

An aerial, black and white photograph of Miami Beach, Florida. The image shows a dense urban landscape with numerous high-rise buildings, including two prominent towers on the left. The city extends to a wide, sandy beach that meets the ocean. The sky is filled with dramatic, dark clouds. A semi-transparent dark horizontal band is overlaid across the middle of the image, serving as a background for the text.

HOUSE OF KIRSCHNER

MIAMI BEACH, FLORIDA

NMD | NOMADAS™

PROPOSAL FOR 4410 ALTON RD PROJECT

Nominated ▼

MCHAP Mies
Crown Hall
Americas
Prize 16/17

"ON" PRIZE
OSCAR NIEMEYER AWARD

BIAU
Iberoamerican Biennale
of Architecture and Urbanism

LATINOAMERICAN
PRIZE
OF ARCHITECTURE
**ROGELIO
SALMONA**

Winner ▼

XIVBA13
Bienal
Internacional de
Arquitectura
de Buenos Aires

- Young Generation Award -

**GERMAN
DESIGN
AWARD
2019**

- Honorable Mention for the Guaparo House -

VIIBASC
INTERNATIONAL ARCHITECTURE BIENNALE OF SANTA CRUZ 2020

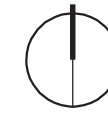
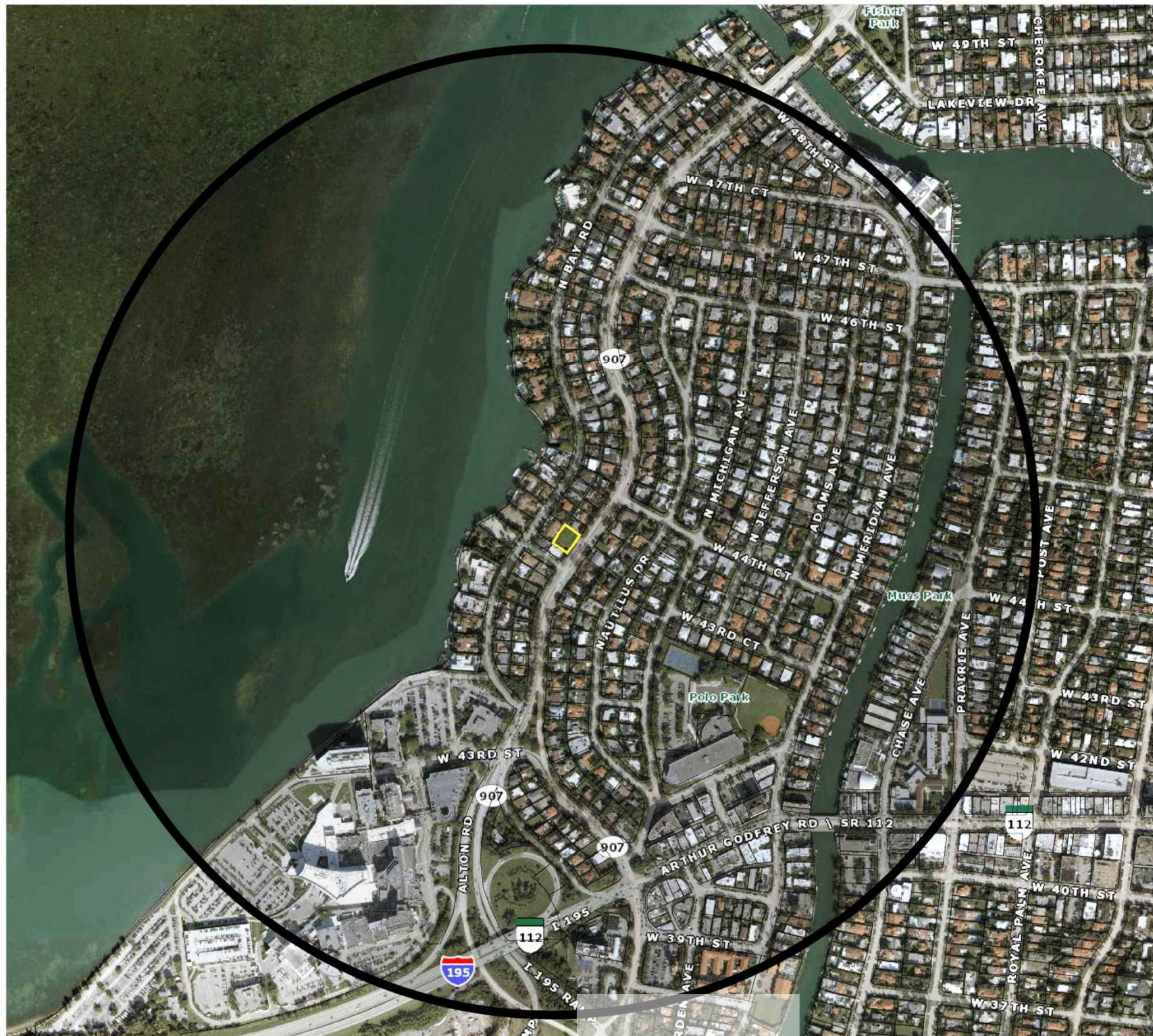
- Honorable Mention for the Guaparo House -

Invited ▼

**14. Mostra
Internazionale
di Architettura**
Eventi collaterali

HOUSE OF KIRSCHNER

LOCATION



NORTH



HOUSE OF KIRSCHNER

LOT PHOTOGRAPHS



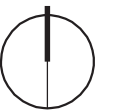
1 VIEW 1
A005



2 VIEW 2
A005



KEY DIRECTIONAL PLAN



NORTH



3 VIEW 3
A005



4 VIEW 4
A005

HOUSE OF KIRSCHNER

LOT PHOTOGRAPHS



1 VIEW 1
A006



2 VIEW 2
A006



3 VIEW 3
A006



4 VIEW 4
A006



KEY DIRECTIONAL PLAN



NORTH

HOUSE OF KIRSCHNER

LOT PHOTOGRAPHS



1 VIEW 1
A007



2 VIEW 2
A007



KEY DIRECTIONAL PLAN



3 VIEW 3
A007



4 VIEW 4
A007

HOUSE OF KIRSCHNER

LOT PHOTOGRAPHS



1 VIEW 1
A008



2 VIEW 2
A008



KEY DIRECTIONAL PLAN



3 VIEW 3
A008



4 VIEW 4
A008

HOUSE OF KIRSCHNER

LOT PHOTOGRAPHS



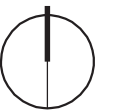
1 VIEW 1
A009



2 VIEW 2
A009



KEY DIRECTIONAL PLAN



NORTH



3 VIEW 3
A009

HOUSE OF KIRSCHNER

LOT PHOTOGRAPHS



1 VIEW 1
A010



2 VIEW 2
A010



3 VIEW 3
A010



2 VIEW 2
A010



KEY DIRECTIONAL PLAN







HOUSE OF KIRSCHNER





HOUSE OF KIRSCHNER



HOUSE OF KIRSCHNER



HOUSE OF KIRSCHNER





HOUSE OF KIRSCHNER



LOT
13
BLOCK
5

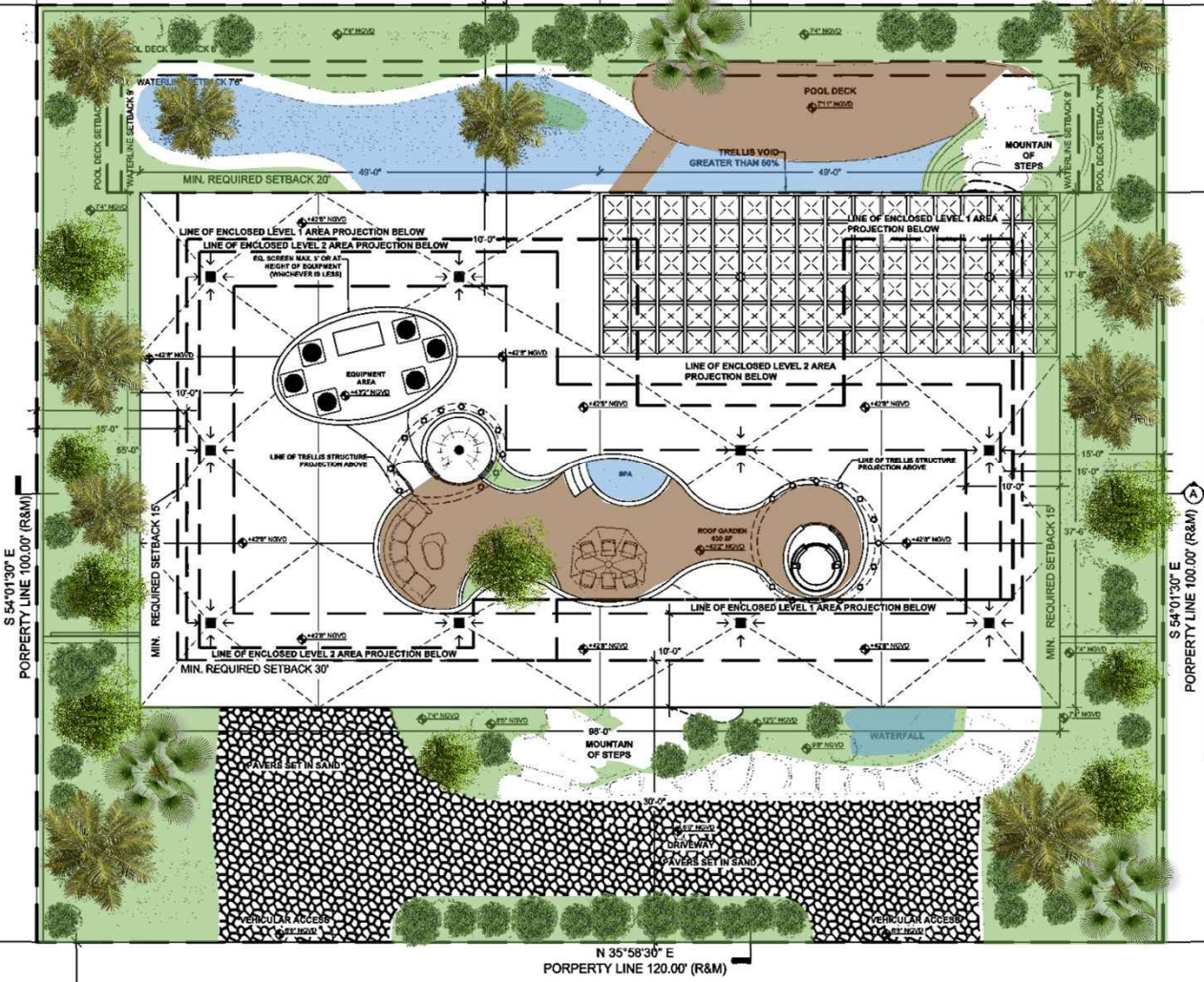
LOT
12
BLOCK
5

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.

HOUSE OF KIRSCHNER

SITE PLAN

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	6410 ALTON RD, MIAMI BEACH, FL 33140		
APPLICABLE ZONE	RS-4		
FEMA ZONE	ZONE AS Proscribed to High Flooding Risk (B) & N.G.V.D. FT		
	ALLOWED	PROPOSED	
UNIT SIZE (MAX) (50% OF LOT AREA)	6000	6000 (50%)	SOFT
LOT AREA (MIN)	6000	12000	SOFT
LOT WIDTH (MIN)		100	FT
LOT DEPTH (MIN)		100	FT
LOT COVERAGE FOR A 2-STORY HOME (MAX) (50% OF LOT AREA)	3,600	3,600 (50%)	SOFT
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) (75% OF LOT DEPTH / 20FT MIN)	20	25	FT
ELEVATIONS			
MAX. YARD ELEVATION		7.33	NAV.D. FT (G.V.D. FT)
ROOF DECKS			
MAX. AREA	25%	630 (24.9%)	SOFT 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 (SHOED OR LANDSCAPING PERVIOUS)			
FRONT YARD MIN.	50%	2393 (66.45%)	SOFT
REAR YARD MIN.	70%	1833 (76%)	SOFT



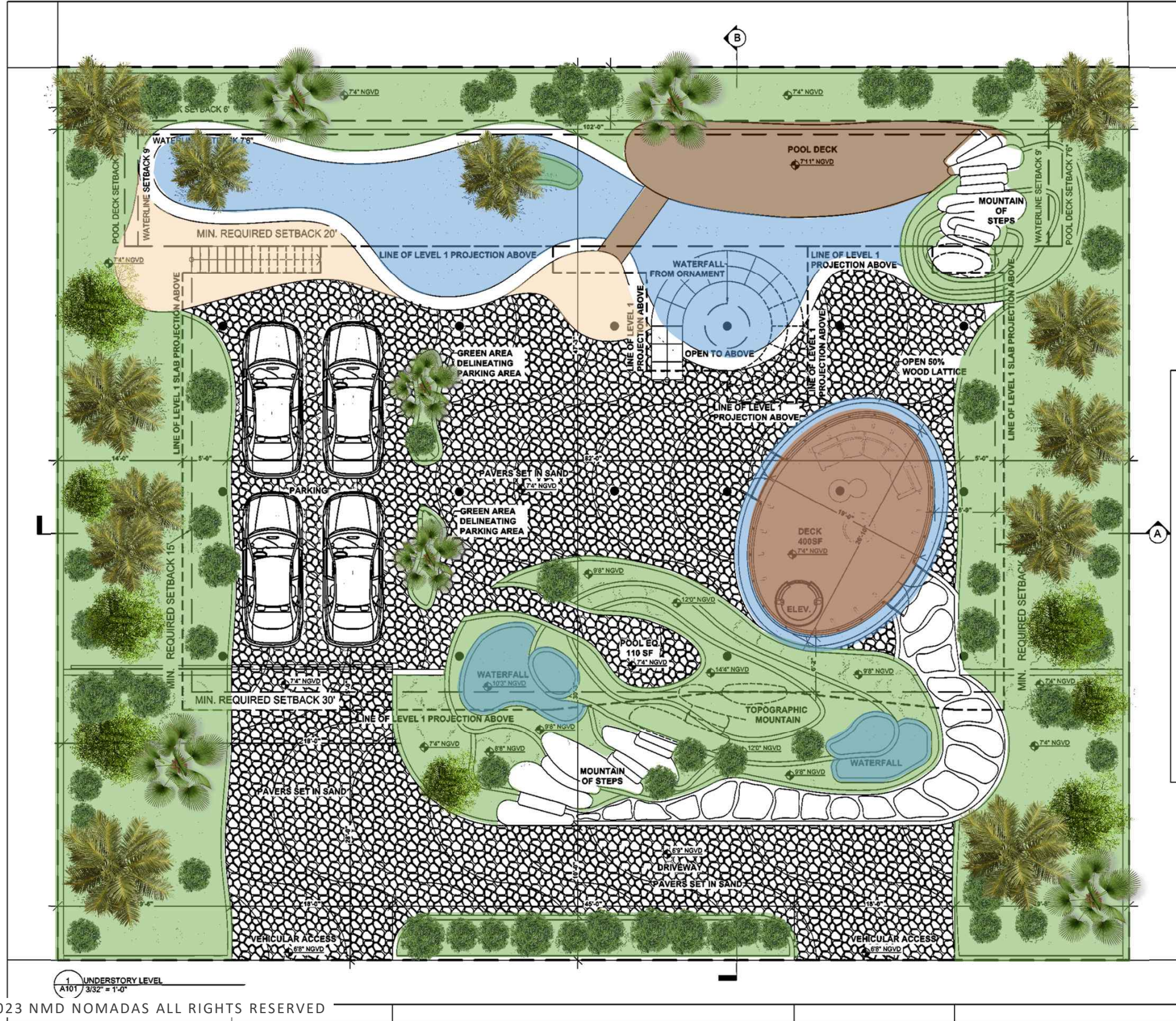
NORTH

NMD | NOMADAS™

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

HOUSE OF KIRSCHNER

UNDERSTORY LEVEL

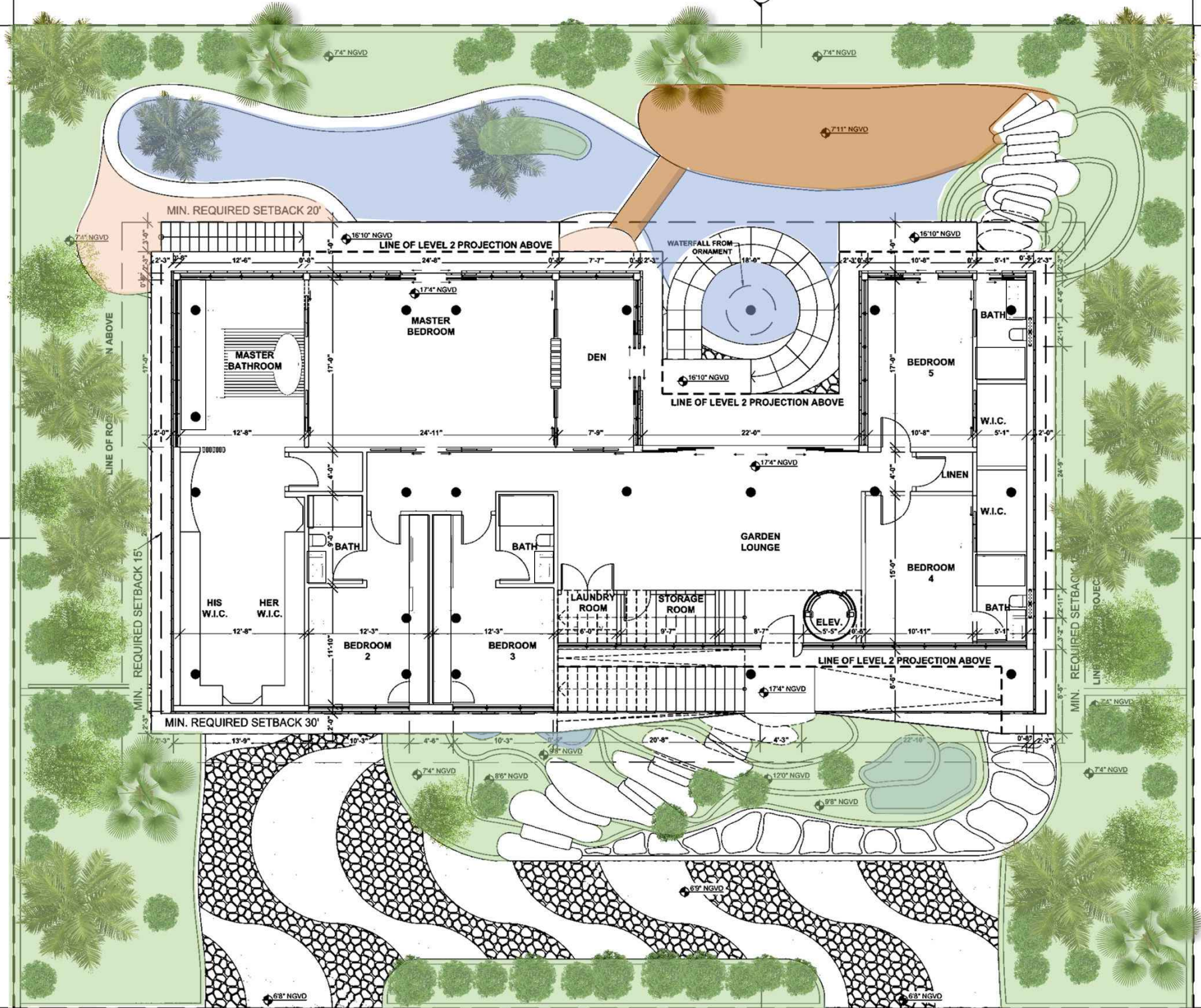


1 UNDERSTORY LEVEL
A101 3/32" = 1'-0"

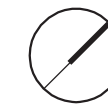


HOUSE OF KIRSCHNER

LEVEL 1



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

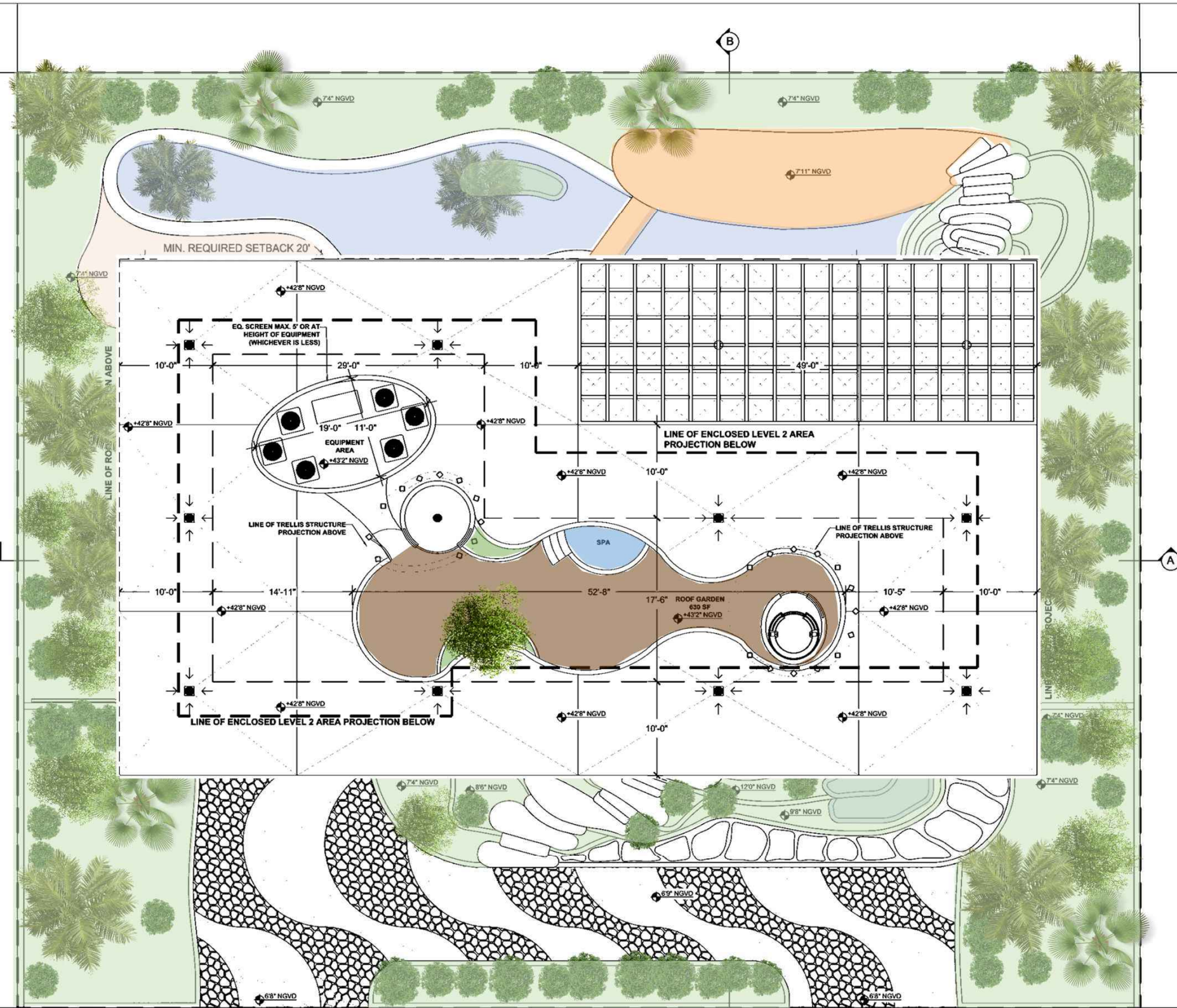


NORTH

NVD | NOMADAS™

HOUSE OF KIRSCHNER

ROOF LEVEL

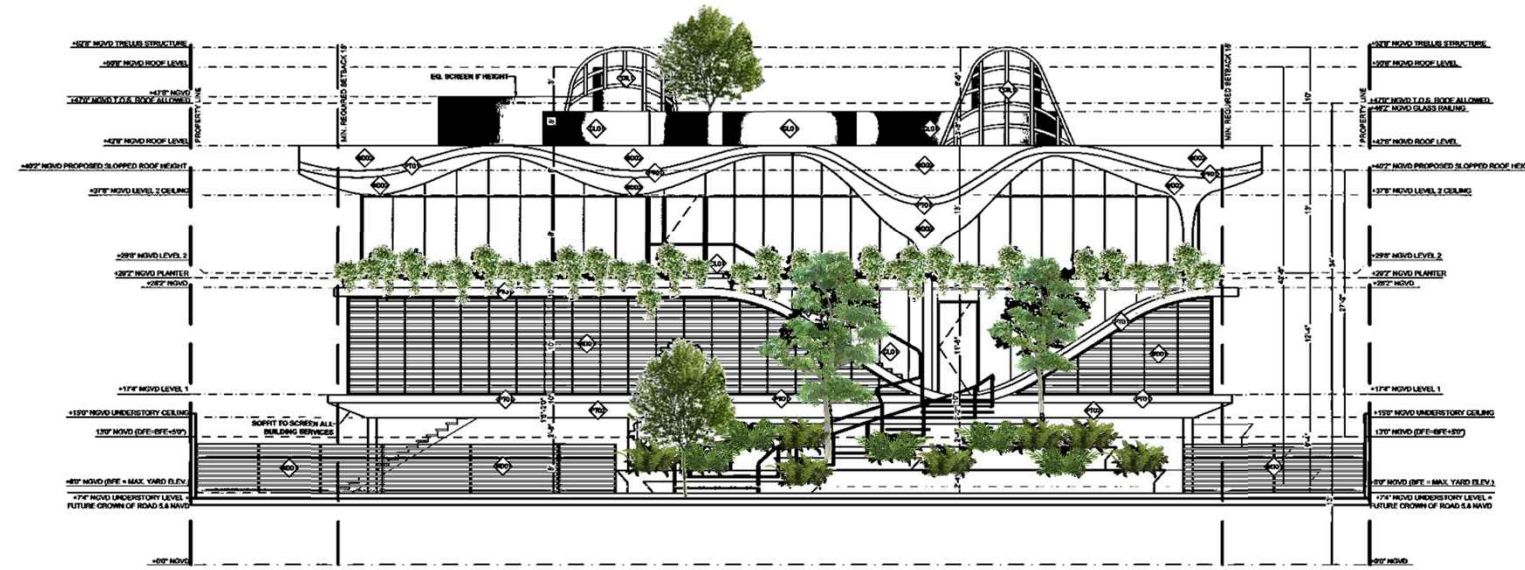


1 ROOF LEVEL
A104 3/32" = 1'-0"

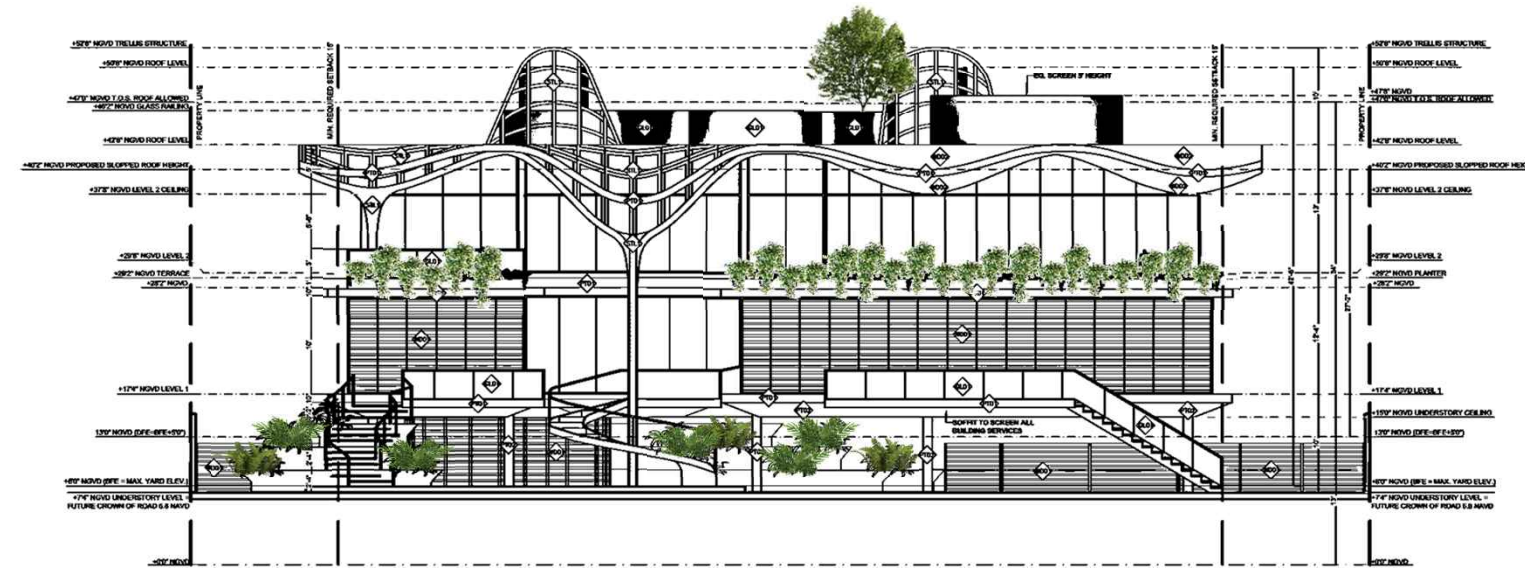


HOUSE OF KIRSCHNER

EXTERIOR ELEVATIONS



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



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

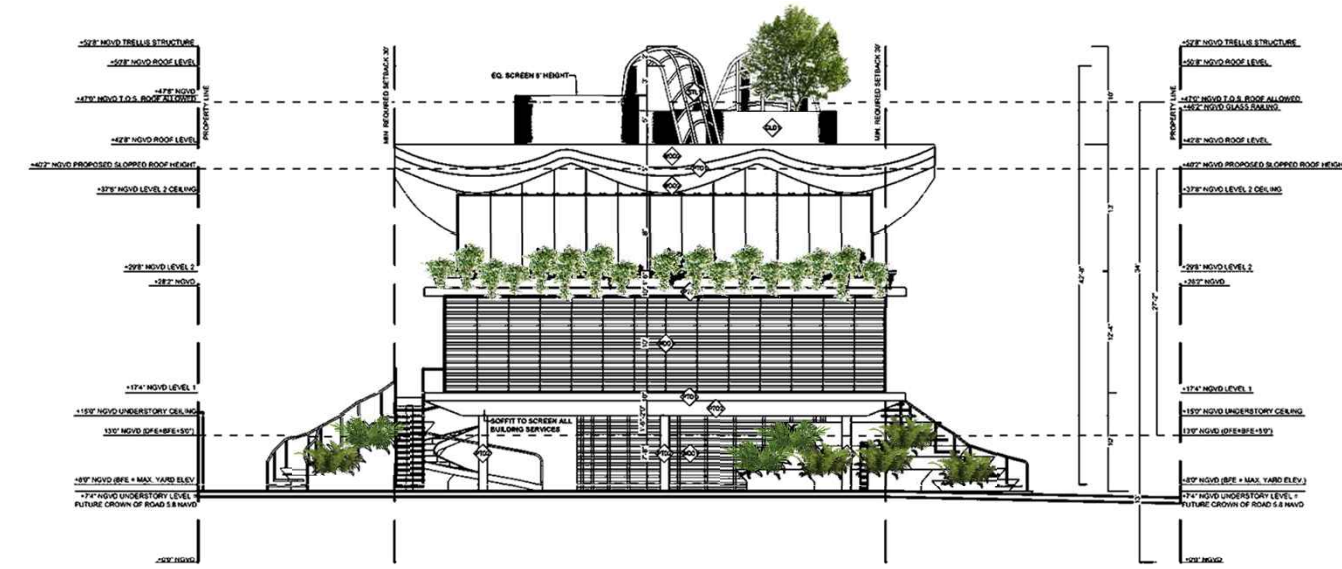
MATERIALS LEGEND:

- 
STUCCO
 Color: WHITE
 Flat finish
- 
STUCCO
 Color: DARK BROWN
 Flat finish
- 
ACCOYA WOOD SIDING
 Color: NATURAL WOOD STAIN
 Style: rainscreen siding
- 
CUSTOM THIN PHENOLIC PANELS WITH SIMULATED WOOD FINISH OVER PVC SLEEPERS
- 
GLASS BALCONY GUARDRAILS
 TEMPERED CLEAR GLASS
- 
STEEL STRUCTURE PAINTED
 Color: TBD

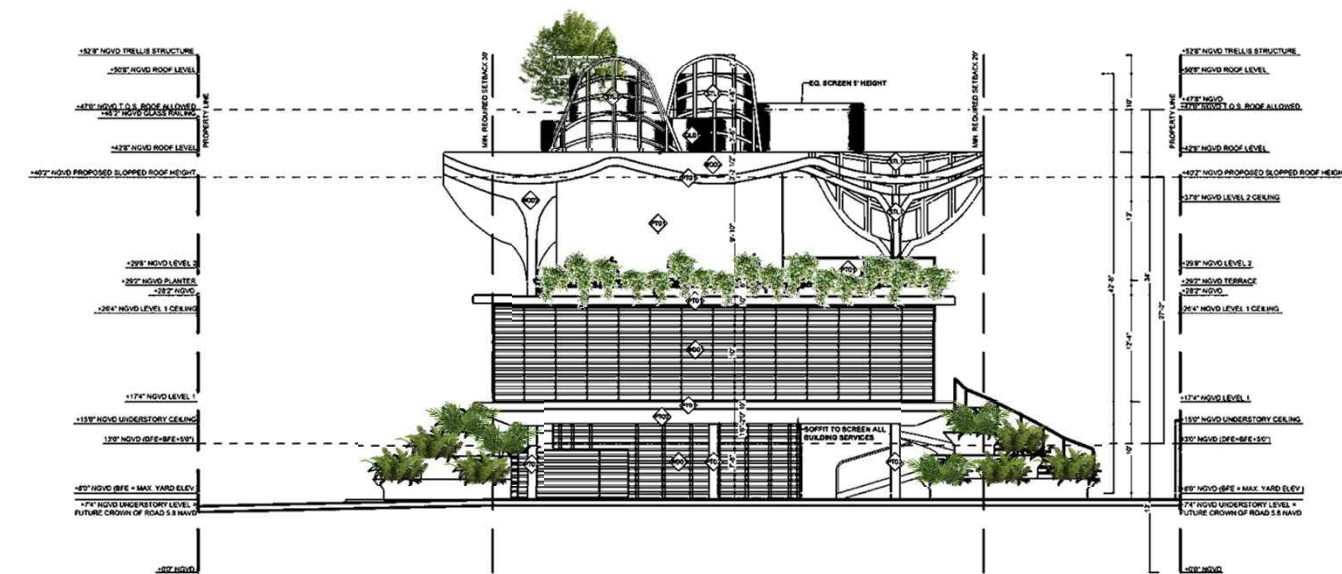
NOTE:
 1. PRELIMINARY FINISHES BASED ON THE CONCEPTUAL IDEA BY NOMADAS. THESE FINISHES MAY VARY DURING THE CURRENT OR FUTURE DESIGN PHASES OF THIS PROJECT.

HOUSE OF KIRSCHNER

EXTERIOR ELEVATIONS



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



2
A301 | 1/16" = 1'-0"
NORTHEAST EXTERIOR ELEVATION

MATERIALS LEGEND:

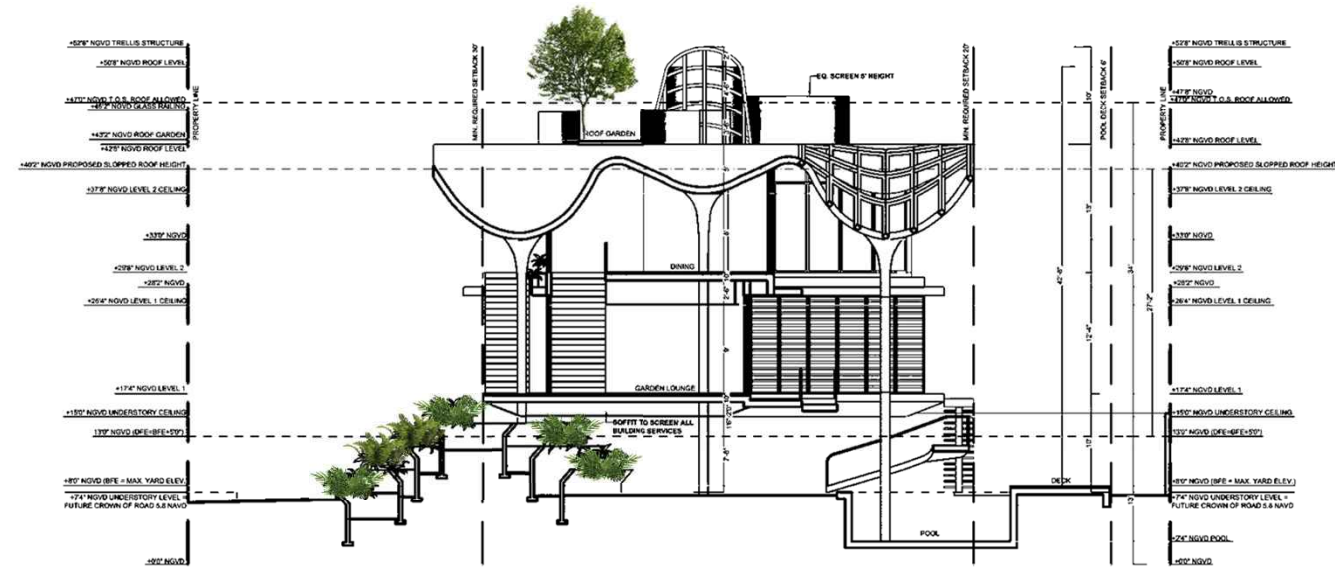
- 
STUCCO
 Color: WHITE
 Flat finish
- 
STUCCO
 Color: DARK BROWN
 Flat finish
- 
ACCOYA WOOD SIDING
 Color: NATURAL WOOD STAIN
 Style: rainscreen siding
- 
CUSTOM THIN PHENOLIC PANELS WITH SIMULATED WOOD FINISH OVER PVC SLEEPERS
- 
GLASS BALCONY GUARDRAILS
 TEMPERED CLEAR GLASS
- 
STEEL STRUCTURE PAINTED
 Color: TBD

NOTE:
 1. PRELIMINARY FINISHES BASED ON THE CONCEPTUAL IDEA BY NMD/NOMADAS. THESE FINISHES MAY VARY DURING THE CURRENT OR FUTURE DESIGN PHASES OF THIS PROJECT.

SECTIONS



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

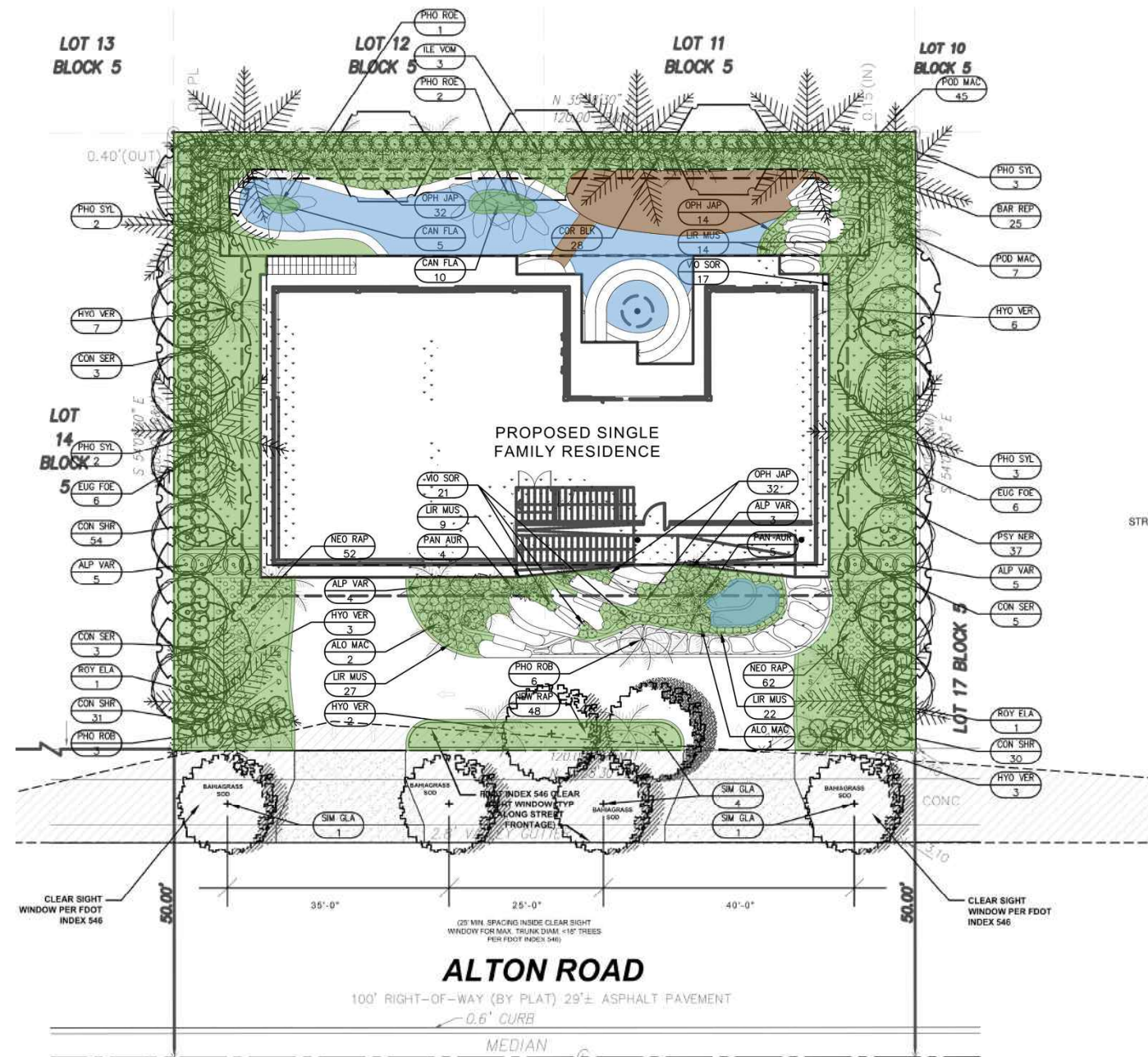


2 SECTION B
A350 / 1/16" = 1'-0"

LICENSED PROFESSIONAL
 William Dale Bryant
 FL LICENSE NUMBER
 LA6666943

LANDSCAPE TABULAR DATA CODE CHART

REGULATING DOCUMENT: CITY OF MIAMI BEACH CHAPTER 126 - LANDSCAPE REQUIREMENTS		
SITE AREA: 12,000 SF (.28 ACRES)		
ZONING/LAND USE: RS-4	REQUIRED	PROVIDED
SEC. 126 (a)(1) - STREET TREE SIZE AND SPACING 1 TREE/20LF STREET FRONTAGE @ 120 LF	6 TREES	6 TREES
SEC. 126 (b)(4) - MAXIMUM LAWN GRASS/SOD AREAS 50% @ 12,000 SF	6,000 SF	5,466 SF
SEC. 126 (c) - MINIMUM NUMBER OF TREES FRONT YARD 2 (+ 6 FOR ADD'L LOT SF) = 8 TREES BACK YARD 3 (+ 6 FOR ADD'L LOT SF) = 9 TREES	8 TREES 9 TREES	11 TREES 15 TREES
SEC. 126 (d) - SHRUBS 12 SHRUBS PER TOTAL REQUIRED TREES	276 SHRUBS	285 SHRUBS
NATIVE/DROUGHT TOLERANT SPECIES REQUIREMENTS		
TREES	50%	57%
SHRUBS	60%	62%



GROUND LEVEL PLANT LIST AND SPECIFICATIONS

TREES AND PALMS						
SYMBOL	QTY	LATIN NAME	COMMON NAME	SIZE	SPRD	DESCRIPTION
CON SER	11	Conocarpus e. 'Sericeus'	SILVER BUTTONWOOD	3" DBH 12 HT.	6'	STRAIGHT SINGLE TRUNK, STANDARD, HEAVY EVEN BRANCHING, FIELD GROWN
EUG FOE	12	Eugenia foetida	SPANISH STOPPER	3" DBH 12' HT.	6'	STRAIGHT SINGLE TRUNK, STANDARD, HEAVY EVEN BRANCHING, FIELD GROWN
HYO VER	21	Hyophorbe verschaffeltii	SPINDLE PALM	10' GW	8'	STRAIGHT THICK EVEN TRUNKS, FULL CROWNS, MATCHED
ILE VOM	3	Ilex vomitoria	WEEPING HOLLY	3" DBH 12 HT.	6'	STRAIGHT SINGLE TRUNK, STANDARD, HEAVY EVEN BRANCHING, FIELD GROWN
PHO ROE	9	Phoenix roebelinii	PYGMY DATE PALM	8' CT	7'	STRAIGHT THICK EVEN TRUNKS, FULL CROWNS, MATCHED
PHO SYL	5	Phoenix sylvestris	SYLVESTER PALM	10' GW	8'	STRAIGHT THICK EVEN TRUNKS, FULL CROWNS, MATCHED
ROY ELA	2	Roystonea elata	ROYAL PALM	18' GW	16'	STRAIGHT THICK EVEN TRUNKS, FULL CROWNS, MATCHED
SIM GLA	6	Simaruba glauca	PARADISE TREE	5" DBH 15' HT.	8'	STRAIGHT TRUNK, HEAVY EVEN BRANCHING, FIELD GROWN
SHRUBS AND GROUND COVER						
SYMBOL	QTY	LATIN NAME	COMMON NAME	SIZE	SPRD	DESCRIPTION
ALO MAG	3	Alocasia macrorrhiza 'Lulu'	LUTEA ALOCASIA	36"	36"	FULL, PLACE WHERE SHOWN ON PLAN
ALP VAR	10	Alpinia zerumbet 'Variegata'	LITTLELEAF CLUSIA	42"	36"	FULL, SPACE 36" ON CENTER
BAR REP	25	Baleria repens	CORAL CREEPER	18"	24"	FULL, SPACE 24" ON CENTER TO FILL BED
CAN FLA	15	Canna flaccida	YELLOW CANNA	24"	24"	FULL, SPACE 30" ON CENTER
CLU GUT	0	Clusia guttifera	LITTLELEAF CLUSIA	30"	24"	FULL, SPACE 24" ON CENTER TO CREATE CONT. HEDGE
CON SHR	115	Conocarpus e. 'Sericeus'	SILVER BUTTONWOOD HEDGE	30"	24"	FULL, SPACE 24" ON CENTER TO CREATE CONT. HEDGE
COR BLK	26	Cordyline f. 'Black Magic'	BLACK MAGIC CORDYLINE	42"	36"	FULL, SPACE 36" ON CENTER
EPI SPP	0	Epidendrum speciosum	REED STEM ORCHID	18"	18"	FULL, SPACE 18" TO FILL SPACES
LIR MUS	58	Liriope muscari	LIRIOPE	18"	18"	FULL, SPACE 18" TO FILL SPACES
MUH CAP	0	Muhlenbergia capillaris	MUHLY GRASS	30"	24"	FULL, STAGGER 24" ON CENTER TO CREATE DENSE SCREEN
NEO RAP	156	Neoregelia 'Raphael'	RAPHAEL BROMELIAD	12"	12"	FULL, SPACE 15" TO FILL SPACES
OPH JAP	32	Ophiopogon japonicus	MONDO GRASS	16"	16"	FULL, SPACE 16" ON CENTER TO FILL SPACES
PHY NOD	0	Phylla nodiflora	FROGFRUIT	24"	24"	FULL, SPACE 30" ON CENTER
POD MAC	52	Podocarpus macrophyllus	PODOCARPUS HEDGE	24"	24"	FULL, SPACE 24" ON CENTER TO CREATE CONT. HEDGE
PSY NER	37	Psychotria nervosa	WILD COFFEE	36"	36"	FULL, SPACE 36" TO CREATE CONT. HEDGE
SAL ULI	114	Salvia uliginosa	BOG SAGE	16"	16"	FULL, SPACE 16" ON CENTER TO FILL SPACES
VIO SOR	XX	Viola sororia	BLUE VIOLET	24"	30"	FULL, SPACE IN LOCATIONS SHOWN ON PLAN

WHERE 'SOD' IS INDICATED SPECIES SHALL BE ST. AUGUSTINE 'FLORATAM' VARIETY AND 'BAHAGRASS SOD' SHALL BE ARGENTINE VARIETY BAHIA SOD
 *N - ABOVE DENOTES FLORIDA NATIVE SPECIES - SEE NATIVE PERCENTAGE CALCULATIONS IN TABULAR DATA CHART BELOW

GROUND LEVEL LANDSCAPE PLANTING PLAN

SCALE: 1" = 10'



William Dale Bryant
 Digitally signed by William Dale Bryant
 DN: cn=William Dale Bryant, o=Green Earth Landscape Architecture LLC, ou=LA6666943, email=rdale.bryant@greenearthllc.com, c=US
 Date: 2023.09.11 10:29:05 -0400

PROJECT #	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	WDRB	REVISIONS
23-105	09-11-23	AS NOTED					

HOUSE OF KIRSCHNER
 4110 Alton Road
 Miami Beach, FL
 MIAMI DADE COUNTY, FLORIDA

GREEN EARTH
 LANDSCAPE ARCHITECTURE, LLC
 4110 ALTON ROAD, SUITE 100
 MIAMI BEACH, FL 33140
 P: 305.441.1111
 www.greenearthllc.com

LANDSCAPE PLANTING
 PLAN GROUND LEVEL
 SHEET NUMBER
L-200

APPENDIX



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

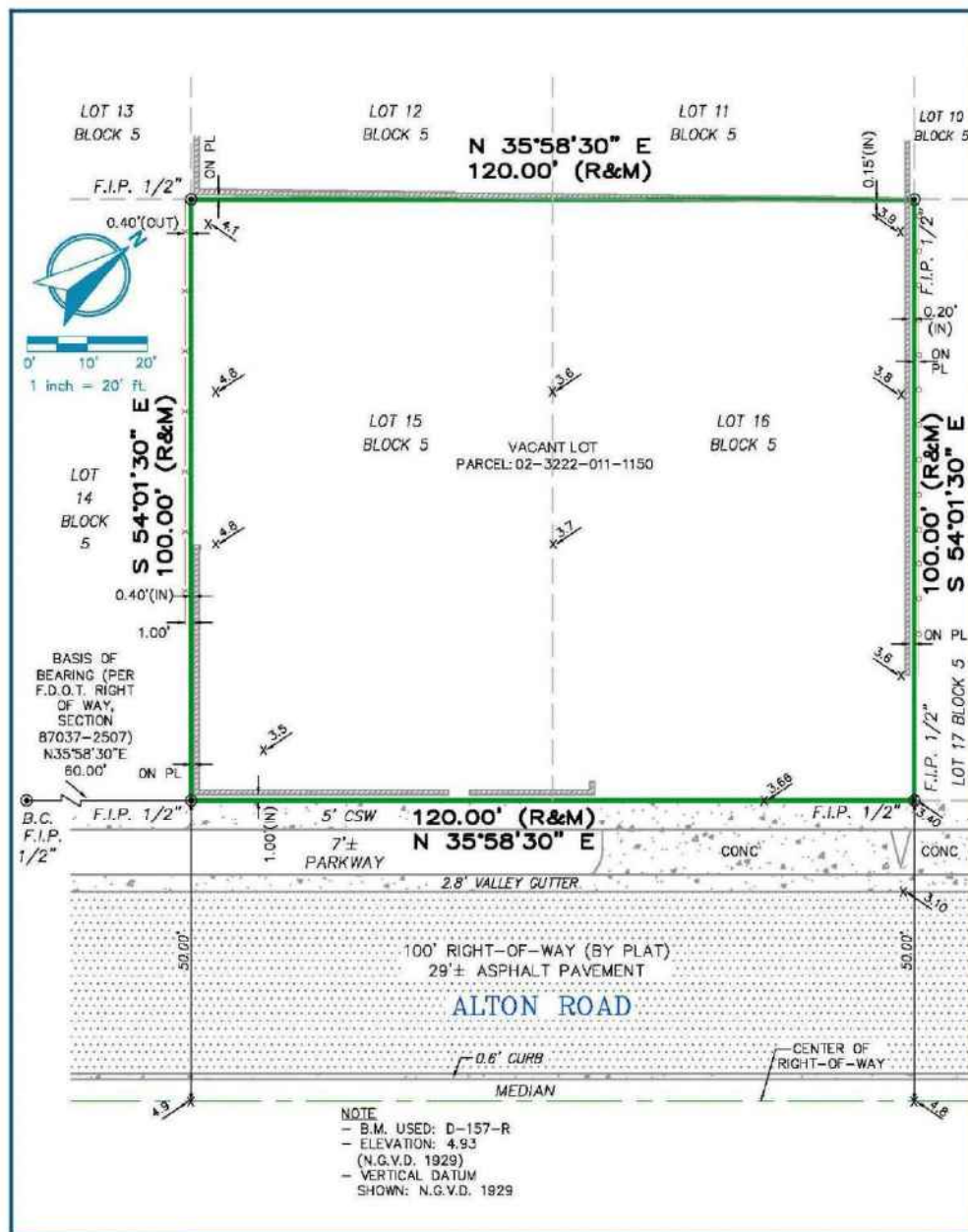
ITEM #	Project Information				
1	Address:	4410 Alton Rd. Miami Beach, FL 33140			
2	Folio number(s):	02-3222-011-1150			
3	Board and file number(s) :	DRB23-0941			
4	Year built: N/A	Zoning District:	RS-4		
5	Located within a Local Historic District (Yes or No):	No			
6	Individual Historic Single Family 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"	
	Front Setbacks:	30'		30'	
20	Front First level:	-		-	
	Front second level:	-		-	
	Front second level if lot coverage is 25% or greater:	-		-	
21	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.

HOUSE OF KIRSCHNER

CHECKLIST

SURVEY



NOTE
 - B.M. USED: D-157-R
 - ELEVATION: 4.93
 - (N.G.V.D. 1929)
 - VERTICAL DATUM
 SHOWN: N.G.V.D. 1929

POINTS OF INTEREST:
 WALL CROSSES LOT LINE.

MAP OF BOUNDARY SURVEY

Property Address:
 4410 ALTON RD
 MIAMI BEACH, FL 33140



SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM PROFESSIONAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 54-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 402.027, FLORIDA STATUTES.



SIGNED 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.

LOCATION MAP N.T.S.

PROPERTY FRONT VIEW

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: 12088C0309L
 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	STRUCTURE	TREE	L.I.E. LAKE or LANDSCAPE MAINT. ESMT.	ESMT. EASEMENT
CONC. BLOCK WALL	P.P. POWER POLE	POW. POLE	R.O.E. ROOF OVERHANG EASEMENT	D.E. DRAINAGE EASEMENT
CHAIN LINK or WIRE FENCE	C.O.B. COUNTY UTILITY ESMT.	CATCH BASIN	P.P. POOL PUMP	L.I.E. LANDSCAPE BUFFER ESMT.
WOOD FENCE	C.U.E. COUNTRY UTILITY ESMT.	INGRESS/ EGRESS ESMT.	PL. PLANTER OR PROPERTY LINE	L.A.E. LIMITED ACCESS EASEMENT
IRON FENCE	I.E./E.E. UTILITY EASEMENT	UTILITY EASEMENT	LD. IDENTIFICATION	TEL. TELEPHONE FACILITIES
EASEMENT	FND. OR F. FOUND IRON PIPE/ REBAR	PN AS NOTED ON PLAT	B.C. BLOCK CORNER	U.P. UTILITY POLE
CENTER LINE	LS# LICENSE # - SURVEYOR	SET MONUMENT	B.R. BEARING REFERENCE	E.U.B. ELECTRIC UTILITY BOX
WOOD DECK	CALC. CALCULATED POINT	CONTROL POINT	Δ. CENTRAL ANGLE or DELTA	SEP. T. SEPT. TANK
CONCRETE	SET SET MONUMENT	CONCRETE MONUMENT	R. RECORD OR RADIUS	D.F. DRAIN-FIELD
ASPHALT	ELEV. ELEVATION	P.T. POINT OF TANGENCY	RAD. RADIAL	AC AIR CONDITIONER
BRICK/TILE	P.C. POINT OF CURVATURE	P.R.C. POINT OF REVERSE CURVATURE	N.R. NON RADIAL	CONC. SIDEWALK
WATER	P.R.M. PERMANENT REFERENCE MONUMENT	P.O.B. POINT OF BEGINNING	TRP. TRIPICAL	CSW DRIVEWAY
APPROXIMATE EDGE OF WATER	P.C.C. POINT OF COMPOUND CURVATURE	P.O.B. POINT OF BEGINNING	LP. IRON PIPE	SCR. SCREENED AREA
COVERED AREA	P.C.P. PERMANENT CONTROL POINT	F. FIELD MEASURED	N&D NAIL & DISK	GAR. GARAGE
	M. MEASURED	PLATED MEASUREMENT	PN NAIL	ENC. ENCLOSURE
	D. DEED	DEED	D.H. DRILL HOLE	N.T.S. NOT TO SCALE
	C. CALCULATED		W. WELL	F.F.E. FINISHED FLOOR ELEVATION
			W.H. FIRE HYDRANT	T.O.B. TOP OF BANK
			Q.H. OVERHEAD LINES	E.O.W. EDGE OF WATER
			TX TRANSFORMER	E/P OR E.O.P. EDGE OF PAVEMENT
			CA. CABLE TV RISER	C.V.G. CONCRETE VALLEY GUTTER
			W.M. WATER METER	B.S.L. BUILDING SETBACK LINE
			P/E POOL EQUIPMENT	S.T.L. SURVEY TIE LINE
			CONC. CONCRETE	C.L. CENTER LINE
			ML MONUMENT LINE	R/W RIGHT OF WAY
				P.U.E. PUBLIC UTILITY EASEMENT
				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.

Florida Land Title Association
 Affiliate Member

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

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
 www.OnlineLandSurveyors.Com

HOUSE OF KIRSCHNER

AREA DIAGRAMS LOT COVERAGE

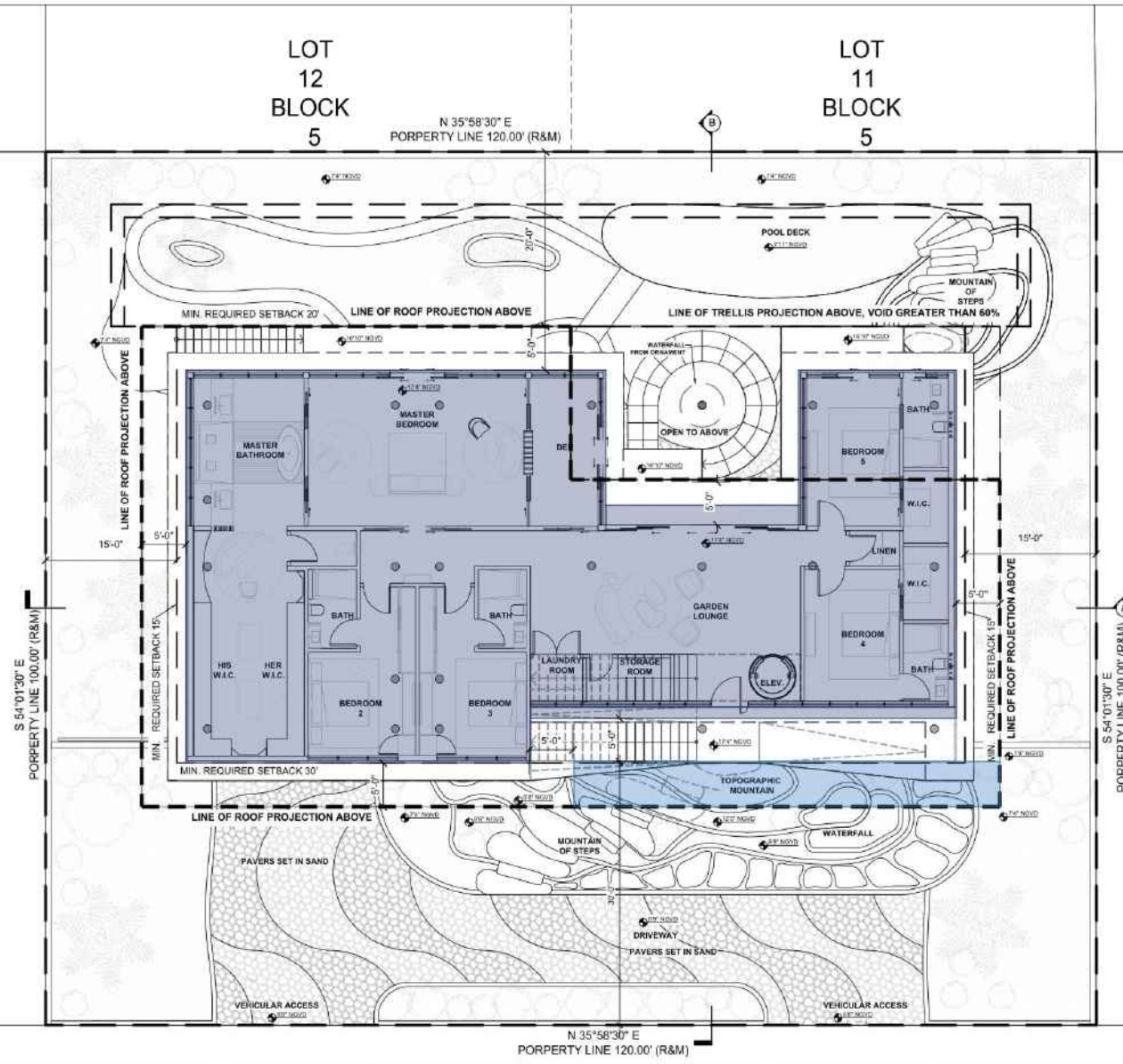
ZONING DATA:

	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%)



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

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

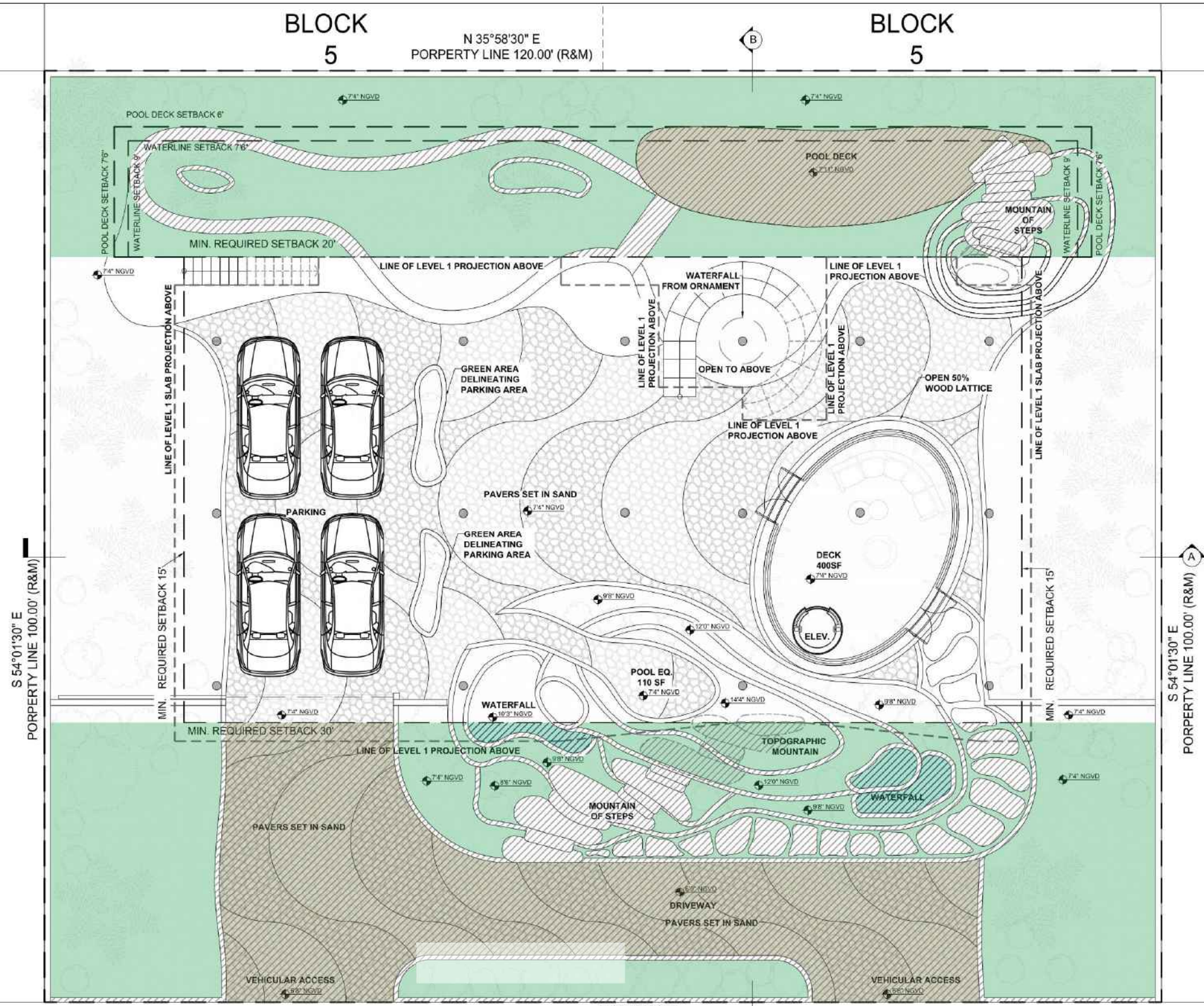
CENTER OF RIGHT-OF-WAY



NORTH

NMD | NOMADAS™

AREA DIAGRAMS OPEN SPACES



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 SF (24%)
WATER FEATURE IN FRONT YARD REQUIRED (MAX.)	900 SF (25%)
WATER FEATURE IN FRONT YARD PROVIDED:	
▨ WATERFALL	74 SF (2%)

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

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





AREA DIAGRAMS OPEN SPACES

OPEN SPACES (SODDED OR LANDSCAPING PERVIOUS):


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


NORTH SIDE YARD PROVIDED:

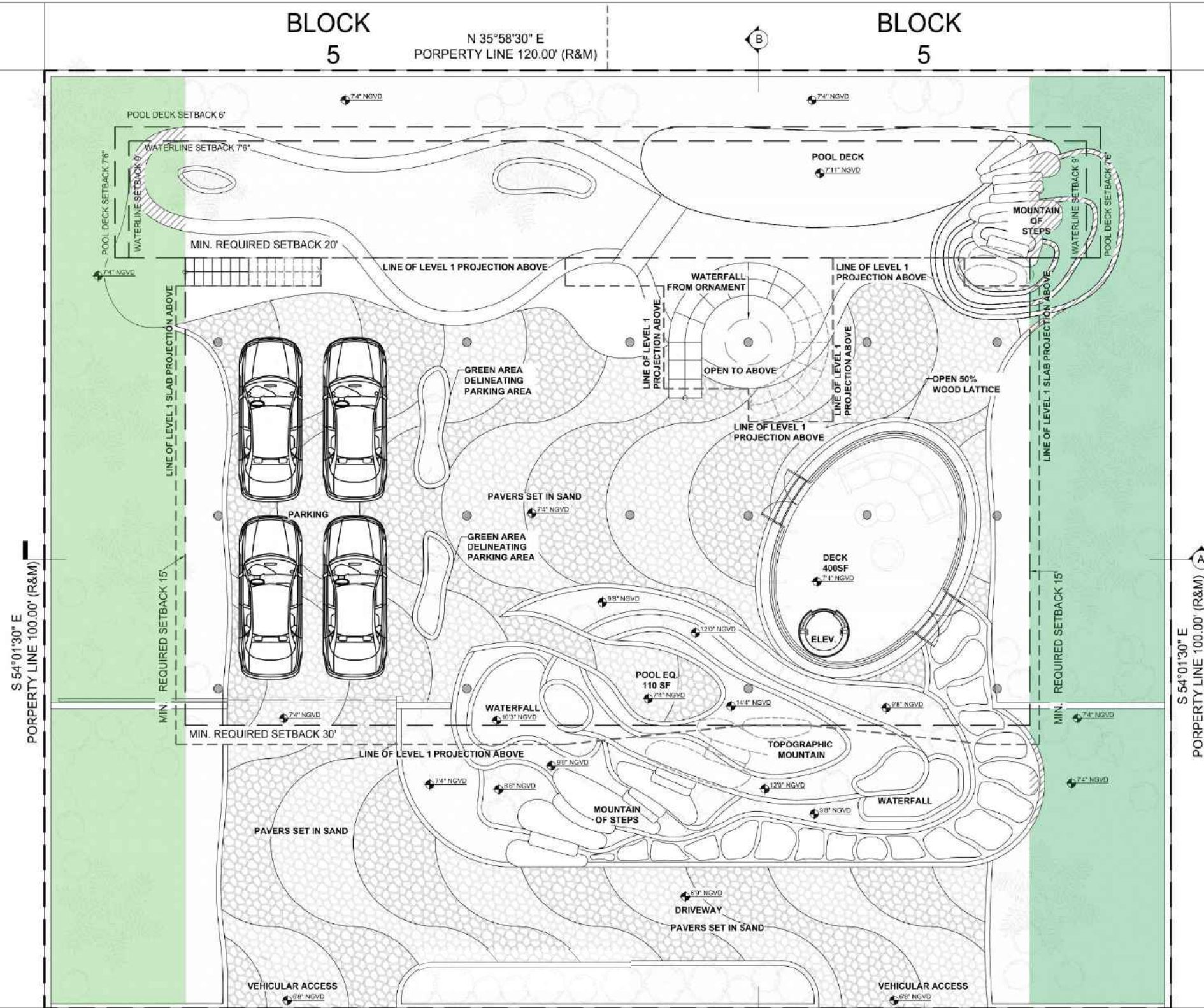
 PERVIOUS AREA (100%) 1,339 SF (89%)

 **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%)



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

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



HOUSE OF KIRSCHNER

AREA DIAGRAMS UNIT SIZE

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
--	--------

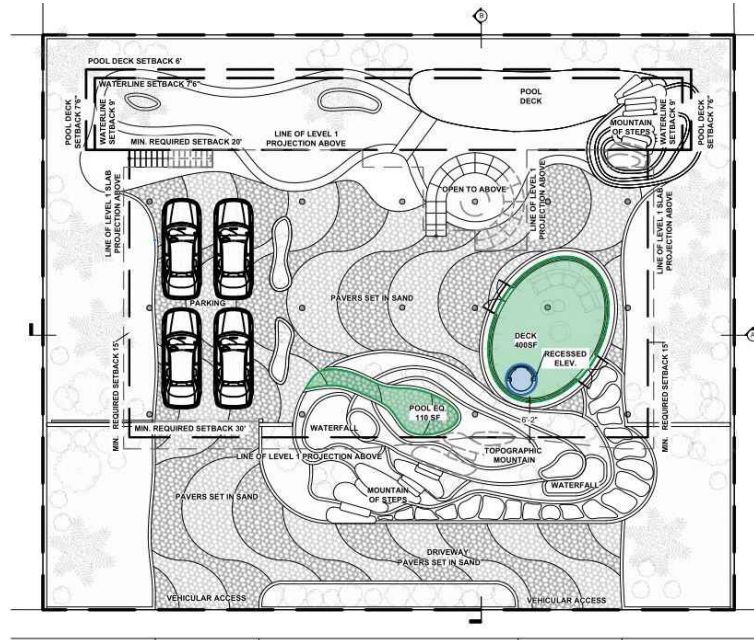
PROVIDED:

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
-----------------	--------

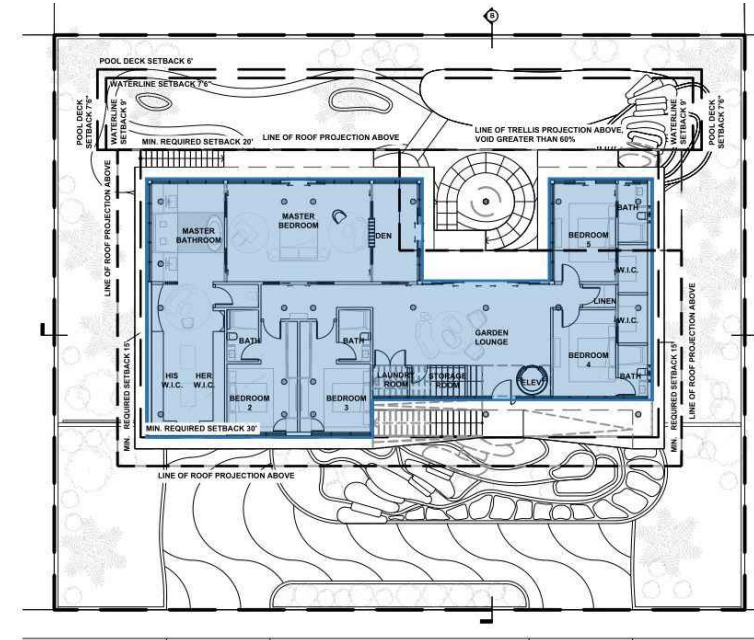
ROOF DECK	630 SF
-----------	--------



LEGEND:

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

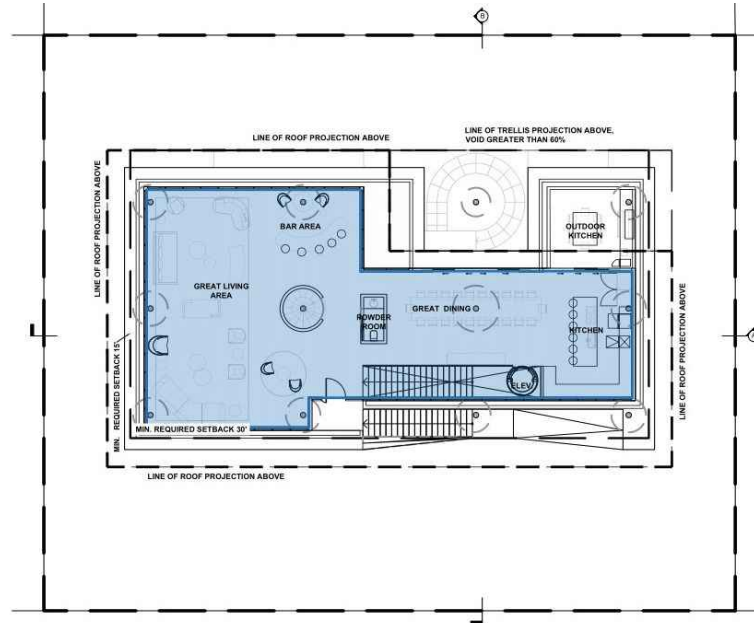
1 UNIT SIZE - UNDERSTORY LEVEL
A014 1/32" = 1'-0"



LEGEND:

A/C AREA	3,253 SF
----------	----------

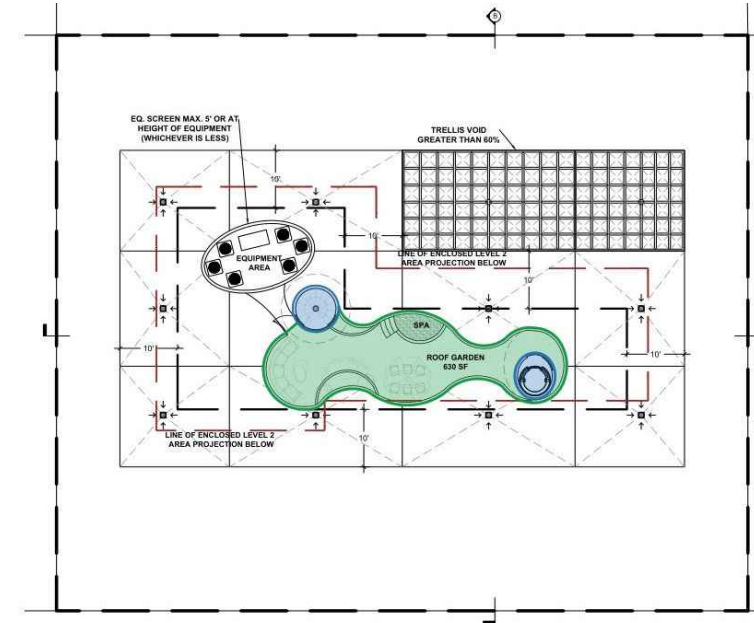
2 UNIT SIZE - LEVEL 1
A014 1/32" = 1'-0"



LEGEND:

A/C AREA	2,527 SF
----------	----------

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



LEGEND:

NON A/C AREA ROOF GARDE	536 SF
A/C AREA STAIR & ELEV	94 SF
TOTAL	630 SF

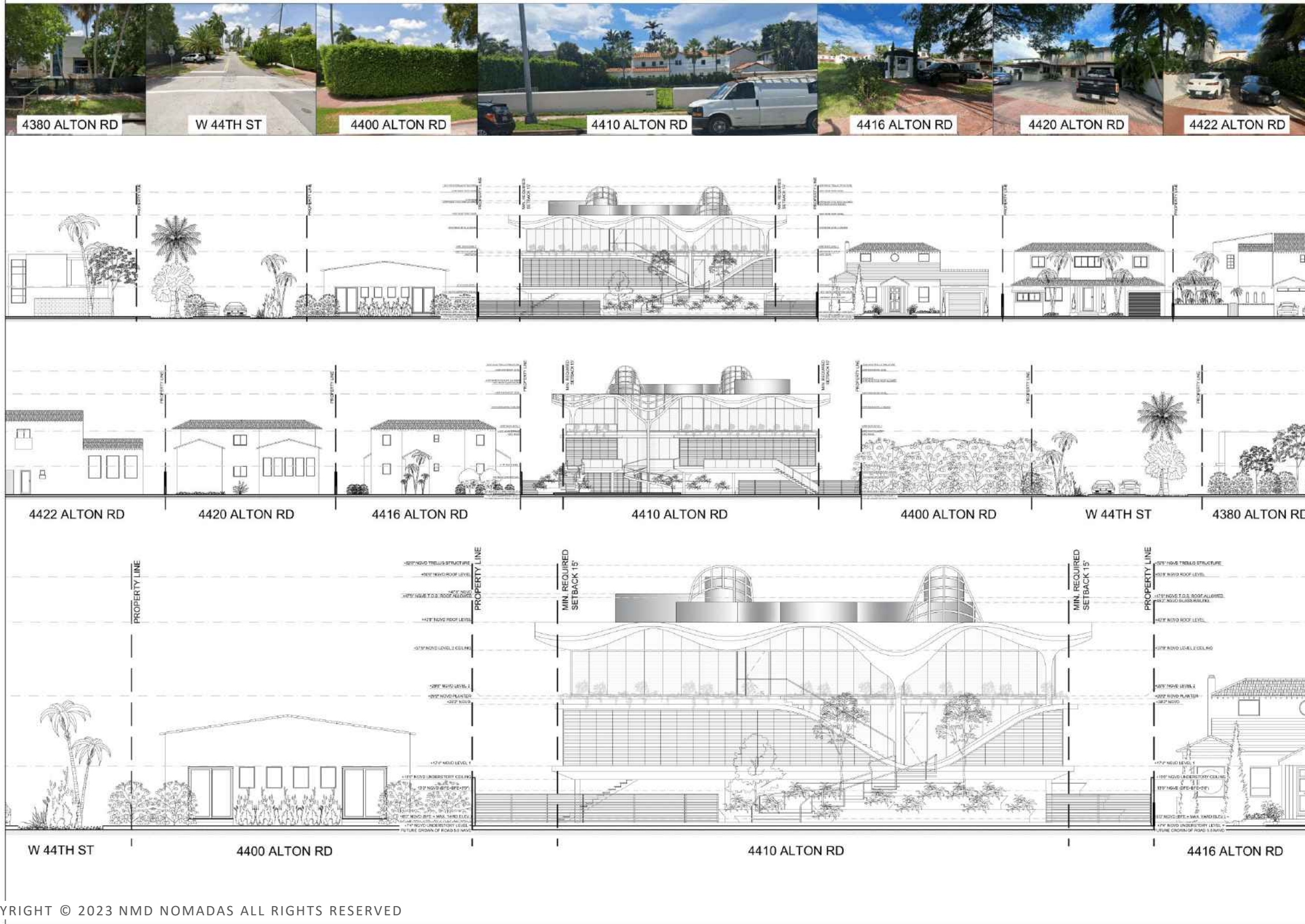
4 UNIT SIZE - ROOF LEVEL
A014 1/32" = 1'-0"

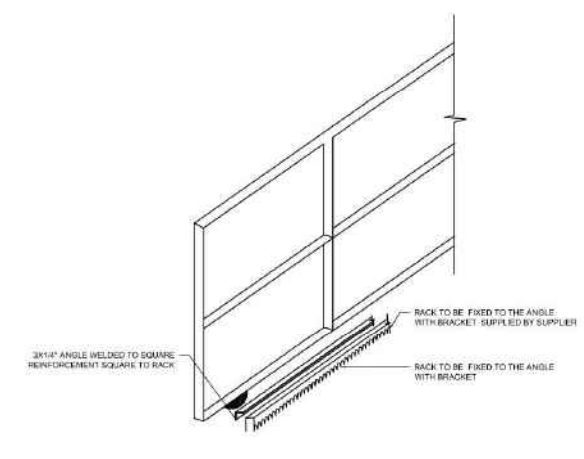
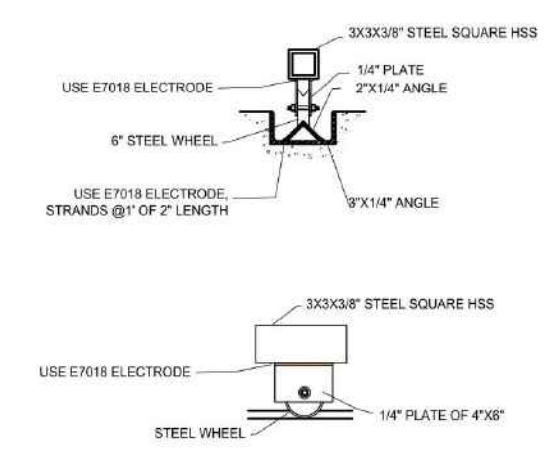
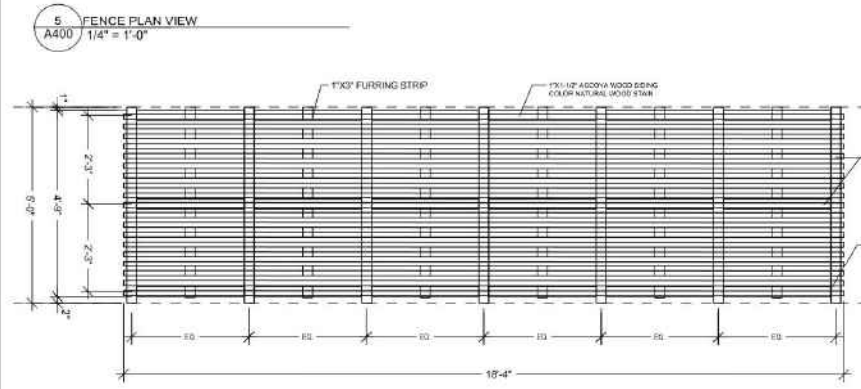
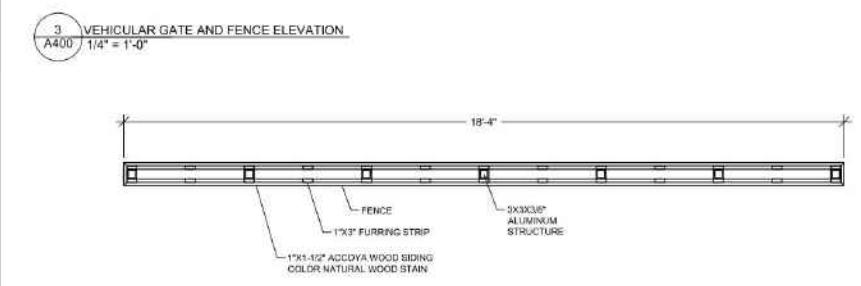
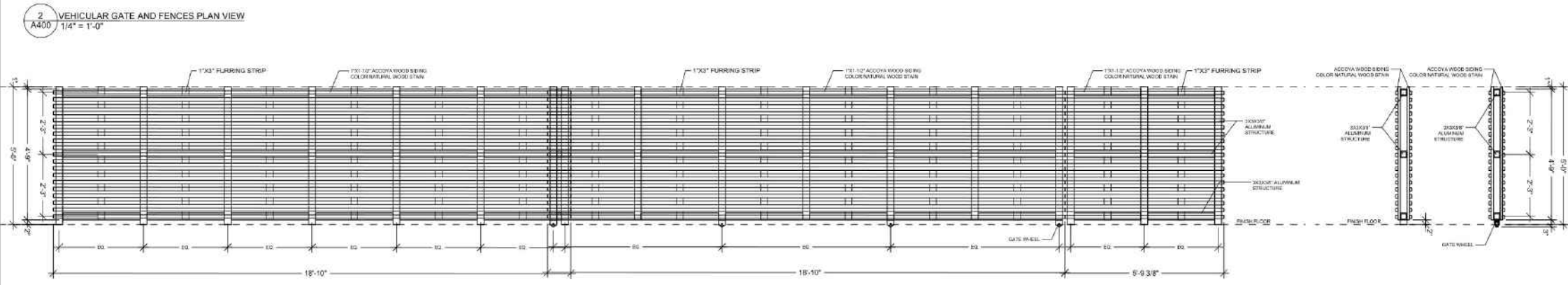
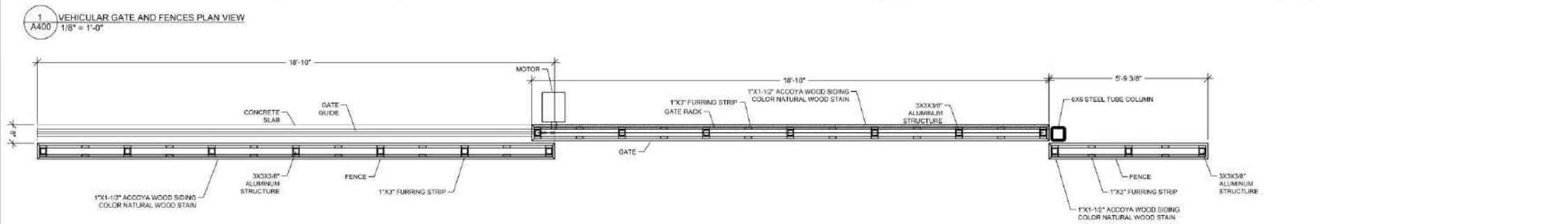


NORTH

HOUSE OF KIRSCHNER

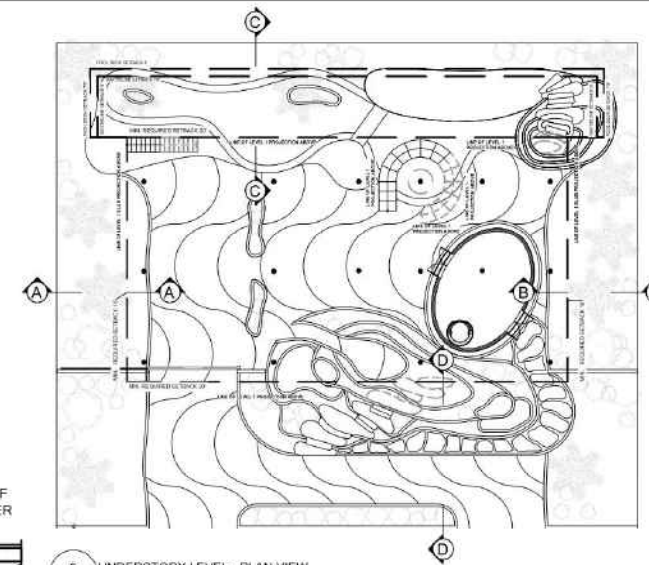
EXTERIOR ELEVATIONS LINE DRAWINGS



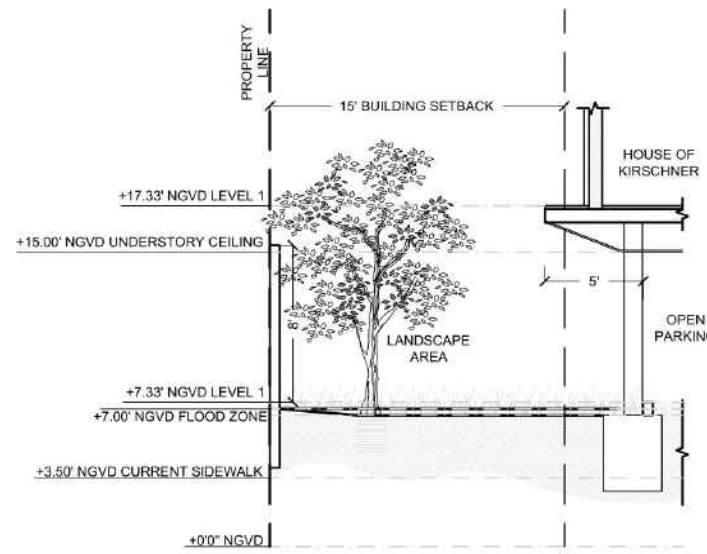


HOUSE OF KIRSCHNER

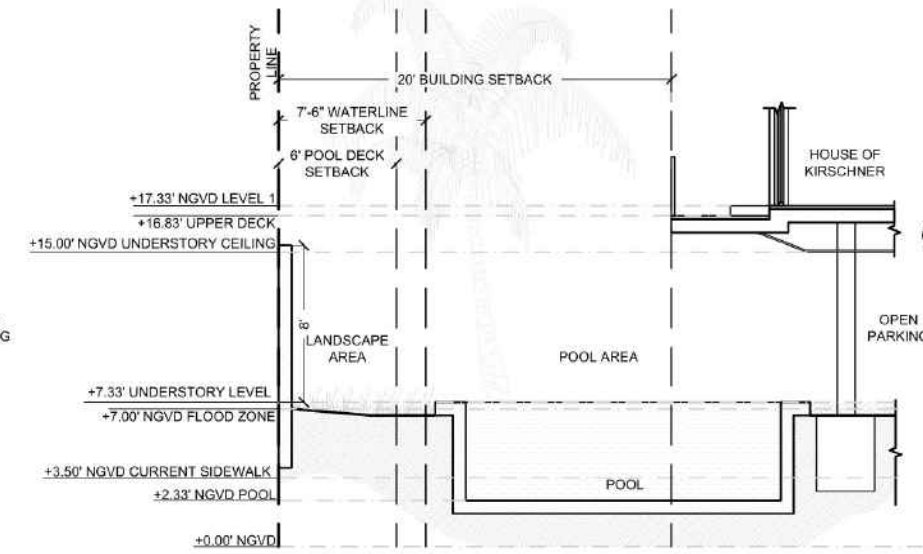
YARD SECTIONS



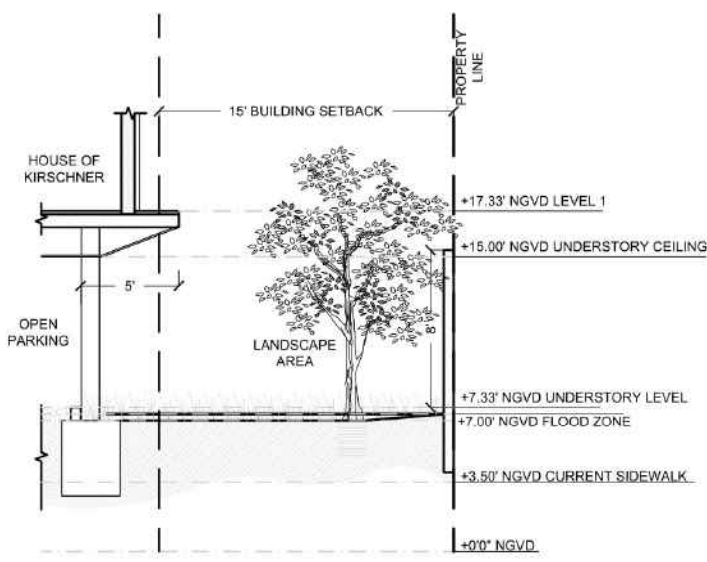
5 UNDERSTORY LEVEL - PLAN VIEW
A500 / 1/32" = 1'-0"



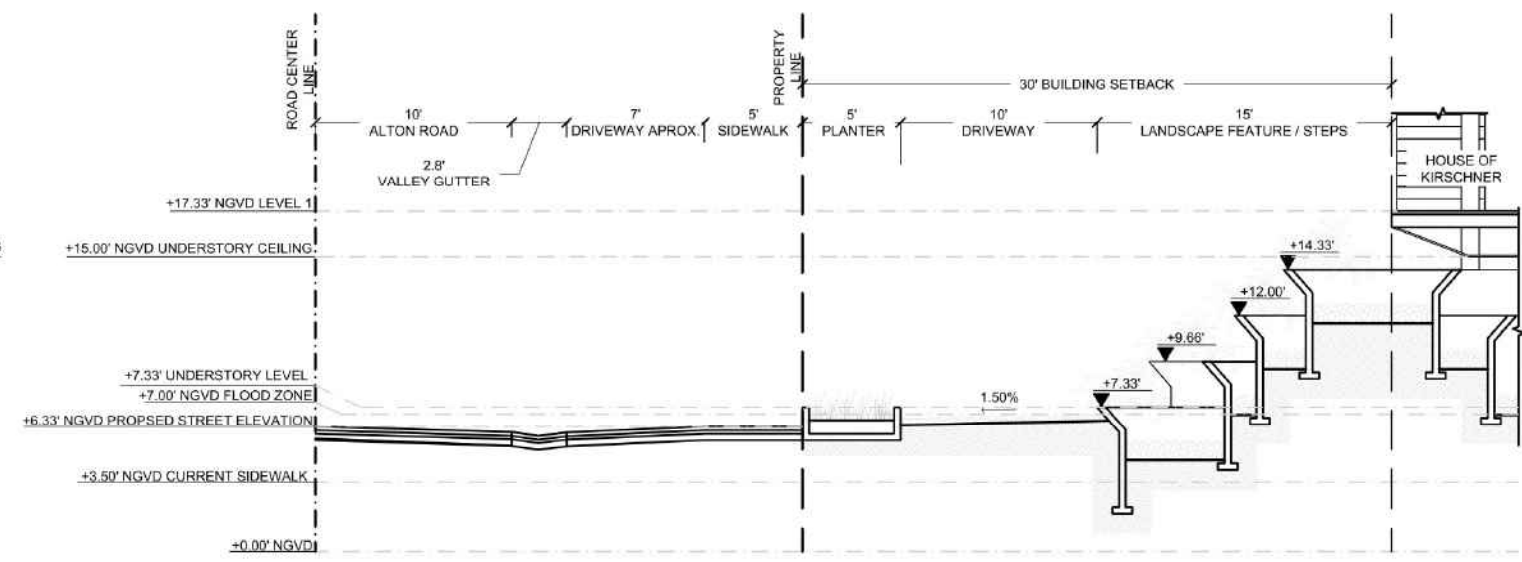
1 YARD SECTION A
A500 / 1/8" = 1'-0"



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"

SITE DATA

1. **PARCEL ID NUMBER:** 02-3222-011-1150
2. **EXISTING/PROPOSED SITE AREA:** 0.28 AC (12,000 SF)
3. **LAND USE:**
 EXISTING: VACANT RESIDENTIAL LOT
 PROPOSED: SINGLE FAMILY RESIDENTIAL
4. **ZONING:**
 PROPOSED: RS-4
5. **BUILDING HEIGHT:**
 MAXIMUM ALLOWED: FLAT ROOF - 24 FT ; SLOPED ROOF - 27 FT
 HEIGHT PROPOSED: 2 STORIES - FT
6. **PROPOSED BLDG:** SINGLE FAMILY RESIDENTIAL
7. **BUILDING SETBACKS:**

	REQUIRED	PROVIDED
• FRONT (ALTON ROAD)	30'	30'
• SIDE (WEST)	15'	15'
• SIDE (EAST)	15'	15'
• REAR (NORTH)	20'	20'
8. **LOT COVERAGE:**
 MAXIMUM LOT COVERAGE 30% OF SITE: (0.30 * 12,000) = 3,600 SF
 PROPOSED LOT COVERAGE 30% OF SITE: 3,600 SF - 500 SF (EXEMPTION)= 3,100 SF
9. **OPEN SPACE:**
 PROPOSED OPEN SPACE 8,900 SF

KEYNOTE LEGEND

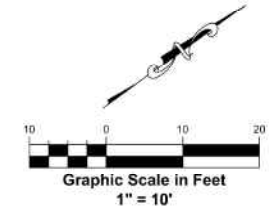
- 1 PROP. ENTRANCE / EXIT DOOR (REF. TO ARCH. PLANS)
- 2 PROP. 4" THICK CONCRETE SIDEWALK
- 3 PROP. LANDSCAPE (REF. TO LANDSCAPE PLANS)
- 4 PROP. FLARED DRIVEWAY
- 5 MATCH EXISTING EDGE OF PAVEMENT LINE AND GRADE
- 6 PROP. POOL (REF. TO ARCH. PLANS)
- 7 PROP. POOL DECK/DECK (REF. TO ARCH. PLANS)
- 8 PROP. WATER FEATURE (REF. TO ARCH. PLANS)
- 9 PROP. STEPS (REF. TO ARCH. PLANS)
- 10 LEVEL 1 SLAB PROJECTION ABOVE
- 11 EXIST. FENCE TO REMAIN
- 12 PROP. DRIVEWAY PAVERS (REF. TO ARCH. PLANS FOR FINISH)

HATCH LEGEND

- PROPOSED CONCRETE DRIVEWAY
- PROPOSED LANDSCAPE (SEE LANDSCAPE PLAN)
- PROPOSED PAVER/HARDSCAPE DRIVEWAY (SEE LANDSCAPE PLAN)

GENERAL SITE NOTES

1. FOR LEGAL DESCRIPTION, BOUNDARY INFO., AND BENCHMARK INFO. SEE SITE SURVEY SHEETS.
2. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE ALL CENTERLINE GEOMETRY TO ENSURE PROPOSED DIMENSIONS FIT EXISTING CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARISE.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
4. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN EXISTING CONDITIONS.
6. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL COUNTY REGULATIONS, CODES, AND O.S.H.A. STANDARDS.
7. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.



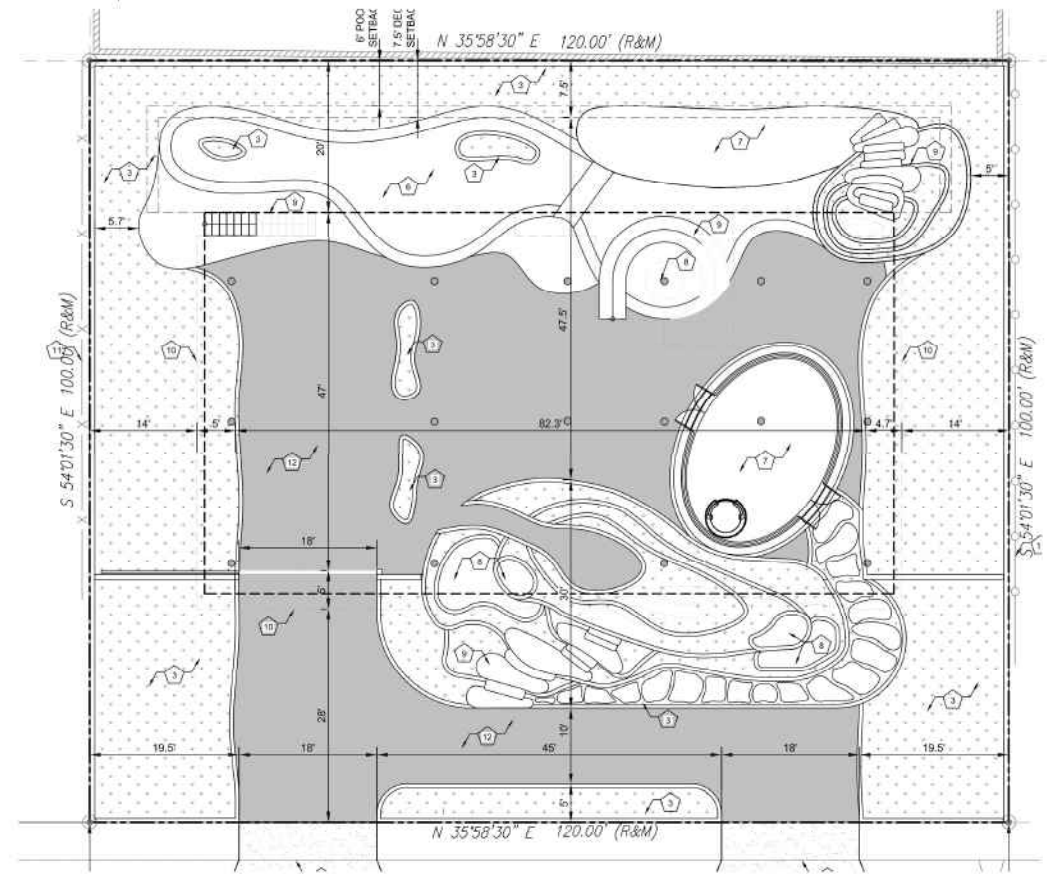
DESIGN

666 N.E. 125th STREET,
 SUITE 247
 NORTH MIAMI, FL 33161
 Phone: 305.720.2079
 C.O.A. 33221

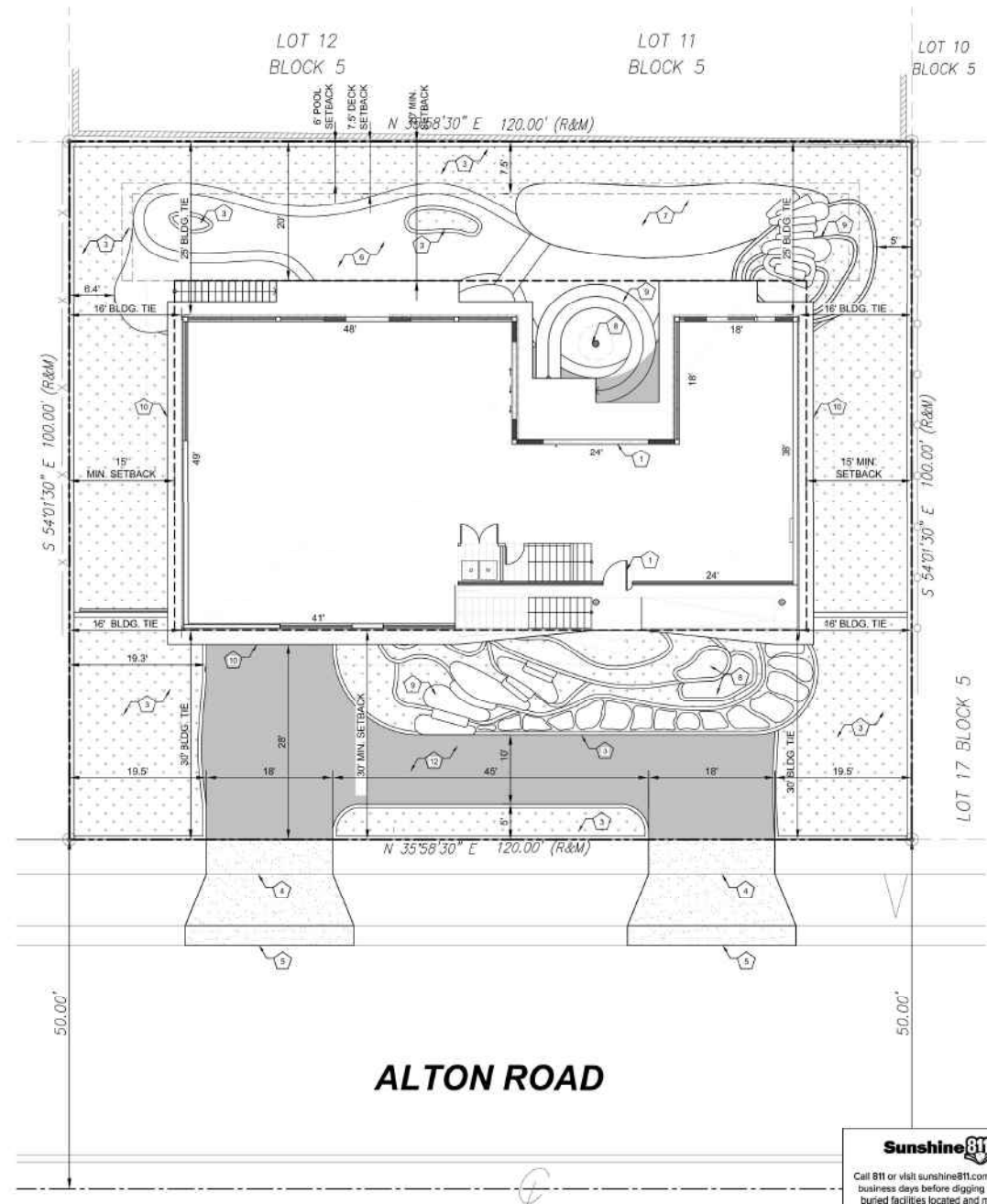
9/5/2023

This item has been digitally signed and sealed by Christopher P. Collins, P.E. on the date adjacent to the seal.

Printed copies of this document are not controlled signed and sealed and the signature must be verified on any electronic copies.



UNDERSTORY LEVEL
 SCALE: 1" = 10'



ALTON ROAD

Christopher Collins

Digitally signed by Christopher Collins
 Date: 2023.09.11 10:27:31 -04'00'

Revision	Date	Comment

Designed by:	C.P.C.
Drawn by:	S.G.C.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	N.T.S.
Date:	07/09/2023
Job No.:	M006

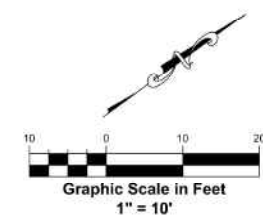
Plans for
HOUSE OF KIRSCHNER
 4410 ALTON ROAD
 MIAMI BEACH, FLORIDA

SITE PLAN

Sheet No.
C-4.0

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
 Check positive response codes before you dig!



DESIGN

666 N.E. 125th STREET,
SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221



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IMAGES/Redman.usd

**Christoph
er Collins**

Digitally signed
by Christopher
Collins
Date: 2023.09.11
10:26:53 -04'00'

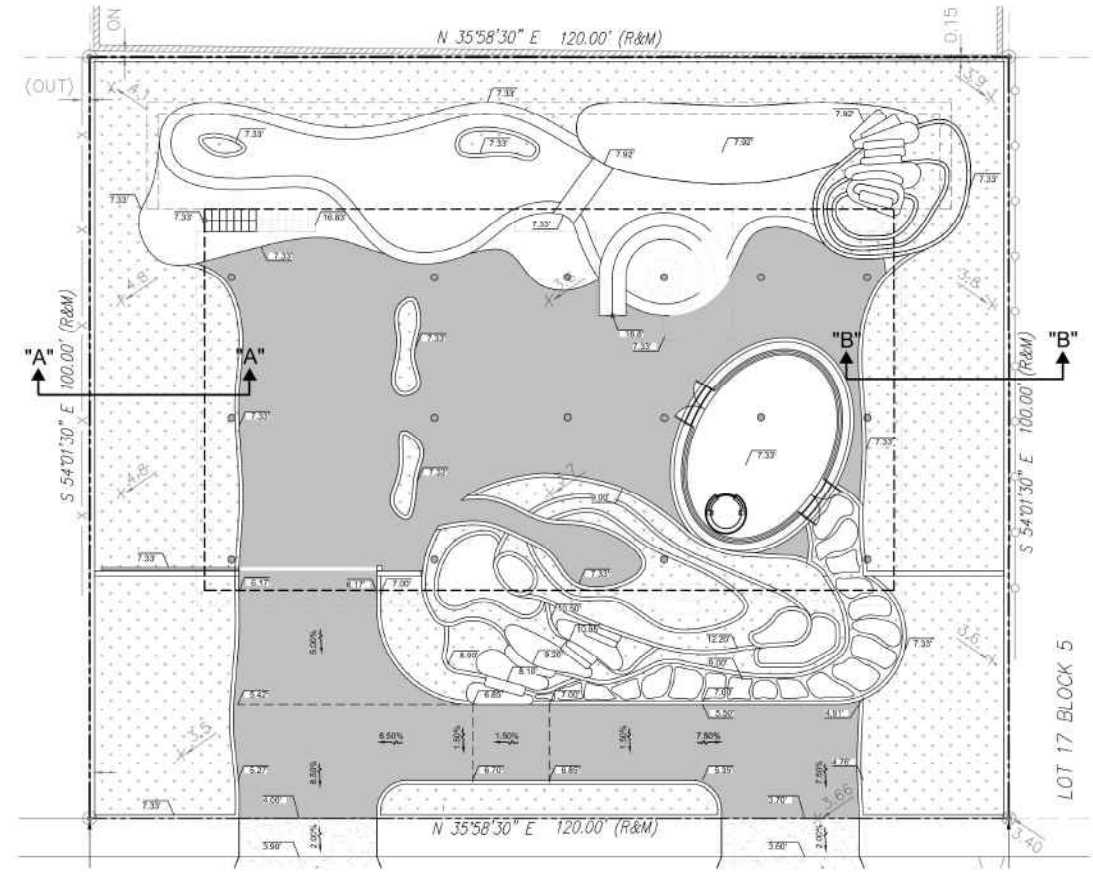
Revision	Date	Comment

Designed by:	C.P.C.
Drawn by:	S.G.C.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	N.T.S.
Date:	07/09/2023
Job No.:	M006
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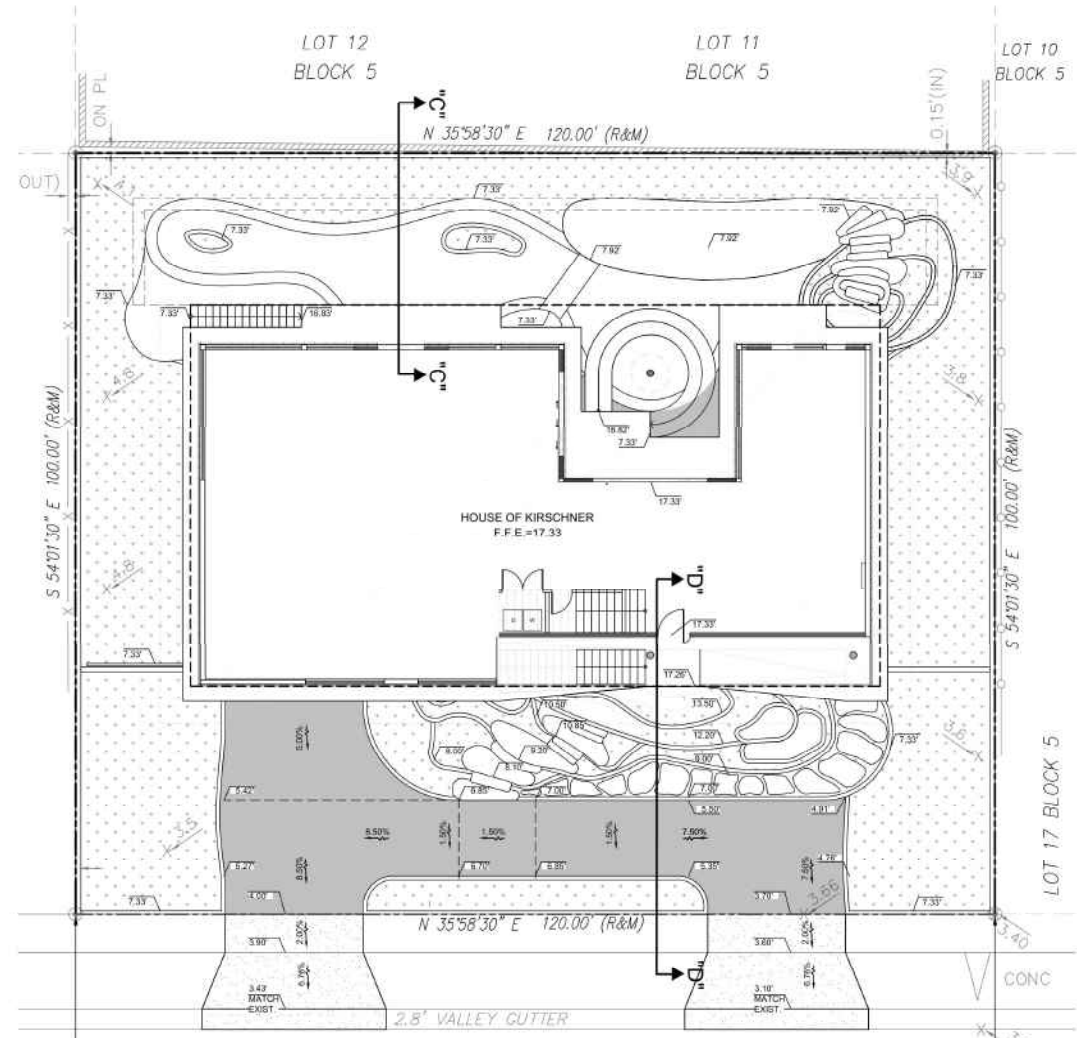
Plans for
HOUSE OF KIRSCHNER
4410 ALTON ROAD
MIAMI BEACH, FLORIDA

**GRADING AND
DRAINAGE PLAN**

Sheet No.
C-5.0



UNDERSTORY LEVEL
SCALE: 1" = 10'



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

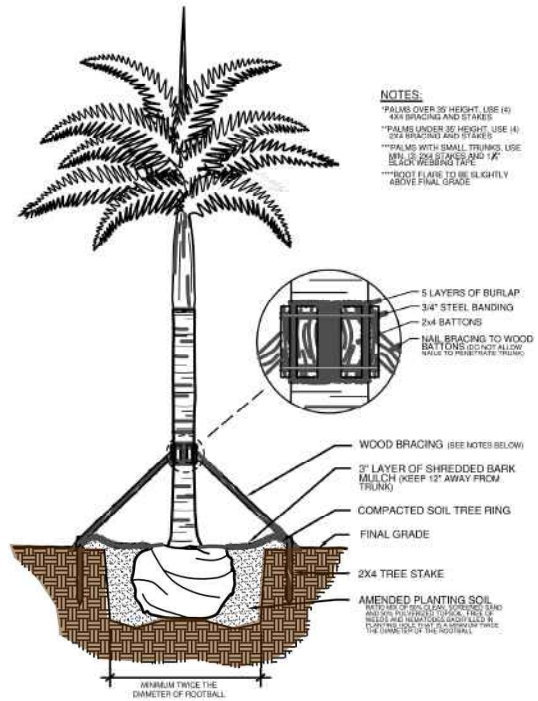
ALTON ROAD

0.6' CURB
MEDIAN

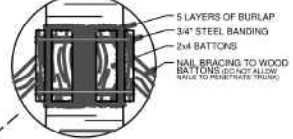
NOTE
- B.M. USED: D-157-R
- ELEVATION: 4.93
(N.G.V.D. 1929)
- VERTICAL DATUM
SHOWN: N.G.V.D. 1929



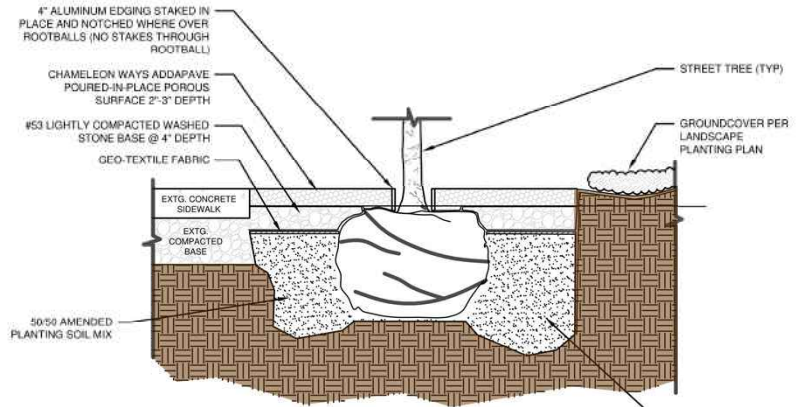
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NOTES:
 *PALMS OVER 35' HEIGHT, USE (H) 4" X 4" BRACING AND STAKES
 *PALMS UNDER 35' HEIGHT, USE (A) 2" X 2" BRACING AND STAKES
 *PALMS WITH SMALL TRUNKS, USE (M) 1/2" X 2" STAKES AND 1" BLACK WEEDING TAPE
 **ROOT FLARE TO BE SLIGHTLY ABOVE FINAL GRADE

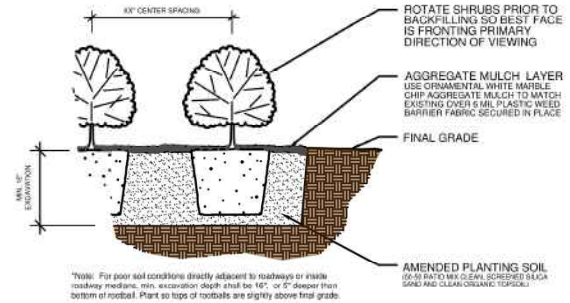


1 PALM PLANTING DETAIL
SECTION N.T.S.

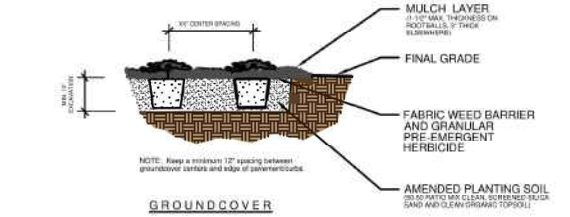


NOTES:
 1. VERIFY 4' X 4' AT-GRADE PERVIOUS PLANTERS ARE CLEAR OF HARDSCAPE AS SCALED ON LANDSCAPE PLANTING PLAN AND SITE PLAN TO PREPARE FOR ADDAPAVE POROUS GRATE INSTALLATION. PLANTER DIMENSIONS WILL BEGIN AT EDGE OF EXISTING WALK FOR EACH STREET TREE, CENTER AS SHOWN ON PLANS.
 2. 1/2" X 4" BLACK POWDER COATED STEEL EDGING TO BE PROVIDED AT ALL ADDAPAVE EDGE CONDITIONS STAKED IN PLACE. WHERE EDGING TRAVERSES OVER TREE ROOTBALLS PLACE A BIO-DEGRADABLE SPACER BETWEEN EDGE OF TRUNKS AND STEEL EDGING TO PREVENT BOWING AND CONTINUE STAKES BEYOND ROOTBALL EDGES.
 3. GRAPHIC DETAIL IS FOR ILLUSTRATION PURPOSES ONLY; DO NOT SCALE THIS GRAPHIC FOR CONSTRUCTION.
 4. POROUS AGGREGATE SURFACING TO BE ADDAPAVE TP RESIN BOUND POROUS SURFACING CONSISTING OF AGGREGATE FULLY COATED WITH TWO-PART CHEMICALLY CURING, UV STABLE, FLEXIBLE, CRYSTAL CLEAR RESIN, HAND FINISHED BY TROWEL AS SUPPLIED BY:
 CHAMELEON WAYS, INC., P.O. BOX 387, CENTER VALLEY, PA 16834
 TEL: 877-426-5687 FAX: 610-757-4654
 email: info@chameleonways.com
 INSTALLATION TO BE COMPLETED BY AN AUTHORIZED CHAMELEON WAYS, INC. APPLICATOR

2 ADDAPAVE POROUS PAVEMENT DETAIL
SECTION N.T.S.

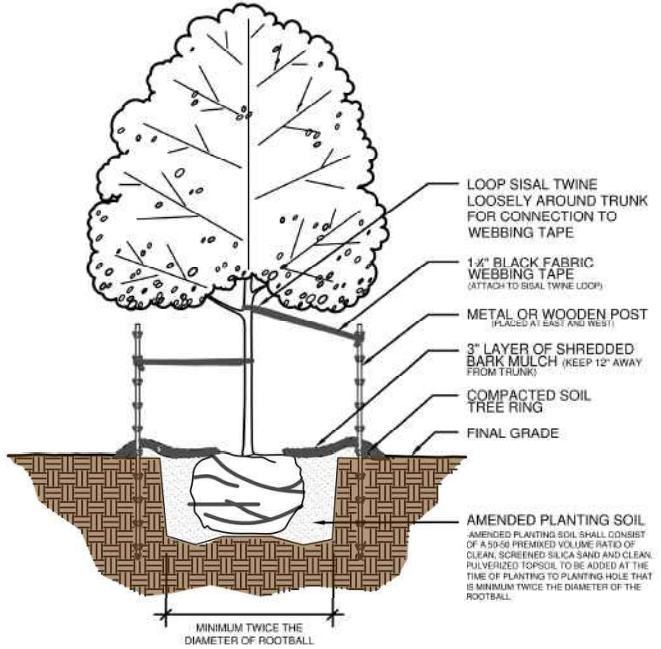


*Note: For poor soil conditions directly adjacent to roadways or inside roadway medians, min. excavation depth shall be 10", or 5" deeper than bottom of rootball. Plant on tops of rootballs are slightly above final grade.

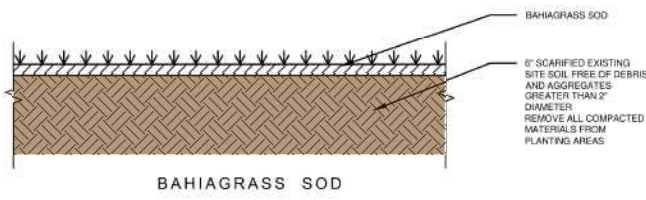


NOTE: Keep a minimum 12" spacing between groundcover centers and edge of pavement/curb.

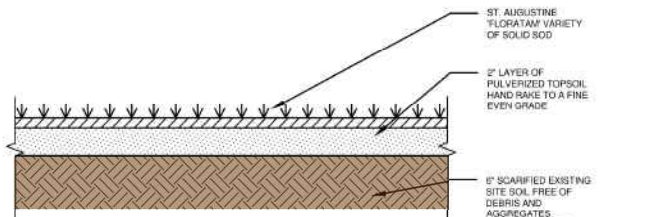
3 SHRUB/GROUNDCOVER PLANTING DETAIL
SECTION N.T.S.



4 TREE PLANTING DETAIL
SECTION N.T.S.



BAHIAGRASS SOD



ST. AUGUSTINE 'FLORATAM' SOD

5 SOD PLANTING DETAIL
SECTION N.T.S.

William Dale Bryant
 Digitally signed by William Dale Bryant, o=Green Earth Landscape Architecture, LLC, ou=L66666943, email=dale.bryant@greenearthna.com, c=US
 Date: 2023.09.11 10:28:40 -0400

GREEN EARTH
 LANDSCAPE ARCHITECTURE, LLC
 4110 Alton Road
 Miami Beach, FL
 MIAMI-DADE COUNTY, FLORIDA

HOUSE OF KIRSCHNER
 4110 Alton Road
 Miami Beach, FL

PROJECT # 23-105
 DATE 09-11-23
 SCALE AS NOTED
 DESIGNED BY WDB
 DRAWN BY WDB
 CHECKED BY WDB

PROJECT # DATE SCALE DESIGNED BY DRAWN BY CHECKED BY

REVISIONS

NO. DATE BY

SHEET NUMBER: L-201

We understand that **change** is the essence of our era.

We aim to **transform** the ways we see and do.

We believe in **building a better quality of human life**, bringing improvement to urban life, and in responsibly and consciously increasing economic profitability.

We believe in **ethics** as a platform for thought and action.

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HOUSE OF KIRSCHNER

PLANT MATERIALS EXHIBIT

GROUND LEVEL TREES & PALMS



PARADISE TREE



SILVER BUTTWOOD TREE



SPANISH STOPPER



FLORIDA ROYAL PALM

HOUSE OF KIRSCHNER

PLANT MATERIALS EXHIBIT

GROUND LEVEL TREES & PALMS



*WEeping YAUPON
HOLLY*



*SYLVESTER DATE
PALM*



SPINDLE PALM



PYGMY DATE PALM



HOUSE OF KIRSCHNER

PLANT MATERIALS EXHIBIT

GROUND LEVEL LANDSCAPING



*DWARF LITTLELEAF
CLUSIA*



VARIEGATED SHELL GINGER



MUHLY GRASS



WILD COFFEE



HOUSE OF KIRSCHNER

PLANT MATERIALS EXHIBIT

GROUND LEVEL LANDSCAPING



BLACK MAGIC TI PLANT



LIRIOPE



DWARF MONDO GRASS



YELLOW CANNA LILY



HOUSE OF KIRSCHNER

PLANT MATERIALS EXHIBIT

GROUND LEVEL LANDSCAPING



BLUE VIOLET



BOG (BLUE SPIKE) SAGE



REED STEM ORCHID



'RAPHAEL' DWARF BROMELIAD



HOUSE OF KIRSCHNER

PLANT MATERIALS EXHIBIT

INTERIOR LEVELS LANDSCAPING



LICUALA PALM



PONYTAIL PALM



FIDDLELEAF FIG



SWISS CHEESE PLANT
(*Monstera adonsonii*)



LADY PALM

HOUSE OF KIRSCHNER

PLANT MATERIALS EXHIBIT

INTERIOR LEVELS LANDSCAPING



ANTHURIUM



WANDERING JEW



HOLLY FERN



LOBSTER CLAW

HOUSE OF KIRSCHNER

PLANT MATERIALS EXHIBIT

INTERIOR LEVELS LANDSCAPING



GOLDEN POTHOS



DWARF PEACE LILY



KAFFIR LILY



KAFFIR LILY



HOUSE OF KIRSCHNER

PLANT MATERIALS EXHIBIT

ROOF LEVEL LANDSCAPING



PYGMY DATE PALM



*STIFF BOTTLEBRUSH
TREE*



FIRECRACKER PLANT

