



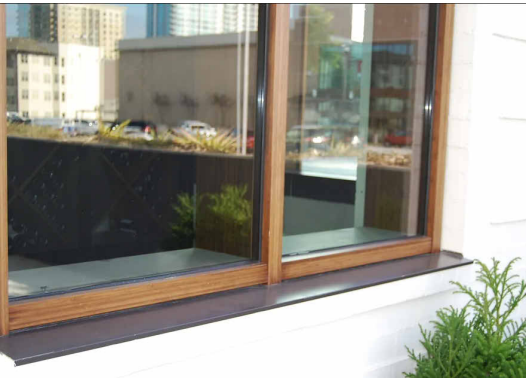
WOODEN DETAILS



BARREL ROOF TILE IN COLOR VARIATIONS



CORAL ROCK



BLACK VERTICAL RAILING



POWDER COATED ALUMINUM MULLIONS



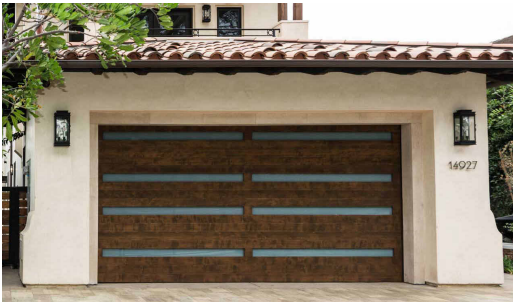
WHJITE STUCCO, CORAL ROCK REVEALS AND DETAIL



WOOD DOORS



WOOD WINDOW HEADERS



WOOD GARAGE DOOR



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:

ARCHITECTURAL
LANGUAGE.



Digitally
signed by
Jennifer
McConney
Date:
2025.03.07
17:08:16
-05'00'

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A0.21-



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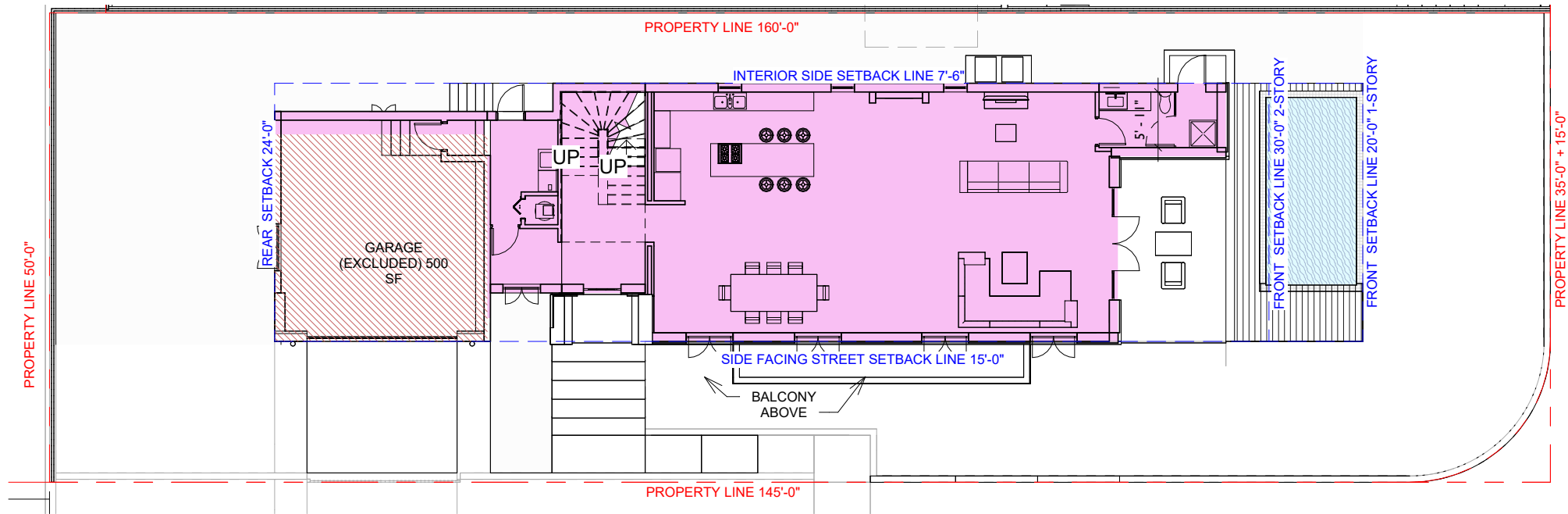


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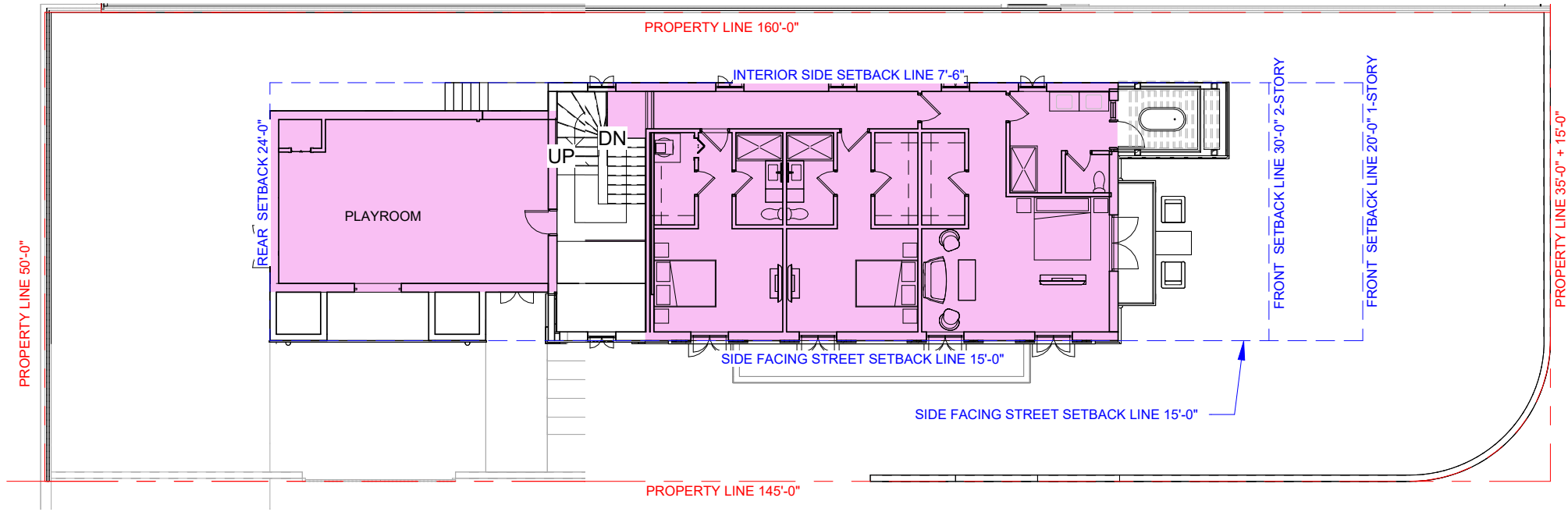
1800 Michigan Ave. Miami
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DRAWING:

UNIT SIZE
DIAGRAMS.



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

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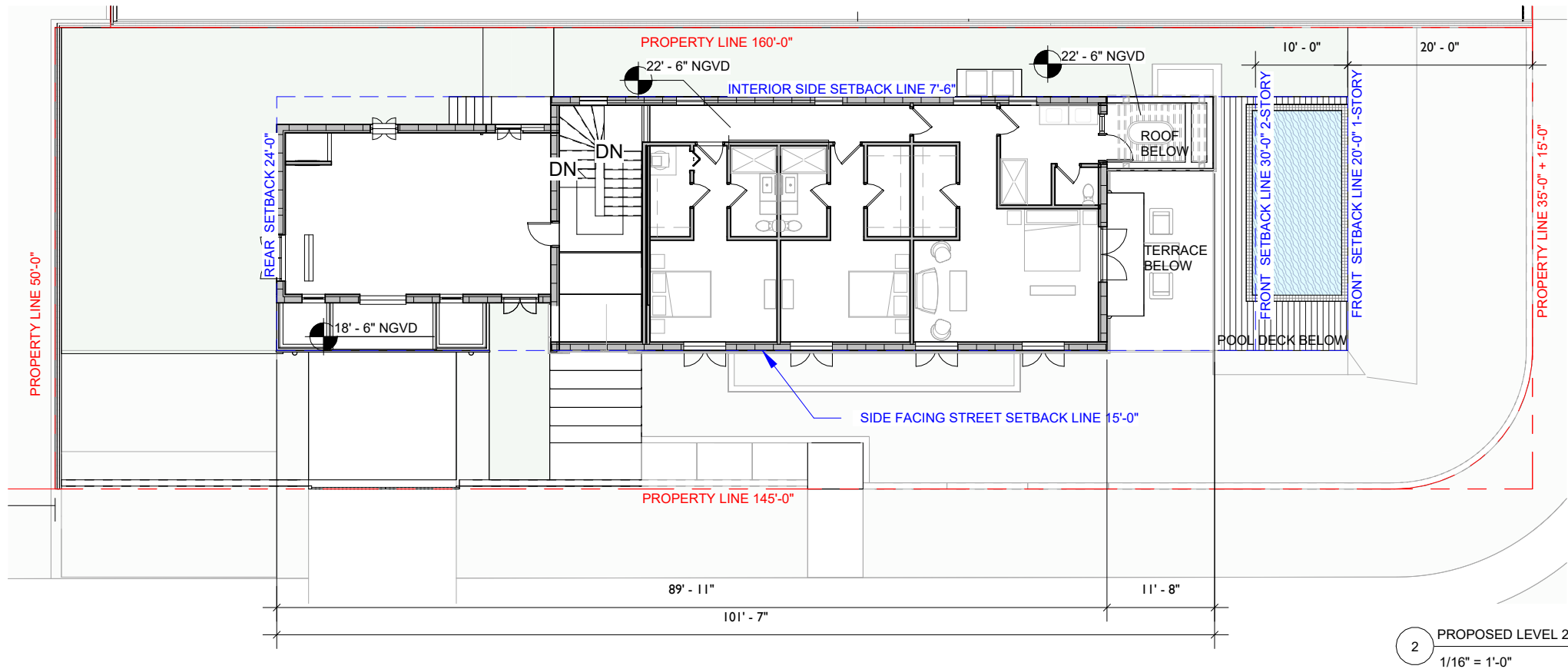
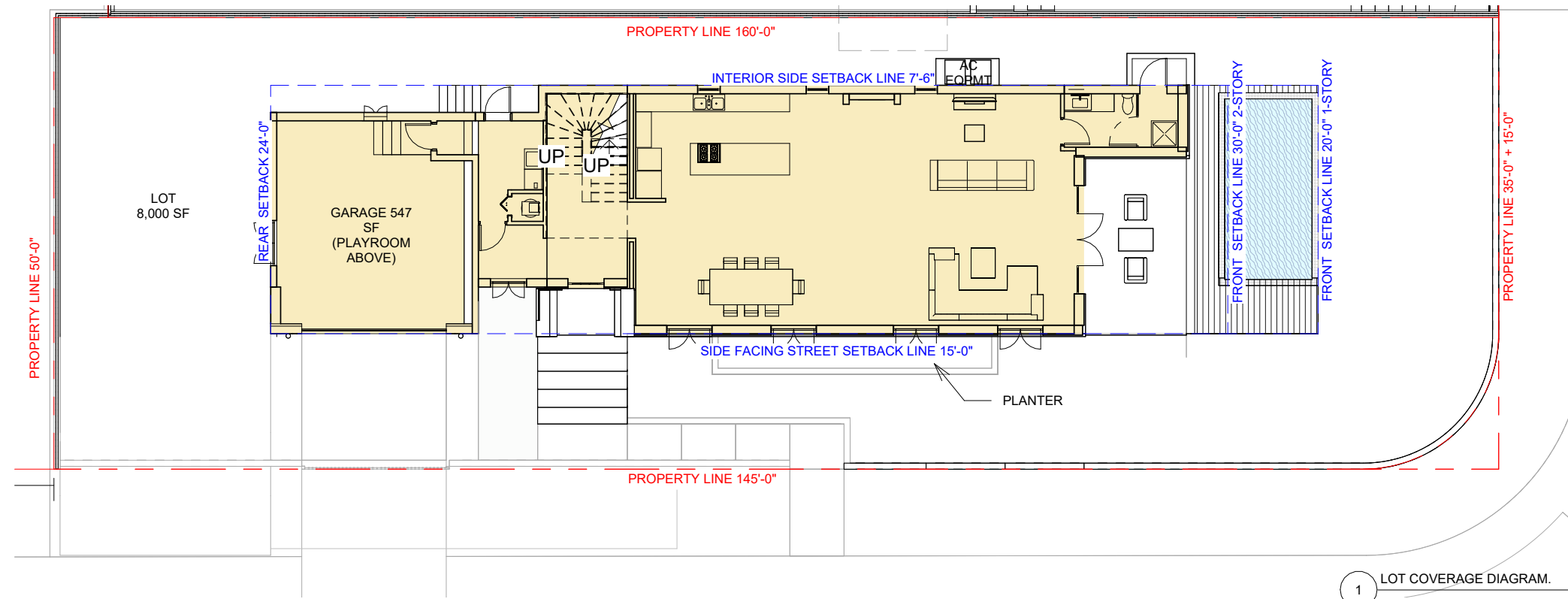
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DRAWING:

LOT COVERAGE
DIAGRAM.

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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%

A0.23-

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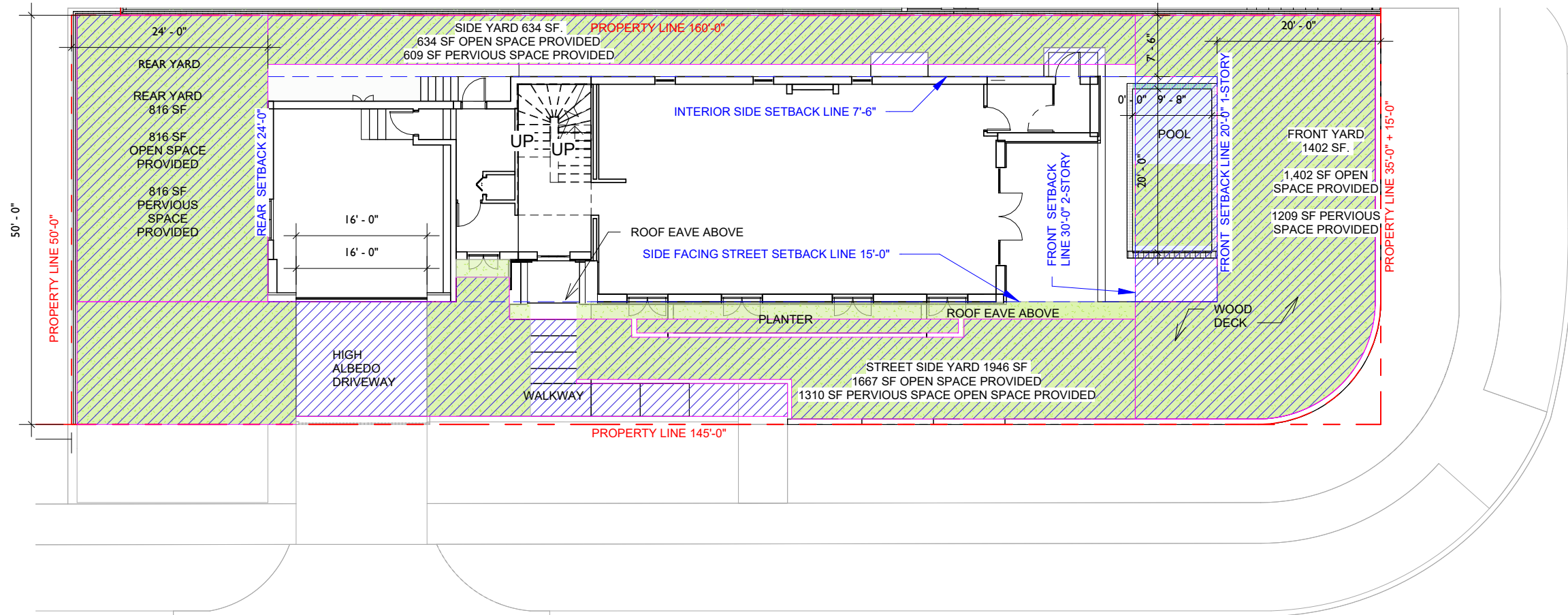


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DRAWING:

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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DRAWING:

EXISTING
LOCATION PLAN
(BEFORE
DEMOLITION).

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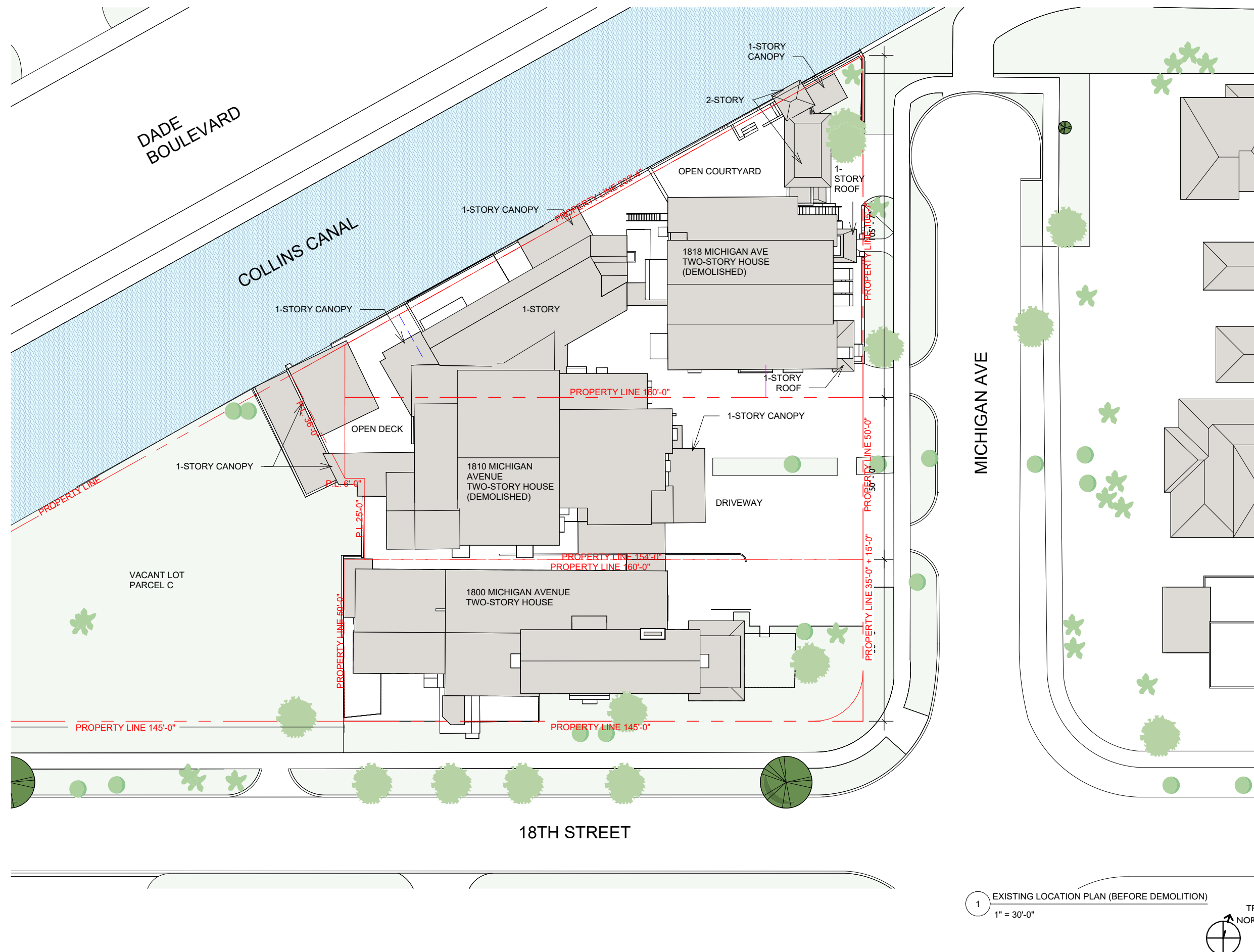
SCALE: 1" = 30'-0"

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DATE: 03/09/2025

SHEET NUMBER

A1.00-



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





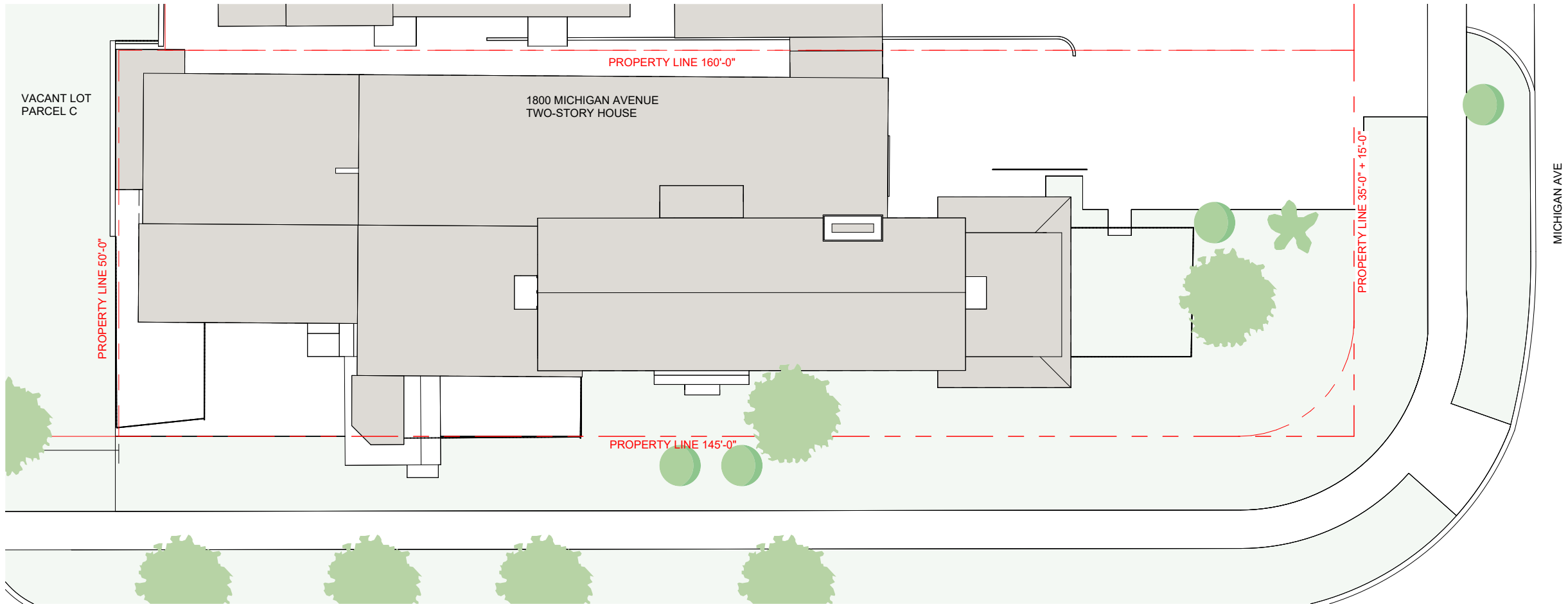
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DRAWING:

EXISTING SITE
PLAN (BEFORE
DEMOLITION).

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

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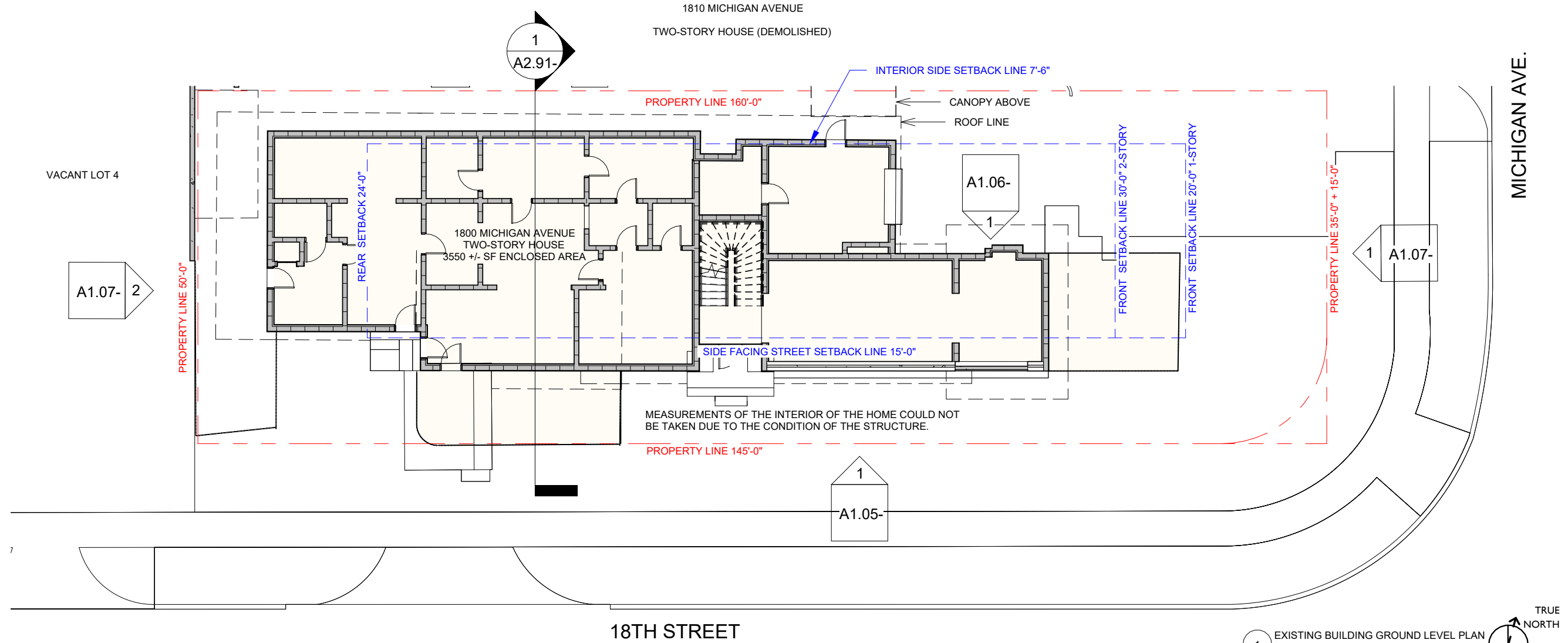
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DRAWING:

EXISTING
BUILDING
GROUND LEVEL
PLAN

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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"

A1.02-

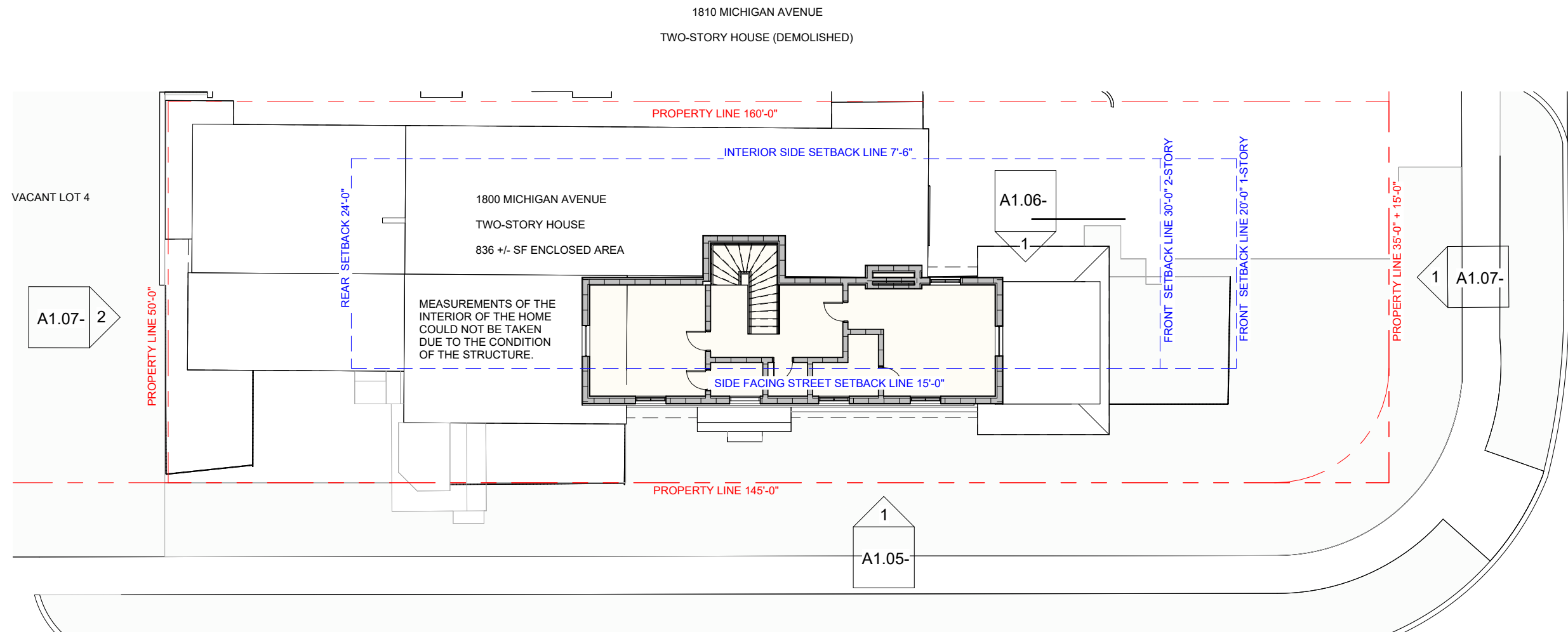


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DRAWING:

EXISTING
BUILDING 2ND
LEVEL PLAN



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PROJECT NUMBER



PROJECT:
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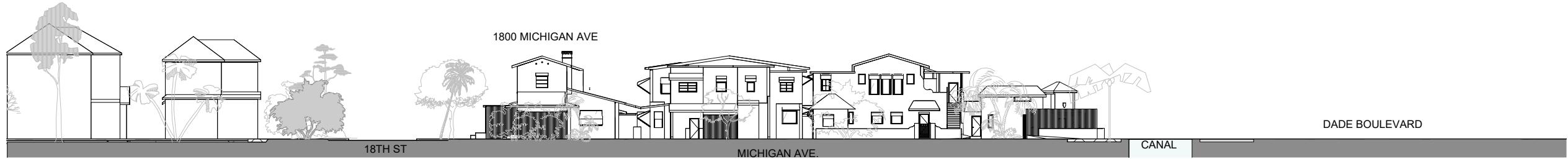
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DRAWING:

EXISTING STREET
ELEVATIONS
(BEFORE
DEMOLITION)

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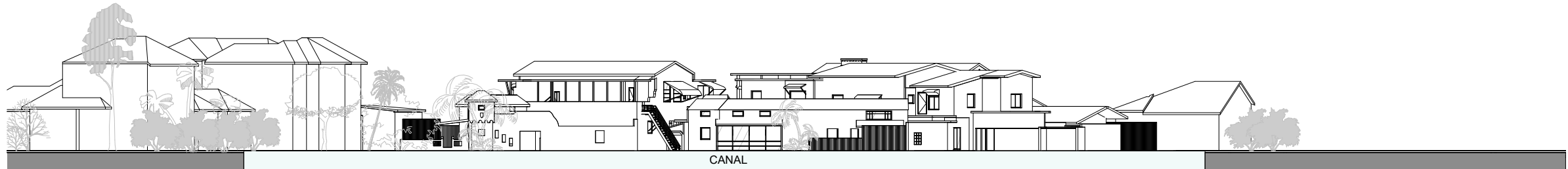
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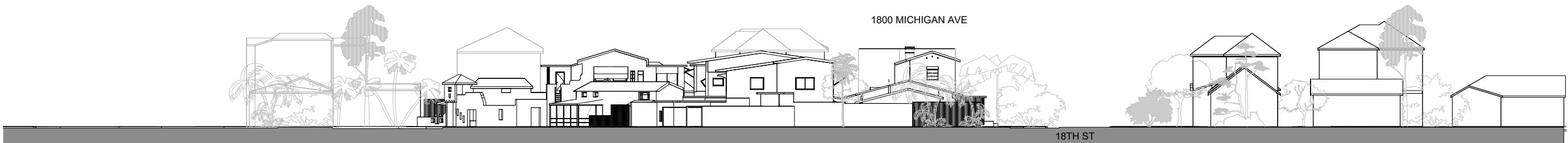
2 EXISTING STREET ELEVATION EAST
1" = 40'-0"



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



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



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



2129



DRAWING:

EXISTING
BUILDING
ELEVATIONS
SOUTH

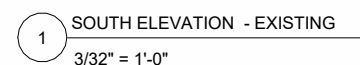
 ROOF EXIST. HOME (REFERENCE)
(33.00 NGVD)

LEVEL 2 EXIST. HOME (REFERENCE) _____
(16.62 NGVD)

A cross-section diagram showing the vertical alignment of a road and an existing home. The diagram includes a vertical axis with five points marked by circular symbols containing a black and white checkerboard pattern. The points are labeled as follows:

- 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)
- LEVEL 1 EXISTING HOME** (3.40 NGVD)

The diagram shows a road profile on the left and a building structure on the right. The road profile starts at the 'FUTURE C.O. ROAD' level, drops to the 'FUTURE ADJUSTED GRADE' level, and then drops further to the 'EXISTING GRADE' level. The building structure is shown on the right, with its base at the 'LEVEL 1 EXISTING HOME' level. The 'MICH. AV EXIST. C.O.R.' level is indicated by a horizontal line across the diagram.



A1.05-



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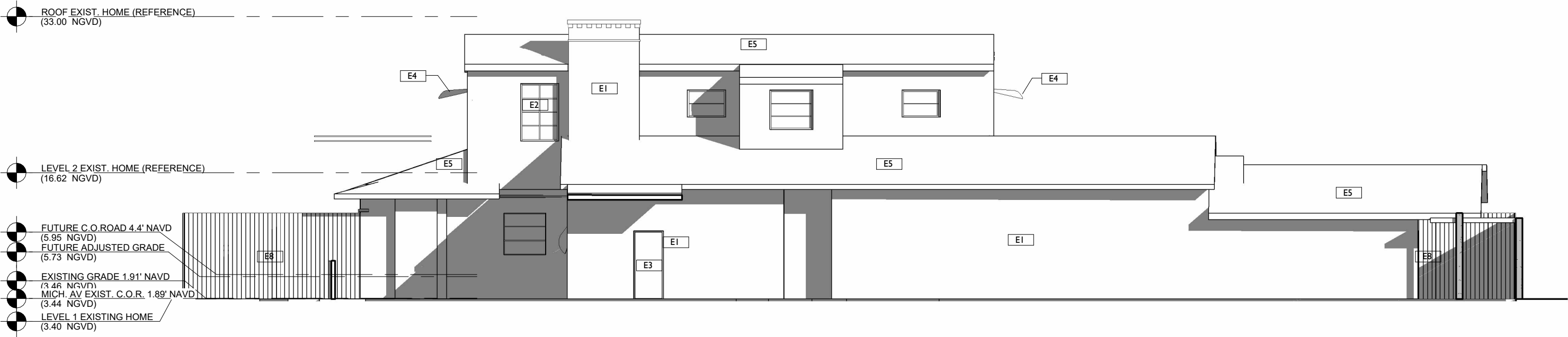
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DRAWING:

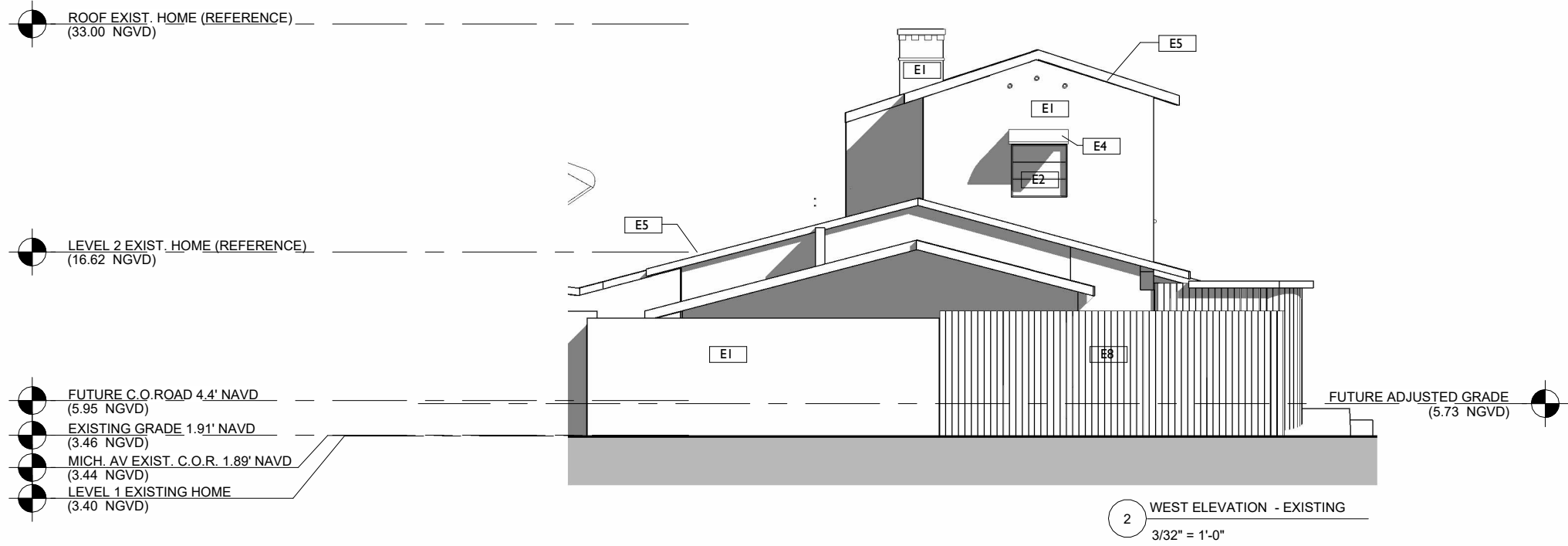
EXISTING
BUILDING
ELEVATIONS
NORTH

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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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



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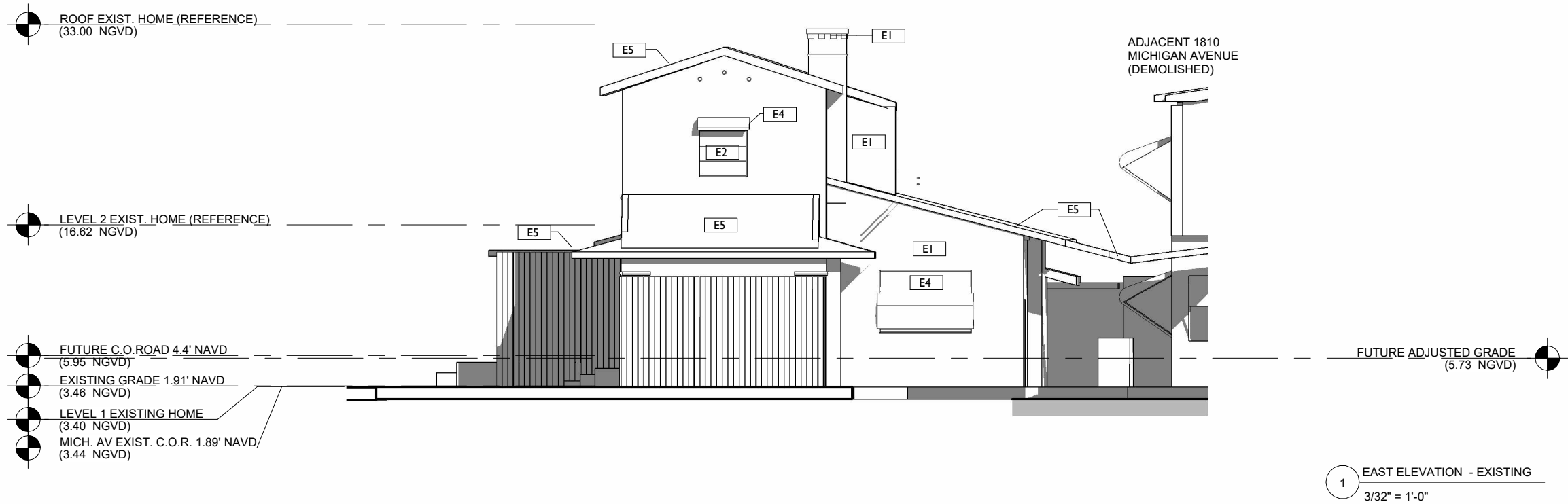


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DRAWING:

EXISTING
BUILDING
ELEVATIONS
EAST AND WEST



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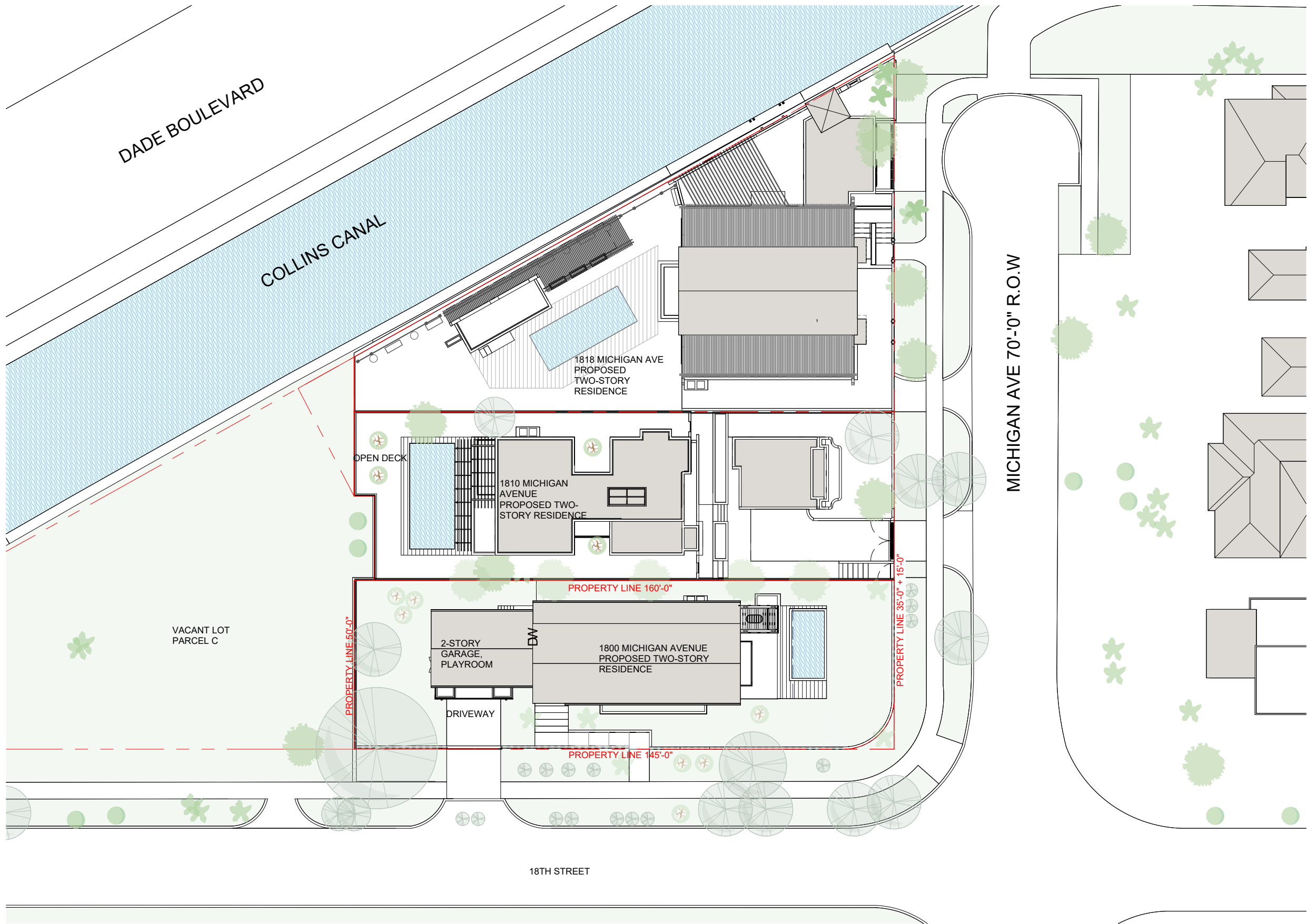
SCALE: 3/32" = 1'-0"

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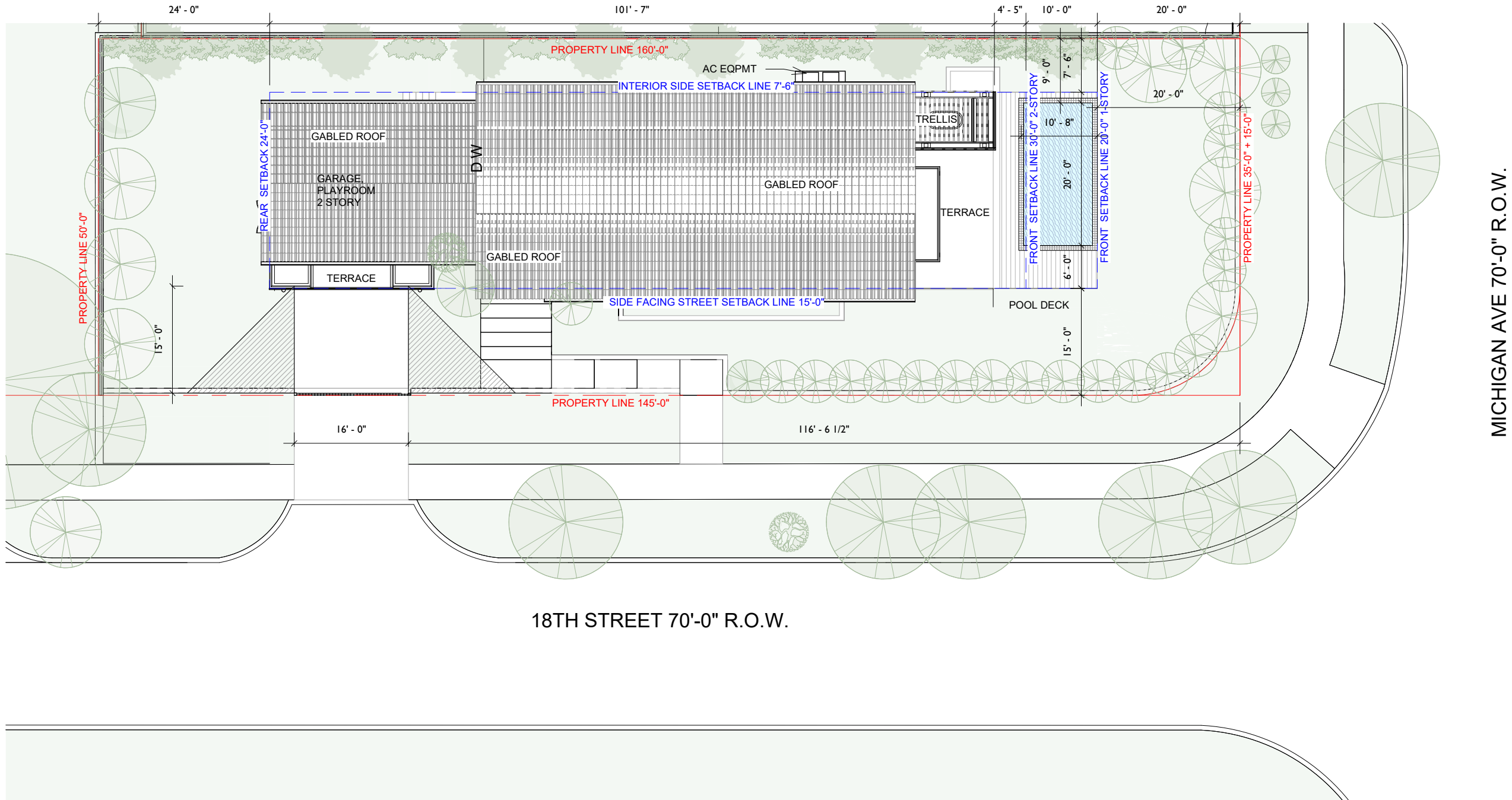
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DRAWING:

PROPOSED SITE
PLAN

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DRAWING:

LEVEL 1
PROPOSED PLAN

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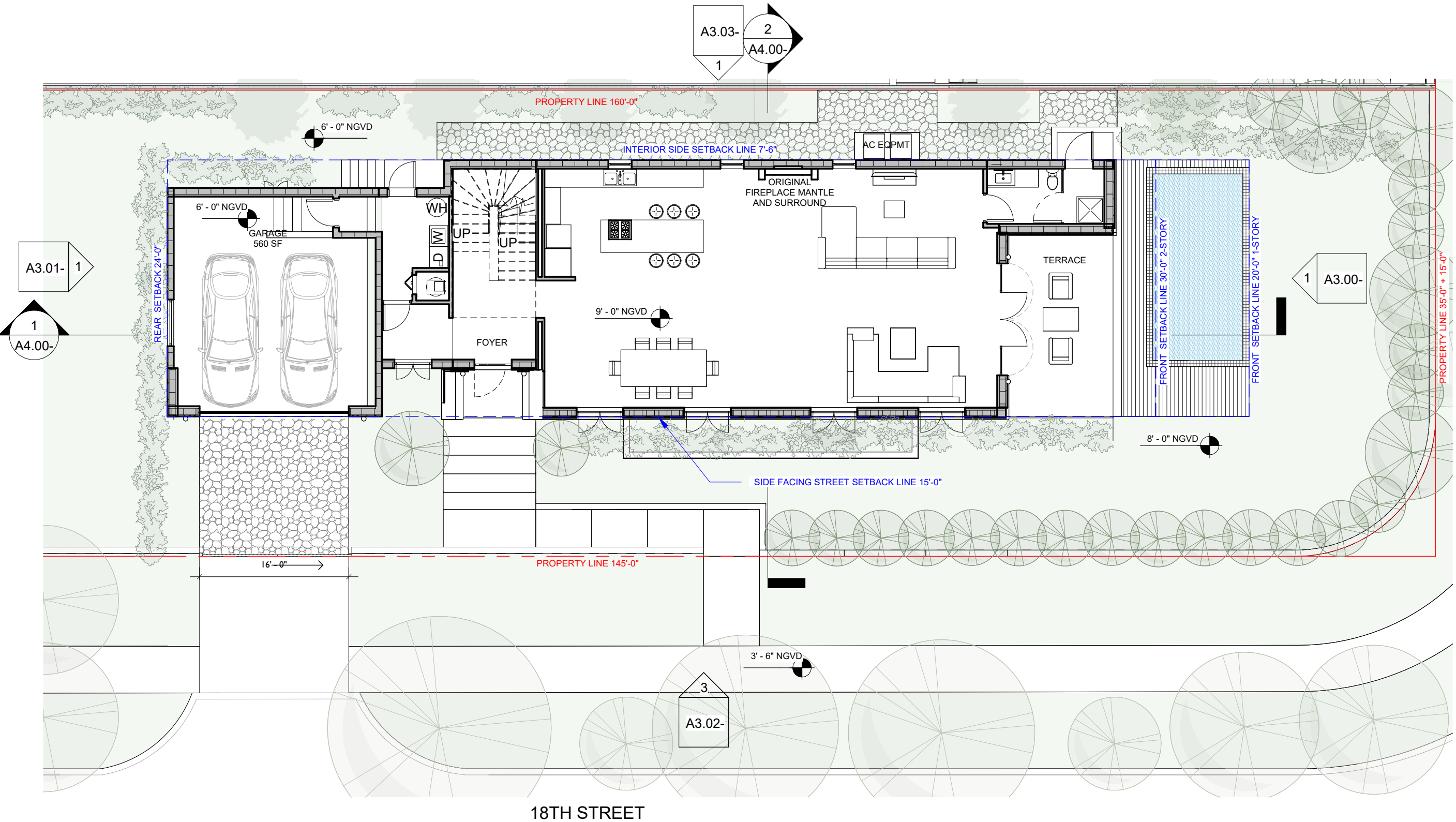
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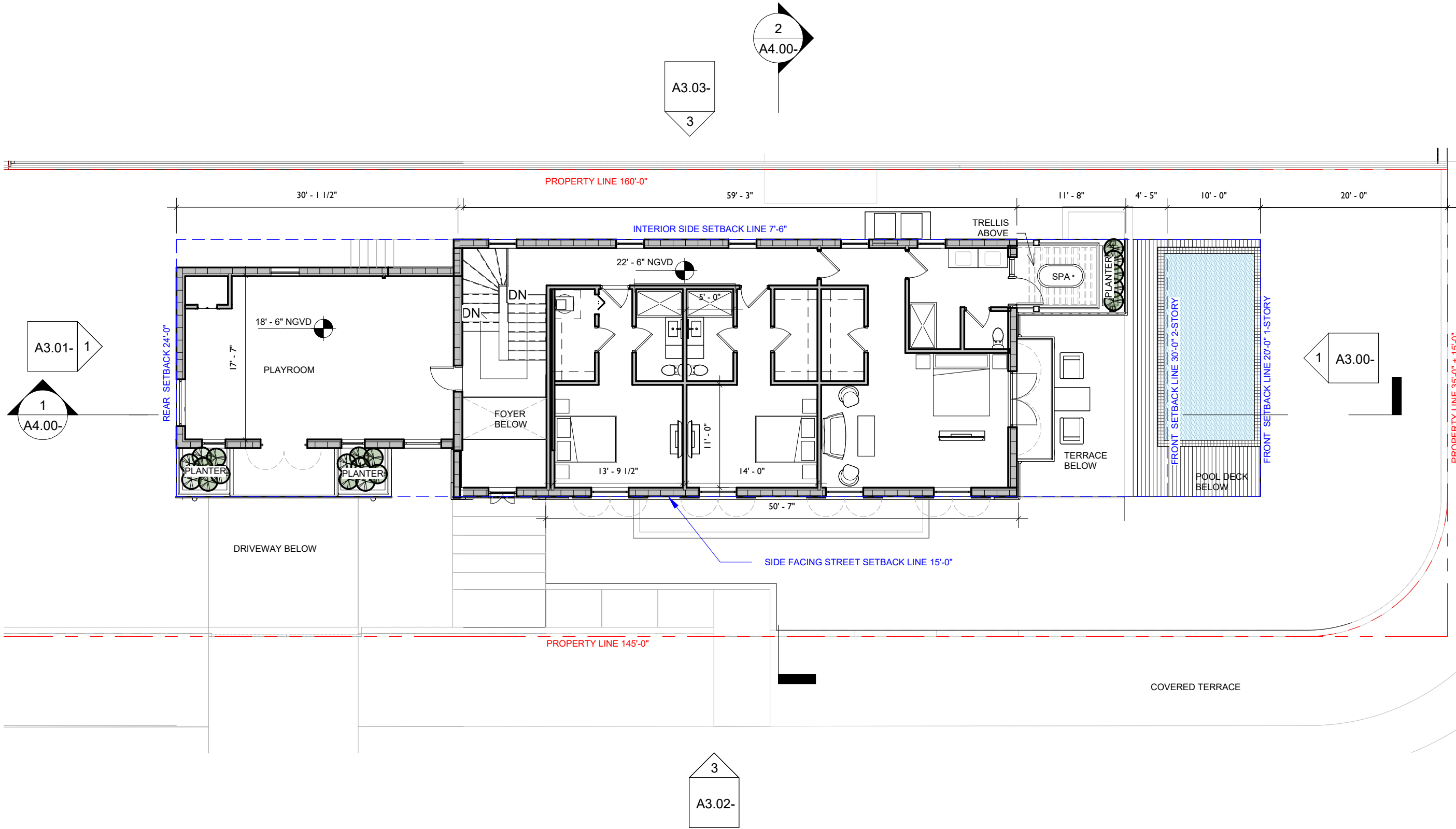
A2.01-



18TH STREET

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







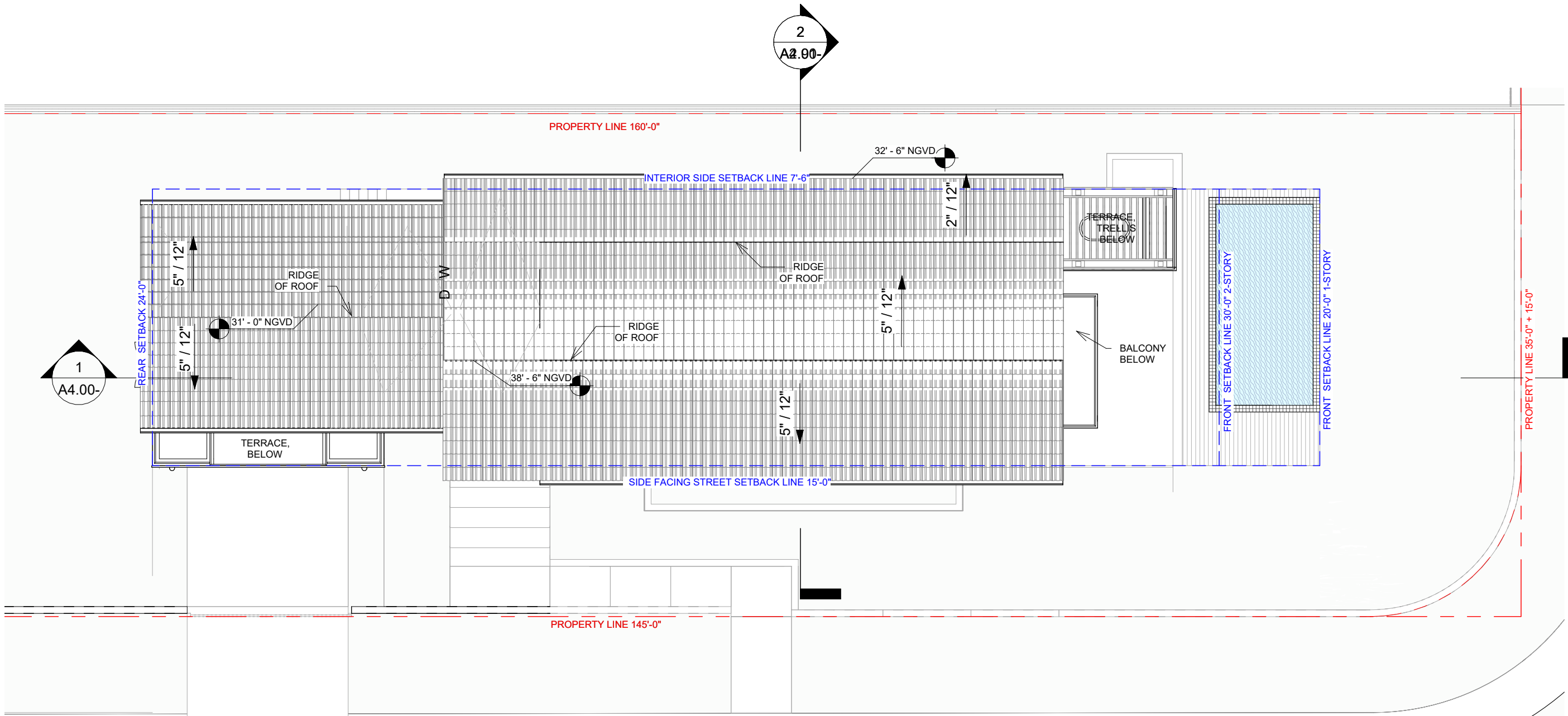
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DRAWING:

LEVEL ROOF
PROPOSED PLAN

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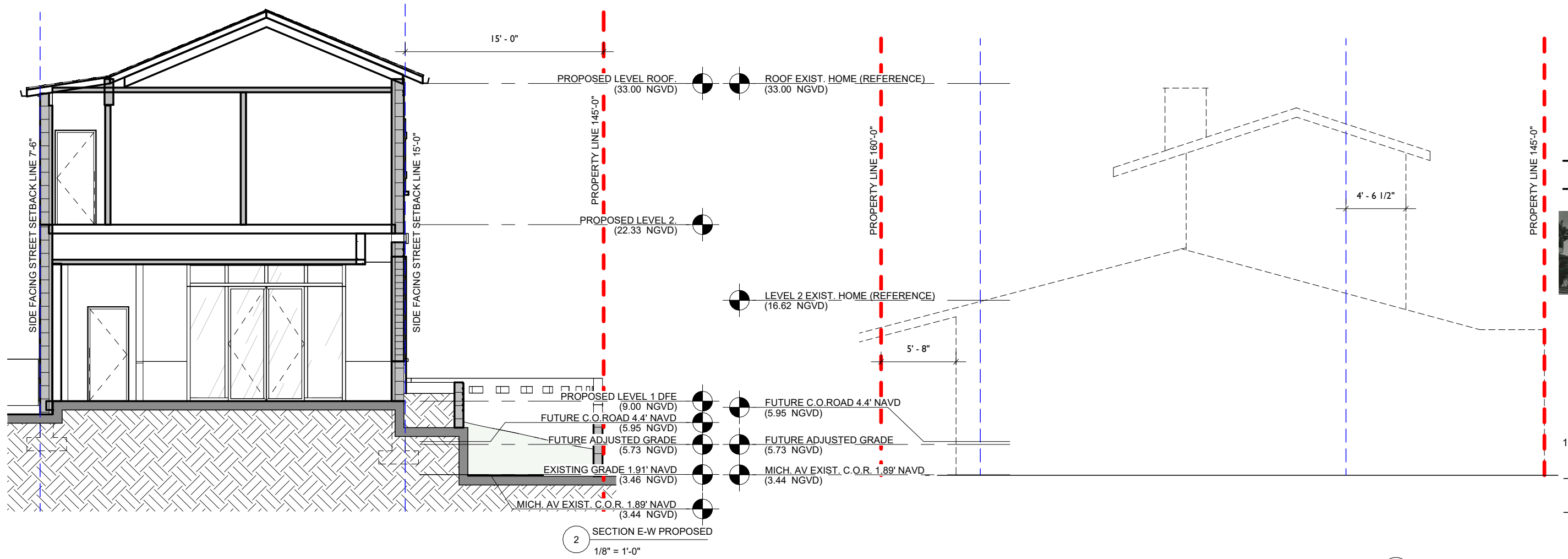
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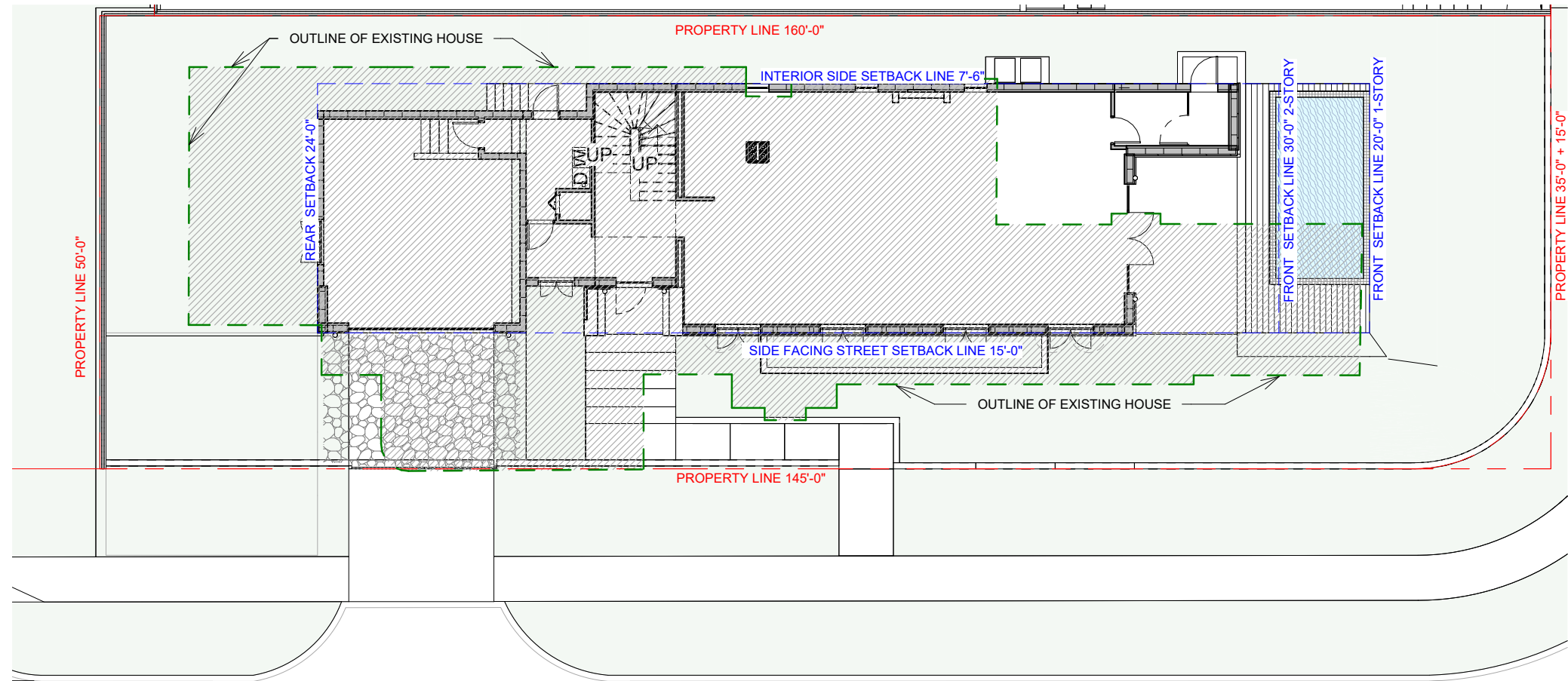
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DRAWING:



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



OVERLAY
DIAGRAMS

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18TH STREET

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

A2.91-