

HOUSE OF KIRSCHNER

4410 ALTON RD,
MIAMI BEACH, FL 33140



DRB FINAL SUBMITTAL

09-11-2023

DRB 23-0941

PROPOSED SCOPE OF WORK:

1. NEW TWO-STORY PLUS UNDERSTORY, SINGLE RESIDENTIAL HOME BUILDING ON AN EXISTING VACANT SITE.
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

STAMP



DATE: 09/11/2023

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.

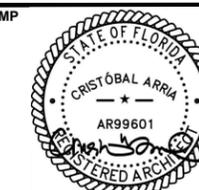
DRAWING INDEX:

- 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
- A500 YARD SECTIONS
- R001 COLOR RENDERING
- R002 COLOR RENDERING
- R003 COLOR RENDERING
- R004 COLOR RENDERING
- R005 COLOR RENDERING

LANDSCAPE DRAWINGS:

- L-200 GROUND LEVEL LANDSCAPE PLANTING PLAN
- L-201 UNDERSTORY LEVEL LANDSCAPE PLANTING PLAN
- L-202 LANDSCAPE DETAILS
- L-300 GROUND LEVEL IRRIGATION PLAN
- L-301 UNDERSTORY LEVEL IRRIGATION PLAN
- L-302 IRRIGATION DETAILS

STAMP



DATE: 09/11/23

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	06-20-2023
FINAL APPLICATION	09-11-2023

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

ZONING DATA SHEET / DRAWING INDEX

Client Name *Mauricio Rivera*

Project Number *2227*

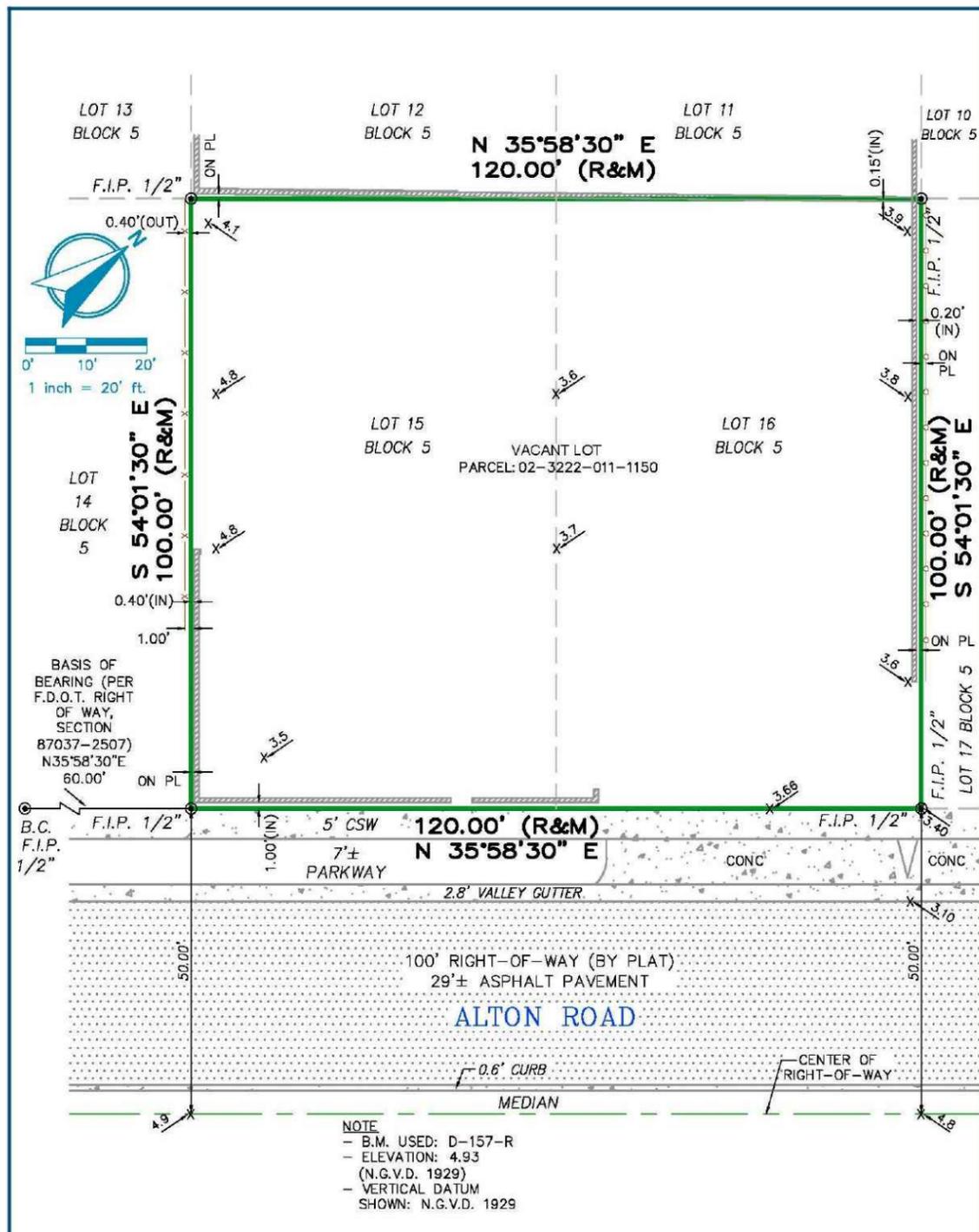
Date *09-11-2023*

Approved by *NMD NOMADAS*

Scale *-*

Drawing Number

A001



POINTS OF INTEREST:
 WALL CROSSES LOT LINE.

MAP OF BOUNDARY SURVEY

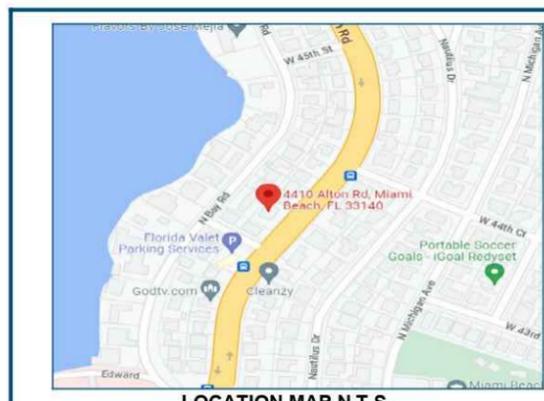
Property Address:
 4410 ALTON RD
 MIAMI BEACH, FL 33140

OnlineLand SURVEYORS, INC.
 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**
STATE OF FLORIDA **P.S.M. No. 6453**

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.

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	CONC. BLOCK WALL	TREE	L.M.E. LAKE or LANDSCAPE MAINT. ESMT.	ESMT. DRAINAGE EASEMENT
STRUCTURE	CHAIN-LINK or WIRE FENCE	POWER POLE	R.O.E. ROOF OVERHANG EASEMENT	D.E. LANDSCAPE BUFFER ESMT.
WOOD FENCE	WOOD FENCE	CATCH BASIN	P.P. PLANTER or PROPERTY LINE	L.B.E. LIMITED ACCESS EASEMENT
IRON FENCE	IRON FENCE	COUNTY UTILITY ESMT. INGRESS/ EGRESS ESMT.	I.D. IDENTIFICATION	L.A.E. LIMITED ACCESS EASEMENT
EASEMENT	EASEMENT	UTILITY EASEMENT	B.C. BLOCK CORNER	TEL. TELEPHONE FACILITIES
CENTER LINE	CENTER LINE	FOUND IRON PIPE/ REBAR	B.R. BEARING REFERENCE	U.P. UTILITY POLE
WOOD DECK	WOOD DECK	PIN AS NOTED ON PLAT	R. RECORD OR RADIUS	E.U.B. ELECTRIC UTILITY BOX
CONCRETE	CONCRETE	LICENSE # - BUSINESS	RAD. RADIAL	SEP. T. SEPTIC TANK
ASPHALT	ASPHALT	LICENSE # - SURVEYOR	N.R. NON RADIAL	D.F. DRAIN-FIELD
BRICK/TILE	BRICK/TILE	CALCULATED POINT	TYP. TYPICAL	A.C. AIR CONDITIONER
WATER	WATER	SET MONUMENT	I.R. IRON ROD	CSW. CONC. SIDEWALK
APPROXIMATE EDGE OF WATER	APPROXIMATE EDGE OF WATER	CONTROL POINT	I.P. IRON PIPE	DRIVEWAY DRIVEWAY
COVERED AREA	COVERED AREA	CONCRETE MONUMENT	N&D. NAIL & DISK	SOR. SCREENED AREA
		ELEVATION	PK NAIL PARKER-KALON NAIL	GAR. GARAGE
		P.T. POINT OF TANGENCY	D.H. DRILL HOLE	ENCL. ENCLOSURE
		P.C. POINT OF CURVATURE	WELL WELL	N.T.S. NOT TO SCALE
		P.R.M. PERMANENT REFERENCE MONUMENT	M.H. MAN HOLE	F.F.E. FINISHED FLOOR ELEVATION
		P.C.C. POINT OF COMPOUND CURVATURE	O.H. OVERHEAD LINES	T.O.B. TOP OF BANK
		P.R.C. POINT OF REVERSE CURVATURE	TX. TRANSFORMER	E.O.W. EDGE OF WATER
		P.O.B. POINT OF BEGINNING	CATV. CABLE TV RISER	C.V.G. CONCRETE VALLEY GUTTER
		P.O.C. POINT OF COMMENCEMENT	W.M. WATER METER	B.S.L. BUILDING SETBACK LINE
		P.C.P. PERMANENT CONTROL POINT	P.E. POOL EQUIPMENT	S.T.L. SURVEY TIE LINE
		M. FIELD MEASURED	CONC. CONCRETE	C. CENTER LINE
		P. PLATTED MEASUREMENT	ML. MONUMENT LINE	R/W. RIGHT OF WAY
		D. DEED		P.U.E. PUBLIC UTILITY EASEMENT
		C. CALCULATED		C.M.E. CANAL MAINTENANCE EASEMENT
				A.E. 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 LOCATED.
 - 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 SURVEYORS 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.



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

Florida Land Title Association
 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 Colate
 Page Scaling: None
 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

G.A. GUERRERO
 CERTIFICATE
 No. 6453
 STATE OF FLORIDA
 REGISTERED SURVEYOR & MAPPER
 License No. 7984

6175 NW 153rd St # 401
 Miami Lakes, FL 33014
 Phone: (305) 910-0123
 Fax: (305) 675-0999
 www.OnlineLandSurveyors.Com

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

STAMP

DATE: 09/11/23

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	06-20-2023
FINAL APPLICATION	09-11-2023

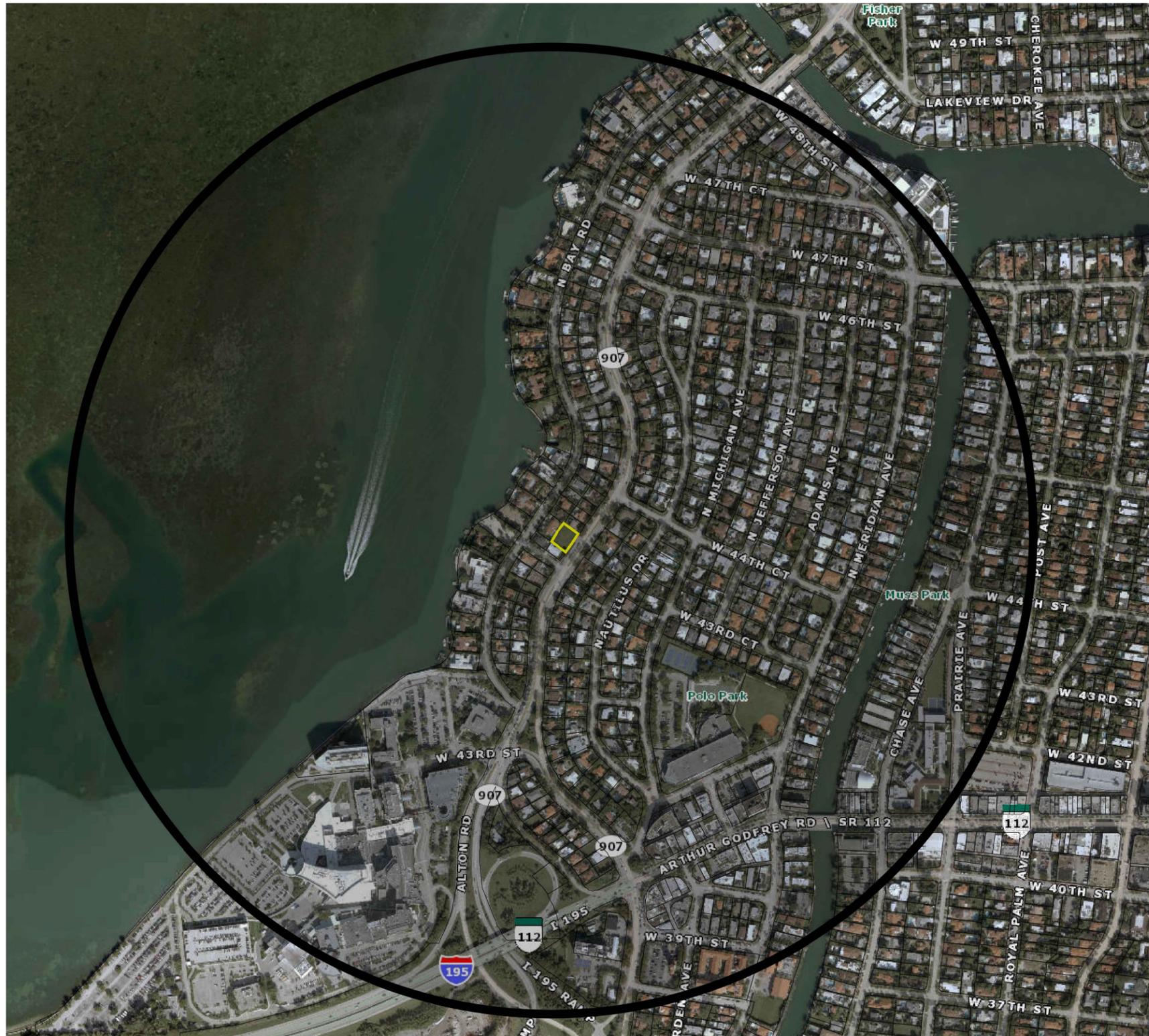
REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title
SURVEY

Client Name: Mauricio Rivera
 Project Number: 2227
 Date: 09-11-2023
 Approved by: NMD NOMADAS
 Scale:
 Drawing Number

A002
 © 2023 NMD NOMADAS, LLC

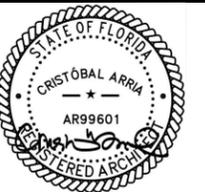


1
A003 CONTEXT LOCATION PLAN - 1/2 MILE RADIUS



2
A003 LOCATION MAP

STAMP



DATE: 09/11/23

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	06-20-2023
FINAL APPLICATION	09-11-2023

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title
CONTEXT LOCATION PLAN

Client Name *Mauricio Rivera*
Project Number *2227*
Date *09-11-2023*
Approved by *NMD NOMADAS*
Scale *-*

Drawing Number

A003



1 KEY DIRECTIONAL PLAN
A004

STAMP



DATE: 09/11/23

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	06-20-2023
FINAL APPLICATION	09-11-2023

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

KEY DIRECTIONAL PLAN

Client Name	Mauricio Rivera
Project Number	2227
Date	09-11-2023
Approved by	NMD NOMADAS
Scale	-

Drawing Number

A004



1 VIEW 1
A005



2 VIEW 2
A005



3 VIEW 3
A005



4 VIEW 4
A005

STAMP



DATE: 09/11/23

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	06-20-2023
FINAL APPLICATION	09-11-2023

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

LOT PHOTOGRAPHS

Client Name	Mauricio Rivera
Project Number	2227
Date	09-11-2023
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: 09/11/23

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	06-20-2023
FINAL APPLICATION	09-11-2023

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

LOT PHOTOGRAPHS

Client Name	Mauricio Rivera
Project Number	2227
Date	09-11-2023
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: 09/11/23

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	06-20-2023
FINAL APPLICATION	09-11-2023

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

CONTEXTUAL PHOTOGRAPHS

Client Name *Mauricio Rivera*

Project Number 2227

Date 09-11-2023

Approved by NMD NOMADAS

Scale -

Drawing Number

A007



1 VIEW 1
A008



2 VIEW 2
A008



3 VIEW 3
A008



4 VIEW 4
A008

STAMP



DATE: 09/11/23

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	06-20-2023
FINAL APPLICATION	09-11-2023

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

CONTEXTUAL PHOTOGRAPHS

Client Name *Mauricio Rivera*

Project Number 2227

Date 09-11-2023

Approved by NMD NOMADAS

Scale -

Drawing Number

A008



1 VIEW 1
A009



2 VIEW 2
A009



3 VIEW 3
A009

STAMP



DATE: 09/11/23

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	06-20-2023
FINAL APPLICATION	09-11-2023

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title
CONTEXTUAL PHOTOGRAPHS

Client Name *Mauricio Rivera*
Project Number *2227*
Date *09-11-2023*
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: 09/11/23

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	06-20-2023
FINAL APPLICATION	09-11-2023

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

CONTEXTUAL PHOTOGRAPHS

Client Name *Mauricio Rivera*

Project Number 2227

Date 09-11-2023

Approved by NMD NOMADAS

Scale -

Drawing Number

A010

LOT
13
BLOCK
5

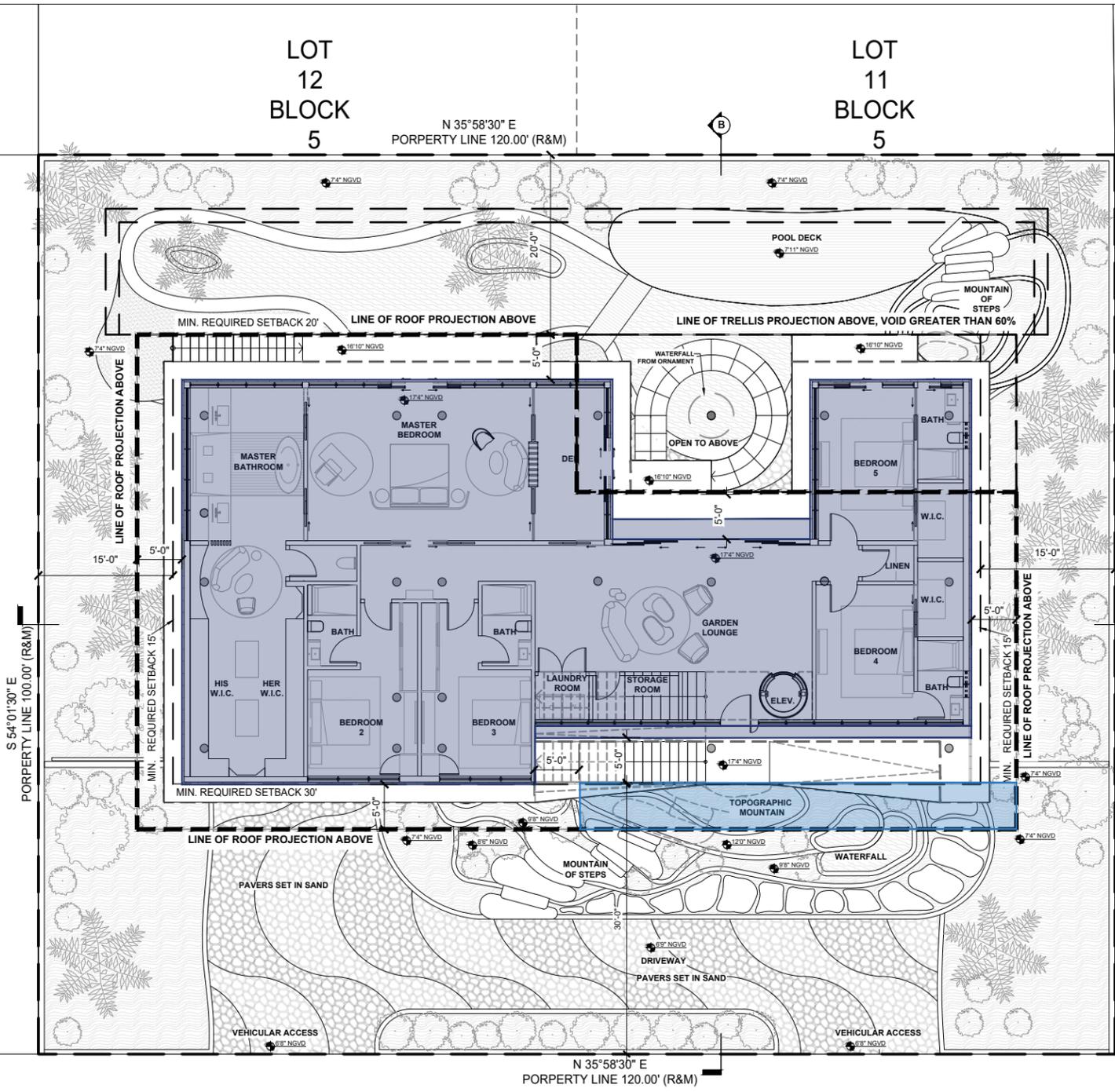
LOT
12
BLOCK
5

LOT
11
BLOCK
5

LOT
10
BLOCK
5

LOT
14
BLOCK
5

LOT
17
BLOCK
5



100' RIGHT-OF-WAY (BY PLAT)
29± ASPHALT PAVEMENT
ALTON RD

CENTER OF RIGHT-OF-WAY

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



DATE: 09/11/23

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	06-20-2023
FINAL APPLICATION	09-11-2023

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

**AREA DIAGRAMS - LOT
COVERAGE**

Client Name *Mauricio Rivera*

Project Number 2227

Date 09-11-2023

Approved by NMD NOMADAS

Scale 1/16" = 1'-0"

Drawing Number

A011

© 2023 NMD NOMADAS, LLC

1 LOT COVERAGE - LEVEL 1
A011 1/16" = 1'-0"

BLOCK 5

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

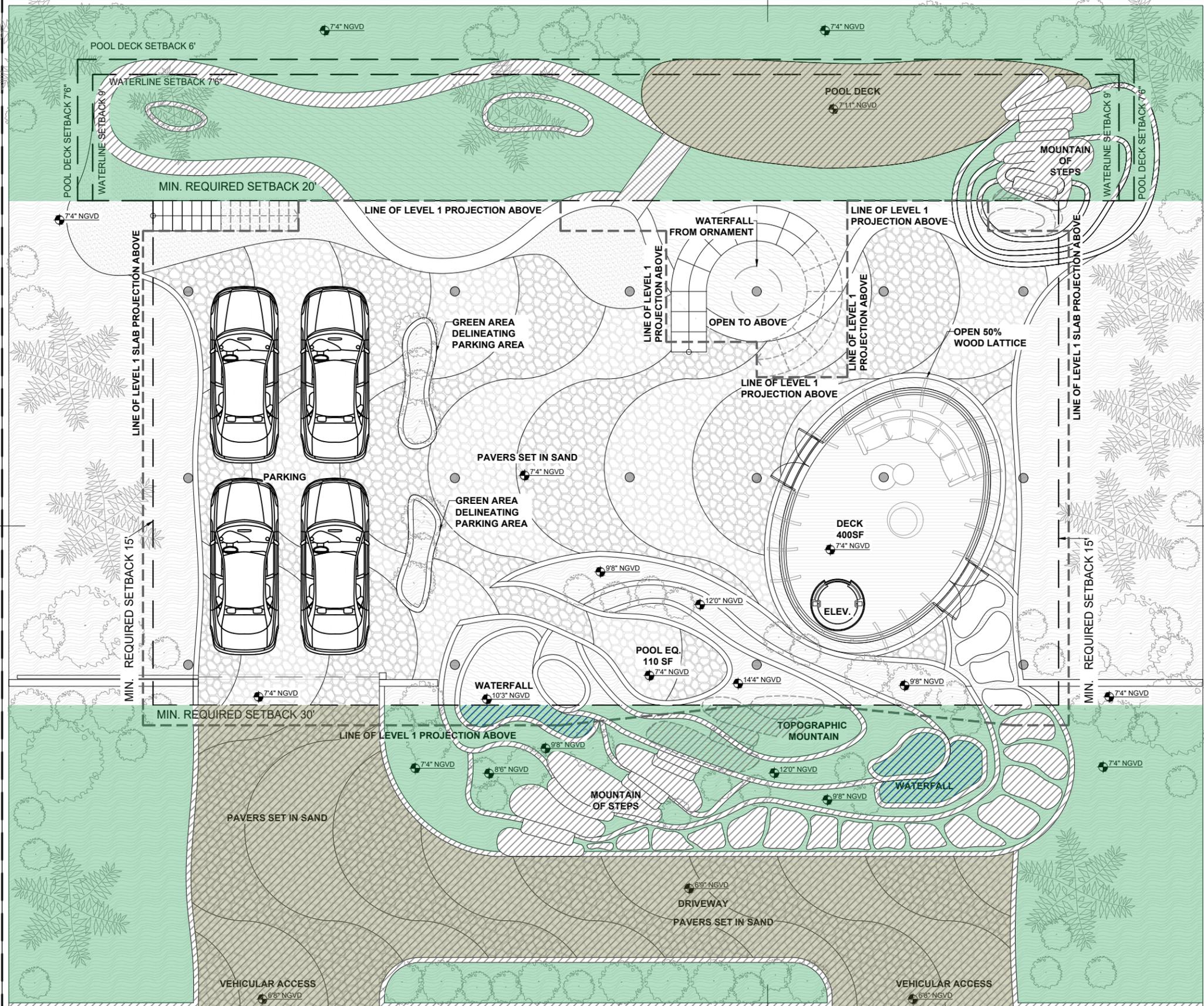
BLOCK 5

B

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

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

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



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

TOTAL IMPERVIOUS AREA IN FRONT YARD: 1,207 SF (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 IN REAR YARD: 1,833 SF (76%)

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

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



DATE: 09/11/23

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	06-20-2023
FINAL APPLICATION	09-11-2023

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

AREA DIAGRAMS - OPEN SPACES

Client Name	Mauricio Rivera
Project Number	2227
Date	09-11-2023
Approved by	NMD NOMADAS
Scale	1/16" = 1'-0"
Drawing Number	

A012

© 2023 NMD NOMADAS, LLC

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

BLOCK 5

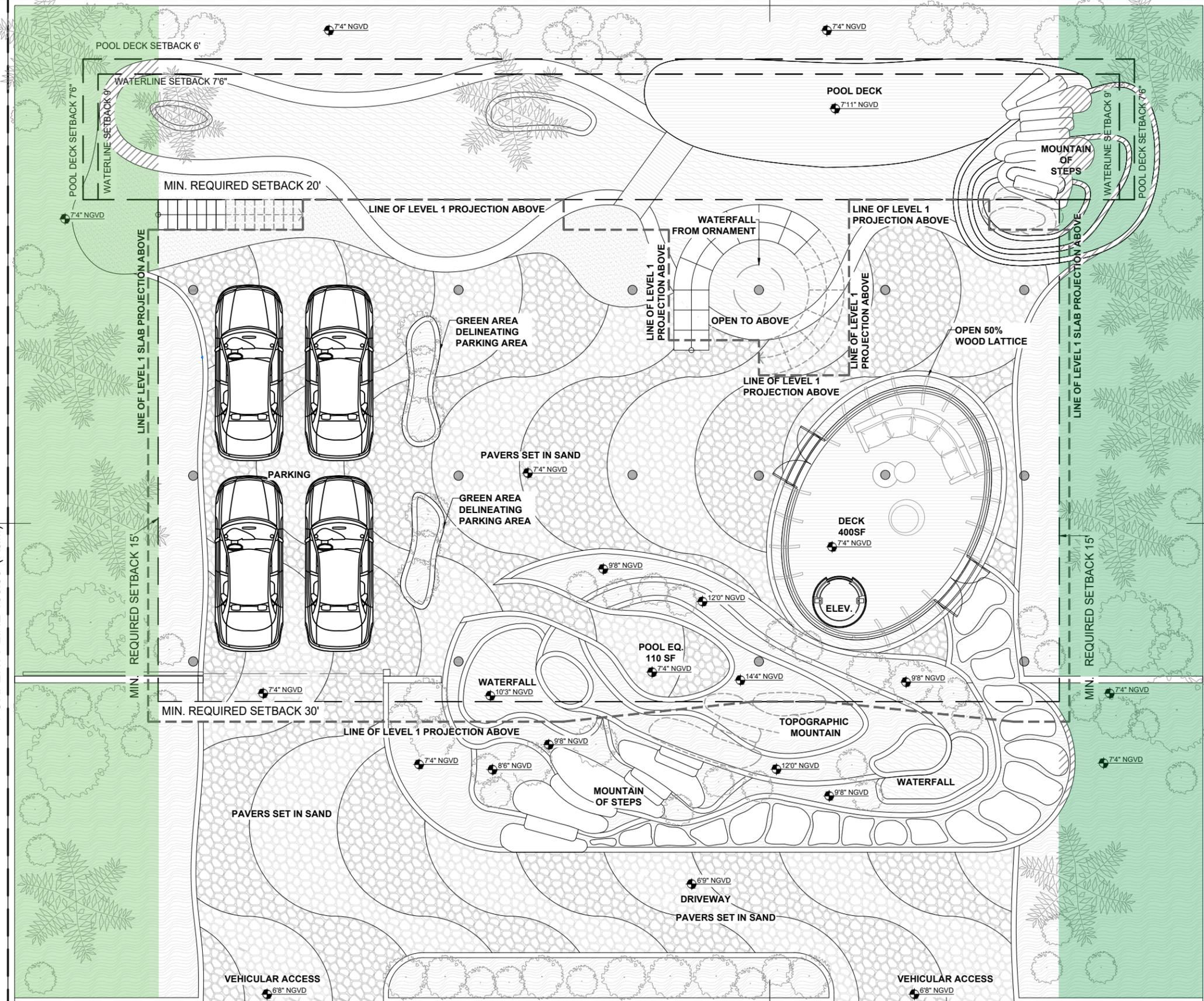
N 35°58'30" E
PROPERTY LINE 120.00' (R&M)

BLOCK 5

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

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

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



OPEN SPACES (SODDED OR LANDSCAPING PERVIOUS):

SIDE YARD REQUIRED (MIN.) 750 SF (50%)

NORTH SIDE YARD PROVIDED:

PERVIOUS AREA (100%) 1,339 SF (89%)

TOTAL IMPERVIOUS AREA IN NORTH SIDE YARD: 161 SF (11%)

SOUTH SIDE YARD PROVIDED:

PERVIOUS AREA (100%) 1,381 SF (92%)

TOTAL IMPERVIOUS AREA IN SOUTH SIDE YARD: 119 SF (8%)

NMD | NOMADAS

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

STAMP



DATE: 09/11/23

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	06-20-2023
FINAL APPLICATION	09-11-2023

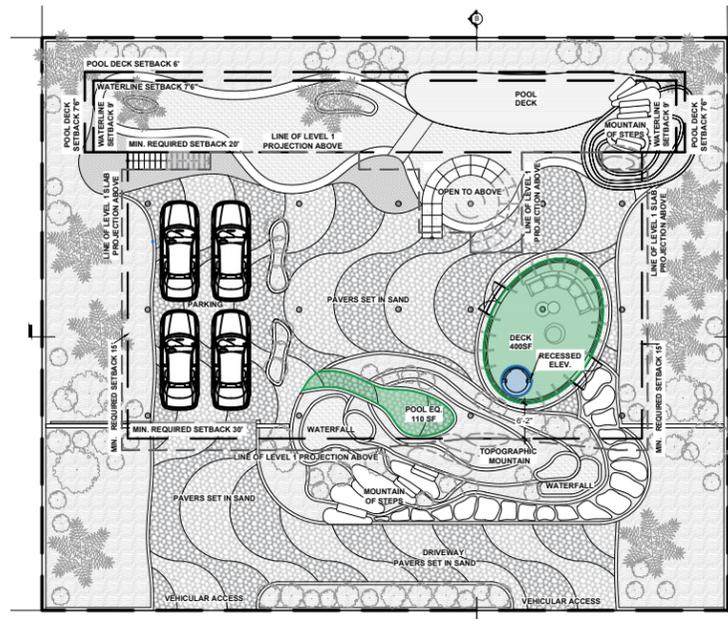
REVISION SCHEDULE		
MARK	DESCRIPTION	DATE

Drawing Title

AREA DIAGRAMS - OPEN SPACES

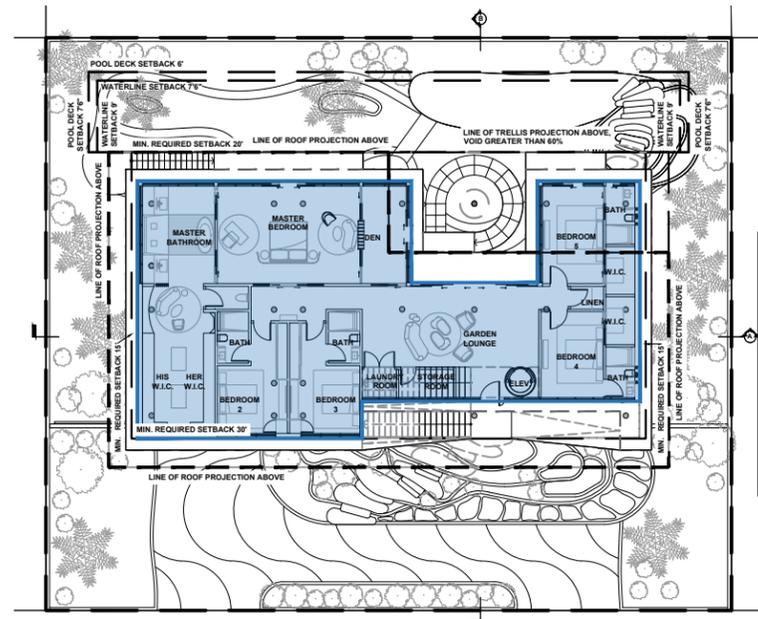
Client Name	Mauricio Rivera
Project Number	2227
Date	09-11-2023
Approved by	NMD NOMADAS
Scale	1/16" = 1'-0"
Drawing Number	

A013



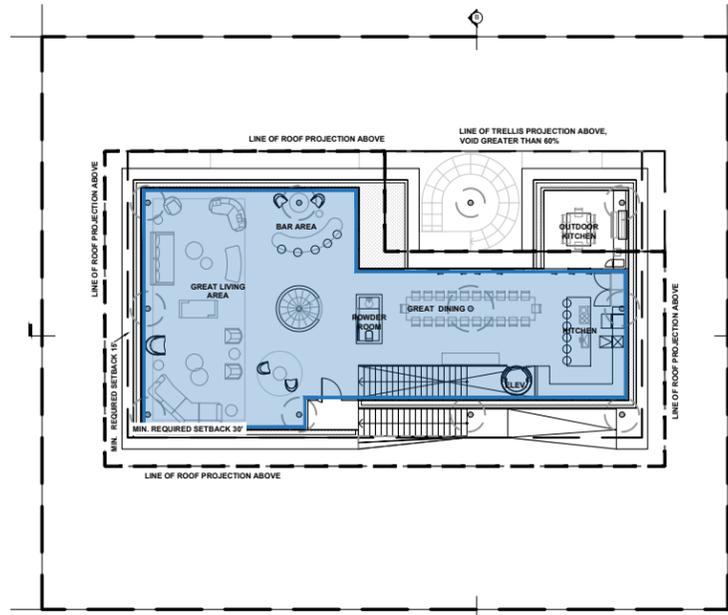
1 UNIT SIZE - UNDERSTORY LEVEL
A014 1/32" = 1'-0"

LEGEND:	Area	Size
NON A/C AREA	DECK	377 SF
	POOL EQ.	110 SF
A/C AREA	ELEVATOR	23 SF
	TOTAL	510 SF



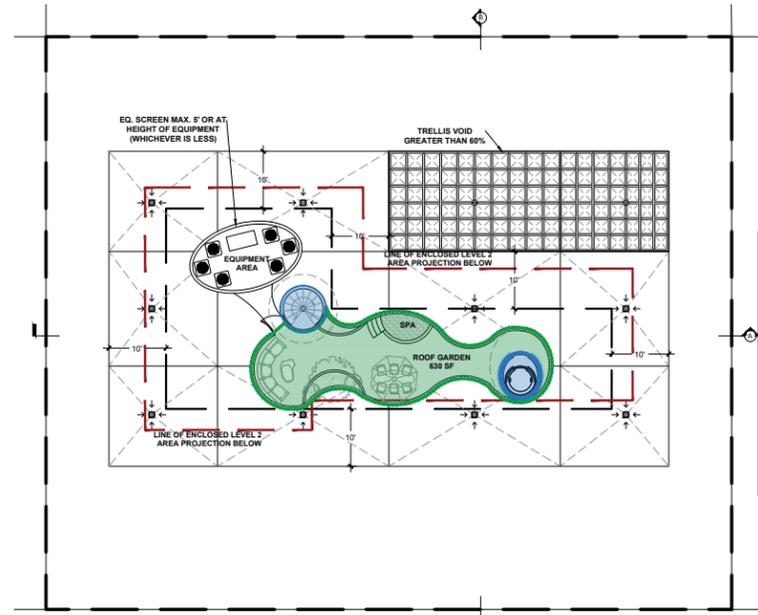
2 UNIT SIZE - LEVEL 1
A014 1/32" = 1'-0"

LEGEND:	Area	Size
A/C AREA		3,253 SF



3 UNIT SIZE - LEVEL 2
A014 1/32" = 1'-0"

LEGEND:	Area	Size
A/C AREA		2,527 SF



4 UNIT SIZE - ROOF LEVEL
A014 1/32" = 1'-0"

LEGEND:	Area	Size
NON A/C AREA	ROOF GARDEN	536 SF
A/C AREA	STAIR & ELEVATOR	94 SF
	TOTAL	630 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 94 SF

TOTAL UNIT SIZE 5,897 SF

UNDERSTORY AREA 510 SF

ROOF DECK 630 SF

NMD | NOMADAS

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

STAMP



DATE: 09/11/23

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	06-20-2023
FINAL APPLICATION	09-11-2023

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title
AREA DIAGRAMS - UNIT SIZE

Client Name *Mauricio Rivera*
Project Number 2227
Date 09-11-2023
Approved by NMD NOMADAS
Scale 1/32" = 1'-0"
Drawing Number

A014

STAMP



DATE: 09/11/23

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	06-20-2023
FINAL APPLICATION	09-11-2023

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

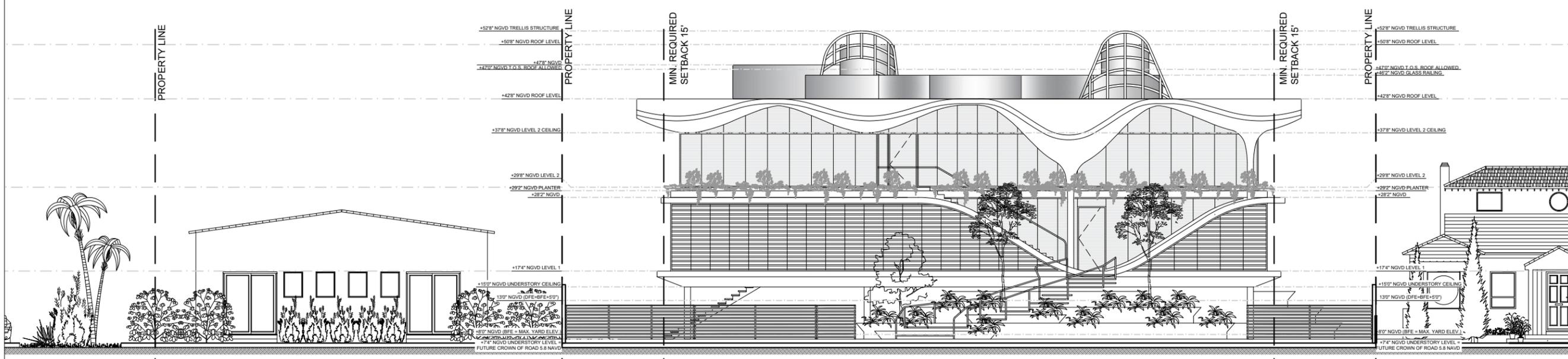
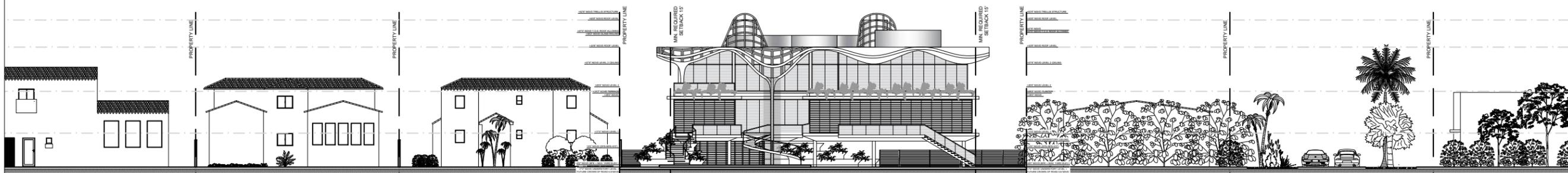
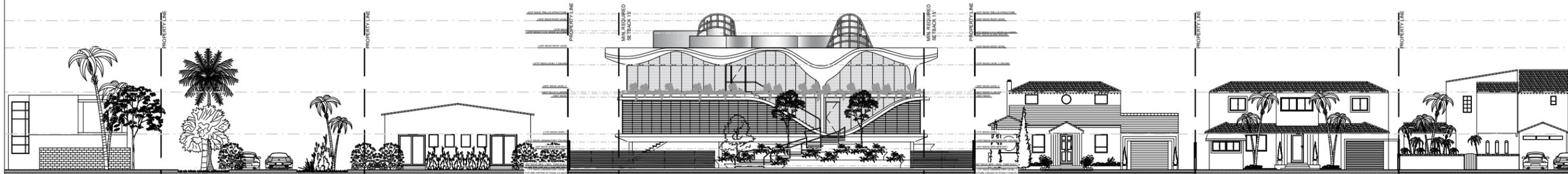
Drawing Title
**EXTERIOR ELEVATIONS
 LINE DRAWING**

Client Name *Mauricio Rivera*
 Project Number 2227
 Date 09-11-2023
 Approved by NMD NOMADAS

Scale

Drawing Number

A015



W 44TH ST | 4400 ALTON RD | 4410 ALTON RD | 4416 ALTON RD



1
A016 SOUTHEAST VIEW

STAMP



DATE: 09/11/23

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	06-20-2023
FINAL APPLICATION	09-11-2023

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title
AXONOMETRIC RENDERING

Client Name *Mauricio Rivera*
Project Number *2227*
Date *09-11-2023*
Approved by *NMD NOMADAS*
Scale *-*

Drawing Number

A016