

MICHIGAN & 5TH

Historic Preservation Board Final Submittal
File No. HPB21-0486

411 Michigan Avenue
Miami Beach, FL 33139

Date Submitted: 14 March 2022

"In Miami Beach, we want to make the most beautiful office building in the world."
Alberto Campo Baeza

Submitted to: City of Miami Beach

Owner:	411 MICHIGAN SOFI OWNER LLC
Design Consultant:	Alberto Campo Baeza
Architect:	CUBE 3, LLC
Landscape Architect:	Urban Robot
Land-Use:	Bercow Radell Fernandez Larkin + Tapanes

Jonathan W. Cardello

2022.03.13

11:57:32-0500'

Project Team

Owner:

411 MICHIGAN SOFI OWNER LLC

55 E 59th St

Floor 24

New York, NY 10022

Telephone +1 212 603 9988

Architect:

CUBE3, LLC

111 SW 3rd Street, Fourth Floor

Miami, Florida 33130

Contact: Jonathan W. Cardelo

Telephone: 305.968.8527

Landscape Architect:

Urban Robot LLC

420 Lincoln Road

Suite 600

Miami Beach, FL 33139

Contact: Justine Velez

Telephone: 786.246.4857

Land-Use Attorney:

BRFLT

Bercow Radell Fernandez Larkin Fernandez + Tapanes

Southeast Financial Center

200 S. Biscayne Boulevard

Suite 300

Miami, FL 33131

Contact: Michael Larkin

Telephone: mlarkin@brzoninglaw.com

Telephone: 305.505.0526

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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

411 Michigan Avenue

Miami Beach, Florida

Final Submittal

14 March 2022

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Project Team

Owner:

411 MICHIGAN SOFI OWNER LLC
55 E 59th St
Floor 24
New York, NY 10022

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411 Michigan Avenue
Miami Beach, Florida

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CUBE3

CUBE 3, LLC

111 SW 3rd Street, Floor 4

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License No. L18000278579

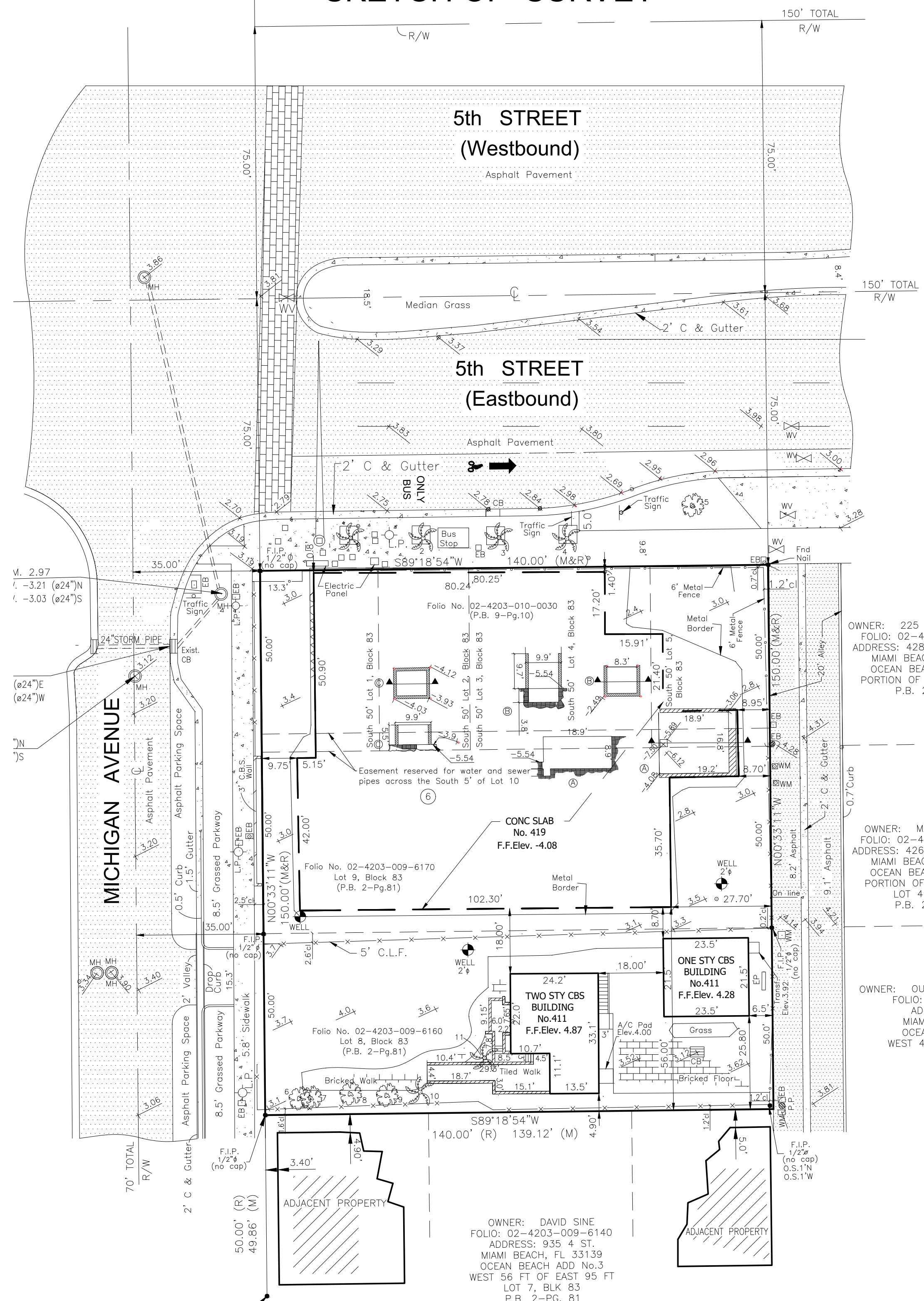
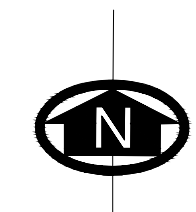
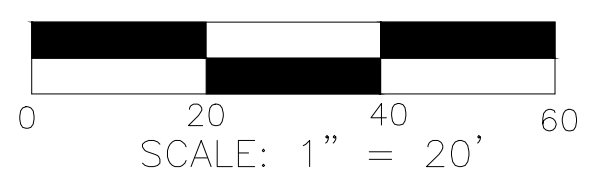
Jonathan W. Cardello, AIA

FL License No. AR93391

411 Michigan Avenue

Miami Beach, Florida

SPECIFY PURPOSE SURVEY (AS-BUILT) SKETCH OF SURVEY



No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1-4	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	40'
5	LIVE OAK	QUERCUS VIRGINIANA	4.0'	25'	40'
6	LIVE OAK	QUERCUS VIRGINIANA	1.2'	35'	15'
7	LIVE OAK	QUERCUS VIRGINIANA	0.9'	35'	12'
8	LIVE OAK	QUERCUS VIRGINIANA	1.1'	15'	12'
9	LIVE OAK	QUERCUS VIRGINIANA	1.2'	40'	15'
10	LIVE OAK	QUERCUS VIRGINIANA	1.3'	45'	12'
11	QUEEN PALM	ARECASTRUM ROMANOFFIANUM	0.7'	20'	20'

SCHEDULE BII ITEMS

- Historic Preservation Board Order recorded October 18, 2018 in Official Records Book 28318, Page 4973. (non plottable)
- Easement reserved for water and sewer pipes across the South 5' of Lot 10, Block 83 by Warranty Deed recorded in Deed Book 2628, Page 109, of the Public Records of Miami-Dade County, Florida.
- Terms, conditions, restrictions and other provisions contained in Order of the Historic Preservation Board City of Miami Beach, Florida, recorded November 18, 2014 in Official Records Book 29394, Page 1805, of the Public Records of Miami - Dade County, Florida. (non plottable)
- Terms, conditions, restrictions and other provisions contained in Conditional Use Permit by the City of Miami Beach, Florida, recorded January 7, 2015 in Official Records Book 29454, Page 4630, of the Public Records of Miami - Dade County, Florida. (non plottable)
- Covenants, conditions and restrictions contained in Unity of Title recorded January 5, 2016 in Official Records Book 29914, Page 485, of the Public Records of Miami - Dade County, Florida. (non plottable)

TABLE A ITEMS:

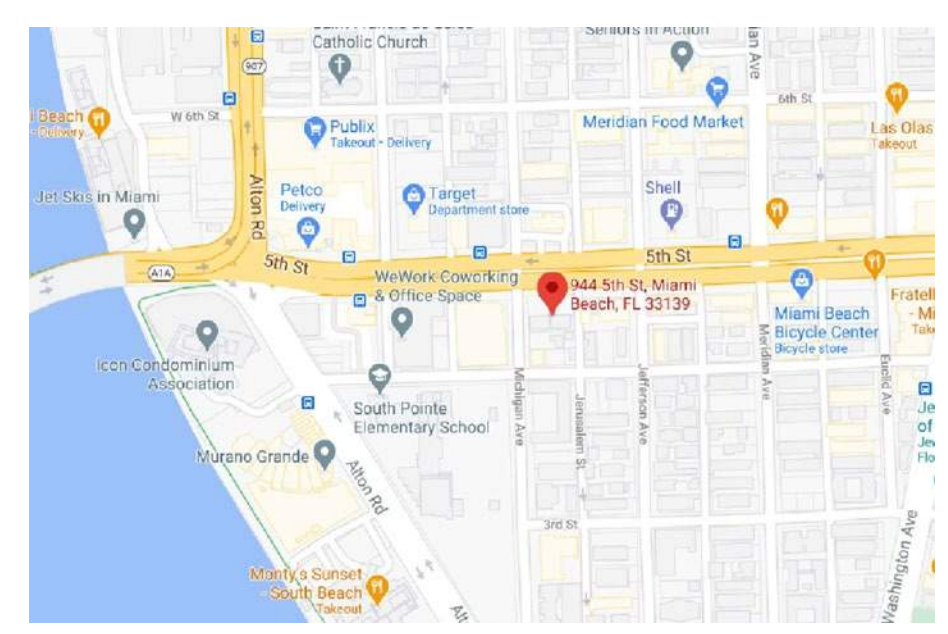
- Primary Zone
CP-2 COMMERCIAL PERFORMANCES STANDARD, GENERAL MIXED USE
- BUILDING AREA: 1,187 SF
- BUILDING HEIGHT OF THE BUILDING ABOVE GRADE WAS NOT MEASURED.
- NO EVIDENCE OF EARTH MOVING WAS OBSERVED
- NO PROPOSED CHANGES IN STREET R/W IS EXPECTED
- NO EVIDENCE OF SOLID WASTE DUMPING WAS OBSERVED
- NO WETLAND AREAS ARE WITHIN THE SUBJECT PROPERTY

Utility Companies:
WASD Water and Sewer (786) 268-5200
Florida Power and Light Co. (305) 442-8770
Bell South telephone Company 1-800-753-0710
City Gas Company (305) 691-0313

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 120651-319L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **21,000 SF (+/-)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI - DADE COUNTY **BENCH MARK No. D-151**, WITH AN ELEVATION OF **3.63 FEET**
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.0°33'11"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF MICHIGAN AVENUE, AS SHOWN ON PLAT BOOK 2 AT PAGE 81 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY FLORIDA.
- THE PROPERTY SURVEYED HEREIN IS ONE IN THE SAME AS THE PROPERTY DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER TITLE NO. NC5-667552.
- THE ARE NO GAPS OR GORES

LOCATION MAP



SITE PHOTO



TYPE OF PARKING SPACES	
PARKING LOT	HANDICAP(ADA)
0	0

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

SURVEY CERTIFICATION:

- The Survey reflected by this plat was actually made upon the ground, that the attached plat of survey is made at least in accordance with the minimum standards established by the State of Florida for surveyors and with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2016 and meets the Accuracy Standards (as adopted by ALTA and NSPS and in effect on the date of this certification) of an Urban Survey, with accuracy and precision requirements modified to meet the current minimum angular and linear tolerance requirements of the state in which the subject property is located, and contains Items 1,2,3,4,5,6,7,8,9,10,11,13,14,15,16,17,18,19 and 20 of Table A thereto.
- The survey correctly shows the location of all building, structures and other improvements situated on the Premises.
- All utilities serving the Premises enter through adjoining public streets and/or easements of record; that except as shown, there are no visible easement or rights of way across said premises; that the property described hereon is the same as the property described in Fidelity National Title Insurance Company Commitment Files No. 9314329 with an effective date of February 19, 2021 @ 11:00 P.M., and that all easements, covenants and restrictions referenced in said title commitment, or easements which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the subject property;
- There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, and no encroachments onto said Premises by buildings, structures or other improvements situated on adjoining Premises.
- Said described properties are located within an area having a Zone Designation "AE" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 12086C319L, with a date of Identification of Sept. 11, 2009, for Community number 120651, in Miami-Dade County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said Premises is situated.
- The property has direct physical access to Michigan Ave. a corridor that runs North South and being a public Street or Highway.
- All set back, side yard and rear yard lines shown on the recorded plat or set forth in the applicable zoning ordinance are shown on the survey.

THIS SURVEY IS MADE FOR THE BENEFIT OF :
411 MICHIGAN SOFT OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ALVAREZ & DIAZ-SILVEIRA LLP
BPSK DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY

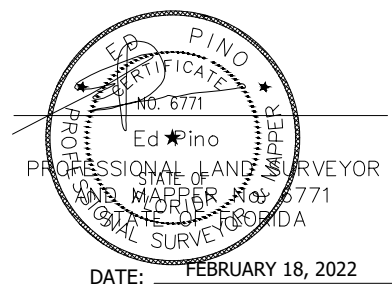
I, Ed Pino, a Registered Land Surveyor in the State of Florida, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Premises") described as follows:

LEGAL DESCRIPTION:

- PARCEL 1:
LOT 8 BLOCK 83, OCEAN BEACH, FLA ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK, 2 AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
- PARCEL 2:
LOT 9 BLOCK 83, OF OCEAN BEACH, FLA ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK, 2 AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
- PARCEL 3:
THE SOUTH 50 FEET OF LOTS 1,2,3,4 AND 5, OF WITHAM'S RESUBDIVISION OF LOTS 10, 11 AND 12, IN BLOCK 83, OF OCEAN BEACH FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

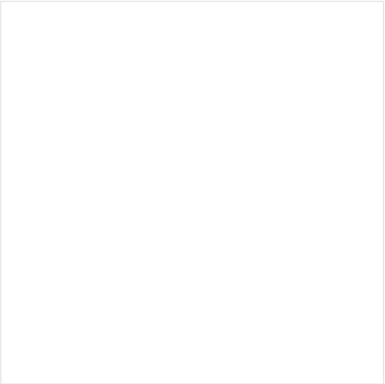
WE HEREBY CERTIFY THAT THIS "ALTA SURVEY" RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "ALTA SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

ED
PINO
Digitally signed
by ED PINO
Date:
2022.02.18
09:47:17 -05'00'



Final Submittal
14 March 2022

A1.1



411 Michigan Avenue

Miami Beach, Florida

Location Map

Scale: None

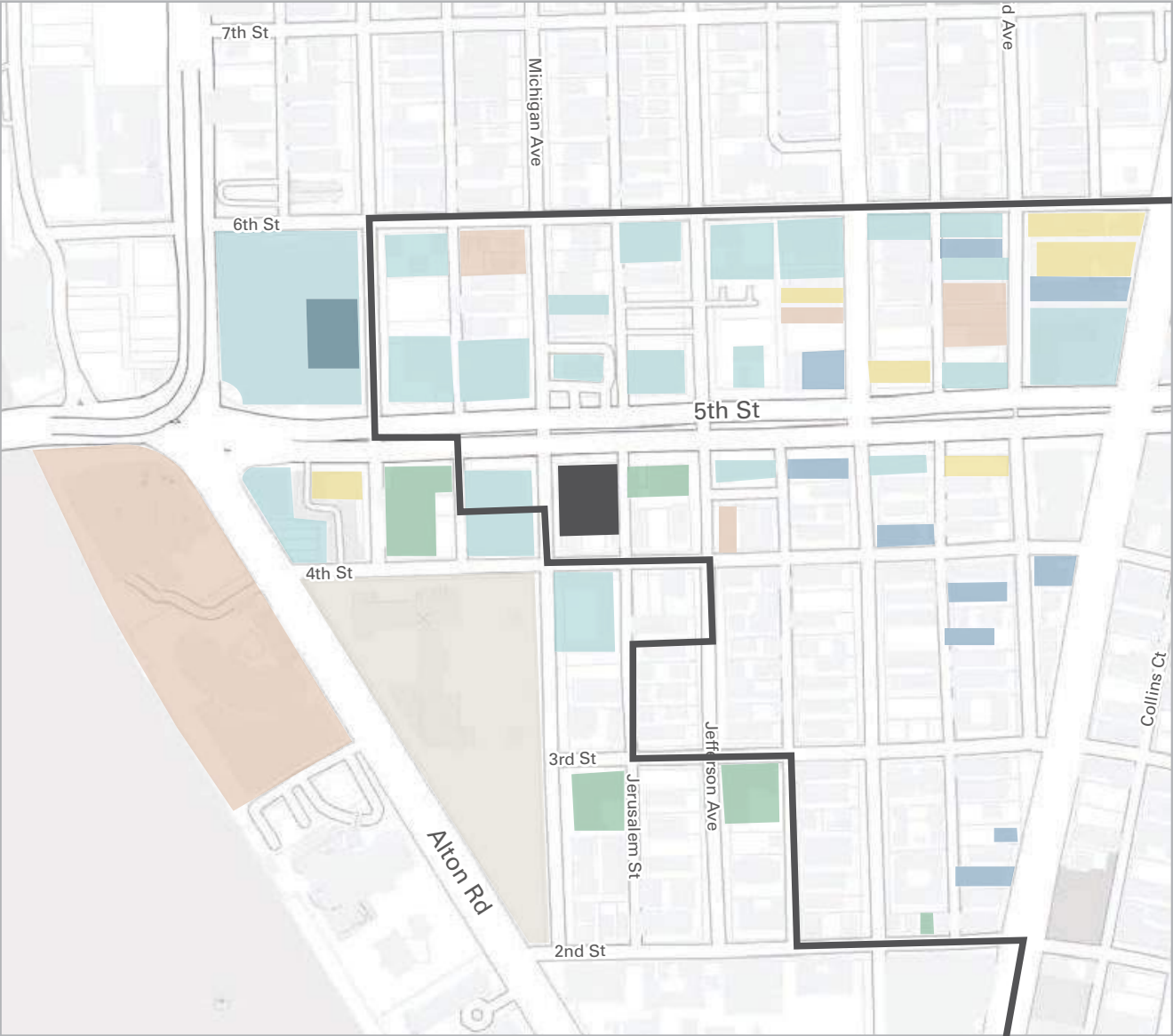


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14 March 2022

A1.2

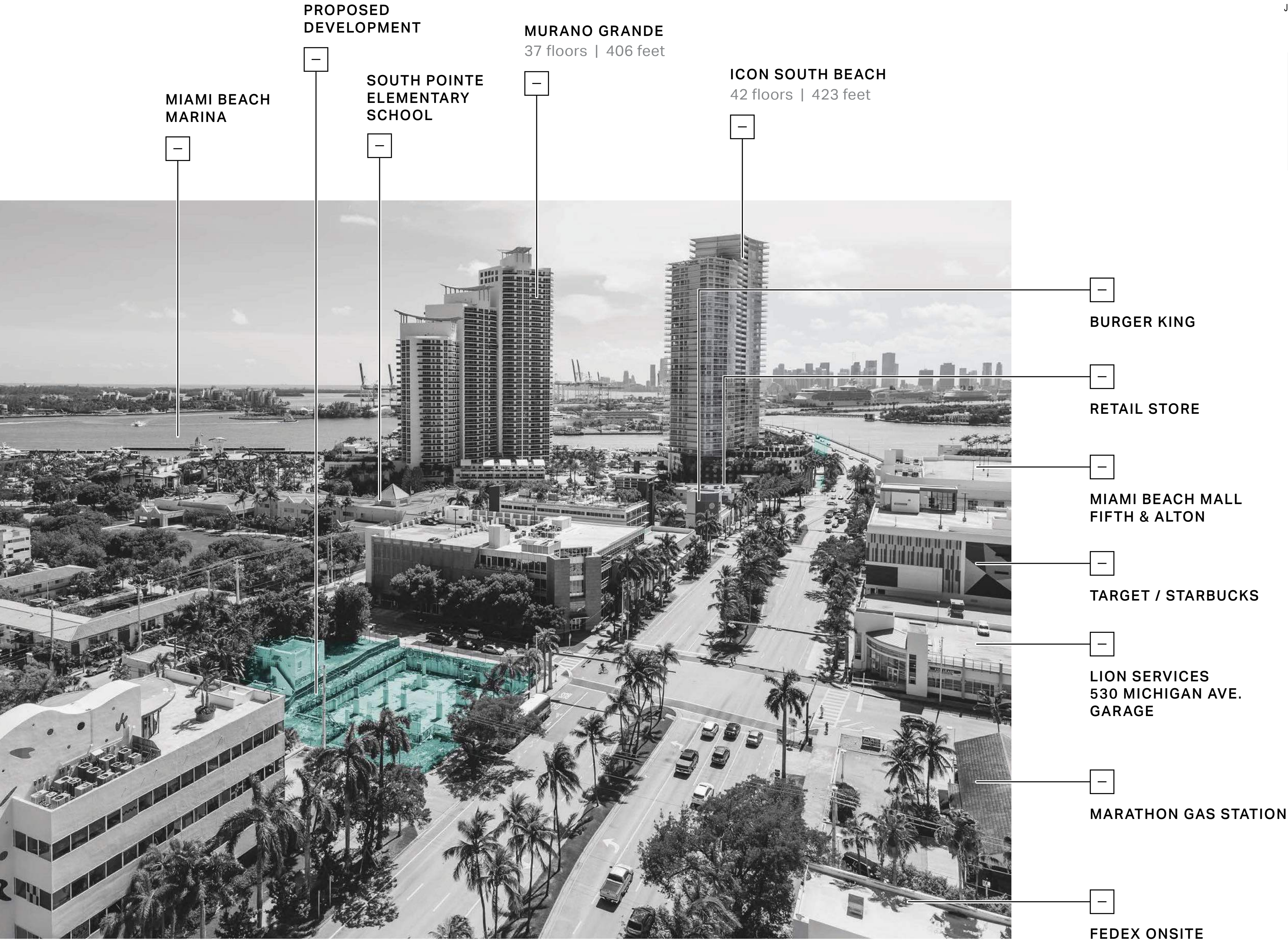


5TH STREET - COMMERCIAL CORRIDOR



- Ocean Beach Historic District
- Proposed Development

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



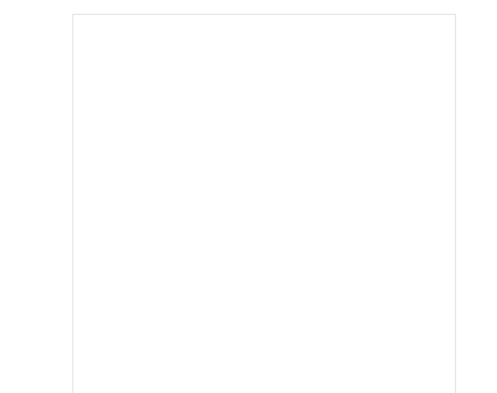
411 Michigan Avenue
Miami Beach, Florida

Location Map
Scale: None



Final Submittal
14 March 2022

A1.3



411 Michigan Avenue
Miami Beach, Florida

Site Photos
Scale: None



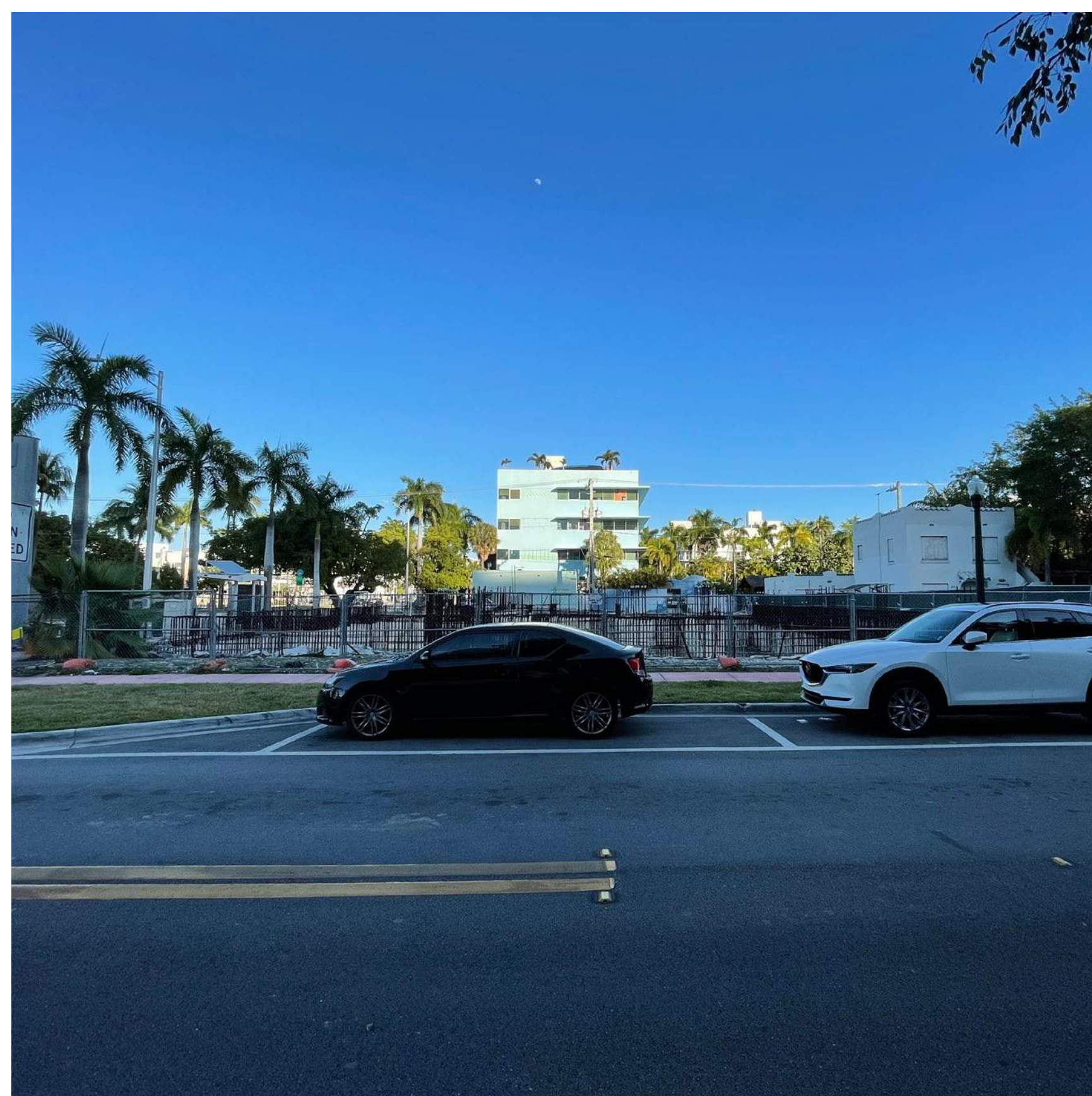
Location Key



View A



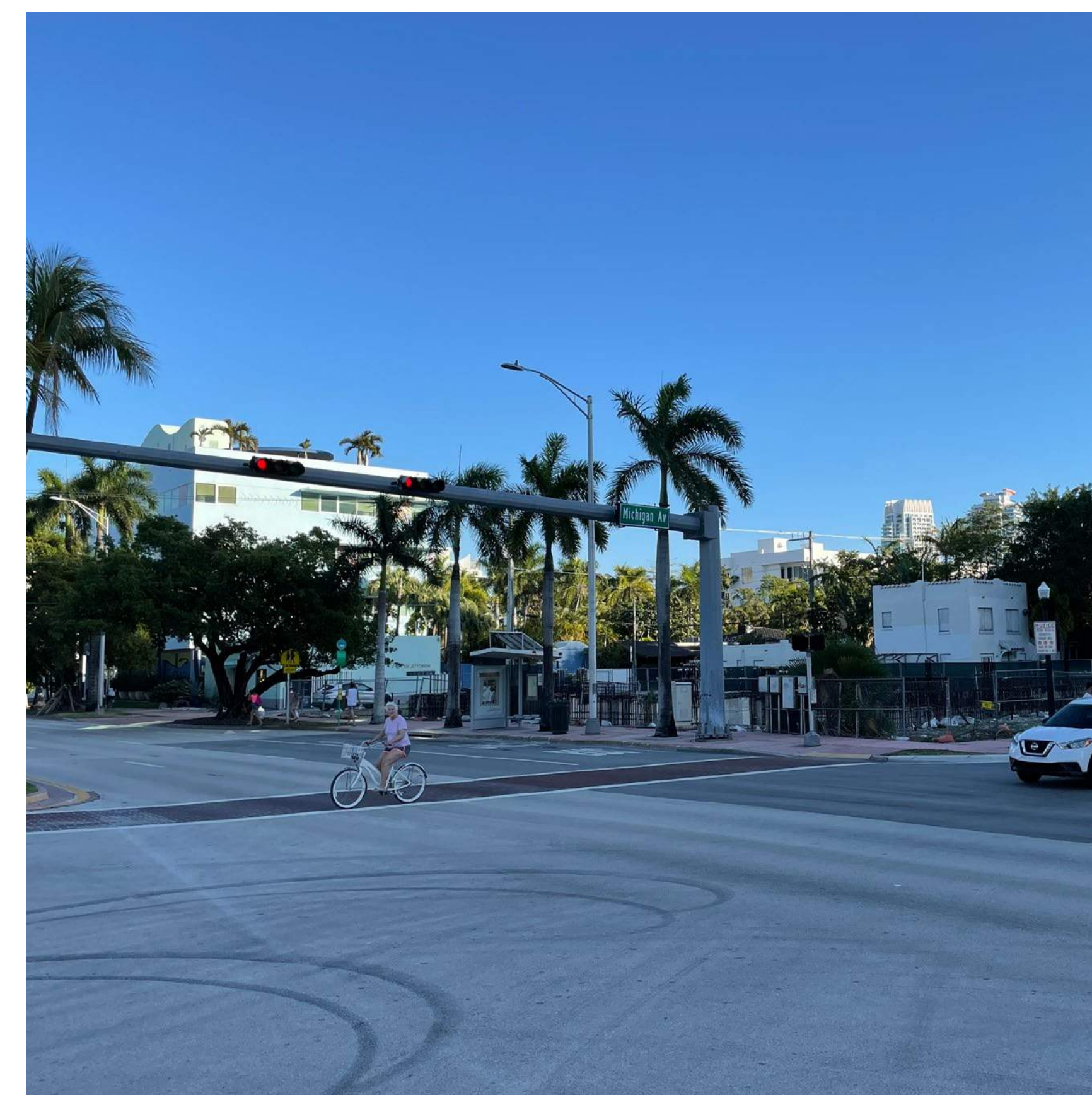
View B



View C



View D



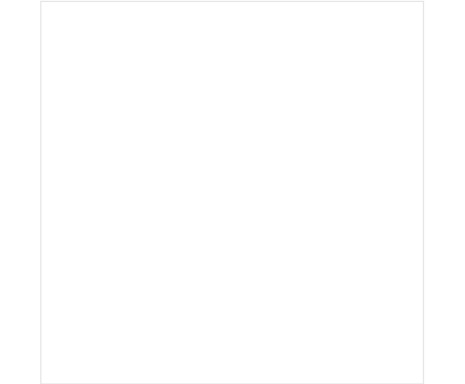
View E



5TH STREET

MICHIGAN AVE

JERUSALEM ST.



0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

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



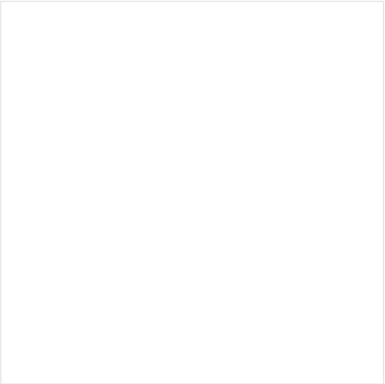
Final Submittal
14 March 2022

A1.5



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411 Michigan Avenue
Miami Beach, Florida

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A2.12	Driveway Diagram

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	411-419 Michigan Ave, 944 5 Street		
2	Board and file numbers :	HPB21-0486		
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	41,967	
13	Gross square footage	N/A	9,500	92,356	
14	Square Footage by use	N/A	9,500	3,730 Retail, 38,237 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	

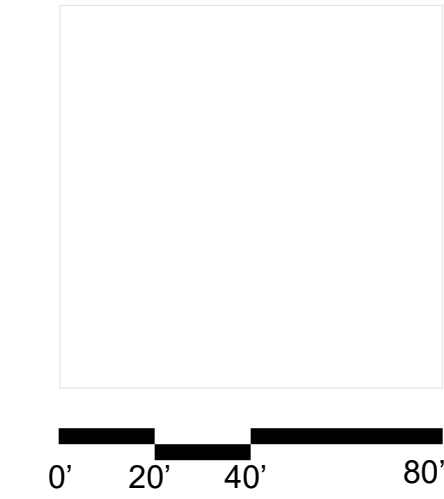
	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback facing Michigan:	0	0	0	
20	Side Setback:	0	0	0	
22	Side Setback facing 5th street:	0	0	0	
23	Rear Setback facing Alley:	5'	10'	9'	
	At Grade Parking:				
24	Front Setback facing Michigan:	0	0	0	
25	Side Setback:	0	0	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"	5'	
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	77	0	78	103 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 - 51 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 + Security controlled access for after-hours Office Tenant use
59	Is this an NIE? (Neighborhood Impact Establishment, 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



411 Michigan Avenue
Miami Beach, Florida

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



Final Submittal
14 March 2022

A2.1

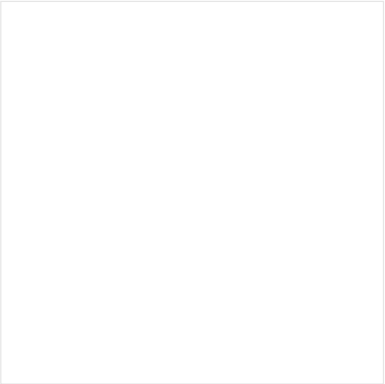
Parking Requirements - Chapter 130 | Chapter 142-702



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

Jonathan W. Cardello, AIA

FL License No. AR93391



411 Michigan Avenue
Miami Beach, Florida

Parking Reductions Chart
Scale: 1" = 40'-0"



Final Submittal
14 March 2022

A2.2

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
Historic Property	Upper Floors One Space per 400 square feet of floor area
	33,267 SF
	83 Parking Spaces
Ground Floor One Space per 300 square feet of floor area	681 SF
	2 Parking Spaces
Office or Office Building Required Parking =	
93 Parking Spaces	
Retail Parking	Ground Floor One Space per 300 square feet of floor area
	3,049 SF
	10 Parking Spaces
Retail Required Parking =	
10 Parking Spaces	
Total Parking Required =	
103 Parking Spaces	
Total Parking Required (after reductions) =	
77 Parking Spaces	
Mechanical Parking - Sec. 130-38	Two Sets of Schematics must be presented showing traditional parking and parking utilizing Mechanical Lifts
78 Parking Spaces Provided	
Electric Vehicle Parking - Sec. 130-39	2.00% of the Required Parking
2 Electric Vehicle Parking Spaces	
5 Electric Vehicle Parking Spaces	
Alternative Parking Incentives - Sec. 130-40	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
	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
	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
	Not Applicable
	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
Off-street parking space dimensions	Minimum off-street parking may be reduced as follows:
	8'-6" x 18'-0"
	8'-6" x 21'-0"
Interior Drive Aisles	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"
	17'-0"
Drives	Minimum off-street parking may be reduced as follows:
	Drives shall have a minimum width of 22 feet for two-way traffic

8'-6" x 18'-0"

22'-0"

25 Bicycle Parking - Long-Term

Reduction = 5 spaces

10 Bicycle Parking - Short-Term

Reduction = 1 space

3 Carpool/Vanpool Parking

Reduction = 9 spaces

0 Transportation Loading

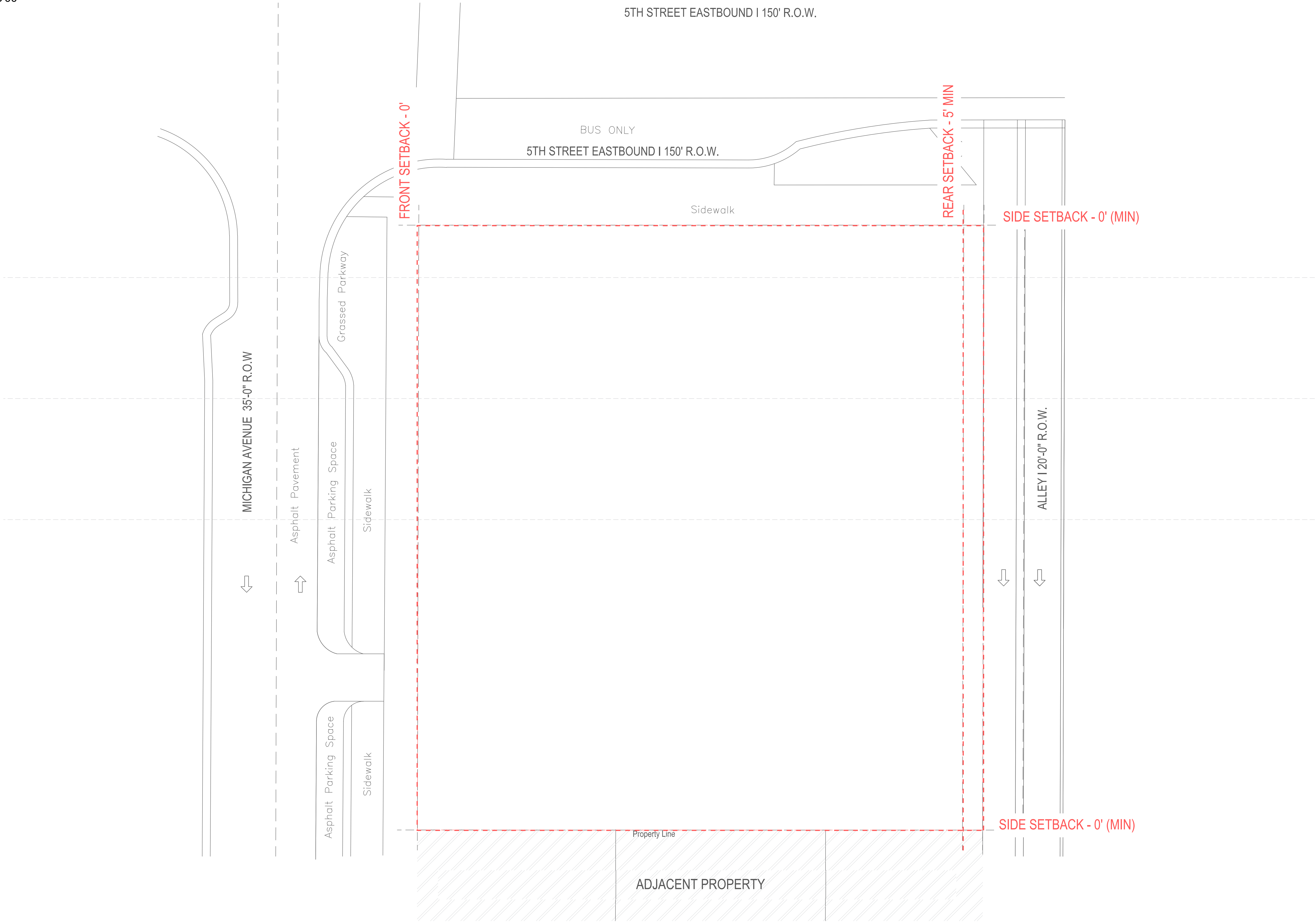
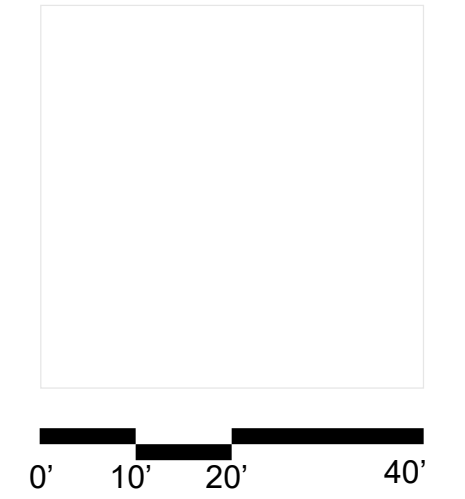
9 Scooter, Moped and Motorcycle

Reduction = 3 space

4 Showers

Reduction = 8 spaces

Total Reduction = 26 Spaces



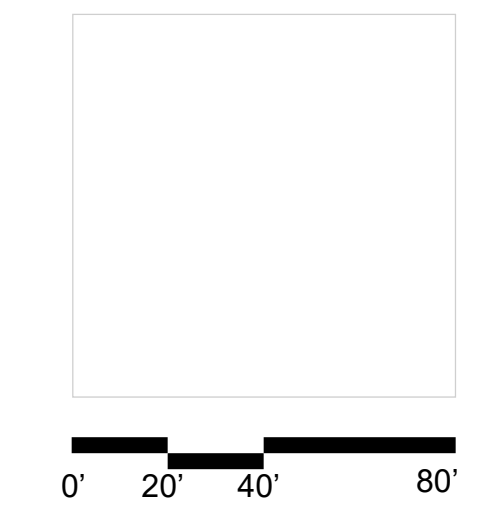
411 Michigan Avenue
Miami Beach, Florida

Zoning Setback Diagram
Scale: NTS



Final Submittal
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A2.3



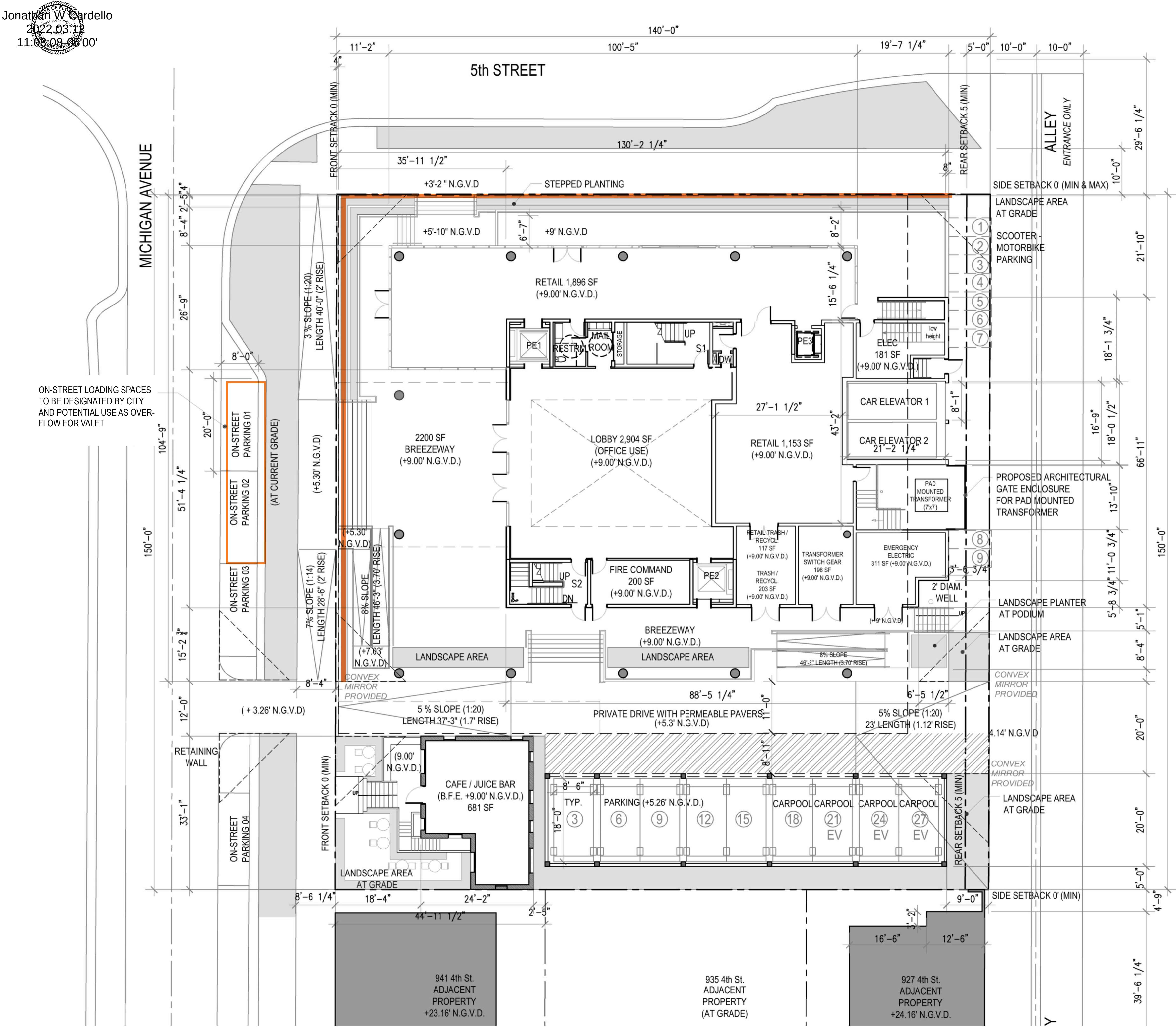
411 Michigan Avenue
Miami Beach, Florida

Street Frontage Diagram
NTS

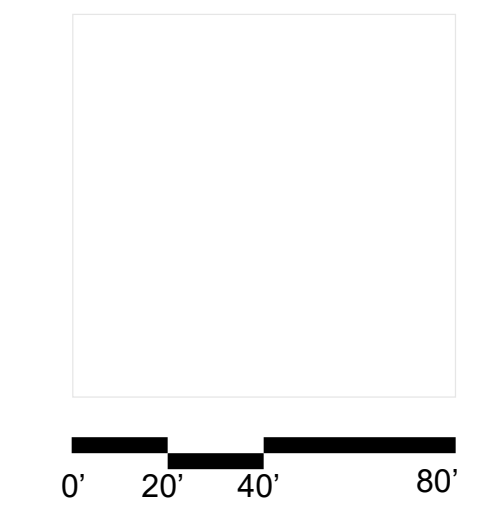


Final Submittal
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A2.4



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%



In an effort to enhance the pedestrian experience, the design includes a landscaped series of steps at the base of the new Office building.

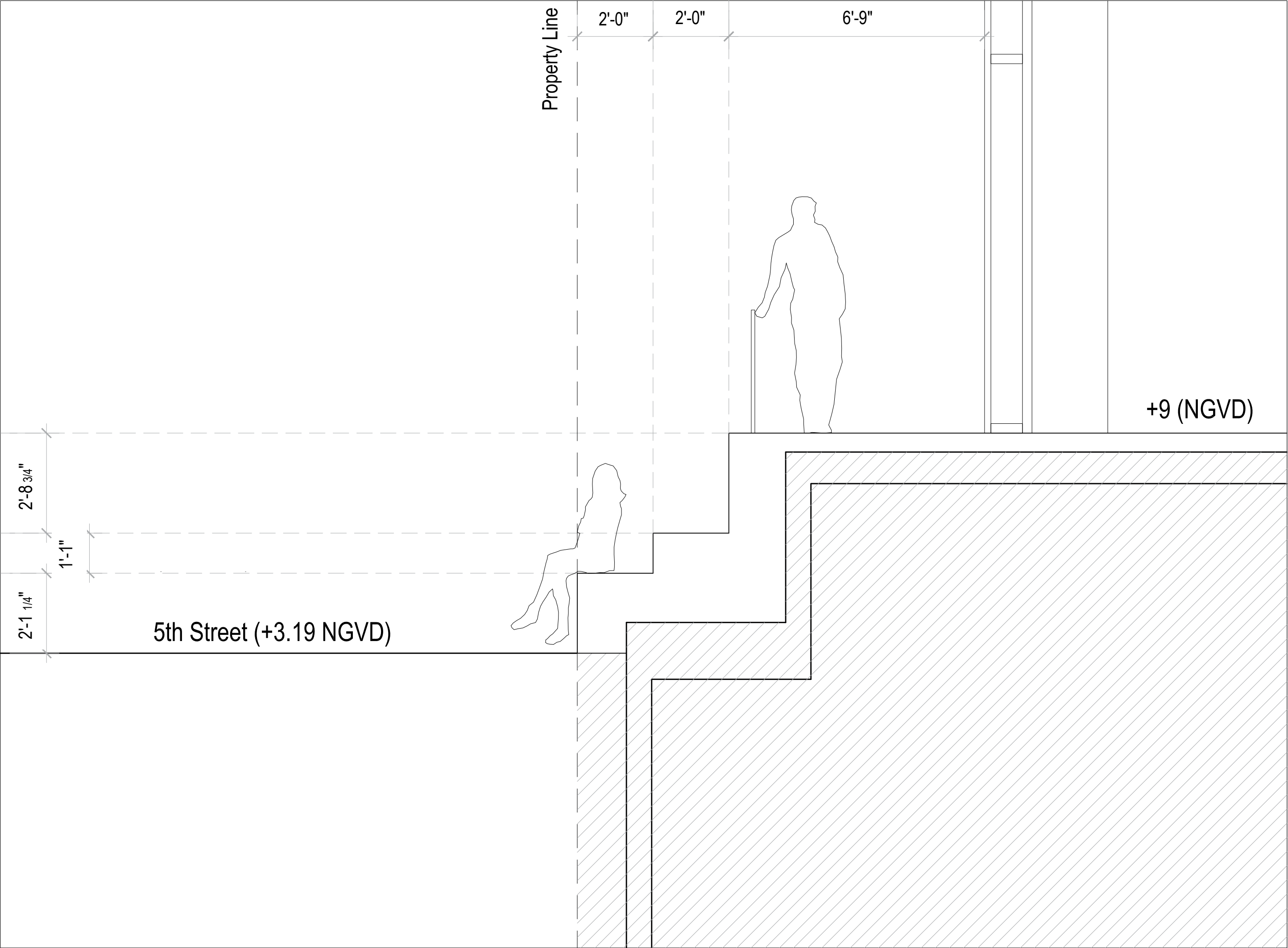
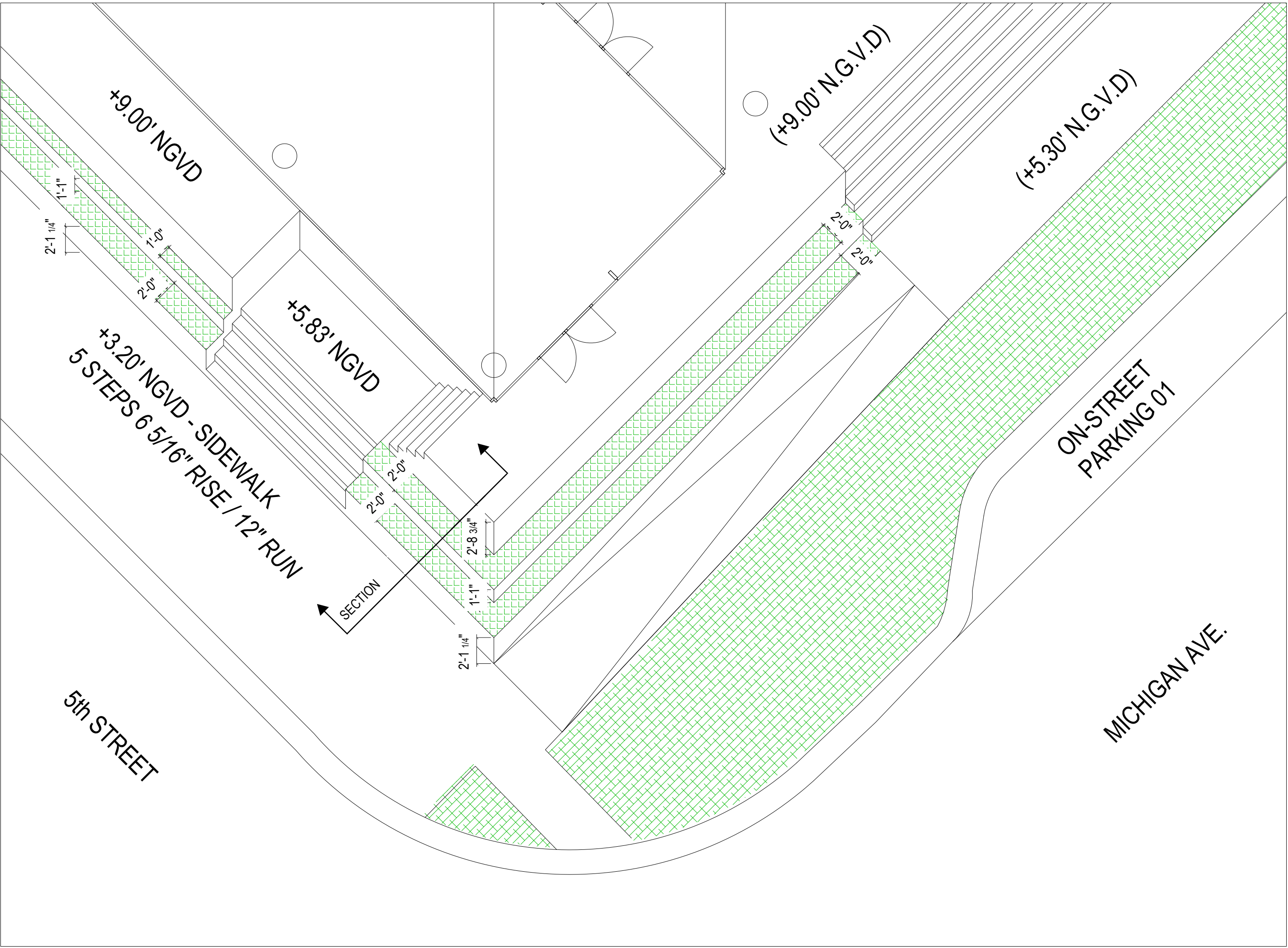
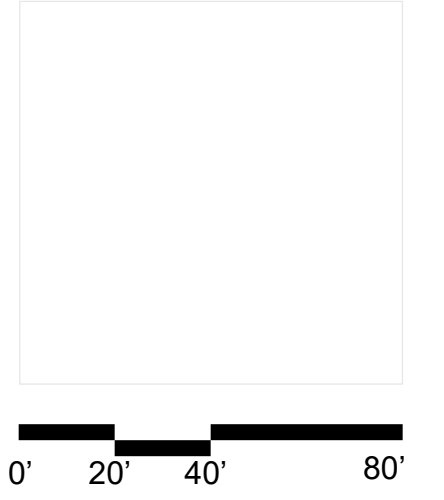
411 Michigan Avenue
Miami Beach, Florida

Street Frontage Experience
Scale: NTS



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A2.5



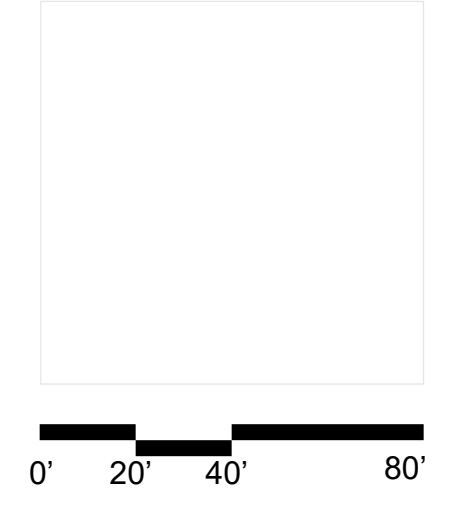
411 Michigan Avenue
Miami Beach, Florida

Street Frontage Experience
Scale: NTS



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A2.6



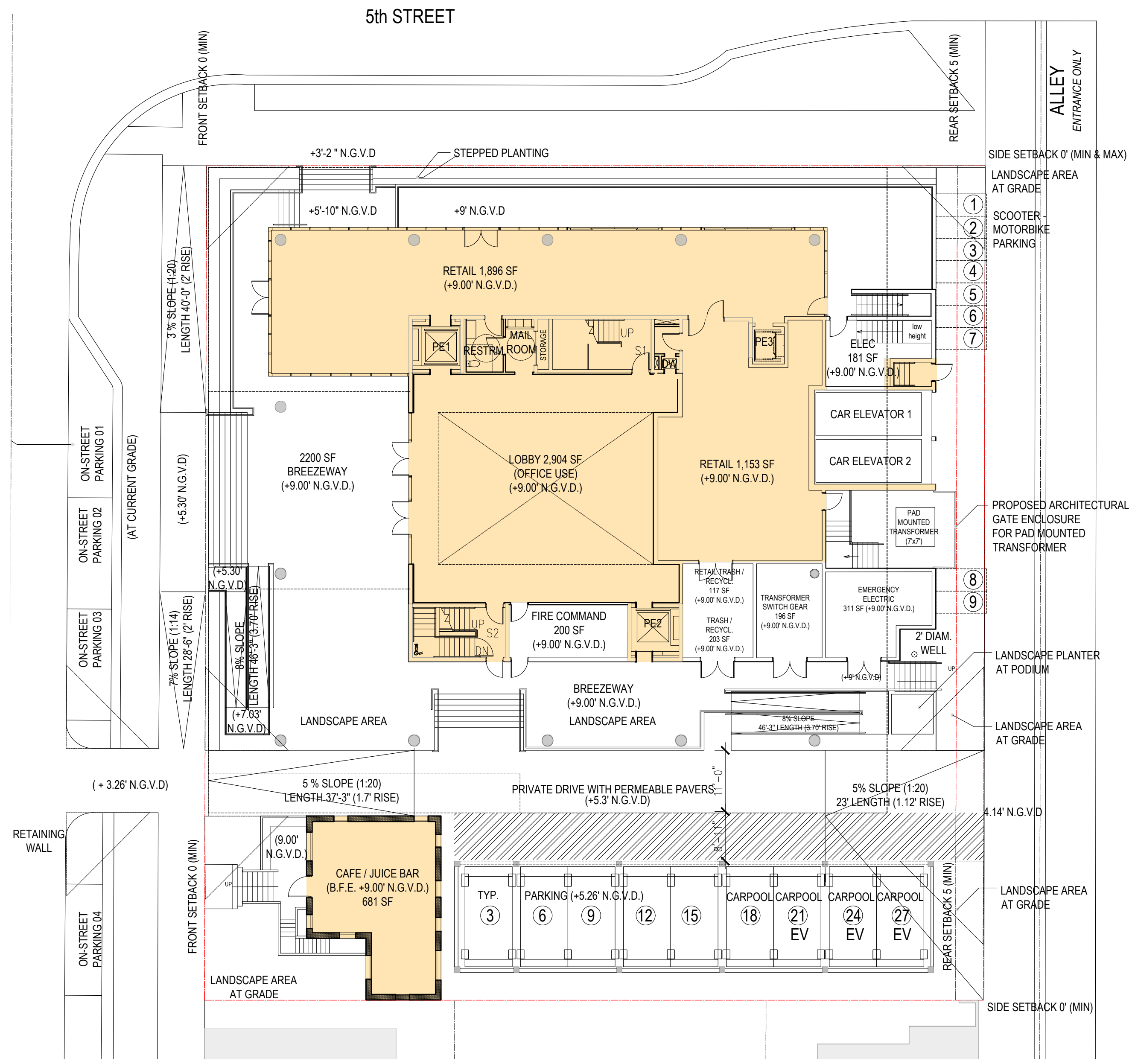
411 Michigan Avenue
Miami Beach, Florida

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



Final Submittal
14 March 2022

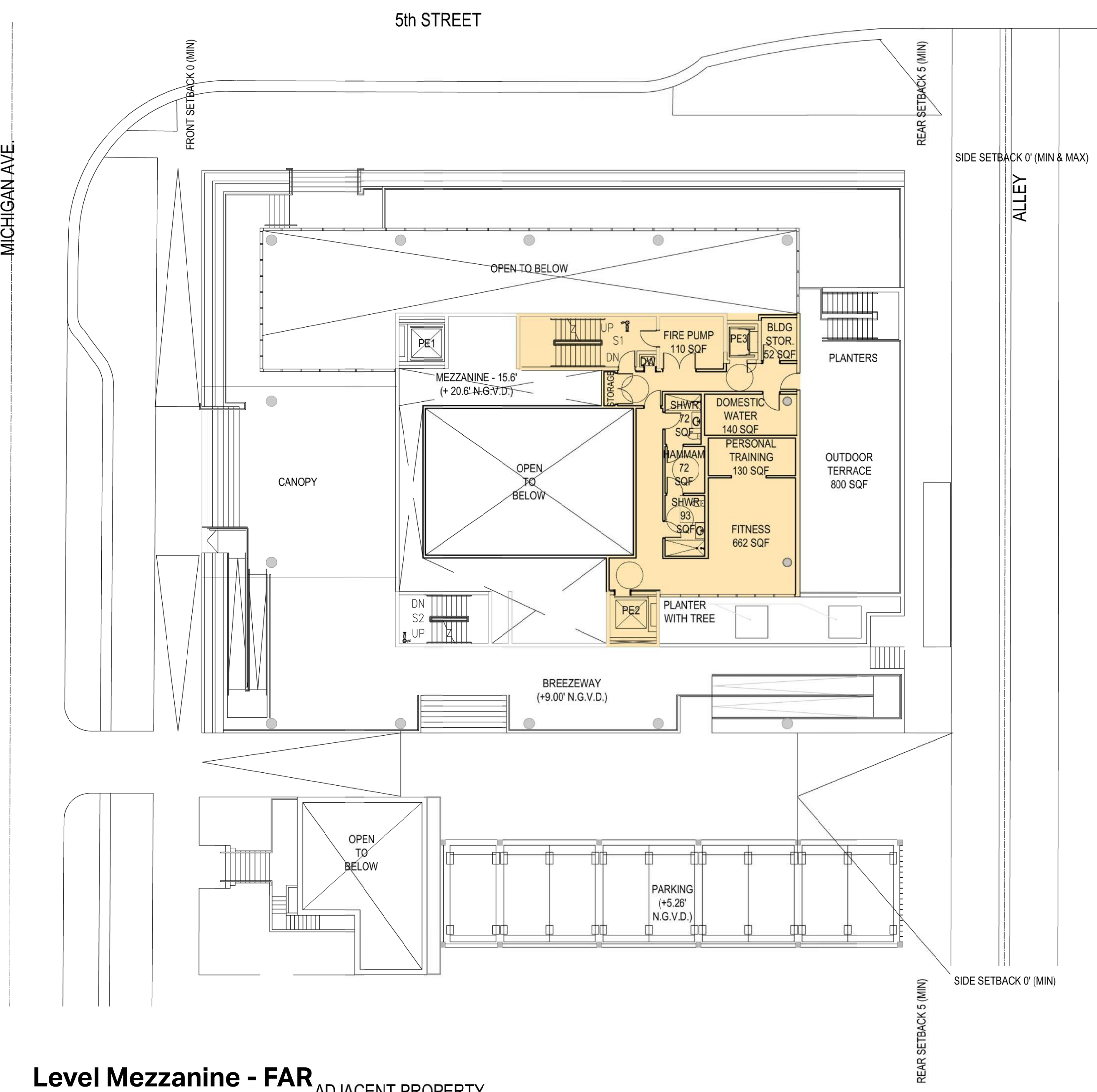
A2.8



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

FAR Calculation

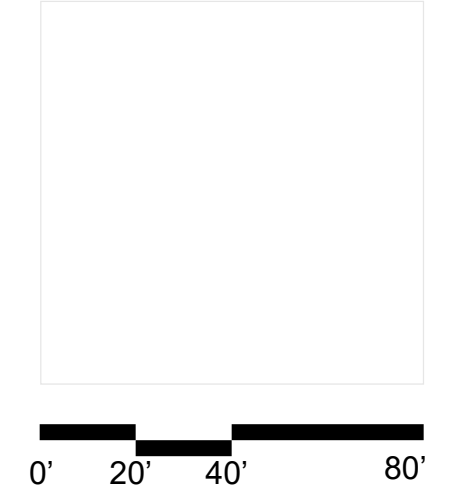
Ground Floor New Building	5,891 FAR SF
Ground Floor Historic Building	681 FAR SF



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

FAR Calculation

Mezzanine	2,049 FAR SF
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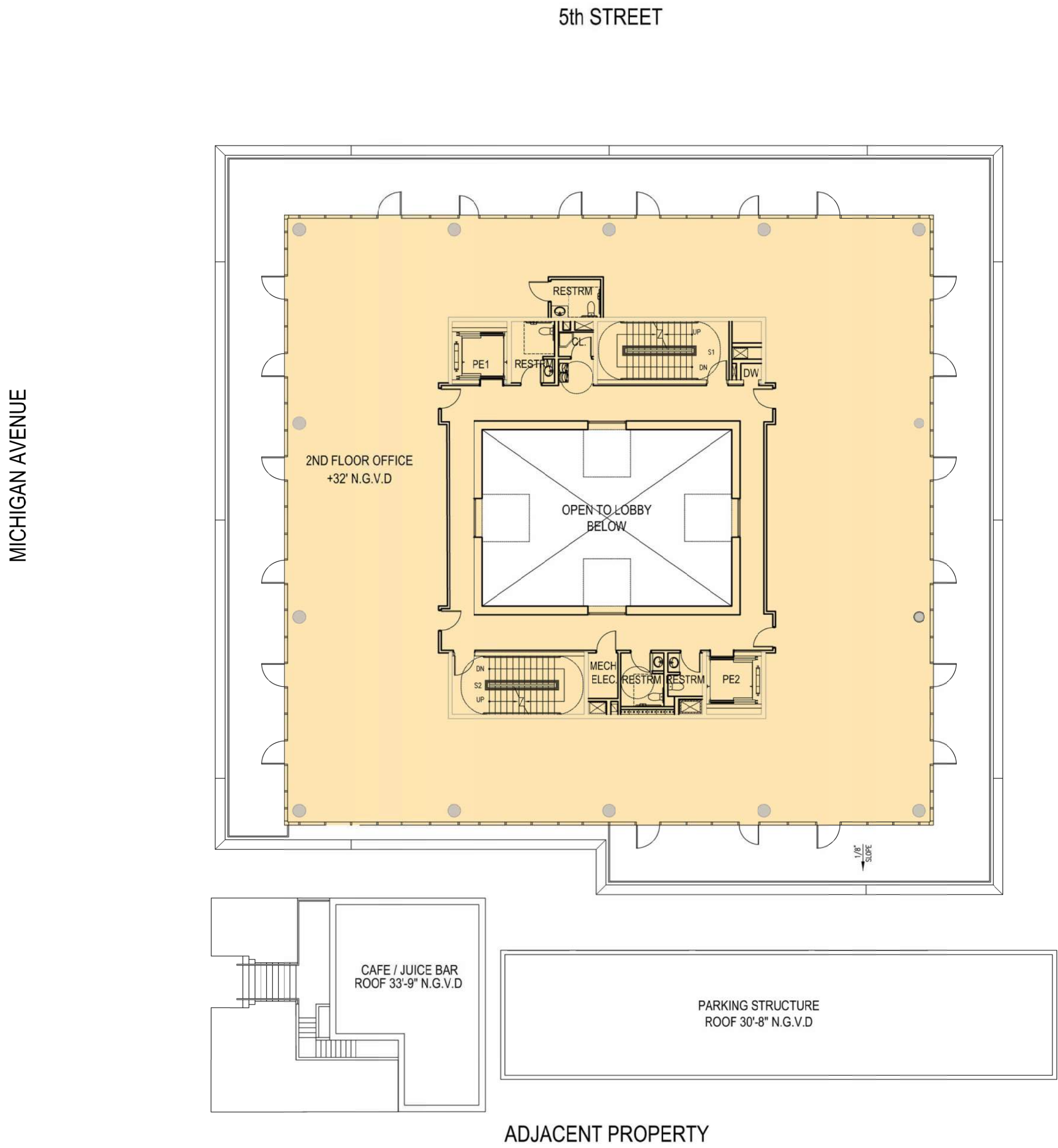
411 Michigan Avenue
Miami Beach, Florida

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



Final Submittal
14 March 2022

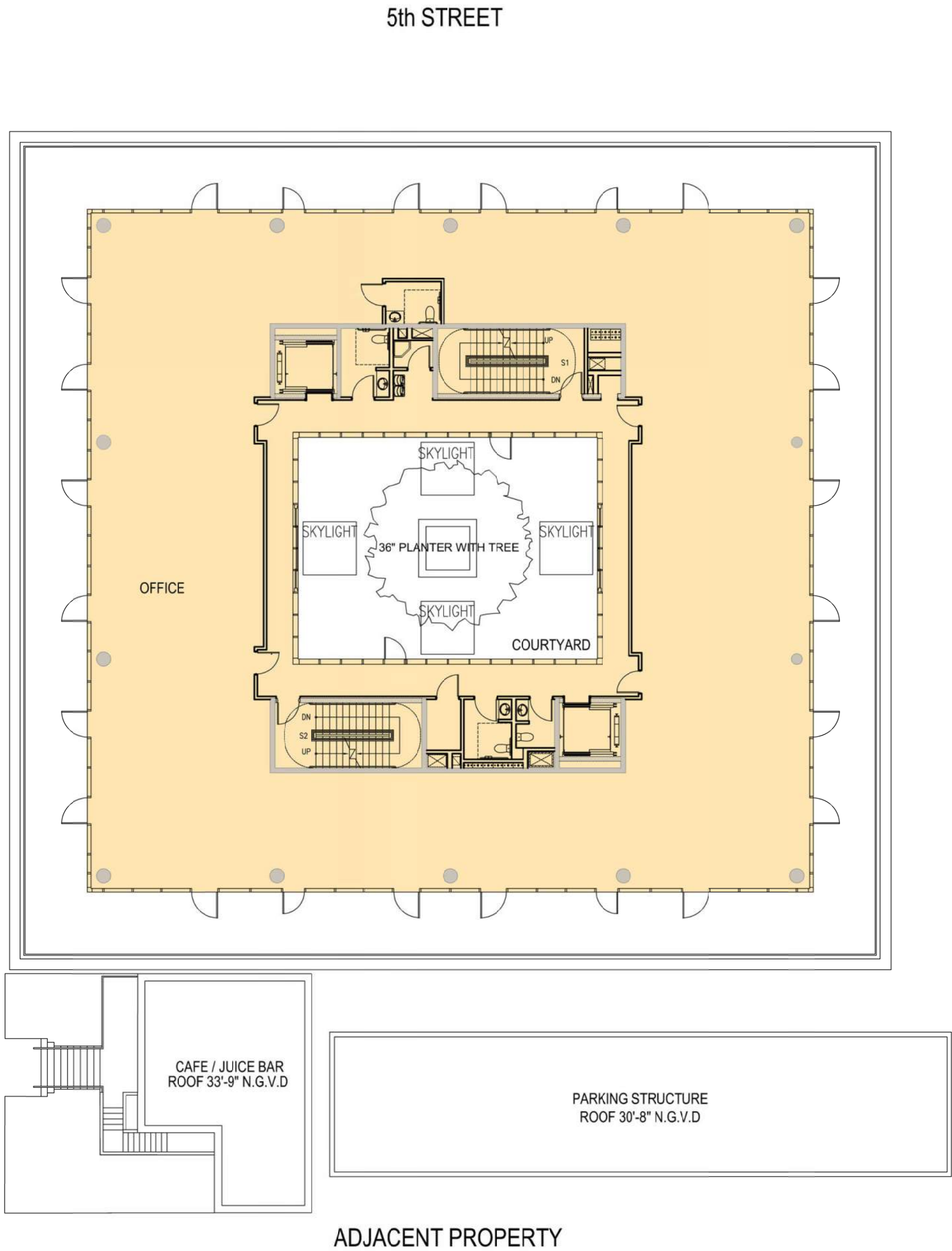
A2.9



Level 2 - FAR
Scale: 1" = 40'-0"

FAR Calculation

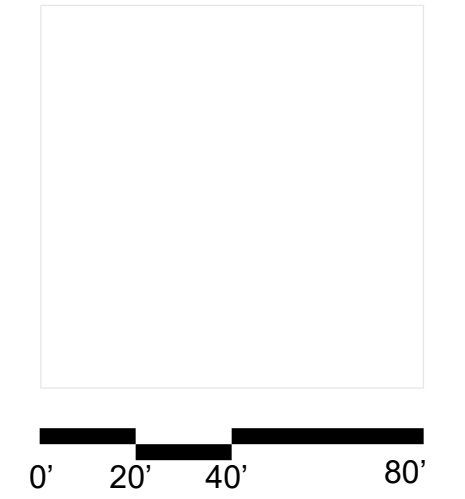
Second Floor 8,440 FAR SF



Level 3 - FAR
Scale: 1" = 40'-0"

FAR Calculation

Third Floor 8,227 FAR SF



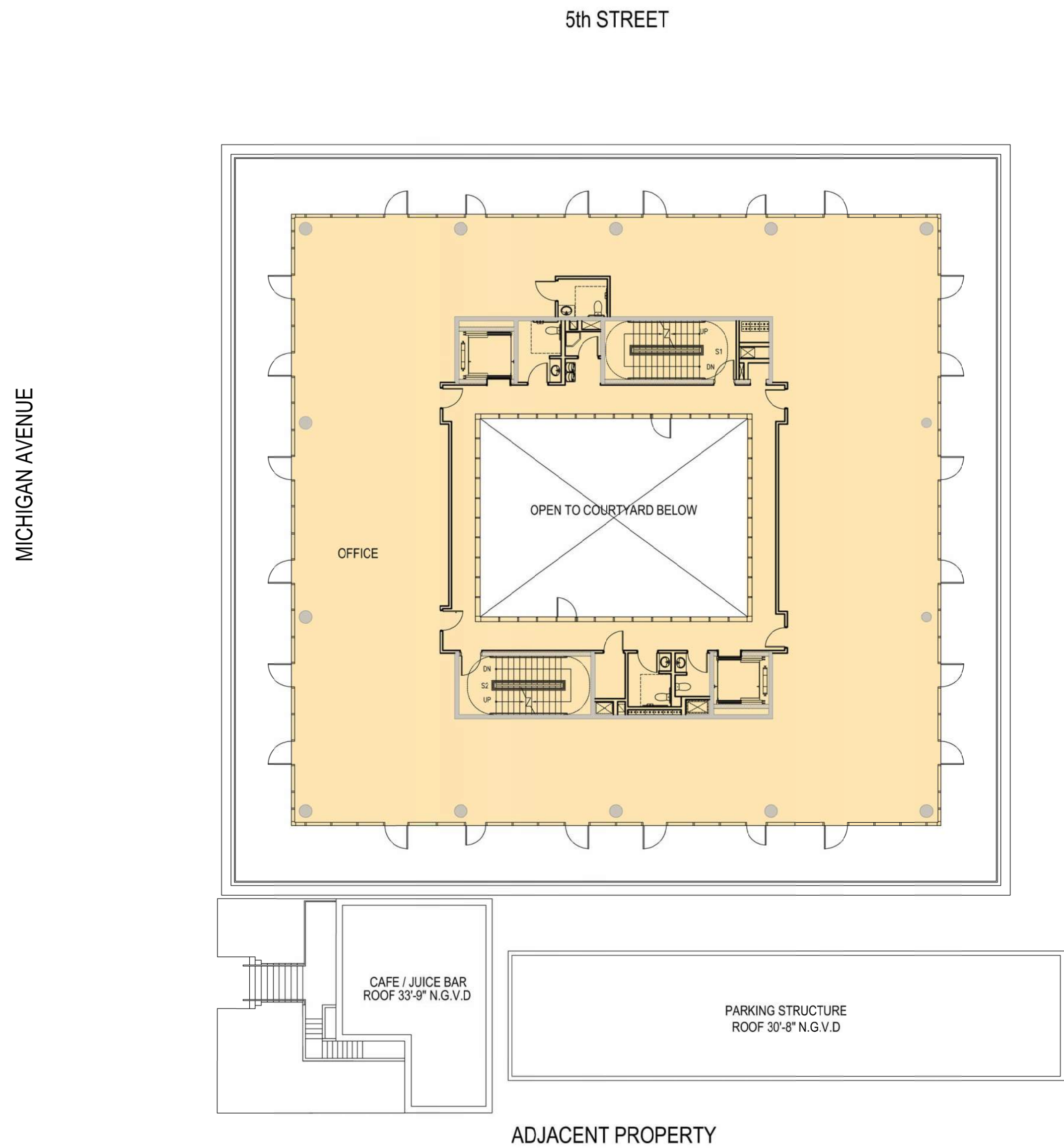
411 Michigan Avenue
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FAR Diagrams
Scale: 1" = 40'-0"



Final Submittal
14 March 2022

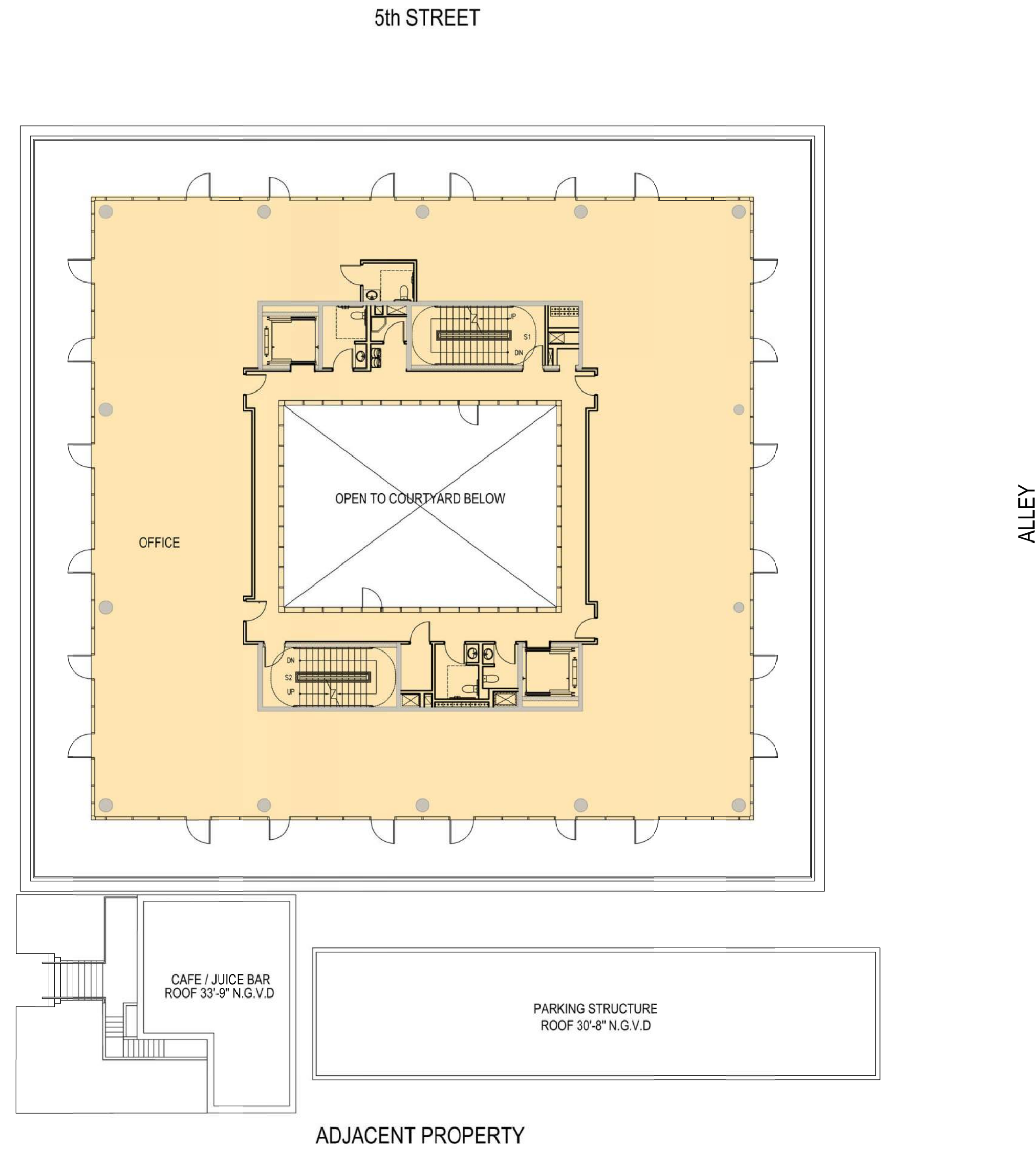
A2.10



Level 4 - FAR
Scale: 1" = 40'-0"

FAR Calculation

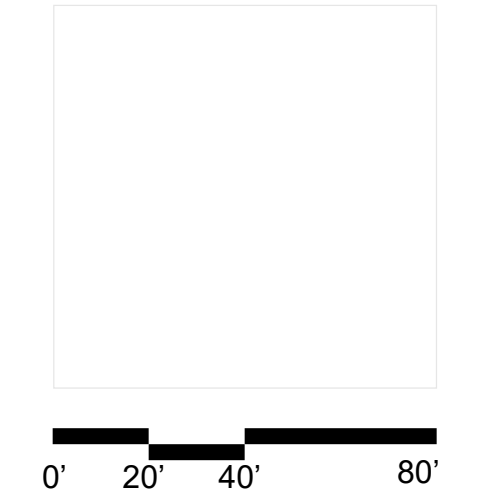
Fourth Floor 8,227 FAR SF



Level 5 - FAR
Scale: 1" = 40'-0"

FAR Calculation

Fifth Floor 8,227 FAR SF



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

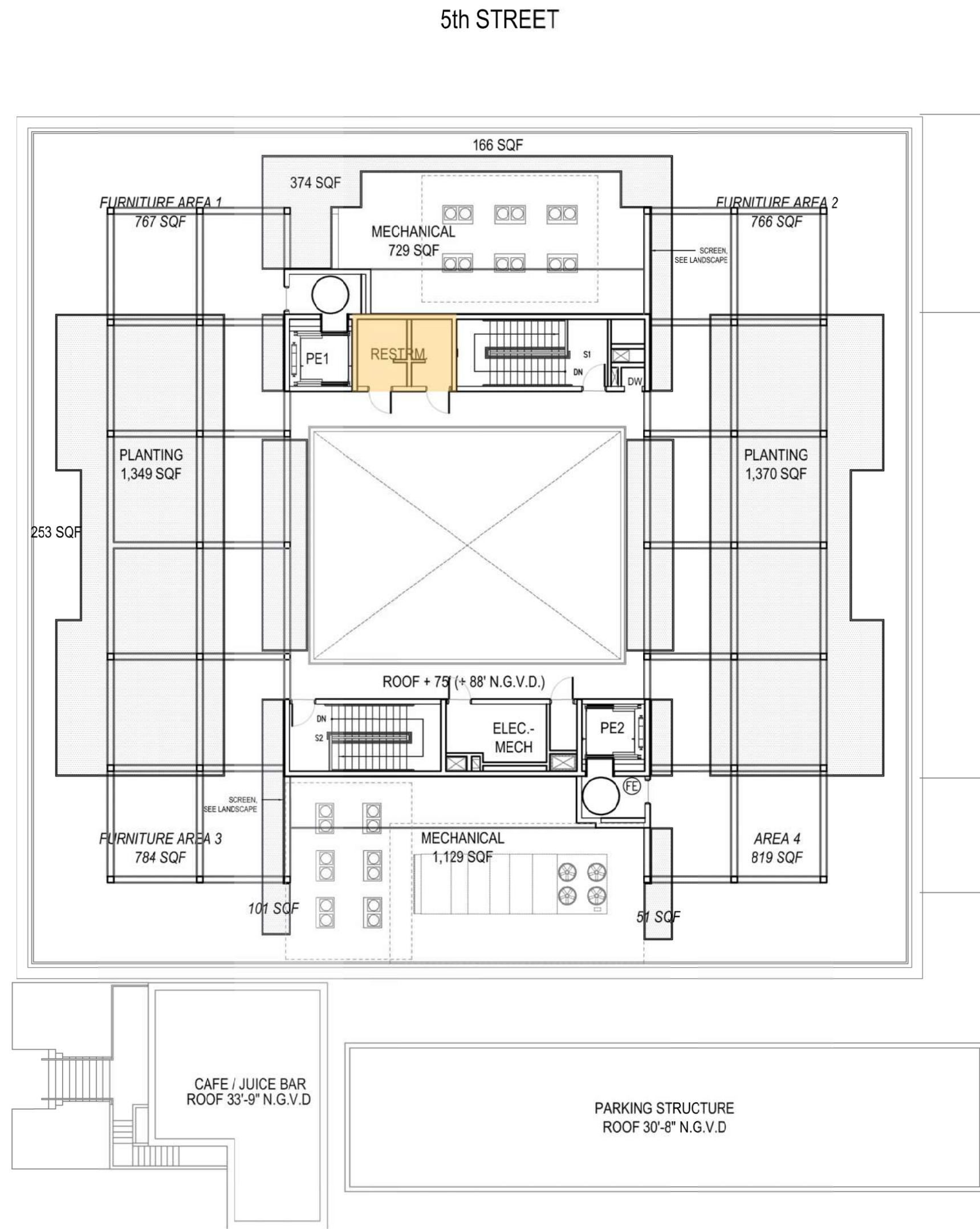


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A2.11

MICHIGAN AVENUE

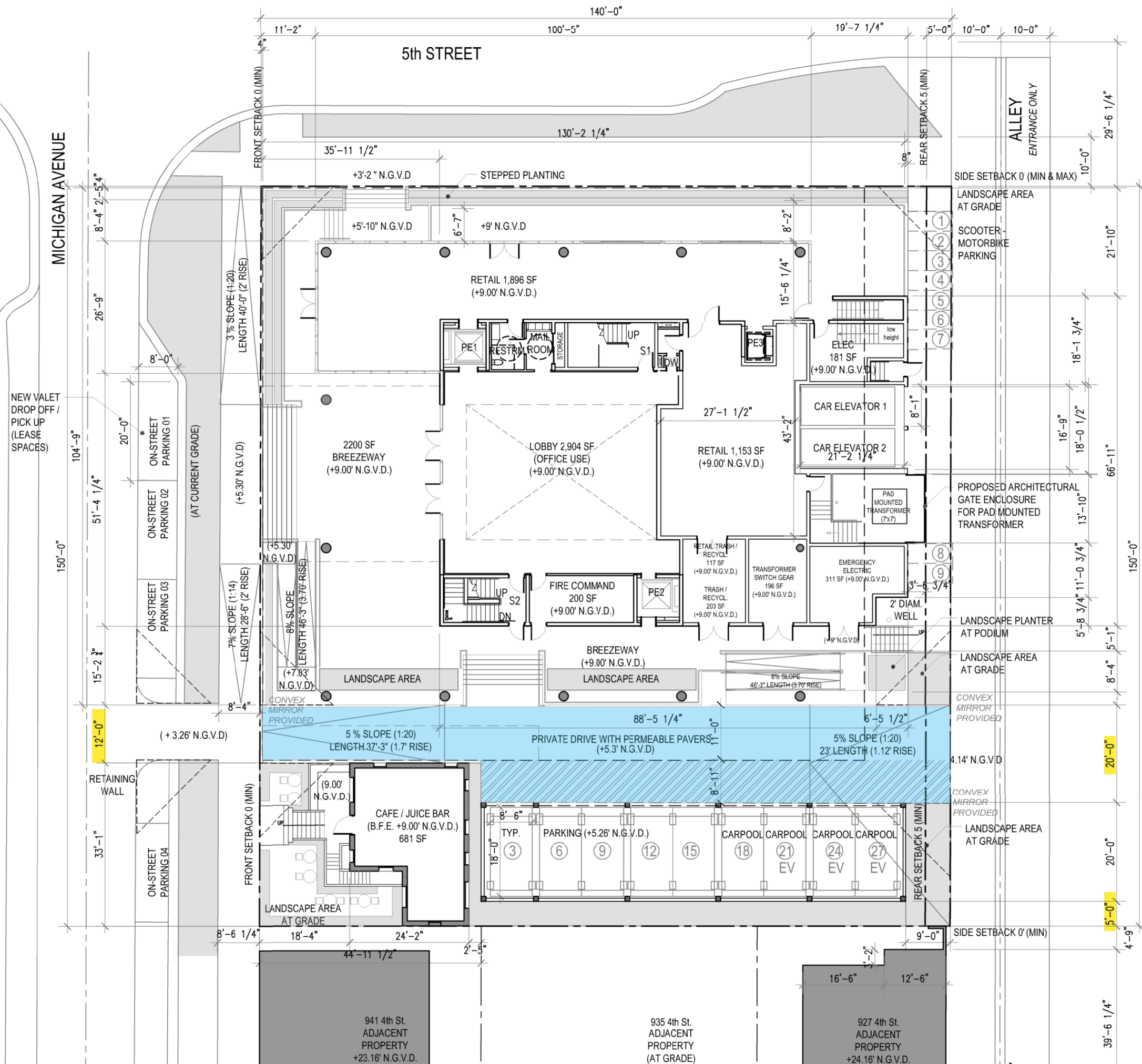
ALLEY



Level 6 Roof - FAR
Scale: 1" = 40'-0"

FAR Calculation

Roof Mechanical Penthouse	146 FAR SF
---------------------------	------------



411 Michigan Avenue
Miami Beach, Florida

Driveway Diagram

Scale: 1"=20'-0"



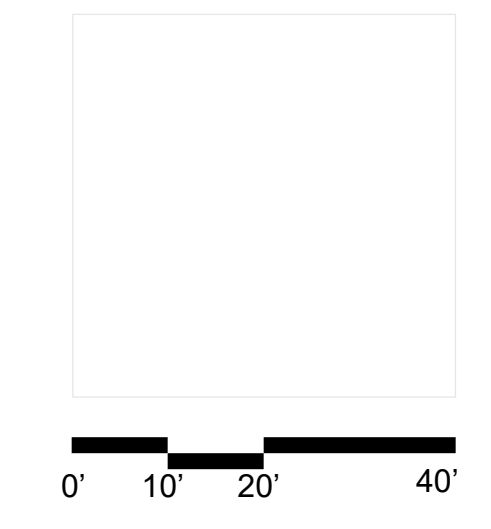
Final Submittal
14 March 2022

A2.12

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A3.0	Floor Plans
A3.1	Site Plan
A3.2	Basement Level Plan
A3.3	Ground Level Plan Submitted 2/7/22
A3.4	Updated Ground Level Plan
A3.5	Mezzanine Level Plan
A3.6	Second Level Plan
A3.7	Third Level Plan
A3.8	Fourth Level Plan
A3.9	Fifth Level Plan
A3.10	Roof Level Plan
A3.11	Canopy Plan

411 Michigan Avenue
Miami Beach, Florida



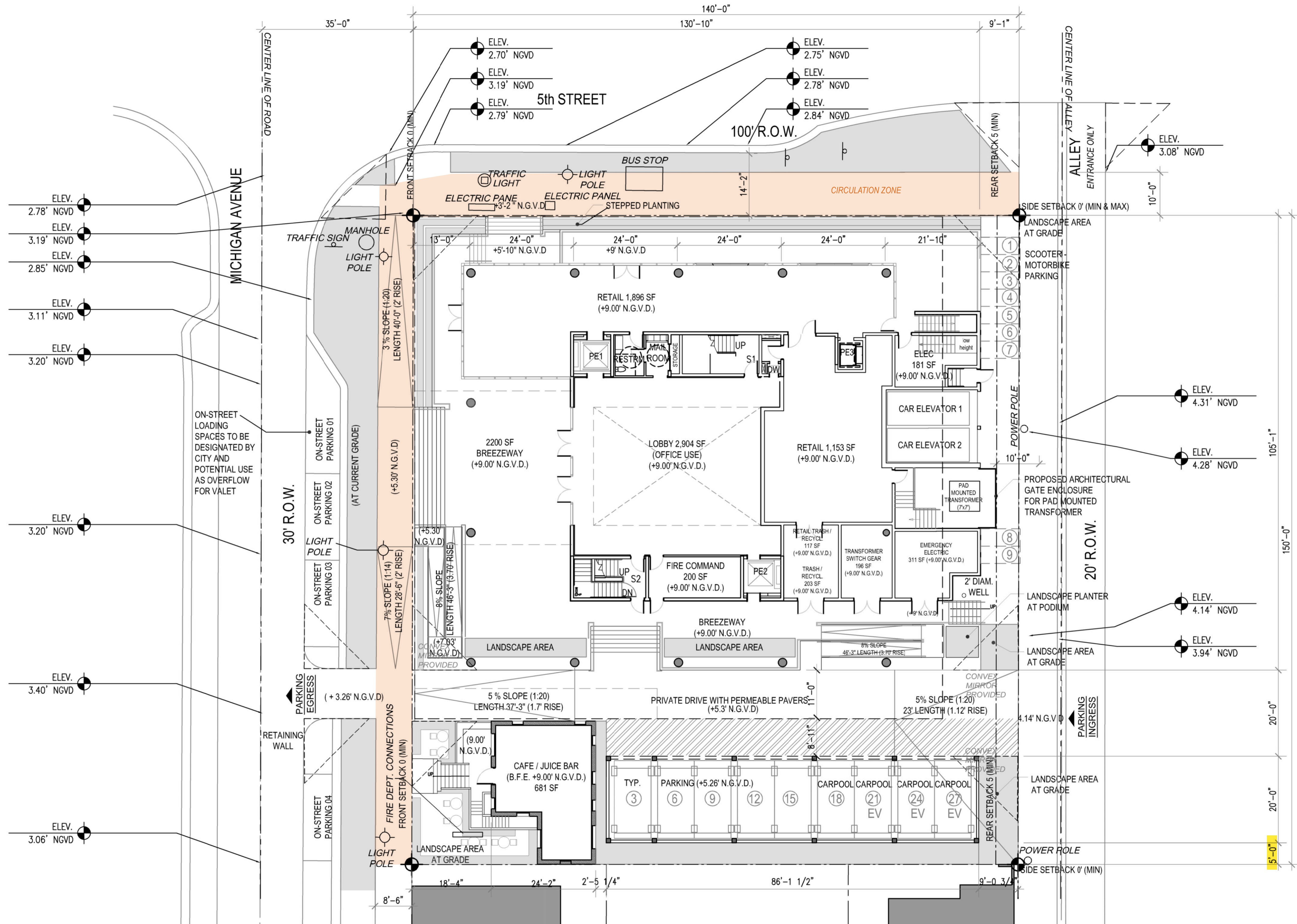
411 Michigan Avenue
Miami Beach, Florida

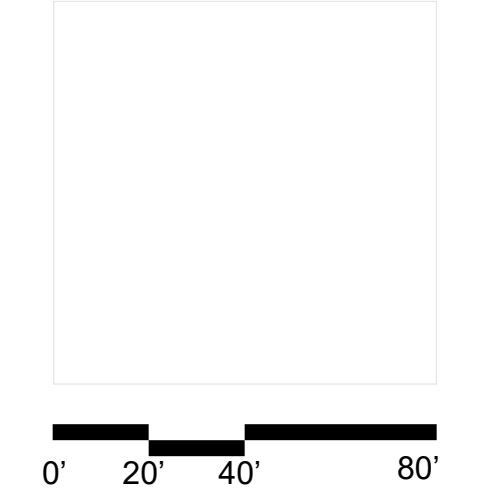
Site Plan
Scale: 1" = 20'-0"



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A3.1





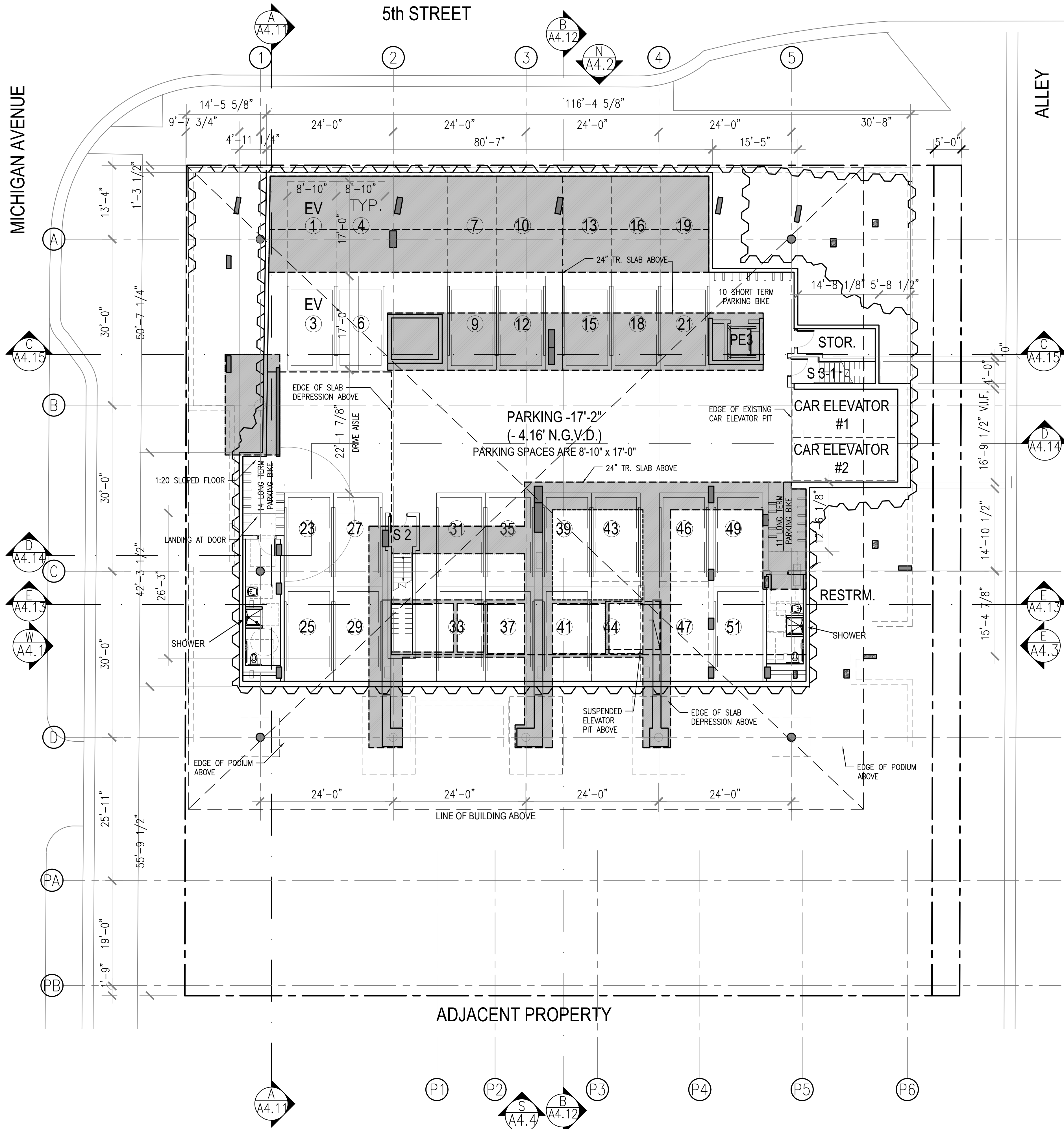
411 Michigan Avenue
Miami Beach, Florida

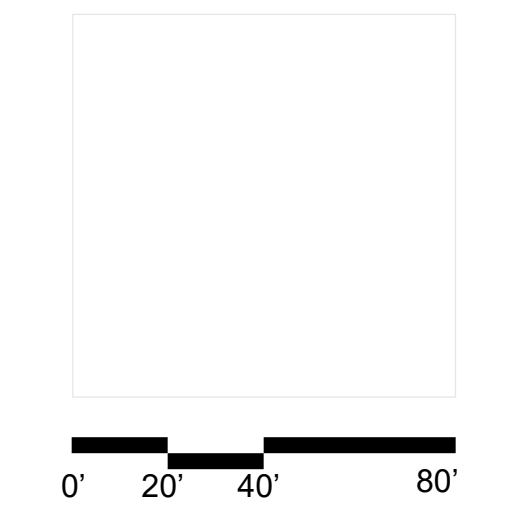
Basement Level Plan
Scale: 1" = 20'-0"



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14 March 2022

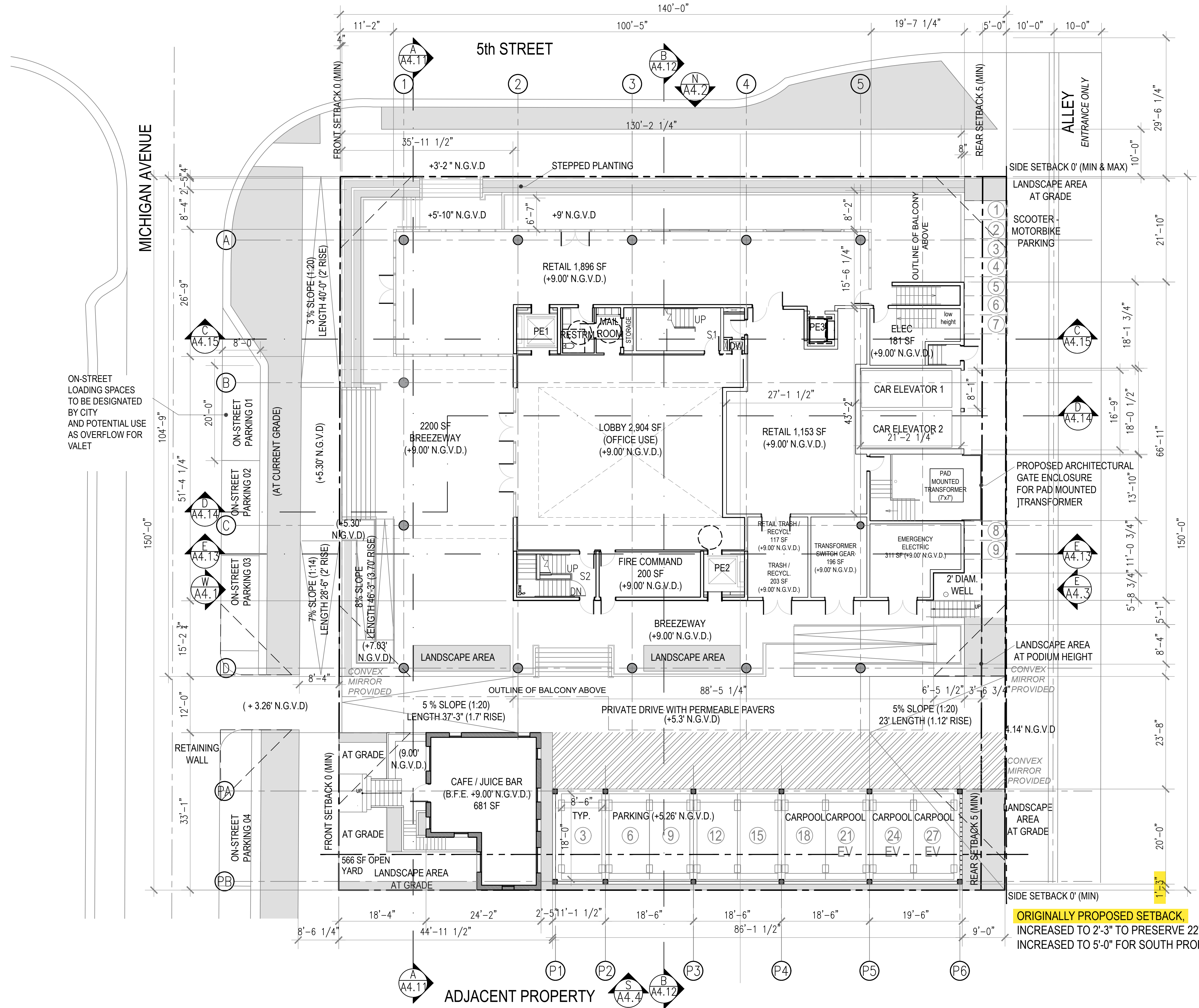
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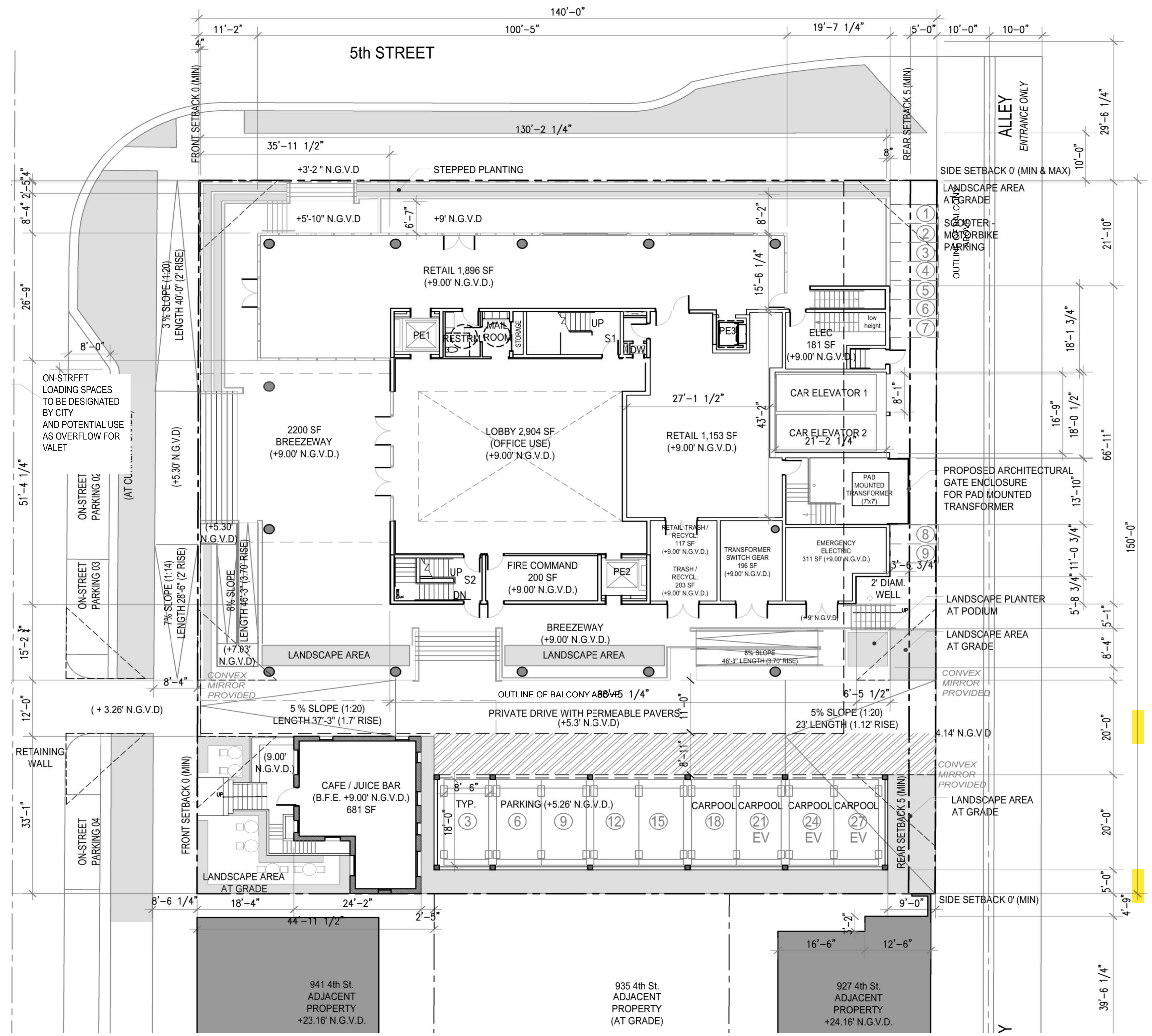
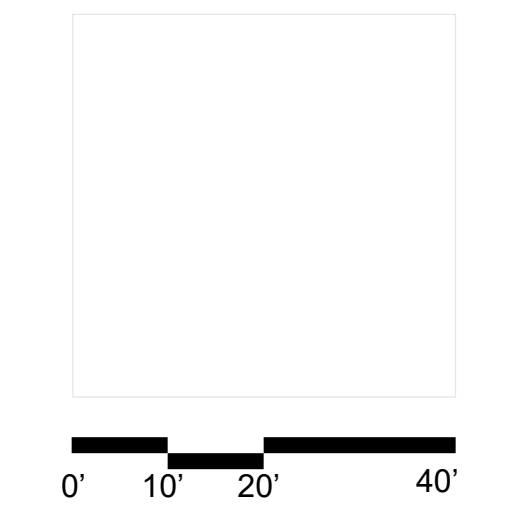


411 Michigan Avenue
Miami Beach, Florida

Ground Floor Plan Submitted
2/7/2022
Scale: 1" = 20'-0"



ORIGINALLY PROPOSED SETBACK,
INCREASED TO 2'-3" TO PRESERVE 22' DRIVE AISLE,
INCREASED TO 5'-0" FOR SOUTH PROPERTY NEIGHBORS



411 Michigan Avenue
Miami Beach, Florida

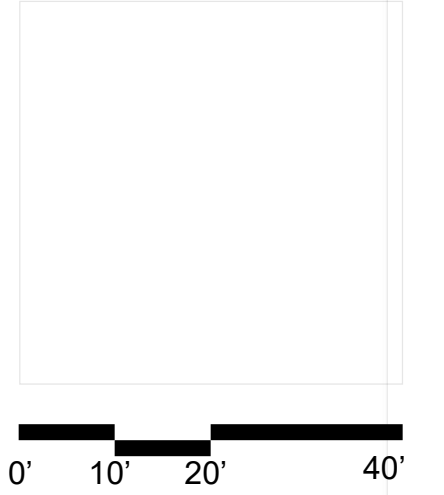
Updated Ground Level Plan
Scale: 1" = 20'-0"



UPDATED SETBACK
PER NEIGHBOR AGREEMENT

Final Submittal
14 March 2022

A3.4



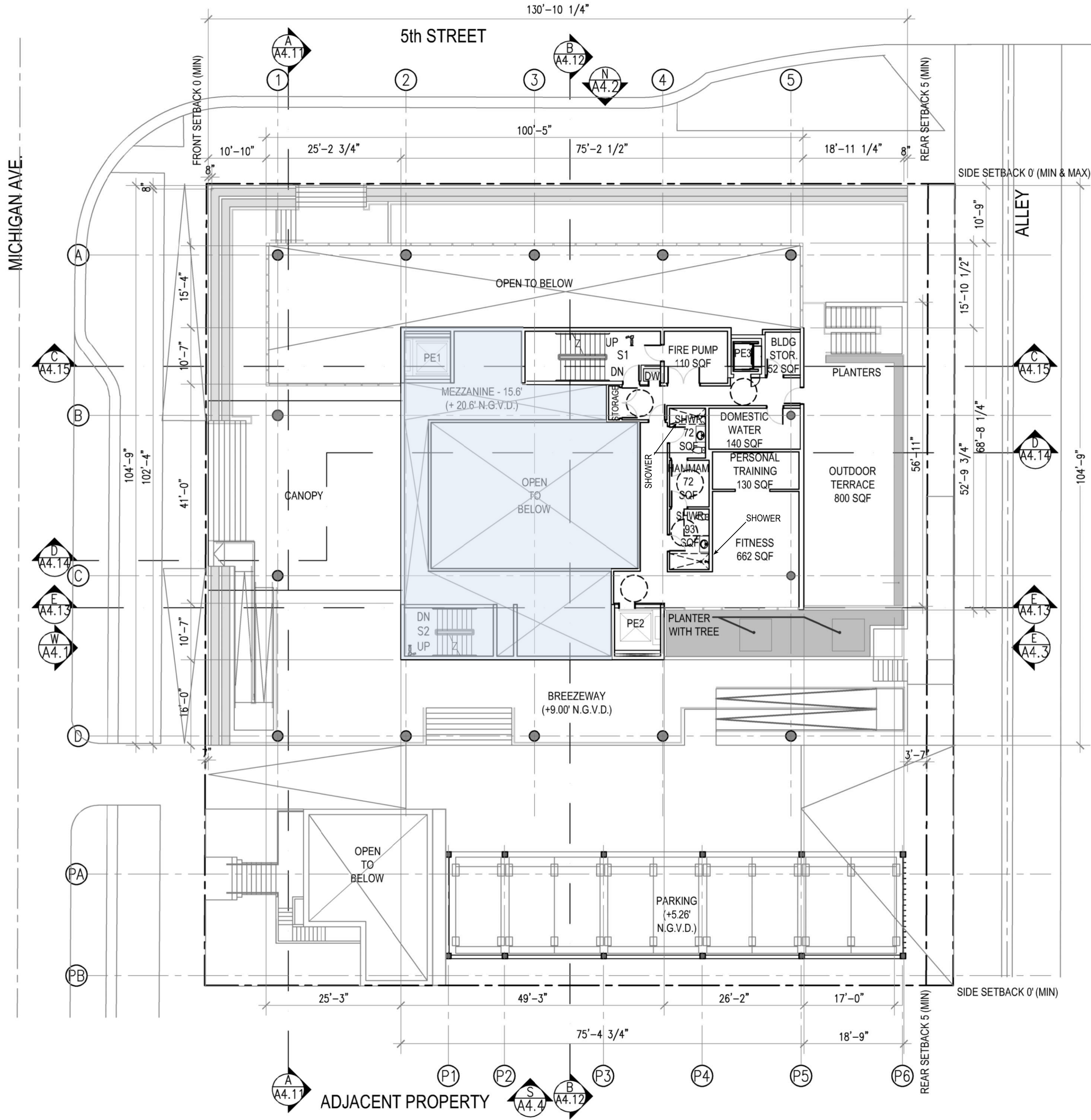
411 Michigan Avenue
Miami Beach, Florida

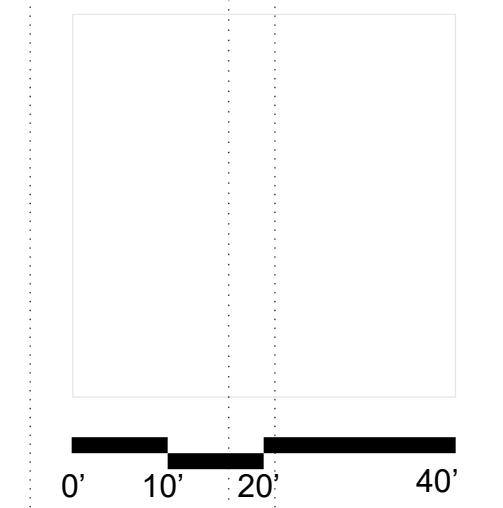
Mezzanine Level Plan
Scale: 1" = 20'-0"



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A3.5





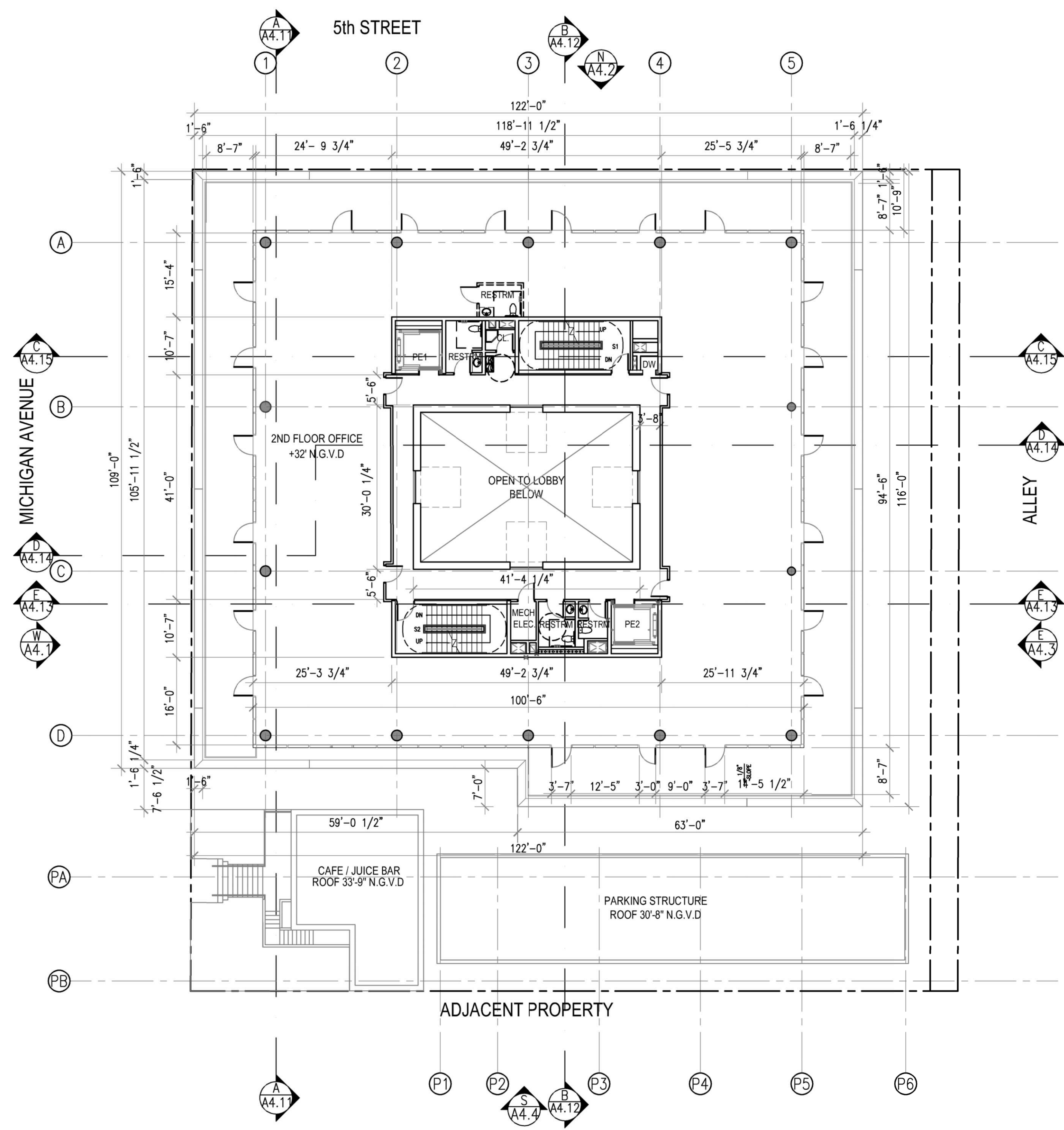
411 Michigan Avenue
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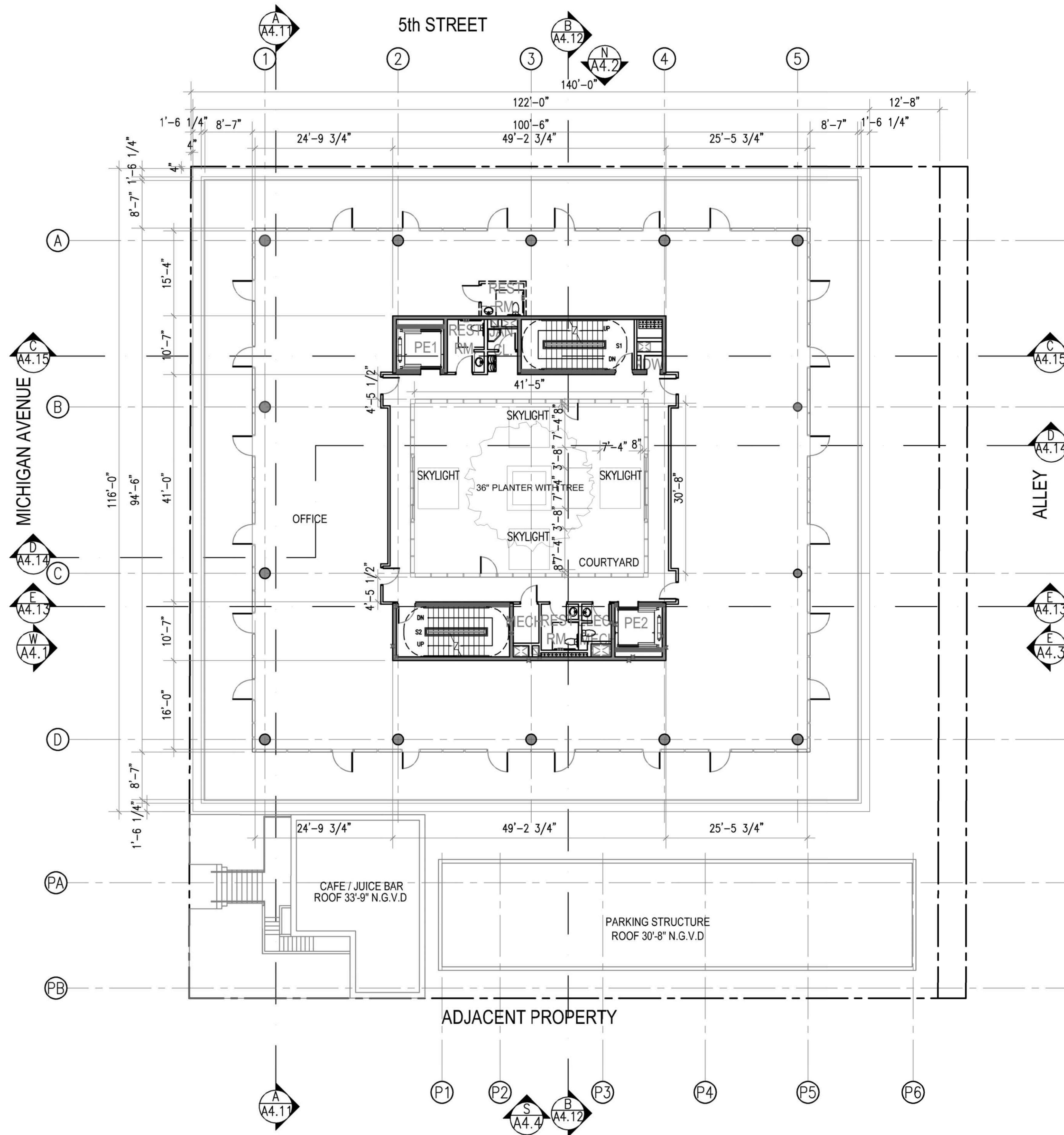
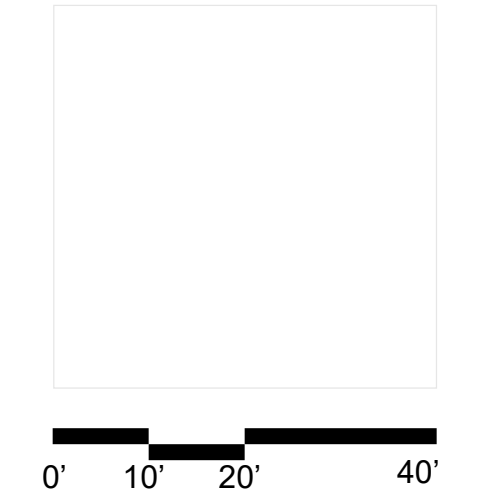
Second Level Plan
Scale: 1" = 20'-0"



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A3.6





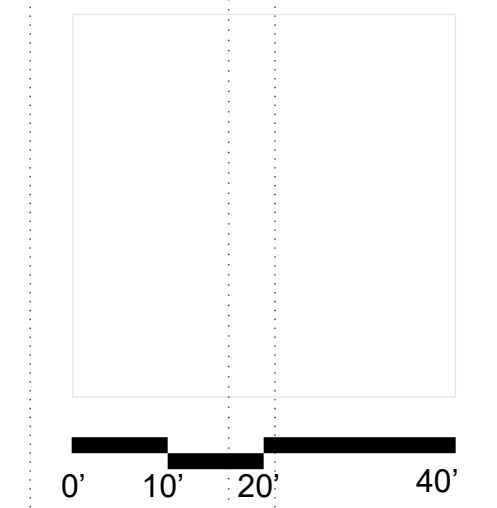
411 Michigan Avenue
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Third Level Plan
Scale: 1" = 20'-0"



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A3.7



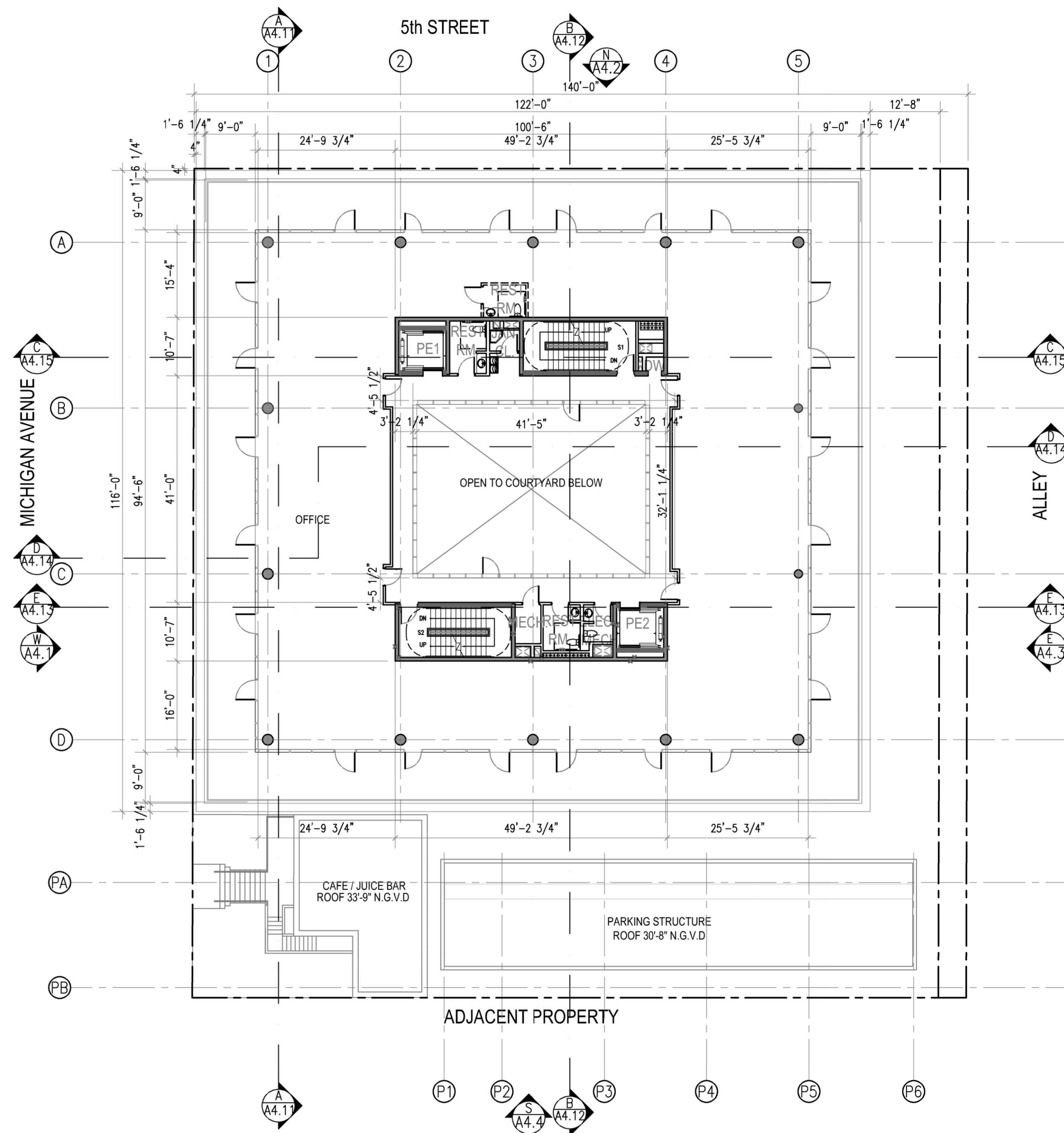
411 Michigan Avenue
Miami Beach, Florida

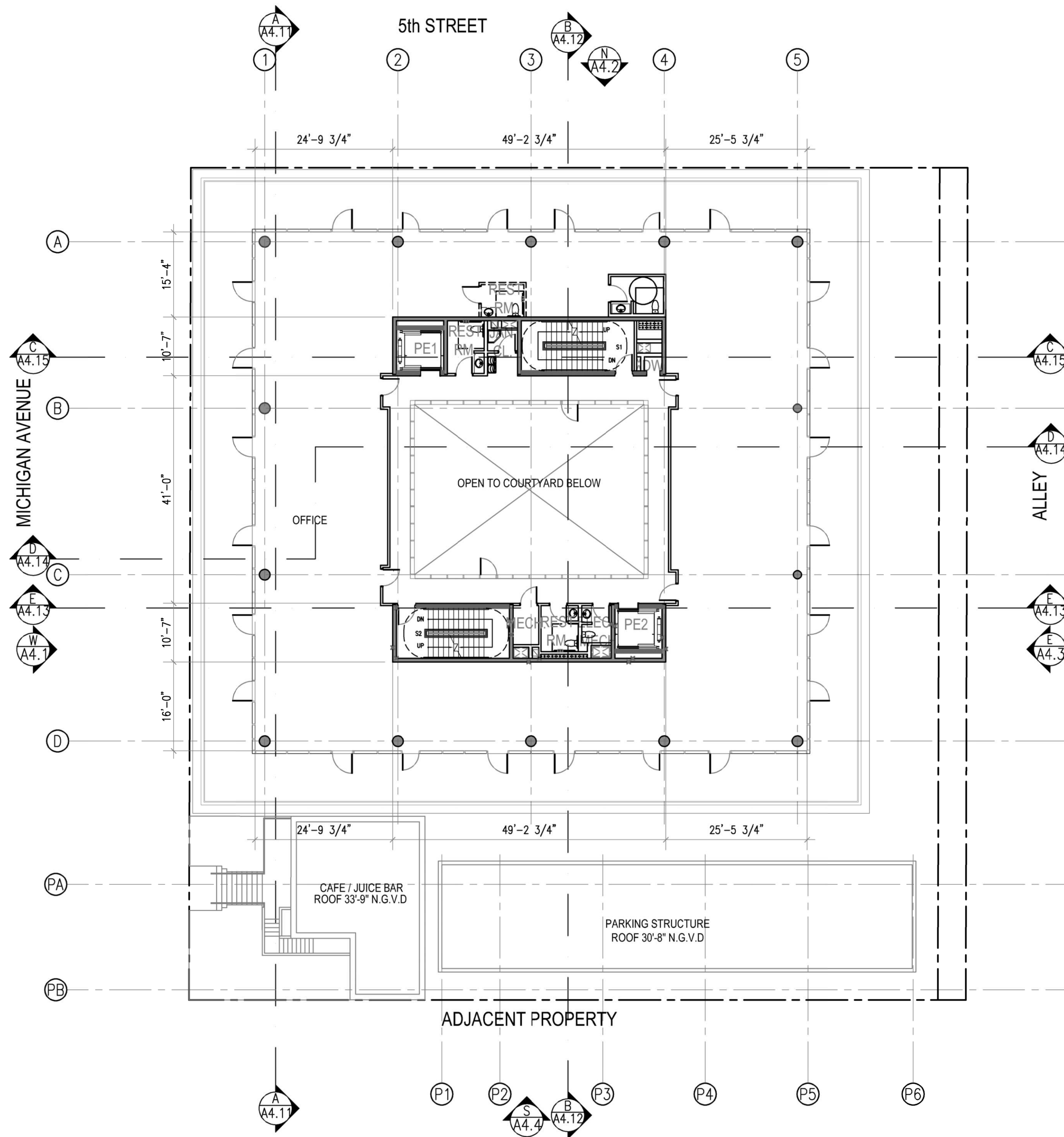
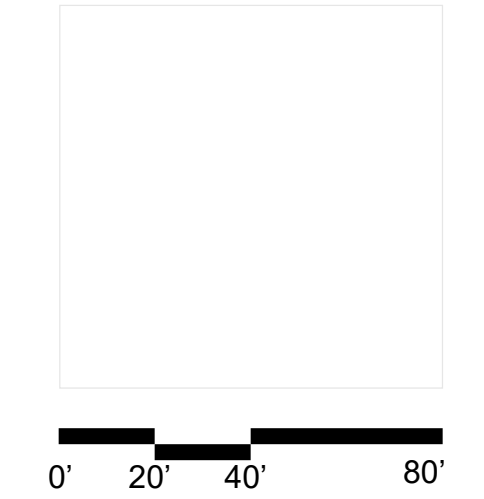
Fourth Level Plan
Scale: 1" = 20'-0"



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A3.8





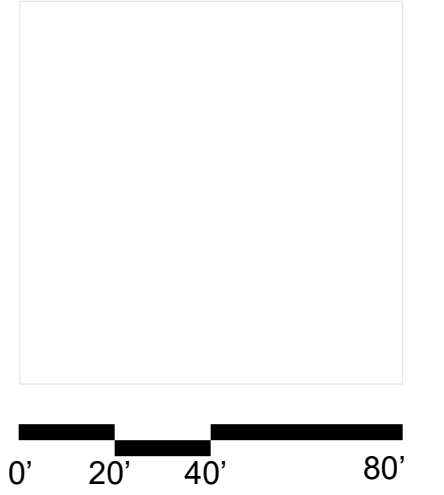
411 Michigan Avenue
Miami Beach, Florida

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



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A3.9



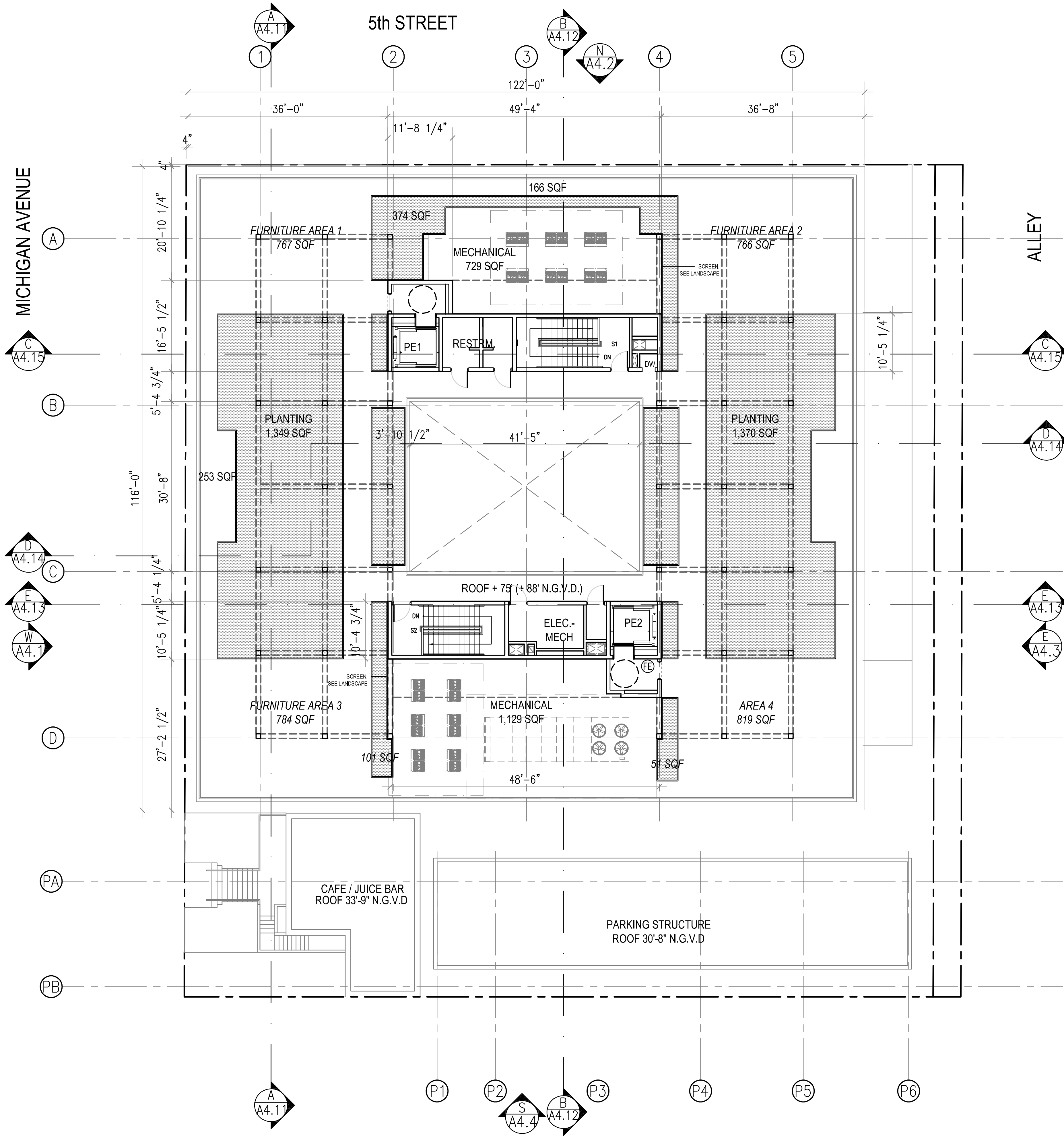
411 Michigan Avenue
Miami Beach, Florida

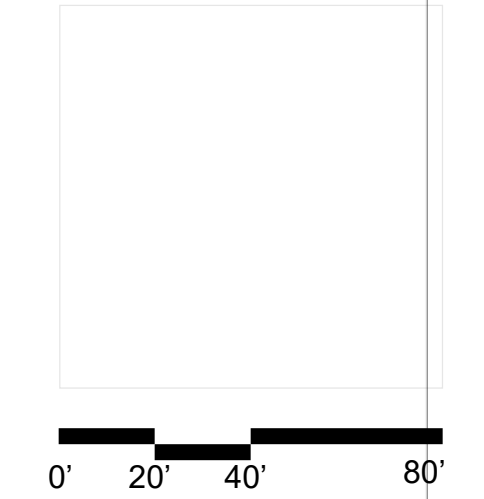
Roof Level Plan
Scale: 1" = 20'-0"



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14 March 2022

A3.10





411 Michigan Avenue
Miami Beach, Florida

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



Final Submittal
14 March 2022

A3.11

