

ALLISON ISLAND NORTH RESIDENCE

6431 ALLISON ROAD | MIAMI BEACH, FLORIDA 33141  
FOLIO: 02-3211-003-0100



FINAL SUBMITTAL: NOV. DRB  
SEPTEMBER 07, 2018

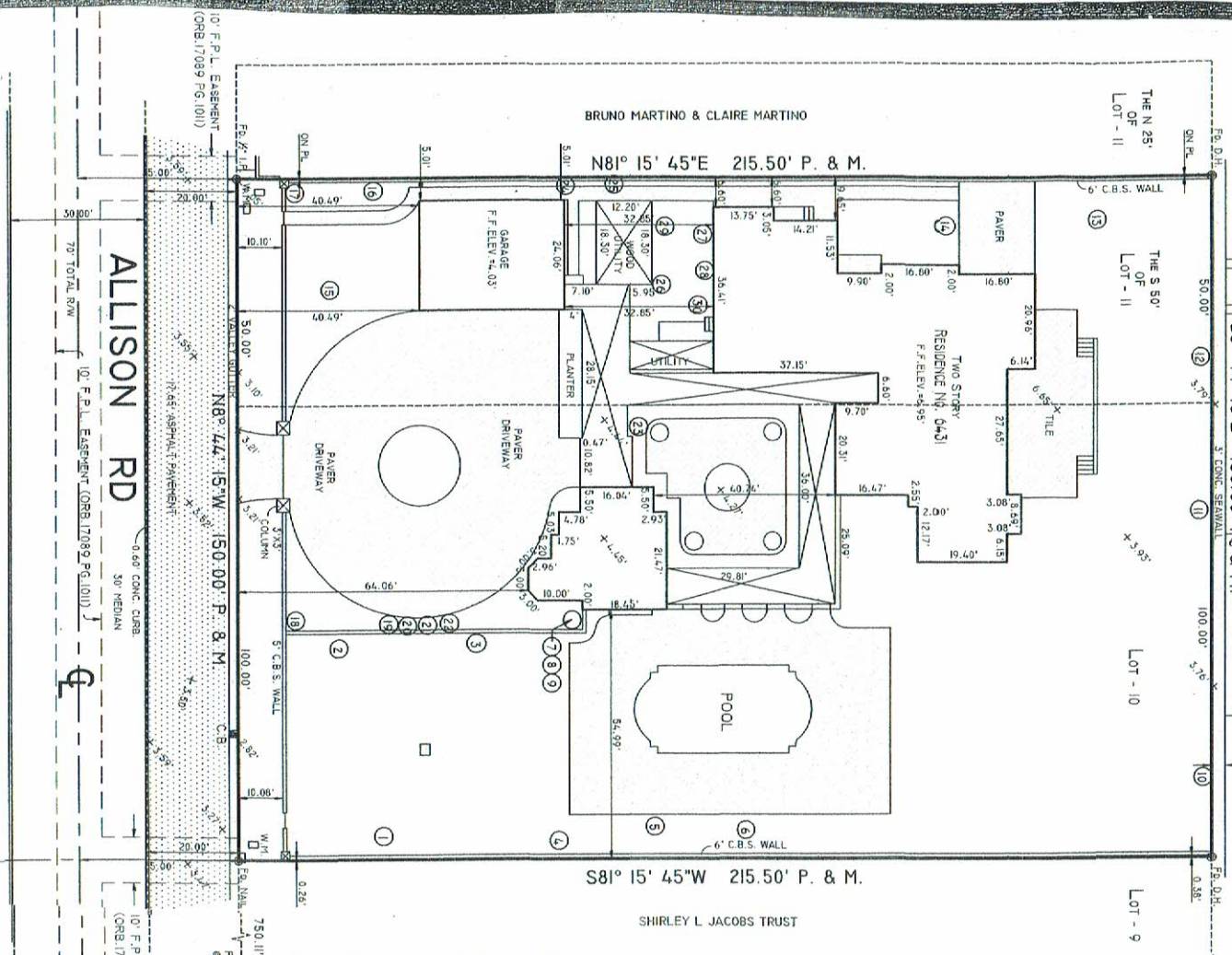
[STRANG] DESIGN

FIRM LICENSE NO. AA26001123  
2900 SW 28th TERRACE, STE 301 MIAMI, FL 33133  
PH:305.373.4990 FAX: 305.373.4991  
WWW.STRANG.DESIGN

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LOT AREA = 32,325 SQ. FT.

**ABBREVIATIONS:**  
SWK=SIDEWALK, CBS=CONCRETE BLOCK STRUCTURE, CLF=CHAIN LINK FENCE, PL=PROPERTY LINE, DUE=DRAINAGE UTILITY EASEMENT, IP=IRON PIPE, F=FOUND, AC=AIR CONDITIONER PAD, PVC=PROPERTY CORNER, DH=DRILLED HOLE, WF=WOODEN FENCE, RES=RESIDENCE, CL=CLEAR, RB=REBAR, UE=UTILITY EASEMENT, CONC=CONCRETE SLAB, R/W=RIGHT OF WAY, DE=DRAINAGE EASEMENT, CL=CENTER LINE, O=DIAMETER, TYP=TYPICAL, M=MEASURED, R=RECORDED, ENCR=ENCROACHMENT, COMP=COMPUTER, ASH=ASPHALT, N/D=NAIL & DISC, S=SET, FEE=FINISH FLOOR ELEVATION, O/S=OFFSET, PIP=POWER POLE, OHP=OVERHEAD POWERLINE, WM=WATER METER, WOOD FENCE=MASONRY WALL, CONCRETE=MAINTENANCE & DRAINAGE EASEMENT=M & D.E.

ELEVATION BASED ON LOC. # 3222 NE  
CBM# a-33 ELV. 8.23' TYPE OF SURVEY: BOUNDARY SURVEY

**SURVEYOR'S NOTES:** 1) OWNERSHIP SUBJECT TO OPINION OF TITLE. 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 3) UNDERGROUND ENCROACHMENTS NOT LOCATED. 4) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. 5) OWNERSHIP OF FENCES ARE UNKNOWN. 6) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 7) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION. 8) PROPERTY HAS DIRECT VEHICULAR ACCESS TO A PUBLICLY DEDICATED RIGHT-OF-WAY

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB 31 PAGE 75

TREE TABULATION				
NUMBER	COMMON NAME	DIAMETER	HEIGHT	CANOPY
①	Unknown	3'	30'	25'
②	Pumeria Tree	1'	16'	13'
③	Plumeria Tree	1'	20'	20'
④	Arborbite	1'	13'	10'
⑤	Palmetto Palm	1'	12'	11'
⑥	Arborbite	1.30'	18'	20'
⑦	Palm	0.70'	23'	6'
⑧	Palm	0.70'	22'	6'
⑨	Palm	0.80'	24'	6'
⑩	COCONUT PALM	0.90'	30'	20'
⑪	ROYAL PALM	1.10'	33'	11'
⑫	ROYAL PALM	1.20'	35'	10'
⑬	Black olive	0.75'	12'	12'
⑭	Black olive	1'	15'	10'
⑮	Black olive	1'	13'	12'
⑯	Mahogany	1.40'	25'	25'
⑰	MAMEY	1'	25'	20'
⑱	Unknown	1.20'	25'	25'
⑲	Cypress	0.50'	18'	4'
⑳	Cypress	0.45'	16'	4'
㉑	Cypress	0.50'	20'	4'
㉒	Cypress	0.50'	20'	4'
㉓	YUCA	1.20'	15'	4'
㉔	Gumbo Limbo	1'	25'	20'
㉕	Unknown	0.45'	18'	6'
㉖	PLUM	0.95'	16'	15'
㉗	Gumbo Limbo	1'	25'	20'
㉘	Gumbo Limbo	1'	30'	25'
㉙	GUAVA	0.60'	12'	10'
㉚	Gumbo Limbo	1.20'	34'	30'

PROPERTY ADDRESS: 6431 ALLISON RD., MIAMI BEACH, FL. 33141.

CERTIFIED TO: JAMES CURNIN AND/OR ASSIGNS; BELOFF LAW, PA; CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 7A, 7B, 8, 9 AND 11A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 11<sup>TH</sup>, 2018.

SURVEY DONE ACCORDING TO CHICAGO TITLE INSURANCE COMPANY ORDER NO.: 7013948

- SCHEDULE B-II TITLE EXCEPTION #13 AFFECTS THE PROPERTY AND IS PLOTTED HEREON.
- ALL OTHER SCHEDULE B-II TITLE EXCEPTIONS ARE BLANKET IN NATURE AND NOT PLOTTABLE.

LEGAL DESCRIPTION: 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.

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

REVISED: 8/31/18  
For elevations

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

SINCE 1987

**BLANCO SURVEYORS INC.**

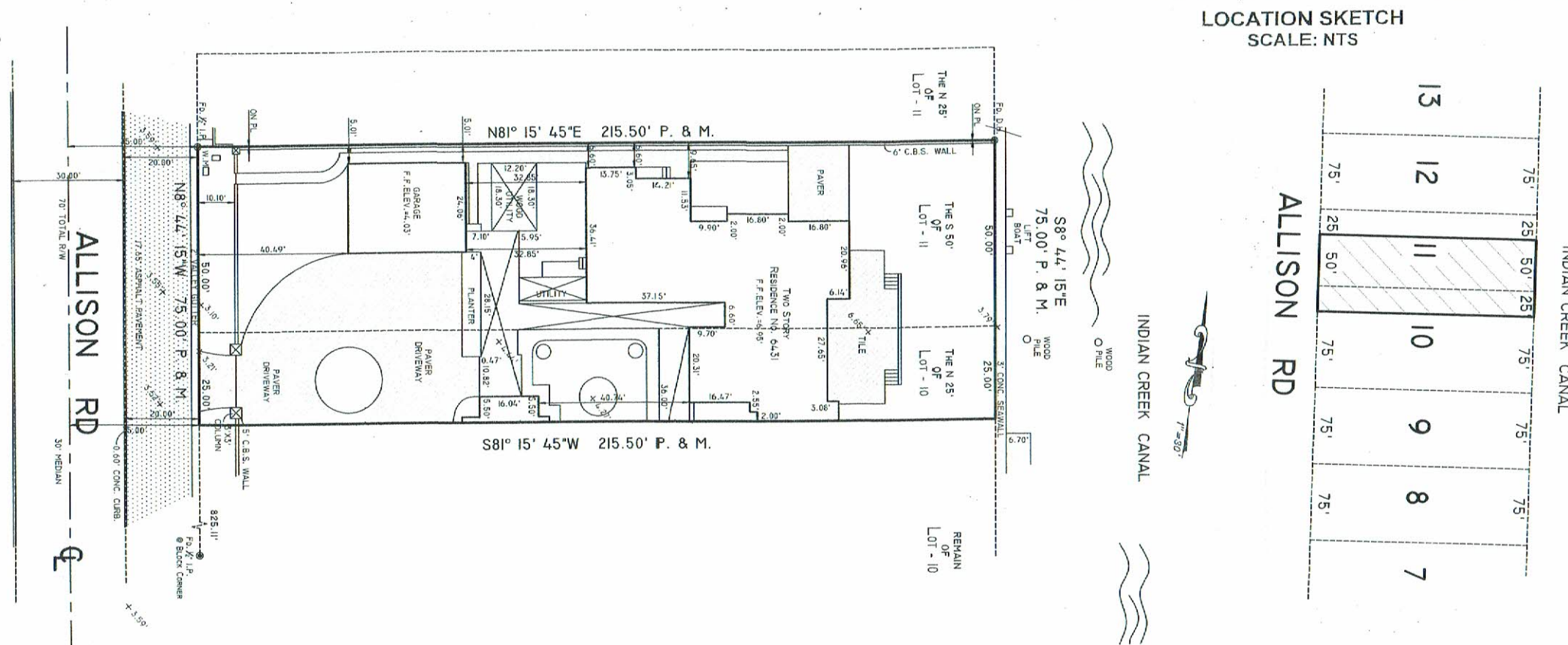
Engineers • Land Surveyors • Planners • LB # 0007059

555 NORTH SHORE DRIVE  
MIAMI BEACH, FL 33141

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

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





LOT AREA = 16,162.50 SQ. FT.

**ABBREVIATIONS:**  
SWK=SIDEWALK, CBS=CONCRETE BLOCK STRUCTURE, CLF=CHAIN LINK FENCE, PL=PROPERTY LINE, DUE=DRAINAGE UTILITY EASEMENT, IP=IRON PIPE, F=FOUND, A/C=AIR CONDITIONER PAD, P/C=PROPERTY CORNER, DH=DRILLED HOLE, WF=WOODEN FENCE, RES=RESIDENCE, CL=CLEAR, RB=REBAR, UE=UTILITY EASEMENT, CONC=CONCRETE SLAB, RW=RIGHT OF WAY, DE=DRAINAGE EASEMENT, CL=CENTER LINE, O=DIAMETER, TYP=TYPICAL, M=MEASURED, R=RECORDED, ENCR=ENCROACHMENT, COMP=COMPUTER, ASH=ASPHALT, ND=NAIL & DISC, S=SET, FEE=FINISH FLOOR ELEVATION, OIS=OFFSET, PIP=POWER POLE, OHP=OVERHEAD POWERLINE, WM=WATER METER, WOOD FENCE=

**ELEVATION BASED ON LOC. # 3222 NE**  
CBM# a-33 ELV. 8.23' TYPE OF SURVEY: BOUNDARY SURVEY

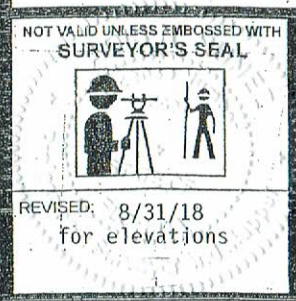
**SURVEYOR'S NOTES:** 1) OWNERSHIP SUBJECT TO OPINION OF TITLE. 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. 4) LEGAL DESCRIPTION PROVIDED BY CLIENT. 5) UNDERGROUND ENCROACHMENTS NOT LOCATED. 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. 7) OWNERSHIP OF FENCES ARE UNKNOWN. 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION. 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID P.B. 31 PAGE 75

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

SINCE 1987

**BLANCO SURVEYORS INC.**  
Engineers • Land Surveyors • Planners • LB # 0007059  
555 NORTH SHORE DRIVE  
MIAMI BEACH, FL 33141  
Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

(305) 865-1200

FLOOD ZONE: ae  
PANEL: 0326  
DATE: 6/11/18  
SCALE: 1" = 30'

SUFFIX: L  
COMMUNITY # 120651  
DWN. BY: F. Blanco  
JOB No 18-394

DATE: 9/11/09  
BASE: 8'





3 EAST ELEVATION/REAR YARD  
SCALE: NTS



3 SOUTH ELEVATION  
SCALE: NTS



2 COURTYARD WEST ELEVATION  
SCALE: NTS



1 WEST ELEVATION/FRONT DRIVE COURT  
SCALE: NTS

# [STRANG]

2900 SW 28TH TERRACE, SUITE 301  
MIAMI, FL 33133

PH: 305-373-4990 | FX: 305-373-4991  
FIRM LICENSE # AA26001123  
WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION:  
6431 ALLISON RD  
MIAMI BEACH, FL 33141

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

ARCHITECT:  
MAX WILSON STRANG, FAIA  
LICENSE # AR0017183  
2900 SW 28TH TERRACE, SUITE 301  
MIAMI, FL 33133

STRUCTURAL ENGINEERING:  
TBD

MEP ENGINEERING:  
TBD

LANDSCAPE ARCHITECT:  
TRAVIS MICHAEL HARRISON, PLA  
LICENSE # LA6667411  
2900 SW 28TH TERRACE, SUITE 301  
MIAMI, FL 33133

CIVIL ENGINEER:  
TBD

PROJECT NAME:  
ALLISON ISLAND NORTH

PROFESSIONAL SEAL(S):


	09/07/18	DRB FINAL SUBMITTAL
No.	DATE	DESCRIPTION

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Sheet Title:

# EXISTING CONDITIONS

Sheet No:

# A-004





2 SOUTH SIDE YARD  
SCALE: NTS



1 SOUTH SIDE YARD  
SCALE: NTS

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TBD

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PROFESSIONAL SEAL(S):


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A-005





C



B



A



1 SURROUNDING CONTEXT KEY  
SCALE: NTS

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MIAMI BEACH, FL 33141

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JAMES CURNIN

ARCHITECT:  
MAX WILSON STRANG, FAIA  
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2900 SW 28TH TERRACE, SUITE 301  
MIAMI, FL 33133  
STRUCTURAL ENGINEERING:  
TBD

MEP ENGINEERING:  
TBD

LANDSCAPE ARCHITECT:  
TRAVIS MICHAEL HARRISON, PLA  
LICENSE # LA6667411  
2900 SW 28TH TERRACE, SUITE 301  
MIAMI, FL 33133

CIVIL ENGINEER:  
TBD

PROJECT NAME:  
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PROFESSIONAL SEAL(S):


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**CONTEXT  
PHOTOGRAPHS**

Sheet No:  
**A-008**



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ARCHITECT:  
MAX WILSON STRANG, FAIA  
LICENSE # AR0017183  
2900 SW 28TH TERRACE, SUITE 301  
MIAMI, FL 33133

STRUCTURAL ENGINEERING:  
TBD

SEP ENGINEERING:  
TBD

LANDSCAPE ARCHITECT:  
TRAVIS MICHAEL HARRISON, PLA  
LICENSE # LA6667411  
2900 SW 28TH TERRACE, SUITE 301  
MIAMI, FL 33133

IVIL ENGINEER:  
TBD

PROJECT NAME:  
MALLISON ISLAND NORTH

PROFESSIONAL SEAL(S):

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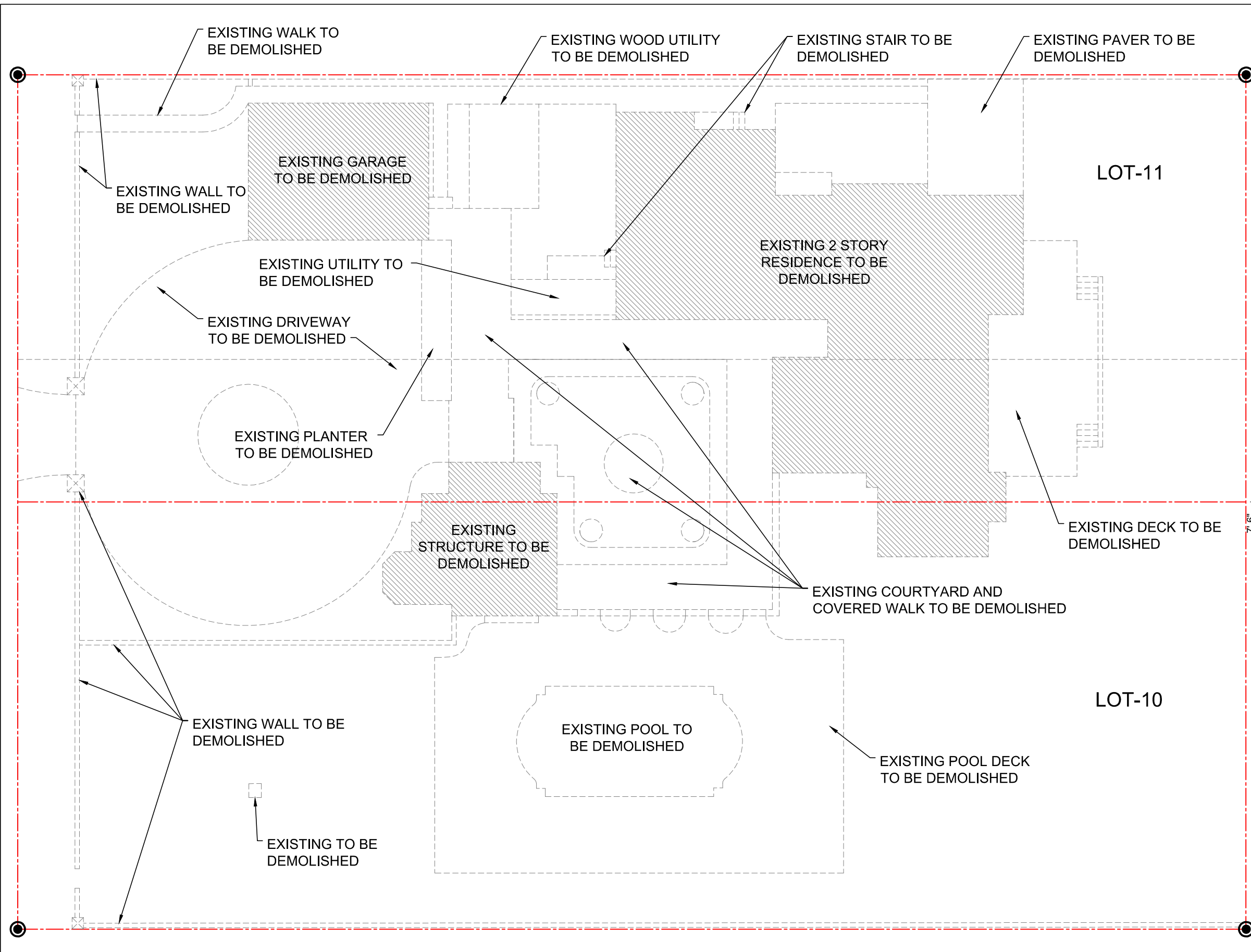
Sheet Title:

# LOCATION PLAN

Sheet No:

A-009





[STRANG]

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# DEMOLITION PLAN

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

A-010

