



Casa Mas

445 E Dilido Dr
Miami Beach, Florida 33139

No. DRB19-0444

Final Submittal

05 August 2019

DRB Zoning Comments

2. The lot area and lot depth of the property shall be measured up to the center of the seawall. Indicate length on survey or site plan. Revised lot area shall be indicated on survey. Lot area.
Please refer to Site Plan on sheet A1.00.
3. The calculations for the property using the lot area shall be revised based on the new lot area, as noted on previous comment above.
Please refer to Lot Area Note on sheet Z1.00.
4. Architectural floor plans shall be provided. (remove graphics of plans at all levels). Provide clear dimensions. If possible, remove furniture.
Please refer to Ground Floor Plan on A2.00 and Second Floor Plan on A2.10.
5. Indicate width of driveway on site plan.
Please refer to Site Plan on sheet A1.00.
6. Indicate elevation of roof surfaces on roof plan.
Please refer to Roof Plan on sheet A2.20.
7. The project does not comply with the front setback of 30'-0'.
Please refer to Front Setback Note on sheet Z1.04.
8. Revise lot coverage calculations. Garage cannot be discounted in lot coverage. Portion of second floor over the garage counts in lot coverage. Only the portion with one-story can be discounted. Area in courtyard exceeding the requirements in section 142-106(2)d. shall count in lot coverage. Provide a diagram showing calculations.
Please refer to Lot Coverage Diagram, Zoning Lot Coverage chart, Courtyard Lot Coverage Diagram, and Courtyard Calculation note on sheet Z1.02.
9. Revise unit size calculations. A maximum of 500 sf of garage area can be discounted.
Please refer to Ground Floor and Second Floor Unit Size Diagrams and Zoning Unit Size chart on sheet Z1.01.
10. The maximum building height shall be measured from the lowest enclosed living area floor above flood elevation (10.0' NGVD).
Please refer to Elevations and Zoning Height chart on sheet Z1.05, as well as Elevations on sheets A4.00 to A4.03.
11. Clearly indicate section marks on floor plans.
Please refer to Ground Floor Plan on A2.00 and Second Floor Plan on A2.10.



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DRB Plan Comments

- 2a. GENERALLY: Improve drawings. Font sizes must be increased. Tone down the colors. Enlarge plans to include all property lines.
Please refer to Submitted drawings.
- b. Z1.00 and Z1.01 Separate and Simplify. Remove calculations. Separate and ADD City of Miami Beach zoning legend to use.
Please refer to sheet Z1.00 for City of Miami Beach Zoning Data Sheet and for Zoning Drawing Index.
- c. Z1.00 and Z1.01 Lot coverage and open space to separate sheet, enlarge. Only one-story portion of garage is excluded from lot coverage (cannot have second floor above).
Please refer to Lot Coverage Diagram and Zoning Lot Coverage chart on sheet Z1.02. Also refer to Open Space Diagrams and Zoning Open Space chart on sheet Z1.03.
- d. Z1.00 and Z1.01 First level and second level unit size to separate sheet, enlarge. Enclosed floor space used for required off-street parking spaces (maximum 500 square feet). Interior Stair slab counts towards first level unit size. Interior Stair treads count towards second level unit size.
Please refer to Ground Floor and Second Floor Unit Size Diagrams and Zoning Unit Size chart on sheet Z1.01.
- e. Separate waiver diagrams. Examples emailed under separate cover.
Please refer to Submitted drawings.
- f. Improve yard section diagrams. Examples emailed under separate cover.
Please refer to Open Space Diagrams, Zoning Open Space chart, and Yard Sections on sheet Z1.03.
- g. A1.0 Turn off landscape layer. Tone down colors. Include side elevation measurements. A2.0 Front setback variance needed. Relocate garage behind 30' setback line. Turn off landscape layer. Tone down colors. Include side elevation measurements.
Please refer to Site Plan on sheet A1.00 and Ground Floor Plan on sheet A2.00.
- h. A-2.1 Relabel all balconies to terraces. Turn off landscape layer. Tone down colors. Include side elevation measurements.
Please refer to Second Floor Plan on sheet A2.10.
- i. GENERALLY: All elevations and sections need to be revised. Elevations/sections revised to one per page include PLS and setbacks, improve line weights. show key plan where elevation/section is taken, Remove unnecessary measurements, Font sizes in elevation legend must be increased. Add overall height measurement measured from finished first floor. Drawings should also depict NGVD amount. Include CMB Grade measurement, and BFE.
Please refer to Elevations on sheet Z1.05, Elevations on sheets A4.00 to A4.03, and Sections on sheets A5.00 and A5.01.



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- j. A-4.00 Increase font size of call outs and measurements and elevations marks.
Please refer to Elevations on sheets A4.00 to A4.03.
- k. A-4.01 Increase font size of call outs and measurements and elevations marks.
Please refer to Elevations on sheets A4.00 to A4.03.
- l. A-2.10 Improve clarity and quality.
Please refer to Second Floor Plan on sheet A2.10.
- m. A-5.00 Height must be measured from lowest finished first floor (enclosed). Section show that to be 10 not 10.5. Revise. Show key plan where elevation/section is taken.
Please refer to Sections on sheets A5.00.
- n. A-5.01 Height must be measured from lowest finished first floor (enclosed). Section show that to be 10 not 10.5. Revise. Show key plan where elevation/section is taken.
Please refer to Sections on sheet A5.01.
- o. MISSING Context study. Missing elevation of front of house with two abutting properties.
Please see Elevation on sheet A4.00.
- p. MISSING waiver diagrams.
Please refer to Unit Size waiver request on sheet Z1.01, Lot Coverage waiver request on sheet Z1.02, Second Floor Volume waiver request on sheet Z1.04, and Height waiver request on sheet Z1.05.
- q. "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated.
Please refer to revised cover page.