BELLINSON RESIDENCE

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 30 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, FI. 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 indentified 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 reserve

Issue Date: 05/09/2022

COVER SHEET

MIAMIBEACH

Planning Department, 1700 Convention Center Drive, 2nd Floor Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	1717 W 24 ST MIAMI BE	EACH FLORIDA 33131	
2	Folio number(s):	02-3228-001-1390		
3	Board and file numbers :	DRB22 - 0830		
4	Year built:	1933	Zoning District:	RS-3
5	Base Flood Elevation:	8' - 0" NGVD	Grade value in NGVD:	5.59' NGVD
6	Adjusted grade (Flood+Grade/2):	6.73' NGVD	Free board:	9' - 0" NGVD
7	Lot Area:	15,893.5 SF		
8	Lot width:	90.82 FT	Lot Depth:	175 FT
9	Max Lot Coverage SF and %:	4,768.05 SF (30%)	Proposed Lot Coverage SF and %:	4,512 SF (28.3%)
10	Existing Lot Coverage SF and %:	3,304 SF (20.7%)	Lot coverage deducted (garage-storage) SF:	500 SF
11	Front Yard Open Space SF and %:	1,189 SF (65.3%)	Rear Yard Open Space SF and %:	1,745 SF (73.2%)
12	Max Unit Size SF and %:	7,946.75 SF (50%)	Proposed Unit Size SF and %:	6,880 SF (43.2%)
13	Existing First Floor Unit Size:	3,304 SF	Proposed First Floor Unit Size:	4,433 SF
14	Existing Second Floor Unit Size	1,713 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires Board Approval)	2,447 SF 55% OF FIRST FLOOR UNIT SIZE
15			Proposed Second Floor Unit Size SF and %:	2,439 SF (15.3%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	188 SF

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	24' FLAT / 27' SLOPED		26' - 0"	
18	Setbacks:				
19	Front First level:	20' - 0"		20' - 0"	
20	Front Second level:	30' - 0"		51' - 2"	
21	Side 1: EAST	12' - 8"		12' 9 7/8"	
22	Side 2 or (facing street): WEST	10' - 0"		10' - 0"	
23	Rear:	50' MAX / 20' MIN		60' - 2"	
	Accessory Structure Side 1:	7' - 6"		7' - 6"	
24	Accessory Structure Side 2 or (facing street):	7' - 6"		73' - 7"	
25	Accessory Structure Rear:	50% OF REAR SETBACK		13' - 1 1/2"	
26	Sum of side yard :	25% OF LOT WIDTH		22' - 9 7/8"	
27	Located within a Local Historic District?	Yes or N	ю		
28	Designated as an individual Historic Single	Yes or N	Ю		
29	Determined to be Architecturally Significa	nt?		Yes or N	lo
	Additional data or information must be pr	in this section			

If not applicable write N/A

[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
\Box		

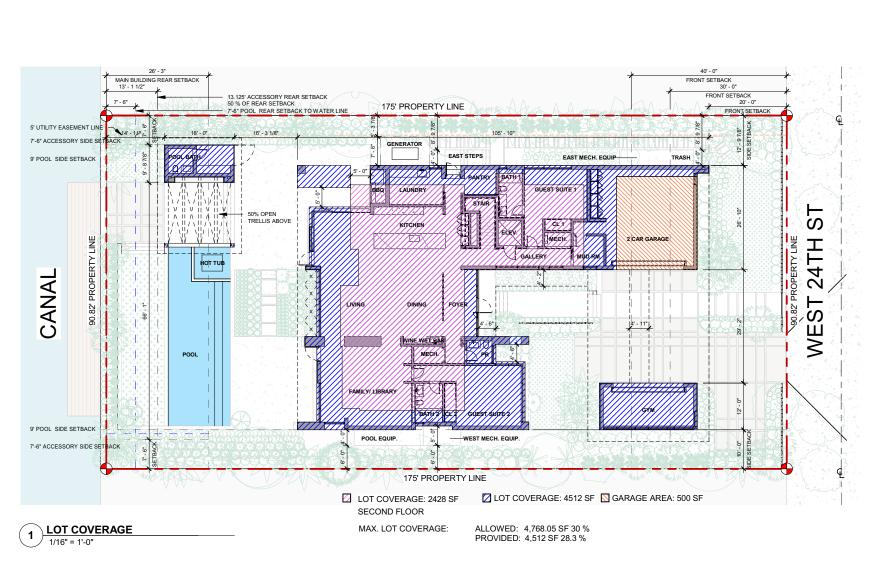
CONFIDENTIALITY NOTICE:
The drawing and information contained within is properly of Strang Design, LLC, and is intended only for the parties indentified above or of governmental position(s).
This plan may not be reproduced without written permission from the Project Manager assigned to this project.

© Copyright 2022 [STRANG] Design. All rights reserved

05/09/2022

Issue Date:

ZONING DATA



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. FI. 33133

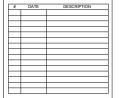
PROFESSIONAL SEAL(S):



ARCHITECT LICENSE NO:AR94492

BELLINSON RESIDENCE

Issue Description: DRB FINAL SUBMITTAL Revision Schedule



CONFIDENTIALITY NOTICE: The drawing and information contained

ine drawing and information control within is property of Strang Design, LLC, 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.

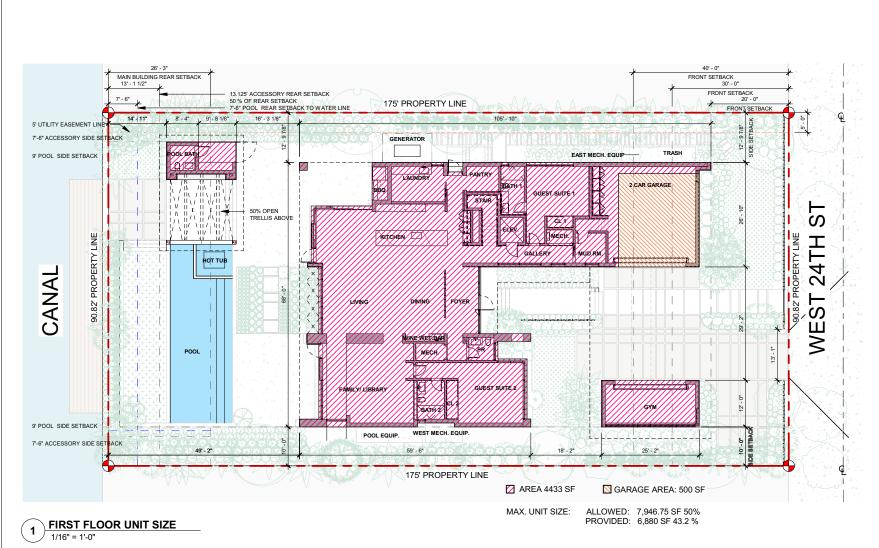
© Copyright 2022 [STRANG] Design. All rights reserve

05/09/2022

Issue Date:

PROPOSED FIRST & SECOND FLOOR LOT COVERAGE





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

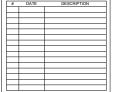
ARCHITECT:
TABATHA JANNA
STRANG DESIGN, LLC
FIRM LICENSE #AA26001123
2900 SW 28th TERRACE, SUITE 301
MIAMI, FI. 33133

PROFESSIONAL SEAL(S):

ARCHITECT LICENSE NO:AR94492

BELLINSON RESIDENCE

Issue Description: DRB FINAL SUBMITTAL Revision Schedule



CONFIDENTIALITY NOTICE: The drawing and information contained

The drawing and intormation control within is property of Strang Design, LLC, 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.

© Copyright 2022 [STRANG] Design. All rights reserved

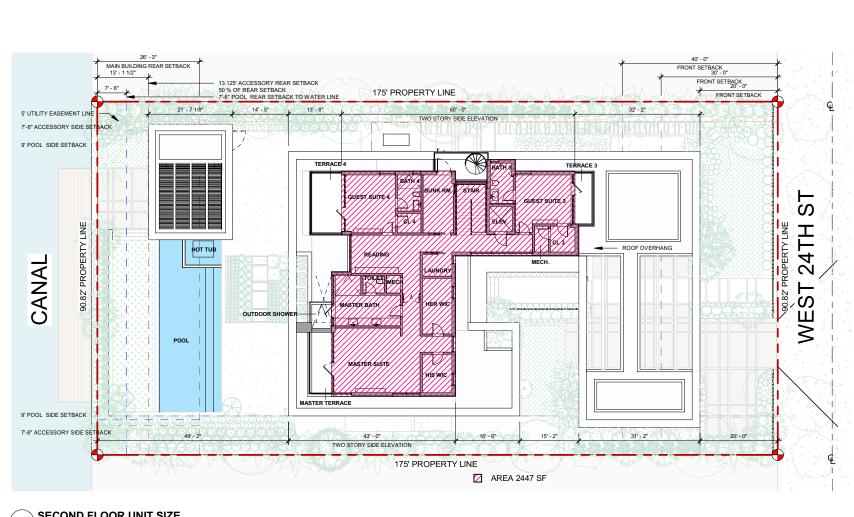
05/09/2022

Issue Date:

FIRST FLOOR UNIT SIZE

A004

 $N \leftarrow$



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

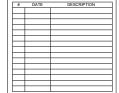
ARCHITECT: TABATHA JANNA STRANG DESIGN, LLC FIRM LICENSE #AA26001123 2900 SW 28th TERRACE, SUITE 301 MIAMI, FL 33133

PROFESSIONAL SEAL(S):

ARCHITECT LICENSE NO:AR94492

BELLINSON RESIDENCE

Issue Description: DRB FINAL SUBMITTAL Revision Schedule



CONFIDENTIALITY NOTICE: The drawing and information contained

within is property of Strang Design, LLC. 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.

© Copyright 2022 [STRANG] Design. All rights reserved

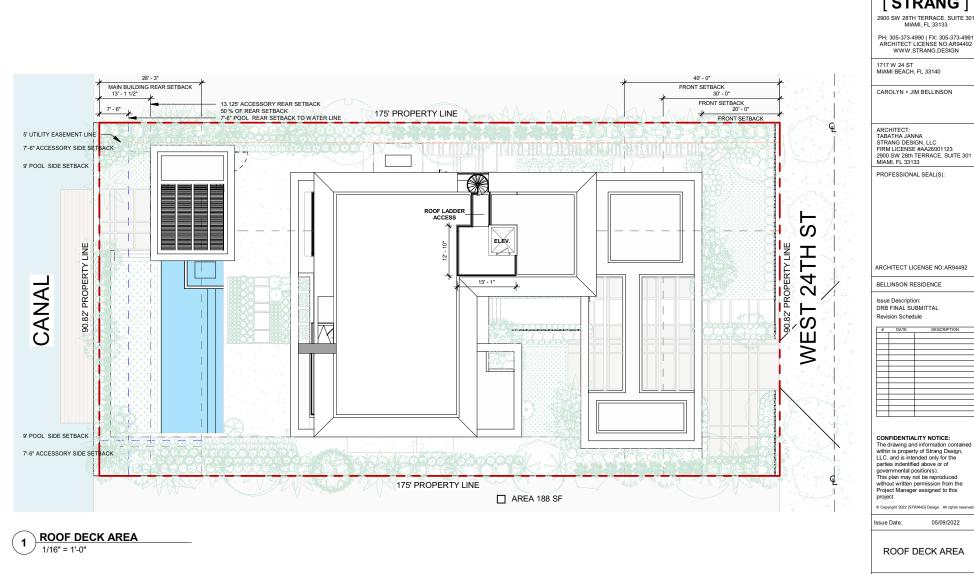
05/09/2022

SECOND FLOOR **UNIT SIZE**

A005

SECOND FLOOR UNIT SIZE

1/16" = 1'-0"



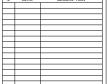
MIAMI, FL 33133

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

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

ARCHITECT LICENSE NO:AR94492

DRB FINAL SUBMITTAL



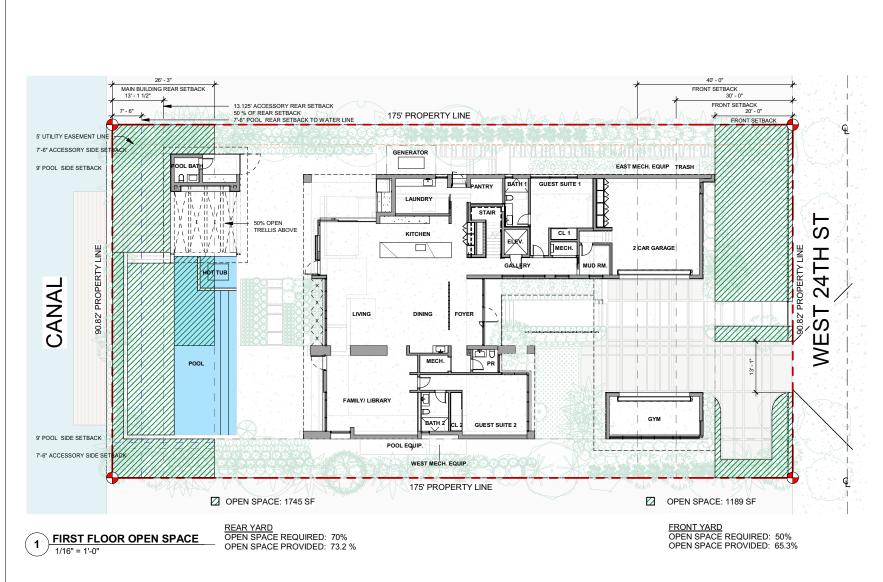
within is property of Strang Design, LLC. and is intended only for the parties indentified above or of governmental position(s).
This plan may not be reproduced without written permission from the Project Manager assigned to this

© Copyright 2022 [STRANG] Design. All rights reserved

05/09/2022

ROOF DECK AREA





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

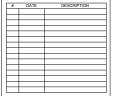
ARCHITECT: TABATHA JANNA STRANG DESIGN, LLC FIRM LICENSE #AA26001123 2900 SW 28th TERRACE, SUITE 301 MIAMI, FI. 33133

PROFESSIONAL SEAL(S):

ARCHITECT LICENSE NO:AR94492

BELLINSON RESIDENCE

Issue Description: DRB FINAL SUBMITTAL Revision Schedule



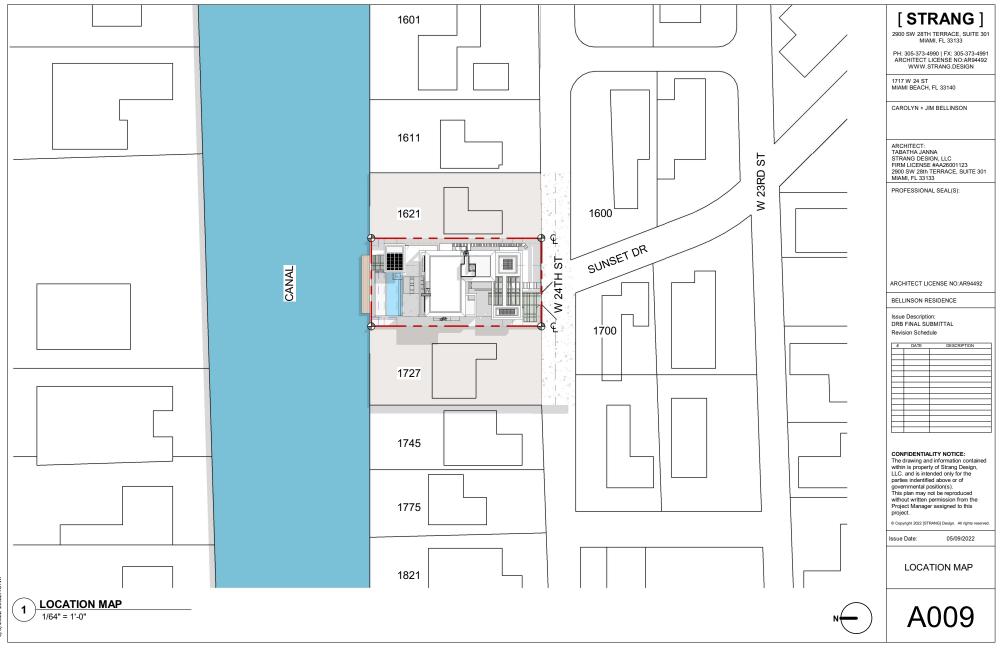
CONFIDENTIALITY NOTICE: The drawing and information contained

The drawing and intormation control within is property of Strang Design, LLC, 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.

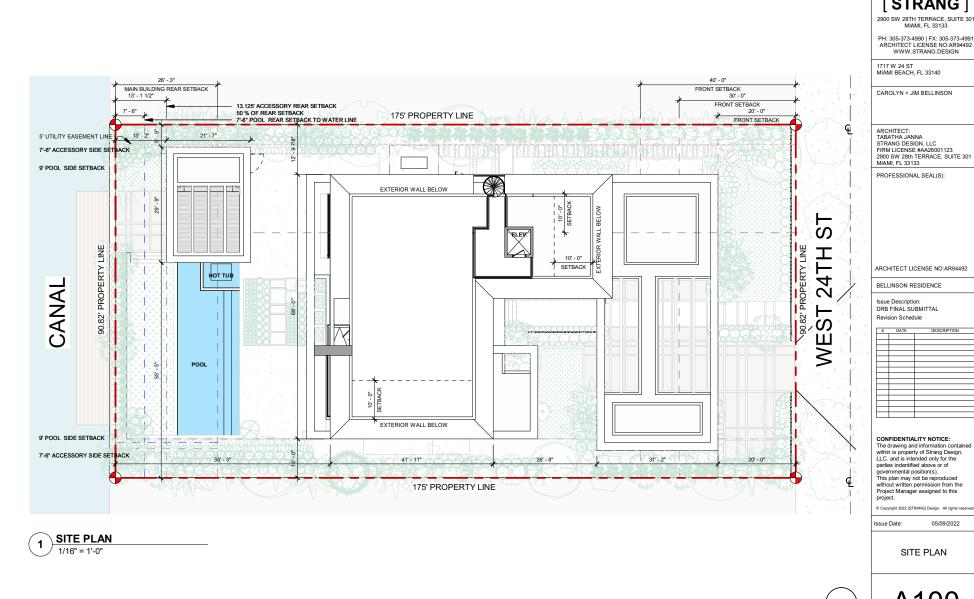
© Copyright 2022 [STRANG] Design. All rights reserved

Issue Date: 05/09/2022

FIRST FLOOR OPEN SPACE

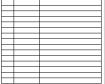


5/9/2022 10:12:43 AM



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

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

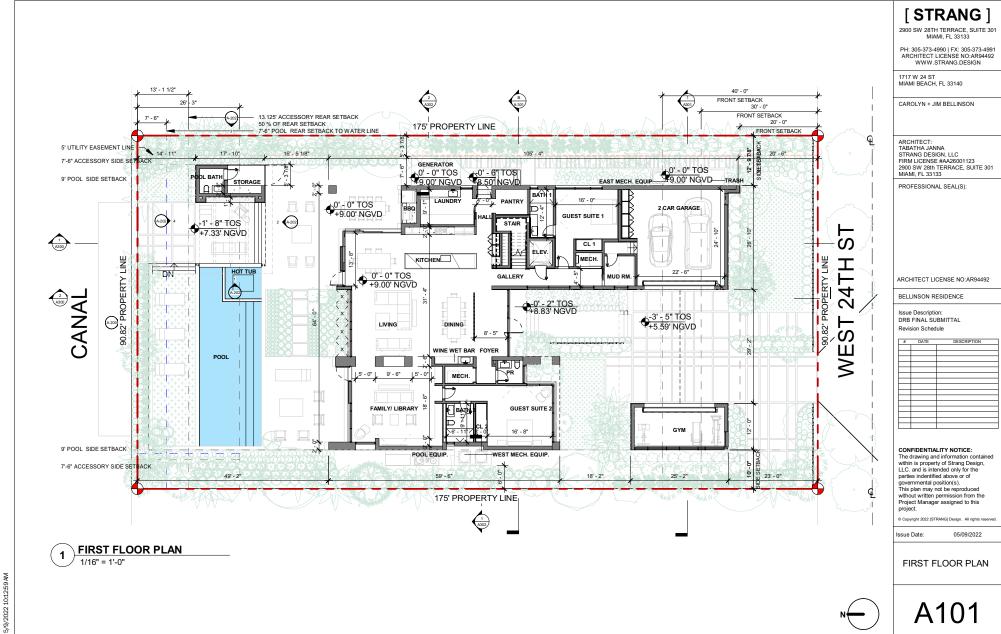


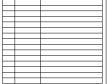
within is property of Strang Design, LLC. and is intended only for the parties indentified above or of governmental position(s).
This plan may not be reproduced without written permission from the Project Manager assigned to this

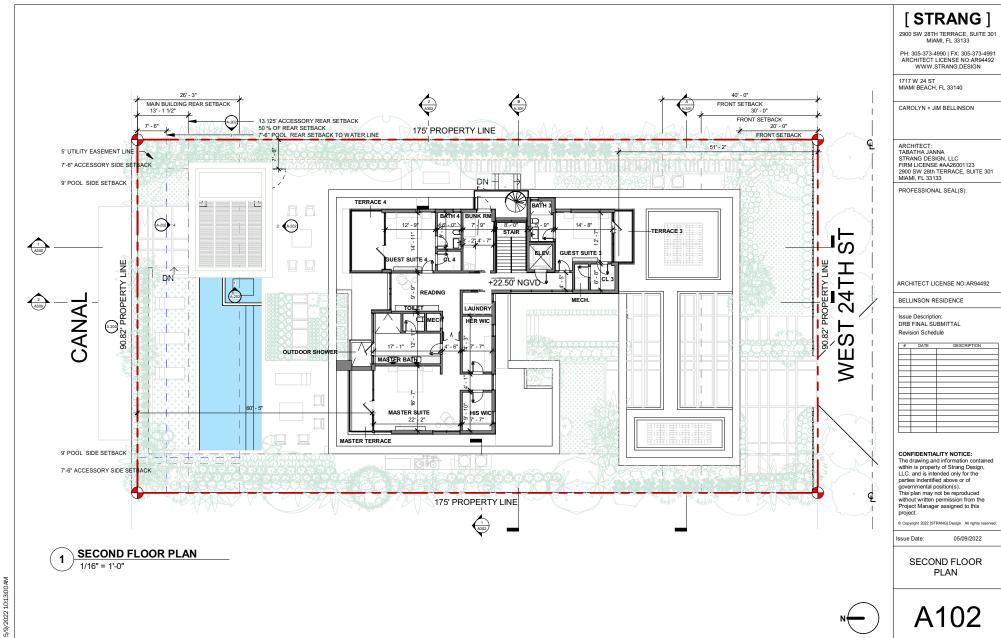
05/09/2022

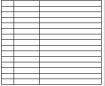
A100

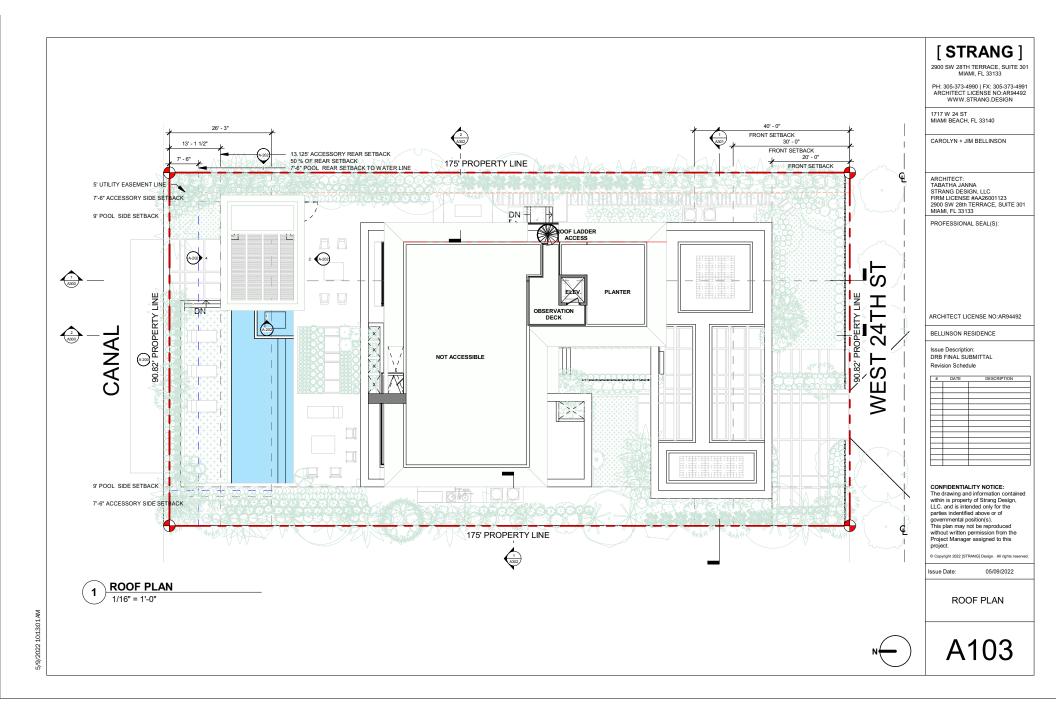
5/9/2022 10:12:57 AM





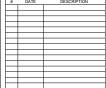


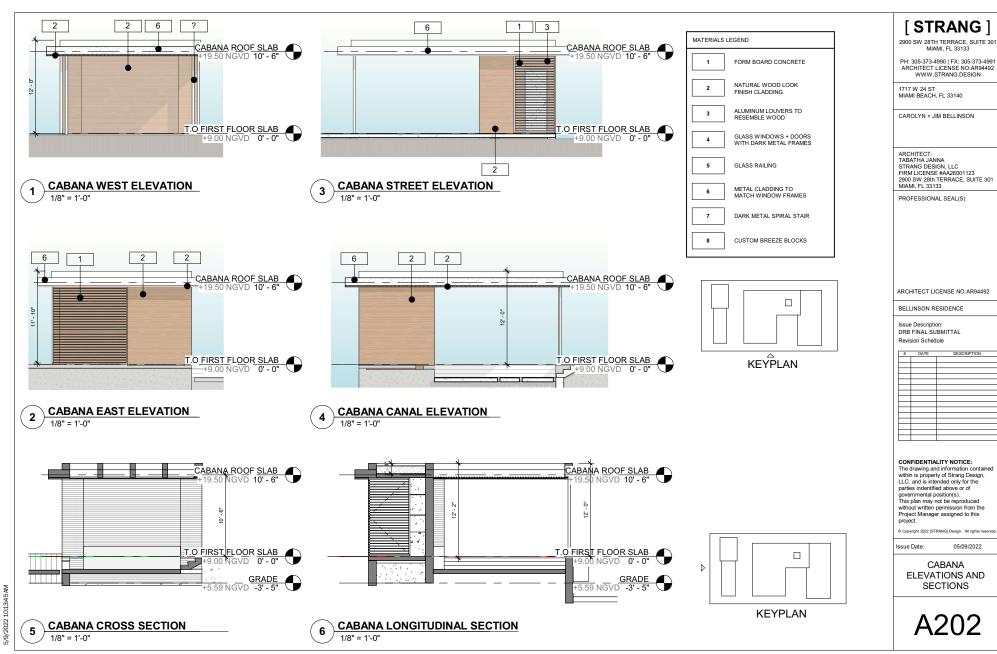


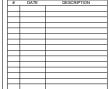














EXISTING CONTEXT ELEVATIONS

3/64" = 1'-0"



PROPOSED CONTEXT ELEVATIONS

3/64" = 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

#	DATE	DESCRIPTION

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of Strang Design, LLC. and is intended only for the parties indentified above or of parties indentified above or or 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:

CONTEXT **ELEVATIONS**

05/09/2022



1 STREET ELEVATION WAIVER DIAGRAM
3/32" = 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

#	DATE	DESCRIPTION
_		

CONFIDENTIALITY NOTICE: The drawing and information contained

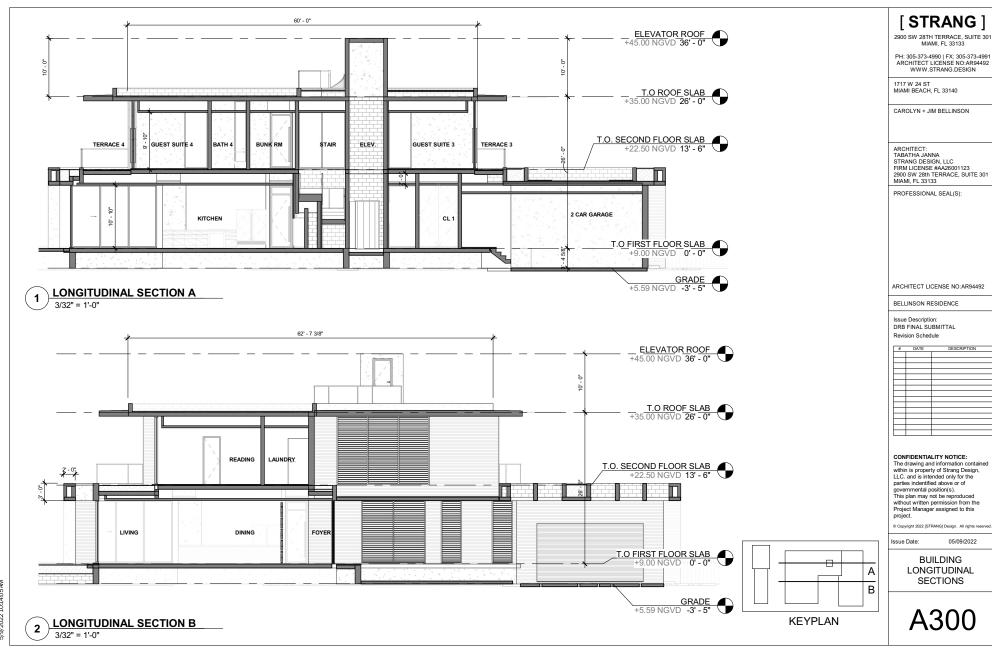
The drawing and information contain within is property of Strang Design, LLC. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

© Copyright 2022 [STRANG] Design. All rights reserved

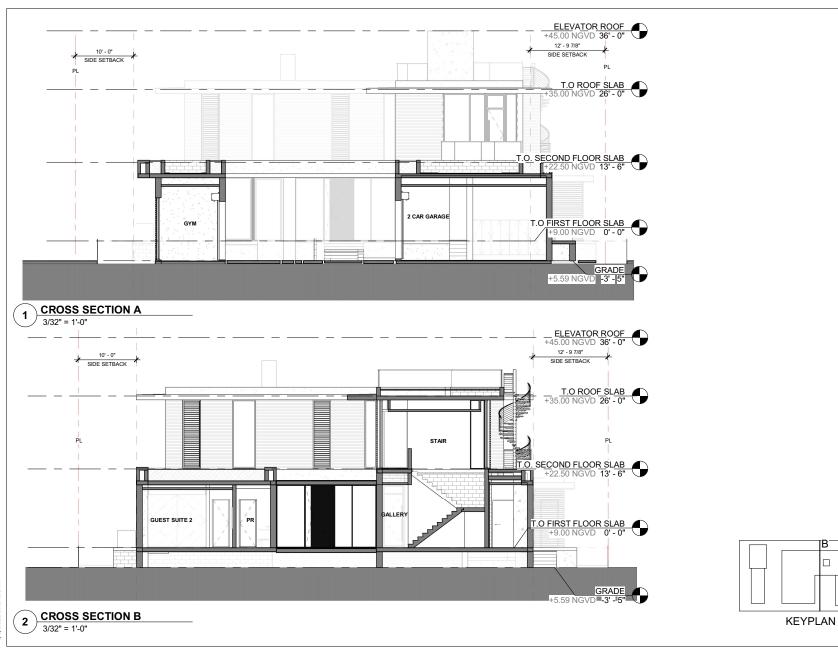
Issue Date:

05/09/2022

ELEVATION WAIVER DIAGRAM



5/9/2022 10:14:05 AM



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

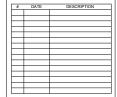
ARCHITECT: TABATHA JANNA STRANG DESIGN, LLC FIRM LICENSE #AA26001123 2900 SW 28th TERRACE, SUITE 301 MIAM, F. 1. 33133

PROFESSIONAL SEAL(S):

ARCHITECT LICENSE NO:AR94492

BELLINSON RESIDENCE

Issue Description: DRB FINAL SUBMITTAL Revision Schedule



CONFIDENTIALITY NOTICE: The drawing and information contained

Ine drawing and information control within is property of Strang Design, LLC. 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.

© Copyright 2022 [STRANG] Design. All rights reserved

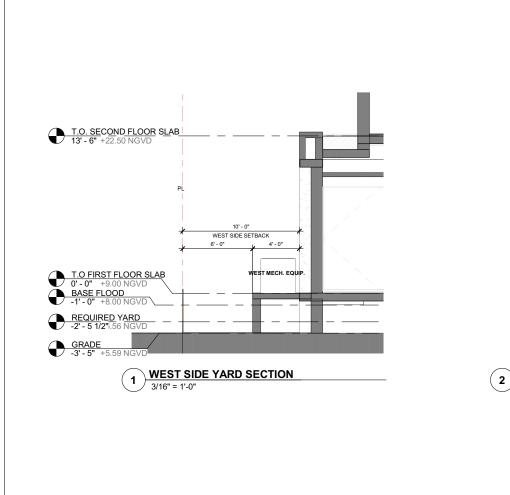
Issue Date:

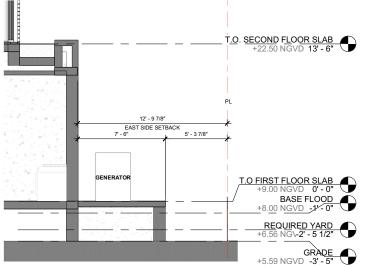
05/09/2022

BUILDING CROSS SECTIONS

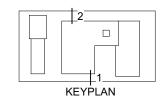
A301

5/9/2022 10:14:06AM





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

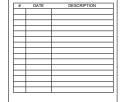
ARCHITECT: TABATHA JANNA STRANG DESIGN, LLC FIRM LICENSE #AA26001123 2900 SW 28th TERRACE, SUITE 301 MIAMI, FI. 33133

PROFESSIONAL SEAL(S):

ARCHITECT LICENSE NO:AR94492

BELLINSON RESIDENCE

Issue Description: DRB FINAL SUBMITTAL Revision Schedule



CONFIDENTIALITY NOTICE: The drawing and information contained

Ine drawing and information contain within is property of Straing Design, LLC, 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.

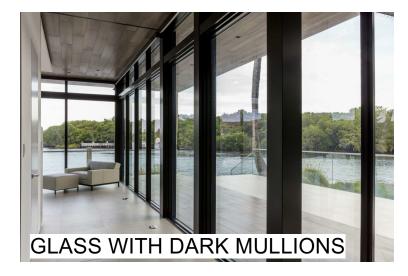
© Copyright 2022 [STRANG] Design. All rights reserved

Issue Date:

SIDE YARD

05/09/2022

SECTIONS









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 #AA28001123 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
\neg		
-		
$\overline{}$		
\rightarrow		
$\overline{}$		
_		
\rightarrow		
_		
_		

CONFIDENTIALITY NOTICE: The drawing and information contained

I he drawing and information control within is property of Strang Design, LLC, 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.

© Copyright 2022 [STRANG] Design. All rights reserve

Issue Date:

EXTERIOR MATERIALS

05/09/2022





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 properly of Strang Design, LLC, 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.

© Copyright 2022 [STRANG] Design. All rights reserve

Issue Date:

EXTERIOR MATERIALS

05/09/2022