

HOUSE OF KIRSCHNER

4410 ALTON RD,
MIAMI BEACH, FL 33140



STAMP



DATE: 08/04/2024

FINAL SUBMITTAL

DRB 24-1037
08-04-2024

PROPOSED SCOPE OF WORK:

1. NEW TWO-STORY PLUS UNDERSTORY, SINGLE RESIDENTIAL HOME BUILDING ON AN EXISTING VACANT SITE. NO EXISTING STRUCTURE ON LOT TO REQUIRE SHORING AND BRACING. STRUCTURAL ENGINEER TO PREPARE STRUCTURE DESIGN AND CALCULATIONS IN ACCORDANCE WITH SOIL REQUIREMENTS AND PRESCRIPTIVE MEASURES AS PER F.B.C. AND ALL APPLICABLE CODES
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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19790 W Dixie Highway
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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"	
20	Front Setbacks:	30'		30'	
	Front First level:	-		-	
	Front second level:	-		-	
21	Front second level if lot coverage is 25% or greater:	-		-	
	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
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- A008 CONTEXTUAL PHOTOGRAPHS
- A009 CONTEXTUAL PHOTOGRAPHS
- A010 CONTEXTUAL PHOTOGRAPHS
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- A012 AREA DIAGRAMS - OPEN SPACES
- A013 AREA DIAGRAMS - OPEN SPACES
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- A017 AXONOMETRIC RENDERING
- A018 AXONOMETRIC RENDERING
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- A103 LEVEL 2
- A104 ROOF LEVEL
- A300 EXTERIOR ELEVATIONS
- A301 EXTERIOR ELEVATIONS
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- A400 DETAILS
- A401 WALL SECTIONS
- A500 YARD SECTIONS
- A800 SCHEMATIC ROOD FRAMING
- A800.1 SCHEMATIC ROOF FRAMING DETAILS
- R001 COLOR RENDERING
- R002 COLOR RENDERING
- R003 COLOR RENDERING
- R004 COLOR RENDERING
- R005 COLOR RENDERING

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Project North

ISSUE DATE

BOARD APPLICATION 08-04-2024

REVISION SCHEDULE

MARK DESCRIPTION DATE

Drawing Title

ZONING DATA SHEET / DRAWING INDEX

Client Name Mauricio Rivera

Project Number 2227

Date 08-04-2024

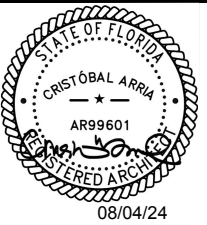
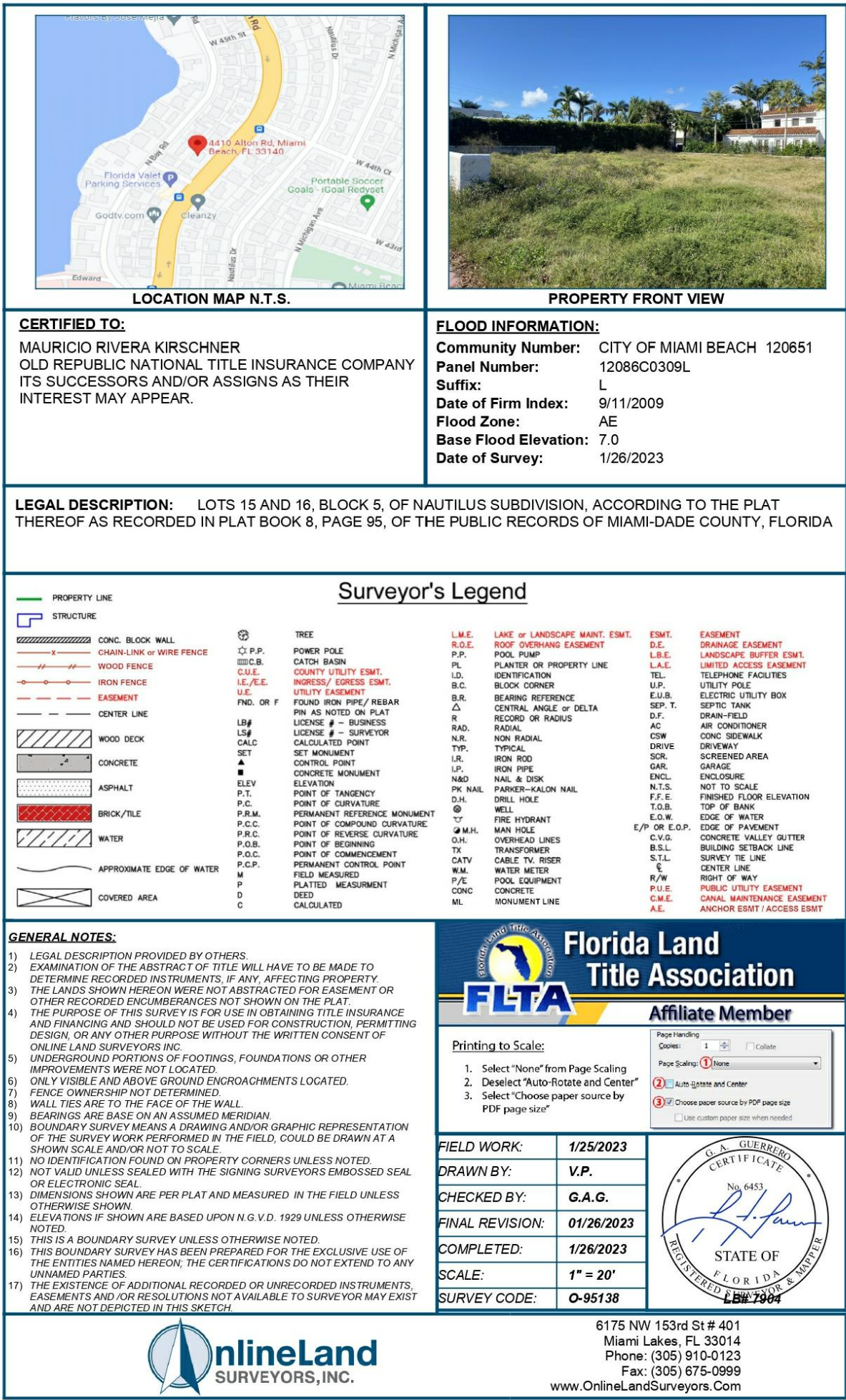
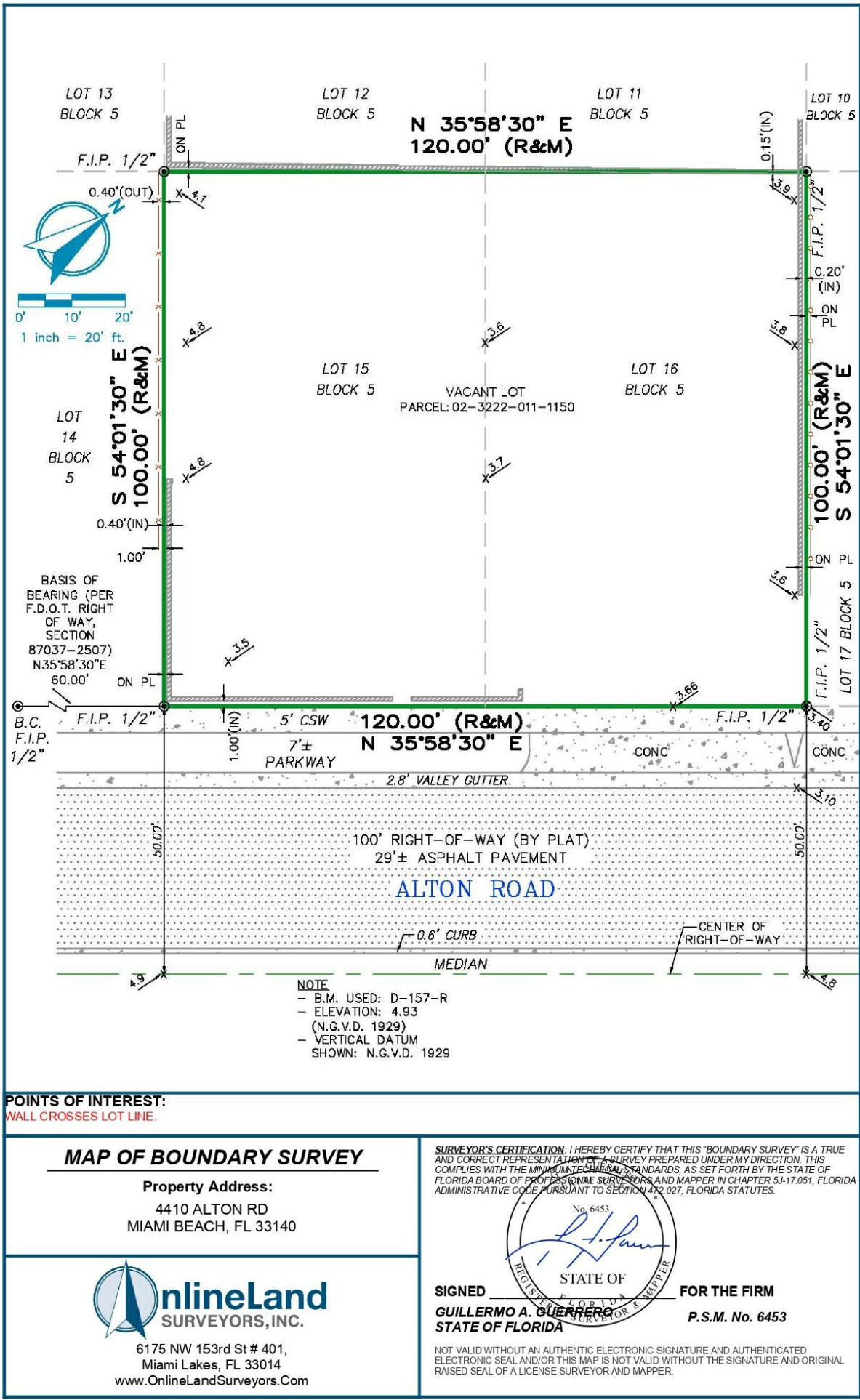
Approved by NMD NOMADAS

Scale -

Drawing Number

A001

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Drawing Title

SURVEY

Client Name	Mauricio Rivera
Project Number	2227
Date	08-04-2024
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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CONTEXT LOCATION PLAN

Client Name *Mauricio Rivera*

Project Number 2227

Date 08-04-2024

Approved by NMD NOMADAS

Scale -

Drawing Number

A003



1
A004 KEY DIRECTIONAL PLAN

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KEY DIRECTIONAL PLAN

Client Name	Mauricio Rivera
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Drawing Number

A004



1
A005 VIEW 1



2
A005 VIEW 2



3
A005 VIEW 3



4
A005 VIEW 4

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LOT PHOTOGRAPHS

Client Name	Mauricio Rivera
Project Number	2227
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Scale	-

Drawing Number

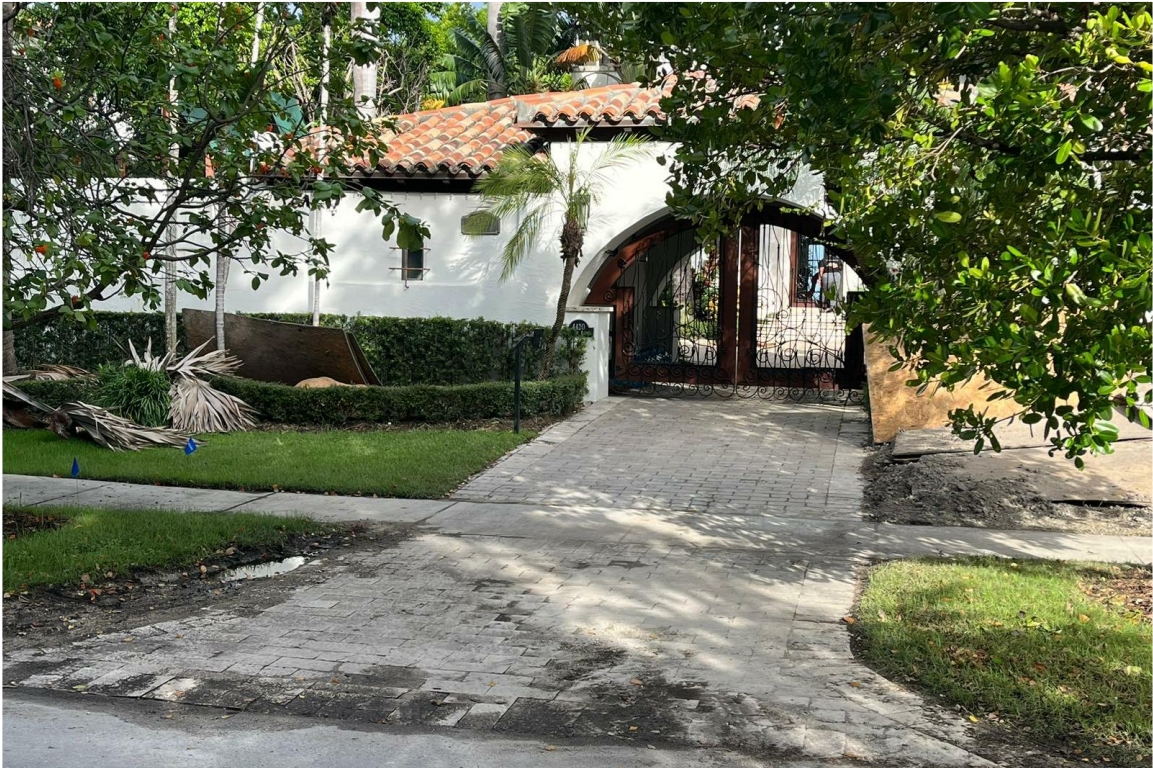
A005



1 VIEW 1
A006



2 VIEW 2
A006



3 VIEW 3
A006



4 VIEW 4
A006

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Drawing Number

A006



1 VIEW 1
A007



2 VIEW 2
A007



3 VIEW 3
A007



4 VIEW 4
A007

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CONTEXTUAL PHOTOGRAPHS

Client Name	Mauricio Rivera
Project Number	2227
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Scale -

Drawing Number

A007



1 VIEW 1
A008



2 VIEW 2
A008



3 VIEW 3
A008



4 VIEW 4
A008

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A008



1
A009

VIEW 1



2
A009

VIEW 2



3
A009

VIEW 3

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A009



1 VIEW 1
A010



2 VIEW 2
A010



3 VIEW 3
A010



2 VIEW 2
A010

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A010