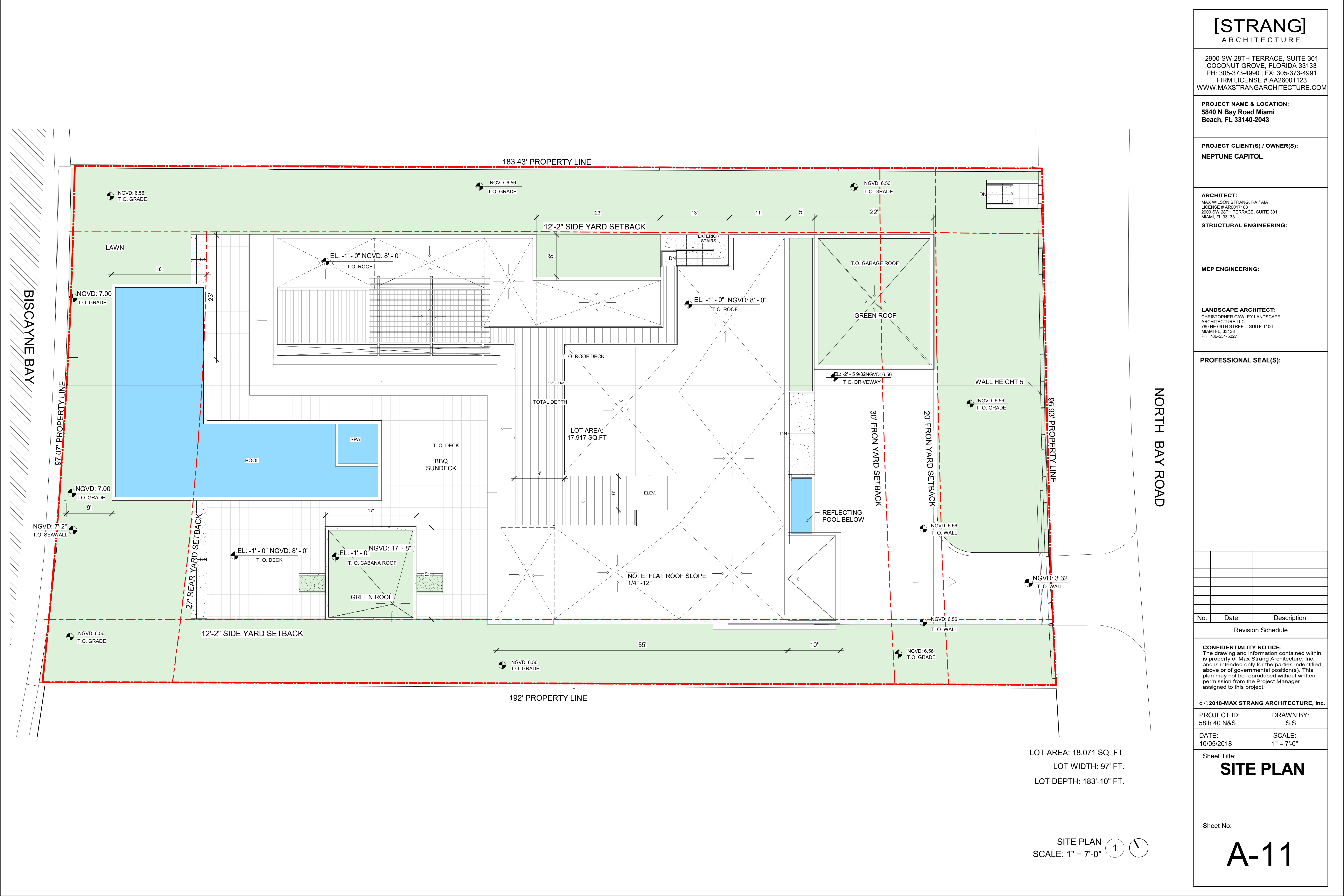
DATE: 10/05/2018  
SCALE: 1" = 7'-0"

Sheet Title:

SITE PLAN

Sheet No:

A-11



LOT AREA: 18,071 SQ. FT.  
LOT WIDTH: 97' FT.  
LOT DEPTH: 183'-10" FT.

SITE PLAN  
SCALE: 1" = 7'-0"



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

## STRUCTURAL ENGINEERING

## MEP ENGINEERING:

**LANDSCAPE ARCHITECT:**  
CHRISTOPHER CAWLEY LANDSCAPE  
ARCHITECTURE LLC.  
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DATE: 05/05/2018 SCALE: 1" = 7'-0"

Sheet Title:

## ADJACENT SITE PLANS

Sheet No:

# A-12



No.	Date	Description

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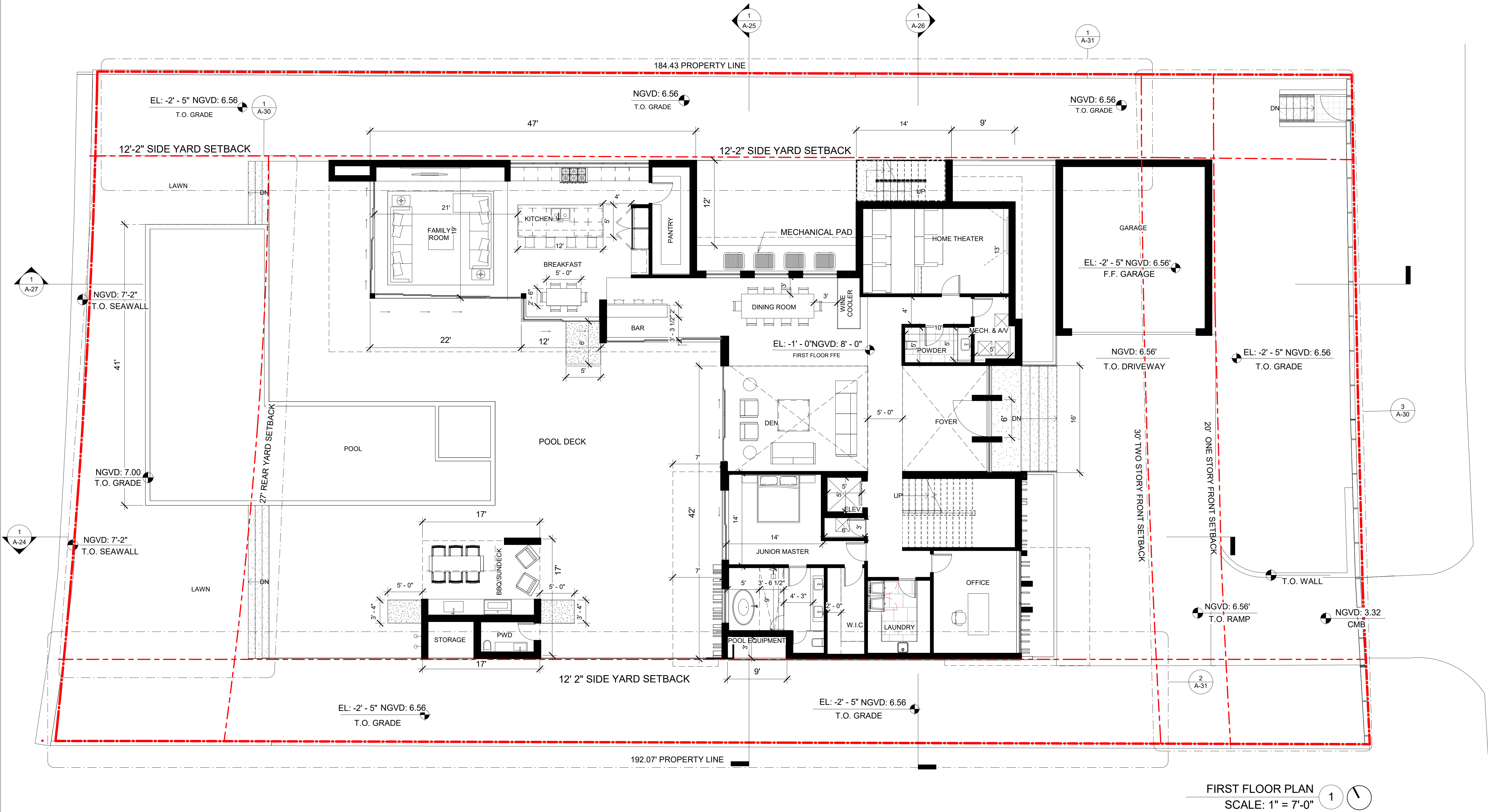
DATE: 10/05/2018  
SCALE: 1" = 7'-0"

Sheet Title:

FIRST FLOOR  
PLAN

Sheet No:

A-13



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




No.	Date	Description
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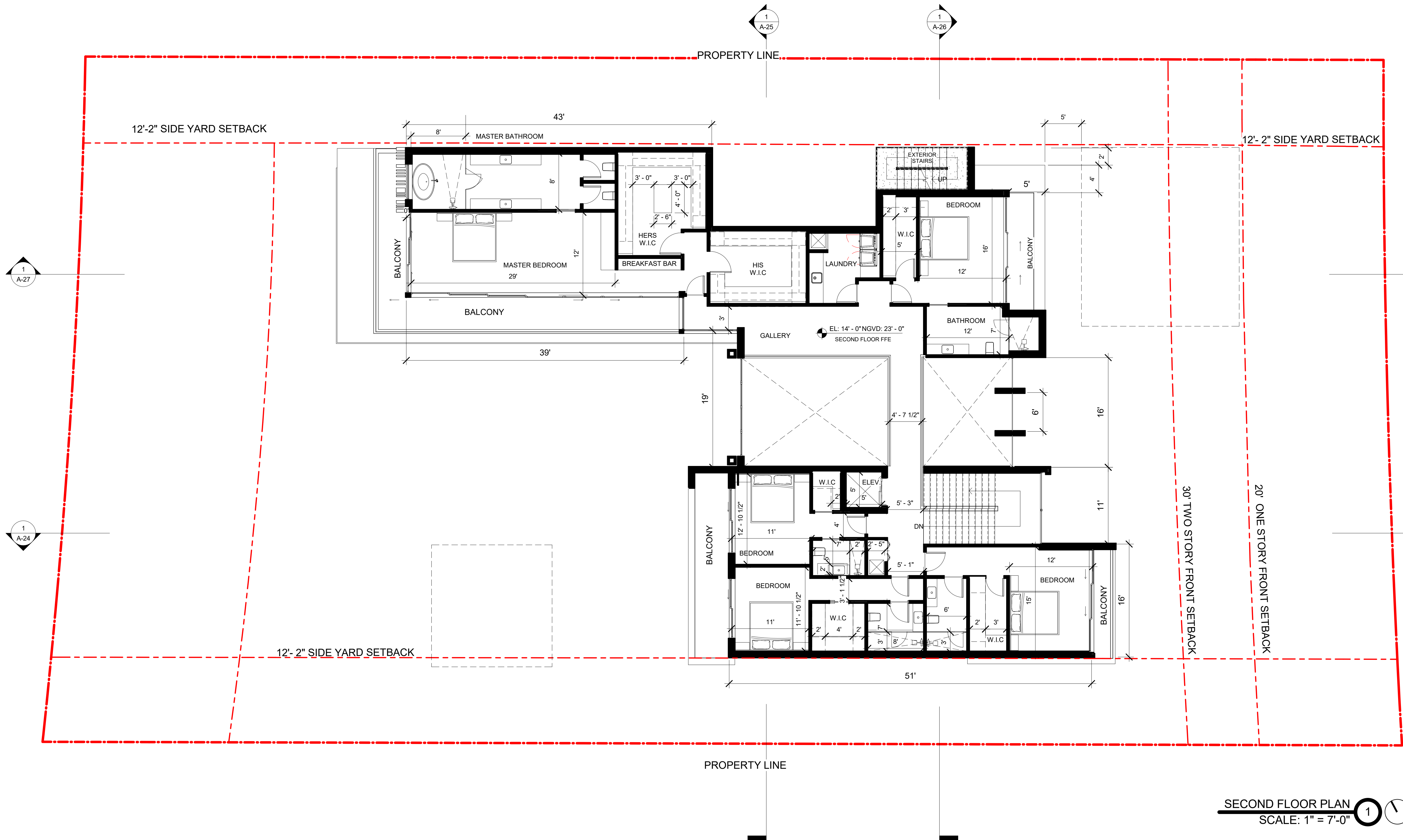
DATE: 10/05/2018 SCALE: 1" = 7'-0"

Sheet Title:

## SECOND FLOOR PLAN

Sheet No:

**A-14**






No.	Date	Description
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DATE:

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SCALE:

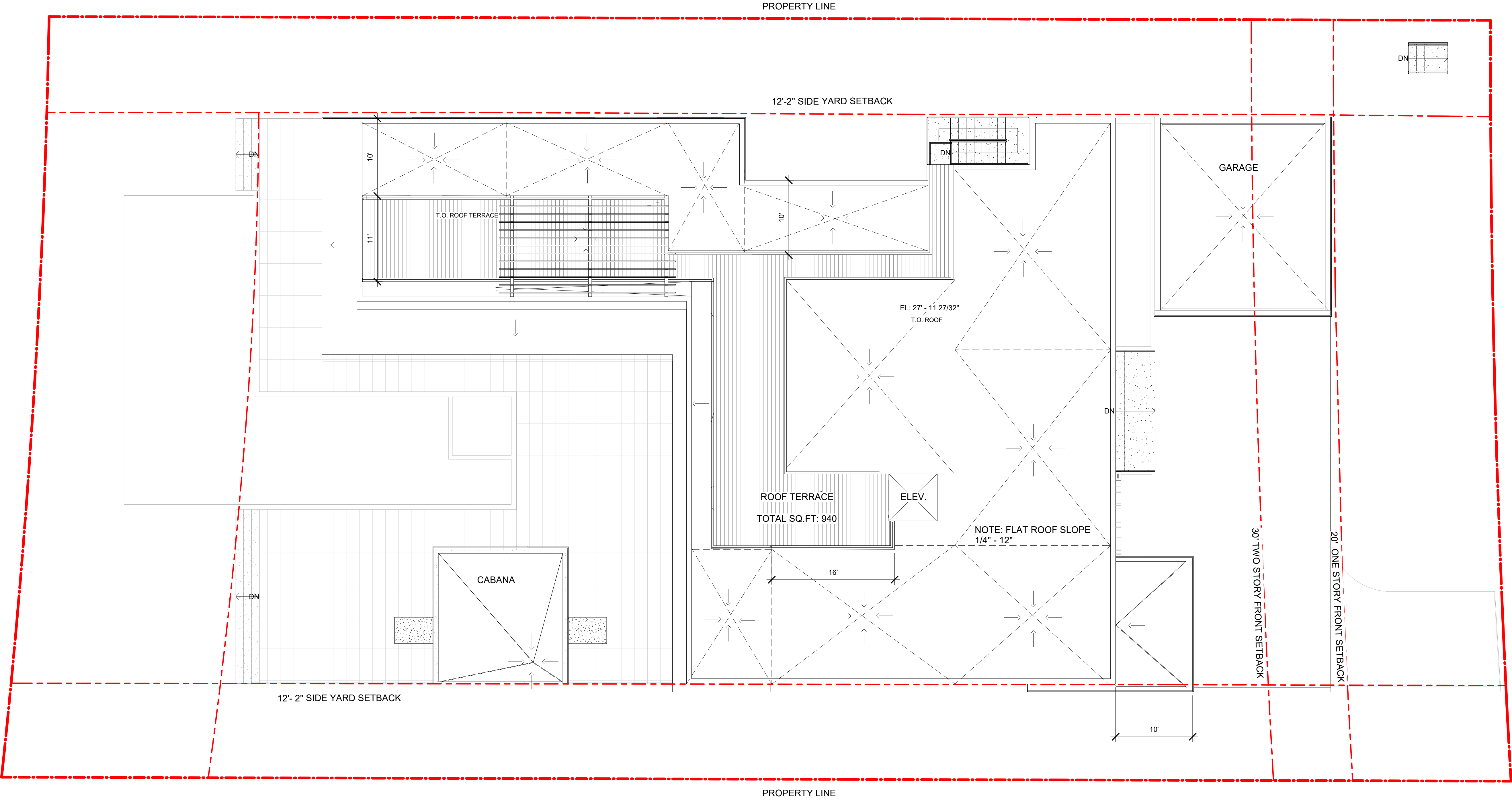
1" = 7'-0"

Sheet Title:

ROOF PLAN

Sheet No:

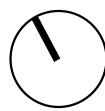
A-15



ROOF FLOOR PLAN

SCALE: 1" = 7'-0"

1






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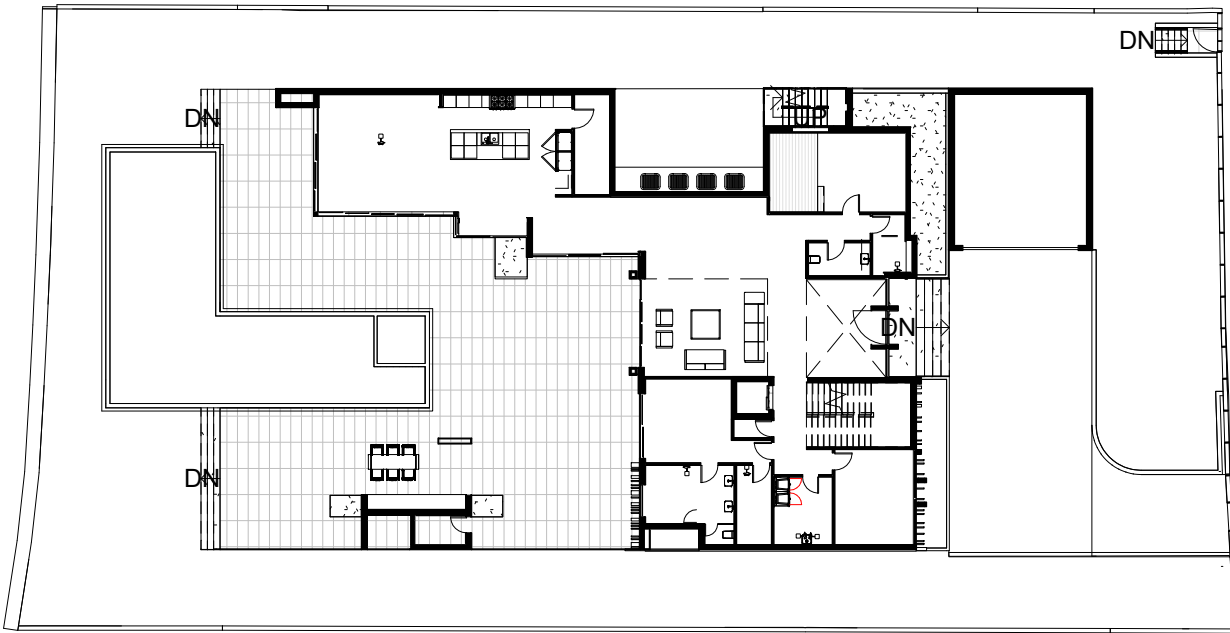
DATE: 10/05/2018  
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Sheet Title:

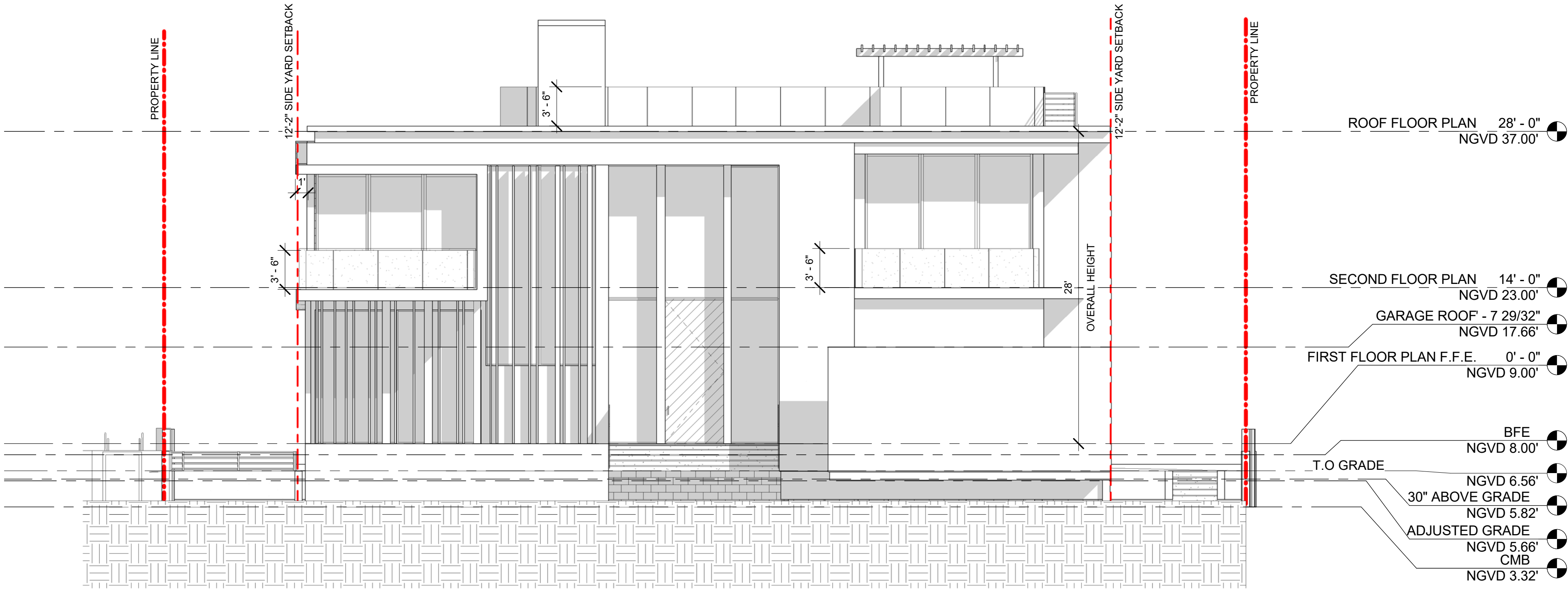
EAST  
ELEVATION

Sheet No:

A-16



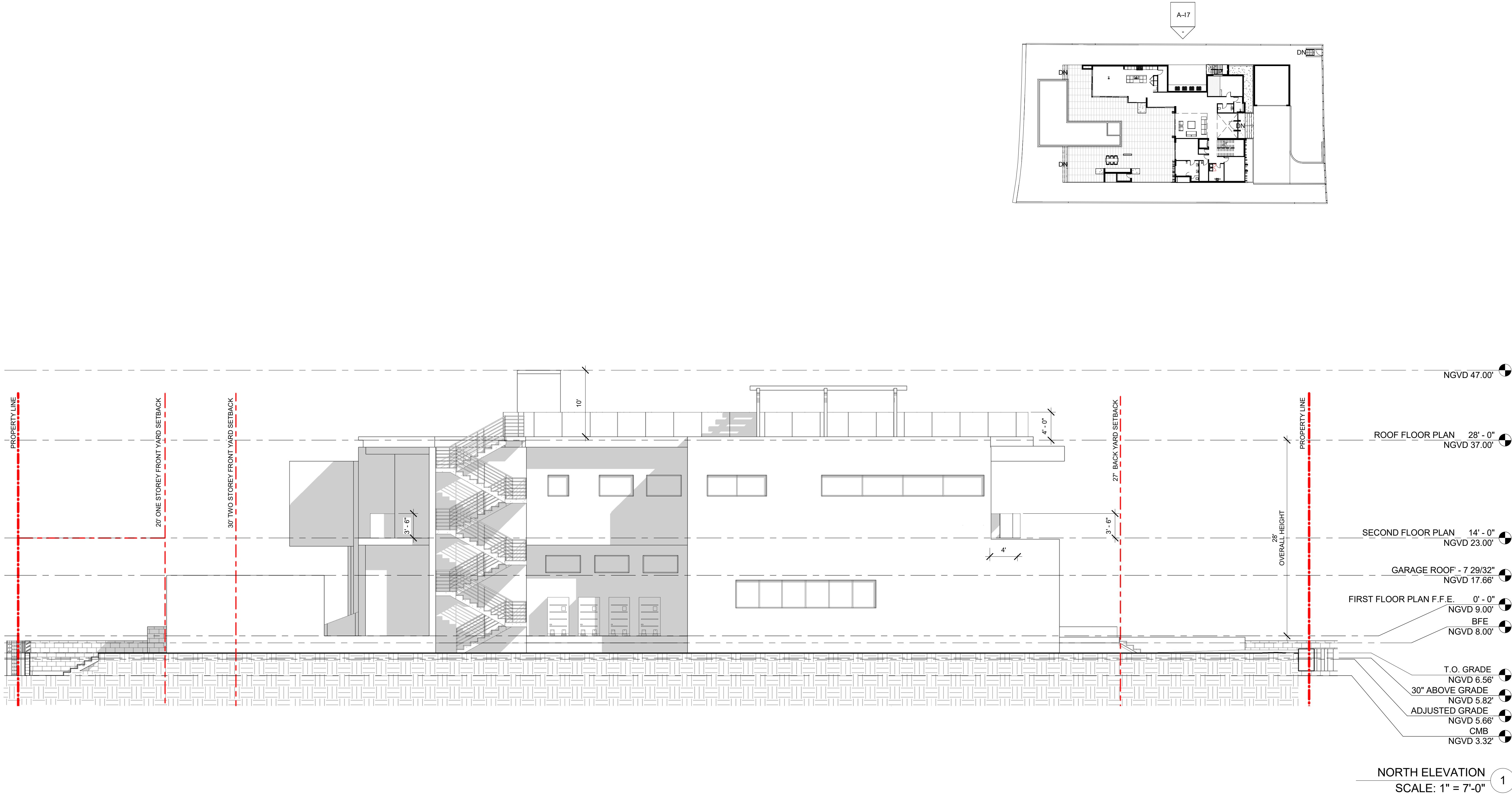
A-22



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

1





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

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:  
CHRISTOPHER CAWLEY LANDSCAPE  
ARCHITECTURE LLC  
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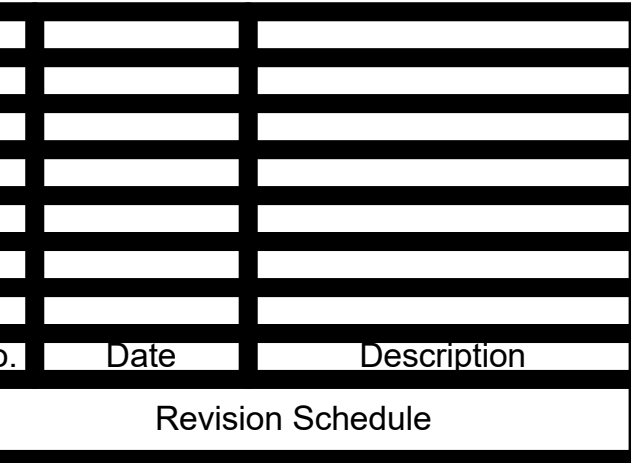
DATE: 10/05/2018  
SCALE: As indicated

Sheet Title:  
**NORTH  
ELEVATION**

Sheet No:

A-17





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DATE: 05/05/2018 SCALE: As indicated

Sheet Title:

**SOUTH  
ELEVATION**

Sheet No:

# A-18




No.	Date	Description
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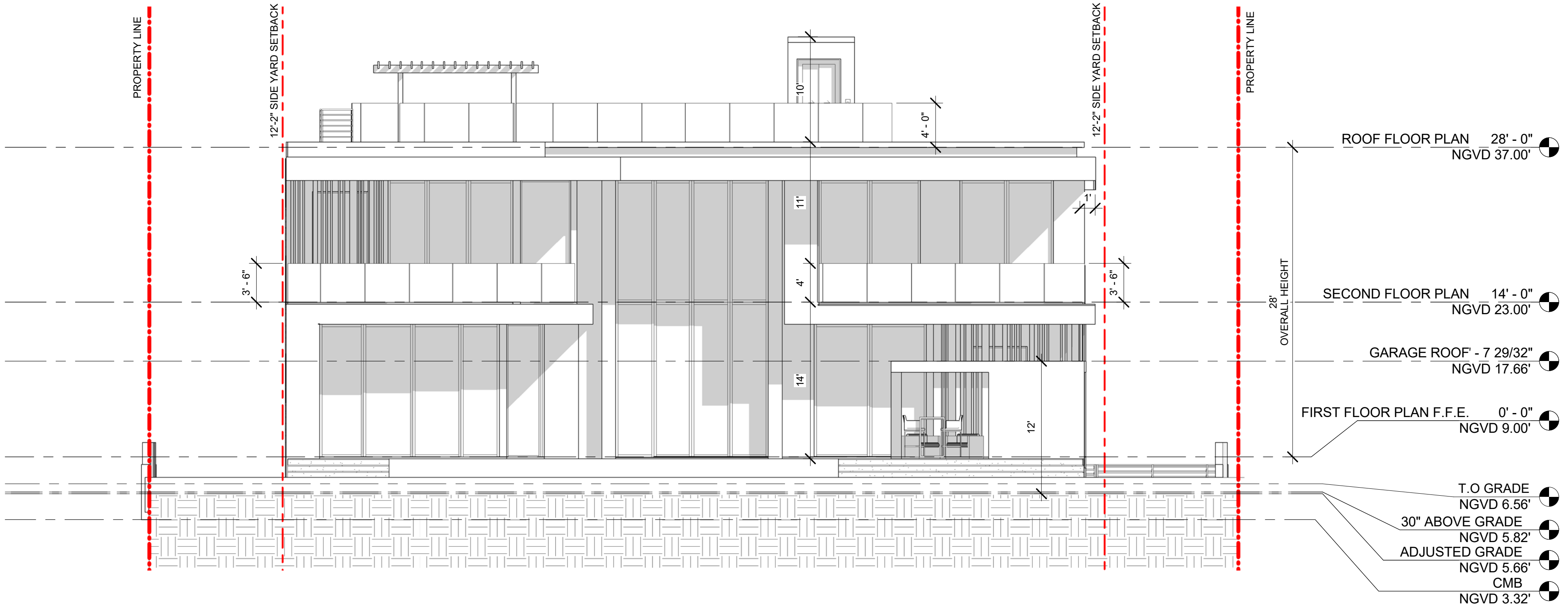
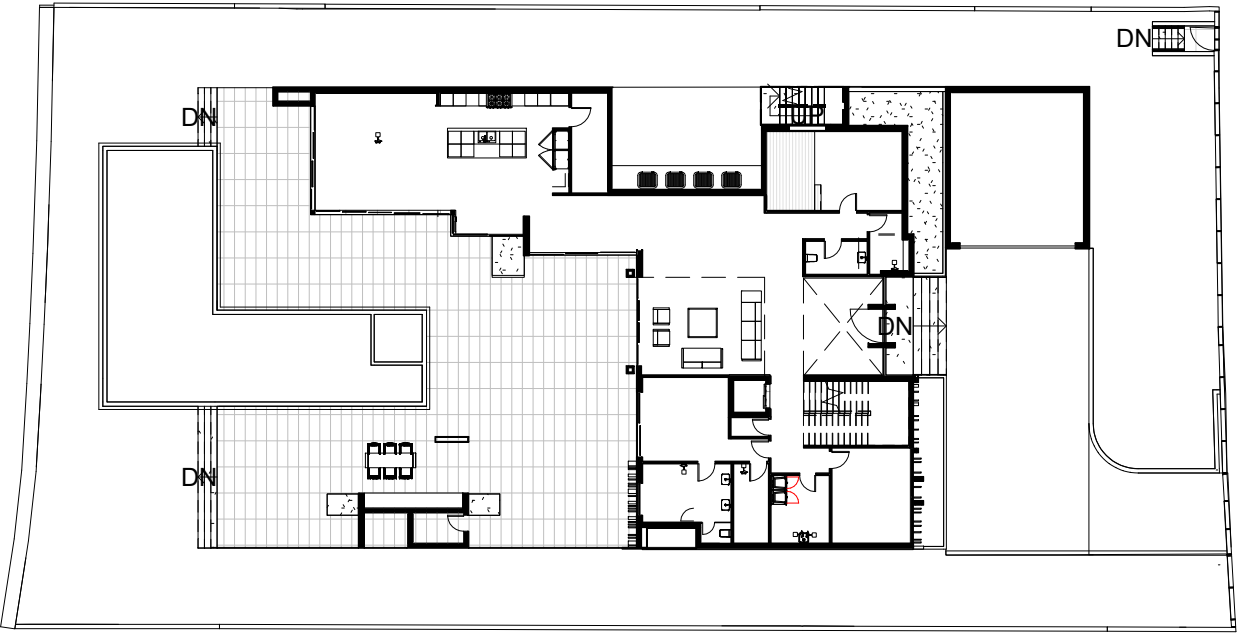
DATE: 10/05/2018  
SCALE: As indicated

Sheet Title:  
**WEST  
ELEVATION**

Sheet No:

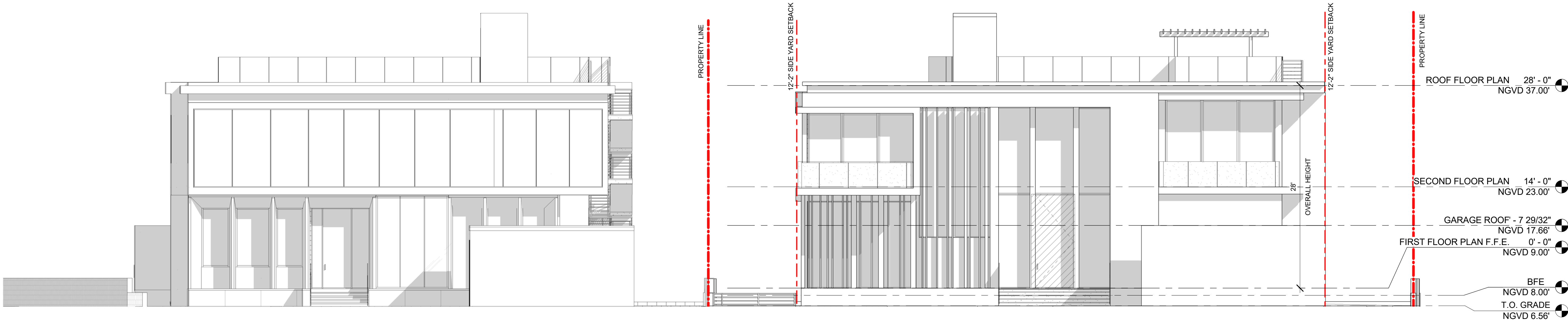
A-19

A-21 1



WEST ELEVATION CD 1  
SCALE: 1" = 7'-0"





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

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

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:  
CHRISTOPHER CAWLEY LANDSCAPE  
ARCHITECTURE LLC  
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SCALE: 1" = 7'-0"

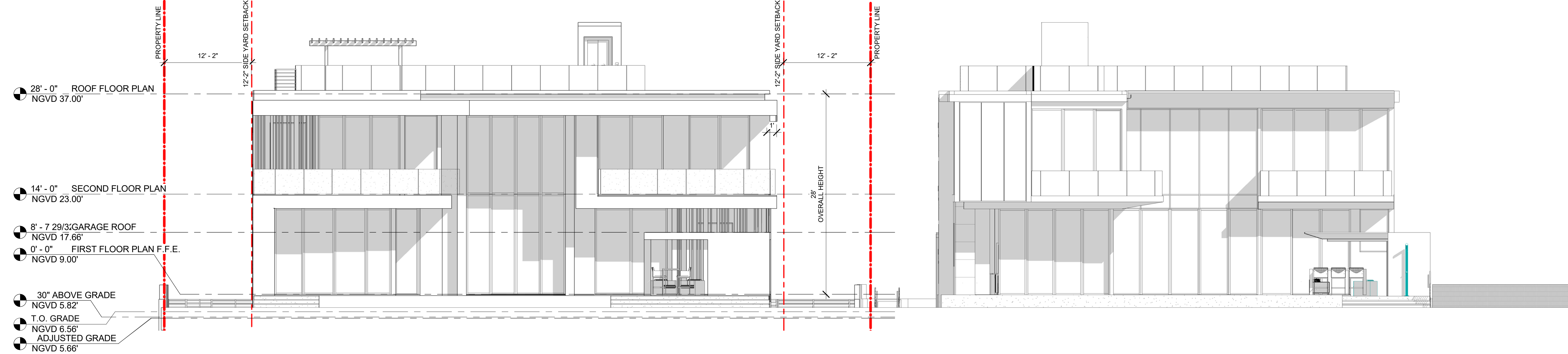
Sheet Title:

ADJACENT  
FRONT  
ELEVATION

Sheet No:

A-20





WEST ELEVATION ADJACENT  
SCALE: 1" = 7'-0"

1

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

STRUCTURAL ENGINEERING:

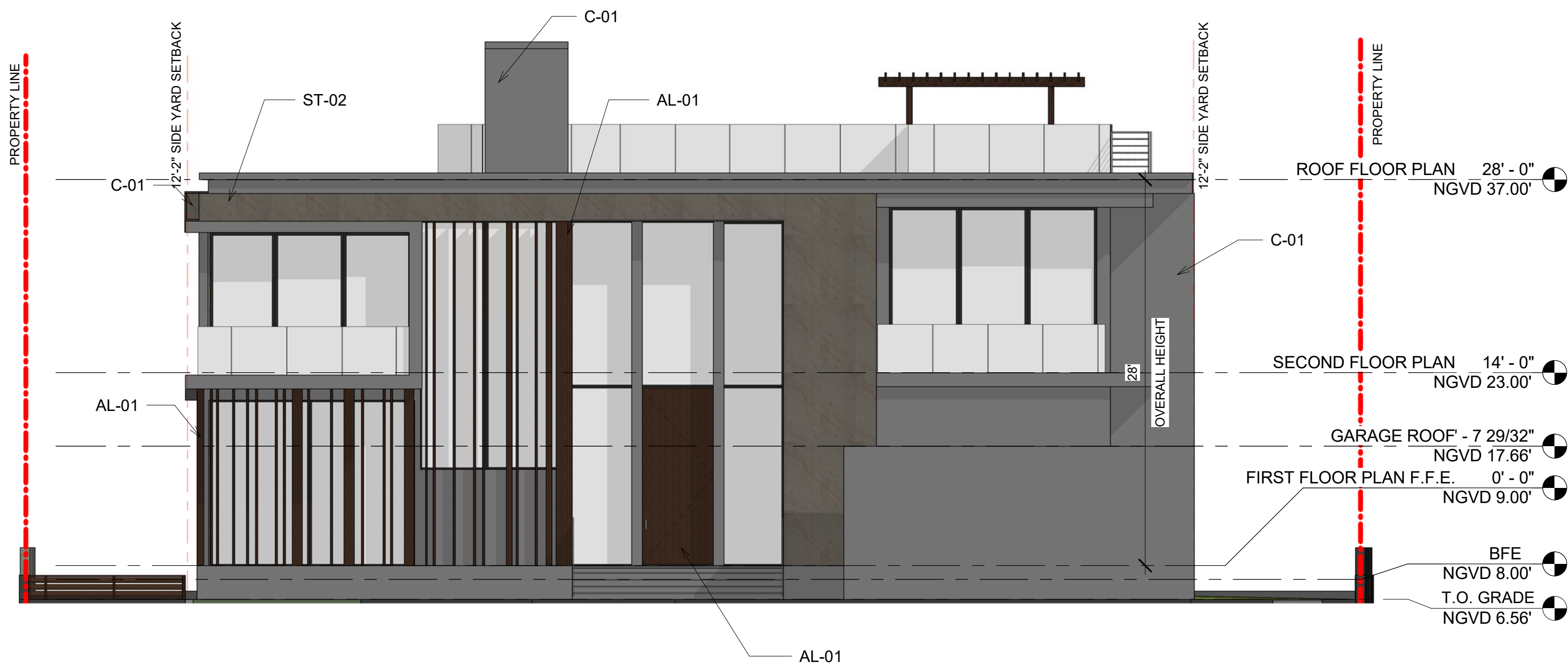
MEP ENGINEERING:

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DATE: 10/05/2018	SCALE: 1" = 7'-0"	
Sheet Title: ADJACENT REAR ELEVATION		
Sheet No: A-21		





FRONT ELEVATION - MATERIALS  
SCALE: 1" = 7'-0" 1

MATERIALS LEGEND		
C-01		DARK EXPOSED CONCRETE
AL-01		ALUMINUM WOOD FINISH
ST-02		DARK GREY STONE

[STRANG]  
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No.	Date	Description
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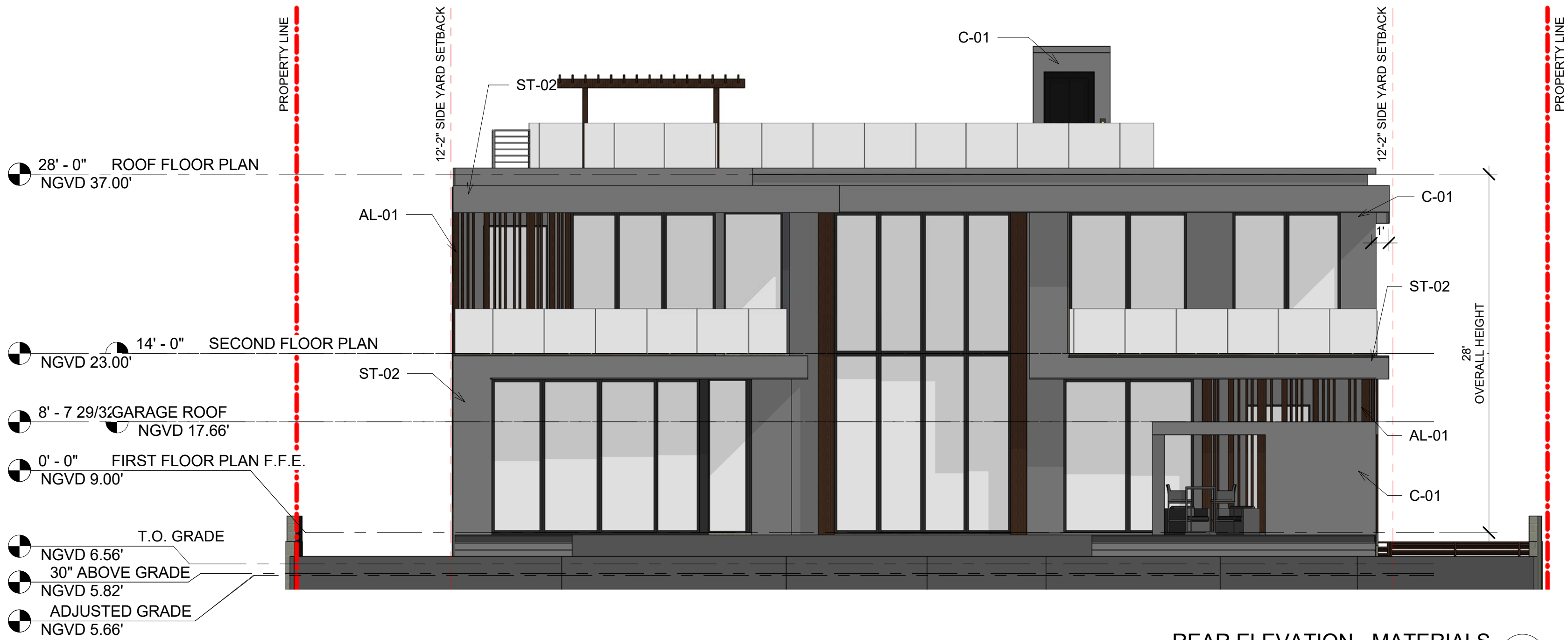
DATE: 10/05/2018  
SCALE: As indicated

Sheet Title:  
MATERIALS  
FRONT  
ELEVATION

Sheet No:

A-22





REAR ELEVATION - MATERIALS  
SCALE: 1" = 7'-0"

1

MATERIALS LEGEND		
C-01		DARK EXPOSED CONCRETE
AL-01		ALUMINUM WOOD FINISH
ST-02		DARK GREY STONE


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

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SCALE: As indicated

Sheet Title:

MATERIALS  
REAR  
ELEVATION

Sheet No:

A-23





[STRANG]

ARCHITECTURE

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COCONUT GROVE, FLORIDA 33133

PH: 305-373-4990 | FX: 305-373-4991

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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:

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ARCHITECTURE LLC  
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MIAMI FL, 33138  
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DATE: 10/05/2018		SCALE:
Sheet Title: ABUTTING PROPERTIES ELEVATION		
Sheet No: A-23.1		




No.	Date	Description
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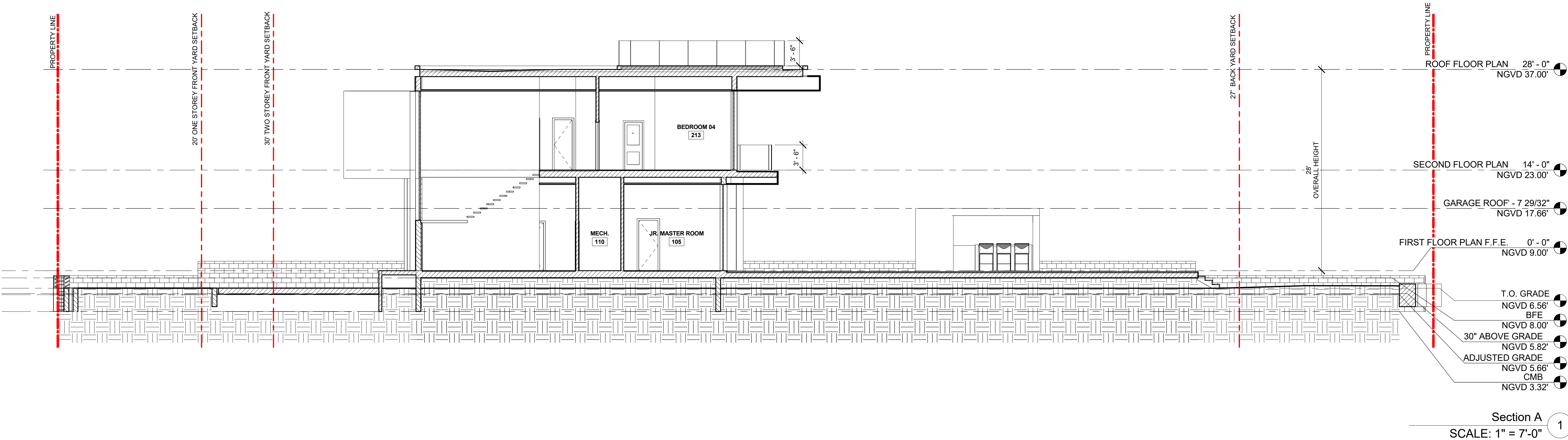
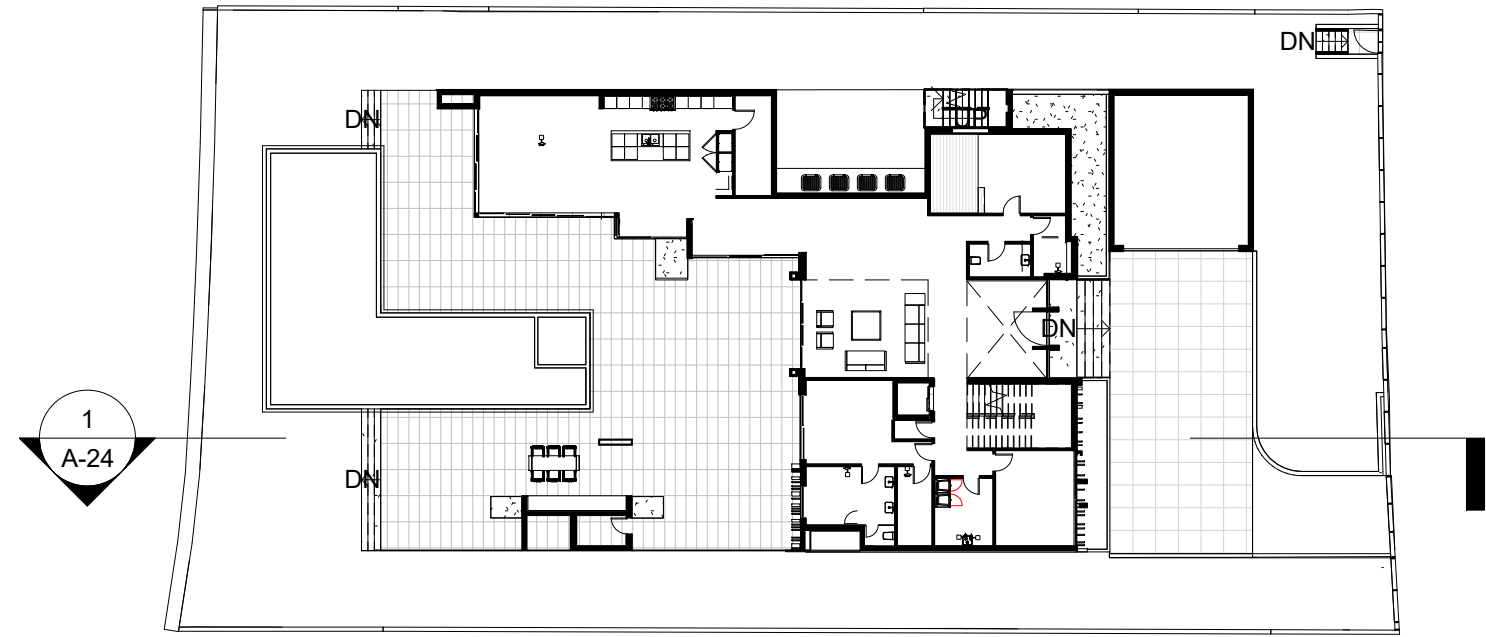
DATE: 10/05/2018  
SCALE: As indicated

Sheet Title:

SECTION A

Sheet No:

A-24





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COCONUT GROVE, FLORIDA 33133  
PH: 305-373-4990 | FX: 305-373-4991  
FIRM LICENSE # AA26001123

**PROJECT NAME & LOCAT**  
**5840 N Bay Road Miami**  
**Beach, FL 33140-2043**

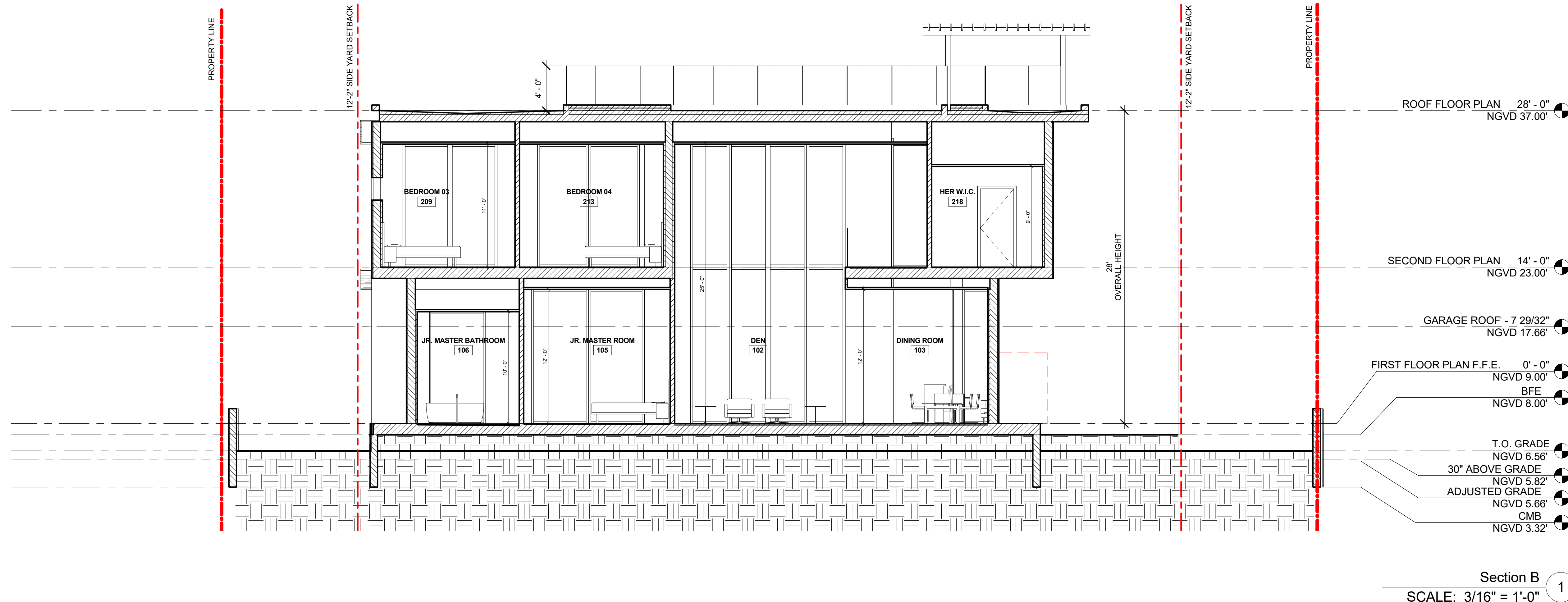
**PROJECT CLIENT(S) / OWNER(S):**  
**NEPTUNE CAPITOL**

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

## STRUCTURAL ENGINEERING:

## MEP ENGINEERING:

**LANDSCAPE ARCHITECT:**  
CHRISTOPHER CAWLEY LANDSCAPE  
ARCHITECTURE LLC.  
780 NE 69TH STREET, SUITE 1106  
MIAMI FL, 33138  
PH: 786-534-5327

**PROFESSIONAL SEAL(S):**


No	Date	Description
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DATE: 10/05/2018 SCALE: As indicated

Sheet Title:

## SECTION B

Sheet No:

# A-25



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:  
CHRISTOPHER CAWLEY LANDSCAPE  
ARCHITECTURE LLC  
780 NE 69TH STREET, SUITE 1106  
MIAMI FL, 33138  
PH: 786-534-5327

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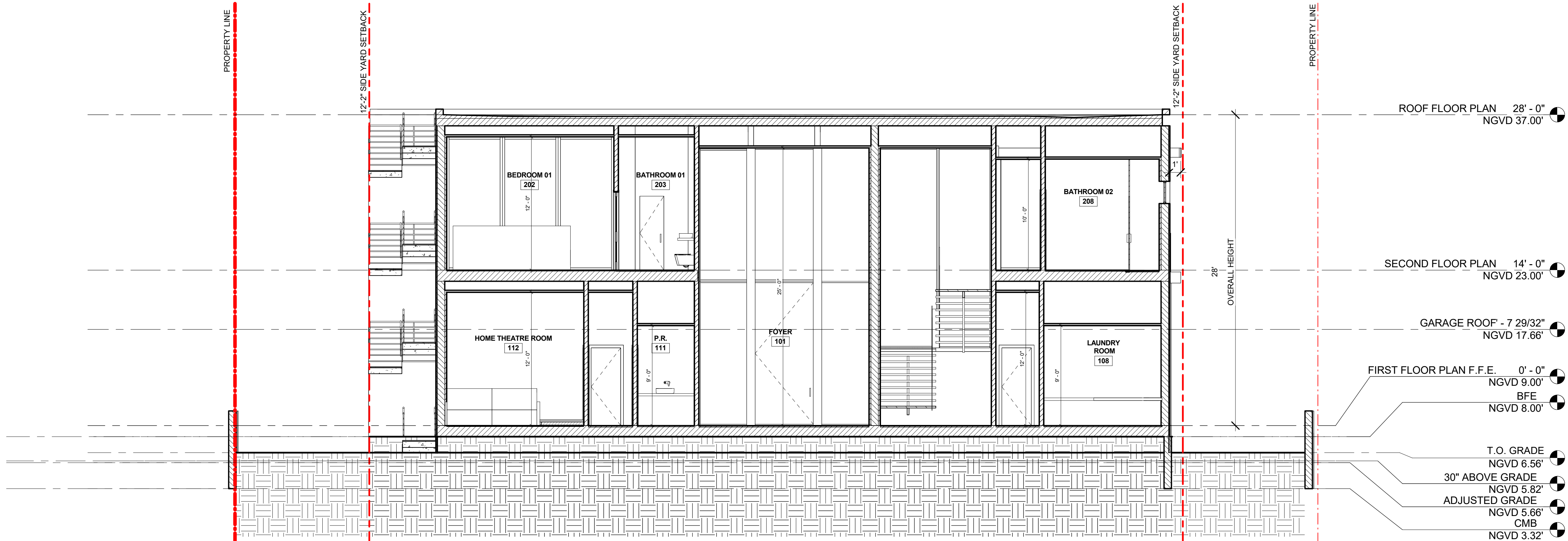
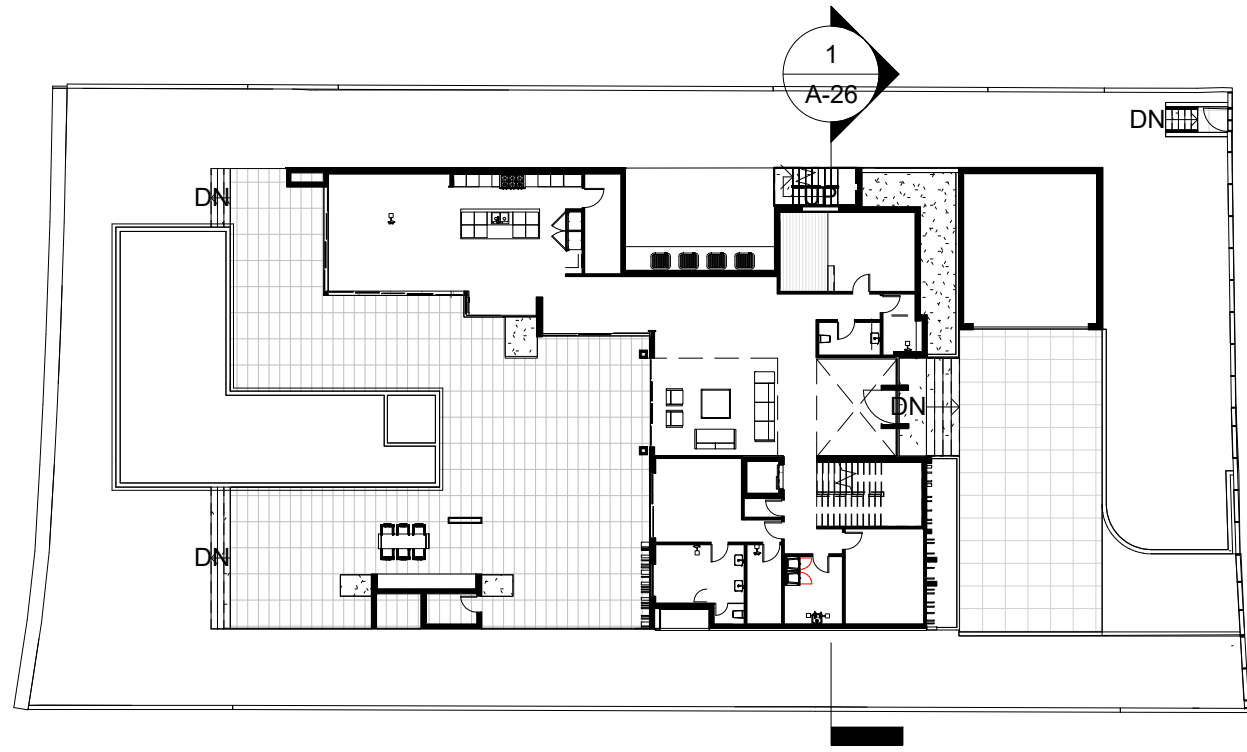
DATE: 10/05/2018  
SCALE: As indicated

Sheet Title:

SECTION C

Sheet No:

A-26



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




No.	Date	Description
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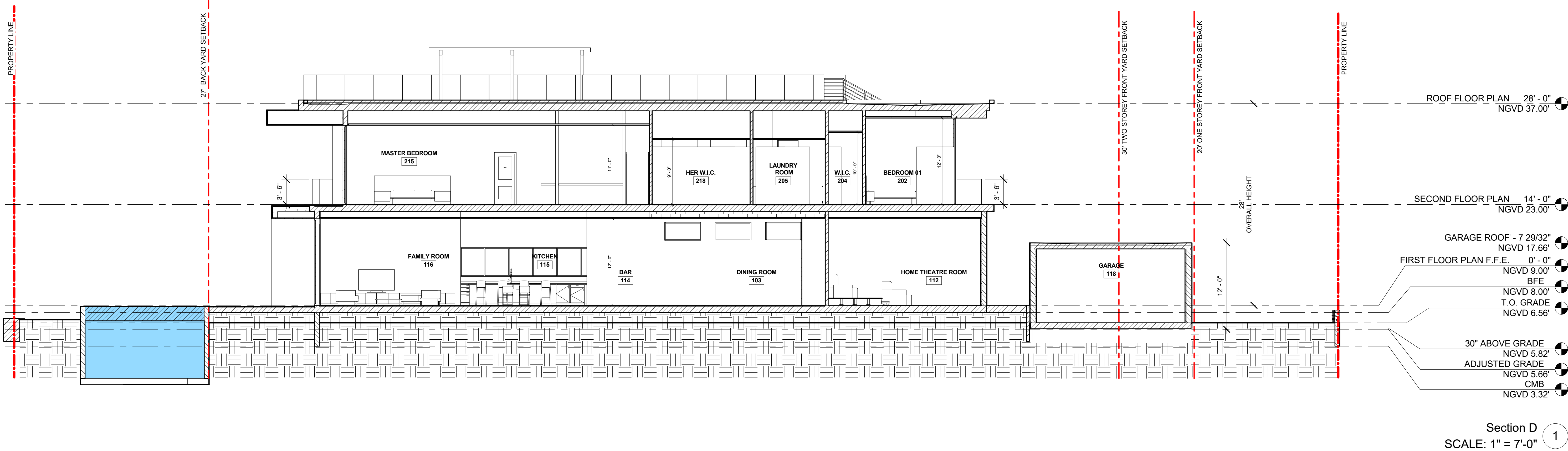
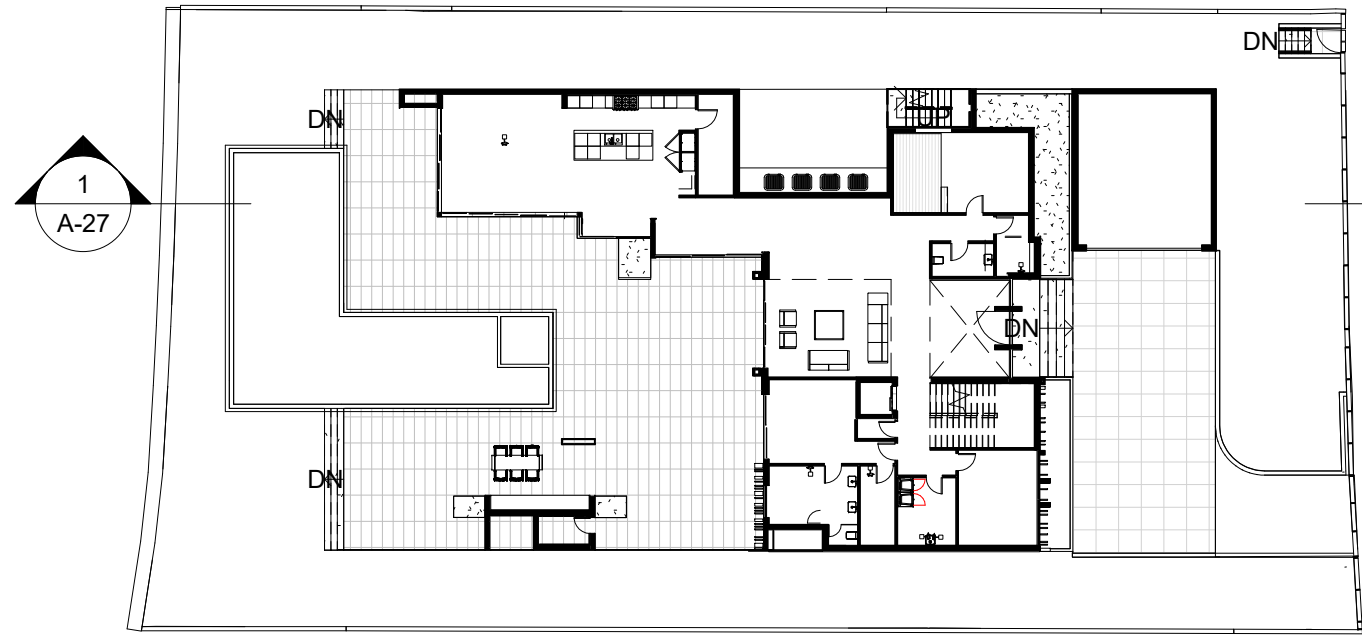
DATE: 10/05/2018  
SCALE: As indicated

Sheet Title:

SECTION D

Sheet No:

A-27





**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:**

**MEP ENGINEERING:**

**LANDSCAPE ARCHITECT:**  
CHRISTOPHER CAWLEY LANDSCAPE  
ARCHITECTURE LLC.  
780 NE 69TH STREET, SUITE 1106  
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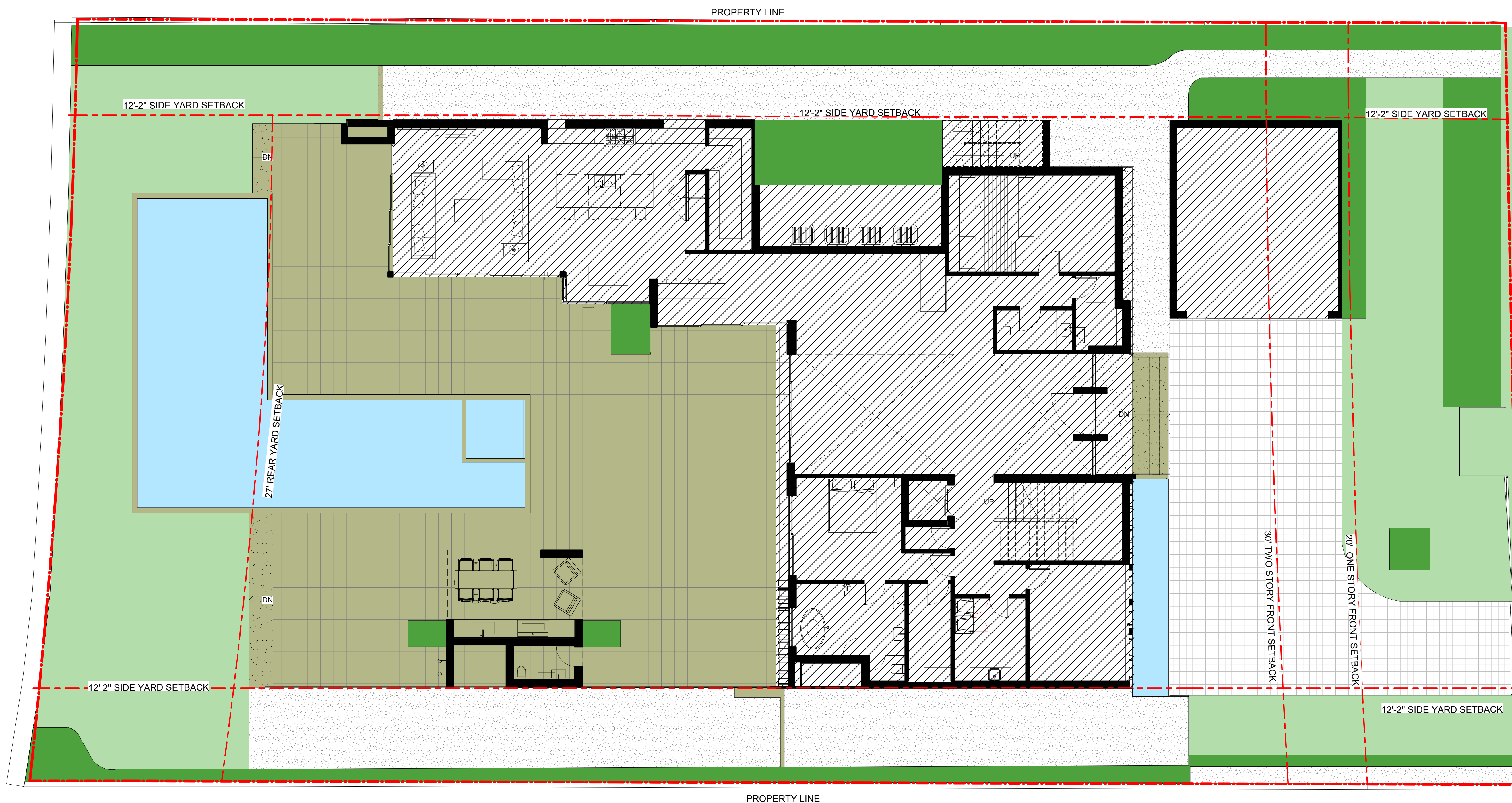
PROJECT ID:	DRAWN BY:
58th 40 N&S	S S


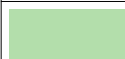





DATE:	SCALE:
10/05/2018	As indicated







Sheet Title:

## OPEN SPACE DIAGRAM

Sheet No:



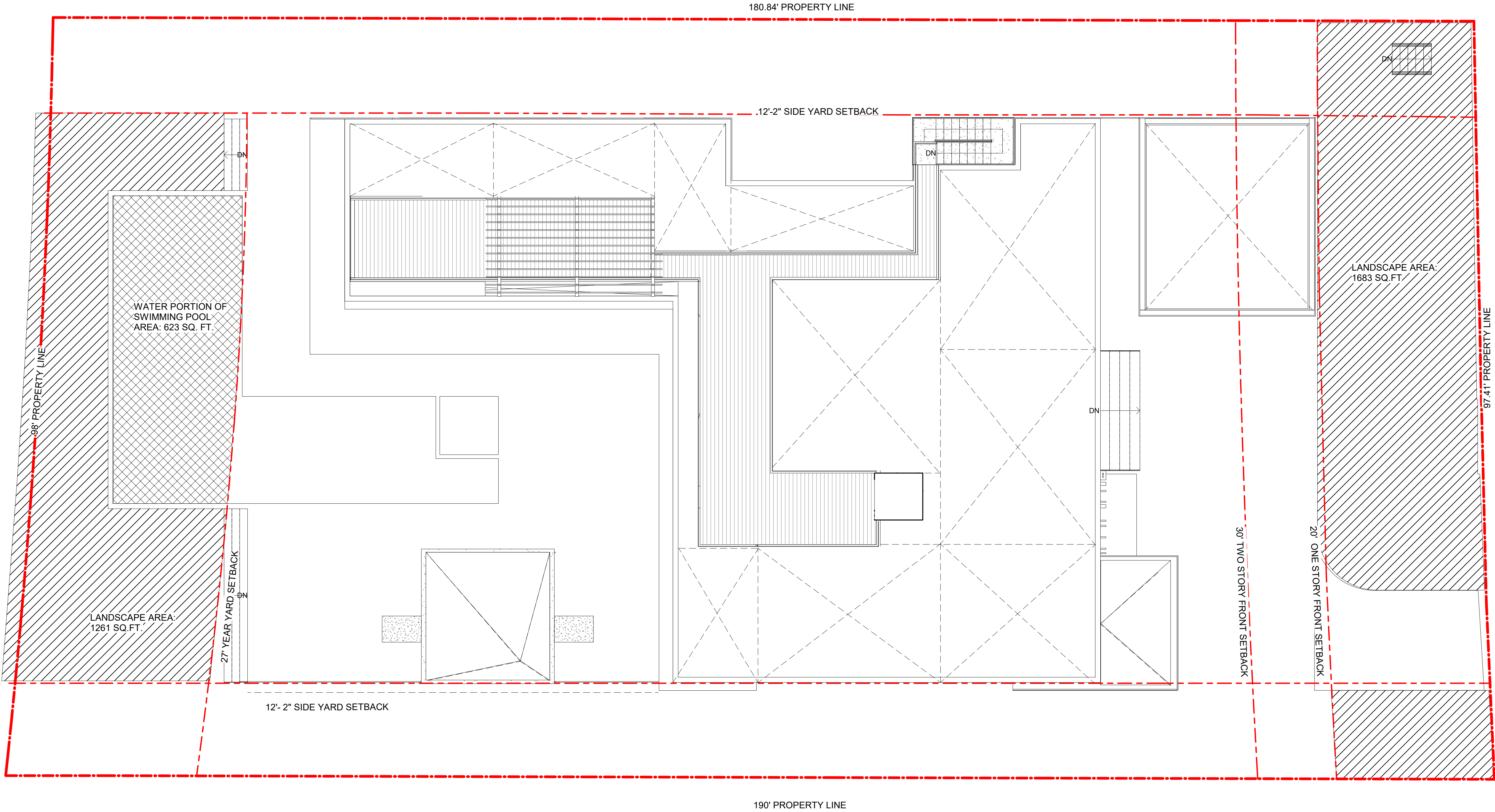
<u>PERVIOUS</u>	
	PLANTING: 2,025 SQ.FT.
	LAWN: 3,046 SQ.FT.
	GRAVEL: 2,391 SQ.FT.
TOTAL: 7,474 SQ.FT -- 41%	
<u>IMPERVIOUS</u>	
	STONE PAVEMENT: 3,319 SQ.FT.
	DRIVEWAY: 1,348 SQ.FT.
	WATER FEATURE: 1,215 SQ.FT.
	RESIDENCE: 4,692 SQ.FT.
TOTAL: 10,574 SQ.FT-- 59%	

OPEN SPACE DIAGRAM LEGEND	
TOTAL LOT AREA: 18,072 SQ.FT.	
	PLANTING: 2,025 SQ.FT.
	LAWN: 3,046 SQ.FT.
	GRAVEL: 2,391 SQ.FT.
PROPOSED OPEN SPACE: 7,474 SQ.FT.	
	STONE PAVEMENT: 3,319 SQ.F.
	DRIVEWAY: 1,348 SQ.FT.
	WATER FEATURE: 1,215 SQ.FT.

OPEN SPACE DIAGRAM  
SCALE: 1" = 7'-0"

1





**FRONT YARD CALCULATIONS:**

OPEN SPACE MIN. REQUIRED (50% LANDSCAPE): 967 SQ FT  
OPEN SPACE PROPOSED: 1683 SQ FT (87%)

**REAR YARD CALCULATIONS:**

OPEN SPACE MIN. REQUIRED:  
- 70% LANDSCAPE: 1371 SQ.FT  
  
OPEN SPACE PROPOSED:  
-LANDSCAPE AREA: +50% OF WATER PORTION OF THE SWIMMING POOL: 1261 SQ.FT. + 312 SQ.FT: 1573 SQ.FT.(80%)

OPEN SPACE FRONT & REAR YARD  
SCALE: 1" = 7'-0"

1

[STRANG]  
ARCHITECTURE

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PH: 305-373-4990 | FX: 305-373-4991  
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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:**  
CHRISTOPHER CAWLEY LANDSCAPE  
ARCHITECTURE LLC  
780 NE 69TH STREET, SUITE 1106  
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PH: 786-534-5327

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DATE: 10/05/2018  
SCALE: 1" = 7'-0"

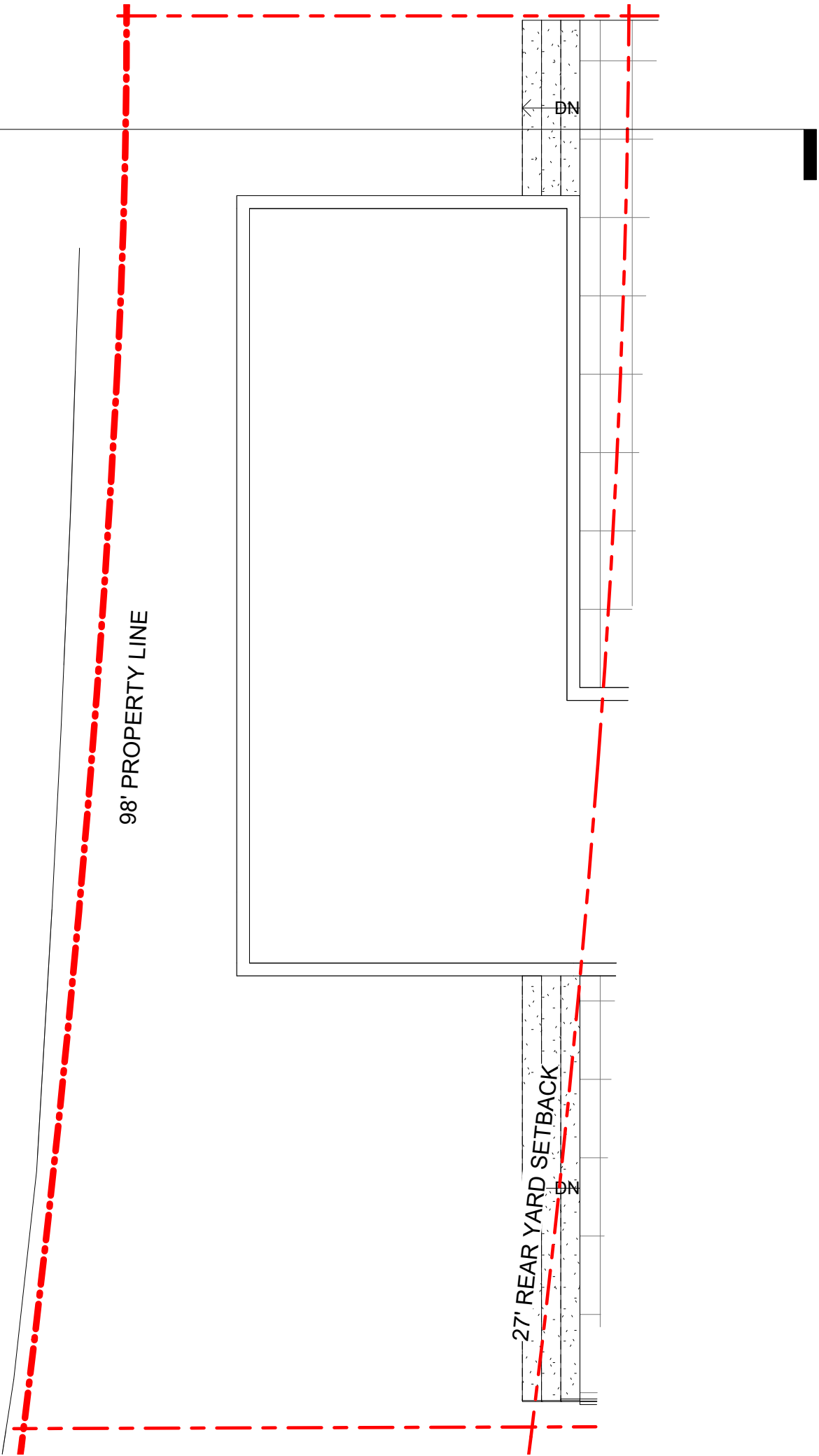
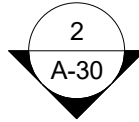
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**OPEN SPACE  
FRONT & REAR  
YARD**

Sheet No:

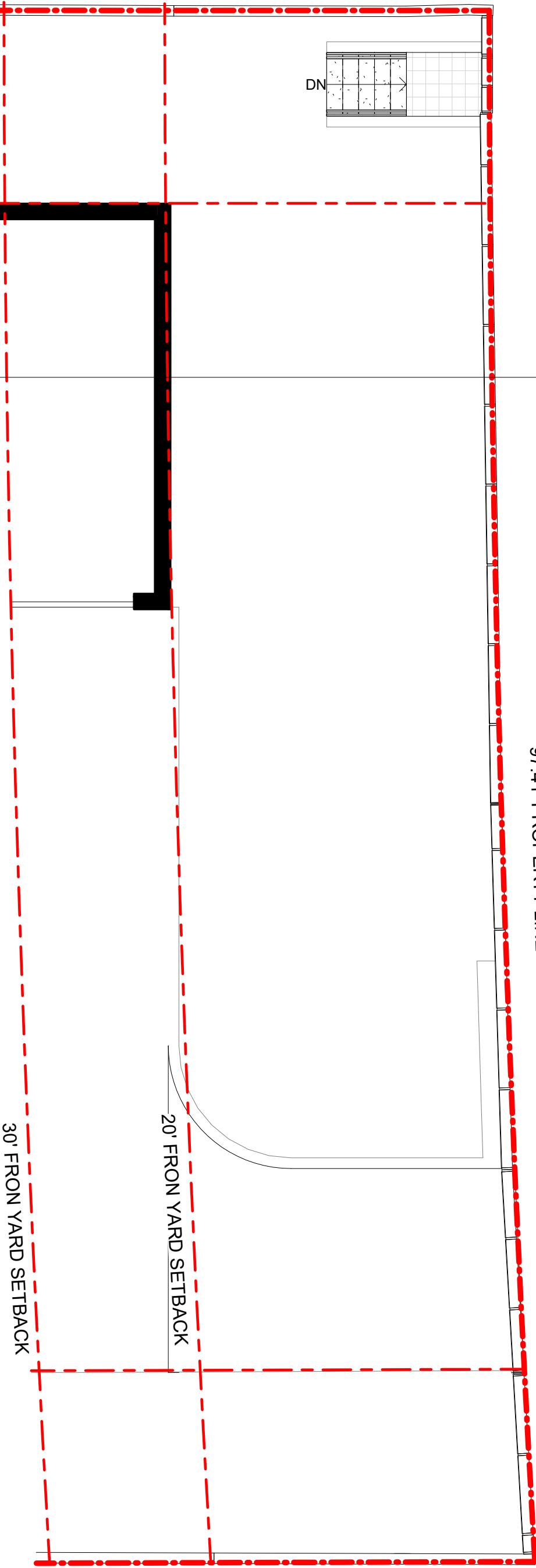
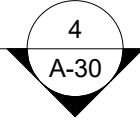
A-29





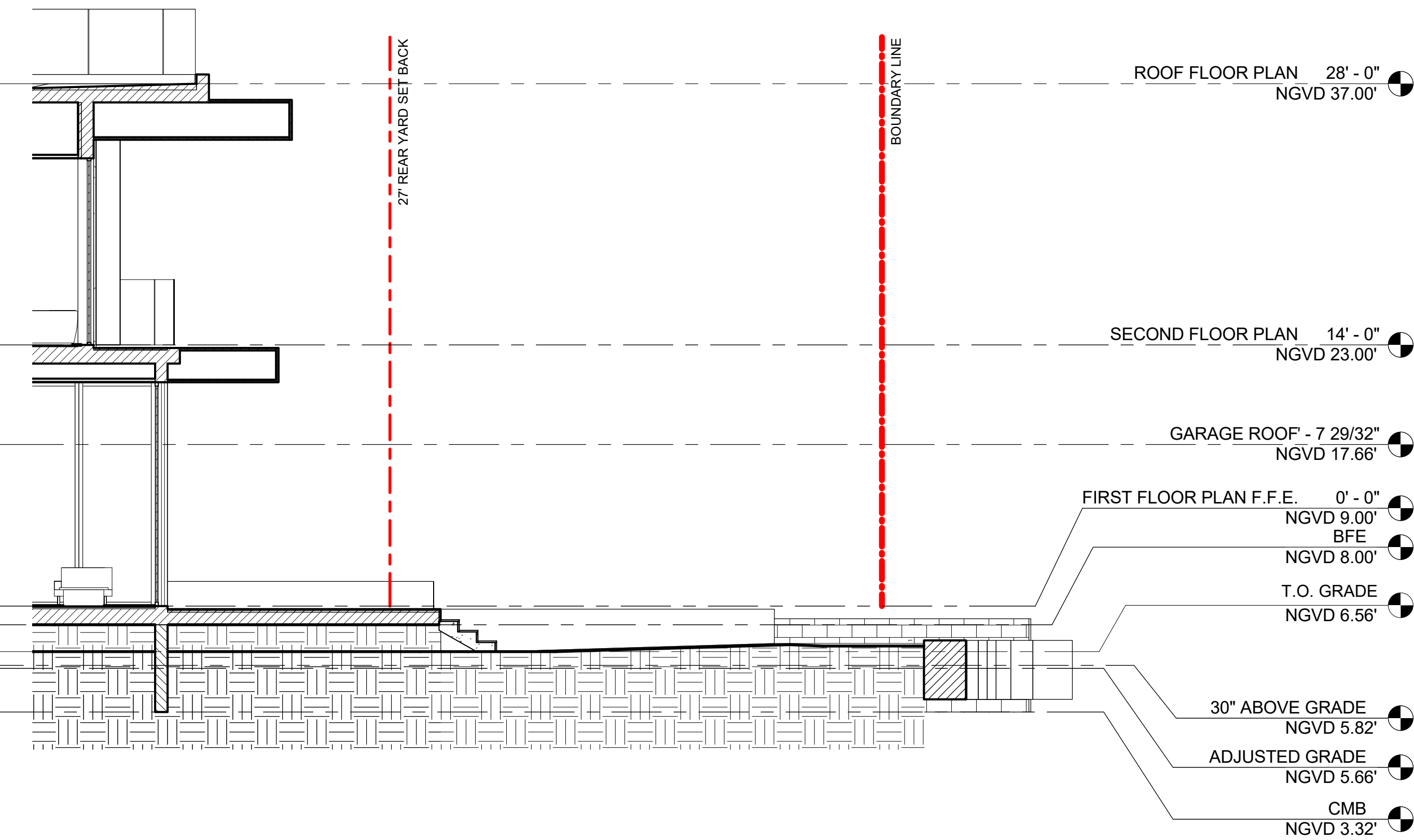
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SCALE: 1" = 7'-0"

1



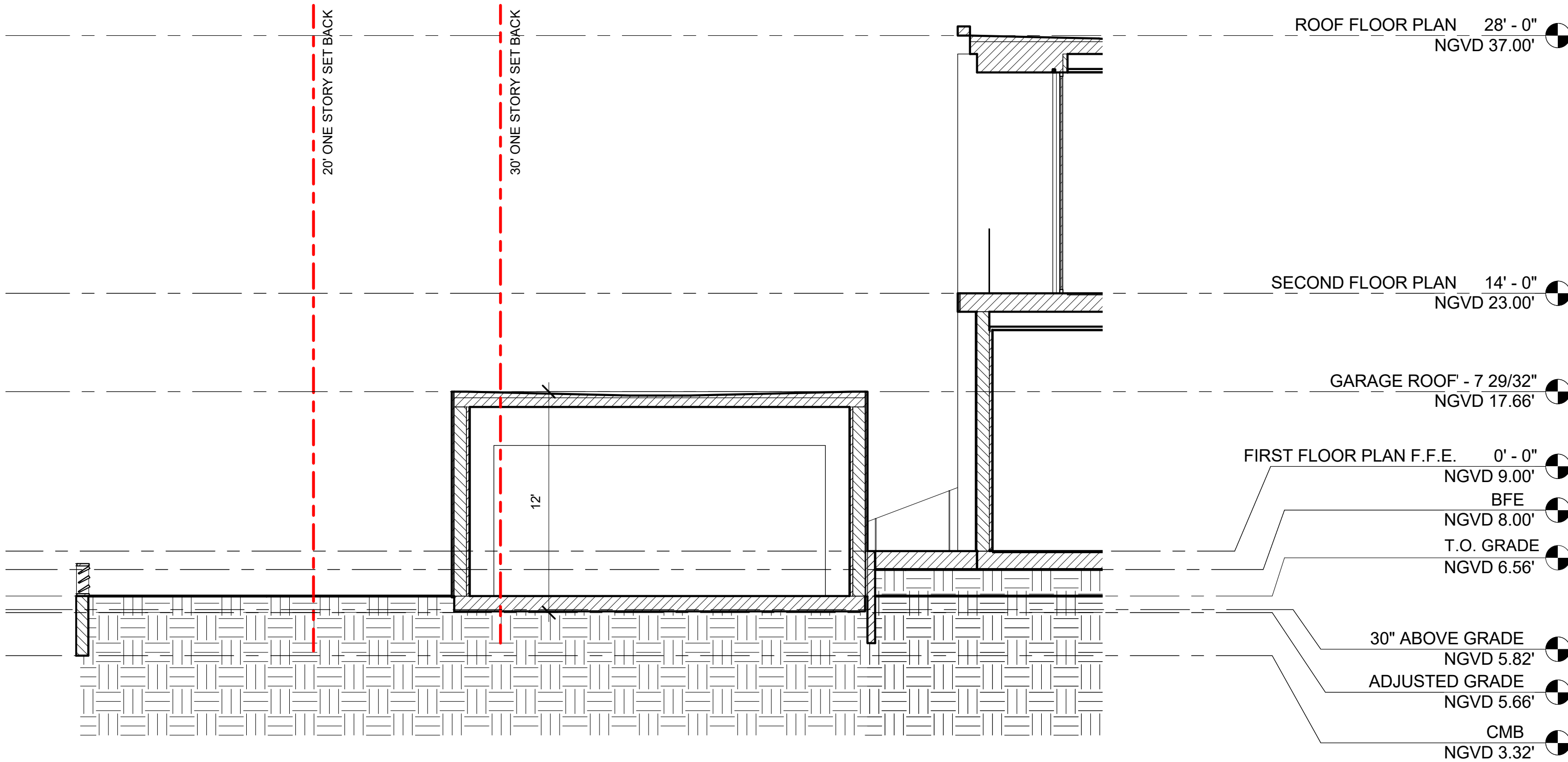
FIRST FLOOR PLAN - CALLOUT 4  
SCALE: 1" = 7'-0"

3



BACK YARD 01  
SCALE: 3/16" = 1'-0"

2



FRONT YARD 01  
SCALE: 3/16" = 1'-0"

4

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WWW.MAXSTRANGARCHITECTURE.COM

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Beach, FL 33140-2043

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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:  
CHRISTOPHER CAWLEY LANDSCAPE  
ARCHITECTURE LLC  
780 NE 69TH STREET, SUITE 1106  
MIAMI FL, 33138  
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Sheet Title:

**FRONT & REAR  
YARD  
DIAGRAMS**

Sheet No:

A-30



No.	Date	Description

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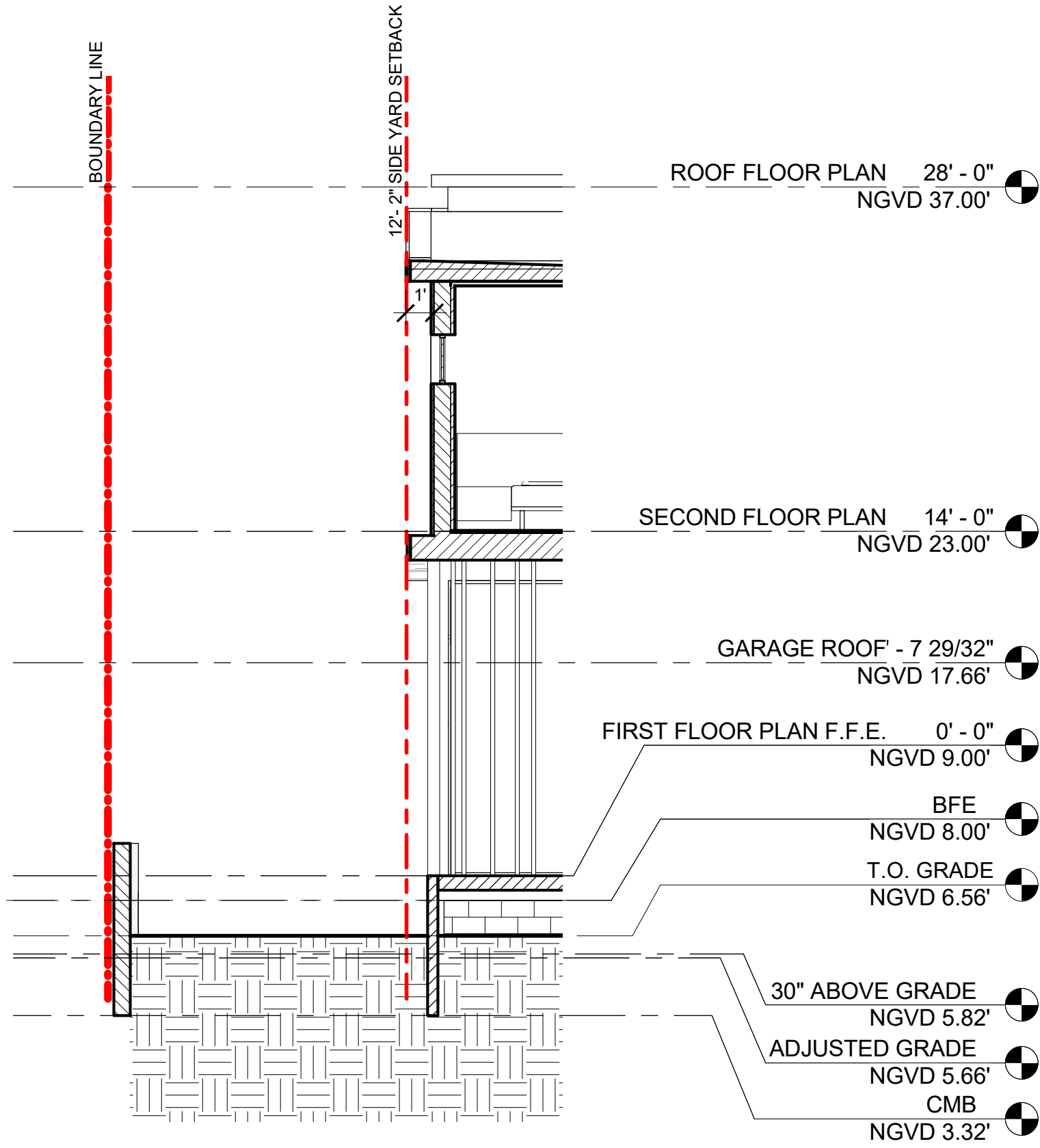
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DRAWN BY: S.S

DATE: 10/05/2018  
SCALE: As indicated

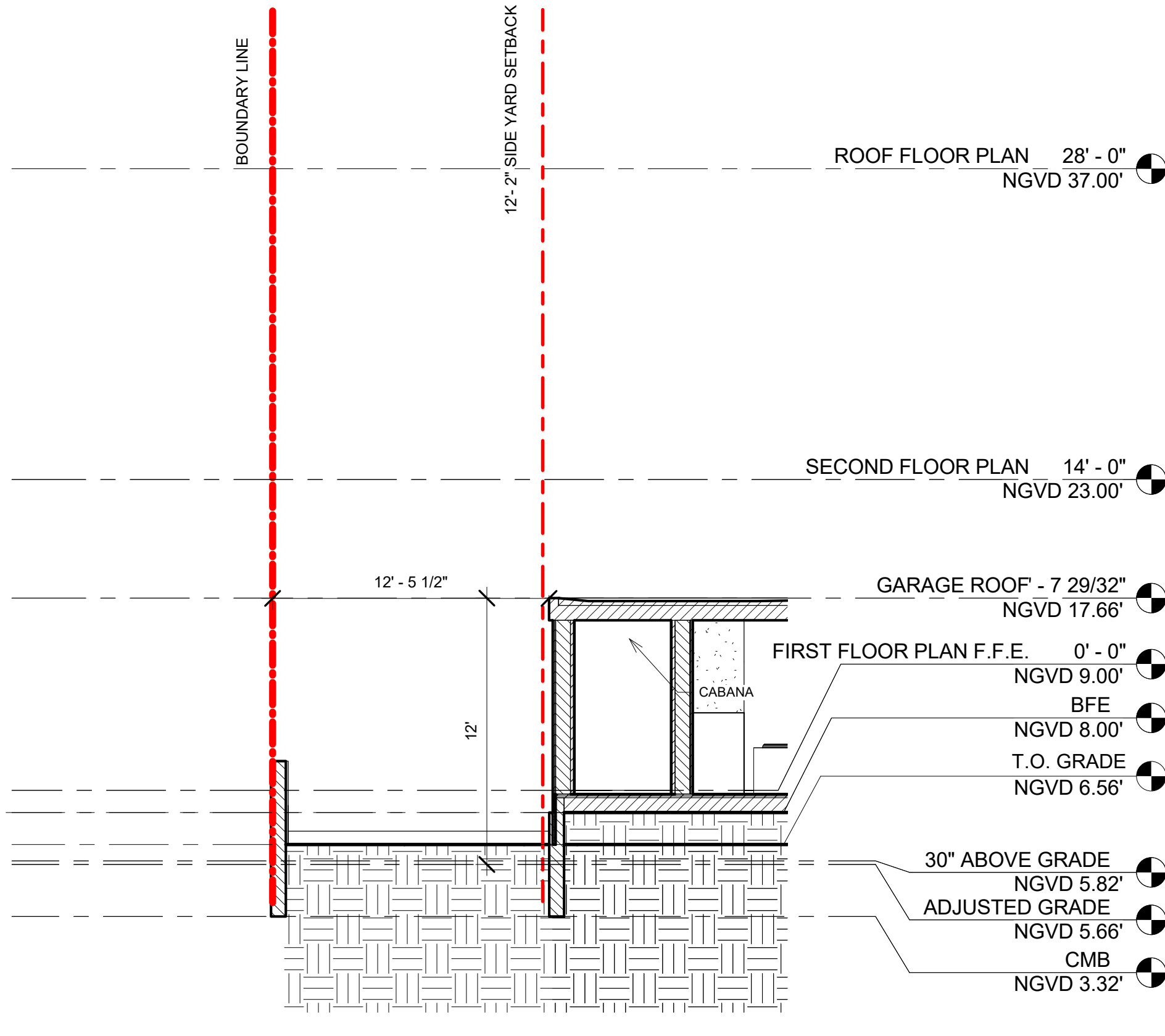
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**SIDE YARD  
DIAGRAMS**

Sheet No:

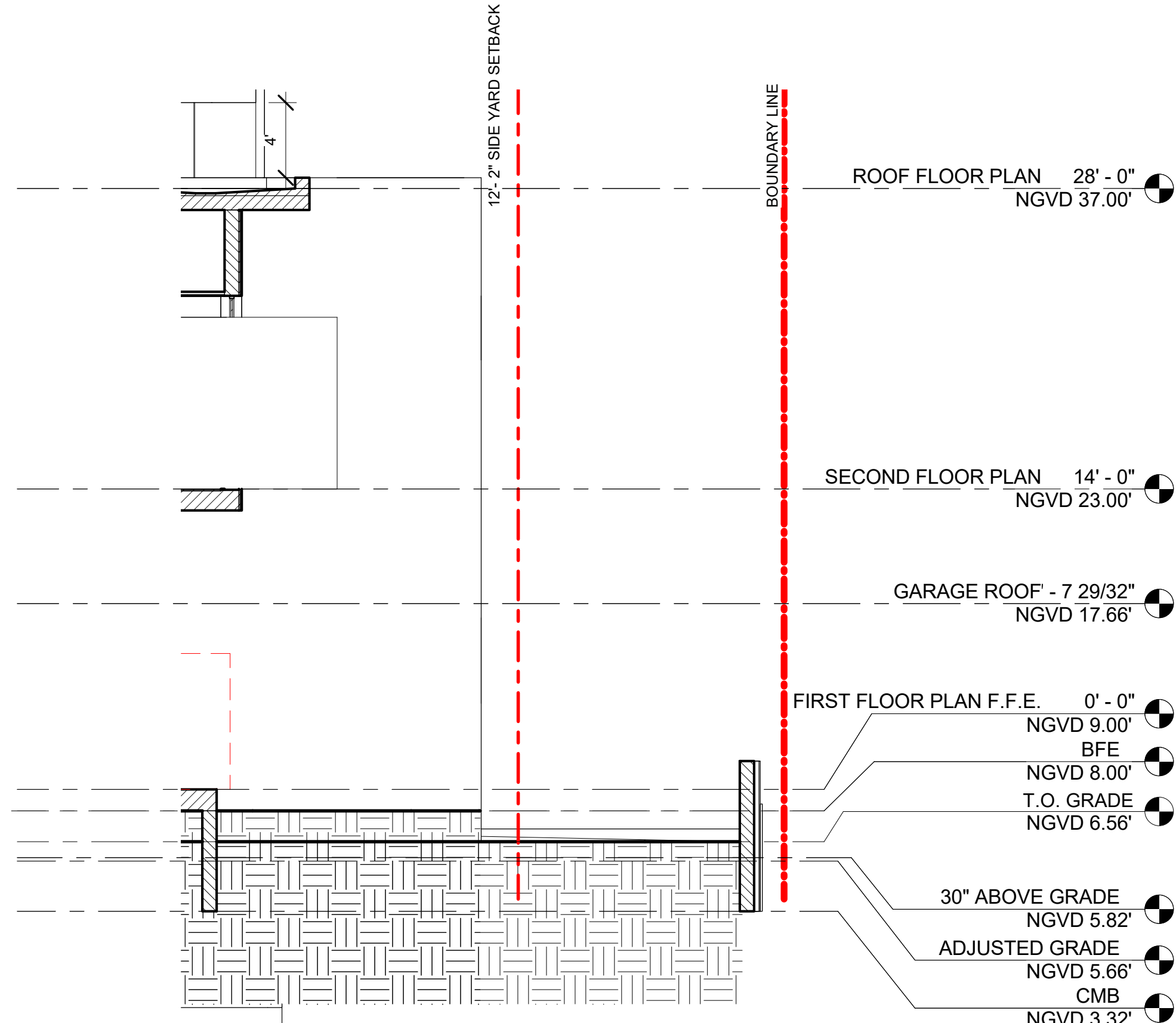
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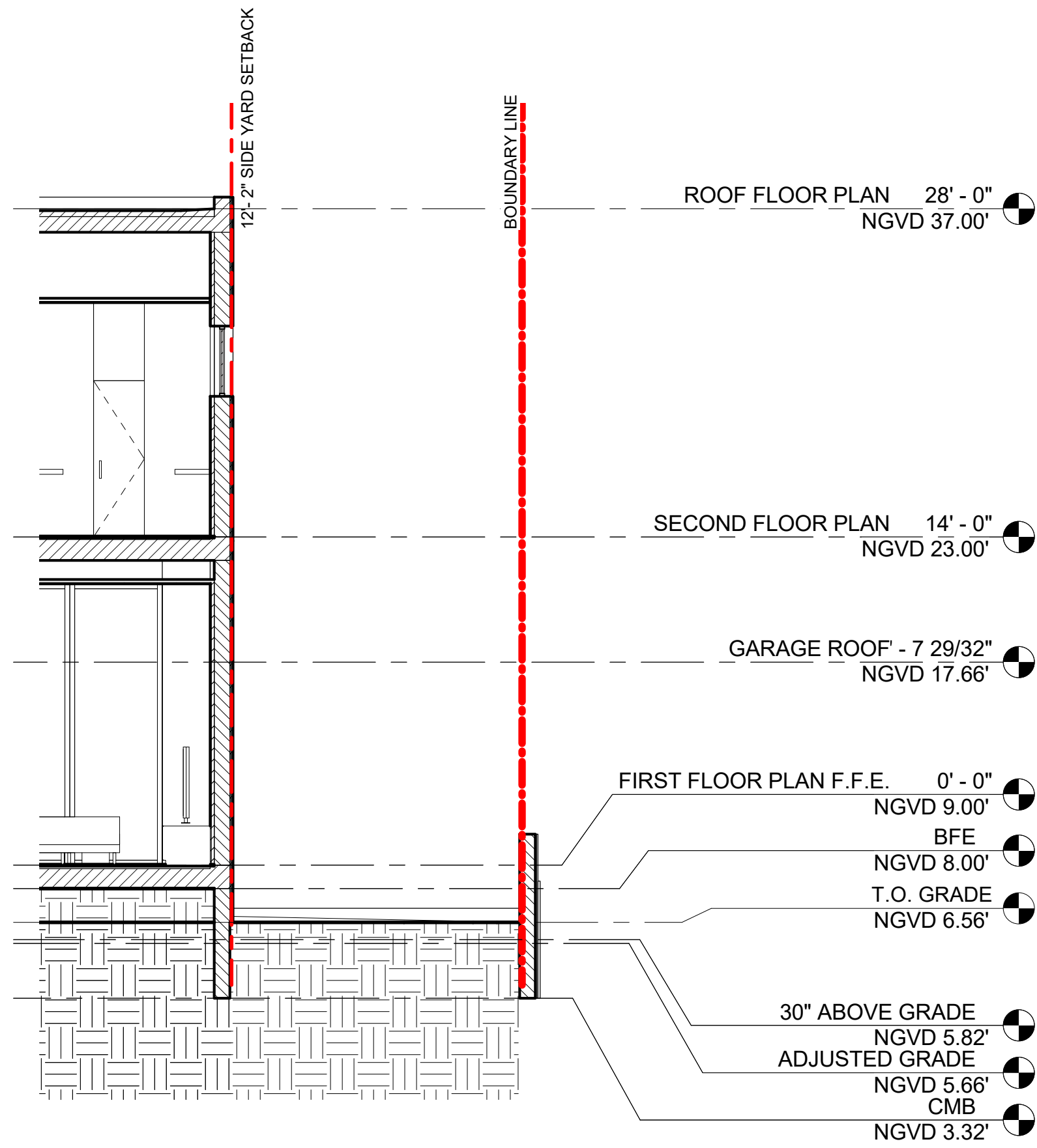
SIDE YARD 01  
SCALE: 3/16" = 1'-0" 4



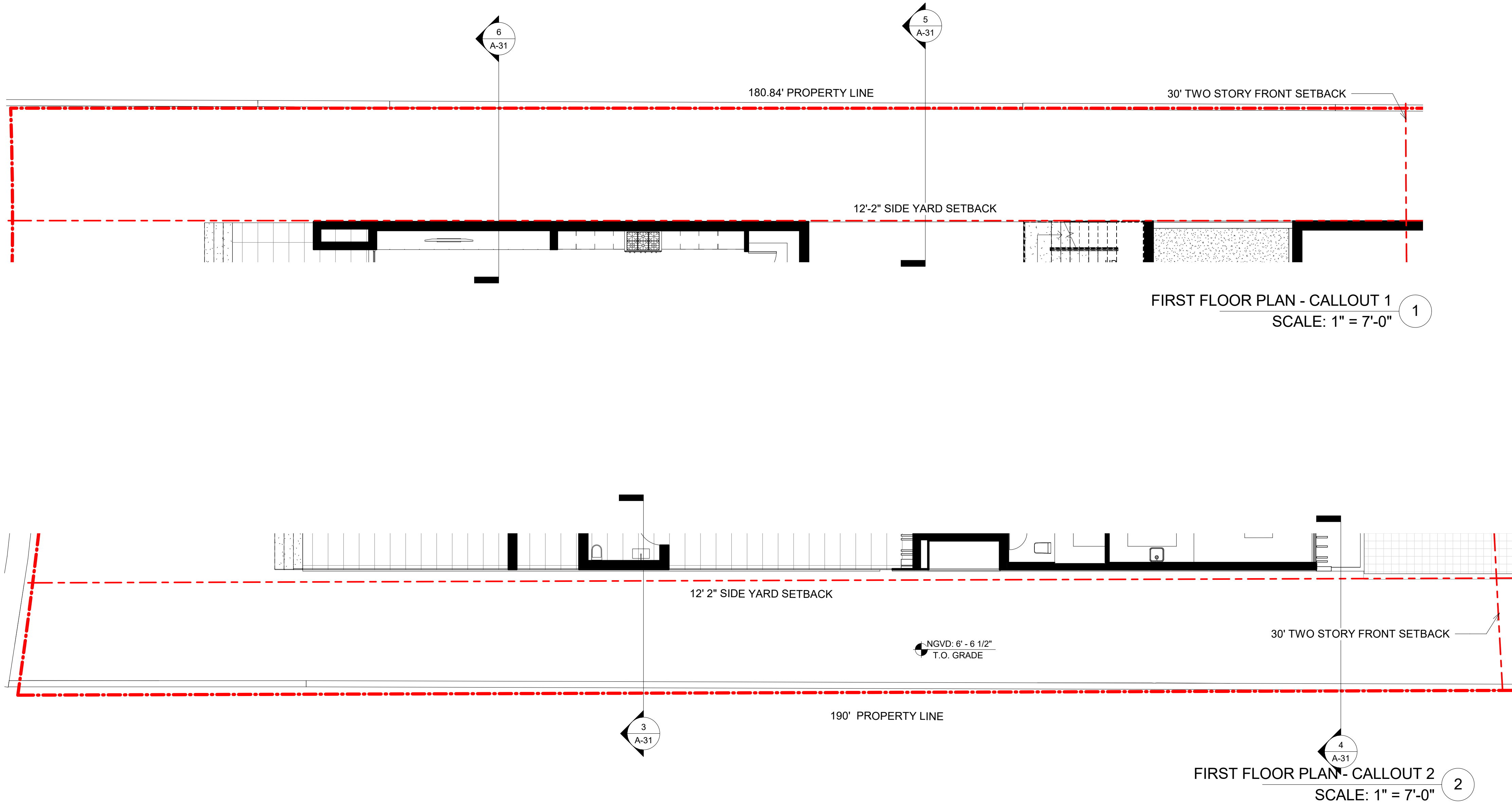
SIDE YARD 02  
SCALE: 3/16" = 1'-0" 3



SIDE YARD 03  
SCALE: 3/16" = 1'-0" 5



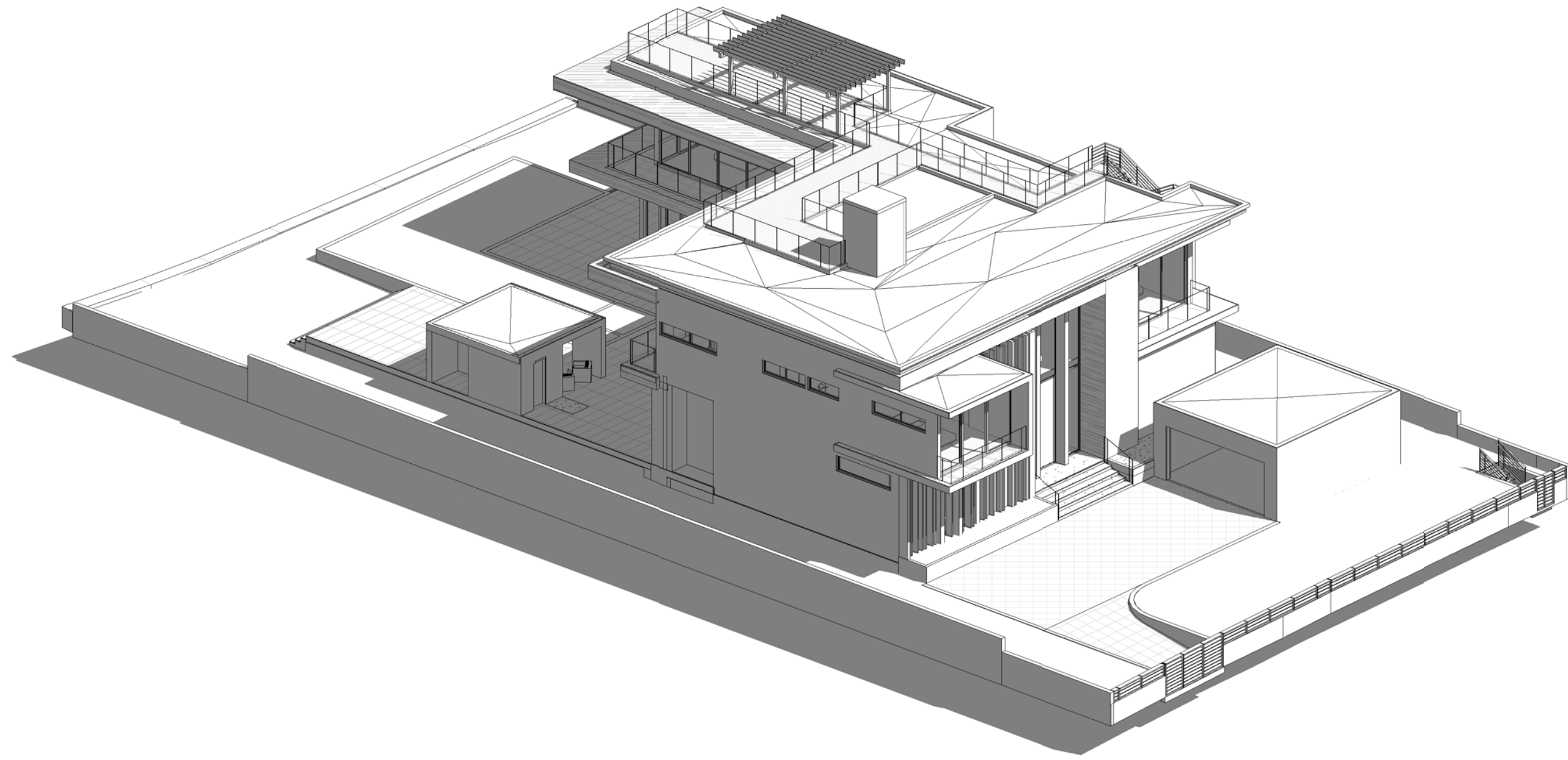
SIDE YARD 04  
SCALE: 1" = 7'-0" 6



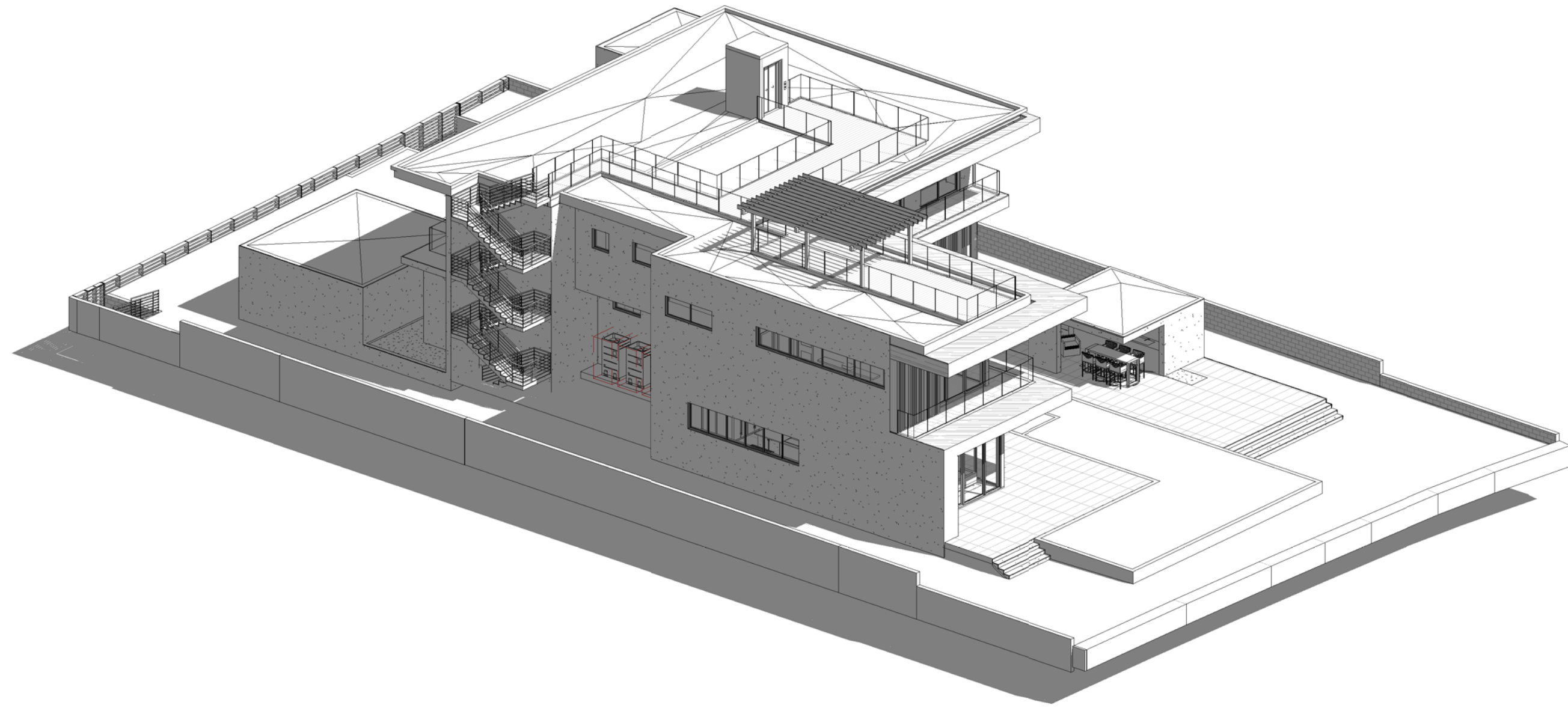
FIRST FLOOR PLAN - CALLOUT 1  
SCALE: 1" = 7'-0" 1

FIRST FLOOR PLAN - CALLOUT 2  
SCALE: 1" = 7'-0" 2

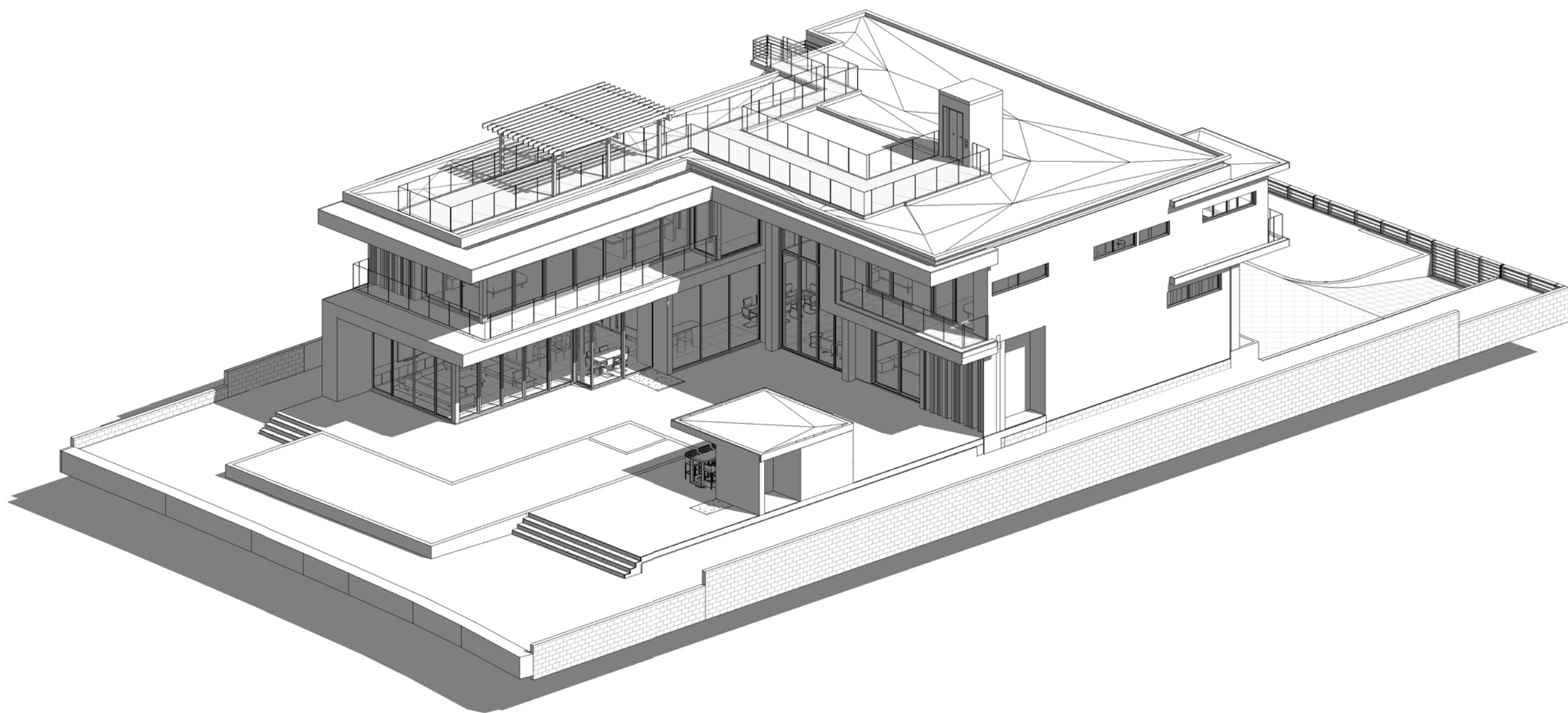




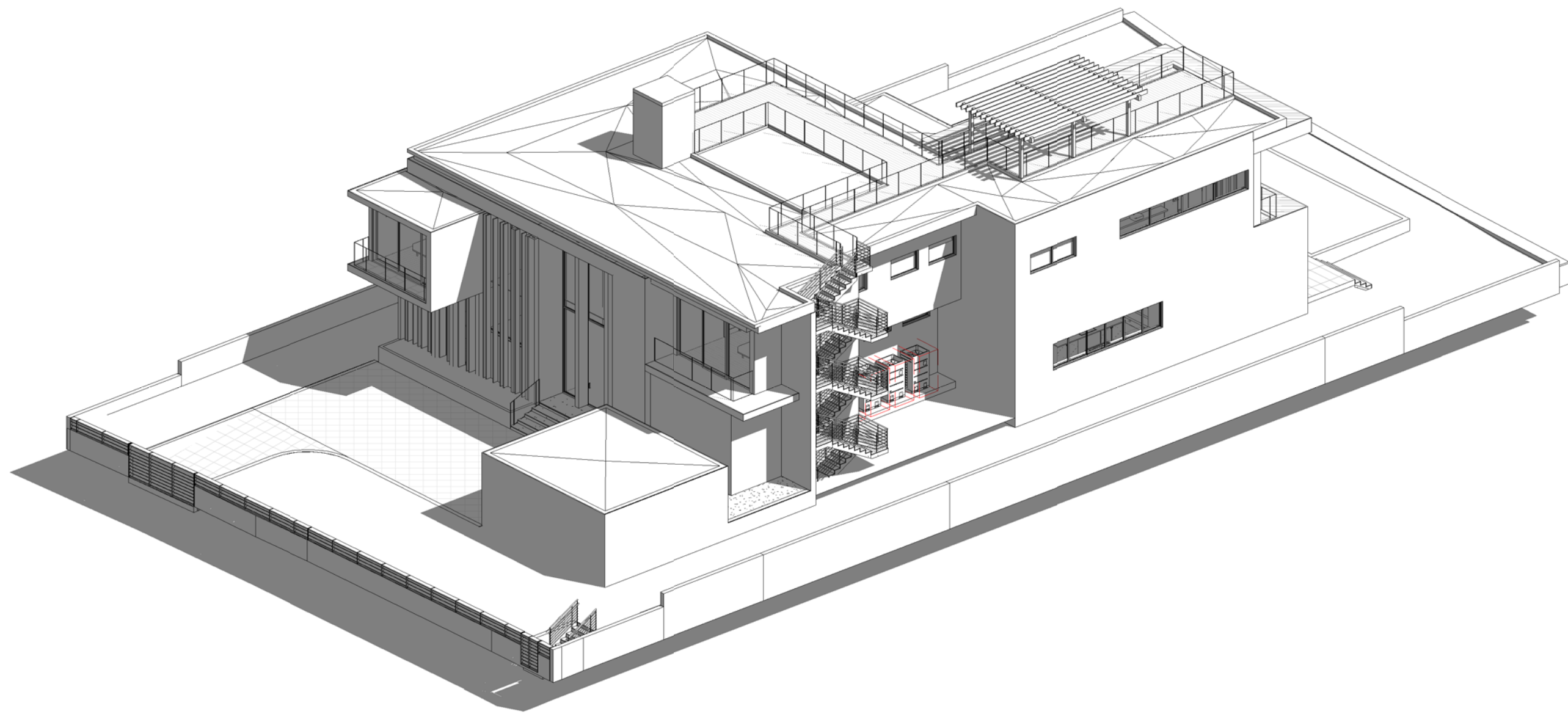
SOUTH EAST VIEW



NORTH WEST VIEW



SOUTH WEST VIEW



NORTH EAST VIEW

# [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:  
CHRISTOPHER CAWLEY LANDSCAPE  
ARCHITECTURE LLC  
780 NE 69TH STREET, SUITE 1106  
MIAMI FL, 33138  
PH: 786-534-5327

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Sheet Title:

**DIRECTIONAL  
AXONOMETRICS**

Sheet No:

A-32





[STRANG]  
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MIAMI, FL 33133

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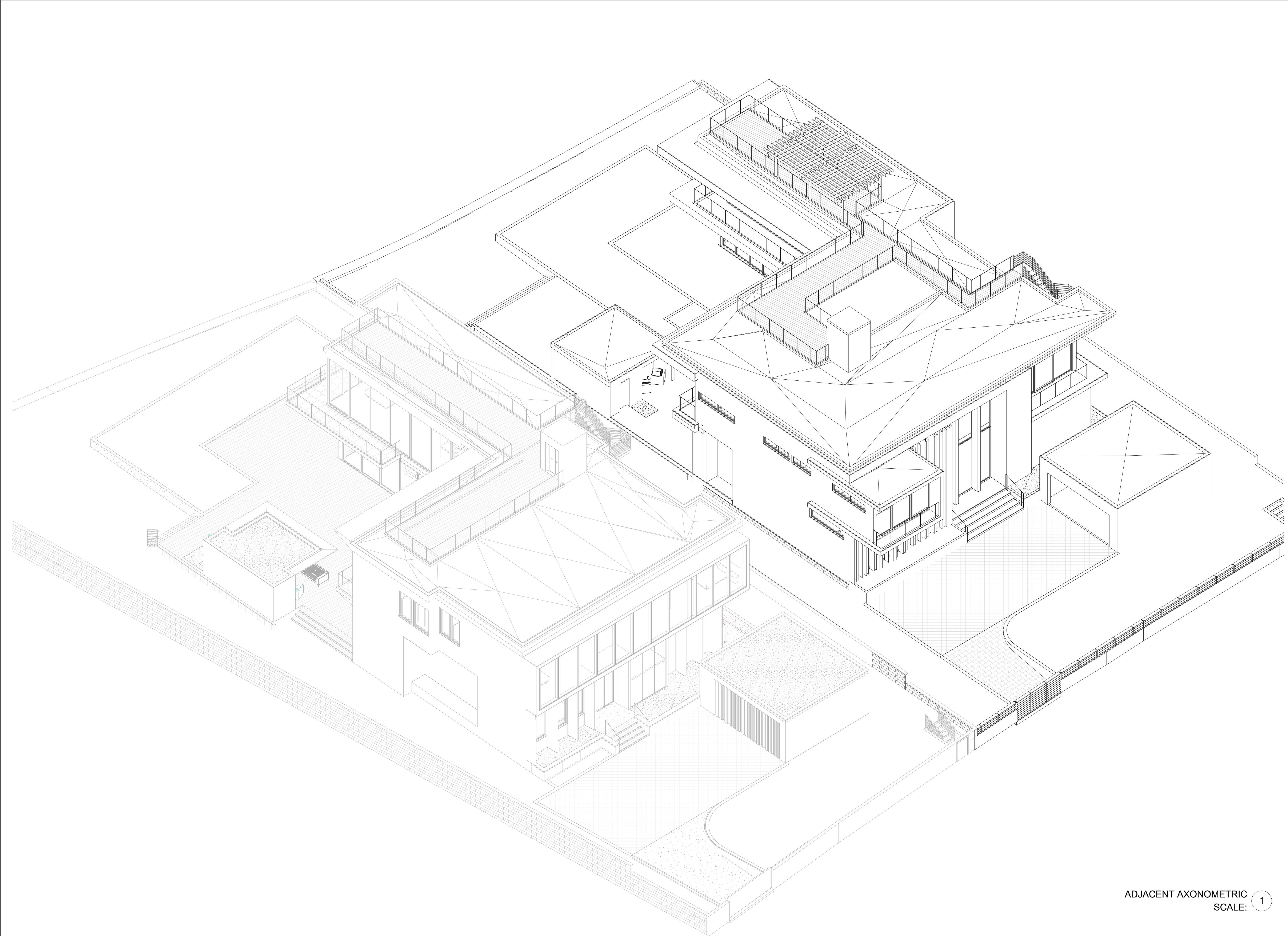
Sheet Title:

EXPLODED  
AXONOMETRIC

Sheet No:

A-33





ADJACENT AXONOMETRIC  
SCALE: 1

[STRANG]  
ARCHITECTURE

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DATE: 10/05/2018  
SCALE:

Sheet Title:

ADJACENT  
AXONOMETRIC

Sheet No:

A-34





ENTRY DRIVE PERSPECTIVE  
N.T.S.

2



STREET PERSPECTIVE  
N.T.S.

1

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ARCHITECTURE

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DATE: 10/05/2018  
SCALE:

Sheet Title:

FRONT  
PERSPECTIVES

Sheet No:

A-35





## ARCHITECTURE

WWW.MAXSTRANGARCHITECTURE.COM

Beach, FL 33140-2043

NEPTUNE CAPITOL

## STRUCTURAL ENGINEERING:

## MEP ENGINEERING:

CHRISTOPHER CAWLEY LANDSCAPE

**PROFESSIONAL SEAL(S):**


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DATE: 0/05/2018 SCALE:

Sheet Title

## REAR PERSPECTIVES

Sheet No:

# A-36





ADJACENT FRONT VIEW  
N.T.S. 1

[STRANG]  
ARCHITECTURE

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780 NE 69TH STREET, SUITE 1106  
MIAMI FL, 33138  
PH: 786-534-5327

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Sheet Title: ADJACENT FRONT RENDER		
Sheet No: A-37		





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WWW.MAXSTRANGARCHITECTURE.COM

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Beach, FL 33140-2043

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

ARCHITECT:  
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STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:  
CHRISTOPHER CAWLEY LANDSCAPE  
ARCHITECTURE LLC  
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Sheet Title:

FRONT  
CLOSE-UP  
RENDER

Sheet No:

A-38





ADJACENT REAR VIEW  
N.T.S.

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Sheet Title:  
**ADJACENT  
REAR RENDER**

Sheet No:

A-39





30" OVERSIZED WIDE BAND IN DARK STONE MATERIAL

CLEAR LOW E GLASS

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Sheet No: A-40		





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SCALE:

Sheet Title:  
REAR  
CLOSE-UP  
RENDER

Sheet No:  
A-41





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SCALE:

Sheet Title:

REAR  
CLOSE-UP  
RENDER

Sheet No:

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