



1 RENDERING PERSPECTIVE

R4.0 | R4.0

N.T.S

DRB SET 09.07.21

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Buerstedde Residence

4721 Pine Tree Drive
Miami Beach, FL 33140

TITLE: RENDERING PERSPECTIVE

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

R4.0

Neighbor Outreach & Support

4721 Pine Tree Drive

DRB21-0728



<u>No.</u>	<u>Address</u>	<u>Owner</u>	<u>Status</u>
1	4701 Pine Tree DR	JOEL MEYERSON TRS T MEYERSON FAMILY TRUST TAMARA MEYERSON TRS JOEL MEYERSON TRS TAMARA MEYERSON REV TRUST	SUPPORTS DESIGN
2	4731 Pine Tree DR	PINE TREE PROPERTY HOLDINGS LLC C/O SIEGFRIED RIVERA	
3	4745 Pine Tree DR	JAMES R WIEGER	
4	4647 Pine Tree DR	SHERVIN PISHEVAR TRS SOFREH FUND	
5	4567	DODGE PARKING LLC C/O JAMES T LEFRAK	SUPPORTS DESIGN



1 EXISTING SITE PHOTOGRAPHS
G1.2 | G1.2 N.T.S



2 EXISTING SITE PHOTOGRAPHS
G1.2 | G1.2 N.T.S



3 EXISTING SITE PHOTOGRAPHS
G1.2 | G1.2 N.T.S



4 EXISTING SITE PHOTOGRAPHS
G1.2 | G1.2 N.T.S

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4721 Pine Tree Drive
Miami Beach, FL 33140

TITLE: EXISTING SITE PHOTOGRAPHS

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
G1.2



AERIAL VIEW

G1.3

N.T.S



1 4701 PINE TREE DRIVE

G1.3

N.T.S



2 4731 PINE TREE DRIVE

G1.3

N.T.S



1 4647 PINE TREE DRIVE

G1.3

N.T.S

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Buerstedde Residence

4721 Pine Tree Drive
Miami Beach, FL 33140

TITLE: SITE PHOTOGRAPHS

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G1.3

DRB SET 09.07.21



AERIAL VIEW

G1.3

N.T.S



4 4745 PINE TREE DRIVE

G1.3

N.T.S



5 315 W 47TH ST

G1.3

N.T.S



6 4710/4720 PINE TREE DRIVE

G1.3

N.T.S

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TITLE: SITE PHOTOGRAPHS

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G1.3



AERIAL VIEW

G1.3

N.T.S



7 4730/4740 PINE TREE DRIVE

G1.3

N.T.S



8 4760 PINE TREE DRIVE

G1.3

N.T.S



9 4765 PINE TREE DRIVE

G1.3

N.T.S

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TITLE: SITE PHOTOGRAPHS

SEAL

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SHEET NO.:

G1.3

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EXISTING SITE CONDITIONS

G1.4 | N.T.S



EXISTING SITE CONDITIONS

G1.4 | N.T.S



PROPOSED SITE CONDITIONS

G1.4 | N.T.S



PROPOSED SITE CONDITIONS

G1.4 | N.T.S

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4721 Pine Tree Drive
Miami Beach, FL 33140

TITLE: NEIGHBORHOOD CONTEXT STUDY

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G1.4

PUBLIC WORKS NOTES:

-IN A NEW CONSTRUCTION PROJECT THE SEAWALL MUST HAVE A MINIMUM ELEVATION OF 5.70' NAVD (7.26' NGVD); THE ELEVATION WILL NEED TO BE VERIFIED BY A PROFESSIONAL SURVEYOR AND MAPPER LICENSED IN THE STATE OF FLORIDA (PUBLIC WORKS MANUAL PART 1 / SECTION 1 / A.2 / 5)

-ALL STORMWATER RUNOFF MUST BE RETAINED WITHIN THE PRIVATE PROPERTY AND ANY PROPOSED ON-SITE STORMWATER SYSTEM MUST HOLD A 10-YEAR, 24-HOUR RAINFALL EVENT WITH AN INTENSITY OF 8.75" OF RAINFALL.

-RETAINING WALLS MUST BE WATERTIGHT. ALL RETAINING WALL PROPOSALS WILL ACCOMPANY LANGUAGE AND SPECIFICATIONS THAT SHOW HOW THEY WILL PREVENT STORMWATER RUNOFF FROM DISCHARGING INTO THE ADJACENT PROPERTIES.

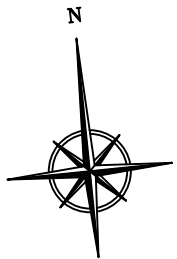
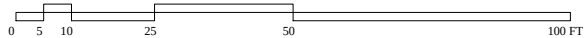
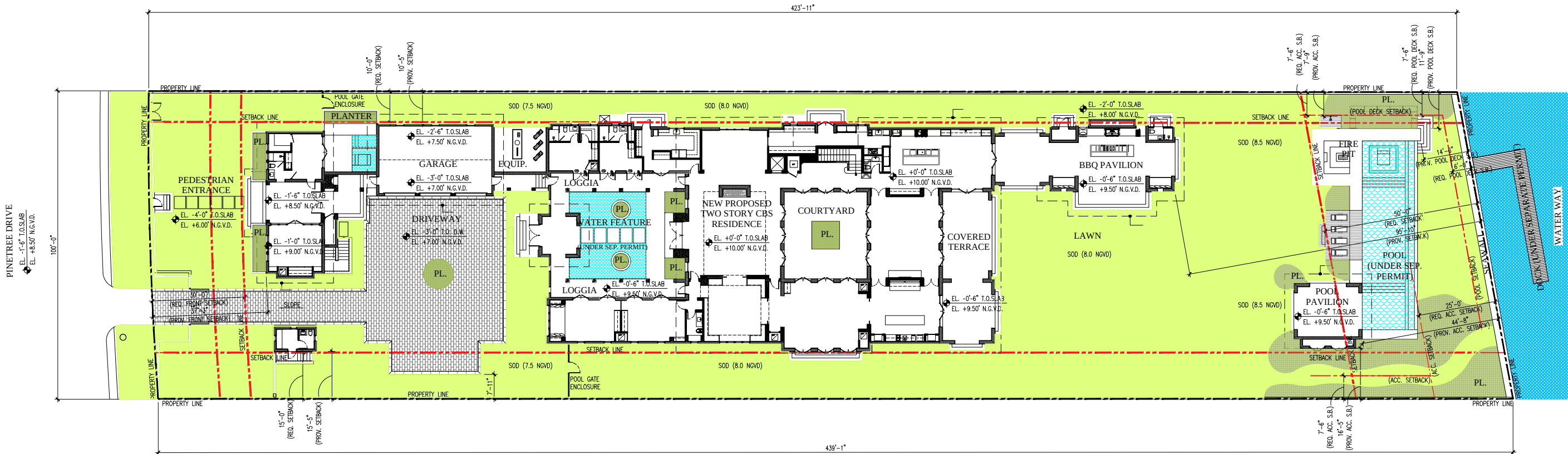
-THE POOL WILL NEED TO HAVE (1) OF THE FOLLOWING:
A. IF FED BY AN IRRIGATION LINE, IT MUST DISCHARGE WASTE INTO AN ON-SITE SMALL POOL WELL OR DRAINAGE WELL.
B. IF FED BY A DOMESTIC LINE, THE POOL MUST DISCHARGE INTO THE SANITARY SEWER SYSTEM AND AN AFFIDAVIT MUST BE SIGNED. AFFIDAVIT WILL INDICATE THAT THE POOL FEED WILL NOT BE ALTERED TO AN IRRIGATION FEED IN THE FUTURE WITHOUT PROVIDING AN ON-SITE DISCHARGE WELL FOR A POOL OR DISCHARGE INTO AN ON-SITE DRAINAGE WELL.

GENERAL NOTES:

-ANY NEW DOCK AND BOAT VESSEL SHALL COMPLY WITH THE MAXIMUM PROJECTION ALLOWED INTO CANAL. REFER TO SECTION 66-113.

LEGAL DESCRIPTION

LOT 34, AMENDED PLAT OF THE INDIAN BEACH CORPORATION'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 61, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA



1 SITE PLAN

A1.0 | A1.0

N.T.S.

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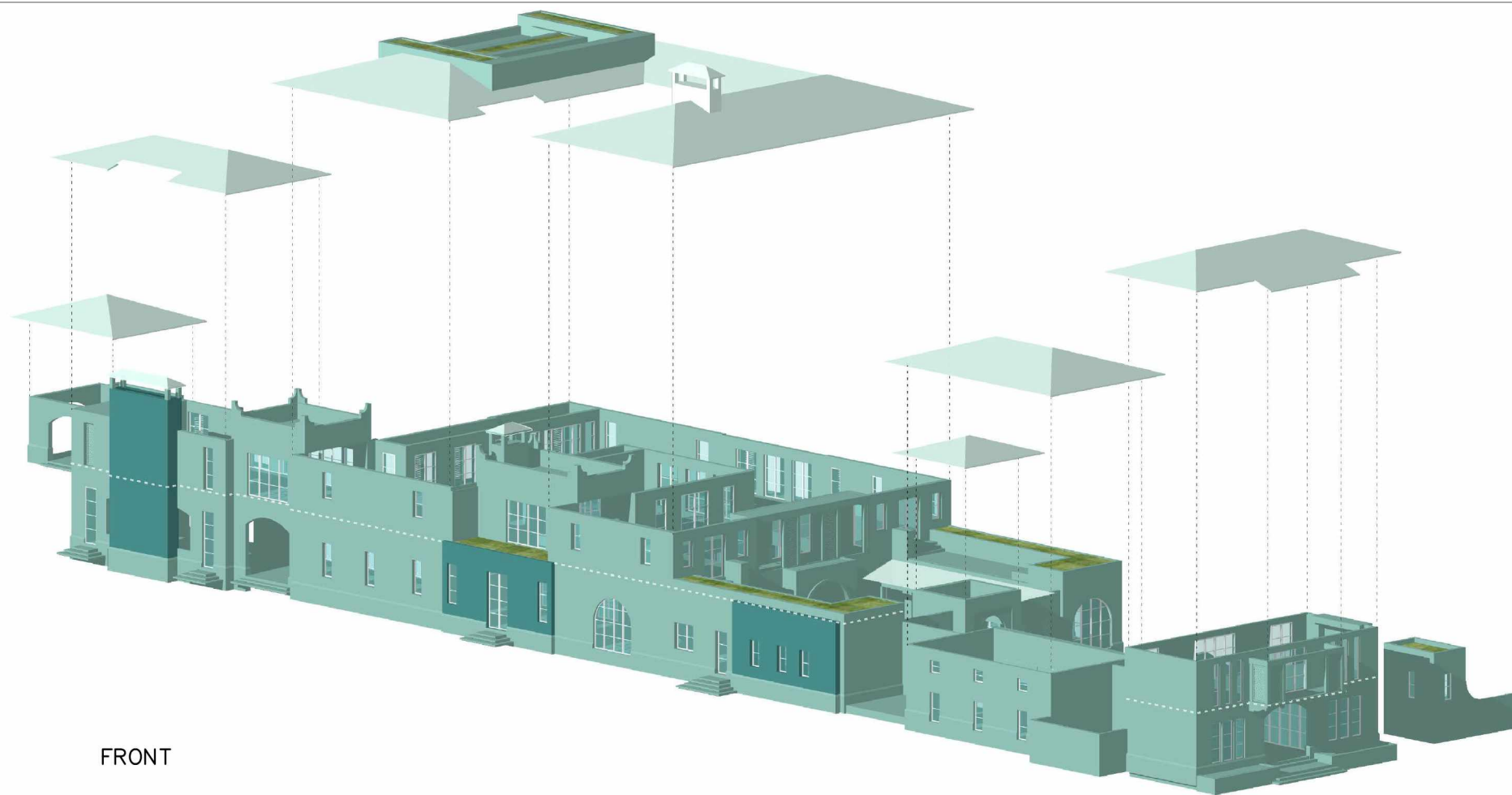
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SEAL

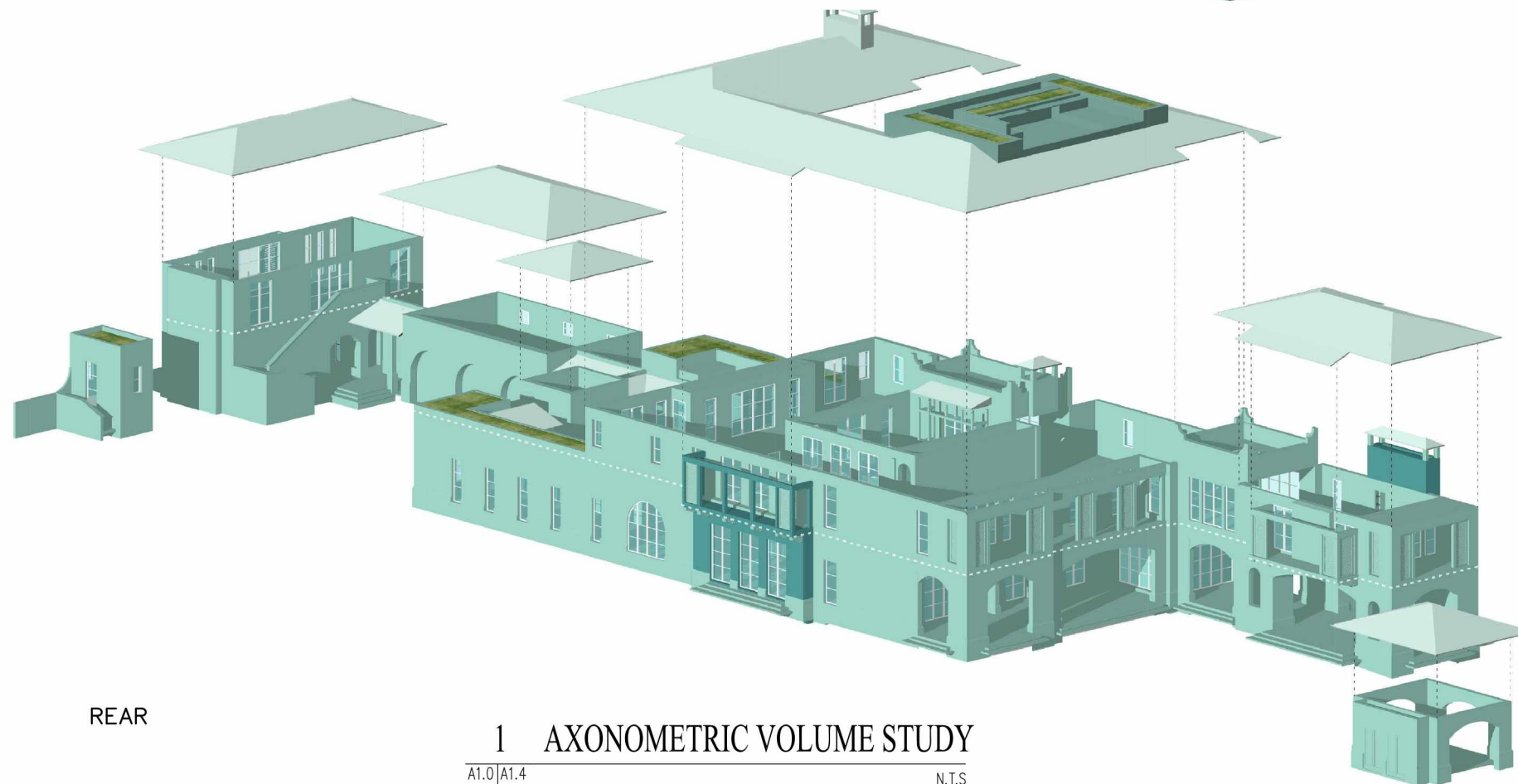
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A1.0



FRONT



REAR

1 AXONOMETRIC VOLUME STUDY
A1.0 | A1.4 N.T.S

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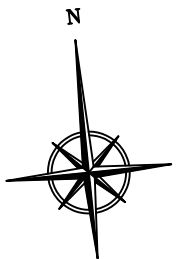
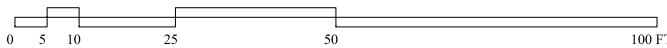
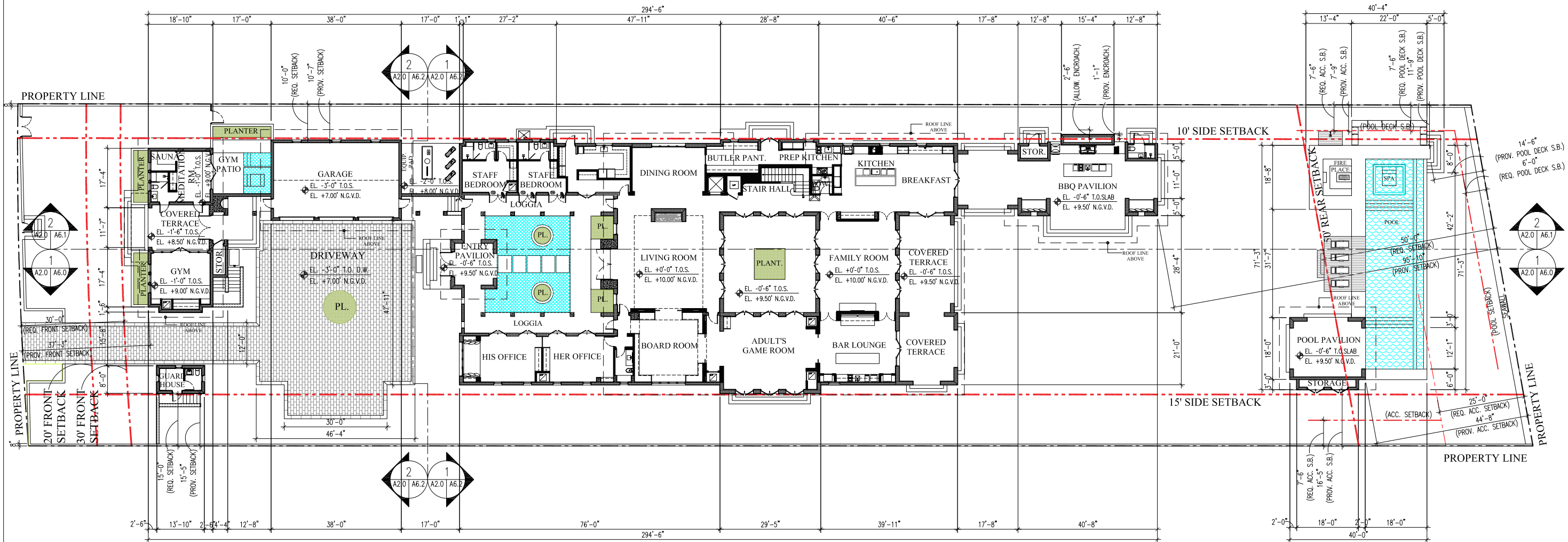
Buerstedde Residence
4721 Pine Tree Drive
Miami Beach, FL 33140
TITLE: AXONOMETRIC VOLUME STUDY

SEAL

Lynsie Christine Conn
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AR99059
AA26000730

SHEET NO.:

A1.4



1 FIRST FLOOR PLAN
A1.0 | A2.0 N.T.S

Buerstedde Residence
4721 Pine Tree Drive
Miami Beach, FL 33140

TITLE: FIRST FLOOR PLAN

SEAL

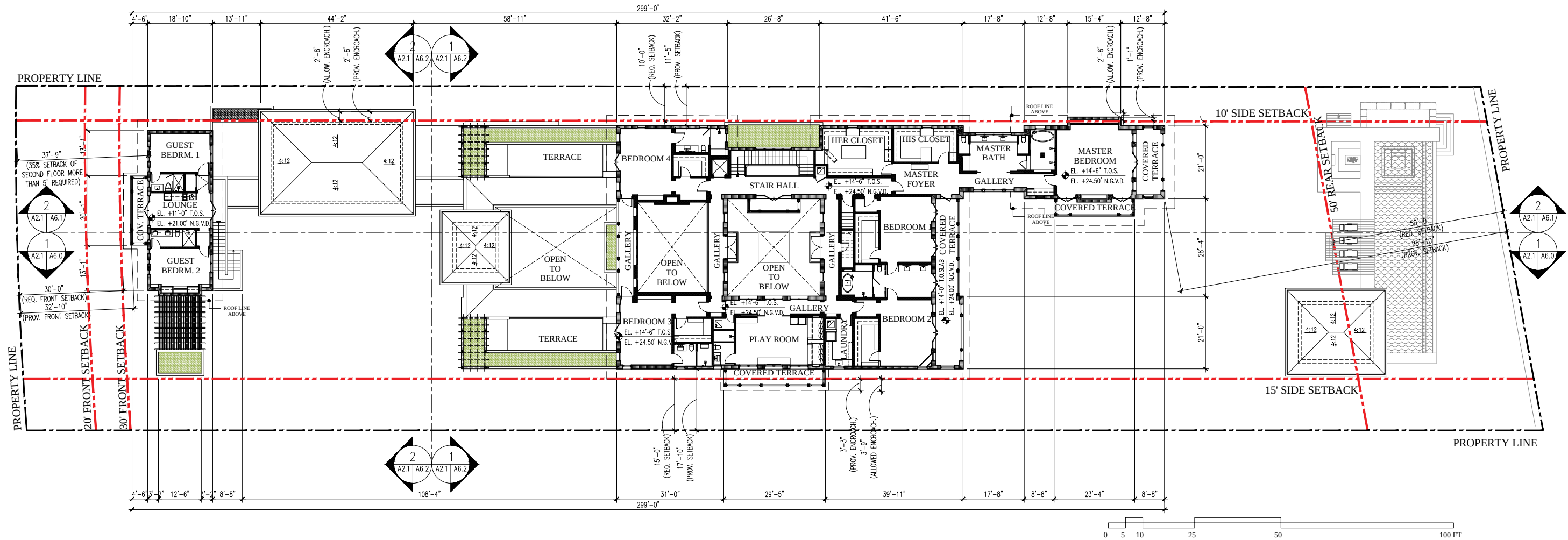
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A2.0

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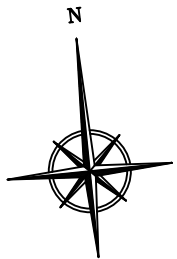
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1 SECOND FLOOR PLAN

A1.0 | A2.1

N.T.S.



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Buerstedde Residence

4721 Pine Tree Drive
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TITLE: SECOND FLOOR PLAN

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

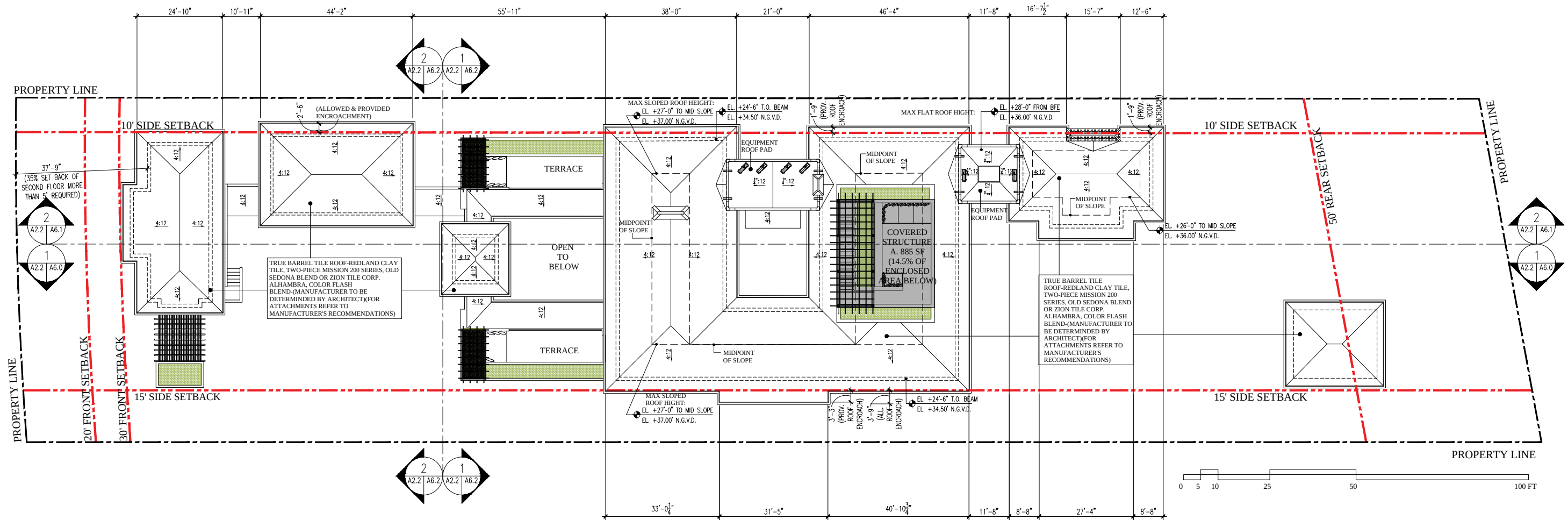
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A2.1

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

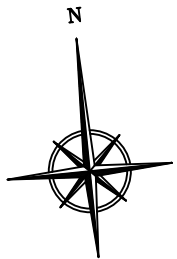
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1 ROOF PLAN

A1.0 | A2.2

N.T.S



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Buerstedde Residence

4721 Pine Tree Drive
Miami Beach, FL 33140

TITLE: ROOF PLAN

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A2.2

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
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- 1

TRUE BARREL TILE ROOF-REDLAND CLAY TILE

2

SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT

3

CORAL STONE CLADDING FINISH

4

ANODIZED DARK BRONZE BREAK METAL FINISH

5

CONCRETE PLANTER, SMOOTH STUCCO FINISH

6

42" STEEL RAILING TO COMPLY W/ FBCR 4403.7.3

7

STEEL FRENCH GLASS DOOR, CHAMPAGNE FINISH, IMPACT GLAZING

8

STEEL WINDOW, CHAMPAGNE FINISH, IMPACT GLAZING

9

STEEL DOOR, CHAMPAGNE FINISH IMPACT GLAZING

10

CUMARU WOOD CLAD GARAGE DOOR

11

ALUMINUM GARAGE DOOR CLADDED IN CUMARU WOOD

12

ANODIZED DARK BRONZE ALUMINUM COLUMN

13

CUMARU WOOD CLADDING

14

ANODIZED DARK BRONZE ALUMINUM TRELLIS

15

FIXED ALUMINUM LOUVERED ASSEMBLY W/ WOOD GRAIN PAINT FINISH

16

ALUMINUM CUSTOM-MADE SCREEN SYSTEM

17

WATER FEATURE/POOL

18

OOLITE BOULDERS

19

WOOD GATE

20

8" X 16" FEMA FLOOD VENT

21

COPPER GUTTER

22

SELANITE CRYSTAL CLADDING



1 FRONT ELEVATION

A2.0 | A5.0
A2.1
A2.2 N.T.S.

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Buerstedde Residence
4721 Pine Tree Drive
Miami Beach, FL 33140
TITLE: FRONT ELEVATION

SEAL

Lynsie Christine Conn
FL Architect
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AA26000730

SHEET NO.:

A5.0

DRB SET 09.07.21

- 1 TRUE BARREL TILE ROOF-REDLAND CLAY TILE

2 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT

3 CORAL STONE CLADDING FINISH

4 ANODIZED DARK BRONZE BREAK METAL FINISH

5 CONCRETE PLANTER, SMOOTH STUCCO FINISH

6 42" STEEL RAILING TO COMPLY W/ FBCR 4403.7.3

7 STEEL FRENCH GLASS DOOR, CHAMPAGNE FINISH, IMPACT GLAZING

8 STEEL WINDOW, CHAMPAGNE FINISH, IMPACT GLAZING

9 STEEL DOOR, CHAMPAGNE FINISH IMPACT GLAZING

10 CUMARU WOOD CLAD GARAGE DOOR

11 ALUMINUM GARAGE DOOR CLADDED IN CUMARU WOOD

12 ANODIZED DARK BRONZE ALUMINUM COLUMN

13 CUMARU WOOD CLADDING

14 ANODIZED DARK BRONZE ALUMINUM TRELLIS

15 FIXED ALUMINUM LOUVERED ASSEMBLY W/ WOOD GRAIN PAINT FINISH

16 ALUMINUM CUSTOM-MADE SCREEN SYSTEM

17 WATER FEATURE/POOL

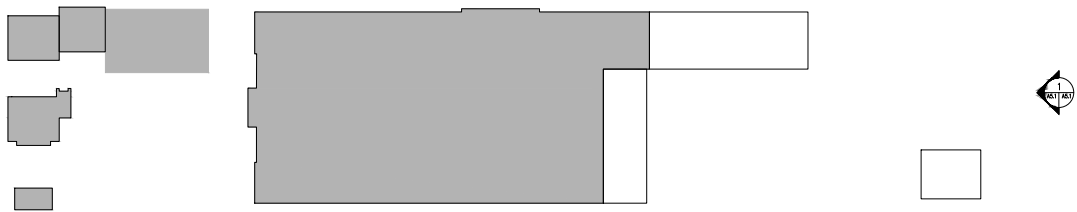
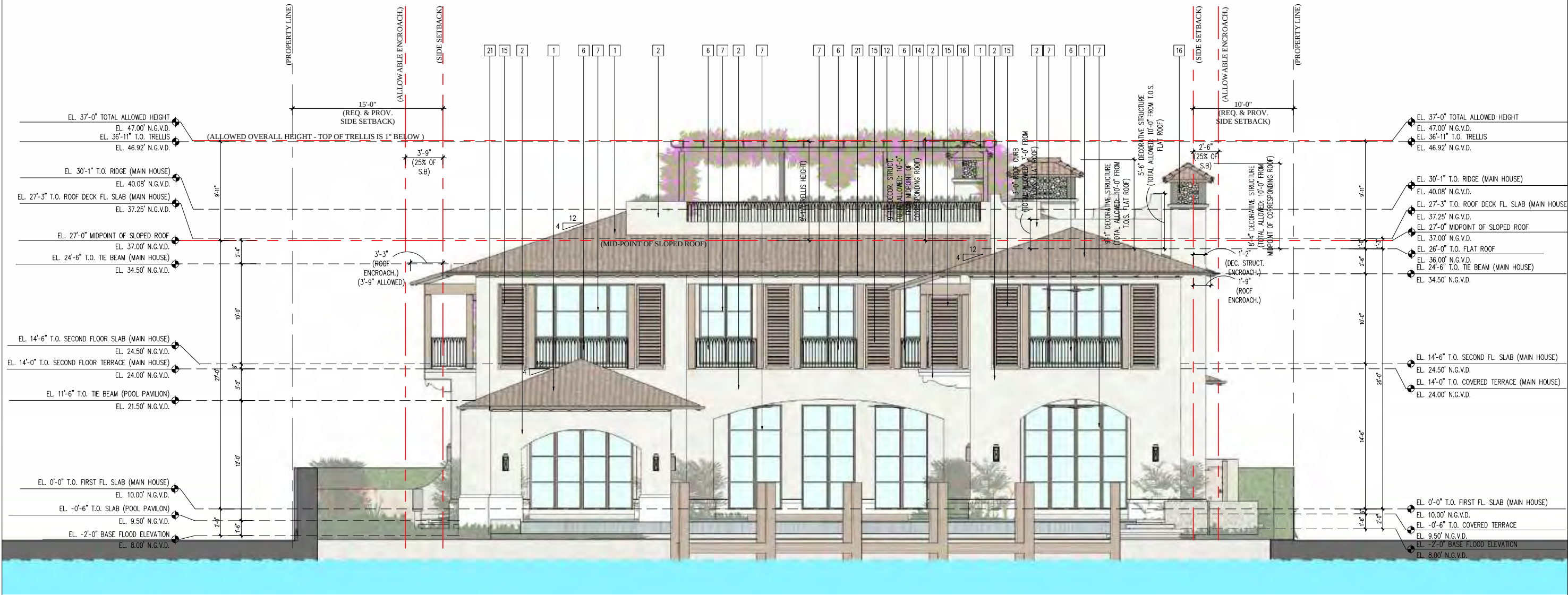
18 OOLITE BOULDERS

19 WOOD GATE

20 8" X 16" FEMA FLOOD VENT

21 COPPER GUTTER

22 SELANITE CRYSTAL CLADDING



1 REAR ELEVATION
A2.0 | A5.1
A2.1
A2.2
N.T.S.

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TITLE: REAR ELEVATION

SEAL

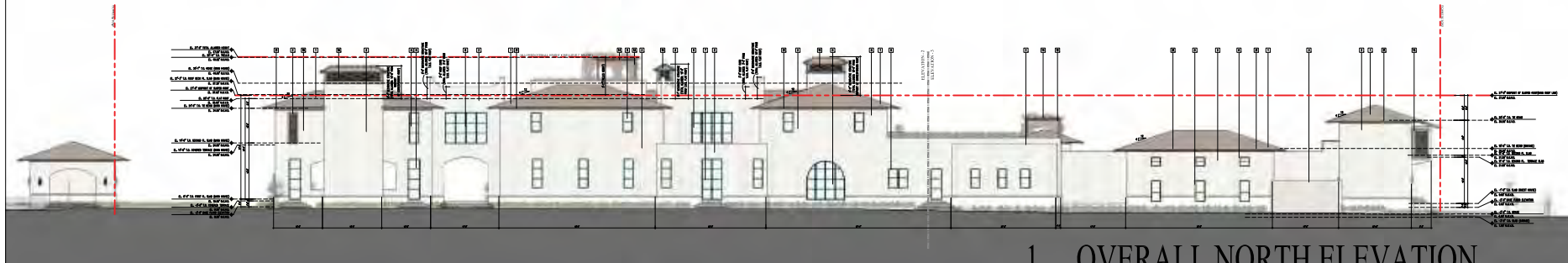
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A5.1

DRB SET 09.07.21

- | | | | | | |
|---|---|--|--|-----------------------------|------------------------------|
| 1 TRUE BARREL TILE ROOF-REDLAND CLAY TILE | 5 CONCRETE PLANTER, SMOOTH STUCCO FINISH | 9 STEEL DOOR, CHAMPAGNE FINISH IMPACT GLAZING | 13 CUMARU WOOD CLADDING | 17 WATER FEATURE/POOL | 21 COPPER GUTTER |
| 2 SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT | 6 42" STEEL RAILING TO COMPLY W/ FBCR 4403.7.3 | 10 CUMARU WOOD CLAD GARAGE DOOR | 14 ANODIZED DARK BRONZE ALUMINUM TRELLIS | 18 OOLITE BOULDERS | 22 SELANITE CRYSTAL CLADDING |
| 3 CORAL STONE CLADDING FINISH | 7 STEEL FRENCH GLASS DOOR, CHAMPAGNE FINISH, IMPACT GLAZING | 11 ALUMINUM GARAGE DOOR CLADDED IN CUMARU WOOD | 15 FIXED ALUMINUM LOUVERED ASSEMBLY W/ WOOD GRAIN PAINT FINISH | 19 WOOD GATE | |
| 4 ANODIZED DARK BRONZE BREAK METAL FINISH | 8 STEEL WINDOW, CHAMPAGNE FINISH, IMPACT GLAZING | 12 ANODIZED DARK BRONZE ALUMINUM COLUMN | 16 ALUMINUM CUSTOM-MADE SCREEN SYSTEM | 20 8" X 16" FEMA FLOOD VENT | |



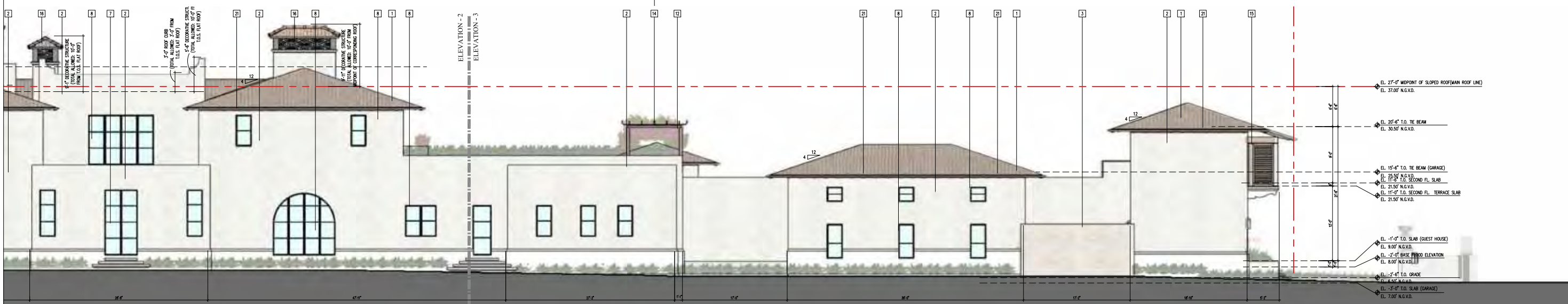
1 OVERALL NORTH ELEVATION

A2.0 A5.2
A2.1
A2.2 N.T.S



2 PARTIAL NORTH ELEVATION

A5.2 A5.2 N.T.S



3 PARTIAL NORTH ELEVATION

A5.2 A5.2 N.T.S

- | | | | | | |
|---|---|--|--|-----------------------------|------------------------------|
| 1 TRUE BARREL TILE ROOF-REDLAND CLAY TILE | 5 CONCRETE PLANTER, SMOOTH STUCCO FINISH | 9 STEEL DOOR, CHAMPAGNE FINISH IMPACT GLAZING | 13 CUMARU WOOD CLADDING | 17 WATER FEATURE/POOL | 21 COPPER GUTTER |
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| 4 ANODIZED DARK BRONZE BREAK METAL FINISH | 8 STEEL WINDOW, CHAMPAGNE FINISH, IMPACT GLAZING | 12 ANODIZED DARK BRONZE ALUMINUM COLUMN | 16 ALUMINUM CUSTOM-MADE SCREEN SYSTEM | 20 8" X 16" FEMA FLOOD VENT | |

1 OVERALL SOUTH ELEVATION

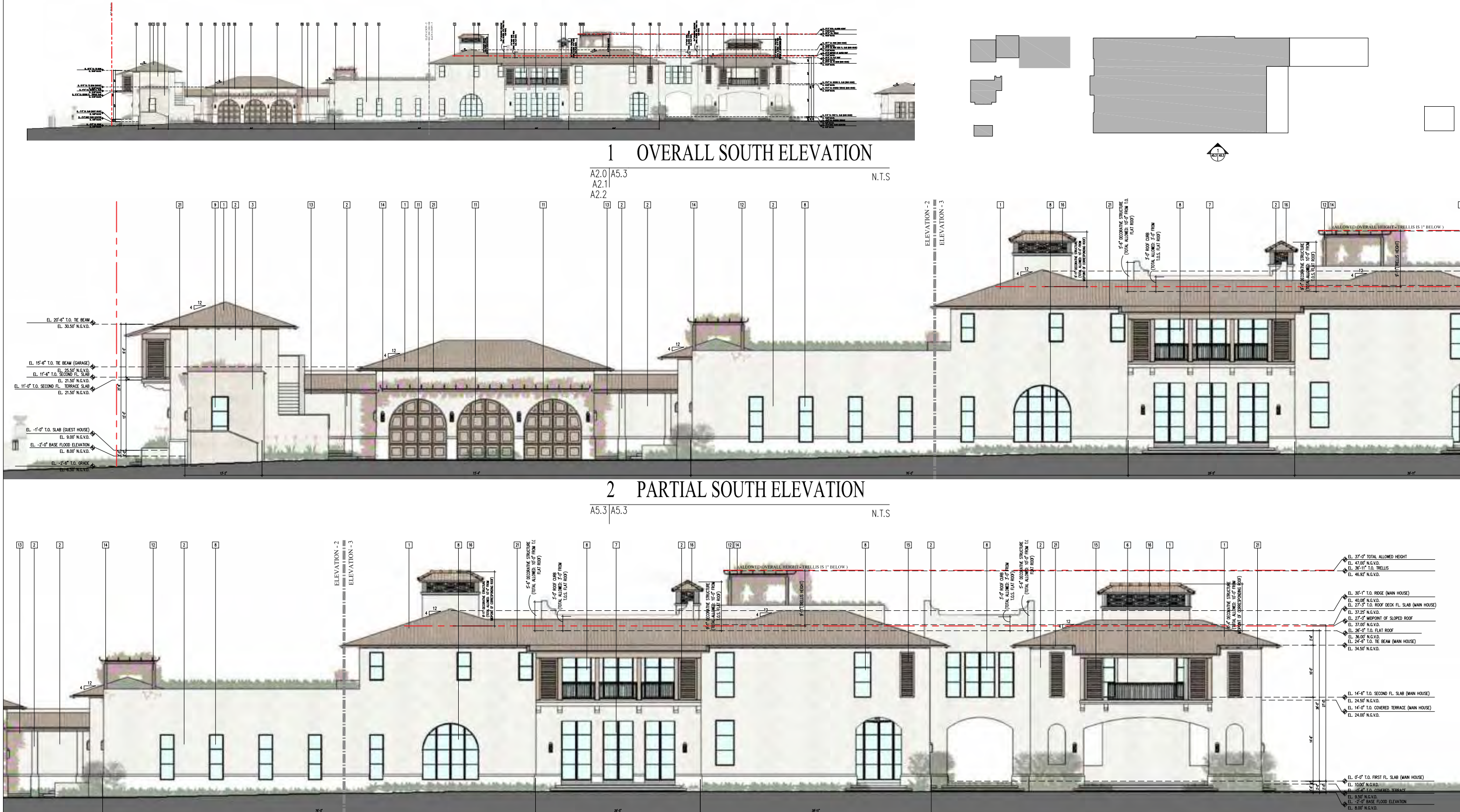
A2.0 | A5.3
A2.1
A2.2
N.T.S

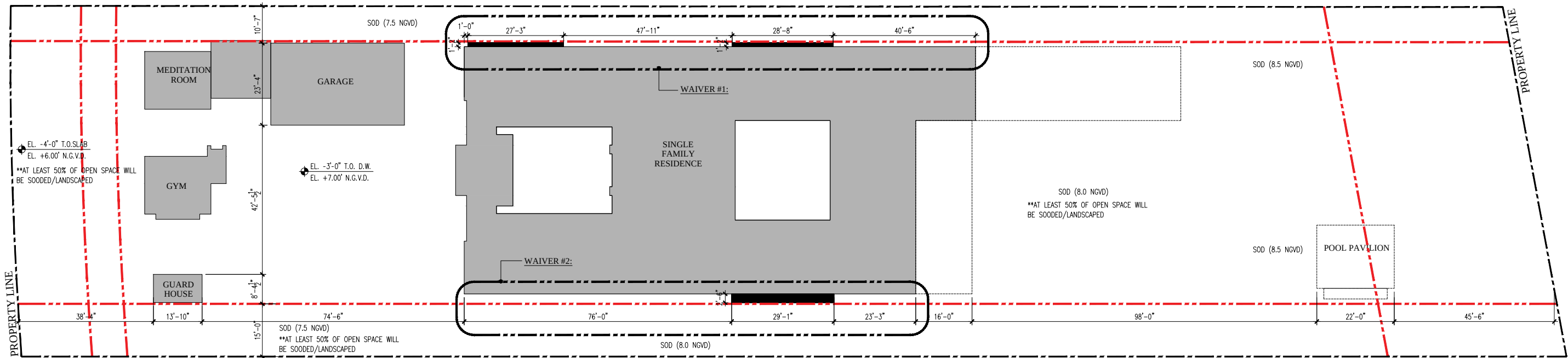
2 PARTIAL SOUTH ELEVATION

A5.3 | A5.3
N.T.S

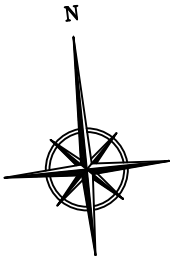
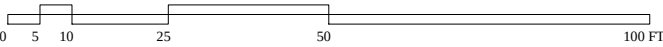
3 PARTIAL SOUTH ELEVATION

A5.3 | A5.3
N.T.S





WAIVER #1 AND WAIVER #2:



Sec. 142-106. - (a) (2) (d)

Two-story side elevations located parallel to a side property line shall not exceed 50% 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 yard. The additional open space shall be regular in shape, open to the sky from grade, and at least eight feet in depth, measured perpendicular from the minimum required side setback line.

 VOLUME CLOSEST TO PROPERTY LINE

 VOLUME FARTHER FROM PROPERTY LINE

 VOLUME FARTHEST FROM PROPERTY LINE



N.T.S

 VOLUME CLOSEST TO PROPERTY LINE

 VOLUME FARTHER FROM PROPERTY LINE



N.T.S

Miami Beach, FL 33140

TITLE: WAIVER DIAGRAMS

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

A1.7

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1 RENDERING PERSPECTIVE

R1.0 | R1.0

N.T.S

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Miami Beach, FL 33140

TITLE: RENDERING PERSPECTIVE

SE



Lynsie Christine Conn
2021-2024
Professional Architect
-04'00
AR99059
AA26000730

SHEET NO.:

R1.0



1 RENDERING PERSPECTIVE

R2.0 | R2.0

N.T.S

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4721 Pine Tree Drive
Miami Beach, FL 33140

TITLE: RENDERING PERSPECTIVE

SE



lynnecristina.com
2021.09.07.14.3544
-04'00" AR99059
AA26000730

SHEET NO.:

R2.0



1 RENDERING PERSPECTIVE

R3.0 | R3.0

N.T.S

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Miami Beach, FL 33140

TITLE: RENDERING PERSPECTIVE

SEAL

Lynsie
Christine
Conn
2021.09.0
FL ARCHITECT
AR990400
AA26000730

SHEET NO.:

R3.0



1 RENDERING PERSPECTIVE

R4.0 | R4.0

N.T.S

DRB SET 09.07.21

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TITLE: RENDERING PERSPECTIVE

SEAL

Lynsie
Christine
Conn
2021.09.0
2021.09.0
2021.09.0
AR99999999
AA26000730

SHEET NO.:

R4.0



1 RENDERING PERSPECTIVE

R5.0 | R5.0

N.T.S

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4721 Pine Tree Drive
Miami Beach, FL 33140

TITLE: RENDERING PERSPECTIVE

SE



Lydia Christine Conn
2021.09.07.111627
-04'00" AR99059
AA26000730

SHEET NO.:

R5.0



1 RENDERING PERSPECTIVE

R6.0 | R6.0

N.T.S

DRB SET 09.07.21

Buerstedde Residence

4721 Pine Tree Drive
Miami Beach, FL 33140

TITLE: RENDERING PERSPECTIVE

SEAL



Lynsie
Christine
Conn

2021.09.07
14:36:44
AA26000724.001

SHEET NO.:

R6.0

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1 RENDERING PERSPECTIVE

R7.0 | R7.0

N.T.S

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4721 Pine Tree Drive
Miami Beach, FL 33140

TITLE: RENDERING PERSPECTIVE

SEAL Lynsie
Christine
Conn
2021.09.07
FL ARCHITECT
AR900400
AA26000730

SHEET NO.:

R7.0



1 RENDERING PERSPECTIVE

R8.0 | R8.0

N.T.S

DRB SET 09.07.21

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Buerstedde Residence

4721 Pine Tree Drive
Miami Beach, FL 33140

TITLE: RENDERING PERSPECTIVE

SEAL
Lynsie
Christine
Conn
2021.09.07
FL ARCHITECT
AR 90400
AA26000730

SHEET NO.:

R8.0



1 RENDERING PERSPECTIVE

R13.0 | R13.0

N.T.S

DRB SET 09.07.21

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Buerstedde Residence

4721 Pine Tree Drive
Miami Beach, FL 33140

TITLE: RENDERING PERSPECTIVE

SEAL



Lynsie
Christine
Conn
2021-09-07
11:38:28
AA26004200

SHEET NO.:

R13.0



1 RENDERING PERSPECTIVE

R9.0 | R9.0

N.T.S

DRB SET 09.07.21

Buerstedde Residence

4721 Pine Tree Drive
Miami Beach, FL 33140

TITLE: RENDERING PERSPECTIVE

S



Lynsie Christine Conn
2024-09-07
FL Architect
AR99059
AA26000730

SHEET NO.:

R9.0

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200



1 RENDERING PERSPECTIVE
R10.0 | R10.0 N.T.S

DRB SET 09.07.21

Buerstedde Residence
4721 Pine Tree Drive
Miami Beach, FL 33140
TITLE: RENDERING PERSPECTIVE

SEAL Lynsie Christine Conn
2021.09.07
FL ARCHITECT
AR99000200
AA26000730

SHEET NO.:

R10.0

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200



1 RENDERING PERSPECTIVE

R11.0 | R11.0

N.T.S

DRB SET 09.07.21

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Buerstedde Residence

4721 Pine Tree Drive
Miami Beach, FL 33140

TITLE: RENDERING PERSPECTIVE

SEAL Lynsie
Christine
Conn
2021.09.0
2021.09.0
2021.09.0
2021.09.0
AR99059
AA2600400'

SHEET NO.:

R11.0



1 RENDERING PERSPECTIVE

R12.0 | R12.0

N.T.S

DRB SET 09.07.21

Buerstedde Residence

4721 Pine Tree Drive
Miami Beach, FL 33140

TITLE: RENDERING PERSPECTIVE

SEAL



Lynsie
Christine
Conn
2021.09.0
Lynsie Conn,
Architect
4:38:16

AR9906400
AA26000730

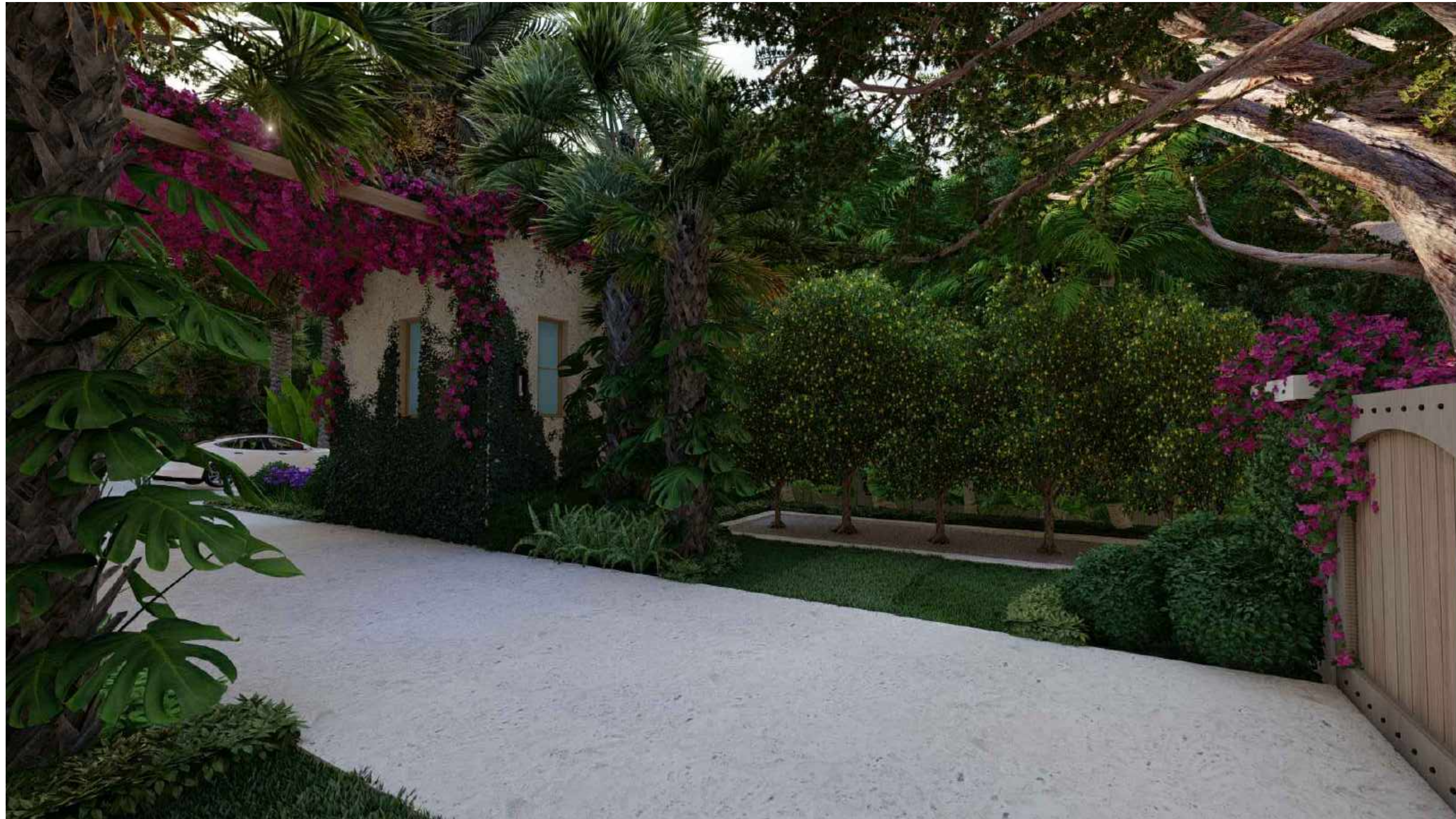
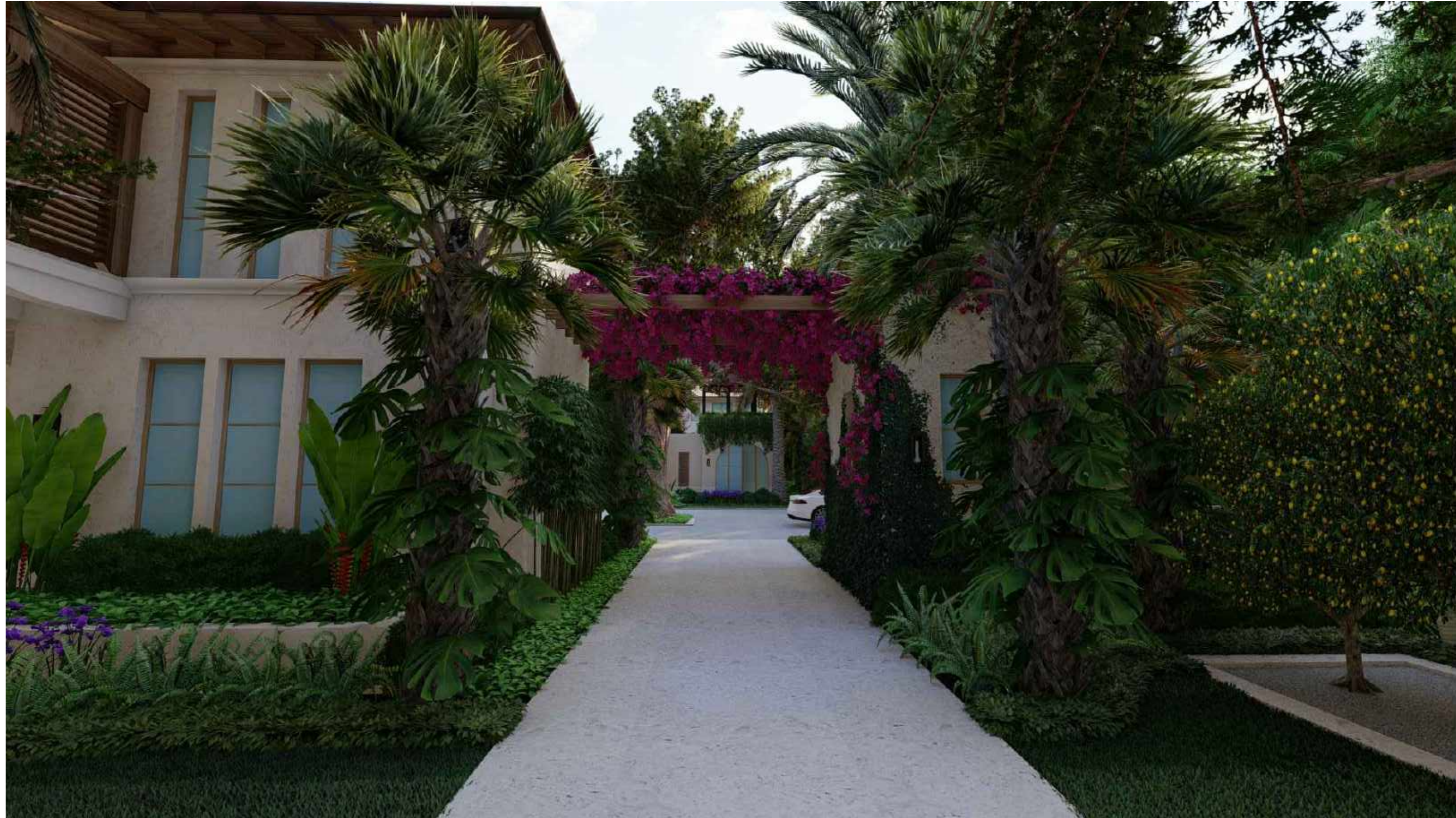
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R12.0

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

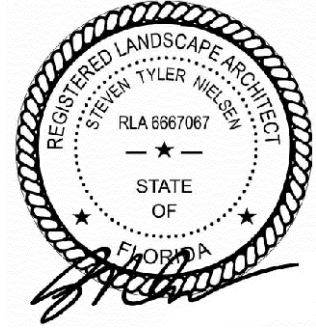
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200



THE BUERSTEDDE GARDEN

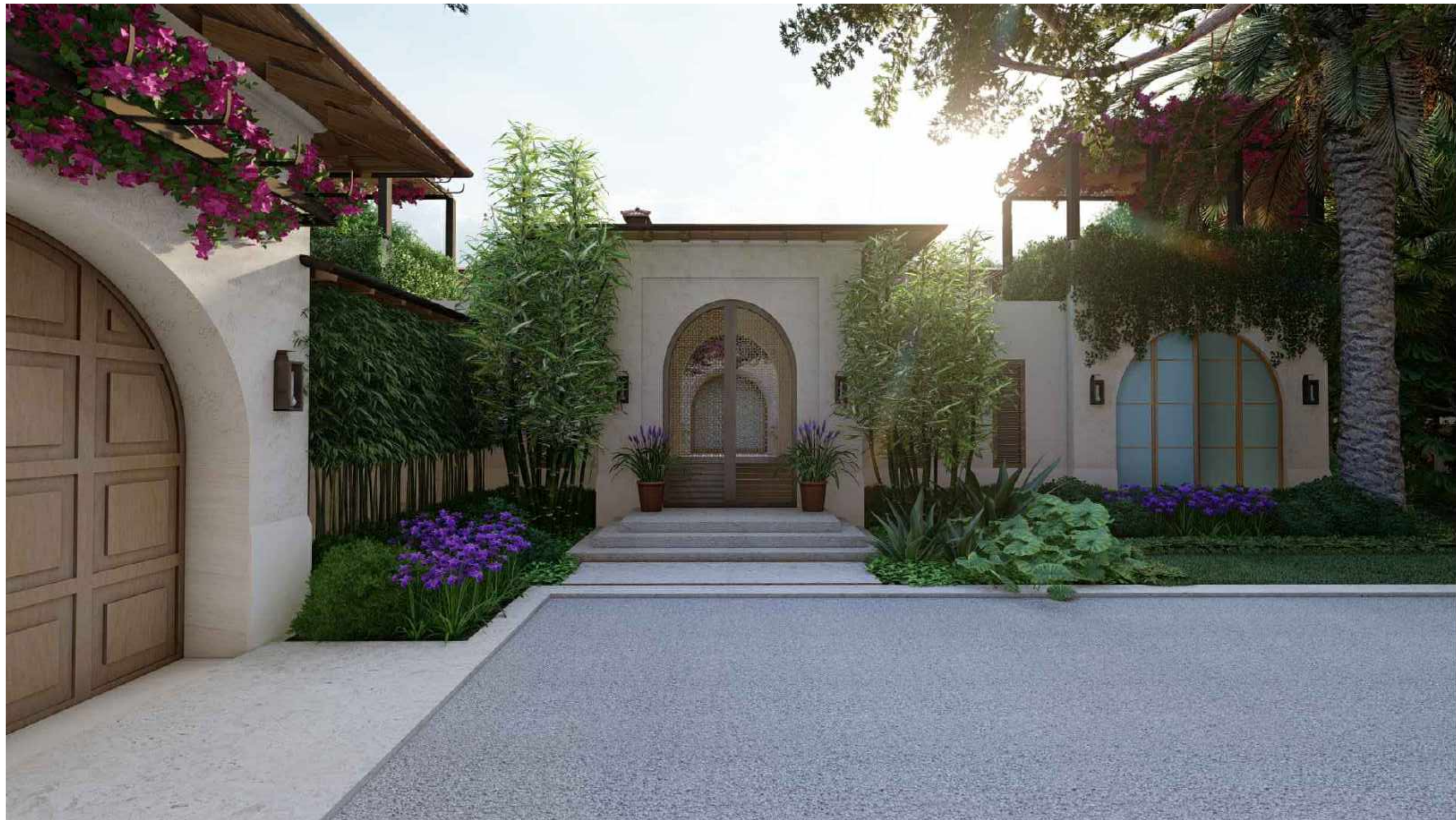
4721 PINE TREE DRIVE | MIAMI BEACH, FLORIDA 33140

SEAL (S TYLER NIELSEN - LA6667067)



09.07.2021

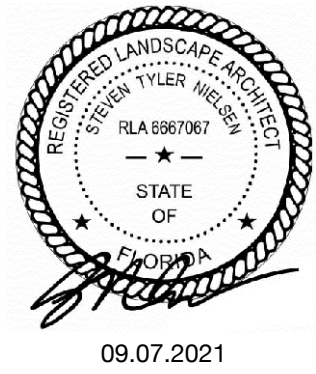
ILLUSTRATIVE RENDERINGS	
DATE	ISSUE
07.29.2021	DRB SUBMITTAL
08.11.2021	DRB SUBMITTAL
09.07.2021	FINAL SUBMITTAL



THE BUERSTEDDE GARDEN

4721 PINE TREE DRIVE | MIAMI BEACH, FLORIDA 33140

SEAL (S TYLER NIELSEN - LA6667067)



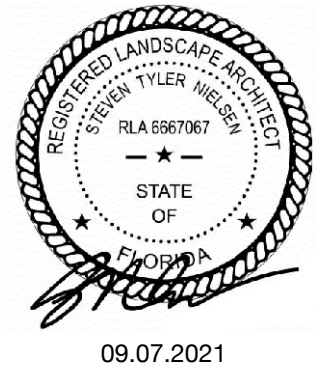
ILLUSTRATIVE RENDERINGS

DATE	ISSUE
07.29.2021	DRB SUBMITTAL
08.11.2021	DRB SUBMITTAL
09.07.2021	FINAL SUBMITTAL



THE BUERSTEDDE GARDEN
4721 PINE TREE DRIVE | MIAMI BEACH, FLORIDA 33140

SEAL (S TYLER NIELSEN - LA6667067)



ILLUSTRATIVE RENDERINGS	
DATE	ISSUE
07.29.2021	DRB SUBMITTAL
08.11.2021	DRB SUBMITTAL
09.07.2021	FINAL SUBMITTAL



1 TRUE BARREL ROOF TILE

N.T.S



1 CORAL STONE TILES

N.T.S



1 LIME BASED PAINT

N.T.S



1 MOORISH STYLE WOOD SCREENS

N.T.S



1 CERAMIC TILE FINISH

N.T.S



1 STEEL FRAME WINDOWS AND DOORS

N.T.S

DRB SET 09.07.21

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Buerstedde Residence

4721 Pine Tree Drive
Miami Beach, FL 33140

TITLE: MATERIAL SAMPLE IMAGES

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A7.0



1 RENDERING PERSPECTIVE

R10.0 | R10.0

N.T.S

DRB SET 09.07.21

Buerstedde Residence

4721 Pine Tree Drive
Miami Beach, FL 33140

TITLE: RENDERING PERSPECTIVE

SEAL Lynsie
Christine
Conn
2021.09.0
09.07.21
FL ARCHITECT
AR99000000
AA26000730

SHEET NO.:

R10.0

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

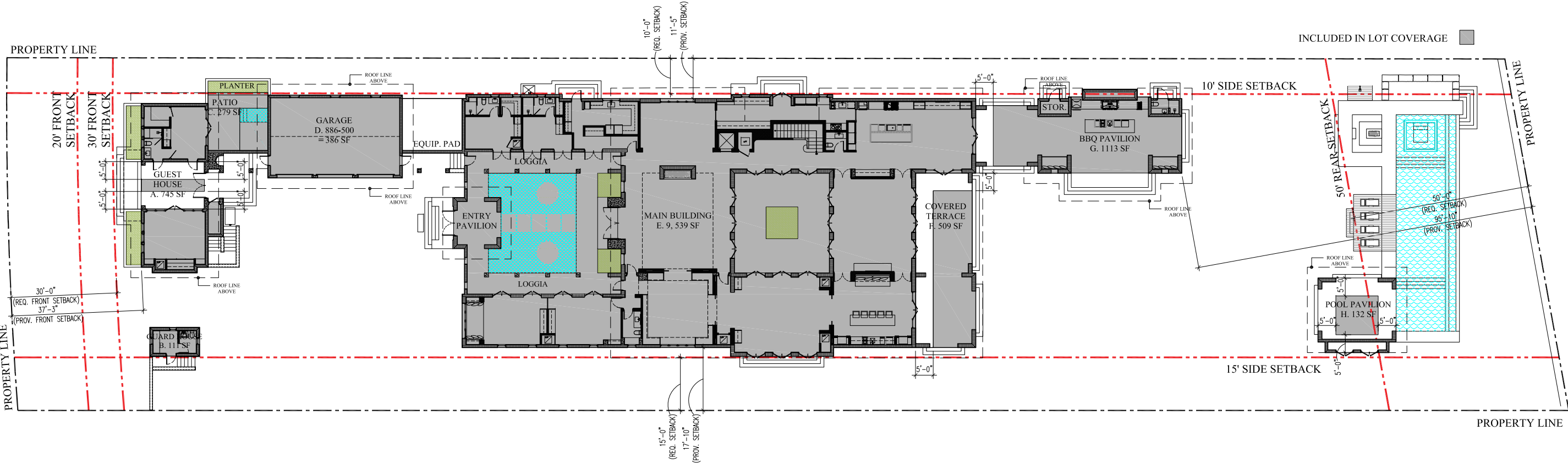
LOT COVERAGE:

A. GUEST HOUSE:	745 S.F.
B. GUARD HOUSE:	111 S.F.
C. PATIO:	279 S.F.
D. GARAGE:	386 S.F.
E. MAIN BUILDING:	9,539 S.F.
F. COVERED TERRACE:	509 S.F.
G. BBQ PAVILION:	1,113 S.F.
H. POOL PAVILION:	132 S.F.
TOTAL:	12,814 S.F.

PROVIDED:

LOT SIZE: 43,900 S.F.

ALLOWED LOT COVERAGE: 13,170 S.F. (30%)
PROVIDED LOT COVERAGE: 12,814 S.F. (29.2%)



Buerstedde Residence

4721 Pine Tree Drive
Miami Beach, FL 33140

TITLE: LOT COVERAGE

SEAL

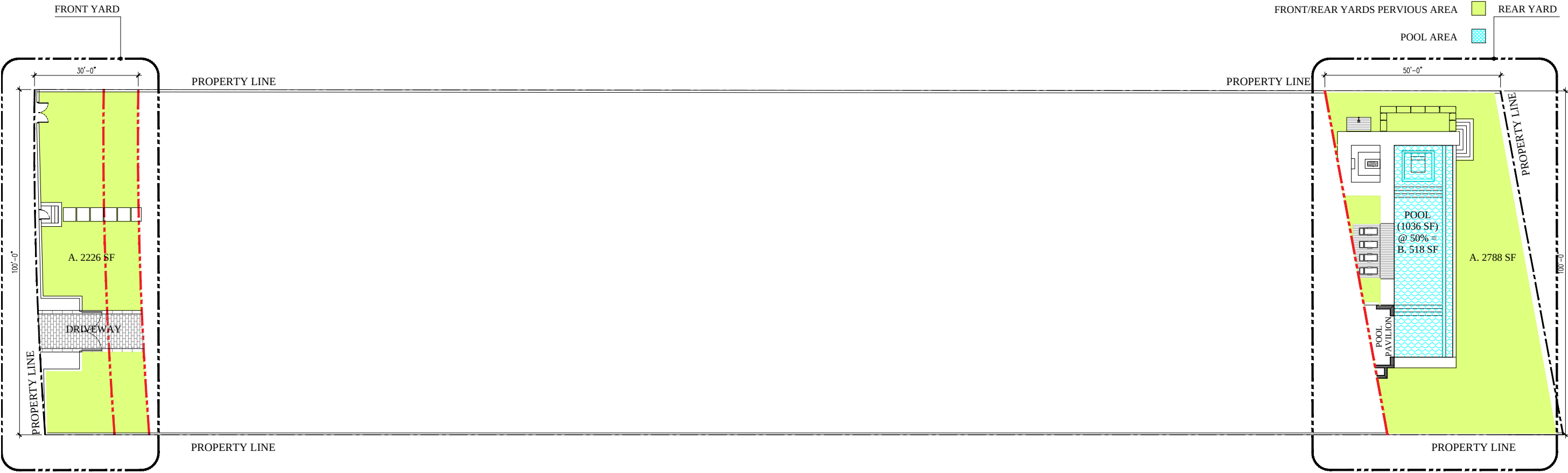
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A1.3

DRB SET 09.07.21

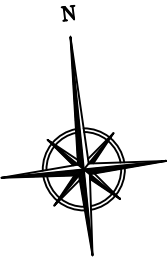
FRONT YARD PERVIOUS AREAS:		REAR YARD PERVIOUS AREAS:	
(50% REQUIRED)		(70% REQUIRED)	
A. 2, 226 S.F.		A. 2, 788S.F.	
		B. 518 S.F.	
TOTAL PERVIOUS AREA: 2,226 S.F. (74.2%)		TOTAL PERVIOUS AREA: 3, 306 S.F. (70.4%)	
TOTAL FRONT YARD AREA: 3,000 S.F.		TOTAL REAR YARD AREA: 4, 694 S.F.	



1 YARD OPEN SPACE

A1.0 | A1.5

N.T.S



DRB SET 09.07.21

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Buerstedde Residence
4721 Pine Tree Drive
Miami Beach, FL 33140

TITLE: YARD OPEN SPACE

SEAL

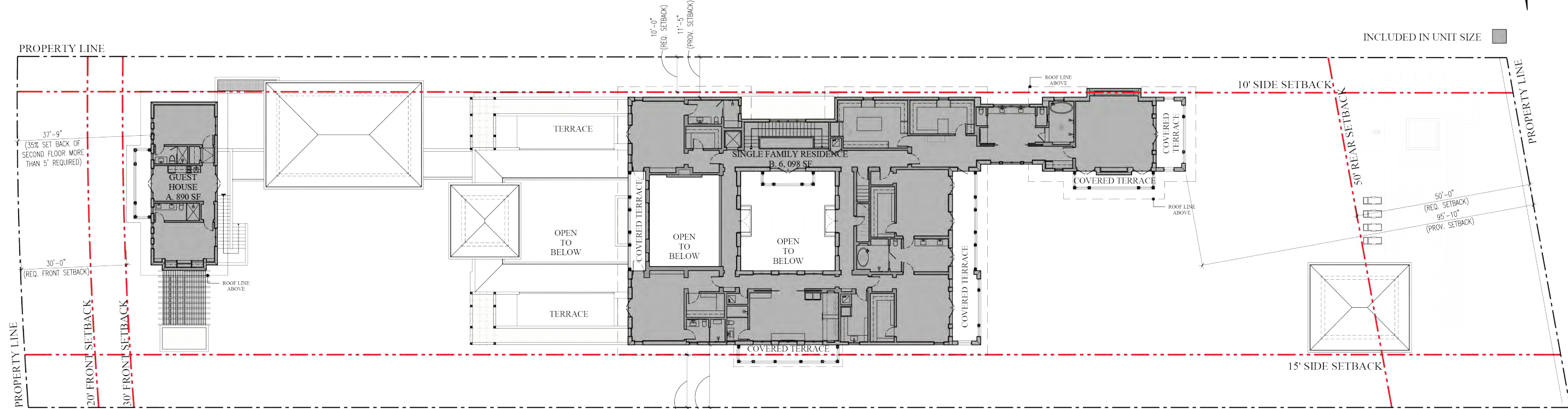
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A1.5

UNIT SIZE:

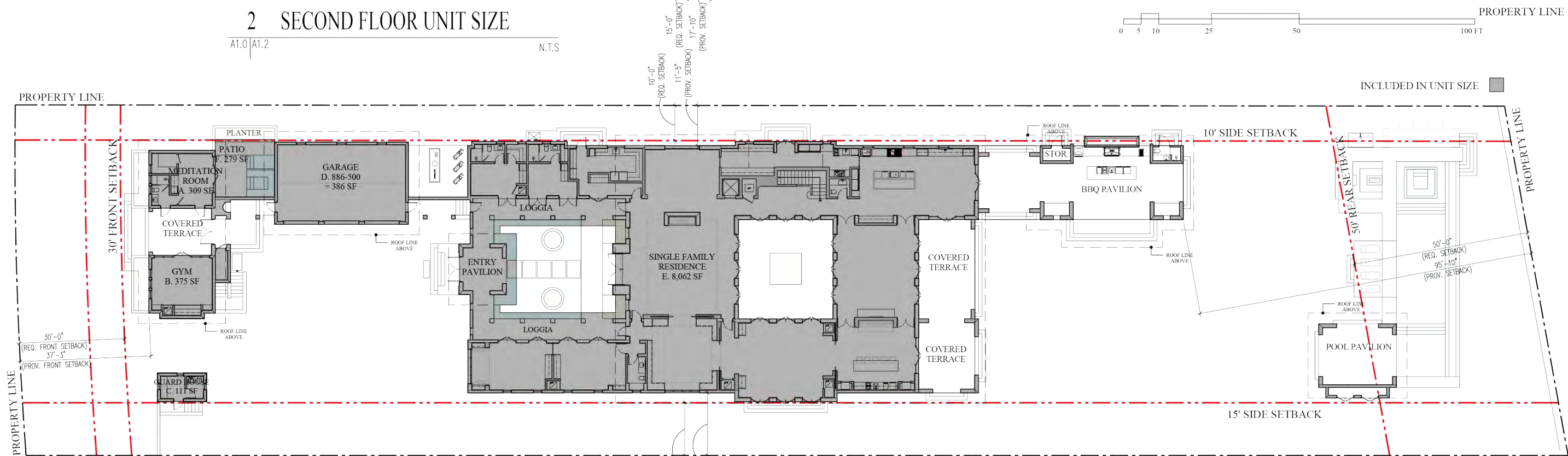
FIRST FLOOR UNIT SIZE:	PROVIDED:	SECOND FLOOR UNIT SIZE:	PROVIDED:	LOT SIZE: 43,900 S.F.
	A. MEDITATION ROOM:	309 S.F.	A. GUEST HOUSE	
	B. GYM	375 S.F.	B. MAIN BUILDING	
	C. GUARD HOUSE	111 S.F.		
	D. GARAGE	386 S.F.		
	E. MAIN BUILDING	8,062 S.F.		
	F. PATIO	279 S.F.		
TOTAL:		9,522 S.F.	TOTAL:	6,988 S.F.
			ALLOWED UNIT SIZE:	21,950 S.F. (50%)
			PROVIDED UNIT SIZE:	16,510 S.F. (37.6%)



2 SECOND FLOOR UNIT SIZE

A1.0 | A1.2

N.T.S.



1 FIRST FLOOR UNIT SIZE

A1.0 | A1.2

N.T.S.



CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T. 305.448.4200

Buerstedde Residence

4721 Pine Tree Drive
Miami Beach, FL 33140

TITLE: UNIT SIZE

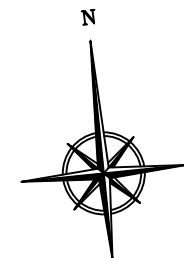
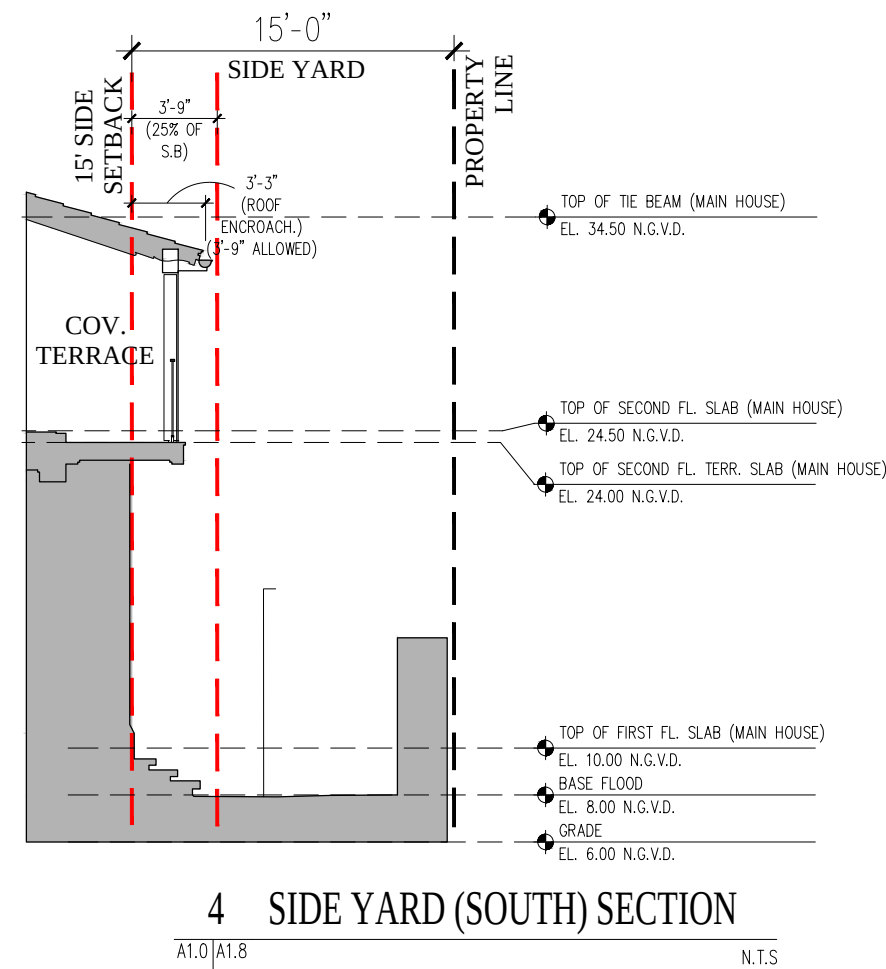
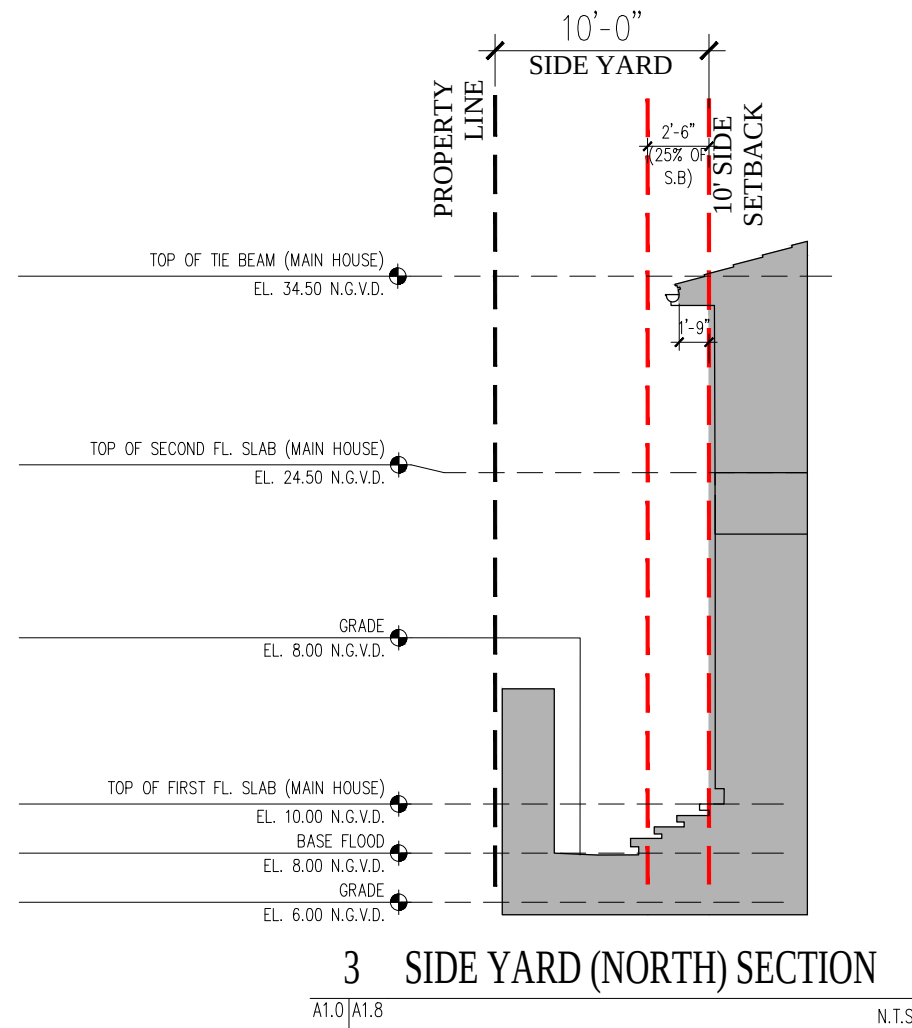
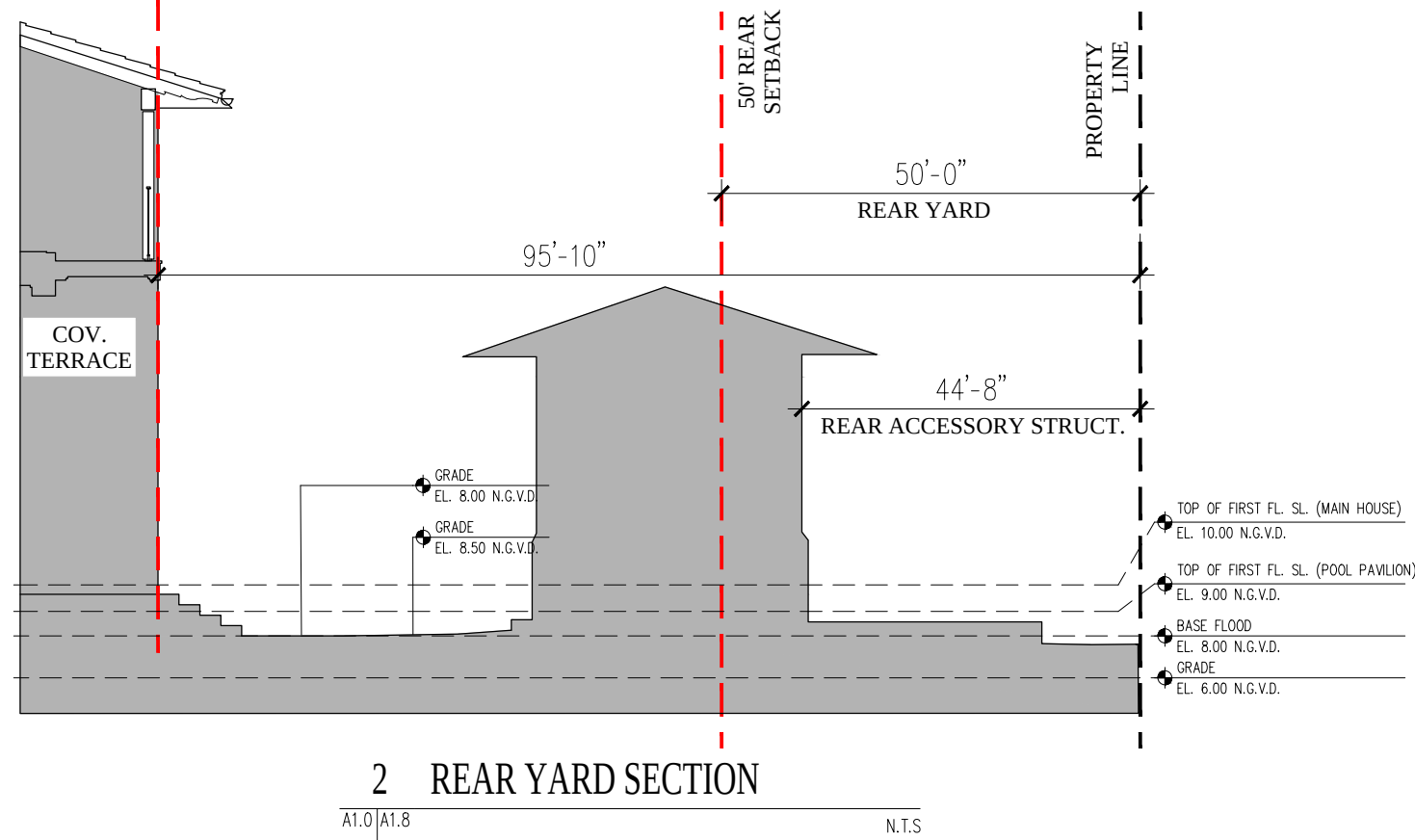
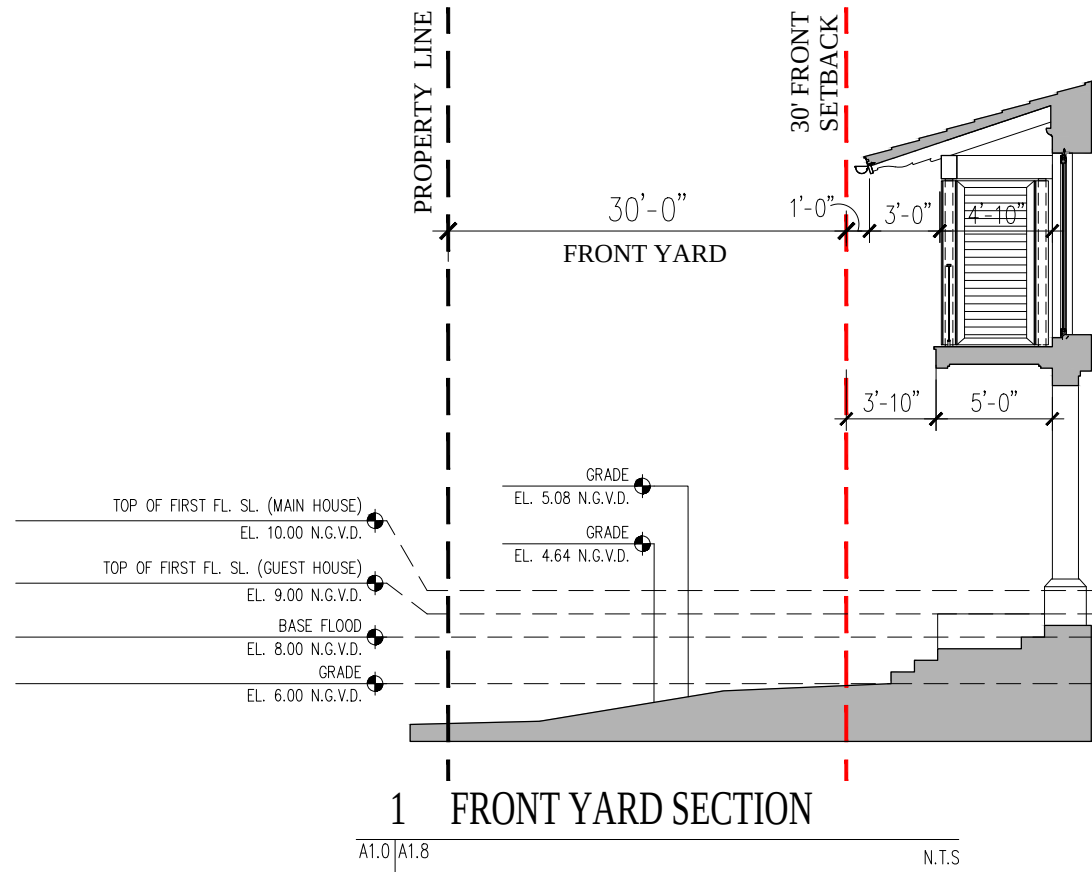
SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A1.2

DRB SET 09.07.21



DRB SET 09.07.21

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Buerstedde Residence
4721 Pine Tree Drive
Miami Beach, FL 33140
TITLE: YARD SECTIONS

SEAL
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
A1.8

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET				
ITEM #	ZONING INFORMATION			
1.	ADDRESS:	4721 PINE TREE DRIVE, MIAMI BEACH, FL, 33140		
2.	FOLIO NUMBER(S):	02-3223-002-0240		
3.	BOARD AND FILE NUMBERS:	DRB21-0728		
4.	YEAR BUILT:	N/A	ZONING DISTRICT:	RS-1
5.	BASED FLOOD ELEVATION:	AE: 8' NGVD	GRADE VALUE IN NGVD:	4.70' NGVD
6.	ADJUSTED GRADE	TBA	FREE BOARD:	+2'-0": 10.00' NGVD
7.	LOT AREA:	43,900 SF		
8.	LOT WIDTH:	100'	LOT DEPTH:	439' (440' TO SEAWALL)
9.	MAX LOT COVERAGE SF AND %:	13,170 SF (30%)	PROPOSED LOT COVERAGE SF AND %:	12, 814 SF (29.2%)
10.	EXISTING LOT COVERAGE SF AND %:	N/A	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	500 SF
11.	FRONT YARD OPEN SPACE SF. AND %:	2, 226 SF (74.2%)	REAR YARD OPEN SPACE SF AND %:	3, 306 (70.4%)
12.	MAX. UNIT SIZE SF. AND %:	21,950 SF (50%)	PROPOSED UNIT SIZE SF AND %:	16, 510 (37.6%)
13.	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE	9, 491 SF
14.	EXISTING SECOND FLOOR UNIT SIZE:	N/A	PROPOSED SECOND FLOOR VOLUMETRIC UNIT SIZE SF AND %	N/A - BUT AT LEAST 35% OF SECOND FLOOR FRONT FACADE IS SETBACK MORE THAN 5' - SEE FLOOR PLANS
15.			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:	6, 988 SF (15.9%)
16.			PROPOSED ROOF DECK AREA SF AND & (NOTE: MAX IS 25% OF THE ENCLOSED FLOOR AREA IMMEDIATELY BELOW):	885 SF (14.5% OF ENCLOSED FLOOR AREA IMMEDIATELY BELOW)

		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17.	HEIGHT: FLAT ROOF: SLOPED ROOF:	28'-0" 31'-0"	N/A N/A	27'-3" 27'-0"	N/A N/A
18.	SETBACKS:				
19.	FRONT FIRST LEVEL:	20'-0" (MIN.) +10'-0" = 30'-0	N/A	37'-3"	N/A
20.	FRONT SECOND LEVEL:	20'-0" (MIN.) +10'-0" = 30'-0	N/A	32'-10"	N/A
21.	SIDE 1 (NORTH WEST):	25% WIDTH COMBINED	N/A	10'-7"	N/A
22.	SIDE 2 (SOUTH EAST) OR (FACING STREET):	25% WIDTH COMBINED	N/A	15'-5"	N/A
23.	REAR:	15% LOT DEPTH OR 50'	N/A		
	ACCESSORY STRUCTURE SIDE 1:	7'-6"	N/A	N/A	N/A
24.	ACCESSORY STRUCTURE SIDE 2 OR FACING STREET:	7'-6"	N/A	16'-5"	N/A
25.	ACCESSORY STRUCTURE REAR:	13'-1 ½"	N/A	41'-9"	N/A
26.	SUM OF SIDE YARD:	25'-0"	N/A	26'-0"	N/A

27.	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	NO
28.	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?	NO
29.	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?	NO

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Buerstedde Residence

4721 Pine Tree Drive
Miami Beach, FL 33140

TITLE: ZONING DATA

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A1.1

- 1

TRUE BARREL TILE ROOF-REDLAND CLAY TILE

2

SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT

3

CORAL STONE CLADDING FINISH

4

ANODIZED DARK BRONZE BREAK METAL FINISH

5

CONCRETE PLANTER, SMOOTH STUCCO FINISH

6

42" STEEL RAILING TO COMPLY W/ FBCR 4403.7.3

7

STEEL FRENCH GLASS DOOR, CHAMPAGNE FINISH, IMPACT GLAZING

8

STEEL WINDOW, CHAMPAGNE FINISH, IMPACT GLAZING

9

STEEL DOOR, CHAMPAGNE FINISH IMPACT GLAZING

10

CUMARU WOOD CLAD GARAGE DOOR

11

ALUMINUM GARAGE DOOR CLADDED IN CUMARU WOOD

12

ANODIZED DARK BRONZE ALUMINUM COLUMN

13

CUMARU WOOD CLADDING

14

ANODIZED DARK BRONZE ALUMINUM TRELLIS

15

FIXED ALUMINUM LOUVERED ASSEMBLY W/ WOOD GRAIN PAINT FINISH

16

ALUMINUM CUSTOM-MADE SCREEN SYSTEM

17

WATER FEATURE/POOL

18

OOLITE BOULDERS

19

WOOD GATE

20

8" X 16" FEMA FLOOD VENT

21

COPPER GUTTER

22

SELANITE CRYSTAL CLADDING



1

OVERALL BUILDING SECTION

A2.0 | A6.0
A2.1
A2.2

N.T.S

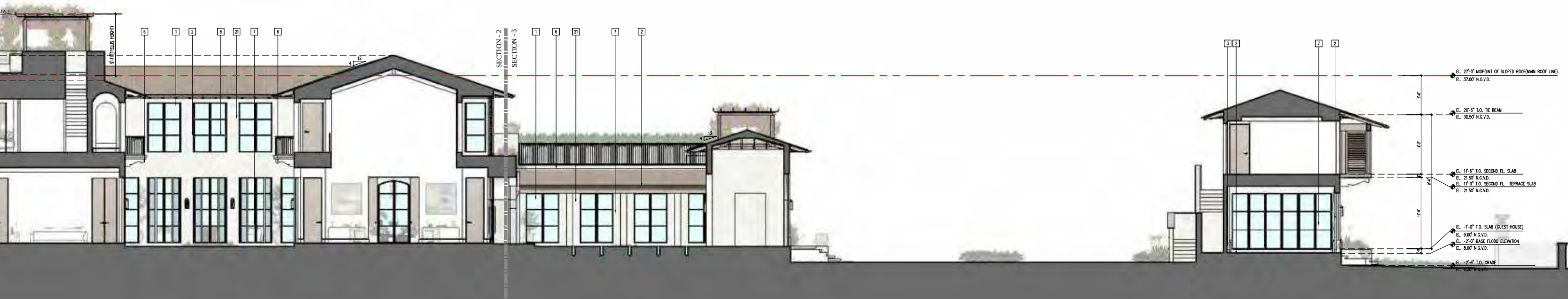


2

PARTIAL BUILDING SECTION

A5.3 | A5.3

N.T.S



3

PARTIAL BUILDING SECTION

A5.3 | A5.3

N.T.S

DRB SET 09.07.21

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Buerstedde Residence

4721 Pine Tree Drive

Miami Beach, FL 33140

TITLE: BUILDING SECTION

SEAL

Lynsie Christine Conn

FL Architect

AR99059

AA26000730

SHEET NO.:

A6.0

- 1

TRUE BARREL TILE ROOF-REDLAND CLAY TILE
- 2

SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
- 3

CORAL STONE CLADDING FINISH
- 4

ANODIZED DARK BRONZE BREAK METAL FINISH
- 5

CONCRETE PLANTER, SMOOTH STUCCO FINISH
- 6

42" STEEL RAILING TO COMPLY W/ FBCR 4403.7.3
- 7

STEEL FRENCH GLASS DOOR, CHAMPAGNE FINISH, IMPACT GLAZING
- 8

STEEL WINDOW, CHAMPAGNE FINISH, IMPACT GLAZING
- 9

STEEL DOOR, CHAMPAGNE FINISH IMPACT GLAZING
- 10

CUMARU WOOD CLAD GARAGE DOOR
- 11

ALUMINUM GARAGE DOOR CLADDED IN CUMARU WOOD
- 12

ANODIZED DARK BRONZE ALUMINUM COLUMN
- 13

CUMARU WOOD CLADDING
- 14

ANODIZED DARK BRONZE ALUMINUM TRELLIS
- 15

FIXED ALUMINUM LOUVERED ASSEMBLY W/ WOOD GRAIN PAINT FINISH
- 16

ALUMINUM CUSTOM-MADE SCREEN SYSTEM
- 17

WATER FEATURE/POOL
- 18

OOLITE BOULDERS
- 19

WOOD GATE
- 20

8" X 16" FEMA FLOOD VENT
- 21

COPPER GUTTER
- 22

SELANITE CRYSTAL CLADDING



1 OVERALL BUILDING SECTION

A2.0 | A6.1 N.T.S.
A2.1
A2.2



2 PARTIAL BUILDING SECTION

A6.1 | A6.1 N.T.S.



3 PARTIAL BUILDING SECTION

A6.1 | A6.1 N.T.S.

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

Buerstedde Residence
4721 Pine Tree Drive
Miami Beach, FL 33140
TITLE: BUILDING SECTION

SEAL
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
A6.1

DRB SET 09.07.21

- 1

TRUE BARREL TILE ROOF-REDLAND CLAY TILE
- 2

SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT
- 3

CORAL STONE CLADDING FINISH
- 4

ANODIZED DARK BRONZE BREAK METAL FINISH
- 5

CONCRETE PLANTER, SMOOTH STUCCO FINISH
- 6

42" STEEL RAILING TO COMPLY W/ FBCR 4403.7.3
- 7

STEEL FRENCH GLASS DOOR, CHAMPAGNE FINISH, IMPACT GLAZING
- 8

STEEL WINDOW, CHAMPAGNE FINISH, IMPACT GLAZING
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STEEL DOOR, CHAMPAGNE FINISH IMPACT GLAZING
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CUMARU WOOD CLAD GARAGE DOOR
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ALUMINUM GARAGE DOOR CLADDED IN CUMARU WOOD
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ANODIZED DARK BRONZE ALUMINUM COLUMN
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ANODIZED DARK BRONZE ALUMINUM TRELLIS
- 15

FIXED ALUMINUM LOUVERED ASSEMBLY W/ WOOD GRAIN PAINT FINISH
- 16

ALUMINUM CUSTOM-MADE SCREEN SYSTEM
- 17

WATER FEATURE/POOL
- 18

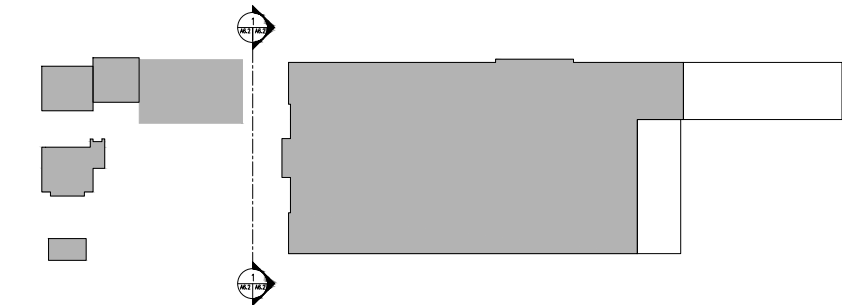
OOLITE BOULDERS
- 19

WOOD GATE
- 20

8" X 16" FEMA FLOOD VENT
- 21

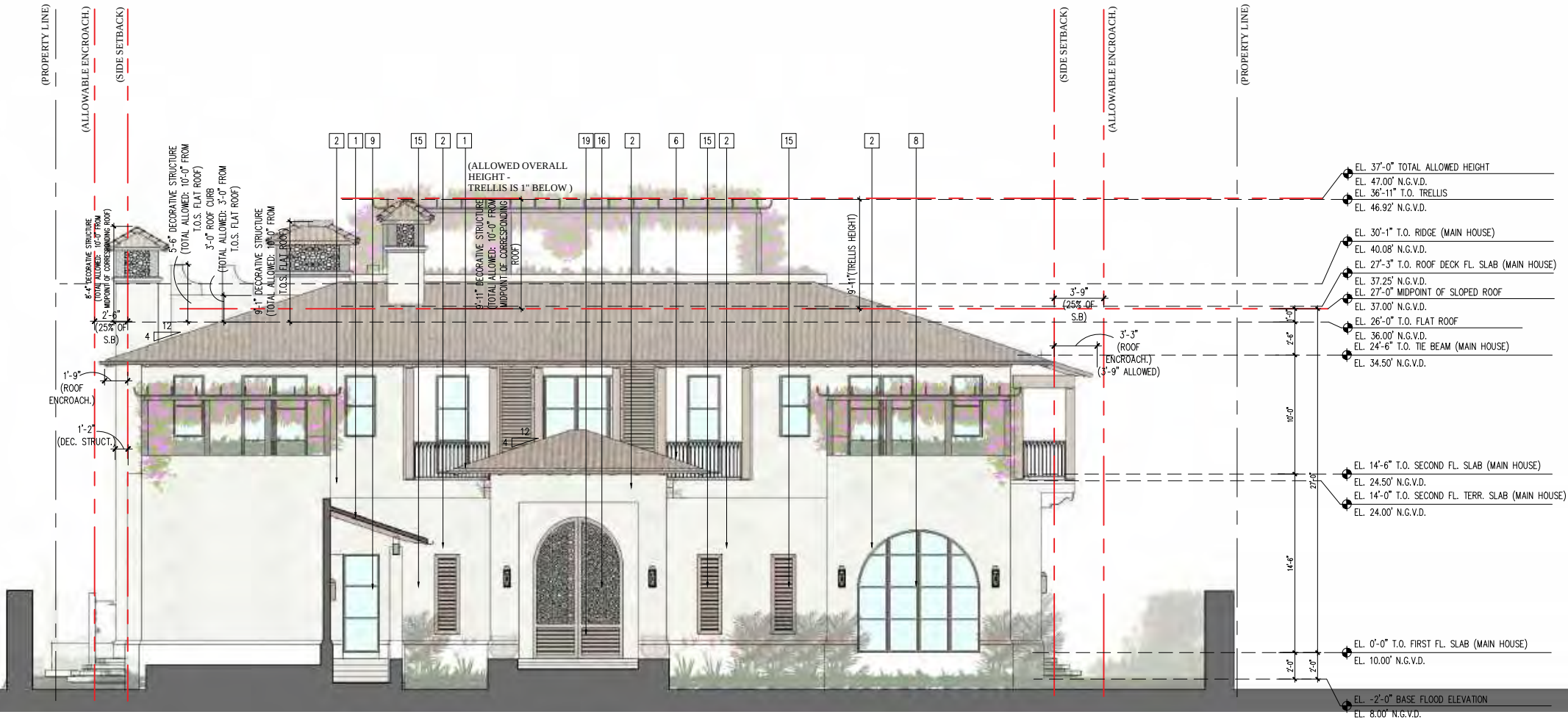
COPPER GUTTER
- 22

SELANITE CRYSTAL CLADDING



1 OVERALL BUILDING SECTION

A2.0 | A6.2
A2.1 |
A2.2 | N.T.S



Buerstedde Residence
4721 Pine Tree Drive
Miami Beach, FL 33140

TITLE: BUILDING SECTION

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A6.2

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

DRB SET 09.07.21

- 1

TRUE BARREL TILE ROOF-REDLAND CLAY TILE

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SMOOTH STUCCO FINISH, CALCEM LIME-BASED PAINT

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8" X 16" FEMA FLOOD VENT

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SELANITE CRYSTAL CLADDING
-
-
- 1 OVERALL BUILDING SECTION
- A2.0 | A6.3
A2.1
A2.2
N.T.S.
- DRB SET 09.07.21
- CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
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TITLE: BUILDING SECTION
- SEAL
- Lynsie Christine Conn
FL Architect
AR99059
AA26000730
- SHEET NO.:
- A6.3
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