

1717 W 24 ST  
MIAMI BEACH, FL 33140

FOLIO: 02-3228-001-1390

DRB# : DRB22 - 0830



DRB FINAL SUBMITTAL

05/09/2022

## ARCHITECTURE

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

## DRB ARCHITCTURE DRAWING INDEX

NUMBER SHEET NAME

A000	COVER SHEET
A001	COPY OF SURVEY
A002	ZONING DATA
A003	PROPOSED FIRST & SECOND FLOOR LOT COVERAGE
A004	FIRST FLOOR UNIT SIZE
A005	SECOND FLOOR UNIT SIZE
A006	ROOF DECK AREA
A007	FIRST FLOOR OPEN SPACE
A008	HALF - MILE RADIUS PLAN
A009	LOCATION MAP
A010	EXISTING CONDITION PHOTOGRAPHS
A011	EXISTING CONDITION PHOTOGRAPHS
A012	EXISTING INTERIOR CONDITIONS
A013	EXISTING INTERIOR CONDITIONS
A014	EXISTING FIRST & SECOND FLOOR LOT COVERAGE
A015	DEMOLITION PLAN
A016	CONTEXT PHOTOGRAPHS
A017	CONTEXT PHOTOGRAPHS
A018	CONTEXT PHOTOGRAPHS
A019	CONTEXT PHOTOGRAPHS
A020	CONTEXT PHOTOGRAPHS
A100	SITE PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF PLAN
A200	FRONT & REAR ELEV.
A201	SIDE ELEVATIONS
A202	CABANA ELEVATIONS AND SECTIONS
A203	CONTEXT ELEVATIONS
A204	ELEVATION WAIVER DIAGRAM
A300	BUILDING LONGITUDINAL SECTIONS
A301	BUILDING CROSS SECTIONS
A302	SIDE YARD SECTIONS
A400	EXTERIOR MATERIALS
A401	EXTERIOR MATERIALS
A900	PERSPECTIVE - STREET
A901	PERSPECTIVE - ENTRY
A902	PERSPECTIVE - POOL AREA
A903	PERSPECTIVE - SECOND FLOOR
A904	PERSPECTIVE - CANAL VIEW

[ STRANG ]

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

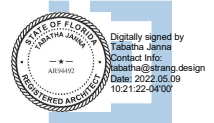
PH: 305-373-4990 | FX: 305-373-4991  
ARCHITECT LICENSE NO: AR94492  
WWW.STRANG.DESIGN

1717 W 24 ST  
MIAMI BEACH, FL 33140

CAROLYN + JIM BELLINSON

ARCHITECT:  
TABATHA JANNA  
STRANG DESIGN, LLC  
FIRM LICENSE #AA26001123  
2900 SW 28th TERRACE, SUITE 301  
MIAMI, FL 33133

PROFESSIONAL SEAL(S):



ARCHITECT LICENSE NO:AR94492

BELLINSON RESIDENCE

Issue Description:  
DRB FINAL SUBMITTAL  
Revision Schedule

[illegible]

**CONFIDENTIALITY NOTICE:**  
The drawing and information contained within is property of Strang Design, LLC. and is intended only for the parties identified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

© Copyright 2022 [STRANG] Design. All rights reserved.

Issue Date: 05/09/2022

COVER SHEET

A000



# [ STRANG ]

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

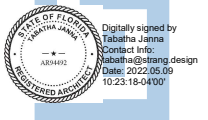
PH: 305-373-4990 | FX: 305-373-4991  
ARCHITECT LICENSE NO AR94492  
WWW.STRANG.DESIGN

1717 W 24 ST  
MIAMI BEACH, FL 33140

CAROLYN + JIM BELLINSON

ARCHITECT:  
TABATHA JANNA  
STRANG DESIGN, LLC  
FIRM LICENSE #AA26001123  
2900 SW 28TH TERRACE, SUITE 301  
MIAMI, FL 33133

PROFESSIONAL SEAL(S):



ARCHITECT LICENSE NO: AR94492

BELLINSON RESIDENCE

Issue Description:  
DRB FINAL SUBMITTAL  
Revision Schedule

#	DATE	DESCRIPTION

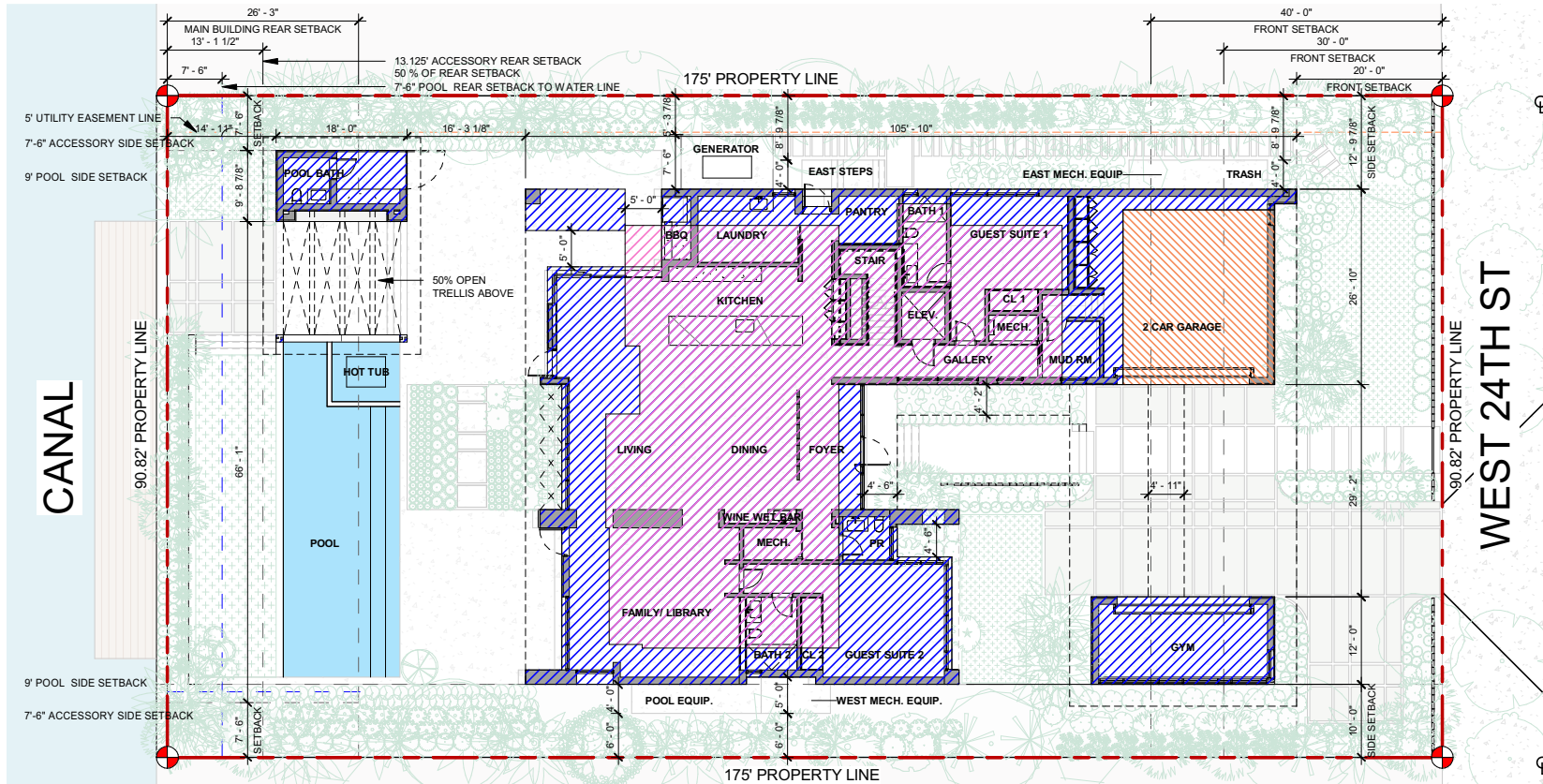
**CONFIDENTIALITY NOTICE:**  
The drawing and information contained within is property of Strang Design, LLC. and is intended only for the parties identified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

© Copyright 2022 [STRANG] Design. All rights reserved.

Issue Date: 05/09/2022

**PROPOSED FIRST &  
SECOND FLOOR LOT  
COVERAGE**

## A003



LOT COVERAGE: 2428 SF    LOT COVERAGE: 4512 SF    GARAGE AREA: 500 SF  
SECOND FLOOR

MAX. LOT COVERAGE:    ALLOWED: 4,768.05 SF 30 %  
PROVIDED: 4,512 SF 28.3 %

1 LOT COVERAGE  
1/16" = 1'-0"




$$1/16'' = 1'-0''$$






A006









[illegible]

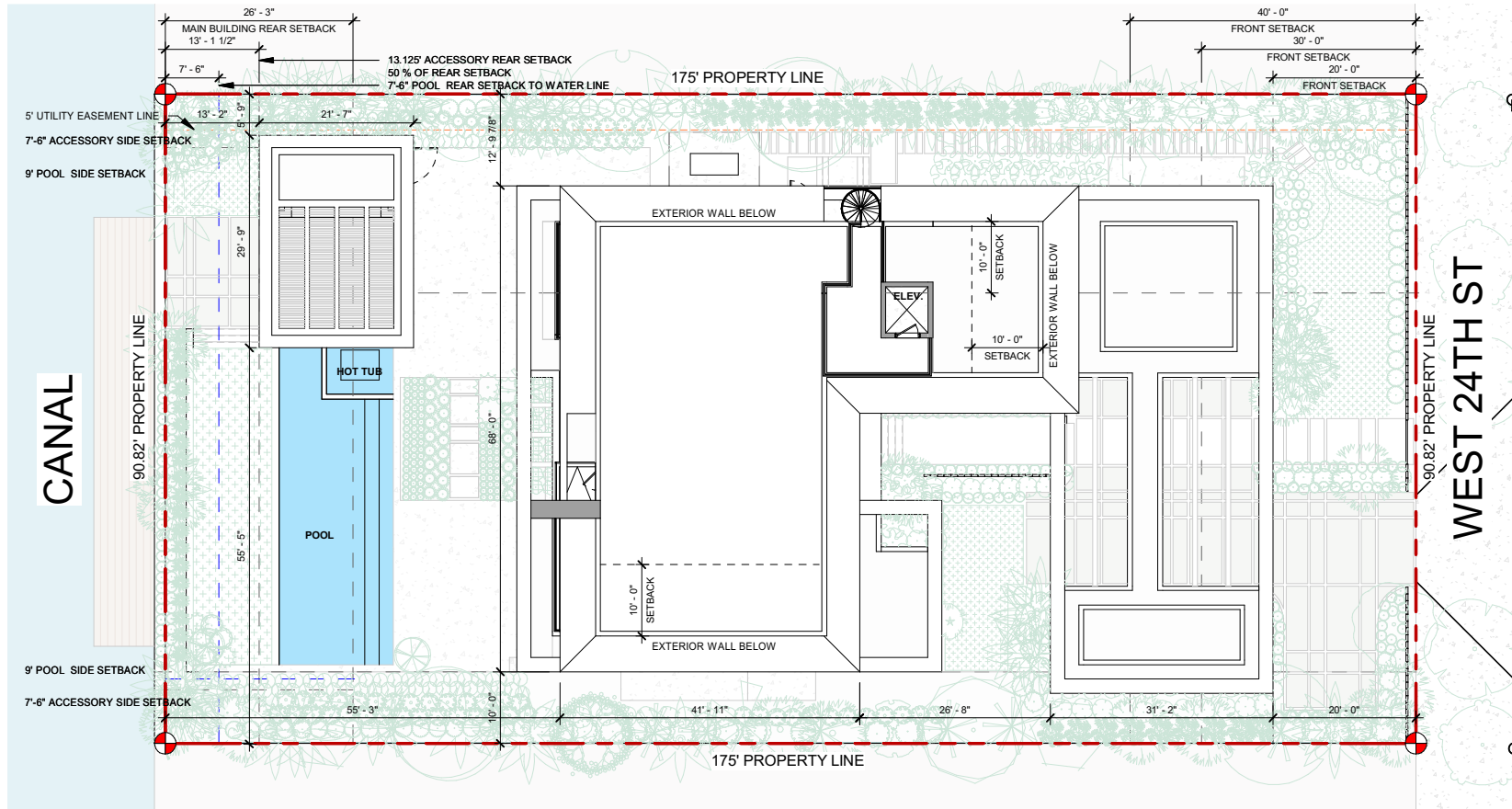
**CONFIDENTIALITY NOTICE:**  
The drawing and information contained within is property of Strang Design, L.C. and is intended only for the parties identified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

Copyright 2022 [STRANG] Design. All rights reserved.

Issue Date: 05/09/2022

## SITE PLAN

# A100



**1 SITE PLAN**  
1/16" = 1'-0"

# A101



**1 FIRST FLOOR PLAN**  
1/16" = 1'-0"



PH: 305-373-4990 | FX: 305-373-4991  
ARCHITECT LICENSE NO: AR94492  
WWW.STRANG.DESIGN

1717 W 24 ST  
MIAMI BEACH, FL 33140

CAROLYN + JIM BELLINSON

ARCHITECT:  
TABATHA JANNA  
STRANG DESIGN, LLC  
FIRM LICENSE #AA26001123  
2900 SW 28th TERRACE, SUITE 301  
MIAMI, FL 33133

PROFESSIONAL SEAL(S):

ARCHITECT LICENSE NO:AR94492

BELLINSON RESIDENCE

Issue Description:  
DRB FINAL SUBMITTAL  
Revision Schedule

[illegible]

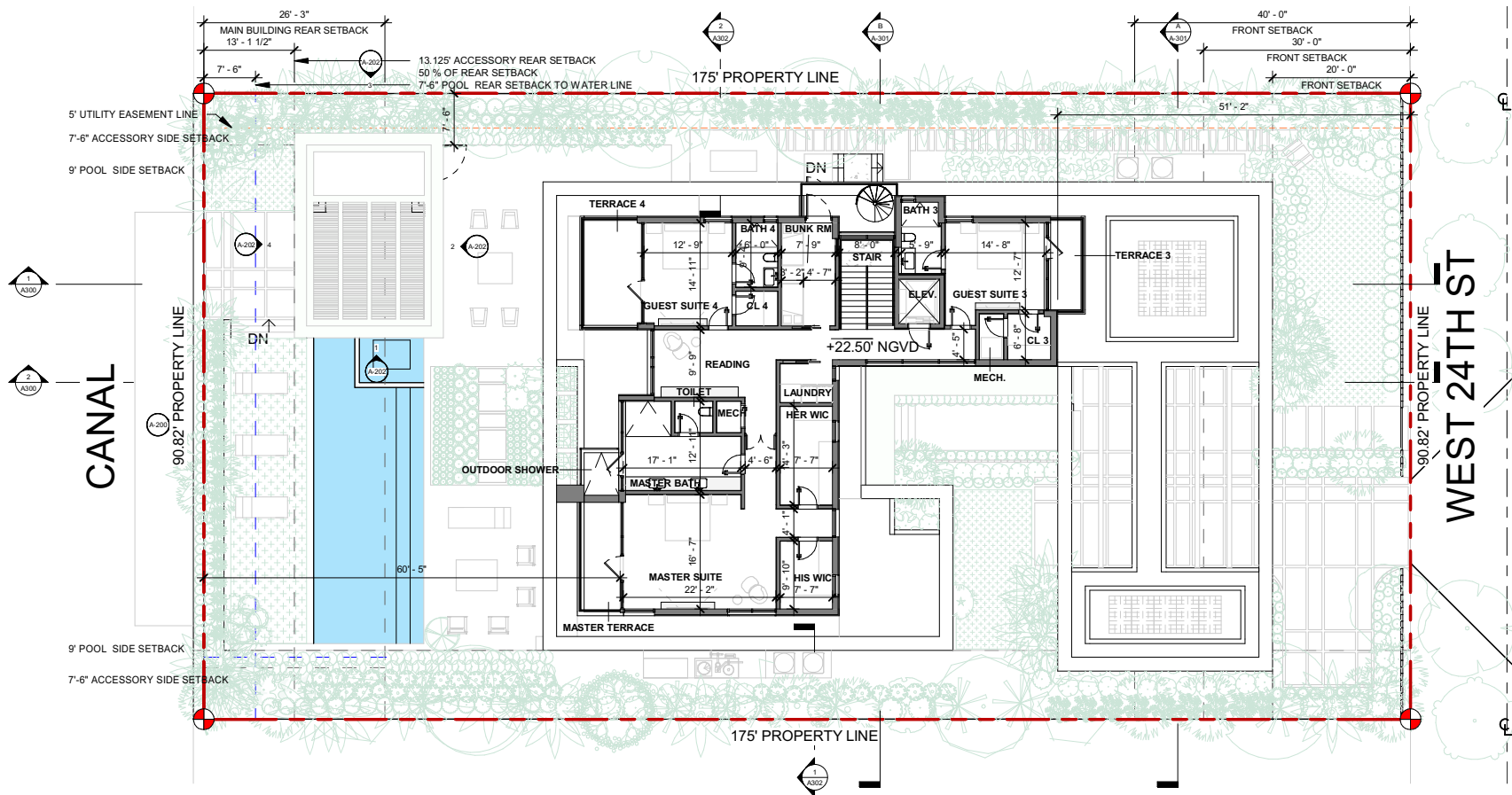
**CONFIDENTIALITY NOTICE:**  
The drawing and information contained within is property of Strang Design, LLC. and is intended only for the parties identified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

© Copyright 2022 (STRANG) Design. All rights reserved.

Issue Date: 05/09/2022

## SECOND FLOOR PLAN

# A102



**1 SECOND FLOOR PLAN**  
1/16" = 1'-0"

5/9/2022 10:13:00 AM

PH: 305-373-4990 | FX: 305-373-4991  
ARCHITECT LICENSE NO: AR94492  
WWW.STRANG.DESIGN

CAROLYN + JIM BELLINSON

PROFESSIONAL SEAL(S):

MELLINSON RESIDENCE

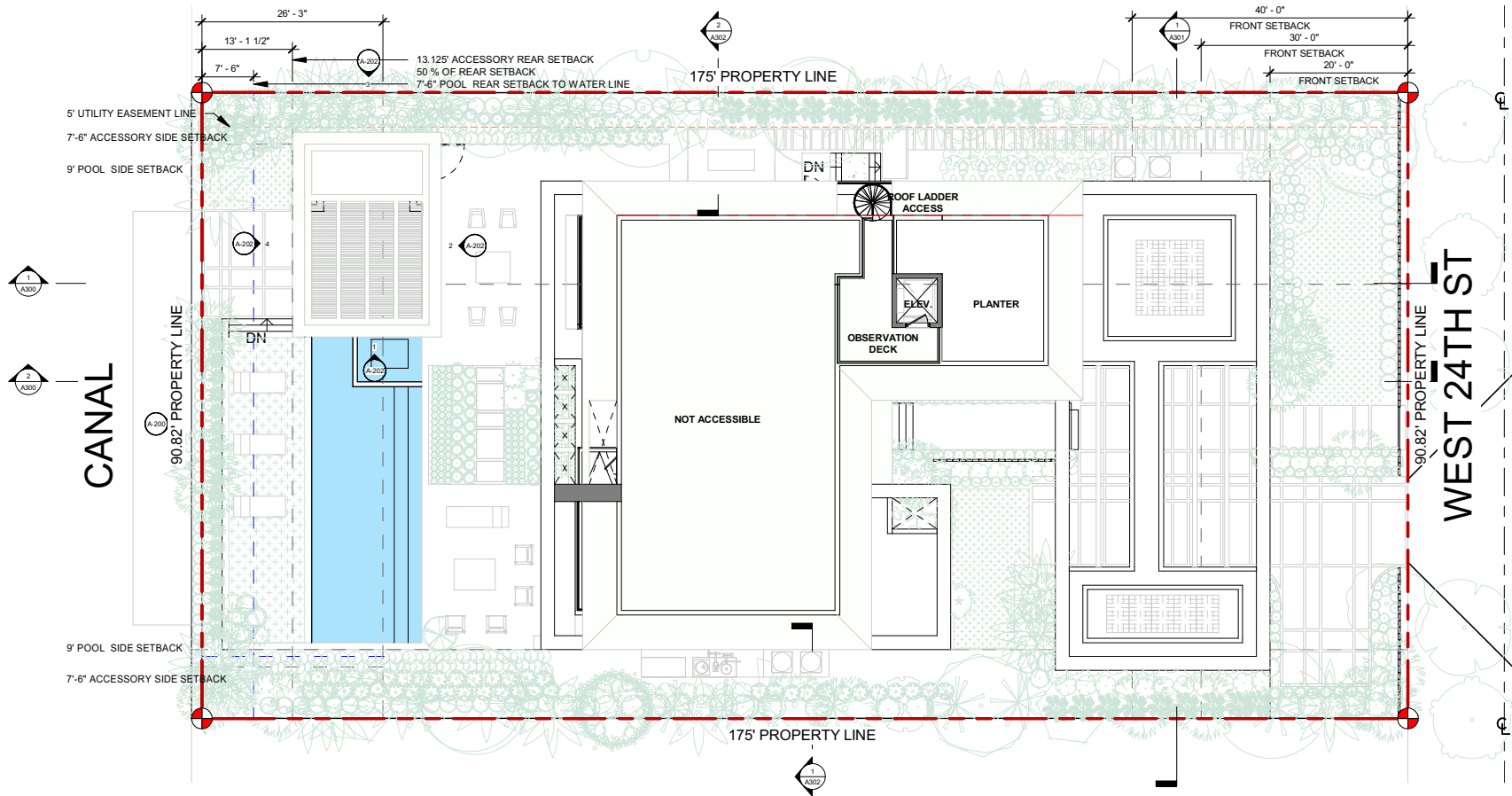
[illegible]

Copyright 2022 [STRANG] Design. All rights reserved.

Issue Date: 05/09/2022

ROOF PLAN

A103



**1 ROOF PLAN**  
1/16" = 1'-0"



MATERIALS LEGEND	
1	FORM BOARD CONCRETE
2	NATURAL WOOD LOOK FINISH CLADDING
3	ALUMINUM LOUVERS TO RESEMBLE WOOD
4	GLASS WINDOWS + DOORS WITH DARK METAL FRAMES
5	GLASS RAILING
6	METAL CLADDING TO MATCH WINDOW FRAMES
7	DARK METAL SPIRAL STAIR
8	CUSTOM BREEZE BLOCKS

[ STRANG ]

1717 W 24 ST  
MIAMI BEACH, FL 33140

ARCHITECT:  
TABATHA JANNA  
STRANG DESIGN, LLC  
FIRM LICENSE #AA26001123  
2900 SW 28th TERRACE, SUITE 301  
MIAMI, FL 33133

ARCHITECT LICENSE NO:AR94492

BELLINSON RESIDENCE

Issue Description:  
DRB FINAL SUBMITTAL  
Revision Schedule

[illegible]

Issue Date: 05/09/2022

FRONT & REAR  
ELEV.

# A200



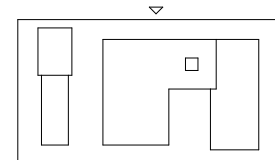


**1 SIDE ELEVATION - EAST**  
3/32" = 1'-0"

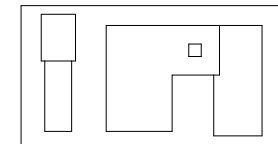


**2 SIDE ELEVATION - WEST**  
3/32" = 1'-0"

MATERIALS LEGEND	
1	FORM BOARD CONCRETE
2	NATURAL WOOD LOOK FINISH CLADDING
3	ALUMINUM LOUVERS TO RESEMBLE WOOD
4	GLASS WINDOWS + DOORS WITH DARK METAL FRAMES
5	GLASS RAILING
6	METAL CLADDING TO MATCH WINDOW FRAMES
7	DARK METAL SPIRAL STAIR
8	CUSTOM BREEZE BLOCKS



KEYPLAN



KEYPLAN

## [ STRANG ]

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

PH: 305-373-4990 | FX: 305-373-4991  
ARCHITECT LICENSE NO. AR94492  
WWW.STRANG.DESIGN

1717 W 24 ST  
MIAMI BEACH, FL 33140

CAROLYN + JIM BELLINSON

ARCHITECT:  
TABATHA JANNA  
STRANG DESIGN, LLC  
FIRM LICENSE #AA26001123  
2900 SW 28TH TERRACE, SUITE 301  
MIAMI, FL 33133

PROFESSIONAL SEAL(S):

ARCHITECT LICENSE NO. AR94492

BELLINSON RESIDENCE

Issue Description:  
DRB FINAL SUBMITTAL  
Revision Schedule

#	DATE	DESCRIPTION

**CONFIDENTIALITY NOTICE:**  
The drawing and information contained within is property of Strang Design, LLC, and is intended only for the parties identified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

© Copyright 2022 [STRANG] Design. All rights reserved.

Issue Date: 05/09/2022

SIDE ELEVATIONS

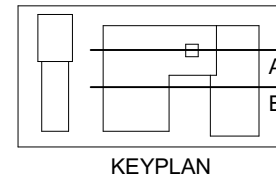
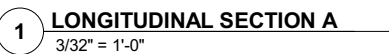
A201

A202

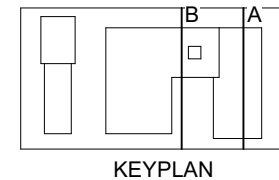








# A300



# A301

[ STRANG ]

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

PH: 305-373-4990 | FX: 305-373-4991  
ARCHITECT LICENSE NO: AR94492  
WWW.STRANG.DESIGN

1717 W 24 ST  
MIAMI BEACH, FL 33140

CAROLYN + JIM BELLINSON

ARCHITECT:  
TABATHA JANNA  
STRANG DESIGN, LLC  
FIRM LICENSE #AA26001123  
2900 SW 28TH TERRACE, SUITE 301  
MIAMI, FL 33133

PROFESSIONAL SEAL(S):

ARCHITECT LICENSE NO: AR94492

BELLINSON RESIDENCE

Issue Description:  
DRG FINAL SUBMITTAL  
Revision Schedule

#	DATE	DESCRIPTION

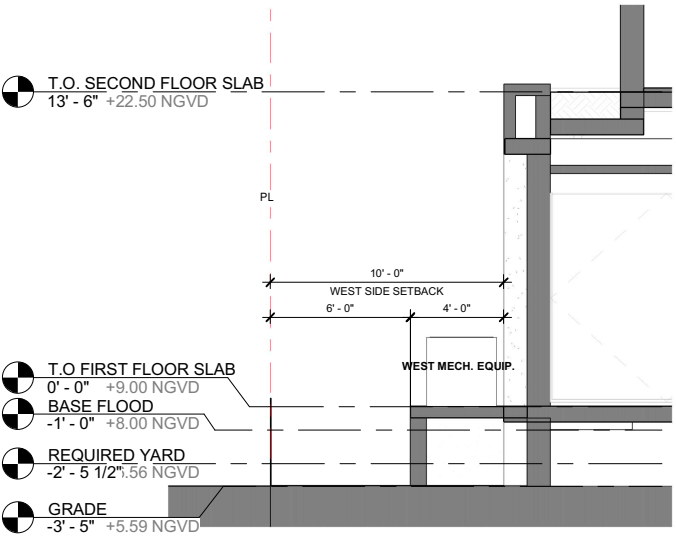
**CONFIDENTIALITY NOTICE:**  
The drawing and information contained within is property of Strang Design, LLC, and is intended only for the parties identified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

© Copyright 2022 [STRANG] Design. All rights reserved.

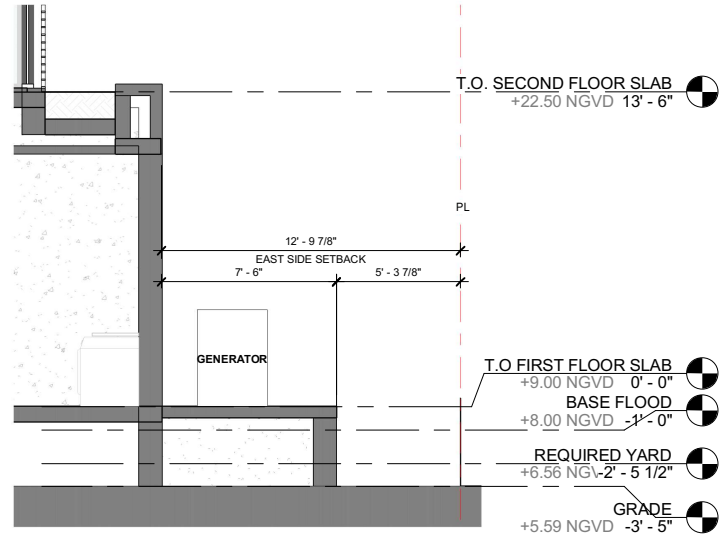
Issue Date: 05/09/2022

SIDE YARD SECTIONS

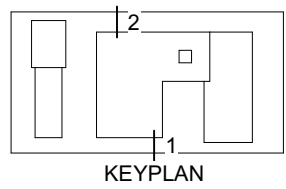
A302



1 WEST SIDE YARD SECTION  
3/16" = 1'-0"



2 EAST SIDE YARD SECTION  
3/16" = 1'-0"







[ STRANG ]

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

PH: 305-373-4990 | FX: 305-373-4991  
ARCHITECT LICENSE NO: AR94492  
WWW.STRANG.DESIGN

1717 W 24 ST  
MIAMI BEACH, FL 33140

CAROLYN + JIM BELLINSON

ARCHITECT:  
TABATHA JANNA  
STRANG DESIGN, LLC  
FIRM LICENSE #AA26001123  
2900 SW 28th TERRACE, SUITE 301  
MIAMI, FL 33133

PROFESSIONAL SEAL(S):

ARCHITECT LICENSE NO:AR94492

BELLINSON RESIDENCE

Issue Description:  
DRB FINAL SUBMITTAL  
Revision Schedule

[illegible]

**CONFIDENTIALITY NOTICE:**  
The drawing and information contained within is property of Strang Design, LLC, and is intended only for the parties identified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

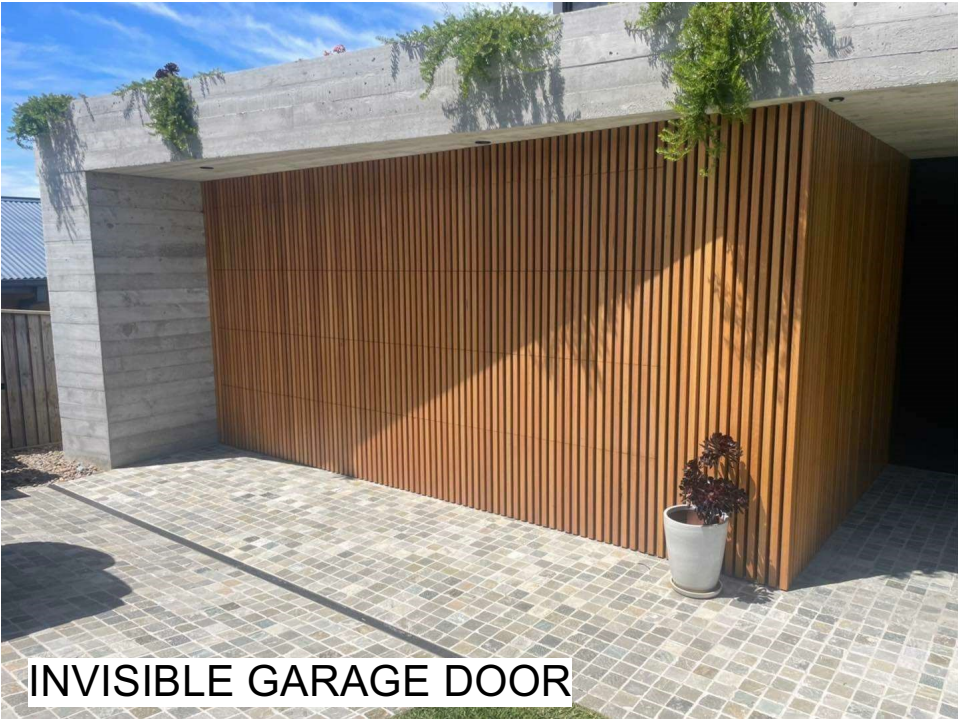
© Copyright 2022 [STRANG] Design. All rights reserved

Issue Date: 05/09/2022

## EXTERIOR MATERIALS

# A400

5/9/2022 10:14:19 AM



INVISIBLE GARAGE DOOR



BREEZE BLOCKS

[ STRANG ]

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

PH: 305-373-4990 | FX: 305-373-4991  
ARCHITECT LICENSE NO: AR94492  
WWW.STRANG.DESIGN

1717 W 24 ST  
MIAMI BEACH, FL 33140

CAROLYN + JIM BELLINSON

ARCHITECT:  
TABATHA JANNA  
STRANG DESIGN, LLC  
FIRM LICENSE #AA26001123  
2900 SW 28TH TERRACE, SUITE 301  
MIAMI, FL 33133

PROFESSIONAL SEAL(S):

ARCHITECT LICENSE NO: AR94492

BELLINSON RESIDENCE

Issue Description:  
DRB FINAL SUBMITTAL  
Revision Schedule

#	DATE	DESCRIPTION

**CONFIDENTIALITY NOTICE:**  
The drawing and information contained within is property of Strang Design, LLC, and is intended only for the parties identified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

© Copyright 2022 [STRANG] Design. All rights reserved.

Issue Date: 05/09/2022

EXTERIOR  
MATERIALS

A401