

ZONING DATA:		
	REQUIRED	PROVIDED
LOT AREA (MIN.)	6,000 SF	12,000 SF
LOT COVERAGE (MAX.)	3,600 SF	3,600 SF
SETBACKS (MIN.)		
FRONT	30'-0"	30'-0"
SIDE	15'-0"	16'-0"
REAR	20'-0"	25'-0"
LOT COVERAGE:		
RESIDENCE	3,368 SF	
OVERHANGS	232 SF	
TOTAL PROVIDED	3,600 SF (30%)	
REQUIRED	3,600 SF (30%)	

NMD | NOMADAS

NMD NOMADAS
AR99601
19790 W Dixie Highway
Suite 1006, Miami, FL 33180
Phone +1(305) 974 2705
nmdnomadas.com

STAMP

STATE OF FLORIDA
CRISTÓBAL ARRA
AR99601
REGISTERED ARCHITECT

DATE: 08/04/24

The design(s) depicted and specified on these drawings are protected under the copyright laws of the United States as an "architectural work" and are the property of NMD NOMADAS.

Use or copy without the written consent of NMD NOMADAS is permitted by contract only. Any changes to these drawings or construction executed from them without the written consent of NMD NOMADAS shall automatically render NMD NOMADAS harmless to any liability claims, suit or litigation by any interested parties

HOUSE OF KIRSCHNER

4410 Alton Rd, Miami Beach, FL. 33140

Project North

ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

AREA DIAGRAMS - LOT COVERAGE

Client Name

Mauricio Rivera

Project Number

2227

Date

08-04-2024

Approved by

NMD NOMADAS

Scale

1/16" = 1'-0"

Drawing Number

A011

© 2024 NMD NOMADAS, LLC

BLOCK
5

N 35°58'30" E
PORPERTY LINE 120.00' (R&M)

BLOCK
5

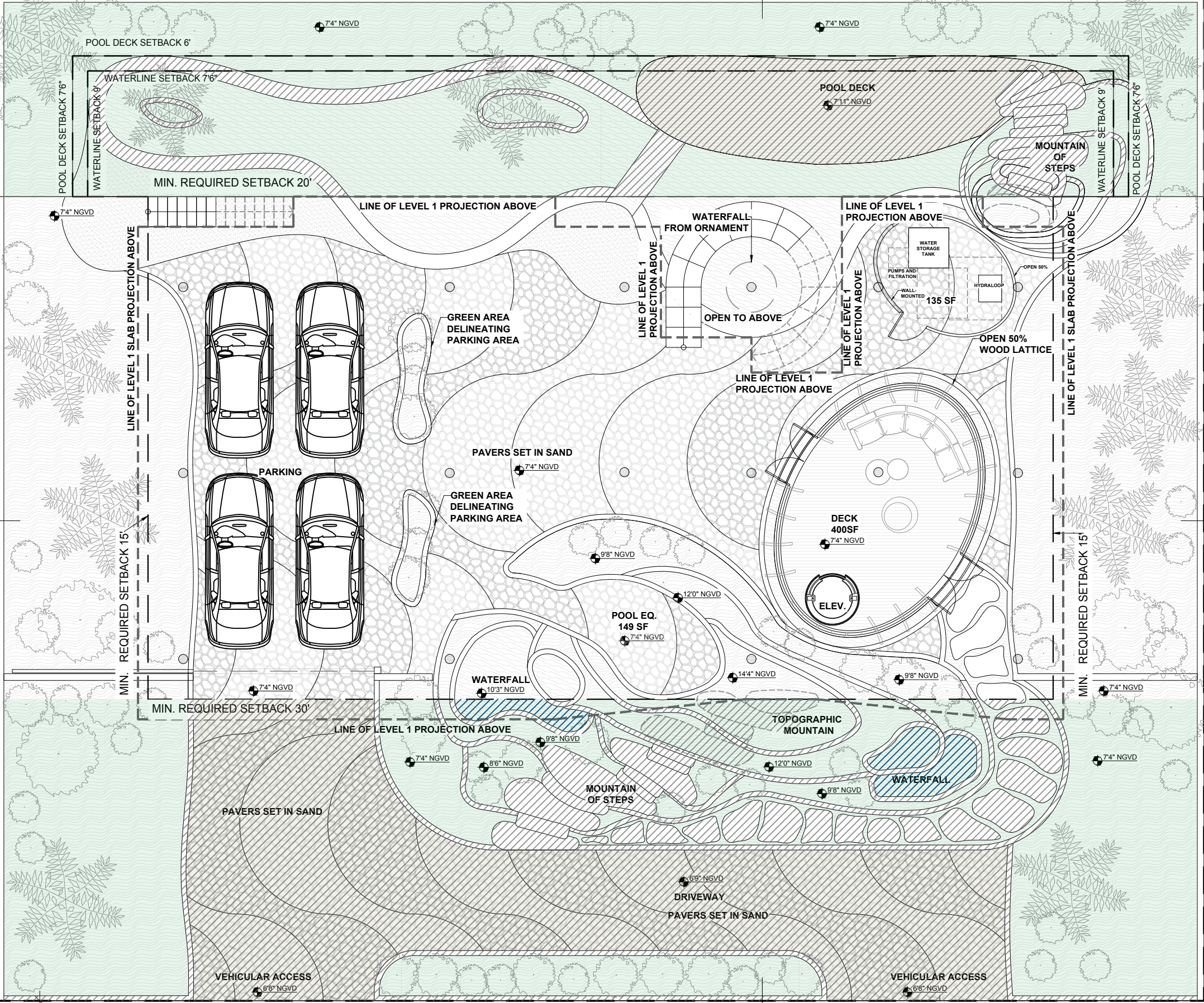
B

S 54°01'30" E
PORPERTY LINE 100.00' (R&M)

S 54°01'30" E
PORPERTY LINE 100.00' (R&M)

N 35°58'30" E
PORPERTY LINE 120.00' (R&M)

1 OPEN SPACES - UNDERSTORY LEVEL
A012 1/16" = 1'-0"



OPEN SPACES (SODDED OR
LANDSCAPING PERVIOUS):

FRONT YARD REQUIRED (MIN.) 1,800 SF
(50%)

FRONT YARD PROVIDED:

PERVIOUS AREA (100%) 1,740 SF
DRIVEWAY (50%) 653 SF

TOTAL LANDSCAPE AREA 2,393 SF
IN FRONT YARD: (66.45%)

TOTAL IMPERVIOUS AREA 1,207 SF
IN FRONT YARD: (33.55%)

REAR YARD REQUIRED (MIN.) 1,680 SF
(70%)

REAR YARD PROVIDED:

PERVIOUS AREA (100%) 1,660 SF
POOL DECK (50%) 173 SF

TOTAL LANDSCAPE AREA 1,833 SF
IN REAR YARD: (76%)

TOTAL IMPERVIOUS AREA 567
IN REAR YARD: (24%)

WATER FEATURE IN FRONT YARD 900 SF
REQUIRED (MAX.) (25%)

WATER FEATURE IN FRONT YARD
PROVIDED:

WATERFALL 74 SF
(2%)

NMD | NOMADAS

NMD NOMADAS
AR99601
19790 W Dixie Highway
Suite 1006, Miami, FL 33180
Phone +1(305) 974 2705
nmdnomadas.com

STAMP



DATE: 08/04/24

The design(s) depicted and specified on these drawings are protected under the copyright laws of the United States as an "architectural work" and are the property of NMD NOMADAS.

Use or copy without the written consent of NMD NOMADAS is permitted by contract only. Any changes to these drawings or construction executed from them without the written consent of NMD NOMADAS shall automatically render NMD NOMADAS harmless to any liability claims, suit or litigation by any interested parties



HOUSE OF
KIRSCHNER
4410 Alton Rd, Miami Beach, FL. 33140



Project North

ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

AREA DIAGRAMS - OPEN
SPACES

Client Name	Mauricio Rivera
Project Number	2227
Date	08-04-2024
Approved by	NMD NOMADAS
Scale	1/16" = 1'-0"

Drawing Number

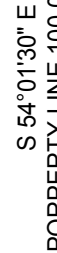
A012

© 2024 NMD NOMADAS, LLC

N 35°58'30" E
PORPERTY LINE 120.00' (R&M)

PORPERTY LINE 120.00' (R&M)

5



S 54°01'30" E

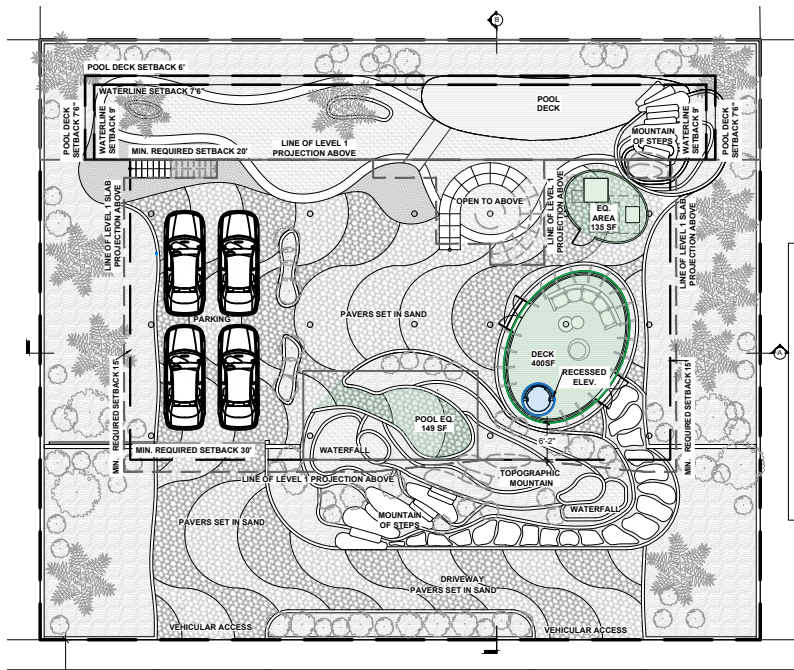
S 54° 01' 30" E
PROPERTY LINE 100.00' (R&M)

119 SF
(8%)

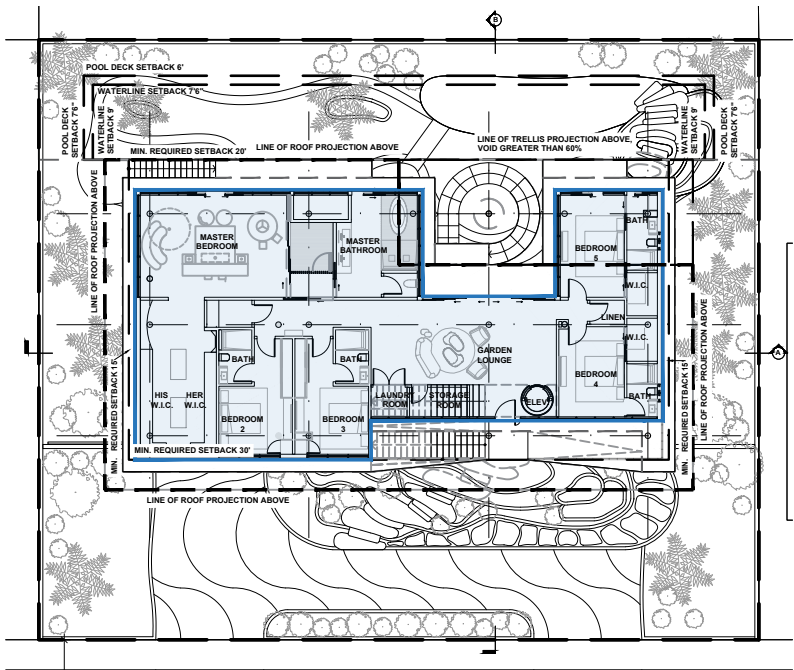
© 2024 NMD NOMADAS, LLC

1	OPEN SPACES - UNDERSTORY LEVEL
A013	1/16" = 1'-0"

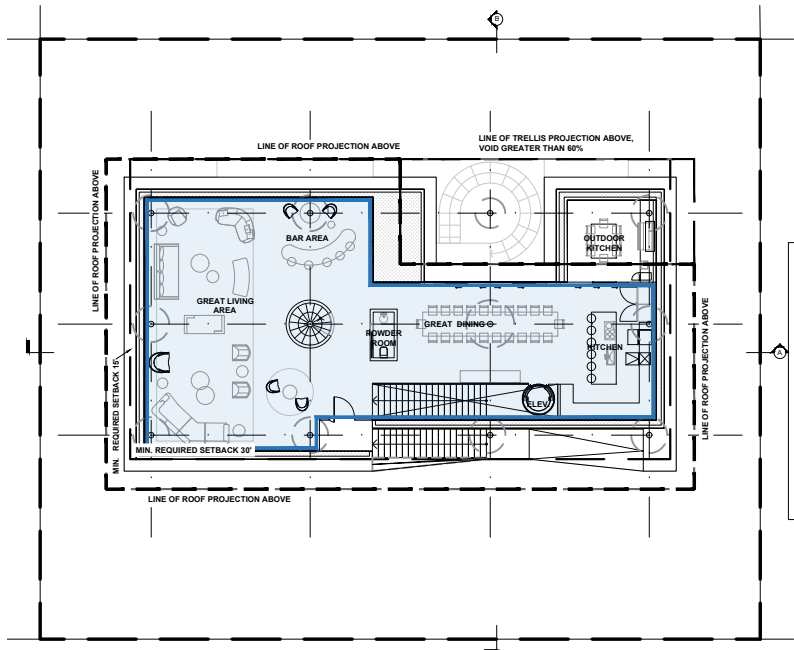
N 35°58'30" E
PORPERTY LINE 120.00' (R&M)



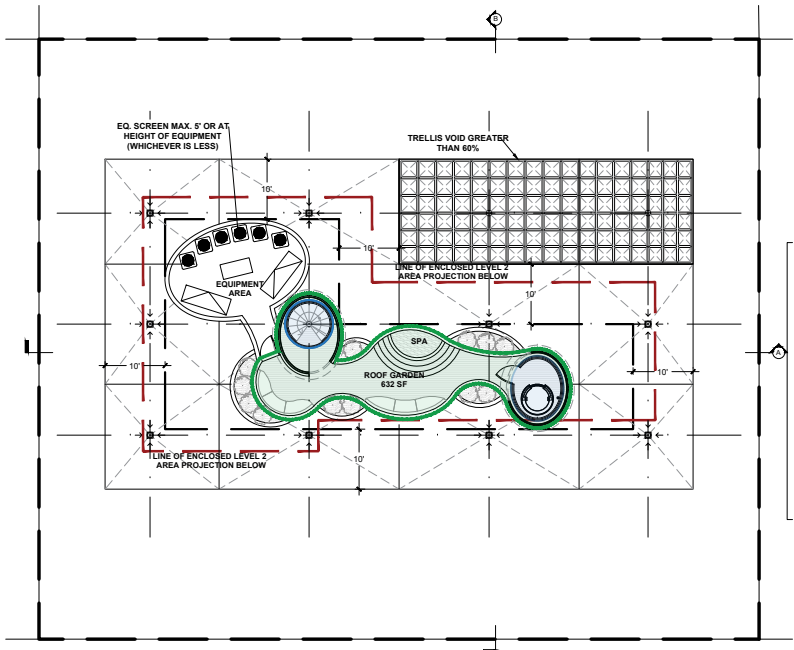
1 A014	UNIT SIZE - UNDERSTORY LEVEL		1/32" = 1'-0"
	NON A/C AREA	DECK	377 SF
		POOL EQ.	149 SF
		EQ. AREA	135 SF
	A/C AREA	ELEVATOR	23 SF
	TOTAL		684 SF



2 A014	UNIT SIZE - LEVEL 1		1/32" = 1'-0"
	A/C AREA		3,253 SF



3 A014	UNIT SIZE - LEVEL 2		1/32" = 1'-0"
	A/C AREA		2,527 SF



4 A014	UNIT SIZE - ROOF LEVEL		1/32" = 1'-0"
	NON A/C AREA	ROOF GARDEN	506 SF
	A/C AREA	STAIR & ELEVATOR	126 SF
	TOTAL		632 SF

ZONING DATA:

REQUIRED:

UNIT SIZE (MIN.)	1,800 SF
UNIT SIZE (MAX.)	6,000 SF

UNDERSTORY AREA	
ENCLOSED AIRCONDITIONED	
BUILDING ACCESS 5% OF LOT	
AREA (MAX.)	600 SF

ROOF DECK	
25% SQFT ENCLOSED FLOOR	
AREA IMMEDIATELY ONE	
FLOOR BELOW (MAX.)	632 SF

PROVIDED:

ENCLOSED AREA	
UNDERSTORY	23 SF
LEVEL 1	3,253 SF
LEVEL 2	2,527 SF
ROOF DECK	126 SF

TOTAL UNIT SIZE	5,929 SF
-----------------	----------

UNDERSTORY AREA	684 SF
-----------------	--------

ROOF DECK	632 SF
-----------	--------

NMD | NOMADAS

NMD NOMADAS
AR99601
19790 W Dixie Highway
Suite 1006, Miami, FL 33180
Phone +1(305) 974 2705
nmdnomadas.com

STAMP



DATE: 08/04/24

The design(s) depicted and specified on these drawings are protected under the copyright laws of the United States as an "architectural work" and are the property of NMD NOMADAS.

Use or copy without the written consent of NMD NOMADAS is permitted by contract only. Any changes to these drawings or construction executed from them without the written consent of NMD NOMADAS shall automatically render NMD NOMADAS harmless to any liability claims, suit or litigation by any interested parties



HOUSE OF KIRSCHNER

4410 Alton Rd, Miami Beach, FL. 33140



Project North

ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

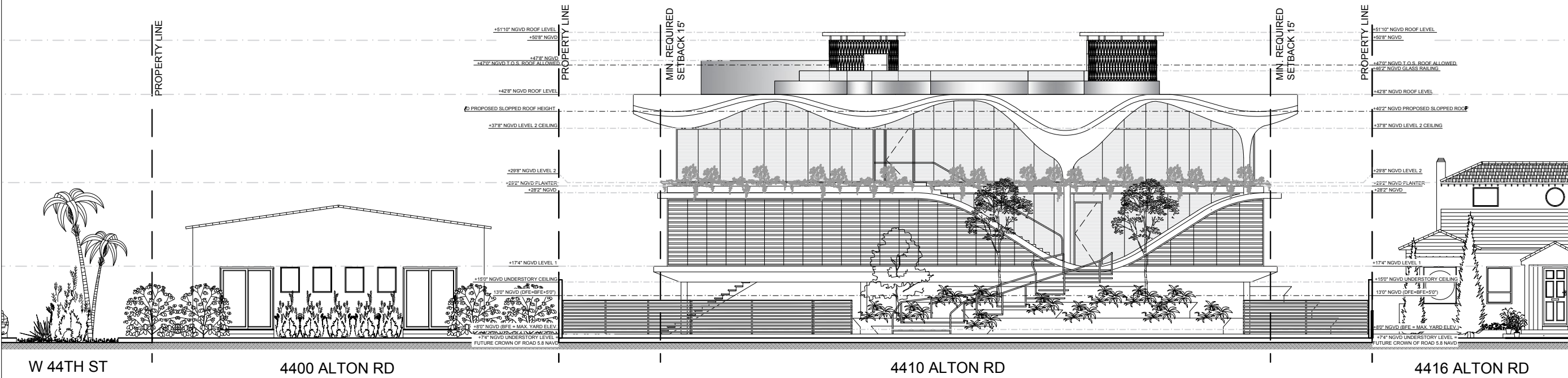
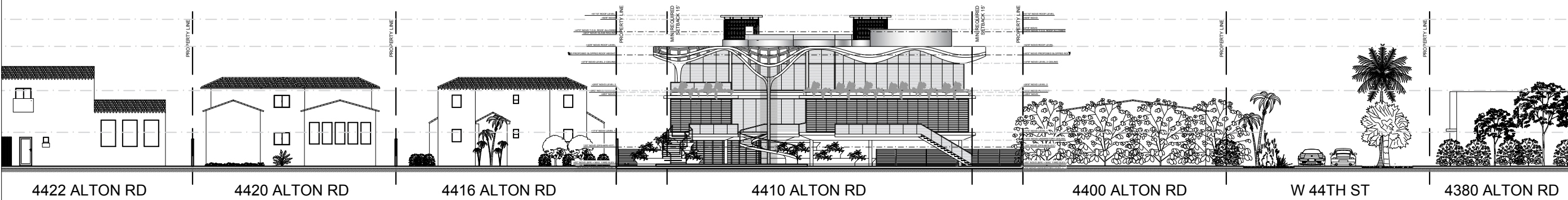
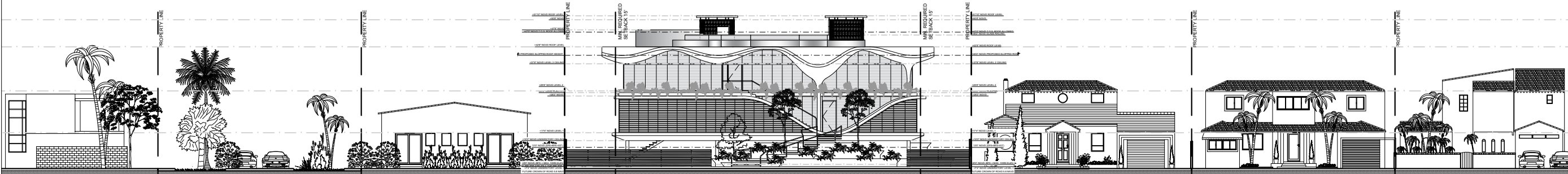
AREA DIAGRAMS - UNIT SIZE

Client Name	Mauricio Rivera
Project Number	2227
Date	08-04-2024
Approved by	NMD NOMADAS
Scale	1/32" = 1'-0"

Drawing Number

A014

© 2024 NMD NOMADAS, LLC



DATE: 08/04/24
The design(s) depicted and specified on these drawings are protected under the copyright laws of the United States as an "architectural work" and are the property of NMD NOMADAS.

Use or copy without the written consent of NMD NOMADAS is permitted by contract only. Any changes to these drawings or construction executed from them without the written consent of NMD NOMADAS shall automatically render NMD NOMADAS harmless to any liability claims, suit or litigation by any interested parties



HOUSE OF KIRSCHNER

4410 Alton Rd, Miami Beach, FL. 33140



ISSUE	DATE
BOARD APPLICATION	08-04-2024

MARK	DESCRIPTION	DATE

EXTERIOR ELEVATIONS LINE DRAWING

Client Name: Mauricio Rivera
Project Number: 2227
Date: 08-04-2024
Approved by: NMD NOMADAS

Scale: -

Drawing Number

A015



1
A016

SOUTHEAST VIEW

STAMP



DATE: 08/04/24

The design(s) depicted and specified on these drawings are protected under the copyright laws of the United States as an "architectural work" and are the property of NMD NOMADAS.

Use or copy without the written consent of NMD NOMADAS is permitted by contract only. Any changes to these drawings or construction executed from them without the written consent of NMD NOMADAS shall automatically render NMD NOMADAS harmless to any liability claims, suit or litigation by any interested parties



HOUSE OF
KIRSCHNER

4410 Alton Rd, Miami Beach, FL. 33140



Project North

ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title
AXONOMETRIC
RENDERING

Client Name	Mauricio Rivera
Project Number	2227
Date	08-04-2024
Approved by	NMD NOMADAS
Scale	-

Drawing Number

A016



1
A017

SOUTHWEST VIEW

STAMP



DATE: 08/04/24

The design(s) depicted and specified on these drawings are protected under the copyright laws of the United States as an "architectural work" and are the property of NMD NOMADAS.

Use or copy without the written consent of NMD NOMADAS is permitted by contract only. Any changes to these drawings or construction executed from them without the written consent of NMD NOMADAS shall automatically render NMD NOMADAS harmless to any liability claims, suit or litigation by any interested parties



HOUSE OF
KIRSCHNER

4410 Alton Rd, Miami Beach, FL. 33140



Project North

ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

AXONOMETRIC
RENDERING

Client Name	Mauricio Rivera
Project Number	2227
Date	08-04-2024
Approved by	NMD NOMADAS
Scale	-

Drawing Number

A017



1
A018

NORTHEAST VIEW

STAMP



DATE: 08/04/24

The design(s) depicted and specified on these drawings are protected under the copyright laws of the United States as an "architectural work" and are the property of NMD NOMADAS.

Use or copy without the written consent of NMD NOMADAS is permitted by contract only. Any changes to these drawings or construction executed from them without the written consent of NMD NOMADAS shall automatically render NMD NOMADAS harmless to any liability claims, suit or litigation by any interested parties



HOUSE OF KIRSCHNER

4410 Alton Rd, Miami Beach, FL. 33140



Project North

ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

AXONOMETRIC RENDERING

Client Name	Mauricio Rivera
Project Number	2227
Date	08-04-2024
Approved by	NMD NOMADAS
Scale	-

Drawing Number

A018



1 NORTHWEST VIEW
A019

STAMP



DATE: 08/04/24

The design(s) depicted and specified on these drawings are protected under the copyright laws of the United States as an "architectural work" and are the property of NMD NOMADAS.

Use or copy without the written consent of NMD NOMADAS is permitted by contract only. Any changes to these drawings or construction executed from them without the written consent of NMD NOMADAS shall automatically render NMD NOMADAS harmless to any liability claims, suit or litigation by any interested parties



HOUSE OF KIRSCHNER

4410 Alton Rd, Miami Beach, FL. 33140



Project North

ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

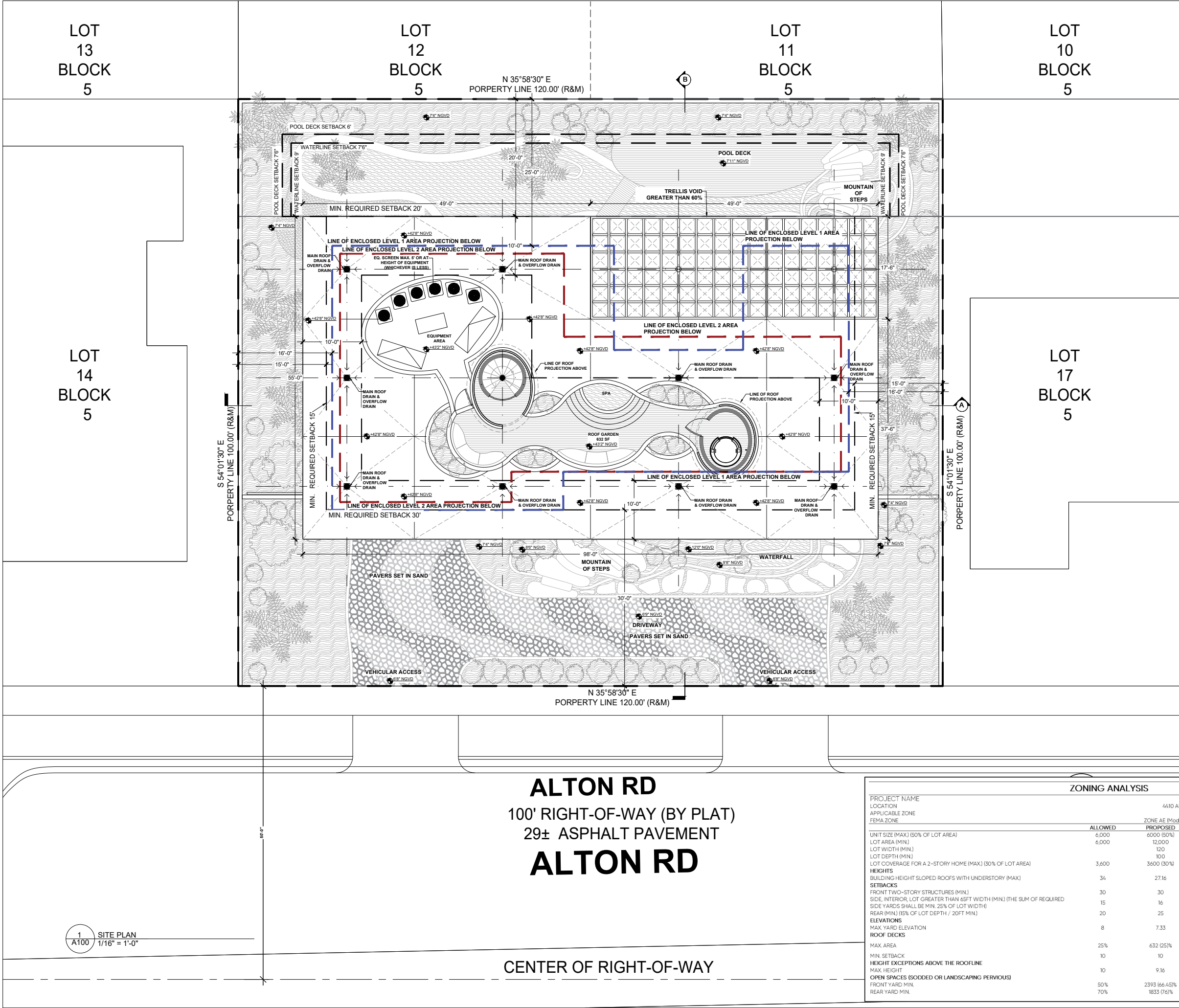
MARK	DESCRIPTION	DATE

Drawing Title
AXONOMETRIC RENDERING


Client Name	Mauricio Rivera
Project Number	2227
Date	08-04-2024
Approved by	NMD NOMADAS
Scale	-

Drawing Number


A019



MATERIALS LEGEND:



WHITE BRAZILIAN PEDRA PORTUGUESA SET ON SAND.




LIGHT GREY BRAZILIAN PEDRA PORTUGUESA SET ON SAND.

DATE: 08/04/24


The design(s) depicted and specified on these drawings are protected under the copyright laws of the United States as an "architectural work" and are the property of NMD NOMADAS.

Use or copy without the written consent of NMD NOMADAS is permitted by contract only. Any changes to these drawings or construction executed from them without the written consent of NMD NOMADAS shall automatically render NMD NOMADAS harmless to any liability claims, suit or litigation by any interested parties



HOUSE OF KIRSCHNER

4410 Alton Rd, Miami Beach, FL. 33140



Project North

ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

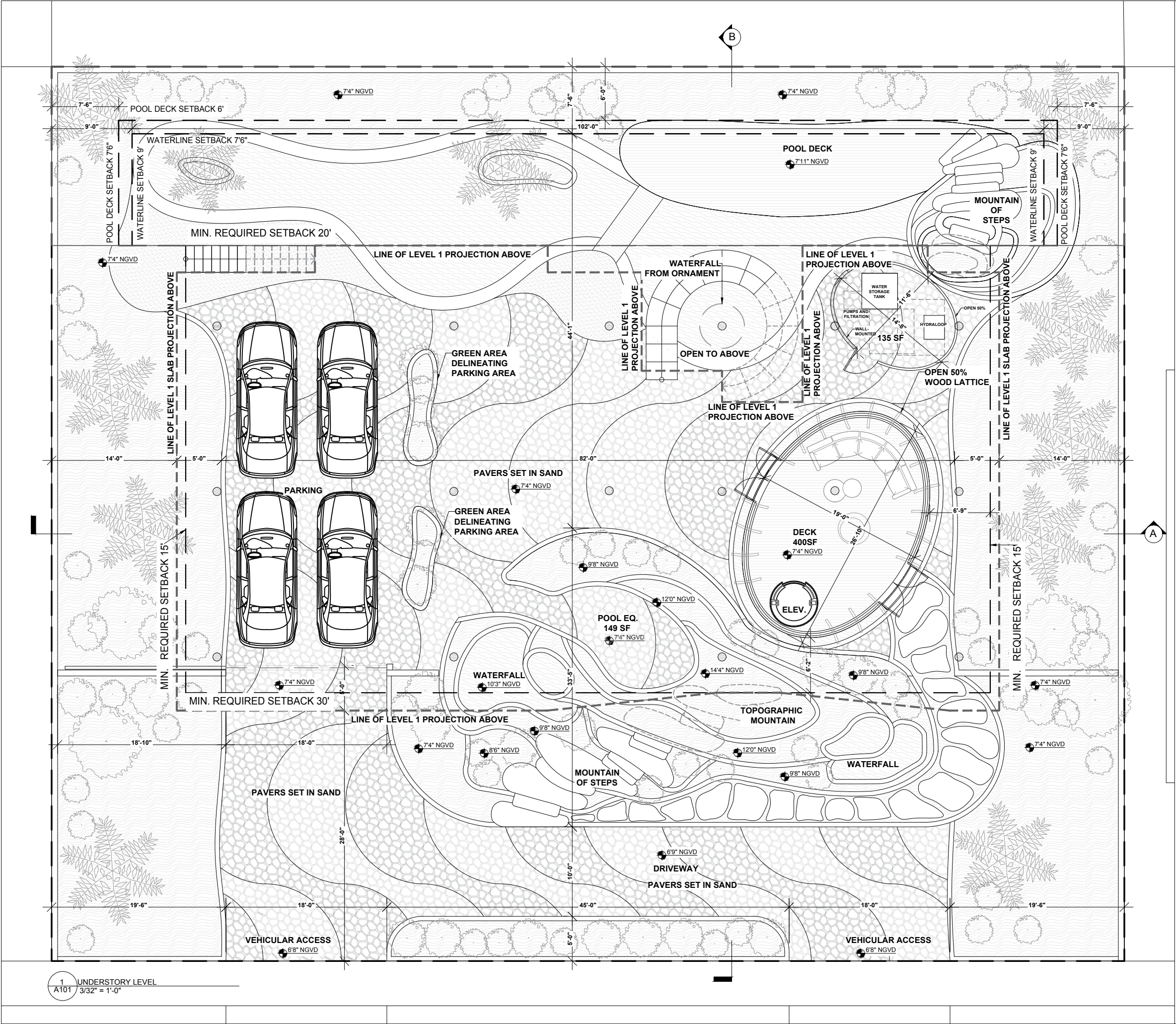
SITE PLAN

Client Name	Mauricio Rivera
Project Number	2227
Date	08-04-2024
Approved by	NMD NOMADAS
Scale	1/16" = 1'-0"
Drawing Number	

A100

© 2024 NMD NOMADAS, LLC

ZONING ANALYSIS			
PROJECT NAME		ALTON RD	
LOCATION		4410 ALTON RD, MIAMI BEACH, FL 33140	
APPLICABLE ZONE		RS-4	
FEMA ZONE		ZONE AE (Moderate to High Flooding Risk) 8 N.G.V.D. FT	
		ALLOWED	PROPOSED
UNIT SIZE (MAX) (50% OF LOT AREA)		6,000	6000 (50%) SQFT
LOT AREA (MIN)		6,000	12,000 SQFT
LOT WIDTH (MIN)		120	120 FT
LOT DEPTH (MIN)		100	100 FT
LOT COVERAGE FOR A 2-STORY HOME (MAX) (30% OF LOT AREA)		3,600	3600 (30%) SQFT
HEIGHTS			
BUILDING HEIGHT SLOPED ROOFS WITH UNDERSTORY (MAX)		34	27.16 FT
SETBACKS			
FRONT TWO-STORY STRUCTURES (MIN)		30	30 FT
SIDE, INTERIOR LOT GREATER THAN 65FT WIDTH (MIN) (THE SUM OF REQUIRED SIDE YARDS SHALL BE MIN. 25% OF LOT WIDTH)		15	16 FT
REAR (MIN) (15% OF LOT DEPTH / 20FT MIN)		20	25 FT
ELEVATIONS			
MAX. YARD ELEVATION		8	7.33 N.A.V.D. FT(N.G.V.D. FT)
ROOF DECKS			
MAX. AREA		25%	632 (25%) SQFT ENCLOSED FLOOR AREA IMMEDIATELY ONE FLOOR BELOW
MIN. SETBACK		10	10 FT FROM EACH SIDE OF THE EXTERIOR OUTER WALLS
HEIGHT EXCEPTIONS ABOVE THE ROOFLINE		10	
MAX. HEIGHT		10	9.16 FT
OPEN SPACES (SODDED OR LANDSCAPING PERVIOUS)			
FRONT YARD MIN.		50%	2393 (66.45%) SQFT
REAR YARD MIN.		70%	1833 (76%) SQFT



STAMP



DATE: 08/04/24

The design(s) depicted and specified on these drawings are protected under the copyright laws of the United States as an "architectural work" and are the property of NMD NOMADAS.

Use or copy without the written consent of NMD NOMADAS is permitted by contract only. Any changes to these drawings or construction executed from them without the written consent of NMD NOMADAS shall automatically render NMD NOMADAS harmless to any liability claims, suit or litigation by any interested parties



HOUSE OF KIRSCHNER

4410 Alton Rd, Miami Beach, FL. 33140



Project North

ISSUE	DATE
BOARD APPLICATION	08-04-2024

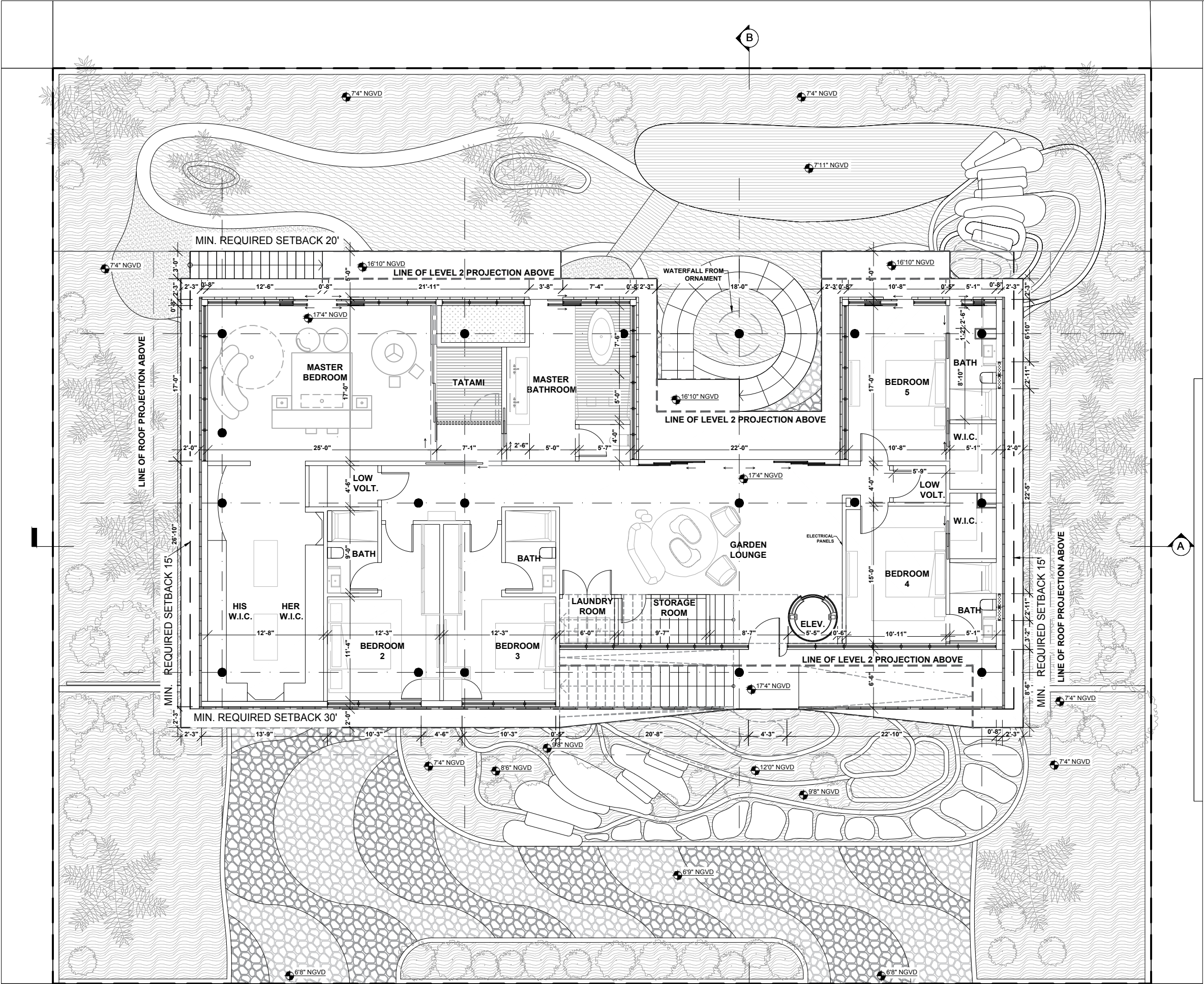
MARK	DESCRIPTION	DATE

Drawing Title

UNDERSTORY LEVEL

Client Name	Mauricio Rivera
Project Number	2227
Date	08-04-2024
Approved by	NMD NOMADAS
Scale	3/32" = 1'-0"
Drawing Number	

A101



1 LEVEL 1
A102 3/32" = 1'-0"

NMD | NOMADAS

NMD NOMADAS
AR99601
19790 W Dixie Highway
Suite 1006, Miami, FL 33180
Phone +1(305) 974 2705
nmdnomadas.com

STAMP



DATE: 08/04/24

The design(s) depicted and specified on these drawings are protected under the copyright laws of the United States as an "architectural work" and are the property of NMD NOMADAS.

Use or copy without the written consent of NMD NOMADAS is permitted by contract only. Any changes to these drawings or construction executed from them without the written consent of NMD NOMADAS shall automatically render NMD NOMADAS harmless to any liability claims, suit or litigation by any interested parties



HOUSE OF KIRSCHNER

4410 Alton Rd, Miami Beach, FL. 33140



Project North

ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

LEVEL 1

Client Name	Mauricio Rivera
Project Number	2227
Date	08-04-2024
Approved by	NMD NOMADAS
Scale	3/32" = 1'-0"

Drawing Number

A102

© 2024 NMD NOMADAS, LLC



The design(s) depicted and specified on these drawings are protected under the copyright laws of the United States as an "architectural work" and are the property of NMD NOMADAS.

Use or copy without the written consent of NMD NOMADAS is permitted by contract only. Any changes to these drawings or construction executed from them without the written consent of NMD NOMADAS shall automatically render NMD NOMADAS harmless to any liability claims, suit or litigation by any interested parties



HOUSE OF KIRSCHNER

4410 Alton Rd, Miami Beach, FL. 33140



Project North

ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

[illegible]

Drawing Title

LEVEL 2

Client Name *Mauricio Rivera*

Project Number	2227
----------------	------

Date 08-04-2024

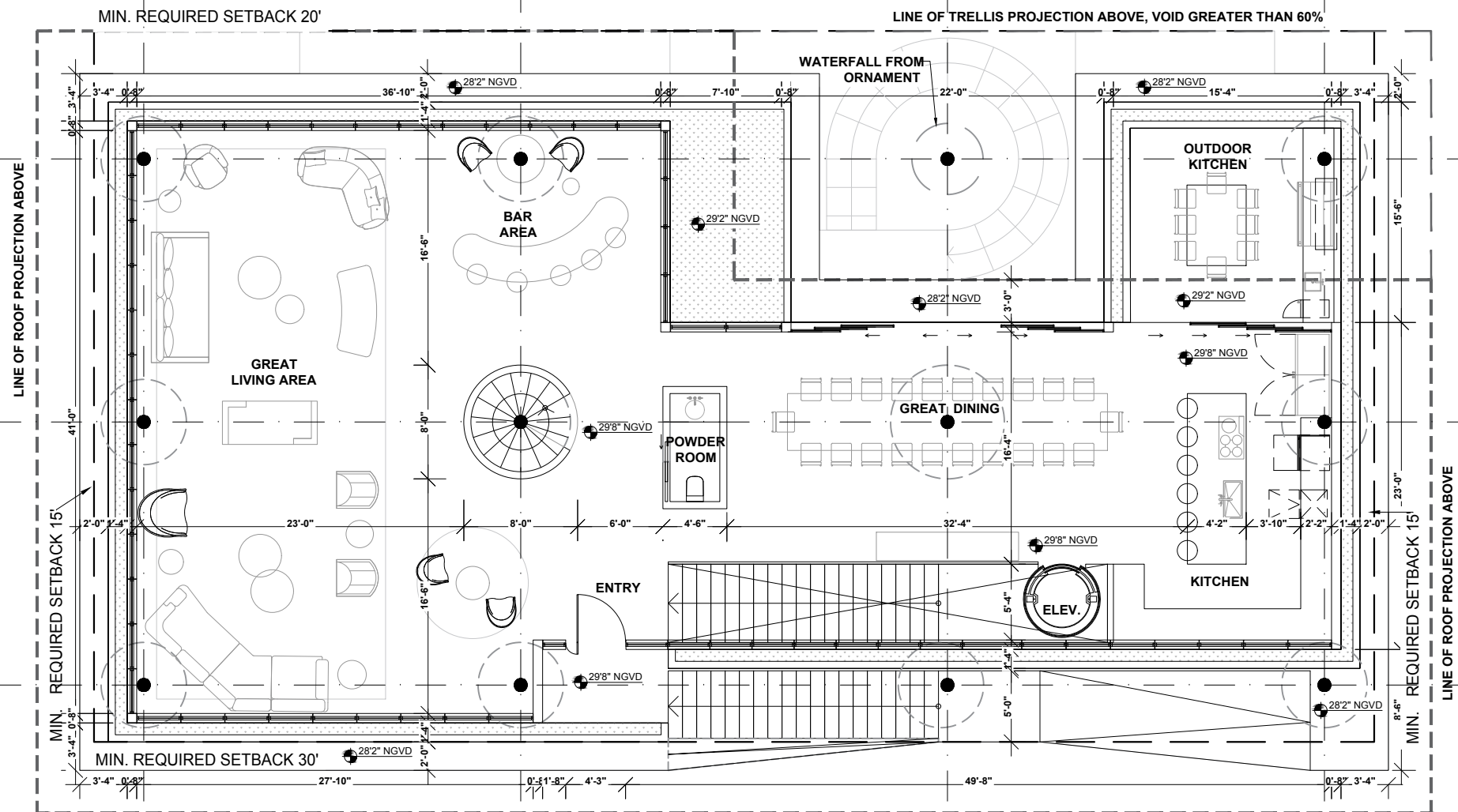
Approved by NMD NOMADAS

Scale $3/32" = 1'-0"$

Drawing Number

A103

© 2024 NMD NOMADAS, LLC



STAMP



DATE: 08/04/24

The design(s) depicted and specified on these drawings are protected under the copyright laws of the United States as an "architectural work" and are the property of NMD NOMADAS.

Use or copy without the written consent of NMD NOMADAS is permitted by contract only. Any changes to these drawings or construction executed from them without the written consent of NMD NOMADAS shall automatically render NMD NOMADAS harmless to any liability claims, suit or litigation by any interested parties



HOUSE OF KIRSCHNER

4410 Alton Rd, Miami Beach, FL. 33140



Project North

ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

ROOF LEVEL

Client Name	Mauricio Rivera
Project Number	2227
Date	08-04-2024
Approved by	NMD NOMADAS
Scale	3/32" = 1'-0"

Drawing Number

A104

B

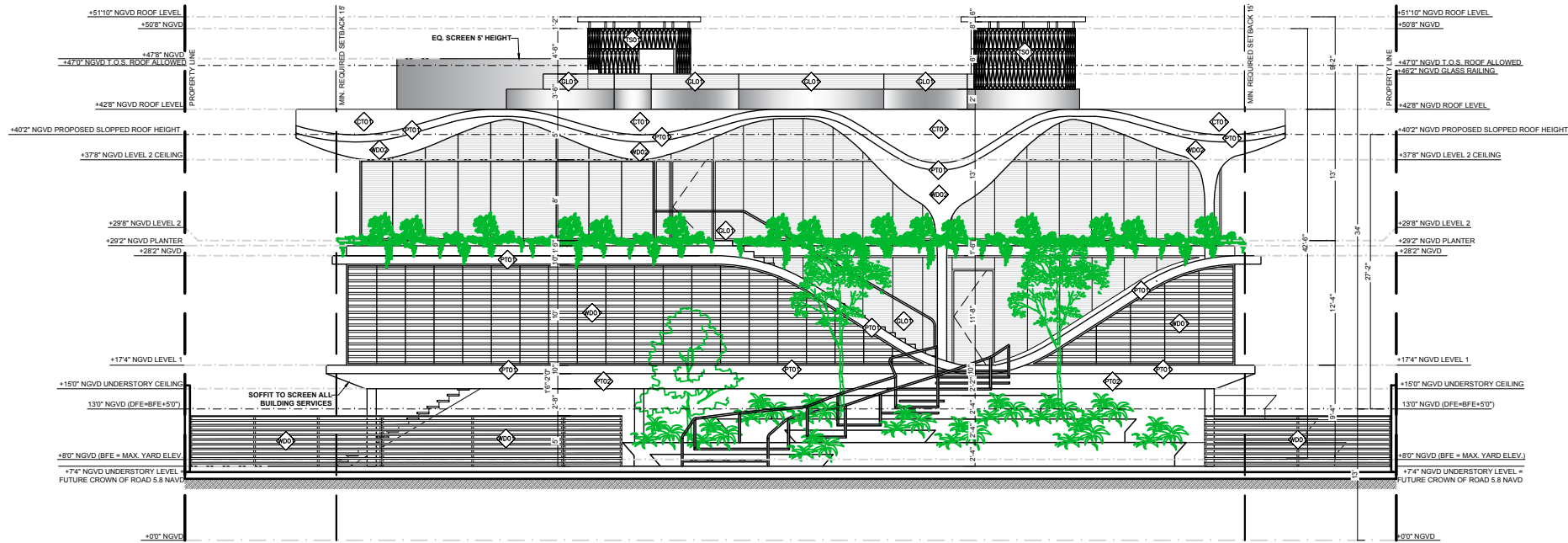
TRELLIS VOID
GREATER THAN 60%

LINE OF ENCLOSED LEVEL 2 AREA
PROJECTION BELOW

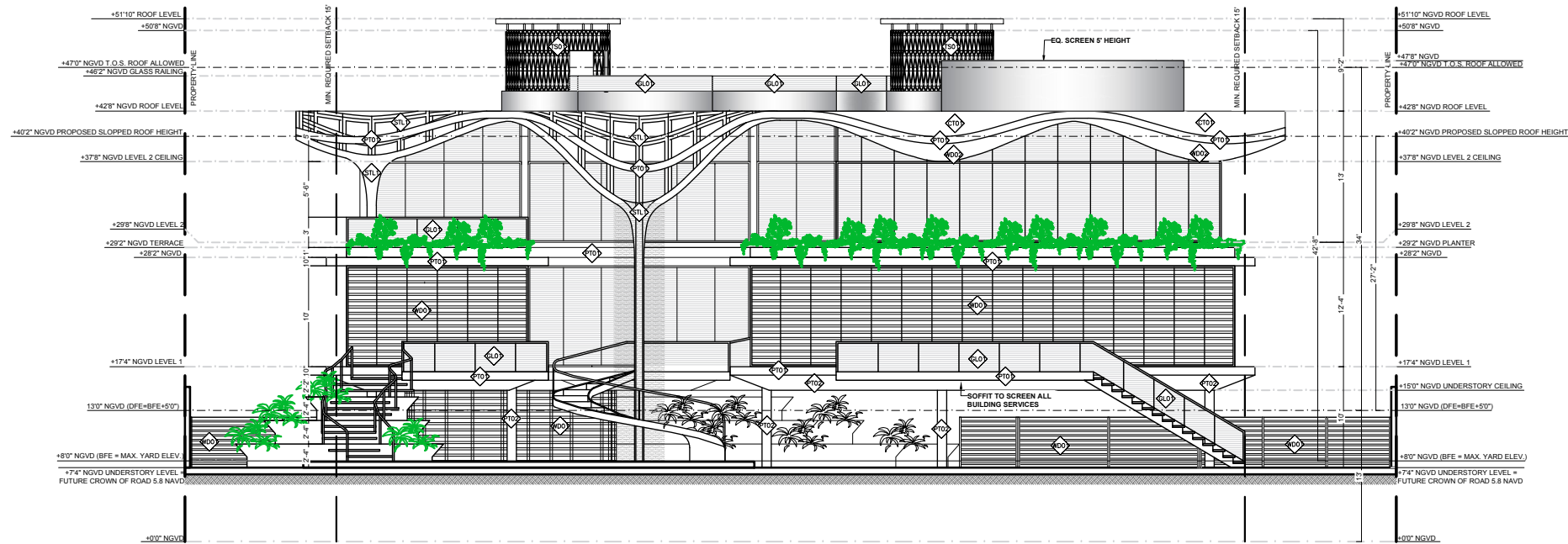
LINE OF ROOF
PROJECTION ABOVE

LINE OF ROOF
PROJECTION ABOVE

LINE OF ENCLOSED LEVEL 2 AREA PROJECTION BELOW



1
A300 SOUTHEAST EXTERIOR ELEVATION
1/16" = 1'-0"



2
A300 NORTHWEST EXTERIOR ELEVATION
1/16" = 1'-0"

MATERIALS LEGEND:

- PT01 STUCCO
Color: WHITE
Flat finish
- PT02 STUCCO
Color: DARK BROWN
Flat finish
- WDO ACCOYA WOOD SIDING
Color: NATURAL WOOD STAIN
Style rainscreen siding
- WDO2 BOTTOM ROOF FINISH
GFRC CONCRETE SURFACE
Formliner: Reckli - Wood Texture
Color: Ebano Claro
- CT01 TOP ROOF FINISH
SYNTHETIC WHITE CLAY TILE
Color: White
- GL01 GLASS BALCONY
GUARDRAILS
TEMPERED CLEAR GLASS
- STL1 STEEL STRUCTURE
PAINTED
Color TBD
- TS01 TERRACOTTA SCREEN
Color TBD

NOTE:

1. PRELIMINARY FINISHES BASED ON THE CONCEPTUAL IDEA BY NMDNOMADAS. THESE FINISHES MAY VARY DURING THE CURRENT OR FUTURE DESIGN PHASES OF THIS PROJECT.

NMD | NOMADAS

NMD NOMADAS
AR99601
19790 W Dixie Highway
Suite 1006, Miami, FL 33180
Phone +1(305) 974 2705
nmdnomadas.com

STAMP



DATE:

08/04/24

The design(s) depicted and specified on these drawings are protected under the copyright laws of the United States as an "architectural work" and are the property of NMD NOMADAS.

Use or copy without the written consent of NMD NOMADAS is permitted by contract only. Any changes to these drawings or construction executed from them without the written consent of NMD NOMADAS shall automatically render NMD NOMADAS harmless to any liability claims, suit or litigation by any interested parties



HOUSE OF
KIRSCHNER

4410 Alton Rd, Miami Beach, FL. 33140



Project North

ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

EXTERIOR ELEVATIONS

Client Name	Mauricio Rivera
Project Number	2227
Date	08-04-2024
Approved by	NMD NOMADAS
Scale	1/16" = 1'-0"
Drawing Number	

A300

© 2024 NMD NOMADAS, LLC



1. PRELIMINARY FINISHES BASED ON THE CONCEPTUAL IDEA BY NMDNOMADAS. THESE FINISHES MAY VARY DURING THE CURRENT OR FUTURE DESIGN PHASES OF THIS PROJECT.

© 2024 NMD NOMADAS, LLC

STAMP



DATE: 08/04/24

The design(s) depicted and specified on these drawings are protected under the copyright laws of the United States as an "architectural work" and are the property of NMD NOMADAS.

Use or copy without the written consent of NMD NOMADAS is permitted by contract only. Any changes to these drawings or construction executed from them without the written consent of NMD NOMADAS shall automatically render NMD NOMADAS harmless to any liability claims, suit or litigation by any interested parties



HOUSE OF KIRSCHNER

4410 Alton Rd, Miami Beach, FL. 33140



Project North

ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

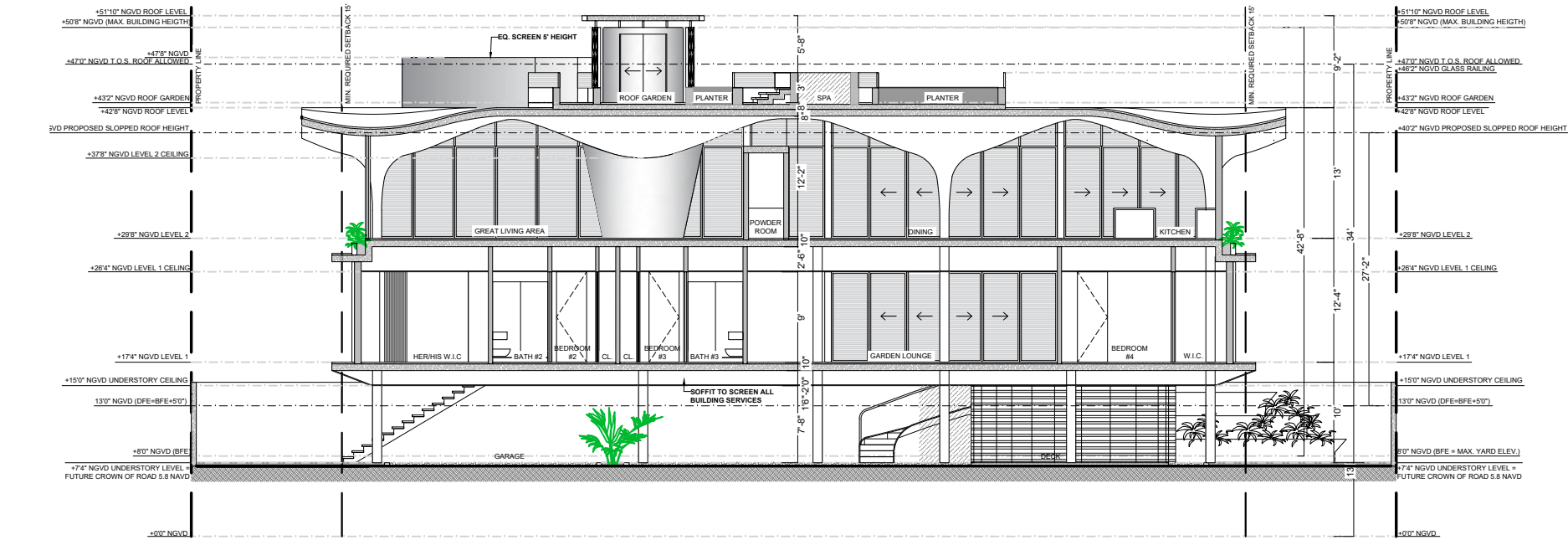
Drawing Title

SECTIONS

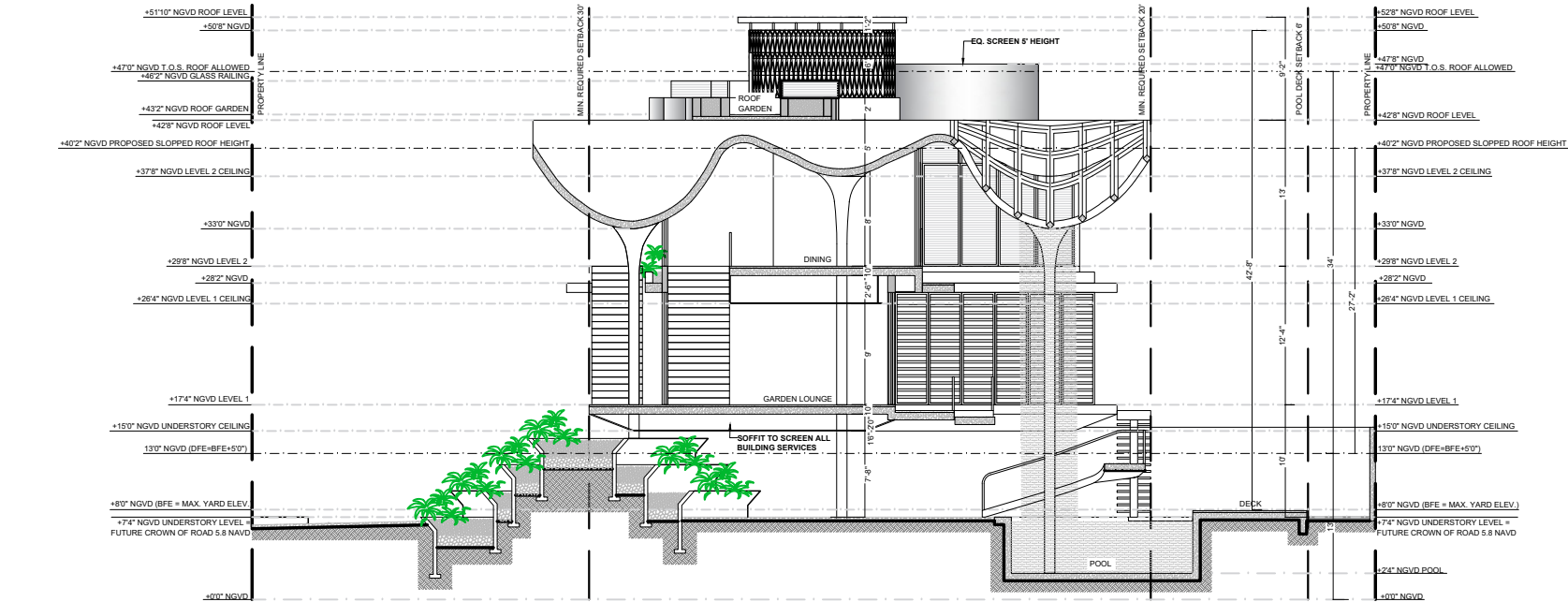
Client Name	Mauricio Rivera
Project Number	2227
Date	08-04-2024
Approved by	NMD NOMADAS
Scale	1/16" = 1'-0"

Drawing Number

A350



1 SECTION A
A350 1/16" = 1'-0"



2 SECTION B
A350 1/16" = 1'-0"