





411 Michigan Avenue
Miami Beach, Florida

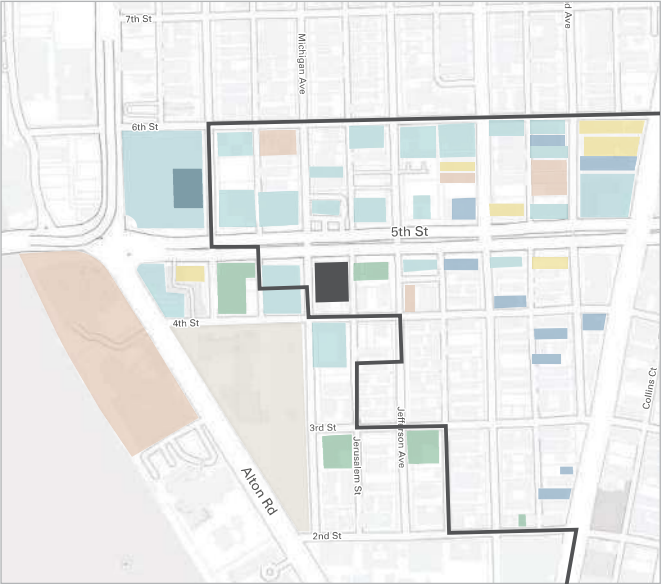
Location Map
Scale: None



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29 November 2021

A1.2

5TH STREET - COMMERCIAL CORRIDOR



- Ocean Beach Historic District
- Proposed Development

- | | |
|-------------|------------|
| Retail | Restaurant |
| Residential | Education |
| Offices | Hotel |
| Parking | |



- BURGER KING
- RETAIL STORE
- MIAMI BEACH MALL FIFTH & ALTON
- TARGET / STARBUCKS
- LION SERVICES 530 MICHIGAN AVE. GARAGE
- MARATHON GAS STATION
- FEDEX ONSITE



411 Michigan Avenue
Miami Beach, Florida

Location Map
Scale: None



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A1.3



Location Key



View A



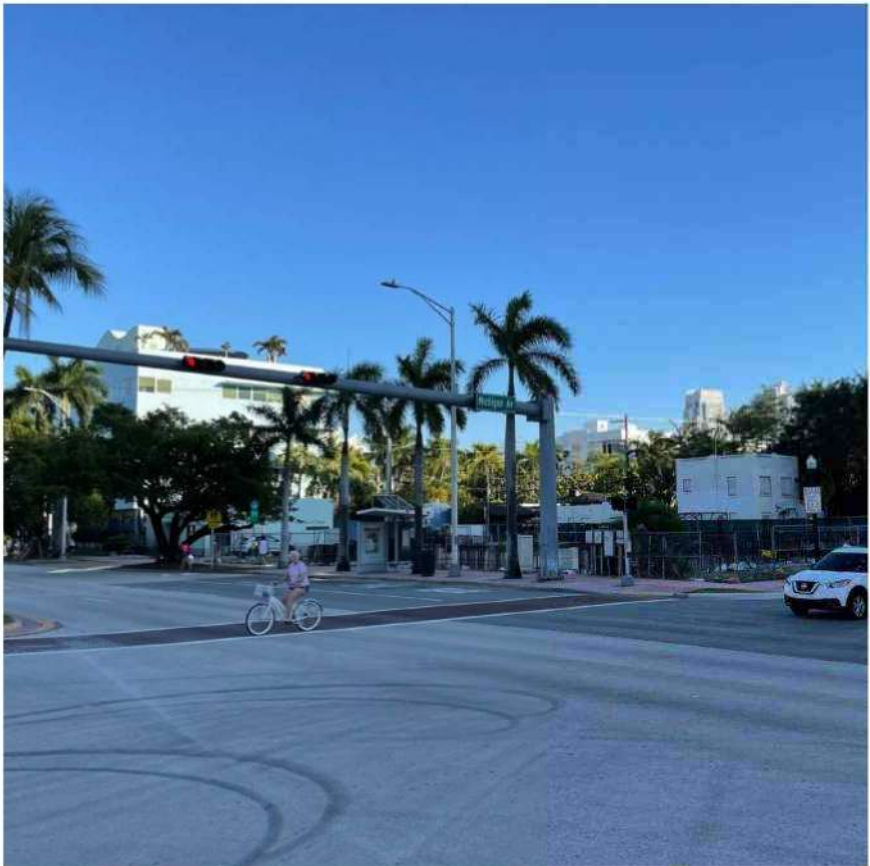
View B



View C



View D



View E





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
10:16:07 -05'00'

411 Michigan Avenue
Miami Beach, Florida

Proposed Site Plan
Scale: 1" = 20'-0"



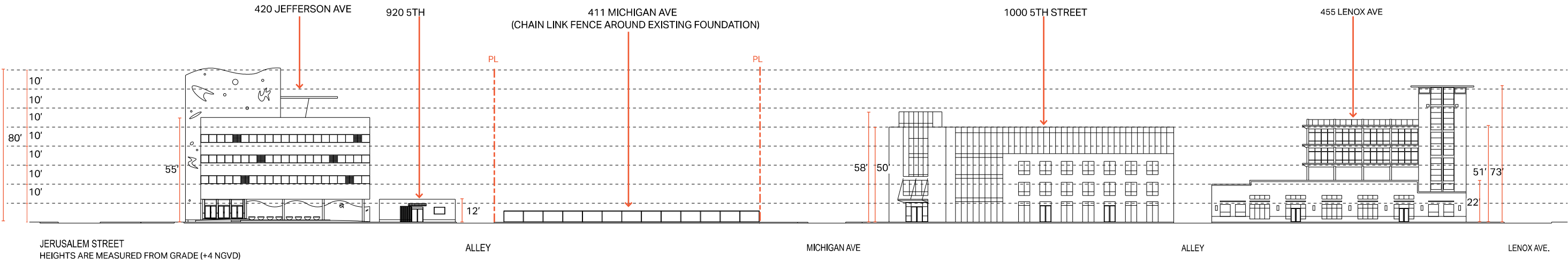
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29 November 2021

A1.6

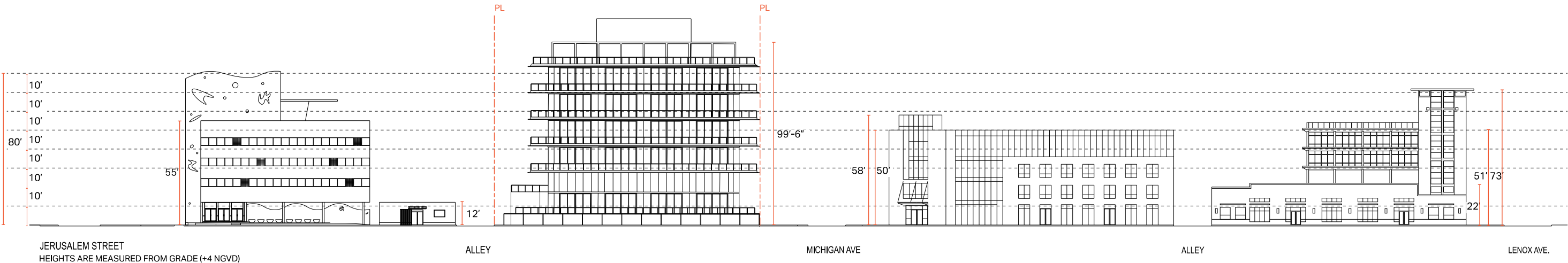


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Date: 2021.11.24
10:51:46 -05'00'

EXISTING EAST - WEST ELEVATION | JEFFERSON AVE TO LENOX AVE



PROPOSED EAST - WEST ELEVATION | JEFFERSON AVE TO LENOX AVE



411 Michigan Avenue

Miami Beach, Florida

Elevations | Existing & Proposed

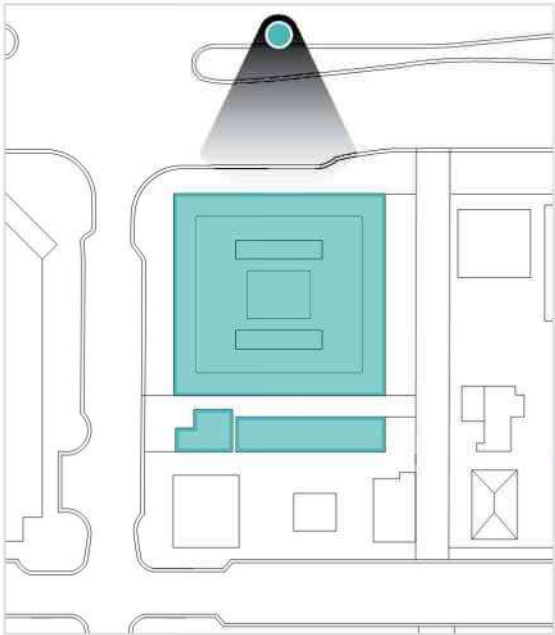


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Date: 2021.11.24
11:06:05 -05'00'

0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

Angle 5
Virtual Photo



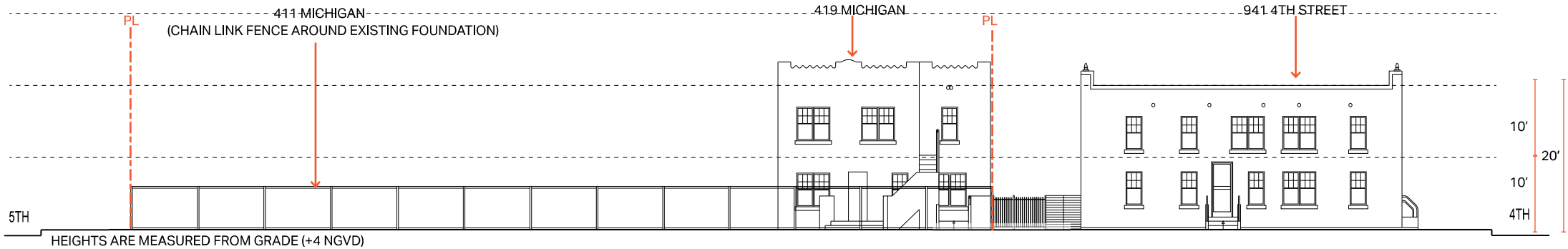
Rendering | Fifth Street
Scale: None



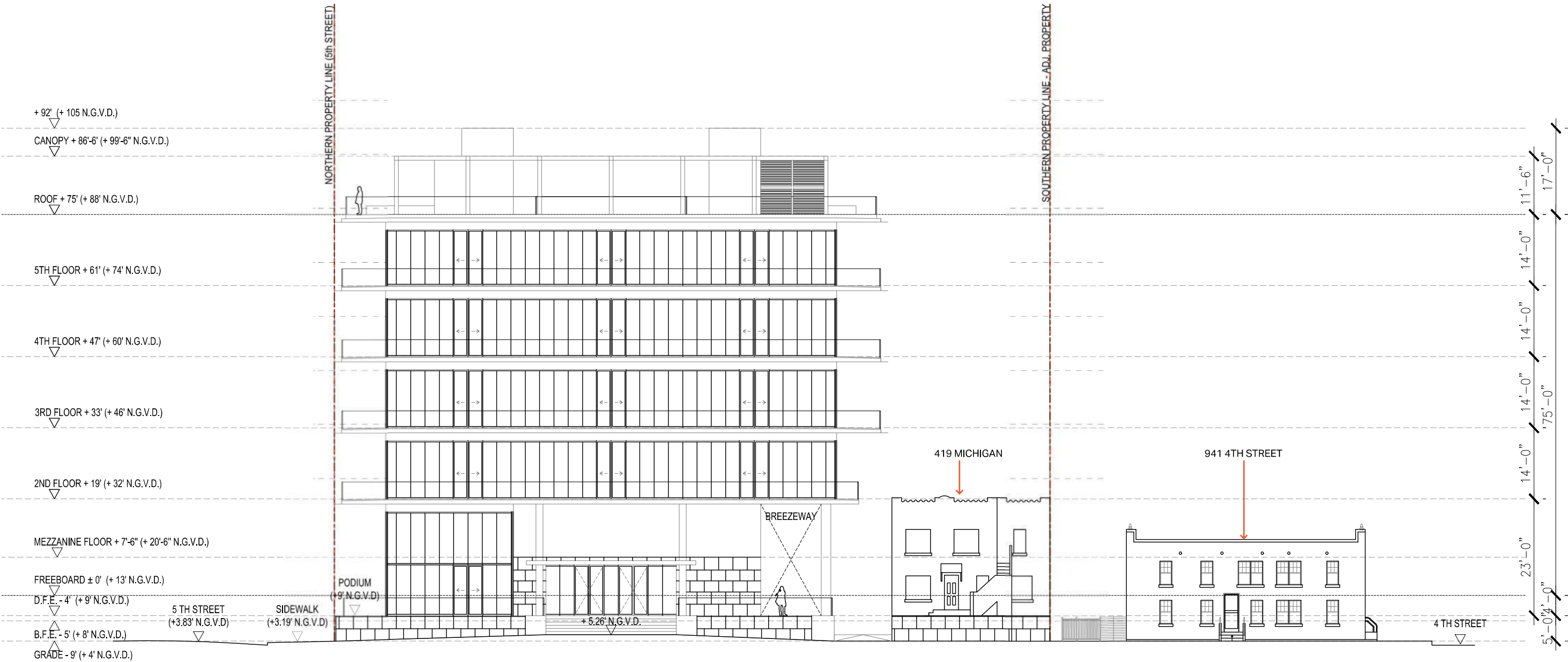
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29 November 2021

A7.3

EXISTING NORTH- SOUTH ELEVATION | 4TH STREET TO 5TH STREET - MICHIGAN AVE



PROPOSED NORTH- SOUTH ELEVATION | 4TH STREET TO 5TH STREET - MICHIGAN AVE





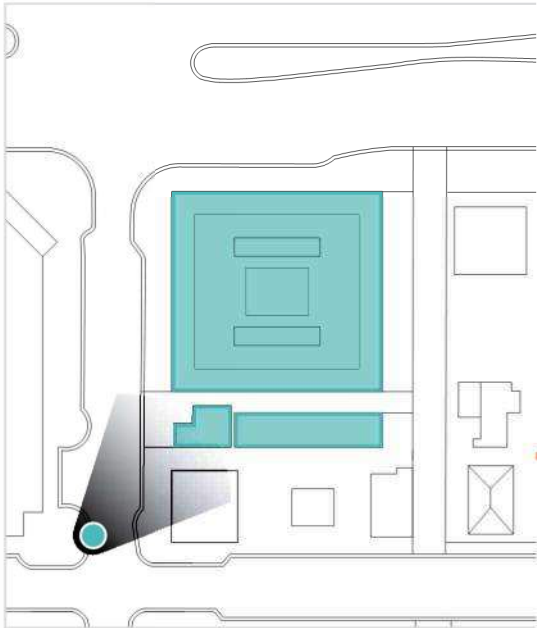
411 Michigan Avenue

Miami Beach, Florida

Rendering | 4th and Michigan

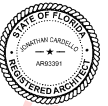
Scale: None

Angle 1
Virtual Photo



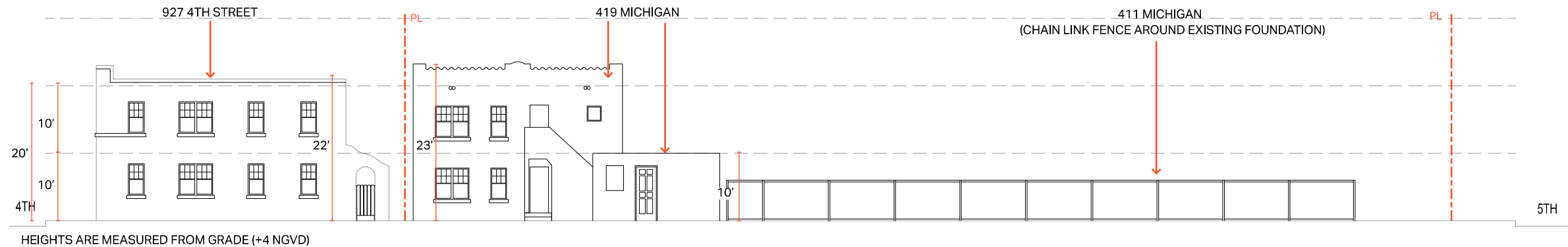
Final Submittal
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A7.1

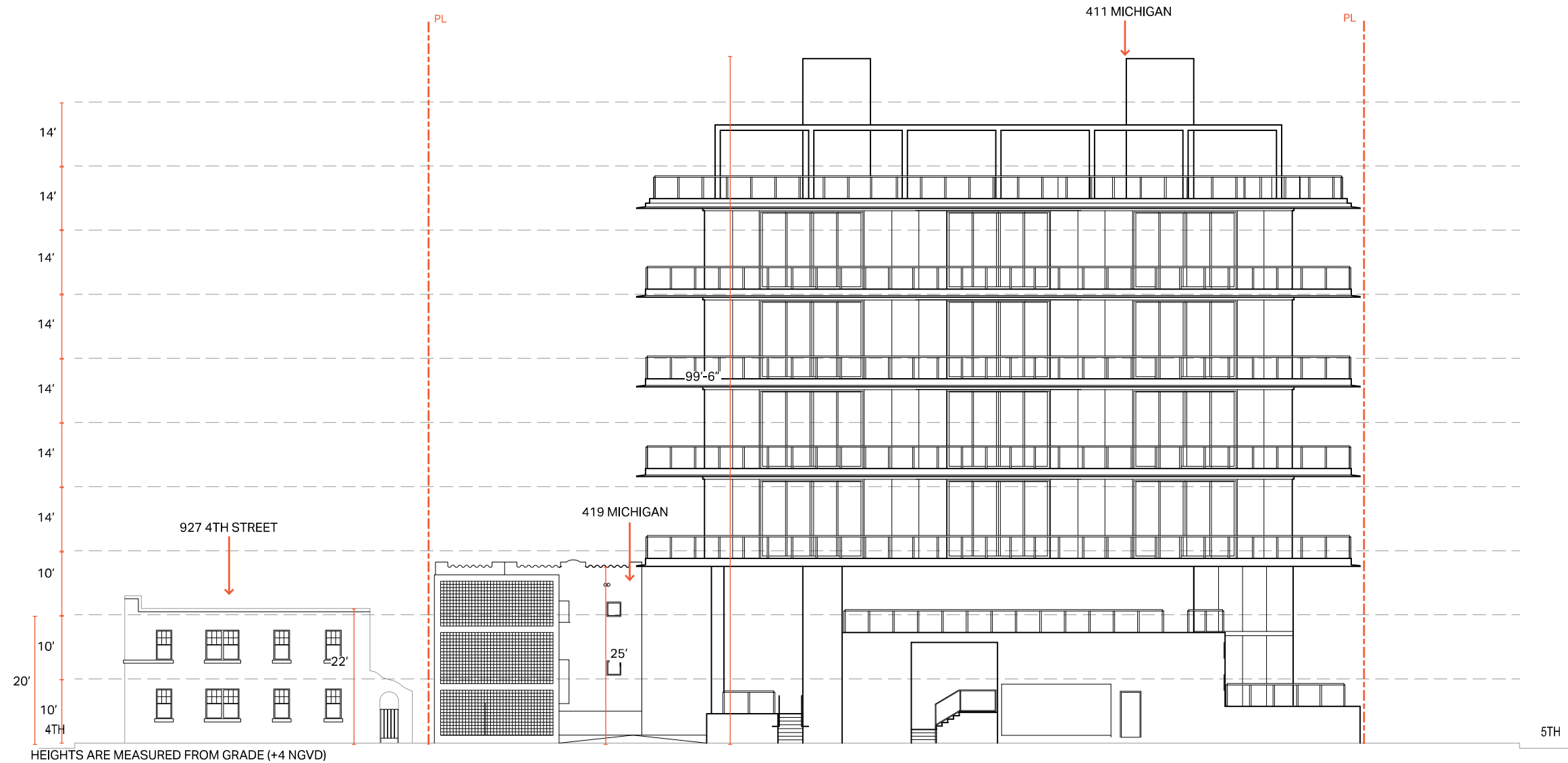


Digitally signed by
Jonathan Cardello
Date: 2021.11.24
10:49:41 -05'00'

EXISTING NORTH- SOUTH ELEVATION | 4TH STREET TO 5TH STREET - ALLEY



PROPOSED NORTH- SOUTH ELEVATION | 4TH STREET TO 5TH STREET - ALLEY



411 Michigan Avenue
Miami Beach, Florida

Elevations | Existing & Proposed

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A5.2

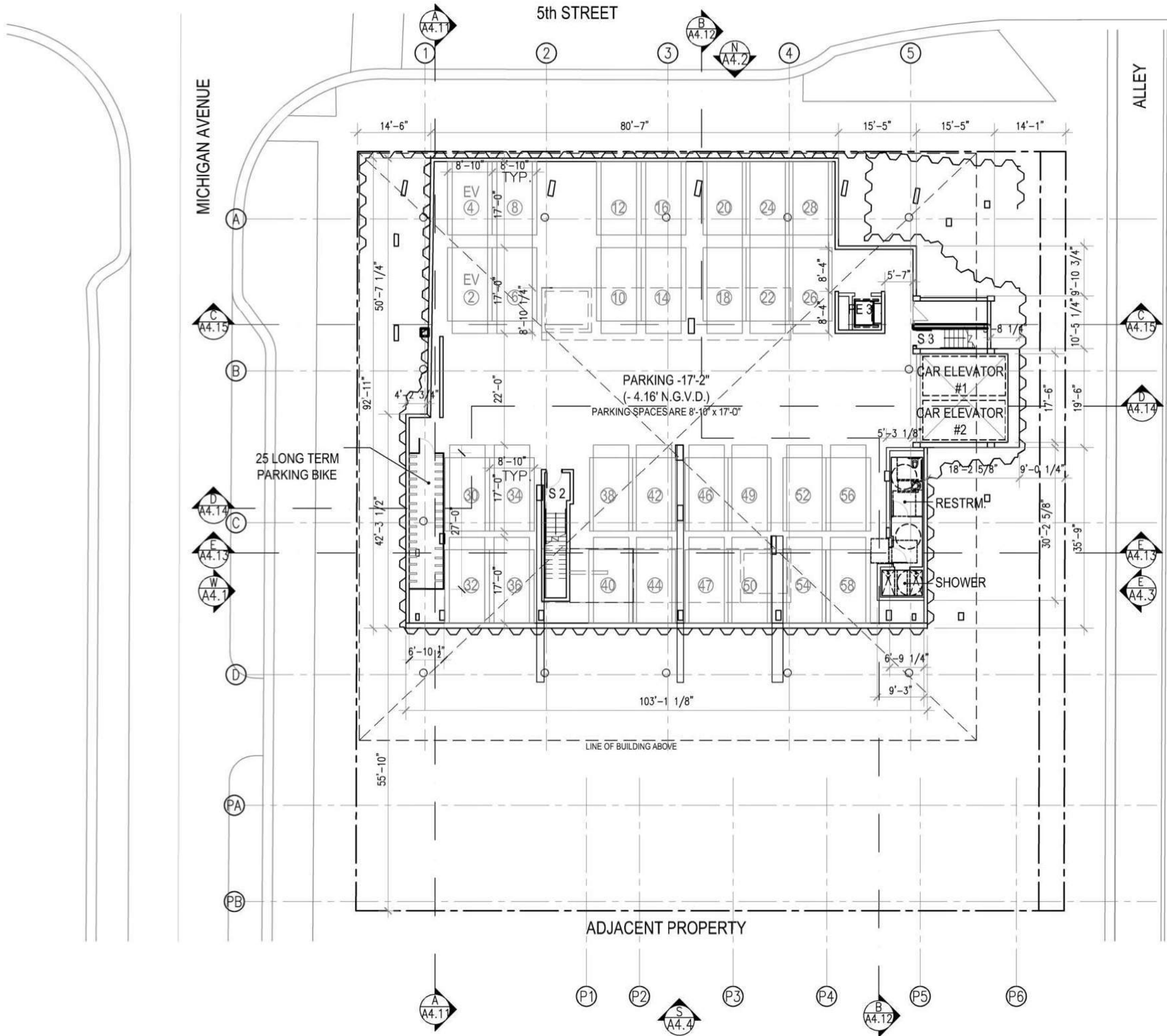
411 Michigan Avenue
Miami Beach, Florida

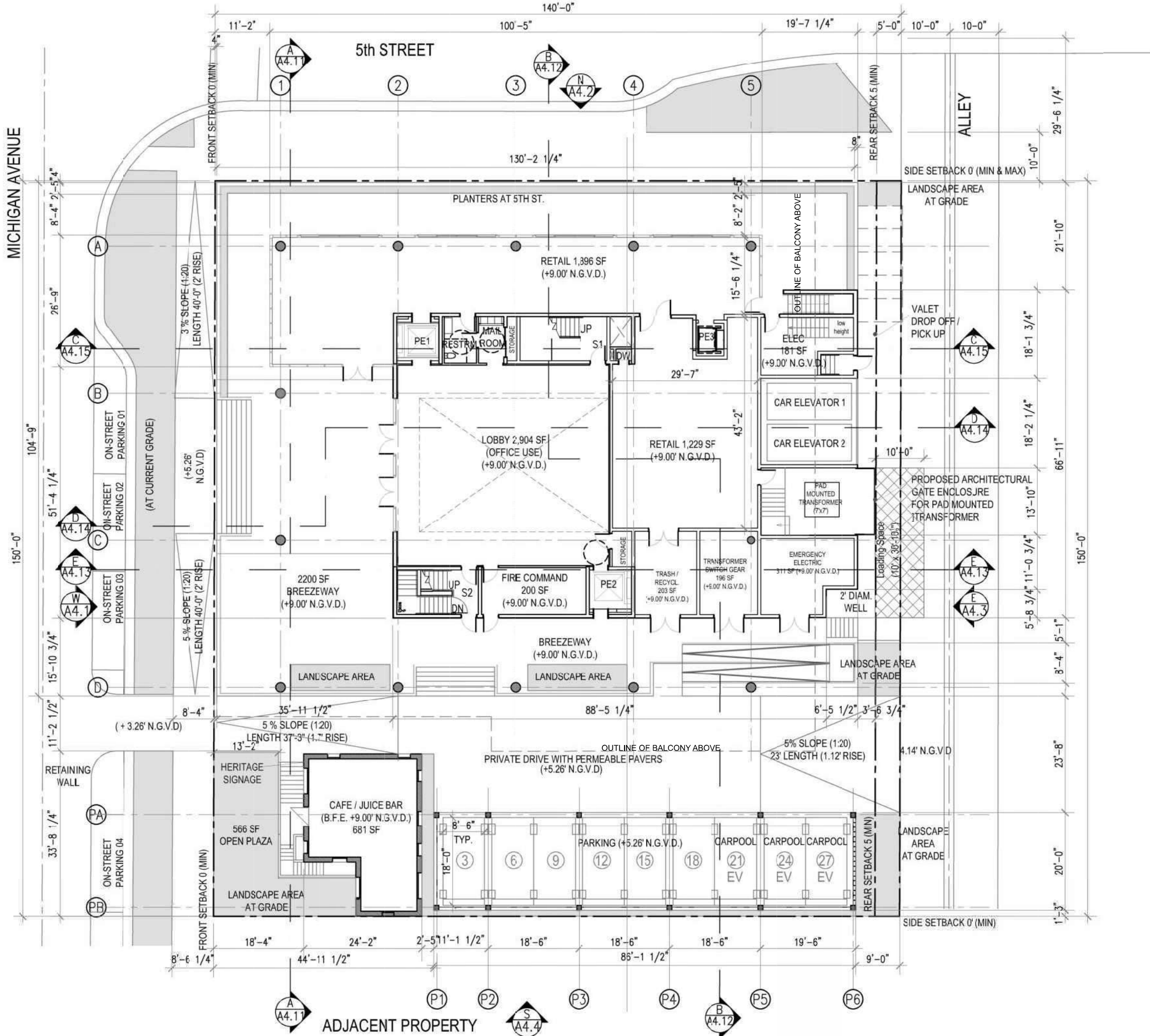
Basement Level Plan
Scale: 1" = 20'-0"



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29 November 2021

A3.2







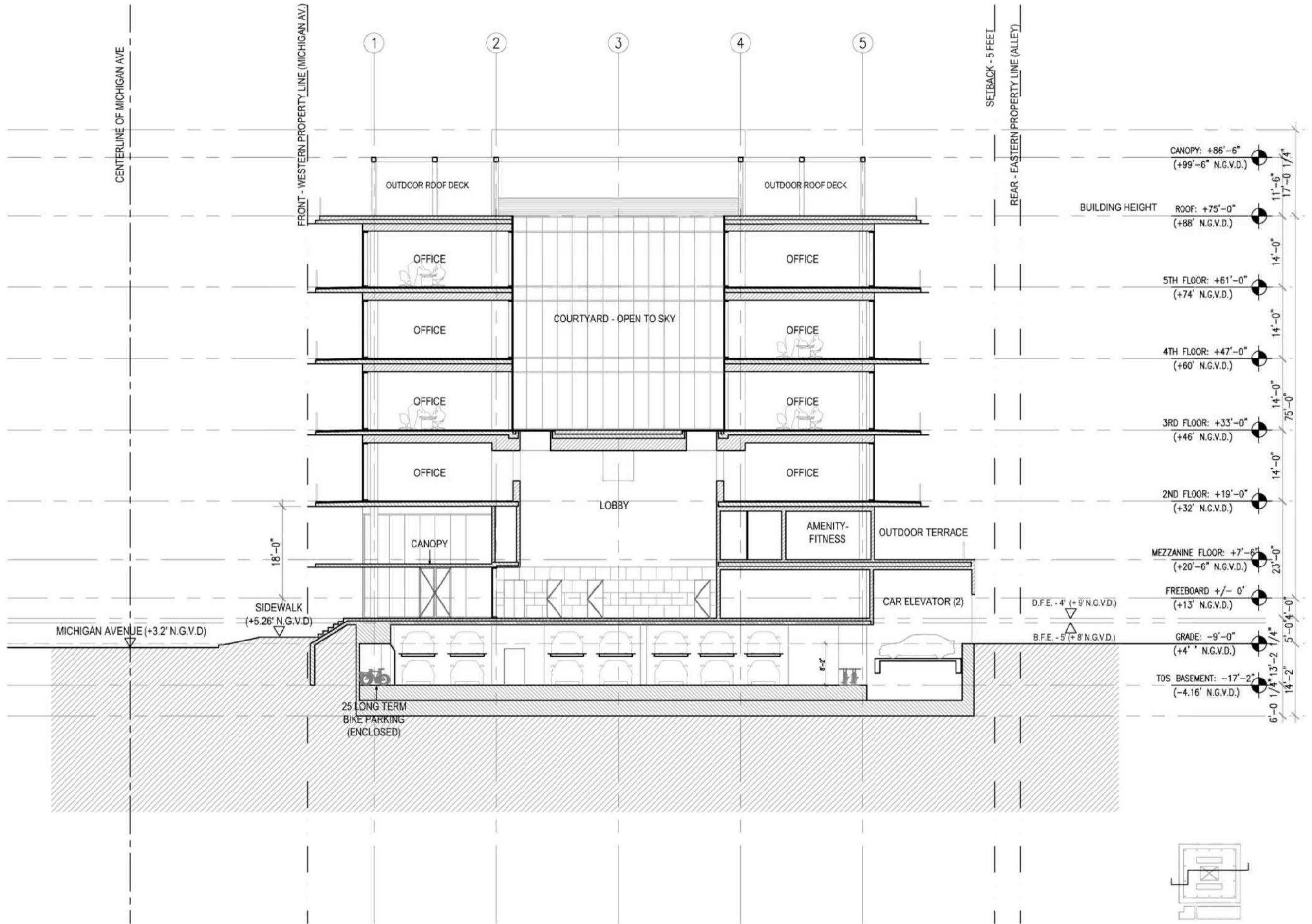
411 Michigan Avenue
Miami Beach, Florida

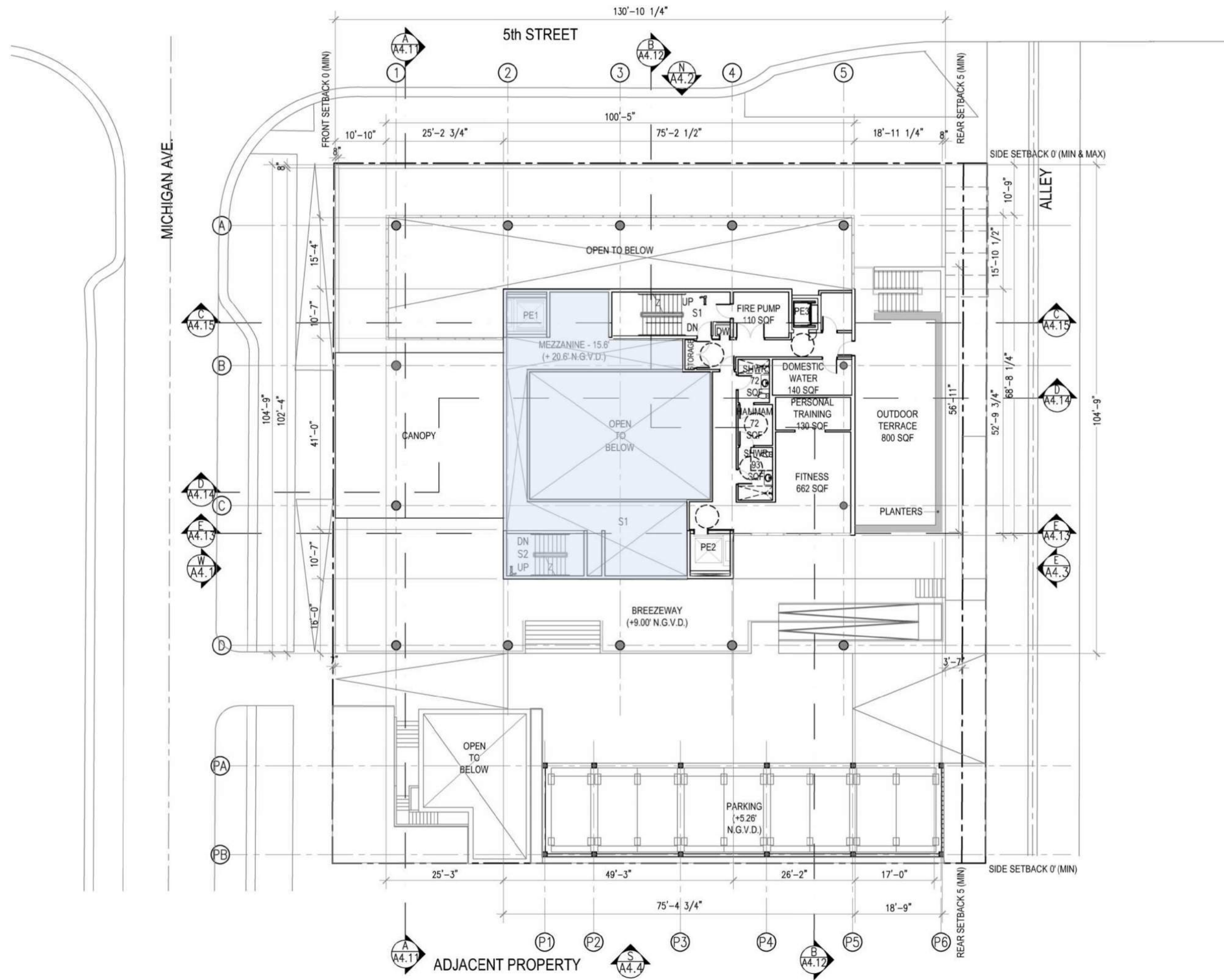
Latitudinal Building Section D
Scale: 1" = 40'-0"

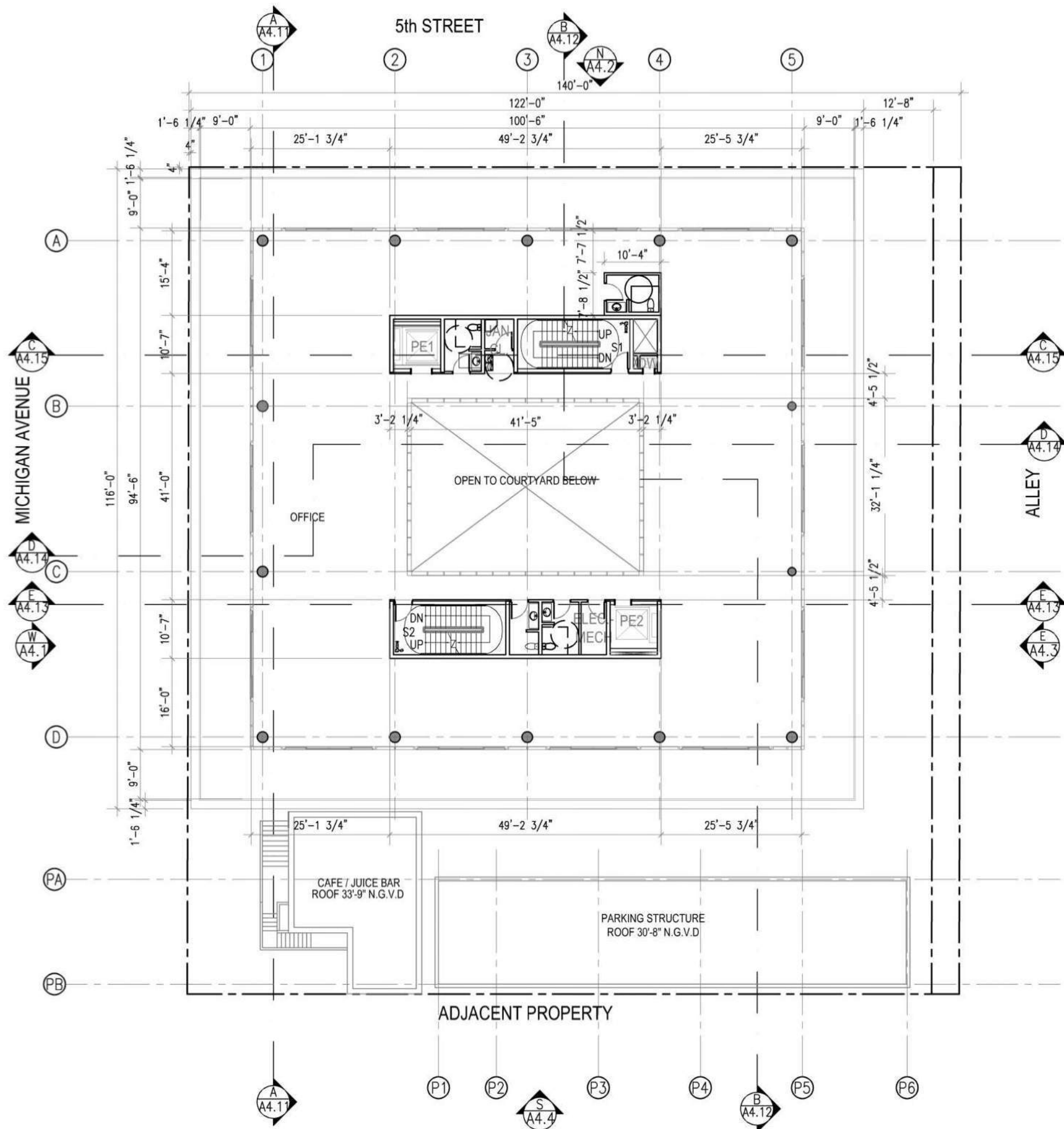


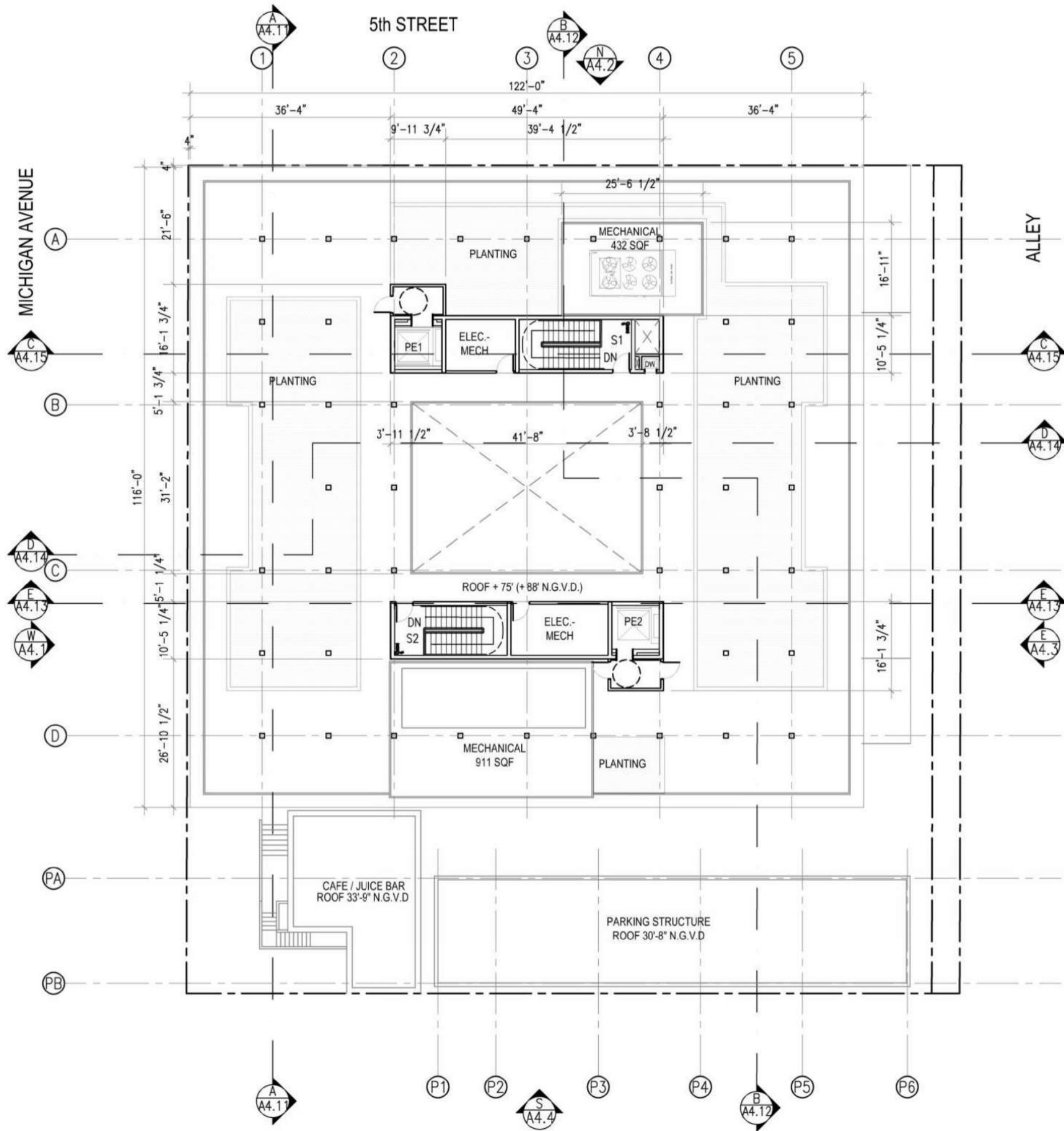
Final Submittal
29 November 2021

A4.14









411 Michigan Avenue
Miami Beach, Florida

Roof Level Plan
Scale: 1" = 20'-0"



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29 November 2021

A3.9



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0' 20' 40' 80'

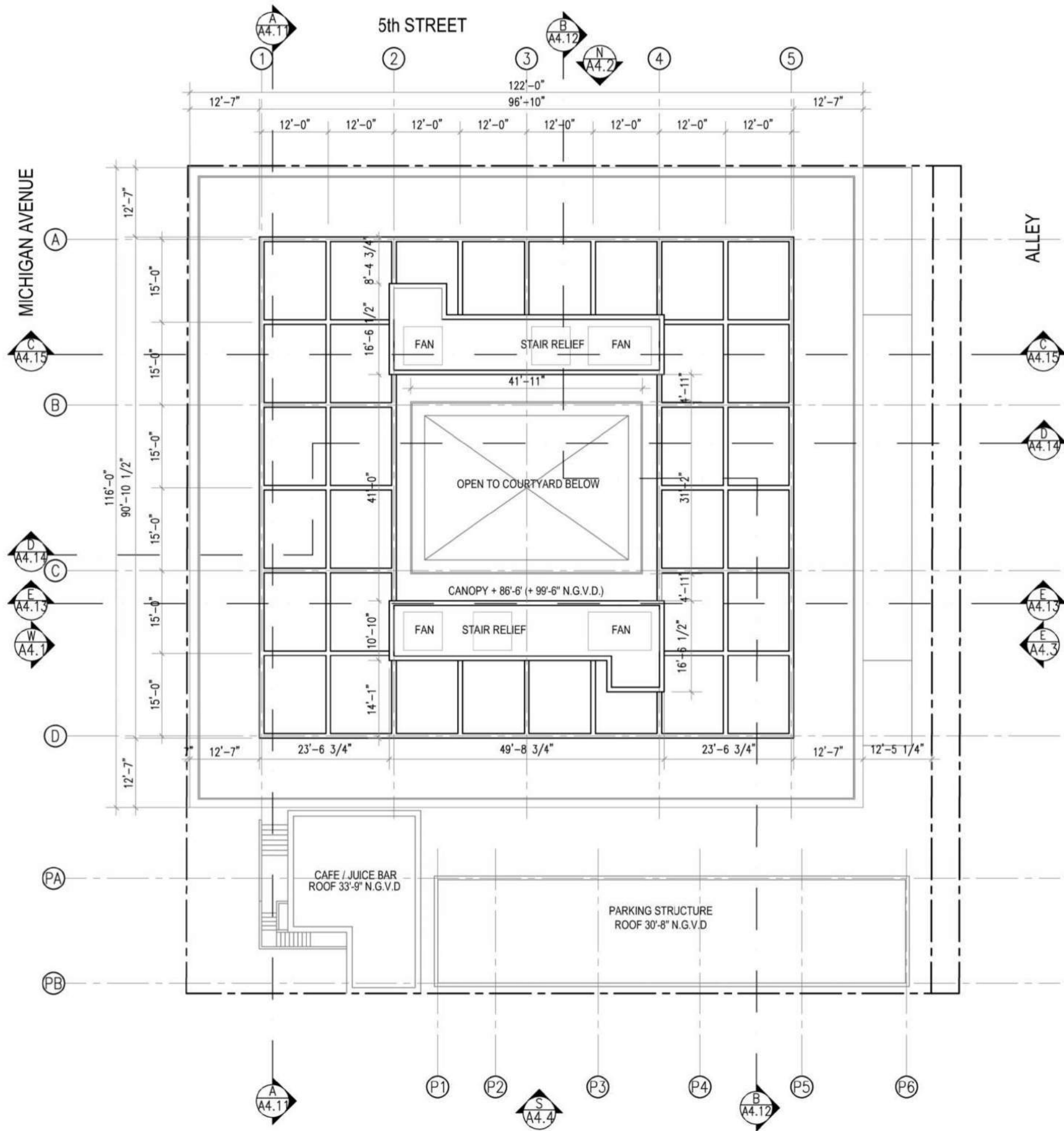
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Miami Beach, Florida

Canopy Plan
Scale: 1" = 40'-0"



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29 November 2021

A3.10



NOTE
REFER TO PLANTING FULL SCHEDULE AND LANDSCAPE LEGEND
ON SHEET L1.7

TREE SCHEDULE	
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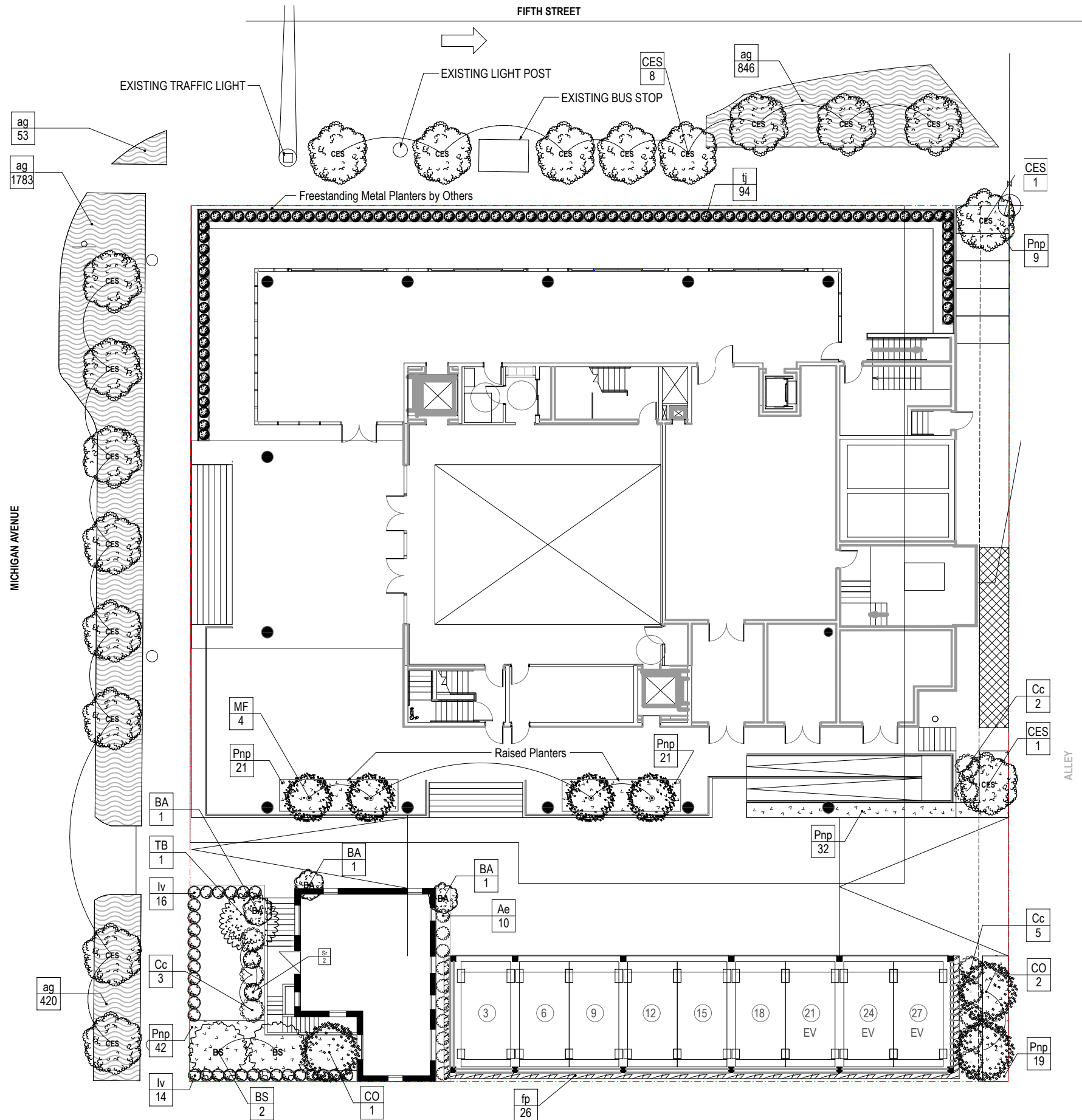
Symbol	ID	Qty	Botanical Name	Common Name
	BA	3	Bougainvillea arborea	Tree Bougainvillea
	BS	2	Bursera Simaruba	Gumbo Limbo
	CES	2	Conocarpus erectus 'Sericeus'	Silver Buttonwood
	CES	19	Conocarpus erectus 'Sericeus'	Silver Buttonwood
	CO	3	Chrysophyllum oliviforme	Satin Leaf
	MF	4	Myrcianthes fragrans	Simpson's Stopper

SHRUB SCHEDULE

Symbol	ID	Qty	Botanical Name	Common Name
	Ae	10	Ardisia escallonioides	Marlberry
	Cc	10	Capparis cynophallophora	Jamaica caper
	Iv	30	Ilex vomitoria 'nana'	Dwarf Yaupon Holly
	Pnp	6	Psychodria nervosa "Little Psycho"	Dwarf Wild Coffee
	Sr	2	Serenoa repens	Saw Palmetto

GROUNDCOVER & VINE SCHEDULE

Symbol	ID	QTY	Botanical Name	Common Name
	ag	3102	Arachis glabrata	Golden Ornamental Peanut
	fp	26	Ficus pumila	Creeping Fig
	tj	132	Trachelospermum jasminoides	Star Jasmine

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Justine K Velez

411 Michigan Avenue
Miami Beach, Florida

Site Planting Plan

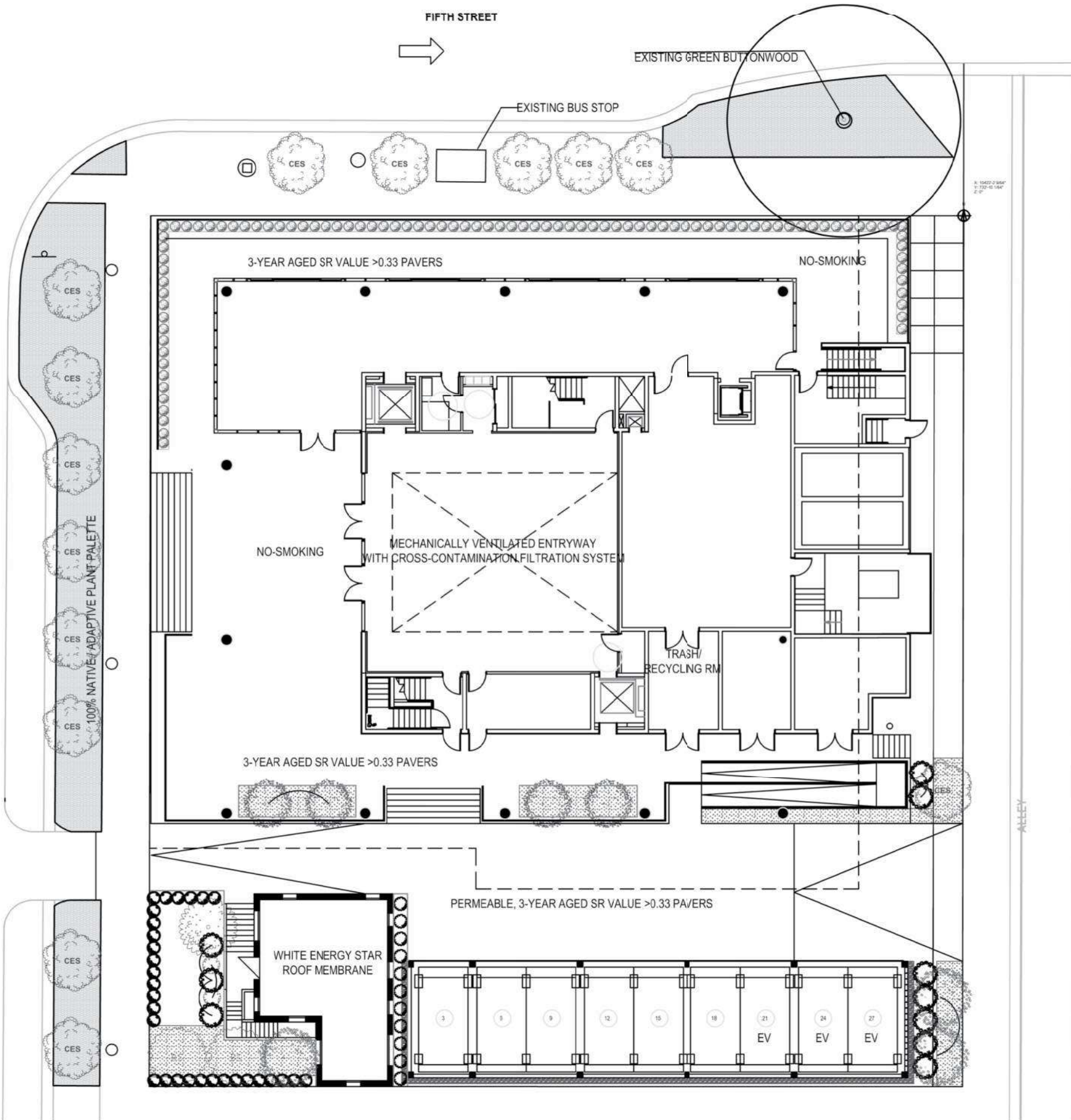
Scale: 1" = 20'-0"



PB FINAL SUBMITTAL
22 NOVEMBER 2021

L1.6

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LEED Criteria Sample

(Not reflective of all LEED criteria met in the project)

Sensitive Land Protection:Site is previously developed and meets criteria (p. A3.2 Existing Foundation)

High Priority Site:Project located in a DDA

Surrounding Density and Diverse Uses: Project qualifies for surrounding density (p. A1.3)
Diverse Uses - Walgreens, WeWork Office, Citibank, Southpointe Elementary, Chabad of South Beach, Minibar, Under the Mango Tree

Access to Quality Transit: 103 - Weekday: 31/Weekend: 29 ; 113 - Weekday: 20/Weekend: 17; 120 - Weekday: 82 / Weekend: 52 ; MB-SBL - Weekday: 64 /Weekend: 64 ;

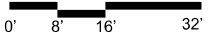
Green Vehicles: Provided charging spaces for 5% of total parking spaces for the project ('EV' label p. A3.2, A3.3)

Site Development, Outdoor Water Use Reduction: Protect or Restore Habitat- Landscaped area with 100% native and adaptive plant palette (L1.6)

Heat Island Reductions: Project will use paving materials with a three-year aged solar reflectance (SR) value of at least 0.33 for paving; ENERGY-STAR Roofing Membrane is also required at exposed roofs (Bulkhead, Parking Structure)

Storage & Collection of Recyclables: Dumpster Areas labeled as Recycling Area/Trash (p. A3.3)
On every floor, by Restroom/Water Fountain area, recycling bins will be provided.. E-waste collector and mercury lamp disposal in Trash/Recycling Room

Enhanced Indoor Air Quality Strategies: Project will have Entryway System, janitorial closet details And MERV 13 or Higher Filters in Permit Set

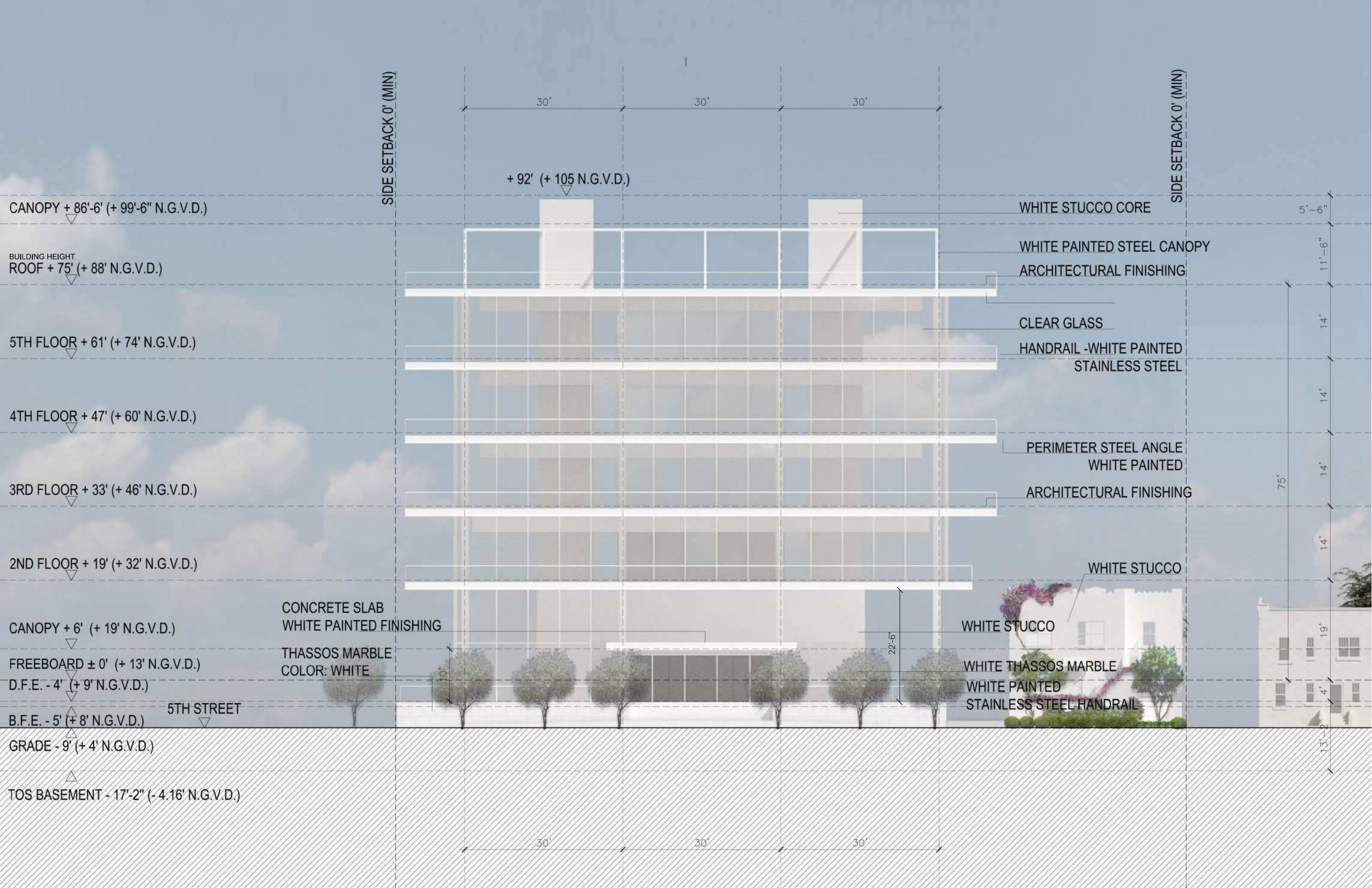


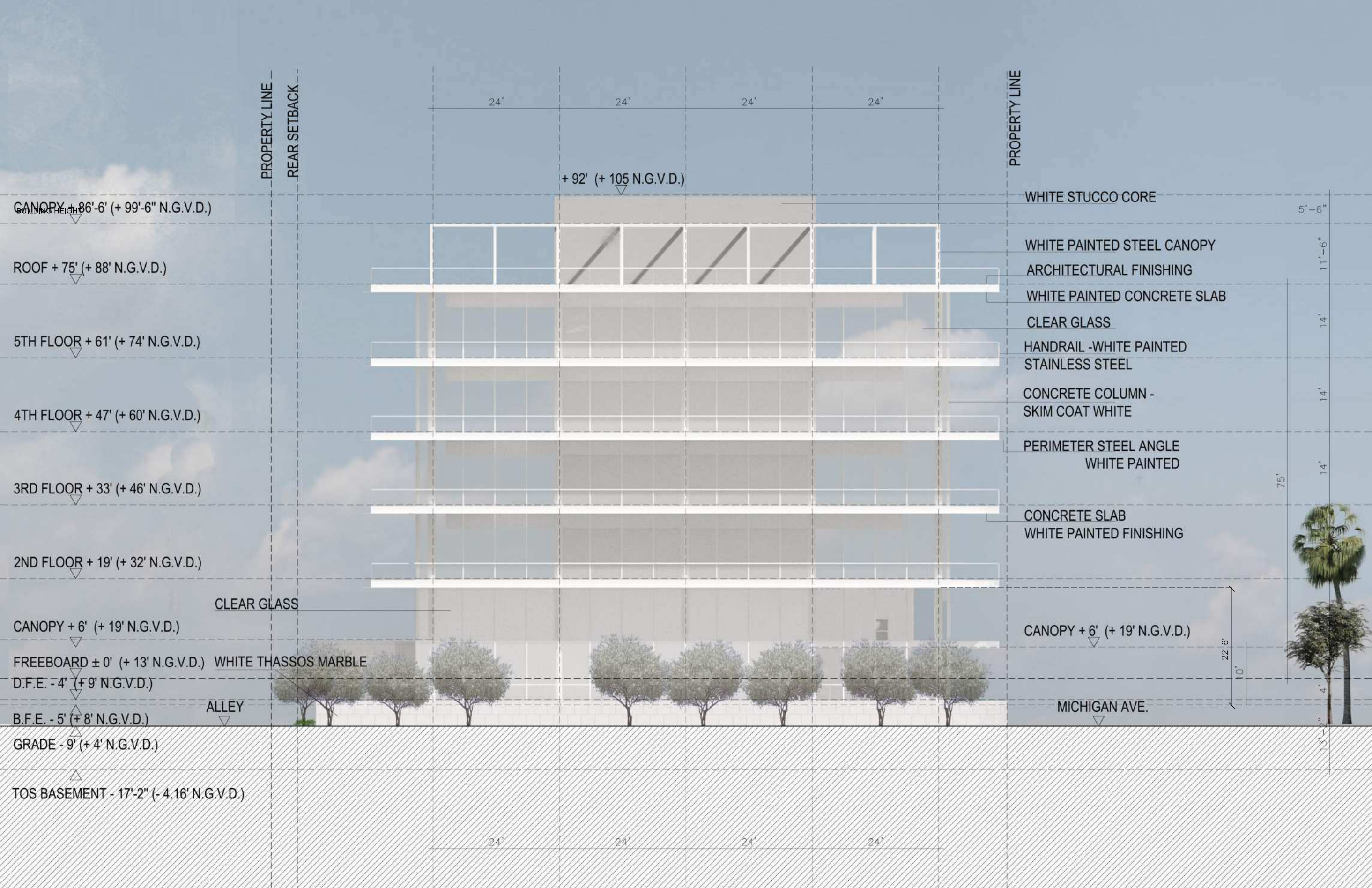
411 Michigan Avenue
Miami Beach, Florida

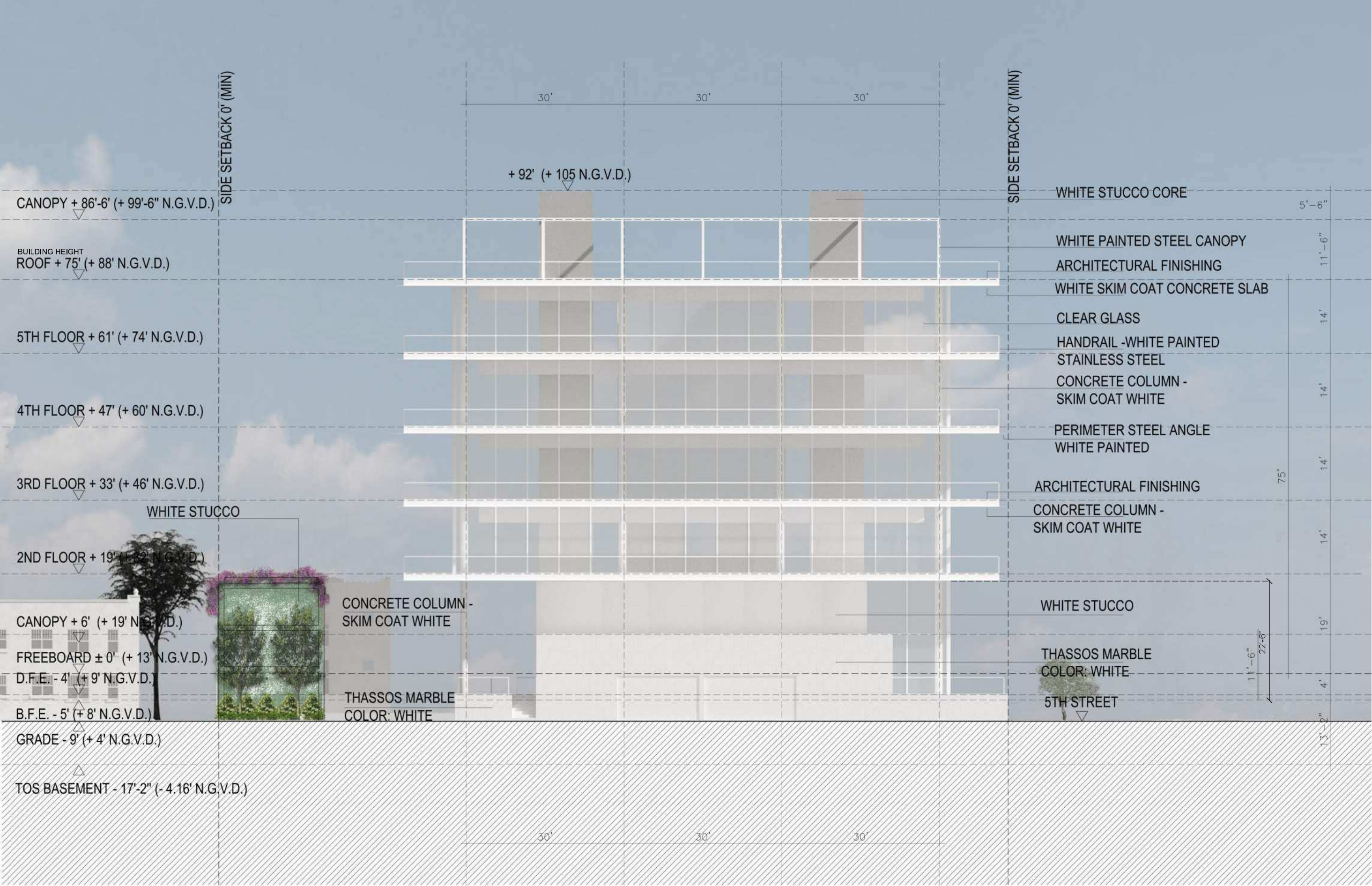
West Elevation - Michigan Ave
Scale: 1" = 16'-0"

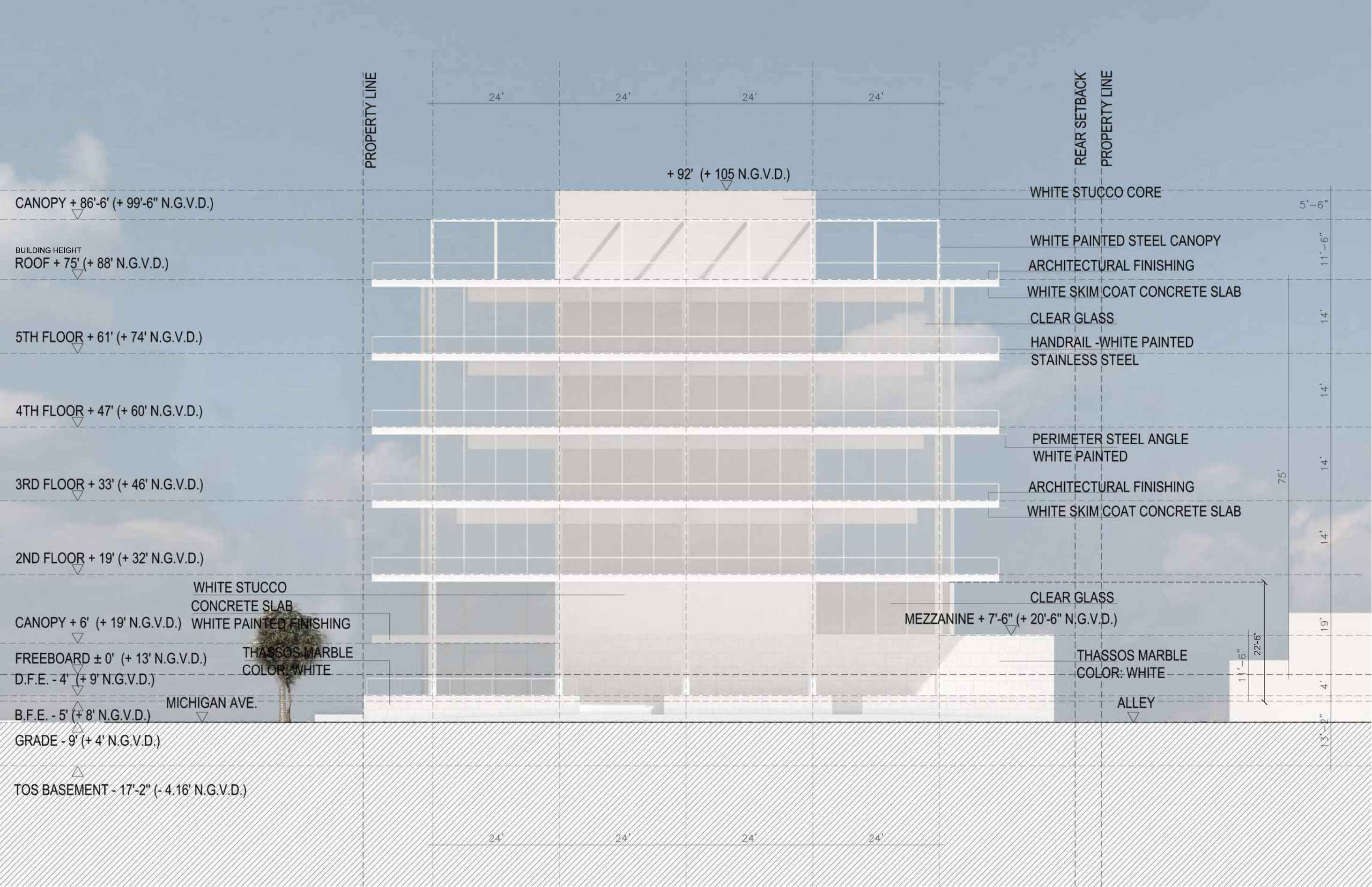
Final Submittal
29 November 2021

A4.1









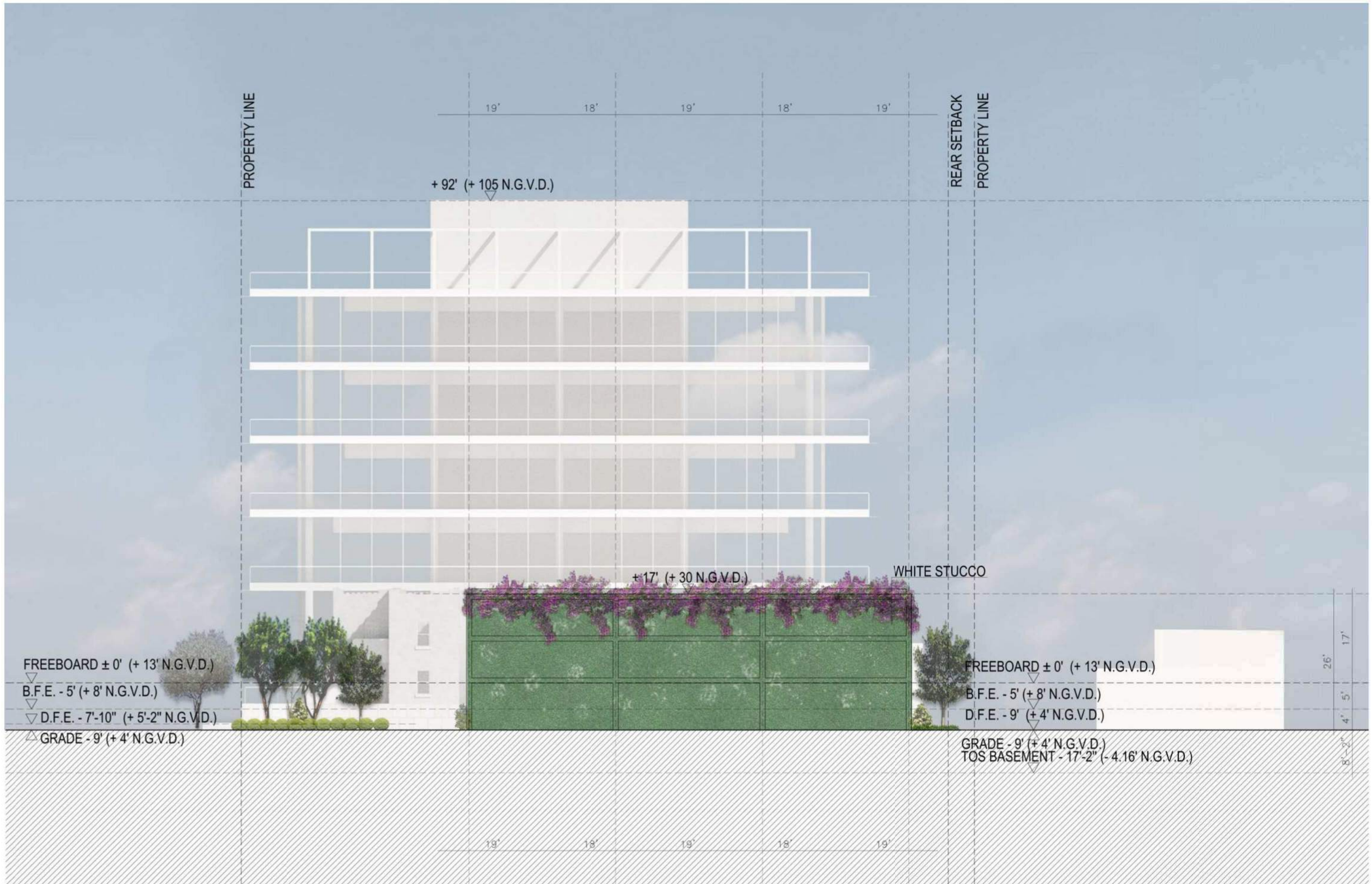


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Date: 2021.11.24 10:30:43 -05'00'

411 Michigan Avenue
Miami Beach, Florida

South Elev.-Parking Structure
Scale: 1" = 16'-0"



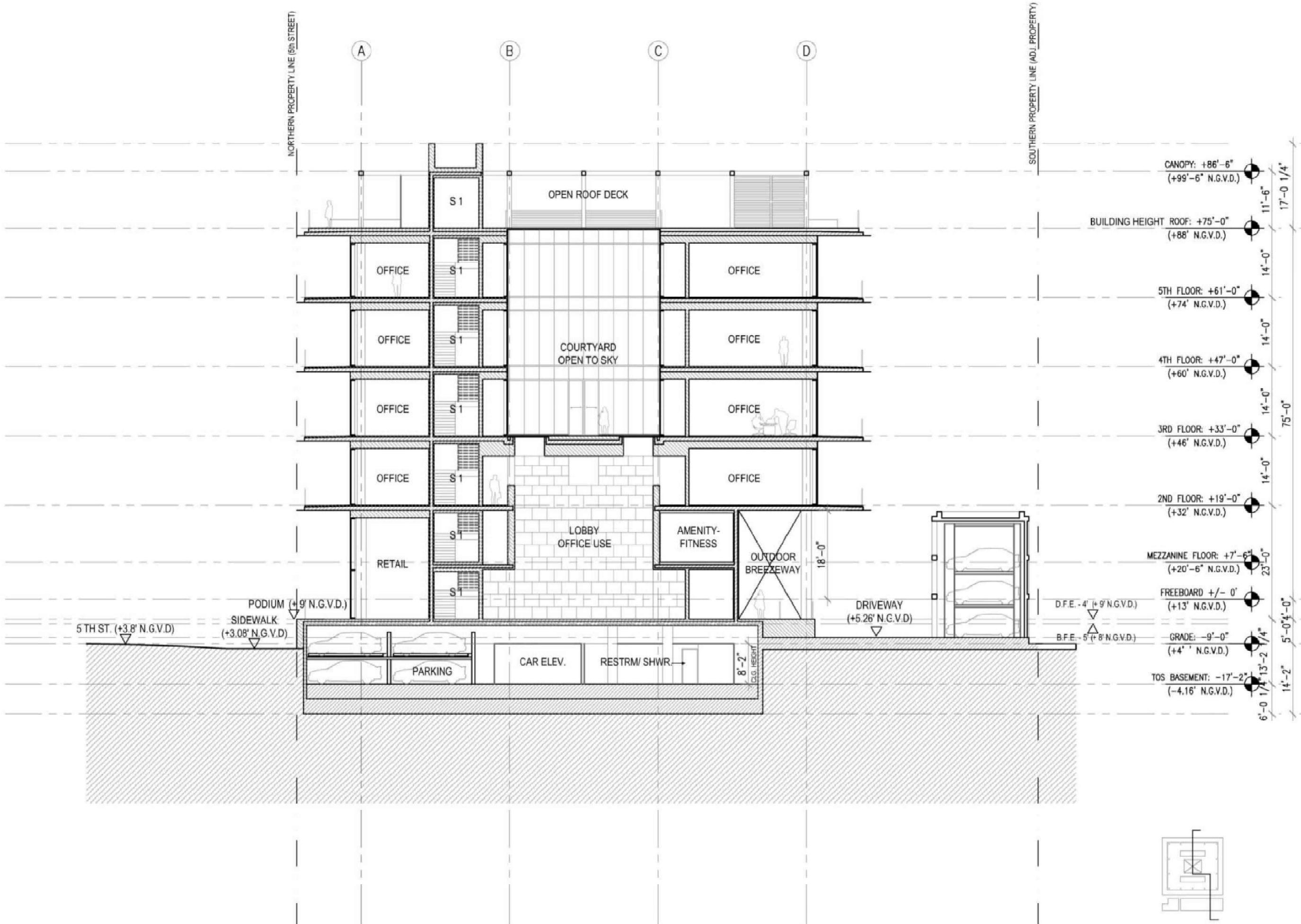


Digitally signed by
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Date: 2021.11.24
10:34:30 -05'00'

0' 8' 16' 32'

411 Michigan Avenue
Miami Beach, Florida

Longitudinal Building Section B
Scale: 1" = 16'-0"



The buildings are located on Miami-Dade County Tax Parcel 02-4203-009-6160, which is a 7,000 square foot lot located on the east side of Michigan Avenue between 4th and 5th Streets.

The property is located in a mixed-use area, with primarily commercial buildings and multi-family residences.

Two free-standing structures are located on the site. The west building is setback significantly from Michigan Avenue and is clearly visible from the street.



Front Facade of Primary Historic Structure (Existing Conditions) Facing Michigan Avenue



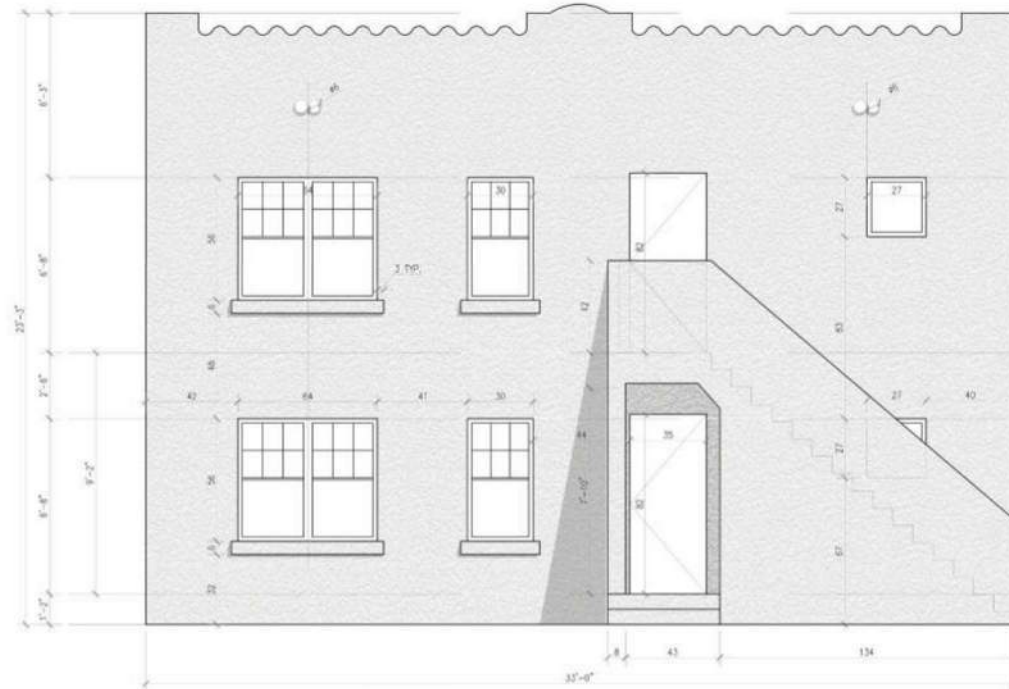
- PRIMARY HISTORIC STRUCTURE
- SECONDARY HISTORIC STRUCTURE



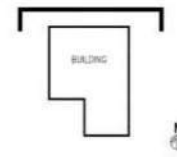
Digitally signed by
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Date: 2021.11.24
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411 Michigan Avenue
Miami Beach, Florida

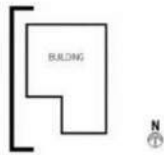
Historic Building Documentation



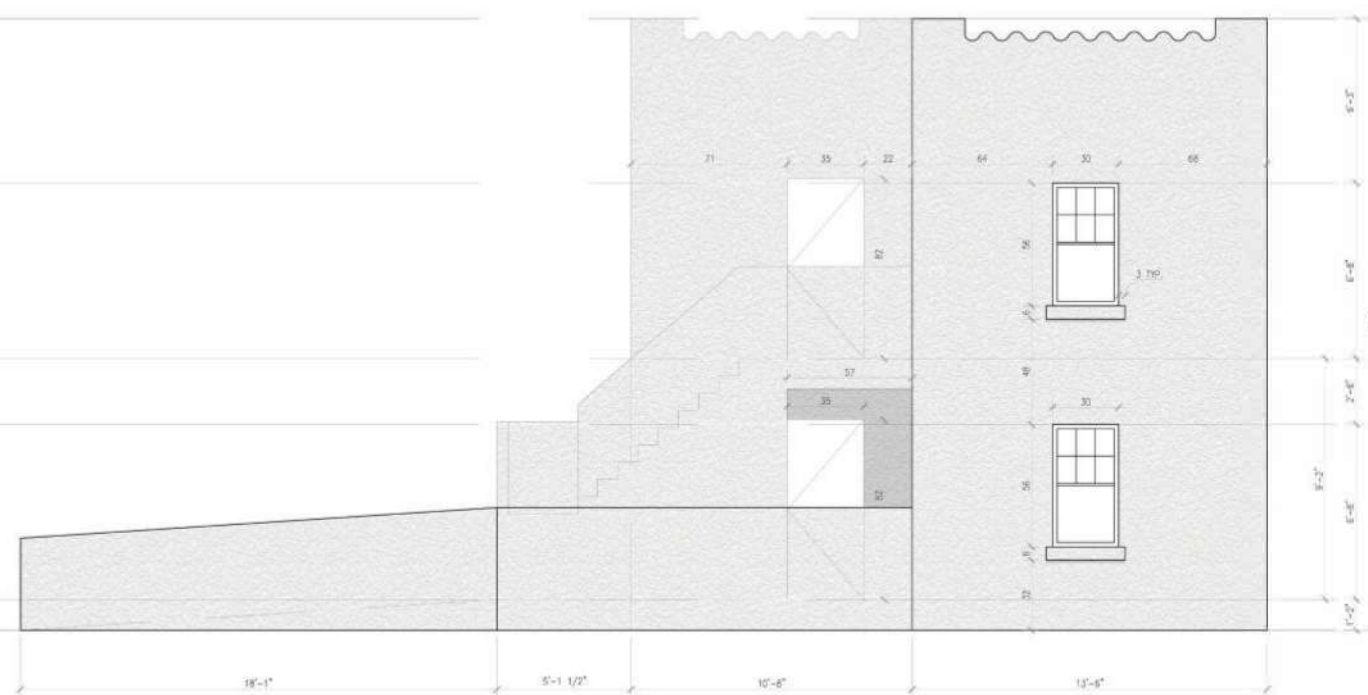
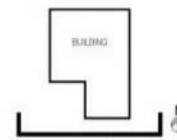
EAST ELEVATION-REAR ELEVATION



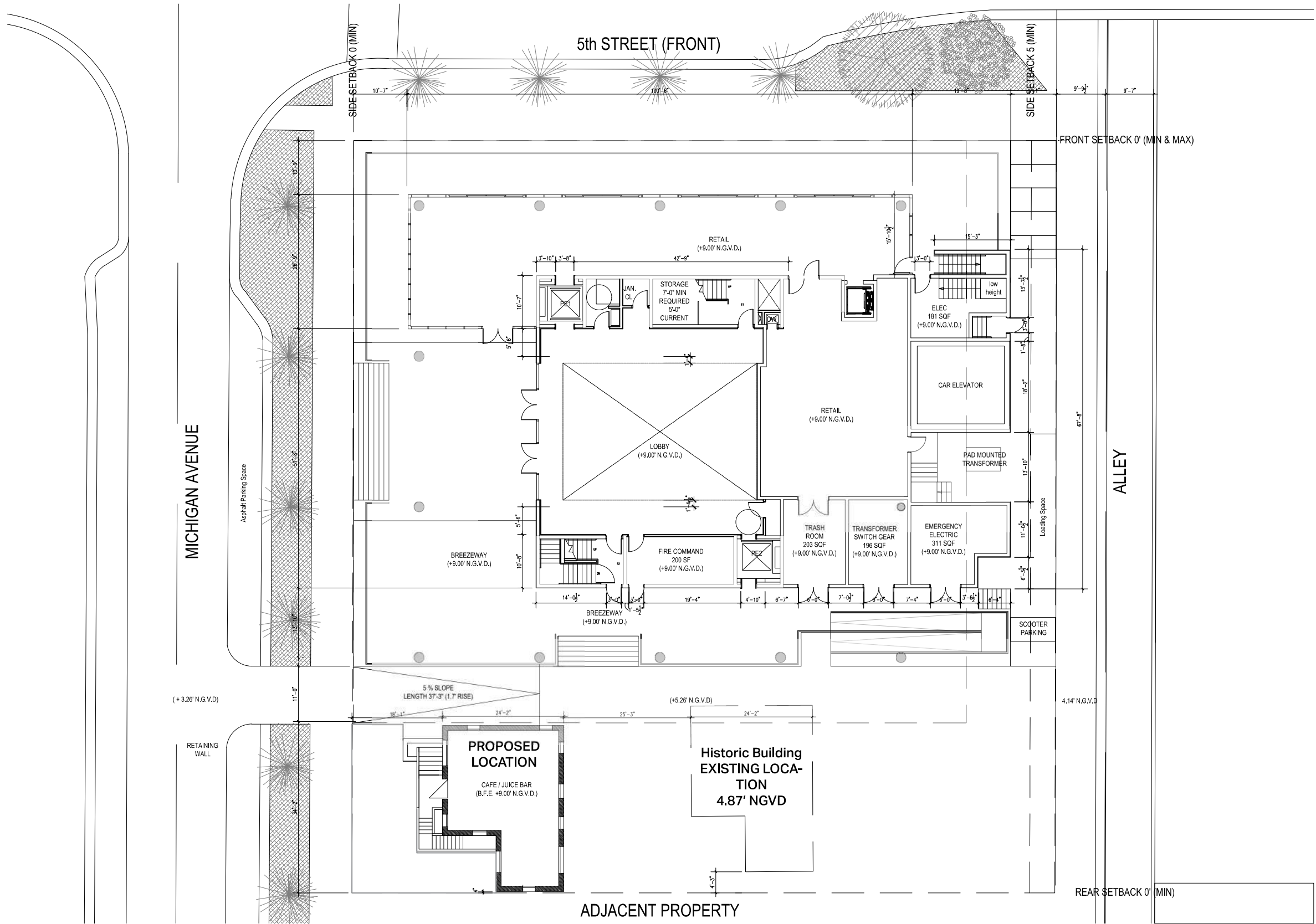
NORTH ELEVATION



WEST ELEVATION

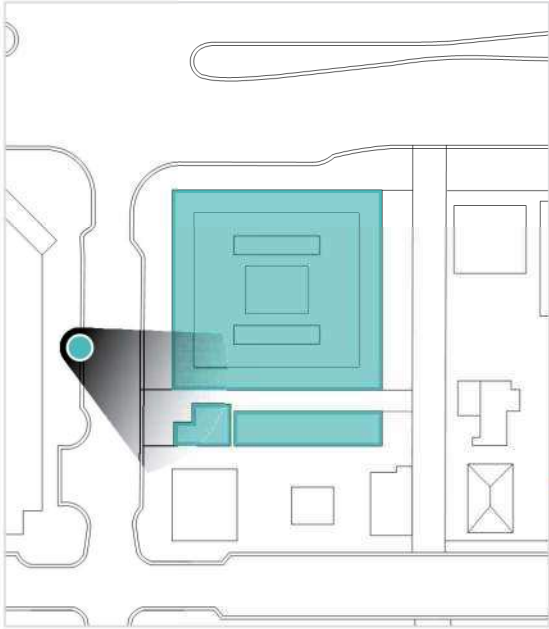


SOUTH ELEVATION





Angle 3
Virtual Photo



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Date: 2021.11.24
10:54:14 -05'00'

411 Michigan Avenue
Miami Beach, Florida

Historic Rendering | Michigan Ave.

Scale: None

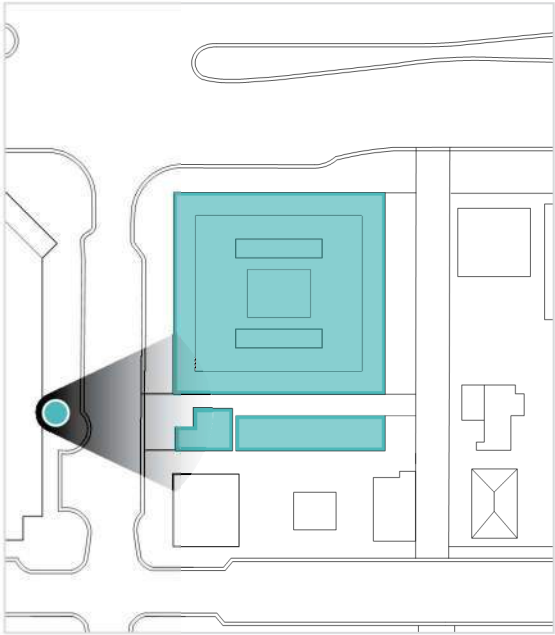
Final Submittal
29 November 2021

A5.12



411 Michigan Avenue
Miami Beach, Florida

Angle 2
Virtual Photo



Historic Rendering | Michigan Ave.
Scale: None



411 Michigan Avenue
Miami Beach, Florida

Rendering | Private Drive
Scale: None



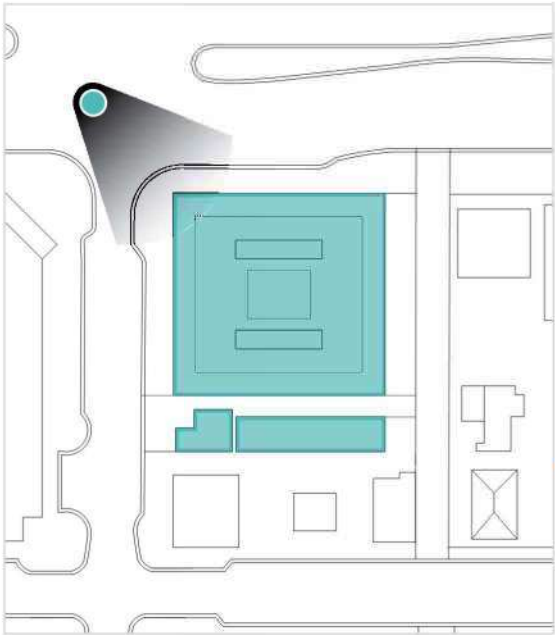
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29 November 2021

A5.14



411 Michigan Avenue
Miami Beach, Florida

Angle 6
Virtual Photo



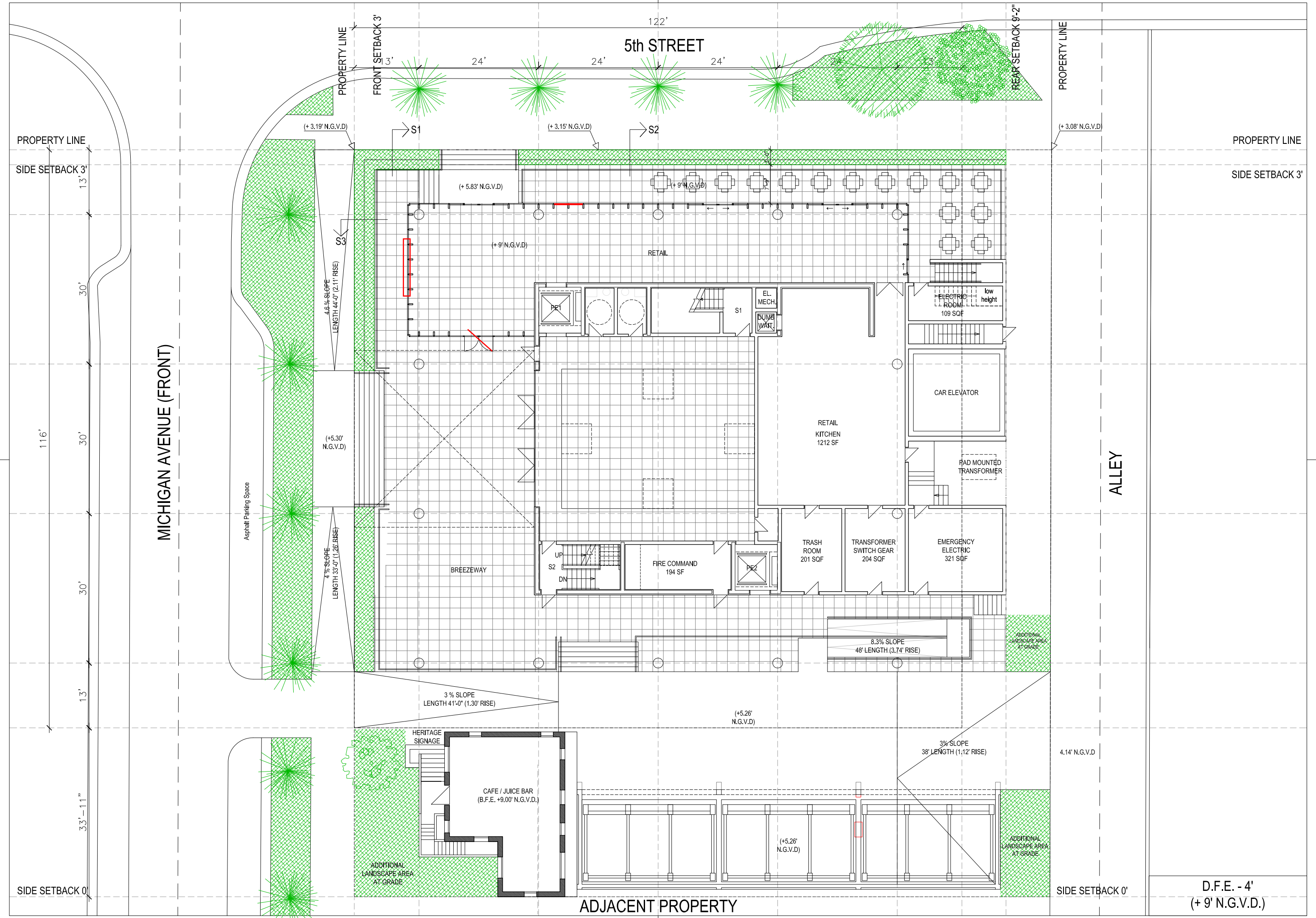
Rendering | Fifth Street
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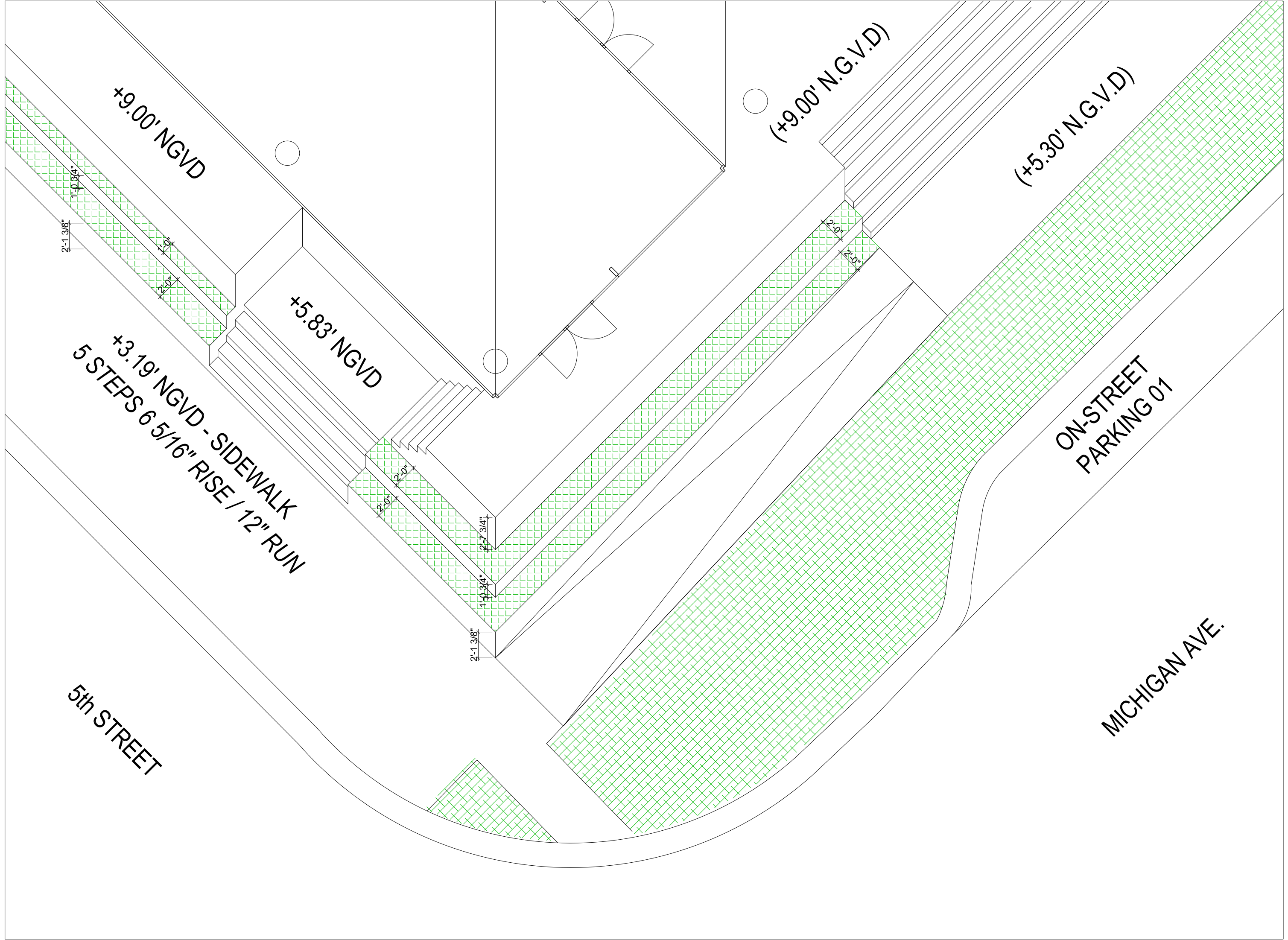
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29 November 2021

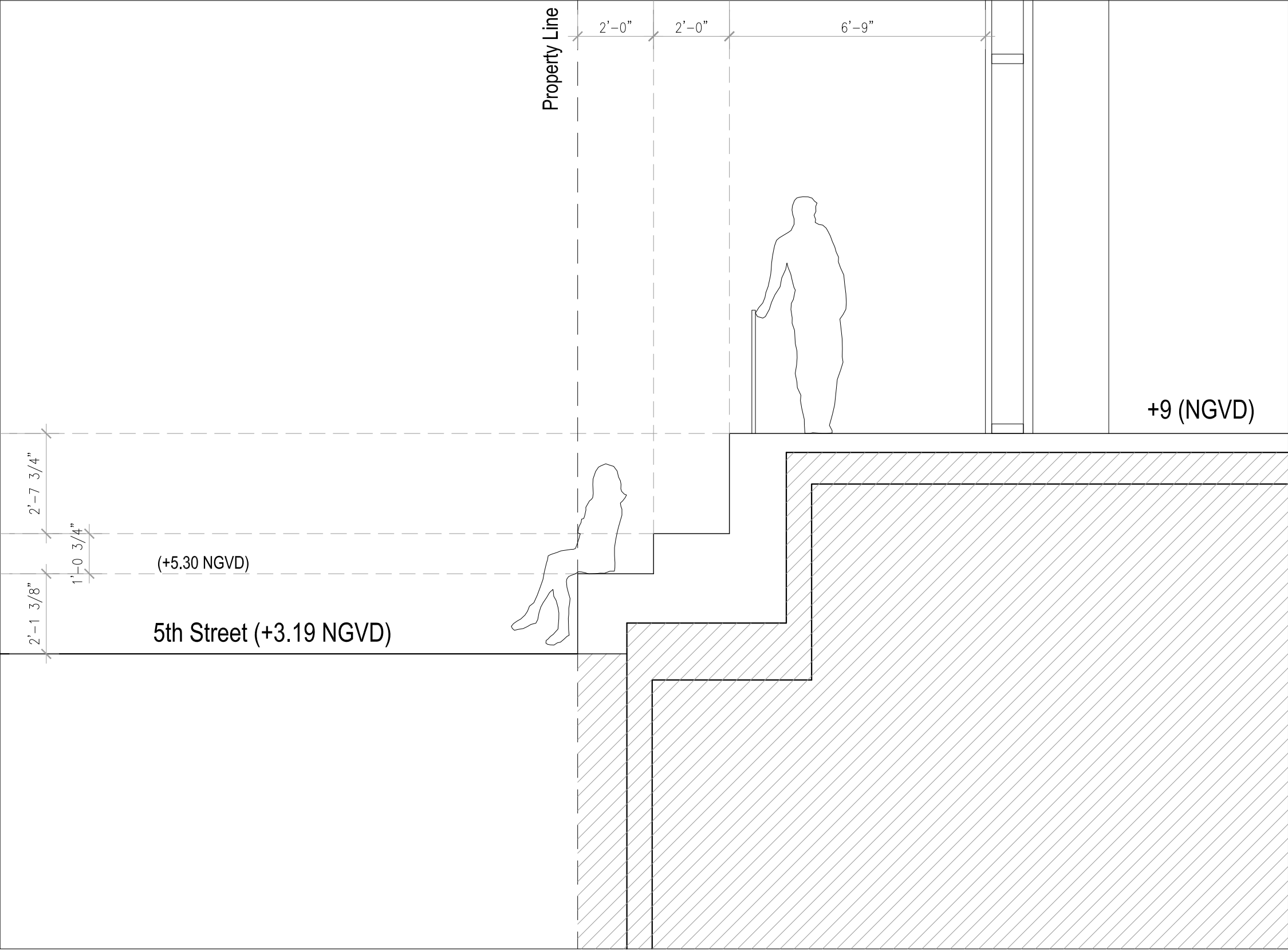
A7.4





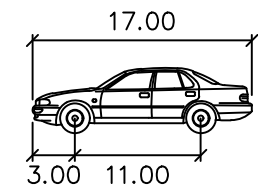
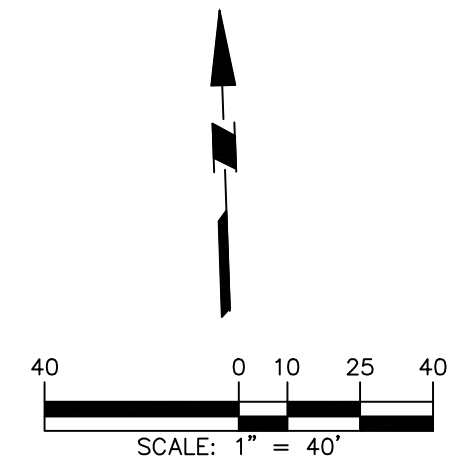
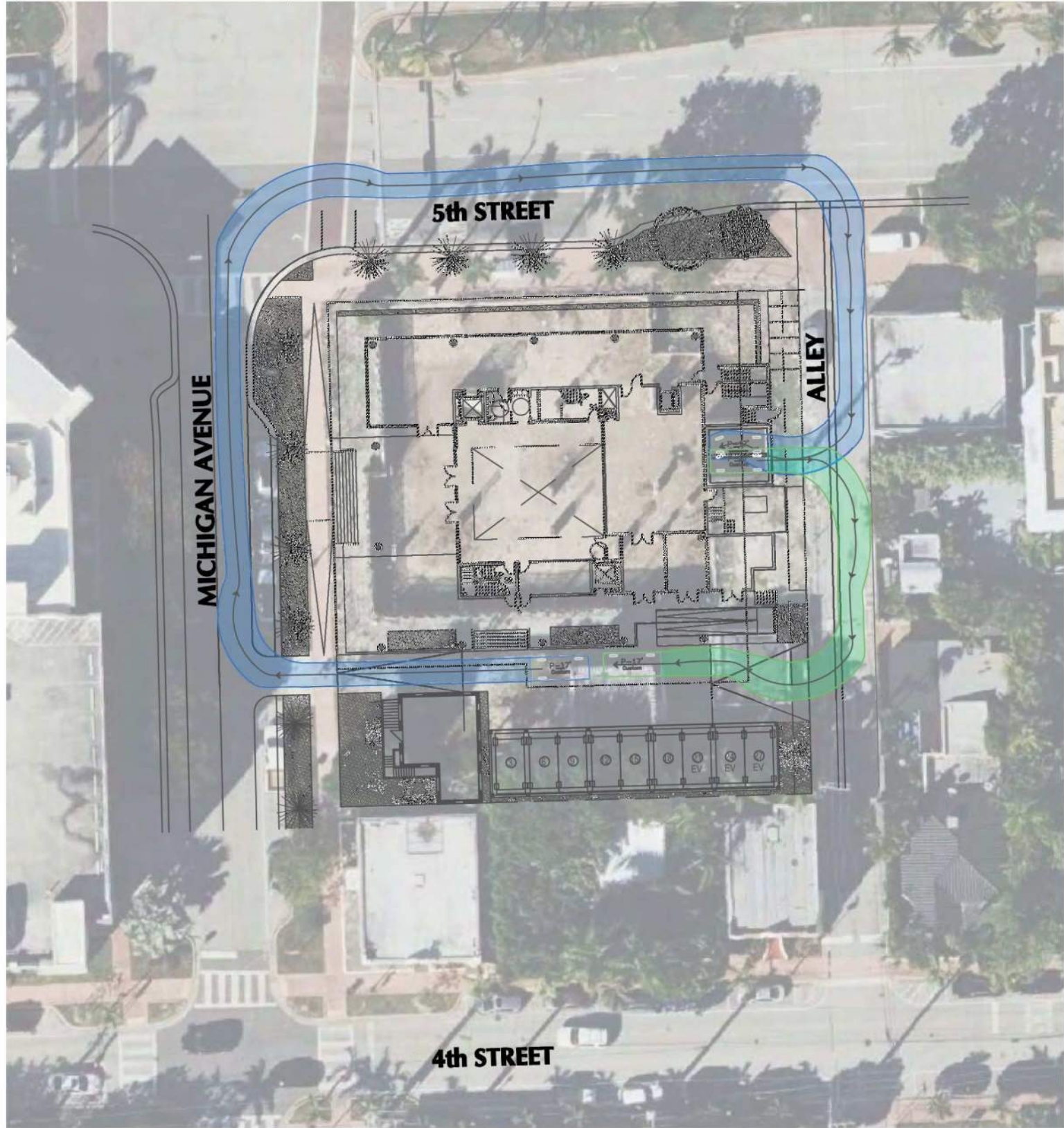
D.F.E. - 4'
(+ 9' N.G.V.D.)











PASSENGER VEHICLE

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



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Date: 2021.11.24
11:10:05 -05'00'



411 Michigan Avenue
Miami Beach, Florida

Vehicle Circulation Figure
Scale: NTS

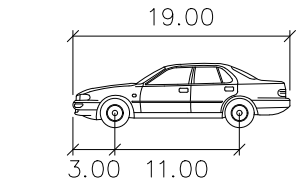
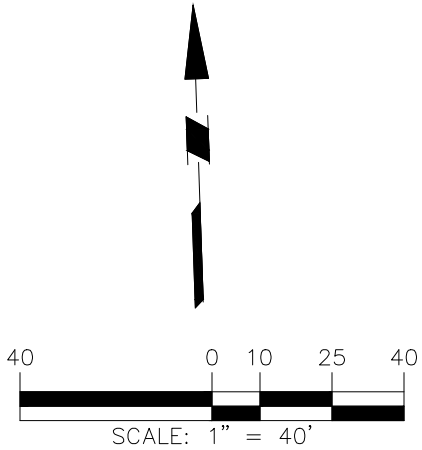
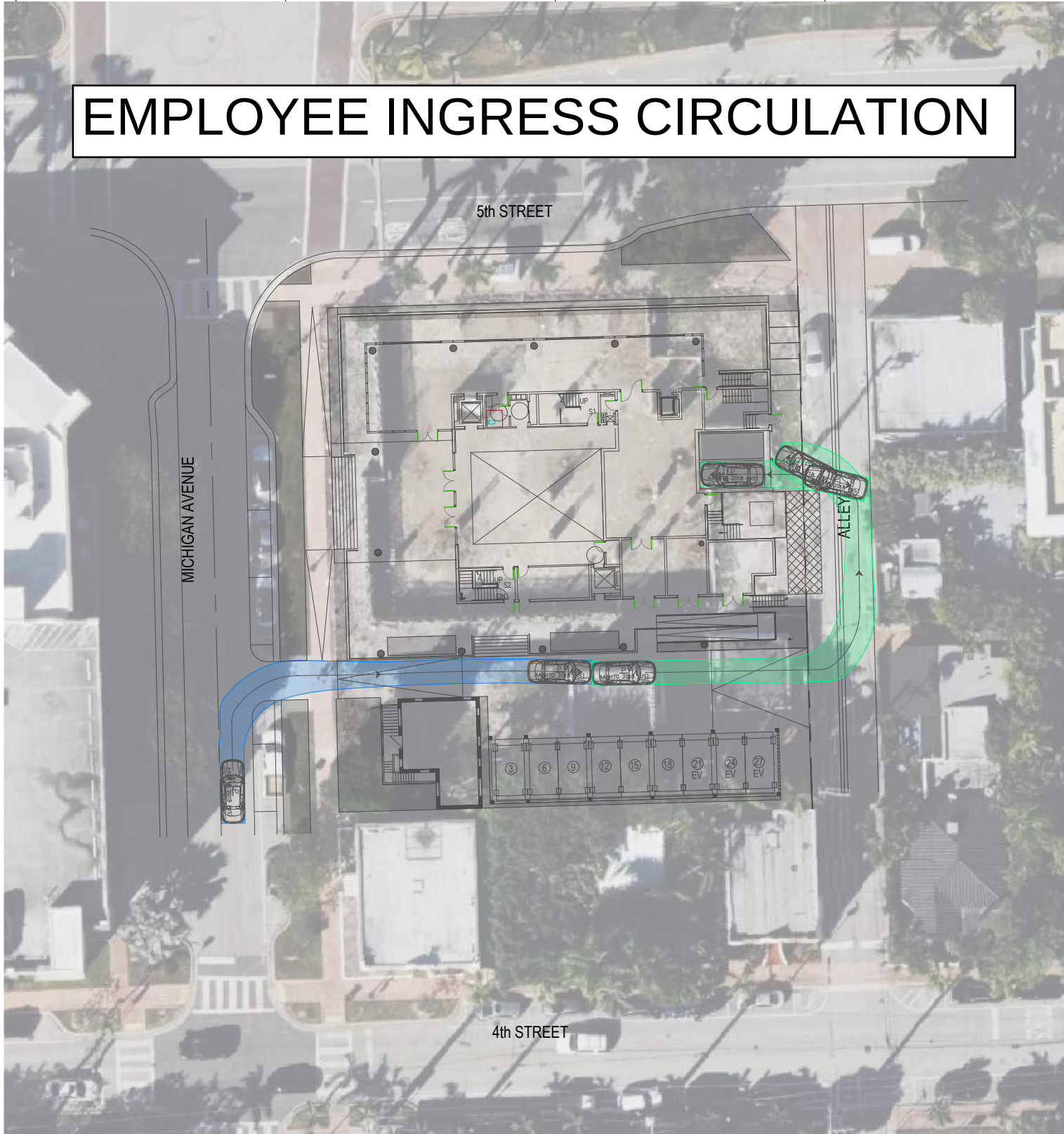


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29 November 2021

C1.1

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EMPLOYEE INGRESS CIRCULATION



PASSENGER VEHICLE

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

LANGAN

Langan Engineering and
Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
T: 786.264.7200 F: 786.264.7201 www.langan.com
FL Certificate of Authorization No. 00006601/LB8172/LB8198

Project
**419 MICHIGAN
AVENUE**

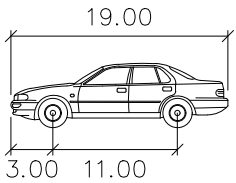
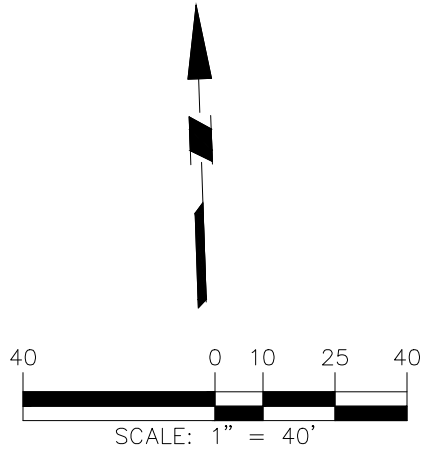
MIAMI-DADE MIAMI BEACH FLORIDA

Drawing Title
**VEHICLE
CIRCULATION
FIGURE**

Project No. 300277901
Date 09/02/2021
Drawn By EC
Checked By MP

Drawing No.
Fig-001

EMPLOYEE EGRESS CIRCULATION



PASSENGER VEHICLE

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

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Project
**419 MICHIGAN
AVENUE**

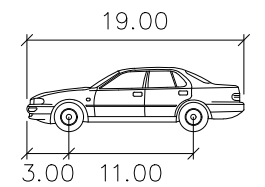
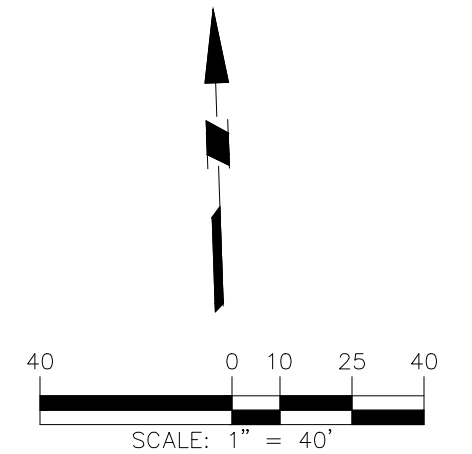
MIAMI-DADE MIAMI BEACH FLORIDA

Drawing Title
**VEHICLE
CIRCULATION
FIGURE**

Project No. 300277901
Date 09/02/2021
Drawn By EC
Checked By MP

Drawing No.
Fig-002

EMPLOYEE INGRESS & VISITOR EGRESS CIRCULATION



PASSENGER VEHICLE

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

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Project
**419 MICHIGAN
AVENUE**

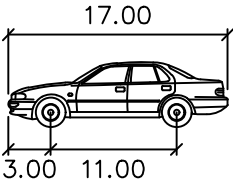
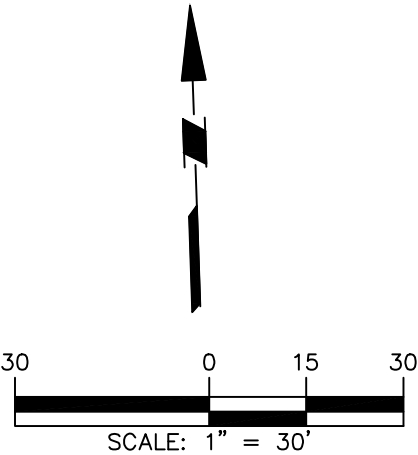
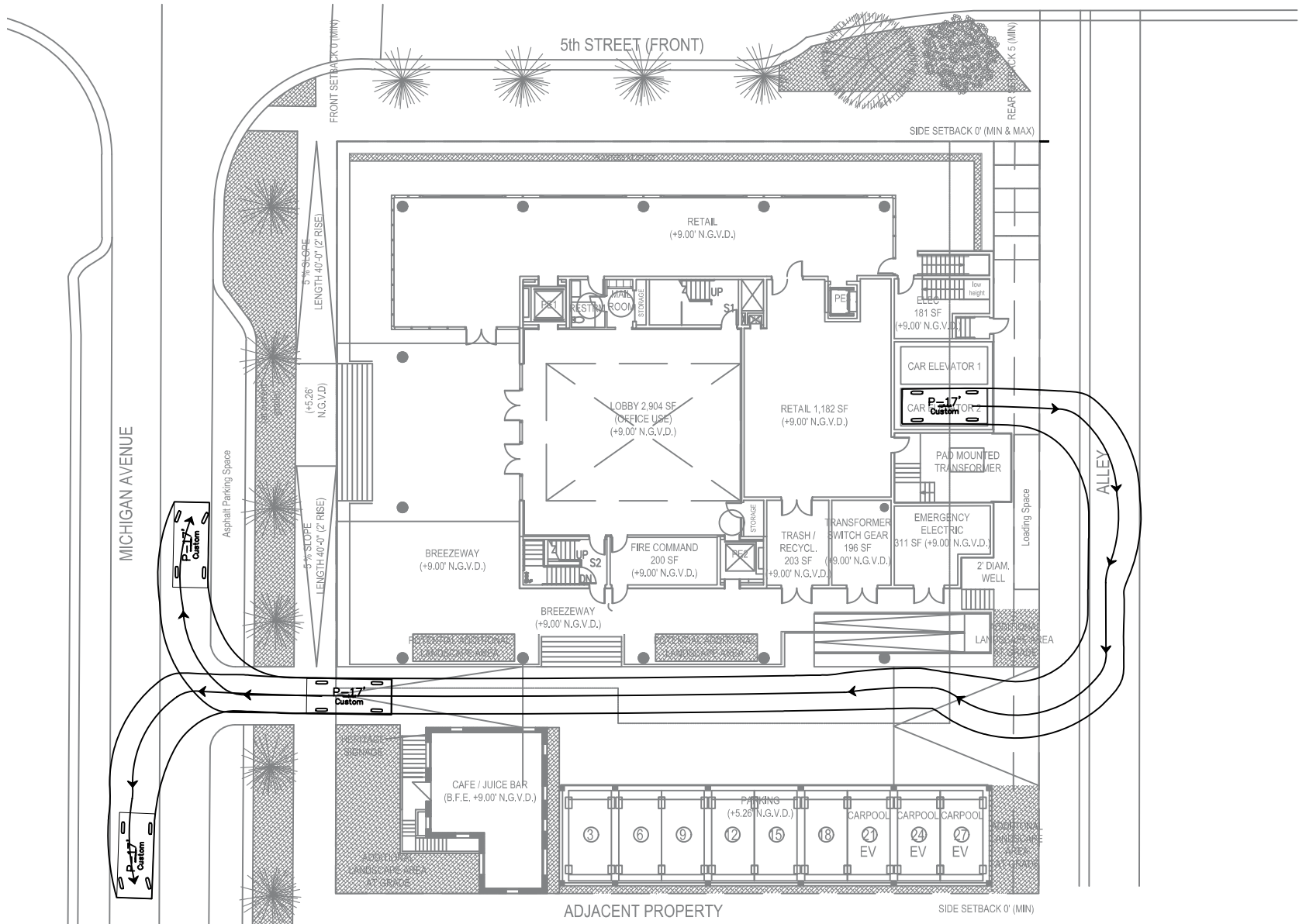
MIAMI-DADE MIAMI BEACH
FLORIDA

Drawing Title
**VEHICLE
CIRCULATION
FIGURE**

Project No. 300277901
Date 09/02/2021
Drawn By EC
Checked By MP

Drawing No.
Fig-003

Employee Egress Circulation



PASSENGER VEHICLE

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

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FL License No. AR93391

Digitally signed by Jonathan Cardello
Date: 2021.11.24 11:11:10 -05'00'

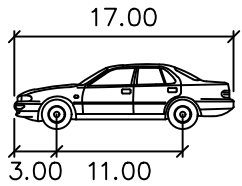
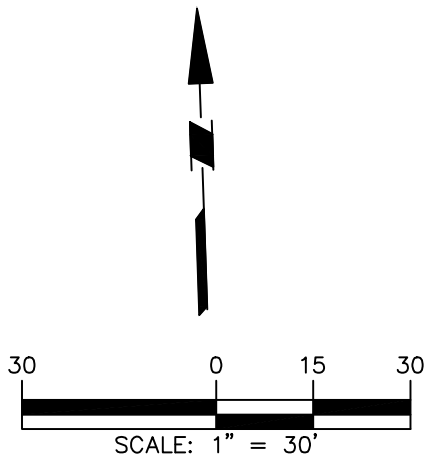
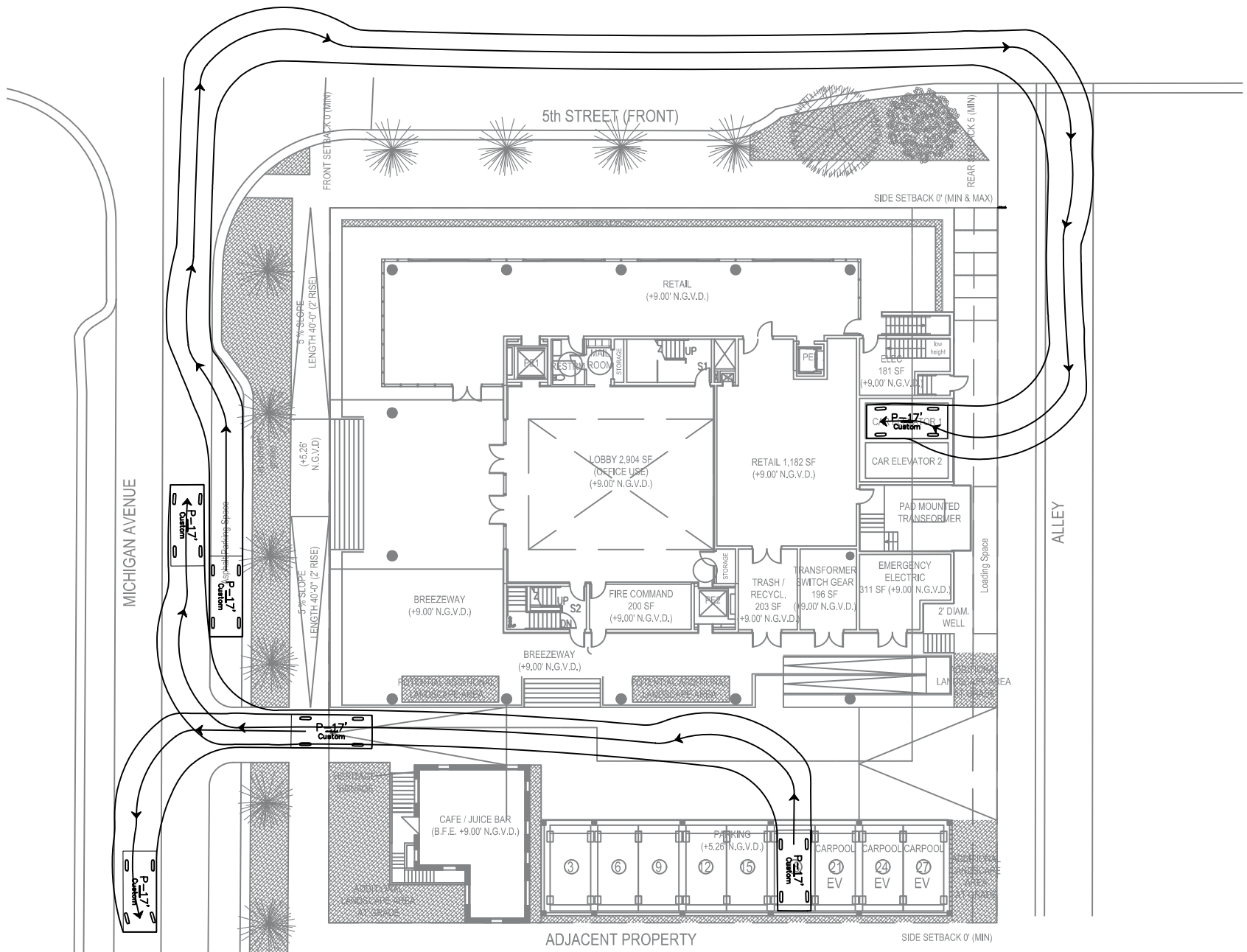
411 Michigan Avenue
Miami Beach, Florida

Employee Egress Circulation
Scale: NTS

Final Submittal
29 November 2021

C1.2

Visitor Ingress / Egress Circulation



PASSENGER VEHICLE

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



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Date: 2021.11.24
11:11:54 -05'00'

0' 10' 20' 40'

411 Michigan Avenue

Miami Beach, Florida

Visitor Ingress / Egress

Scale: NTS

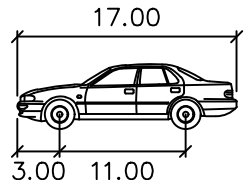
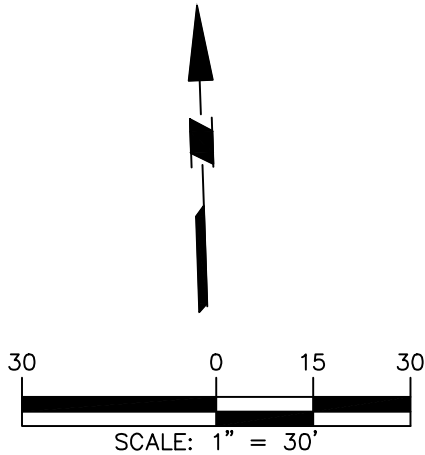
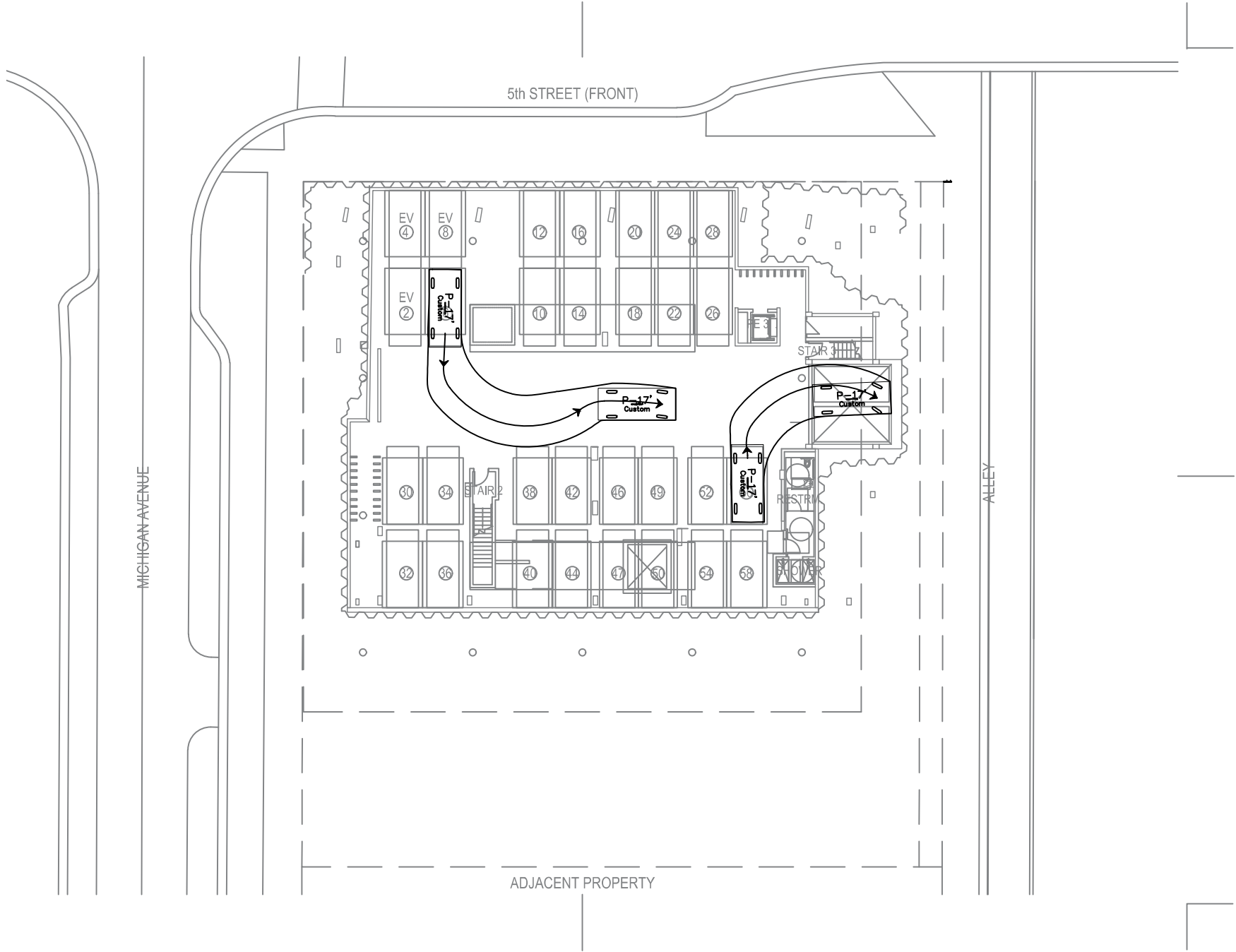


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29 November 2021

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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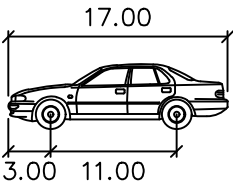
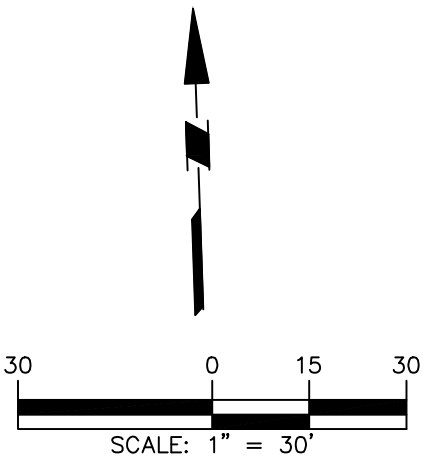
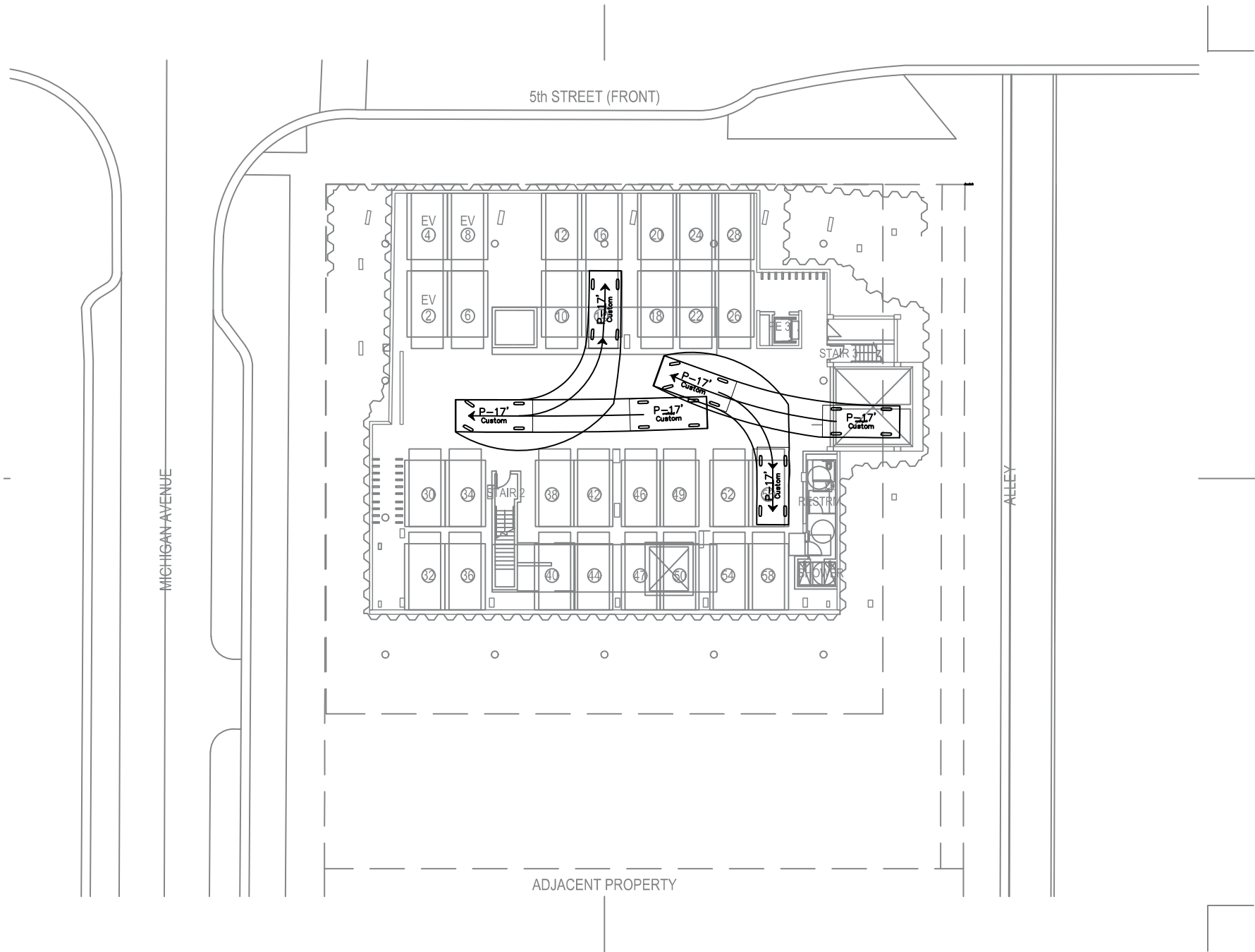
Basement Parking Circulation
Scale: NTS



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C1.4

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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Basement Parking Circulation
Scale: NTS



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C1.5

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LEGEND

EXISTING TREE TO REMOVE

EXISTING TREE TO RELOCATE



000



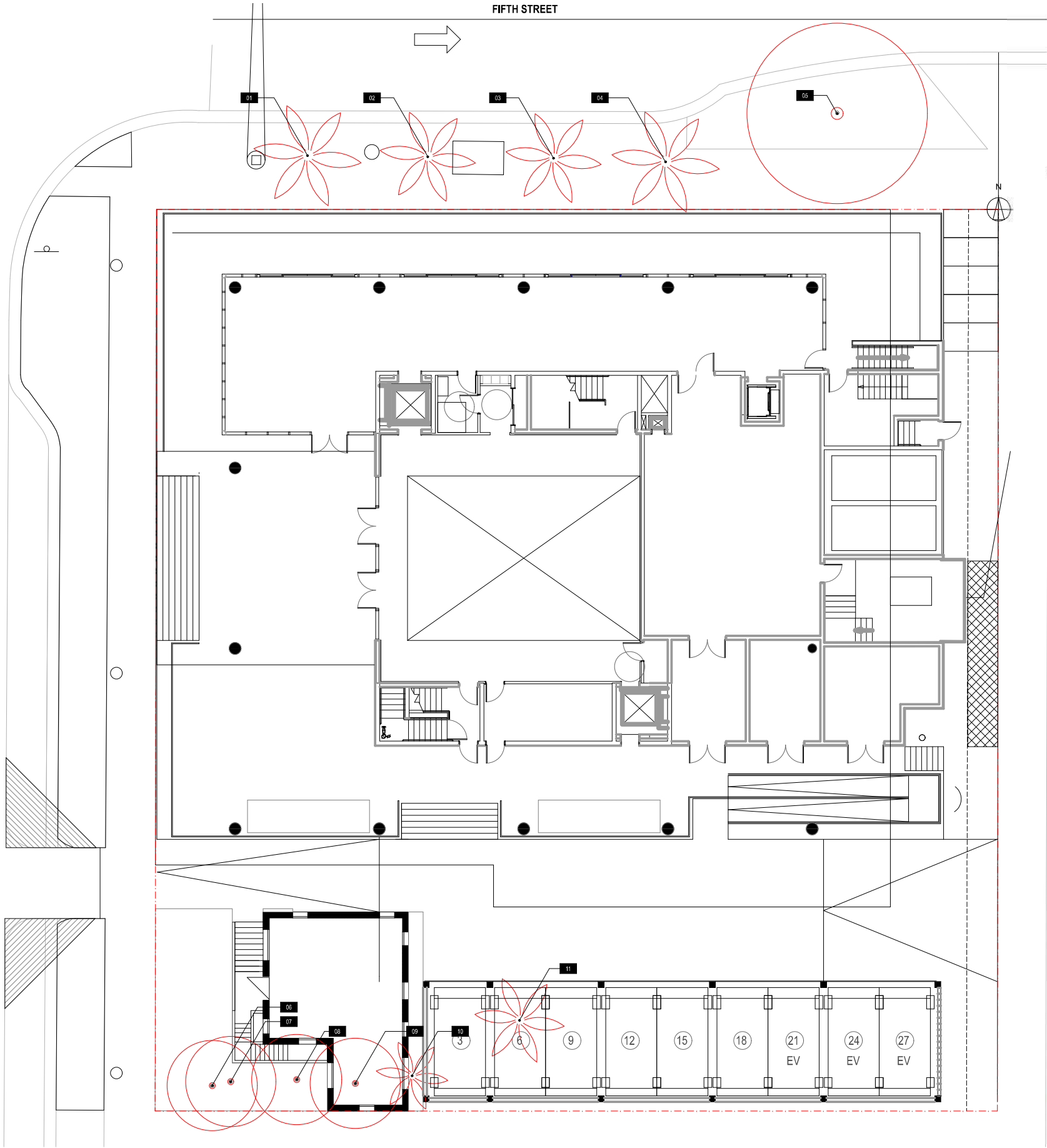
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NOTE

REFER TO DISPOSITION FULL SCHEDULE ON SHEET L1.5

DISPOSITION SCHEDULE			
ID	Symbol	Botanical Name	Common Name
01		Roystonea regia	Royal Palm
02		Roystonea regia	Royal Palm
03		Roystonea regia	Royal Palm
04		Roystonea regia	Royal Palm
05		Conocarpus erectus	Green Buttonwood
06		Schinus terebinthifolius	Brazilian Pepper
07		Swietenia mahagoni	Mahogany
08		Swietenia mahagoni	Mahogany
09		Swietenia mahagoni	Mahogany
10		Sabal palmetto	Sabal Palm
11		Wodyetia bifurcata	Foxtail Palm

MICHIGAN AVENUE



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1/64"

Justine K Velez

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Date: 2021.11.22 15:12:34 -05'00'

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Miami Beach, Florida

Tree Disposition Plan

Scale: 1" = 20'-0"

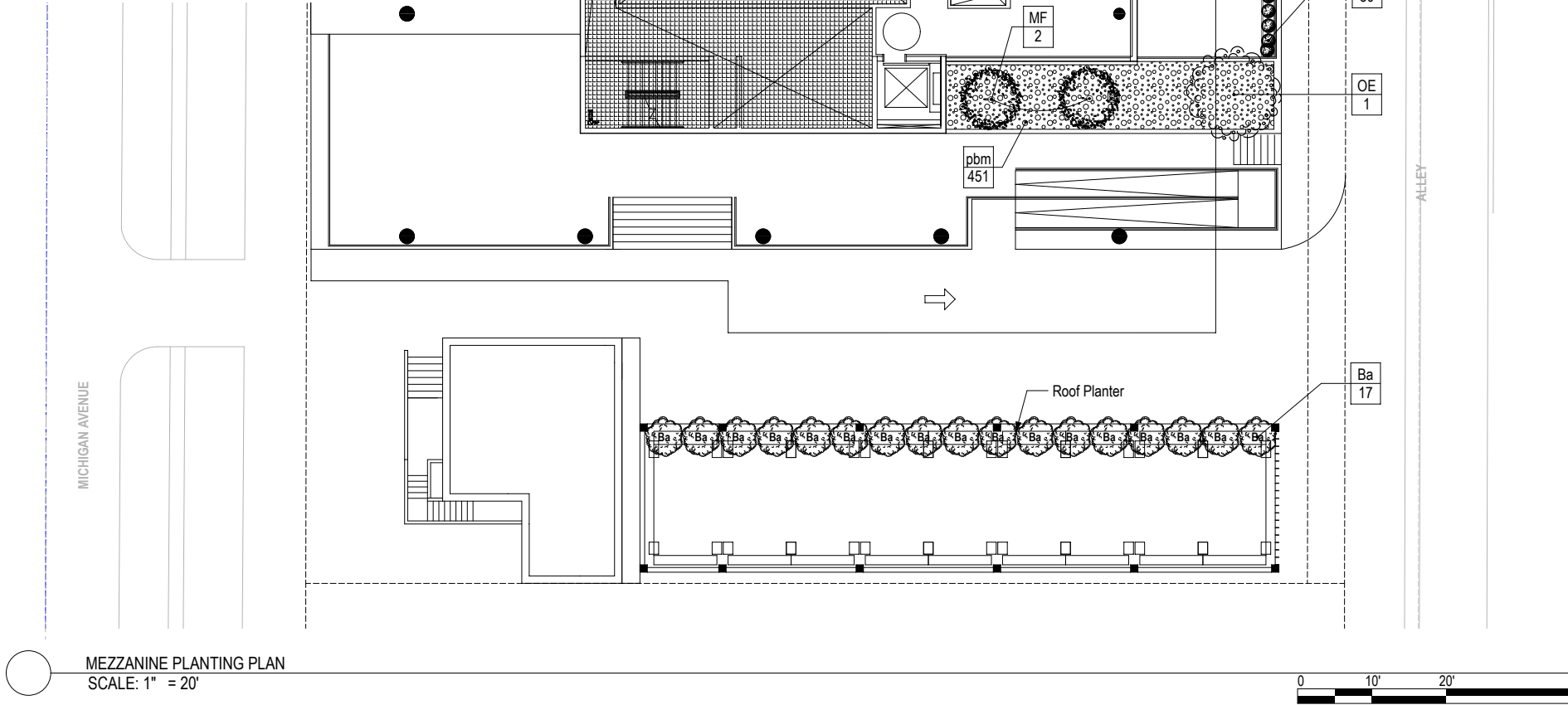


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Mezzanine Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	MF	2	Myrcianthes fragrans	Simpson's Stopper	N/A	6' min	6'	Y	5' CT, Florida Fancy, Multi-stemmed; Lot Trees
	OE	1	Olea europaea	Olive Tree	3"	6'	6'	N	collected specimen

Mezzanine Shrub Schedule										
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks
	Ba	17	Bougainvillea arborea	Tree Bougainvillea		12'-14'	5'		N	Florida Fancy, Purple

Mezzanine Groundcover & Vine Schedule											
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area (sf)	Remarks
	pbm	451	Philodendron 'Burle Marx'	Burle Marx	1 gal	12"	12"	12"	N	392	On structure
	tj	132	Trachelospermum jasminoides	Star Jasmine	3gal			24"	N	0	On structure, Draping Vine



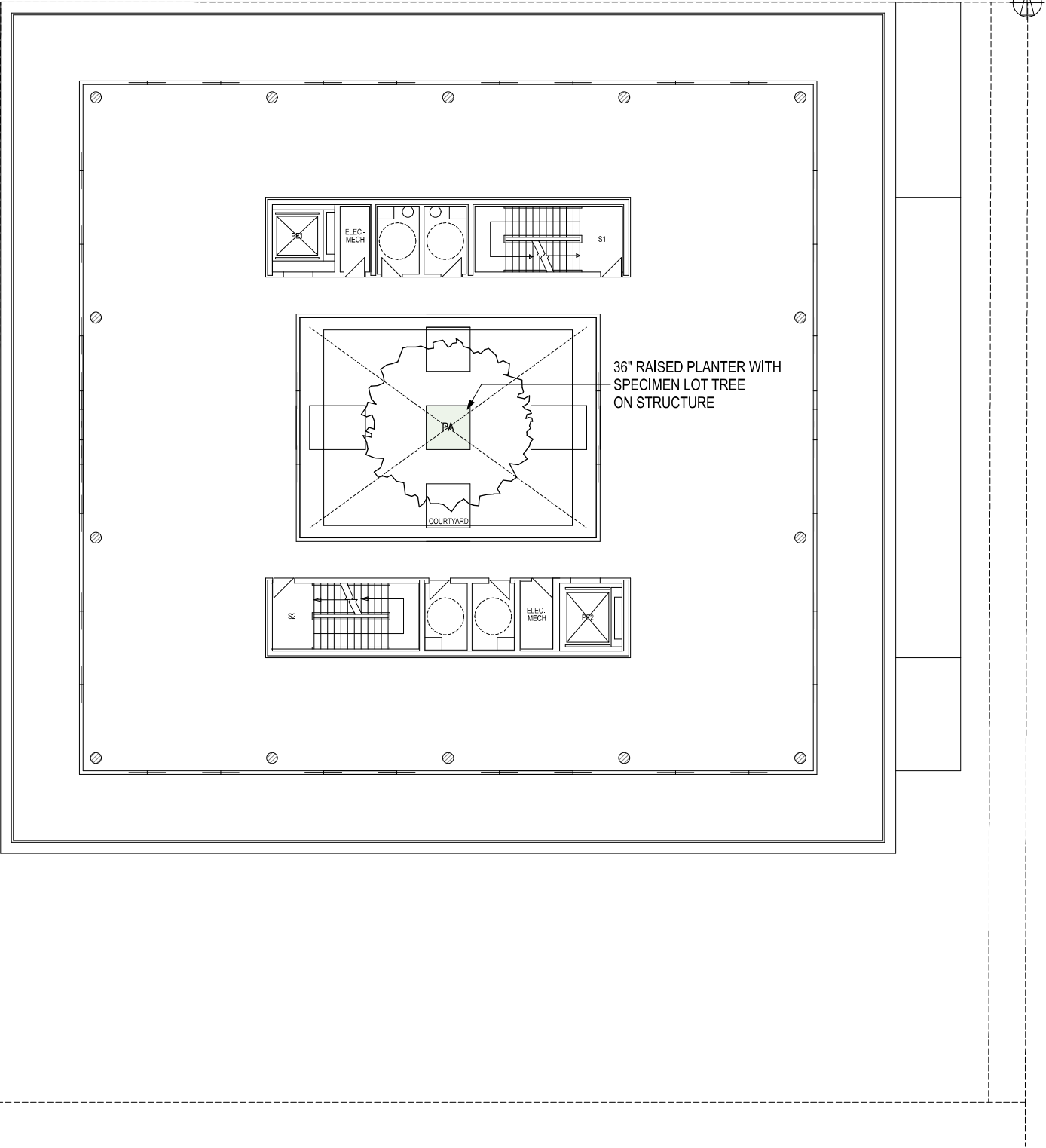
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411 Michigan Avenue
Miami Beach, Florida

Mezzanine & Parking Roof
Planting Plan
Scale: 1" = 20'-0"



Atrium Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	PA	1	Pachira aquatica	Water Chestnut	6"	18'	10'	N	Collected specimen



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Velez:
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2021.11.22
15:46:40 -05'00'

Justine
K Velez

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Atrium Planting Plan

Scale: 1" = 20'-0"

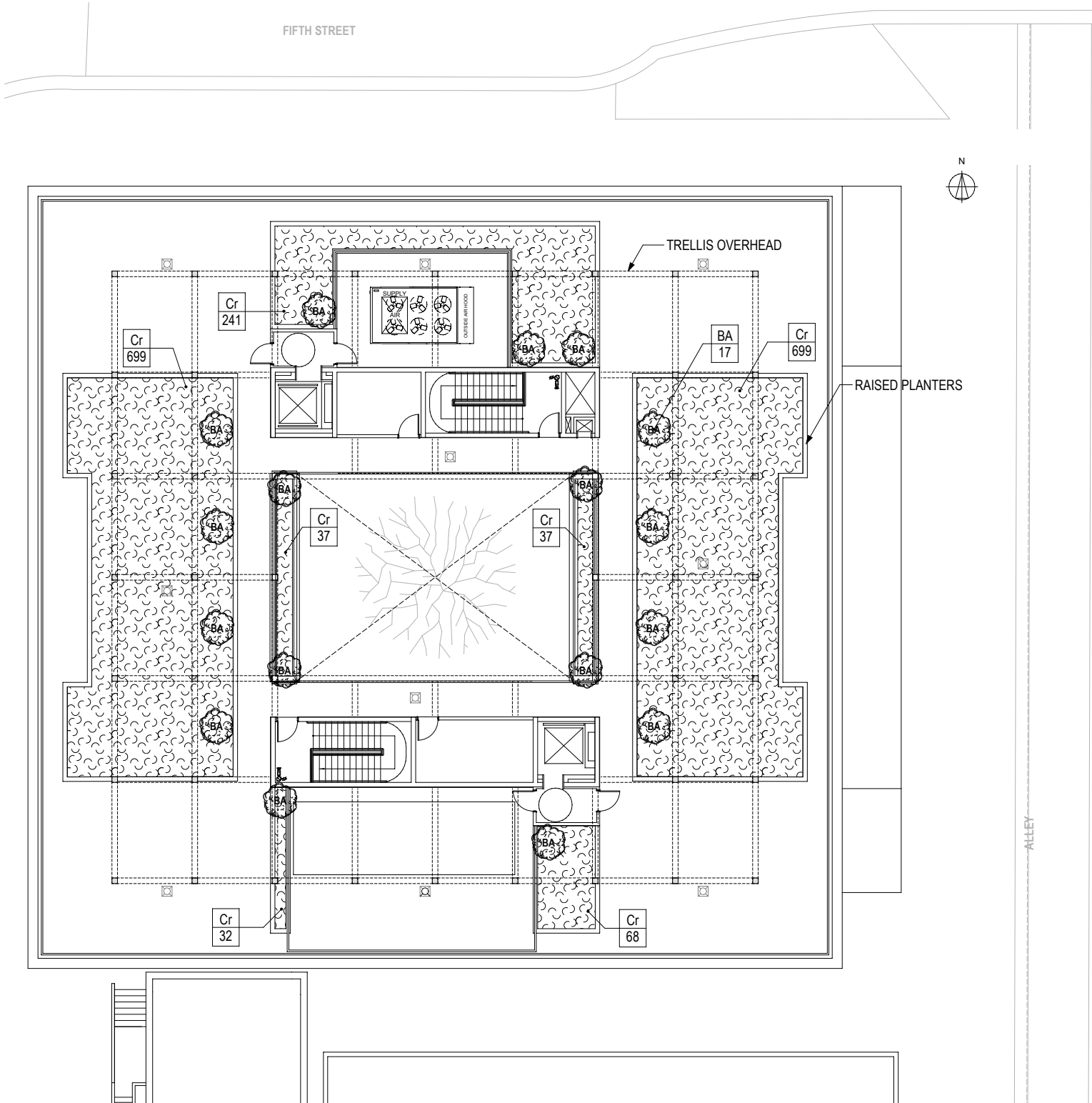


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22 NOVEMBER 2021

L1.9

Roof Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	BA	17	Bougainvillea arborea	Tree Bougainvillea		12'-14'		N	Florida Fancy, Purple

Roof Groundcover Schedule											
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area (sf)	Remarks
	Cr	1776	Clusia rosea 'nana'	Dwarf Pitch Apple	3g	18"	12"	18"	N	7,088	



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411 Michigan Avenue
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Roof Planting Plan
Scale: 1" = 20'-0"



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22 NOVEMBER 2021

L1.10

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

Beach, Florida 33139, www.miamibeachfl.gov

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	41,377	
13	Gross square footage	N/A	9,500	92,356	
14	Square Footage by use	N/A	9,500	3,125 Retail, 38,252 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:	5'	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	0	4"	
30	Side Setback:	0	1'-6"	0	
31	Side Setback facing 5th street:	0	0	4"	
32	Rear Setback Facing Alley:	5'	10'	9'	
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking District	1	1	1	
40	Total # of parking spaces	85	0	85	106 Required before Reductions (see chart A2.2)
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	see chart A2.2	0	see chart A2.2	

42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	0	Basement - 58 Ground Floor -27	
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	15	
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



411 Michigan Avenue
Miami Beach, Florida

CMB Zoning
Scale: 1" = 40'-0"



A2.1



Parking District

Parking District No. 01

Office or Office Building

Ground Floor | One Space per 300 square feet of floor area 2,904 SF
10 Parking Spaces

Upper Floors | One Space per 400 square feet of floor area 35,310 SF
88 Parking Spaces

Historic Property
Ground Floor | One Space per 300 square feet of floor area 681 SF
2 Parking Spaces

Office or Office Building Required Parking = 98 Parking Spaces

Retail Parking

Ground Floor | One Space per 300 square feet of floor area 2,444 SF
8 Parking Spaces

Retail Required Parking = 8 Parking Spaces

Total Parking Required = 106 Parking Spaces

Total Parking Required (after reductions) = 85 Parking Spaces

Mechanical Parking - Sec. 130-38

Two Sets of Schematics must be presented showing traditional parking and parking utilizing Mechanical Lifts

Electric Vehicle Parking - Sec. 130-39

2.00% of the Required Parking 2 Electric Vehicle Parking Spaces

Alternative Parking Incentives - Sec. 130-40

Bicycle Parking - Long-Term

Minimum off-street parking may be reduced as follows:
off-street parking may be reduced by one off-street parking space for every five long-term bicycle parking spaces; not to exceed 15 percent of the off-street parking spaces that would otherwise be required

Bicycle Parking - Short-Term

off-street parking may be reduced by one off-street parking space for every ten short-term bicycle parking spaces; not to exceed 15 percent of the off-street parking spaces that would otherwise be required

Carpool/Vanpool Parking

off-street parking may be reduced by three off-street parking space for every one parking space reserved for carpool or vanpool vehicle registered with South Florida Commuter Services; not to exceed 10 percent of the off-street parking spaces that would otherwise be required

Drop-off and loading for transportation for compensation vehicles

Not Applicable

Scooter, Moped and Motorcycle Parking

off-street parking may be reduced by one off-street parking space for every three scooter, moped or motorcyble parking space; not to exceed 15 percent of the off-street parking spaces that would otherwise be required

Showers

The minimum off-street parking requirements for noresidential uses that provide showers or changing facilities for bicyclists may be reduced by two off-street parking spaces for each separate shower facility up to a maximum of eight parking spaces.

Off-street parking space dimensions

Standard Space Dimensions

Minimum off-street parking may be reduced as follows:

8'-6" x 18'-0"

Standard Parrallel Parking Space Dims.

8'-6" x 21'-0"

8'-6" x 18'-0"

Interior Drive Aisles

90 degree parking

Minimum off-street parking may be reduced as follows:
22 feet, with columns parallel to the interior drive on each side of the required drive, set back an additional one foot six inches, measured from the edge of the required drive to the face of the columns

11'-0"

45 degree parking

17'-0"

60 degree parking

Drives

Minimum off-street parking may be reduced as follows:

Drives shall have a minimum width of 22 feet for two-way traffic

22'-0"

85 Parking Spaces Provided

5 Electric Vehicle Parking Spaces

25 Bicycle Parking - Long-Term

Reduction = 5 spaces

0 Bicycle Parking - Short-Term

3 Carpool/Vanpool Parking

Reduction = 9 spaces

0 Transportation Loading

3 Scooter, Moped and Motorcycle

Reduction = 1 space

3 Showers

Reduction = 6 spaces

Total Reduction = 21 Spaces

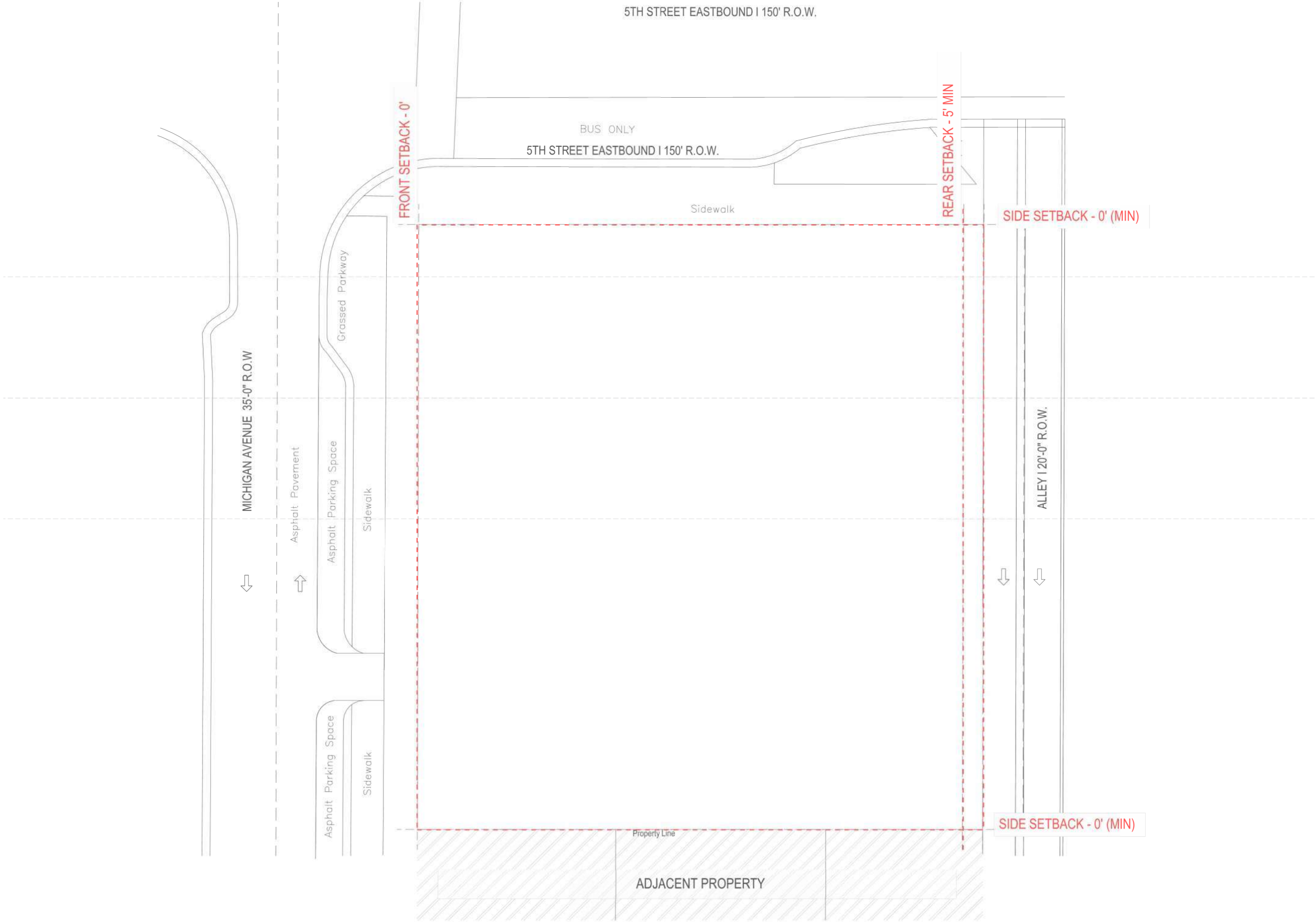
411 Michigan Avenue

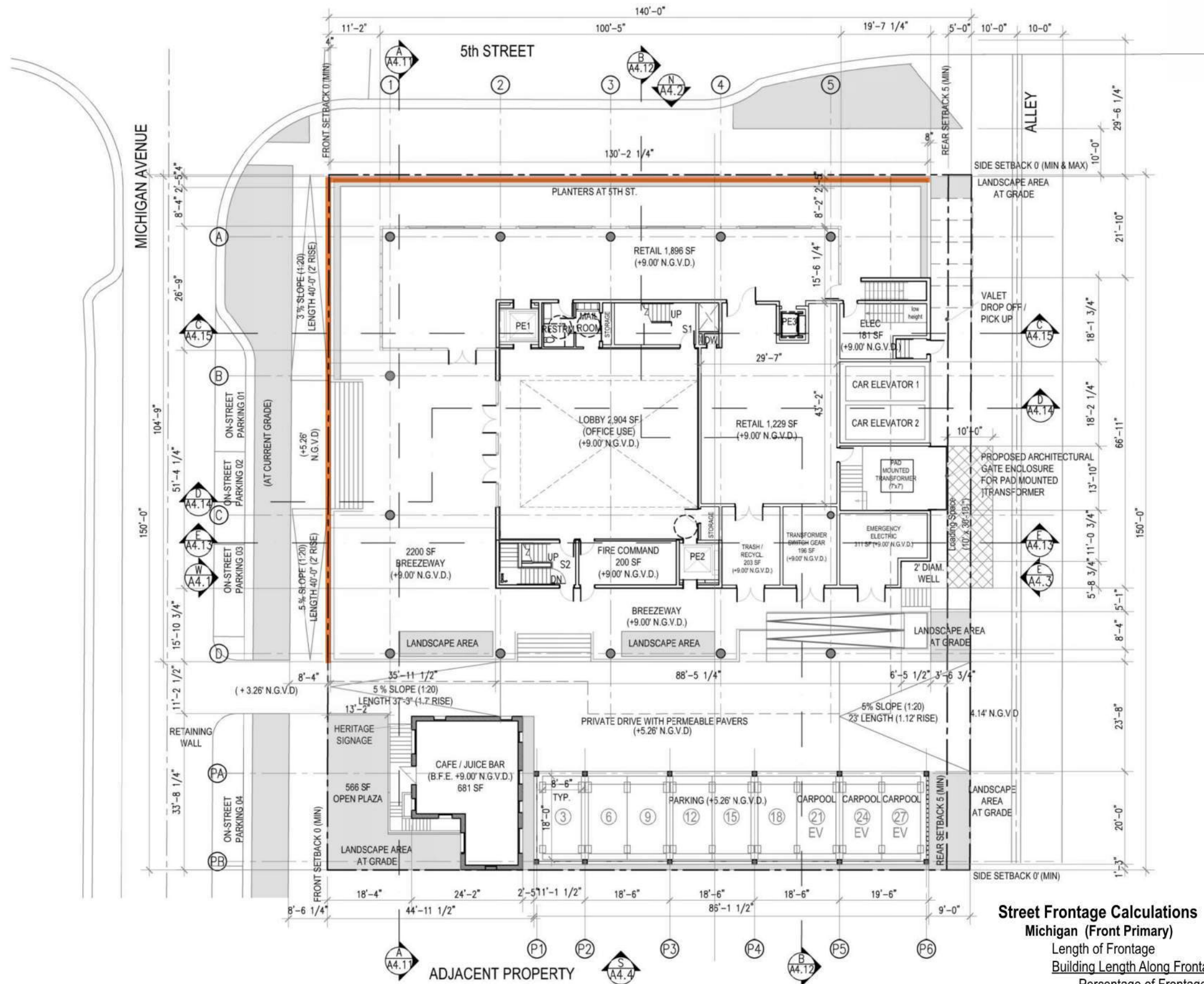
Miami Beach, Florida

Parking Reductions Chart

Scale: 1" = 40'-0"







Street Frontage Calculations

Michigan (Front Primary)

Length of Frontage	150'-0"
Building Length Along Frontage	104'-9"
Percentage of Frontage	69.8%

5th Street (Side Secondary)

Length of Frontage	140'-0"
Building Length Along Frontage	130'-2"
Percentage of Frontage	92.9%



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Date: 2021.11.24
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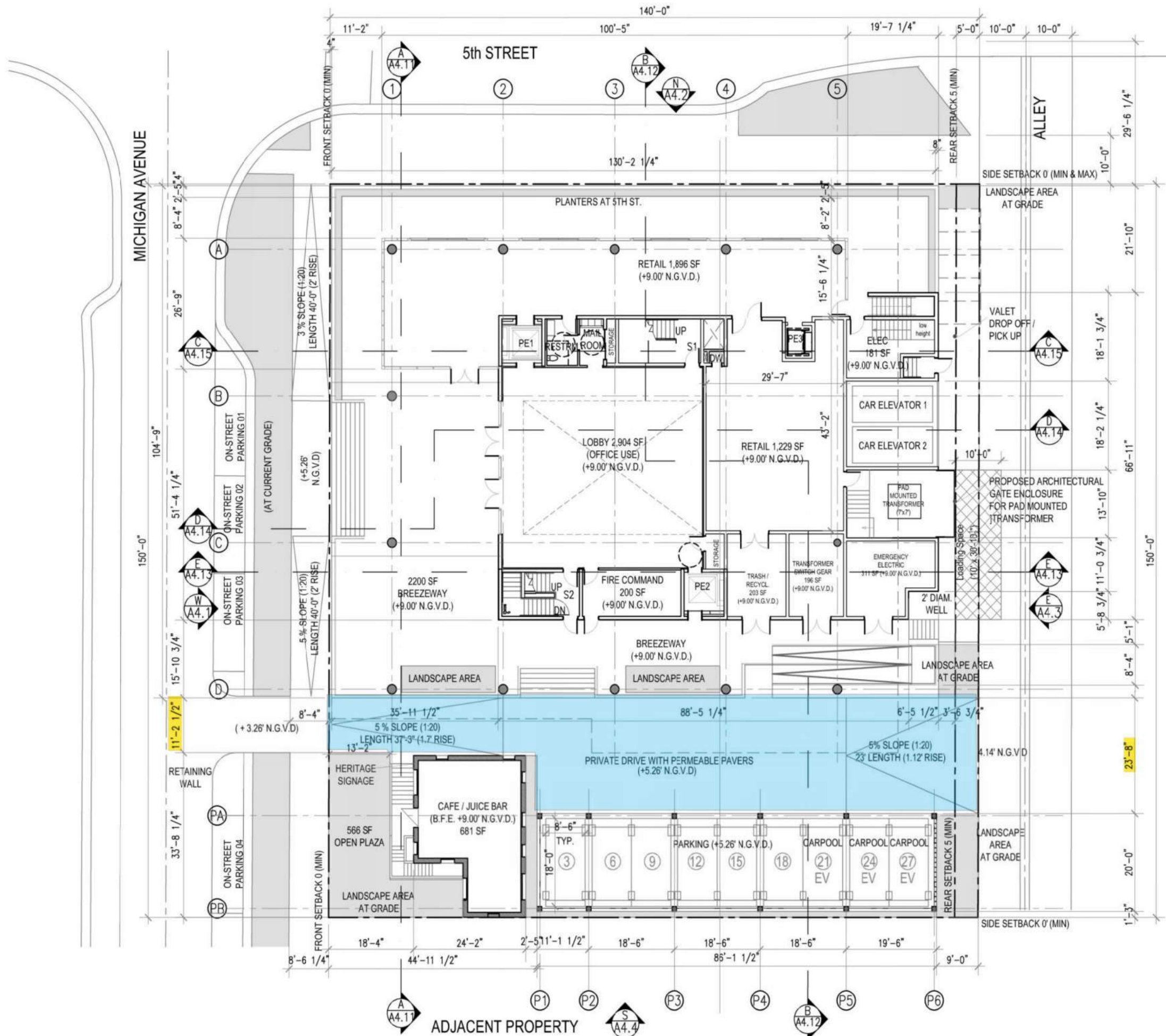
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Miami Beach, Florida

Driveway Diagram
Scale: 1" = 20'-0"



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A2.10





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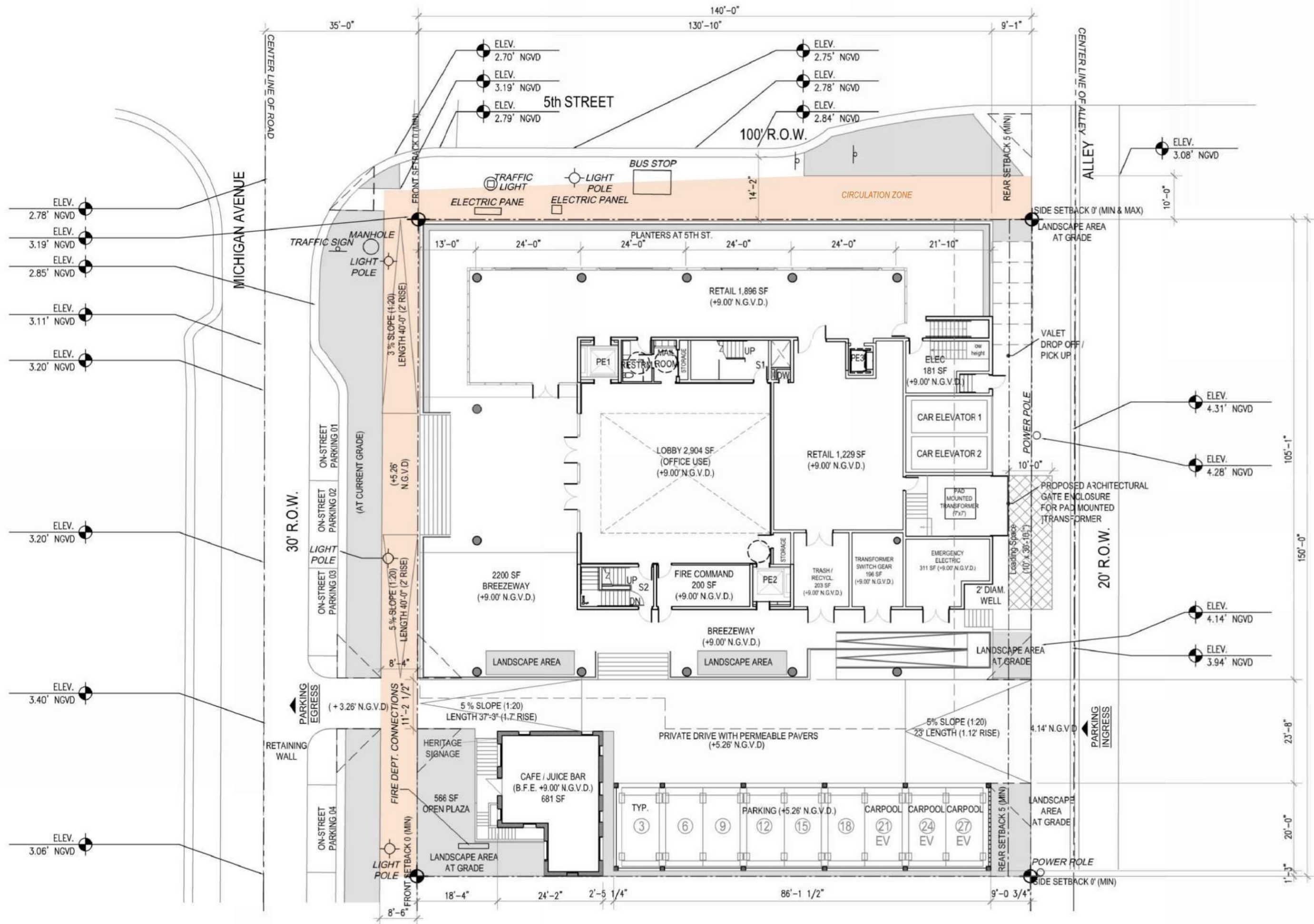
411 Michigan Avenue
Miami Beach, Florida

Site Plan
Scale: 1" = 20'-0"



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A3.1



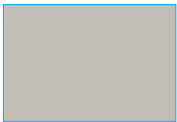
Methodology of Confirming Existing Building FAR

To Confirm the size of the existing building along 71st Street, we used the following methodology

- Per the existing information we drew the structural grids, elevations and floor elevations. Then based on the enlarged details in the drawing set, we established the centerline of column to exterior wall of the building. This overall measurement established the overall building envelope based on those original document.
- Upon completing the FAR As-Built envelope, we walked the perimeter of the building to address at enclosure modifications to the overall massing of the building.



New Development



Calculated FAR

Note:
See Sheet A2.1 for Overall FAR Analysis of Existing Buildings

FAR Calculation

	New Development
Basement	38 FAR SF
Ground Floor	6,029 FAR SF
Mezzanine	2,075 FAR SF
Second Floor	8,440 FAR SF
Third Floor	8,227 FAR SF
Fourth Floor	8,227 FAR SF
Fifth Floor	8,227 FAR SF
Roof Mechanical Penthouse	114 FAR SF
TOTAL FAR	41,378 FAR SF

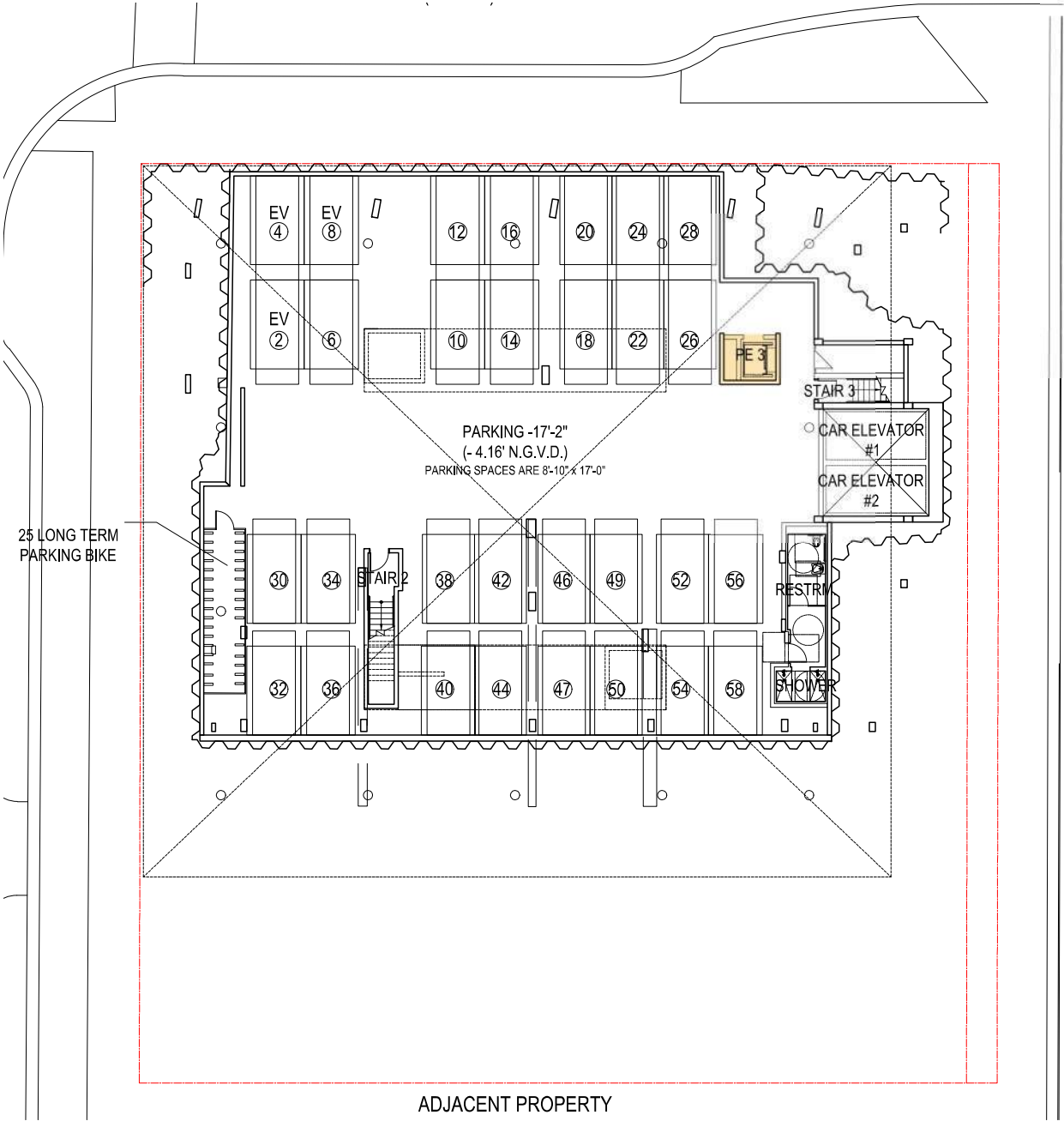
GSF Calculation

	New Development
Basement	9,508 GSF
Ground Floor	13,705 GSF
Historic Structure	681 GSF
Mezzanine	3,762 GSF
Second Floor	12,940 GSF
Third Floor	12,940 GSF
Fourth Floor	12,940 GSF
Fifth Floor	12,940 GSF
Roof Mechanical Penthouse	12,940 GSF
TOTAL GSF	92,356 GSF

(Includes Terraces, Podium, and Roof Deck)

NSF Calculation

	New Development
Basement	38 NSF
Ground Floor	6,029 NSF
Historic Structure	681 NSF
Mezzanine	2,075 NSF
Second Floor	8,440 NSF
Third Floor	8,227 NSF
Fourth Floor	8,227 NSF
Fifth Floor	8,227 NSF
Roof Mechanical Penthouse	114 NSF
TOTAL NSF	41,377 NSF



Basement Floor - FAR

Scale: 1" = 40'-0"

FAR Calculation

	New Development
Basement	38 FAR SF



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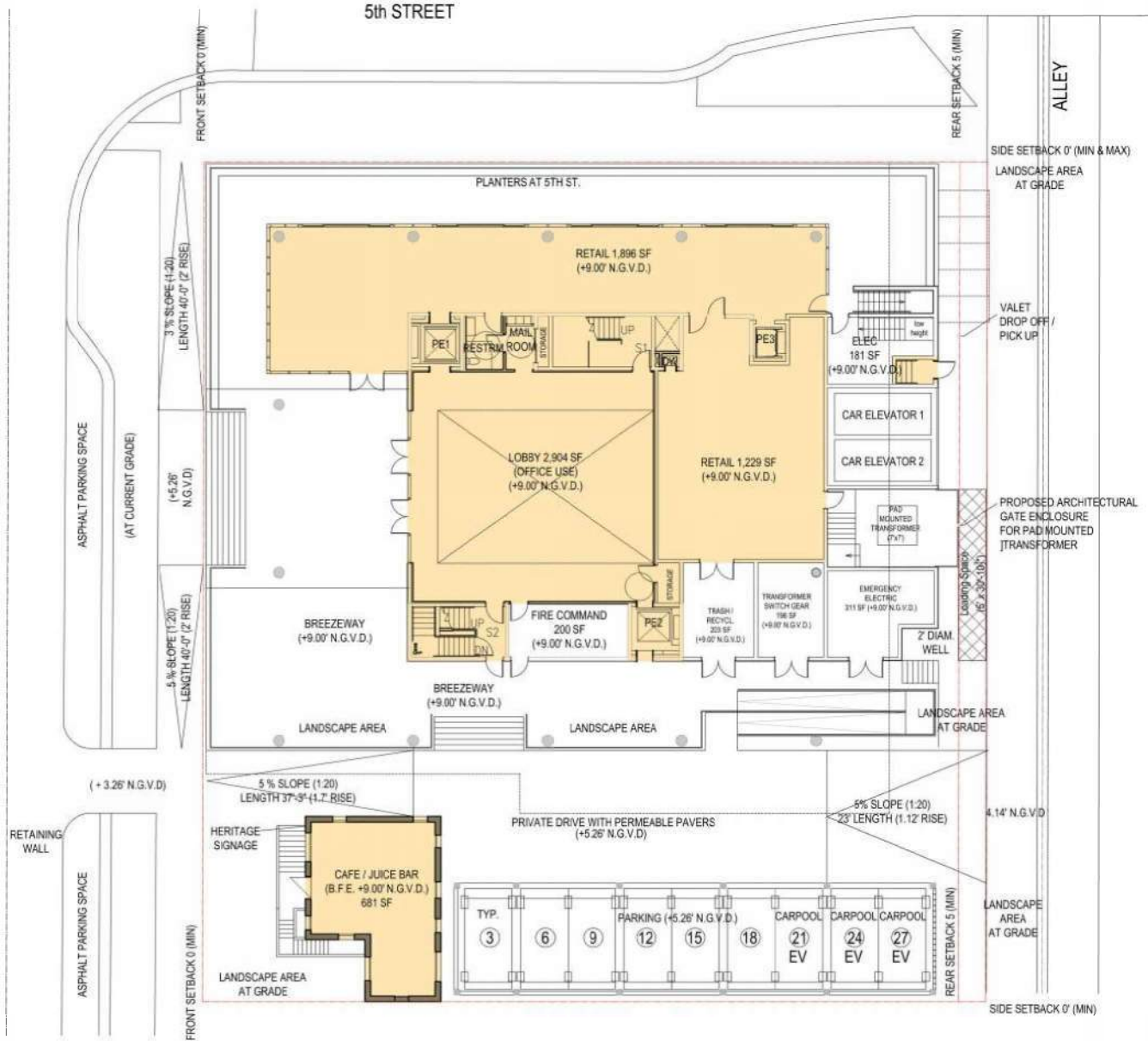
411 Michigan Avenue
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FAR Diagrams
Scale: 1" = 40'-0"



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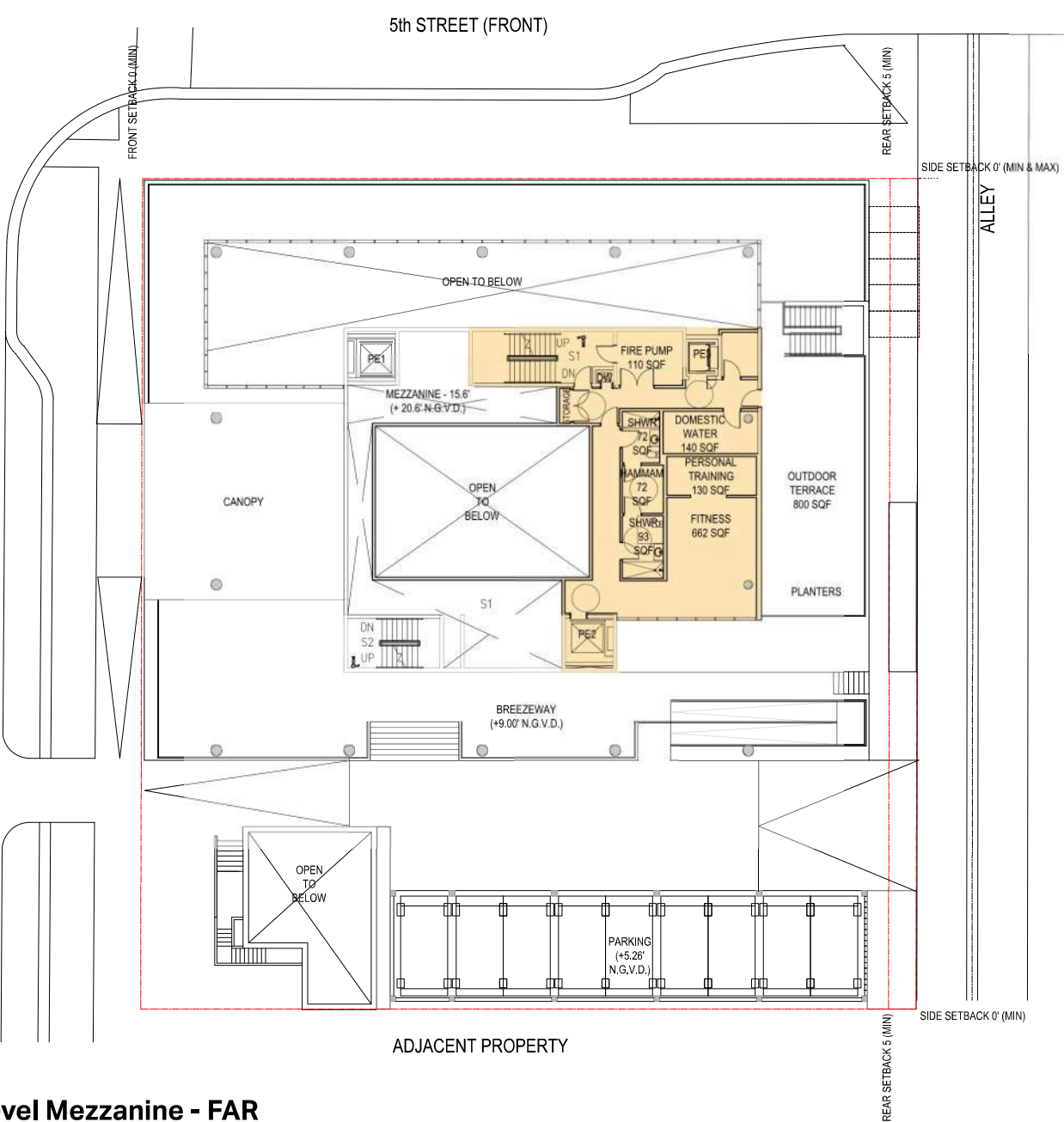
A2.5



Level 1 - FAR
Scale: 1" = 40'-0"

FAR Calculation

Ground Floor New Building	5,892 FAR SF
Ground Floor Historic Building	681 FAR SF



Level Mezzanine - FAR
Scale: 1" = 40'-0"

FAR Calculation

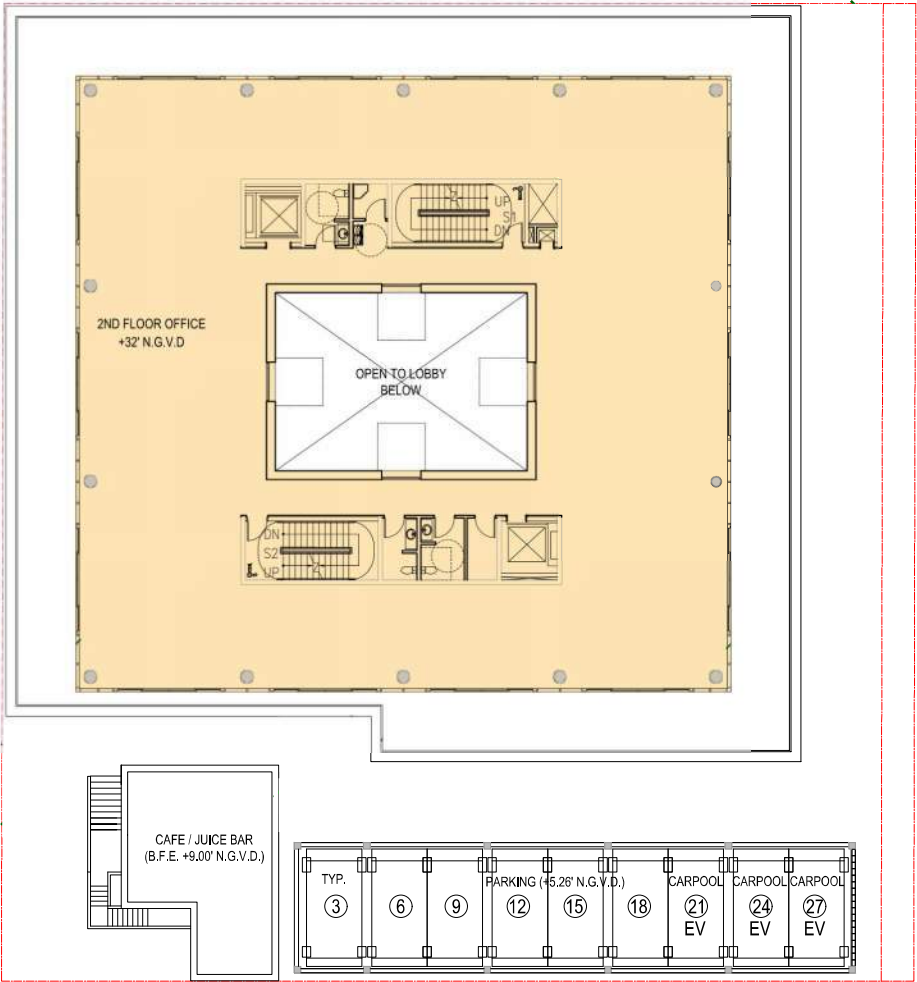
Mezzanine	2,075 FAR SF
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5th STREET (FRONT)

MICHIGAN AVENUE



ADJACENT PROPERTY

Level 2 - FAR

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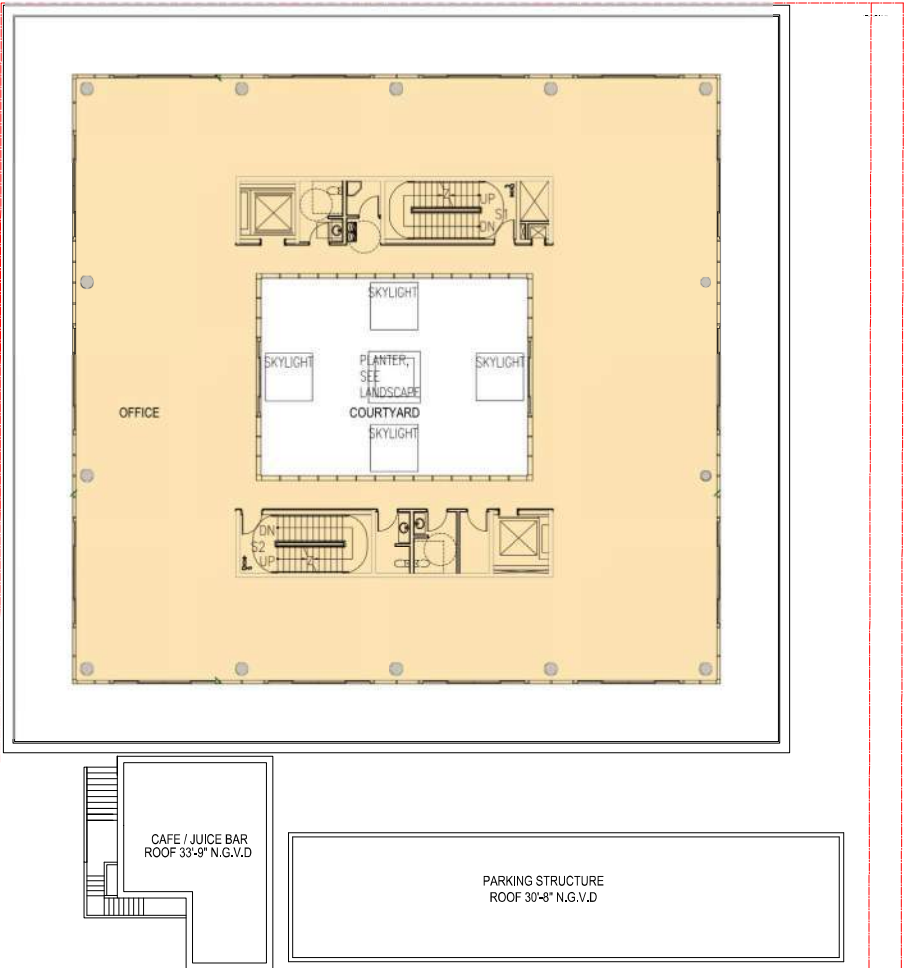
FAR Calculation

Second Floor

8,440 FAR SF

5th STREET (FRONT)

MICHIGAN AVENUE



ADJACENT PROPERTY

Level 3 - FAR

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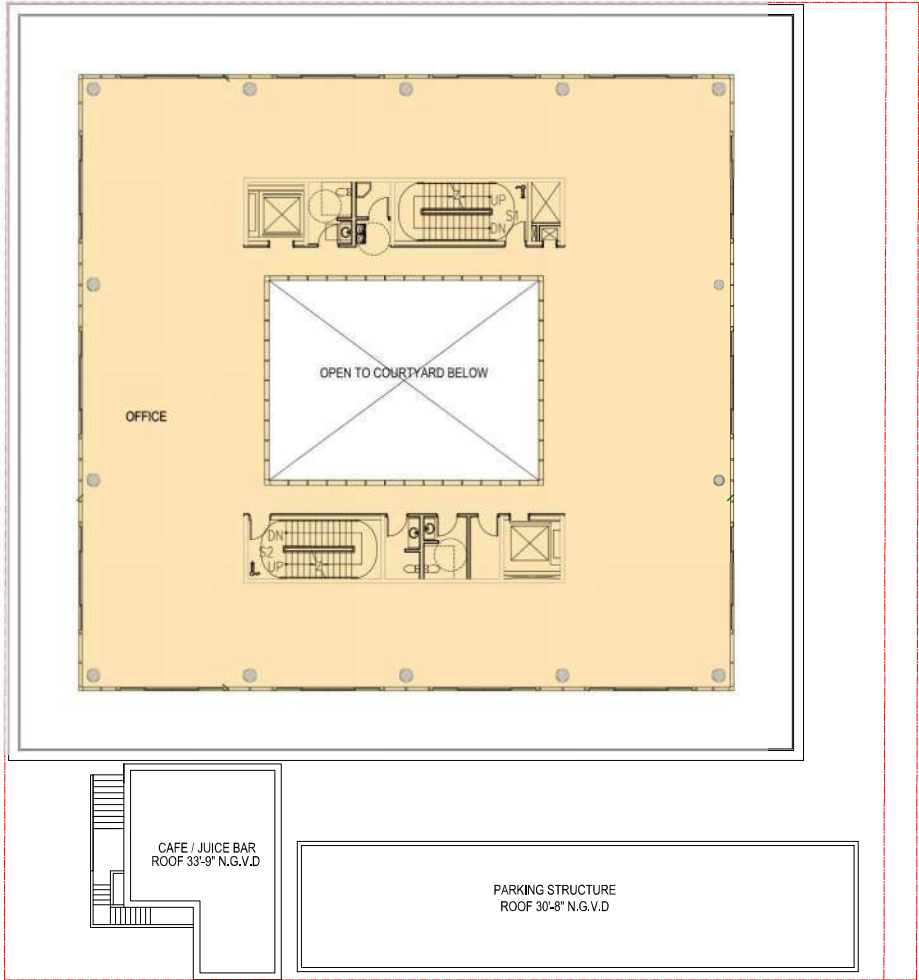
FAR Calculation

Third Floor

8,227 FAR SF

5th STREET (FRONT)

MICHIGAN AVENUE



ADJACENT PROPERTY

Level 4 - FAR

Scale: 1" = 40'-0"

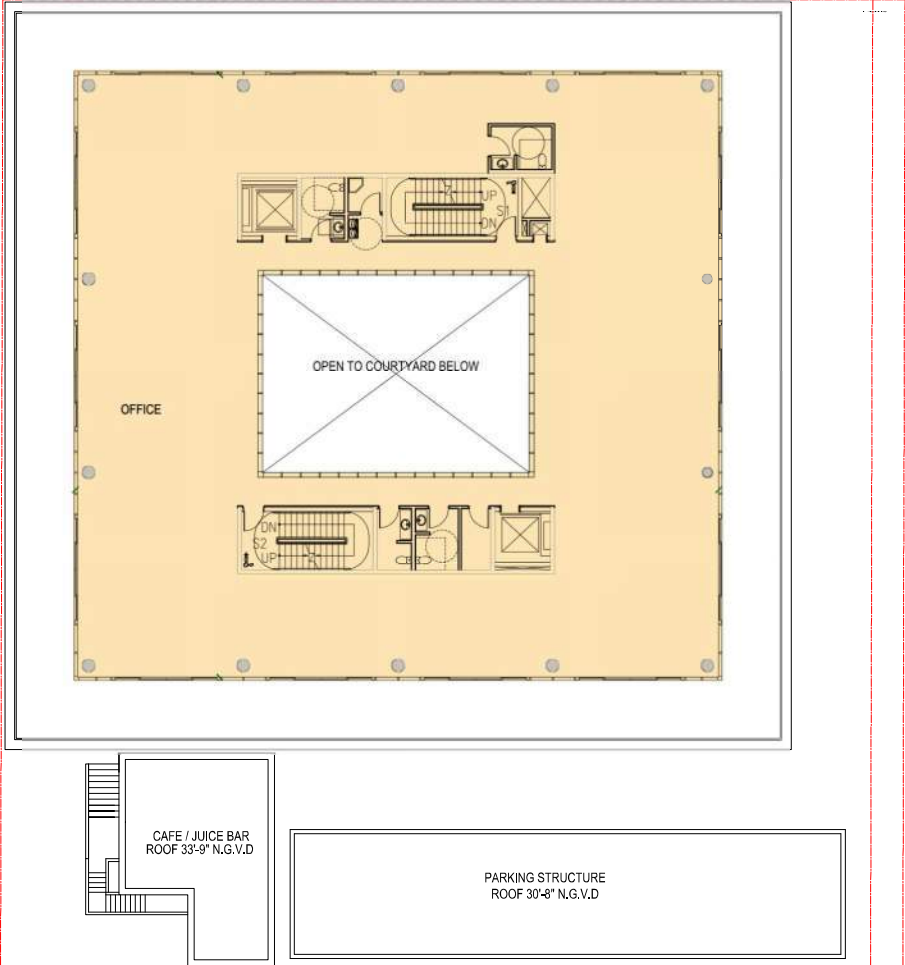
FAR Calculation

Fourth Floor

8,227 FAR SF

5th STREET (FRONT)

MICHIGAN AVENUE



ADJACENT PROPERTY

Level 5 - FAR

Scale: 1" = 40'-0"

FAR Calculation

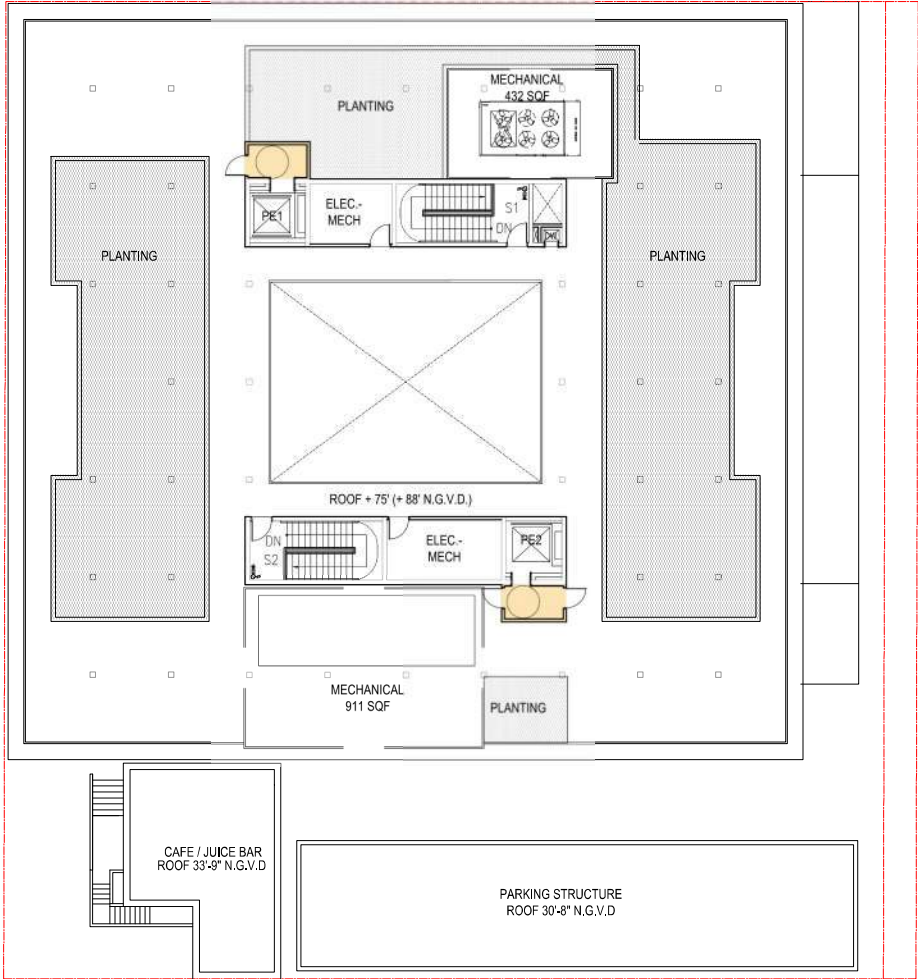
Fifth Floor

8,227 FAR SF

MICHIGAN AVENUE

5th STREET (FRONT)

ALLEY



Level 6 Roof - FAR

Scale: 1" = 40'-0"

FAR Calculation

Roof Mechanical Penthouse

114 FAR SF



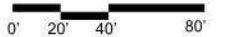
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FAR Diagrams
Scale: 1" = 40'-0"



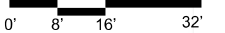
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A2.9

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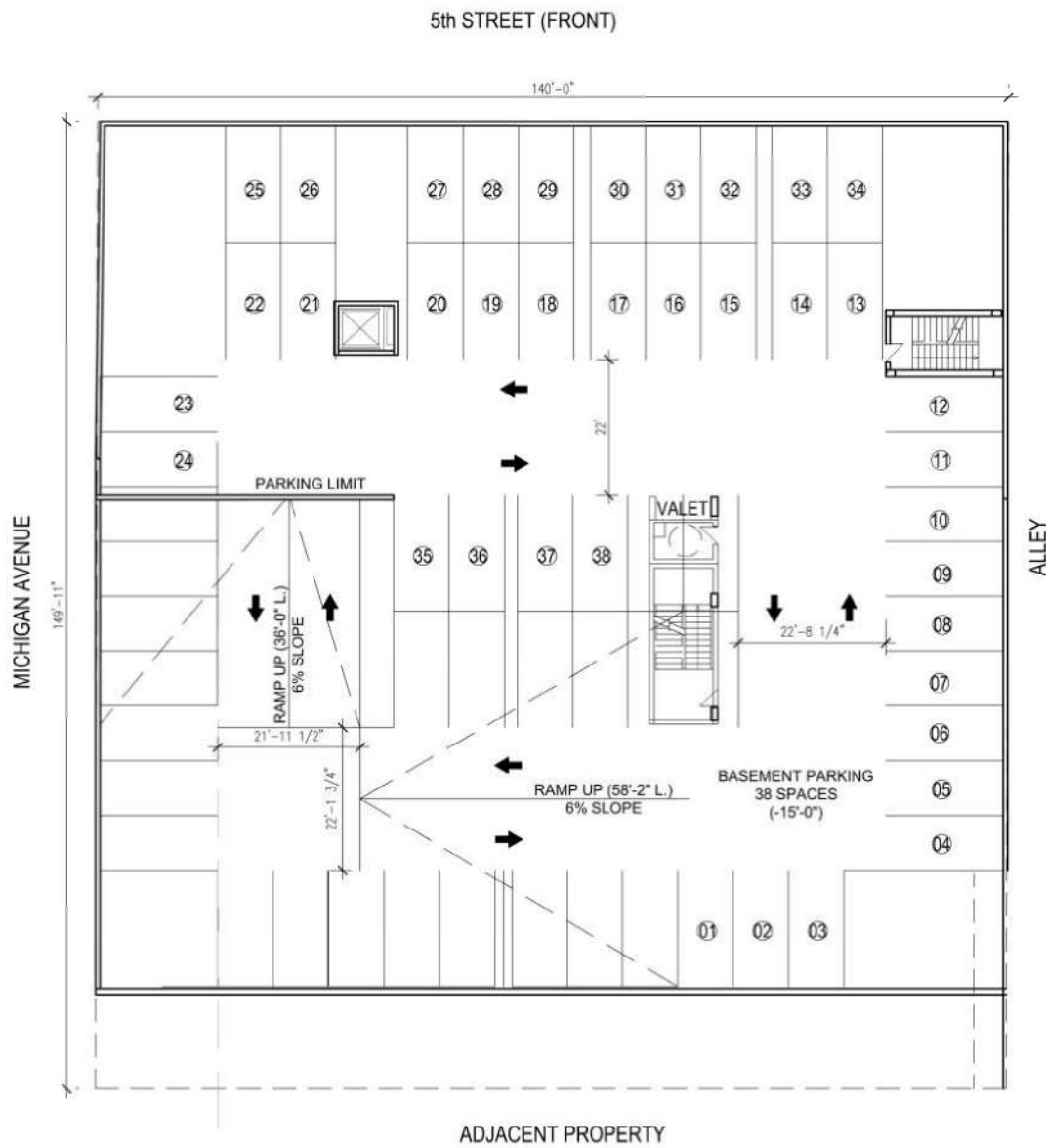
Digitally signed by
Jonathan Cardello
Date: 2021.11.24
10:33:47 -05'00'



411 Michigan Avenue
Miami Beach, Florida

Longitudinal Building Section A
Scale: 1" = 16'-0"

Scale: 1" = 16'-0"



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

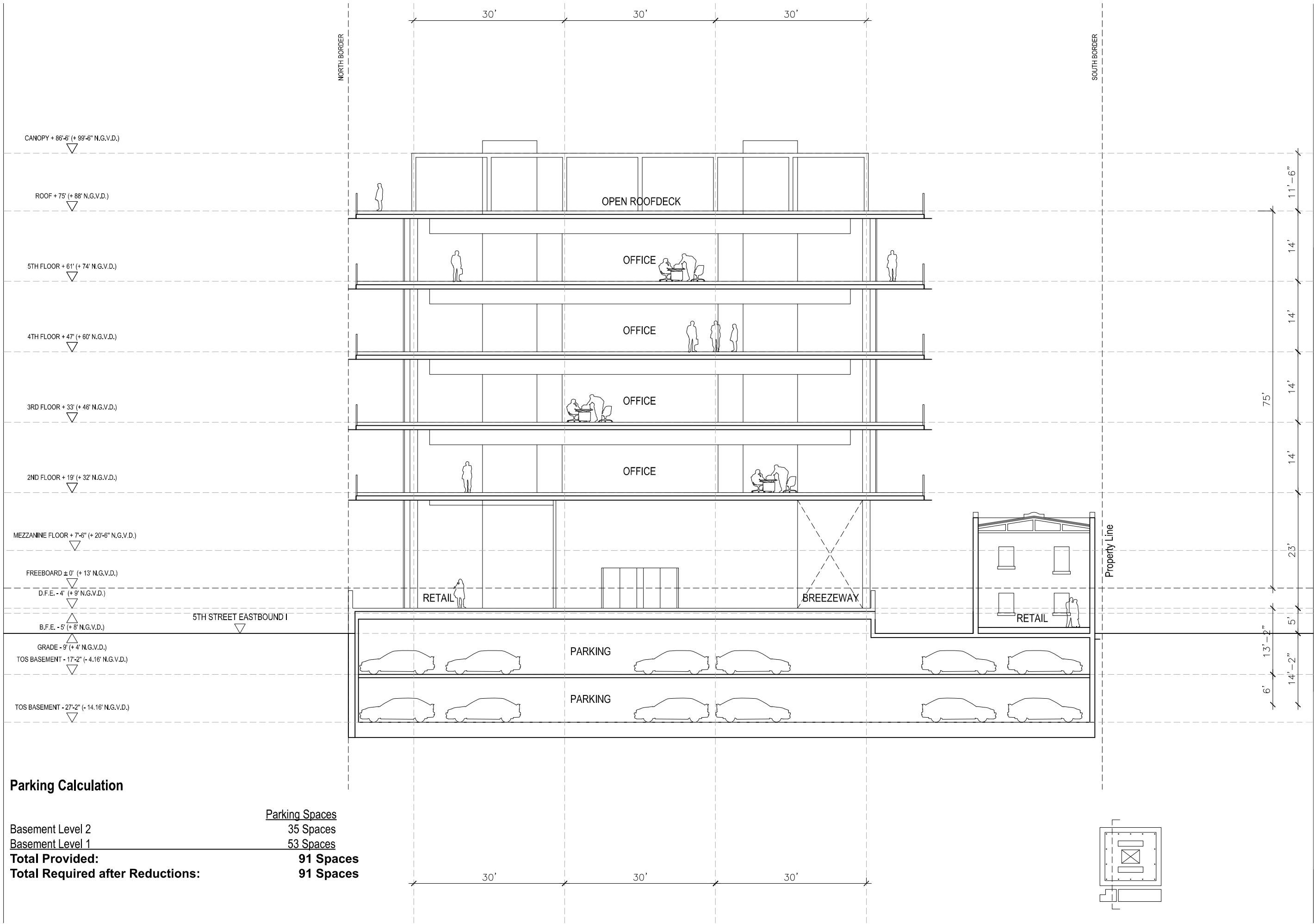


Basement Alternate Parking Scheme - No Mechanical Systems

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





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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411 Michigan Avenue
Miami Beach, Florida

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



Final Submittal
29 November 2021

A4.23

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Development Approvals



2012

2016

A previous owner, 411 Aqua, LLC, requested a COA for the following work:

- Demolition of the secondary historic structure.
- Partial demolition*, renovation and restoration of the primary historic structure.
- Construction of a new 3-story building and a new 4-story building, as part of a new office complex.

*Note: It was not possible to determine the scope of demolition planned for the primary historic structure based on the approved design documents.

Construction of a 27,000 square foot boutique hotel at the corner of Michigan Avenue and 5th Street commenced in early 2017.

The lot at 411 Michigan Avenue was part of the project and was to be used for parking.

Only the foundation and underground parking was completed before the project stalled, and it went into foreclosure in 2018.

This property, along with 411 Michigan Avenue, are included in the current proposed project.



411 Michigan Avenue
Miami Beach, Florida

Prior Development Approvals
Scale: None