



FINAL SUBMITTAL
APRIL 8, 2024
File Number: DRB24-1010

STRANG DESIGN

FIRM LICENSE NO. AA2600123
 2900 SW 28TH TERRACE, STE 301 MIAMI, FL 33133
 PH:305.373.4990
 WWW.STRANG.DESIGN

ARCHITECTURAL

- A 0 COVER
- A 00 SURVEY
- A 000 LOCATION MAP
- A 001a LOCATION PLAN
- A 001b LOCATION MAP
- A 002a CONTEXT IMAGES AND LOCATION AERIAL
- A 002b CONTEXT IMAGES AND LOCATION AERIAL
- A 002c CONTEXT IMAGES AND LOCATION AERIAL
- A 002d CONTEXT IMAGES AND LOCATION AERIAL
- A 002e CONTEXT IMAGES AND LOCATION AERIAL
- A 003a EXISTING HOMES IMAGES
- A 003b EXISTING HOME IMAGES
- A 004a ISOMETRIC OF LOTS
- A 004b ISOMETRIC OF LOTS
- A 005a-1 PROPOSED ZONING DATA
- A 005a-2 SITE PLAN
- A 005a-3 FIRST FLOOR PLAN
- A 005a-5 FIRST FLOOR ENLARGED PLAN
- A 005b-1 6444 1ST FLR UNIT SIZE
- A 005b-2 6444 2ND FLR UNIT SIZE
- A 005b-3 6444 LOT COVERAGE
- A 005b-4 6444 REQUIRED YARDS
- A 006a-1 6444 BUILDING ELEVATIONS
- A 006a-2 6444 BUILDING ELEVATIONS
- A 006a-3 6444 BUILDING ELEVATIONS
- A 006a-4 6444 BUILDING ELEVATIONS
- A 006a-5 6444 BUILDING ELEVATIONS
- A 006a-6 6444 BUILDING ELEVATIONS
- A 006a-7 6444 BUILDING ELEVATIONS
- A 008 3D VIEWS
- A 009 3D VIEWS
- A 010 3D VIEWS
- A 011 3D VIEWS
- A 900 MATERIAL SAMPLE IMAGES

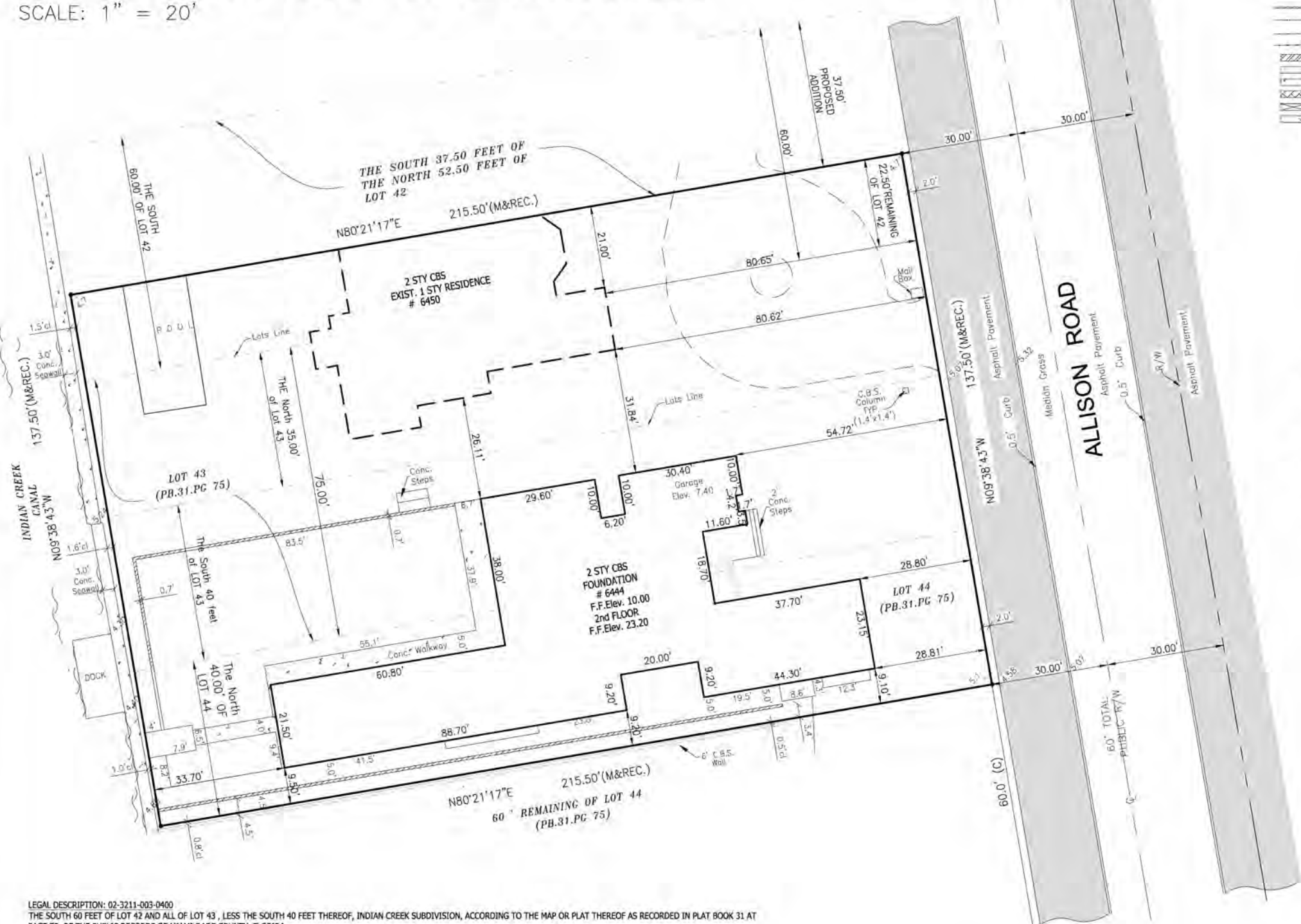
LANDSCAPE

- L-001 GENERAL NOTES
- L-100 TREE DISPOSITION PLAN
- L-101 TREE RELOCATION PLAN
- L-102 TREE DISPOSITION CHART
- L-103 TABULATION & MITIGATION CHART
- L-104 TREE PROTECTION PLAN
- L-105 TREE PROTECTION NOTES
- L-110 OVERALL LANDSCAPE PLAN
- L-120 CANOPY PLAN
- L-130 UNDERSTORY LANDSCAPE PLAN
- L-132 2ND FLOOR LANDSCAPE PLAN
- L-140 LIGHTING PLAN
- L-141 2ND FLOOR LIGHTING PLAN
- L-150 HARDSCAPE PLAN
- L-500 LANDSCAPE DETAILS

SPECIFIC PURPOSE SURVEY

SCALE: 1" = 20'

SURVEYOR'S LEGEND (IF ANY APPLIED)		ABBREVIATION (IF ANY APPLIED)	
[Symbol]	BOUNDARY LINE	[Symbol]	CATCH BASIN
[Symbol]	STRUCTURE (BLDG.)	[Symbol]	MANHOLE
[Symbol]	CONCRETE BLOCK WALL	[Symbol]	OVERHEAD ELECT.
[Symbol]	METAL FENCE	[Symbol]	POWER POLE
[Symbol]	WOODEN FENCE	[Symbol]	LIGHT POLE
[Symbol]	CHAIN LINK FENCE	[Symbol]	HANDICAP SPACE
[Symbol]	WOOD DECK/DOCK	[Symbol]	FIRE HYDRANT
[Symbol]	ASPHALTED AREAS	[Symbol]	EASEMENT LINE
[Symbol]	CONCRETE	[Symbol]	WATER VALVE
[Symbol]	BRICKS OR PAVERS	[Symbol]	TV-CABLE BOX
[Symbol]	ROOFED AREAS	[Symbol]	WATER METER
[Symbol]	WATER (EDGE OF WATER)	[Symbol]	COND. LIGHT POLE
[Symbol]	AIR CONDITIONER	[Symbol]	POOL PUMP
[Symbol]		[Symbol]	WATER HEATER



SITE ADDRESS: 6450-6444 ALLISON RD., MIAMI BEACH, FL 33141
 JOB NUMBER: 23-1132
 DATE OF SURVEY: NOVEMBER 26, 2023
 FOLIO NUMBER: 02-3211-003-0400 / 02-3211-003-0410

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120651C-0326L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET (NGVD)**
- LAND AREA OF SUBJECT PROPERTY: 29,631 SF (+/-) CALCULATED
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY BENCH MARK No. A-33, WITH AN ELEVATION OF 8.23 FEET.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.09°38'46"E, AS PER GPS COORDINATES BEING THE RECORDED BEARING FOR THE CENTERLINE OF ALLISON RD., AS SHOWN ON PLAT BOOK 31 AT PAGE 75 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/16 FOOT FOR NATURAL GROUND SURFACES AND 1/32 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

LEGAL DESCRIPTION: 02-3211-003-0400
 THE SOUTH 60 FEET OF LOT 42 AND ALL OF LOT 43, LESS THE SOUTH 40 FEET THEREOF, INDIAN CREEK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION: 02-3211-003-0400
 THE SOUTH 40 FEET OF LOT 43 THE NORTH 40 FEET OF LOT 44 OF INDIAN CREEK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ENCROACHMENTS AND OTHER POINTS OF INTEREST:
 -THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
 -THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
 -THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY



WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17.07 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.

American Services of Miami, Corp.
 Consulting Engineers . Planners . Surveyors

1.6 6683

266 GIRALDA AVENUE
 CORAL GABLES, FL 33134
 PHONE: (305)598-5101 FAX: (305)598-8627
 ASOMIAMI.COM

Digitally signed by
ed pino
 Date: 2023.12.01
 12:53:46 -05'00'

PROFESSIONAL LAND SURVEYOR
 AND MAPPER No. 6771 STATE
 OF FLORIDA

DATE: DECEMBER 1, 2023



1 LOCATION MAP
N.T.S.

[STRANG]
ARCHITECTURE | INTERIORS | LANDSCAPES

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133
PH: 305-373-4990 | FX: 305-373-4991
WWW.STRANG.DESIGN

SIDMAN RESIDENCE

6444-6450 ALLISON ROAD
MIAMI BEACH, FL 33141

LOCATION MAP

A 000

3/17/24



1

LOCATION MAP SITE PLAN EXISTING
6" = 1'-0"

[STRANG]
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LOCATION PLAN

A 001a

3/17/24



LINE INDICATING ADDED 57.5'
PURSUANT TO LOT SPLIT UNDER
FILE NO. PB-0638

6444 ALLISON RD.

APPROVED HOME BEING
DEVELOPED PURSUANT
TO APPROVED BUILDING
PERMIT #BR2206430

Allison Rd

Allison Island

Allison Rd

1

**LOCATION MAP SITE
PLAN PROPOSED**
6" = 1'-0"

[STRANG]

ARCHITECTURE | INTERIORS | LANDSCAPES

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LOCATION MAP

A 001b

3/17/24

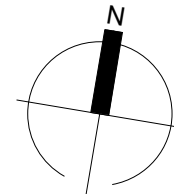
PROJECT DATA

SCOPE	CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE
ADDRESS	6444-6450 ALLISON ROAD MIAMI BEACH, FL 33141
FOLIO	02-3211-003-0410 AND 02-3211-003-0400
LEGAL DESCRIPTION	INDIAN CREEK SUB PB 31-75 S 40FT OF LOT 43 & N 40FT OF LOT 44 LOT SIZE 80.000 X 216 OR 18807-0001 09 1999 1
ZONING	RS-3
SURVEY	PROVIDED BY: JAVIER DE LA ROCHA, ECS LAND SURVEYORS 3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414
FLOOD ZONE	AE, ELEVATION: 8.00' (NGVD 29) OR 6.45' (NAVD 88)
BUILDING CODES	FLORIDA BUILDING CODE, RESIDENTIAL 2020 FLORIDA BUILDING CODE, 2020 FLORIDA BUILDING CODE, PLUMBING 2020 FLORIDA BUILDING CODE, MECHANICAL 2020 FLORIDA FIRE PREVENTION CODE FLORIDA BUILDING CODE, ENERGY CONSERVATION FLORIDA BUILDING CODE, EXISTING BUILDINGS FLORIDA BUILDING CODE, ACCESSIBILITY
ITEMS UNDER SEPARATE PERMIT	FENCING GENERATOR POOL WINDOWS AND DOORS ROOF TRUSSES DRIVEWAY

LOCATION MAP



1 ALLISON ISLAND
LOCATION MAP
1" = 1'-0"



A 002a

3/17/24

SIDMAN RESIDENCE
6444-6450 ALLISON ROAD
MIAMI BEACH, FL 33141

CONTEXT IMAGES AND LOCATION AERIAL

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1 6475 ALLISON ROAD
N.T.S.



2 6480 ALLISON ROAD
N.T.S.

6444 ALLISON RD



3 ALLISON ISLAND LOCATION MAP
1" = 1'-0"



3 6445 ALLISON ROAD
1" = 1'-0"

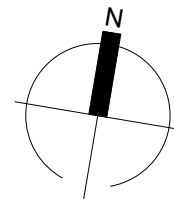


4 6431 ALLISON ROAD
1" = 1'-0"

6444 ALLISON RD



1 ALLISON ISLAND LOCATION MAP
1" = 1'-0"



SIDMAN RESIDENCE

6444-6450 ALLISON ROAD
MIAMI BEACH, FL 33141

A 002c

CONTEXT IMAGES AND LOCATION AERIAL

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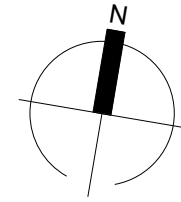


5 6420 ALLISON ROAD
1" = 1'-0"

6444 ALLISON RD



1 ALLISON ISLAND LOCATION MAP
1" = 1'-0"



6 6411 ALLISON ROAD
1" = 1'-0"



6444 ALLISON RD



2 Context Elevations
1/32" = 1'-0"

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MIAMI BEACH, FL 33141

CONTEXT IMAGES AND LOCATION AERIAL

A 002e

3/17/24



**EXISTING HOUSE
DEMOLISHED, PROPOSED
NEW SINGLE FAMILY
HOME UNDER APPROVED
BUILDING PERMIT
BR2206430**

1 6444 + 6450 ALLISON RD
N.T.S.



**EXISTING SINGLE-FAMILY
HOME TO BE
DEMOLISHED**

2 6444 + 6450 ALLISON RD
N.T.S.

A 003a

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SIDMAN RESIDENCE

6444-6450 ALLISON ROAD
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EXISTING HOMES IMAGES

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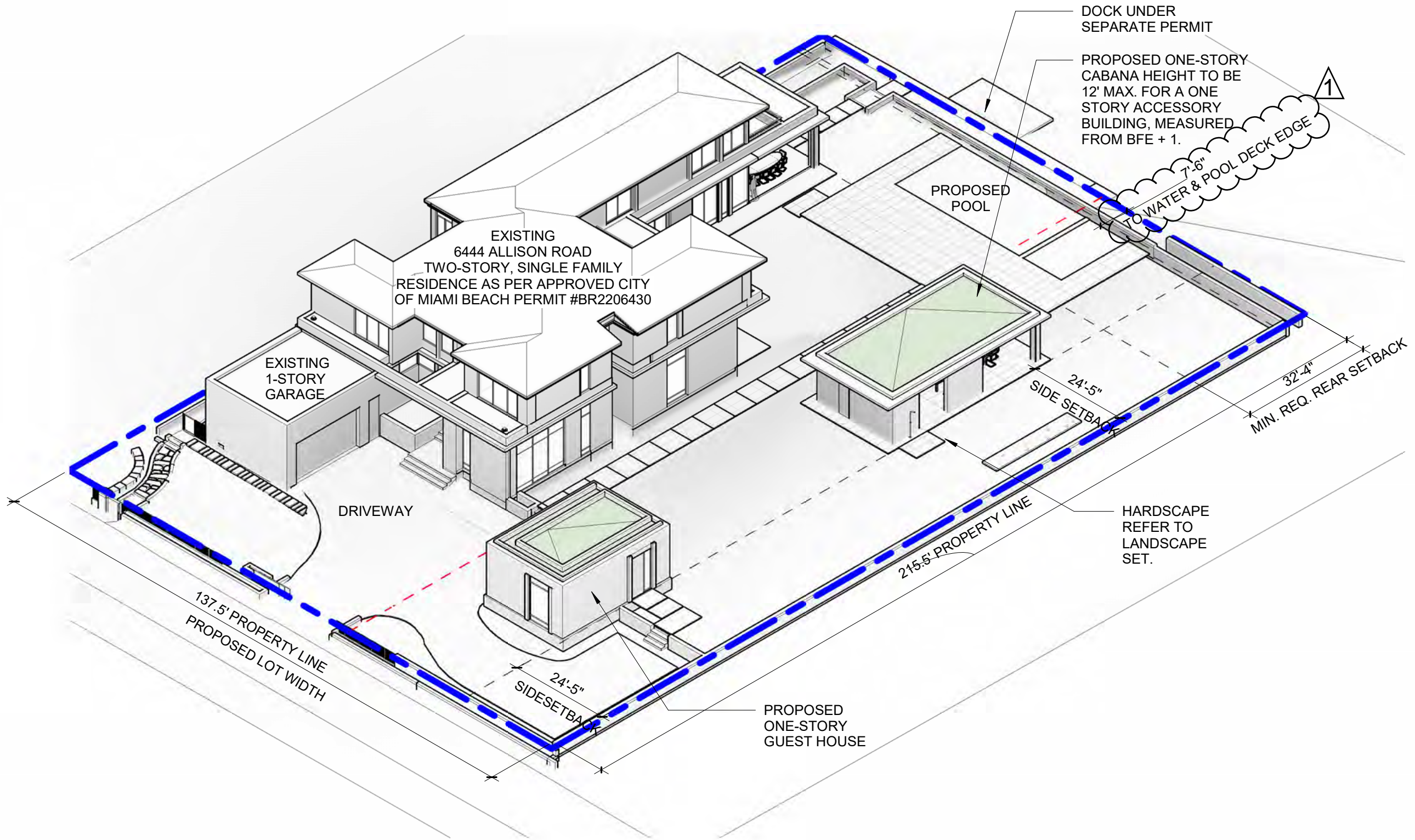
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1 6450 ALLISON RD
1" = 1'-0"



2 6450 ALLISON RD
1" = 1'-0"



1 ISOMETRIC OF LOTS -
PROPOSED HOUSES

A 004a

3/17/24

SIDMAN RESIDENCE

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MIAMI BEACH, FL 33141

ISOMETRIC OF LOTS

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PROPOSED ONE-STORY GUESTHOUSE

137.5' PROPERTY LINE
PROPOSED LOT WIDTH

DRIVEWAY

EXISTING ONE-STORY GARAGE

EXISTING 6444 ALLISON ROAD TWO-STORY, SINGLE FAMILY RESIDENCE AS PER APPROVED CITY OF MIAMI BEACH PERMIT #BR2206430

24'-5" SIDE SETBACK

215.5' PROPERTY LINE

PROPOSED ONE-STORY CABANA BUILDING, MEASURED FROM BFE + 1.

PROPOSED POOL

7'-6" TO WATER & POOL DECK EDGE

DOCK UNDER SEPARATE PERMIT

32'-4" MIN. REQ. REAR SETBACK



ISOMETRIC OF LOTS - PROPOSED HOUSES

SIDMAN RESIDENCE

6444-6450 ALLISON ROAD
MIAMI BEACH, FL 33141

ISOMETRIC OF LOTS

MIAMI BEACH

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:	6444 ALLISON ROAD, MIAMI BEACH, FL, 33141 - PROPOSED	
2	Folio number(s):	02-3211-003-0410 02-3211-003-0400	
3	Board and file numbers :	N/A	
4	Year built:	1952	Zoning District: RS-3
5	Base Flood Elevation:	8 FT	Grade value in NGVD: 5 FT
6	Adjusted grade (Flood+Grade/2):	+6.50 NGVD	Free board: 3 FT
7	Lot Area:	29,631 SQ FT	
8	Lot width:	137 FT -6 INCH	Lot Depth: 215.5 FT
9	Max Lot Coverage SF and %:	7,407 SQ FT (25%)	Proposed Lot Coverage SF and %: 6,501 SQ FT (22%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF: N/A
11	Front Yard Open Space SF and %:	REQ. 1,375SF / PROP. 1,386SF	Rear Yard Open Space SF and %: REQ. 2979SF / PROP. 3198 SF
12	Max Unit Size SF and %:	11,852 SQ FT (40%)	Proposed Unit Size SF and %: 8,698 SQ FT (29%)
13	Existing First Floor Unit Size:	3,941 SQ FT	
14	Existing Second Floor Unit Size	3,941 SQ FT	Proposed Second Floor volumetric Unit Size SF and %
			NOT APPLIC.
15			Proposed Second Floor Unit Size SF and % : 3,962 SQ FT
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): N/A

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	24' FLAT/27' SLOPED ROOF		24'	
18	Setbacks:				
19	Front First level:	20' (per Sec. 142-106)		29'-0"	
20	Front Second level:	30' (per Sec. 142-106)		61'-2"	
21	Side 1:	10'		10'	NO CHANGE
22	Side 2 or (facing street):	24.5'		24.5'	
23	Rear:	15% LOT DEPTH = 32'-4" 50' MAX / 20' MIN		33'-4"	
	Accessory Structure Side 1:	N/A			
24	Accessory Structure Side 2 or (facing street) :	N/A			
25	Accessory Structure Rear:	N/A			
26	Sum of side yard :	34.5'		34.5'	
27	Located within a Local Historic District?				Yes or <input type="checkbox"/> No
28	Designated as an individual Historic Single Family Residence Site?				Yes or <input type="checkbox"/> No
29	Determined to be Architecturally Significant?				Yes or <input type="checkbox"/> No
	Additional data or information must be presented in the format outlined in this section				

Notes:

If not applicable write N/A

A 005a-1

3/17/24

SIDMAN RESIDENCE
6444-6450 ALLISON ROAD
MIAMI BEACH, FL 33141

PROPOSED ZONING DATA

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