



1 SUPERIMPOSED PLAN
G2.0 | G2.0 N.T.S.

DRB SET 03.07.22

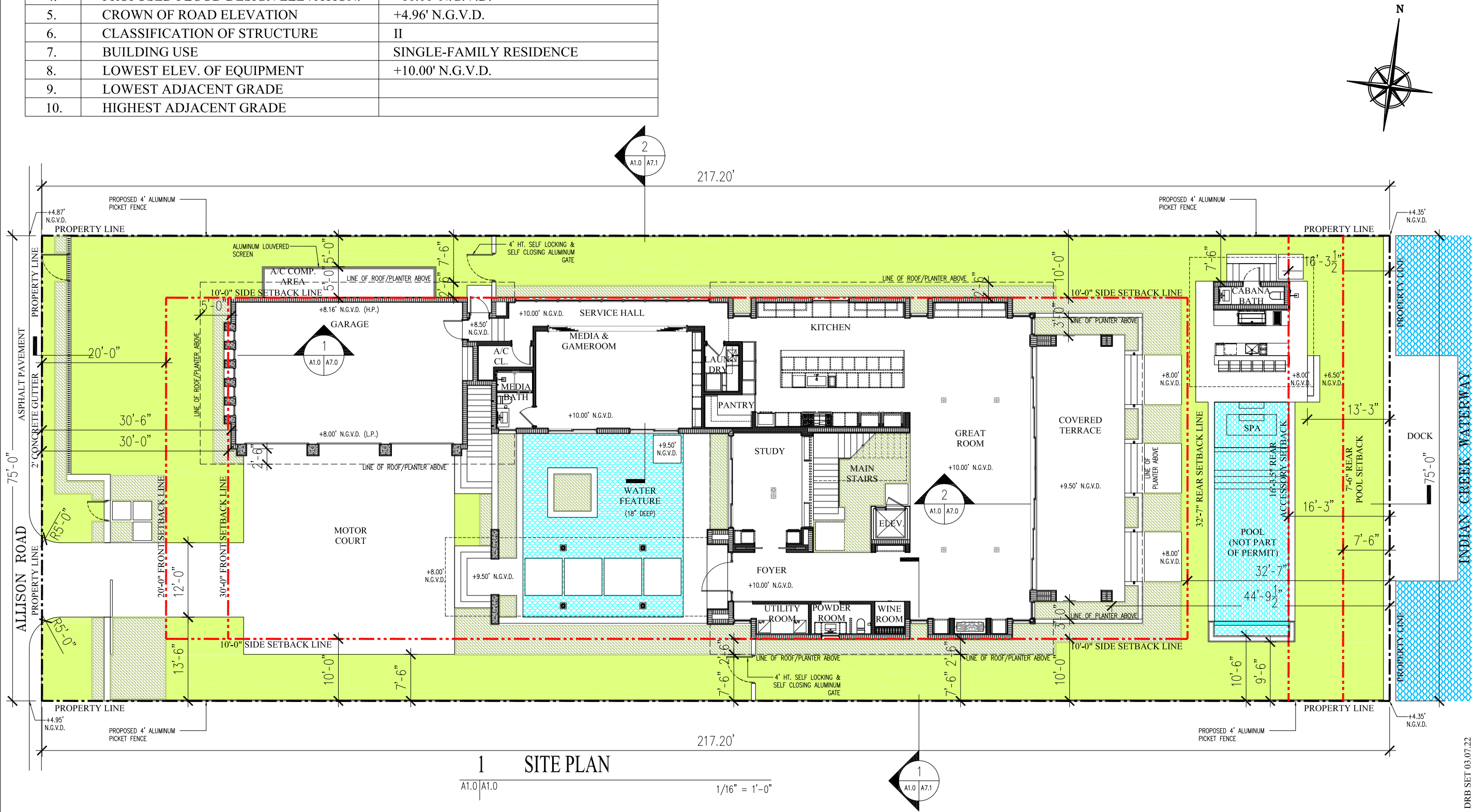
SEAL
03.07.22
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
G2.0

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

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

NEW CONSTRUCTION FLOODPLAIN MANAGEMENT DATA		
ITEM #		
1.	FLOOD ZONE:	AE +8
2.	FIRM MAP NUMBER	12086C0326L
3.	BASE FLOOD ELEVATION (BFE);	+8.00' N.G.V.D.
4.	PROPOSED FLOOD DESIGN ELEVATION:	+10.00' N.G.V.D.
5.	CROWN OF ROAD ELEVATION	+4.96' N.G.V.D.
6.	CLASSIFICATION OF STRUCTURE	II
7.	BUILDING USE	SINGLE-FAMILY RESIDENCE
8.	LOWEST ELEV. OF EQUIPMENT	+10.00' N.G.V.D.
9.	LOWEST ADJACENT GRADE	
10.	HIGHEST ADJACENT GRADE	



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CHRISTODOULIS RESIDENCE

6525 Allison Road
Miami Beach, FL 33141

TITLE: SITE PLAN

SEAL

03.07.22
Lynsie Christine Conn
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SHEET NO.:

A1.0

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	ZONING INFORMATION			
1.	ADDRESS:	6525 ALLISON ROAD, MIAMI BEACH, FLORIDA 33141		
		LOT 17 OF "INDIAN CREEK SUBDIVISION", ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 31, AT PAGE 75		
2.	FOLIO NUMBER:	02-3211-003-0160		
3.	BOARD AND FILE NUMBERS:	DRB22-0782		
4.	YEAR BUILT:	N/A	ZONING DISTRICT:	RS-3
5.	BASED FLOOD ELEVATION:	AE 8.00'	GRADE VALUE IN N.G.V.D:	4.96' N.G.V.D.
6.	ADJUSTED GRADE (FLOOD+GRADE/2)	6.48 N.G.V.D.	FREE BOARD:	10.00' N.G.V.D.
7.	LOT AREA:	16,290 SF		
8.	LOT WIDTH:	75.00'	LOT DEPTH:	217.20'
9.	MAX LOT COVERAGE SF. AND %:	4,887 (30%)	PROPOSED LOT COVERAGE SF. AND %:	4,883 S.F. (29.97%)
10.	EXISTING LOT COVERAGE:	N/A	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	N/A
11.	FRONT YARD OPEN SPACE SF. AND %:	1,174 S.F. (78.26%)	REAR YARD OPEN SPACE SF. AND %:	1,713 S.F. (70.09%)
12.	MAX. UNIT SIZE SF. AND %:	8,145 S.F. (50%)	PROPOSED UNIT SIZE SF. AND %:	7,519 S.F. (46.15%)
13.	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE:	4,085 S.F.
			PROPOSED FIRST FLOOR UNIT SIZE VOLUMETRIC:	
14.			PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF. AND % (NOTE: TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB APPROVAL)	
15.			PROPOSED SECOND FLOOR UNIT SIZE SF:	3,391 S.F.
16.			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	433 S.F. (16.21%)

		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17.	BUILDING HEIGHT (FLAT ROOF):	24'-0"-28'-0"	-	27'-4"	+3'-4" WAIVER
	BUILDING HEIGHT (SLOPED ROOF):	27'-0"-31'-0" (MID-POINT)		27'-0" (MID-POINT)	
	ACCESSORY STRUCTURE HEIGHT:	N/A	-	9'-4"	-
18.	SETBACKS:				
19.	FRONT FIRST LEVEL:	30'-0"	-	30'-6" (25'-6" PLANTER)	-
20.	FRONT SECOND LEVEL:	30'-0"	-	30'-6"	-
21.	SIDE 1:	10'-0"	-	10'-0" (7'-6" PLANTER)	-
22.	SIDE 2:	10'-0"	-	10'-0" (7'-6" PLANTER)	-
23.	REAR (MIN. 15% LOT DEPTH):	32'-7"	-	41'-2" (38'-2" PLANTER)	-
24.	ACCESSORY STRUCTURE SIDE 1:	7'-6"	-	7'-6"	-
	ACCESSORY STRUCTURE SIDE 2:	7'-6"	-	63'-2"	-
25.	ACCESSORY STRUCTURE REAR:	16'-3.5"	-	16'-3.5"	-
26.	SUM OF SIDE YARDS:	20'-0"	-	20'-0" (15'-0" PLANTER)	-
27.	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?			NO	
28.	DESIGNATED AS AN INDIVIDUAL HISTORIC S.F.R. SITE?			NO	
29.	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?			NO	

<u>ROOF OVERHANGS INTO REQUIRED YARD</u>		<u>SWIMMING POOL SETBACKS</u>	REQUIRED	PROVIDED
FRONT ALLOWED	7'-6" (25% OF 30')	REAR (WATER'S EDGE OF POOL)	7'-6"	16'-3"
FRONT PROVIDED	5'-0"			
REAR ALLOWED	8'-1.75" (25% OF 32'-7")	SIDES (WATER'S EDGE OF POOL)	9'-0"	10'-6"
REAR PROVIDED	5'-0"			
NORTH SIDE ALLOWED	2'-6" (25% OF 10'-0")			
NORTH SIDE PROVIDED	2'-6"			
SOUTH SIDE ALLOWED	2'-6" (25% OF 10'-0")			
SOUTH SIDE PROVIDED	2'-6"			

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CHRISTODOULIS RESIDENCE

6525 Allison Road
Miami Beach, FL 33141

TITLE: ZONING DATA SHEET

SEAL

03.07.22
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A1.0A

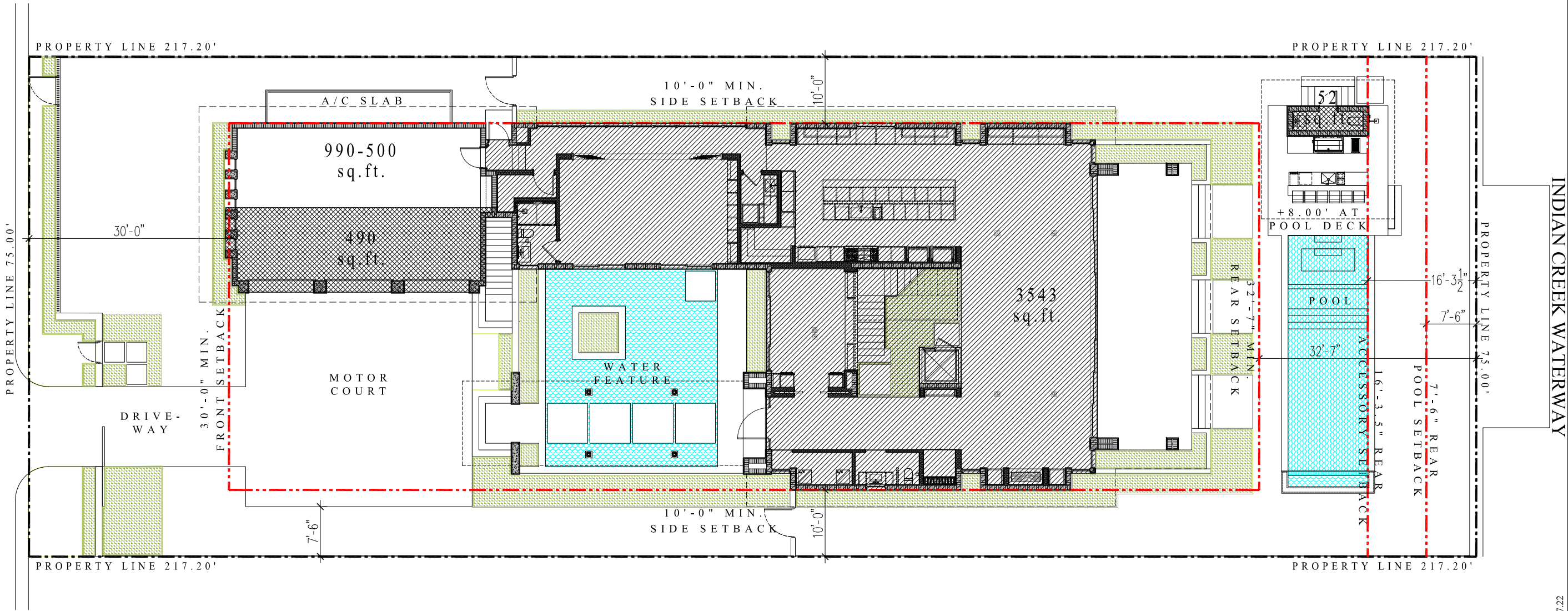
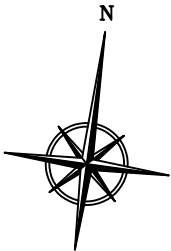
BUILDING
AREA (A/C)

ENCLOSED
AREA (NON A/C)

FIRST FLOOR UNIT SIZE:

FIRST FLOOR A/C AREA	3,543 SF
ACCESSORY BUILDING (CABANA BATH)	52 SF
GARAGE NON A/C AREA (990 SQ. FT. - 500 SQ. FT. = 490 SQ. FT.)	490 SF

FIRST FLOOR UNIT SIZE TOTAL: 4,085 SF



1 FIRST FLOOR UNIT SIZE

A1.0 | A1.1

1/16" = 1'-0"

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CHRISTODOULIS RESIDENCE

6525 Allison Road
Miami Beach, FL 33141

TITLE: KEY AREA PLAN

SEAL

03.07.22
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SHEET NO.:

A1.1

- BUILDING
AREA (A/C)
- ENCLOSED
AREA (NON A/C)

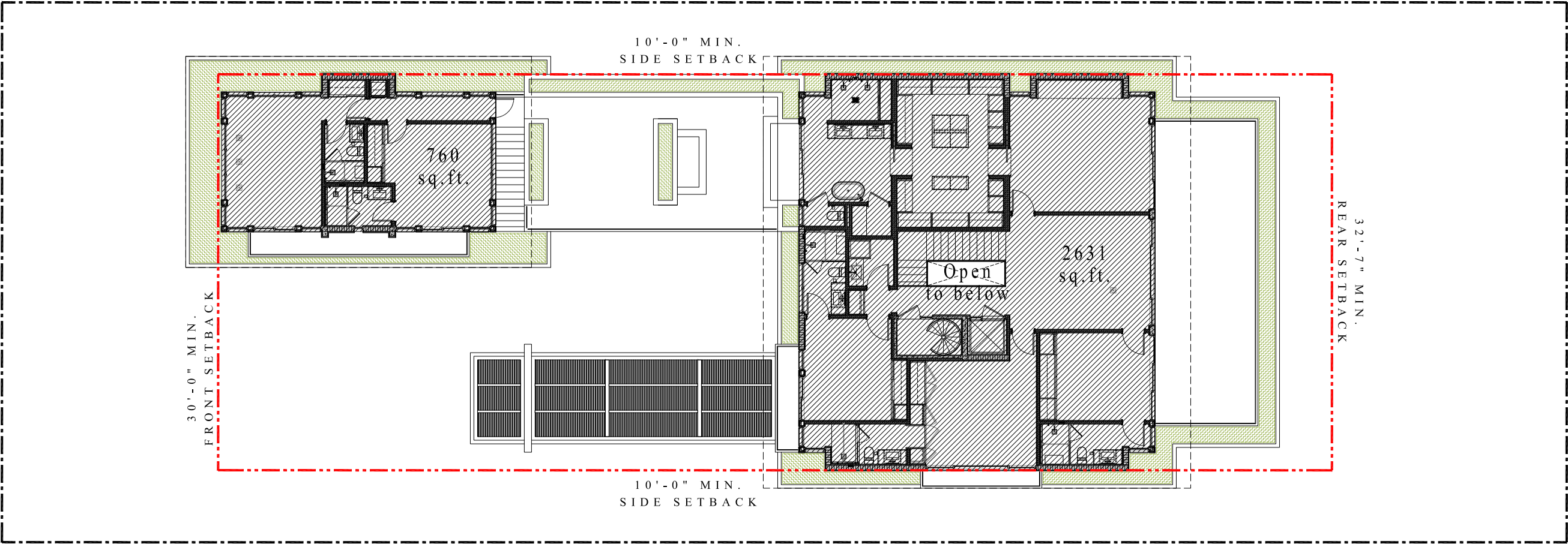
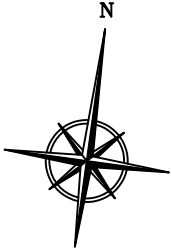
SECOND FLOOR UNIT SIZE:

SECOND FLOOR A/C AREA 3,431 SF

FIRST FLOOR UNIT SIZE TOTAL: 4,085 SF
SECOND FLOOR UNIT SIZE TOTAL: 3,391 SF
ROOF TERRACE UNIT SIZE TOTAL: 43 SF

TOTAL UNIT SIZE: 7,519 SF

	PERMITTED	PROVIDED	
MAX. UNIT SIZE (50% LOT AREA)	8,145 SF	7,519 SF	(46.15%)
SECOND FLOOR UNIT SIZE (70% FIRST)	2,860 SF	3,391 SF	(83.01%)



1 SECOND FLOOR UNIT SIZE
A1.0 | A1.1A 1/16" = 1'-0"

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Miami Beach, FL 33141

TITLE: KEY AREA PLAN

SEAL

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SHEET NO.:

A1.1A

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

LOT COVERAGE
AREA

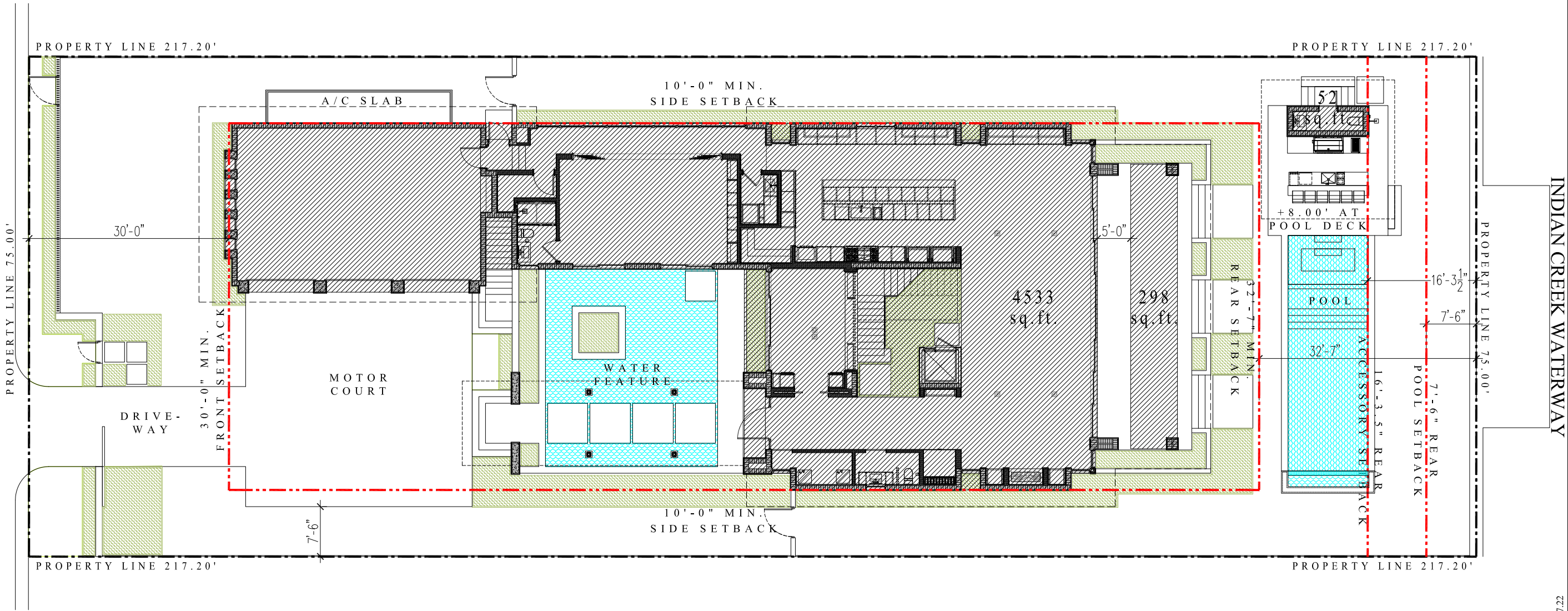
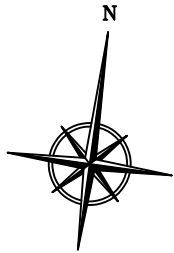
LOT COVERAGE

TOTAL LOT AREA 16,290 SF
2% OF LOT AREA 325.8 SF
FIRST FLOOR A/C AREA 3,543 SF

GARAGE NON A/C AREA 990 SF
COVERED TERRACE 298 SF
ACCESSORY BUILDING (CABANA BATH) 52 SF

TOTAL: 4,883 SF

	PERMITTED	PROVIDED
LOT COVERAGE PERMITTED (30%):	4,887 SF	4,883 SF (29.97%)



1 LOT COVERAGE
A1.0 | A1.1B
1/16" = 1'-0"

CHRISTODOULIS RESIDENCE
6525 Allison Road
Miami Beach, FL 33141

TITLE: KEY AREA PLAN

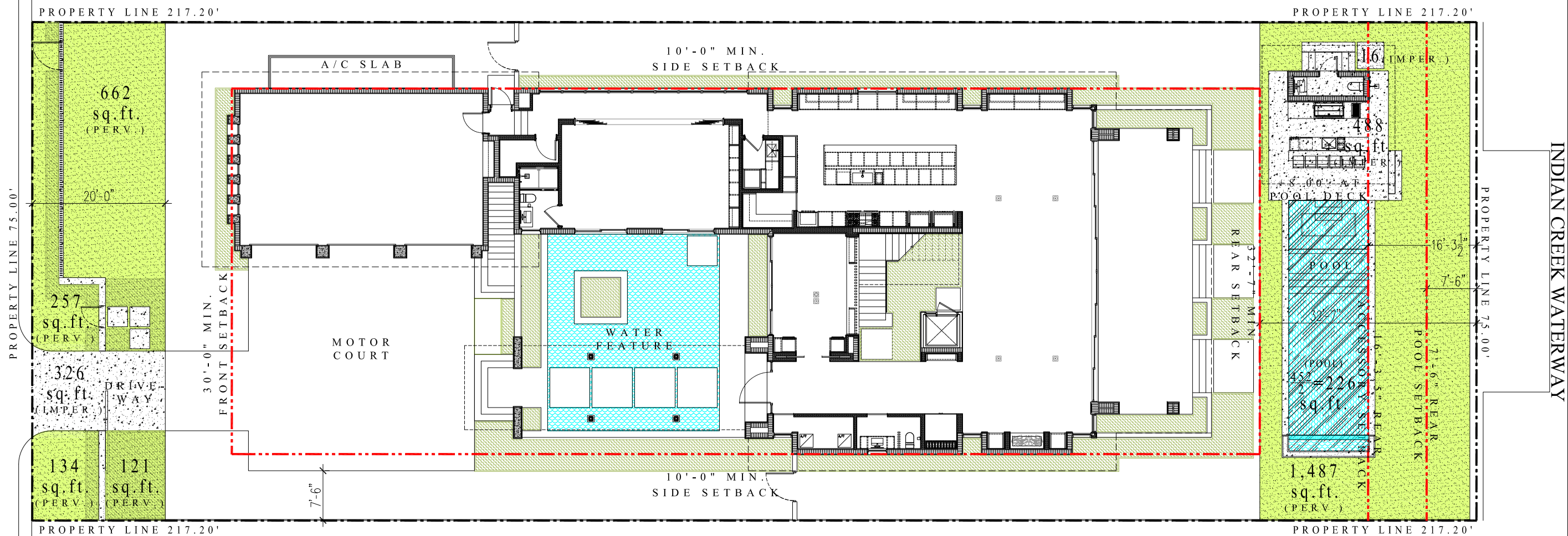
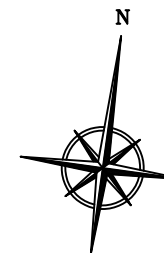
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SHEET NO.:

A1.1B



1 FRONT & REAR SETBACK OPEN SPACE AREAS

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ARCHITECTURE Suite 101 Coral Gables, Florida 33134 T: 305.448.4200
PLANNING
INTERIOR DESIGN

CHRISTODOULIS RESIDENCE

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SEAL

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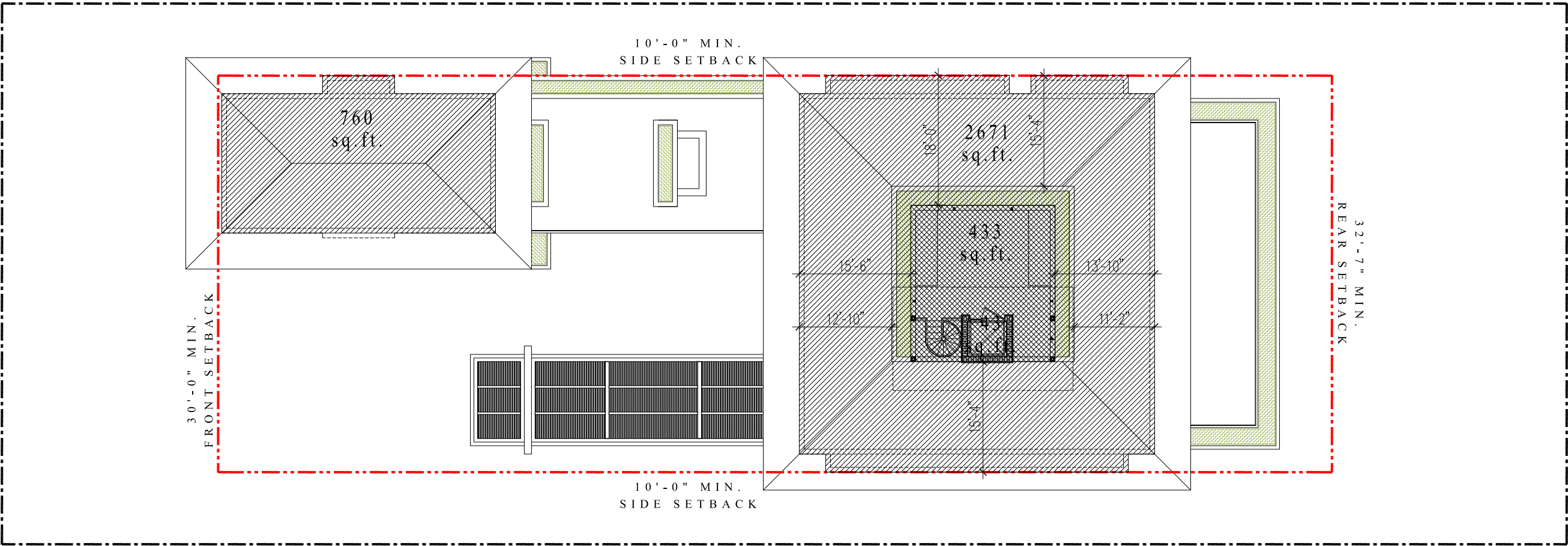
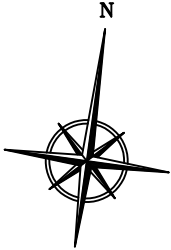
A1.1C

FLOOR BELOW
ROOF DECK

ROOF DECK
AREA

ROOF DECK AREA:

	PROVIDED	PERMITTED
FLOOR BELOW ROOF DECK	2,671 SF	
ROOF DECK	433 SF (16.21%)	667.75 SF (25%)
ELEVATOR SHAFT	43 SF (1.6%)	



1 ROOF DECK AREA

A1.0 | A1.1D

1/16" = 1'-0"

DRB SET 03.07.22

CHRISTODOULIS RESIDENCE

6525 Allison Road
Miami Beach, FL 33141

TITLE: KEY AREA PLAN

SEAL

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SHEET NO.:

A1.1D

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6525 Allison Road
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TITLE: WAIVER DIAGRAM

03.07.22
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A1.1F

	VOLUME CLOSEST TO PROPERTY LINE (PLANTER - 7'-6" FROM PROPERTY LINE)
	VOLUME FARTHER FROM PROPERTY LINE (0'-0" FROM SETBACK LINE/10'-0" FROM PROPERTY LINE)
	VOLUME FARTHEST FROM PROPERTY LINE (2'-6" FROM SETBACK LINE/12'-6" FROM PROPERTY LINE)
	VOLUME FARTHEST FROM PROPERTY LINE (4'-2" FROM SETBACK LINE/14'-2" FROM PROPERTY LINE)
	VOLUME FARTHEST FROM PROPERTY LINE (6'-2" FROM SETBACK LINE/16'-2" FROM PROPERTY LINE)



A1.0	A1.1F
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N.T.S.

DRB SET 03.07.22



1 NORTH ELEVATION - WAIVER #1 RENDERINGS
A1.1F | A1.1G N.T.S.

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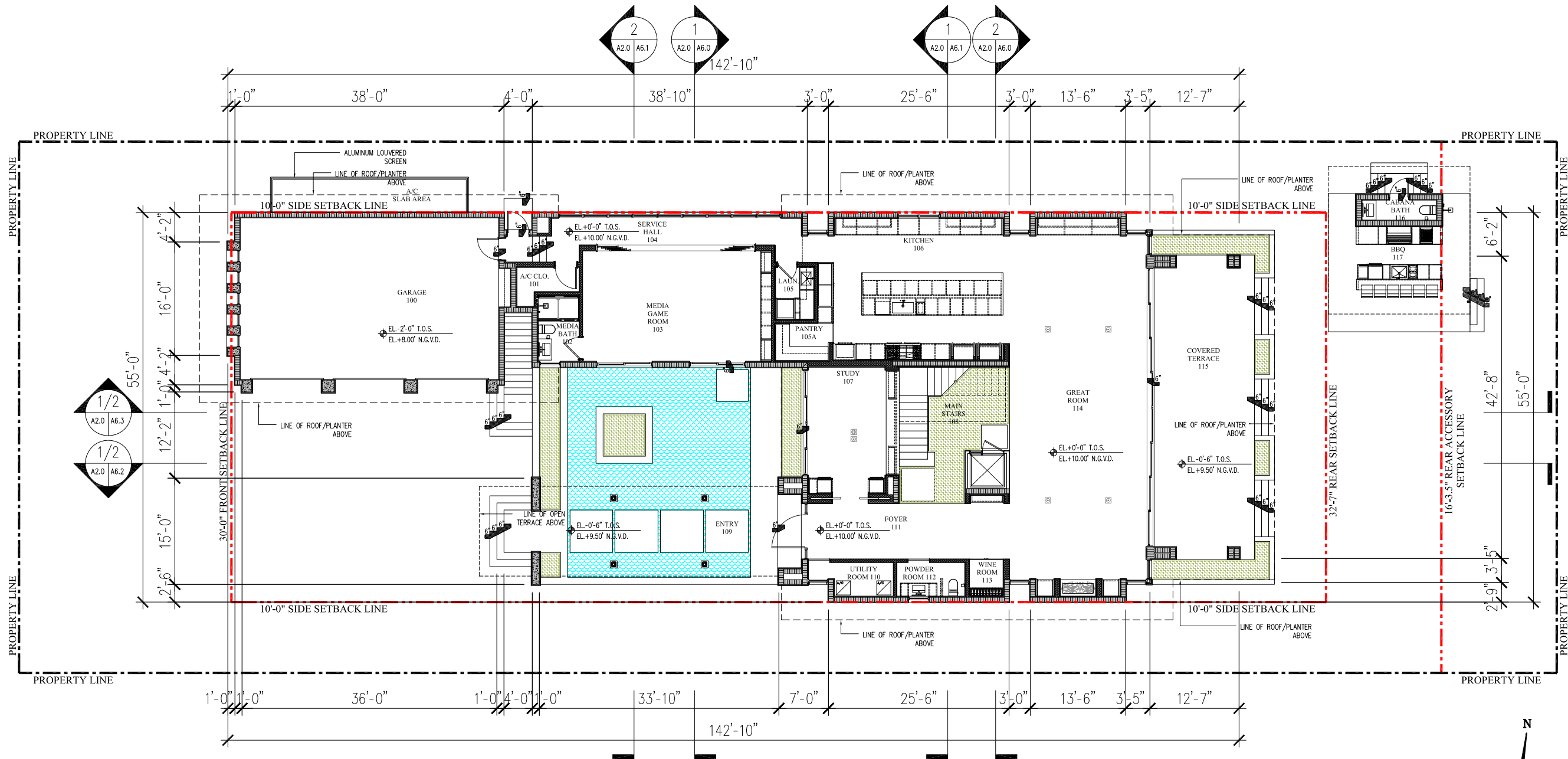
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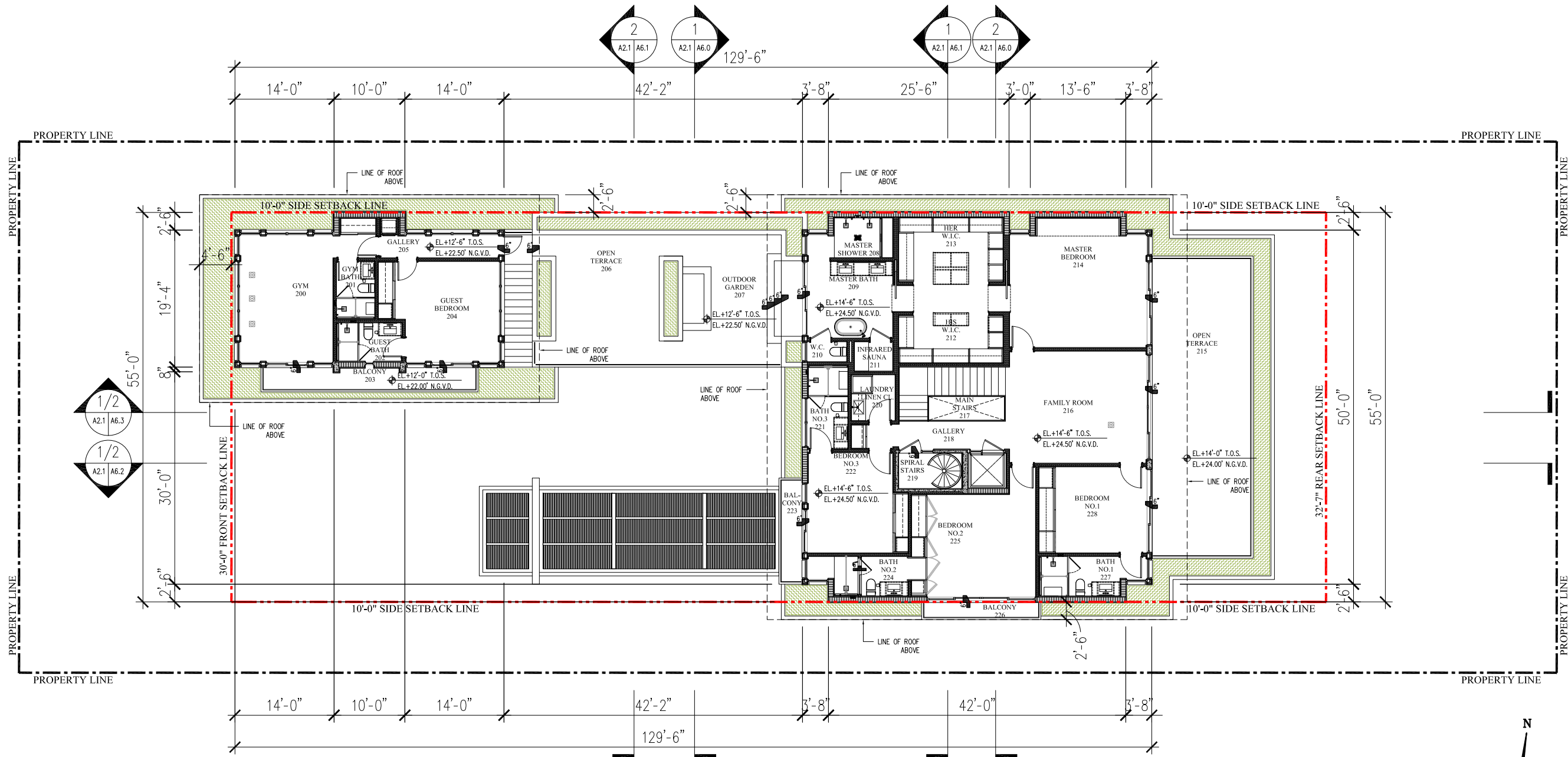
SHEET NO.:

A1.1G



1 FIRST FLOOR PLAN
A1.0 | A2.0 1/16" = 1'-0"

DRB SET 03.07.22



1 SECOND FLOOR PLAN
A1.0 | A2.1 1/16" = 1'-0"

DRB SET 03.07.22

CHRISTODOULIS RESIDENCE

6525 Allison Road
Miami Beach, FL 33141

TITLE: SECOND FLOOR PLAN

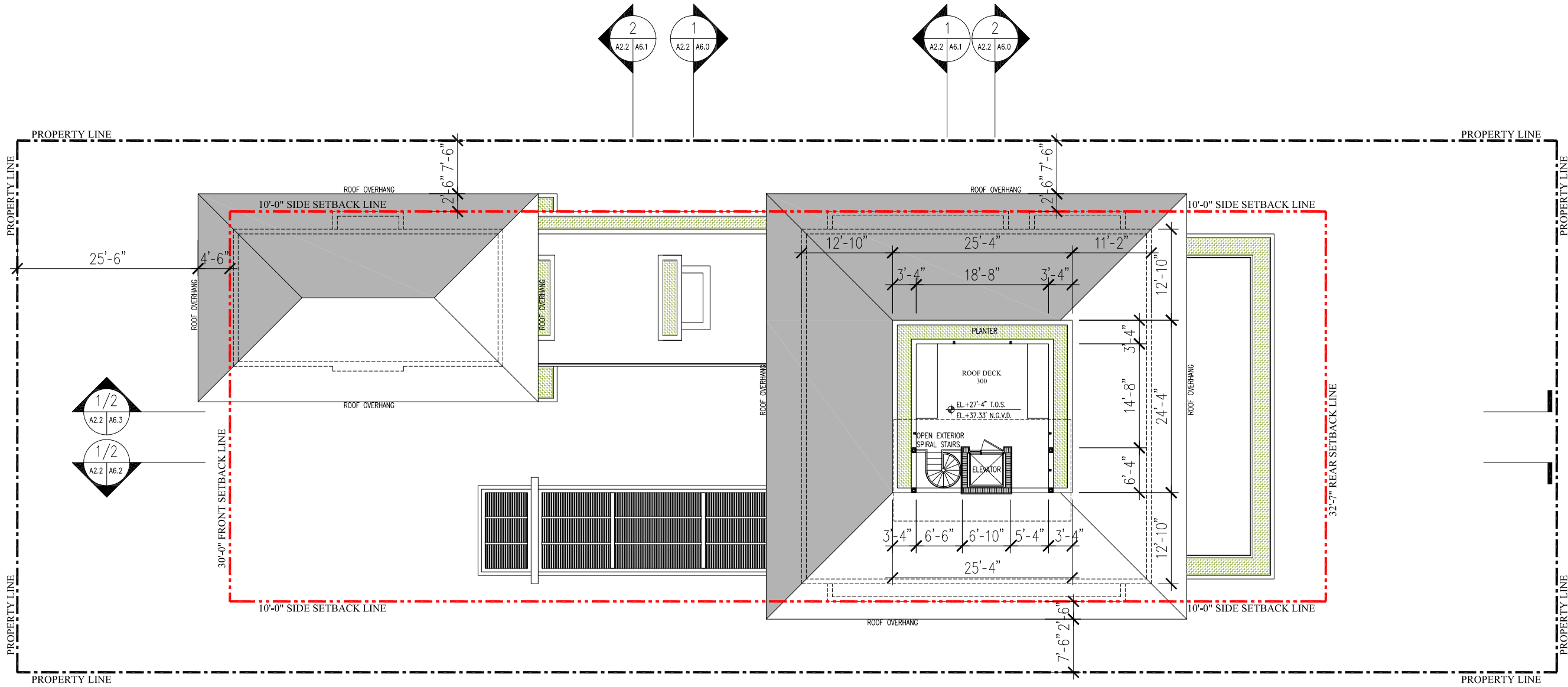
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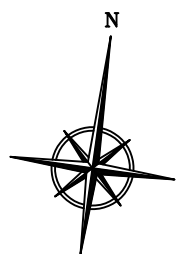
SHEET NO.:

A2.1

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



1 ROOF TERRACE FLOOR PLAN
A1.0 | A2.2
1/16" = 1'-0"

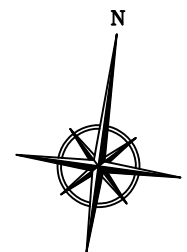


CHRISTODOULIS RESIDENCE
6525 Allison Road
Miami Beach, FL 33141
TITLE: ROOF TERRACE FLOOR PLAN

SEAL
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SHEET NO.:
A2.2

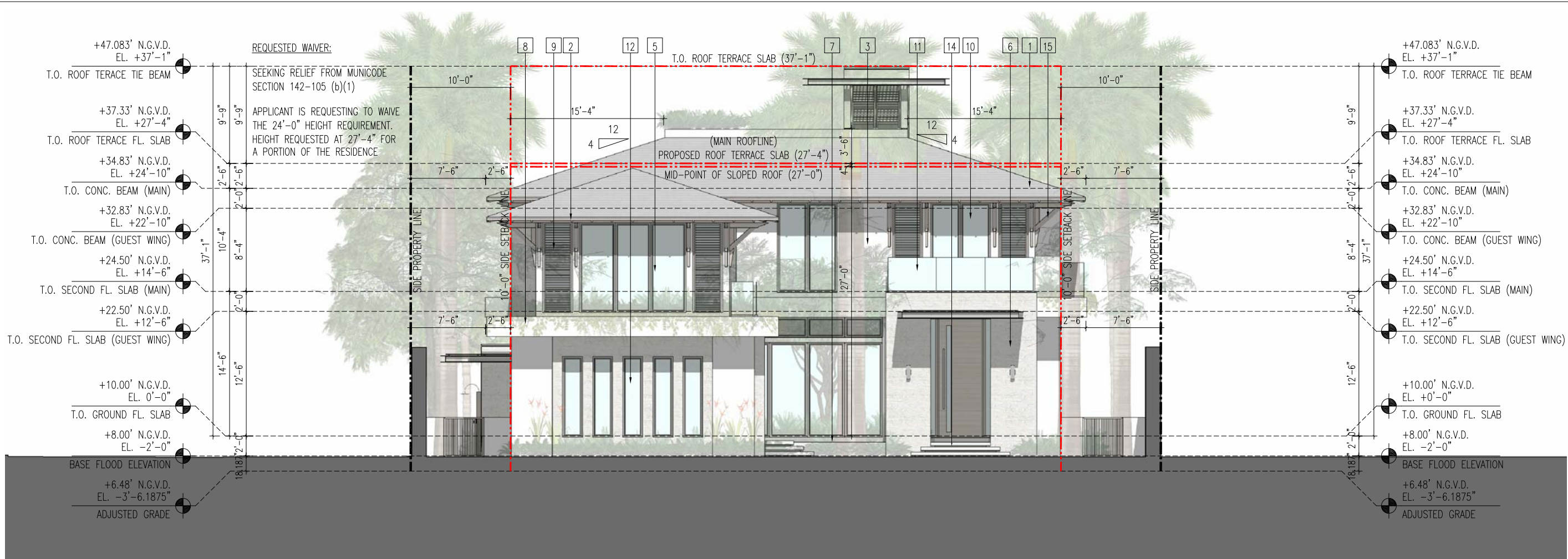
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$$1/16'' = 1'-0''$$

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

SHEET NO.:

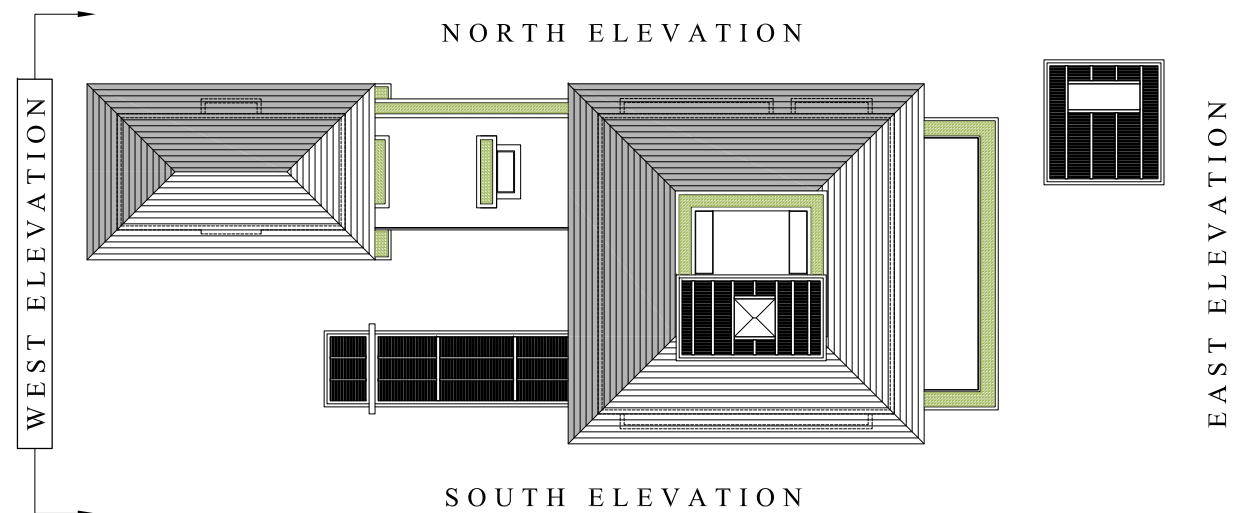
A4.0



1 WEST ELEVATION
A1.0 | A5.0
3/32" = 1'-0"

- 1 BORALTILE "MADERA" VINTAGEWOOD CONCRETE SHAKE ROOF TILE
- 2 CUMARU WOOD FASCIA BOARD (STAINED) W/ COPPER METAL DRIP EDGE
- 3 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
- 4 CUMARU BRISE-SOLEIL SYSTEM, STAINED & SEALED W/ PPG PROLUXE
- 5 ALUMINUM CURTAIN WALL SYSTEM, DARK BRONZE ANODIZED FINISH
- 6 SAW-CUT STONE FINISH
- 7 WATER FEATURE
- 8 CONCRETE PLANTER, SMOOTH STUCCO FINISH
- 9 TRANSPARENT CUMARU WOOD SCREEN, STAINED & SEALED W/ PPG PROLUXE
- 10 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING

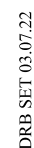
- 11 GLASS RAILING W/ WOOD CUMARU HAND GRASP (STAINED), TYP.
- 12 ALUMINUM FIXED WINDOW, DARK BRONZE FINISH, IMPACT GLAZING
- 13 STEEL COLUMN W/ CUMARU WOOD FINISH
- 14 RECTIFIED DOMINICAN CORAL STONE FINISH
- 15 CUMARU BRACKET, STAINED & SEALED W/ PPG PROLUXE
- 16 ALUMINUM DOOR, DARK BRONZE FINISH IMPACT GLAZING
- 17 DECORATIVE OVERHEAD GARAGE DOOR, SLATTED WOOD APPLIQUE (STAINED)
- 18 VEGETATED LIVING WALL (GREEN WALL)
- 19 CONCRETE COLUMN W/ STONE FINISH



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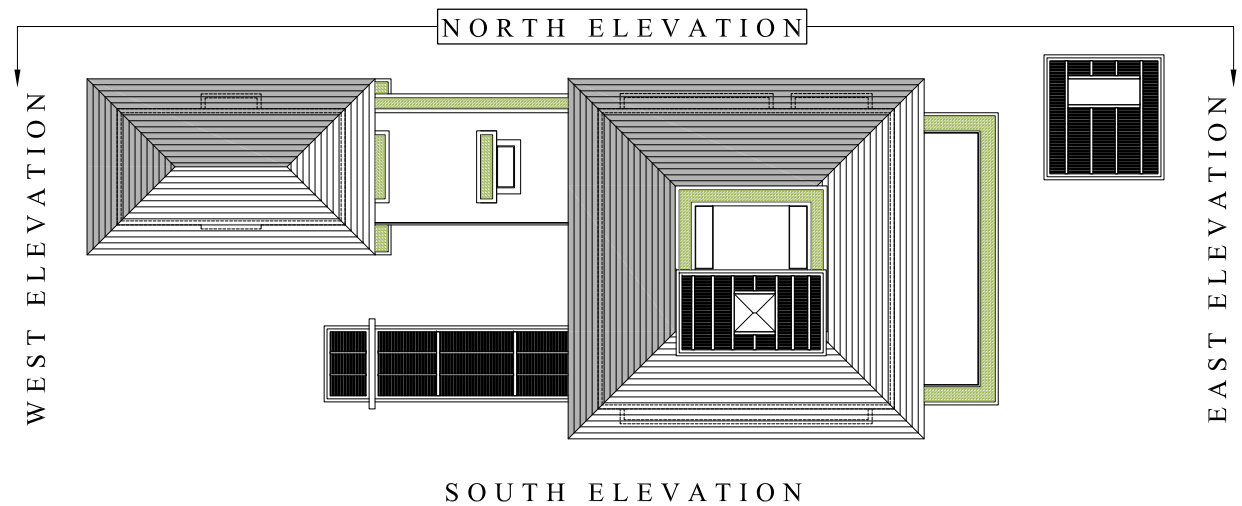


- 11 GLASS RAILING W/ WOOD CUMARU HAND GRASP (STAINED), TYP.
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- 17 DECORATIVE OVERHEAD GARAGE DOOR, SLATTED WOOD APPLIQUE (STAINED)
- 18 VEGETATED LIVING WALL (GREEN WALL)
- 19 CONCRETE COLUMN W/ STONE FINISH





1 NORTH ELEVATION
A5.2A | A5.2
A5.2B | 1/16" = 1'-0"



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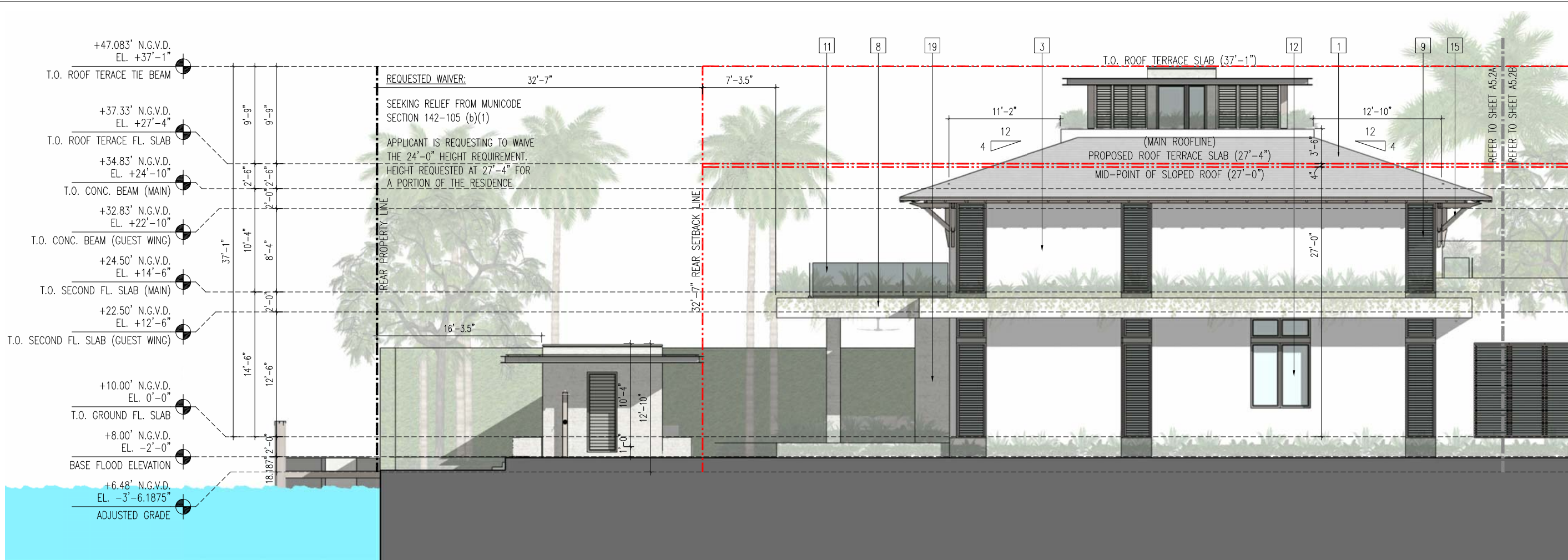
TITLE: NORTH ELEVATION

SEAL

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AA26000730

SHEET NO.:

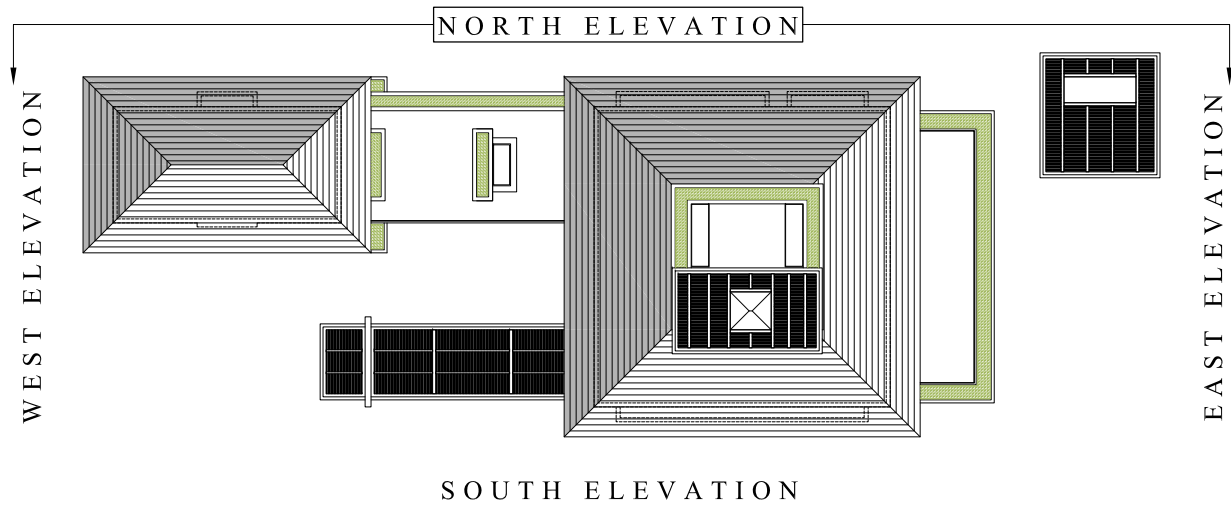
A5.2



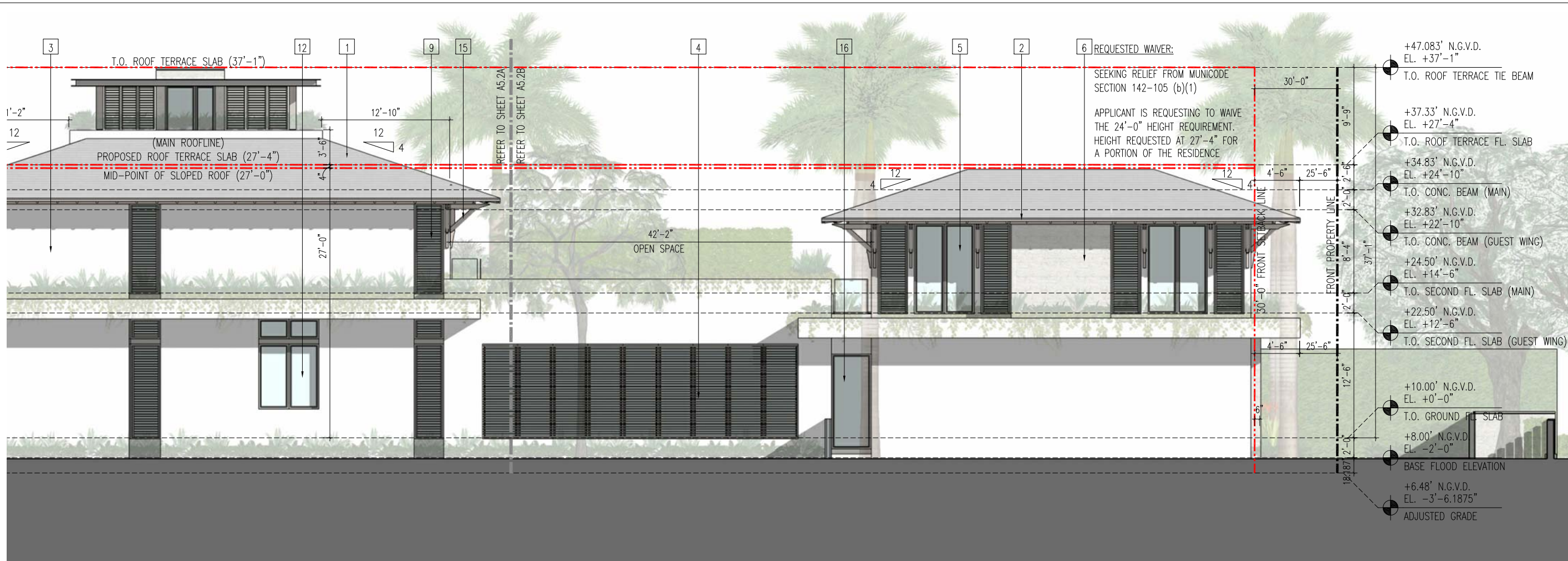
1 NORTH ELEVATION (PARTIAL)
A5.2 A5.2A
A5.2B 3/32" = 1'-0"

- 1 BORALTILE "MADERA" VINTAGEWOOD CONCRETE SHAKE ROOF TILE
- 2 CUMARU WOOD FASCIA BOARD (STAINED) W/ COPPER METAL DRIP EDGE
- 3 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
- 4 CUMARU BRISE-SOLEIL SYSTEM, STAINED & SEALED W/ PPG PROLUXE
- 5 ALUMINUM CURTAIN WALL SYSTEM, DARK BRONZE ANODIZED FINISH
- 6 SAW-CUT STONE FINISH
- 7 WATER FEATURE
- 8 CONCRETE PLANTER, SMOOTH STUCCO FINISH
- 9 TRANSPARENT CUMARU WOOD SCREEN, STAINED & SEALED W/ PPG PROLUXE
- 10 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING

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- 18 VEGETATED LIVING WALL (GREEN WALL)
- 19 CONCRETE COLUMN W/ STONE FINISH



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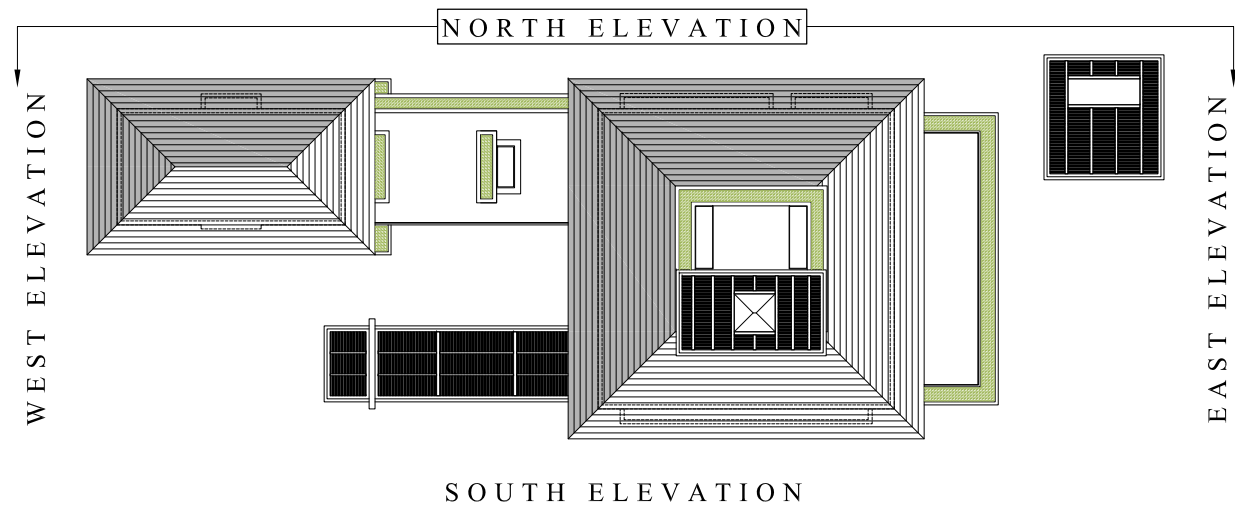


1 NORTH ELEVATION (PARTIAL)

A5.2 | A5.2B
A5.2A | 3/32" = 1'-0"

- 1 BORALTILE "MADERA" VINTAGEWOOD CONCRETE SHAKE ROOF TILE
- 2 CUMARU WOOD FASCIA BOARD (STAINED) W/ COPPER METAL DRIP EDGE
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- 13 STEEL COLUMN W/ CUMARU WOOD FINISH
- 14 RECTIFIED DOMINICAN CORAL STONE FINISH
- 15 CUMARU BRACKET, STAINED & SEALED W/ PPG PROLUXE
- 16 ALUMINUM DOOR, DARK BRONZE FINISH IMPACT GLAZING
- 17 DECORATIVE OVERHEAD GARAGE DOOR, SLATTED WOOD APPLIQUE (STAINED)
- 18 VEGETATED LIVING WALL (GREEN WALL)
- 19 CONCRETE COLUMN W/ STONE FINISH



DRB SET 03.07.22

CHRISTODOULIS RESIDENCE

6525 Allison Road
Miami Beach, FL 33141

TITLE: NORTH ELEVATION (PARTIAL)

SEAL

03.07.22
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A5.2B

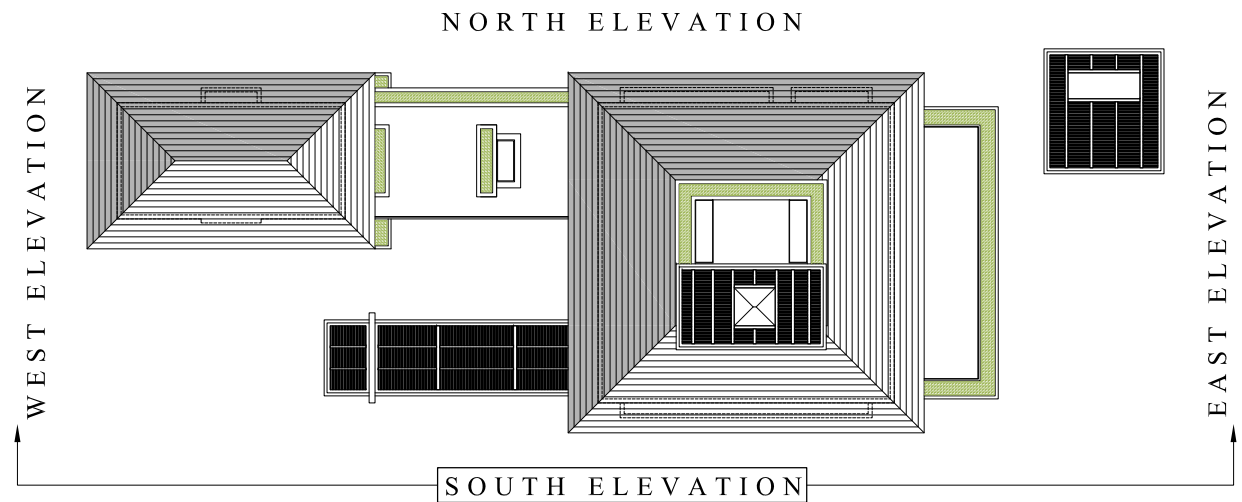
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ARCHITECTURE PLANNING INTERIOR DESIGN

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1 SOUTH ELEVATION
A5.3A | A5.3
A5.3B | 1/16" = 1'-0"



DRB SET 03.07.22

CHRISTODOULIS RESIDENCE

6525 Allison Road
Miami Beach, FL 33141

TITLE: SOUTH ELEVATION

SEAL

03.07.22
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A5.3

CMA Design Studio, Inc.

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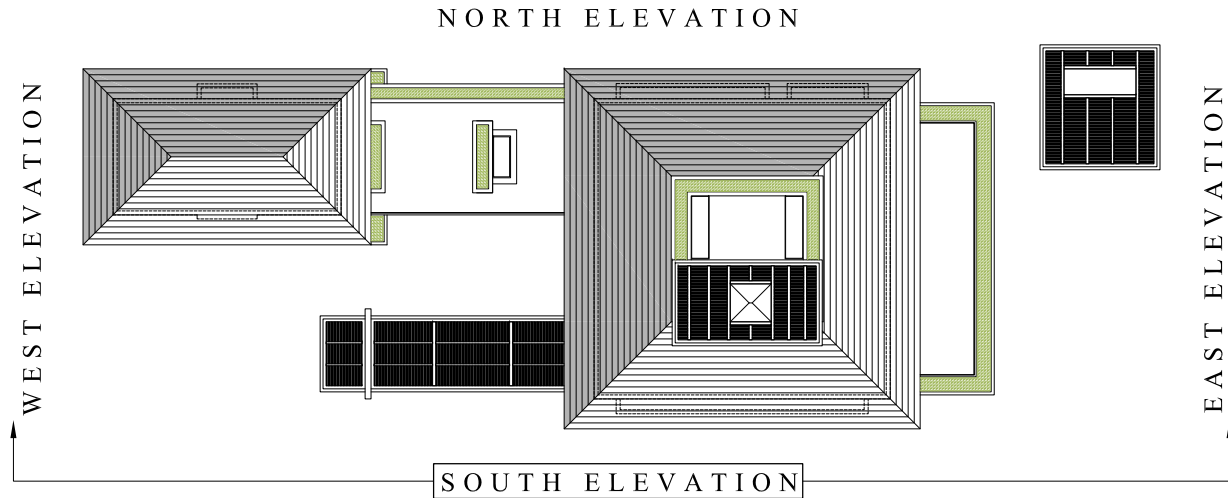
1 SOUTH ELEVATION (PARTIAL)

A5.3 | A5.3A
A5.3B |

3/32" = 1'-0"

- 1 BORALTILE "MADERA" VINTAGEWOOD CONCRETE SHAKE ROOF TILE
- 2 CUMARU WOOD FASCIA BOARD (STAINED) W/ COPPER METAL DRIP EDGE
- 3 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
- 4 CUMARU BRISE-SOLEIL SYSTEM, STAINED & SEALED W/ PPG PROLUXE
- 5 ALUMINUM CURTAIN WALL SYSTEM, DARK BRONZE ANODIZED FINISH
- 6 SAW-CUT STONE FINISH
- 7 WATER FEATURE
- 8 CONCRETE PLANTER, SMOOTH STUCCO FINISH
- 9 TRANSPARENT CUMARU WOOD SCREEN, STAINED & SEALED W/ PPG PROLUXE
- 10 ALUMINUM SLIDING GLASS DOOR, DARK BRONZE ANODIZED FINISH, IMPACT GLAZING

- 11 GLASS RAILING W/ WOOD CUMARU HAND GRASP (STAINED), TYP.
- 12 ALUMINUM FIXED WINDOW, DARK BRONZE FINISH, IMPACT GLAZING
- 13 STEEL COLUMN W/ CUMARU WOOD FINISH
- 14 RECTIFIED DOMINICAN CORAL STONE FINISH
- 15 CUMARU BRACKET, STAINED & SEALED W/ PPG PROLUXE
- 16 ALUMINUM DOOR, DARK BRONZE FINISH IMPACT GLAZING
- 17 DECORATIVE OVERHEAD GARAGE DOOR, SLATTED WOOD APPLIQUE (STAINED)
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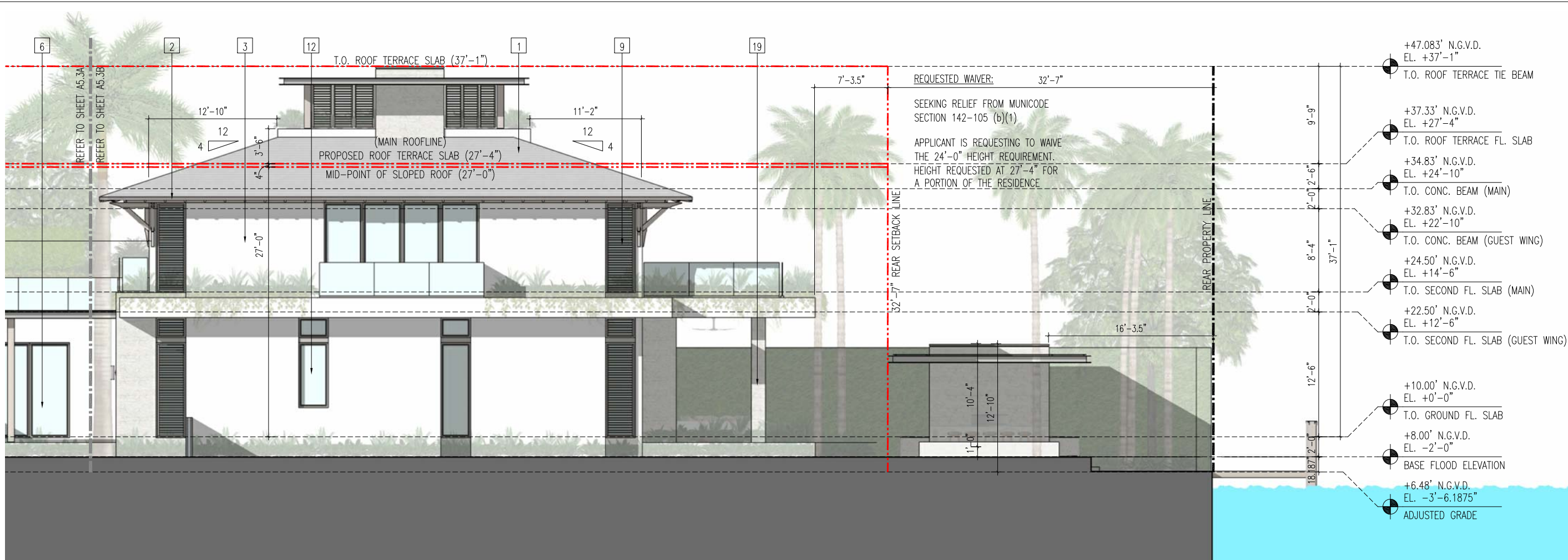
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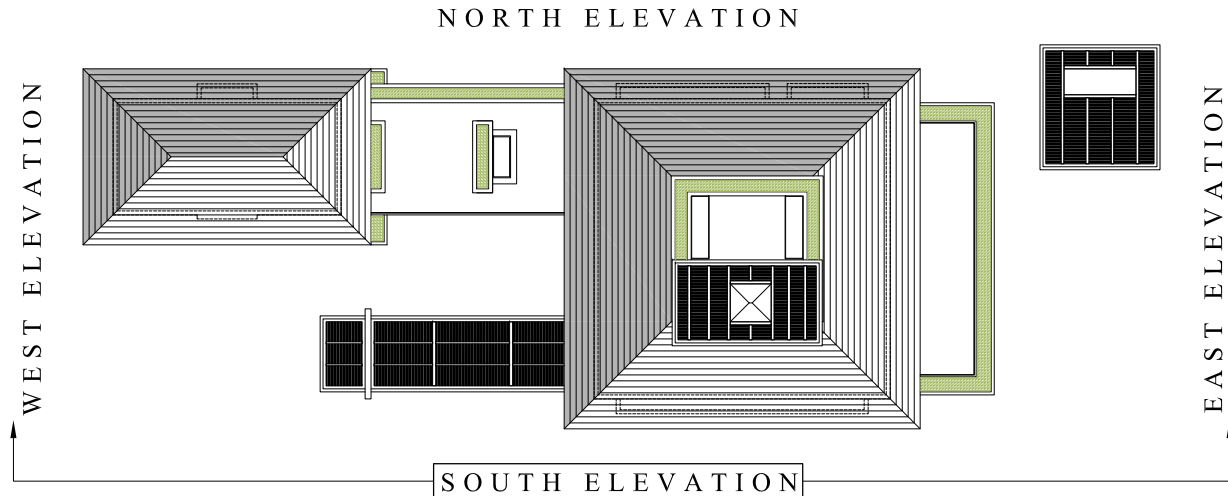


1 SOUTH ELEVATION (PARTIAL)

A5.3 A5.3B
A5.3A 3/32" = 1'-0"

- 1 BORALTILE "MADERA" VINTAGEWOOD CONCRETE SHAKE ROOF TILE
- 2 CUMARU WOOD FASCIA BOARD (STAINED) W/ COPPER METAL DRIP EDGE
- 3 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
- 4 CUMARU BRISE-SOLEIL SYSTEM, STAINED & SEALED W/ PPG PROLUXE
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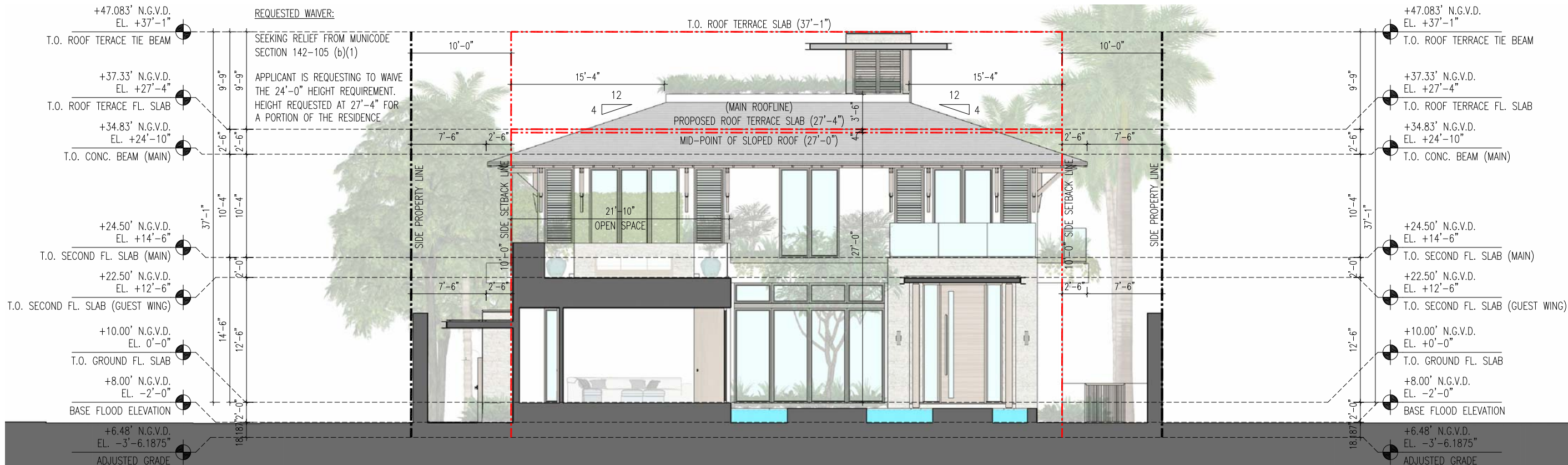
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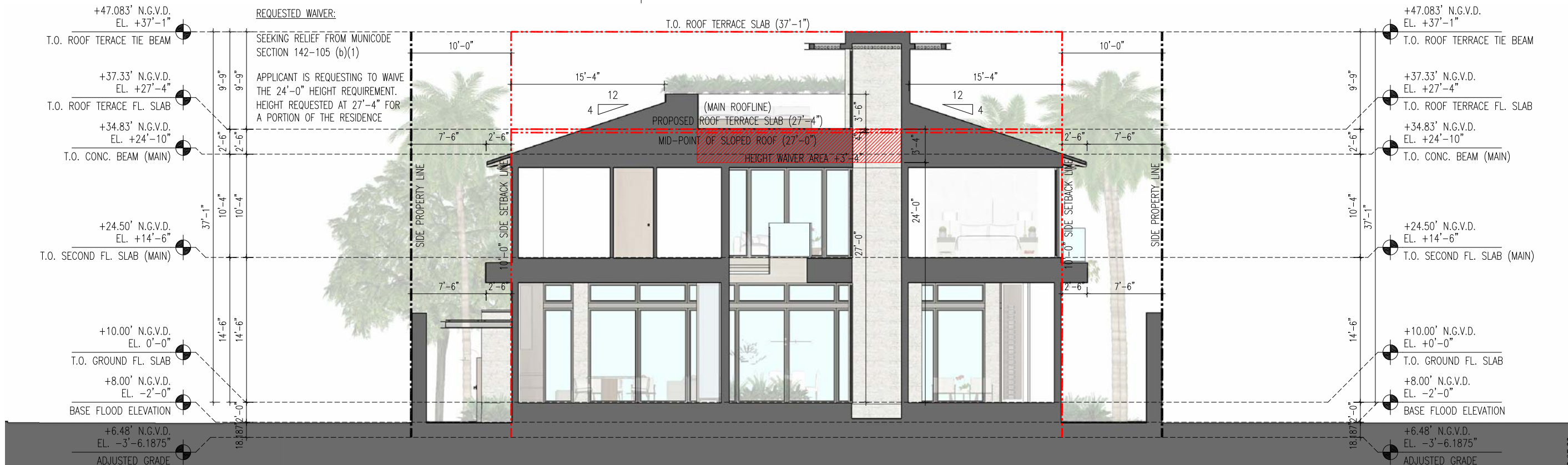
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1 EAST BUILDING SECTION

A2.0 | A6.0 3/32" = 1'-0"



2 EAST BUILDING SECTION

A2.0 | A6.0 3/32" = 1'-0"

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CHRISTODOULIS RESIDENCE

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Miami Beach, FL 33141

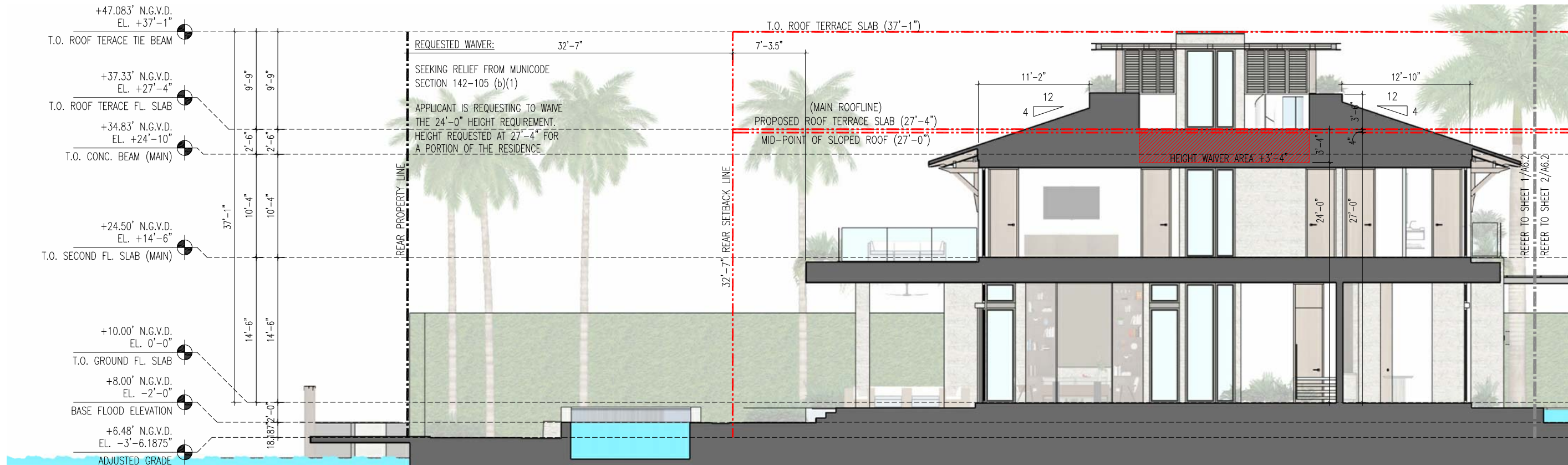
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SEAL

03.07.22
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

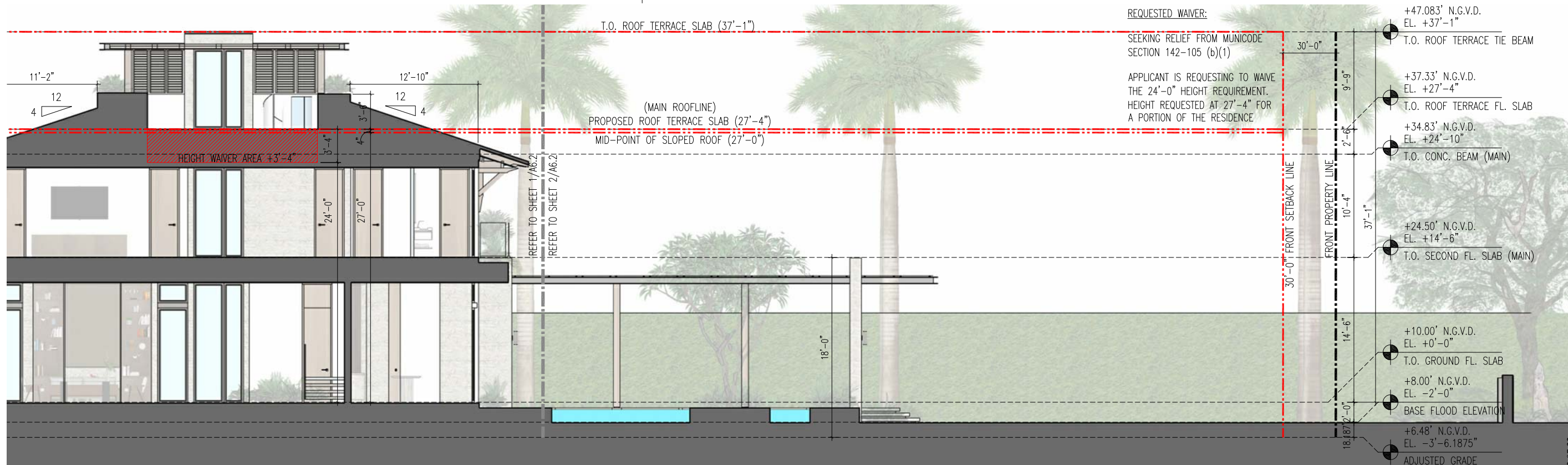
SHEET NO.:

A6.0



1 SOUTH BUILDING SECTION

A2.0 | A6.2 3/32" = 1'-0"



2 SOUTH BUILDING SECTION

A2.0 | A6.2 3/32" = 1'-0"

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CHRISTODOULIS RESIDENCE

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Miami Beach, FL 33141

TITLE: BUILDING SECTIONS

SEAL

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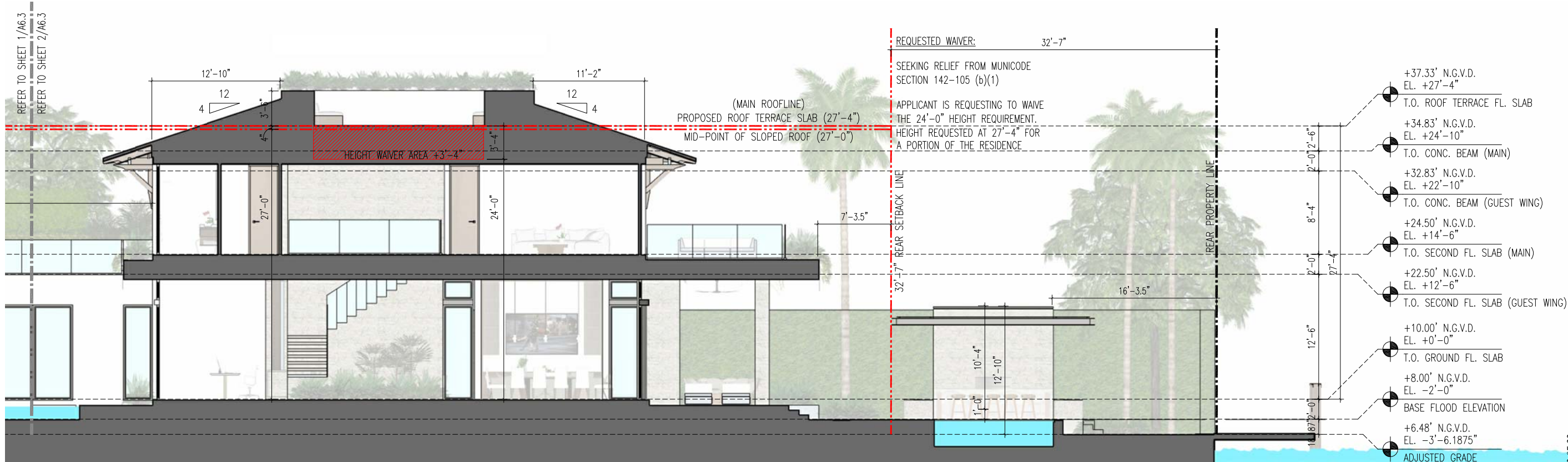
SHEET NO.:

A6.2



1 NORTH BUILDING SECTION

A2.0 | A6.3 3/32" = 1'-0"



2 NORTH BUILDING SECTION

A2.0 | A6.3 3/32" = 1'-0"

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CHRISTODOULIS RESIDENCE

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Miami Beach, FL 33141

TITLE: BUILDING SECTIONS

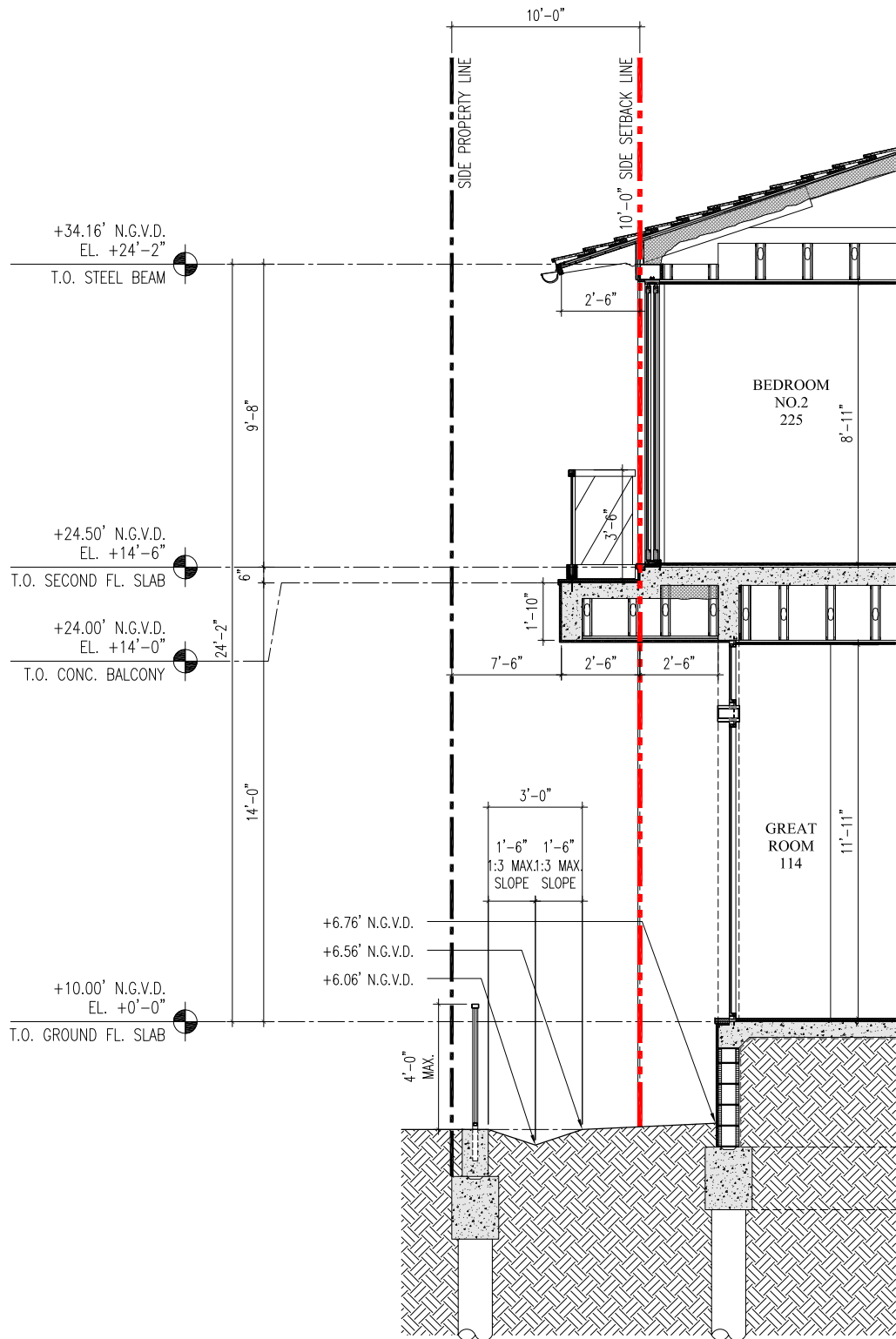
SEAL

03.07.22
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A6.3

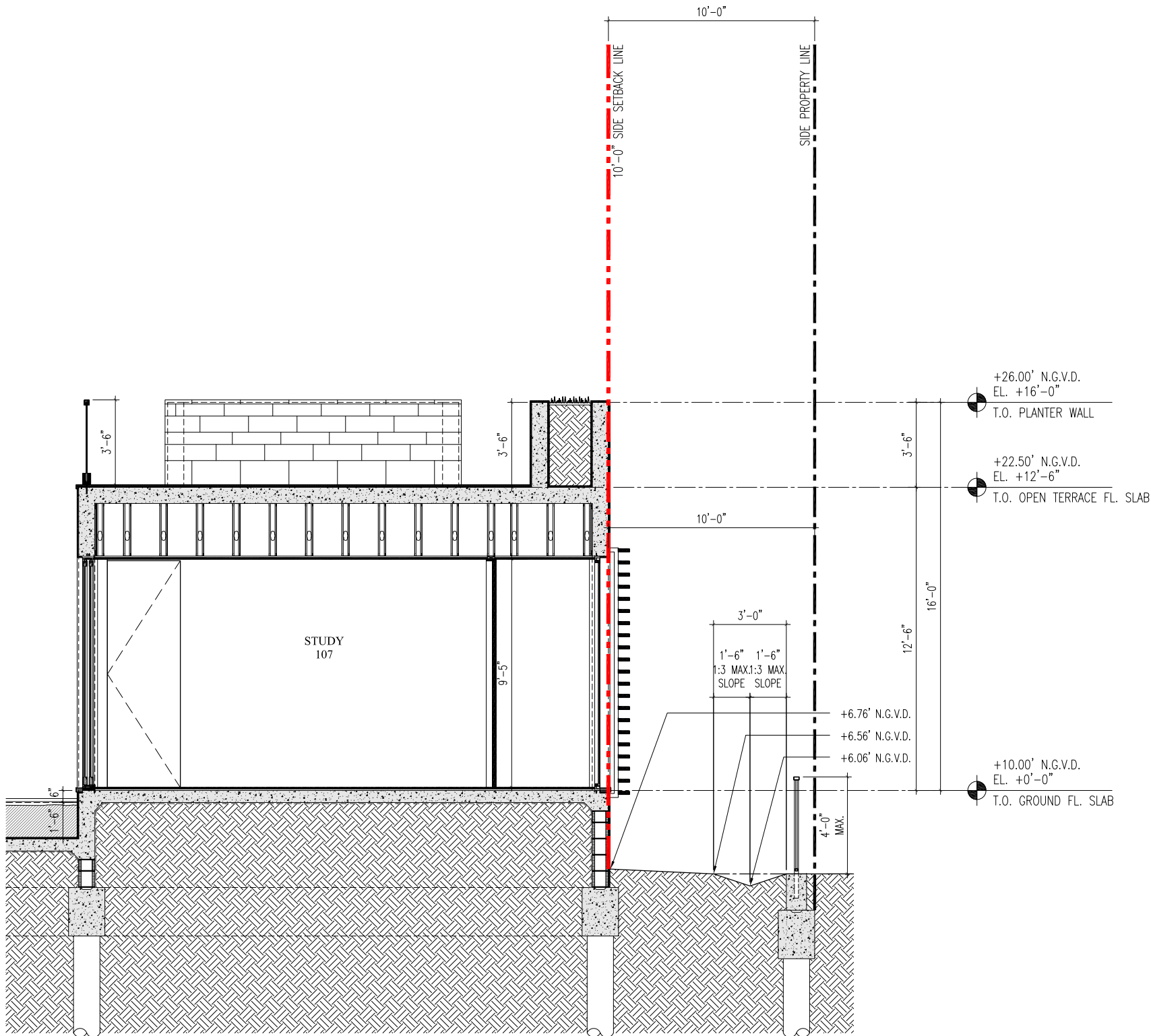




1 SIDE YARD SECTION

A1.0 | A7.1

3/16" = 1'-0"



2 SIDE YARD SECTION

A1.0 | A7.1

3/16" = 1'-0"

DRB SET 03.07.22

CHRISTODOULIS RESIDENCE

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TITLE: YARD SECTIONS

SEAL

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SHEET NO.:

A7.1

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