



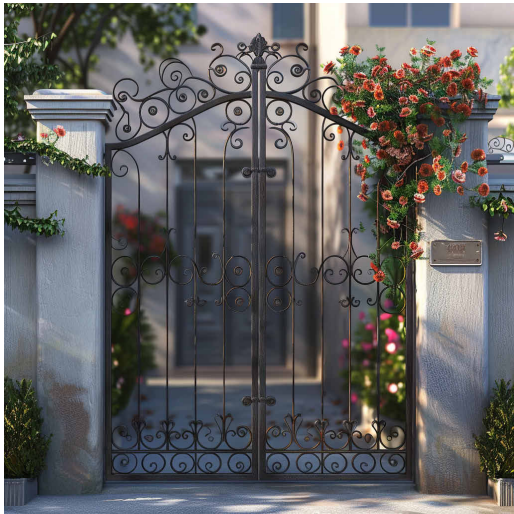
WOODEN TRELLIS



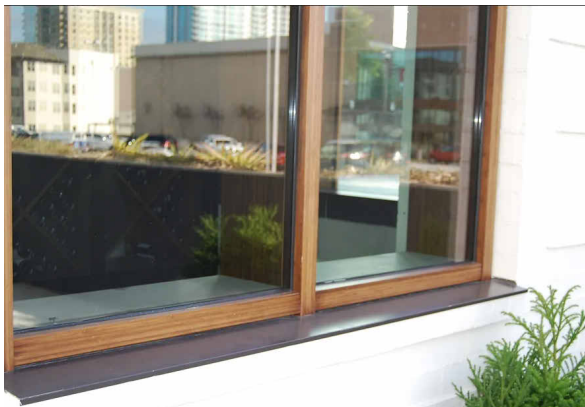
BARREL ROOF TILE IN COLOR VARIATIONS



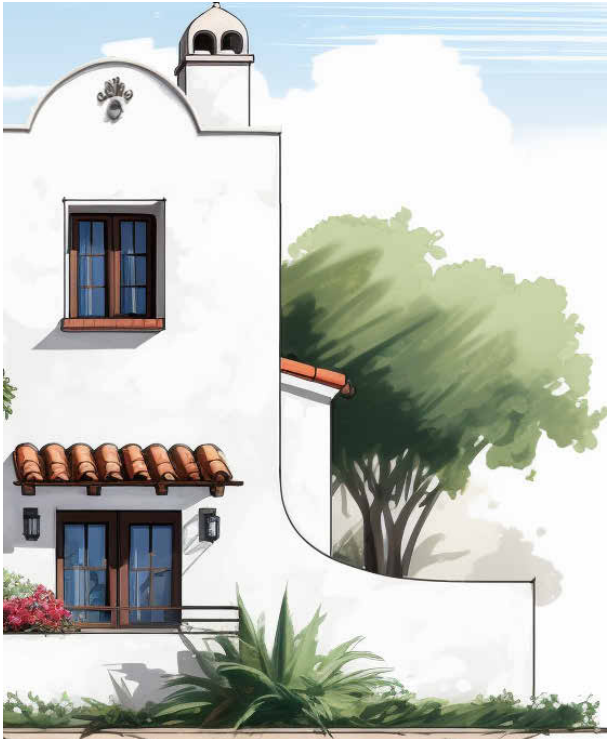
WOOD DOORS,
WHITE STUCCO



WROUGHT IRON ORNAMENTED GATE



POWDER COATED ALUMINUM MULLIONS



DETAILS IN STUCCO



MOSAIC DETAILS, WHITE STUCCO, WOOD AND GLASS DOORS



FLORIDA ROOM

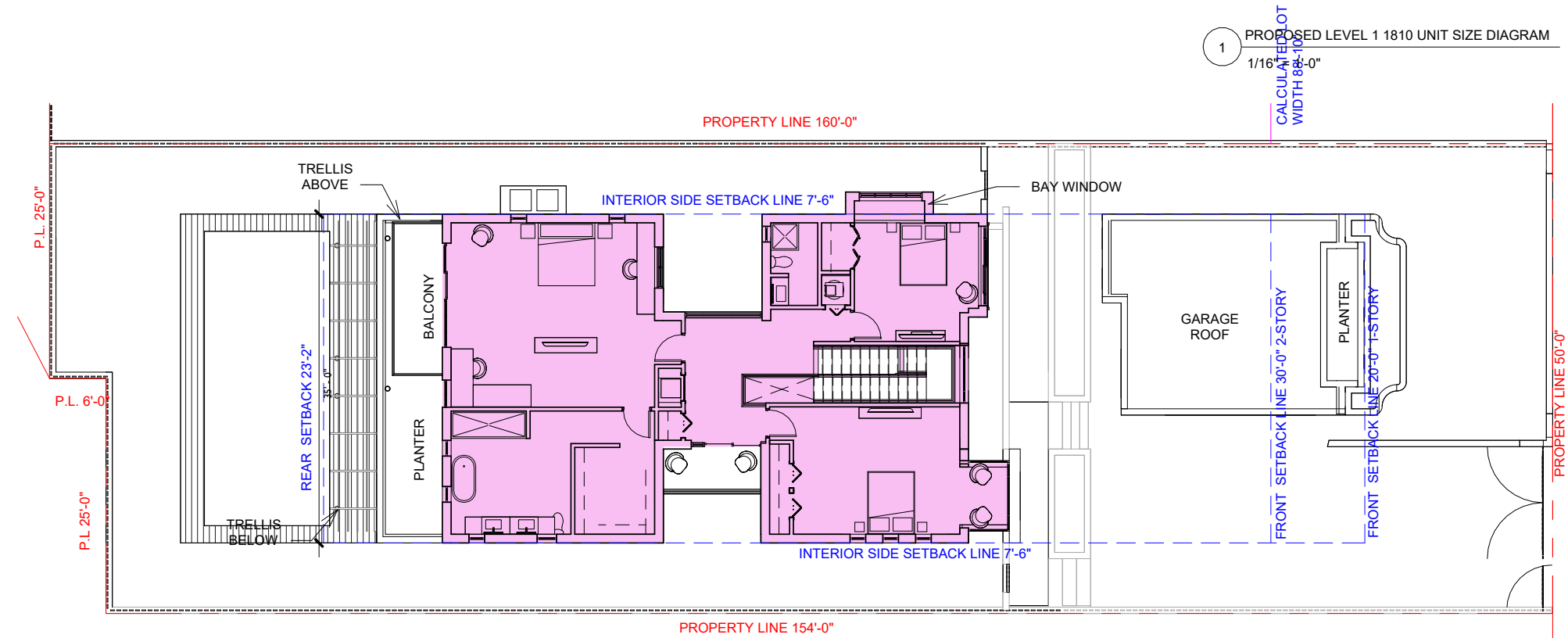
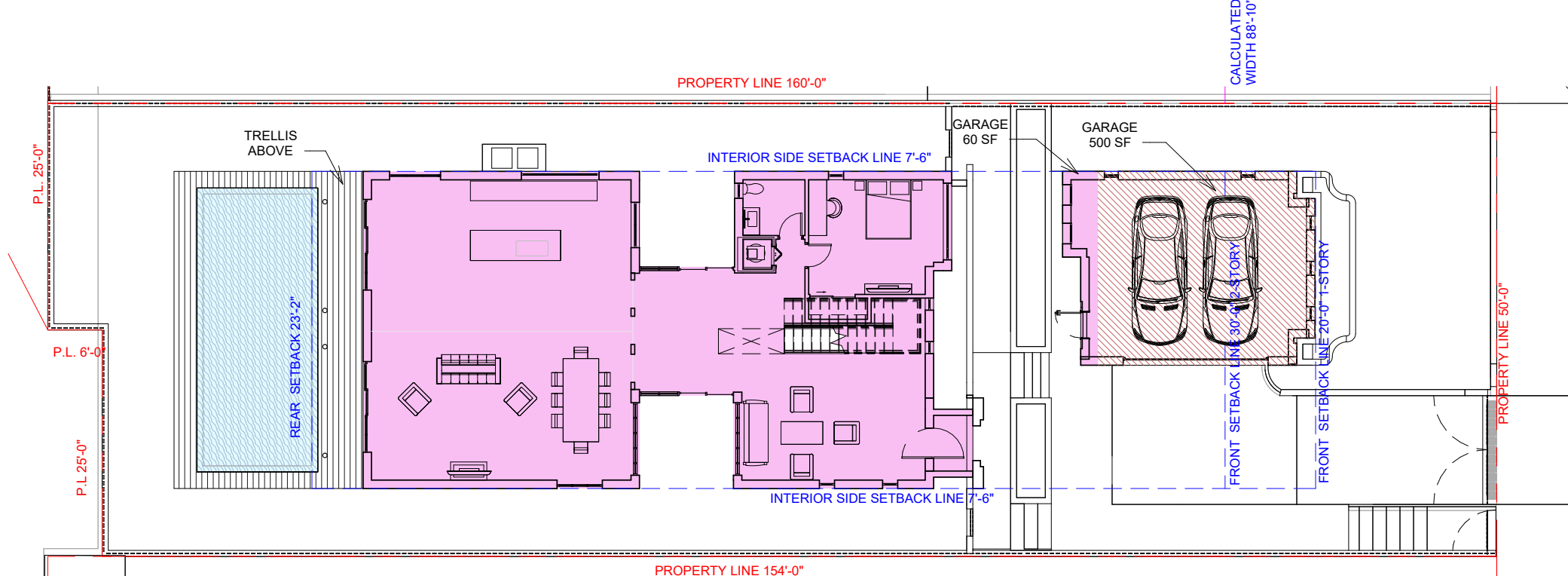


WHITE ORNAMENTAL GUARDRAILS



FLORIDA ROOM, ORIGINAL 1810 BUILDING
MATERIALS AND FINISHES.





MINIMUM UNIT SIZE 1,800 SF
MAXIMUM UNIT SIZE (% OF LOT AREA) (7,850 / 2 = 3,925)

2,100 SF 1ST FLOOR
1,820 SF 2ND FLOOR

3,920 SF TOTAL UNIT SIZE

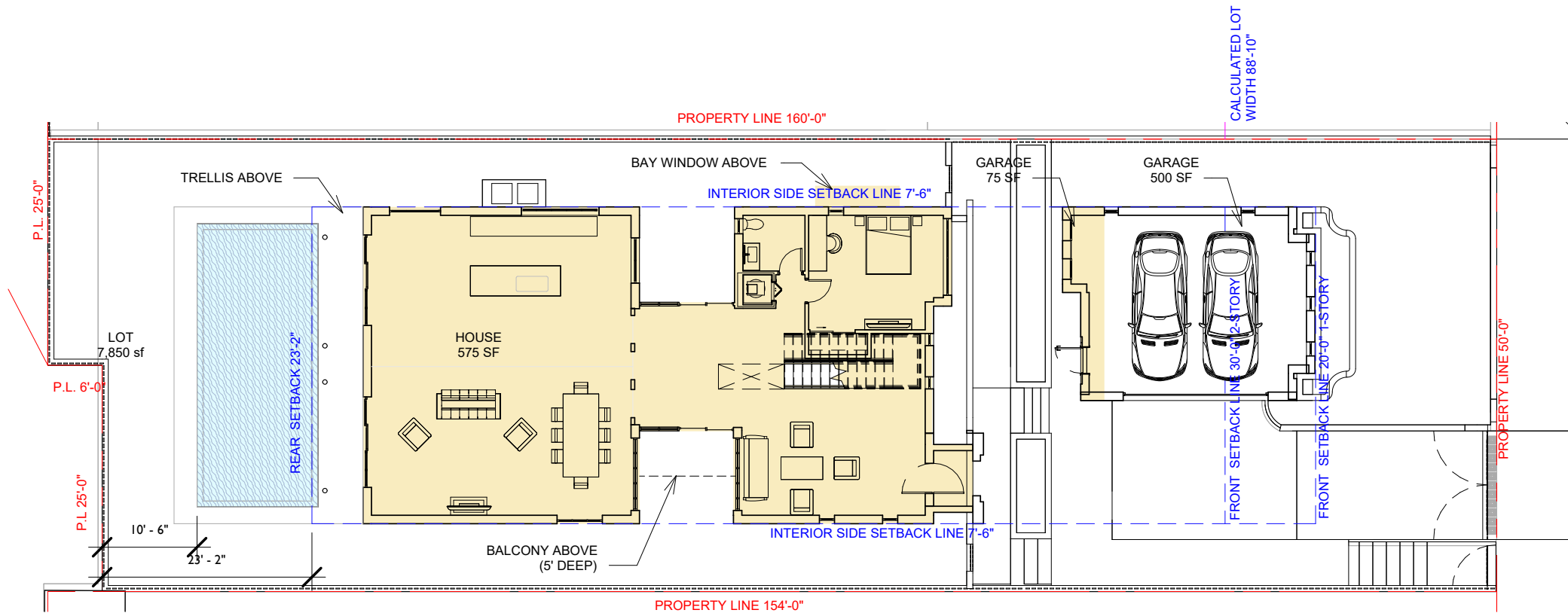


PROJECT:
PRIVATE
RESIDENCE

1810 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

LOT COVERAGE
DIAGRAM.



1 PROPOSED 1810 LOT COVERAGE DIAGRAM.
1/16" = 1'-0"

MAXIMUM LOT COVERAGE FOR A 2 STORY HOME 30%
(% OF LOT AREA) (7,850 X.3 = 2,355)

PROPOSED: 2,138 SF

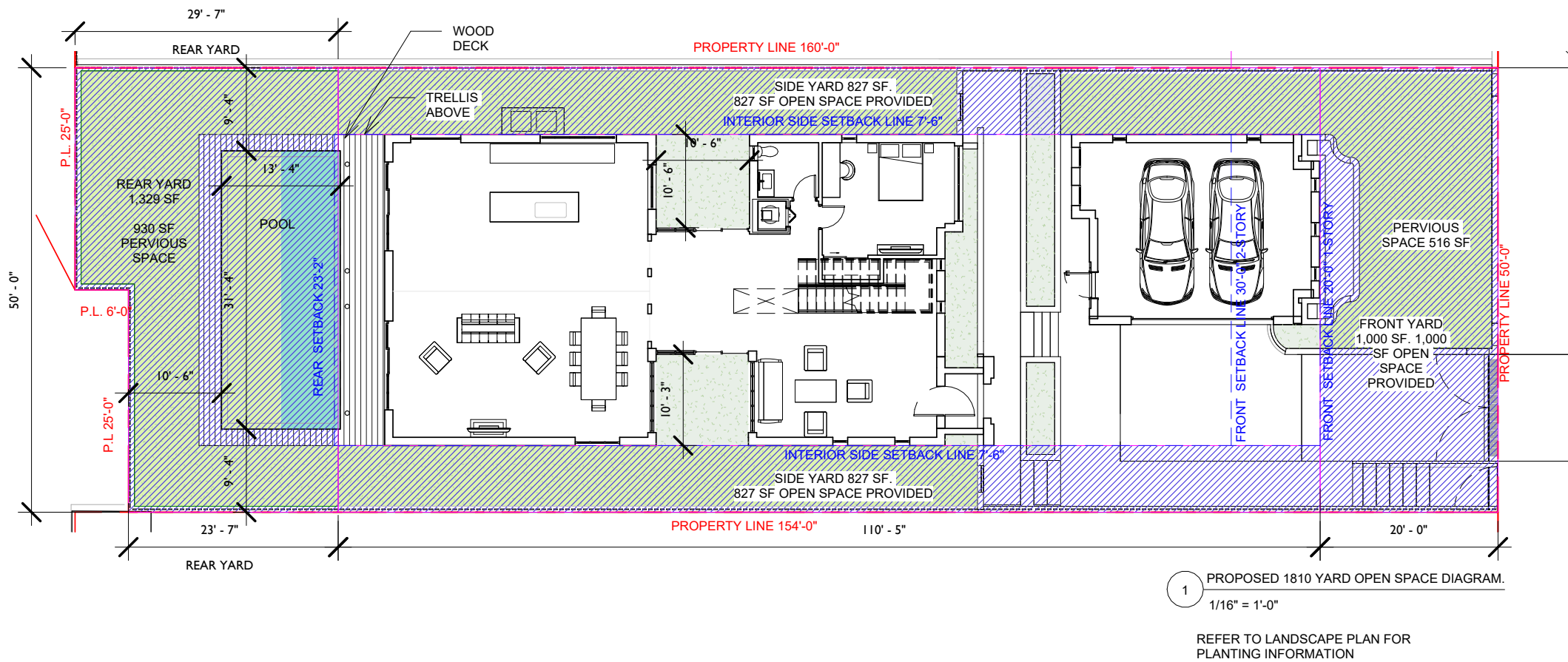


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DRAWING:

YARD OPEN
SPACE DIAGRAM.



PROVIDED
OPEN SPACE



PROVIDED
PERVIOUS OPEN
SPACE



FRONT YARD 1,000 SF
PERVIOUS AREA OF FRONT YARD MINIMUM 50% (500 SF)
PERVIOUS AREA FRONT YARD PROPOSED: 516 SF

BACK YARD:
REQUIRED REAR YARD: LAST 15% OF DEPTH OF LOT
(157'-5" X .15 = 23'-7") 1,329 SF
PERVIOUS AREA OF BACK YARD MINIMUM: 70%
PROVIDED: 930 SF (70%)

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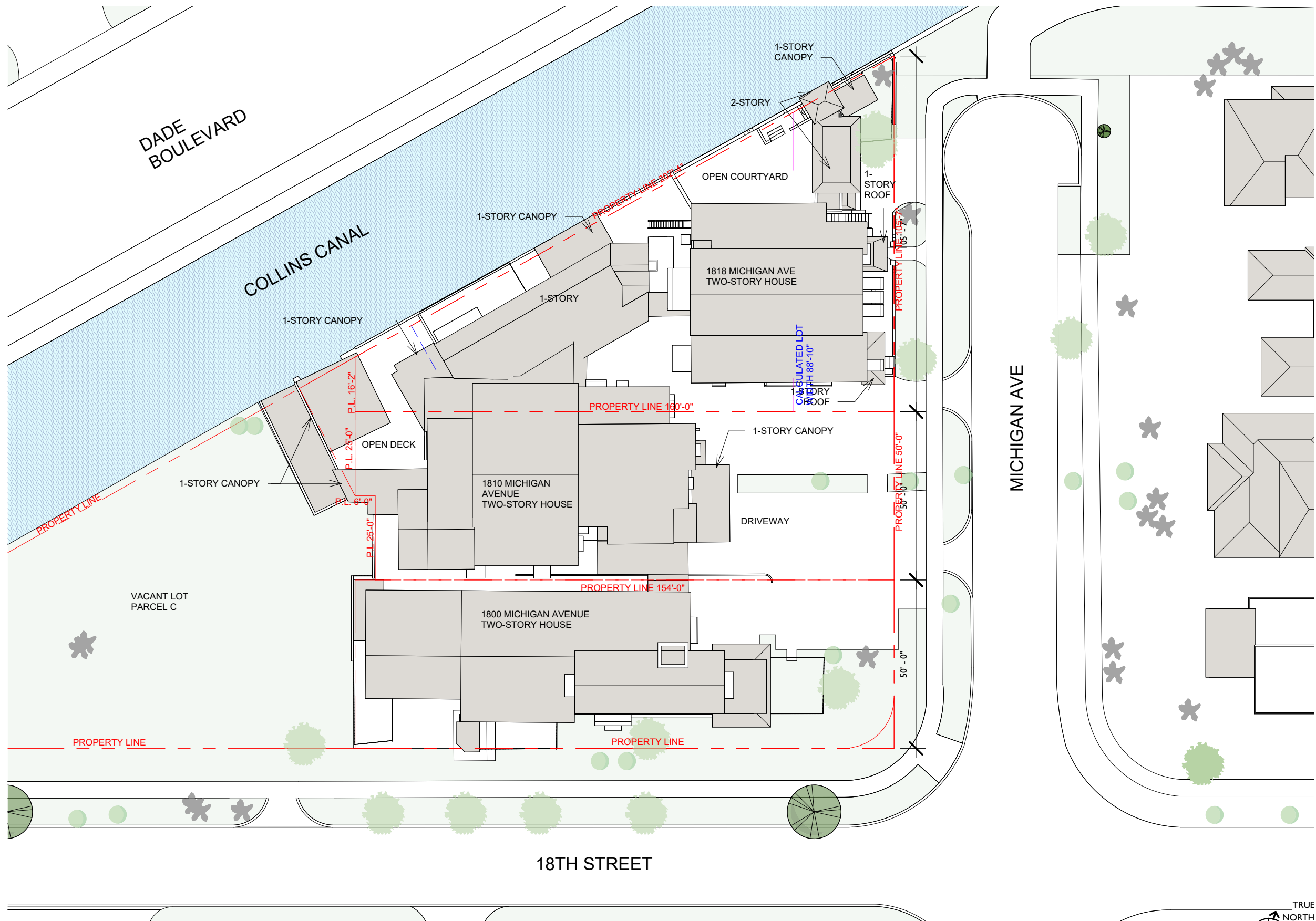
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SCALE: As indicated

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DATE: 07/07/24

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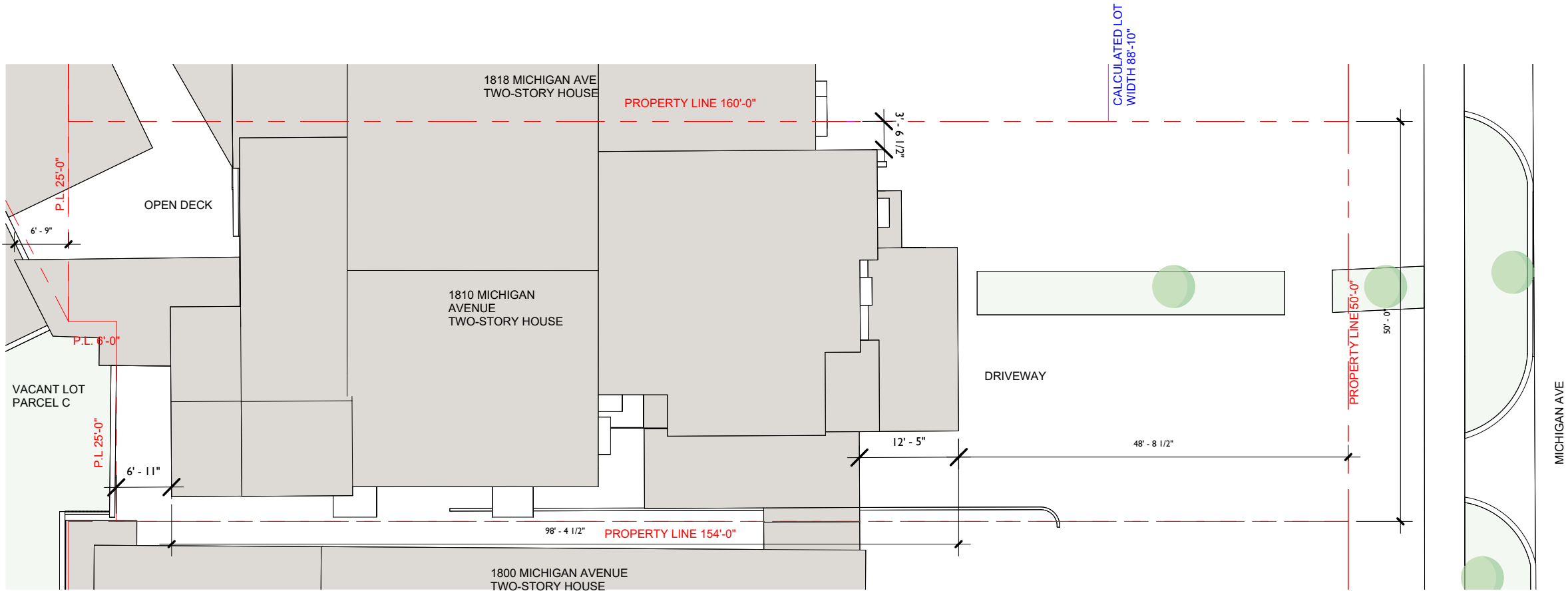


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DRAWING:

EXISTING SITE
PLAN (BEFORE
DEMOLITION).



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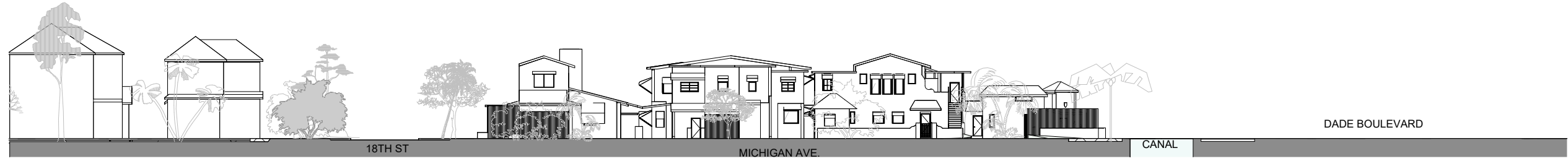


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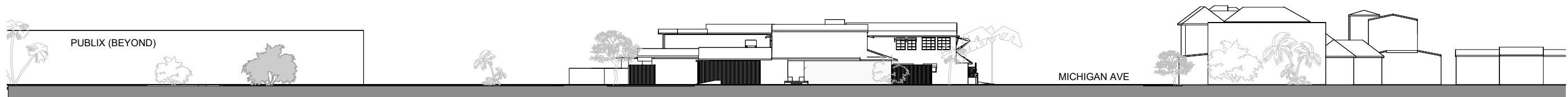
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DRAWING:

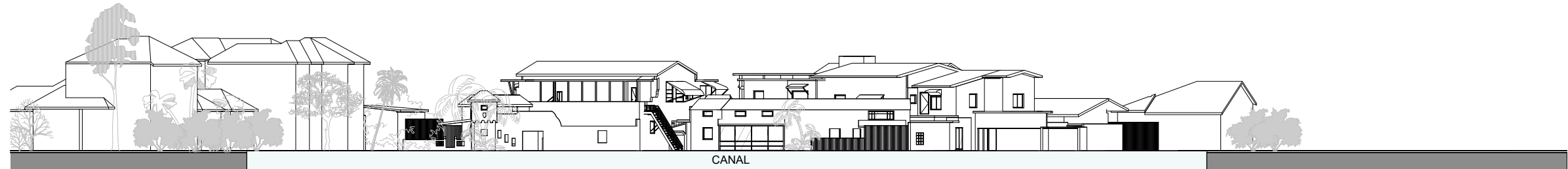
EXISTING STREET
ELEVATIONS
(BEFORE
DEMOLITION).



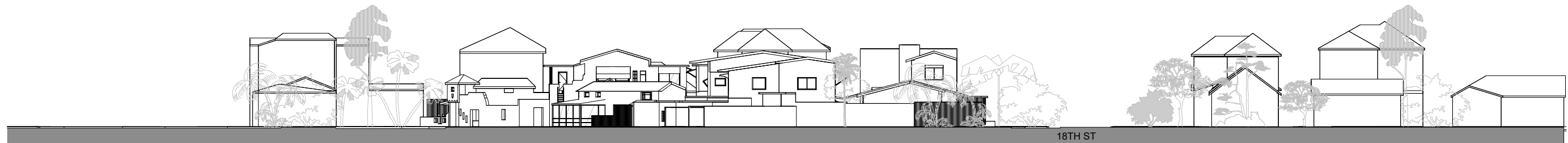
2 EXISTING STREET ELEVATION EAST
1" = 40'-0"



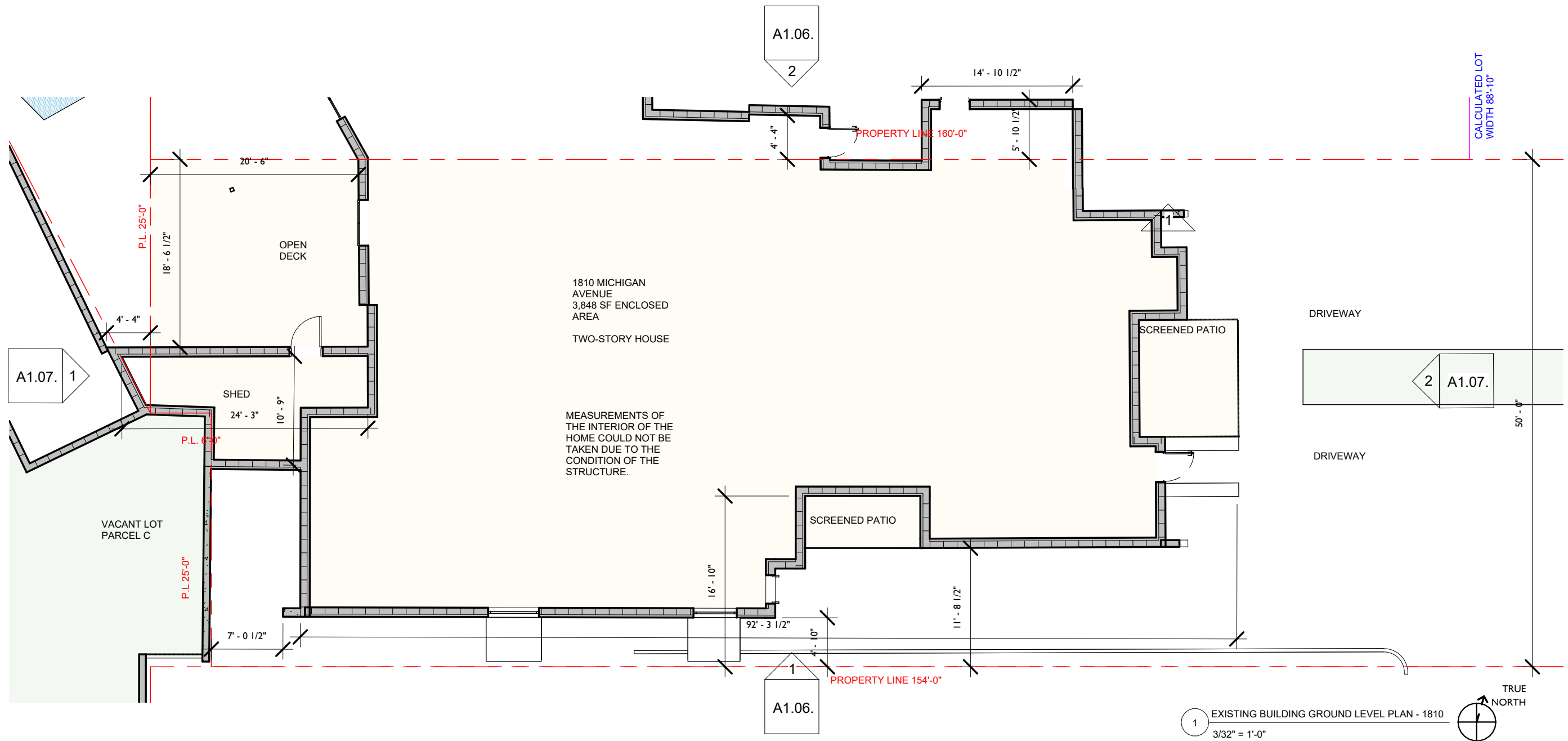
1 EXISTING STREET ELEVATION SOUTH
1" = 50'-0"



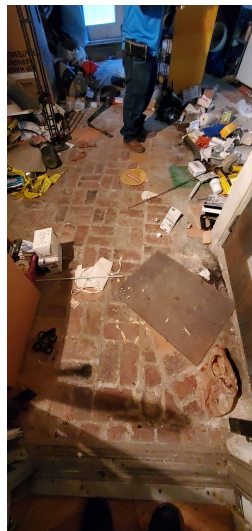
3 EXISTING STREET ELEVATION NW
1" = 40'-0"



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



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



3 PHOTO - INTERIOR OF HOUSE2
1" = 20'-0"



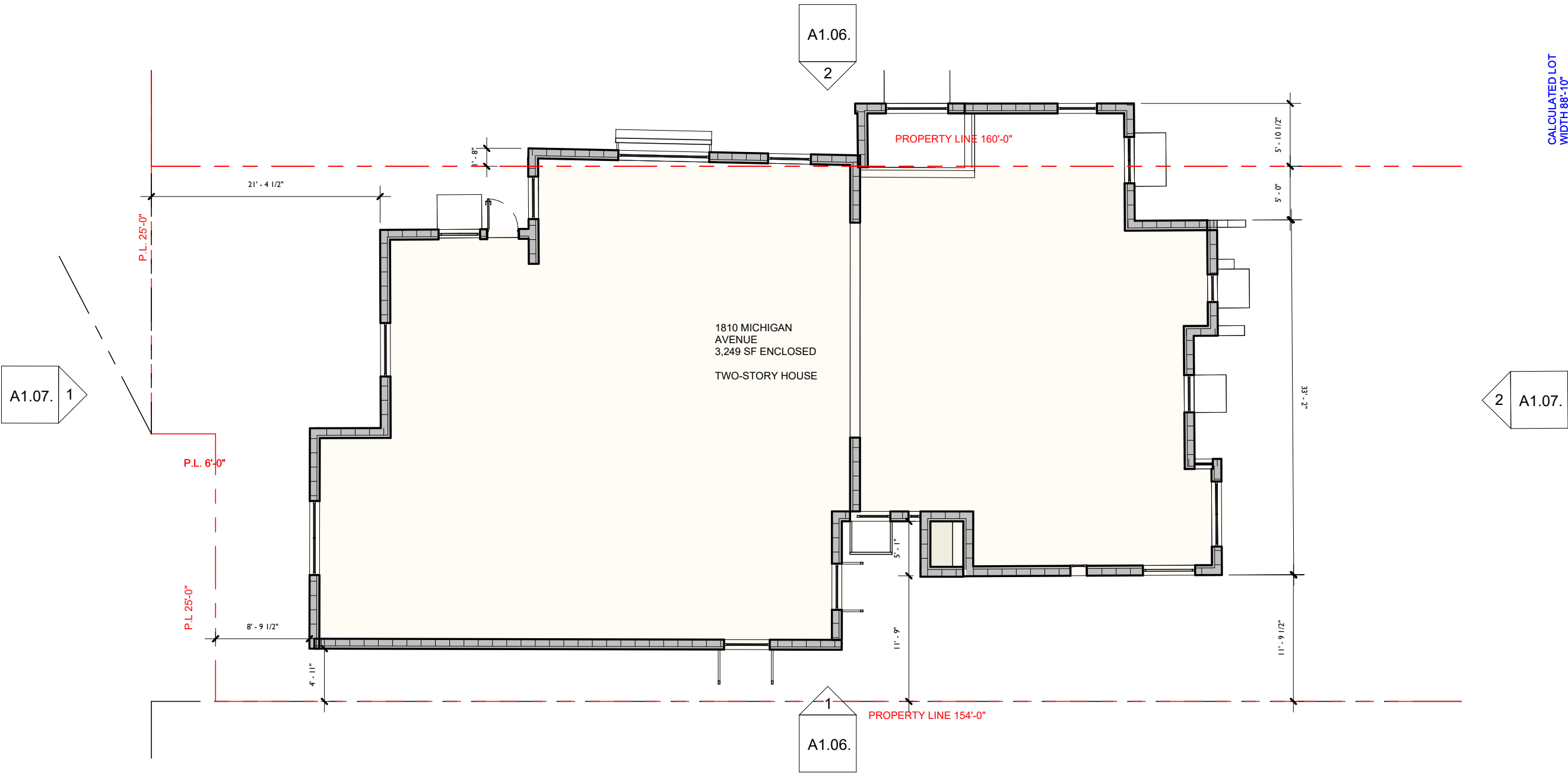
4 PHOTO - INTERIOR OF HOUSE3
1" = 20'-0"



5 PHOTO - INTERIOR OF HOUSE4
1" = 20'-0"



CALCULATED LOT
WIDTH 88'-10"



2 A1.07.

A1.07. 1

A1.06.
2

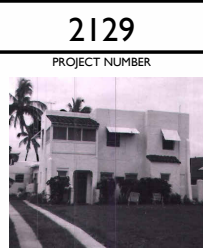
1
A1.06.



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



7500 NE 4th Court
Suite 102
Miami, FL 33138

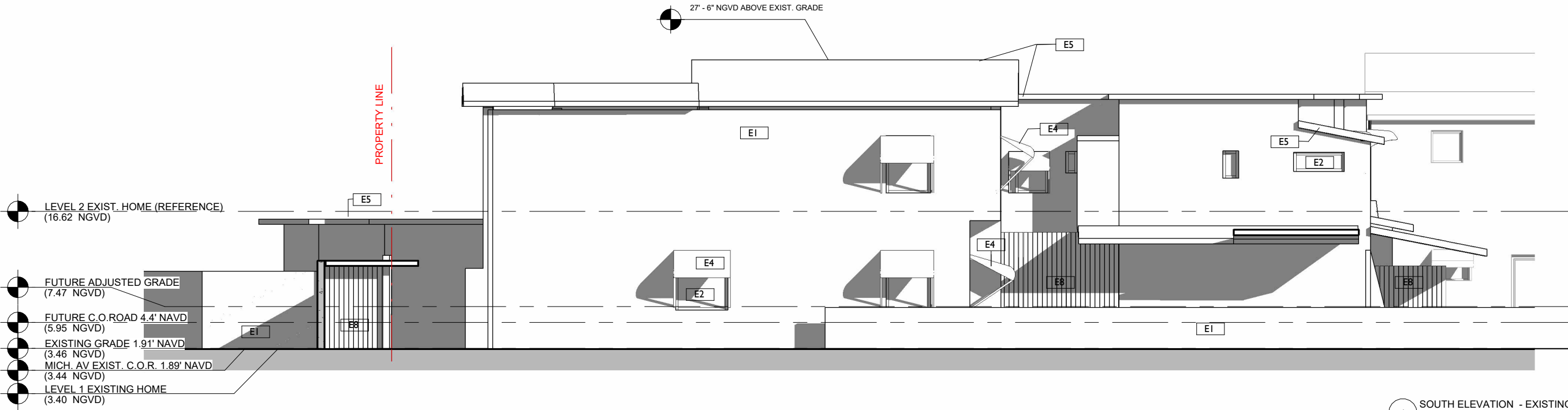


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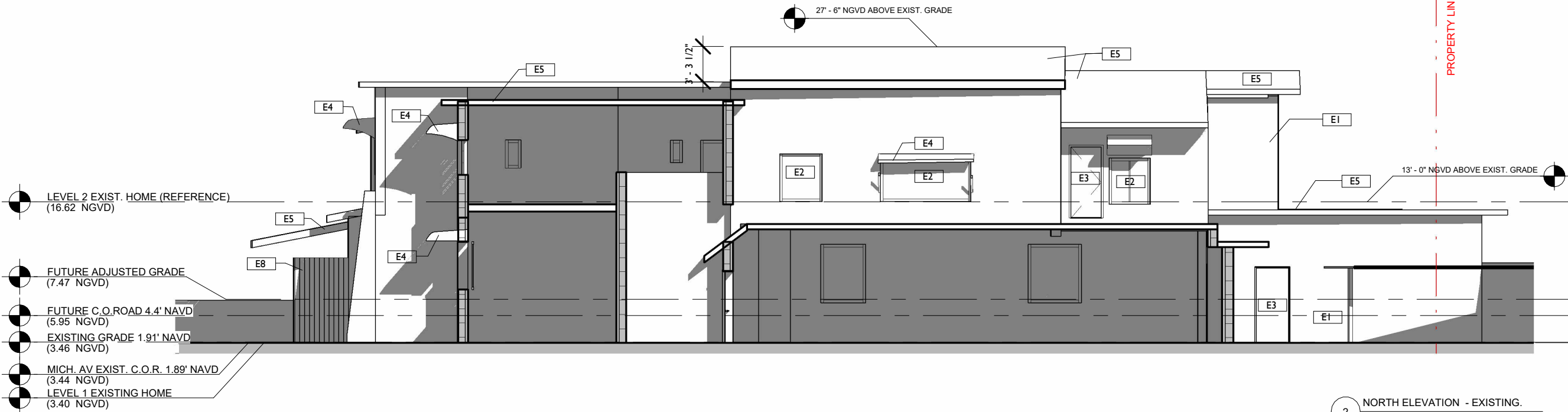
1810 Michigan Ave. Miami
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DRAWING:

EXISTING
BUILDING
ELEVATIONS
SOUTH AND
NORTH (BEFORE
DEMOLITION).

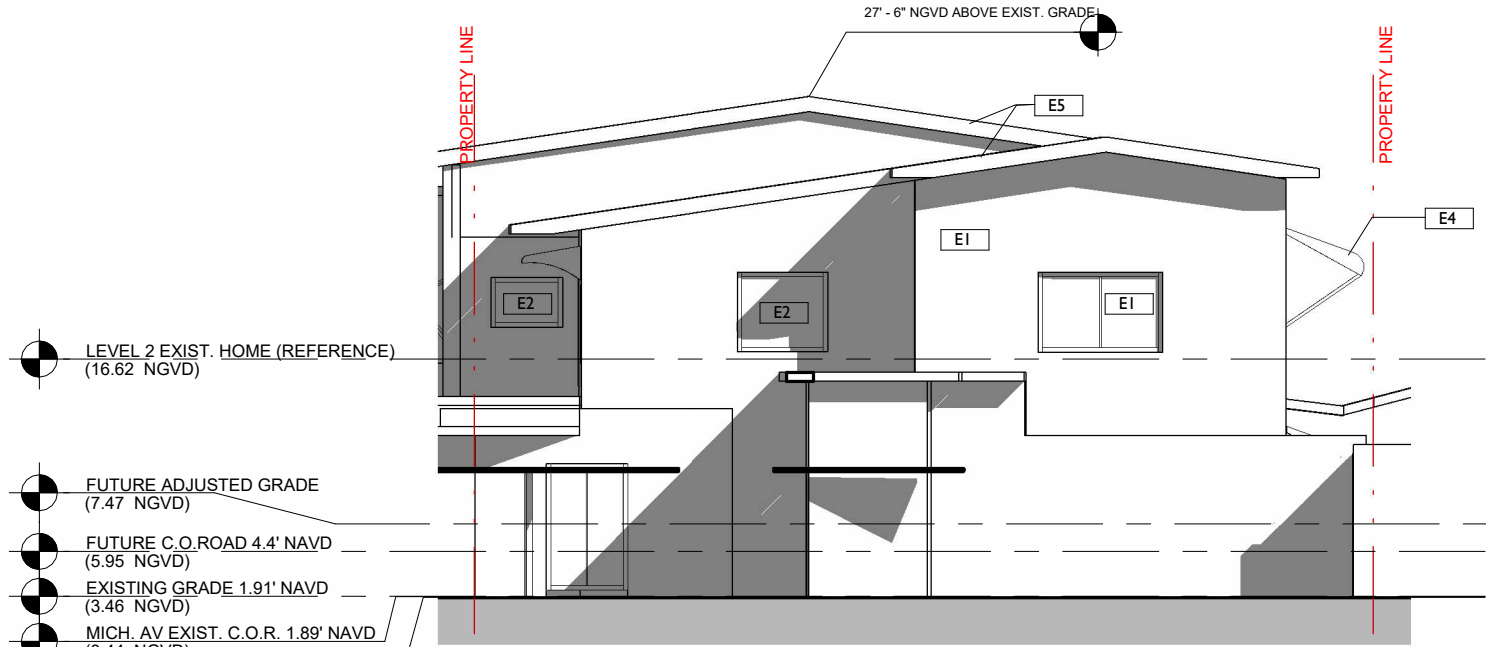


1 SOUTH ELEVATION - EXISTING.
3/32" = 1'-0"

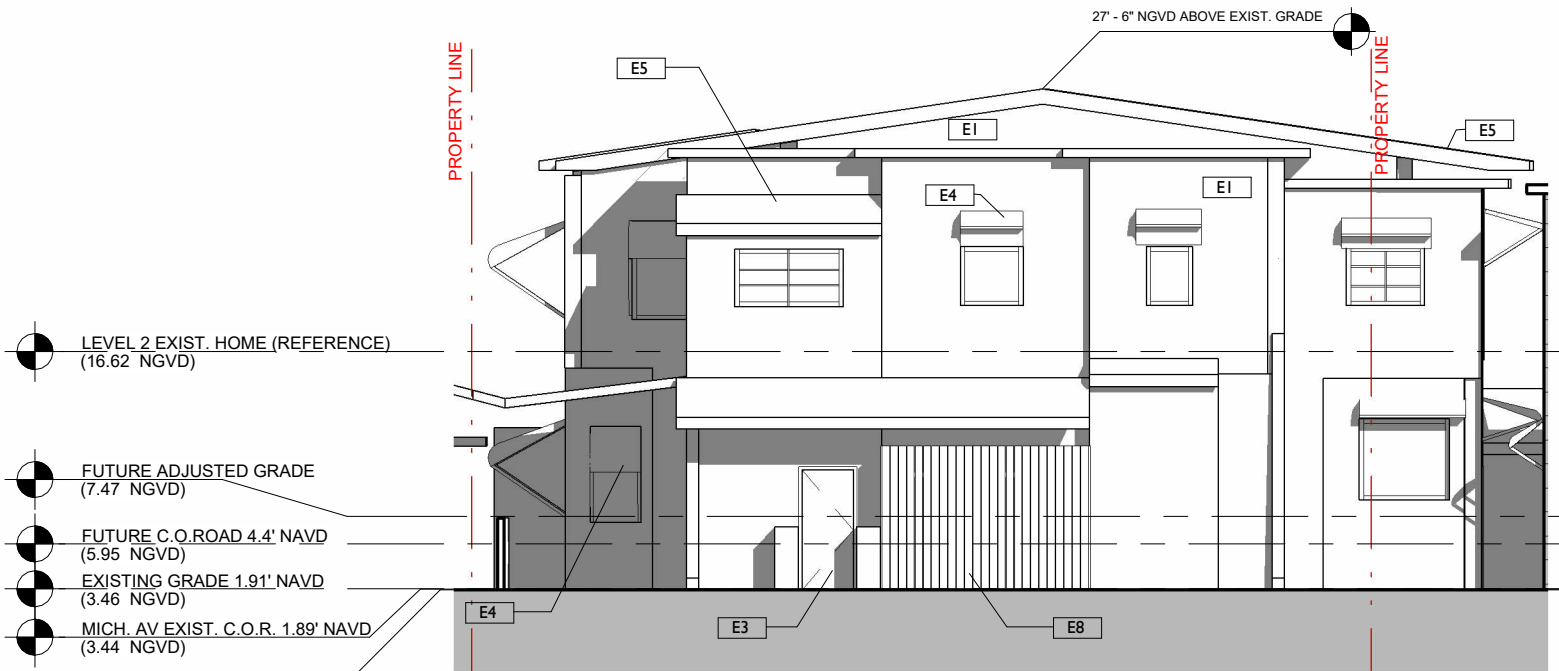


2 NORTH ELEVATION - EXISTING.
3/32" = 1'-0"

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SCALE: 3/32" = 1'-0"
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1 WEST ELEVATION - EXISTING.
3/32" = 1'-0"



2 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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PROJECT NUMBER



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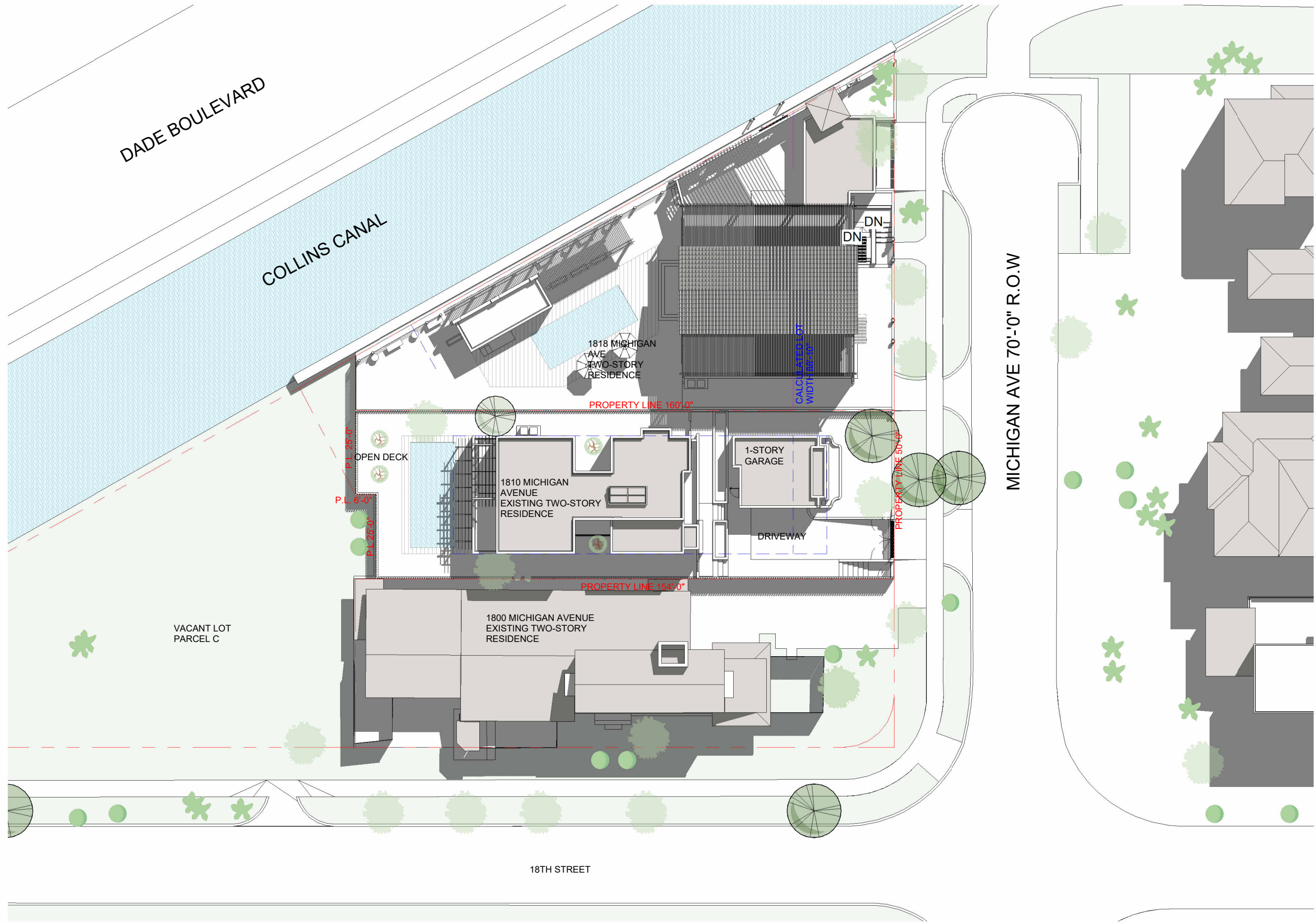
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Beach, FL 33139

DRAWING:

EXISTING
BUILDING
ELEVATIONS
WEST-EAST
(BEFORE
DEMOLITION).

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A1.07.





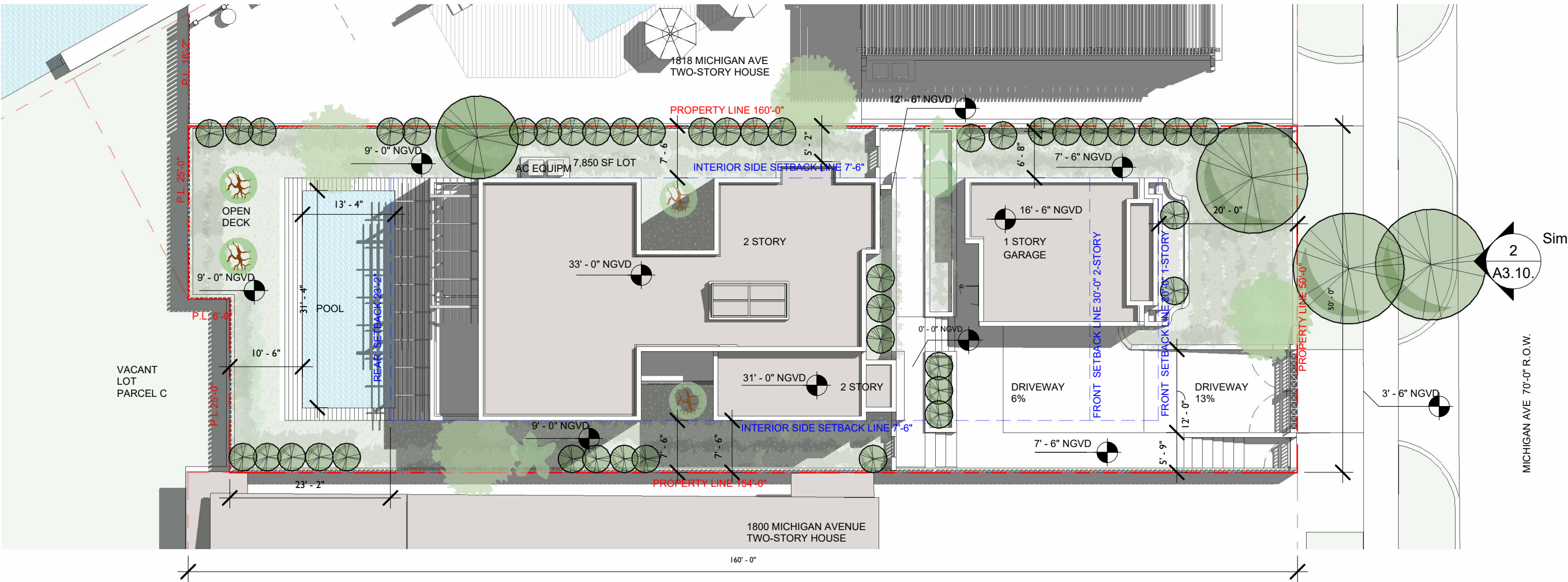
PROJECT:
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DRAWING:

PROPOSED SITE
PLAN.

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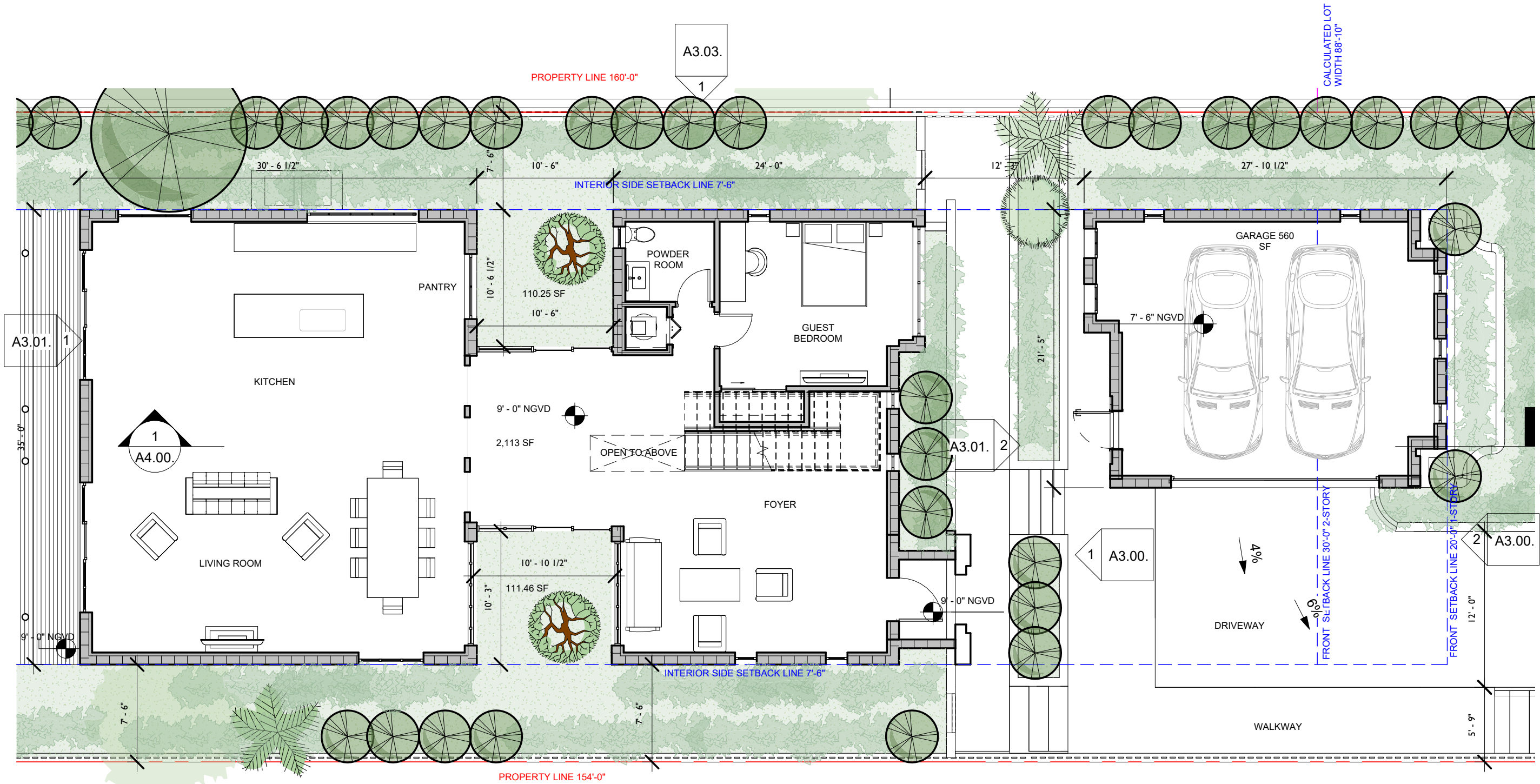
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DRAWING:

LEVEL 1
PROPOSED PLAN.

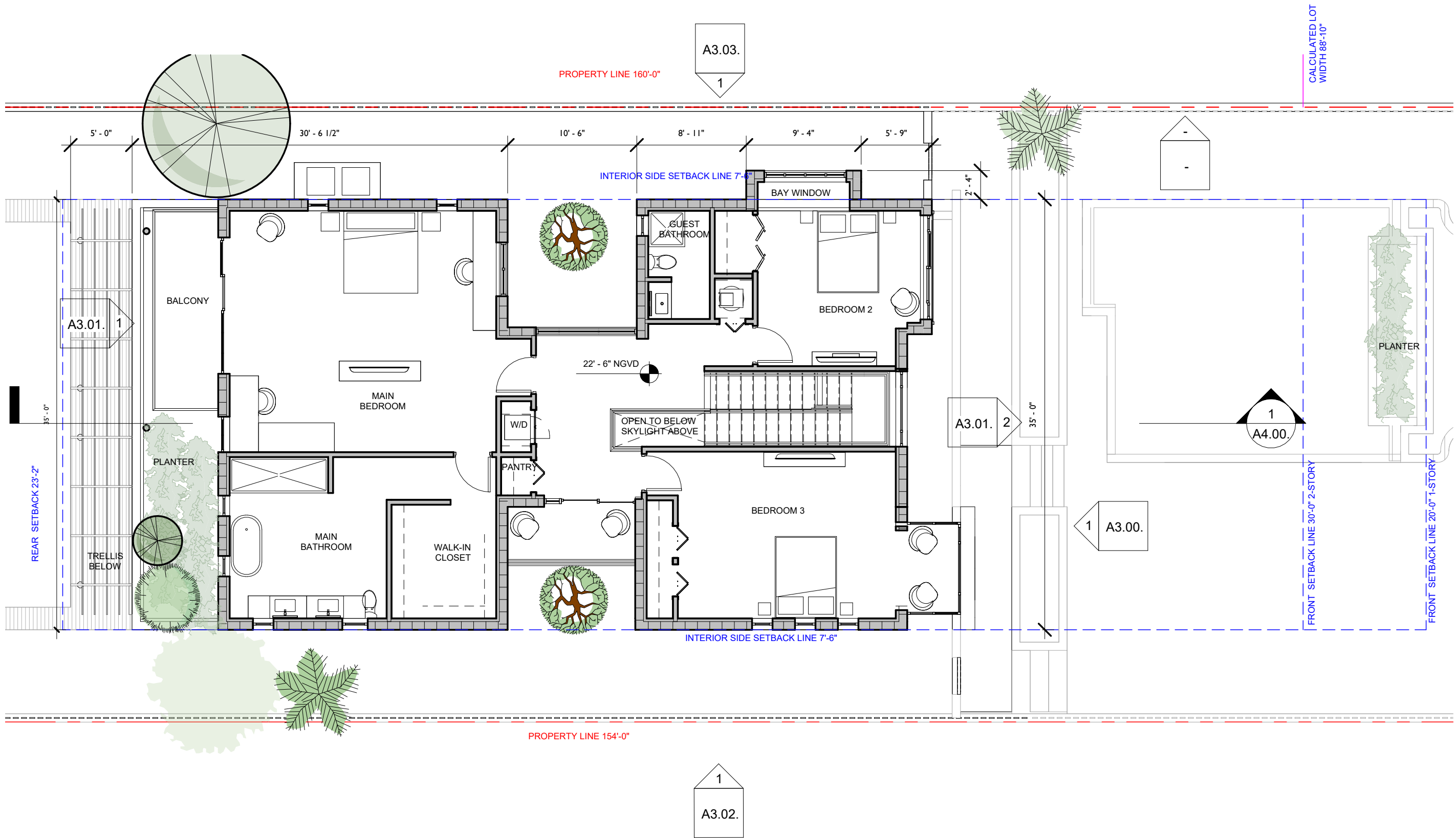
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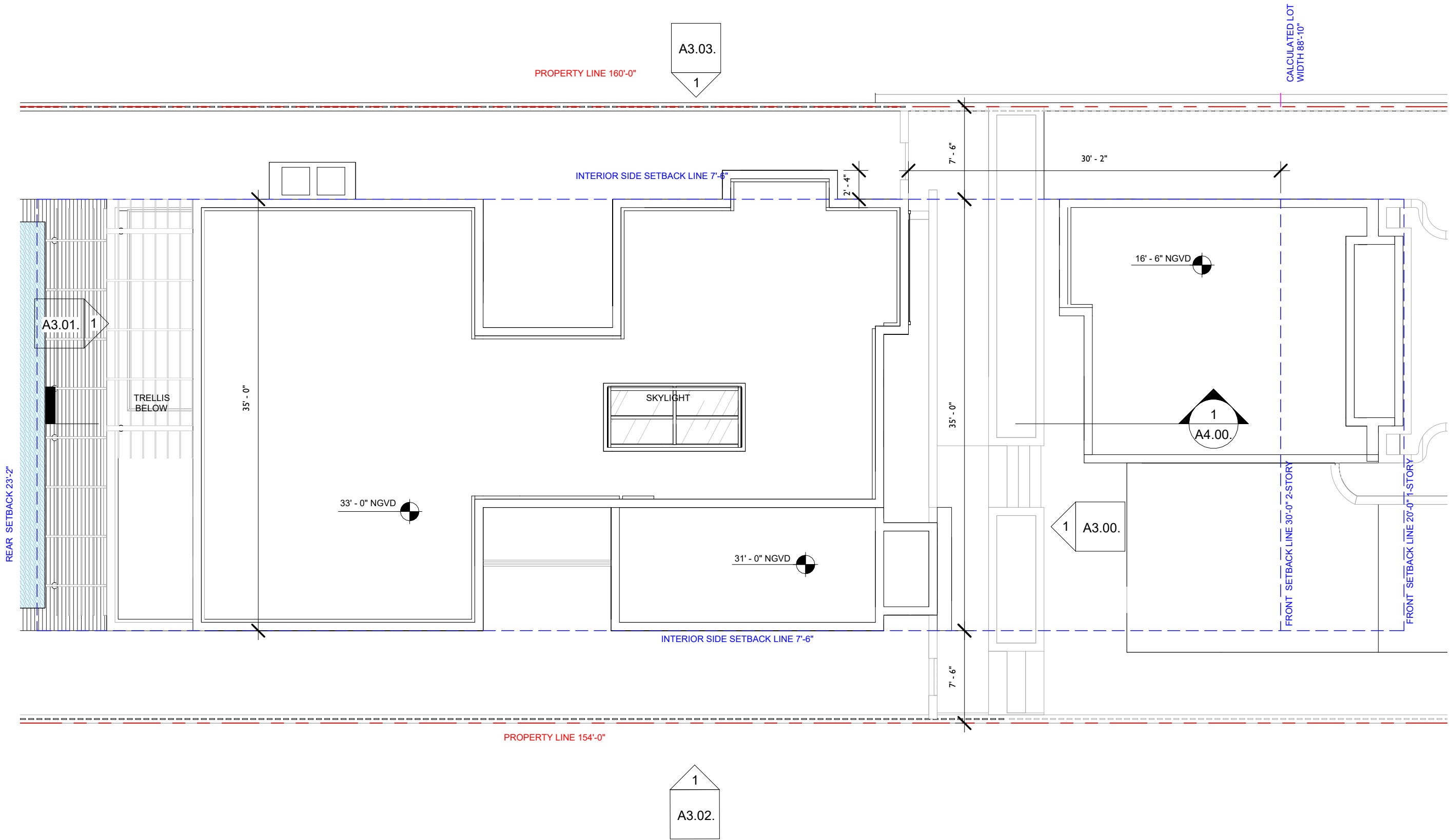


1 PROPOSED LEVEL 1 1810
1/8" = 1'-0"



A2.01.



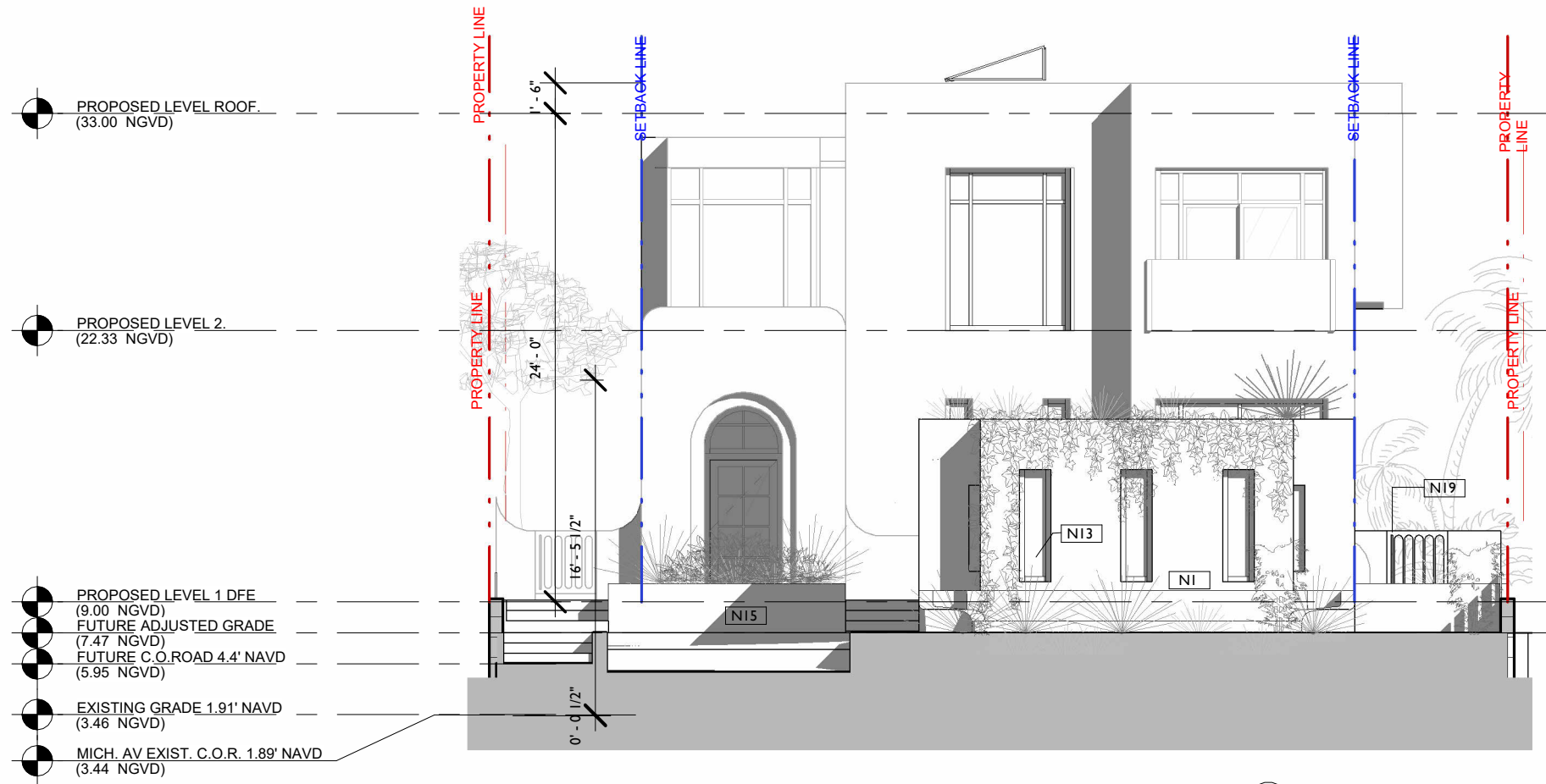




Keynote Legend	
KS	MATERIAL
N1	STUCCO COLOR 1
N5	ALUMINUM AND GLASS GUARDRAIL
N8	POWDER-COATED ALUMINUM DOOR W/GLASS INSERTS
N11	POWDER-COATED ALUMINUM SLIDING DOOR W/ IMPACT GLAZING
N13	POWDER-COATED ALUMINUM FIXED WINDOW SYSTEM
N15	PLANTER W/ STUCCO FINISH
N19	POWDER-COATED ALUMINUM GATE

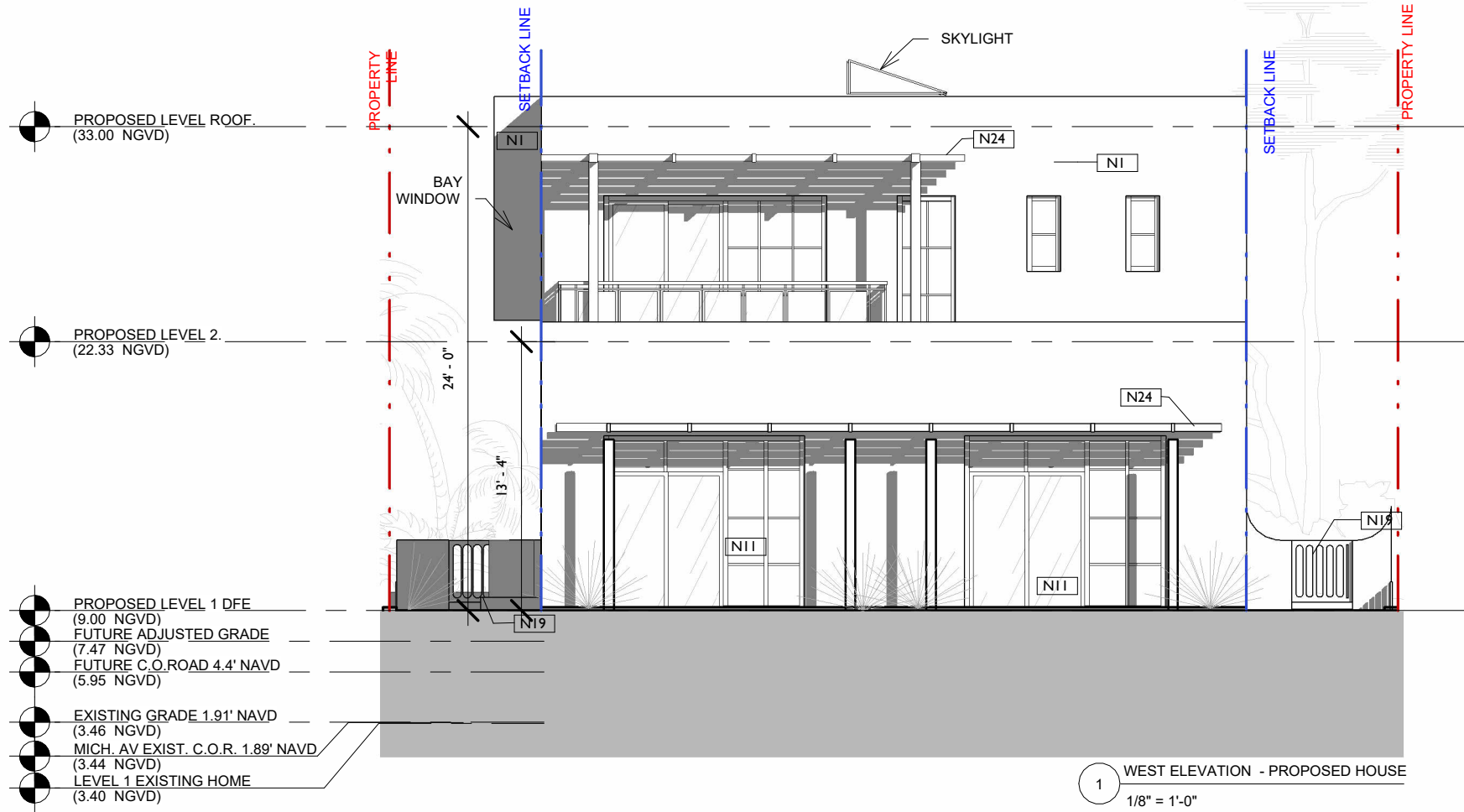


1 EAST ELEVATION - PROPOSED -MAIN HOUSE-
1/8" = 1'-0"

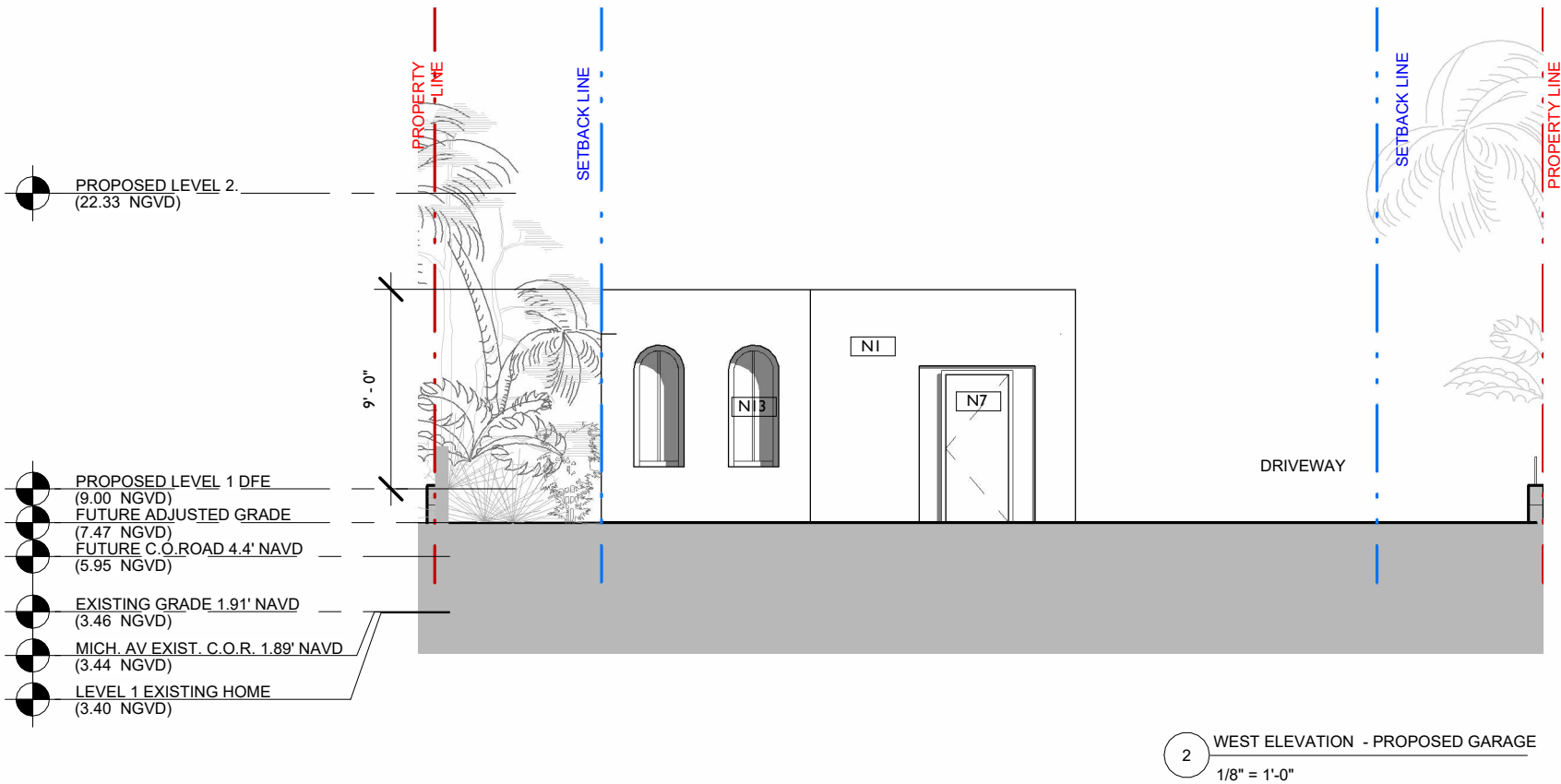


2 EAST ELEVATION - PROPOSED -GARAGE-
1/8" = 1'-0"

EAST ELEVATION.

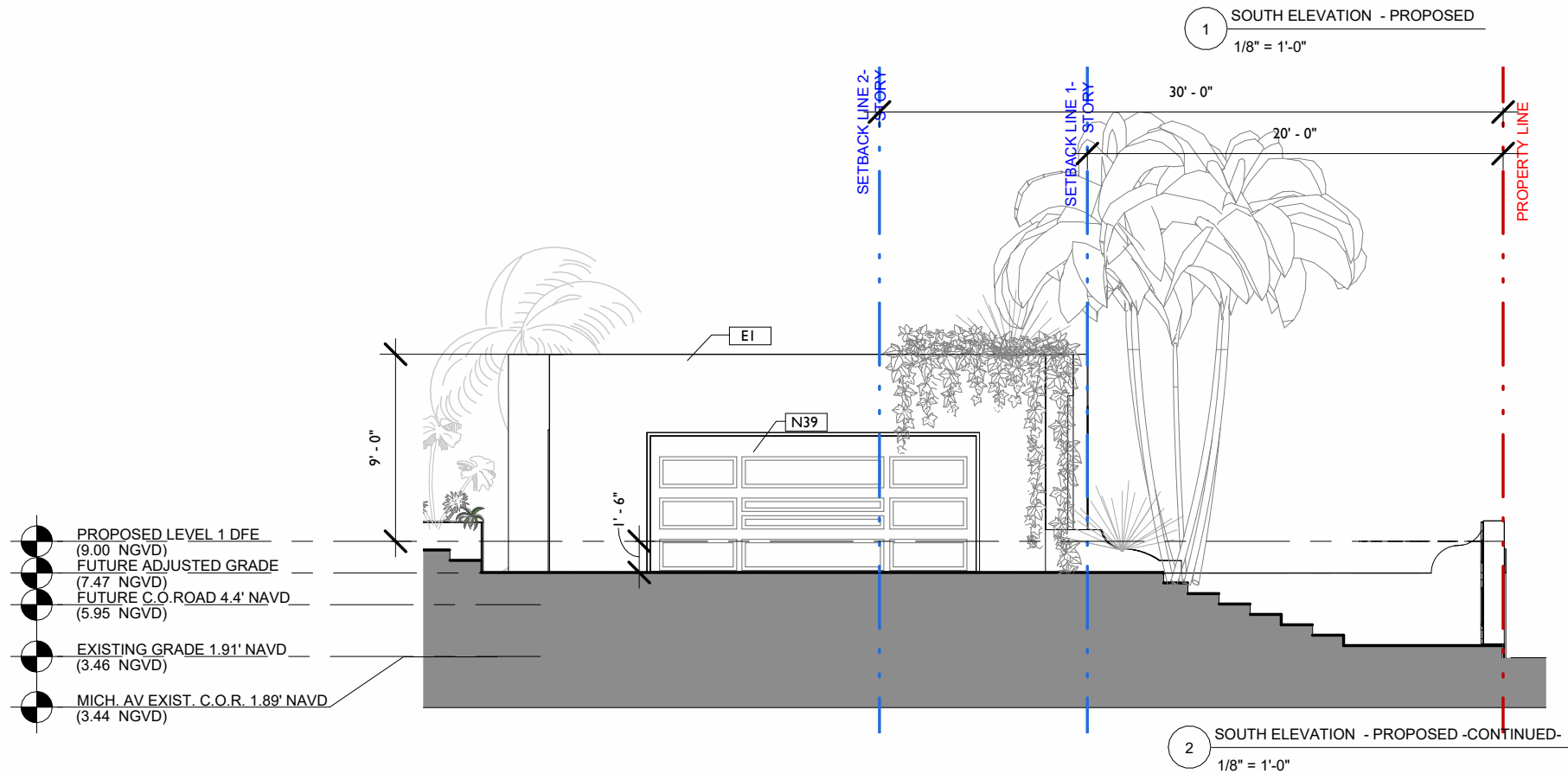


Keynote Legend	
KS	MATERIAL
N1	STUCCO COLOR 1
N7	POWDER-COATED ALUMINUM DOOR
N11	POWDER-COATED ALUMINUM SLIDING DOOR W/ IMPACT GLAZING
N13	POWDER-COATED ALUMINUM FIXED WINDOW SYSTEM
N19	POWDER-COATED ALUMINUM GATE
N24	WOOD TRELLIS W/ ORNAMENTAL DETAIL



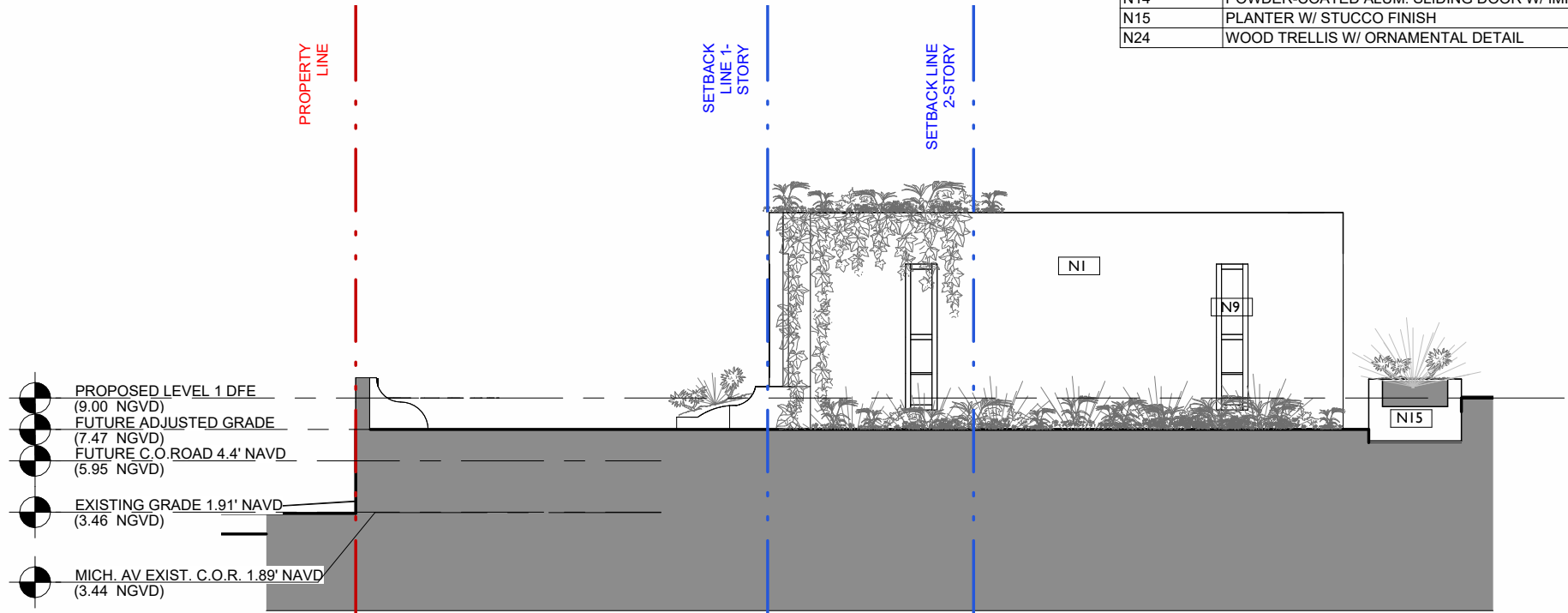


Keynote Legend	
KS	MATERIAL
E1	EXISTING STUCCO FINISH
N1	STUCCO COLOR 1
N5	ALUMINUM AND GLASS GUARDRAIL
N9	POWDER-COATED ALUMINUM OPERABLE WINDOW SYSTEM
N11	POWDER-COATED ALUMINUM SLIDING DOOR W/ IMPACT GLAZING
N13	POWDER-COATED ALUMINUM FIXED WINDOW SYSTEM
N24	WOOD TRELLIS W/ ORNAMENTAL DETAIL
N39	ALUMINUM GARAGE DOOR

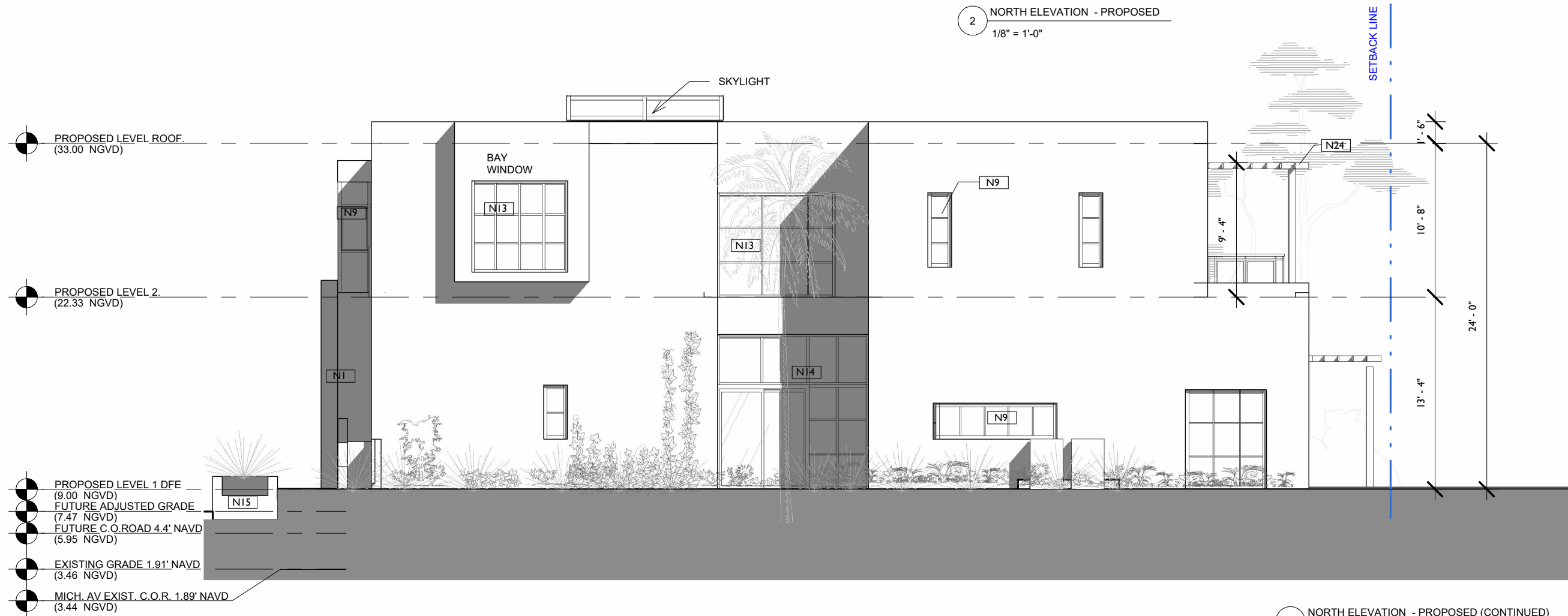




Keynote Legend	
KS	MATERIAL
N1	STUCCO COLOR 1
N9	POWDER-COATED ALUMINUM OPERABLE WINDOW SYSTEM
N13	POWDER-COATED ALUMINUM FIXED WINDOW SYSTEM
N14	POWDER-COATED ALUM. SLIDING DOOR W/ IMPACT GLAZ. IN STOREFRONT GLAZ. SYSTEM
N15	PLANTER W/ STUCCO FINISH
N24	WOOD TRELLIS W/ ORNAMENTAL DETAIL



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



1 NORTH ELEVATION - PROPOSED (CONTINUED)
1/8" = 1'-0"



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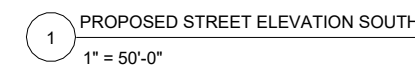
PROPOSED
STREET
ELEVATIONS.

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A3.10.





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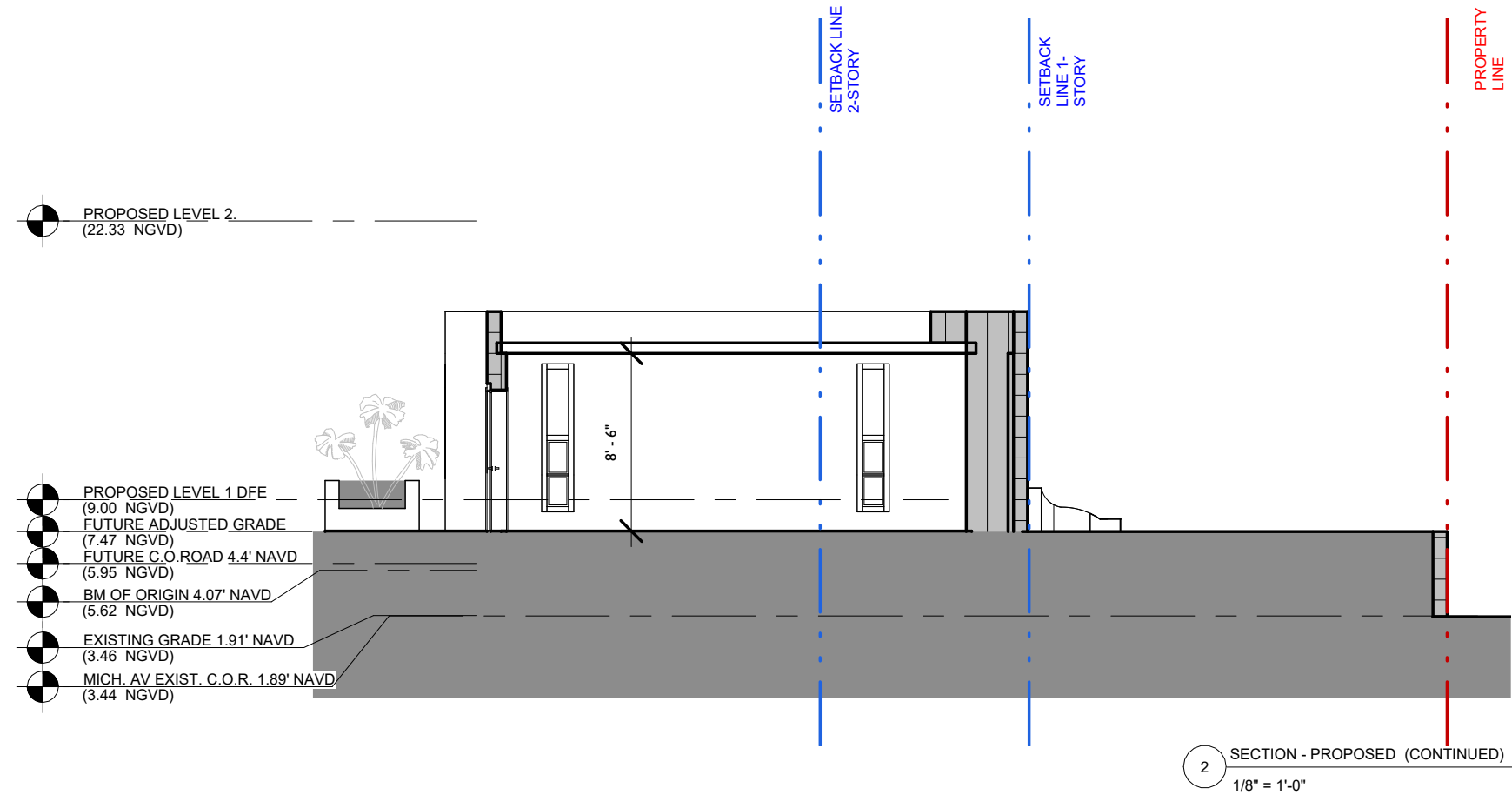
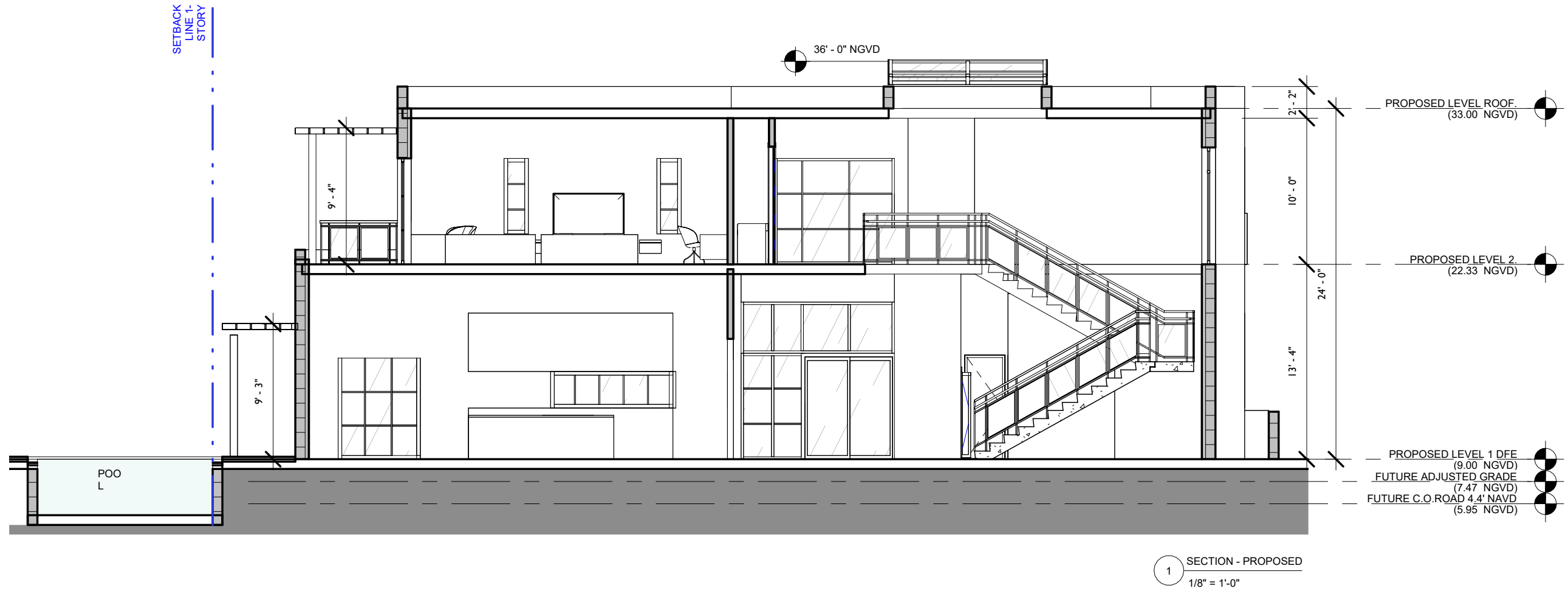
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Beach, FL 33139

DRAWING:

PROPOSED
STREET
ELEVATIONS
ENLARGED.




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



STUDIO
MCG
ARCHITECTURE

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

CHECK: JMC

DATE: 07/07/24

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A4.00.