

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.

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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 - UNIT SIZE
- 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

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HOUSE OF KIRSCHNER

4410 Alton Rd, Miami Beach, FL. 33140



ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

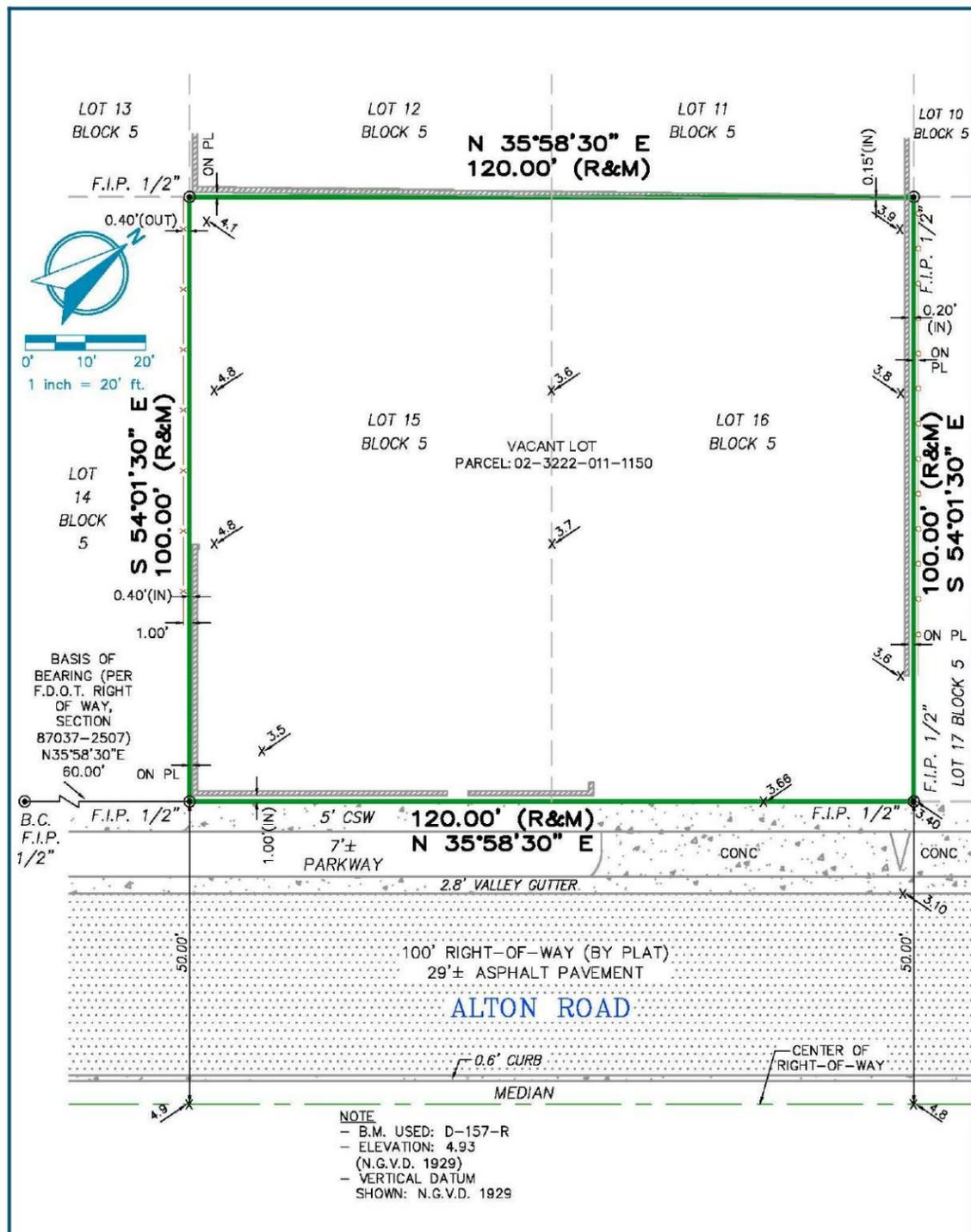
Drawing Title

ZONING DATA SHEET / DRAWING INDEX

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

Drawing Number

A001



POINTS OF INTEREST:
WALL CROSSES LOT LINE.

MAP OF BOUNDARY SURVEY

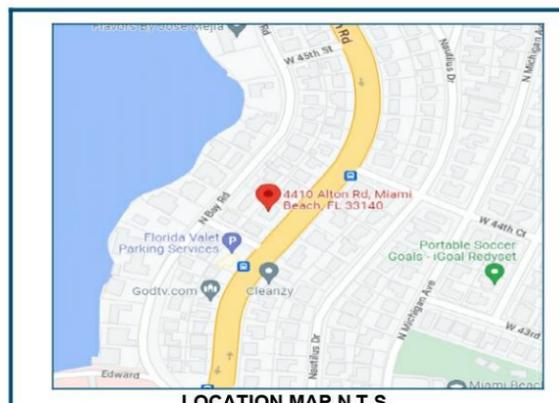
Property Address:
4410 ALTON RD
MIAMI BEACH, FL 33140

6175 NW 153rd St # 401,
Miami Lakes, FL 33014
www.OnlineLandSurveyors.Com

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED *Guillermo A. Guerrero* **FOR THE FIRM**
GUILLERMO A. GUERRERO **P.S.M. No. 6453**
STATE OF FLORIDA

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.



CERTIFIED TO:
MAURICIO RIVERA KIRSCHNER
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR
INTEREST MAY APPEAR.

FLOOD INFORMATION:
Community Number: CITY OF MIAMI BEACH 120651
Panel Number: 12086C0309L
Suffix: L
Date of Firm Index: 9/11/2009
Flood Zone: AE
Base Flood Elevation: 7.0
Date of Survey: 1/26/2023

LEGAL DESCRIPTION: LOTS 15 AND 16, BLOCK 5, OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Surveyor's Legend

PROPERTY LINE	TREE	LAKE or LANDSCAPE MAINT. ESMT.	EASEMENT
STRUCTURE	POWER POLE	ROOF OVERHANG EASEMENT	DRAINAGE EASEMENT
CONC. BLOCK WALL	CATCH BASIN	POOL PUMP	LANDSCAPE BUFFER ESMT.
CHAIN-LINK or WIRE FENCE	COUNTY UTILITY ESMT.	PLANTER or PROPERTY LINE	LIMITED ACCESS EASEMENT
WOOD FENCE	INGRESS/EGRESS ESMT.	IDENTIFICATION	TELEPHONE FACILITIES
IRON FENCE	UTILITY EASEMENT	BLOCK CORNER	UTILITY POLE
EASEMENT	FOUND IRON PIPE/REBAR	BEARING REFERENCE	ELECTRIC UTILITY BOX
CENTER LINE	LICENSE # - BUSINESS	RADIAL	SEPTIC TANK
WOOD DECK	LICENSE # - SURVEYOR	AIR CONDITIONER	DRAIN-FIELD
CONCRETE	CALCULATED POINT	CONC SIDEWALK	AIR CONDITIONER
ASPHALT	SET MONUMENT	DRIVEWAY	SCREENED AREA
WATER	CONCRETE MONUMENT	GARAGE	ENCLOSURE
APPROXIMATE EDGE OF WATER	ELEVATION	NAIL & DISK	NOT TO SCALE
COVERED AREA	POINT OF TANGENCY	DRILL HOLE	FINISHED FLOOR ELEVATION
	POINT OF CURVATURE	WELL	TOP OF BANK
	PERMANENT REFERENCE MONUMENT	FIRE HYDRANT	EDGE OF WATER
	POINT OF COMPOUND CURVATURE	MAN HOLE	EDGE OF PAVEMENT
	POINT OF REVERSE CURVATURE	OVERHEAD LINES	CONCRETE VALLEY GUTTER
	POINT OF BEGINNING	TRANSFORMER	BUILDING SETBACK LINE
	POINT OF COMMENCEMENT	CABLE TV RISER	SURVEY TIE LINE
	PERMANENT CONTROL POINT	WATER METER	CENTER LINE
	MEASURED	POOL EQUIPMENT	RIGHT OF WAY
	DEED	CONCRETE	PUBLIC UTILITY EASEMENT
	CALCULATED	MONUMENT LINE	CANAL MAINTENANCE EASEMENT
			ANCHOR ESMT / ACCESS ESMT

- GENERAL NOTES:**
- LEGAL DESCRIPTION PROVIDED BY OTHERS.
 - EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.
 - THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
 - THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC.
 - UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
 - ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOGATED.
 - FENCE OWNERSHIP NOT DETERMINED.
 - WALL TIES ARE TO THE FACE OF THE WALL.
 - BEARINGS ARE BASE ON AN ASSUMED MERIDIAN.
 - BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
 - NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
 - NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYOR'S EMBOSSED SEAL OR ELECTRONIC SEAL.
 - DIMENSIONS SHOWN ARE PER PLAT AND MEASURED IN THE FIELD UNLESS OTHERWISE SHOWN.
 - ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
 - THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
 - THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON; THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
 - THE EXISTENCE OF ADDITIONAL RECORDED OR UNRECORDED INSTRUMENTS, EASEMENTS AND/OR RESOLUTIONS NOT AVAILABLE TO SURVEYOR MAY EXIST AND ARE NOT DEPICTED IN THIS SKETCH.

Florida Land Title Association

FLTA Affiliate Member

Printing to Scale:
1. Select "None" from Page Scaling
2. Deselect "Auto-Rotate and Center"
3. Select "Choose paper source by PDF page size"

Page Handling:
Copies: 1 Collate
Page Scaling: Home
 Auto-Rotate and Center
 Choose paper source by PDF page size
 Use custom paper size when needed

FIELD WORK:	1/25/2023
DRAWN BY:	V.P.
CHECKED BY:	G.A.G.
FINAL REVISION:	01/26/2023
COMPLETED:	1/26/2023
SCALE:	1" = 20'
SURVEY CODE:	O-95138

6175 NW 153rd St # 401
Miami Lakes, FL 33014
Phone: (305) 910-0123
Fax: (305) 675-0999
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Project North

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Drawing Title

SURVEY

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

A002

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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
 A003 CONTEXT LOCATION PLAN - 1/2 MILE RADIUS



2
 A003 LOCATION MAP



1 KEY DIRECTIONAL PLAN
A004

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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 VIEW 1
A005



2 VIEW 2
A005



3 VIEW 3
A005



4 VIEW 4
A005

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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

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LOT PHOTOGRAPHS

Client Name	Mauricio Rivera
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Approved by	NMD NOMADAS
Scale	-

Drawing Number

A006



1 VIEW 1
A007



2 VIEW 2
A007



3 VIEW 3
A007



4 VIEW 4
A007

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Drawing Title

CONTEXTUAL PHOTOGRAPHS

Client Name *Mauricio Rivera*

Project Number 2227

Date 08-04-2024

Approved by NMD NOMADAS

Scale -

Drawing Number

A007



1 VIEW 1
A008



2 VIEW 2
A008



3 VIEW 3
A008



4 VIEW 4
A008

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Drawing Title
CONTEXTUAL PHOTOGRAPHS

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Project Number 2227

Date 08-04-2024

Approved by NMD NOMADAS

Scale -

Drawing Number

A008



1 VIEW 1
A009



2 VIEW 2
A009



3 VIEW 3
A009

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CONTEXTUAL PHOTOGRAPHS

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Scale -

Drawing Number

A009



1 VIEW 1
A010



2 VIEW 2
A010



3 VIEW 3
A010



2 VIEW 2
A010

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A010