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LETTER OF INTENT

Request for Design Review of Proposed New Residence

Project Address:	609 E Dilido Miami Beach, FL
Folio No.:	02-3232-011-0640
Legal Description:	Lot 12, Block 4, of subdivision plat of Di Lido according to the plat thereof as recorded in plat book 8, page 36, of the public records of Miami-Dade County, Florida
Lot Size:	60.0' x 180.0'
Current Adjusted SqFt:	2,907 SqFt
Proposed Adjusted SqFt:	5,175 SqFt
Allowed Unit Size:	5,250 SqFt
Proposed Unit Size:	5,266 SqFt
Maximum Lot Coverage:	30%
Proposed Lot Coverage:	29.6% (3,107 SqFt)
Current Ground Floor Elevation:	8.0' N.G.V.D.
Proposed Ground Floor Elevation:	10.00' N.G.V.D.
Proposed Overall Height:	36.00' N.G.V.D.
Building Permit Number:	B1505153
DRB File Number:	23125

The intent of this application is to seek approval from the Design Review Board for a modification in the exterior materials to the previously approved design.

The request comes as a result of a change in ownership. The new owner, who is an end-user, is requesting the modifications to the façade materials to better identify with his aesthetics. We are proposing a similar richness in materials and detail to that of the previously approved facades. The proposed materials are familiar to the intent of the previously approved design and well within the context of Dilido island. It is our position that the proposed design adds to the rich tapestry of modern residences along the Venetian Causeway without falling into the trappings of the modern "white box" nor it's more contemporary form, the "glass box".

North Elevation (Pool Side Façade)

The previously approved façade is a combination of wood and concrete set against a background of white stucco. The material richness is weighted towards the front of the property – seen in the wood of the second-floor volume hovering over the front entry with the wood and concrete of the garage “box”.

The proposed façade extends the warmth of the wood cladding across the second-floor balcony façade. The hovering second-floor volume is now wood from end-to-end and the garage is a wood and concrete “box” – similar to the previously approved façade.

East Elevation (Front Façade)

The previously approved façade is predominantly wood with a white stucco background. The garage façade is wood framed in concrete. The wood wraps the north half of the second-floor volume terminating at the floor-to-ceiling fixed panel glazing with white stucco from the top of glazing to the parapet.

The proposed façade extends the wood cladding across the second-floor volume, framing the floor-to-ceiling fixed panel glazing. The material intent of the volume is clearer in the proposed façade than that of the previously approved. The wood cladding and exposed concrete are juxtaposed where the concrete visually grounds the wood and allows the warmth of the wood to stand out and command over the façade facing the street. The proposed façade is a marked improvement in material richness over the previously approved façade.

South Elevation (Stair Garden Façade)

The previously approved façade is predominantly wood and white stucco where the concrete is limited to the southern façade of the garage box. The two-story vertical wall with wood and fixed glazing is set in from the outer building line approximately 10 feet and hidden from the street and waterway by the wing walls.

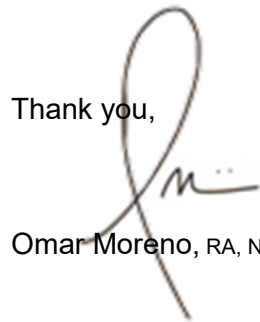
The proposed façade is similar to the previously approved façade with respects to the amount of wood and concrete visible from either the street or the waterway. Visible from the front façade is the concrete that wraps the southern wall of the garage box and the wood that wraps the second-floor volume. From the waterway, the wood is visible on the second-floor wall off the Master Bedroom. This is the wall that breaks the building line and pushes out approximately two feet. This same wall wraps around to the eastern façade and form a continuous volume – a volume that accentuates the push and pull of the southern elevation.

West Elevation (Façade)

The previously approved façade is predominantly wood wrapping over from the southern façade on the second floor and down the ground-floor structural wall in the foreground. The first-floor façade off the Living Room is set in under the second-floor balcony and is clad in stone.

The proposed façade is richer in wood than the previously approved design. The entire second-floor is clad in wood – from foreground to background. From the water-way, the second floor is a wood clad volume sitting on top of a white box of operable glass doors. It is our opinion that the amount of wood on this façade and the overhangs add to the complexity of the façade and is in balance with the similar “white” base.

Thank you,



Omar Moreno, RA, NCARB, RID, LEED AP