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Design Review Board - Letter of Intent

Board No: DRB19-0497
Date: 01-06-19
Name: Schatzberg Residence
Address: 2321 North Bay Road – Miami Beach, Florida

Letter of Intent

1. Demolition of existing two-story house with FFE under the required elevation for this Flood Zone and construction of new two-story house with FFE at +9.25' NGVD;
2. Program of house to include (3) bedrooms, (3-1/2) baths, pool with pool deck and a two-car garage (garage doors do not face the street) with a Spanish Revival architectural style;
3. Style selected purposely avoiding contemporary straight and flat lines;
4. Massing technique in the design puts second floor further from front (west) and side (south) faces of property and helps to minimize the volume of house;
5. *Minimum Grade* of +6.56' NGVD will be applied to site using masonry fence/retaining walls along the east, north, and south property lines. Grading will be sloped down towards the existing sidewalk elevation of +3.27' NGVD;
6. Largest tree (Strangler Fig) within property lines will not be removed; instead, grade will not be modified at the roots of the tree and retaining walls west and north of the tree will be implemented;
7. Pool Deck, Walkways & Driveway will not be constructed of asphaltic pavement;
8. Mechanical equipment including condenser units and emergency generator are located and concealed behind Garage;
9. Cool pavement and/or porous pavement materials shall be selected for driveway and pool deck;
10. Waiver: *Volumetric* exceed requirement by 35 square feet, or 1%, occurring in the rear cantilever of Second Floor at 1'-7" from the Rear Setback

Sincerely,

Victor J. Bruce A.I.A., LEED[®] AP
Architect
AR-0017103

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