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Date: Dec. 08, 2017

To: City of Miami Beach DRB

Re: 244 W Rivo Alto Letter of Proposed Intent

To the Design Review Board,

It is our pleasure to present to the board the Zaroff Residence, located at 244 West Rivo Alto Drive. We are requesting your approval of our design intent, selection of materials, and two waiver requests. There is currently an existing pre-1942 residence on the property.

We have designed the proposed home to be compatible in massing with the neighborhood. The tropical modern residence features an elegant material palette of exposed concrete, warm tropical wood tones, and architectural board-formed concrete. The design incorporates a low one story volume closer to the street, and the two story portion of the home is further back from the required front setback. The home features 2 side garden areas, which create interesting landscape opportunities and minimize the volume of the design. Lush landscaping will enhance both the public streetscape and the private property beyond. Large cantilevering volumes provide shaded outdoor living spaces on the First Floor and allow for a unique architectural design. The vertical louvered slats let light and air penetrate the Master Suite, while providing interesting shade and shadows to the interiors.

To allow for the large cantilevers, we are requesting a waiver of the requirement for the Second Floor Unit Size to be 70% of the First Floor Unit Size. The large cantilevers will require a more challenging structural design, which results in larger structural slabs, therefore we are also requesting a waiver to be at the 28' building height. Since the Second Floor volume of the home is set back 22' further than the required 30' front setback from the street, the impact of the additional height will be minimized and not impact the neighborhood.

The waivers we are requesting are:

- Height Waiver to allow for the 28' building height.
- Second Floor Ratio Waiver to allow us to utilize cantilevers for outdoor covered living spaces and a more interesting design.
- Allow for exterior grade within setbacks to be above Adjusted Grade for a Reflecting Pool in North Garden area.

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Our firm is always proactive towards preparing for sea level rise in new construction. We believe in prioritizing sustainability when demolishing an existing home is required. We will provide a recycling plan for the existing construction materials in the permit set of the proposed residence. All windows and doors that are to be used shall have a Notice of Acceptance for High Velocity Hurricane Zones. We have planned for operable windows and sliding doors throughout the home to take advantage of breezes and passive cooling, to reduce the need for constant mechanical air conditioning. We firmly believe in using native species and low-maintenance landscaping to reduce the need for irrigation and unnecessary up-keep.

The existing building will be demolished, as it would need to be raised almost three feet to comply with current standards. The new residence takes into consideration the requirements for Sea Level Rise mitigation and also respects the existing context grading. We are planning to slope the grade to match the existing height of the neighboring yards. This requires some steps for the home as shown in the plans, as we have raised the ground floor, driveway and garage in preparation for the Future Grade Elevations of Miami Beach. All Mechanical and Electrical systems will be above the Design Flood Elevation (10'NGVD). The only areas of the proposed residence to be below Design Flood Elevation will be for Storage or Garage, and shall have proper flood vents and water-proofing systems that will be noted in the permit set. All storm water will be retained on the property as per City of Miami Beach requirements, which will be calculated and designed in the permit set by the Civil Engineer.

We look forward to presenting this residence to the board and receiving your feedback.

Sincerely,

Max Strang, Principal

Elizabeth Starr, Director

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