

REQUEST FOR DRB APPROVAL FOR:
COUGHLIN RESIDENCE

FINAL SUBMITTAL: 05/08/23

1830 DAYTONIA ROAD
MIAMI BEACH, FLORIDA 33141



CLIENT

DAN COUGHLIN

ARCHITECT

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 BISCAYNE BLVD. SUITE 201
MIAMI, FL 33138
(305) 434-8338

PRE-APP
04/10/2023

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

8425 Biscayne Blvd. suite 201
Miami, Florida 33138

COUGHLIN RESIDENCE

1830 DAYTONIA RD,
Miami Beach, FL 33141

seal



Ralph Choeff
registered architect
AR0009679
AA26003009

comm no.
2212

date:
05/08/2023

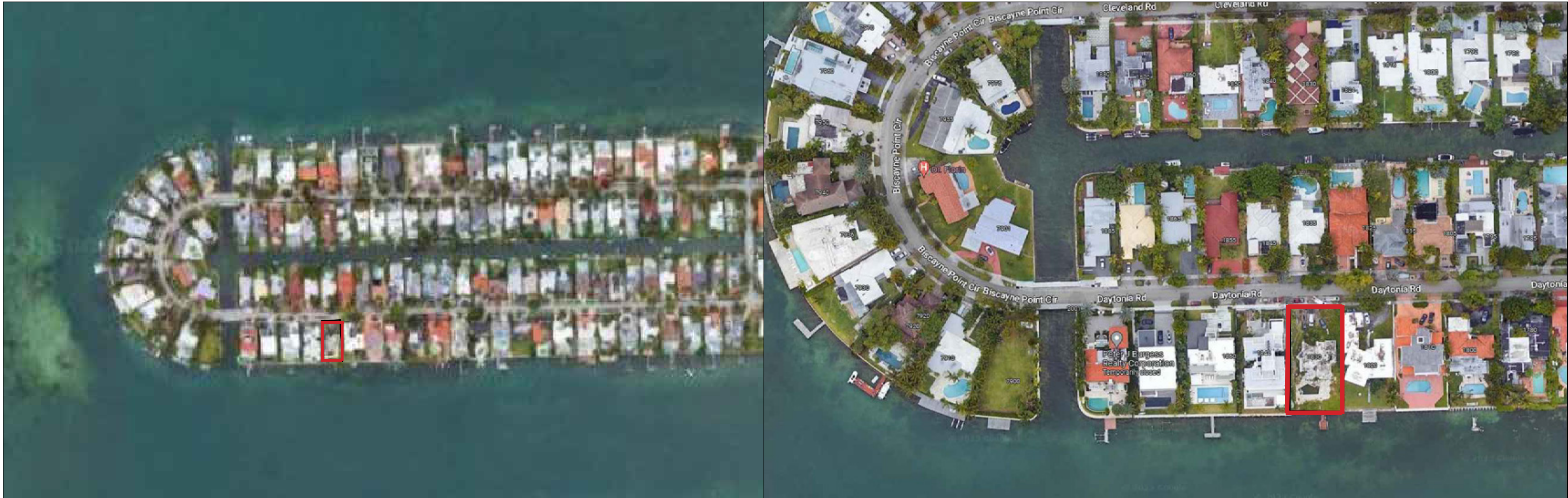
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REQUEST FOR DRB APPROVAL FOR:
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1830 DAYTONIA ROAD,
MIAMI BEACH, FLORIDA 33141



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March 23rd, 2023

City of Miami Beach
Planning Department
1700 Convention Center Drive
Second floor
Miami Beach, Florida 33139

Attention: Michael Belush and Planning Staff

**Re: Architect's Letter of Intent
New Residence Proposed at 1830 Daytonia Road Miami Beach, FL**

Planning Staff and Members of the DRB,

This shall serve as the Architect's Letter of Intent regarding a proposed new residence to be constructed at 1830 Daytonia Road on Miami Beach. Here are the site specifics:

- Lot Size: 11,250 square feet
- Unit Size: 5,612.67 square feet (49.8%) no waiver required.
- Front Yard Area: 1,500 square feet. Pervious Area Provided: 840 sqft (56%) no waiver required.
- Rear Yard Area: 1,687.5 sqft. Pervious Area Provided: 1,333 sqft (78.9%) no waiver required.
- Lot Coverage (Footprint): 3,302 sqft (29.4%) no waiver required.
- Flood Zone: AE-8. Finished First Floor: +11.0' NGVD. no waiver required
- Residence Height: Finished First Floor to Top of Roof: 24'-0" no waiver required
- All Front, Rear and Side Setbacks meet the code required distances for one story and two-story construction. No waiver required.

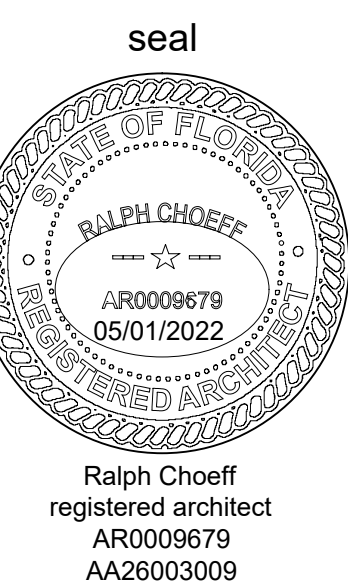
Being that no waiver is required for the aforementioned, the only waiver we are requesting is the maximum distance allowed on a straight run along the side setbacks. In order to circumvent a straight appearance, we set back the first floor 10'-6" where only 10' is required, while setting back the second floor 10'-0". This allows a slight overhang on the second floor which will allow for a clean break in materials. We are changing the materials between the first and second floors. The west side elevation will not require a waiver, as the run is exactly 60'-0" long. The only side that requires a waiver is the east side elevation. This is the only waiver we are requesting for this project.

We have broken the plane between the first and second floors to allow for a slight overhand and to change materials to make it more interesting. We've also provided some interesting design elements such as vertical louvers and planters at the rear of the residence, narrow horizontal long window at the kitchen, a central glass element that breaks up the second floor stone facing and resin wood walls that also break up the first floor. We could add fenestration at the second floor should the DRB request it, but we feel the elevation is already quite interesting and may ruin its simplicity.

We hope you can approve this one waiver and that the project can move ahead.

Sincerely,

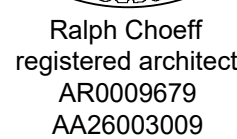
Ralph Choeff, President
Choeff Levy Fischman PA



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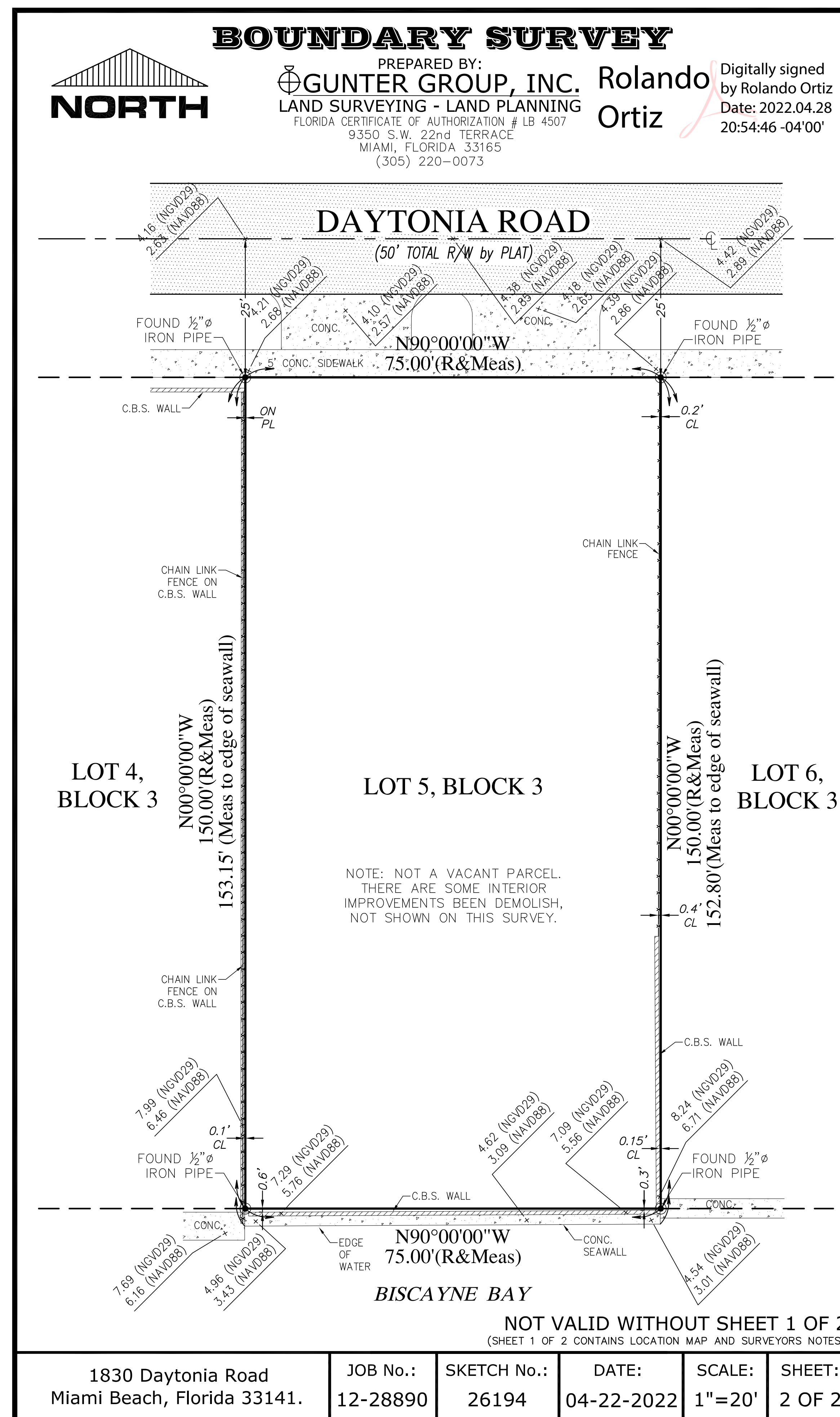
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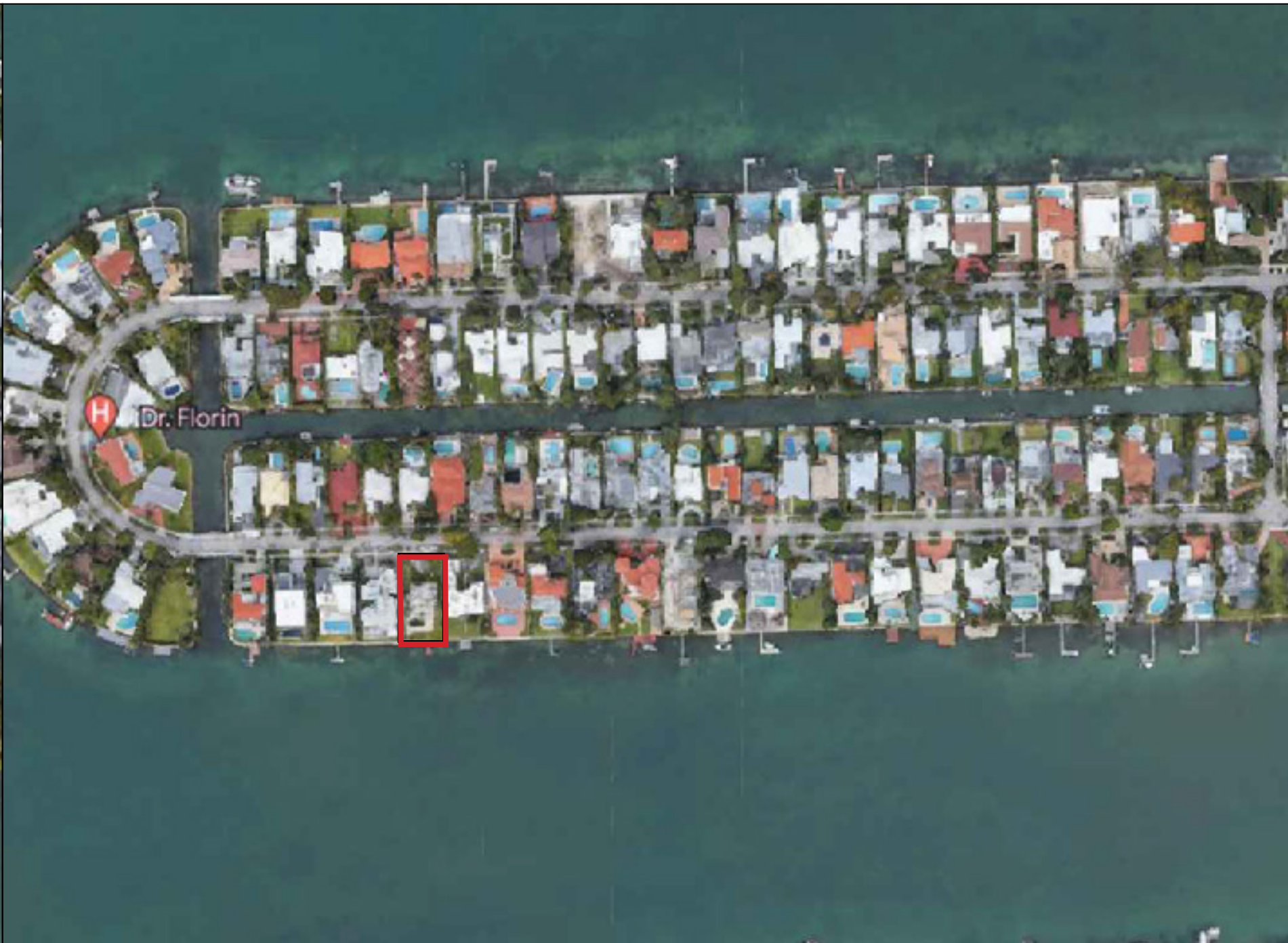
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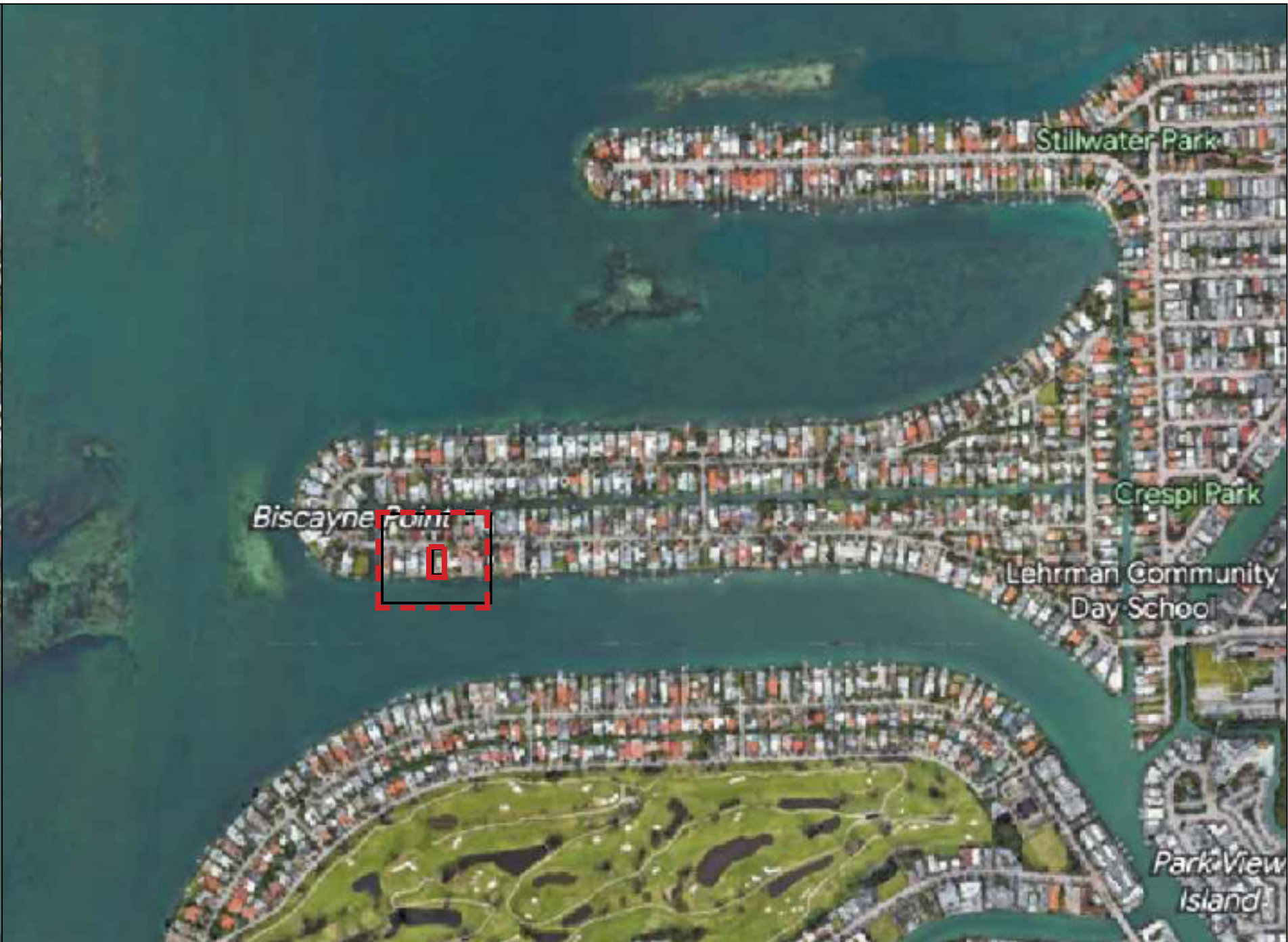




AERIAL PLAN OF PROPERTY AND SURROUNDING PROPERTIES #1



AERIAL PLAN OF PROPERTY AND SURROUNDING PROPERTIES #2



AERIAL PLAN OF PROPERTY AND SURROUNDING PROPERTIES #3



SITE



PROPERTY 1



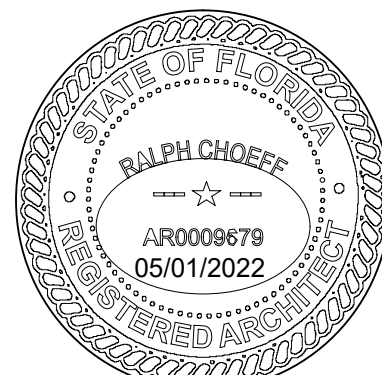
PROPERTY 2



PROPERTY 3



PROPERTY 4

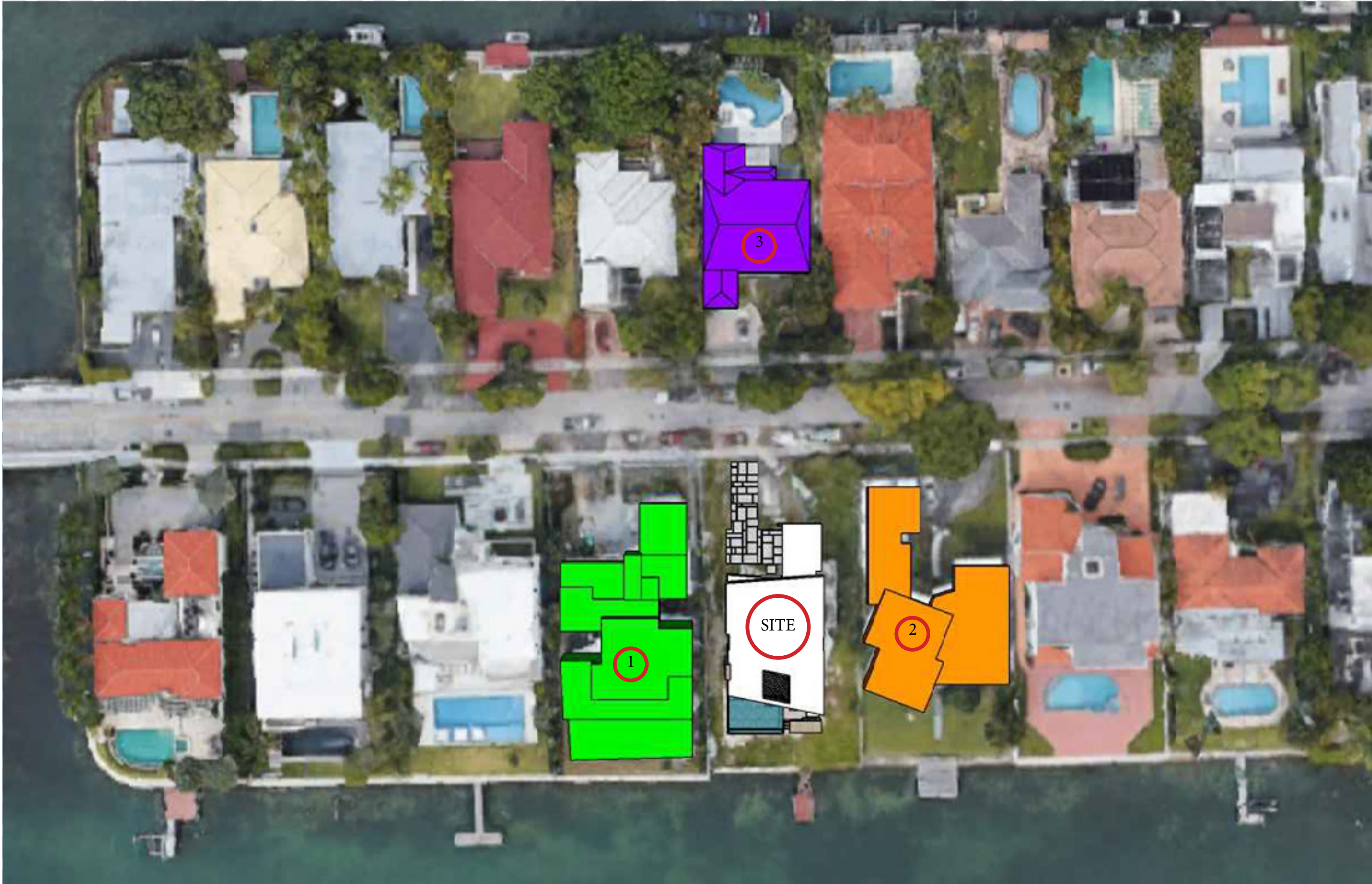




AERIAL PHOTOGRAPH WITH PROPOSED RESIDENCE



SURROUNDING CONTEXT ELEVATIONS



LOCATION MAP

RESIDENCE 1 (GREEN)

1820 DAYTONIA RD, MIAMI BEACH

LOT SIZE: 11,250 SF

FOOTPRINT: 2,826 SF

UNIT SIZE: 25.12%



RESIDENCE 2 (ORANGE)

1844 DAYTONIA RD, MIAMI BEACH

LOT SIZE: 11,250 SF

FOOTPRINT: 5,989 SF

UNIT SIZE: 53.24%



PROPOSED RESIDENCE

315 W SAN MARINO DR, MIAMI BEACH

LOT SIZE: 7,200 SF

FOOTPRINT: 4,193.6 SF

UNIT SIZE: 37.2%



RESIDENCE 3 (PURPLE)

1835 DAYTONIA RD, MIAMI BEACH

LOT SIZE: 9,000 SF

FOOTPRINT: 2,183 SF

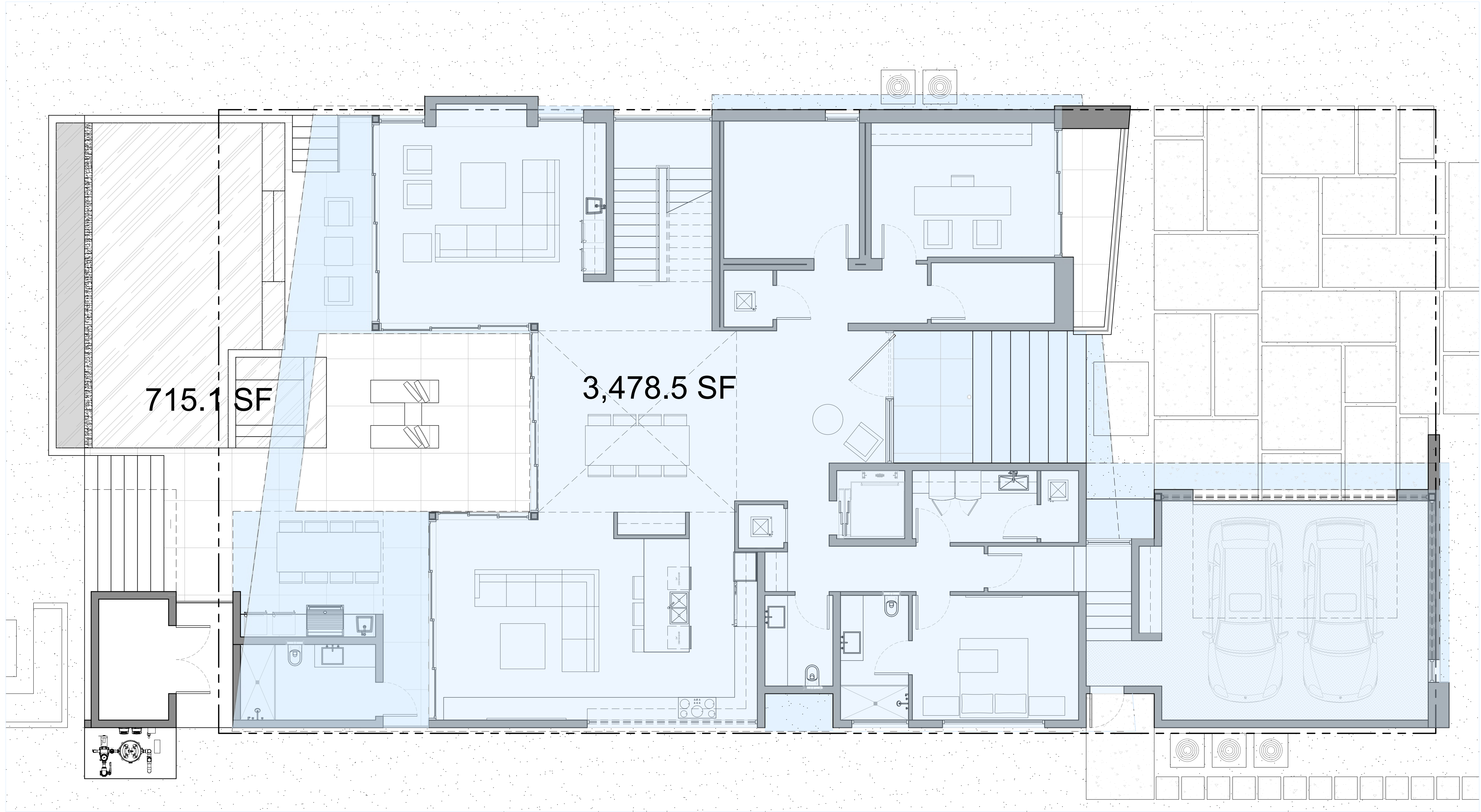
UNIT SIZE: 24.26%



MASSING STUDIES

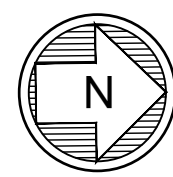
ITEM #	New Construction Floodplain Management Data		
1	Flood Zone:	AE 8	
2	FIRM Map Number	12086C0307L	
3	Base Flood Elevation (BFE):	+8.00' NGVD	
4	Proposed Flood Design Elevation:	+11.00' NGVD	
5	Crown of Road Elevation:		
6	Classification of Structure:	Category II	
7	Building Use:	Single-Family Residence	
8	Lowest Elev. of Equip		
9	Lowest Adjacent Grade		
10	Highest Adjacent Grade		

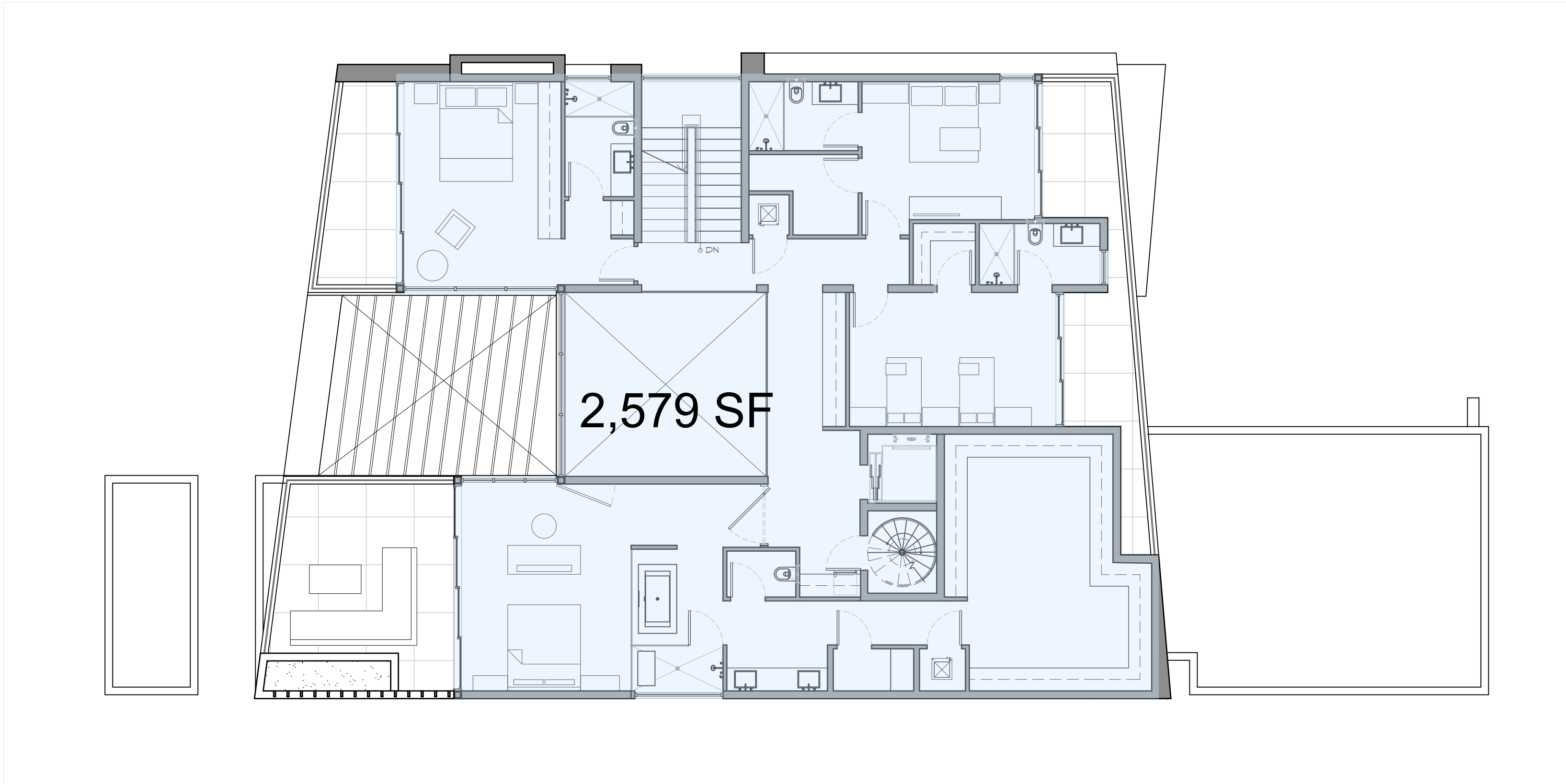
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	1830 DAYTONIA ROAD MIAMI BEACH, FL. 33141 LEGAL DESCRIPTION: BISCAYNE POINT PB 14-35 LOT 5 BLK 3 LOT SIZE 75.000 X 150			
2	Folio number(s):	02-3203-001-0161			
3	Board and file numbers :				
4	Year built:		Zoning District:	RS-3	
5	Based Flood Elevation:	8.00' (Zone AE +8)	Grade value (C.O.R.)	4.32' NGVD	
6	Adjusted grade (Flood+Grade/2):	6.16' NGVD	Free board:	8.00' + 3.00' = 11.00' NGVD	
7	Lot Area:	11,250 SF			
8	Lot width:	75'-0"	Lot Depth:	150'-0"	
9	Max Lot Coverage SF and %:	3,375 SF (30%)	Proposed Lot Coverage SF and %:	3,302 SF (29.4%)	
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:	0 SF	
11	Front Yard Open Space SF and %:	840 SF (56%)	Rear Yard Open Space SF and %:	1,333 SF (78.9%)	
12	Max Unit Size SF and %:	5,625 SF (50%)	Proposed Unit Size SF and %:	5,612.67 SF (49.8%)	
13	Proposed Understory Unit Size	N/A	Proposed First Floor Unit Size (Inc. O.H. Areas):	2,805 SF	
			Proposed Second Floor Unit Size:	2,579 SF	
14			Proposed First Floor Unit Size (volumetric) :	N/A	
15			Proposed Second Floor volumetric Unit Size SF and % (Note: second to first floor ratio of 70% no longer applies, as the code has changed)	N/A	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	580.5 SF (22.5%)	
		Required	Existing	Proposed	Notes
17	Height:	24'-0"		24'-0"	
18	Front First level Setback :	20'-0"		20'-0"	
19	Front Second level Setback :	30'-0"		46'-8"	
20	Side 1 Setback (INTERIOR) :	7'-6"		10'-0"	
21	Side 2 Setback (SIDE STREET) :	15'-0"		10'-0"	
22	Rear Setback :	20'-0"		22'-6"	
23	Accessory Structure Side 1 Setback:	N/A		N/A	
24	Accessory Structure Side 2 or (facing street) :	N/A		N/A	
25	Accessory Structure Rear :	N/A		N/A	
26	Sum of Side yard	18'-9"		20'-6"	
27	Located within a Local Historic District?		No		
28	Designated as an individual Historic Single Family Residence Site?		No		
29	Determined to be Architecturally Significant?		No		
Notes:					



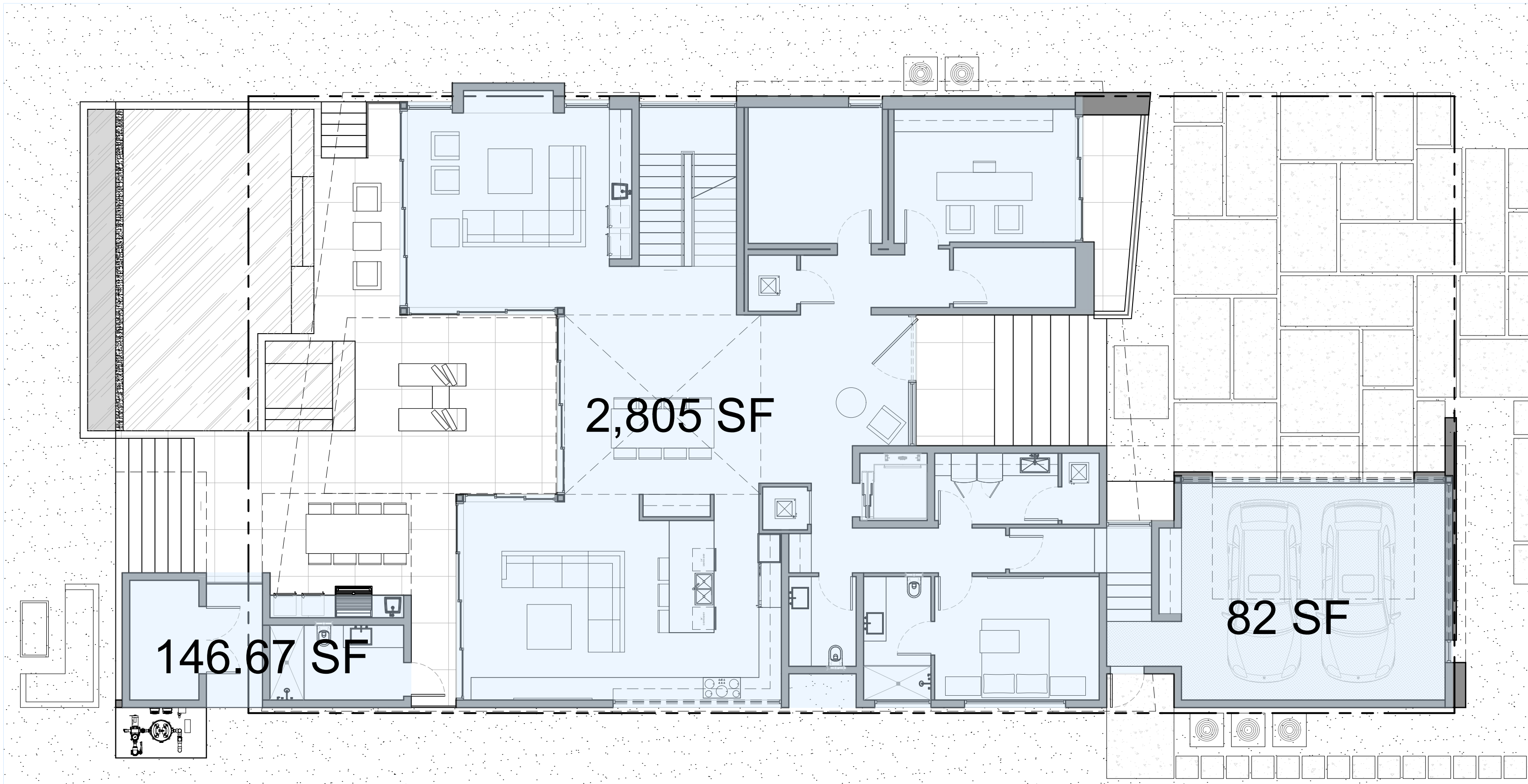
LOT COVERED (FOOTPRINT) :	
LOT SIZE:	11,250 S.F.
FIRST FLOOR	3,478.5 S.F.
SECOND FLOOR OVERHANG	715.1 S.F.
TOTAL	4,193.6 S.F.
UNIT / LOT COVERAGE	(37.2% S.F.)
	(30% MAX)

1 LOT COVERAGE
FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"





1 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



1 SITE PLAN / FIRST FLOOR
Scale: 1/8" = 1'-0"

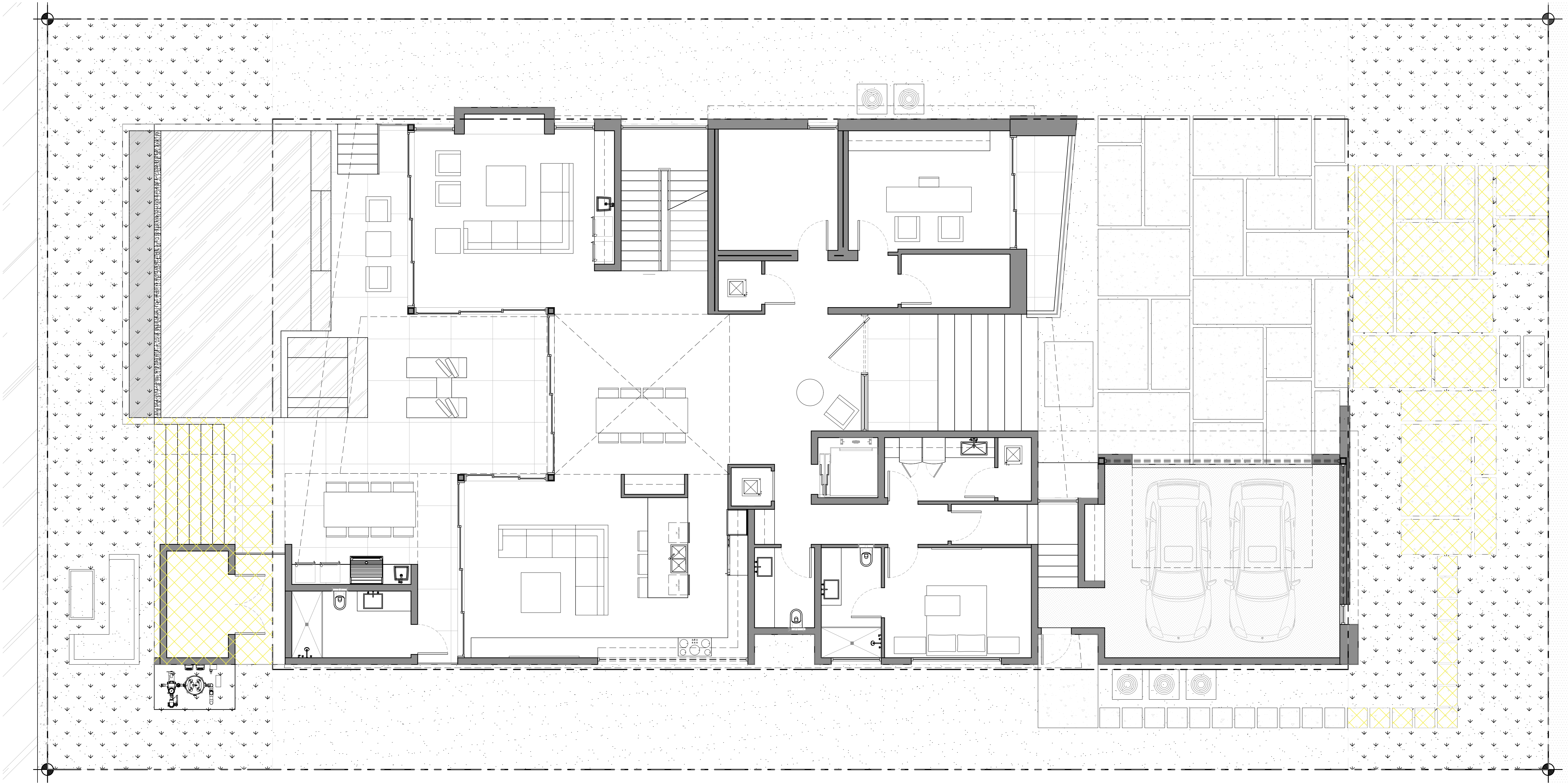
UNIT SIZE :	
LOT SIZE:	11,250 S.F.
MAX SIZE , 50%	5,625 S.F.
FIRST FLOOR	2,805 S.F.
SECOND FLOOR	2,579 S.F.
ROOF	0 S.F.
CABANA BATH & STORAGE	146.67 S.F.
GARAGE AREA COUNTED	82 S.F.
TOTAL UNIT SIZE	5,612.67 S.F.
	49.8%
GARAGE AREA UNCOUNTE	500 S.F.

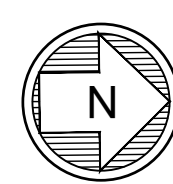
REAR YARD CALCULATIONS :

AREA: 1,687.5 S. F. 100%
IMPERVIOUS AREA: 354.5 S. F. 21.1%
PERVIOUS AREA: 1,333 S. F. 78.9%

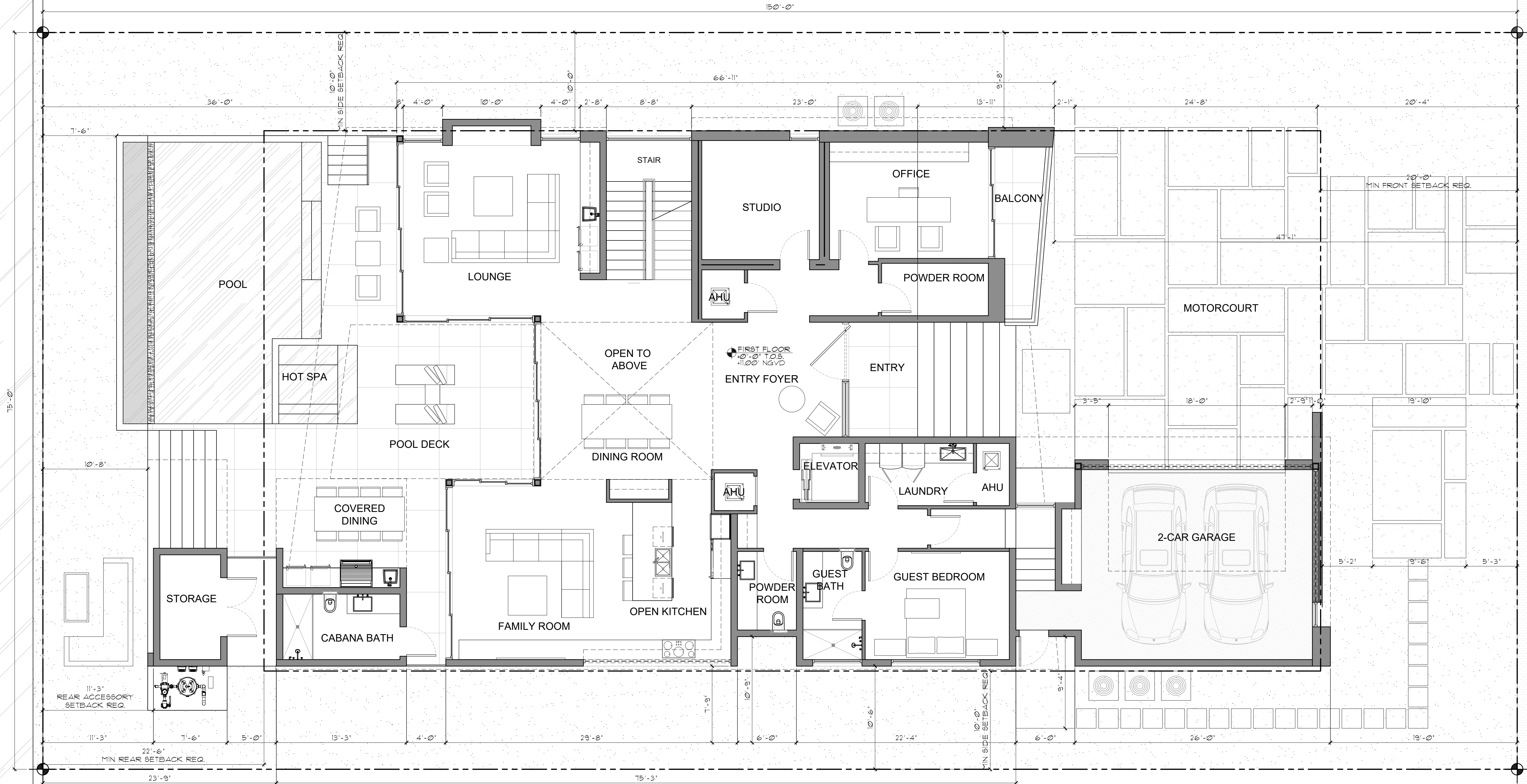
FRONT YARD CALCULATIONS :

AREA: 1,500 S. F. 100 %
IMPERVIOUS AREA: 660 S. F. 46 %
PERVIOUS AREA: 840 S. F. 56 %



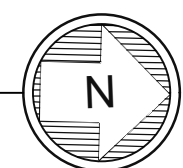
1 YARD CALCULATIONS
SITE PLAN
Scale: 3/16" = 1'-0" 

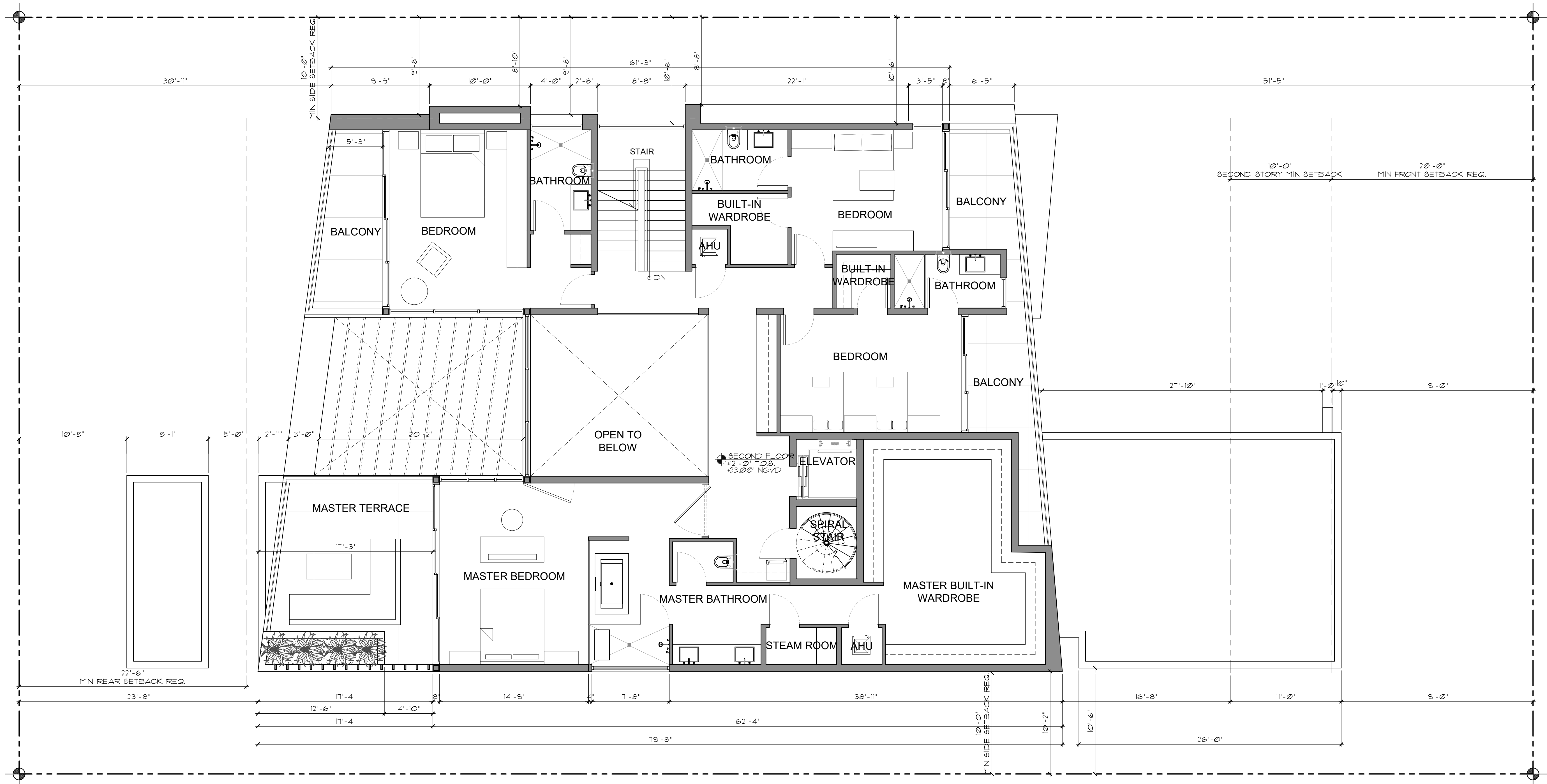
BISCAYNE BAY



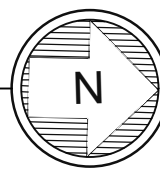
DAYTONIA ROAD

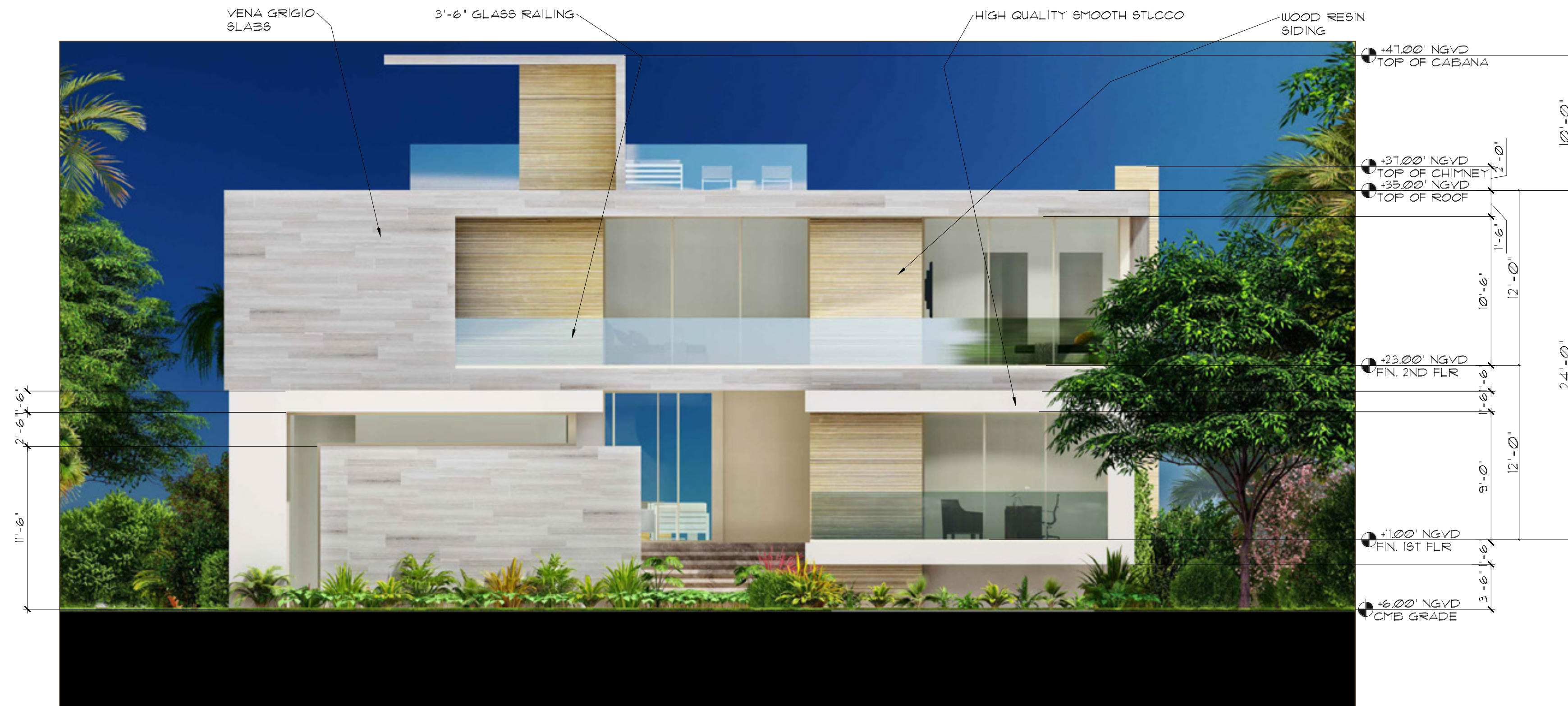
1 FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"



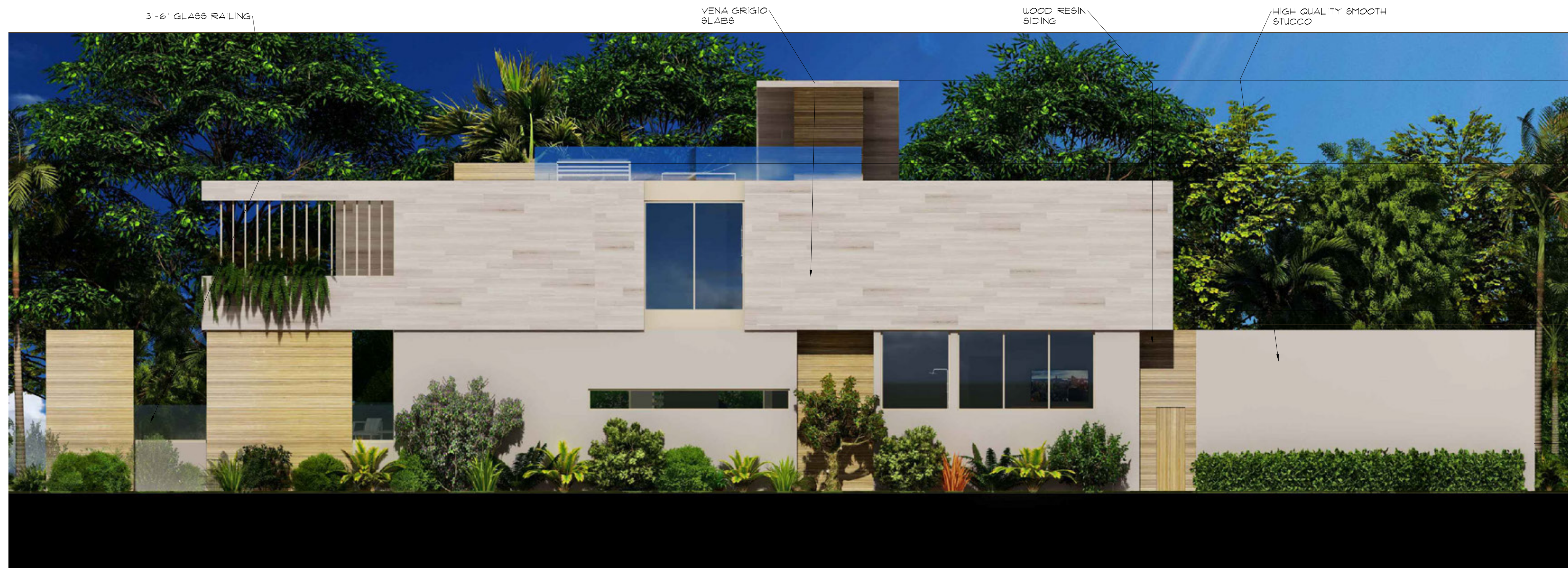
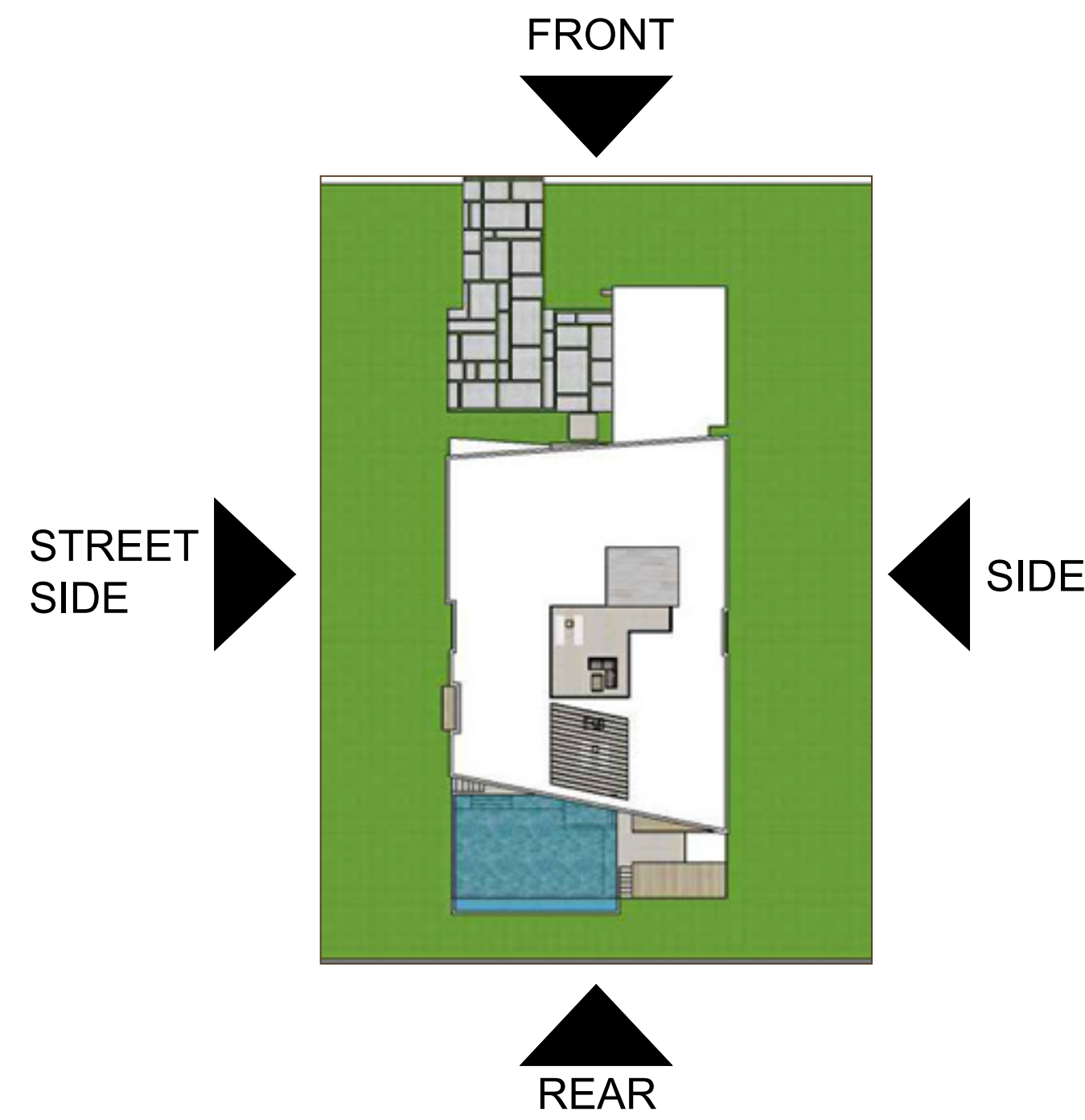


1 SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"

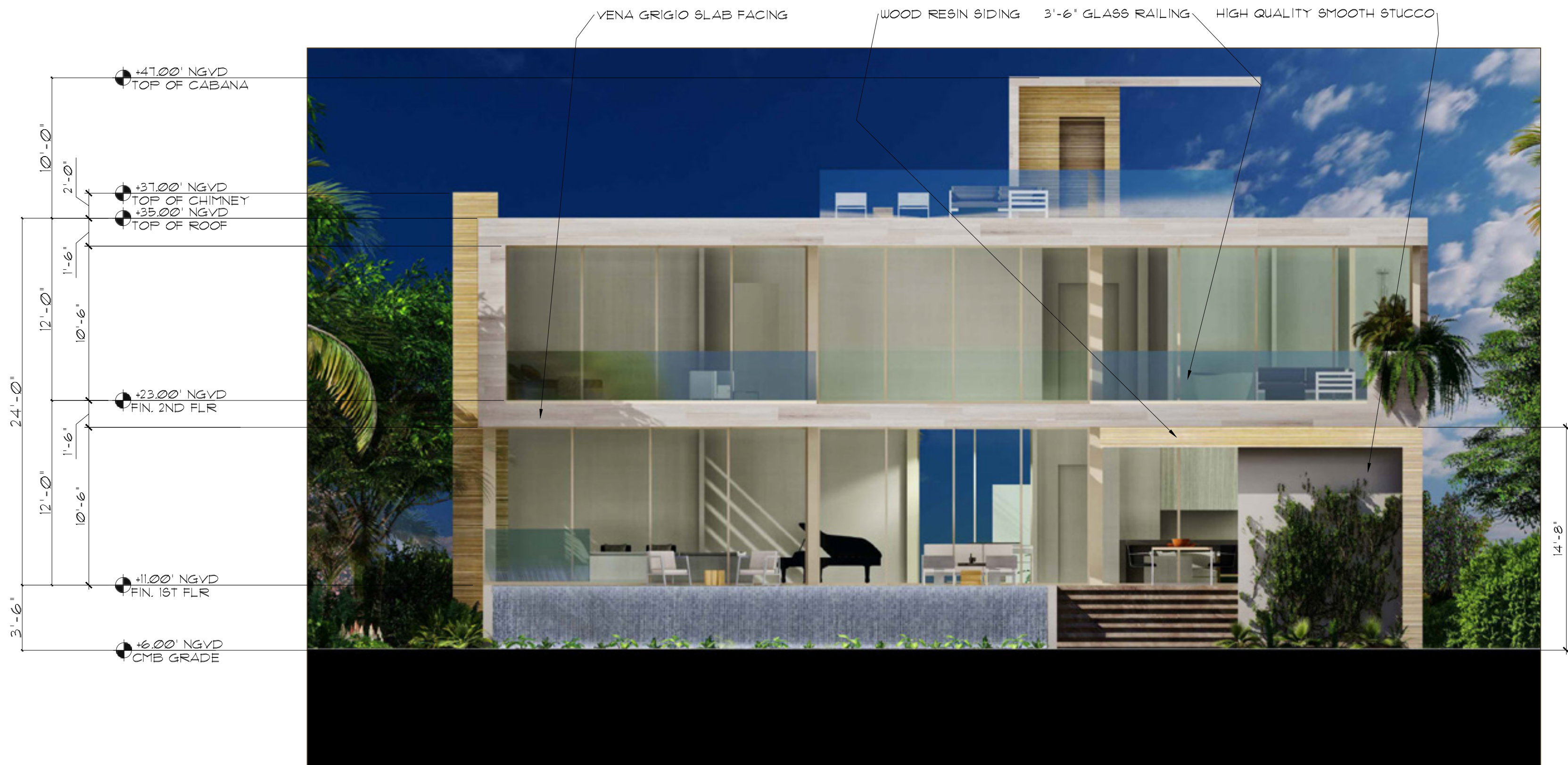




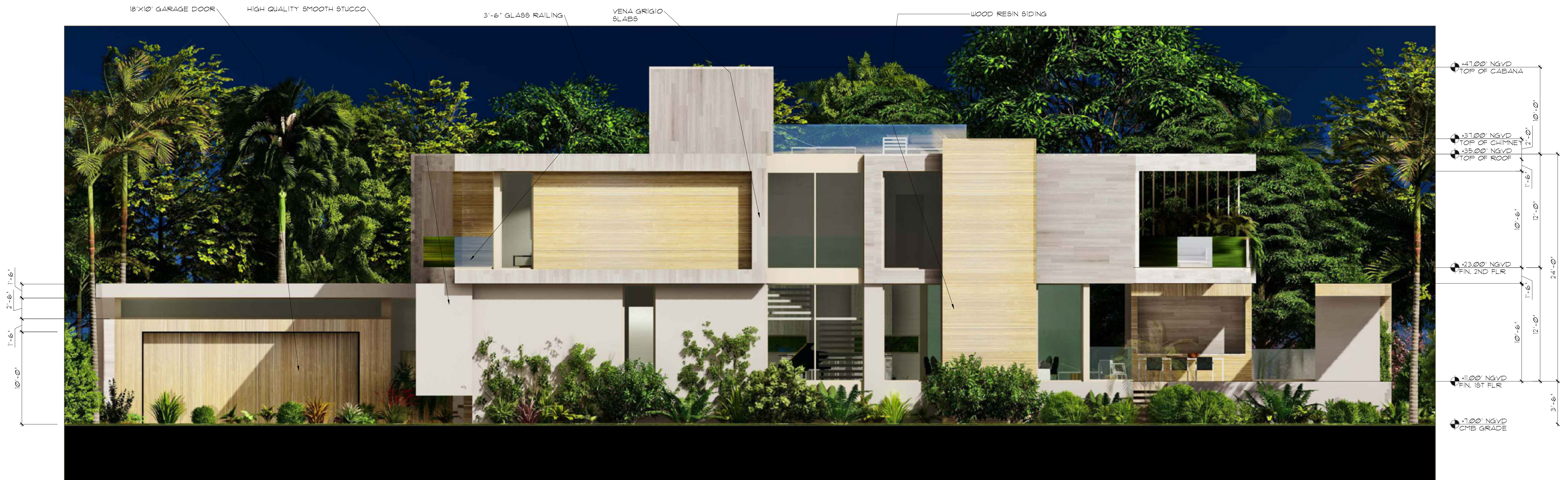
1 FRONT (SOUTH) ELEVATION
Scale: 3/16" = 1'-0"



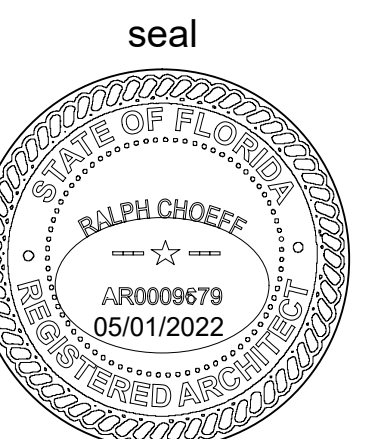
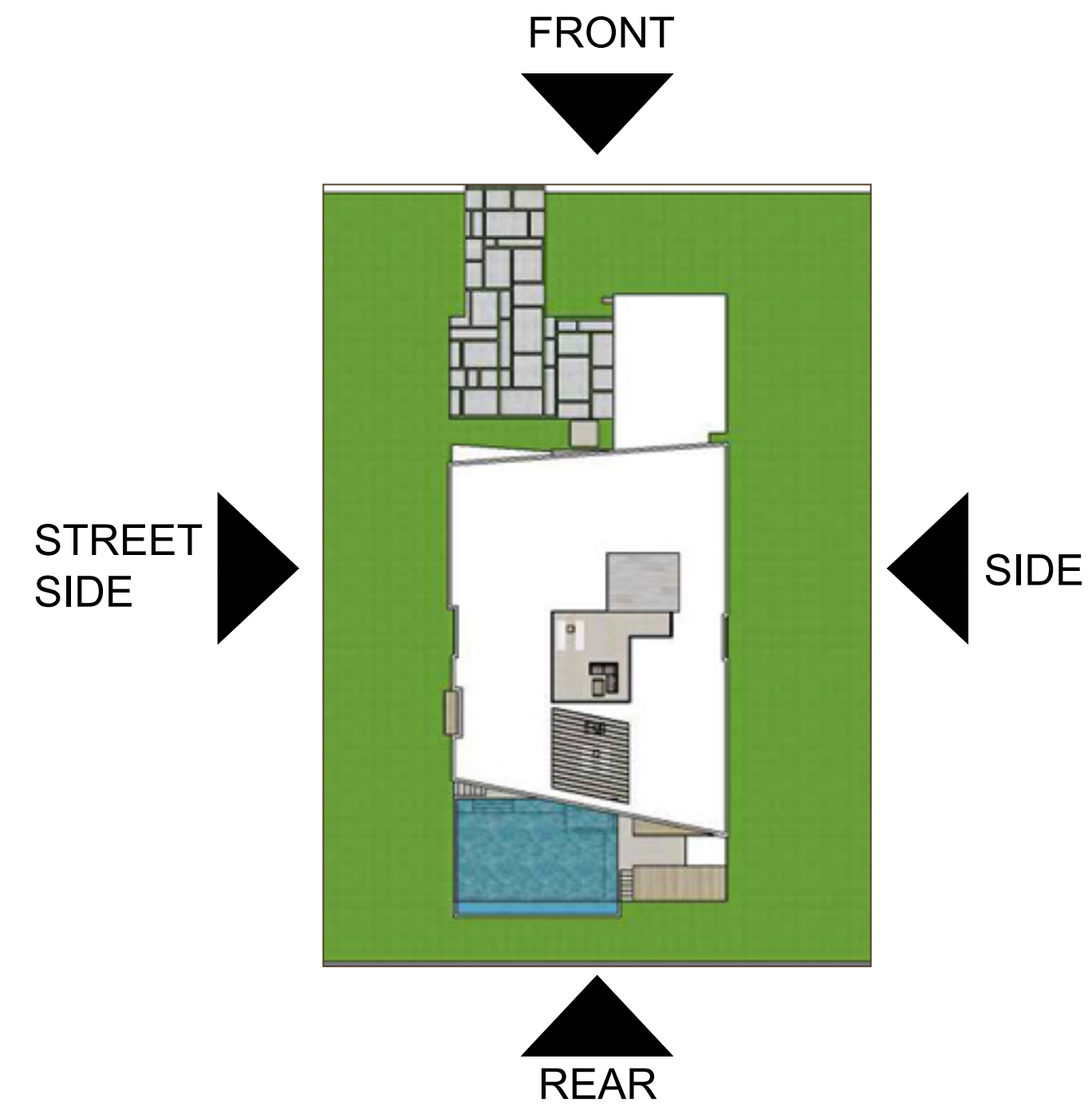
2 SIDE (EAST) ELEVATION
Scale: 3/16" = 1'-0"



3 REAR (SOUTH) ELEVATION
Scale: 3/16" = 1'-0"



4 SIDE (WEST) ELEVATION
Scale: 3/16" = 1'-0"

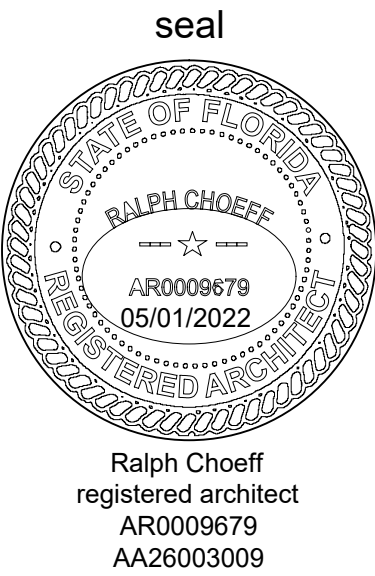






FRONT RENDER

COUGHLIN RESIDENCE
1830 DAYTONIA RD,
Miami Beach, FL 33141

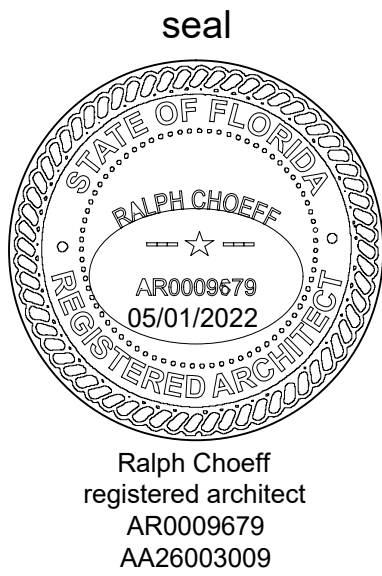


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FRONT STREET RENDER

COUGHLIN RESIDENCE
1830 DAYTONIA RD,
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REAR RENDER

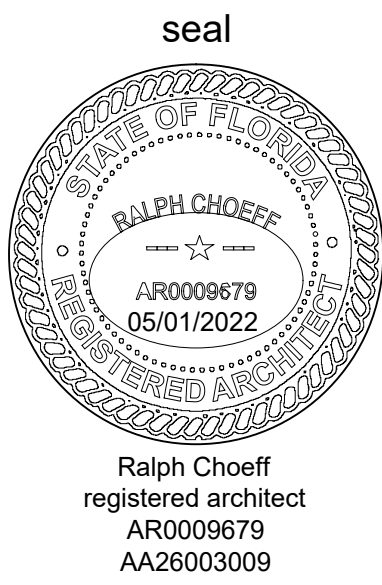


REAR (POOL FACADE) RENDER



SIDE RENDER

COUGHLIN RESIDENCE
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SIDE RENDER