



PROPOSED LEVEL 2.
(22.33 NGVD)

27'-0"



PROPOSED LEVEL 1 DFE
(9.00 NGVD)



FUTURE C.O. ROAD 4.4' NAVD
(5.95 NGVD)



FUTURE ADJUSTED GRADE
(5.73 NGVD)

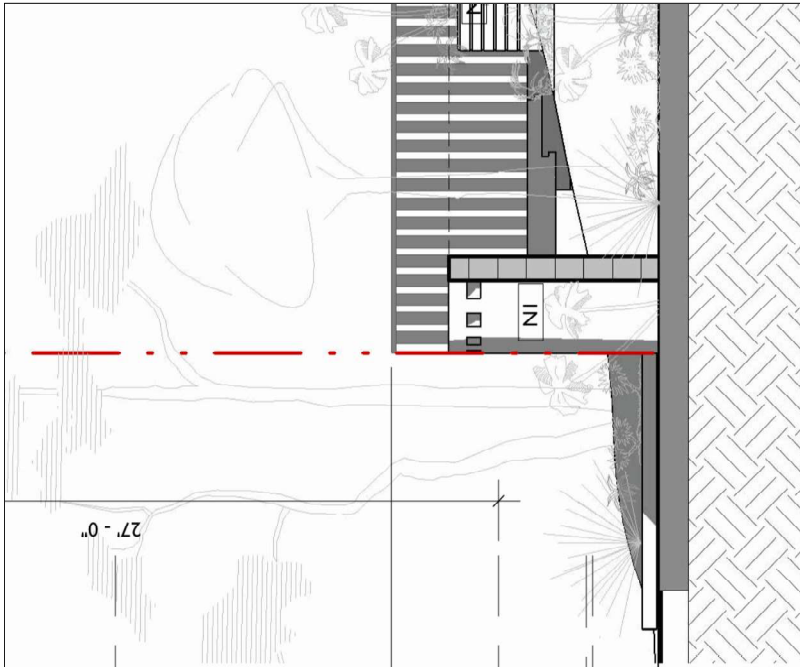


EXISTING GRADE 1.91' NAVD
(3.46 NGVD)



MICH. AV EXIST. C.O.R. 1.89' NAVD
(3.44 NGVD)

7'-0"



Digitally
signed by
Jennifer
McComney
Date:
2019.07
17:09:19
+05'00'



PROPOSED LEVEL 2.
(22.33 NGVD)



PROPOSED LEVEL 1 DFE
(9.00 NGVD)



FUTURE C.O. ROAD 4.4' NAVD

(5.95 NGVD)

FUTURE ADJUSTED GRADE

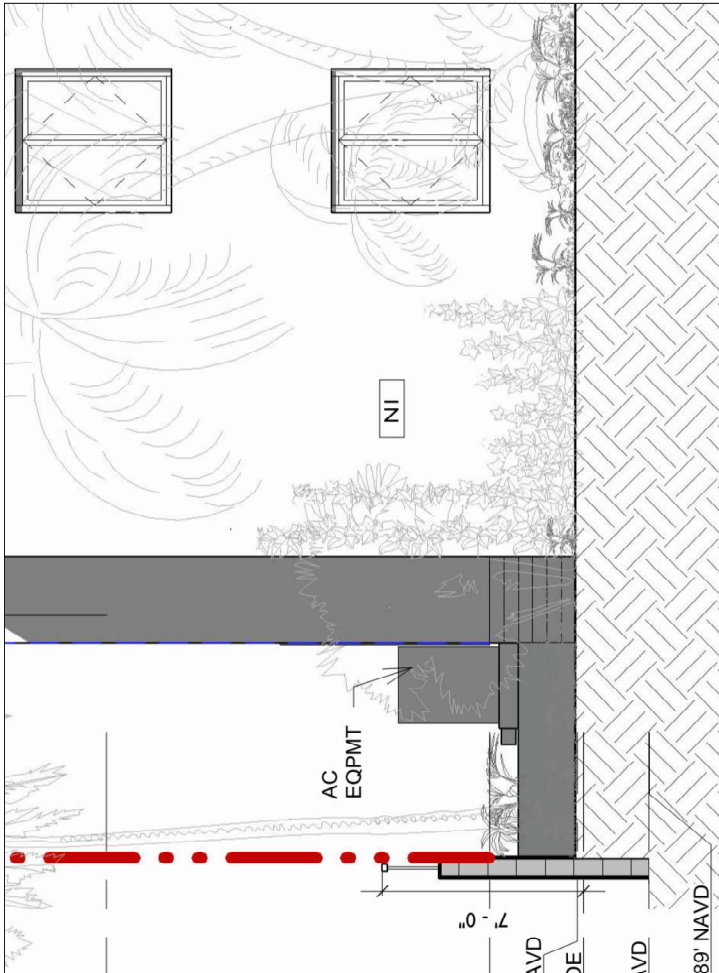
(5.73 NGVD)

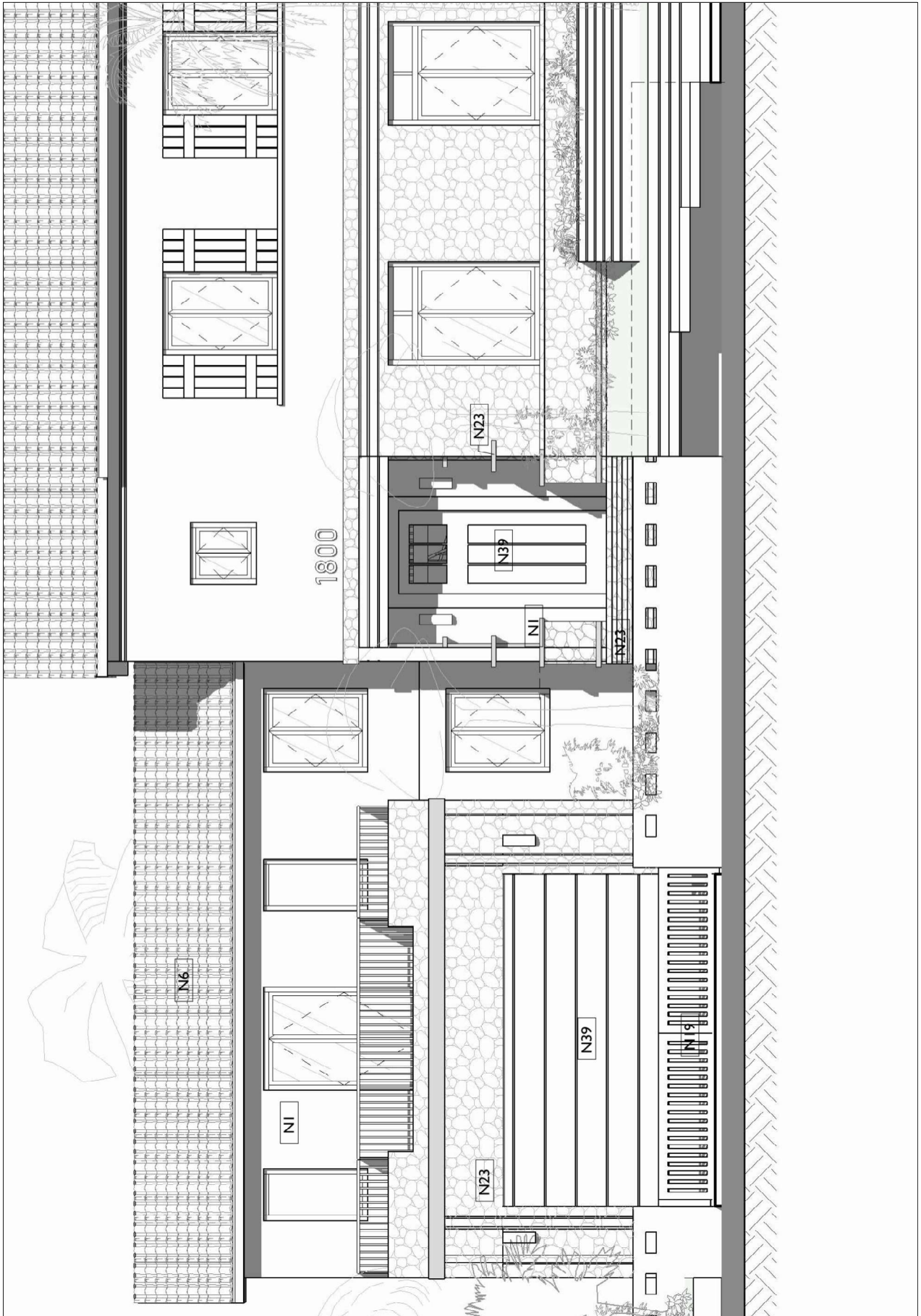
EXISTING GRADE 1.91' NAVD

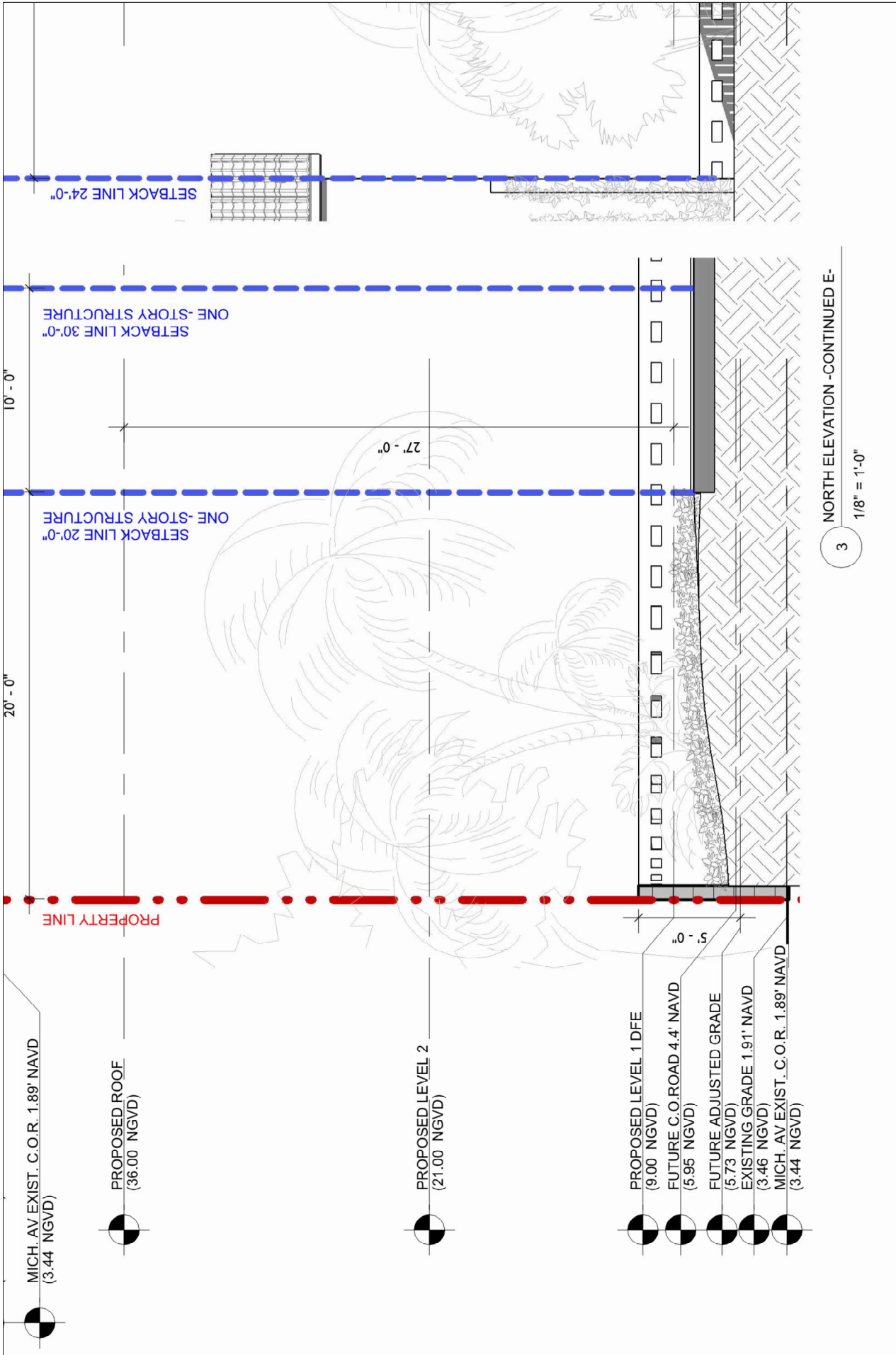
(3.46 NGVD)

MICH. AV EXIST. C.O.R. 1.89' NAVD

(3.44 NGVD)







7500 NE 4th Court
Suite 102
Miami, FL 33138

2129
PROJECT NUMBER

PROJECT:
PRIVATE
RESIDENCE

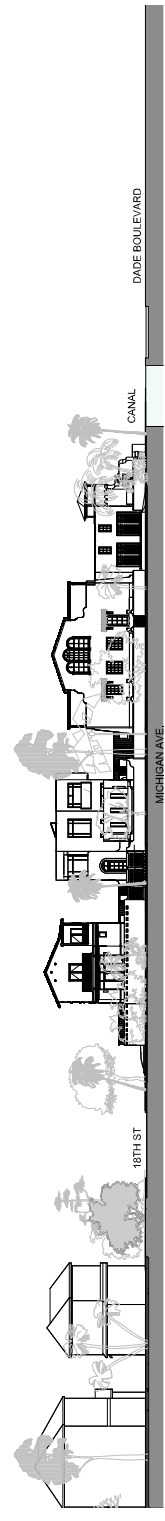
1800 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

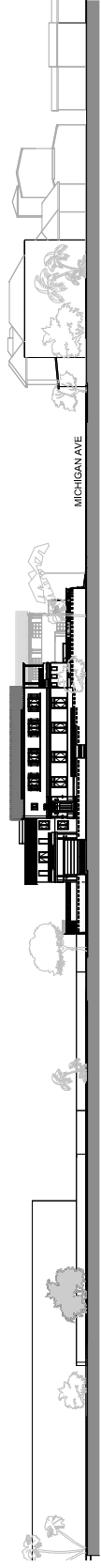
PROPOSED
STREET
ELEVATIONS

JANER INTERNATIONAL CONSULTING ARCHITECTS
ARCHITECTS AND INTERIORS
1800 Michigan Ave. Suite 102
Miami Beach, FL 33139
SCALE: ARCHITECTURAL
CHECK: JMC
DATE: 03/03/2025
SHEET NUMBER

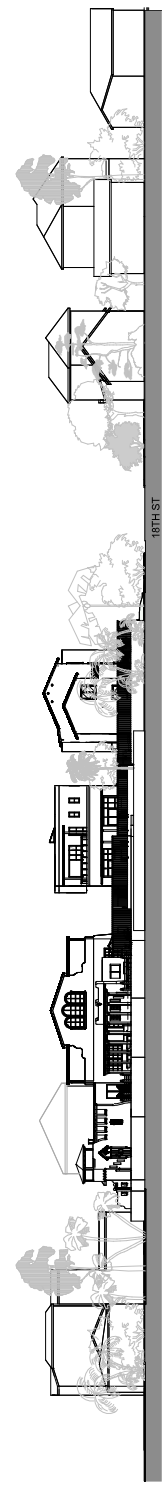
A3.10-



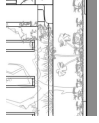
1 PROPOSED STREET ELEVATION EAST
1" = 40'-0"



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



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



7500 NE 4th Court
 Suite 102
 Miami, FL 33138

2129

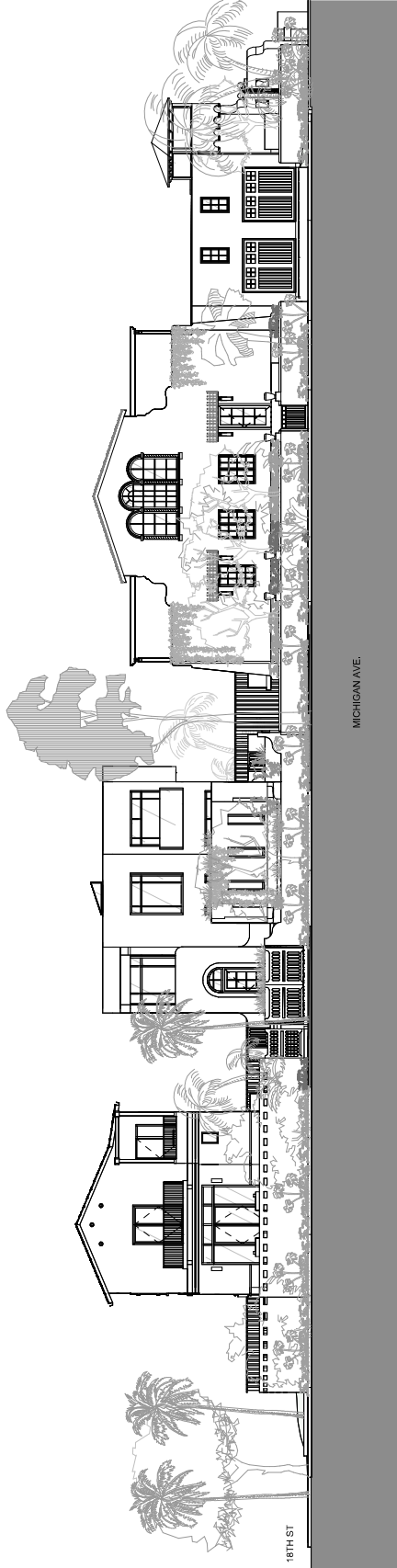
PROJECT NUMBER

PROJECT:
 PRIVATE
 RESIDENCE

1800 Michigan Ave. Miami
 Beach, FL 33139

DRAWING:

PROPOSED
 STREET
 ELEVATIONS
 ENLARGED



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

JEANNE NATIONAL ARCHITECTURAL
 ARCHITECTS, INC.
 7500 NE 4th Court, Suite 102
 Miami, FL 33138
 SCALE: 1/16" = 1'-0"
 CHECK: JNC
 DATE: 03/03/2025
 SHEET NUMBER

A3.11-



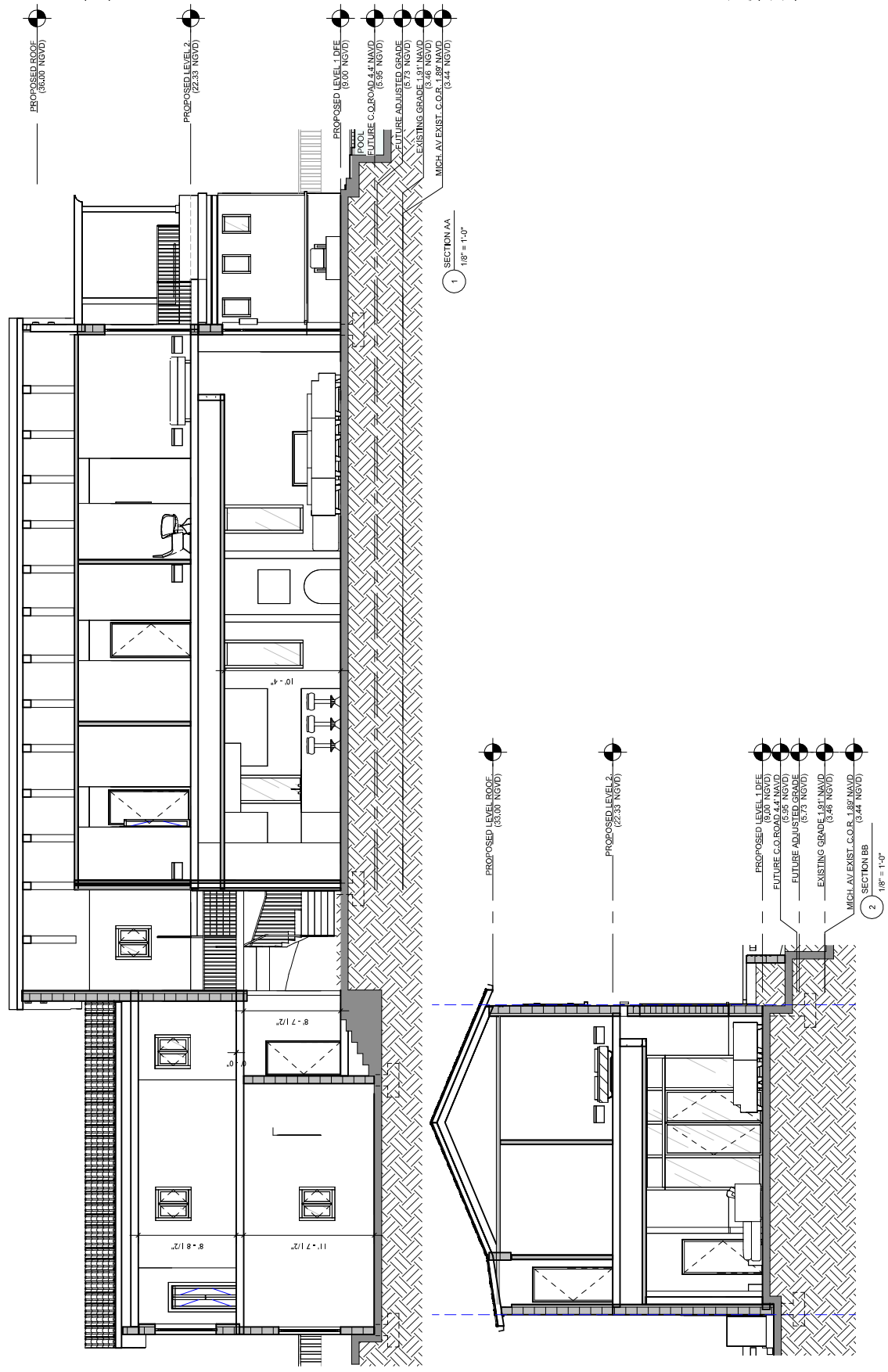
7500 NE 4th Court
Suite 102
Miami, FL 33138

2129
PROJECT NUMBER

PROJECT:
PRIVATE
RESIDENCE

1800 Michigan Ave. Miami
Beach, FL 33139

DRAWING:



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FORM OR BY ANY MEANS, ELECTRONIC OR
MECHANICAL, WITHOUT THE WRITTEN PERMISSION
OF JANIER ASSOCIATES, ARCHITECTS, P.A.
SCALE: 1/8" = 1'-0"
CHECK: JAC
DATE: 03/09/2025
SHEET NUMBER

A4.00-