

No.	Date	Description
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Revision Schedule

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

DATE:	SCALE:
10/31/2018	

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 %: 4,414 SQ FT (24.4%)
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 %: 7,246 SQ FT (40.0%)
13	PROPOSED FIRST FLOOR UNIT SIZE:	3,974 SQ FT (21.9%)	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

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

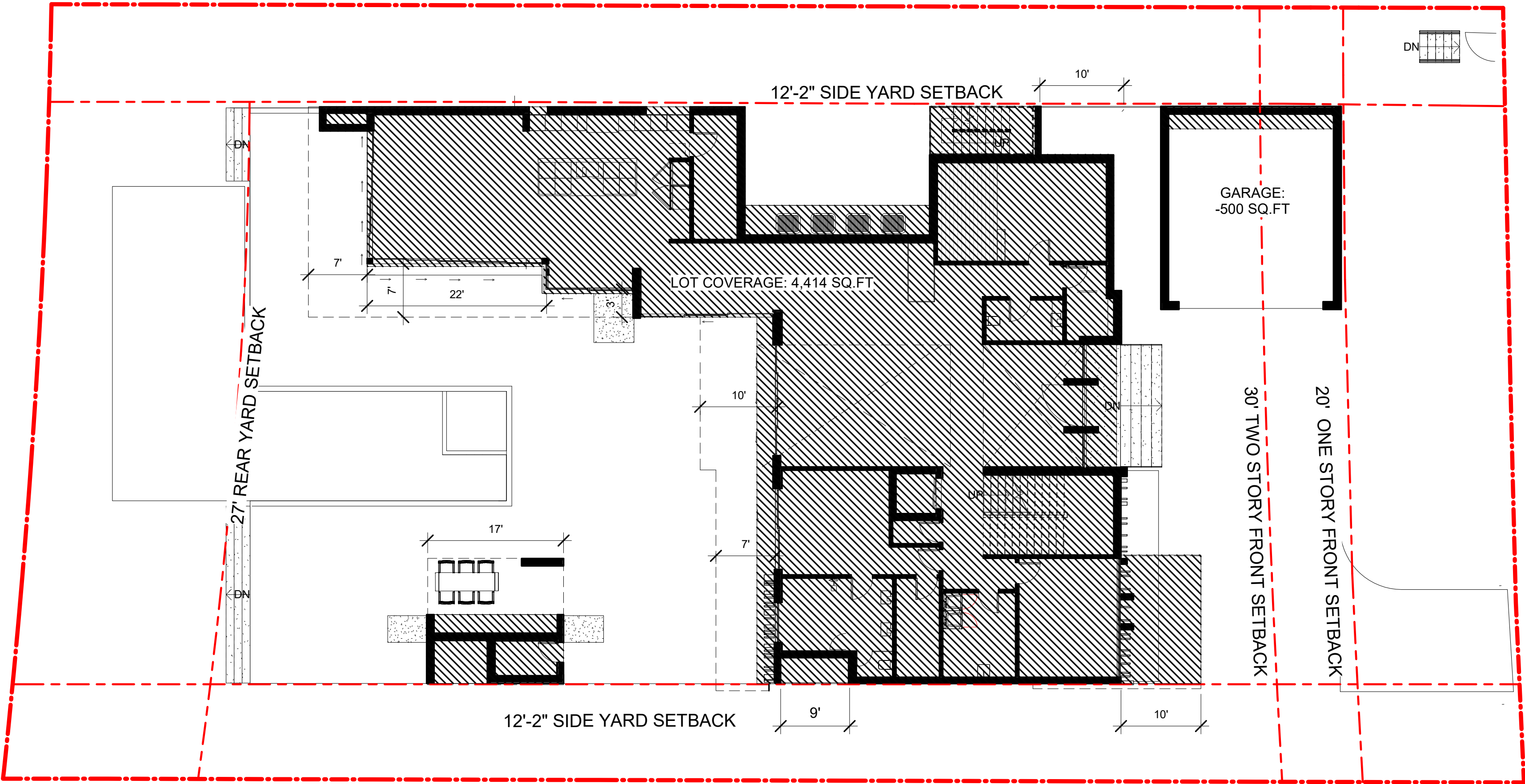
DATE: 10/31/2018
SCALE: As indicated

Sheet Title:

ZONING LOT
COVERAGE

Sheet No:

A-7

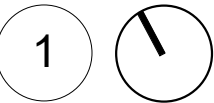


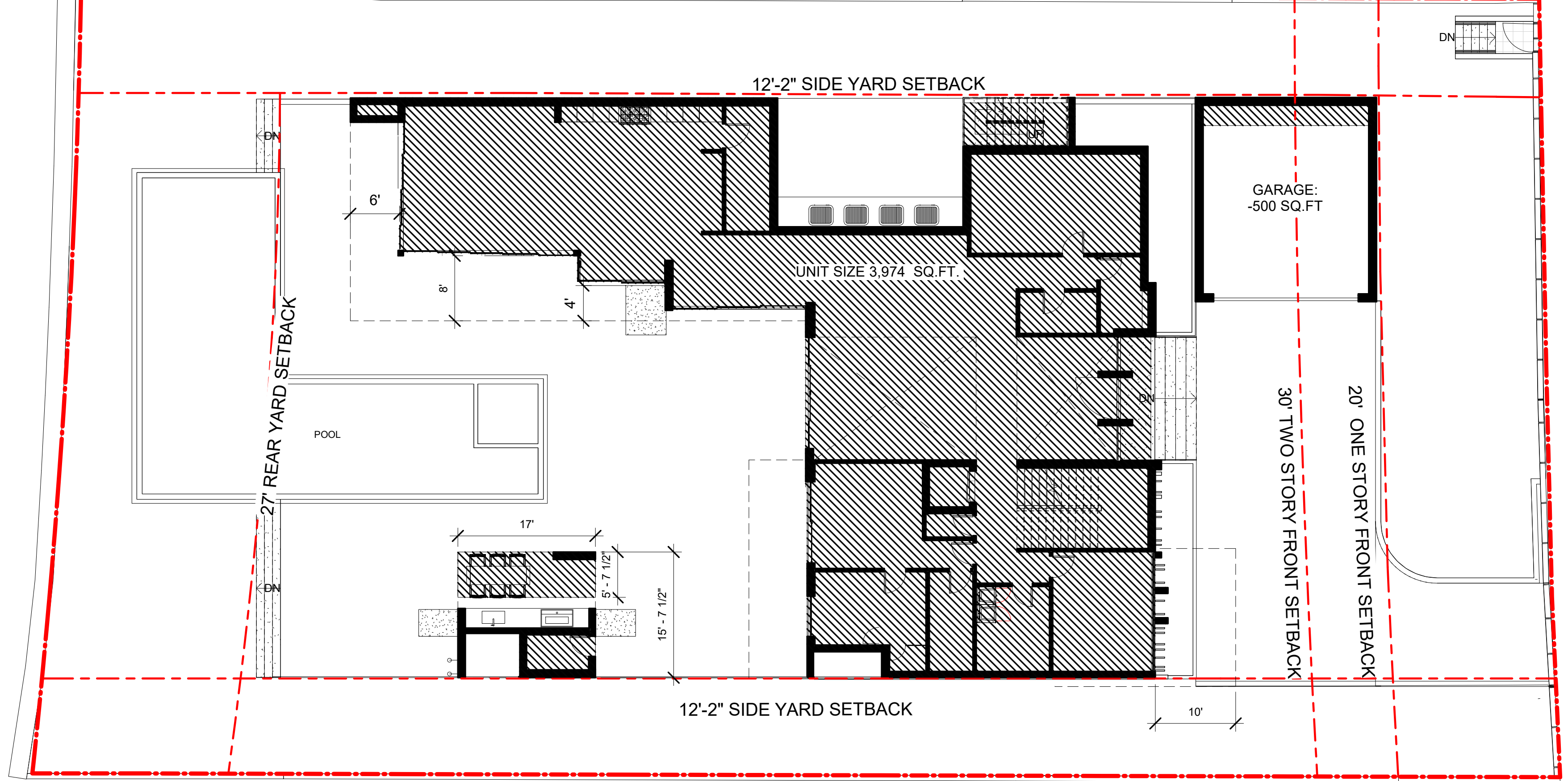
NORTH RESIDENCE

LEGEND

- WALL LINE
- PROJECTED
- BOUNDARY
- LOT COVERAGE

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





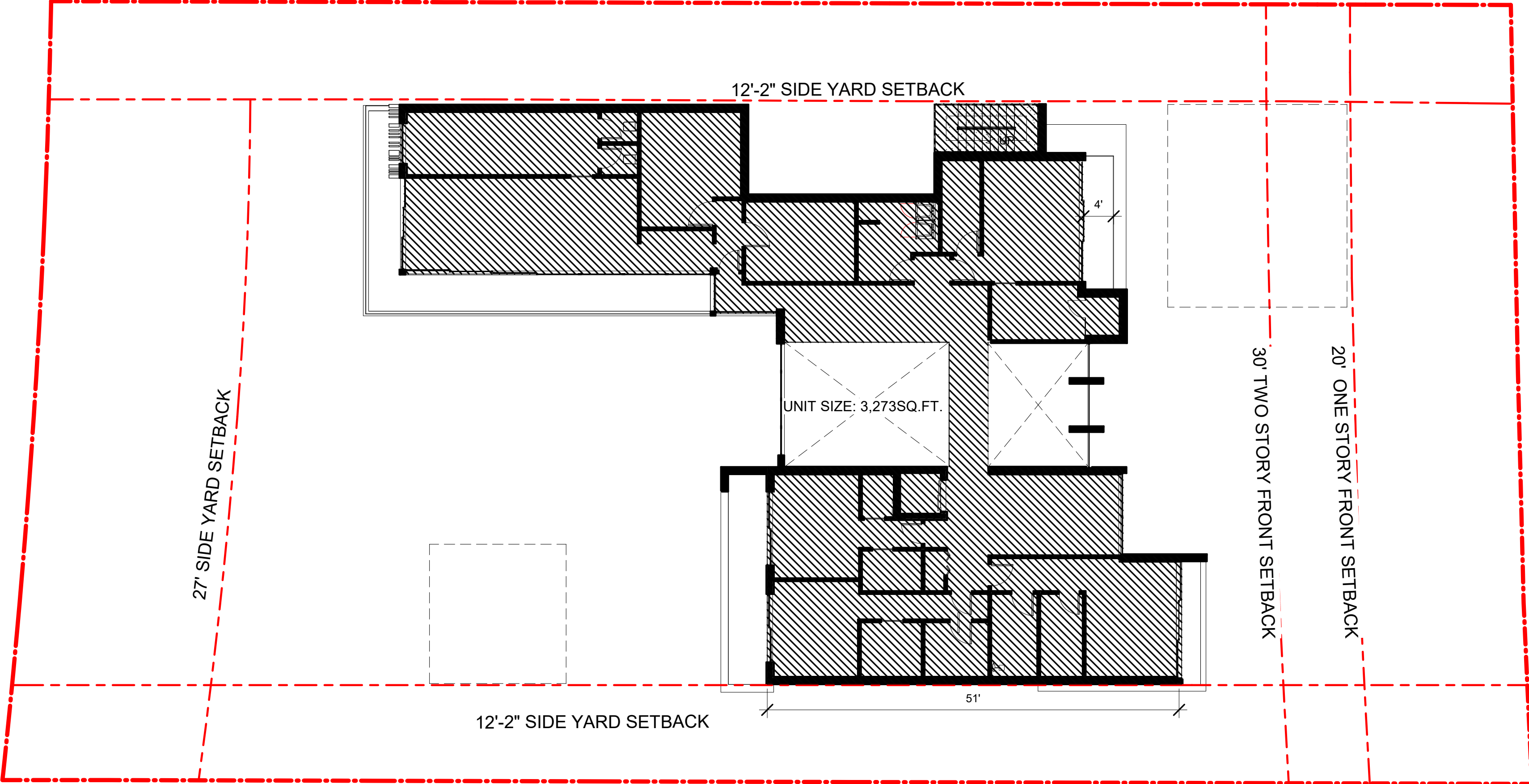
NORTH RESIDENCE

LEGEND

- WALL LINE
- PROJECTED
- BOUNDARY
- UNIT SIZE

FIRST FLOOR UNIT SIZE

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



NORTH RESIDENCE

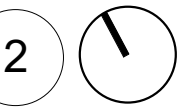
TERRACE: 714 SQ. FT.

LEGEND

- WALL LINE
- PROJECTED
- BOUNDARY
- UNIT SIZE

SECOND FLOOR UNIT SIZE

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



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FIRM LICENSE # AA26001123
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PROJECT ID: 58th 40 N&S
DRAWN BY: S.S

DATE: 10/31/2018
SCALE: As indicated

Sheet Title:

ZONING FIRST
& SECOND
FLOOR

Sheet No:

A-8

No.	Date	Description
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Revision Schedule

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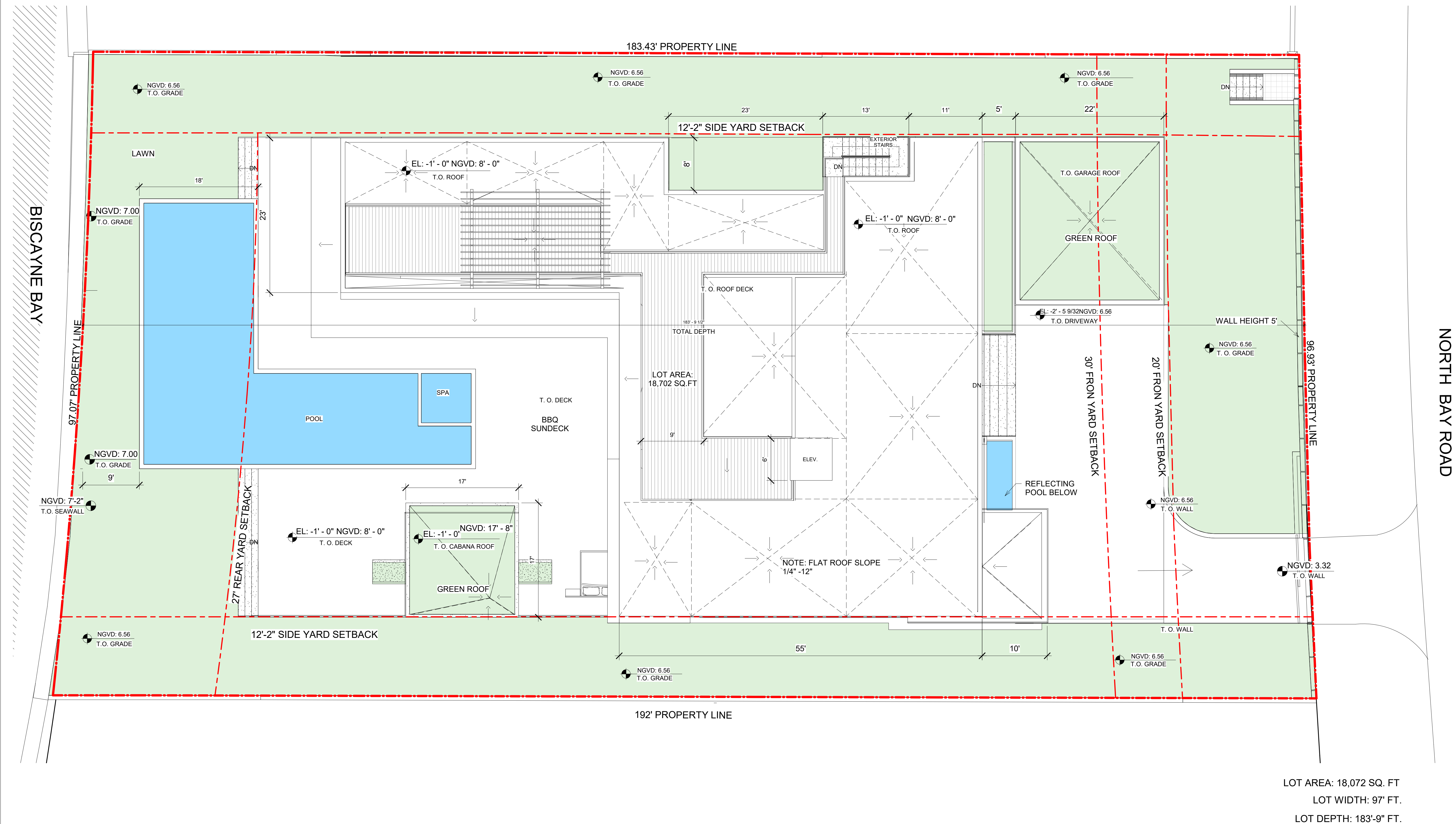
DATE: 10/31/2018 SCALE: 1" = 7'-0"

Sheet Title:

SITE PLAN

Sheet No:

A-11



SITE PLAN

SCALE: 1" = 7'-0"

1

/



ADJACENT FRONT VIEW
N.T.S. 1

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PROJECT ID: 58th 40 N&S	DRAWN BY: S.S
DATE: 10/31/2018	SCALE:

Sheet Title:
ADJACENT
FRONT
RENDER

Sheet No:
A-37



ADJACENT REAR VIEW
N.T.S.

2

[STRANG]
ARCHITECTURE

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SCALE:

Sheet Title:
**ADJACENT
REAR RENDER**

Sheet No:

A-39