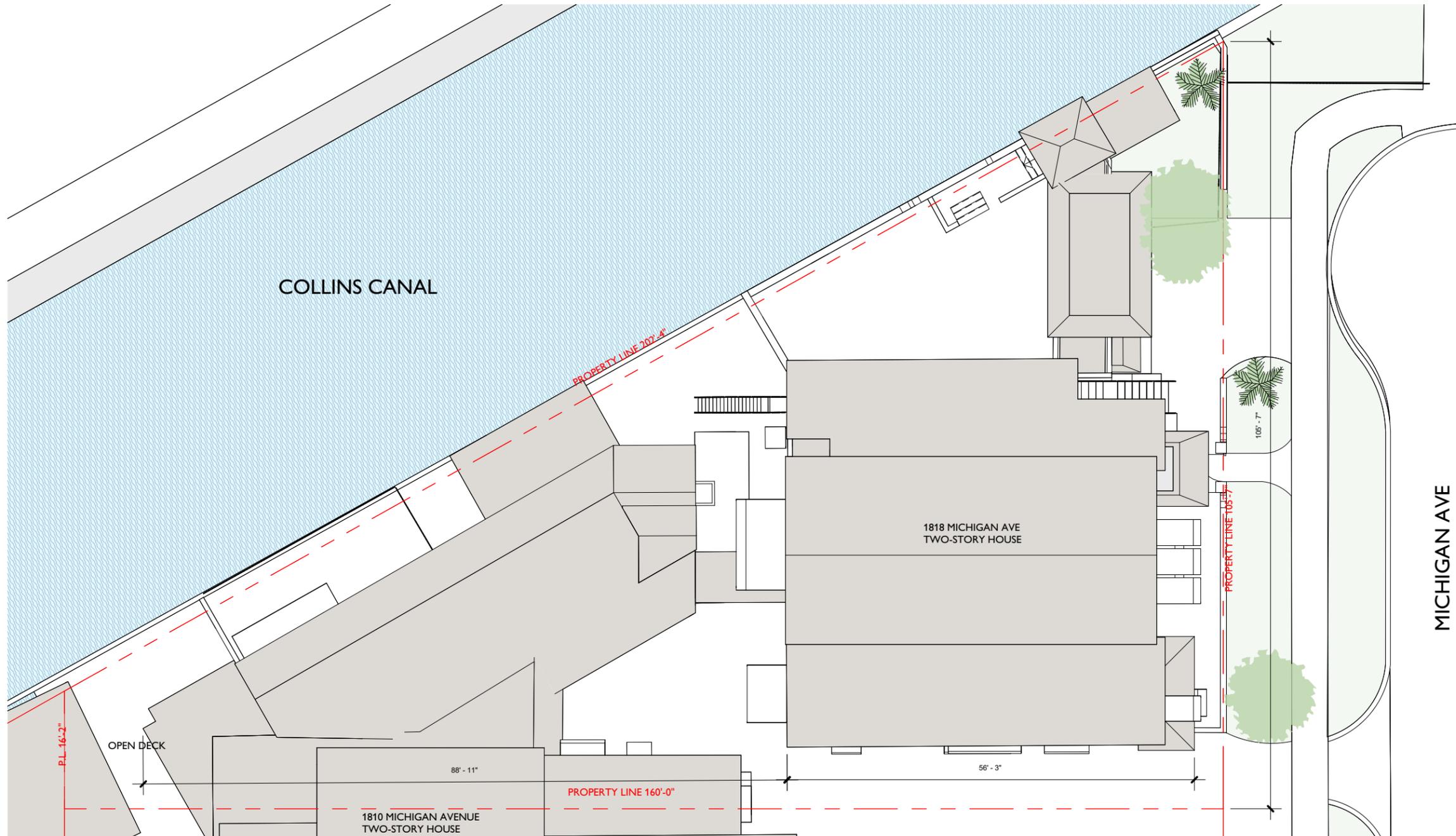


18TH STREET



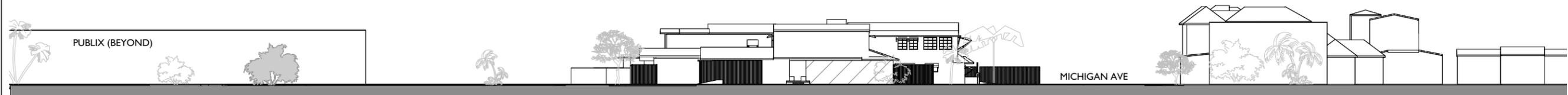


1 EXISTING SITE PLAN
 1/16" = 1'-0"

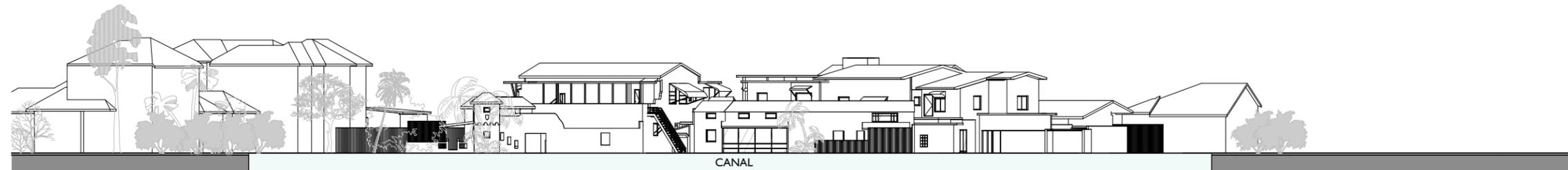




2 EXISTING STREET ELEVATION EAST -
 1" = 40'-0"



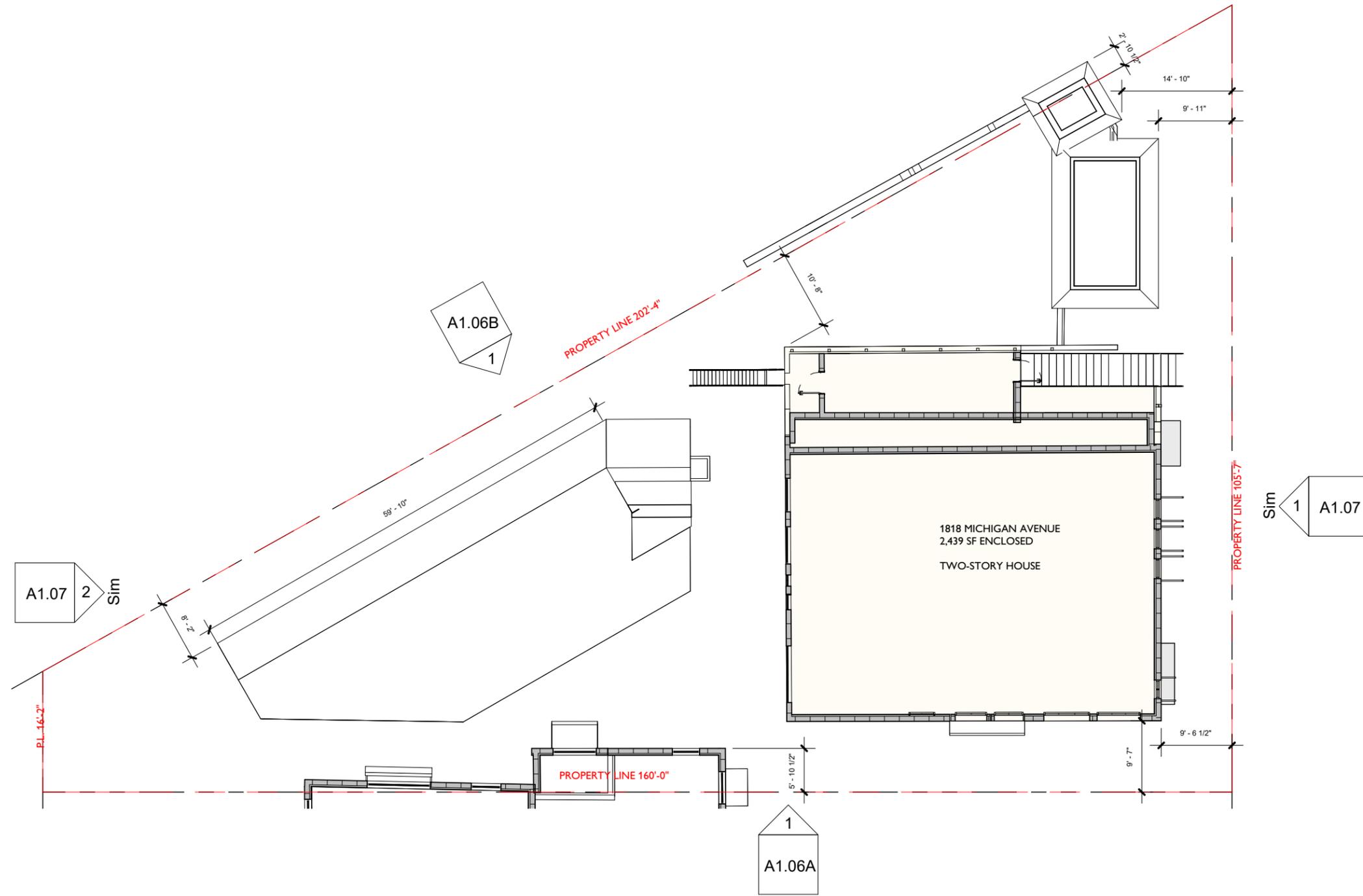
1 EXISTING STREET ELEVATION SOUTH -
 1" = 50'-0"



3 EXISTING STREET ELEVATION NW -
 1" = 40'-0"



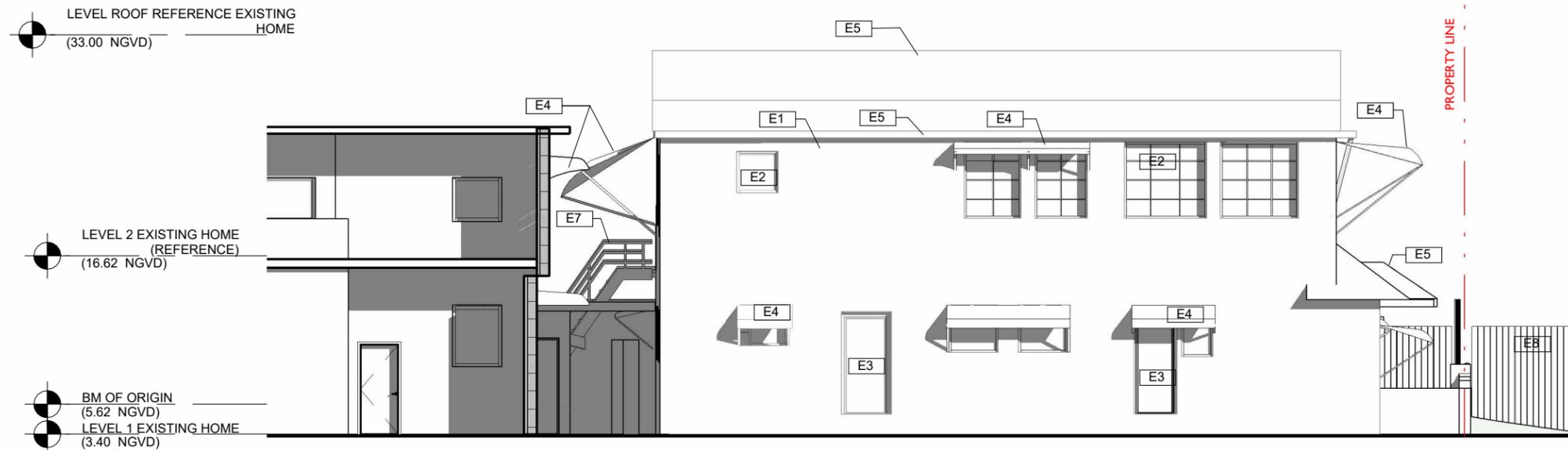
4 EXISTING STREET ELEVATION WEST -
 1" = 40'-0"



1 EXISTING BUILDING LEVEL 2 PLAN
 1/16" = 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



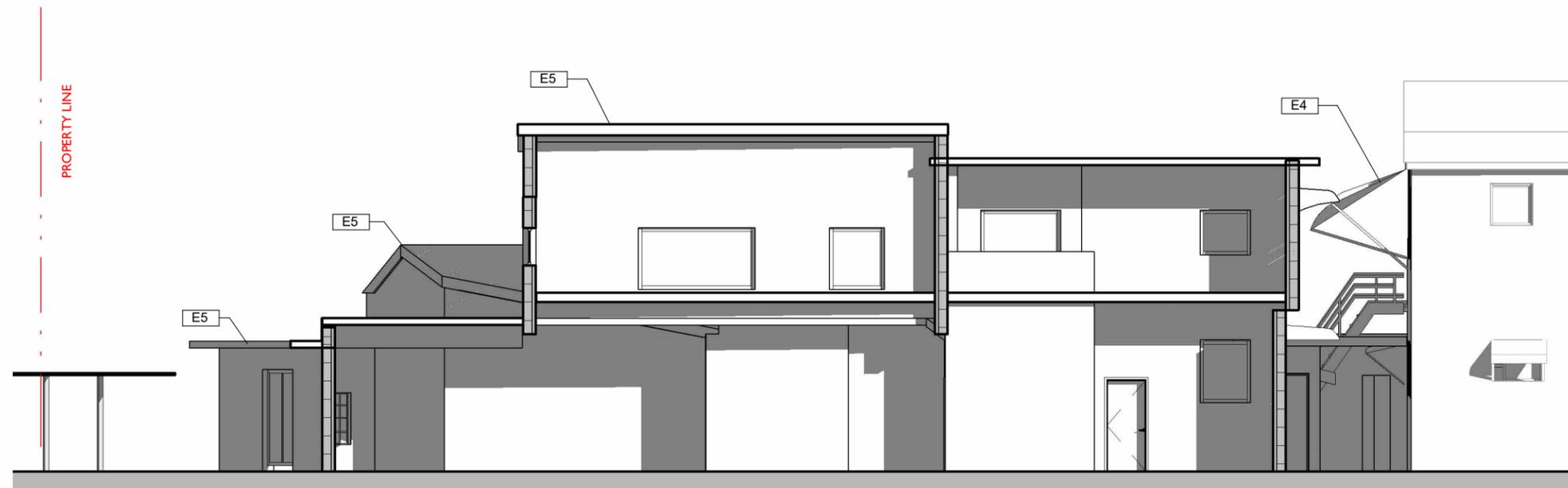
2 SOUTH ELEVATION - EXISTING

3/32" = 1'-0"

LEVEL ROOF REFERENCE EXISTING HOME
(33.00 NGVD)

LEVEL 2 EXISTING HOME (REFERENCE)
(16.62 NGVD)

BM OF ORIGIN (5.62 NGVD)
LEVEL 1 EXISTING HOME (3.40 NGVD)



1 SOUTH ELEVATION - EXISTING (CONTINUED)

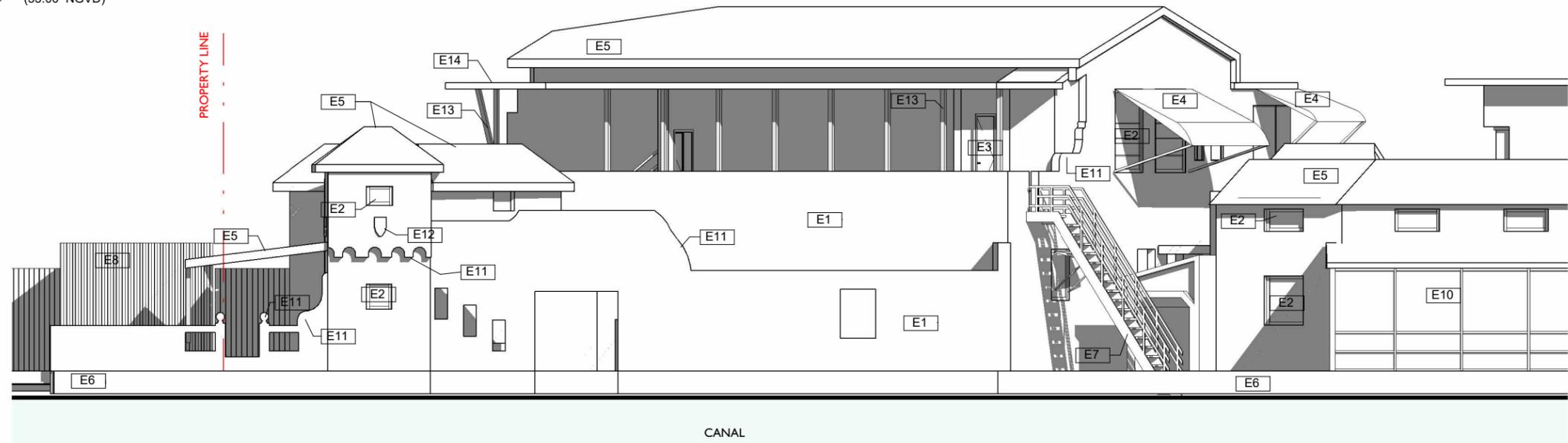
3/32" = 1'-0"

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

LEVEL ROOF REFERENCE EXISTING HOME
(33.00 NGVD)

LEVEL 2 EXISTING HOME (REFERENCE)
(16.62 NGVD)

BM OF ORIGIN (5.62 NGVD)
LEVEL 1 EXISTING HOME (3.40 NGVD)



LEVEL ROOF REFERENCE EXISTING HOME
(33.00 NGVD)

LEVEL 2 EXISTING HOME (REFERENCE)
(16.62 NGVD)

BM OF ORIGIN (5.62 NGVD)
LEVEL 1 EXISTING HOME (3.40 NGVD)



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

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

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

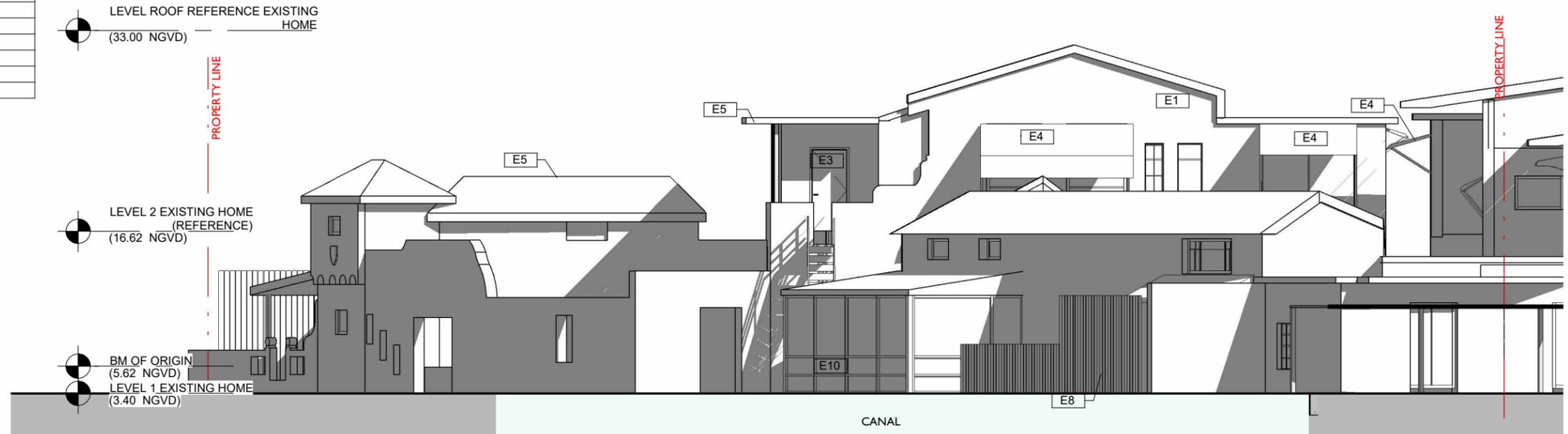
CHECK:

DATE: 4/12/24

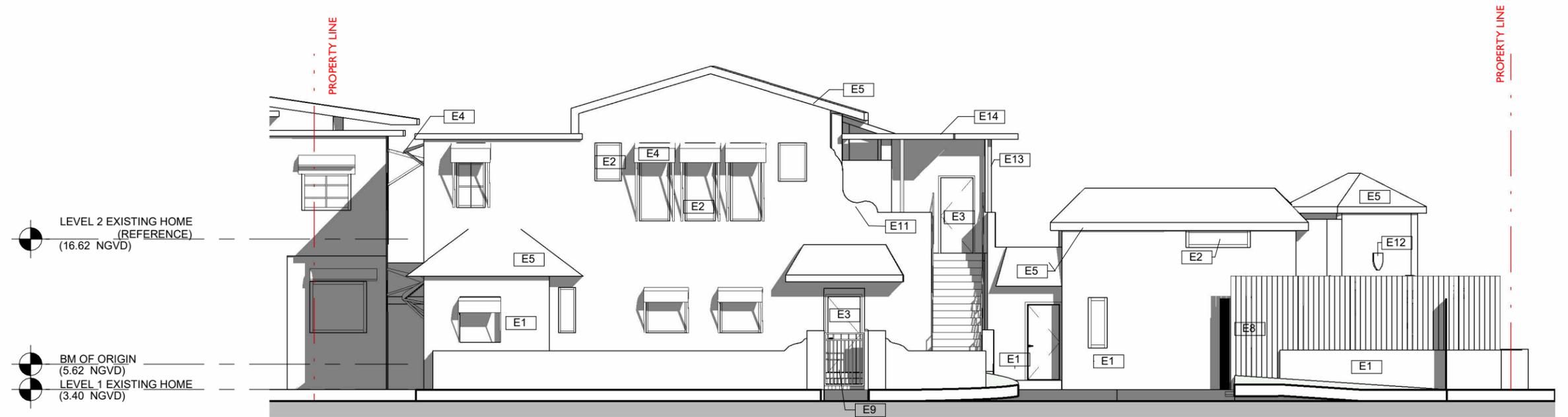
SHEET NUMBER

A1.06B

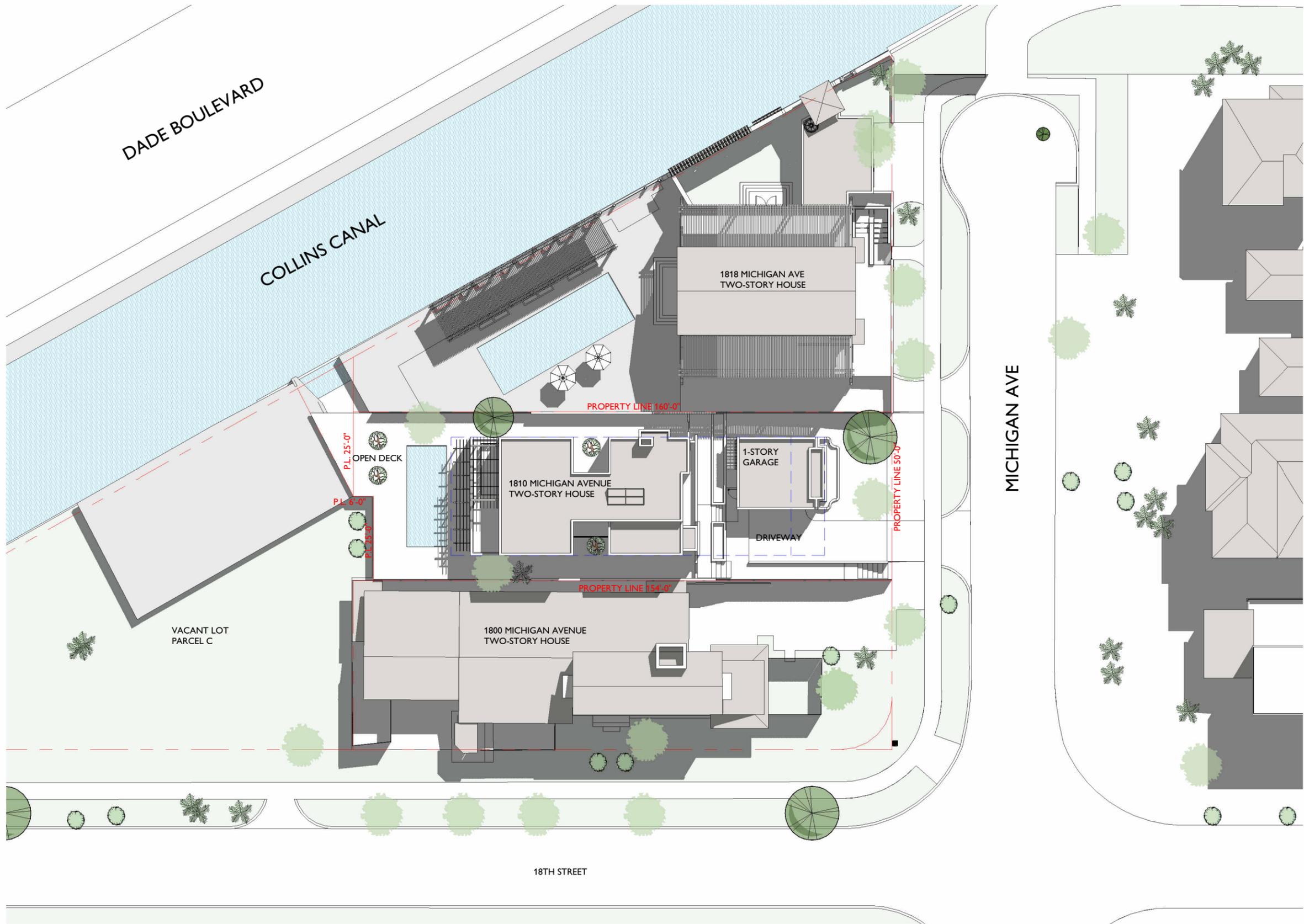
EXISTING CONDITION KEYNOTES	
ID	MATERIAL
E1	EXISTING STUCCO FINISH
E2	EXISTING NON-IMPACT WINDOWS
E3	EXISTING SOLID PANEL DOOR
E4	EXISTING AWNING
E5	EXISTING ASPHALT SHINGLE ROOF
E6	EXISTING SEAWALL
E7	EXISTING STAIRS
E8	EXISTING WOOD FENCE
E9	EXISTING METAL GATE
E10	EXISTING INSECT MESH
E11	EXISTING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



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



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



DADE BOULEVARD

COLLINS CANAL

1818 MICHIGAN AVE
 TWO-STORY HOUSE

1810 MICHIGAN AVENUE
 TWO-STORY HOUSE

1-STORY
 GARAGE

DRIVEWAY

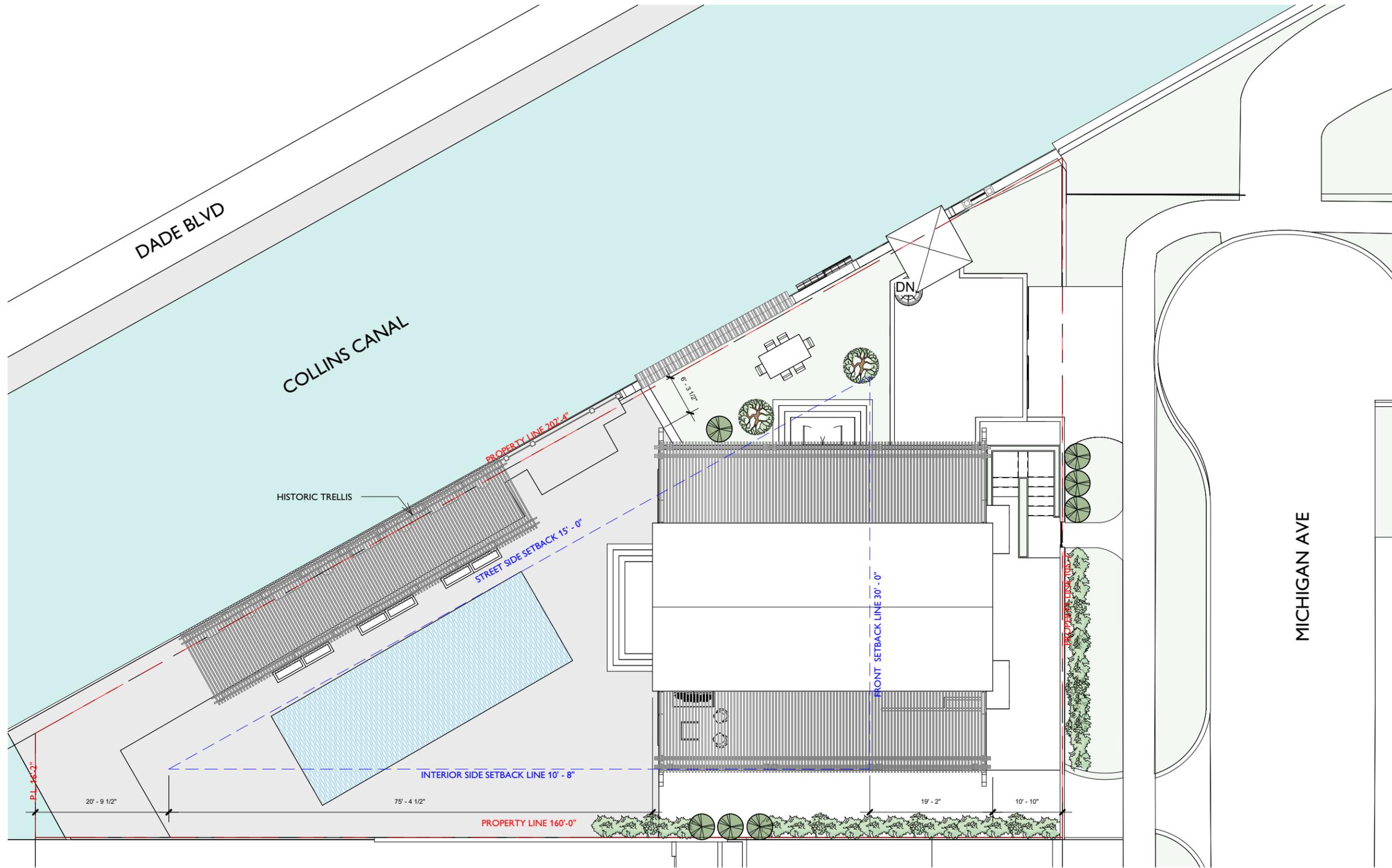
1800 MICHIGAN AVENUE
 TWO-STORY HOUSE

VACANT LOT
 PARCEL C

MICHIGAN AVE

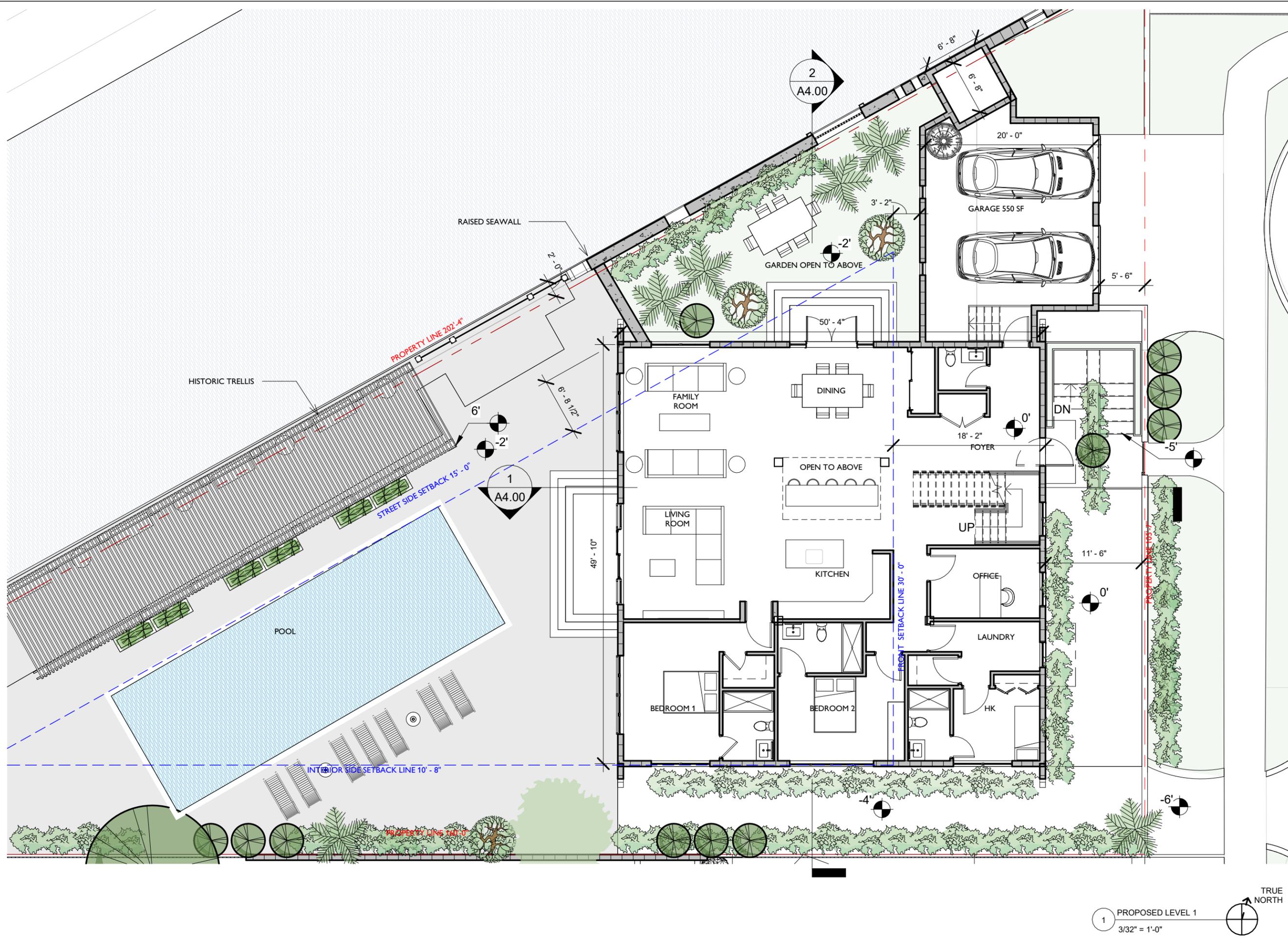
18TH STREET





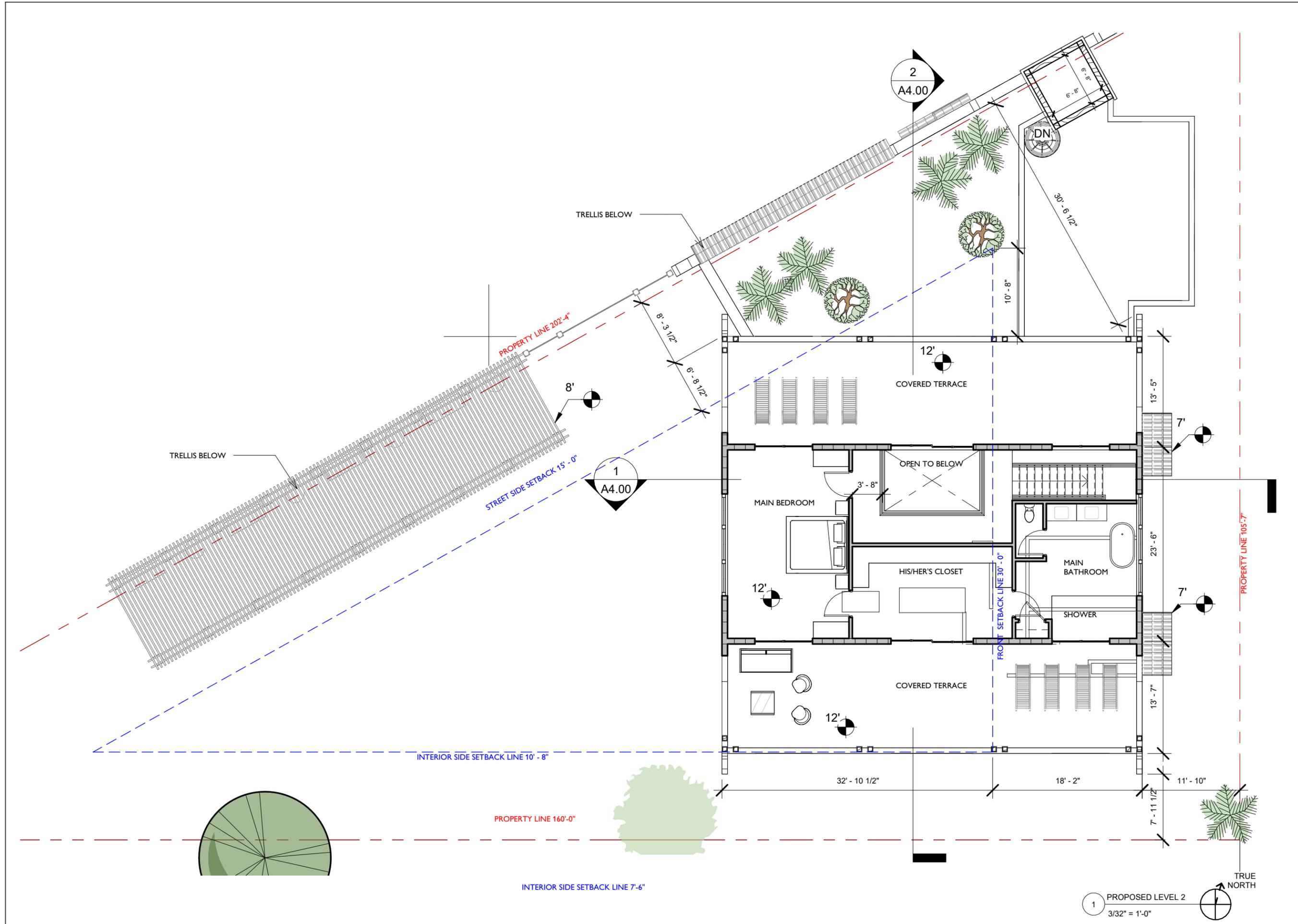
1 PROPOSED SITE PLAN
 1/16" = 1'-0"





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





1 PROPOSED LEVEL 2
 3/32" = 1'-0"



Keystone Legend	
ID	MATERIAL
N1	STUCCO COLOR 1
N6	GABLED ARCHITECTURAL ROOF W/ BARREL TILE AND STUCCO FASCIA
N8	POWDER-COATED ALUMINUM DOOR W/GLASS INSERTS
N9	POWDER-COATED ALUMINUM OPERABLE WINDOW SYSTEM
N13	POWDER-COATED ALUMINUM STOREFRONT WINDOW SYSTEM
N15	PLANTER W/ STUCCO FINISH
N19	POWDER-COATED ALUMINUM GATE
N20	POWDER-COATED ALUMINUM SOLID PANEL ROLL-UP DOOR
N24	WOOD TRELLIS
N25	WOOD COLUMNS



1 EAST ELEVATION
1/8" = 1'-0"

Keynote Legend

ID	MATERIAL
N1	STUCCO COLOR 1
N6	GABLED ARCHITECTURAL ROOF W/ BARREL TILE AND STUCCO FASCIA
N9	POWDER-COATED ALUMINUM OPERABLE WINDOW SYSTEM
N11	POWDER-COATED ALUMINUM SLIDING DOOR W/ IMPACT GLAZING
N24	WOOD TRELLIS
N25	WOOD COLUMNS



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(c) 2020

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

CHECK:

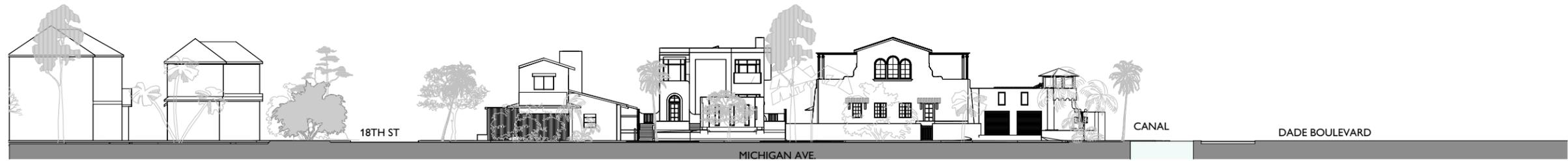
DATE: 4/12/24

SHEET NUMBER

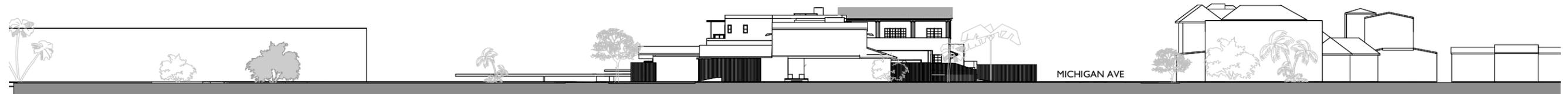
Keystone Legend	
ID	MATERIAL
N1	STUCCO COLOR 1
N6	GABLED ARCHITECTURAL ROOF W/ BARREL TILE AND STUCCO FASCIA
N7	POWDER-COATED ALUMINUM DOOR
N11	POWDER-COATED ALUMINUM SLIDING DOOR W/ IMPACT GLAZING
N13	POWDER-COATED ALUMINUM STOREFRONT WINDOW SYSTEM
N24	WOOD TRELLIS
N25	WOOD COLUMNS



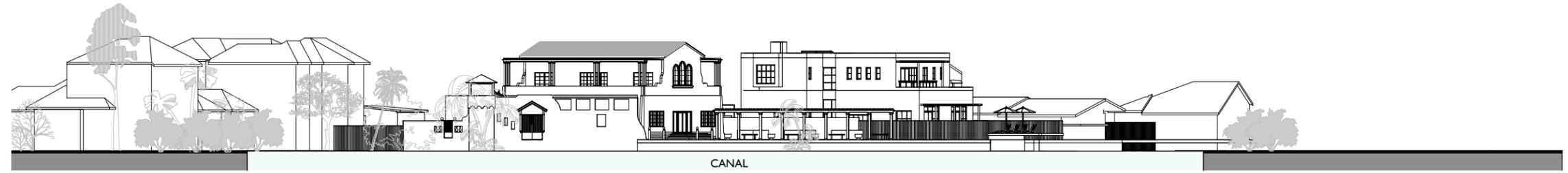
1 NORTH ELEVATION
 1/8" = 1'-0"



1 PROPOSED STREET ELEVATION EAST-
 1" = 40'-0"



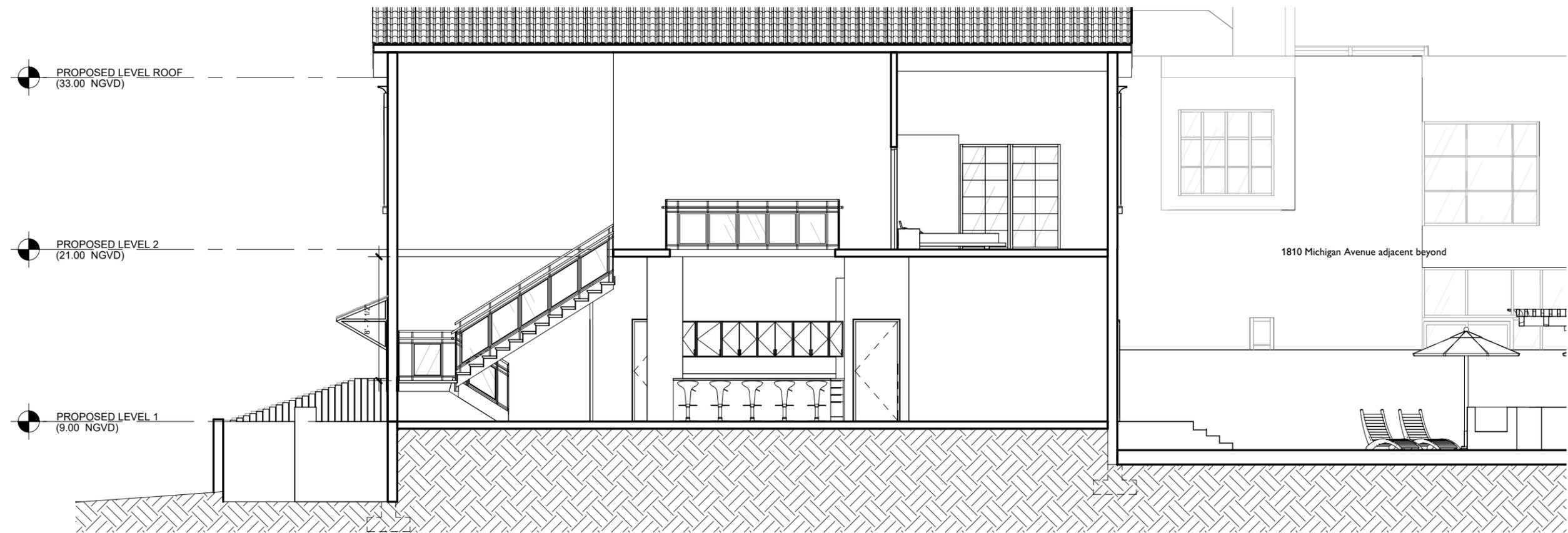
2 PROPOSED STREET ELEVATION SOUTH-
 1" = 50'-0"



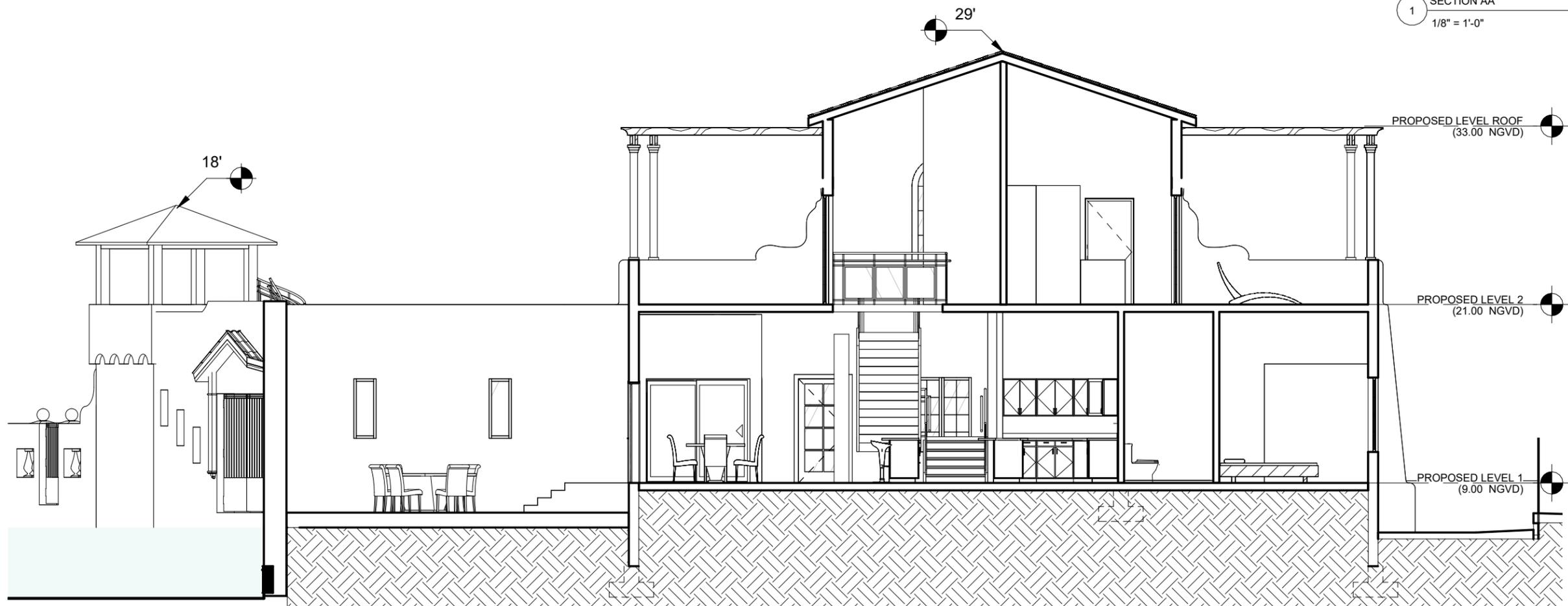
3 PROPOSED STREET ELEVATION NW-
 1" = 40'-0"



4 PROPOSED STREET ELEVATION WEST-
 1" = 40'-0"



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



2 SECTION BB
1/8" = 1'-0"