

# MOSS Architecture & Design Group

## Architect's Letter of Intent

February 4th<sup>th</sup> 2019

City of Miami Beach  
Design Review Board  
1700 Convention Center Drive, Second Floor  
Miami Beach, Florida 33139

### Members of the Design Review Board:

We intend to build a new home in Miami Beach that is energy efficient, sustainable, resilient as well as elegant that will be located at 2192 Alton Road. The front of the lot faces towards the east, which allows for the house to be oriented lengthwise along the north and south of the property. The house has two main rectangular volumes, one along the north of the property and the other along the south of the property. Taking advantage of this orientation, the roof on the shorter volume incorporates a photovoltaic array (solar panels) facing towards the south for maximum efficiency. Additionally, the house is equipped with a rainwater-harvesting cistern to be used for irrigation to reduce rainwater runoff as well as water consumption. Openings are strategically located within the volumes to allow maximum natural light into specific interior spaces, operable windows and doors, and views to connect the occupants with the exterior natural environment, while at the same time reducing the amount of glass to conserve energy.

There are a few selected architectural elements that contribute to enhancing the experience of the occupants:

- **Rear roof overhang** – At the rear of the property is a major element that creates a beautiful spatial condition. This element is a large 10-foot roof overhang with two large columns that make up one of the rectangular volumes. At the base of this element becomes the rear patio and incorporates a bench carved into the base located along the pool. This element protects that rear patio from the natural elements and helps shade the rear facing openings.
- **Main entrance** – The entrance, being the most important part of the home, is bold with a two-story opening carved into the volume that sits on a concrete wall that forms the front porch. This concrete wall creates the appearance that it has been rotated to allow for the opening.
- **Shifting walls** – On the front façade and on the north façade, there are shifting walls that create openings. These walls create lateral movement and give the perception that a portion of the wall has slid to create each opening. Additionally there are eyebrows over select openings that create movement, depth, and add protection from rain and sun.
- **Material Textures** – Materials and texture are vital for the composition of elements that define the architecture and the architectural experience. There are six materials used throughout the exterior of the home; smooth white painted stucco used for the north volume and pergola; hand plastered concrete used for the south volume and the garage; black painted stucco used for accent walls, select elements; blacked painted / stained wood for the entrance wall; black/bronze metal for the window and door frames, railings, exterior soffits, and the garage door; grey tinted glass for the openings; and stone for the pool deck.

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The lot area is 7,325 square feet and is currently a vacant lot that is zoned as RS-4. RS-4 allows for a maximum of 3,662.5 square feet of unit size (50% of lot area), 2,197.5 square feet of lot coverage (30% lot area), and two-stories with a maximum roof height of 24 feet above base flood elevation. The proposed home is compliant with a unit size of 3,662 square feet (49.9%), lot coverage of 2,090 square feet (28.5%), 2-stories with a roof height of 24 feet above base flood elevation. The house is designed with the first floor and all critical mechanical and electrical equipment at the FEMA Base Flood Elevation plus 1-foot of freeboard in order to be resilient to sea-level rise, flooding, and adaptable to future street level increases.

We intend to request a waiver to increase the second to first floor ratio from 70% to 75.2%; the floor area of the second floor is 1,571.5 square feet, and the floor area of the first floor is 2,090.5 square feet.

The landscape will play a role in the resiliency and sustainability of the home. The landscape design is minimal and resilient because of the plant species selected are native and can withstand the local environment. There are trees that currently exist on the lot that will be relocated. A rainwater-harvesting cistern is located under the driveway directly in front of the house used for the landscape irrigation, reducing water consumption and water run-off as well as on-site water retention areas.

We intend to fully comply with the zoning requirements as-of-right, except for the waiver that we are seeking to increase the maximum allowed second to first floor ratio. We hope that the Design Review Board finds our proposal to be acceptable and grants us approval.

Sincerely,



02/01/2019

Brett G. Moss, Principal

**MOSS Architecture & Design Group**