

## Responses to City comments

**Project: Fajer Vestillero Villa**

**Location: 2360 Alton Road. Miami Beach, FL 33140**

**Subject: DRB19-0370**

**March 11th, 2019**

Comment No.	Comment Description	Reviewer	Responses
<b>1. APPLICATION COMMENTS</b>			
a	Refer to CAP system for Application comments.	Monique Fons	Noted
<b>2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION</b>			
a	A-2.1 et al Relabel "covered terrace" in SW of siteplan to "outdoor patio" as it is primarily uncovered	James Murphy	Clarification, there is 6'-6" of covered terrace in this area. A dimension has been added and the Outdoor Patio tag was added next to the hot spa. Refer to Revised Sheets A-2.1, A-1.4 and A-1.4.1
b	Waivers Requesting: • 2nd to 1st Floor volumetric ratio	James Murphy	Acknowledged
c	Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated	James Murphy	Noted, refer to updated cover sheet.
d	Add narrative response sheet	James Murphy	Narrative Enclosed
<b>3. ZONING/VARIANCE COMMENTS</b>			
1	a. For final submittal files uploaded to Cap shall be named with the submittal deadline following the type of document. Example: for submittal deadline on March 11, 2019, architectural plans and application shall be uploaded as '03-11-2019 Plans' and '03-11-2019 Application'.	James Murphy	Noted, refer to updated cover sheet. Date updated in all sheets of DRB Set.
2	b. Remove elements at the ground level on the roof plan. It is very confusing and not clear the roof outline. Increase line weight of roof profile.	James Murphy	Refer to revised Sheet A-2.3
3	c. Maximum projection of covered entry is 6'-0" within the front 30'-0". Revise front yard section, page A-5.0.	James Murphy	Refer to Revised sheets A-2.2, A-4.0 and A-5.0
4	d. Front rendering shall be revised to remove planters at the second floor balcony.	James Murphy	Refer to revised Sheet A-0.0 and A-0.2
5	e. Maximum area for accessible roof deck is 472.5 sf (25% of 1,890 sf).	James Murphy	Refer to revised Sheets A-1.2, A-1.8 and A-2.3
<b>4. DESIGN / APPROPRIATENESS COMMENTS</b>			
1	Survey is missing lot area	Fernanda Sotelo	Refer to Survey Note 15 (left column)
2	Design recommendation: relocate the entry roof lower, to read as a continuation of balcony slab, as well as a continuation of central beam	Fernanda Sotelo	After discussing alternative solution with client, she would rather to emphasize the hierarchy of the main entrance over the adjacent balcony, creating a shifting of planes
<b>5. LANDSCAPE COMMENTS</b>			
1	Per CMB 126-6(c) Table A, please provide a minimum of 3 required shade tree in the rear yard.	Ricardo Guzman	Refer to Revised Sheet L-200
2	2- In order to prevent damage to root system of the existing specimen size Mahogany tree in the public Row, please maintain south edge of the proposed driveway at the same location as the existing, while retaining the same set back from face of tree trunk. Refer to CMB 142-1132 for allowable encroachments in required interior side yards in order to shift driveway / curb – cut further to the north and away from tree.	Ricardo Guzman	Refer to revised Sheets A-1.4, A-1.7, A-2.1, L-100 and L-200