

**SITE DATA**

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

	REQUIRED	PROVIDED
FRONT (ALTON ROAD)	30'	30'
SIDE (WEST)	15'	15'
SIDE (EAST)	15'	15'
REAR (NORTH)	20'	20'
- 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
- OPEN SPACE:**  
 PROPOSED OPEN SPACE 8,900 SF

**KEYNOTE LEGEND**

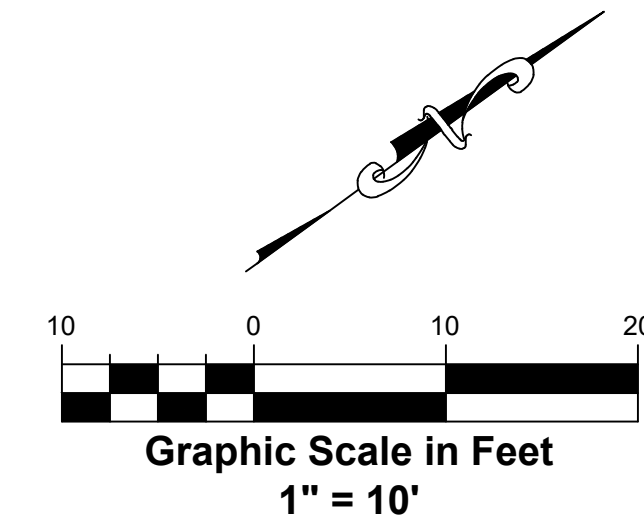
- PROP. ENTRANCE / EXIT DOOR (REF. TO ARCH. PLANS)
- PROP. 4" THICK CONCRETE SIDEWALK
- PROP. LANDSCAPE (REF. TO LANDSCAPE PLANS)
- PROP. FLARED DRIVEWAY
- MATCH EXISTING EDGE OF PAVEMENT LINE AND GRADE
- PROP. POOL (REF. TO ARCH. PLANS)
- PROP. POOL DECK/DECK (REF. TO ARCH. PLANS)
- PROP. WATER FEATURE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

**HATCH LEGEND**

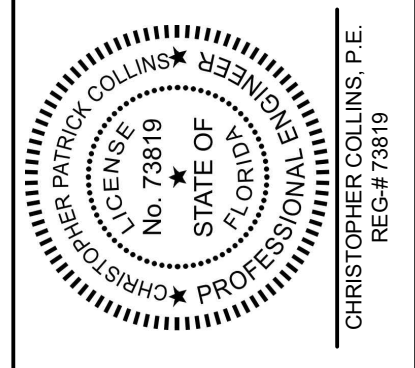
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED LANDSCAPE (SEE LANDSCAPE PLAN)
- PROPOSED PAVEMENT/HARDSCAPE DRIVEWAY (SEE LANDSCAPE PLAN)

**GENERAL SITE NOTES**

- FOR LEGAL DESCRIPTION, BOUNDARY INFO., AND BENCHMARK INFO. SEE SITE SURVEY SHEETS.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
- CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
- 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.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL COUNTY REGULATIONS, CODES, AND O.S.H.A. STANDARDS.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.



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



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 electronics copies.

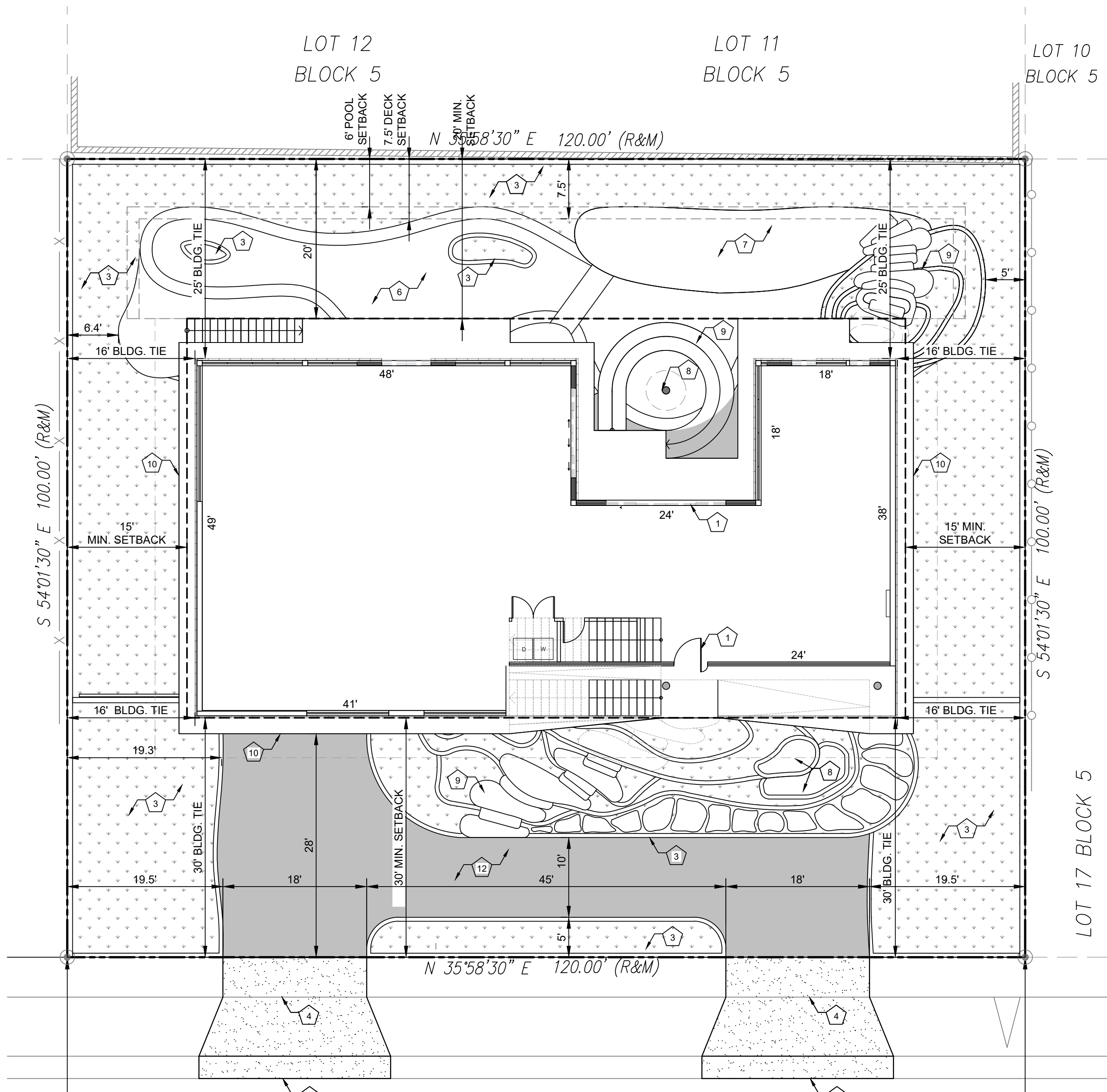
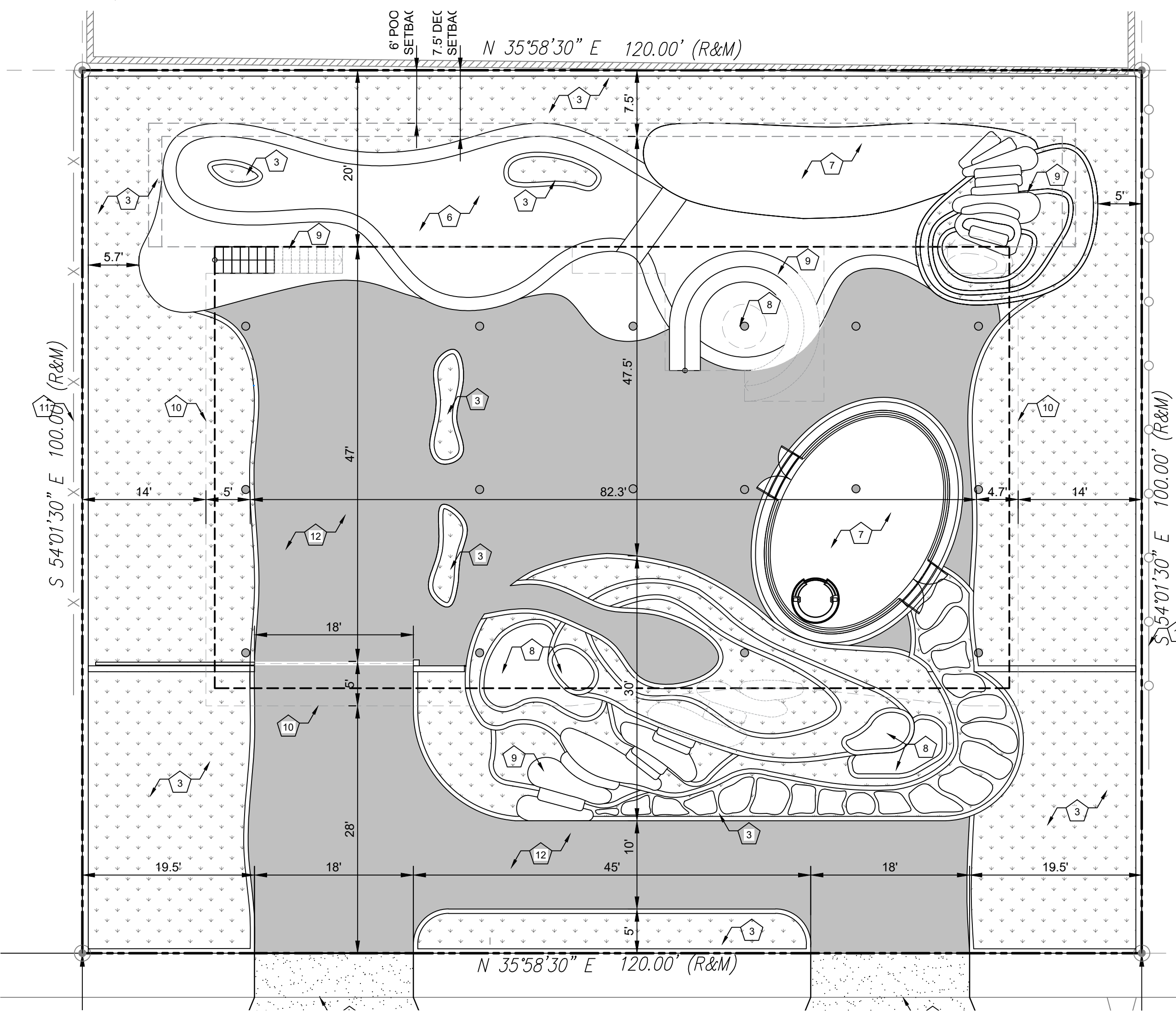
Revision	Date	Comment

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:	07/06/2023
Job No.:	M006
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**HOUSE OF KIRSCHNER**  
4410 ALTON ROAD  
MIAMI BEACH, FLORIDA

**SITE PLAN**

Sheet No.  
**C-4.0**



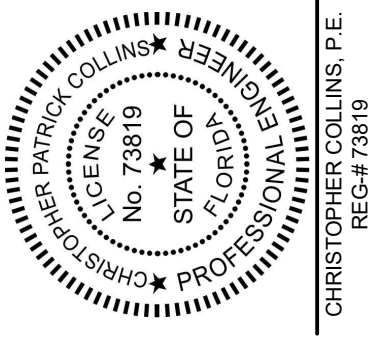
**ALTON ROAD**

**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

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NORTH MIAMI, FL 33161  
Phone: 305.720.2079  
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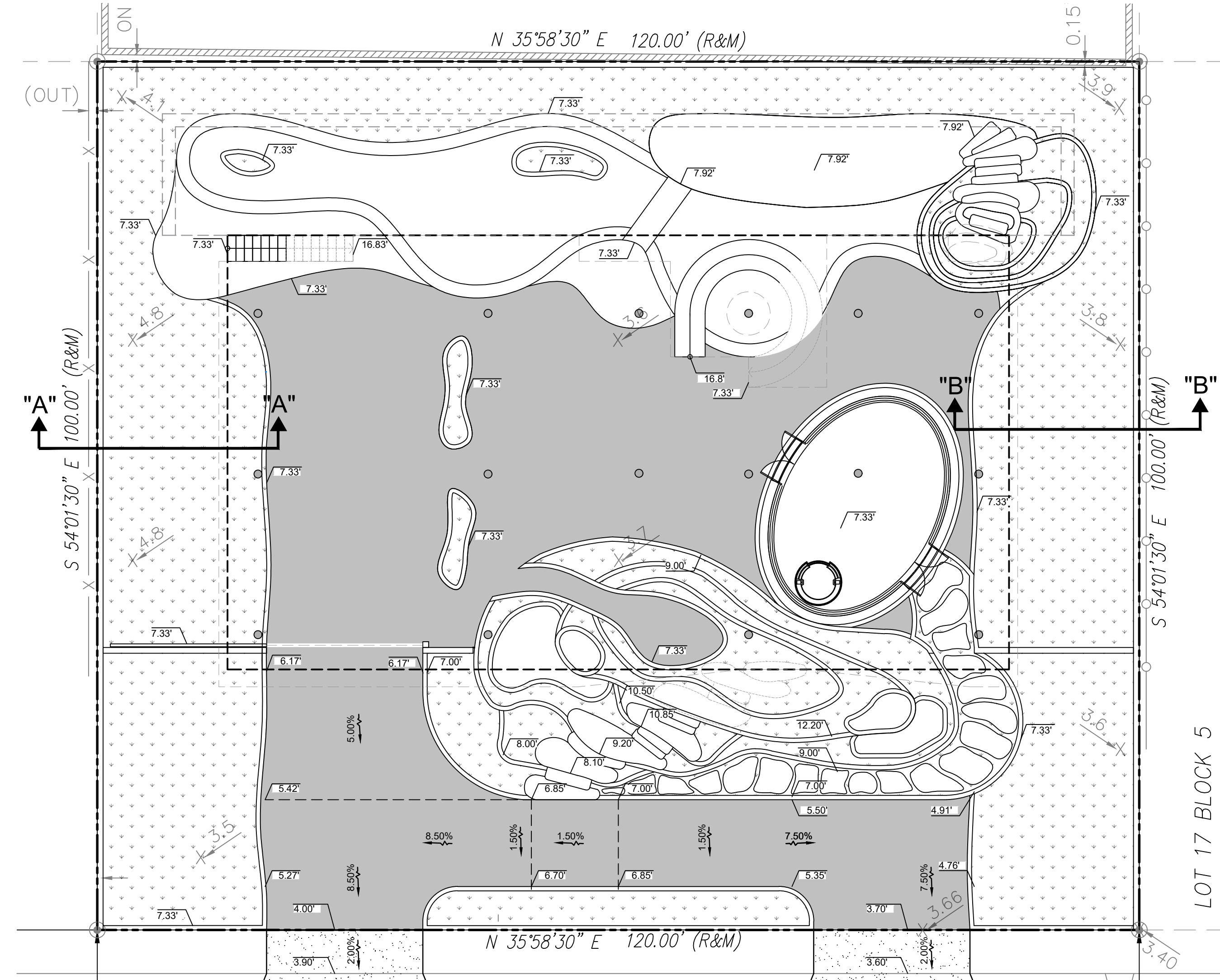
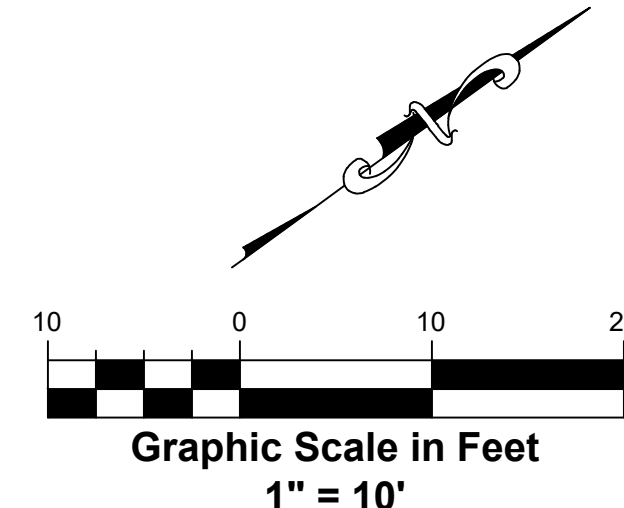
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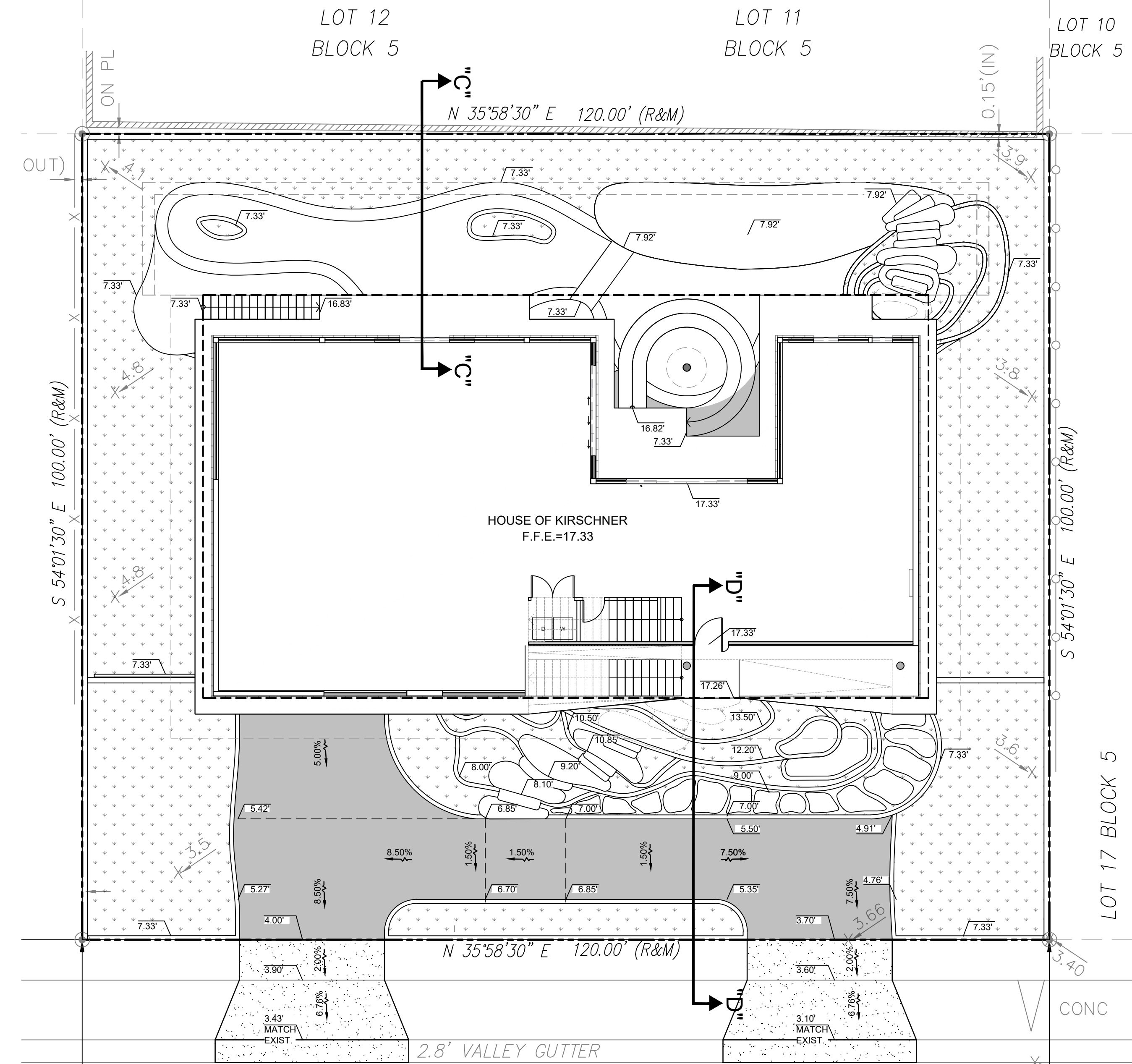
Plans for  
**HOUSE OF KIRSCHNER**  
4410 ALTON ROAD  
MIAMI BEACH, FLORIDA

**GRADING AND DRAINAGE PLAN**

Sheet No.  
**C-5.0**



**UNDERSTORY LEVEL**  
SCALE: 1" = 10'



**ALTON ROAD**



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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