

FOLIO NO. 02-3211-003-0100



FINAL SUBMITTAL  
JULY 27, 2018

# INDEX OF DRAWINGS

A0-01	COVER
A0-02	SITE LOCATION
A0-03	CURRENT SURVEY
A0-03a	NORTH SURVEY
A0-03b	SOUTH SURVEY
A0-03c	TREE SURVEY
A0-04	EXISTING LOT ZONING DATA
A0-05	LOT SPLIT ZONING DATA (PER LOT)
A0-06	EXISTING SITE BOUNDARY
A0-07	LOT COVERAGE DIAGRAM 30%
A0-08	PROPOSED LOT SPLIT
A0-09	LOT COVERAGE DIAGRAM 25%
A0-10	SITE PLAN
A0-11	SINGLE LOT ENVELOPE STUDY
A0-12	LOT SPLIT ENVELOPE STUDY
A0-13	SINGLE LOT MASSING STUDY
A0-14	LOT SPLIT MASSING STUDY
A0-15	CONTEXT IMAGES
A0-16	CONTEXT IMAGES
A0-17	EXISTING STRUCTURE EXTERIOR IMAGES
A0-18	EXISTING STRUCTURE EXTERIOR IMAGES
A0-19	EXISTING STRUCTURE INTERIOR IMAGES
A0-20	EXISTING STRUCTURE INTERIOR IMAGES
A0-21	PROPOSED HOUSE #1 - MOOD BOARD
A0-22	PROPOSED HOUSE #2 - MOOD BOARD

<div>[STRANG]</div> <div>2900 SW 28TH TERRACE, SUITE 301 MIAMI, FL 33133</div> <div>PH: 305-373-4990   FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANG.DESIGN</div>		
PROJECT LOCATION: 6431 ALLISON RD, MIAMI BEACH, FL, 33141		
PROJECT CLIENT(S) / OWNER(S): JAMES CURNIN		
ARCHITECT: MAX WILSON STRANG, RA / AIA LICENSE # AR0017183 2900 SW 28th Terrace, Suite 301, Miami, FL 33133		
STRUCTURAL ENGINEERING: TBD		
MEP ENGINEERING: TBD		
GENERAL CONTRACTOR TBD		
PROJECT NAME: ALLISON ISLAND		
PROFESSIONAL SEAL(S):		
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Sheet Title: <div>COVER</div>		
Sheet No: <div>A0-01</div>		







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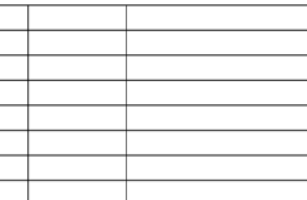
**STRUCTURAL ENGINEERING:**  
TBD

MEP ENGINEERING:  
TBD

GENERAL CONTRACTOR  
TBD

PROJECT NAME:  
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PROFESSIONAL SEAL(S):



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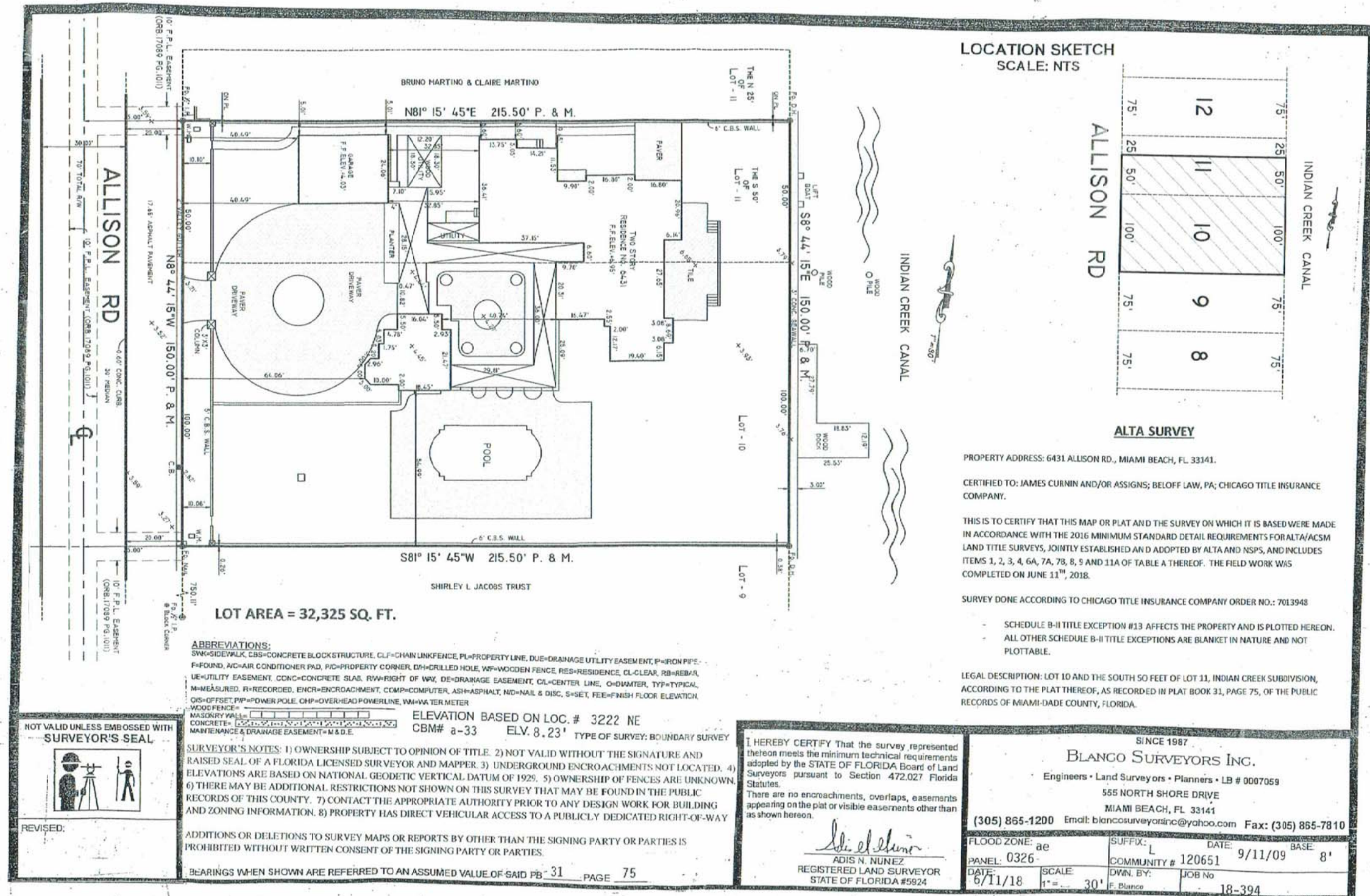
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Sheet Title:

## CURRENT SURVEY

Sheet No:

A0-03





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MEP ENGINEERING:  
TBD

GENERAL CONTRACTOR  
TBD

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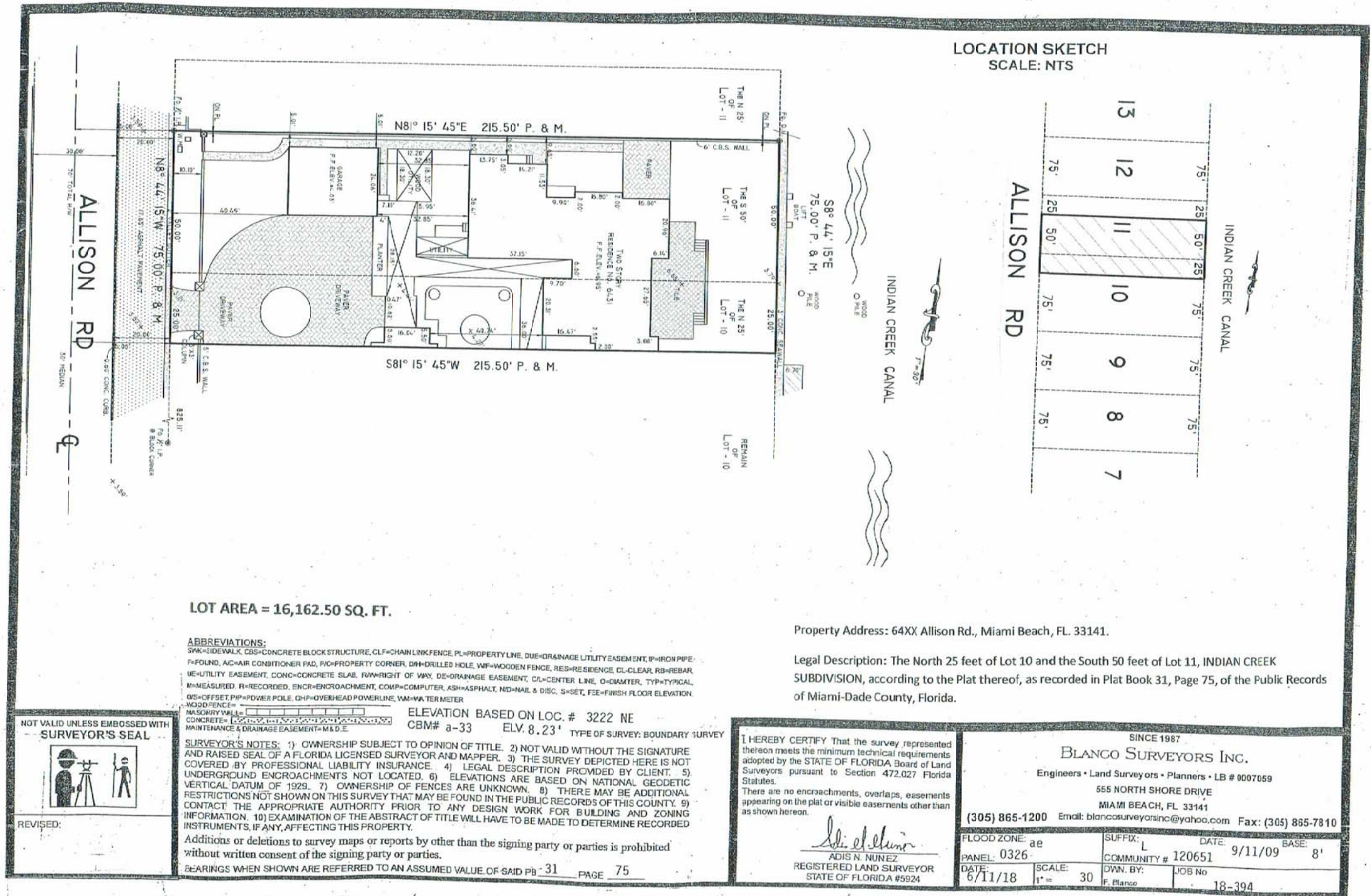
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Sheet Title:

NORTH  
SURVEY

Sheet No:

A0-03a





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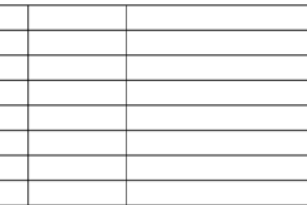
**STRUCTURAL ENGINEERING:**  
TBD

MEP ENGINEERING:  
TBD

GENERAL CONTRACTOR  
TBD

PROJECT NAME:  
ALLISON ISLAND

PROFESSIONAL SEAL(S):




Property Address: 64XX Allison Rd., Miami Beach, FL. 33141.

Legal Description: The North 25 feet of Lot 10 and the South 50 feet of Lot 11, INDIAN CREEK SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 31, Page 75, of the Public Records of Miami-Dade County, Florida.

I HEREBY CERTIFY That the survey represented thereon meets the minimum technical requirements adopted by the STATE OF FLORIDA Board of Land Surveyors pursuant to Section 472.027 Florida Statutes.

There are no encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

  
ADIS N. NUNEZ  
REGISTERED LAND SURVEYOR  
STATE OF FLORIDA #5924

SINCE 1967

## BLANCO SURVEYORS INC.

Engineers • Land Surveyors • Planners • LB #0007059

555 NORTH SHORE DRIVE  
MIAMI BEACH, FL 33141

(305) 865-1200    Email: blancosurveyorsinc@yahoo.com    Fax: (305) 865-7810

FLOOD ZONE: de	SUFFIX: L	DATE: 9/11/09
PANEL: 0326	COMMUNITY # 120651	BASE: 8'
DATE: 6/11/18	SCALE: 1" = 30'	DWN. BY: F. Blanco
		JOB No 18-394

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# SOUTH SURVEY

Sheet No:

A0-03b

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PROJECT CLIENT(S) / OWNER(S):  
JAMES CURNIN

**ARCHITECT:**  
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LICENSE # AR0017183  
2900 SW 28th Terrace, Suite 301,  
Miami, FL 33133

**STRUCTURAL ENGINEERING:**  
TBD

MEP ENGINEERING:  
TBD

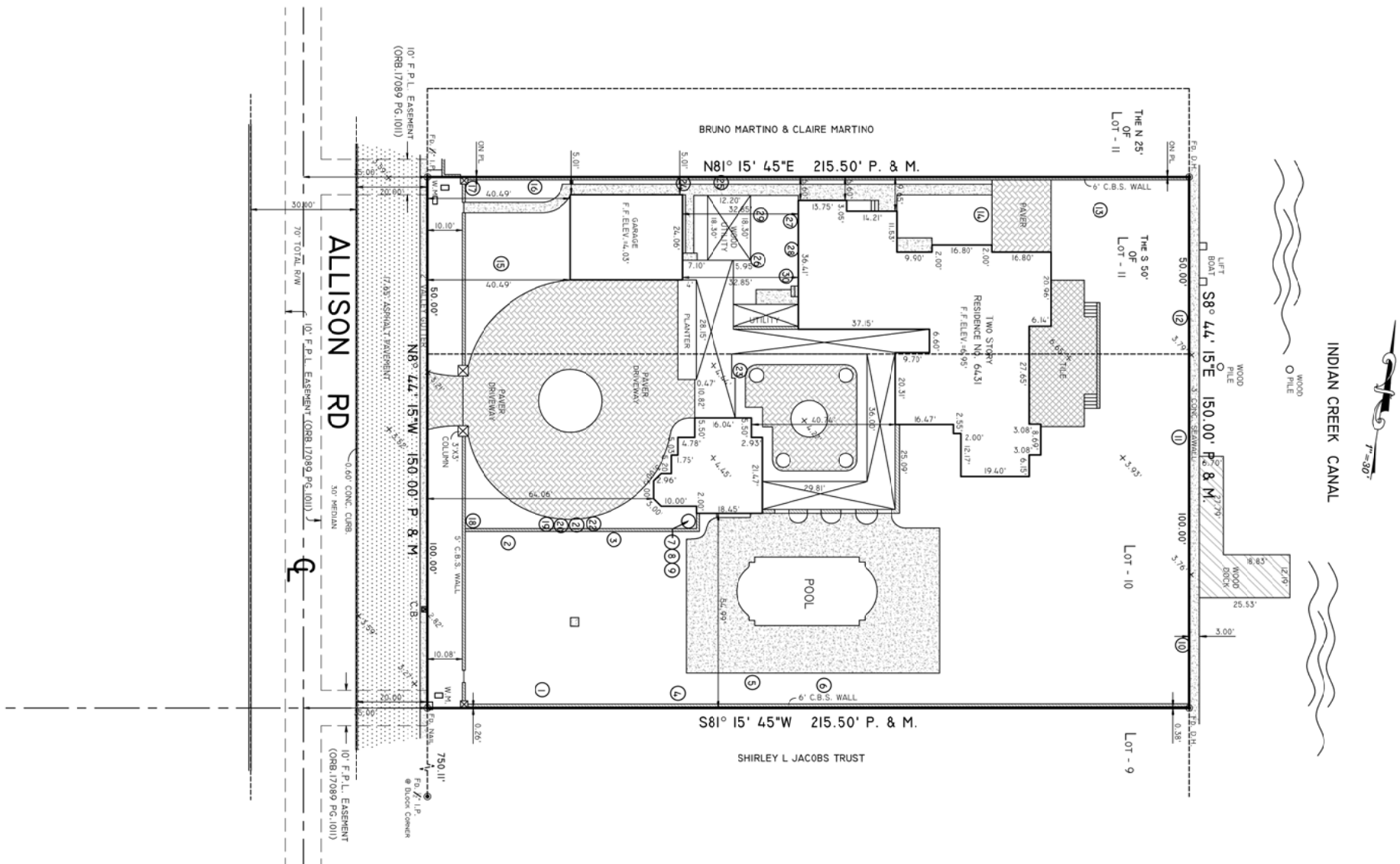
GENERAL CONTRACTOR  
TBD

PROJECT NAME:  
ALLISON ISLAND

PROFESSIONAL SEAL(S):

# TREE TABULATION

TREE TABULATION				
NUMBER	COMMON NAME	DIAMETER	HEIGHT	CANOPY
1	Albizia	0	12	12
2	Plumiera Tree	0	18	12
3	Plumiera Tree	0	18	12
4	Albizia Tree	0	12	20
5	Palmetto Palm	0	12	12
6	Albizia	0	18	12
7	Palm	0.75	22	6
8	Palm	0.75	22	6
9	Palm	0.83	24	6
10	LEUCOCYD PINE	0.92	22	6
11	ROYAL PALM	1.00	30	12
12	ROYAL PALM	1.00	30	12
13	Black olive	0.75	12	12
14	Black olive	0.75	12	12
15	Black olive	0.75	12	12
16	Myrsine	1.40	25	20
17	MALAY	1.40	25	20
18	Unidentified	1.20	25	20
19	Coprosma	0.50	18	18
20	Coprosma	0.50	18	18
21	Coprosma	0.50	20	4
22	Coprosma	0.50	20	4
23	FRICK	1.50	10	4
24	Gumbie Limbo	0.7	25	20
25	Unidentified	0.50	18	18
26	ALUM	0.90	18	12
27	Gumbie Limbo	0.7	25	20
28	Gumbie Limbo	0.7	25	20
29	Lavender	0.60	12	12
30	Gumbie Limbo	1.20	24	24



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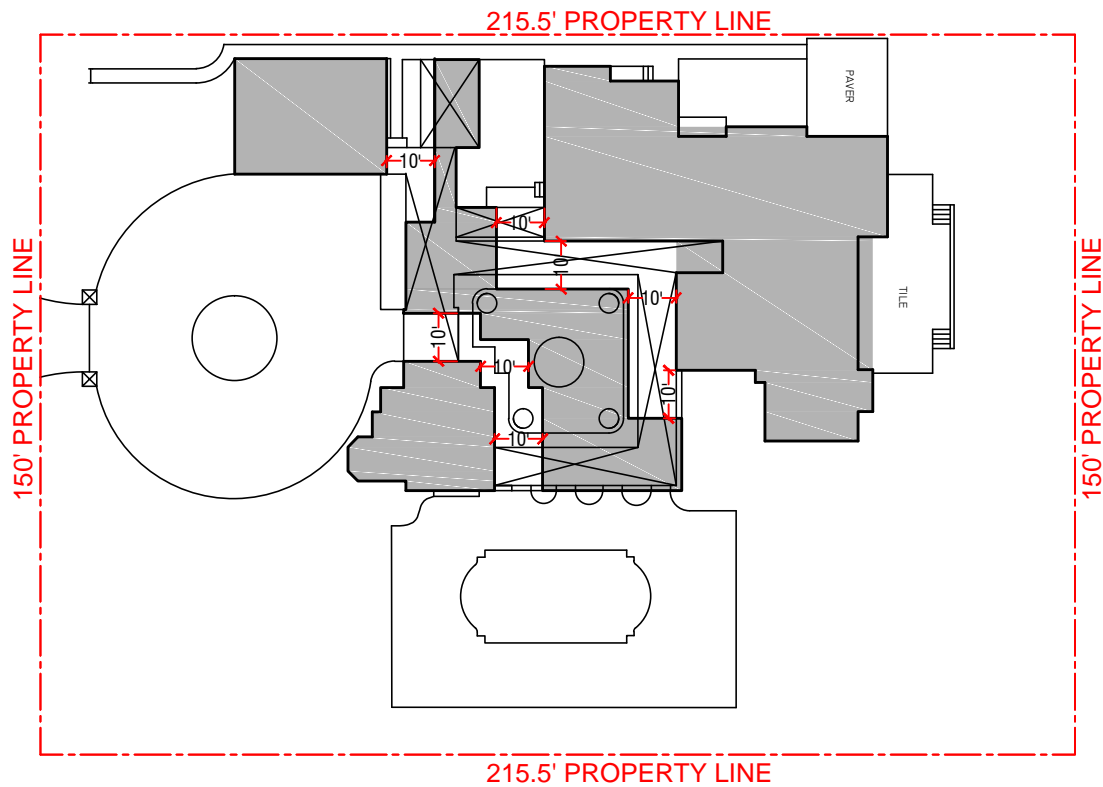
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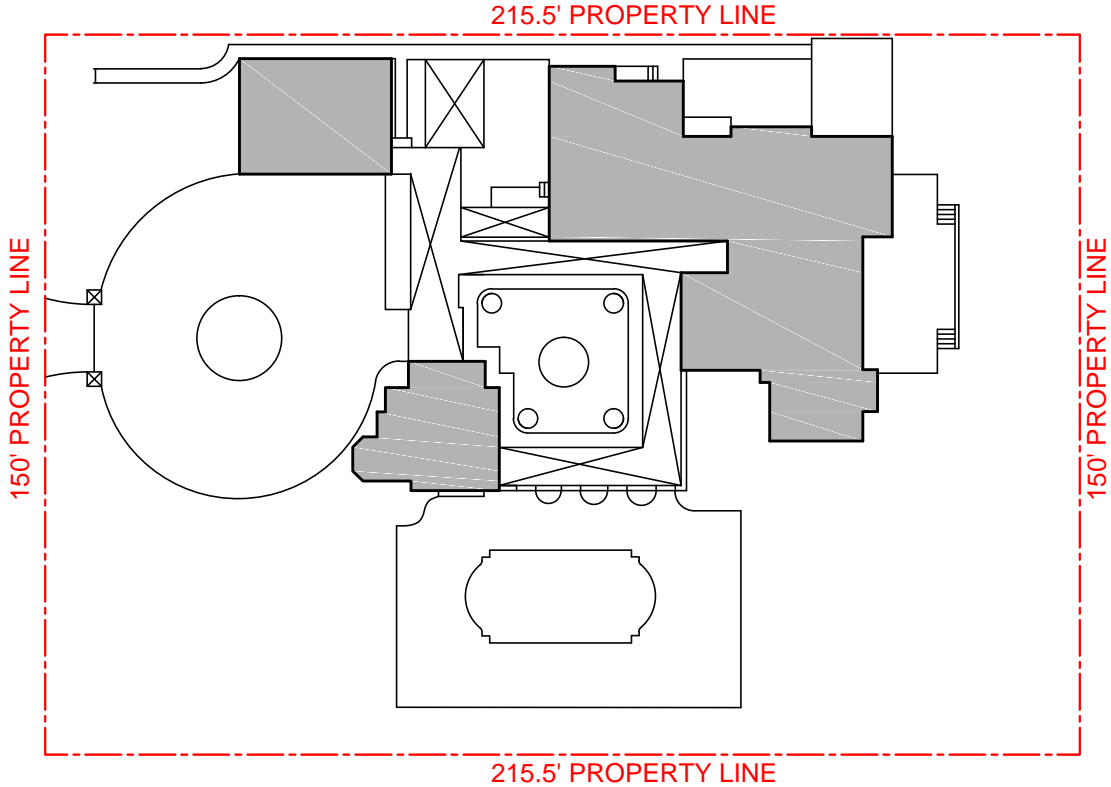
# TREE SURVEY

Sheet No:

A0-03c

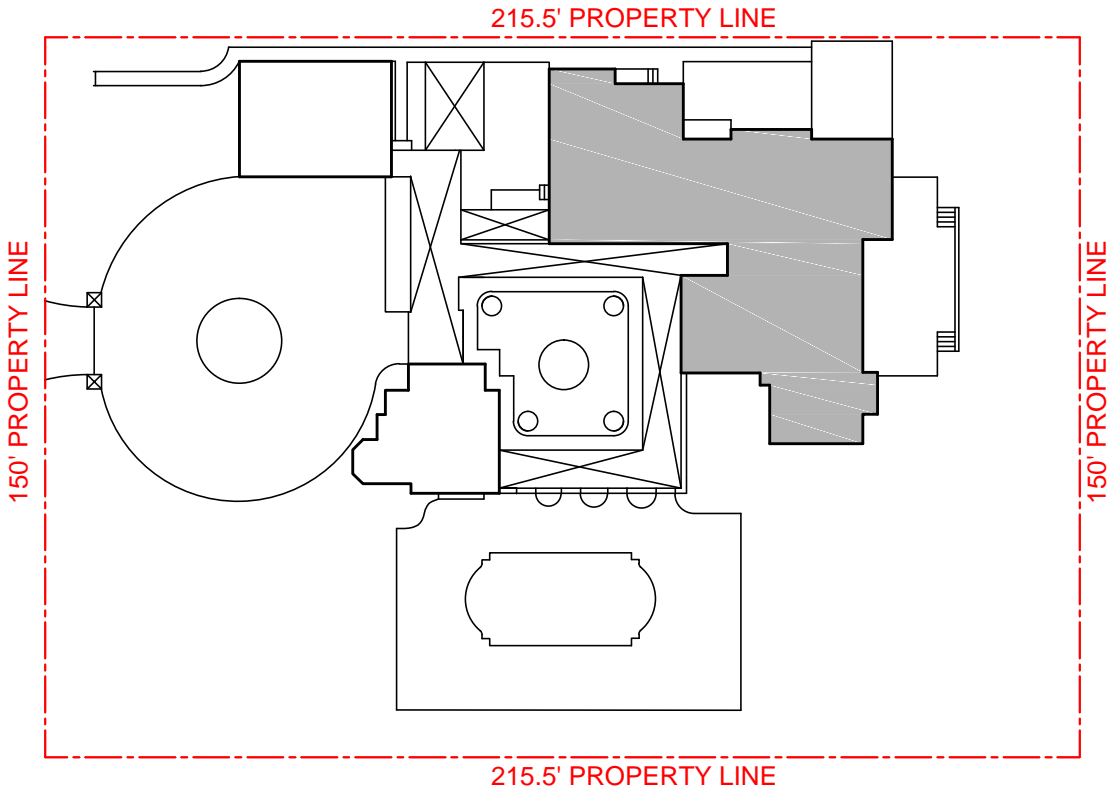


LOT COVERAGE DIAGRAM



FIRST FLOOR UNIT SIZE DIAGRAM

SINGLE FAMILY RESIDENTIAL ZONING DATA SHEET WITHOUT LOT SPLIT					
ITEM #	ZONING INFORMATION				
1	ADDRESS:	6431 ALLISON ROAD			
2	FOLIO NUMBER(S):	02-3211-003-0100			
3	BOARD & FILE NUMBERS:	PB18-0217			
4	YEAR BUILT:	1930	ZONING DISTRICT:	RS-3	
5	BASE FLOOD ELEVATION:	8.0' NGVD	GRADE VALUE IN NGVD:	3.93' NGVD	
6	ADJUSTED GRADE (FLOOD + GRADE/2):	6.115' NGVD	FREE BOARD:	9.0' NGVD	
7	LOT AREA:	32,325 SF			
8	LOT WIDTH:	150'	LOT DEPTH:	215.5'	
9	MAX LOT COVERAGE SF AND %:	9,697.5 SF (30%)	PROPOSED LOT COVERAGE SF AND %:	N/A	
10	EXISTING LOT COVERAGE SF AND %:	6,497 SF (20.1%)	LOT COVERAGE DEDUCTED (GARAGE/STORAGE) SF:	N/A	
11	FRONT YARD OPEN SPACE SF AND %:	3,425 SF (76%)	REAR YARD OPEN SPACE SF AND %:	4,577 SF (95%)	
12	MAX UNIT SIZE SF AND %:	16,162.5 SF (50%)	PROPOSED UNIT SIZE SF AND %:	N/A	
13	EXISTING FIRST FLOOR UNIT SIZE:	4,808 SF	PROPOSED FIRST FLOOR UNIT SIZE:	N/A	
14	EXISTING SECOND FLOOR UNIT SIZE:	3,287 SF	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND %	N/A	
15	GROSS CONSTRUCTION AREA:	N/A	PROPOSED SECOND FLOOR UNIT SIZE:	N/A	
			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	N/A	
ITEM #		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	24' FLAT, 27' SLOPED	27'	N/A	N/A
18	SETBACKS:				
19	FRONT FIRST LEVEL:	30'	40'-6"	N/A	N/A
20	FRONT SECOND LEVEL:	30'	105'-0"	N/A	N/A
21	SIDE 1:	10' MIN.	5'-0"	N/A	N/A
22	SIDE 2 or (FACING STREET):	10' MIN.	55'-0"	N/A	N/A
23	REAR:	20' OR 15% OF LOT DEPTH (32'-4")	39'-1"	N/A	N/A
	ACCESSORY STRUCTURE SIDE 1:	7'-6"	N/A	N/A	N/A
24	ACCESSORY STRUCTURE SIDE 2:	7'-6"	N/A	N/A	N/A
25	ACCESSORY STRUCTURE REAR:	15'	N/A	N/A	N/A
26	SUM OF SIDE YARD:	25% OF LOT WIDTH (37.5')	60'-0"	N/A	N/A
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?			NO	
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?			NO	
29	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?			YES	



SECOND FLOOR UNIT SIZE DIAGRAM

[STRANG]

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PROJECT LOCATION:  
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FL, 33141

PROJECT CLIENT(S) / OWNER(S):  
JAMES CURNIN

ARCHITECT:  
MAX WILSON STRANG, RA / AIA  
LICENSE # AR0017183  
2900 SW 28th Terrace, Suite 301,  
Miami, FL 33133  
STRUCTURAL ENGINEERING:  
TBD

MEP ENGINEERING:  
TBD

GENERAL CONTRACTOR  
TBD

PROJECT NAME:  
ALLISON ISLAND

PROFESSIONAL SEAL(S):

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VF

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Sheet Title:  
EXISTING  
LOT ZONING  
DATA

Sheet No:

A0-04

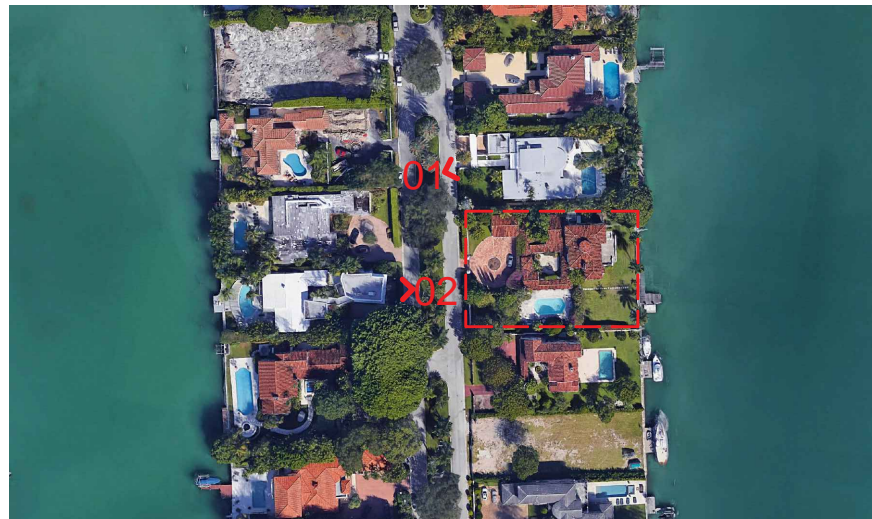




VIEW 01



VIEW 02



KEY DIRECTIONAL PLAN

[STRANG]

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TBD

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TBD

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Sheet Title:  
**CONTEXT  
IMAGES**

Sheet No:  
**A0-15**









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PROFESSIONAL SEAL(S):

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Sheet Title:

EXISTING  
STRUCTURE  
EXTERIOR IMAGES

Sheet No:

**A0-17**



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PROJECT LOCATION:  
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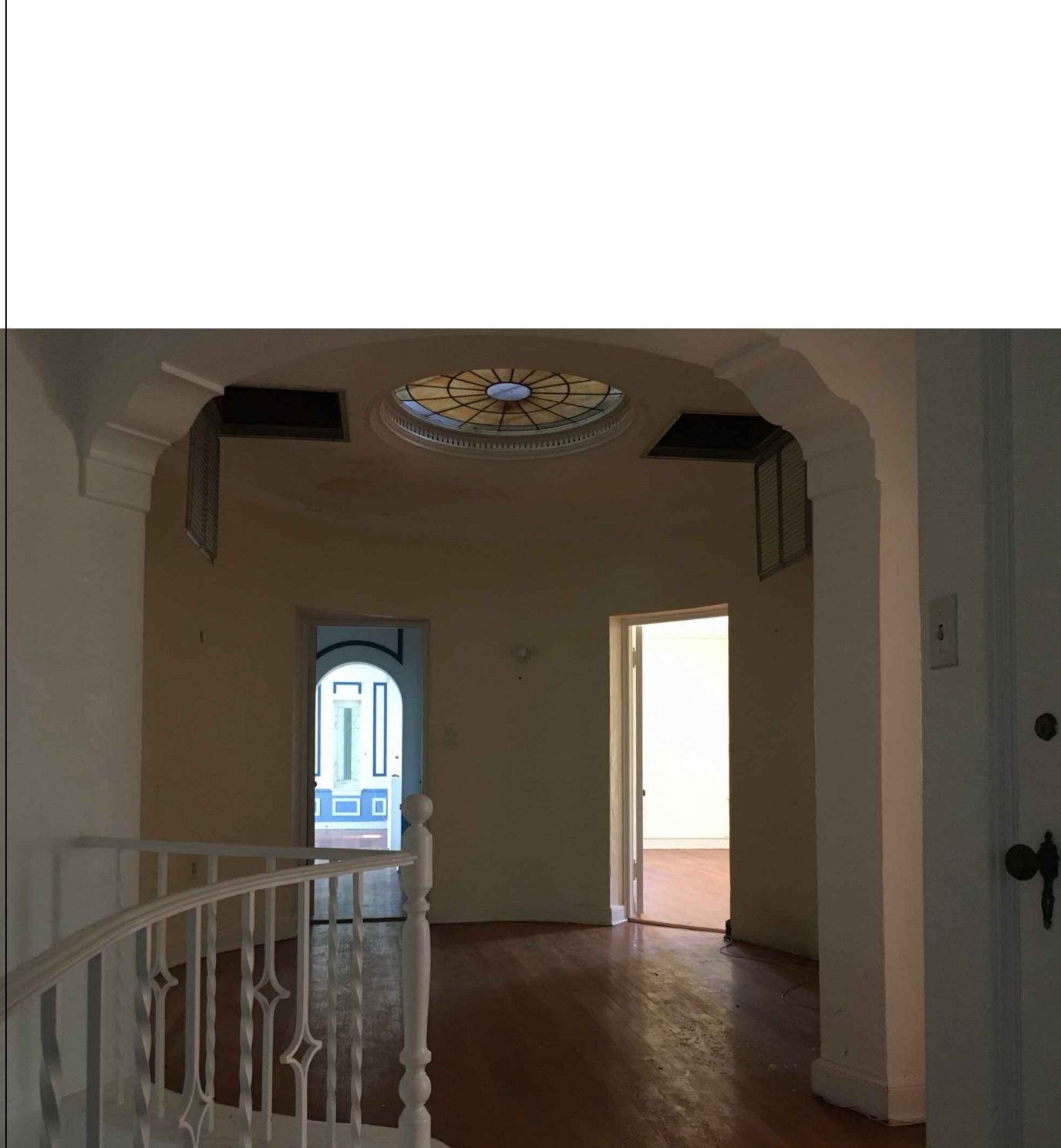
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Sheet Title:

EXISTING  
STRUCTURE  
INTERIOR IMAGES

Sheet No:

A0-20