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

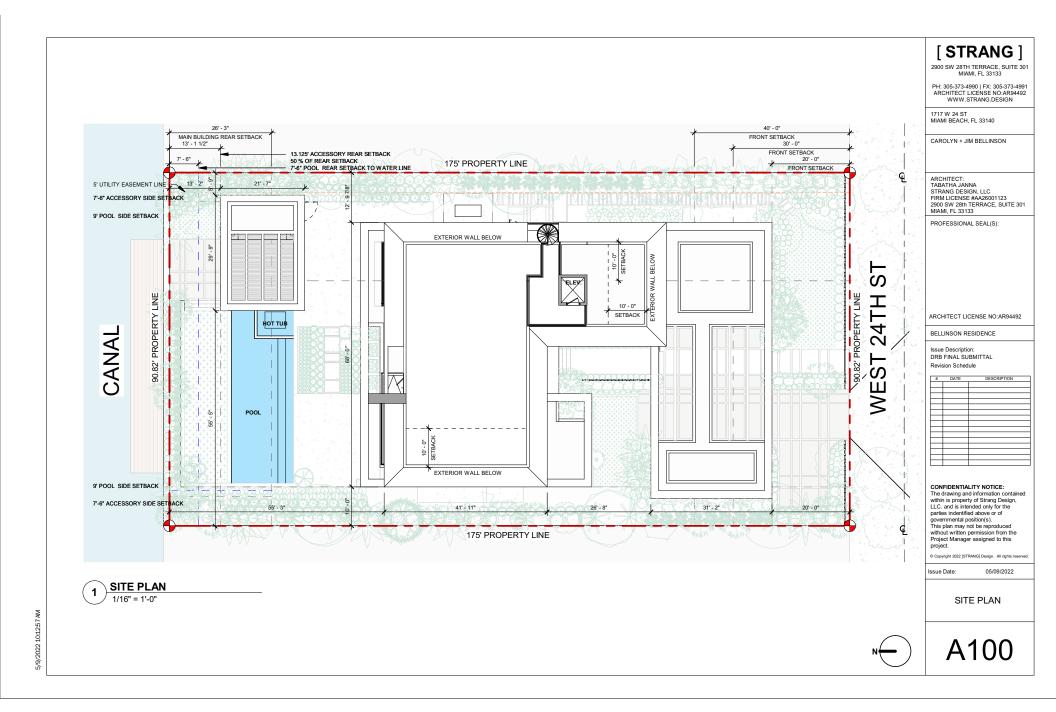
SCOPE OF WORK: DESIGN REVIEW BOARD APPROVAL FOR NEW 2 STORY SINGLE FAMILY HOME TO REPLACE PRE - 1942 SINGLE FAMILY HOME

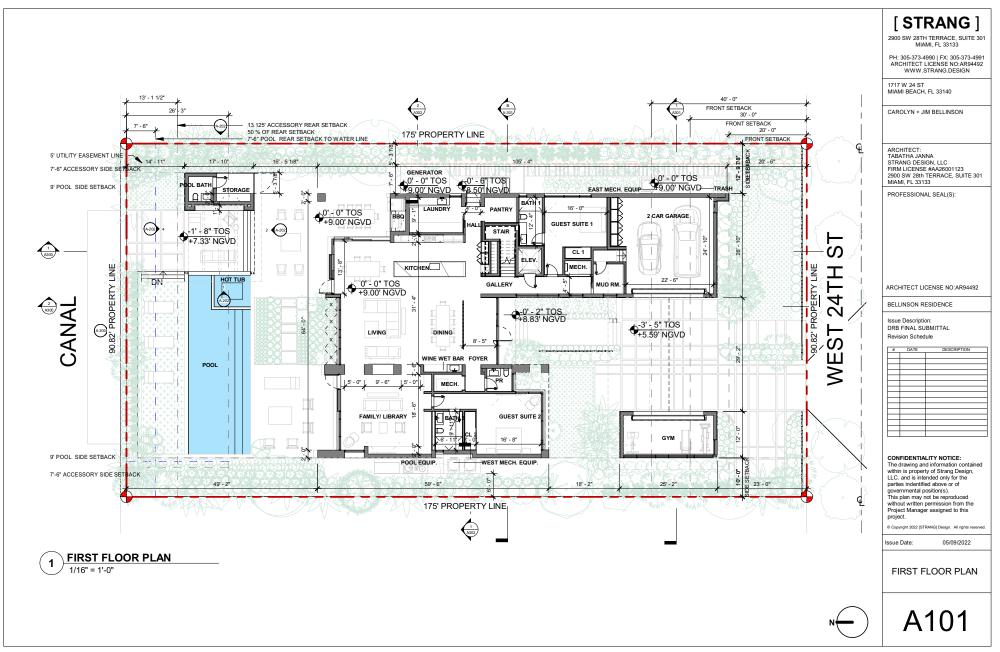
DRB ARCHITCTURE DRAWING INDEX

NUMBER SHEET NAME

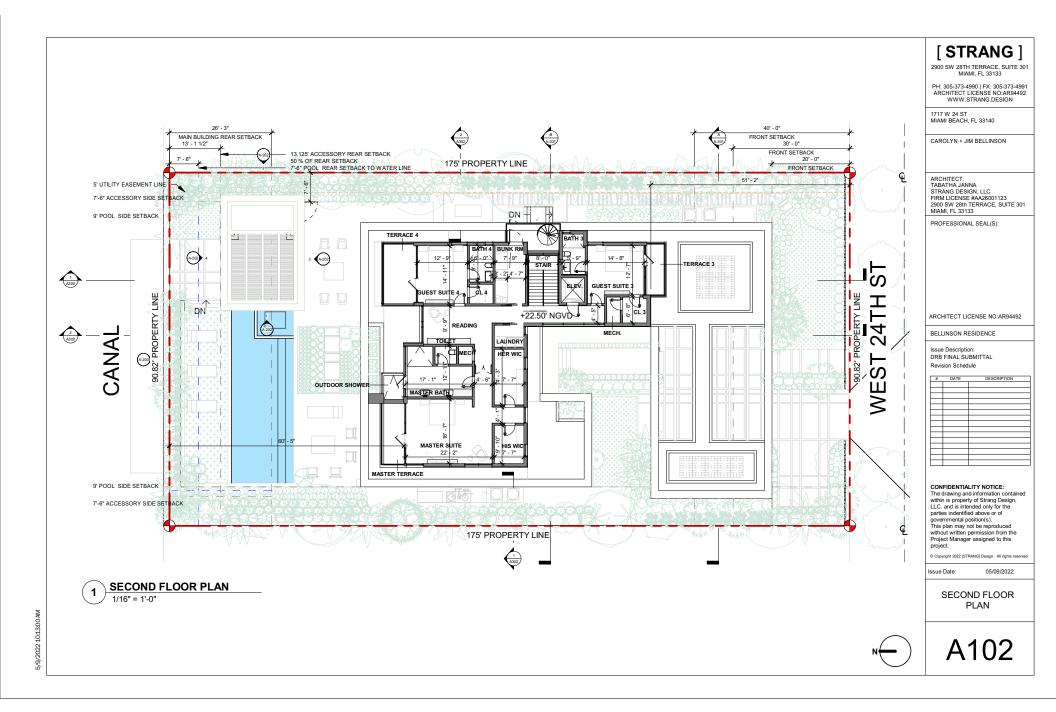
A000	COVER SHEET
A001	COPY OF SURVEY
A002	ZONING DATA
A003	PROPOSED FIRST & SECOND FLOOR LOT COVERAGE
A004	FIRST FLOOR UNIT SIZE
A005	SECOND FLOOR UNIT SIZE
A006	ROOF DECK AREA
A007	FIRST FLOOR OPEN SPACE
A008	HALF - MILE RADIUS PLAN
A009	LOCATION MAP
A010	EXISTING CONDITION PHOTOGRAPHS
A011	EXISTING 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

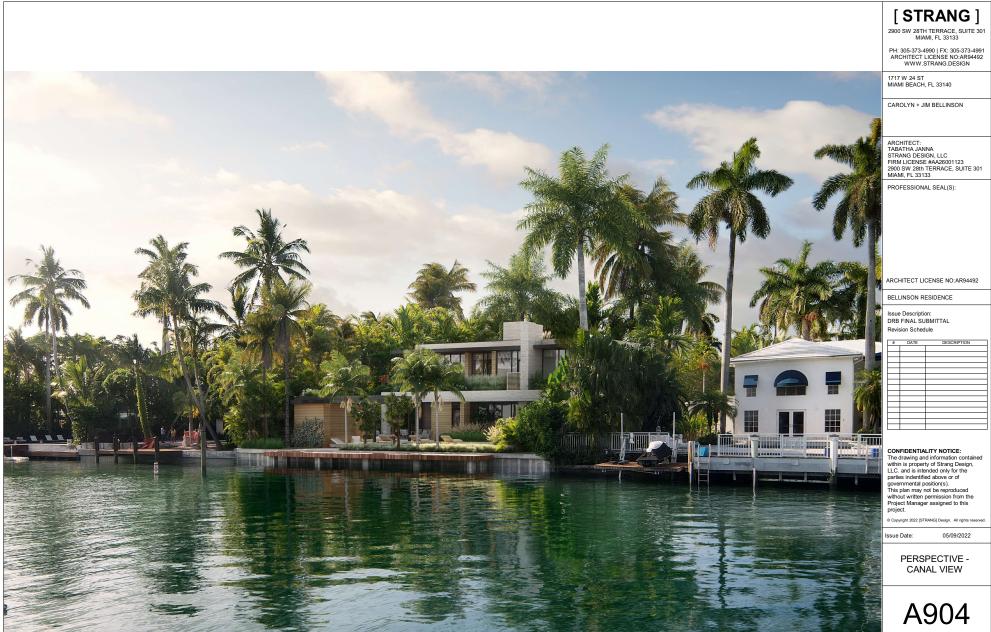
[STRANG] 2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 ARCHITECT LICENSE NO:AR94492 WWW.STRANG.DESIGN 1717 W 24 ST MIAMI BEACH, FL 33140 CAROLYN + JIM BELLINSON ARCHITECT: TABATHA JANNA STRANG DESIGN, LLC FIRM LICENSE #AA26001123 2900 SW 24th TERRACE, SUITE 301 MIAMI, FL 33133 PROFESSIONAL SEAL(S): ARCHITECT LICENSE NO:AR94492 BELLINSON RESIDENCE Issue Description: DRB FINAL SUBMITTAL Revision Schedule # DESCRIPTION DATE 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 A000

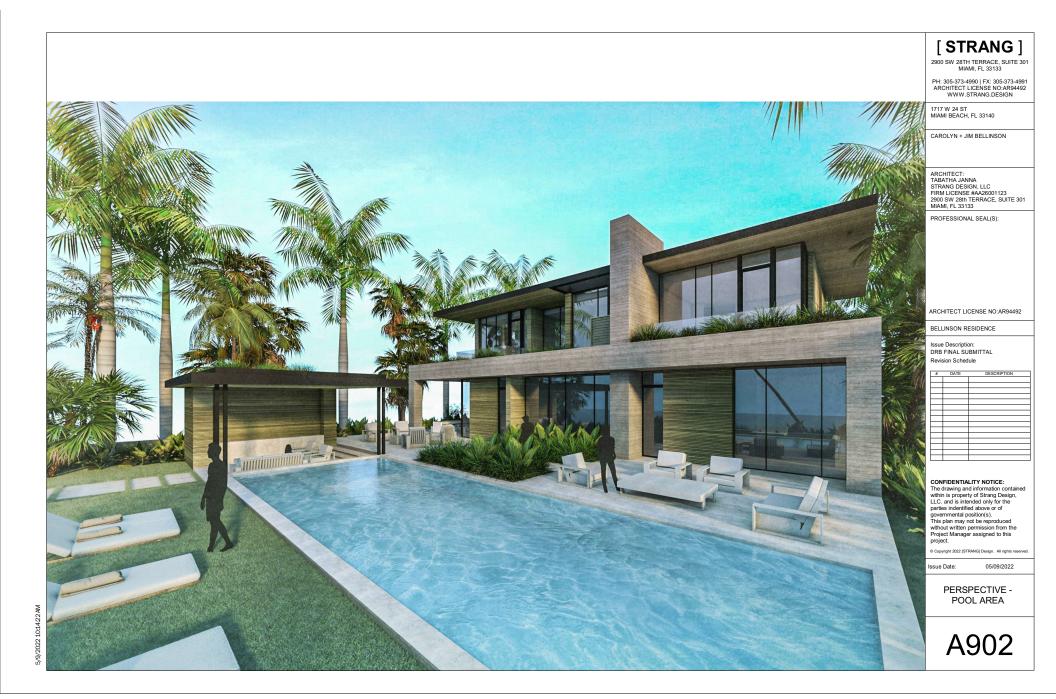




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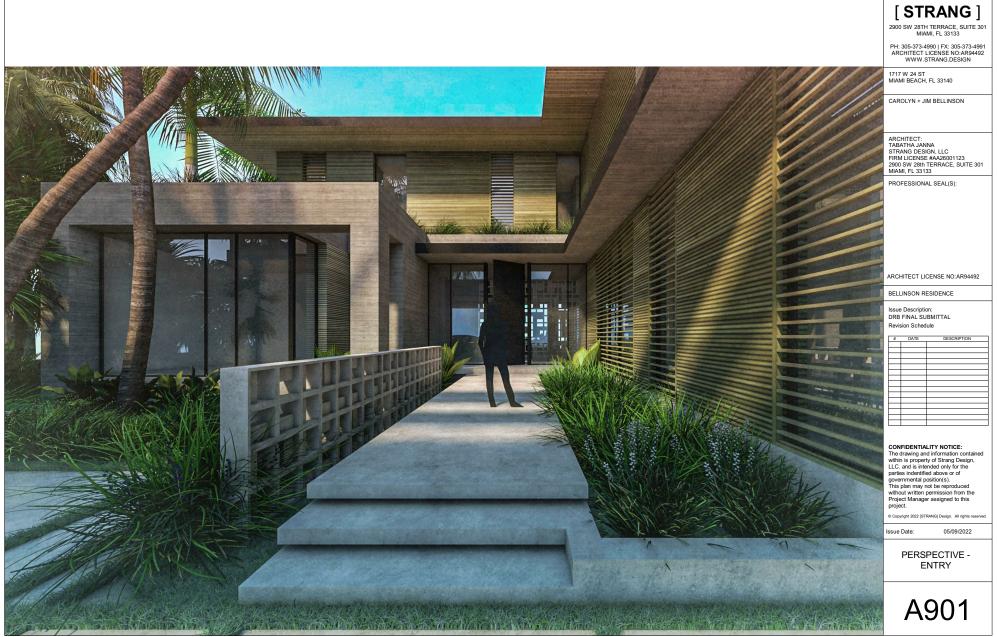




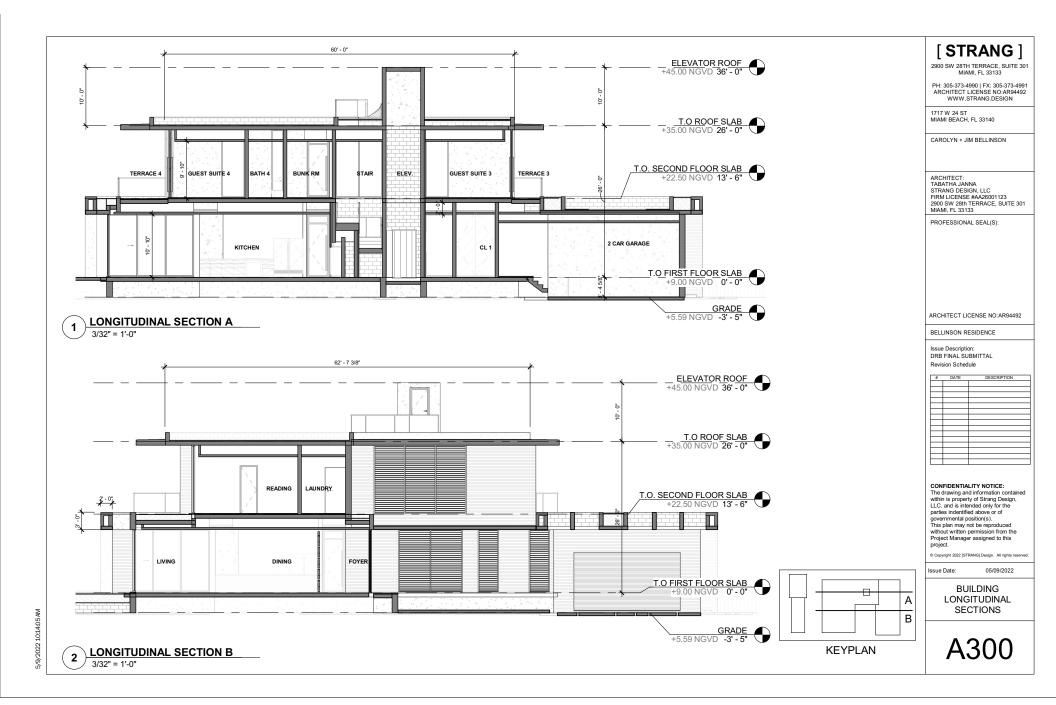


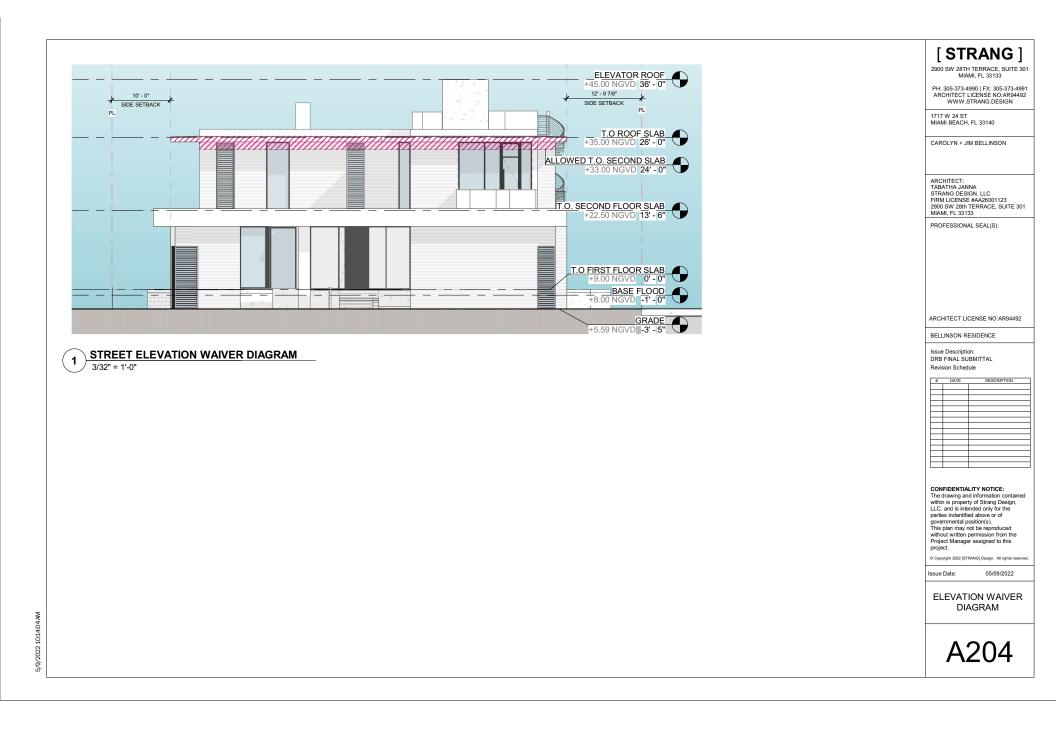


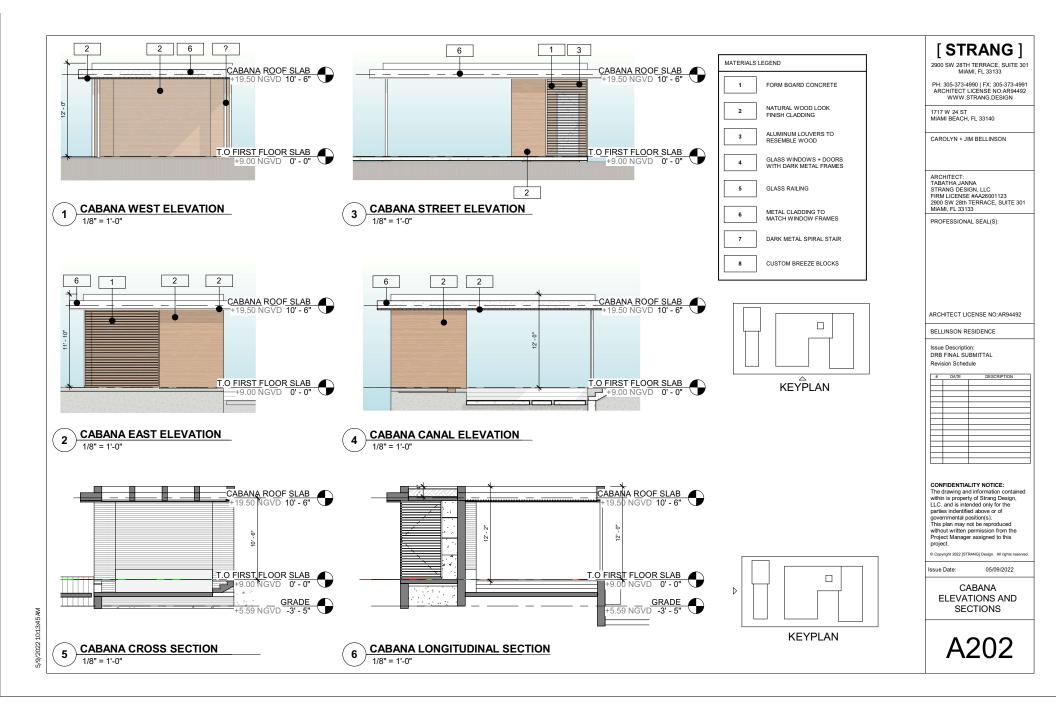
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[STRANG]

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
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Issue Date: 05/09/2022





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

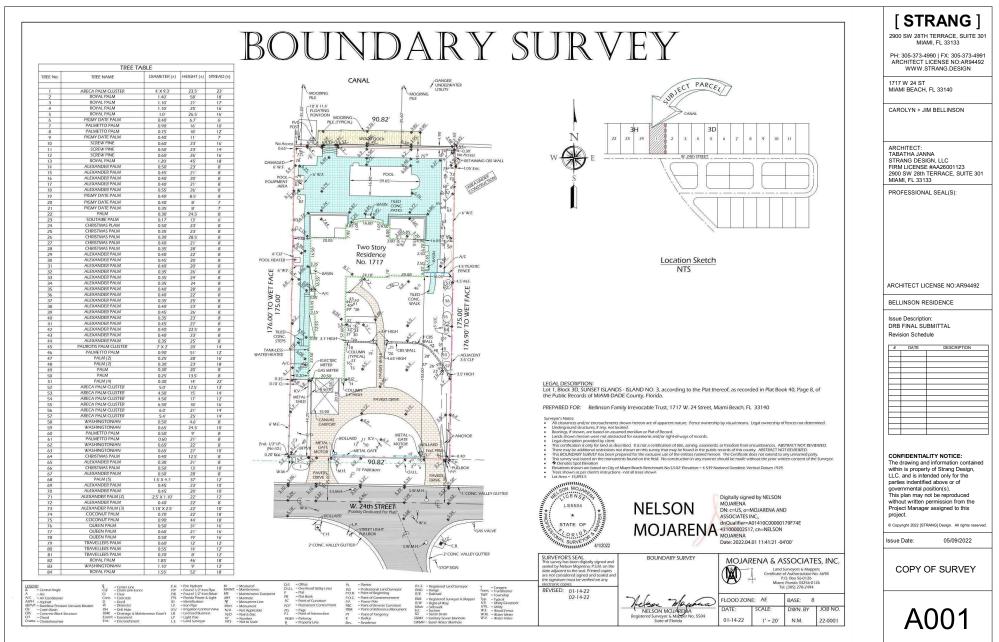
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

TEM #	Project Information						
1	Address: 1717 W 24 ST MIAMI BEACH FLORIDA 33131						
2	Folio number(s): 02-3228-001-1390						
3	Board and file numbers :						
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 %:	ax Lot Coverage SF and %: 4,768.05 SF (30%) Proposed Lot Coverage SF and %:		and %:	4,512 SF (28.39		
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 SI		
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	Deficiencie		
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"			
	Sum of side yard :	25% OF LOT WIDTH		22' - 9 7/8"			
26		Yes or No]				
26 27	Located within a Local Historic District?		Designated as an individual Historic Single Family Residence Site?				
6000HB	The second s	Family Residence Site?		Yes or No			

Notes:

If not applicable write N/A

App/PlanRev1-16v.1



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