

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

DRB21-0728

4721 Pine Tree Drive, Miami Beach, Florida, 33140

DRB Plan Review - Fail Fernanda Sotelo

1. Include a Narrative to comments
[CMA Design: Please consider this our official Narrative to the comments received.](#)
2. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also cover sheet and drawings need to be dated the final submittal date.
[CMA Design: Refer to revisions on front cover as well as every other sheet's title block.](#)

DRB21-0728, 4721 Pine Tree Drive

1. Staff recommends fenestration alongside elevations that are extensively blank
[CMA Design: Refer to sheet A1.6 and A1.7 for Waiver Diagrams showing shifts in volumes along North and South elevations.](#)
 2. Waivers: 1) Two-story open space north elevations 2) Two-story open space south elevation
[CMA Design: Refer to Cover for corrected Waiver Scope.](#)
 3. Shower to comply with accessory structure setback
[CMA Design: Refer to A1.0 Site Plan and A2.0 First Floor Plan for dimensioned shower to comply with accessory structure setback.](#)
 4. Sheet 1.7 – front yard section shows notes the setback as 20', while the dimensions says 30' – clarify
[CMA Design: Refer to sheet A1.8 \(new sheet number assigned because new Waiver diagrams sheet was added\) for corrected setback dimension label.](#)
 5. Elevations: Clarify on sheet and view title direction of "side" of elevation.
[CMA Design: Refer to A5.2 and A5.3 for correct direction labels on elevations.](#)
 6. North Elevation needs more movement of volumes, especially since requesting waiver
[CMA Design: Refer to A2.0 First Floor Plan, A1.6 and A1.7 to see revised volume shifts. Also refer to sheet A5.2 to see new windows added on North elevation.](#)
 7. Chimneys 5' height allowances; Measure from midpoint of the roof it is on; if the chimney is sited on a ridge, it can be measured 5' from ridge.
[CMA Design: Refer to all elevations and sections for corrected labels. Decorative Structures are dimensioned from midpoint of corresponding roof line.](#)
 8. Decorative Structures shall be identified as such - not being a chimney - and shall be measured from midpoint of roof.
[CMA Design: Refer to all elevations and sections for corrected labels. Decorative Structures are dimensioned from midpoint of corresponding roof line.](#)
 9. Flat roof parapet, must comply with allowable heights encroachments for parapets – measured to top of parapet detail.
[CMA Design: Refer to A5.2 and A5.3 which have been revised to comply with allowable height encroachment for roof curb and decorative element.](#)
- 3. Planning Landscape Review - Fail Enrique Nunez**
1. Refer to the Chapter 126 Landscape ordinance for the minimum requirements.
[Nielsen Landscape Architects: Miami Beach Landscape Legend has been updated to correspond with chapter 126 of the landscape ordinance minimum standards and requirements. REVISION 1 \(L700, L702, L703, L704, L705, L706, L707, L708, & L709\).](#)

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2. Revise the landscape plans and landscape legend form (required column) as follows:

a. 43,063 s.f. lot requires 43 lot trees minimum.

b. 5 street trees are ok.

Note that palms do not count towards the minimum number of trees required.

c. 48 total trees minimum x 12= 576 shrubs minimum and 58 large shrubs minimum.

Nielsen Landscape Architects: Miami Beach Landscape Legend has been updated to show the correct amount of required lot trees and shrubs. REVISION 1 (L700, L702, L703, L704, L705, L706, L707, L708, & L709).

- The required number of trees and shrubs has been met. REVISION 1 (L700).

- Iris Versicolor was changed to Iris Virginica (Virginia Blue Flag iris) to meet the native shrub requirement. REVISION 1 (L700, L701, L705, L706, & L707).

Nielsen Landscape Architects, LLC
357 Cypress Drive, Suite 10
Tequesta, FL 33469

September 9, 2021

MEMORANDUM

TO: Planning Department
City of Miami Beach

FROM: Jake Treadway
Nielsen Landscape Architects, LLC
357 Cypress Drive, Suite 10
Tequesta, Florida 33469
561.402.9414

CC: CMA Design Studio

RE: **Buerstedde - Revision 1 Narrative**

Reviewer comments are provided in **BLACK**. Landscape architect's responses are provided in **BLUE**.

1. Refer to the Chapter 126 landscape ordinance for the minimum requirements.
 - Miami Beach Landscape Legend has been updated to correspond with chapter 126 of the landscape ordinance minimum standards and requirements. REVISION 1 (L700, L702, L703, L704, L705, L706, L707, L708, & L709).
2. Revise the landscape plans and landscape legend form (required column) as follows:
 - a) 43,063 s.f. lot requires 43 lot trees minimum.
 - b) 5 streets trees are ok.
 - c) 48 total trees minimum x 12=576 shrubs minimum and 58 large shrubs minimum.
 - Miami Beach Landscape Legend has been updated to show the correct amount of required lot trees and shrubs. REVISION 1 (L700, L702, L703, L704, L705, L706, L707, L708, & L709).
 - The required number of trees and shrubs has been met. REVISION 1 (L700).
 - Iris Versicolor was changed to Iris Virginica (Virginia Blue Flag iris) to meet the native shrub requirement. REVISION 1 (L700, L701, L705, L706, & L707).