



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

**2129**

PROJECT NUMBER

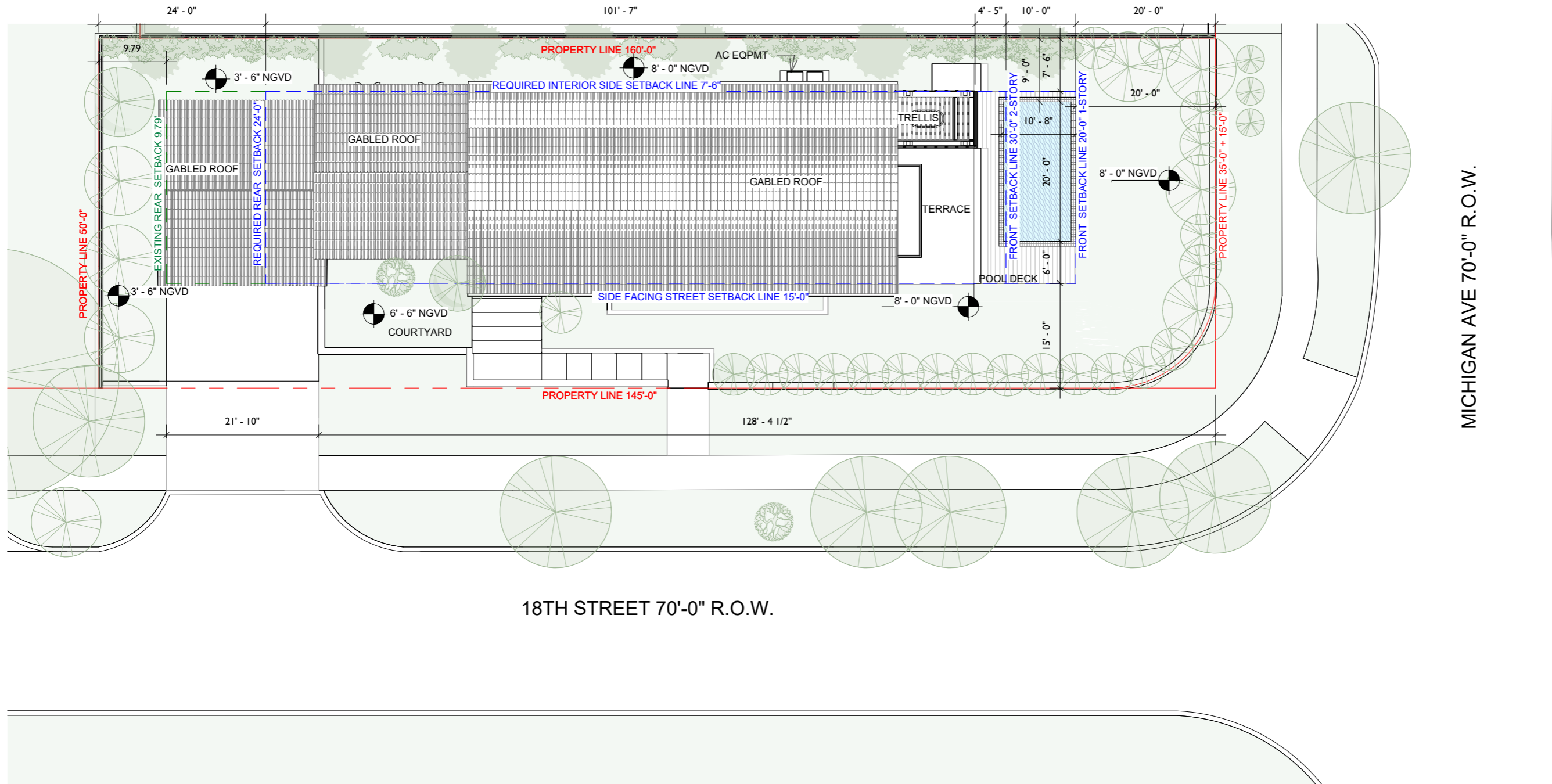


**PROJECT:  
PRIVATE  
RESIDENCE**

1800 Michigan Ave. Miami  
Beach, FL 33139

**DRAWING:**

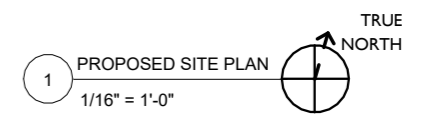
**PROPOSED SITE  
PLAN**



MICHIGAN AVE 70'-0" R.O.W.

18TH STREET 70'-0" R.O.W.

JENNIFER MCCONNEY FLORIDA LIC# AR93044  
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN  
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**A1.50-**



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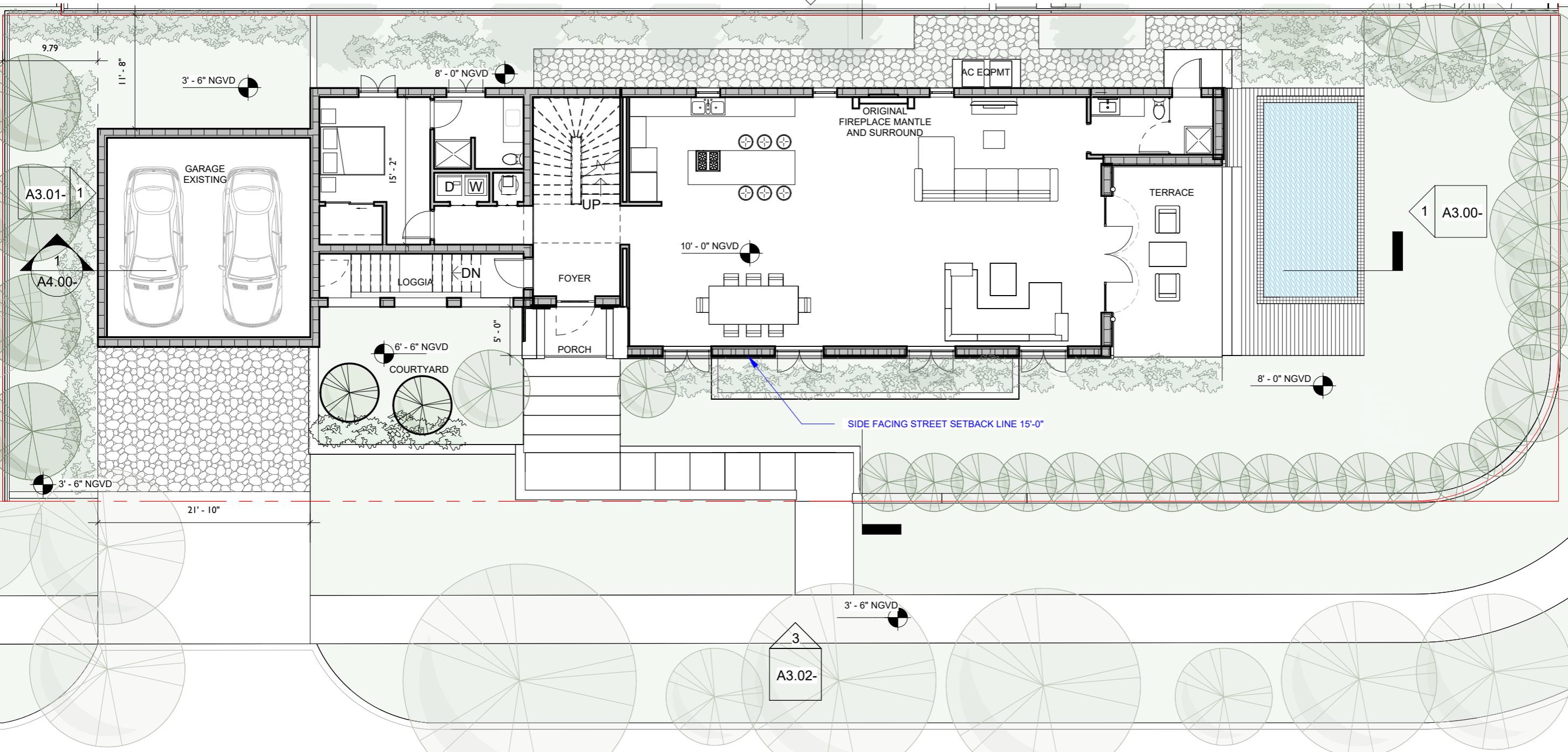
**DRAWING:**

**LEVEL 1  
PROPOSED PLAN**

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**A2.01-**

A3.03- 2  
A4.00- 1



**18TH STREET**

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



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**DRAWING:**

**LEVEL 2  
PROPOSED PLAN**

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P.L. 25'-0"

2  
A4.00-

A3.03-  
1

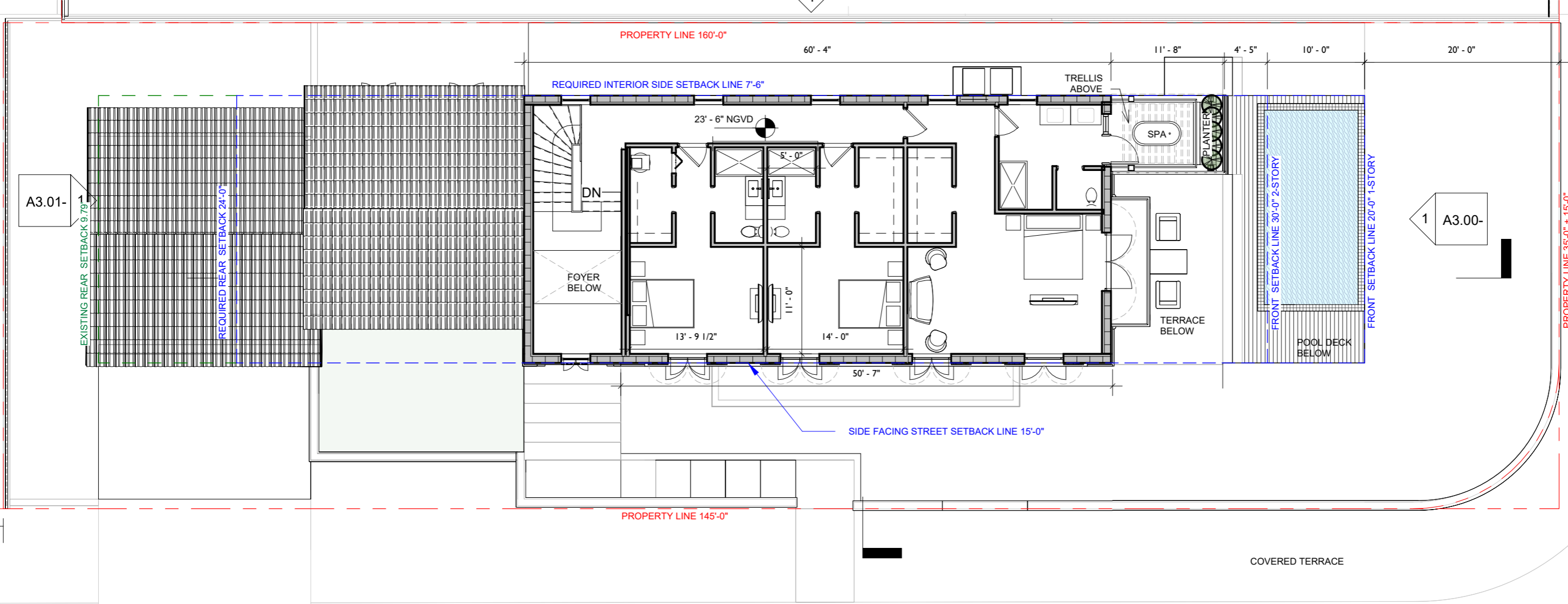
1  
A3.00-

3  
A3.02-

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



**A2.02-**



PROPERTY LINE 160'-0"

REQUIRED INTERIOR SIDE SETBACK LINE 7'-6"

23' - 6" NGVD

TRELLIS ABOVE

SPA

PLANTER

FOYER BELOW

13' - 9 1/2"

14' - 0"

TERRACE BELOW

POOL DECK BELOW

SIDE FACING STREET SETBACK LINE 15'-0"

PROPERTY LINE 145'-0"

COVERED TERRACE

PROPERTY LINE 35'-0" + 15'-0"

EXISTING REAR SETBACK 9'-7 7/8"

REQUIRED REAR SETBACK 24'-0"

FRONT SETBACK LINE 30'-0" 2-STORY

FRONT SETBACK LINE 20'-0" 1-STORY

60' - 4"

11' - 8"

4' - 5"

10' - 0"

20' - 0"

50' - 7"

11' - 0"

5' - 0"

DN

A3.01-



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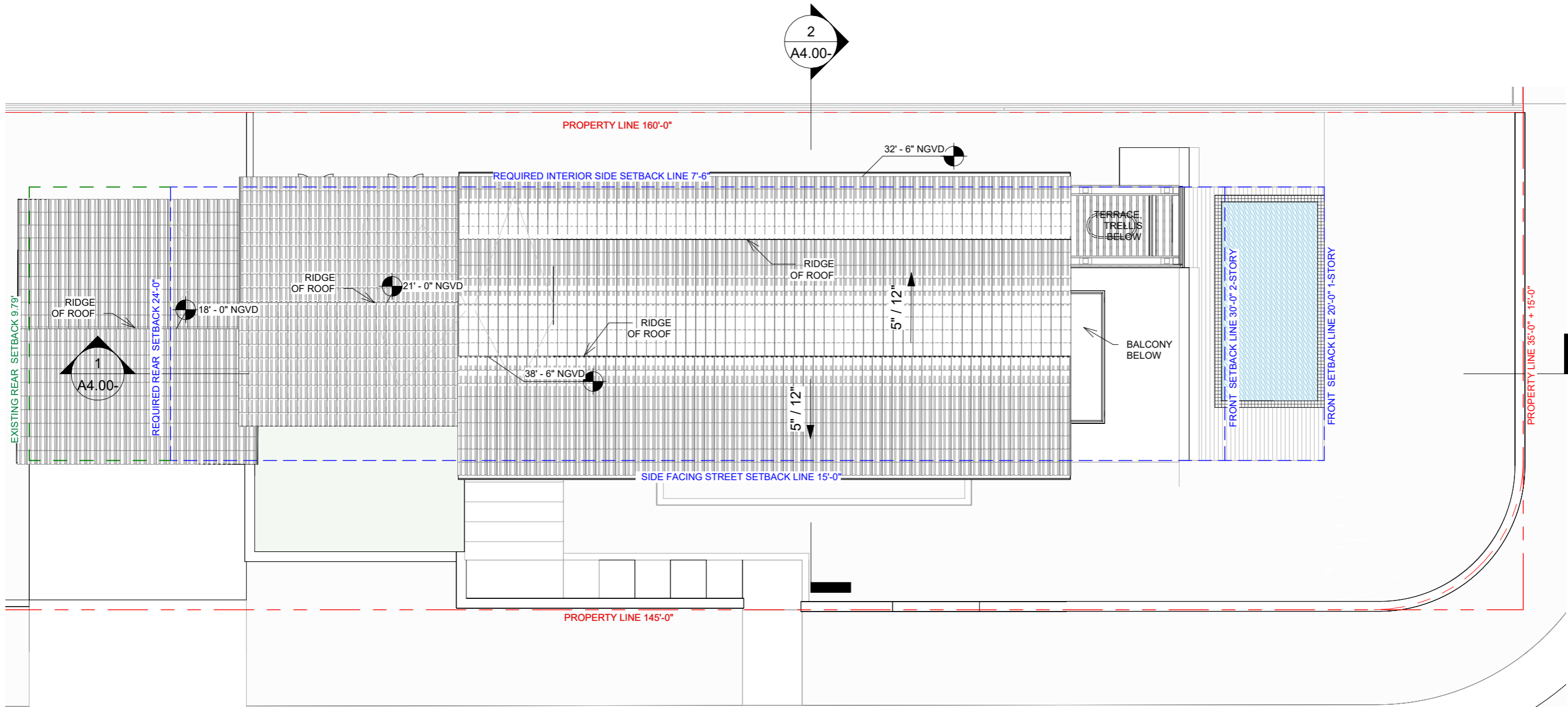


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DRAWING:

LEVEL ROOF  
PROPOSED PLAN



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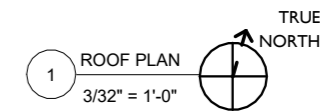
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A2.03-



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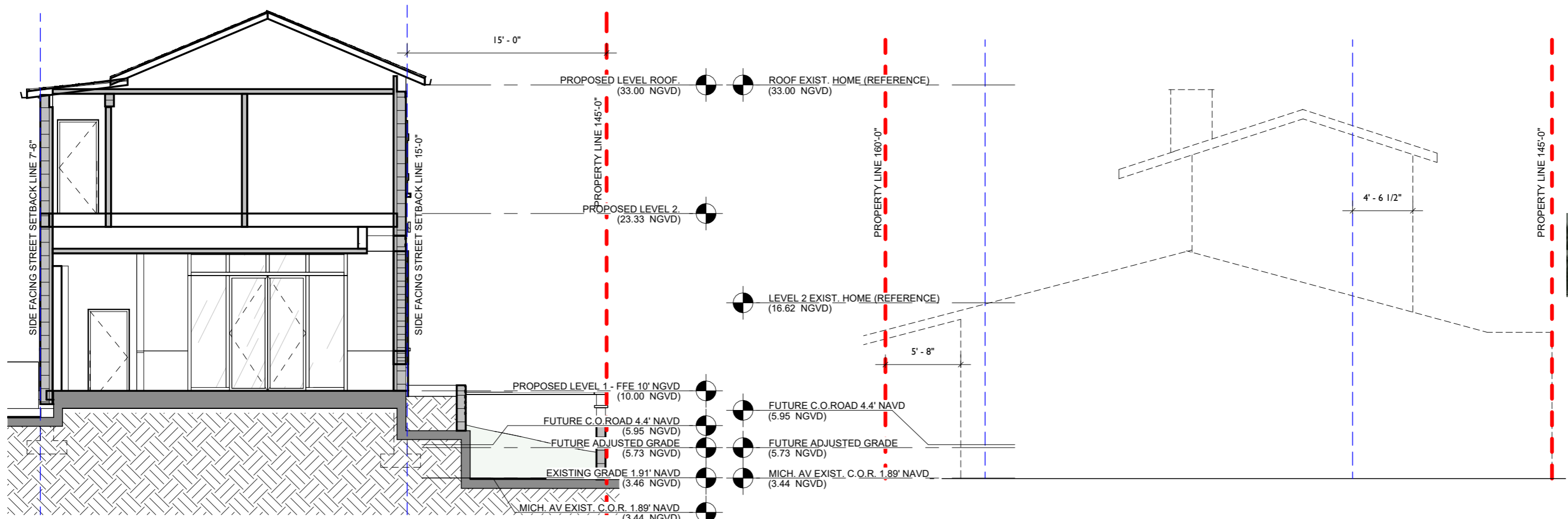
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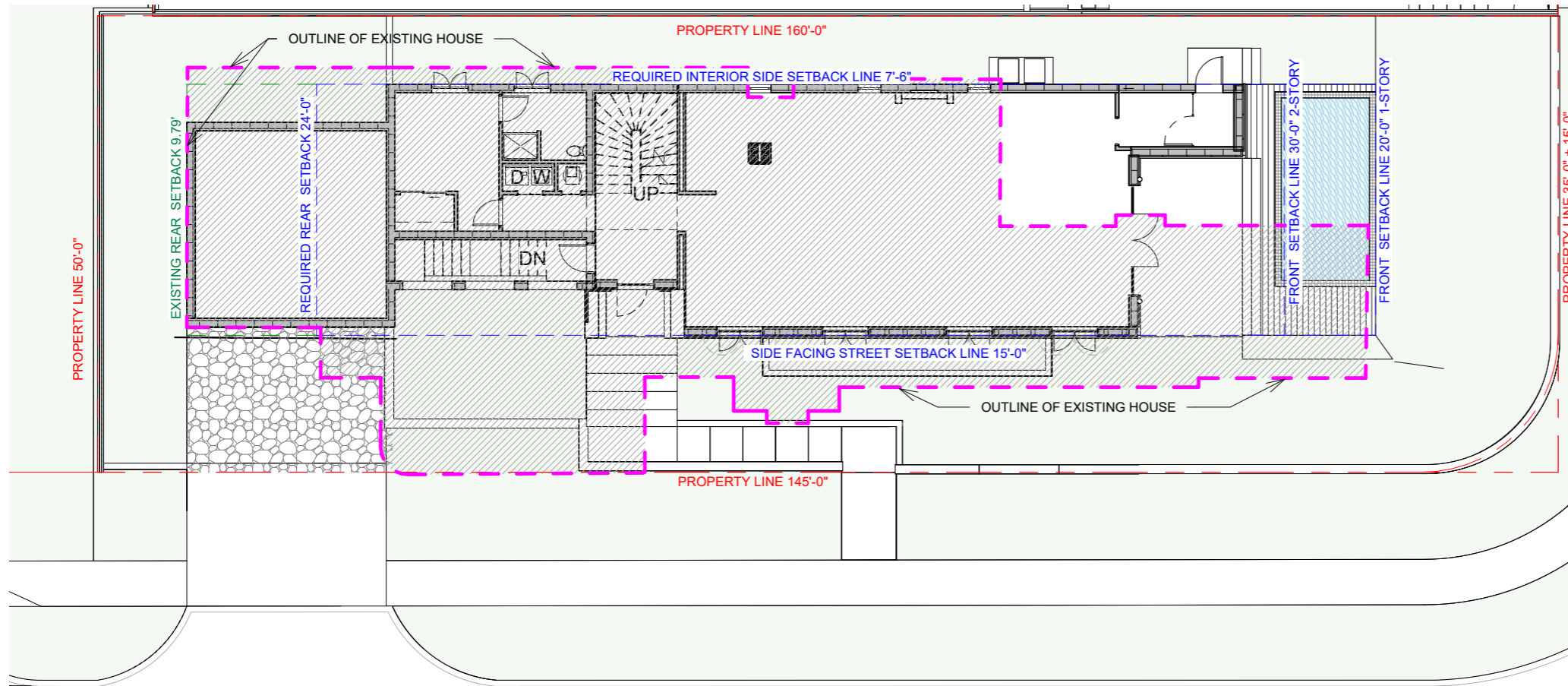
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DRAWING:



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

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



18TH STREET

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

OVERLAY  
DIAGRAMS

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A2.91-

Keynote Legend	
KS	MATERIAL
N1	STUCCO COLOR 1
N6	GABLED ROOF W/ BARREL TILE AND STUCCO FASCIA
N7	POWDER-COATED ALUMINUM DOOR
N10	POWDER-COATED ALUMINUM SOLID PANEL DOOR
N12	REVEAL ON STUCCO-FINISHED WALL
N13	POWDER-COATED ALUMINUM FIXED WINDOW SYSTEM
N15	PLANTER W/ STUCCO FINISH
N23	EXTERIOR STONE CLADDING
N44	EIFS ORNAMENT TO MATCH STUCCO COLOR

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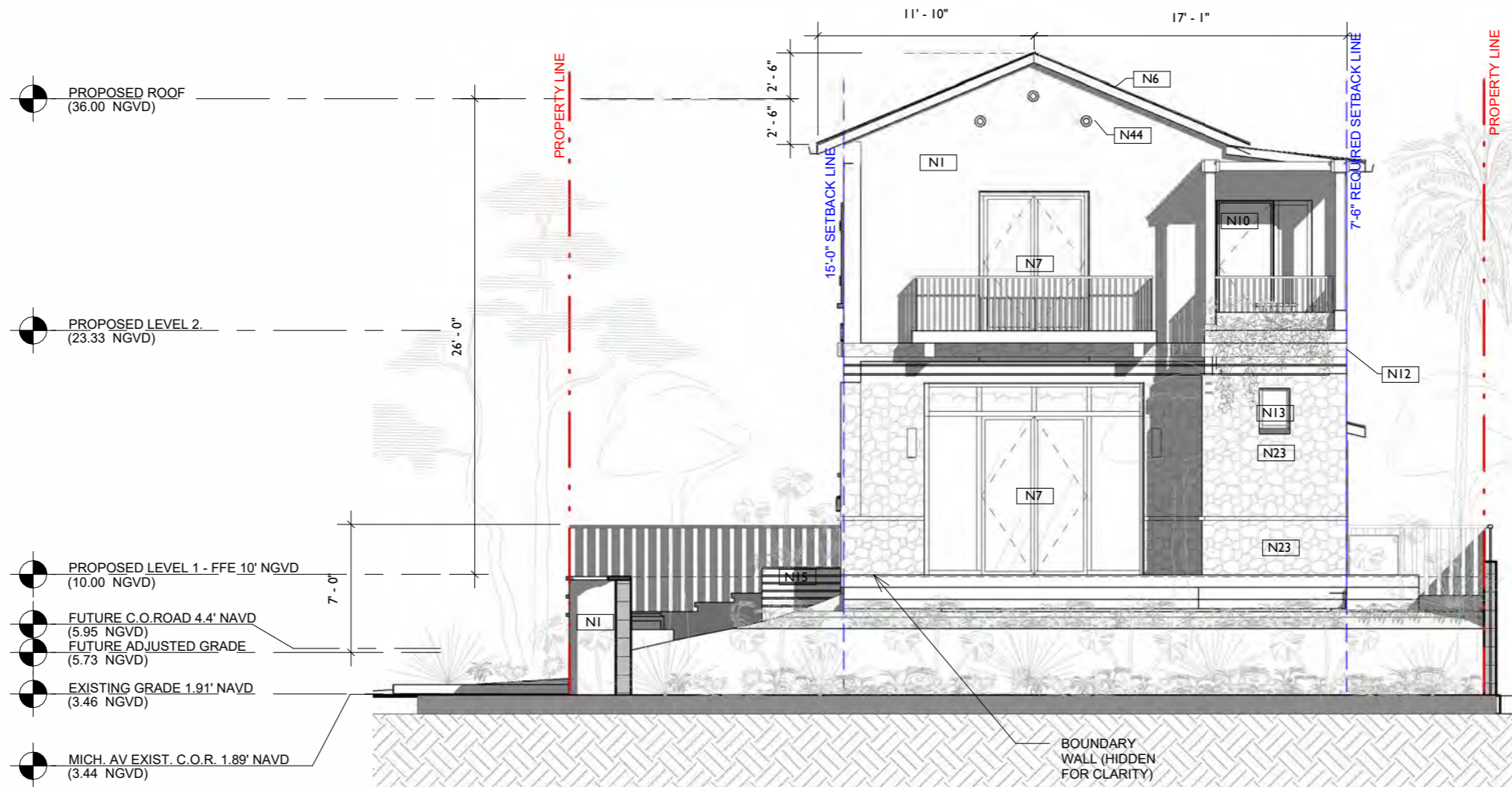


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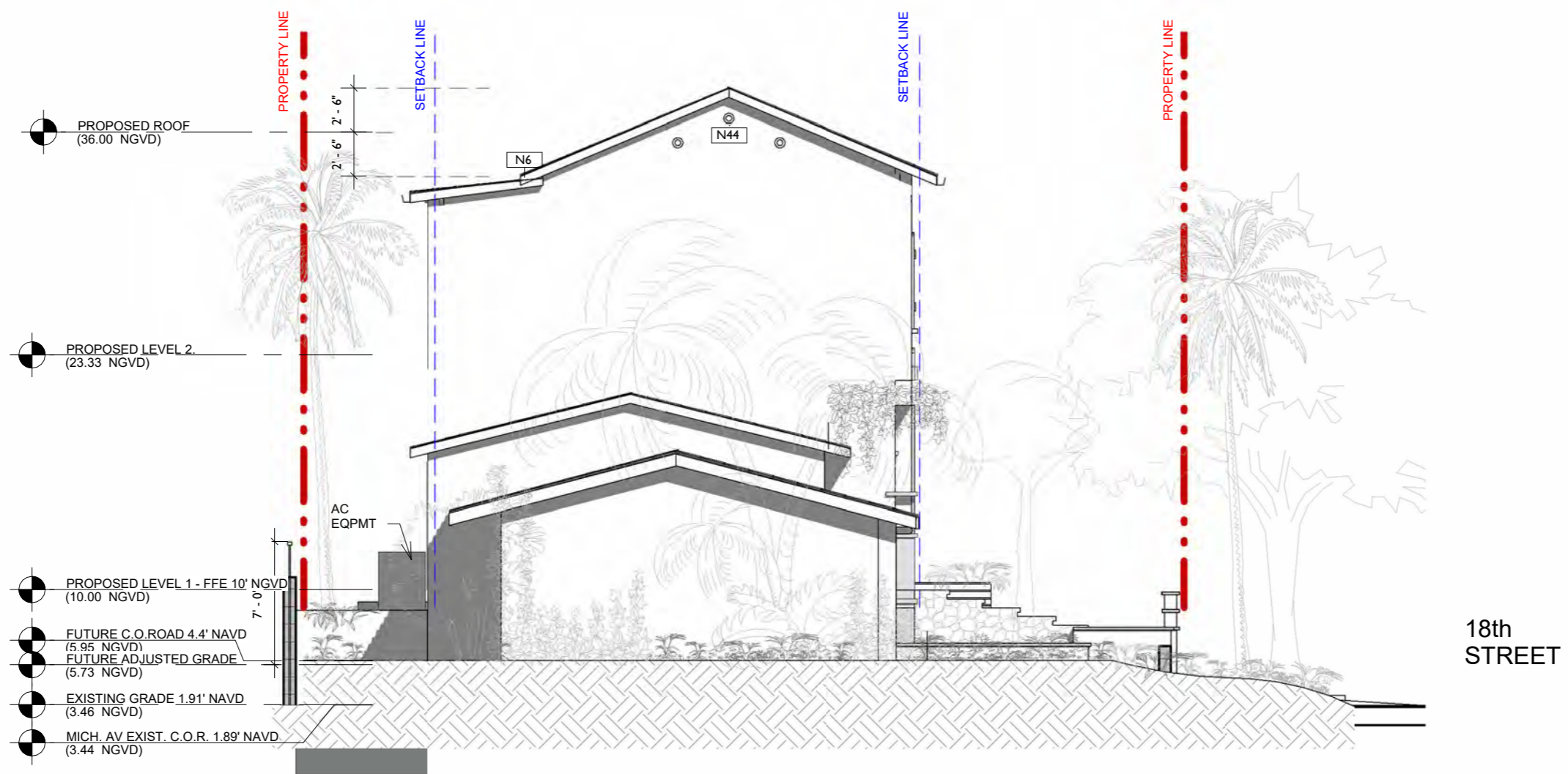
DRAWING:

EAST ELEVATION



1 EAST ELEVATION  
1/8" = 1'-0"

Keystone Legend	
KS	MATERIAL
N6	GABLED ROOF W/ BARREL TILE AND STUCCO FASCIA
N44	EIFS ORNAMENT TO MATCH STUCCO COLOR



1 WEST ELEVATION  
1/8" = 1'-0"



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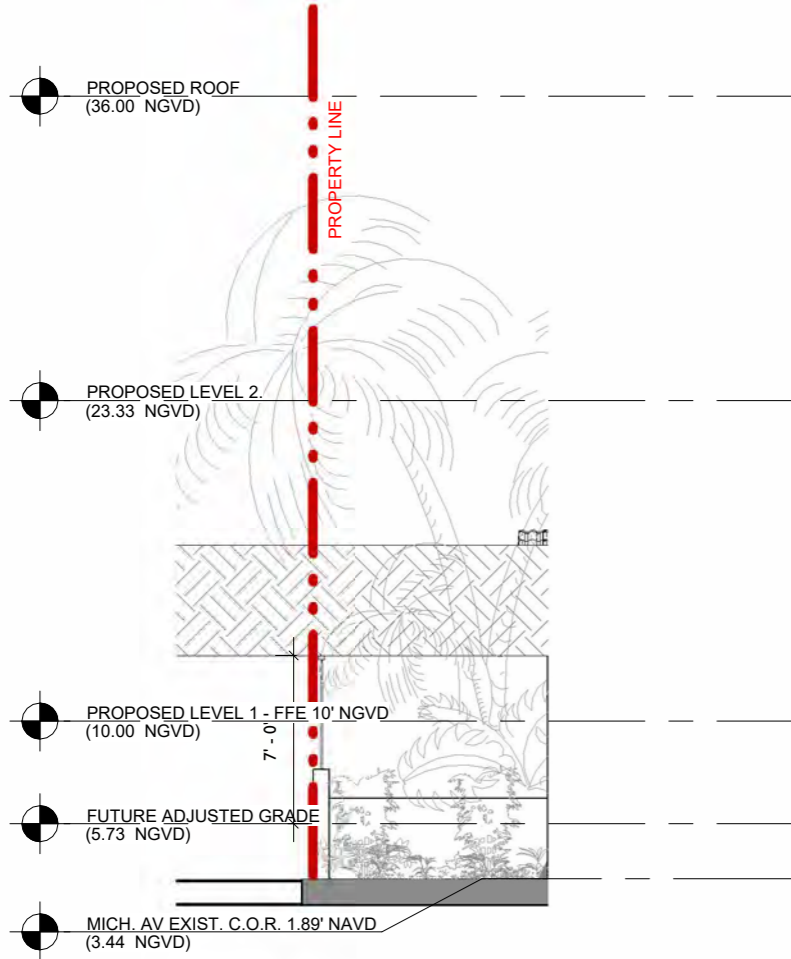


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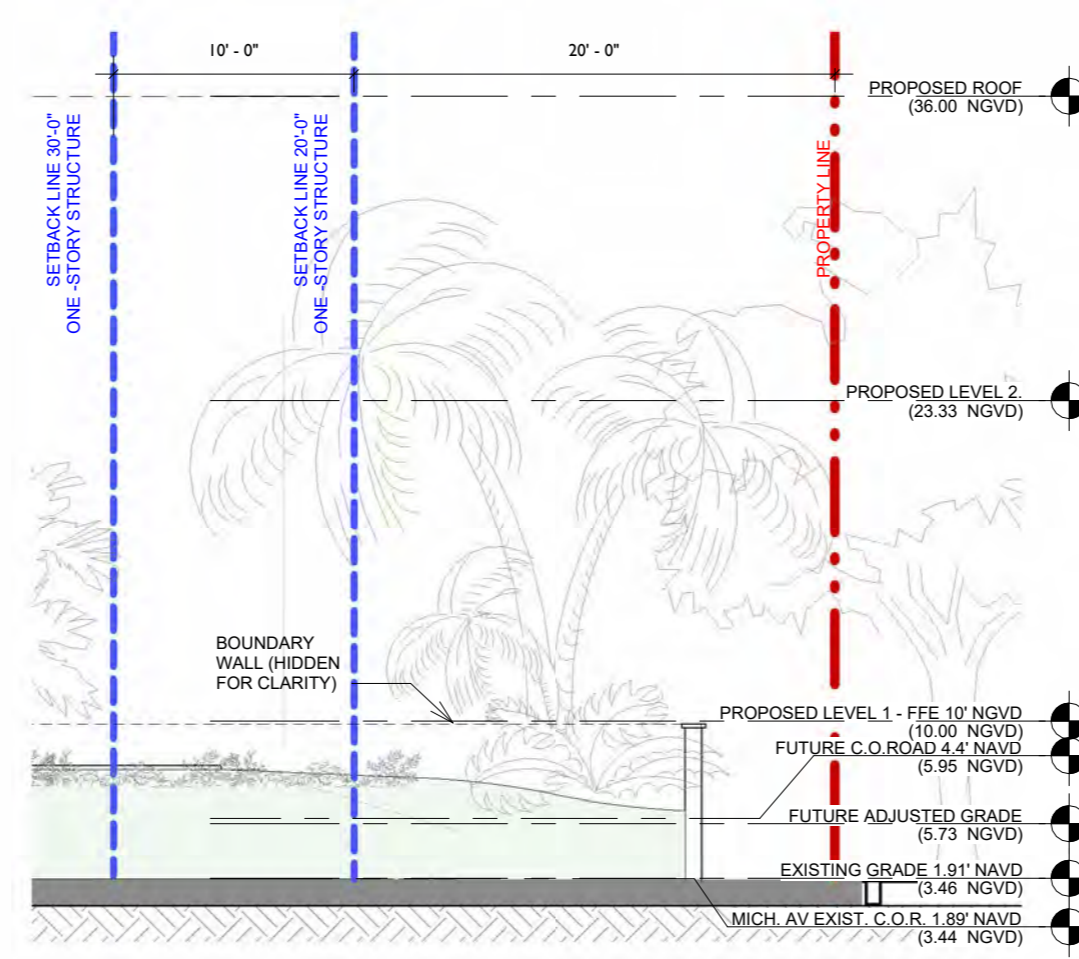
DRAWING:

Keynote Legend	
KS	MATERIAL
N1	STUCCO COLOR 1
N6	GABLED ROOF W/ BARREL TILE AND STUCCO FASCIA
N9	POWDER-COATED ALUMINUM OPERABLE WINDOW SYSTEM
N12	REVEAL ON STUCCO-FINISHED WALL
N13	POWDER-COATED ALUMINUM FIXED WINDOW SYSTEM
N18	REVEAL ON STUCCO
N20	CARRIAGE STYLE WOOD GARAGE DOOR
N23	EXTERIOR STONE CLADDING
N24	WOOD TRELLIS W/ ORNAMENTAL DETAIL
N28	EAVE BRACKET
N39	ALUMINUM GARAGE DOOR



2 SOUTH ELEVATION -CONTINUED WEST-

1/8" = 1'-0"



3 SOUTH ELEVATION -CONTINUED EAST-

1/8" = 1'-0"



SOUTH  
ELEVATION

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A3.02-

1 SOUTH ELEVATION  
1/8" = 1'-0"



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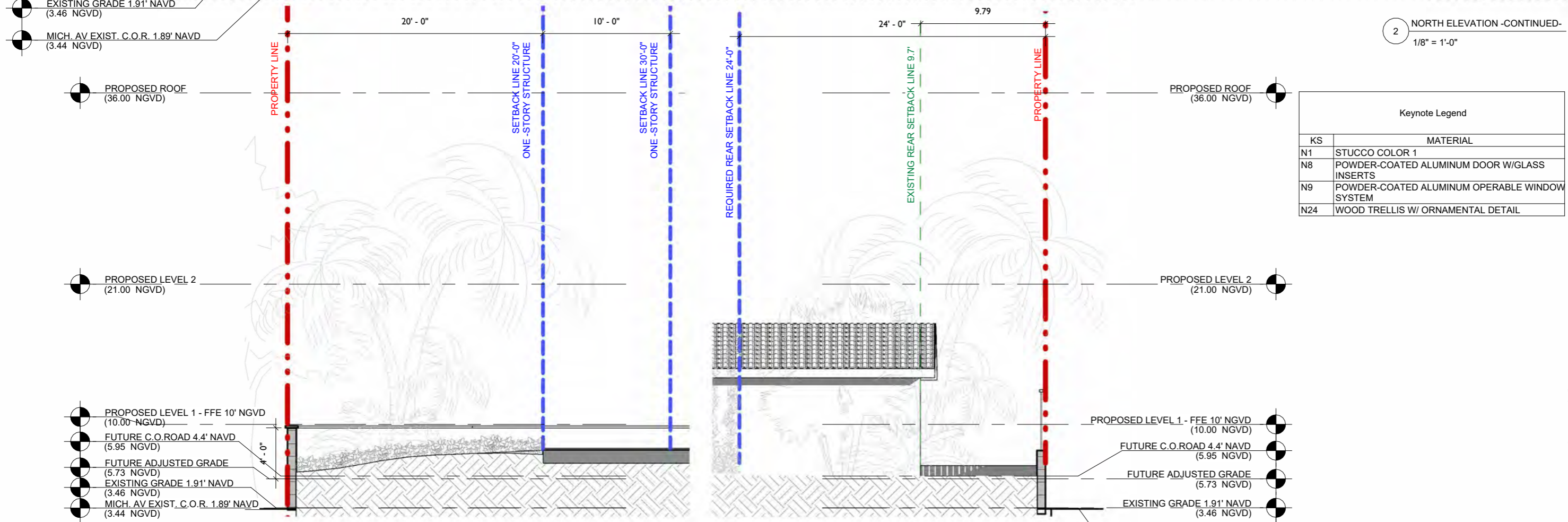
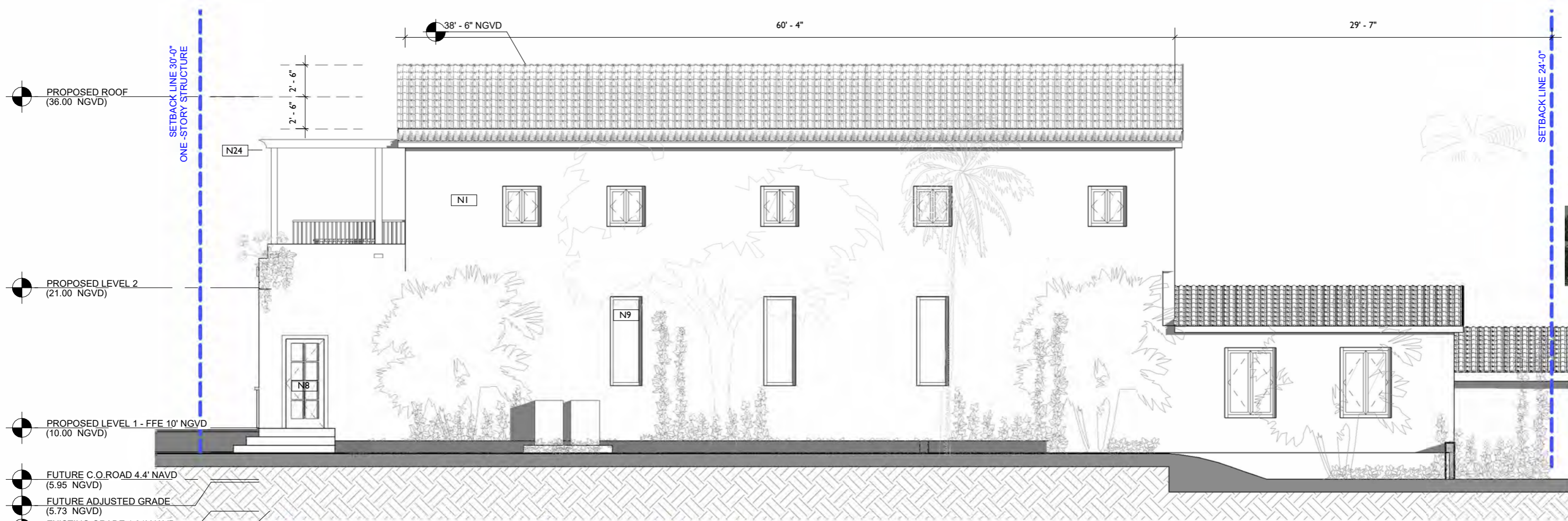
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**DRAWING:**



2 NORTH ELEVATION -CONTINUED-  
1/8" = 1'-0"

Keynote Legend	
KS	MATERIAL
N1	STUCCO COLOR 1
N8	POWDER-COATED ALUMINUM DOOR W/GLASS INSERTS
N9	POWDER-COATED ALUMINUM OPERABLE WINDOW SYSTEM
N24	WOOD TRELLIS W/ ORNAMENTAL DETAIL

**NORTH ELEVATION**

JENNIFER McCONNIEY FLORIDA LIC# AR93044  
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3 NORTH ELEVATION -CONTINUED E-  
1/8" = 1'-0"

1 NORTH ELEVATION -CONTINUED W-  
1/8" = 1'-0"

**A3.03-**



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DRAWING:

PROPOSED  
STREET  
ELEVATIONS

JENNIFER MCCONNEY FLORIDA LIC# AR93044

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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"



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**DRAWING:**

**PROPOSED**  
**STREET**  
**ELEVATIONS**  
**ENLARGED**



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

JENNIFER McCONNEY FLORIDA LIC# AR93044  
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A3.11-



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**DRAWING:**

PROPOSED ROOF  
(36.00 NGVD)

PROPOSED LEVEL 2  
(23.33 NGVD)

PROPOSED LEVEL 1 - FFE 10' NGVD  
(10.00 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)

1 SECTION AA  
1/8" = 1'-0"

SECTION

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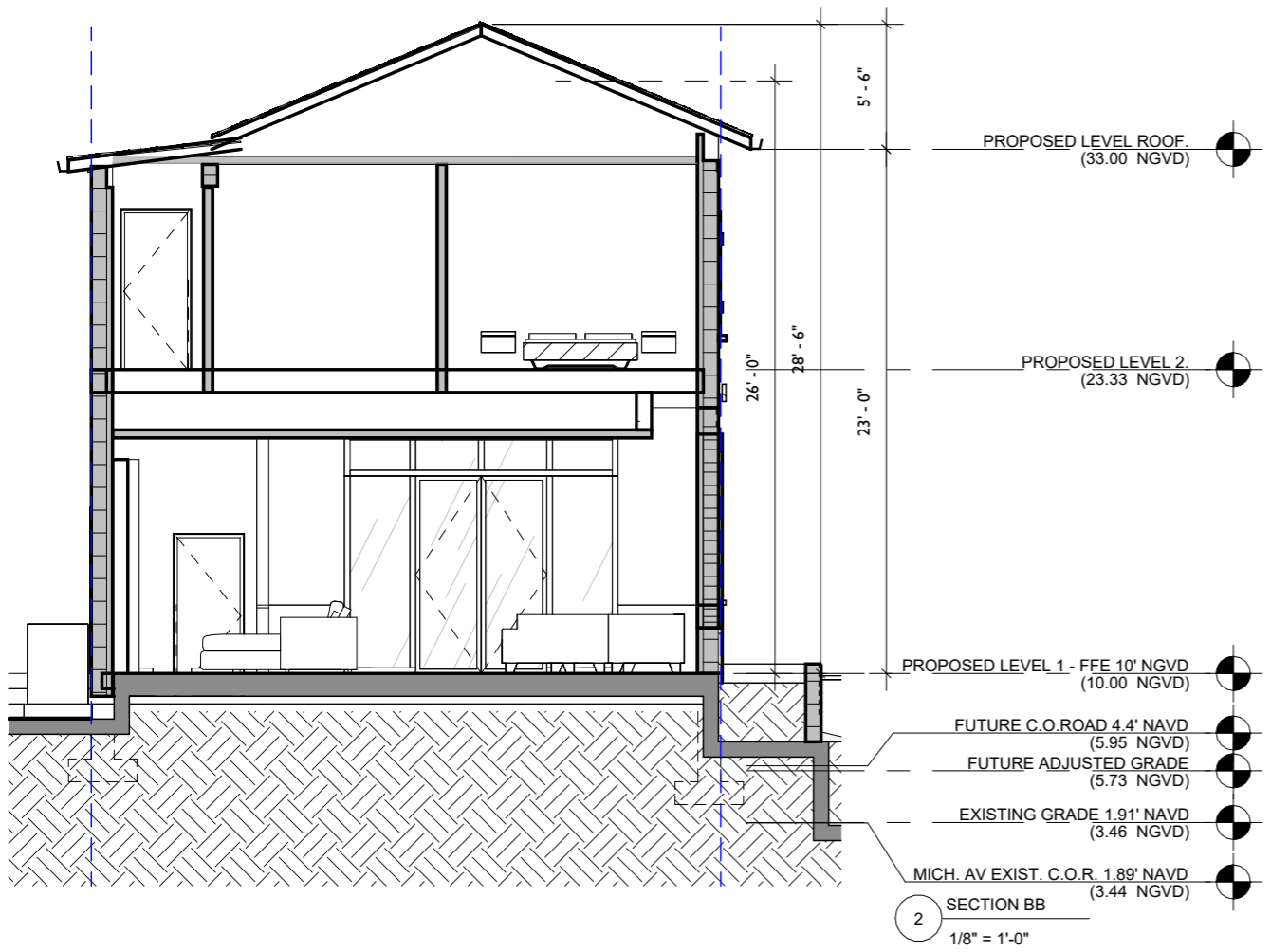
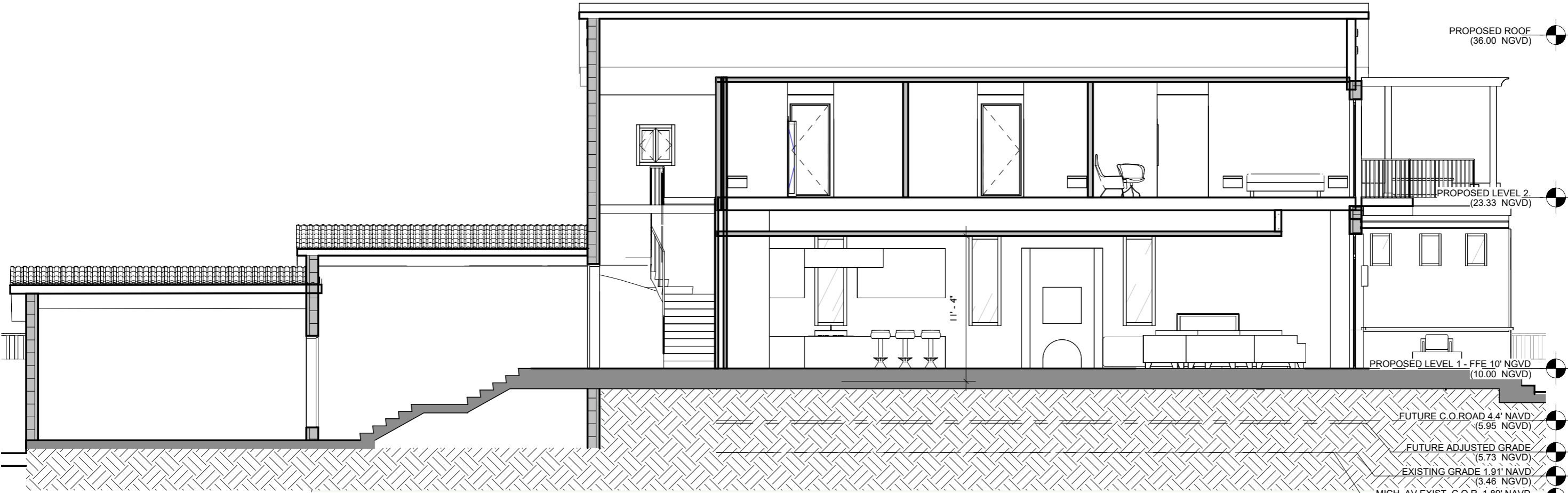
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A4.00-



2 SECTION BB  
1/8" = 1'-0"