



PROPOSED LEVEL 2.  
(22.33 NGVD)

27' - 0"



PROPOSED LEVEL 1 DFE  
(9.00 NGVD)

7' - 0"



FUTURE C.O. ROAD 4.4' NAVD  
(5.95 NGVD)



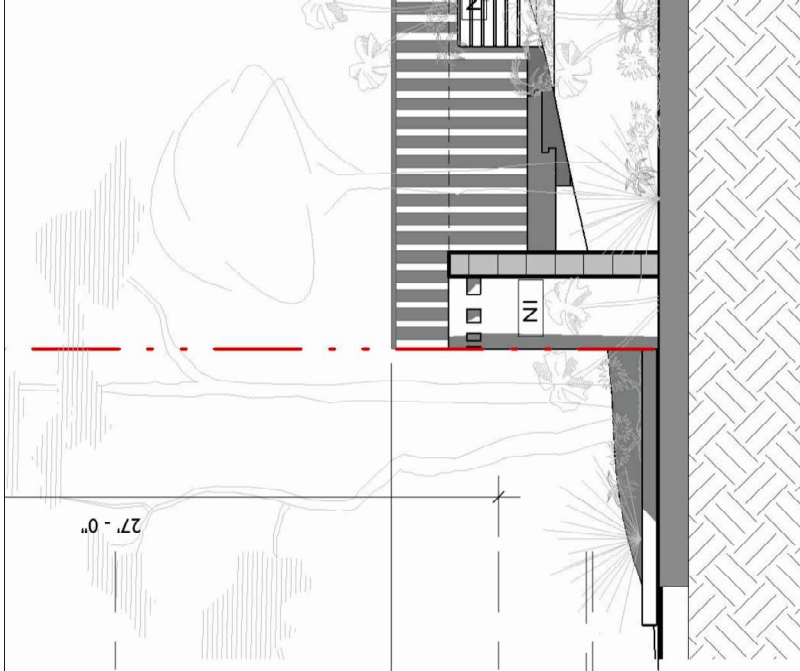
FUTURE ADJUSTED GRADE  
(5.73 NGVD)



EXISTING GRADE 1.91' NAVD  
(3.46 NGVD)



MICH. AV EXIST. C.O.R. 1.89' NAVD  
(3.44 NGVD)



Digitally  
signed by  
Jennifer  
McConney  
Date:  
2020.03.07  
17:59:19  
+05'00"





PROPOSED LEVEL 2.  
(22.33 NGVD)



PROPOSED LEVEL 1 DFE  
(9.00 NGVD)



FUTURE C.O. ROAD 4.4' NAVD  
(5.95 NGVD)



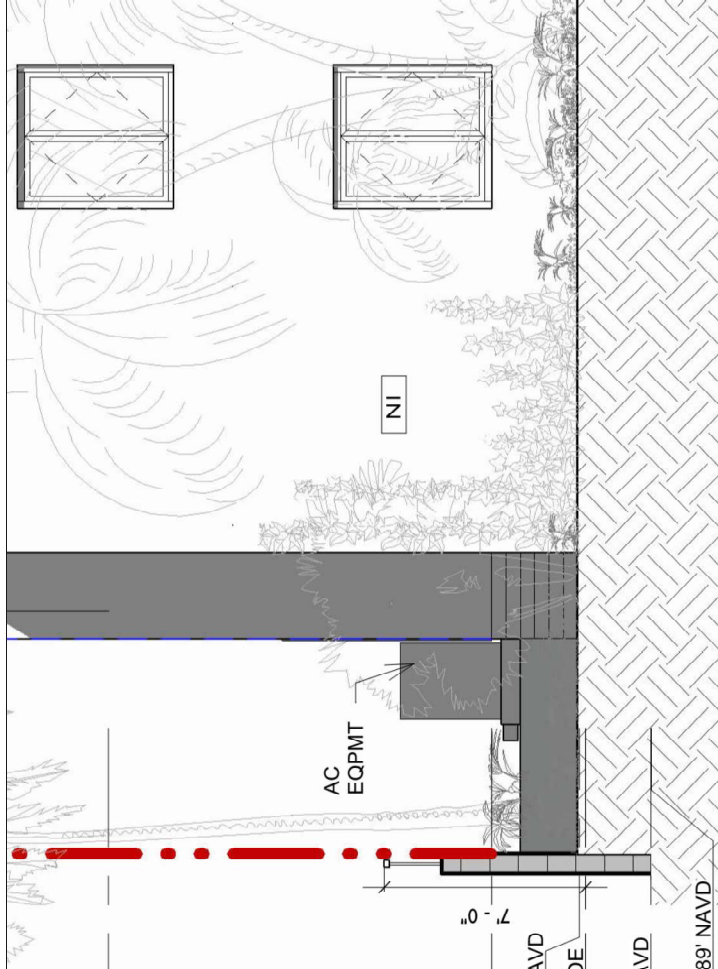
FUTURE ADJUSTED GRADE  
(5.73 NGVD)



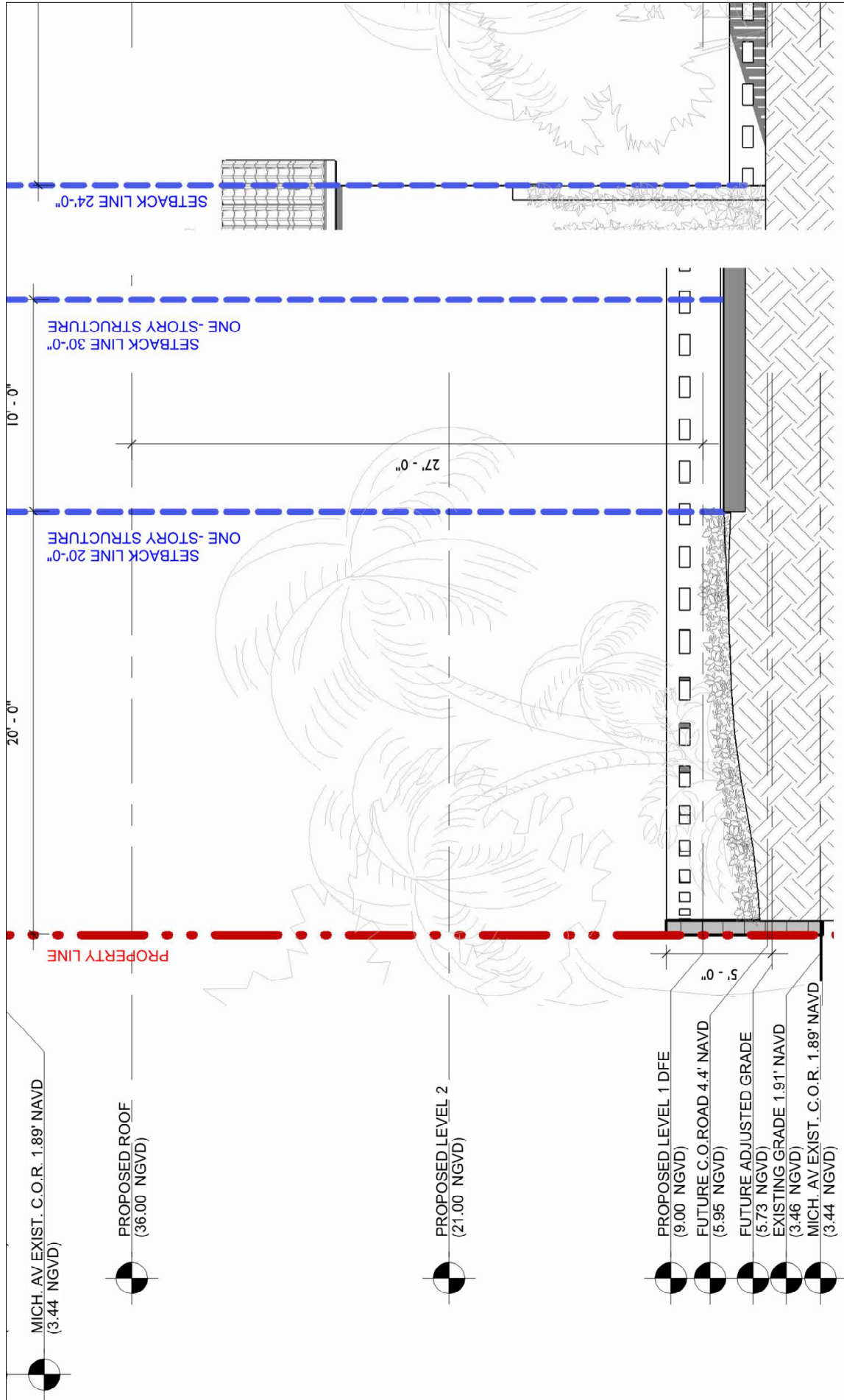
EXISTING GRADE 1.91' NAVD  
(3.46 NGVD)



MICH. AV EXIST. C.O.R. 1.89' NAVD  
(3.44 NGVD)







2129  
PROJECT NUMBER

1800 Michigan Ave. Miami  
Beach, FL 33139

**DRAWING:**

JENNIFER MACDONALD BLOOMFIELD JAY ARRYEN  
ALL DRAWINGS AND WEIGHTS TO BE APPROVED BY THE  
COMMITTEE OF THE ORIGINAL AND REPRODUCED WORK.  
THESE DRAWINGS ARE NOT TO BE REPRODUCED OR  
USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT  
OF THE PUBLISHER AND THE AUTHOR.

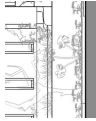
SCALE: As indicated

CHECK: JMC

DATE: 03/09/2025

SHEET NUMBER

A3.10-



7500 NE 4th Court  
Suite 102  
Miami, FL 33138

2129

PROJECT NUMBER

PROJECT:  
PRIVATE  
RESIDENCE

1800 Michigan Ave. Miami  
Beach, FL 33139

DRAWING:

PROPOSED  
STREET  
ELEVATIONS  
ENLARGED



1 PROPOSED STREET ELEVATION EAST- MICHIGAN AVENUE  
1/16" = 1'-0"

FLORIDA PROFESSIONAL ARCHITECT  
ALL DRAWINGS MUST BE SIGNED AND SEALED BY THE ARCHITECT  
FOR THE PROJECT AND DATE OF SEALING. THE ARCHITECT'S  
FIRM MUST BE LICENSED IN THE STATE OF FLORIDA.  
SCALE: 1/16" = 1'-0"  
CHECK: JMO  
DATE: 03/05/2025  
SHEET NUMBER

A3.11-

7500 NE 4th Court  
Suite 102  
Miami, FL 33138

2129

PROJECT NUMBER

PROJECT:  
PRIVATE  
RESIDENCE

1800 Michigan Ave. Miami  
Beach, FL 33139

**DRAWING:**

SECTION

JPMH18R PRECONCRETE FLOORING LUGA AREA 03/04/2025	
ALL DRAWINGS AND INSTRUMENTED WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CONSTRUCTION DOCUMENTS AND NOT BE AMENDED.	
THIS DRAWING IS FOR INFORMATION ONLY AND NOT BE USED FOR CONSTRUCTION. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.	
SCALE:	1/8" = 1'-0"
CHECK:	JMC
DATE:	03/04/2025
SHEET NUMBER	

A4.00-

PROPOSED ROOF  
(36.00 NGVD)

PROPOSED LEVEL 2.  
(22.33 NGVD)

PROPOSED LEVEL 1 DFE  
(9.00 NGVD)

ARE C.O. ROAD 4.4' NAVD

**ATURE ADJUSTED GRADE**  
(5.73 NGVD)

ING GRADE 1.91' NAVD  
(3.46 NGVD)  
DIST C O R 1.89' NAVD

(3.44 NGVD)

SECTION AA  
1  
1/8" = 1'-0"

PROPOSED LEVEL ROOF.  
(33.00 NGVD)

PROPOSED LEVEL 2.  
(22.33 NGVD)

PROPOSED LEVEL 1 DFE  
(8 00 NGVD)

FUTURE C.O. ROAD 4.4' NAVD  
(5.95 NGVD)

FUTURE ADJUSTED GRADE  
(5.73 NGVD)

EXISTING GRADE 1.91' NAVD  
(3.46 NGVD)

H. AV EXIST. C.O.R. 1.89' NAVD  
(3.44 NGVD)

SECTION B

2

$1\frac{1}{8}" = 1'-0"$