

WOODEN TRELLIS



WROUGHT IRON ORNAMENTED GATE



POWDER COATED ALUMINUM MULLIONS



BARREL ROOF TILE IN COLOR VARIATIONS



WOOD DOORS,
WHITE STUCCO



WHITE ORNAMENTAL GUARDRAILS



DETAILS IN STUCCO



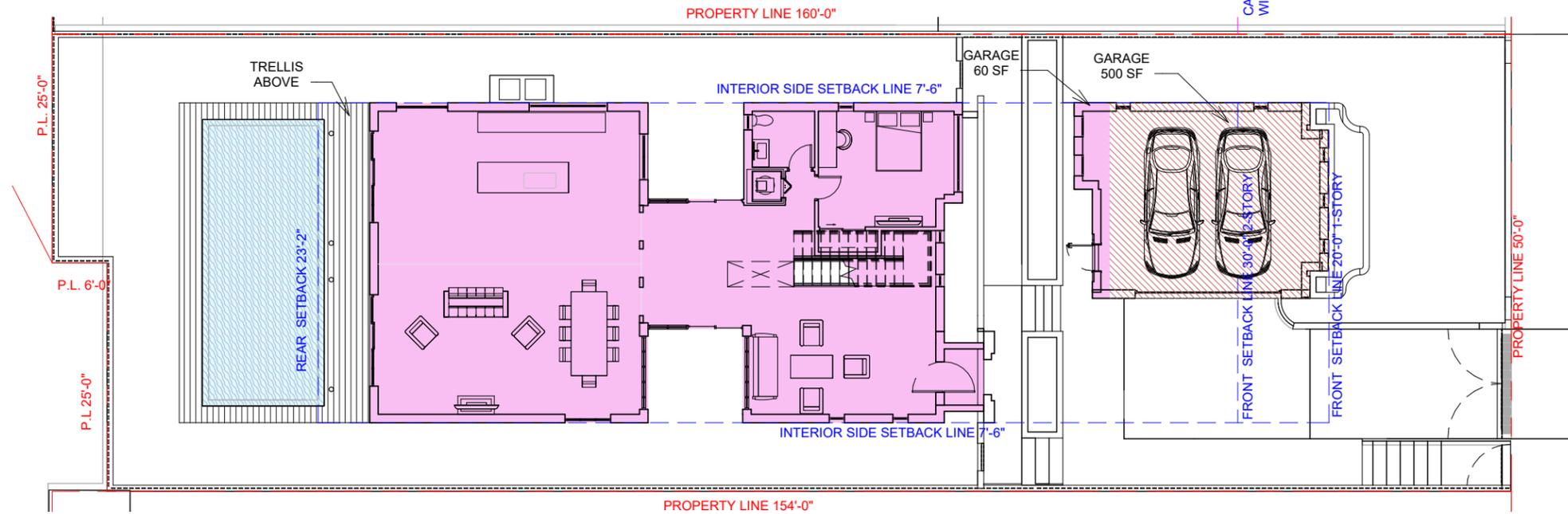
MOSAIC DETAILS, WHITE STUCCO, WOOD AND GLASS DOORS



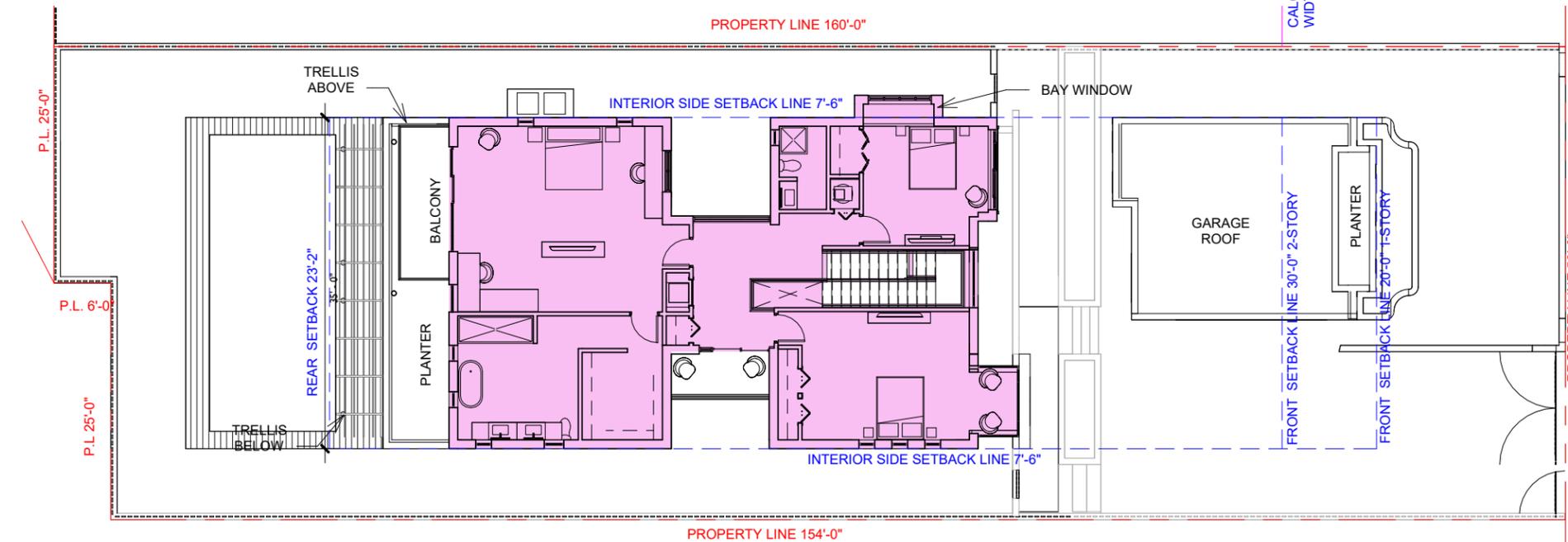
FLORIDA ROOM



FLORIDA ROOM, ORIGINAL 1810 BUILDING
MATERIALS AND FINISHES.



1 PROPOSED LEVEL 1 1810 UNIT SIZE DIAGRAM
1/16" = 1'-0"



2 PROPOSED LEVEL 2 1810 UNIT SIZE DIAGRAM
1/16" = 1'-0"

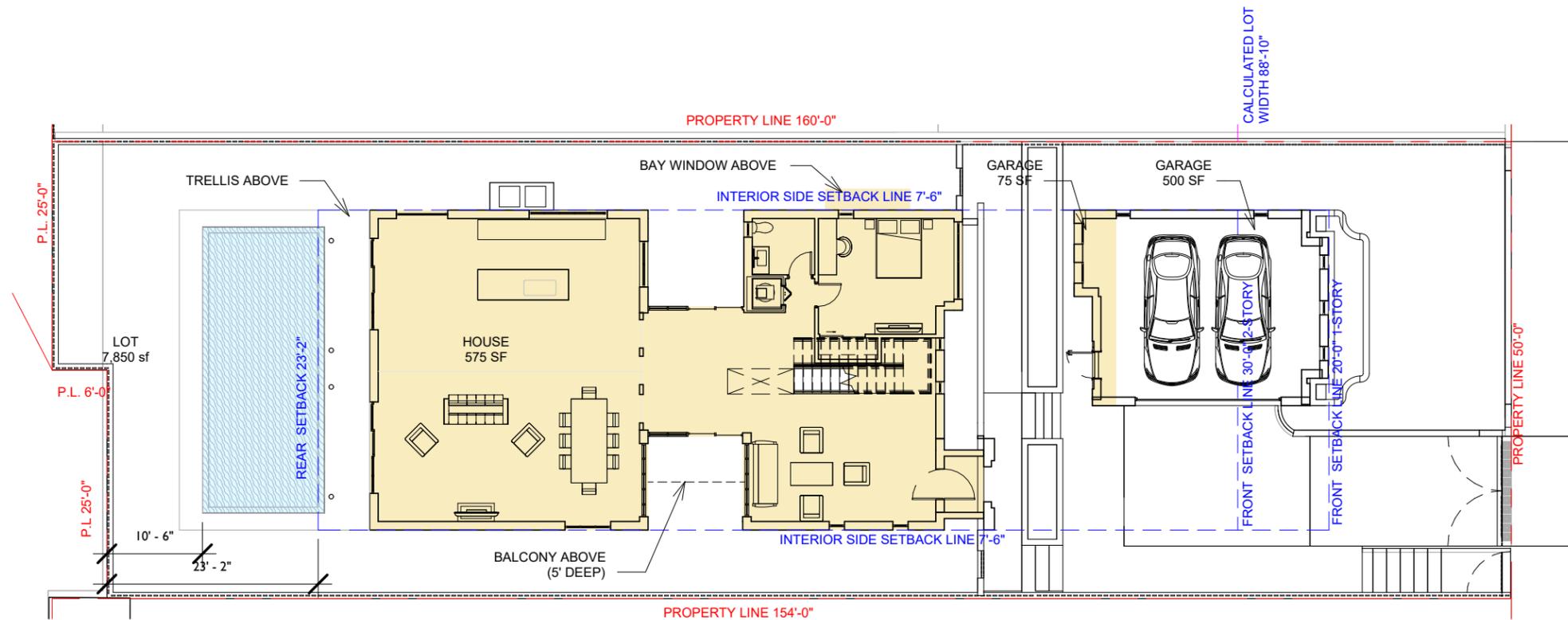
MINIMUM UNIT SIZE 1,800 SF
MAXIMUM UNIT SIZE (% OF LOT AREA) (7,850 / 2 = 3,925)

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

3,920 SF TOTAL UNIT SIZE

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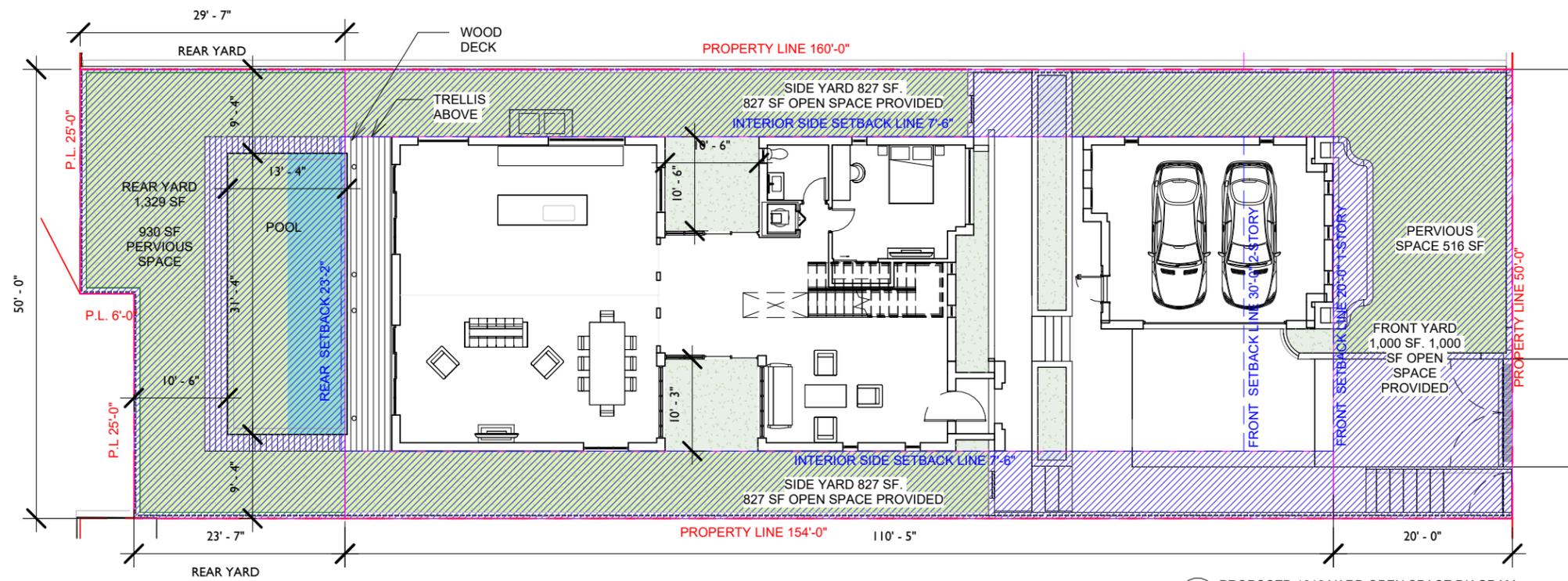
SCALE: As indicated
CHECK: JMC
DATE: 07/07/24
SHEET NUMBER



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

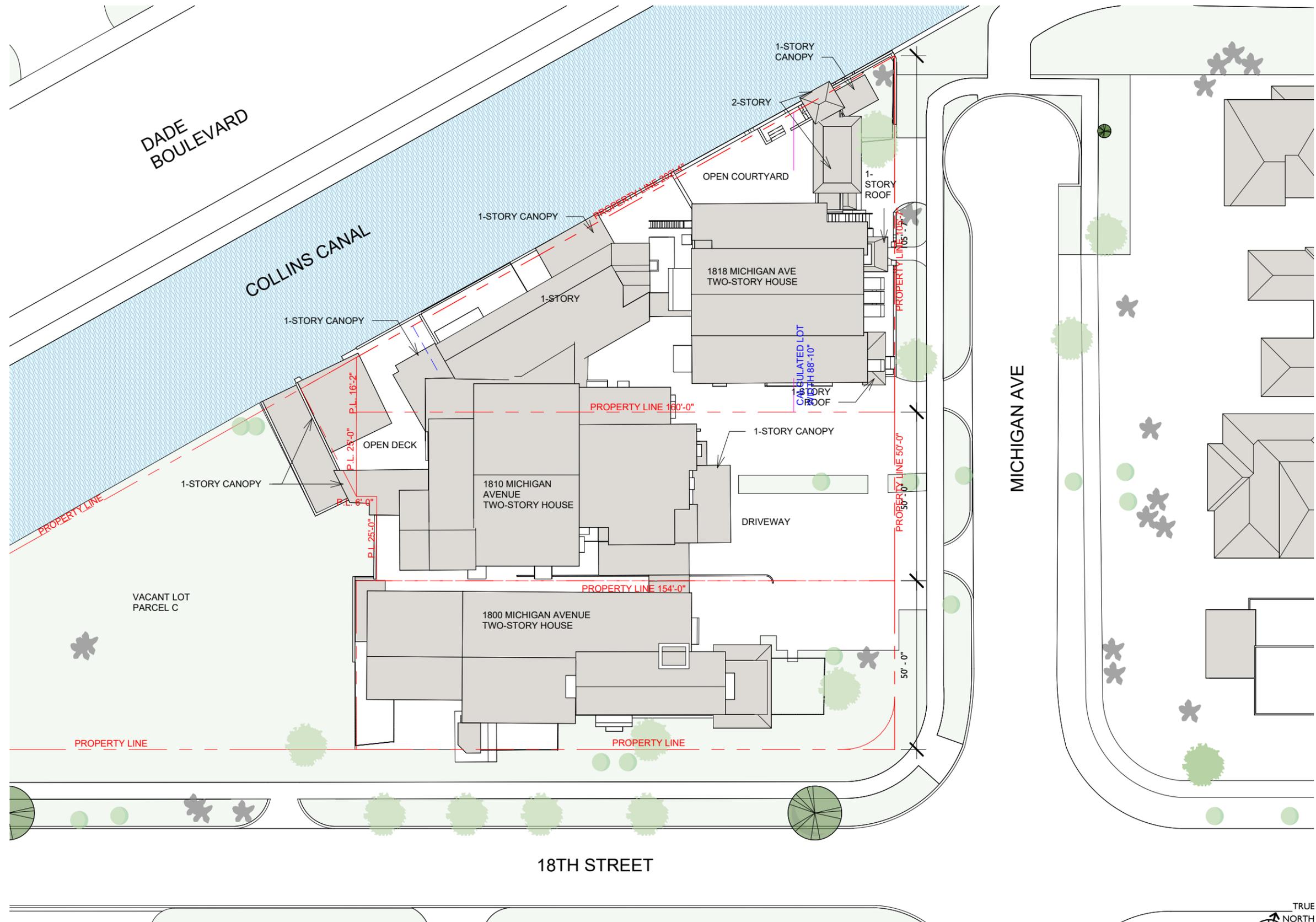
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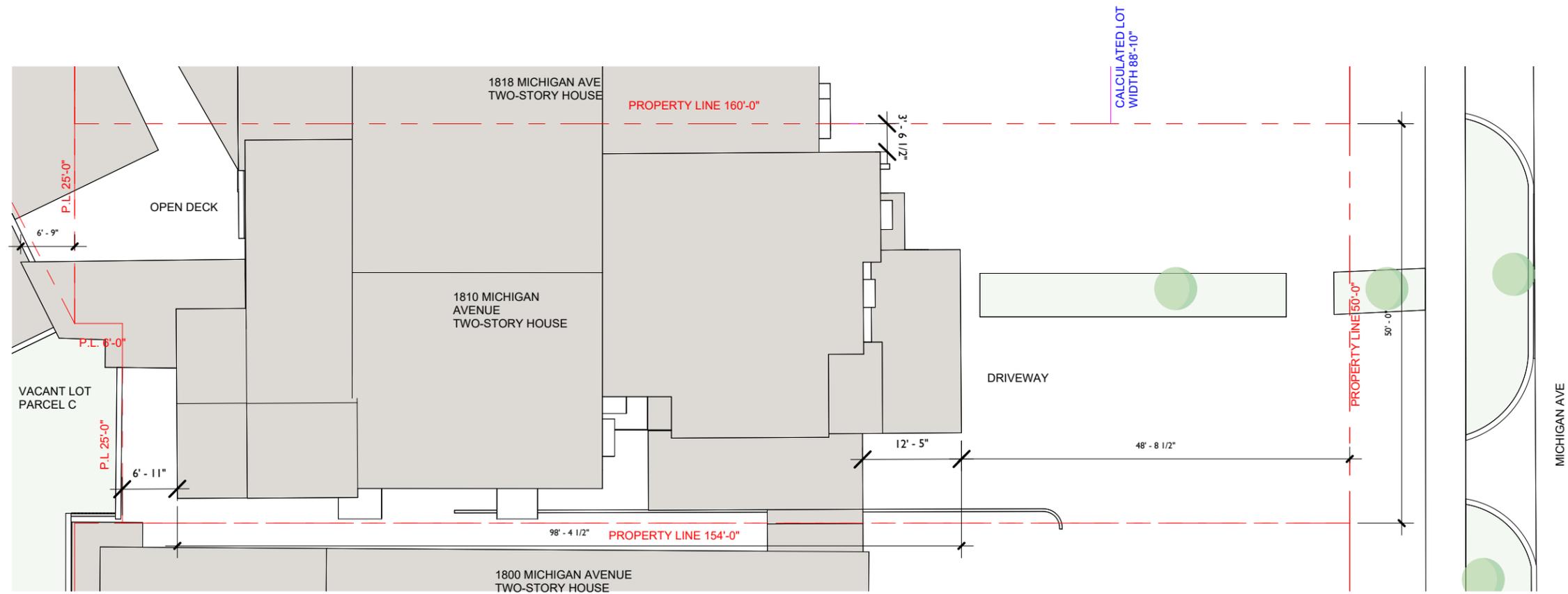


1 PROPOSED 1810 YARD OPEN SPACE DIAGRAM.
1/16" = 1'-0"

REFER TO LANDSCAPE PLAN FOR
PLANTING INFORMATION

<p>PROVIDED OPEN SPACE</p> <p>PROVIDED PERVIOUS OPEN SPACE</p>	 	<p>FRONT YARD 1,000 SF PERVIOUS AREA OF FRONT YARD MINIMUM 50% (500 SF) PERVIOUS AREA FRONT YARD PROPOSED: 516 SF</p> <p>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%)</p>
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SCALE: 1/16" = 1'-0"

CHECK: JMC

DATE: 07/07/24

SHEET NUMBER

2129

PROJECT NUMBER



PROJECT:
 PRIVATE
 RESIDENCE

1810 Michigan Ave. Miami
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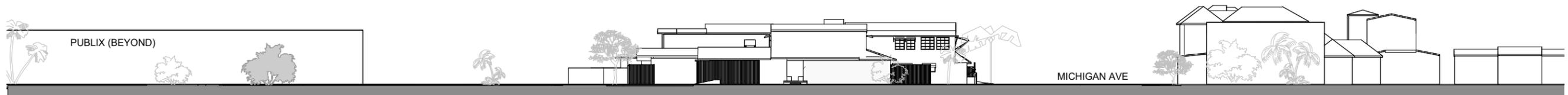
DRAWING:

EXISTING STREET
 ELEVATIONS
 (BEFORE
 DEMOLITION).

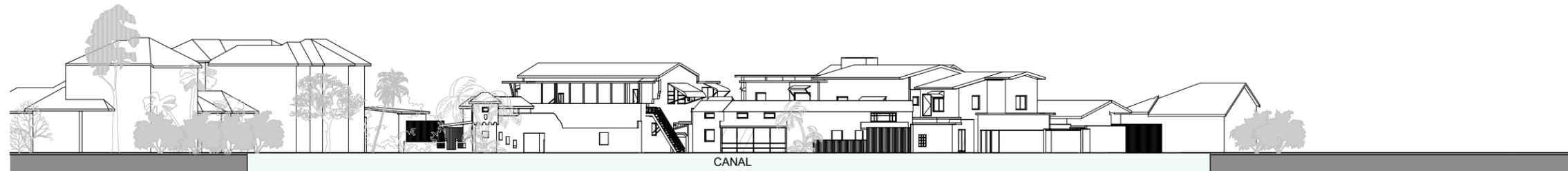
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2 EXISTING STREET ELEVATION EAST
 1" = 40'-0"



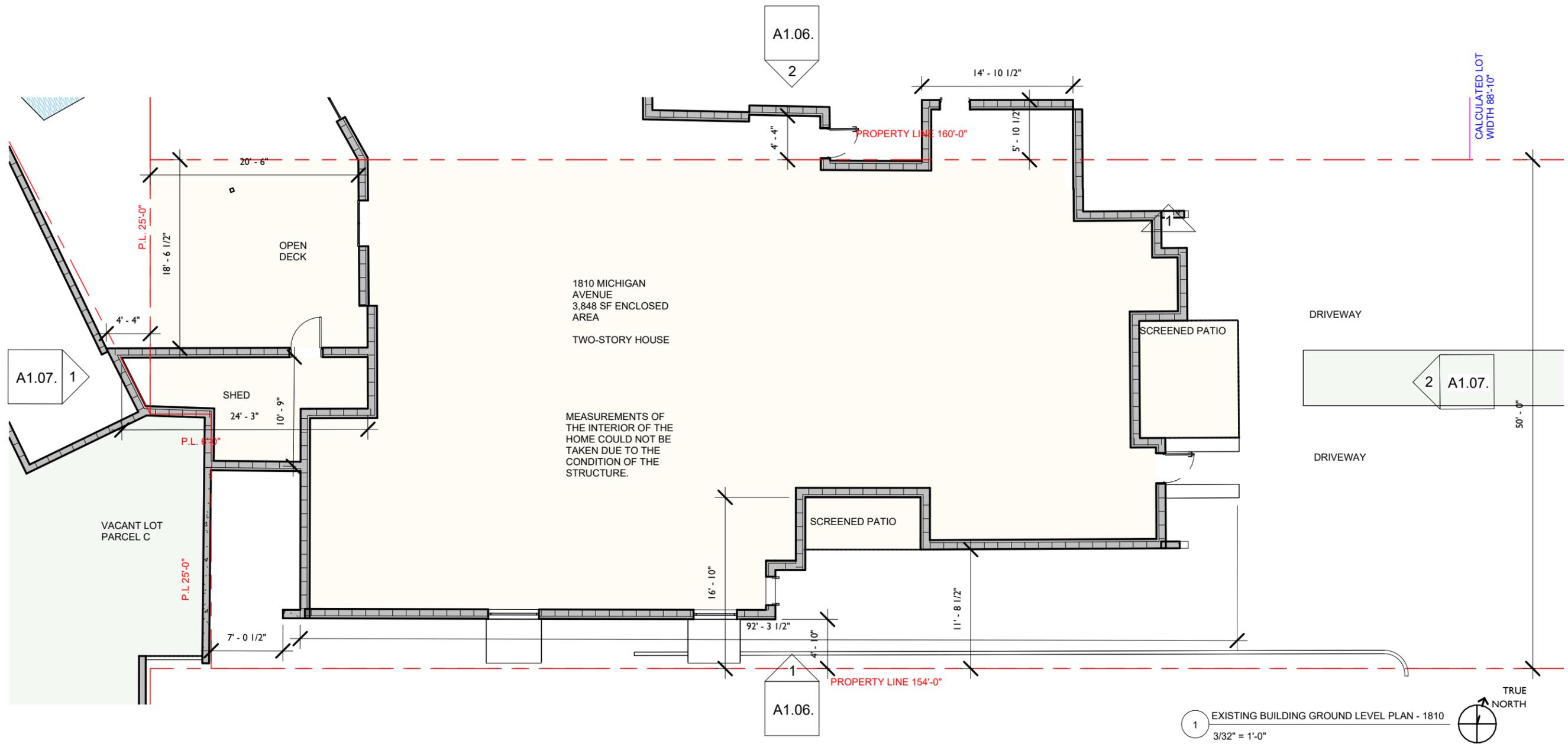
1 EXISTING STREET ELEVATION SOUTH
 1" = 50'-0"



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"



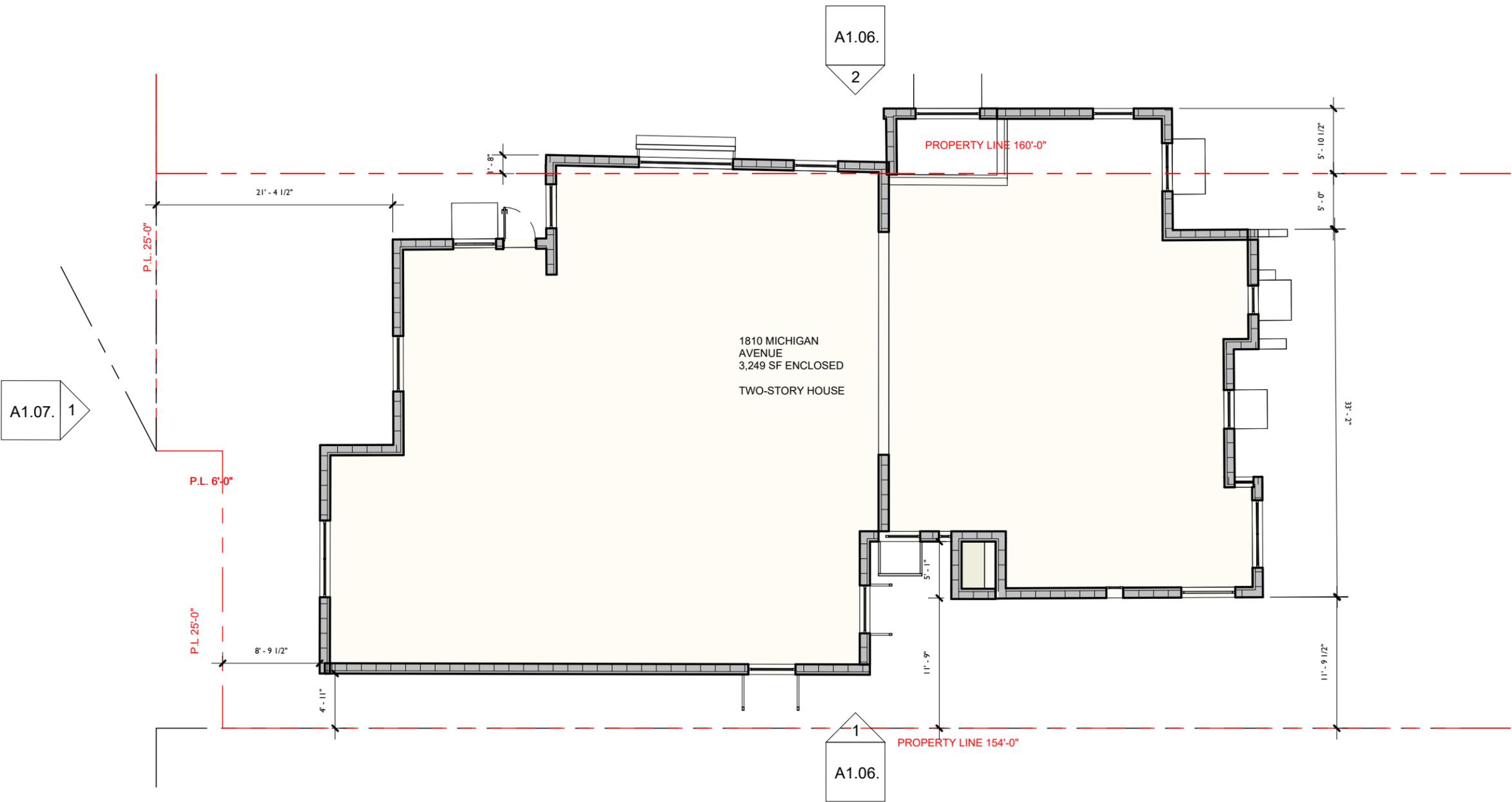
4 PHOTO - INTERIOR OF HOUSE3
1" = 20'-0"



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



CALCULATED LOT
 WIDTH 88'-10"



A1.07. 1

A1.06.
 2

2 A1.07.

1
 A1.06.

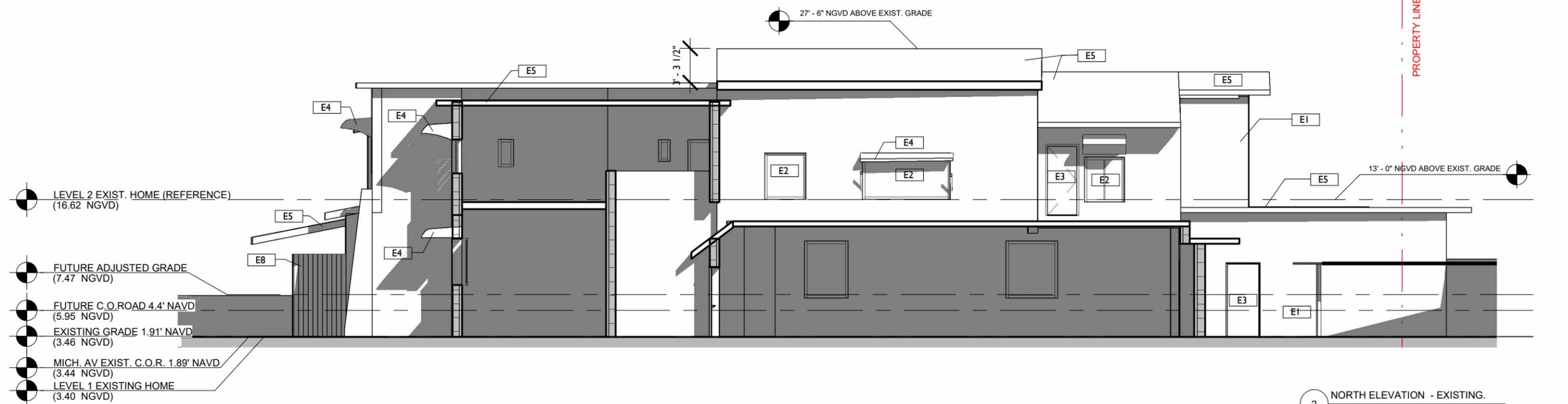
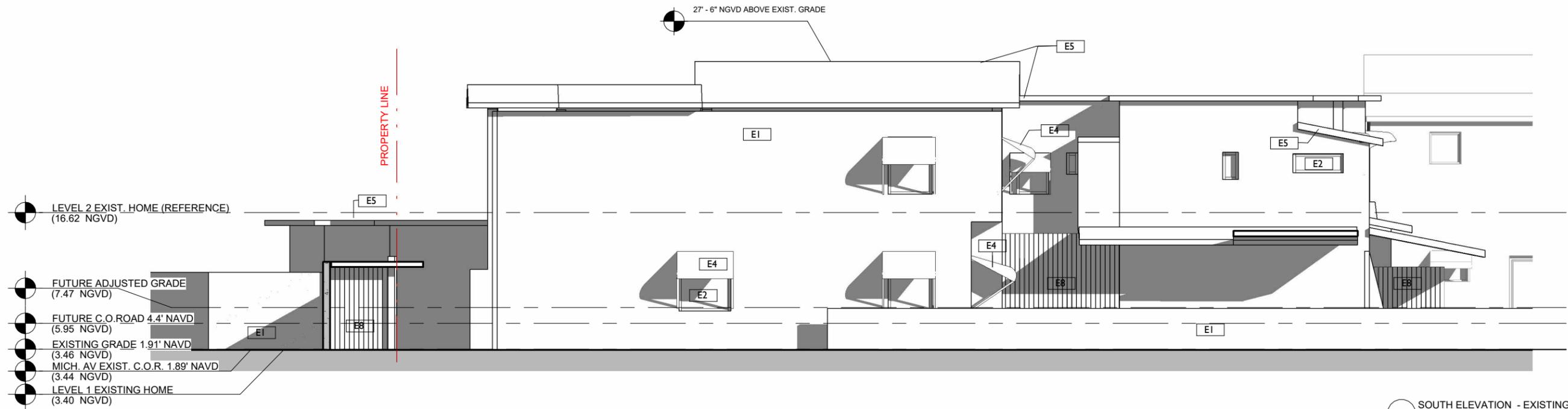
EXISTING
 BUILDING 2ND
 LEVEL PLAN
 (BEFORE
 DEMOLITION).

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1 LEVEL 2 EXISTING HOME
 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

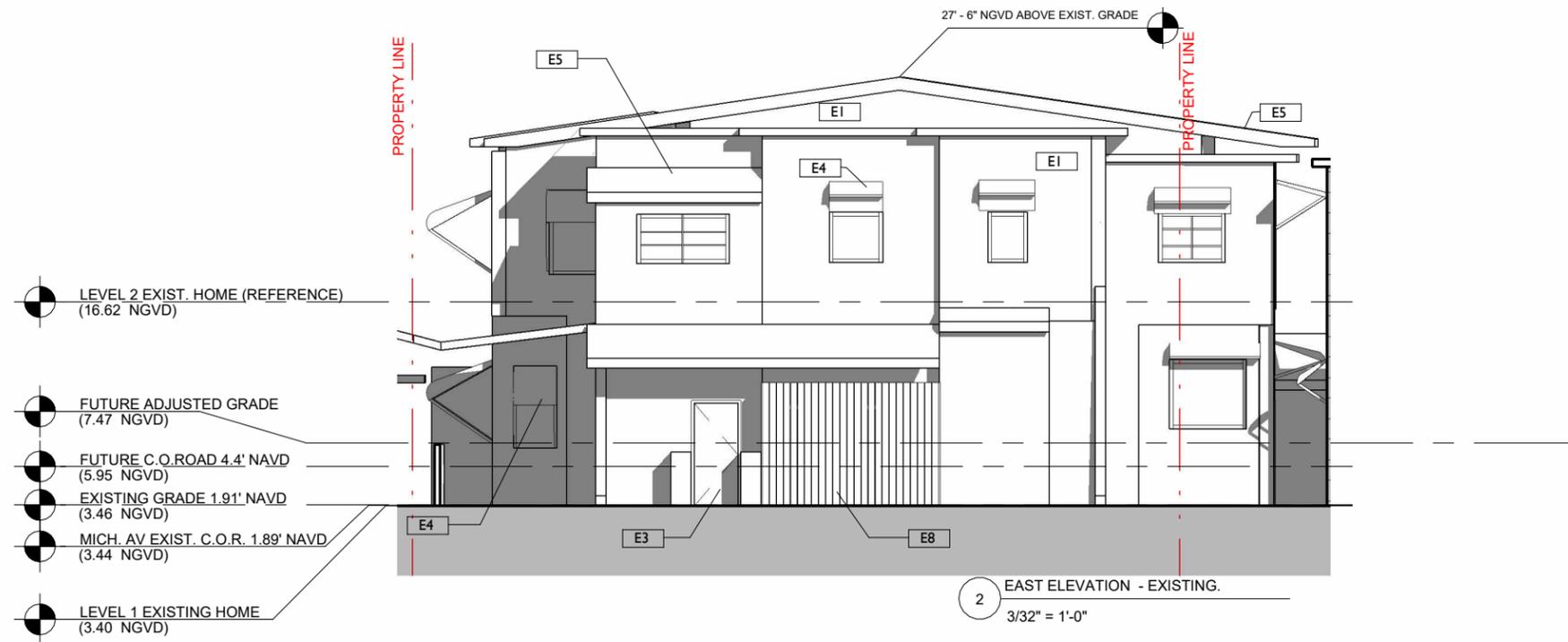
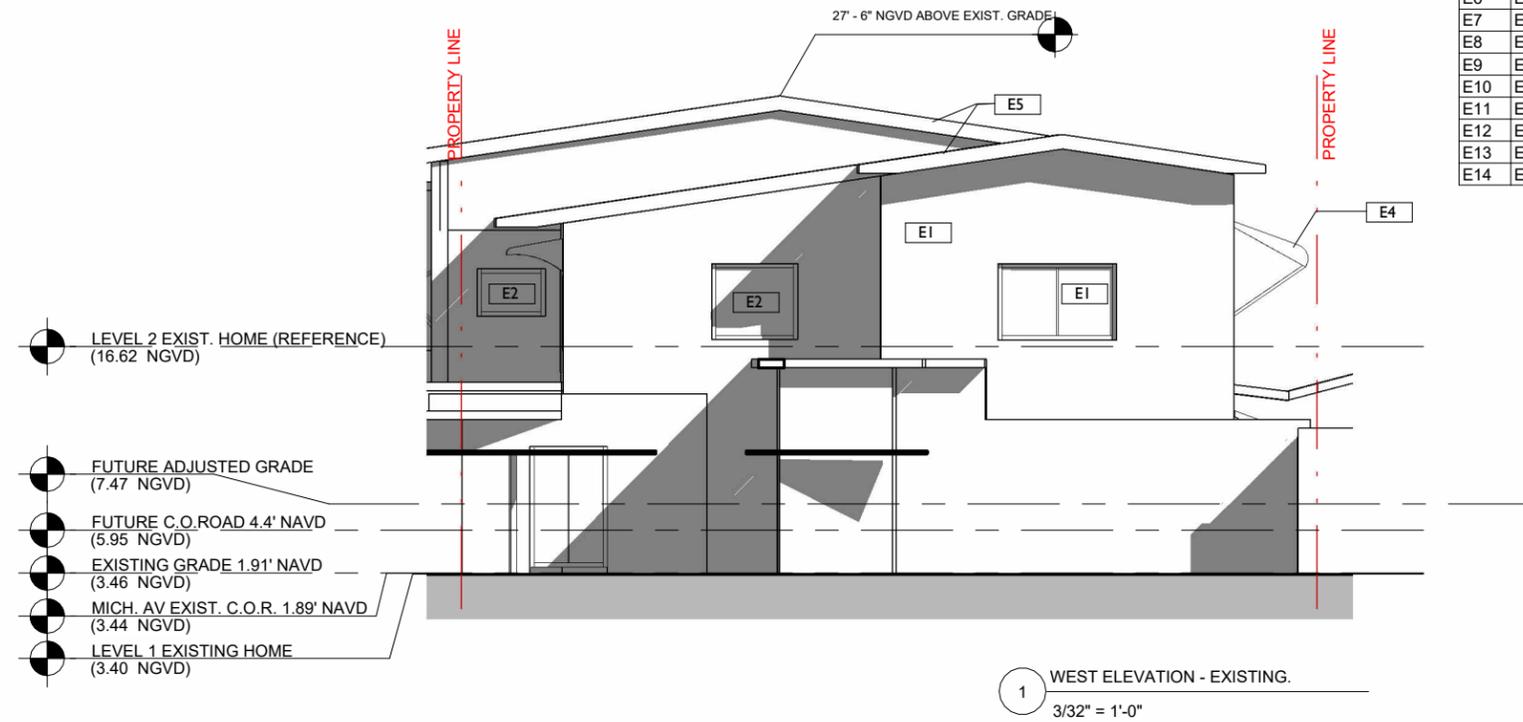


1 SOUTH ELEVATION - EXISTING.
3/32" = 1'-0"

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

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SHEET NUMBER

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



EXISTING
BUILDING
ELEVATIONS
WEST-EAST
(BEFORE
DEMOLITION).

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CHECK: JMC
DATE: 07/07/24
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PROJECT NUMBER



PROJECT:
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DRAWING:

PROPOSED
LOCATION PLAN.

JENNIFER MCCONNEY FLORIDA LIC# AR93044

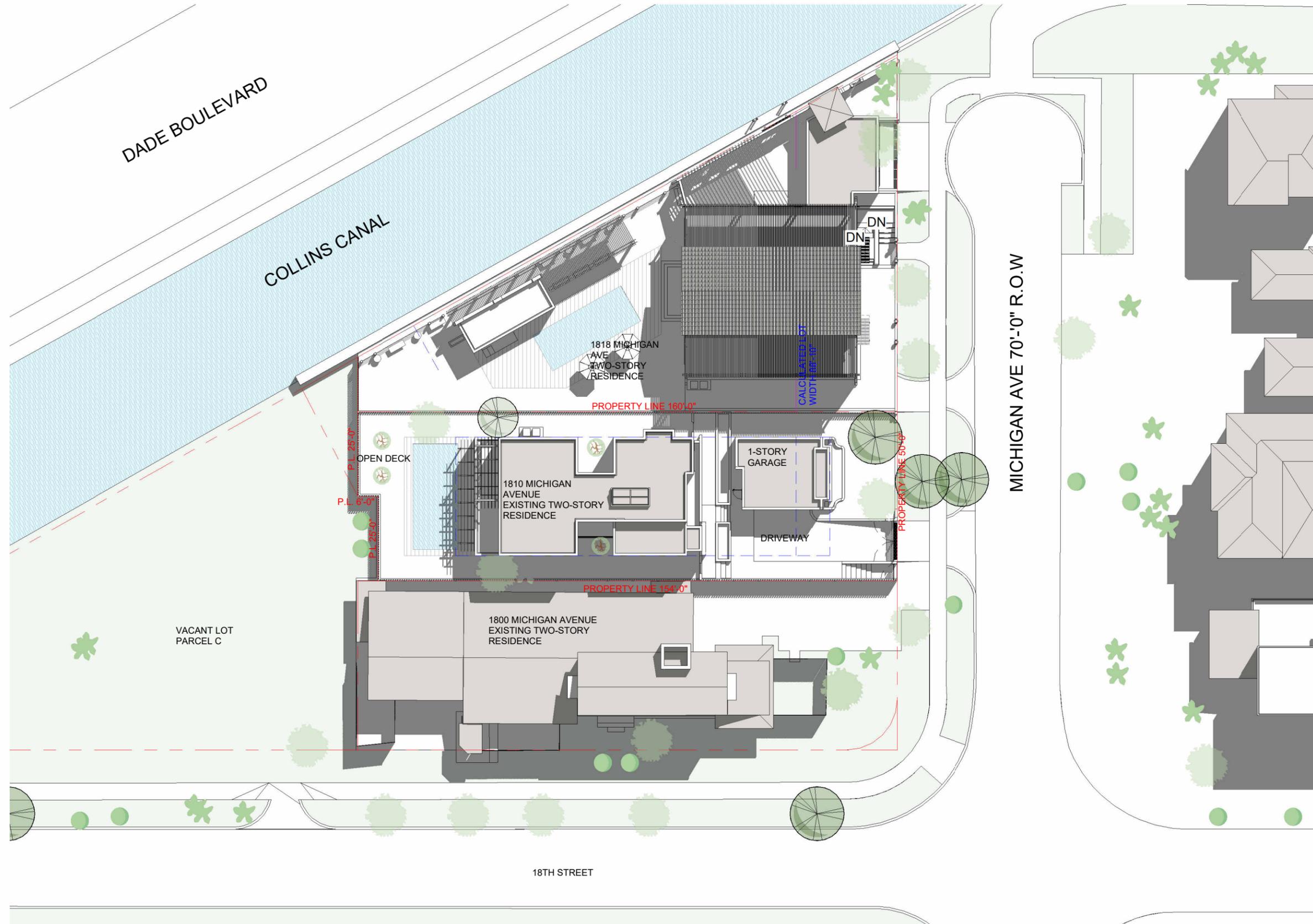
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SCALE: 1" = 30'-0"

CHECK: JMC

DATE: 07/07/24

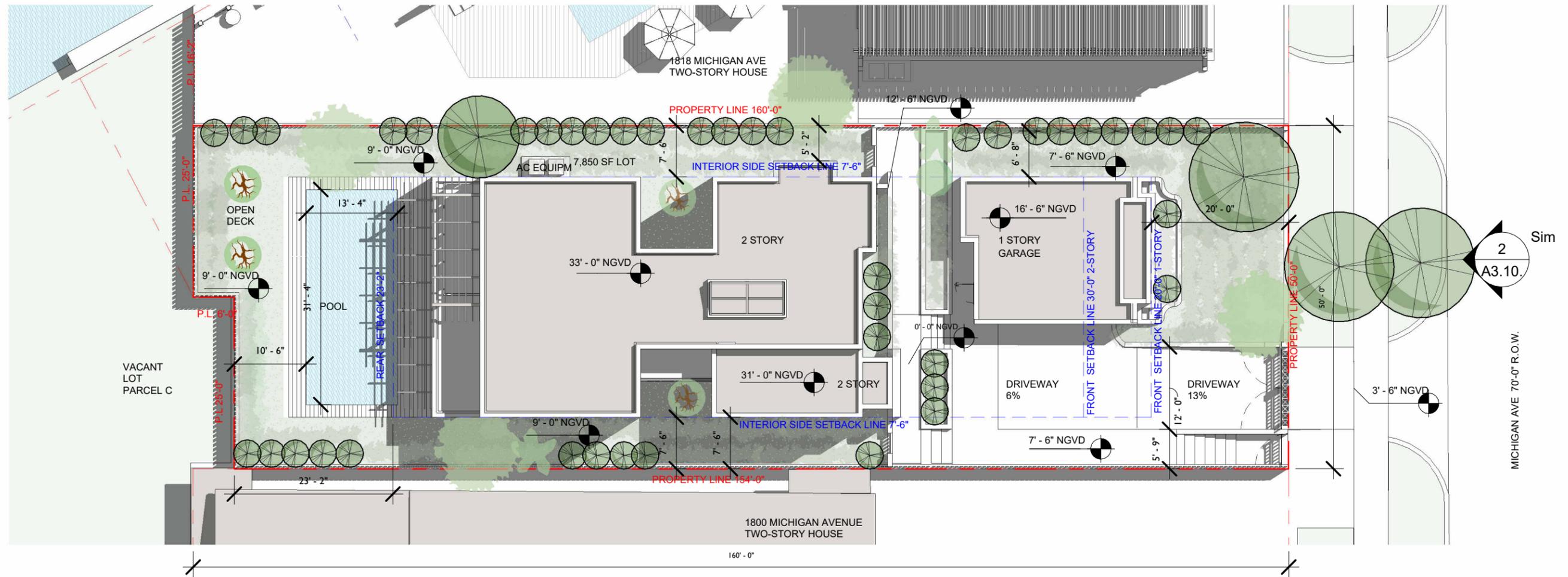
SHEET NUMBER



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



A1.30.



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SCALE: 1/16" = 1'-0"
CHECK: JMC
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PROJECT NUMBER

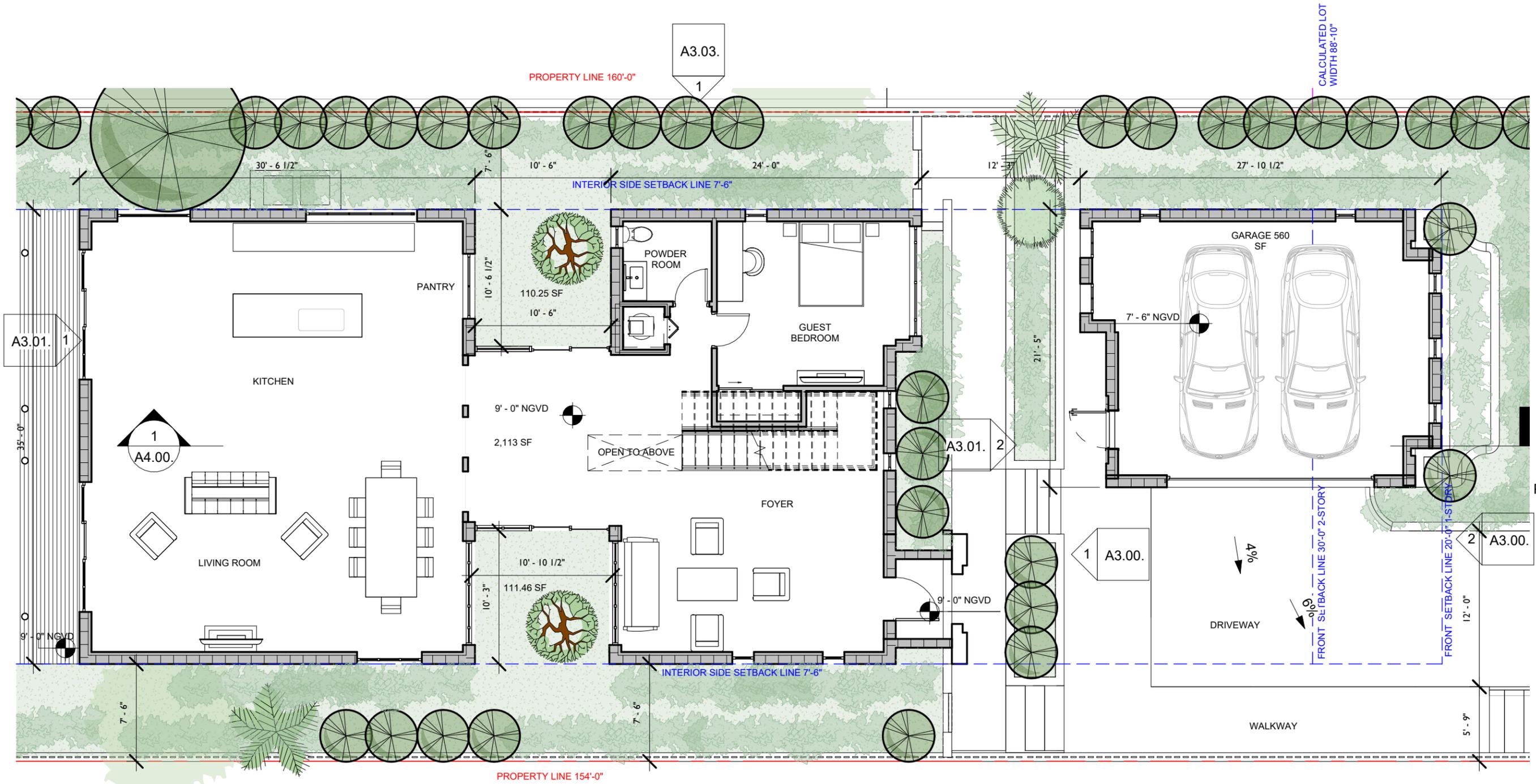


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DRAWING:

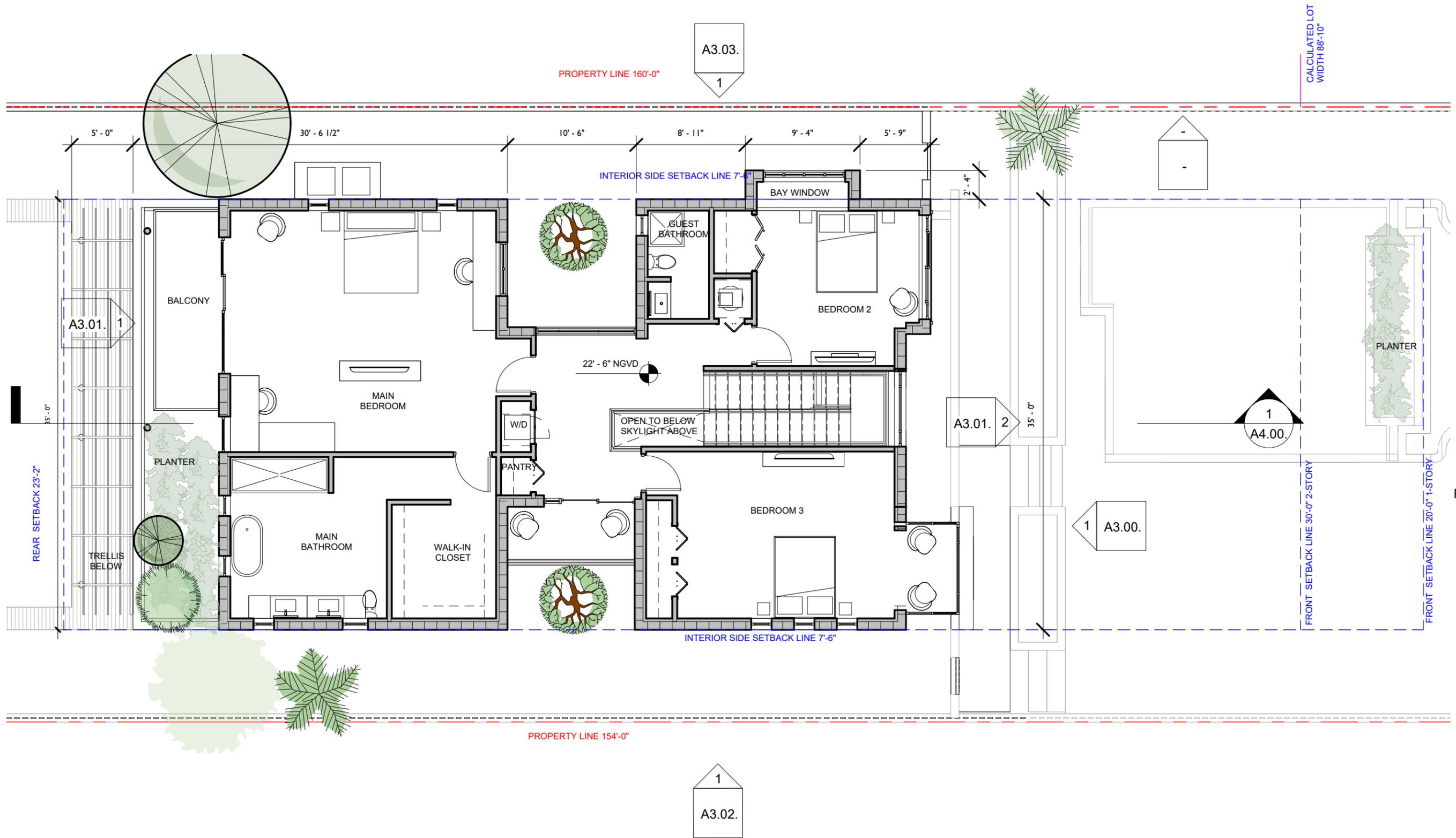
LEVEL 1
PROPOSED PLAN.



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SCALE: 1/8" = 1'-0"
CHECK: JMC
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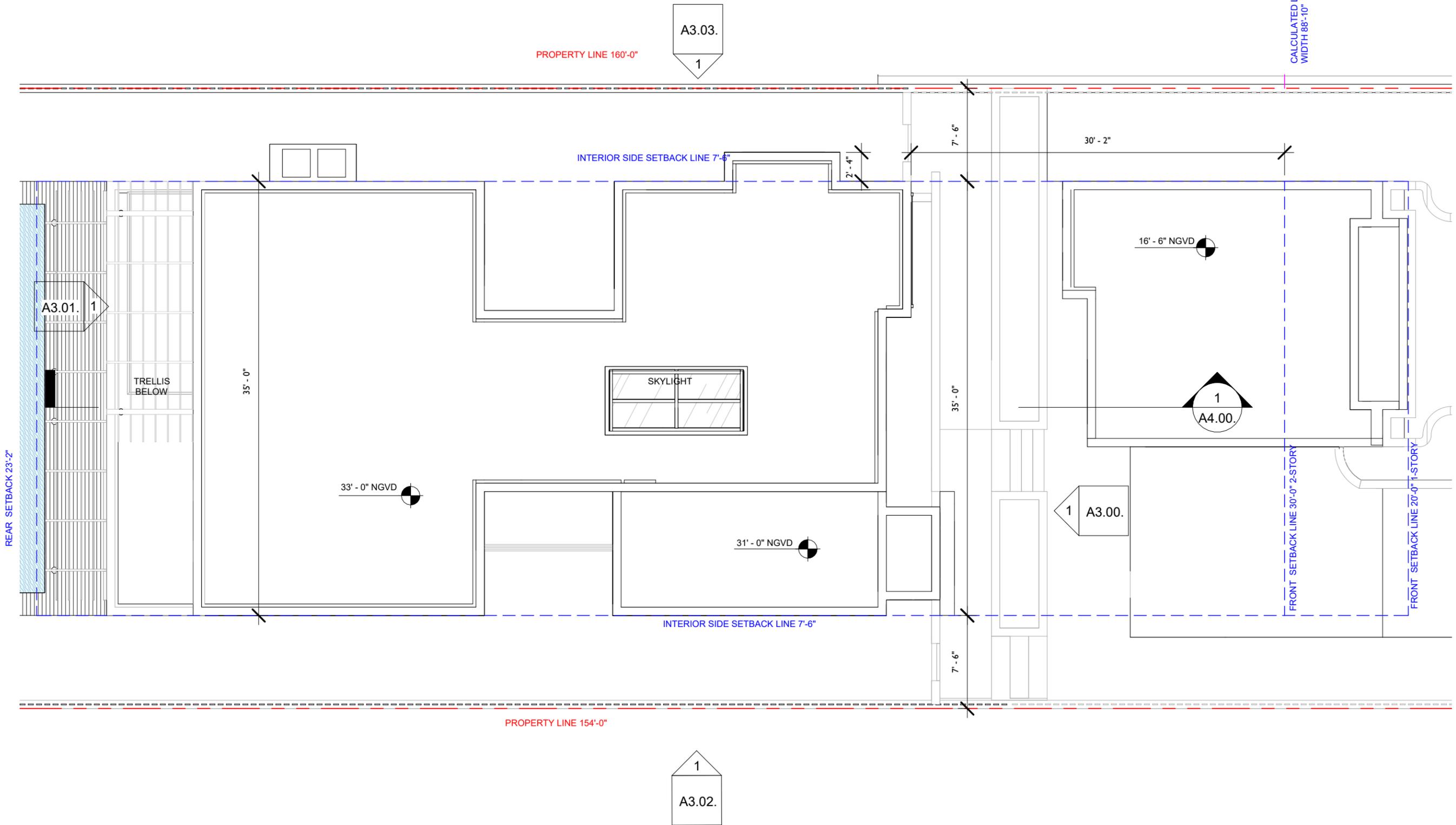
A2.01.



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SCALE: 1/8" = 1'-0"
CHECK: JMC
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SHEET NUMBER

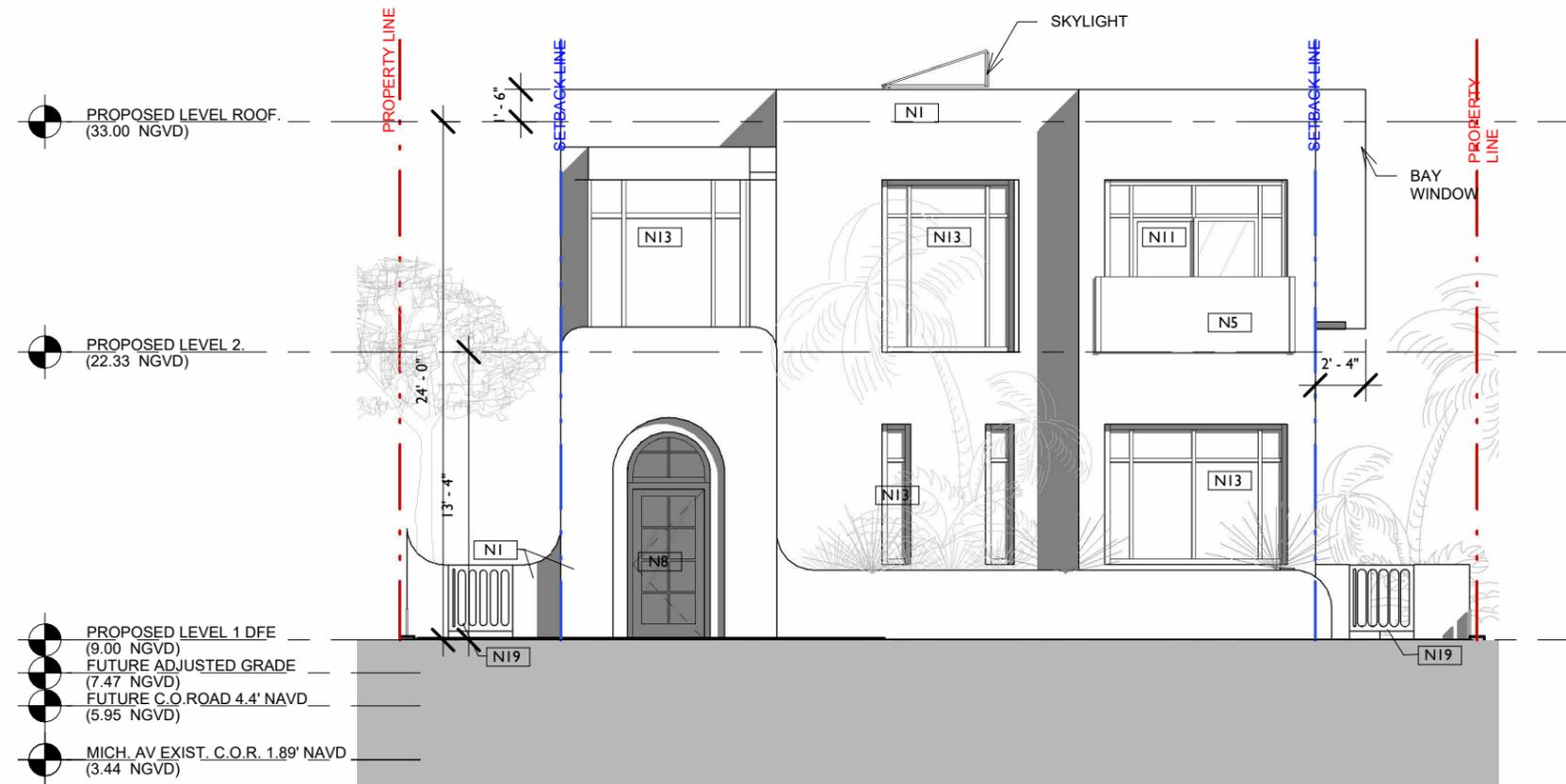
1 PROPOSED LEVEL 2-1810
1/8" = 1'-0"





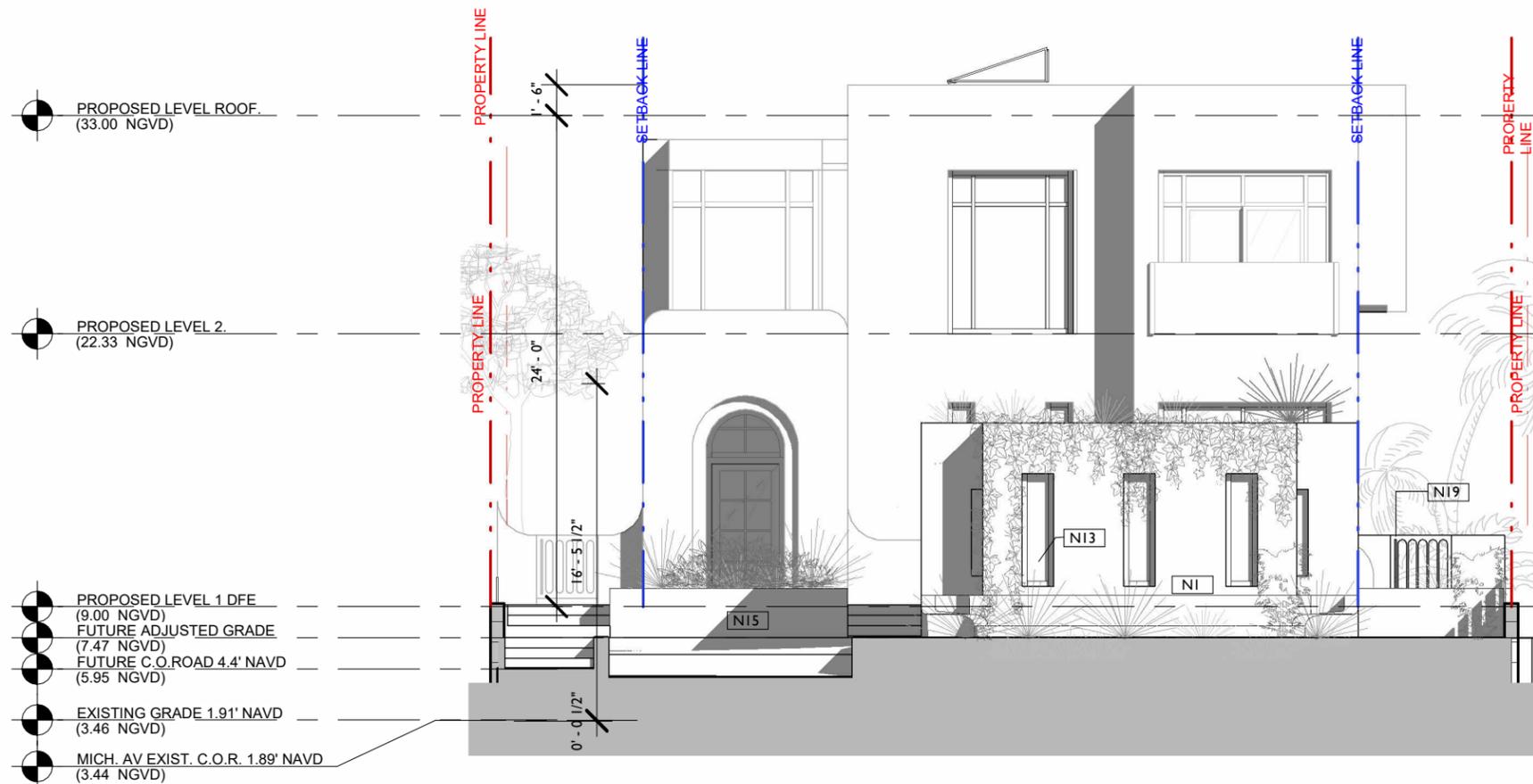
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SCALE: 1/8" = 1'-0"
CHECK: JMC
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SHEET NUMBER





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

2129

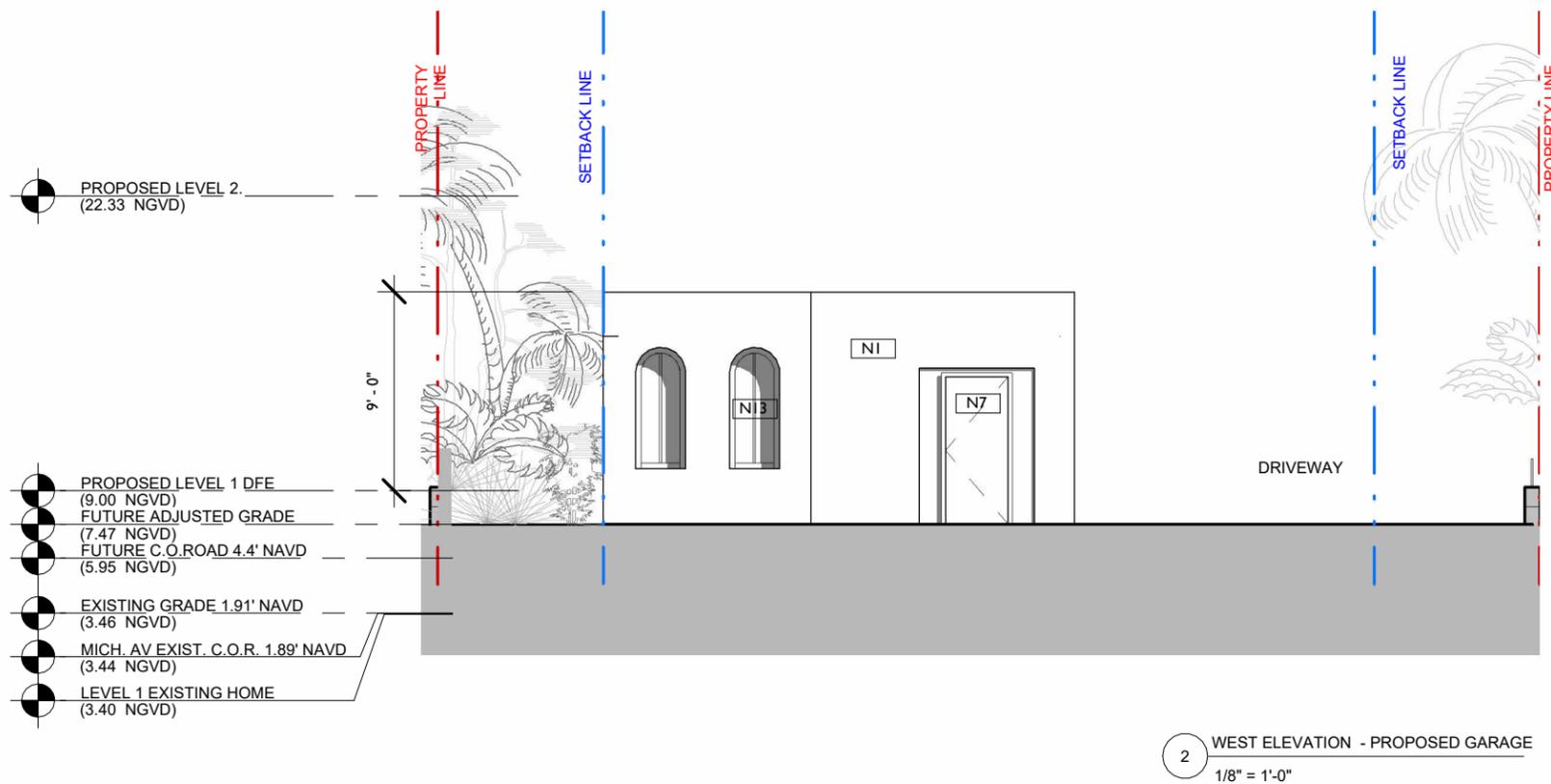
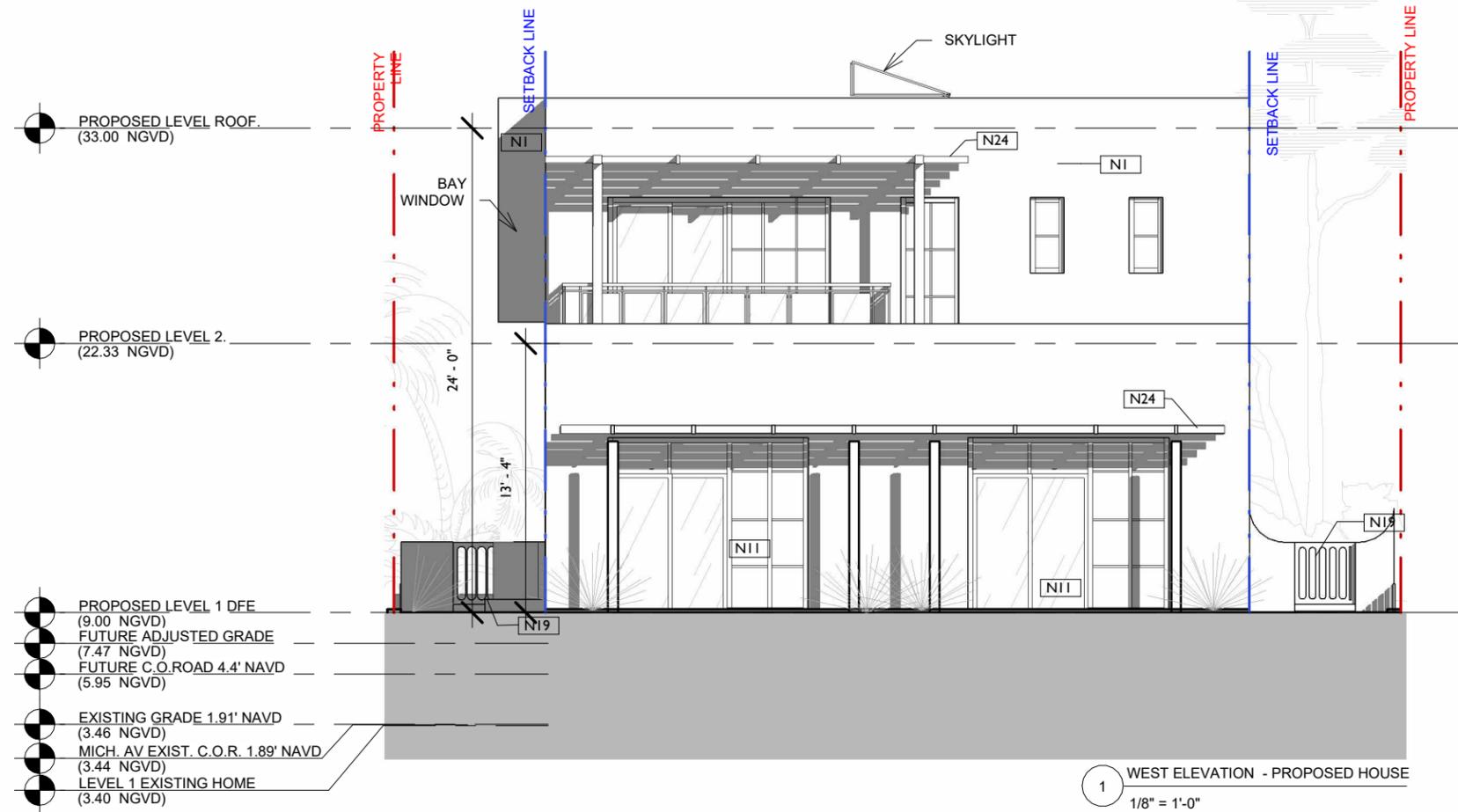
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DRAWING:



WEST ELEVATION.

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

CHECK: JMC

DATE: 07/07/24

SHEET NUMBER

A3.01.

2129

PROJECT NUMBER



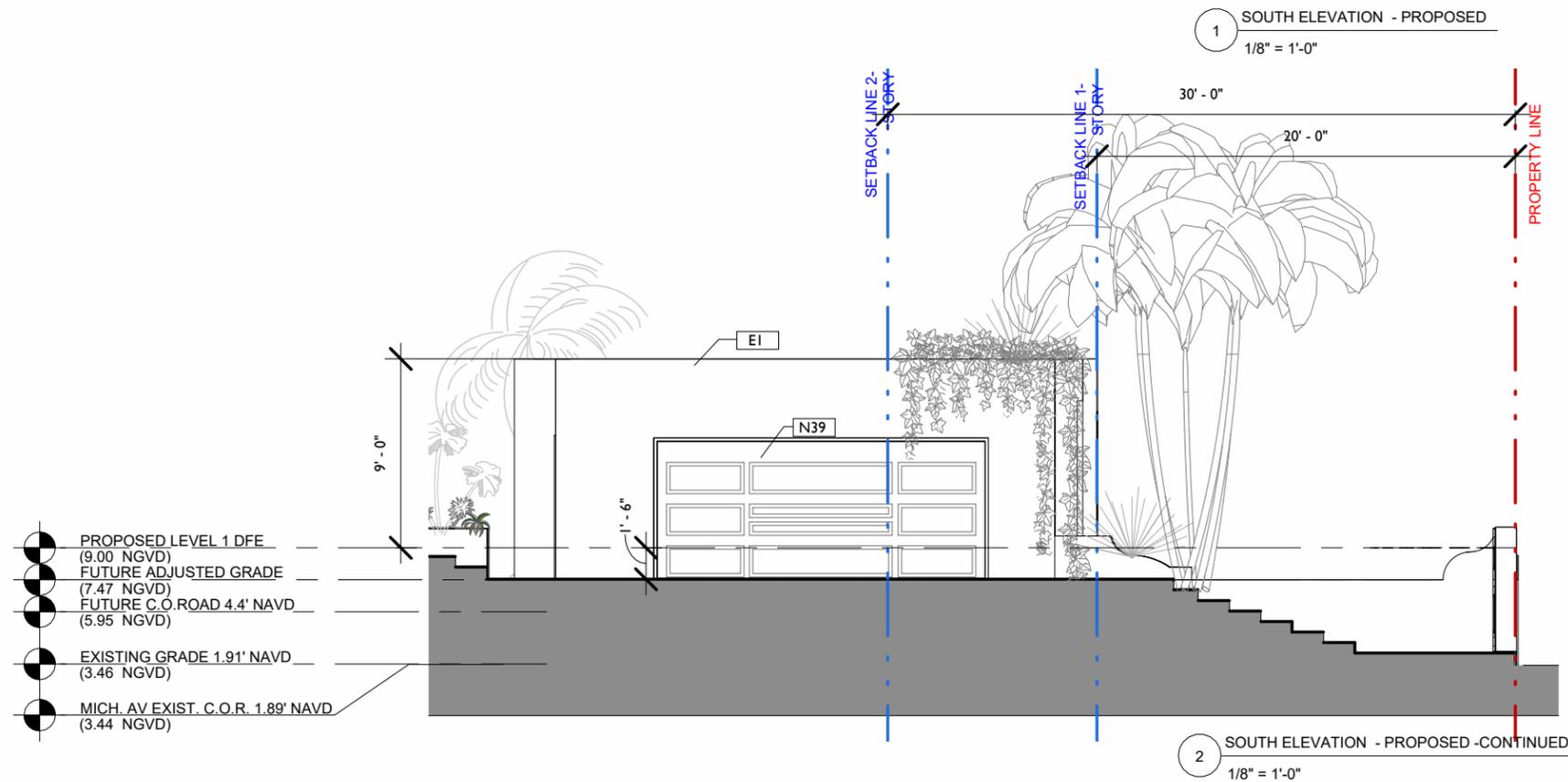
PROJECT:
PRIVATE
RESIDENCE

1810 Michigan Ave. Miami
Beach, FL 33139

DRAWING:



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



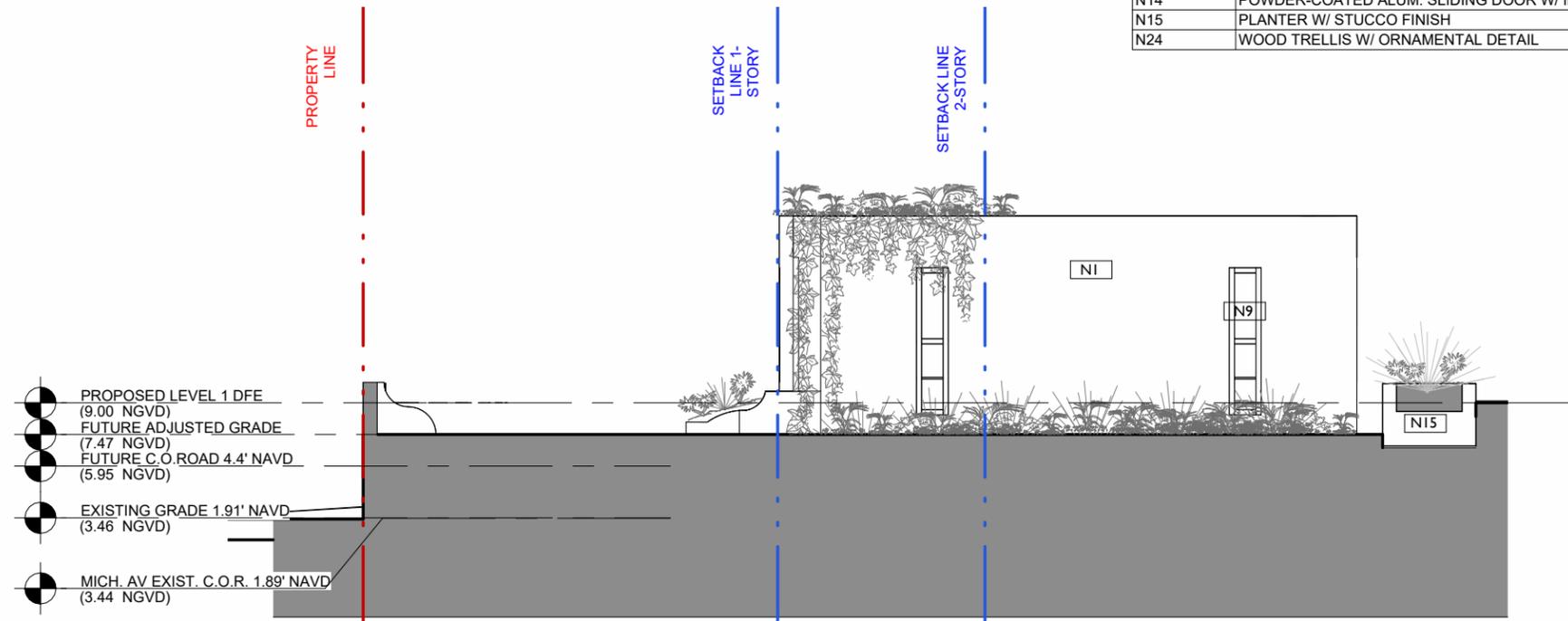
SOUTH
ELEVATION.

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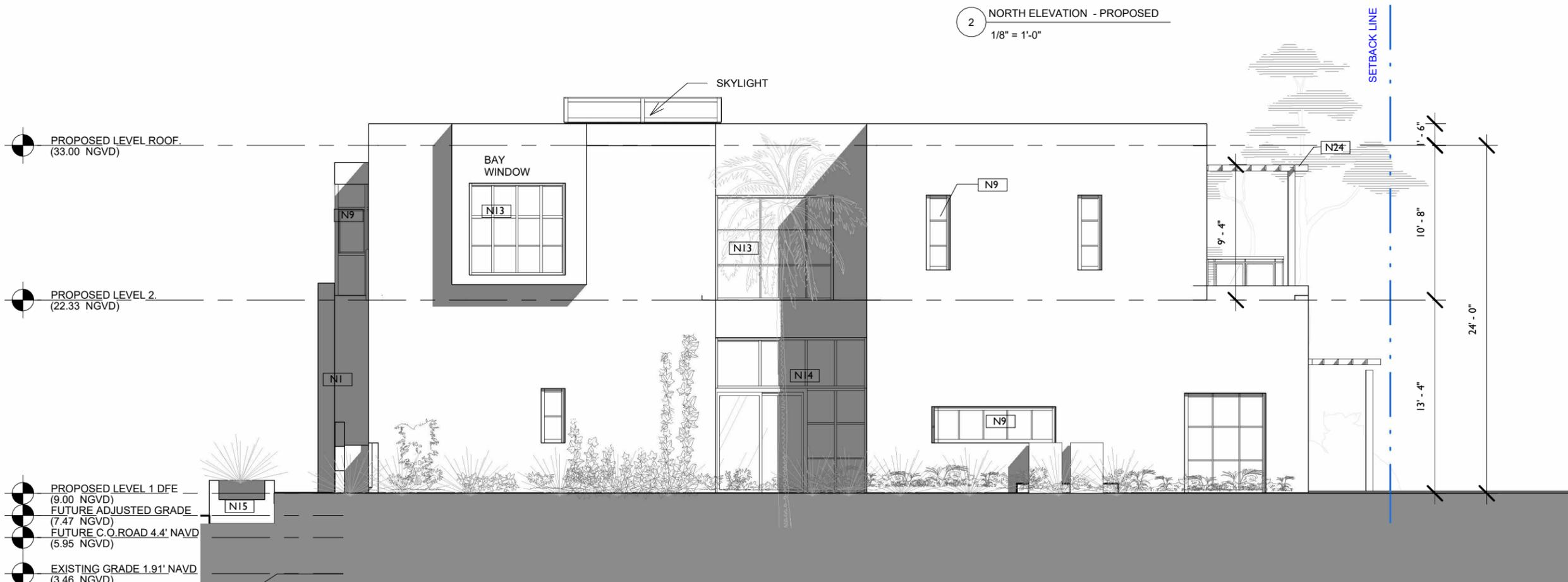
A3.02.



Keystone 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"



NORTH
ELEVATION.

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



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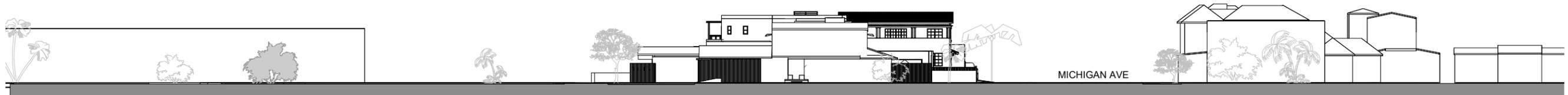
DRAWING:

PROPOSED
 STREET
 ELEVATIONS.

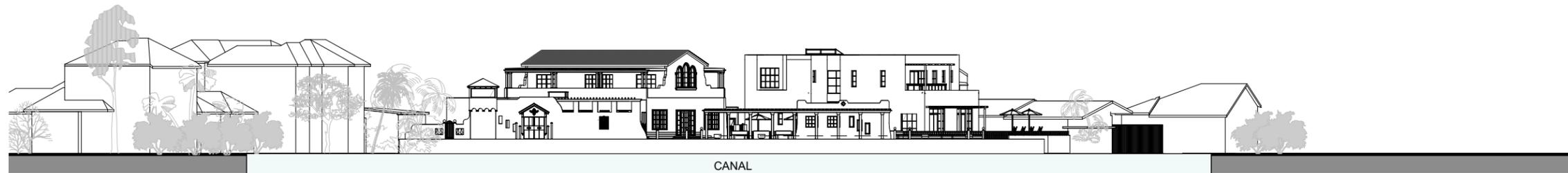
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2 PROPOSED STREET ELEVATION EAST
 1" = 40'-0"



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



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



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

2129

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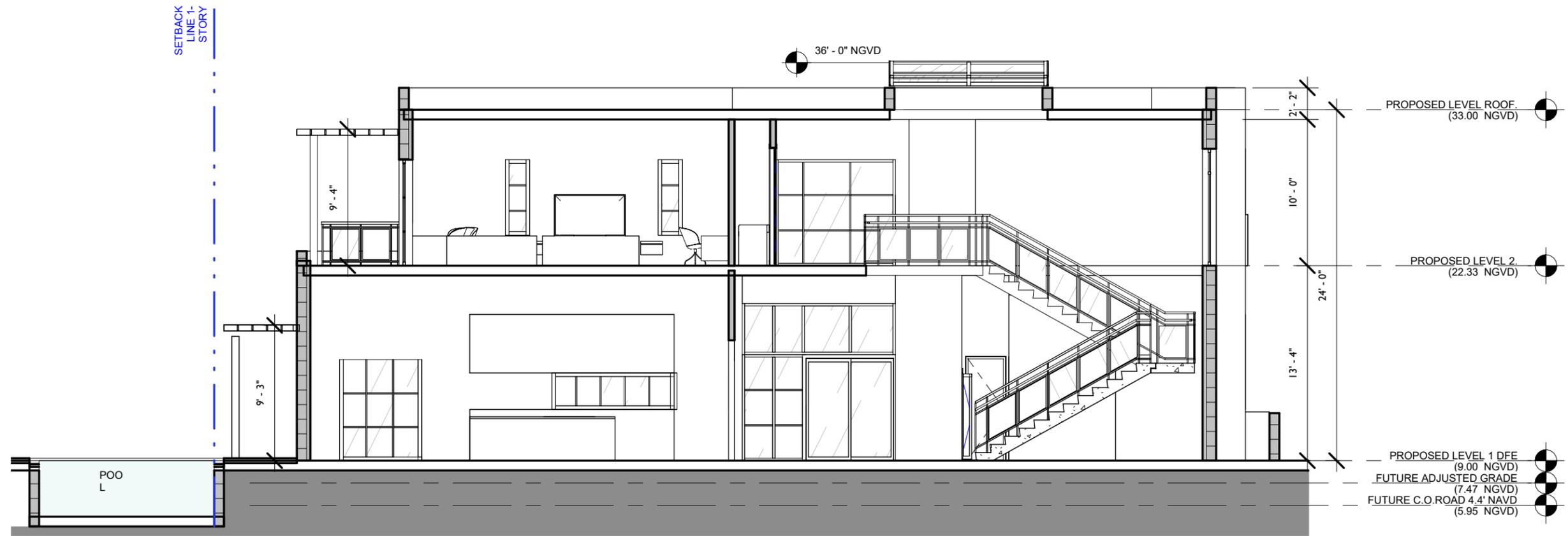
DRAWING:

PROPOSED
 STREET
 ELEVATIONS
 ENLARGED.

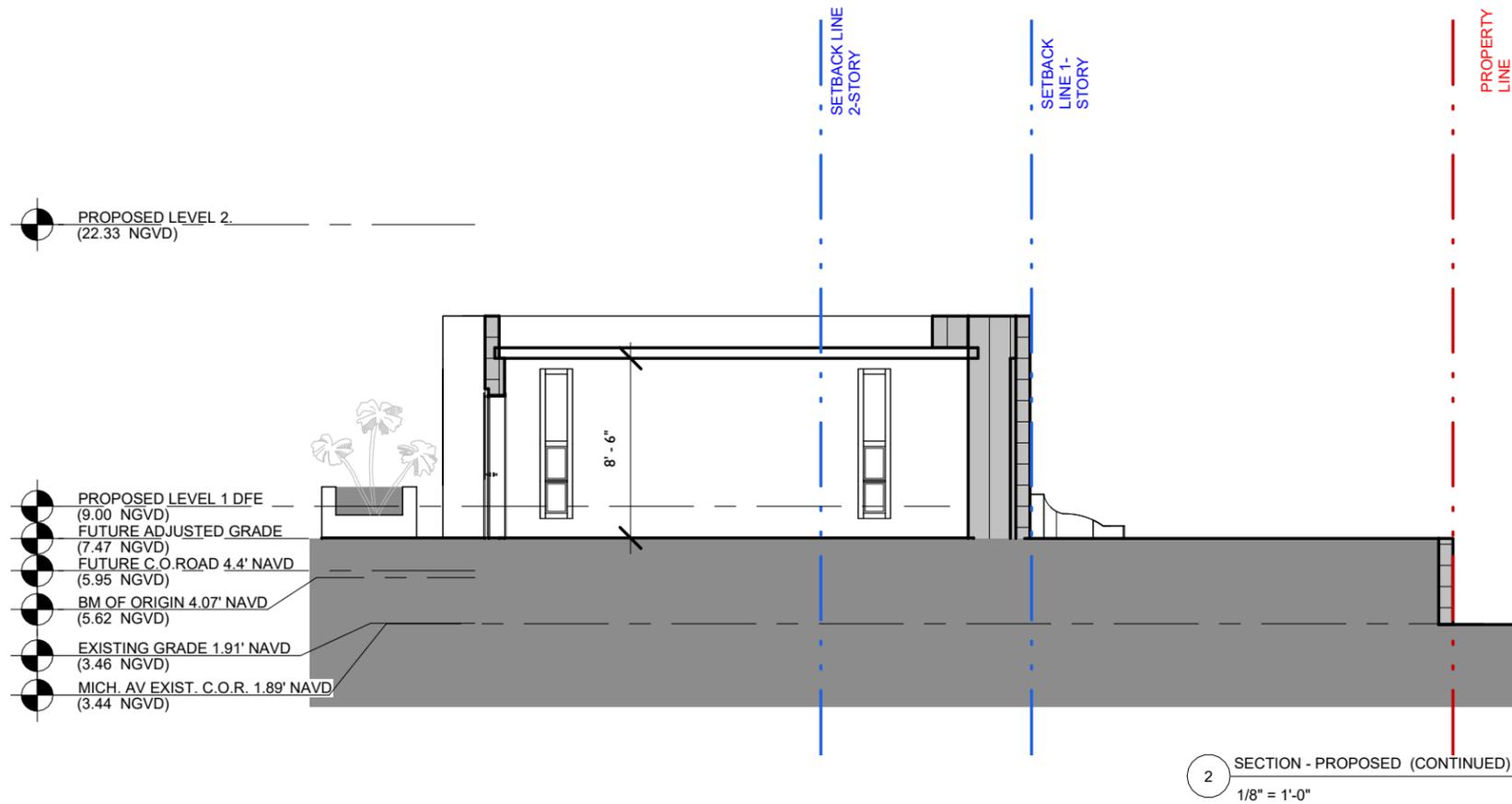


1 PROPOSED STREET ELEVATION EAST- MICHIGAN AVENUE.
 1/16" = 1'-0"

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



2 SECTION - PROPOSED (CONTINUED)
1/8" = 1'-0"

SECTION.