

HOUSE OF KIRSCHNER

4410 ALTON RD,
MIAMI BEACH, FL 33140



STAMP



DATE: 08/04/2024

FINAL SUBMITTAL

DRB 24-1037
08-04-2024

PROPOSED SCOPE OF WORK:

1. NEW TWO-STORY PLUS UNDERSTORY, SINGLE RESIDENTIAL HOME BUILDING ON AN EXISTING VACANT SITE. NO EXISTING STRUCTURE ON LOT TO REQUIRE SHORING AND BRACING. STRUCTURAL ENGINEER TO PREPARE STRUCTURE DESIGN AND CALCULATIONS IN ACCORDANCE WITH SOIL REQUIREMENTS AND PRESCRIPTIVE MEASURES AS PER F.B.C. AND ALL APPLICABLE CODES
2. PROPOSED BUILDING AREA OF 6,000 SF IN A 12,000 SF SITE. 30% LOT COVERAGE.
3. RESIDENTIAL AREAS INCLUDE FIVE (5) BEDROOMS.
4. OUTDOOR AREAS INCLUDE SWIMMING POOL, POOL DECK AND ROOF TERRACE.

NMD | NOMADAS™

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



Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information				
1	Address:	4410 Alton Rd. Miami Beach, FL 33140			
2	Folio number(s):	02-3222-011-1150			
3	Board and file number(s) :	DRB23-0941			
4	Year built:N/A	Zoning District:		RS-4	
5	Located within a Local Historic District (Yes or No):	No			
6	Individual Historic Single Family Residence Site (Yes or No):	No			
7	Home determined Architecturally Significant by CMB (Yes or No):	No			
8	Base Flood Elevation:	8.0	Grade value in NGVD:		4.93
9	Adjusted grade (Flood+Grade/2):	N/A	Free board:		5'
10	30" above grade:	N/A	Lot Area:		12,000 sf
11	Lot width:	120'	Lot Depth:		100'
12	Max Lot Coverage SF and %:	3,600sf (30%)	Proposed Lot Coverage SF and %:		3,600sf (30%)
13	Existing Lot Coverage SF and %:	N/A	Net Lot coverage (garage-storage)		N/A
14	Front Yard Open Space SF and %:	2,393sf (66.45%)	Rear Yard Open Space SF and %:		1,833sf (76%)
15	Max Unit Size SF and %:	6,000sf (50%)	Proposed Unit Size SF and %:		6,000sf (50%)
16	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:		3,253sf
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	630sf (24.9%)			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:	Yes	
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	34'		27'2"	
20	Front Setbacks:	30'		30'	
	Front First level:	-		-	
	Front second level:	-		-	
21	Front second level if lot coverage is 25% or greater:	-		-	
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	35'		35'	
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	N/A		N/A	
22	Sum of side yard :	30'		32'	
23	Side 1:	15'		16'	
24	Side 2 or (facing street):	15'		16'	
25	Rear:	20'		25'	
26	Accessory Structure Side 1:	N/A		N/A	
27	Accessory Structure Side 2 or (facing street) :	N/A		N/A	
28	Accessory Structure Rear:	N/A		N/A	
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

Notes: Indicate N/A if not applicable.

DRAWING INDEX:

- A000 COVER SHEET
- A001 ZONING DATA SHEET / DRAWING INDEX
- A002 SURVEY
- A003 CONTEXT LOCATION PLAN
- A004 KEY DIRECTIONAL PLAN
- A005 LOT PHOTOGRAPHS
- A006 LOT PHOTOGRAPHS
- A007 CONTEXTUAL PHOTOGRAPHS
- A008 CONTEXTUAL PHOTOGRAPHS
- A009 CONTEXTUAL PHOTOGRAPHS
- A010 CONTEXTUAL PHOTOGRAPHS
- A011 AREA DIAGRAMS - LOT COVERAGE
- A012 AREA DIAGRAMS - OPEN SPACES
- A013 AREA DIAGRAMS - OPEN SPACES
- A014 AREA DIAGRAMS - UNIT SIZE
- A015 EXTERIOR ELEVATION LINE DRAWING
- A016 AXONOMETRIC RENDERING
- A017 AXONOMETRIC RENDERING
- A018 AXONOMETRIC RENDERING
- A019 AXONOMETRIC RENDERING
- A100 SITE PLAN
- A101 UNDERSTORY LEVEL
- A102 LEVEL 1
- A103 LEVEL 2
- A104 ROOF LEVEL
- A300 EXTERIOR ELEVATIONS
- A301 EXTERIOR ELEVATIONS
- A350 SECTIONS
- A400 DETAILS
- A401 WALL SECTIONS
- A500 YARD SECTIONS
- A800 SCHEMATIC ROOD FRAMING
- A800.1 SCHEMATIC ROOF FRAMING DETAILS
- R001 COLOR RENDERING
- R002 COLOR RENDERING
- R003 COLOR RENDERING
- R004 COLOR RENDERING
- R005 COLOR RENDERING



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

ZONING DATA SHEET /
DRAWING INDEX

Client Name Mauricio Rivera

Project Number 2227

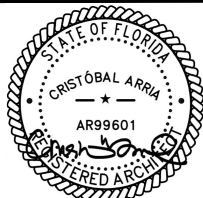
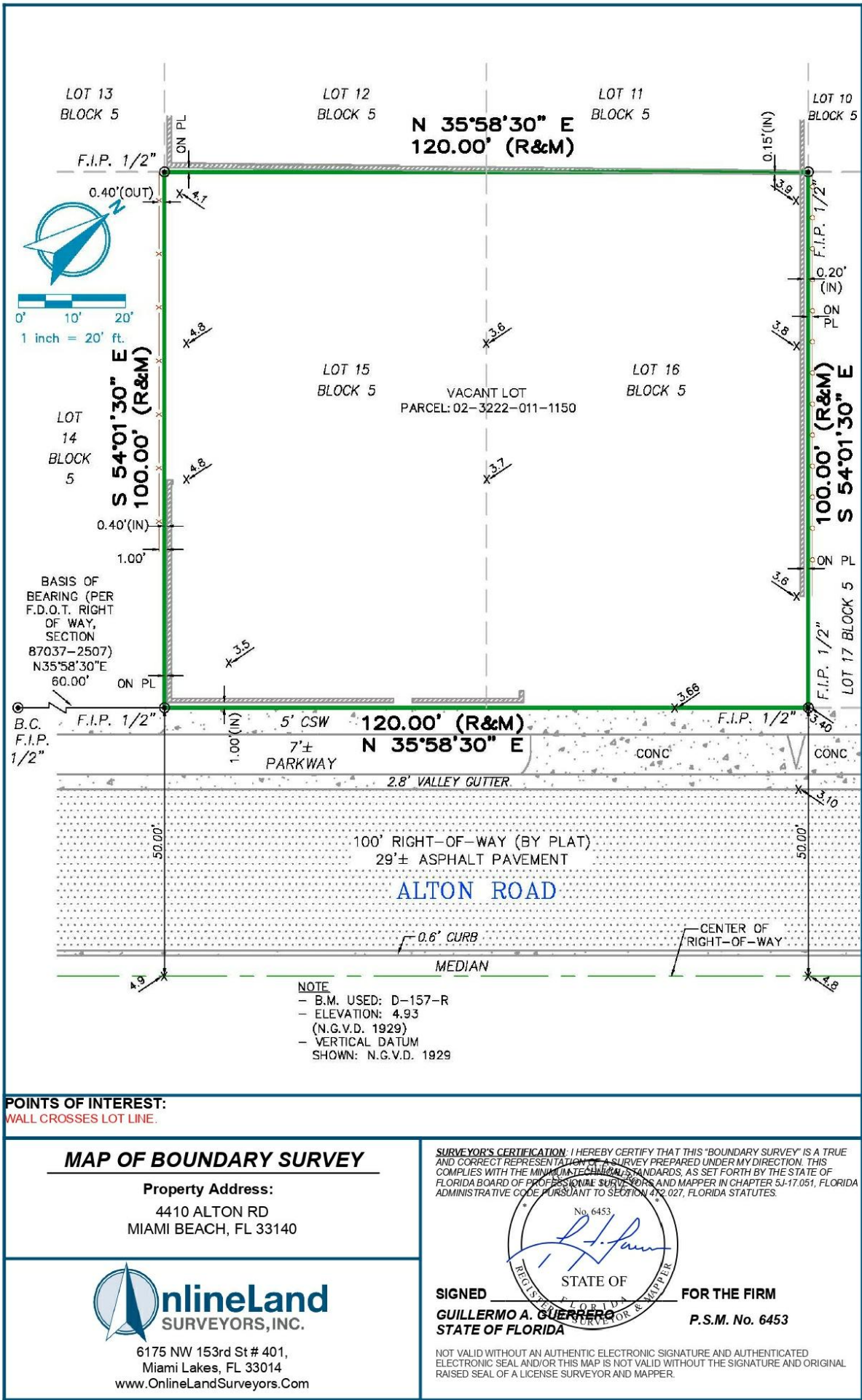
Date 08-04-2024

Approved by NMD NOMADAS

Scale -

Drawing Number

A001



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

SURVEY

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

A002



1
A003

CONTEXT LOCATION PLAN - 1/2 MILE RADIUS



2
A003

LOCATION MAP

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



ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

CONTEXT LOCATION PLAN

Client Name *Mauricio Rivera*

Project Number 2227

Date 08-04-2024

Approved by NMD NOMADAS

Scale -

Drawing Number

A003



1
A004 KEY DIRECTIONAL PLAN

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



ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

KEY DIRECTIONAL PLAN

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

Drawing Number

A004



1
A005 VIEW 1



2
A005 VIEW 2



3
A005 VIEW 3



4
A005 VIEW 4

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



ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

LOT PHOTOGRAPHS

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

Drawing Number

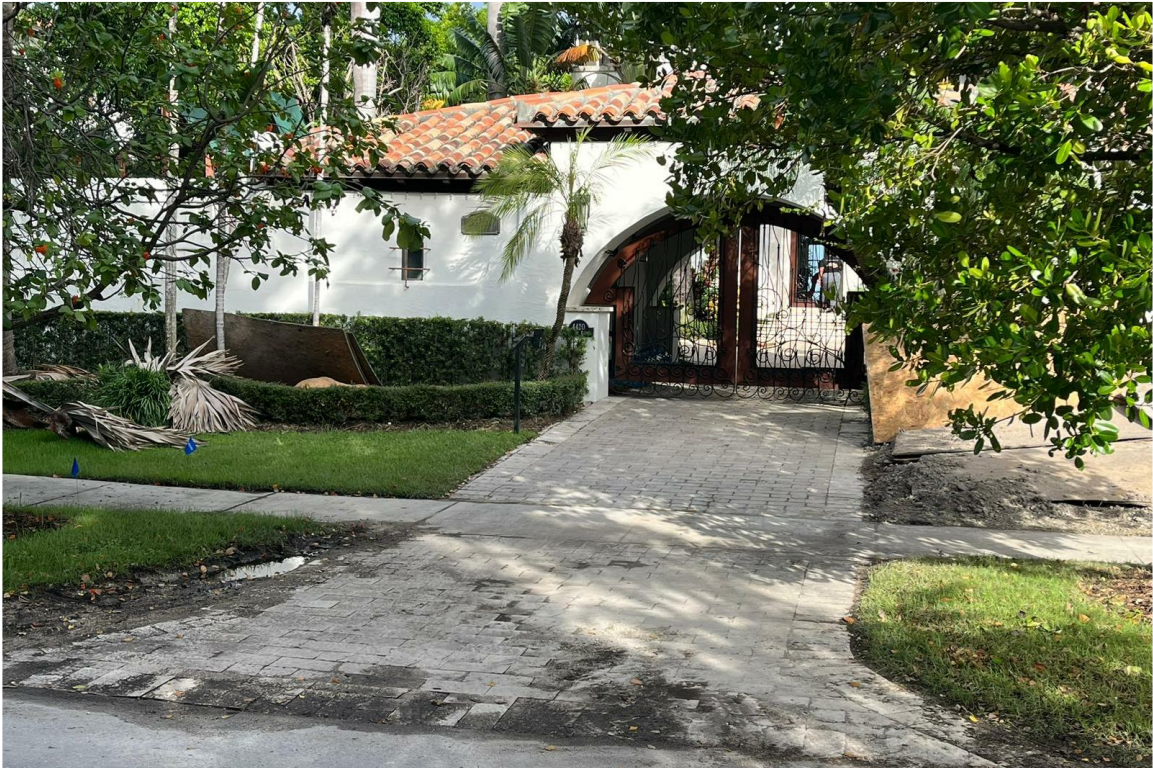
A005



1 VIEW 1
A006



2 VIEW 2
A006



3 VIEW 3
A006



4 VIEW 4
A006

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



ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

LOT PHOTOGRAPHS

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

Drawing Number

A006



1 VIEW 1
A007



2 VIEW 2
A007



3 VIEW 3
A007



4 VIEW 4
A007

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



ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

CONTEXTUAL PHOTOGRAPHS

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

Drawing Number

A007



1
A008 VIEW 1



2
A008 VIEW 2



3
A008 VIEW 3



4
A008 VIEW 4

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

CONTEXTUAL PHOTOGRAPHS

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

Scale -

Drawing Number

A008



1
A009

VIEW 1



2
A009

VIEW 2



3
A009

VIEW 3

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



ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

CONTEXTUAL PHOTOGRAPHS

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

Drawing Number

A009



1 VIEW 1
A010



2 VIEW 2
A010



3 VIEW 3
A010



2 VIEW 2
A010

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

CONTEXTUAL PHOTOGRAPHS

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

Scale -

Drawing Number

A010