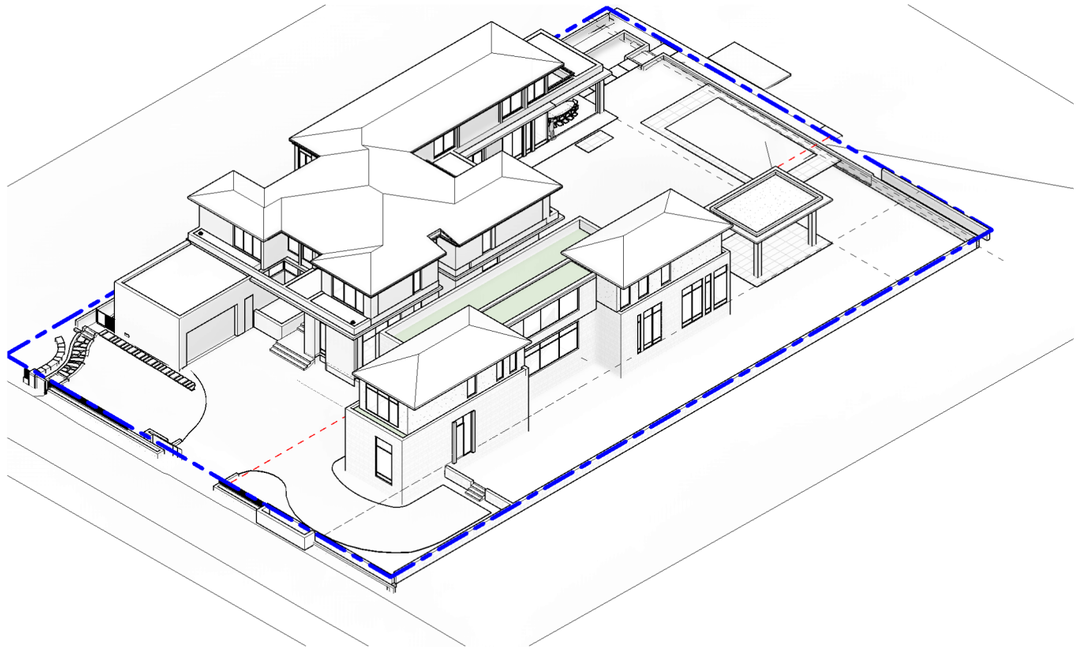
SIDMAN RESIDENCE

6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

FOLIO: 02-3211-003-0410 AND
02-3211-003-0400



FINAL SUBMITTAL

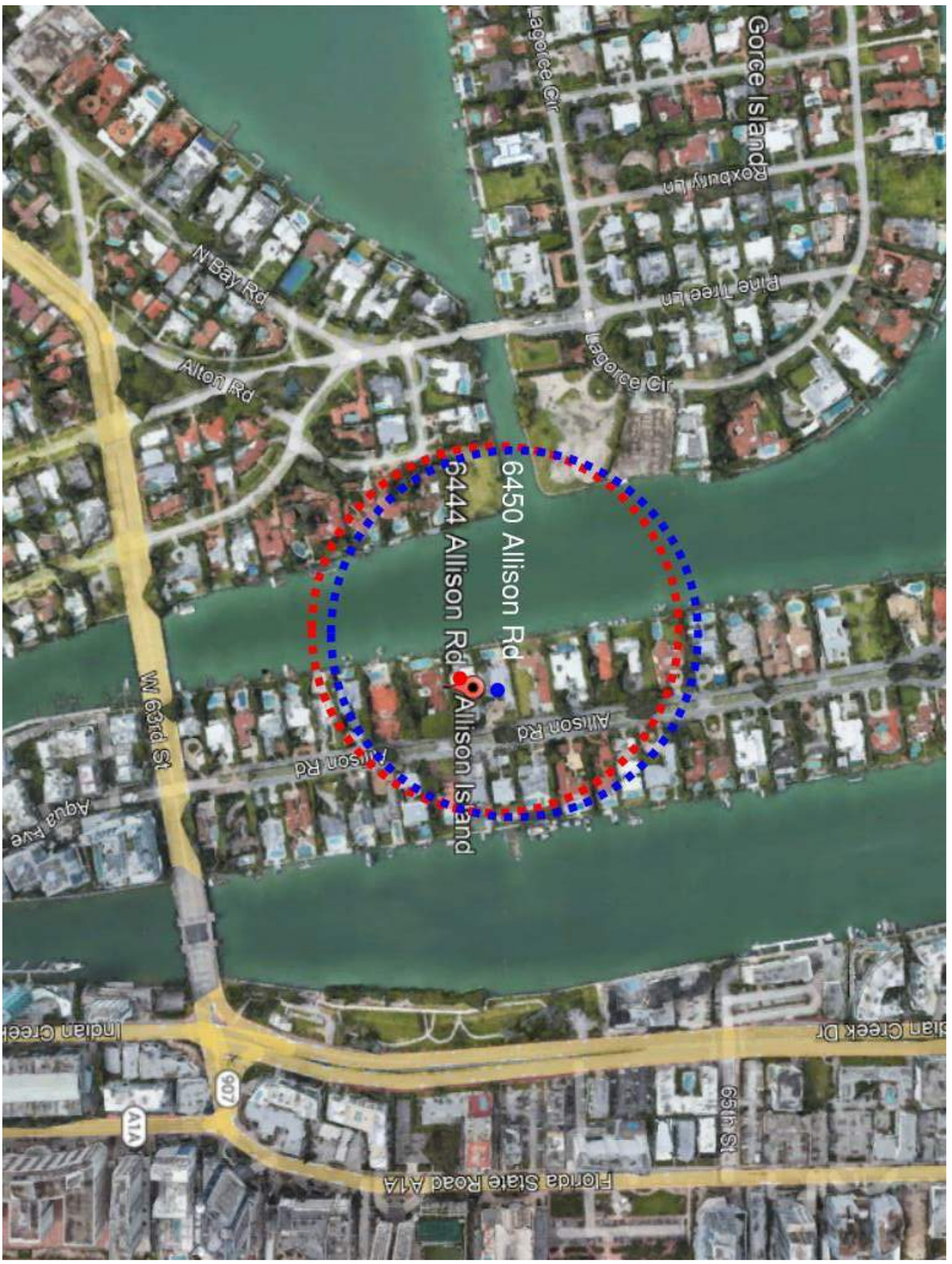
12/03/2023

FILE No. PB23-0638

Digitally signed by Griffin K Morris
Contact Info: griffin@strang.design
Date: 2023.12.03 17:33:21 -05'00'

[STRANG] DESIGN
ARCHITECT LICENSE NUMBER: AR100517 | 2900 SW 28TH TERRACE, SUITE 301, MIAMI, FL 33133 | PH: 305.373.4990

12/03/2023



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

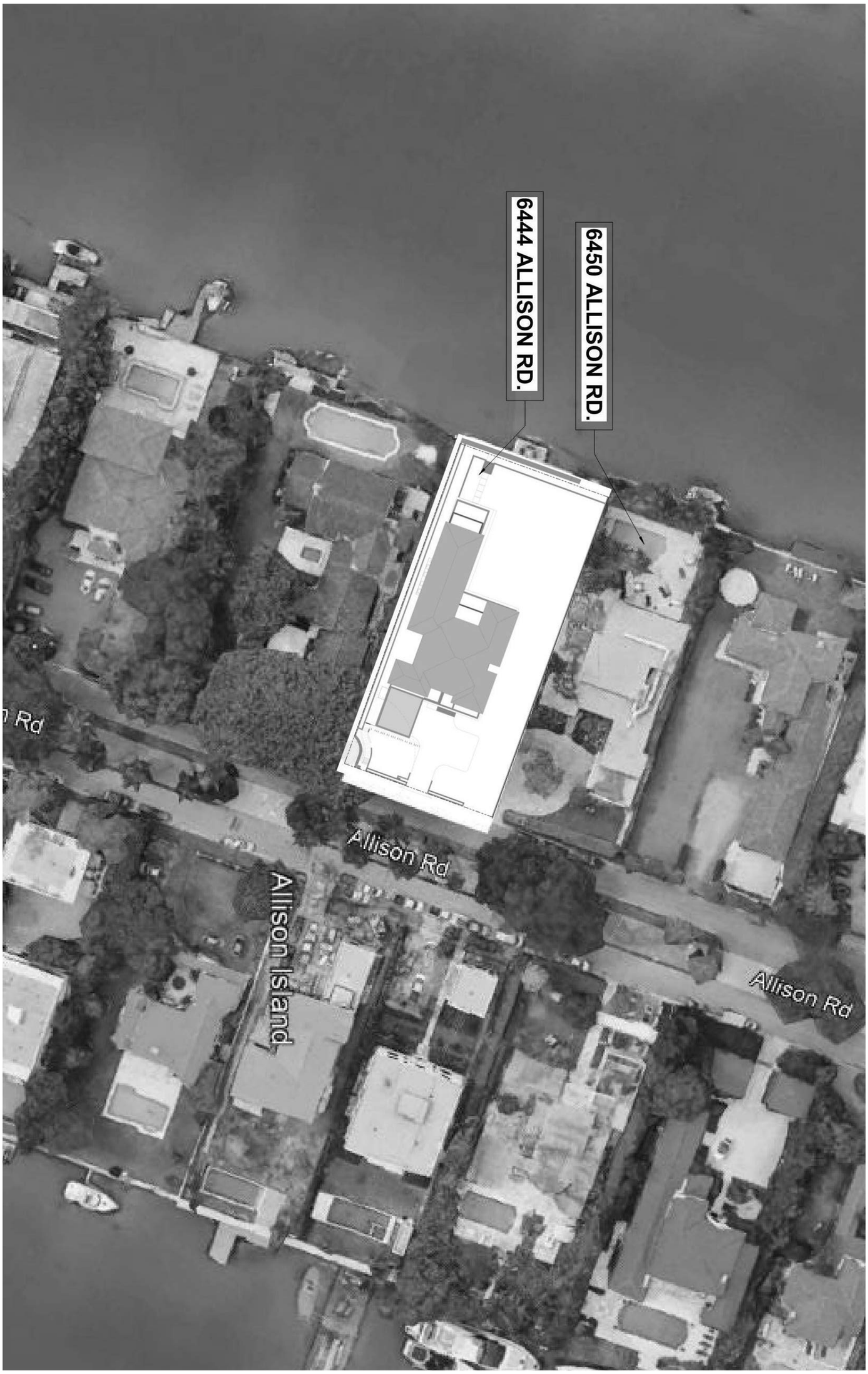
SIDMAN RESIDENCE

6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

LOCATION MAP

A 000

12/03/2023



1

LOCATION MAP SITE PLAN EXISTING

6" = 1'-0"

[STRANG]
ARCHITECTURE | INTERIORS | LANDSCAPES

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SIDMAN RESIDENCE

6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

LOCATION PLAN

A 001a

12/03/2023



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

[STRANG]
ARCHITECTURE | INTERIORS | LANDSCAPES

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SIDMAN RESIDENCE

6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

LOCATION MAP

A 001b

12/03/2023

PROJECT DATA

SCOPE	CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE
ADDRESS	6444 ALLISON ROAD + 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

LOCATION MAP



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

N

A 002a

12/03/2023

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

CONTEXT IMAGES AND LOCATION AERIAL

[STRANG]
ARCHITECTURE | INTERIORS | LANDSCAPES
2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133
PH: 305-373-4990 | FX: 305-373-4991
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1 **6475 ALLISON ROAD**
N.T.S.



2 **6480 ALLISON ROAD**
N.T.S.



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

N

A 002b
12/03/2023

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

CONTEXT IMAGES AND LOCATION AERIAL

[STRANG]
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2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133
PH: 305-373-4990 | FX: 305-373-4991
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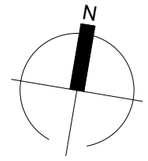
3 **6445 ALLISON ROAD**
1" = 1'-0"



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



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



A 002c
12/03/2023

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

CONTEXT IMAGES AND LOCATION AERIAL

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WWW.STRANG.DESIGN



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



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



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

N

A 002d

12/03/2023

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

CONTEXT IMAGES AND LOCATION AERIAL

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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
12/03/2023

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

EXISTING HOMES IMAGES

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MIAMI, FL 33133
PH: 305-373-4990 | FX: 305-373-4991
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1 6450 ALLISON RD
1" = 1'-0"



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

[STRANG]
ARCHITECTURE | INTERIORS | LANDSCAPES

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MIAMI, FL 33133
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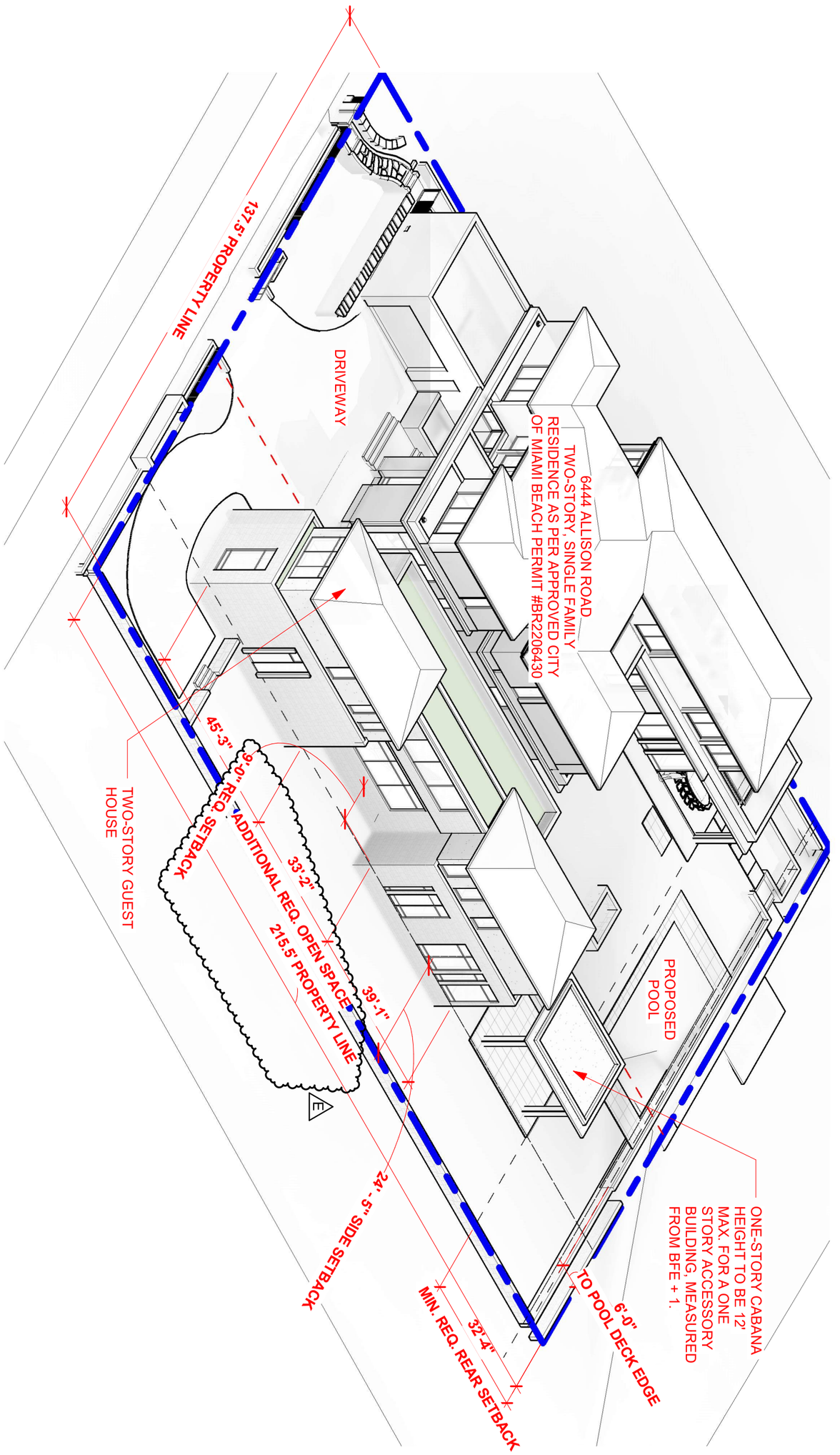
SIDMAN RESIDENCE

6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

EXISTING HOME IMAGES

A 003b

12/03/2023



1

ISOMETRIC OF LOTS -
PROPOSED HOUSES

STRANG
ARCHITECTURE | INTERIORS | LANDSCAPES

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MIAMI, FL 33133
PH: 305-373-4990 | FX: 305-373-4991
WWW.STRANG.DESIGN

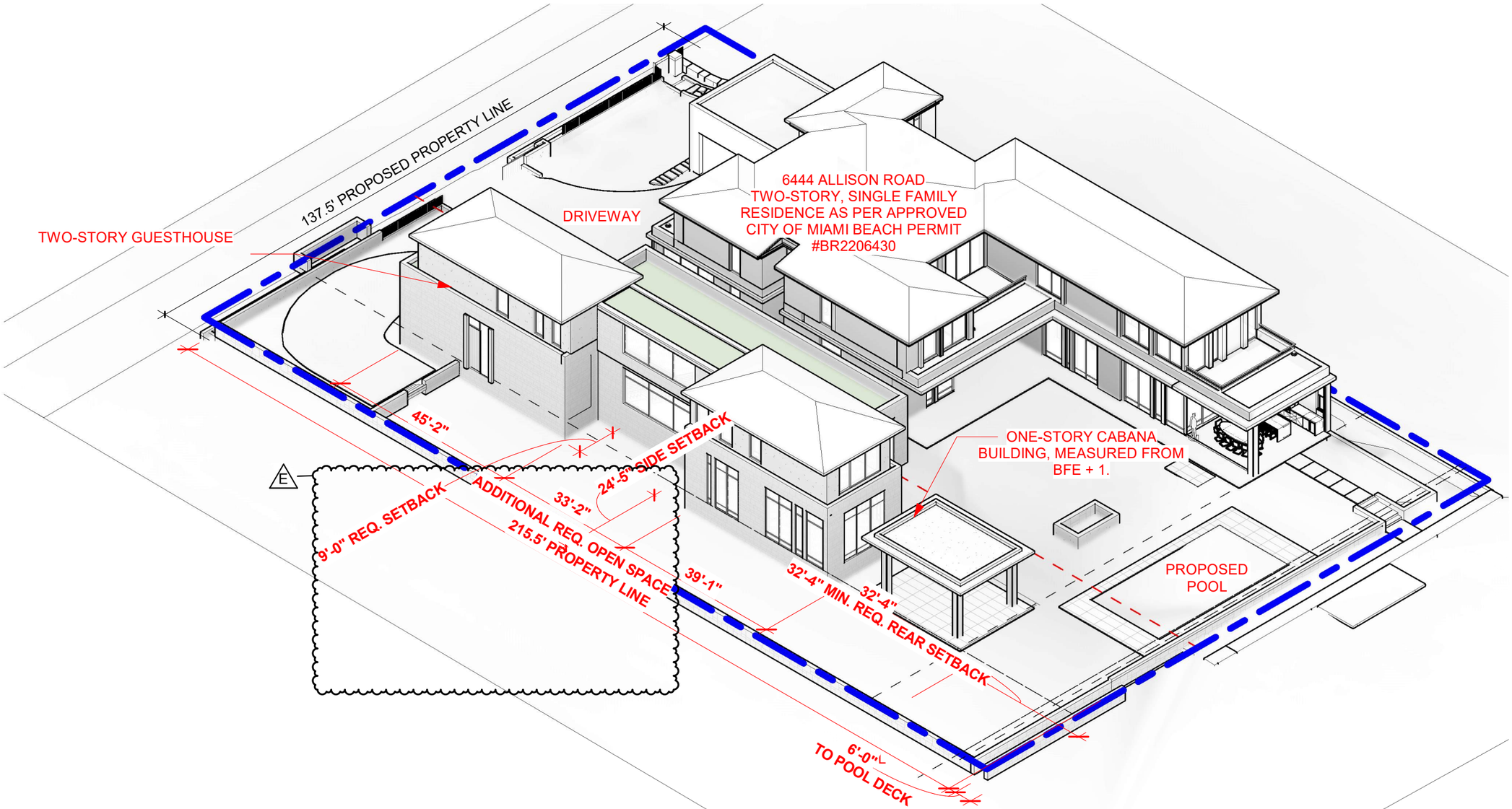
SIDMAN RESIDENCE

6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

ISOMETRIC OF LOTS

A 004a

12/03/2023



ISOMETRIC OF LOTS - PROPOSED HOUSES

2

A 004b

12/03/2023

SIDMAN RESIDENCE

6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

ISOMETRIC OF LOTS

STRANG
ARCHITECTURE | INTERIORS | LANDSCAPES

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

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		
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 %:	8,889 SQ FT (30%)	Proposed Lot Coverage SF and %:	8,858 SQ FT (29.9%)
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. 1,401SF	Rear Yard Open Space SF and %:	REQ. 2628SF / PROP. 3631 SF
12	Max Unit Size SF and %:	13,334 SQ FT (45%)	Proposed Unit Size SF and %:	13,284 SQ FT (44.8%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	7,593 SQ FT
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires Board Approval)	Not Applicable
15			Proposed Second Floor Unit Size SF and % :	5,691 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		27'	
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'	
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 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				

Notes:

If not applicable write N/A

App/PlanRev1-16v.1

2 ZONING DATA TABLE PROPOSED RESIDENCE

1" = 1'-0"

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:	6444 ALLISON ROAD, MIAMI BEACH, FL. 33141		
2	Folio number(s):	02-3211-003-0410		
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:	17,240 SQ FT		
8	Lot width:	80 FT	Lot Depth:	215.5 FT
9	Max Lot Coverage SF and %:	5,172 SQ FT (30%)	Proposed Lot Coverage SF and %:	4,934 SQ FT (28.6%)
10	Existing Lot Coverage SF and %:	APPROX. 5,807 SF	Lot coverage deducted (garage-storage) SF:	
11	Front Yard Open Space SF and %:	1,167 SQ FT (72.9%)	Rear Yard Open Space SF and %:	2,234 SQ FT (90.8%)
12	Max Unit Size SF and %:	8,620 SQ FT (50%)	Proposed Unit Size SF and %:	7,839 SQ FT (45.3%)
13	Existing First Floor Unit Size:	5,788 SQ FT APRX.	Proposed First Floor Unit Size:	3,877 SQ FT
14	Existing Second Floor Unit Size	5,788 SQ FT APRX.	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires Board Approval)	Not Applicable
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'	
22	Side 2 or (facing street):	10'		10'	
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 :				
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				

Notes:

If not applicable write N/A

App/PlanRev1-16v.1

1 ZONING DATA TABLE CURRENT 6444 RESIDENCE #BR2206430

1/32" = 1'-0"

A 005a-1

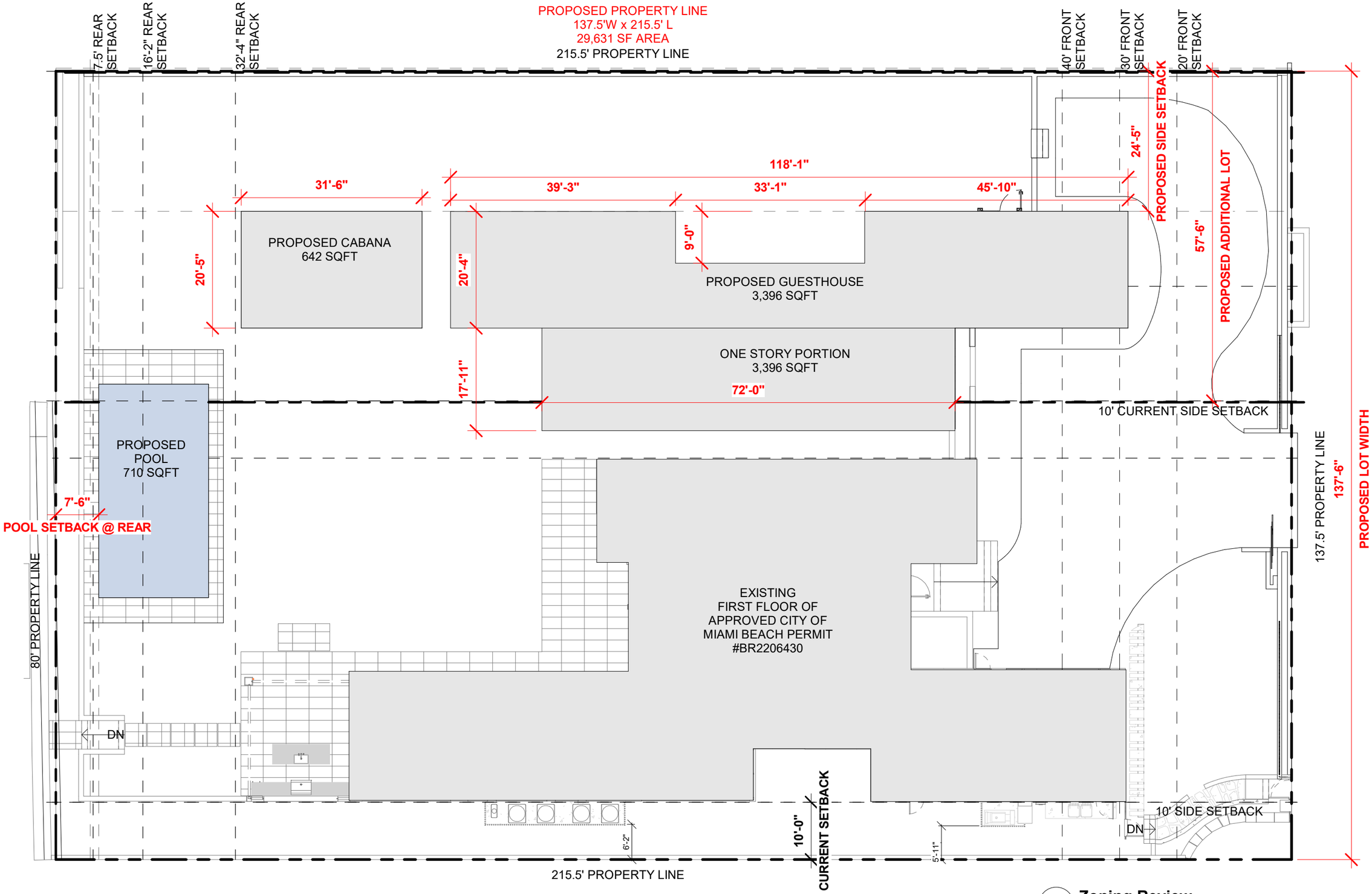
12/03/2023

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

ZONING DATA

[STRANG]
ARCHITECTURE | INTERIORS | LANDSCAPES

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MIAMI, FL 33133
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1 **Zoning Review**
1/16" = 1'-0"

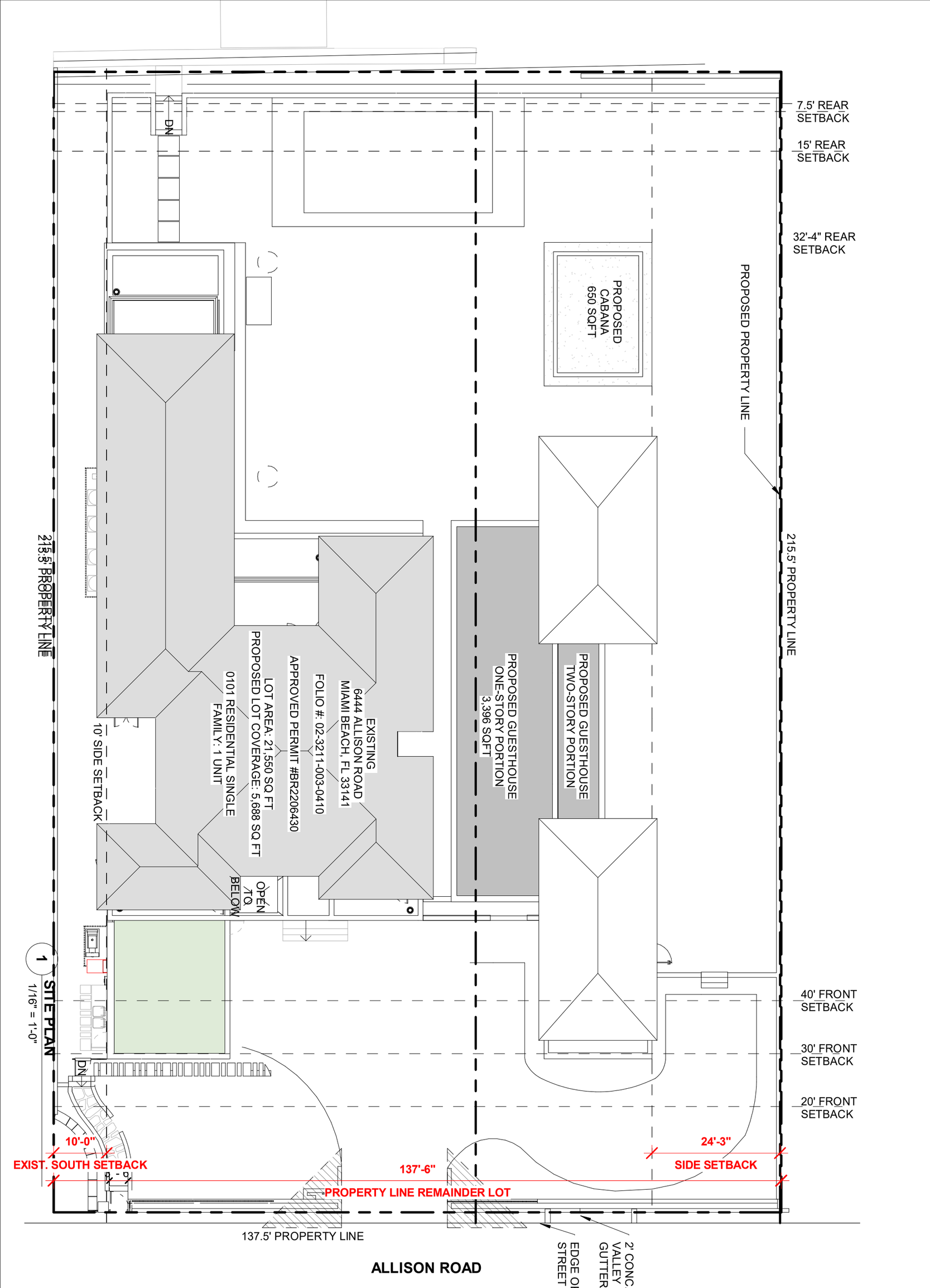
A 005a-2

12/03/2023

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

EXISTING AND PROPOSED PLAN

[STRANG]
ARCHITECTURE | INTERIORS | LANDSCAPES
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1 SITE PLAN
1/16" = 1'-0"

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SIDMAN RESIDENCE

6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

SITE PLAN

A 005a-4

12/03/2023

15' REAR SETBACK

32'-4" REAR SETBACK

215.5' PROPERTY LINE

40' FRONT SETBACK

30' FRONT SETBACK

20' FRONT SETBACK

A 006a-3 2

A 006a-1 2

A 006a-1 1

UP

PROPOSED GUESTHOUSE

A 006a-2

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

DN

DN

10' SIDE SETBACK

137.5' PROPERTY LINE

215.5' PROPERTY LINE

N

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

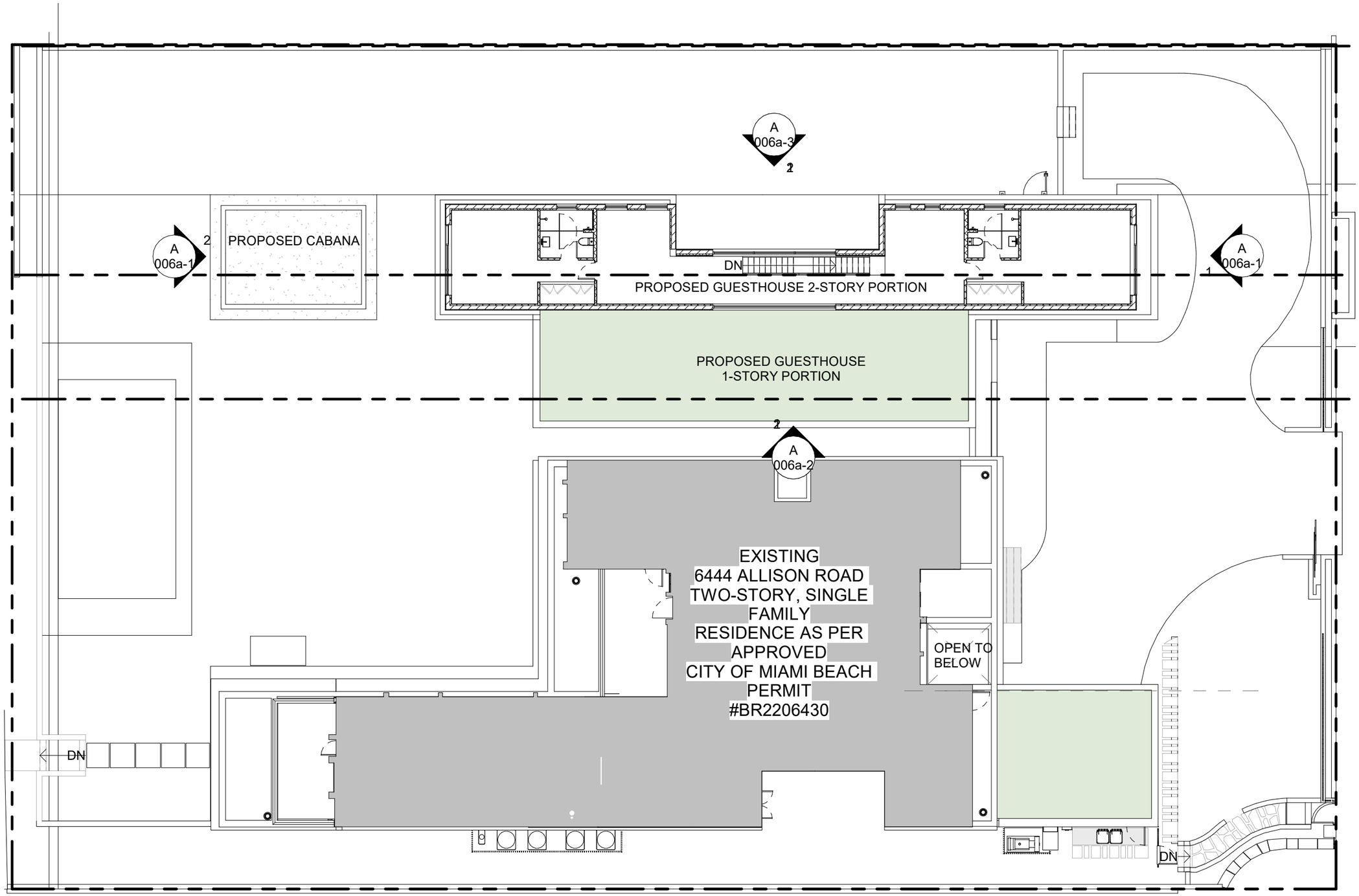
A 005a-5

12/03/2023

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

FIRST FLOOR PLAN

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ARCHITECTURE | INTERIORS | LANDSCAPES
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MIAMI, FL 33133
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1 **SECOND FLOOR**
1/16" = 1'-0"

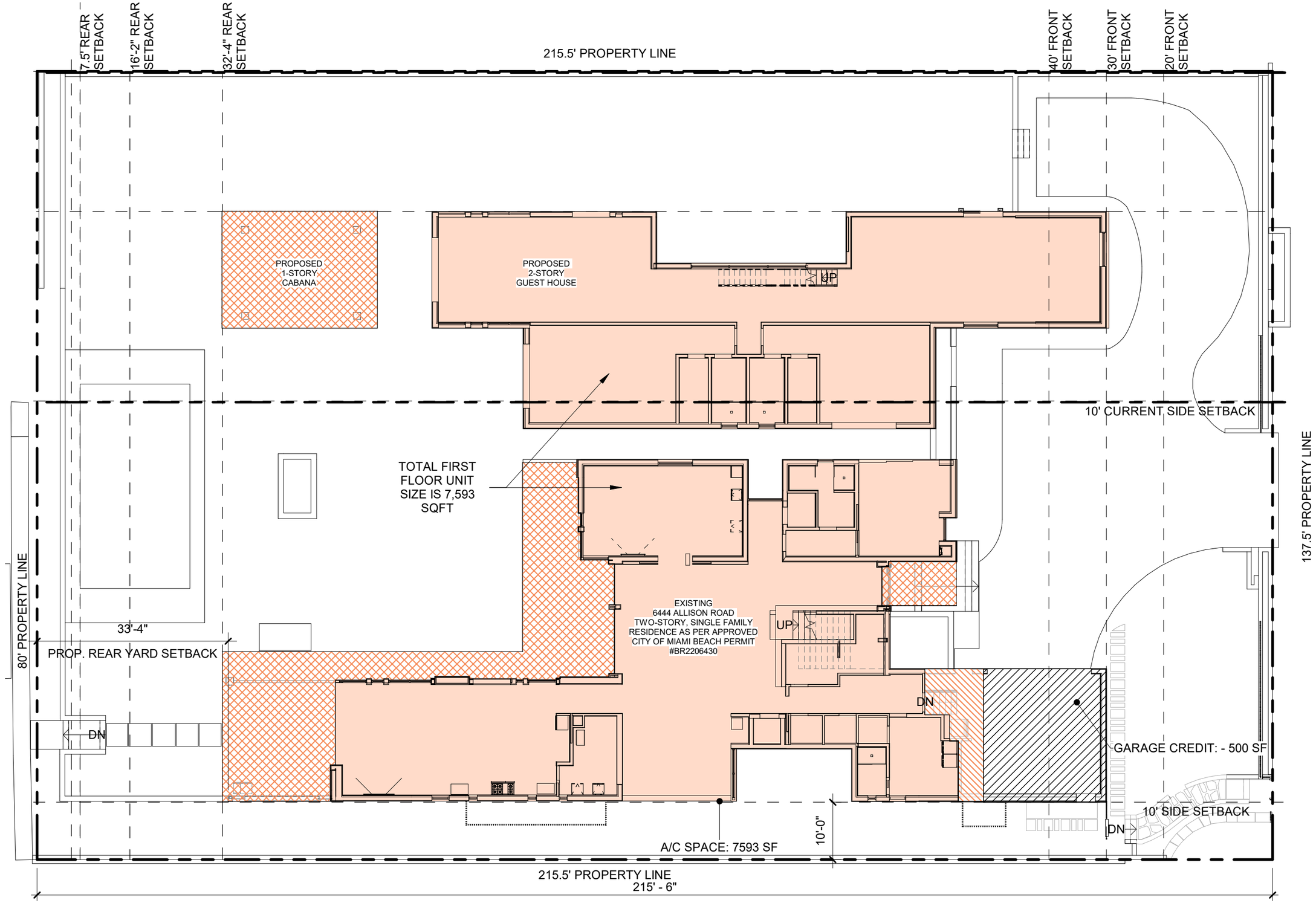
A 005a-6

12/03/2023

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

SECOND FLOOR PLAN

[STRANG]
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MIAMI, FL 33133
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UNIT SIZE LEGEND:

A/C AREA | NON A/C AREA | COVERED EXTERIOR AREA

UNIT SIZE CALCULATIONS

7,249 SF
+ 156 SF NON A/C SPACE
- 500 SF GARAGE CREDIT
FIRST FLOOR UNIT SIZE: 7,593 SF

SECOND FLOOR UNIT SIZE: 5,691 SF

TOTAL UNIT SIZE: 13,284 SF
ALLOWABLE UNIT SIZE: 13,334 SF
(45% LOT AREA 29,631 x 45% = 13,334 SF)

1 FIRST FLOOR UNIT SIZE DIAGRAM
1/16" = 1'-0"

A 005b-1

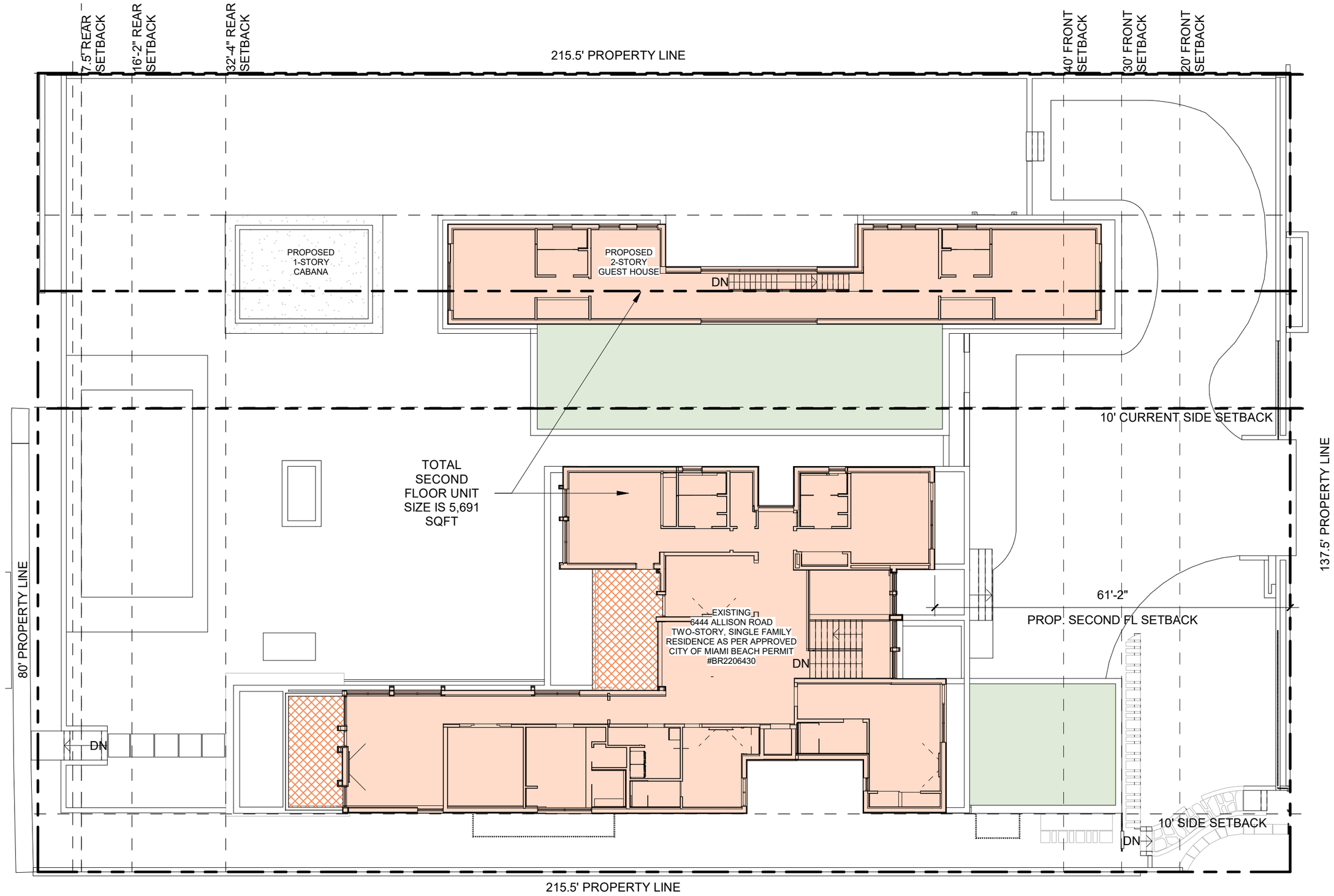
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SIDMAN RESIDENCE

6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

6444 1ST FLR UNIT SIZE

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UNIT SIZE LEGEND:

A/C AREA | NON A/C AREA | COVERED EXTERIOR AREA

UNIT SIZE CALCULATIONS

7,249 SF
\+ 156 SF NON A/C SPACE
\- 500 SF GARAGE CREDIT
FIRST FLOOR UNIT SIZE: 7,593 SF

SECOND FLOOR UNIT SIZE: 5,691 SF

TOTAL UNIT SIZE: 13,284 SF
ALLOWABLE UNIT SIZE: 13,334 SF
(45% LOT AREA 29,631 x 45% = 13,334 SF)

1 SECOND FLOOR UNIT SIZE DIAGRAM

1/16" = 1'-0"

SIDMAN RESIDENCE

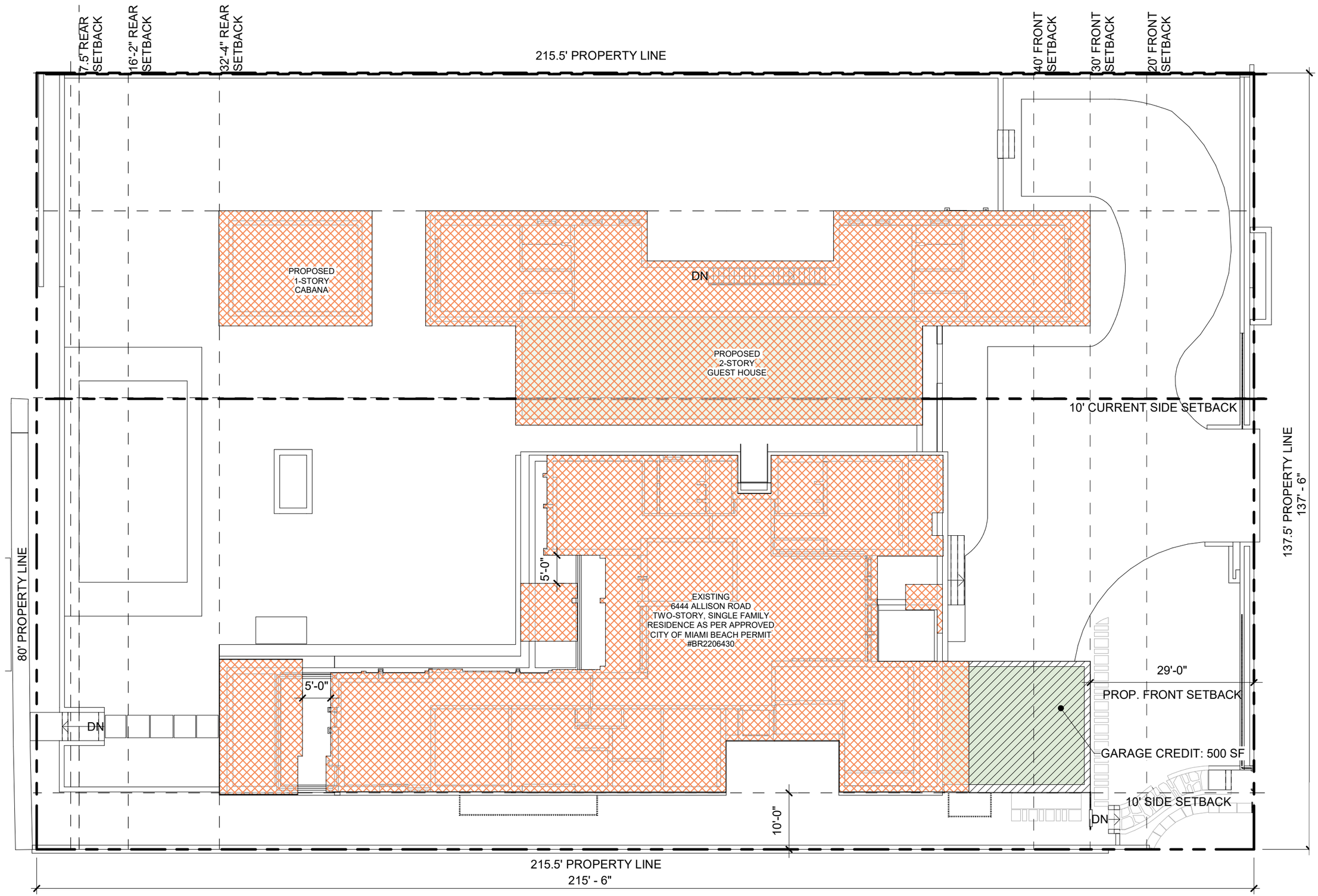
6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

6444 2ND FLR UNIT SIZE

A 005b-2

12/03/2023

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PH: 305-373-4990 | FX: 305-373-4991
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Enclosed, non-air-conditioned areas, for parking and storage, may be permitted and shall not count in the unit size calculations, provided such areas do not exceed 500 square feet. Any portion of such enclosed parking and storage area exceeding 500 square feet shall count in the unit size calculations.

LOT COVERAGE 8889 SF MAX. ALLOWABLE
29,631 SF x 30% = 8889 SF
PROPOSED 8858 SF

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

A 005b-3

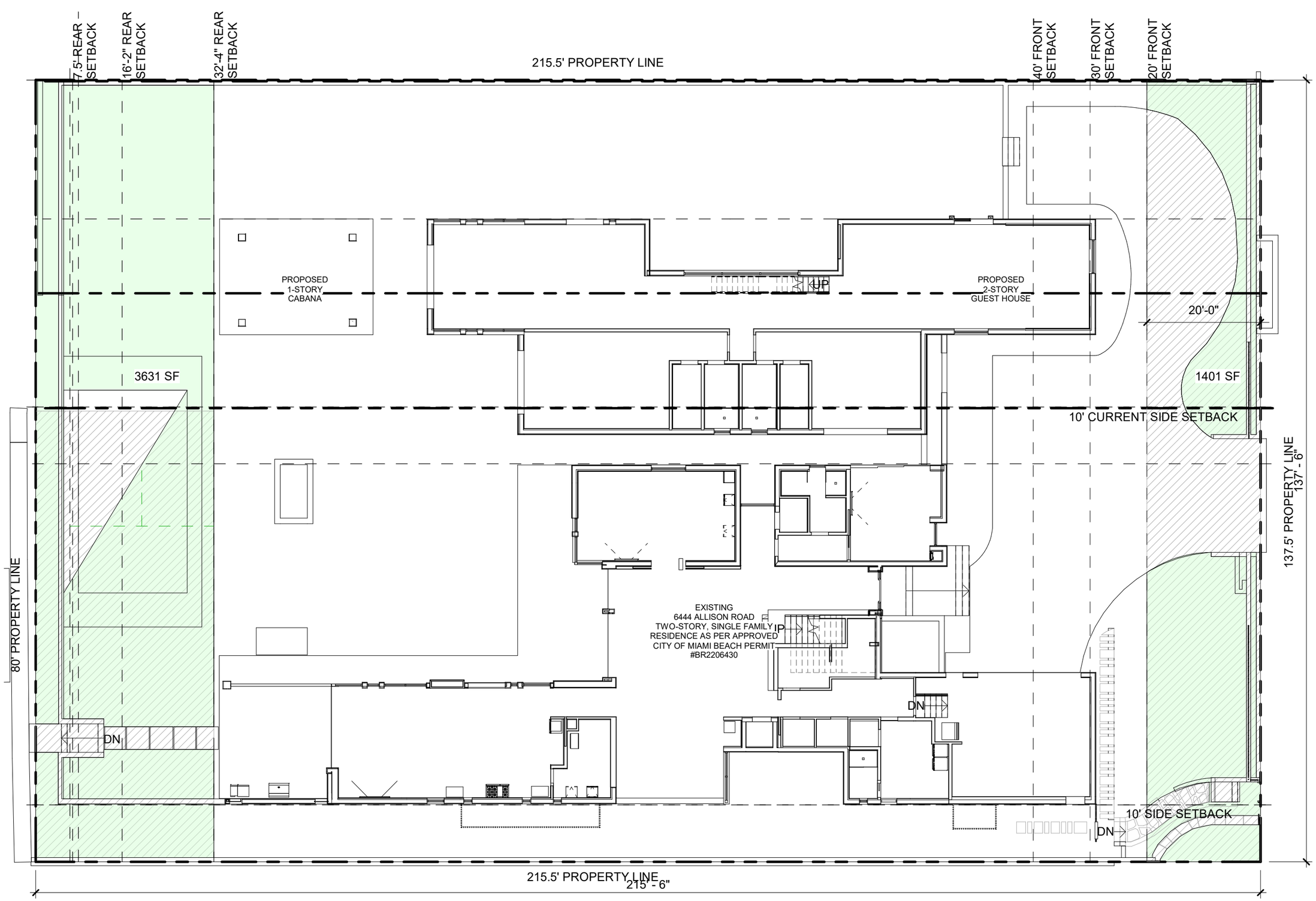
12/03/2023

SIDMAN RESIDENCE

6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

6444 LOT COVERAGE

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MIAMI, FL 33133
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FRONT YARD

FRONT YARD: 1401 SF PROVIDED (51%)
1375 SF REQ'D
2750 SF x 50% = 1375 SF
(20'x137.5' = 2750 SF)

REAR YARD

REAR YARD: 3631 SF PROVIDED (97%)
2628 SF REQ'D
3754 SF x 70% = 2628 SF

1 FRONT YARD OPEN SPACE DIAGRAM

1/16" = 1'-0"

A 005b-4

12/03/2023

SIDMAN RESIDENCE

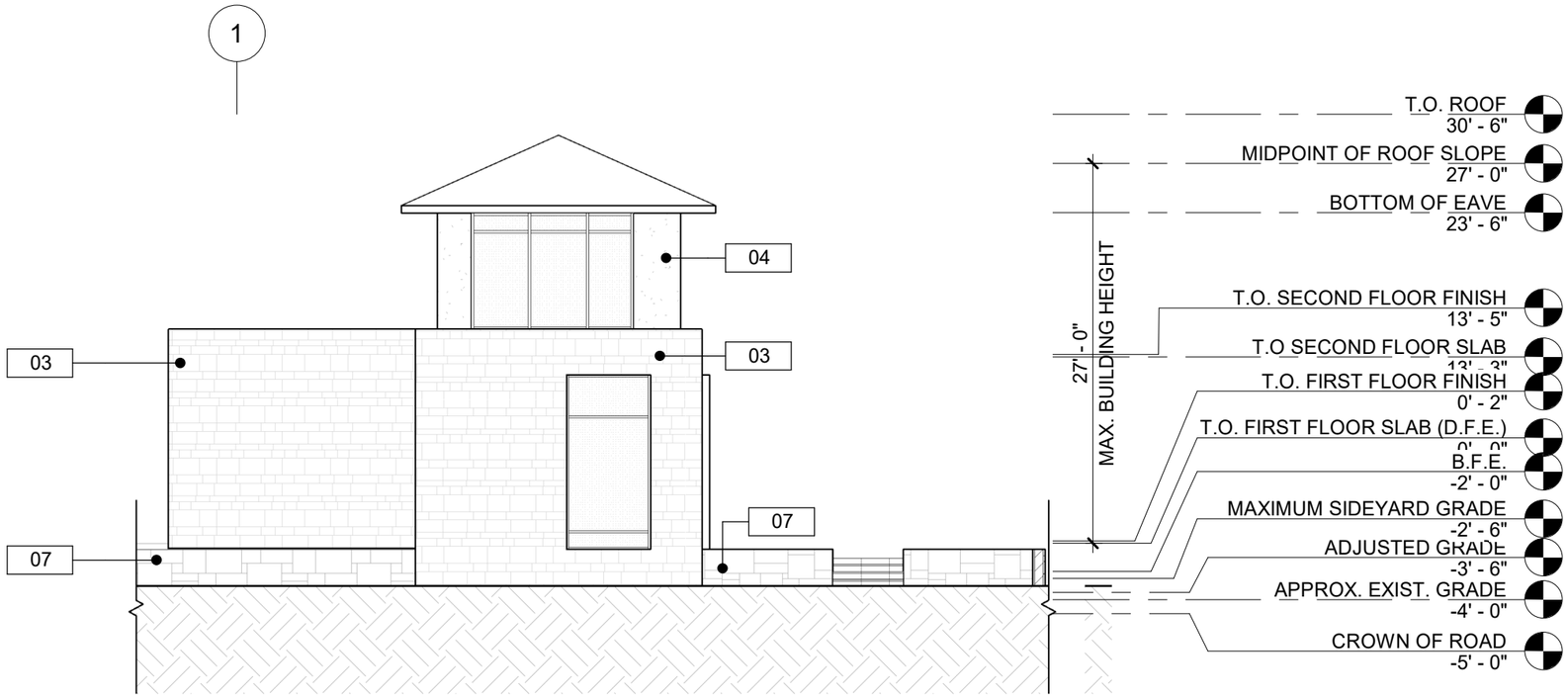
6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

6444 REQUIRED YARDS

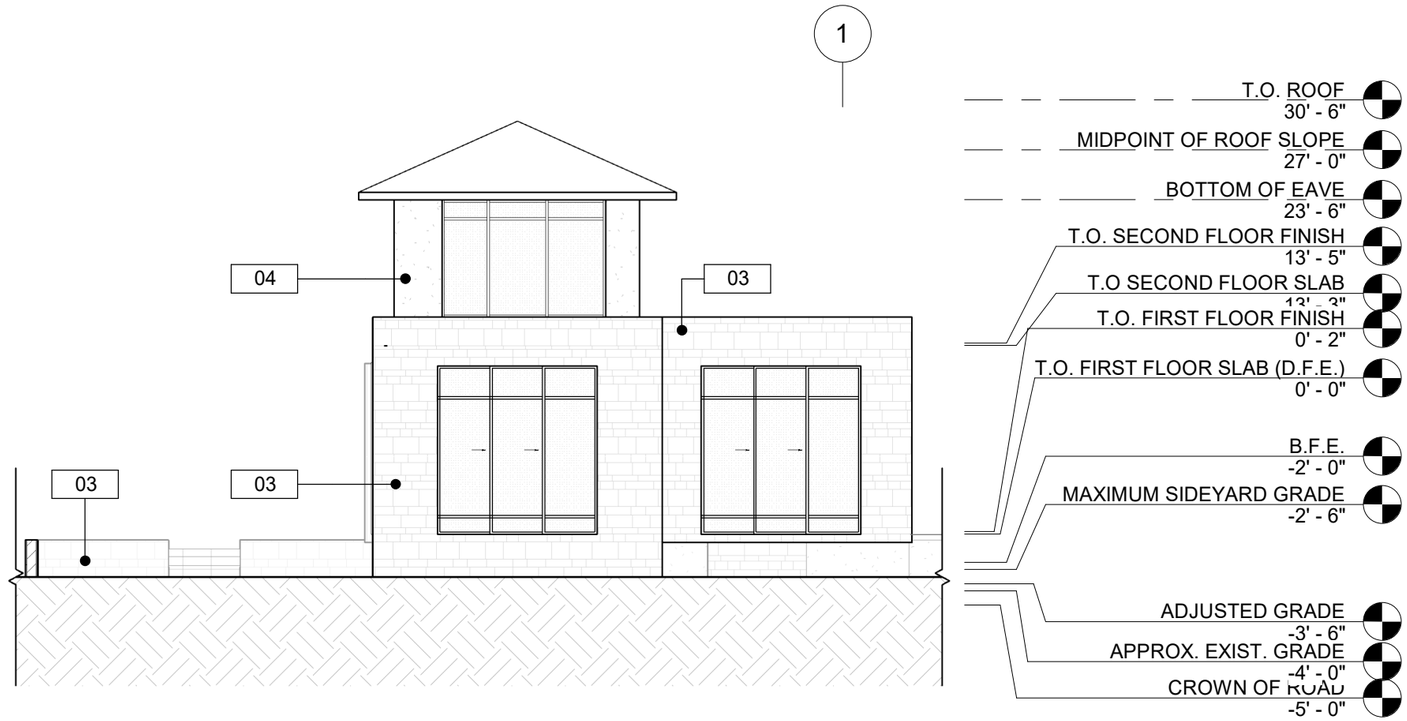
[STRANG]
ARCHITECTURE | INTERIORS | LANDSCAPES
2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133
PH: 305-373-4990 | FX: 305-373-4991
WWW.STRANG.DESIGN

MATERIAL LEGEND	
MARK	DESCRIPTION

01	ALUMINUM KNOTWOOD SIDING SYSTEM WITH WOOD-GRAIN FINISH
02	BRAKE METAL TO MATCH WINDOW FRAME
03	EXTERIOR TRAVERTINE
04	SMOOTH STUCCO, PAINTED WHITE
06	BRAKE METAL WRAP WITH WOOD-GRAIN FINISH
07	ROUGH EXTERIOR KEYSTONE
08	ARCHITECTURAL SIDING PRODUCT, WOOD COMPOSITE



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



2 BUILDING ELEVATION - 3
3/32" = 1'-0"

A 006a-1

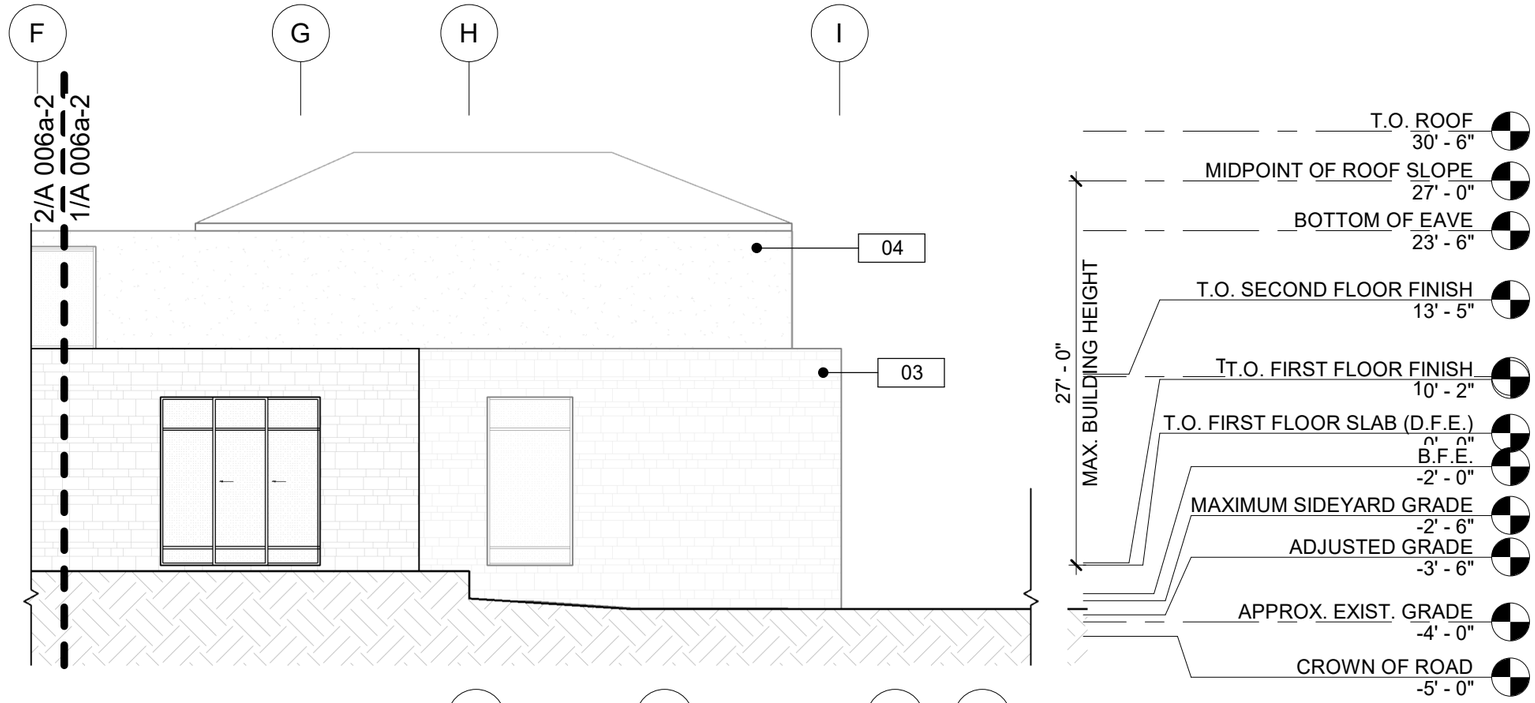
12/03/2023

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

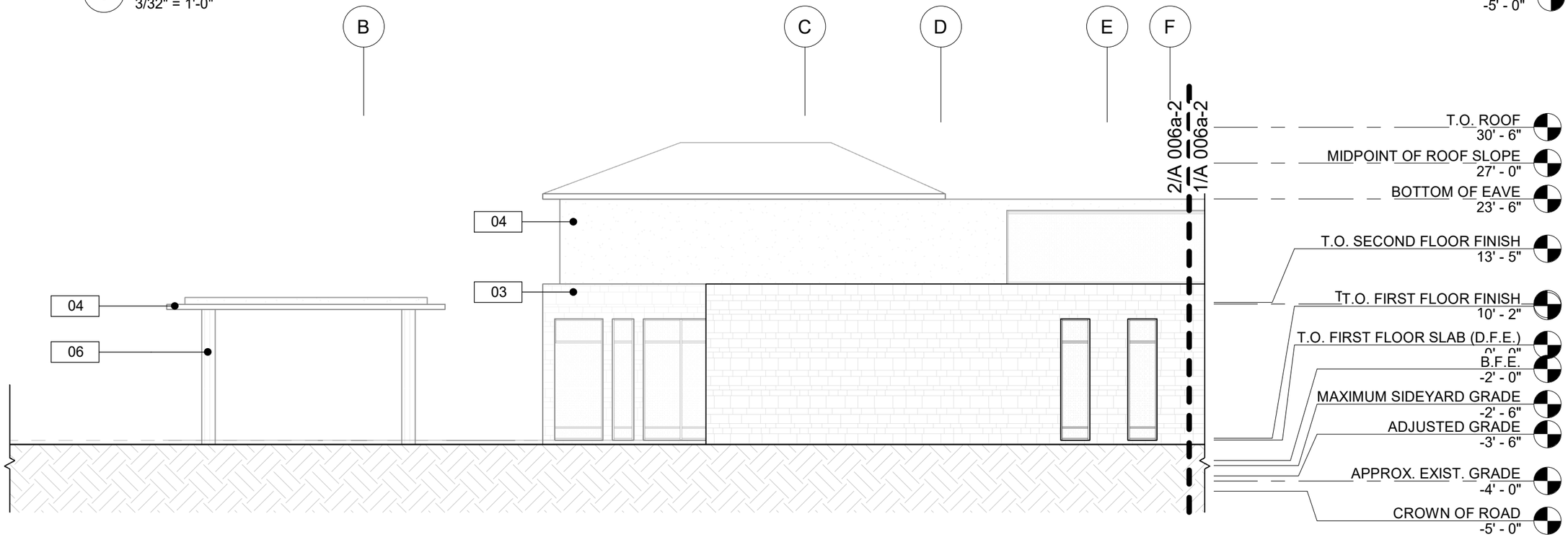
6444 BUILDING ELEVATIONS

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MATERIAL LEGEND	
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1 BUILDING ELEVATION-2
3/32" = 1'-0"



2 BUILDING ELEVATION-2
3/32" = 1'-0"

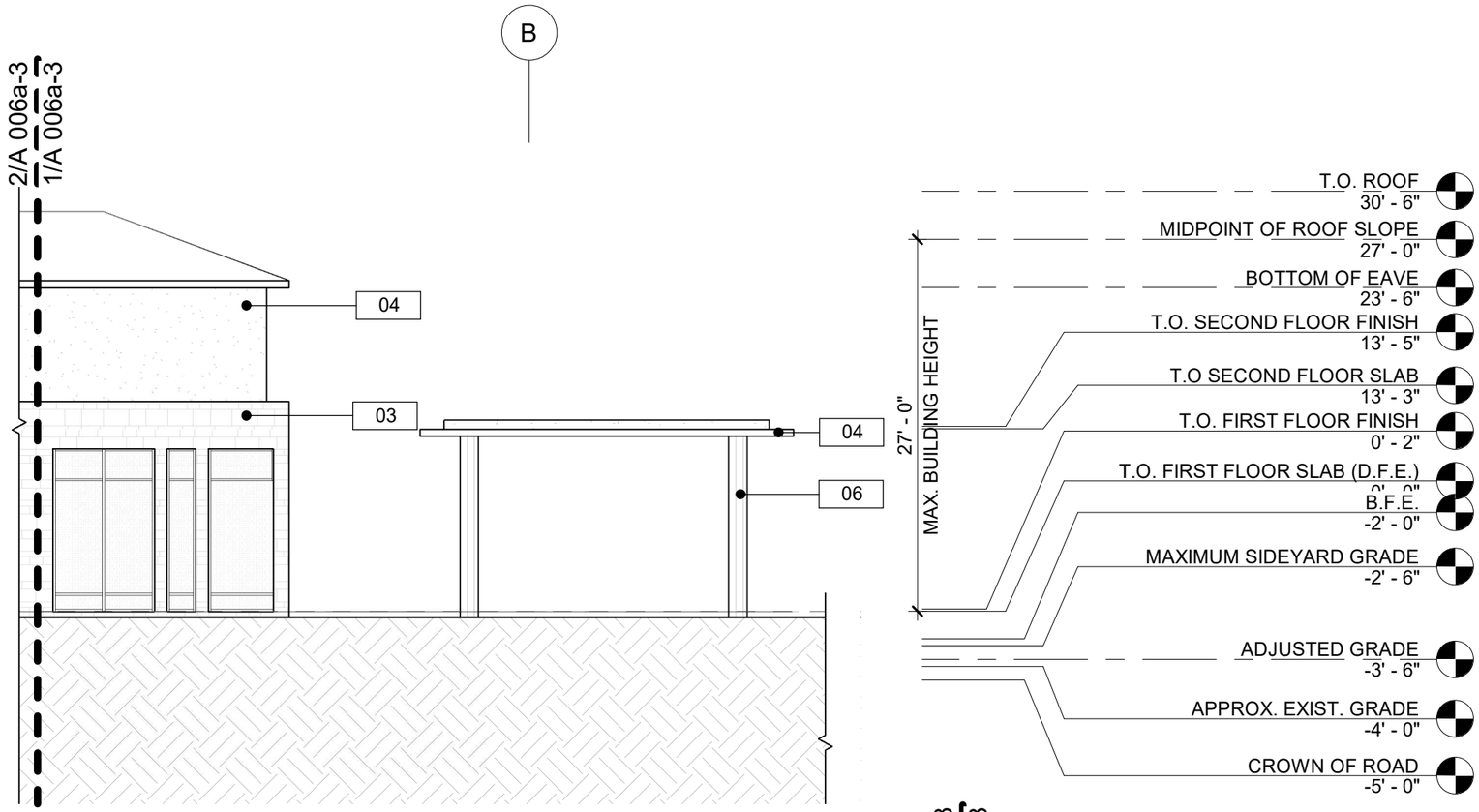
A 006a-2
12/03/2023

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

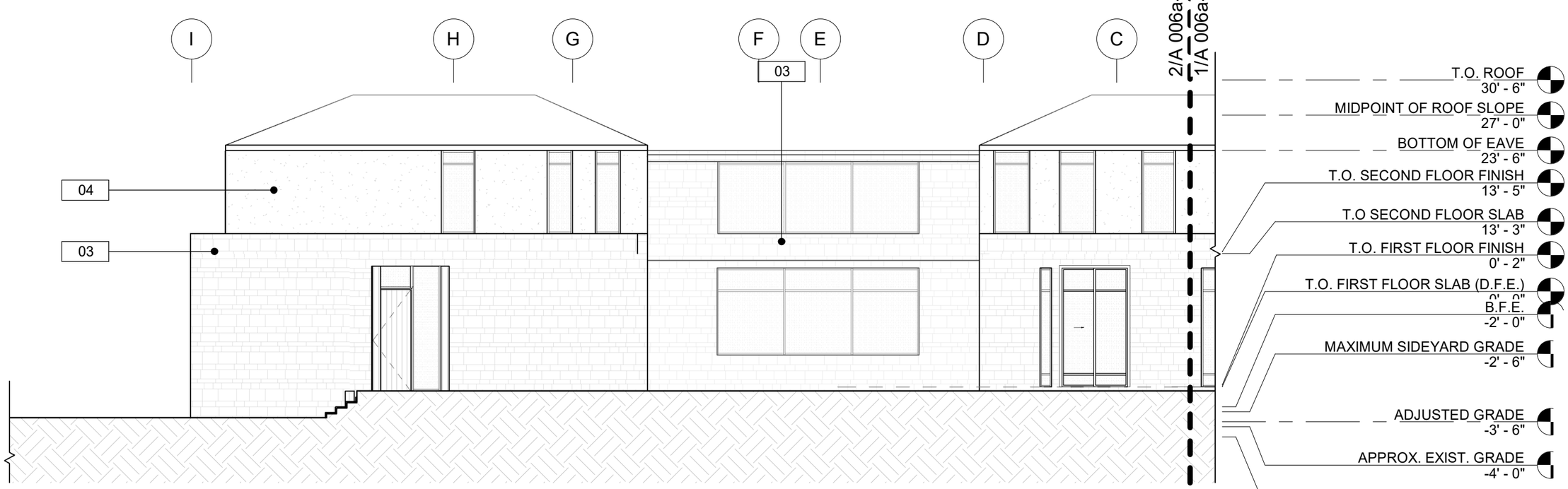
6444 BUILDING ELEVATIONS

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

MATERIAL LEGEND	
MARK	DESCRIPTION
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1 BUILDING ELEVATION - 4
3/32" = 1'-0"



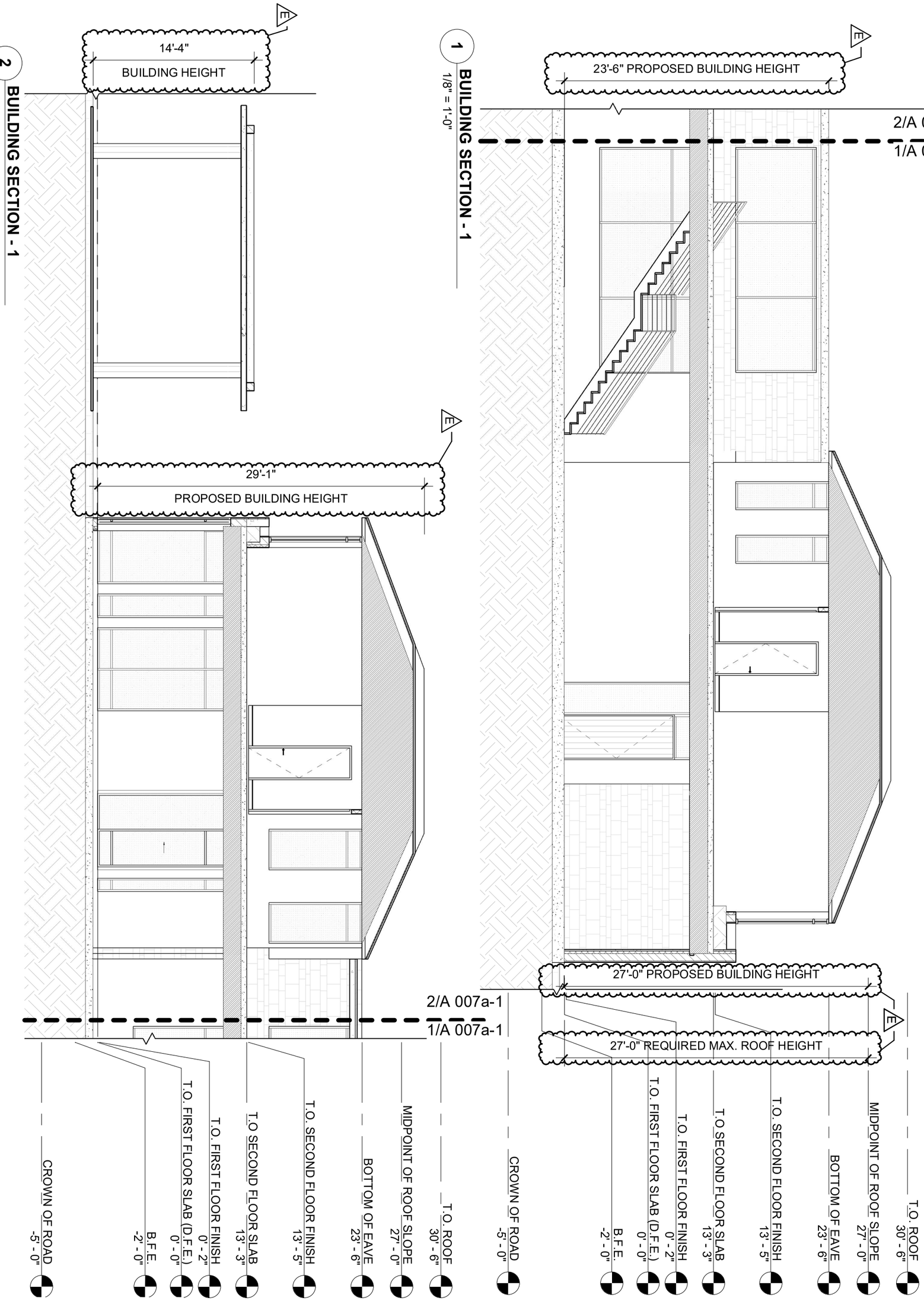
2 BUILDING ELEVATION - 4
3/32" = 1'-0"

A 006a-3
12/03/2023

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

6444 BUILDING ELEVATIONS

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ARCHITECTURE | INTERIORS | LANDSCAPES

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WWW.STRANG.DESIGN

SIDMAN RESIDENCE

6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

6444 BUILDING SECTION

A 007a-1

12/03/2023

SIDMAN NORTH LOT / AERIAL W
12/03/2023



STRANG

SIDMAN NORTH LOT / AERIAL NE
12/03/2023



STRANG

SIDMAN NORTH LOT / BACK
12/03/2023



STRANG

SIDMAN NORTH LOT / FRONT
12/03/2023



STRANG

SIDMAN NORTH LOT / GUEST HOUSE
12/03/2023



STRANG

SIDMAN NORTH LOT / GUEST HOUSE PARKING
12/03/2023



STRANG

SIDMAN NORTH LOT / POOL FROM S
12/03/2023



STRANG

SIDMAN NORTH LOT / CABANA FROM POOL
12/03/2023



STRANG