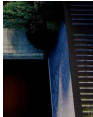


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HISTORIC PRESERVATION BOARD
FINAL SUBMISSION

March 9th, 2025



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2129

PROJECT NUMBER

ARCHITECT OF RECORD

Jennifer McConney
Studio Mc+G Arch
7500 NE 4th CT, ;

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1800 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

COVER SHEET.

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 Tigerail Ave.
Miami, FL 33133
petar@strala-landarch.com
305.747.9336

Digitally
signed by
Jennifer
McConney
Date:
2025.03.07
17:02:26
+05'00'

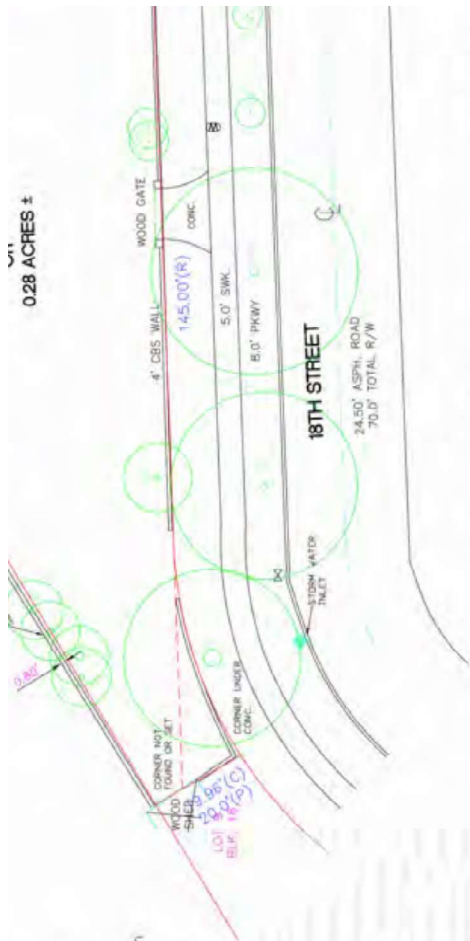
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- d) the flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results 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



EXISTING TREE LIST					
#	BOTANICAL NAME	COMMON NAME	DBH	HT	SP
1	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'
2	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'
3	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'
4	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'
5	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'
6	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'
7	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'
8	<i>Thespesia populnea</i>	Portia Tree	38"	29'	36'
9	<i>Sabal palmetto</i>	Sabal Palm	12"	23'	14'
10	<i>Thrinax radiata</i>	Florida Thatch Palm	4"	21'	8'
11	<i>Thrinax radiata</i>	Florida Thatch Palm	4"	21'	8'
12	<i>Sabal palmetto</i>	Sabal Palm	13"	35'	15'
13	<i>Psychosperma elegans</i>	Solitaire Palm	4"	23'	8'
14	<i>Psychosperma elegans</i>	Solitaire Palm	4"	23'	8'
15	<i>Dictyosperma album</i>	Hurricane Palm	8"	25'	16'
16	<i>Psychosperma elegans</i>	Solitaire Palm	4"	19'	8'
17	<i>Lysiloma latissimum</i>	Wid Tamarind	18"	25'	38'
18	<i>Delonix regia</i>	Royal Poinciana	30"	25'	42'
19	<i>Bulnesia arborea</i>	Verawood	3"	13'	6'
20	<i>Bulnesia arborea</i>	Verawood	3"	13'	6'
21	<i>Dyopsis lutescens</i>	Areca Palm	Multi	16'	16'
22	<i>Ficus benj</i>				
23	<i>Cocos nuc</i>				
24	<i>Cocos nuc</i>				
25	<i>Lagerstro</i>				
26	<i>Cocos nuc</i>				
27	<i>Lagerstro</i>				
28	<i>Lagerstro</i>				
29	<i>Tabebuia s</i>				
30	<i>Lagerstro</i>				
31	<i>Veitchia m</i>				
32	<i>Veitchia m</i>				
33	<i>Persia am</i>				
34	<i>Morinda cit</i>				
35	<i>Phoenix co</i>				
36	<i>Bulnesia ar</i>				
37	<i>Bulnesia ar</i>				
38	<i>Veitchia m</i>				
39	<i>Lysiloma la</i>				
40	<i>Sabal palm</i>				
41	<i>Schefflera</i>				
42	<i>Schefflera</i>				
43	<i>Veitchia m</i>				
44	<i>Cocos nuc</i>				



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PROPOSED STREET ELEVATIONS ENLARGED SECTION	A3.11-
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LIST OF DRAWINGS 1800 MICHIGAN AVE.

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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-

SEE ATTACHED [PROJECT, SHEET, DRAWING]

back (North), lots 65' w

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S 1800 MICHIGAN ,

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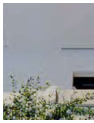
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INDEX AND DATA.

LANDSCAPE IRRIGATION PLAN
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DATE: 03/05/2025
SCALE: 1/8" = 1'-0"
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DATE: 03/05/2025

A0.01-



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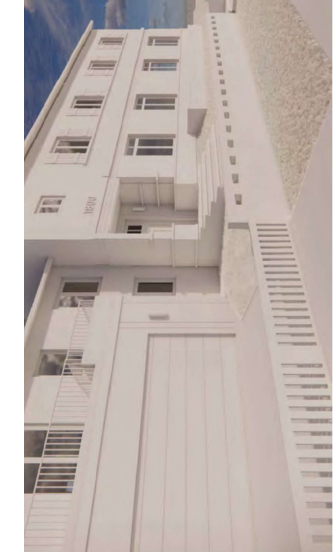
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1 MASSING 3D VIEW 1

2 MASSING 3D VIEW 2

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DRAWING:

MASSING 3D
VIEWS.

3 MASSING 3D VIEW 3

4 MASSING 3D VIEW 4

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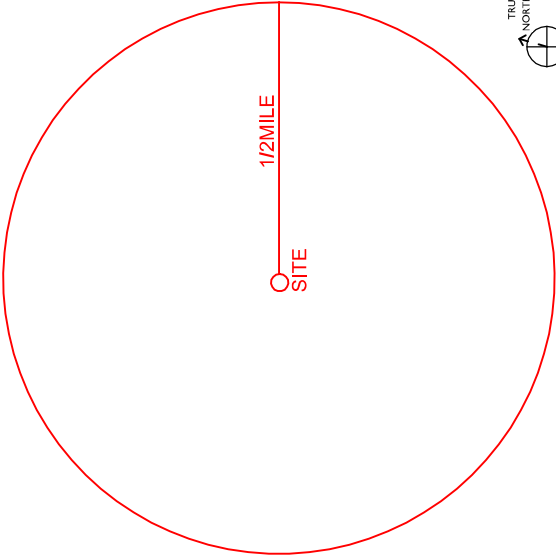


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AERIAL PHOTOS.



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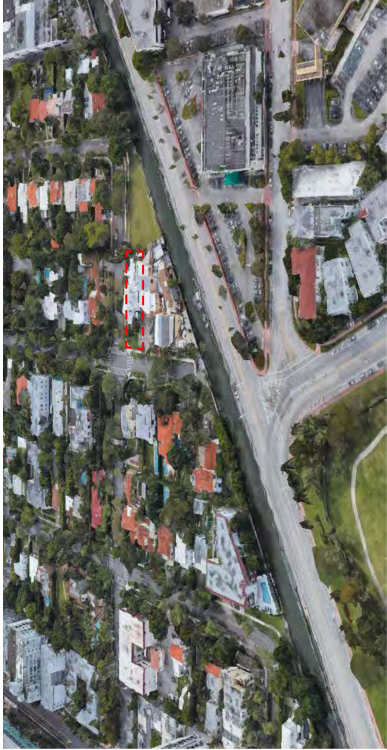
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DRAWING:



3 AXI

2 AXONOMETRIC EAST

1 AXONOMETRIC NORTH

AXONOMETRIC
PHOTOS.

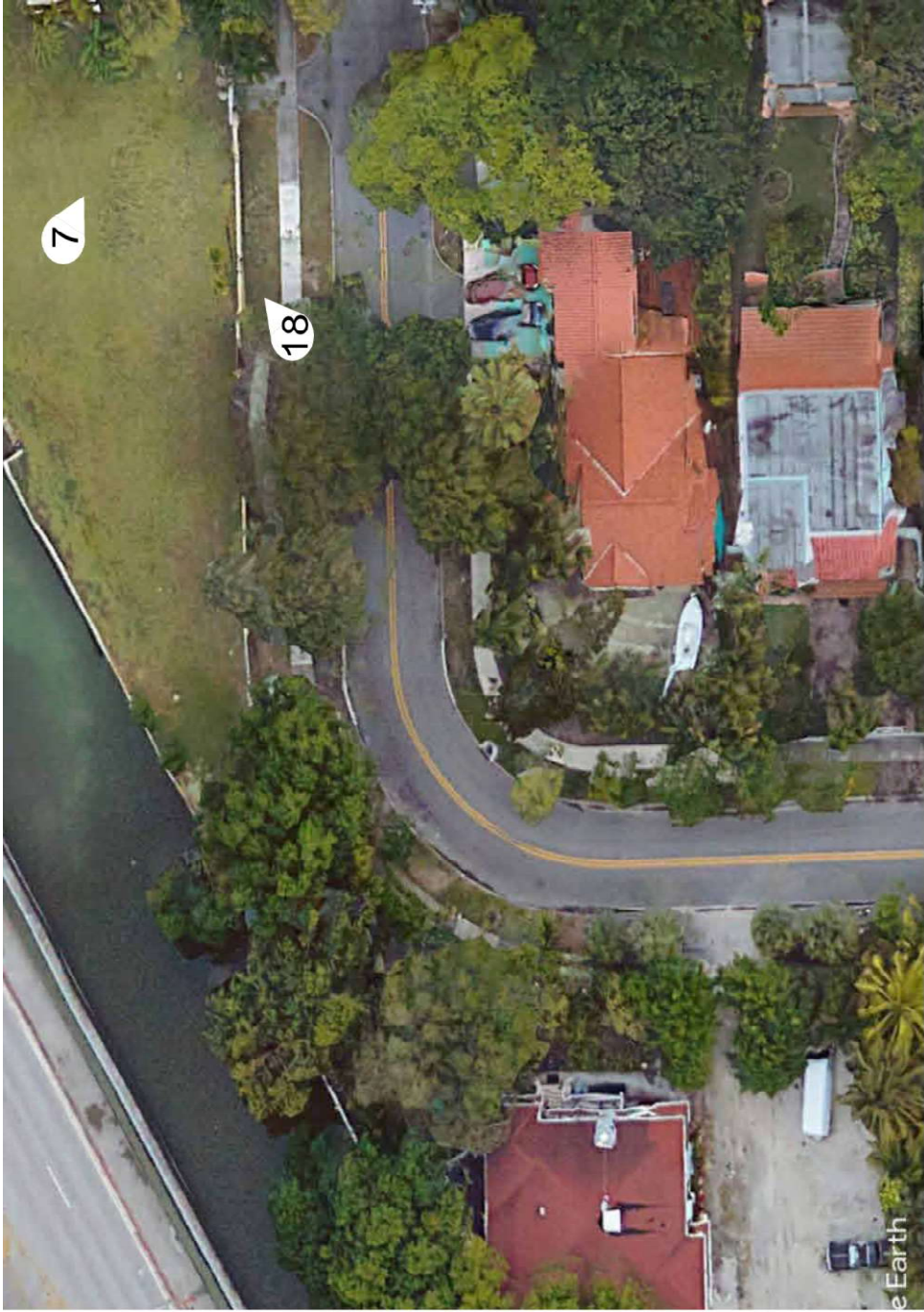


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4 AXONOMETRIC WEST

3 AXONOMETRIC SOUTH

A0.03-



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LOCATIONS.

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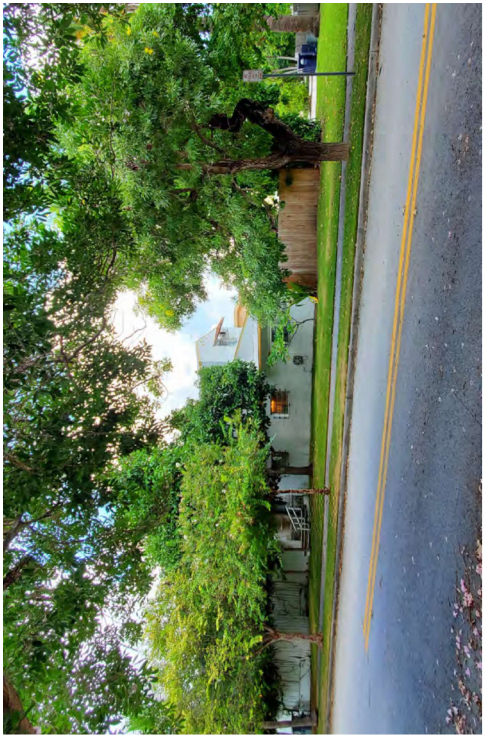
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DRAWING:



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

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

SITE
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A0.05-

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

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



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



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DRAWING:

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

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SHEET NO. 6 OF 6

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"

A0.06-



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1800 Michigan Ave. Miami
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DRAWING:

**SITE
PHOTOGRAPHY.**



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

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

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

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15 VIEW OF FRONT FACADE OF LOT 1815 - FACING EAST
1 1/2" = 1'-0"

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

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SHEET NO. 8 OF 8

A0.08-

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

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

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

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

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

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A0.11-

4
BUILDING CARD
12" = 1'-0"

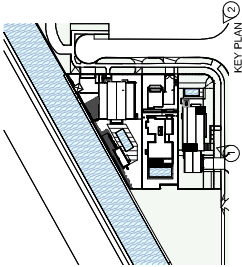
3
BUILDING CARD
12" = 1'-0"

1

BUILDING CARD

12" = 1'-0"

2
BUILDING CARD
12" = 1'-0"



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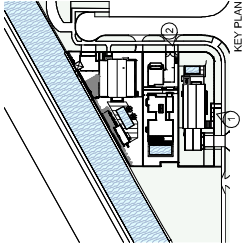
1 ARCHIVE IMAGES LOT 1
12" = 1'-0"

ARCHIVE IMAGES.

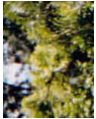
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2 ARCHIVE IMAGES LOT 1
12" = 1'-0"

A0.12-



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



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A0.13-

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



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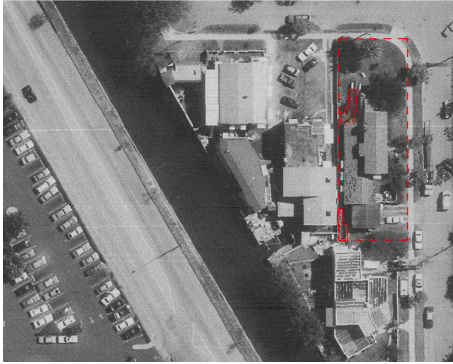
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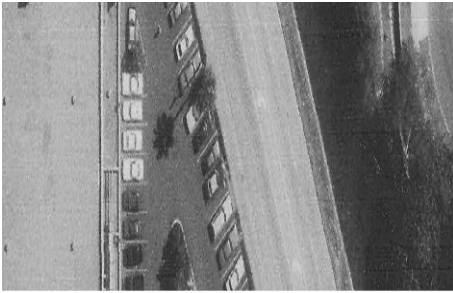
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1969

DIAGRAM -
ADDITIONS OVER
TIME



1985



1965

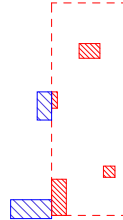


1941

FLORIDA PROFESSIONAL ENGINEERING
ALL DIMENSIONS ARE IN FEET AND INCHES
UNLESS OTHERWISE SPECIFIED
SCALE: 1" = 20'-0"
CHECK: JMC
DATE: 03/05/2005
SHEET NO. 1 OF 1

A0.20-

2000



1994



1985