



# Board of Architects Review Application



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Phone: 305.460.5245

Email: boardofarchitects@coralgables.com

## Application Request

The undersigned Agent/Owner request(s) Board of Architects review of the following application(s):  
(Choose one (1) from Section #1 and choose all applicable from Section #2)

1. ☒ New Building OR ☐ Alterations / Additions OR ☐ Color Palette Review
2. ☐ Preliminary Approval  
☐ Coral Gables Mediterranean Style Design Standards Bonus Approval  
☐ Final Approval

## Property Information

Street Address of the Subject Property: 3809 ANDERSON ROAD

Property/Project Name: ANDERSON RESIDENCE

Legal description: Lot(s) CORAL GABLES COUNTRY CLUB PB 20-1 LOTS 13 & 14

Block(s) BLK 135 Section(s) SEC 6

Folio No. 03-4117-004-1930

Owner(s): D. BONA LLC & SWISS PROPERTY MANAGEMENT

Mailing Address: 1521 ALTON ROAD, SUITE 220 MIAMI BEACH, FL.

Telephone: 305/202-2246

Fax

33039

Other

Email olivo@swiss-pm.com

Architect(s)/Engineer(s)/Contractor(s): DNA DESIGN & ARCHITECTURE

Architect(s)/Engineer(s)/Contractor(s) Mailing Address: 7288 NW 1<sup>st</sup> & MIAMI, FL 33150

Telephone:

Business

305/350-2993

Fax

Other

Email

jbergier@dna-ar.com

## Project Information

Project Description(s): NEW SINGLE FAMILY HOUSE OF 5,524 SQ. FT.

Estimated project cost\*:

\$1,650,000

(\*Estimated cost shall be +/- 10% of actual cost)

Date(s) of Previous Submittal(s) and Action(s): N/A.





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## Applicant/Owner/Architect/Engineer Affirmation and Consent

(I) (We) acknowledge, affirm, and certify to all of the following:

1. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
2. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
3. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
4. All application representatives have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
5. Understand that under Florida Law, all the information submitted as part of the application are public records.
6. Failure to provide the information required for submittal/necessary for review by the Board of Architects may cause the application to be deferred without review.
7. That applications for the Board of Architects review require the presence of the applicant and/or architect/engineer at the Board of Architects meeting unless otherwise notified.
8. That plans submitted to this office are required to be picked up at the Board of Architects counter, by the Applicant, within fourteen (14) days after the Board of Architects meeting unless the plans have received Final Approval by the Board of Architects in which case, they will automatically be processed for a building permit. Plans which are not picked up within fourteen (14) days will be discarded.
9. All fees shall be paid by 12-midnight, three (3) days prior to the meeting date (ie. Monday before a Thursday meeting) to secure placement on the meeting's docket (agenda)
10. I have received consent from the owner of the property to file this application.

**NOTE: ONLY ONE SIGNATURE OR AFFIRMATION/CONSENT IS REQUIRED**

Agent/Owner Print Name: <u>Olivier duPont</u>		Agent/Owner Signature: 	
Address: <u>428 Broad Ave S, Naples, FL 34102</u>			
Telephone: <u>305 915 5162</u>	Fax:	Email: <u>olivier@swiss-pm.com</u>	
	Architect(s)/Engineer(s)/Contractor(s) Print Name: <u>Rodrigo Carrion</u>		Architect(s)/Engineer(s)/Contractor(s) Signature: 
	Address: <u>7288 NW 1st Ct</u>		
	<u>Miami FL 33150</u>		
	Telephone: <u>305/350.2993</u>	Fax:	
	Email: <u>rcarrion@dua-ar.com</u>		
STATE OF FLORIDA ) SS COUNTY OF MIAMI-DADE )  Sworn to or affirmed and subscribed before me this <u>15</u> day of <u>June</u> in the year 20 <u>21</u> by <u>Olivier duPont</u> who has taken an oath and is personally known to me or has produced _____ as identification.		STATE OF FLORIDA ) SS COUNTY OF MIAMI-DADE )  Sworn to or affirmed and subscribed before me this <u>24</u> day of <u>June</u> in the year 20 <u>21</u> by <u>Rodrigo Carrion</u> who has taken an oath and is personally known to me or has produced <u>FL ID</u> as identification.	
My Commission Expires:  Notary Public		My Commission Expires:  Notary Public	



August 6, 2021

City of Coral Gables - Board of Architects  
405 Biltmore Way, 3rd Floor  
Coral Gables, FL 33134

## **LETTER OF INTENT**

RE: Anderson Residence: New Single-Family House  
3809 Anderson Road, Coral Gables Florida 33134

Project Number: 02000760  
Permit Number: AB21068669

**D N'A**  
**DESIGN**  
**& ARCHI**  
**TECTURE**

7288 NW 1<sup>ST</sup> Court  
Miami, Florida 33150

305 | 350-2993  
rcarrion@dna-arc.com

[www.dna-arc.com](http://www.dna-arc.com)

AR 91744

## **ARCHITECTURAL STYLE**

The house is conceived in a contemporary vernacular style. The main building can be simply described as a one-story box and a floating roof. These two elements are then molded into the shape as seen. The second, smaller building is treated in the same fashion. The roof structure floats via a series of clerestory windows. It is finished with a concrete tile reminiscent of slate roofing, and wood tongue and groove ceiling.

The solid elements of the house are stucco with varying finishes which help maintain a horizontal split between the two floors. A breeze block volume at the front of the house creates a strong focal point to the front façade. The wood of the ceiling is reintroduced at the garage and front door.

The living spaces generally are intended to flow onto the exterior through pocket doors as weather allows.

## **BUILDING DISPOSITION**

The shape and location of the lot influences greatly the massing volume for this project. The main building stands parallel to the front setback similarly to ranch houses in the area. The neighboring house to the north is a two-story structure. The south house, and the ones across the street, are single story. Our intervention includes a single-story volume composed of the garage, office, and entry portico. The second floor is on the front setback further and forcibly lowered for the house to fit smoothly into the neighborhood.

Three oak trees located on the property directly shaped the layout and character of the building. These trees led us to create the courtyard south of the kitchen and to segregate the master suite as designed.

## **BUILDING VOLUMETRIC**

The house is composed of 2 masses that are interconnected by a bridge. The main building houses the living area, studio, and parking garage on the ground floor and 2 bedrooms rooms on the second floor. The second volume houses a master suite across the bridge and a partially segregated entertainment room and guest suite.

In order to create a strong sense of horizontality, the roof of the second floor is lowered and detached from the first-floor volume. Two benefits that are created from this move are that the living area feels closer to height and a half rather than double height and the bedrooms feel akin to attic rooms. The bathrooms at the bedrooms require increased height are therefore treated as dormer style volumes.

The second volume is separated from the first through a connection at the second floor only. The bridge connector is lined with bookshelves and glazing to treat it an event rather than a means of circulation. This separation helps to visually divide the downstairs courtyard and pool areas. The courtyard holds 3 existing oak trees. The space itself merges into the kitchen through a pocket sliding door allowing for the in/out. The pool side, similarly, flows into both the living room and entertainment room to create the interconnectivity.

Past the bridge we reach the master suite which is treated similarly to the main volume including the floating roof. A spiral stair connects from the master suite down to the entertainment room below.