

DRB PRESENTATION
JUNE 4, 2024
File Number: DRB24-1010

SIDMAN RESIDENCE
6444 ALLISON ROAD, MIAMI BEACH, FL 33141

NEW LOT SIZE: 29,631 SF
ADDITIONAL STRUCTURES SF: 1,863 SF

STRANG DESIGN

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

A 0	COVER
A 00	SURVEY
A 000	LOCATION MAP
A 001a	LOCATION PLAN
A 001b	LOCATION MAP
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A 002b	CONTEXT IMAGES AND LOCATION AERIAL
A 002c	CONTEXT IMAGES AND LOCATION AERIAL
A 002d	CONTEXT IMAGES AND LOCATION AERIAL
A 002e	CONTEXT IMAGES AND LOCATION AERIAL
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LANDSCAPE

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A 0
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SIDMAN RESIDENCE
6444-6450 ALLISON ROAD
MIAMI BEACH, FL 33141

COVER

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

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LOCATION MAP

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Approved Lot Combination

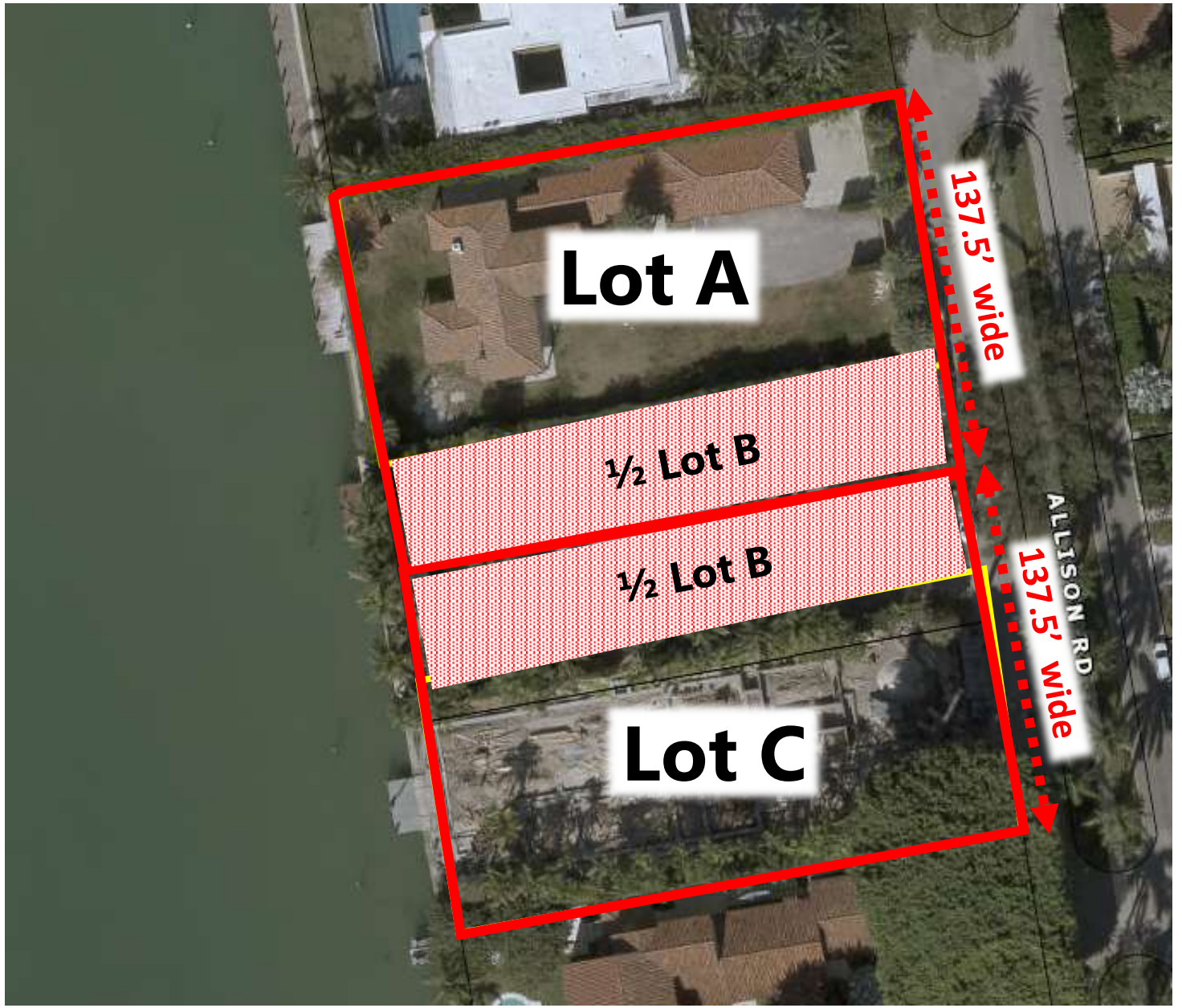
- **Lot A:** 6470 Allison Road
- **Lot B:** 6450 Allison Road
- **Lot C:** 6444 Allison Road



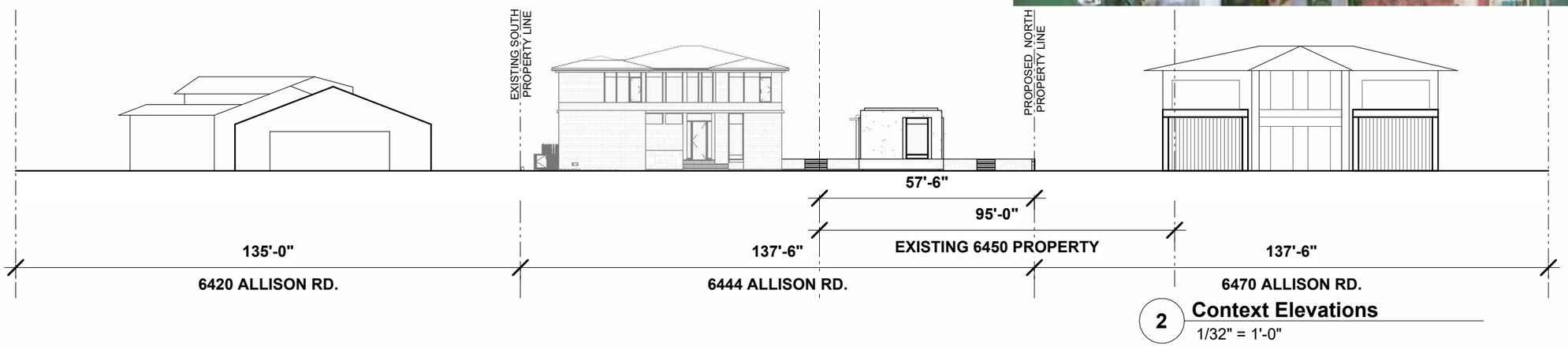
Approved Lot Combination

Combining three (3) lots into (2) as follows:

- **Lot A + ½ Lot B:** 6470 Allison Road
- ~~**Lot B: 6450 Allison Road**~~
- **Lot C + ½ Lot B:** 6444 Allison Road







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

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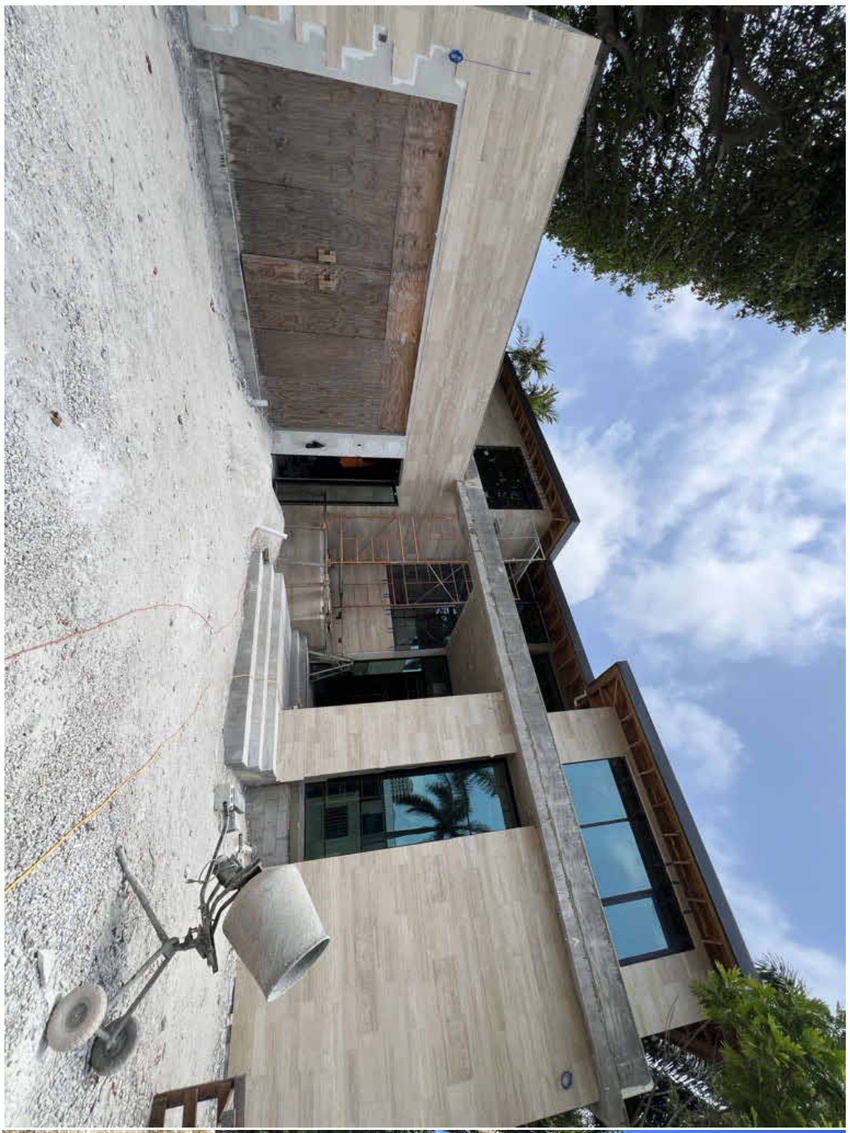
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CONTEXT IMAGES AND LOCATION AERIAL

A 002e

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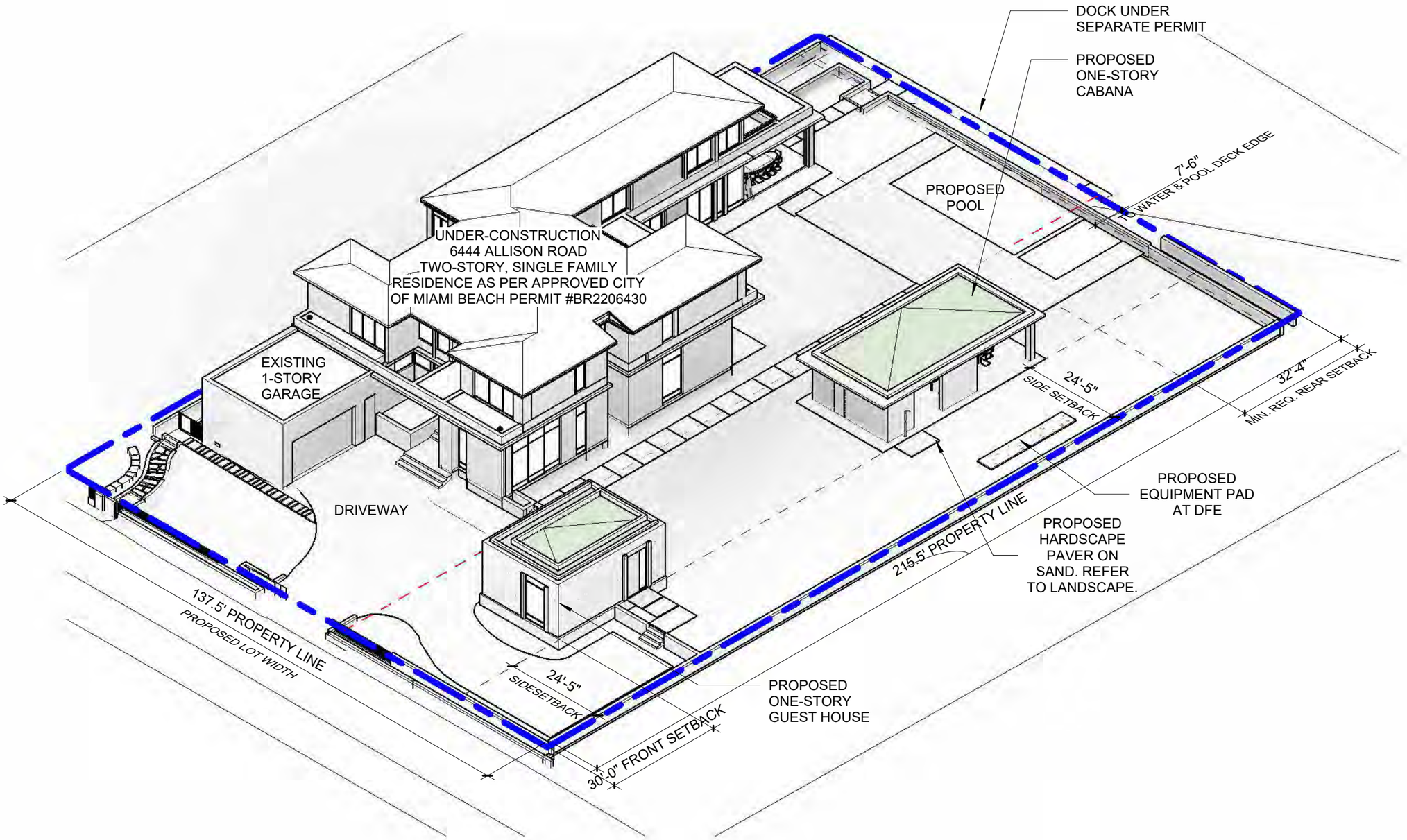
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CURRENT RESIDENCE - UNDER CONSTRUCTION

A 004

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1 ISOMETRIC OF LOTS - PROPOSED HOUSES

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MIAMI BEACH, FL 33141

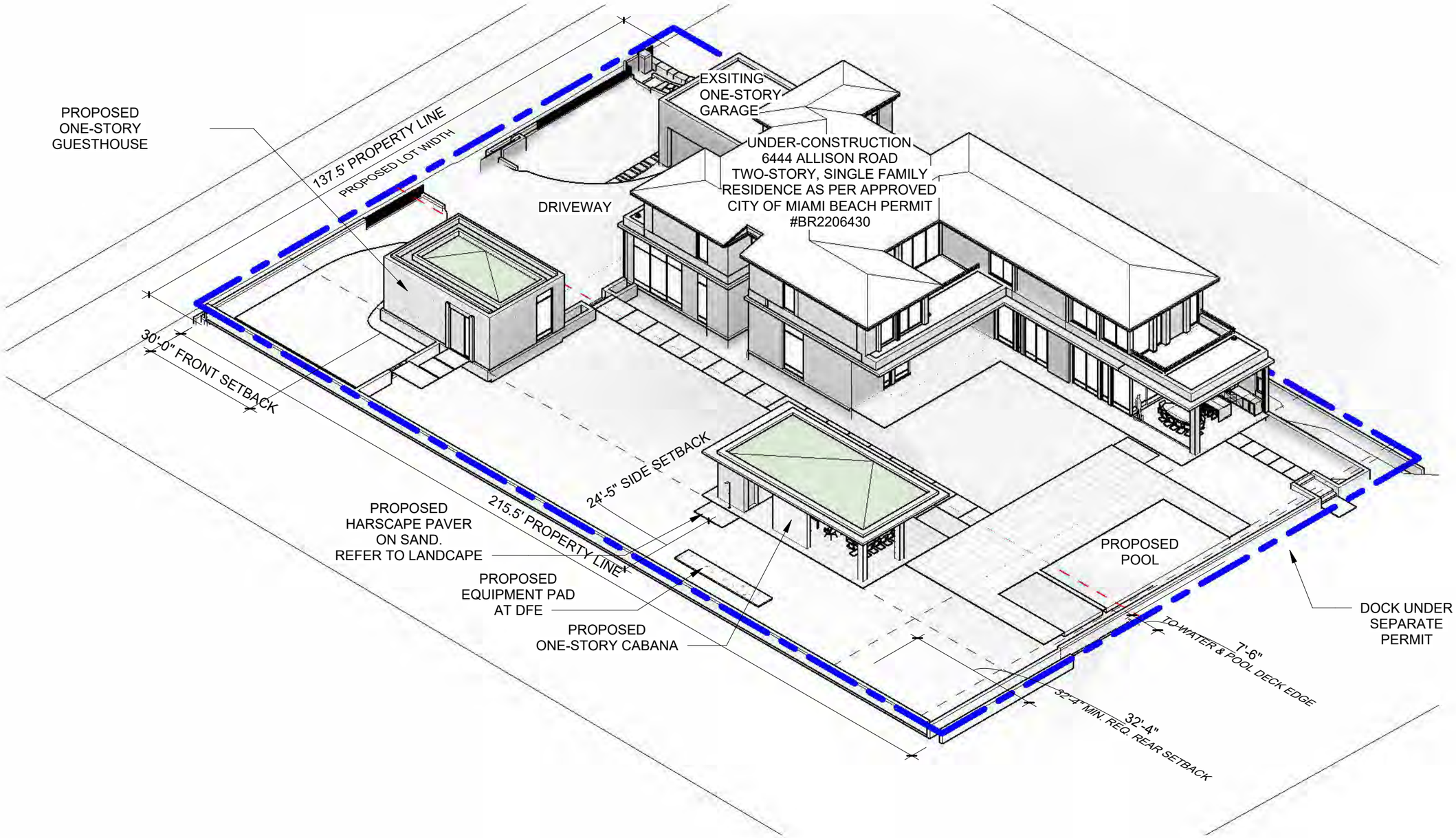
ISOMETRIC OF LOTS

A 004a

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ISOMETRIC OF LOTS - PROPOSED HOUSES

2

A 004b

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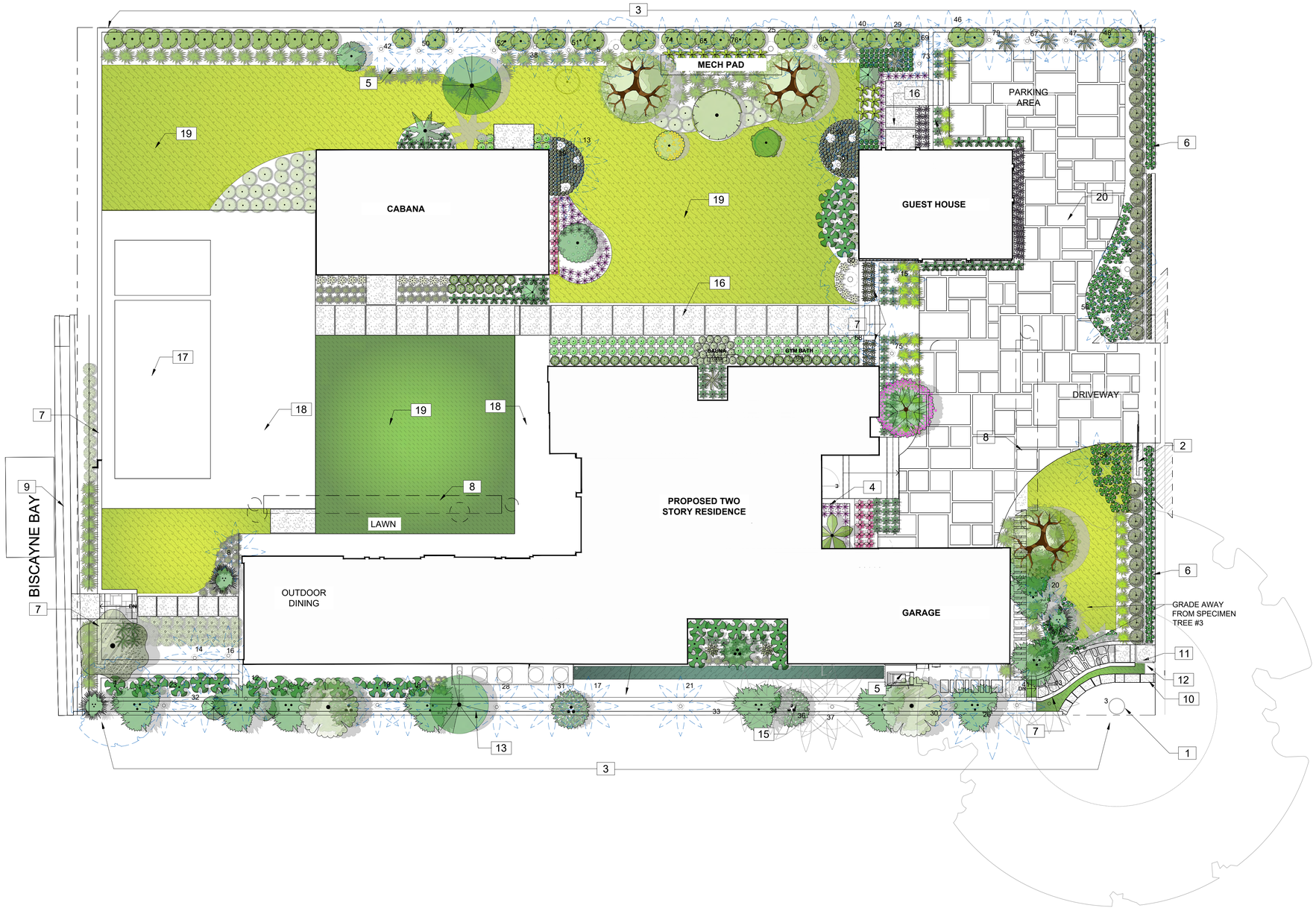
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ISOMETRIC OF LOTS

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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	EXISTING SPECIMEN TREE TO BE PROTECTED DURING CONSTRUCTION
2	MOTORIZED GATE
3	PRIVACY BUFFER
4	BUILT-IN PLANTING
5	MECHANICAL PAD
6	2` H CONC. SITE WALL PLANTER W/ 3` H ALUM. FENCE ON TOP
7	RETAINING WALL
8	PROPOSED EXFILTRATION TRENCH REFER TO CIVIL
9	SEAWALL
10	OOLITE BOULDER SEAT WALL
11	PEDESTRIAN SWING GATE
12	MAILBOX. REFER TO ARCH DWGS
13	EXISTING WALL TO BE PRESERVED DURING CONSTRUCTION
14	OOLITE RETAINING WALL
15	EXISIITING GRADE TO REMAIN
16	PEDESTRIAN PATH
17	POOL
18	DECKING
19	LAWN
20	DRIVEWAY

1 OVERALL LANDSCAPE PLAN
SCALE: 3/32" - 1'-0"

0' 4' 8' 16' 32'

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ARCHITECT LICENSE NO:AR100517
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6444 ALLISON ROAD
CITY OF MIAMI BEACH
FL, 33141

MATTHEW AND LORI SIDMAN

ARCHITECT:
GRIFFIN K. MORRIS, RA
2900 SW 28TH TERRACE
SUITE 301
MIAMI, FL 33133

STRUCTURAL ENGINEER:
ALEX ROCHELL
ROCHELL ENGINEERING, INC.
205 SANTILLANE AVENUE
CORAL GABLES, FL 33134

MEP ENGINEER:
OSCAR SEBELEN
RCI ENGINEERING
5230 S. UNIVERSITY DRIVE,
SUITE 106
DAVIE, FL 33328

CIVIL ENGINEER:
MATTHEW SPEATH
SPEATH ENGINEERING
1111 BRICKELL AVENUE
MIAMI, FL 33131

LANDSCAPE ARCHITECT:
MIGUEL HASTINGS, RLA
2900 SW 28TH TERRACE
SUITE 301
MIAMI, FL 33133

INTERIOR DESIGN CONSULTANT:
BEAUCHEMIN GRASSI INTERIORS
46 WALTHAM STREET, ST 3A
BOSTON, MA 02118
GENERAL CONTRACTOR:
TBD

PROFESSIONAL SEAL(S):

ARCHITECT LICENSE NO:AR100517

SIDMAN RESIDENCE

Issue Description:
Project Status

Revision Schedule

#	DATE	DESCRIPTION
1	04/08/2024	DRB FINAL SUBMISSION
	03/06/2024	DRB PRE-APPLICATION

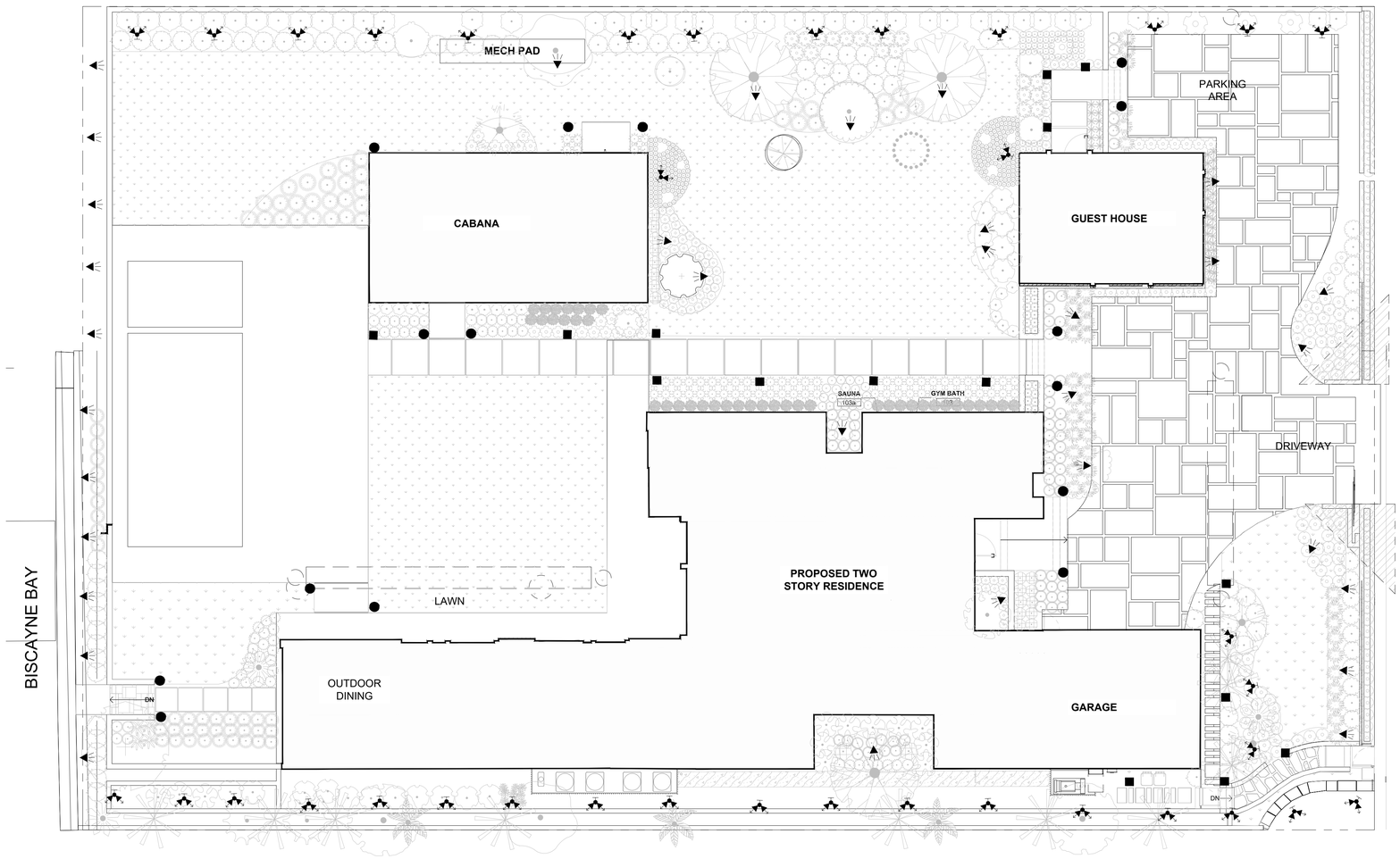
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Issue Date: 10/10/2022

OVERALL LANDSCAPE PLAN

L-110



LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	PATH LIGHT	15
◀	UPLIGHT	33
●	LANTERN	15
✳	DOUBLE UPLIGHT	36

1 LIGHTING PLAN
SCALE: 3/32" - 1'-0"

0' 4' 8' 16' 32'

N
NORTH

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FL, 33141

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LIGHTING PLAN

L-140

7.5' REAR SETBACK
15' REAR SETBACK
32'-4" REAR SETBACK
PROPOSED MECHANICAL EQUIPMENT PAD TO BE BUFFERED WITH LANDSCAPE.
PROPOSED PROPERTY LINE
137.5'W X 215.5'L
29,631 SF AREA
215.5' PROPERTY LINE
40' FRONT SETBACK
30' FRONT SETBACK
20' FRONT SETBACK
5'-0"
4'-8"
46'-6"
24'-5" SIDE SETBACK
24'-5"
PROPOSED SIDE SETBACK
31'-0"
PROPOSED CABANA
1,163 SQFT
25'-0"
22'-7"
PROPOSED ONE-STORY GUESTHOUSE
5'-5"
5'-6"
PROPOSED ADDITIONAL LOT
6'-0"
2' CONC. VALLEY GUTTER
EDGE OF STREET
7'-6"
PROPOSED POOL & JACUZZI
PROPOSED POOL & JACUZZI
POUROUS PAVERS SET ON SAND. SEE LANDSCAPE
137'-6"
PROPOSED LOT WIDTH
113'-1"
REQ. SIDE SETBACK
7'-6"
POOL SETBACK @ REAR
EXISTING
6444 ALLISON ROAD
MIAMI BEACH, FL 33141
FOLIO #: 02-3211-003-0410
APPROVED PERMIT #BR2206430
OPEN TO BELOW
61'-1"
137.5' PROPERTY LINE
EXISTING ONE-STORY GARAGE
10' EXISTING SIDE SETBACK
DN
10'-0"
8'-0"
EXIST. SOUTH SETBACK
215.5' PROPERTY LINE

1 **SITE PLAN**
1/16" = 1'-0"

ALLISON ROAD

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6444-6450 ALLISON ROAD
MIAMI BEACH, FL 33141

SITE PLAN

A 005a-2

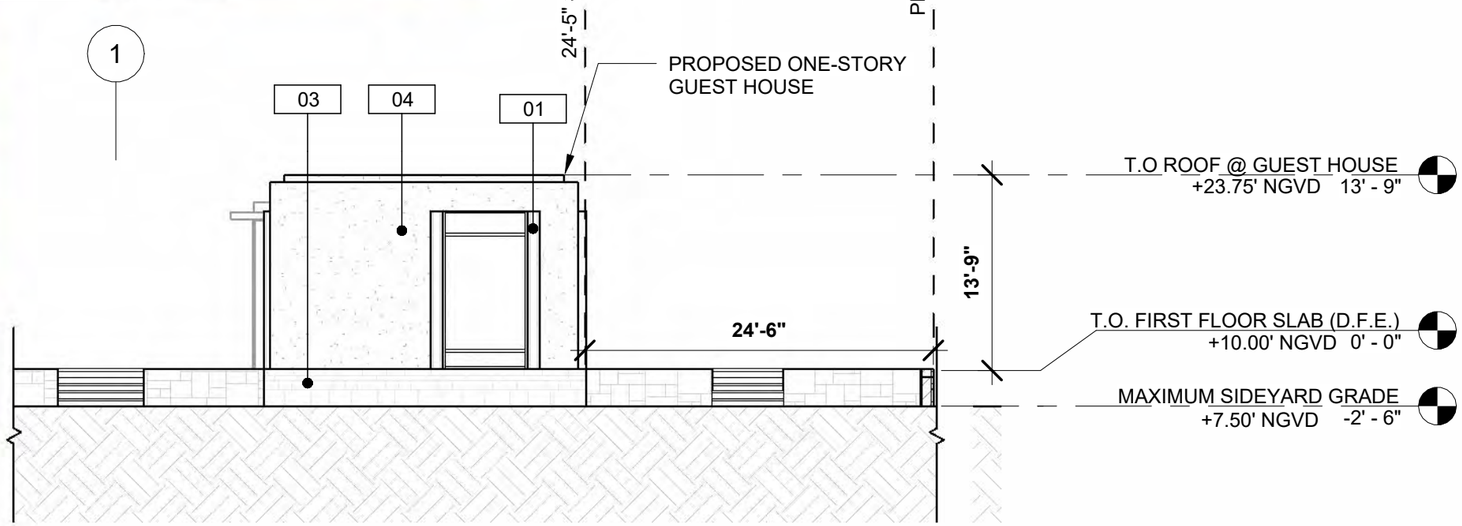
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MATERIAL LEGEND	
MARK	DESCRIPTION
01	ALUMINUM KNOTWOOD SIDING SYSTEM WITH WOOD-GRAIN FINISH
02	BRAKE METAL TO MATCH WINDOW FRAME
03	EXTERIOR TRAVERTINE
04	SMOOTH STUCCO, PAINTED WHITE
06	BRAKE METAL WRAP WITH WOOD-GRAIN FINISH
07	ROUGH EXTERIOR KEYSTONE
08	ARCHITECTURAL SIDING PRODUCT, WOOD COMPOSITE

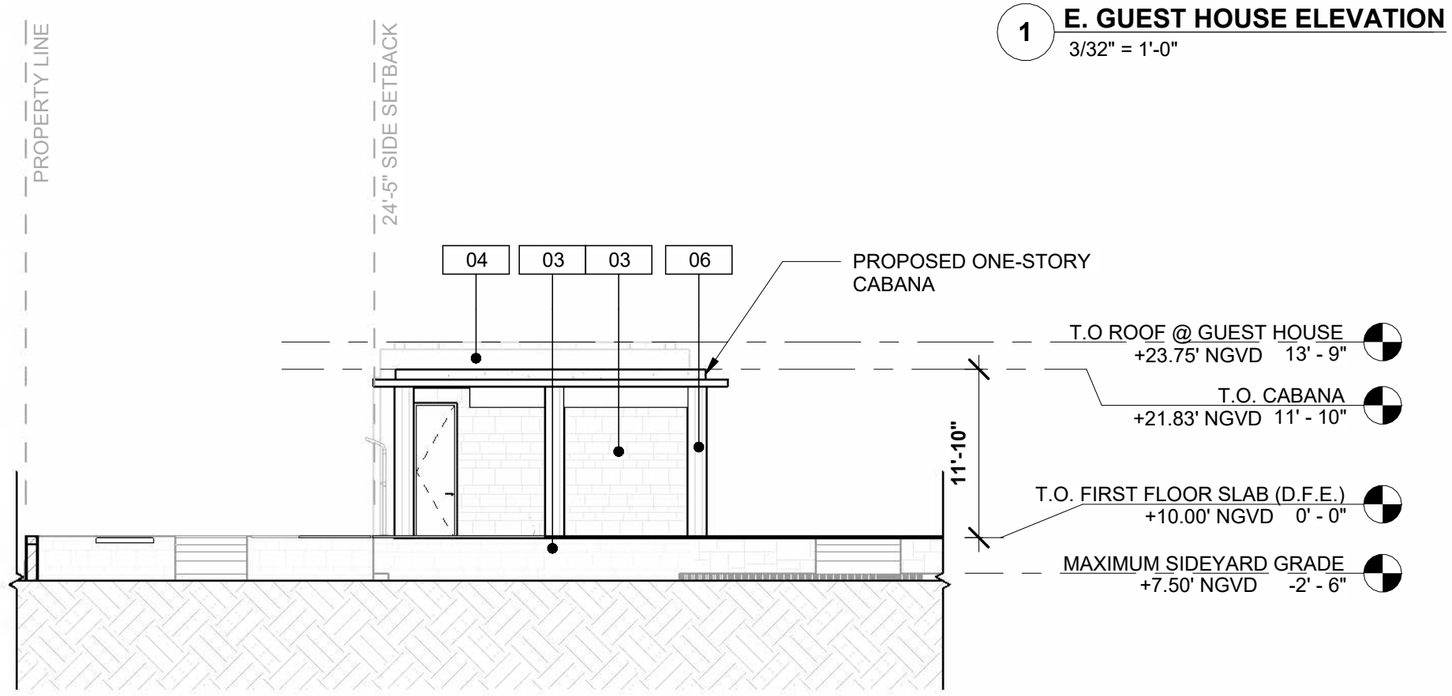






1 E. GUEST HOUSE ELEVATION
3/32" = 1'-0"





2 W. CABANA ELEVATION
3/32" = 1'-0"

A 006a-1
3/17/24

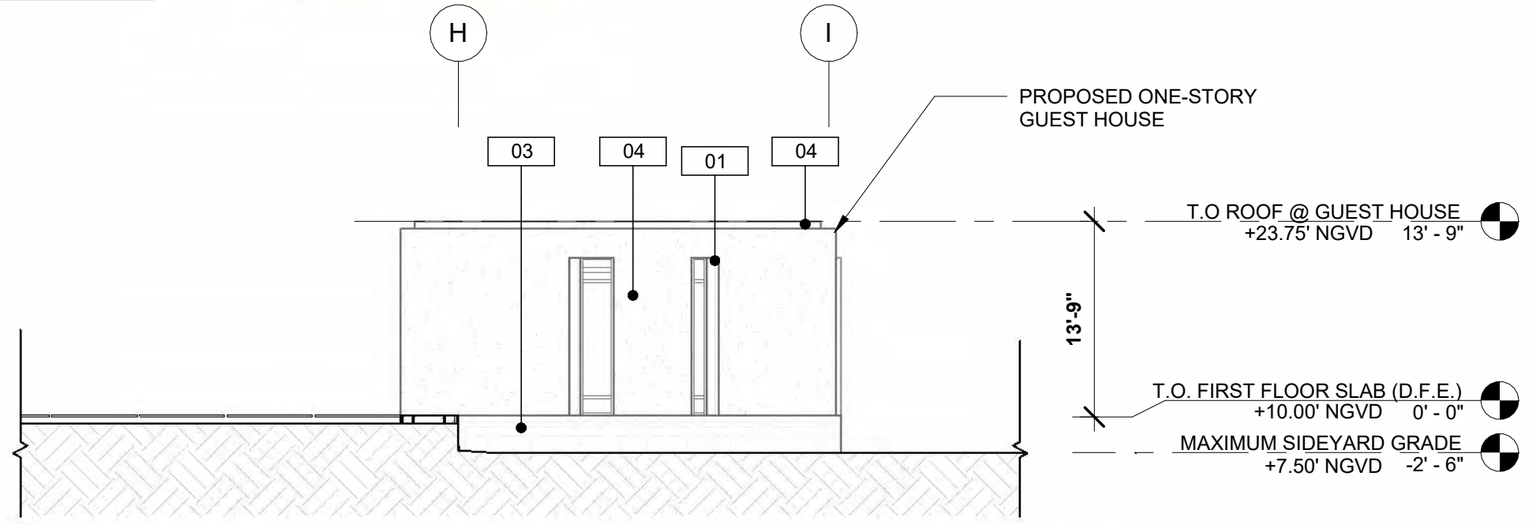
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6444 BUILDING ELEVATIONS

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1 **S. GUEST HOUSE ELEVATION**
3/32" = 1'-0"



A 006a-2
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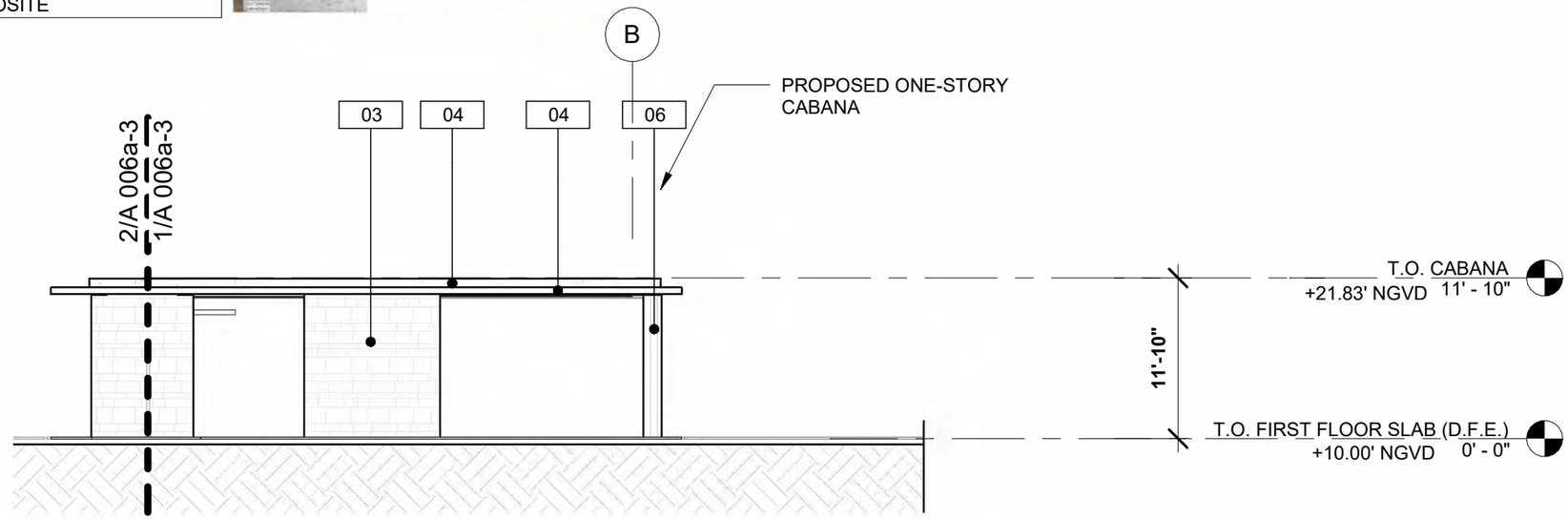
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6444 BUILDING ELEVATIONS

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1 **N. CABANA ELEVATION**
3/32" = 1'-0"



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6444 BUILDING ELEVATIONS

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1 N. GUEST HOUSE ELEVATION
3/32" = 1'-0"



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3D VIEWS

A 008

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3D VIEWS

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3D VIEWS

A 010

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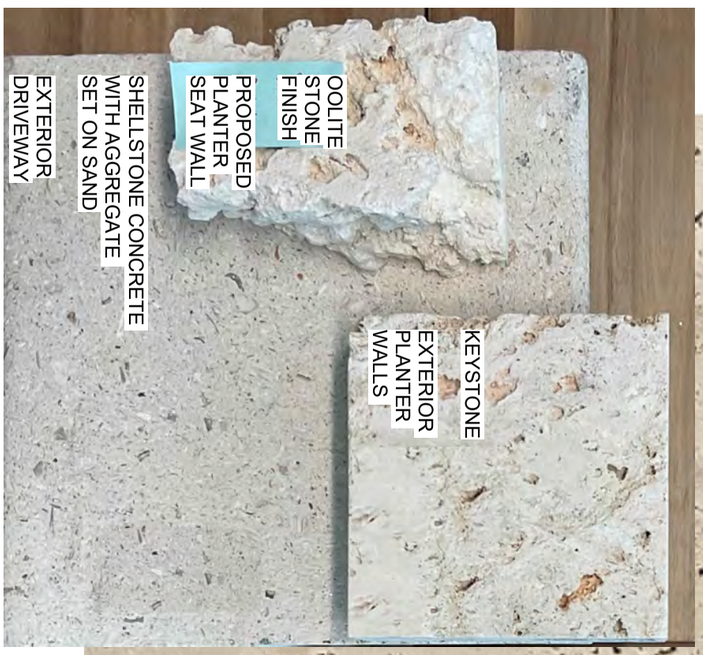
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3D VIEWS

A 011

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MATERIAL SAMPLE IMAGES

A 900

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Delete Condition III.J

J. A recycling/salvage plan shall be provided as part of the submittal for a demolition/building permit, in a manner to be reviewed and approved by staff.

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

THANK YOU

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3D VIEWS

A 010

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