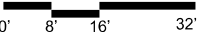




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Jonathan Cardello
Date: 2021.11.24
10:34:30 -05'00'



411 Michigan Avenue
Miami Beach, Florida

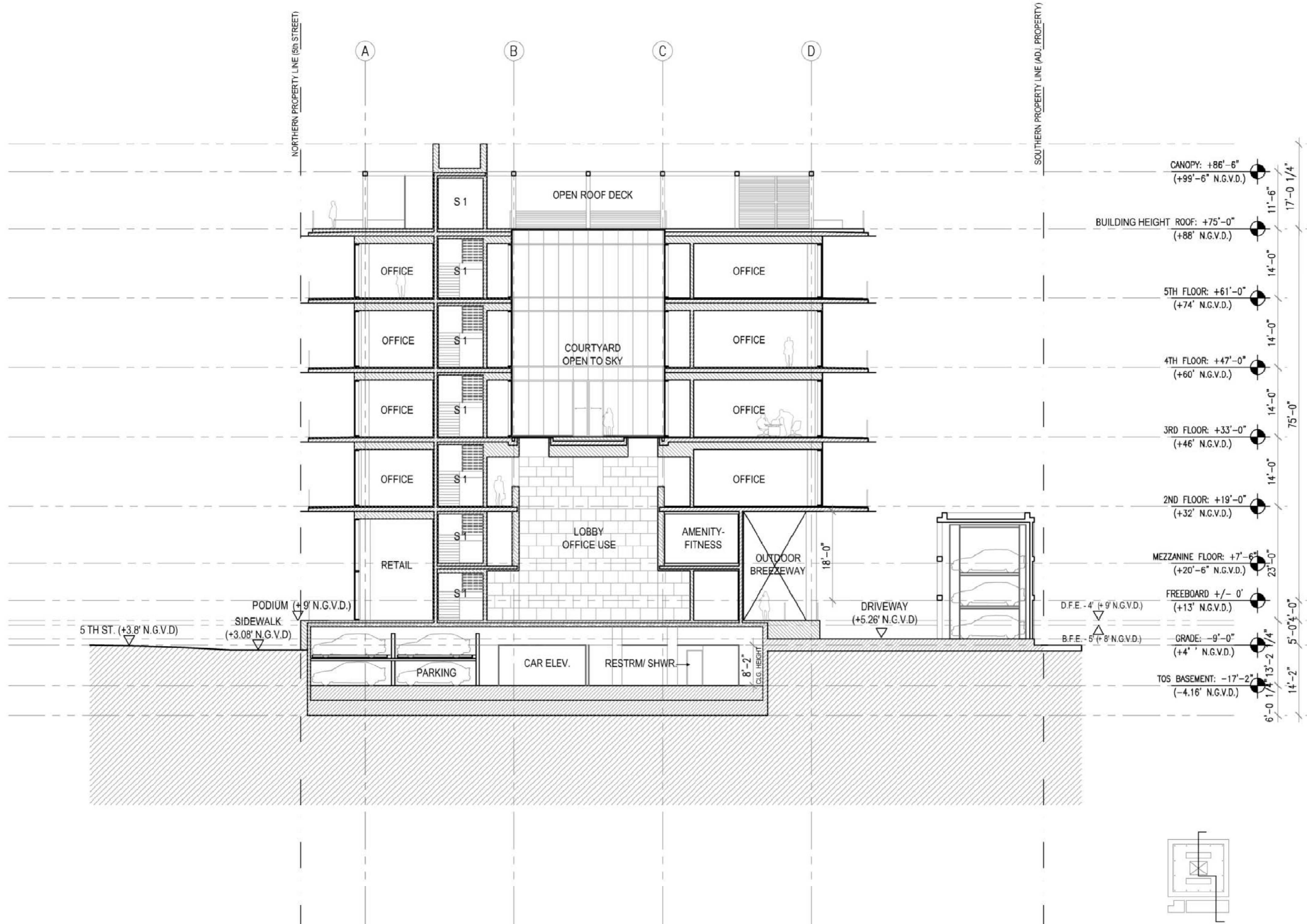
Longitudinal Building **Section B**
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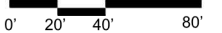
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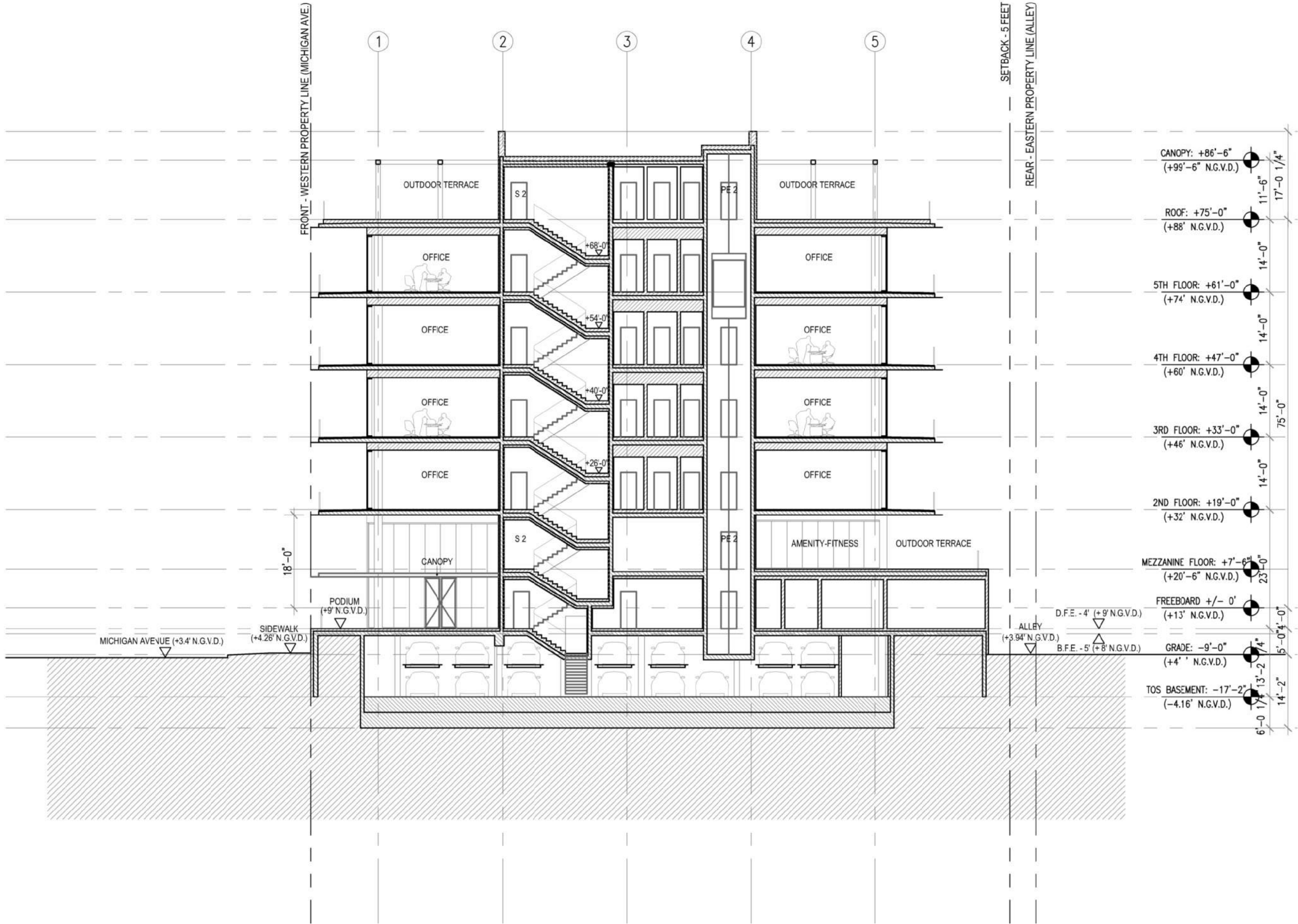
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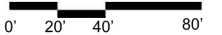
Latitudinal Building Section E
Scale: 1" = 40'-0"



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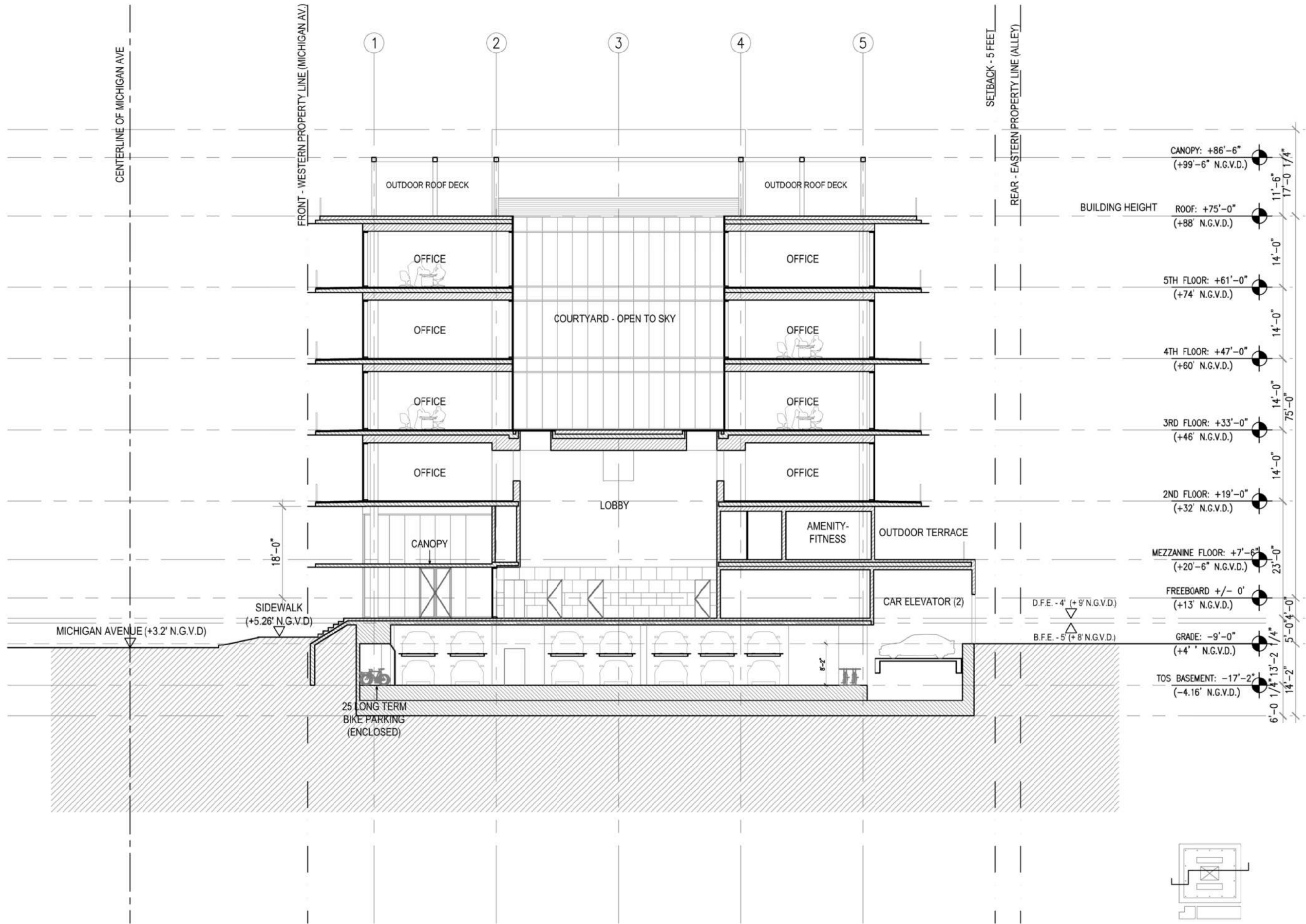
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Latitudinal Building Section D
Scale: 1" = 40'-0"



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A4.14





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0' 20' 40' 80'

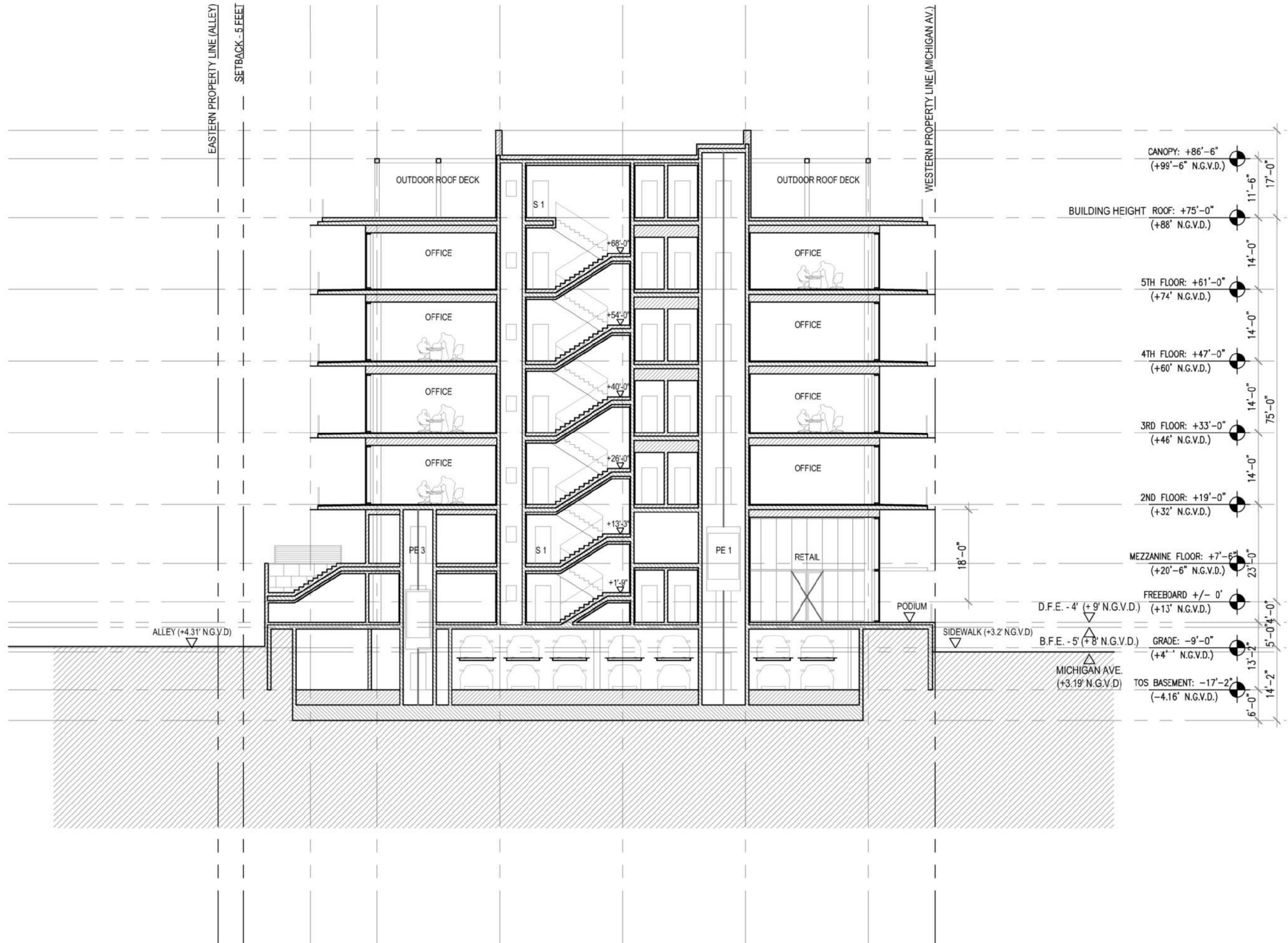
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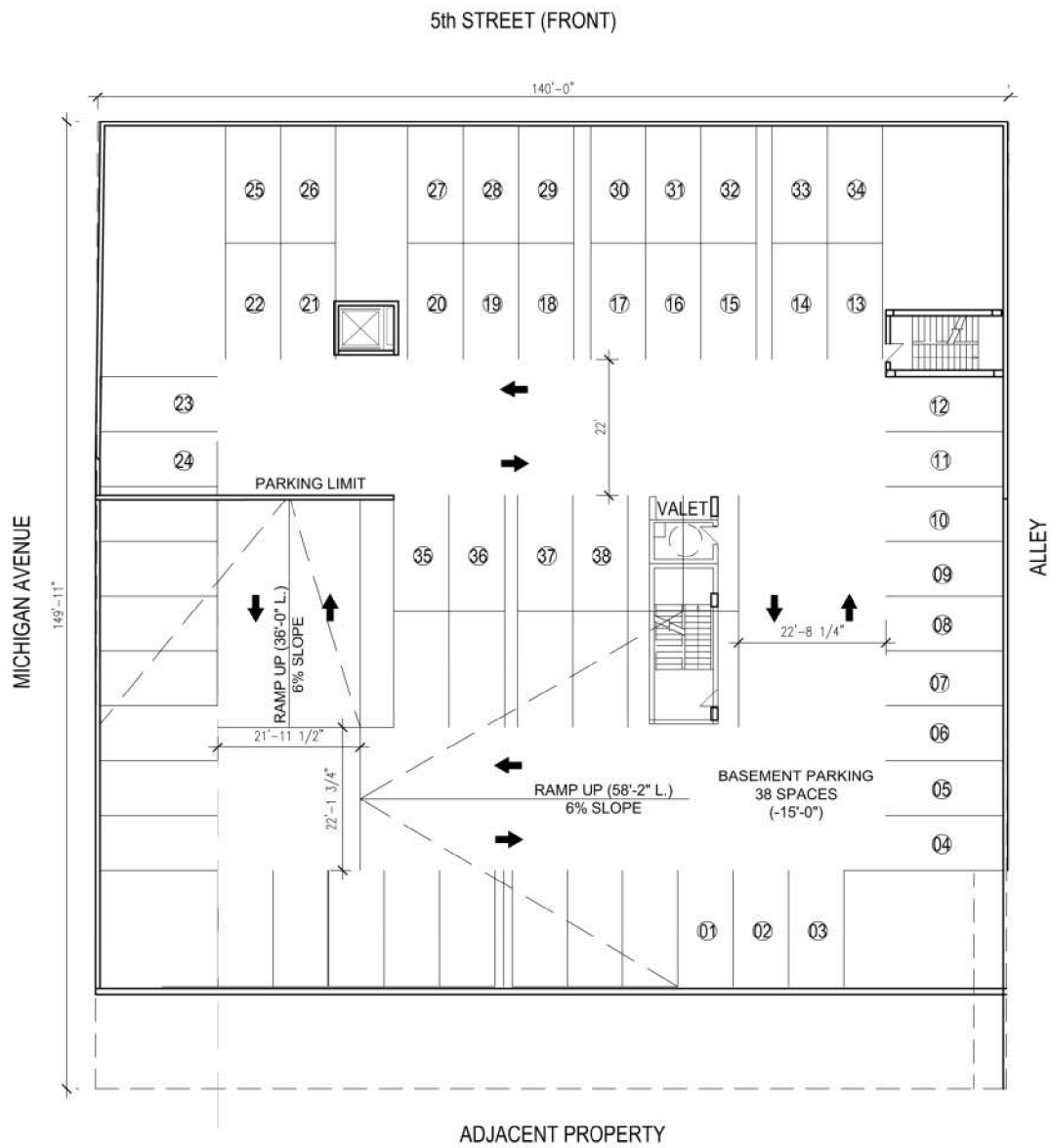
Latitudinal Building Section C
Scale: 1" = 40'-0"



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A4.15





TOS BASEMENT - 17'-2"
(- 4.16' N.G.V.D.)

Lower Basement Alternate Parking Scheme - No Mechanical Systems

Scale: 1" = 40'-0"

Parking Calculation

	Parking Spaces
Basement Level 2	38 Spaces
Basement Level 1	53 Spaces
Total	91 Spaces

All Spaces 8.5' x 18' (Typical)
All drive Isles 22'-0" (Typical)

MICHIGAN AVENUE



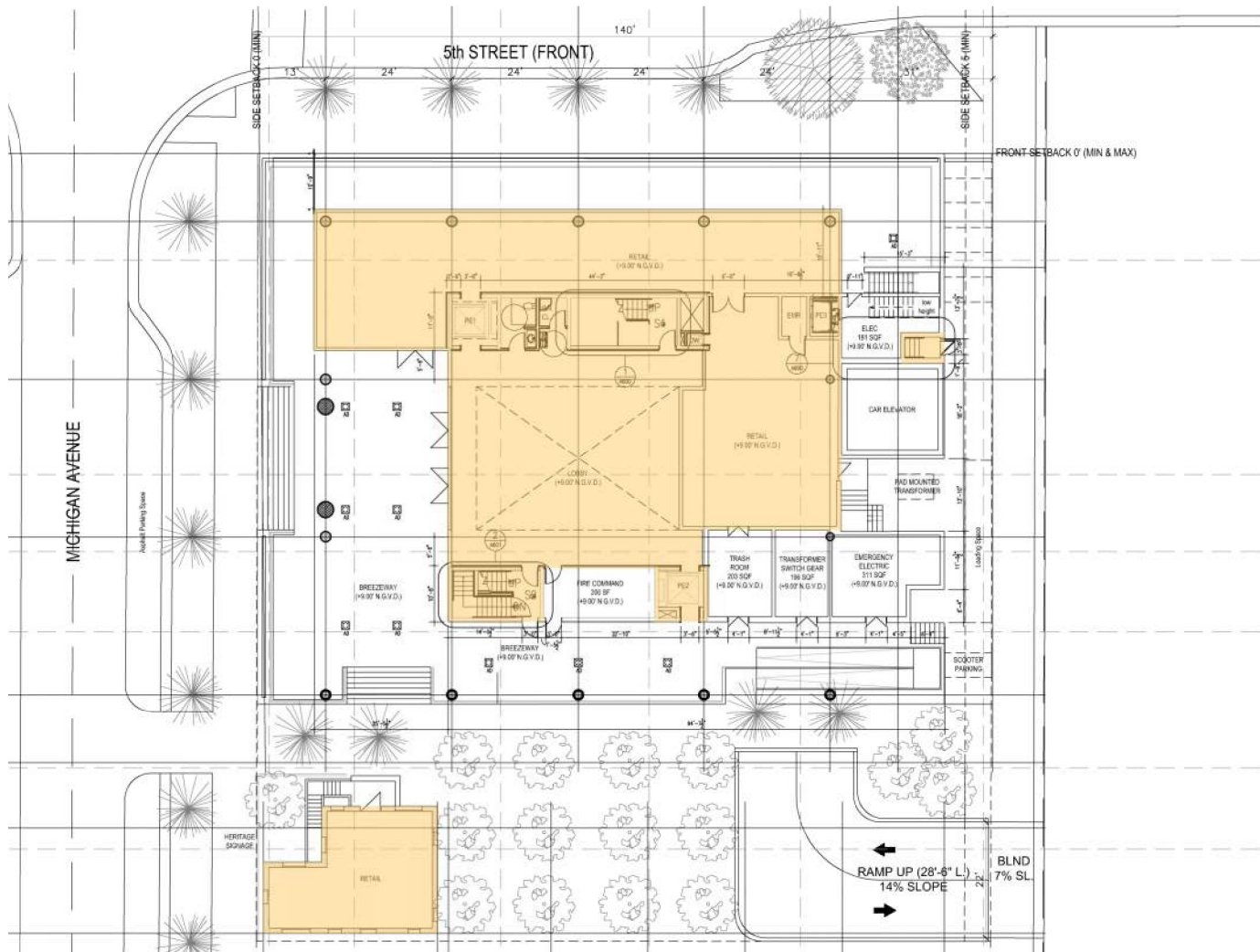
TOS BASEMENT - 17'-2"
(- 4.16' N.G.V.D.)

Basement Alternate Parking Scheme - No Mechanical Systems

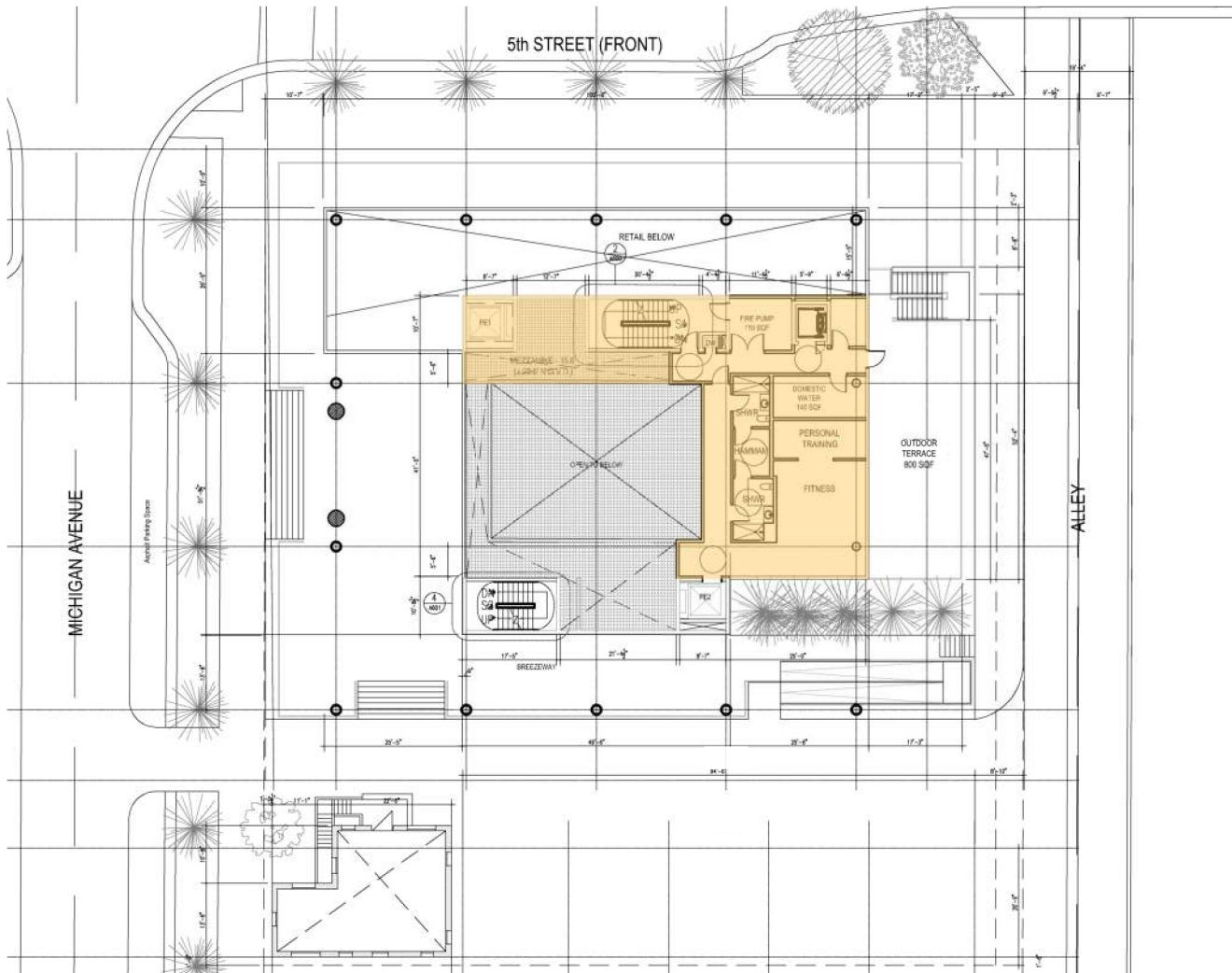
Scale: 1" = 40'-0"

FAR Calculation

	New Development
Basement	98 FAR SF
Ground Floor	6,600 FAR SF
Mezzanine	2,085 FAR SF
Second Floor	8,247 FAR SF
Third Floor	8,247 FAR SF
Fourth Floor	8,247 FAR SF
Fifth Floor	8,247 FAR SF
Roof Mechanical Penthouse	114 FAR SF
TOTAL FAR	41,885 FAR SF



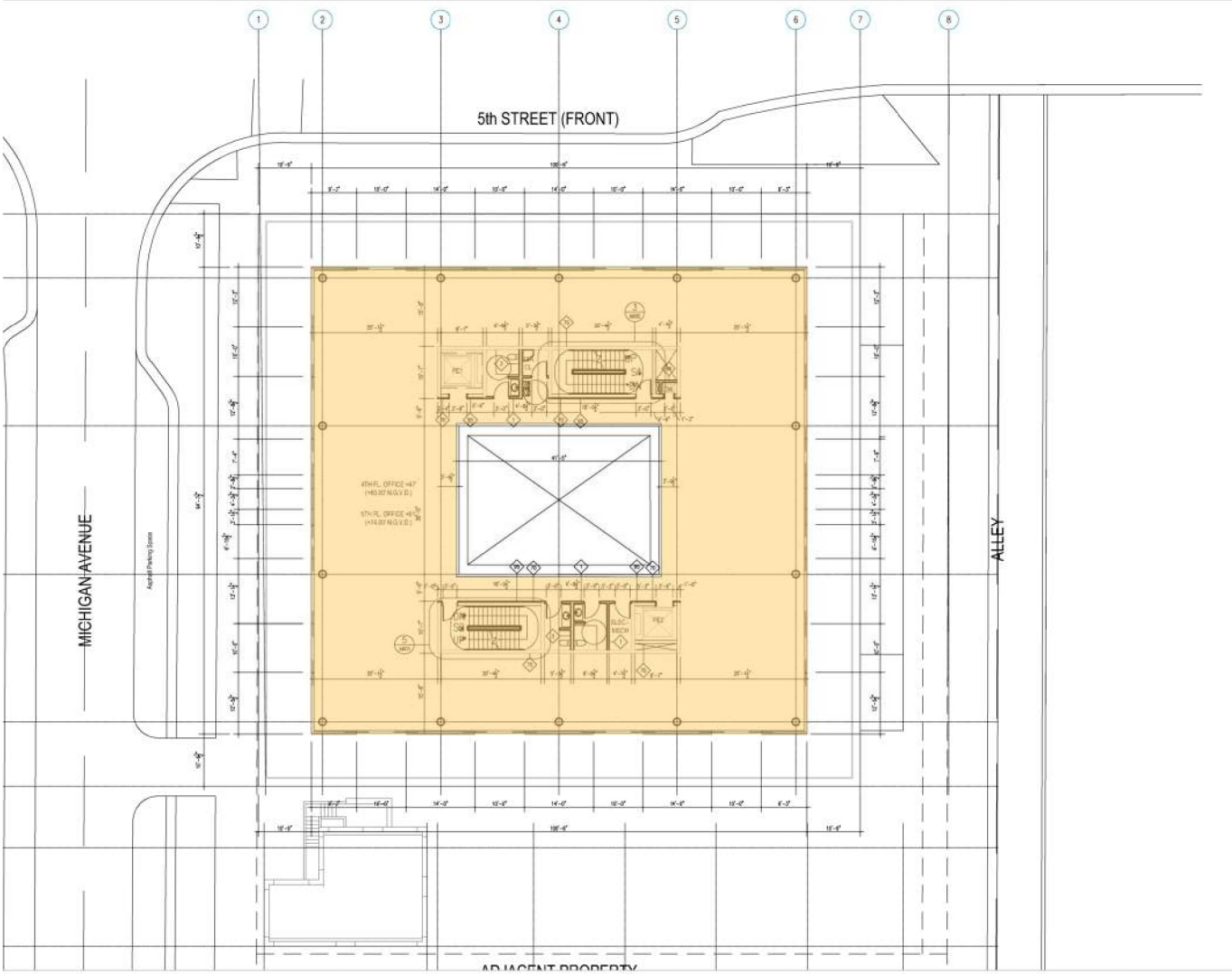
Ground Floor Alternate Parking Scheme - No Mechanical Systems
 Scale: 1" = 40'-0"



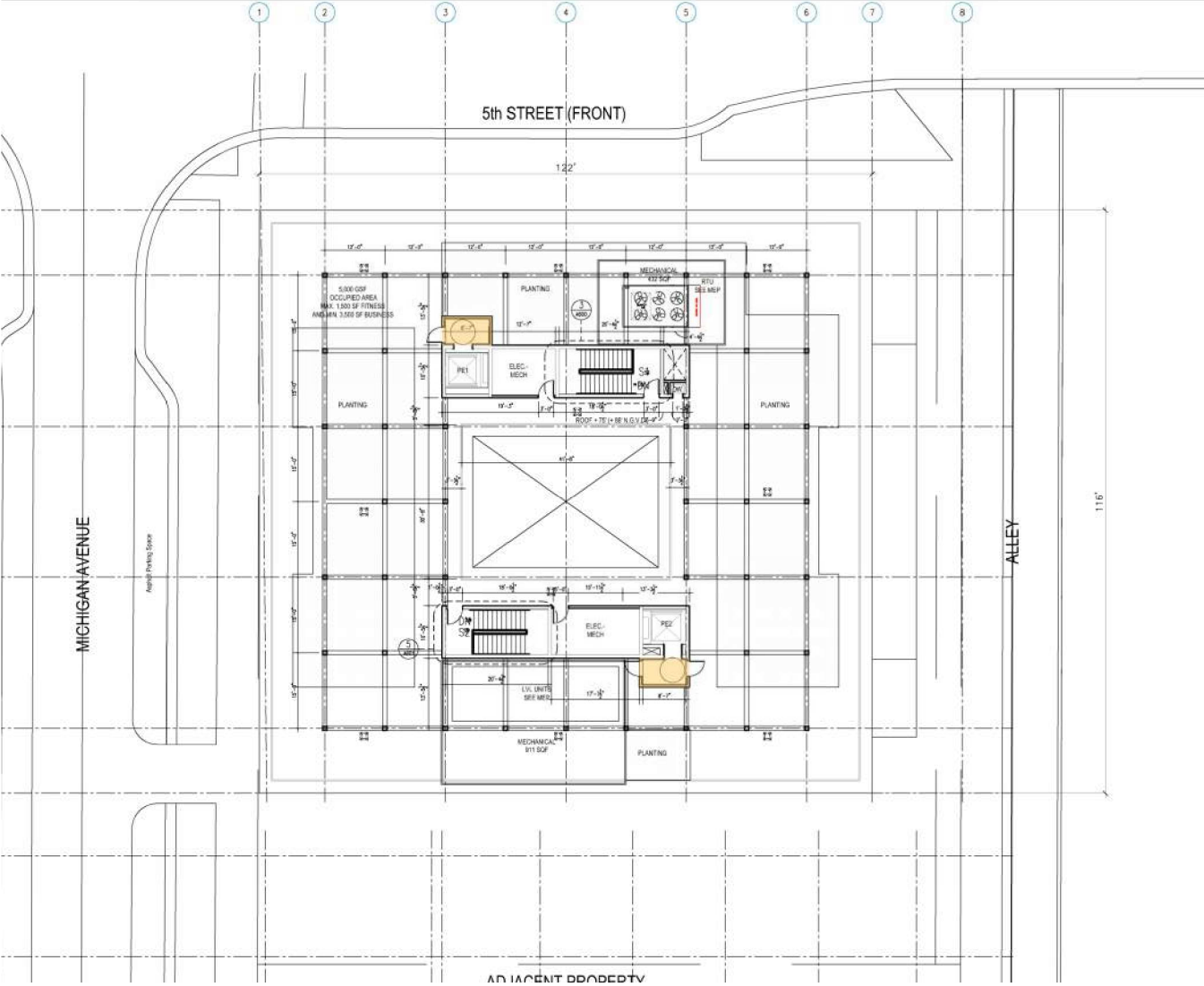
Mezz Floor Alternate Parking Scheme - No Mechanical Systems
 Scale: 1" = 40'-0"

FAR Calculation

	New Development
Basement	98 FAR SF
Ground Floor	6,600 FAR SF
Mezzanine	2,085 FAR SF
Second Floor	8,247 FAR SF
Third Floor	8,247 FAR SF
Fourth Floor	8,247 FAR SF
Fifth Floor	8,247 FAR SF
Roof Mechanical Penthouse	114 FAR SF
TOTAL FAR	41,885 FAR SF



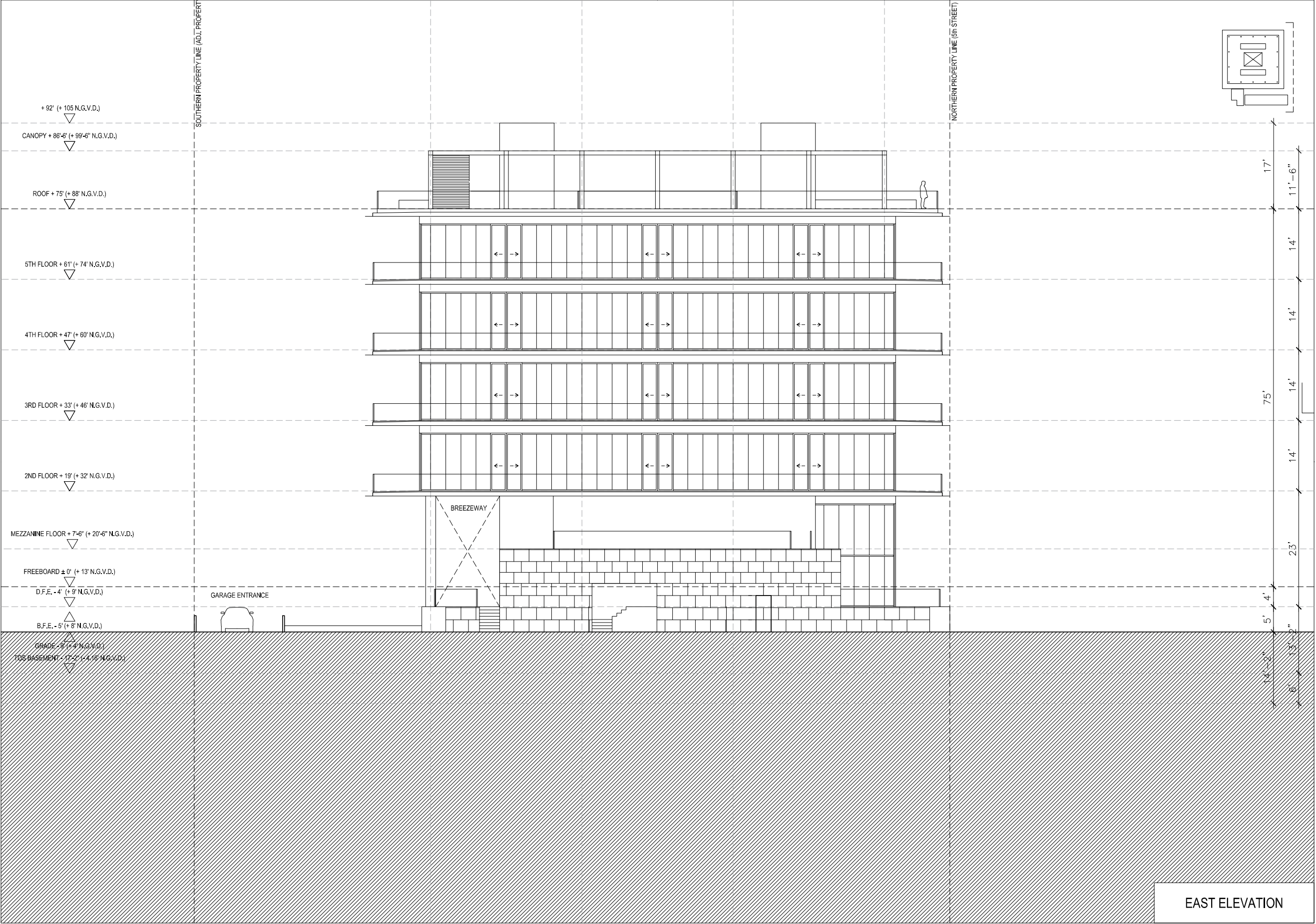
2nd-5th Floor Alternate Parking Scheme - No Mechanical Systems
Scale: 1" = 40'-0"



Roof Floor Alternate Parking Scheme - No Mechanical Systems
Scale: 1" = 40'-0"

FAR Calculation

	New Development
Basement	98 FAR SF
Ground Floor	6,600 FAR SF
Mezzanine	2,085 FAR SF
Second Floor	8,247 FAR SF
Third Floor	8,247 FAR SF
Fourth Floor	8,247 FAR SF
Fifth Floor	8,247 FAR SF
Roof Mechanical Penthouse	114 FAR SF
TOTAL FAR	41,885 FAR SF



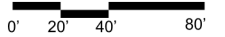
East Elevation Alternate Parking Scheme - No Mechanical Systems
Scale: 1" = 40'-0"



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Miami, Florida 33133
License No. L18000278579

Jonathan W. Cardello, AIA

FL License No. AR93391



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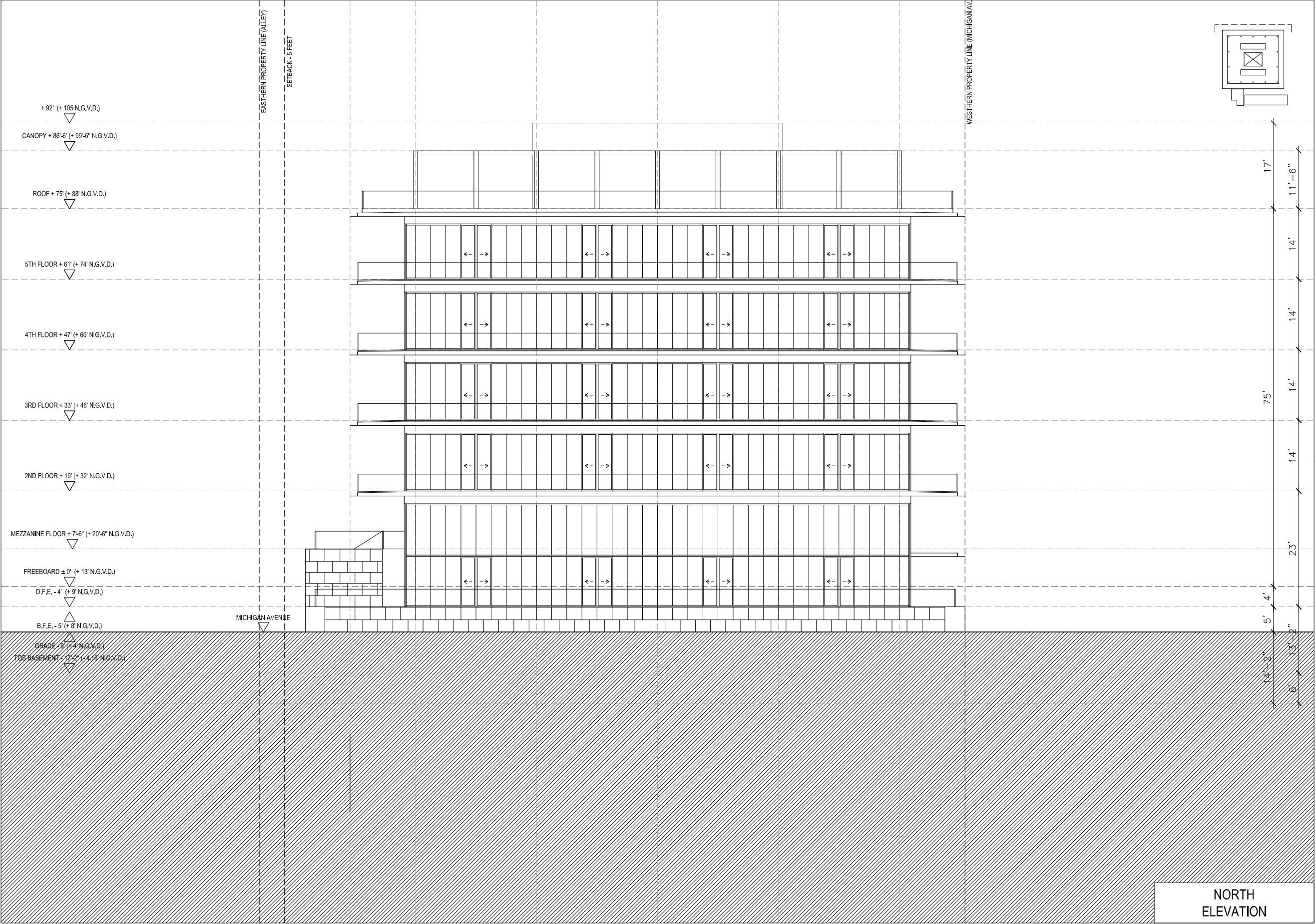
Alternate Parking Elevations
Scale: 1" = 40'-0"



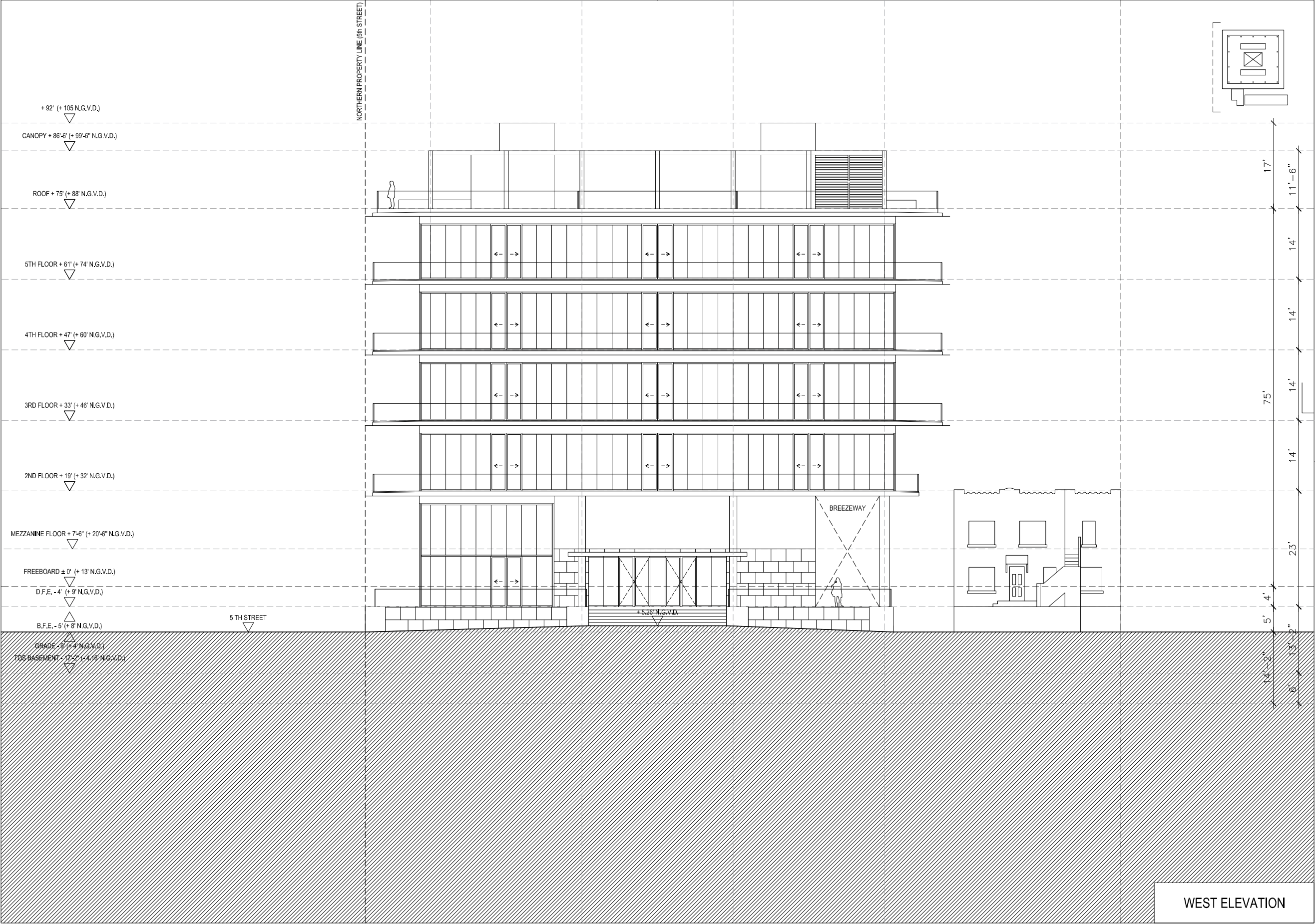
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North Elevation Alternate Parking Scheme - No Mechanical Systems
Scale: 1" = 40'-0"



West Elevation Alternate Parking Scheme - No Mechanical Systems
Scale: 1" = 40'-0"

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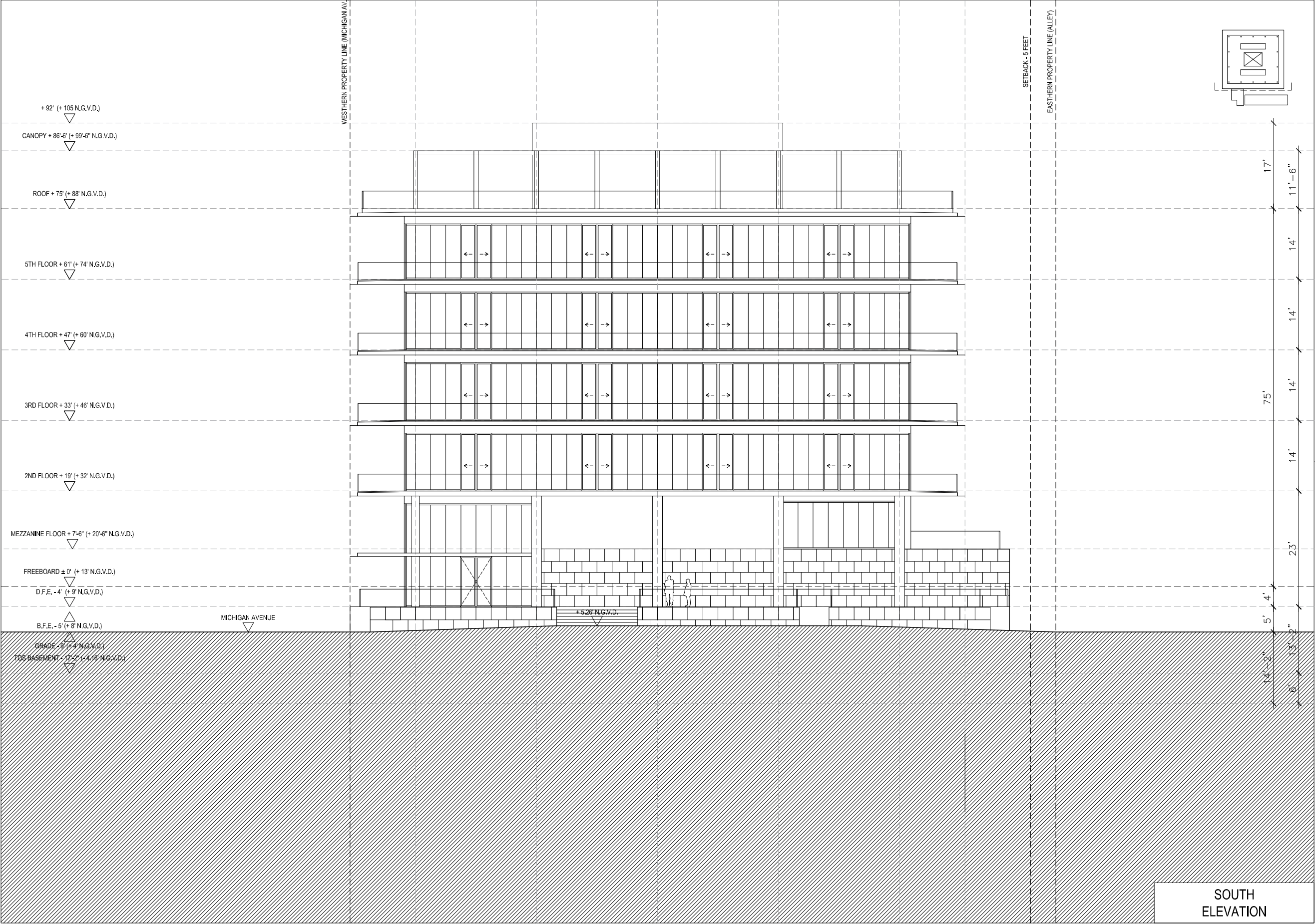
Jonathan W. Cardello, AIA
FL License No. AR93391

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Alternate Parking Elevations
Scale: 1" = 40'-0"

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South Elevation Alternate Parking Scheme - No Mechanical Systems
Scale: 1" = 40'-0"



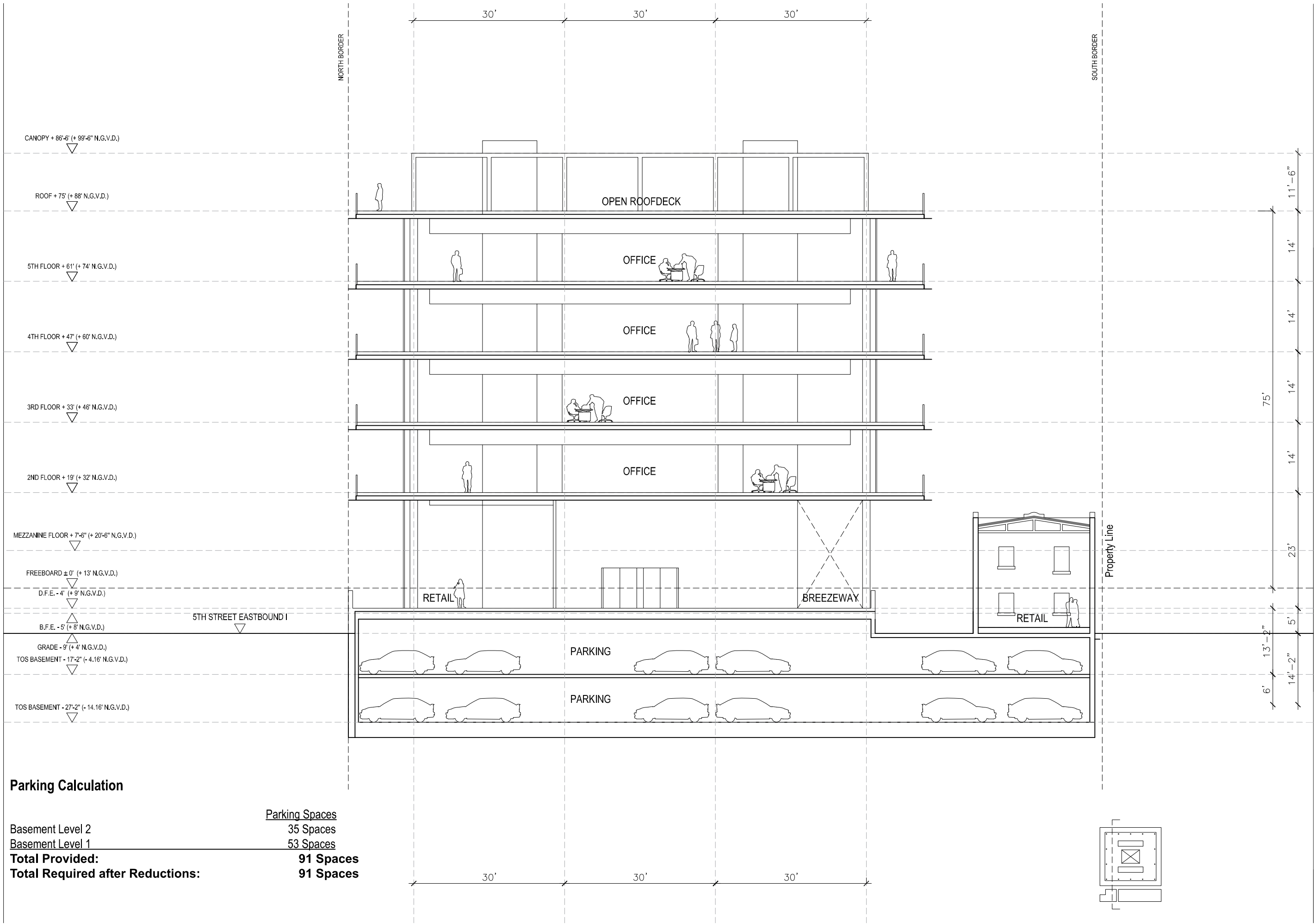
411 Michigan Avenue
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Alternate Parking Elevations
Scale: 1" = 40'-0"



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Parking Calculation

Basement Level 2	Parking Spaces	35 Spaces
Basement Level 1		53 Spaces
Total Provided:		91 Spaces
Total Required after Reductions:		91 Spaces

CUBE3

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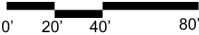
411 Michigan Avenue
Miami Beach, Florida

Alternate Parking Sections
Scale: 1" = 40'-0"

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411 Michigan Avenue
Miami Beach, Florida

Alternate Parking - CMB Zoning



MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	411-419 Michigan Ave, 944 5 Street		
2	Board and file numbers :	PB21-0469		
3	Folio number(s):	02-4203-010-0030, 02-4203-009-6170, 02-4203-009-6160		
4	Year constructed:	N/A	Zoning District:	CPS-2
5	Based Flood Elevation:	8	Grade value in NGVD:	4
6	Adjusted grade (Flood+Grade/2):	6	Lot Area:	21,000
7	Lot width:	140'	Lot Depth:	150'
8	Minimum Unit Size	N/A	Average Unit Size	N/A
9	Existing use:	N/A	Proposed use:	Commercial

	Zoning Information / Calculations	Maximum	Existing	Proposed	Deficiencies
10	Height	75'	0'	75'	Pursuant to in-process Code Amendment
11	Number of Stories	N/A	N/A	5	
12	FAR	42,000	0	41,885	
13	Gross square footage	N/A	9,500	130,356	
14	Square Footage by use	N/A	9,500	3,123 Retail, 38,813 Office	
15	Number of units Residential	N/A	N/A	N/A	
16	Number of units Hotel	N/A	N/A	N/A	
17	Number of seats	N/A	N/A	N/A	
18	Occupancy load	N/A	N/A	N/A	

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback facing Michigan:	0	0	0	
20	Side Setback:	0	0	0	
22	Side Setback facing 5th street:	0	0	0	
23	Rear Setback facing Alley:	0	10'	9'	
	At Grade Parking:				
24	Front Setback facing Michigan:	0	0	0	
25	Side Setback:	0	0	0	
27	Side Setback facing 5th street:	0	0	0	
28	Rear Setback Facing Alley:	5'	10'	9'	
	Pedestal and Tower:				
29	Front Setback facing Michigan:	0	N/A	4"	
30	Side Setback:	0	N/A	0	
31	Side Setback facing 5th street:	0	N/A	4"	
32	Rear Setback Facing Alley:	5'	N/A	9'	
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking District	1	1	1	

40	Total # of parking spaces	91	0	91	106 Required before Reductions (see chart)
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	see chart	0	see chart	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	0	Basement - 91	
43	Parking Space Dimensions	8.5' x 18'	0	8.5' x 18'	
44	Parking Space configuration (45o, 60o, 90o, Parallel)	90	0	90	
45	ADA Spaces				
46	Tandem Spaces	N/A	0	20	
47	Drive aisle width	22'	0	22'	
48	Valet drop off and pick up	Y	N	Y	
49	Loading zones and Trash collection areas	3	0	1 in alley	Waiver Requested
50	Bicycle parking, location and Number of racks	0	0	25 Long Term in Basement	

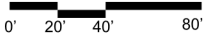
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use				
52	Number of seats located outside on private property	N/A	N/A	N/A	
53	Number of seats inside	N/A	N/A	N/A	
54	Total number of seats	N/A	N/A	N/A	
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
56	Total occupant content	N/A	N/A	N/A	
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	

58	Proposed hours of operation	8am-8pm
59	Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361)	N
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	N
61	Is this a contributing building?	Yes
62	Located within a Local Historic District?	Yes

Notes:

If not applicable write N/A

N/A



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Miami Beach, Florida

Alternate Parking Chart



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Parking Requirements - Parking District No. 01

		Total FAR SF	Required # Parking Spaces
Office or Office Building	Ground floor - One Space per 300 square feet of floor area	2,904	10.0
	Upper floors - One space per 400 square feet of floor area		
	SF 2nd Floor	8,440	22.0
	SF Typical Floor (3-5) + Roof	24,795	62.0
	Total	36,139	
Office or Office Building Required Parking			94.0 Spaces
Retail Parking	One space per 300 square feet of floor area		
	Ground Floor Retail Space (New Building)	3,123	12
	Retail Required Parking		12 Spaces
TOTAL OFFICE + RETAIL PARKING REQUIRED			106.0 SPACES
Alternative Parking Incentives - Sec. 130-40		Provided	# Spaces Reduced
	Showers	2 parking less for each shower (max -8)	3
	Scooters - Motorcycles	1 parking less for 3 parkings (max 15%)	6
	Long term Bikes	1 parking less for 5 parkings (max 15%)	20
	Short term Bikes	1 parking less for 10 parkings (max 15%)	0
	Carpool / Vanpool	3 parking less for each parking (max 10%)	1
	Total # Reduced Parking Spaces		15
TOTAL PARKING REQUIRED AFTER DEDUCTIONS			91.0 SPACES
Parking Spaces Delivered			
	Existing Cellar	91	
TOTAL PARKING SPACES DELIVERED			91 SPACES