



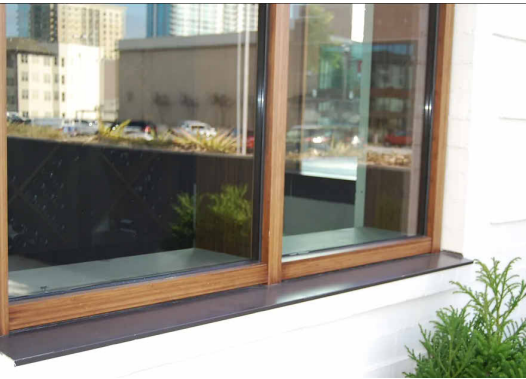
WOODEN DETAILS



BARREL ROOF TILE IN COLOR VARIATIONS



CORAL ROCK



BLACK VERTICAL RAILING



POWDER COATED ALUMINUM MULLIONS



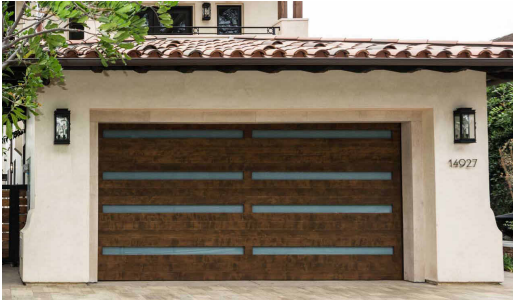
WHJITE STUCCO, CORAL ROCK REVEALS AND DETAIL



WOOD DOORS



WOOD WINDOW HEADERS



WOOD GARAGE DOOR





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:

UNIT SIZE
DIAGRAMS.

JENNIFER McCONNERY FLORIDA LIC# AR33044

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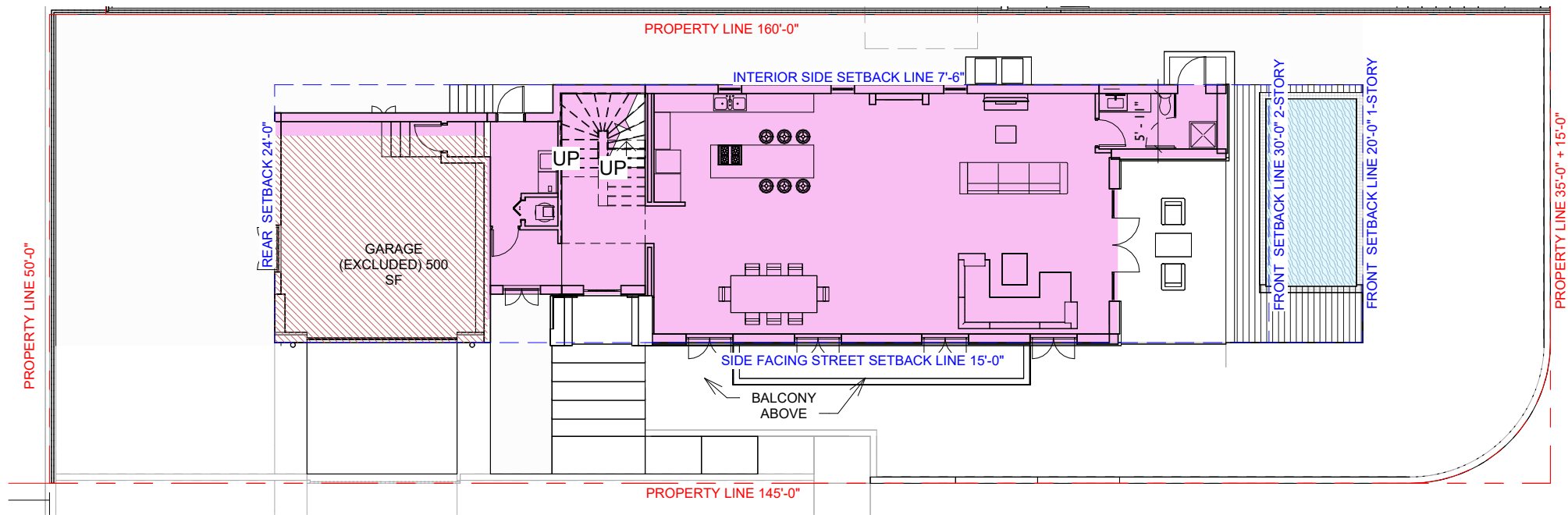
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CHECK: JMC

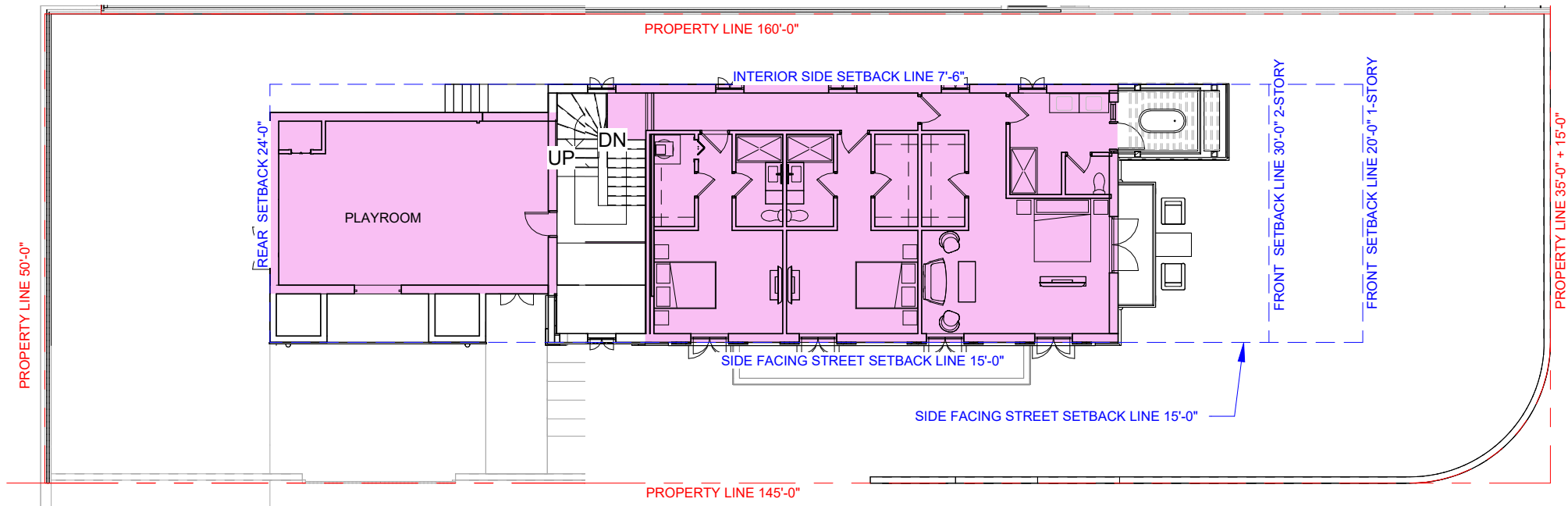
DATE: 03/09/2025

SHEET NUMBER

A0.22-



1 PROPOSED LEVEL 1 UNIT SIZE DIAGRAM
1/16" = 1'-0"



2 PROPOSED LEVEL 2 UNIT SIZE DIAGRAM
1/16" = 1'-0"

MINIMUM UNIT SIZE 1,800 SF
MAXIMUM UNIT SIZE (50% OF LOT AREA) $(7,951 / 2 = 3,975.5)$

1,909 SF 1ST FLOOR
1,462 SF 2ND FLOOR

3,371 SF TOTAL UNIT SIZE



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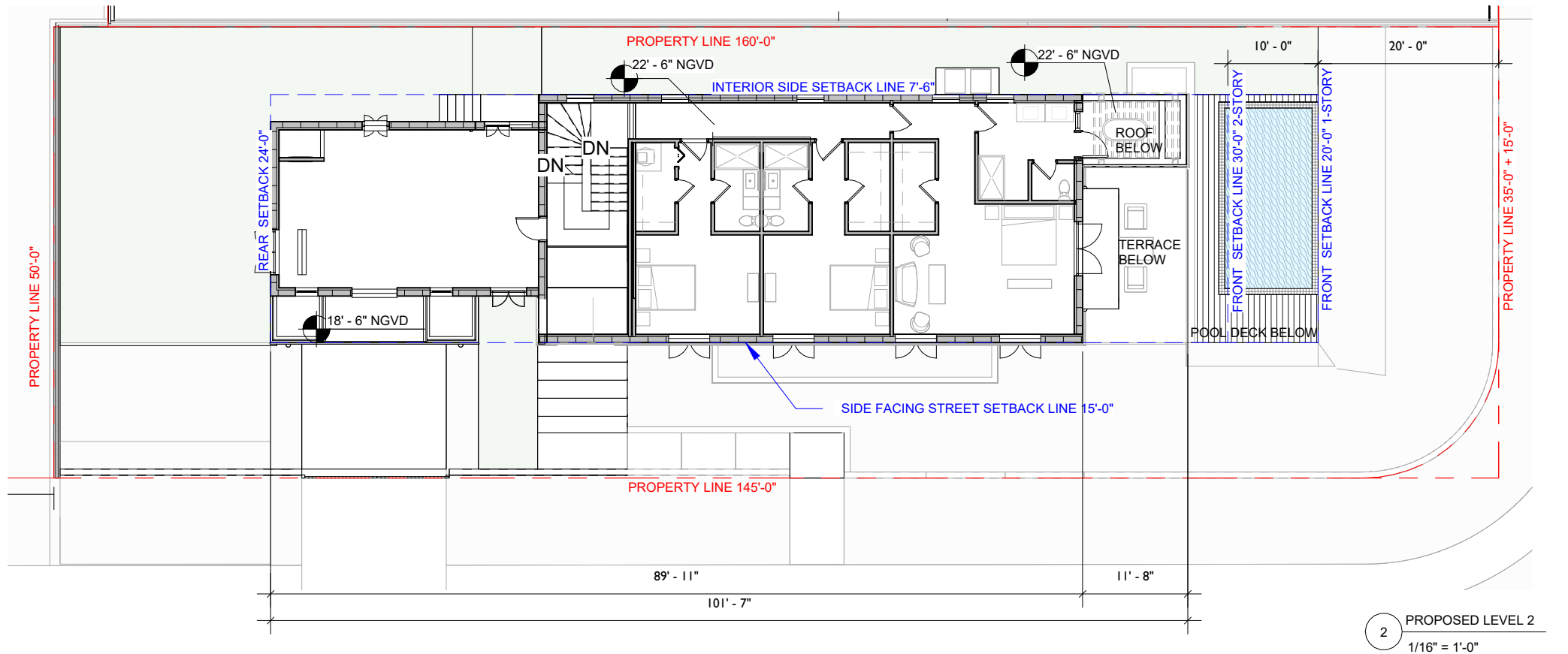
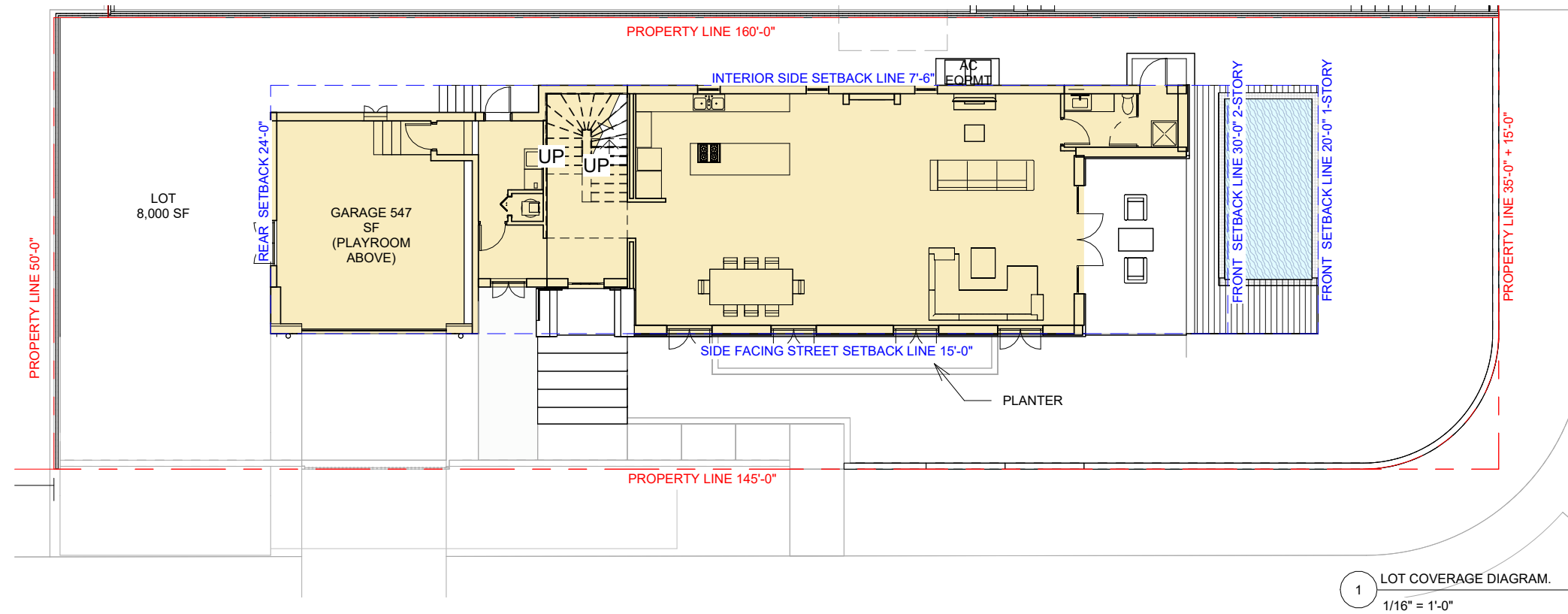
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DRAWING:

LOT COVERAGE
DIAGRAM.

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MAXIMUM LOT COVERAGE FOR A 2 STORY HOME 30%
(% OF LOT AREA) (7,951 X.3 = 2,385)

PROPOSED: 2,404 SF

MIN. PERCENTAGE OF 2ND FLOOR FACADE SET BACK 5'
FROM STREET-FACING SIDE SETBACK:50%

PROPOSED: 50%

A0.23-

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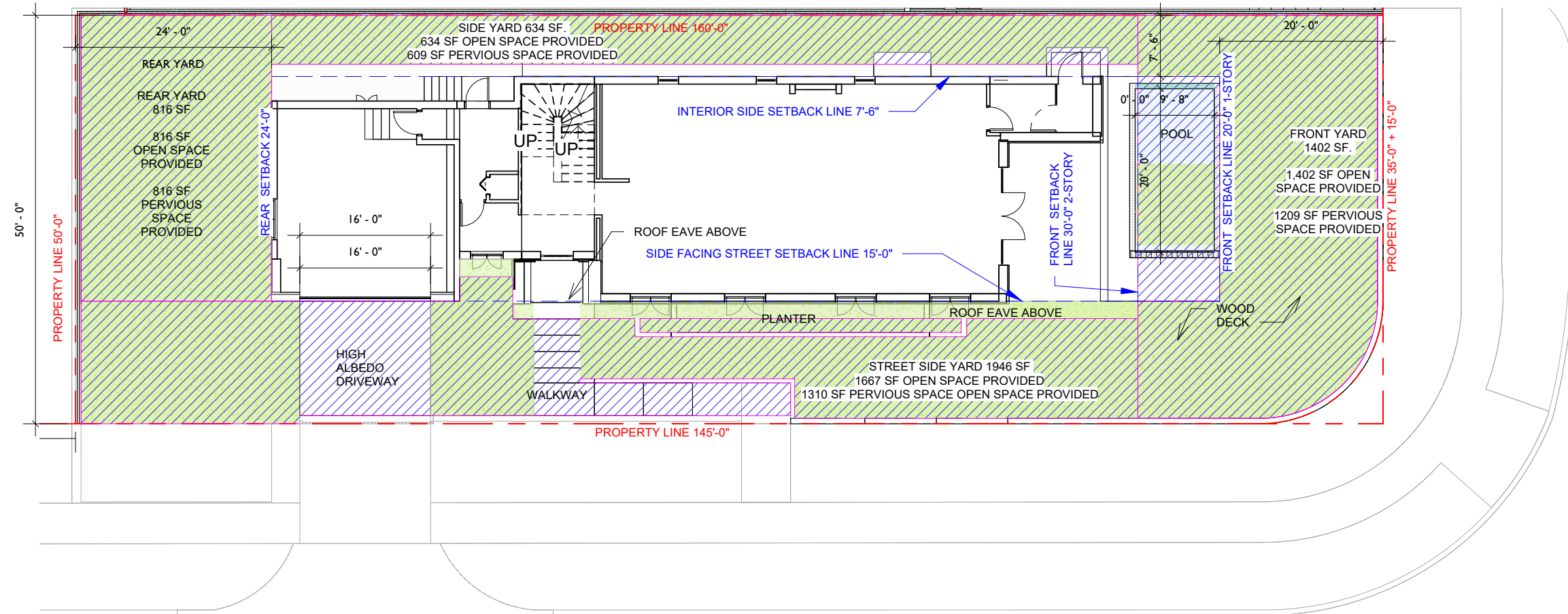


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DRAWING:

YARD OPEN
SPACE DIAGRAM.



REFER TO LANDSCAPE PLAN FOR
PLANTING INFORMATION

1 PROPOSED YARD OPEN SPACE DIAGRAM.
1/16" = 1'-0"

PROVIDED
OPEN SPACE



PROVIDED
PERVIOUS OPEN
SPACE



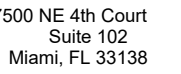
FRONT YARD 1,402 SF
PERVIOUS AREA OF FRONT YARD MINIMUM 50% (701 SF)
PERVIOUS AREA FRONT YARD PROPOSED: 822 SF

STREET SIDE YARD: 1946 SF
PERVIOUS AREA OF STREET SIDE YARD MINIMUM 50% (973 SF)
PERVIOUS ARE STREET SIDE YARD PROPOSED: 1,310 SF

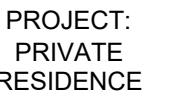
REAR YARD:
REQUIRED REAR YARD: LAST 15% OF DEPTH OF LOT (160' X .15 = 24')
816 SF
PERVIOUS AREA OF BACK YARD MINIMUM: 70%
PROVIDED: 816 SF (100%)

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A0.24-



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DRAWING:

EXISTING
LOCATION PLAN
(BEFORE
DEMOLITION).

E E T N U M B E R

A1.00-





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DRAWING:

EXISTING SITE
PLAN (BEFORE
DEMOLITION).

JENNIFER McCONNIEY FLORIDA LIC# AR33044

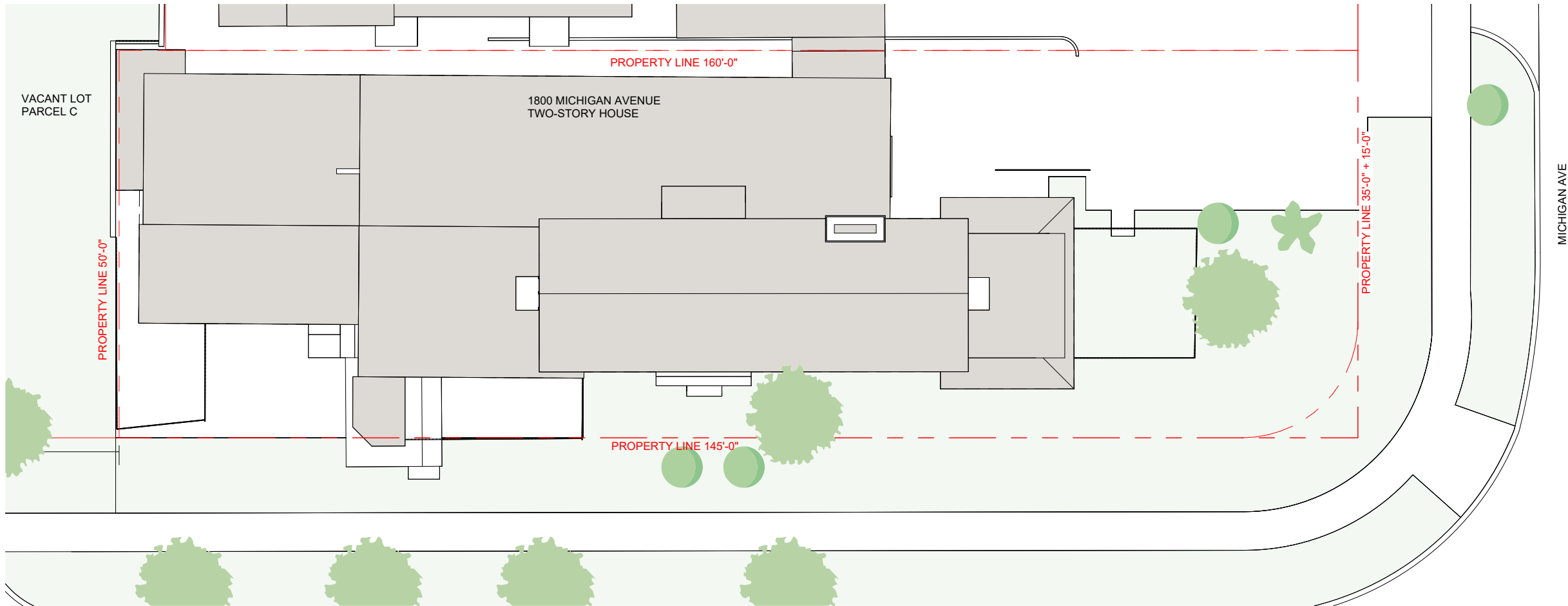
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SCALE: 1/16" = 1'-0"

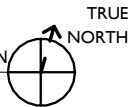
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1 EXISTING SITE PLAN (BEFORE DEMOLITION)
1/16" = 1'-0"



A1.01-



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DRAWING:

EXISTING
BUILDING
GROUND LEVEL
PLAN

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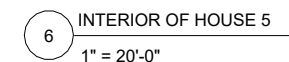
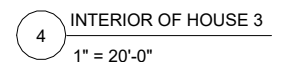
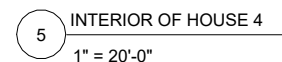
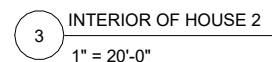
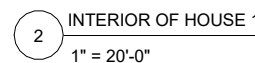
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A1.02-



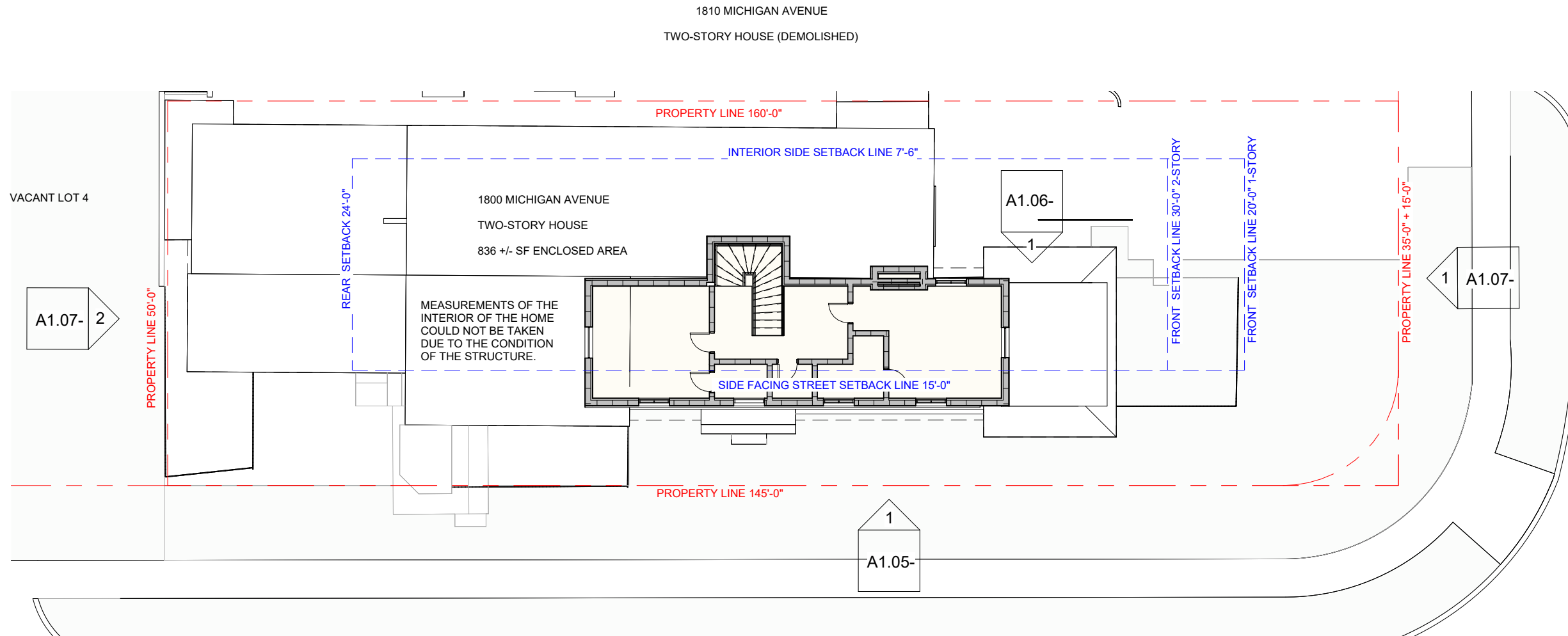


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DRAWING:

EXISTING
BUILDING 2ND
LEVEL PLAN



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PROJECT NUMBER



PROJECT:
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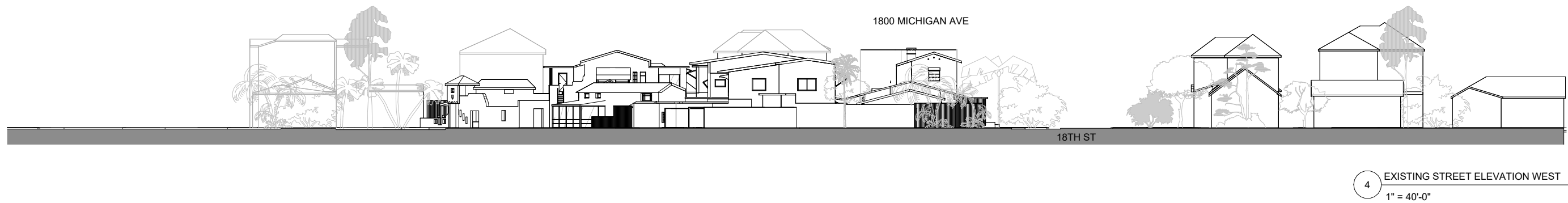
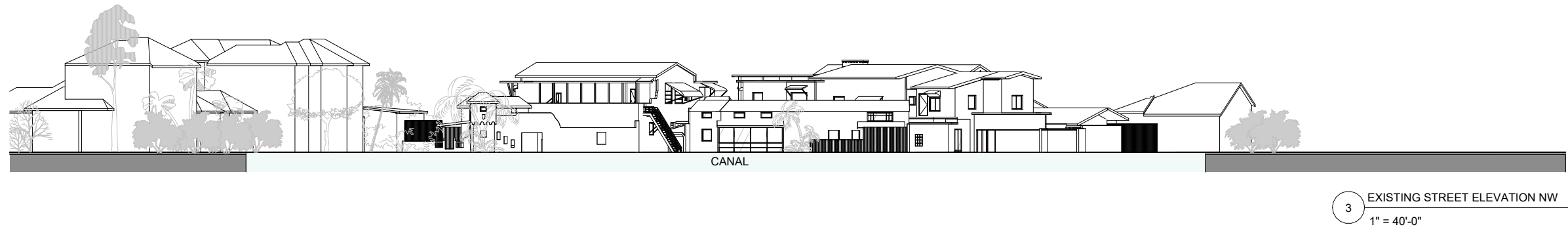
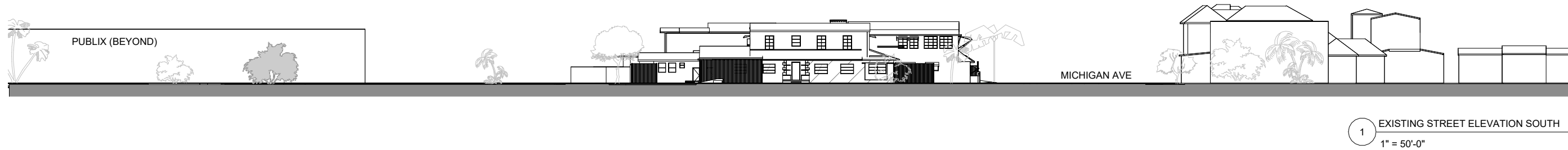
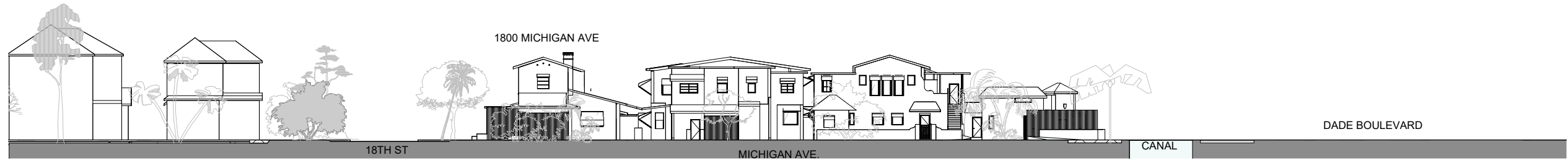
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DRAWING:

EXISTING STREET
ELEVATIONS
(BEFORE
DEMOLITION)

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A1.04-





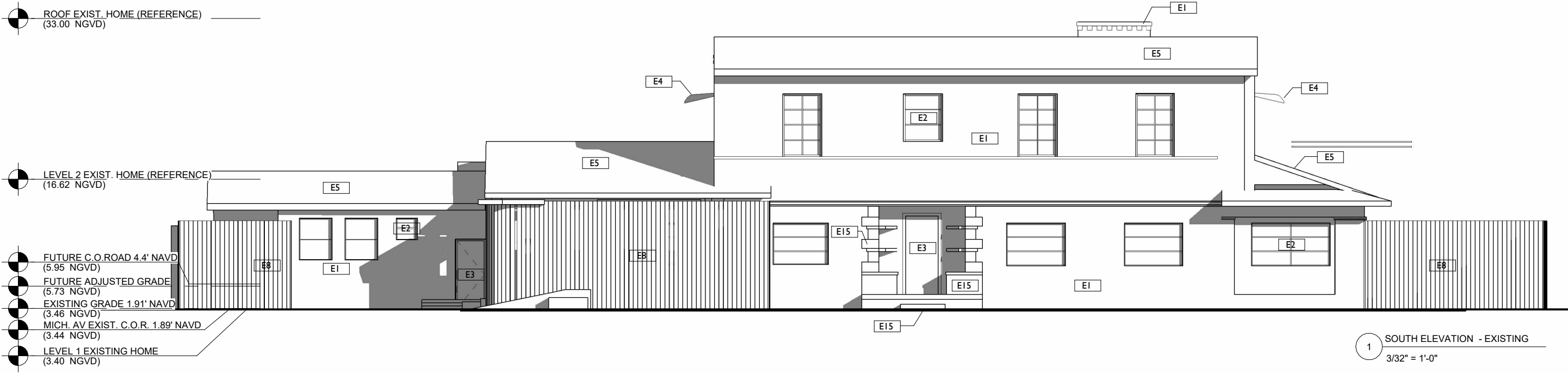
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DRAWING:

EXISTING
BUILDING
ELEVATIONS
SOUTH

EXISTING CONDITION KEYNOTES	
ID	MATERIAL
E1	EXISTING STUCCO FINISH
E2	EXISTING NON-IMPACT WINDOWS
E3	EXISTING SOLID PANEL DOOR
E4	EXISTING AWNING
E5	EXISTING ASPHALT SHINGLE ROOF
E6	EXISTING SEAWALL
E7	EXISTING STAIRS
E8	EXISTING WOOD FENCE
E9	EXISTING METAL GATE
E10	EXISTING INSECT MESH
E11	EXISTING ORNAMENTAL SCROLL
E12	EXISTING ORNAMENTAL MEDALLION
E13	EXISTING METAL COLUMN
E14	EXISTING METAL ROOF





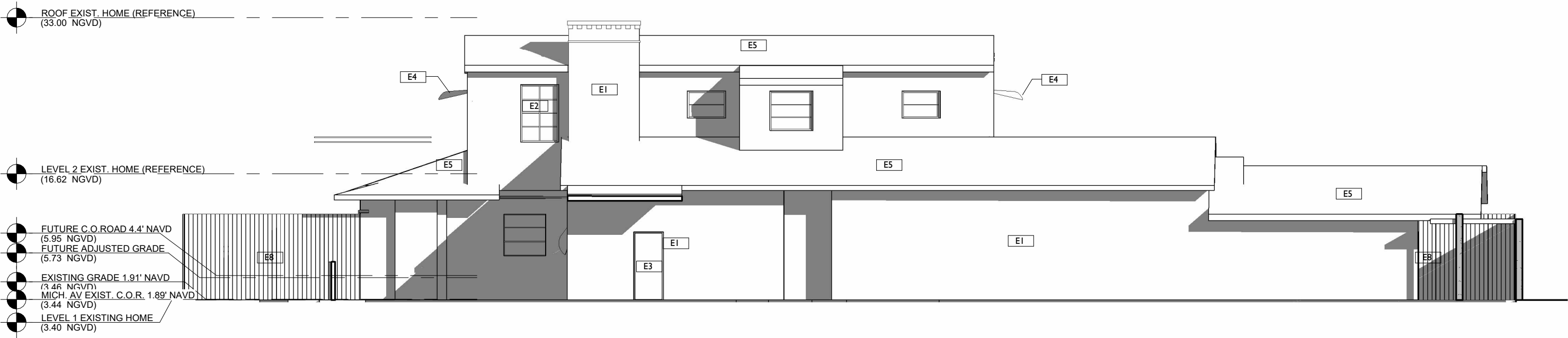
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1800 Michigan Ave. Miami
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DRAWING:

EXISTING
BUILDING
ELEVATIONS
NORTH

EXISTING CONDITION KEYNOTES	
ID	MATERIAL
E1	EXISTING STUCCO FINISH
E2	EXISTING NON-IMPACT WINDOWS
E3	EXISTING SOLID PANEL DOOR
E4	EXISTING AWNING
E5	EXISTING ASPHALT SHINGLE ROOF
E6	EXISTING SEAWALL
E7	EXISTING STAIRS
E8	EXISTING WOOD FENCE
E9	EXISTING METAL GATE
E10	EXISTING INSECT MESH
E11	EXISTING ORNAMENTAL SCROLL
E12	EXISTING ORNAMENTAL MEDALLION
E13	EXISTING METAL COLUMN
E14	EXISTING METAL ROOF

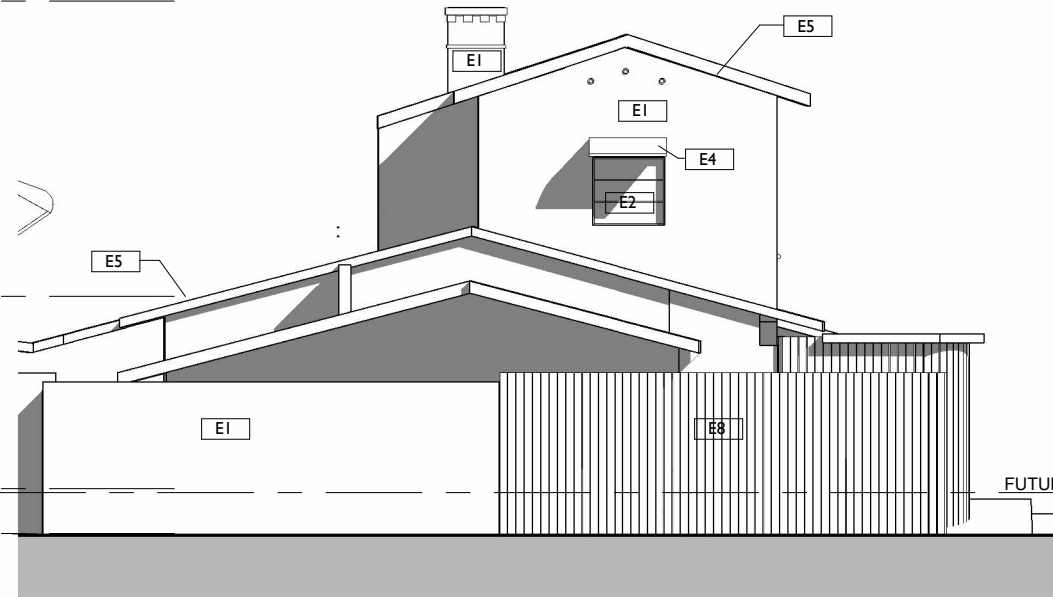


1 NORTH ELEVATION - EXISTING
3/32" = 1'-0"

ROOF EXIST. HOME (REFERENCE)
(33.00 NGVD)

LEVEL 2 EXIST. HOME (REFERENCE)
(16.62 NGVD)

FUTURE C.O. ROAD 4.4' NAVD
(5.95 NGVD)
EXISTING GRADE 1.91' NAVD
(3.46 NGVD)
MICH. AV EXIST. C.O.R. 1.89' NAVD
(3.44 NGVD)
LEVEL 1 EXISTING HOME
(3.40 NGVD)

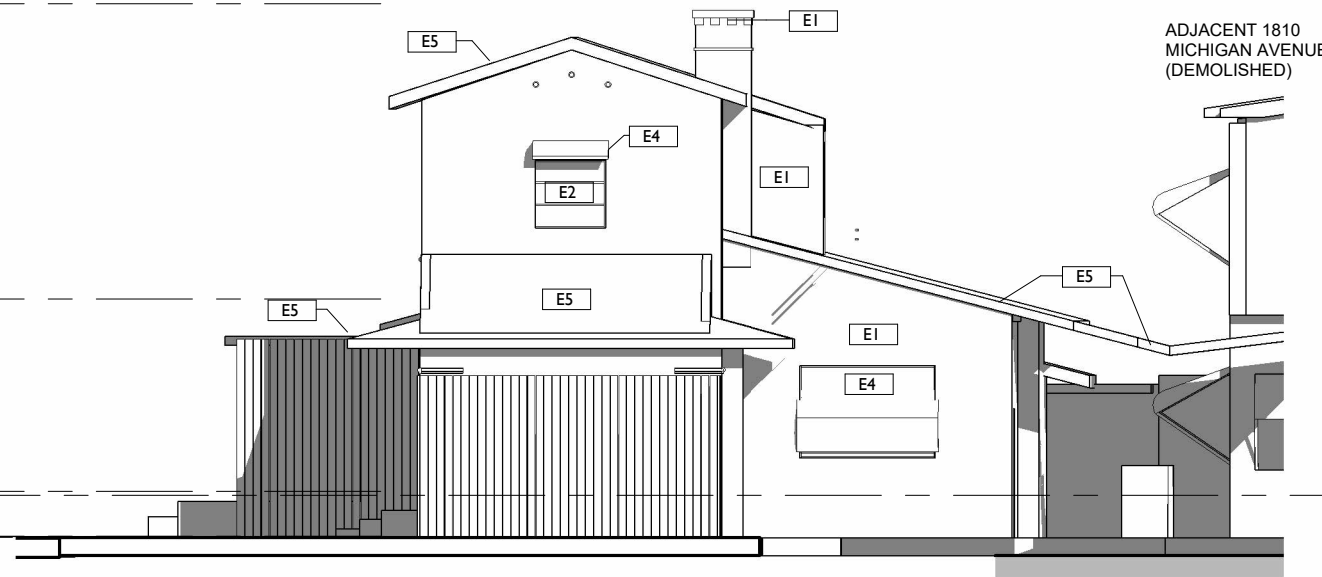


2 WEST ELEVATION - EXISTING
3/32" = 1'-0"

ROOF EXIST. HOME (REFERENCE)
(33.00 NGVD)

LEVEL 2 EXIST. HOME (REFERENCE)
(16.62 NGVD)

FUTURE C.O. ROAD 4.4' NAVD
(5.95 NGVD)
EXISTING GRADE 1.91' NAVD
(3.46 NGVD)
LEVEL 1 EXISTING HOME
(3.40 NGVD)
MICH. AV EXIST. C.O.R. 1.89' NAVD
(3.44 NGVD)



1 EAST ELEVATION - EXISTING
3/32" = 1'-0"

EXISTING CONDITION KEYNOTES	
ID	MATERIAL
E1	EXISTING STUCCO FINISH
E2	EXISTING NON-IMPACT WINDOWS
E3	EXISTING SOLID PANEL DOOR
E4	EXISTING AWNING
E5	EXISTING ASPHALT SHINGLE ROOF
E6	EXISTING SEAWALL
E7	EXISTING STAIRS
E8	EXISTING WOOD FENCE
E9	EXISTING METAL GATE
E10	EXISTING INSECT MESH
E11	EXISTING ORNAMENTAL SCROLL
E12	EXISTING ORNAMENTAL MEDALLION
E13	EXISTING METAL COLUMN
E14	EXISTING METAL ROOF



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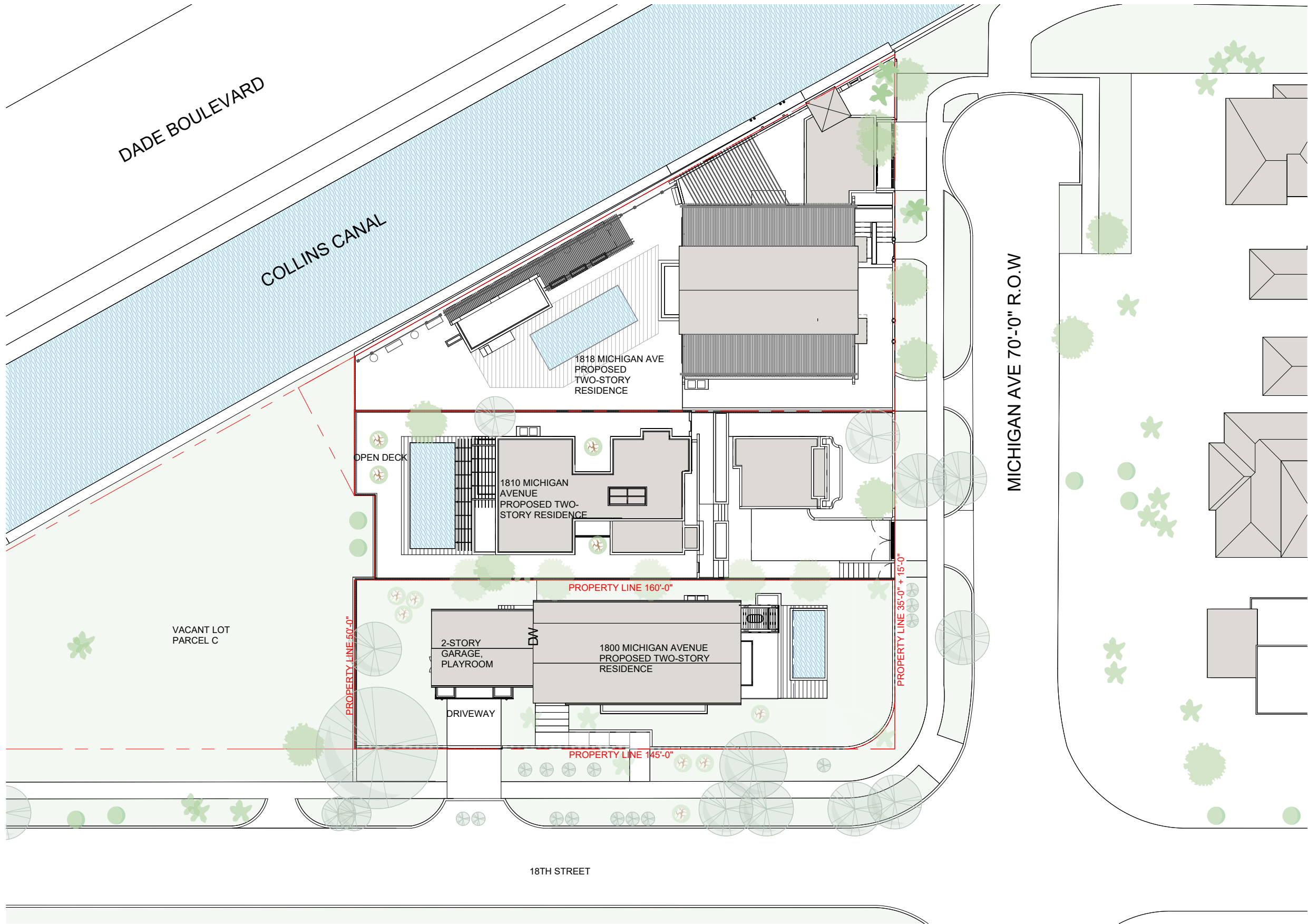
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DRAWING:

EXISTING
BUILDING
ELEVATIONS
EAST AND WEST

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A1.07-



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DRAWING:

PROPOSED
LOCATION PLAN

JENNIFER McCONNIEY FLORIDA LIC# AR33044

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SCALE: 1" = 30'-0"

CHECK: JMC

DATE: 03/09/2025

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1 PROPOSED LOCATION PLAN.
1" = 30'-0"



A1.30-



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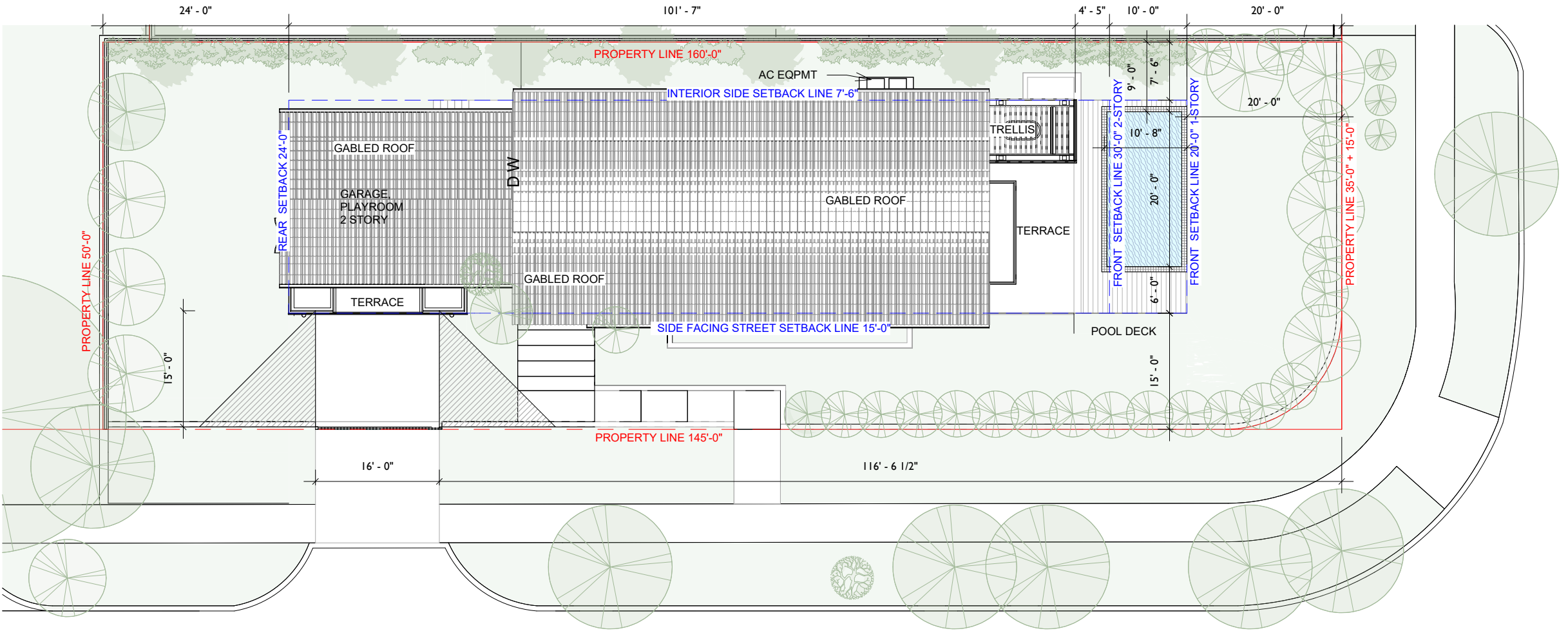
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DRAWING:

PROPOSED SITE
PLAN

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MICHIGAN AVE 70'-0" R.O.W.

18TH STREET 70'-0" R.O.W.



A1.50-



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DRAWING:

LEVEL 1
PROPOSED PLAN

JENNIFER McCONNEY FLORIDA LIC# AR3044

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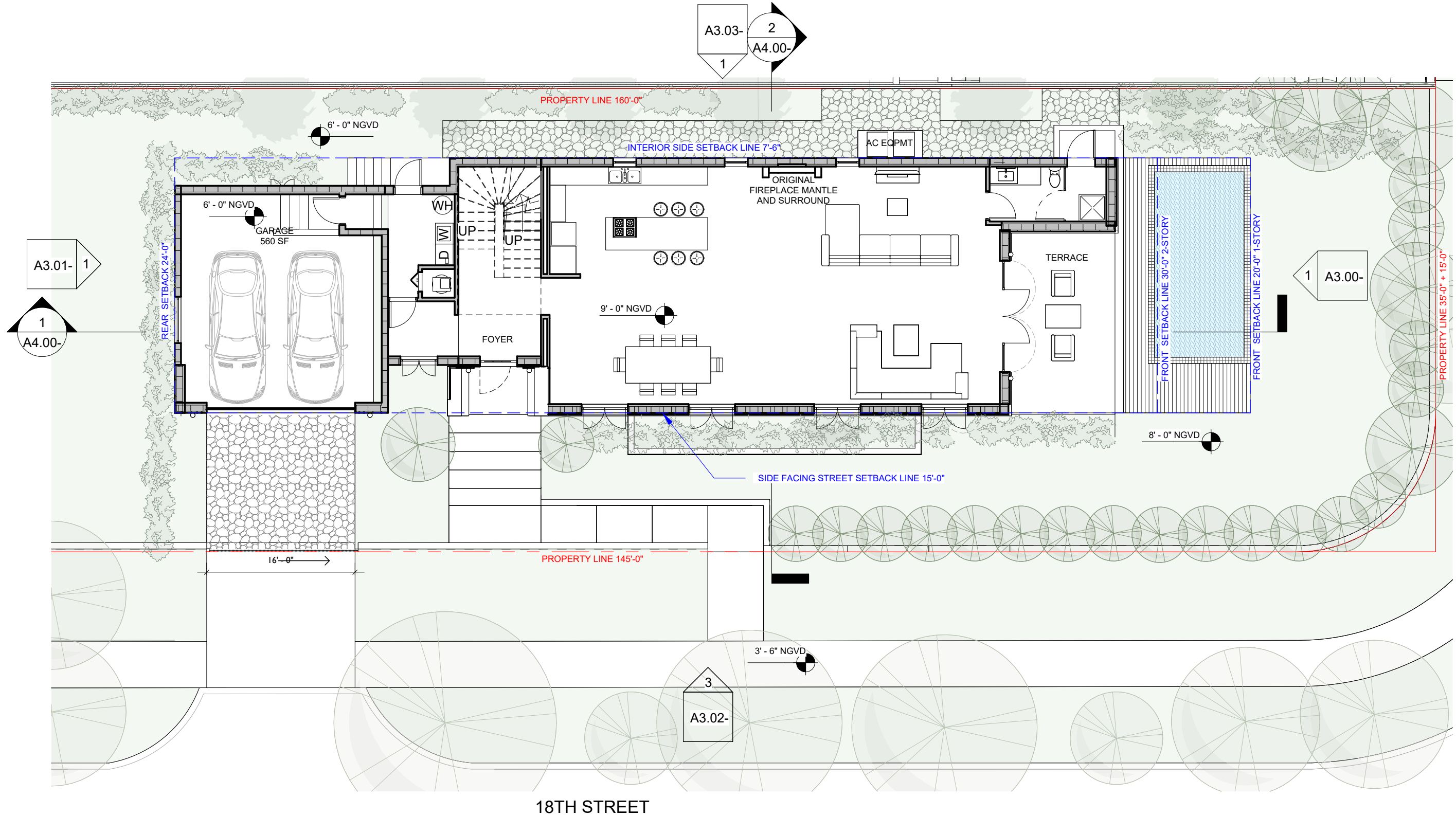
SCALE: 3/32" = 1'-0"

CHECK: JMC

DATE: 03/09/2025

SHEET NUMBER

A2.01-



1 PROPOSED LEVEL 1
3/32" = 1'-0"





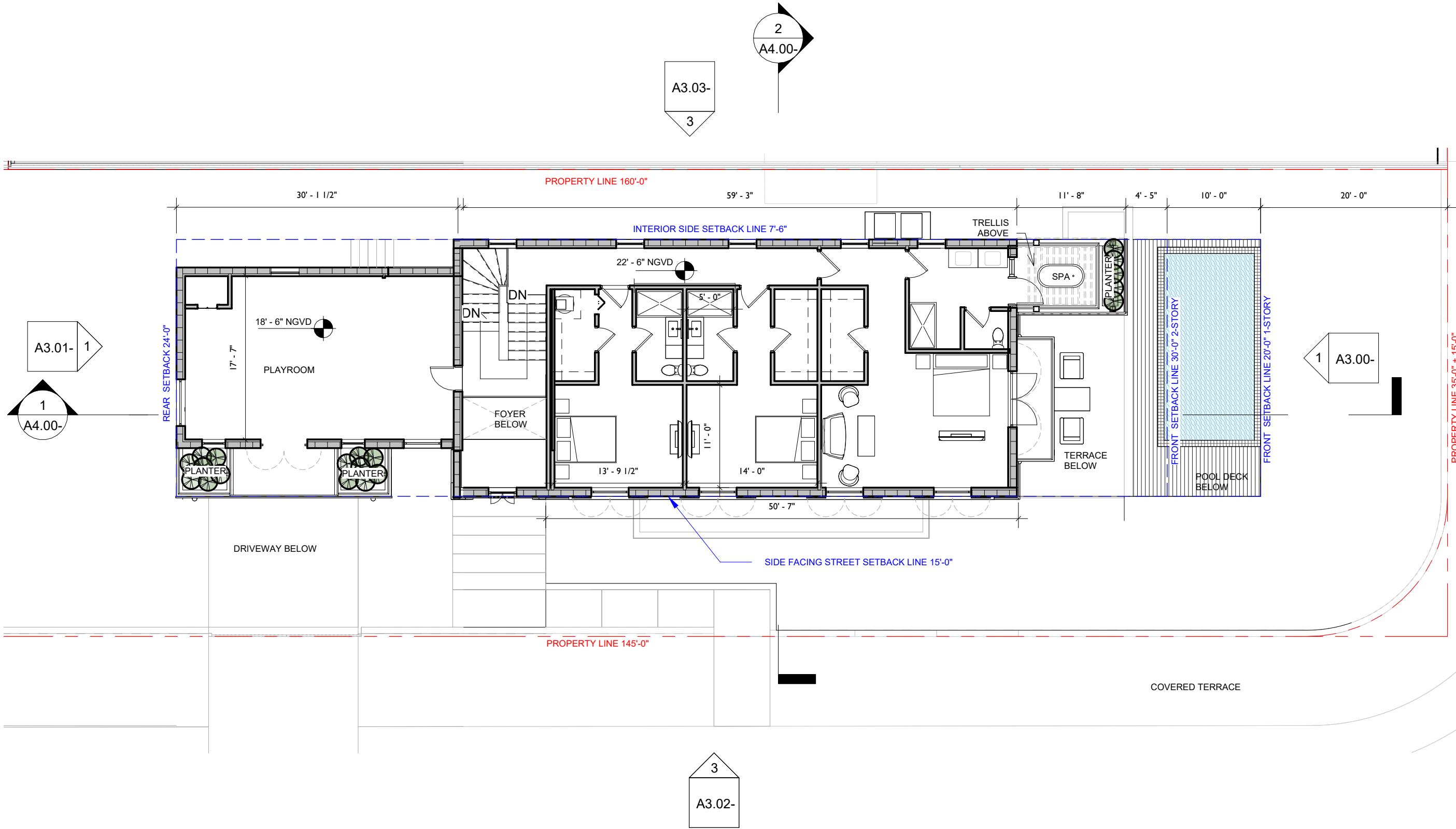
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DRAWING:

LEVEL 2
PROPOSED PLAN

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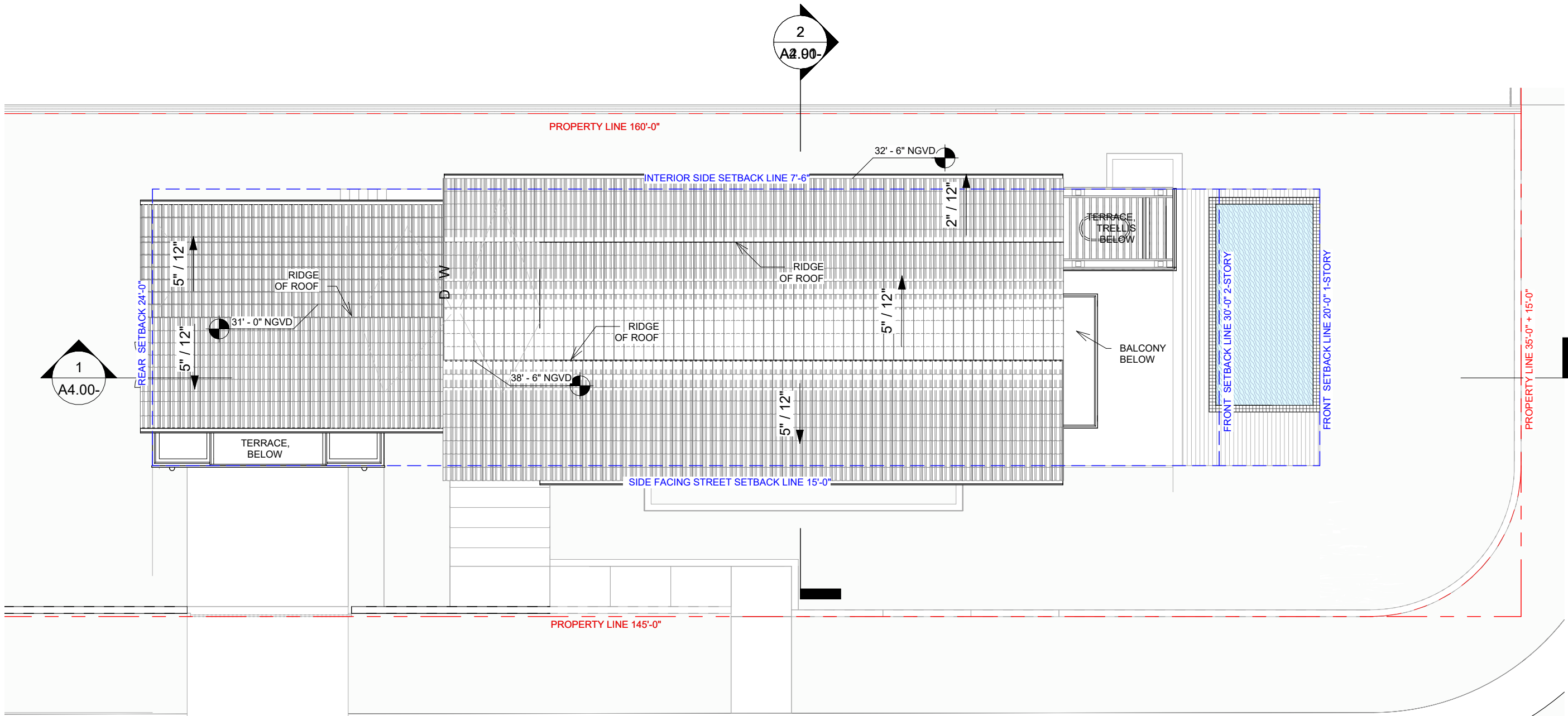
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DRAWING:

LEVEL ROOF
PROPOSED PLAN

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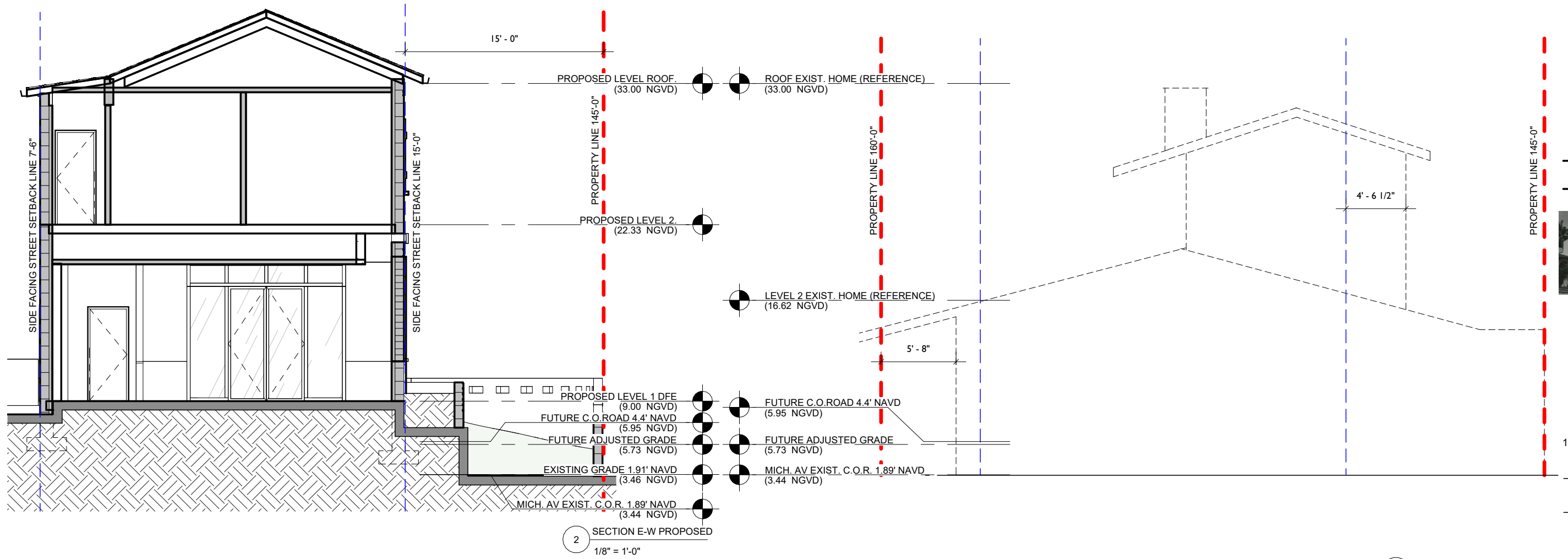
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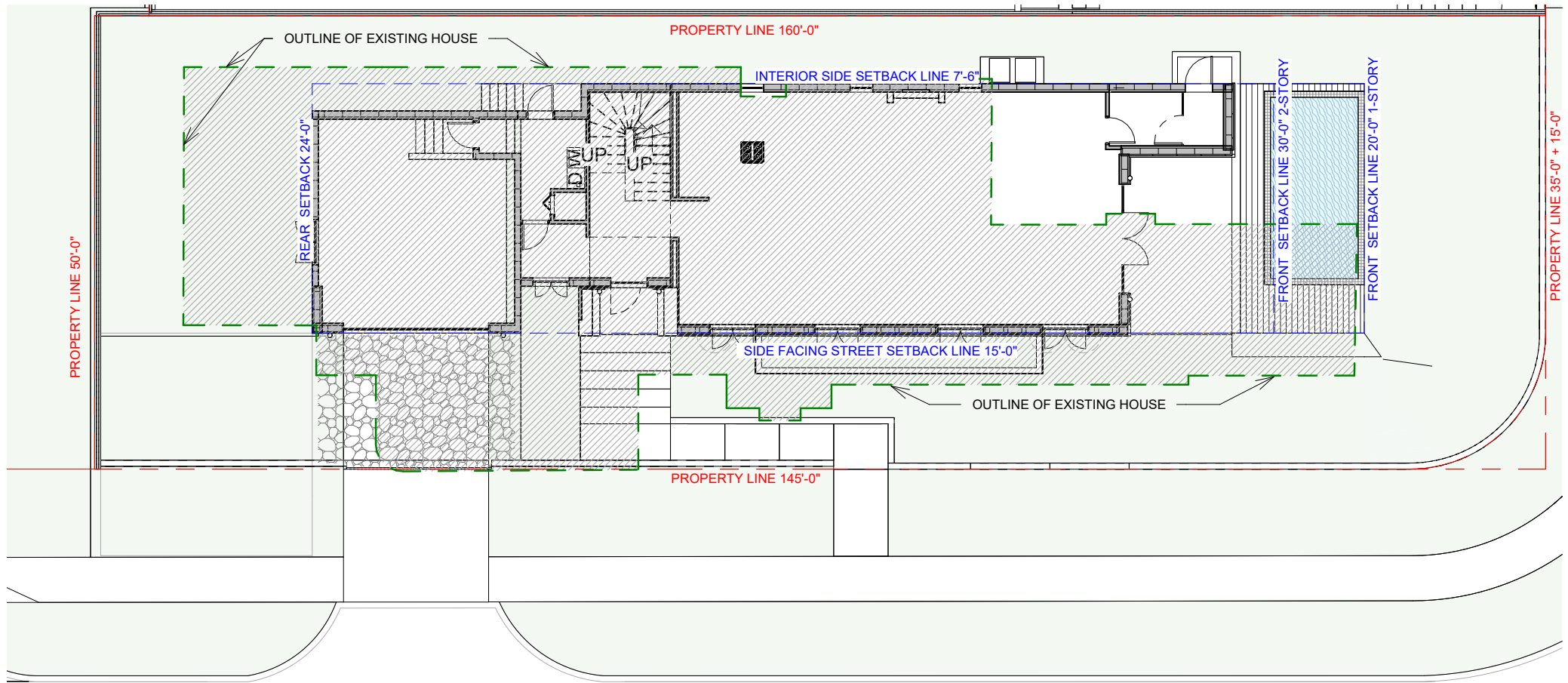
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DRAWING:



1 EXISTING HOUSE OUTLINE
1/8" = 1'-0"



OVERLAY
DIAGRAMS

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18TH STREET

3 PROPOSED LEVEL 1 - EXISTING HOUSE OUTLINE OVERLAID
1/16" = 1'-0"

A2.91-