

FINAL SUBMITTAL
APRIL 8, 2024
File Number: DRB24-1010

STRANG DESIGN

FIRM LICENSE NO. AA2600123
2900 SW 28TH TERRACE, STE 301 MIAMI, FL 33133
PH:305.373.4990
WWW.STRANG.DESIGN

ARCHITECTURAL

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A 0

3/17/24

SIDMAN RESIDENCE

6444-6450 ALLISON ROAD
MIAMI BEACH, FL 33141

COVER

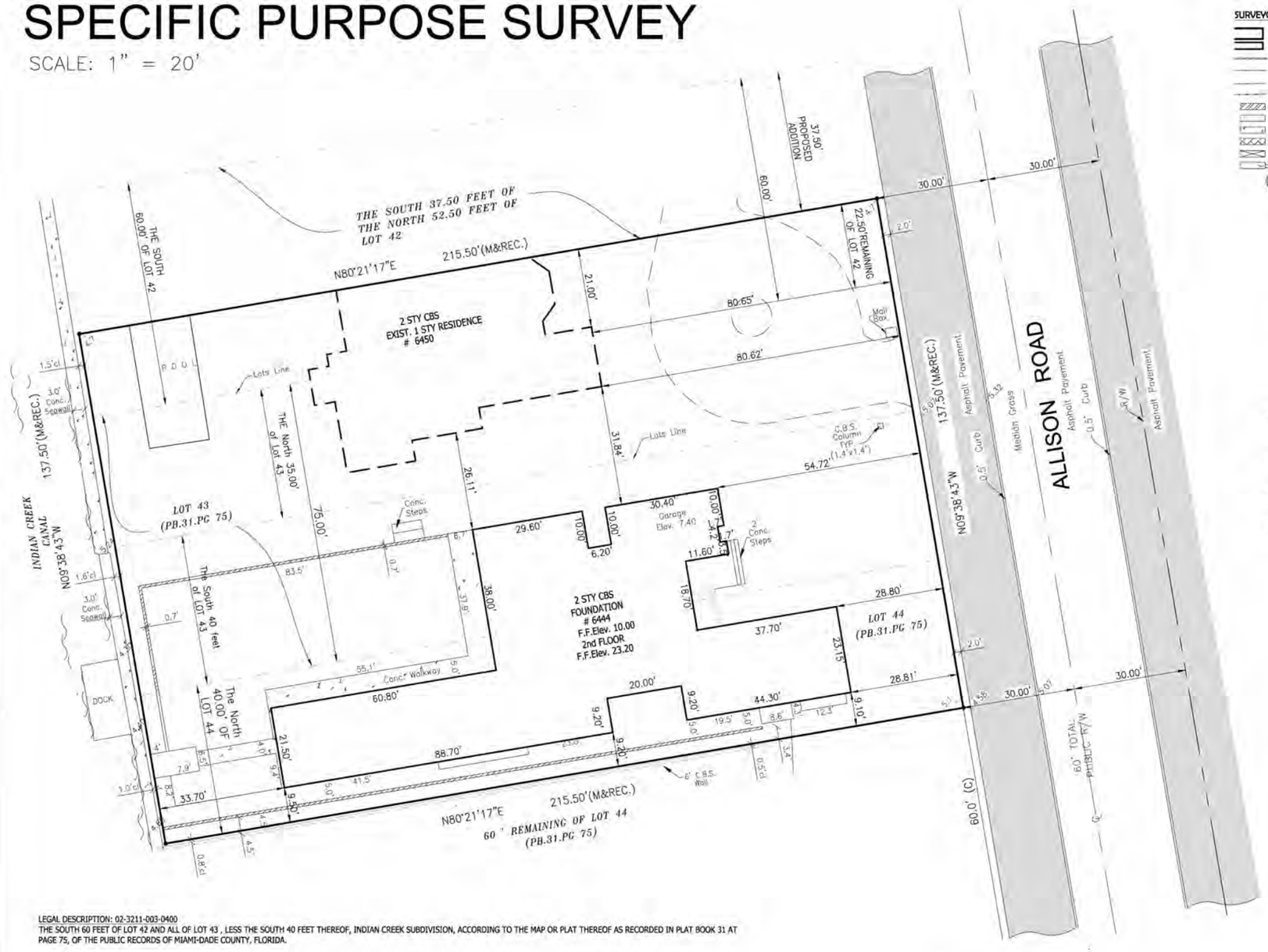
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ARCHITECTURE | INTERIORS | LANDSCAPES

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SPECIFIC PURPOSE SURVEY

SCALE: 1" = 20'



SURVEYOR'S LEGEND (IF ANY APPLIED)

- BOUNDARY LINE
- STRUCTURE (BLDG.)
- CONCRETE BLOCK WALL
- METAL FENCE
- WOODEN FENCE
- CHAIN LINK FENCE
- WOOD DECK/DOCK
- ASPHALTED AREAS
- CONCRETE
- BRICKS OR PAVERS
- ROOFED AREAS
- WATER (EDGE OF WATER)
- AIR CONDITIONER
- CATCH BASIN
- MANHOLE
- OVERHEAD ELECT.
- POWER POLE
- LIGHT POLE
- HANDICAP SPACE
- FIRE HYDRANT
- EASEMENT LINE
- WATER VALVE
- TV-CABLE BOX
- WM WATER METER
- CONC. LIGHT POLE
- POOL PUMP
- WATER HEATER

ABREVIATION (IF ANY APPLIED)

ARC = CURVE
A/C = AIR CONDITIONING UNIT
ASPH. = ASPHALT
B.M. = BENCH MARK
Blk./Corn = BLOCK CORNER
CAL.(C) = CALCULATED
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CL = CLEAR
CONC. = CONCRETE
D.M.E. = DRAINAGE MAINT. EASEMENT
Ø = DIAMETER
EASMT. = EASEMENT
ELEV. = ELEVATION
ENC. = ENCROACHMENT
F.D./I = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.N./D = FOUND NAIL AND DISC
F.I.R. = FOUND IRON PIPE
F.D. = FOUND DRIVE
LP. = LIGHT POLE
MEAS.(M) = MEASURED
MH. = MANHOLE
M = MONUMENT
℄ = MONUMENT LINE
NTS = NOT TO SCALE
R = RADIUS
P/W = PARKWAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P. = PROPERTY LINE
P.P. = POWER POLE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
RAD. = RADIAL
REC. (R) = RECORDED
RES. = RESIDENCE
R/W = RIGHT OF WAY
SEC. = SECTION
S.D./I = SET DRILL HOLE
S.N./D = SET NAIL AND DISC
S.I.R. = SET IRON PIPE
S.R./I. = SET REBAR
STY = STORY
SWK. = SIDEWALK
T.O.B. = TOP OF BANK
U.E. = UTIL. EASEMENT
W.P. = WOODEN POLE
S = SECTION LINE
Δ = DELTA
C = CALCULATED

SITE ADDRESS:	6450-6444 ALLISON RD. , MIAMI BEACH, FL. 33141
JOB NUMBER:	23-1132
DATE OF SURVEY:	NOVEMBER 26, 2023
FOLIO NUMBER:	02-3211-003-0400 / 02-3211-003-0410

JOB SPECIFIC SURVEYOR NOTES:

1. THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE **"AE"** OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **120651C-0326L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
2. LAND AREA OF SUBJECT PROPERTY: **29,631 SF (+/-)** CALCULATED
3. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. A-33**, WITH AN ELEVATION OF **8.23 FEET.**
4. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.09°38'46"E.,AS PER GPS CORDINATES BEING THE RECORDED BEARING FOR THE CENTERLINE OF ALLISON RD., AS SHOWN ON PLAT BOOK 31 AT PAGE 75 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF $\frac{1}{10}$ FOOT FOR NATURAL GROUND SURFACES AND $\frac{1}{100}$ FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 5J-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LEGAL DESCRIPTION: 02-3211-003-0400
THE SOUTH 60 FEET OF LOT 42 AND ALL OF LOT 43 , LESS THE SOUTH 40 FEET THEREOF, INDIAN CREEK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION: 02-3211-003-0400
THE SOUTH 40 FEET OF LOT 43 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.

ENCROACHMENTS AND OTHER POINTS OF INTEREST:
-THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
-THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
-THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

LOCATION MAP

SCALE: NTS



SITE PICTURE



WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINSTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.

American Services of Miami, Corp.
Consulting Engineers . Planners . Surveyors
LB 6683
266 **GIRALDA AVENUE**
CORAL GABLES, FL 33134
PHONE: (305)598-5101 FAX: (305)598-8627
ASOMIAMI.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ED PINO, PSM ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ed pino Digitally signed by ed pino Date: 2023.12.01 12:53:46 -05'00'

PROFESSIONAL LAND SURVEYOR AND MAPPER No. 6771-STATE OF FLORIDA

DATE : DECEMBER 1, 2023



1 **LOCATION MAP**
N.T.S.

A 000
3/17/24

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

LOCATION MAP

Digitally signed by Griffin K Morris
Contact Info: griffin@strang.design
Date: 2024.04.08 15:10:24 -04'00'

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

SIDMAN RESIDENCE

6444-6450 ALLISON ROAD
MIAMI BEACH, FL 33141

LOCATION PLAN

A 001a

3/17/24

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Contact Info: griffin@strang.design
Date: 2024.04.08 15:10:39 -04'00'

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

SIDMAN RESIDENCE

6444-6450 ALLISON ROAD
MIAMI BEACH, FL 33141

LOCATION MAP

A 001b

3/17/24

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Contact Info: griffin@strang.design
Date: 2024.04.08 15:11:06 -04'00'

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PROJECT DATA

SCOPE	CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE
ADDRESS	6444-6450 ALLISON ROAD MIAMI BEACH, FL 33141
FOLIO	02-3211-003-0410 AND 02-3211-003-0400
LEGAL DESCRIPTION	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
ZONING	RS-3
SURVEY	PROVIDED BY: JAVIER DE LA ROCHA, ECS LAND SURVEYORS 3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414
FLOOD ZONE	AE, ELEVATION: 8.00' (NGVD 29) OR 6.45' (NAVD 88)
BUILDING CODES	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
ITEMS UNDER SEPARATE PERMIT	FENCING GENERATOR POOL WINDOWS AND DOORS ROOF TRUSSES DRIVEWAY

LOCATION MAP



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

N

A 002a
3/17/24

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

CONTEXT IMAGES AND LOCATION AERIAL

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Contact Info: griffin@strang.design
Date: 2024.04.08 15:11:16 -04'00'

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1 **6475 ALLISON ROAD**
N.T.S.



2 **6480 ALLISON ROAD**
N.T.S.



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

N

A 002b
3/17/24

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

CONTEXT IMAGES AND LOCATION AERIAL

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Date: 2024.04.02 15:11:36 -04'00'

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



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



6444 ALLISON RD

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

N

A 002c

3/17/24

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

CONTEXT IMAGES AND LOCATION AERIAL

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Date: 2024.04.02 15:11:43 -04'00'

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



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



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

N

A 002d
3/17/24

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

CONTEXT IMAGES AND LOCATION AERIAL

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Date: 2024.04.08 15:11:55 -04'00'

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2 **Context Elevations**
1/32" = 1'-0"

SIDMAN RESIDENCE

6444-6450 ALLISON ROAD
MIAMI BEACH, FL 33141

CONTEXT IMAGES AND LOCATION AERIAL

A 002e

3/17/24

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Date: 2024.04.05 15:12:04 -04'00'

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

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



EXISTING SINGLE-FAMILY HOME TO BE DEMOLISHED

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

A 003a
3/17/24

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

EXISTING HOMES IMAGES

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

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

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6444-6450 ALLISON ROAD
MIAMI BEACH, FL 33141

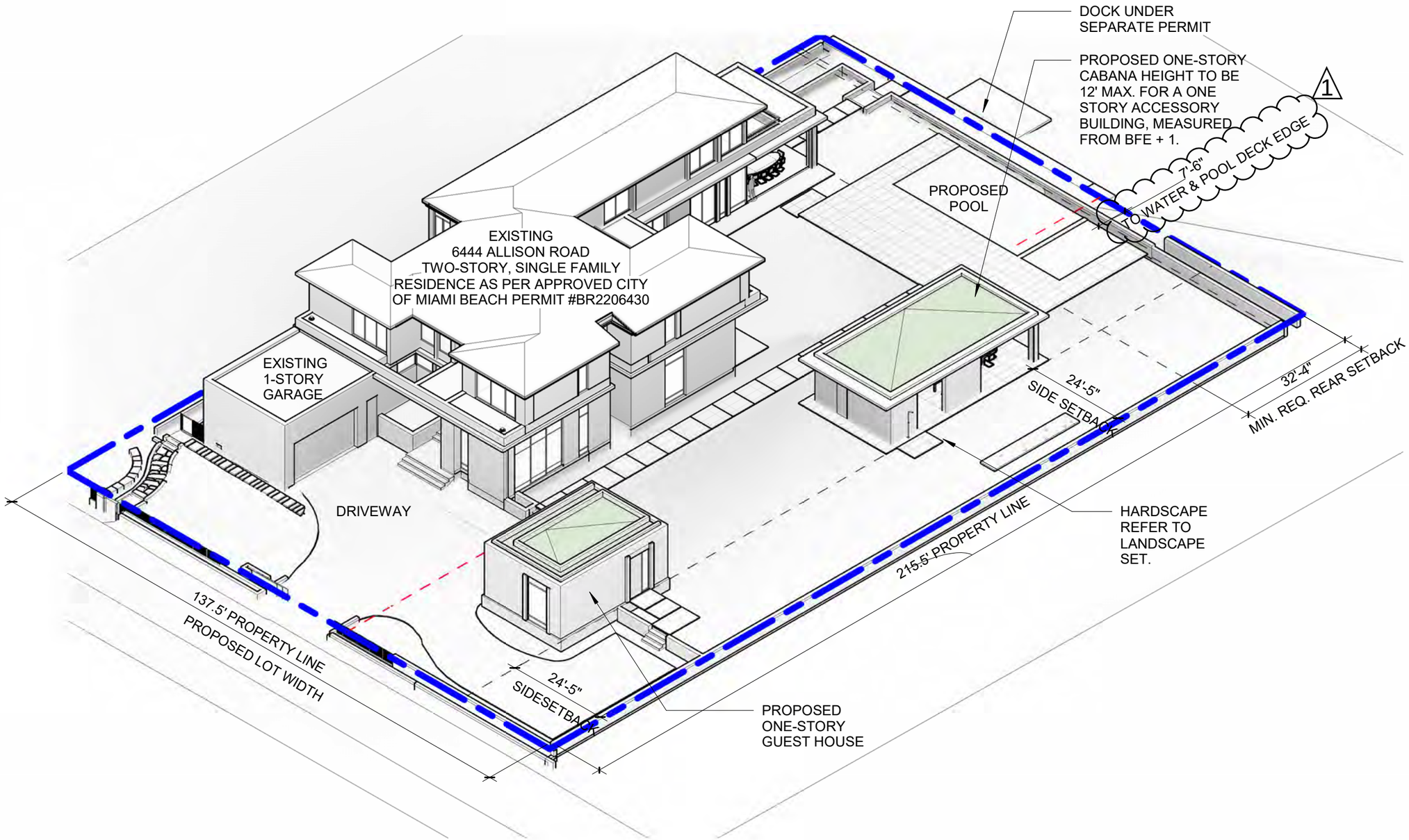
EXISTING HOME IMAGES

A 003b

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1 **ISOMETRIC OF LOTS - PROPOSED HOUSES**

A 004a

3/17/24

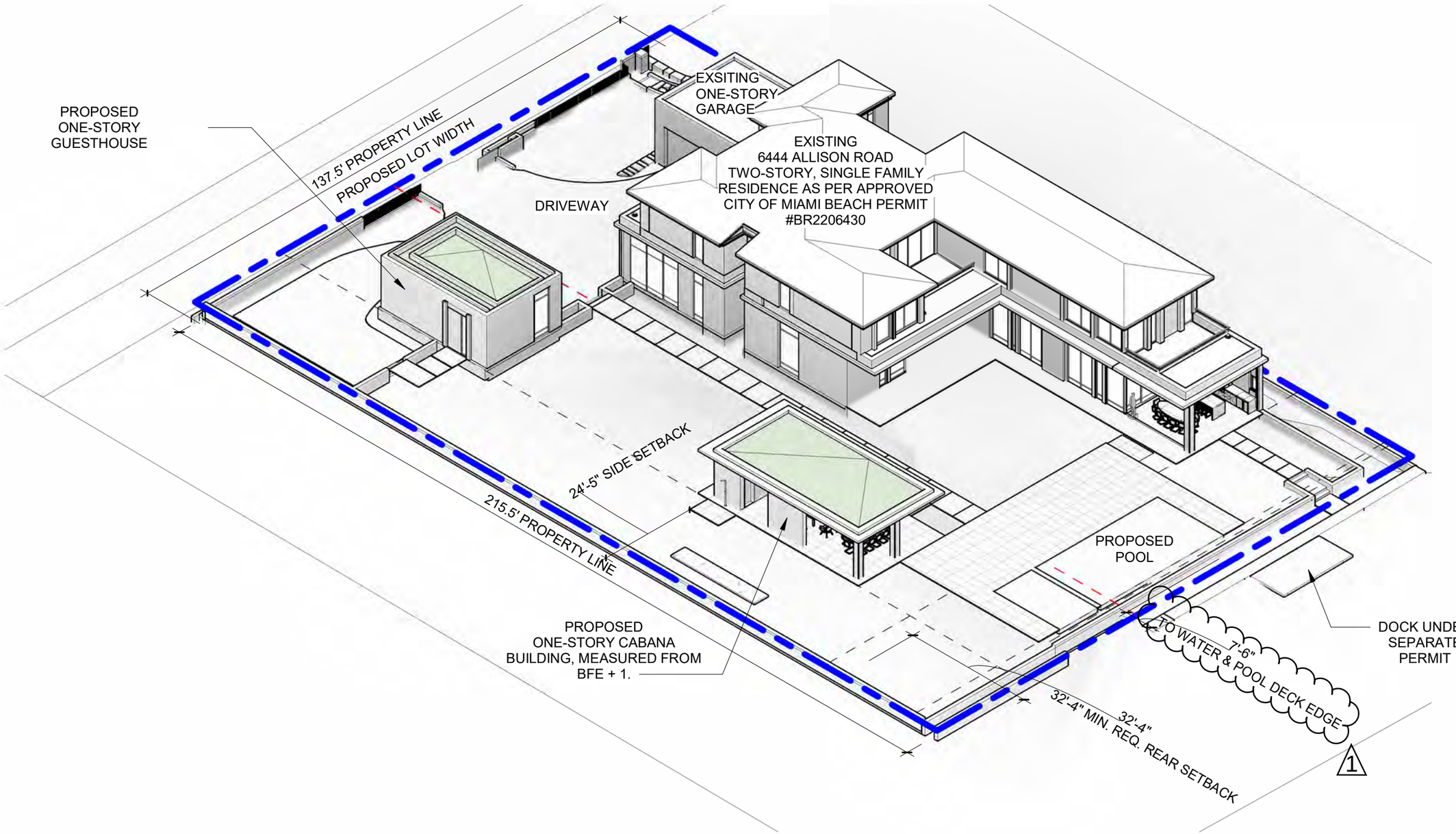
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MIAMI BEACH, FL 33141

ISOMETRIC OF LOTS

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Griffin K Morris
Contact Info:
griffin@strang.design
Date: 2024.04.08
15:12:34 -04'00'

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ISOMETRIC OF LOTS - PROPOSED HOUSES

2

A 004b

3/17/24

SIDMAN RESIDENCE

6444-6450 ALLISON ROAD
MIAMI BEACH, FL 33141

ISOMETRIC OF LOTS

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Contact Info: griffin@strang.design
Date: 2024.04.08 15:12:46-04'00'

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MIAMIBEACH

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 - PROPOSED		
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:	29,631 SQ FT		
8	Lot width:	137 FT '-6 INCH	Lot Depth:	215.5 FT
9	Max Lot Coverage SF and %:	7,407 SQ FT (25%)	Proposed Lot Coverage SF and %:	6,501 SQ FT (22%)
10	Existing Lot Coverage SF and %:	N/A	Lot coverage deducted (garage-storage) SF:	N/A
11	Front Yard Open Space SF and %:	REQ. 1,375SF / PROP. 1,386SF	Rear Yard Open Space SF and %:	REQ. 2979SF / PROP. 3198 SF
12	Max Unit Size SF and %:	11,852 SQ FT (40%)	Proposed Unit Size SF and %:	8,698 SQ FT (29%)
13	Existing First Floor Unit Size:	3,941 SQ FT	Proposed First Floor Unit Size:	4,736 SQ FT
14	Existing Second Floor Unit Size	3,941 SQ FT	Proposed Second Floor volumetric Unit Size SF and %	NOT APPLIC.
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'	NO CHANGE
22	Side 2 or (facing street):	24.5'		24.5'	
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 :	34.5'		34.5'	
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

A 005a-1

3/17/24

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

PROPOSED ZONING DATA

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Contact Info: griffin@strang.design
Date: 2024.04.08 15:12:57 -04'00'

[STRANG]
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