

PROJECT NUMBER
2129

DRAWING:

Digitally
signed by
Jennifer
McConney
Date: 2025.03.07
17:08:16
-05'00'



JENNIFER McCONNEY GROUP LLC 44545118
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THIS DOCUMENT IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE
DATE 03-07-2025 BY 60322 UCBAW/STP

SCALE: 1" = 100'-0"
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SHEET NUMBER: 25

WHITE STUCCO, CORAL ROCK REVEALS AND DETAIL

A close-up photograph of a rustic stone wall made of irregular, light-colored stones. In the foreground, a portion of a wooden bench with a light-colored seat and backrest is visible. The scene is outdoors, with a paved area in the background.



INTERK
7500 NE 4th Court
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2129

PROJECT NUMBER

SIDE FACIN

PROJECT:
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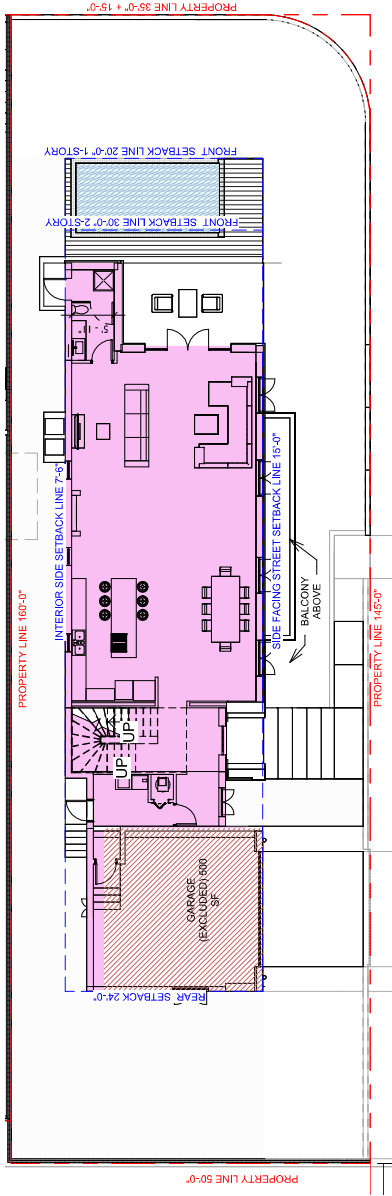
1800 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

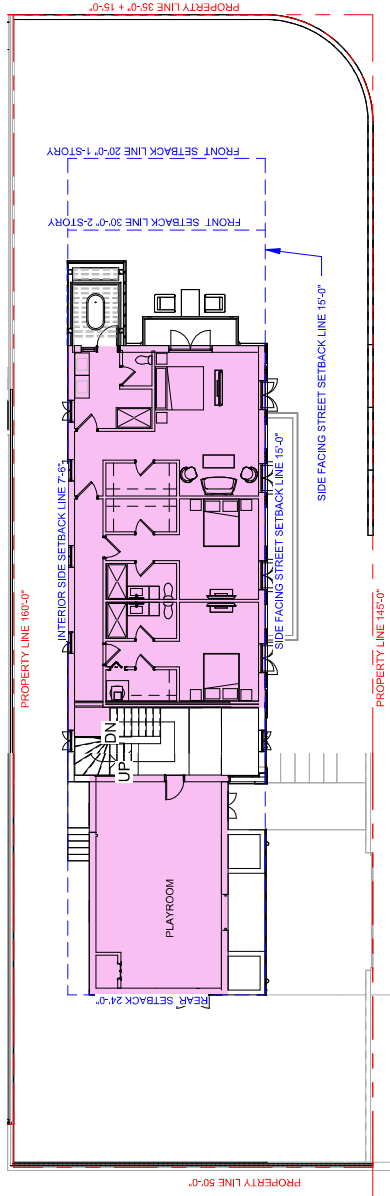
UNIT SIZE
DIAGRAMS.

FOR THE ARCHITECT: JENNIFER L. JAMES, P.E.
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SHOWN ON THIS DRAWING ARE THE RESULT OF A MEASUREMENT
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DIMENSIONS SHOWN ON THIS DRAWING.
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A0.22-

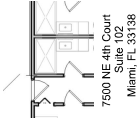


1 PROPOSED LEVEL 1 UNIT SIZE DIAGRAM
1/16" = 1'-0"



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

MINIMUM UNIT SIZE: 1,900 SF
MAXIMUM UNIT SIZE (90% OF LOT AREA) (7,551 / 2 = 3,975.5)
1,909 SF 1ST FLOOR
1,462 SF 2ND FLOOR
3,371 SF TOTAL UNIT SIZE



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PROPERTY LINE 145'-0"
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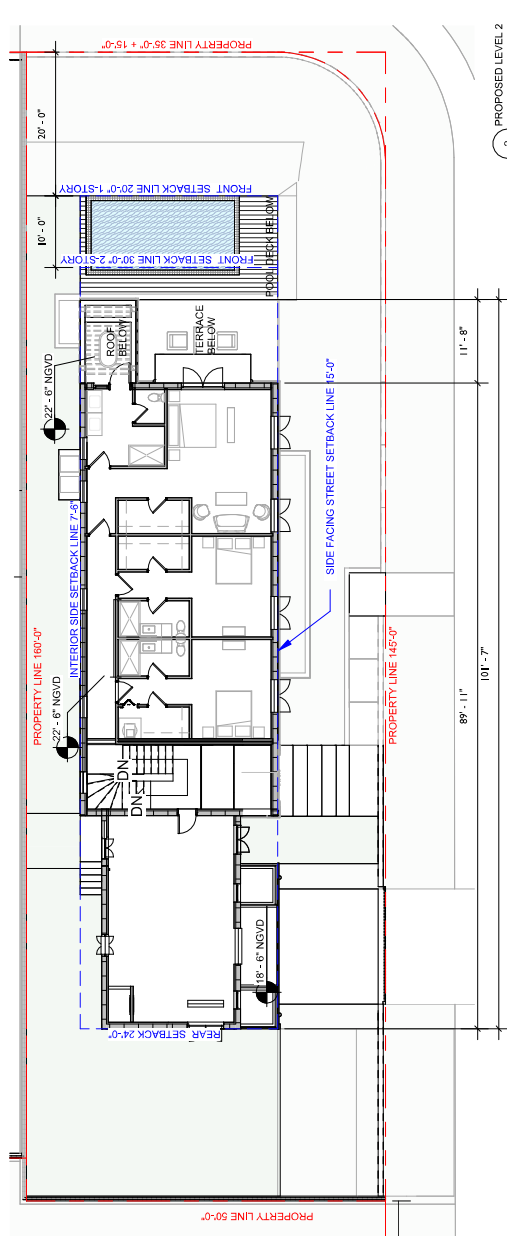
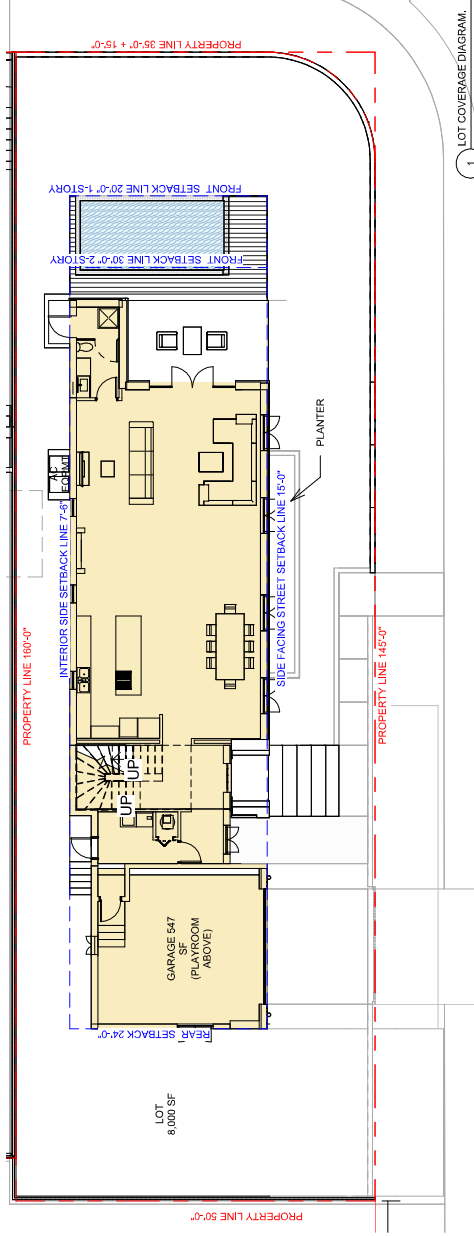
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DRAWING:

LOT COVERAGE
DIAGRAM.

DESIGNED BY	ARCHITECT
DRAWN BY	ARCHITECT
CHECKED BY	ARCHITECT
SCALE	AS SHOWN
DATE	03/05/2025

AG.23-



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 30%
PROPOSED: 50%



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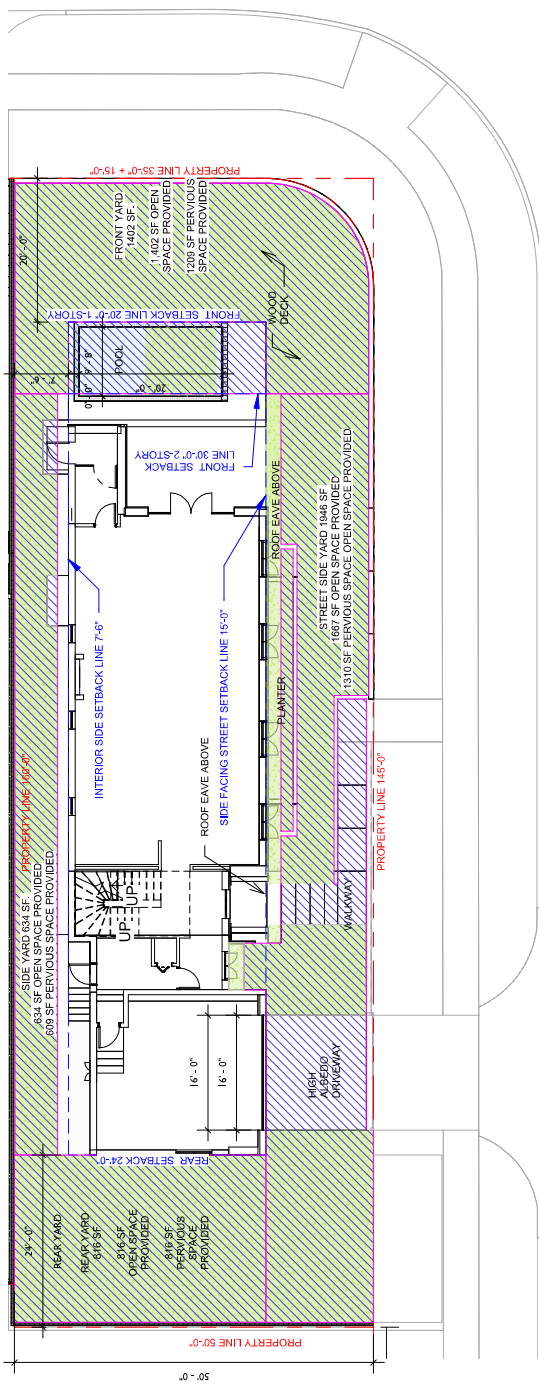
PLANTING INFO

PROJECT:
PRIVATE
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DRAWING:

YARD OPEN
SPACE DIAGRAM.



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

REFER TO LANDSCAPE PLAN FOR
PLANTING INFORMATION

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: 1846 SF
PERVIOUS AREA OF STREET SIDE YARD MINIMUM 50% (923 SF)
PERVIOUS AREA STREET SIDE YARD PROPOSED: 1,310 SF

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

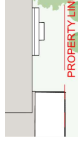
JANISER P. HARRIS, FLS 120000000
ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE
ALL DISTANCES ARE TO CENTERLINE UNLESS NOTED OTHERWISE
ALL DISTANCES ARE TO CENTERLINE UNLESS NOTED OTHERWISE
SCALE: AS SHOWN
CHECK: JAC
DATE: 03/05/2025
SHEET NO. 1 OF 1

AO 24-

RY HOUSE
(RED)
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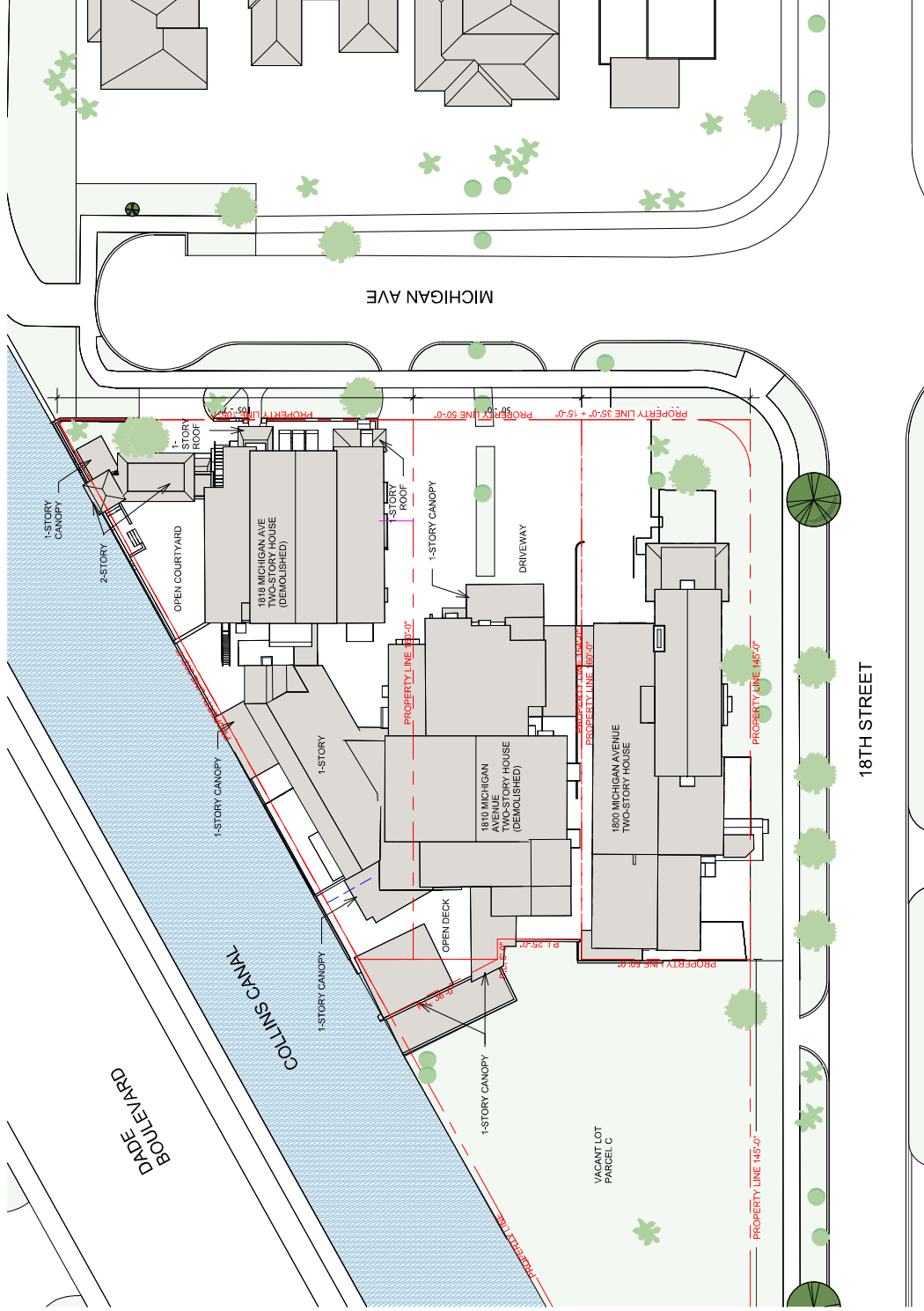
1800 Michigan Ave. Miami
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DRAWING:

EXISTING
LOCATION PLAN
(BEFORE
DEMOLITION).

OWNER: MICHIGAN AVENUE, LLC
ALL DIMENSIONS ARE IN FEET AND INCHES
UNLESS OTHERWISE SPECIFIED
ALL DISTANCES ARE TO THE CENTERLINE
UNLESS OTHERWISE SPECIFIED
SCALE: 1" = 30'-0"
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SHEET NO. 1 OF 1

A1.00-



1 EXISTING LOCATION PLAN (BEFORE DEMOLITION)
1" = 30'-0"
TRUE NORTH

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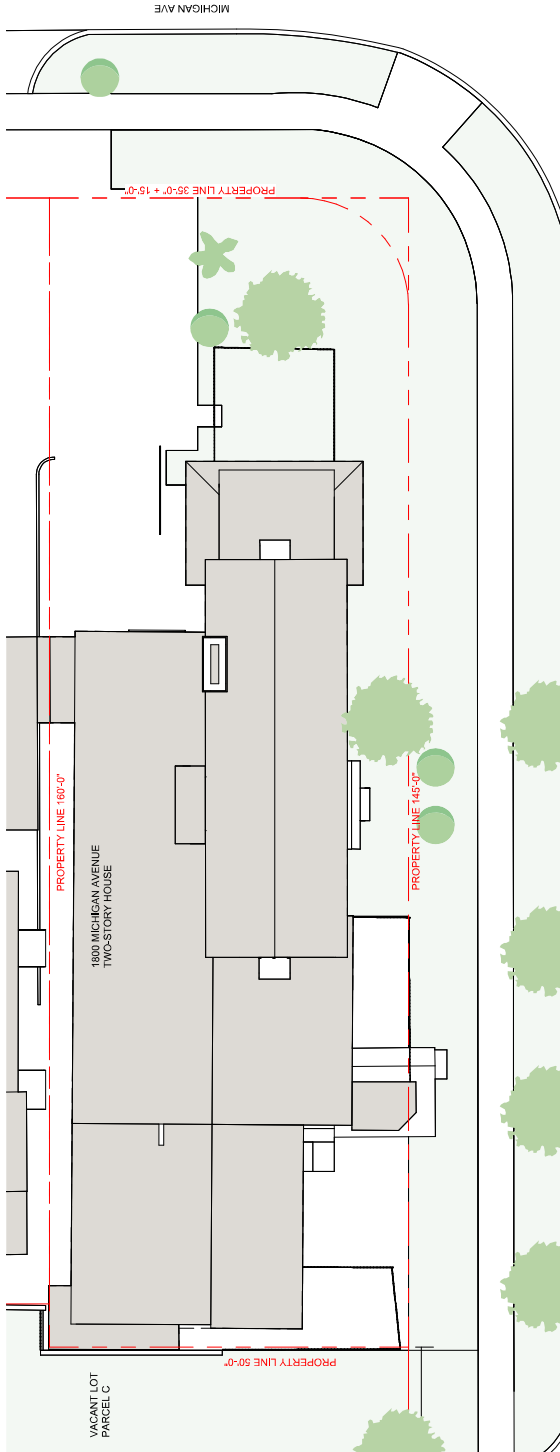


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DRAWING:

EXISTING SITE
PLAN (BEFORE
DEMOLITION).



FOR THE PROJECT, THE CLIENT HAS REQUESTED THAT THE ARCHITECT PREPARE A SET OF EXISTING SITE PLANS (BEFORE DEMOLITION) FOR THE PROJECT. THE ARCHITECT HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS PREPARED THIS SET OF EXISTING SITE PLANS (BEFORE DEMOLITION) FOR THE PROJECT. THE ARCHITECT HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS PREPARED THIS SET OF EXISTING SITE PLANS (BEFORE DEMOLITION) FOR THE PROJECT.

SCALE: 1/8" = 1'-0"

CHECK: JMO

DATE: 03/05/2025

TRUE NORTH


1 EXISTING SITE PLAN (BEFORE DEMOLITION)

1/16" = 1'-0"

A1.01-

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DRAWING:

1
EXISTING BUILDING GROUND LEVEL PLAN
1/16" = 1'-0"
TRUE NORTH

JENNIFER MCCORMACKY, FLORENCE, LISA AN939146	
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SCALE:	As indicated
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6

INTERIOR OF HOUSE 5

1" = 20'-0"

4

INTERIOR OF HOUSE 3

1" = 20'-0"

3
INTERIOR OF HOUSE 2
1" = 20'-0"

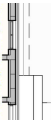
2
INTERIOR OF HOUSE 1
1" = 20'-0"

5

INTERIOR OF HOUSE 4

1" = 20'-0"

FACING STREET SETBACK



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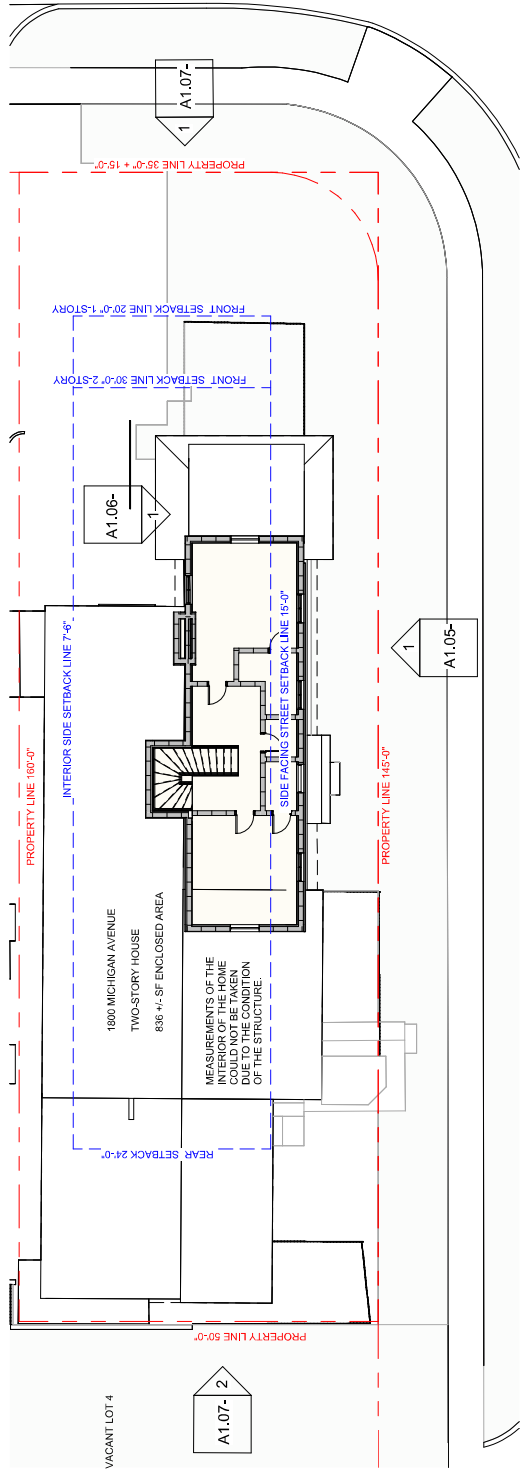
DRAWING:

EXISTING
BUILDING 2ND
LEVEL PLAN

EXHIBIT 1: EXISTING BUILDING 2ND LEVEL PLAN
ALL DIMENSIONS ARE IN FEET AND INCHES (F'-INCHES)
ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STRUCTURE
ALL DIMENSIONS ARE TO THE EXTERIOR FACE OF THE STRUCTURE
ALL DIMENSIONS ARE TO THE EXTERIOR FACE OF THE STRUCTURE
SCALE: 1/8" = 1'-0"
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A1.03-

1810 MICHIGAN AVENUE
TWO-STORY HOUSE (DEMOLISHED)



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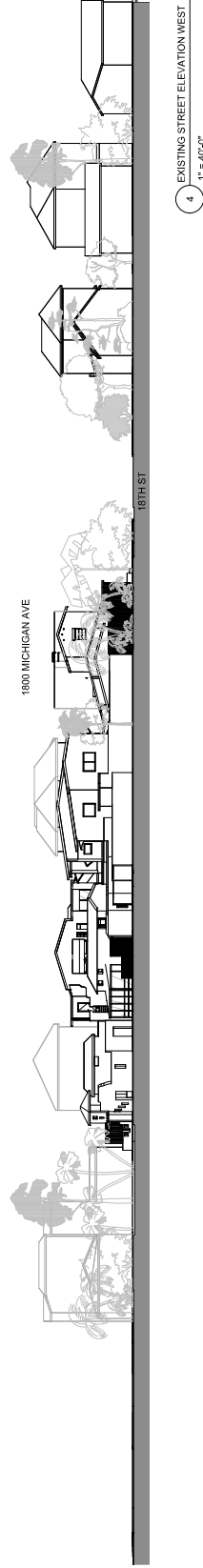
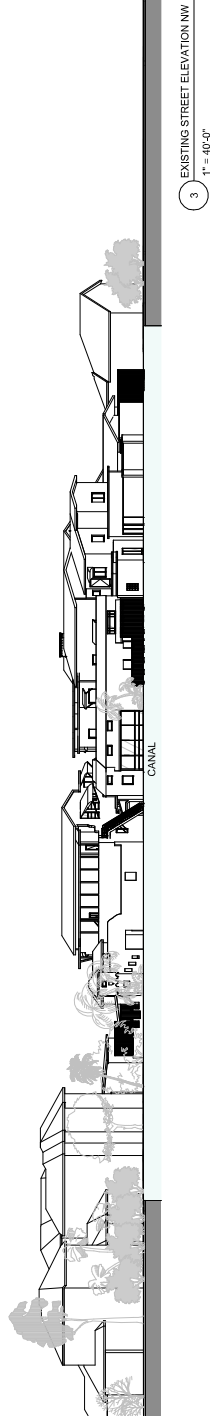
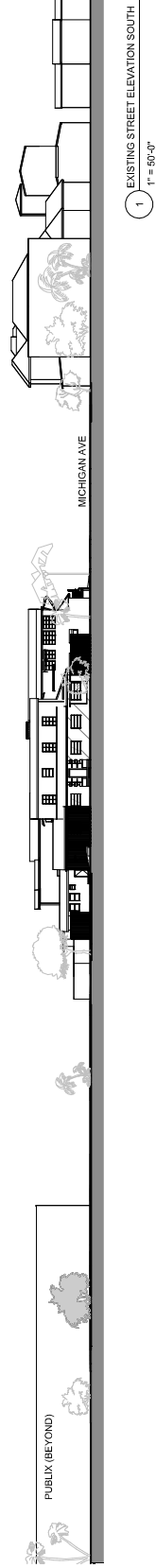
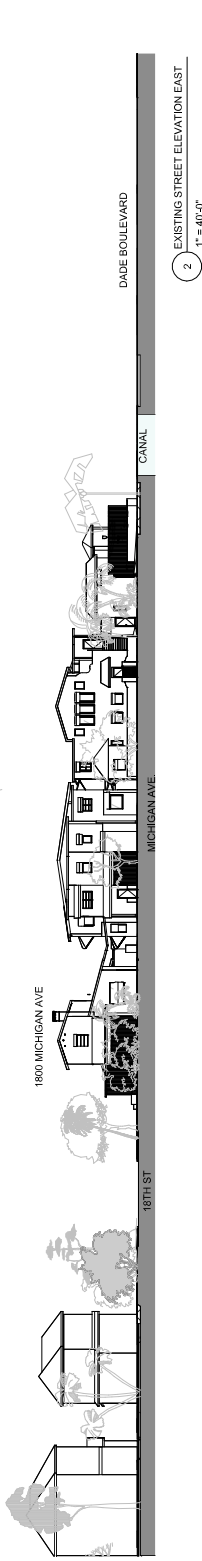
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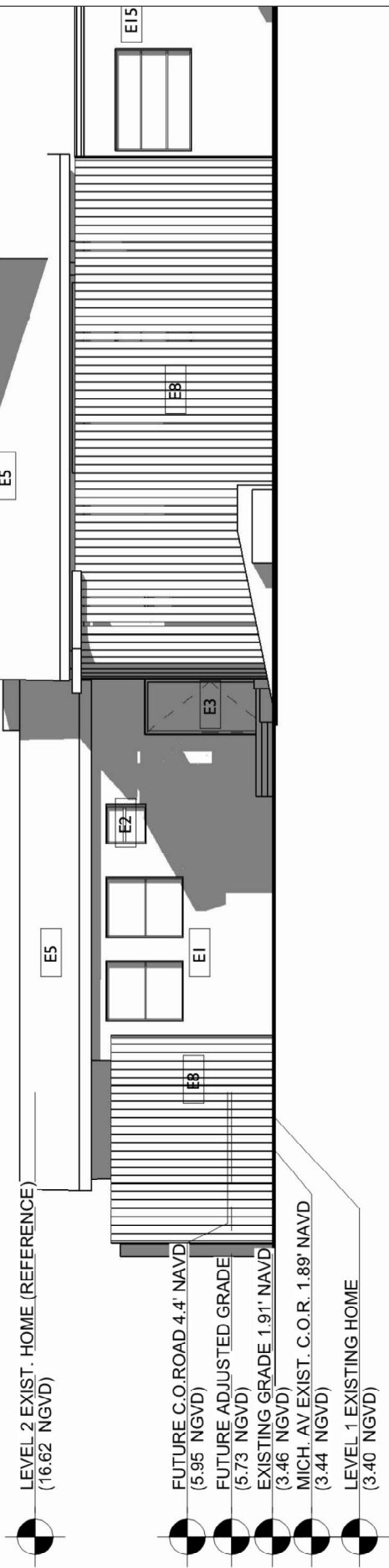
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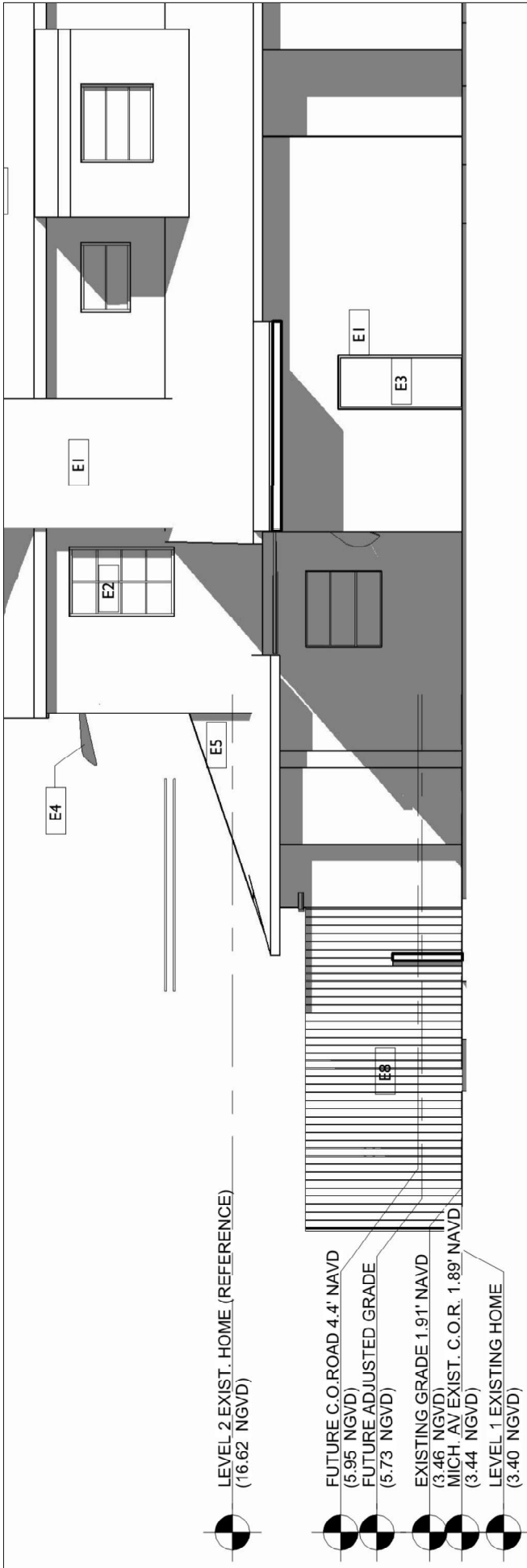
EXISTING STREET
ELEVATIONS
(BEFORE
DEMOLITION)

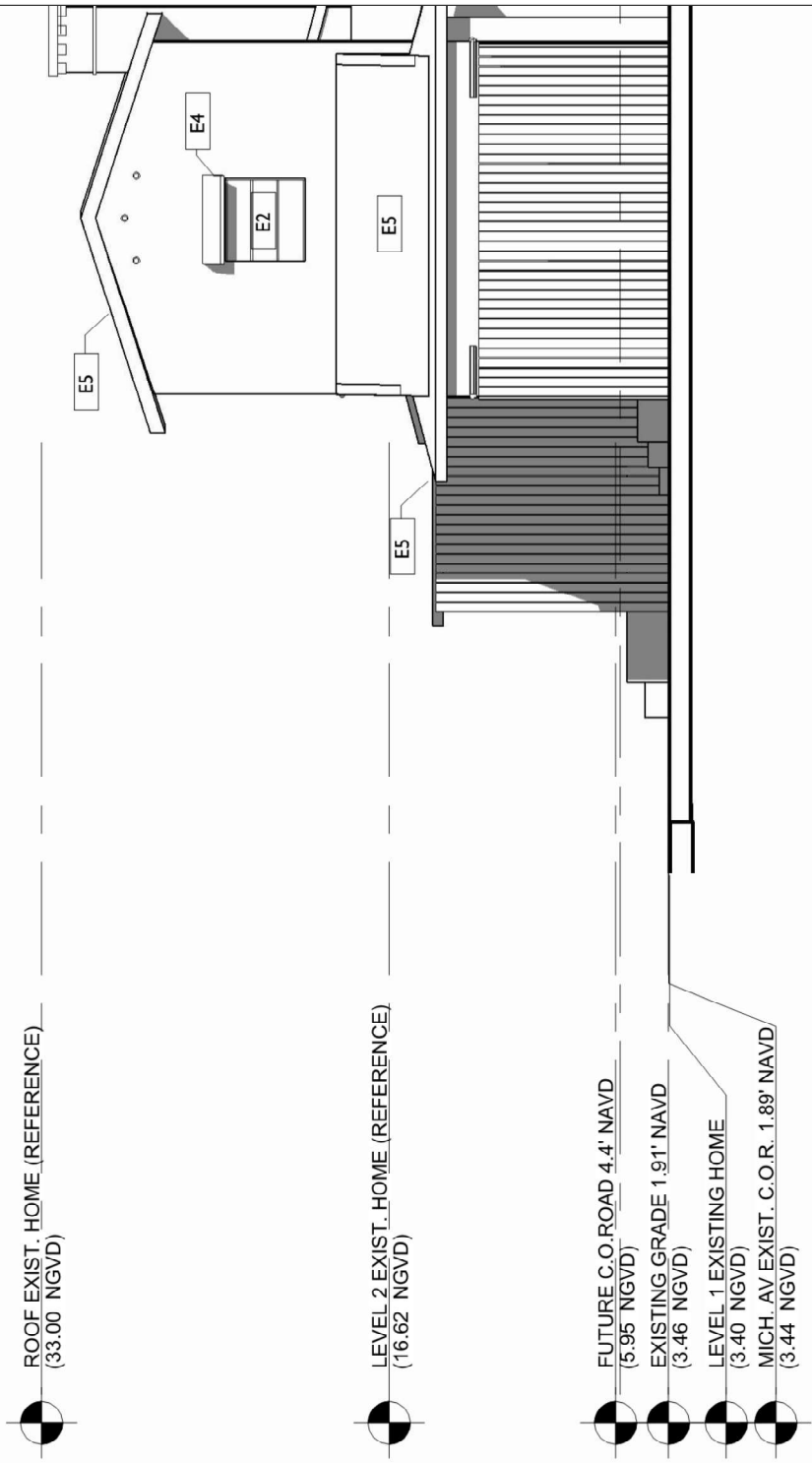
LENNER ARCHITECT, FORT LAUDERDALE, FL 33301
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S.H.S. & S.E.

A1.04-











PROPERTY LINE 160'-0"

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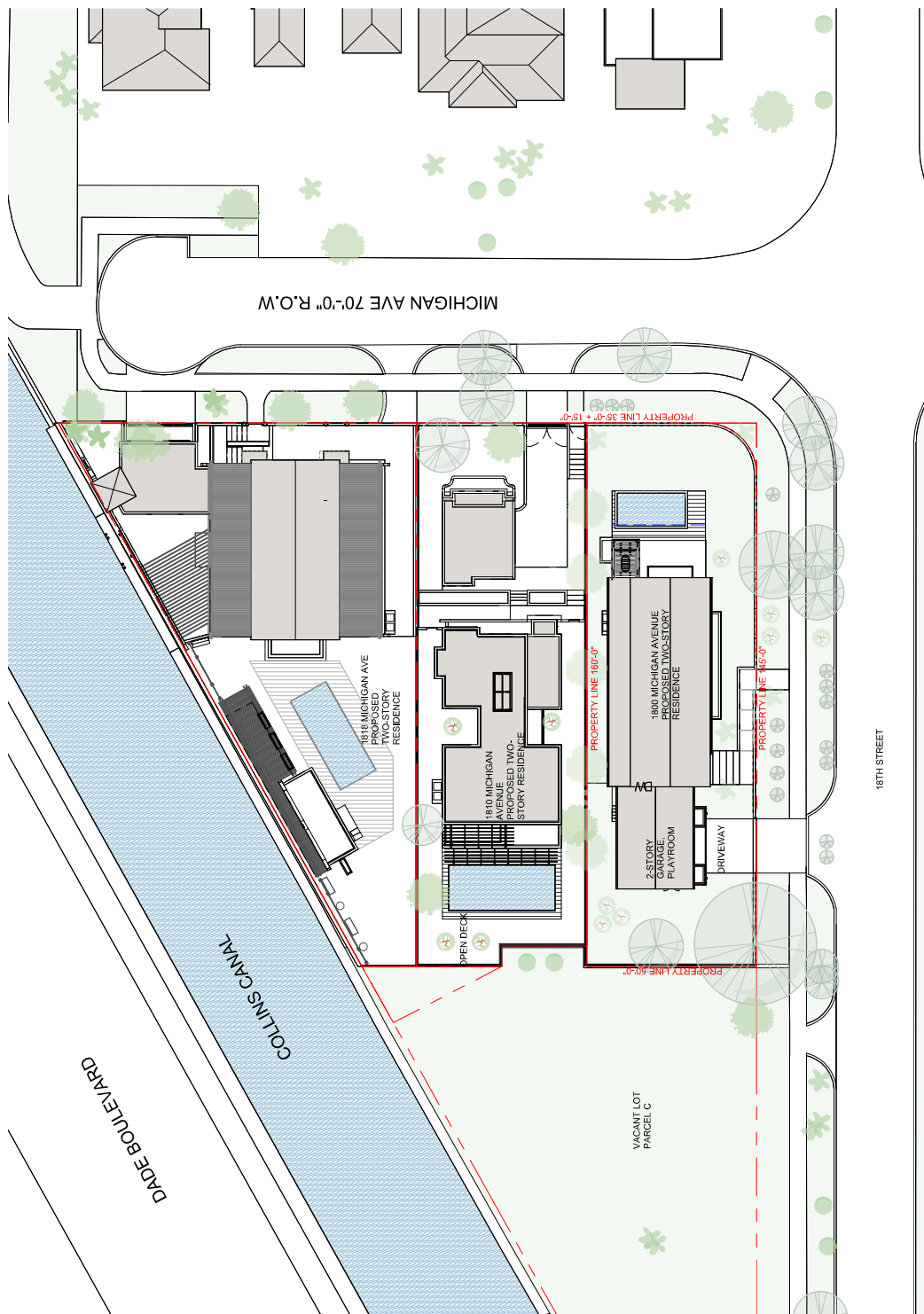
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DRAWING:

PROPOSED LOCATION PLAN

[illegible]

A1.30-



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

TRUE NORTH



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DRAWING:

PROPOSED SITE PLAN

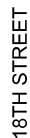
MICHIGAN AVE 70'-0" R.O.W.

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

JENNIFER MCCORMICK, FLORIDA LICENSED
 ALL DIMENSIONS AND WEIGHTS ARE APPROXIMATE. FOR
 CONSTRUCTION OF THE STRUCTURE, THE DIMENSIONS
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 TO DETERMINE THE DIMENSIONS OF THE STRUCTURE.
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A1.50-

LEVEL 1
PROPOSED PLAN



JENNIFER MCCONNEY FLORIDA UCL# A938361

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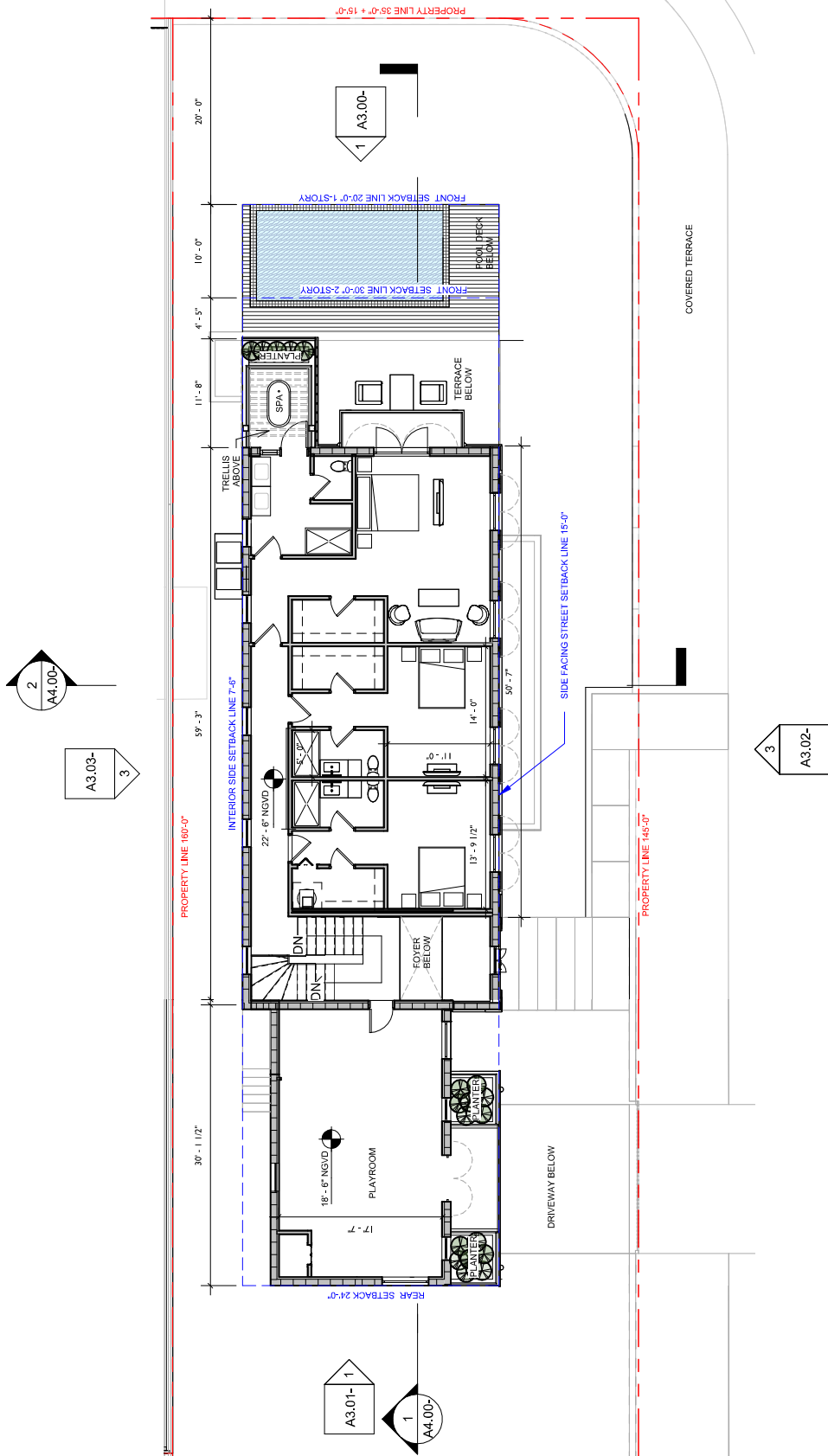
SCALE: 3/32" = 1'-0"

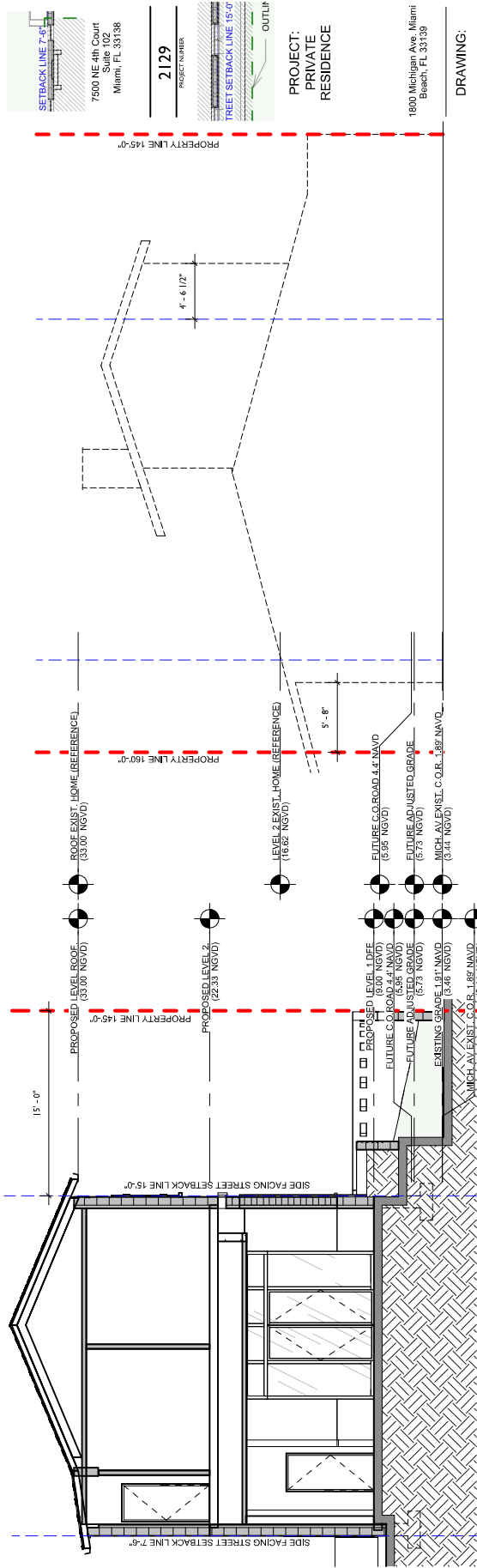
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SHEET NUMBER

A2.01-





SETBACK LINE 7'-6"

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TREE SETBACK LINE 15'-0"

OUTLINE

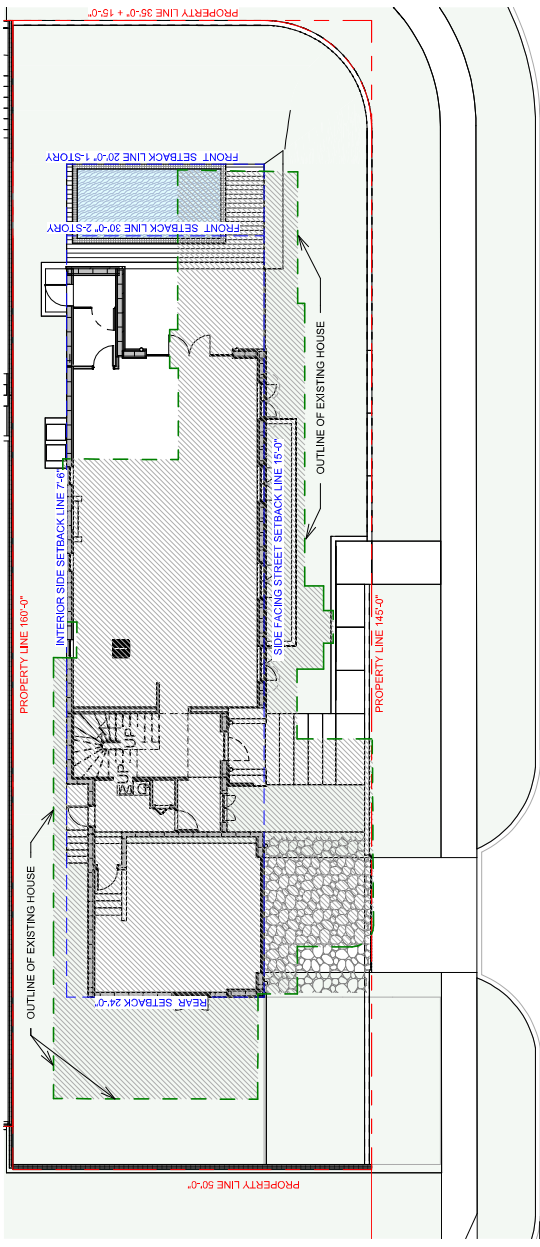
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DRAWING:

1
EXISTING HOUSE OUTLINE
1/16" = 1'-0"

2
SECTION E-W PROPOSED
1/8" = 1'-0"



18TH STREET

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

LANDING: MICHIGAN AV. 1800
ALL DIMENSIONS ARE IN FEET AND INCHES
ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
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