



STUDIO Mc+G
ARCHITECTURE
7500 NE 4th Court
Suite 102
Miami, FL 33138

2129

PROJECT NUMBER



PROJECT:
PRIVATE
RESIDENCE

1800 Michigan Ave. Miami
Beach, FL 33139

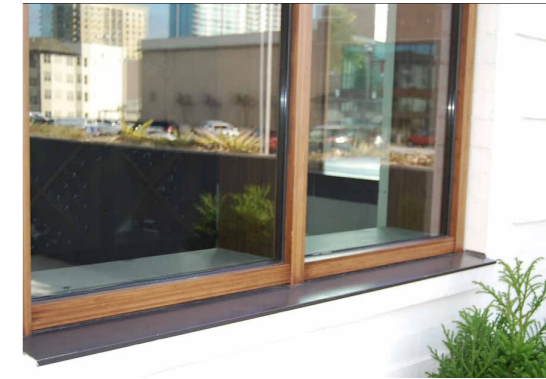
DRAWING:



WOODEN DETAILS



CORAL ROCK



BARREL ROOF TILE IN COLOR VARIATIONS



BLACK VERTICAL RAILING



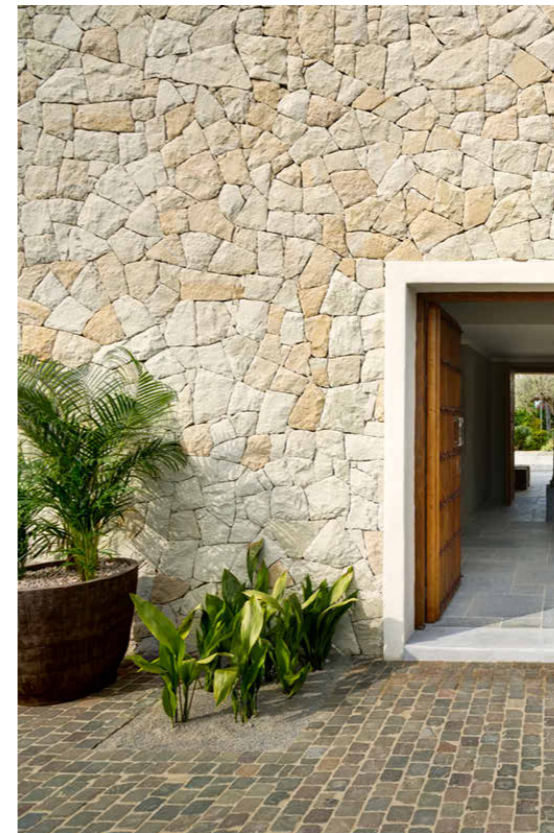
POWDER COATED ALUMINUM MULLIONS



WHJITE STUCCO, CORAL ROCK REVEALS AND DETAIL



WOOD DOORS



WOOD WINDOW HEADERS



WOOD GARAGE DOOR

ARCHITECTURAL
LANGUAGE.

JENNIFER MCCONNEY FLORIDA LIC# AR93044
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SCALE: 1" = 100'-0"
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A0.21-



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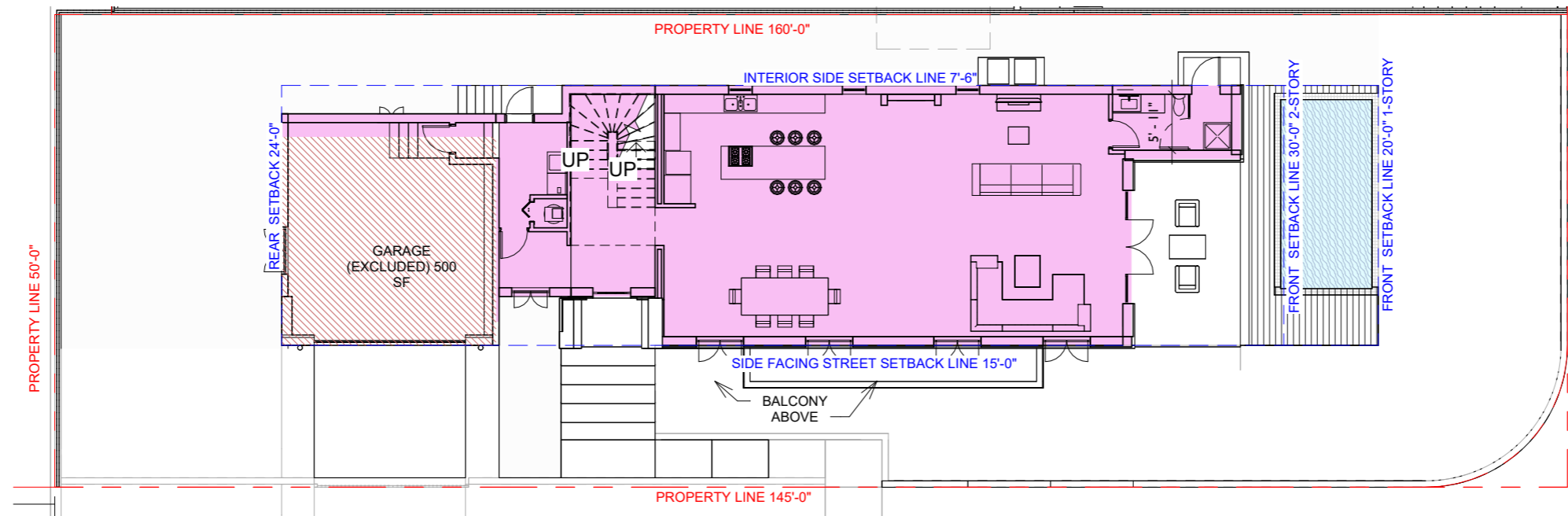
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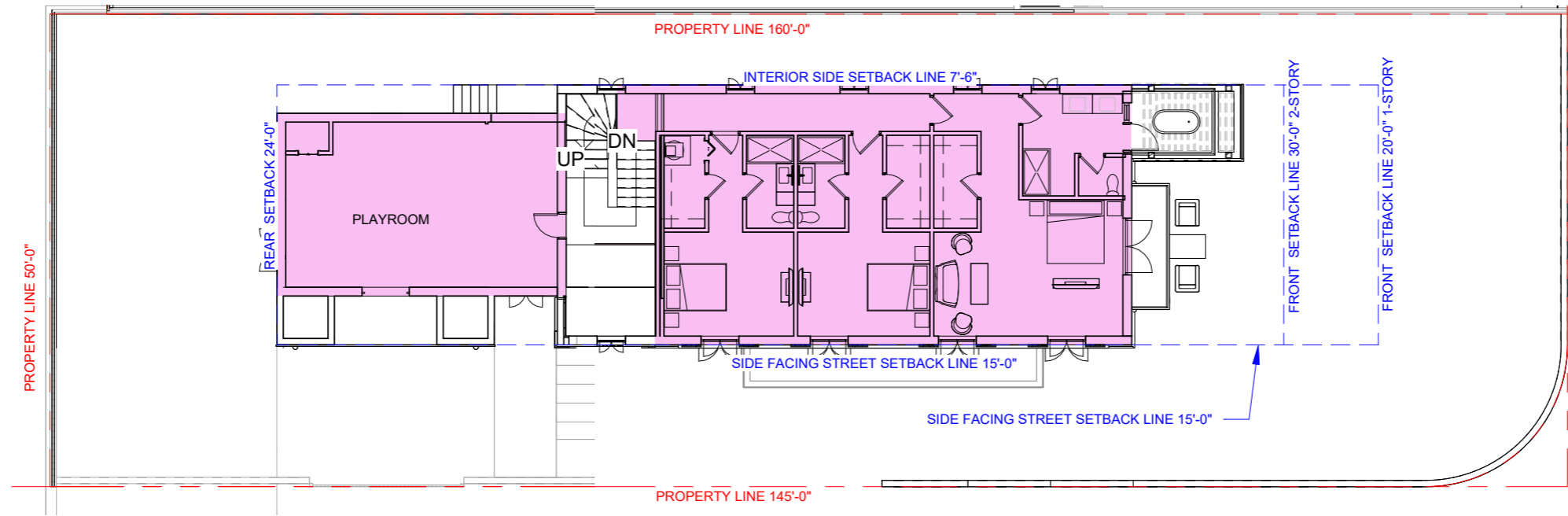
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DRAWING:



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 1,800 SF
MAXIMUM UNIT SIZE (50% OF LOT AREA) $(7,951 / 2 = 3,975.5)$
1,909 SF 1ST FLOOR
1,462 SF 2ND FLOOR

3,371 SF TOTAL UNIT SIZE

UNIT SIZE
DIAGRAMS.

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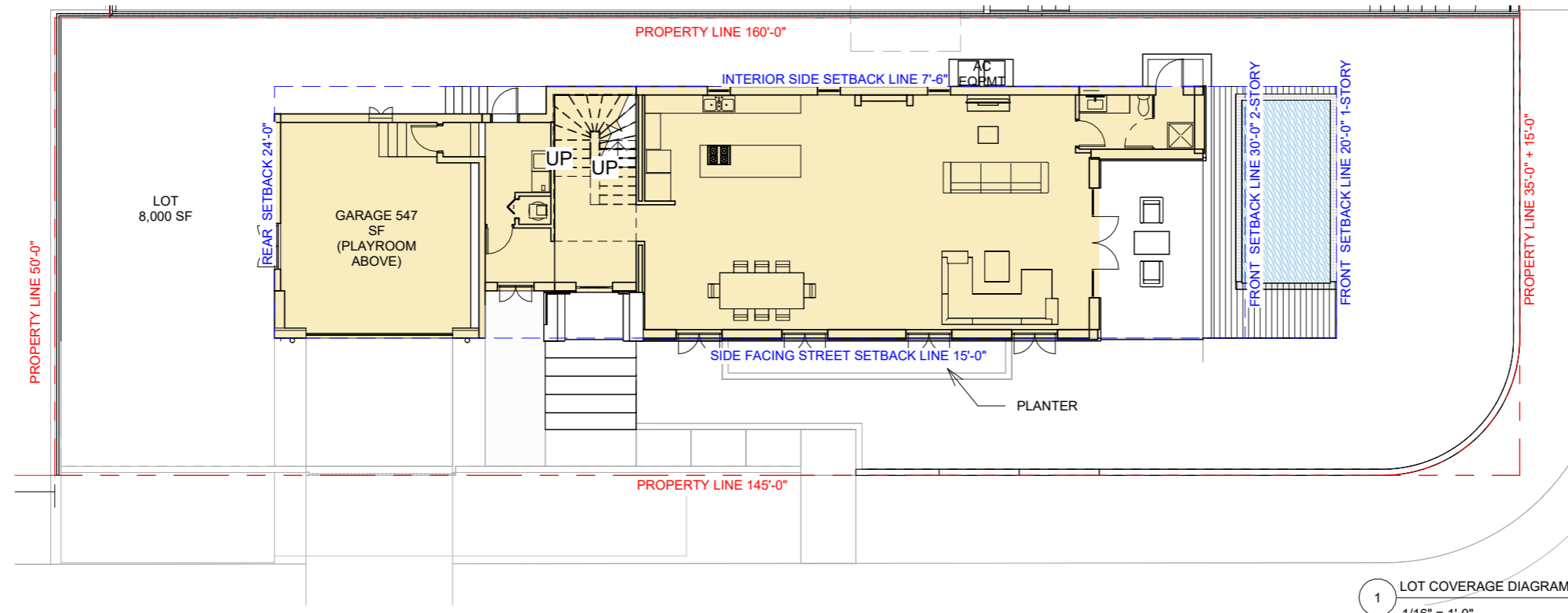
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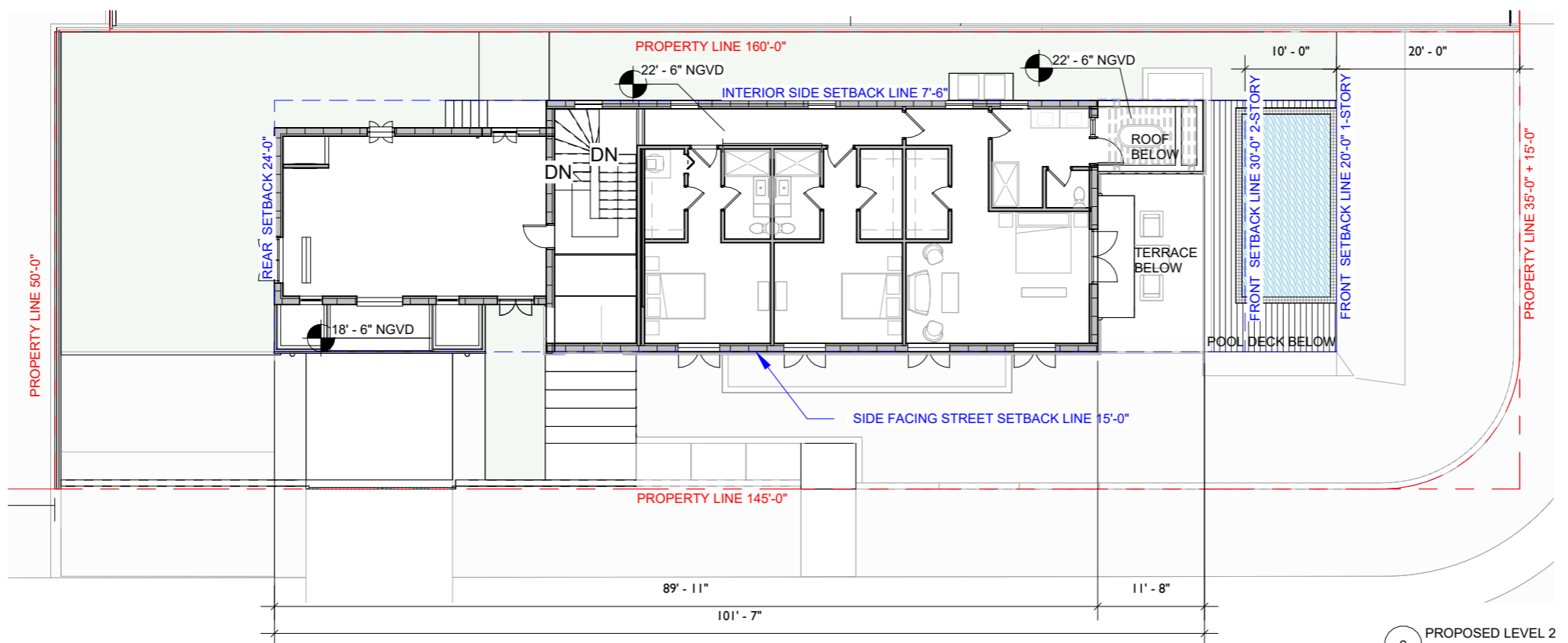
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DRAWING:



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



2 PROPOSED LEVEL 2
1/16" = 1'-0"

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: 50%

PROPOSED: 50%

LOT COVERAGE
DIAGRAM.

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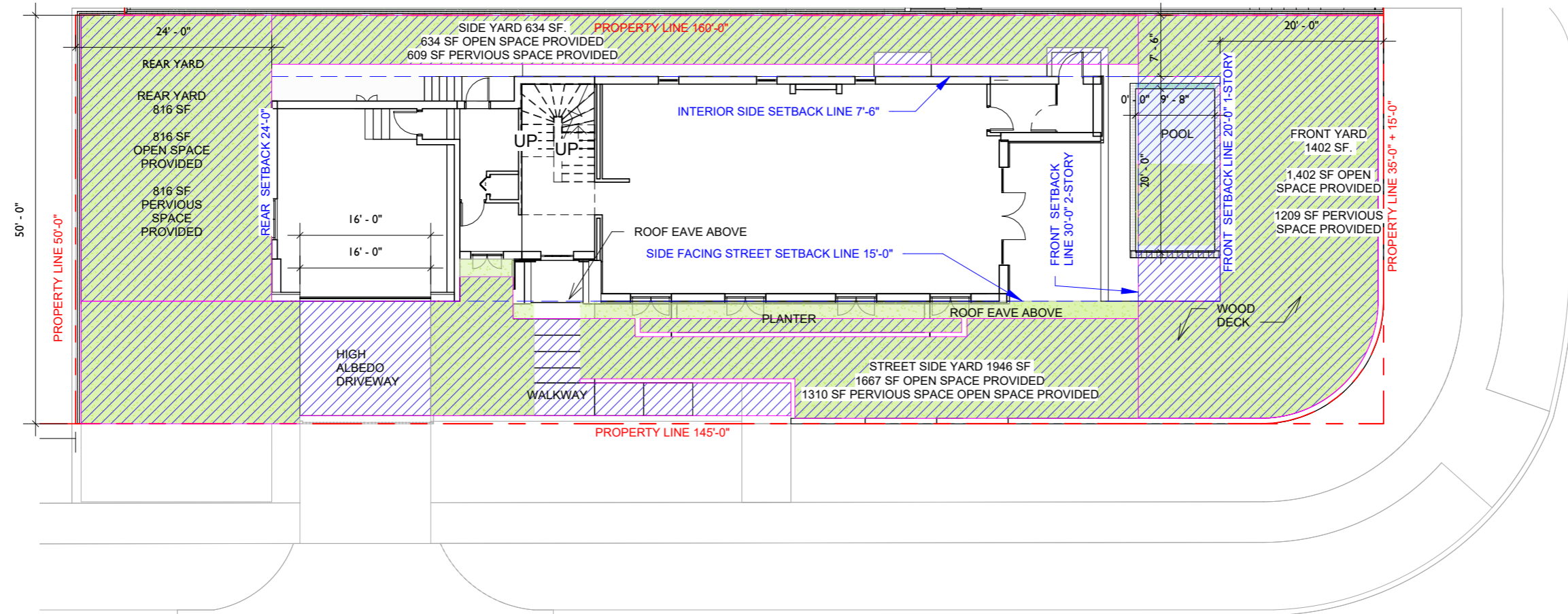


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DRAWING:

**YARD OPEN
SPACE DIAGRAM.**



REFER TO LANDSCAPE PLAN FOR
PLANTING INFORMATION

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

PROVIDED
OPEN SPACE

PROVIDED
PERVIOUS OPEN
SPACE

FRONT YARD 1,402 SF
PERVIOUS AREA OF FRONT YARD MINIMUM 50% (701 SF)
PERVIOUS AREA FRONT YARD PROPOSED: 822 SF

STREET SIDE YARD: 1946 SF
PERVIOUS AREA OF STREET SIDE YARD MINIMUM 50% (973 SF)
PERVIOUS ARE STREET SIDE YARD PROPOSED: 1,310 SF

REAR YARD:
REQUIRED REAR YARD: LAST 15% OF DEPTH OF LOT (160' X .15 = 24')
816 SF
PERVIOUS AREA OF BACK YARD MINIMUM: 70%
PROVIDED: 816 SF (100%)

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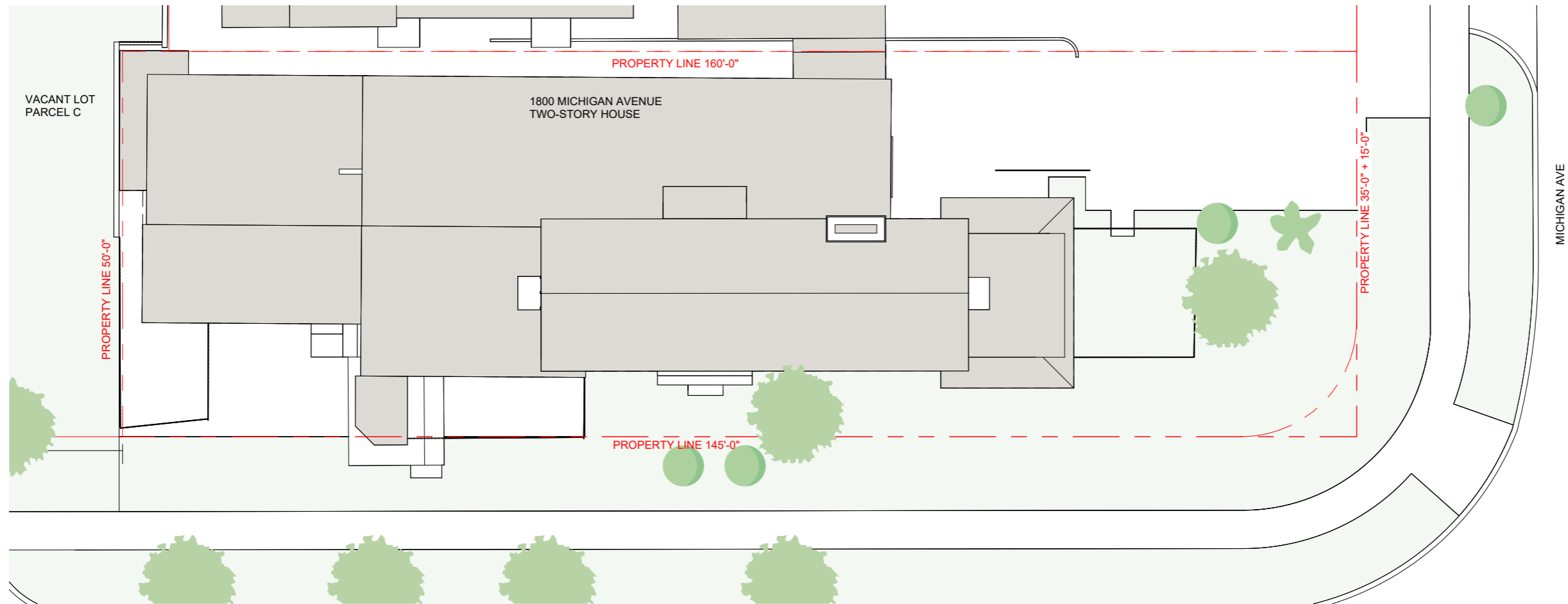


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1800 Michigan Ave. Miami
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DRAWING:

**EXISTING SITE
PLAN (BEFORE
DEMOLITION).**



JENNIFER McCONNIEY FLORIDA LIC# AR93044

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



A1.01-



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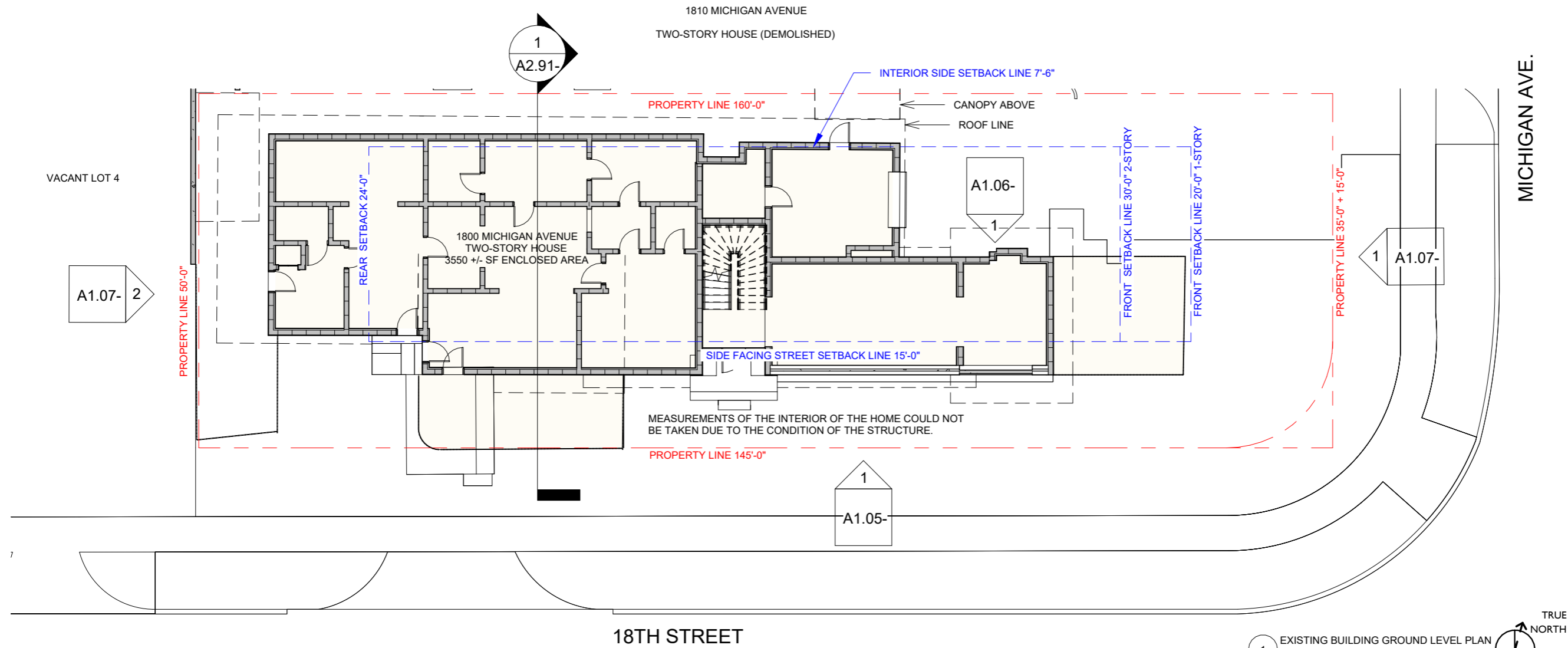
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DRAWING:

EXISTING
BUILDING
GROUND LEVEL
PLAN

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A1.02-



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



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



5 INTERIOR OF HOUSE 4
1" = 20'-0"



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



6 INTERIOR OF HOUSE 5
1" = 20'-0"



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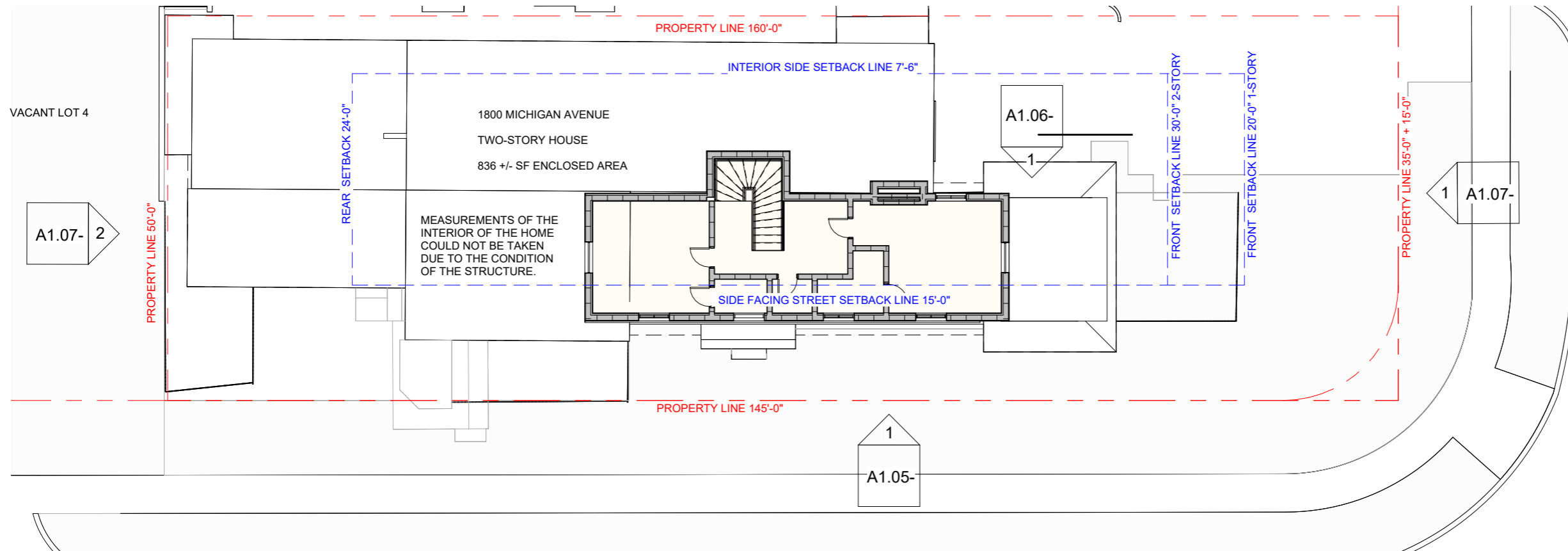
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DRAWING:

**EXISTING
BUILDING 2ND
LEVEL PLAN**

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1810 MICHIGAN AVENUE
TWO-STORY HOUSE (DEMOLISHED)



A1.03-



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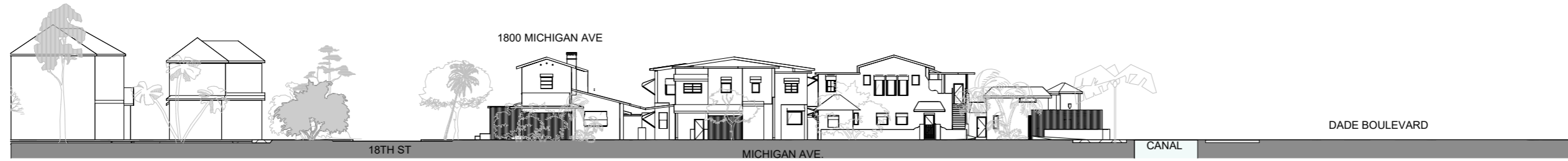
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DRAWING:

EXISTING STREET
ELEVATIONS
(BEFORE
DEMOLITION)

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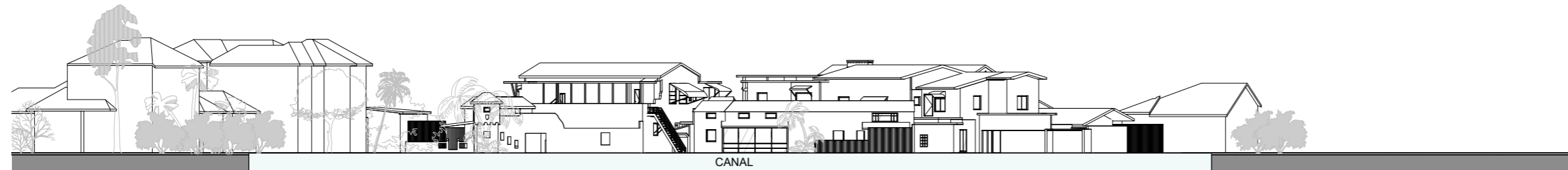
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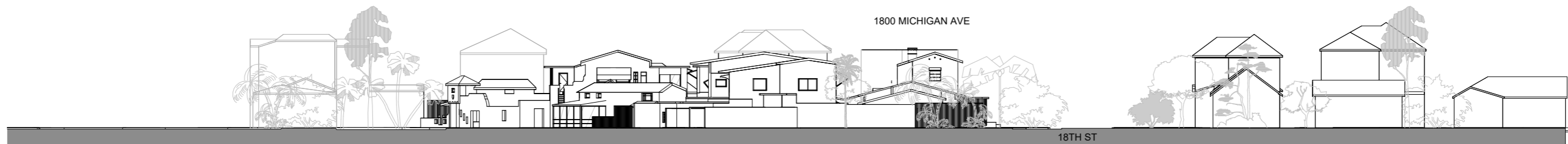
2 EXISTING STREET ELEVATION EAST
 1" = 40'-0"



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



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



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



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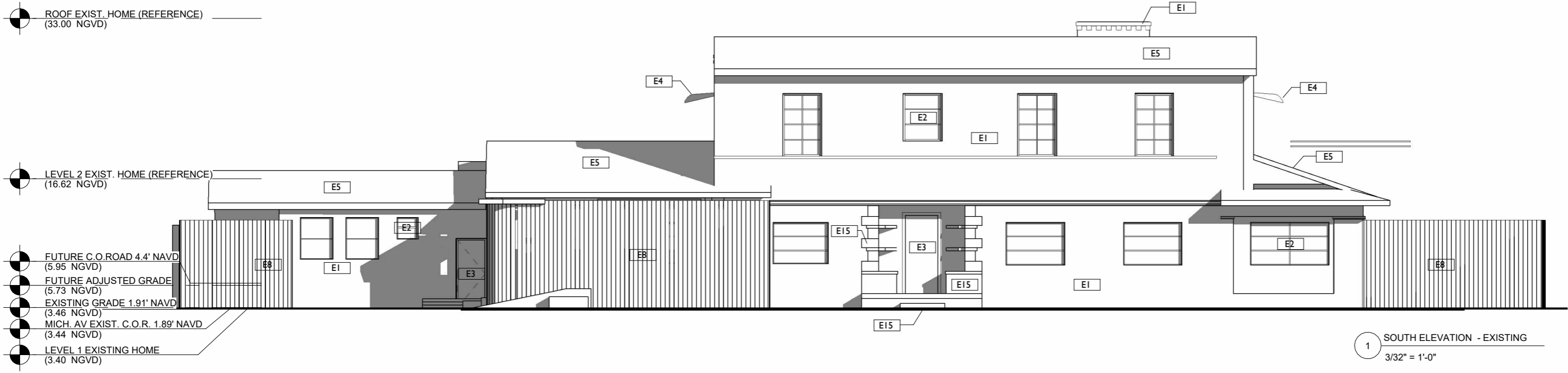
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DRAWING:

EXISTING
BUILDING
ELEVATIONS
SOUTH

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"

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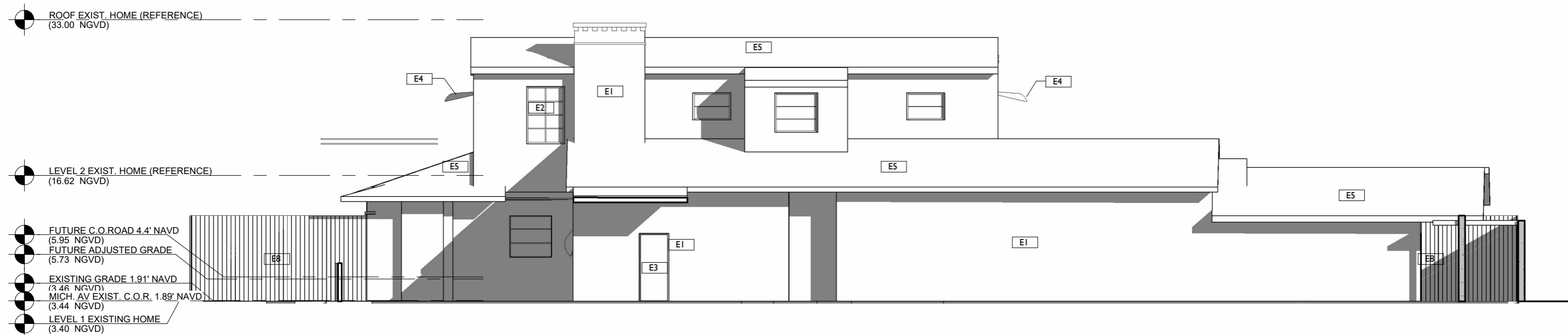
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DRAWING:

EXISTING
BUILDING
ELEVATIONS
NORTH

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

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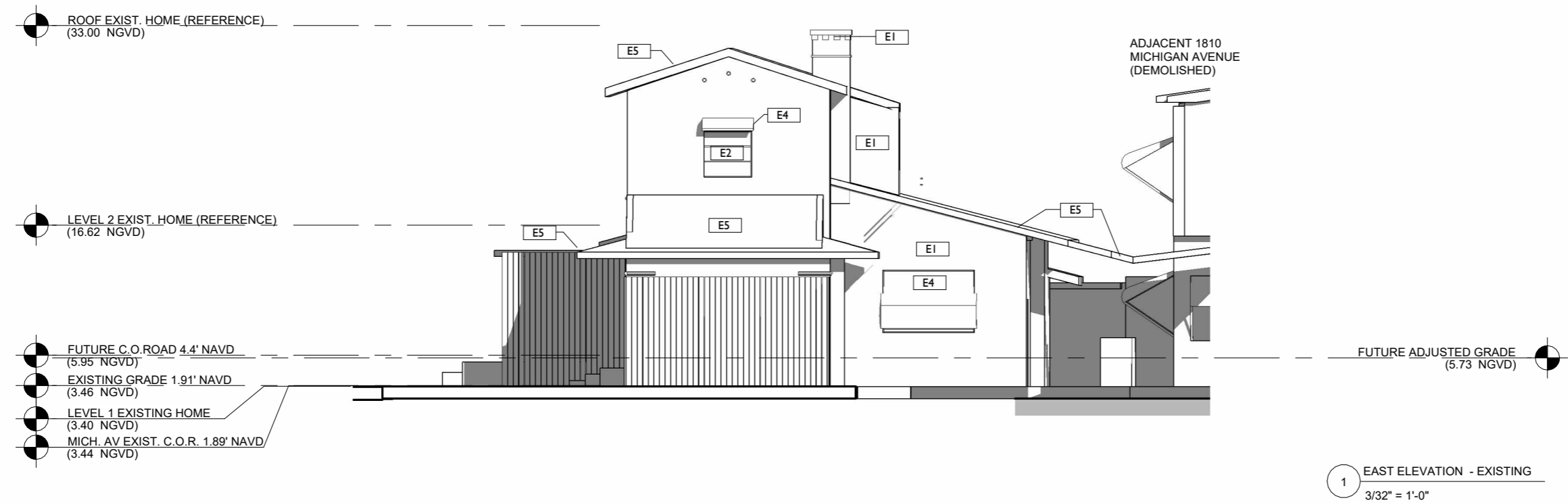
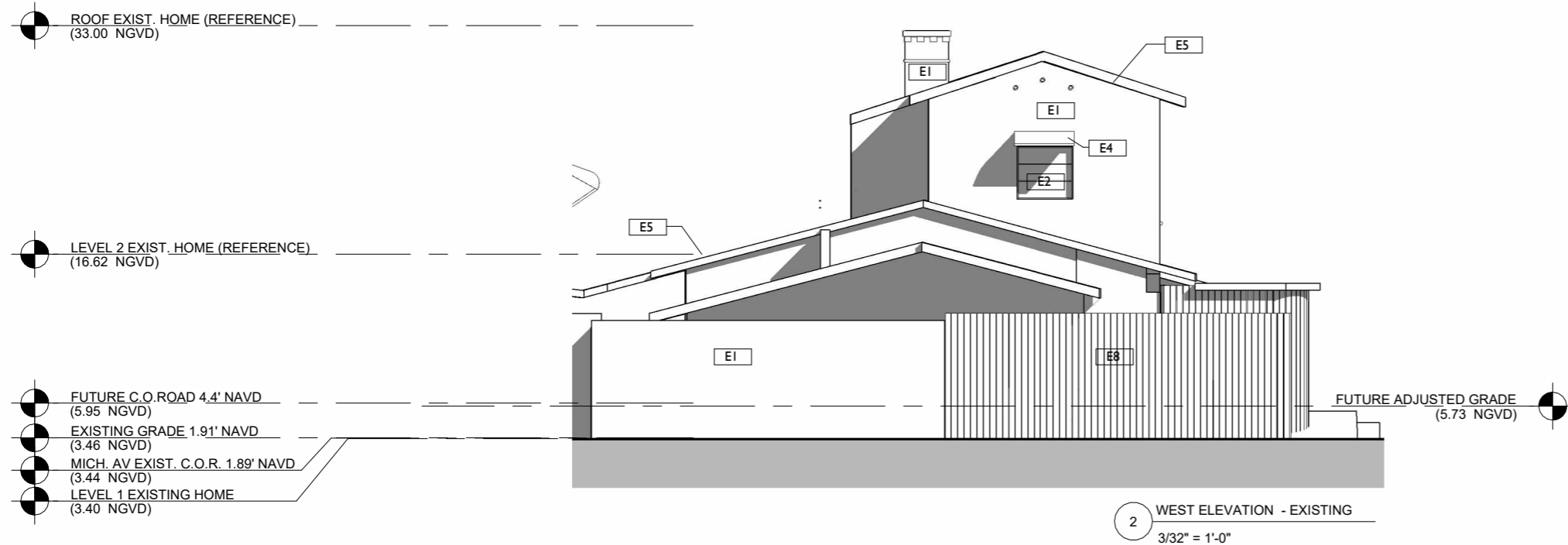
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DRAWING:

**EXISTING
BUILDING
ELEVATIONS
EAST AND WEST**

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EXISTING CONDITION KEYNOTES	
ID	MATERIAL
E1	EXISTING STUCCO FINISH
E2	EXISTING NON-IMPACT WINDOWS
E3	EXISTING SOLID PANEL DOOR
E4	EXISTING AWNING
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E7	EXISTING STAIRS
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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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DRAWING:

**PROPOSED
LOCATION PLAN**

JENNIFER MCCONNEY FLORIDA LIC# AR93044

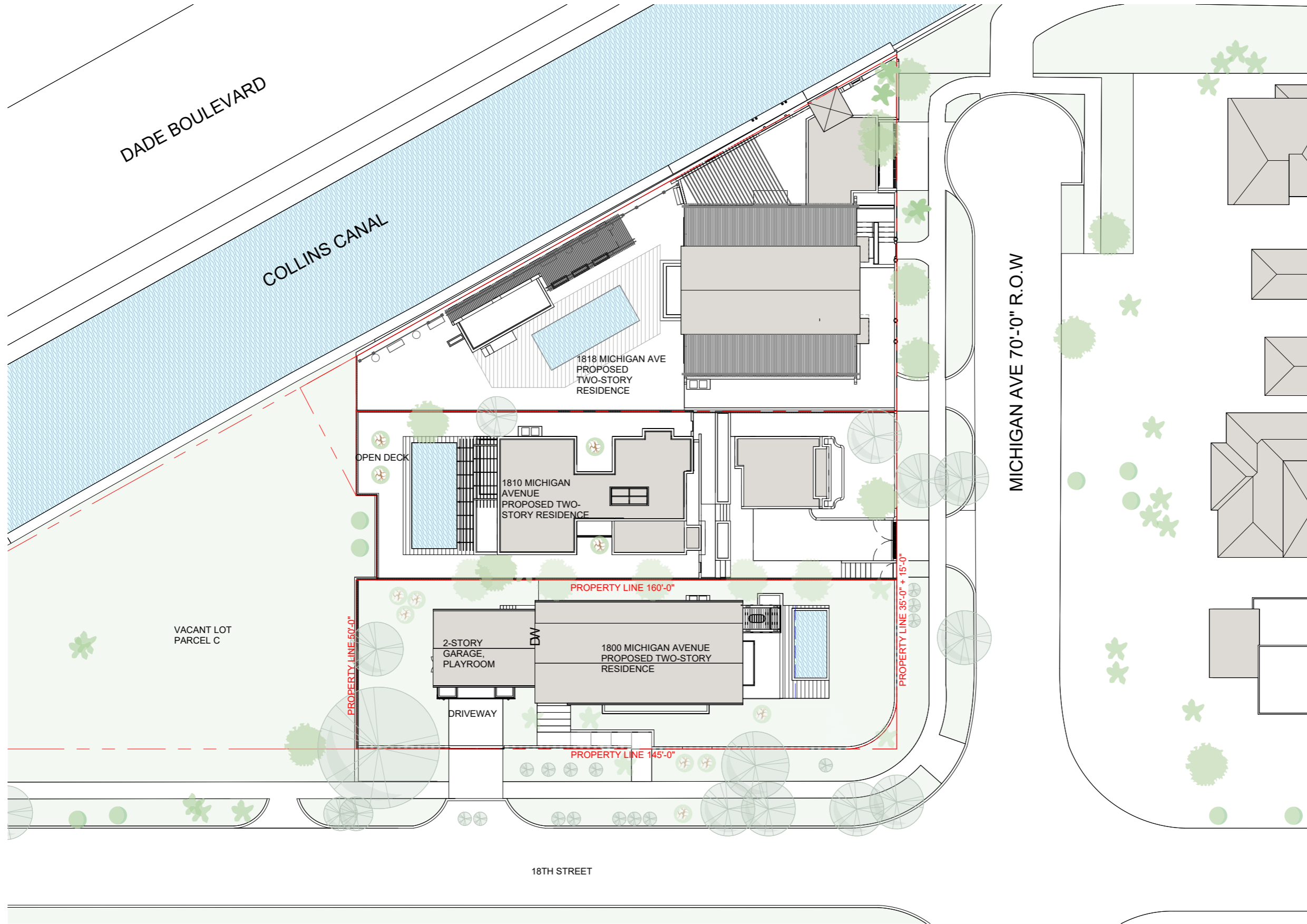
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SCALE: 1" = 30'-0"

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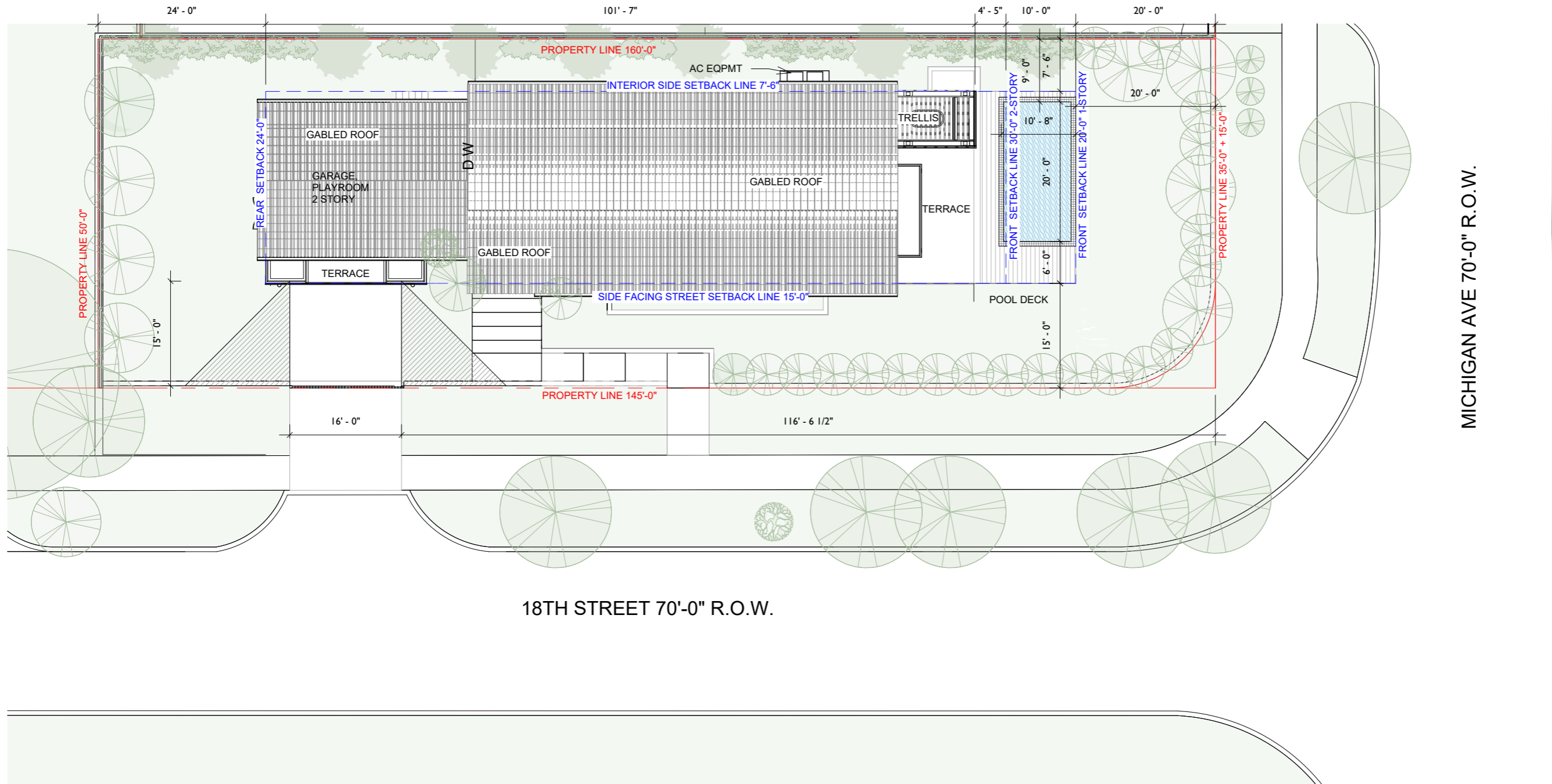


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DRAWING:

**PROPOSED SITE
PLAN**



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1 PROPOSED SITE PLAN
1/16" = 1'-0"

A1.50-



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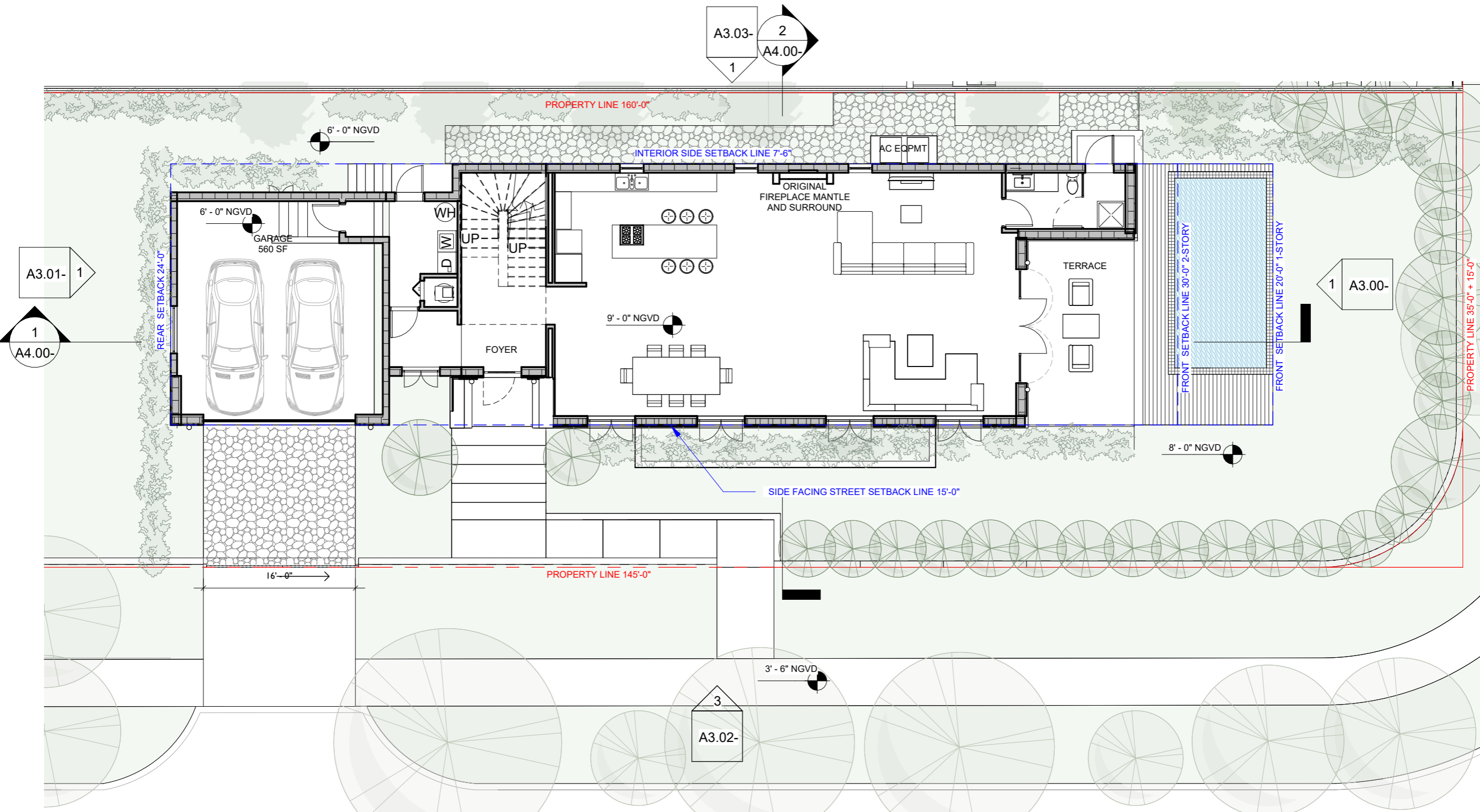
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DRAWING:

LEVEL 1
PROPOSED PLAN

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18TH STREET

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

TRUE NORTH

A2.01-



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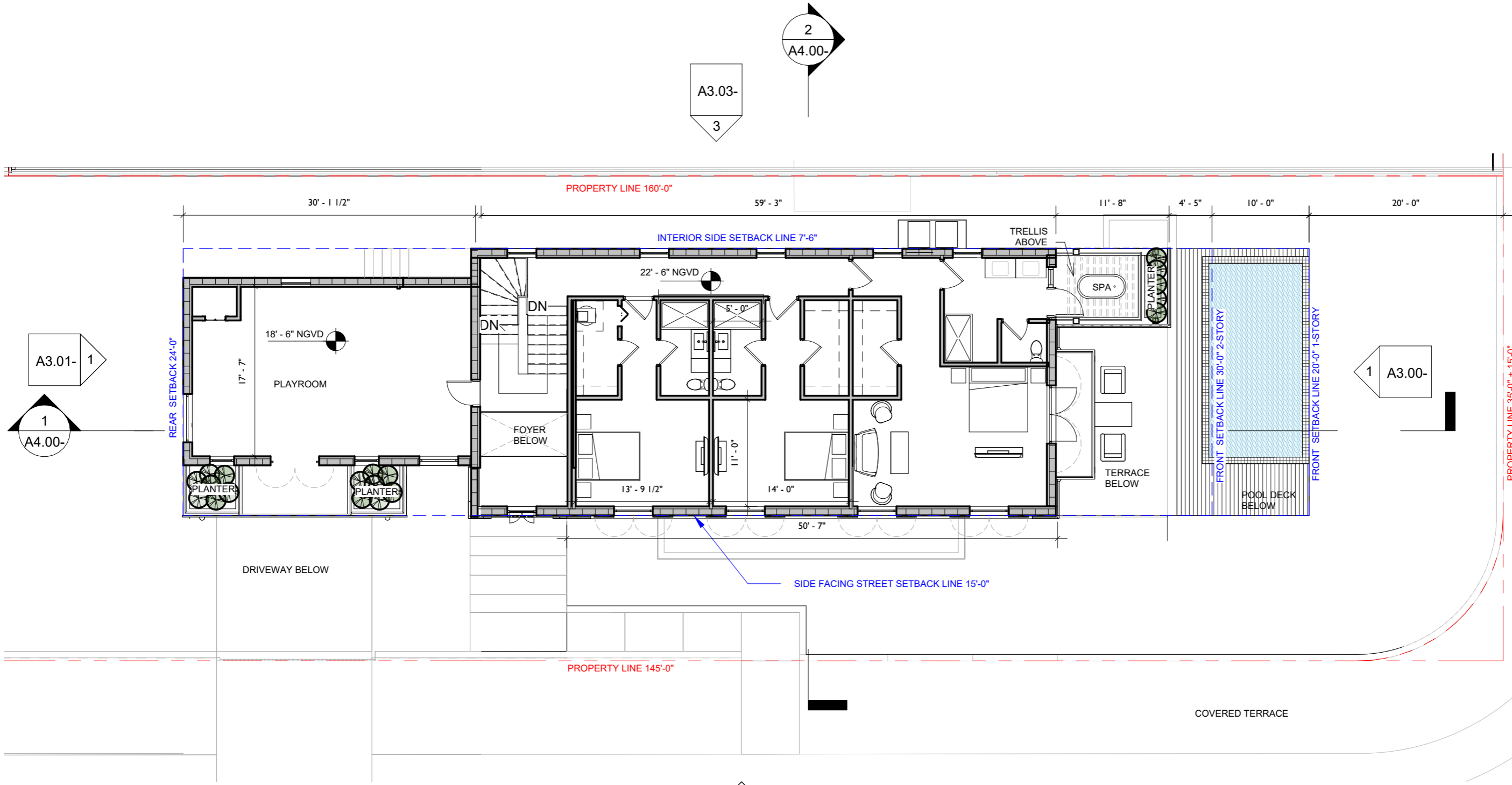
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DRAWING:

LEVEL 2
PROPOSED PLAN

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



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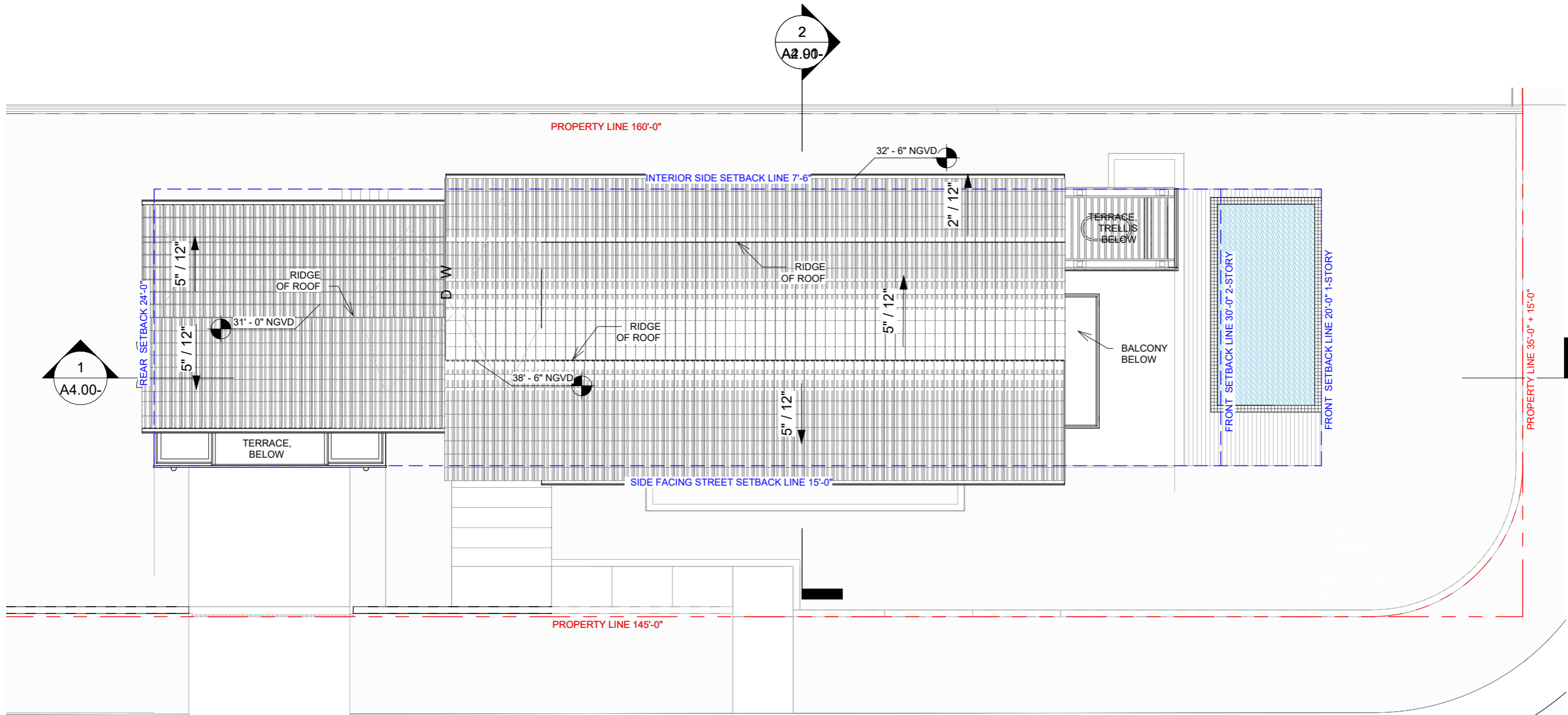


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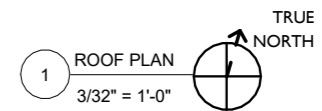
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DRAWING:

**LEVEL ROOF
PROPOSED PLAN**



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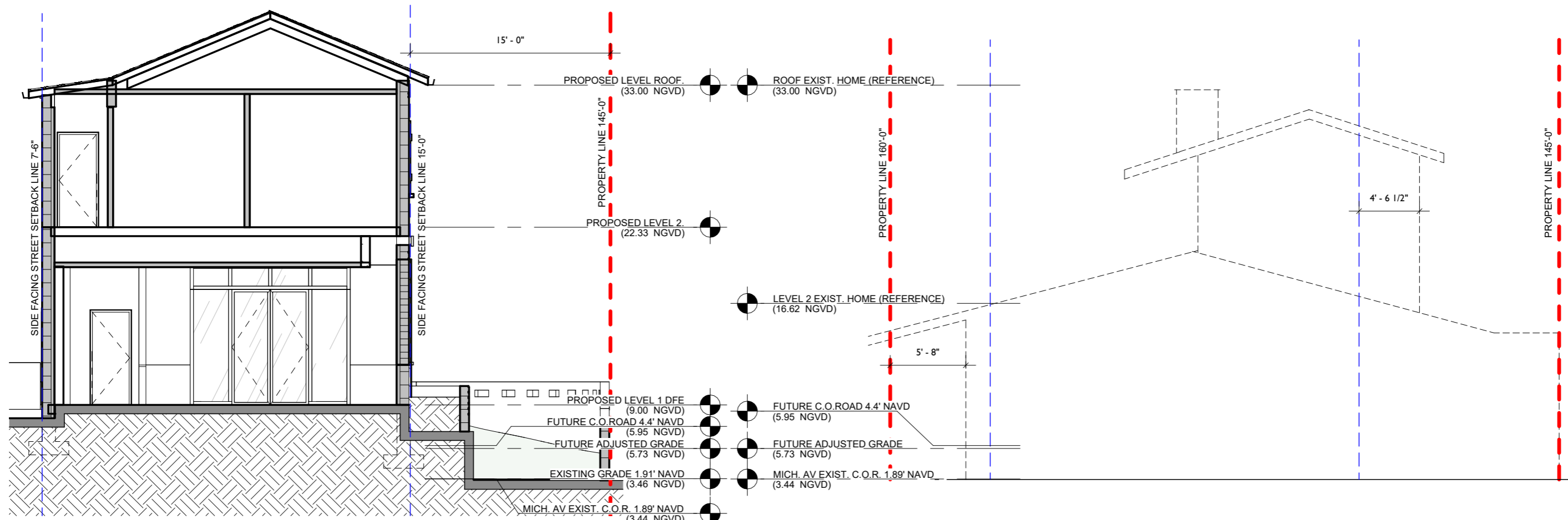
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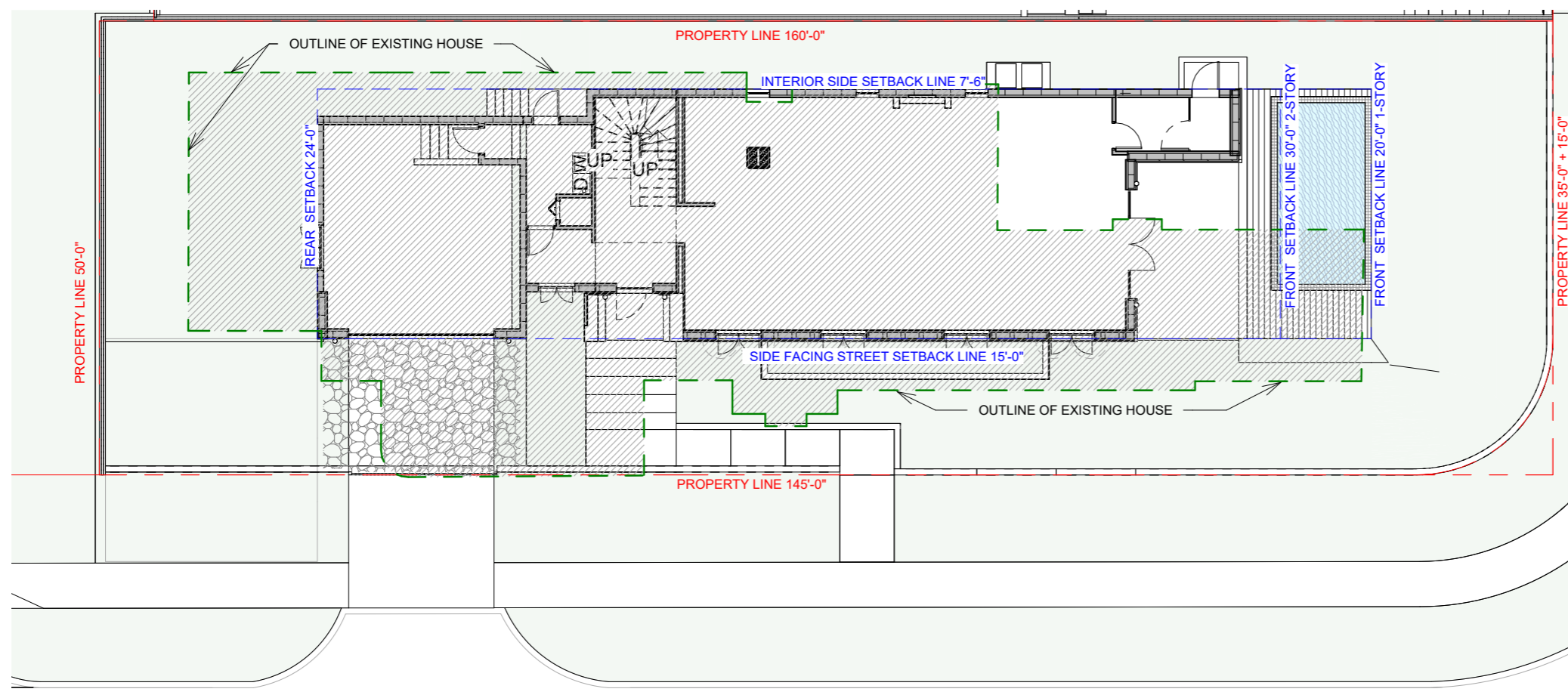
1800 Michigan Ave. Miami
Beach, FL 33139

DRAWING:



2 SECTION E-W PROPOSED
1/8" = 1'-0"

1 EXISTING HOUSE OUTLINE
1/8" = 1'-0"



3 PROPOSED LEVEL 1 - EXISTING HOUSE OUTLINE OVERLAID
1/16" = 1'-0"

OVERLAY
DIAGRAMS

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