

CHRISTODOULIS RESIDENCE

6525 Allison Road
Miami Beach, Florida 33141

DRB SET
FINAL SUBMITTAL
DRB22-0782
March 7th 2022

SCOPE OF WORK - REPLACE EXISTING HOME (PRE-1942) WITH A NEW 2-STORY HOME
REQUESTS - WAIVERS OF HEIGHT FOR ROOF DECK AND TWO STORY MASSING OPEN SPACE.

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIORS

232 Andlusia Avenue • Suite 101 • Coral Gables, Florida 33134 • T: 305.448.4200

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1 FRONT VIEW
P1.0 | P1.0 N.T.S.

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232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

CHRISTODOULIS RESIDENCE

6525 Allison Road
Miami Beach, FL 33141

TITLE: PERSPECTIVE

SEAL

03.07.22
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

P 1.0



1 VEHICULAR APPROACH
P2.0 | P2.0 N.T.S.

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SHEET NO.:

P2.0



1 VEHICULAR APPROACH
P3.0 | P3.0 N.T.S.

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P3.0

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1 MAIN ENTRY APPROACH
P4.0 | P4.0 N.T.S.

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SHEET NO.:

P4.0



1 WATER FEATURE AT MAIN ENTRY
P5.0 | P5.0 N.T.S.

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P5.0



1 REAR VIEW
P6.0 | P6.0 N.T.S.

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1 REAR VIEW
P7.0 | P7.0 N.T.S.

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P7.0



1 REAR VIEW
P8.0 | P8.0 N.T.S.

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P8.0



1 REAR POOL VIEW
P9.0 | P9.0 N.T.S.

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P9.0



1 ROOF TOP PERSPECTIVE
P10.0 | P10.0 N.T.S.

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P10.0



1 OPEN TERRACE PERSPECTIVE
P11.0 | P11.0 N.T.S.

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SHEET NO.:

P11.0



1 OPEN TERRACE PERSPECTIVE
P12.0 | P12.0 N.T.S.

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SHEET NO.:

P12.0



1 FRONT AERIAL VIEW
P13.0 | P13.0 N.T.S.

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1 REAR AERIAL VIEW
P14.0 | P14.0 N.T.S.

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1 FRONT AERIAL VIEW
P15.0 | P15.0 N.T.S.

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1 REAR AERIAL VIEW
P16.0 | P16.0 N.T.S.

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6525 Allison Road
Miami Beach, FL 33141

TITLE: PERSPECTIVE

SEAL

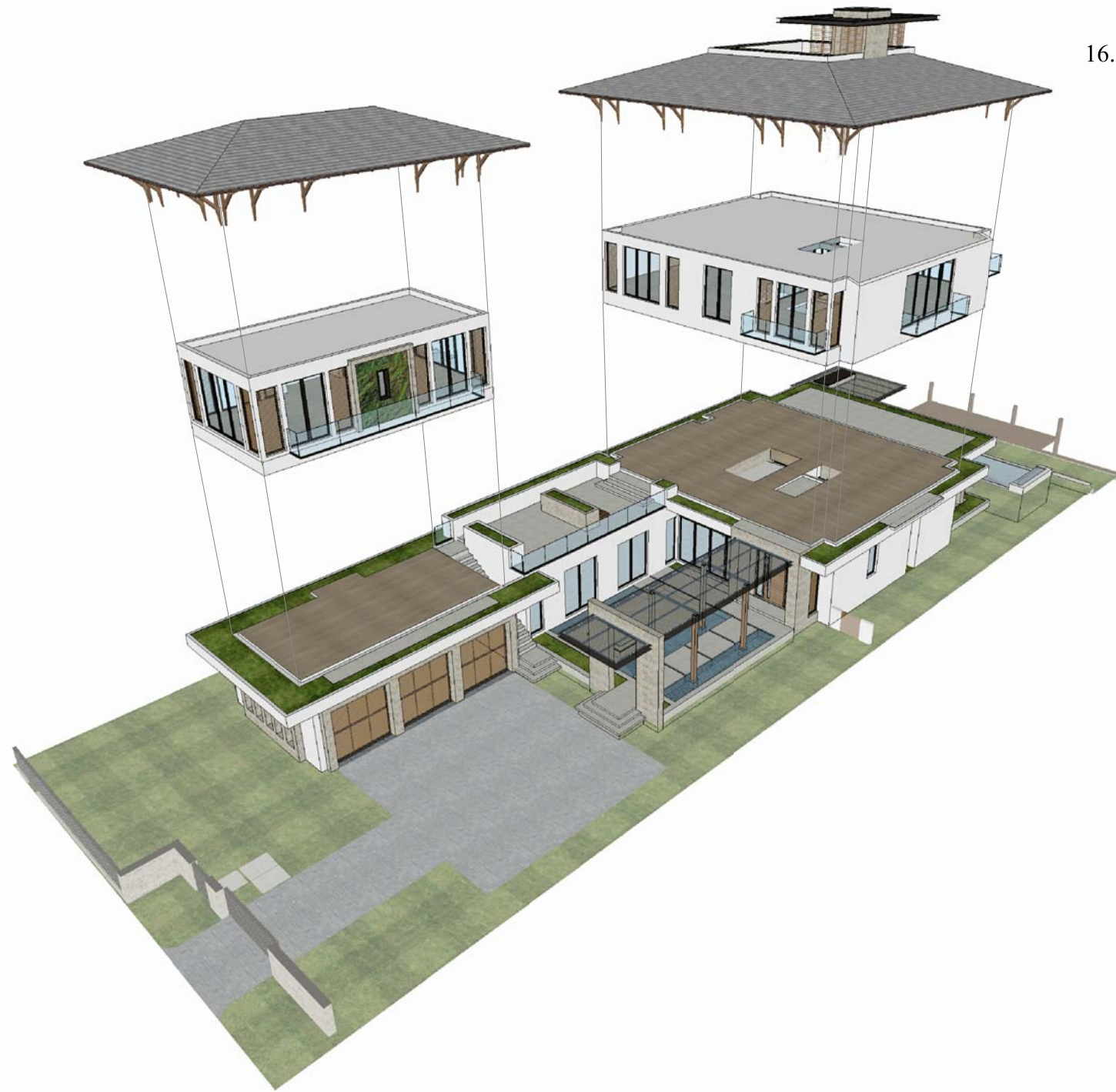
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SHEET NO.:

P16.0

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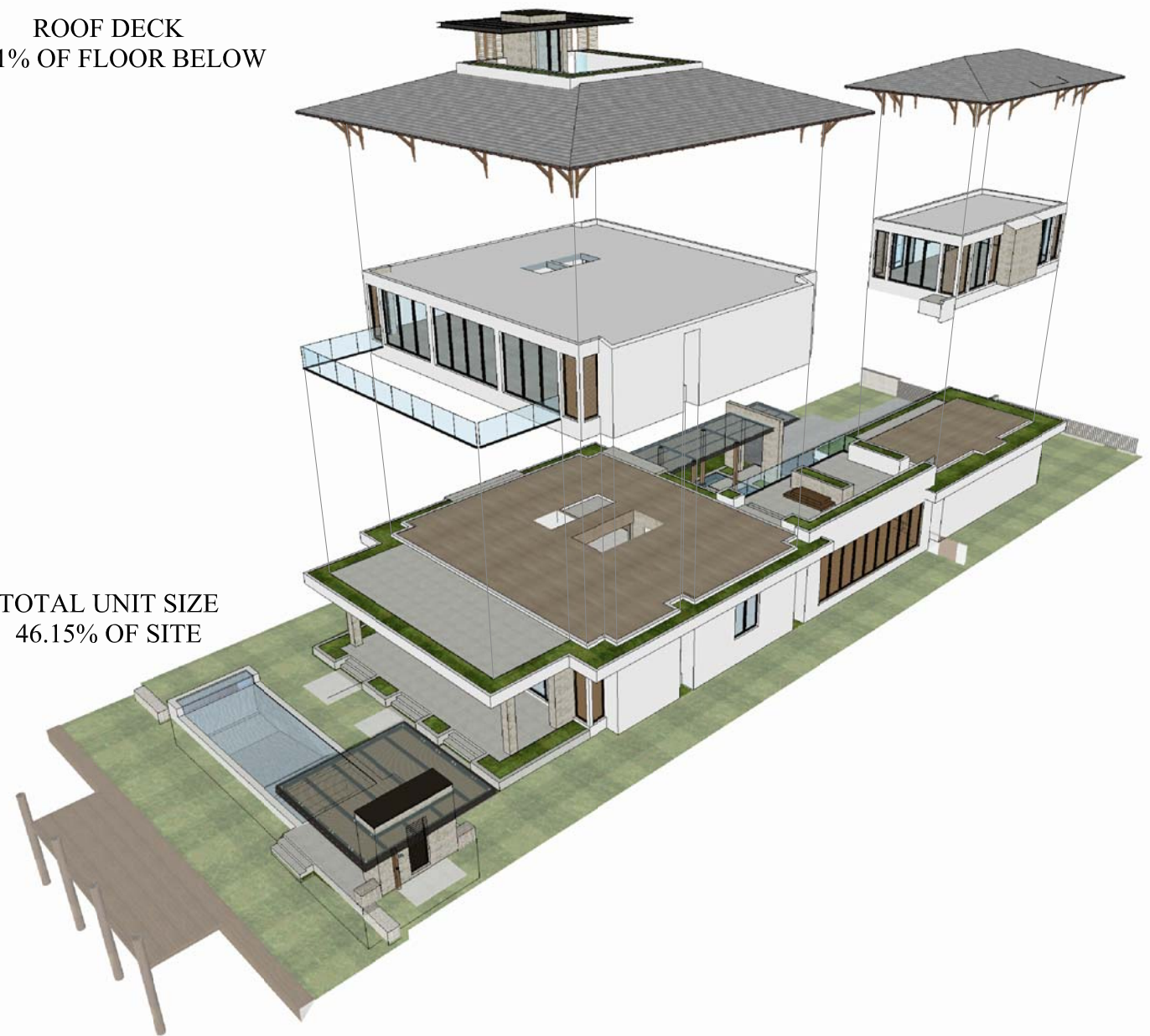
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1 NORTH AXONOMETRIC PLAN
R1.0 | R1.0 N.T.S.

ROOF DECK
16.21% OF FLOOR BELOW

TOTAL UNIT SIZE
46.15% OF SITE



2 SOUTH AXONOMETRIC PLAN
R1.0 | R1.0 N.T.S.

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CHRISTODOULIS RESIDENCE

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TITLE: AXONOMETRIC PLAN

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SHEET NO.:

R1.0



HPA Surveyors, Inc. • LAND DEVELOPMENT CONSULTANTS
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LAND SURVEYING • CONSTRUCTION CONTROL • CONSTRUCTION LAYOUT • BOUNDARY SURVEYS
MEAN HIGH WATER • CONDOMINIUMS • PLATTING • PERMIT PLANS • ENGINEERING AS-BUILTS
215 Via Villagio, Hypoluxo, Florida 33462 Phone: (561) 427-0990 Fax: (561) 427-0996

MAP of SURVEY

Legal Description:

Lot 17 of "Indian Creek Subdivision", according to the plat thereof as recorded in Plat Book 31, Page 75, of the Public Records of Miami-Dade County, Florida.

Location Map: (not to scale)



Bearing Note:

Bearings are based upon grid North, approximated and scaled along the centerline of Allison Road, City of Miami Beach, Miami-Dade County, Florida, having a bearing of N.07°54'47"W.

Site Data: a.) Flood Information:

FEMA Map No.: 12086C0326L
Community No. / Name: 120651 / City of Miami Beach
Panel No.: 0326
Suffix: L
Date of FIRM Map: 09/11/2009
FIRM Index date: 09/11/2009
Firm Zone(s): AE
Base Flood Elevation(s): +8.0 NGVD29

This survey is certified to the following:

1. James Christodoulis
2. Fidelity National Title - Sunrise
3. Chicago Title Insurance Company, Inc.
- 4.
- 5.

Address: 6525 Allison Road, Miami Beach, Florida 33141

Area of this Site is: 16290 Square Feet.

Vertical Datum Used: NGVD29.

Benchmark: MDC BM A-33; 40.5' N. C/L W 63 Street; 193.7' E. C/L Pine Tree Drive; in Bridge Wall; Elevation=+8.23 NGVD29.

Notes:

- 1.) NGVD29 refers to the National Geodetic Vertical Datum of 1929; and NAVD83 refers to North American Vertical Datum (vertical control 1988 adjustment). NAD27 refers to North American Datum (horizontal control 1927 datum and adjustments); and NAD83 (1990) refers to North American Datum (horizontal control 1990 adjustment).
- 2.) This firm has made no located footings and/or foundations or any other underground improvements (unless otherwise noted).
- 3.) The lands shown hereon have not been abstracted by this firm regarding matters such as easements, rights-of-ways, reservations, etc., such information should be obtained and verified by others through appropriate title verification.
- 4.) This drawing is the property of HPA Surveyors, Inc. and was prepared for and certified to the party and/or parties indicated hereon and is not transferable or assignable, it shall not be used, or reproduced whole or in part without written authorization.
- 5.) All Iron Pipes/Rods and Nails & Discs, set by this Firm, set with Cap/Disc with L.B. No. 8161.
- 6.) All easements shown on the attached drawing are per the record plat (unless otherwise noted).
- 7.) State Plane Coordinates: when shown are based upon the Transverse Mercator Florida East Zone (80901) Projection NAD83 (1990 adjustment), Grid Bearings & Grid Distances for coordinates. Grid Bearings and ground distances, are to be shown, along survey boundary lines. Coordinates when shown are in international survey foot units; or meter units. The standard (or "international") foot equals 0.3048 meters. The U.S. survey foot equals 1200/3937 meters; or 0.304800609601 meters. Conversion from International survey foot to US survey foot * 0.999998. Conversion from US survey foot back to international survey feet is: * reciprocal (1/x); or * 1.000002.

Legend:

- C/L or - Centerline
- B/L or - Base Line
- As-Built Elevation
- Proposed Elevation
- Flow Arrow
- E/V (Edge of Water)
- Manhole (M.H.)
- Catch Basin
- Fire Hydrant
- Survey Points (various)

Abbreviations:

A.C. = AIR CONDITIONER	ALUM. = ALUMINUM	ASPH. = ASPHALT	AVENUE	B.C.R. = BROWARD COUNTY RECORDS	B.F.P. = BACK FLOW PREVENTER	B.L.D. = BUILDING	B.V.D. = BOULEVARD	C.D. = CALCULATED	CATV = CABLE TV	C.B. = CATCH BASIN	C.B.S. = CONCRETE BLOCK & STUCCO	C.I.R. = CIRCLE	C.H. = CHORD	C.L.F. = CHAIN LINK FENCE	C.O. = COLUMN	C.O. & C.O. = CLEAN OUT (SEWER)	CONC. = CONCRETE	DELTA (CENTRAL) ANGLE	DEED	D.E. = DRAINAGE EASEMENT	DIA. = DIAMETER	DRAIN	EASEMENT	E.W. & E.O.W. = ELEVATION	ELEC. = ELECTRIC	F.F. = FINISHED FLOOR	F.H. = FIRE HYDRANT	F.M. = FORCE MAIN	F.O. = FORDA POWER & LIGHT	GAR. = GARAGE	INVERT	I.P. = IRON PIPE & CAP	I.R. = IRON ROD & CAP	I.R.C. = IRON ROD & CAP	IRR. = IRRIGATION	PRCP. = PROPOSED	P.C.P. = PERMANENT CONTROL POINT	P.R.M. = PERMANENT REFERENCE MONUMENT	P.O.B. = POINT OF BEGINNING	P.O.C. = POINT OF COMMENCEMENT	P.O.T. = POINT OF TERMINATION	(M) = MEASURED	M.C.R. = MARTIN COUNTY RECORDS	M.D.C.R. = MIAMI DADE COUNTY RECORDS	M.H. = MANHOLE	N.E. & W. = NORTH SOUTH EAST WEST	N.E. & S.W. = NORTHEAST, SOUTHWEST	N.W. & S.E. = NORTHWEST, SOUTHEAST	N.T.S. = NOT TO SCALE	N.M.D. = NAIL & DISK	N.R. = NON-RADIAL LINE	N.S.T. = NAIL & TAB	N.V.A. = NON-VEHICULAR ACCESS	O.R.B. = OFFICIAL RECORDS BOOK	(P) = PLAT	P.B. = PLAT BOOK	P.B.C.R. = PALM BEACH COUNTY RECORDS	P.G. = PAGE	PRCP. = PROPOSED	P.C.P. = PERMANENT CONTROL POINT	P.R.M. = PERMANENT REFERENCE MONUMENT	P.O.B. = POINT OF BEGINNING	P.O.C. = POINT OF COMMENCEMENT	P.O.T. = POINT OF TERMINATION	R. = RADIUS	(R) = RECORD	RANGE	R.W. = RIGHT OF WAY	S.D. = STORM DRAINAGE	SEC. = SECTION	S.F. = SQUARE FEET	S.L. = SEWER LINE	S.S. = SAINT LUCIE COUNTY RECORDS	S.S. = SANITARY SEWER LINE	ST. = STREET	STA. = STATION	SVC. = SERVICE	TEL. = TELEPHONE	T.B. & T.O.B. = TOP OF BANK	T.V.P. = TOWNSHIP	TYP. = TYPICAL	U.E. = UTILITY EASEMENT	UTIL. = UTILITY	W.L. = WATER LINE	W.M. = WATER METER	W.V. = WATER VALVE	Y.D. = YARD DRAIN
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Original Survey Date:
07/05/2021

Date of Last Field Work:
07/05/2021

Project:
Indian Creek Subdivision (P.B. 31/75)

SURVEYOR'S CERTIFICATION: I hereby certify: that the attached "Map of Survey" complies with the "Standards and Practices" for surveys as contained in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Thomas R. Palbickie, President
Professional Land Surveyor No. 5061, State of Florida
Certified copies issued on: July 6, 2021

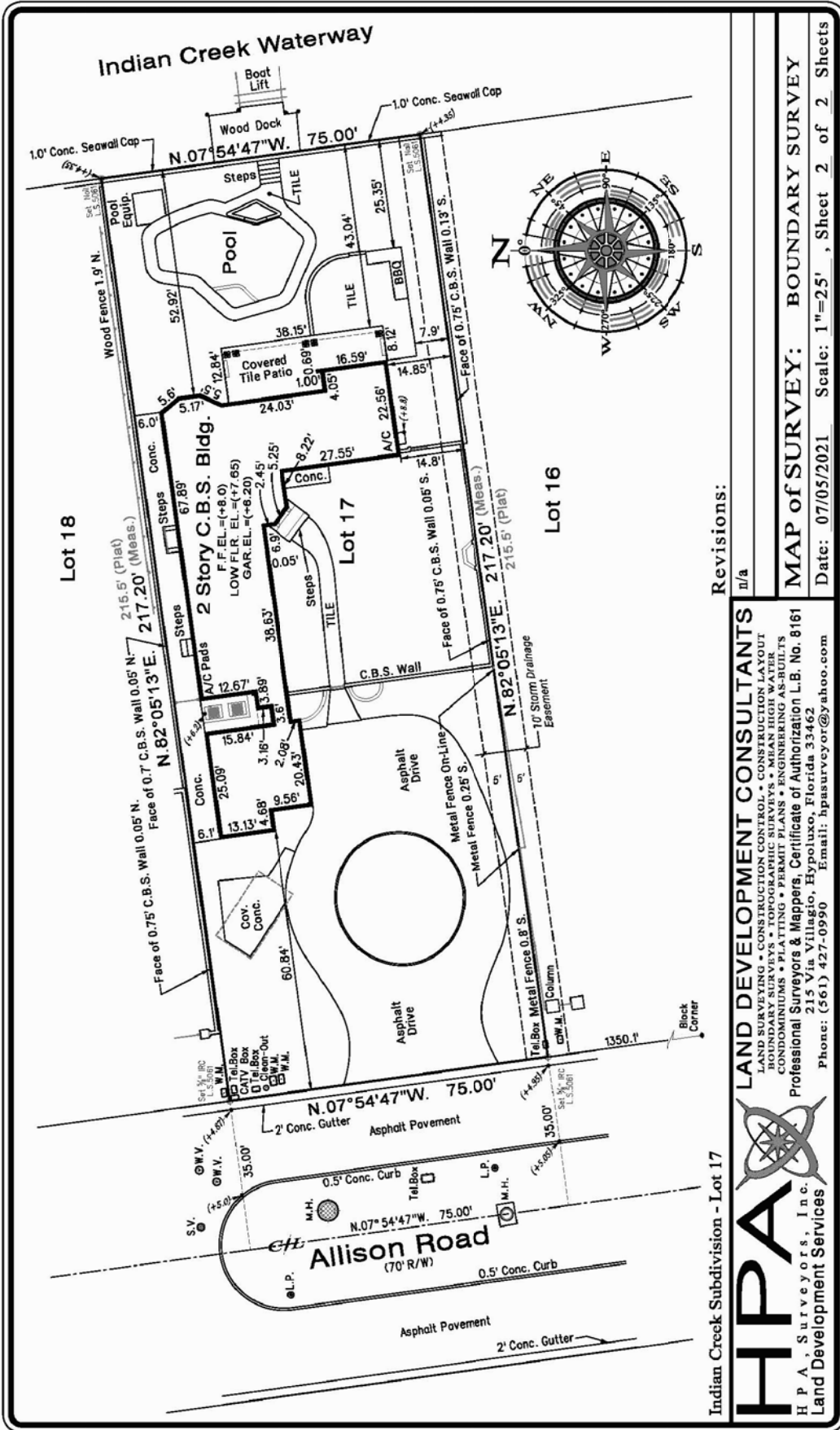


Digitally signed by Thomas Palbickie
DN: cn=US, st=Florida, l=Lake Worth, ou=HPA Surveyors, Inc., ou=Surveying, cn=Thomas Palbickie,
email=hpasurveyors@yahoo.com
Date: 2021.07.06 13:20:06 -0400
Adobe Acrobat version: 2021.005.20048

Not Valid Unless
Signed and Embossed
with the Raised Seal of
the Attesting Florida
Registered Professional
Land Surveyor.

Sheet 1 of 2 Sheets

Valid and authorized, by the attesting registered surveyor, digital copies have a digitized stamp-seal, Digital-ID and corresponding date.



Revisions:

n/a

MAP of SURVEY: BOUNDARY SURVEY

Date: 07/05/2021 Scale: 1"=25' , Sheet 2 of 2 Sheets

LAND DEVELOPMENT CONSULTANTS

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Professional Surveyors & Mappers, Certificate of Authorization L.B. No. 8161
215 Via Villagio, Hypoluxo, Florida 33462
Phone: (561) 427-0990 Email: hpasurveyors@yahoo.com

HPA Surveyors, Inc.
Land Development Services

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TITLE: SITE SURVEY

SEAL

03.07.22
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SHEET NO.:

G1.1



1
G1.2 | G1.2
CONTEXT LOCATION PLAN
N.T.S.

DRB SET 03.07.22

CHRISTODOULIS RESIDENCE 6525 Allison Road Miami Beach, FL 33141	TITLE: CONTEXT LOCATION PLAN
---	------------------------------

SEAL 03.07.22 Lynsie Christine Conn FL Architect AR99059 AA26000730
--

SHEET NO.: G1.2

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--



1 LOCATION PLAN
G1.2 | G1.2A N.T.S.

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CHRISTODOULIS RESIDENCE 6525 Allison Road Miami Beach, FL 33141	TITLE: CONTEXT LOCATION PLAN
---	------------------------------

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--

SHEET NO.: G1.2A

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1 KEY PLAN

G1.2 | G1.2B

N.T.S.

DRB SET 03.07.22

CHRISTODOULIS RESIDENCE	TITLE: PHOTOGRAPHS KEY PLAN
6525 Allison Road Miami Beach, FL 33141	

SEAL
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SHEET NO.:
G1.2B

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232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200



1 6530 ALLISON RD.
G1.2B | G1.2C N.T.S.



2 6520 ALLISON RD.
G1.2B | G1.2C N.T.S.

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CHRISTODOULIS RESIDENCE
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Miami Beach, FL 33141
TITLE: SITE PHOTOGRAPHS

SEAL
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SHEET NO.:
G1.2C



1 6500 ALLISON RD.

G1.2B | G1.2D

N.T.S.



2 6505 ALLISON RD.

G1.2B | G1.2D

N.T.S.

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SHEET NO.:

G1.2D

DRB SET 03.07.22



1 6525 ALLISON RD. (PROJECT LOCATION)
G1.2B | G1.2E N.T.S.



2 6535 ALLISON RD.
G1.2B | G1.2E N.T.S.

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SHEET NO.:
G1.2E

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1 6525 ALLISON RD. (PROJECT LOCATION)

G1.2F | G1.2F

N.T.S.

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SHEET NO.:

G1.2F

DRB SET 03.07.22



1 6525 ALLISON RD. (PROJECT LOCATION)

G1.2G | G1.2G

N.T.S.

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232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

CHRISTODOULIS RESIDENCE

6525 Allison Road
Miami Beach, FL 33141

TITLE: SITE PHOTOGRAPHS

SEAL

03.07.22
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G1.2G

DRB SET 03.07.22



1 6525 ALLISON RD. (PROJECT LOCATION)
G1.2H | G1.2H N.T.S.

DRB SET 03.07.22

CHRISTODOULIS RESIDENCE

6525 Allison Road
Miami Beach, FL 33141

TITLE: PROPOSED SITE VIEW

SEAL

03.07.22
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G1.2H

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN
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