

D'Amore Residence

2145 N. MERIDIAN AVE
MIAMI BEACH, FL 33139

DRB21-0657
FOLIO: 02-3227-006-0220



DRB FINAL SUBMITTAL
DRB21-0657
MAY 07, 2021

SCOPE OF WORK:
DESIGN REVIEW BOARD APPROVAL FOR NEW 2-STORY SINGLE-FAMILY HOME
TO REPLACE PRE-1942 SINGLE-FAMILY HOME.

Blanca M
Martinez
Beltran

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DESIGN LLC,
dnQualifier=A01410D000
0017892C3390F00013085
, cn=Blanca M Martinez
Beltran
Date: 2021.05.06 22:37:58
-04'00'

DESIGN REVIEW BOARD

A 907	Unnamed
ARCHITECTURAL	
A 000	COPY OF SURVEY
A 003	ZONING DIAGRAMS
A 004	ZONING DIAGRAMS
A 010	HALF MILE RADIUS PLAN
A 011	LOCATION PLAN
A 012	EXISTING CONDITION PHOTOGRAPHS
A 013	EXISTING CONDITION PHOTOGRAPHS
A 014	CONTEXT PHOTOGRAPHS
A 015	CONTEXT PHOTOGRAPHS
A 016	CONTEXT PHOTOGRAPHS
A 017	CONTEXT PHOTOGRAPHS
A 100	SITE PLAN
A 100a	SITE LANDSCAPE PLAN F(FOR REFERENCE ONLY)
A 101	FLOOR PLANS
A 101a	ENLARGED FIRST FLOOR PLAN
A 101b	ENLARGED SECOND FLOOR PLAN
A 103	ROOF PLAN
A 200	EXTERIOR ELEVATION
A 200a	COLOR EXTERIOR ELEVATION
A 201	EXTERIOR ELEVATION
A 201a	COLOR EXTERIOR ELEVATION
A 202	EXTERIOR ELEVATION
A 202a	COLORED ELEVATION
A 203	EXTERIOR ELEVATION
A 203a	COLORED ELEVATION
A 204	EXTERIOR ELEVATION
A 205	EXTERIOR ELEVATION
A 206	CONTEXT ELEVATIONS
A 207	COLOR CONTEXT ELEVATIONS
A 300	BUILDING SECTION
A 300a	COLORED SECTION
A 301	BUILDING SECTION
A 301a	COLORED SECTION
A 400	SIDE YARD SECTIONS
A 401	SIDE YARD SECTIONS
A 900	PERSPECTIVE
A 901	PERSPECTIVE
A 902	PERSPECTIVE
A 903	PERSPECTIVE
A 904	PERSPECTIVE
A 905	PERSPECTIVE
A 1000	ENCLOSED SPACE DIAGRAM
LANDSCAPE	
L-001	GENERAL NOTES
L-100	TREE DISPOSITION PLAN
L-101	TREE TABULATION CHART
L-110	OVERALL LANDSCAPE PLAN
L-120	CANOPY PLAN
L-130	UNDERSTORY PLAN
L-132	2ND FLOOR LANDSCAPE PLAN
L-140	HARDSCAPE PLAN
L-150	LIGHTING PLAN
L-160	GRADING PLAN
L-170	IRRIGATION PLAN
L-500	LANDSCAPE DETAILS

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ITEM #	Project Information			
1	Address:	245 N. MERIDIAN AVENUE, MIAMI BEACH, FL, 33139		
2	Folio number(s):	02-3227-006-0220		
3	Board and file numbers :	DRB21-0657		
4	Year built:	1937	Zoning District:	RS-3
5	Base Flood Elevation:	8 FT	Grade value in NGVD:	4.35 FT
6	Adjusted grade (Flood+Grade/2):	6.17 FT	Free board:	1 FT MIN. 5 FT MAX
7	Lot Area:	9,587 SQ FT		
8	Lot width:	60 FT	Lot Depth:	160 FT
9	Max Lot Coverage SF and %:	2,876 SQ FT (30%)	Proposed Lot Coverage SF and %:	2,873 SQ FT (29.9%)
10	Existing Lot Coverage SF and %:	APPROX: 2,382 SF	Lot coverage deducted (garage-storage) SF:	
11	Front Yard Open Space SF and %:	REQ. 600 SQ FT (50% of 1,200)	Rear Yard Open Space SF and %:	REQ. 1,008SF (70% of 1,440)
12	Max Unit Size SF and %:	MAX. REQ. 4,794 SQ FT	Proposed Unit Size SF and %:	4,616 SQ FT (48.14%)
13	Existing First Floor Unit Size:	APPROX: 1,866 SF	Proposed First Floor Unit Size:	2,337 SQ FT
14	Existing Second Floor Unit Size	APPROX: 1,866 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires Board Approval)	2,279 SQ.FT
15			Proposed Second Floor Unit Size SF and % :	2,279 SQ FT
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	27' SLOPED ROOF		27'	
18	Setbacks:				
19	Front First level:	20'		21' 6"	
20	Front Second level:	40'		40'	
21	Side 1:	7' 6"		7' 6"	
22	Side 2 or (facing street):	7' 6"		8'	
23	Rear:	50' MAX / 24' MIN		58' 2"	
	Accessory Structure Side 1:	7' 6"		9' 6"	
24	Accessory Structure Side 2 or (facing street) :	7' 6"		36' 8"	
25	Accessory Structure Rear:	7' 6"		8' 7"	
26	Sum of side yard :	15'		16' 6"	
27	Located within a Local Historic District?			Yes or No	
28	Designated as an individual Historic Single Family Residence Site?			Yes or No	
29	Determined to be Architecturally Significant?			Yes or No	
	Additional data or information must be presented in the format outlined in this section				

If not applicable write N/A

A 002

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D'Amore Residence

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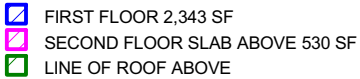
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ZONING DIAGRAMS

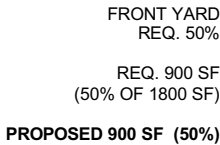
A 003



REQ LOT COVERAGE 2,876 SF
REQ 30% OF LOT AREA
(LOT AREA: 9,587 SF)

PROPOSED LOT COVERAGE
2,873 SF (29.9%)

1 LOT COVERAGE
1" = 20'-0"

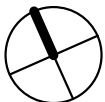


REAR YARD
REQ. 70%

REQ. 1,008 SF
(70% OF 1,440 SF)

PROPOSED 1,046 SF (72.6%)

2 OPEN SPACE
1" = 20'-0"



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A 004

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1 Location Map
1" = 40'-0"

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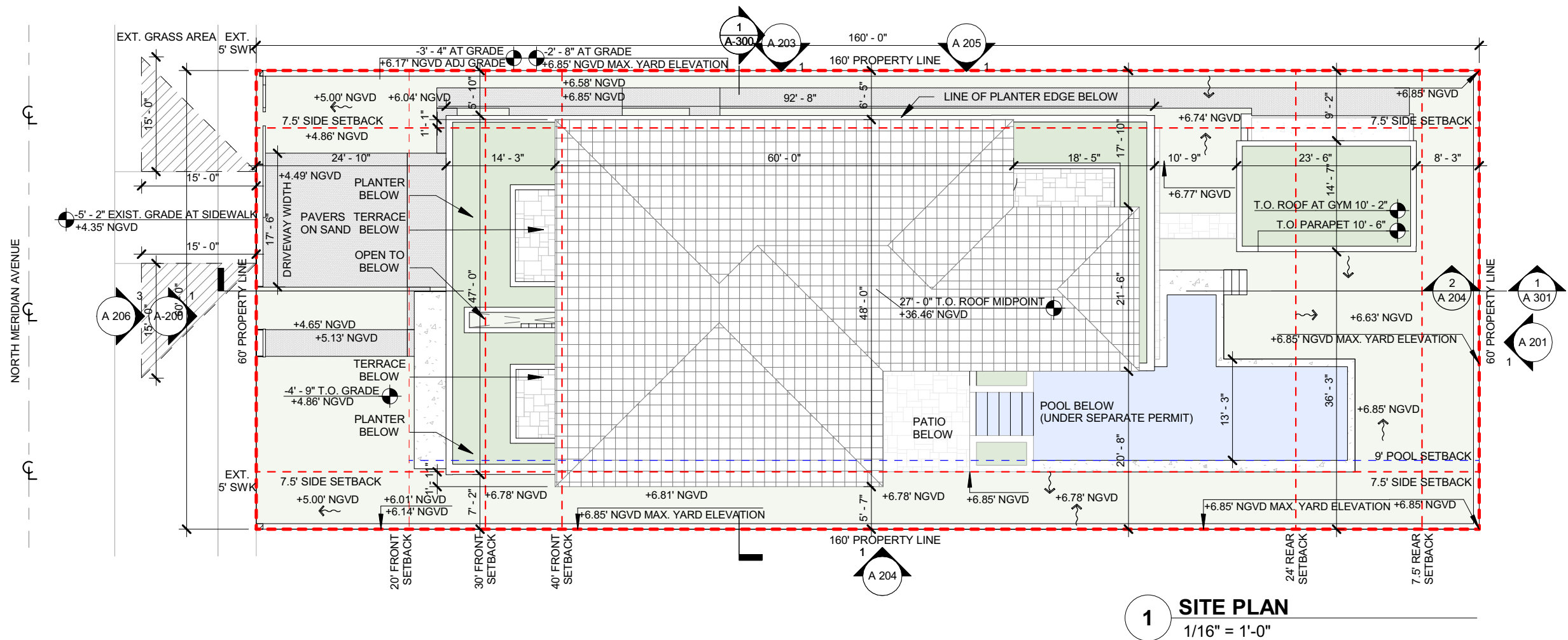
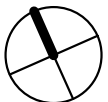
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SITE PLAN

A 100



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A 100a



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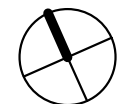
A 101

1 FINISH FLOOR FIRST FLOOR
1/16" = 1'-0"

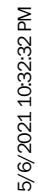
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1/16" = 1'-0"

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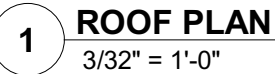
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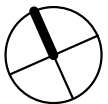
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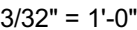
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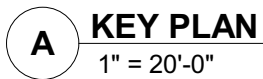


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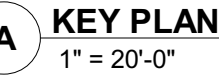
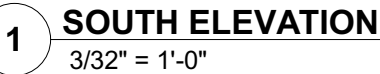

$$1'' = 20'-0''$$

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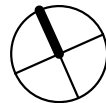
A 201a



A 202



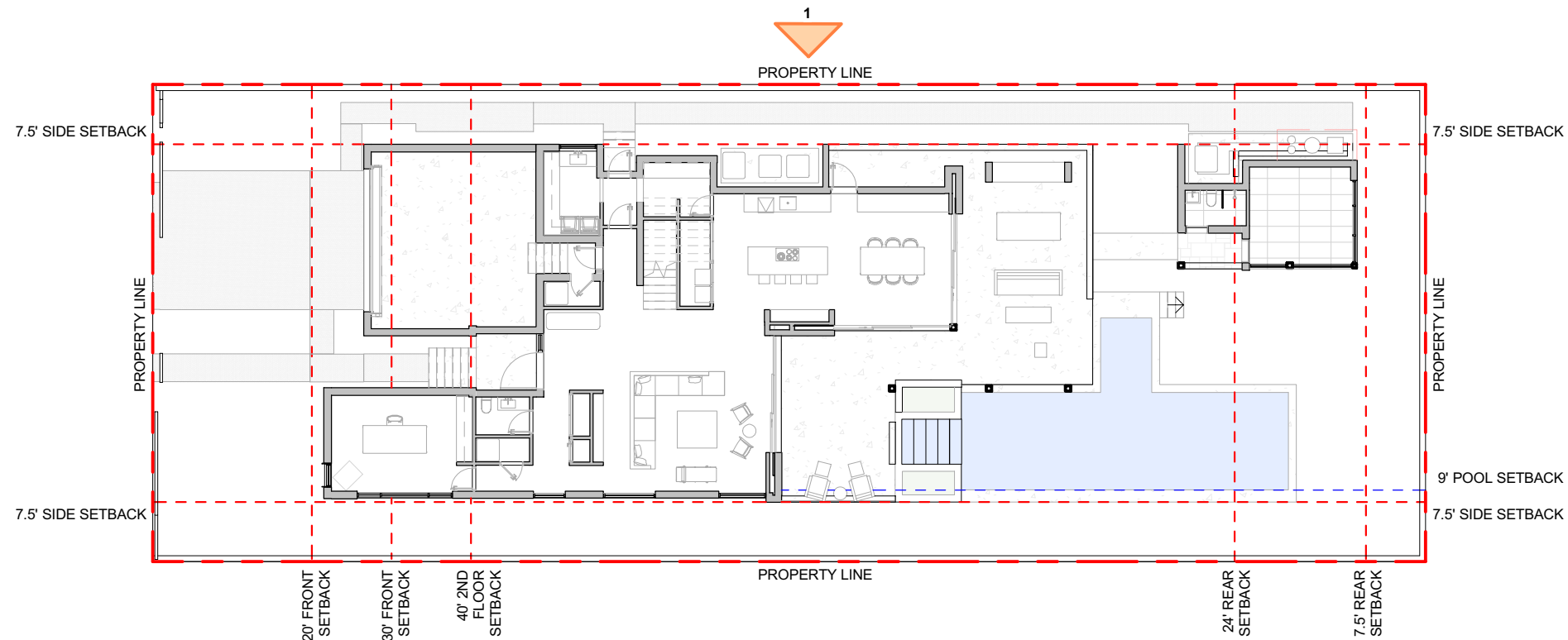
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A 203

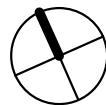
1 NORTH ELEVATION
3/32" = 1'-0"

FINISH LEGEND	
1	SMOOTH WHITE STUCCO
2	KEystone
3	ALUMINUM LOUVERS TO RESEMBLE WOOD
4	MICROCEMENT
5	CEMENT ROOF TILE
6	METAL TO MATCH WINDOW FRAMES



A **KEY PLAN**
1" = 20'-0"

5/6/2021 10:33:03 PM



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0013085, cn=Blanca
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D'Amore Residence

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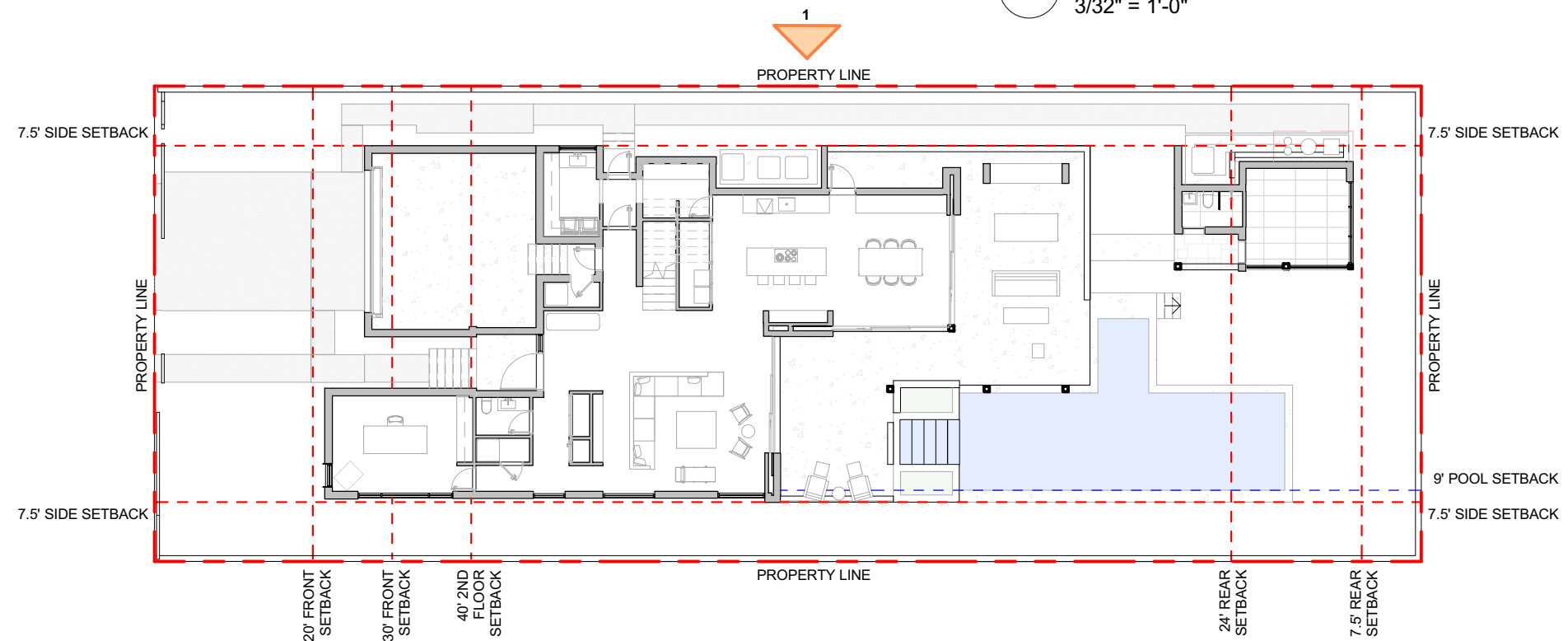
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COLORED
ELEVATION

A 203a



1 NORTH ELEVATION COLORED
3/32" = 1'-0"

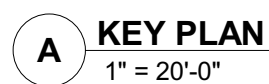


A **KEY PLAN**
1" = 20'-0"

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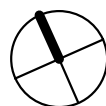


The site plan shows a rectangular property with a red dashed line indicating the 7.5' SIDE SETBACK on all four sides. The property is divided into several areas: a large central area, a smaller area on the left, and a smaller area on the right. The setbacks are labeled as follows: 7.5' SIDE SETBACK (top and bottom), 7.5' SIDE SETBACK (left and right), 9' POOL SETBACK (bottom right), 20' FRONT SETBACK (left side), 30' FRONT SETBACK (left side), 40' 2ND FLOOR SETBACK (left side), 24' REAR SETBACK (bottom right), and 7.5' REAR SETBACK (bottom right). The plan also shows a large blue area in the bottom right corner, likely a pool or parking area, and a smaller blue area in the top right corner. The setbacks are indicated by dashed lines and labels.



A 205

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CONTEXT ELEVATIONS

A 206

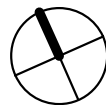


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A 207



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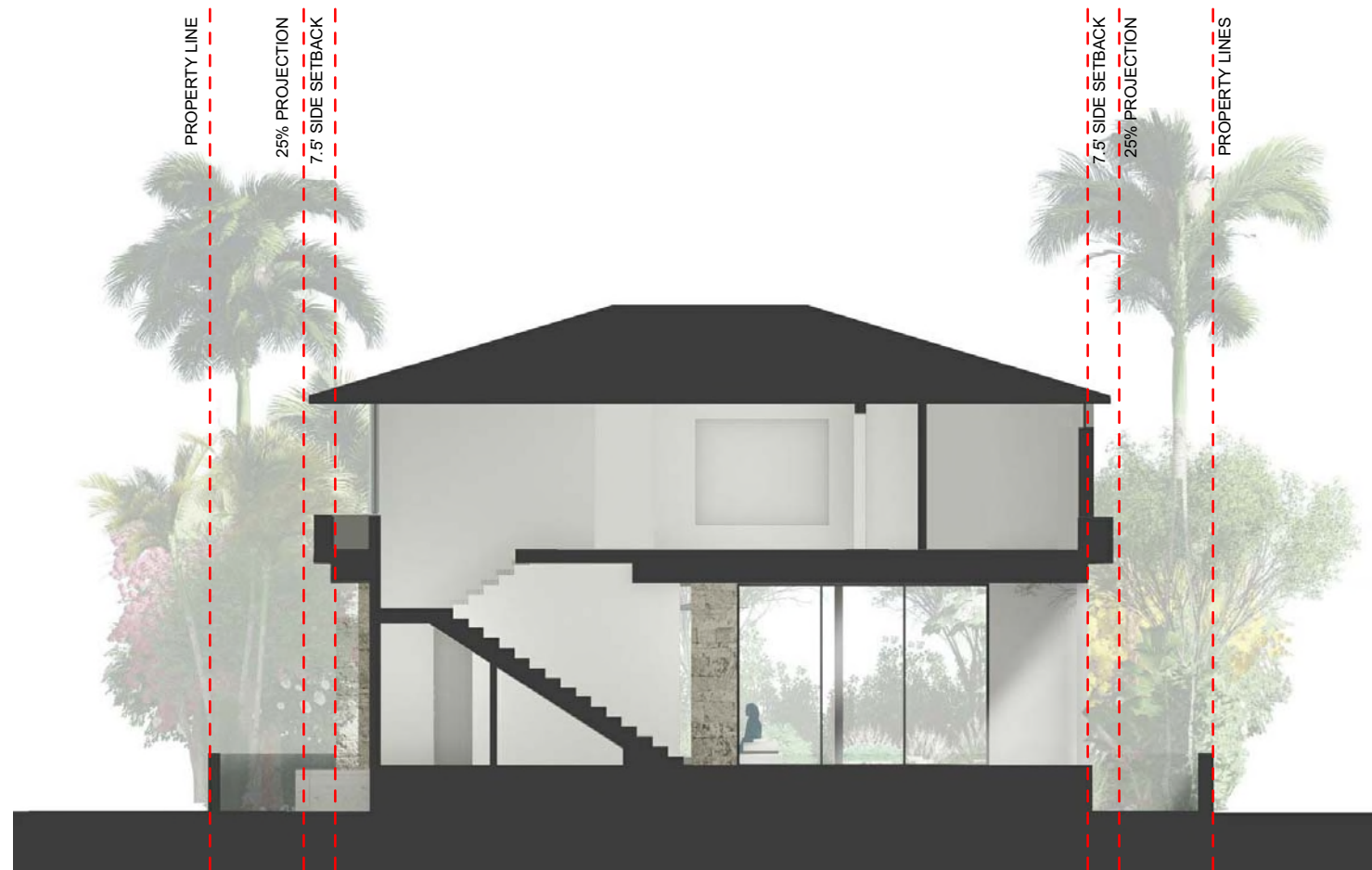
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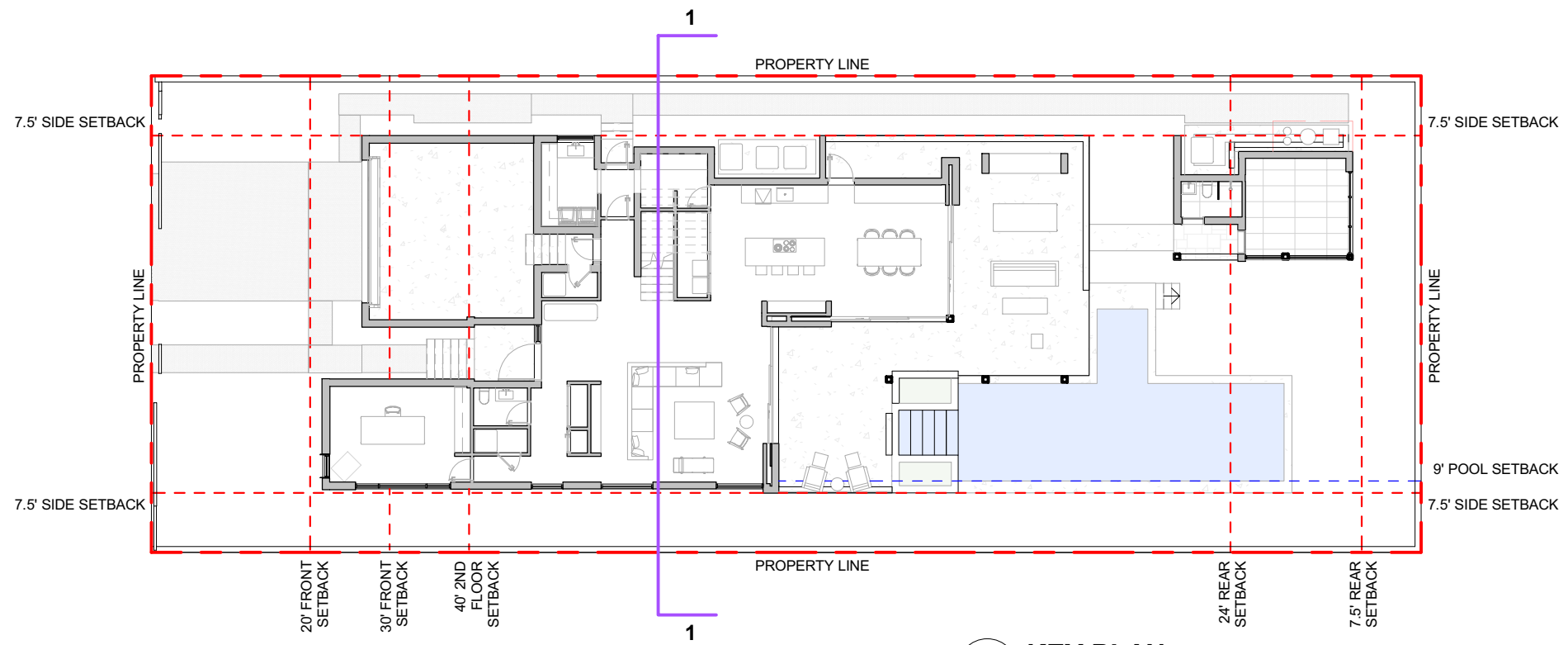
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COLORED SECTION

A 300a



2 DRB - CROSS SECTION COLORED
3/32" = 1'-0"



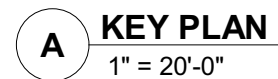
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1" = 20'-0"

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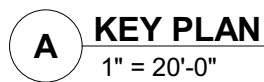
A 301



A 301a



A 400



A 401



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1 FRONT VIEW

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PERSPECTIVE

A 900

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PERSPECTIVE

A 901



1

FRONT VIEW

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PERSPECTIVE

A 902



2 ENTRY VIEW 2



1 ENTRY VIEW 1

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1 POOL TERRACE VIEW

5/6/2021 10:33:38 PM

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00013085, cn=Blanca
M Martinez Beltran
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PERSPECTIVE

A 903



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1

POOL TERRACE

[STRANG]

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M Martinez Beltran
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Issue Date: 05/07/2021

PERSPECTIVE

A 904



5/6/2021 10:33:39 PM

1

POOL TERRACE

[STRANG]

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

PH: 305-373-4990 | FX: 305-373-4991
ARCHITECT LICENSE NO:AR101085
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2145 N. MERIDIAN AVE.
MIAMI BEACH, FL 33139

Paul and Nicole D'Amore

ARCHITECT:
BLANCA M. MARTINEZ BELTRAN
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FIRM LICENSE #AA26001123
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MIAMI, FL 33133

PROFESSIONAL SEAL(S):

Blanca
M
Martinez
z Beltran

Digitally signed by
Blanca M Martinez
Beltran
DN: c=US, o=STRANG
DESIGN LLC,
dnQualifier=A01410D
0000017892C3390F0
0013085, cn=Blanca
M Martinez Beltran
Date: 2021.05.06
22:53:27 -04'00'

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D'Amore Residence

Issue Description:
DRB FINAL SUBMITTAL
Revision Schedule

#	DATE	DESCRIPTION

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PERSPECTIVE

A 905



5/6/2021 10:33:40 PM

1 REAR VIEW

[STRANG]

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DESIGN LLC,
dnQualifier=A01410
D0000017892C3390F
00013085, cn=Blanca
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Date: 2021.05.06
22:53:54 -04'00'

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D'Amore Residence

Issue Description:
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Revision Schedule

#	DATE	DESCRIPTION

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PERSPECTIVE

A 906

A 1000



WATER

TOPOGRAPHY FOR
REFERENCE ONLY, SEE A-400
SERIES SIDE YARD SECTIONS
FOR DETAILS

1 AXONOMETRIC

1