

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



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



STUDIO Mc+G
ARCHITECTURE

7500 NE 4th Court
Suite 102
Miami, FL 33138

2129

PROJECT NUMBER



PROJECT:
PRIVATE
RESIDENCE

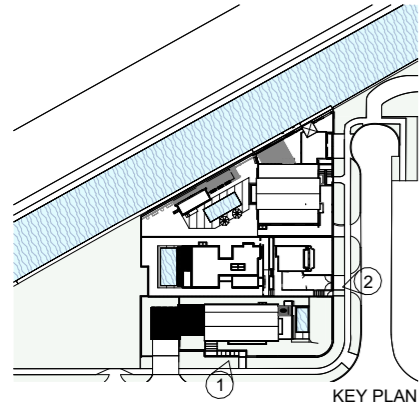
1800 Michigan Ave. Miami
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DRAWING:

ARCHIVE IMAGES.

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A0.12-



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



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



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ARCHIVE IMAGES.

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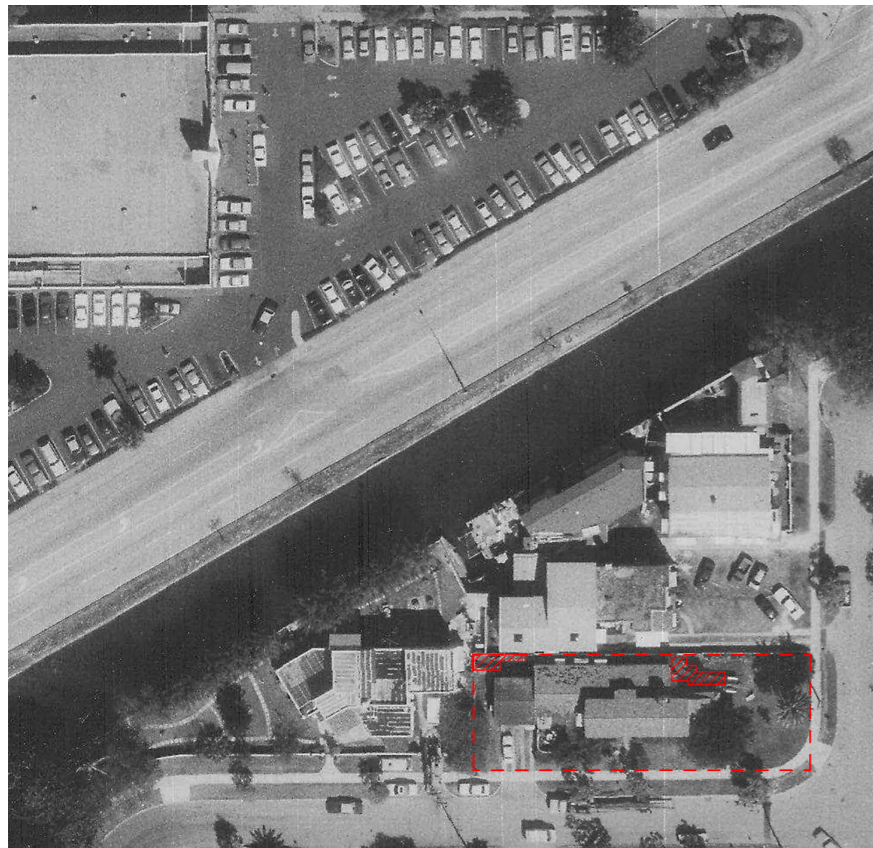
1941



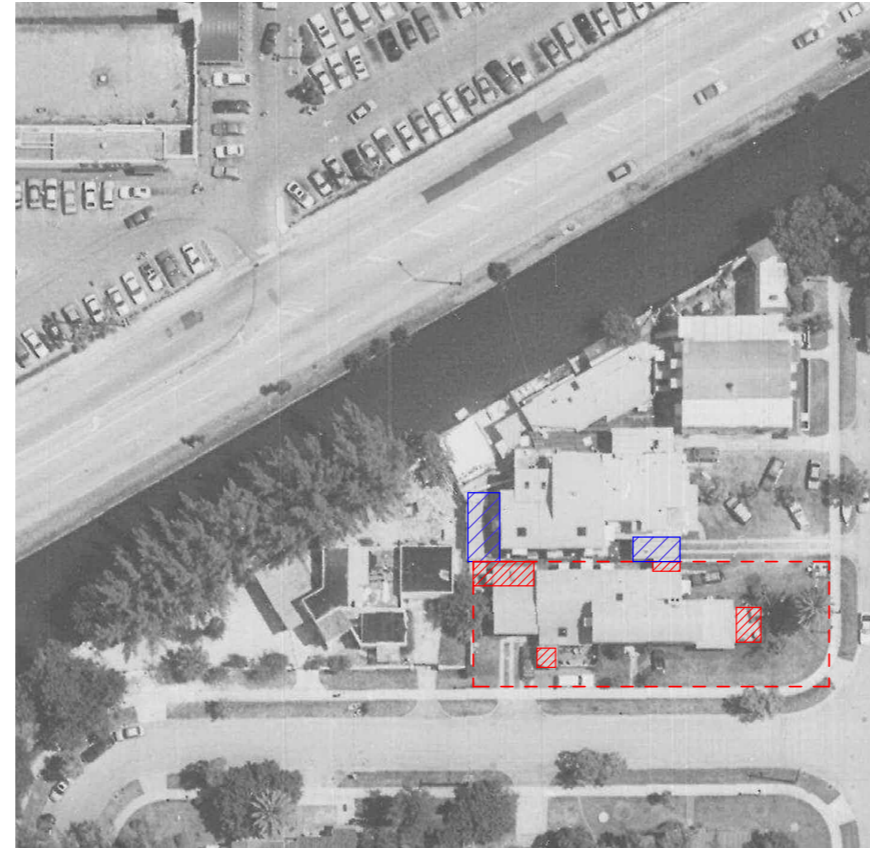
1965



1969



1985



1994



2000



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DRAWING:

DIAGRAM -
ADDITIONS OVER
TIME

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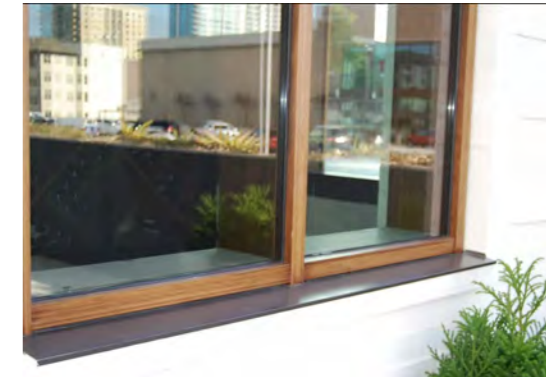
DRAWING:



WOODEN DETAILS



CORAL ROCK



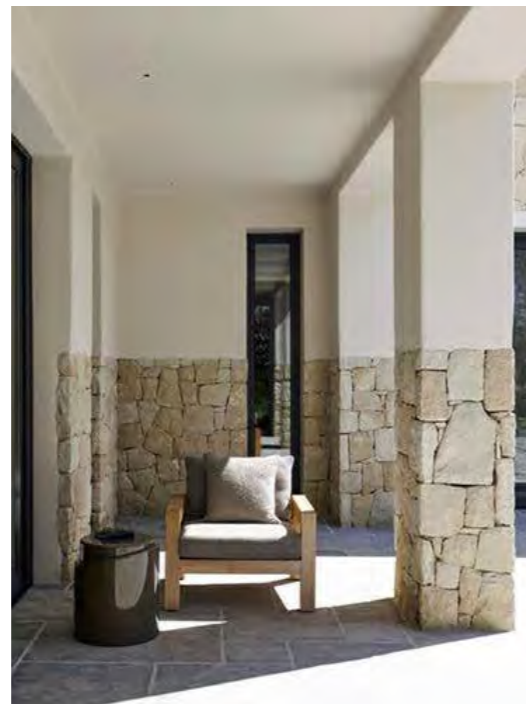
BARREL ROOF TILE IN COLOR VARIATIONS



BLACK VERTICAL RAILING



POWDER COATED ALUMINUM MULLIONS



WHJITE STUCCO, CORAL ROCK REVEALS AND DETAIL



WOOD DOORS



WOOD WINDOW HEADERS



WOOD GARAGE DOOR

ARCHITECTURAL
LANGUAGE.

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SCALE: 1" = 100'-0"

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A0.21-



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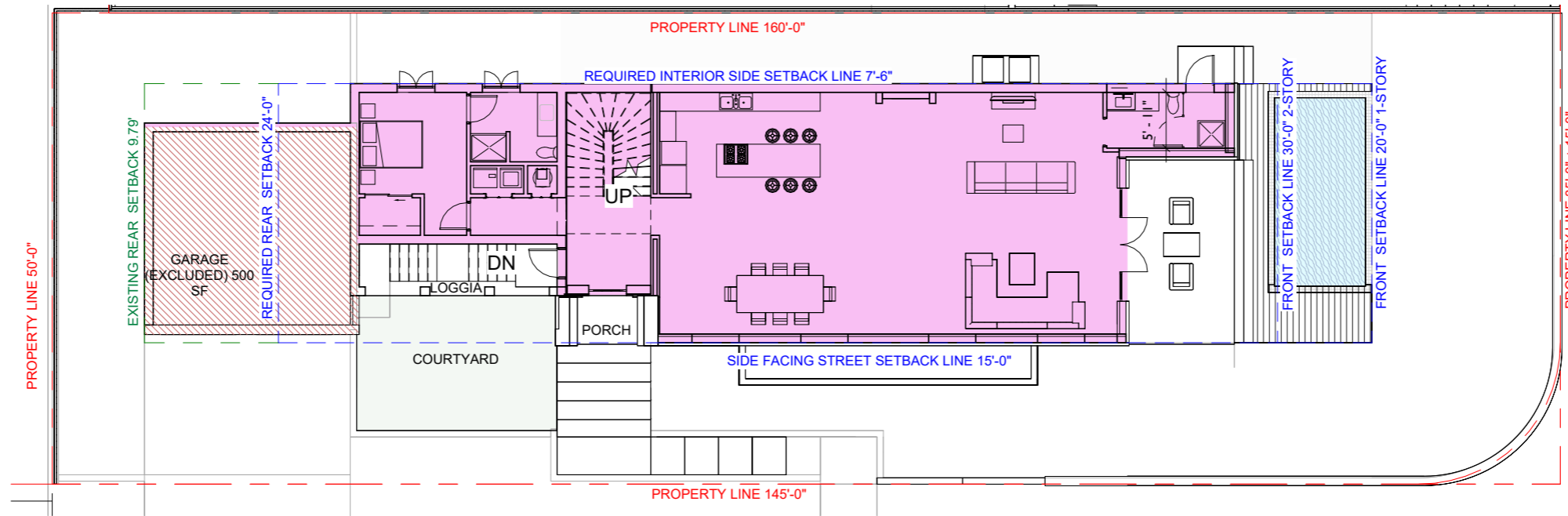
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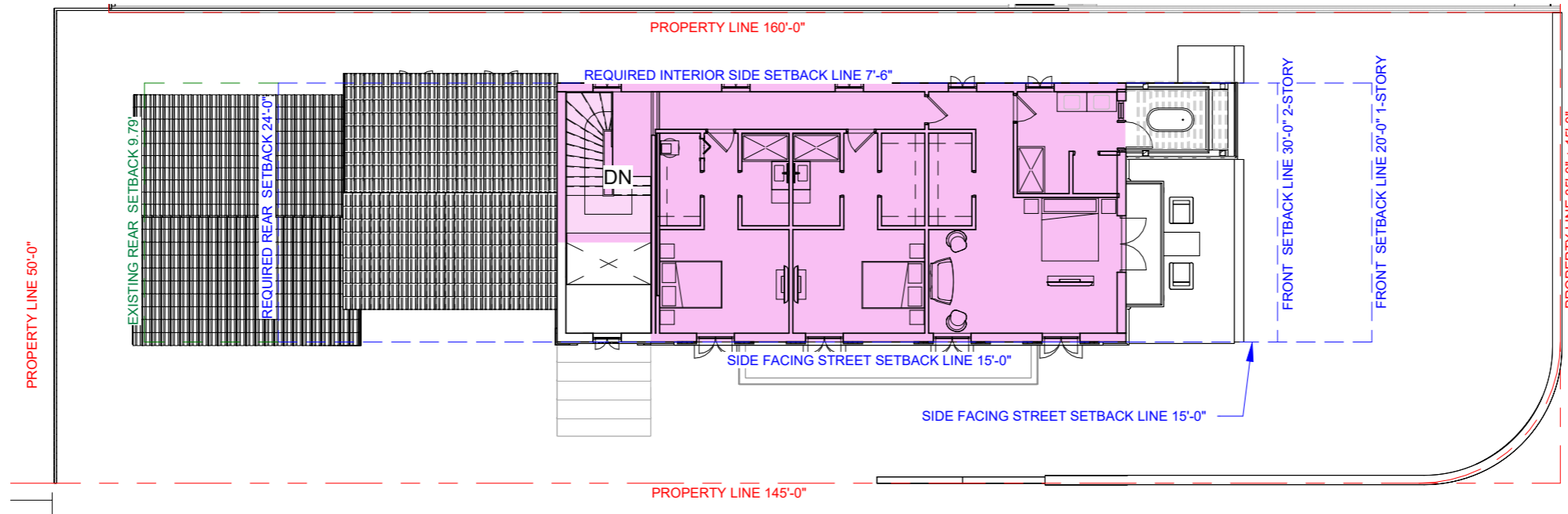
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DRAWING:



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)

2,159 SF 1ST FLOOR
1,552 SF 2ND FLOOR

3,711 SF TOTAL UNIT SIZE

UNIT SIZE
DIAGRAMS.

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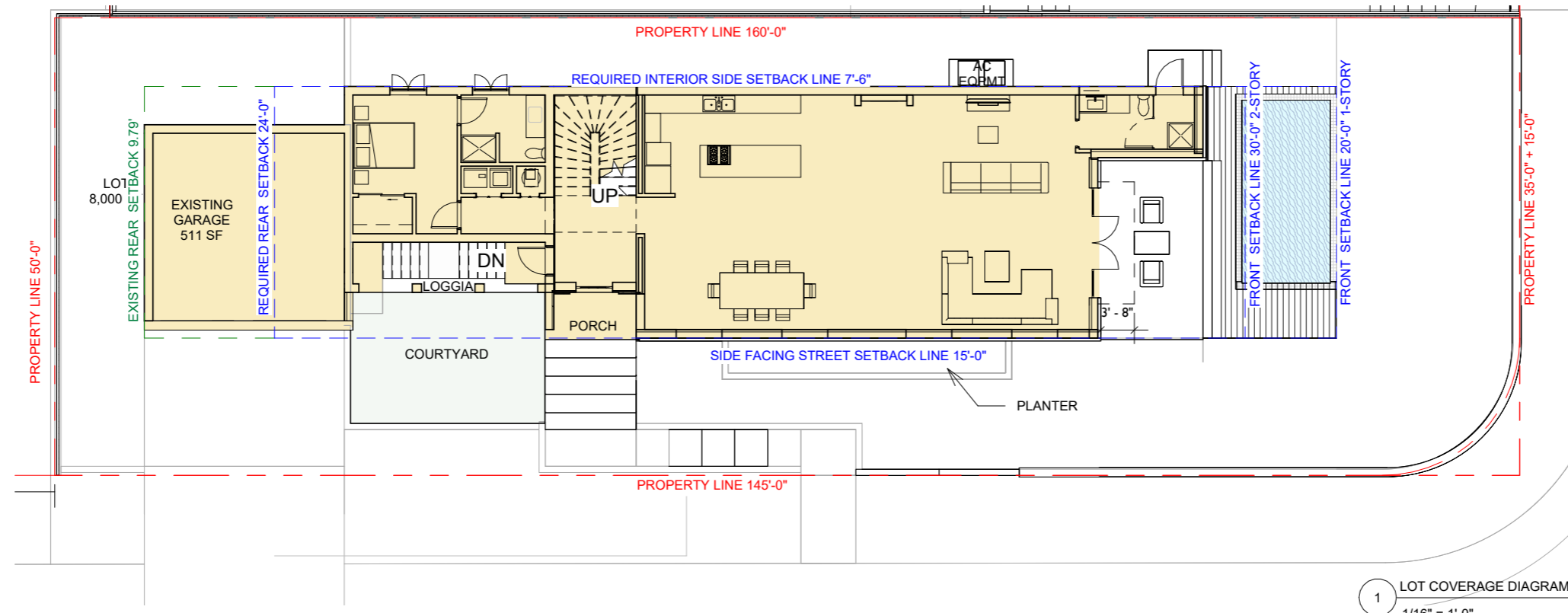
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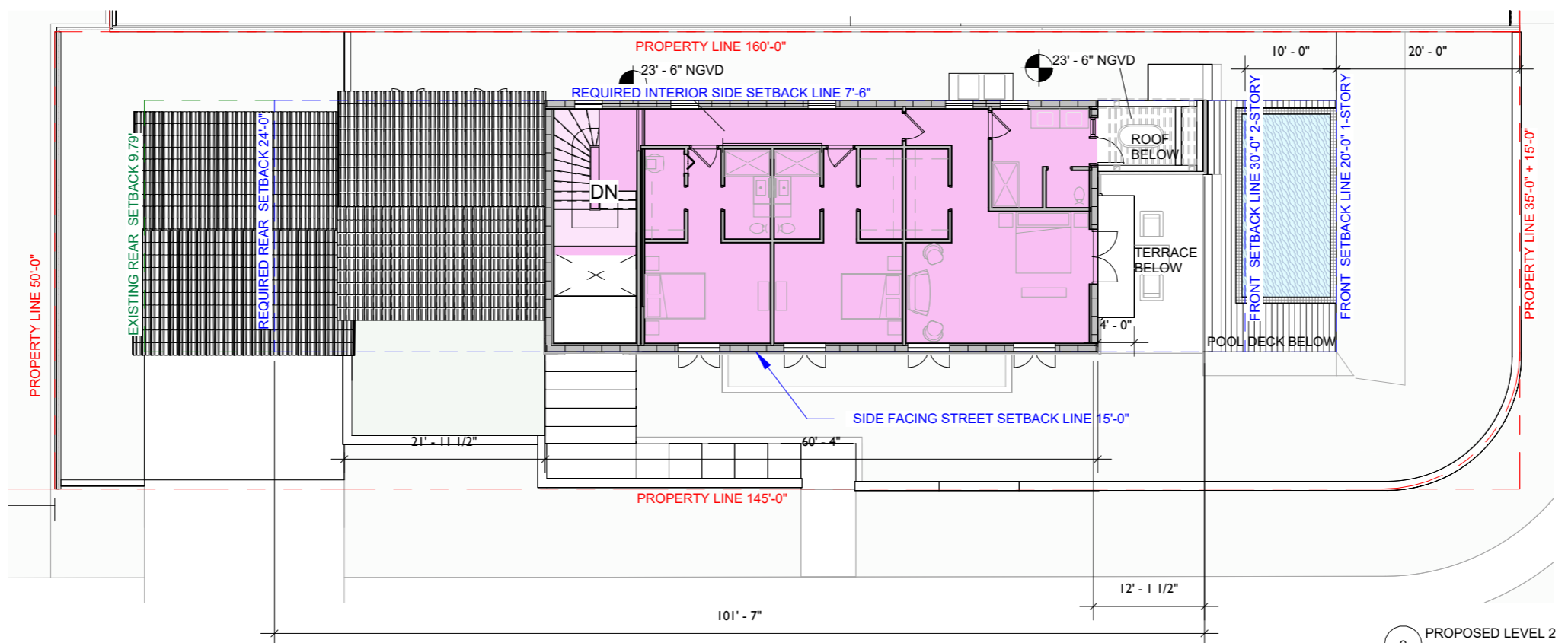
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DRAWING:



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: 2,875 SF
MIN. PERCENTAGE OF 2ND FLOOR FACADE SET BACK 5'
FROM STREET-FACING SIDE SETBACK: 50%
PROPOSED: 50%

**LOT COVERAGE
VARIANCE
DIAGRAM**

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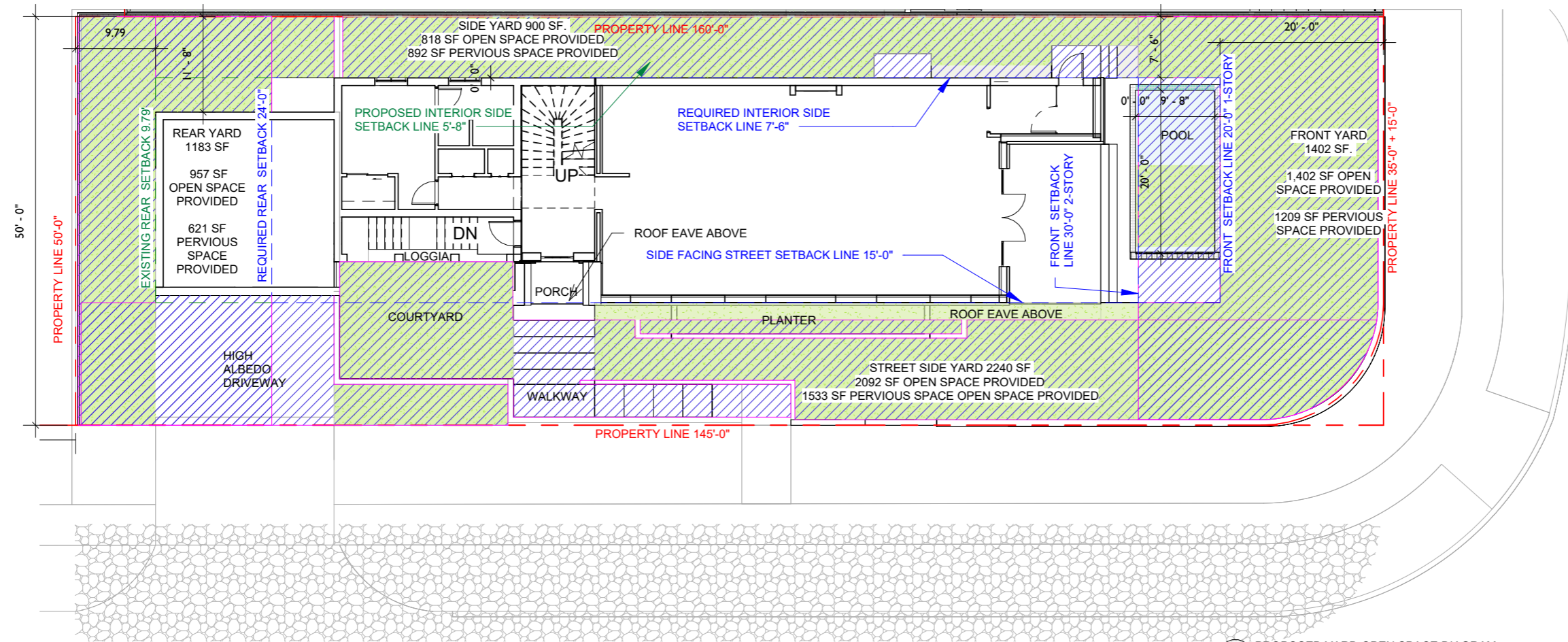


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DRAWING:

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: 2,240 SF
PERVIOUS AREA OF STREET SIDE YARD MINIMUM 50% (1,120 SF)
PERVIOUS ARE STREET SIDE YARD PROPOSED: 1,533 SF

REAR YARD:
REQUIRED REAR YARD: LAST 15% OF DEPTH OF LOT (160' X .15 = 24')
1,183 SF
PERVIOUS AREA OF BACK YARD MINIMUM: 70%
PROVIDED: 621 SF (52%)

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DRAWING:

EXISTING
LOCATION PLAN
(BEFORE
DEMOLITION).

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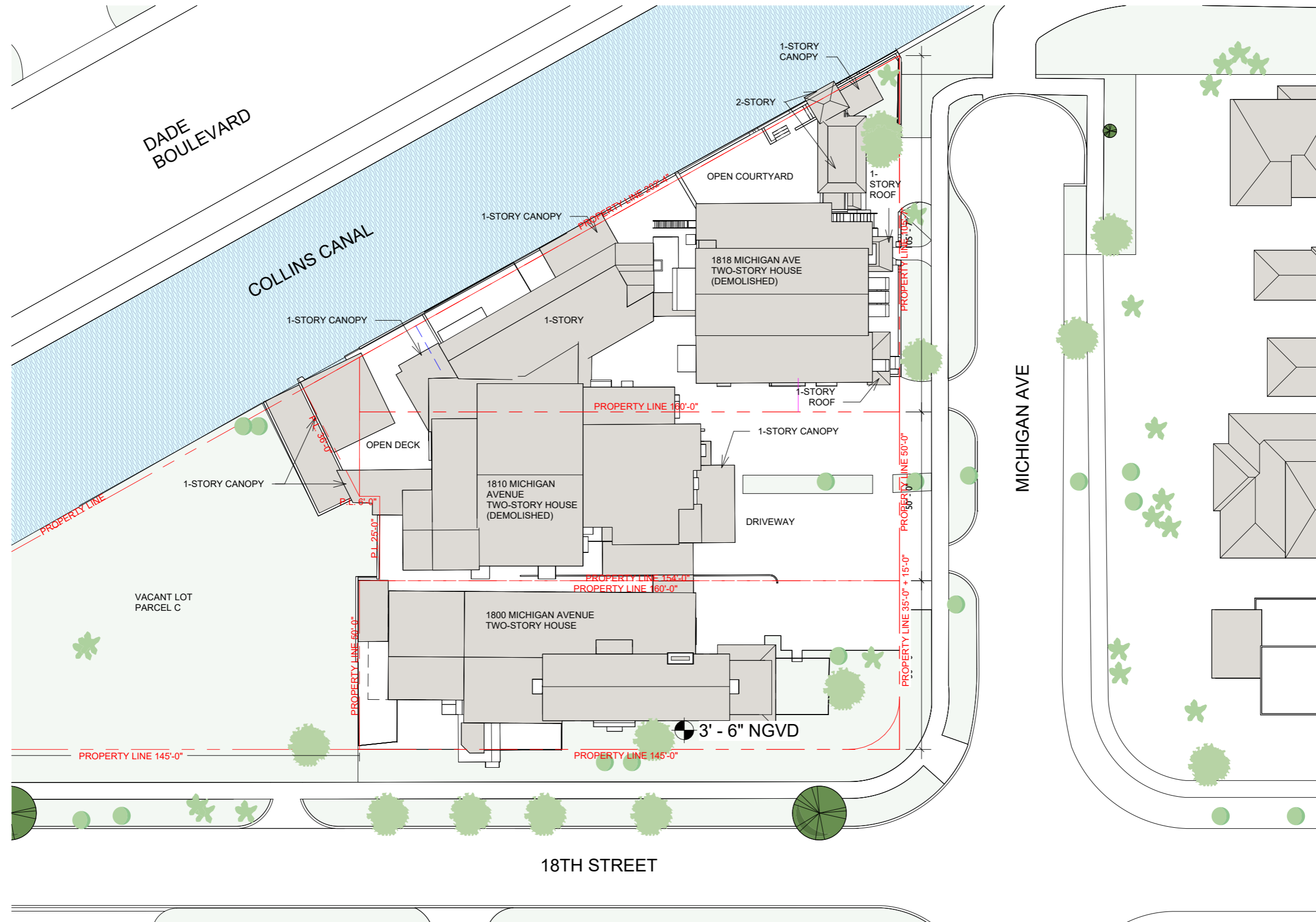
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SCALE: 1" = 30'-0"

CHECK: JMC

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



A1.00-



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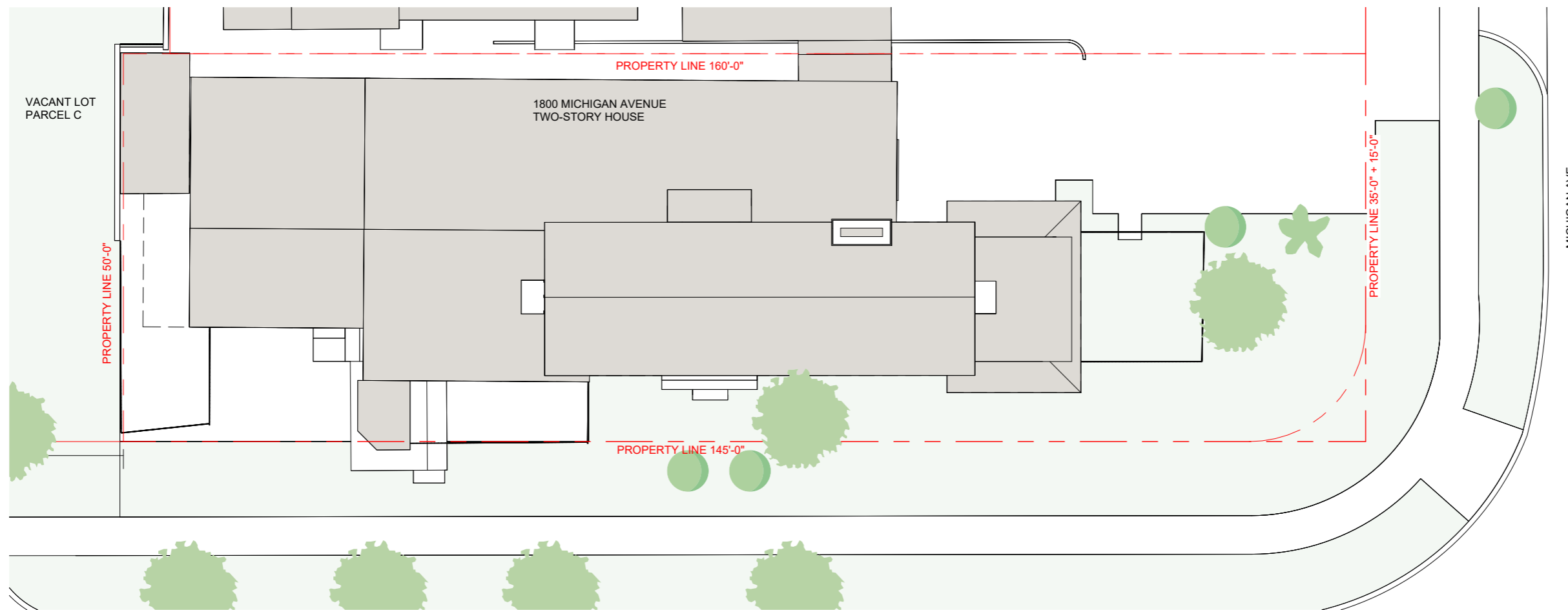


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DRAWING:

EXISTING SITE
PLAN (BEFORE
DEMOLITION).



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SCALE: 1/16" = 1'-0"

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



A1.01-



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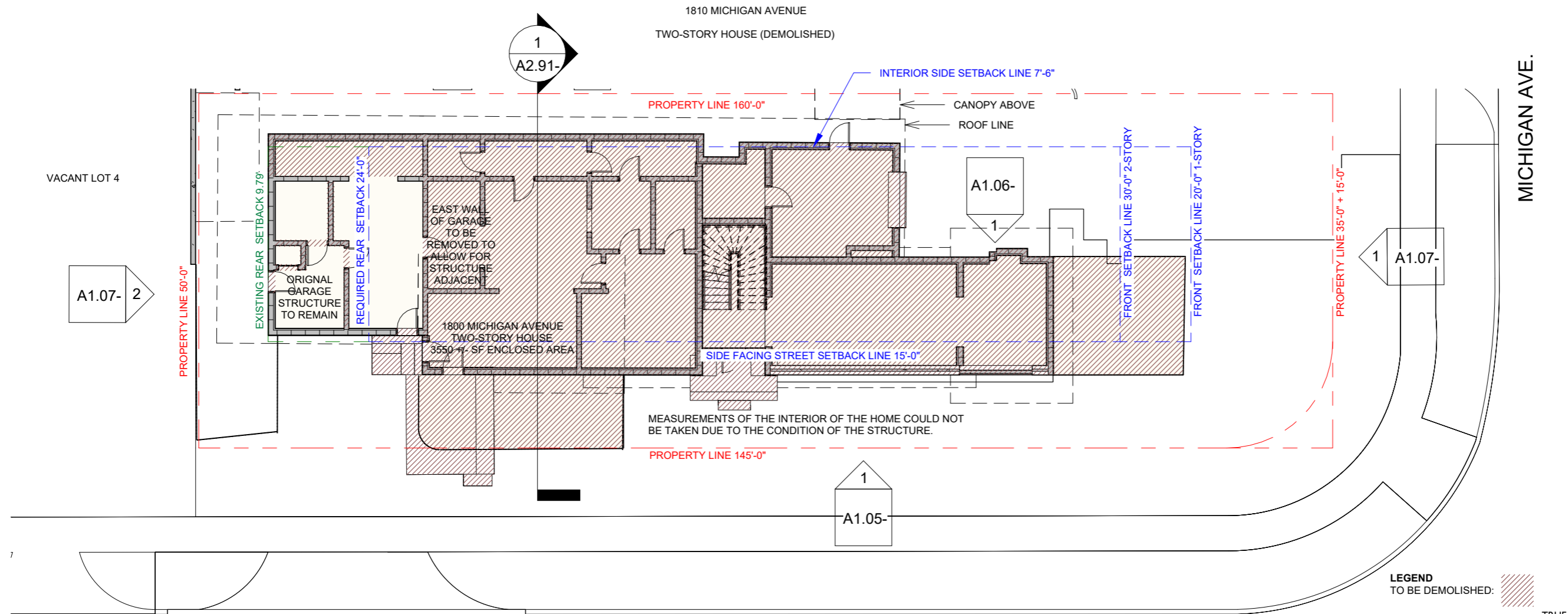
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DRAWING:

EXISTING
BUILDING
GROUND LEVEL
PLAN

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A1.02-



18TH STREET



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"

LEGEND
TO BE DEMOLISHED:  TRUE NORTH

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



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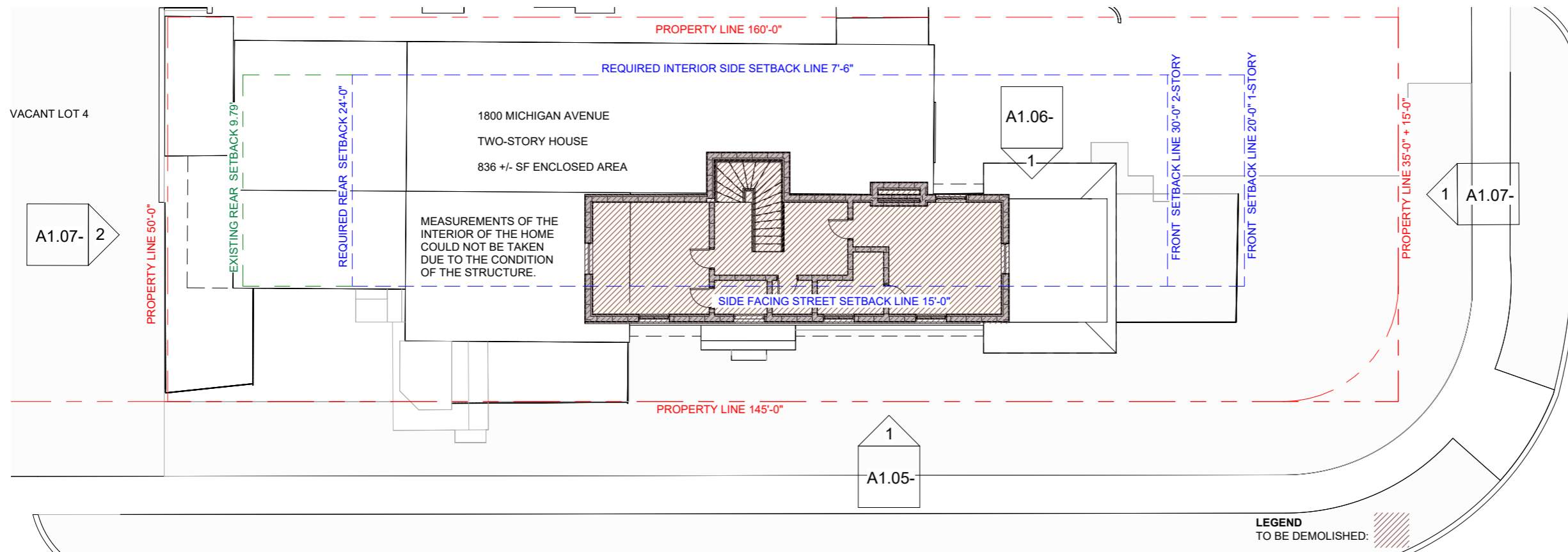
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DRAWING:

EXISTING
BUILDING 2ND
LEVEL PLAN

1810 MICHIGAN AVENUE
TWO-STORY HOUSE (DEMOLISHED)



LEGEND
TO BE DEMOLISHED:



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A1.03-



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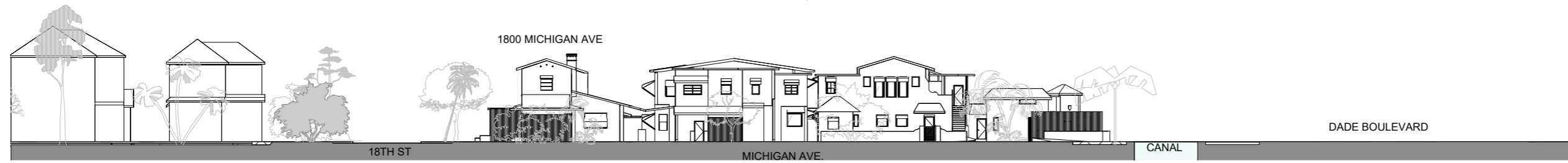
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DRAWING:

**EXISTING STREET
ELEVATIONS
(BEFORE
DEMOLITION)**

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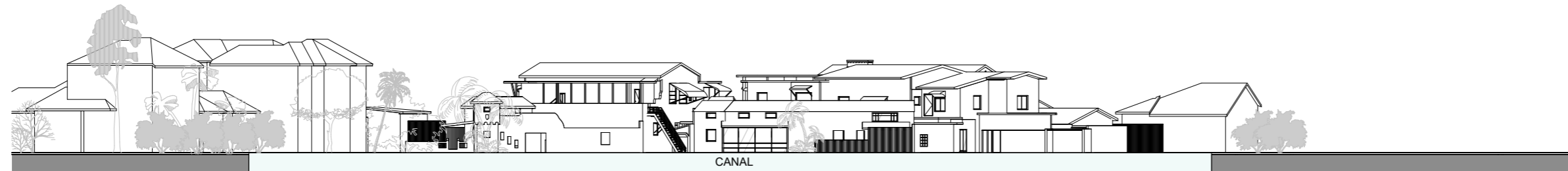
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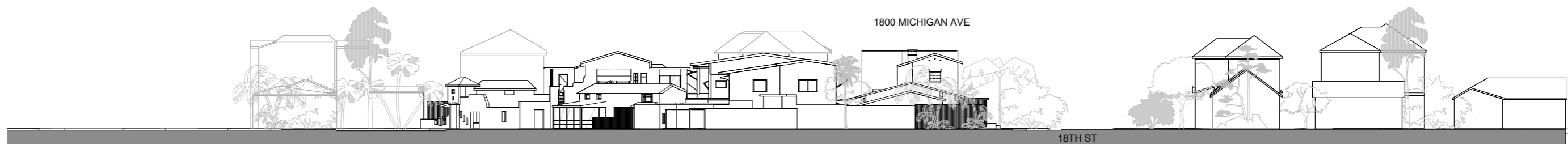
2 EXISTING STREET ELEVATION EAST
1" = 40'-0"



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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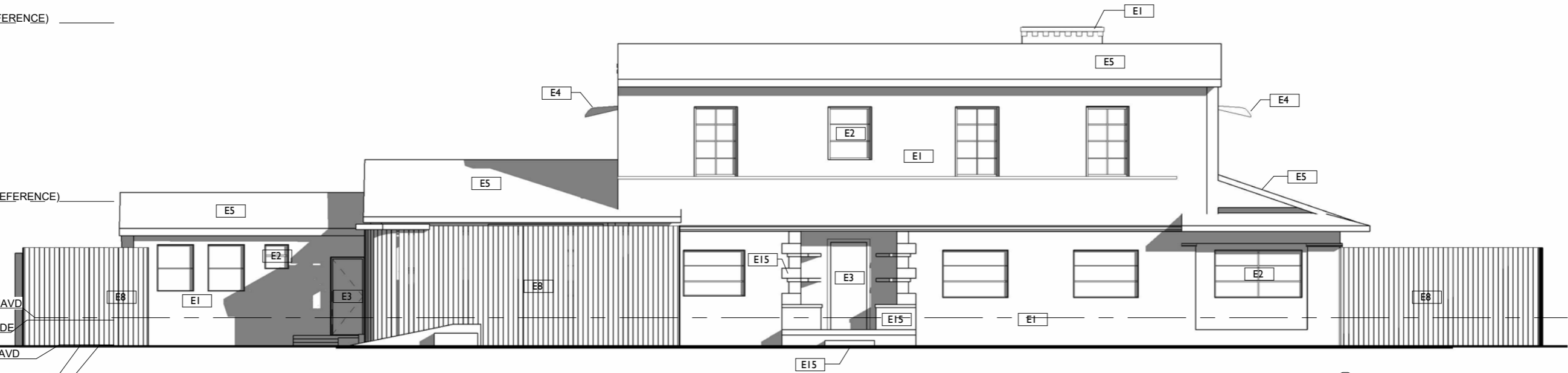
EXISTING
BUILDING
ELEVATIONS
SOUTH

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

ROOF EXIST. HOME (REFERENCE)
(33.00 NGVD)

LEVEL 2 EXIST. HOME (REFERENCE)
(16.62 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)
 LEVEL 1 EXISTING HOME
(3.40 NGVD)



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

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

CHECK: JMC

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A1.05-



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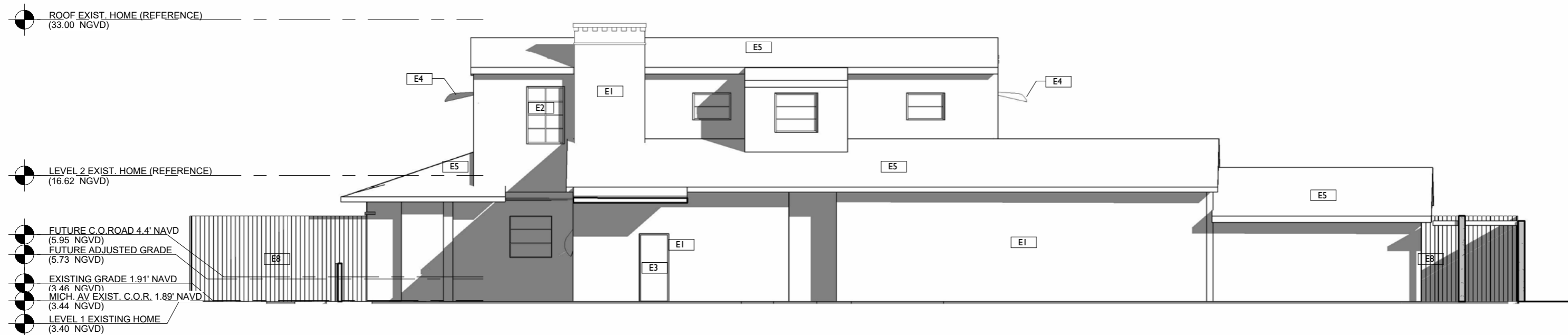
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DRAWING:

EXISTING
BUILDING
ELEVATIONS
NORTH

EXISTING CONDITION KEYNOTES	
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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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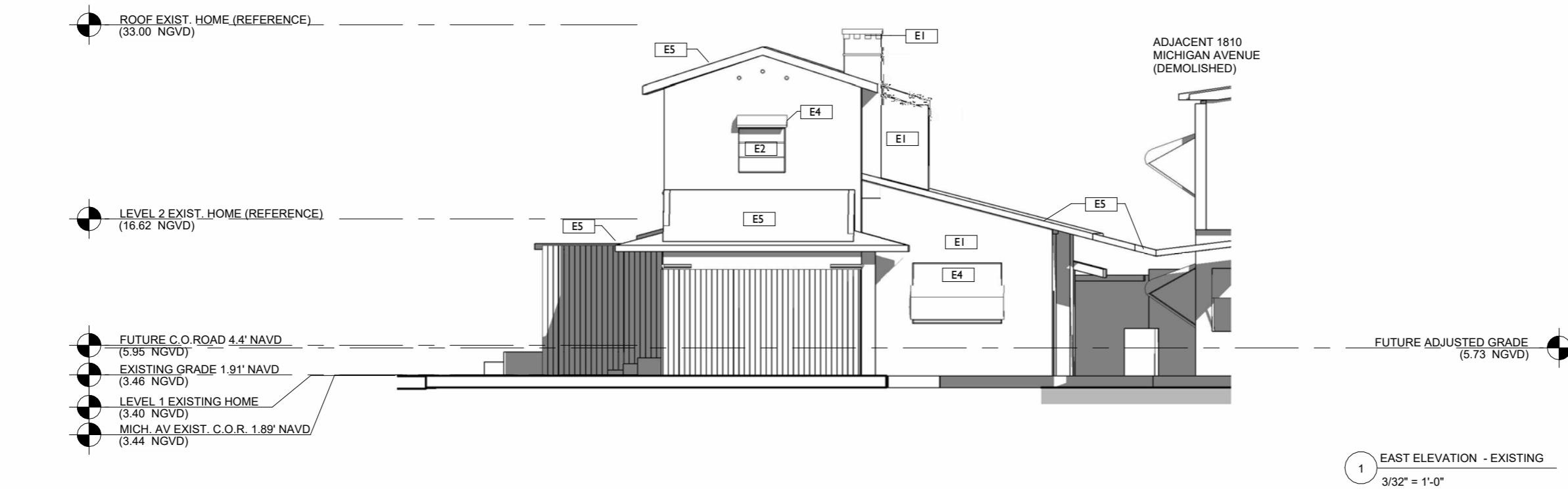
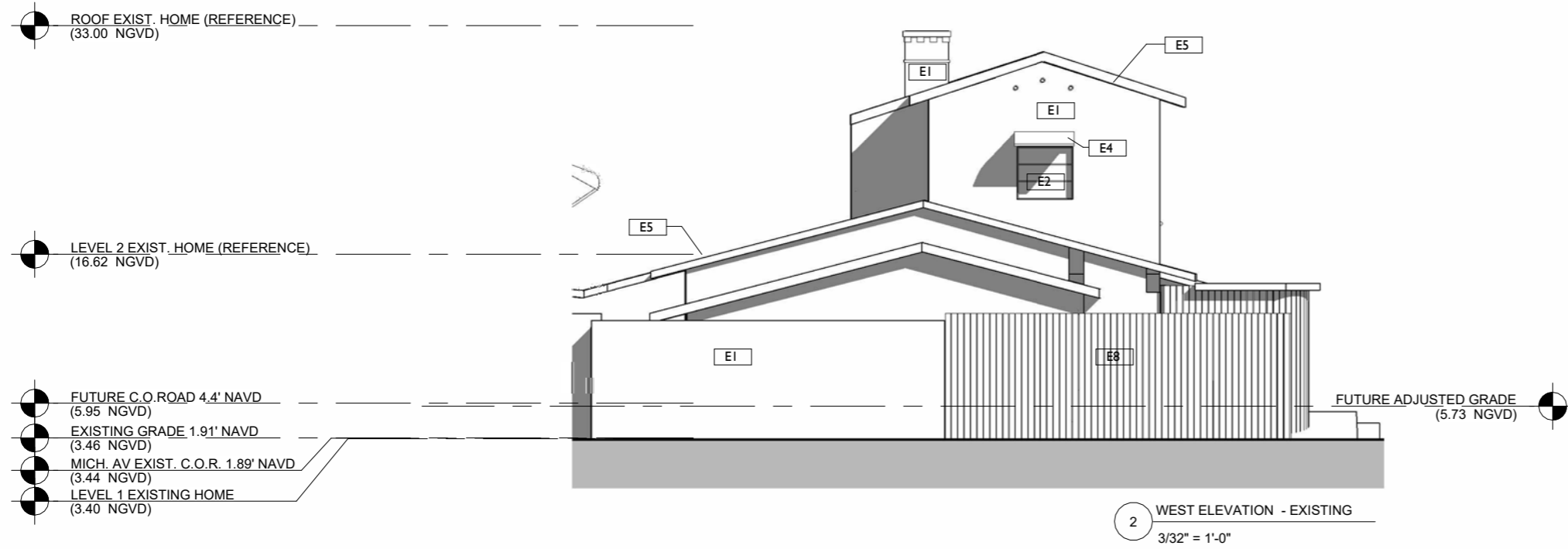
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DRAWING:

**EXISTING
BUILDING
ELEVATIONS
EAST AND WEST**

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E9	EXISTING METAL GATE
E10	EXISTING INSECT MESH
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E12	EXISTING ORNAMENTAL MEDALLION
E13	EXISTING METAL COLUMN
E14	EXISTING METAL ROOF



A1.07-



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DRAWING:

PROPOSED
LOCATION PLAN

JENNIFER MCCONNEY FLORIDA LIC# AR93044

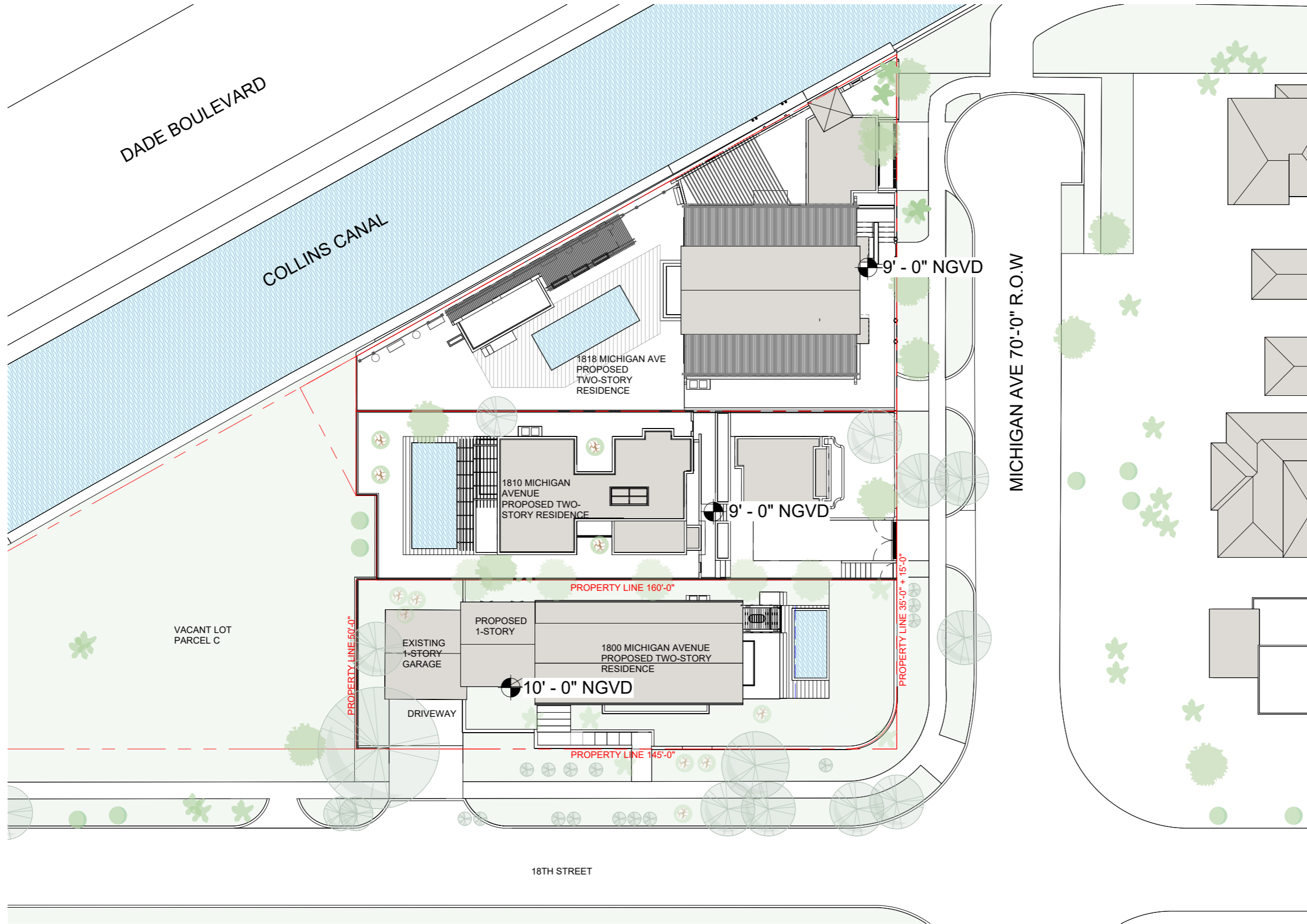
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1 PROPOSED LOCATION PLAN.
1" = 30'-0"



A1.30-