

MUNICIPAL COMMENT RESPONSES

Project	<u>300 South Pointe Drive- Portofino &amp; South Pointe</u>	Job No.	16-29
Municipality.	<u>City of Miami Beach</u>	Date	05 July, 2017
Permit No	<u>DRB17-0164</u>	Review:	30 June, 2017

**DRB Submittal- Preliminary Comments #1**

Discipline	Comment	Response
<b>Arch</b>	a. Axonometric and detail drawings of new and altered shade structures.	Please refer to new sheet L700.
<b>Landscape</b>	b. Plant Removal and Staging diagram	Please refer to L012- Transplanting and Holding Area diagram.
<b>General</b>	c. Correct spelling error ‘seperation’ on L04	Corrected.
<b>General</b>	d. Clarify difference between red ‘remove planting’ versus yellow ‘remove planting’ key on L08	Legend has been modified for clarity.
<b>General</b>	e. Add mini site plan key on L021-031	Key plan added.
<b>General</b>	f. Add FINAL SUBMITTAL to front cover title for heightened clarity of reference.	Cover revised.
<b>General</b>	g. Provide legal description as word document.	A more recent description is provided with this submission.
	1. Please clarify where all the plant material scheduled to be preserved and temporarily relocated would be stored while most of the hardscape work on the roof is completed.	Please refer to L012- Transplanting and Holding Area diagram.
	2. Provide site plan diagram quantifying sqft of existing and proposed greenspace (before and after) at grade level and on the roof deck. The proposed overall greenspace should be equal to or greater than	Refer to L010 and L011 for comparisons. An additional 5,957 sqft of greenspace is proposed on the podium.

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what is currently existing.

3. The overall number of proposed canopy and shade trees should be equal or greater than the total number of existing canopy shade trees with a DBH of 3" or greater. Please provide a breakdown of the quantities (existing and proposed) demonstrating how the comment is addressed.

Please refer to attached spreadsheet. Orange coded material is canopy <3" to be removed- 55 trees. Per L400 we are proposing 45 canopy trees, 3" dbh and larger. To compensate for the shortfall we are proposing close to 100 understory trees to provide additional coastal species diversity (10 natives). Specifications for material will indicate installed sizes to be 2-3" dbh as available.

Prepared by

Marsh Kriplen

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## Legal Description

Description provided by Delta Mapping

786.429.1024

Survey Date: January 14, 2016

A portion of blocks 3, 4, 6 and 7, South Beach Park according to the plat thereof as recorded in Plat book 6 at page 77 of the Public Records of Miami-Dade County.