

ITEM #	Project Information		
1	Address:	6470 ALLISON ROAD, MIAMI BEACH, FL 33141	
2	Folio number(s):	02-3211-003-0390	
3	Board and file numbers :		
4	Year built:(EXISTING TO BE DEMO'D.)	1935	Zoning District: RS-3
5	Base Flood Elevation:	+8.00' NGVD	Grade value in NGVD: +4.50' NGVD - CROWN OF ROAD
6	Adjusted grade (Flood+Grade/2):	+6.75' NGVD	Free board: +2 = +10.00' NGVD
7	Lot Area:	21,600 SF	
8	Lot width:	100'-0"	Lot Depth: 215'-6"
9	Max Lot Coverage SF and %:	6,480 SF (30.00%)	Proposed Lot Coverage SF and %: 6,431 SF (29.75%)
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF: 6,431 SF (29.75%)
11	Front Yard Open Space SF and %:	1,623 SF (81.15 %)	Rear Yard Open Space SF and %: 2,696 SF (83.33%)
12	Max Unit Size SF and %:	11,300 SF (50.00 %)	Proposed Unit Size SF and %: 10,761 SF (49.50%)
13	Existing First Floor Unit Size:		Proposed First Floor Unit Size: 5,879 SF (27.25%)
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires Board Approval)
15			Proposed Second Floor Unit Size SF and % : 4,882 SF (22.60%)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): N/A

Notes:
If not applicable write N/A

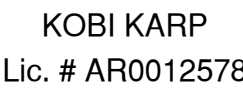
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6470 ALLISON RD
MIAMI BEACH, FL 33141

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Date	04-11-2022	Sheet No. A0.01
Scale	--	
Project	0000	



IMAGES ON SHEET A0.04-CONTEXT
C1 - ALLISON RD - LOOKING NORTH
C2 - ALLISON RD - LOOKING SOUTH

IMAGES ON SHEET A0.05-EXISTING PROPERTY
E1 - FRONT YARD
E2 - SIDE YARD - NORTH
E3 - SIDE YARD - SOUTH
E4 - REAR YARD

IMAGES ON SHEET A0.06-NEIGHBOR PROPERTY
N1 - 6480 ALLISON RD
N2 - 6450 ALLISON RD
N3 - 6475 ALLISON RD
N4 - 6455 ALLISON RD
N5 - 6445 ALLISON RD

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IMAGE KEY

Date	04-11-2022	Sheet No.
Scale	--	A0.02
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N

1

RADIUS SITE LOCATION & IMAGE KEY PLAN

NO SCALE



C1 - ALLISON RD. (VIEW TO NORTH)



C2 - ALLISON RD. (VIEW TO SOUTH)



E1 - 6470 ALLISON RD - VIEW TO FRONT (EXISTING STRUCTURE)



E2 - 6470 ALLISON RD - VIEW TO NORTH SIDE (EXISTING STRUCTURE)



E3 - 6470 ALLISON RD - VIEW TO SOUTH SIDE (EXISTING STRUCTURE)



E4 - 6470 ALLISON RD - VIEW TO REAR (EXISTING STRUCTURE)

IMAGES ON SHEET A0.05-EXISTING PROPERTY			
E1 - FRONT YARD			
E2 - SIDE YARD - NORTH			
E3 - SIDE YARD - SOUTH			
E4 - REAR YARD			

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EXISTING CONDITIONS

Date	04-11-2022	Sheet No.
Scale	--	A0.03
Project	0000	



N1 - 6480 ALLISON RD (NEIGHBOR)



N2 - 6450 ALLISON RD (NEIGHBOR)



N3 - 6475 ALLISON RD (NEIGHBOR)



N4 - 6455 ALLISON RD (NEIGHBOR)



N5 - 6445 ALLISON RD (NEIGHBOR)

IMAGES ON SHEET A0.06-NEIGHBOR PROPERTY				
N1 - 6480 ALLISON RD				
N2 - 6450 ALLISON RD				
N3 - 6475 ALLISON RD				
N4 - 6455 ALLISON RD				
N5 - 6445 ALLISON RD				

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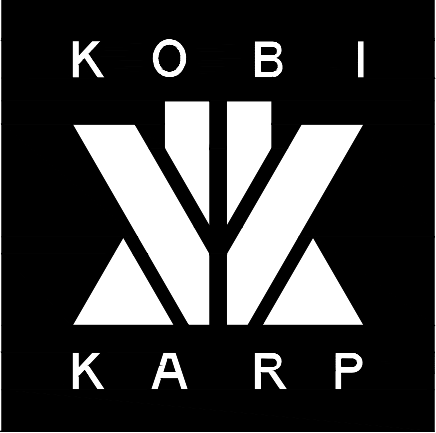
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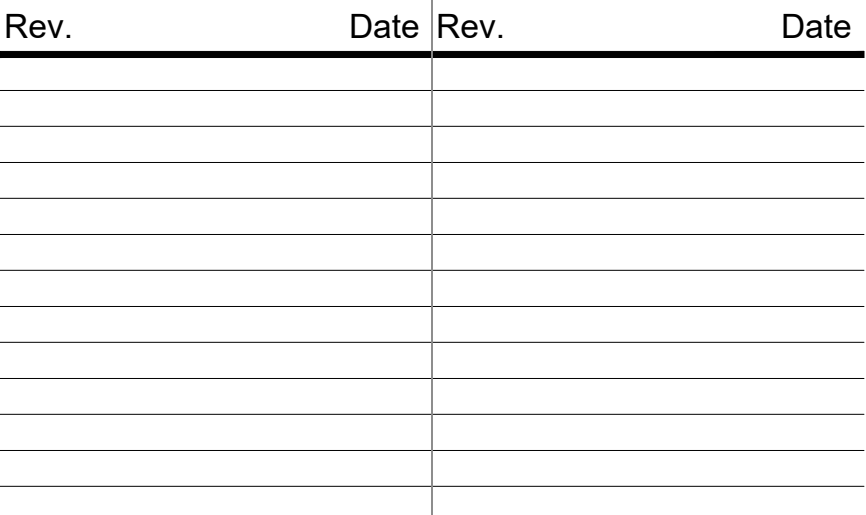
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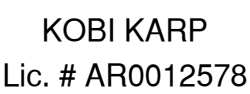
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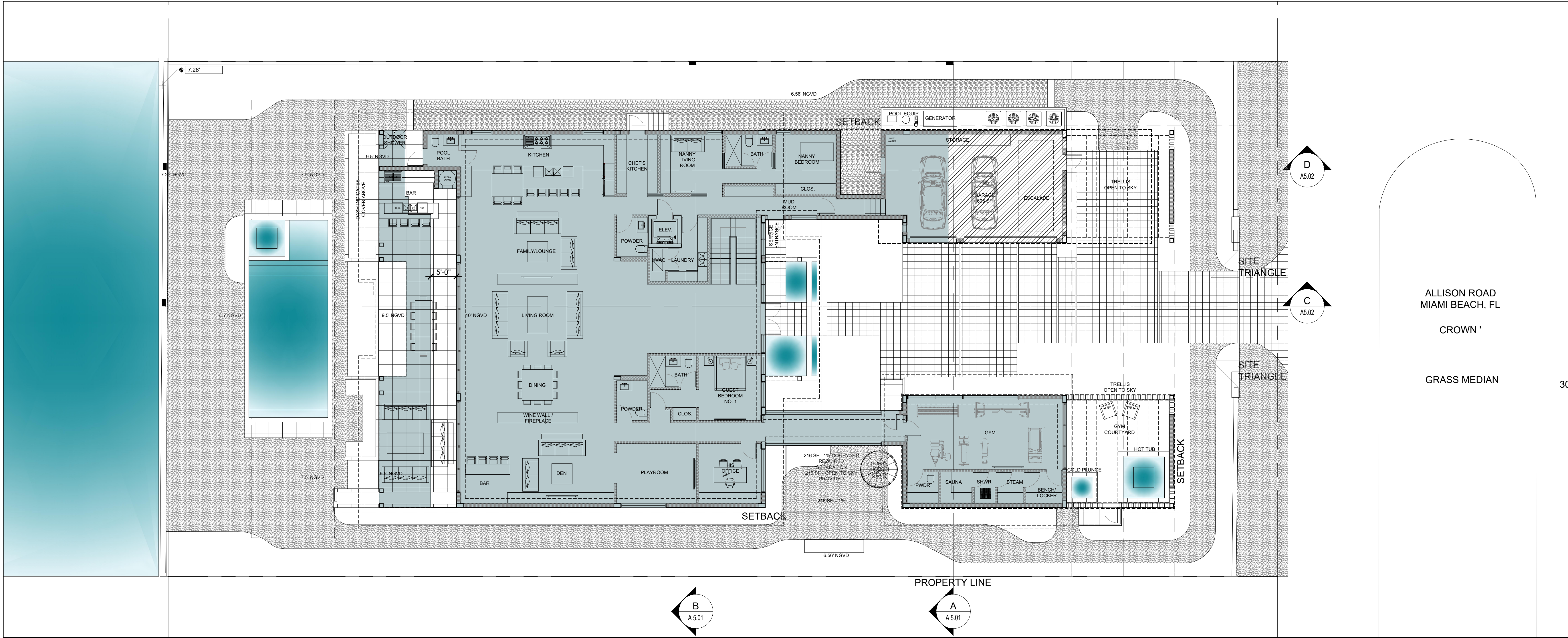
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Date	04-11-2022	Sheet No. A1.10
Scale	--	
Project	0000	

1 PERVIOUS CALCULATIONS



PROPOSED LOT COVERAGE CALCULATION	
LOT SIZE	21,600 SF
MAXIMUM LOT COVERAGE	6,480 SF (30.00%)
MAIN RESIDENCE	6,431 SF
TOTAL	6,431 SF (29.77%)

1 LOT COVERAGE

Scale: 3/32" = 1'-0"

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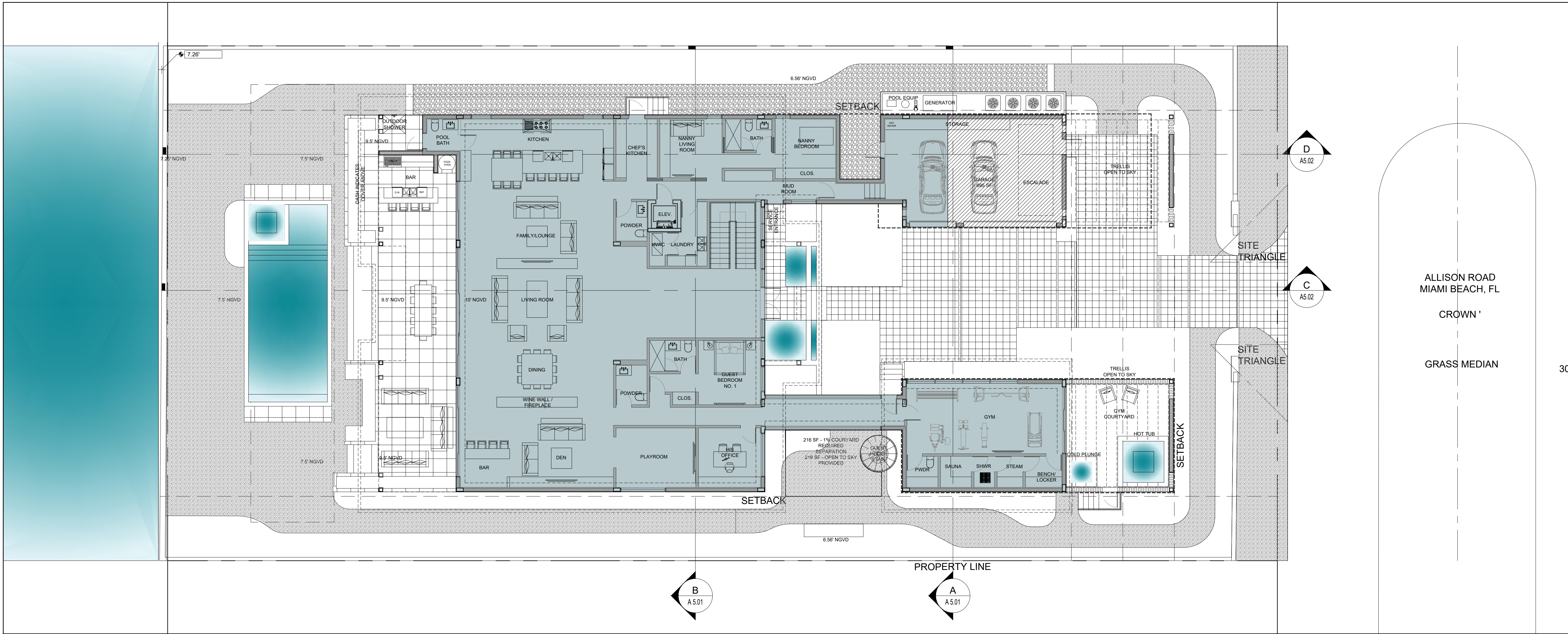
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ZONING DIAGRAMS

Date	04-11-2022	Sheet No.
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PROPOSED TOTAL UNIT SIZE CALCULATION	
LEVEL 1 MAIN RESIDENCE	5,879 SF
LEVEL 1 GARAGE	500 SF NOT INCLUDED
LEVEL 2 MAIN RESIDENCE	4,882 SF
LEVEL ROOF	0 SF
TOTAL	10,761 SF (49.81%)

LOT SIZE = 21,600 SF
MAX 11,300 SF
MAIN RESIDENCE = 10,761 SF (49.81%)

PROPOSED UNIT SIZE CALCULATION LEVEL 1		
MAIN RESIDENCE	5,879 SF	
TOTAL	5,879 SF	(27.21%)

1 UNIT SIZES

Scale: 1/8" = 1'-0"

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ALLISON ROAD
MIAMI BEACH, FL
CROWN '
GRASS MEDIAN

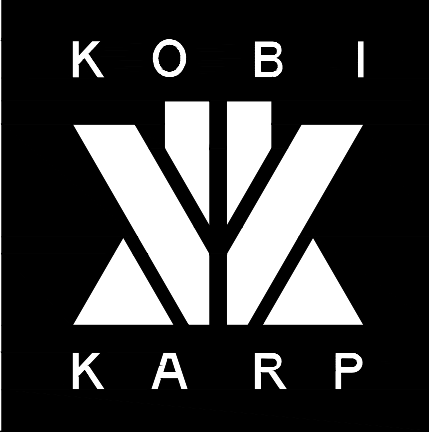
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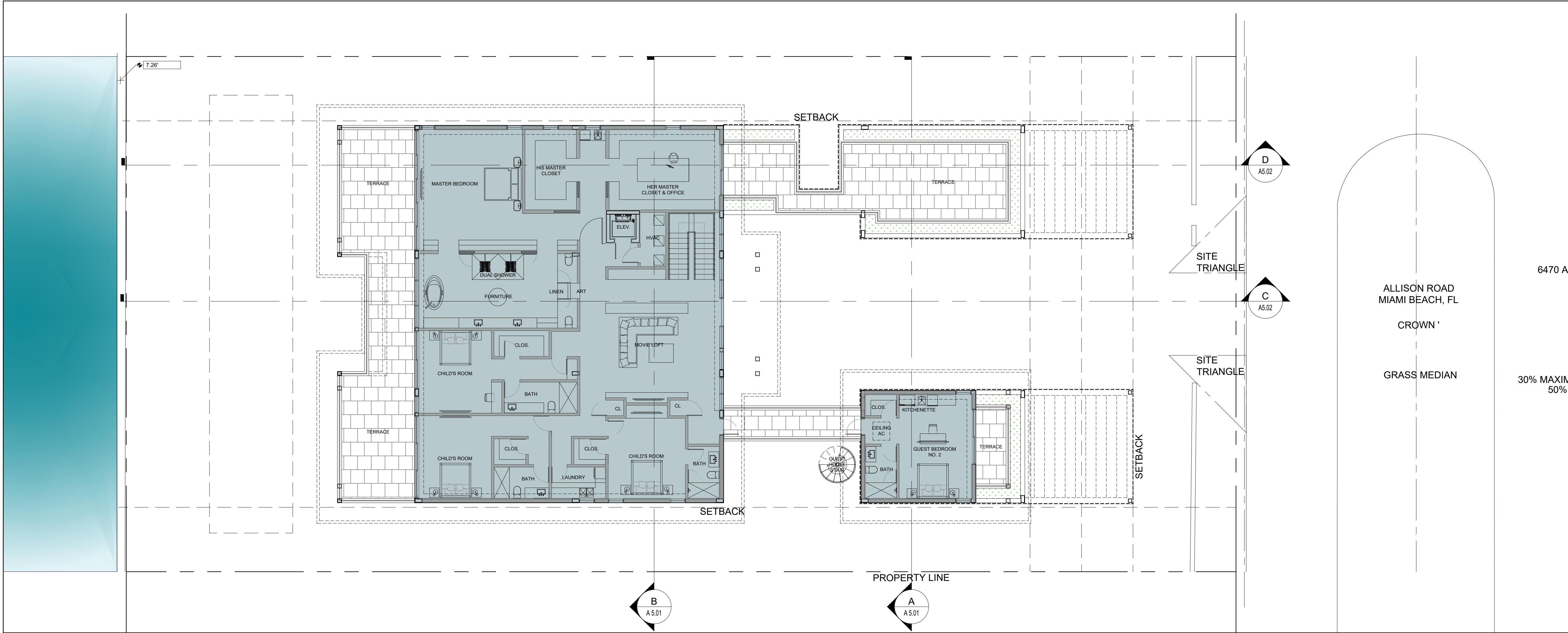
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ZONING DIAGRAMS

Date	04-11-2022	Sheet No.
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PROPOSED UNIT SIZE CALCULATION LEVEL 2		
MAIN RESIDENCE	4,882 SF	
TOTAL	4,882 SF	(22.60%)

1 UNIT SIZES

Scale: 1/8" = 1'-0"

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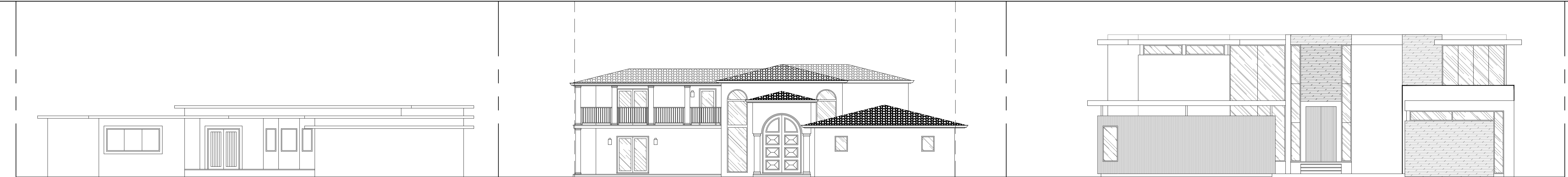
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ZONING DIAGRAMS

Date	04-11-2022	Sheet No.
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6450 ALLISON RD., MIAMI BEACH, FL 33141

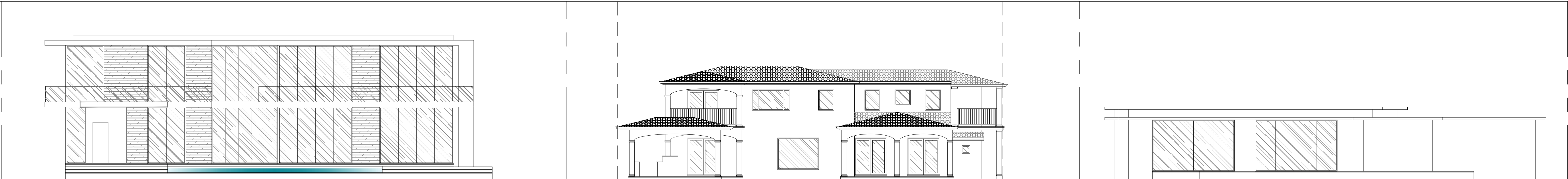
EXISTING FRONT OF 6470 ALLISON RD., MIAMI BEACH, FL 33141

6480 ALLISON RD., MIAMI BEACH, FL 33141



1 CONTEXT ELEVATIONS (FRONT VIEW)

Scale: 3/32" = 1'-0"



6480 ALLISON RD., MIAMI BEACH, FL 33141

EXISTING REAR OF 6470 ALLISON RD., MIAMI BEACH, FL 33141

6450 ALLISON RD., MIAMI BEACH, FL 33141



2 CONTEXT ELEVATIONS (REAR VIEW)

Scale: 3/32" = 1'-0"

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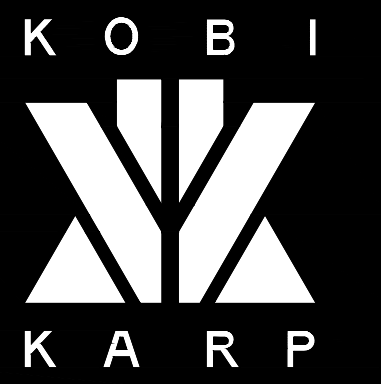
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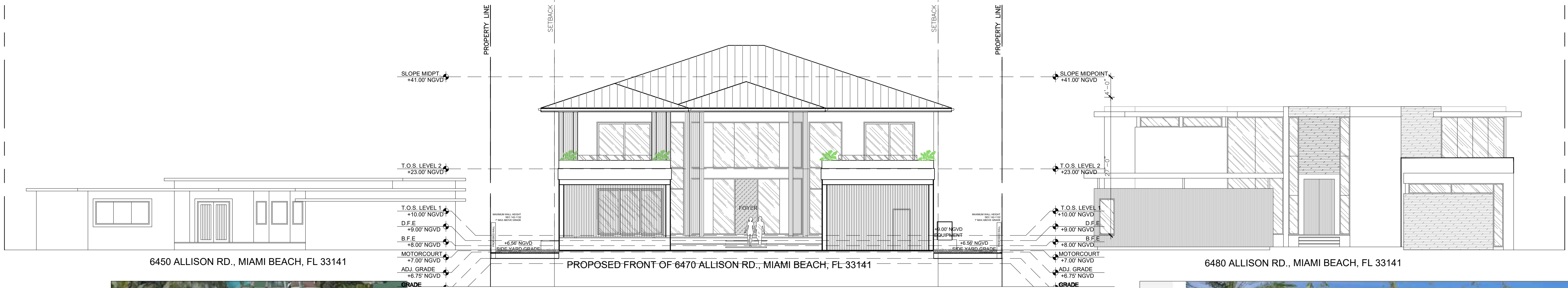
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CONTEXT ELEVATIONS

Date	04-11-2022	Sheet No.
Scale	--	A1.20
Project	0000	



6480 ALLISON RD., MIAMI BEACH, FL 33141



1 CONTEXT ELEVATIONS (FRONT VIEW)
Scale: 3/32" = 1'-0"



6480 ALLISON RD., MIAMI BEACH, FL 33141



6450 ALLISON RD., MIAMI BEACH, FL 33141



2 CONTEXT ELEVATIONS (REAR VIEW)
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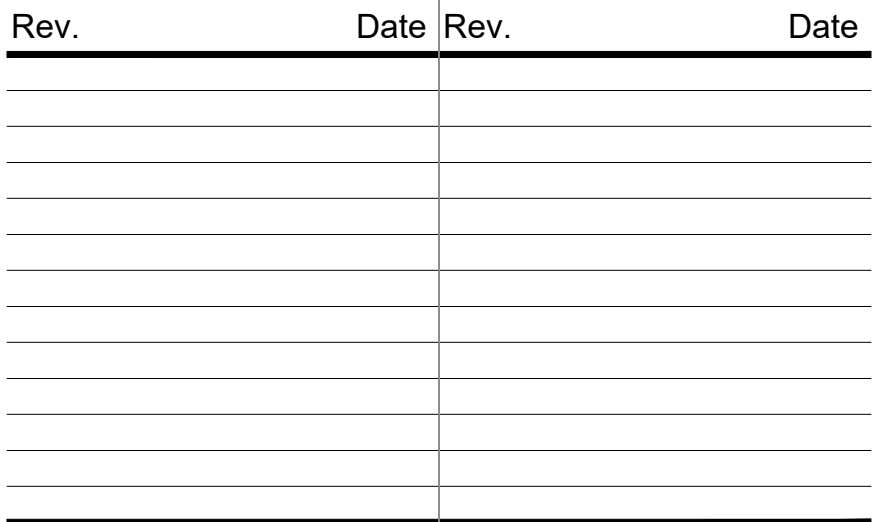
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CONTEXT ELEVATIONS

Date	04-11-2022	Sheet No.
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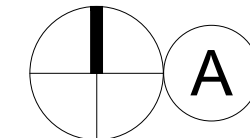
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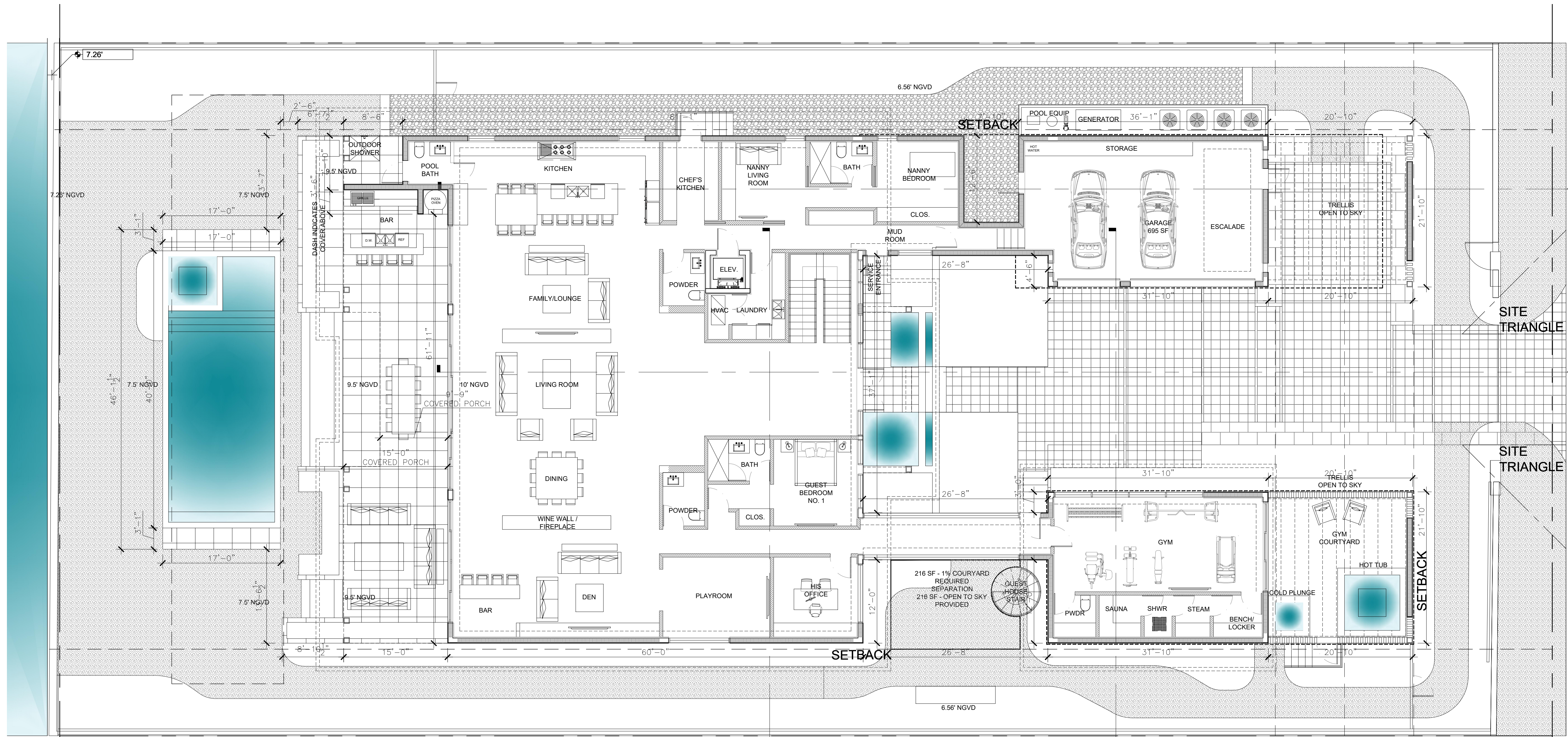
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PLAN
NORTH



SITE PLAN

Scale: $1/8" = 1'-0"$



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PROPOSED LEVEL 1

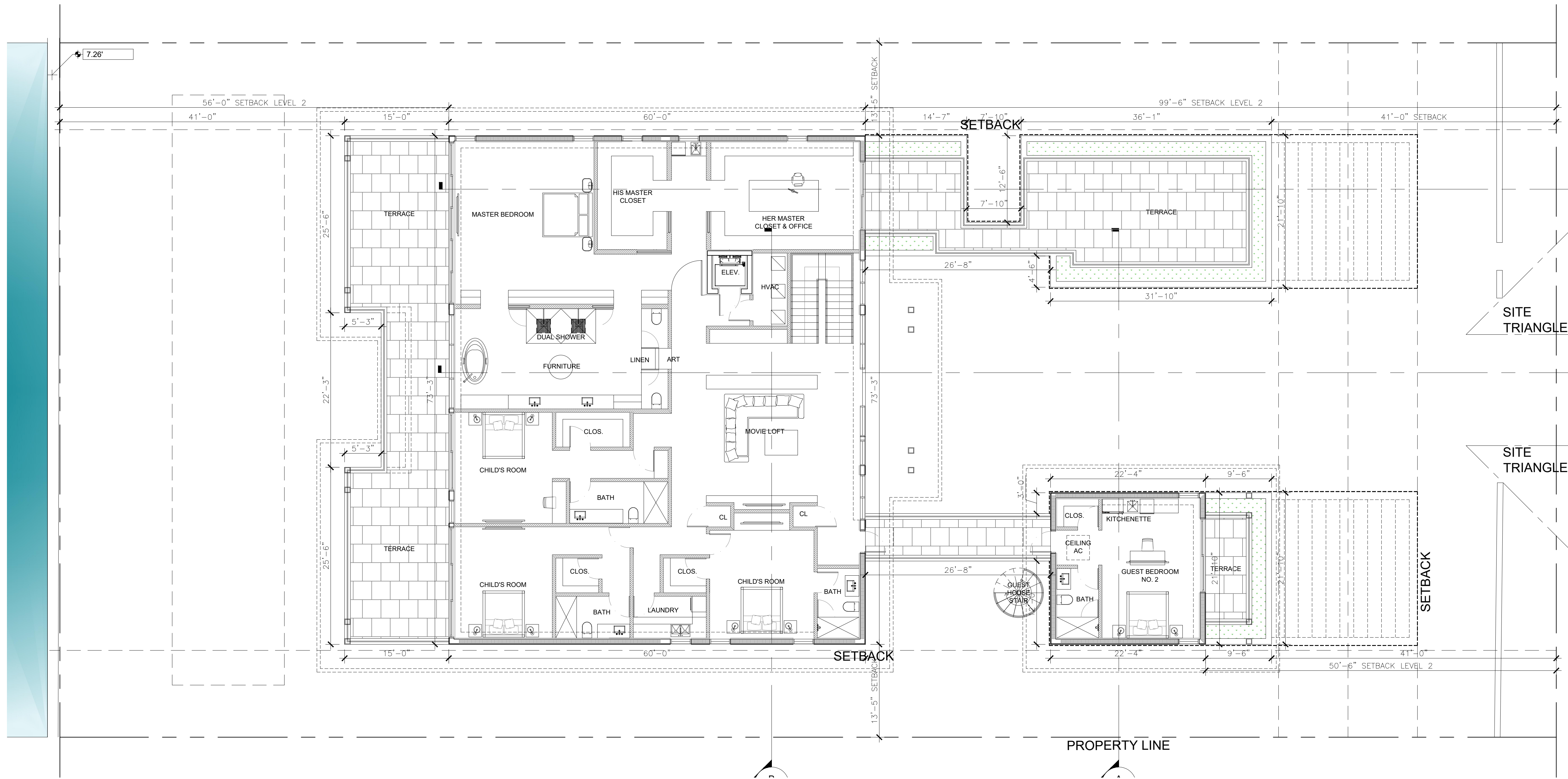
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PLAN
NORTH

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PROPOSED PLANS

Scale: 1/8" = 1'-0"



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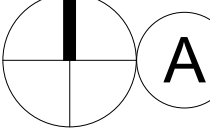


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PROPOSED LEVEL 2

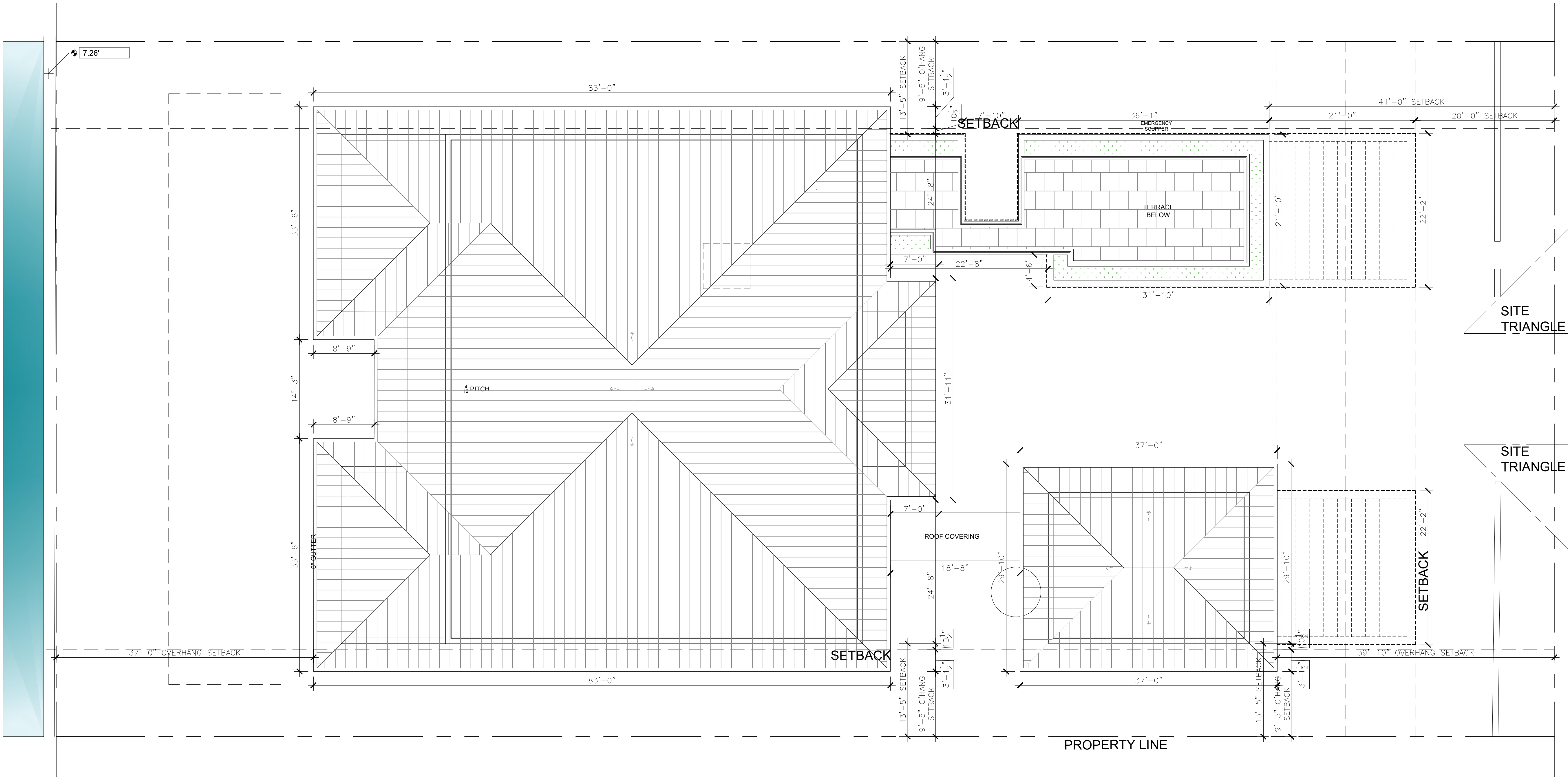
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PLAN
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PROPOSED PLANS

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PROPOSED LEVEL ROOF

Date	04-11-2022	Sheet No.
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PLAN
NORTH

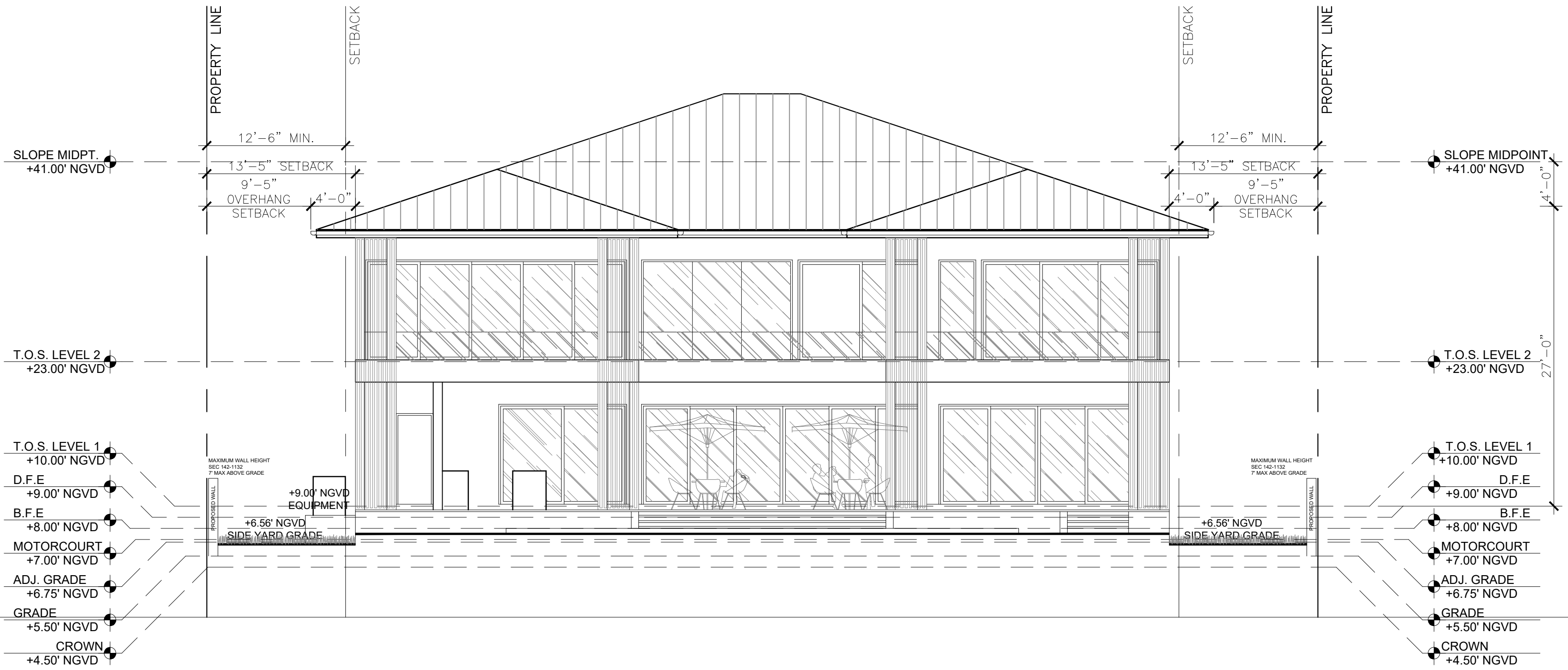
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PROPOSED PLANS

Scale: 1/8" = 1'-0"

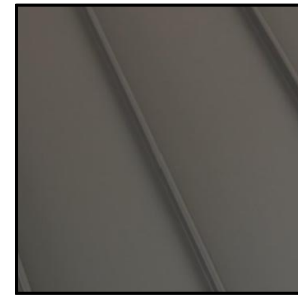


A FRONT ELEVATION
Scale: 1/8" = 1'-0"



B REAR ELEVATION
Scale: 1/8" = 1'-0"

ELEVATION MATERIAL LEGEND



1- METAL ROOF



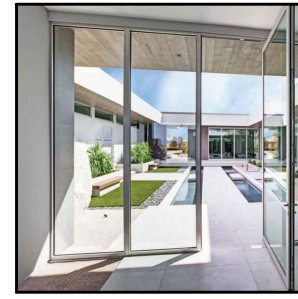
2- DARK STONE



3- LIGHT STONE



4- WOOD SOFFIT



5- FRAMES



6- LOUVERED SCREEN



7- RAIL

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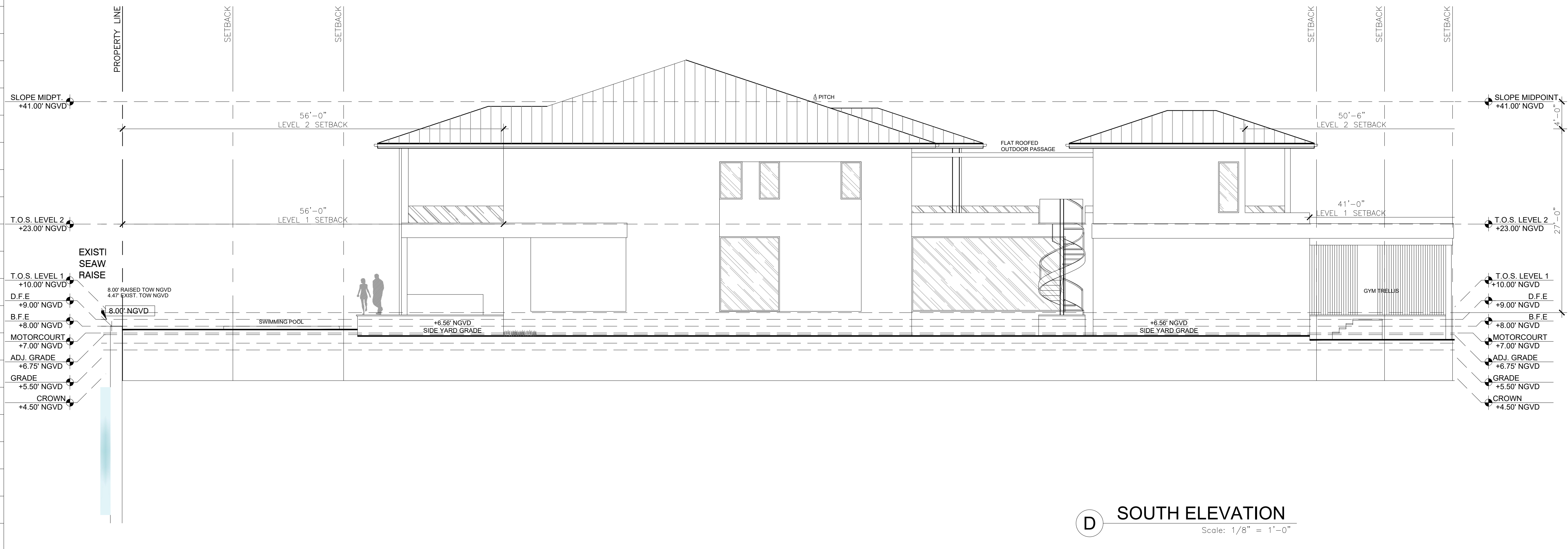
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ELEVATIONS

Date	04-11-2022	Sheet No.
Scale	--	A4.01
Project	0000	



Rev.	Date	Rev.	Date

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KARP

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ELEVATIONS

Date	04-11-2022	Sheet No.
Scale	--	A4.02
Project	0000	



A FRONT ELEVATION
Scale: 1/8" = 1'-0"



B REAR ELEVATION
Scale: 1/8" = 1'-0"

Rev.	Date	Rev.	Date

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K O B I
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RENDERED ELEVATIONS

Date	04-11-2022	Sheet No.
Scale	--	A4.03
Project	0000	

SLOPE MIDPT.
+41.00' NGVD

T.O.S. LEVEL 2
+23.00' NGVD

T.O.S. LEVEL 1
+10.00' NGVD

D.F.E.
+9.00' NGVD

B.F.E.
+8.00' NGVD

MOTORCOURT
+7.00' NGVD

ADJ. GRADE
+6.75' NGVD

GRADE
+5.50' NGVD

CROWN
+4.50' NGVD



SLOPE MIDPOINT
+41.00' NGVD

T.O.S. LEVEL 2
+23.00' NGVD

T.O.S. LEVEL 1
+10.00' NGVD

D.F.E.
+9.00' NGVD

B.F.E.
+8.00' NGVD

MOTORCOURT
+7.00' NGVD

ADJ. GRADE
+6.75' NGVD

GRADE
+5.50' NGVD

CROWN
+4.50' NGVD

C NORTH ELEVATION

Scale: 1/8" = 1'-0"

SLOPE MIDPT.
+41.00' NGVD

T.O.S. LEVEL 2
+23.00' NGVD

T.O.S. LEVEL 1
+10.00' NGVD

D.F.E.
+9.00' NGVD

B.F.E.
+8.00' NGVD

MOTORCOURT
+7.00' NGVD

ADJ. GRADE
+6.75' NGVD

GRADE
+5.50' NGVD

CROWN
+4.50' NGVD



SLOPE MIDPOINT
+41.00' NGVD

T.O.S. LEVEL 2
+23.00' NGVD

T.O.S. LEVEL 1
+10.00' NGVD

D.F.E.
+9.00' NGVD

B.F.E.
+8.00' NGVD

MOTORCOURT
+7.00' NGVD

ADJ. GRADE
+6.75' NGVD

GRADE
+5.50' NGVD

CROWN
+4.50' NGVD

D SOUTH ELEVATION

Scale: 1/8" = 1'-0"

Rev.	Date	Rev.	Date

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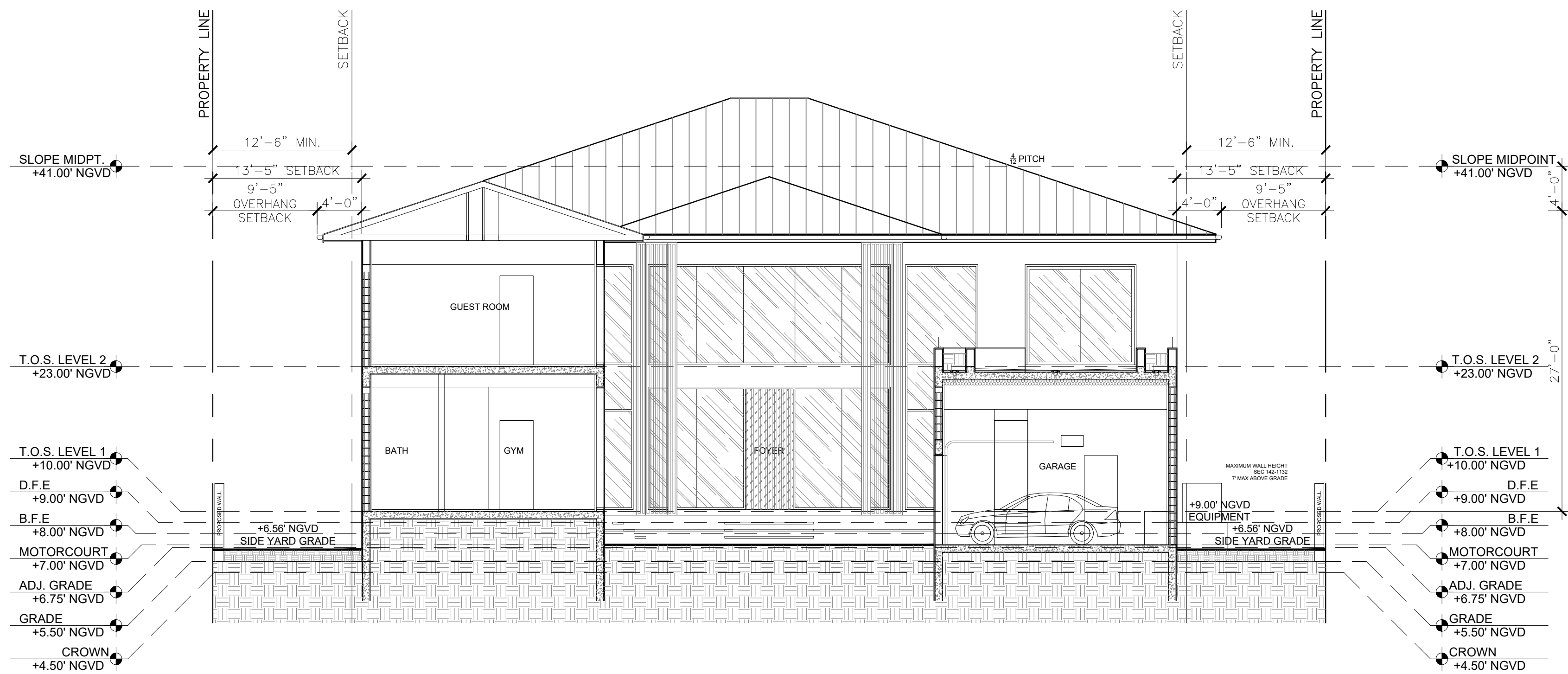
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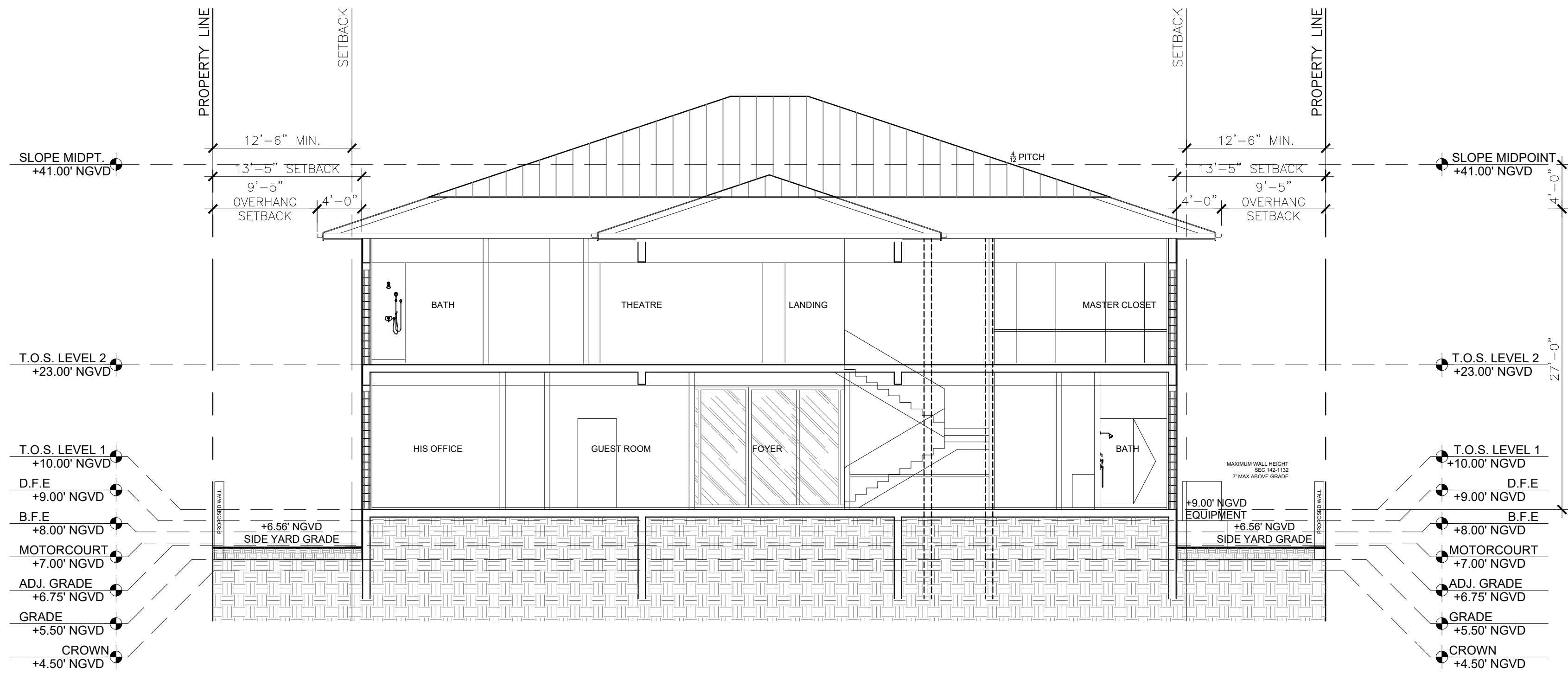
RENDERED ELEVATIONS

Date	04-11-2022	Sheet No.
Scale	--	A4.04
Project	0000	



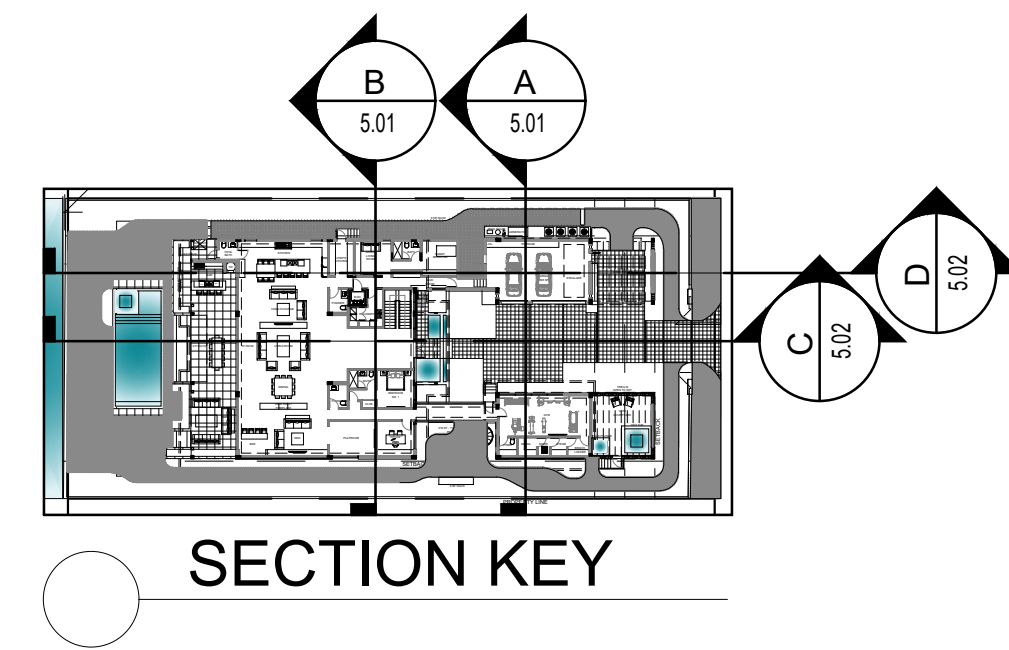
SECTION A

Scale: 1/8" = 1'-0"



SECTION B

Scale: 1/8" = 1'-0"



Rev.	Date	Rev.	Date

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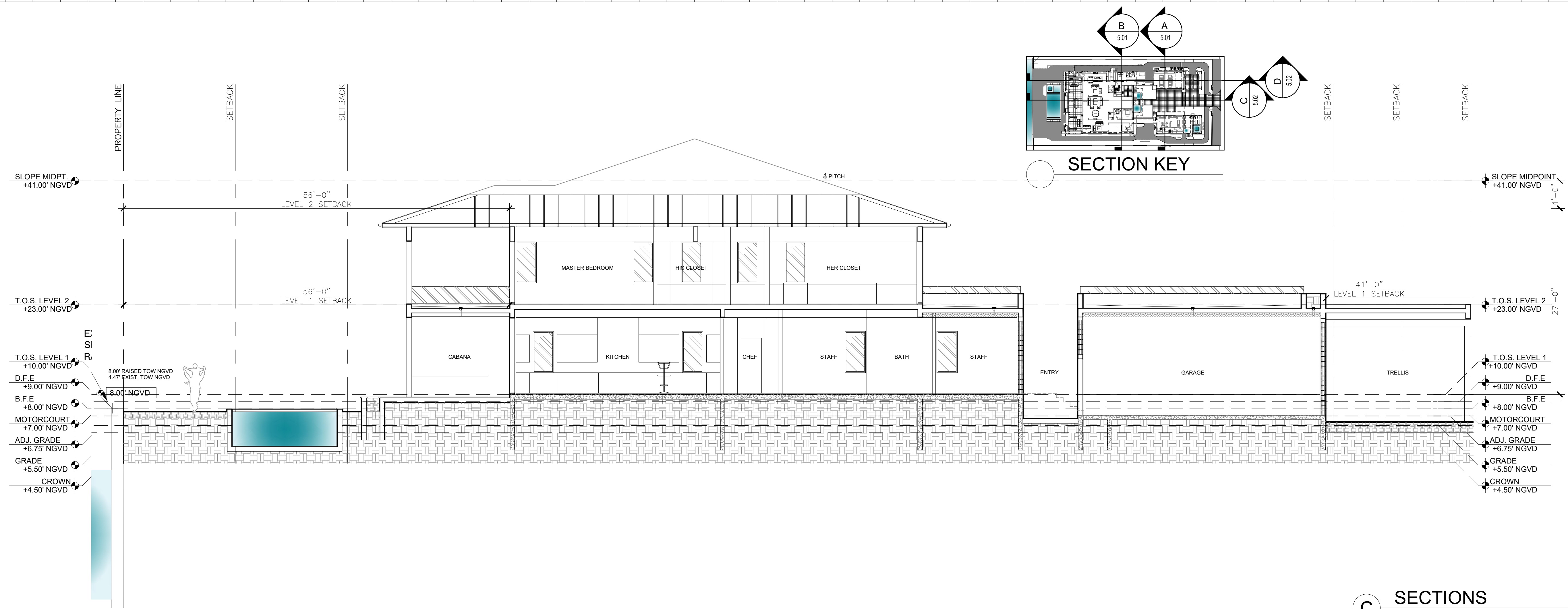
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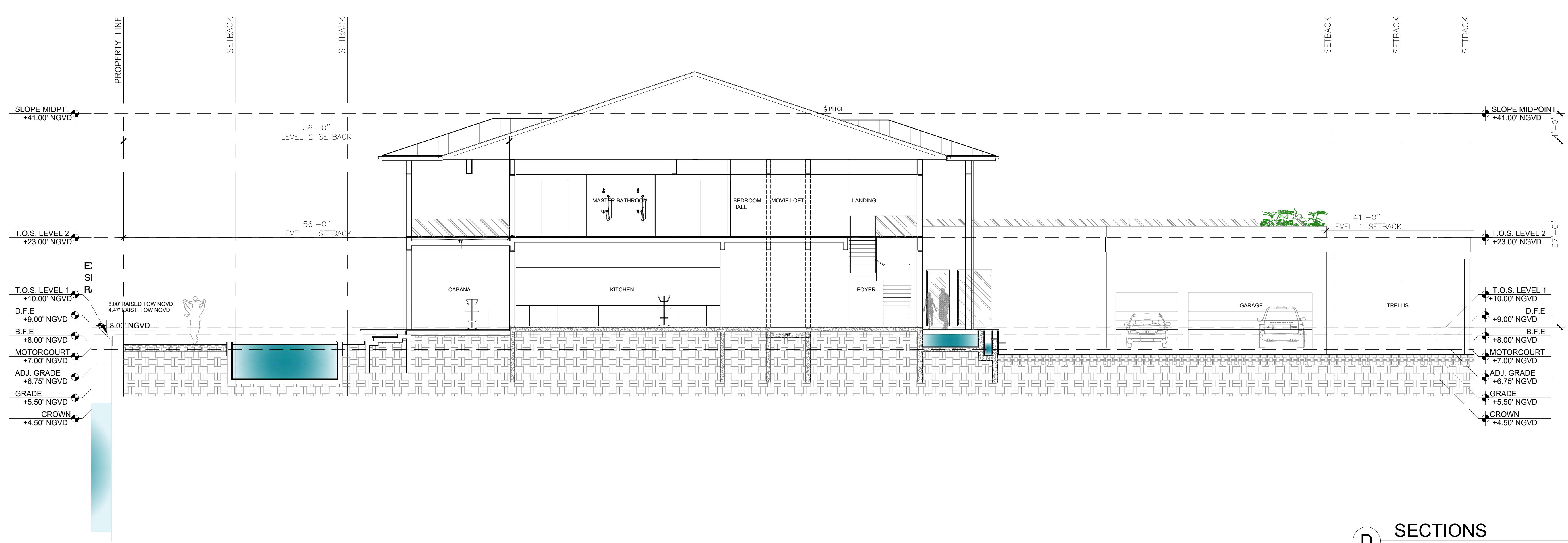


SECTIONS

Date	04-11-2022	Sheet No.
Scale	--	A5.01
Project	0000	



C SECTIONS
Scale: 1/8" = 1'-0"



D SECTIONS
Scale: 1/8" = 1'-0"

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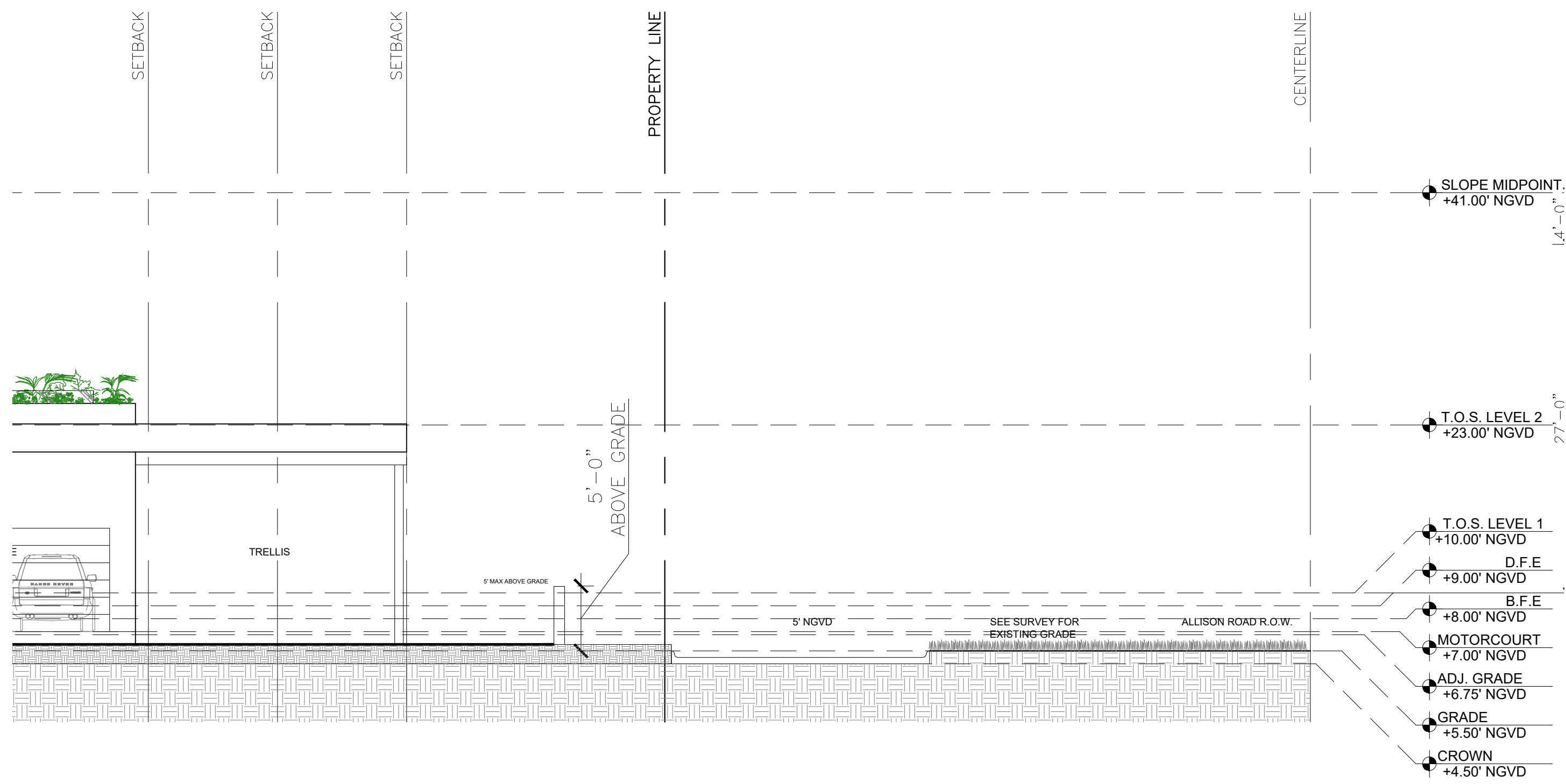
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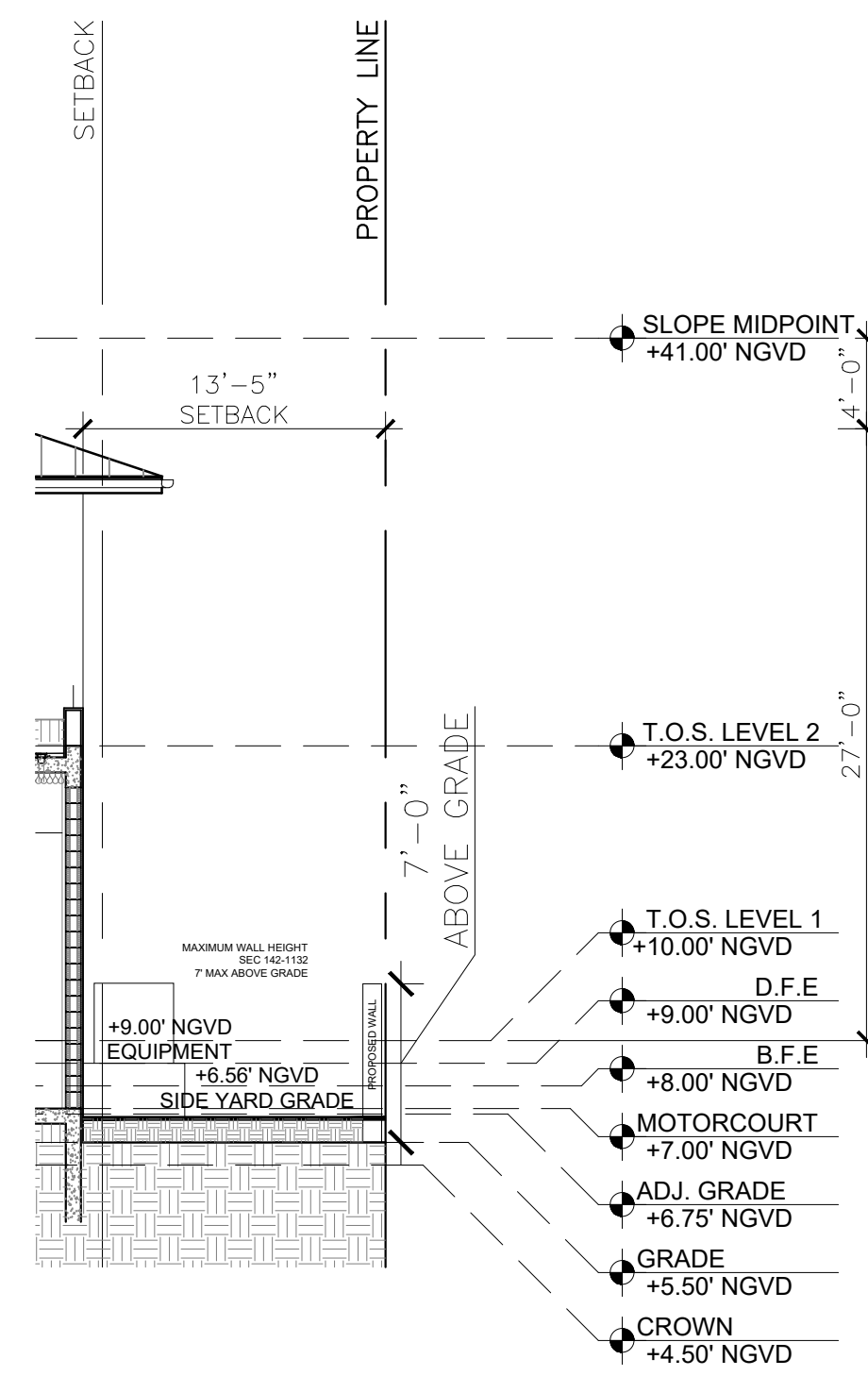
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SECTIONS

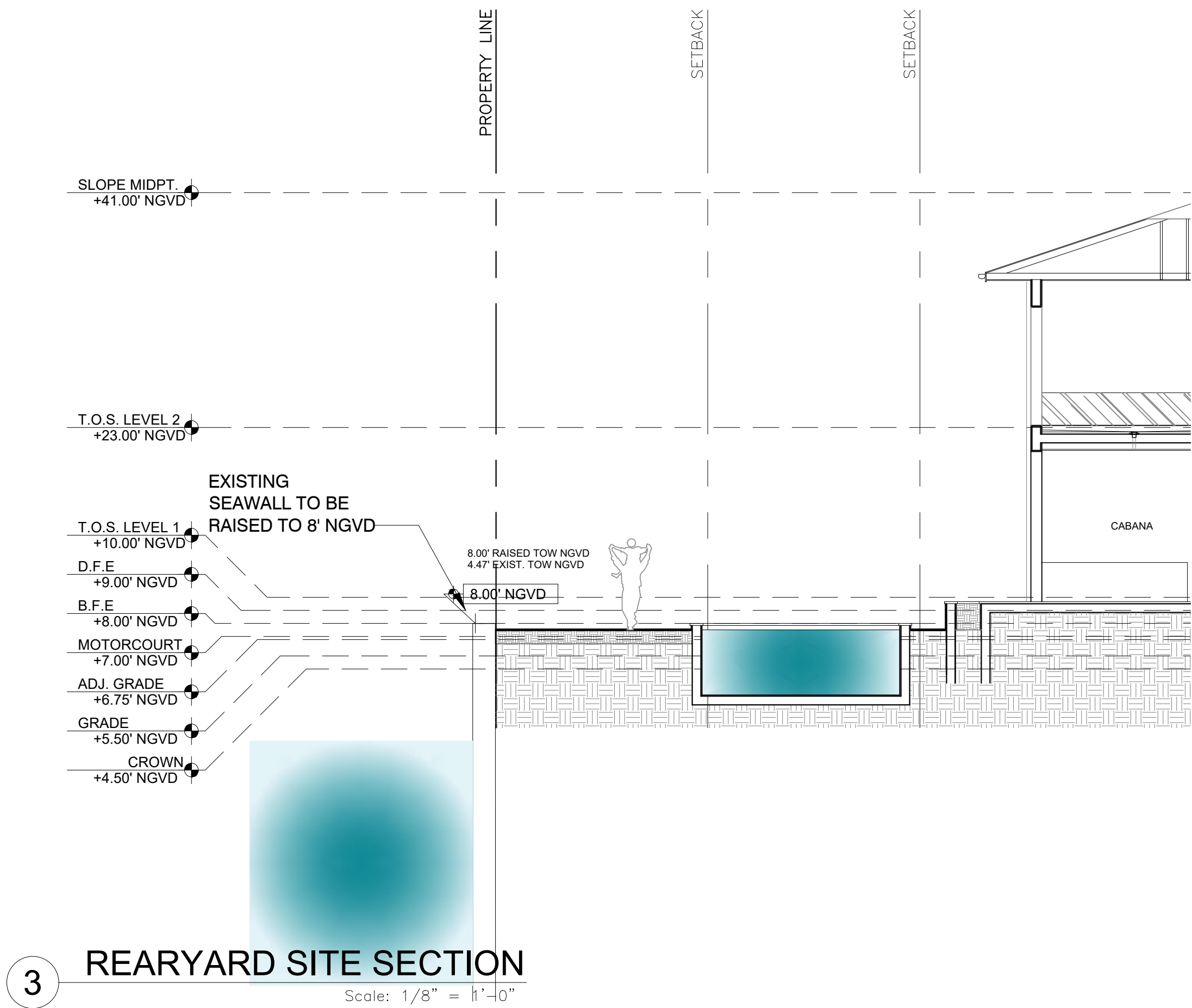
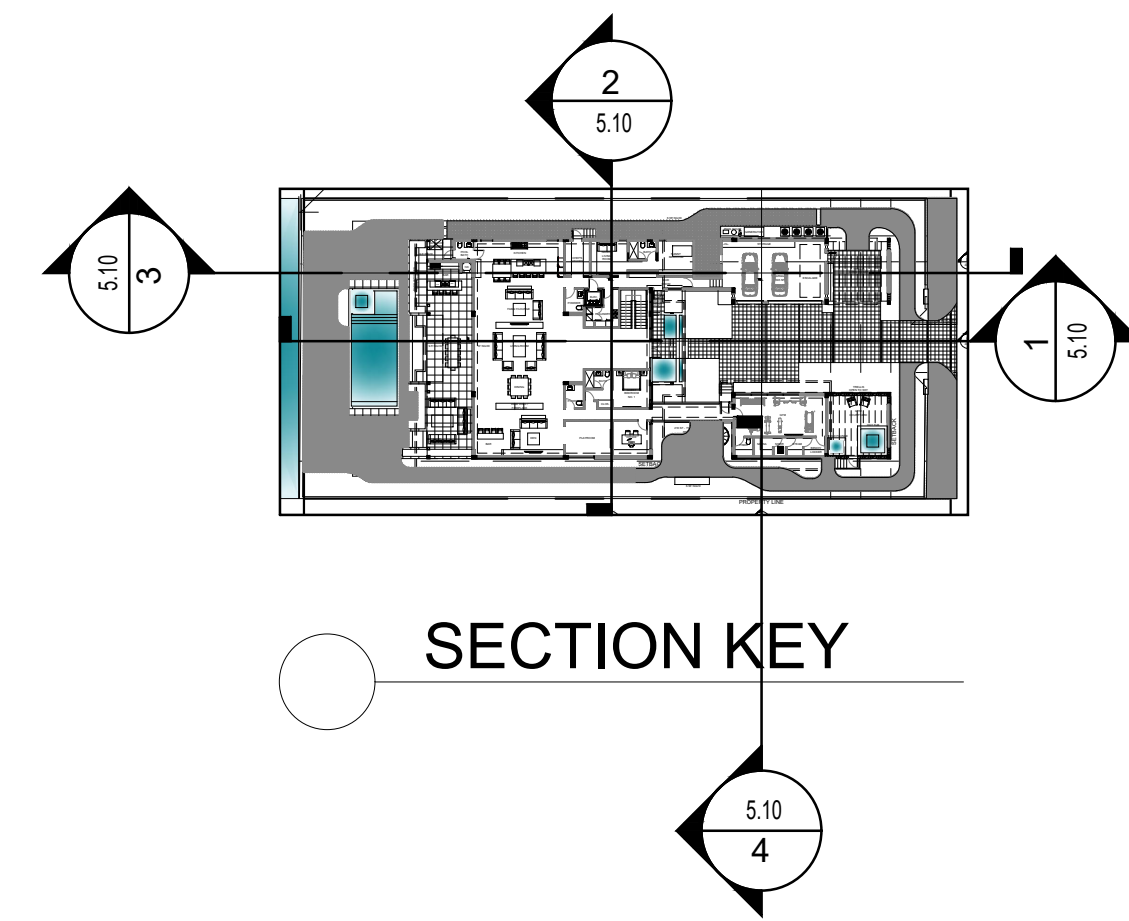
Date	04-11-2022	Sheet No.
Scale	--	A5.02
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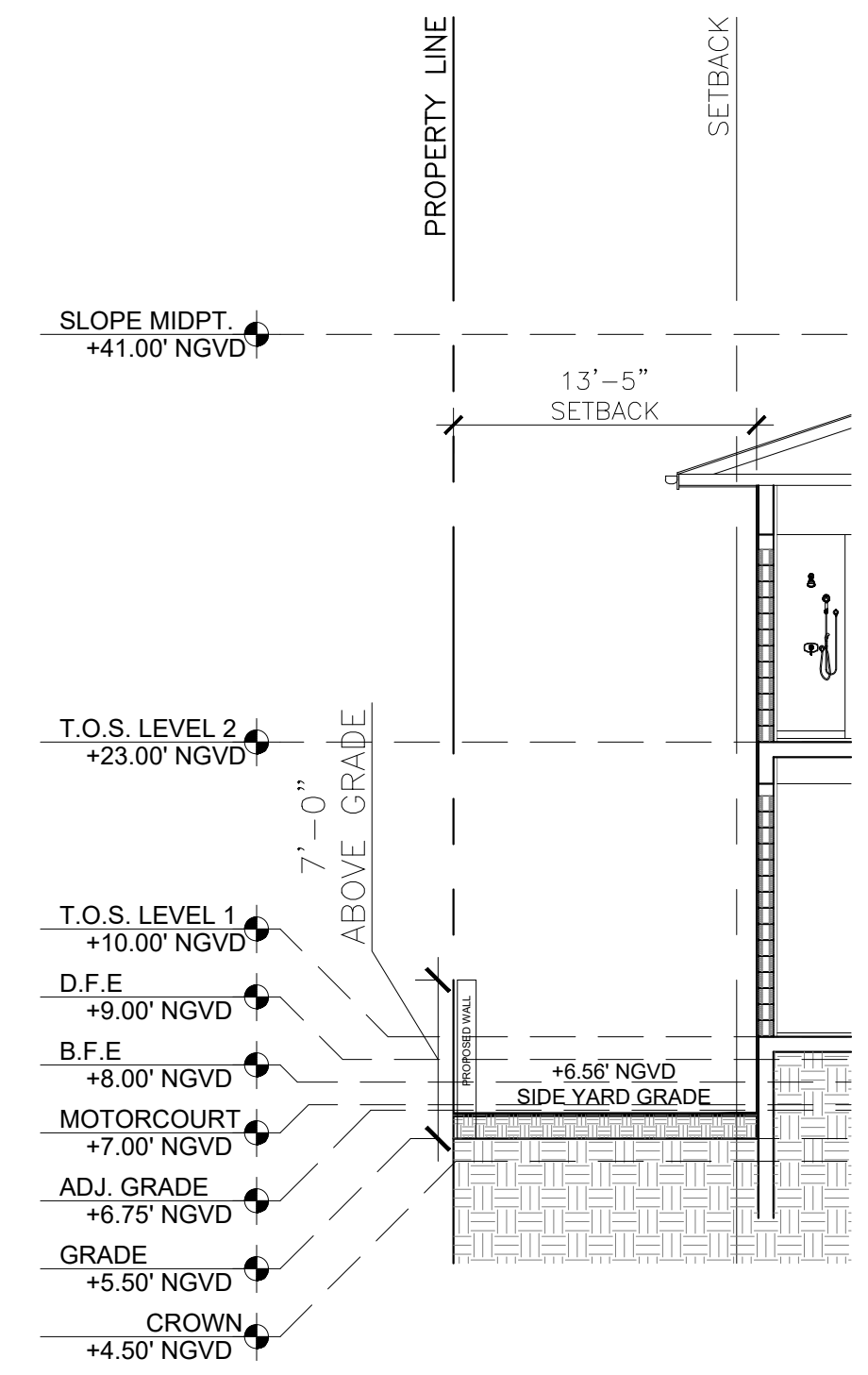
1 FRONTYARD SITE SECTION
Scale: 1/8" = 1'-0"



2 NORTH SIDEYARD SITE SECTION
Scale: 1/8" = 1'-0"



3 REARYARD SITE SECTION
Scale: 1/8" = 1'-0"



4 SOUTH SIDEYARD SITE SECTION
Scale: 1/8" = 1'-0"

Rev.	Date	Rev.	Date

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SITE SECTIONS

Date	04-11-2022	Sheet No.
Scale	--	A5.10
Project	0000	