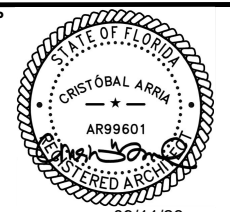




1 A017 SOUTHWEST VIEW

STAMP



DATE: 09/11/23

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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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Project North

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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 *-*

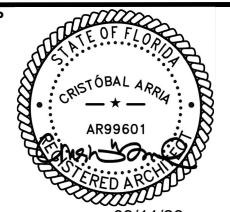
Drawing Number

**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

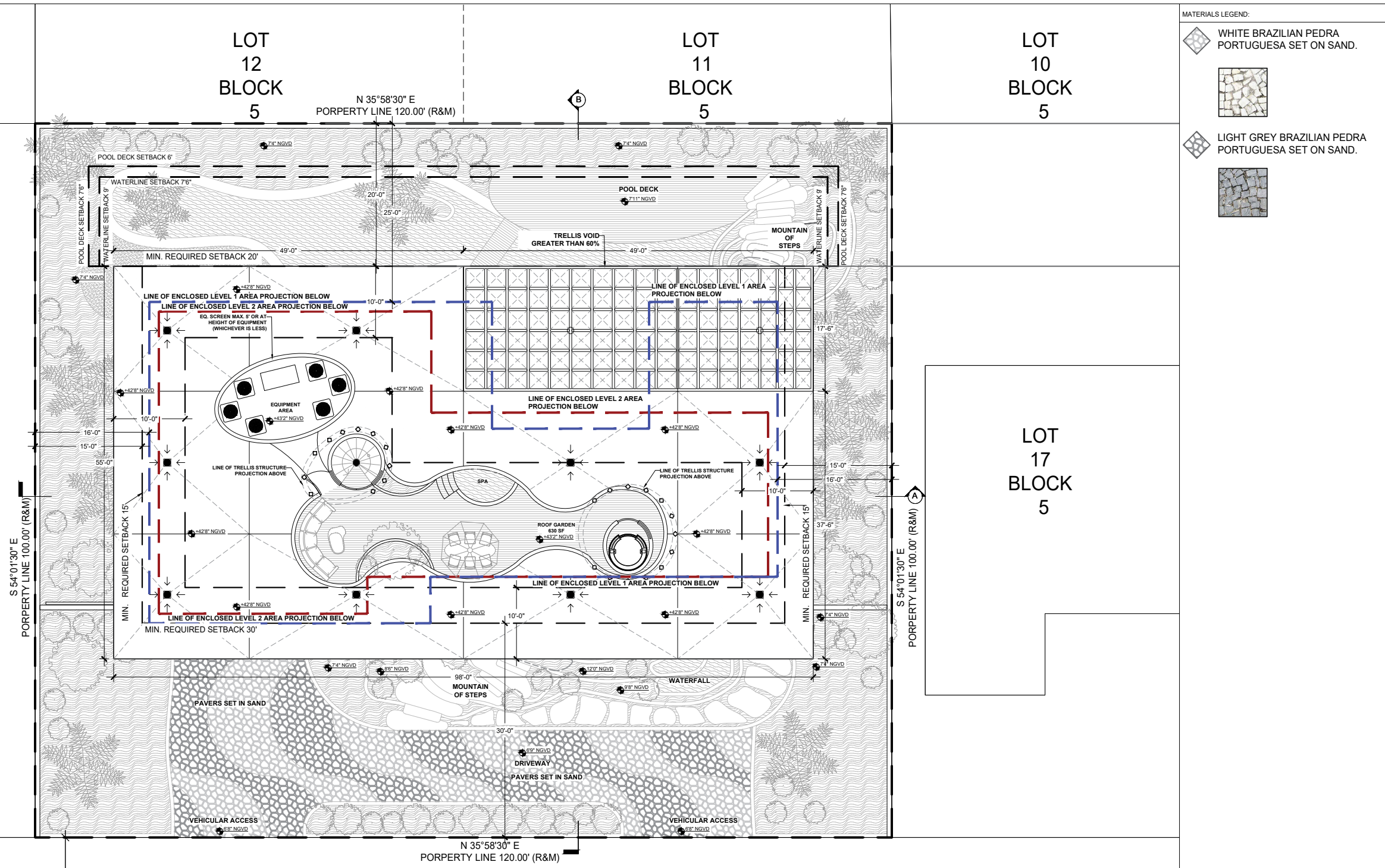
LOT 12  
BLOCK 5

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.

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

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**REVISION SCHEDULE**

MARK	DESCRIPTION	DATE

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 LOCATION APPLICABLE ZONE FEMA ZONE	ALTON RD 4410 ALTON RD, MIAMI BEACH, FL 33140 RS-4 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	FT
LOT DEPTH (MIN.)		100	FT
LOT COVERAGE FOR A 2-STORY HOME (MAX.) (30% OF LOT AREA)	3,600	3,600 (50%)	SQFT
<b>HEIGHTS</b>			
BUILDING HEIGHT SLOPED ROOFS WITH UNDERSTORY (MAX.)	34	27.16	FT
<b>SETBACKS</b>			
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
<b>ELEVATIONS</b>			
MAX. YARD ELEVATION	8	7.33	NA.V.D. FT(N.G.V.D. FT)
<b>ROOF DECKS</b>			
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
<b>HEIGHT EXCEPTIONS ABOVE THE ROOFLINE</b>			
MAX. HEIGHT	10	10	FT
<b>OPEN SPACES (SODDED OR LANDSCAPING PERVIOUS)</b>			
FRONT YARD MIN.	50%	2393 (66.45)%	SQFT
REAR YARD MIN.	70%	1833 (76)%	SQFT

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

STAMP



DATE:

09/11/23

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Project North

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REVISION SCHEDULE

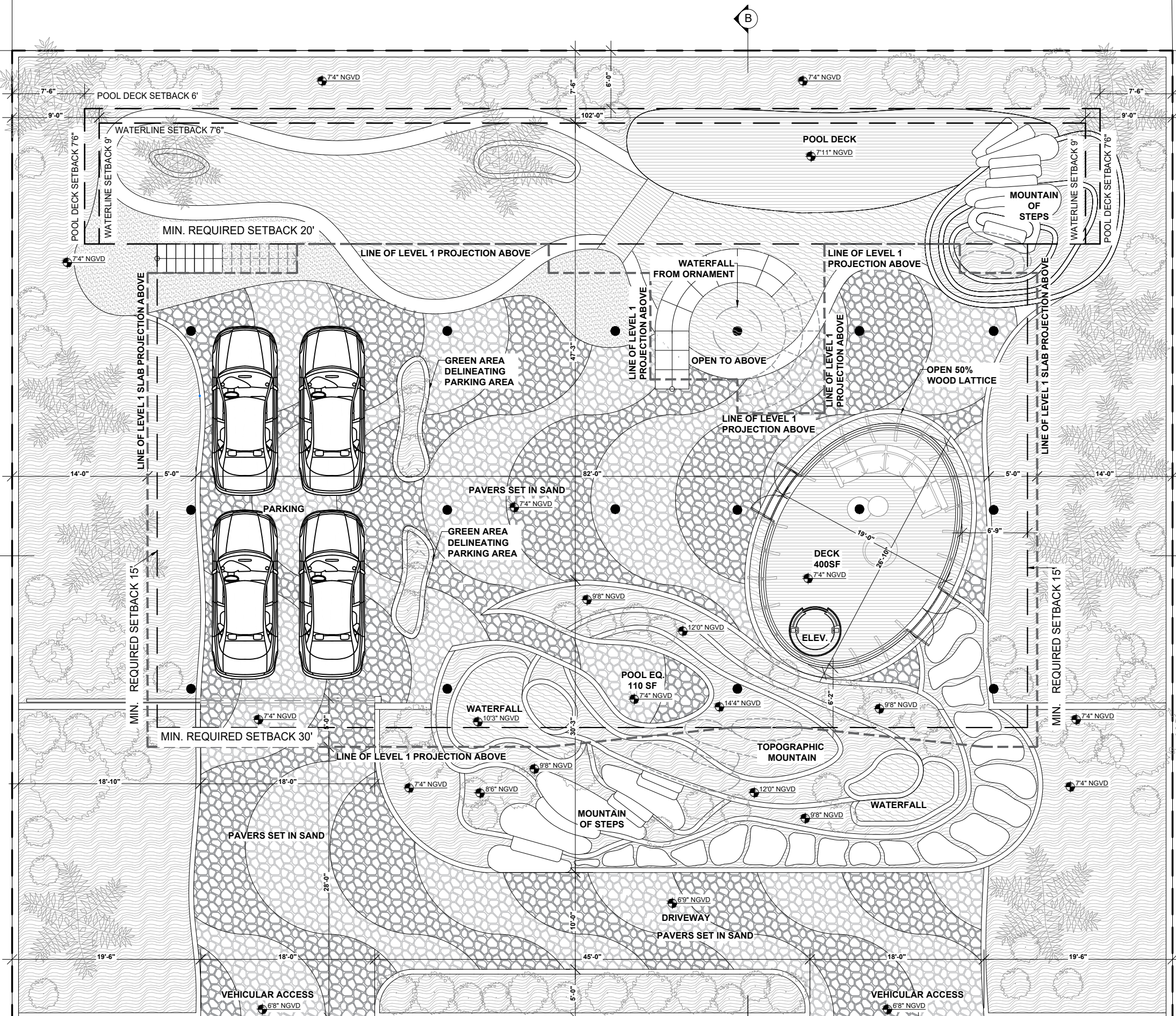
MARK	DESCRIPTION	DATE

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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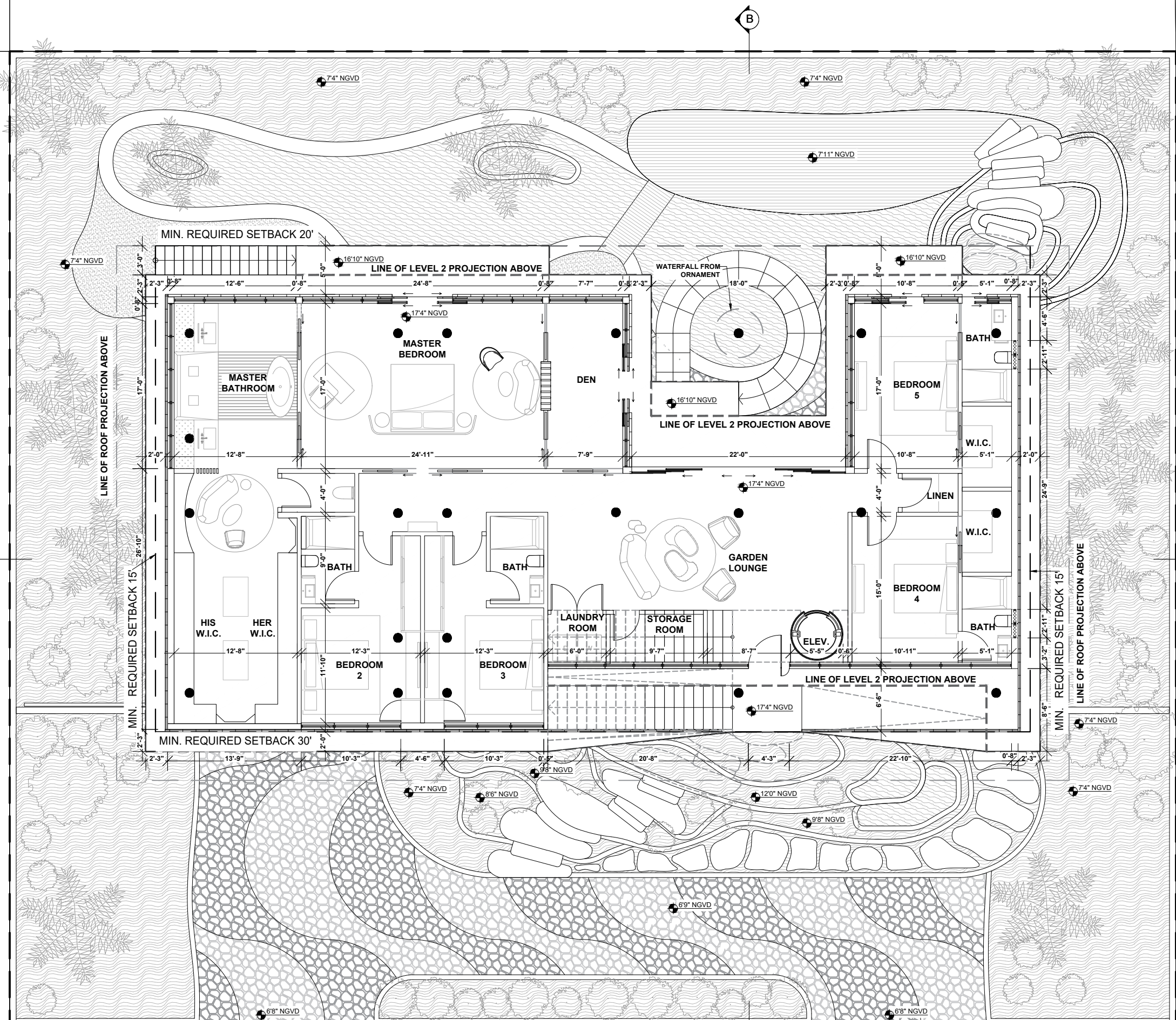
MARK	DESCRIPTION	DATE

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**



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

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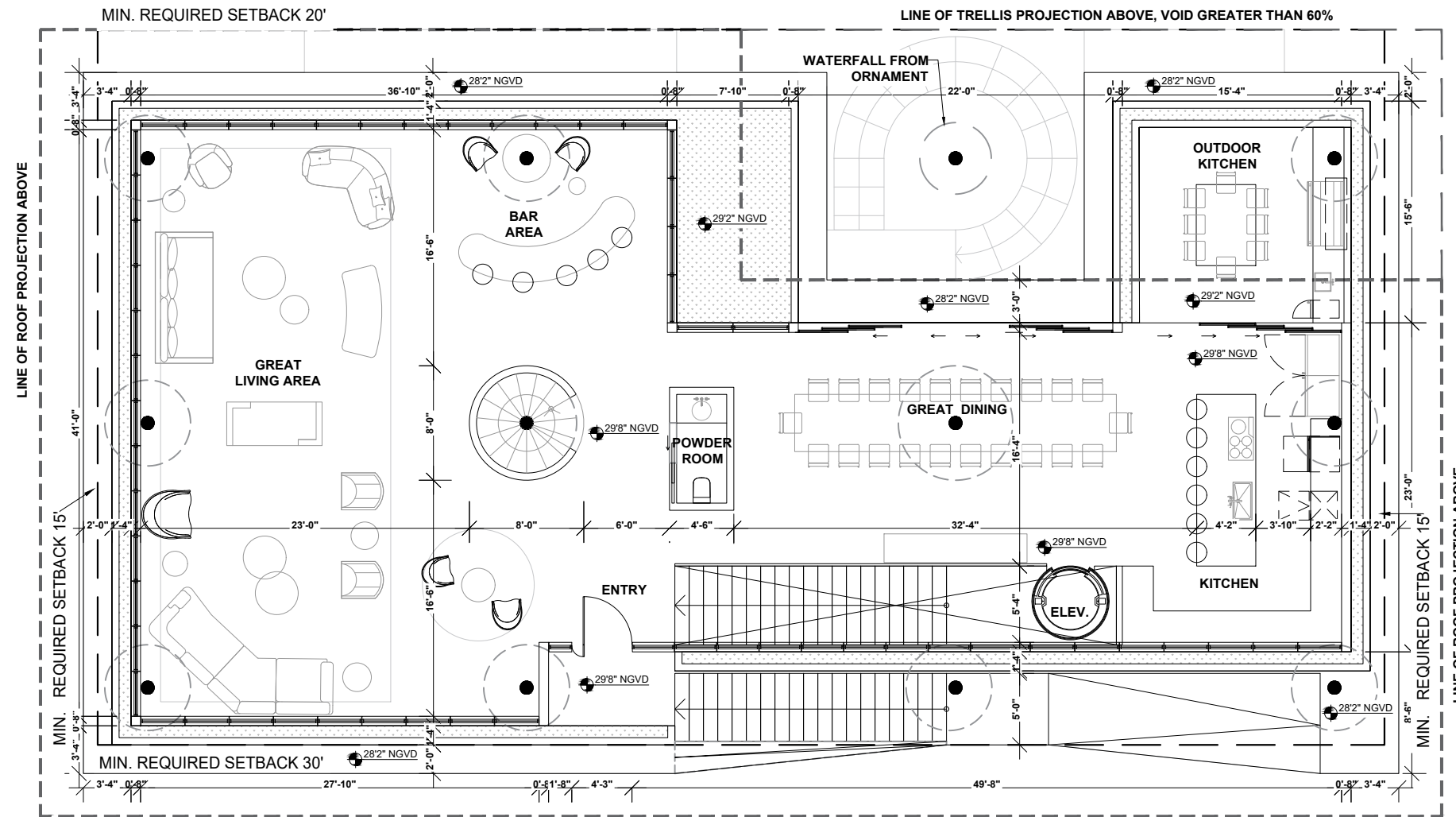
Drawing Title

## LEVEL 2

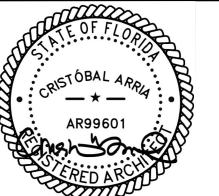
Client Name	Mauricio Rivera
Project Number	2227
Date	09-11-2023
Approved by	NMD NOMADAS
Scale	3/32" = 1'-0"

Drawing Number

# A103



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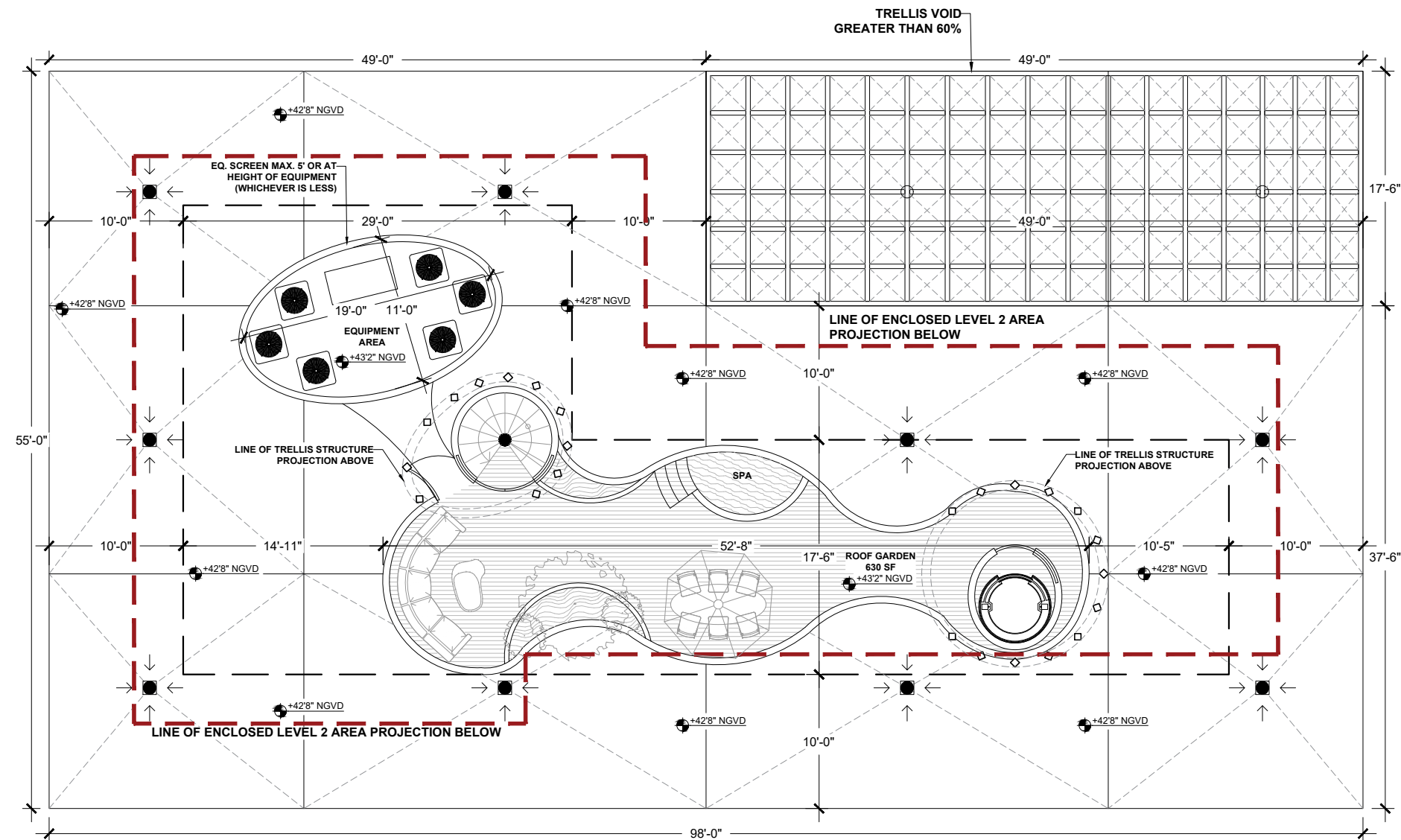
Drawing Title

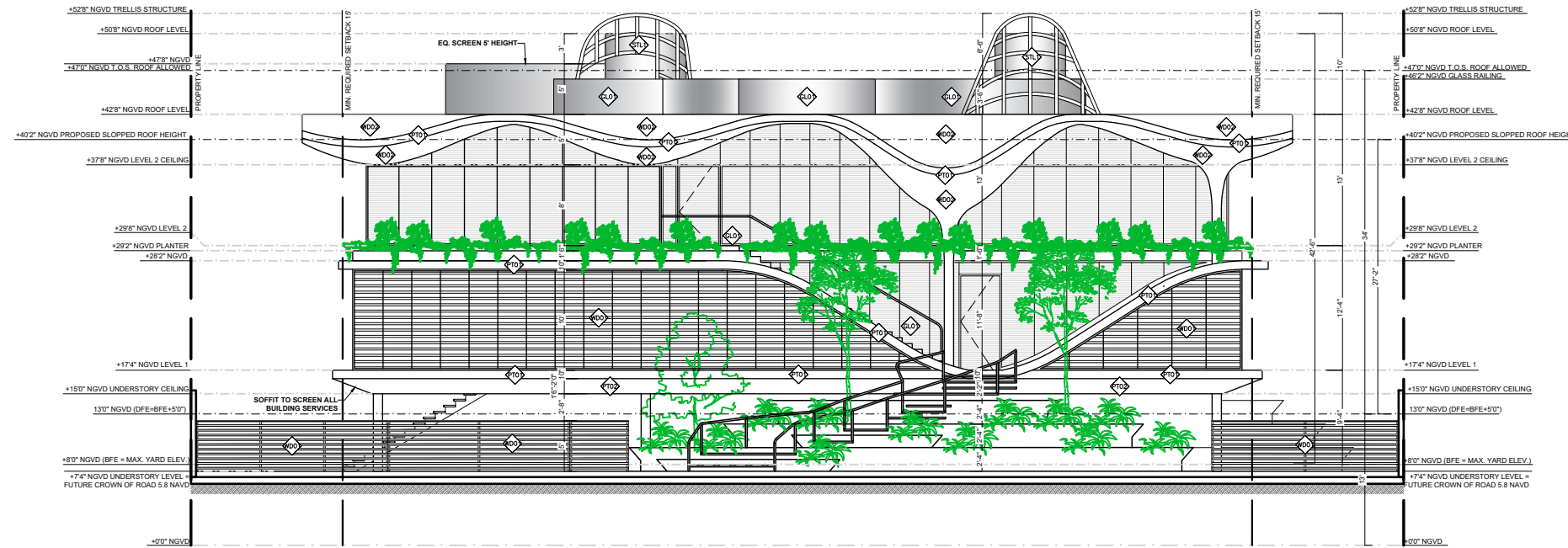
## ROOF LEVEL

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

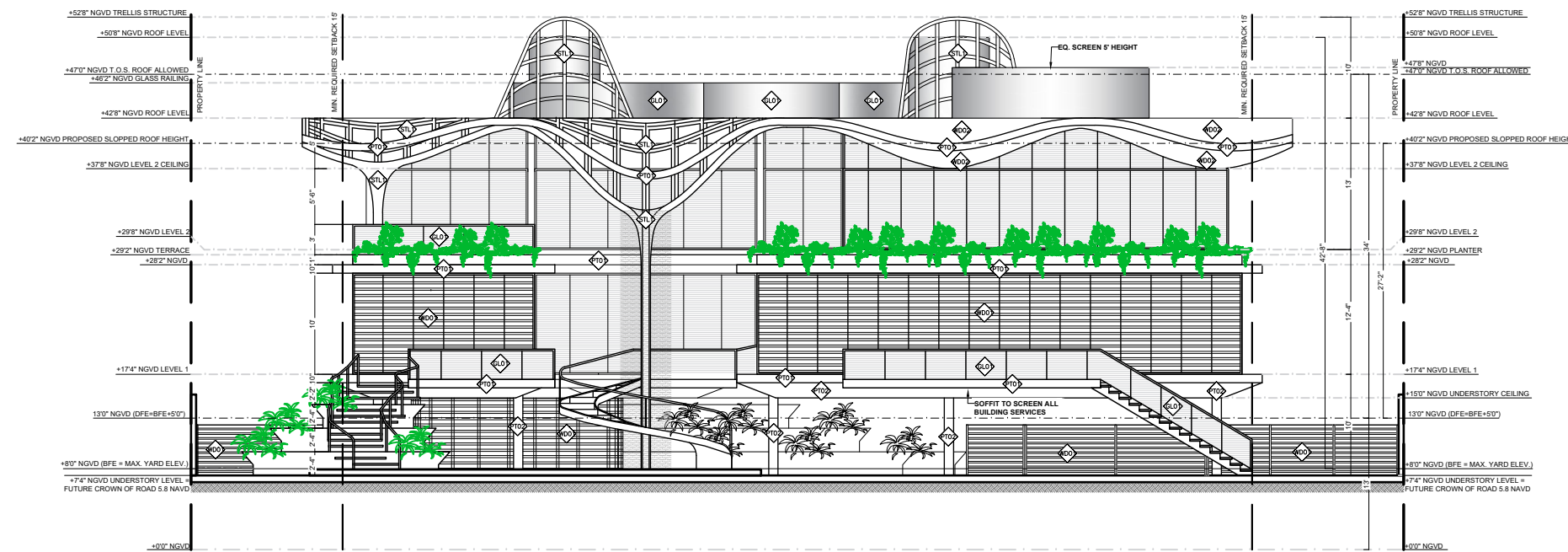
Drawing Number

# 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

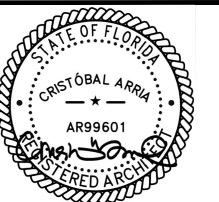
NOTE:

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

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Project North

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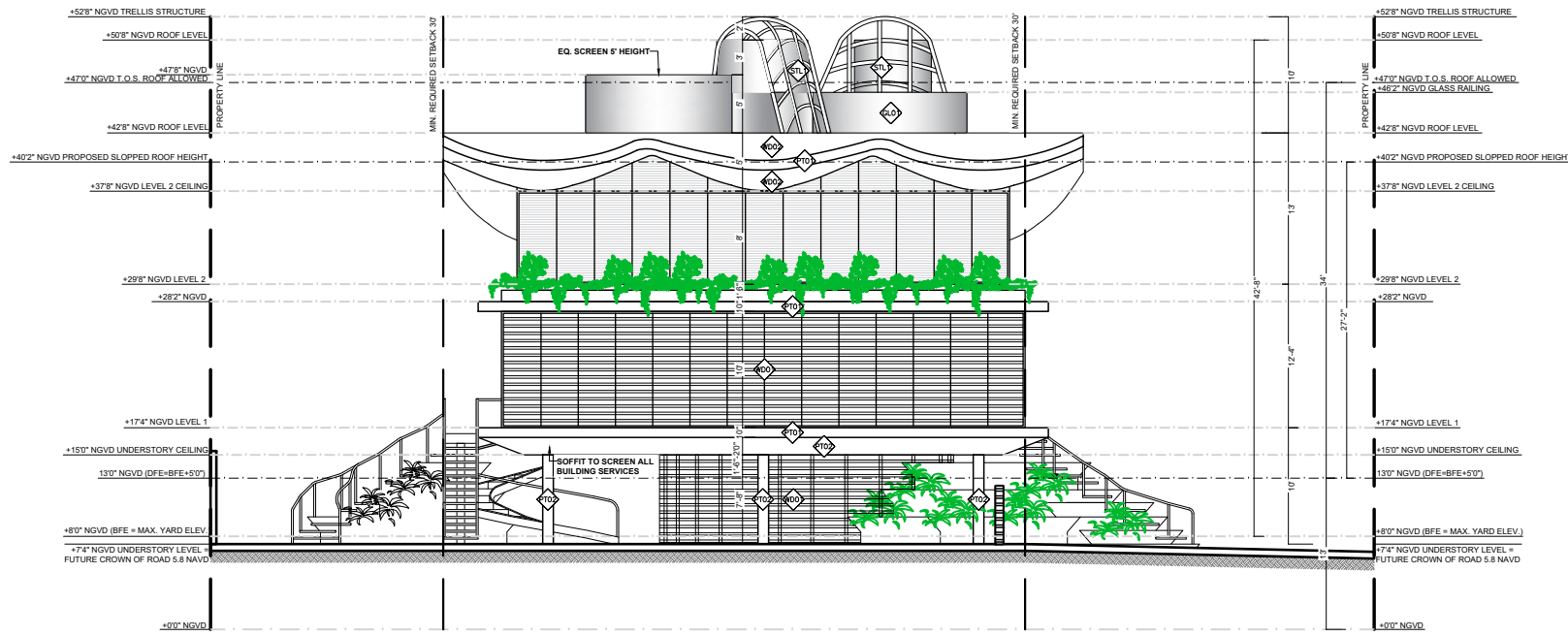
MARK	DESCRIPTION	DATE

Drawing Title

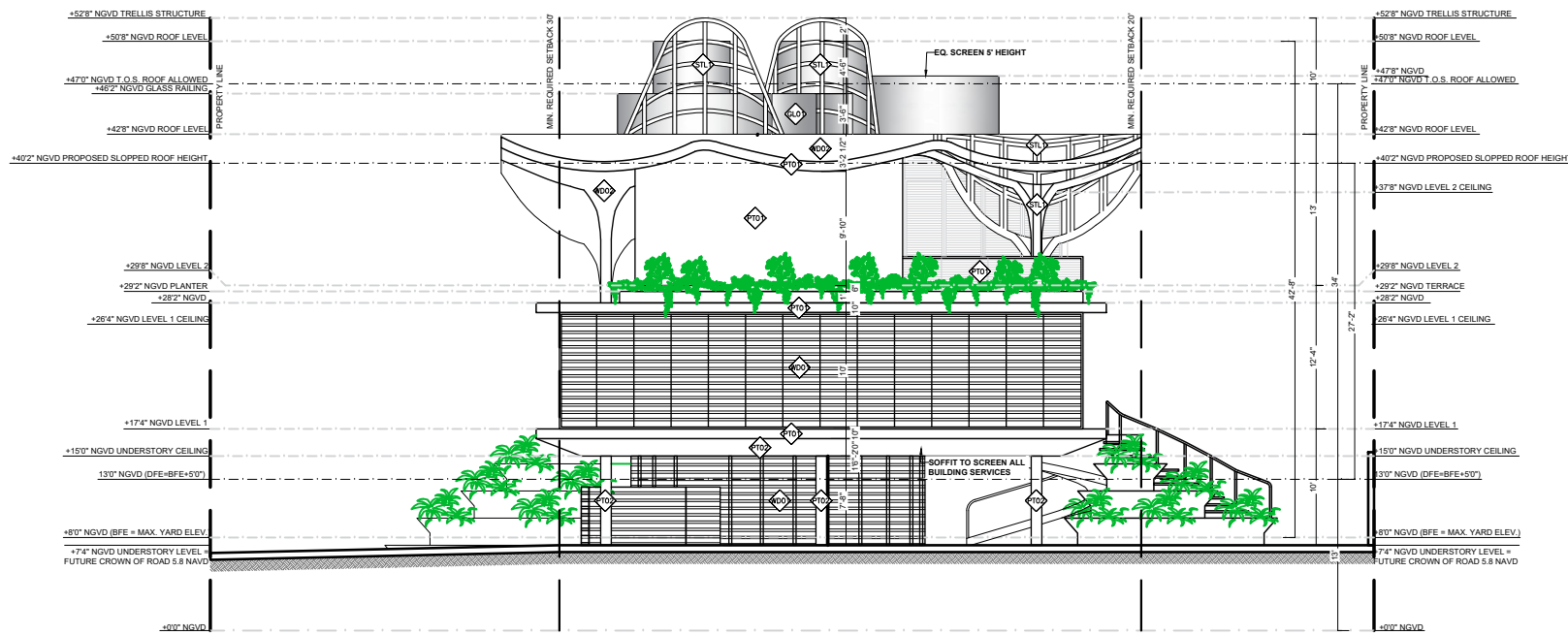
EXTERIOR ELEVATIONS

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
- WD01 ACCOYA WOOD SIDING  
Color: NATURAL WOOD STAIN  
Style rainscreen siding
- WD02 CUSTOM THIN PHENOLIC PANELS WITH SIMULATED WOOD FINISH OVER PVC SLEEPERS
- GLO1 GLASS BALCONY GUARDRAILS  
TEMPERED CLEAR GLASS
- STL1 STEEL STRUCTURE PAINTED  
Color TBD

NOTE:  
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REVISION SCHEDULE		
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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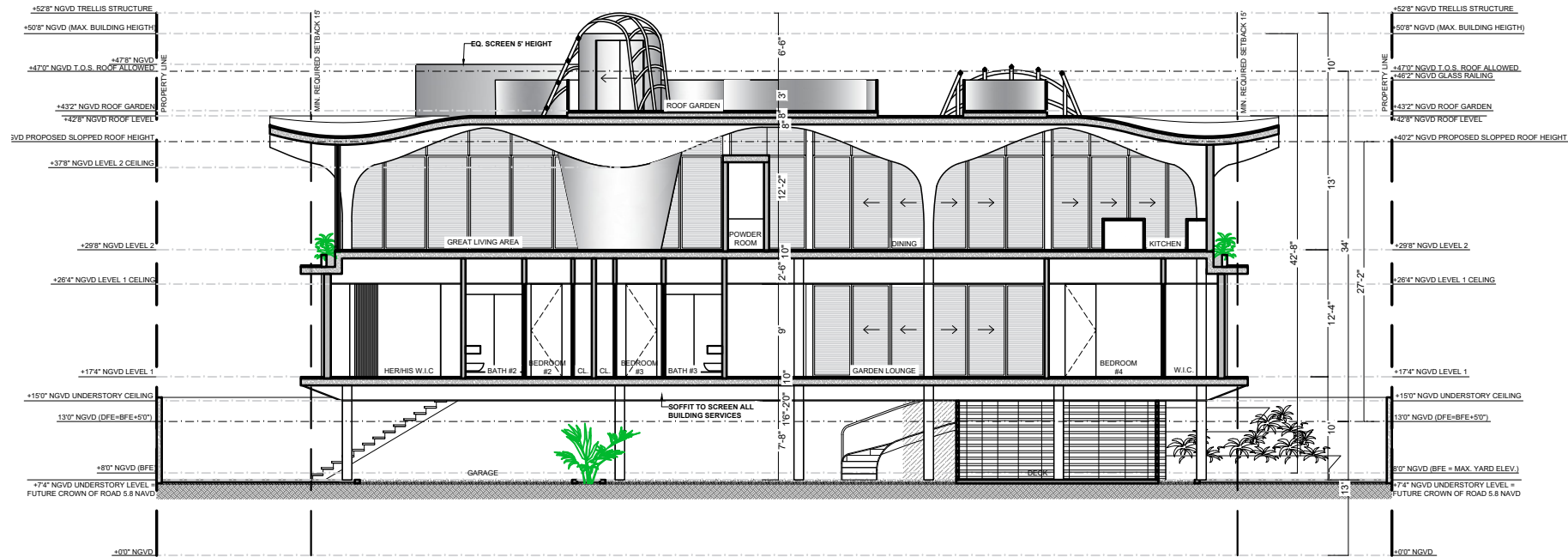
Drawing Title

## SECTIONS

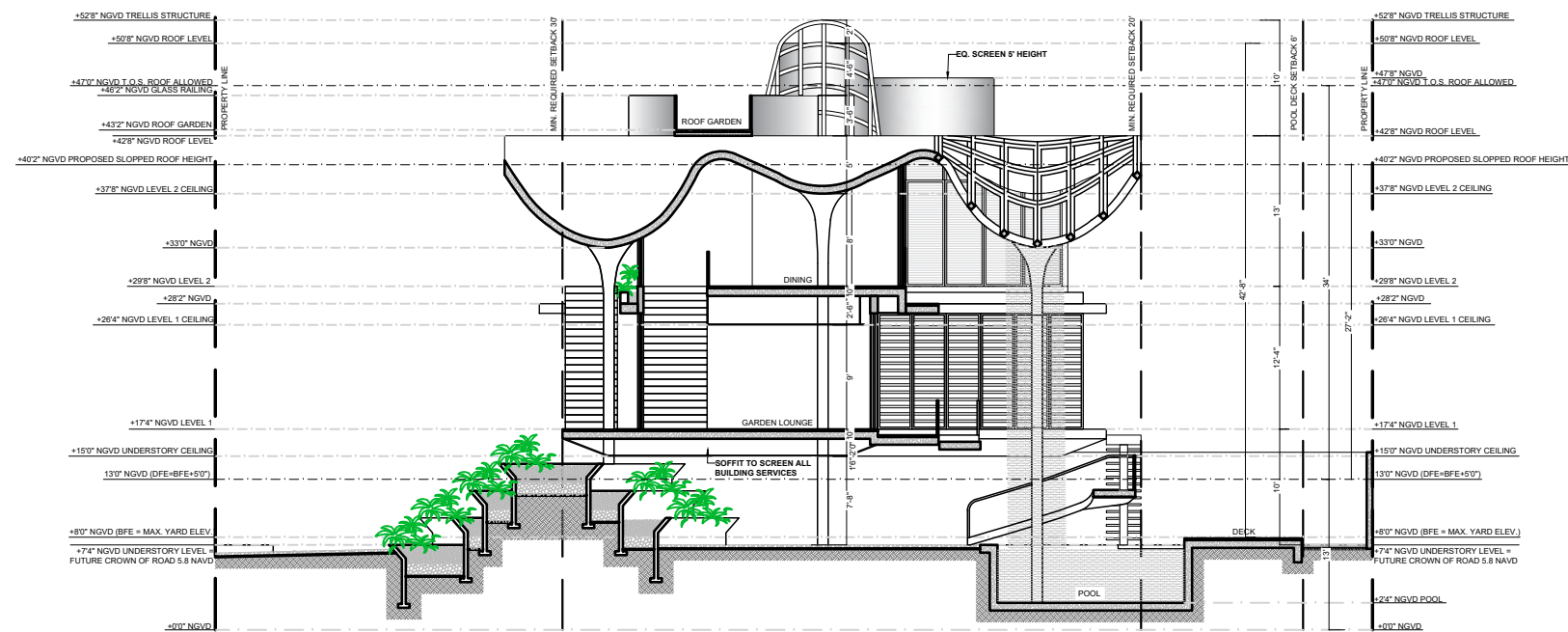
Client Name	Mauricio Rivera
Project Number	2227
Date	09-11-2023
Approved by	NMD NOMADAS
Scale	1/16" = 1'-0"

Drawing Number

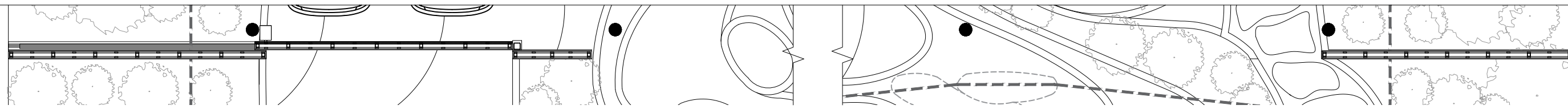
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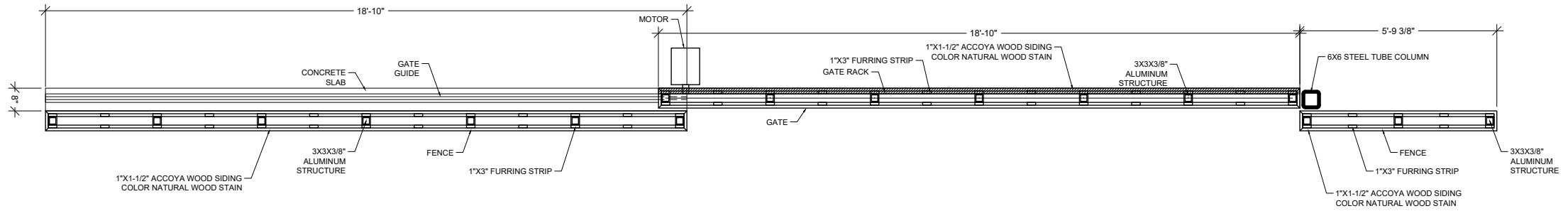
1 SECTION A  
 A350 1/16" = 1'-0"



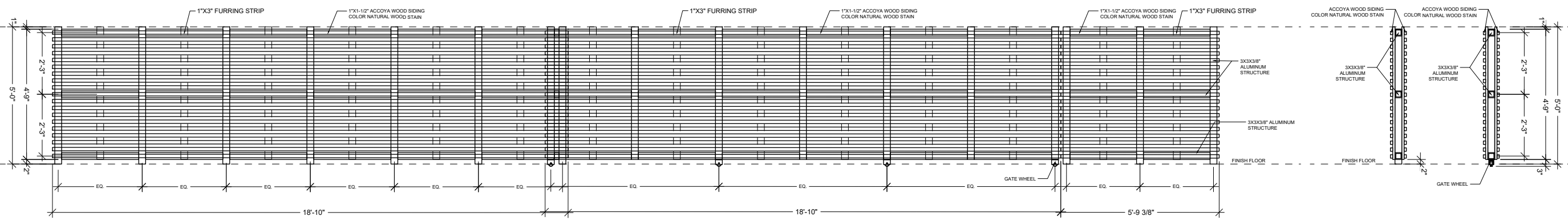
2 SECTION B  
 A350 1/16" = 1'-0"



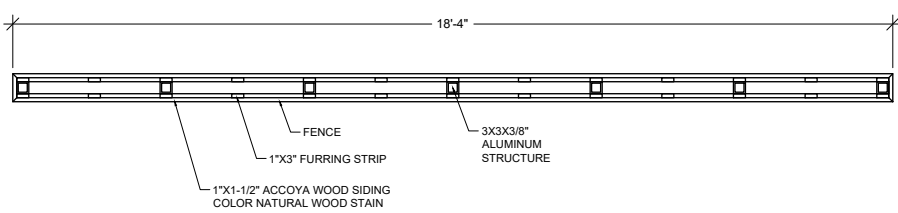
1 VEHICULAR GATE AND FENCES PLAN VIEW  
A400 1/8" = 1'-0"



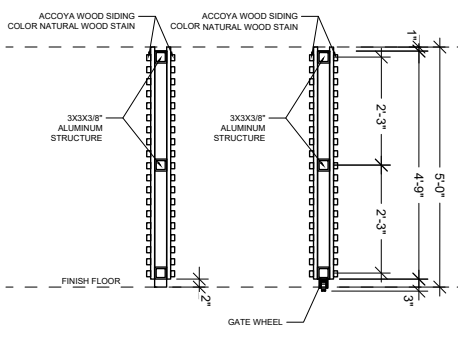
2 VEHICULAR GATE AND FENCES PLAN VIEW  
A400 1/4" = 1'-0"



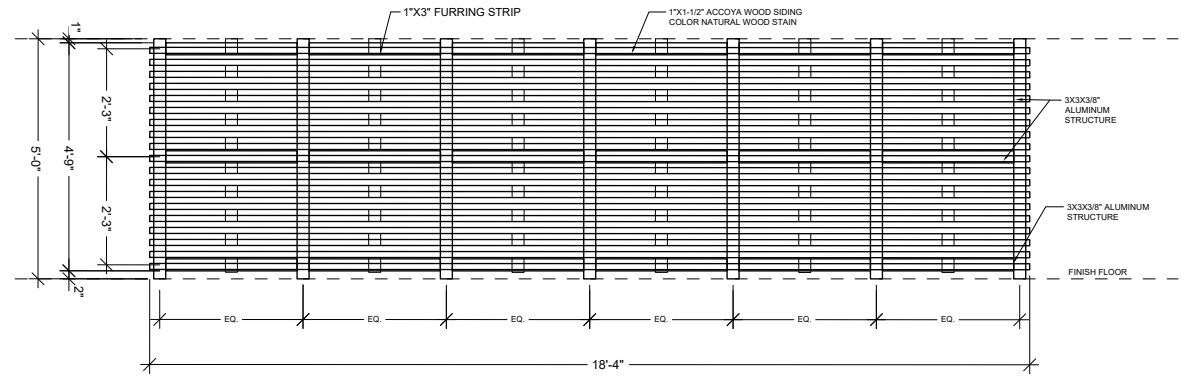
3 VEHICULAR GATE AND FENCE ELEVATION  
A400 1/4" = 1'-0"



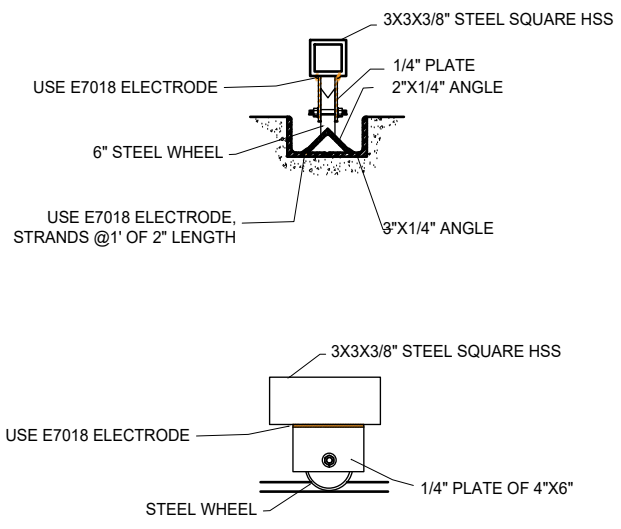
4 VEHICULAR GATE AND FENCE SECTIONS  
A400 1/4" = 1'-0"



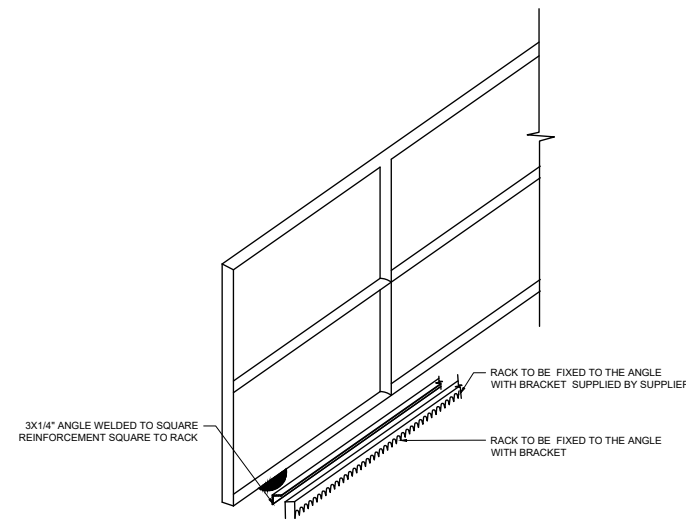
5 FENCE PLAN VIEW  
A400 1/4" = 1'-0"



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.



DATE: 09/11/23

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BOARD APPLICATION	06-20-2023
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REVISION SCHEDULE		
MARK	DESCRIPTION	DATE

Drawing Title

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

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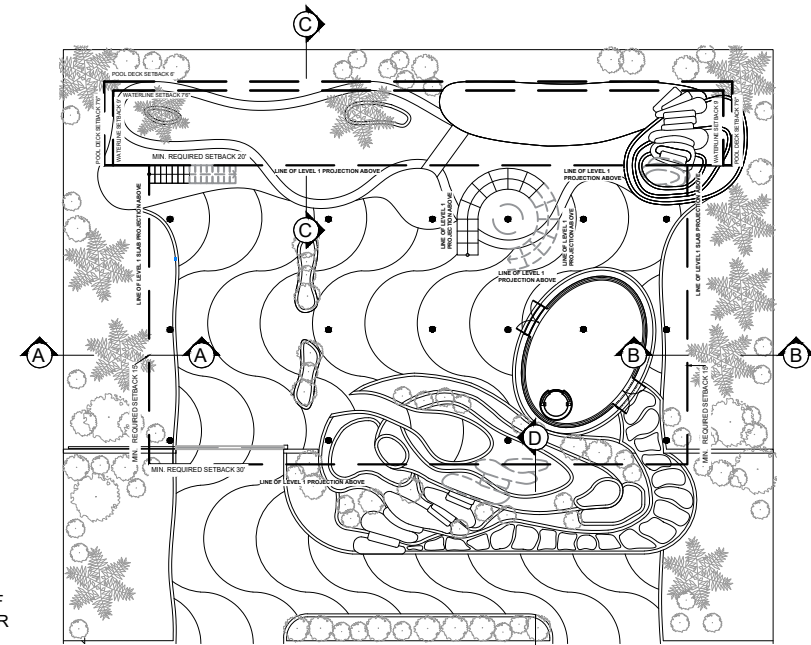
MARK	DESCRIPTION	DATE

Drawing Title

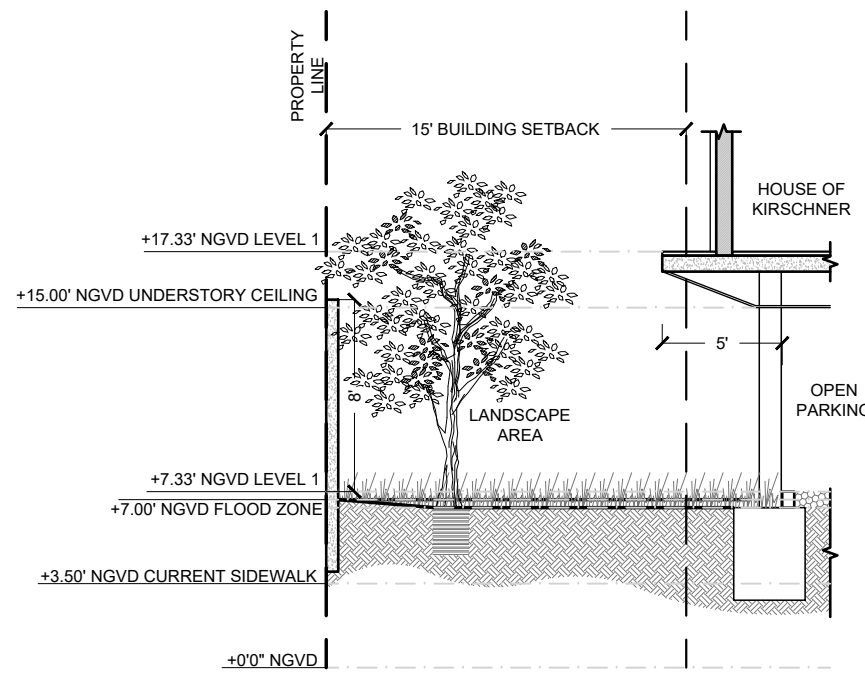
## YARD SECTIONS

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

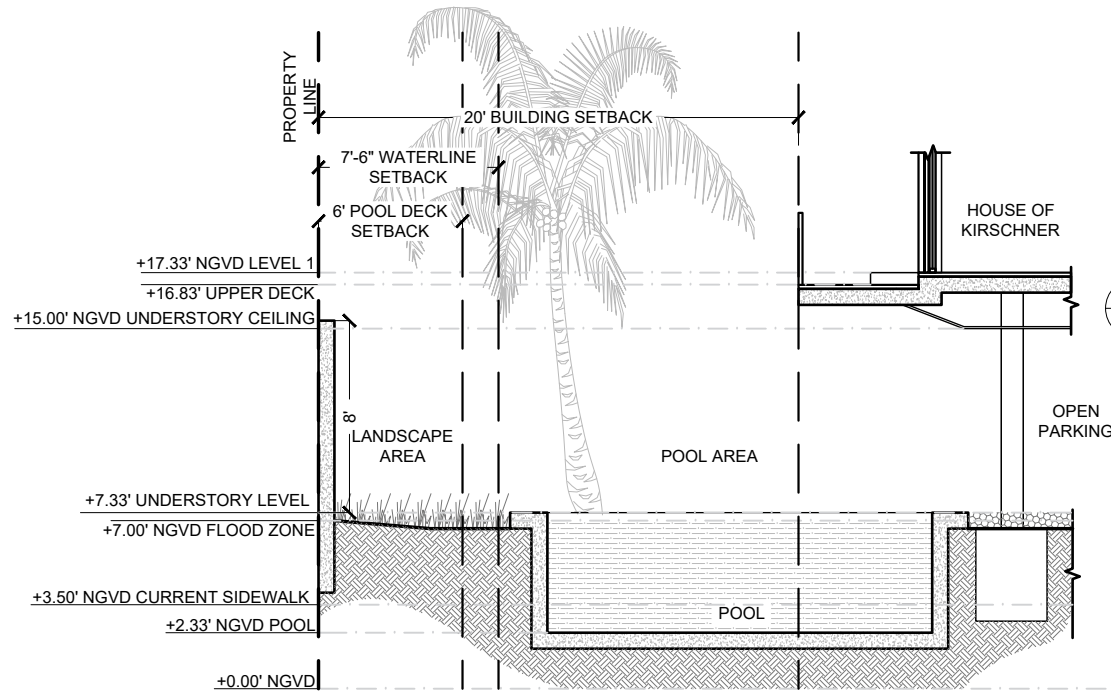
# A500



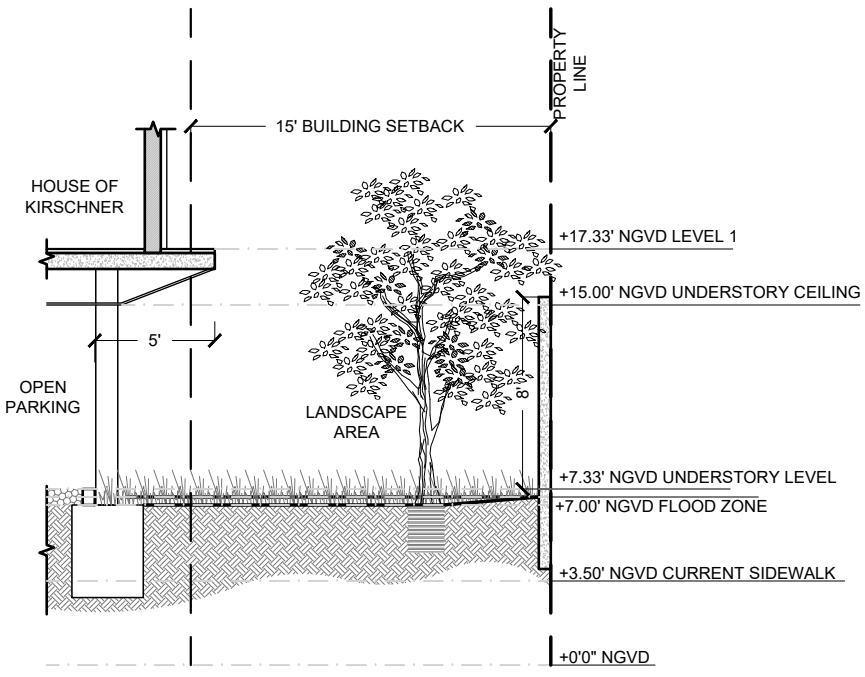
5 UNDERSTORY LEVEL - PLAN VIEW  
 A500 1/32" = 1'-0"



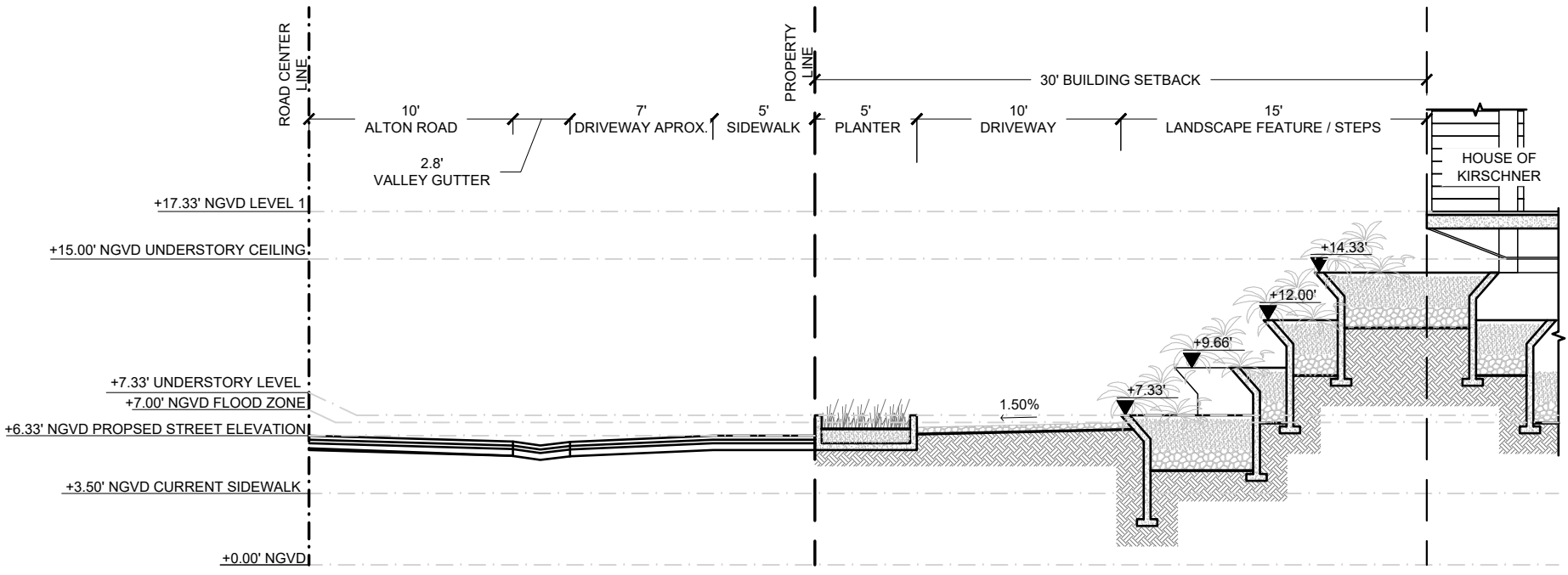
1 YARD SECTION A  
 A500 1/8" = 1'-0"



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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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

**R001**



**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

**R002**



**STAMP**



DATE: 09/11/23

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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

**COLOR RENDERING**

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

Scale *-*

Drawing Number

**R003**



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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

**COLOR RENDERING**

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

Drawing Number

**R004**



STAMP



DATE: 09/11/23

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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

**COLOR RENDERING**

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

Drawing Number

**R005**