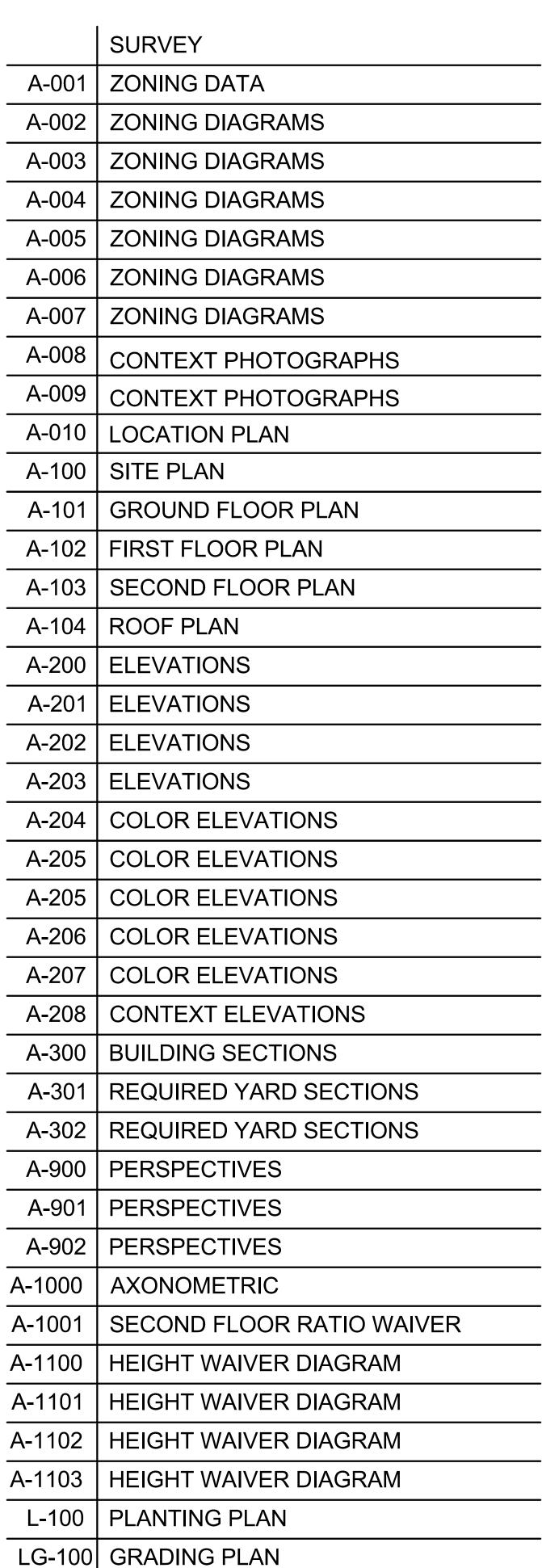
INDEX OF DRAWINGS



COSSU RESIDENCE

1425 CLEVELAND RD | MIAMI BEACH, FLORIDA 33141 FOLIO: 02-3203-001-2280 DRB18-0314



FINAL SUBMITTAL: NOVEMBER DRB

[STRANG] ARCHITECTURE

FIRM LICENSE NO. AA26001123

2900 SW 28th TERRACE, STE 301 MIAMI, FL 33133 PH:305.373.4990 FAX: 305.373.4991 WWW.STRANG.DESIGN

LEGAL DESCRIPTION: Lot 14, in Block 10, of BISCAYNE POINT, according to the Plat thereof, as recorded in Plat Book 14, Page 35, of the Public Records of Miami-Dade County, Florida.

I HEREBY CERTIFY: That the BOUNDARY SURVEY of the above captioned property v under my supervision and/or direction, to the best of my knowledge and belief. This survey meet or exceeds the Standards of Practice set forth by the Florida Board of Land Surveyors in Chapter

WALDO F. PAEZ DATESIGNED:
PROFESSIONAL SURVEYOR AND MAPPER, NO. 3284
STATE OF FLORIDA

DELTA MAPPING AND SURVEYING, 13301 SW 132 AVENUE, SUITE 117 MIAMI, FLORIDA 33186

CERTIFICATE OF AUTHORIZATION L.B. NO. 7950 STATE OF FLORIDA

786-429-1024 FAX: 786-592-1152

1)FLOOD ZONE: AE BASE: +8' PANEL NO. 12086C0307L COMMUNITY NO. 120651 DATE OF MAP: 9-11-09 2)THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

3] SEXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED

INSTRUMENTS, IF ANY, AFFECTING PROPERTY

4] THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE,

ZONING, EASEMENTS, OR REEDOM OF ENCLUMBRANCES. ABSTRACT NOT REVIEWED

5] LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ACCORDANCE WITH

**CEORDED AND TO THE PROPERTY OF THE PROPERTY RECORDED PLAT
6)OWNERSHIP IS SUBJECT TO OPINION OF TITLE

7)TYPE OF SURVEY- BOUNDARY SURVEY

7)TYPE OF SURVEY: BOUNDARY SURVEY
B)THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN
LEGAL DESCRIPTION: PROVIDED BY CLIENT
9)SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID AND FOR REFERENCE ONLY,
UNLESS SIGNED AND SEALED WITH THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR
AND MAPPER
10)THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED
HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES
11)UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE
AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN
DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN
HEREON.

12)THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS

12)THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE.

13]ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (51-17 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT 14)IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER

15INO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE 16)CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN

LOILOWARL THE APPROPRIALE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
17)ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. +O.O DENOTES EXISTING ELEVATION

BENCHMARK: CMB-78-02 LOCATOR INDEX: INT. HAWTHORNE AVE & CRESPI BLVD. ELEVATION: +5.51' NGVD 1929 CONVERTED

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 08 DEGREES 10 MINUTES 24 SECONDS WEST FOR THE WEST PROPERTY LINE OF LOT 14

DRAWN BY: M.G. DRAWING NO.: 18-0286 NGVD

Surveying, I and surrections are surrections and surrections and surrections are surrections and surrections and surrections are surrections are surrection Mapping 8 SW 132ND AVENU Est Delta M



Ш > T S m < UND/ 0 0

DATE:

07-02-2018 SCALE: 1" = 20" DRAWN BY:

M.G. DRAWING NO-18-0286 NGVD

1 OF 1

ITEM #	Zoning Information				
	Address:	1425 Cleveland Rd, M	liami Beach, FL 33141		
2	Folio number(s):	02-3203-001-2280			
3	Board and file numbers :	DRB18-0314			
1	Year built:	N/A	Zoning District:		RS-3
5	Based Flood Elevation:	+8.00' NGVD	Grade value in NGVD		+5.19' NGVD
5	Adjusted grade				
7	(Flood+Grade/2):	+6.595' NGVD	Free board:		5.000'
3	Lot Area:	10,921 SF			
)	Lot width:	73.15 FT	Lot Depth:		150 FT
	Max Lot Coverage SF and %:	3,276 SF (30%)	Proposed Lot Coverage	ge SF and %:	3,184 SF (29%)
.0	Existing Lot Coverage SF and %:	N/A	Lot coverage deducte	d (garage-storage) SF:	520 SF
.1	Front Yard Open Space SF and %:	947 SF (63%)	Rear Yard Open Space	e SF and %:	1,141.5 SF (72%)
2	Max Unit Size SF and %:	5,461 SF (50%)	Proposed Unit Size SF	and %:	5,434 SF (49.7%)
.3			Proposed Garage Elev	ator & Stair Unit Size:	92 SF
.4	Existing First Floor Unit Size:	N/A	Proposed First Floor U	Jnit Size:	2,589 SF
5	Existing Second Floor Unit Size	N/A	1	or volumetric Unit Size SF % (Note: first floor of the main home require	103% OF FIRST FLOOR UNIT SIZE
.6			Proposed Second Floor Unit Size SF		2,685 SF
.7			Proposed Roof level unit size :		69 SF
.8			-	Area SF and % (Note: Maximum is loor area immediately below):	650 SF (24%)
		Required	Existing	Proposed	Deficiencies
.9	Height:	24' - 0" (28' W/ DRB WAIVER)	N/A	26' - 0"	N/A
20	Setbacks:	_	_	_	N/A
21	Front First level:	30' - 0"	N/A	30' - 0"	N/A
.2	Front Second level:	30' - 0"	N/A	30' - 0"	N/A
.3	Side 1:	10' - 0"	N/A	10' - 0"	N/A
.4	Side 2 or (facing street):	10' - 0"	N/A	10' - 0"	N/A
	· ·	22' - 6" OR 15% OF	N/A		N/A
.5	Rear: Accessory Structure Side 1:	LOT DEPTH		22' - 6"	
6	Accessory Structure Side 2 or	7' - 6"	N/A	N/A	N/A
27	(facing street):	7' - 6"	N/A	N/A	N/A
- /	Accessory Structure Rear:	15 - 0" 25% OF LOT WIDTH	N/A	N/A	N/A
	Sum of Side yard :	OR 20'-0"	N/A	20'-0"	N/A
18					
19	Located within a Local Historic D	istrict?		Yes or <u>no</u>	
30	Designated as an individual Historic Single Family Residence Site?	e Yes or <u>no</u>			
31	Determined to be Architecturally	rally Significant? Yes or no			
lotes:					
not ap	plicable write N/A				

2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S):

CHRISTOPHE AND ELIZABETH COSSU

ARCHITECT:

MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28TH TERRACE
#301 MIAMI, FL 33133

STRUCTURAL ENGINEERING:
TBD

MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR TBD LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LICENSE # LA6667411 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

PROJECT NAME: COSSU RESIDENCE

PROFESSIONAL SEAL(S):

No. DATE DESCRIPTION

SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

© 2012- MAX STRANG ARCHITECTURE, Inc.

Project ID: Drawn By: 1425C MA
Print Date: Scale: 09.07.2018 AS INDICATED

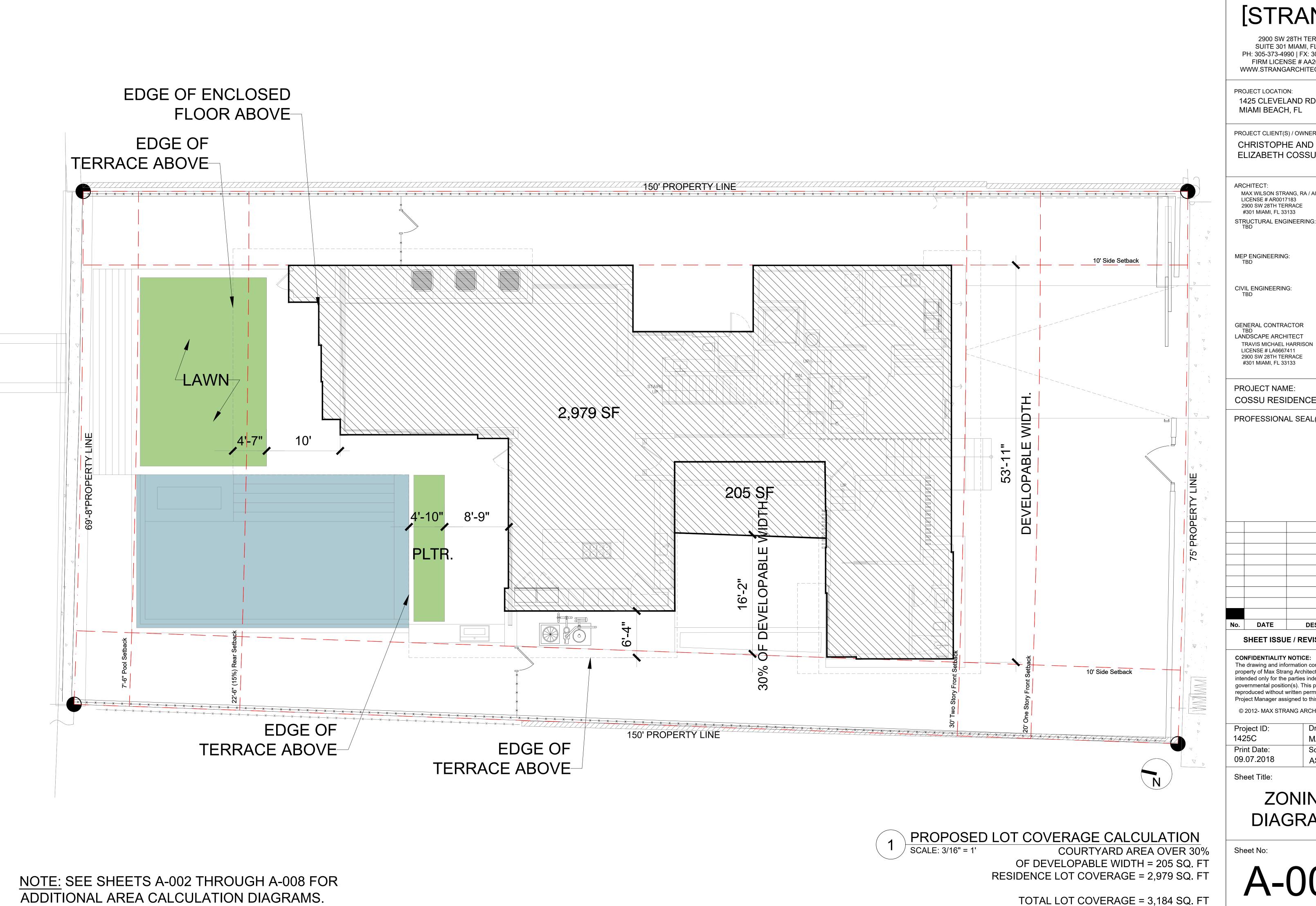
Sheet Title:

ZONING DATA

Sheet No:

A-001

NOTE: SEE SHEETS A-002 & A-003 FOR ADDITIONAL AREA CALCULATION DIAGRAMS.



2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S): CHRISTOPHE AND **ELIZABETH COSSU**

ARCHITECT: MAX WILSON STRANG, RA / AIA LICENSE # AR0017183 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR TBD LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LICENSE # LA6667411 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

PROJECT NAME: COSSU RESIDENCE

PROFESSIONAL SEAL(S):

DESCRIPTION

SHEET ISSUE / REVISION LOG

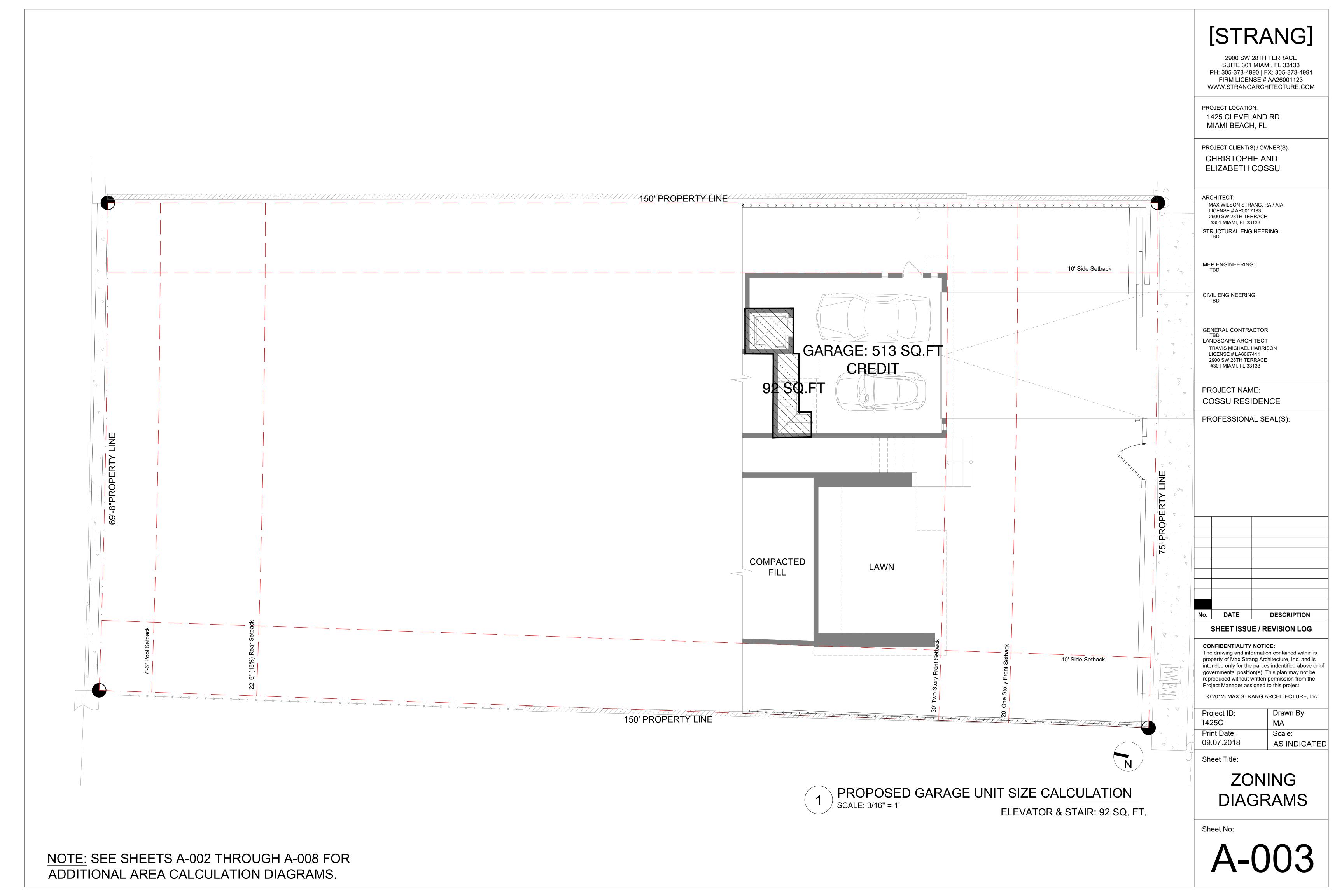
CONFIDENTIALITY NOTICE: property of Max Strang Architecture, Inc. and is governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

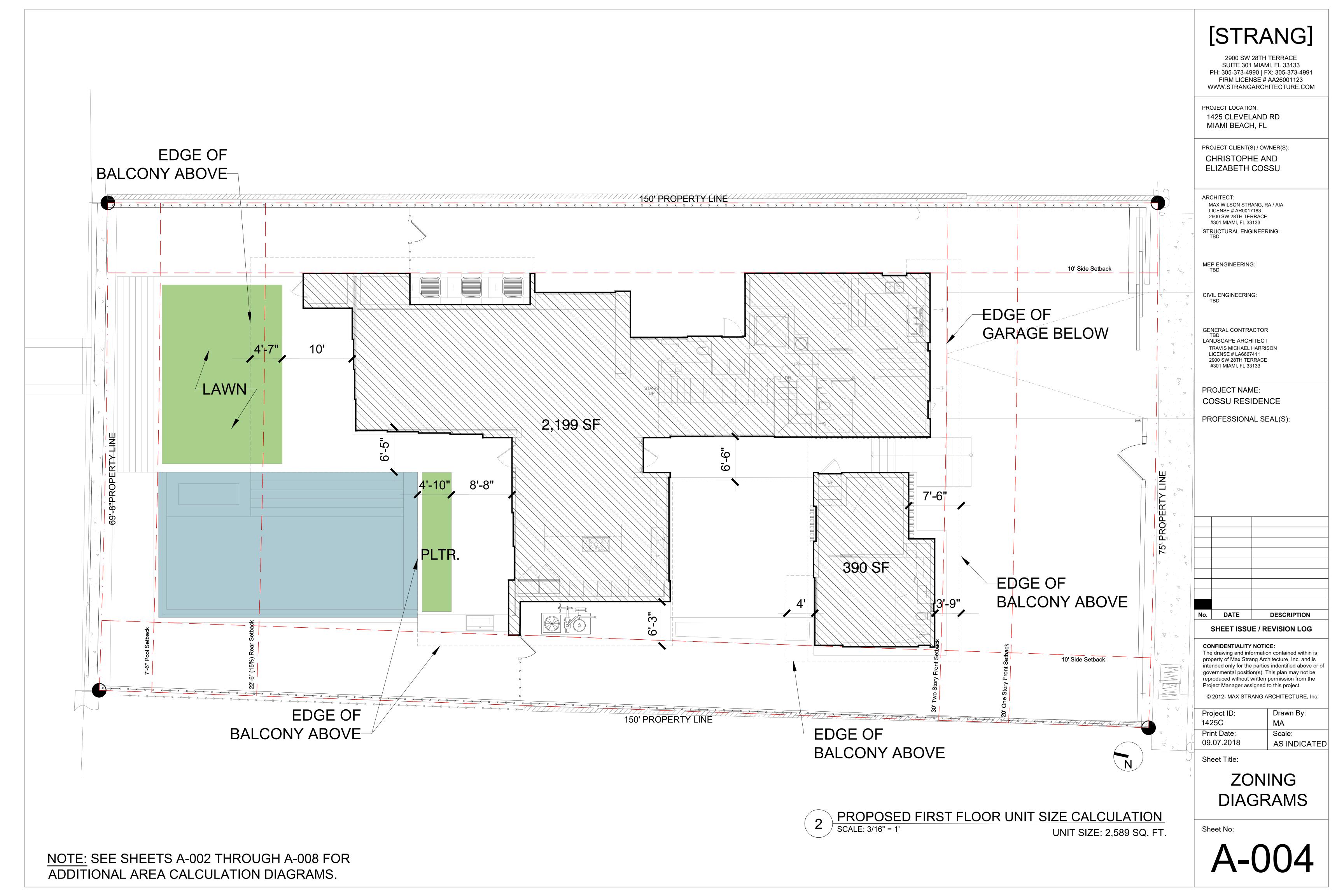
© 2012- MAX STRANG ARCHITECTURE, Inc

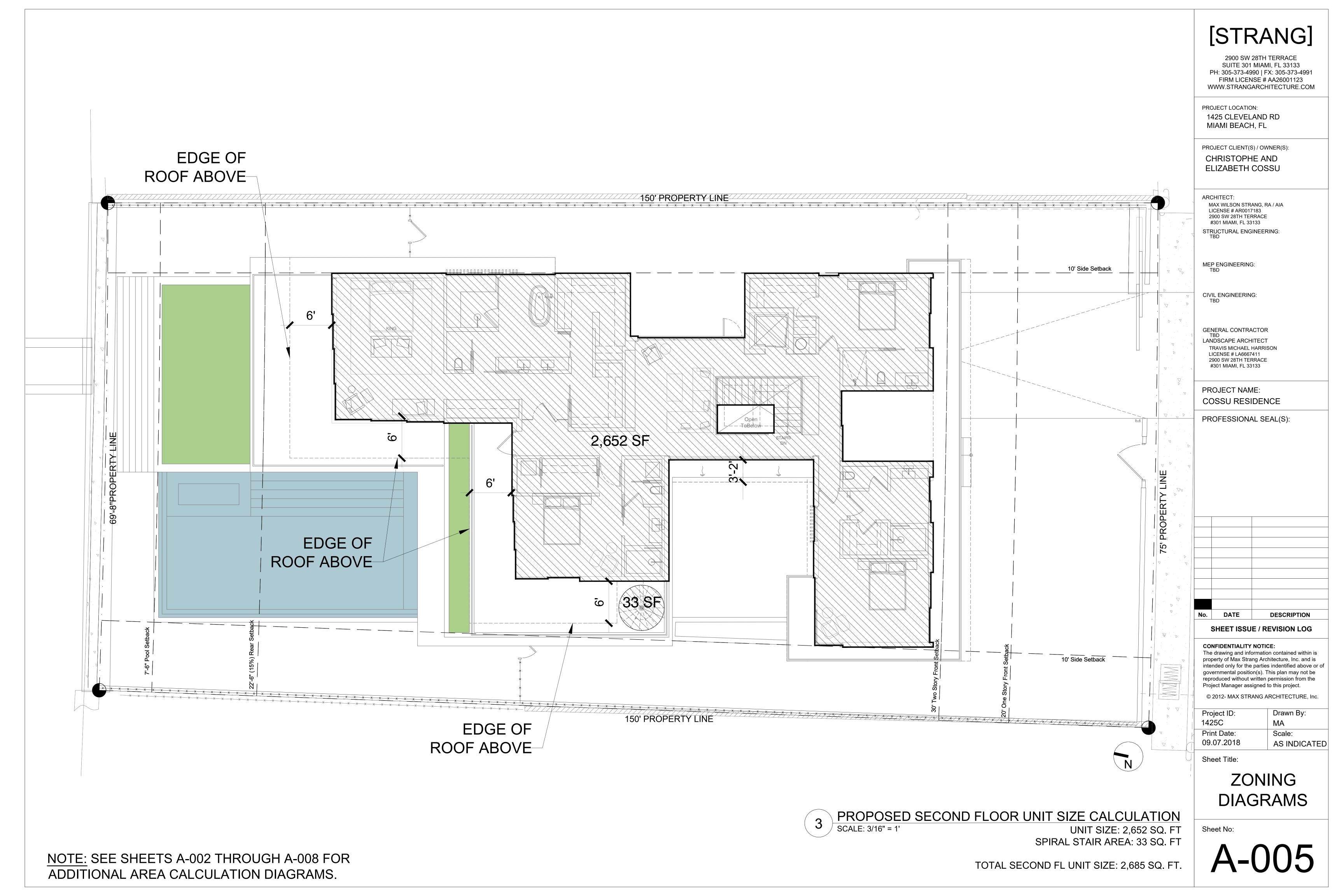
Project ID:	Drawn By:
1425C	MA
Print Date:	Scale:
09.07.2018	AS INDICATED

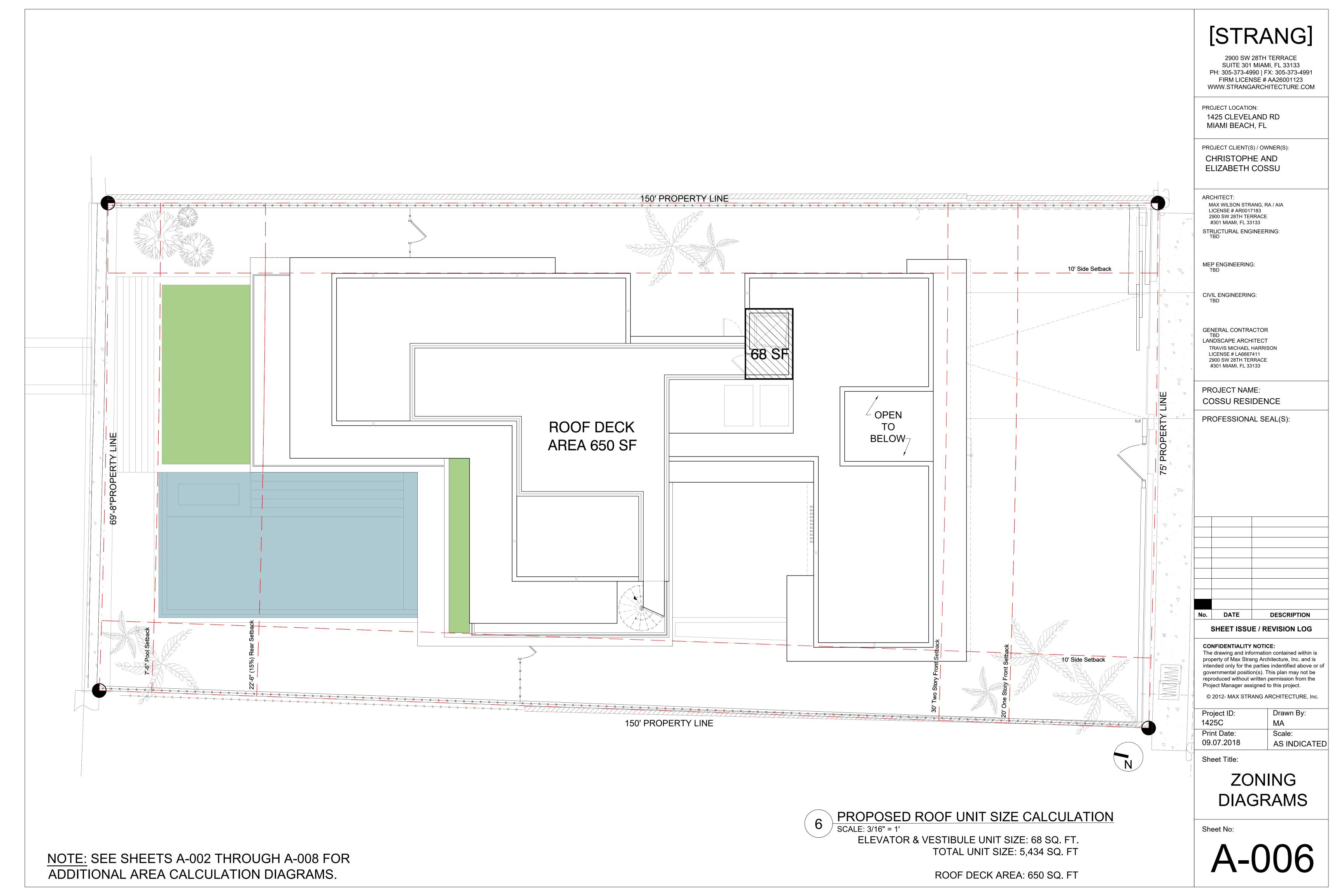
ZONING DIAGRAMS

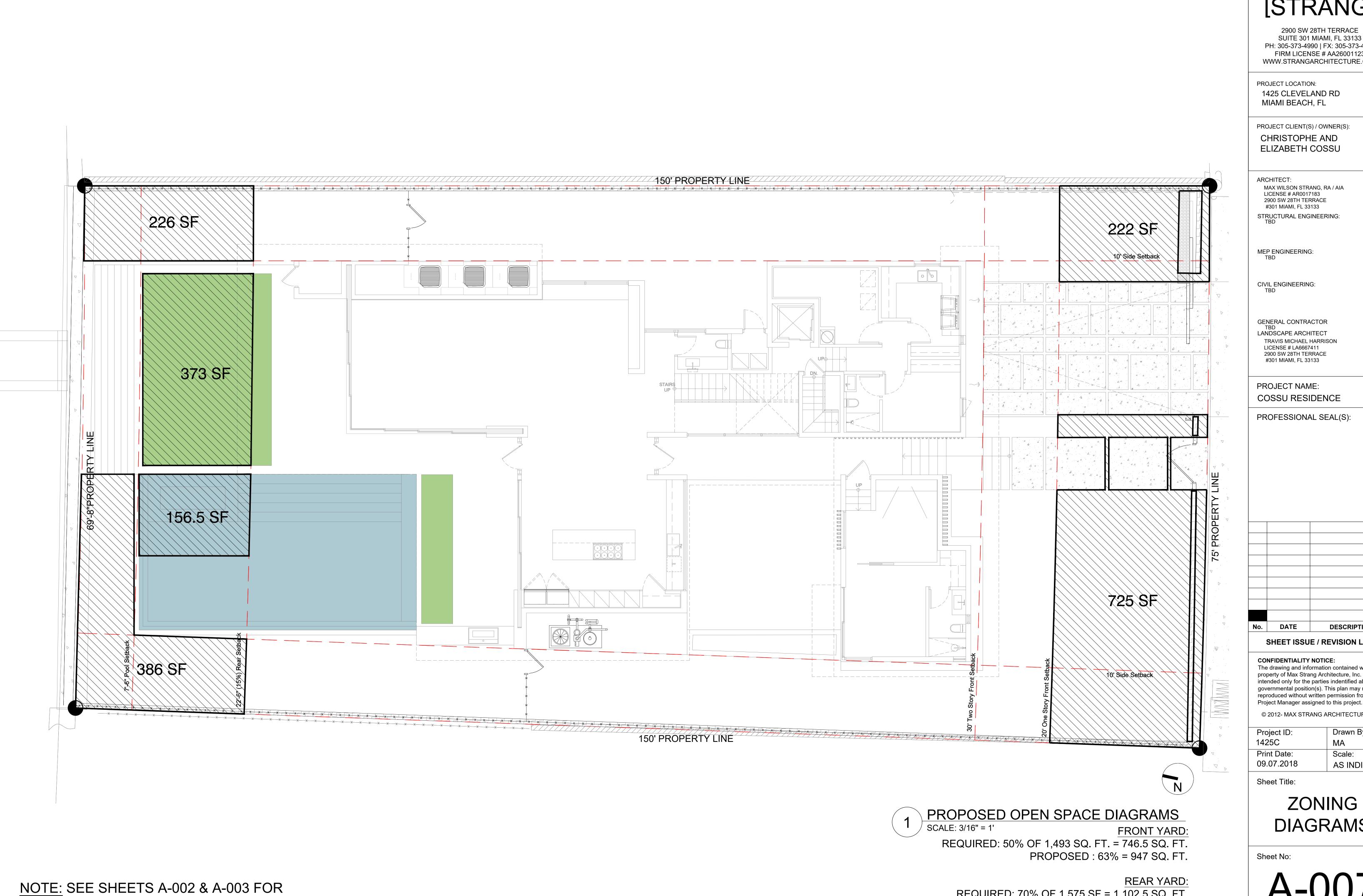
Sheet No:











ADDITIONAL AREA CALCULATION DIAGRAMS.

[STRANG]

2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S): CHRISTOPHE AND **ELIZABETH COSSU**

MAX WILSON STRANG, RA / AIA LICENSE # AR0017183 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

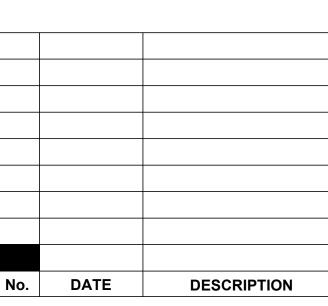
MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR TBD LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LICENSE # LA6667411 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

PROJECT NAME: COSSU RESIDENCE

PROFESSIONAL SEAL(S):



SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE: The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the

© 2012- MAX STRANG ARCHITECTURE, Inc

Ву:
DICATE

Sheet Title:

ZONING DIAGRAMS

Sheet No:

REQUIRED: 70% OF 1,575 SF = $1,\overline{102.5}$ SQ. FT.

PROPOSED: 72% = 1,141.5 SQ. FT.









CONTEXT PHOTOS KEY



2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S): CHRISTOPHE AND **ELIZABETH COSSU**

ARCHITECT: MAX WILSON STRANG, RA / AIA LICENSE # AR0017183 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

STRUCTURAL ENGINEERING: TBD

MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR TBD LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LICENSE # LA6667411 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

PROJECT NAME: COSSU RESIDENCE

PROFESSIONAL SEAL(S):

No	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

© 2012- MAX STRANG ARCHITECTURE, Inc.

Project ID:	Drawn By:
1425C	MA
Print Date:	Scale:
09.07.2018	AS INDICATED

Sheet Title:

CONTEXT PHOTOGRAPHS

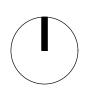
Sheet No:











2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S):

CHRISTOPHE AND

ELIZABETH COSSU

ARCHITECT:

MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28TH TERRACE
#301 MIAMI, FL 33133

STRUCTURAL ENGINEERING: TBD

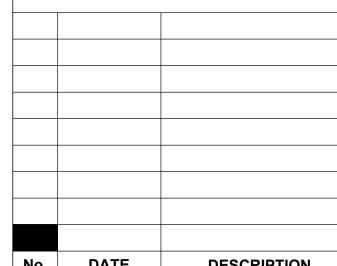
MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR TBD LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LICENSE # LA6667411 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

PROJECT NAME: COSSU RESIDENCE

PROFESSIONAL SEAL(S):



DATE DESCRIPTION
SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:

The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

© 2012- MAX STRANG ARCHITECTURE, Inc.

Project ID:	Drawn By:
1425C	MA
Print Date:	Scale:
09.07.2018	AS INDICATED
	•

Sheet Title:

CONTEXT PHOTOGRAPHS

Sheet No:



2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S):

CHRISTOPHE AND

ELIZABETH COSSU

ARCHITECT:

MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28TH TERRACE
#301 MIAMI, FL 33133

STRUCTURAL ENGINEERING:

MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR TBD LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LICENSE # LA6667411 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

PROJECT NAME: COSSU RESIDENCE

PROFESSIONAL SEAL(S):

No. DATE DESCRIPTION

SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

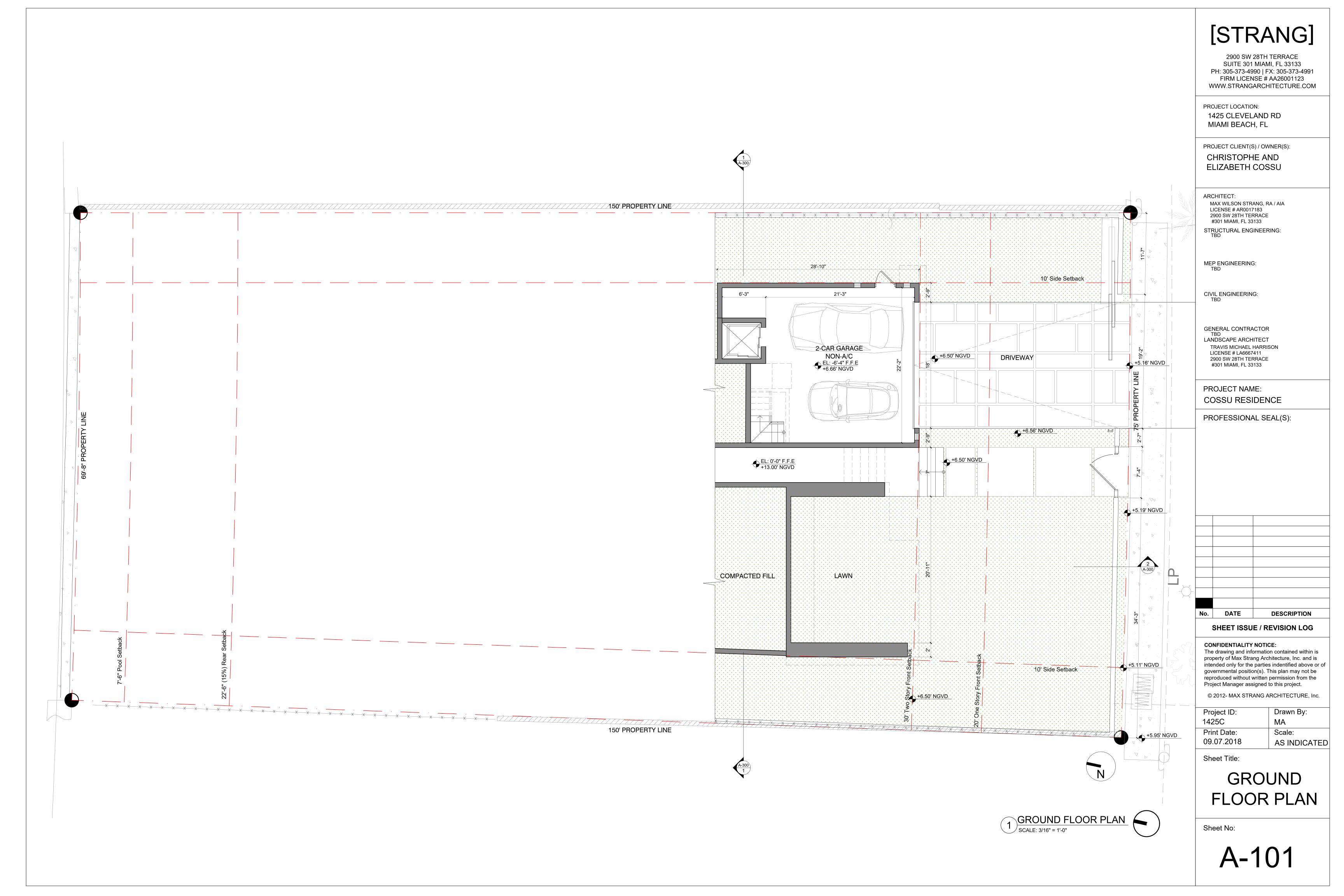
© 2012- MAX STRANG ARCHITECTURE, Inc.

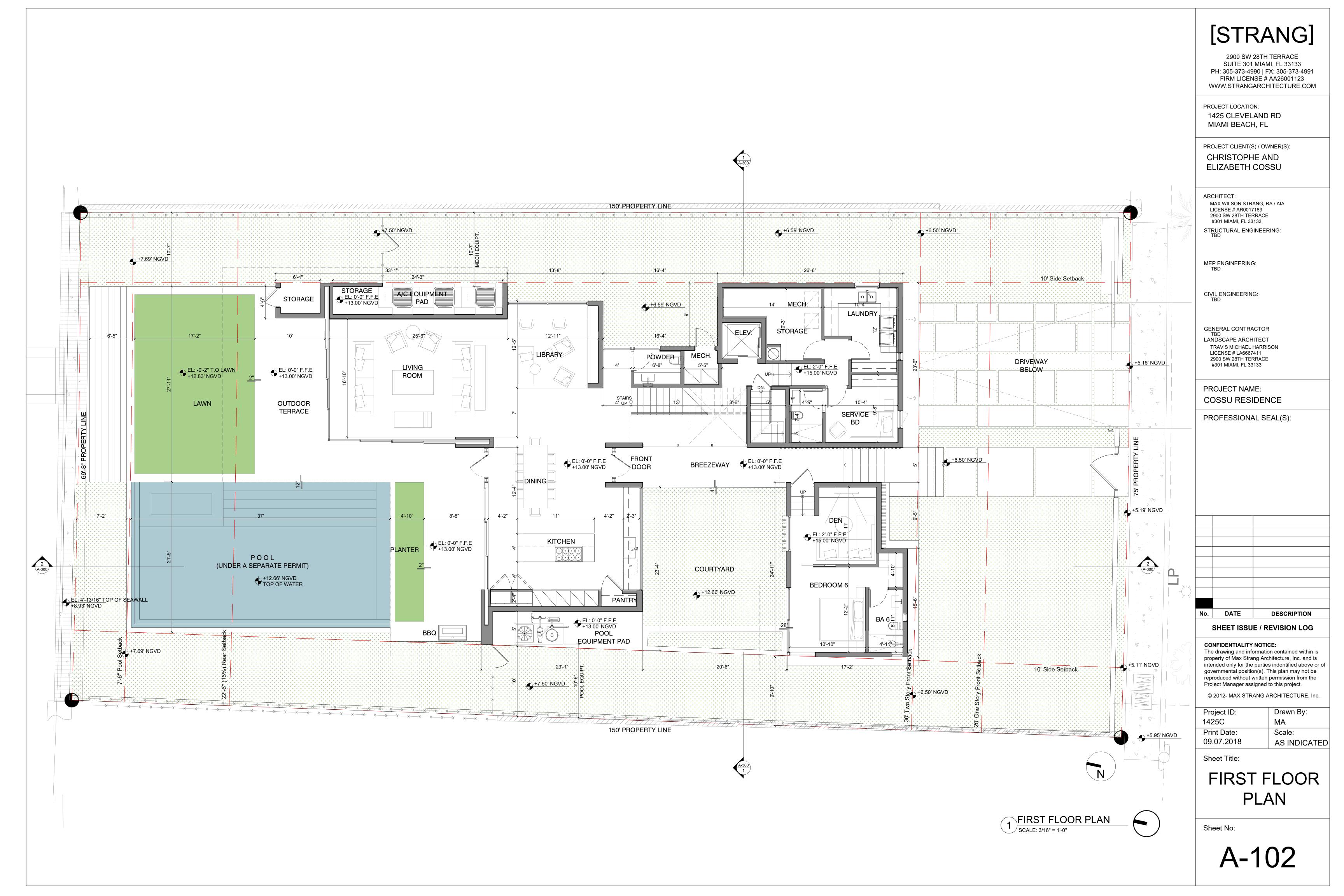
Project ID:	Drawn By:
1425C	MA
Print Date:	Scale:
09.07.2018	AS INDICATED

Sheet Title:

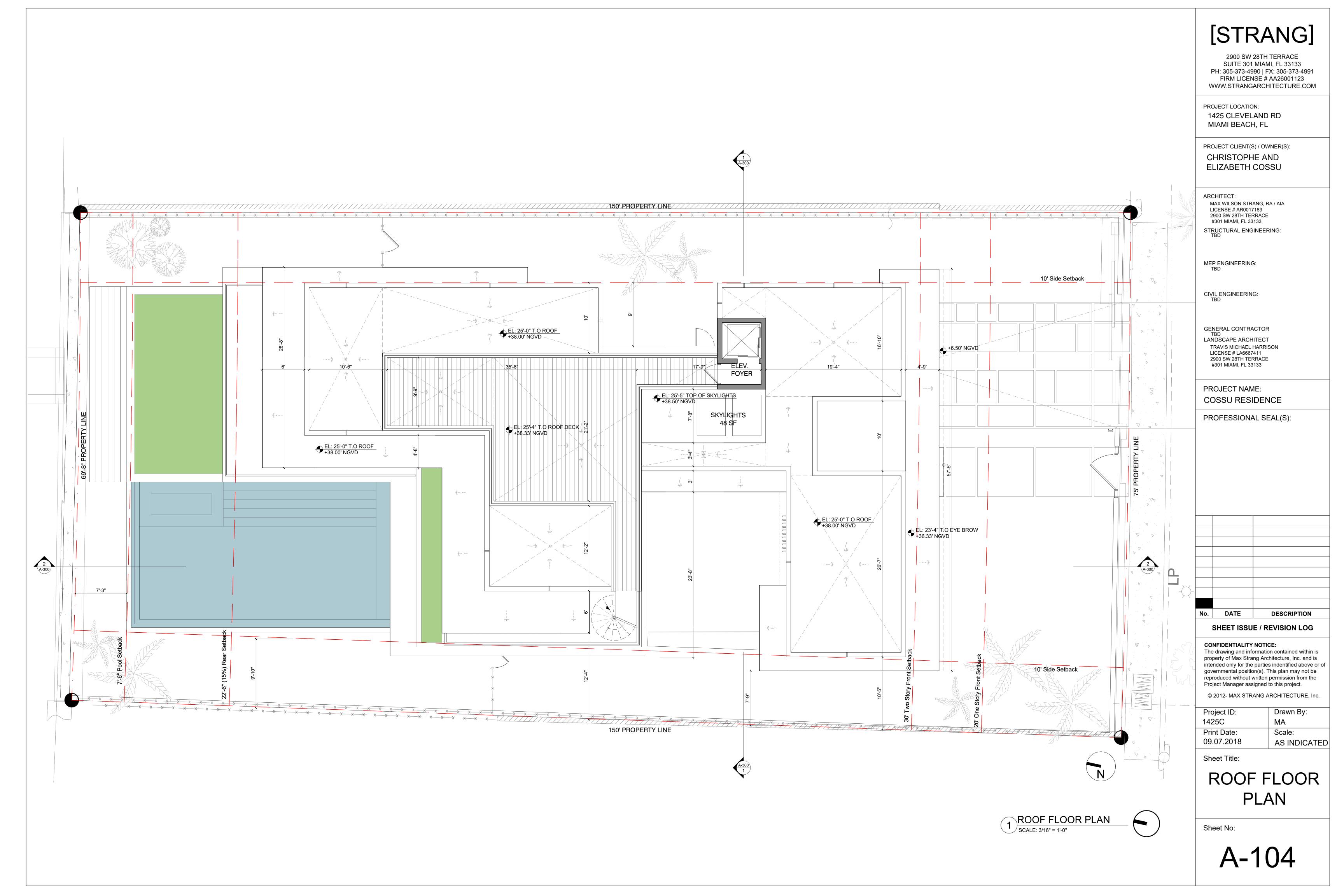
LOCATION PLAN

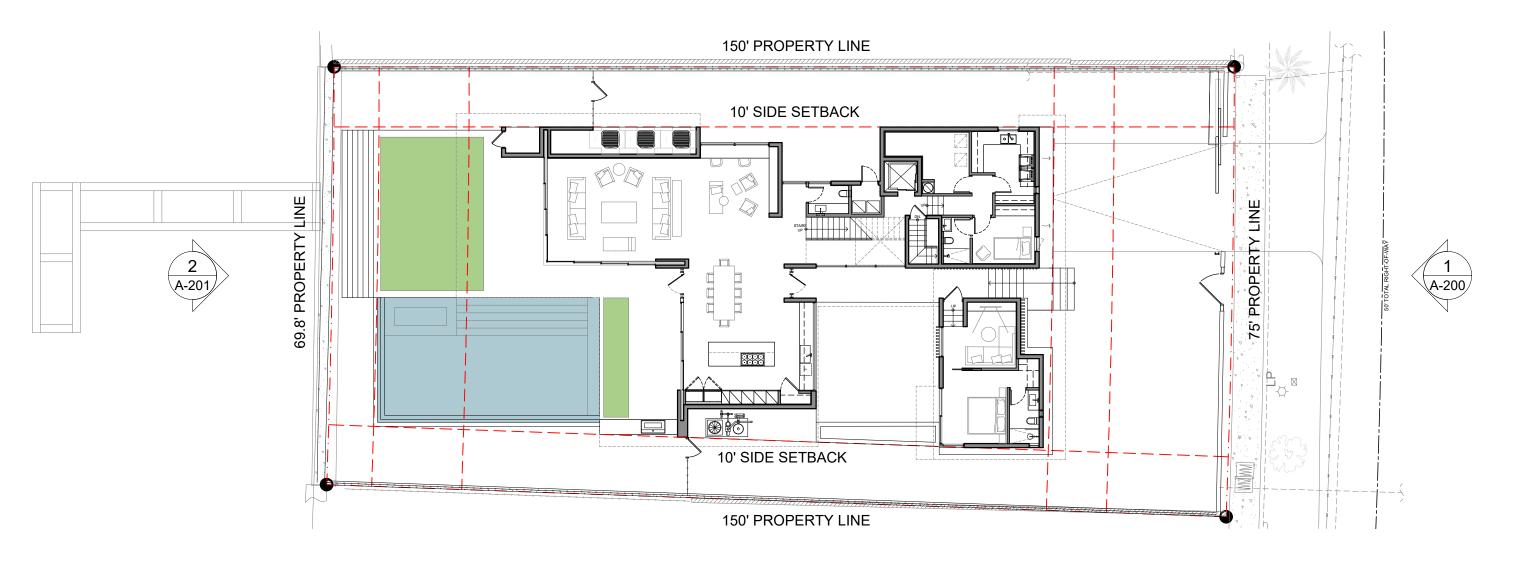
Sheet No:



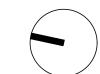


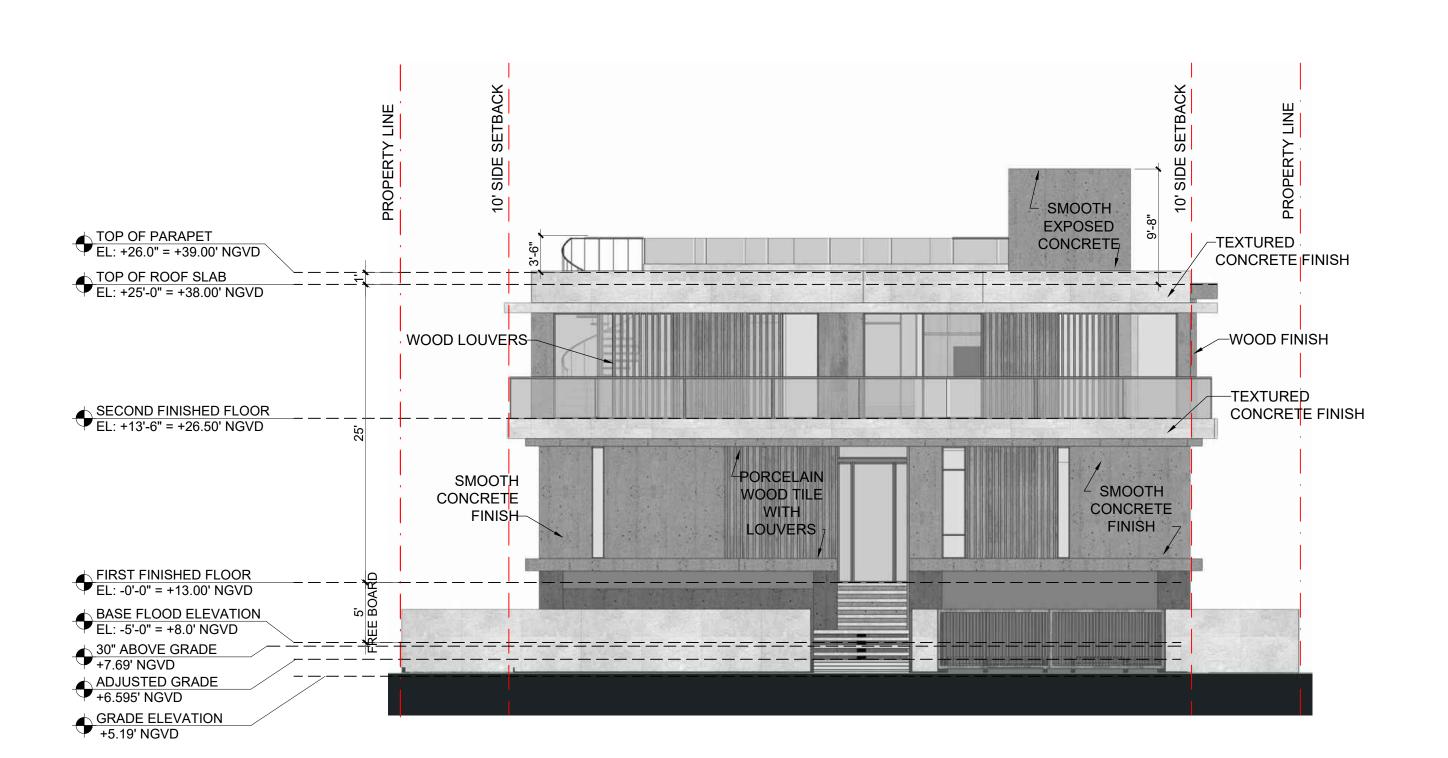














2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S):

CHRISTOPHE AND

ELIZABETH COSSU

ARCHITECT:

MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28TH TERRACE
#301 MIAMI, FL 33133

STRUCTURAL ENGINEERING: TBD

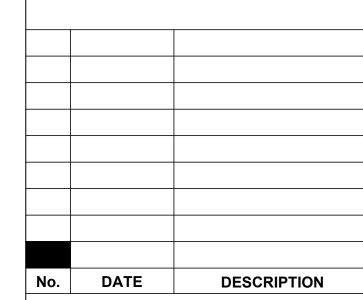
MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR TBD LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LICENSE # LA6667411 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

PROJECT NAME: COSSU RESIDENCE

PROFESSIONAL SEAL(S):



SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

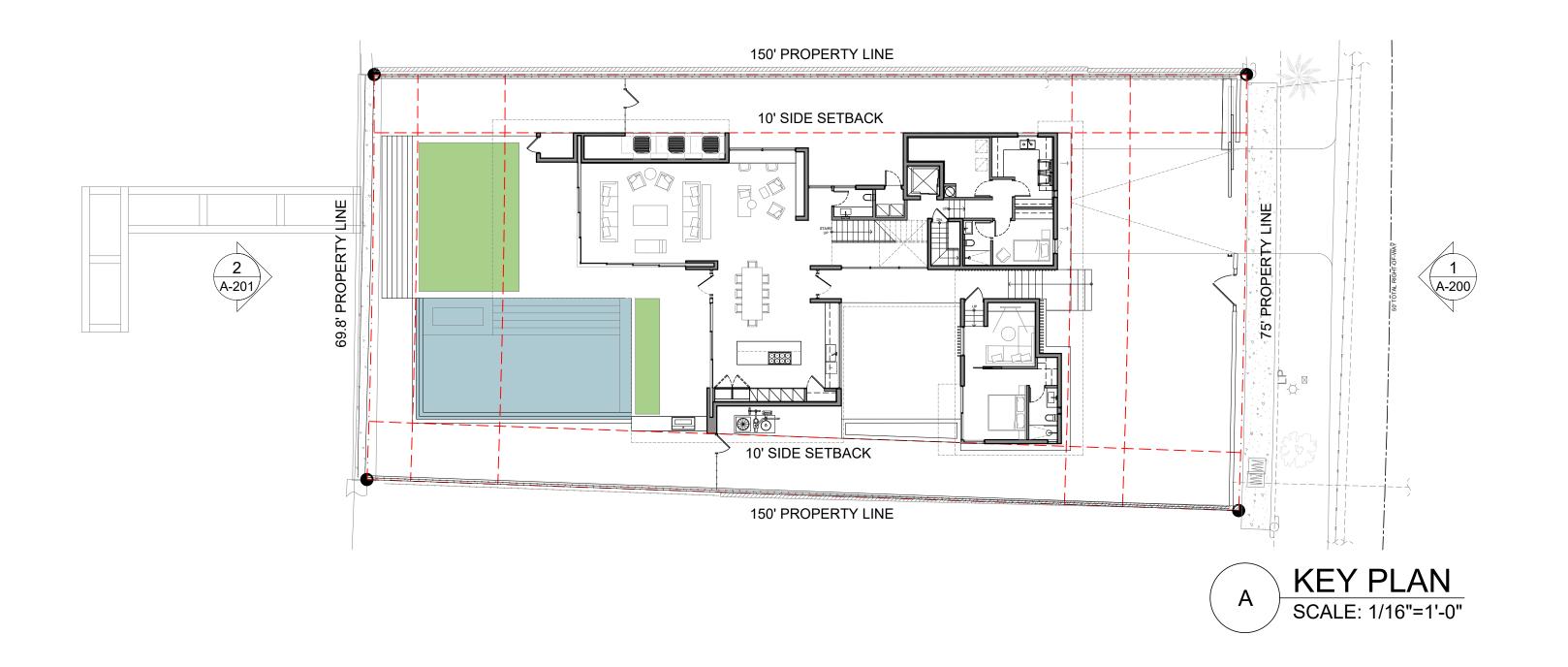
© 2012- MAX STRANG ARCHITECTURE, Inc.

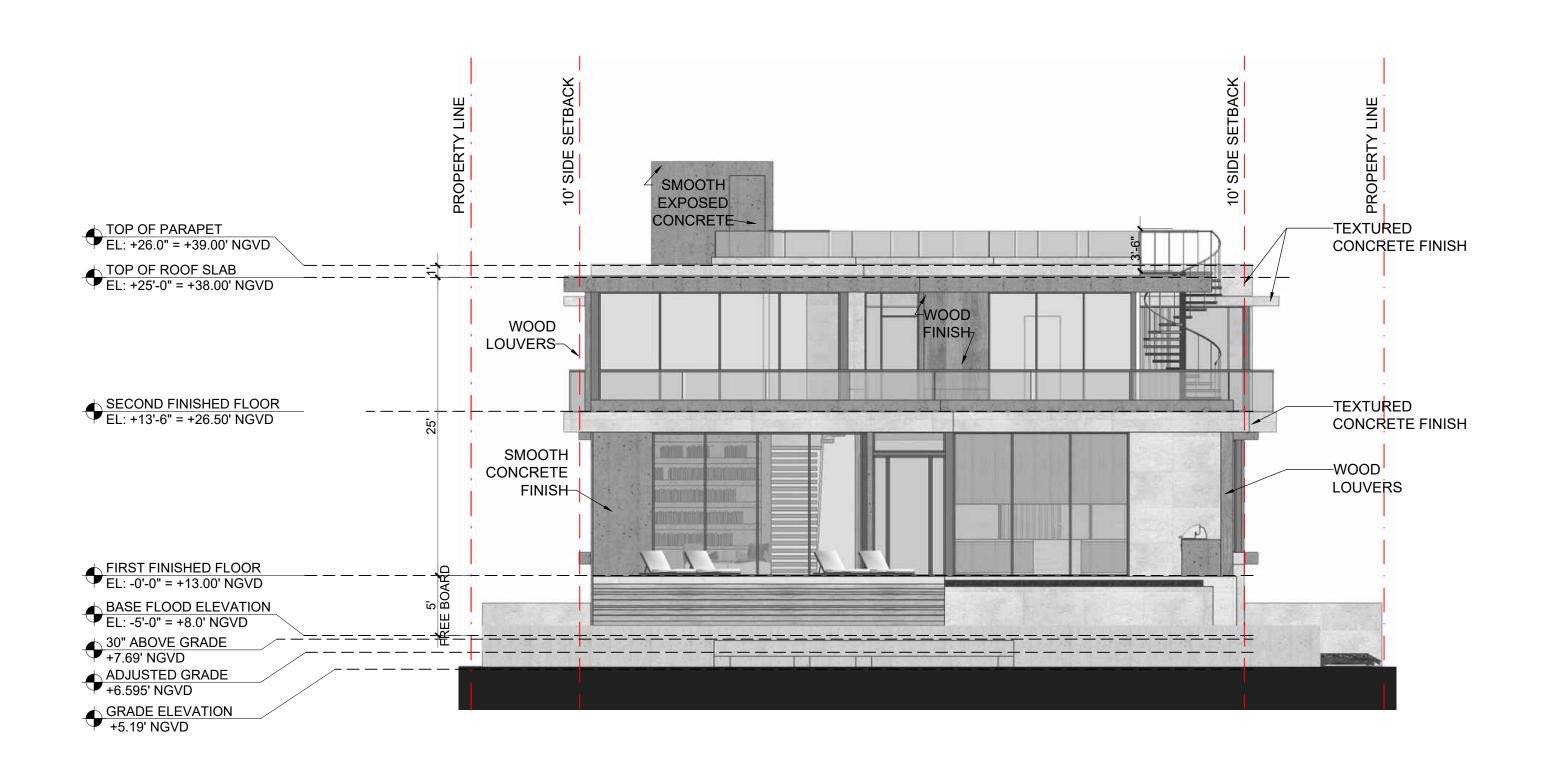
Project ID:	Drawn By:
1425C	MA
Print Date:	Scale:
09.07.2018	AS INDICATE

Sheet Title:

ELEVATIONS

Sheet No:







2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S):

CHRISTOPHE AND

ELIZABETH COSSU

ARCHITECT:

MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28TH TERRACE
#301 MIAMI, FL 33133

STRUCTURAL ENGINEERING: TBD

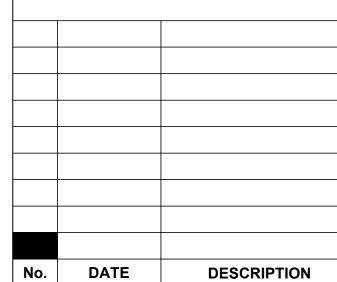
MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR TBD LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LICENSE # LA6667411 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

PROJECT NAME: COSSU RESIDENCE

PROFESSIONAL SEAL(S):



OUEET IOOUE / DEVIOLON L

SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:

The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

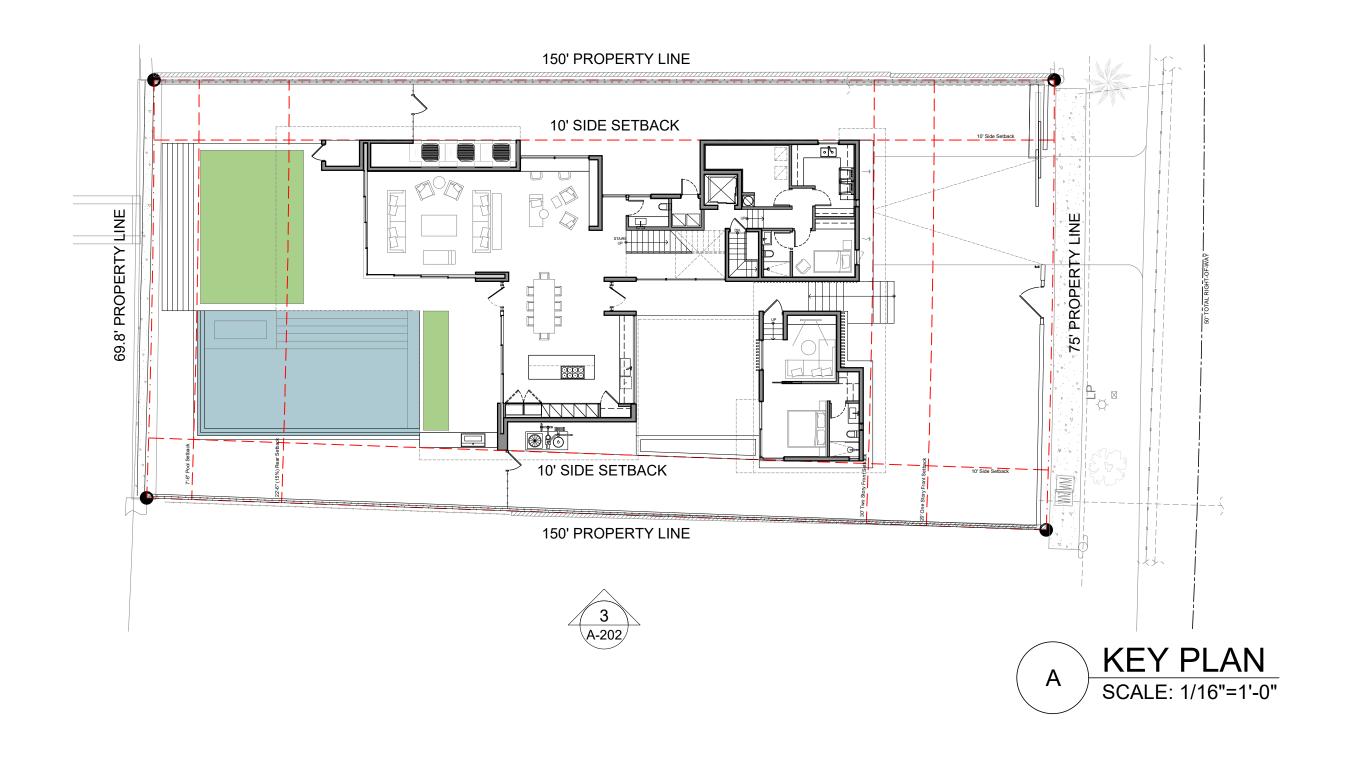
© 2012- MAX STRANG ARCHITECTURE, Inc.

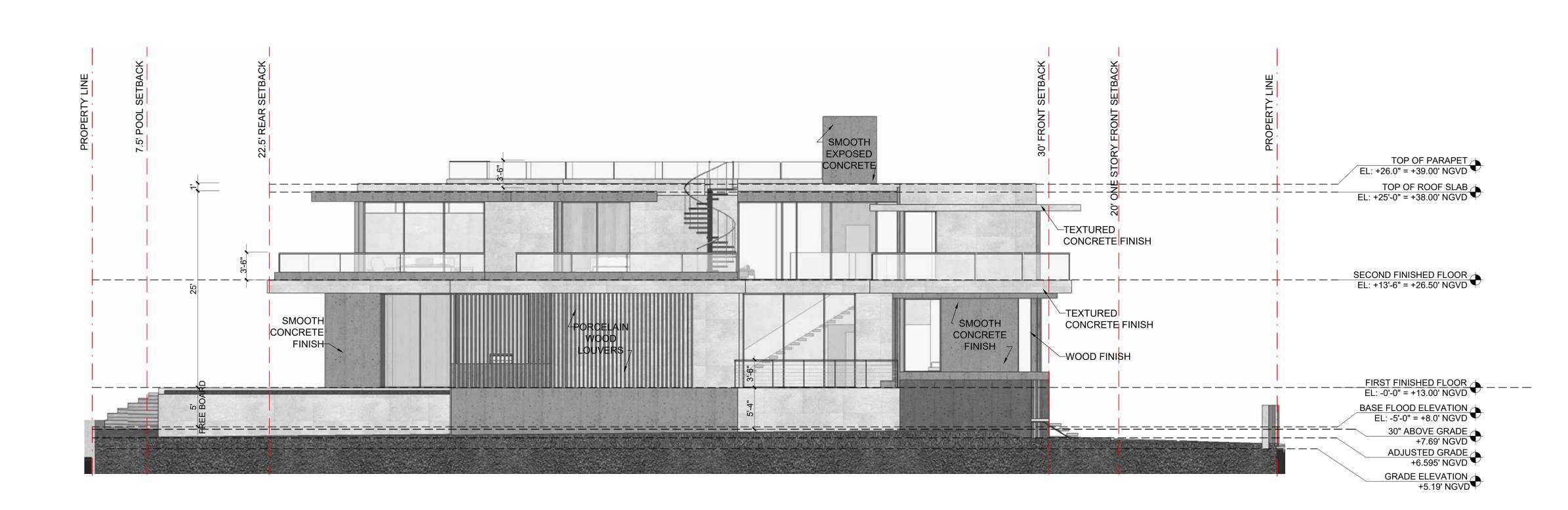
Project ID:	Drawn By:
1425C	MA
Print Date:	Scale:
09.07.2018	AS INDICATE

Sheet Title:

ELEVATIONS

Sheet No:







2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S):

CHRISTOPHE AND

ELIZABETH COSSU

ARCHITECT:

MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28TH TERRACE
#301 MIAMI, FL 33133

STRUCTURAL ENGINEERING:
TBD

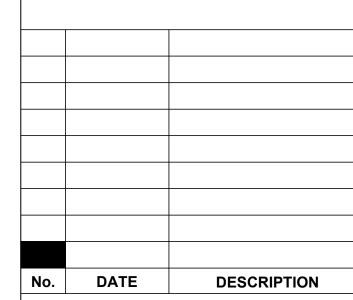
MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR TBD LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LICENSE # LA6667411 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

PROJECT NAME:
COSSU RESIDENCE

PROFESSIONAL SEAL(S):



SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

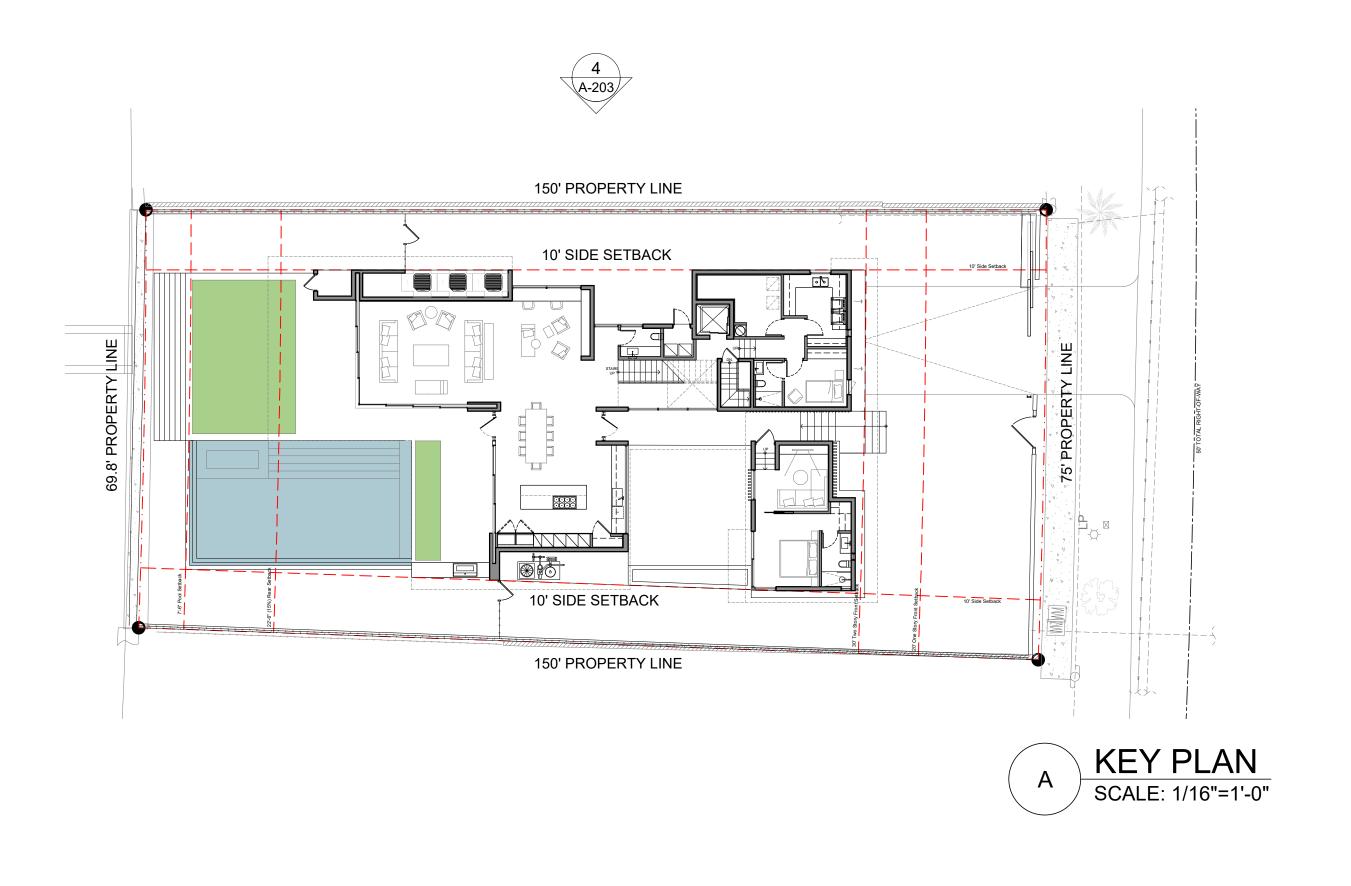
© 2012- MAX STRANG ARCHITECTURE, Inc.

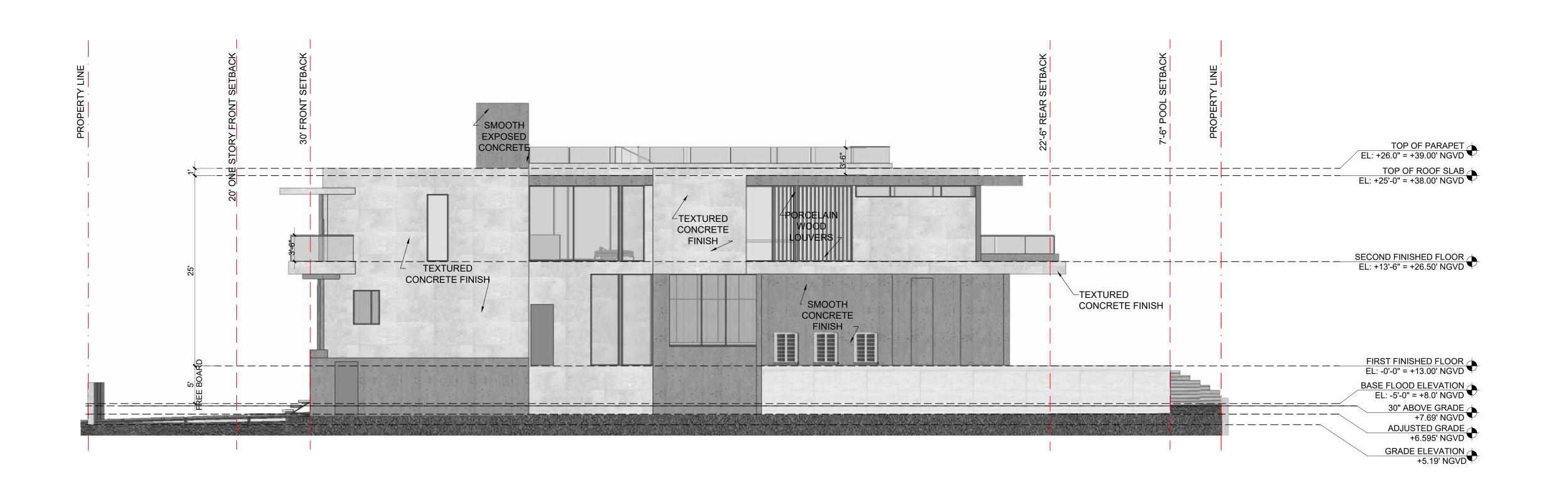
Project ID:	Drawn By:
1425C	MA
Print Date:	Scale:
09.07.2018	AS INDICATE

Sheet Title:

ELEVATIONS

Sheet No:







2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S):

CHRISTOPHE AND

ELIZABETH COSSU

ARCHITECT:

MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28TH TERRACE
#301 MIAMI, FL 33133

STRUCTURAL ENGINEERING:

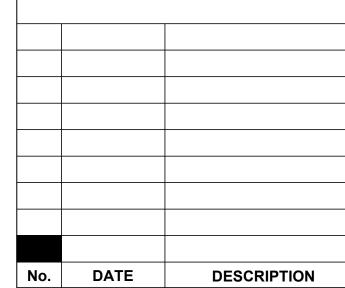
MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR TBD LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LICENSE # LA6667411 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

PROJECT NAME: COSSU RESIDENCE

PROFESSIONAL SEAL(S):



SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

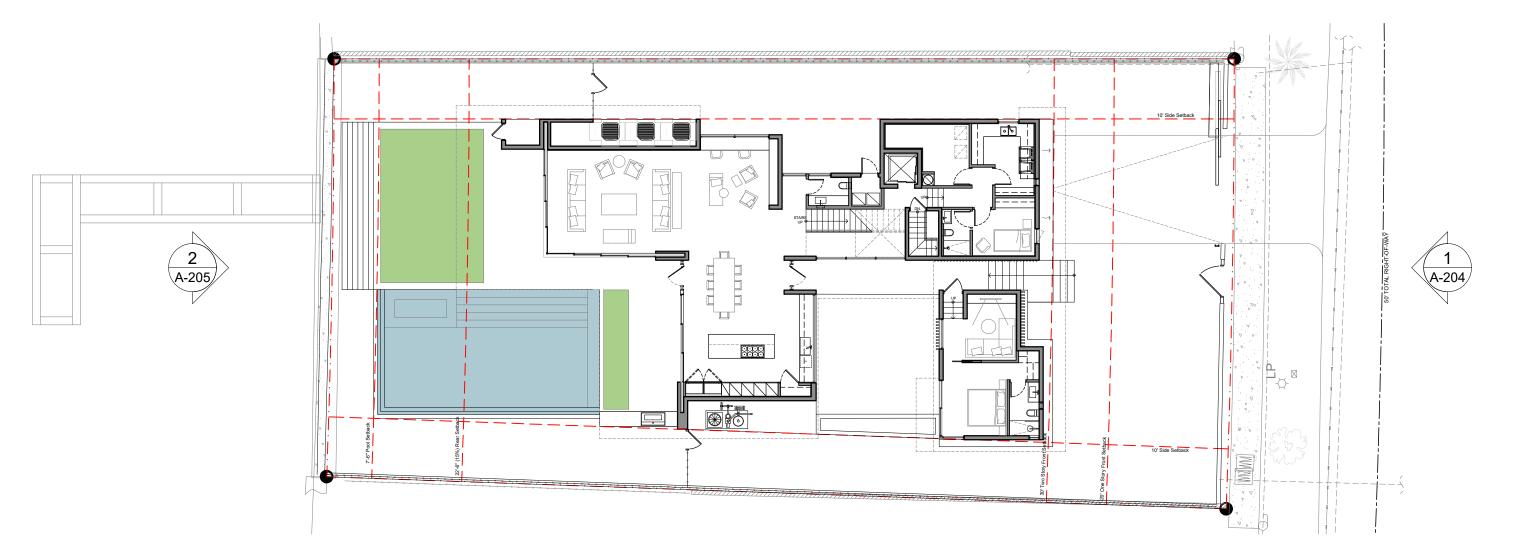
© 2012- MAX STRANG ARCHITECTURE, Inc.

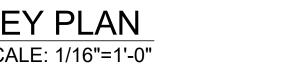
Project ID:	Drawn By:
1425C	MA
Print Date:	Scale:
09.07.2018	AS INDICATE

Sheet Title:

ELEVATIONS

Sheet No:











2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S):

CHRISTOPHE AND

ELIZABETH COSSU

ARCHITECT:

MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28TH TERRACE
#301 MIAMI, FL 33133

STRUCTURAL ENGINEERING:
TBD

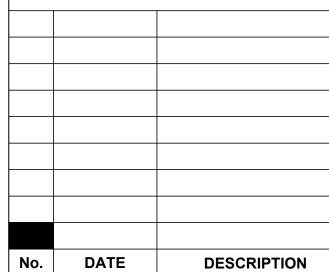
MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR TBD LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LICENSE # LA6667411 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

PROJECT NAME: COSSU RESIDENCE

PROFESSIONAL SEAL(S):



. DATE DESCRIPTION

SHEET ISSUE / REVISION LOG
CONFIDENTIALITY NOTICE:

The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

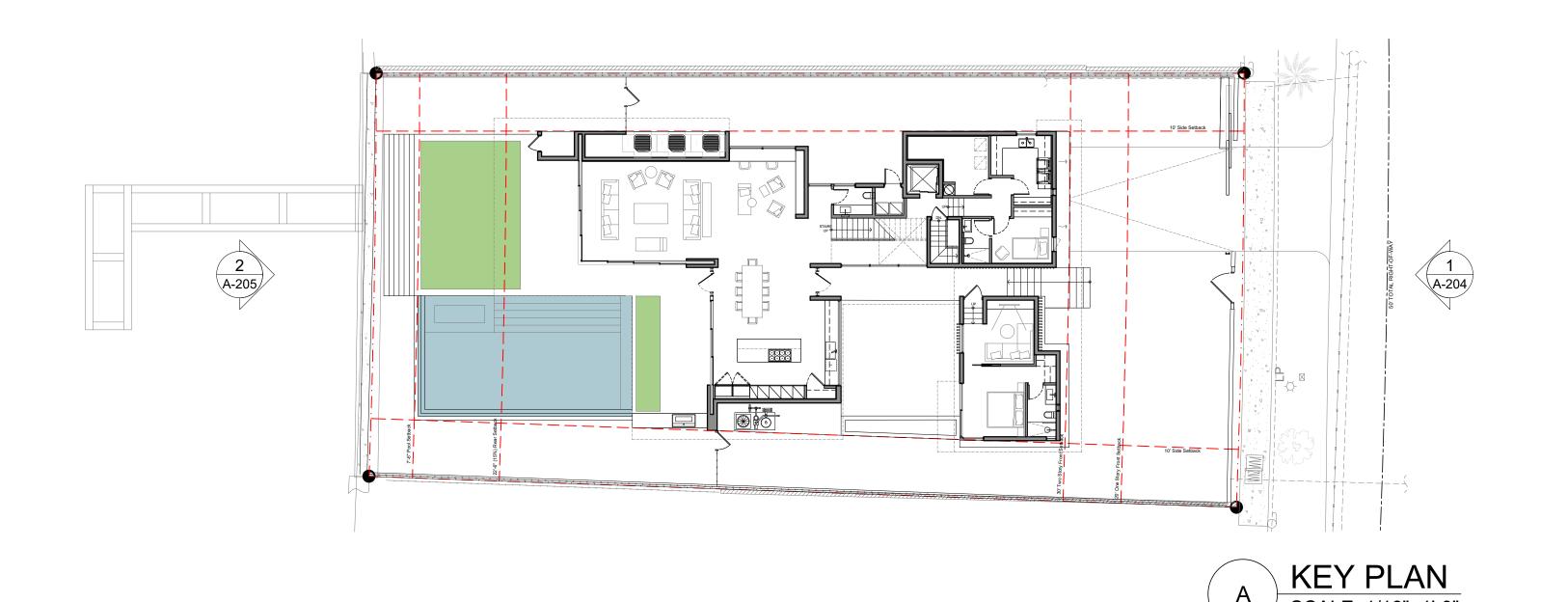
© 2012- MAX STRANG ARCHITECTURE, Inc.

Project ID:	Drawn By:
1425C	MA
Print Date:	Scale:
09.07.2018	AS INDICATED

Sheet Title:

COLOR ELEVATIONS

Sheet No:







2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S):

CHRISTOPHE AND

ELIZABETH COSSU

ARCHITECT:

MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28TH TERRACE
#301 MIAMI, FL 33133

STRUCTURAL ENGINEERING: TBD

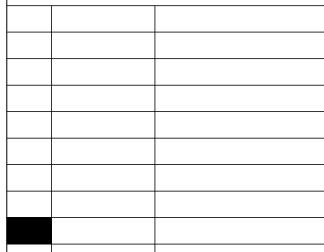
MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR TBD LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LICENSE # LA6667411 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

PROJECT NAME: COSSU RESIDENCE

PROFESSIONAL SEAL(S):



DATE DESCRIPTION

SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:

The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

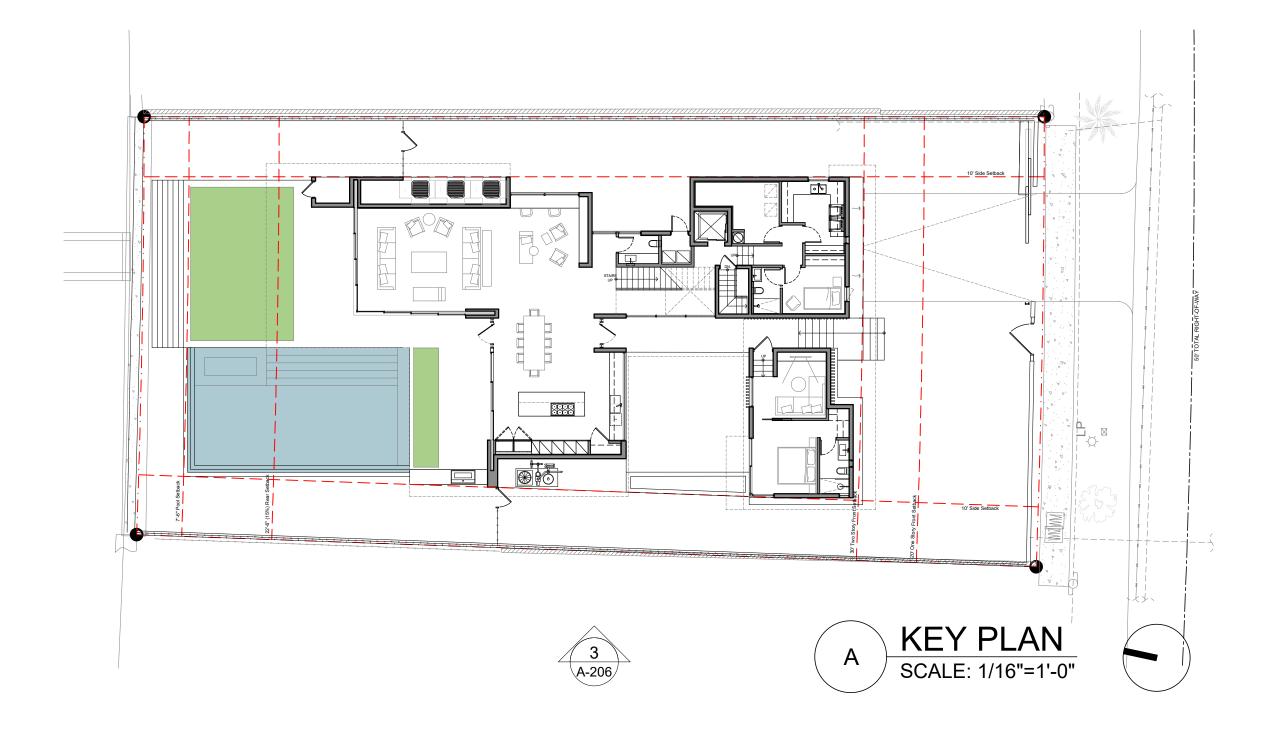
© 2012- MAX STRANG ARCHITECTURE, Inc.

Project ID:	Drawn By:
1425C	MA
Print Date:	Scale:
09.07.2018	AS INDICATE
	•

Sheet Title:

COLOR ELEVATIONS

Sheet No:







2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S):

CHRISTOPHE AND

ELIZABETH COSSU

ARCHITECT:

MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28TH TERRACE
#301 MIAMI, FL 33133

STRUCTURAL ENGINEERING:

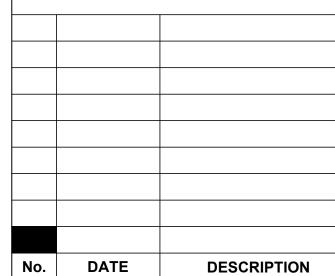
MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR TBD LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LICENSE # LA6667411 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

PROJECT NAME: COSSU RESIDENCE

PROFESSIONAL SEAL(S):



DESCRIPTION

SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:

The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

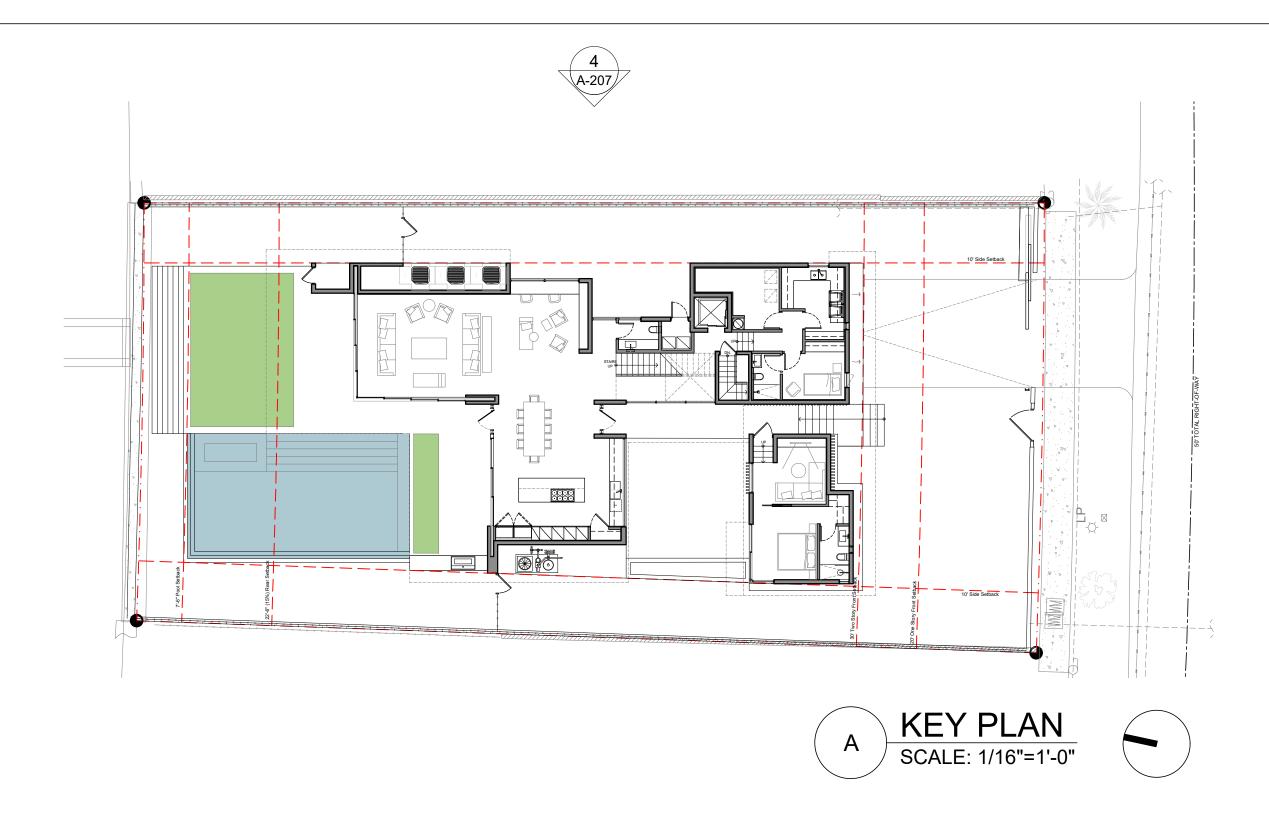
© 2012- MAX STRANG ARCHITECTURE, Inc.

Project ID:	Drawn By:
1425C	MA
Print Date:	Scale:
09.07.2018	AS INDICATED
	•

Sheet Title:

COLOR ELEVATIONS

Sheet No:







2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S):

CHRISTOPHE AND

ELIZABETH COSSU

ARCHITECT:

MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28TH TERRACE
#301 MIAMI, FL 33133

STRUCTURAL ENGINEERING: TBD

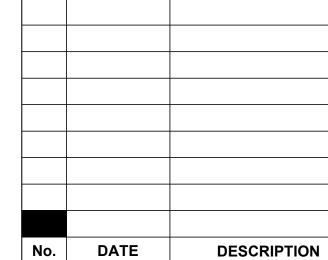
MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR TBD LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LICENSE # LA6667411 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

PROJECT NAME: COSSU RESIDENCE

PROFESSIONAL SEAL(S):



D. DATE DESCRIPTION

SHEET ISSUE / REVISION LOG
CONFIDENTIALITY NOTICE:

The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

© 2012- MAX STRANG ARCHITECTURE, Inc.

Project ID:	Drawn By:
1425C	MA
Print Date:	Scale:
09.07.2018	AS INDICATE

Sheet Title:

COLOR ELEVATIONS

Sheet No:



1 CONTEXT ELEVATIONS
N.T.S.

[STRANG]

2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S):

CHRISTOPHE AND **ELIZABETH COSSU**

ARCHITECT: MAX WILSON STRANG, RA / AIA LICENSE # AR0017183 2900 SW 28TH TERRACE #301 MIAMI, FL 33133 STRUCTURAL ENGINEERING:

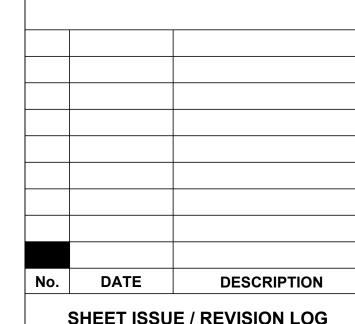
MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR TBD

PROJECT NAME: COSSU RESIDENCE

PROFESSIONAL SEAL(S):



SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE: The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

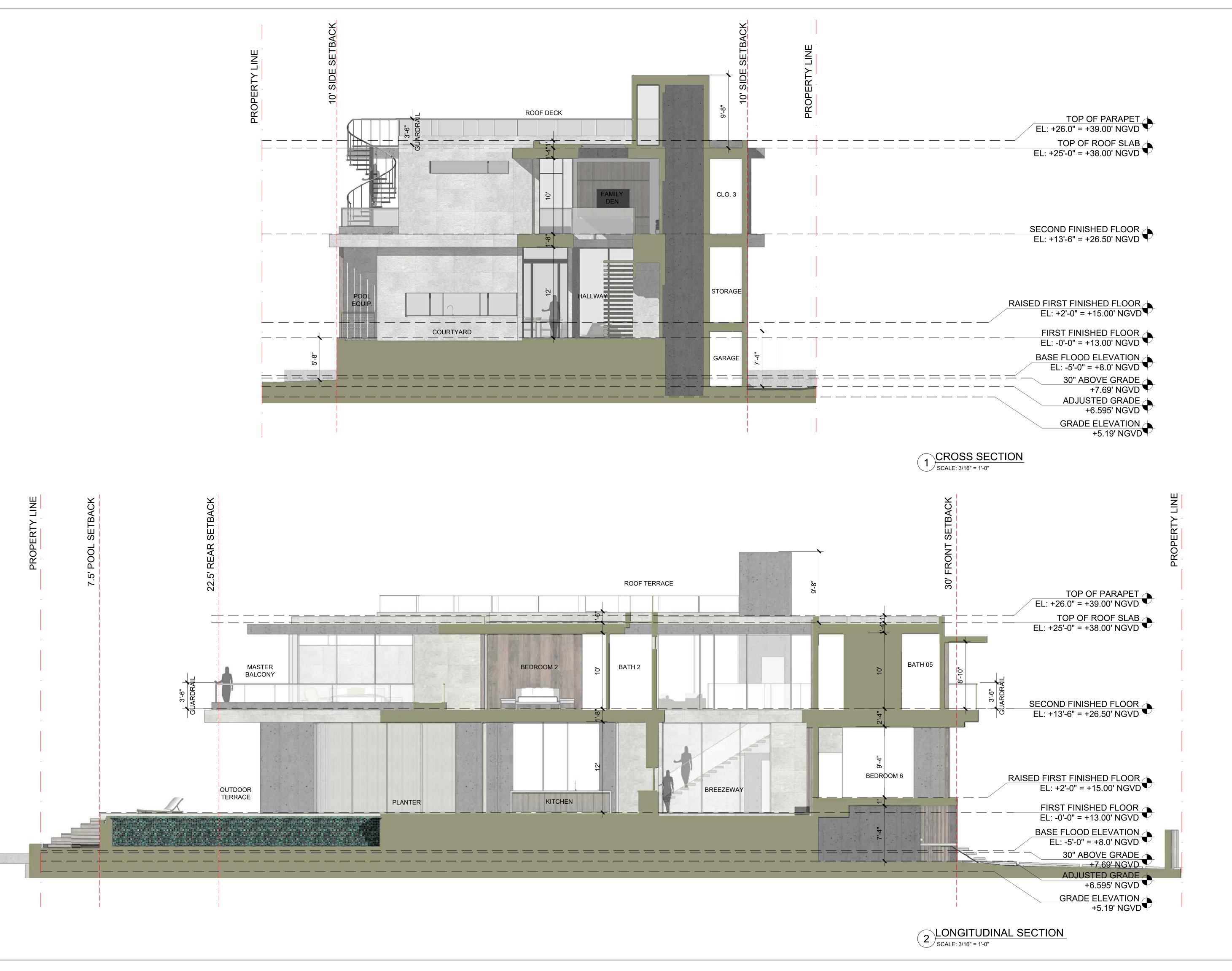
© 2012- MAX STRANG ARCHITECTURE, Inc.

Project ID:	Drawn By:
1425C	MA
Print Date:	Scale:
09.07.2018	AS INDICATED

Sheet Title:

CONTEXT **ELEVATIONS**

Sheet No:



2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S): CHRISTOPHE AND **ELIZABETH COSSU**

ARCHITECT: MAX WILSON STRANG, RA / AIA LICENSE # AR0017183 2900 SW 28TH TERRACE #301 MIAMI, FL 33133 STRUCTURAL ENGINEERING:

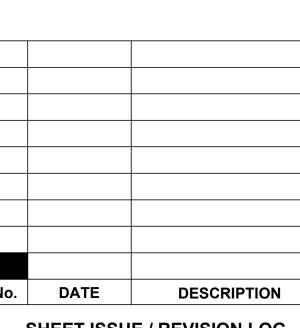
MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR TBD LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LICENSE # LA6667411 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

PROJECT NAME: COSSU RESIDENCE

PROFESSIONAL SEAL(S):



SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE: The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

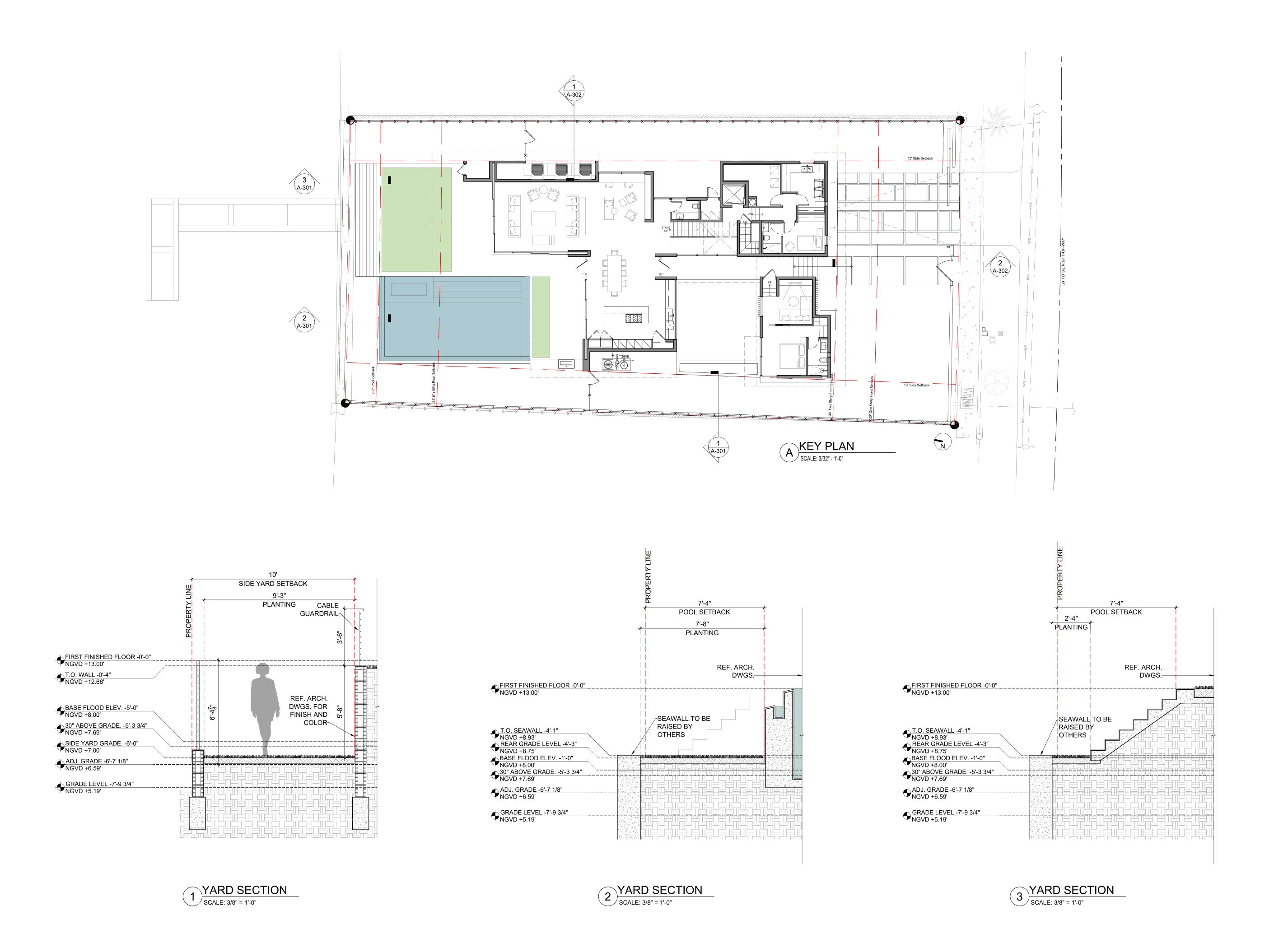
© 2012- MAX STRANG ARCHITECTURE, Inc

Project ID:	Drawn By:
1425C	MA
Print Date:	Scale:
09.07.2018	AS INDICATE

Sheet Title:

BUILDING SECTIONS

Sheet No:



2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S):

CHRISTOPHE AND

ELIZABETH COSSU

ARCHITECT:

MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28TH TERRACE
#301 MIAMI, FL 33133

STRUCTURAL ENGINEERING:

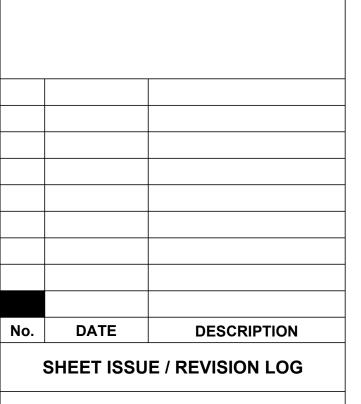
MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR TBD LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LICENSE # LA6667411 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

PROJECT NAME: COSSU RESIDENCE

PROFESSIONAL SEAL(S):



CONFIDENTIALITY NOTICE:

The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

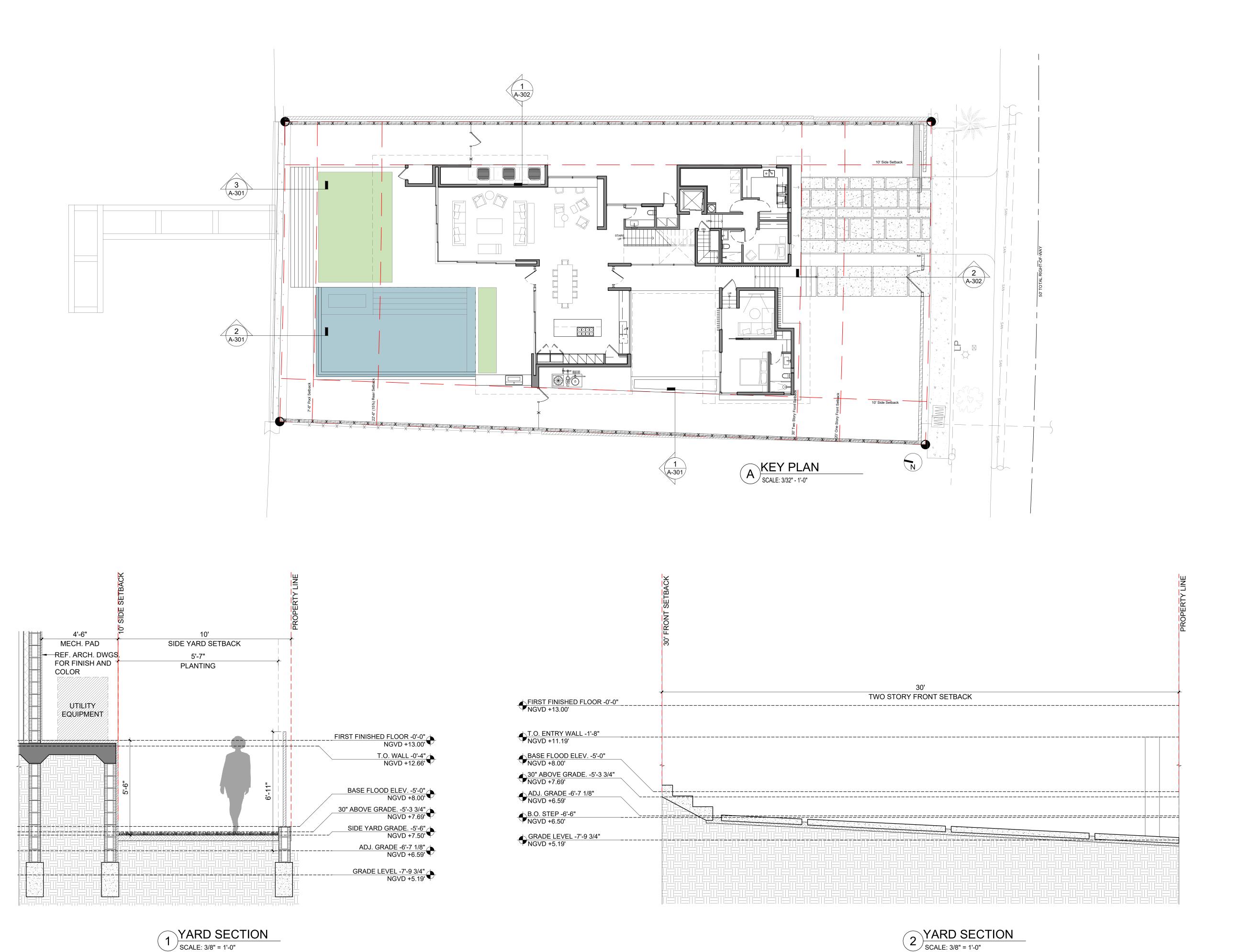
© 2012- MAX STRANG ARCHITECTURE, Inc.

Project ID:	Drawn By:
1425C	MA
Print Date:	Scale:
09.07.2018	AS INDICATED

Sheet Title:

YARD SECTIONS

Sheet No:



2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S): CHRISTOPHE AND **ELIZABETH COSSU**

ARCHITECT: MAX WILSON STRANG, RA / AIA LICENSE # AR0017183 2900 SW 28TH TERRACE #301 MIAMI, FL 33133 STRUCTURAL ENGINEERING:

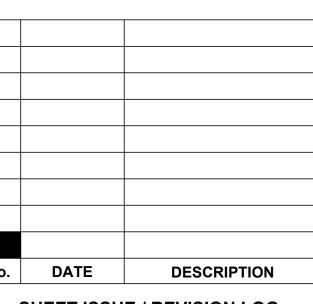
MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR TBD LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LICENSE # LA6667411 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

PROJECT NAME: COSSU RESIDENCE

PROFESSIONAL SEAL(S):



SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE: The drawing and information contained within is

property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

© 2012- MAX STRANG ARCHITECTURE, Inc.

Project ID:	Drawn By:
1425C	MA
Print Date:	Scale:
09.07.2018	AS INDICATE

Sheet Title:

YARD SECTIONS

Sheet No:









2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S):

CHRISTOPHE AND ELIZABETH COSSU

ARCHITECT:

MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28TH TERRACE
#301 MIAMI, FL 33133

STRUCTURAL ENGINEERING: TBD

MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR TBD LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LICENSE # LA6667411 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

PROJECT NAME: COSSU RESIDENCE

PROFESSIONAL SEAL(S):

No. DATE DESCRIPTION

SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained with

The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

© 2012- MAX STRANG ARCHITECTURE, Inc.

Project ID:	Drawn By:
1425C	MA
Print Date:	Scale:
09.07.2018	AS INDICATED

Sheet Title:

PERSPECTIVES

Sheet No:









2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S):

CHRISTOPHE AND

ELIZABETH COSSU

ARCHITECT:

MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28TH TERRACE
#301 MIAMI, FL 33133

STRUCTURAL ENGINEERING: TBD

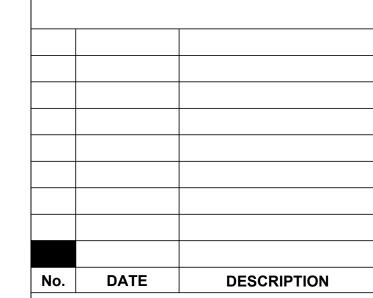
MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR
TBD
LANDSCAPE ARCHITECT
TRAVIS MICHAEL HARRISON
LICENSE # LA6667411
2900 SW 28TH TERRACE
#301 MIAMI, FL 33133

PROJECT NAME: COSSU RESIDENCE

PROFESSIONAL SEAL(S):



SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:

The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

© 2012- MAX STRANG ARCHITECTURE, Inc.

Drawn By:
MA
Scale:
AS INDICATED

Sheet Title:

PERSPECTIVES

Sheet No:









2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S):

CHRISTOPHE AND

ELIZABETH COSSU

ARCHITECT:

MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28TH TERRACE
#301 MIAMI, FL 33133

STRUCTURAL ENGINEERING: TBD

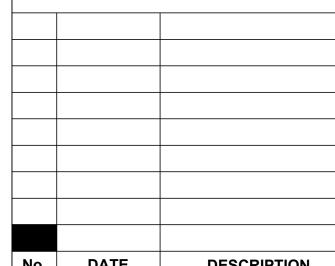
MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR TBD LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LICENSE # LA6667411 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

PROJECT NAME: COSSU RESIDENCE

PROFESSIONAL SEAL(S):



. DATE DESCRIPTION
SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:

The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

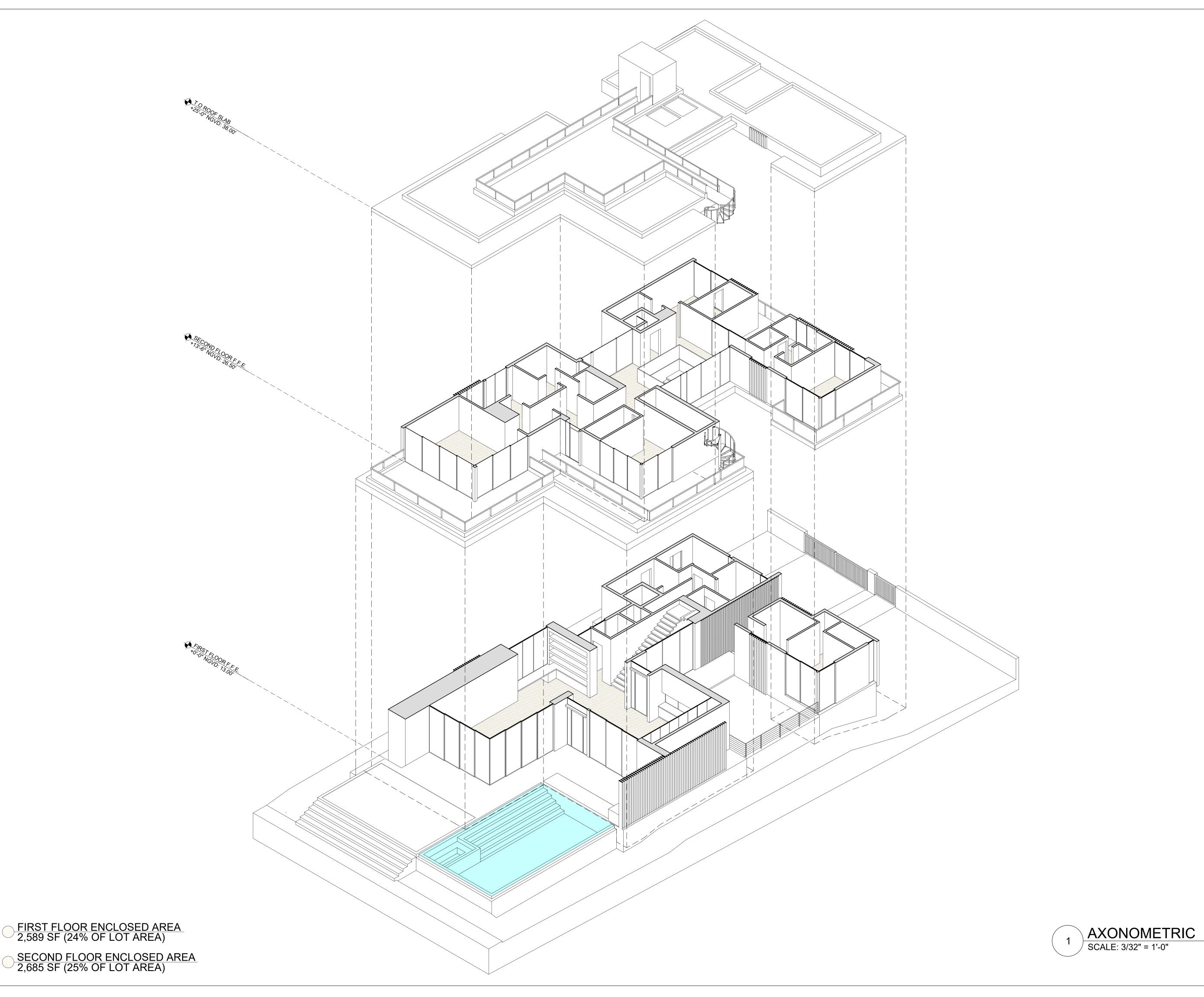
© 2012- MAX STRANG ARCHITECTURE, Inc.

Project ID:	Drawn By:
1425C	MA
Print Date:	Scale:
09.07.2018	AS INDICATED

Sheet Title:

PERSPECTIVES

Sheet No:



2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S):

CHRISTOPHE AND

ELIZABETH COSSU

ARCHITECT:

MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28TH TERRACE
#301 MIAMI, FL 33133

STRUCTURAL ENGINEERING:
TRD

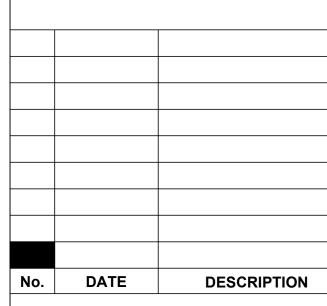
MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR TBD LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LICENSE # LA6667411 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

PROJECT NAME: COSSU RESIDENCE

PROFESSIONAL SEAL(S):



SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

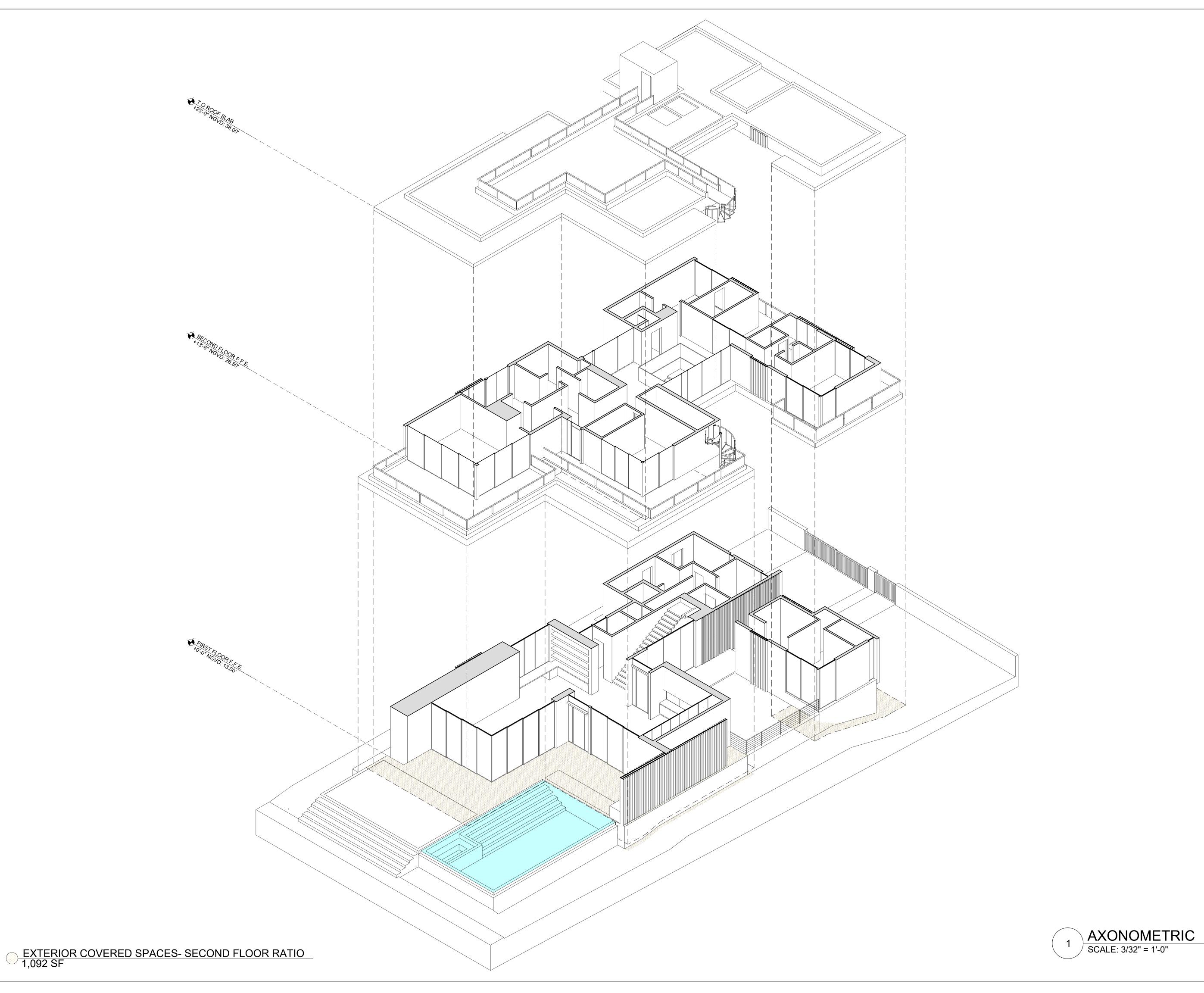
© 2012- MAX STRANG ARCHITECTURE, Inc.

Project ID:	Drawn By:
1425C	MA
Print Date:	Scale:
09.07.2018	AS INDICATED

Sheet Title:

ENCLOSED SPACE DIAGRAM

Sheet No:



2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S):

CHRISTOPHE AND

ELIZABETH COSSU

ARCHITECT:

MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28TH TERRACE
#301 MIAMI, FL 33133

STRUCTURAL ENGINEERING:
TBD

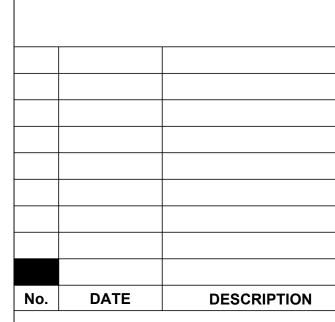
MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR TBD LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LICENSE # LA6667411 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

PROJECT NAME: COSSU RESIDENCE

PROFESSIONAL SEAL(S):



SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

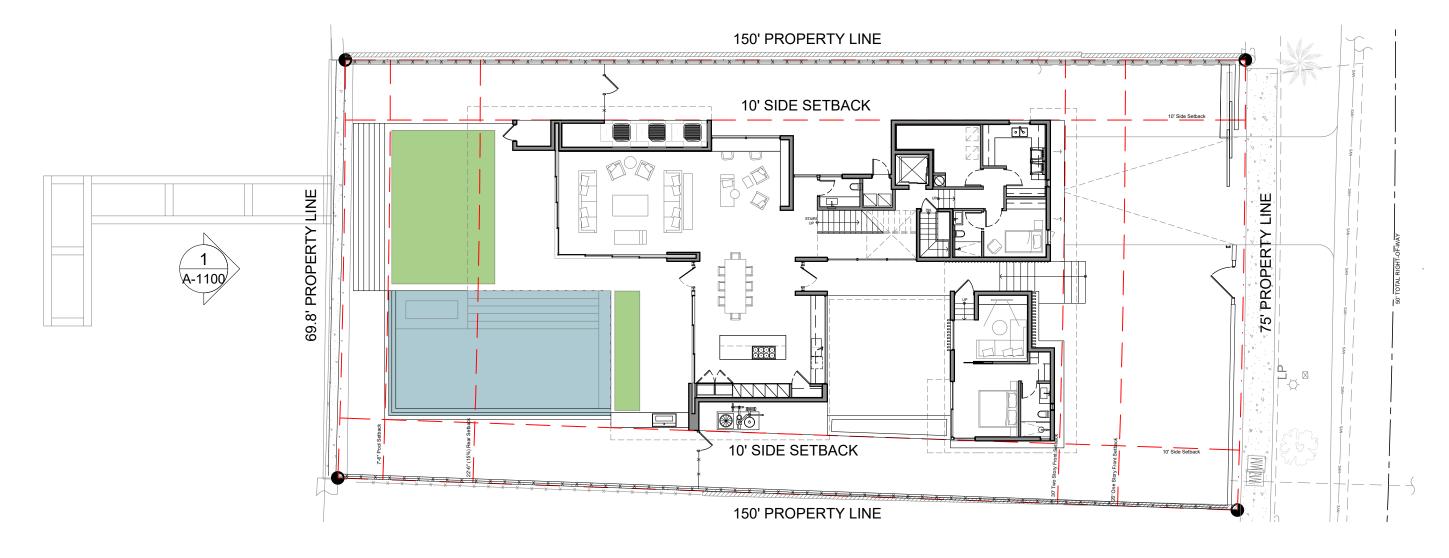
© 2012- MAX STRANG ARCHITECTURE, Inc.

Project ID:	Drawn By:
1425C	MA
Print Date:	Scale:
09.07.2018	AS INDICATE

Sheet Title:

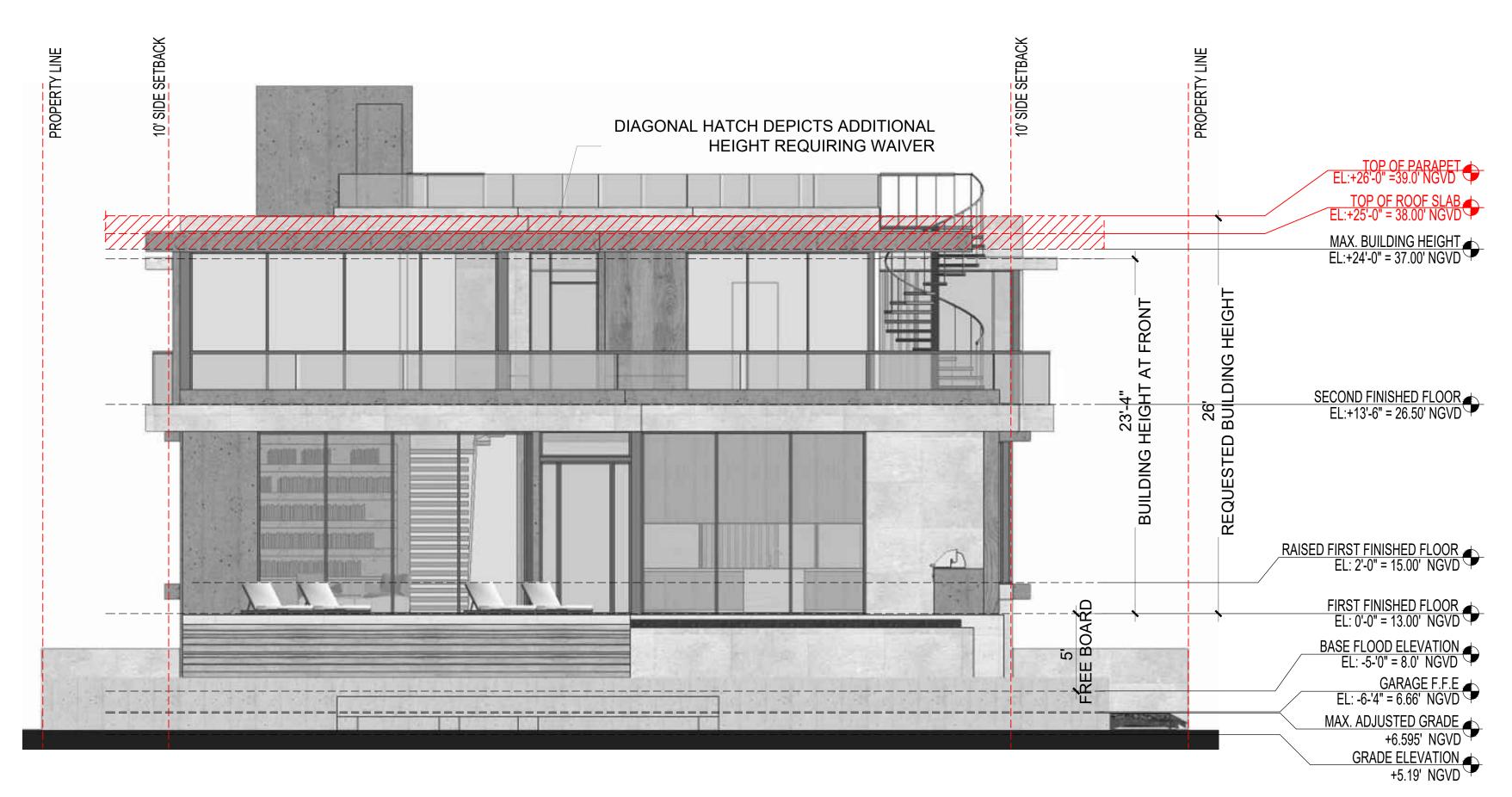
SECOND FLOOR RATIO WAIVER

Sheet No:











2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S):

CHRISTOPHE AND ELIZABETH COSSU

ARCHITECT:

MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28TH TERRACE
#301 MIAMI, FL 33133

STRUCTURAL ENGINEERING:

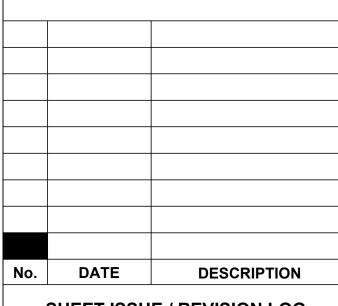
MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR TBD LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LICENSE # LA6667411 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

PROJECT NAME: COSSU RESIDENCE

PROFESSIONAL SEAL(S):



SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

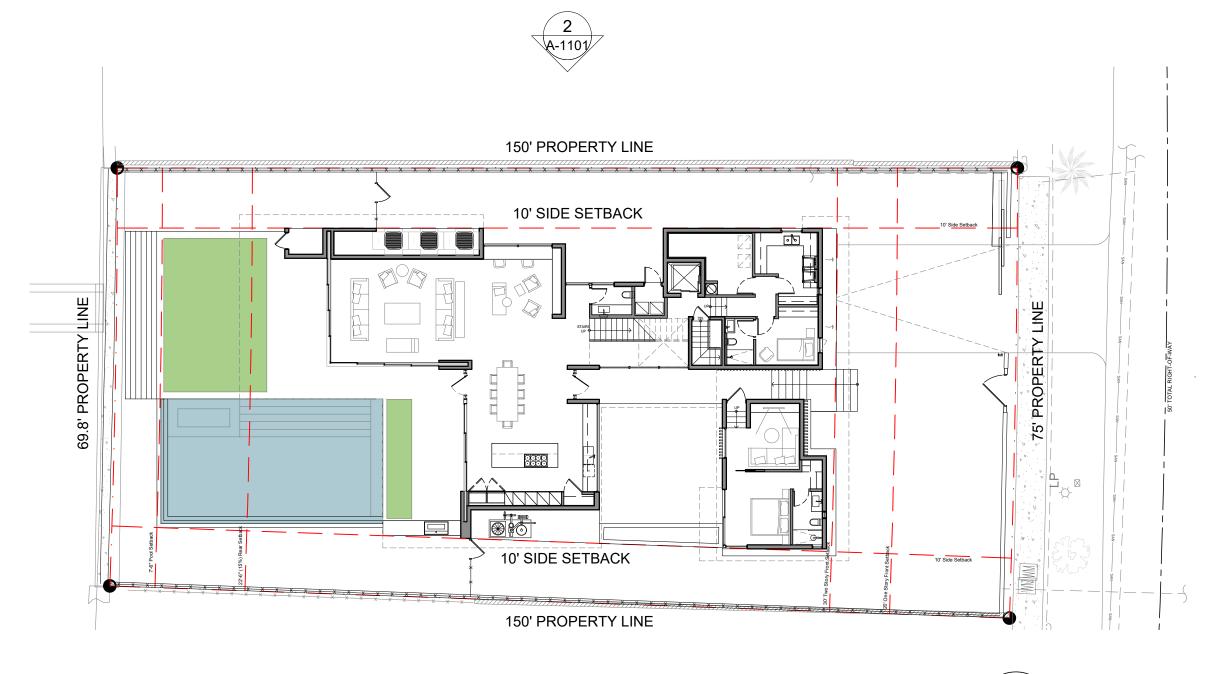
© 2012- MAX STRANG ARCHITECTURE, Inc.

Project ID:	Drawn By:
1425C	MA
Print Date:	Scale:
09.07.2018	AS INDICATE

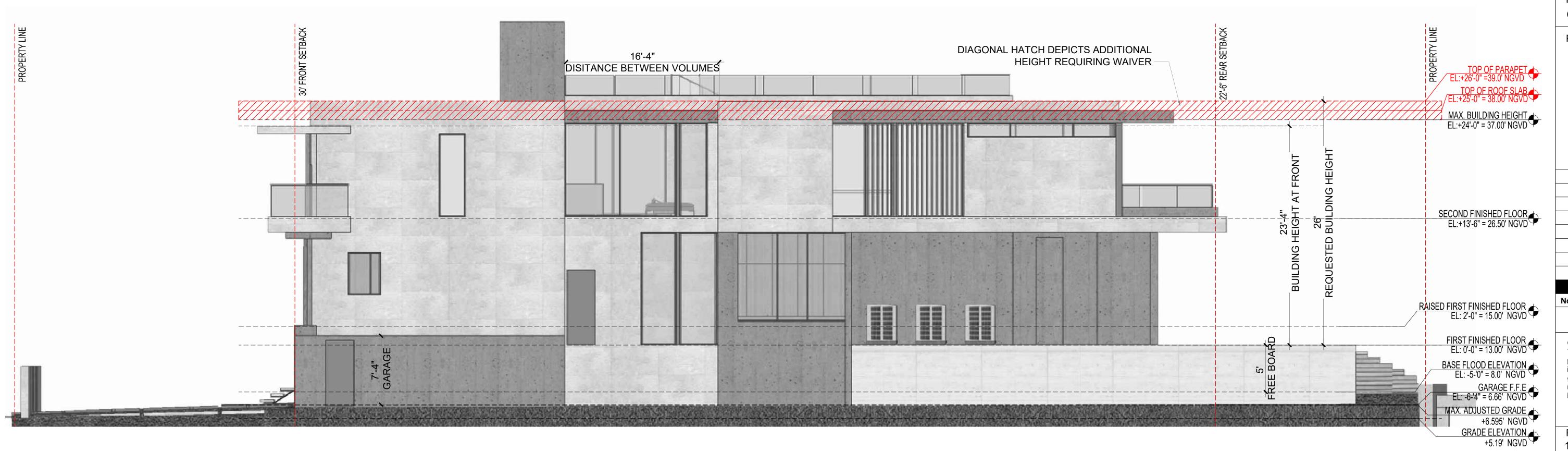
Sheet Title:

WAIVER DIAGRAM

Sheet No:









2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S):

CHRISTOPHE AND **ELIZABETH COSSU**

ARCHITECT: MAX WILSON STRANG, RA / AIA LICENSE # AR0017183 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

STRUCTURAL ENGINEERING:

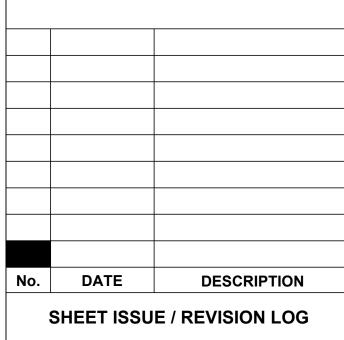
MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR TBD LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LICENSE # LA6667411 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

PROJECT NAME: COSSU RESIDENCE

PROFESSIONAL SEAL(S):



CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

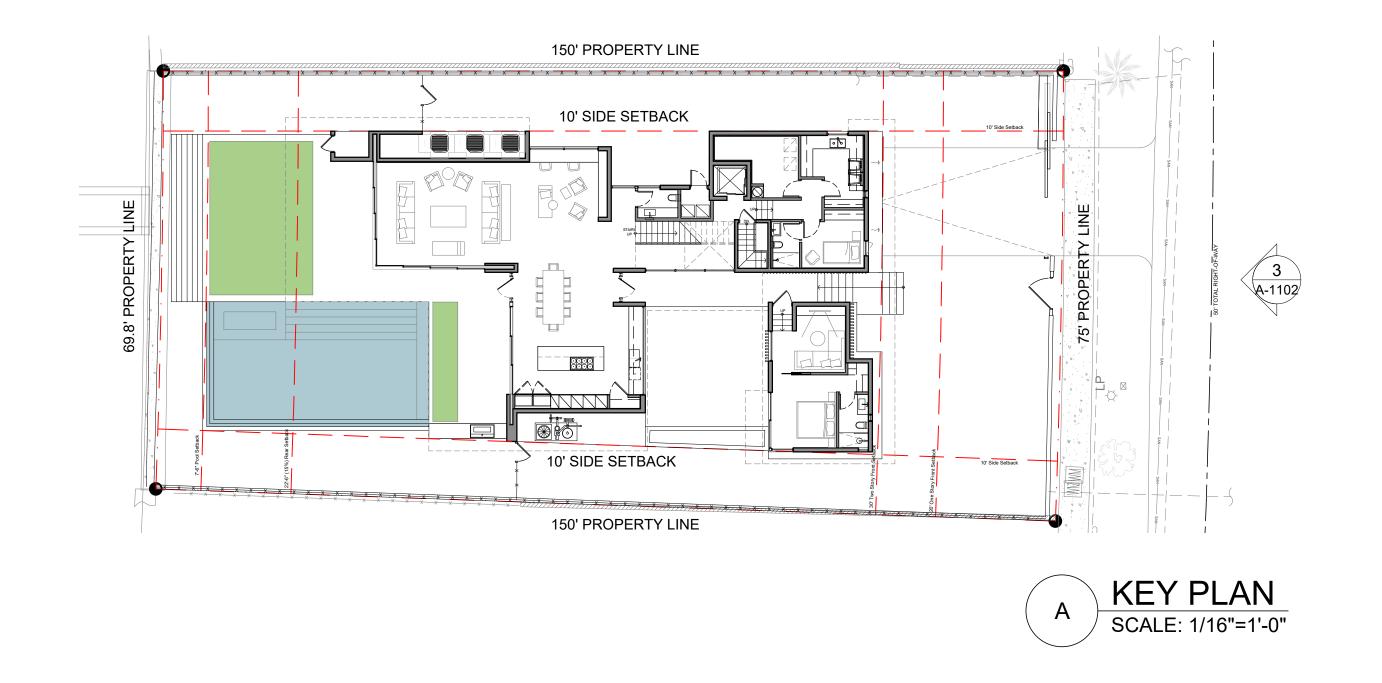
© 2012- MAX STRANG ARCHITECTURE, Inc.

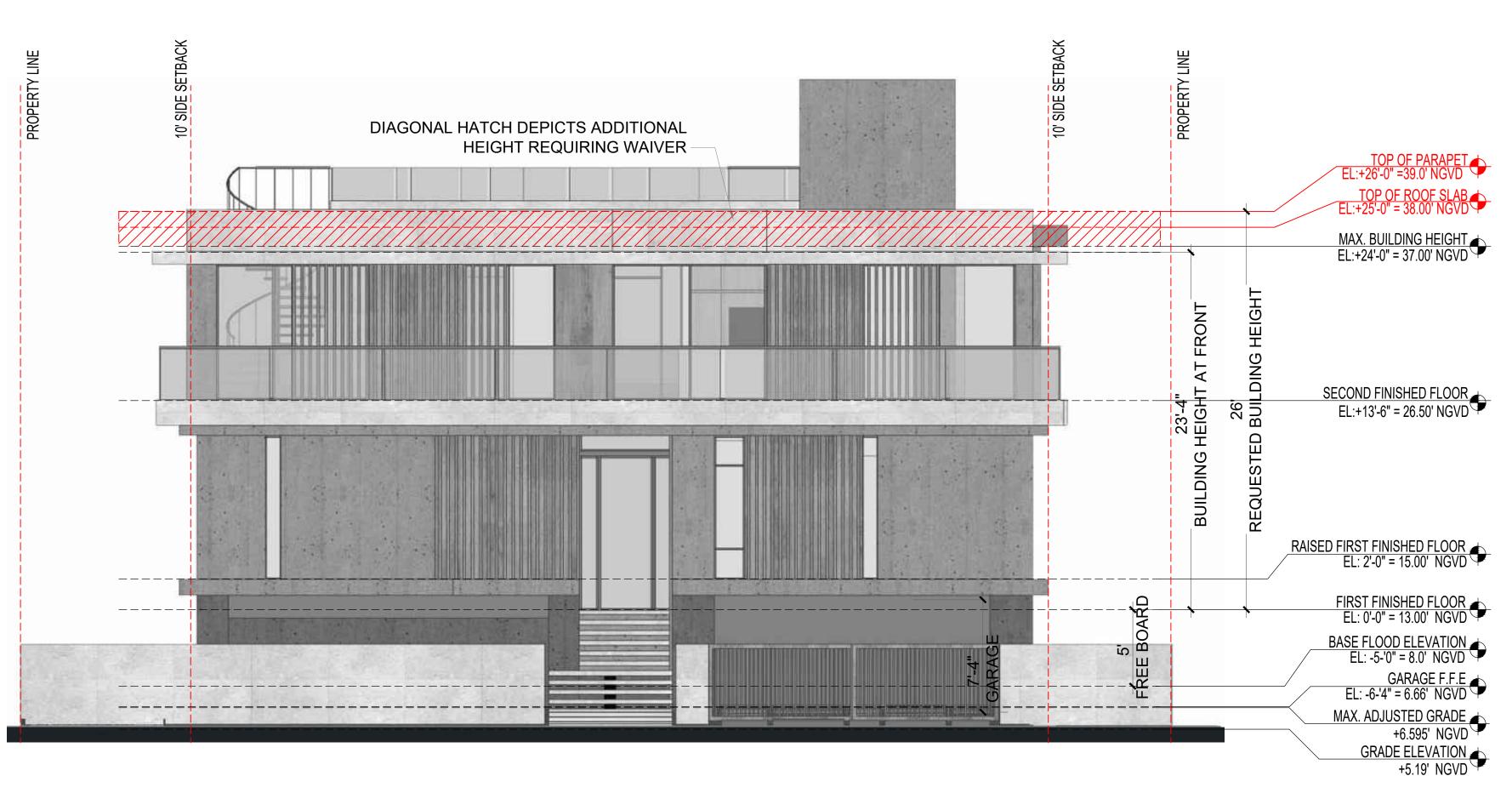
Project ID:	Drawn By:
1425C	MA
Print Date:	Scale:
09.07.2018	AS INDICATE

Sheet Title:

WAIVER DIAGRAM

Sheet No:





SOUTH ELEVATION
SCALE: 3/16"=1'-0"

[STRANG]

2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S):

CHRISTOPHE AND **ELIZABETH COSSU**

ARCHITECT: MAX WILSON STRANG, RA / AIA LICENSE # AR0017183 2900 SW 28TH TERRACE #301 MIAMI, FL 33133 STRUCTURAL ENGINEERING:

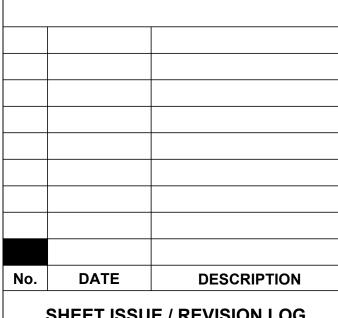
MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR TBD LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LICENSE # LA6667411 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

PROJECT NAME: COSSU RESIDENCE

PROFESSIONAL SEAL(S):



SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE: The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

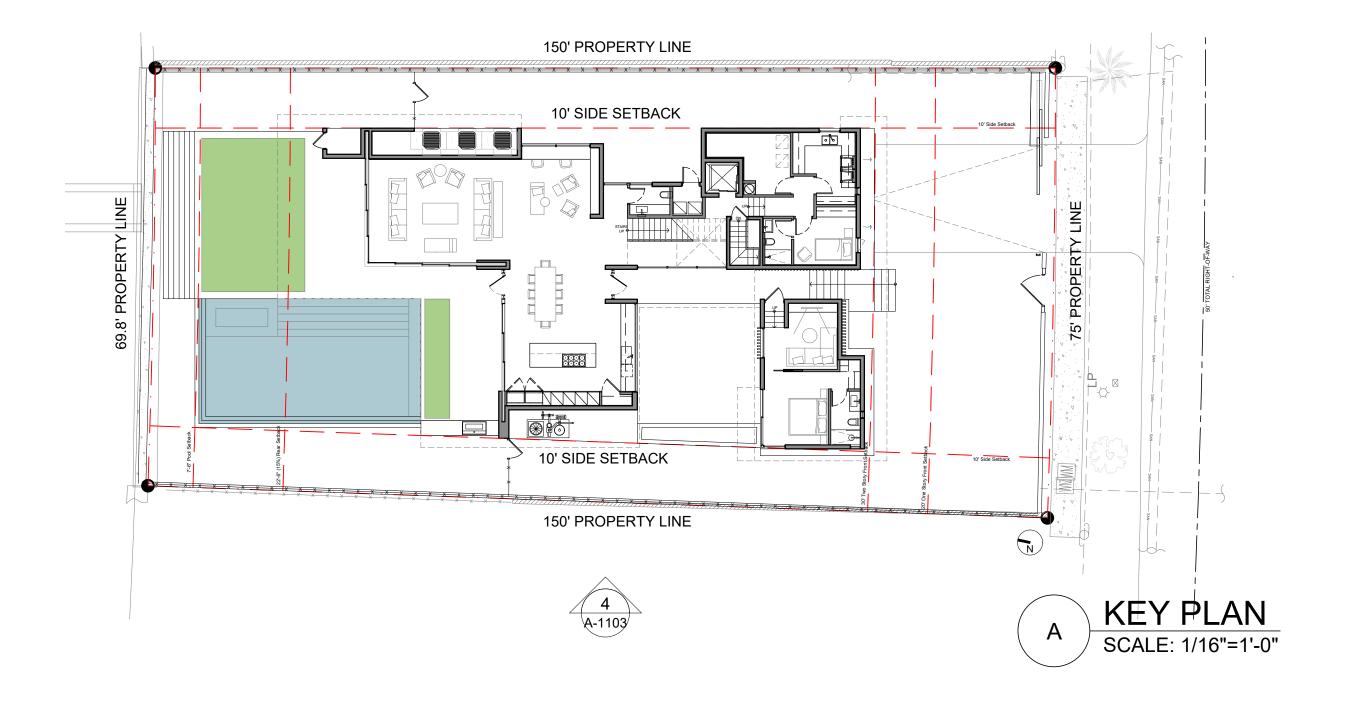
© 2012- MAX STRANG ARCHITECTURE, Inc.

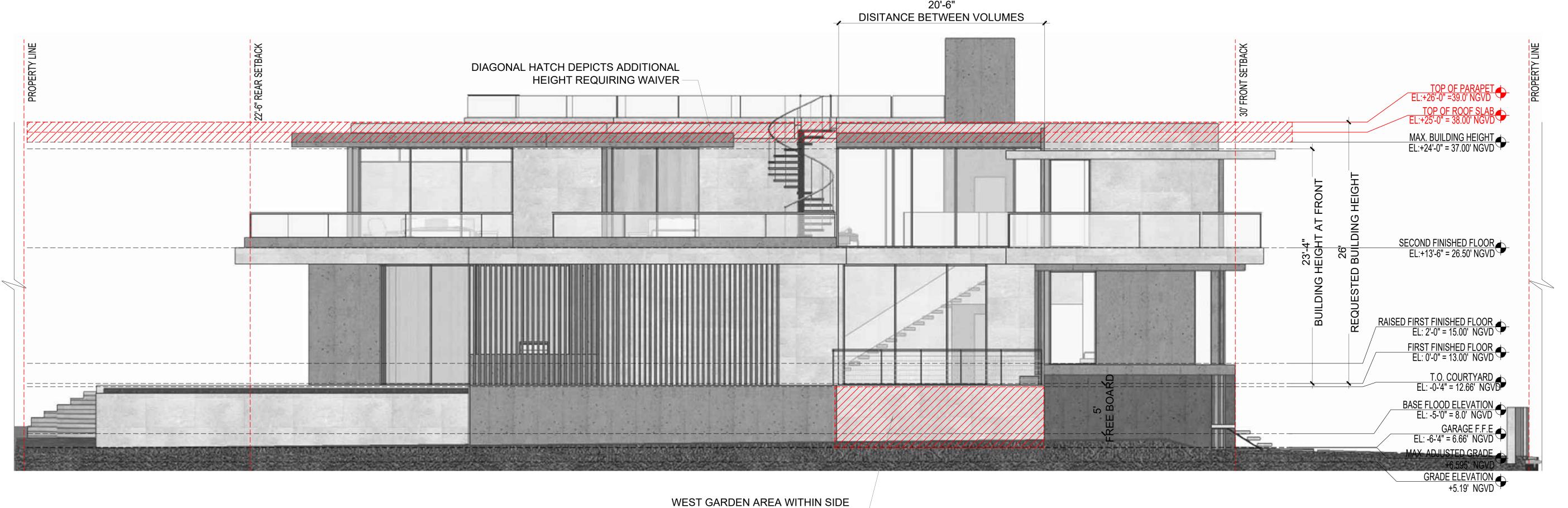
Project ID:	Drawn By:
1425C	MA
Print Date:	Scale:
09.07.2018	AS INDICATE

Sheet Title:

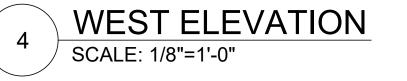
WAIVER DIAGRAM

Sheet No:





WEST GARDEN AREA WITHIN SIDE SETBACK TO BE AT ABOVE ADJUSTED——GRADE PLUS FREEBOARD (+13.00 NGVD)



[STRANG]

2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE # AA26001123 WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROJECT CLIENT(S) / OWNER(S):

CHRISTOPHE AND ELIZABETH COSSU

ARCHITECT:

MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28TH TERRACE
#301 MIAMI, FL 33133

STRUCTURAL ENGINEERING:

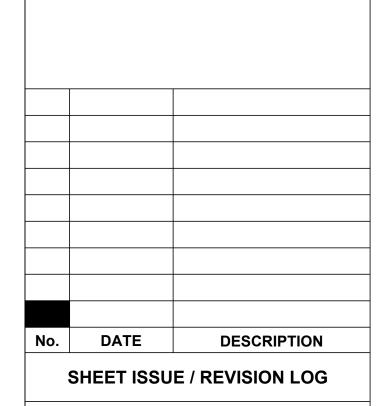
MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

GENERAL CONTRACTOR TBD LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LICENSE # LA6667411 2900 SW 28TH TERRACE #301 MIAMI, FL 33133

PROJECT NAME:
COSSU RESIDENCE

PROFESSIONAL SEAL(S):



CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of Max Strang Architecture, Inc. and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager assigned to this project.

© 2012- MAX STRANG ARCHITECTURE, Inc.

Project ID:	Drawn By:
1425C	MA
Print Date:	Scale:
09.07.2018	AS INDICATE

Sheet Title:

WAIVER DIAGRAM

Sheet No:

_AN	NTING MATERIAL	S				
TY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
43	\$\frac{1}{2}	PE	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	MIN. 10' HT.	-FLORIDA #1; FIELD GROWN -MIN. 10'-20' O.A. HT., STANDARD MIX HEIGHTS
2		LM	LEUCOTHRINAX MORRESII	KEYS THATCH PALM	25 GAL.	-FLORIDA #1; FULL; CHARACTER FORM -NATIVE FLORIDA PALM
3		BS	BURSERA SIMARUBA	GUMBO LIMBO	100 GAL.	- FLORIDA #1; MATCHING HEIGHTS - NATIVE FLORIDA TREE - MIN. 12' OA. HT. X 6' SPRD., MIN 3" CAL.
2		SM	SWIETENIA MAHAGONI	WEST INDIES MAHOGANY	100 GAL.	-FLORIDA #1; MATCHING HEIGHTS -MIN. 12' OA. HT. X 6' SPRD., MIN. 3" CAL. -NATIVE FLORIDA TREE
2	10	NO	NERUM OLEANDER	OLEANDER	15 GAL.	-FLORIDA #1; FULL; CHARACTER FORM
2	(VM	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	20' C.T., 20'-30' O.A. HT., 8' C.T. MIN.	-FLORIDA #1; SINGLE TRUNK; FIELD GROWN, FULL CROWN
4	\bigcirc	FD	FILICIUM DECIPIENS	JAPANESE FERN TREES	MIN. C.T. OF 4', MIN. OA. HT. 12-14', MIN. 3" CAL.	-FLORIDA #1 -4' MIN. C.T. -MIN. 12'-14' OA. HT. MIN. 3" CAL.
			RELOCATED TREES AND PALMS	EXISTING TREES AND PALMS	VARIES	SEE SHEET L-300 FOR MORE INFORMATION PER REMAIN, RELOCATE, REMOVE DISPOSITION
XXX		PM	PODOCARPUS MACROPHYLLUS	JAPANESE YEW	7 GAL.	- FLORIDA #1; 24" O.C. - 48" MIN. HT.
xxx		PN	PSYCHOTRIA NERVOSA	WILD COFFEE	15 GAL.	- FLORIDA #1; 30" O.C. - MIN. 48" HT. - FLORIDA NATIVE
XXX		СМ	CARISSA MACROCARPA	EMERALD BLANKET	3 GAL.	- FLORIDA #1; 24" O.C.
XXX		FM	FICUS MACROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL.	FLORIDA #1; 24" O.C.; FULL
XXX		PN	ARACHIS PINTOI	PERENNIAL PEANUT	1 GAL.	- FLORIDA #1; 12" O.C.
XXX		DB	DIETES BICOLOR	BICOLOR IRIS	3 GAL.	FLORIDA #1; FULL; 30" O.C.
	* * * * * * * * * * * * * * * * * * *	SOD	ZOYSIA 'EMPIRE'	ZOYSIA 'EMPIRE'		AS REQUIRED
3		ВВ	BAMBOO SPECIES	ВАМВОО	25 GAL.	FLORIDA #1; SEE PLAN
XXX		HR	PERENNIAL PLANTS	PERENNIAL	N/A	N/A

1425 CLEVELAND RD - LANDSCAPE MATERIALS LEGEND - 2018.08.20						
SITE	WOR MATERIA	LS				
QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
xxx	A A A	P1	CONCRETE PEDESTRIAN WALK	CONCRETE PEDESTRIAN WALK	+/- XXXSF	- 6" MIN. THICKNESS, REINFORCED
		G1	AUTOMATED SWING GATE	AUTOMATED SWING GATE	TBD	TBD
		G2	PEDESTRIAN / SERVICE SWING GATE	PEDESTRIAN / SERVICE SWING GATE	TBD	TBD
	_xx	F1	SIDE YARD CHAIN LINK FENCE	SIDE YARD CHAIN LINK FENCE	+/- LF	- COLOR: BLACK
		W1	PRIVACY WALL WITH STONE FINISH	PRIVACY WALL WITH STONE FINISH	+/- LF	- STONE FINISH, TBD

GENERAL NOTES:

1.) LOCATE AND VERIFY THE CONDITION OF EXISTING UTILITIES PRIOR TO EXCAVATION. TAKE RESPONSIBILITY OF CONTACTING LINE LOCATION SERVICES AND ANY COST INCURRED FOR BODILY INJURY AND / OR DAMAGE OF OWNER'S PROPERTY OR SAID UTIL 2.) THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR OF ANY DISCREPANCIES DISCOVERED BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE LIABLE FOR ALL MODE THIS NOTIFICATION. 3.) THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF MAINTAINING A SAFE WORK SITE INCLUDING BUT, NOT LIMITED TO PROVIDING FOR TRAFFIC CONTROL, INSTALLATION AND PLACEMENT OF FENCING AND BARRICADES, EXCAVATION AND TRENCH PF

LOCAL REGULATIONS AND CODES. ALL SAFETY EXPOSURES OR VIOLATIONS SHALL BE RECTIFIED IMMEDIATELY. 4.) THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING IMPROVEMENTS BOTH ON SITE AND ADJACENT TO THE WORK SITE AND SHALL REPAIR ANY DAMAGE TO THESE IMPROVEMENTS TO THE SATISFACTION OF THE OWNER.

5.) THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.

6.) ANY ALTERNATES AND OR SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL. CHANGES TO THE SCOPE OF WORK AND / OR CONTRACT DOCUMENTS RESULTING FROM THE ACCEPTANC 7.) THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF TRASH ON A DAILY BASIS.

8.) THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES, PRIOR TO CONSTRUCTION, ALL PERMITS AND APPROVALS REQUIRED FOR CONSTRUCTION OF THE PROJECT SHALL BE PAID FOR AND OBTAINED BY THE CO 9.) COORDINATE WORK WITH SUBCONTRACTORS TO ACCOMPLISH THE SCOPE OF WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS AS WELL AS, COORDINATE CONSTRUCTION WITH OTHER CONTRACTORS WORKING ON THE SITE. 10.) THE CONTRACTOR SHALL COORDINATE THE STORING OF MATERIALS, PARKING OF VEHICLES, AND RESTRICTIONS OF WORK AND ACCESS WITH THE OWNER. UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS, PARK VEHICLES OR E 11.) UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND PAYING ALL TEMPORARY UTILITIES AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS. 12.) THE CONTRACTOR IS RESPONSIBLE FOR THE LEGAL OFF-SITE DISPOSAL OF SURPLUS MATERIAL AND DEBRIS.

13.) UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE PROJECT SITE OF ALL TRASH, REPAIR ALL DAMAGE TO FINISH GRADE, INCLUDING TAILINGS FROM EXCAVATIONS, WHEEL RUTS A TO COMPLETION. ALL AREAS OF THE PROJECT SITE SHALL BE LEFT IN A NEAT AND PRESENTABLE CONDITION SATISFACTORY TO THE OWNER PRIOR TO SUBMITTAL OF THE FINAL PAYMENT. 14.) THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SERVICING TEMPORARY TOILET FACILITIES.

PLANTING	ABBREVIATIONS	GENERAL A	ABBREVIATIONS
В□В	BALLED AND BURLAPPED	BLDG.	BUILDING
CAL.	CALIPER	B.O.C.	BAC□ OF CURB
CT	CLEAR TRUN□	C□	CONTROL ⊡OINT
CRZ	CRITICAL ROOT ZONE	CLR	CLEAR
FG	FIELD GROWN	E□	EXPANSION COIN
GAL.	GALLON	EQ	EQUAL
GW	GREY WOOD	FFE	FINISH FLOOR ELEVATION
HT	HEIGHT	F.O.B.	FACE OF BUILDIN
MIN.	MINIMUM	HT	HEIGHT
MULTI	MULTI-TRUN□	H.P	HIGH POINT
OA	OVERALL	L.A.	LANDSCAPE ARCHITECT
O.C.	ON CENTER	L.O.C.	LIMIT OF
QTY	QUANTITY	L.P.	CONSTRUCTION LOW POINT
SPRD. TYP.	SPREAD TYPICAL	MIN.	MINIMUM
	UNLESS NOTED	N.I.C.	NOT IN CONTRAC
U.N.O.	OTHERWISE	O.C.	ON CENTER
		O.C.E.W.	ON CENTER EAC
		PA	PLANTING AREA
		QTY	QUANTITY
		R.O.W.	RIGHT OF WAY
		SIM.	SIMILAR DETAIL
		TD	TOP OF DRAIN
		T.O.C.	TOP OF CURB
		TW	TOP OF WALL
		TYP.	TYPICAL

UNLESS NOTED U.N.O. OTHERWISE

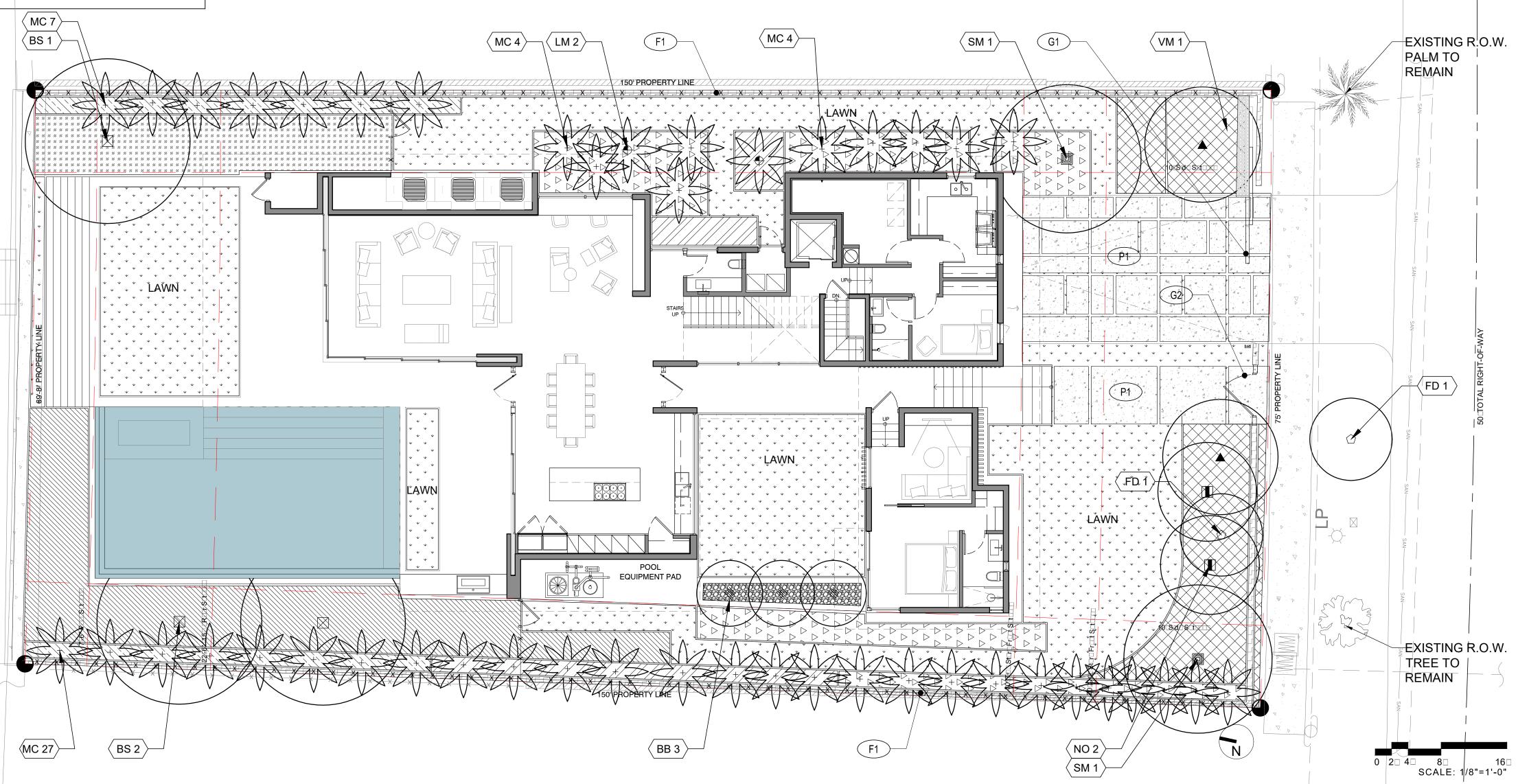
LANDSCAPE CODE REQUIREMENTS MIAMI BEACH, FLORIDA - CODE OF ORDINANCES / SUBPART B - LAND DEVELOPMENT REGULATIONS / CHAPTER 126 - LANDSCAPE REQUIREMENTS TREES 2 PER LOT FRONT YARD 3 PER LOT BAC YARD MIN. 12' OA. HT. x 6' SPRD., 3" CAL. 2 TREE SPECIES REQUIRED PER 5 REQUIRED SITE TREES NOT LESS THAN 30 TO BE NATIVE SPECIES 2 NEW PROPOSED WEST INDIES MAHOGANY PLUS 3 NEW PROPOSED GUMBO LIMBOS 1 STREET TREE PER 20 O.C. OF LINEAL FRONTAGE MIN. C.T. OF 4', MIN. OA. HT. 12'-14', MIN. 3" CAL. STREET TREE SPECIES TO BE TYPICAL OF MIAMI BEACH AND MATURE TO OA. 70 LINEAL FEET 120 1 3.50 TREES OR 4 STREET TREES REQUIRED PROVIDED: 2 EXISTING R.O.W. TREE/PALM + 2 JAPANESE FERN TREES 12 SHRUBS REQUIRED FOR EACH TREE REQUIRED OR 12 X 5 REQ. TREES 60 MIN. 18-24" HT. AT TIME OF PLANTING, MAX 30" O.C. NOT LESS THAN 50 OF REQUIRED SHRUBS TO BE NATIVE SPECIES NO ONE SPECIES SHALL CONSTITUE MORE THAN 25 OF REQUIRED SHRUBS ALL MECH. EQUIP GROUND FLOOR EQUIPMENT TO BE VISUALLY SCREENED AT HEIGHT OF AD ACENT EQUIPMENT PROVIDED: PERMT PLAN TO MEET AND EXCEED THIS REQUIREMENT <u>LARGE SHRUBS</u> MIN. 6' OA. HT. WITH MIN. SPRD. OF 4' AT TIME OF PLANTING AND 10' MIN. OA. MIN. LARGE SHRUBS TO BE 10□ OF REQUIRED SHRUBS OR 60 X .10 □ 6 LARGE SHRUBS REQUIRED PROVIDED: PERMIT PLAN TO MEET THIS REQUIREMENT ALL PLANT MATERIALS SHALL BE EQUAL TO OR BETTER THAN "FLORIDA NO. 1," AS CLASSIFIED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" BY

REQUIRED: 50% MAXIMUM OF LANDSCAPE AREA PROPOSED: FUTURE PERMIT SET TO MEET CODE REQUIREMENTS

PURSUANT TO MIAMI-DADE CODE

REQUIRED: 100% COVERAGE PROVIDED PURSUANT TO MIAMI-DADE CODE PROPOSED: FUTURE PERMIT SET TO INCLUDE 100% COVERAGE PROVIDED

THE DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE.
PLANT MATERIALS SHALL HAVE A GROWTH HABIT THAT IS NORMAL TO THE SPECIES, HEALTHY, VIGOROUS, FREE FROM INSECTS, DISEASE AND INCURY.



2900 SW 28TH TERRACE SUITE 301 MIAMI, FL 33133 PH: 305-373-4990 | FX: 305-373-4991 FIRM LICENSE ☐ AA26001123 WWW.STRANGARCHITECTURE.COM

PROŒCT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROŒCT CLIENT SOOWNER SO

CHRISTOPHE AND **ELIZABETH COSSU**

ARCHITECT: MAX WILSON STRANG, RA □AIA LICENSE □ AR0017183 2900 SW 28TH TERRACE □301 MIAMI, FL 33133 STRUCTURAL ENGINEERING:

MEP ENGINEERING:

CIVIL ENGINEERING:

GENERAL CONTRACTOR LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LICENSE □ LA6667411 2900 SW 28TH TERRACE □301 MIAMI, FL 33133

PROŒCT NAME: COSSU RESIDENCE

PROFESSIONAL SEAL S

No. DATE DESCRIPTION

SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE: crocorta admostrada Architactara, I ac. acd 🕮 Promot Moodoor accompand to this crosset.

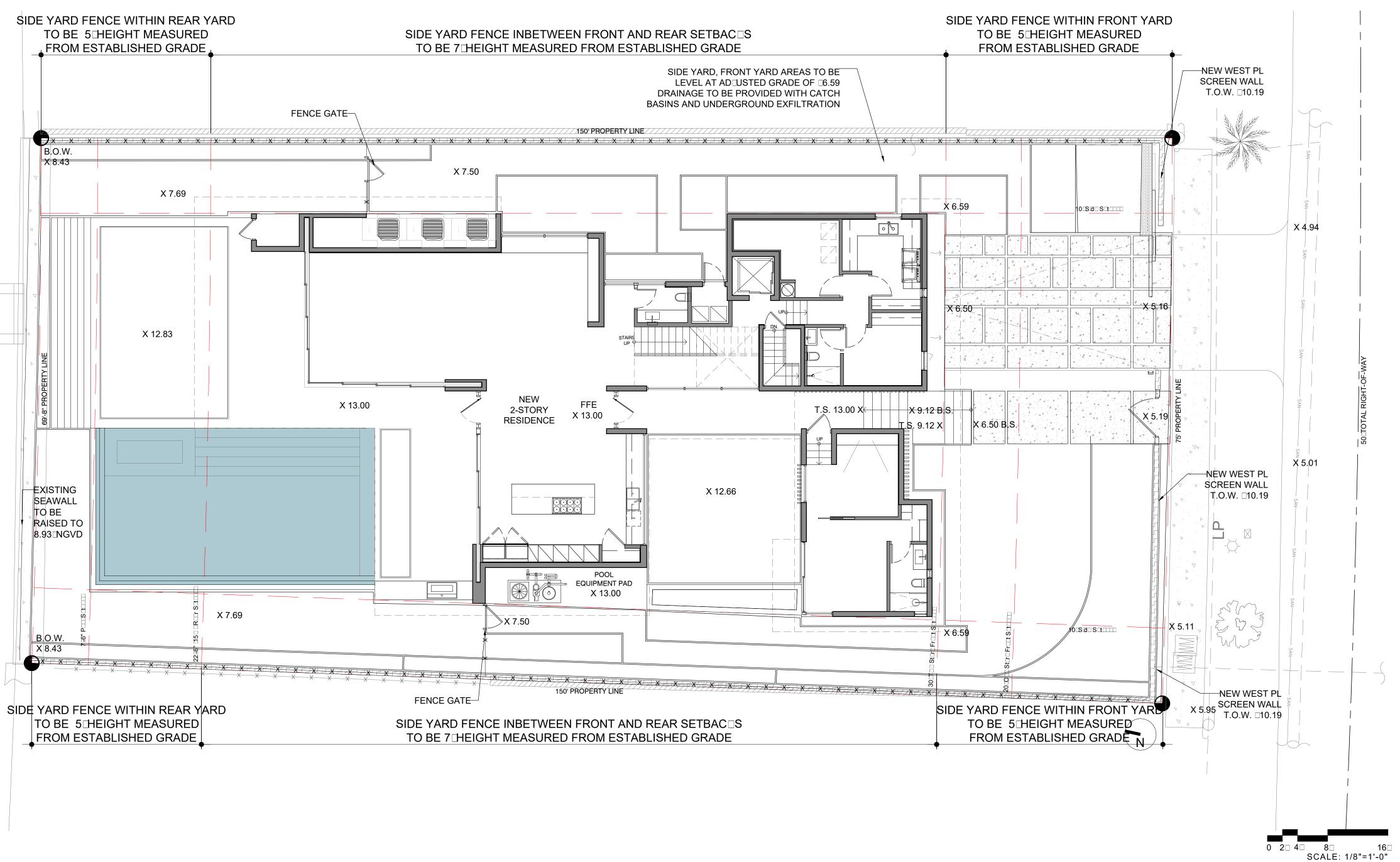
© 2012- MAX STRANG ARCHITECTURE, Inc.

Pr□□□t ID:	Dr□□□B□
1425C	MA
Pr⊞t D⊡t⊡:	S III:
09.07.2018	AS INDICATE

Sh□□t Tt⊞:

LANDSCAPE **PLAN**

Sh□t N□:



2900 SW 28TH TERRACE
SUITE 301 MIAMI, FL 33133
PH: 305-373-4990 | FX: 305-373-4991
FIRM LICENSE

AA26001123
WWW.STRANGARCHITECTURE.COM

PROJECT LOCATION: 1425 CLEVELAND RD MIAMI BEACH, FL

PROŒCT CLIENT® OWNERS

CHRISTOPHE AND ELIZABETH COSSU

ARCHITECT:

MAX WILSON STRANG, RA □AIA
LICENSE □ AR0017183
2900 SW 28TH TERRACE
□301 MIAMI, FL 33133

STRUCTURAL ENGINEERING:

MEP ENGINEERING: TBD

CIVIL ENGINEERING: TBD

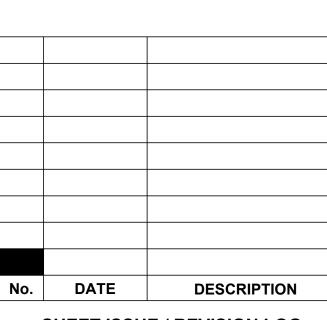
GENERAL CONTRACTOR TBD

LANDSCAPE ARCHITECT

TRAVIS MICHAEL HARRISON
LICENSE □LA6667411
2900 SW 28TH TERRACE
□301 MIAMI, FL 33133

PROŒCT NAME:
COSSU RESIDENCE

PROFESSIONAL SEAL S



SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:

The dreeme and mare the anatomic of the mare continued at the mare continued and mare the artificities, less and mare continued and artificities are also and artificities are mare continued at the promote Manager and the treatment.

© 2012- MAX STRANG ARCHITECTURE, Inc.

Pr□□□t ID:	$Dr \square \square \square B \square$
1425C	MA
Pr⊞t D⊡t⊡:	
09.07.2018	AS INDICATE

Sh □□t TɪtⅢ:

GRADING PLAN

Sh□t N□:

LG-100