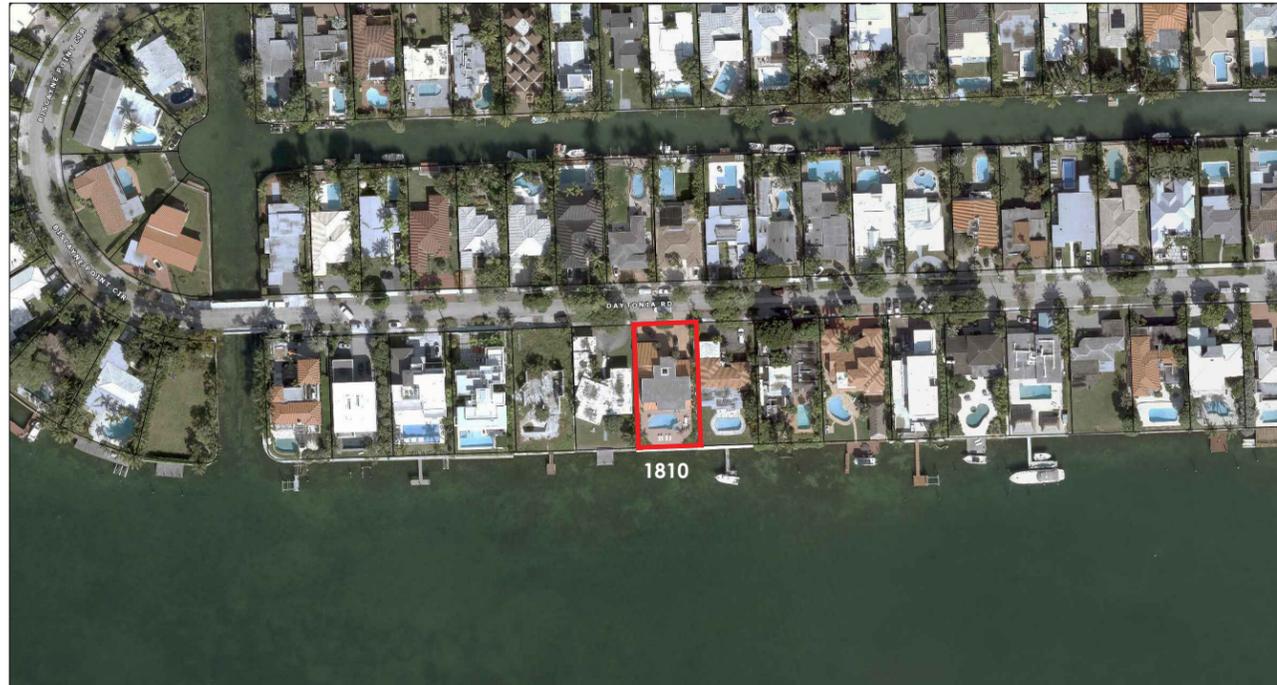


SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET



LOCATION PLAN

NOT TO SCALE



SCOPE OF WORK

- NEW SINGLE FAMILY RESIDENCE REPLACING EXISTING BUILDING.

APPLICABLE CODES

- FLORIDA BUILDING CODE 2020, 7TH EDITION - RESIDENTIAL
- CITY OF MIAMI BEACH LOCAL ORDINANCE (RS-3)

LEGAL DESCRIPTION

LOT 7, BLOCK 3, BISCAYNE POINT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ITEMS#	ZONING INFORMATION				
1	ADDRESS:	1810 DAYTONIA ROAD. MIAMI BEACH. 33141			
2	FOLIO NUMBER(S):	02-3203-001-0180			
3	BOARD AND FILE NUMBERS:	DRB2023-0964			
4	YEAR BUILT:	1940	ZONING DISTRICT:	RS-3	
5	BASED FLOOD ELEVATION:	+8.0' NGVD	GRADE VALUE IN N.G.V.D:	+4.60' NGVD	
6	ADJUSTED GRADE (FLOOD+GRADE/2)	+6.30' NGVD	FREE BOARD:	+13.0' NGVD (+5')	
7	LOT AREA:	11,250 S.F.			
8	LOT WIDTH:	75'-0"	LOT DEPTH:	150'-0"	
9	MAX. LOT COVERAGE SF AND %:	3,375 SF (30%)	PROPOSED LOT COVERAGE SF AND %:	3,373 SF (29.98%)	
10	EXISTING LOT COVERAGE SF AND %:		LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:		
11	FRONT YARD OPEN SPACE SF AND %:	1,053 SF (70.20%)	REAR YARD OPEN SPACE SF AND %:	1,330 SF (78.79%)	
12	MAX. UNIT SIZE SF AND %:	5,625 SF (50%)	PROPOSED UNIT SIZE SF AND %:	5,338 SF (47.45%)	
13	EXISTING FIRST FLOOR UNIT SIZE%:		PROPOSED FIRST FLOOR UNIT SIZE:	2,881 SF (25.60%)	
14	EXISTING SECOND FLOOR UNIT SIZE:		PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND % (NOTE : TO EXCEED 70% OF THE FIRST FLOOR OF THE MAIN HOME REQUIRE DRB):	N/A	
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:	2,283 SF (20.29%)	
16			PROPOSED ROOF DECK AREA SF AND % (NOTE: MAXIMUM IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	N/A	
16A			GROSS AREA:	TBD	
		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	31 FT. W/ UNDERSTORY		28'-0"	SEE ELEVATION SHEETS
18	SETBACKS:				
19	FRONT FIRST LEVEL:	20 FT.	N/A	22'-4"	
20	FRONT SECOND LEVEL:	40 FT.	N/A	40'-0"	
21	SIDE 1 - EAST:	10'-0"		10'-0"	
22	SIDE 2 - WEST:	10'-0"		10'-0"	
23	REAR:	22'-6"		24'-6"	
24	ACCESSORY STRUCTURE SIDE 1:	N/A	N/A	N/A	
25	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):	N/A	N/A	N/A	
26	ACCESSORY STRUCTURE REAR:	N/A	N/A	N/A	
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	NO			
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE?	NO			
29	DETERMINATE TO BE ARCHITECTURALLY SIGNIFICANT?	NO			

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278 NW 37TH ST.
MIAMI, FL. 33127
P 305 576 8063
FL. LIC: AR 0016966
FL. LIC: AA 26000837



ADDRESS & OWNER

NEW RESIDENCE
1810 DAYTONIA ROAD
MIAMI BEACH, FL. 33141
OWNER: 1810 DAYTONIA ROAD LLC

REVISION & DATE

1 DRB COMMENTS
10/09/2023

DRAWING TITLE

ZONING DATA
/ LOCATION
PLAN

SCALE: AS SHOWN
DATE: 09-15-2023

SHEET NUMBER

A-1.0



ADDRESS & OWNER

NEW RESIDENCE
1810 DAYTONIA ROAD
MIAMI BEACH, FL. 33141
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REVISION & DATE

1	DRB COMMENTS	10/09/2023
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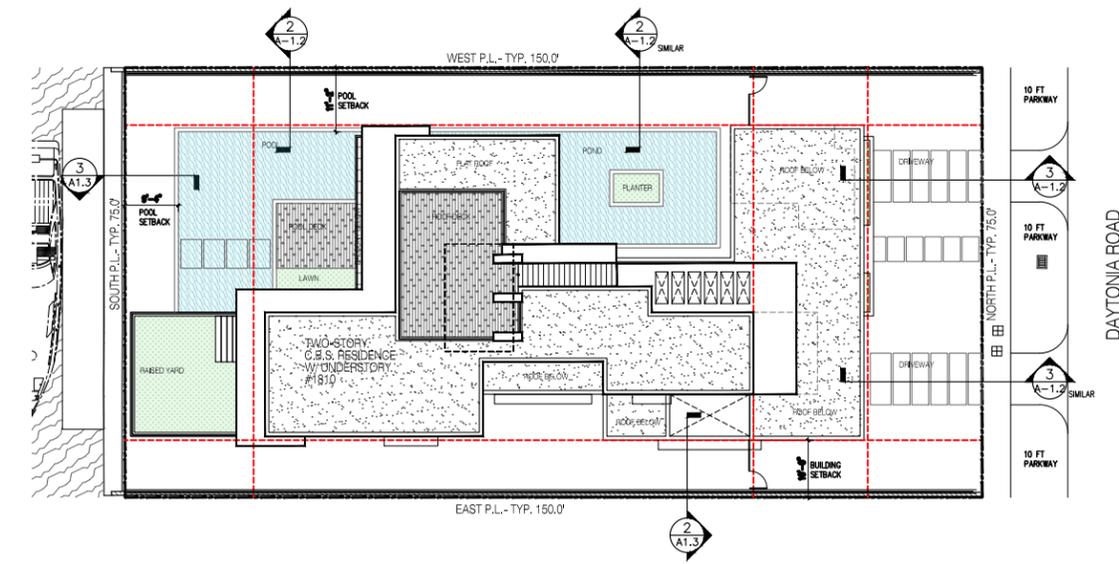
DRAWING TITLE

YARD SECTIONS

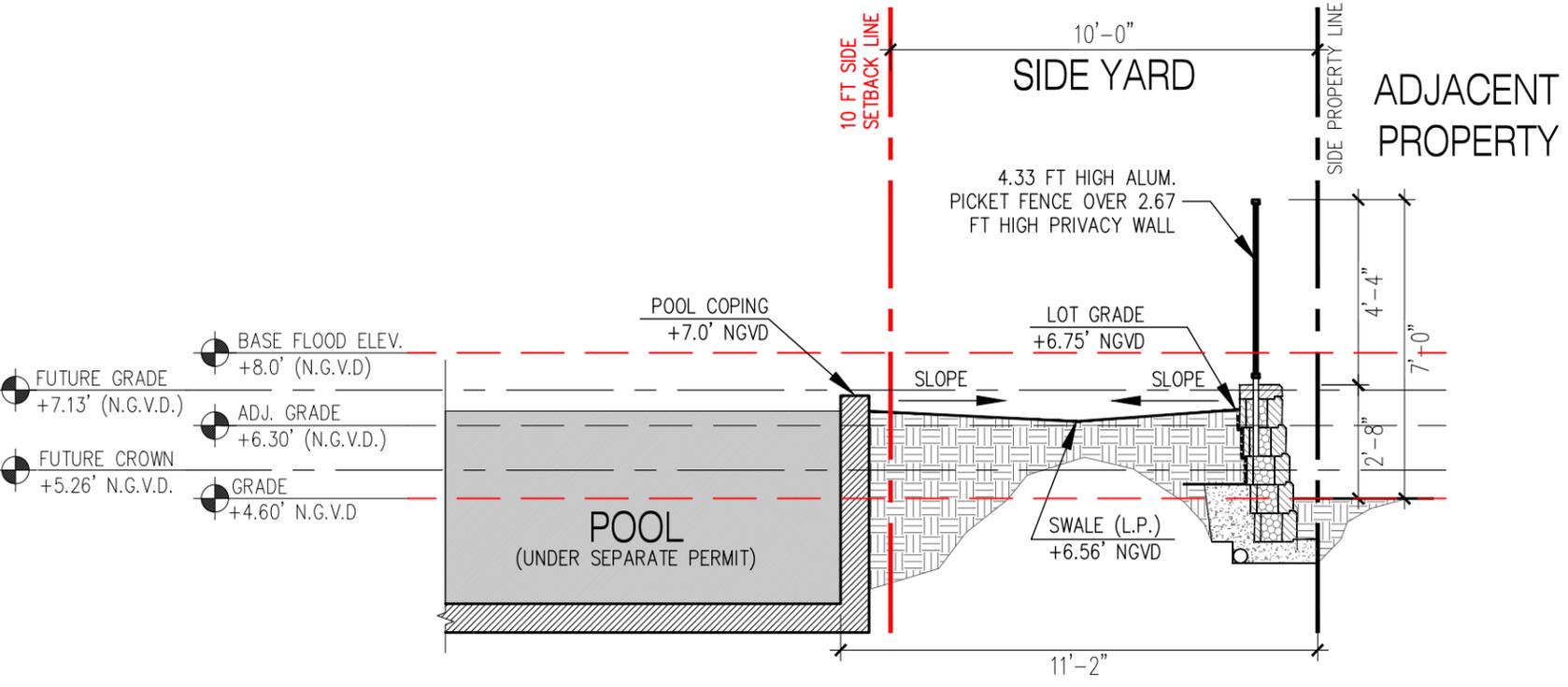
SCALE: AS SHOWN
DATE: 09-15-2023

SHEET NUMBER

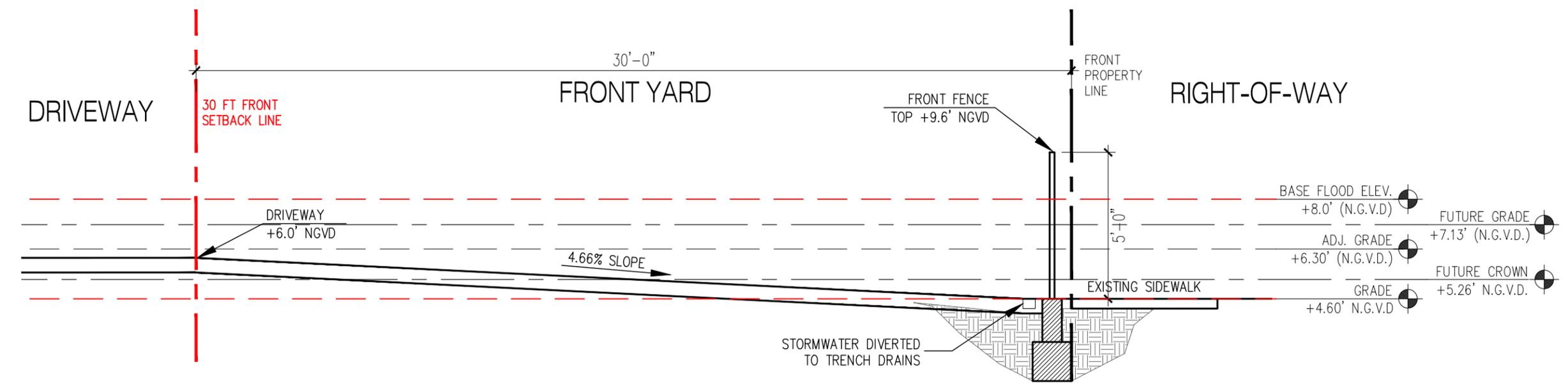
A-1.2



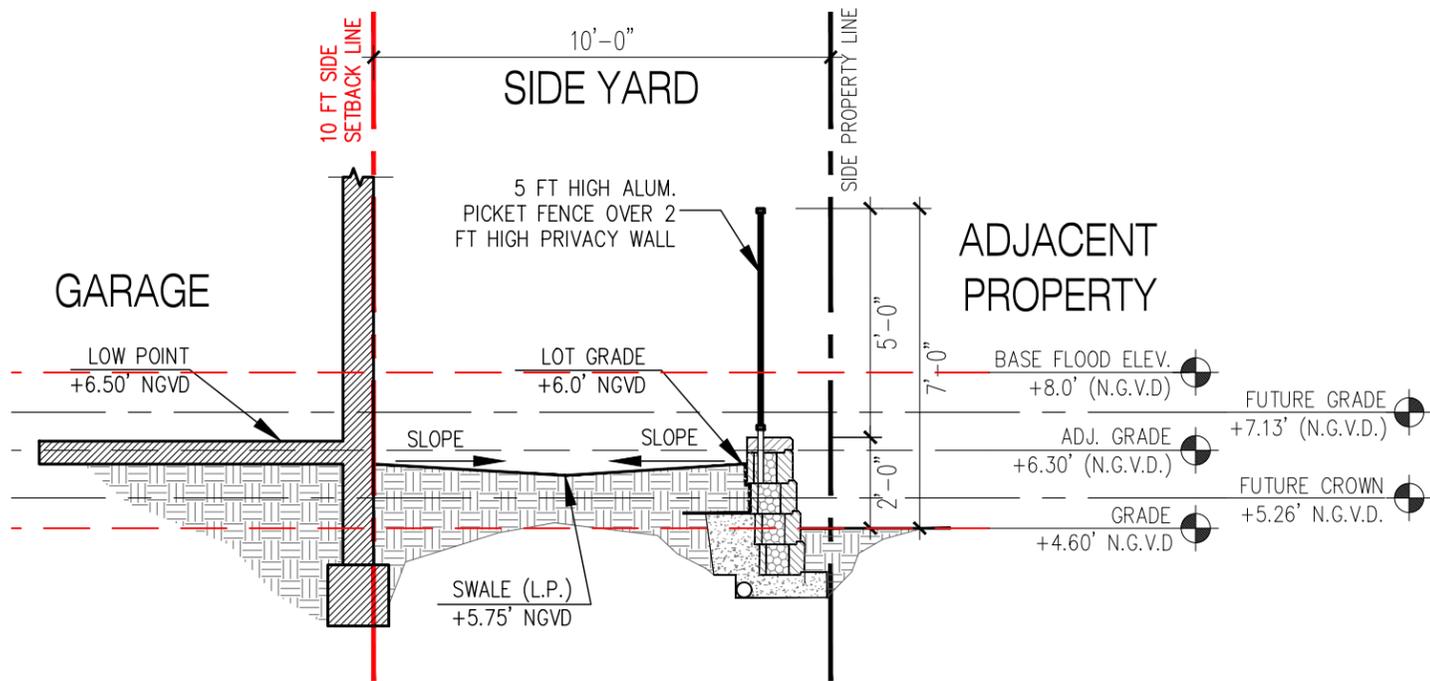
1 YARD SECTION KEYPLAN
NOT TO SCALE



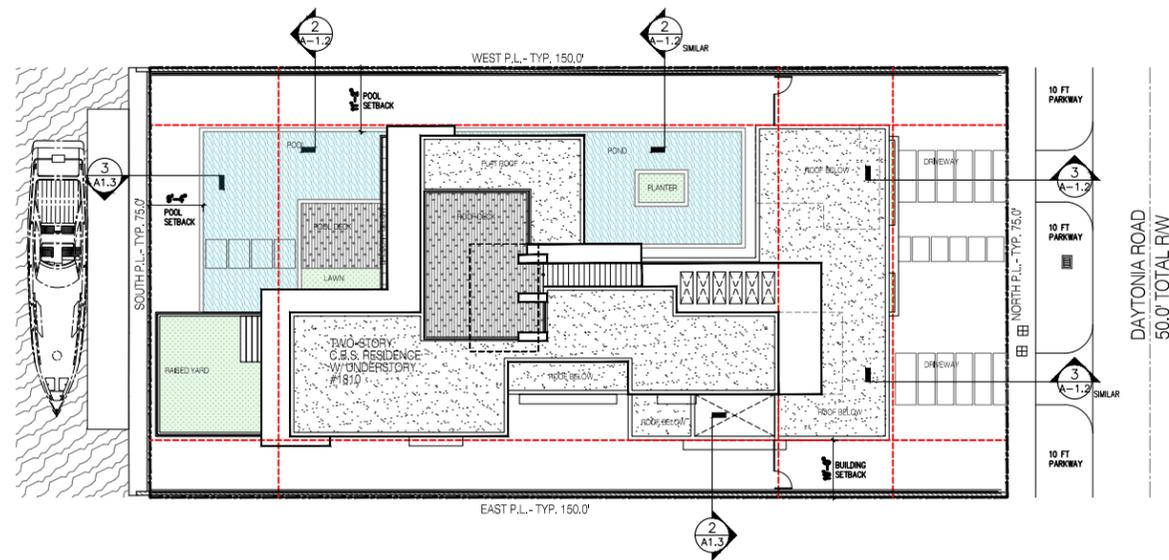
2 INTERIOR SIDE YARD SECTION
1/4" = 1'-0"



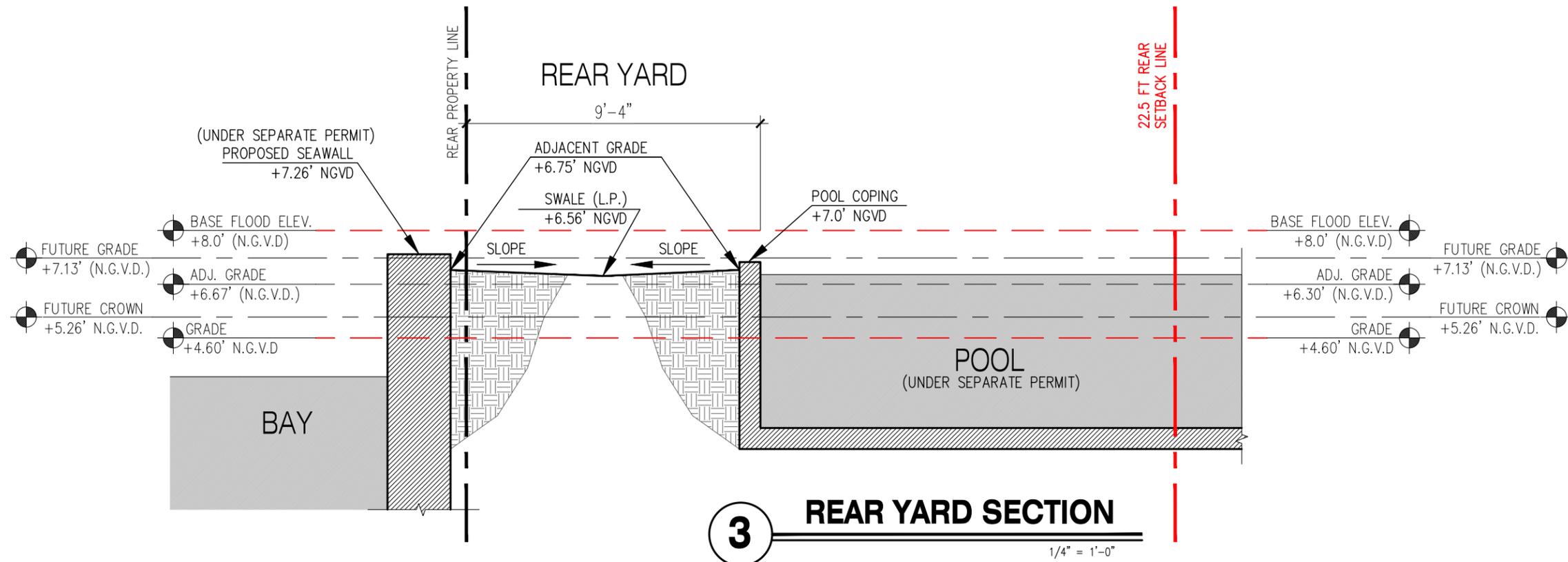
3 FRONT YARD SECTION
1/4" = 1'-0"



2 SIDE YARD SECTION
1/4" = 1'-0"



1 YARD SECTION KEYPLAN
NOT TO SCALE



3 REAR YARD SECTION
1/4" = 1'-0"



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REVISION & DATE

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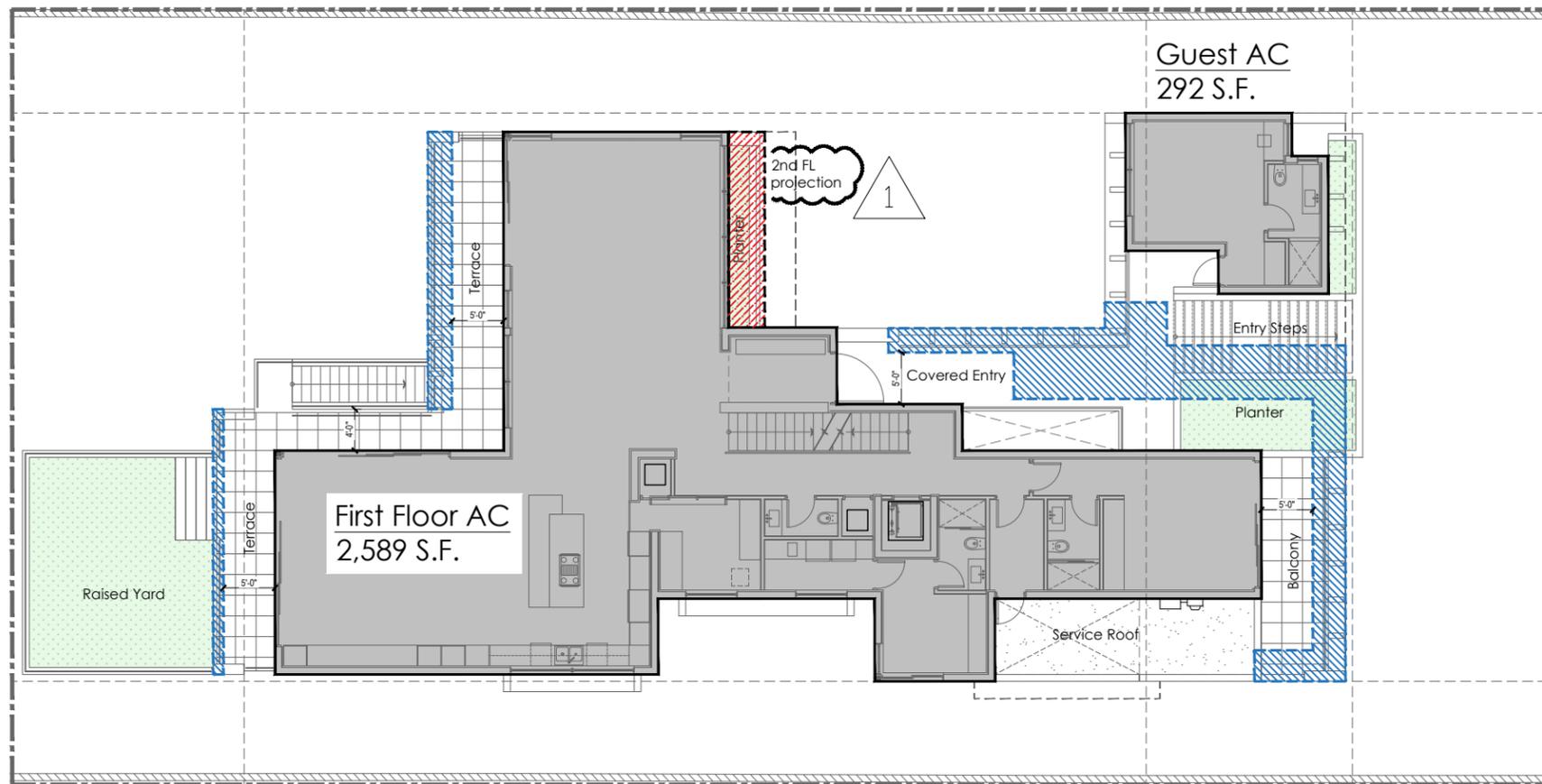
DRAWING TITLE

YARD SECTIONS

SCALE: AS SHOWN
DATE: 09-15-2023

SHEET NUMBER

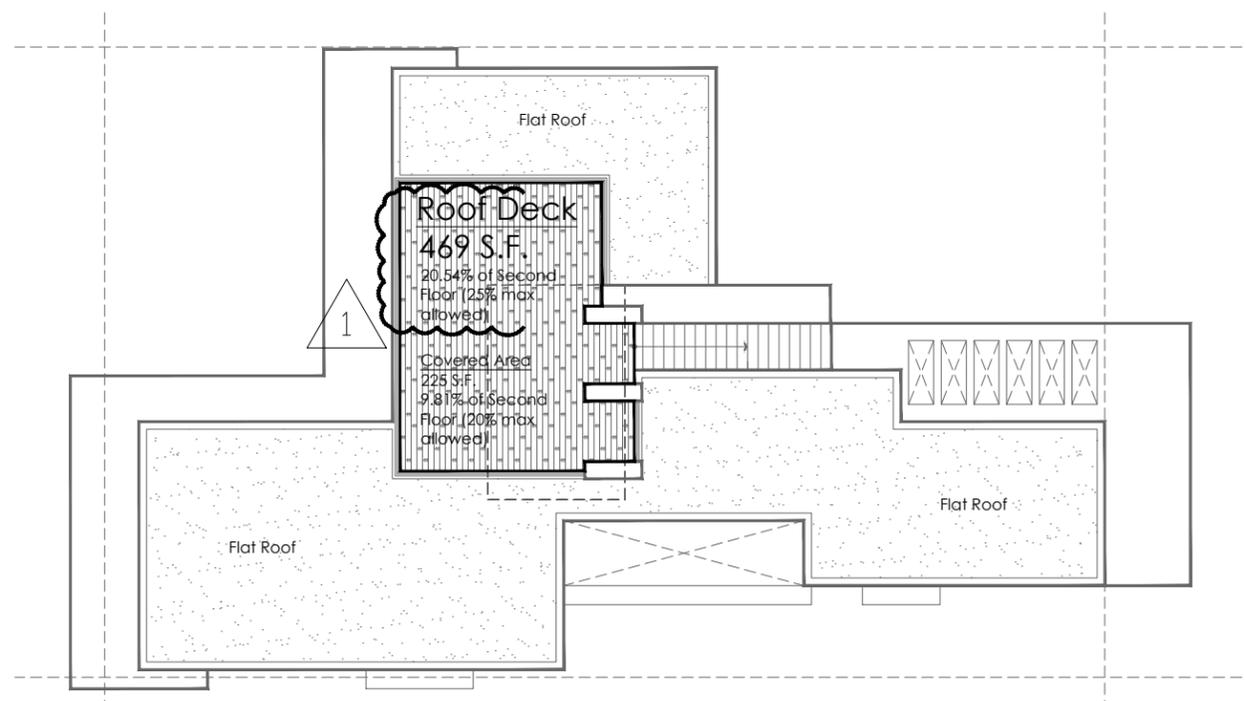
A-1.3



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

LOT COVERAGE CALCULATION	
LOT AREA	11,250 S.F.
MAX ALLOWED (30%)	3,375 S.F.
FIRST FL. AC	2,589 S.F.
FIRST FL. AC - GUEST	292 S.F.
SECOND FL. AC PROJECTION	66 S.F.
COVERED PROJECTIONS	426 S.F.
GARAGE (UNDER 600 S.F.)	0 S.F.
TOTAL COVERAGE	3,373 S.F.
	29.98%

- FIRST FL. AREA COUNTED COVERAGE
- SECOND FL. (AC) PROJECTION COUNTED IN COVERAGE
- COVERED AREA PROJECTING MORE THAN 5 FT FROM EXTERIOR WALL



1 ROOF DECK CALCULATION
1/16" = 1'-0"

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1	DRB COMMENTS 10/09/2023
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DRAWING TITLE
LOT COVERAGE DIAGRAM

SCALE: AS SHOWN
DATE: 09-15-2023

SHEET NUMBER

A-1.4



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10/09/2023

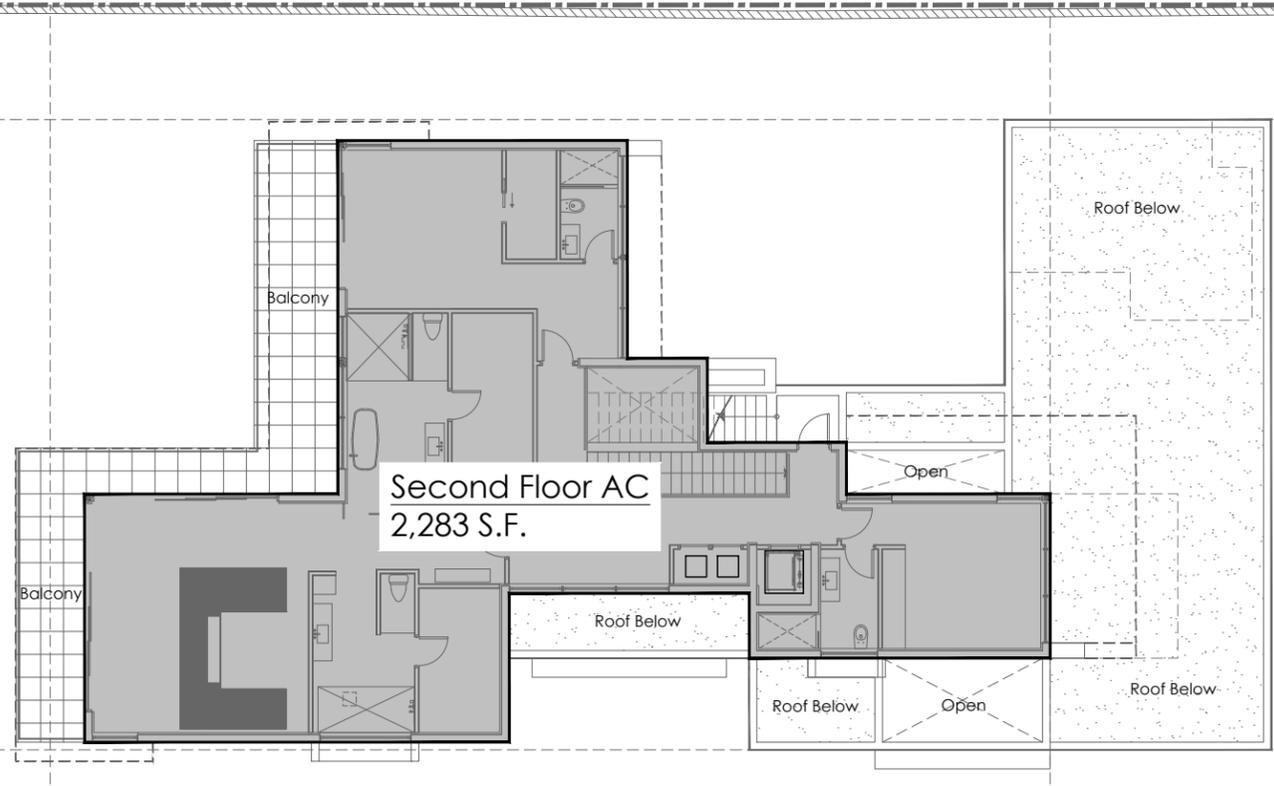
DRAWING TITLE

**UNIT SIZE
DIAGRAM**

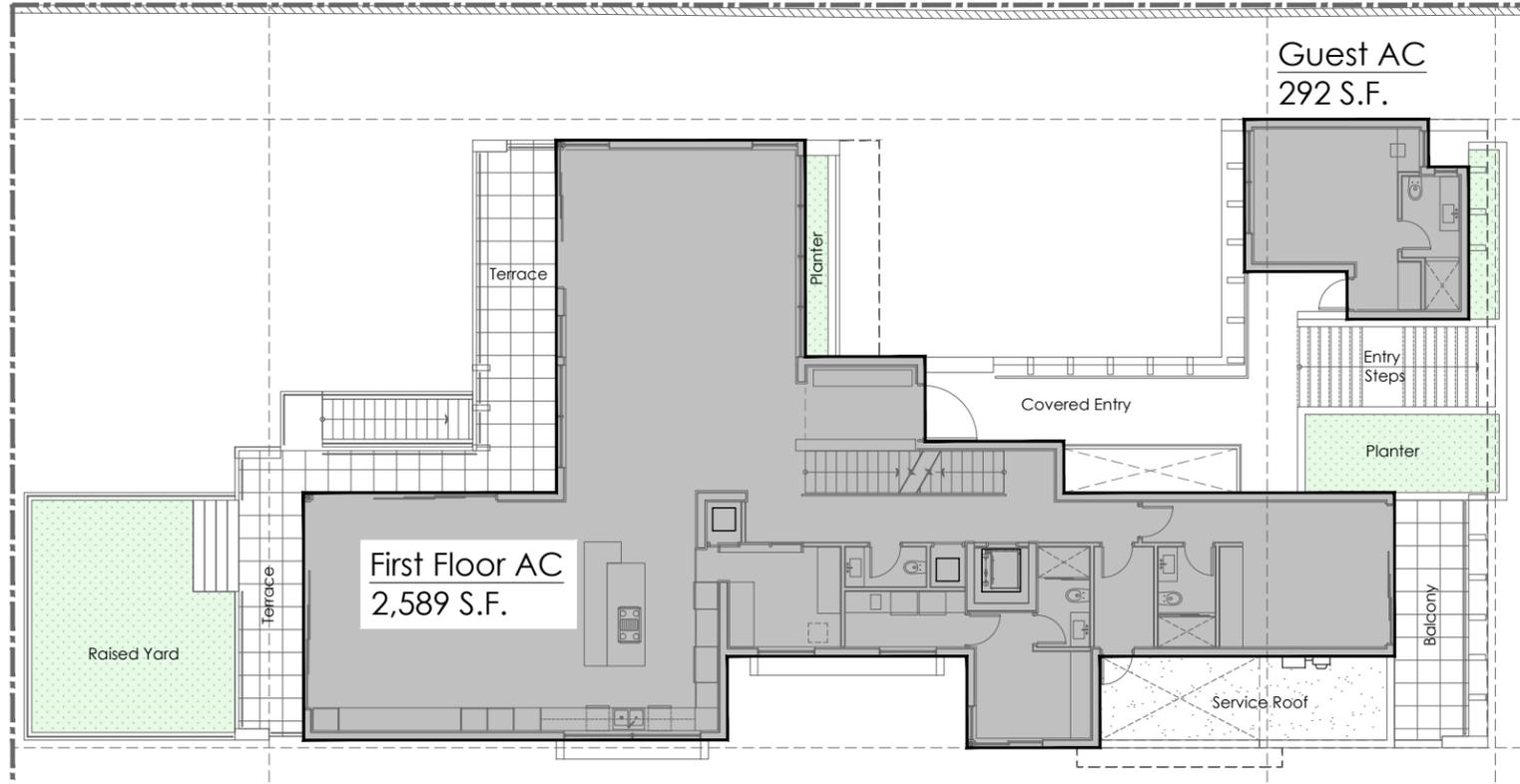
SCALE: AS SHOWN
DATE: 09-15-2023

SHEET NUMBER

A-1.5



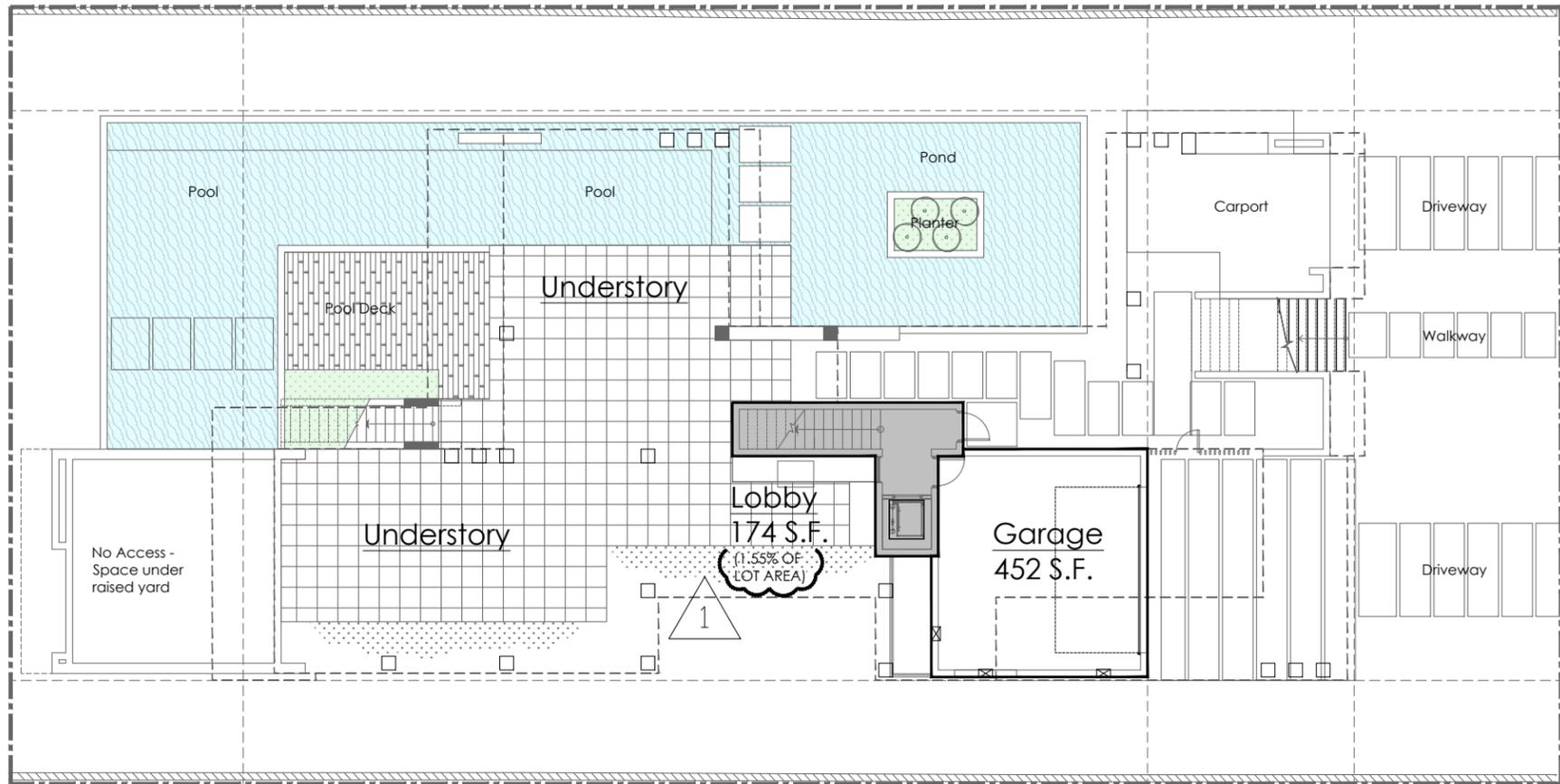
3 SECOND FLOOR UNIT SIZE
1/16" = 1'-0"



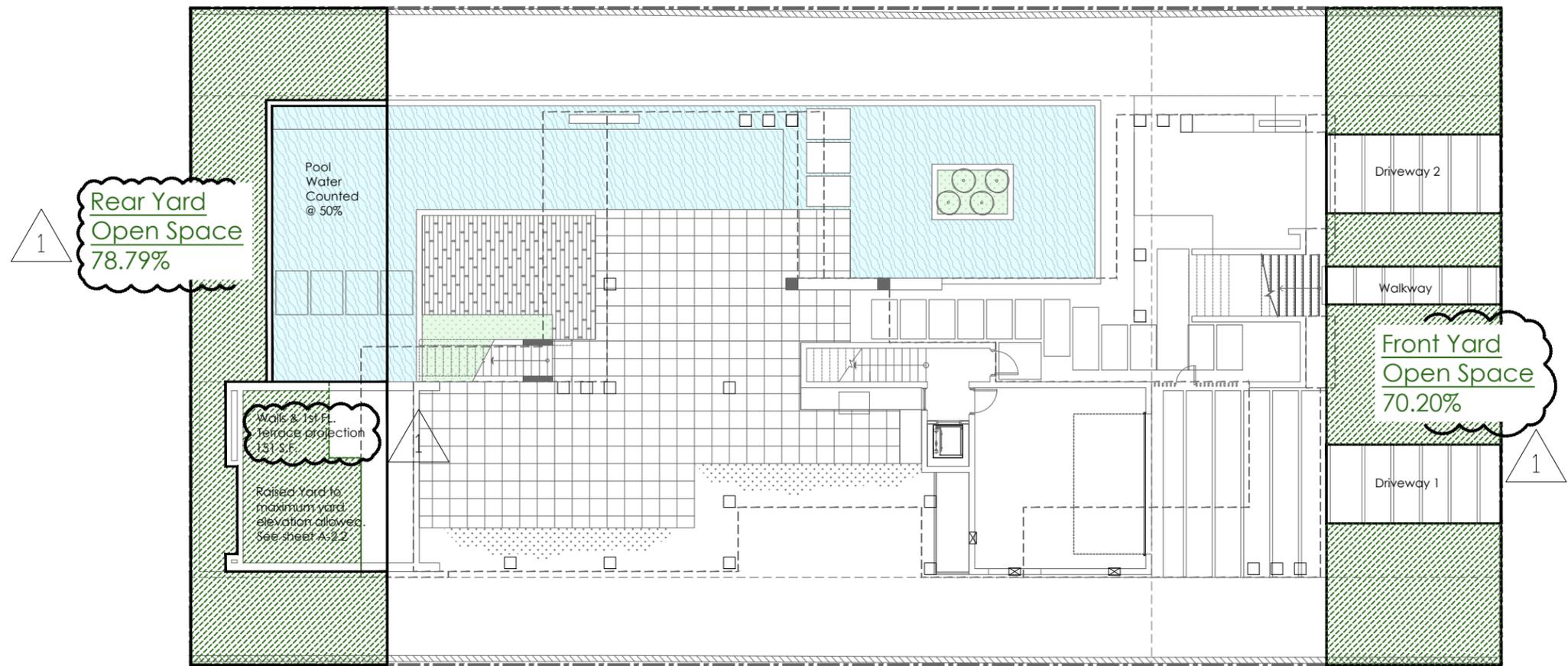
2 FIRST FLOOR UNIT SIZE
1/16" = 1'-0"

UNIT SIZE CALCULATION	
LOT AREA	11,250 S.F.
MAX ALLOWED (50%)	5,625 S.F.
UNDERSTORY LOBBY	174 S.F.
FIRST FL. AC	2,589 S.F.
FIRST FL. AC - GUEST	292 S.F.
SECOND FL. AC	2,283 S.F.
TOTAL UNIT SIZE	5,338 S.F.
	47.45%

AREA COUNTED IN UNIT SIZE



1 UNDERSTORY UNIT SIZE
1/16" = 1'-0"



1 FRONT/REAR YARD OPEN SPACE

1/16" = 1'-0"

REAR YARD OPEN SPACE	
REAR YARD AREA	1,688 S.F.
POOL (414 S.F. @ 50%)	- 207 S.F.
WALL & 1ST FL. TERRACE	- 151 S.F.
MINIMUM OPEN SPACE (70%)	1,182 S.F.
OPEN SPACE PROVIDED	1,330 S.F.
	78.79%

- OPEN SPACE
- POOL WATER COUNTED @ 50%

FRONT YARD OPEN SPACE	
FRONT YARD AREA	1,500 S.F.
DRIVEWAY 1	- 180 S.F.
DRIVEWAY 2	- 180 S.F.
WALKWAY	- 87 S.F.
MINIMUM OPEN SPACE (50%)	750 S.F.
OPEN SPACE PROVIDED	1,053 S.F.
	70.20%

- OPEN SPACE

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ADDRESS & OWNER

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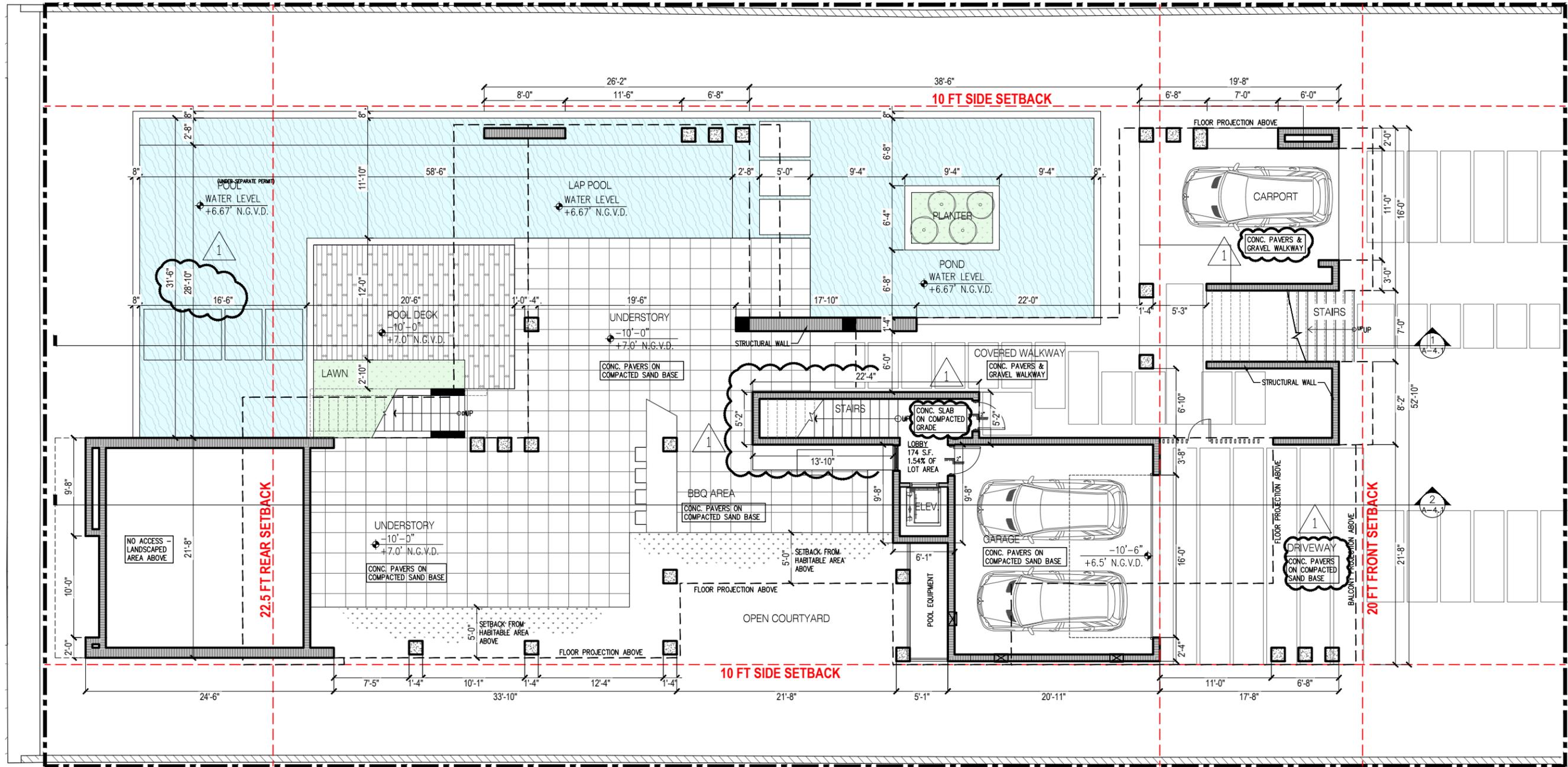
DRAWING TITLE

**OPEN SPACE
DIAGRAM**

SCALE: AS SHOWN
DATE: 09-15-2023

SHEET NUMBER

A-1.6



1 UNDERSTORY PLAN 

3/32"=1'-0"

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P 305 576 8063

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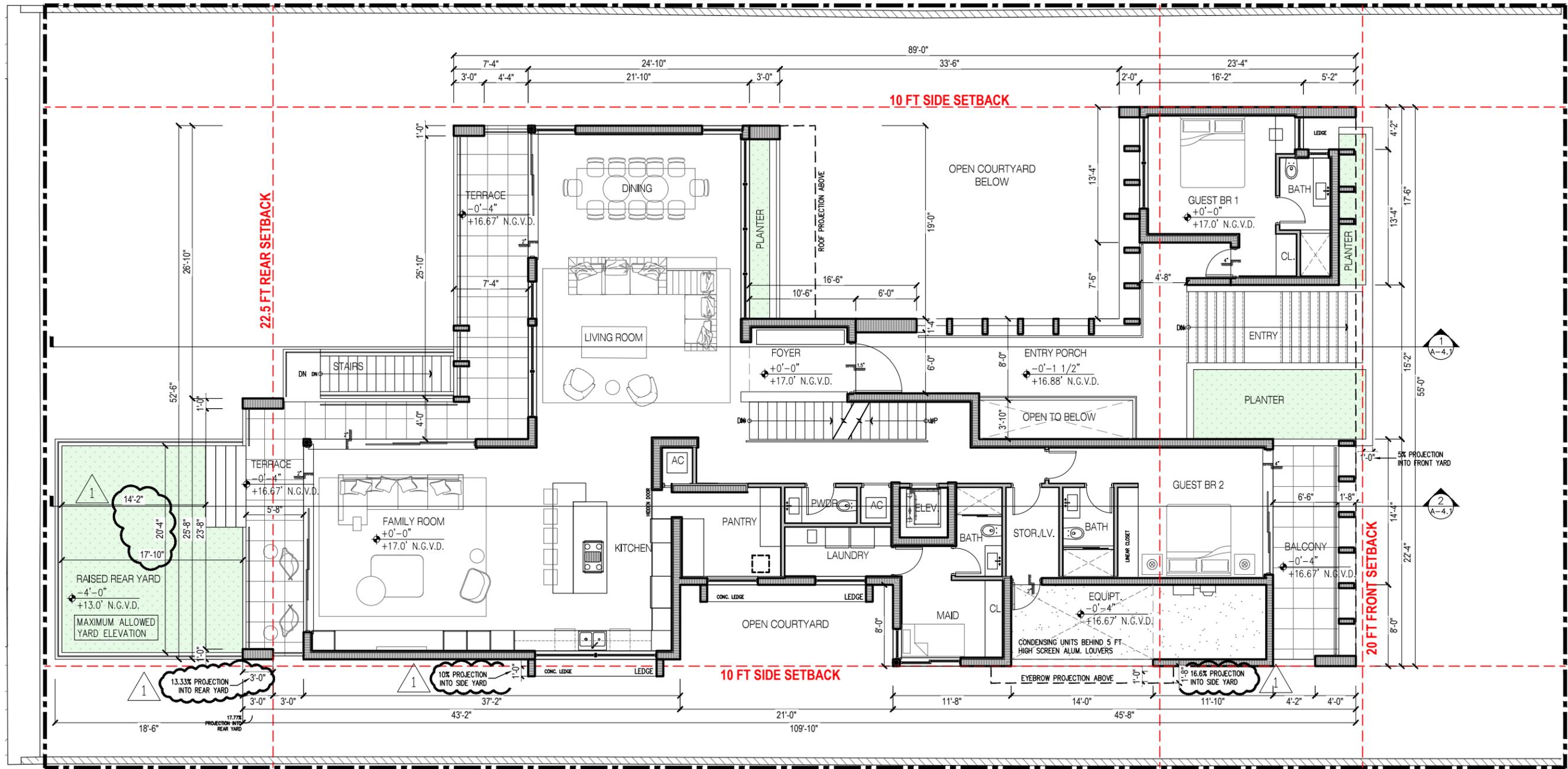
DRAWING TITLE

**UNDERSTORY
PLAN**

SCALE: AS SHOWN
DATE: 09-15-2023

SHEET NUMBER

A-2.1



1 FIRST FLOOR PLAN

3/32" = 1'-0"

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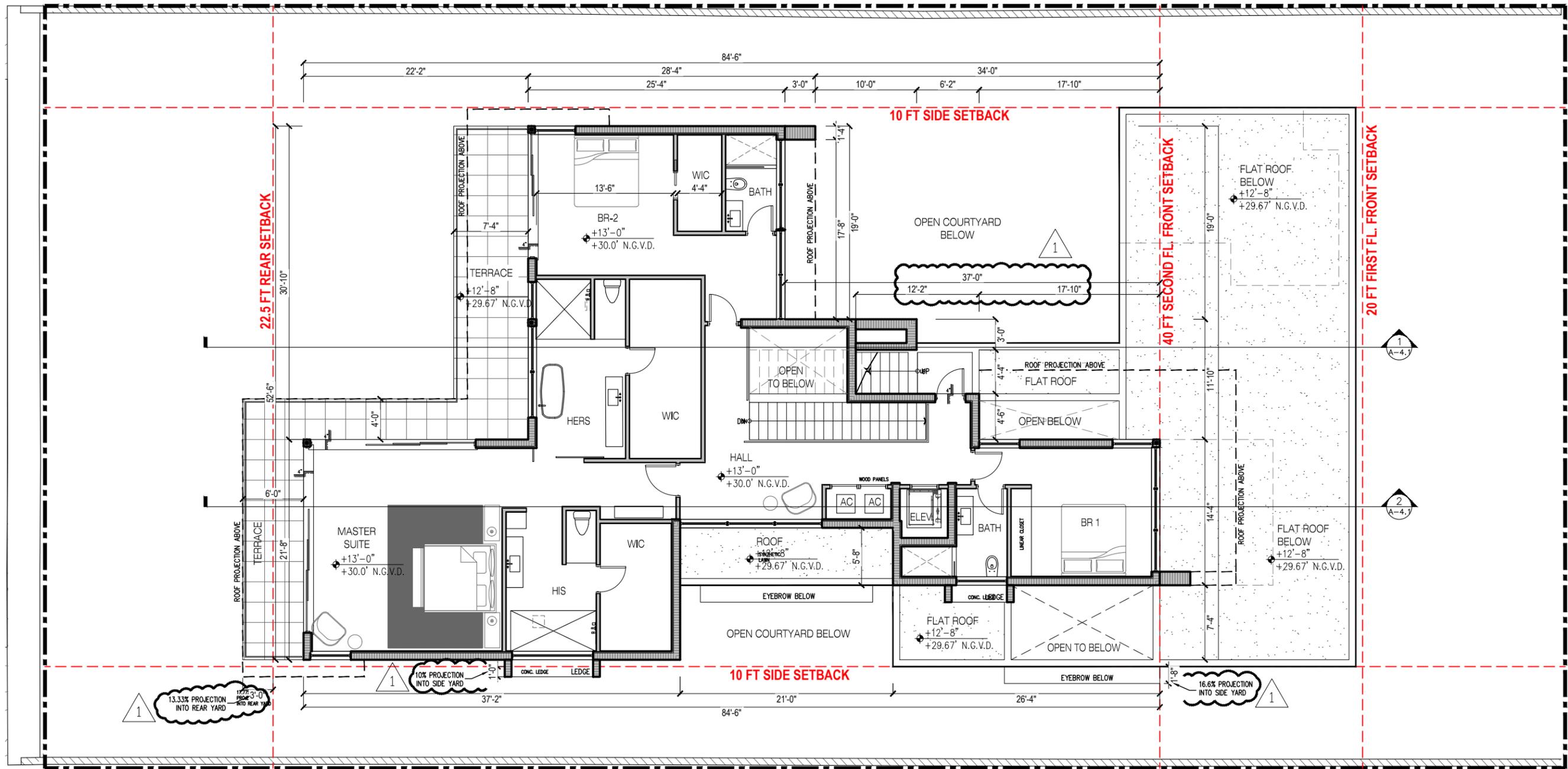
DRAWING TITLE

SECOND FLOOR PLAN

SCALE: AS SHOWN
DATE: 09-15-2023

SHEET NUMBER

A-2.2



1 SECOND FLOOR PLAN

3/32"=1'-0"

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P 305 576 8063
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FL. LIC: AA 26000837



ADDRESS & OWNER

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---	----------------------------

DRAWING TITLE

SECOND FLOOR PLAN

SCALE: AS SHOWN
DATE: 09-15-2023

SHEET NUMBER

A-2.3



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REVISION & DATE

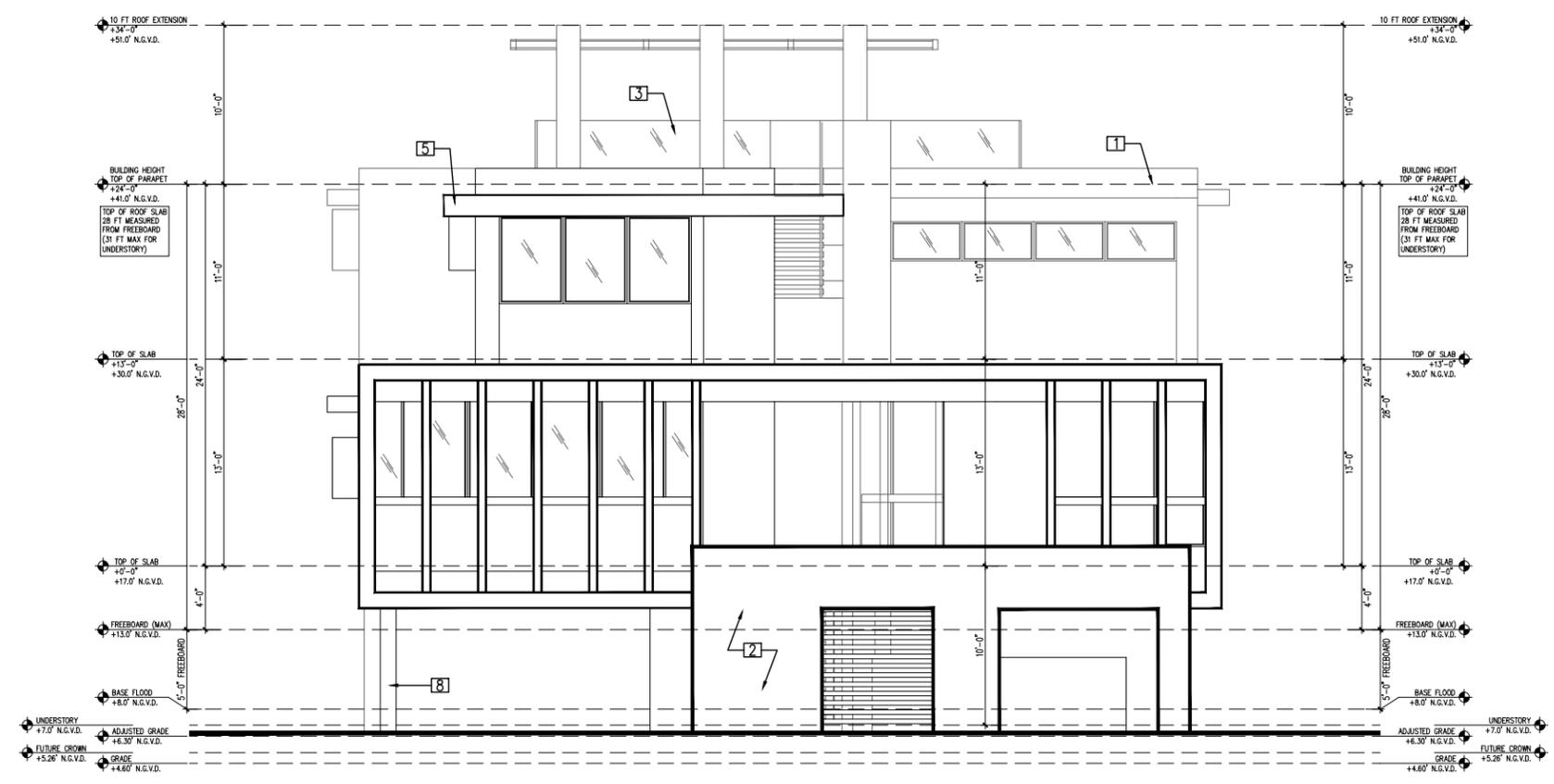
1	DRB COMMENTS 10/09/2023
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DRAWING TITLE
**NORTH
ELEVATION
(FRONT)**

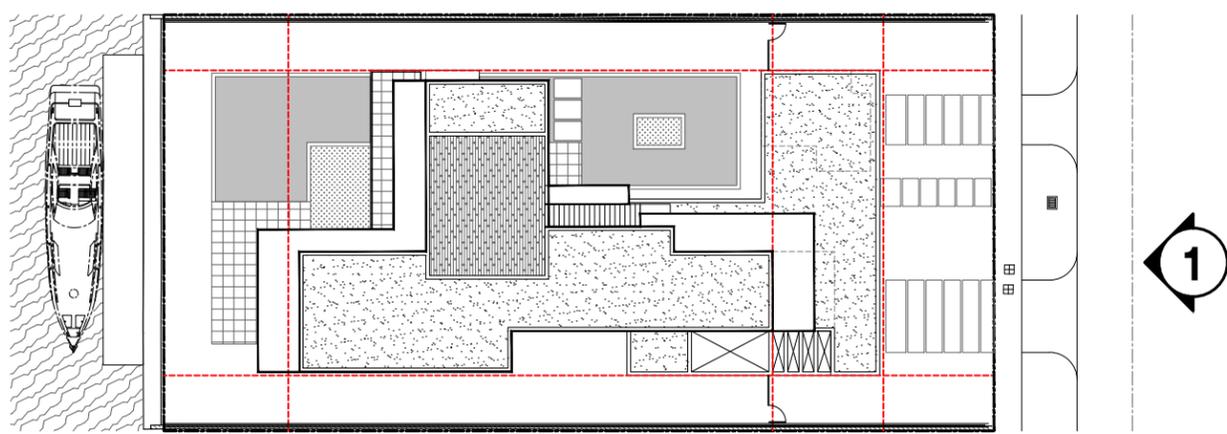
SCALE: AS SHOWN
DATE: 09-15-2023

SHEET NUMBER

A-3.1



1 NORTH ELEVATION
(FRONT) 3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE

- ELEVATIONS KEYNOTES / SPECIFICATIONS**
1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
 2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
 3. ALUM.GUARDRAIL (42" A.F.F.). PROVIDE SHOP DRAWINGS.
 4. GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS.
 5. CONCRETE EYEBROW W/ SEALOFLEX WATERPROOFING AND DRIP EDGE.
 6. ALUM. LOUVER
 7. WOOD/SIMULATED WOOD CLADDING
 8. CONCRETE COLUMN.



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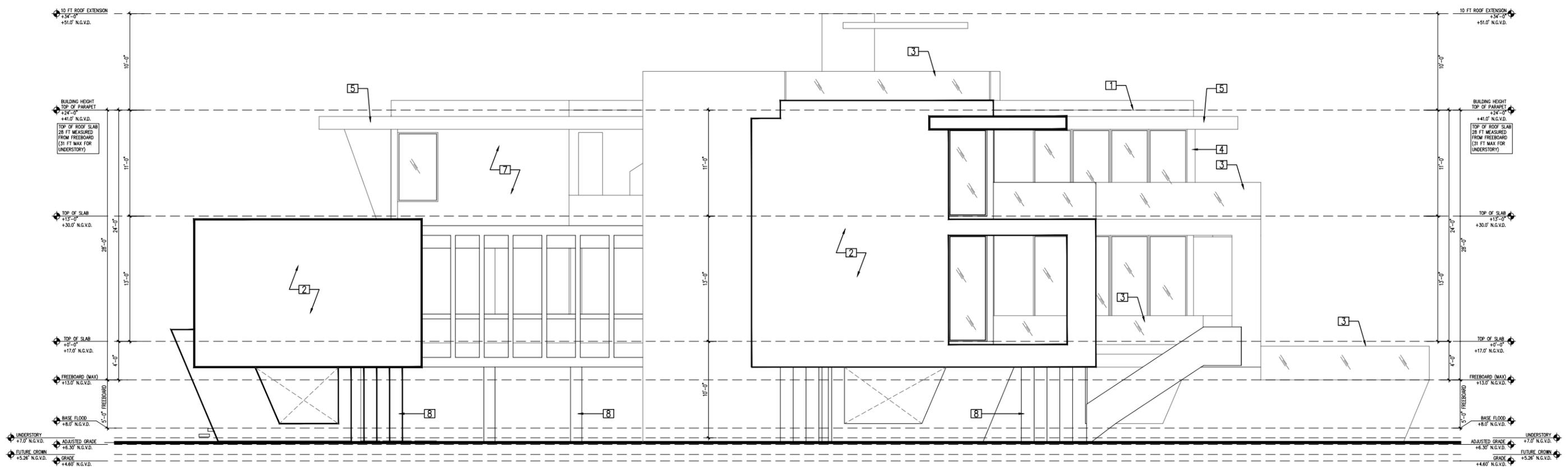
1	DRB COMMENTS 10/09/2023
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DRAWING TITLE
**WEST
ELEVATION
(SIDE)**

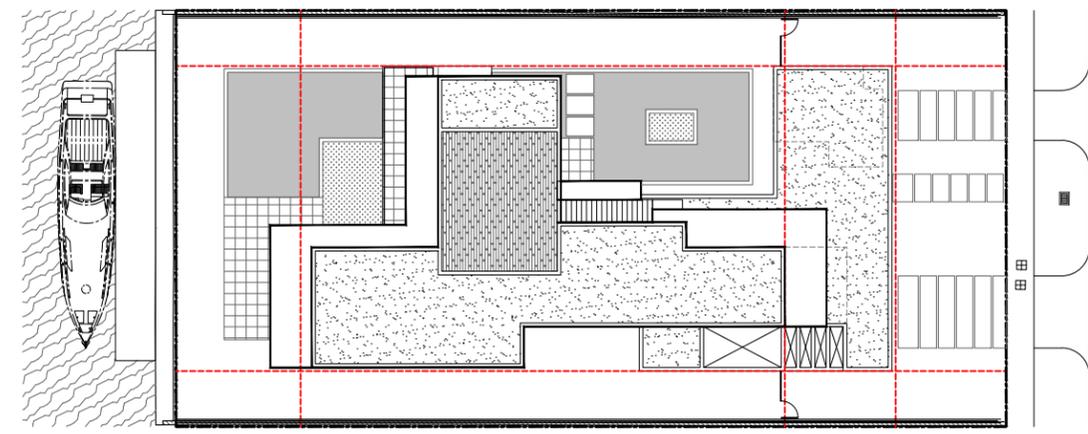
SCALE: AS SHOWN
DATE: 09-15-2023

SHEET NUMBER

A-3.2



1 WEST ELEVATION
(SIDE) $3/32"=1'-0"$



ELEVATION KEYPLAN

NOT TO SCALE

- ELEVATIONS KEYNOTES / SPECIFICATIONS**
1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
 2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
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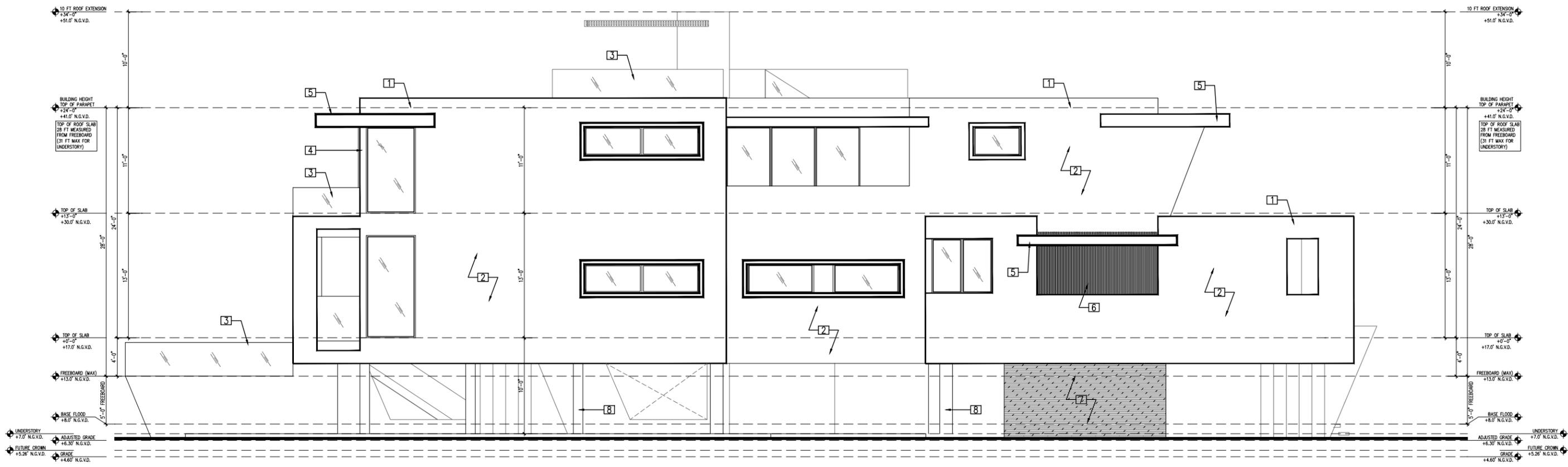
1	DRB COMMENTS 10/09/2023
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DRAWING TITLE
EAST ELEVATION (SIDE)

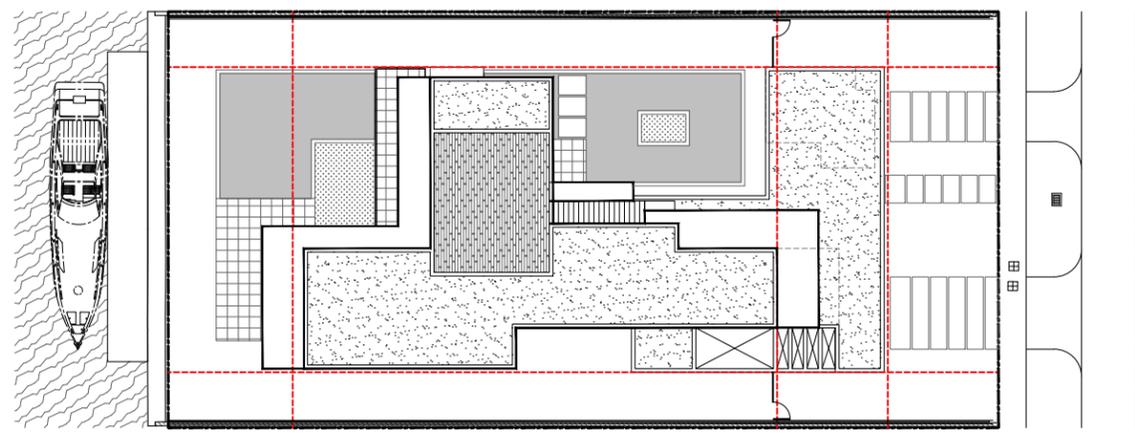
SCALE: AS SHOWN
DATE: 09-15-2023

SHEET NUMBER

A-3.3

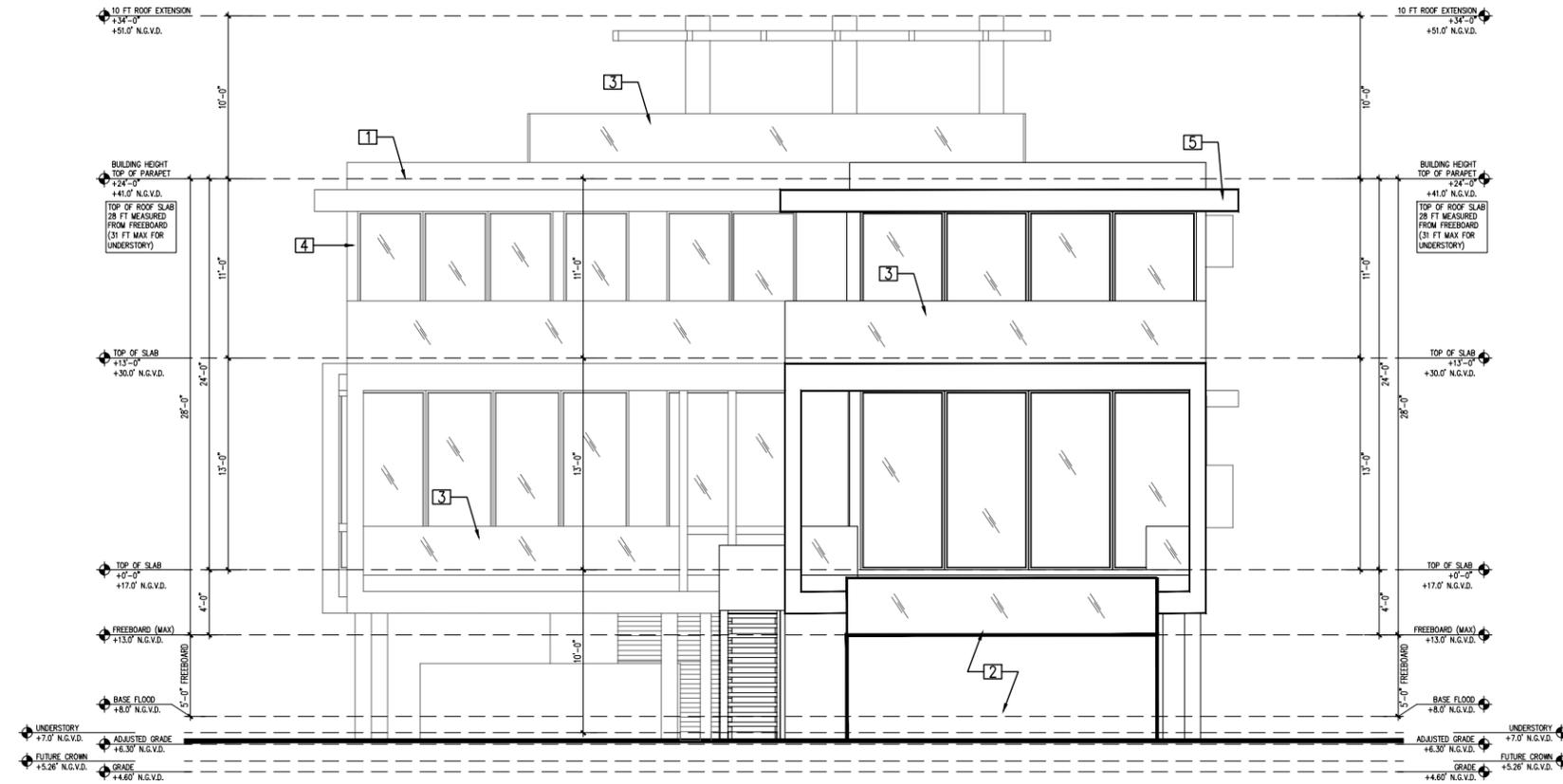


1 EAST ELEVATION (SIDE)
3/32"=1'-0"

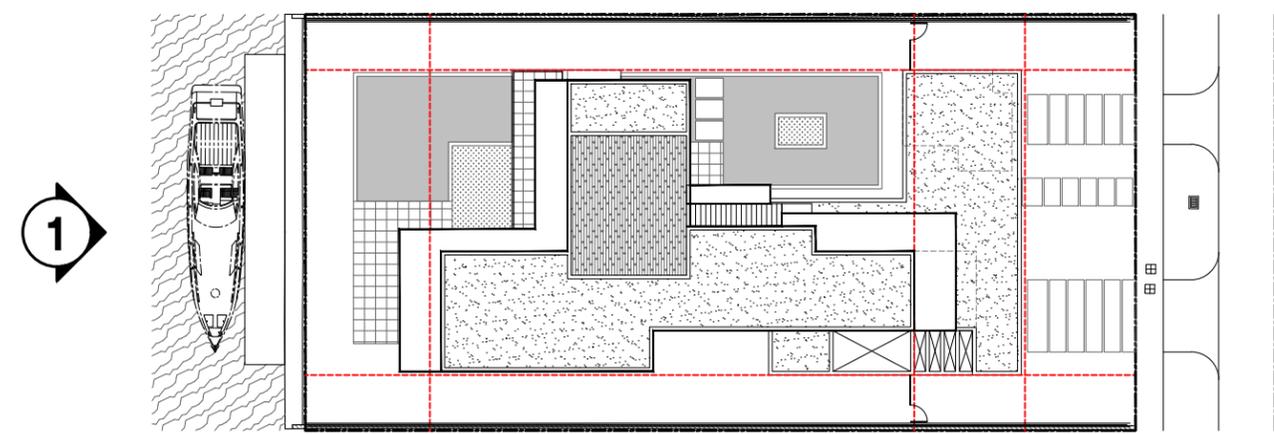


1 ELEVATION KEYPLAN
NOT TO SCALE

- ELEVATIONS KEYNOTES / SPECIFICATIONS**
1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
 2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
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 6. ALUM. LOUVER
 7. WOOD/SIMULATED WOOD CLADDING
 8. CONCRETE COLUMN.



1 REAR ELEVATION (SOUTH)
 3/32"=1'-0"



ELEVATION KEYPLAN

NOT TO SCALE

- ELEVATIONS KEYNOTES / SPECIFICATIONS**
1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
 2. 5/8" PLASTER LIME STUCCO FINISH (THERMOCROMEX OR SIMILAR). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
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 4. GALVANIZED STEEL COLUMN W/ALUMINUM BREAK METAL ENCLOSURE (BY WINDOW DOOR MANUFACTURER) TO MATCH THE WINDOWS.
 5. CONCRETE EYEBROW W/ SEALOFLEX WATERPROOFING AND DRIP EDGE.
 6. ALUM. LOUVER
 7. WOOD/SIMULATED WOOD CLADDING
 8. CONCRETE COLUMN.



ADDRESS & OWNER

NEW RESIDENCE
 1810 DAYTONIA ROAD
 MIAMI BEACH, FL. 33141
 OWNER: 1810 DAYTONIA ROAD LLC

REVISION & DATE

1	DRB COMMENTS 10/09/2023
---	----------------------------

DRAWING TITLE
REAR ELEVATION (SOUTH)

SCALE: AS SHOWN
 DATE: 09-15-2023

SHEET NUMBER

A-3.4



ADDRESS & OWNER

NEW RESIDENCE
1810 DAYTONIA ROAD
MIAMI BEACH, FL. 33141
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1	DRB COMMENTS
	10/09/2023

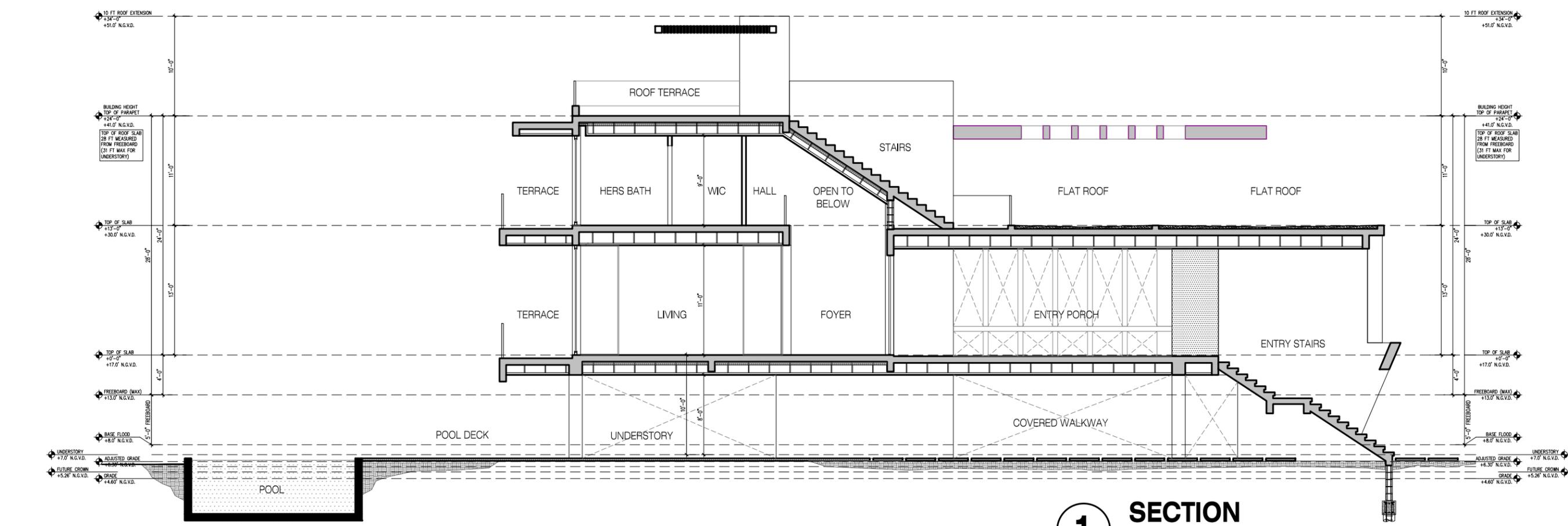
DRAWING TITLE

SECTIONS

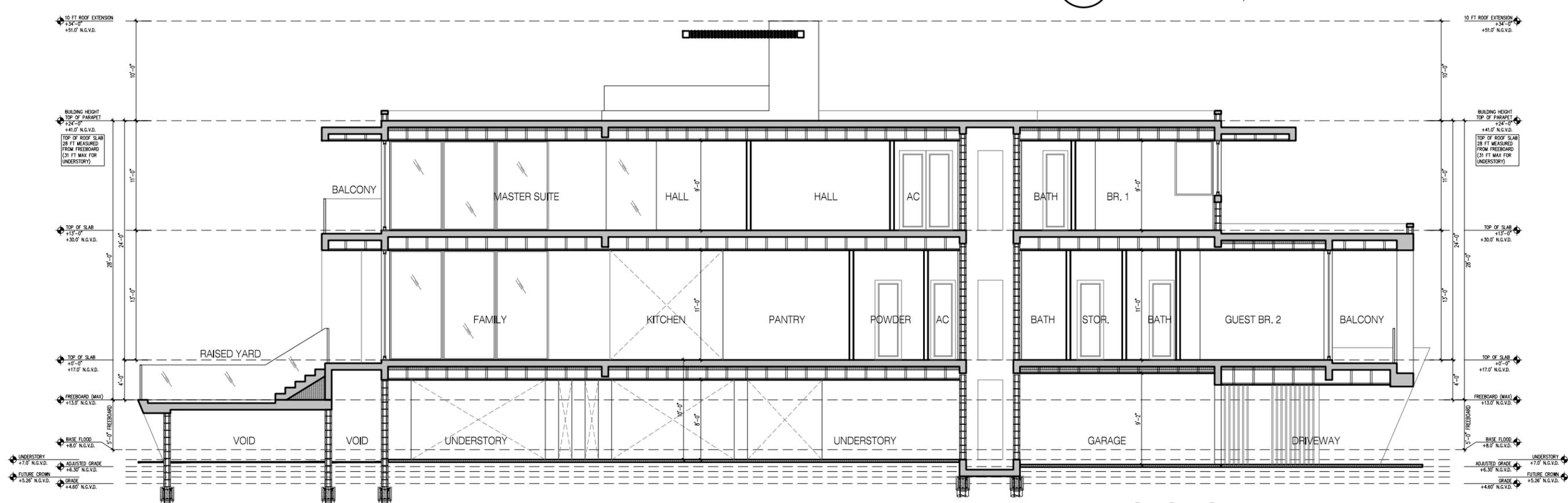
SCALE: AS SHOWN
DATE: 09-15-2023

SHEET NUMBER

A-4.1



1 SECTION
3/32"=1'-0"



2 SECTION
3/32"=1'-0"