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Date: August. 20, 2018

To: City of Miami Beach DRB

Re: 1425 Cleveland Rd Letter of Proposed Intent

To the Design Review Board,

It is our pleasure to present to the board the Cossu Residence, located at 1425 Cleveland Rd. We are requesting your approval of our design intent, selection of materials, and two waiver requests.

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 two story elevated home featuring 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.

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 26' building height.

The waivers we are requesting are:

- Height Waiver to allow for the +26' 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 side setbacks to be at above Adjusted Grade plus free board (+13.00 NGVD) for a Zen Courtyard in West Garden area.

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. All windows and doors that are to be used shall have a Notice of Acceptance for High Velocity Hurricane Zones. We have planned for

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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 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 (13'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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