



ARCHITECTURE INTERIOR DESIGN PLANNING

**DATE:** February 2nd, 2018  
**TO:** City of Miami Beach Building Department  
**RE:** 204 W Dilido Drive – Final Submittal  
DRB Plan Review – Comment Response Form

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1. APPLICATION COMMENTS

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. Missing context elevations

-See Sheet A4.05. Context Elevation has been added.

b. Missing building card and microfilm

-Pending. Information has been requested from the Records department and will be delivered by KKAID as soon as ready.

c. Add one more page of photos of exterior of house

-See Sheet A0.08. Additional photos of the exterior of the house have been added.

d. Survey missing LOT area in SF.

-Survey has been updated to include Lot Area in sf.

e. Revise Zoning Data Sheet to include Adjusted Grade: See attached Grade Calculations and Include in Zoning Chart.

-See Sheet A0.16. All City of M.B. height measurements have been calculated.

f. Missing Yard Diagram sheet (provide a section through each yard (4 total) with corresponding property line, set back line and all spot elevations to allow for analysis of encroachments and yard elevations.

-See Sheet A0.16. Sections through the yards have been provided.

g. Missing waiver diagrams.

-See Sheet A0.17. Waiver diagrams have been added.

h. A0.11 – Zoning Diagram – Lot Coverage: provide dimension graphics for setbacks and overall calculated building mass for analysis.

-Requested information has been added.

i. A0.00 – modify the setback line (either weight or color) to better identify it in drawing. Darker red dashed.

-Setback line has been changed to blue to better show graphically.

j. A0.12 – Zoning Diagram – Pervious Area: modify the setback line (either weight or color) to better identify it in drawing. Darker red dashed.

-Setback line has been changed to blue to better show graphically.

k. A0.13 – Zoning Diagram – Unit Size Level One - provide dimensions for overall calculated areas.

Diameter of Spiral staircase to be included in unit size calculation. The dimension of the covered terraces on first floor must be shown to be considered towards unit size if > 10'

-Spiral stair has been added to unit size. Dimensions have been added to show terraces are in compliance.

l. A0.14x – Zoning Diagram – Unit Size Level Two – MISSING. Diameter of Spiral staircase to be included in unit size calculation. The dimension of the covered terraces on second floor must be shown to be considered towards unit size if > 10'

-Spiral stair has been added to unit size. Dimensions have been added to show terraces are in compliance.

m. A0.15 – Zoning Diagram – Rooftop - provide dimensions for overall calculated areas

-Dimensions have been added.

n. A0.23: Add enclosed SF next to each floor

-Square footage has been added.

o. A2.01 Site Plan: Enhance setback lines, as noted above. Darker red dashed. Provide courtyard/water feature dimension (depth). Increase font size of measurements.

-Setbacks line have been enhanced. Requested dimensions has been added. Font size has been increased.

p. A3.01 – Ground Floor Plan: provide dimension of courtyard (depth).

-Requested dimensions has been added.

q. A3.01 – @ terrace, include dimension of terrace above.

-Requested dimensions has been added.

r. A3.01 – provide dimension (depth) of side walkway and revise dimension string at southeast corner of house

-Requested dimensions has been added.

s. A3.02 – Second Floor Plan: Provide dimension of court depth.

-Requested dimensions has been added.

t. A3.02 – Revise dimensions – include dimension of 2nd floor terrace, as well as correct dimension string at southeast building corner

-Requested dimensions has been added.

u. A3.03 – Revise dimensions: reflect the dimension and setbacks of the roof deck. Include dimension of elevator bulkhead. Have dimension note the major building volumes and stepped roofs.

-Requested dimensions has been added.

v. A3.03 – Spiral Staircase appears to encroach into the side yard setback on this plan only... review and correct

-Location of spiral staircase has been corrected.

w. Include roof plan showing elevations of all roofs and elements

-Elevations have been added to the roof plan.

x. A4.01 – Include CMB Grade and adjusted grade in elevations

-Requested information has been added.

y. A4.01 and A4.02– Separate elevations. Dimension the overall building height from the first floor finished floor (one dimension). Show property lines, setback lines, all proposed elements, encroachments, projections, slabs and elevations of equipment in required yards to demonstrate compliance with 142-1132; include in yard elevations property lines, setback lines, and setbacks and height of all elements within, measure from standard elevation datum marks (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade).

Include CMB Grade and adjusted grade in elevations. Dimension the overall building height from the first floor finished floor (one dimension). Dimension the roof deck parapet from max. roof

-Requested information has been added.

z. A4.02 - The front limestone volume appears to exceed the maximum roof height by more than what code allows for parapets – provide dimension for ALL parapets from the maximum roof height.

-Requested information has been added. Volume acts as a screen for mechanical equipment from public right of way.

aa. Missing Yard diagram sections. Enlarged section of each required yard at legible scale. show all proposed elements, encroachments, projections, slabs and elevations of equipment in required yards to demonstrate compliance with 142-1132; include in yard diagrams/sections property lines, setback lines, and setbacks and height of all elements within, measure from standard elevation datum marks (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade). Multiple sections along each projection element may be required.

-See Sheet A0.17. Requested information has been added.

bb. Include information of materials and colors

-Material information has been added to the elevations and rendered elevations.

cc. Include analysis from building records plans for neighboring property N1 and N7 for justification of waivers (height especially)

-Pending. Information has been requested from the Records department and will be delivered by KKAID as soon as ready.

dd. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated.

-Cover has been updated and date of drawings has been updated.

ee. Add narrative response sheet.

-Narrative response sheet has been included.

### 3. ZONING/VARIANCE COMMENTS.

a. As designed, a setback variance is needed for the pool equipment currently sited as 3'-0" from side yard property line, see Sec. 142-1132. - Allowable encroachments within required yards. Min distance 5'0"

-Pool equipment is allowed to within 2'-0" of side property lines per Miami Beach Municode Section 142-1132 (J)

(j) *Hot tubs, showers, saunas, whirlpools, toilet facilities, swimming pool equipment, decks.* In all districts, hot tubs, showers, whirlpools, toilet facilities, decks and cabanas are structures which are not required to be connected to the main building but may be constructed in a required rear yard, provided such structure does not occupy more than 30 percent of the area of the required rear yard and provided it is not located closer than seven and one-half feet to a rear or interior side lot line. Swimming pool equipment may be located in the rear and/or side yard when it is at least two feet from a rear or interior side lot line; however, when a side yard faces a street, swimming pool equipment shall be located at least ten feet from the property line with landscaping or fencing constructed in a manner that prevents it being viewed from the street. Freestanding, unenclosed facilities including surrounding paved or deck areas shall adhere to the same setback requirements as enclosed facilities.

b. Waiver diagram needed for waiver request to exceed maximum allowable height by 4'-0" for RS 3 zoned

-See Sheet A0.17. Waiver diagrams have been included.

c. Waiver diagram need for open space along two-story side elevation (NORTH)

-See Sheet A0.17. Waiver diagrams have been included.

### 5. LANDSCAPING COMMENTS

a. Missing landscape and hardscape plans.

-Landscape plans have been added.