

PROJECT:
APPLICATION

Lots 1,2,3 and 4
Block 10
18th street and Michigan
Avenue
Miami Beach, FL 33139

DRAWING:

BUILDING CARDS
LOT 4.

Digitally signed by
Jennifer McConney
DN: c=US,
o=STUDIO MCG
ARCHITECTURE,
dnQualifier=A0141
0D00000186945F53
0E0000E32D,
cn=Jennifer
McConney
Date: 2024.09.25
18:09:48 -0400

JENNIFER MCCONNEY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF
STUDIO MCG ARCHITECTURE AND MAY NOT BE REPRODUCED,
USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT
OF STUDIO MCG ARCHITECTURE & PLANNING, INC. (c) 2020

SCALE: 12" = 1'-0"

CHECK: JMC

DATE: 09/29/24

SHEET NUMBER

Owner	J.H.S. Hubbell	Mailing Address	Permit No.	905	Date	July 15-1924
Lot	4	Block	10	Subdivision	PALM VIEW	
General Contractor	The Watson Corporation	Address	1039	- 18th street		
Architect	The Watson Corporation	Address				
Front	72'-0	Depth	36'-0	Height	26'-0	
Type of construction	Hollow Tile	Cost	\$ 9,500.00	Foundation	Piling	Roof B-
Plumbing Contractor	A. F. Dulbs Co.	Address				Date Sep. 2-1924
Plumbing Fixtures	4	Rough approved by	H. Scheibler			Date Sep. 26-1924
Gas Stoves	5	- Dulbs				Jan. 29-1925
Gas Heaters	1 * GAS OUTLET	- permit # 4455	Stolpman			Date Nov. 2- 1929
Sewer connection	Septic tank	- 1 -	Make	Florida Septic Tank		Date Dec. 2-1924
Electrical Contractor	Dade Electric Co.	Address				Date Oct. 3-1924
Switch	Range 1	Motors	Fans	Temporary service		
OUTLETS Light	74	HEATERS Water				
Receptacles		Space	Centers of Distribution			
Electrical Contractor	Dade Electric Co.	Address				Date Dec. 5-1924
No. fixtures set	30	Final approved by				Date
Date of service						
Alterations or repairs	#6530 - NEW SEA WALL & repairs to old wall -	\$ 1,000.00				Date Nov. 27-1934
BUILDING PERMIT # 12056-	Addition & Alterations- V.H. Nellenbogen, arch. \$ 2,500.00- Dec. 14-1938					
Plumbing permit # 11672-	Markovitz & Resnick- 2 fixtures- - 1 gas -					Dec. 19-1938
Elec. permit # 12249-	Unity - 4 switch, 4 light outlets; 5 receptacles; 1 space heater -					Dec. 29-1938
Plumbing # 12447-	H.S. Economy Mfg. Co. - solar water heater					May 16-1940

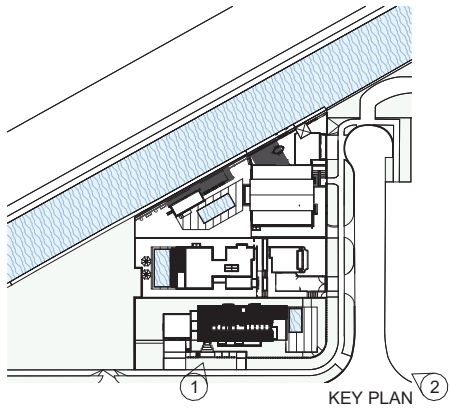
1 BUILDING CARD LOT 4
12" = 1'-0"

ALTERATIONS & ADDITIONS
Building Permits: #11642 Tropicalaire: Install 5 - 3/4 Ton A. C. Unit: \$1000...May 19, 1954
#57361 Paul Allen: 2 garage doors, replace with jalousie windows, install new portable shower & sink - \$1000.00 -
#62382 W. C. May: General repairs to roof - \$222.00 - July 13, 1960
#62463 Owner: Paint, minor repairs, remodel - \$500 - July 14, 1960
#62402 Lum: Inc: Remove double hung windows, replace with glass jalousie windows - \$600 - July 14, 1960
#79469 Owner, S. Karger: Paint interior and exterior - \$600 - 1/27/65
#85088 - Owner - 2 pre fab metal storage sheds. Must have approved Metro Kit to conform to S.F.B.C. - \$200.00 9/25/70
#85183 - Owner - Porch Add. \$1,000.00 9/30/70
#02363-Gunn and thompson Constr-Demolition of building code
#11481-S. Taylor-Re-roof 5 sqs-\$350-6-8-77
Plumbing Permits: # 19157-Orr-1 gas range reseat-----1-19-46
26466 Orr Plumbing: 1 sewer - April 7, 1948
#40983 Economy Fltg: 1 Lavatory, 1 Shower - Sept. 22, 1958
Electrical Permits: #68333 - Eugene Kling Elect. Inc. - 1 service equip 200A 10/12/70
#70285-Kling Electric-fire repair-1-23-73

2 BUILDING CARD LOT 4
12" = 1'-0"

ADDRESS	: 1039- 18TH ST.	STATUS	: CONTRIBUTING
LEGAL	:		
FULL ADDRESS	:		
SECOND ADDRESS	:		
BUILDING NAME	:	ORIGINAL NAME	:
PREVIOUS NAME	:	ORIG. ARCH.	: Watson Corporation
BUILDER	: WATSON CORP.	FOLIO#	:
CONST. DATE	: 1924	DISTRICT	: Palm View
STYLE	: MEDITERRANEAN REVIVAL	ZONING	: RS-4
EXT. FABRIC	: STUCCO	BUILDING SHAPE	:
ROOF	: Flat & gable with clay tile	STORIES	: 2
DOORS	:	WINDOWS	:
ALTERATIONS	: multiple additions & alterations	CONSTR. TYPE	: CBS
SPEC. FEATURES	: Rounded masonry openings. Tile signposts. Brick steps leading to the Collins Canal. Butressed wall handy the canal.	HEIGHT	:
INTERIOR	:	PHOTO	:
SITE	: Masonry wall finished in rough stucco pattern.		
SIGNAGE	:	ADJACENT SITE	:
STAT. SIGNIF.	:		
ADDITION	: "ADDITION & ALTERATIONS"	ADD. ARCH.	: V.H. NELLENBOGEN
ADD. COMMENTS	: NEW SEAWALL REPAIRS	ADD. DATE	: 1938
SURVEYED BY	:	RECORDING DATE	: 11/ 198
ORIG. USE/COST	: RESIDENCE \$9500	UPDATE	: 1934
COMMENTS	: This remnant structure was occupied by the famous American portrait painter Henry Salem Hubbell from 1926 until 1929.		

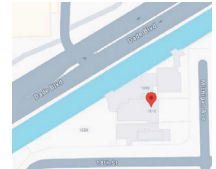
3 BUILDING CARD LOT 4
12" = 1'-0"

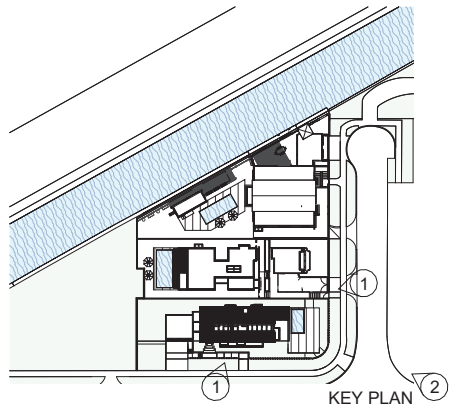


1 ARCHIVE IMAGES LOT 1
12" = 1'-0"



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

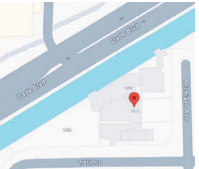


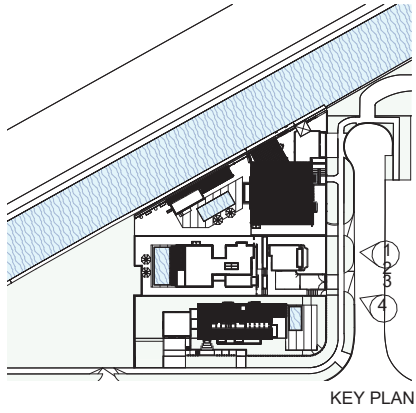


1 ARCHIVE IMAGES LOT 1
12" = 1'-0"



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





1 ARCHIVE IMAGES LOT 2



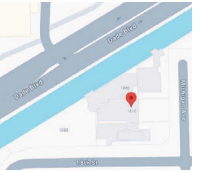
2 ARCHIVE IMAGES LOT 2

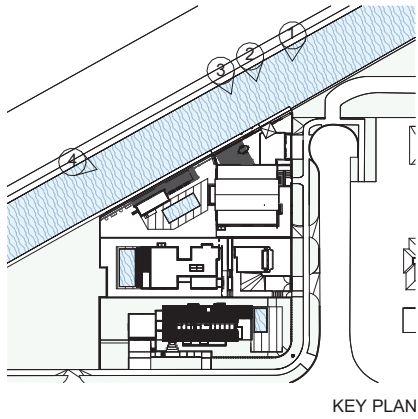


3 ARCHIVE IMAGES LOT 2



4 ARCHIVE IMAGES LOT 2





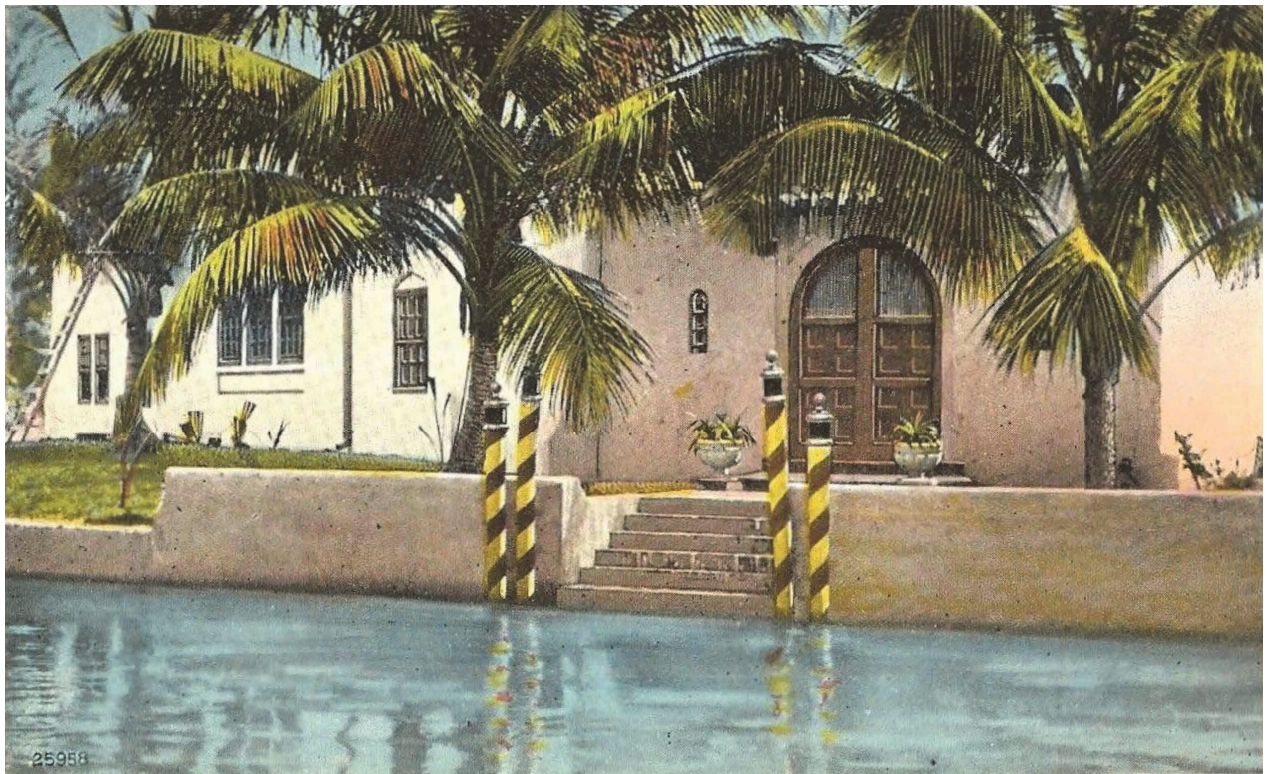
KEY PLAN



1 HISTORIC POSTACRD LOT 3



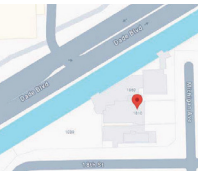
2 HISTORIC POSTACRD LOT 3

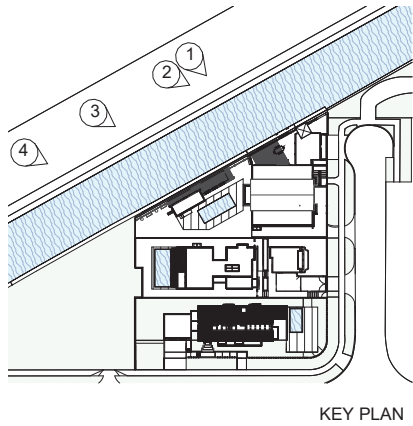


3 HISTORIC POSTACRD LOT 3



4 HISTORIC POSTACRD LOT 3

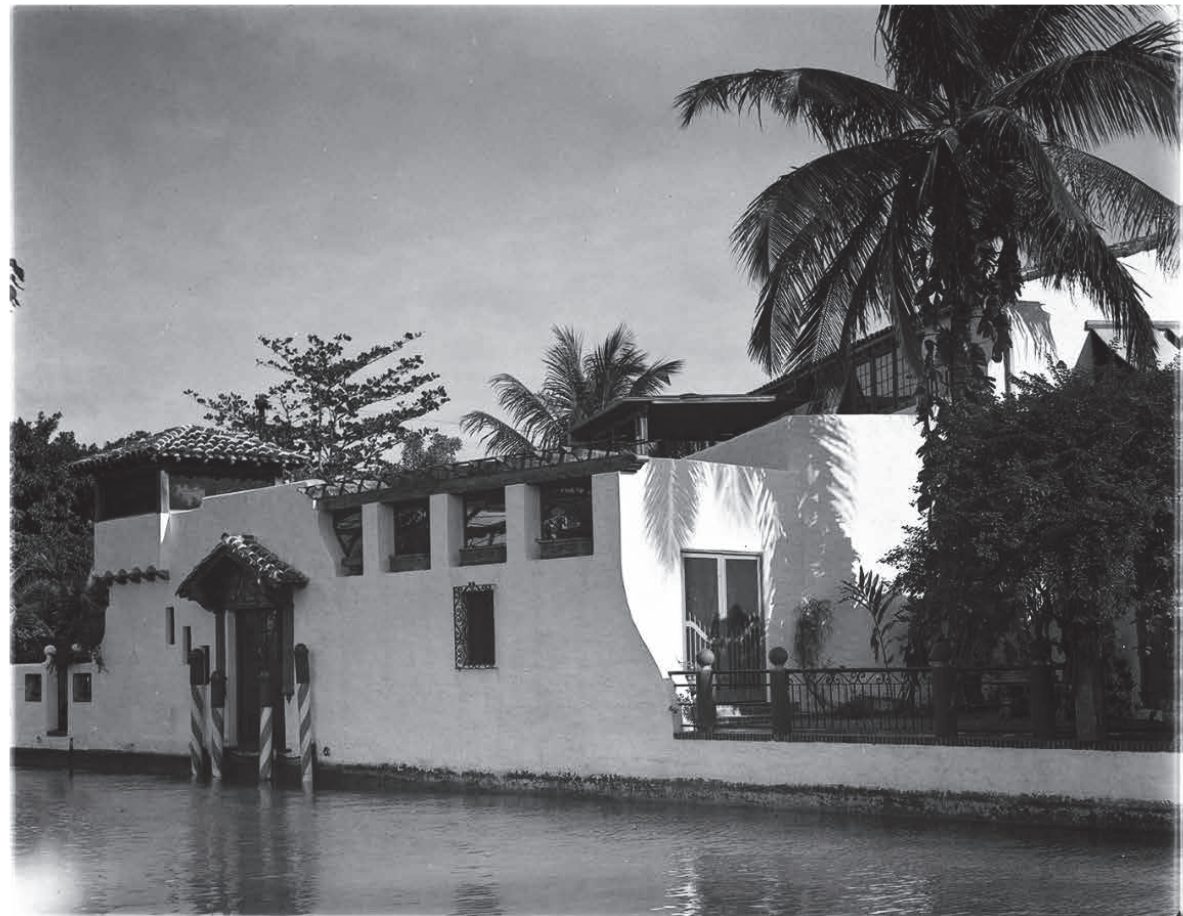




1 ARCHIVE IMAGES LOT 3



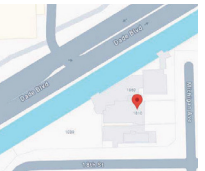
2 ARCHIVE IMAGES LOT 3

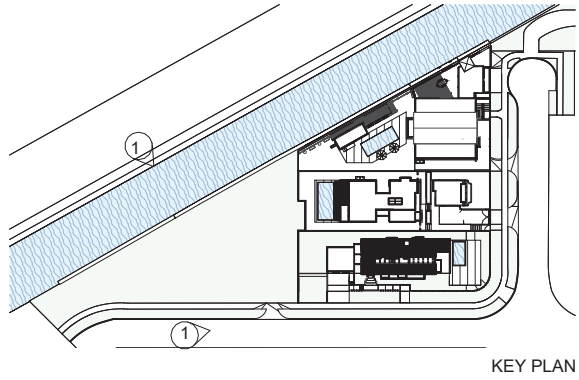


3 ARCHIVE IMAGES LOT 3



4 ARCHIVE IMAGES LOT 3

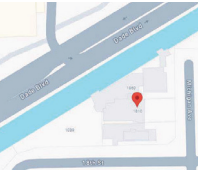


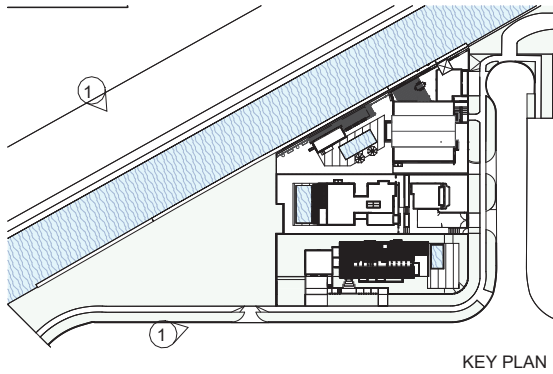


1 ARCHIVE IMAGES LOT 4



2 ARCHIVE IMAGES LOT 4

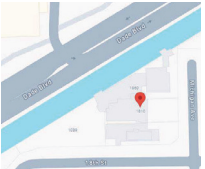


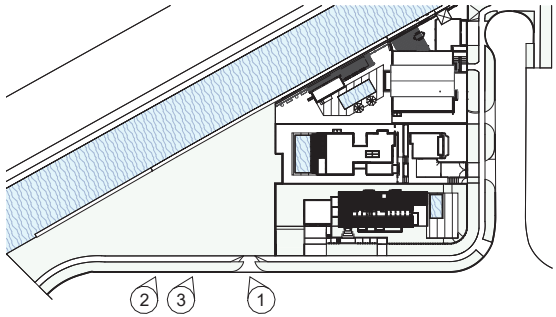


1 ARCHIVE IMAGES LOT 4



2 ARCHIVE IMAGES LOT 4





KEY PLAN



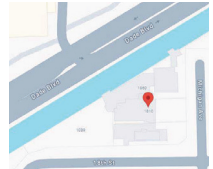
2 ARCHIVE IMAGES LOT 4

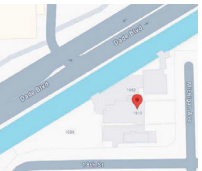


1 ARCHIVE IMAGES LOT 4



3 ARCHIVE IMAGES LOT 4





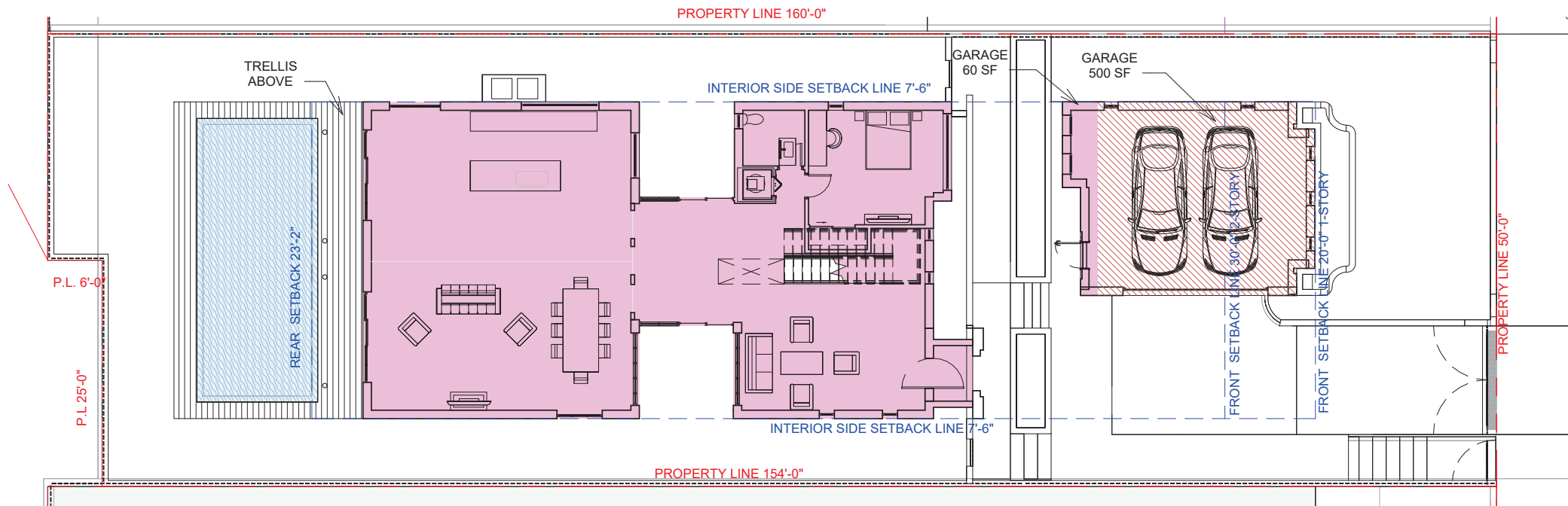
PROJECT:
APPLICATION

Lots 1,2,3 and 4
Block 10
18th street and Michigan
Avenue
Miami Beach, FL 33139

DRAWING:

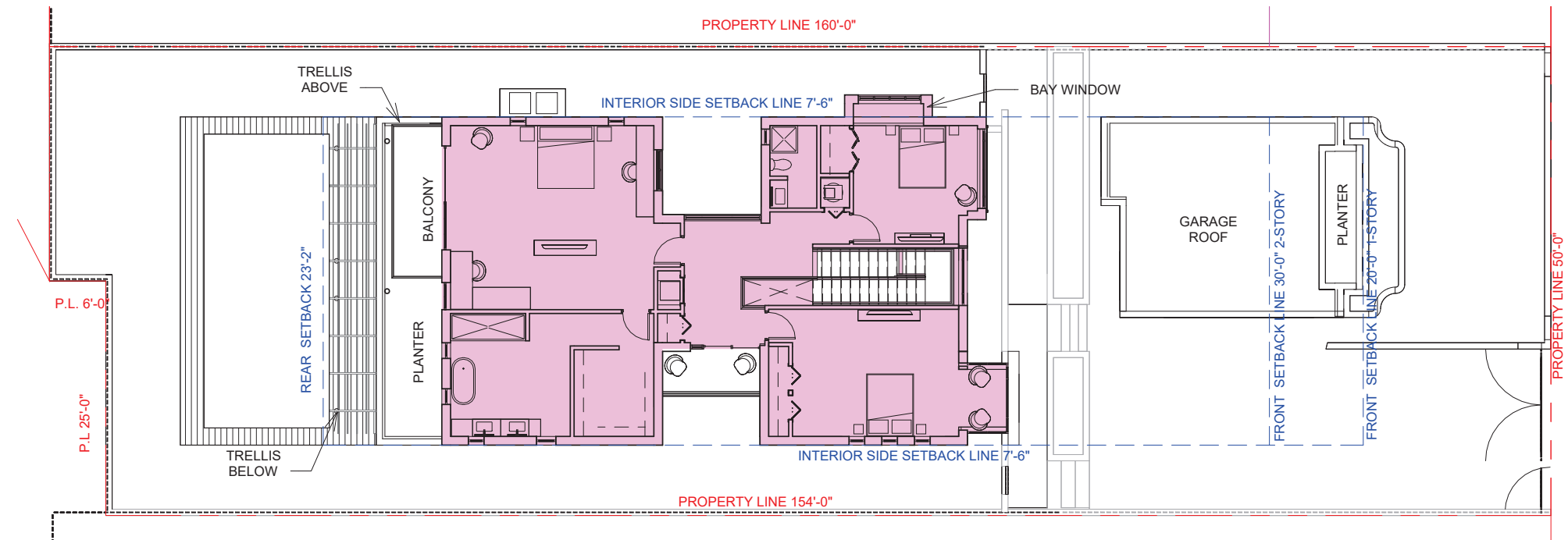
PROPOSED UNIT
SIZE DIAGRAMS
LOT 2.

JENNIFER McCONNEY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF
STUDIO MCG ARCHITECTURE AND MAY NOT BE DUPLICATED,
USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT
OF STUDIO MCG ARCHITECTURE & PLANNING, INC. (c) 2020
SCALE: As indicated
CHECK: JMC
DATE: 09/29/24
SHEET NUMBER



INTERIOR SIDE SETBACK LINE 7'-6"

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



PROPERTY LINE 160'-0"

INTERIOR SIDE SETBACK LINE 7'-6"

BAY WINDOW

GARAGE
ROOF

PLANTER

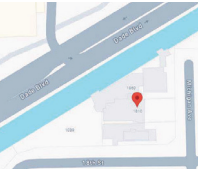
PROPERTY LINE 154'-0"

2 PROPOSED LEVEL 2 LOT 2 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

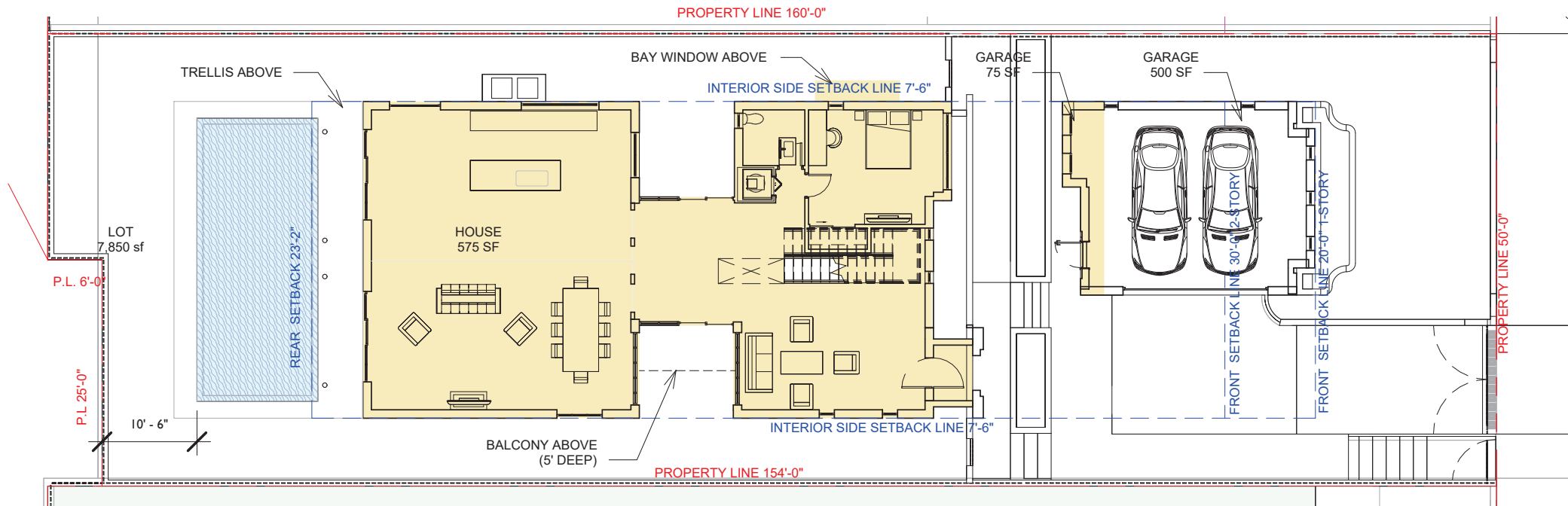


PROJECT:
APPLICATION

Lots 1,2,3 and 4
Block 10
18th street and Michigan
Avenue
Miami Beach, FL 33139

DRAWING:

PROPOSED LOT
COVERAGE
DIAGRAM LOT 2.



1 PROPOSED LOT 2 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



1 PROPOSED LEVEL 1 3 LOT COVERAGE DIAGRAM
1/16" = 1'-0"

MAXIMUM LOT COVERAGE FOR A 2 STORY HOME 30%
(% OF LOT AREA) (9,744 X .3 = 2,923)

PROPOSED: 3.496 SF

DEFICIENCY: 573 SF

JENNIFER McCONNAY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF
STUDIO M+G ARCHITECTURE AND MAY NOT BE DUPLICATED
USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT
OF STUDIO M+G ARCHITECTURE & PLANNING, INC. (c) 2020

SCALE: As indicated

CHECK: JMC

DATE: 09/29/24

SHEET NUMBER