

An aerial, black and white photograph of Miami Beach, Florida. The image shows a dense urban landscape with numerous high-rise buildings, including a prominent curved skyscraper on the left. The city extends to the ocean, where a wide sandy beach and waves are visible. The sky is filled with dramatic, cloudy patterns.

HOUSE OF KIRSCHNER

MIAMI BEACH, FLORIDA

NMD | NOMADASTM

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



Winner ▼

XIVBA13

Bienal
Internacional de
Arquitectura
de Buenos Aires

- Young Generation Award -



**GERMAN
DESIGN
AWARD
2019**

- Honorable Mention for the Guaparo House -

VIIIBASC

INTERNATIONAL ARCHITECTURE BIENNALE OF SANTA CRUZ 2020

- Honorable Mention for the Guaparo House -

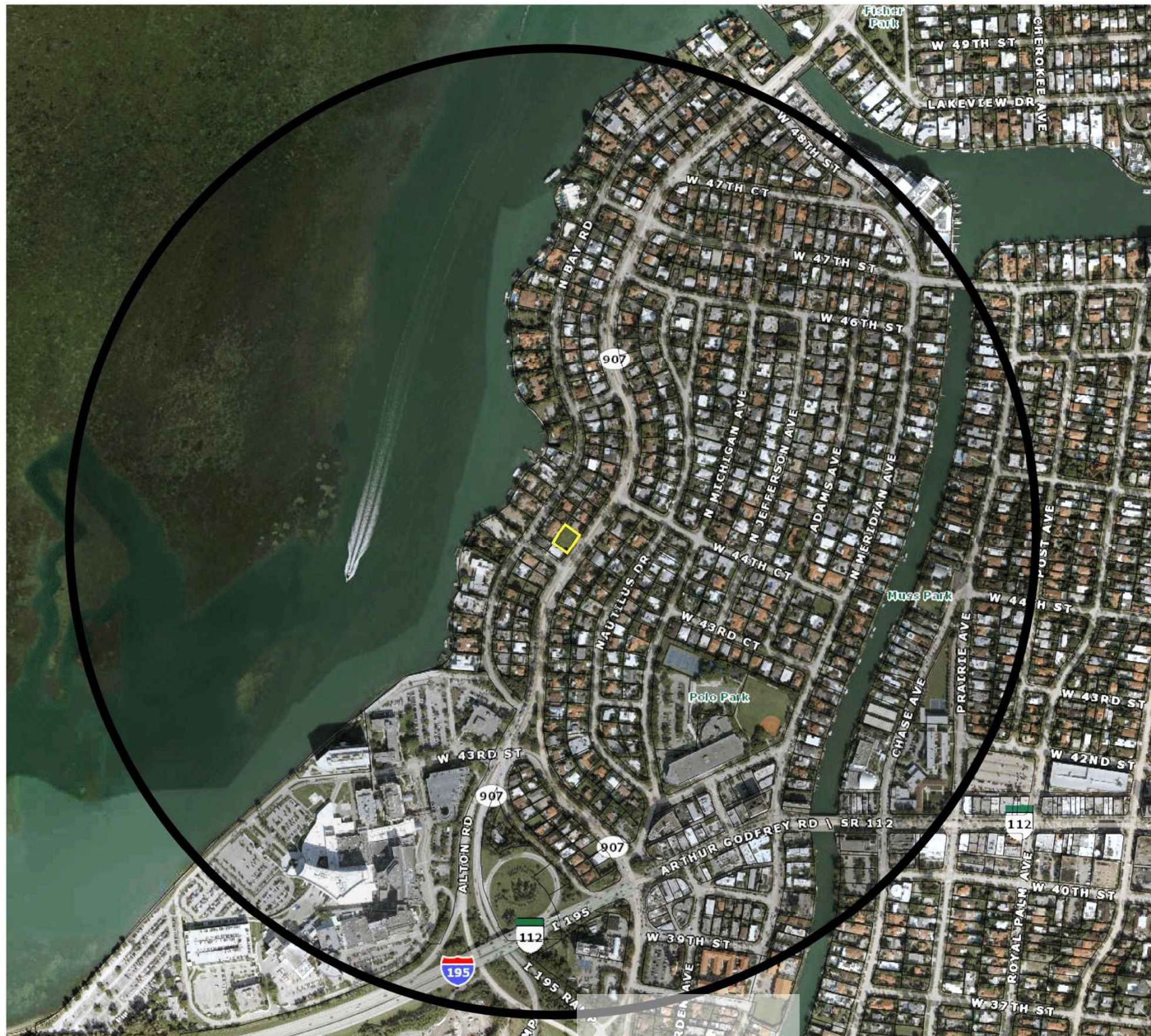
Invited ▼



14. Mostra
Internazionale
di Architettura
Eventi collaterali

HOUSE OF KIRSCHNER

LOCATION



HOUSE OF KIRSCHNER

LOT PHOTOGRAPHS



1 VIEW 1
A005



2 VIEW 2
A005



3 VIEW 3
A005



4 VIEW 4
A005



KEY DIRECTIONAL PLAN



HOUSE OF KIRSCHNER

LOT PHOTOGRAPHS



1 VIEW 1
A006



2 VIEW 2
A006



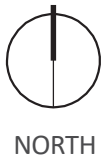
3 VIEW 3
A006



4 VIEW 4
A006



KEY DIRECTIONAL PLAN



HOUSE OF KIRSCHNER

LOT PHOTOGRAPHS



1 VIEW 1
A007



2 VIEW 2
A007



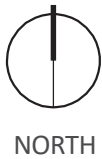
3 VIEW 3
A007



4 VIEW 4
A007



KEY DIRECTIONAL PLAN



NORTH

HOUSE OF KIRSCHNER

LOT PHOTOGRAPHS



1 VIEW 1
A008



2 VIEW 2
A008



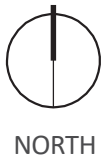
3 VIEW 3
A008



4 VIEW 4
A008



KEY DIRECTIONAL PLAN



HOUSE OF KIRSCHNER

LOT PHOTOGRAPHS



1 VIEW 1
A009



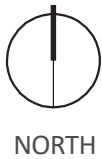
2 VIEW 2
A009



3 VIEW 3
A009



KEY DIRECTIONAL PLAN



HOUSE OF KIRSCHNER

LOT PHOTOGRAPHS



1
A010 VIEW 1



2
A010 VIEW 2



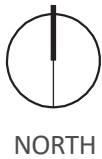
3
A010 VIEW 3



2
A010 VIEW 2



KEY DIRECTIONAL PLAN





HOUSE OF KIRSCHNER



HOUSE OF KIRSCHNER





HOUSE OF KIRSCHNER



HOUSE OF KIRSCHNER

HOUSE OF KIRSCHNER



HOUSE OF KIRSCHNER

LOT
13
BLOCK
5

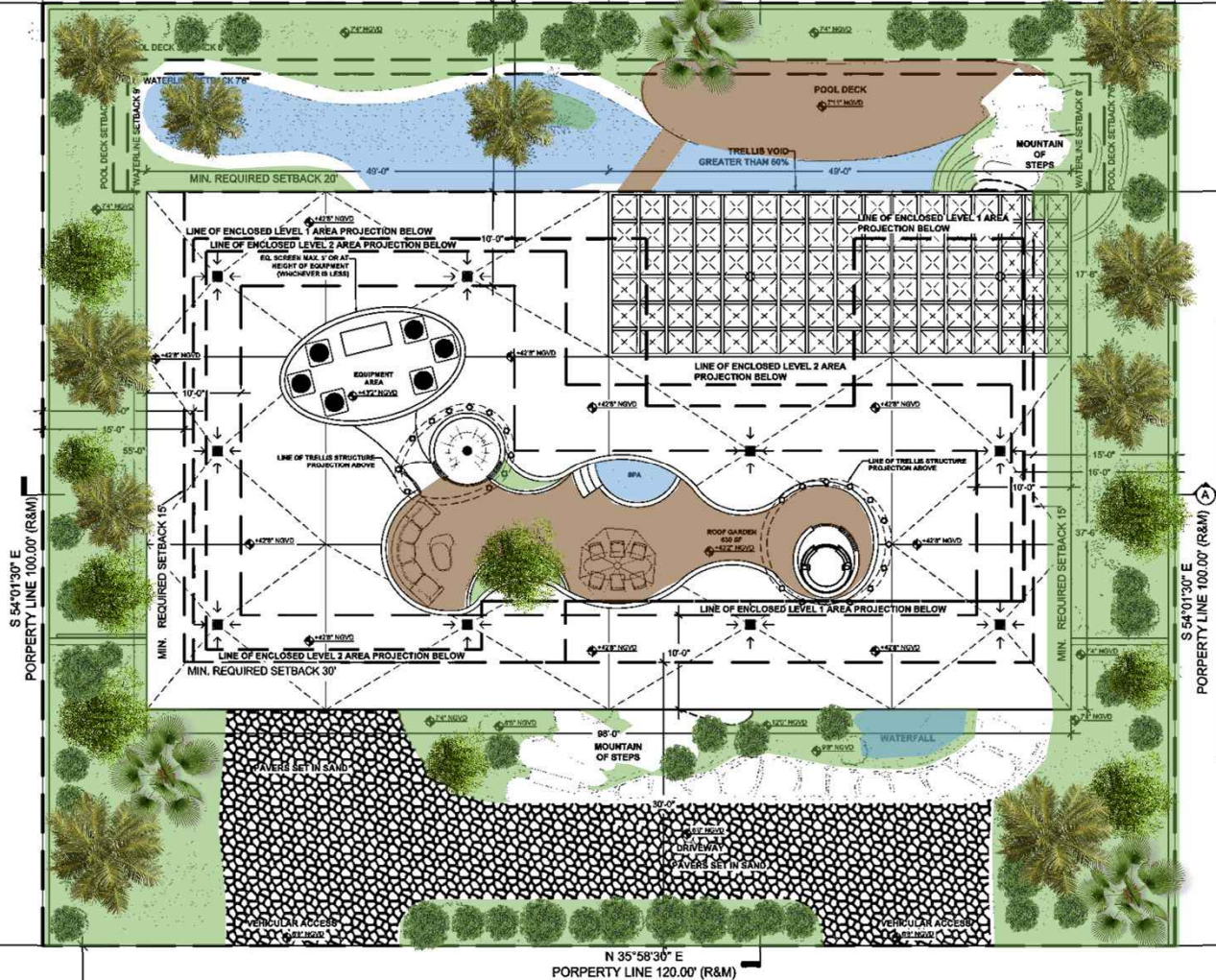
LOT
12
BLOCK
5

LOT
11
BLOCK
5

LOT
10
BLOCK
5

LOT
14
BLOCK
5

LOT
17
BLOCK
5



ALTON RD

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

ALTON RD

CENTER OF RIGHT-OF-WAY

MATERIALS LEGEND:

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

HOUSE OF KIRSCHNER

SITE PLAN

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

ZONING ANALYSIS

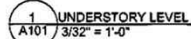
PROJECT NAME	ALTON RD		
LOCATION	4410 ALTON RD, MIAMI BEACH, FL 33140		
APPLICABLE ZONE	RS-4		
FEMA ZONE	ZONE AS (Intersect to High Flooding Risk) & N.G.V.D. FT		
UNIT SIZE (MAX)(50% OF LOT AREA)	6,000	6,000 (50%)	SOFT
LOT AREA (MIN)	6,000	12,000	SOFT
LOT WIDTH (MIN)		120	FT
LOT DEPTH (MIN)		120	FT
LOT 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) (10% OF LOT DEPTH / 20FT MIN)	20	25	FT
ELEVATIONS			
MAX. YARD ELEVATION	8	7.33	N.A.V.D. FT (N.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 (SHOULDER OR LANDSCAPING PERVIOUS)			
FRONT YARD MIN.	50%	2393 (66.45%)	SOFT
REAR YARD MIN.	70%	1833 (76.0%)	SOFT



NORTH

NVID | NOMADAS™

UNDERSTORY LEVEL



NORTH

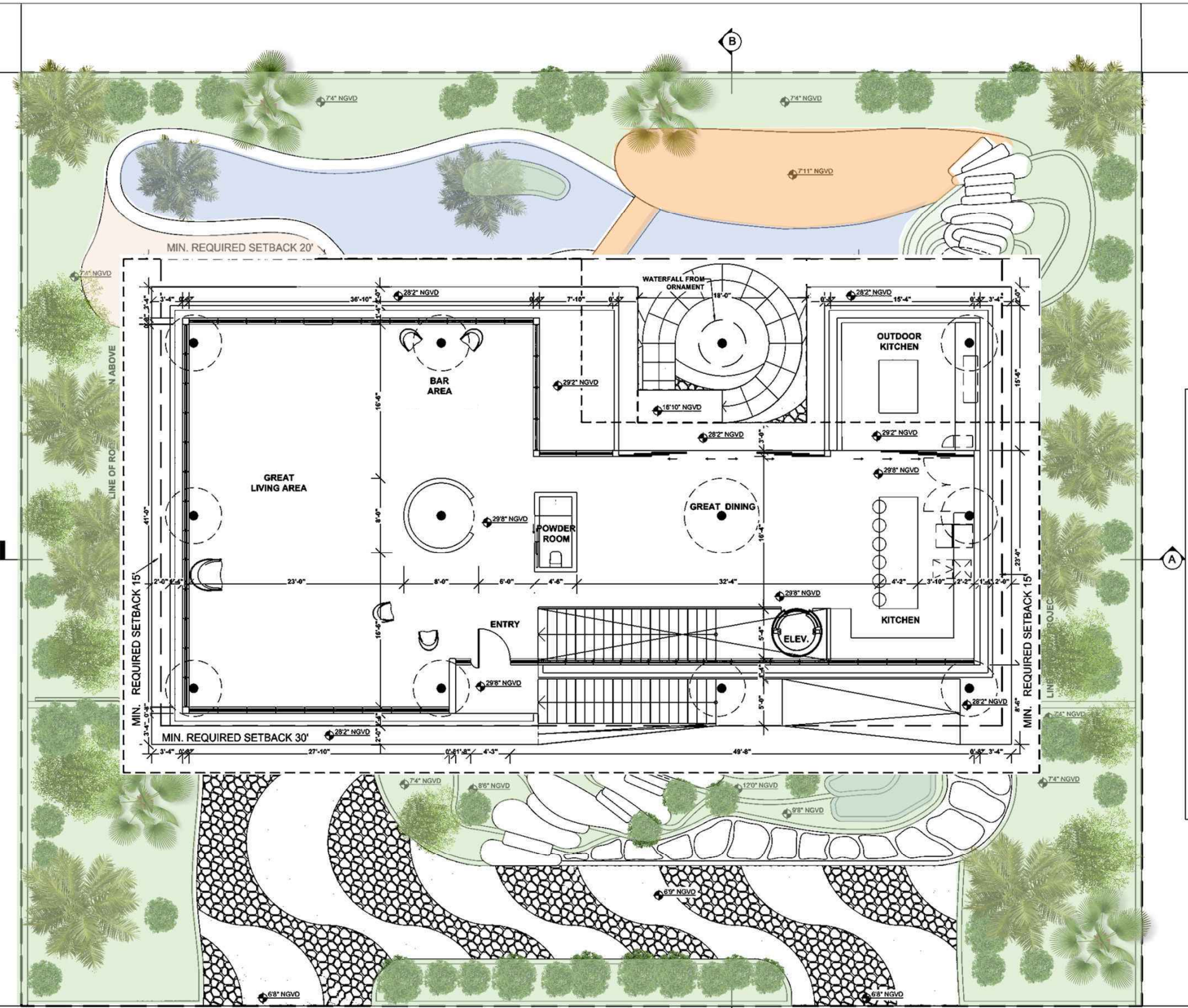
NMD | NOMADAS™

LEVEL 1



HOUSE OF KIRSCHNER

LEVEL 2



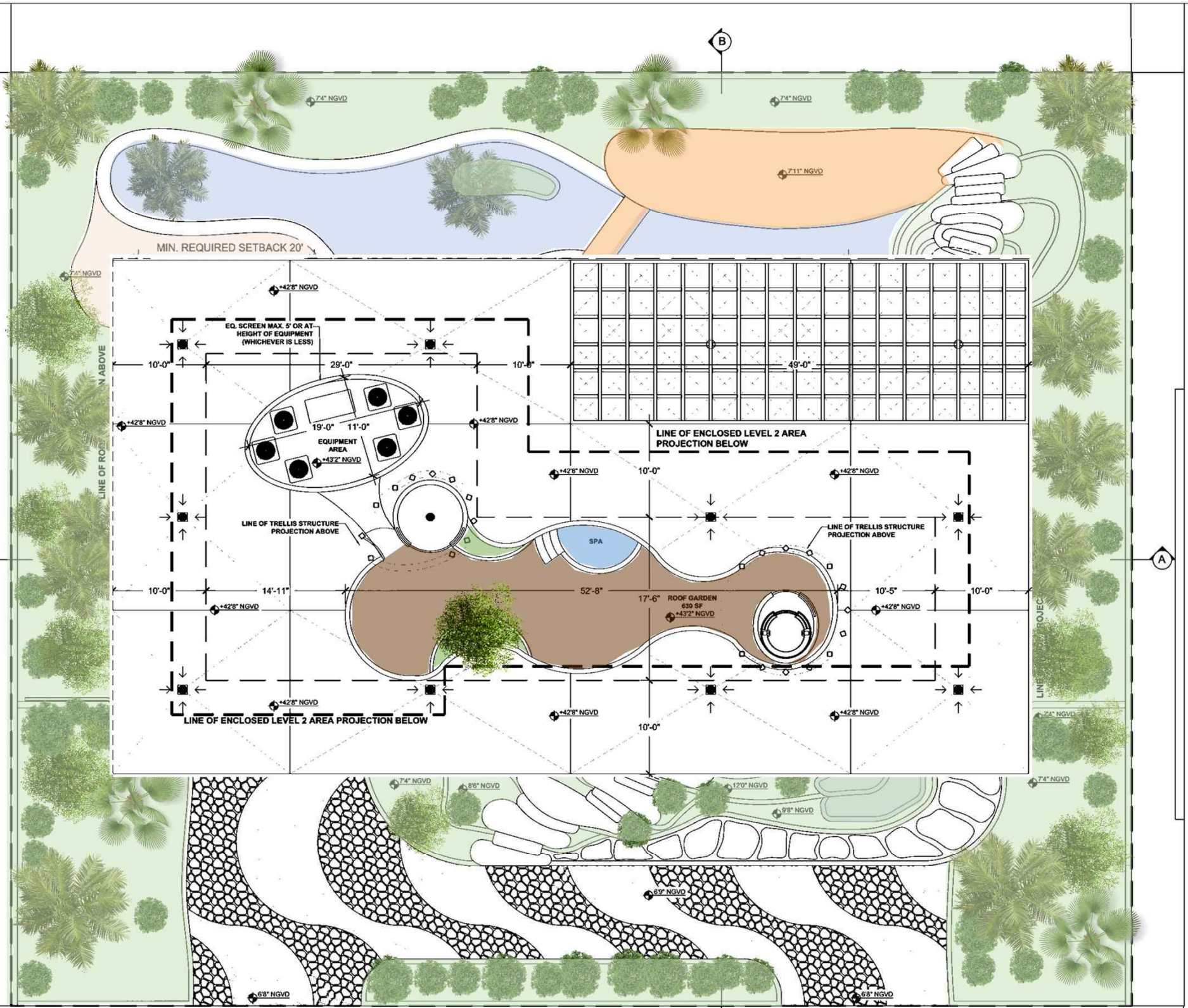
1 LEVEL 1
A102 3/32" = 1'-0"



NVD | NOMADAS™

HOUSE OF KIRSCHNER

ROOF LEVEL

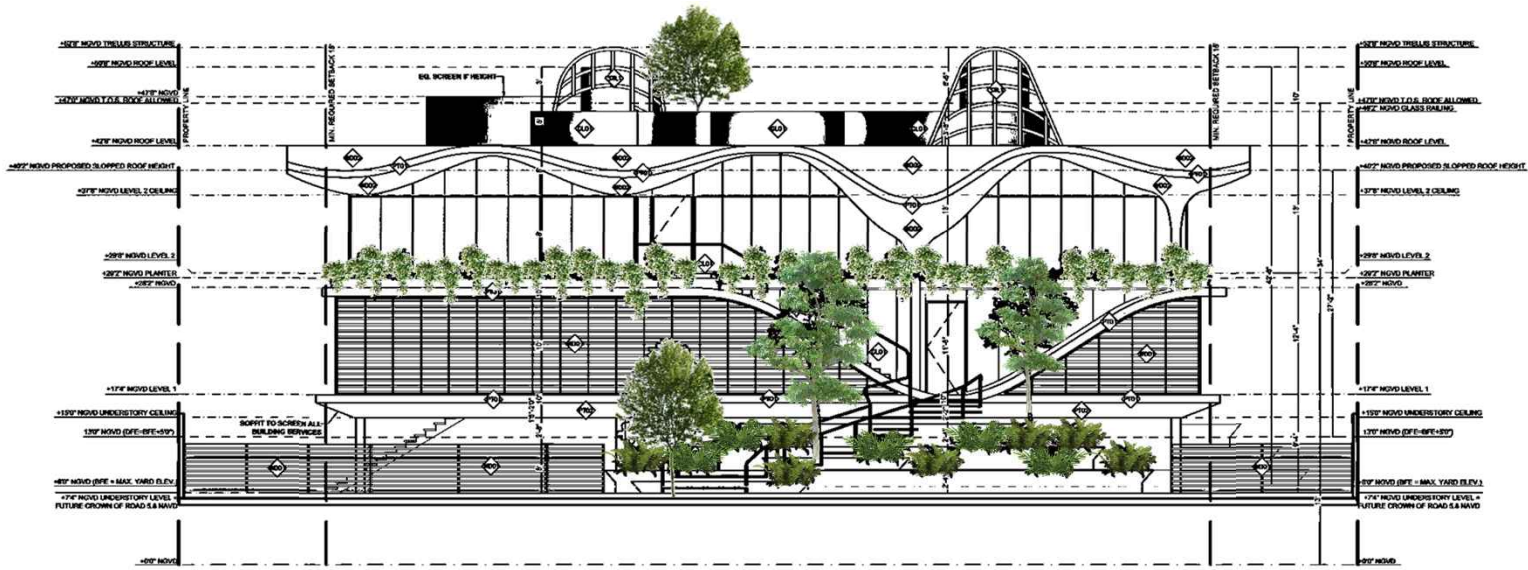


1 ROOF LEVEL
A104 3/32" = 1'-0"

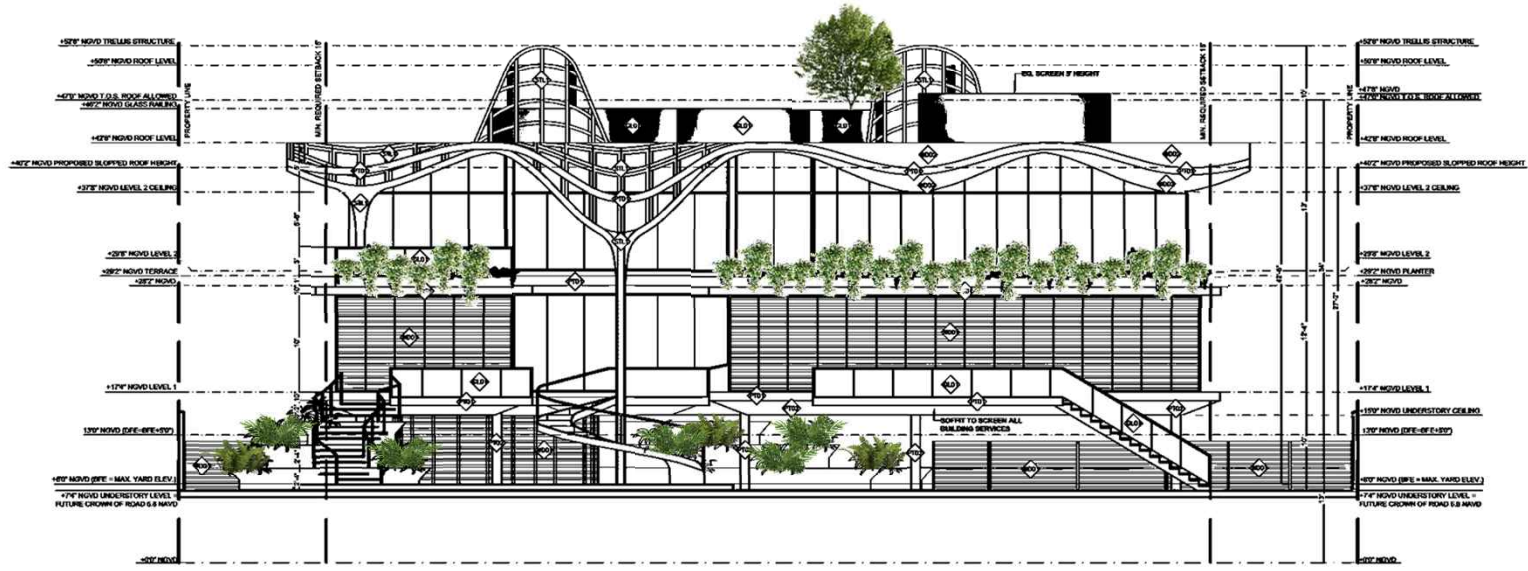


HOUSE OF KIRSCHNER

EXTERIOR ELEVATIONS



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



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

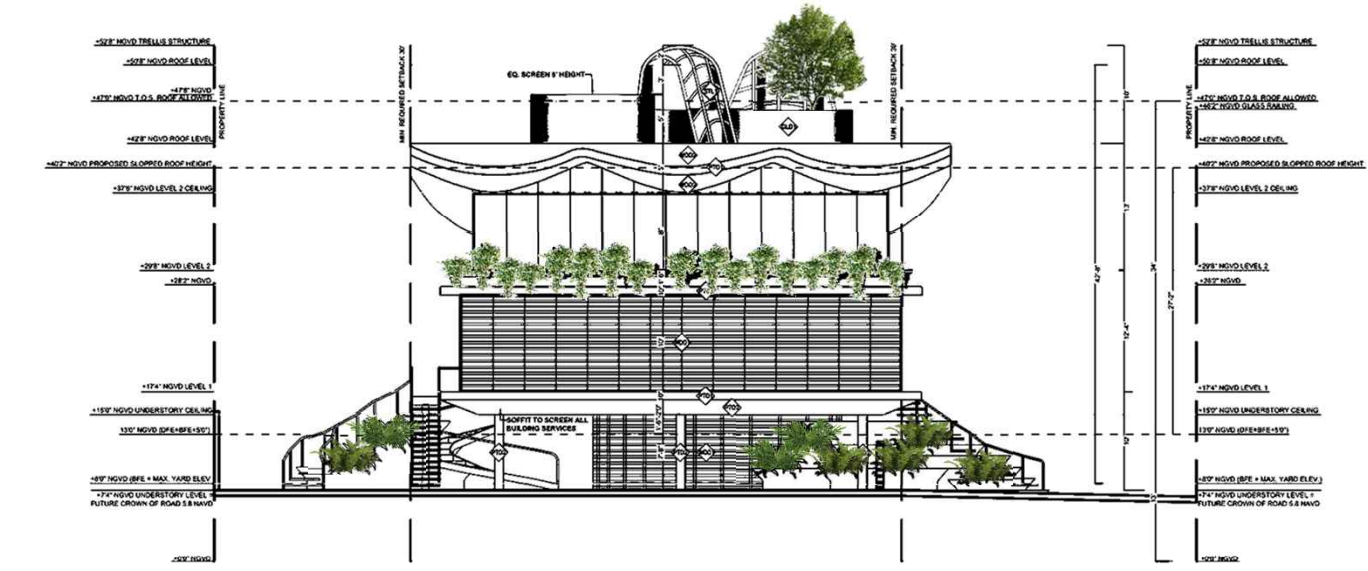
MATERIALS LEGEND:

- PTO1** STUCCO
Color: WHITE
Flat finish
- PTO2** STUCCO
Color: DARK BROWN
Flat finish
- WDO1** ACCOYA WOOD SIDING
Color: NATURAL WOOD STAIN
Style: rainscreen siding
- WDO2** CUSTOM THIN PHENOLIC PANELS WITH SIMULATED WOOD FINISH OVER PVC SLEEPERS
- GL01** GLASS BALCONY GUARDRAILS
TEMPERED CLEAR GLASS
- STL1** STEEL STRUCTURE
PAINTED
Color: TBD

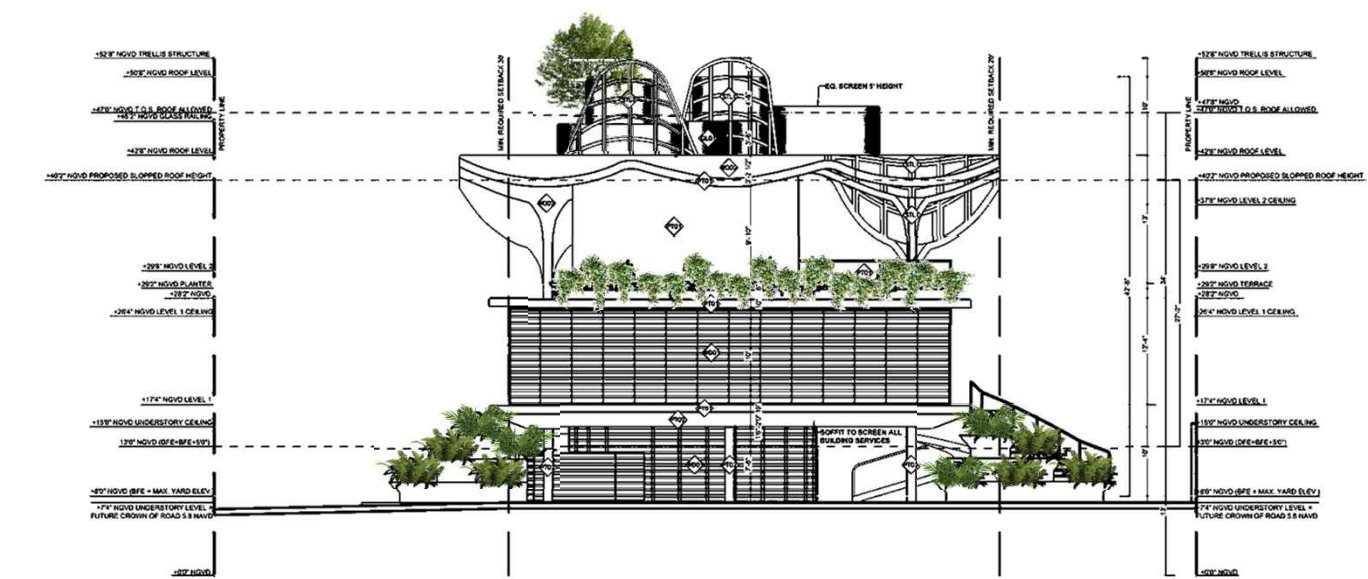
NOTE:
1. PRELIMINARY FINISHES BASED ON THE CONCEPTUAL IDEA BY NMD/NOMADAS. THESE FINISHES MAY VARY DURING THE CURRENT OR FUTURE DESIGN PHASES OF THIS PROJECT.

HOUSE OF KIRSCHNER

EXTERIOR ELEVATIONS



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

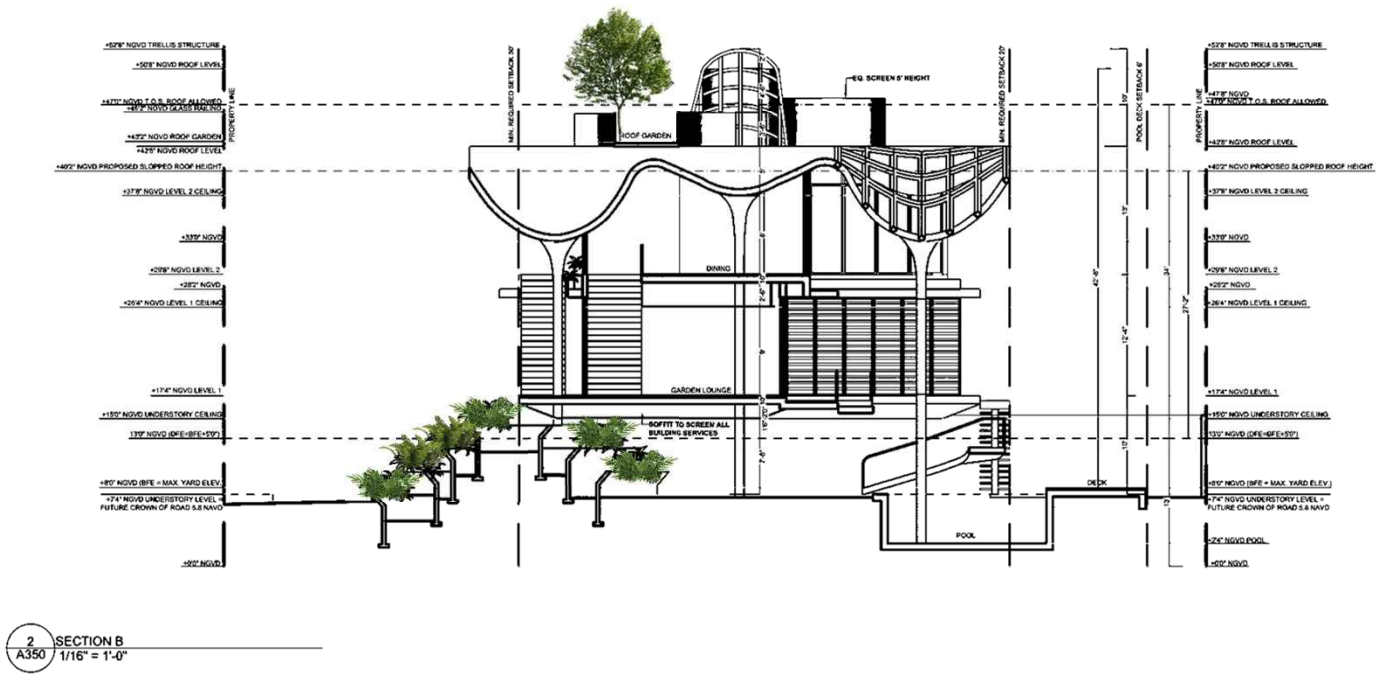


2 NORTHEAST EXTERIOR ELEVATION
1/16" = 1'-0"

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 NMD/NOMADAS. THESE FINISHES MAY VARY
DURING THE CURRENT OR FUTURE DESIGN PHASES OF
THIS PROJECT.

SECTIONS



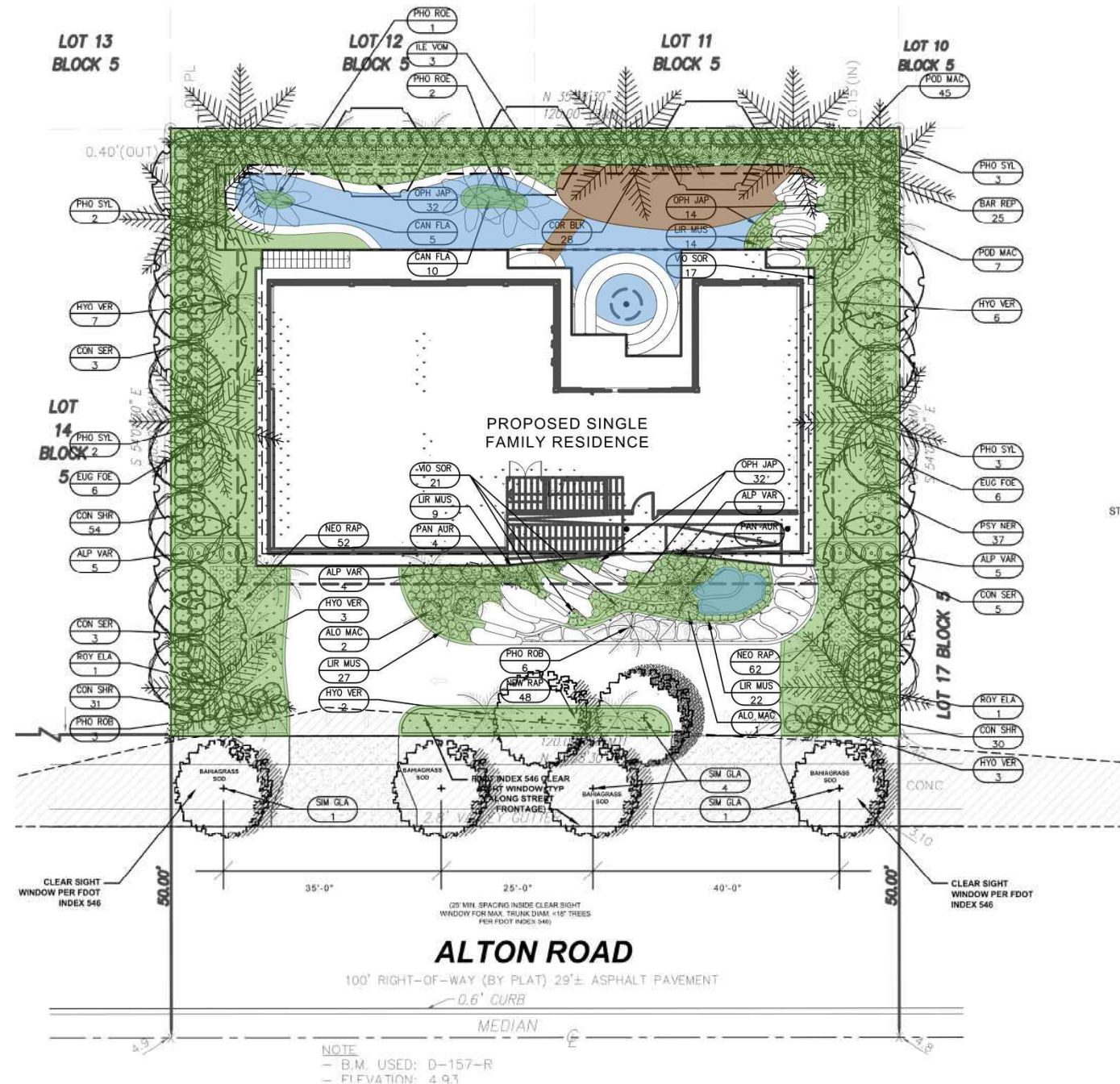
REGULATING DOCUMENT: CITY OF MIAMI BEACH CHAPTER 126 - LANDSCAPE REQUIREMENTS		
SITE AREA: 12,000 SF (28 ACRES)		
ZONING/LAND USE: RS-4	REQUIRED	PROVIDED
SEC. 126 (a)(1) - STREET TREE SIZE AND SPACING 1 TREE/20LF STREET FRONTAGE @ 120 LF	6 TREES	6 TREES
SEC. 126 (b)(4) - MAXIMUM LAWN GRASS/SOD AREAS 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 SHRUBS	50% 60%	57% 62%

TREES AND PALMS							
	SYMBOL	QTY	LATIN NAME	COMMON NAME	SIZE	SPRD	DESCRIPTION
N	CON SER	11	Conocarpus e. 'Sericeus'	SILVER BUTTONWOOD	3" DBH 12 HT.	6'	STRAIGHT SINGLE TRUNK, STANDARD, HEAVY EVEN BRANCHING, FIELD GROWN
N	EUG FOE	12	Eugenia foetida	SPANISH STOPPER	3" DBH 12 HT.	6'	STRAIGHT SINGLE TRUNK, STANDARD, HEAVY EVEN BRANCHING, FIELD GROWN
N	HYO VER	21	Hyophorbe verschaffeltii	SPINDLE PALM	10' GW	8'	STRAIGHT THICK EVEN TRUNKS, FULL CROWNS, MATCHED
N	ILE VOM	3	Ilex vomitoria	WEeping HOLLY	3" DBH 12 HT.	6'	STRAIGHT SINGLE TRUNK, STANDARD, HEAVY EVEN BRANCHING, FIELD GROWN
N	PHO RE	9	Phoenix roebellii	PYGMY DATE PALM	8' CT	7'	STRAIGHT THICK EVEN TRUNKS, FULL CROWNS, MATCHED
N	PHO SYL	5	Phoenix sylvestris	SYLVESTER PALM	10' GW	8'	STRAIGHT THICK EVEN TRUNKS, FULL CROWNS, MATCHED
N	ROY ELA	2	Roystonea elata	ROYAL PALM	18' GW	16'	STRAIGHT THICK EVEN TRUNKS, FULL CROWNS, MATCHED
N	SIM GLA	6	Simarouba glauca	PARADISE TREE	5" DBH 16 HT.	8'	STRAIGHT TRUNK, HEAVY EVEN BRANCHING, FIELD GROWN
SHRUBS AND GROUND COVER							
	SYMBOL	QTY	LATIN NAME	COMMON NAME	SIZE	SPRD	DESCRIPTION
N	ALO MAC	3	Alocasia macrorrhiza 'Lutescens'	LUTEAL ALOCASIA	36"	36"	FULL SPACE WHERE SHOWN ON PLAN
N	ALP VAR	10	Alpinia zerumbet 'Variegata'	LITTLELEAF CLUSIA	42"	36"	FULL SPACE 36" ON CENTER
N	BAR REP	25	Baleria repens	CORAL CREEPER	18"	24"	FULL SPACE 24" ON CENTER TO FILL BED
N	CAN FLA	15	Canna flaccida	YELLOW CANNA	24"	24"	FULL SPACE 24" ON CENTER
N	CLU GUT	0	Clusia guttifera	LITTLELEAF CLUSIA	30"	24"	FULL SPACE 24" ON CENTER TO CREATE CONT. HEDGE
N	CON SHR	115	Conocarpus e. 'Sericeus'	SILVER BUTTONWOOD HEDGE	30"	24"	FULL SPACE 24" ON CENTER TO CREATE CONT. HEDGE
N	COR BLK	26	Cordyline l. 'Black Magic'	BLACK MAGIC CORDYLINE	42"	36"	FULL SPACE 36" ON CENTER
N	EPI SPP	0	Epidendrum speciosum	REED STEM ORCHID	18"	18"	FULL SPACE 18" TO FILL SPACES
N	LIR MUS	56	Liriope muscari	LIRIOPE	18"	18"	FULL SPACE 18" TO FILL SPACES
N	MUH CAP	0	Muhlenbergia capillaris	MUHL Y GRASS	30"	24"	FULL STAGGER 36" ON CENTER TO CREATE DENSE SCREEN
N	NEO RAP	156	Neoregelia 'Raphael'	RAPHAEL BROMELIAD	12"	12"	FULL SPACE 15" TO FILL SPACES
N	OPH JAP	32	Opphiopogon japonicus	MONDO GRASS	16"	16"	FULL SPACE 16" ON CENTER TO FILL SPACES
N	PHY NOD	0	Phylla nodiflora	FROGFROOT	24"	24"	FULL SPACE 30" ON CENTER
N	POD MAC	52	Podocarpus macrophyllus	PODOCARPUS HEDGE	24"	24"	FULL SPACE 24" ON CENTER TO CREATE CONT. HEDGE
N	PSY NER	37	Psychotria nervosa	WILD COFFEE	36"	36"	FULL SPACE 36" TO CREATE CONT. HEDGE
N	SAL ULI	114	Salvia uliginosa	BOG SAGE	16"	16"	FULL SPACE 16" ON CENTER TO FILL SPACES
N	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 'BAHIAGRASS SOD' SHALL BE ARGENTINE VARIETY BAHIA SOD
 *N - ABOVE DENOTES FLORIDA NATIVE SPECIES - SEE NATIVE PERCENTAGE CALCULATIONS IN TABULAR DATA CHART BELOW

William
Dale Bryant

Digitally signed by William Dale Bryant
DN: cn=William Dale Bryant, o=Green
Earth Landscape Architecture LLC,
ou=1.A00000943,
email=dale.bryant@greenearthla.com,
c=US
Date: 2023.09.11 10:29:05 -0400



SCALE: 1" = 10'



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

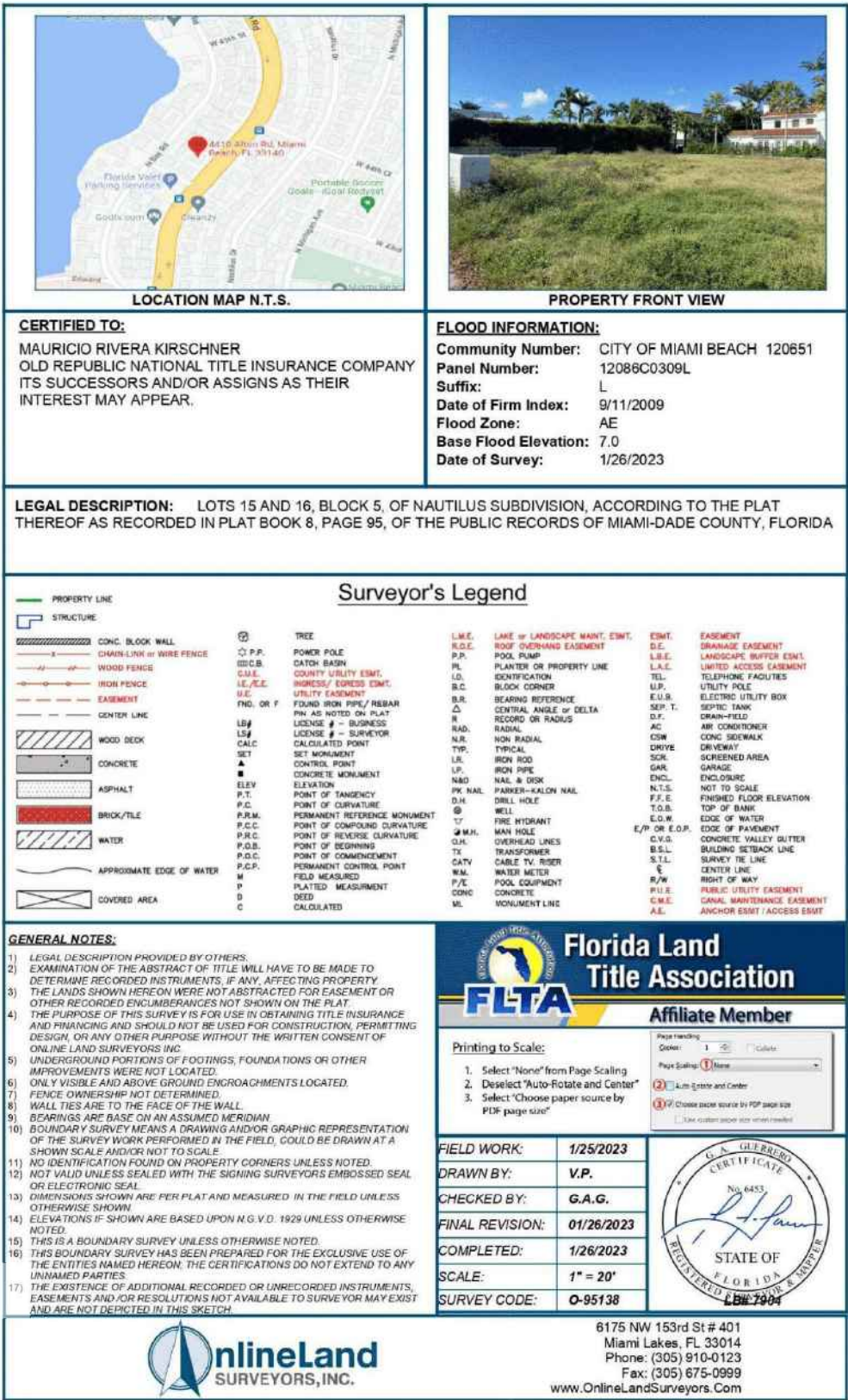
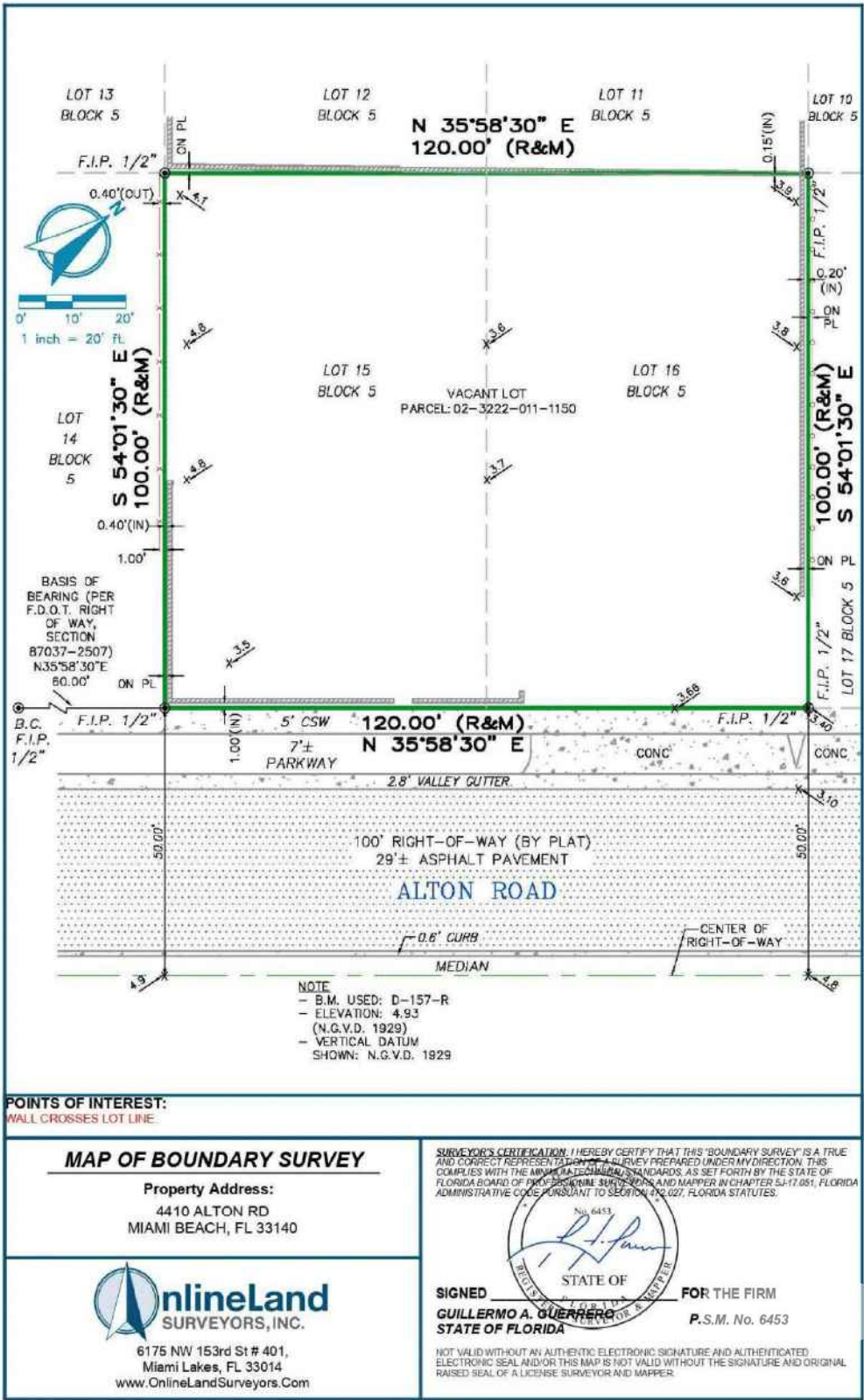
ITEM #	Project Information				
1	Address:	4410 Alton Rd. Miami Beach, FL 33140			
2	Folio number(s):	02-3222-011-1150			
3	Board and file number(s) :	DRB23-0941			
4	Year built:N/A	Zoning District:		RS-4	
5	Located within a Local Historic District (Yes or No):	No			
6	Individual Historic Single Family 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



LOT
13
BLOCK
5

LOT
12
BLOCK
5

LOT
11
BLOCK
5

LOT
10
BLOCK
5

HOUSE OF KIRSCHNER

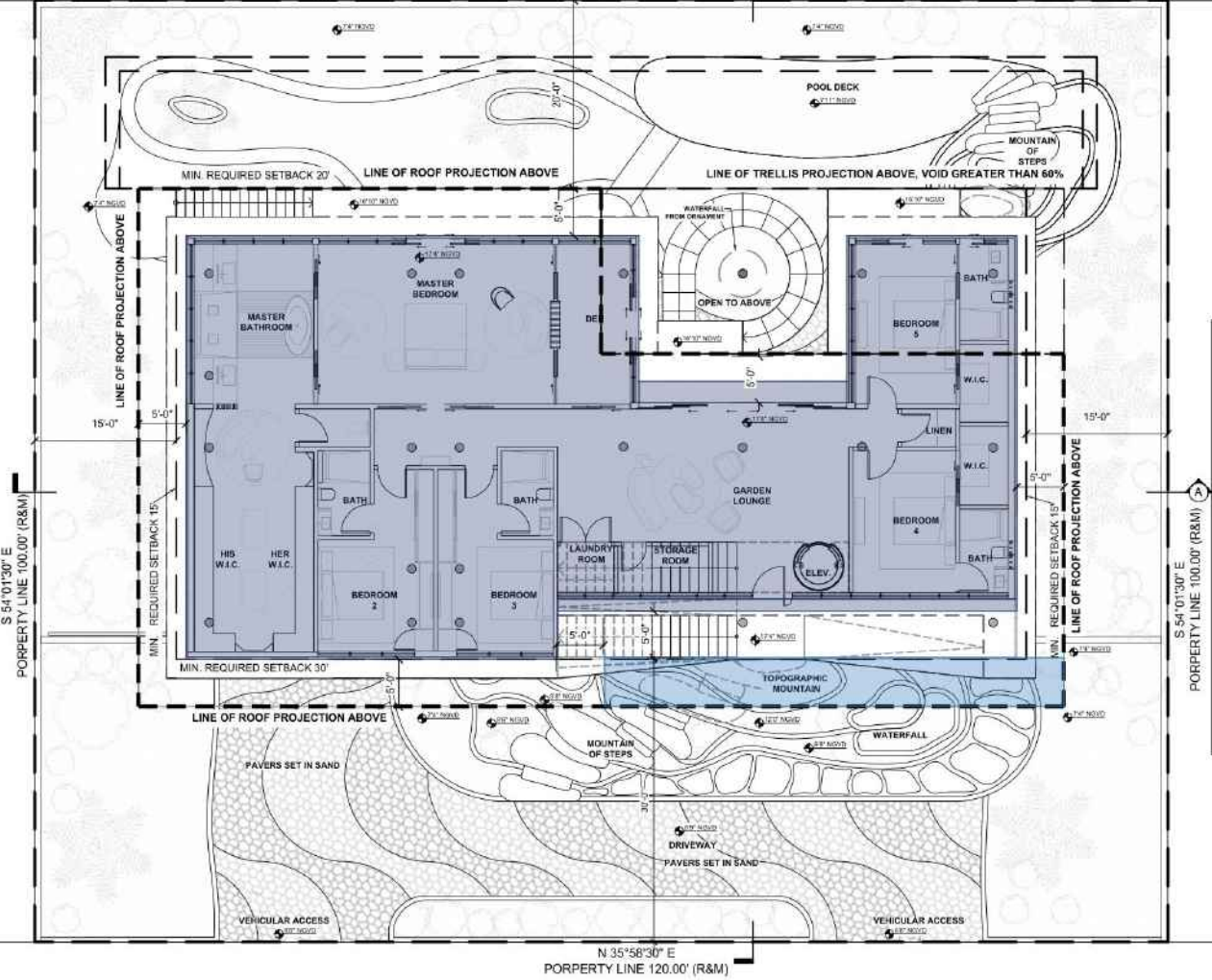
AREA DIAGRAMS
LOT COVERAGE

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

CENTER OF RIGHT-OF-WAY



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

TOTAL IMPERVIOUS AREA 1,207 SF
IN FRONT YARD: (33.55%)

REAR YARD REQUIRED (MIN.) 1,680 SF
(70%)

REAR YARD PROVIDED:

PERVIOUS AREA (100%) 1,660 SF
POOL DECK (50%) 173 SF

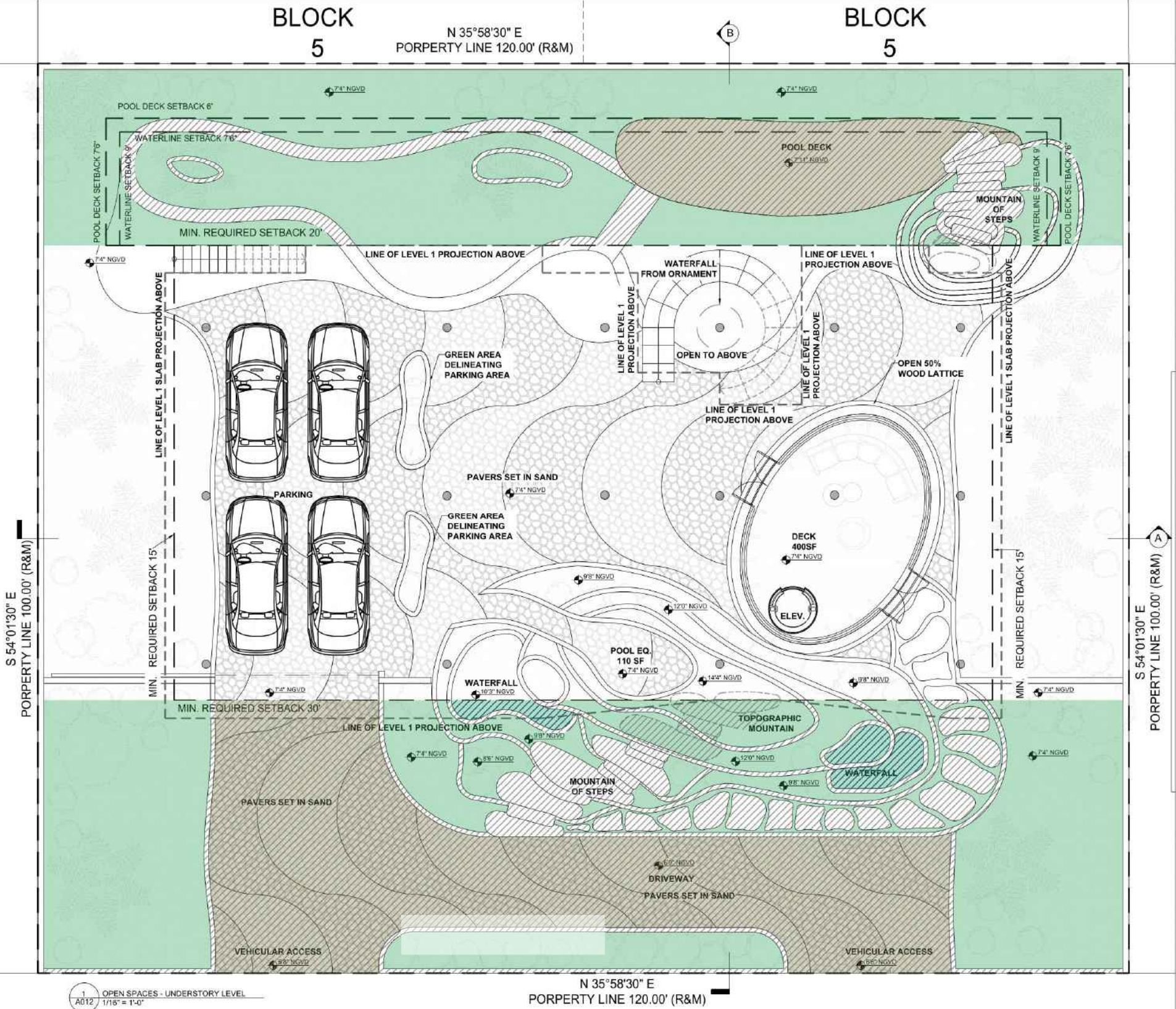
TOTAL LANDSCAPE AREA 1,833 SF
IN REAR YARD: (76%)

TOTAL IMPERVIOUS AREA 567
IN REAR YARD: (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"



AREA DIAGRAMS
OPEN SPACES

OPEN SPACES (SODDED OR
LANDSCAPING PERVIOUS):

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

NORTH SIDE YARD
PROVIDED:

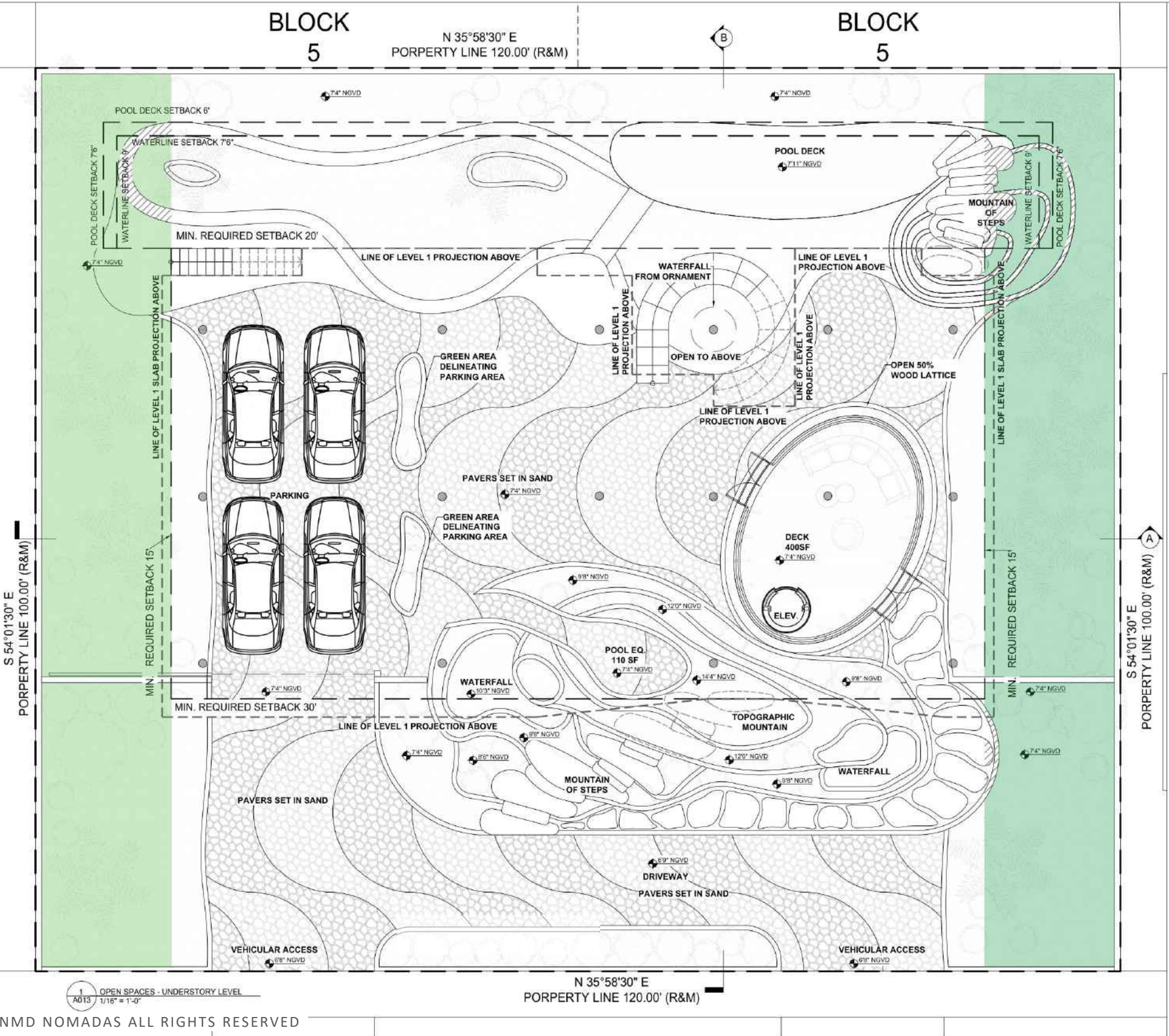
PERVIOUS AREA (100%) 1,339 SF
(89%)

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%)



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
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ROOF DECK 25% SQFT ENCLOSED FLOOR AREA IMMEDIATELY ONE FLOOR BELOW (MAX.)	632 SF
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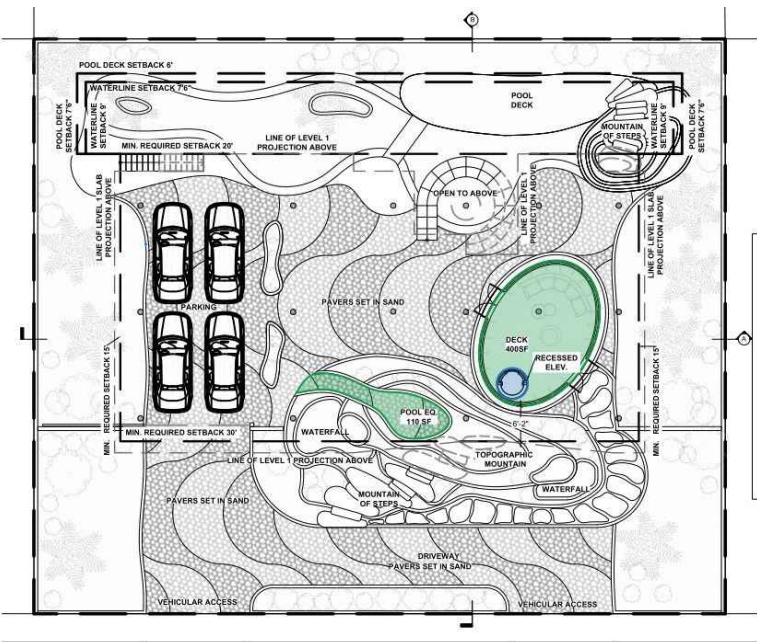
PROVIDED:

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
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UNDERSTORY AREA	510 SF
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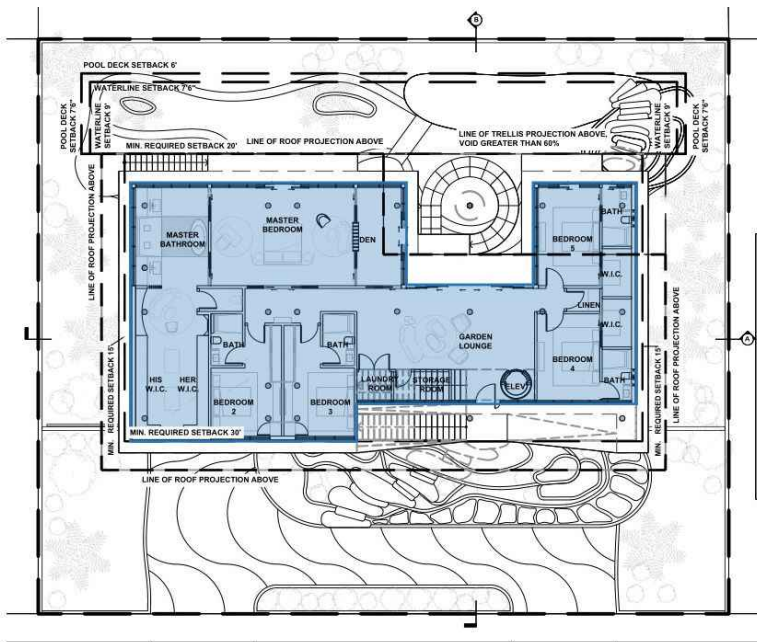
ROOF DECK	630 SF
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LEGEND:

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

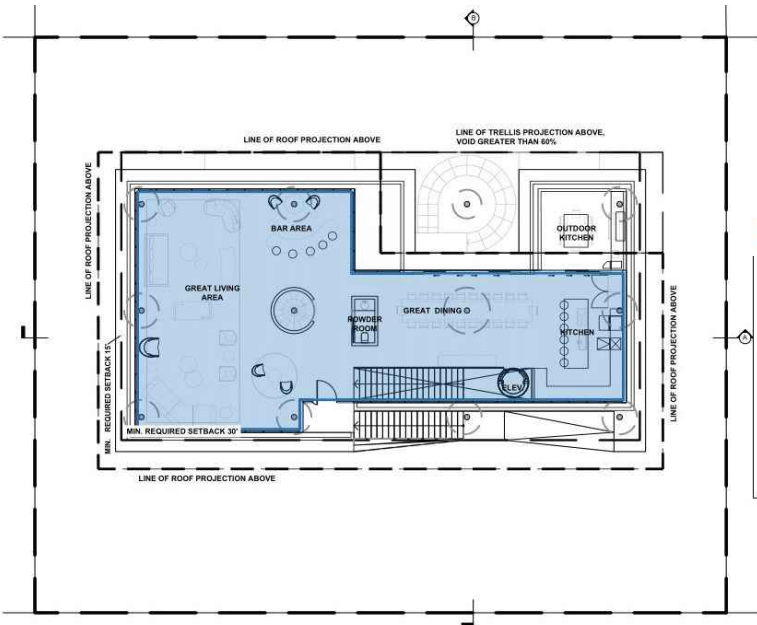
1
A014 UNIT SIZE - UNDERSTORY LEVEL
1/32" = 1'-0"



LEGEND:

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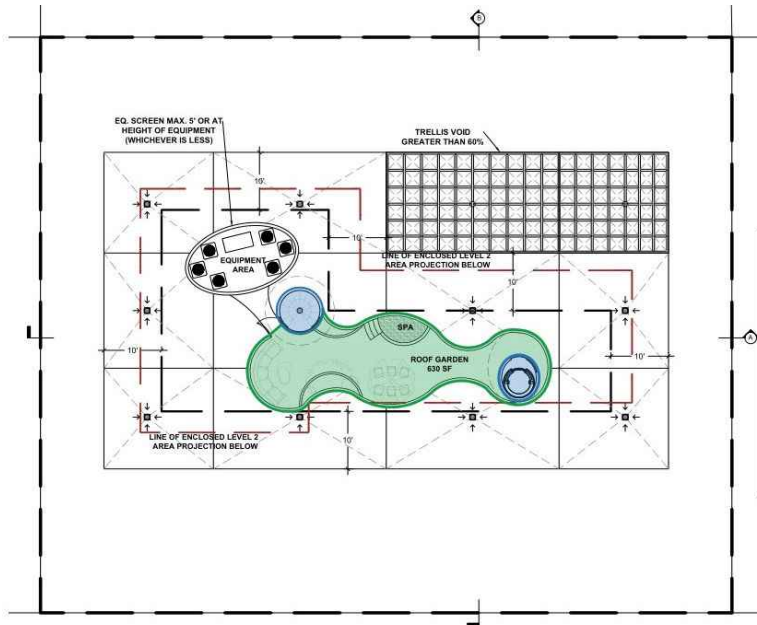
2
A014 UNIT SIZE - LEVEL 1
1/32" = 1'-0"



LEGEND:

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

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



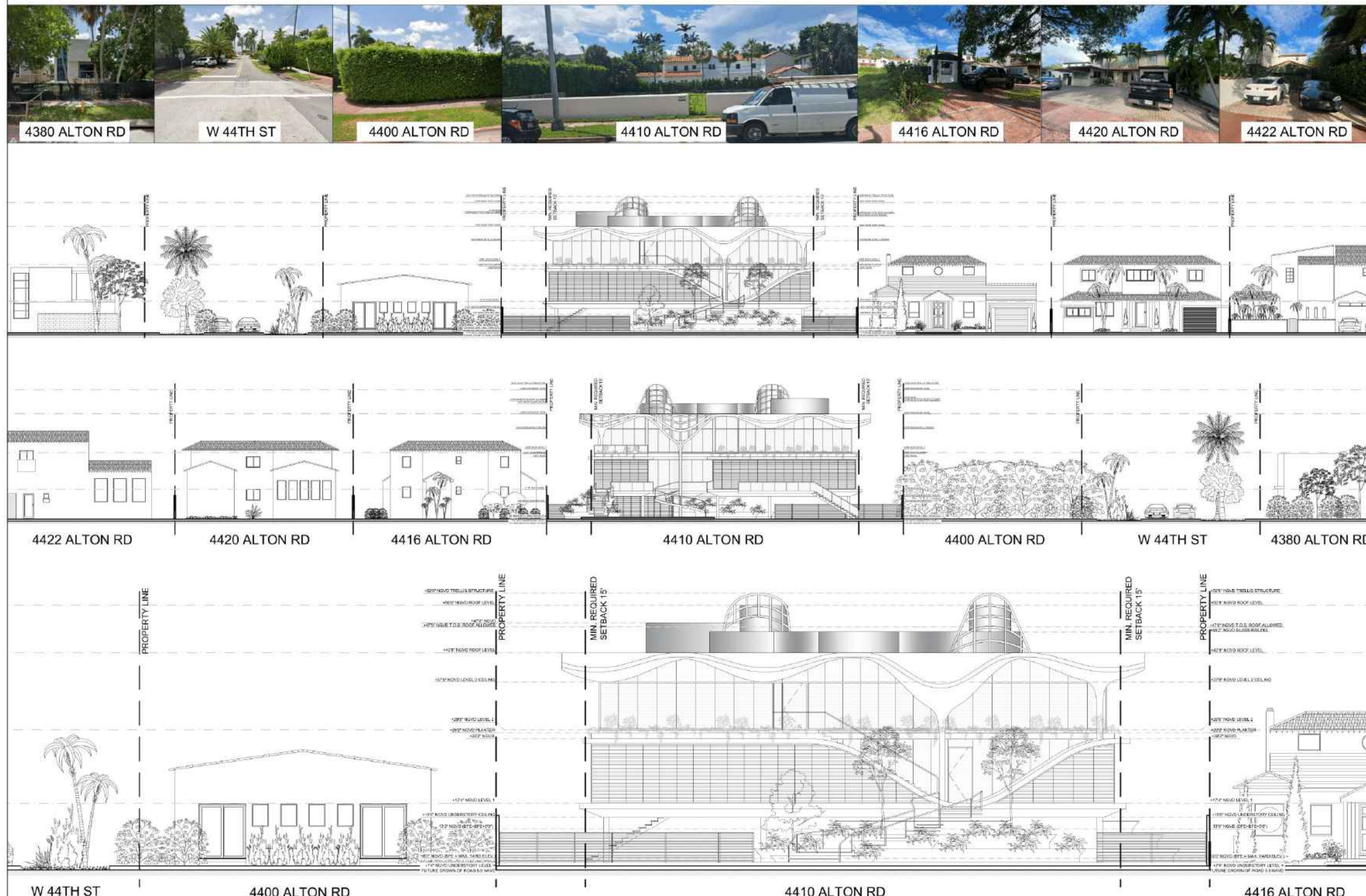
LEGEND:

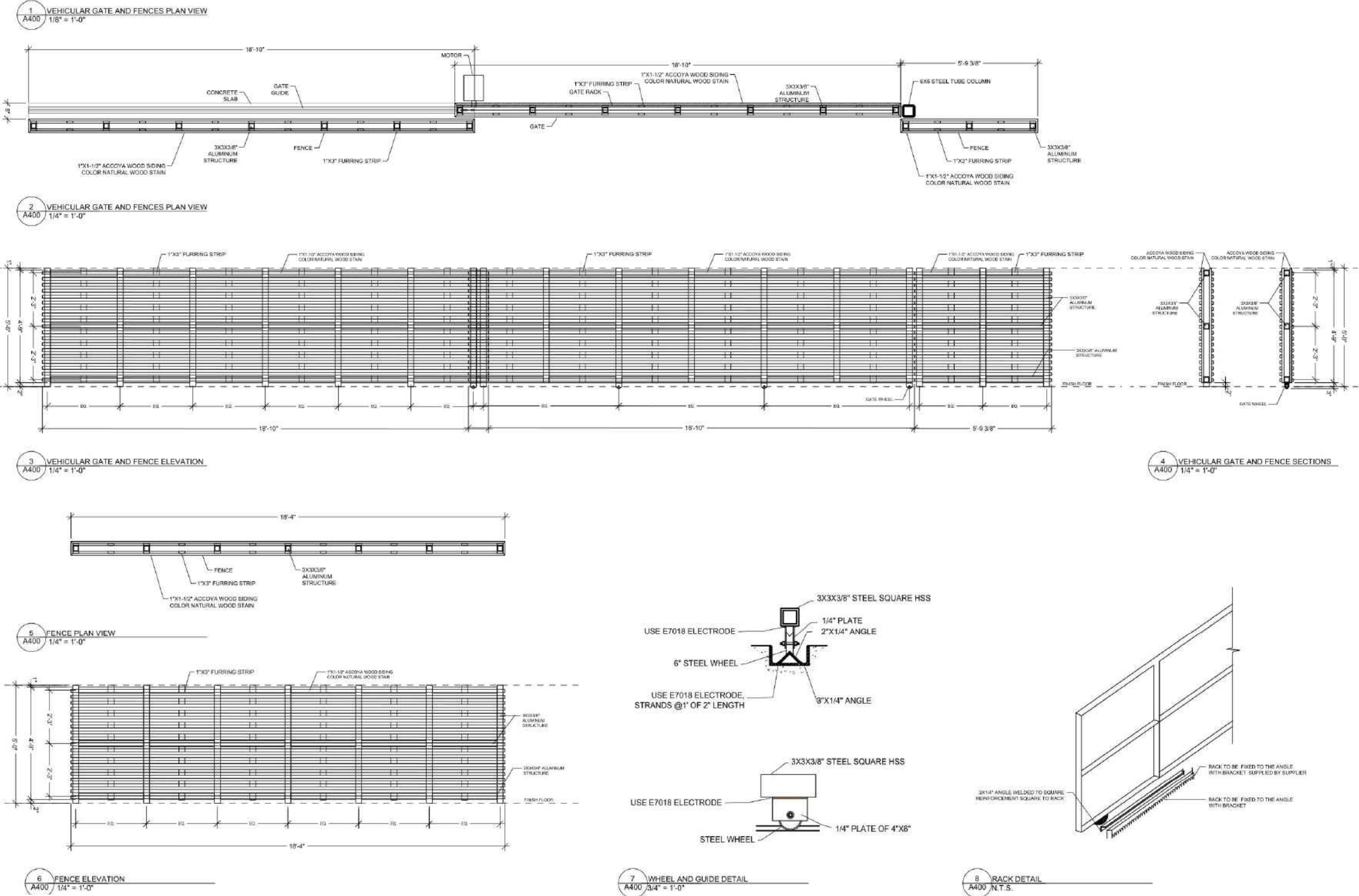
NON A/C AREA ROOF GARDE	536 SF
A/C AREA STAIR & ELEV	94 SF
TOTAL	630 SF

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

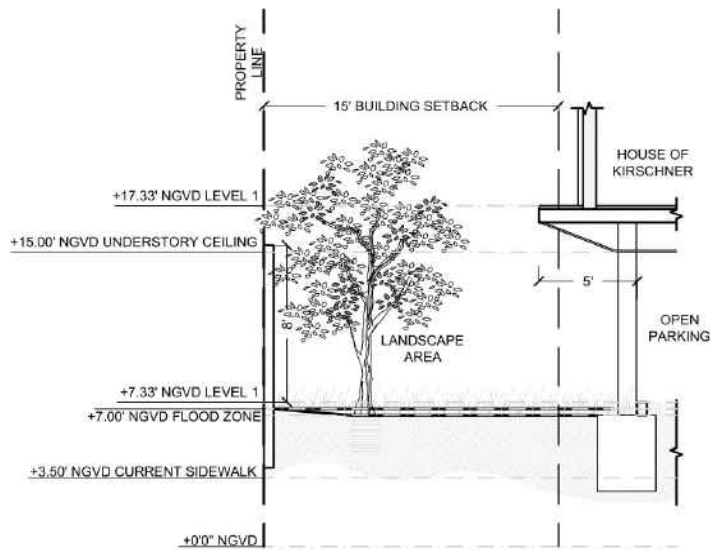


EXTERIOR ELEVATIONS
LINE DRAWINGS

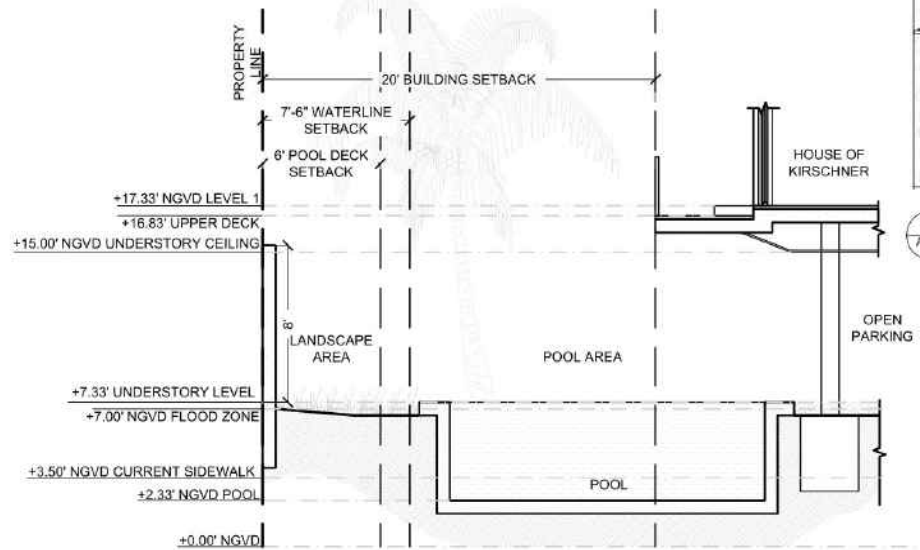




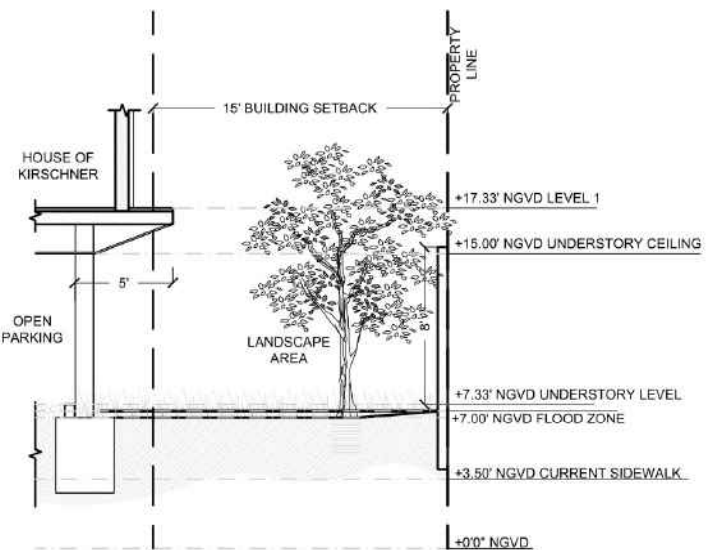
YARD SECTIONS



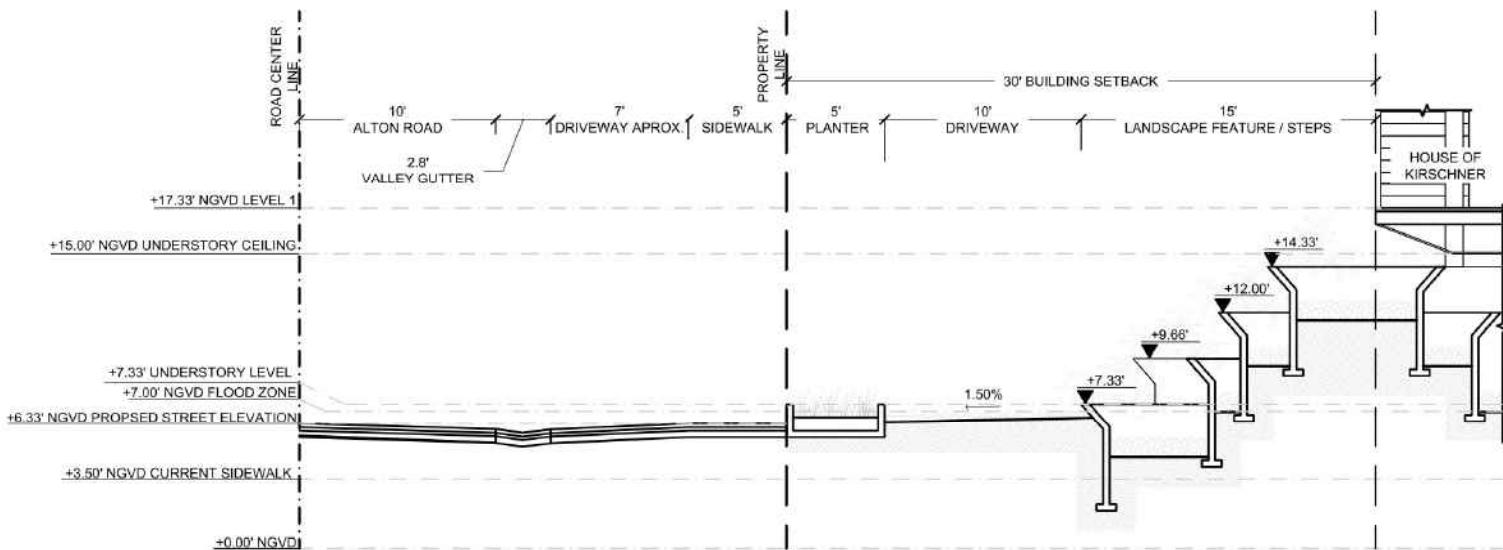
1 YARD SECTION A
A500 1/8" = 1'-0"



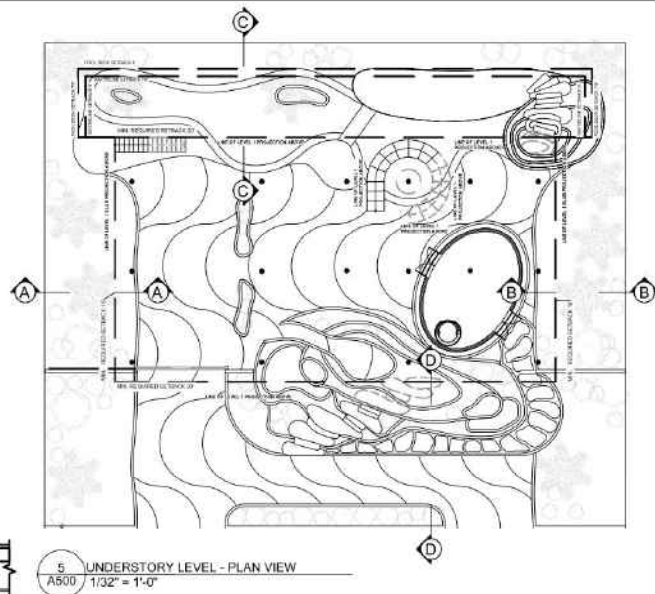
3 YARD SECTION C
A500 1/8" = 1'-0"



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

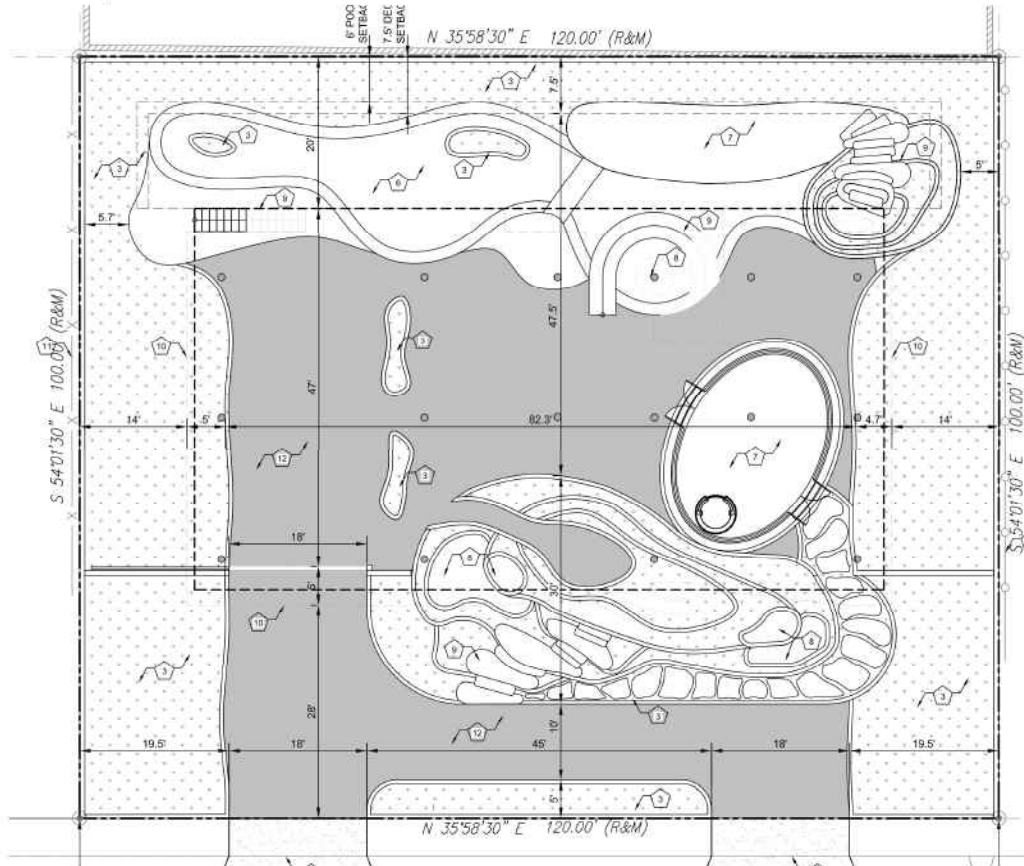
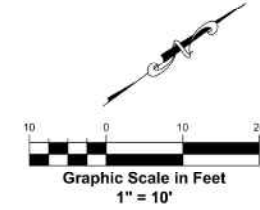
1. PROP. ENTRANCE / EXIT DOOR (REF. TO ARCH. PLANS)
2. PROP. 4" THICK CONCRETE SIDEWALK
3. PROP. LANDSCAPE (REF. TO LANDSCAPE PLANS)
4. PROP. FLARED DRIVEWAY
5. MATCH EXISTING EDGE OF PAVEMENT LINE AND GRADE
6. PROP. POOL (REF. TO ARCH. PLANS)
7. PROP. POOL DECK/DECK (REF. TO ARCH. PLANS)
8. PROP. WATER 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

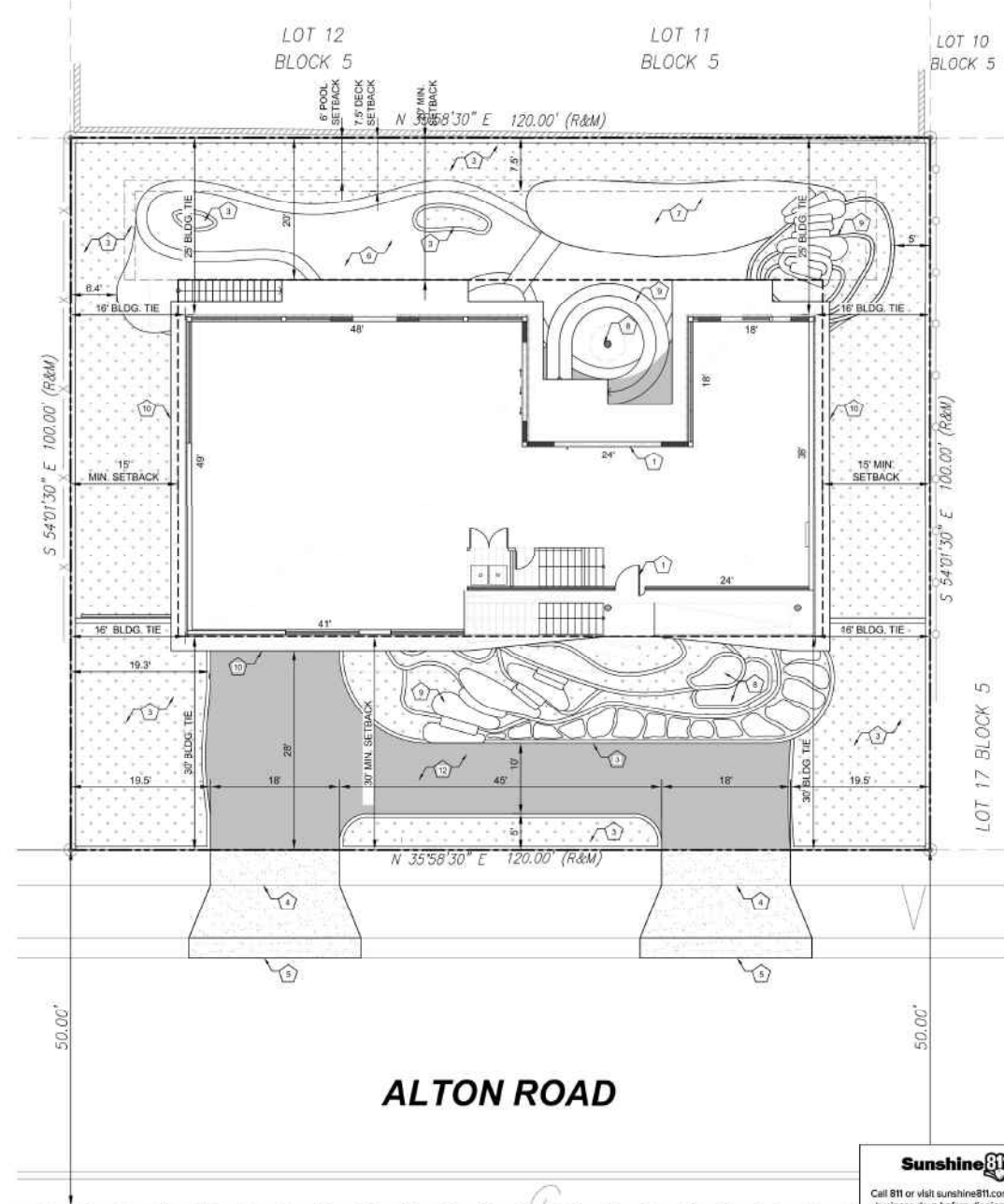
- | | |
|--|--|
| | PROPOSED CONCRETE DRIVEWAY |
| | PROPOSED LANDSCAPE (SEE LANDSCAPE PLAN) |
| | PROPOSED PAVER/HARDSCAPE DRIVEWAY (SEE LANDSCAPE PLAN) |

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.



UNDERSTORY LEVEL
SCALE: 1" = 10'



ALTON ROAD



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

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 considered signed and sealed and the signature must be verified on any electronic copies.

Christoph
er 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:	07/05/2023
Job No.:	M006

Plans for

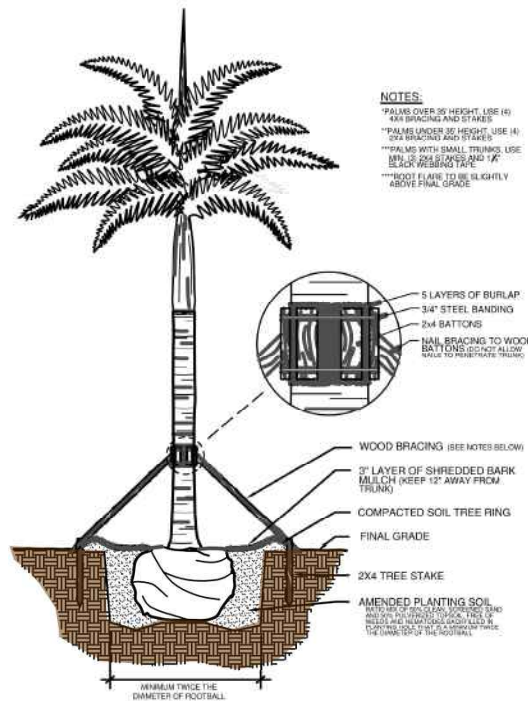
HOUSE OF KIRSCHNER
4410 ALTON ROAD
MIAMI BEACH, FLORIDA

SITE PLAN

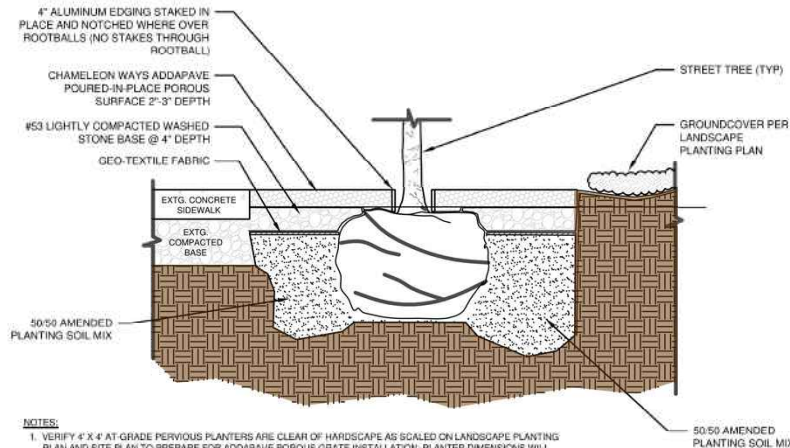
Sheet No.

C-4.0

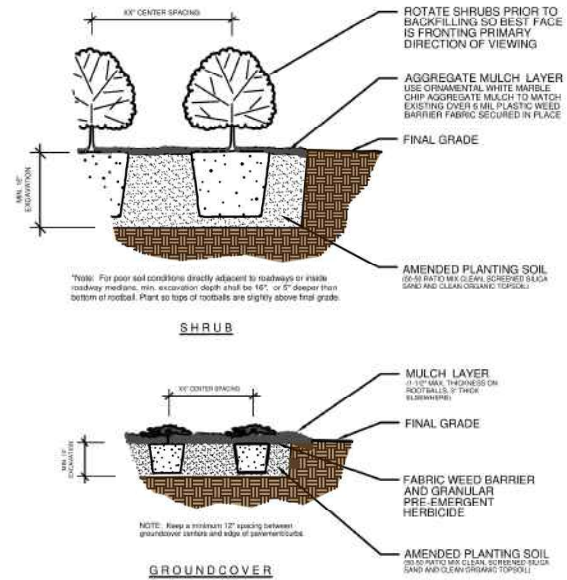
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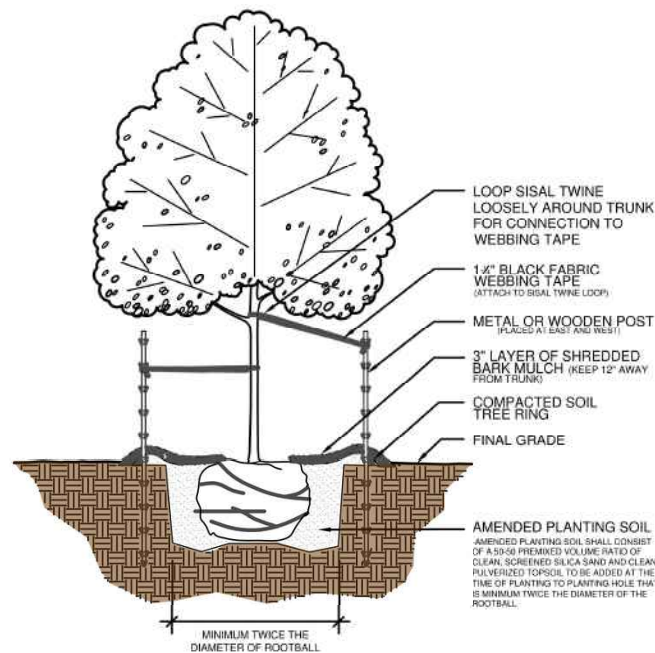
1 PALM PLANTING DETAIL
SECTION N.T.S.



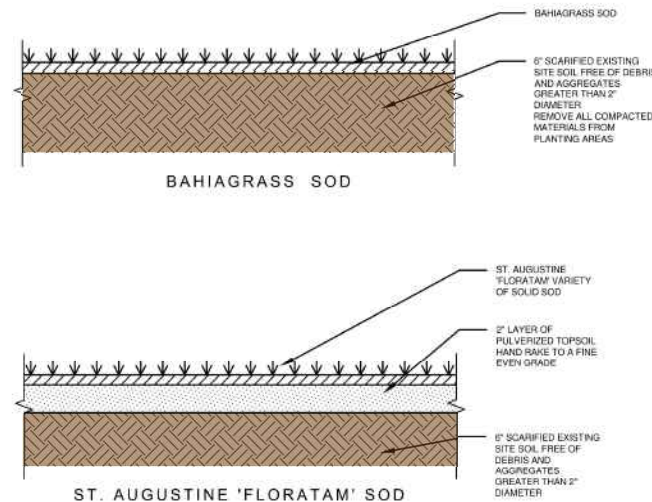
2 ADDAPAVE POROUS PAVEMENT DETAIL
SECTION N.T.S.



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



4 TREE PLANTING DETAIL
SECTION N.T.S.



5 SOD PLANTING DETAIL
SECTION N.T.S.

William Dale Bryant
Earth Landscape Architecture, LLC
LA6666943
Date: 2023.09.11 10:28:40 -0400



LANDSCAPE
DETAILS

SHEET NUMBER
L-201

HOUSE OF KIRSCHNER
4110 Alton Road
Miami Beach, FL

GREEN EARTH
LANDSCAPE ARCHITECTURE, LLC
MIAMI BEACH, FL
Phone: 305-455-0000
Email: info@greenearthllc.com

PROJECT #
23-105
DATE
09-11-23
SCALE
AS NOTED
DESIGNED BY
WDB
DRAWN BY
WDB
CHECKED BY
WDB
DATE
REV. NO.
REV. DATE

LICENSED PROFESSIONAL
William Dale Bryant
FL LICENSE NUMBER
LA6666943

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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