

PRIVATE RESIDENCE

6470 ALLISON ROAD
MIAMI BEACH, FL 33141

DRB FINAL SUBMITTAL PACKAGE
04-11-2022
DRB NO. 22-0802



6470 ALLISON ROAD, MIAMI BEACH, FLORIDA

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Rev.	Date	Rev.	Date

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PRIVATE RESIDENCE

6470 ALLISON RD
MIAMI BEACH, FL 33141

Owner:
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Consultant:
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Consultant:
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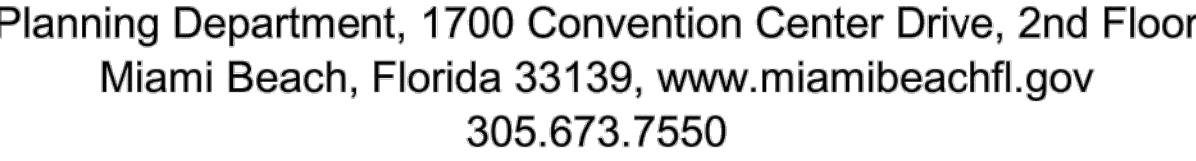
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KOBI KARP
Lic. # AR0012578



COVER

Date	04-11-2022	Sheet No.
Scale	--	A0.00
Project	0000	



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

[illegible]

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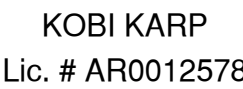
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Date	04-11-2022	Sheet No. A0.01
Scale	--	
Project	0000	



6470 ALLISON RD.
SITE
OF PROJECT

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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N

1

RADIUS SITE LOCATION & IMAGE KEY PLAN

NO SCALE



C1 - ALLISON RD. (VIEW TO NORTH)



C2 - ALLISON RD. (VIEW TO SOUTH)

Owner:
Name
Address
Tel:
Email

Consultant:
Name
Address
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Consultant:
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IMAGE KEY

Date	04-11-2022	Sheet No.
Scale	--	A0.02
Project	0000	



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. A0.03
Scale	--	
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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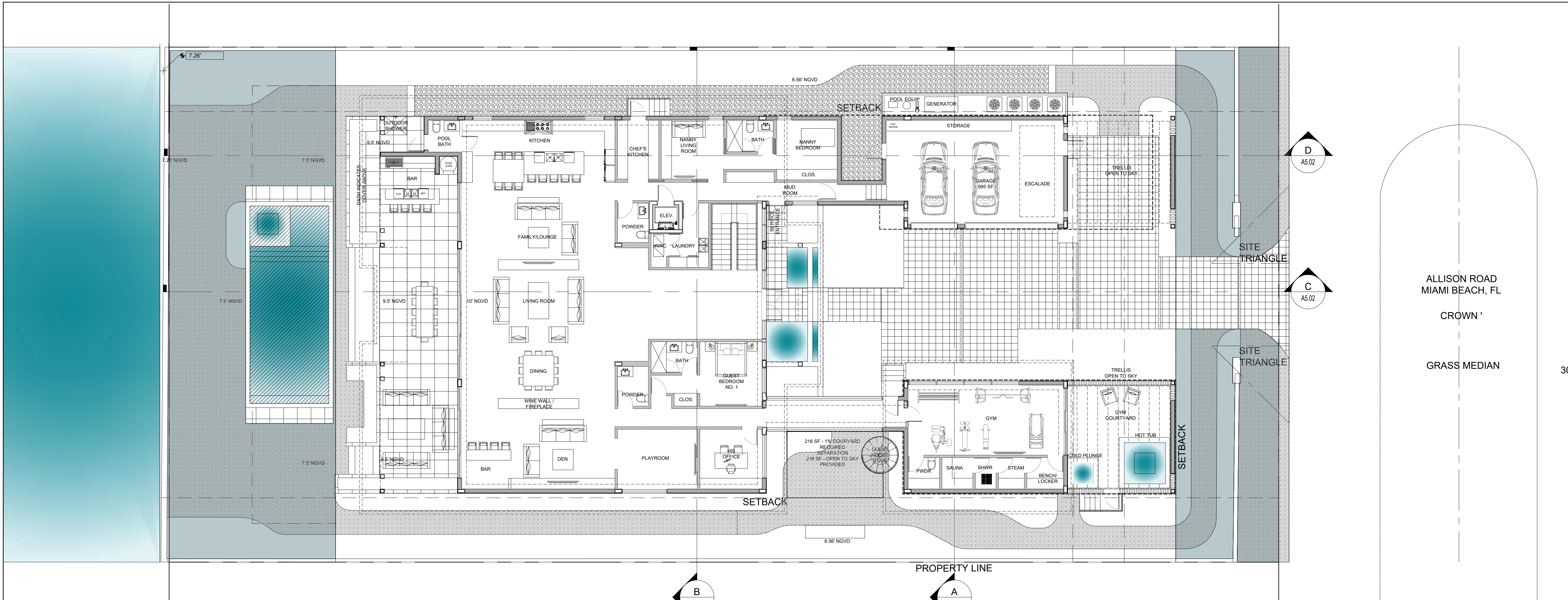
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CONTEXT IMAGES

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



PROPOSED PERVIOUS CALCULATION
REQUIRED FRONT YARD (30'-0" SETBACK)
2,000 SF = 1,000 SF (50%) MIN. PERVIOUS SPACE REQUIRED
1,623 (81.15%) PERVIOUS SPACE PROPOSED
REQUIRED REAR YARD
3,235 SF = 2,278 SF (70%) MIN. PERVIOUS SPACE REQUIRED
2,696 SF (83.33%) PERVIOUS SPACE PROPOSED

1 PERVIOUS CALCULATIONS

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

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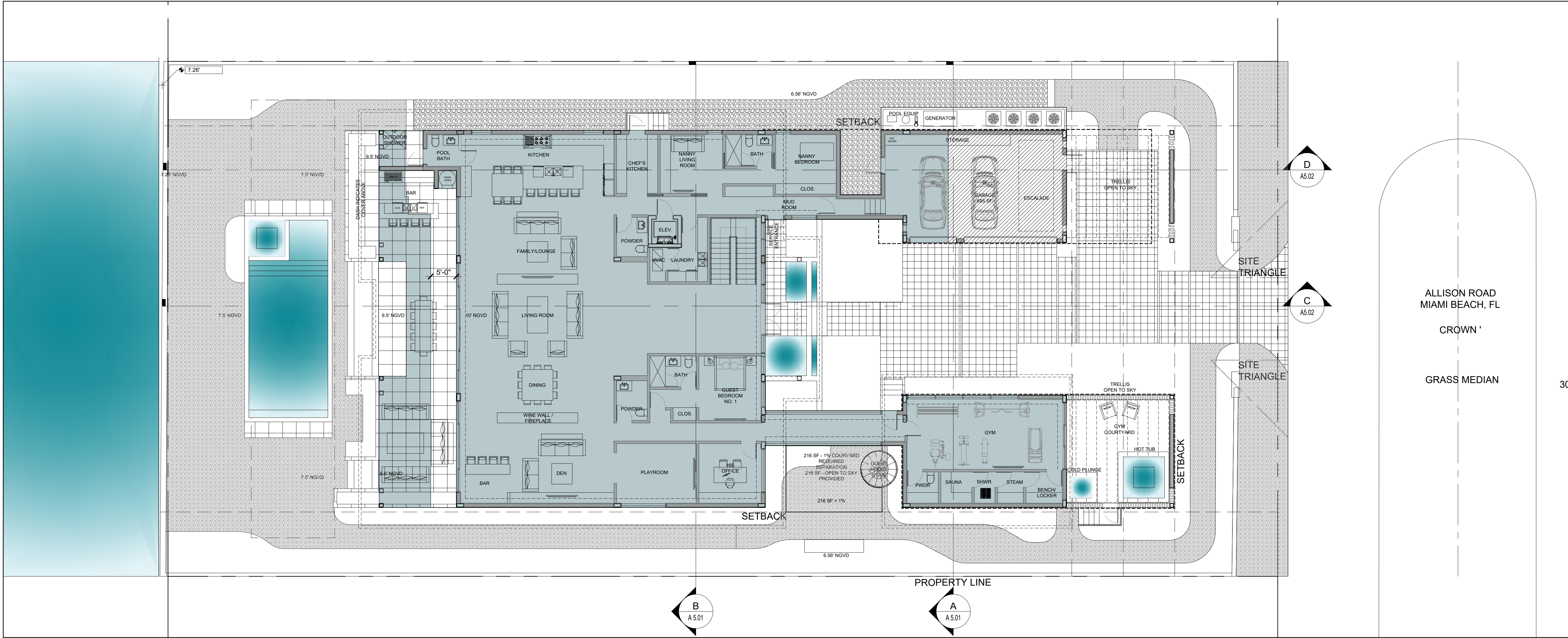
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ZONING DIAGRAMS

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



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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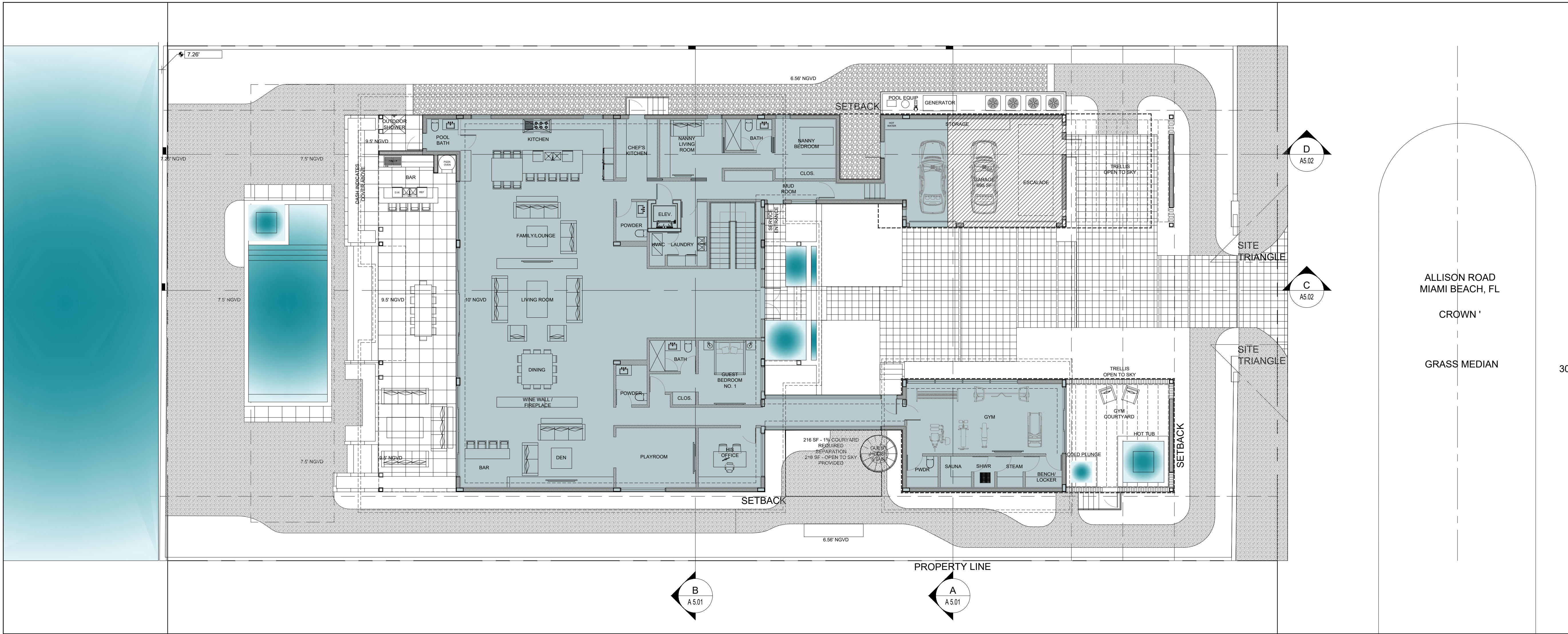
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ZONING DIAGRAMS

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



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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MIAMI BEACH, FL 33141

ALLISON ROAD
MIAMI BEACH, FL
CROWN '
GRASS MEDIAN

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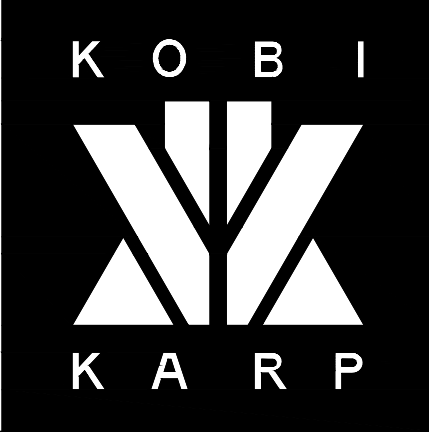
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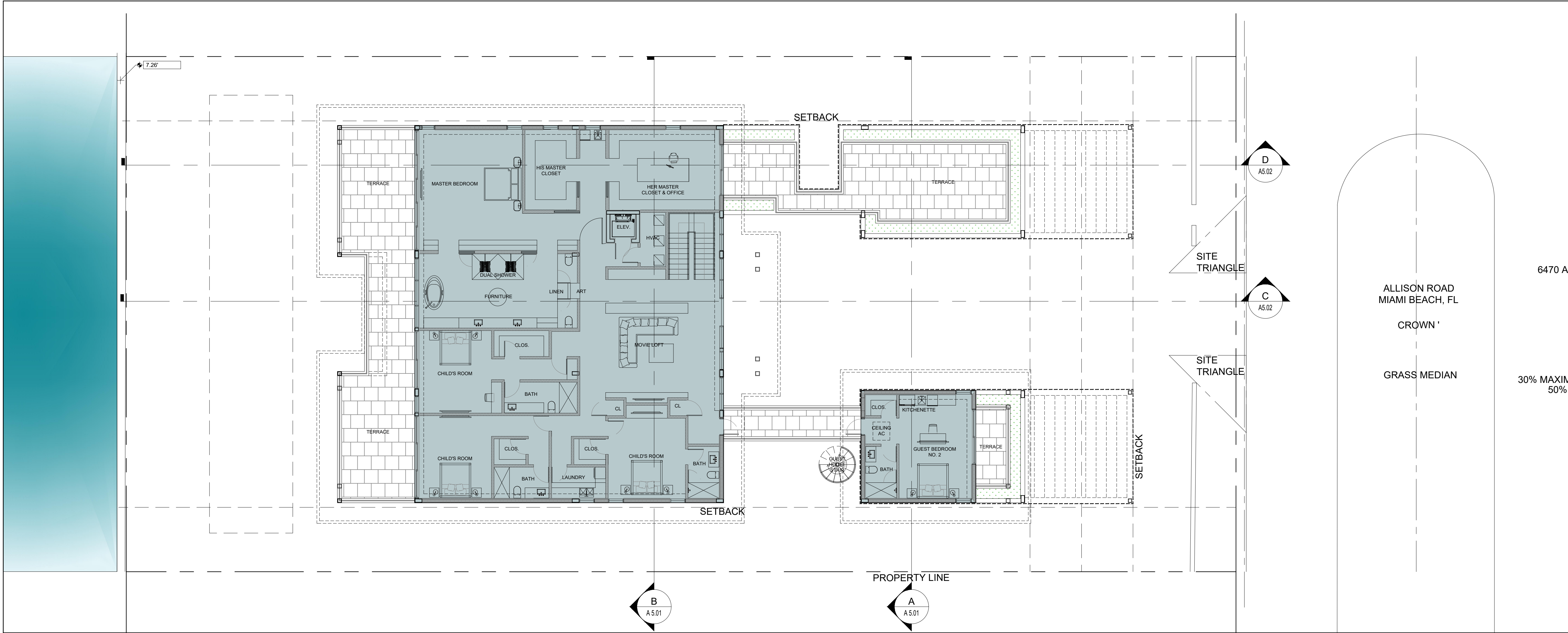
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ZONING DIAGRAMS

Date	04-11-2022	Sheet No.
Scale	--	A1.12
Project	0000	



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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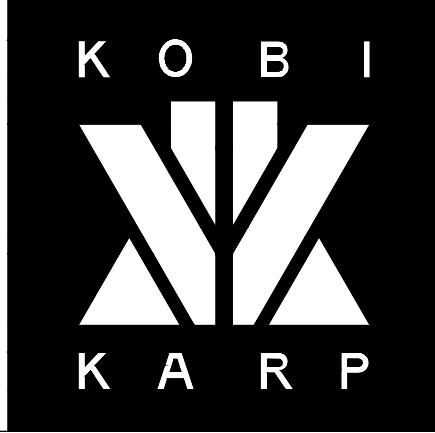
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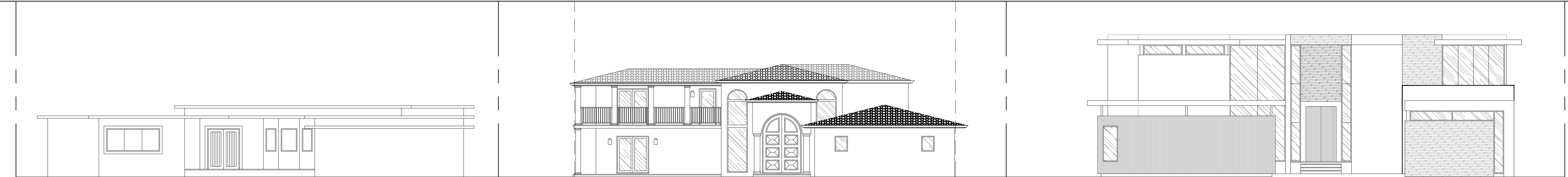
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ZONING DIAGRAMS

Date	04-11-2022	Sheet No.
Scale	--	A1.13
Project	0000	



6450 ALLISON RD., MIAMI BEACH, FL 33141

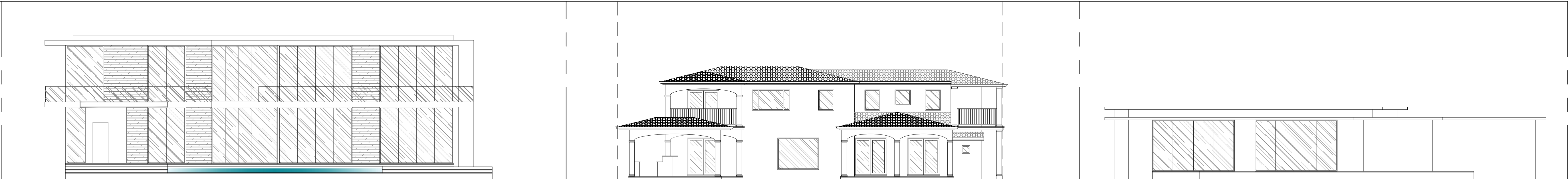
EXISTING FRONT OF 6470 ALLISON RD., MIAMI BEACH, FL 33141

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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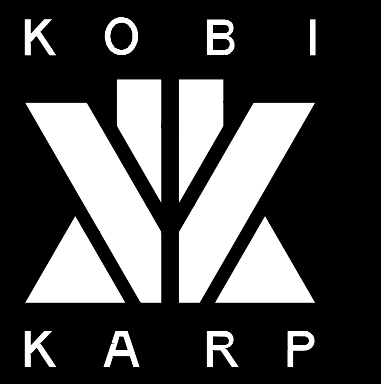
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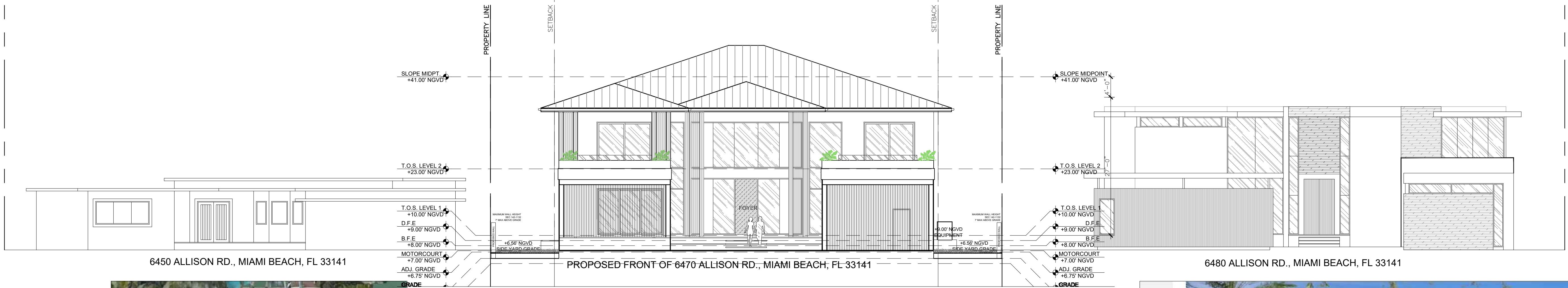
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CONTEXT ELEVATIONS

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

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CONTEXT ELEVATIONS

Date	04-11-2022	Sheet No.
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AXONOMETRIC NE VIEW



1 NE AXONOMETRIC
NO SCALE

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