

PRIVATE
RESIDENCE

1800 Michigan Avenue
Miami Beach, FL 33139

HISTORIC PRESERVATION BOARD
FINAL SUBMISSION

March 9th, 2025



PROJECT TEAM

LAND USE ATTORNEY

Michael W. Larkin
Bercow Radell Fernandez Larkin + Tapanes
200 S. Biscayne Boulevard, Suite 300
Miami, FL 33131

ARCHITECT OF RECORD

Jennifer McConney, AIA
Studio Mc+G Architecture
7500 NE 4th CT, Studio 102
Miami, FL 33138
305.573.2728

LANDSCAPE ARCHITECT

Petar Stracenski
Registered Landscape Architect
1906 Tigertail Ave.
Miami, FL 33133
petar@strata-landarch.com
305.747.9336



PROJECT:
PRIVATE
RESIDENCE

1800 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

COVER SHEET.

TOPOGRAPHIC SURVEY

SCALE: 1"= 20'

CERTIFY TO:
QUINTANA & ASSOCIATES

LEGAL DESCRIPTION:
PARCEL A (1800 MICHIGAN AVENUE):
LOT 1, IN BLOCK 10, PALM VIEW SUBDIVISION,
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT
BOOK 6, AT PAGE 29, OF THE PUBLIC RECORDS OF
DADE COUNTY, FLORIDA.

SQUARE FOOTAGE OF PARCEL A:
7951.24 SQ. FT ±
OR
0.18 ACRES ±

PROPERTY ADDRESS:
1800 MICHIGAN AVENUE (PARCEL A)
1810 MICHIGAN AVENUE (PARCEL B)
1818 MICHIGAN AVENUE (PARCEL C)
VACANT LOT (MICHIGAN AVENUE)(PARCEL C)
MIAMI BEACH, FLORIDA 33139

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND
TO BE SITUATED IN:
FLOOD ZONE: AE
COMMUNITY: 120651
PANEL NO: 317M
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA

Notes:
a) all clearances and / or encroachments shown
hereon are of apparent nature, fence ownership
by visual means, legal ownership of fences not
determined.
b) this is a boundary survey, prepared for use
exclusively by those to whom it is certified, for the
purpose
of acquisition and/or refinancing of the property, and
is
not intended for use in construction as it was not
ordered
to meet alta standards.
c) code restriction and title search are not reflected
on this survey.
d) the flood information shown hereon does not
imply
that the referenced property will or will not be free
from flooding or damage and does not create
liability
on the part of the firm, any officer or employee
thereof for any damage that results from reliance on
said information.
e) the lands depicted hereon were surveyed per the
legal description and no claims as to ownership or
matters of title are made or implied.
f) underground encroachments, if any, not located.
g) i hereby certify that the survey represented
hereon meets the minimum technical standards
set forth by the board of land surveyors
in chapter 5j-17.050 to 17.052 florida
administrative code pursuant
to section 472.027 fla. statutes.
h) if shown, bearings are to an assumed meridian
(by plat)
i) if shown, elevations are referred to NAVD 1988
vertical datum
j) the tree table, and all data relevant to the trees,
was provided by Petar Stracenski ISA Certified
Arborist #FL-9367A.
k) tree were located by surveyor
l) the project site is located in Section 34-Township
53S-Range 42E

PARCEL B (1810 MICHIGAN AVENUE & 1818 MICHIGAN AVENUE):
ALL OF LOT 3, BLOCK 10, PALM VIEW SUBDIVISION, ACCORDING TO PLAT
THEREOF RECORDED IN PLAT BOOK 6, PAGE 29 OF THE PUBLIC RECORDS
OF DADE COUNTY, FLORIDA, AND ALL OF LOT 2, BLOCK 10, EXCEPT THAT
PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY
CORNER OF LOT 2; THENCE RUN EASTERLY ALONG SOUTHERLY LINE OF
SAID LOT 2 FOR A DISTANCE OF 6 FEET TO A POINT; THENCE RUN
NORTHERLY ALONG A LINE PARALLEL TO AND 6 FEET EAST OF WESTERLY
LINE OF LOT 2 FOR A DISTANCE OF 25 FEET TO A POINT; THENCE RUN
WESTERLY ALONG A LINE PARALLEL TO AND 25 FEET NORTH OF
SOUTHERLY LINE OF LOT 2 TO THE POINT ON WESTERLY LINE OF LOT 2;
THENCE SOUTHERLY ALONG WESTERLY LINE OF LOT 2 FOR A DISTANCE
OF 25 FEET TO THE POINT OF BEGINNING, AND THAT PORTION OF LOT 4
DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY
CORNER OF LOT 2; THENCE RUN NORTHERLY ALONG WESTERLY LINE OF
LOT 2 FOR A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING; THENCE
CONTINUE ALONG PREVIOUSLY DESCRIBED COURSE FOR A DISTANCE OF
41.2 FEET TO THE POINT ON THE SOUTHERLY LINE OF COLLINS CANAL
THENCE RUN SOUTHWESTERLY ALONG SAID SOUTHERLY LINE OF COLLINS
CANAL FOR A DISTANCE OF 19.0 FEET TO A POINT; THENCE RUN
SOUTHEASTERLY FOR A DISTANCE OF 36.01 FEET TO THE POINT OF
BEGINNING.

1818 MICHIGAN AVENUE SQUARE FOOTAGE:
PROPERTY AREA PER LEGAL DESCRIPTION:
10085.57 ± SQ. FT OR 0.23 ± ACRES

AREA WITHOUT THE TRIANGULAR PORTION
OF LOT 4 BLOCK 10 : 9743.84 ± SQ. FT. OR 0.22 ± ACRES

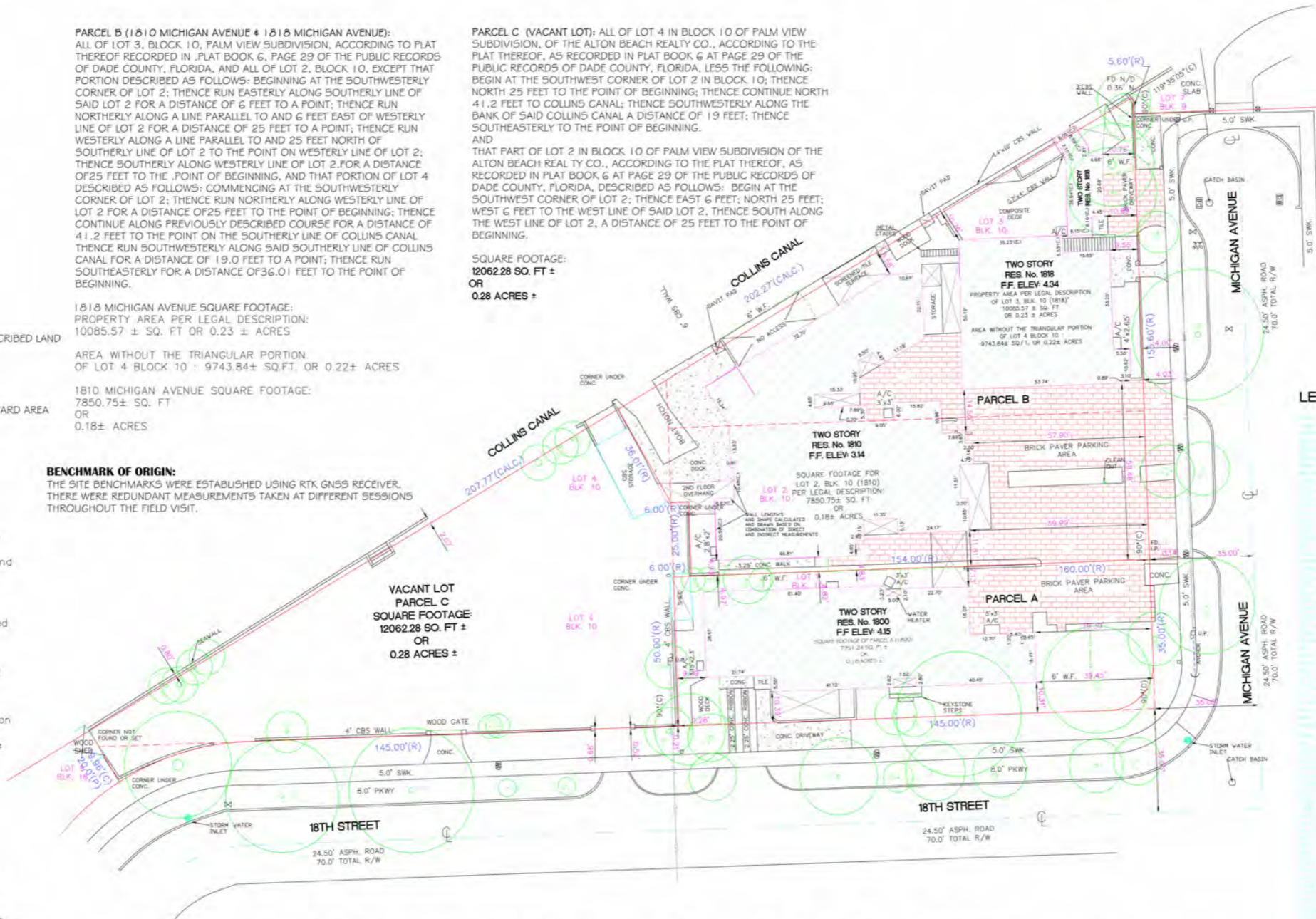
1810 MICHIGAN AVENUE SQUARE FOOTAGE:
7850.75 ± SQ. FT
OR
0.18 ± ACRES

BENCHMARK OF ORIGIN:
THE SITE BENCHMARKS WERE ESTABLISHED USING RTK GNSS RECEIVER.
THERE WERE REDUNDANT MEASUREMENTS TAKEN AT DIFFERENT SESSIONS
THROUGHOUT THE FIELD VISIT.

PARCEL C (VACANT LOT): ALL OF LOT 4 IN BLOCK 10 OF PALM VIEW
SUBDIVISION, OF THE ALTON BEACH REALTY CO., ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 29 OF THE
PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE FOLLOWING:
BEGIN AT THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 10; THENCE
NORTH 25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH
41.2 FEET TO COLLINS CANAL; THENCE SOUTHWESTERLY ALONG THE
BANK OF SAID COLLINS CANAL A DISTANCE OF 19 FEET; THENCE
SOUTHEASTERLY TO THE POINT OF BEGINNING.

AND
THAT PART OF LOT 2 IN BLOCK 10 OF PALM VIEW SUBDIVISION OF THE
ALTON BEACH REALTY CO., ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 6 AT PAGE 29 OF THE PUBLIC RECORDS OF
DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE
SOUTHWEST CORNER OF LOT 2; THENCE EAST 6 FEET; NORTH 25 FEET;
WEST 6 FEET TO THE WEST LINE OF SAID LOT 2, THENCE SOUTH ALONG
THE WEST LINE OF LOT 2, A DISTANCE OF 25 FEET TO THE POINT OF
BEGINNING.

SQUARE FOOTAGE:
12062.28 SQ. FT ±
OR
0.28 ACRES ±



LEGEND OF SURVEY ABBREVIATIONS

EXISTING TREE LIST											
#	BOTANICAL NAME	COMMON NAME	DBH	HT	SP						
1	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'	22	<i>Ficus benjamina</i>	Weeping Fig	16"	23'	24'
2	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'	23	<i>Cocos nucifera</i>	Coconut Palm	9"	27'	16"
3	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'	24	<i>Cocos nucifera</i>	Coconut Palm	9"	31'	16"
4	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'	25	<i>Lagerstroemia speciosa</i>	Crape Myrtle	12"	17'	26"
5	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'	26	<i>Cocos nucifera</i>	Coconut Palm	7"	23'	10"
6	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'	27	<i>Lagerstroemia speciosa</i>	Crape Myrtle	10"	15'	20"
7	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'	28	<i>Lagerstroemia speciosa</i>	Crape Myrtle	5"	13'	18"
8	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'	29	<i>Tabebuia sp.</i>	Tabebuia	16"	17'	18"
9	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'	30	<i>Lagerstroemia speciosa</i>	Crape Myrtle	5"	13'	16"
10	<i>Sabal palmetto</i>	Sabal Palm	12"	23'	14'	31	<i>Veitchia merrillii</i>	Christmas Palm	7"	13'	14"
11	<i>Thrinax radiata</i>	Florida Thatch Palm	4"	21'	8'	32	<i>Veitchia merrillii</i>	Christmas Palm	7"	13'	14"
12	<i>Thrinax radiata</i>	Florida Thatch Palm	4"	21'	8'	33	<i>Persea americana</i>	Avocado Tree	14"	37'	42"
13	<i>Sabal palmetto</i>	Sabal Palm	13"	35'	15'	34	<i>Morinda citrifolia</i>	Noni Tree	29"	27'	36"
14	<i>Ptychosperma elegans</i>	Solitaire Palm	4"	23'	8'	35	<i>Phoenix canariensis</i>	Canary Island Date Palm	26"	40'	18"
15	<i>Ptychosperma elegans</i>	Solitaire Palm	4"	23'	8'	36	<i>Bulnesia arborea</i>	Verawood	8"	27'	32"
16	<i>Diclyosperma album</i>	Hurricane Palm	6"	25'	16'	37	<i>Bulnesia arborea</i>	Verawood	6"	17'	18"
17	<i>Ptychosperma elegans</i>	Solitaire Palm	4"	19'	8'	38	<i>Veitchia merrillii</i>	Triple Christmas Palm	16"	16'	18"
18	<i>Lysiloma latissimum</i>	Wild Tamarind	18"	25'	38'	39	<i>Lysiloma latissimum</i>	Wild Tamarind	24"	35'	44"
19	<i>Delonix regia</i>	Royal Poinciana	30"	25'	42'	40	<i>Sabal palmetto</i>	Sabal Palm	9"	13'	14"
20	<i>Bulnesia arborea</i>	Verawood	3"	13'	6'	41	<i>Schefflera actinophylla</i>	Umbrella Tree	19"	29'	30"
21	<i>Bulnesia arborea</i>	Verawood	3"	13'	6'	42	<i>Schefflera actinophylla</i>	Umbrella Tree	23"	27'	28"
22	<i>Dypsis lutescens</i>	Areca Palm	Multi	16'	16'	43	<i>Veitchia merrillii</i>	Double Christmas Palm	11"	19'	16"
						44	<i>Cocos nucifera</i>	Coconut Palm	9"	21'	18"

LEGEND OF SYMBOLS

MAN HOLE, SANITARY SEWER
CATCH BASIN
FIRE HYDRANT
SIGN
HANDICAP PARKING
CONC. LIGHT POLE
TREE
WATER METER
WATER VALVE
ELECTRIC BOX
T.V. BOX
ELECTRIC METER
WOOD LIGHT POLE
METAL LIGHT POLE
UTILITY POLE

LB. # 8077
9430 SW 99 STREET
MIAMI, FLORIDA 33176
TEL: (786) 242-6444
FAX: (786) 242-6444
E-MAIL: TMSURVEYS@GMAIL.COM

THOMAS J. KELLY
SURVEYORS-MAPPERS
LAND PLANNERS

TOPOGRAPHIC SURVEY

Julio S Pita

Digitally signed by
Julio S Pita
Date: 2024.09.27
09:57:48 -0400

06/28/2021(BOUNDARY&TOPO), UPDATE
JULIO S. PITA, P.S. & M. # 5789
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL.

DATE
2/26/24
SCALE
1"=20'
DRAWN BY
J.P. IV
ORDER NO.
24-0227
SHEET
1 OF 1

LIST OF DRAWINGS 1800 MICHIGAN AVE.	
Sheet Name	Sheet Number

SURVEY	--
MASSING 3D VIEWS.	1A -
COVER SHEET.	A0.00-
INDEX AND DATA.	A0.01-
AERIAL PHOTOS.	A0.02-
AXONOMETRIC PHOTOS.	A0.03-
SITE PHOTO LOCATIONS.	A0.04-
SITE PHOTOGRAPHY.	A0.05-
SITE PHOTOGRAPHY.	A0.06-
SITE PHOTOGRAPHY.	A0.07-
SITE PHOTOGRAPHY.	A0.08-
SITE PHOTOGRAPHY.	A0.09-
SITE PHOTOGRAPHY AFTER DEMOLITION.	A0.10-
BUILDING CARDS.	A0.11-
ARCHIVE IMAGES.	A0.12-
ARCHIVE IMAGES.	A0.13-
DIAGRAM - ADDITIONS OVER TIME	A0.20-
ARCHITECTURAL LANGUAGE.	A0.21-
UNIT SIZE DIAGRAMS.	A0.22-
LOT COVERAGE DIAGRAM.	A0.23-
YARD OPEN SPACE DIAGRAM.	A0.24-
EXISTING LOCATION PLAN (BEFORE DEMOLITION).	A1.00-
EXISTING SITE PLAN (BEFORE DEMOLITION).	A1.01-
EXISTING BUILDING GROUND LEVEL PLAN	A1.02-
EXISTING FLOOR PLAN LEVELS 1, 2	A1.02--
EXISTING BUILDING 2ND LEVEL PLAN	A1.03-
EXISTING STREET ELEVATIONS (BEFORE DEMOLITION)	A1.04-
EXISTING BUILDING ELEVATIONS SOUTH	A1.05-
EXISTING BUILDING ELEVATIONS NORTH	A1.06-
EXISTING BUILDING ELEVATIONS EAST AND WEST	A1.07-
PROPOSED LOCATION PLAN	A1.30-
PROPOSED SITE PLAN	A1.50-
LEVEL 1 PROPOSED PLAN	A2.01-
LEVEL 2 PROPOSED PLAN	A2.02-
LEVEL ROOF PROPOSED PLAN	A2.03-
HISTORIC DETAILS	A2.90-
OVERLAY DIAGRAMS	A2.91-
EAST ELEVATION	A3.00-
EAST ELEVATION COLOR	A3.00C -
WEST ELEVATION	A3.01-
WEST ELEVATION COLOR	A3.01C -
SOUTH ELEVATION	A3.02-
SOUTH ELEVATION COLOR	A3.02C-
NORTH ELEVATION	A3.03-
NORTH ELEVATION COLOR	A3.03C-
PROPOSED STREET ELEVATIONS	A3.10-
PROPOSED STREET ELEVATIONS ENLARGED SECTION	A3.11-
LANDSCAPE IRRIGATION PLAN.	IR.01-

RESIDENTIAL - SINGLE FAMILY - ZONING DATA SHEET					
Palm View Historic District					
ITEM #	Zoning Information				
1	Address:	1800 MICHIGAN AVENUE MIAMI BEACH, FL 33139			
2	Board and File numbers:				
3	Folio number(s):	02-3234-004-0120			
4	Year constructed:	Multiple	Zoning District:	RS-4 Residential	
5	Base Flood Elevation:	8.0 NGVD	Grade Value in NGVD:	3.46 'NGVD	
6	FUTURE ADJUSTED GRADE (Flood+Grade/2)	5.73 'NGVD	Lot Area:	±7,951 SF	±0.18 acres
7	Lot Width	50'	Lot Depth	160'	
8	Minimum Unit Size	1,800 SF			
9	Existing User	VACANT/RECENTLY DEMOLISHED	Proposed Use:	Single Family Residence	

		Maximum	Existing	Proposed	Deficiencies
10	Height	27' SLOPED, 24' FLAT			-
11	Number of Stories	2	2	2	-
12	FAR Max	N/A	-	-	-
13	Minimum Unit Size (Square Feet)	1,800			-
14	Maximum Unit Size (% of Lot Area)	50% (7,951 x.5 = 3,975.5)		3,975 SF	-
15	Minimum Lot Area (square feet)	6,000	±7,951 SF	±7,951 SF	-
16	Minimum Lot Width (feet)	50	50	50	-
17	Maximum Lot Coverage for a single-story Home (% of lot area)	40%	N/A	N/A	-
18	Maximum Lot Coverage for a 2story Home (% of lot area)	30% (7,951 x .3 = 2,385)		2,385 SF	

	Setbacks	Required	Existing	Proposed	Deficiencies
19	Front Setback (East)	20'-0" One story structure, 30'-0" Two-story structure	N/A	30'-0"	-
20	Rear Setback (West):	15 % of lot depth, 20' min. 50' max.	N/A	24'-0"	-
21	Side facing a street Setback (South, facing 18th street):	Greater of 10 % of lot width or 15ft . Sum of required side yards shall be at least 25% of lot width	N/A	15'-0" 22'-6" SUM OF SIDES (45%)	
22	Side interior Setback (North), lots 65' wide or less:	7'-6". Sum of required side yards shall be at least 25% of lot width	N/A	7'-6" 22'-6" SUM OF SIDES (45%)	-

23	Is this a contributing building?	YES			
24	Located within a Local Historic District?	YES Palm View Historic District			

REQUESTED VARIANCES	

LIST OF DRAWINGS 1800 MICHIGAN AVE.	
Sheet Name	Sheet Number

LANDSCAPE IRRIGATION NOTES AND DETAILS.	IR.02-
LANDSCAPE COVER SHEET - LEGENDS.	L.00-
LANDSCAPE TREE DISPOSITION AND MITIGATION PLAN.	L.01-
LANDSCAPE PLANTING PLAN.	L.02-
LANDSCAPE GENERAL PLANTING NOTES AND DETAILS.	L.03-



STUDIO Mc+G
ARCHITECTURE

7500 NE 4th Court
Suite 102
Miami, FL 33138

2129

PROJECT NUMBER



PROJECT:

PRIVATE
RESIDENCE

1800 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

INDEX AND DATA.

JENNIFER McCONNIEY FLORIDA LIC# AR93044

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SCALE:

CHECK: JMC

DATE: 03/09/2025

SHEET NUMBER

A0.01-





1 MASSING 3D VIEW 1



2 MASSING 3D VIEW 2



3 MASSING 3D VIEW 3



4 MASSING 3D VIEW 4



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7500 NE 4th Court
Suite 102
Miami, FL 33138

2129
PROJECT NUMBER



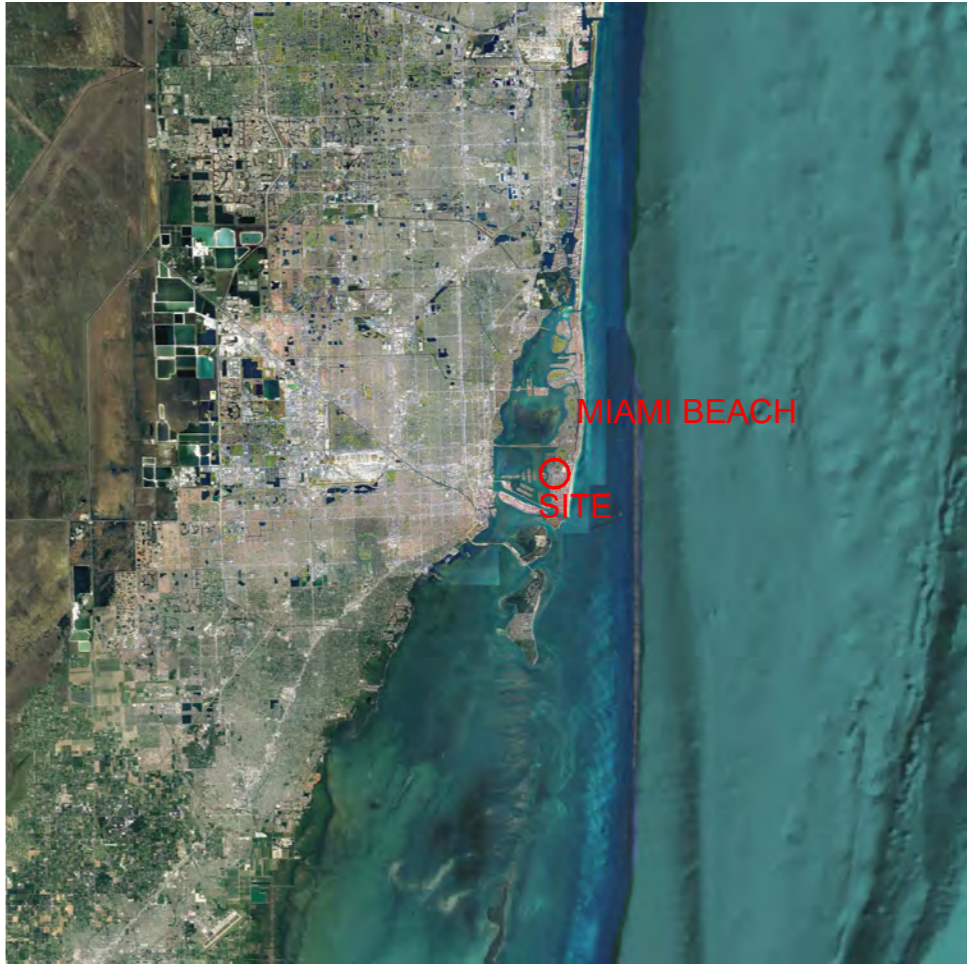
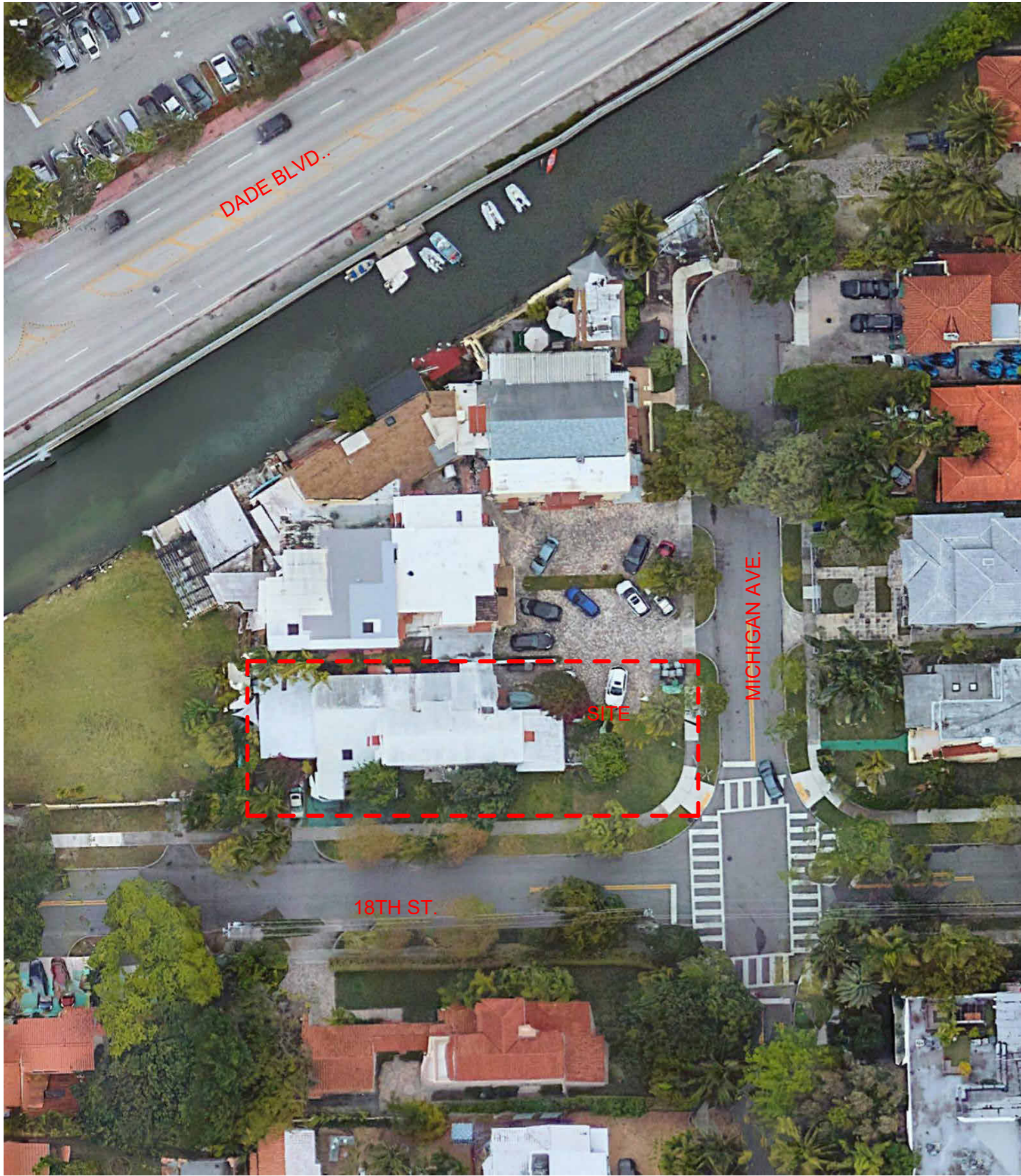
PROJECT:
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1800 Michigan Ave. Miami
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DRAWING:

MASSING 3D
VIEWS.

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SCALE: 1" = 20'-0"
CHECK: JMC
DATE: 03/09/2025
SHEET NUMBER



PROJECT:
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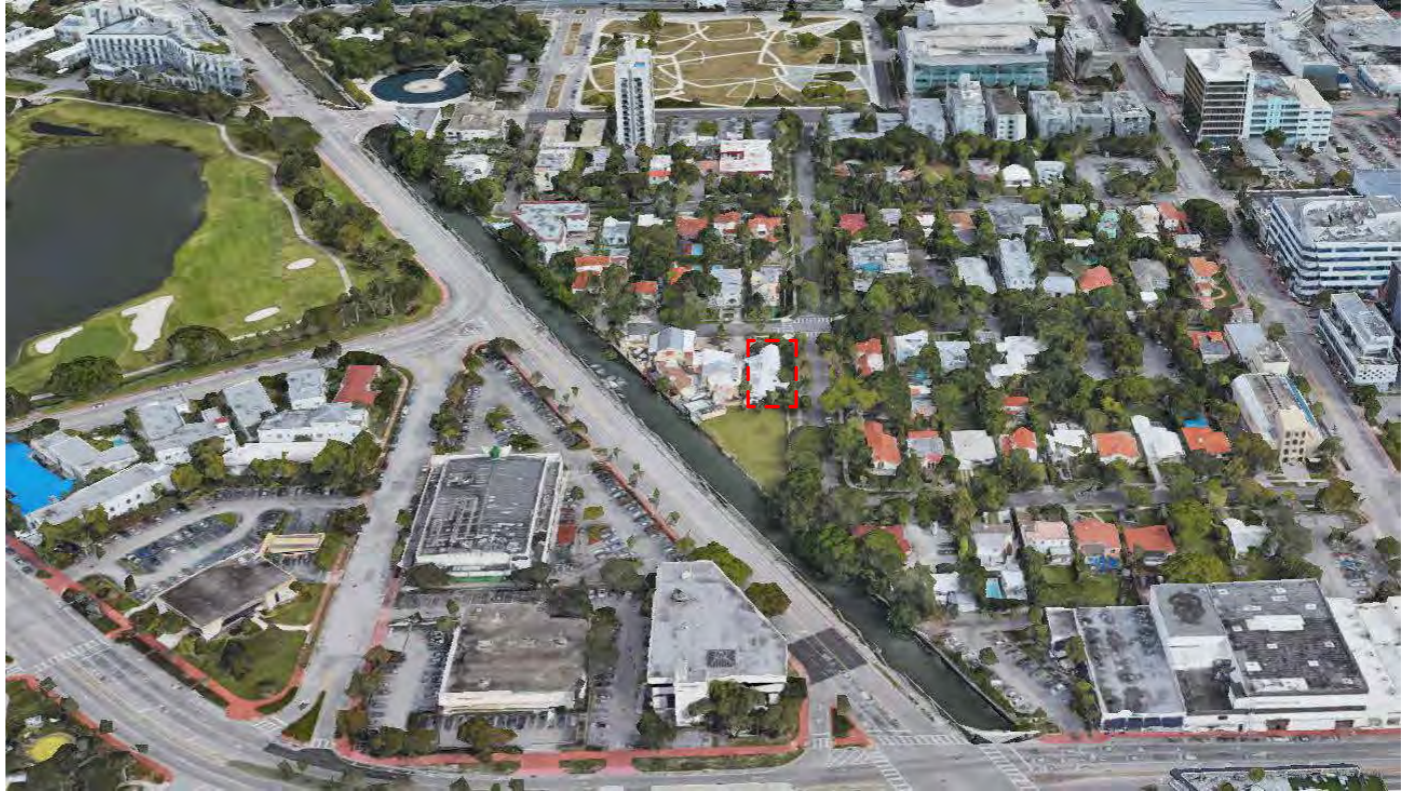
1800 Michigan Ave. Miami
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DRAWING:

AERIAL PHOTOS.



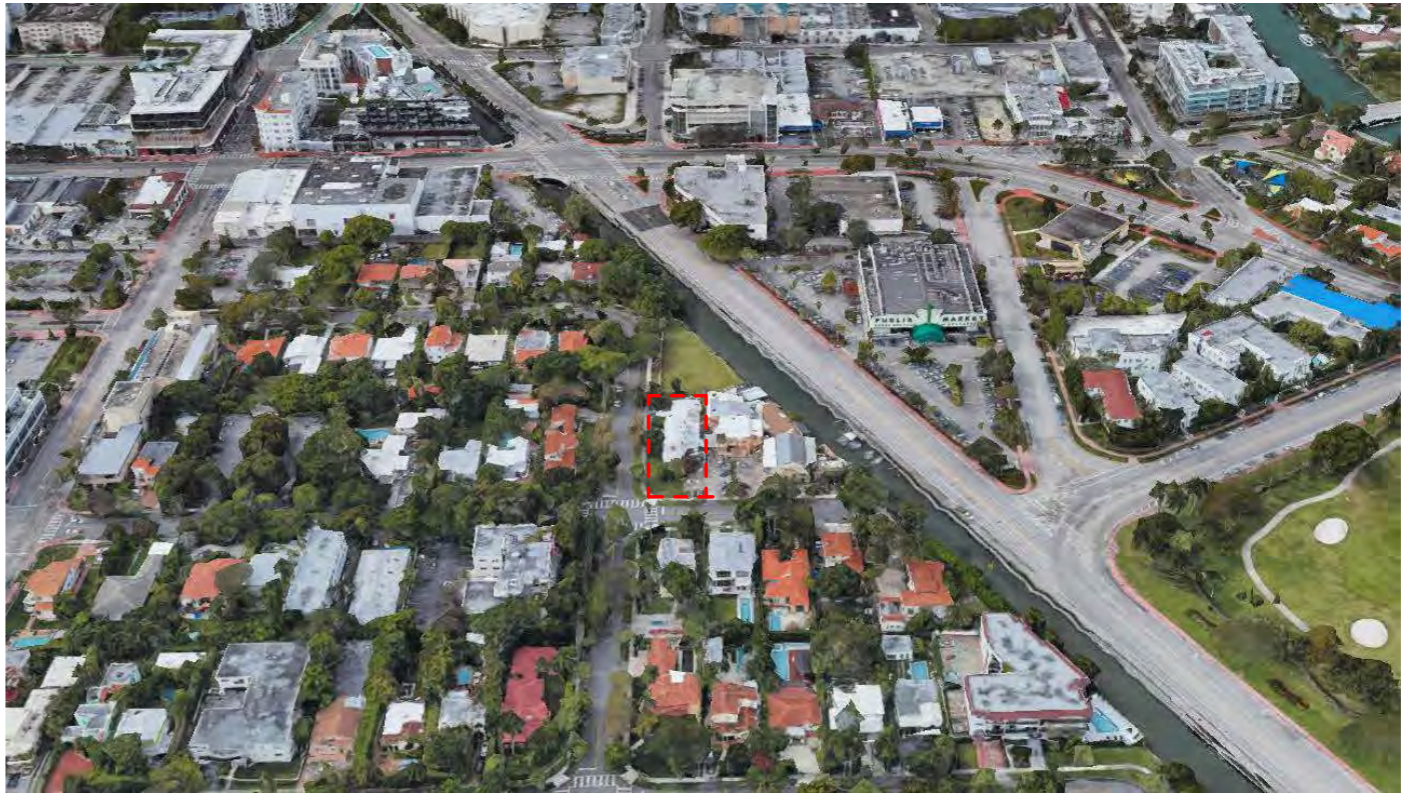
1 AXONOMETRIC NORTH



2 AXONOMETRIC EAST



3 AXONOMETRIC SOUTH



4 AXONOMETRIC WEST



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7500 NE 4th Court
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2129

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1800 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

AXONOMETRIC
PHOTOS.

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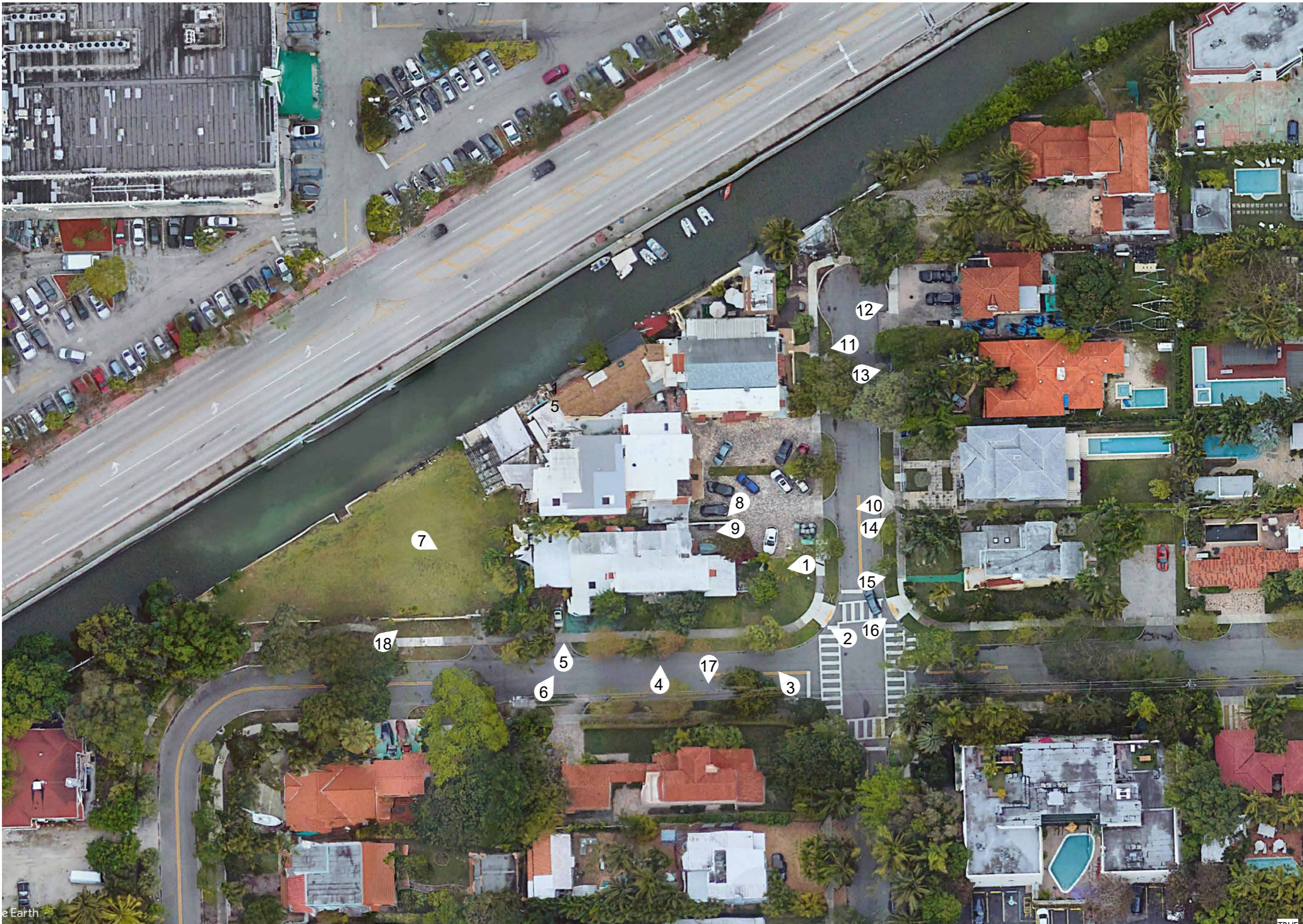
SCALE: 1/2" = 1'-0"

CHECK: JMC

DATE: 03/09/2025

SHEET NUMBER

A0.03-



PROJECT:
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1800 Michigan Ave. Miami
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DRAWING:

SITE PHOTO
LOCATIONS.

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SCALE: 1" = 1'-0"
CHECK: JMC
DATE: 01/12/2025
SHEET NUMBER





1 VIEW OF LOT 1800 FACING WEST
1 1/2" = 1'-0"



2 VIEW OF CORNER OF MICHIGAN AVE AND 18TH ST FACING NW
1 1/2" = 1'-0"



3 VIEW OF LOT 1800 FACING NE
1 1/2" = 1'-0"



4 VIEW OF LOT 1800 FRONT FACADE FACING NORTH
1 1/2" = 1'-0"



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PROJECT:
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1800 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

SITE
PHOTOGRAPHY.

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SCALE: 1 1/2" = 1'-0"
CHECK: JMC
DATE: 03/09/2025

SHEET NUMBER



5 VIEW OF LOT 1800 SECONDARY ENTRANCE FACING NORTH
1 1/2" = 1'-0"



6 VIEW OF LOT 1800 FRONT FACADE AND DRIVE WAY FACING NORTH
1 1/2" = 1'-0"



7 VIEW OF LOT 1800 REAR FACADE FROM LOT 1039 FACING EAST
1 1/2" = 1'-0"



8 VIEW OF LOT 1800 FACING SW
1 1/2" = 1'-0"



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SITE
PHOTOGRAPHY.

JENNIFER McCONNIEY FLORIDA LIC# ARY3044
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SCALE: 1 1/2" = 1'-0"
CHECK: JMC
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SHEET NUMBER

A0.06-



9 VIEW OF LOT 1800 FACING WEST
1 1/2" = 1'-0"



10 VIEW OF LOT 1810 FRONT FACADE FROM STREET
1 1/2" = 1'-0"



11 VIEW OF FRONT FACADE OF LOT 1818
1 1/2" = 1'-0"



12 VIEW OF LOT 1827 FACING EAST
1 1/2" = 1'-0"



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JENNIFER MCCONNEY FLORIDA LIC# ARY3044
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SCALE: 1 1/2" = 1'-0"
CHECK: JMC
DATE: 03/09/2025
SHEET NUMBER

A0.07-



13 VIEW OF LOT-1821 FACING EAST
1 1/2" = 1'-0"



14 VIEW OF LOT 1815 - FACING EAST
1 1/2" = 1'-0"



15 VIEW OF FRONT FACADE OF LOT 1801 FACING EAST
1 1/2" = 1'-0"



16 VIEW OF CORNER OF MICHIGAN AVE AND 18TH ST FACING N.E.
1 1/2" = 1'-0"



STUDIO Mc+G
ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138

2129
PROJECT NUMBER



PROJECT:
PRIVATE
RESIDENCE

1800 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

SITE
PHOTOGRAPHY.

JENNIFER MCCONNEY FLORIDA LIC# ARY3044
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A0.08-



17 VIEW OF LOT 1780 - FACING SOUTH
1 1/2" = 1'-0"



18 VIEW OF LOT 1039 FACING N.E.
1 1/2" = 1'-0"



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A0.09-



25 AERIAL 1
1/4" = 1'-0"



26 AERIAL 2
1/4" = 1'-0"



27 AERIAL 3
1/4" = 1'-0"



28 AERIAL 4
1/4" = 1'-0"



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SITE
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SCALE: 1/4" = 1'-0"
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DATE: 03/09/2025
SHEET NUMBER

A0.10-

LARON CHINITZ Dr. Johnson
 Owner W. E. BRIGGS Mailing Address Permit No. 6747
 Lot 1 Block 10 Subdivision PALM VIEW No. 1009 Street 18th St- Date Feb.9-1935
 General Contractor John C. Gaffney Inc. 5150 Address
 Architect Carlos B. Schoeppl & Southwell Address
 Front 90 Depth 30 Height 22 Stories - 2 Use Residence, servants quarters and 2-car
 Type of construction ccm. block Cost \$14,000.00 Foundation conc. pile Roof Garage
 TILE
 Plumbing Contractor Tidwell permit # 7963 Address Date 2-14-35
 No. fixtures 16 Rough approved by Date
 Plumbing Contractor Gas stove 1 gas heater 3 Address Date
 No. fixtures set Final approved by Date
 Sewer connection 1 Septic tank Make Date
 Electrical Contractor Hardy Electric permit # 5081 Address Date 2-16-35
 No. outlets Heaters Stoves Motors 1 Fans Temporary service
 Rough approved by Date
 Electrical Contractor Hardy #6377 Address Date Mar.10-1936
 No. fixtures set 21 Final approved by Date
 Date of service
 Alterations or repairs # 17360 - Roofing - Giffen Roofing Company \$ 400: Date July 19, 1943
 BUILDING PERMIT # 19079.. Painting (outside " steel windows) Noonan & Wade, painters: \$ 125.00
 October 9, 1944
 BUILDING PERMIT # 26353 Re - roofing - Giffen Roofing Co- \$ 995.....Dec: 11, 1947
 BUILDING PERMIT # 28541 Painting - V. J. Hoercherl, contractor \$ 600... Oct. 21, 1948
 BUILDING PERMIT # 28624 Re-roofing - Giffen Roofing Company \$ 586...Oct. 29, 1948
 #81448 Owner Partitions for bath room in garage and close in to conform with city
 Ord. Plumbing Permit required \$500.00 11/25/68

1 BUILDING CARD
 12" = 1'-0"

BUILDING PERMITS: # 84030 - Biscayne Roofing - Roof repairs \$675.00 4/17/70
 #81495 10/20/86 J.A.C. Elec - 225A service repair/meter change
 PLUMBING: #36333 Serota Plumbing Co: 1 gas water heater..... August 26, 1954
 #43591 Peoples Gas Co.: 1 gas heater - 12/26/62
 #44603 Strandin Plumbing: 1 gas heater - 12/24/64
 #46911 Lindgren Plumbing Co. 1 San. Sewer - Size 4, 1 Water Closets, 1 Lavatories, 1 Bath Tubs,
 1 Laundry Washing Machine 12/3/68.
 ELECTRICAL PERMITS: #57789 Ben's Elec: 4 receptacles; 1 serv. equip.; 4 motors, 0-1 hp - 1/5/62

2 BUILDING CARD
 12" = 1'-0"

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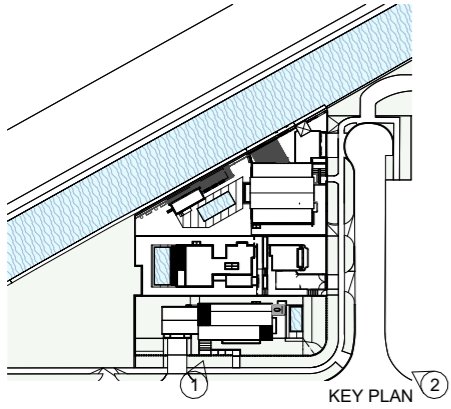
DRAWING:

BUILDING CARDS.

A0.11-

3 BUILDING CARD
 12" = 1'-0"

4 BUILDING CARD
 12" = 1'-0"



1 ARCHIVE IMAGES LOT 1
12" = 1'-0"



2 ARCHIVE IMAGES LOT 1
12" = 1'-0"

2129
PROJECT NUMBER

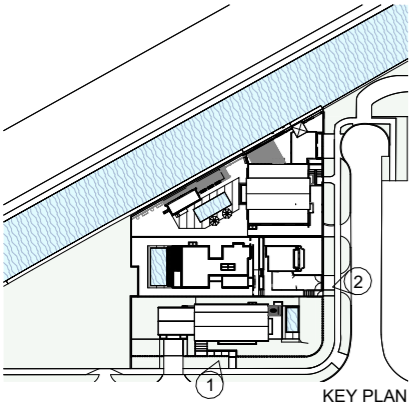


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DRAWING:

ARCHIVE IMAGES.



1 ARCHIVE IMAGES LOT 1
12" = 1'-0"



2 ARCHIVE IMAGES LOT 1
12" = 1'-0"



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DRAWING:

ARCHIVE IMAGES.



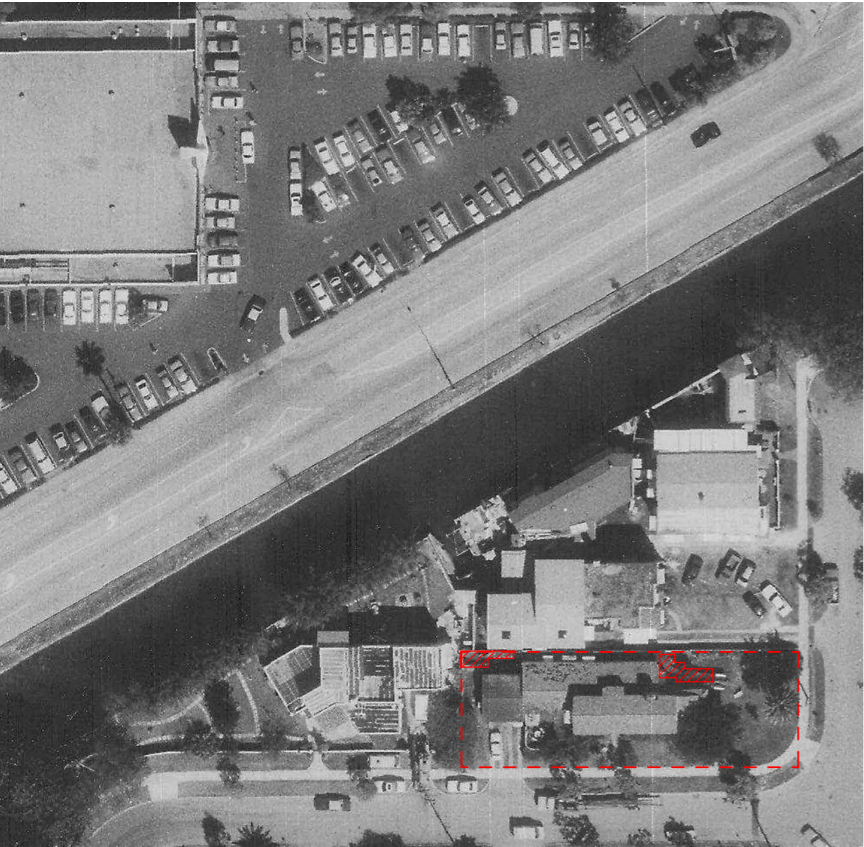
1941



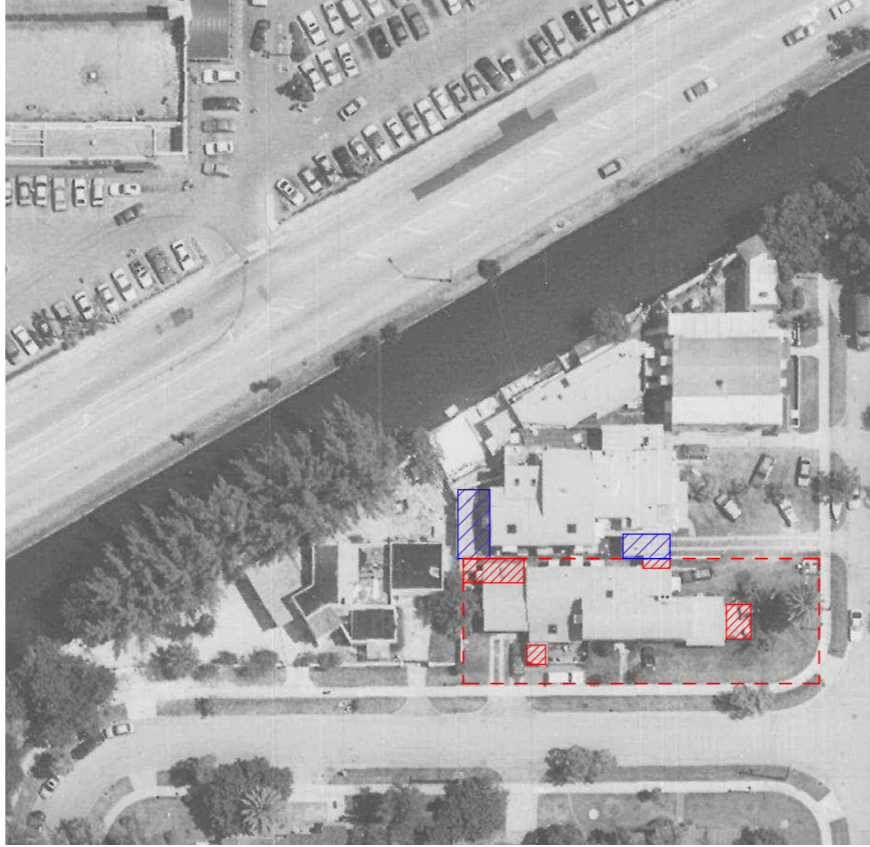
1965



1969



1985



1994



2000



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DRAWING:

DIAGRAM -
ADDITIONS OVER
TIME