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

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|  | GRADING PLAN |



## [STRANG]

| SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| ITEM\# | Zoning Information |  |  |  |  |
| 1 | Address: | 1425 Cleveland Rd, Miami Beach, FL 33141 |  |  |  |
| 2 | Folio number(s): | 02-3203-001-2280 |  |  |  |
| 3 | Board and file numbers : | DRB18-0314 |  |  |  |
| 4 | Year built: | N/A | Zoning District: |  | RS-3 |
| 5 | Based Flood Elevation: | +8.00' NGVD | Grade value in NGVD: |  | +5.19' NGVD |
| ${ }^{6}$ | Adjusted grade (Flood+Grade/2) | +6.595' NGVD | Free board: |  | $5.00{ }^{\prime}$ |
| 7 | Lot Area: | 10,921 SF |  |  |  |
| 8 | Lot width: | 73.15 FT | Lot Depth: |  | 150 FT |
| 9 | Max Lot Coverage SF and \%: | 3,276 SF (30\%) | Proposed Lot Coverage SF and \%: |  | 3,184 SF (29\%) |
| 10 | Existing Lot Coverage SF and \%: | N/A | Lot coverage deducted (garage-storage) SF: |  | 520 SF |
| 11 | Front Yard Open Space SF and \%: | 947 SF (63\%) | Rear Yard Open Space SF and \%: |  | 1,141.5 SF (72\%) |
| 12 | Max Unit Size SF and \%: | 5,461 SF (50\%) | Proposed Unit Size SF and \%: |  | 5,434 SF (49.7\%) |
| 13 |  |  | Proposed Garage Elevator \& Stair Unit Size: |  | 92 sF |
| 14 | Existing First Floor Unit Size: | N/A | Proposed First Floor Unit Size: |  | 2,589 SF |
| 15 | Existing Second Floor Unit Size | N/A | Proposed Second Floor volumetric Unit Size SF \% (Note: to exceed 70\% of the first floor of the main home require DRB Approval) |  | 103\% Of FIRST FLOOR UNIT SIZE |
| 16 |  |  | Proposed Second Floor Unit Size SF |  | 2,685 SF |
| 17 |  |  | Proposed Roof level unit size : |  | 69 SF |
| 18 |  |  | Proposed Roof Deck Area SF and \% (Note: Maximum is $25 \%$ of the enclosed floor area immediately below): |  | 650 SF (24\%) |
|  |  | Required | Existing | Proposed | Deficiencies |
| 19 | Height: |  | N/A | $26^{-00}$ | N/A |
| 20 | Setbacks: | - | . | . | n/A |
| 21 | Front First level: | 30'-0' | N/A | $30^{\prime}$ - 0 " | N/A |
| 22 | Front Second level: | $30^{\prime}$ - 0 " | N/A | $30^{\prime}$ - 0 " | N/A |
| 23 | Side 1: | 10'-0' | N/A | 10'-0" | N/A |
| 24 | Side 2 or (facing street): | 10'-0' | N/A | 10'-0" | N/A |
|  | Rear: | $\begin{aligned} & 22^{2}-\text { - }{ }^{\prime \prime \prime} \text { OR 15\% OF OF OF } \\ & \text { LOTH } \end{aligned}$ | N/A | 22' -6" | N/A |
| 25 | Accessory Structure Side 1: | $7{ }^{7}-6{ }^{\prime \prime}$ | N/A | N/A | N/A |
| 26 | Accessory Structure Side 2 or (facing street) : | $7^{\prime \prime}$-6" | N/A | N/A | N/A |
| 27 | Accessory Structure Rear: | 15-0" | n/A | N/A | N/A |
|  | Sum of Side yard: | $\underset{\substack{\text { 25\% OF LOT WIDTH } \\ \text { OR 200"-0" }}}{ }$ | N/A | 20'0" | N/A |
| 28 |  |  |  |  |  |
| 29 | Located within a Local Historic District? |  | Yes or no |  |  |
| 30 | Located within a Local Historic D Designated as an individual Historic Single Family Residence Site? |  | Yes or no |  |  |
| 31 | Determined to be Architecturally Significant? |  | Yes or no |  |  |
| Notes: |  |  |  |  |  |
| If not applicable write $\mathrm{N} / \mathrm{A}$ |  |  |  |  |  |
| All other data information should be presented like the above format |  |  |  |  |  |


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OUECTL LOCATON:
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1425 CLEVELAND RD
MIAMI BEACH, FL
Prooject clentis) owner(s CHRISTOPHE AND
ELIZABETH COSSU

(1) $\frac{\text { PROPOSED GARAGE UNIT SIZE CALCULATION }}{\text { SCALE: } 3 / 16^{\prime \prime}=1^{\prime}}$ ELEVATOR \& STAIR: 92 SQ. FT.

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BALCONY ABOVE
PROPOSED FIRST FLOOR UNIT SIZE CALCULATION SCALE: $3 / 16^{\prime \prime}=1$ UNIT SIZE: 2,589 SQ FT.
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project tocation: 1425 CLEVELAND RD
MIAMI BEACH, FL
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ELIABETH COSSU


DIAGRAMS
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1425 CIEVELAN
1425 CLEVELAND RD
MIAMI BEACH, FL
 CHRISTOPHE AND
ELIZBETH COSSU


PROPOSED ROOF UNIT SIZE CALCULATION CALE: $3 / 16^{\prime \prime}=1$ ELEVATOR \& VESTIBULE UNIT SIZE: 68 SQ. FT. TOTAL UNIT SIZE: 5,434 SQ. FT
 DIAGRAMS

A-006
[STRANG]



Project Locaton
1425 CLEVELAN
1425 CLEVELAND RD
MAMI BEACH, FL
Prooject clentis) owneri CHRISTOPHE AND
ELIZABETH COSSU


PROPOSED OPEN SPACE DIAGRAMS
CALE: $3 / 16^{\prime \prime}=1$ FRONT YARD: REQUIRED: $50 \%$ OF 1,493 SQ. FT. $=746.5$ SQ. FT.
PROPOSED $: 63 \%=947$ SQ. FT

PROPOSED : $63 \%=947$ SQ. FT.

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ZONING DIAGRAMS

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ELIZABETH COSSU


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cintlengmerrng:
General contractor
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PROJECT NAME: cossu residence

$1 \frac{\text { SOUTH ELEVATION }}{\text { SCALE: } 1 / 8^{\prime \prime}=1-010}$
SCALE: $1 / 8^{\prime \prime}=11^{-0}$

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PROJECT NAME
cossu residence


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[STRANG]


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MIAMI BEACH, FL
PROJECT CLENT(S), OWNER(S): CHRISTOPHE AND
ELIZABETH COSSU

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CIMIENGNEERNG:
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PROJECT NAME: COSSU RESIDENCE
(3) WEST ELEVATION

A-202

(A) KEY PLAN $\frac{\text { SCALE: } 1 / 16^{\prime \prime}=1-0^{\prime \prime}}{}$

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ELIZABETH COSSU

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COLOR ELEVATIONS

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COLOR ELEVATIONS

A-205
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ELIZAEETH COSSU

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COSSU RESIDENCE
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[STRANG]

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1425 CLEVELAND RD 1425 CLEVELAND RD
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ELIZABETH COSSU
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PROJECT NAME:

[STRANG]

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MAACH, FL
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ELIZABETH COSSU
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## PROJECT NAME:

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2) $\frac{\text { YARD SECTION }}{\operatorname{scale}}$




DATE DESCRIPTION



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YARD SECTIONS

A-301
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MIAMI BEACH, FL
PRoJECT CLENTIS/ OMNER(S CHRISTOPHE AND
ELIZABETH COSSU

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## PROJECT NAME:

 COSSU RESIDENCE PROFESSIONAL SEAL(S):

(2) YARD SECTION



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YARD SECTIONS

A-302

(2) WATER PERSPECTIVE


FRONT PERSPECTIVE
SCALE: N.T.S
[STRANG]



1425 CLEEELAND RD
MAMI BEACH, FL
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[STRANG]



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ELIZABETH COSSU

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General contractor


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A-901

(6) SOUTH CORNER VIEW


5 REAR PERSPECTIVE
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1425 CLEVELAND RD
1425 CLEVELAND RD
MIAMI BEACH, FL
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ELIZABETH COSS


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MIAMI BEACH, FL
PRoJEC CLLENTIS/ OOMNERS CHRISTOPHE AND
ELIZABETH COSSU

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## COSSU RESIDENCE

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DIAGRAM
A-1100

(A) KEY PLAN

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(1) \(\frac{\text { NORTH ELEVATION }}{\text { SCALE: } 1 / 8^{\prime \prime}=11^{\prime}-0 "}\)


(A) KEY PLAN

(3) SOUTH ELEVATION

SCALE: \(316^{\prime \prime}=1-00^{\prime \prime}\)

\section*{[STRANG]}


WEST GARDEN AREA WITHIN SIDE SETBACK TO BEAT ABOVE ADJUSTED
GRADE PLUS FREEBARD (+13.00 NGVD)
(4) WEST ELEVATION

 roject location:
1425 CLEVELAND 1425 CLEVELAND RD
MAAMI BEACH, FL
PRoJEC CLLENTIS/ ounnerg CHRISTOPHE AND
ELIZABETH COSSU


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WAIVER
DIAGRAM
A-1103
\begin{tabular}{|c|c|c|c|c|c|c|}
\hline \multicolumn{7}{|l|}{1425 CLEVELAND RD - LANDSCAPE MATERIALS LEGEND - 2018.08.20 PLANTING MATERIALS} \\
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\] & 8s & Buseras smavica & cumeo umso & 1006 ch & - FLORIDA \#1; MATCHING HEIGHTS
- NATIVE FLORIDA TREE
- MIN. 12' OA. HT. X 6' SPRD., MIN 3" CAL. \\
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MIN. 12' OA. HT. X 6' SPRD., MIN. 3" CAL -NATIVE FLORIDA TREE \\
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& \text { - FLORIDA \#1; 30" O.C. } \\
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