

7500 NE 4th Court
Suite 102
Miami, FL 33138

2129

PROJECT NUMBER

PROJECT:
PRIVATE
RESIDENCE

1800 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

ARCHITECTURAL
LANGUAGE.

Digitally
signed by
Jennifer
McConney



Date:
2025.03.07
17:08:16

2129

WOOD WINDOW HEADERS

JENNIFER MCCONNEY, ARCHITECT, P.A.
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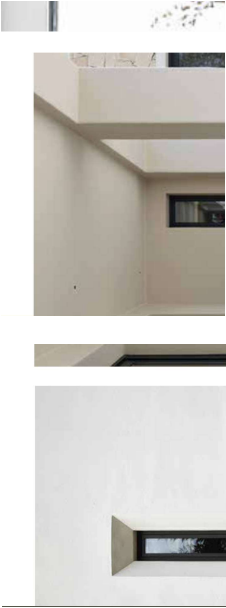
SCALE: 1" = 16'-0"

CHECK: JMC

DATE: 03/05/2025

SHEET NUMBER

A021-



CORAL ROCK



AL ROCK REVEALS AND DETAIL



WHITE STUCCO



BLACK VERTICAL RAILING

POWDER COATED ALUMINUM MULLIONS



WOODEN DETAILS

BARREL ROOF TILE IN COLOR VARIATIONS

WHITE STUCCO, CORAL ROCK REVEALS AND DETAIL

WOOD DOORS

WOOD GARAGE DOOR

INTERK
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PROJECT NUMBER

SIDE FACIN

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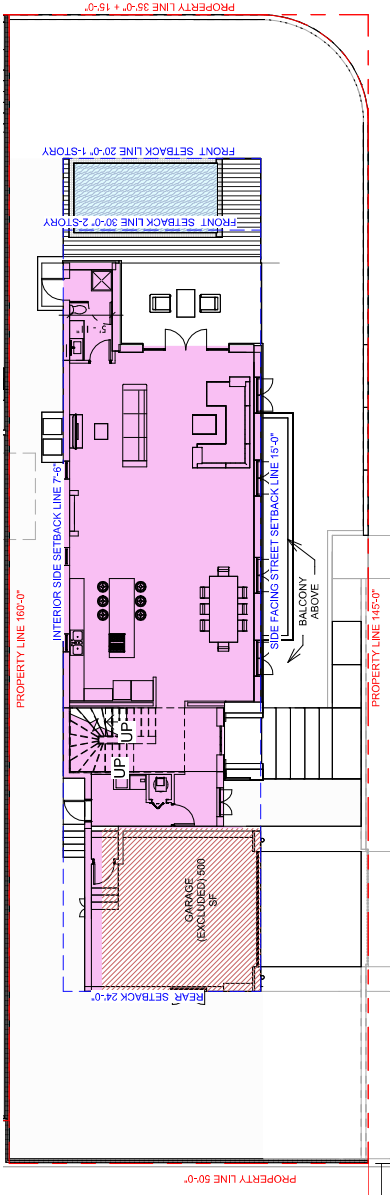
1800 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

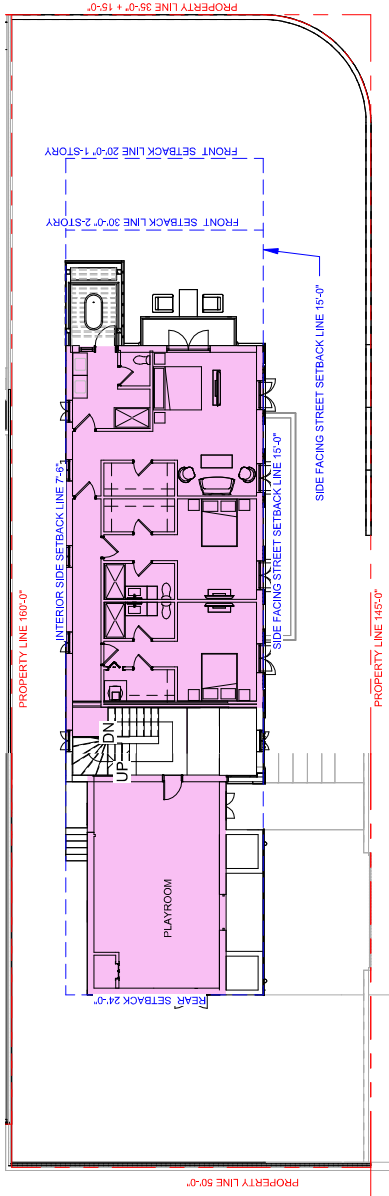
UNIT SIZE
DIAGRAMS.

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SCALE: AS SHOWN
CHECK: JAC
DATE: 03/05/2025

A022-

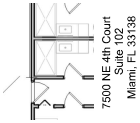


1 PROPOSED LEVEL 1 UNIT SIZE DIAGRAM
1/16" = 1'-0"



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

MINIMUM UNIT SIZE: 1,900 SF
MAXIMUM UNIT SIZE (90% OF LOT AREA) (7,551 / 2 = 3,975.5)
1,909 SF 1ST FLOOR
1,462 SF 2ND FLOOR
3,371 SF TOTAL UNIT SIZE



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PROPERTY LINE 145'-0"
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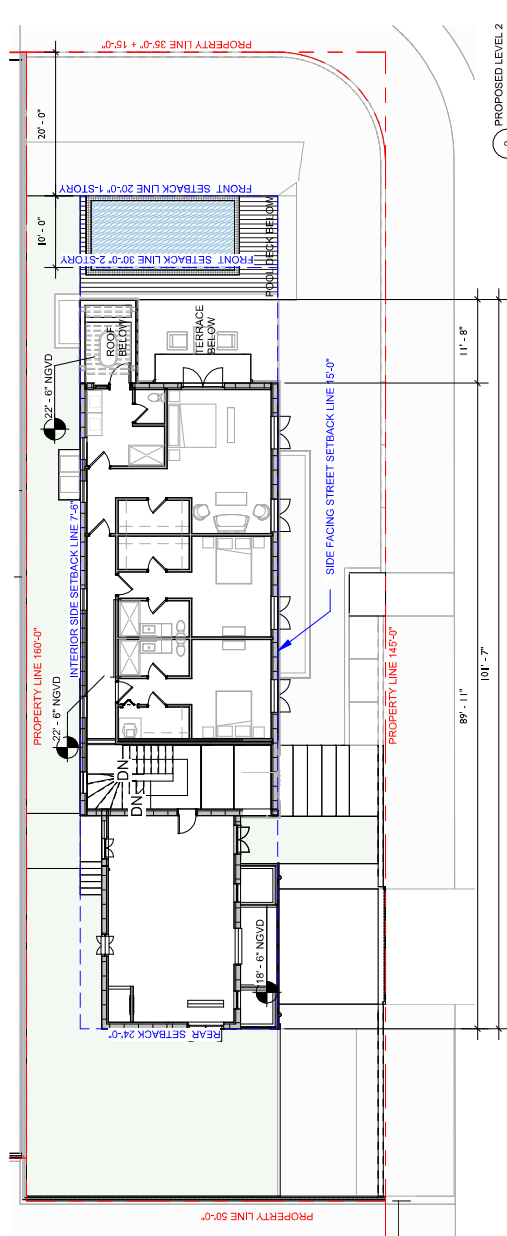
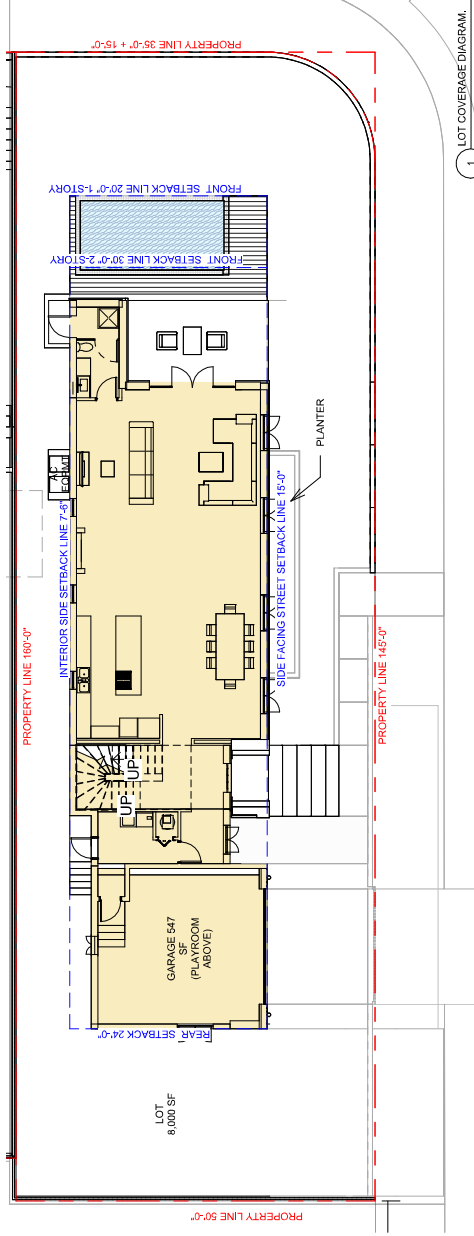
1800 Michigan Ave. Miami
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DRAWING:

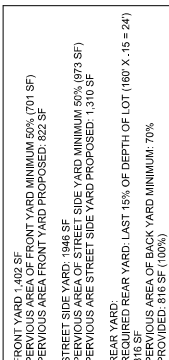
LOT COVERAGE
DIAGRAM.

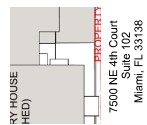
DESIGNED BY	ARCHITECT
DATE	03/05/2025
CHECK	AS SHOWN
SCALE	AS SHOWN
DATE	03/05/2025

AG.23-



MAXIMUM LOT COVERAGE FOR A 2 STORY HOME 30%
(% OF LOT AREA) (7,951 X.3 = 2,385)
PROPOSED: 2,404 SF
MIN. PERCENTAGE OF 2ND FLOOR FACADE SET BACK 5'
FROM STREET-FACING SIDE SETBACK 30%
PROPOSED: 50%

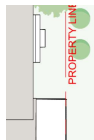




500 NE 4th Court
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1800 Michigan Ave. Miami
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DRAWING:

EXISTING
LOCATION PLAN
(BEFORE
DEMOLITION).

JENNIFER MCCORMICK, FLORIDA LICENSE #19446
 ALLOWANCE AND BE TEMPORARILY REVOKED FOR
 CONVICTION OF THE CRIMINAL AND/OR DRUG VIOLATION.
 STUDENT MUST BE MONITORED AND NOT BE DEBARRED.
 STAFF AND COACHES MUST REPORT THE STUDENT'S VIOLATION
 TO THE BOARD OF DISCIPLINE AND A PUNISHMENT WILL BE ISSUED.

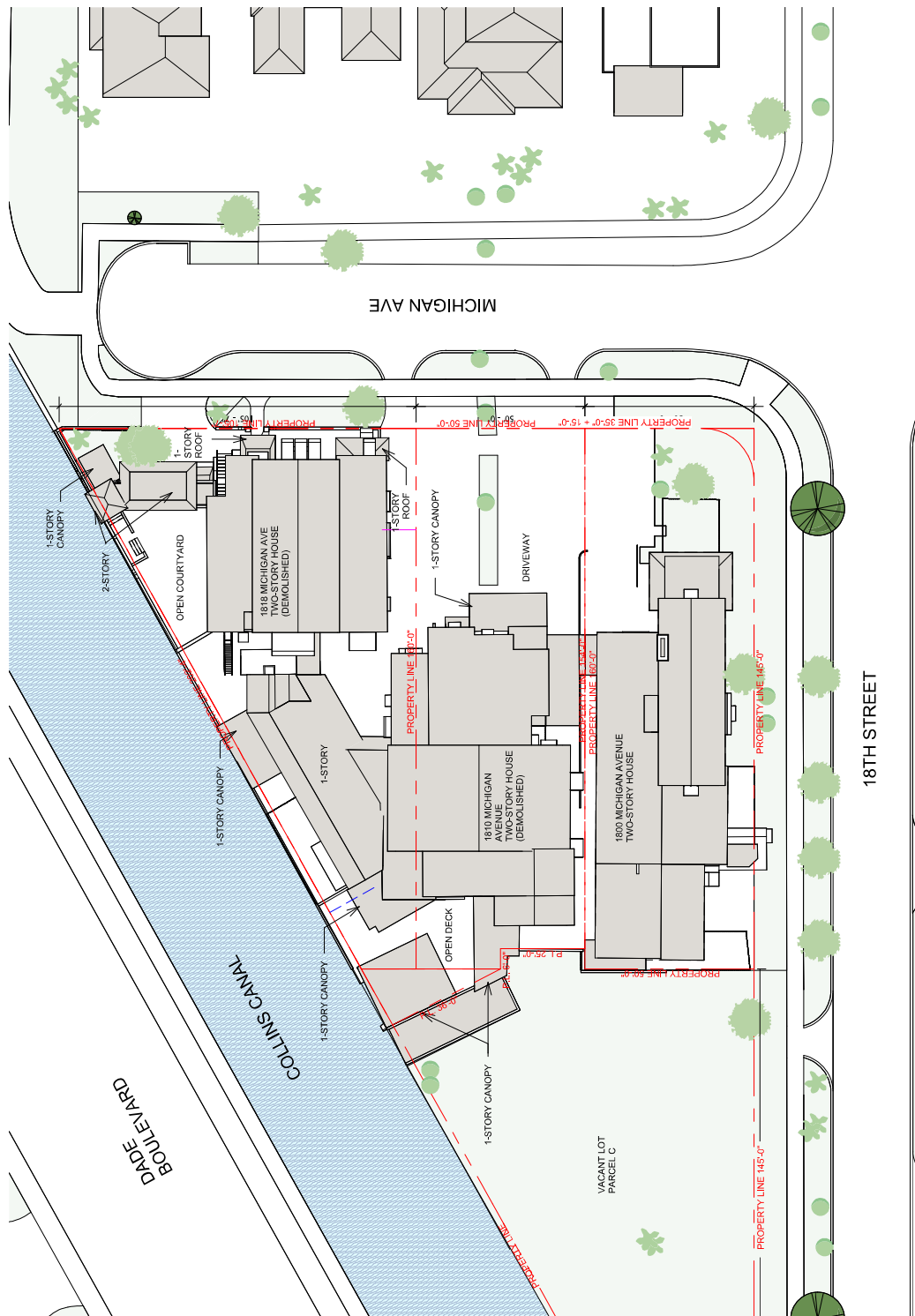
SCALE: 1" = 30'-0"

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A1.00-



18TH STREET

1
EXISTING LOCATION PLAN (BEFORE DEMOLITION)
1" = 30'-0"



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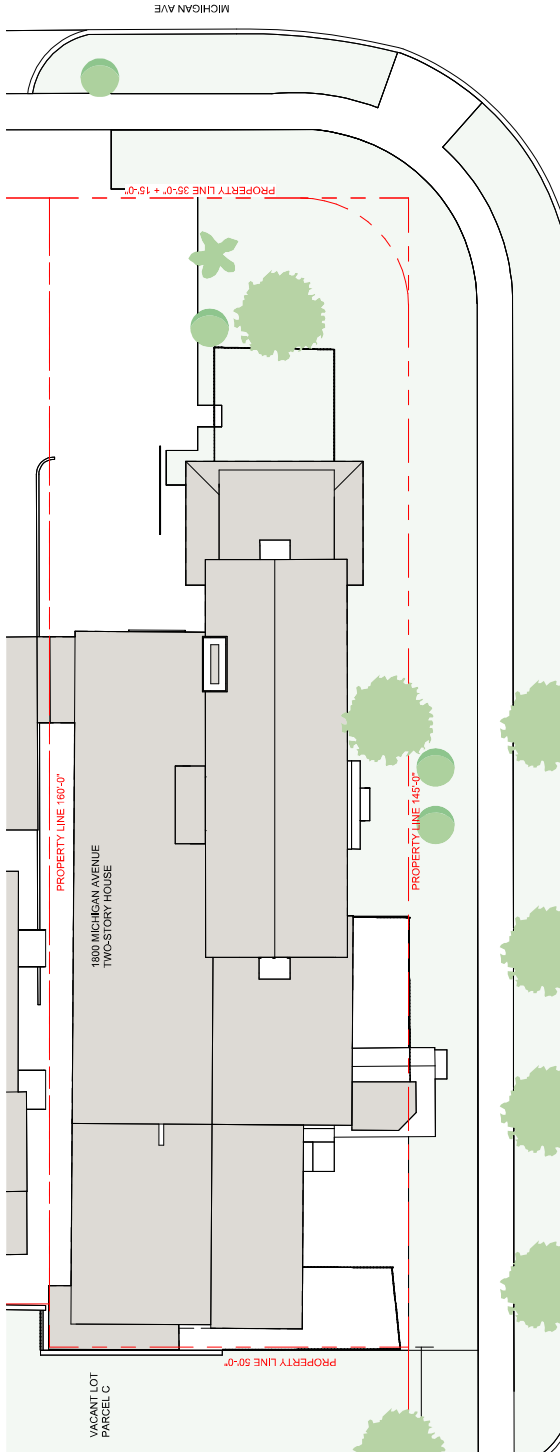


PROJECT:
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1800 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

EXISTING SITE
PLAN (BEFORE
DEMOLITION).



FOR THE PROJECT, THE ARCHITECT HAS BEEN
APPROVED BY THE BOARD OF ARCHITECTS
FOR THE STATE OF FLORIDA. THE ARCHITECT
HAS NOT BEEN LICENSED TO PRACTICE IN
ANY OTHER STATE. THE ARCHITECT HAS
NOT BEEN LICENSED TO PRACTICE IN ANY
OTHER COUNTRY. THE ARCHITECT HAS
NOT BEEN LICENSED TO PRACTICE IN ANY
OTHER JURISDICTION.

SCALE: 1/8" = 1'-0"
CHECK: JMO
DATE: 03/05/2025

TRUE
NORTH
1 EXISTING SITE PLAN (BEFORE DEMOLITION)
1/16" = 1'-0"

A1.01-

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DRAWING:

1
EXISTING BUILDING GROUND LEVEL PLAN
1/16" = 1'-0"
TRUE NORTH

JENNIFER MCCORMACKY, FLORENCE, LISA AN939346	
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SCALE:	As indicated
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DATE:	03/05/2025
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6
INTERIOR OF HOUSE 5
1" = 20'-0"

INTERIOR OF HOUSE 3

4

1" = 20'-0"

3
INTERIOR OF HOUSE 2
1" = 20'-0"

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

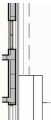
5

INTERIOR OF HOUSE 4

1" = 20'-0"

18TH STREET

FACING STREET SETBACK



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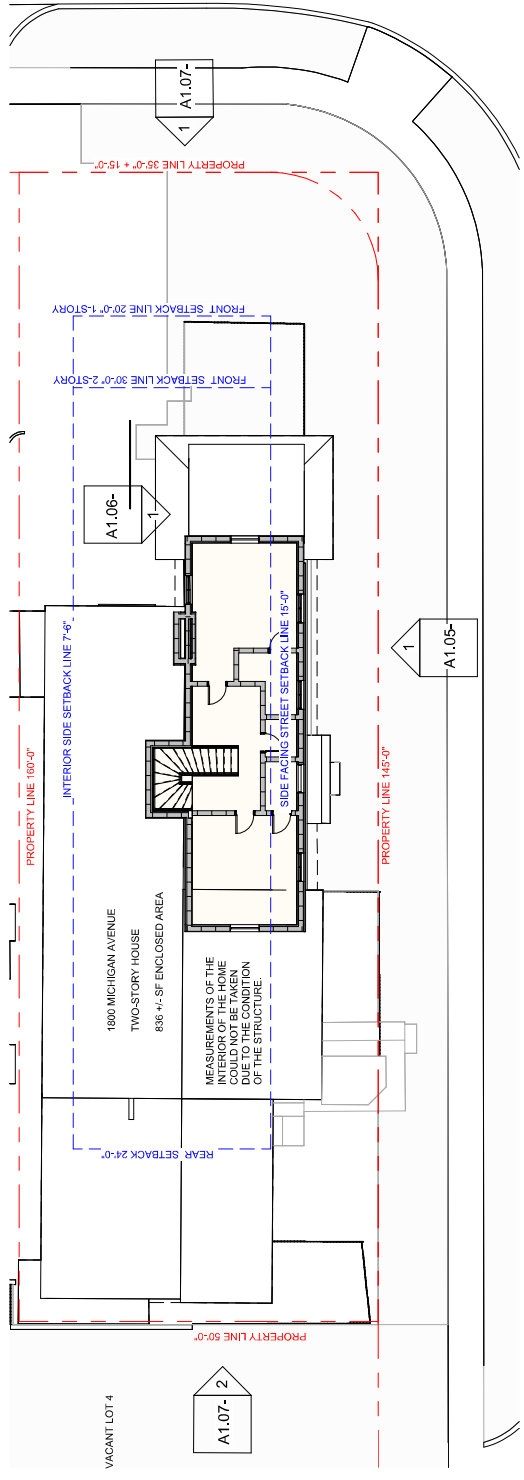
DRAWING:

EXISTING
BUILDING 2ND
LEVEL PLAN

EXHIBIT 1: EXISTING BUILDING 2ND LEVEL PLAN
ALL DIMENSIONS ARE IN FEET AND INCHES (F'-INCHES)
ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STRUCTURE
ALL DIMENSIONS ARE TO THE EXTERIOR FACE OF THE STRUCTURE
ALL DIMENSIONS ARE TO THE EXTERIOR FACE OF THE STRUCTURE
SCALE: 1/8" = 1'-0"
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DATE: 03/05/2025
SHEET: 1 OF 1

A1.03-

1810 MICHIGAN AVENUE
TWO-STORY HOUSE (DEMOLISHED)



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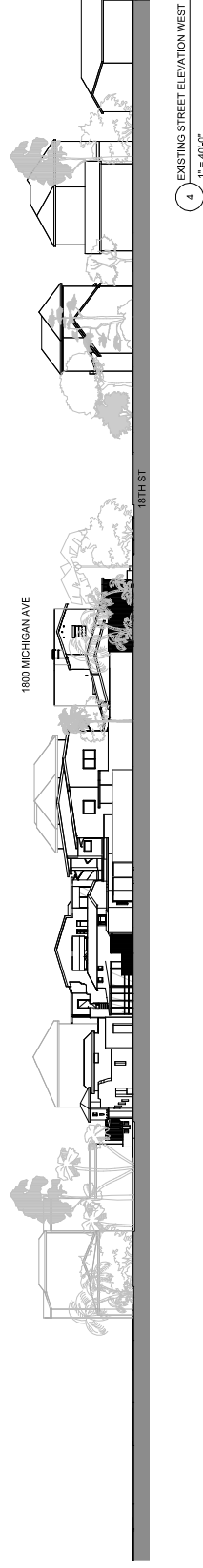
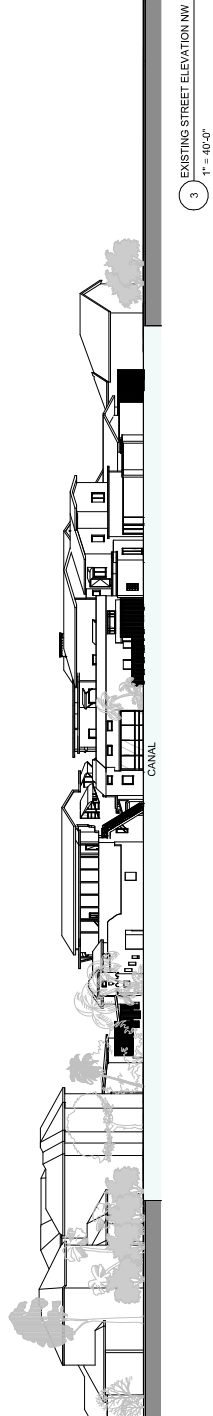
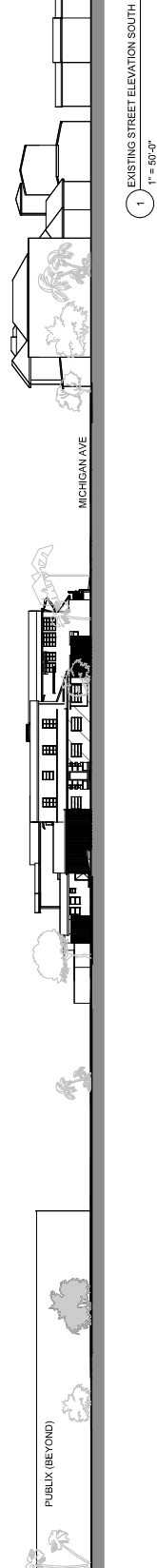
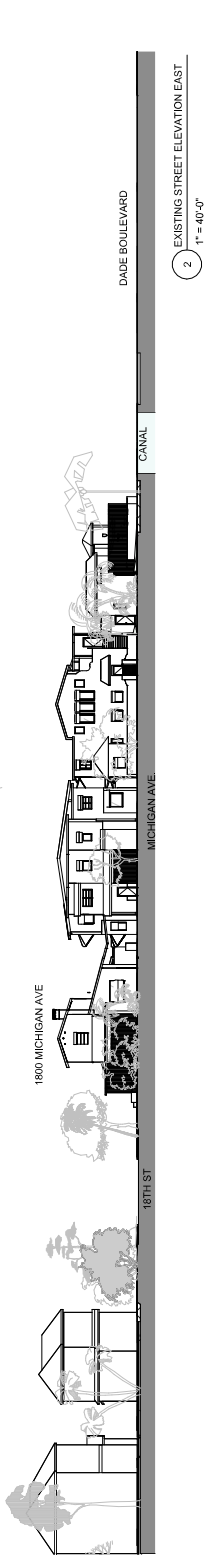
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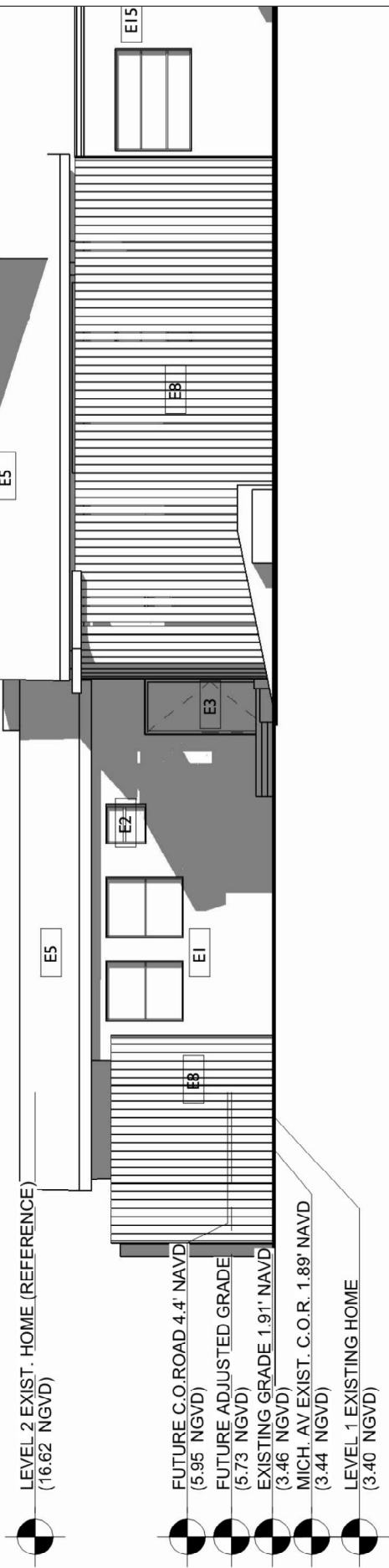
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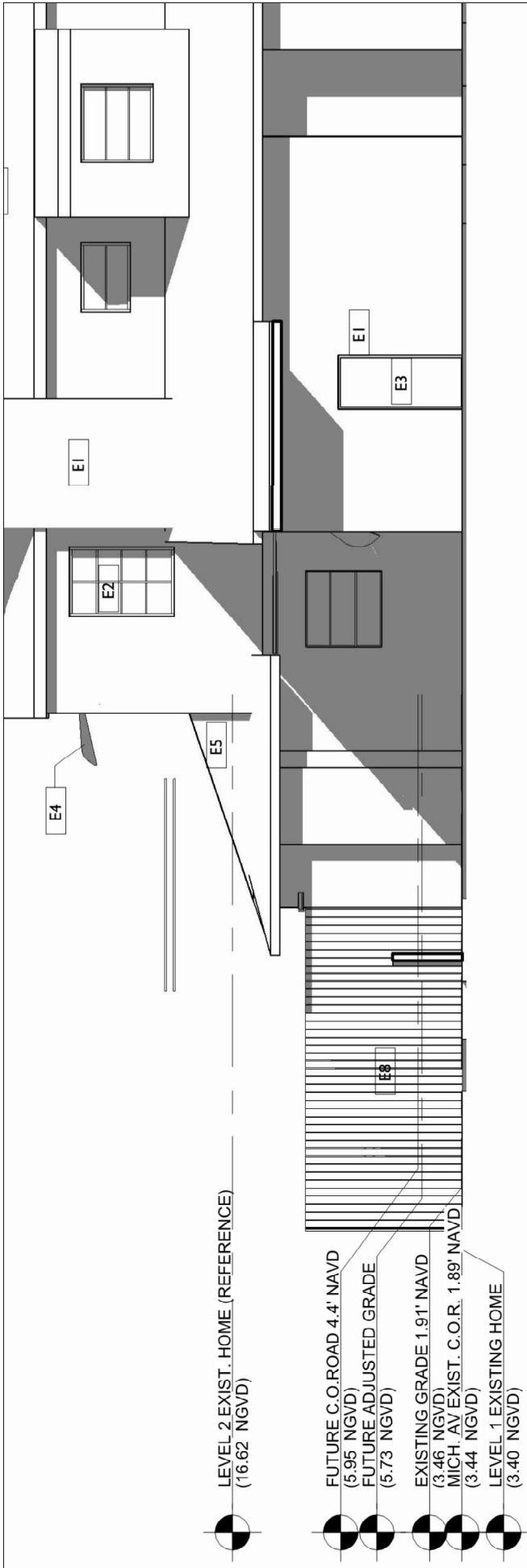
EXISTING STREET
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(BEFORE
DEMOLITION)

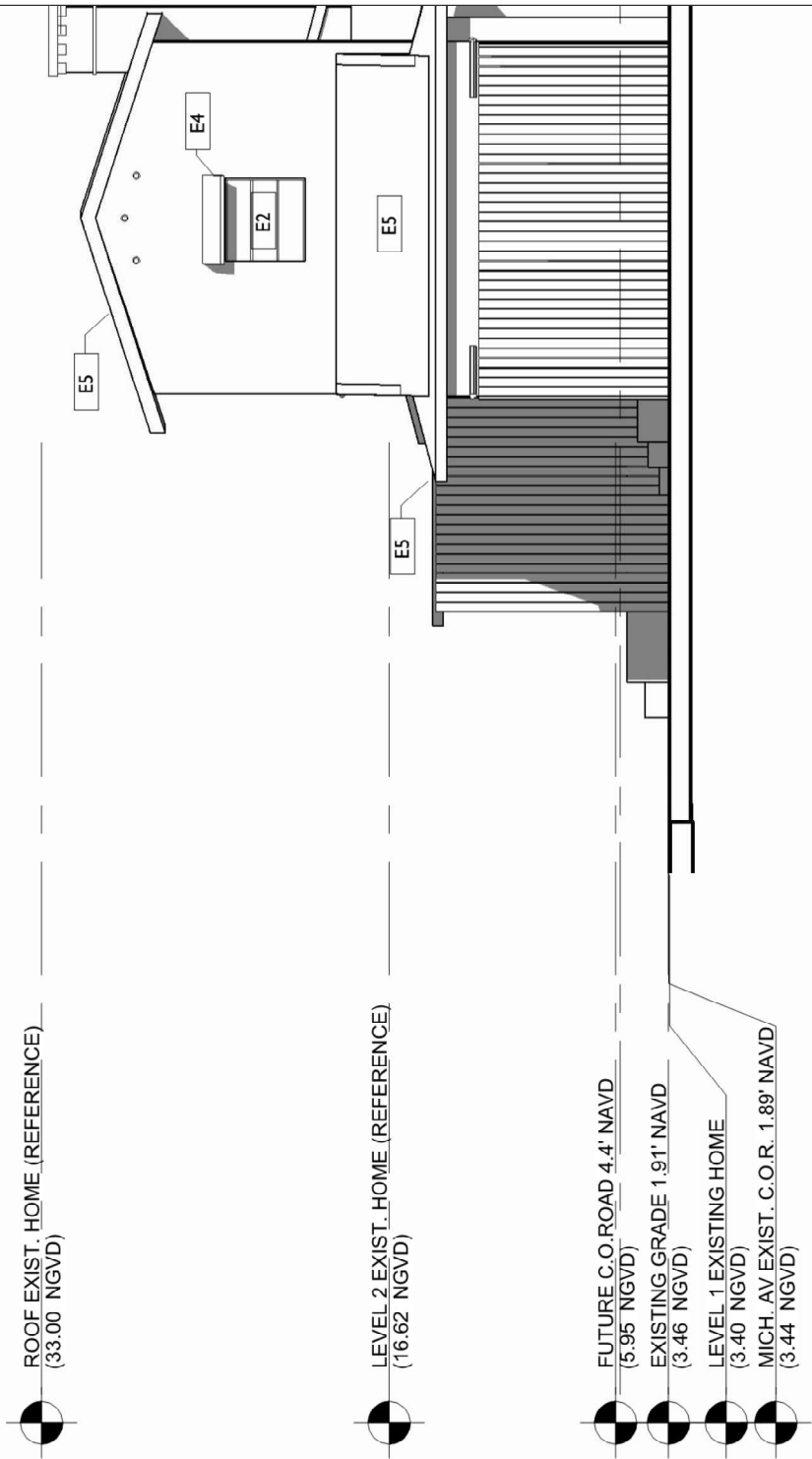
LENNER ARCHITECT, FORT LAUDERDALE, FL 33301
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S.H.S. & S.H.S.

A1.04-











PROPERTY LINE 160'-0"
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PROPERTY LINE 145'-0"

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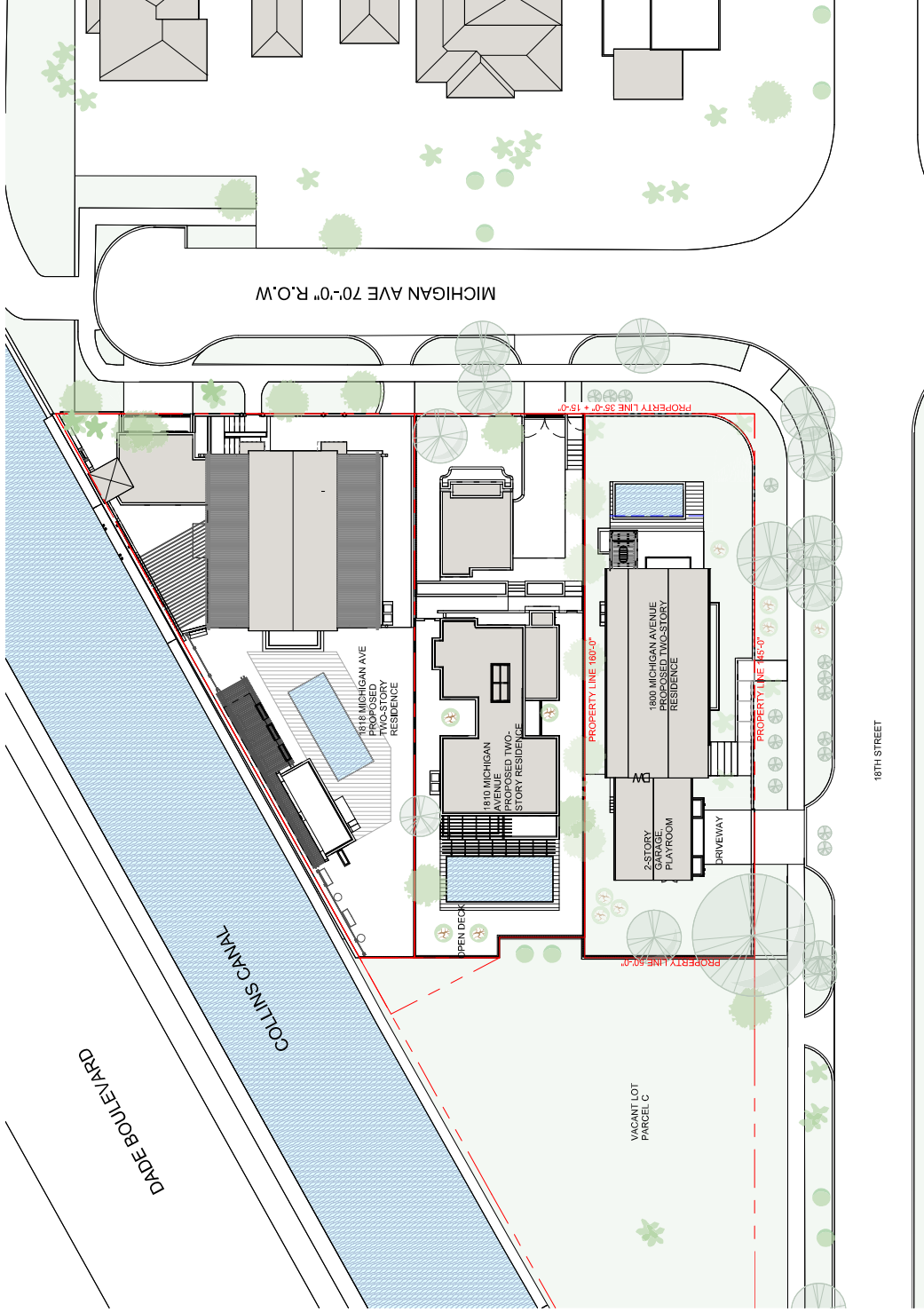
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Beach, FL 33139

DRAWING:

PROPOSED
LOCATION PLAN

1800 MICHIGAN AVENUE, MIAMI BEACH, FL 33139
ALL DIMENSIONS ARE IN FEET AND INCHES (F'-IN).
ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR
TO THE PROPERTY LINE, UNLESS OTHERWISE NOTED.
SCALE: 1" = 30'-0"
CHECK: JMC
DATE: 03/09/2025
SHEET NO. 1 OF 1

A1.30-



TRUE NORTH
PROPOSED LOCATION PLAN:
1" = 30'-0"

116'-	

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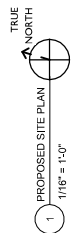
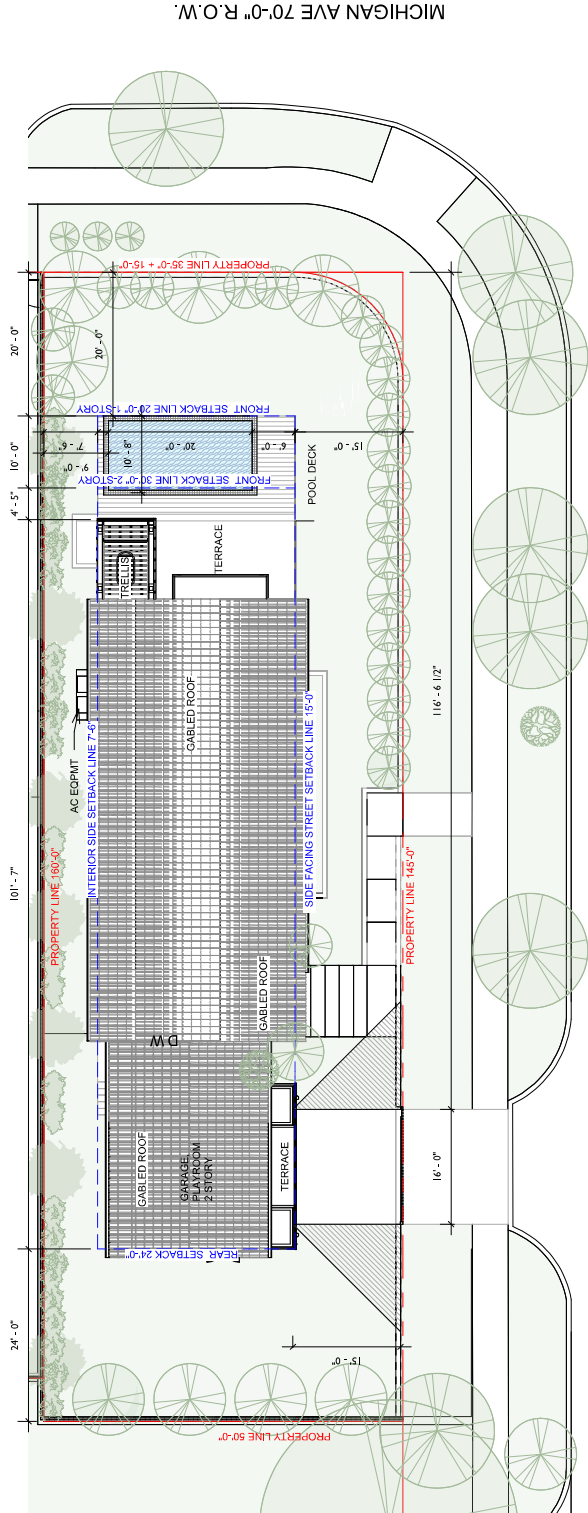
1800 Michigan Ave. Miami
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DRAWING:

PROPOSED SITE
PLAN

DESIGNED BY	ARCHITECT
CHECKED BY	ARCHITECT
DATE	03/05/2025
SCALE	1/8" = 1'-0"
PROJECT	2129

A1.50-



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A3.02-

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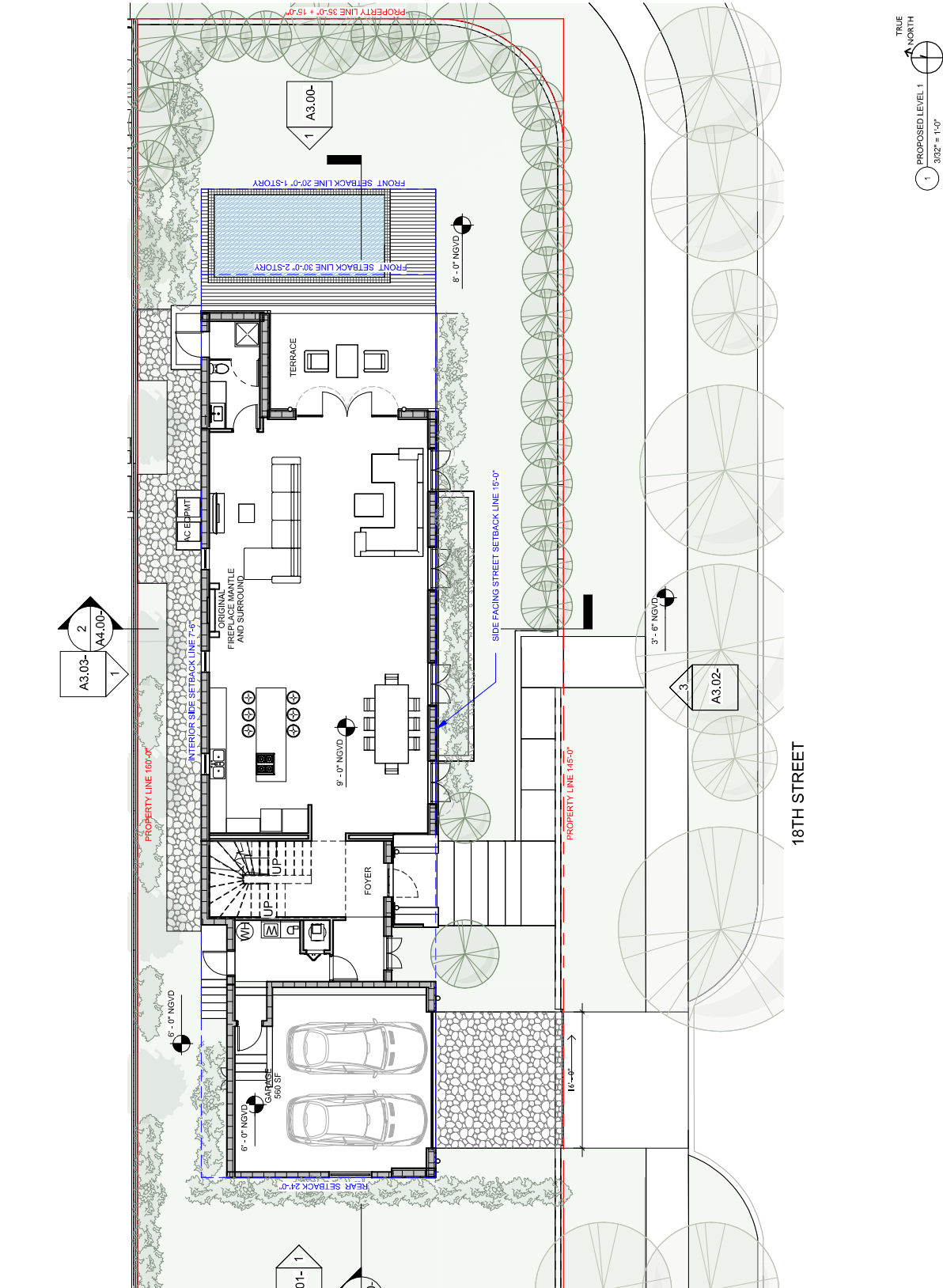
DRAWING:

LEVEL 1
PROPOSED PLAN

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A2.01-

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



7500 NE 4th Court
Suite 102
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PROJECT NUMBER

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A3.02-

PROJECT:
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1800 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

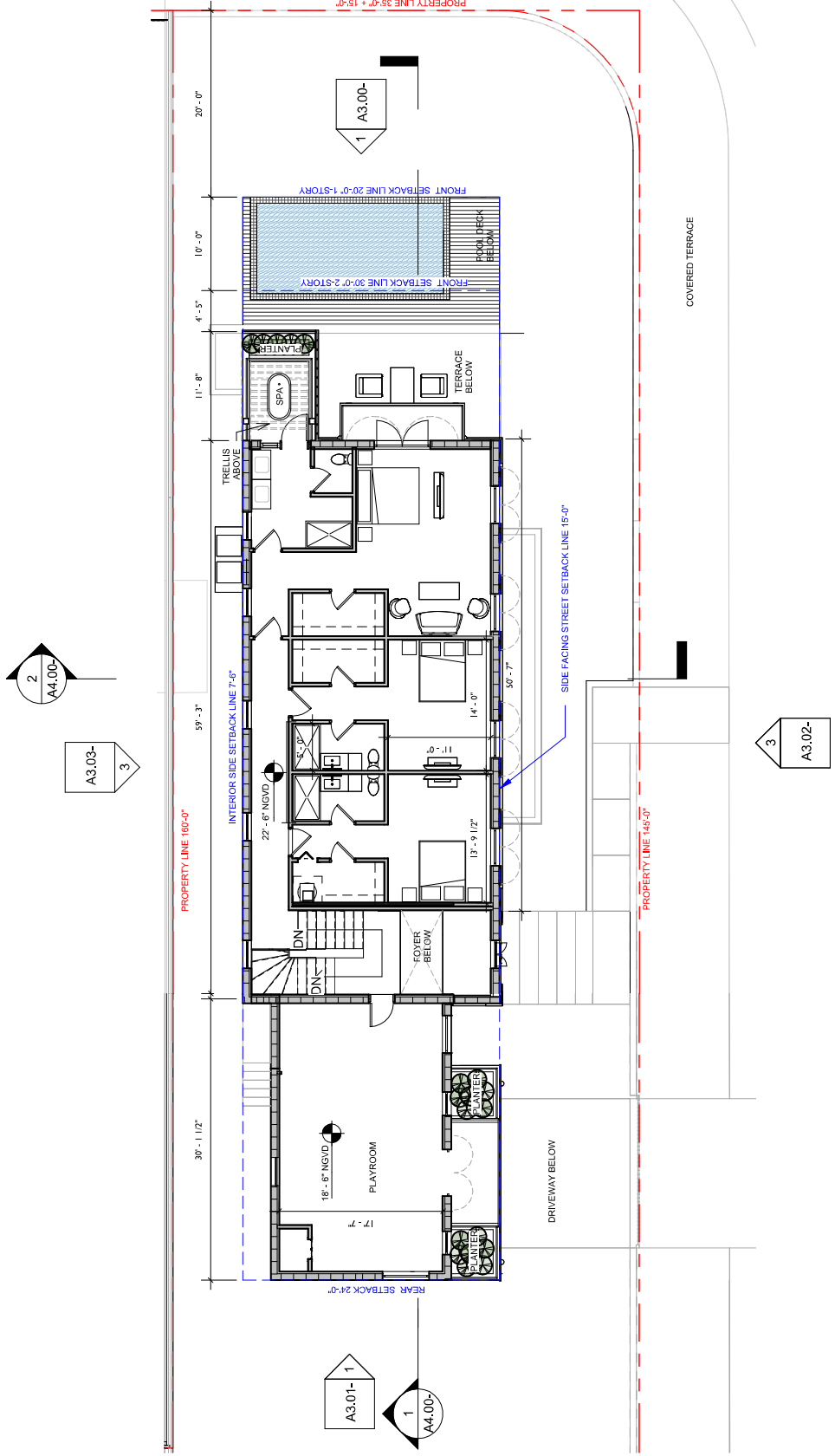
LEVEL 2
PROPOSED PLAN

PREPARED BY: JENNIFER L. PETERSON, P.E.
ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS
SHOWN ON THIS DRAWING ARE THE RESULT OF A
MEASUREMENT OF THE EXISTING CONDITIONS.
THESE DIMENSIONS DO NOT REPRESENT THE
DESIGNER'S INTENT TO CONSTRUCT A
BUILDING THAT IS IN COMPLIANCE WITH THE
FLOOR AREA RATIO (FAR) REQUIREMENTS.
SCALE: 3/32" = 1'-0"
CHECK: JMO
DATE: 03/05/2025
SHEET: 2 OF 2

A2.02-

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

TRUE
NORTH





7500 NE 4th Court
Suite 102
Miami, FL 33138

2129

PROJECT NUMBER

PROJECT:
PRIVATE
RESIDENCE

1800 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

LEVEL ROOF
PROPOSED PLAN

JENNIFER MCCORMICK, FLORIDA LIC# 493346
ALL DRAWINGS AND INFORMATION CONTAINED HEREIN
CONSTITUTE THE ENTIRE AGREEMENT AND SHALL NOT BE SUBJECT TO
STANDARD ARCHITECTURAL AND ENGINEERING CONTRACT DOCUMENTS
UNLESS SPECIFICALLY REFERENCED THEREIN. THE USER SHALL BE RESPONSIBLE
FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
SCALE: 3/32" = 1'-0"
CHECK: JMC
DATE: 03/03/2025
SHEET NUMBER

A2.03-



