



December 8, 2017

City of Miami Beach
Planning Department
1700 Convention Center Drive 2nd Floor
Miami Beach, FL 33139

**Re: Design Review Board Approval for A New Single-Family Residence For:
Mr. & Mrs. Bush
5288 Alton Road
Miami Beach Fl. 33140**

Dear Sire/madam, please see below the responses to staffs comments .

DRAFT NOTICE

DRB17-0208, 5288 Alton Road. The applicant, Henry Bush, is requesting Design Review Approval for the construction of a new two-story single family residence to replace an existing two-story architecturally significant pre-1942 single family residence including one or more waivers.

1. APPLICATION COMMENTS

CMB GRADE: 3.9 NGVD < 5.26 NGVD. NEED SURVEY TO VERIFY CMB GRADE IN NGVD

Min side yard elevation: 6.560 MAX side yard 6.560 Min rear YARD elevation 6.560 Max rear yard: 6.560 Min front yard elevation: 6.560 MAX front yard 7.125

Response: Please see attached updated survey.

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. Provide an original, dated, signed and sealed survey (dated no less than 6 months old at the time of application) including lot area, CMB grade in NGVD (If no sidewalk exists, provide the elevation of the crown of the road), utilities and easements.

Response: Please see attached updated survey.

b. Add sea level rise to LOI

Response: Please see updated LOI, and attached document.

c. Original microfilm and building card

Response: Please see attached.

d. Improved context elevation

Response: Please see context elevation sheet D-118.

e. D-100: Separate and enlarge zoning diagram to own sheet.

Response: Please see updated sheet D-100

f. D-103: add portion in interior portion of residence surrounded by three sides to lot coverage diagram

Response: Please see updated D-103. New coverage is 2,926 sq. ft.

g. D-106: Enlarge 4/ photots to page.

Response: Please updated sheet D-106, 4 photos max shown.

h. D-107: Remove interior photos and add one more page of exterior home and site. Enlarge 4/ photots to page.

Response: Please see updated sheet D-107, interior photos removed, exterior photos added.

i. D-109: Enlarge. Rear yard open space: hard space diagram to include: 1/ driveway; 2/ slab of generator and 3/ slab of pool equipment and 4/ slab of AC equipment.

Response: Please see updated sheet D-109, enlarged rear yard open space added.

j. D-109: Remove paving associated with parking from required side yard facing street. NOT PERMITTED.

Response: Please see updated sheet D-109, parking space has been removed. That area will sodded area.

k. D-109: narrow walkway to property line to a maximum width of 5'-0" in required side yard facing street. An additional walkway may be added in required side yard facing street leading to driveway (max width 44")

Response: Please see updated sheet D-109, the walkway has been reduced to 5ft max. width.

l. D-110: Yard diagrams illegible. Use examples provided. Provide yard diagrams: sections of all required yard setbacks that 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), Diagrams shall be at an enlarged and drawn to a readily legible scale.

Response: Please see updated sheet D-110.

m. D-116: Revise and lighten as lower image

Response: Please revised updated sheet.

n. D-117: Revise and lighten as lower image in D-116

Response: Please see revised updated sheet.

o. D-118 :Lighten. Missing other three axonometrics

Response: Please see revised updated sheet and additional views.

p. AS-101: Revise pool and deck side (south) location. Side yard setback. A seven and one-half-foot minimum required setback from the side property line to a swimming pool deck, or platform, the exterior face of an infinity edge pool catch basin, or screen enclosures associated or not associated with a swimming pool. Nine-foot minimum required setback from side property line to the water's edge of the swimming pool or to the waterline of the catch basin of an infinity edge pool.

Response: Please see updated sheet AS-101, pool deck is 7.5 ft min. setback from property line. Please see updated sheet AS-101, 9ft min. indicated to water edge.

q. AS-101: Revise decking and covered patio areas of proposal to meet 7.5' side (south) setback)

Response: Please see updated sheet AS-101, pool deck is 7.5 ft min. setback from property line.

r. A- 201 Elevations: Revise and Enlarge to one elevation per page and include a mini plan of where elevation is taken; include property lines; include setback lines; include standard elevation datum marks on BOTH sides of elevation (in NGVD: CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include height of roof elements; include projection distances into required yards. Increase size of measurements. Overall height of house measured from FFE (BFE=fb)

Response: Please see revised sheet elevation included indicating property lines, setback lines, and grades indicated in NGVD.

s. A- 201: Dimension length of two story elevation facing West 53rd Street. Two-story side elevations located parallel to a side property line shall not exceed 50 percent of the lot depth, or 60 feet, whichever is less, without incorporating additional open space, in excess of the minimum required side yard, directly adjacent to the required side yard.

Response: Please see updated sheet, 59'-11" indicated as length of 2nd floor.

t. A- 202 Elevations: Revise and Enlarge to one elevation per page and include a mini plan of where elevation is taken; include property lines; include setback lines; include standard elevation datum marks on BOTH sides of elevation (in NGVD: CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include height of roof elements; include projection distances into required yards. Increase size of measurements. Overall height of house measured from FFE (BFE=fb)

Response: Please see revised sheet elevation included indicating property lines, setback lines, and grades indicated in NGVD.

u. A-601 Sections: Revise and Enlarge to one section per page and include a mini plan of where elevation is taken; include property lines; include setback lines; include standard elevation datum marks on BOTH sides of elevation (in NGVD: CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade), include height of roof elements; include projection distances into required yards. Increase size of measurements. Maximum height of rooftop parapet/curb is 1' -0" over main roof line.

Response: Please see revised sheet sections included indicating property lines, setback lines, and grades indicated in NGVD. Max. height is indicated at 1ft above main roof line.

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

Response: Please see updated title sheet "Final Submittal" Added

- w. Add narrative response sheet.

Response: Will Comply.

3. ZONING/VARIANCE COMMENTS.:

- a. Two story elevation waiver>?< see comment "t"

Response: Please see updated sheet, 59'-11" indicated as length of 2nd floor.

4. DESIGN/APPROPRIATENESS COMMENT

- a. Materials to be identified? No higher quality contrasting material proposed?

Response: Please see elevations for exterior materials

5. LANDSCAPING COMMENTS

- a. pending

6. PUBLIC WORKS COMMENTS

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

Ralph E Tait, R.A AR95832.