

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.

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Suite 1006. Miami, FL 33180
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DATE: 09/11/2023



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.

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



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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

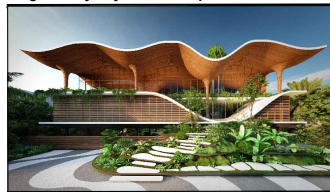
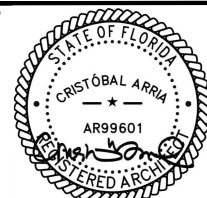
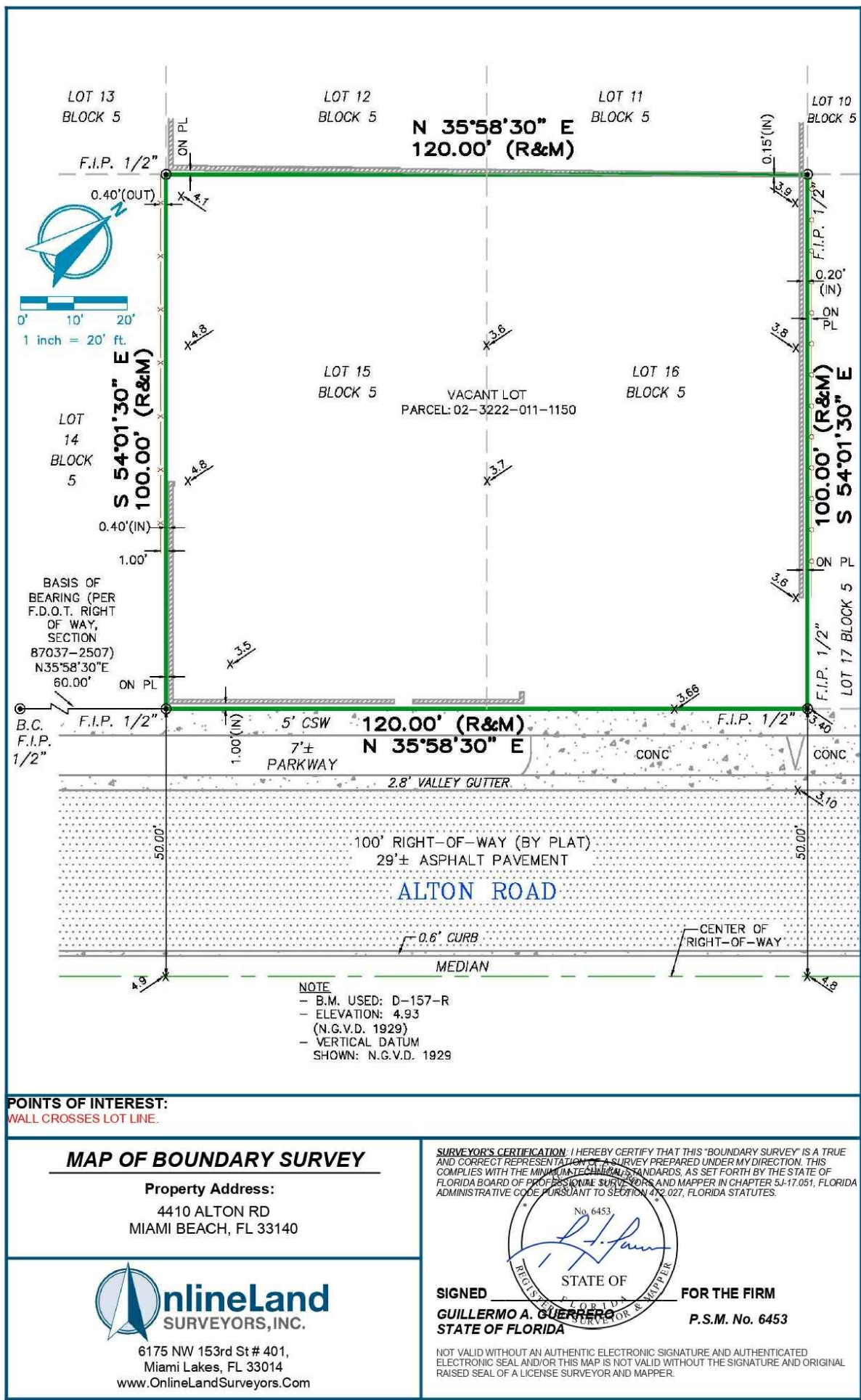
Date 09-11-2023

Approved by NMD NOMADAS

Scale -

Drawing Number

A001



ISSUE	DATE
BOARD APPLICATION	06-20-2023
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REVISION SCHEDULE

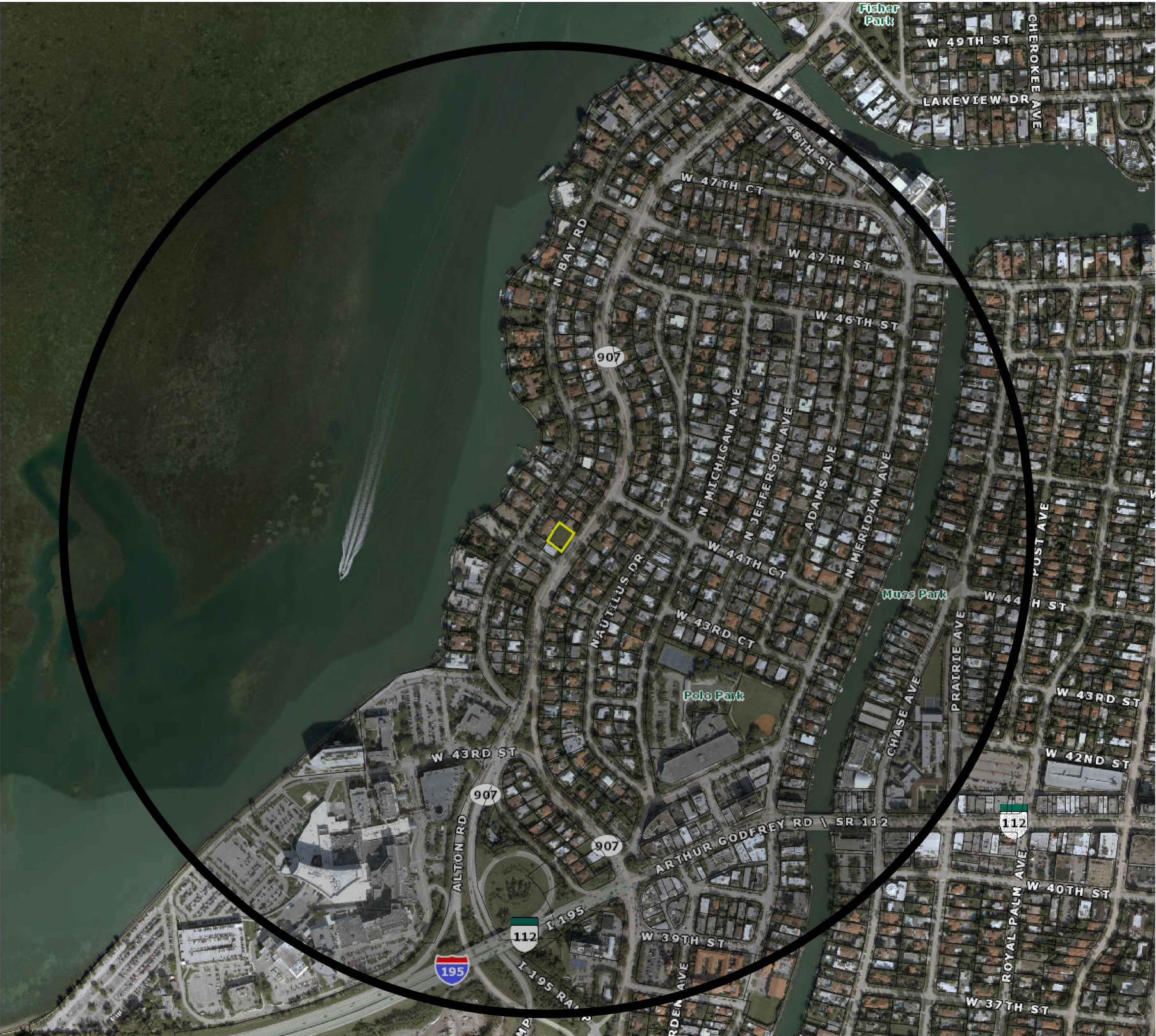
MARK	DESCRIPTION	DATE

Drawing Title

SURVEY

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

A002



1
A003

CONTEXT LOCATION PLAN - 1/2 MILE RADIUS



2
A003

LOCATION MAP

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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
A004 KEY DIRECTIONAL PLAN

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KEY DIRECTIONAL PLAN

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

Drawing Number

A004



1
A005 VIEW 1



2
A005 VIEW 2



3
A005 VIEW 3



4
A005 VIEW 4

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Drawing Title

LOT PHOTOGRAPHS

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

Scale -

Drawing Number

A005



1
A006 VIEW 1



2
A006 VIEW 2



3
A006 VIEW 3



4
A006 VIEW 4

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Drawing Title

LOT PHOTOGRAPHS

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

Scale -

Drawing Number

A006



1
A007 VIEW 1



2
A007 VIEW 2



3
A007 VIEW 3



4
A007 VIEW 4

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Drawing Title

CONTEXTUAL PHOTOGRAPHS

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

Drawing Number

A007



1
A008 VIEW 1



2
A008 VIEW 2



3
A008 VIEW 3



4
A008 VIEW 4

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Drawing Title

CONTEXTUAL PHOTOGRAPHS

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

Scale -

Drawing Number

A008

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1
A009 VIEW 1



2
A009 VIEW 2



3
A009 VIEW 3

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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

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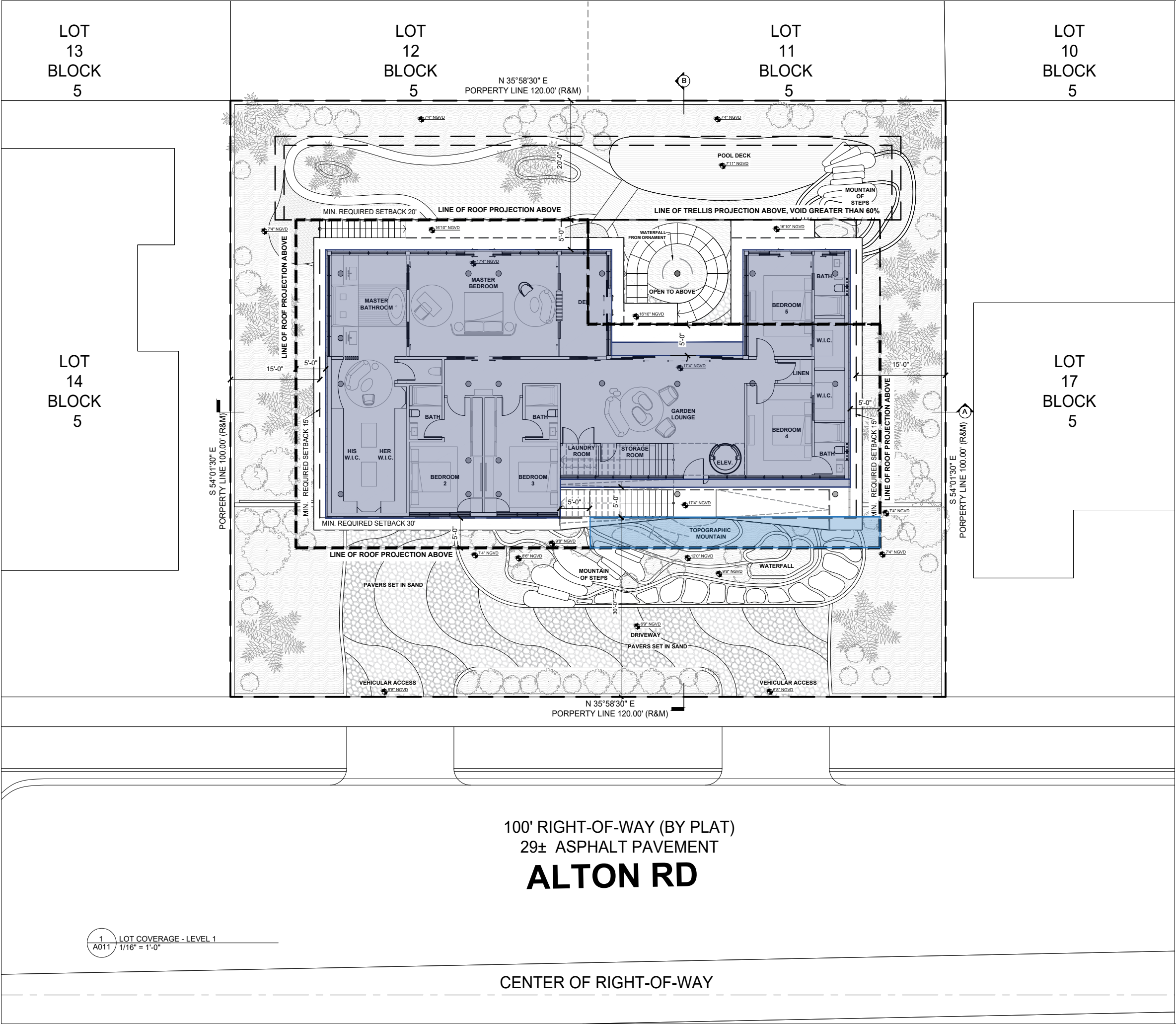
Drawing Title

CONTEXTUAL PHOTOGRAPHS

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

Drawing Number

A010



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%)

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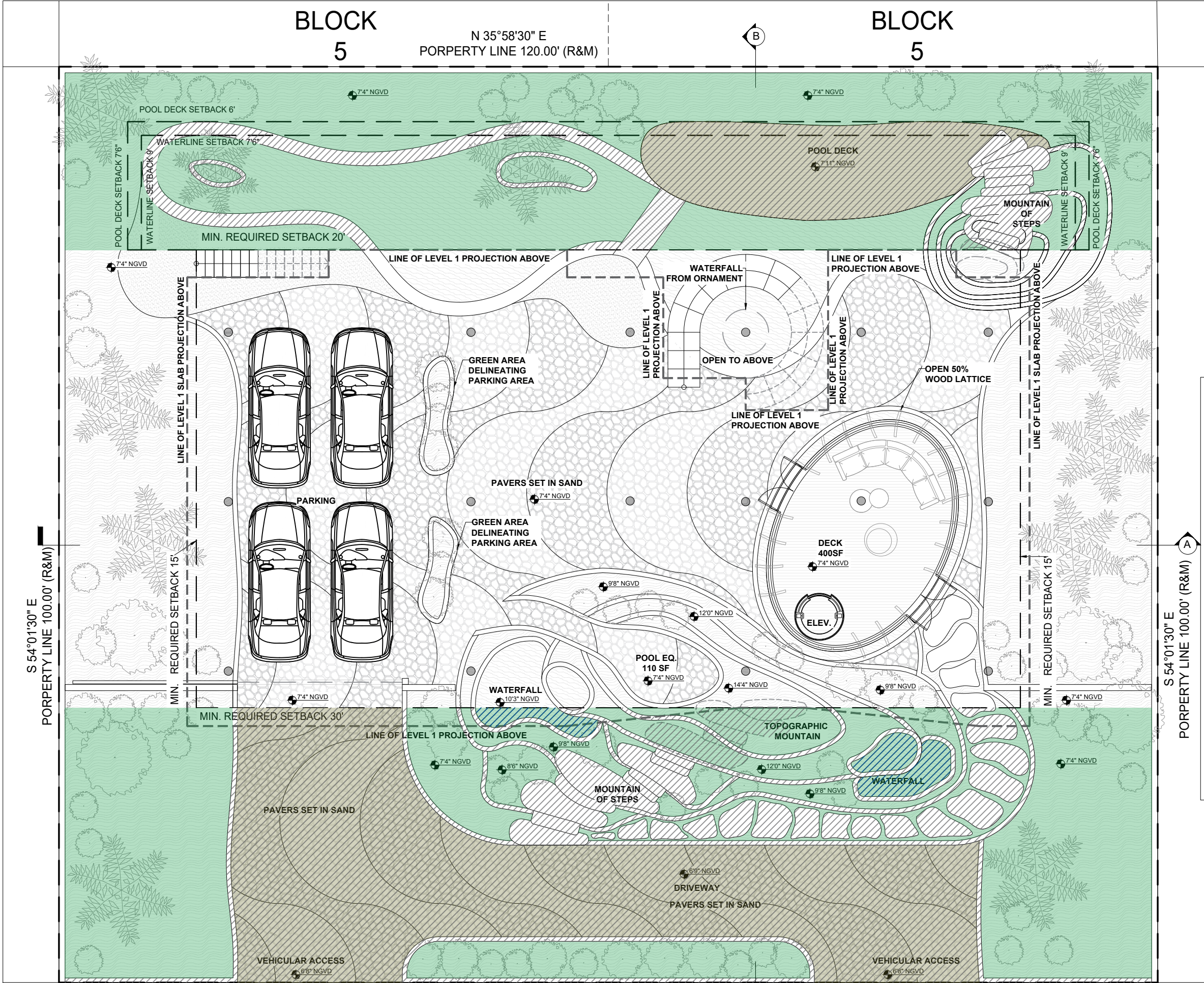
Drawing Title
AREA DIAGRAMS - LOT COVERAGE

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

Drawing Number

A011

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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%)

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STATE OF FLORIDA

CRISTÓBAL ARRA

AR99601

REGISTERED ARCHITECT

DATE: 09/11/23

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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

A012

OPEN SPACES - UNDERSTORY LEVEL

1/16" = 1'-0"

N 35°58'30" E

PORPERTY LINE 120.00' (R&M)

S 54°01'30" E

PORPERTY LINE 100.00' (R&M)

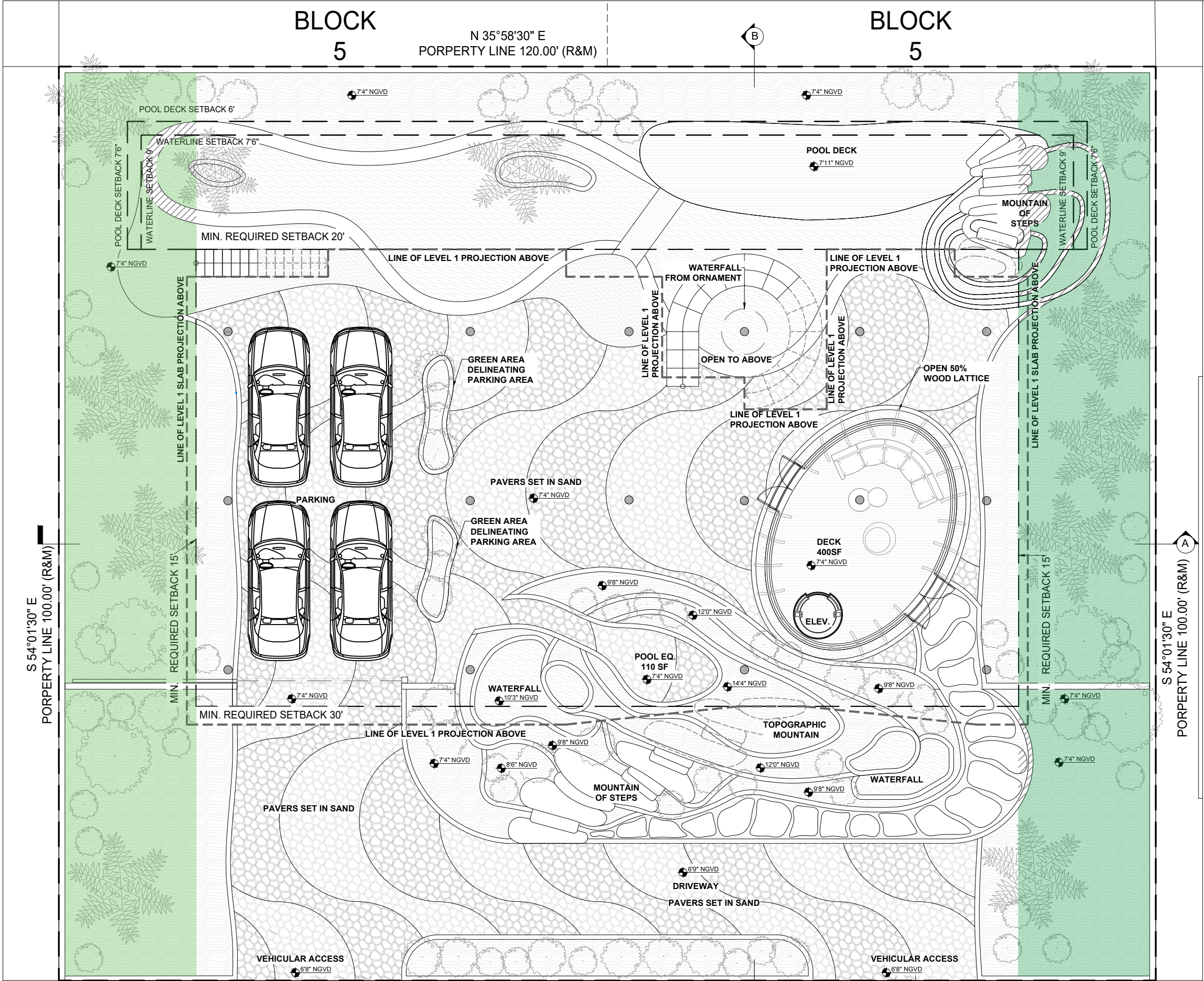
S 54°01'30" E

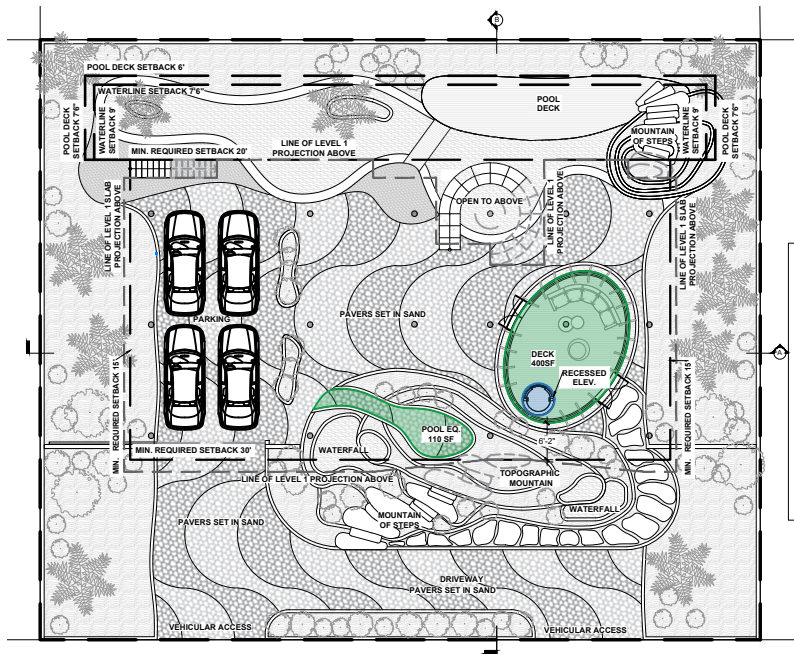
PORPERTY LINE 100.00' (R&M)

N 35°58'30" E

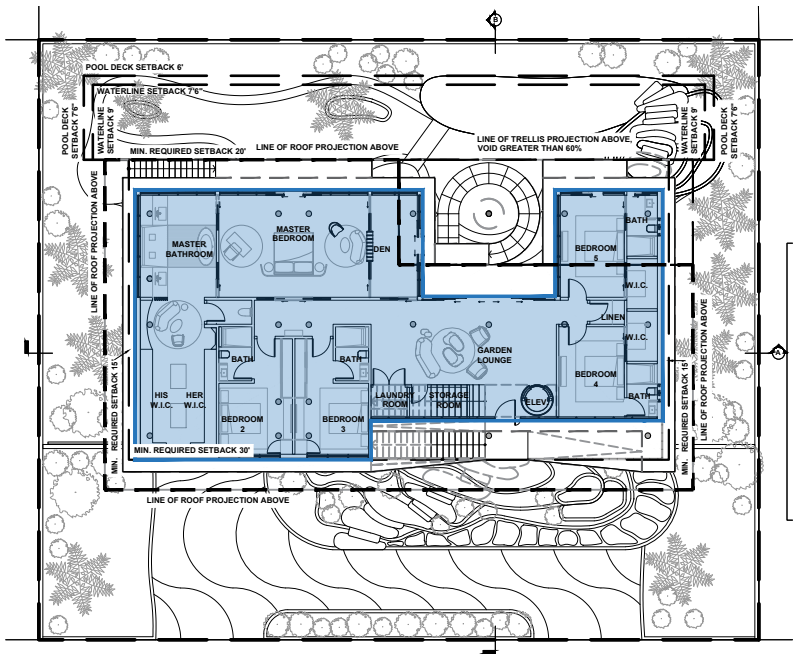
PORPERTY LINE 120.00' (R&M)

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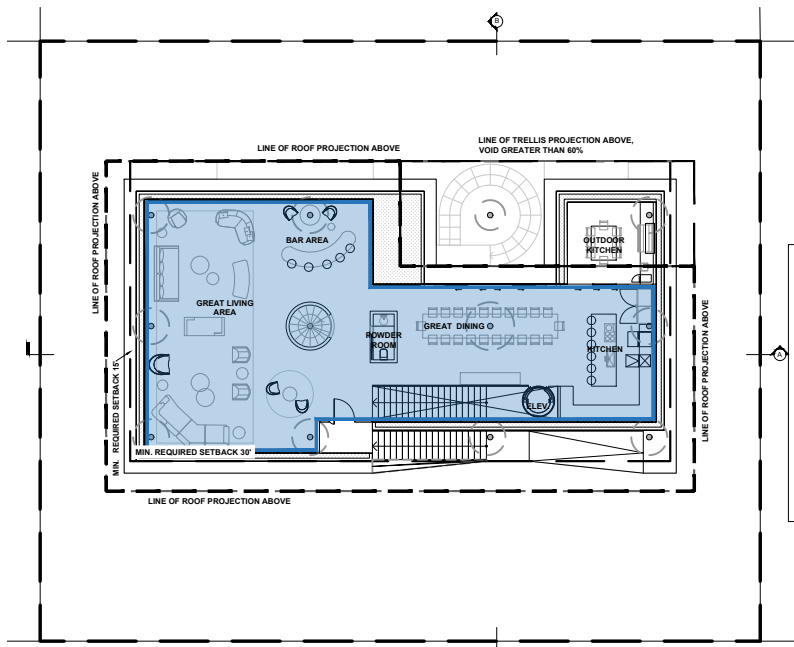




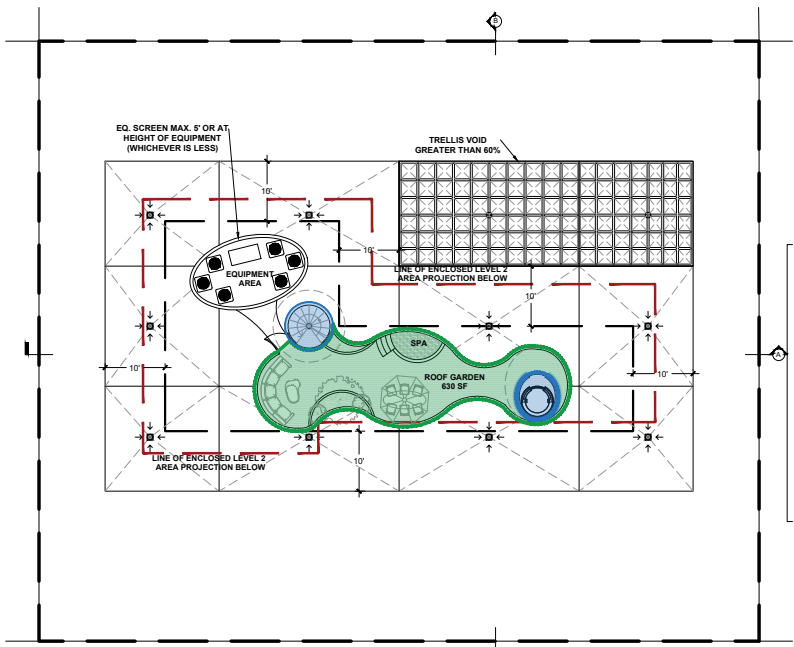
<div><div>1</div><div>A014</div></div>	UNIT SIZE - UNDERSTORY LEVEL		<div><div></div><div>NON A/C AREA DECK POOL EQ.</div></div>	377 SF 110 SF
	1/32" = 1'-0"			
			<div><div></div><div>A/C AREA ELEVATOR</div></div>	23 SF
TOTAL				510 SF



<div><div>2</div><div>A014</div></div>	UNIT SIZE - LEVEL 1		<div><div></div><div>A/C AREA</div></div>	3,253 SF
	1/32" = 1'-0"			
TOTAL		510 SF		



<div><div>3</div><div>A014</div></div>	UNIT SIZE - LEVEL 2		<div><div></div><div>A/C AREA</div></div>	2,527 SF
	1/32" = 1'-0"			
TOTAL				



<div><div>4</div><div>A014</div></div>	UNIT SIZE - ROOF LEVEL				
	1/32" = 1'-0"				
			<div><div></div></div>	NON A/C AREA ROOF GARDEN	536 SF
			<div><div></div></div>	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
-----------	--------

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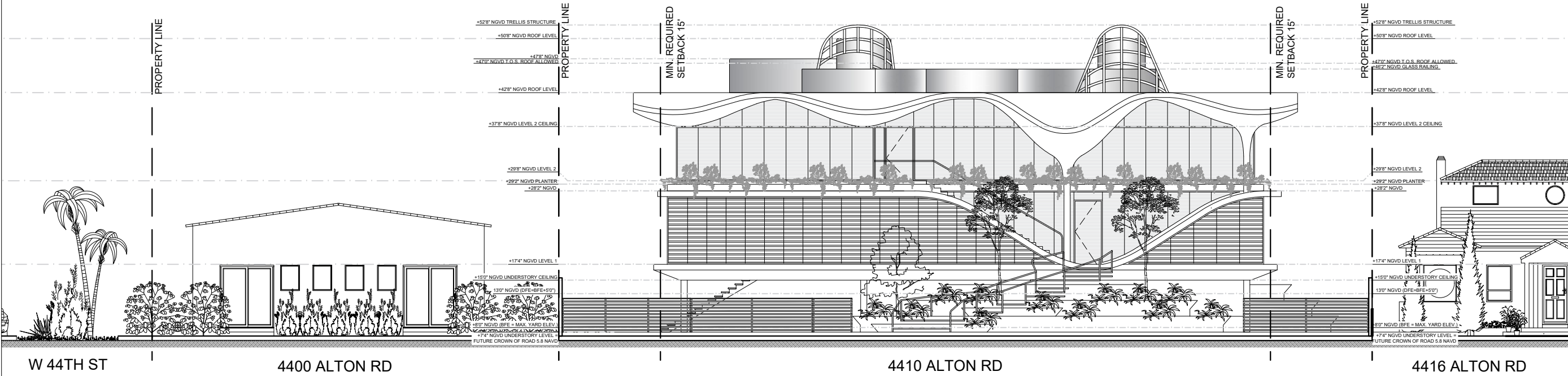
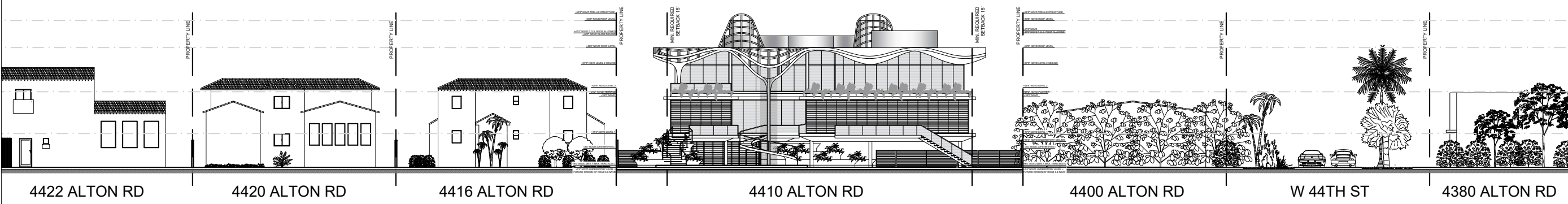
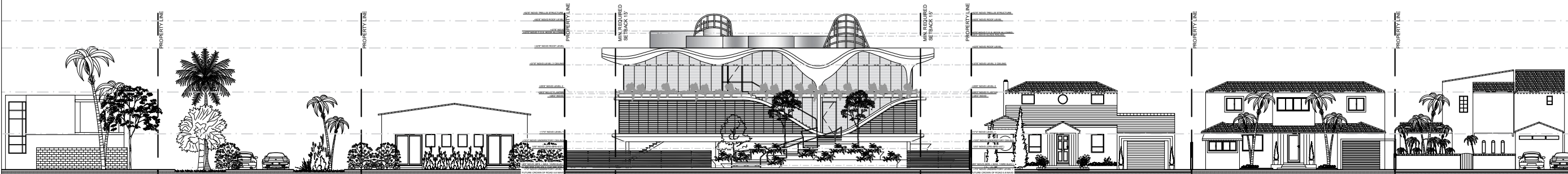
AREA DIAGRAMS -
UNIT SIZE

Client Name	Mauricio Rivera
Project Number	2227
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Scale	1/32" = 1'-0"

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A014

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ISSUE	DATE
BOARD APPLICATION	06-20-2023
FINAL APPLICATION	09-11-2023

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	-



1
A016

SOUTHEAST VIEW

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

A016