

A6	Design Collaborator
A6.1	Introduction
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CUBE3

CUBE 3, LLC
111 SW 3rd Street, Floor 4
Miami, Florida 33133
License No. L18000278579

Jonathan W. Cardello, AIA

FL License No. AR93391



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Jonathan Cardello
Date: 2021.11.24
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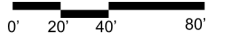
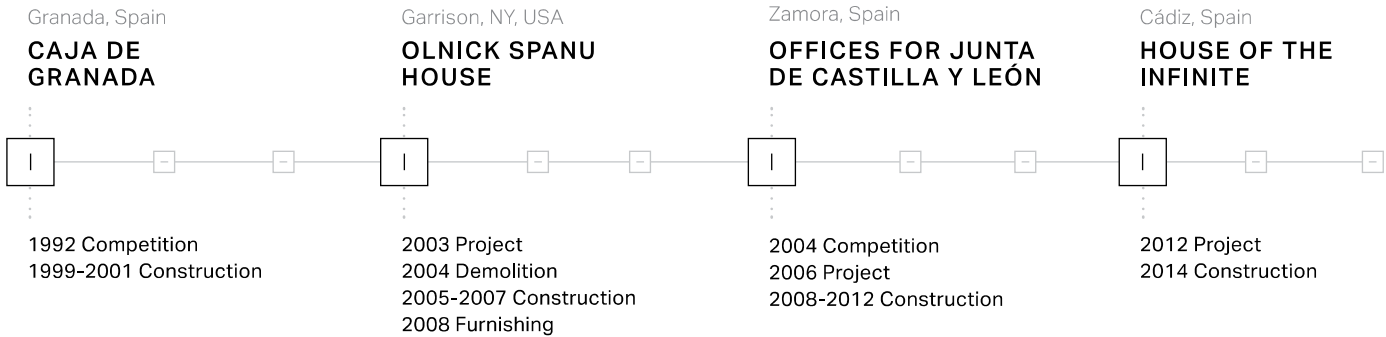
411 Michigan Avenue
Miami Beach, Florida



Alberto Campo Baeza

Alberto Campo Baeza is one of the great master architects of our time.

He has built a select number of pristine buildings and has received countless architecture awards. Campo Baeza's body of work is best defined as poetic minimalism due to its simplicity, beauty and exquisite detailing. Based in Madrid, he recently received the Premio Nacional de Arquitectura, Spain's most prestigious architecture award.



411 Michigan Avenue
Miami Beach, Florida

Introduction
Scale: NTS



Final Submittal
29 November 2021

A6.1



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Jonathan Cardello
Date: 2021.11.24
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0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

Project Statement
Scale: NTS



Final Submittal
29 November 2021

A6.2

01 Courtyard

The Courtyard is one of the most distinctive elements of Miami Beach and Mediterranean Style architecture. As such, we deliberately incorporated it into our building. It serves both as circulation and as a dedicated interior outdoor space that all tenants and visitors will enjoy. Here, the patio is the heart of the building, and therefore the exterior materials and plantings will be selected to offer an authentic “Miami Beach Experience.”

02 Balconies

The balconies, servings as “open-air corridors”, are typical to several architectural styles present in Miami Beach. These are logical solutions for tropical climates since they offer shade on the façade, create an outdoor living space, allow cross-ventilation, and favor the use of natural light while also providing shade and reducing solar heat gain. Our building appropriates this very typical Miami Beach element and offers wide and deep balconies on all four facades.

03 Covered Outdoor Spaces

Covered outdoor spaces are characteristically found in hot climates like Miami Beach. Spaces such as porches, winter gardens, Florida Rooms, and sunrooms allow users to enjoy the outdoors in a controlled manner all year round while protecting themselves from the rain. The proposed design incorporates a spacious 2,800 square foot podium on the ground floor, a protected place intimately close to the street and neighborhood.

Local architects have utilized accessible rooftops throughout Miami’s history. Under direct exposure to the sky and sun, the rooftops areas provide views from where tenants can admire the city skyline and historic district beyond. Our roof terrace will be shrouded with vegetation and furnished to provide a relaxing garden sanctuary for the building’s tenants. Careful attention will be paid to the location of the mechanical equipment to hide it from view and reduce its visual impact on neighboring streets.

04 Cross Ventilation

Cross ventilation is the traditional way to cool homes and buildings in warm climates such as Miami Beach. It is a highly sustainable and proven architectural technique utilized throughout Architectural History. Our design combines this traditional form of passive conditioning with an active systems air conditioning system. These are compatible methods to guarantee thermal comfort while respecting the environment and making use of natural ventilation as the weather permits.

05 Planters

Planters are typical characteristic elements of traditional Miami Beach architecture. They allow vegetation to be incorporated into buildings in a controlled manner, smooth the transition between vertical walls and horizontal ground, protect views to the interior and, if well-implemented, improve the overall appearance of the building. Our building incorporates planters both on the ground floor, the roof, and the parking structure. In all cases, leafy plant species capable of reducing the impact of the sun will be employed in this project.

06 Landscaping

One of the main project objectives is to provide conscientious, abundant, and attractive landscaping, both for the users of the building and the neighborhood. For this, different species of character and scale according to their function. Medium-sized species will be used as well as climbing plants that provide shade and restore the environment. On the street level, larger species will be planted that will relate to the existing vegetation in the adjoining streets. Perennial Peanut will serve as a groundcover along the sidewalk. Our courtyard will feature a beautiful water chestnut tree to bring nature indoors. Our goal is to create a high-quality natural landscape consistent with Miami Beach’s history.

07 Natural Light

Miami Beach enjoys plentiful sunshine yearlong. This is undoubtedly a privilege that every architect must take advantage of and control. Over time, the different architectural styles that exist in Miami Beach have successfully embraced this opportunity. Our building, like those that precede us, is firmly committed to taking advantage of natural light and will achieve this with a twofold strategy. First, we will provide indirect lighting to office spaces and its users. For this, wide overhangs are designed to avoid direct sunlight on the facades and, in turn, allow controlled light to enter the interior of the building. Secondly, direct light is captured in the generous and welcoming space of the lobby. This is achieved through four skylights that allow the sun’s rays to be drawn into the heart of the building. This is one way in which our design integrates one of Miami Beach’s most valuable natural resources: sunshine.

08 Color

The Ocean Beach district is characterized by white structures. White is an excellent color for tropical climates and marine environments such as Miami Beach. Our project will be built in white to complement the nearby neighborhood buildings. Stone and white stucco will be combined on the ground floor and white painted concrete on the upper floors. A white pergola is also projected on the roof to shade the building as are white-painted railings on all the balconies. Thereby, our white-colored building will respect the history of Miami Beach.

09 Historic House

The existing Historic House located on the property is part of Miami Beach’s rich and abundant Architectural History. The main objective of our project, and indeed our firm’s practice, is to be respectful of the project’s context and its local history. 411 Michigan holds special importance to this part of Miami’s heritage and our project. Furthermore, our intention is not only to preserve the home but to update its function to be fully incorporated into the current life of Miami Beach. To achieve this, we re-positioned it closer to the sidewalk on Michigan Avenue in such a way that it naturally relates to the new office building and enjoys a greater urban presence.

In its new location, the house will be unobstructed from view for the neighborhood to enjoy. The house’s relocation will also allow the Historic home and adjacent historic buildings to form a new historic frontage for the neighborhood. The new development represents a fantastic opportunity to reinforce the historical character of this unique and important site, serving as a threshold for the Ocean Beach Historical District. Our goal is to integrate the contributing structure into our master plan, and through adaptive reuse, ensure that it is integral to the everyday use and function of the project, while also weaving into the fabric of the neighborhood.

These modifications will allow this piece of heritage to be visible from the surrounding public spaces and reinforce the historical character of the street. These actions place the Historic House at the forefront, where it can be viewed as an introduction to the historical Neighborhood as you come off 5th Street and travel down Michigan Avenue.

We will preserve the stucco white finish, scalloped parapet with barrel tiles, clay tile attic vents, and roof features as well as the exterior stairs with stucco walls. Tropical vegetation will be planted around the Historic House and the building will be raised above grade, becoming resistant against flooding to follow the resiliency guidelines set forth by the City of Miami Beach.

10 Parking Structure

The integration of the garage structure is also a key element for us to create a cohesive design, embracing old and new. This structure incorporates and reinterprets local building materials, such as breeze block, and serves as a transitional piece of architecture connecting the historic structure to the modern building. The three elements of the site represent a transition in scale, architecture, and history creating a linear relationship that speaks to the history of South Beach, while also protecting, amplifying, and highlighting how historic and modern architecture can contribute equally to a city’s tapestry and co-exist. The parking structure will be set back from the Historic House to allow the house to serve as a foreground building giving it the prominence it deserves.

Our project aims to contribute a new and valuable piece of architecture for Miami Beach, while also integrating environmental sustainability, adaptive reuse of a historic house, and reflecting an appreciation of the surrounding history and context through a master plan that celebrates the neighborhood’s past and future.

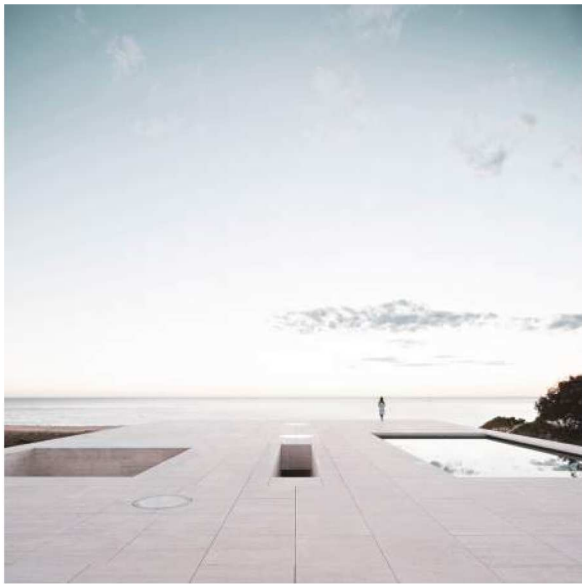


“We have designed a very simple building, ordered, very transparent and bright, which we believe reflects the spirit of the City of Miami Beach”

ALBERTO CAMPO BAEZA

Signature Projects by Alberto Campo Baeza

Cádiz, Spain
HOUSE OF THE INFINITE



Granada, Spain
CAJA DE GRANADA



Garrison, NY, USA
OLNICK SPANU HOUSE



Zamora, Spain
OFFICES FOR JUNTA DE CASTILLA Y LEÓN





411 Michigan Avenue
Miami Beach, Florida

A.7 Project Imagery

- A7.1 Rendering | 4th Street
- A7.2 Rendering | 5th Street
- A7.3 Rendering | 5th Street
- A7.4 Rendering | 5th Street
- A7.5 Details | Slab Edge
- A7.6 Details | Parking Structure
- A7.7 Details | Railing
- A7.8 Details | Skylight
- A7.9 Details | Podium
- A7.10 Details | Canopy
- A7.11 Materials Board



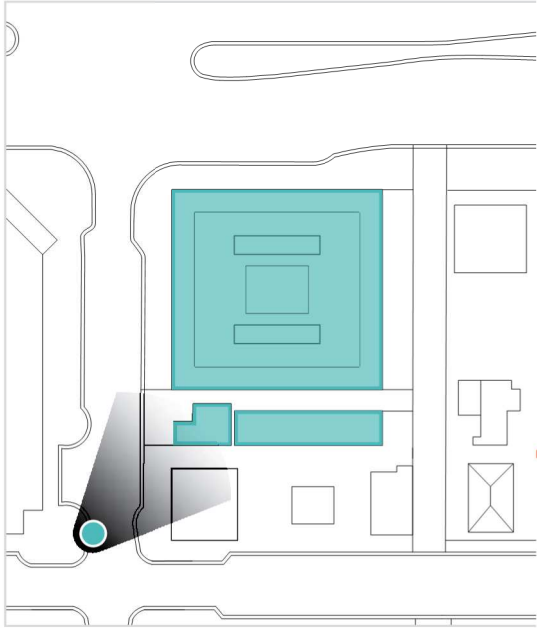
411 Michigan Avenue

Miami Beach, Florida

Rendering | 4th and Michigan

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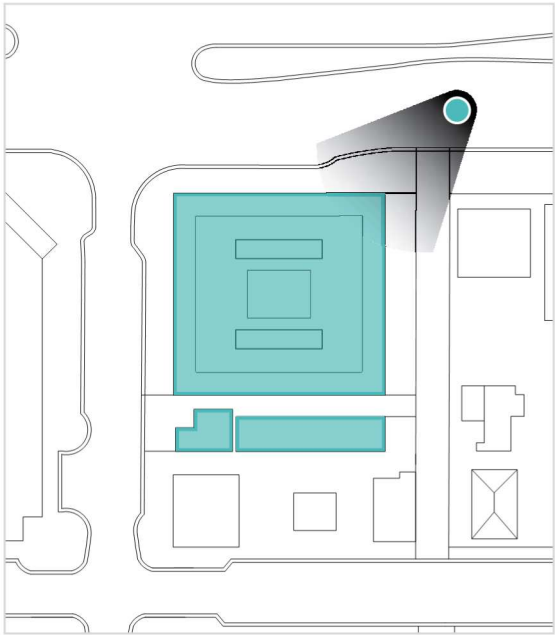
Angle 1
Virtual Photo





411 Michigan Avenue
Miami Beach, Florida

Angle 4
Virtual Photo



Rendering | Fifth Street
Scale: None



Final Submittal
29 November 2021

A7.2



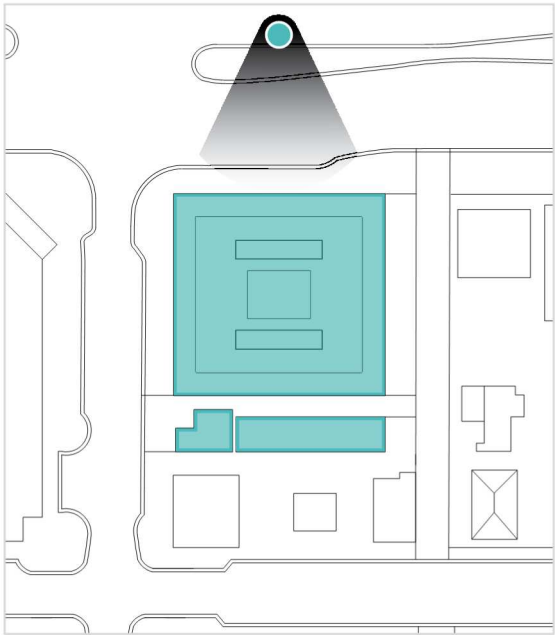
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0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

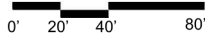
Rendering | Fifth Street
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Angle 5
Virtual Photo



Final Submittal
29 November 2021

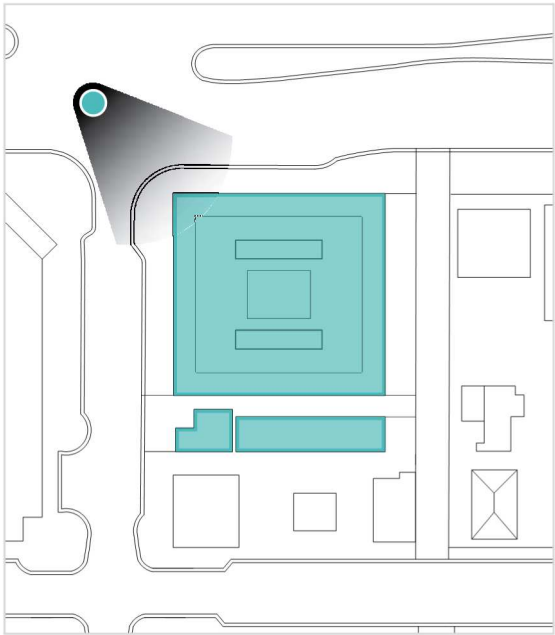
A7.3



411 Michigan Avenue

Miami Beach, Florida

Angle 6
Virtual Photo



Rendering | Fifth Street

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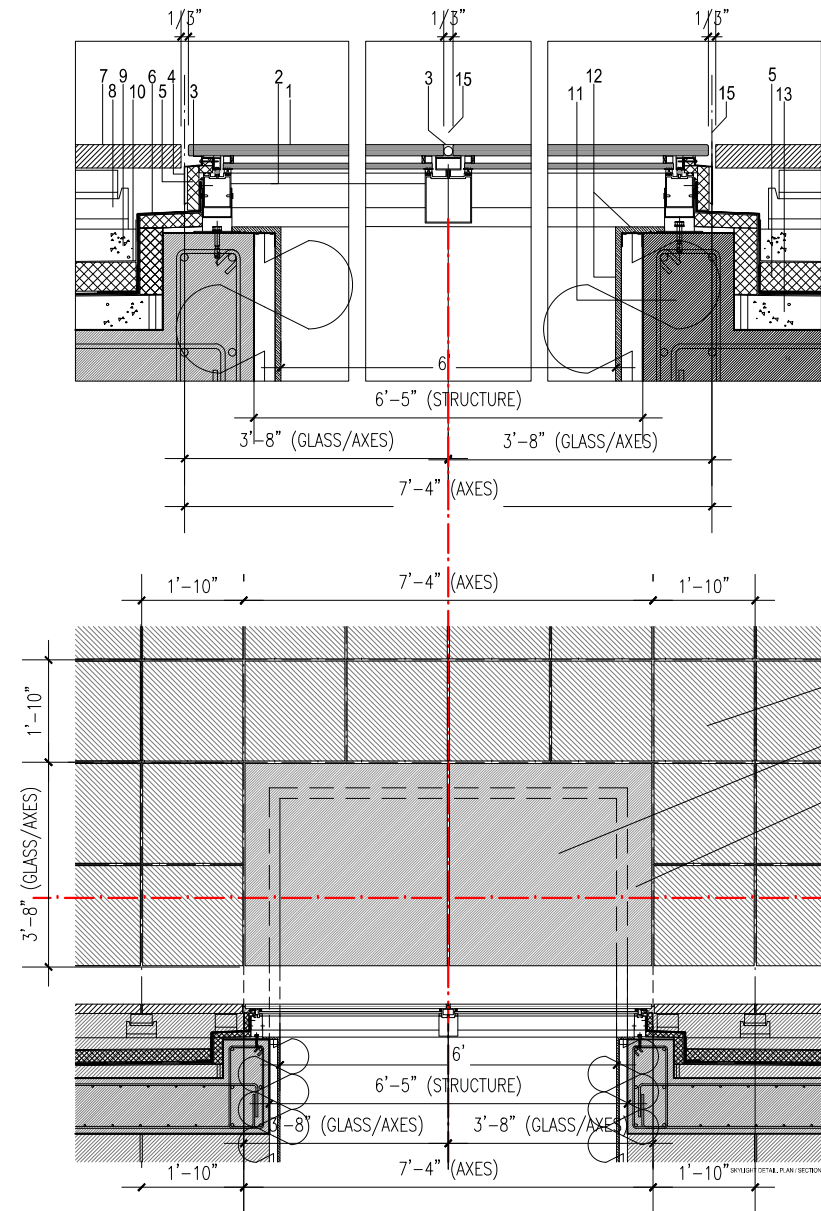
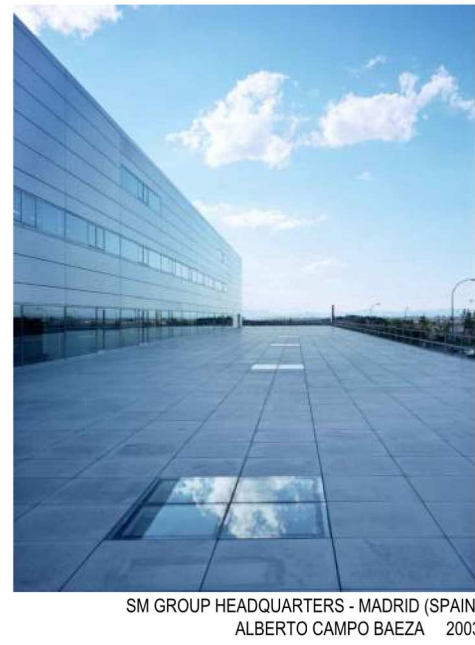
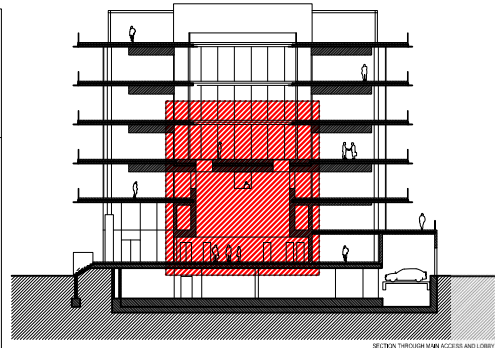
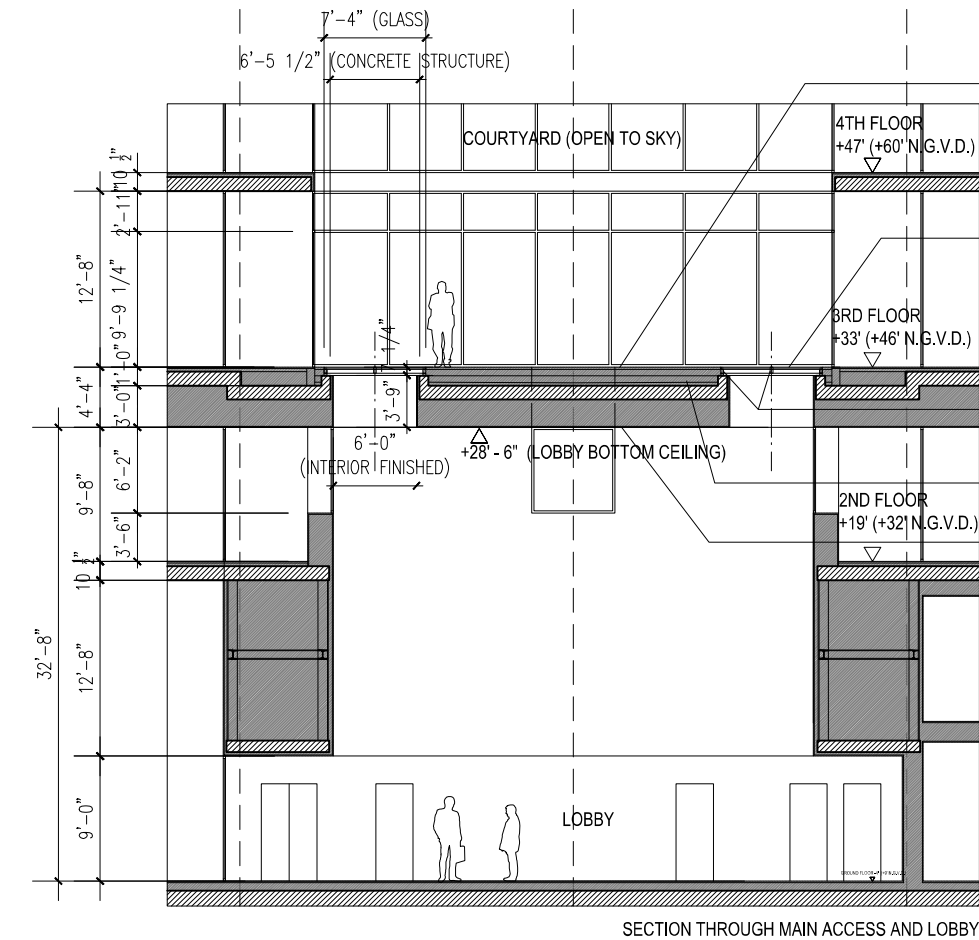
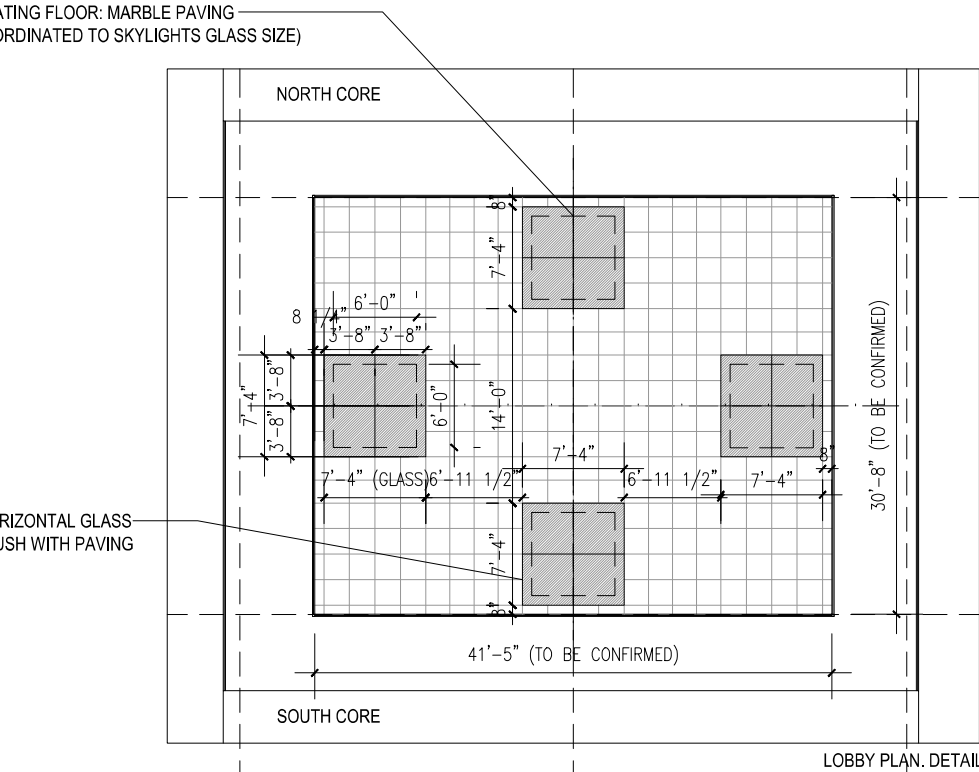


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29 November 2021

A7.4

FLOATING FLOOR: MARBLE PAVING
(COORDINATED TO SKYLIGHTS GLASS SIZE)

HORIZONTAL GLASS
FLUSH WITH PAVING



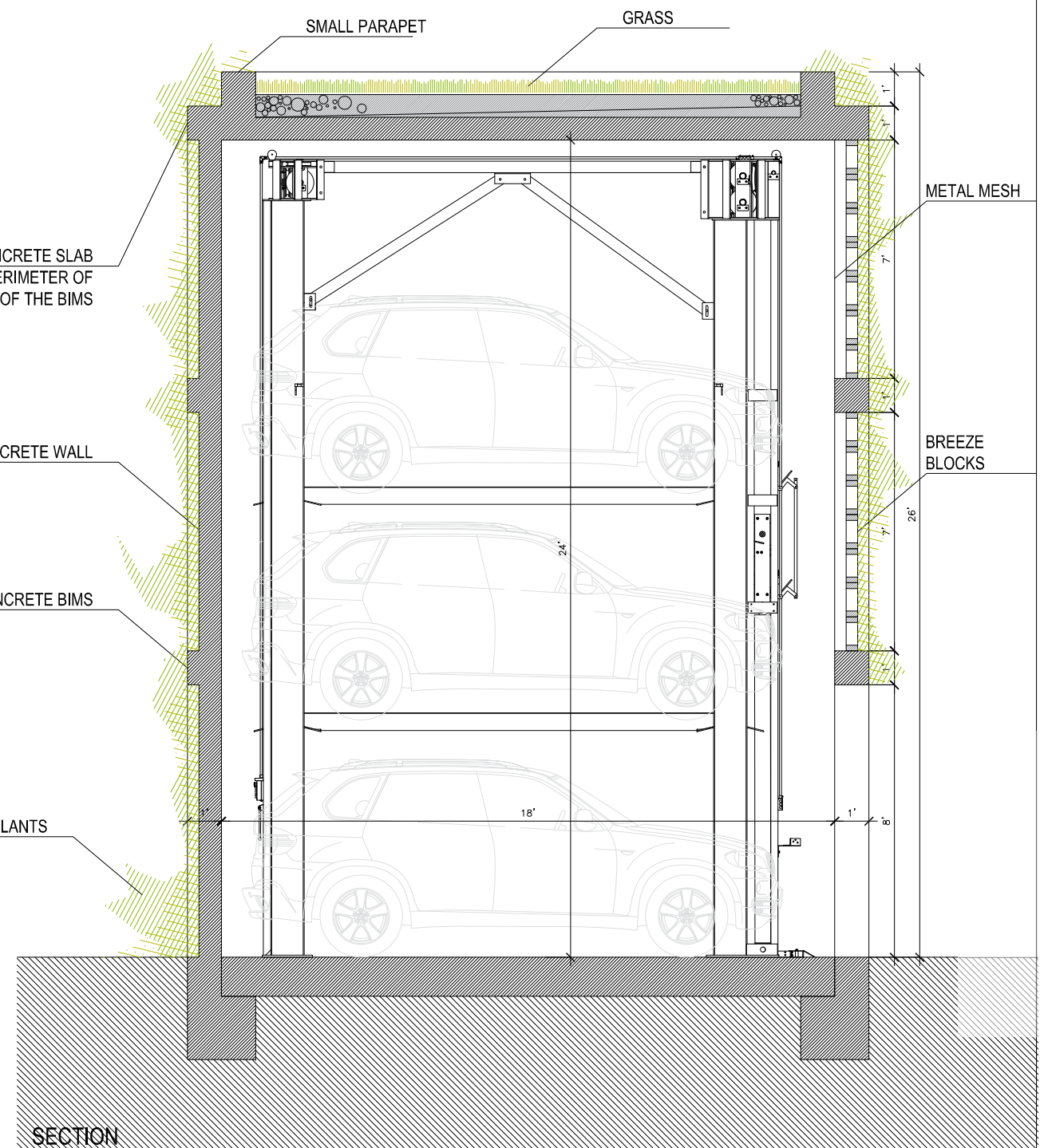
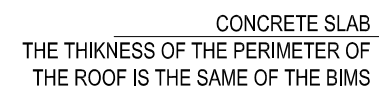
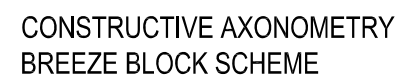
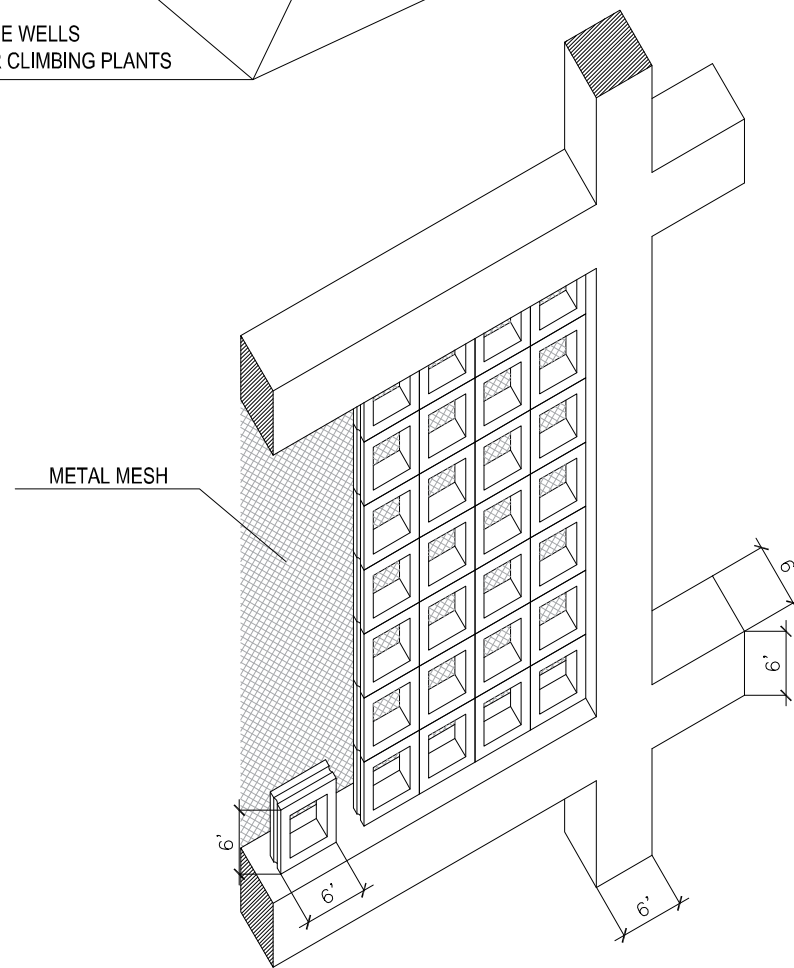
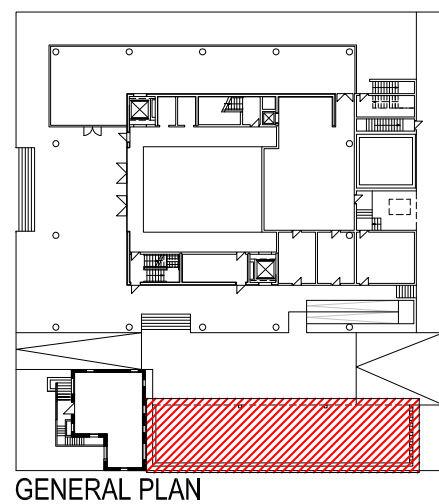
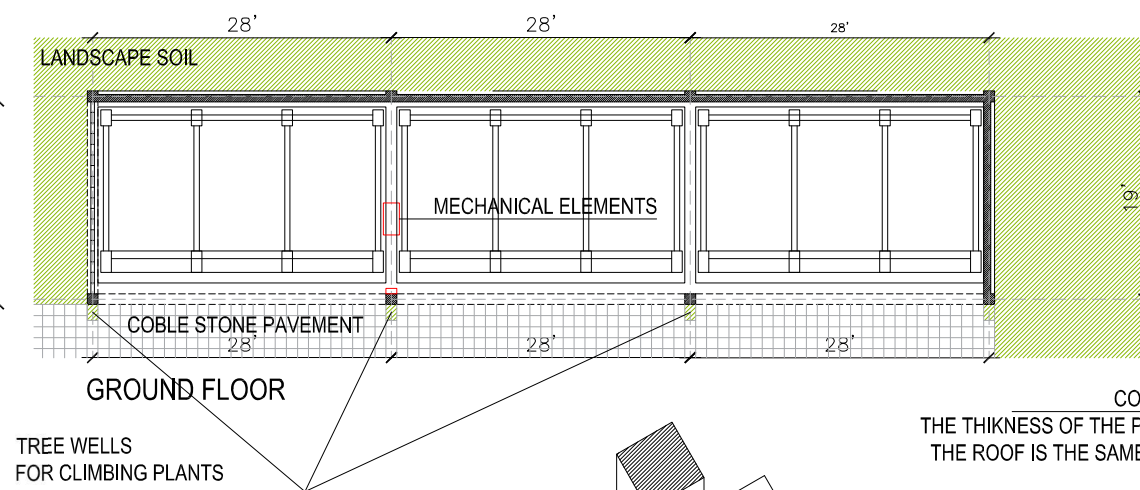
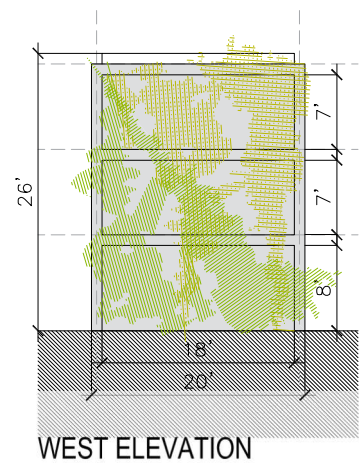
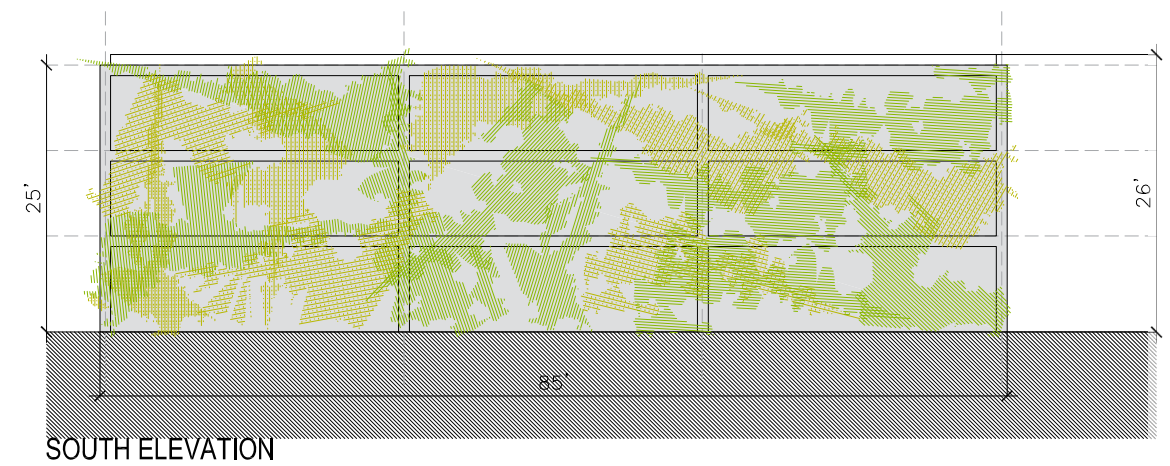
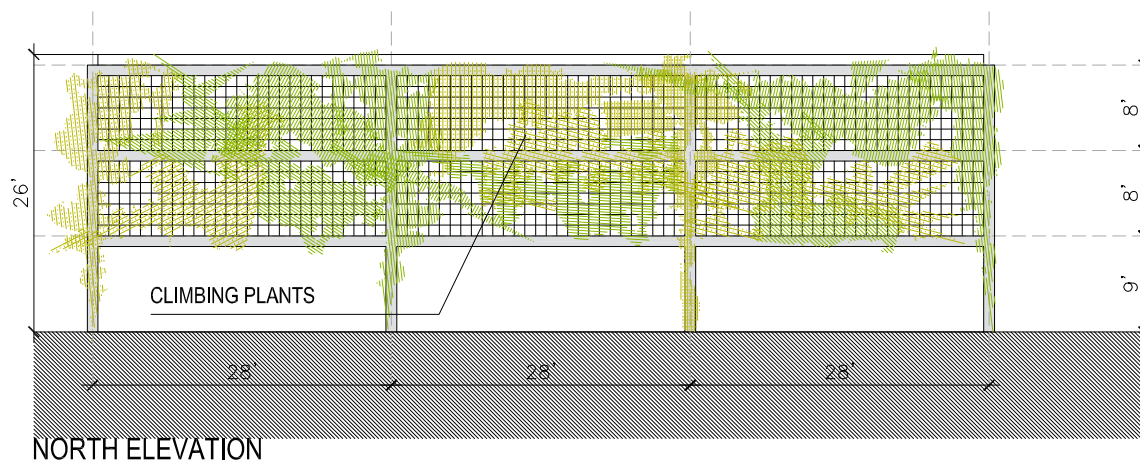
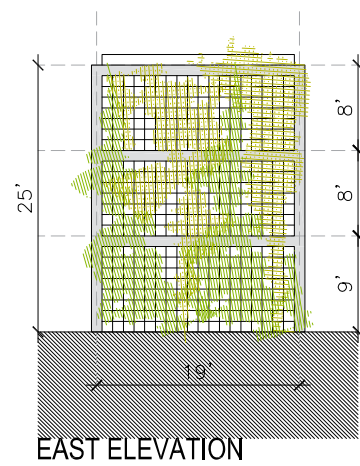
- PRELIMINARY ALUMINIUM FRAME DETAIL
1. DOUBLE THERMAL LAMINATED LOW IRON GLASS
 2. ALUMINIUM FRAME (COLOR -WHITE)
 3. STRUCTURAL SEALANT
 4. STEEL FOLDED SHEET (COLOR -WHITE) (ONE SINGLE PIECE)
 5. THERMAL INSULATION
 6. WATERPROOFING MEMBRANE
 7. 2' x 2' THASSOS MARBLE STONE OR SYNTHETIC EQUIVALENT
 8. CONCRETE PEDESTAL SET WITH MORTER
 9. MORTAR PROTECTIVE LAYER
 10. GEOTEXTILE SHEET
 11. REINFORCED CONCRETE WALL TO FINISH WATERPROOFING MEMBRANE AND SUPPORT SKYLIGHT FRAME.
 12. GYP BOARD PAINTED WHITE
 13. SLOPE: LIGHT CONCRETE LAYER
 14. CONCRETE SLAB
 15. GAP BETWEEN GLASS/STONE TILES (≈1/3")

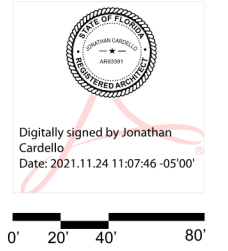
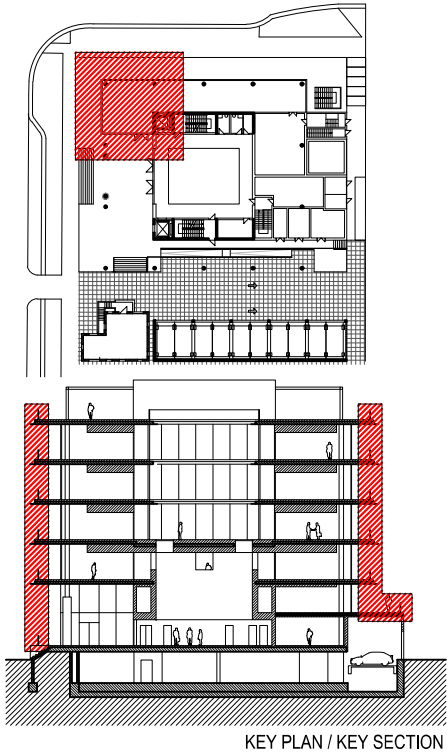
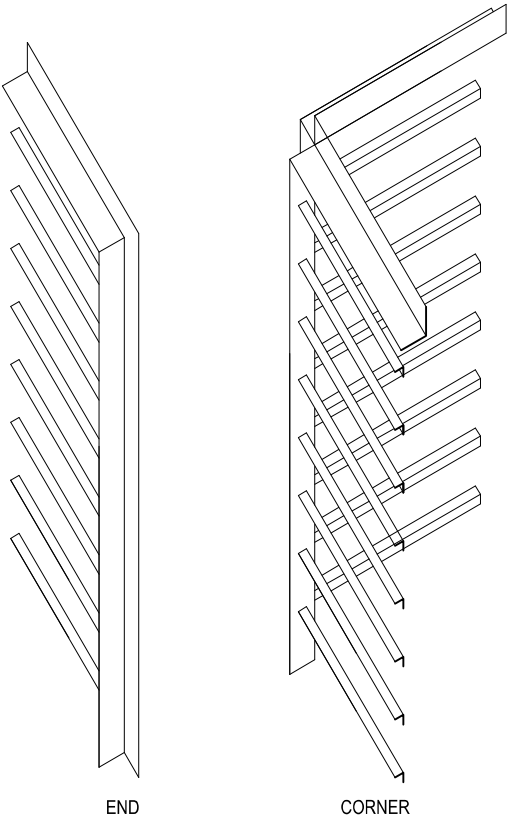
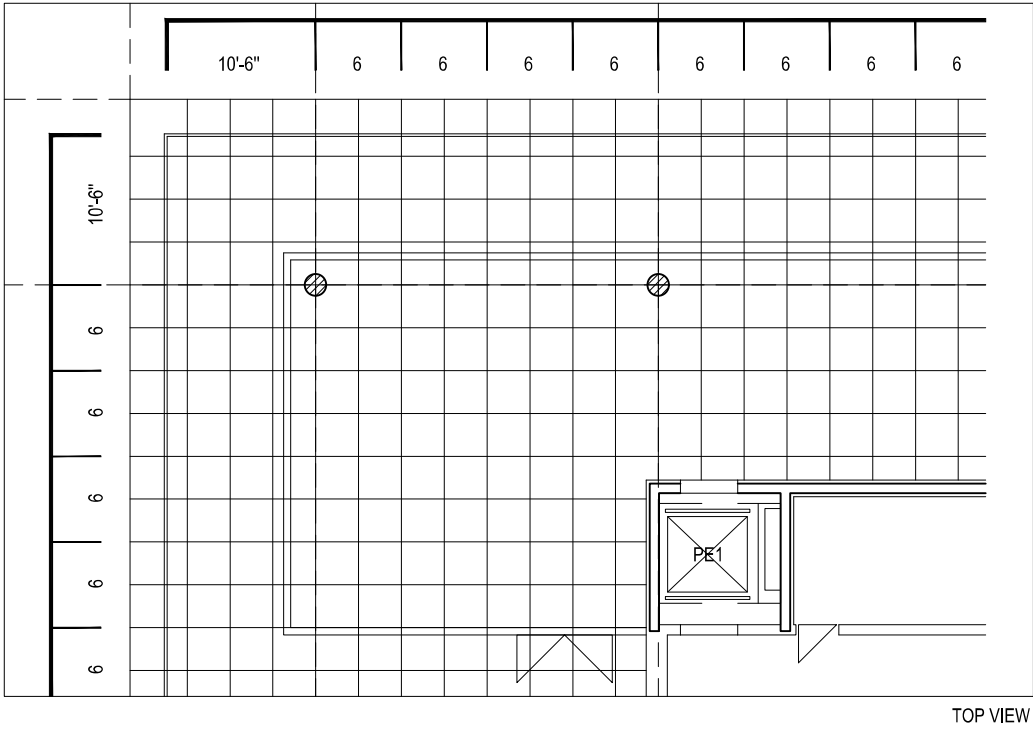
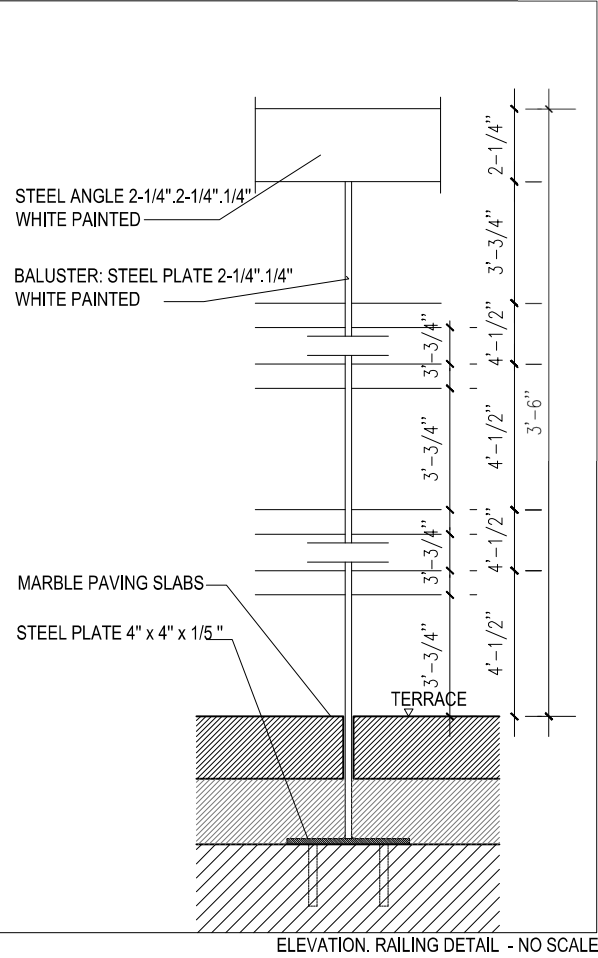
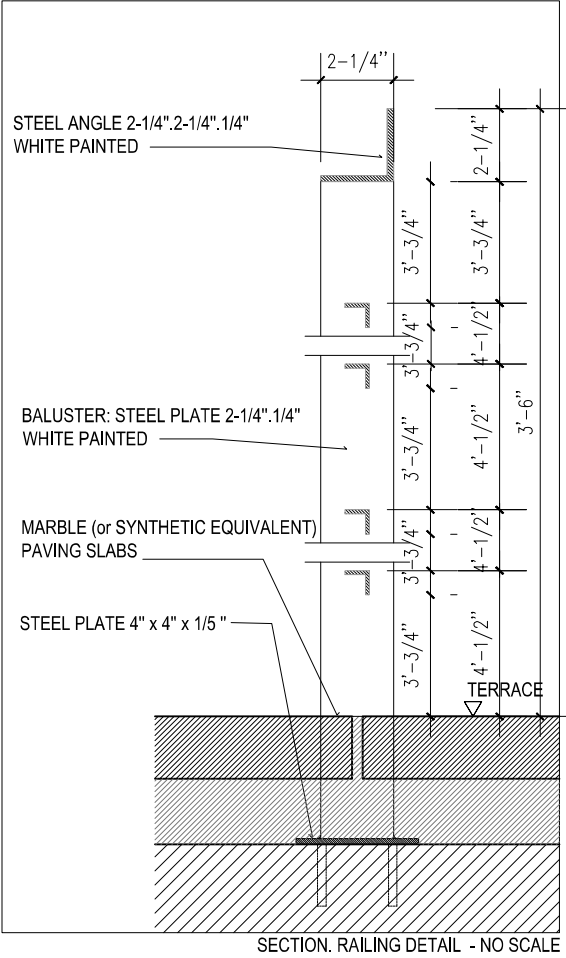
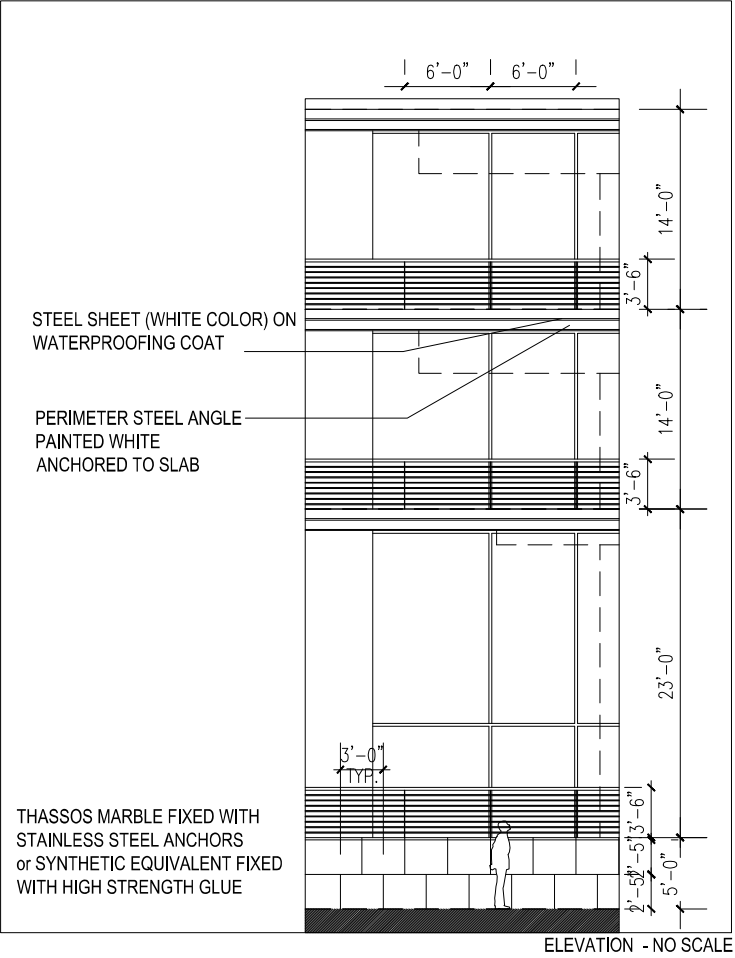
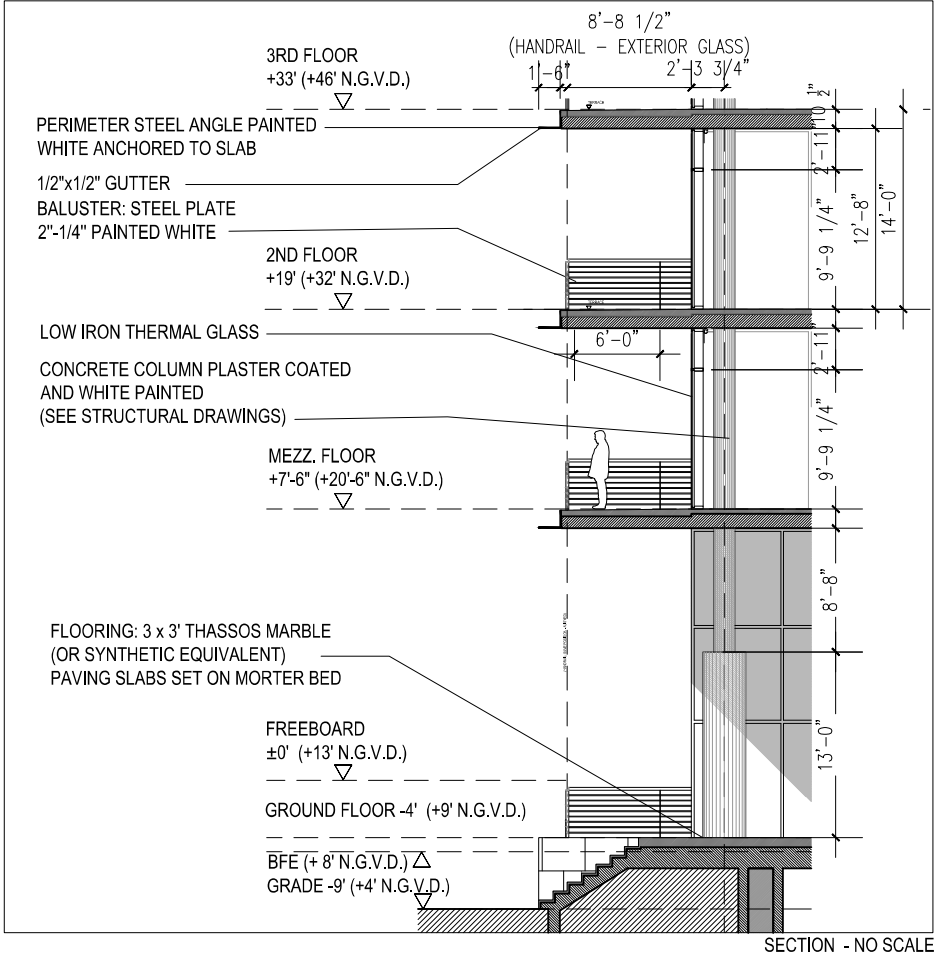
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(COORDINATED TO SKYLIGHTS GLASS SIZE)

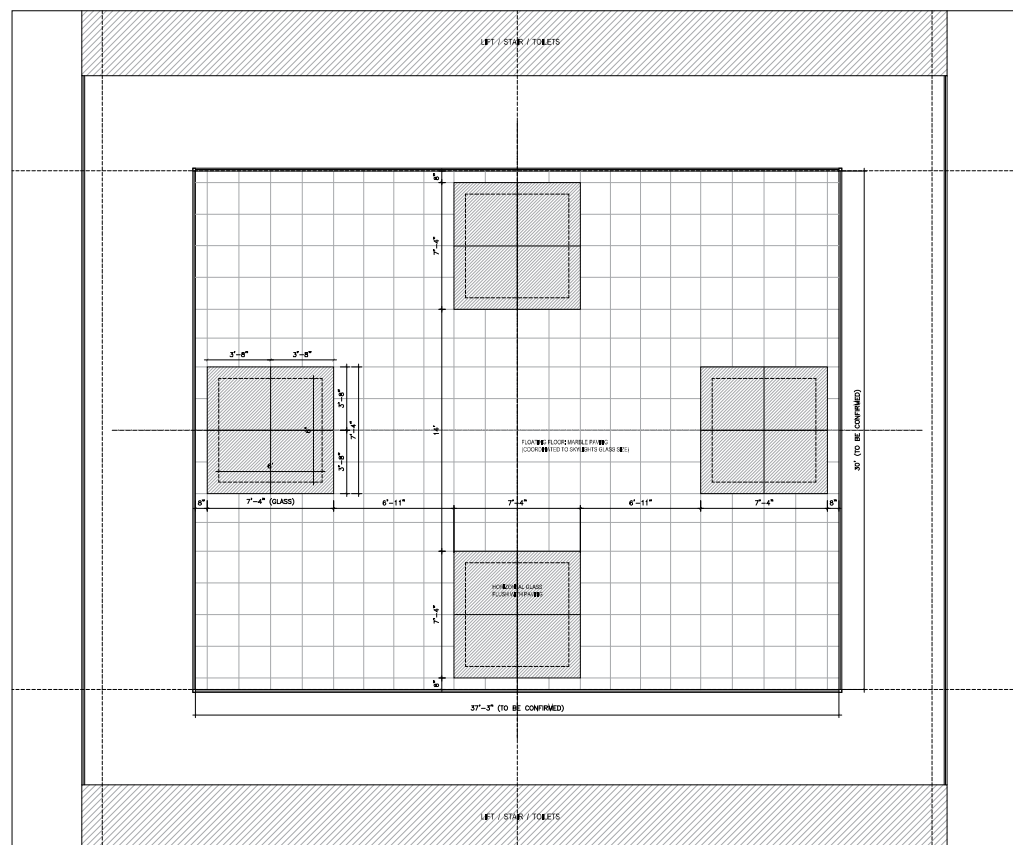
HORIZONTAL SKYLIGHT: GLASS FLUSH WITH PAVING
DOUBLE LAMINATED SAFETY GLASS (LOW IRON)

CONCRETE STRUCTURE

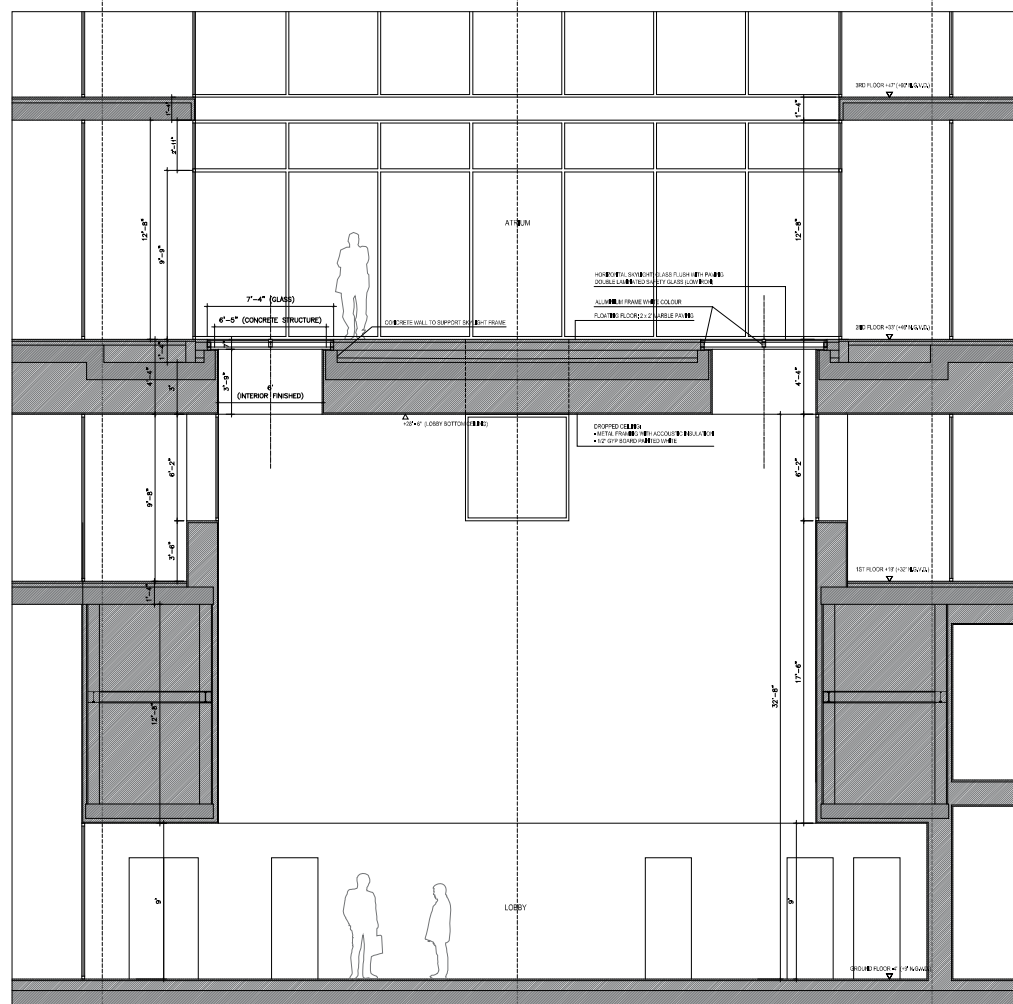








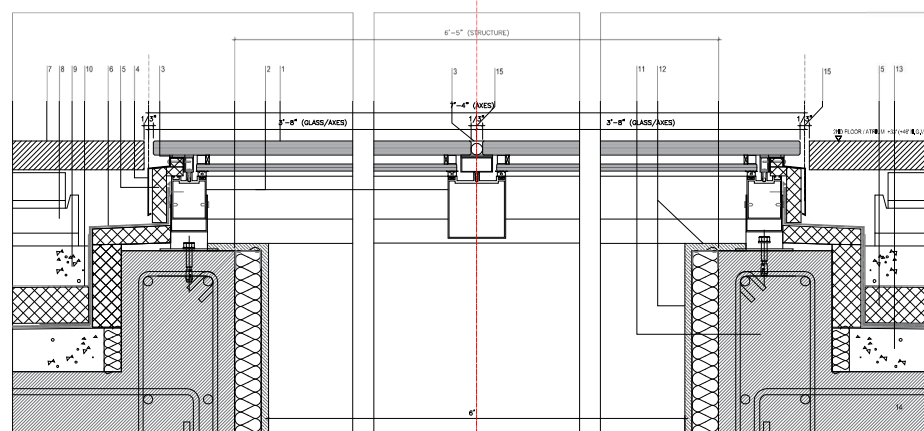
LOBBY PLAN DET



SECTION THROUGH MAIN ACCESS AND LOBBY

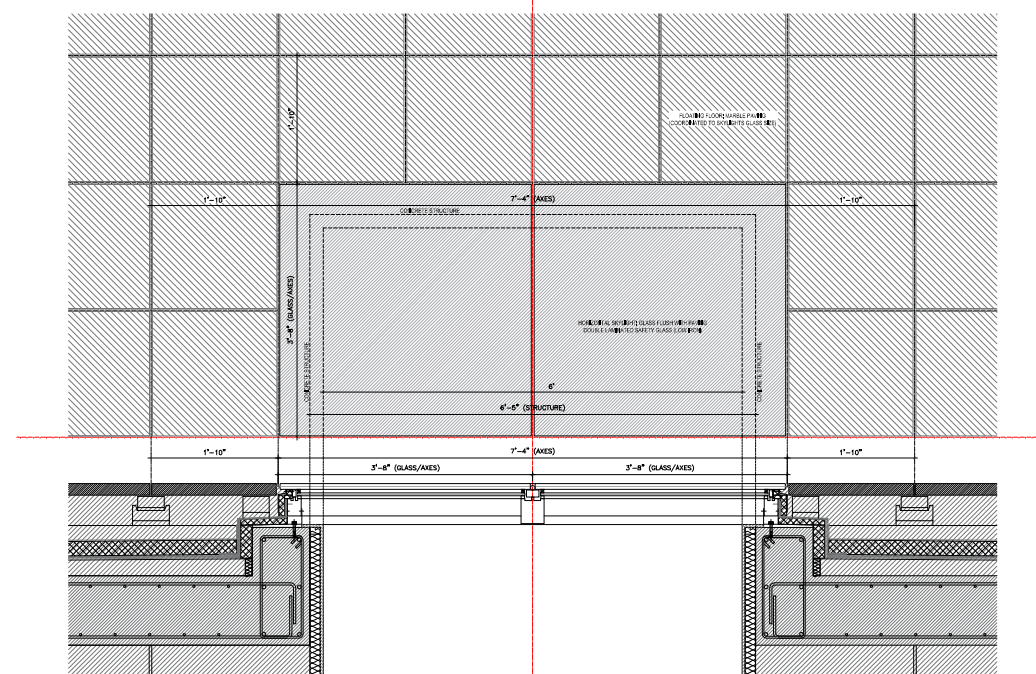


MULTISPORT PAVILION FRANCISCO DE VITORIA UNIVERSITY • MADRID (S)
ALBERTO CAMPO BAEZA

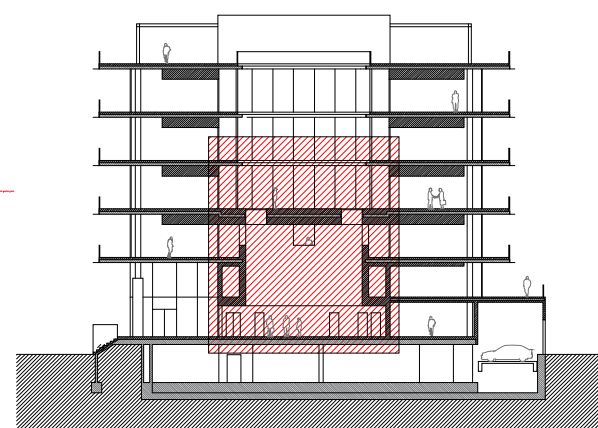
SM GROUP HEADQUARTERS • MADRID (SPAIN)
ALBERTO CAMPO BAEZA

ALUMINUM FRAME DETAIL (BROOKLYN)

1. DOUBLE THERMAL INSULATED LOW PROFILE GLASS
2. ALUMINUM FRAME WITH WHITE COLOUR (RIBBON)
3. STRUCTURAL SEALANT
4. STEEL FOLDED SHEET WITH WHITE COLOUR (ONE SINGLE PIECE)
5. THERMAL INSULATION
6. WATERPROOFING MEMBRANE
7. 2-1/2" THICKNESS STONE
8. CONCRETE PEDESTAL SET WITH MORTAR
9. MORTAR PROTECTIVE LAYER
10. GEOTEXTILE SHEET
11. REINFORCED CONCRETE WALL TO FINISH WATERPROOFING MEMBRANE AND SUPPORT SLOPED FRAM
12. CHIPBOARD PARTICLE BOARD
13. SLOPE LIGHT CONCRETE LAYER
14. CONCRETE SLAB
15. CURB/RETAIN GLASS/STONE TILES (NOT)



SKYLIGHT DETAIL- PLAN / SECTION



SECTION THROUGH MAIN ACCESS AND L



411 Michigan Avenue
Miami Beach, Florida

Podium Details

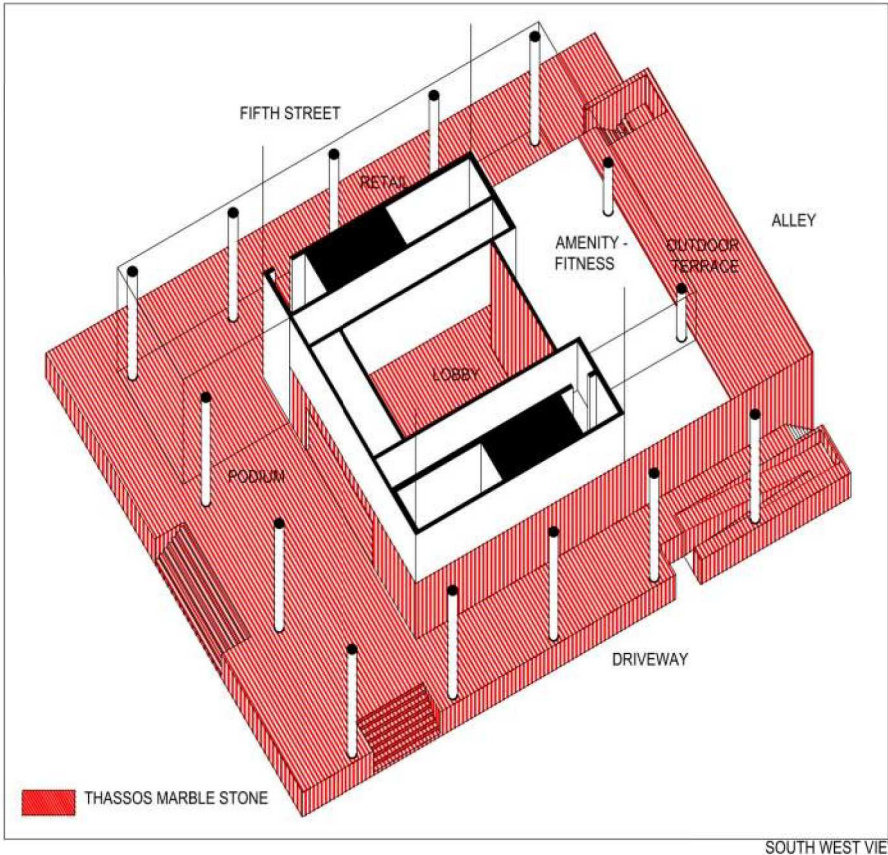
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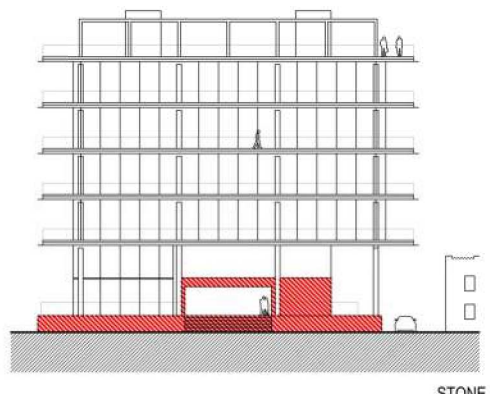
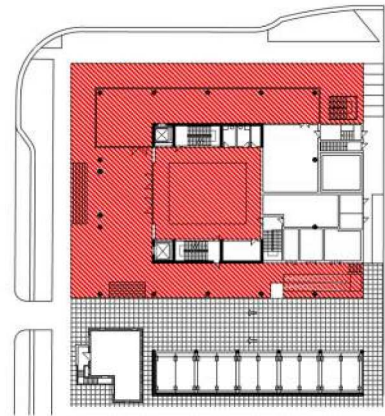
Final Submittal
29 November 2021

A7.9

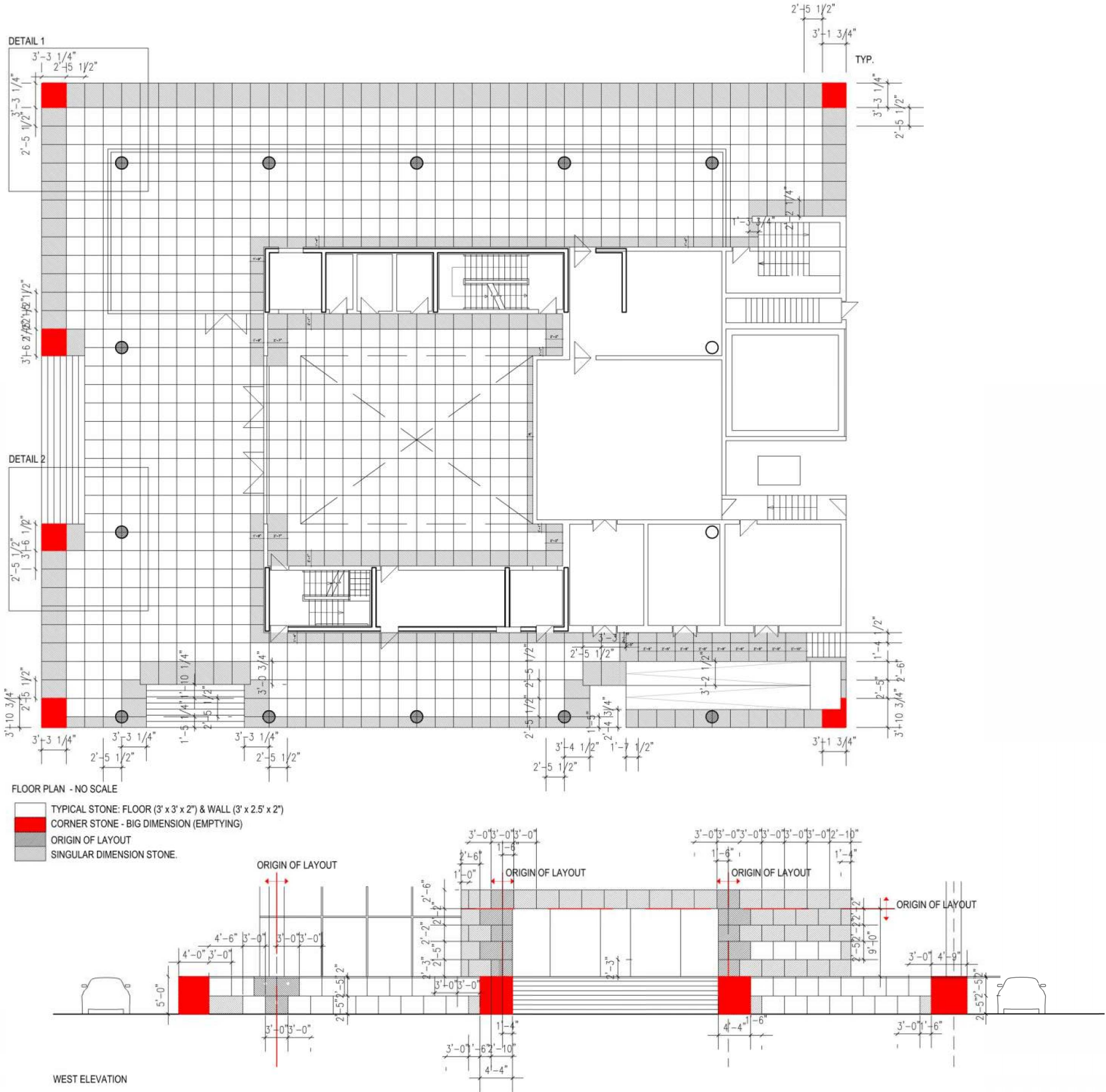
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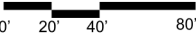


SOUTH WEST VIEW



STONE





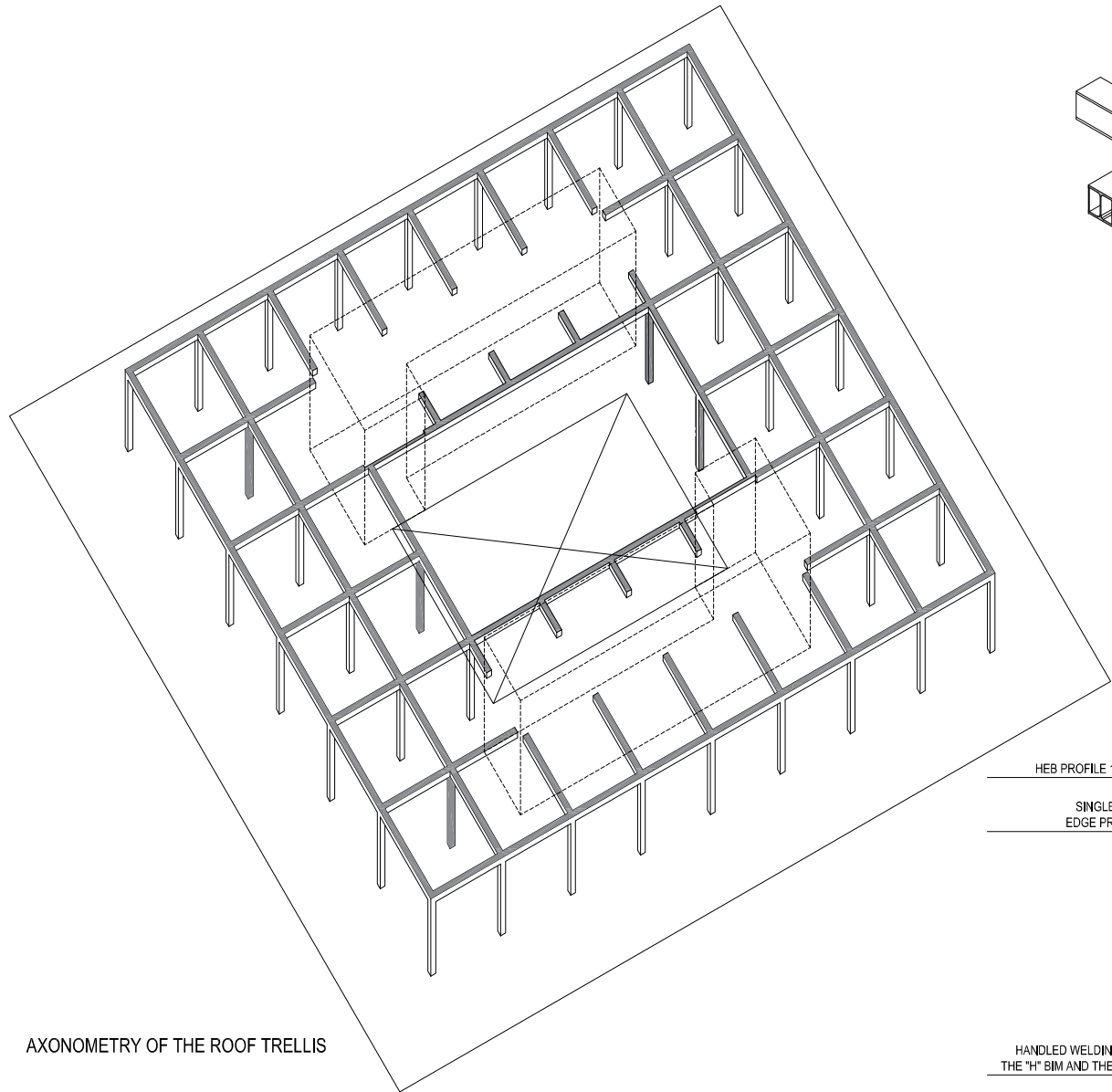
411 Michigan Avenue
Miami Beach, Florida

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Scale: NTS

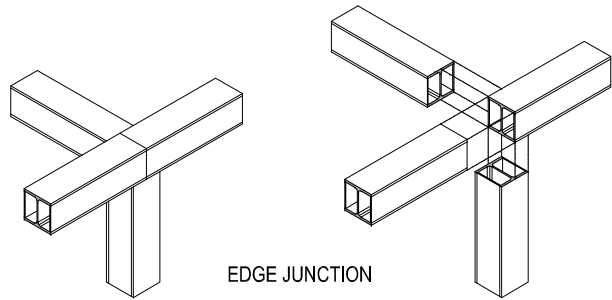


Final Submittal
29 November 2021

A7.10

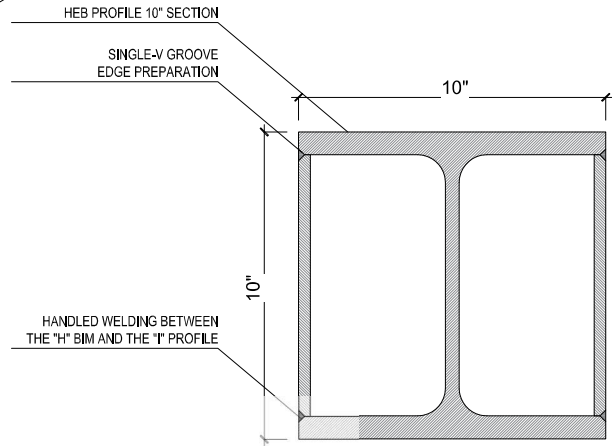
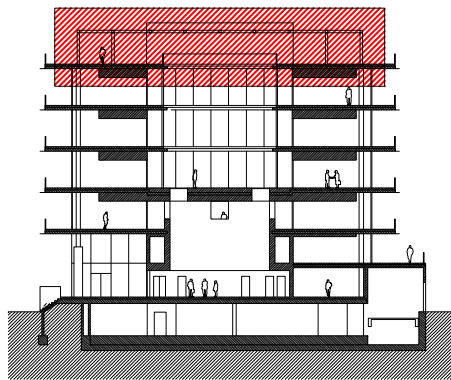


AXONOMETRY OF THE ROOF TRELLIS

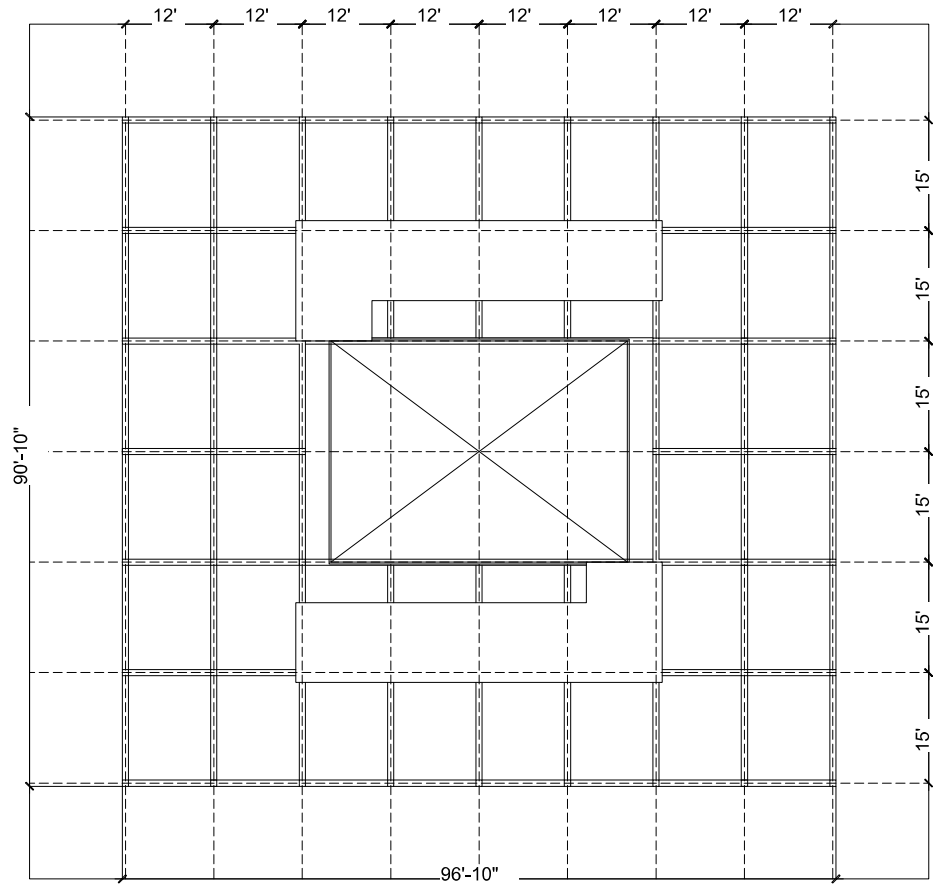


EDGE JUNCTION

VERTEX JUNCTION



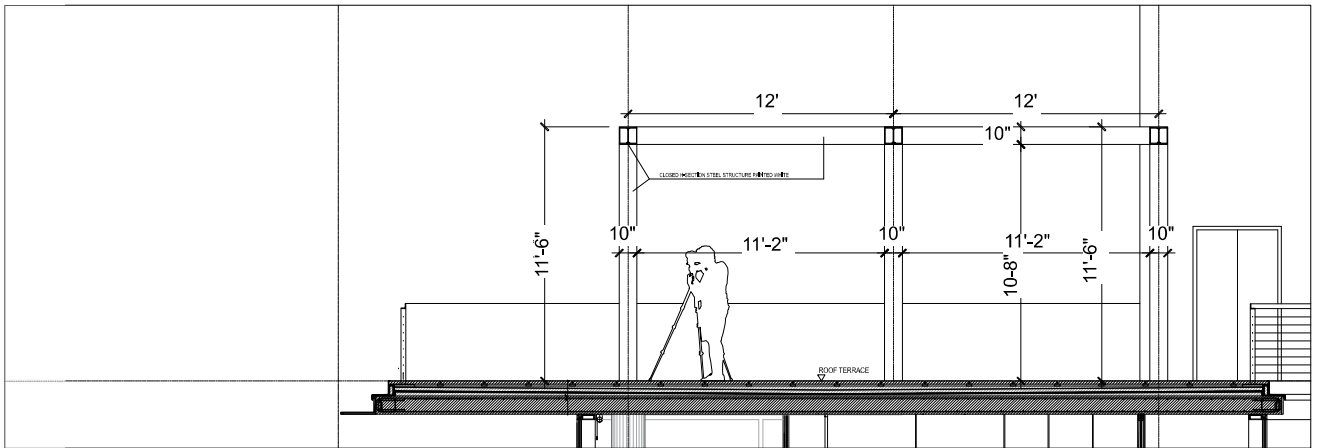
BIM & PILLAR SECTION



AXONOMETRY OF THE ROOF TRELLIS



TRELLIS OF BETWEEN CATHEDRALS (CÁDIZ - SPAIN)



AXONOMETRY OF ROOF TRELLIS



Stucco
Color: White



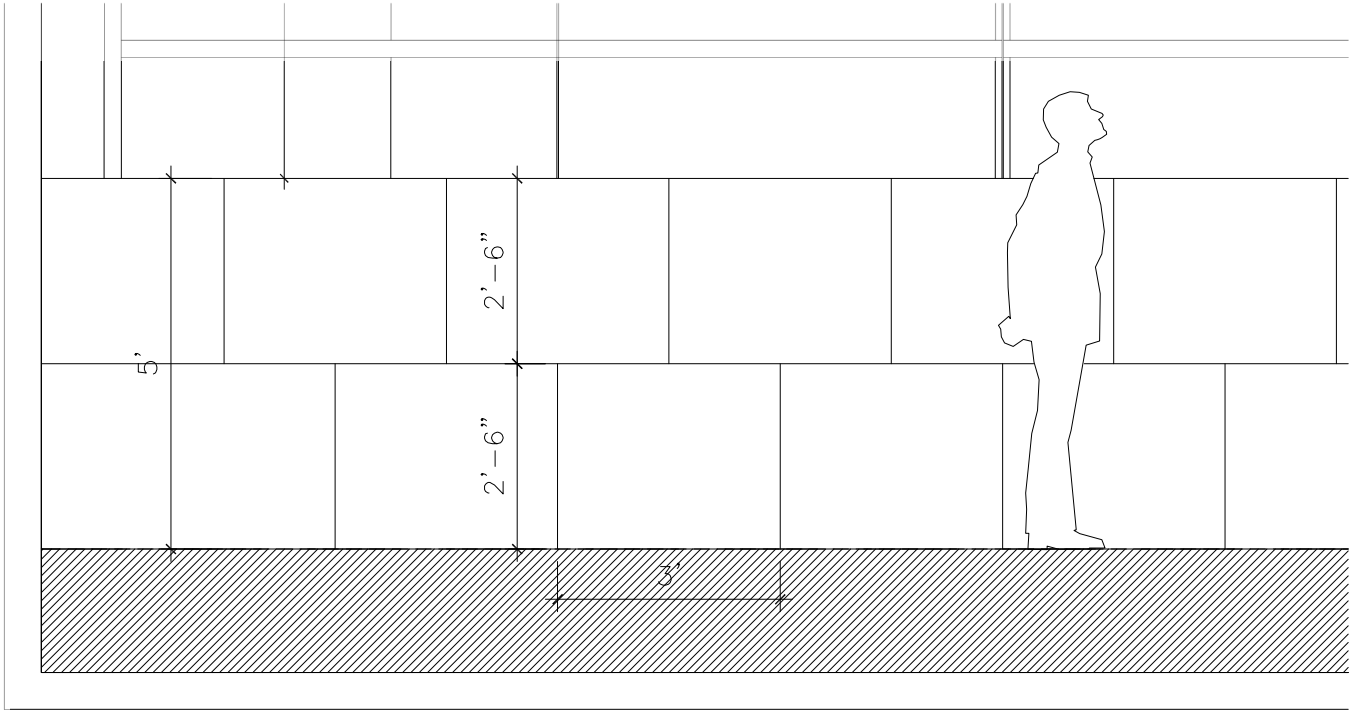
Glass Color - Common Areas
Color: Clear



Aluminum Color
Color: White



White Thassos Stone or Synthetic Equivalent
Color: White | Pattern to be refined



Thassos Stone Wall
Color: White | Pattern to be refined

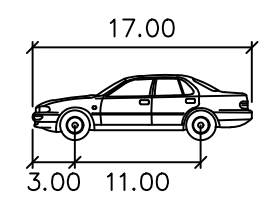
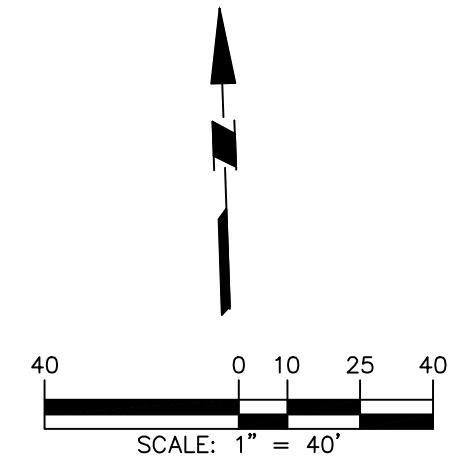
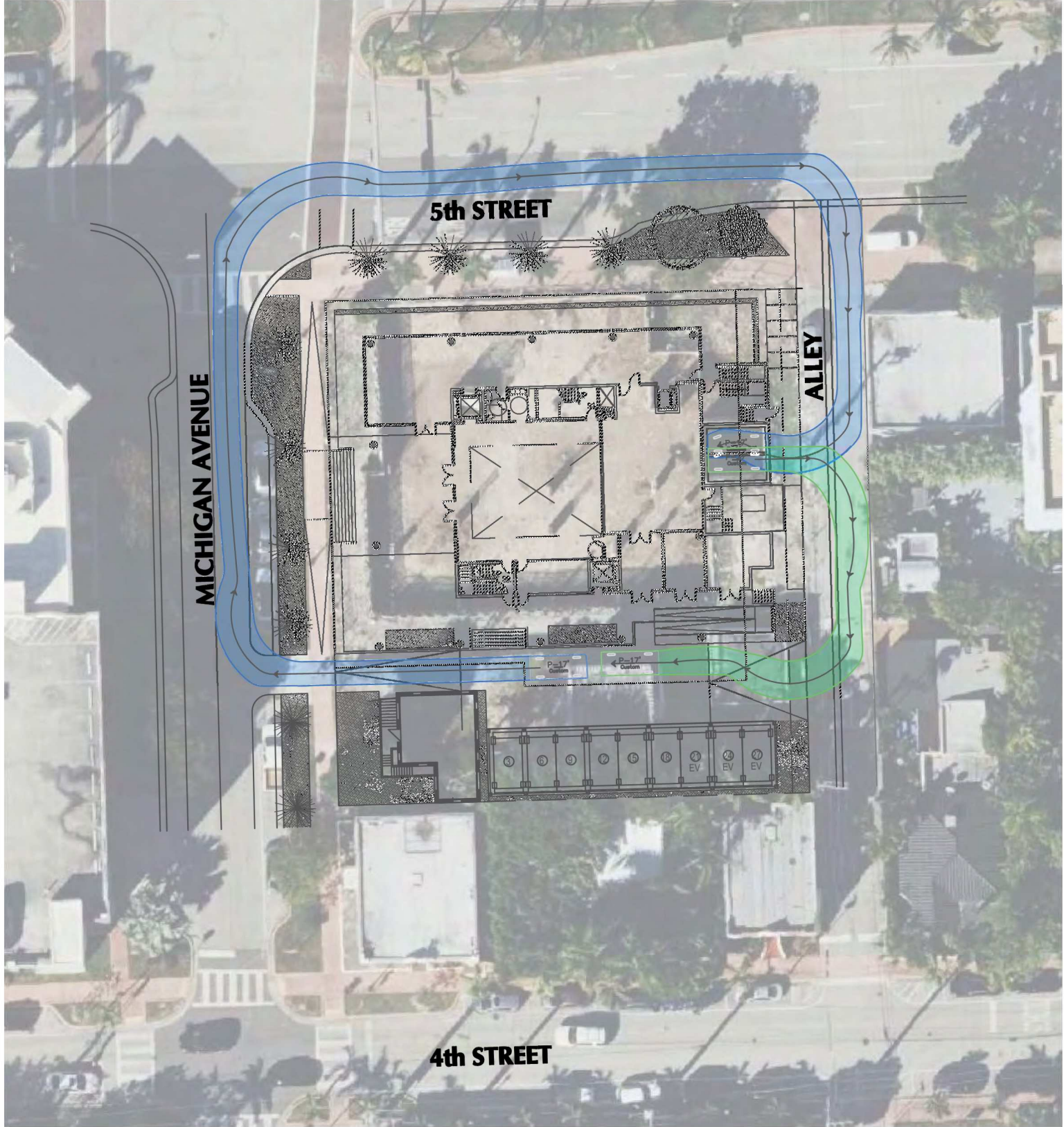


Digitally signed by
Jonathan Cardello
Date: 2021.11.24
10:13:00 -05'00'

411 Michigan Avenue
Miami Beach, Florida

C1 Civil Information

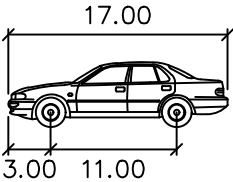
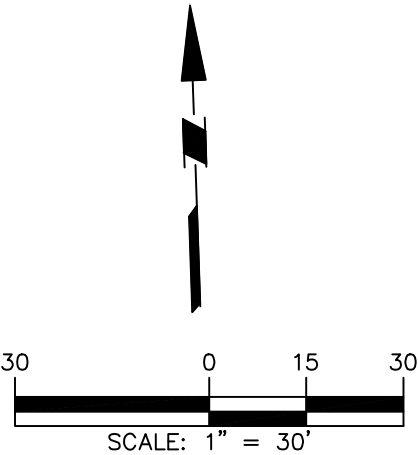
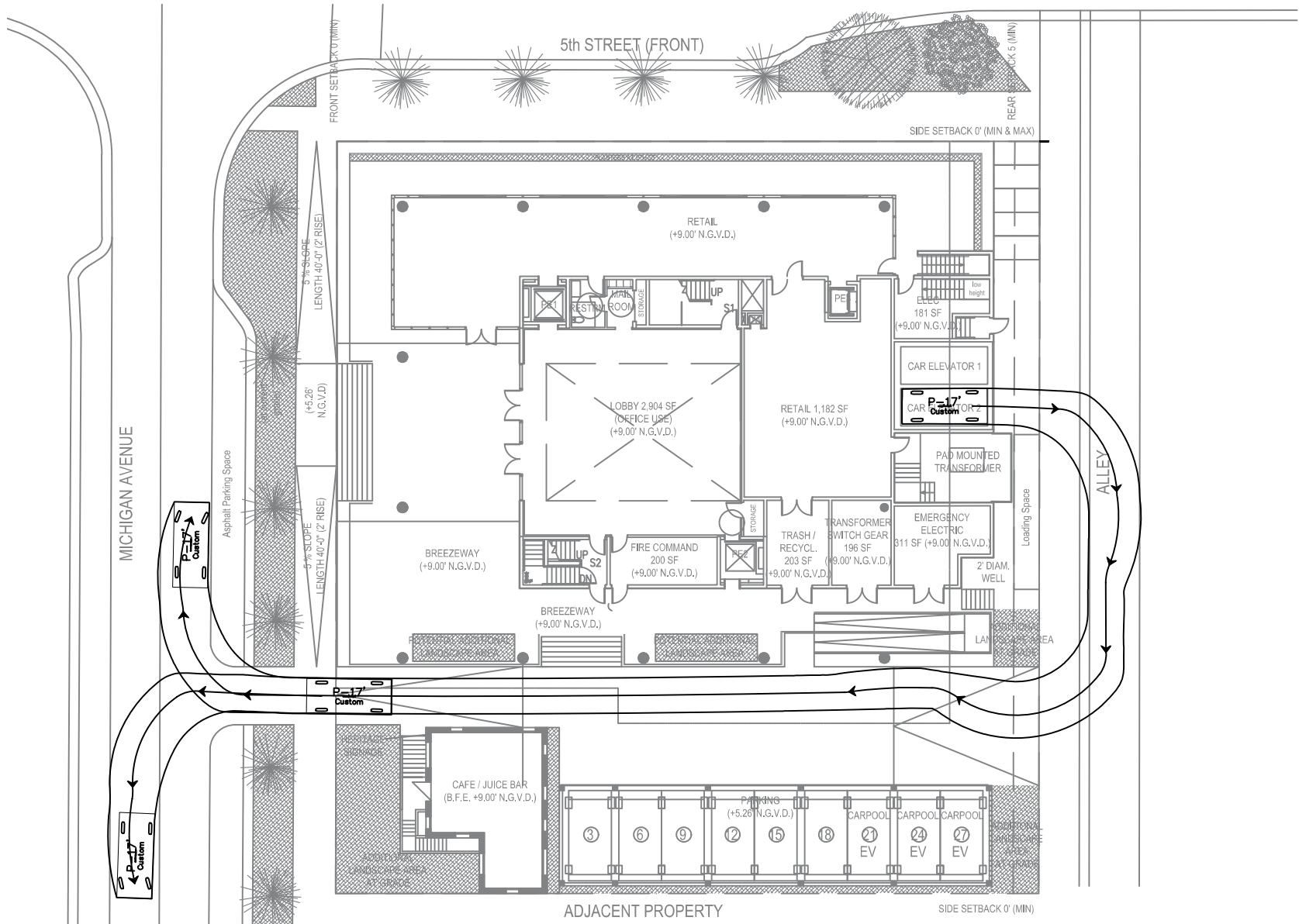
- C1.1 Vehicular Circulation Figure
- C1.2 Employee Egress
- C1.3 Visitor Ingress / Egress
- C1.4 Basement Parking Circulation
- C1.5 Basement Parking Circulation



PASSENGER VEHICLE	
	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



Employee Egress Circulation

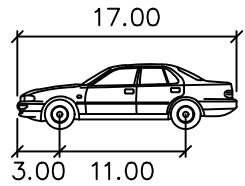
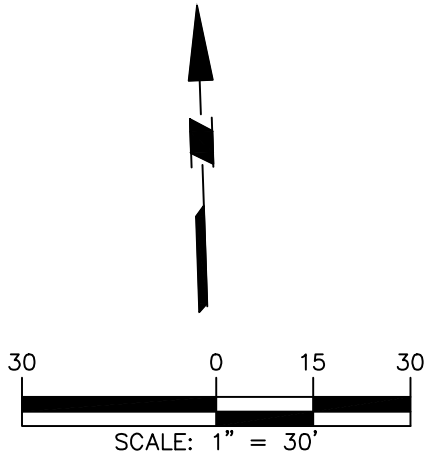
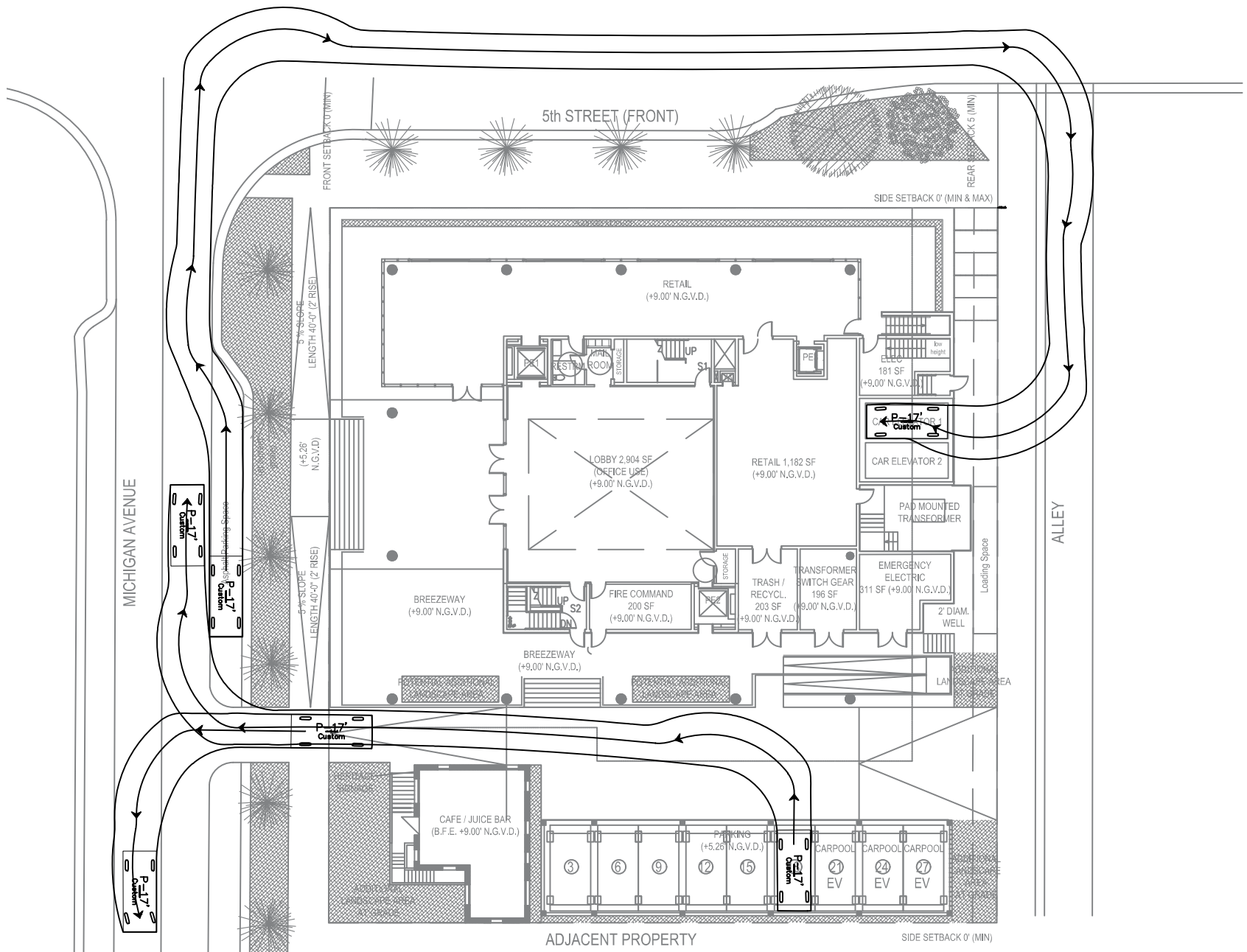


PASSENGER VEHICLE

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



Visitor Ingress / Egress Circulation



PASSENGER VEHICLE

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



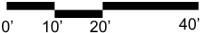
CUBE 3, LLC
111 SW 3rd Street, Floor 4
Miami, Florida 33133
License No. L18000278579

Jonathan W. Cardello, AIA

FL License No. AR93391



Digitally signed by
Jonathan Cardello
Date: 2021.11.24
11:11:54 -05'00'



411 Michigan Avenue

Miami Beach, Florida

Visitor Ingress / Egress

Scale: NTS

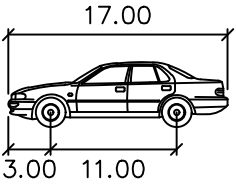
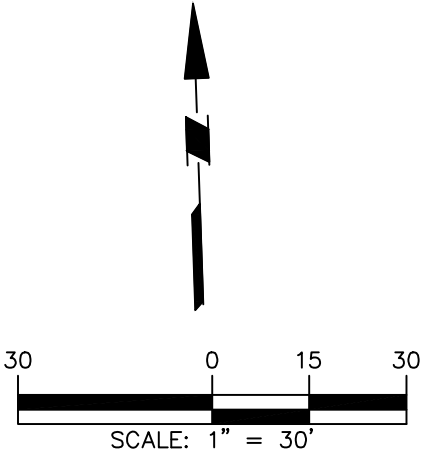
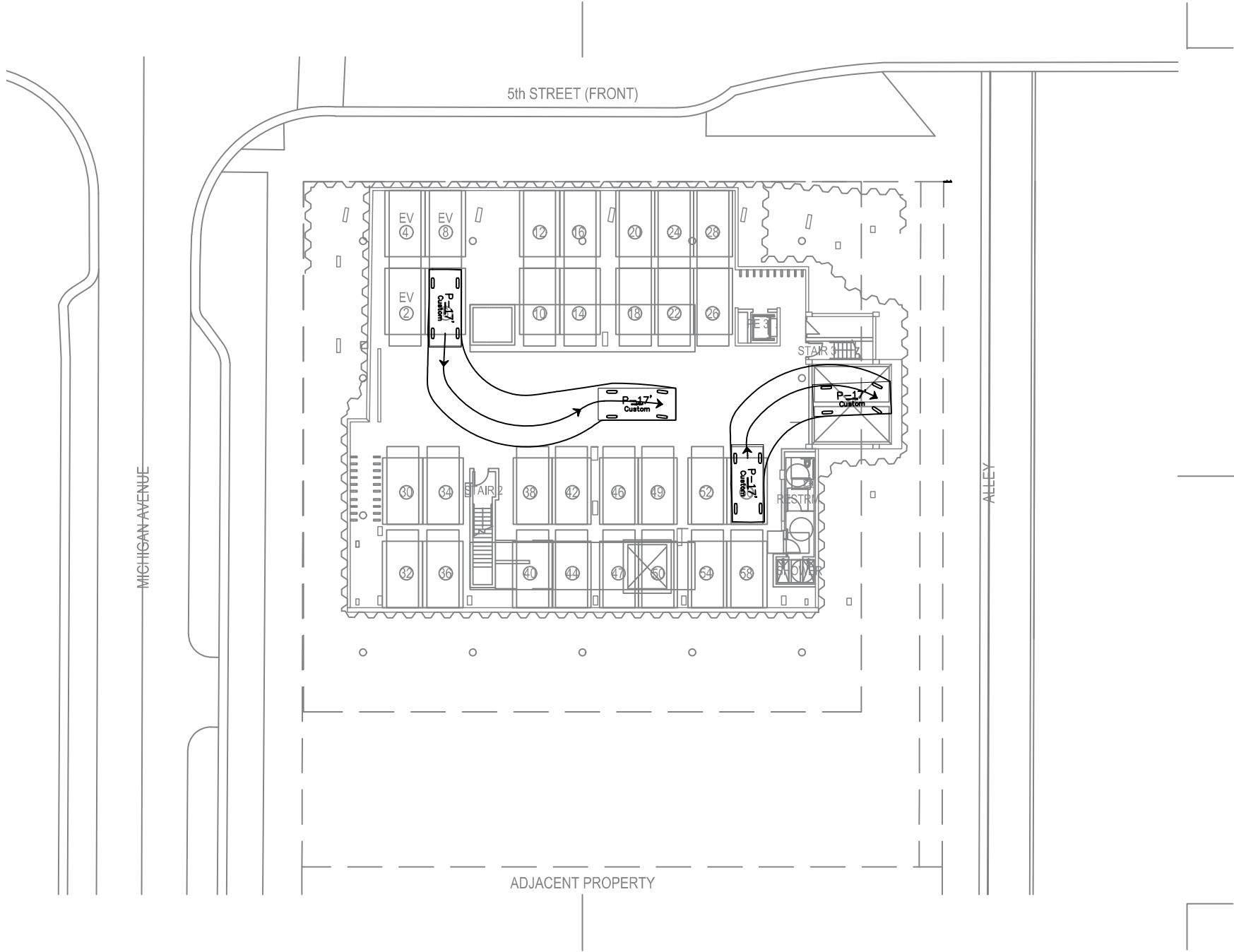


Final Submittal
29 November 2021

C1.3

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Basement Parking Circulation



PASSENGER VEHICLE

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



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111 SW 3rd Street, Floor 4
Miami, Florida 33133
License No. L18000278579

Jonathan W. Cardello, AIA

FL License No. AR93391



0' 10' 20' 40'

411 Michigan Avenue
Miami Beach, Florida

Basement Parking Circulation
Scale: NTS

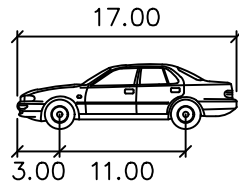
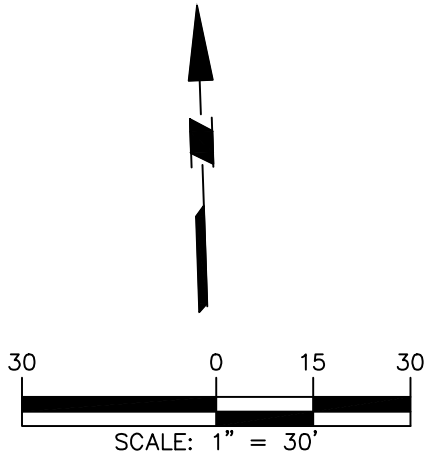
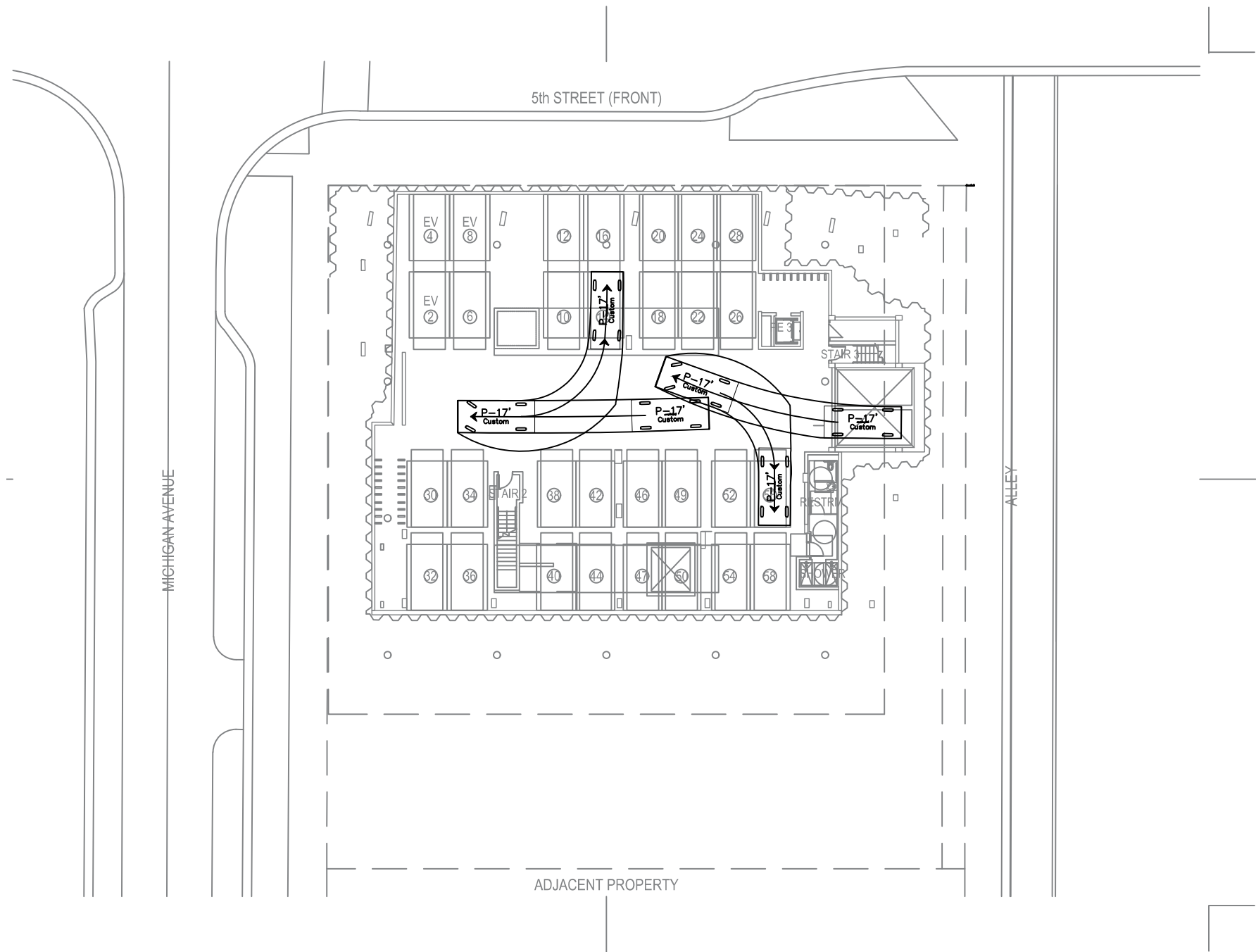


Final Submittal
29 November 2021

C1.4

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Basement Parking Circulation



PASSENGER VEHICLE

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



CUBE 3, LLC
111 SW 3rd Street, Floor 4
Miami, Florida 33133
License No. L18000278579

Jonathan W. Cardello, AIA

FL License No. AR93391



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Jonathan Cardello
Date: 2021.11.24
11:12:32 -05'00'



411 Michigan Avenue
Miami Beach, Florida

Basement Parking Circulation
Scale: NTS



Final Submittal
29 November 2021

C1.5

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