



1 SOUTHWEST VIEW
A017

STAMP



DATE: 09/11/23

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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

A017



1
A018 NORTHEAST VIEW

STAMP



DATE: 09/11/23

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Drawing Title

AXONOMETRIC RENDERING

Client Name *Mauricio Rivera*

Project Number *2227*

Date *09-11-2023*

Approved by *NMD NOMADAS*

Scale *-*

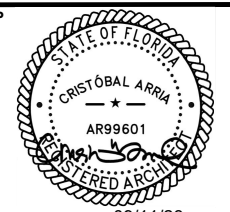
Drawing Number

A018



1 NORTHWEST VIEW
A019

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Drawing Title
AXONOMETRIC RENDERING

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

Drawing Number

A019

LOT 13
BLOCK 5

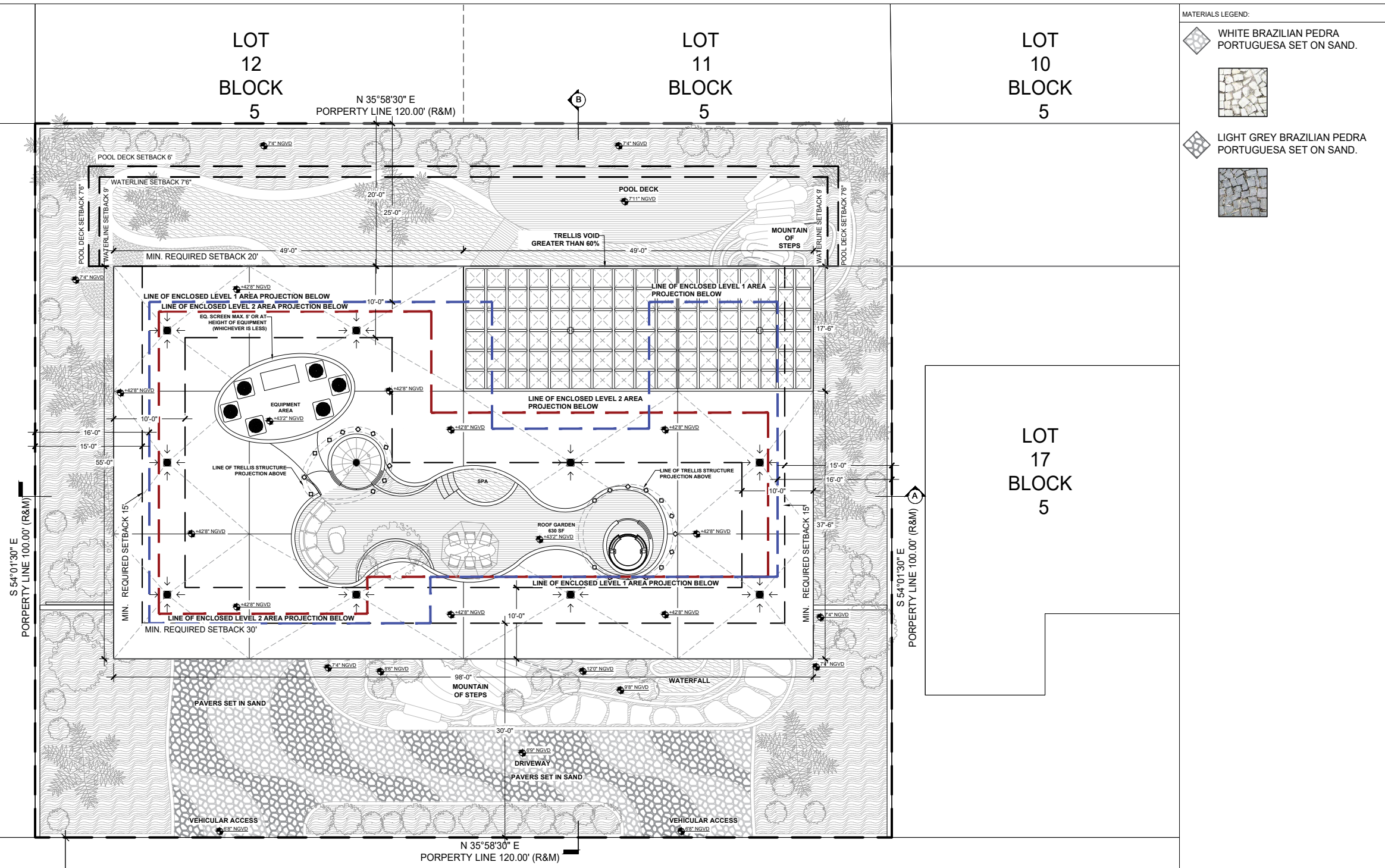
LOT 12
BLOCK 5

LOT 11
BLOCK 5

LOT 10
BLOCK 5

LOT 14
BLOCK 5

LOT 17
BLOCK 5



MATERIALS LEGEND:

- WHITE BRAZILIAN PEDRA PORTUGUESA SET ON SAND.
- LIGHT GREY BRAZILIAN PEDRA PORTUGUESA SET ON SAND.

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 Suite 1006, Miami, FL 33180
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 nmdnomadas.com

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Drawing Title

SITE PLAN

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

A100

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

CENTER OF RIGHT-OF-WAY

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	6,000 (50%)	SQFT
LOT AREA (MIN.)	6,000	12,000	SQFT
LOT WIDTH (MIN.)	120	100	FT
LOT DEPTH (MIN.)	100	100	FT
LOT COVERAGE FOR A 2-STORY HOME (MAX.) (30% OF LOT AREA)	3,600	3,600 (50%)	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	NA.V.D. FT(N.G.V.D. FT)
ROOF DECKS			
MAX. AREA	25%	630 (24.9%)	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			
MAX. HEIGHT	10	10	FT
OPEN SPACES (SODDED OR LANDSCAPING PERVIOUS)			
FRONT YARD MIN.	50%	2393 (66.45)%	SQFT
REAR YARD MIN.	70%	1833 (76)%	SQFT

1 SITE PLAN
 A100 1/16" = 1'-0"

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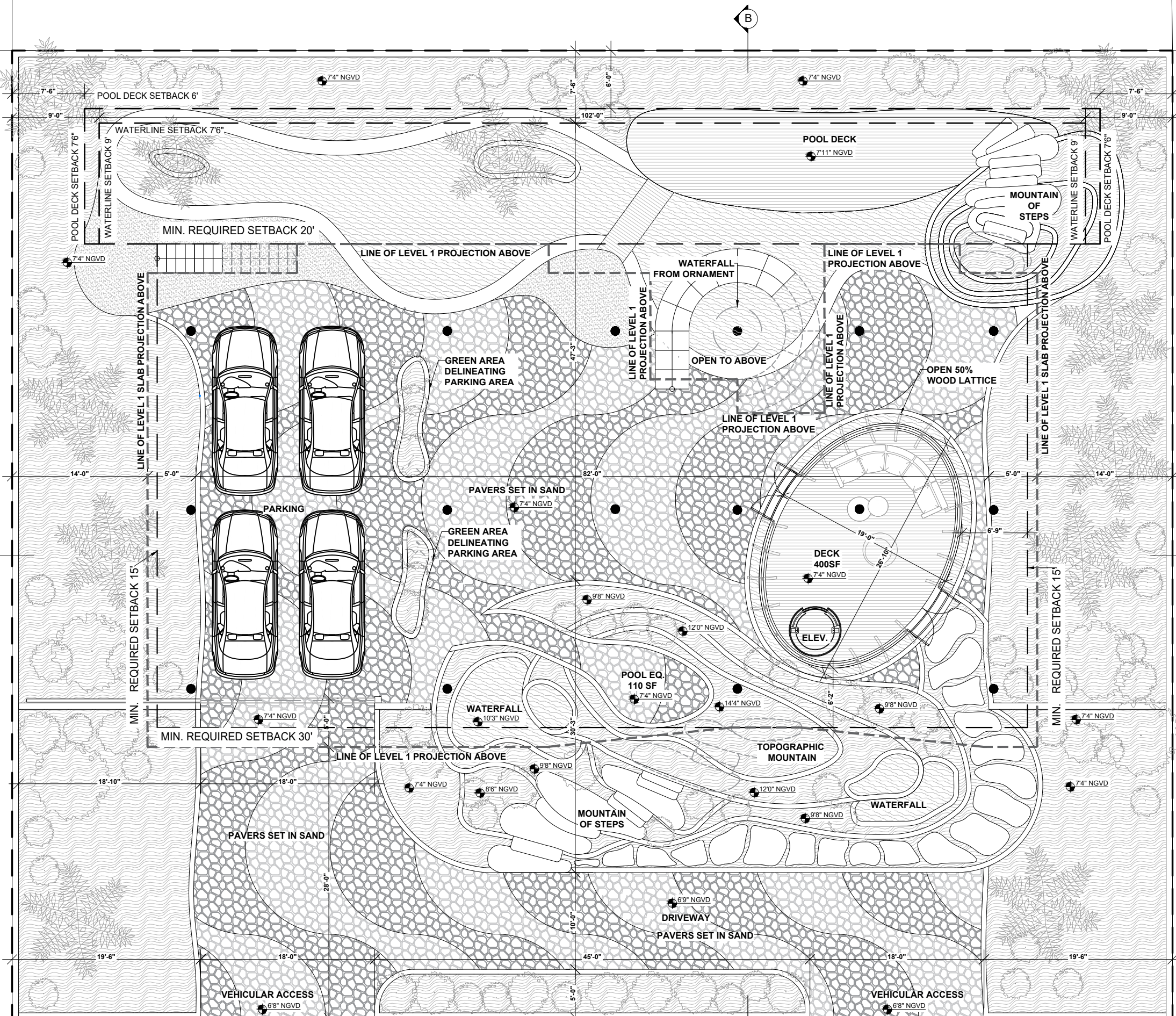
MARK	DESCRIPTION	DATE

Drawing Title

UNDERSTORY LEVEL

Client Name	Mauricio Rivera
Project Number	2227
Date	09-11-2023
Approved by	NMD NOMADAS
Scale	3/32" = 1'-0"
Drawing Number	

A101



1 UNDERSTORY LEVEL
 A101 3/32" = 1'-0"

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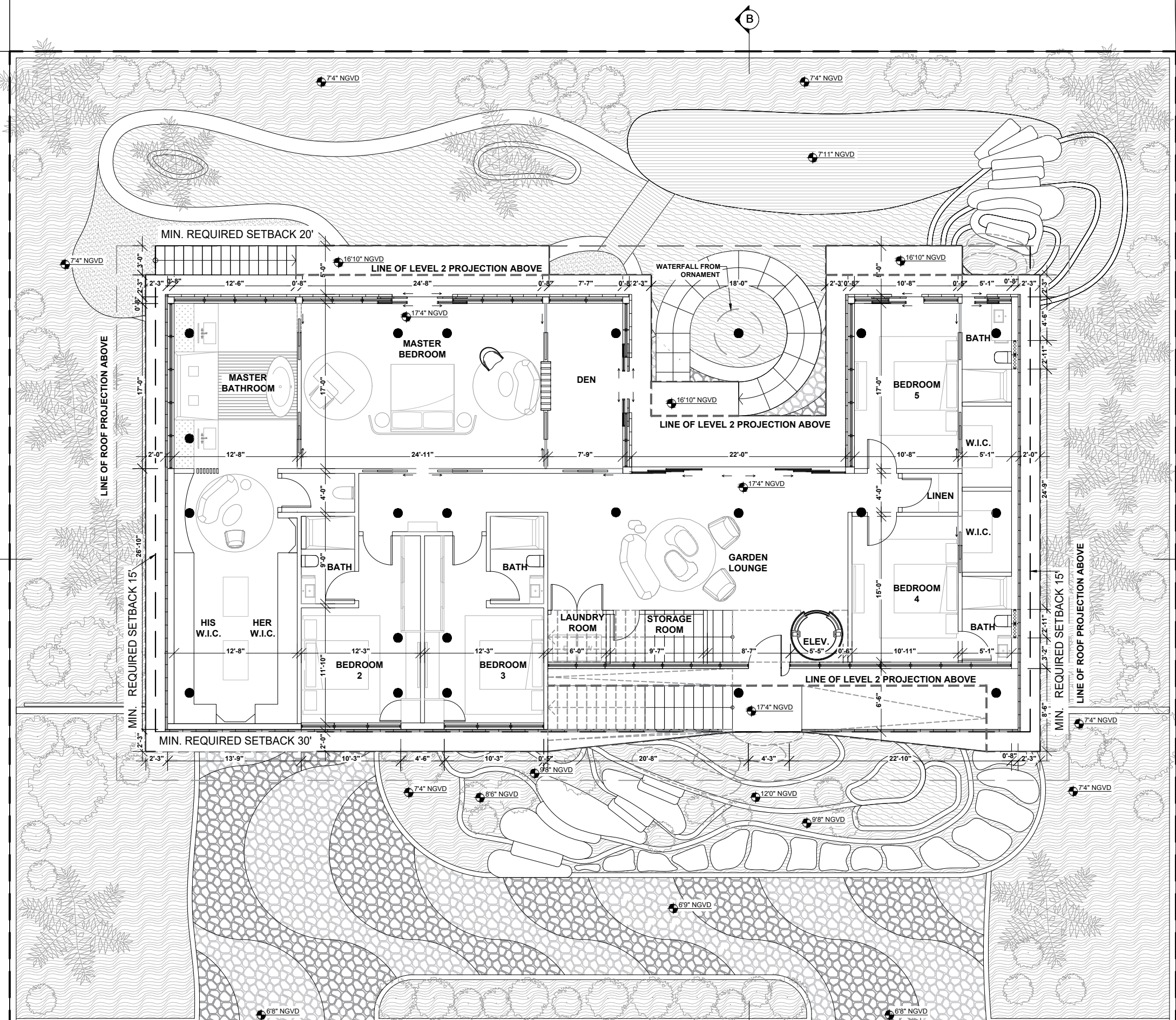
MARK	DESCRIPTION	DATE

Drawing Title

LEVEL 1

Client Name	Mauricio Rivera
Project Number	2227
Date	09-11-2023
Approved by	NMD NOMADAS
Scale	3/32" = 1'-0"
Drawing Number	

A102



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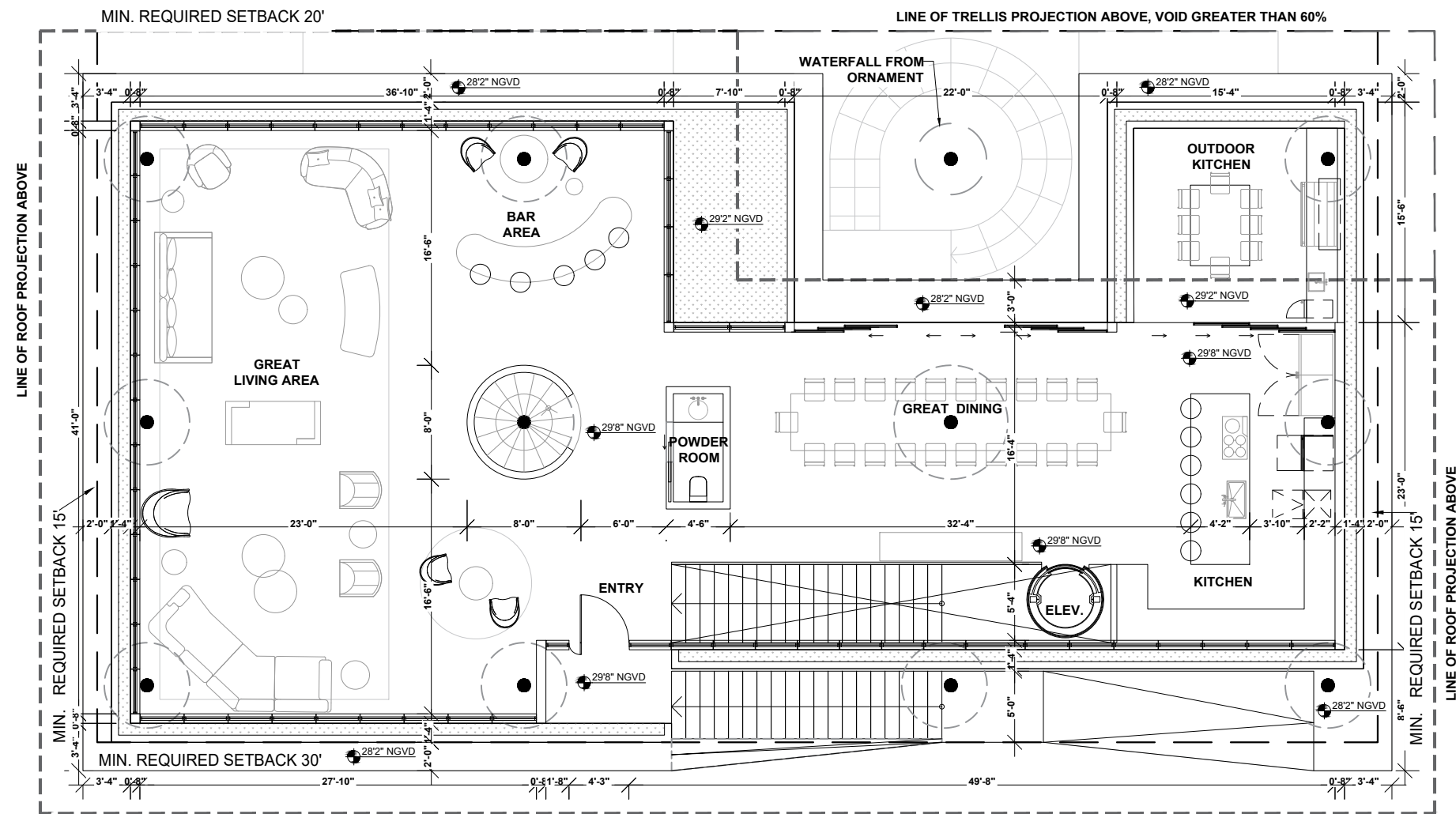
Drawing Title

LEVEL 2

Client Name	Mauricio Rivera
Project Number	2227
Date	09-11-2023
Approved by	NMD NOMADAS
Scale	3/32" = 1'-0"

Drawing Number

A103



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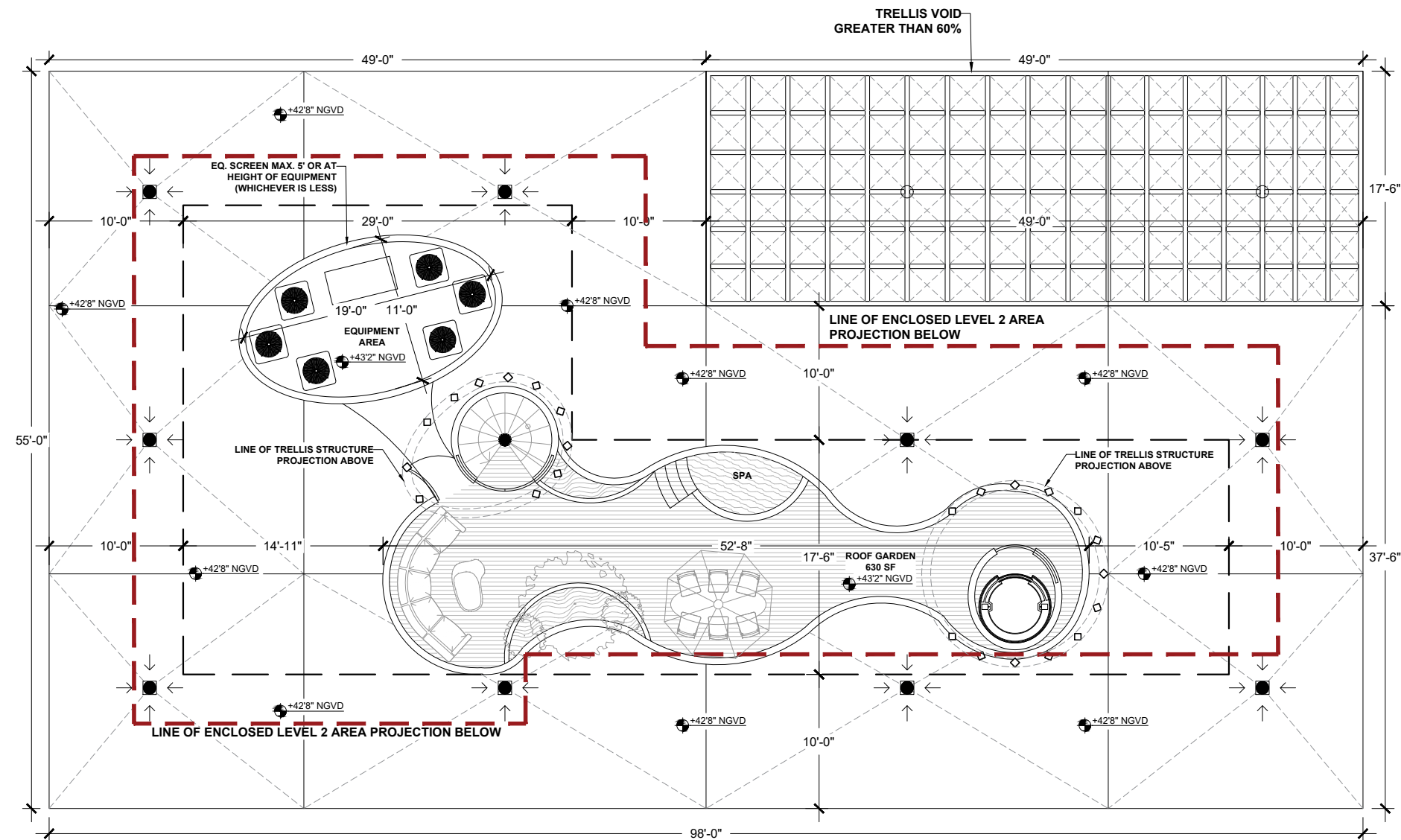
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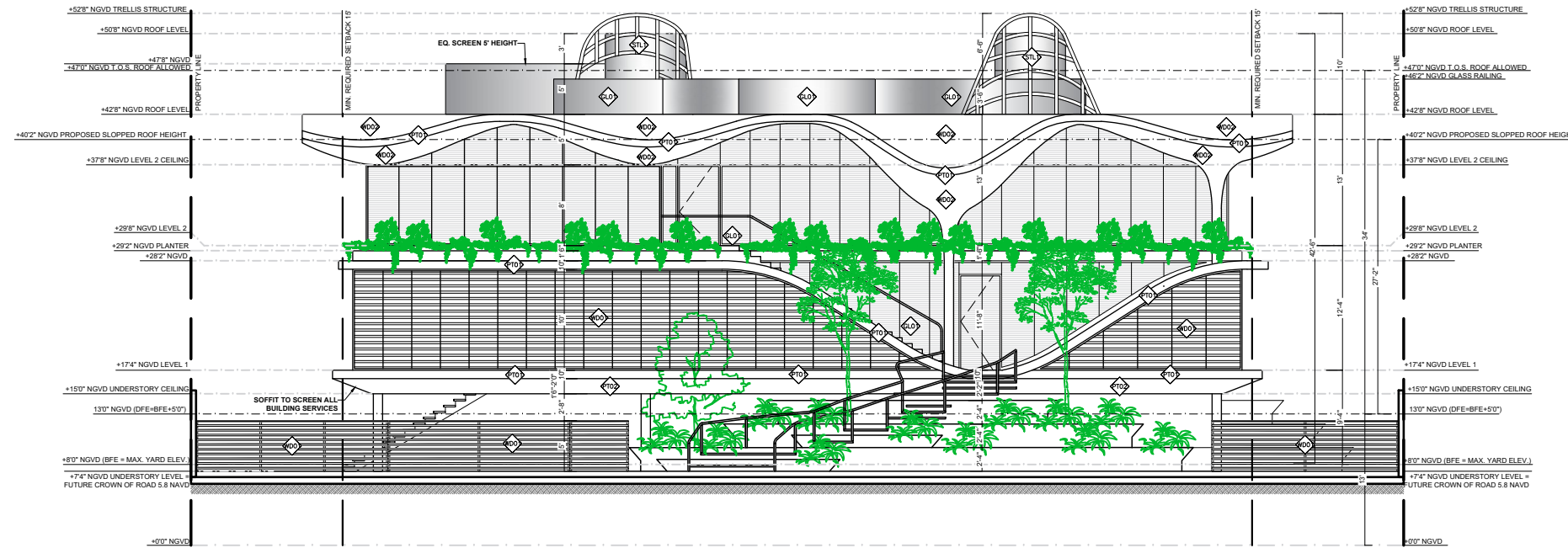
ROOF LEVEL

Client Name	Mauricio Rivera
Project Number	2227
Date	09-11-2023
Approved by	NMD NOMADAS
Scale	3/32" = 1'-0"

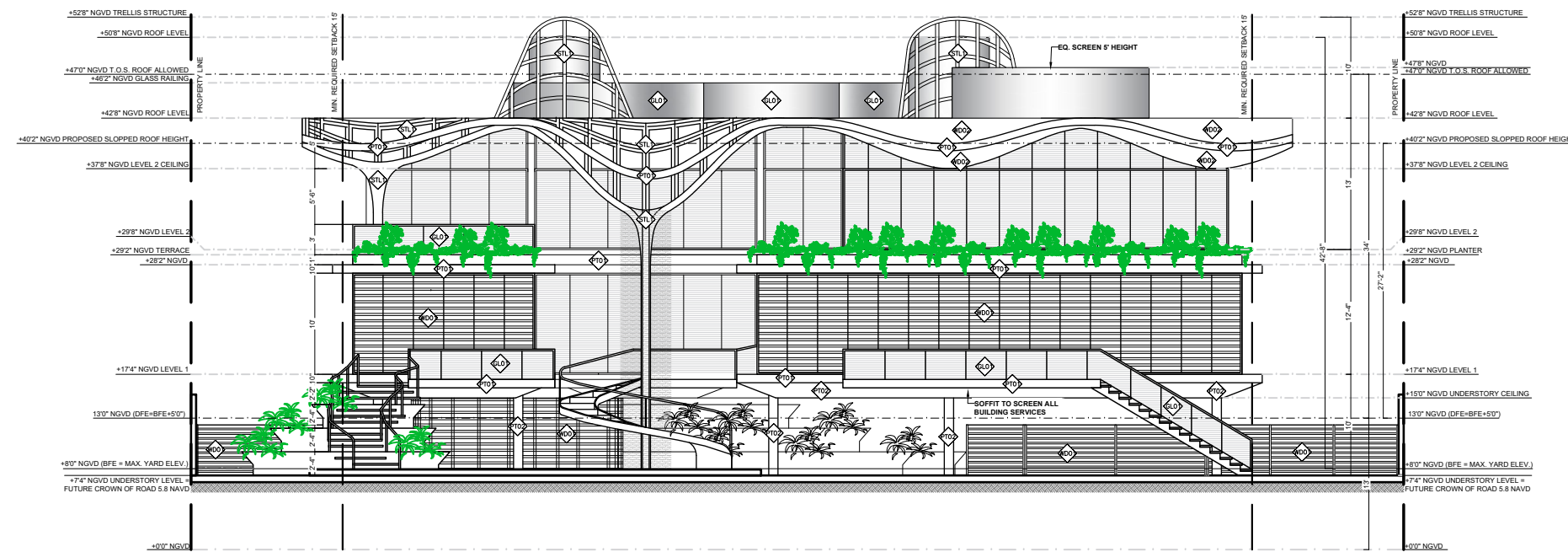
Drawing Number

A104





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
- 

WD0 ACCOYA WOOD SIDING
Color: NATURAL WOOD STAIN
Style rainscreen siding
- 

WD02 CUSTOM THIN PHENOLIC
PANELS WITH SIMULATED WOOD
FINISH OVER PVC SLEEPERS
- 

GL0 GLASS BALCONY
GUARDRAILS
TEMPERED CLEAR GLASS
- 

STL STEEL STRUCTURE
PAINTED
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.

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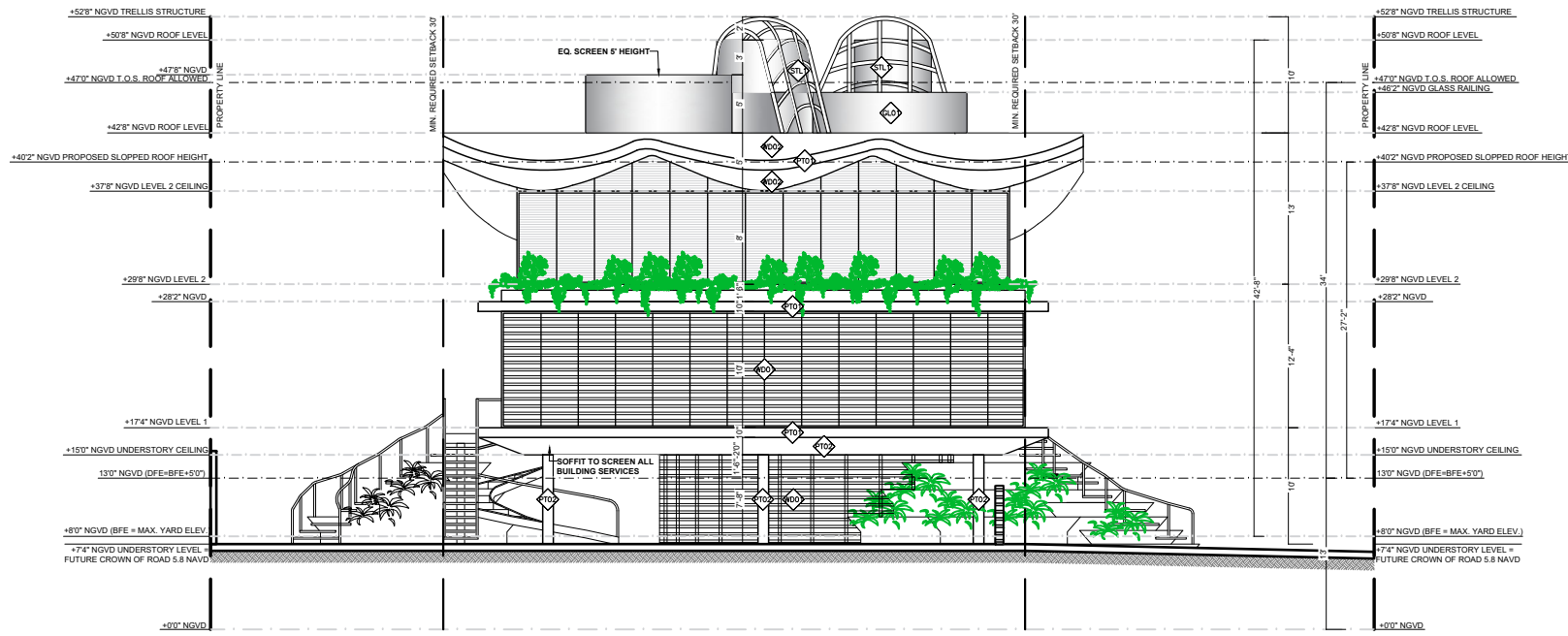
MARK	DESCRIPTION	DATE

Drawing Title

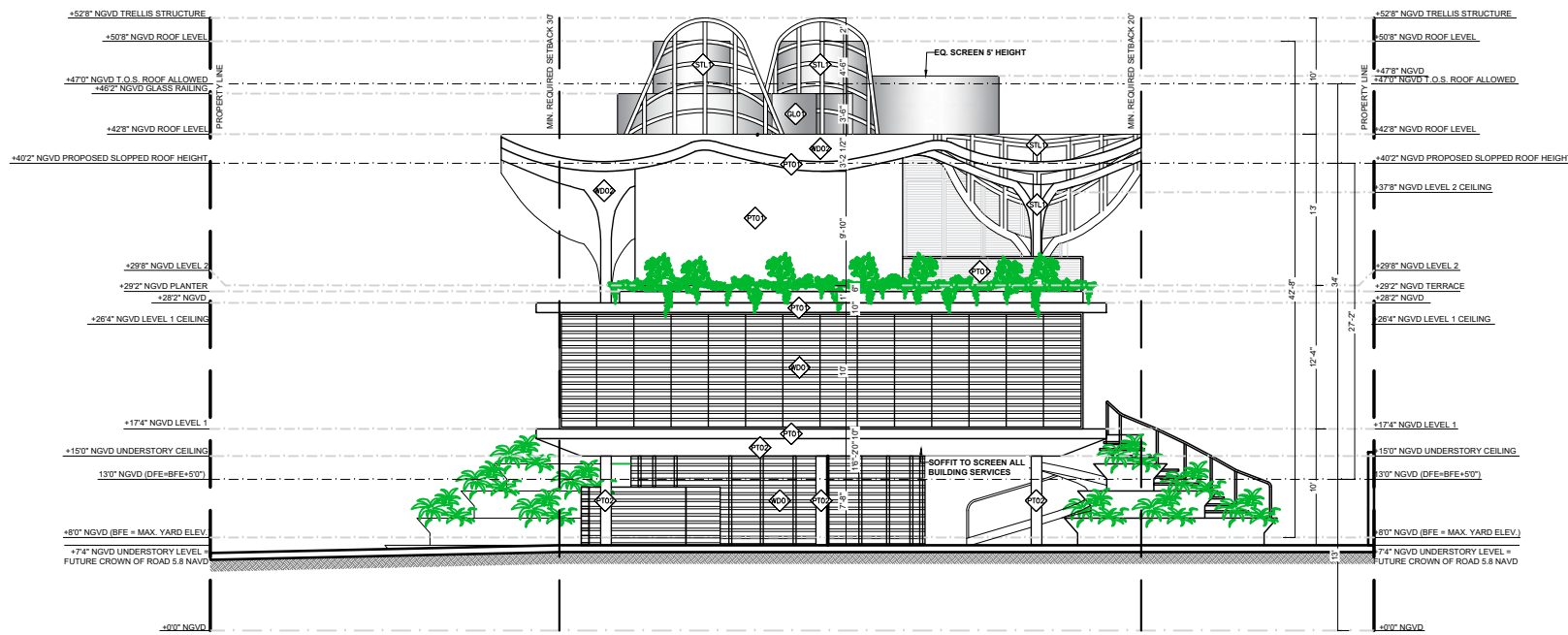
EXTERIOR ELEVATIONS

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

A300



1
A301 SOUTHWEST EXTERIOR ELEVATION
1/16" = 1'-0"



2
A301 NORTHEAST 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 CUSTOM THIN PHENOLIC PANELS WITH SIMULATED WOOD FINISH OVER PVC SLEEPERS
- 


GLO GLASS BALCONY GUARDRAILS
TEMPERED CLEAR GLASS
- 

STL STEEL STRUCTURE PAINTED
Color TBD

NOTE:
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MARK	DESCRIPTION	DATE

Drawing Title
EXTERIOR ELEVATIONS

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

A301
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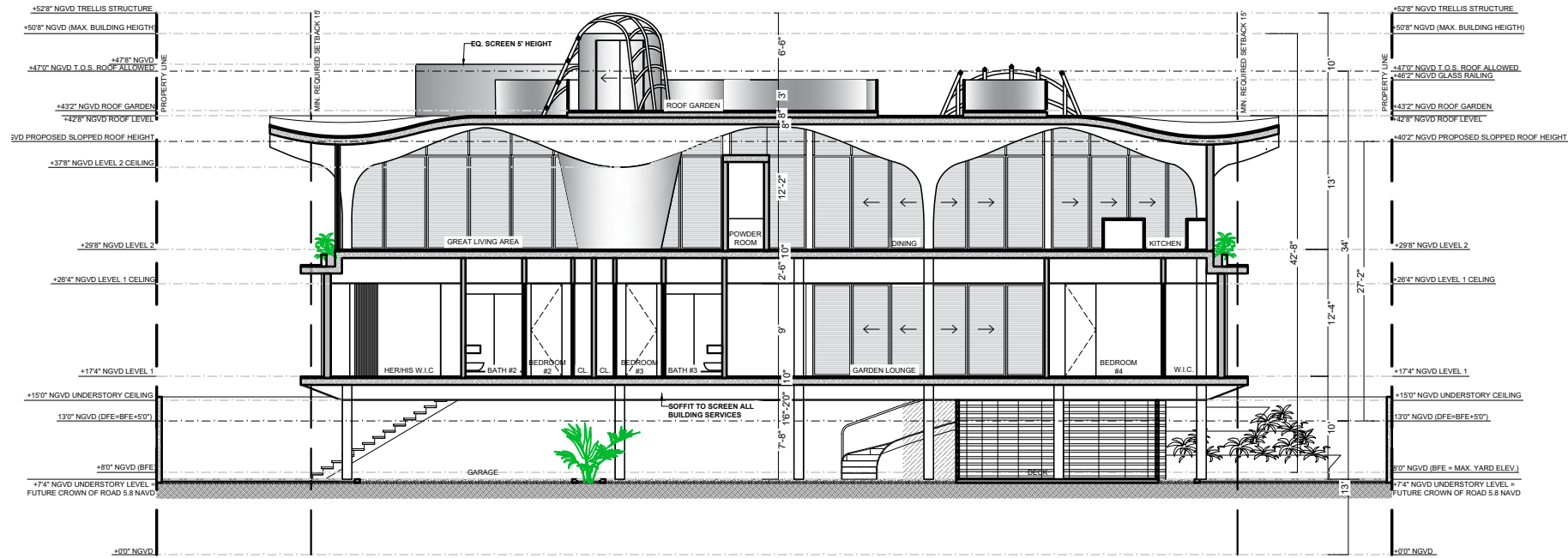
Drawing Title

SECTIONS

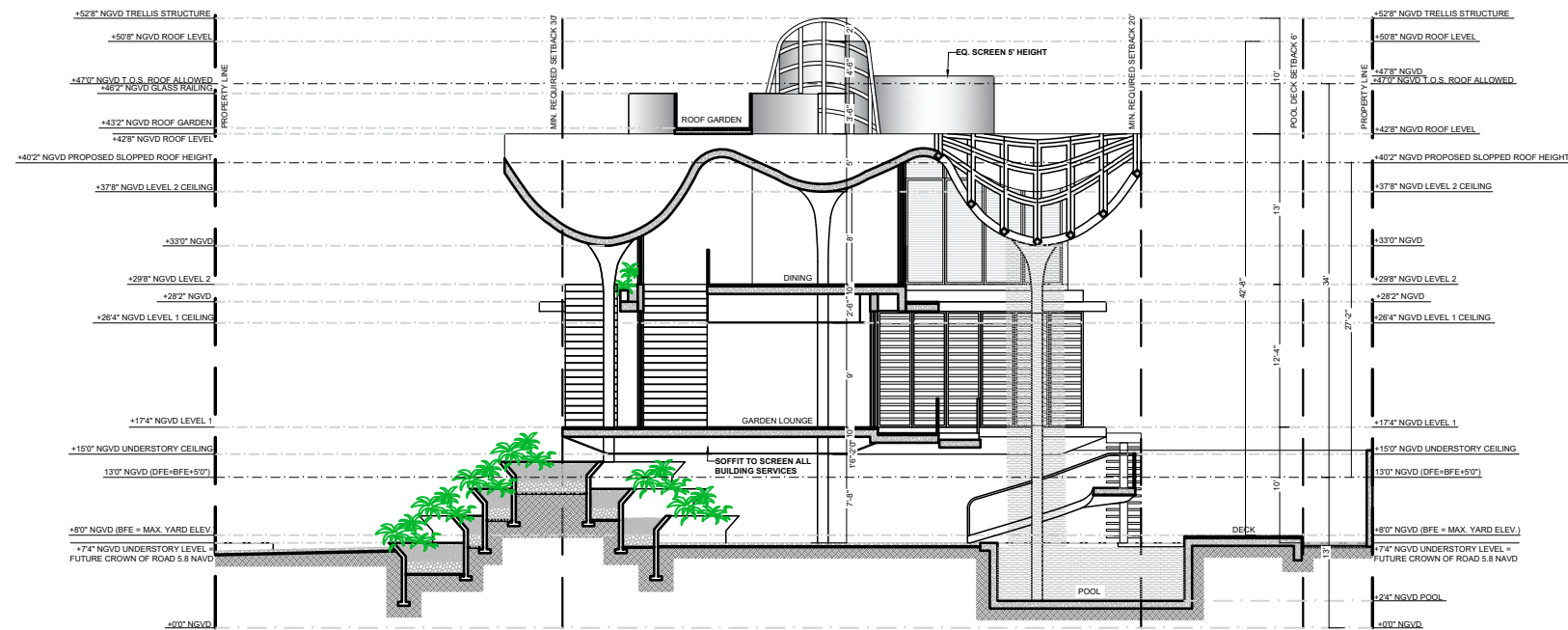
Client Name	Mauricio Rivera
Project Number	2227
Date	09-11-2023
Approved by	NMD NOMADAS
Scale	1/16" = 1'-0"

Drawing Number

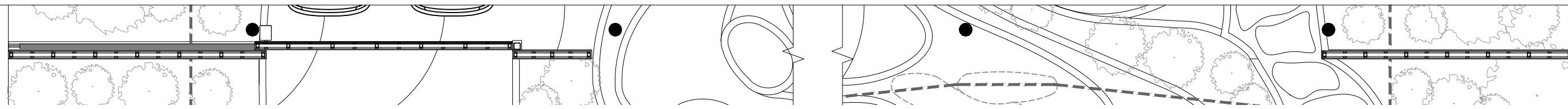
A350



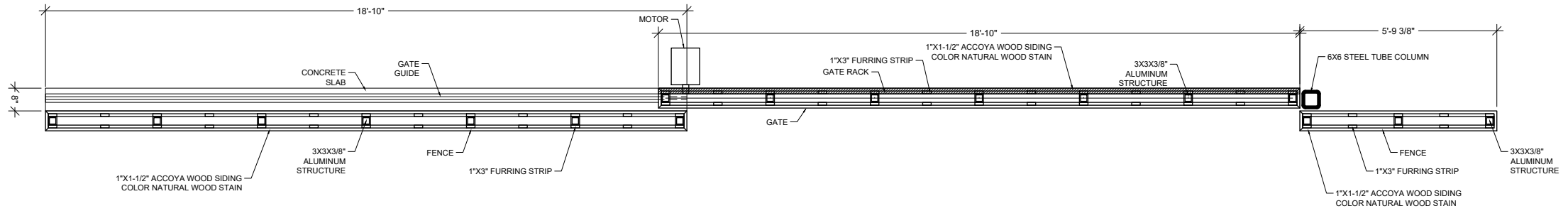
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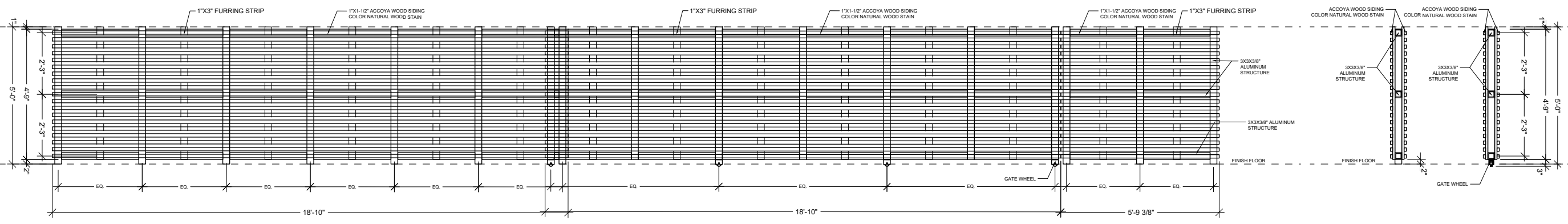
2 SECTION B
A350 1/16" = 1'-0"



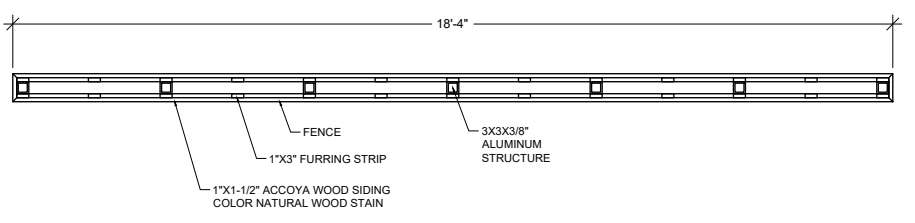
1 VEHICULAR GATE AND FENCES PLAN VIEW
A400 1/8" = 1'-0"



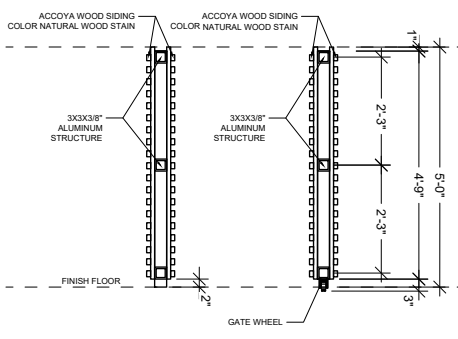
2 VEHICULAR GATE AND FENCES PLAN VIEW
A400 1/4" = 1'-0"



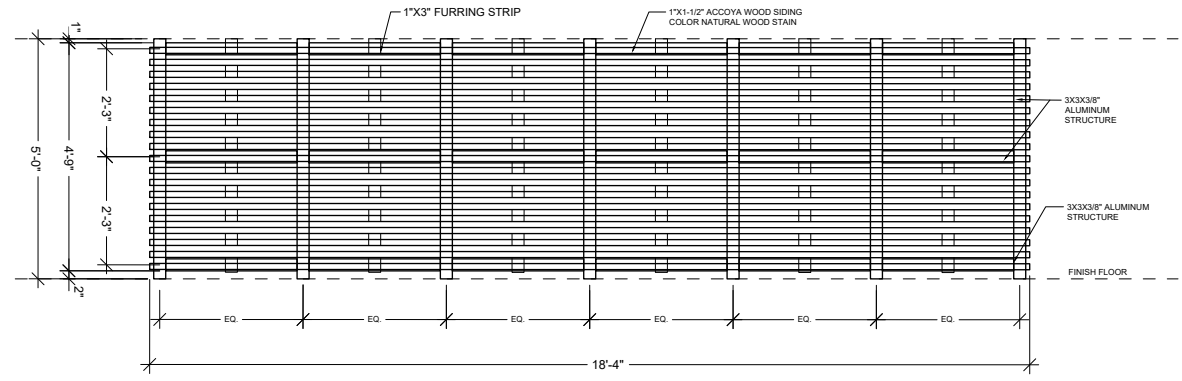
3 VEHICULAR GATE AND FENCE ELEVATION
A400 1/4" = 1'-0"



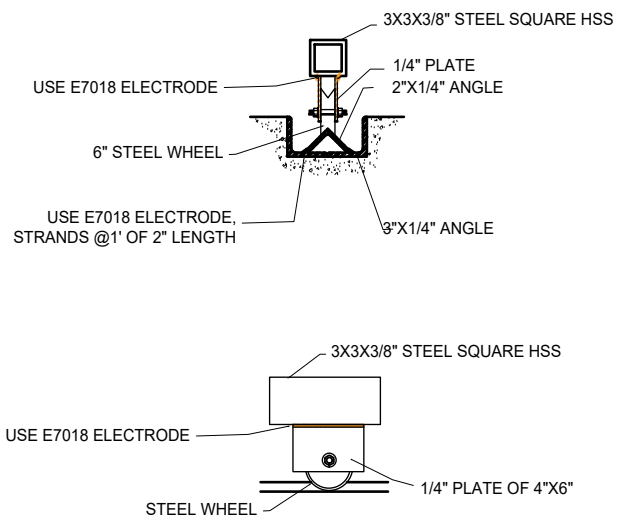
4 VEHICULAR GATE AND FENCE SECTIONS
A400 1/4" = 1'-0"



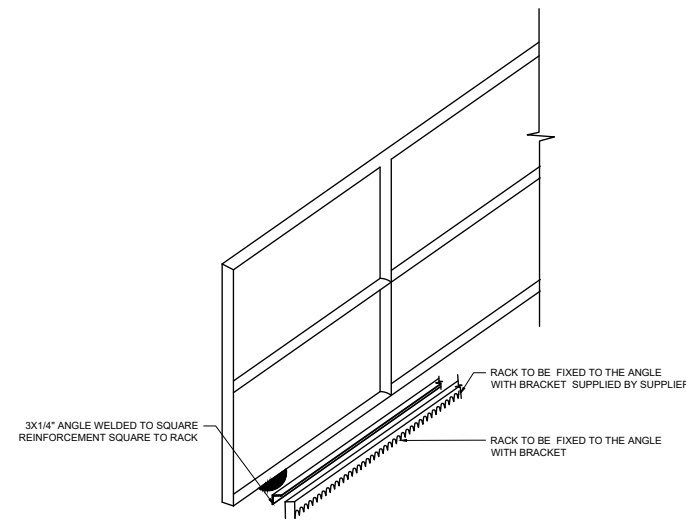
5 FENCE PLAN VIEW
A400 1/4" = 1'-0"



6 FENCE ELEVATION
A400 1/4" = 1'-0"



7 WHEEL AND GUIDE DETAIL
A400 3/4" = 1'-0"



8 RACK DETAIL
A400 N.T.S.



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

A400

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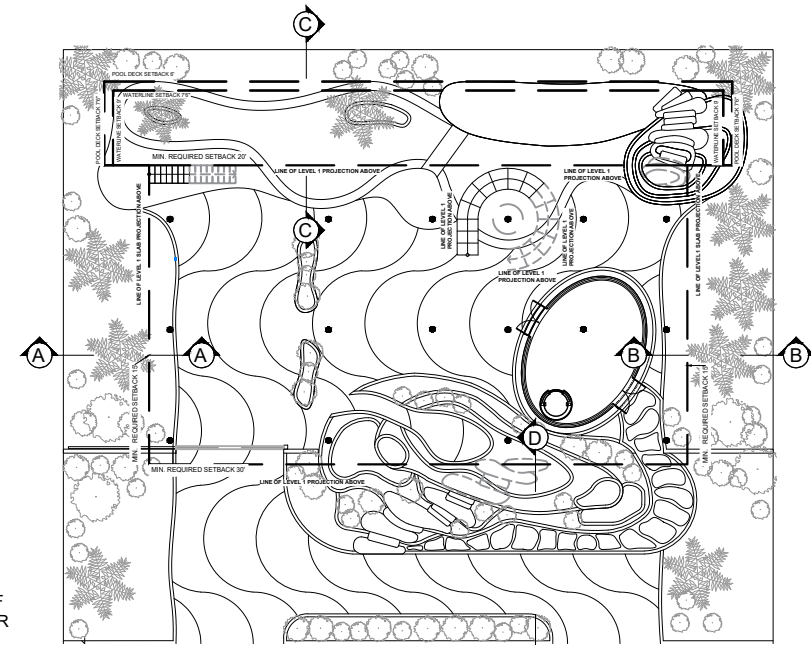
MARK	DESCRIPTION	DATE

Drawing Title

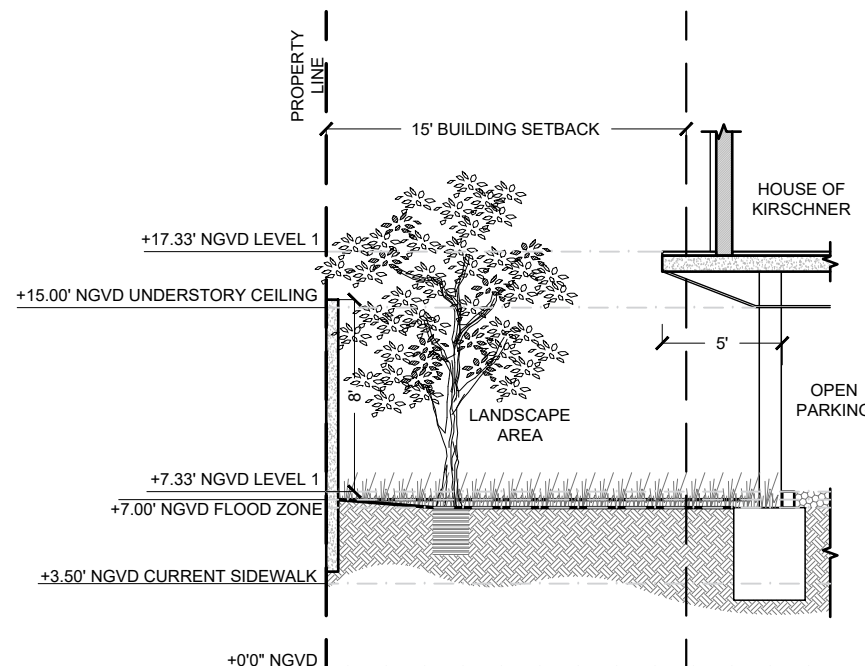
YARD SECTIONS

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

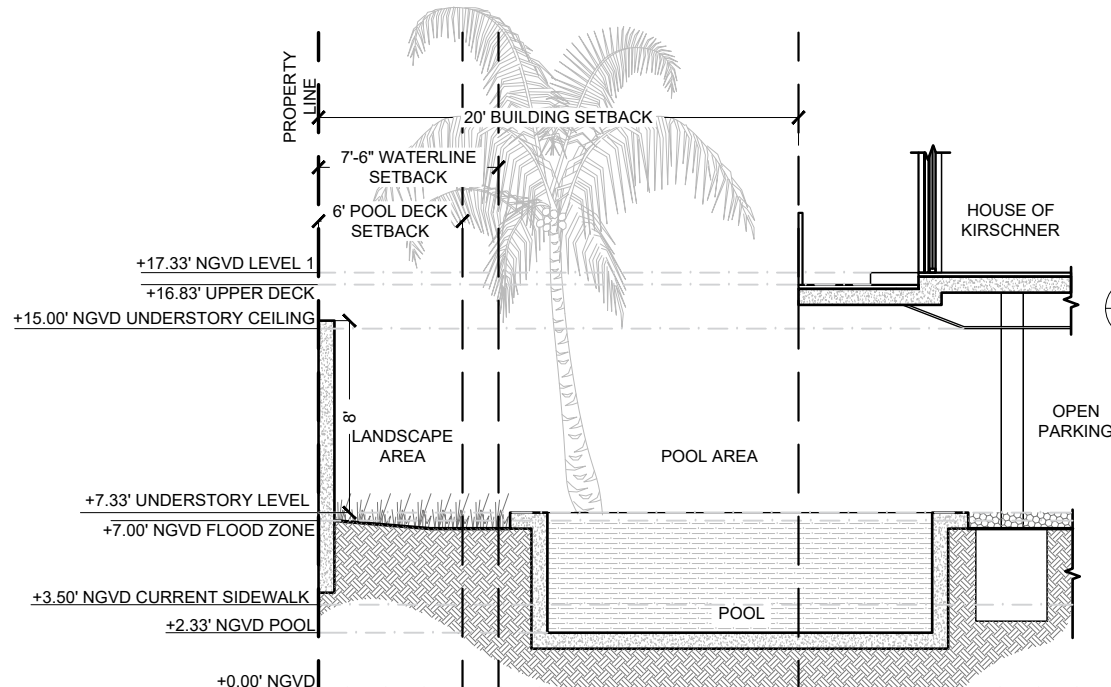
A500



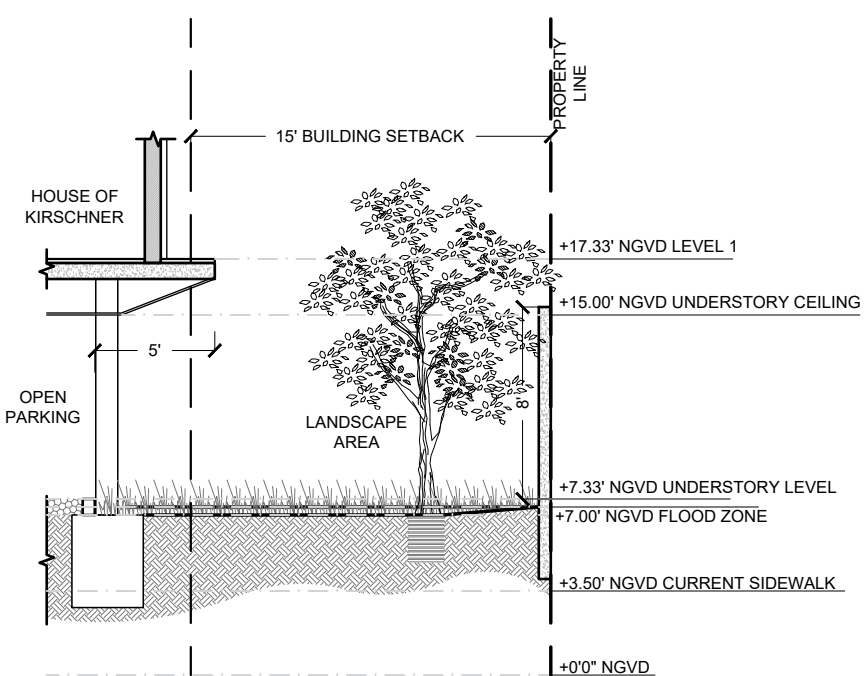
5 UNDERSTORY LEVEL - PLAN VIEW
 A500 1/32" = 1'-0"



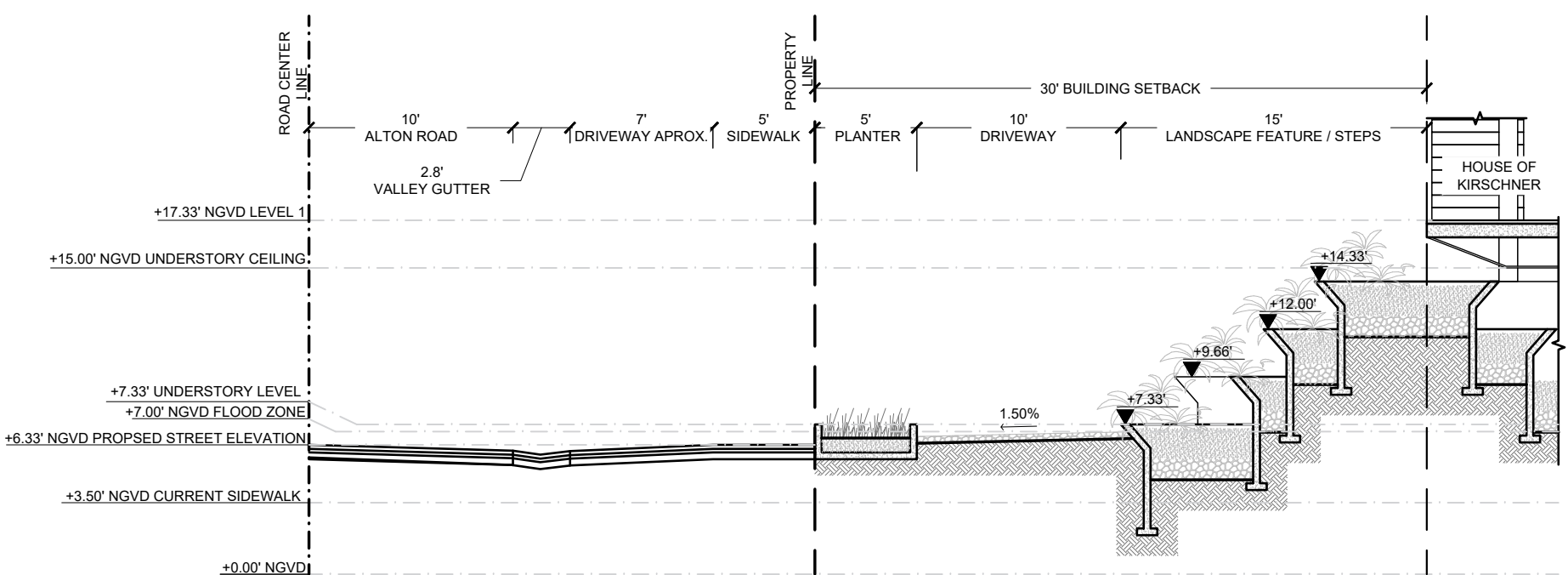
1 YARD SECTION A
 A500 1/8" = 1'-0"



3 YARD SECTION C
 A500 1/8" = 1'-0"



2 YARD SECTION B
 A500 1/8" = 1'-0"



4 YARD SECTION D
 A500 1/8" = 1'-0"



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Drawing Title

COLOR RENDERING

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

Drawing Number

R001



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Drawing Title

COLOR RENDERING

Client Name *Mauricio Rivera*
 Project Number *2227*
 Date *09-11-2023*
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 Scale *-*

Drawing Number

R002



STAMP



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FINAL APPLICATION	09-11-2023

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

COLOR RENDERING

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

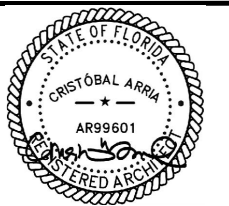
Scale *-*

Drawing Number

R003



STAMP



DATE: 09/11/23

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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

COLOR RENDERING

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

Drawing Number

R004



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DATE: 09/11/23

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Project North

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MARK	DESCRIPTION	DATE

Drawing Title

COLOR RENDERING

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

Drawing Number

R005