

DRB22-0782 - 6525 Allison Road

May 3, 2022 Design Review Board Meeting



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tequesta, fl 33469
561.402.9414

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CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIORS

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



**NORMANDY
ISLES**

**LA GORCE
ISLANDS**

**PROJECT
LOCATION**

**INDIAN CREEK
WATERWAY**

Indian Creek Dr.

Allison Rd.

W. 63rd St.

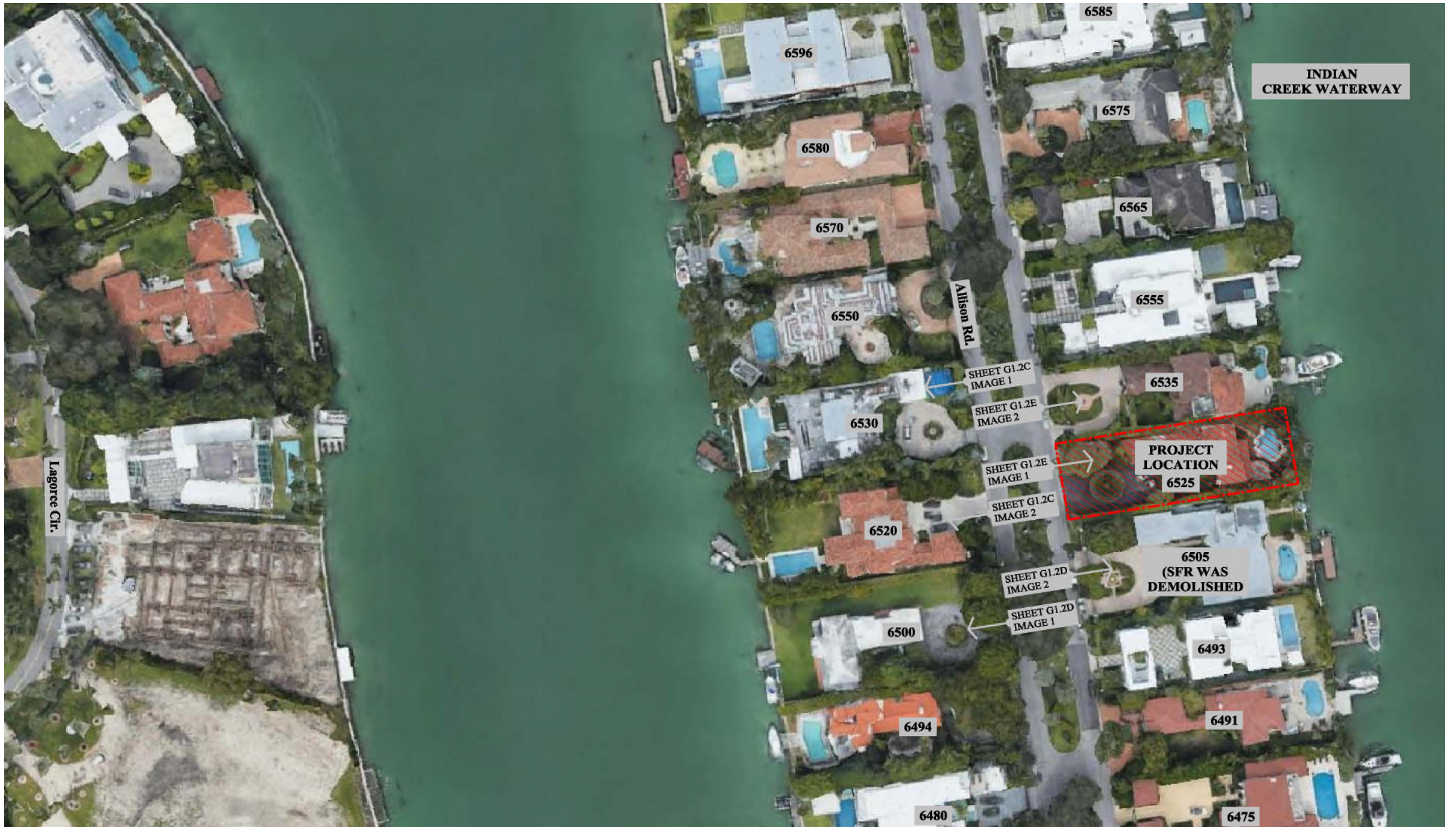
N. Bay Rd.

Alton Rd.

Pine Tree Dr.

1/2 MILE RADIUS

1/2 MILE RADIUS



INDIAN
CREEK WATERWAY

6585

6575

6565

6555

6535

PROJECT
LOCATION
6525

6505
(SFR WAS
DEMOLISHED)

6493

6491

6475

6596

6580

6570

6550

6530

6520

6500

6494

6480

Allison Rd.

SHEET G1.2C
IMAGE 1

SHEET G1.2E
IMAGE 2

SHEET G1.2E
IMAGE 1

SHEET G1.2C
IMAGE 2

SHEET G1.2D
IMAGE 2

SHEET G1.2D
IMAGE 1

Lagorce Cir.

Neighbor Outreach



NO.	Property Address	Owner	Status
1.	6505 Allison RD 6493 Allison RD	Laurent Quazana Pascale Quazana	Supports
2.	6535 Allison RD	Justin Gould	On-going communications.
3.	6500 Allison RD	Barbara B Voight TR Barbara B Voight (Ben)	
4.	6520 Allison RD	Ronald M Stein & W Susan	Supports
5.	6530 Allison RD	LT TTE LLC TRS CG 2021 Land Trust	Vacant home. To be demolished.



1 FRONT VIEW

P1.0 | P1.0

N.T.S.



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



1 MAIN ENTRY APPROACH

P4.0 | P4.0

N.T.S.



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



1 REAR VIEW

P6.0/P6.0

N.T.S.



1 REAR VIEW
P8.0 | P8.0

N.T.S.



1 ROOF TOP PERSPECTIVE
PT0.0 | PT0.0

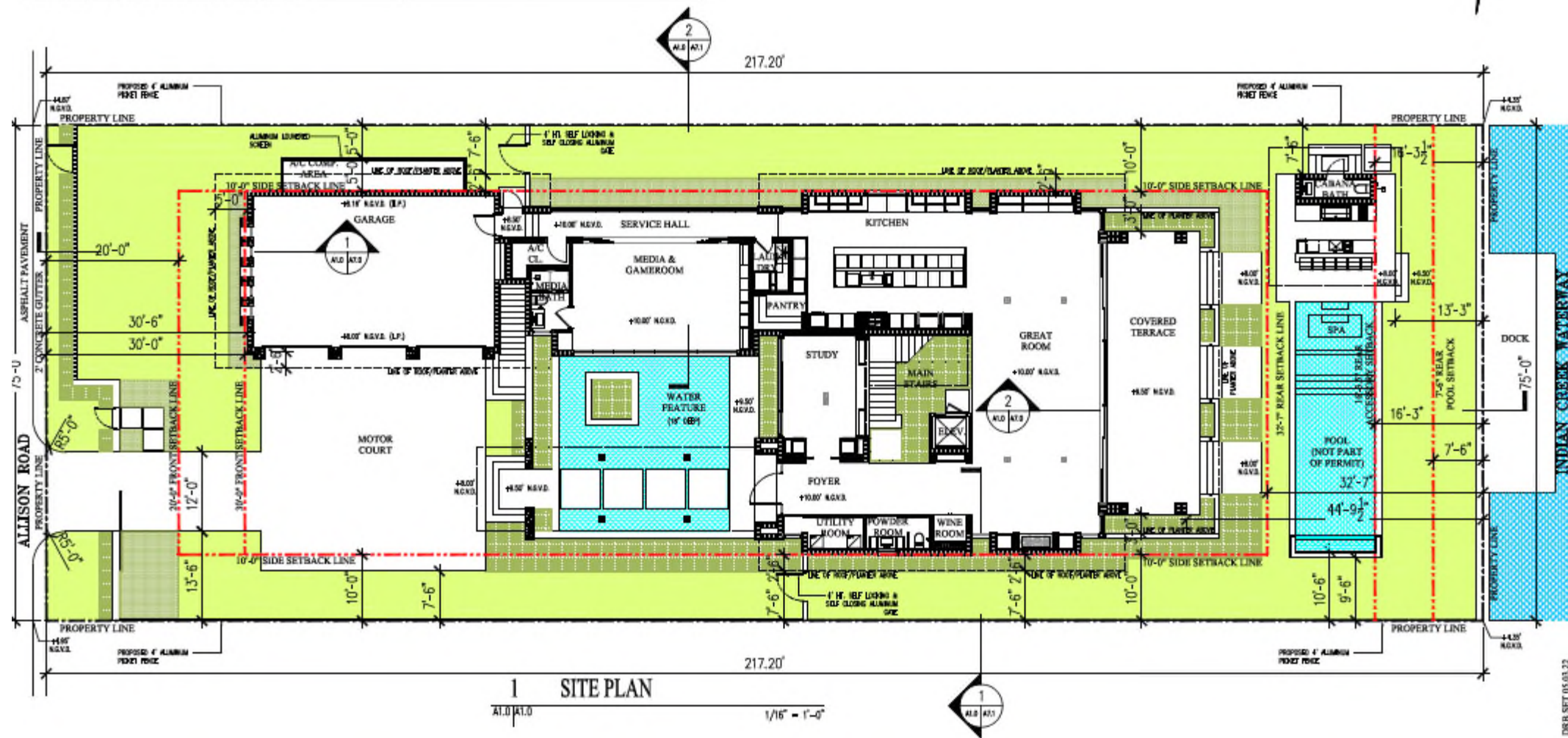
N.T.S.

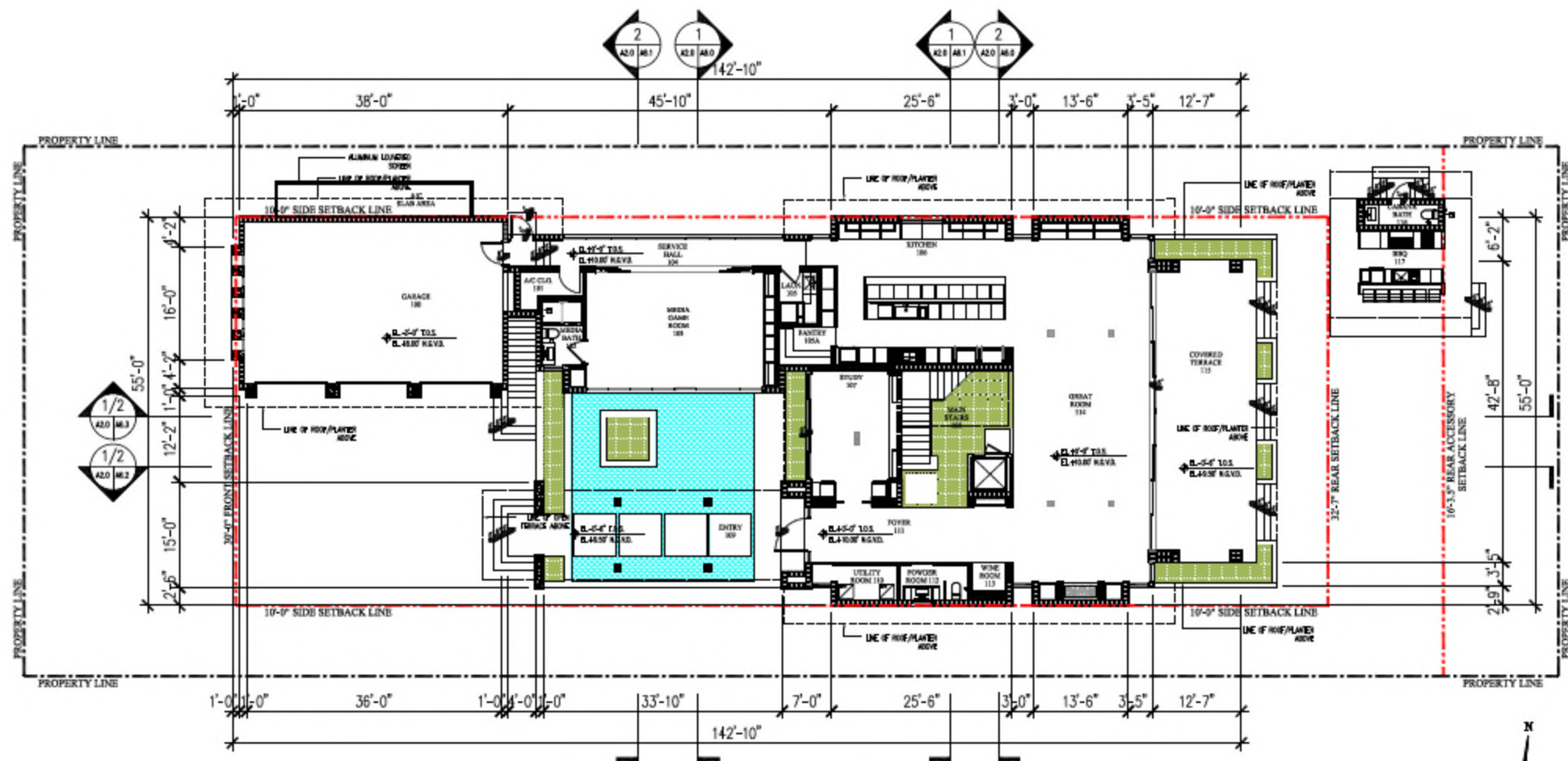


1 OPEN TERRACE PERSPECTIVE
P11.0 | P11.0 N.T.S.



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	

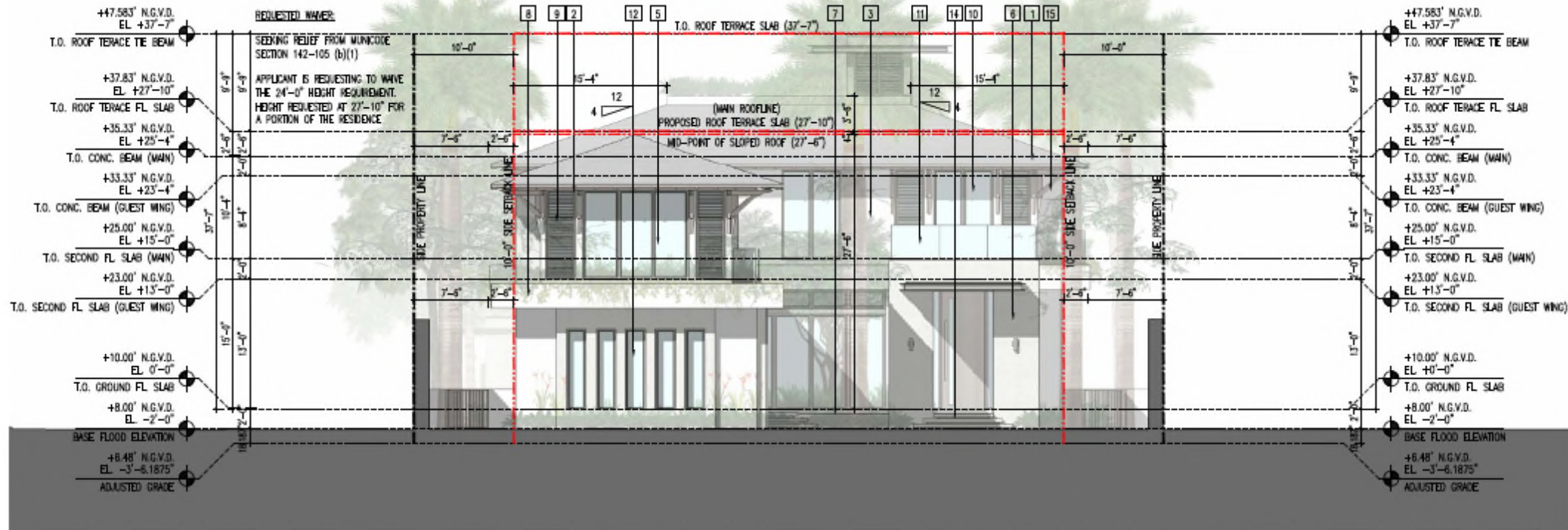




1 FIRST FLOOR PLAN

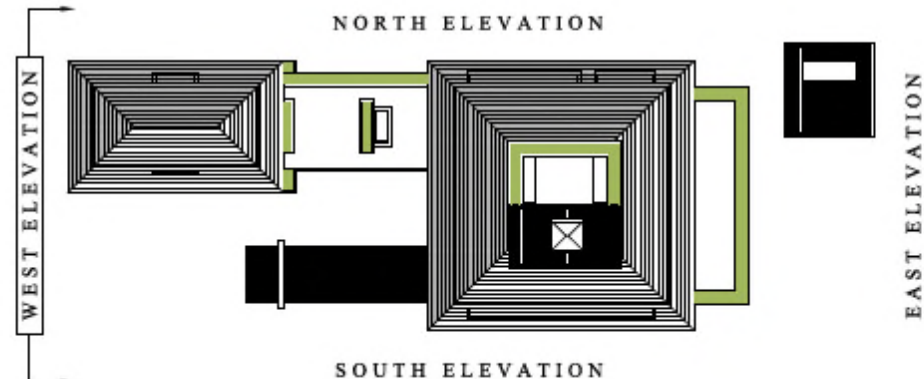
AT.0/A2.0

1/16" = 1'-0"



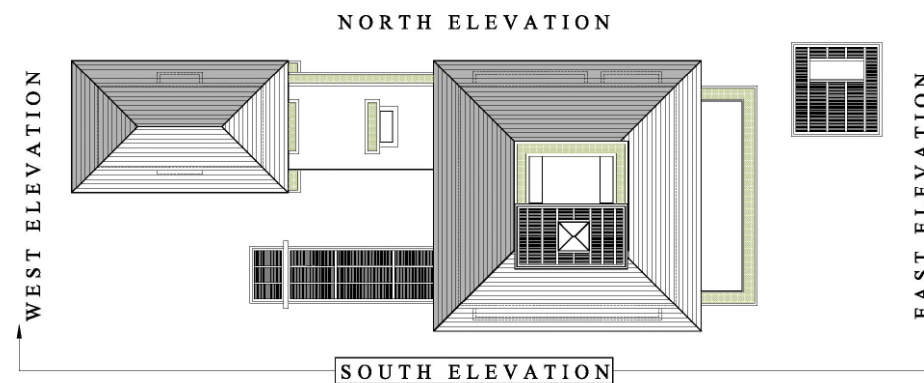
- 1 BORATILE "MADERA" VINTAGEWOOD CONCRETE SHAKE ROOF TILE
- 2 CUMARU WOOD FASCIA BOARD (STAINED) W/ COPPER METAL DRIP EDGE
- 3 SMOOTH STUCCO FINISH, CALCEM LINE-BASED PAINT
- 4 CUMARU BRISE-SOLEIL SYSTEM, STAINED & SEALED W/ PPG PROLUXE
- 5 ALUMINUM CURTAIN WALL SYSTEM, DARK BRONZE ANODIZED FINISH
- 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



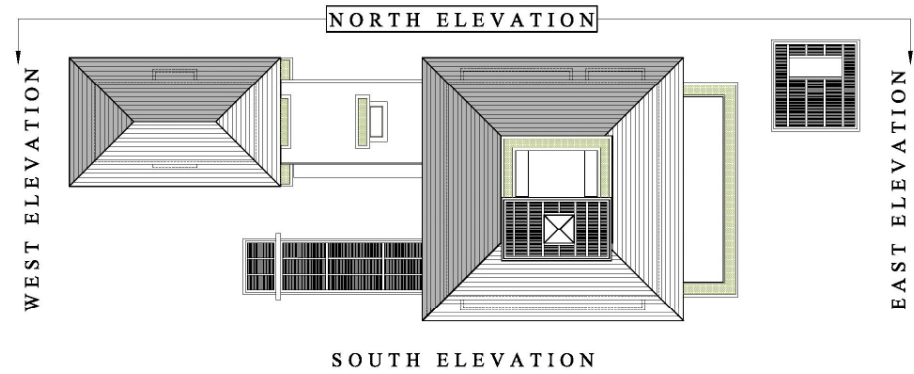


1 SOUTH ELEVATION
 A5.3A/A5.3
 A5.3B | 1/16" = 1'-0"





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





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

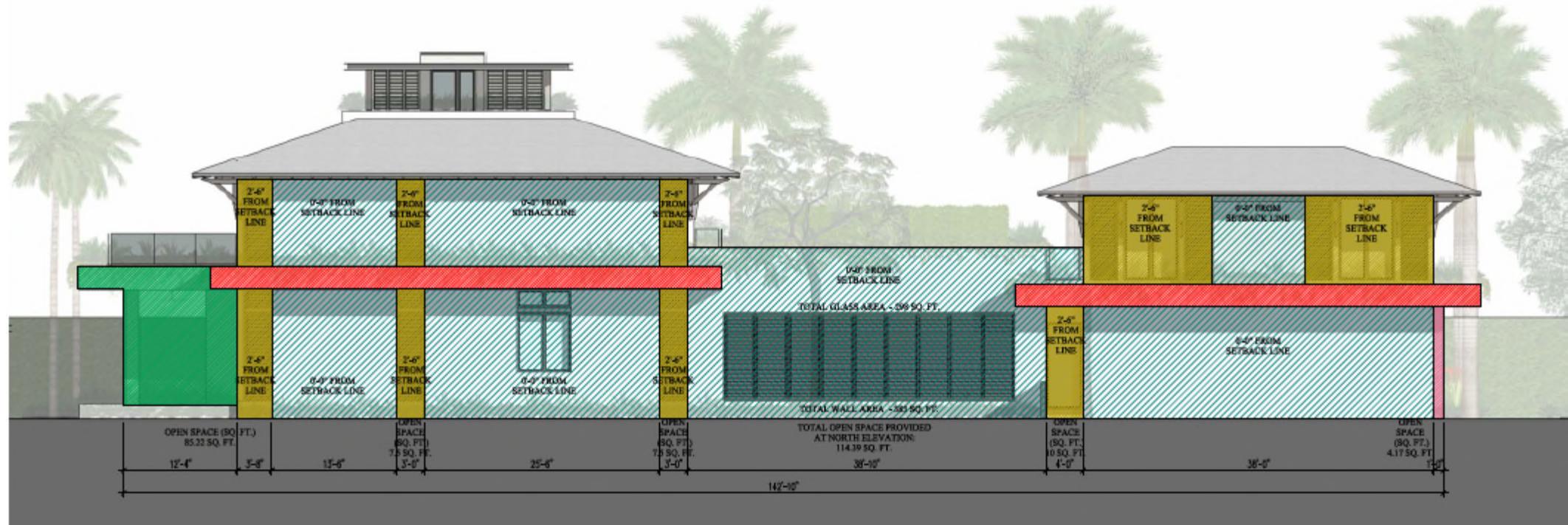


Waiver 1

MASSING DISTRIBUTION ALONG NORTH ELEVATION

- | | |
|---|--|
|  | 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) |

Additional Open Space: 114.39 SF (0.7% of lot area)



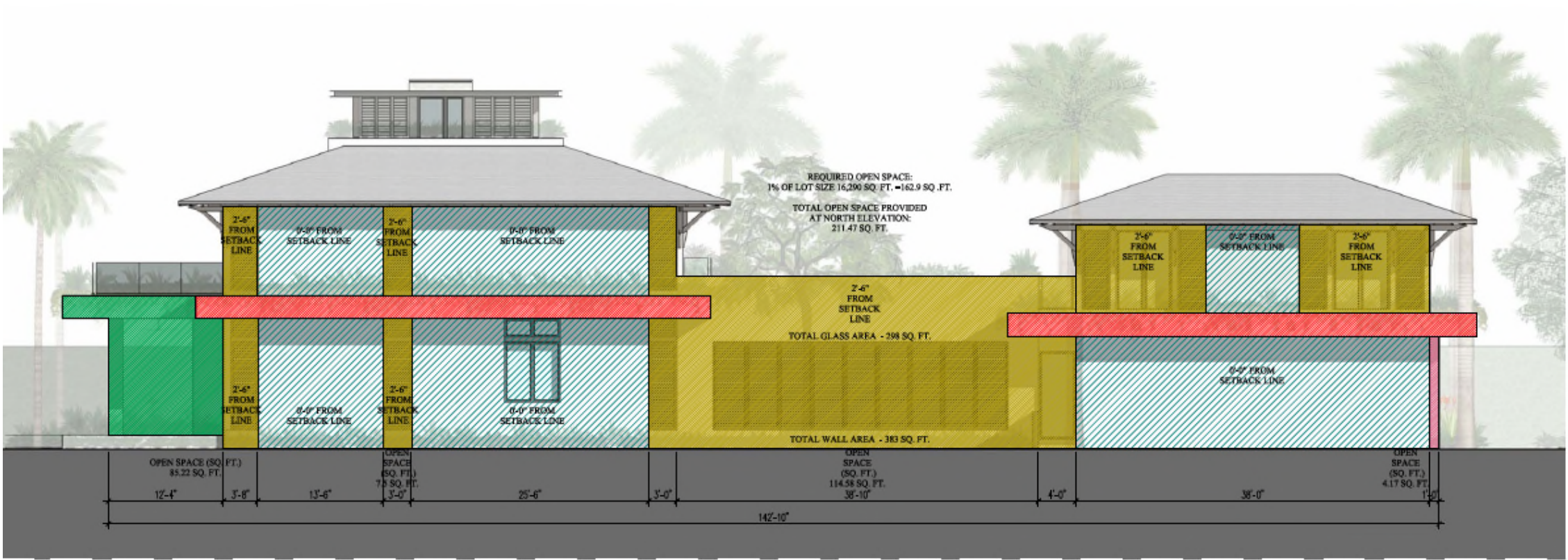
1 NORTH ELEVATION - WAIVER #1

Revised Waiver 1

MASSING DISTRIBUTION ALONG NORTH ELEVATION

- VOLUME CLOSEST TO PROPERTY LINE (PLANTER - 7'-6" FROM PROPERTY LINE)
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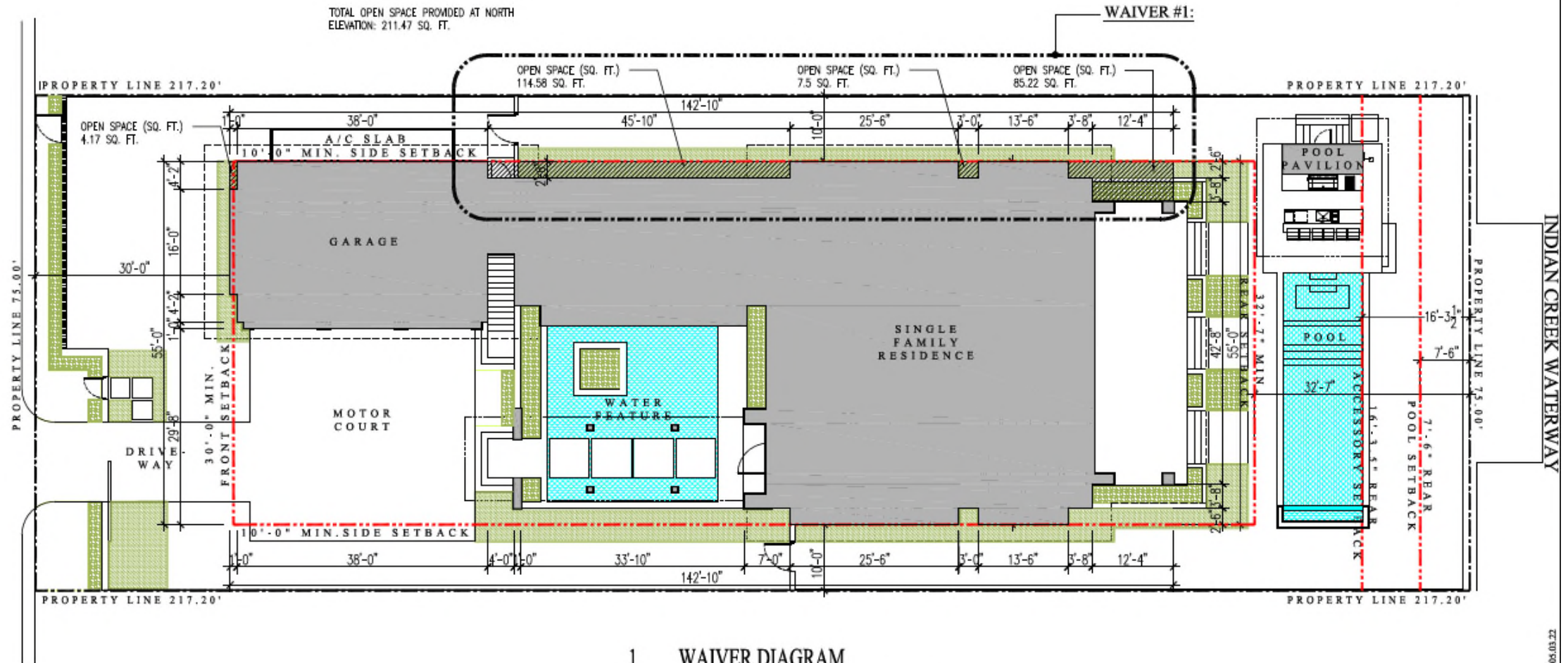
Additional Open Space: 211.47 SF (1.3% of lot area)



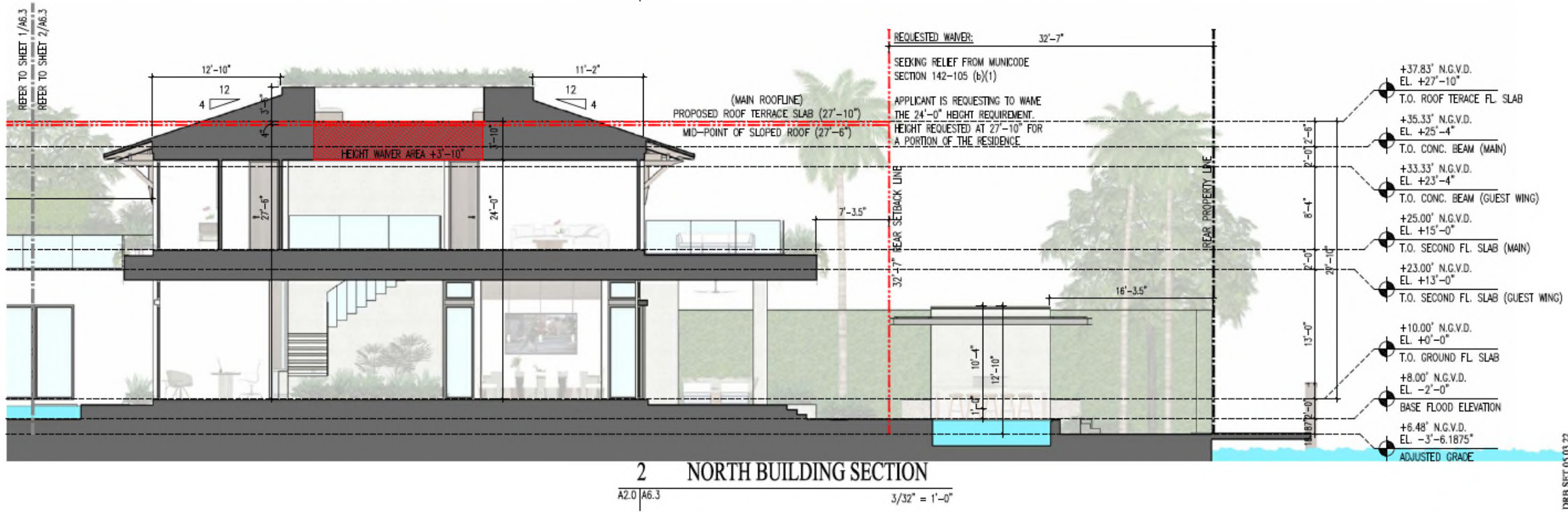
Revised Waiver 1

perpendicular from the minimum required side setback line.

TOTAL OPEN SPACE PROVIDED AT NORTH
ELEVATION: 211.47 SQ. FT.



Waiver 2



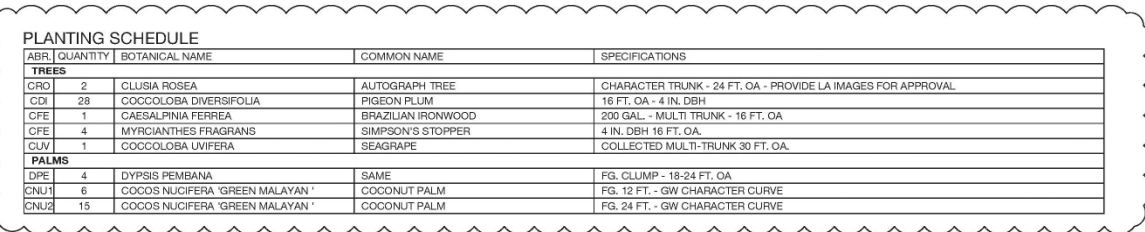


Thank You

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

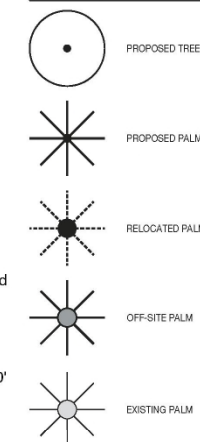
www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com



Steven
Nielsen

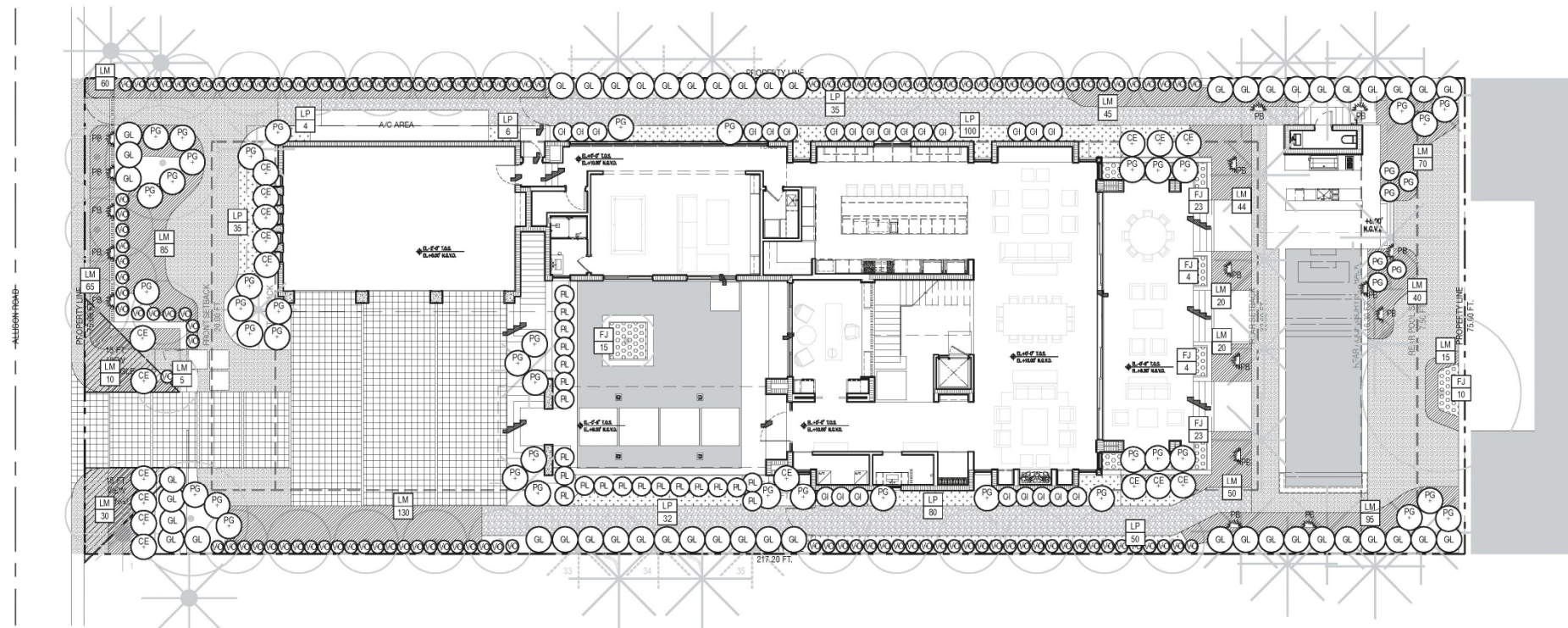
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by Steven
Nielsen
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L702

6525 ALLISON ROAD

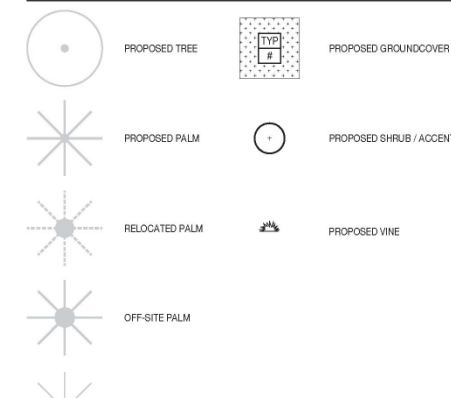
CHRISTODOULUS 1855 ALLISON ROAD | MIAMI BEACH, FLORIDA 33141



PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
UNDERSTORY TREES & SHRUBS				
VO	124	VIBURNUM ODORATISSIMUM AWABUKI	AWABUKI SWEET VIBURNUM	7 GAL. - 3 FT. X 3 FT.
CI	24	CHRYSOBALANUS ICACO 'HORIZONTAL'	COCOPLUM	7 GAL. - 3 FT. X 3 FT.
GL	49	GYMNANTHES LUCIDA	CRABWOOD	25 GAL. - 8 FT. OA
GL2	49	GYMNANTHES LUCIDA	CRABWOOD	3 GAL. TO BE PLACED BETWEEN 25 GAL. SHRUBS
CE	19	CHAMADOREA ERIUPENS	BAMBOO PALM	15 GAL. - 16 FT. OA
PL	21	POLYALTHIA LONGIFOLIA PENDULA	MAST TREE	45 GAL. - 10 FT. OA
ACCENTS				
PG	47	PHILODENDRON GIGANTEUM	SAME	7 GAL.
PB	11	PHILODENDRON BERNARDOPAZI	CLIMBING PHILODENDRON	7 GAL. - PLACE AT TRUNK OF COCONUT PALMS
GROUNDCOVERS				
LP	353	PHILODENDRON 'LITTLE PHIL'	PHILODENDRON 'PHILO1'	3 GAL. - 18 IN. OC.
FJ	79	FARFUGIUM JAPONICUM 'CRISPATA'	PARSLEY LIGULARIA	3 GAL. - 18 IN. OC.
LM	773	LIRIOPE MUSCARI	LILYTURF	3 GAL. - 18 IN. OC.
VINE				
FP	5	FICUS PUMILA	CREeping FIG IVY	3 GAL.

PLANTING LEGEND



SEAL (S TYLER NIELSEN - LA0667067)



03.01.2022
UNDERSTORY PLANTING PLAN
GROUND LEVEL
DATE: 01.28.2022
ISSUE: COORDINATION
02.10.2022 DRB SUBMITTAL
03.01.2022 REVISION 1

Steven Nielsen Digitally signed by Steven Nielsen
Date: 2022.03.07 11:36:18 -05'00'



L703

6525 ALLISON ROAD
C/18132202113 6525 ALLISON ROAD | MIAMI BEACH, FLORIDA 33141

Steven Nielsen
Digitally signed
by Steven
Nielsen
Date: 2022.03.07
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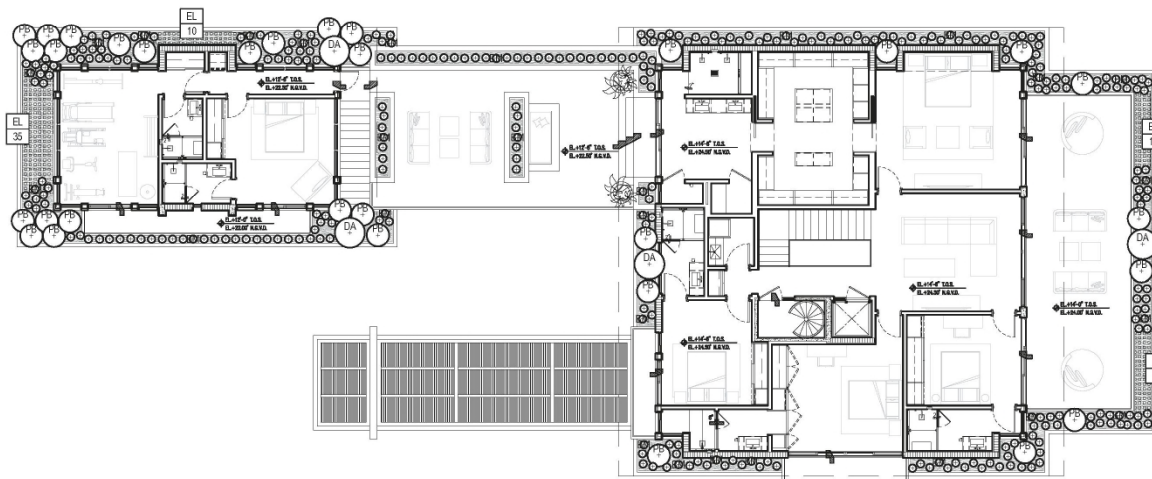
SEAL (S TYLER NIELSEN - LA0607067)



03.01.2022
UNDERSTORY PLANTING PLAN
SECOND LEVEL
DATE ISSUE
01.28.2022 COORDINATION
02.10.2022 DRB SUBMITTAL
03.01.2022 REVISION 1



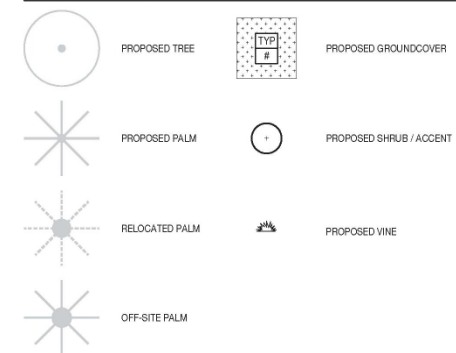
L704



SECOND LEVEL PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
ACCENTS				
PB	32	PHILODENDRON BIPINNATIFIDUM	SAME	7 GAL.
DA	7	DRACAENA ARBOREA	SAME	15 GAL.
BM	304	PHILODENDRON 'BURL MARX'	SAME	3 GAL.
GROUNDCOVERS				
EL	70	ERNODEA LITTORALIS	GOLDEN BEACH CREEPER	3 GAL. 18 IN. O.C.

PLANTING LEGEND





ROOF DECK
16.21% OF FLOOR BELOW



TOTAL UNIT SIZE
46.15% OF SITE

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

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



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



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



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



2 6535 ALLISON RD.
GL.2B GL.2E N.T.S.