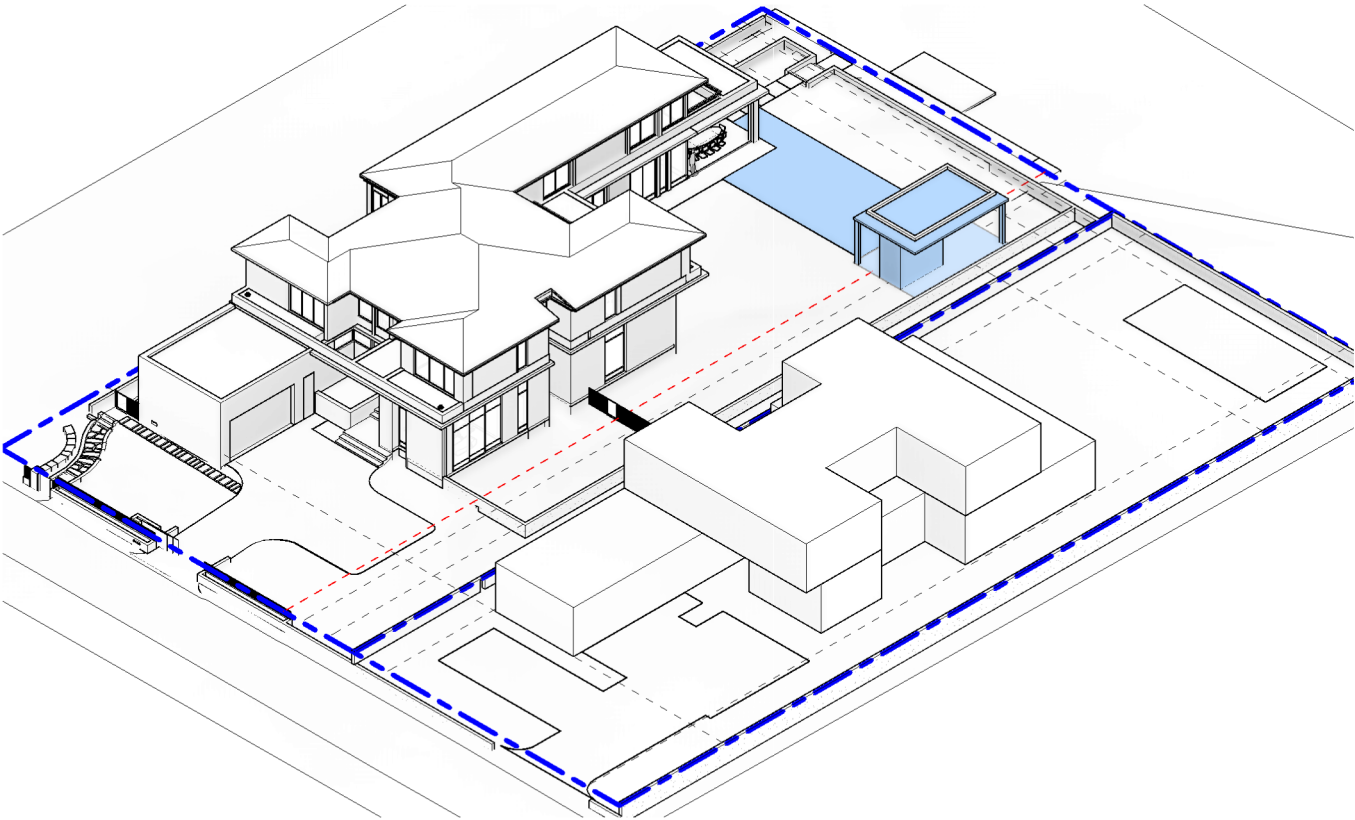


SIDMAN RESIDENCE

6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

FOLIO: 02-3211-003-0410 AND
02-3211-003-0400



FINAL SUBMITTAL

05/01/2023

FILE No. PB23-0597

[STRANG] DESIGN

ARCHITECT LICENSE NUMBER: AR100517 | 2900 SW 28TH TERRACE, SUITE 301, MIAMI, FL 33133 | PH: 305.373.4990

05/01/2023

SKETCH OF AS-BUILT SURVEY OF: **6444 ALLISON ROAD, MIAMI BEACH, FL.**

LEGEND:
M.D.C.R. . . . MIAMI-DADE COUNTY RECORDS
P.B. . . . PLAT BOOK
P.C. . . . PAGE
(C) . . . CALCULATED
(P) . . . DENOTES INFORMATION BASED ON PLAT OF RECORD
(R) . . . DENOTES DISTANCE BASED ON RECORD INFORMATION
NOV 29 . . . NATIONAL GEODETIC VERTICAL DATUM OF 1929
NOV 88 . . . NORTH AMERICAN VERTICAL DATUM OF 1988
TRAV. PT. . . TRAVERSE POINT
L.B. . . . LICENSED BUSINESS
I.D. . . . IDENTIFICATION
C . . . CENTERLINE
W . . . WATER METER
O . . . WOOD PILE
A . . . VIEW 1
B . . . BREAK IN SCALE
P . . . WATER DISTRIBUTION PEDESTAL
S . . . SURFACE ELEVATION
SET 5/8" IRON ROD & CAP, STAMPED L.B. 7551 (UNLESS OTHERWISE NOTED)



VIEW 1
NOT TO SCALE



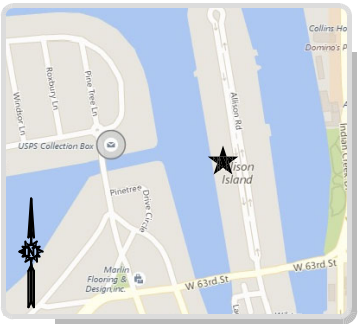
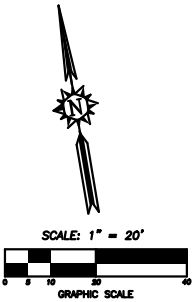
VIEW 2
NOT TO SCALE



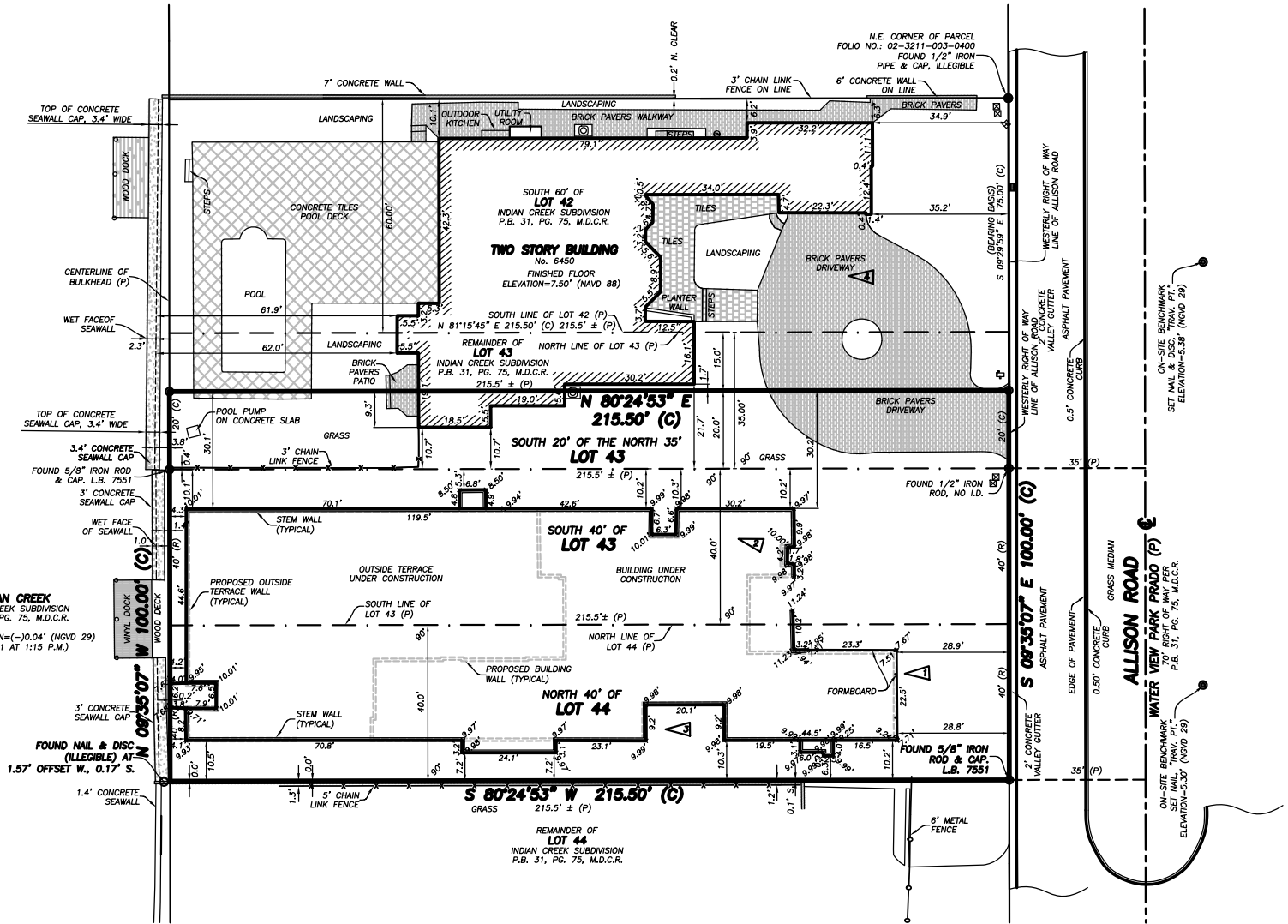
VIEW 3
NOT TO SCALE



VIEW 4
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



LEGAL DESCRIPTION:

THE SOUTH 40 FEET OF LOT 43 AND THE NORTH 40 FEET OF LOT 44 OF INDIAN CREEK SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 75 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 20 FEET OF THE NORTH 35 FEET OF LOT 43 OF INDIAN CREEK SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 75 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEY NOTES:

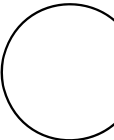
1. THIS SURVEY REPRESENTS AN AS-BUILT (FORMBOARD AND STEM WALL) SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.08°29'59\"E, ALONG THE WESTERLY RIGHT OF WAY LINE OF ALLISON ROAD AND REFER TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=8' (NOV 29), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12060C 0328 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. MAP REVISED DATE: SEPTEMBER 11, 2009.
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
7. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
8. THE PROPERTY SHOWN HEREON CONTAINS 0.495 ACRES (21,550 SQUARE FEET), MORE OR LESS.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR RECEIVED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.
11. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770 AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
12. TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES, WELLS AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
13. ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
14. THE ELEVATIONS SHOWN HEREON ARE BASED ON MIAMI-DADE COUNTY BENCHMARK A-33 AND REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NOV 29). THE MARK IS A BRASS DISC IN WINGWALL AT NW CORNER OF BRIDGE OVER INDIAN CREEK. ELEVATION=8.23' (NOV 29).

THIS SURVEY IS CERTIFIED TO:
ALLISON ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

CERTIFICATE:
THIS IS TO CERTIFY THAT THIS AS-BUILT (FORMBOARD AND STEM WALL) SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA
ECS LAND SURVEYORS, INC. L.B. 7551
EMAIL:JAVIER@ECSLANDSURVEYORS.COM

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

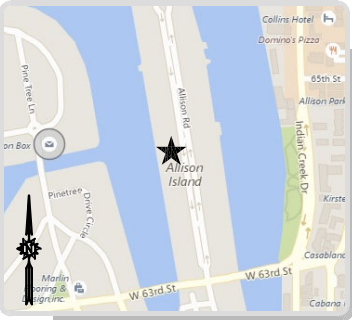


SKETCH OF AS-BUILT SURVEY
S. 40' OF LOT 43 AND THE N. 40' OF LOT 44
INDIAN CREEK SUBDIVISION
PLAT BOOK 31, PAGE 75 M.D.C.R.
6444 ALLISON ROAD, MIAMI BEACH, FL 33141

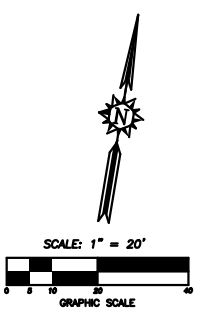
CLIENT: INTELLIGENT CONSTR.	
DATE: 03/03/21	
DRAWN BY: JEC	
CHKD BY: JDJR	
LAST FIELD DATE: 05/01/23	
REVISIONS	
01 BOUNDARY SURVEY	03/30/21
02 ADD ELEVATIONS	04/12/21
03 ADD ELEVATIONS	04/14/22
04 STAKE OUT BUILDING	12/01/22
05 AS-BUILT (FORMBOARD & STEM WALL) SURVEY	03/23/23
06 UPDATE SURVEY	05/01/23

JOB NO.
ECS2907
TASK 7
SHEET NO.
01 OF 01

SKETCH OF BOUNDARY SURVEY OF: **6450 ALLISON ROAD, MIAMI BEACH, FL.**



LOCATION MAP
NOT TO SCALE



VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE

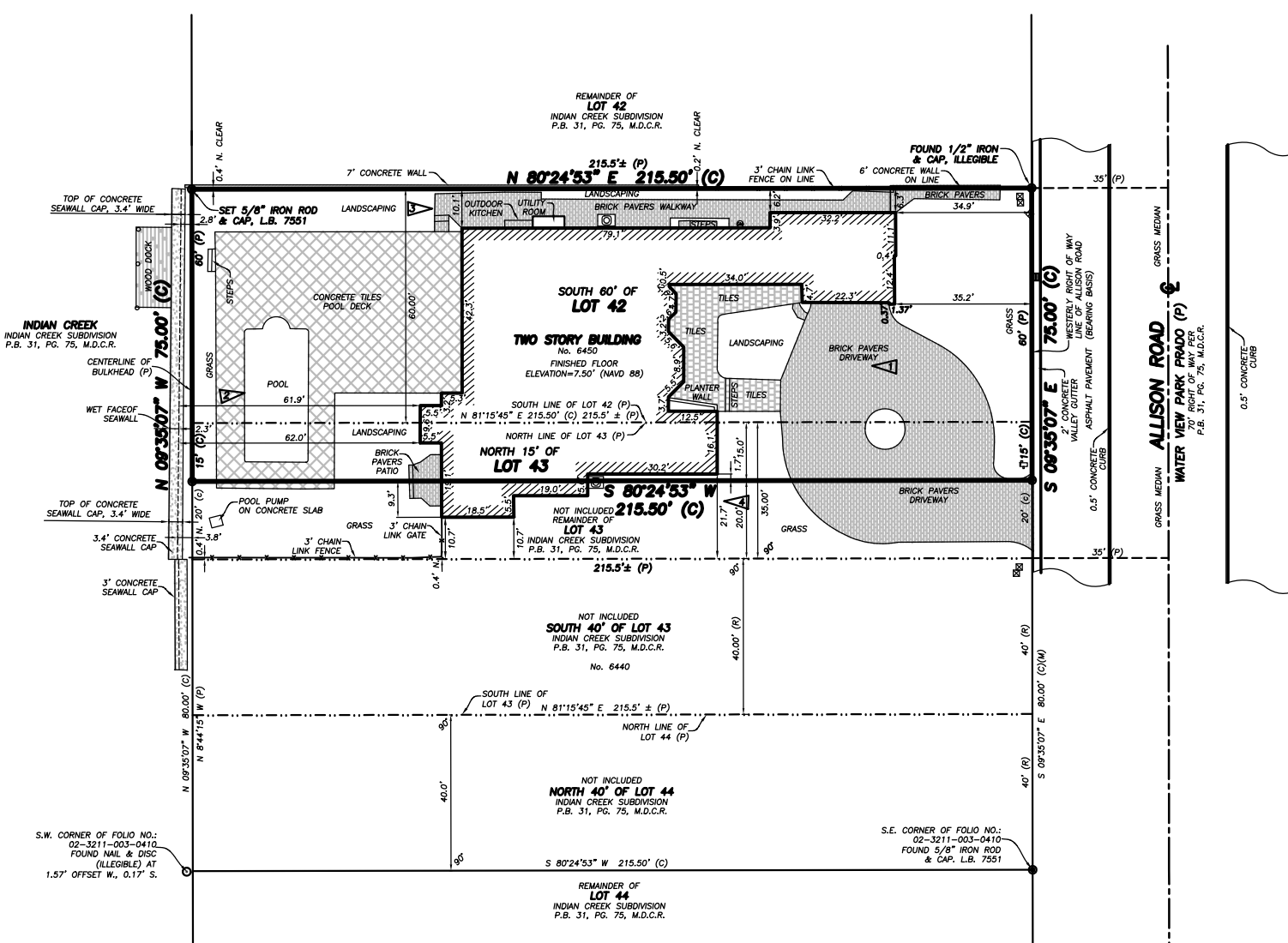


VIEW 3
NOT TO SCALE



VIEW 4
NOT TO SCALE

- LEGEND:**
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - P.B. PLAT BOOK
 - P.G. PAGE
 - (C) CALCULATED
 - (P) DENOTES INFORMATION BASED ON PLAT OF RECORD
 - (R) DENOTES DISTANCE BASED ON RECORD INFORMATION
 - NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988
 - NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 - L.B. LICENSED BUSINESS
 - I.D. IDENTIFICATION
 - CL CENTERLINE
 - MB MAILBOX
 - WPB WIRE PULL BOX
 - CB CATCH BASIN
 - WM WATER METER
 - OP WOOD PILE
 - VIEW 1 VIEW 1
 - SET 5/8" IRON ROD & CAP, STAMPED L.B. 7551 (UNLESS OTHERWISE NOTED)



LEGAL DESCRIPTION:

THE SOUTH 60 FEET OF LOT 42, INDIAN CREEK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, AT PAGE 75, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

THE NORTH 15 FEET OF LOT 43, INDIAN CREEK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, AT PAGE 75, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- SURVEY NOTES:**
- THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.09°35'07"E, ALONG THE WESTERLY RIGHT OF WAY LINE OF ALLISON ROAD AND REFER TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
 - THE PROPERTY SHOWN HEREON LIES WITHIN FLOODS ZONE AE, ELEVATION=8' (NGVD 29) OR 8.45' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 120860 0326 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. MAP REVISED DATE: SEPTEMBER 11, 2009. THE BASE FLOOD ELEVATION SHOWN HEREON WAS CONVERTED FROM NGVD 29 TO NAVD 88 BY SUBTRACTING A FACTOR OF 1.55' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.
 - THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
 - THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
 - THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
 - OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.

- THE PROPERTY SHOWN HEREON CONTAINS 0.371 ACRES (16,163 SQUARE FEET), MORE OR LESS. THE AREA BETWEEN THE CENTERLINE OF BULKHEAD AND THE WET FACE OF SEAWALL CONTAINS 0.007 ACRES (311 SQUARE FEET), MORE OR LESS.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.
- SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770 AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
- TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES, WELLS AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
- ECS LAND SURVEYORS, INC. DID NOT SEARCH THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON MIAMI-DADE COUNTY BENCHMARK A-33 AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A BRASS DISC IN WINGWALL AT NW CORNER OF BRIDGE OVER INDIAN CREEK. ELEVATION=8.82' (NAVD 88). THE BENCHMARK ELEVATION SHOWN HEREON WAS CONVERTED FROM NGVD 29 TO NAVD 88 BY SUBTRACTING A FACTOR OF 1.55' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.

THIS SURVEY IS CERTIFIED TO:

6450 ALLISON LLC, A DELAWARE LIMITED LIABILITY COMPANY
CHICAGO TITLE INSURANCE COMPANY
BELLEVILLE, ILL., ILL.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAMER DE LA ROSA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA
ECS LAND SURVEYORS, INC. L.B. 7551
EMAIL: JAMER@ECSLANDSURVEYORS.COM

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770
ECS LAND SURVEYORS, INC.
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414

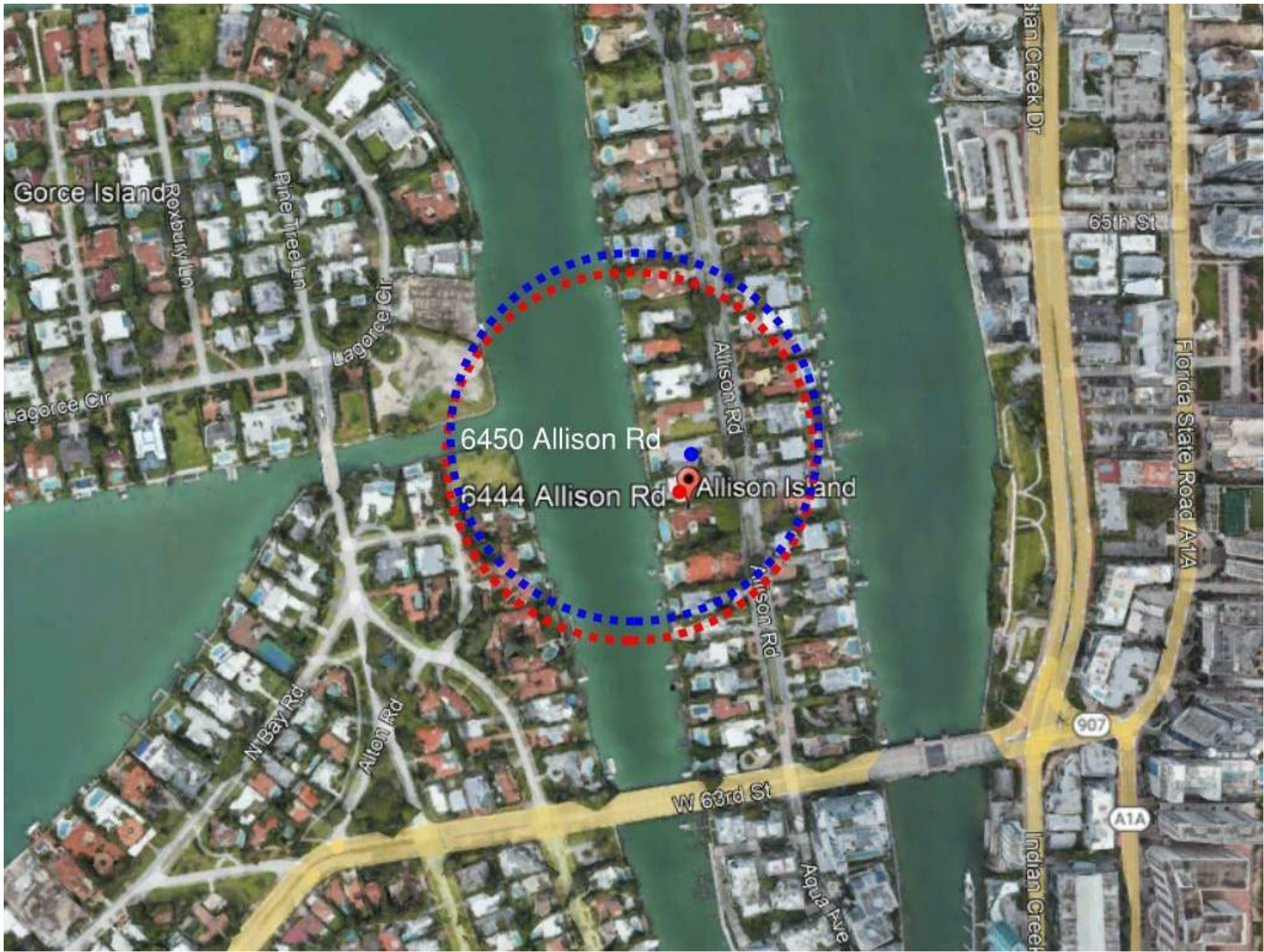
SKETCH OF BOUNDARY SURVEY
S. 60' OF LOT 42 AND THE N. 15' OF LOT 43
INDIAN CREEK SUBDIVISION
PLAT BOOK 31, PAGE 75, M.D.C.R.
6450 ALLISON ROAD, MIAMI BEACH, FL 33141

INTELLIGENT CONSTRUCTION, INC.
DATE: 05/01/23

DRAWN BY: JEC
CHECKED BY: JDLR
LAST FIELD DATE: 03/02/22

REVISIONS

JOB NO.
ECS3166
REV
SHEET NO.
01
OF
01



1 LOCATION MAP
N.T.S.



1

LOCATION MAP SITE
PLAN EXISTING
6" = 1'-0"

[STRANG]
ARCHITECTURE | INTERIORS | LANDSCAPES

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133
PH: 305-373-4990 | FX: 305-373-4991
WWW.STRANG.DESIGN

SIDMAN RESIDENCE
6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

LOCATION PLAN

A 001a

05/01/2023



1

LOCATION MAP SITE
PLAN PROPOSED
6" = 1'-0"

[STRANG]
ARCHITECTURE | INTERIORS | LANDSCAPES

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133
PH: 305-373-4990 | FX: 305-373-4991
WWW.STRANG.DESIGN

SIDMAN RESIDENCE
6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

LOCATION MAP

A 001b

05/01/2023

PROJECT DATA

<u>SCOPE</u>	CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE
<u>ADDRESS</u>	6444 ALLISON ROAD + 6450 ALLISON ROAD MIAMI BEACH, FL 33141
<u>FOLIO</u>	02-3211-003-0410 AND 02-3211-003-0400
<u>LEGAL DESCRIPTION</u>	INDIAN CREEK SUB PB 31-75 S 40FT OF LOT 43 & N 40FT OF LOT 44 LOT SIZE 80.000 X 216 OR 18807-0001 09 1999 1
<u>ZONING</u>	RS-3
<u>SURVEY</u>	PROVIDED BY: JAVIER DE LA ROCHA, ECS LAND SURVEYORS 3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414
<u>FLOOD_ZONE</u>	AE, ELEVATION: 8.00' (NGVD 29) OR 6.45' (NAVD 88)
<u>BUILDING CODES</u>	FLORIDA BUILDING CODE, RESIDENTIAL 2020 FLORIDA BUILDING CODE, 2020 FLORIDA BUILDING CODE, PLUMBING 2020 FLORIDA BUILDING CODE, MECHANICAL 2020 FLORIDA FIRE PREVENTION CODE FLORIDA BUILDING CODE, ENERGY CONSERVATION FLORIDA BUILDING CODE, EXISTING BUILDINGS FLORIDA BUILDING CODE, ACCESSIBILITY
<u>ITEMS UNDER SEPARATE PERMIT</u>	FENCING GENERATOR POOL WINDOWS AND DOORS ROOF TRUSSES

LOCATION MAP



1

ALLISON ISLAND
LOCATION MAP

1" = 1'-0"

N

SIDMAN RESIDENCE
6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141
CONTEXT IMAGES AND LOCATION AERIAL

[STRANG]
ARCHITECTURE | INTERIORS | LANDSCAPES
2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133
PH: 305-373-4990 | FX: 305-373-4991
WWW.STRANG.DESIGN

A 002a

05/01/2023



1 6475 ALLISON ROAD
N.T.S.



2 6480 ALLISON ROAD
N.T.S.

6450 ALLISON RD

6444 ALLISON RD



3

ALLISON ISLAND
LOCATION MAP
1" = 1'-0"

SIDMAN RESIDENCE
6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141
CONTEXT IMAGES AND LOCATION AERIAL

A 002b
05/01/2023

[STRANG]
ARCHITECTURE | INTERIORS | LANDSCAPES
2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133
PH: 305-373-4990 | FX: 305-373-4991
WWW.STRANG.DESIGN



3 **6445 ALLISON ROAD**
1" = 1'-0"



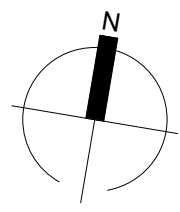
4 **6431 ALLISON ROAD**
1" = 1'-0"

6450 ALLISON RD

6444 ALLISON RD



1 **ALLISON ISLAND
LOCATION MAP**
1" = 1'-0"



SIDMAN RESIDENCE
6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

CONTEXT IMAGES AND LOCATION AERIAL



5 6420 ALLISON ROAD
1" = 1'-0"



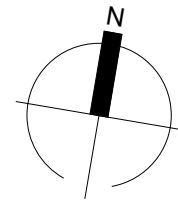
6 6411 ALLISON ROAD
1" = 1'-0"

6450 ALLISON RD

6444 ALLISON RD



1 ALLISON ISLAND
LOCATION MAP
1" = 1'-0"



SIDMAN RESIDENCE
6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

CONTEXT IMAGES AND LOCATION AERIAL

A 002d

05/01/2023

[STRANG]
ARCHITECTURE | INTERIORS | LANDSCAPES

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133
PH: 305-373-4990 | FX: 305-373-4991
WWW.STRANG.DESIGN



**EXISTING HOUSE
DEMOLISHED, PROPOSED
NEW SINGLE FAMILY
HOME UNDER APPROVED
BUILDING PERMIT
BR2206430**

1 6444 + 6450 ALLISON RD
N.T.S.



**EXISTING FAMILY HOME
TO DEMOLISHED**

2 6444 + 6450 ALLISON RD
N.T.S.

SIDMAN RESIDENCE
6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

EXISTING HOMES IMAGES

[STRANG]
ARCHITECTURE | INTERIORS | LANDSCAPES
2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133
PH: 305-373-4990 | FX: 305-373-4991
WWW.STRANG.DESIGN

A 003a

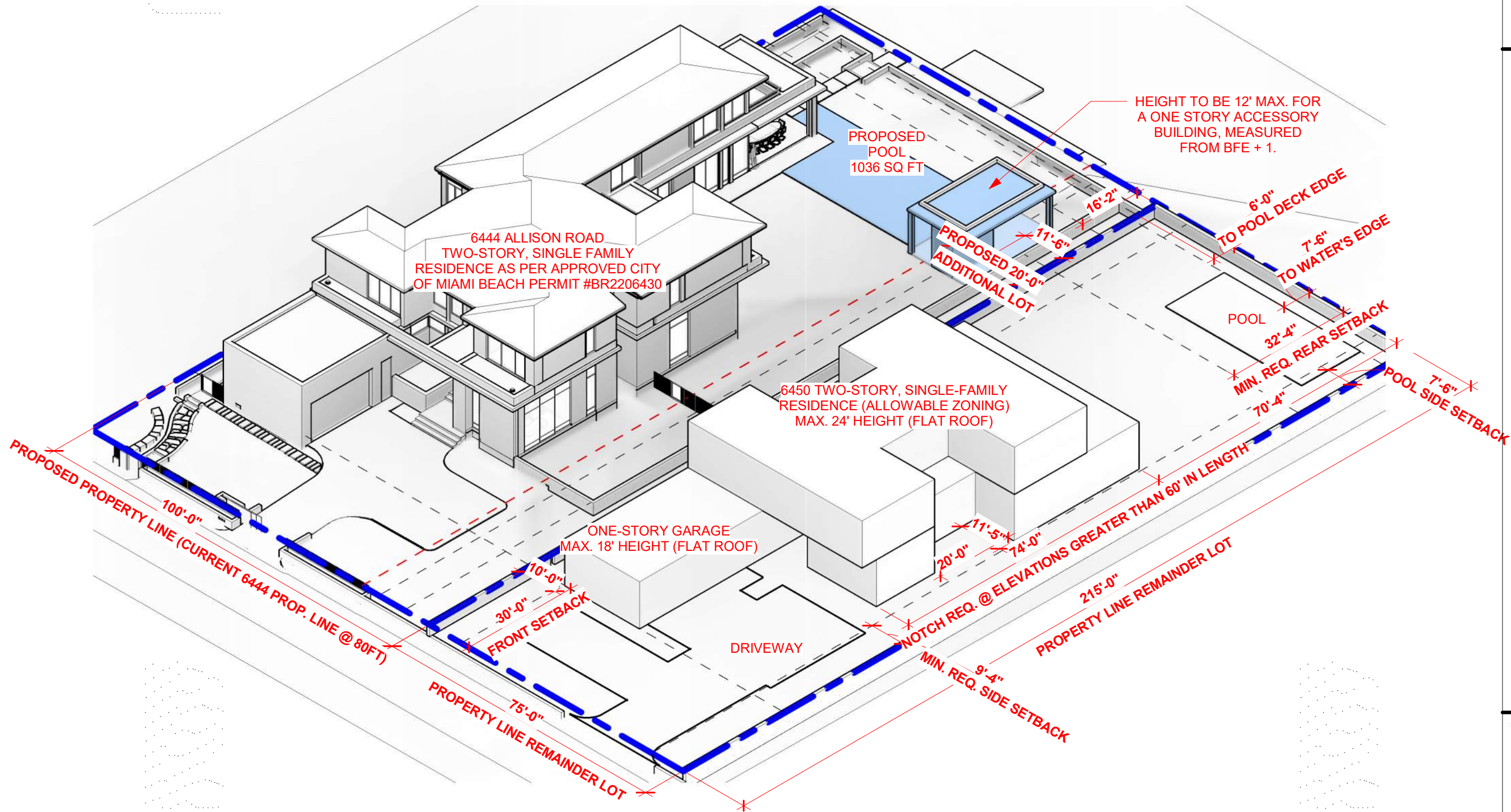
05/01/2023



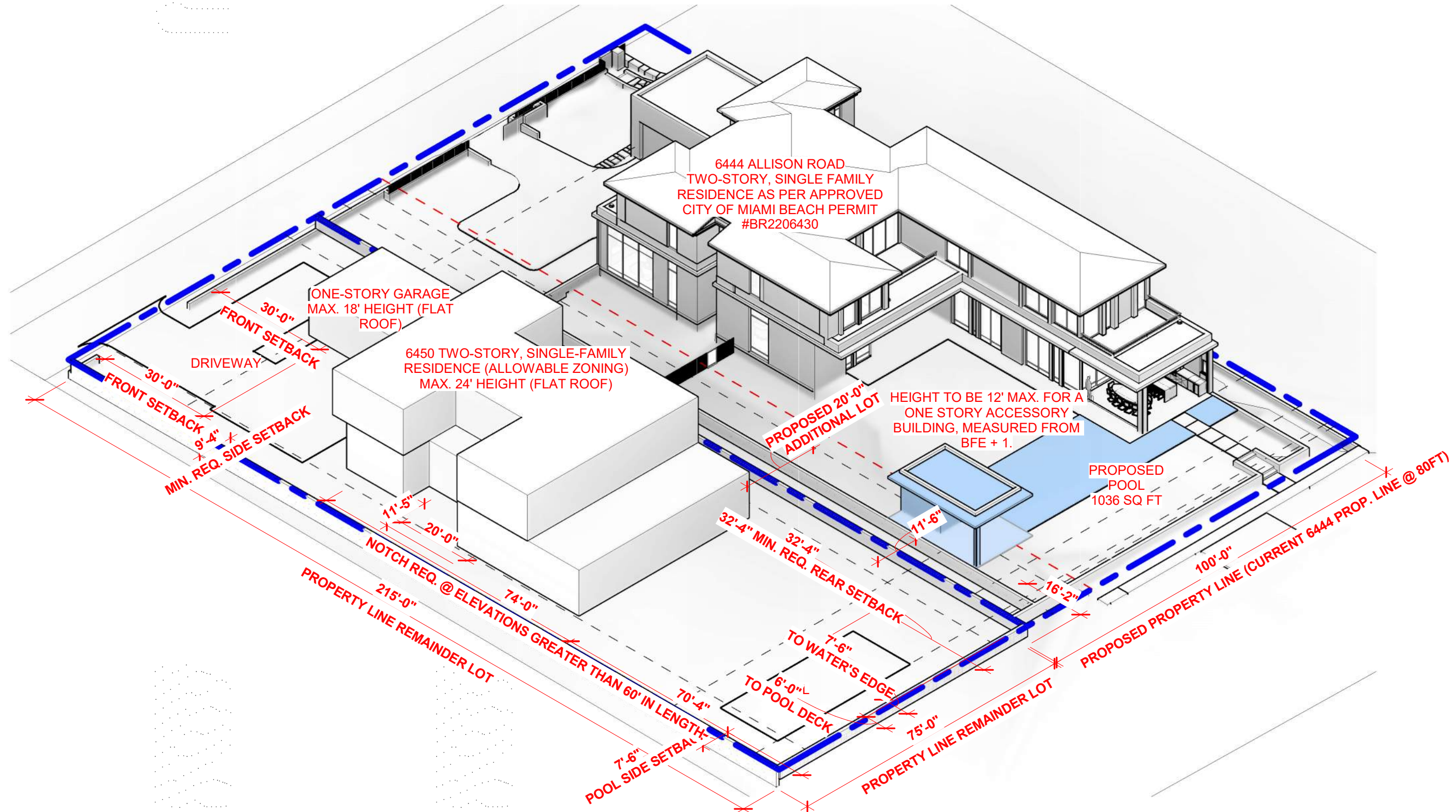
2 6450 ALLISON RD
1" = 1'-0"



1 6450 ALLISON RD
1" = 1'-0"



ISOMETRIC OF LOTS -
PROPOSED HOUSES



ISOMETRIC OF LOTS -
PROPOSED HOUSES

MIAMI BEACH

Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	6450 ALLISON ROAD, MIAMI BEACH, FL, 33141 - PROPOSED		
2	Folio number(s):	02-3211-003-0410		
3	Board and file numbers :	N/A		
4	Year built:	1952	Zoning District:	RS-3
5	Base Flood Elevation:	8 FT	Grade value in NGVD:	5 FT
6	Adjusted grade (Flood+Grade/2):	+6.50 NGVD	Free board:	3 FT
7	Lot Area:	16,163 SQ FT		
8	Lot width:	75 FT	Lot Depth:	215.5 FT
9	Max Lot Coverage SF and %:	4,040 SQ FT (25%)	Proposed Lot Coverage SF and %:	4,028 SQ FT (24.9%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	
11	Front Yard Open Space SF and %:	766 SQFT (51.1%)	Rear Yard Open Space SF and %:	2,078 SQFT (85.7%)
12	Max Unit Size SF and %:	6,465 SQ FT (40%)	Proposed Unit Size SF and %:	6,295 (38.9%)
13	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:	3,712 SQ FT
14	Existing Second Floor Unit Size	N/A	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires Board Approval)	2,583 SQFT (69.6%)
15			Proposed Second Floor Unit Size SF and % :	N/A
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17 Height:	24' FLAT/27' SLOPED ROOF		24'	
18 Setbacks:				
19 Front First level:	20' (per Sec. 142-106)		30'-0"	
20 Front Second level:	30' (per Sec. 142-106)		66'-6"	
21 Side 1:	10'		10'	
22 Side 2 or (facing street):	10'		10'	
23 Rear:	15% LOT DEPTH = 32'-4" 50' MAX./ 20' MIN		78'-3"	
Accessory Structure Side 1:	N/A			
24 Accessory Structure Side 2 or (facing street) :	N/A			
25 Accessory Structure Rear:	N/A			
26 Sum of side yard :				
27 Located within a Local Historic District?			Yes or No	
28 Designated as an individual Historic Single Family Residence Site?			Yes or No	
29 Determined to be Architecturally Significant?			Yes or No	
Additional data or information must be presented in the format outlined in this section				

Notes:
If not applicable write N/A
Variance request for 50% unit size and 30 % lot coverage

App/PlanRev:15v.1

ZONING DATA TABLE
PROPOSED 6450
PROPERTY

1/32" = 1'-0"

MIAMI BEACH

Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	6444 ALLISON ROAD AND 20' ADDED FROM 6450 ALLISON ROAD, MIAMI BEACH, FL, 33141		
2	Folio number(s):	02-3211-003-0410, 02-3211-003-0400		
3	Board and file numbers :	N/A		
4	Year built:	1952	Zoning District:	RS-3
5	Base Flood Elevation:	8 FT	Grade value in NGVD:	5 FT
6	Adjusted grade (Flood+Grade/2):	+6.50 NGVD	Free board:	3 FT
7	Lot Area:	21,550 SQ FT		
8	Lot width:	100 FT	Lot Depth:	215.5 FT
9	Max Lot Coverage SF and %:	6,465 SQ FT (30%)	Proposed Lot Coverage SF and %:	5,613 SQ FT (26.04%)
10	Existing Lot Coverage SF and %:	APPROX: 5,897 SF	Lot coverage deducted (garage-storage) SF :	
11	Front Yard Open Space SF and %:	1,476 SQ FT (73.8%)	Rear Yard Open Space SF and % (Approx.):	2,504 SQ FT (79.9%)
12	Max Unit Size SF and %:	10,775 SQ FT (50%)	Proposed Unit Size SF and % (Approx.):	9,133 SQ FT (84.8%)
13	Existing First Floor Unit Size:	5,160 SQ FT	Proposed First Floor Unit Size (Approx.):	4,365 SQ FT
14	Existing Second Floor Unit Size	5,160 SQ FT	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires Board Approval) (Approx.)	N/A
15			Proposed Second Floor Unit Size SF and % (Approx.):	3,962 SQ FT
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17 Height:	24' FLAT/27' SLOPED ROOF		24'	
18 Setbacks:				
19 Front First level:	25'		25'	
20 Front Second level:	30'		30'	
21 Side 1:	10'		10'	
22 Side 2 or (facing street):	15'		15'	
23 Rear:	15% OF LOT DEPTH = 32'-4"		32'-4"	
Accessory Structure Side 1:	N/A		7'-6" SIDE SETBACK	
24 Accessory Structure Side 2 or (facing street) :	N/A			
25 Accessory Structure Rear:	N/A		22'-11" REAR SETBACK	
26 Sum of side yard :			25'	
27 Located within a Local Historic District?			Yes or No	
28 Designated as an individual Historic Single Family Residence Site?			Yes or No	
29 Determined to be Architecturally Significant?			Yes or No	
Additional data or information must be presented in the format outlined in this section				

Notes:
If not applicable write N/A

App/PlanRev:15v.1

ZONING DATA TABLE
PROPOSED 6444
RESIDENCE WITH ADDED
20 FEET

1/32" = 1'-0"

MIAMI BEACH

Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	6444 ALLISON ROAD, MIAMI BEACH, FL, 33141		
2	Folio number(s):	02-3211-003-0410		
3	Board and file numbers :	N/A		
4	Year built:	1952	Zoning District:	RS-3
5	Base Flood Elevation:	8 FT	Grade value in NGVD:	5 FT
6	Adjusted grade (Flood+Grade/2):	+6.50 NGVD	Free board:	3 FT
7	Lot Area:	17,240 SQ FT		
8	Lot width:	80 FT	Lot Depth:	215.5 FT
9	Max Lot Coverage SF and %:	5,172 SQ FT (30%)	Proposed Lot Coverage SF and %:	4,934 SQ FT (28.6%)
10	Existing Lot Coverage SF and %:	APPROX: 5,807 SF	Lot coverage deducted (garage-storage) SF:	
11	Front Yard Open Space SF and %:	1,167 SQ FT (72.9%)	Rear Yard Open Space SF and %:	2,234 SQ FT (90.8%)
12	Max Unit Size SF and %:	6,620 SQ FT (50%)	Proposed Unit Size SF and %:	7,839 SQ FT (45.3%)
13	Existing First Floor Unit Size:	5,788 SQ FT APRX:	Proposed First Floor Unit Size:	3,877 SQ FT
14	Existing Second Floor Unit Size	5,788 SQ FT APRX:	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires Board Approval)	Not Applicable
15			Proposed Second Floor Unit Size SF and % :	3,962 SQ FT
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17 Height:	24' FLAT/27' SLOPED ROOF		24'	
18 Setbacks:				
19 Front First level:	20' (per Sec. 142-106)		29'-0"	
20 Front Second level:	30' (per Sec. 142-106)		61'-2"	
21 Side 1:	10'		10'	
22 Side 2 or (facing street):	10'		10'	
23 Rear:	15% LOT DEPTH = 32'-4" 50' MAX./ 20' MIN		33'-4"	
Accessory Structure Side 1:	N/A			
24 Accessory Structure Side 2 or (facing street) :	N/A			
25 Accessory Structure Rear:	N/A			
26 Sum of side yard :				
27 Located within a Local Historic District?			Yes or No	
28 Designated as an individual Historic Single Family Residence Site?			Yes or No	
29 Determined to be Architecturally Significant?			Yes or No	
Additional data or information must be presented in the format outlined in this section				

Notes:
If not applicable write N/A

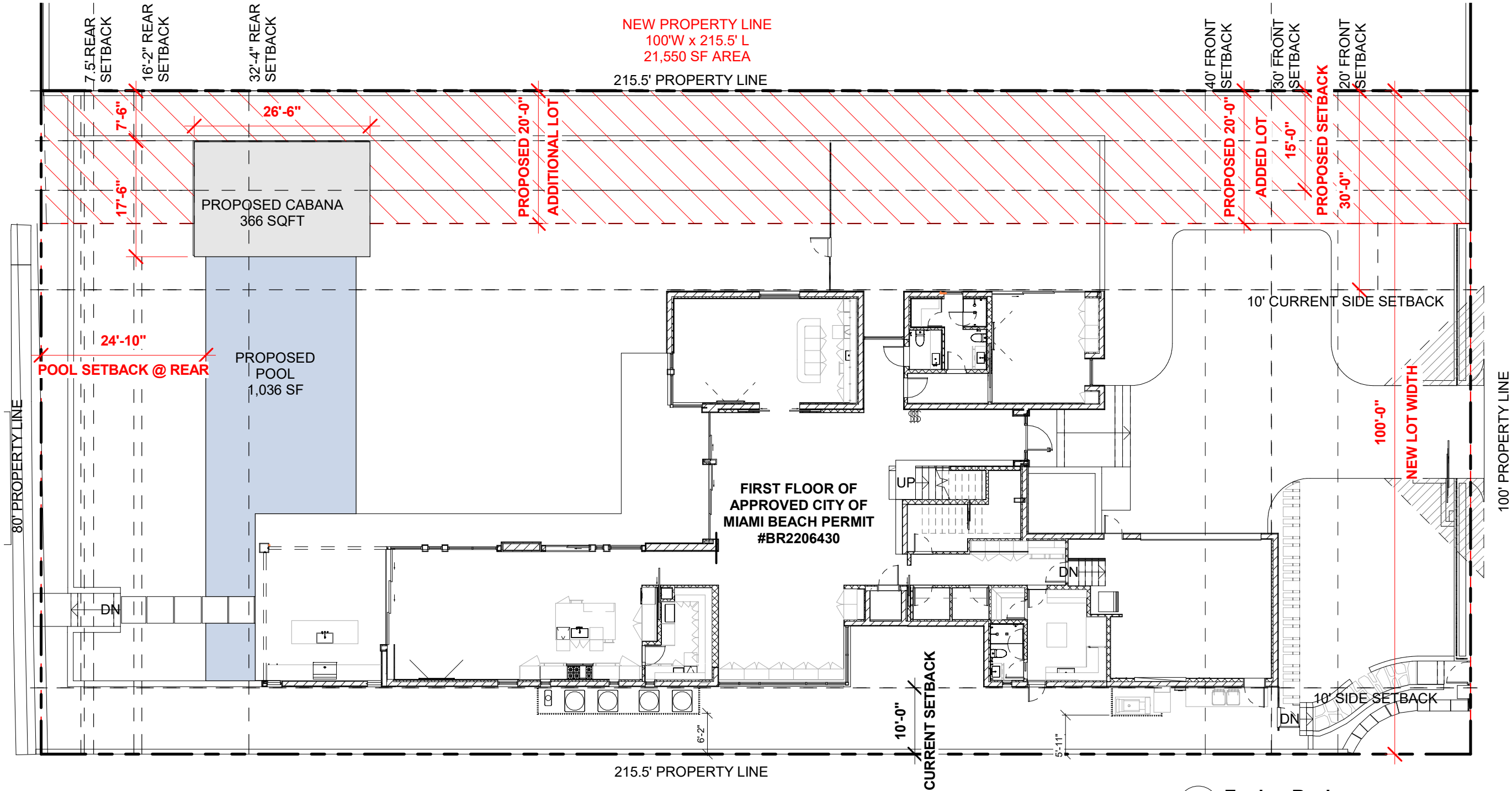
App/PlanRev:15v.1

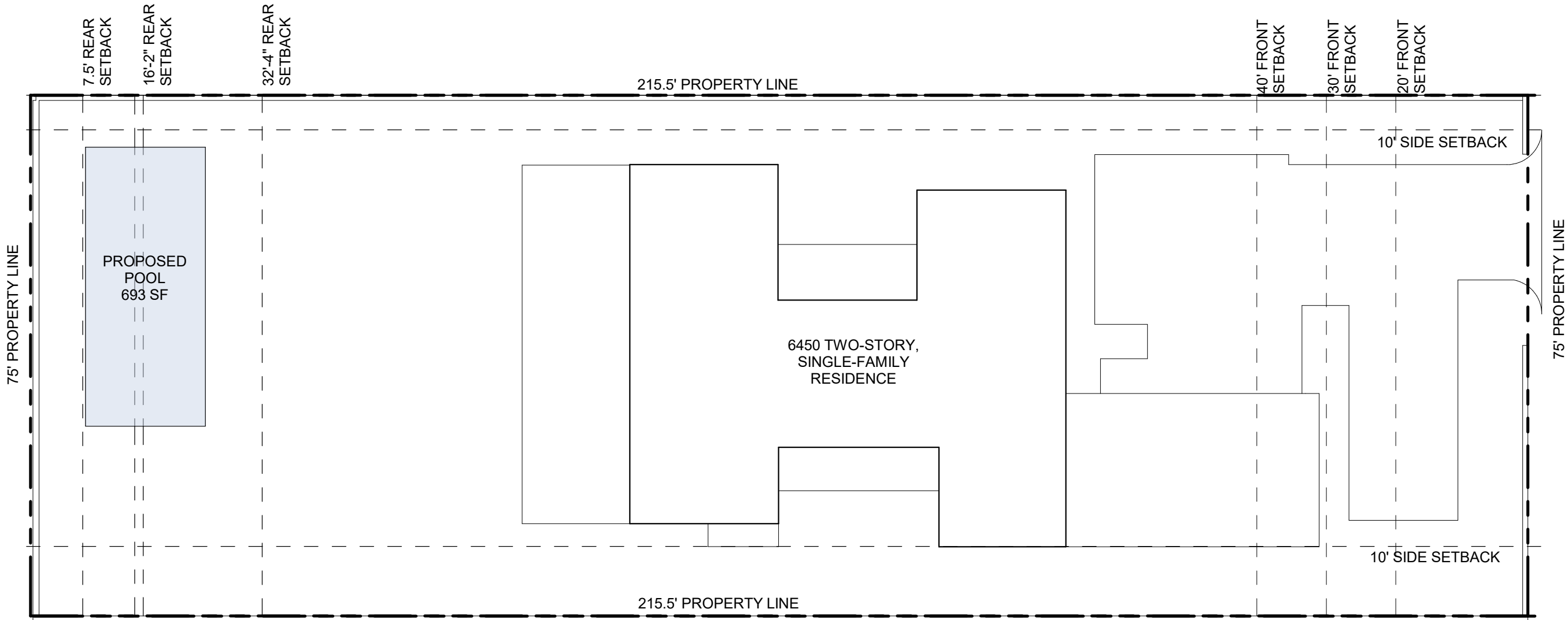
ZONING DATA TABLE
CURRENT 6444
RESIDENCE #BR2206430

1/32" = 1'-0"

SIDMAN RESIDENCE
6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

ZONING DATA





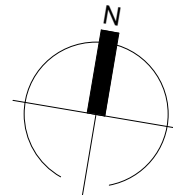
6450 PROPOSED SITE PLAN
1/16" = 1'-0"

SIDMAN RESIDENCE
6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

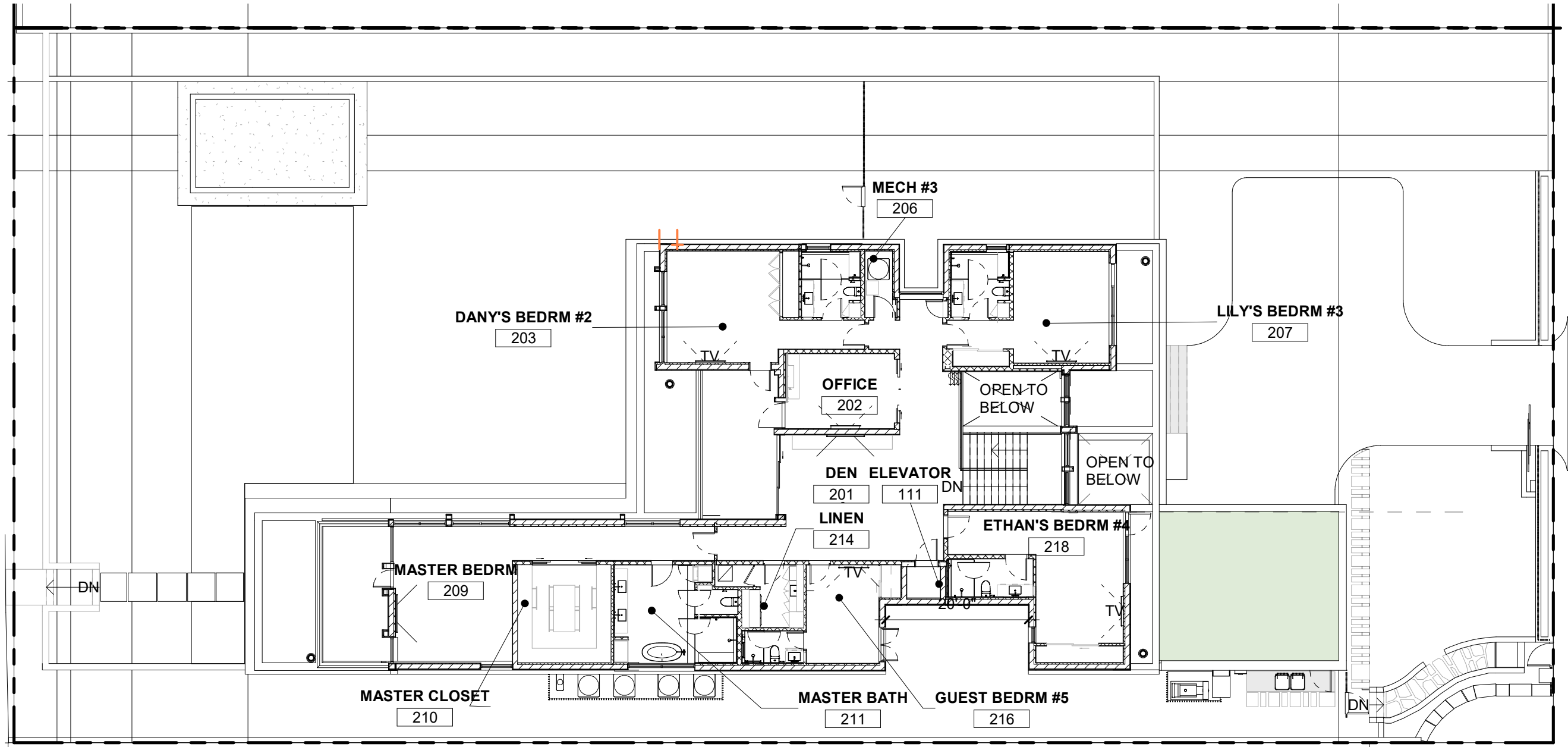
PROPOSED SITE PLAN

A 005a-3

05/01/2023



1



1 SECOND FLOOR
1/16" = 1'-0"

SIDMAN RESIDENCE
6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

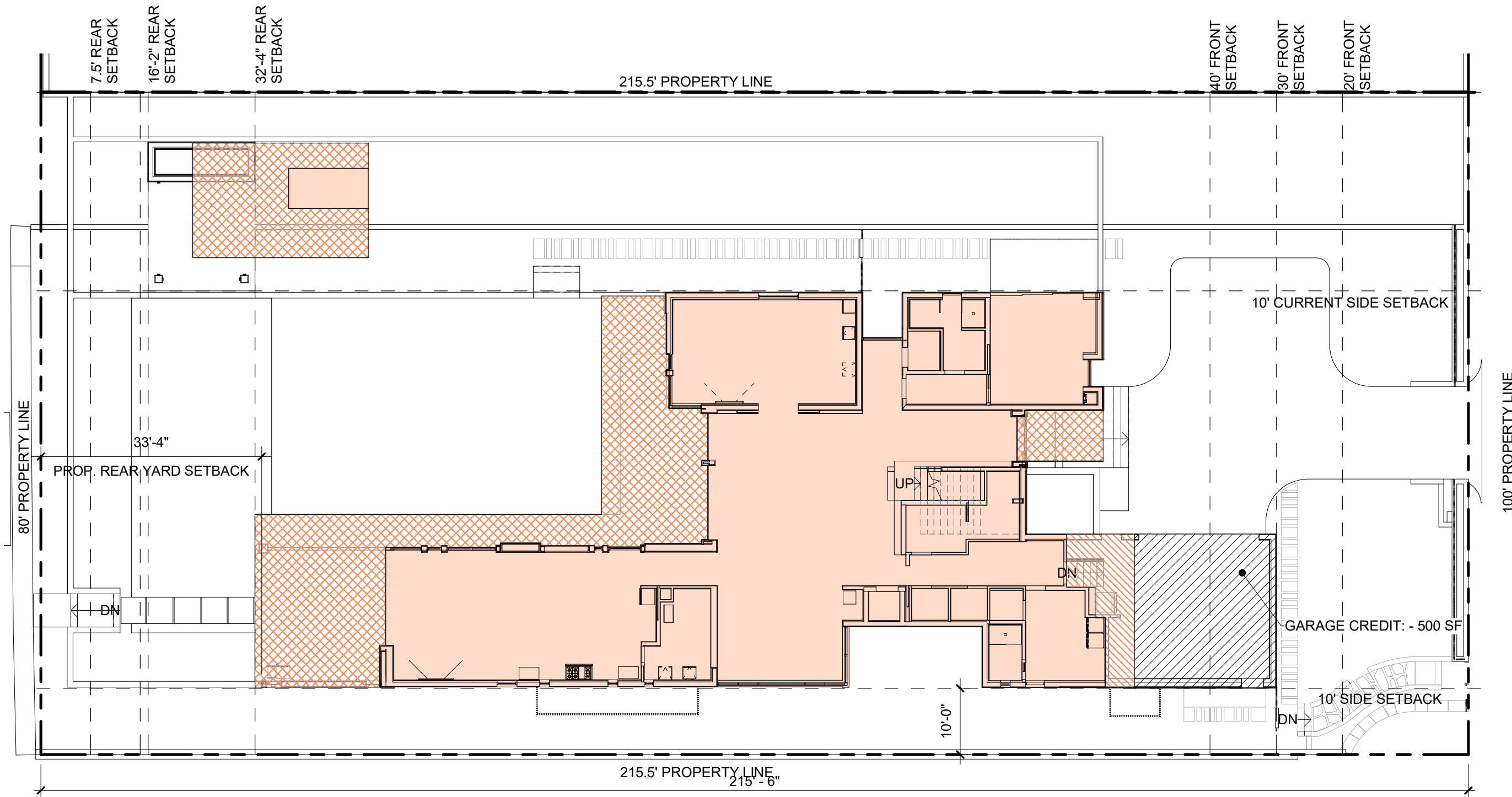
A 005a-5

05/01/2023

SECOND FLOOR PLAN

[STRANG]
ARCHITECTURE | INTERIORS | LANDSCAPES

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133
PH: 305-373-4990 | FX: 305-373-4991
WWW.STRANG.DESIGN



UNIT SIZE

COVERED EXTERIOR: 1646 SF
A/C SPACE: 4294 SF
NON A/C SPACE: 156 SF
GARAGE CREDIT: - 500 SF

ALLOWABLE UNIT SIZE:
LOT AREA x 50%
21,550 x 50% = 10,775 SF

UNIT SIZE CALCULATIONS

4294 SF
+156 SF
-500 SF
FIRST FLOOR UNIT SIZE: 3,950 SF

SECOND FLOOR UNIT SIZE: 3,962 SF

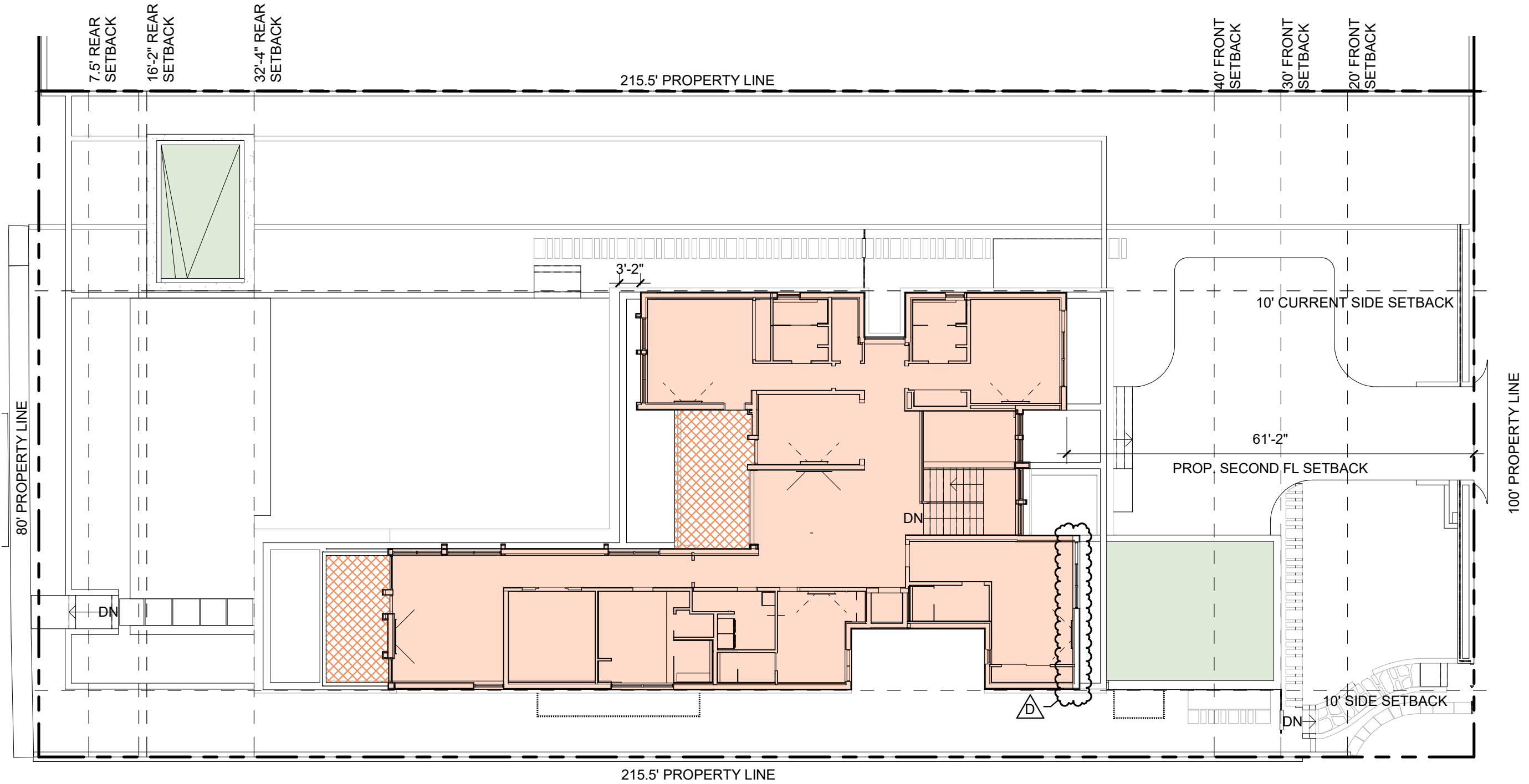
TOTAL UNIT SIZE: 7,912 SF
ALLOWABLE UNIT SIZE: 10,775 SF

UNIT SIZE LEGEND:

-  A/C AREA
-  NON A/C AREA
-  COVERED EXTERIOR AREA

**FIRST FLOOR UNIT SIZE
DIAGRAM**

1/16" = 1'-0"



UNIT SIZE

COVERED EXTERIOR: 416 SF
A/C SPACE: 3962 SF

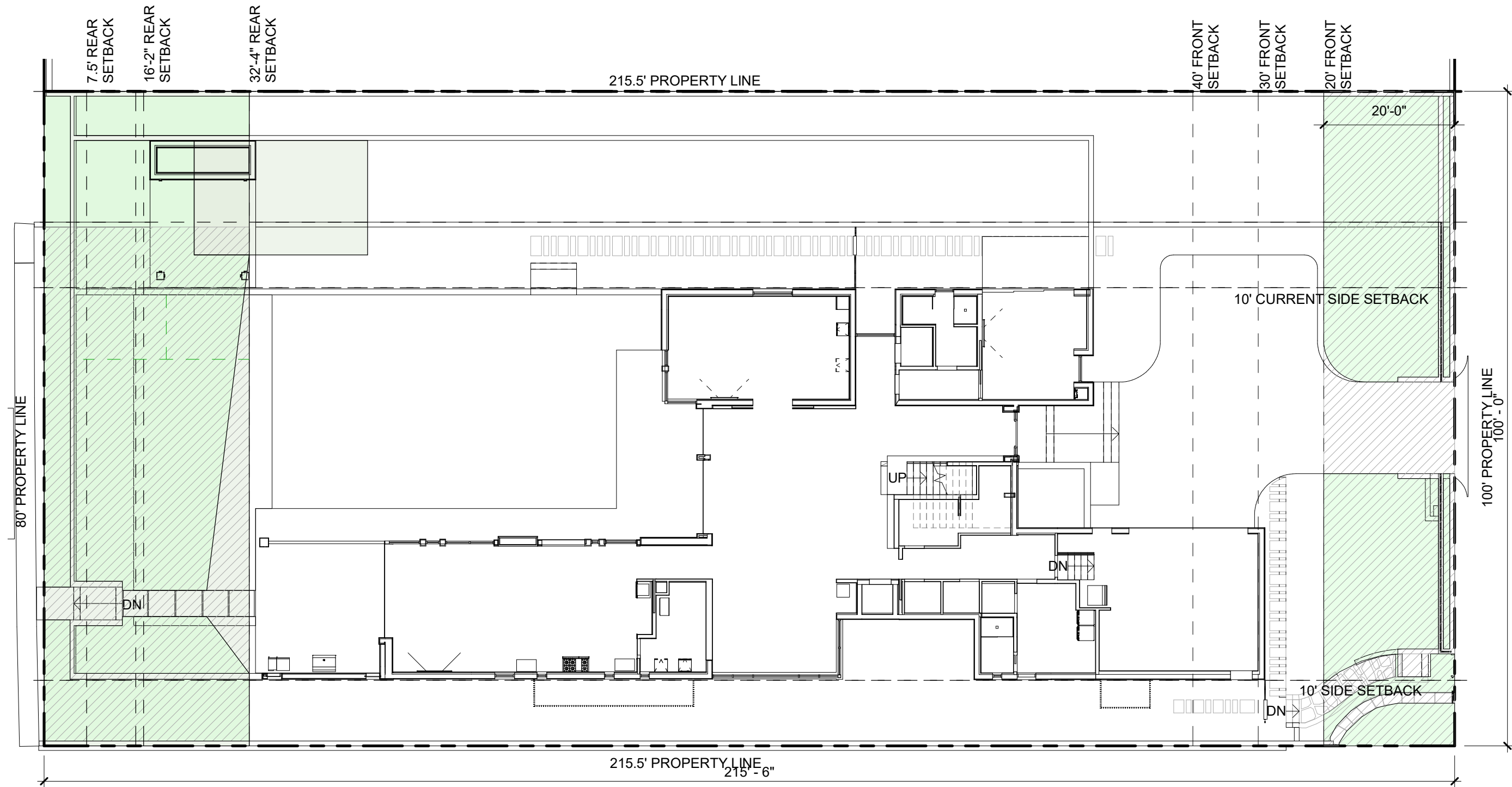
UNIT SIZE LEGEND:

-  A/C AREA
-  NON A/C AREA
-  COVERED EXTERIOR AREA

1

SECOND FLOOR UNIT SIZE DIAGRAM

1/16" = 1'-0"



FRONT YARD

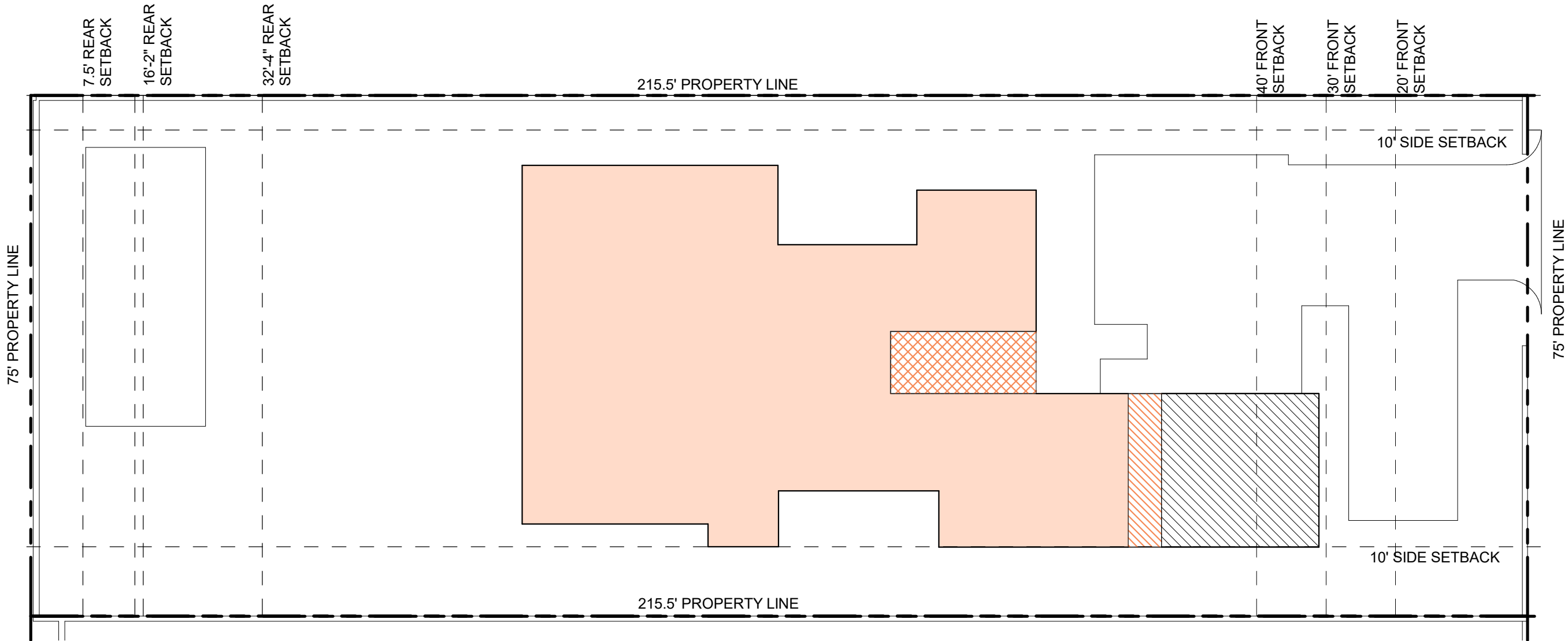
FRONT YARD: 1476 SF PROVIDED (73.8%)
1000 SF REQ'D
2000 SF x 50% = 1000 SF
(20'x100' = 2000 SF)

REAR YARD

REAR YARD: 2504 SF PROVIDED (79.8%)
2194 SF REQ'D
3134 SF x 70% = 2194 SF

**FRONT YARD OPEN
SPACE DIAGRAM**

1/16" = 1'-0"



UNIT SIZE

A/C SPACE: 3606 SF
NON A/C SPACE: 106 SF

UNIT SIZE CALCULATIONS

3638 SF
+606 SF (GARAGE)
-500 SF GARAGE EXEMPTION)
FIRST FLOOR UNIT SIZE: 3,712 SF

SECOND FLOOR UNIT SIZE: 2,583 SF

TOTAL UNIT SIZE: 6,295 SF
ALLOWABLE UNIT SIZE: 6,465 SF

ALLOWABLE UNIT SIZE:
LOT AREA x 40%
16,163 x 40% = 6,465 SF

UNIT SIZE LEGEND:

- A/C AREA
- NON A/C AREA
- COVERED EXTERIOR AREA

**FIRST FLOOR UNIT SIZE
DIAGRAM**

1/16" = 1'-0"

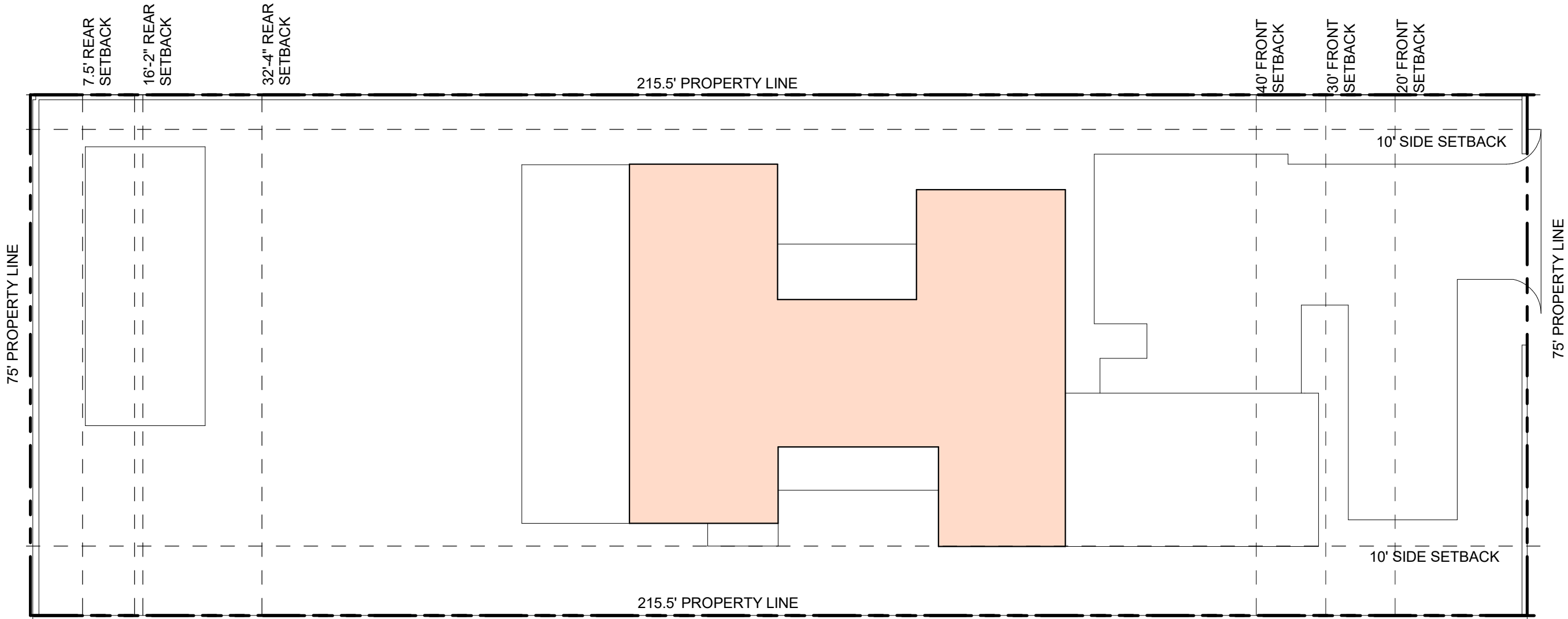
SIDMAN RESIDENCE
6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

[STRANG]
ARCHITECTURE | INTERIORS | LANDSCAPES
2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133
PH: 305-373-4990 | FX: 305-373-4991
WWW.STRANG.DESIGN

A 005c-1

05/01/2023

6450 1ST FLR UNIT SIZE



UNIT SIZE

A/C SPACE: 2583 SF

UNIT SIZE LEGEND:

-  A/C AREA
-  NON A/C AREA
-  COVERED EXTERIOR AREA

**SECOND FLOOR UNIT
SIZE DIAGRAM**

1/16" = 1'-0"

SIDMAN RESIDENCE
6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

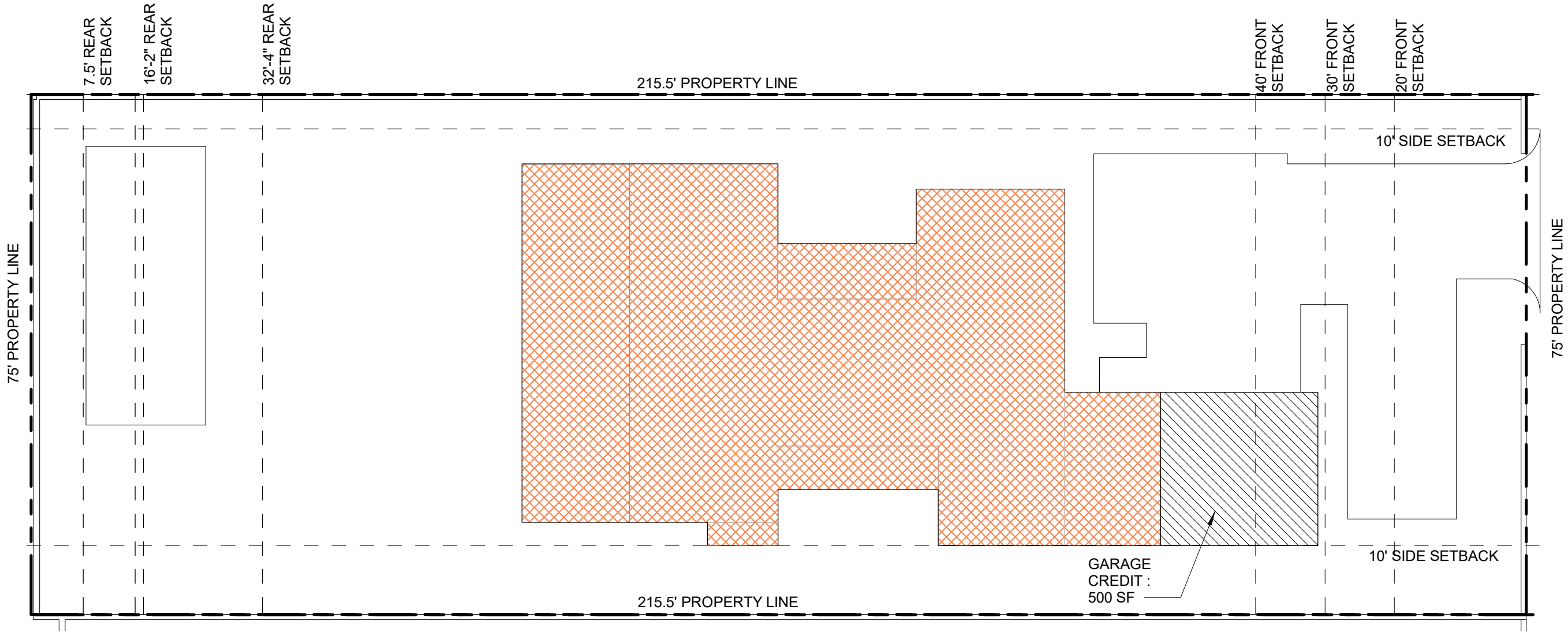
6450 2ND FLR UNIT SIZE

A 005c-2

05/01/2023

[STRANG]
ARCHITECTURE | INTERIORS | LANDSCAPES

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133
PH: 305-373-4990 | FX: 305-373-4991
WWW.STRANG.DESIGN

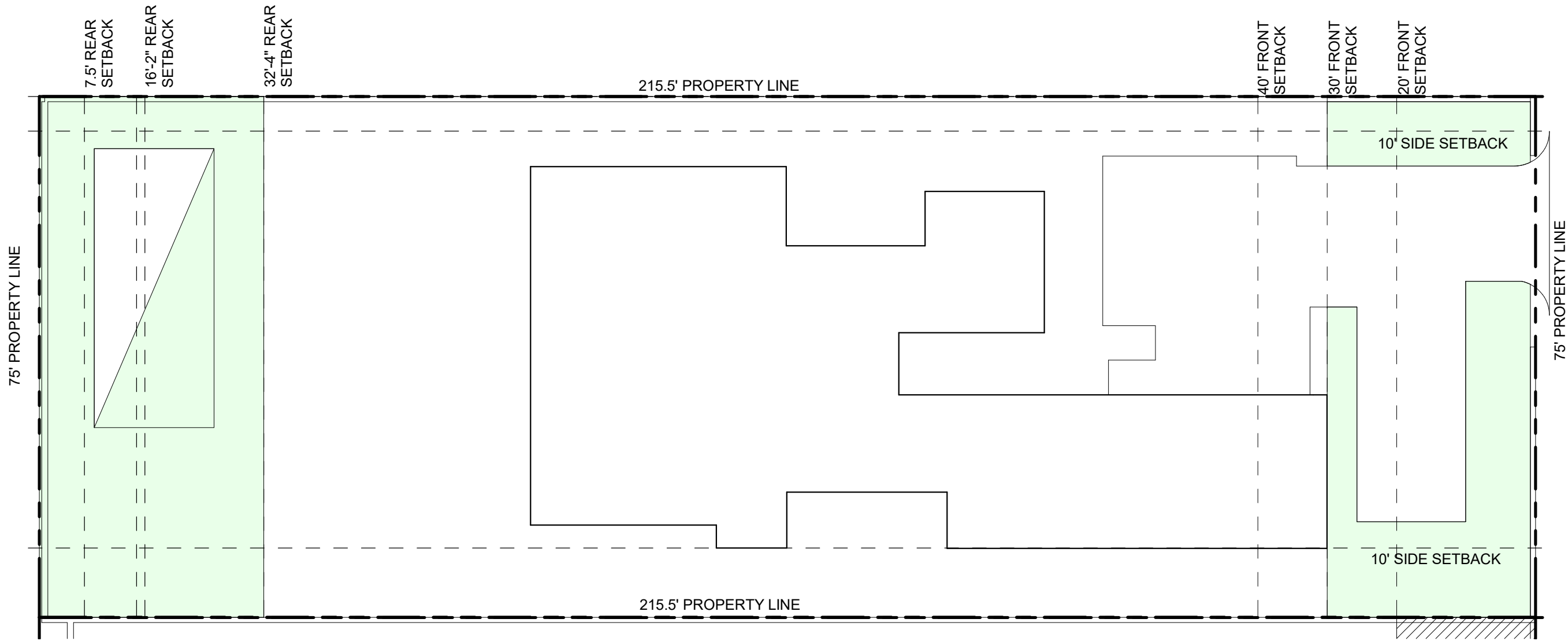


LOT COVERAGE

LOT COVERAGE: 4028 SF
4,040 SF MAX. ALLOWABLE
16,163 SF x 25% = 4040 SF

Enclosed, non-air-conditioned areas, for parking and storage, may be permitted and shall not count in the unit size calculations, provided such areas do not exceed 600 square feet. Any portion of such enclosed parking and storage area exceeding 600 square feet shall count in the unit size calculations.

1 LOT COVERAGE DIAGRAM
1/16" = 1'-0"



FRONT YARD

FRONT YARD: 1128 SF PROVIDED (50.1%)
750 SF REQ'D
2250SF x 50% = 1125 SF
(30'x75' = 2250 SF)

REAR YARD

REAR YARD: 2078 SF PROVIDED (85.7%)
1697 SF REQ'D
2424 SF x 70% = 1697 SF

1 FRONT YARD OPEN SPACE DIAGRAM
1/16" = 1'-0"

SIDMAN RESIDENCE
6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

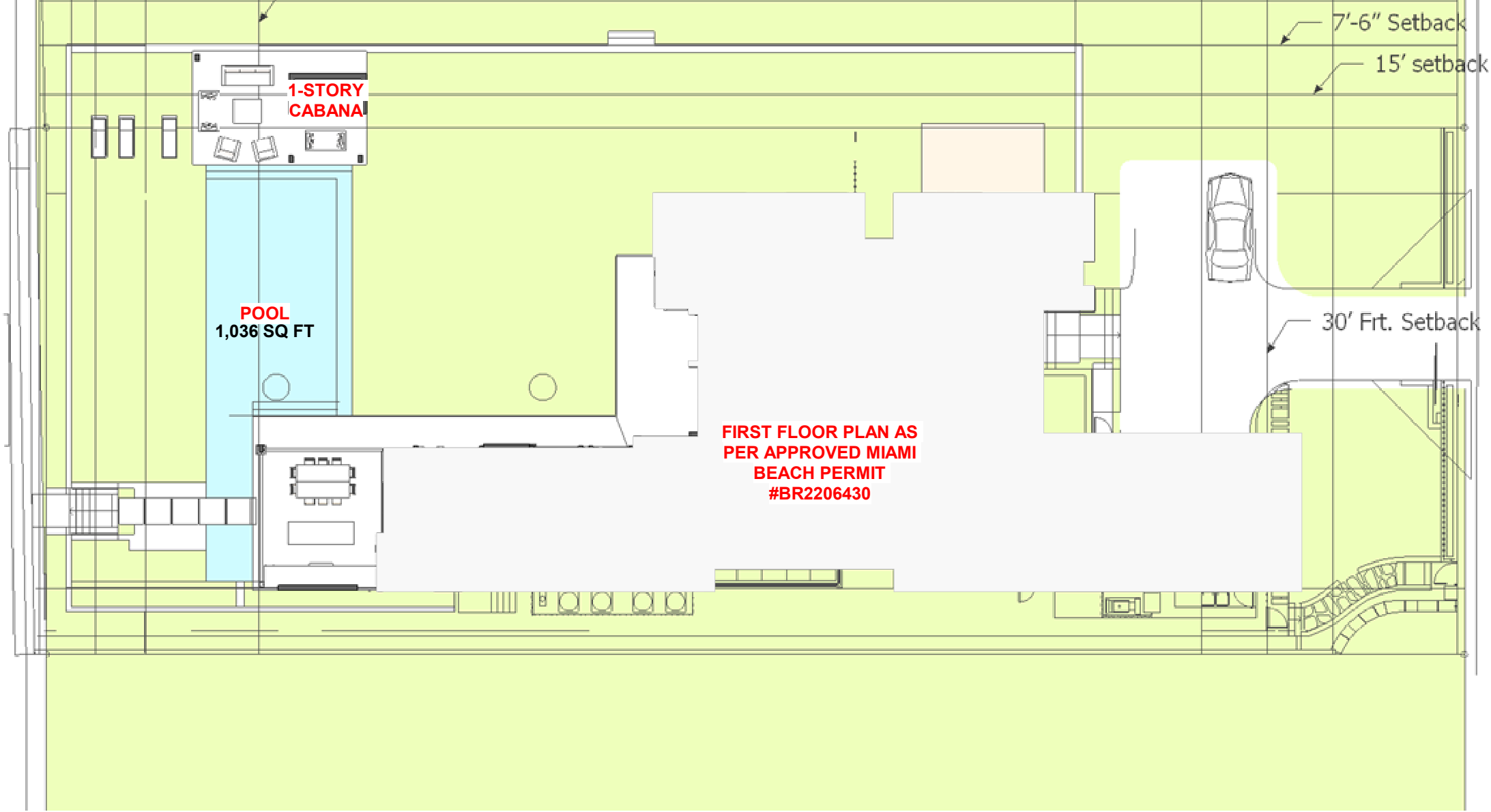
A 005c-4

[STRANG]
ARCHITECTURE | INTERIORS | LANDSCAPES

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133
PH: 305-373-4990 | FX: 305-373-4991
WWW.STRANG.DESIGN

6450 REQUIRED YARDS

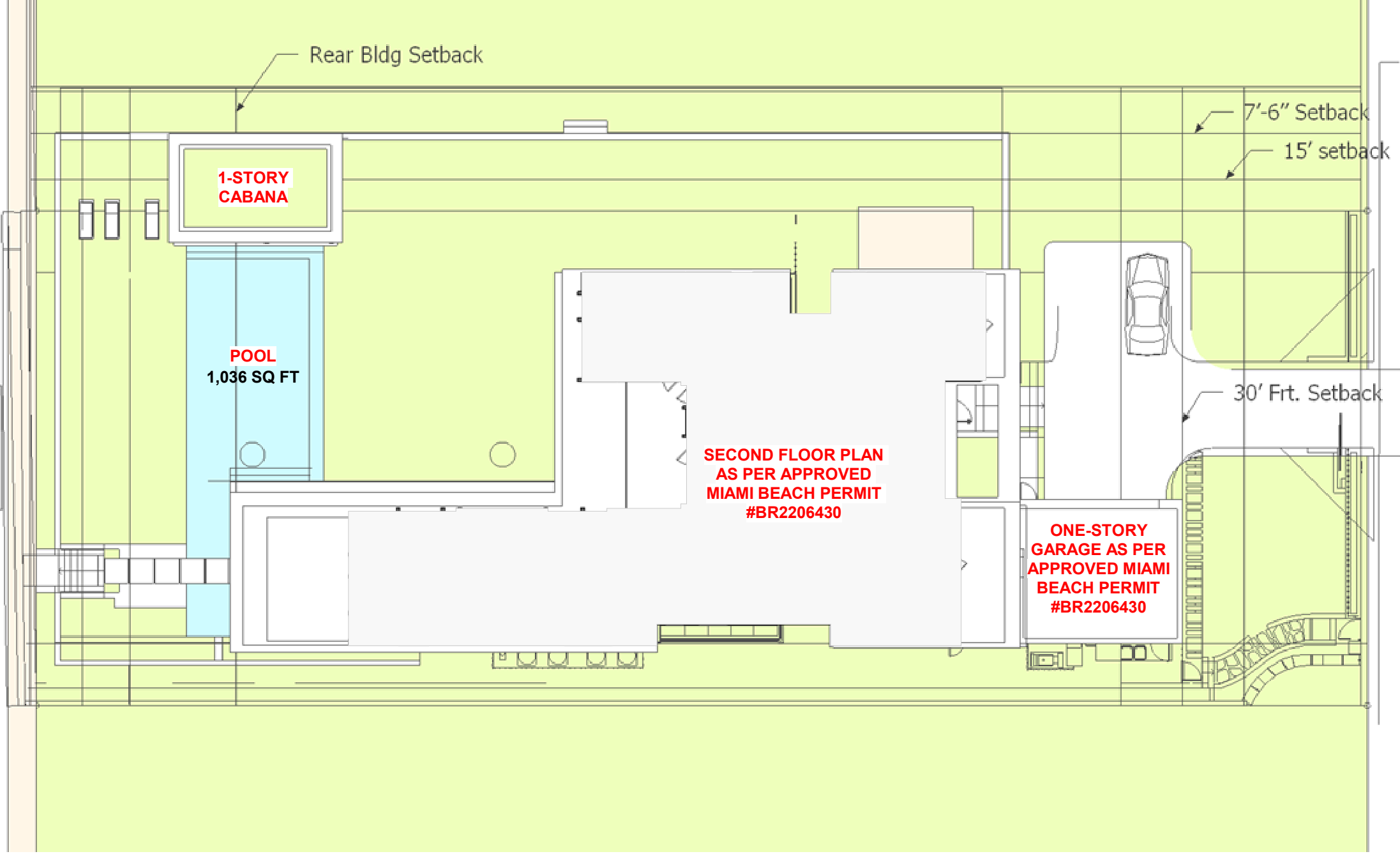
05/01/2023



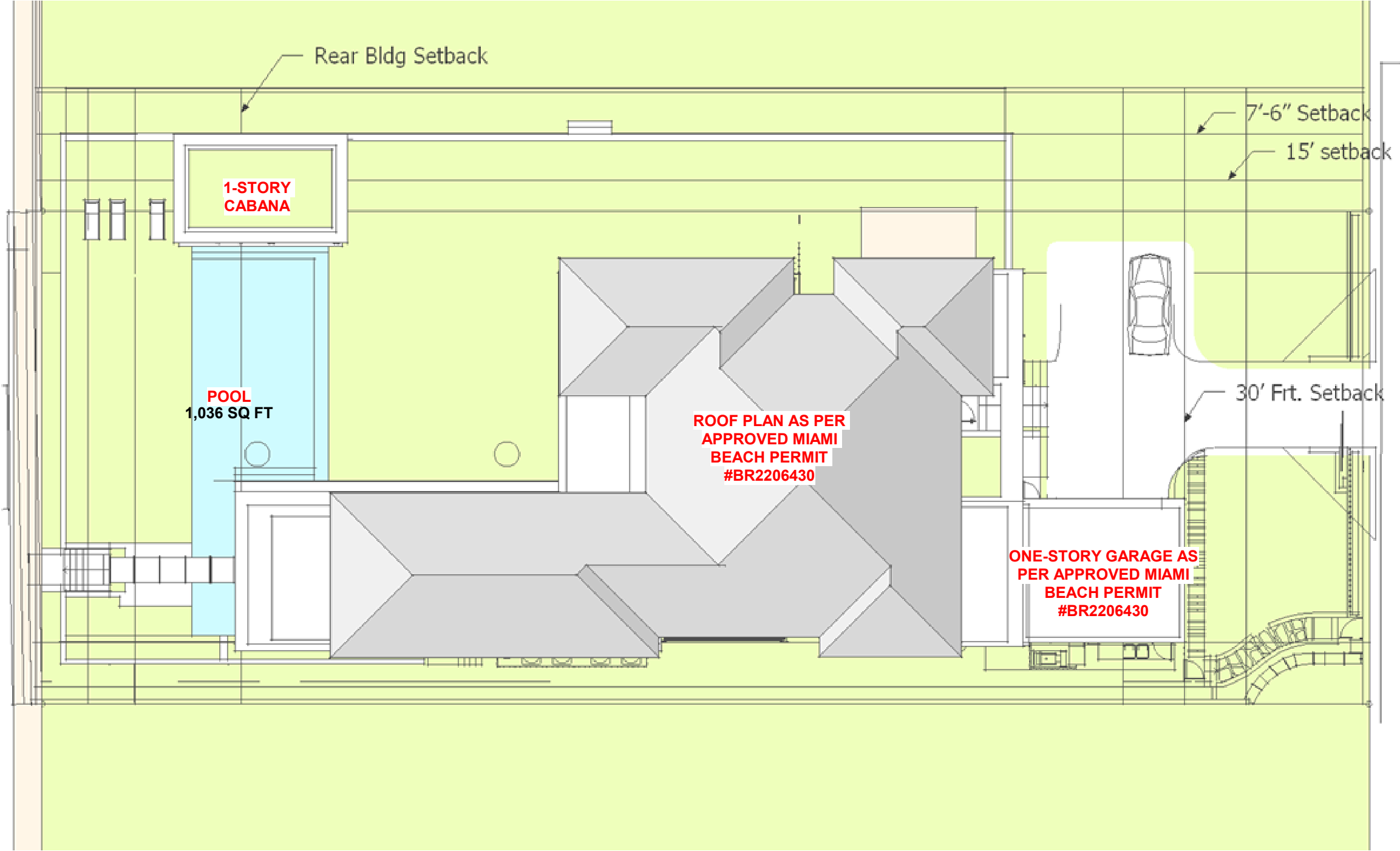
1

**PROPOSED FLOOR PLAN
W/ ADDED 20' LOT**

1/4" = 1'-0"



1 PROPOSED FLOOR PLAN
W/ ADDED 20' LOT
1/4" = 1'-0"



1 **PROPOSED SITE PLAN W/ 20' ADDED LOT**
N.T.S.



1 SCHEMATIC RENDER OF PROPOSED DESIGN W/ 20' ADDED LOT
N.T.S.

[STRANG]
ARCHITECTURE | INTERIORS | LANDSCAPES

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133
PH: 305-373-4990 | FX: 305-373-4991
WWW.STRANG.DESIGN

SIDMAN RESIDENCE
6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

3D VIEWS

A 008

05/01/2023



1 SCHEMATIC RENDER OF PROPOSED DESIGN W/ 20' ADDED LOT
N.T.S.

SIDMAN RESIDENCE
6444 ALLISON ROAD + 6450 ALLISON ROAD
MIAMI BEACH, FL 33141

3D VIEWS

A 009

05/01/2023

[STRANG]
ARCHITECTURE | INTERIORS | LANDSCAPES

2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133
PH: 305-373-4990 | FX: 305-373-4991
WWW.STRANG.DESIGN