

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:  COVER		
Sheet No:  A0-01		



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Miami, FL 33133  
STRUCTURAL ENGINEERING:  
TBD

MEP ENGINEERING:  
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GENERAL CONTRACTOR  
TBD

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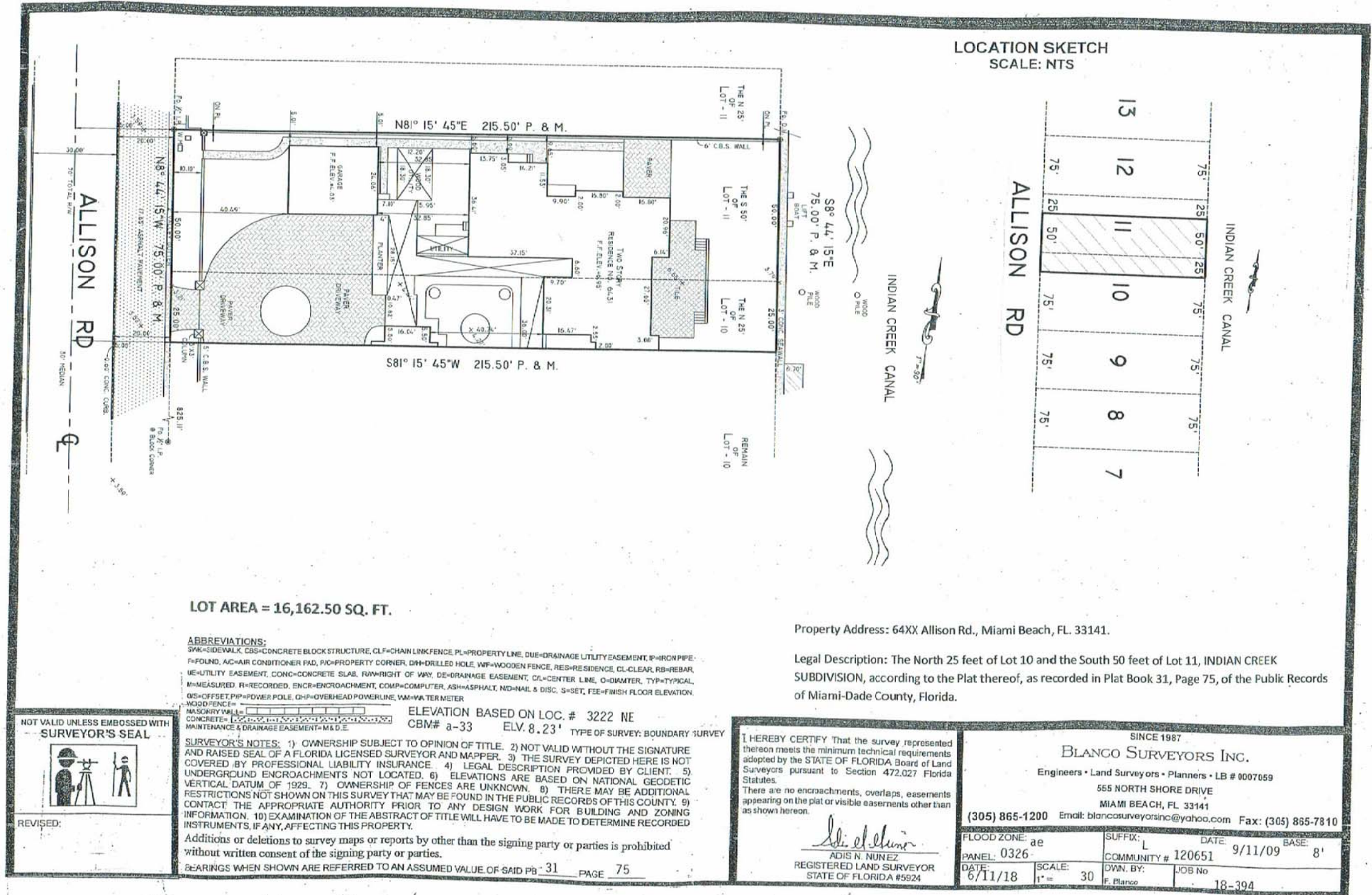
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Sheet Title:  
**NORTH  
SURVEY**

Sheet No:

**A0-03a**





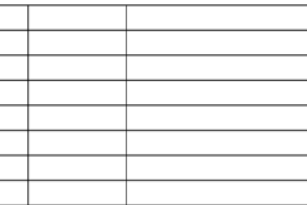
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# SOUTH SURVEY

A0-03b

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**ARCHITECT:**  
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**STRUCTURAL ENGINEERING:**  
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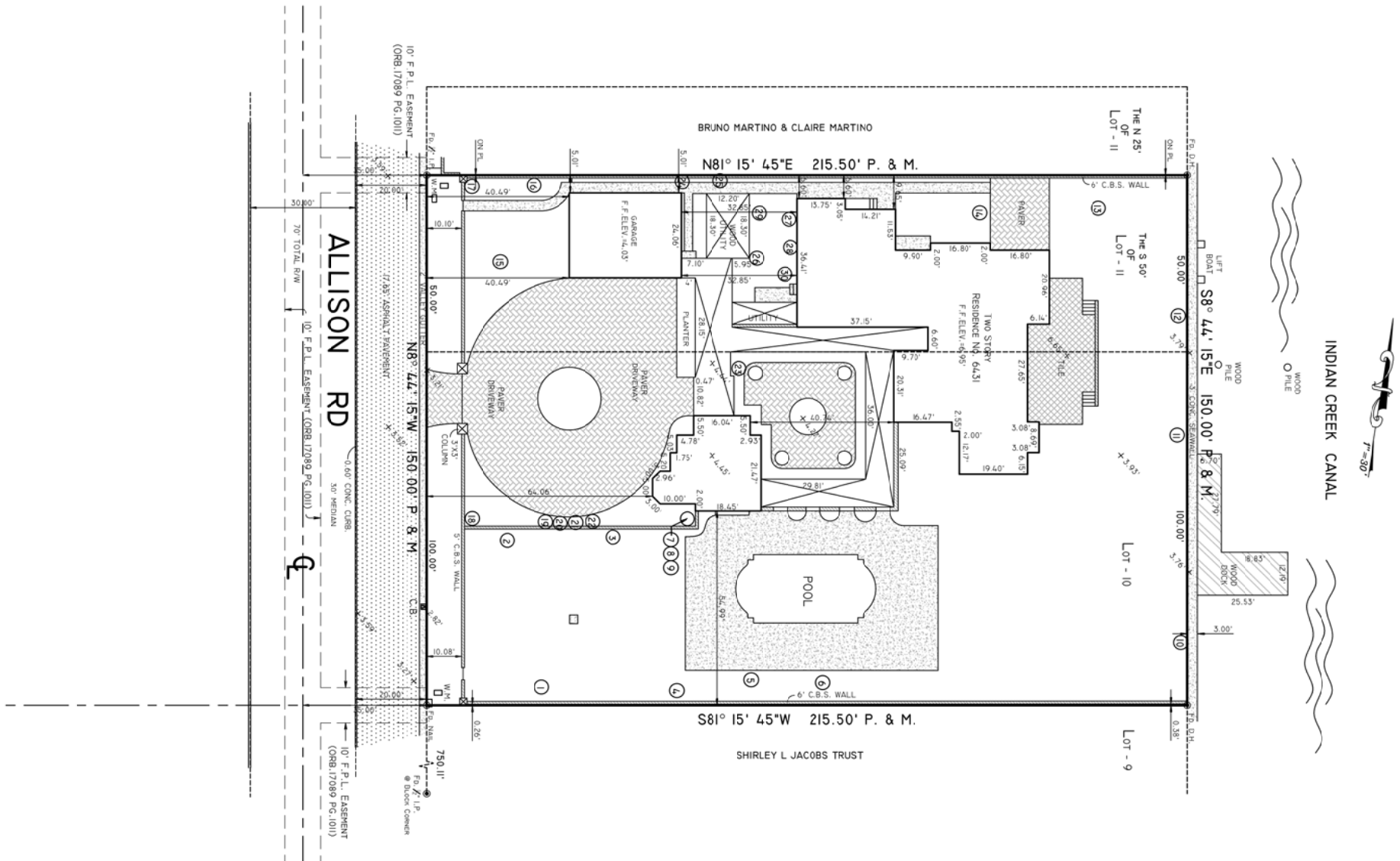
GENERAL CONTRACTOR  
TBD

PROJECT NAME:  
MILLISON ISLAND

PROFESSIONAL SEAL(S):

# TREE TABULATION

TREE TABULATION				
NUMBER	COMMON NAME	DIAMETER	HEIGHT	CANOPY
1	Albizia	0	12	12
2	Plumaria Tree	0	18	12
3	Plumaria Tree	0	18	12
4	Albizia Tree	0	12	20
5	Palmetto Palm	0	12	12
6	Albizia	0	12	18
7	Palm	0.75	22	6
8	Palm	0.75	22	6
9	Palm	0.83	24	6
10	COCONUT PALM	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	0.75	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	25	20
25	Unidentified	0.50	18	18
26	Alum	0.50	18	12
27	Gumbie Limbo	0	25	20
28	Gumbie Limbo	0	25	20
29	Unidentified	0.50	12	12
30	Gumbie Limbo	1.25	24	24



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Sheet Title:

# TREE SURVEY

Sheet No:

# A0-03c



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STRUCTURAL ENGINEERING:  
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MEP ENGINEERING:  
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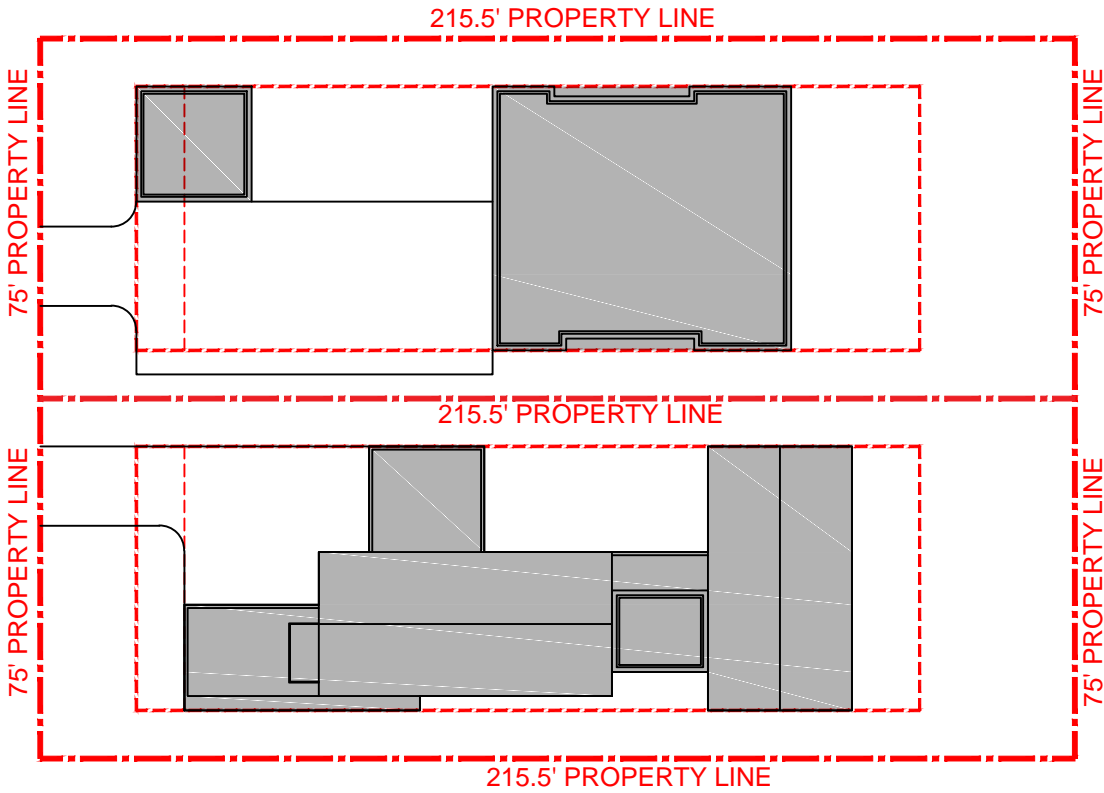
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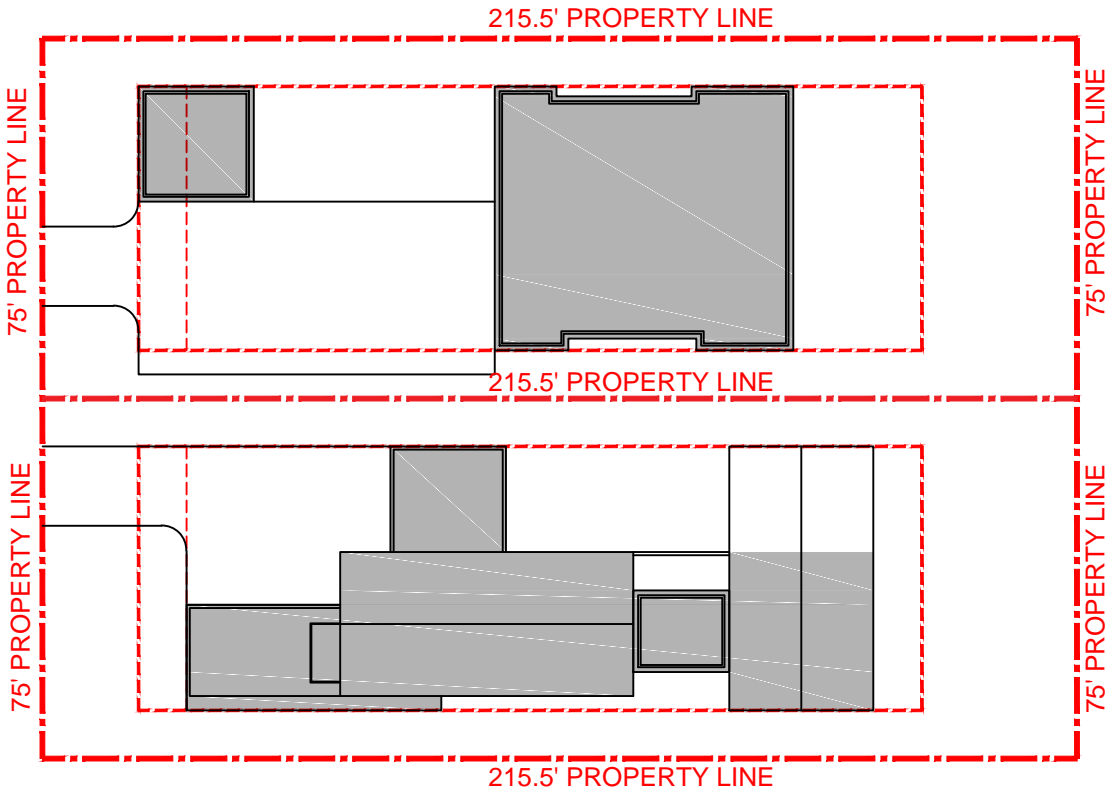
Sheet Title:  
**LOT SPLIT  
ZONING DATA  
(PER LOT)**

Sheet No:

A0-05

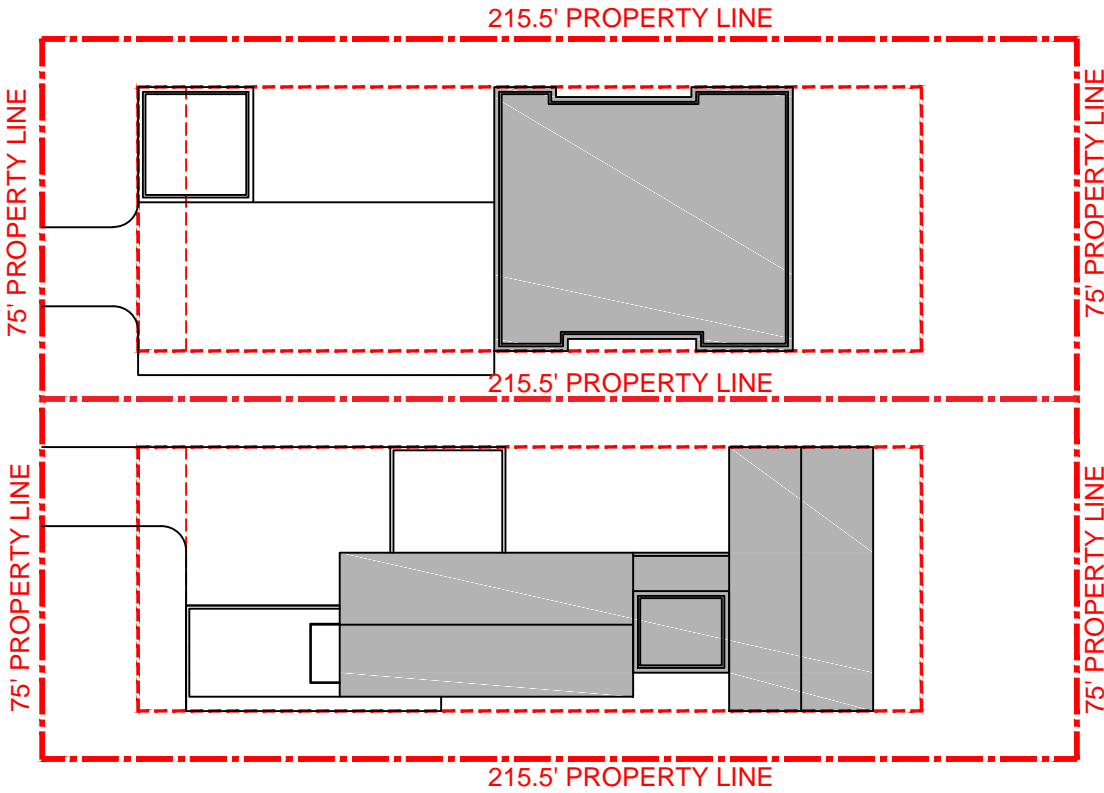


LOT COVERAGE DIAGRAM



FIRST FLOOR UNIT SIZE DIAGRAM

SINGLE FAMILY RESIDENTIAL ZONING DATA SHEET WITH 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:	16,162.5 SF EACH			
8	LOT WIDTH:	75' EACH	LOT DEPTH:	215.5'	
9	MAX LOT COVERAGE SF AND %:	4,040 SF (25%)	PROPOSED LOT COVERAGE SF AND %:	4,040 SF (25%)	
10	EXISTING LOT COVERAGE SF AND %:	6,497 SF (20.1%)	LOT COVERAGE DEDUCTED (GARAGE/STORAGE) SF:	500 SF	
11	FRONT YARD OPEN SPACE SF AND %:	750 SF (50%)	REAR YARD OPEN SPACE SF AND %:	1,696 SF (70%)	
12	MAX UNIT SIZE SF AND %:	6,465 SF (40%)	PROPOSED UNIT SIZE SF AND %:	6,465 SF (40%)	
13	EXISTING FIRST FLOOR UNIT SIZE:	4,808 SF	PROPOSED FIRST FLOOR UNIT SIZE:	3,300 SF	
14	EXISTING SECOND FLOOR UNIT SIZE:	3,287 SF	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND %	N/A	
15	GROSS CONSTRUCTION AREA:	7,000 SF	PROPOSED SECOND FLOOR UNIT SIZE:	3,165 SF	
			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	0 SF (0%)	
ITEM #		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	24' FLAT, 27' SLOPED	27'	24'-0"	N/A
18	SETBACKS:				
19	FRONT FIRST LEVEL:	30'	40'-6"	30'	N/A
20	FRONT SECOND LEVEL:	30'	105'-0"	30'	N/A
21	SIDE 1:	10' MIN.	5'-0"	12'-6"	N/A
22	SIDE 2 or (FACING STREET):	10' MIN.	55'-0"	12'-6"	N/A
23	REAR:	20' OR 15% OF LOT DEPTH (32'-4")	39'-1"	32'-1"	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 (18'-9")	60'-0"	15'-0"	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



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Diagram illustrating a DNA sequence with a 5' to 3' orientation. The sequence is divided into segments of 5', 10', 20', and 50'.





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ARCHITECT:  
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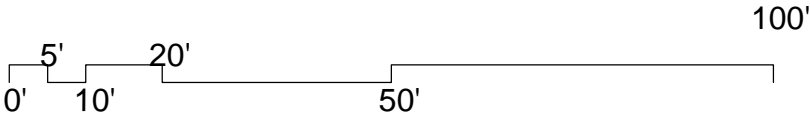
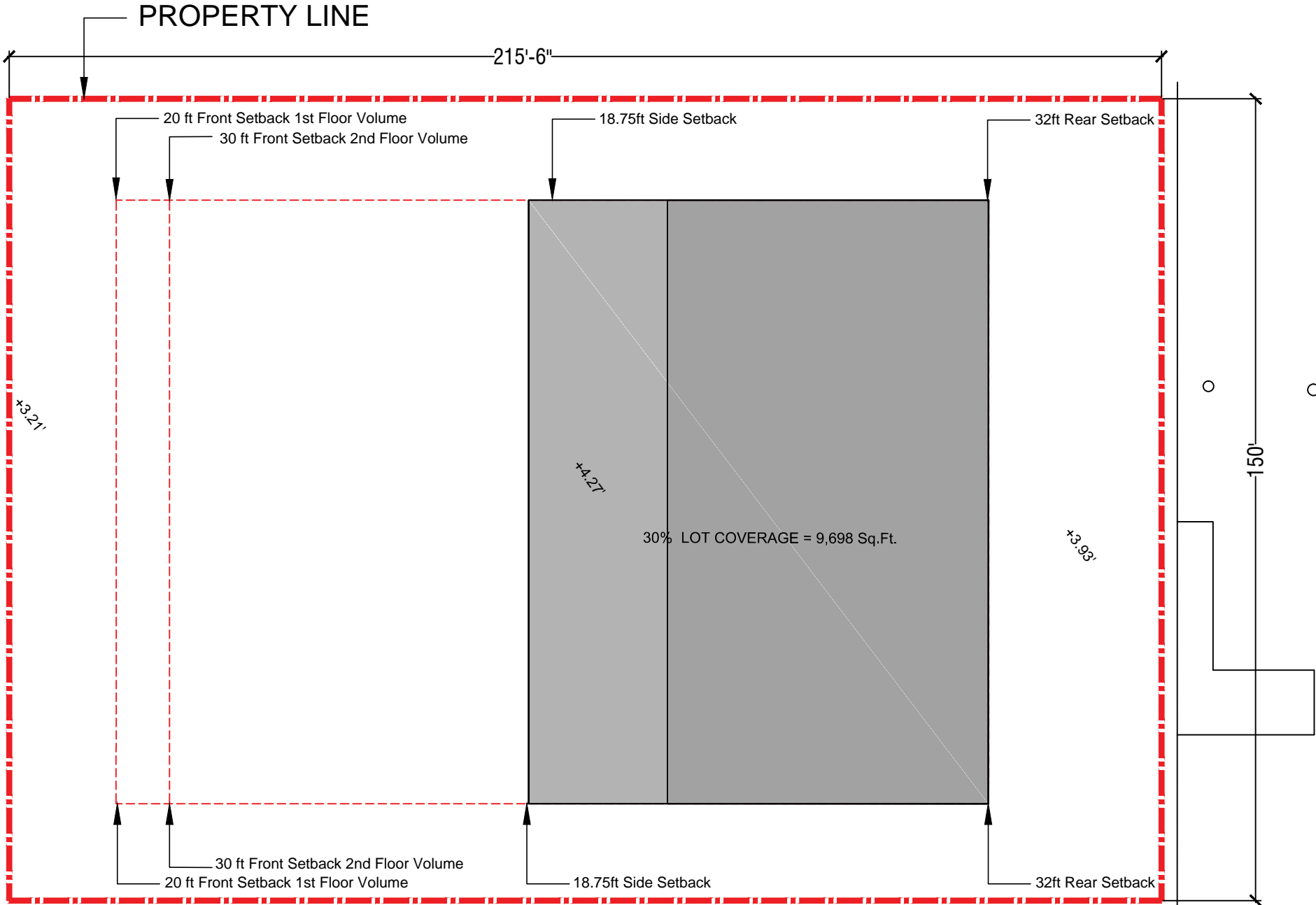

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Sheet Title:  
**LOT  
COVERAGE  
DIAGRAM (30%)**

Sheet No:  
**A0-07**





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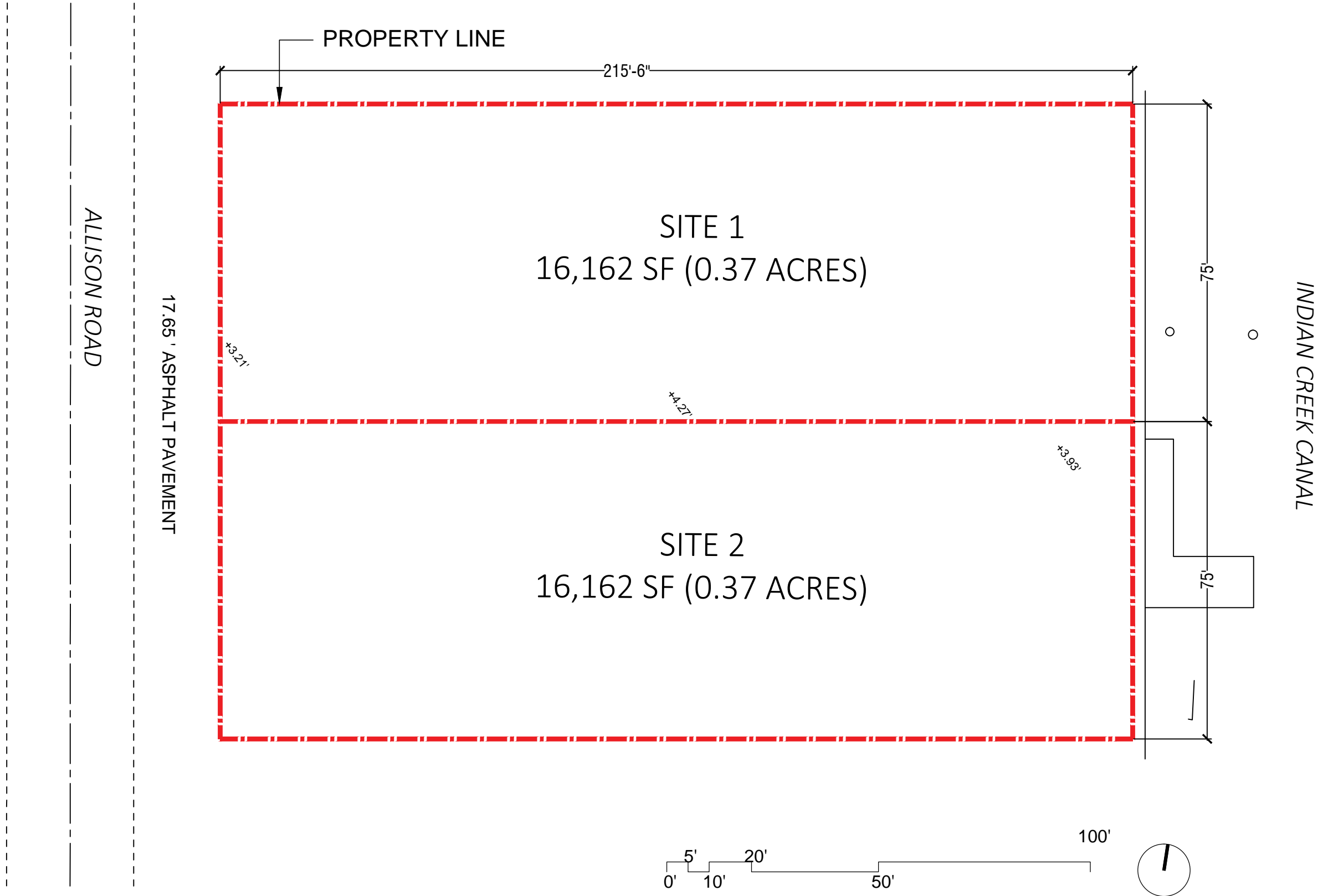
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Sheet Title:

# PROPOSED LOT SPLIT

Sheet No: \_\_\_\_\_

# A0-08



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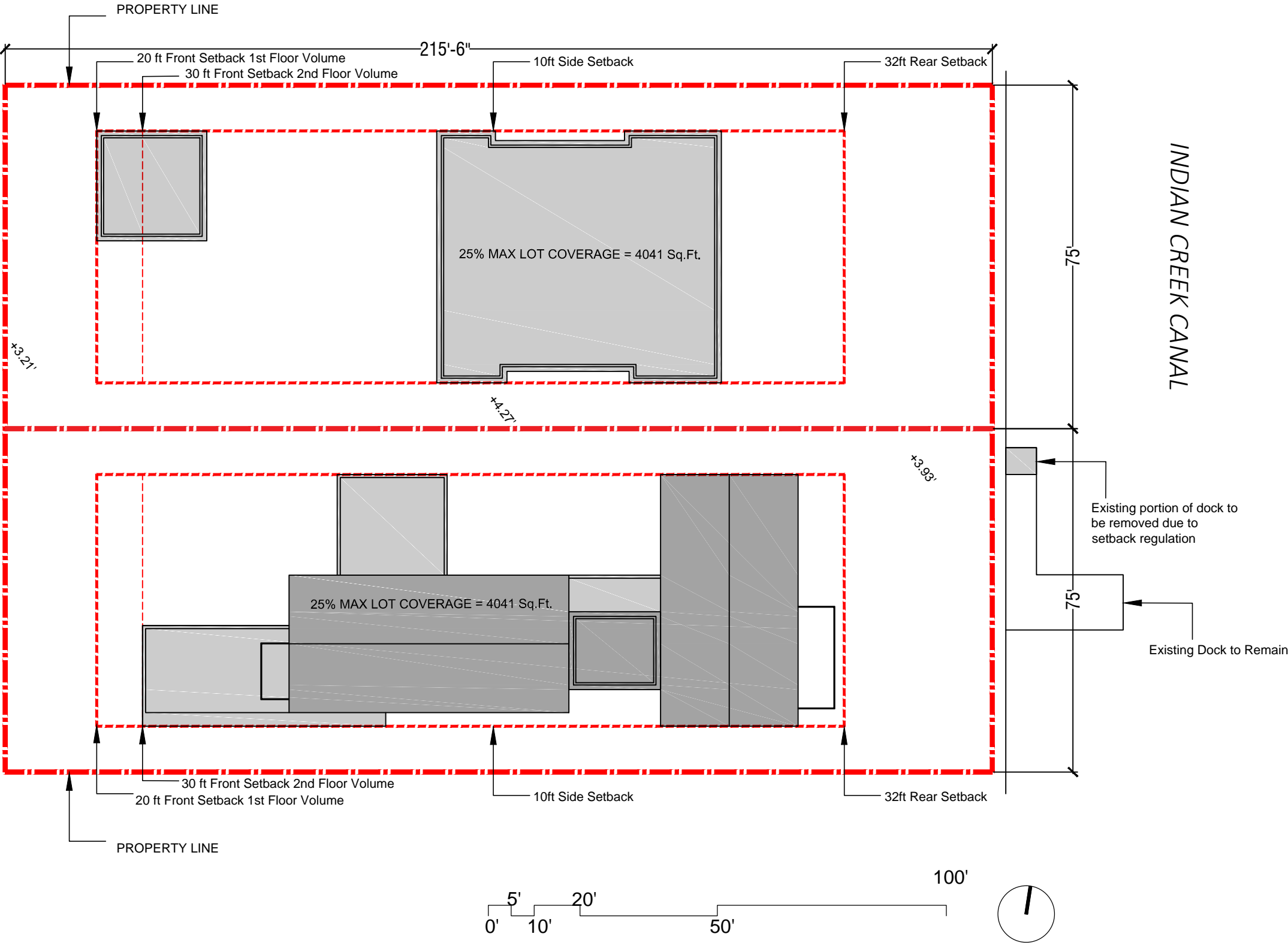
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Sheet Title:  
LOT  
COVERAGE  
DIAGRAM (25%)

Sheet No:

A0-09









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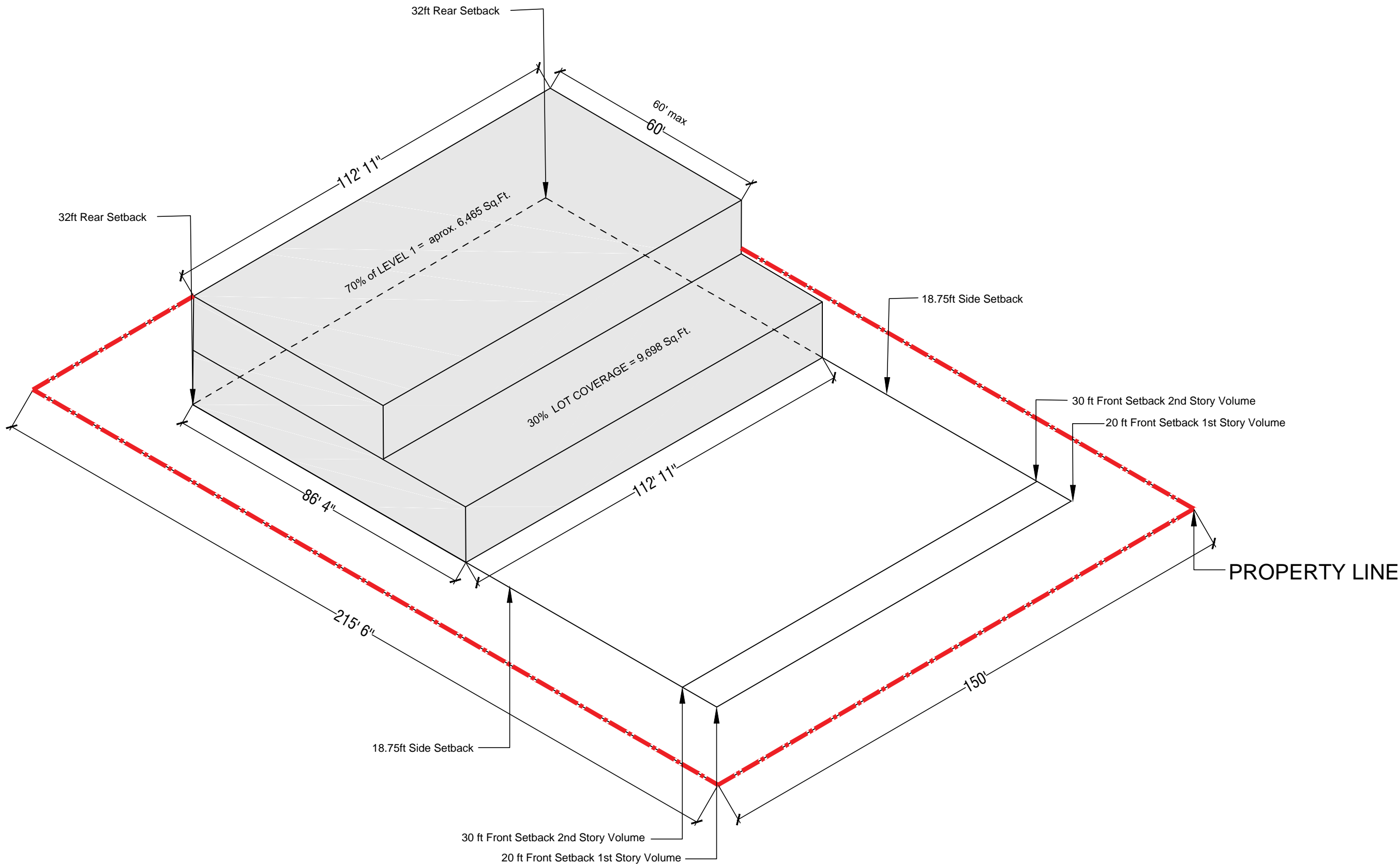
Project ID: XXXXXXXX	Drawn By: VF
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Sheet Title:  
**LOT SPLIT  
ENVELOPE  
STUDY**

Sheet No:  
**A0-12**







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Sheet Title:  
**SINGLE LOT  
MASSING  
STUDY**

Sheet No:

**A0-13**

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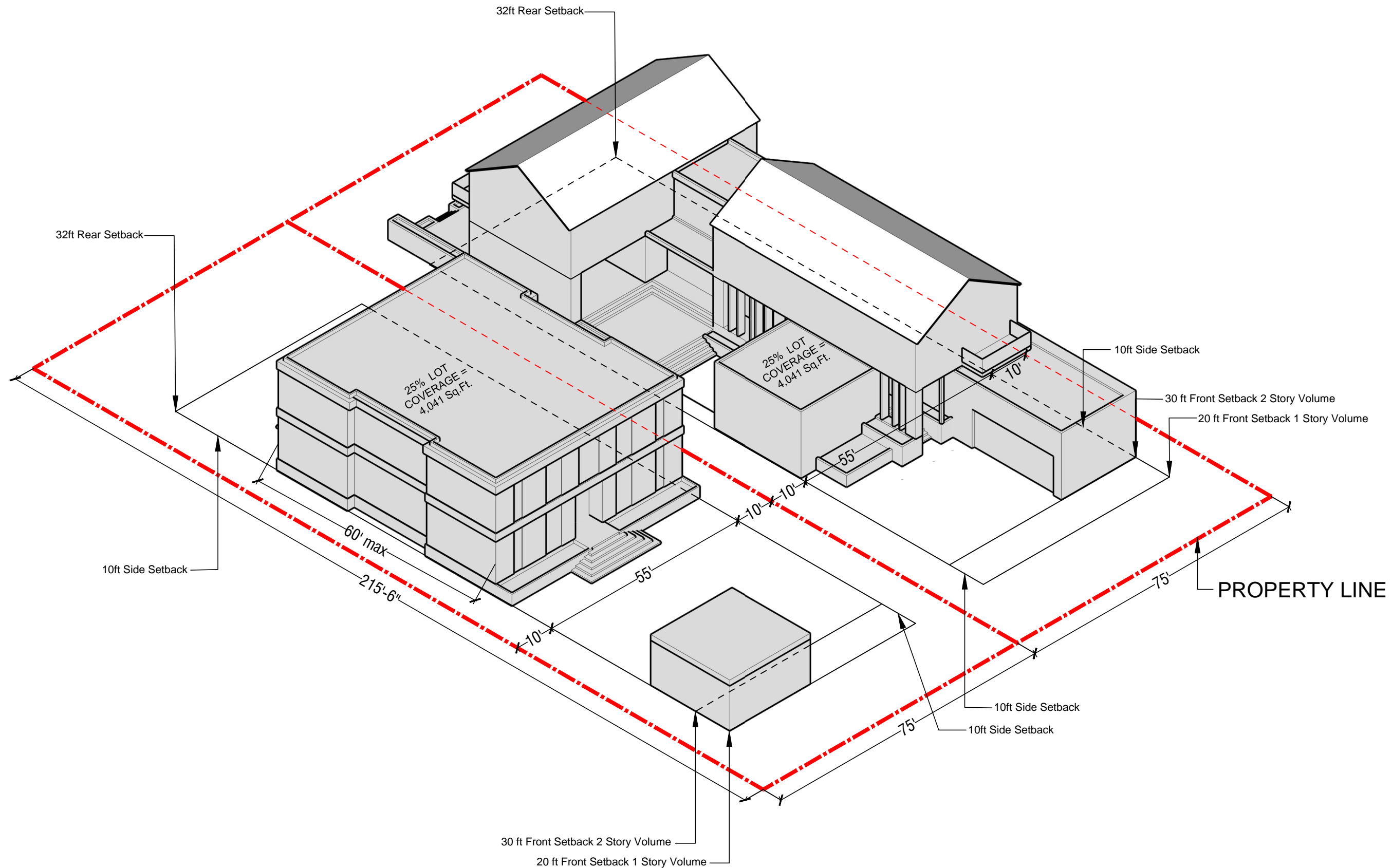
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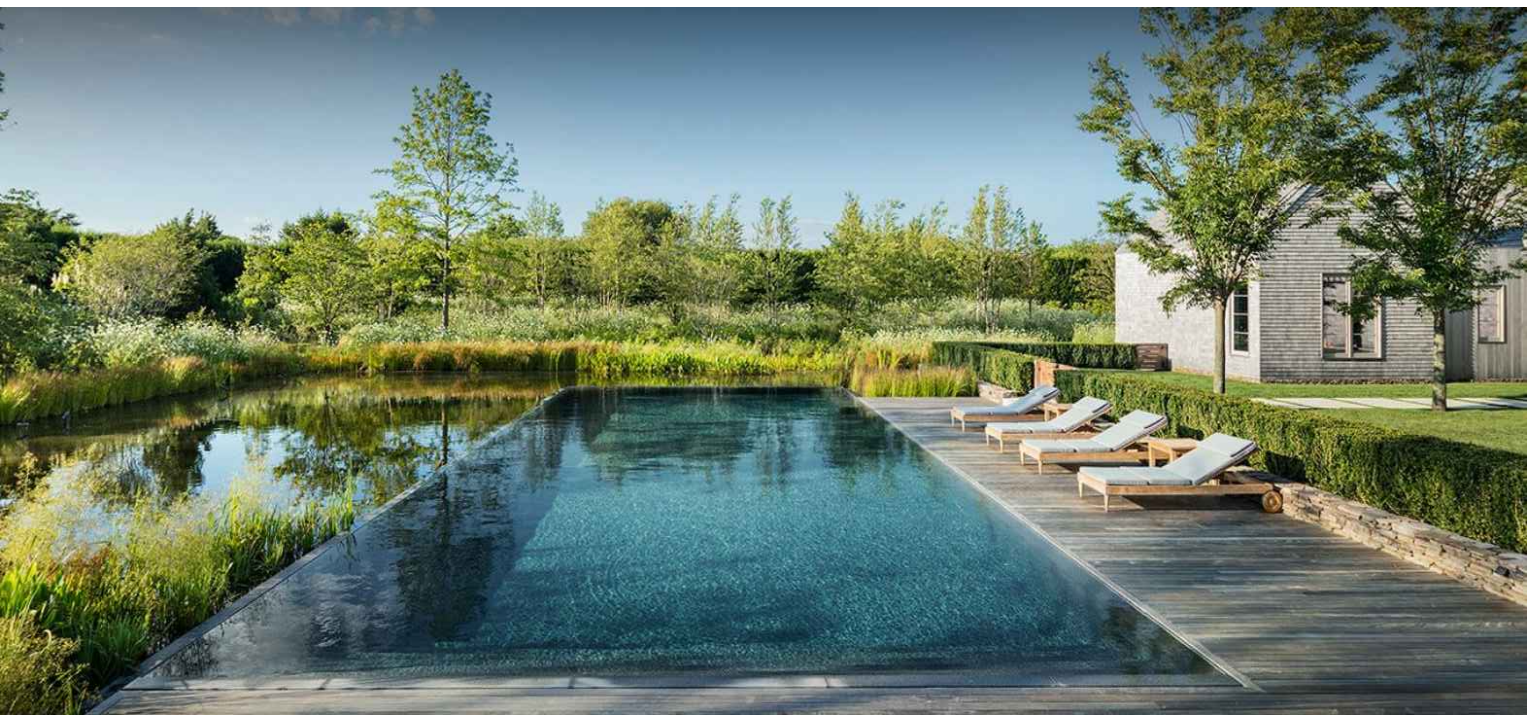
# LOT SPLIT MASSING STUDY

Sheet No:

# A0-14







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Sheet Title:  
PROPOSED  
HOUSE #1  
MOOD BOARD

Sheet No:

A0-21





[STRANG]

2900 SW 28TH TERRACE, SUITE 301  
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PROFESSIONAL SEAL(S):

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	07/27/18	PB FINAL SUBMITTAL

**SHEET ISSUE / REVISION LOG**

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Project ID: XXXXXXXX	Drawn By: VF
Print Date: JULY 27th, 2018	Scale:

Sheet Title:

# PROPOSED HOUSE #2 MOOD BOARD

Sheet No:

# A0-22