



411 Michigan Avenue
Miami Beach, Florida

A4.0 Building Elevations, Sections & Alternate Parking

- A4.1 Rendered West Elevation | Michigan Ave
- A4.2 Rendered North Elevation | 5th Street
- A4.3 Rendered East Elevation | Alley
- A4.4 Rendered South Elevation | Private Drive
- A4.5 Rendered South Elevation | Parking Structure
- A4.6 Rendered North Elevation | Parking Structure
- A4.7 West Elevation | Michigan Ave
- A4.8 North Elevation | 5th Street
- A4.9 East Elevation | Alley
- A4.10 South Elevation | Private Drive

- A4.11 Longitudinal Building Section A
- A4.12 Longitudinal Building Section B
- A4.13 Latitudinal Building Section E
- A4.14 Latitudinal Building Section D
- A4.15 Latitudinal Building Section C

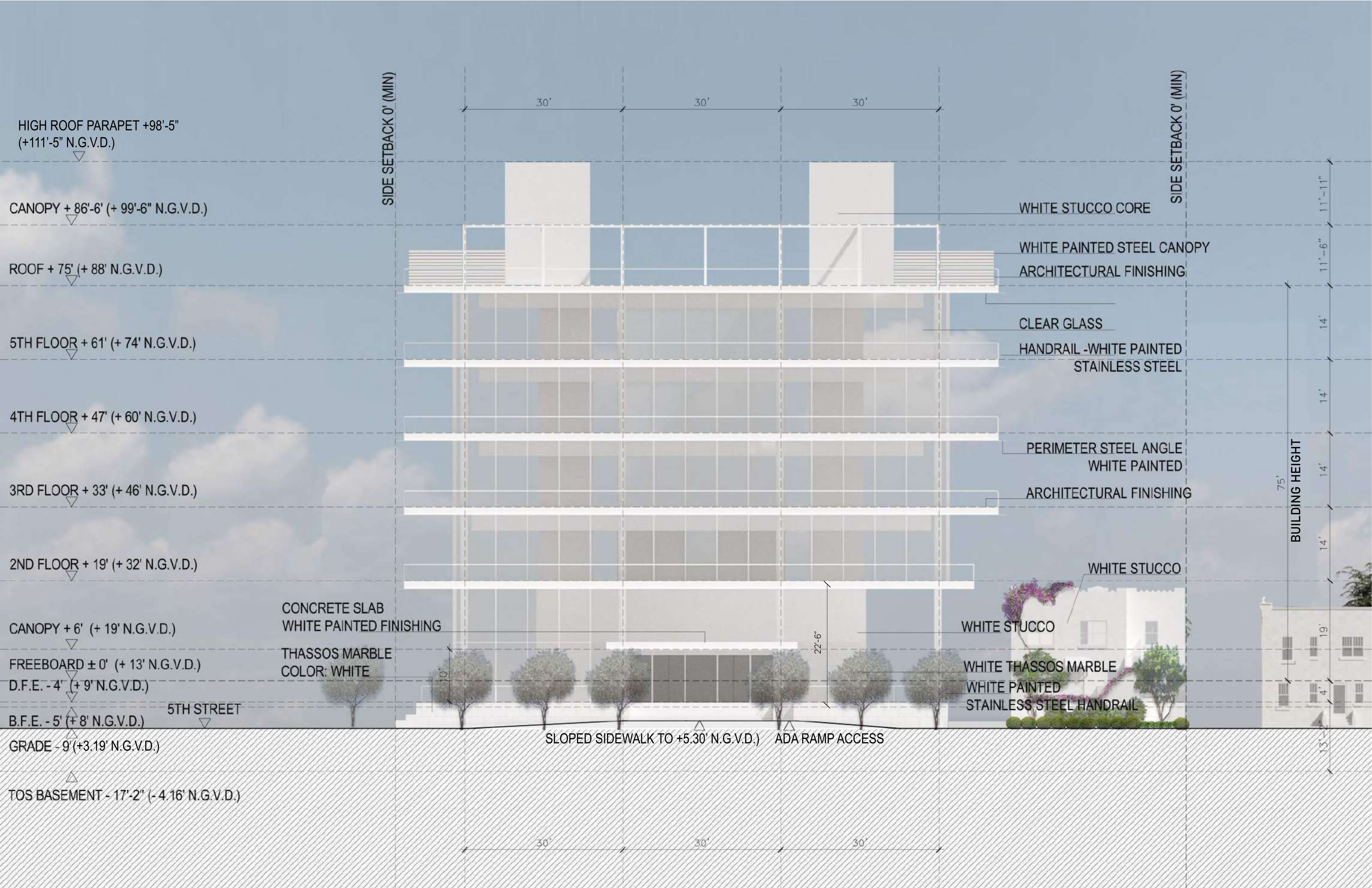


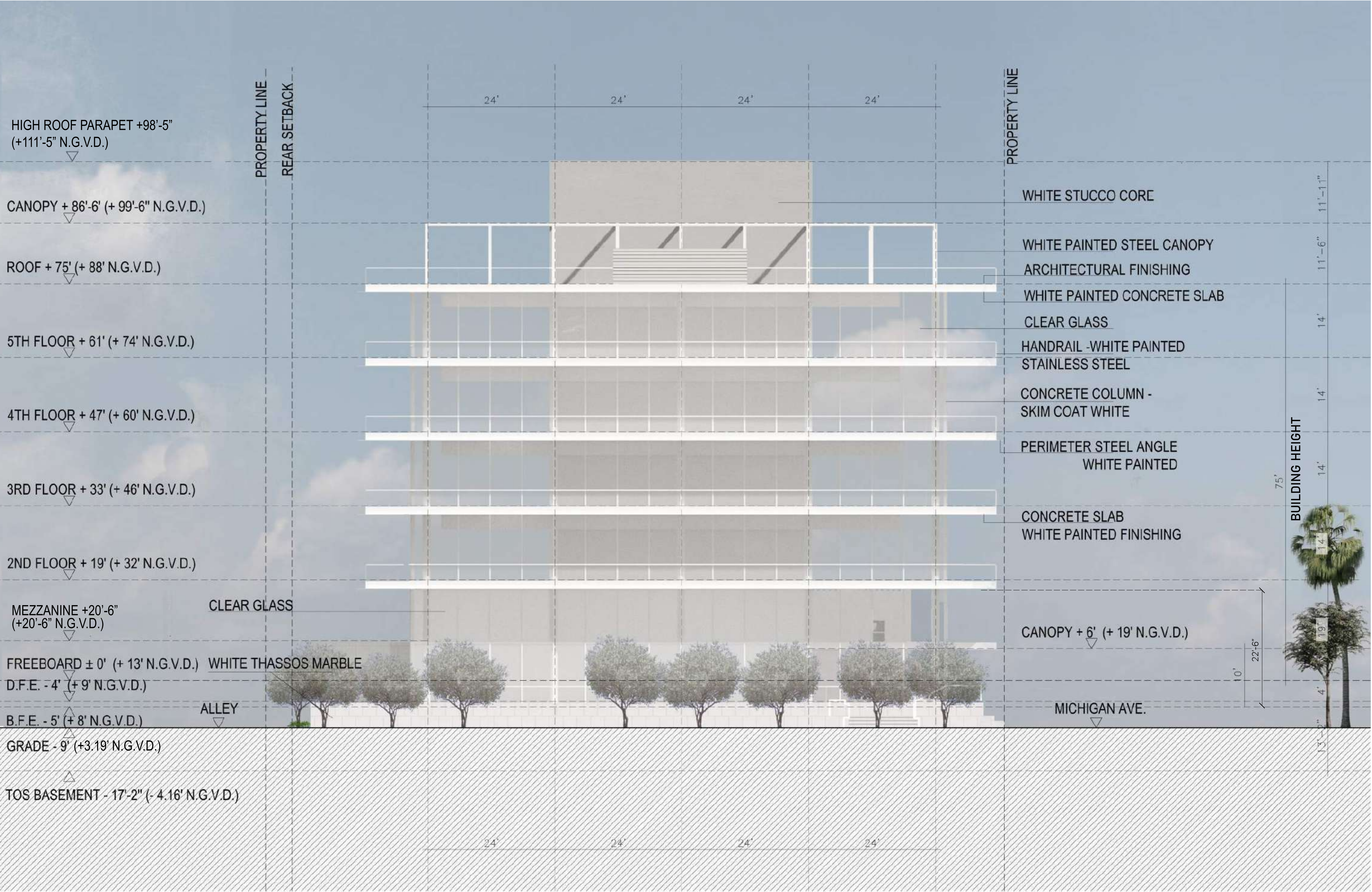
411 Michigan Avenue
Miami Beach, Florida

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

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14 March 2022

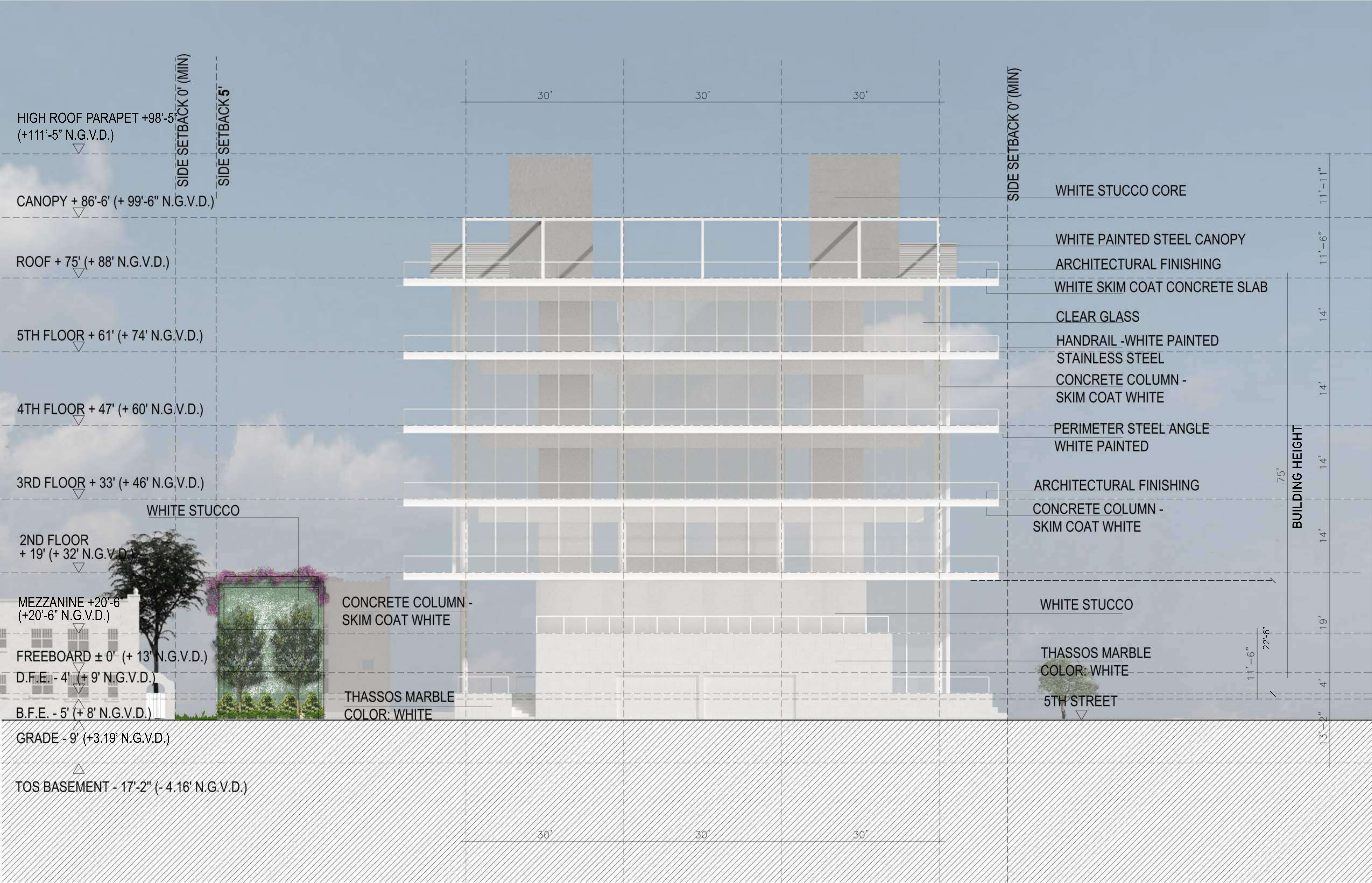
A4.1

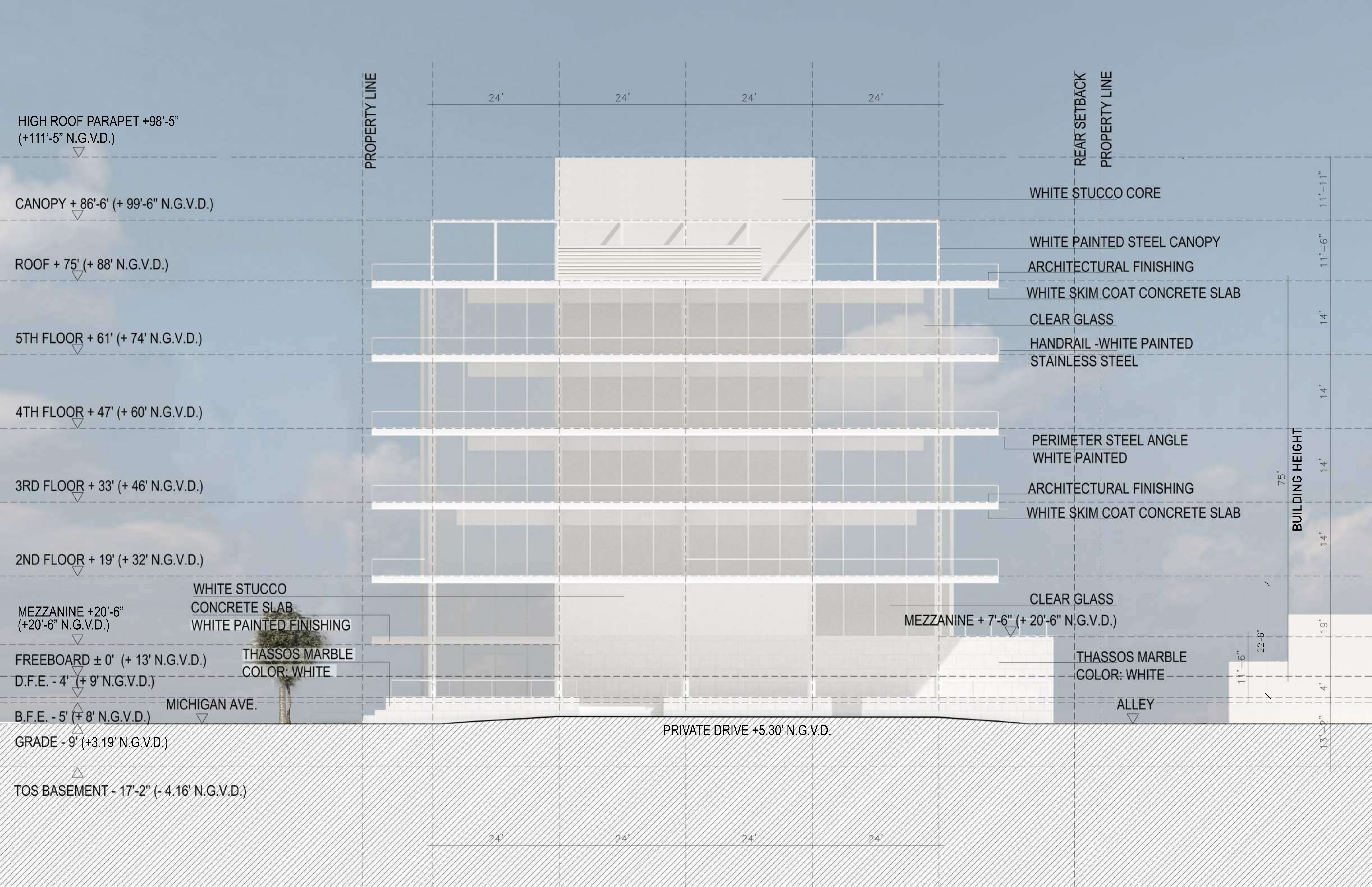




411 Michigan Avenue
Miami Beach, Florida

North Elevation 5th St.
Scale: 1" = 16'-0"





CUBE3

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

Jonathan W. Cardello, AIA
FL License No. AR93391

Jonathan W. Cardello
2022.03.13
11:15:04 -0500

0' 8' 16' 32'

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South Elevation-Main Building
Scale: 1" = 16'-0"



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111 SW 3rd Street, Floor 4
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FL License No. AR93391

Jonathan W. Cardello
2022.03.13
11:18:07 AM
00'

0' 20' 40' 80'

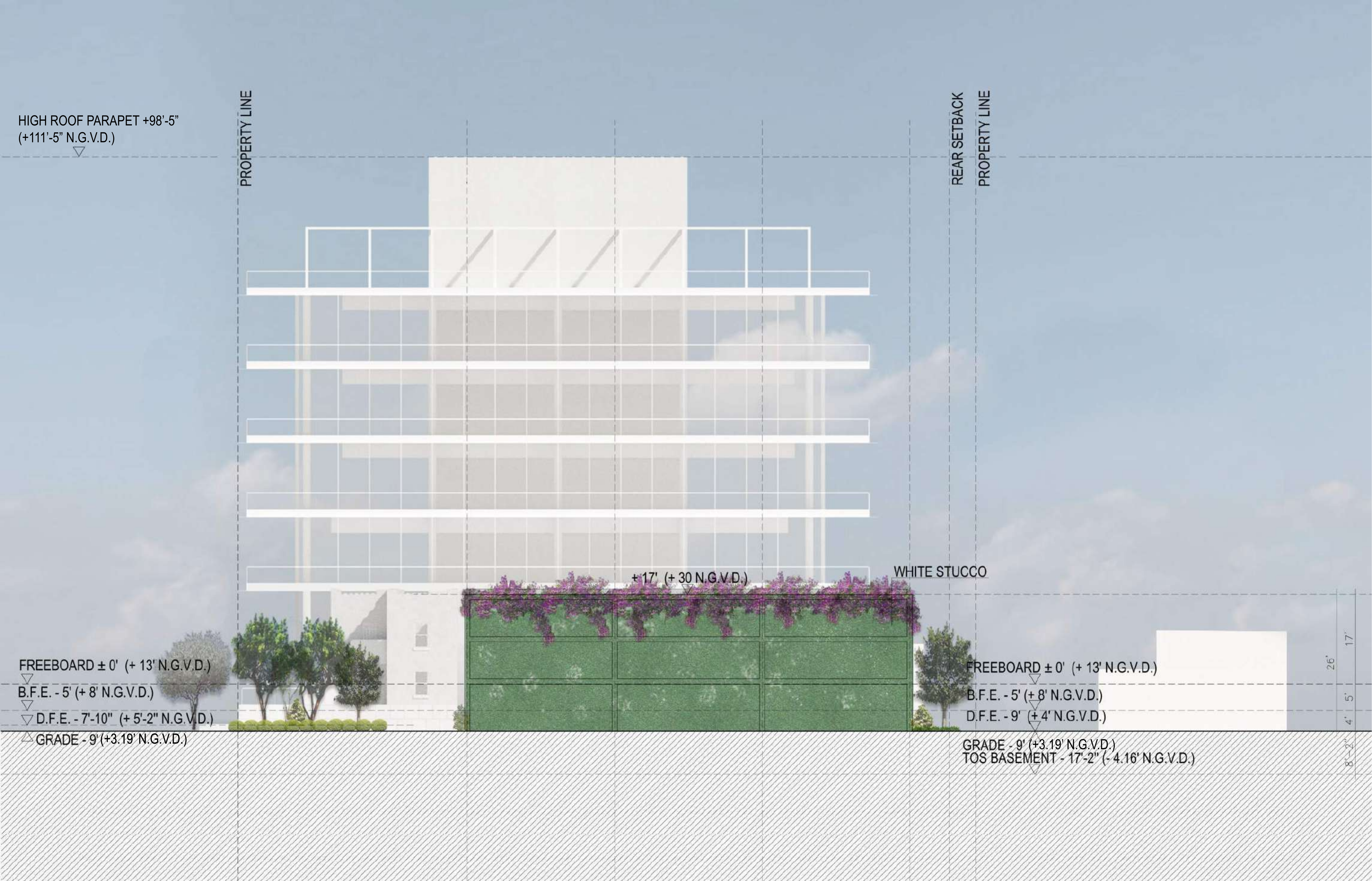
411 Michigan Avenue
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South Elev.-Parking Structure
Scale: 1" = 16'-0"



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A4.5



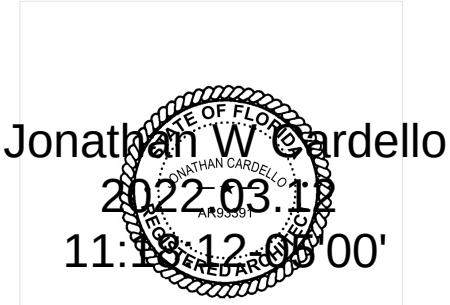
411 Michigan Avenue
Miami Beach, Florida

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



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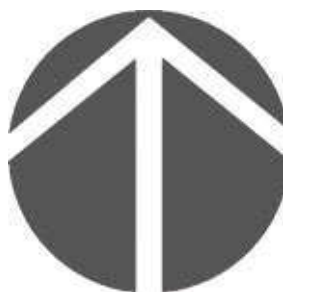
A4.6



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West Elevation - Michigan Ave.

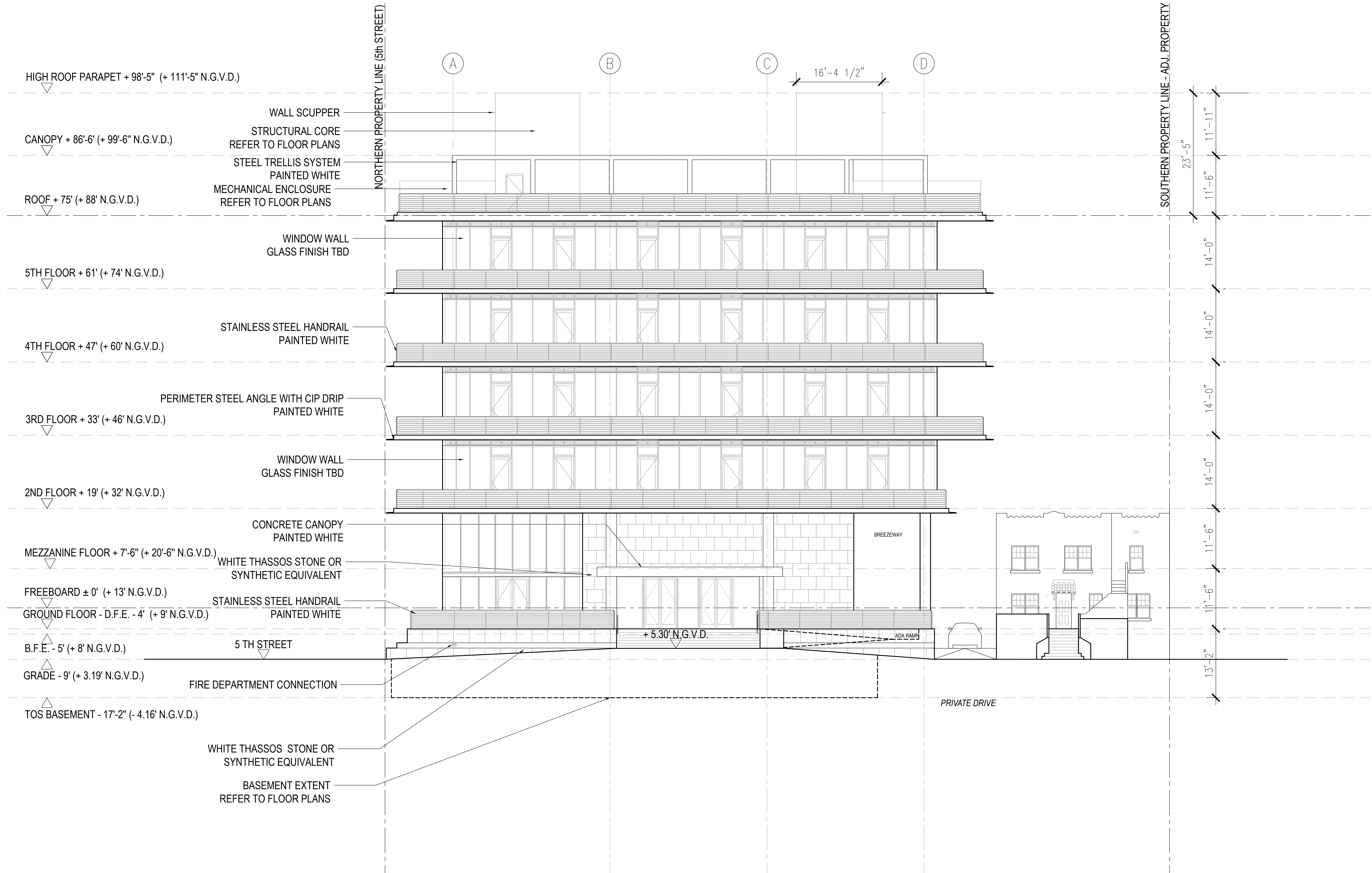
Scale: 1" = 40'-0"



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4 March 2022

A4.7

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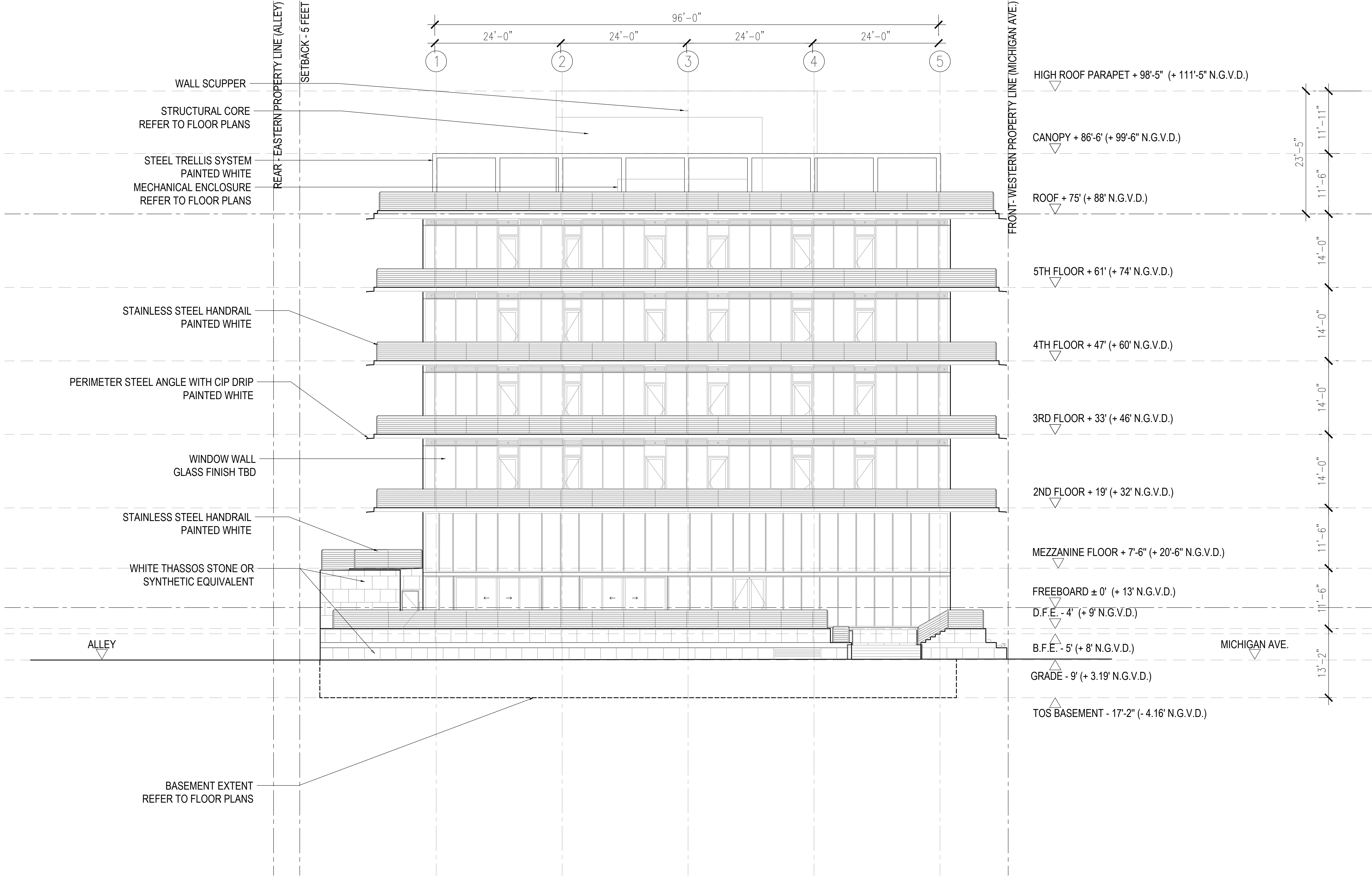
411 Michigan Avenue
Miami Beach, Florida

North Elevation - 5th Street
Scale: 1" = 40'-0"

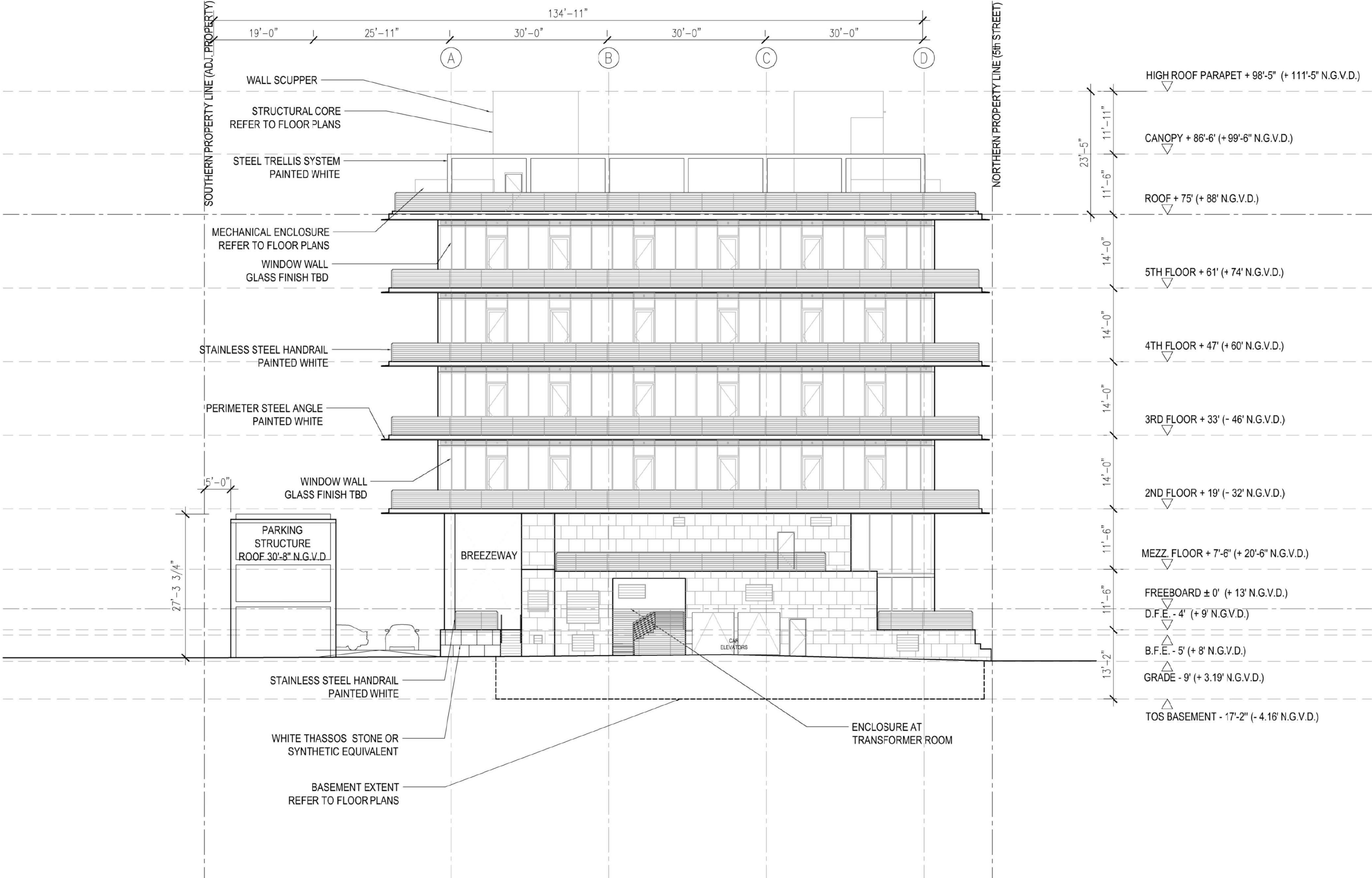


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A4.8



Jonathan W. Cardello
2022.03.13
11:18:48 PM
0' 20' 40' 80'



411 Michigan Avenue

Miami Beach, Florida

East Elevation - Alley

Scale: 1" = 40'-0"



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A4.9



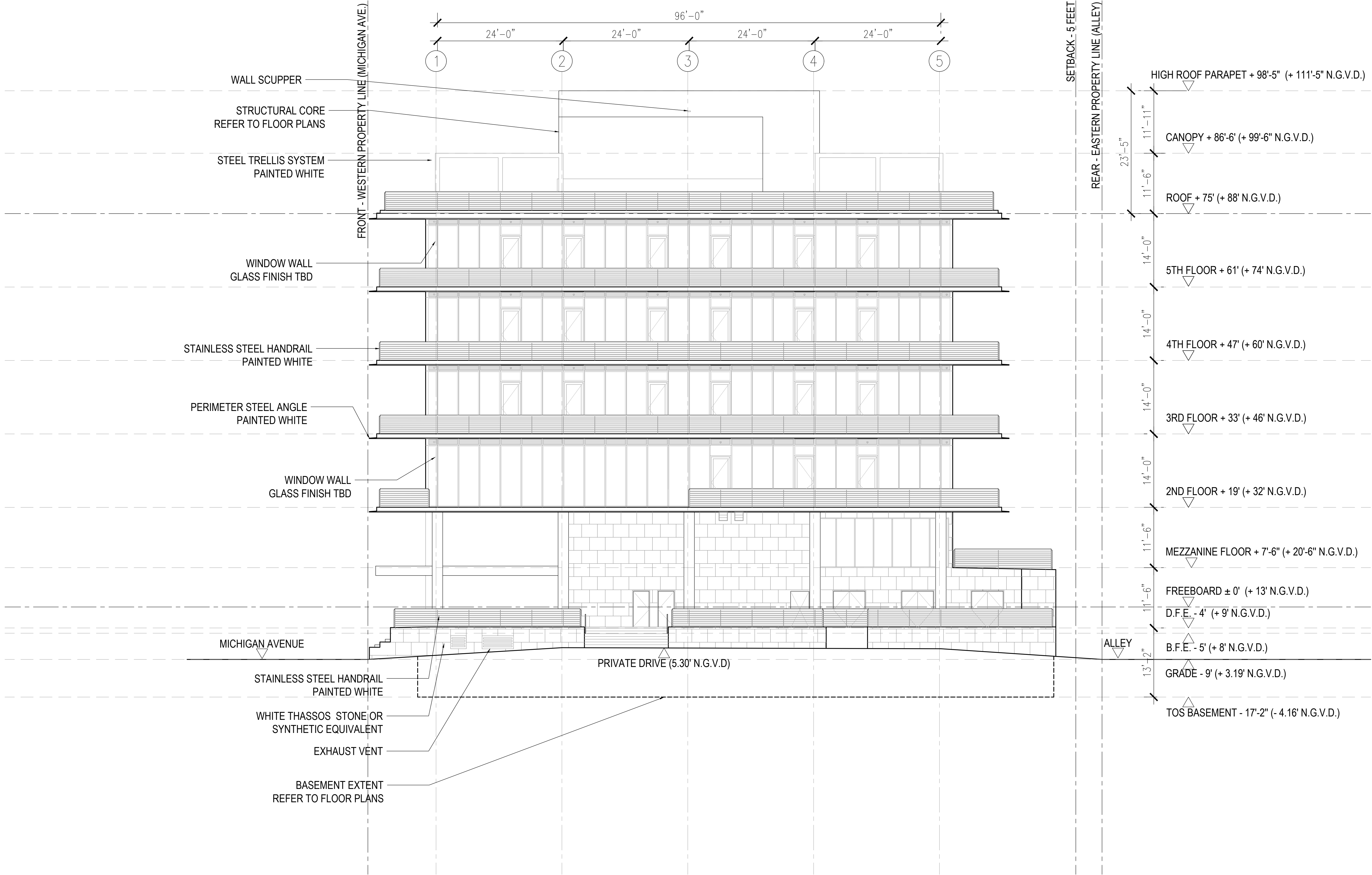
411 Michigan Avenue
Miami Beach, Florida

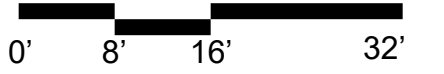
South Elevation
Scale: 1" = 40'-0"



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A4.10

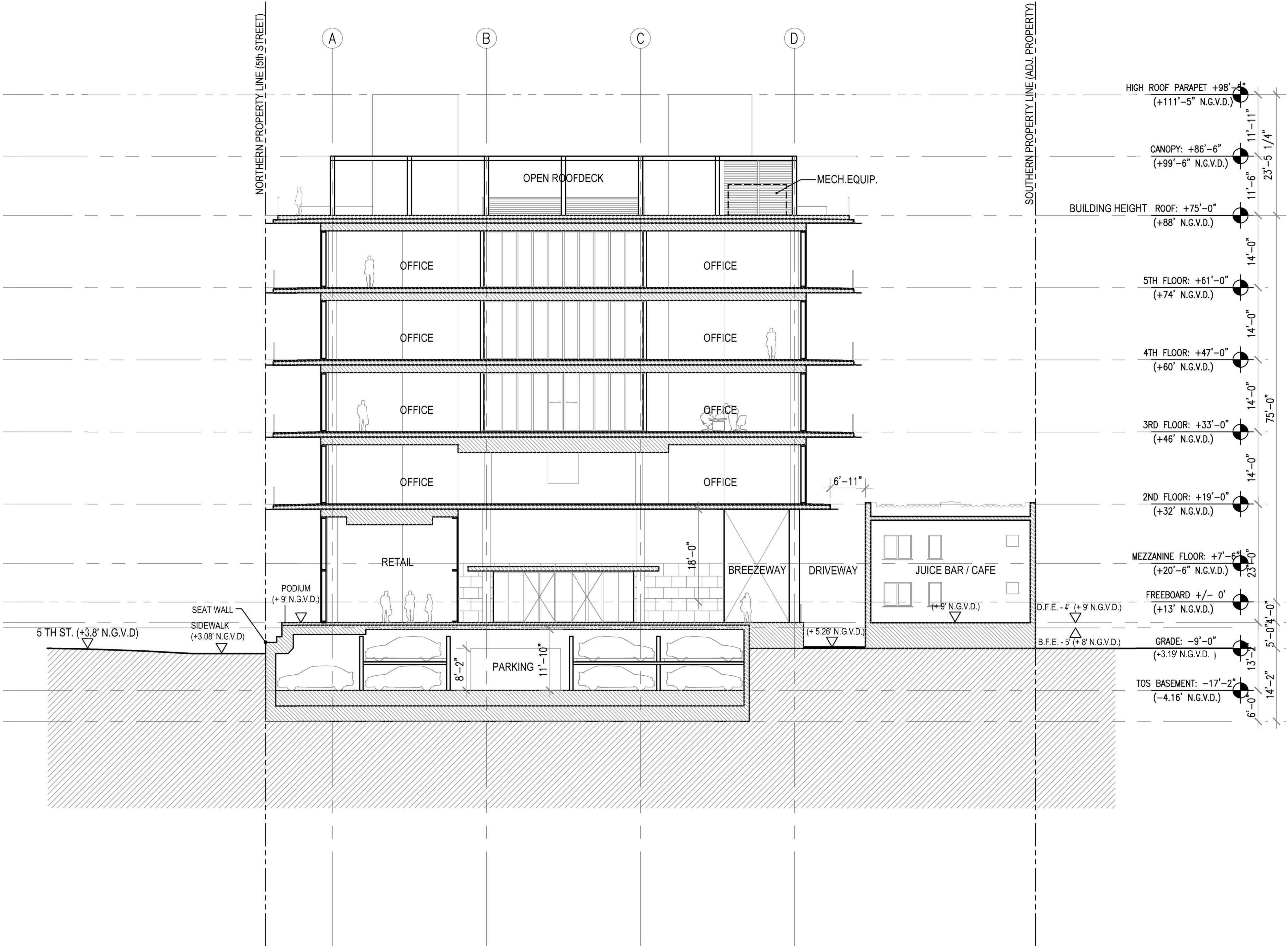


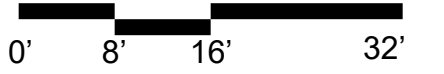
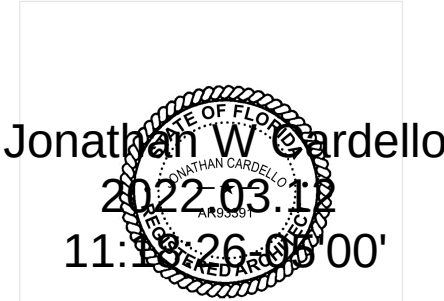


411 Michigan Avenue
Miami Beach, Florida

Longitudinal Building Section A

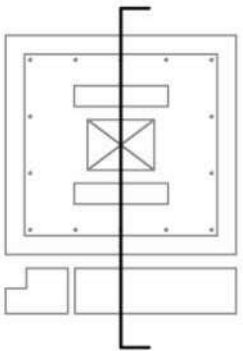
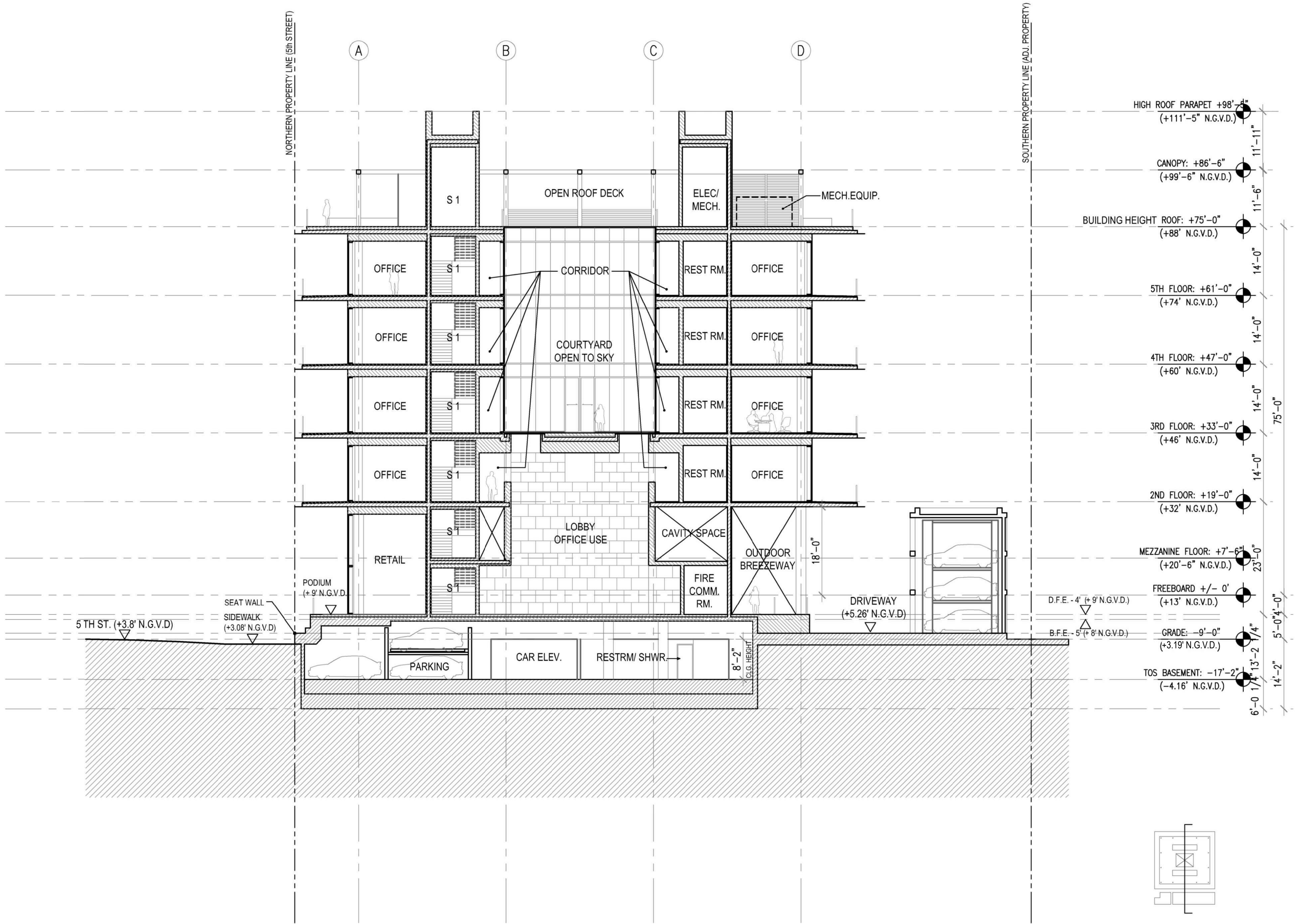
Scale: 1" = 16'-0"





411 Michigan Avenue
Miami Beach, Florida

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



Jonathan W. Cardello
2022.03.13
11:18:28 -0500

0' 20' 40' 80'

411 Michigan Avenue

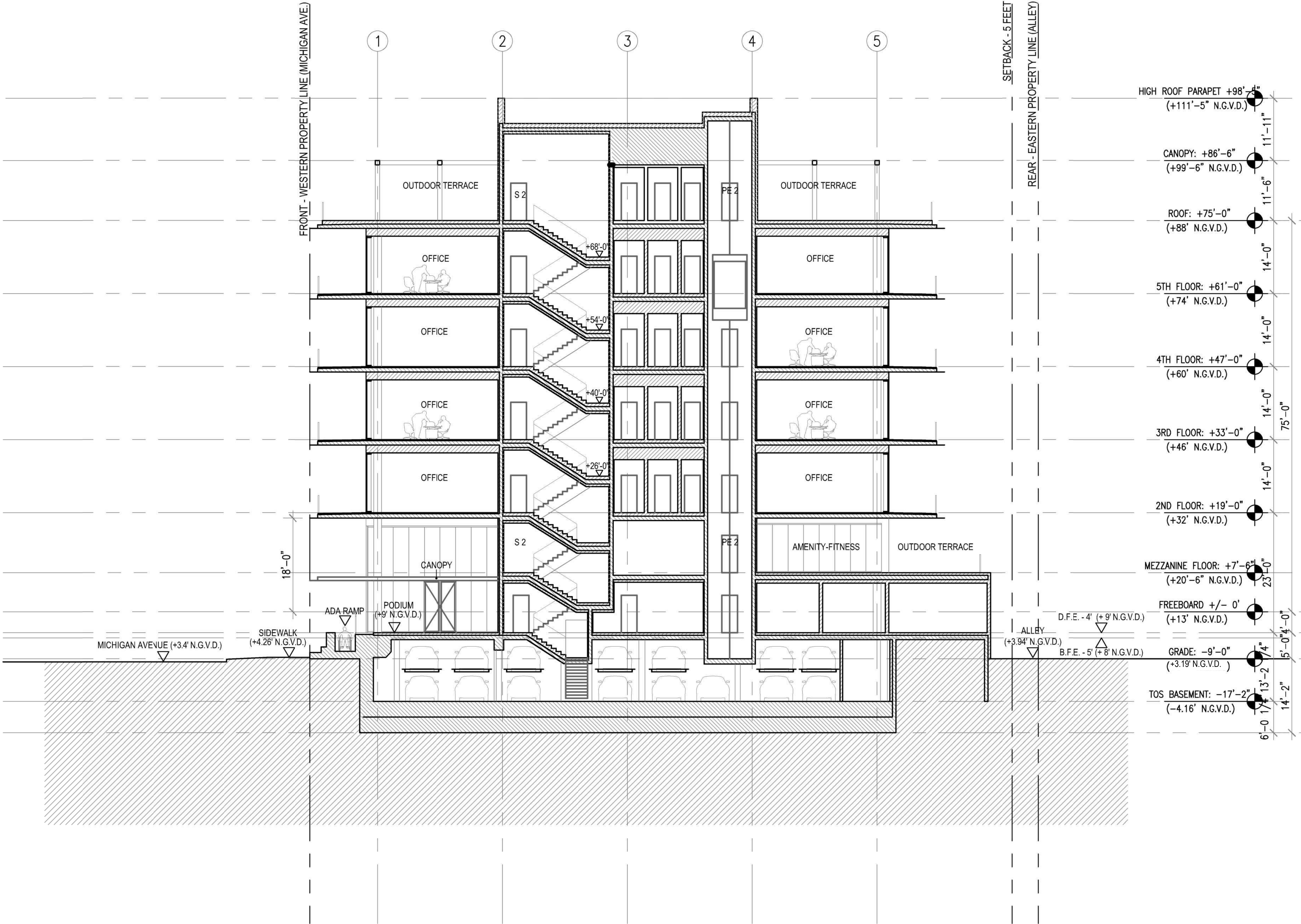
Miami Beach, Florida

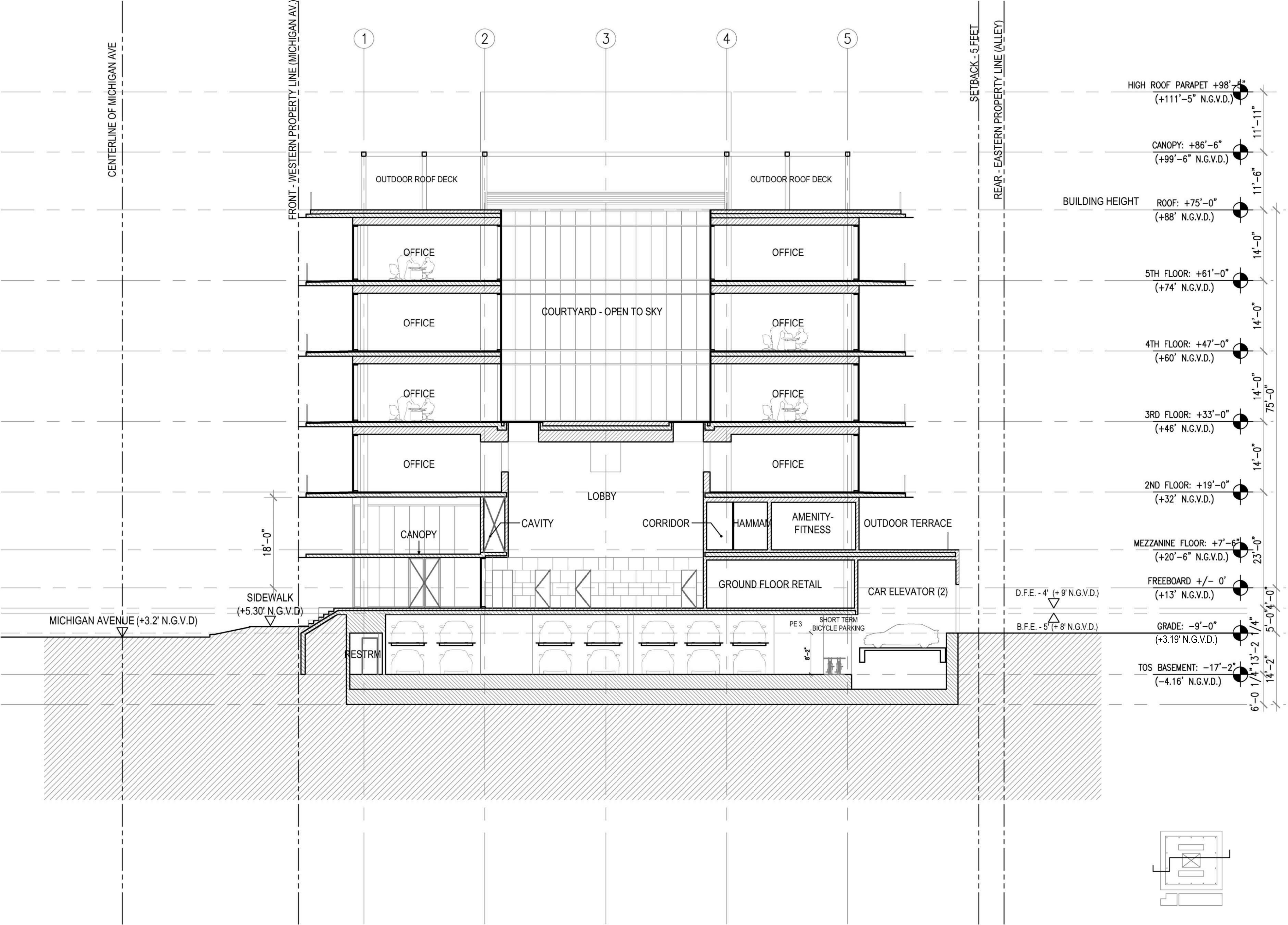
Latitudinal Building Section E

Scale: 1" = 40'-0"



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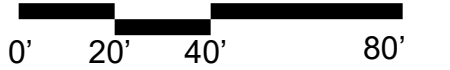
Latitudinal Building Section D

Scale: 1" = 40'-0"



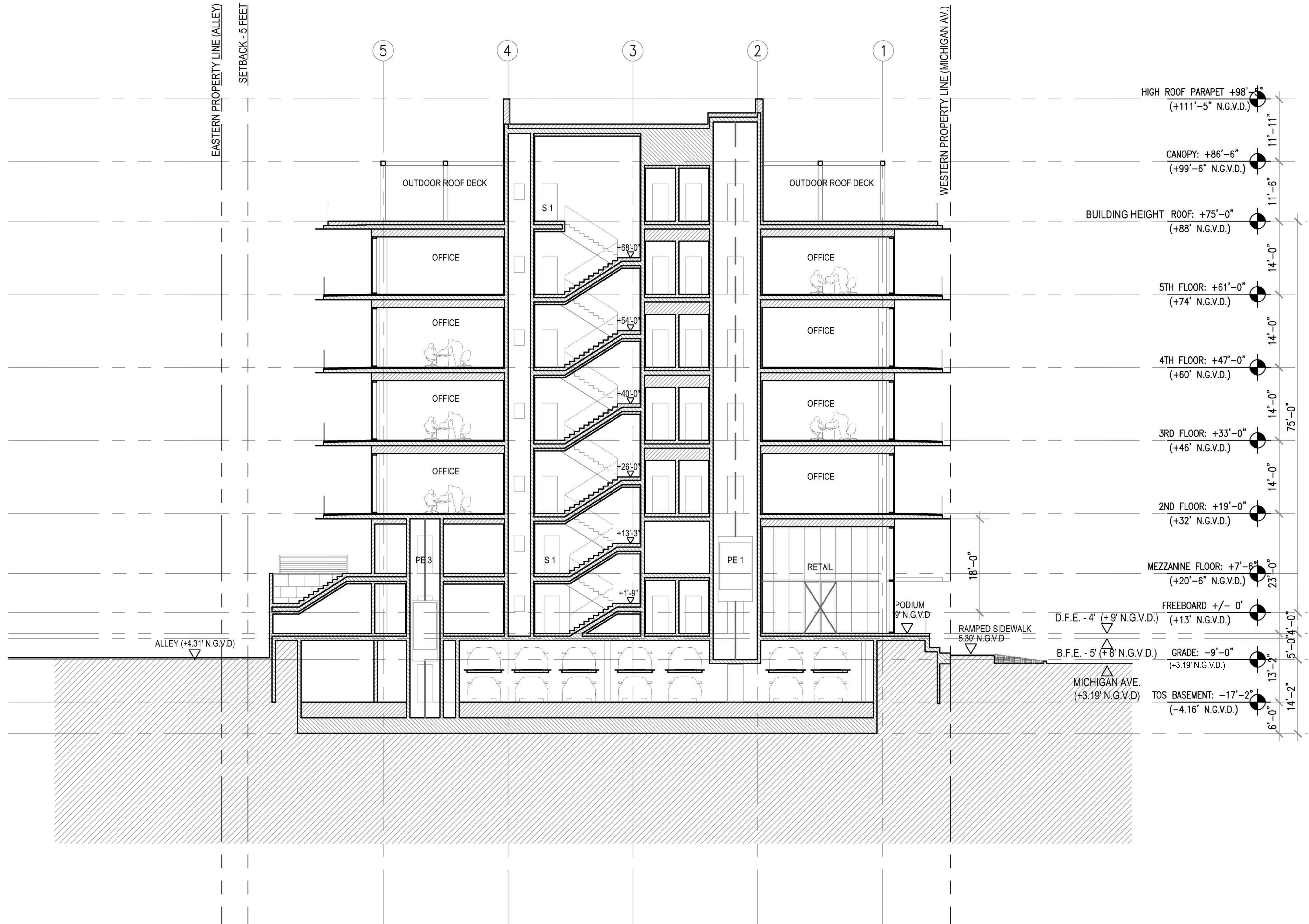
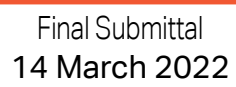
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A4.14



Latitudinal Building Section C

Scale: 1" = 40'-0"



A5.0 Contributing Historic Property

- A5.1 Existing & Proposed E/W Streetfront Elevations
- A5.2 Existing & Proposed N/S Streetfront Elevations | Alley
- A5.3 Existing & Proposed N/S Streetfront Elevations | Michigan
- A5.4 Future Raised Roads Elevation
- A5.5 Existing & Future Raised Roads Sections
- A5.6 Historic Building Documentation
- A5.7 Historic Building Documentation
- A5.8 Historic Building Relocation Plan
- A5.9 Historic Building Demo Plan
- A5.10 Historic Building Elements Photos
- A5.11 Historic Building Elements Details
- A5.12 Historic Building Elevations
- A5.13 Historic Building Demo Elevations
- A5.14 Historic Building Demo Elevations
- A5.15 Historic Building Demo Photos
- A5.16 Clearance Diagram
- A5.17 Existing v. Proposed View
- A5.18 Existing v. Proposed View
- A5.19 Historic Building Rendering | Michigan Ave.
- A5.20 Historic Building Rendering | Michigan Ave.
- A5.21 Rendering | Private Drive
- A5.22 Prior Development Approvals
- A5.23 LEED Components



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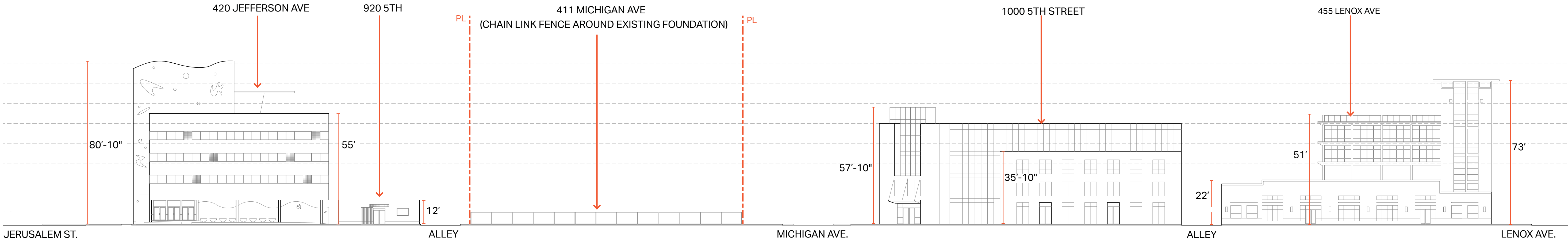
411 Michigan Avenue
Miami Beach, Florida

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A5.0

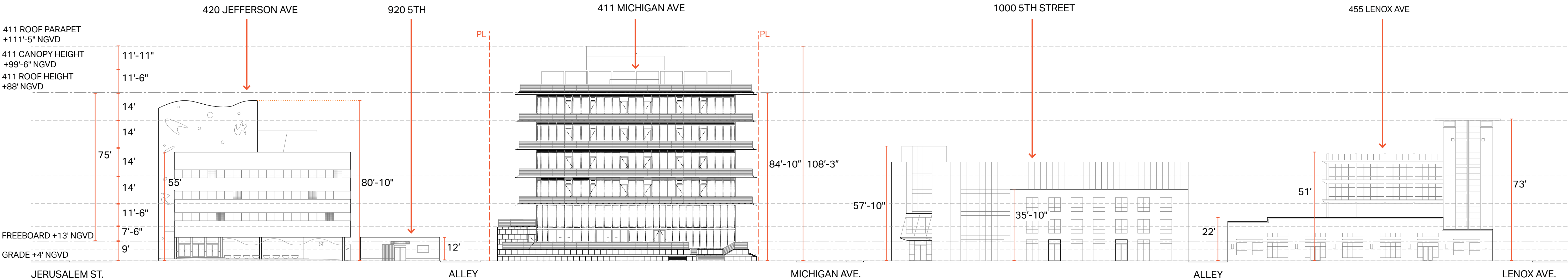
EXISTING EAST - WEST ELEVATION | JEFFERSON AVE TO LENOX AVE

HEIGHTS ARE MEASURED FROM GRADE (+4 NGVD)



PROPOSED EAST - WEST ELEVATION | JEFFERSON AVE TO LENOX AVE

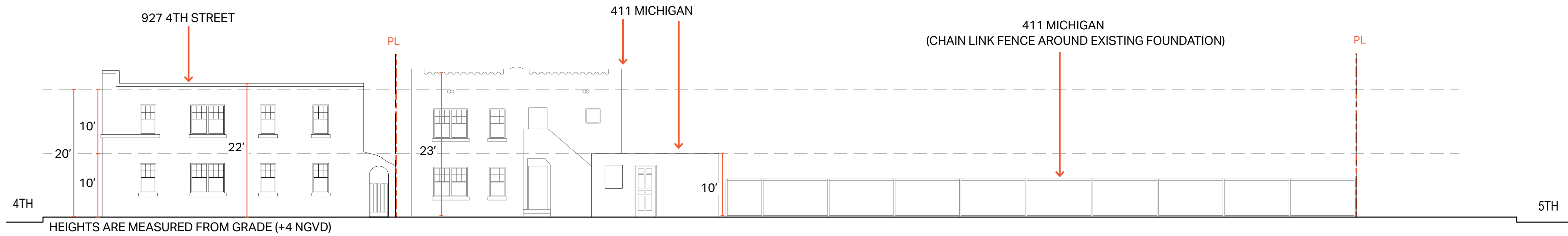
HEIGHTS ARE MEASURED FROM GRADE (+4 NGVD)



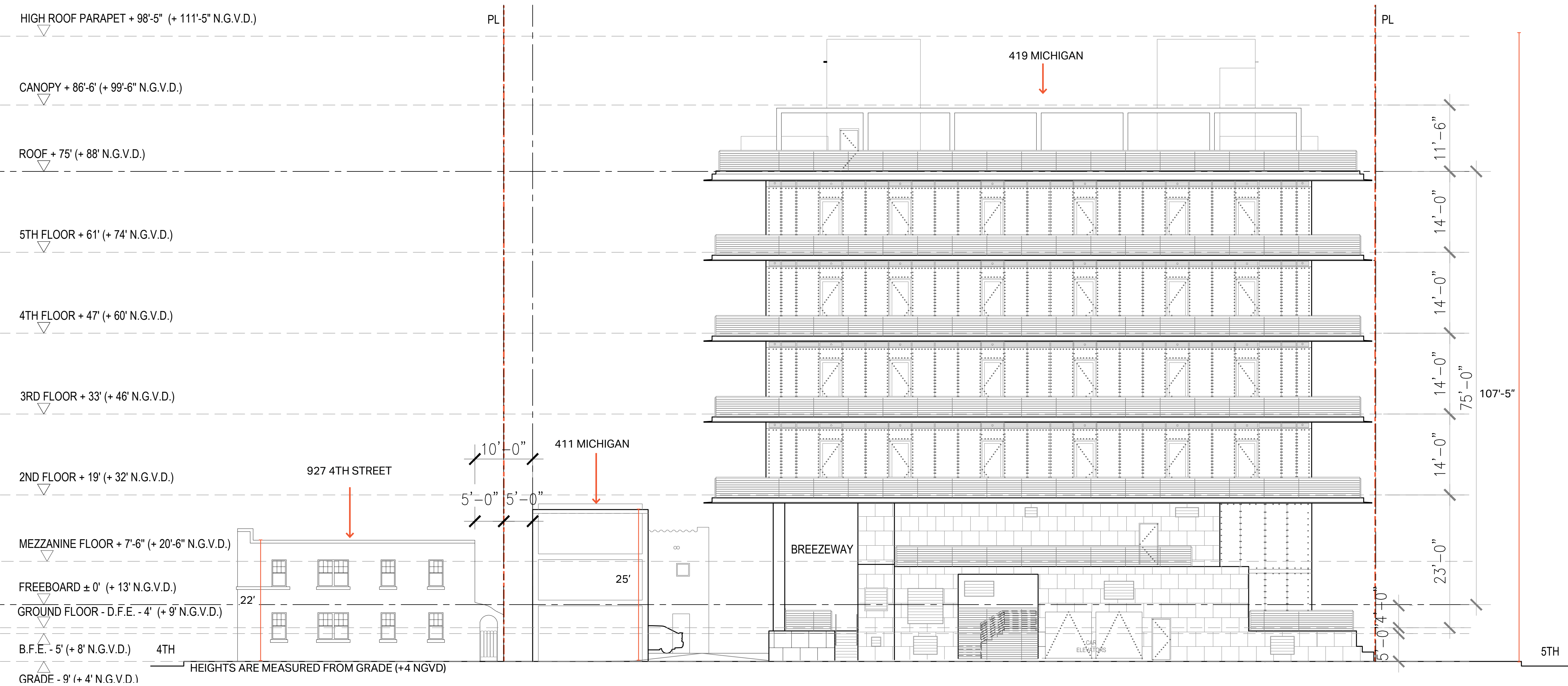
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Miami Beach, Florida

Elevations | East-West
Existing & Proposed

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



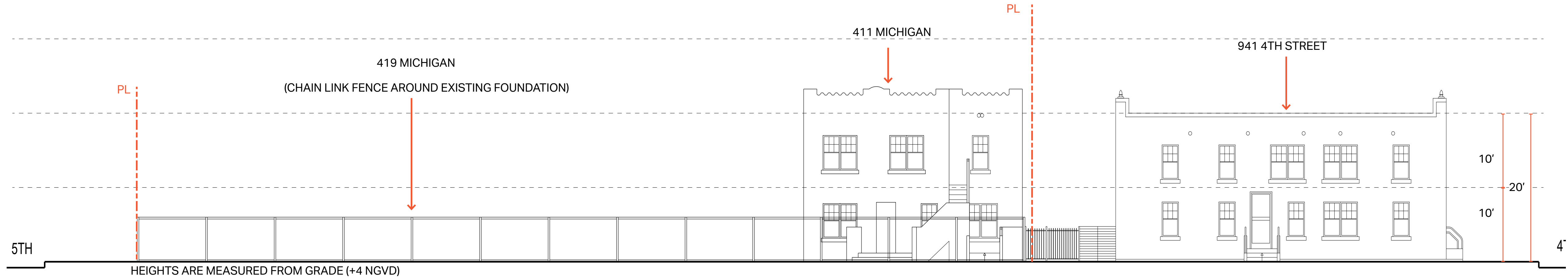
PROPOSED NORTH- SOUTH ELEVATION | 4TH STREET TO 5TH STREET - ALLEY



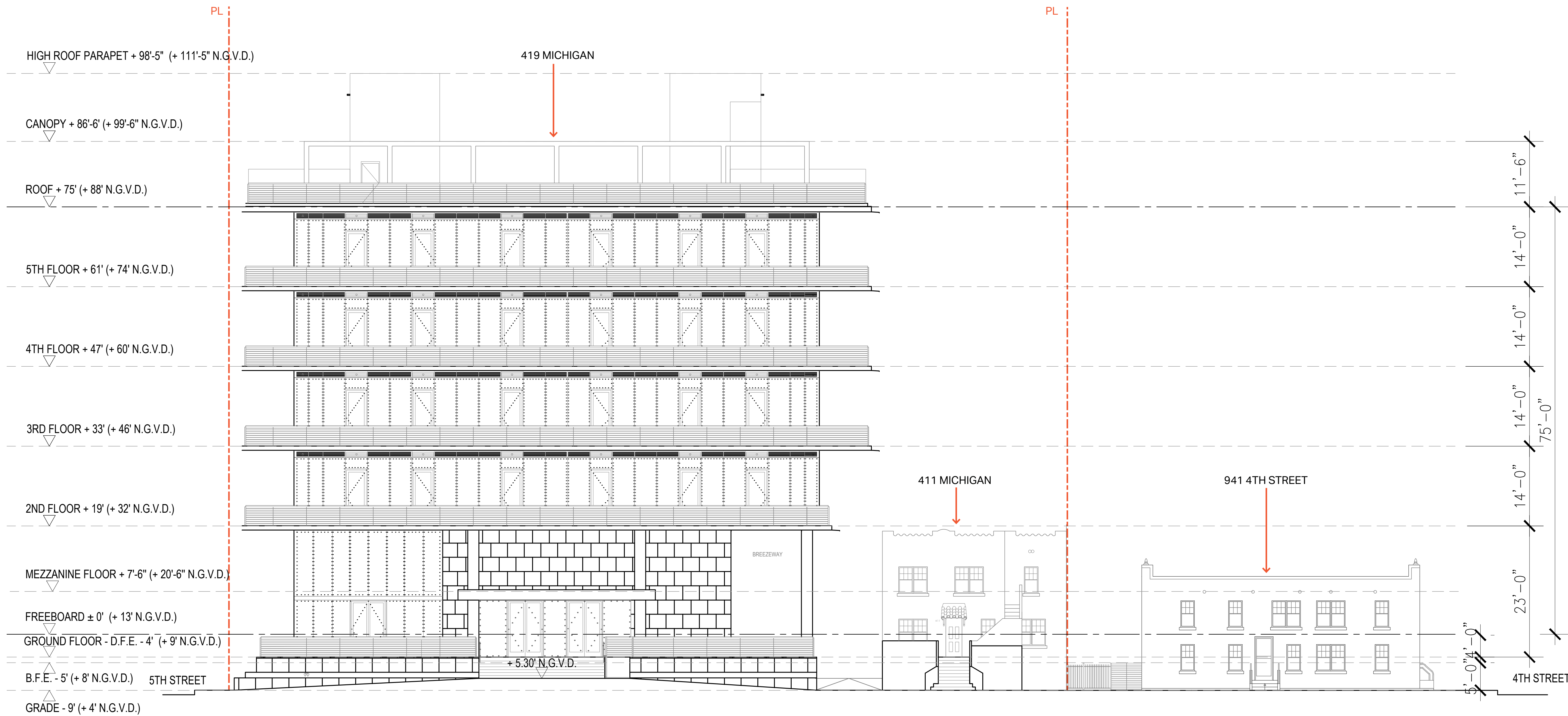
411 Michigan Avenue
Miami Beach, Florida

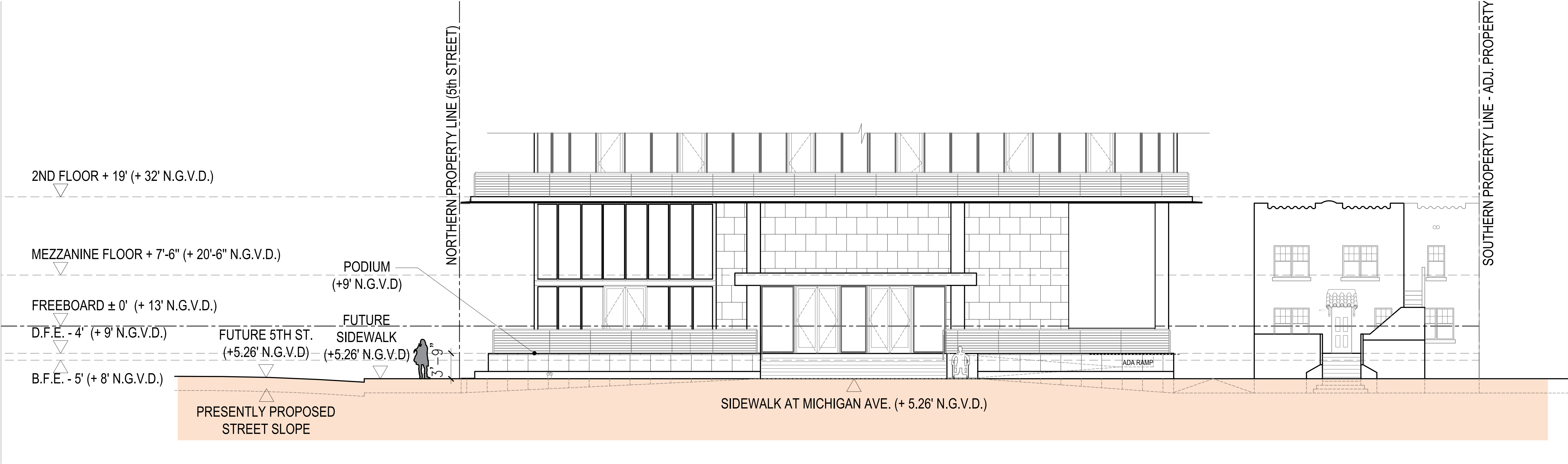
Elevations | North - South at Alley
Existing & Proposed

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



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





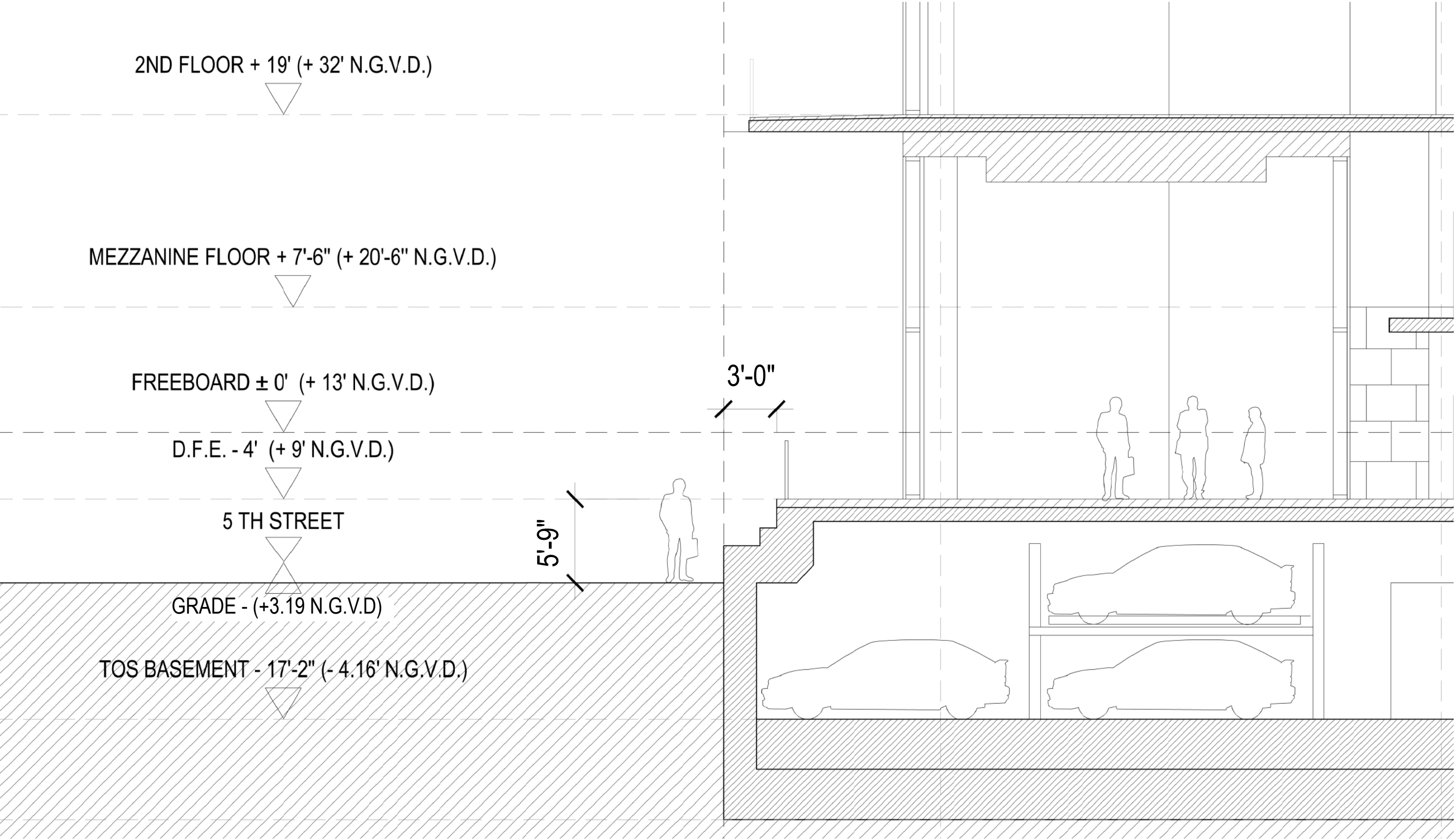
411 Michigan Avenue
Miami Beach, Florida

Future Raised Road Elevation

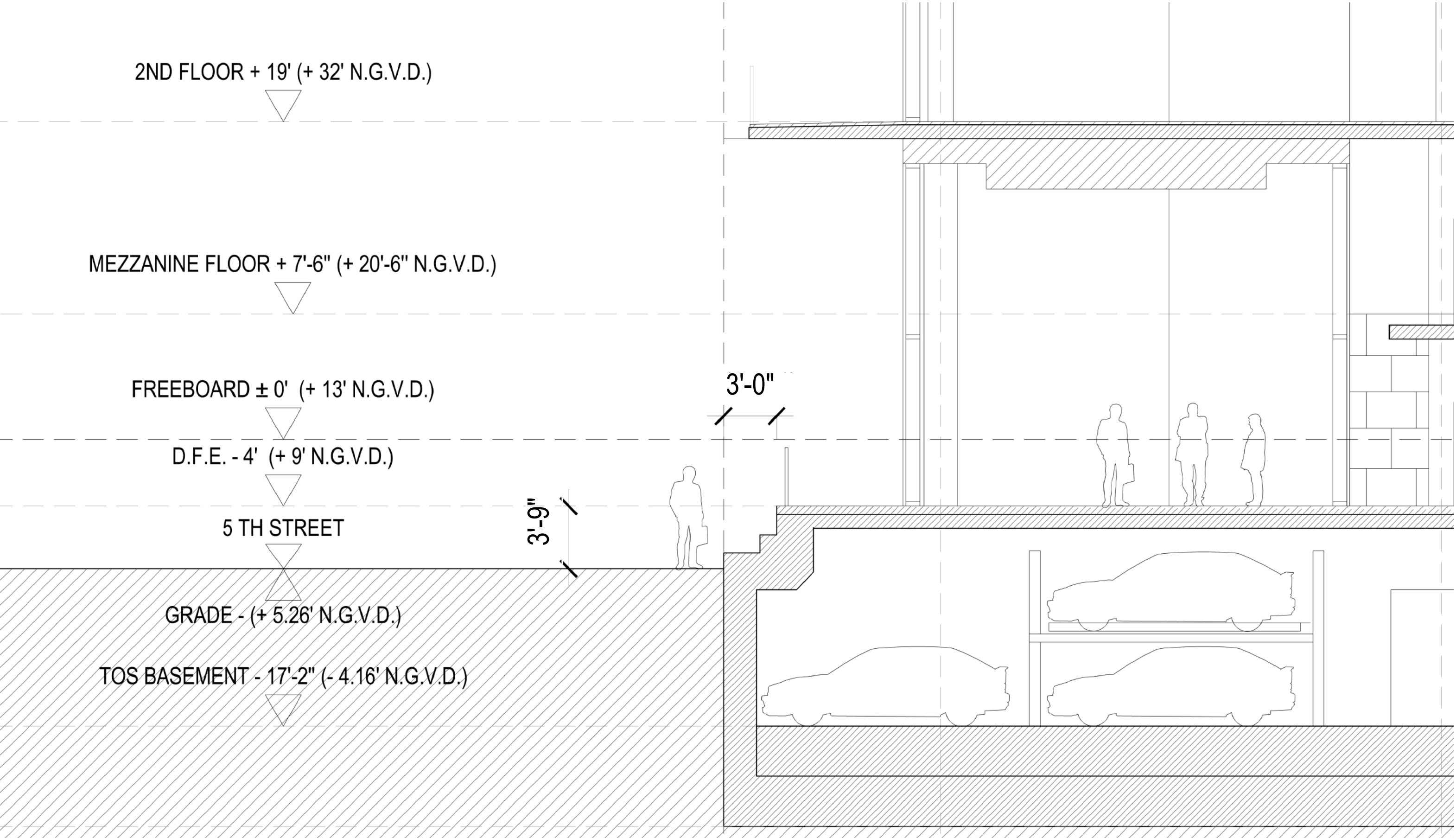


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A5.4



EXISTING SIDEWALK
HEIGHT AT PODIUM



FUTURE SIDEWALK
HEIGHT AT PODIUM





ORIGINAL HISTORIC BUILDING, 1955

NOTE: NON ORIGINAL ELEMENTS INCLUDE
WOOD TRELLIS (AT NORTH FACADE) AND ACCESSIBLE RAMP/PERGOLA



View of the Building, 1973



View of the Building, 2002

THE HISTORIC BUILDINGS

The permit card shows the “old garage” was remodeled into a bedroom and bath, with no cooking area, in 1954.

A property assessor record from 1955 shows two apartments, with two bedrooms and one bath in each, in the west building and an efficiency apartment with a toilet in the east building.

The property was designated as contributing to the Ocean Beach Historic District in 1995. The property was converted into a medical clinic in 2000-2001.

By 2012, the property was occupied by a real estate office. The east building was to be demolished.

A 3-story building was to be constructed at the front of the property, and a 4-story building was to be constructed on the site of the demolished east building. The project received Certificate of Appropriateness (COA), but it did not come to fruition.

411 Michigan Avenue
Miami Beach, Florida

Historic Building Documentation

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

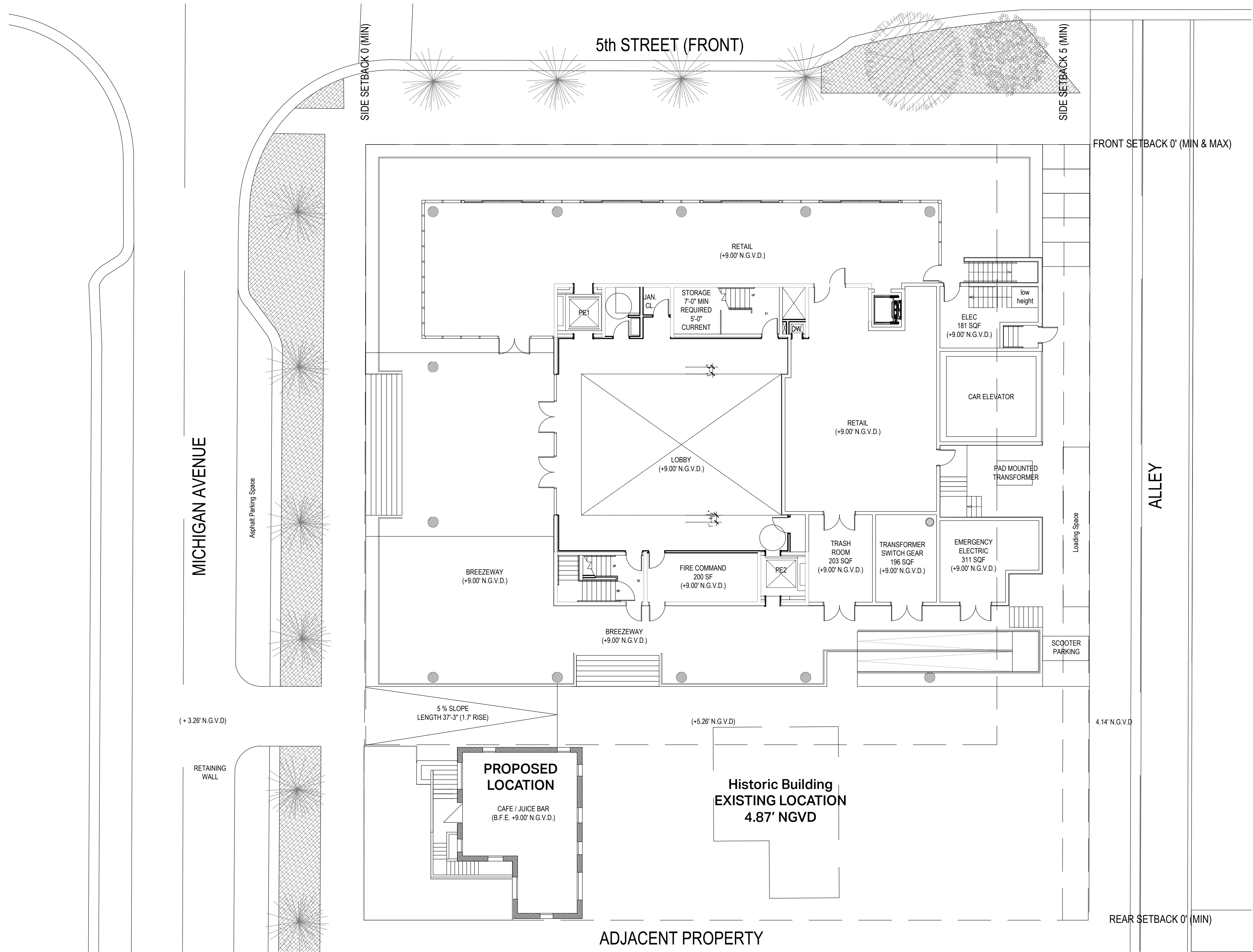


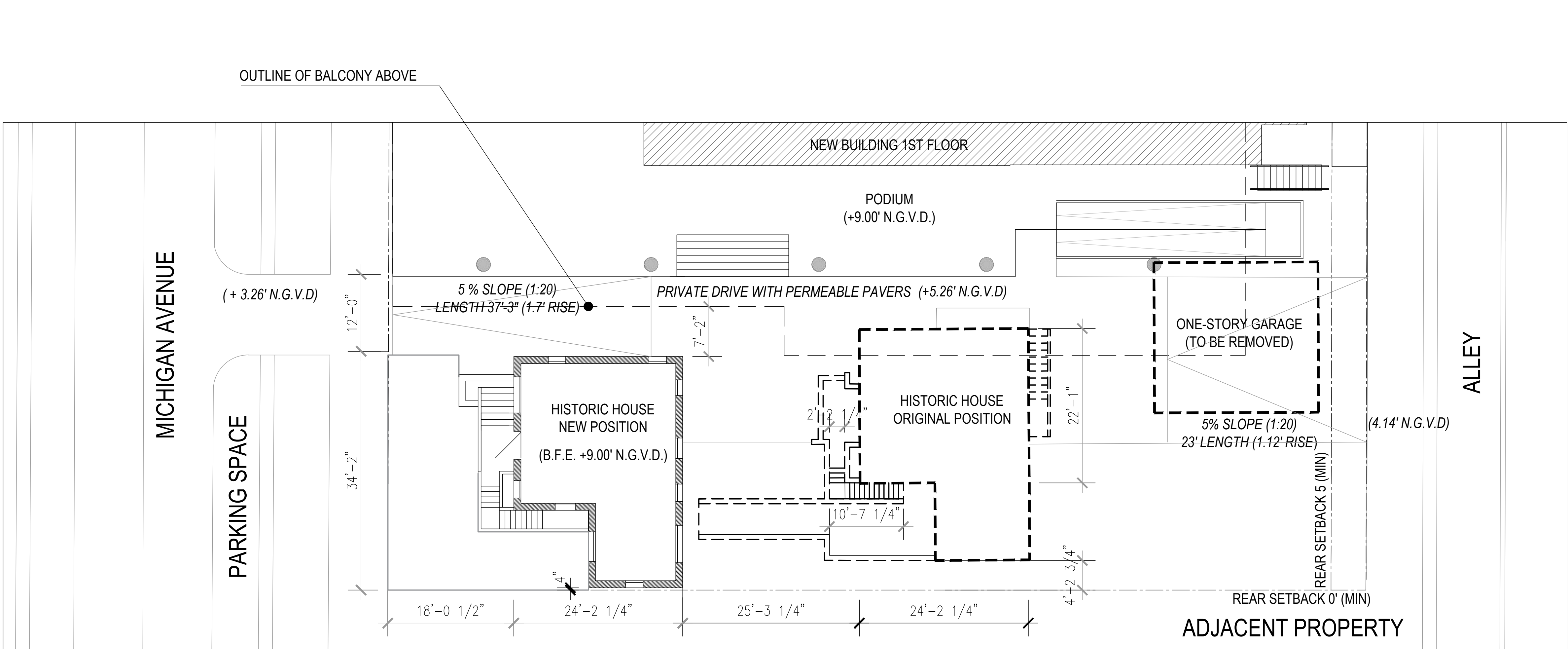
SECONDARY STRUCTURE TO BE REMOVED AS PER PREVIOUSLY APPROVED PROJECT



411 Michigan Avenue
Miami Beach, Florida

Historic Building Documentation





HISTORIC HOUSE RELOCATION PLAN

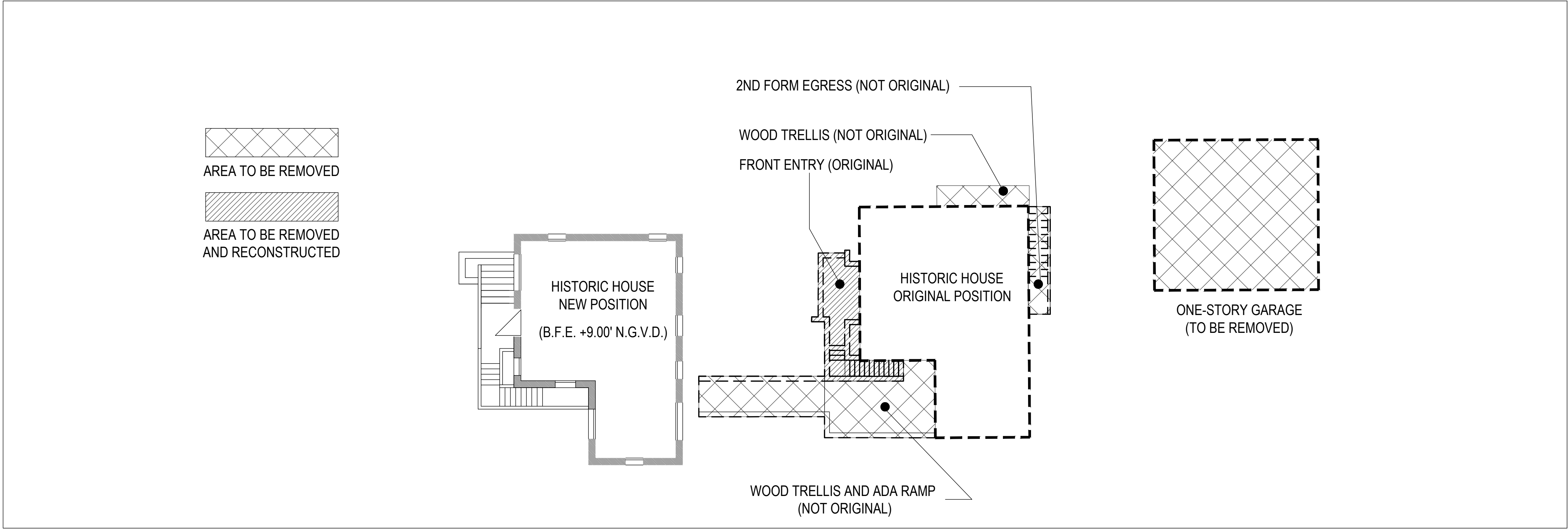
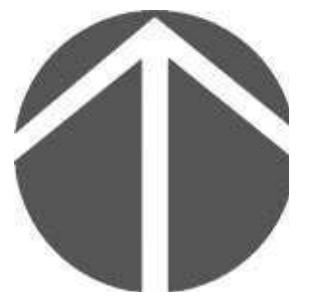


DIAGRAM - ELEMENTS TO BE REMOVED AND REBUILT



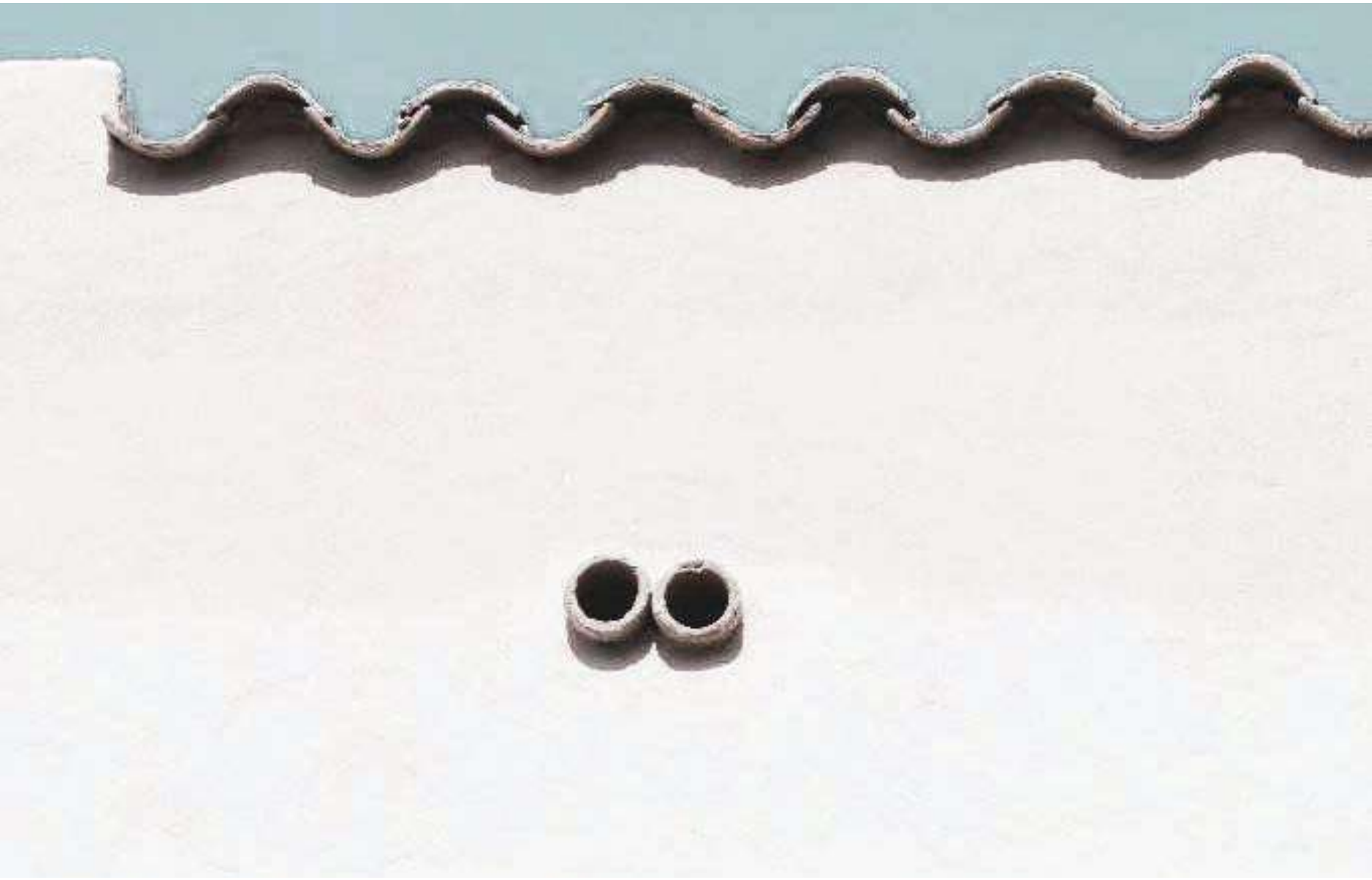
1

Front Facade Detail
SCALLOPED PARAPET



2

Front Facade Detail
PAIRED ATTIC VENT TUBES



3

Entrance Door
PENT ROOF WITH BARREL TILE AND KNEE BRACES



4

1st Level Detail
STAIR TO 2ND LEVEL



5

1st Level Detail
NON-ORIGINAL DOOR OPENING (TO BE REMOVED)



6

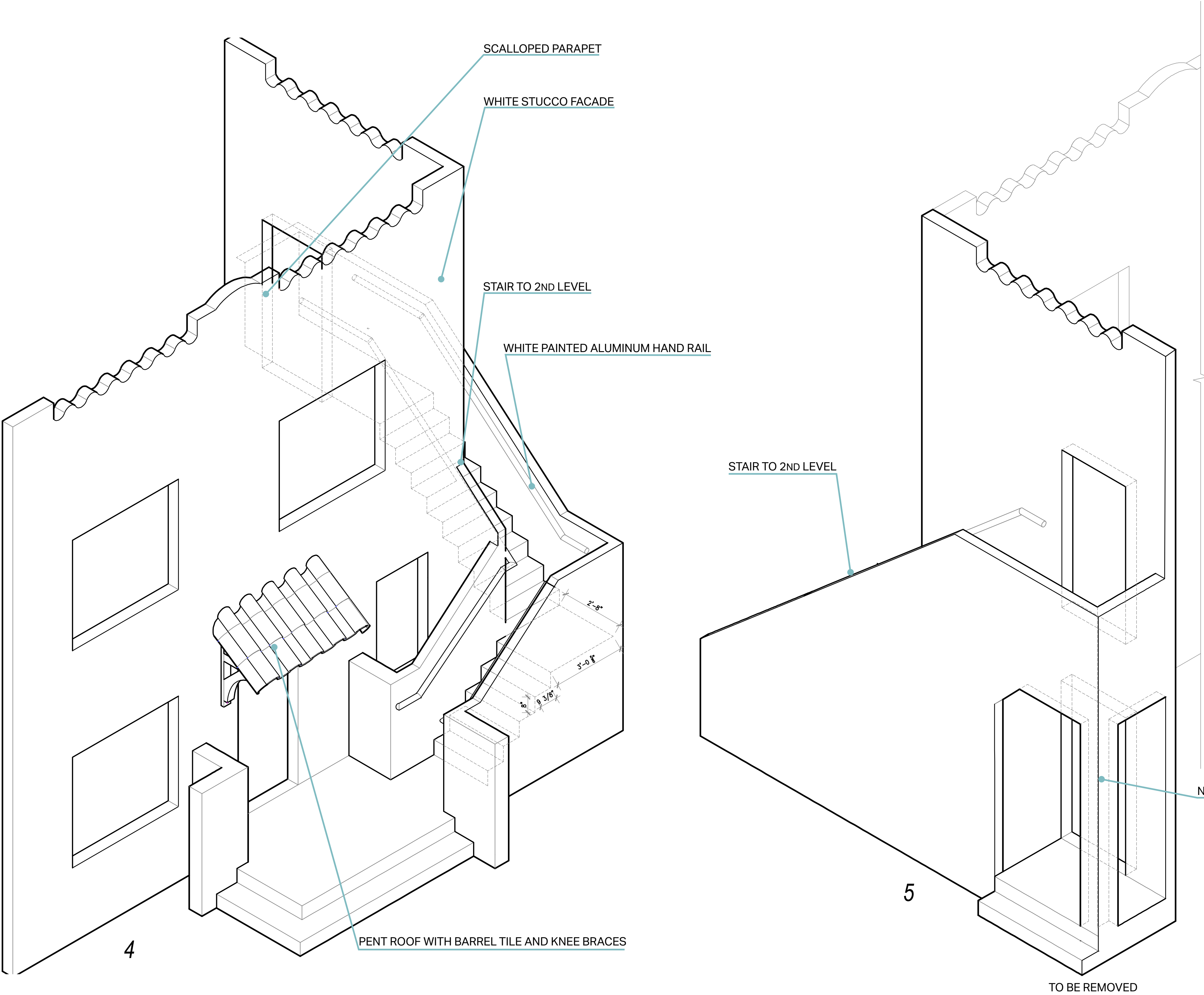
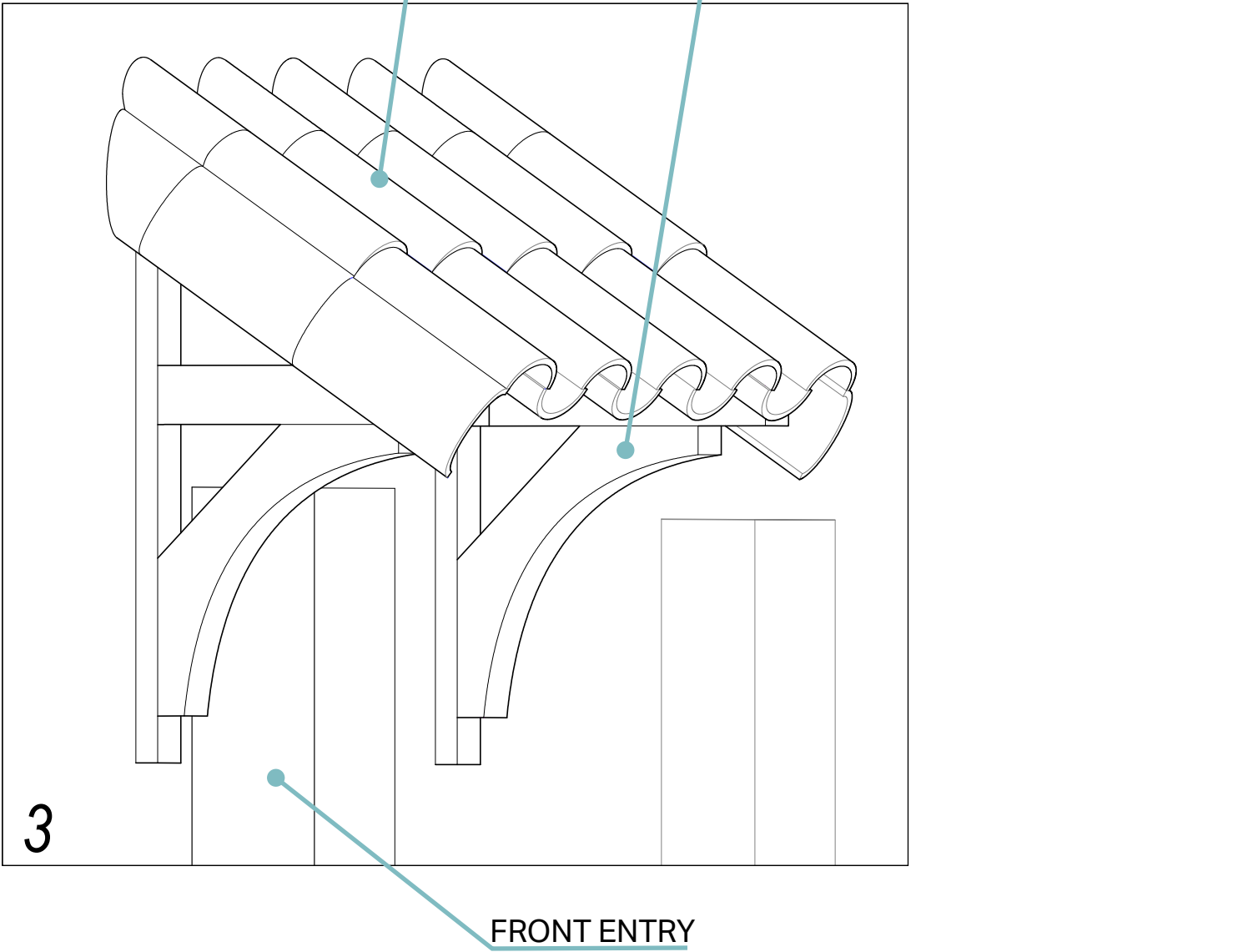
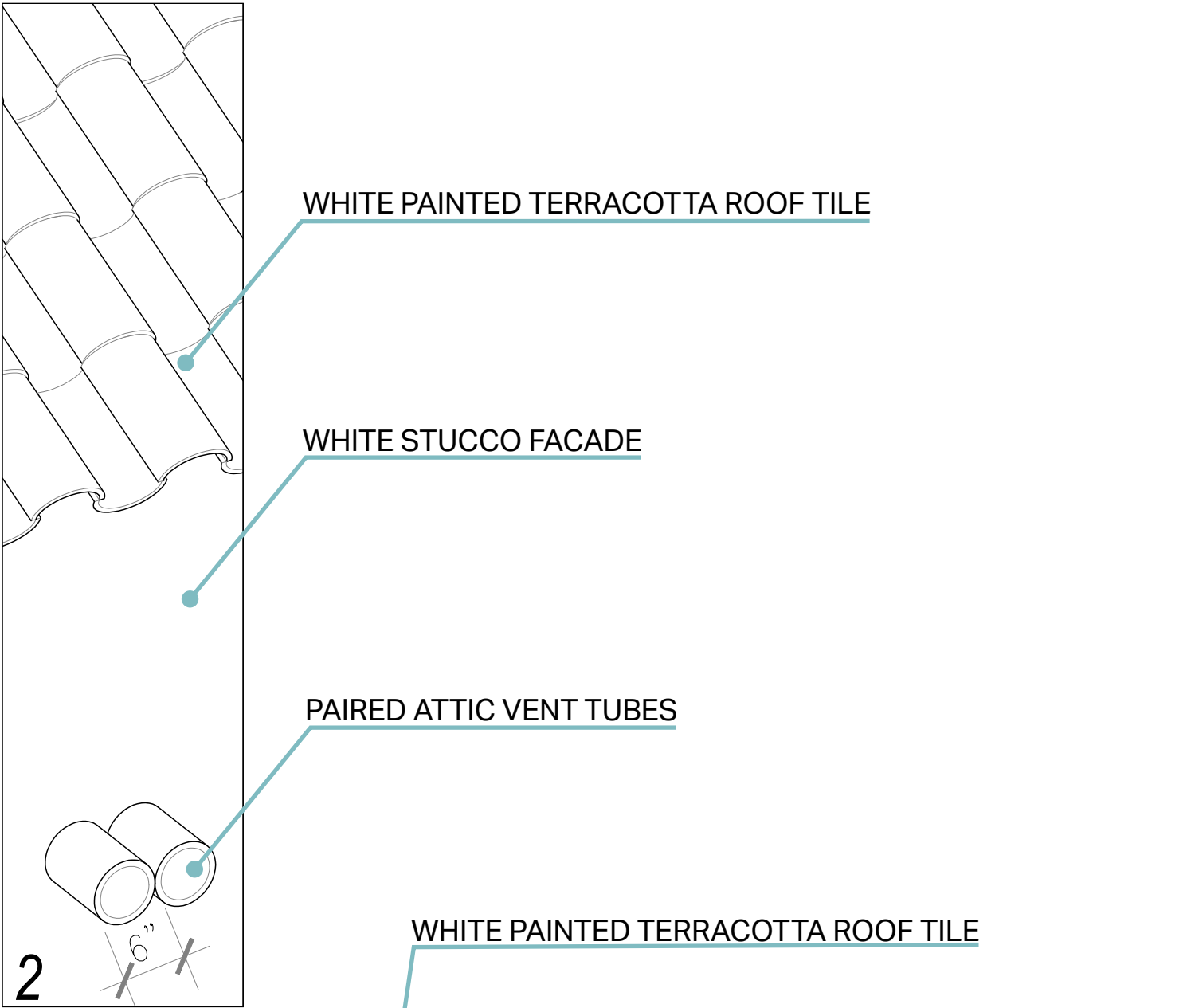
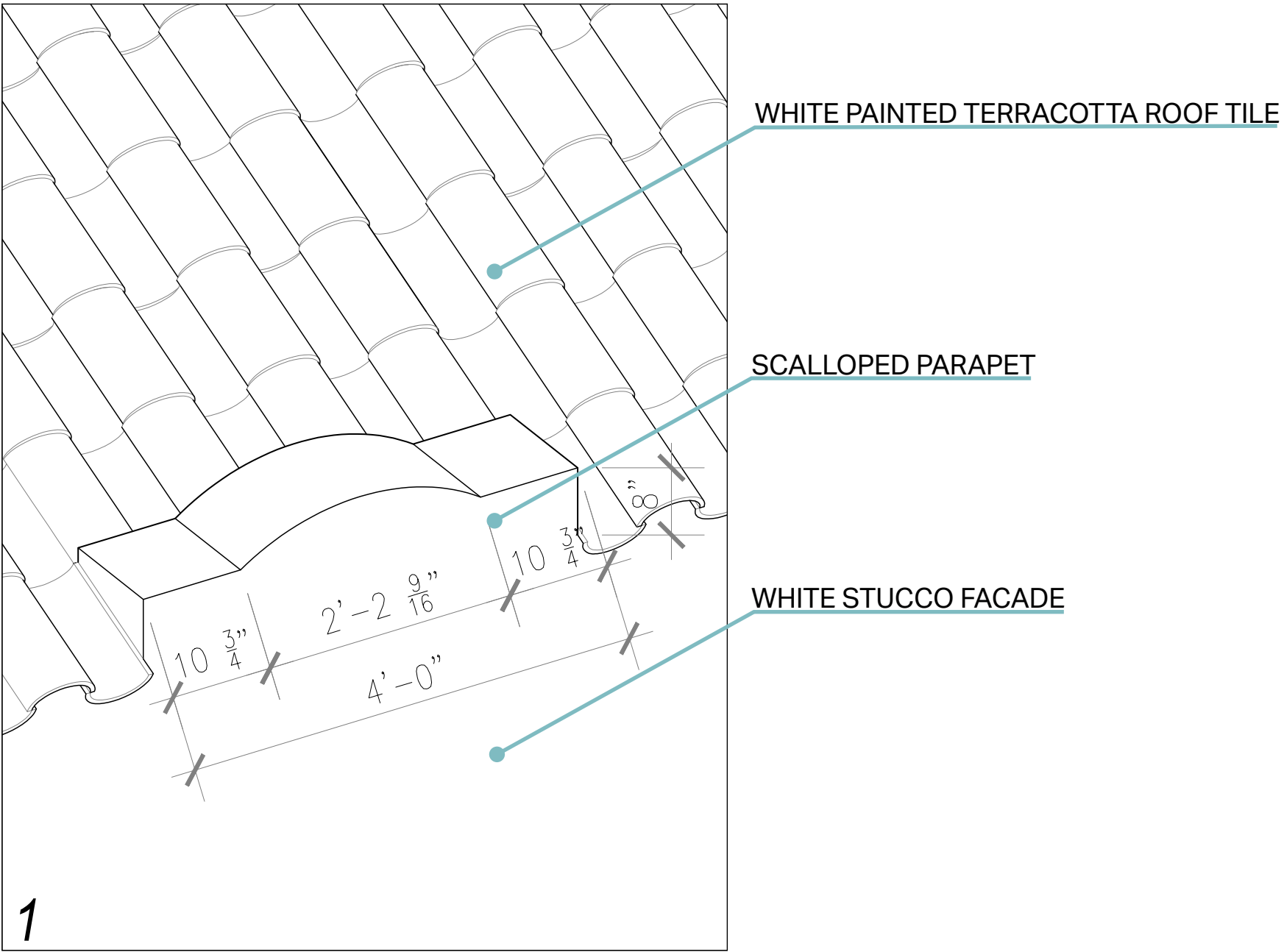
Front Yard Detail
ACCESSIBLE RAMP (NON-ORIGINAL, TO BE REMOVED)

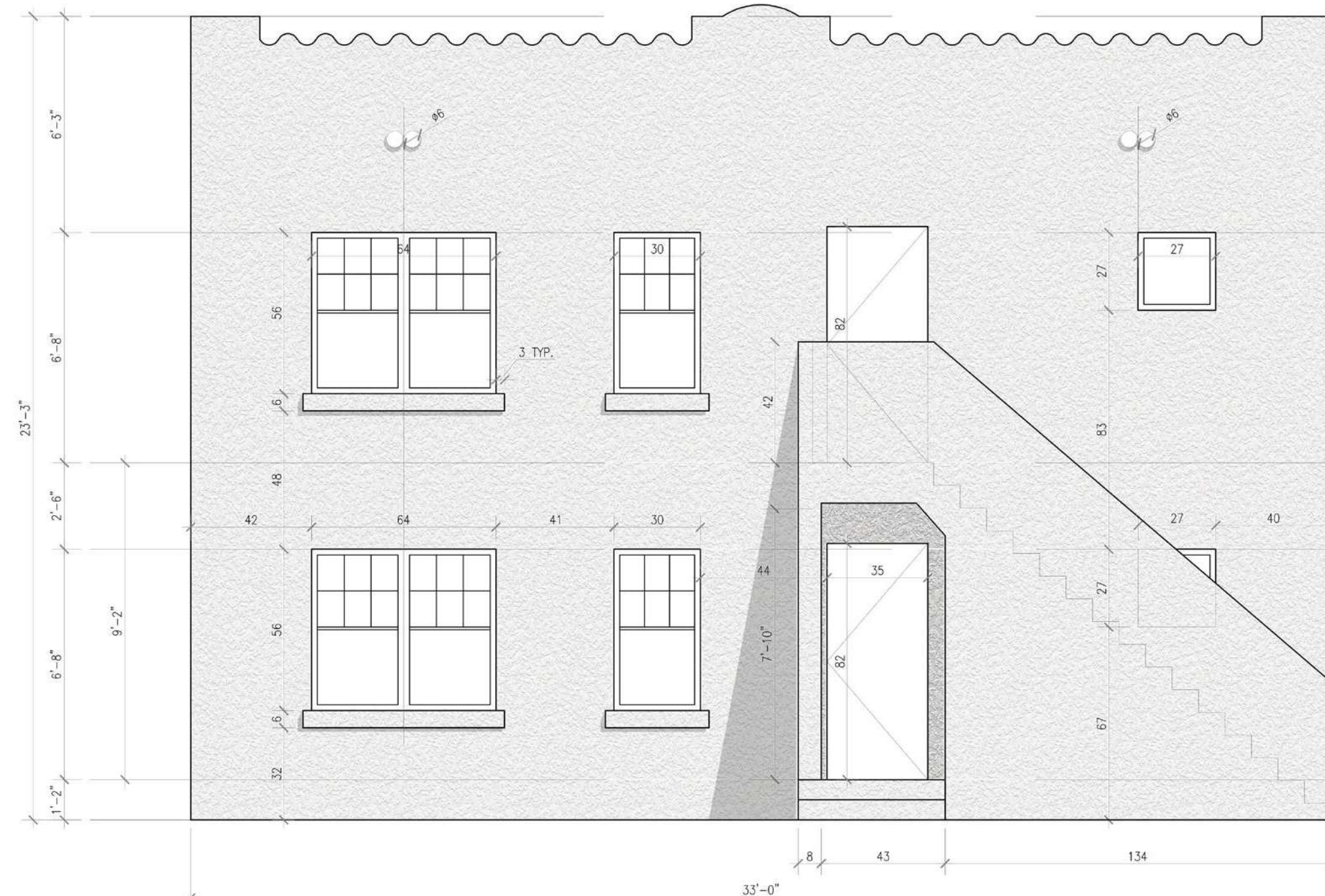




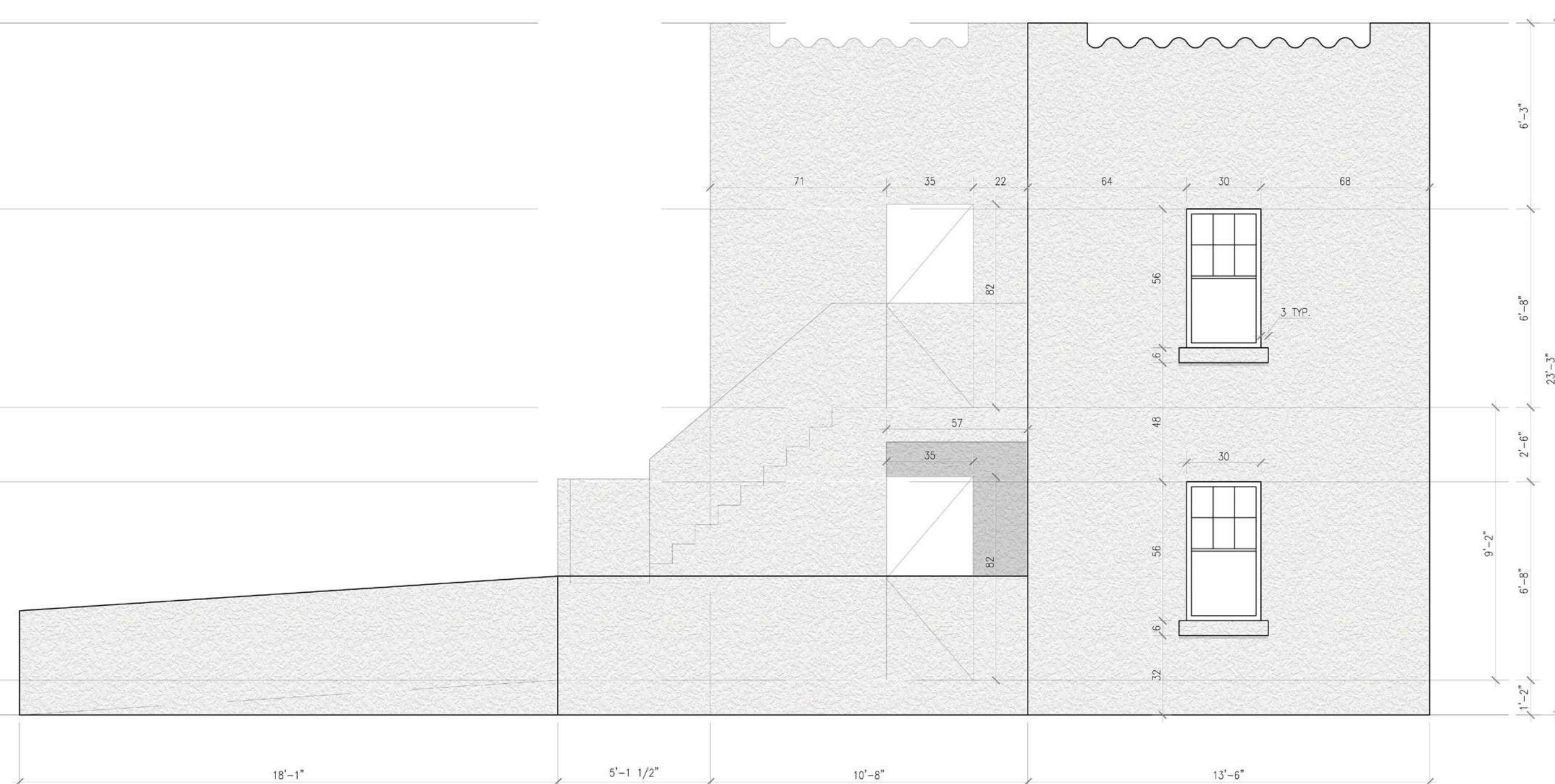
411 Michigan Avenue
Miami Beach, Florida

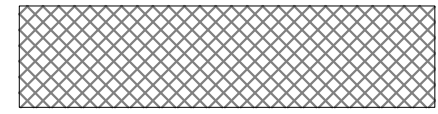
Historic Building Elements | Details



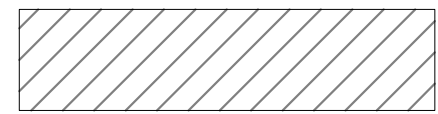


A diagram showing a building layout. The building is represented by a black outline. The word "BUILDING" is written inside the outline. To the right of the building is a north arrow pointing upwards, labeled with the letter "N".





AREA TO BE REMOVED

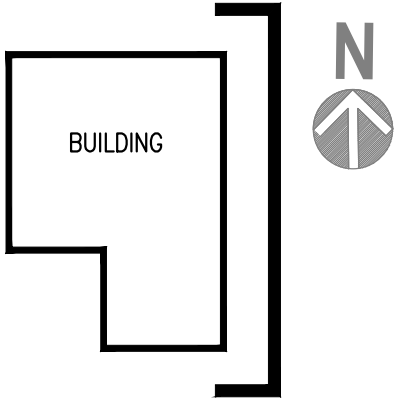
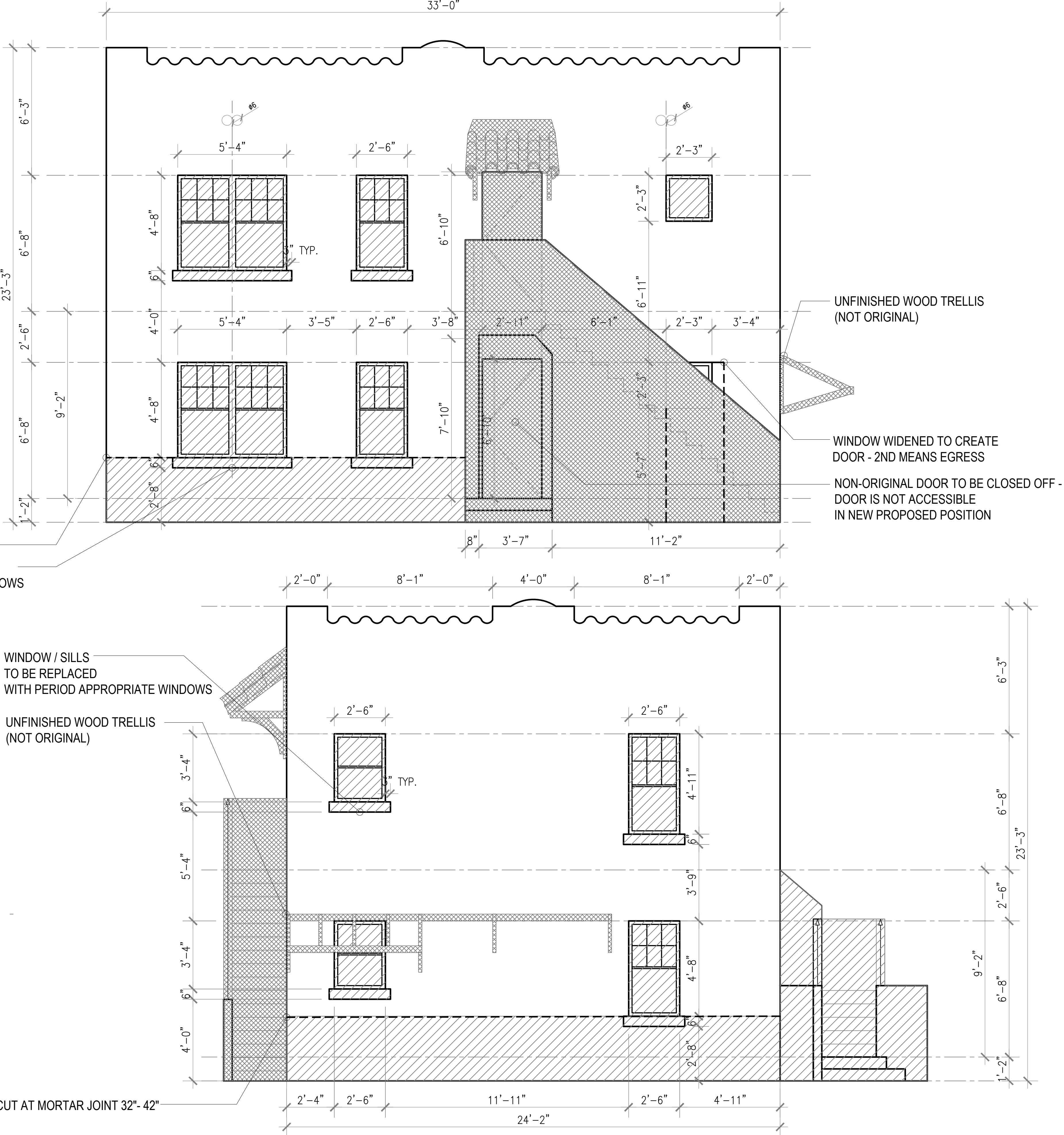


AREA TO BE REMOVED
+ REPLACED

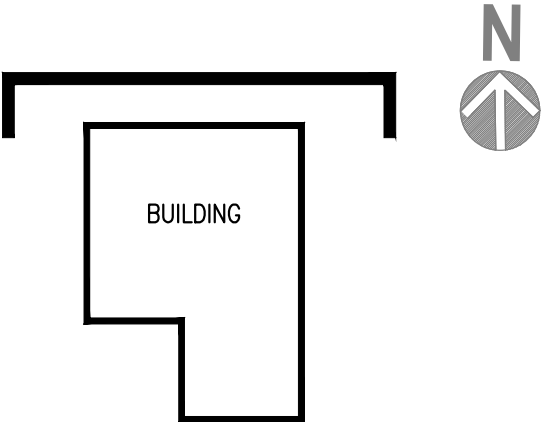
CUT AT MORTAR JOINT 32"- 42"
WINDOW / SILLS TO BE REPLACED
WITH PERIOD APPROPRIATE WINDOWS

WINDOW / SILLS
TO BE REPLACED
WITH PERIOD APPROPRIATE WINDOWS
UNFINISHED WOOD TRELLIS
(NOT ORIGINAL)

CUT AT MORTAR JOINT 32"- 42"

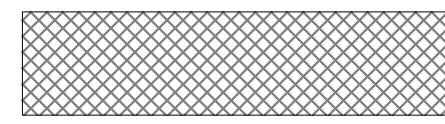


EAST ELEVATION

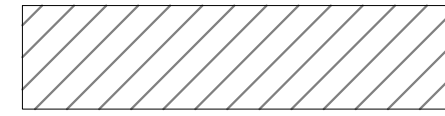


NORTH ELEVATION





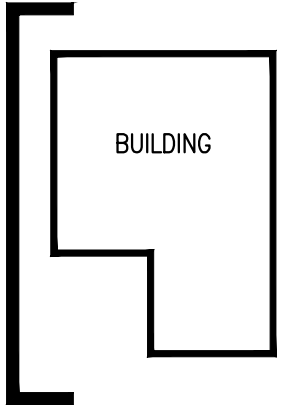
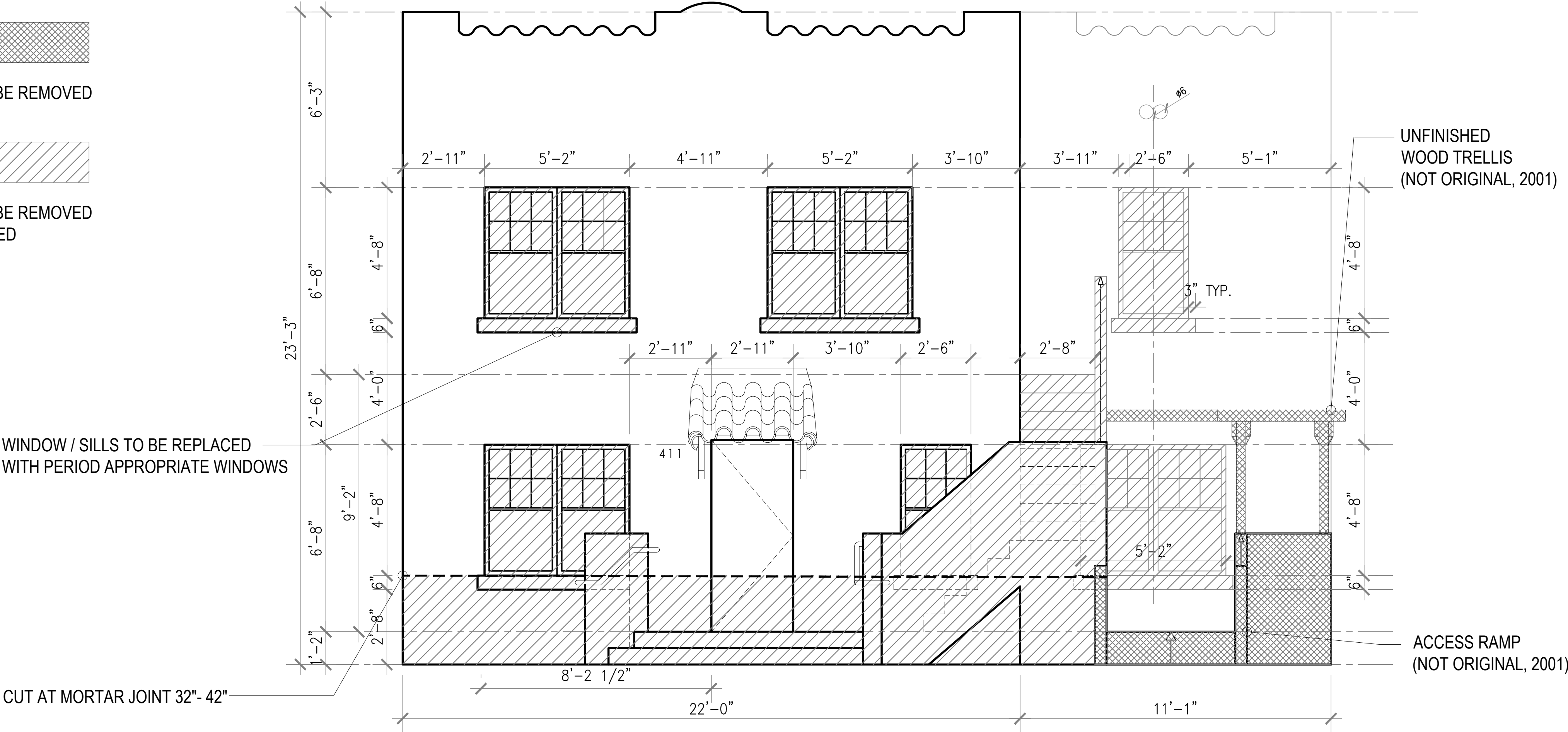
AREA TO BE REMOVED



AREA TO BE REMOVED
+ REPLACED

WINDOW / SILLS TO BE REPLACED
WITH PERIOD APPROPRIATE WINDOWS

CUT AT MORTAR JOINT 32"- 42"



WEST ELEVATION



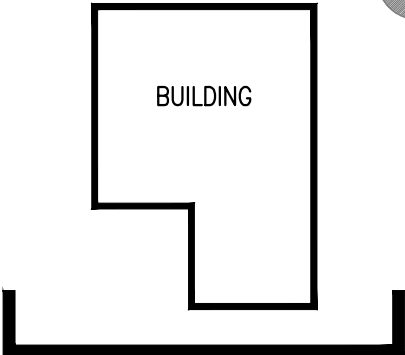
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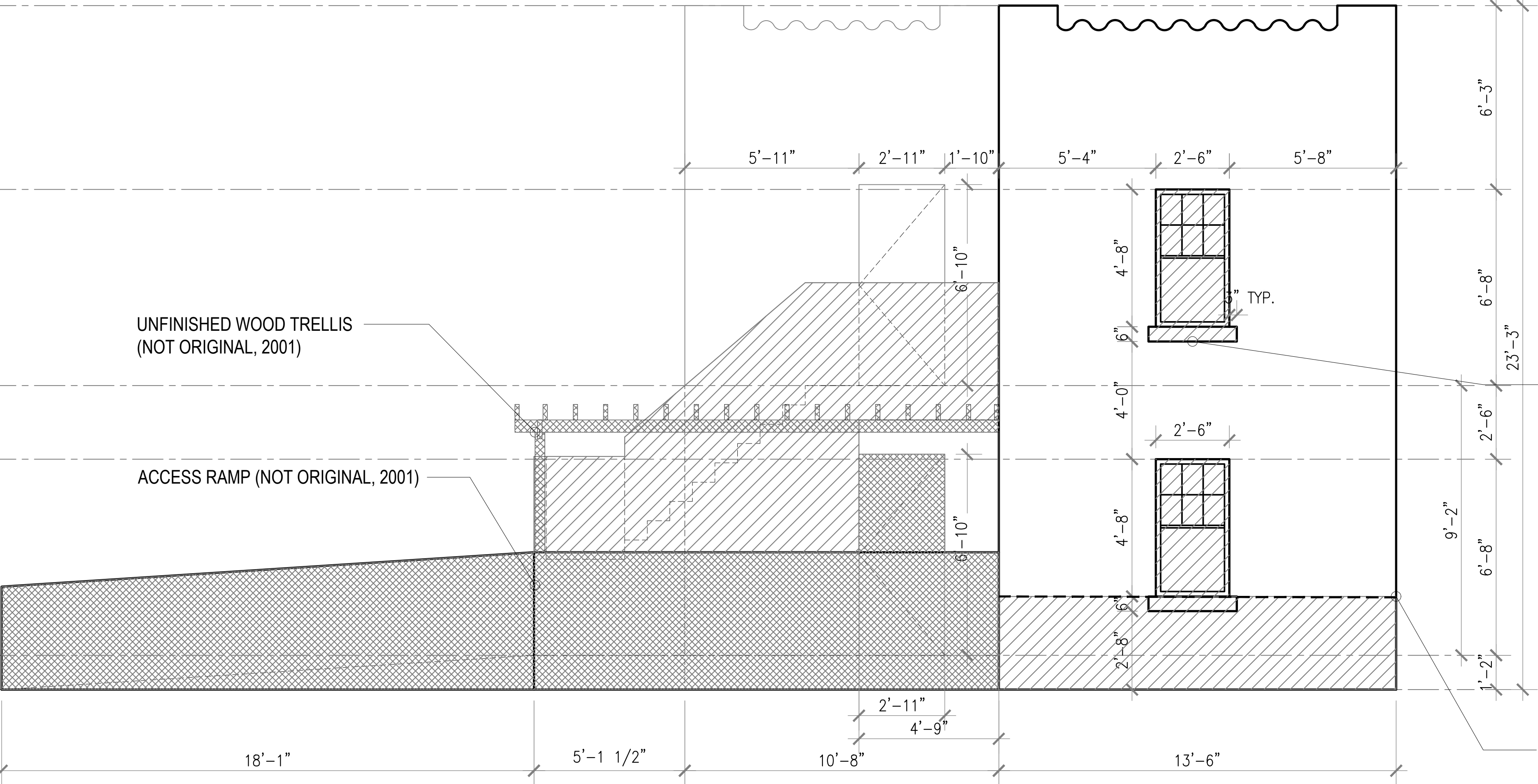
SOUTH ELEVATION

UNFINISHED WOOD TRELLIS
(NOT ORIGINAL, 2001)

ACCESS RAMP (NOT ORIGINAL, 2001)

WINDOW / SILLS TO BE REPLACED
WITH PERIOD APPROPRIATE WINDOWS

CUT AT MORTAR JOINT
32"- 42"



Historic Building Elevations
To Be Removed | Not To Scale



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14 March 2022

A5.14

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KEY

ELEMENT TO BE
REMOVED

ELEMENT TO BE
REMOVED AND
REPLACED



ORIGINAL HISTORIC BUILDING, 1955

NOTE: NON ORIGINAL ELEMENTS INCLUDE REAR STAIR,
WOOD TRELLIS (AT NORTH FACADE) AND ACCESSIBLE RAMP/PERGOLA (AT FRONT)



FRONT ENTRY STAIR - TO BE REPLACED

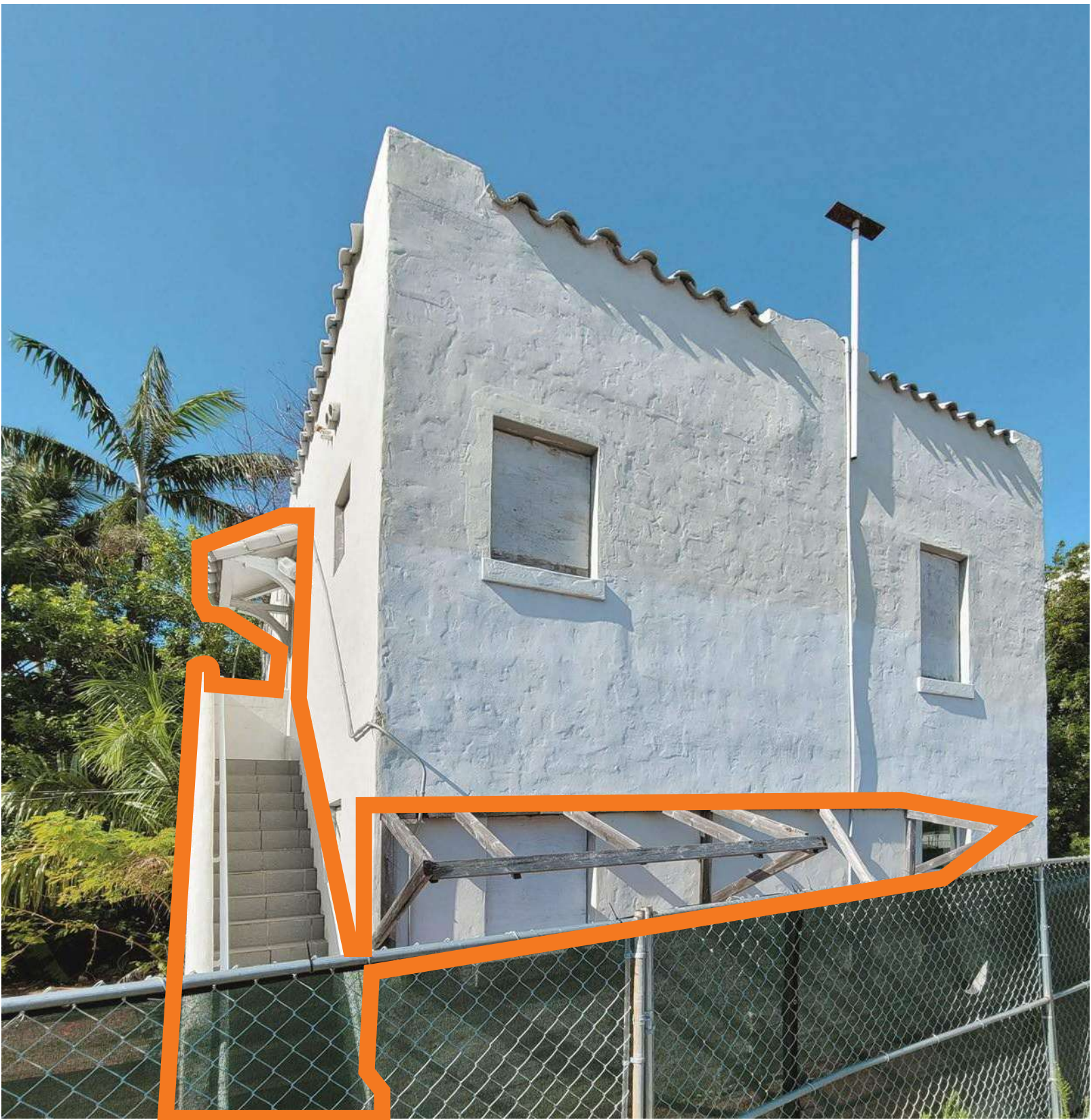
ACCESS RAMP AND WOOD TRELLIS -
NON-ORIGINAL (2001) TO BE REMOVED



ACCESS RAMP AND WOOD TRELLIS - NOT ORIGINAL (2001) TO BE REMOVED



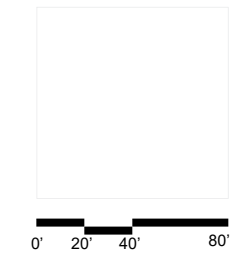
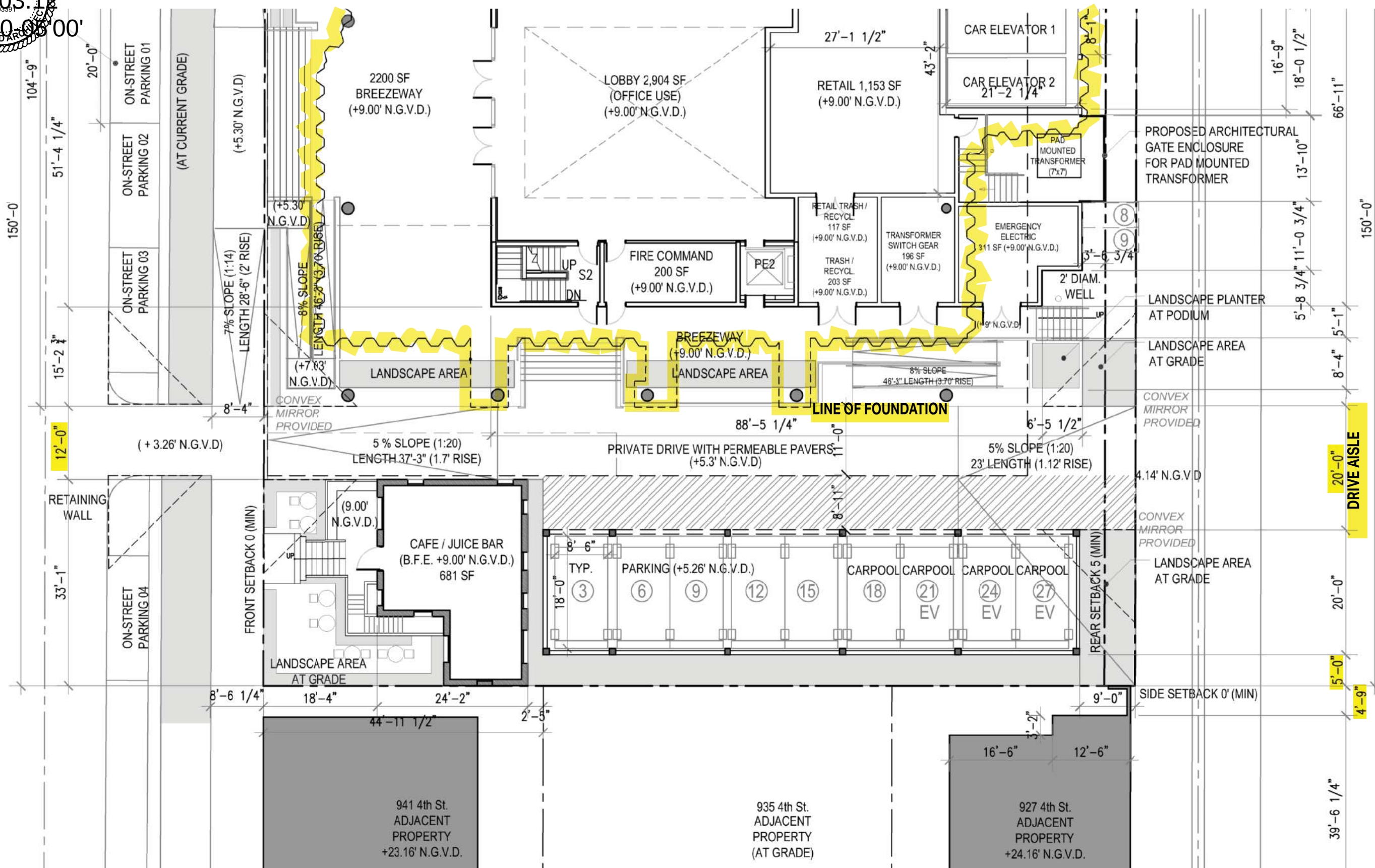
WOOD TRELLIS - TO BE REMOVED FRONT ENTRY & STAIR - TO BE REPLACED



REAR STAIR AND WOOD TRELLIS - NOT ORIGINAL - TO BE REMOVED



EGRESS REAR STAIR - NOT ORIGINAL - TO BE REMOVED



411 Michigan Avenue
Miami Beach, Florida

South Property Line
Clearance Diagram
Scale: NTS



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14 March 2022

NOTE: 2' DRIVE AISLE WIDTH VARIANCE REQUESTED TO ACCOMODATE NEIGHBOR'S REQUESTS FOR 5' SETBACK FROM SOUTH PROPERTY LINE IN CONFLICT WITH CONSTRAINT OF EXISTING FOUNDATION STRUCTURAL SUPPORT OF BUILDING. DRIVE AISLE TO BE OPERATED BY VALET ONLY

A5.16



EXISTING VIEW FROM ALLEY LOOKING TOWARDS 927 4TH STREET



PROPOSED VIEW FROM ALLEY LOOKING TOWARDS 927 4TH STREET



EXISTING VIEW FROM ALLEY
LOOKING TOWARDS 927 4TH ST.



PROPOSED VIEW FROM ALLEY
LOOKING TOWARDS 927 4TH ST.





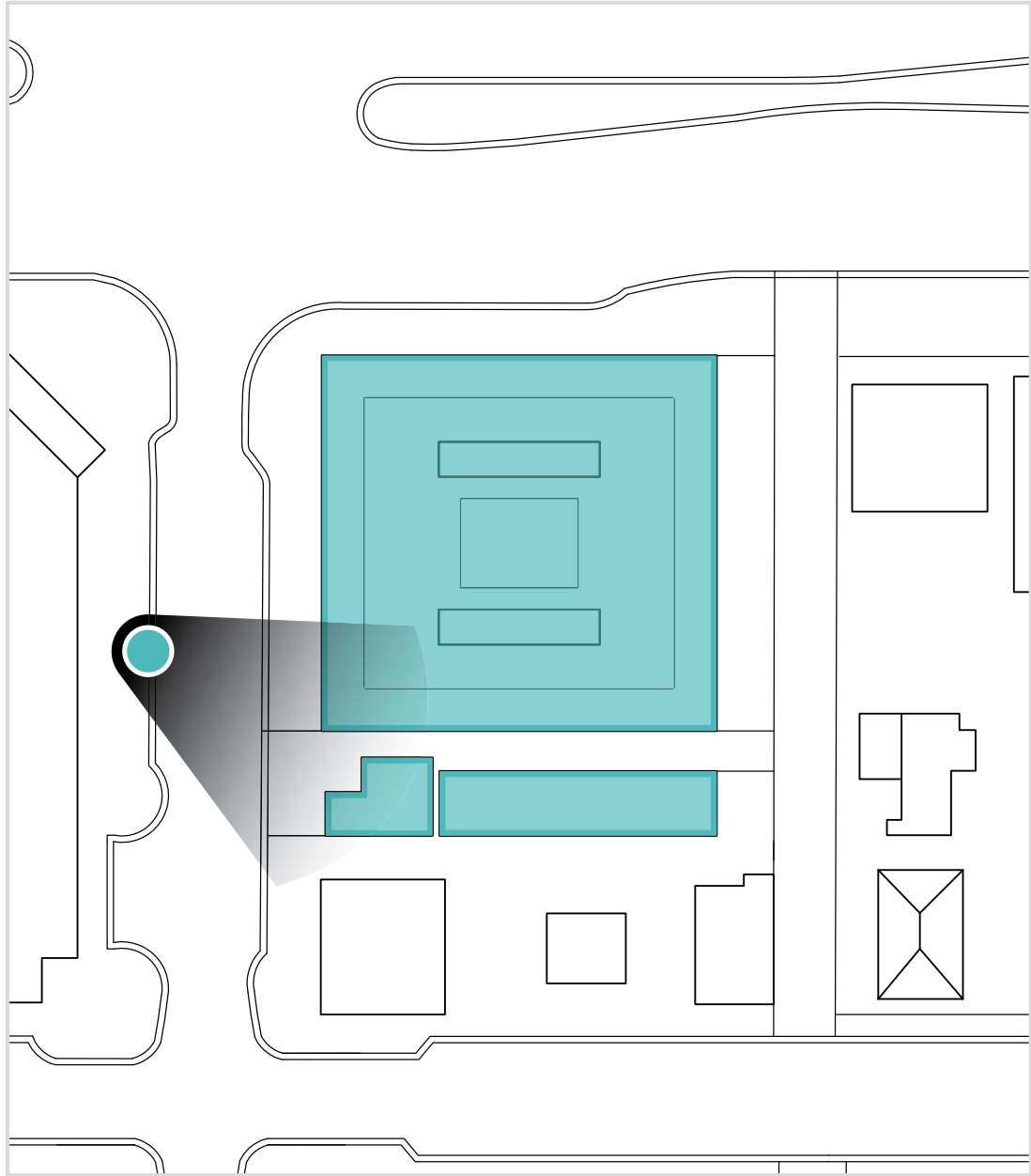
411 Michigan Avenue

Miami Beach, Florida

Historic Rendering | Michigan Ave.

Scale: None

Angle 3
Virtual Photo



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14 March 2022

A5.19



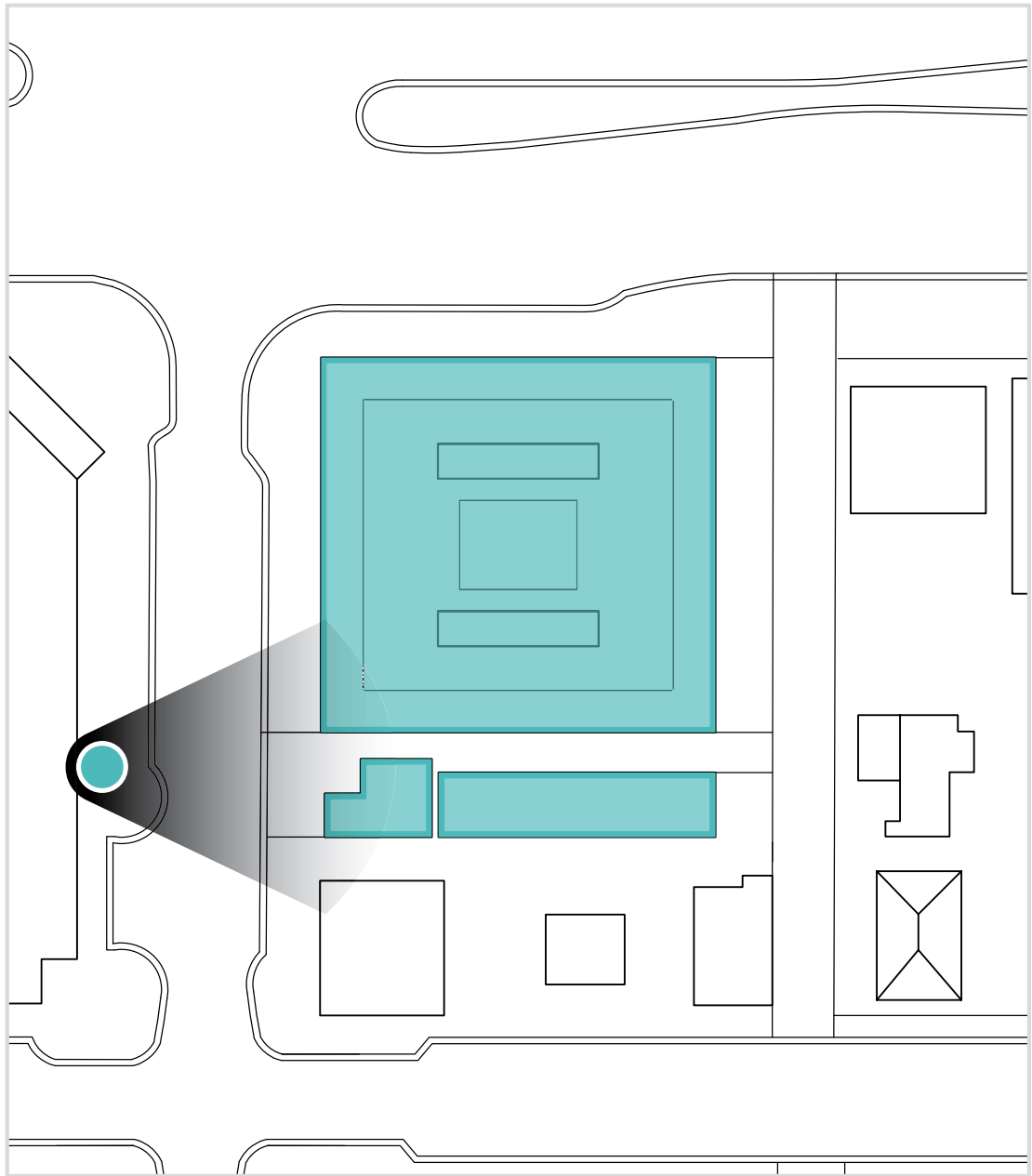
411 Michigan Avenue

Miami Beach, Florida

Historic Rendering | Michigan Ave.

Scale: None

Angle 2
Virtual Photo





411 Michigan Avenue
Miami Beach, Florida

Rendering | Private Drive
Scale: None



Final Submittal
14 March 2022

A5.21