

MICHIGAN & 5TH

Historic Preservation Board
Final Submittal
File No. HPB21-0486

411 Michigan Avenue
Miami Beach, FL 33139

Date Submitted: 16 May 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

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. Cardello
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

Index

Cover

Project Team | Index

A1.0	Site	
	A1.1	Property Survey Tree Table
	A1.2	Location Map
	A1.3	Location Map
	A1.4	Keyed Site Photos
	A1.5	Existing Site Plan
	A1.6	Site Plan Diagram
A2.0	Zoning Tabulations Zoning Diagrams	
	A2.1	CMB Zoning
	A2.2	Parking Reductions Chart
	A2.3	Zoning Setback Diagram
	A2.4	Street Frontage Diagram
	A2.5	Street Frontage Experience
	A2.6	Street Frontage Experience
	A2.7	Design Change Diagram
	A2.8	Open Court Variance Diagram
	A2.9	FAR Diagrams
	A2.10	FAR Diagrams
	A2.11	FAR Diagrams
	A2.12	FAR Diagrams
	A2.13	FAR Diagrams
A3.0	Floor Plans	
	A3.1	Site Plan
	A3.2	Basement Level Plan
	A3.3	Ground Level Plan Submitted 2/7/22
	A3.4	Ground Level Plan Submitted 3/14/22
	A3.5	Ground Level Plan
	A3.6	Mezzanine Level Plan
	A3.7	Second Level Plan
	A3.8	Third Level Plan
	A3.9	Fourth Level Plan
	A3.10	Fifth Level Plan
	A3.11	Roof Level Plan
	A3.12	Canopy Plan

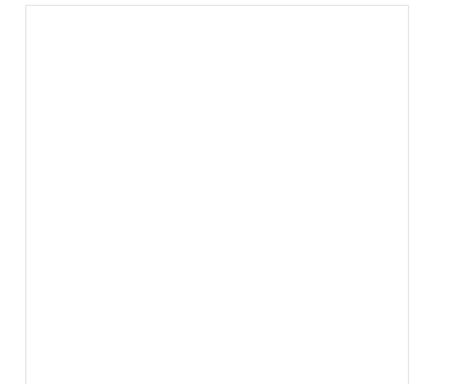
A4.0	Building Elevations, Sections & Alternate Parking	
	A4.1	Rendered West Elevation Michigan Ave
	A4.2	Rendered North Elevation 5th Street
	A4.3	Rendered East Elevation Alley
	A4.4	Rendered South Elevation Private Drive
	A4.5	Rendered North Elevation Parking Structure
	A4.6	Rendered South Elevation 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
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	Historic Garage Elevations
	A5.17	Historic Garage Demo Elevations
	A5.18	South Property Line Clearance Diagram
	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



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
16 May 2022

Project Team

Owner:

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

Architect:

CUBE3, LLC
111 SW 3rd Street, Fourth Floor
Miami, Florida 33130
Contact: Jonathan W. Cardelo
Telephone: 305.968.8527

Landscape Architect:

Urban Robot
2601 N. Miami Avenue
Miami, Florida 33127
Contact: Matthew Lewis
Telephone: 614.439.4895

Land-Use Attorney:

Bercow Radell Fernandez Larkin + Tapanes
200 South Biscayne Boulevard
Suite 300
Miami, FL 33131
Telephone: 305.377.6229

Index

A6.0 Design Collaborator

- A6.1 Introduction
- A6.2 Project Statement
- A6.3 Signature Projects

A.7.0 Project Imagery

- A7.1 Rendering | Across 5th Street
- A7.2 Rendering | 5th Street & Michigan Ave.
- A7.3 Rendering | 4th Street & Michigan Ave.
- A7.4 Rendering | Eastbound on 5th Street
- A7.5 Details | Parking Structure
- A7.6 Details | Railing
- A7.7 Details | Skylight
- A7.8 Details | Trellis Canopy
- A7.9 Materials Board

C1.0 Civil Information

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

L1.0 Landscape Plans

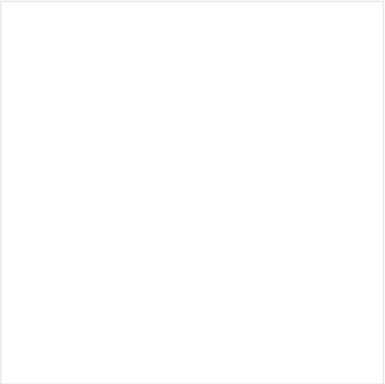
- L1.1 Landscape Notes
- L1.2 Arborist Report A
- L1.3 Arborist Report B
- L1.4 Tree Disposition Plan
- L1.5 Tree Disposition Schedule
- L1.6 Site Planting Plan
- L1.6A Site Planting Plan | Future Alternative
- L1.7 Site Planting Schedule
- L1.8 Mezzanine & Parking Structure Roof Plan
- L1.9 Atrium Planting Plan
- L1.10 Roof Planting Plan
- L1.11 Planting Details



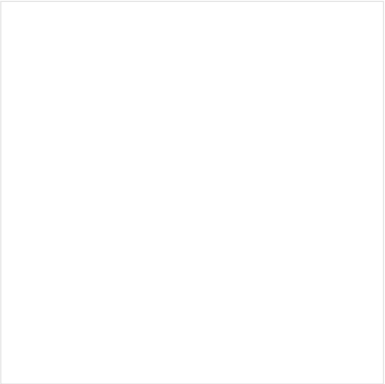
CUBE 3, LLC
111 SW 3rd Street, Floor 4
Miami, Florida 33133
License No. L18000278579

Jonathan W. Cardello, AIA

FL License No. AR93391



411 Michigan Avenue
Miami Beach, Florida

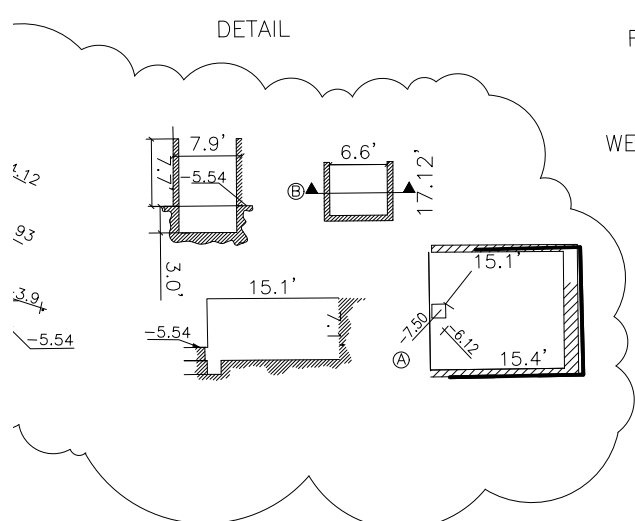
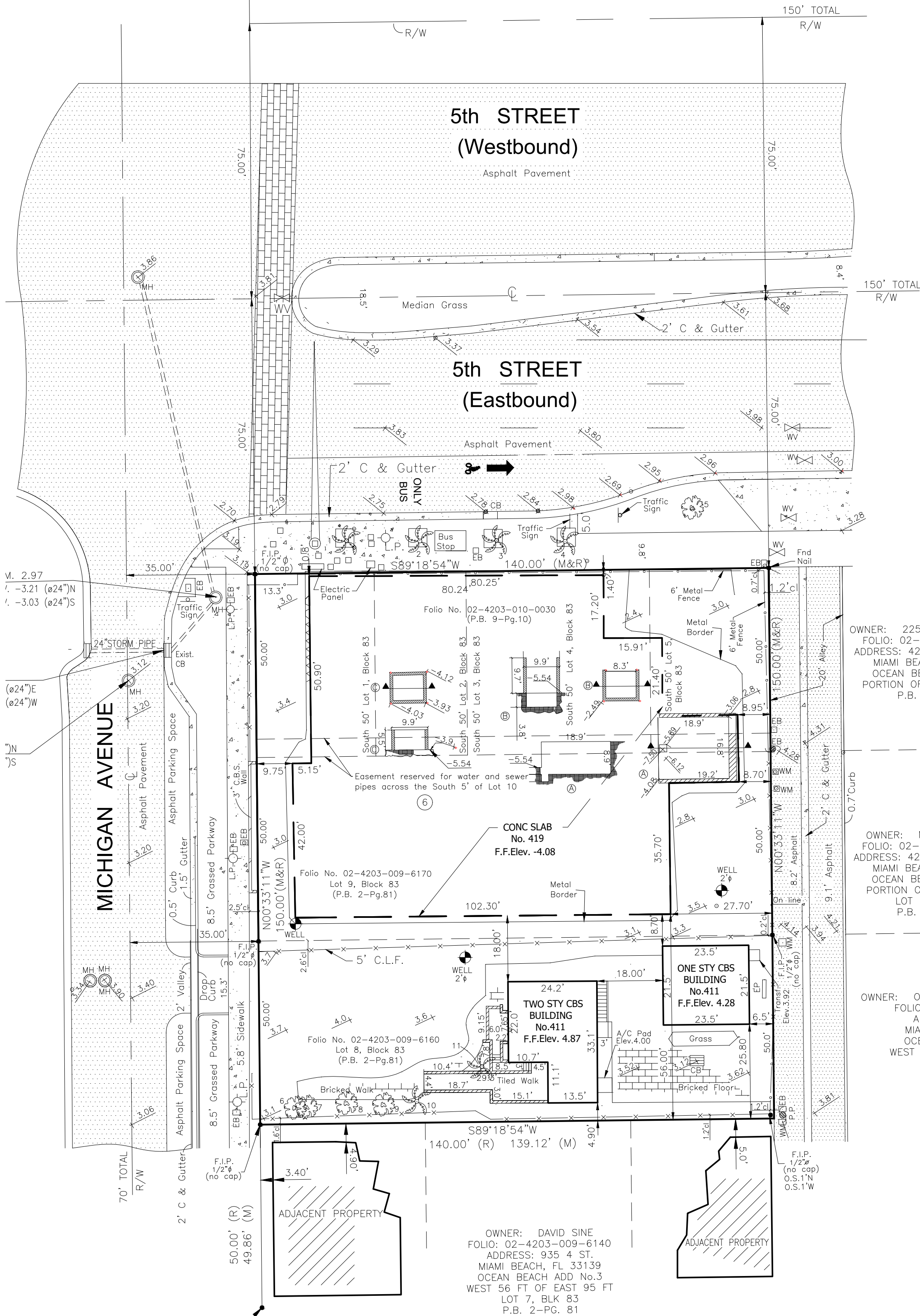
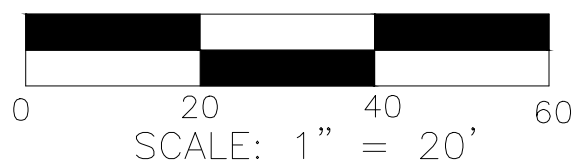


411 Michigan Avenue
Miami Beach, Florida

- A1.0
- Site
- A1.1
- A1.2
- A1.3
- A1.4
- A1.5
- A1.6

- Property Survey | Tree Table
- Location Map
- Location Map
- Keyed Site Photos
- Existing Site Plan
- Site Plan Diagram

SPECIFY PURPOSE SURVEY (AS-BUILT)
SKETCH OF SURVEY



SITE ADDRESS:	944 5th ST., 419 & 411 MICHIGAN AVE. MIAMI BEACH, FLORIDA, 33139
JOB NUMBER:	14-134
DATE OF SURVEY	MARCH 11, 2021 / APRIL 26, 2021 UPDATE, MAY 25, 2021 UPDATE, SEPTEMBER 28, 2021 (UPDATE)/ JANUARY 27, 2022 (UPDATE)
FOLIO #	02-4203-010-0030, 02-4203-009-6170 & 02-4203-009-6160

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	ARECATRUM ROMANOFFIANUM	0.7'	20'	20'

SCHEDULE BII ITEMS

- (5) Historic Preservation Board Order recorded October 18, 2018 in Official Records Book 28318, Page 4973. (non plottable)
- (6) 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.
- (7) 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)
- (8) 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)
- (9) 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:

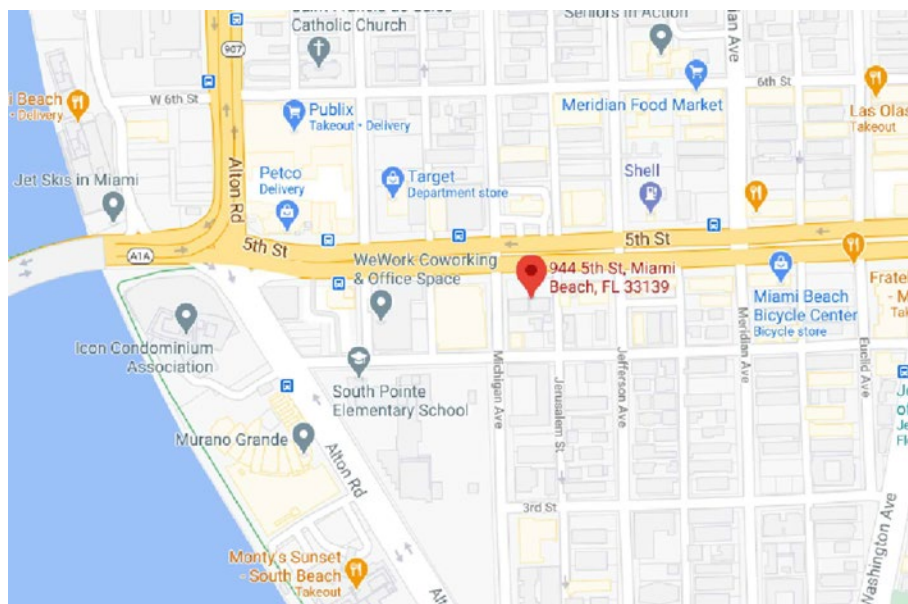
- 6a Primary Zone
CP-2 COMMERCIAL PERFORMANCES STANDARD, GENERAL MIXED USE
- 7b BUILDING AREA: 1,187 SF
- 7c BUILDING HEIGHT OF THE BUILDING ABOVE GRADE WAS NOT MEASURED.
- 16 NO EVIDENCE OF EARTH MOVING WAS OBSERVED
- 17 NO PROPOSED CHANGES IN STREET R/W IS EXPECTED
- 18 NO EVIDENCE OF SOLID WASTE DUMPING WAS OBSERVED
- 19 NO WETLAND AREAS ARE WITHIN THE SUBJECT PROPERTY

Utility Companies:
 WASAD 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:

- ① 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)
- ② LAND AREA OF SUBJECT PROPERTY: **21,000 SF (+/-)**
- ③ 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**
- ④ 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.
- ⑤ 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.NCS-667552.
- ⑥ THERE 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:

1. 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 Table A thereto.
2. The survey correctly shows the location of all building, structures and other improvements situated on the Premises.
3. 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 herein 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 herein or otherwise noted as to their effect on the subject property;
4. 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.
5. 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.
6. The property has direct physical access to Michigan Ave. a corridor that runs North South and being a public Street or Highway.
7. 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 SOFI 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'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
ED PING, PSM ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



DATE: FEBRUARY 18, 2022

LEGEND:

	BOUNDARY LINE
	STRUCTURE (BLDG.)
	CONCRETE BLOCK WALL
	METAL FENCE
	WOODEN FENCE
	CHAIN LINK FENCE
	WOOD DECK/DOCK
	ASPHALTED AREAS
	CONCRETE
	BRICKS OR PAVERS
	ROOFED AREAS
	WATER (EDGE OF WATER)
	ELECTRIC BOX
	CATCH BASIN
	MANHOLE
	OVERHEAD ELECT.
	POWER POLE
	LIGHT POLE
	HANDICAP SPACE
	FIRE HYDRANT
	EASEMENT LINE
	WATER VALVE
	TV-CABLE BOX
	WATER METER
	CONC. LIGHT POLE

[illegible]**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

Property Survey | Tree Table

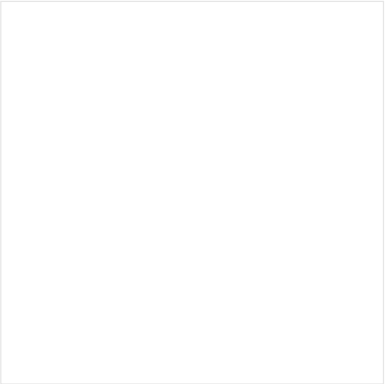
Scale: None



Final Submittal
16 May 2022

A1.1

COPYRIGHT (C) 2020 CUBE 3
LLC, ALL RIGHTS RESERVED



411 Michigan Avenue

Miami Beach, Florida

Location Map

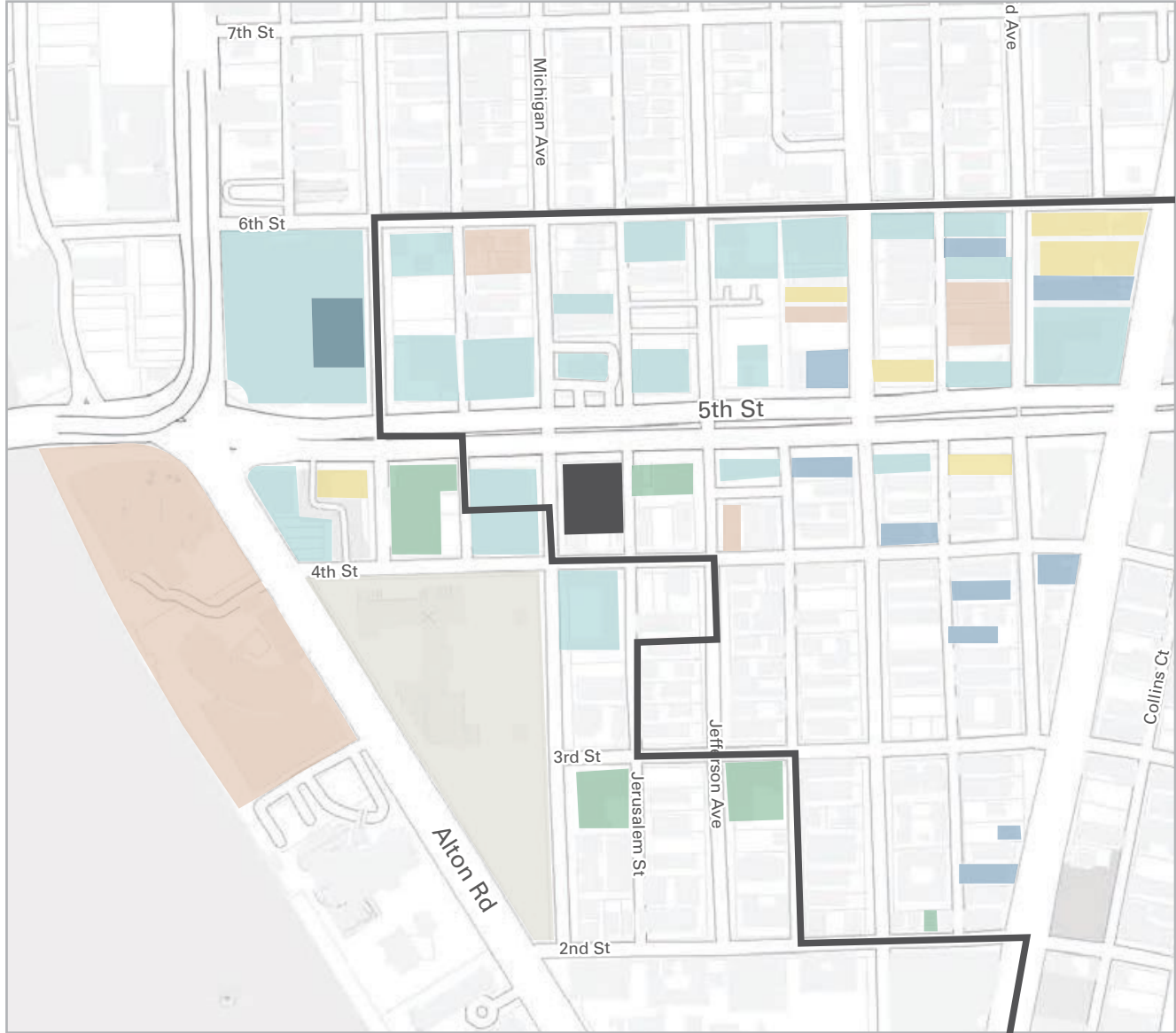
Scale: None



Final Submittal
16 May 2022

A1.2

5TH STREET - COMMERCIAL CORRIDOR



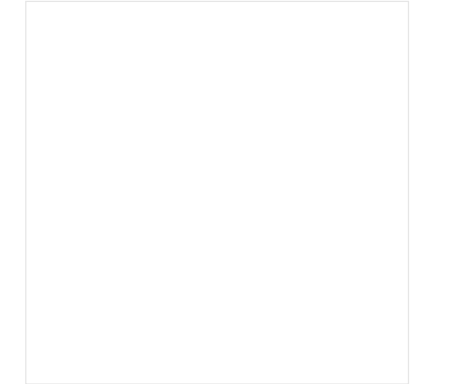
- Ocean Beach Historic District
- Proposed Development

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



- | | | | |
|--------------------|----------------------|---------------------------------------|--|
| MIAMI BEACH MARINA | PROPOSED DEVELOPMENT | MURANO GRANDE
37 floors 406 feet | ICON SOUTH BEACH
42 floors 423 feet |
|--------------------|----------------------|---------------------------------------|--|

- | | |
|---|--|
| — | 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





Location Key



View A



View B



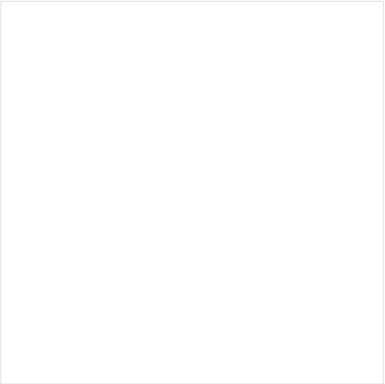
View C



View D



View E

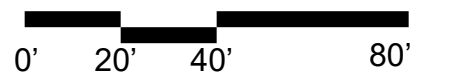
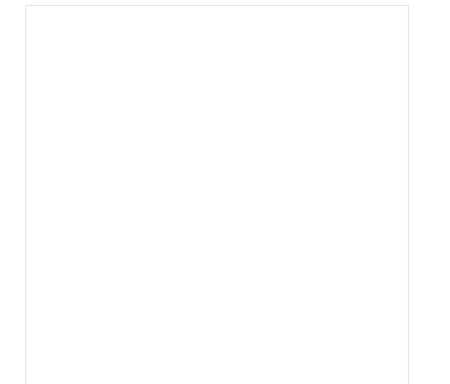


411 Michigan Avenue

Miami Beach, Florida

Site Photos

Scale: None



411 Michigan Avenue

Miami Beach, Florida

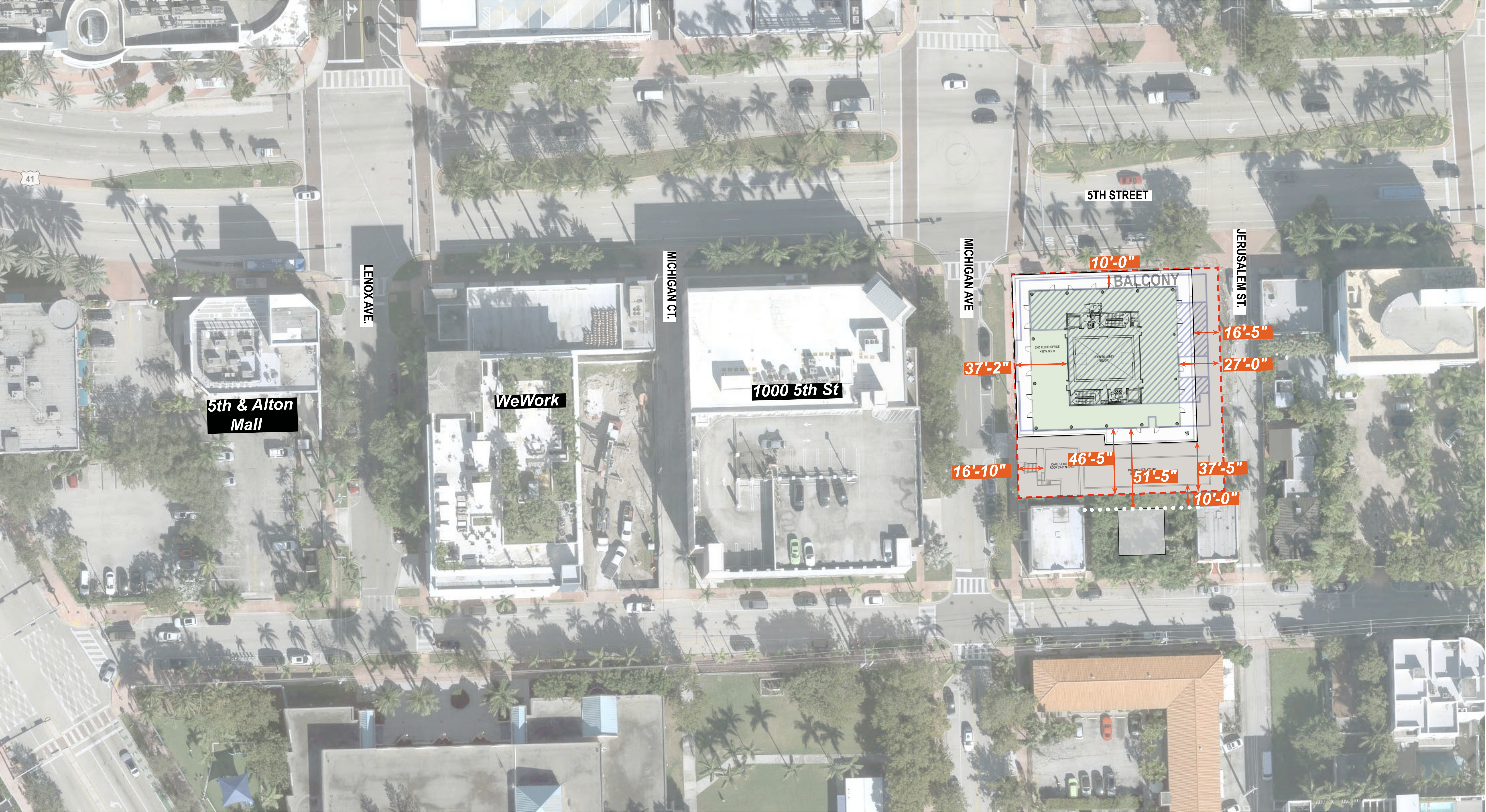
Existing Site Plan

Scale: 1" = 20'-0"



Final Submittal
16 May 2022

A1.5



KEY

GROUND

2ND

BALCONY

PROPERTY LINE

CUBE3

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

Jonathan W. Cardello, AIA
FL License No. AR93391

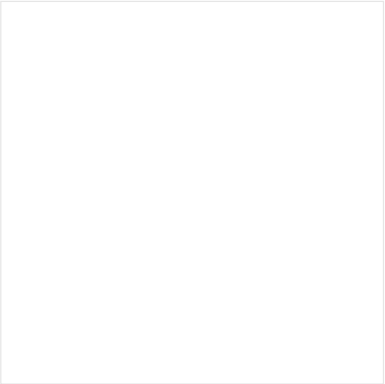
411 Michigan Avenue
Miami Beach, Florida

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

Final Submittal
16 May 2022

A1.6

COPYRIGHT (C) 2020 CUBE 3, LLC, ALL RIGHTS RESERVED



411 Michigan Avenue

Miami Beach, Florida

A2.0 Zoning Tabulations | Zoning Diagrams

- A2.1 CMB Zoning
- A2.2 Parking Reductions Chart
- A2.3 Zoning Setback Diagram
- A2.4 Street Frontage Diagram
- A2.5 Street Frontage Experience
- A2.6 Street Frontage Experience
- A2.7 Design Change Diagram
- A2.8 Open Court Variance Diagram
- A2.9 FAR Diagrams
- A2.10 FAR Diagrams
- A2.11 FAR Diagrams
- A2.12 FAR Diagrams
- A2.13 FAR Diagrams

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	41,583	
13	Gross square footage	N/A	9,500	89,687	
14	Square Footage by use	N/A	9,500	3,684 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	5'	
27	Side Setback facing 5th street:	0	0	0	
28	Rear Setback Facing Alley:	5'	10'	5'	
	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	72	0	72	98 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 -21	
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 Approved
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? (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

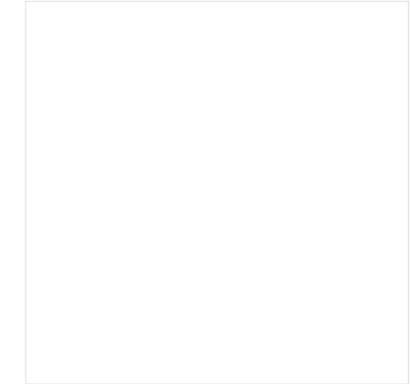
N/A



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

Jonathan W. Cardello, AIA

FL License No. AR93391



0' 20' 40' 80'

411 Michigan Avenue

Miami Beach, Florida

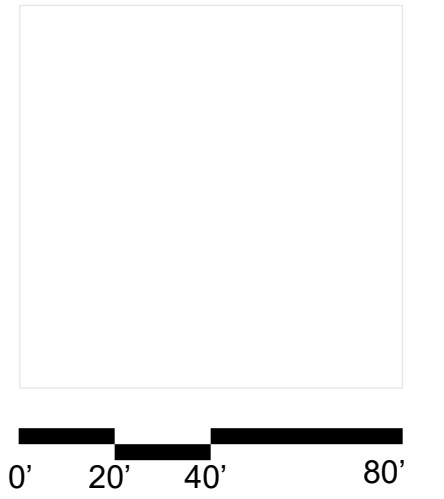
CMB Zoning

Scale: 1" = 40'-0"



Final Submittal
16 May 2022

A2.1



411 Michigan Avenue
Miami Beach, Florida

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



Final Submittal
16 May 2022

A2.2

Parking Requirements - Chapter 130 | Chapter 142-702

Parking District

Parking District No. 01

Office or Office Building

Ground Floor | One Space per 300 square feet of floor area 1,861 SF
6 Parking Spaces

Upper Floors | One Space per 400 square feet of floor area 32,906 SF
82 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 = 88 Parking Spaces

Retail Parking

Ground Floor | One Space per 300 square feet of floor area 3,003 SF
10 Parking Spaces

Retail Required Parking = 10 Parking Spaces

Total Parking Required = 98 Parking Spaces
Total Parking Required (after reductions) = 72 Parking Spaces

Mechanical Parking - Sec. 130-38

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

72 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:

Bicycle Parking - Long-Term 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

Minimum off-street parking may be reduced as follows:

Standard Space Dimensions 8'-6" x 18'-0"
Standard Parrallel Parking Space Dims. 8'-6" x 21'-0"

8'-6" x 18'-0"

Interior Drive Aisles

Minimum off-street parking may be reduced as follows:

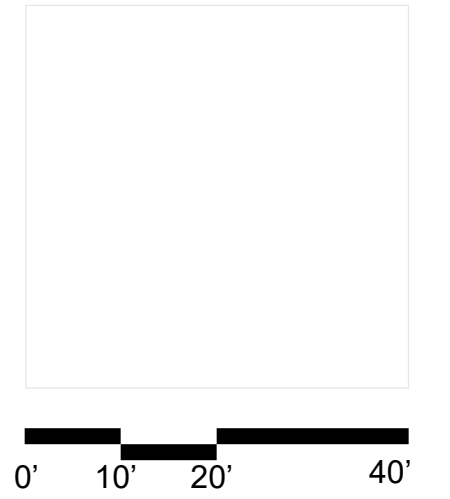
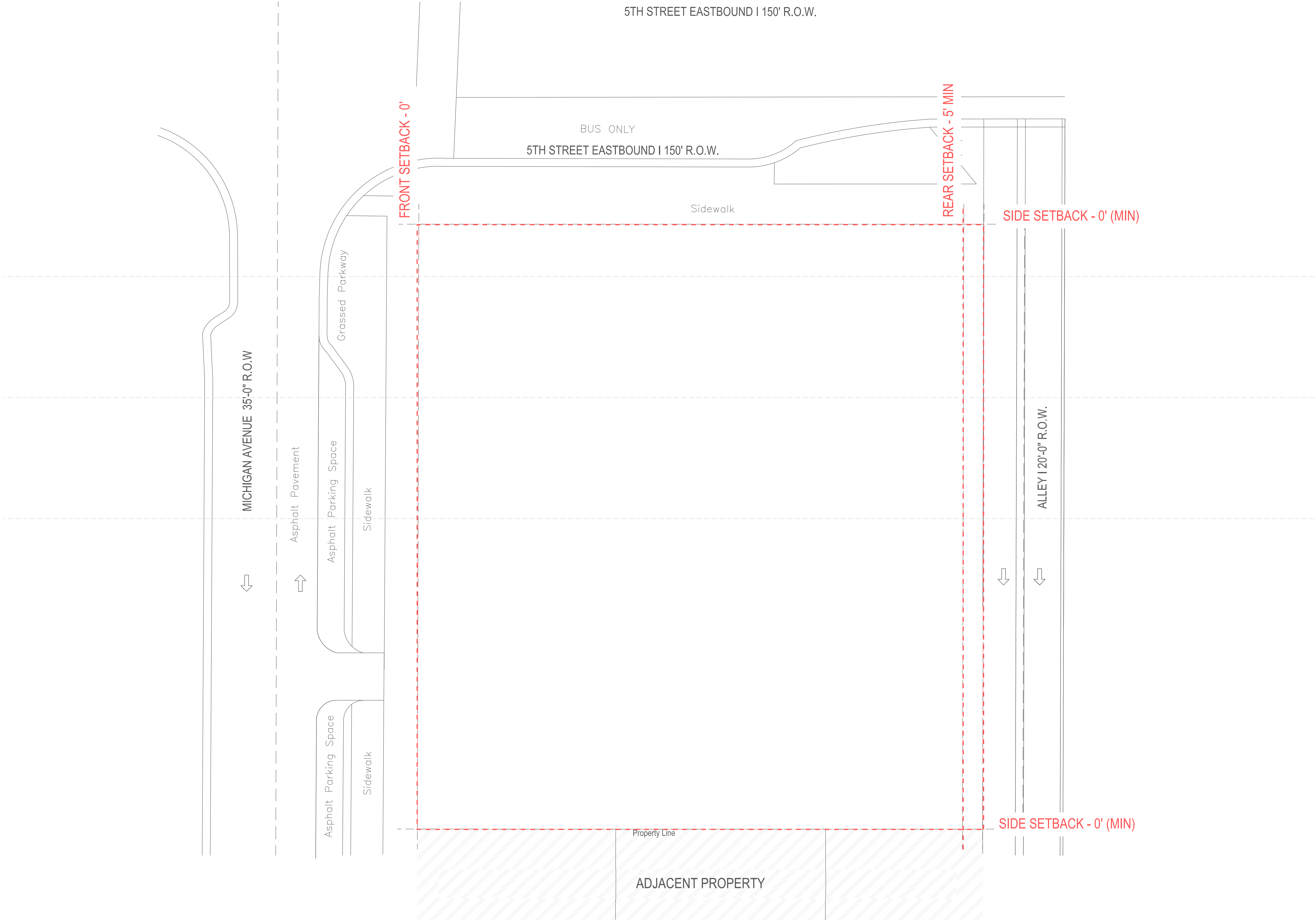
90 degree parking 22 feet, with columns parallel to the interior drive on each side of the required drive, set back an additional one foot six inches, measured from the edge of the required drive to the face of the columns
45 degree parking 11'-0"
60 degree parking 17'-0"

Drives

Minimum off-street parking may be reduced as follows:

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

22'-0"



411 Michigan Avenue
Miami Beach, Florida

Zoning Setback Diagram
Scale: NTS



Final Submittal
16 May 2022

A2.3



411 Michigan Avenue
Miami Beach, Florida

Miami Beach, Florida

Street Frontage Diagram

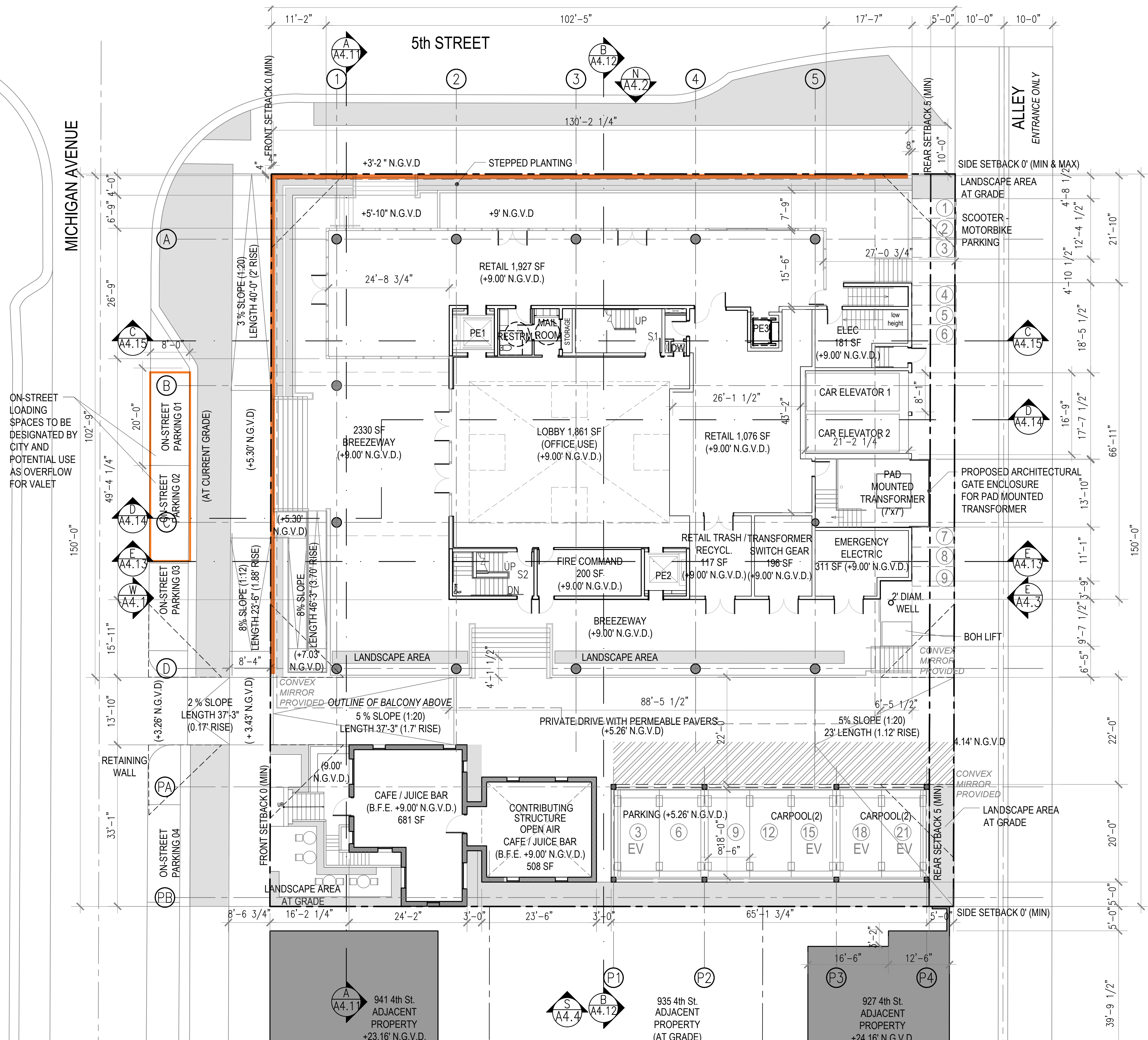
NTS



Final Submittal
6 May 2022

A2.4

COPYRIGHT (C) 2020 CUBE 3,
LLC, ALL RIGHTS RESERVED



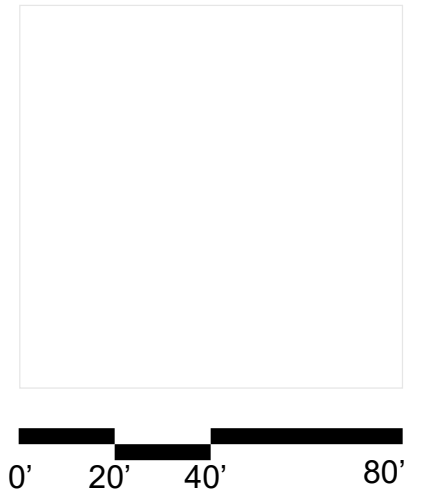
Street Frontage Calculations

Michigan (Front Primary)

Length of Frontage	150'-0"
<u>Building Length Along Frontage</u>	<u>102'-9"</u>
Percentage of Frontage	68.5%

5th Street (Side Secondary)

Length of Frontage	140'-0"
<u>Building Length Along Frontage</u>	<u>130'-2"</u>
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.

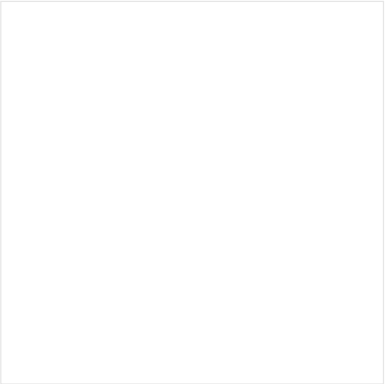
411 Michigan Avenue
Miami Beach, Florida

Street Frontage Experience
Scale: NTS



Final Submittal
16 May 2022

A2.5



0' 20' 40' 80'

411 Michigan Avenue

Miami Beach, Florida

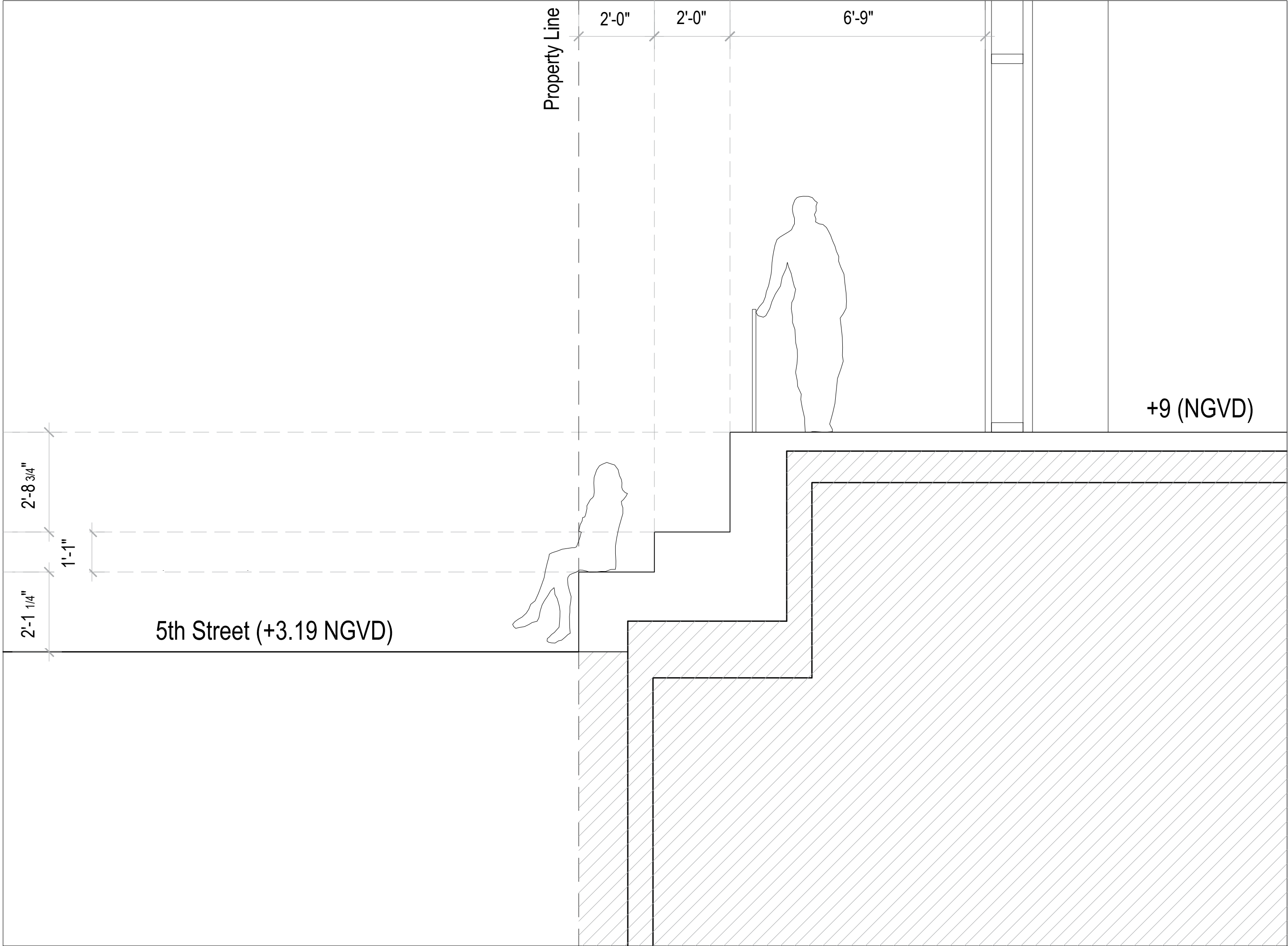
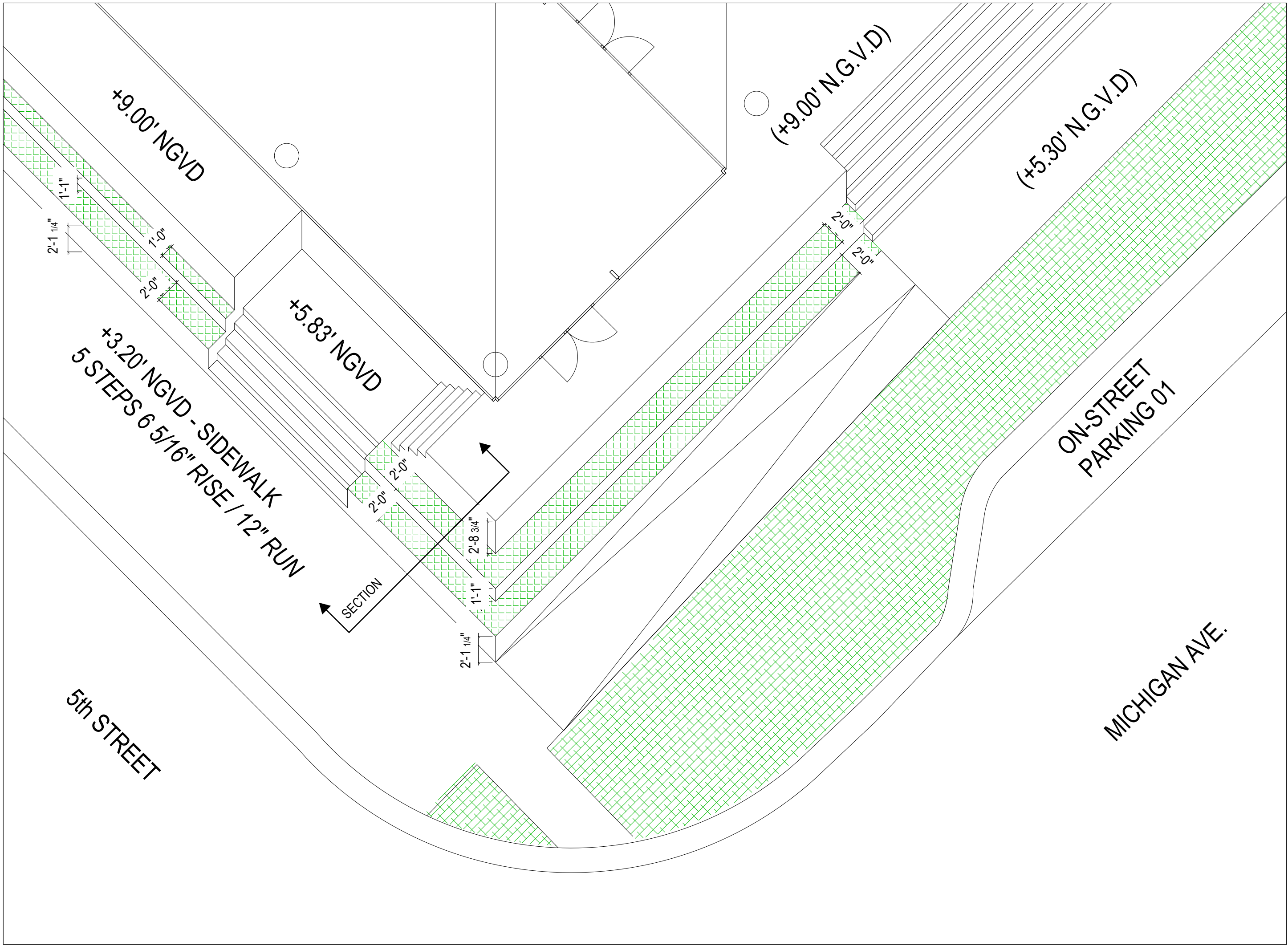
Street Frontage Experience

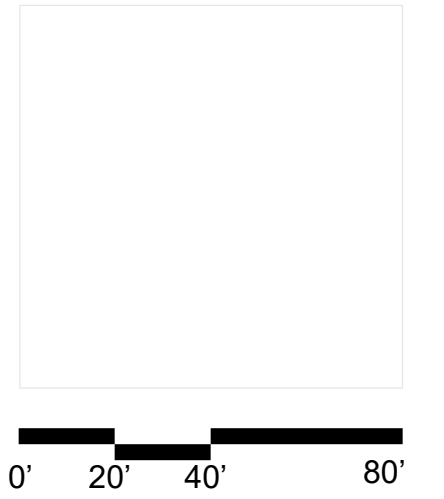
Scale: NTS



Final Submittal
16 May 2022

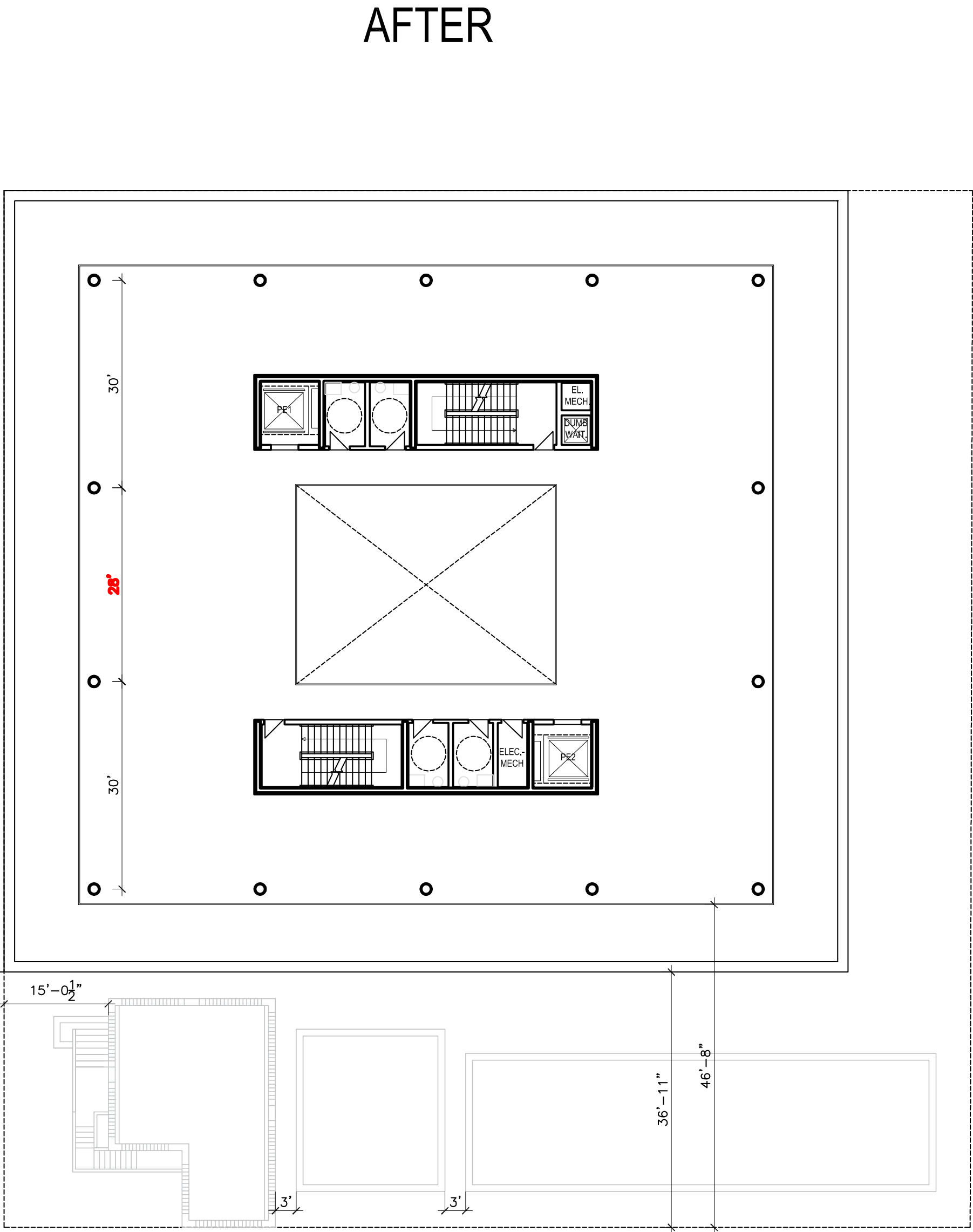
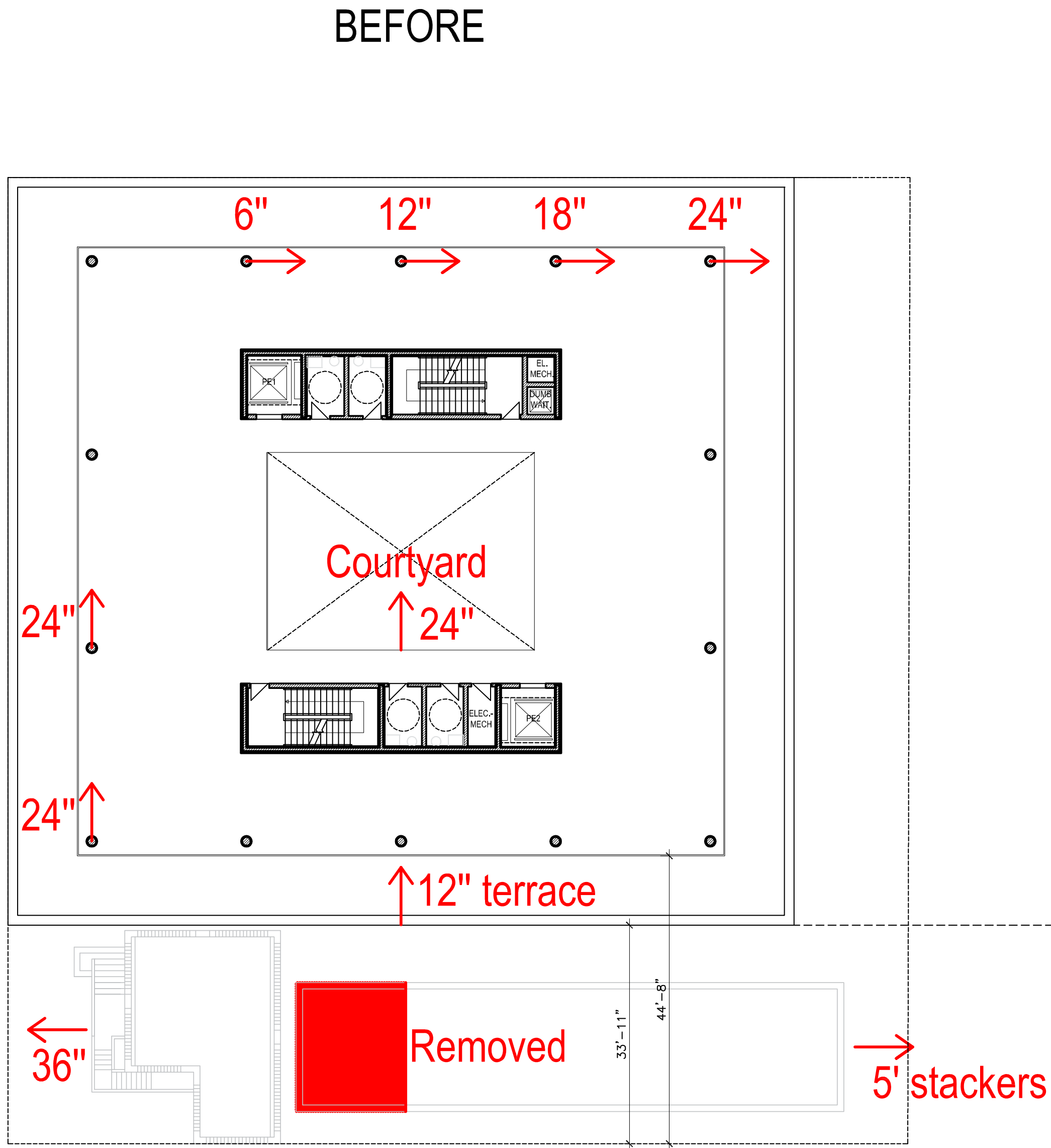
A2.6





This is a diagram of design adjustments based on community feedback from the Historic Planning Board Hearing on April 12, 2022.

The contributing garage to the Historic House has been incorporated into the design.
The Parking Structure shifted east and 6 parking spaces were lost.
The Office was narrowed by 2' in the North / South direction.



411 Michigan Avenue
Miami Beach, Florida

Design Change Diagram
Scale: NTS



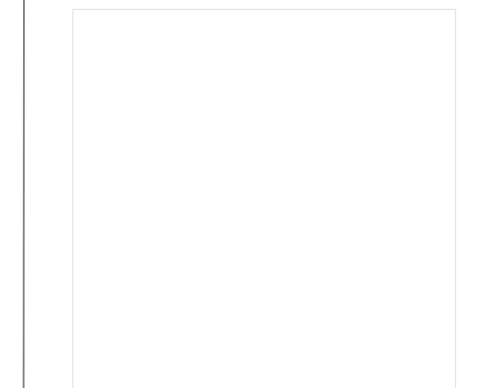
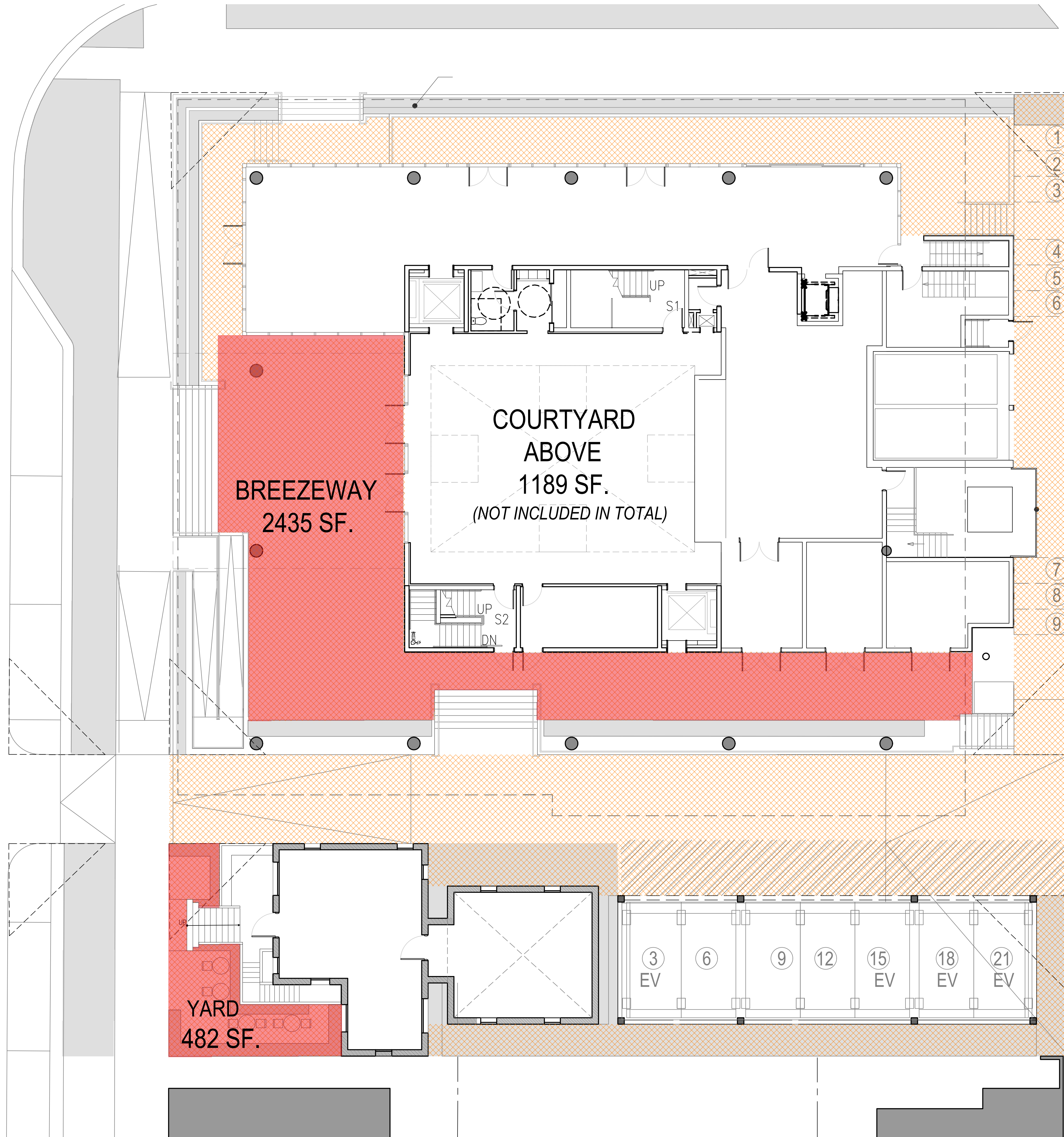
Final Submittal
16 May 2022

A2.7

450 SF OPEN SPACE REQUIRED
AT MICHIGAN AVE. FRONTAGE

2435 SF + 413 SF =
2,848 SF PROVIDED

4,551 SF OPEN AREAS @ GROUND FL.
21,050 SF TOTAL LOT
= 22% OPEN AREA ON TOTAL LOT



411 Michigan Avenue
Miami Beach, Florida

Open Court Variance Diagram
Scale: 1" = 40'-0"



Final Submittal
16 May 2022

A2.8

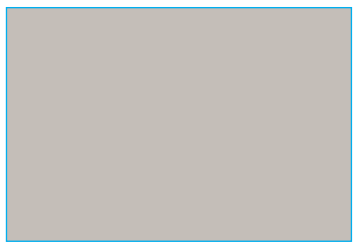
Methodology of Confirming Existing Building FAR

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	79 FAR SF
Ground Floor	6,453 FAR SF
Mezzanine	1,999 FAR SF
Second Floor	8,318 FAR SF
Third Floor	8,196 FAR SF
Fourth Floor	8,196 FAR SF
Fifth Floor	8,196 FAR SF
Roof Mechanical Penthouse	146 FAR SF
TOTAL FAR	41,583 FAR SF

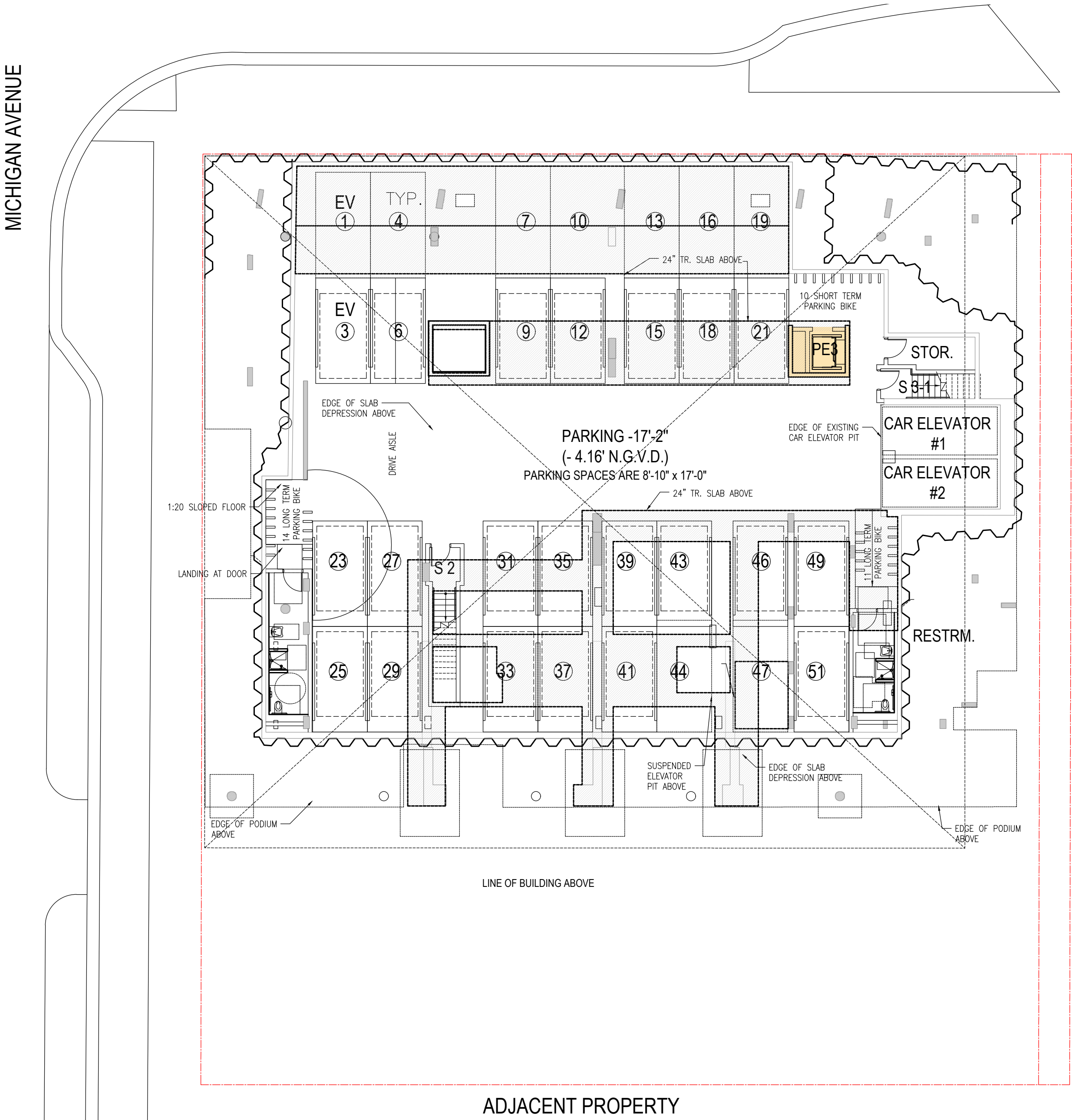
GSF Calculation

	New Development
Basement	9,493 GSF
Ground Floor	13,331 GSF
Historic Structure	681 GSF
Mezzanine	4,337 GSF
Second Floor	12,281 GSF
Third Floor	12,373 GSF
Fourth Floor	12,373 GSF
Fifth Floor	12,373 GSF
Roof	12,445 GSF
TOTAL GSF	89,687 GSF

(Includes Terraces, Podium, and Roof Deck)

NSF Calculation

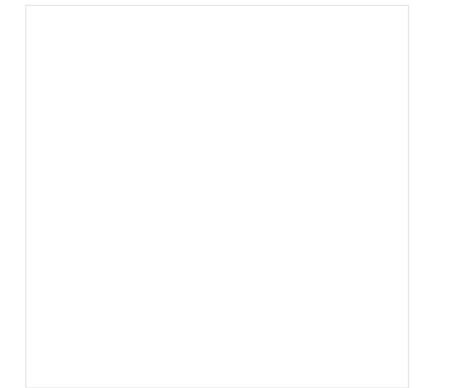
	New Development
Basement	79 NSF
Ground Floor	5,772 NSF
Historic Structure	681 NSF
Mezzanine	1,999 NSF
Second Floor	8,318 NSF
Third Floor	8,196 NSF
Fourth Floor	8,196 NSF
Fifth Floor	8,196 NSF
Roof Mechanical Penthouse	146 NSF
TOTAL NSF	41,583 NSF



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

Jonathan W. Cardello, AIA

FL License No. AR93391



0' 20' 40' 80'

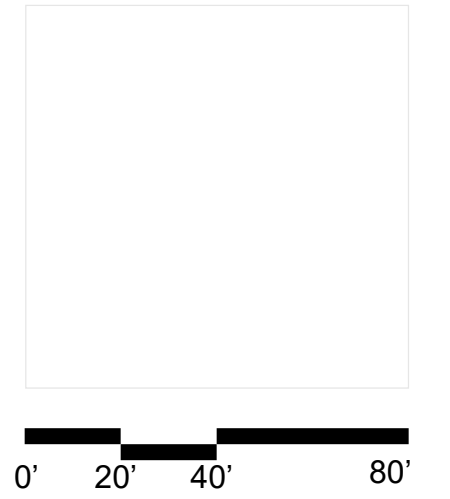
411 Michigan Avenue
Miami Beach, Florida

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



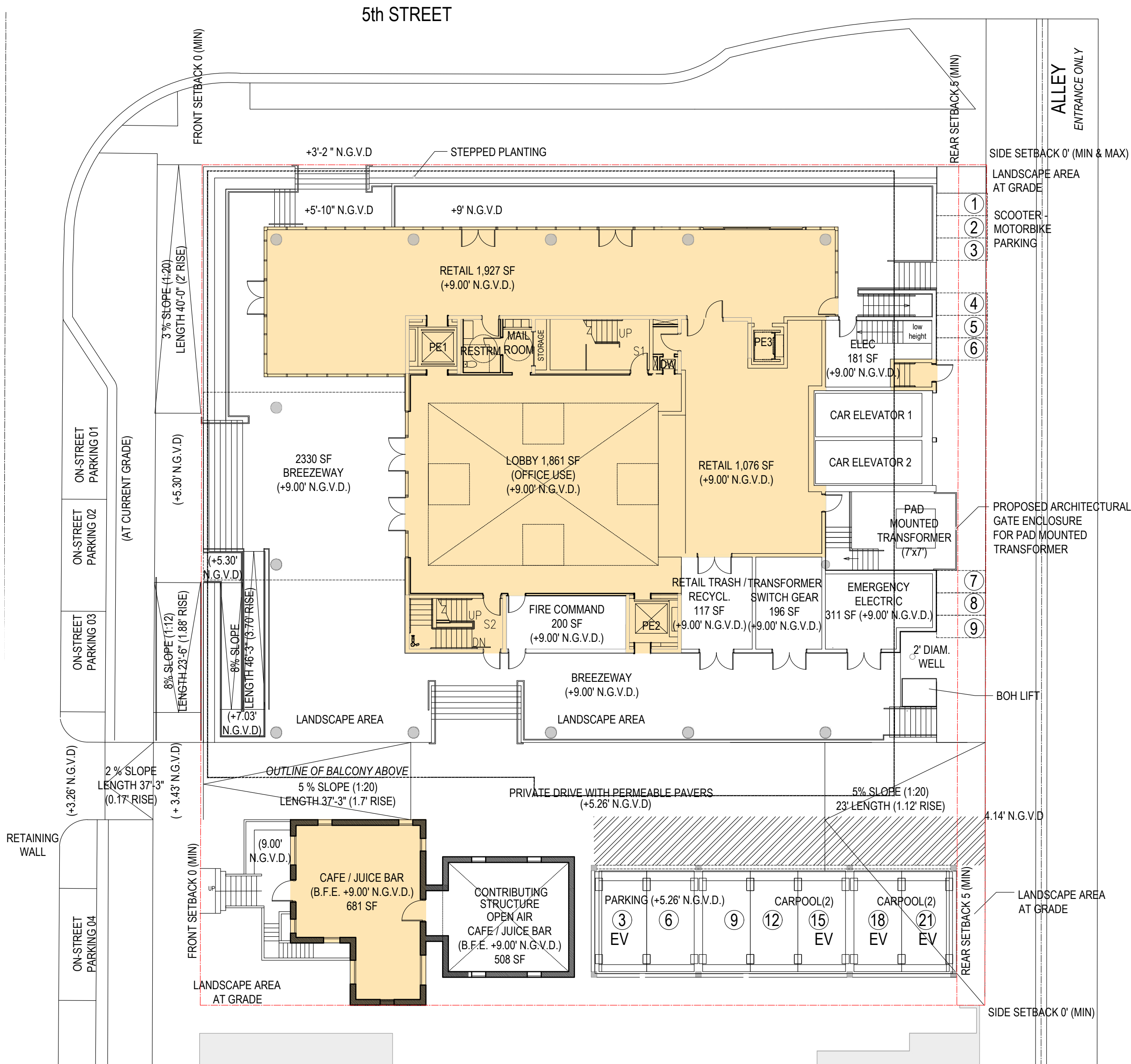
Final Submittal
16 May 2022

A2.9



411 Michigan Avenue
Miami Beach, Florida

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



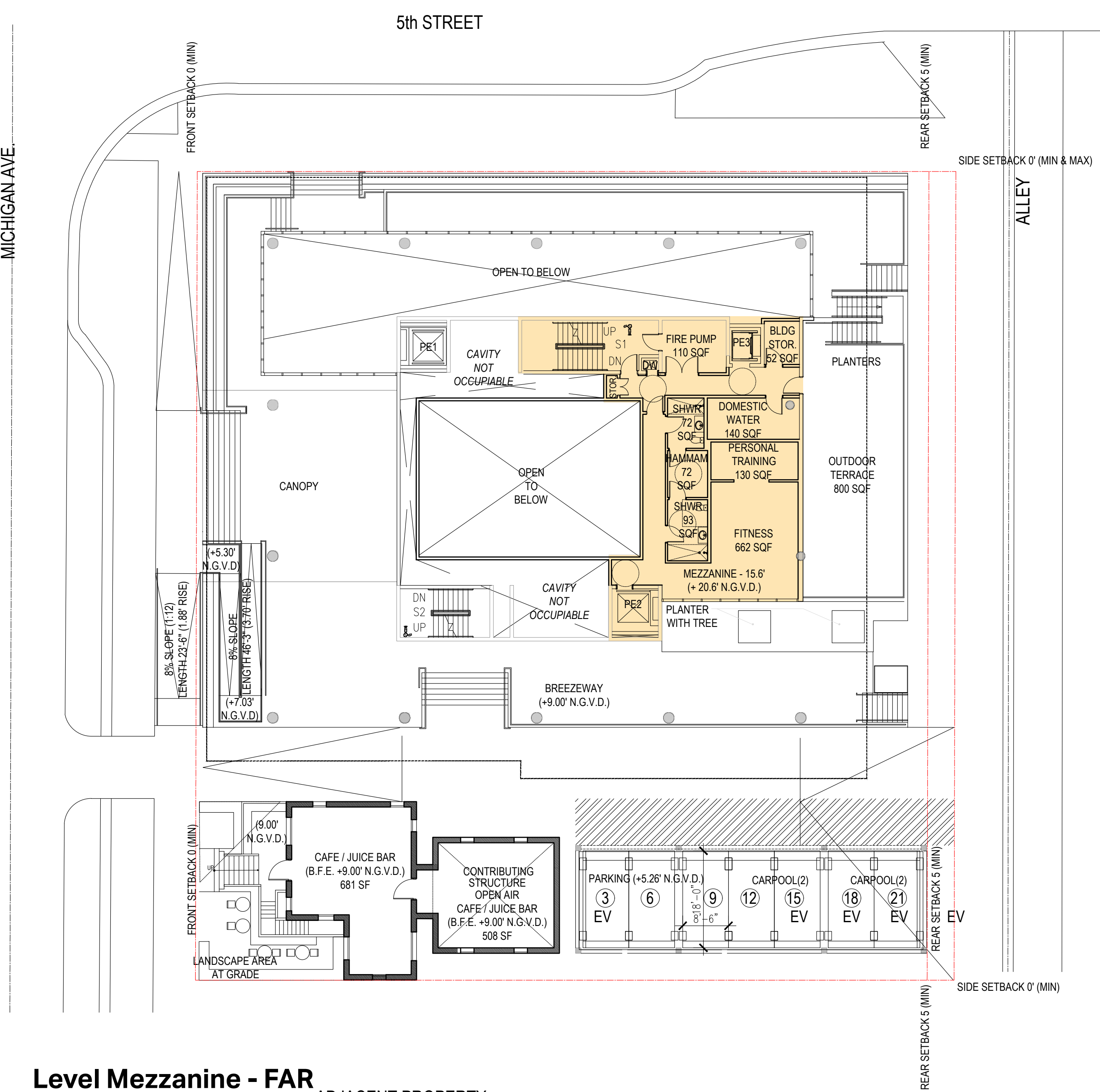
Level 1 - FAR

Scale: 1" = 40'-0"

FAR Calculation

Ground Floor New Building
Ground Floor Historic Building

5,772 FAR SF
681 FAR SF



Level Mezzanine - FAR

Scale: 1" = 40'-0"

FAR Calculation

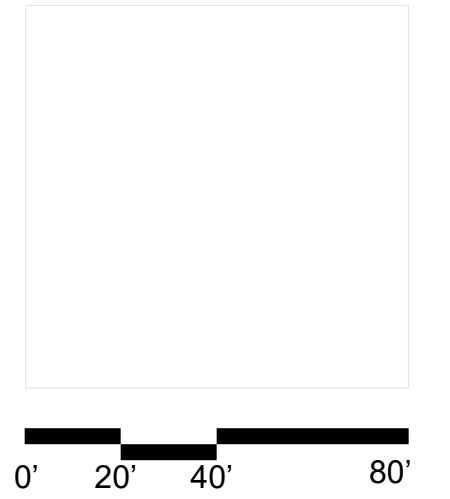
Mezzanine

1,999 FAR SF



Final Submittal
16 May 2022

A2.10



411 Michigan Avenue
Miami Beach, Florida

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

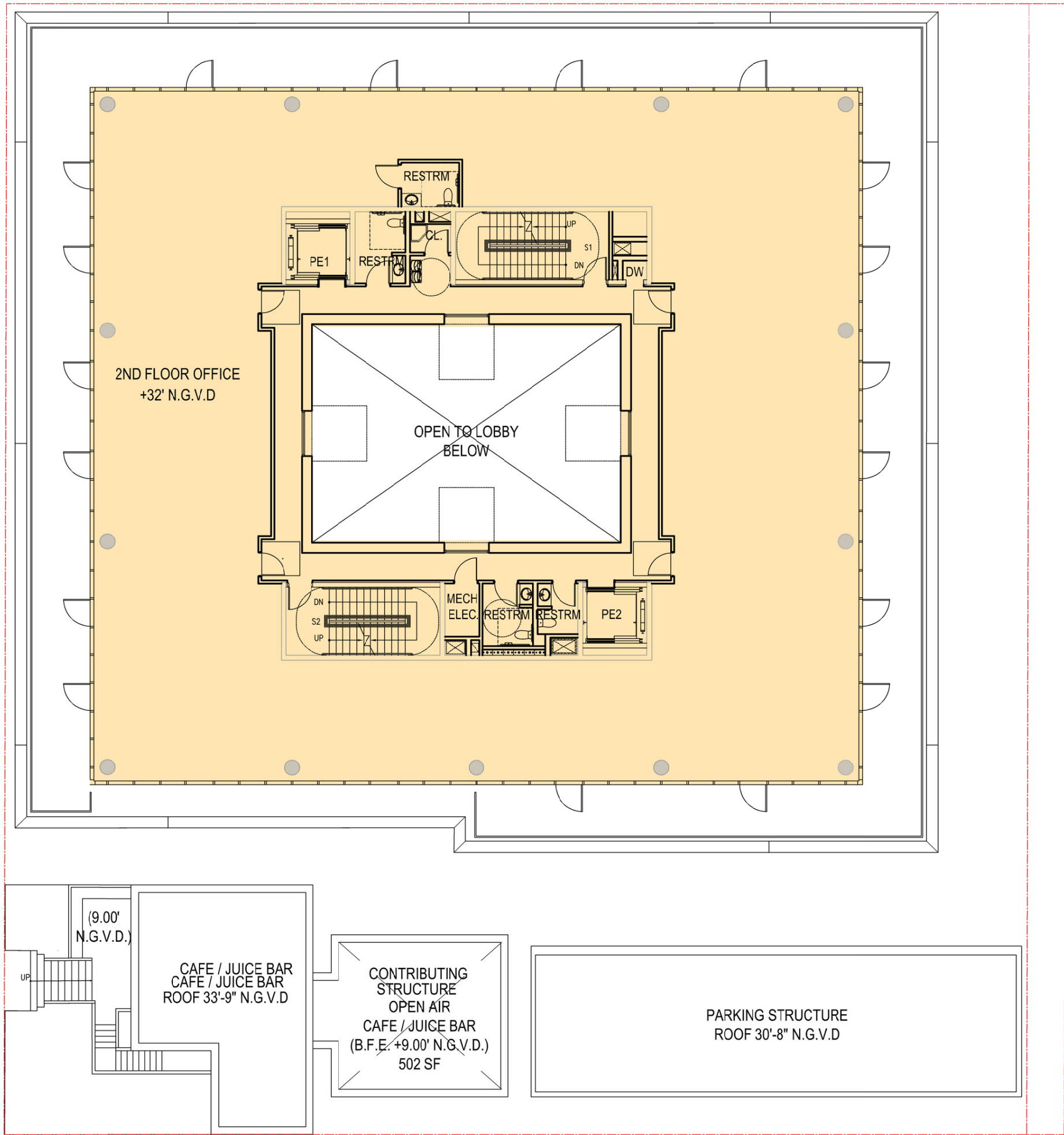


Final Submittal
16 May 2022

A2.11

5th STREET

MICHIGAN AVENUE



ADJACENT PROPERTY

Level 2 - FAR

Scale: 1" = 40'-0"

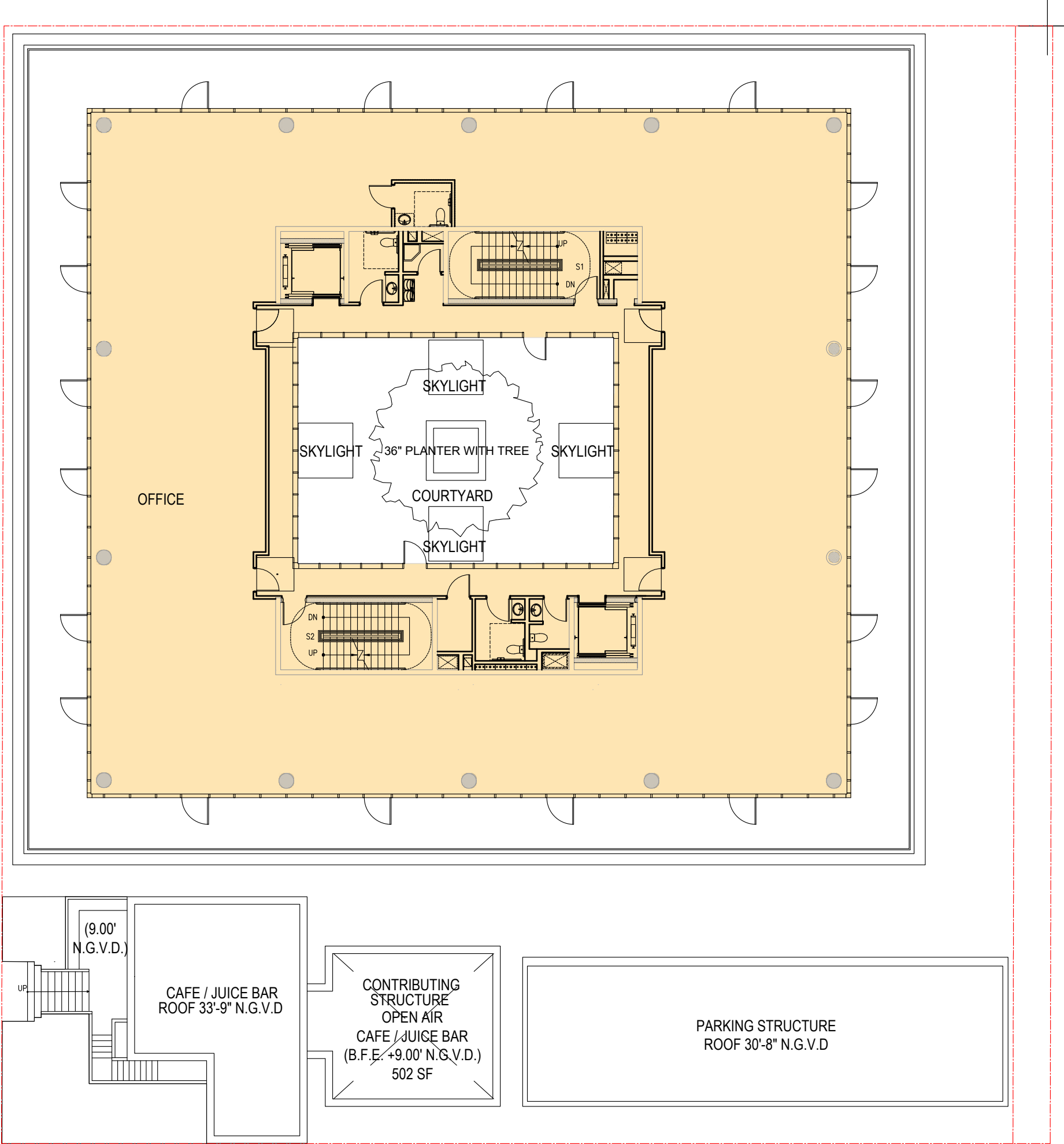
FAR Calculation

Second Floor

8,318 FAR SF

5th STREET

MICHIGAN AVENUE



ADJACENT PROPERTY

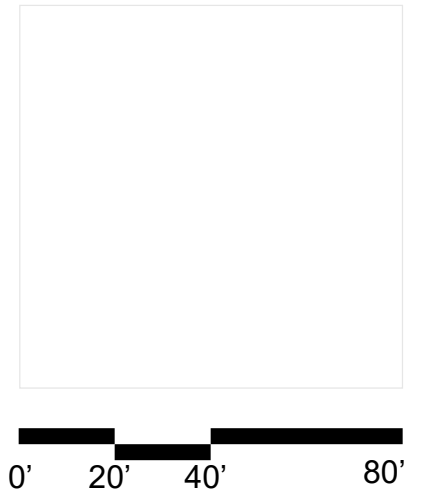
Level 3 - FAR

Scale: 1" = 40'-0"

FAR Calculation

Third Floor

8,196 FAR SF



411 Michigan Avenue
Miami Beach, Florida

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

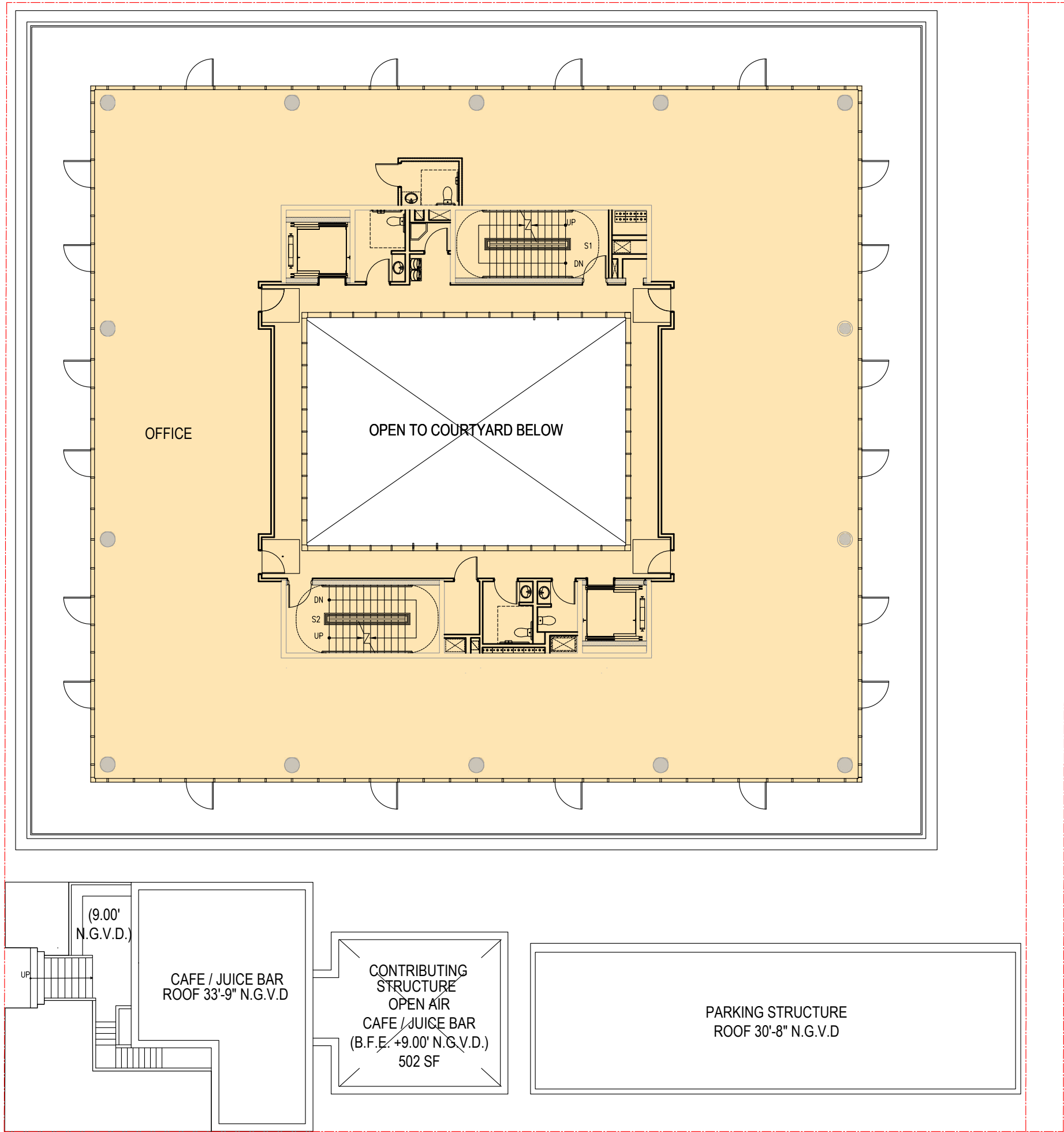


Final Submittal
16 May 2022

A2.12

5th STREET

MICHIGAN AVENUE



ADJACENT PROPERTY

Level 4 - FAR

Scale: 1" = 40'-0"

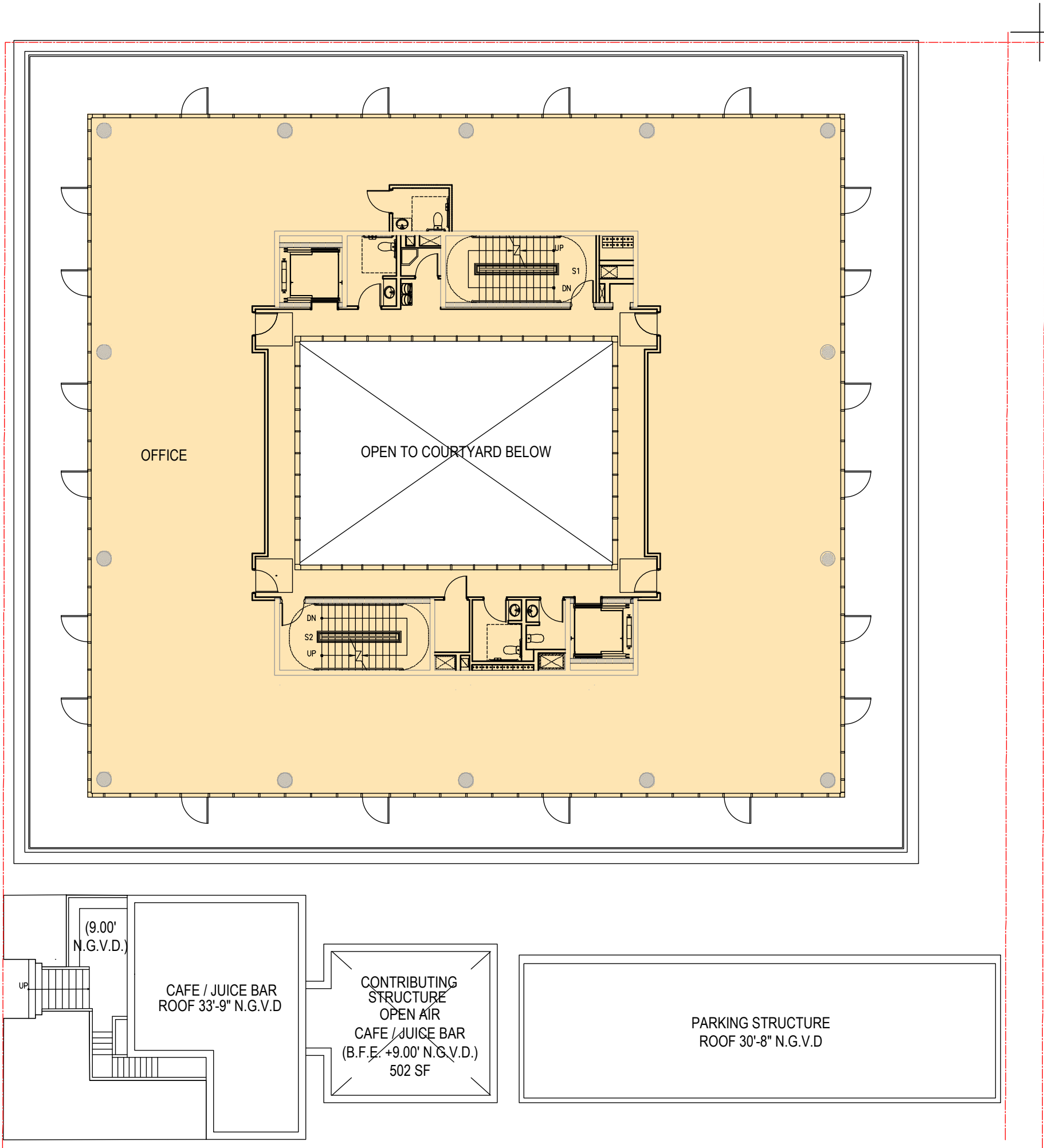
FAR Calculation

Fourth Floor

8,196 FAR SF

5th STREET

MICHIGAN AVENUE



ADJACENT PROPERTY

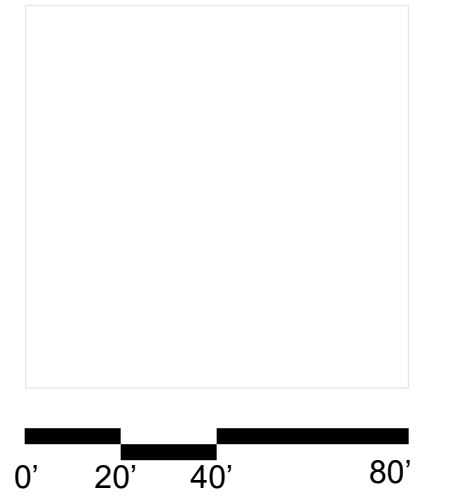
Level 5 - FAR

Scale: 1" = 40'-0"

FAR Calculation

Fifth Floor

8,196 FAR SF



411 Michigan Avenue

Miami Beach, Florida

FAR Diagrams

Scale: 1" = 40'-0"



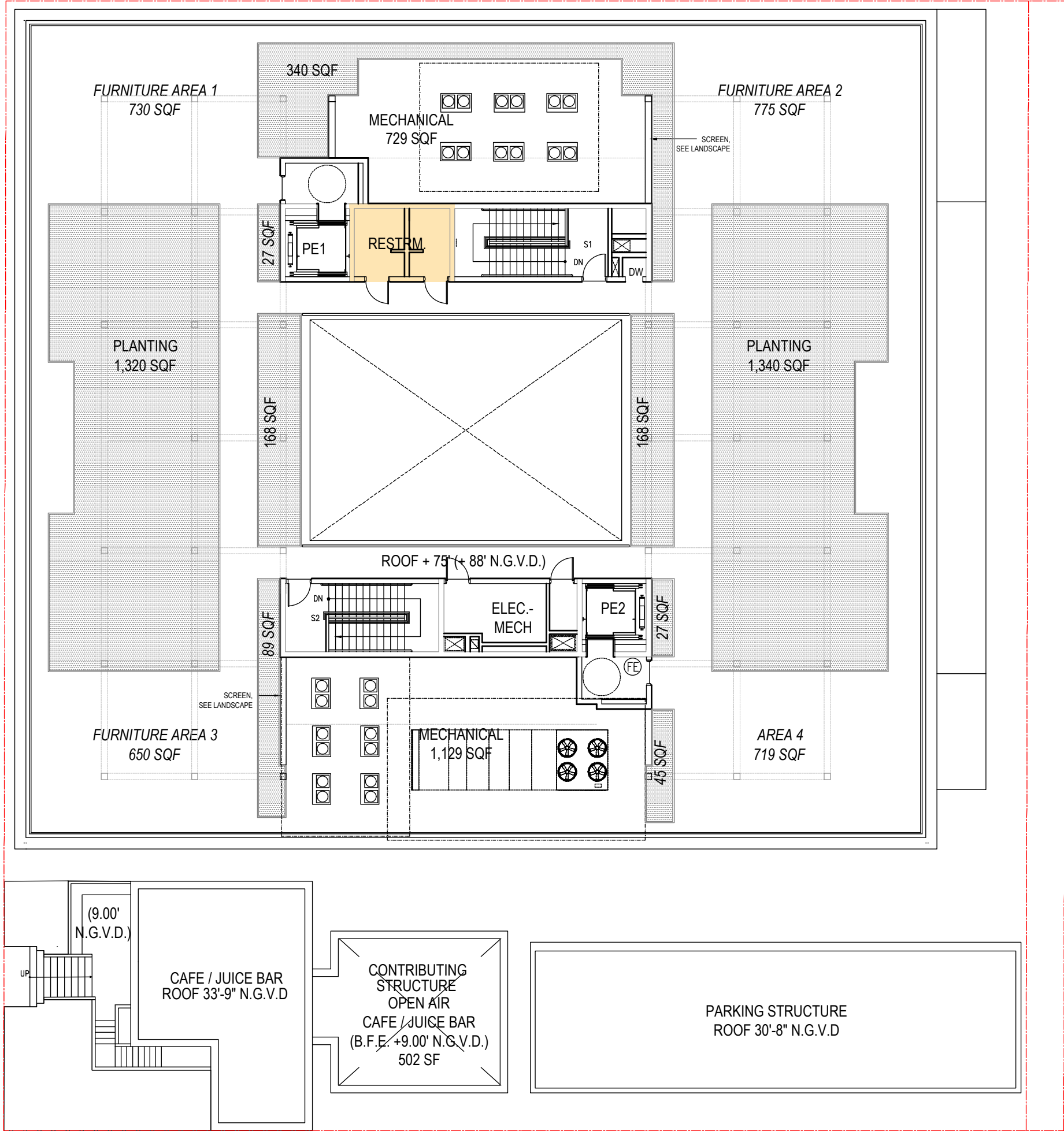
Final Submittal
16 May 2022

A2.13

5th STREET

MICHIGAN AVENUE

ALLEY



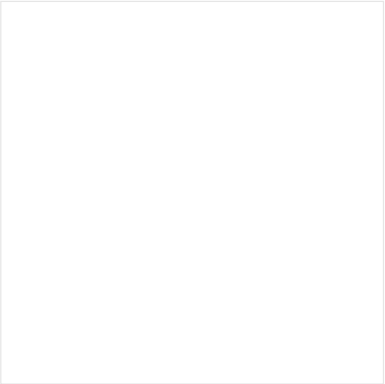
Level 6 Roof - FAR

Scale: 1" = 40'-0"

FAR Calculation

Roof Mechanical Penthouse

146 FAR SF

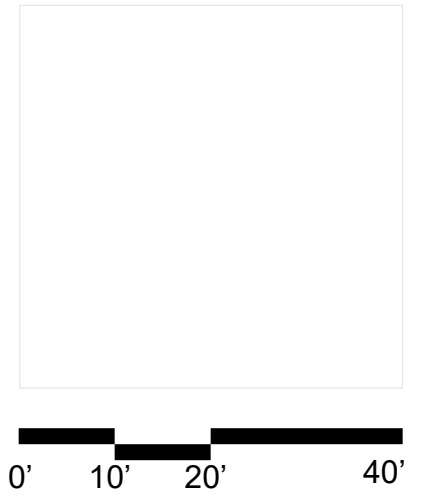


411 Michigan Avenue

Miami Beach, Florida

A3.0 Floor Plans

- A3.1 Site Plan
- A3.2 Basement Level Plan
- A3.3 Ground Level Plan Submitted 2/7/22
- A3.4 Ground Level Plan Submitted 3/14/22
- A3.5 Ground Level Plan
- A3.6 Mezzanine Level Plan
- A3.7 Second Level Plan
- A3.8 Third Level Plan
- A3.9 Fourth Level Plan
- A3.10 Fifth Level Plan
- A3.11 Roof Level Plan
- A3.12 Canopy Plan



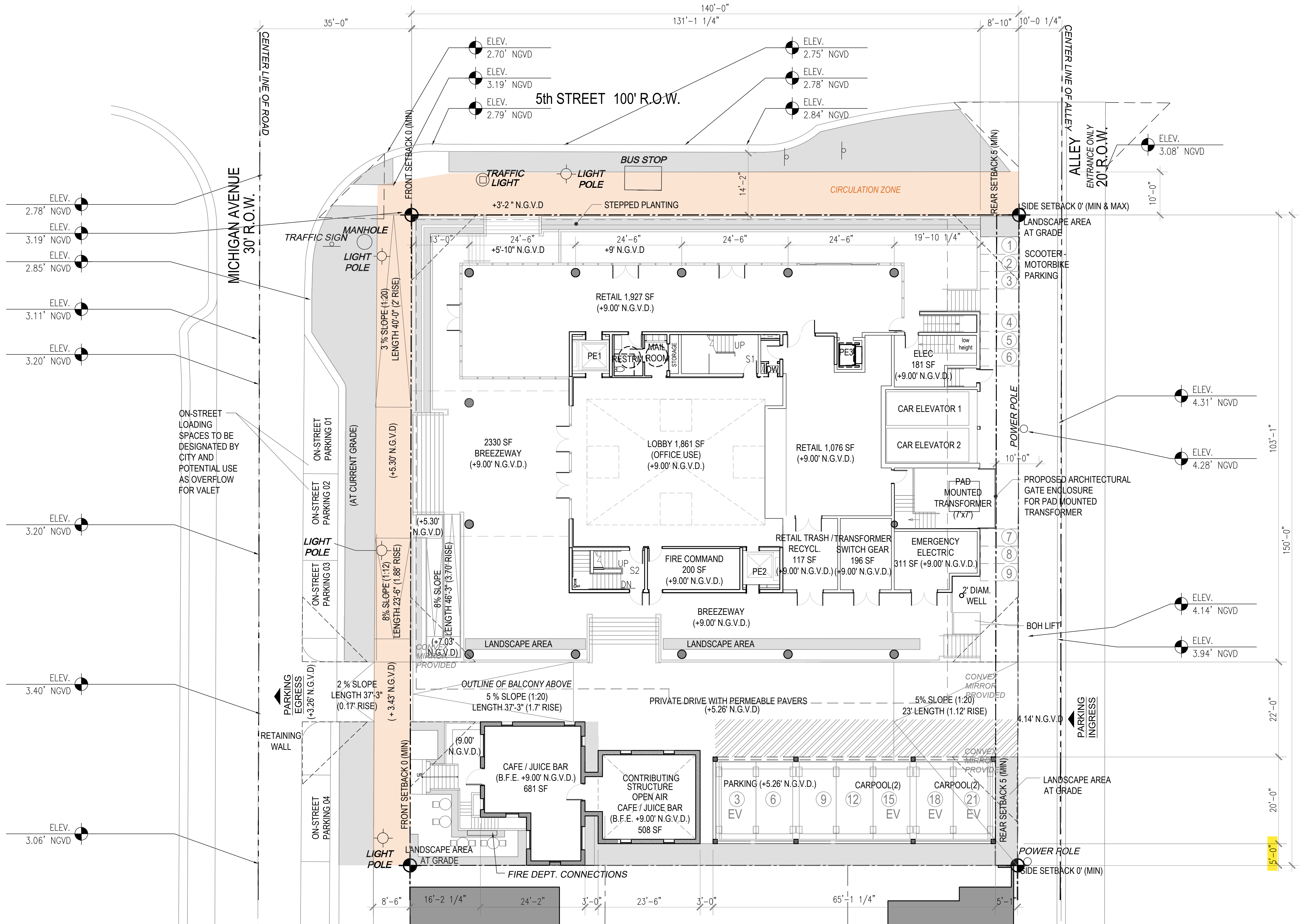
411 Michigan Avenue
Miami Beach, Florida

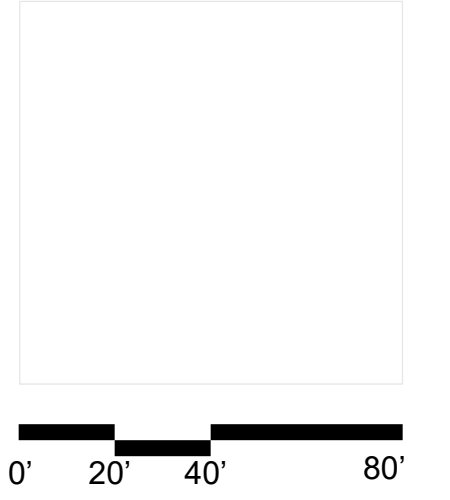
Site Plan
Scale: 1" = 20'-0"



Final Submittal
16 May 2022

A3.1





411 Michigan Avenue
Miami Beach, Florida

Basement Level Plan

Scale: 1" = 20'-0"

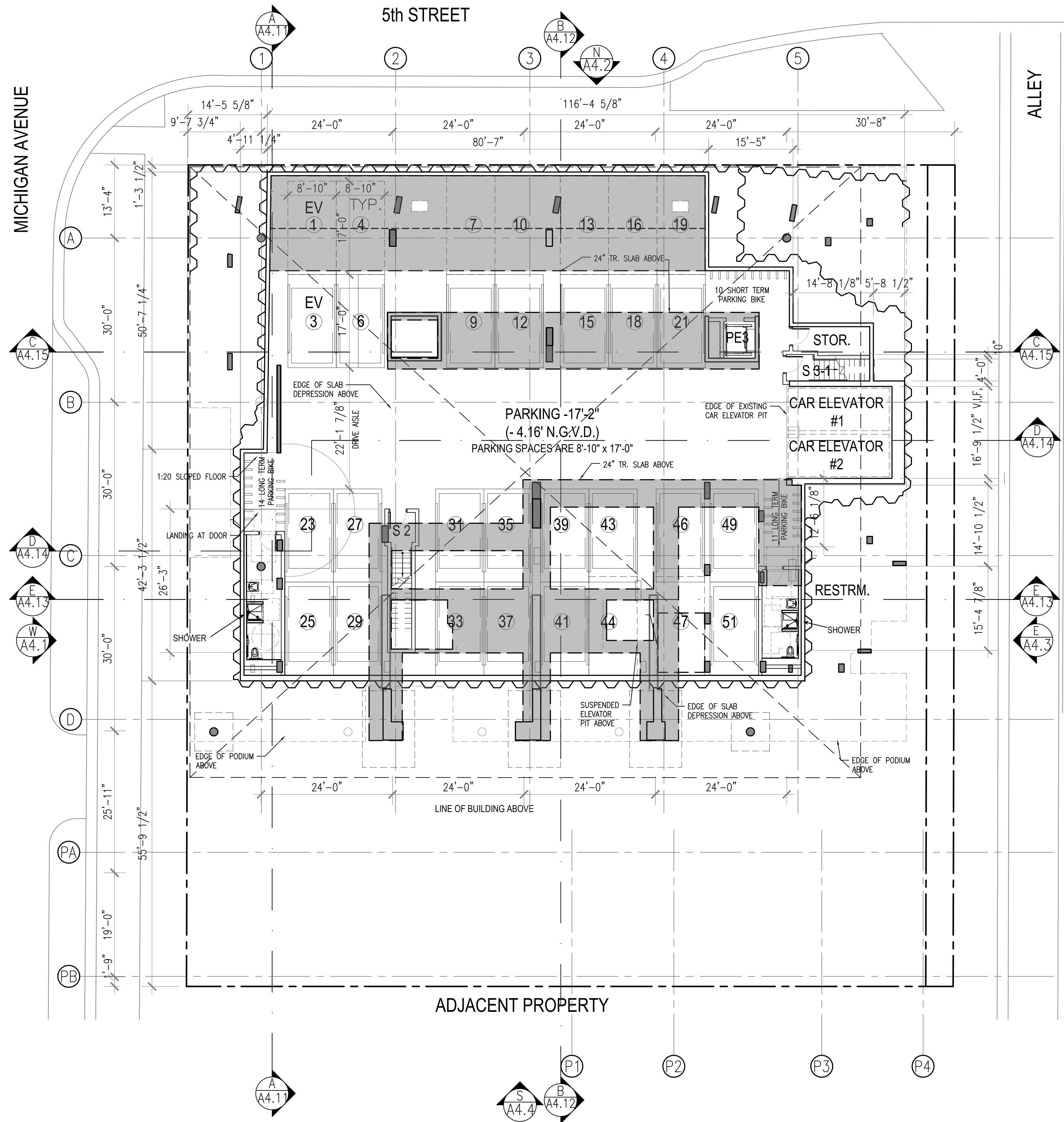
Scale: 1"=20'-0"

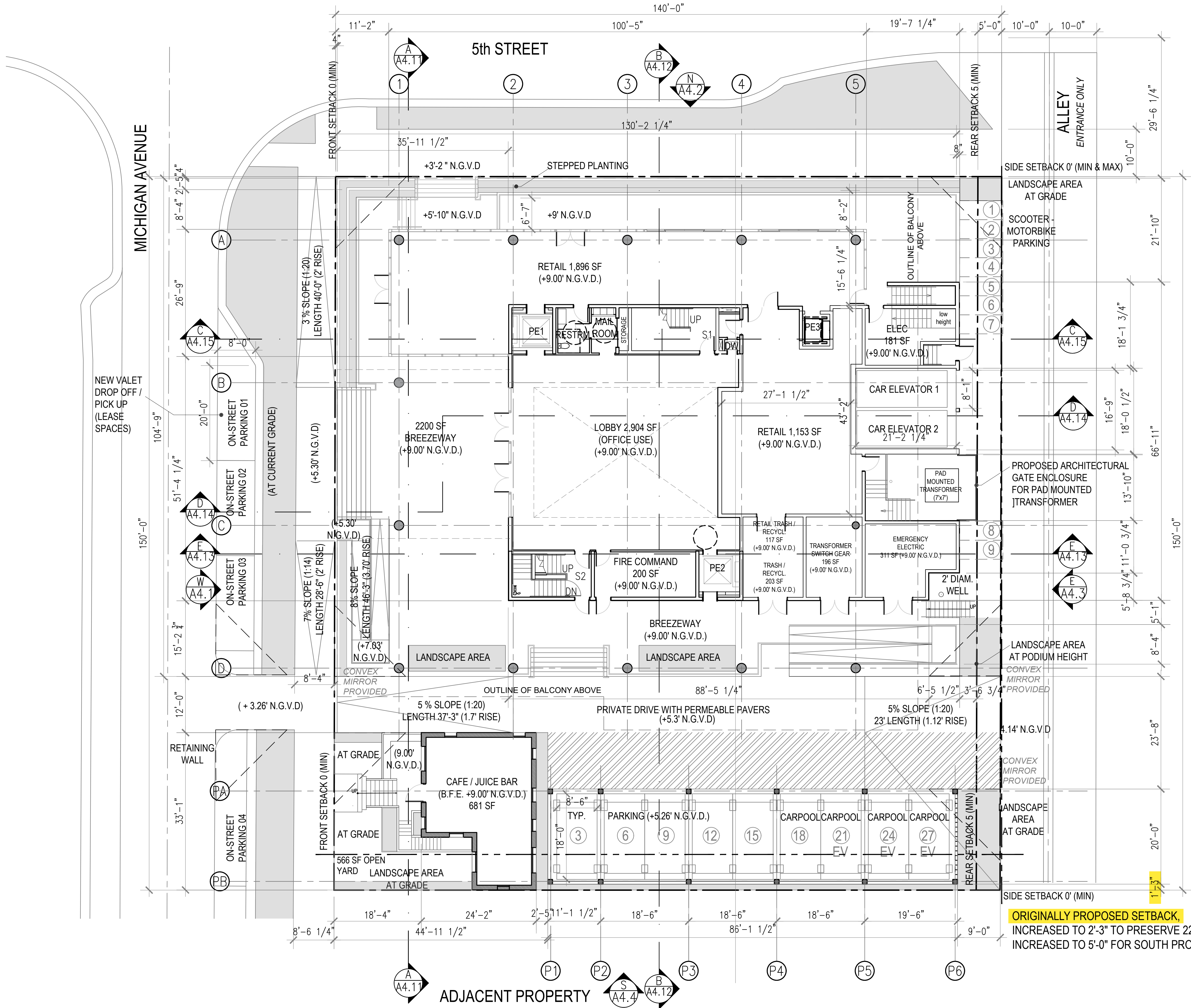
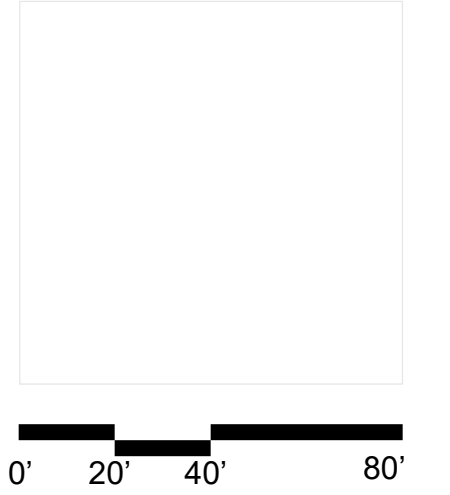


Final Submittal
16 May 2022

A3.2

COPYRIGHT (C) 2020 CUBE 3,
LLC, ALL RIGHTS RESERVED





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

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



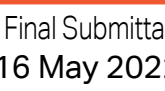
Final Submittal
16 May 2022

A3.3

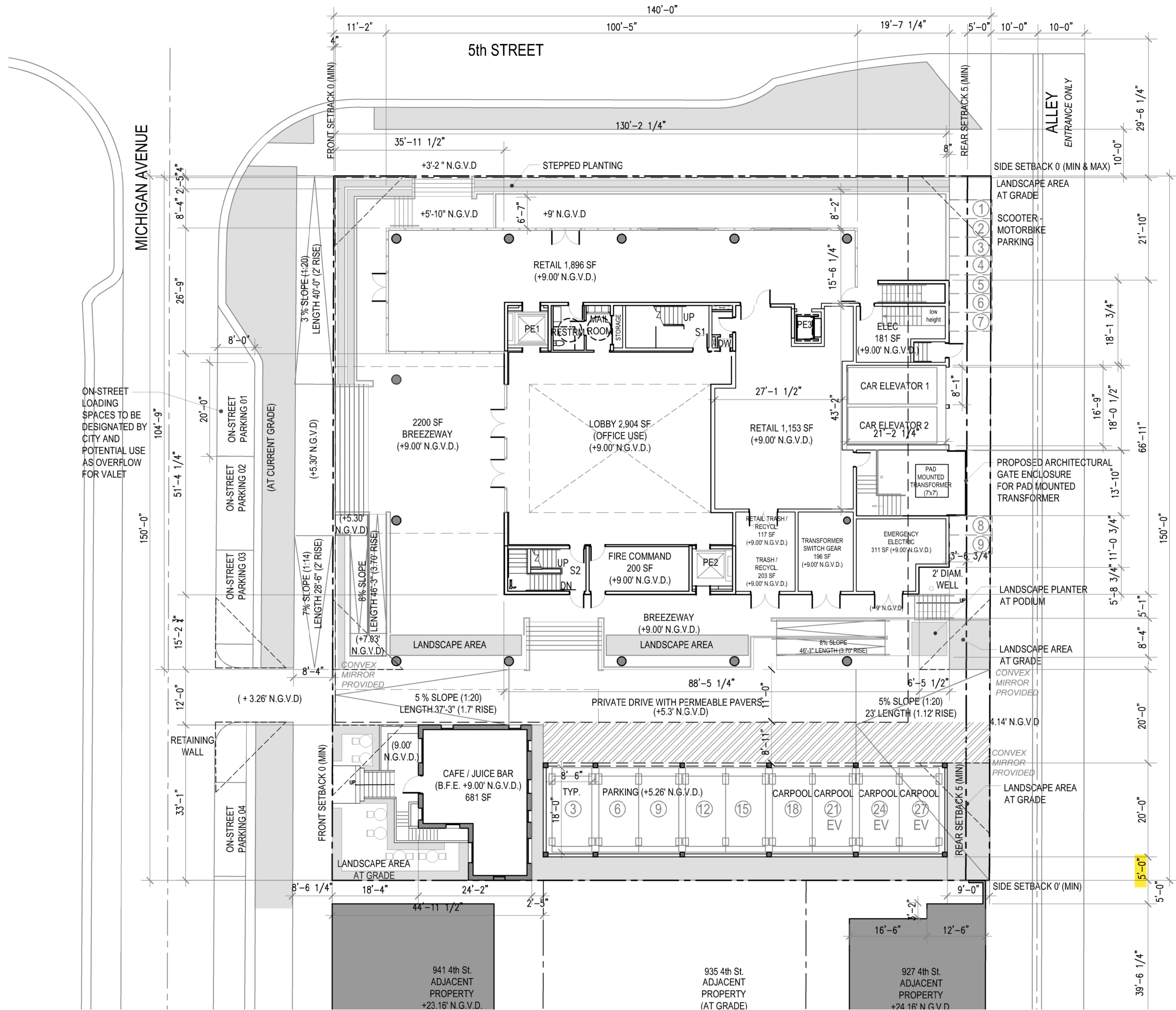


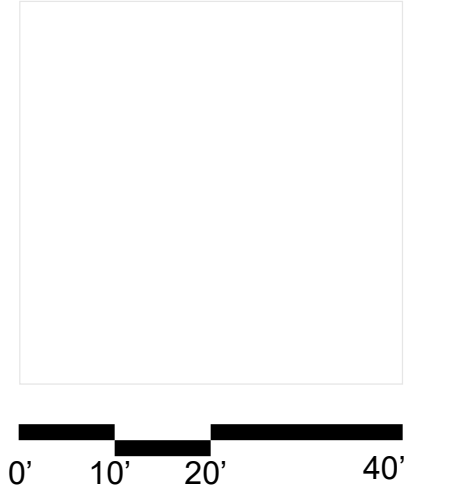
Miami Beach, Florida

Scale: 1" = 20'-0"



COPYRIGHT (C) 2020 CUBE 3,
LLC, ALL RIGHTS RESERVED





411 Michigan Avenue
Miami Beach, Florida

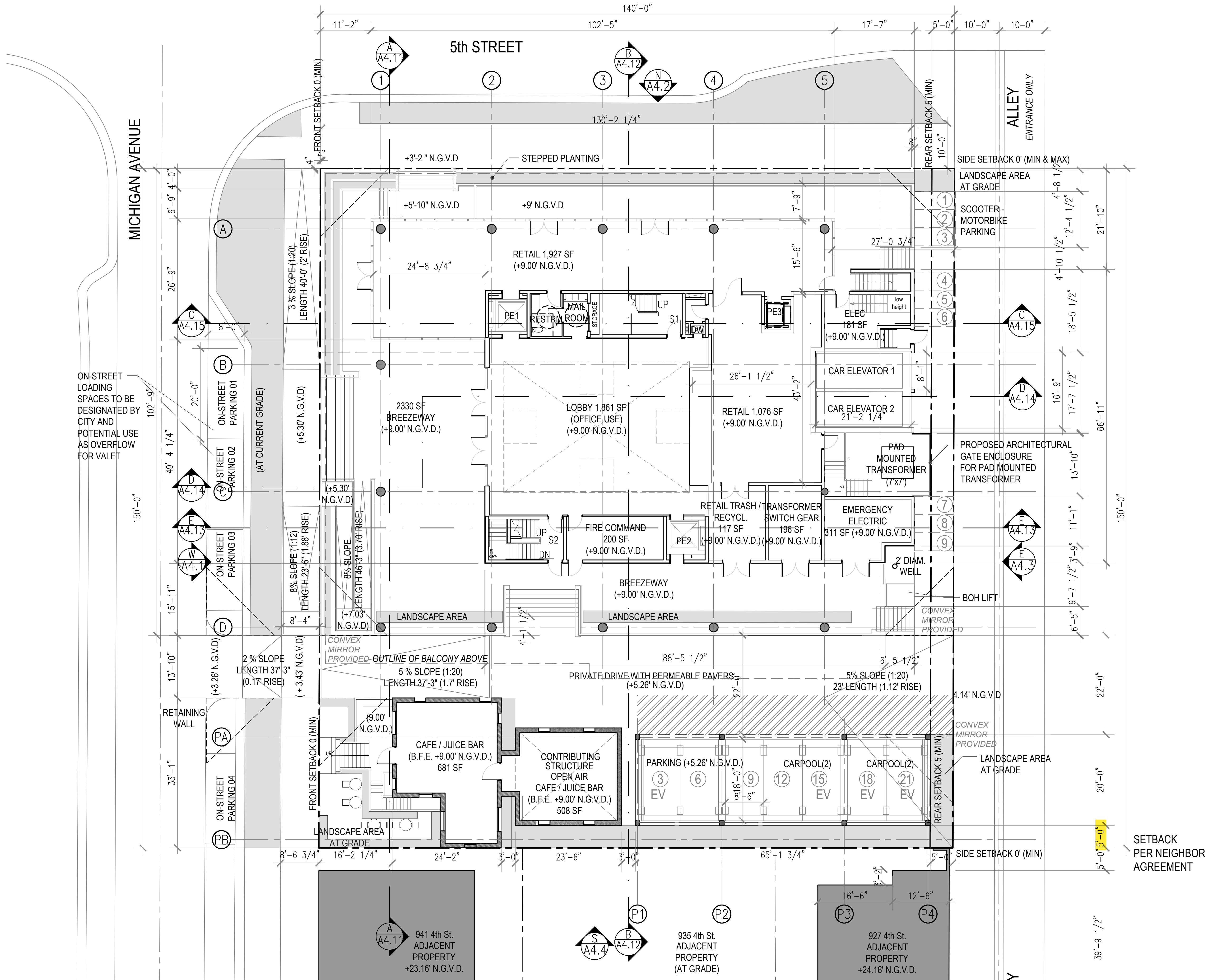
Updated Ground Level Plan
Scale: 1" = 20'-0"

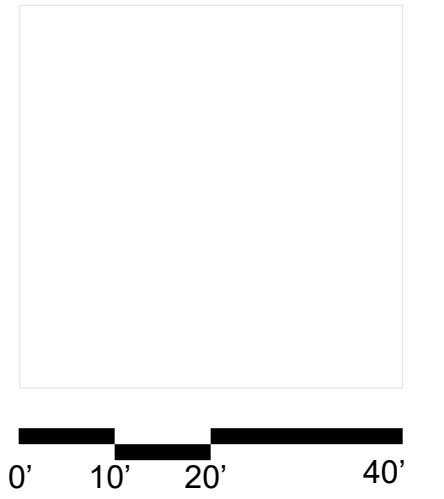


Final Submittal
16 May 2022

A3.5

COPYRIGHT (C) 2020 CUBE 3, LLC, ALL RIGHTS RESERVED





411 Michigan Avenue

Miami Beach, Florida

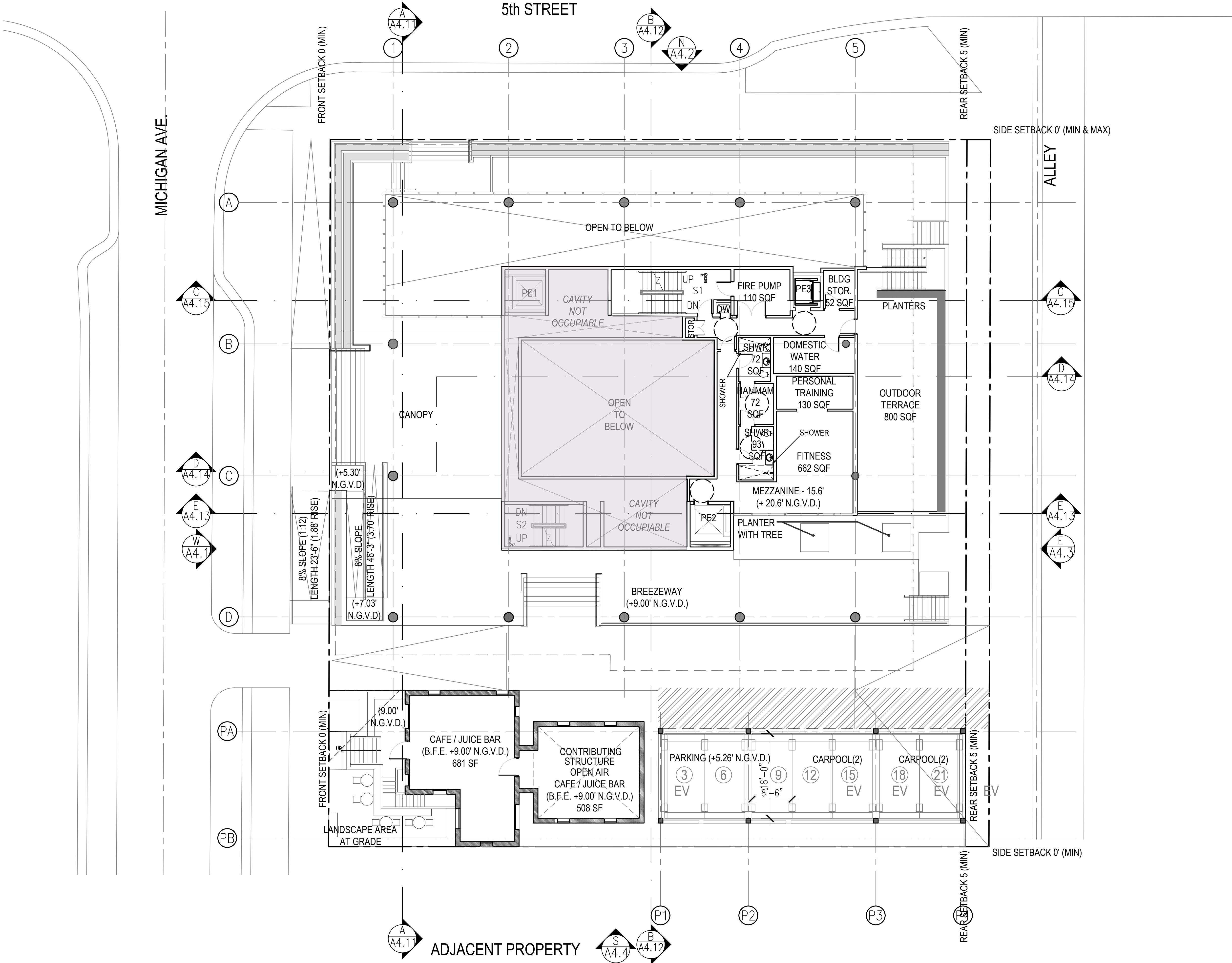
Mezzanine Level Plan

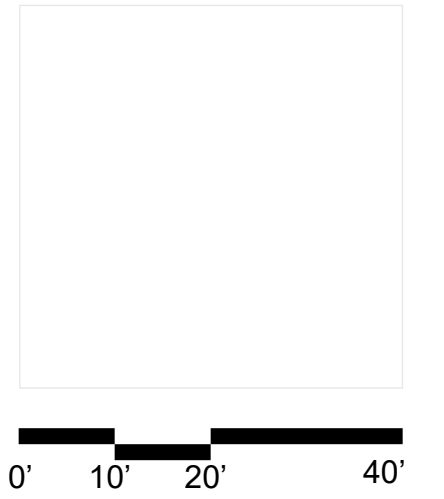
Scale: 1" = 20'-0"



Final Submittal
16 May 2022

A3.6





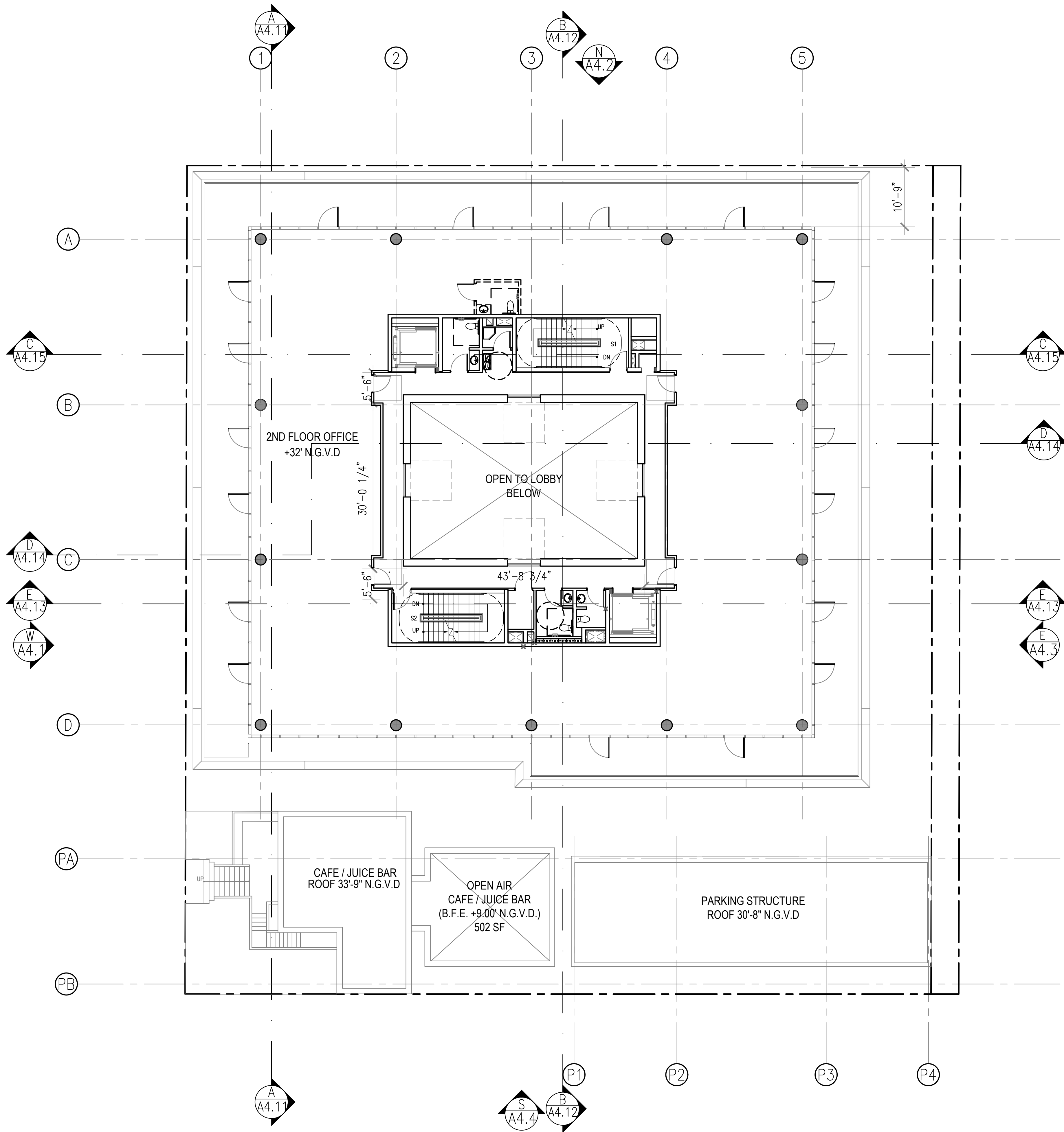
411 Michigan Avenue
Miami Beach, Florida

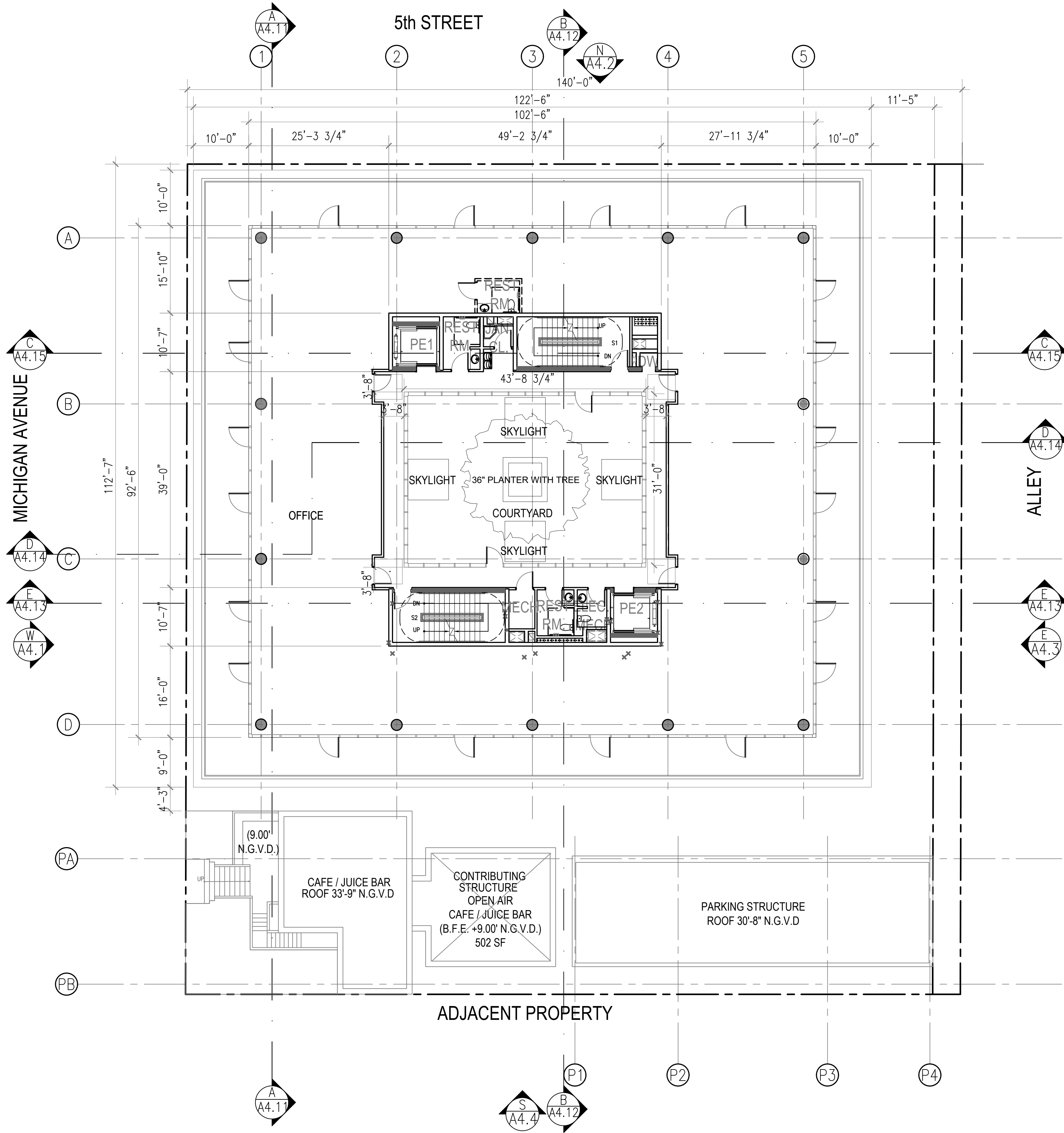
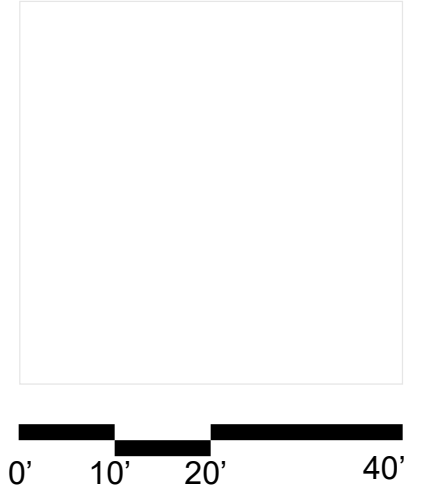
Second Level Plan
Scale: 1" = 20'-0"



Final Submittal
16 May 2022

A3.7





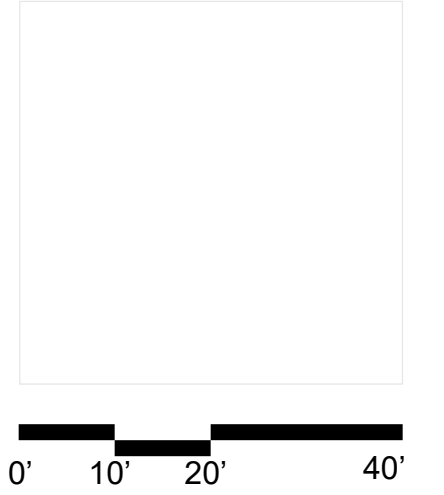
411 Michigan Avenue
Miami Beach, Florida

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



Final Submittal
16 May 2022

A3.8



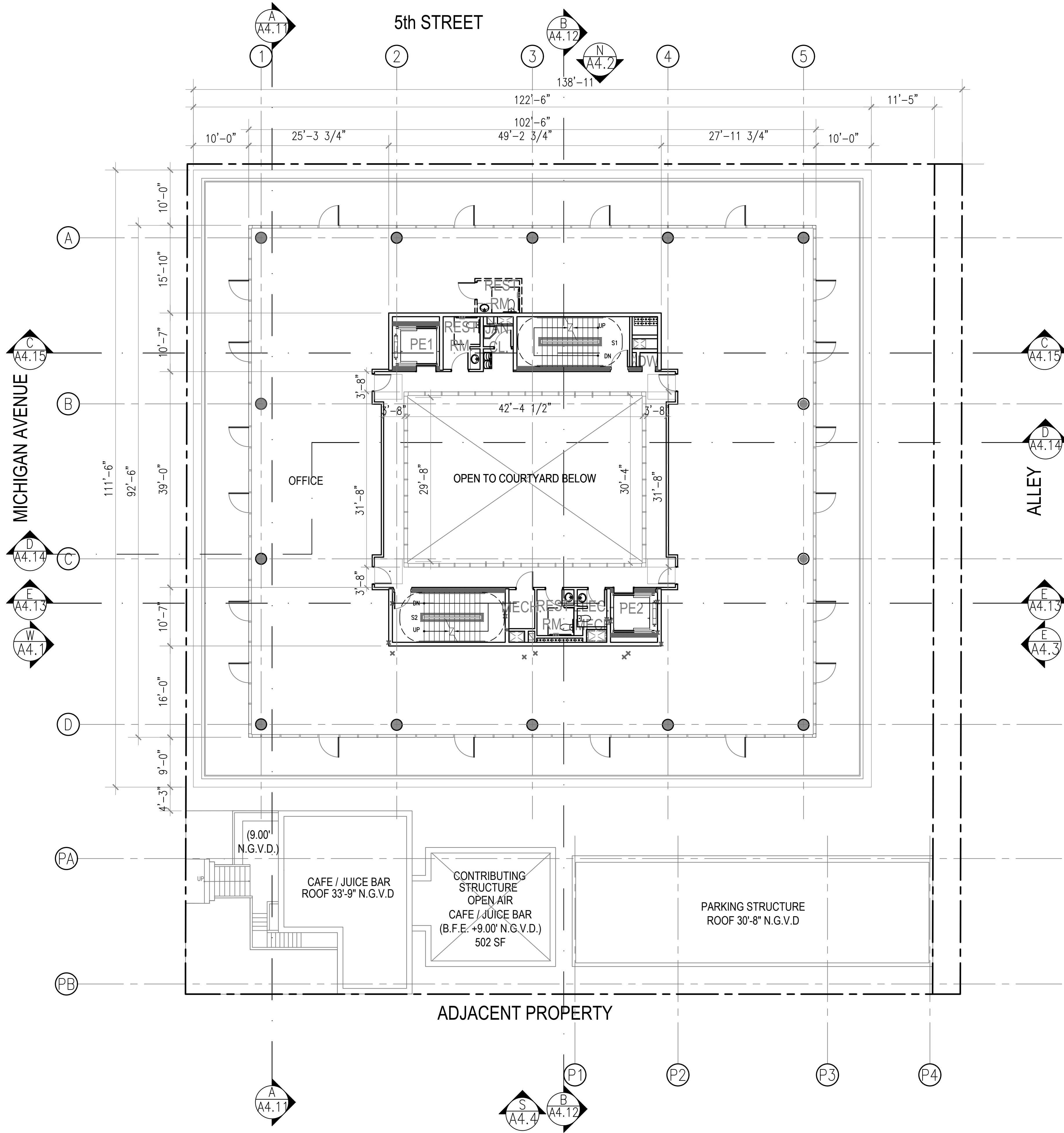
411 Michigan Avenue
Miami Beach, Florida

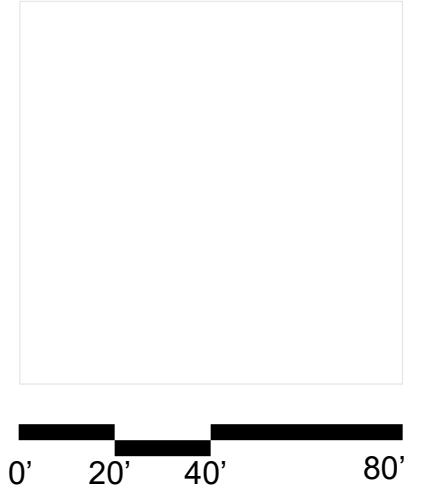
Fourth Level Plan
Scale: 1" = 20'-0"



Final Submittal
16 May 2022

A3.9





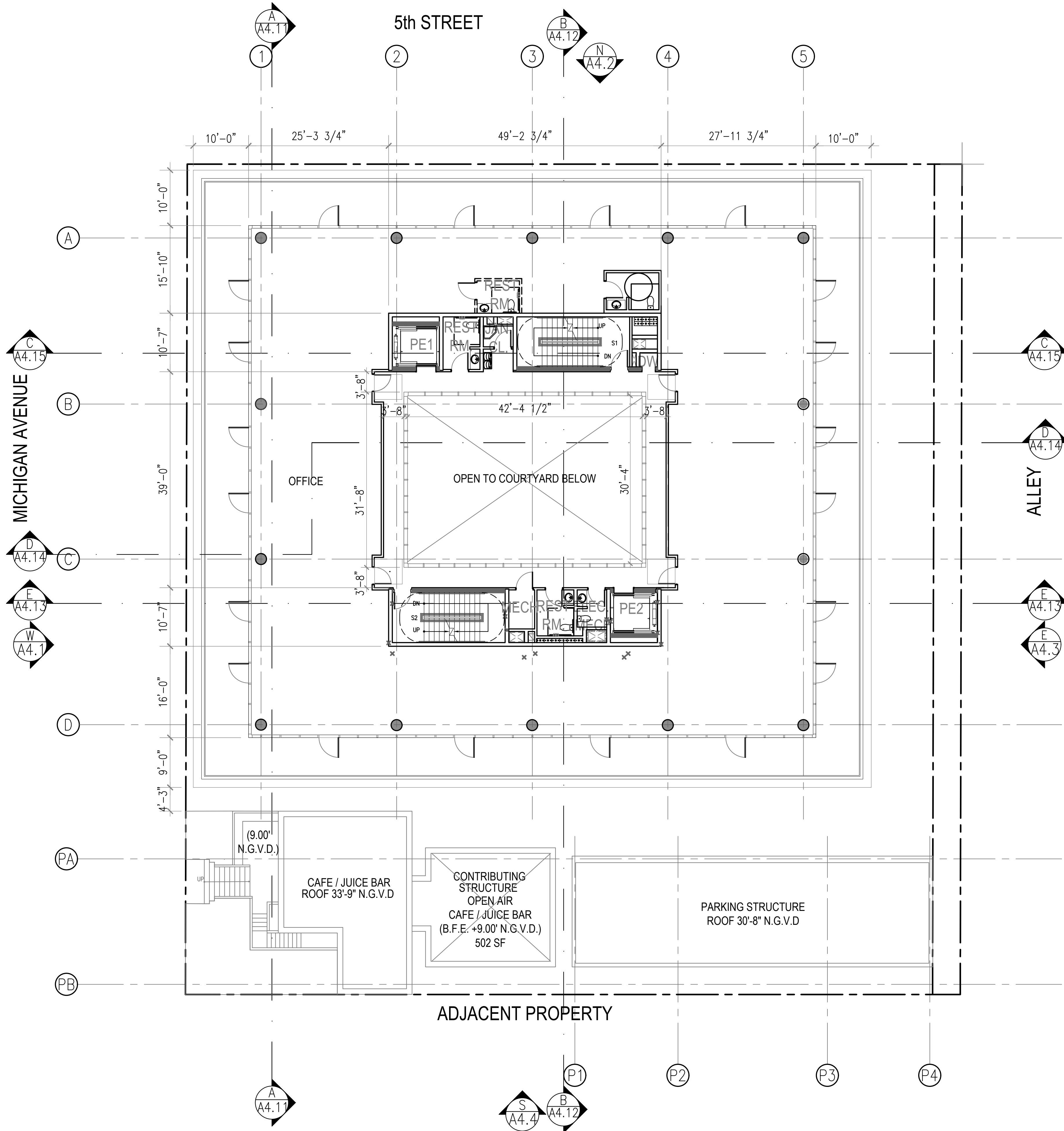
411 Michigan Avenue
Miami Beach, Florida

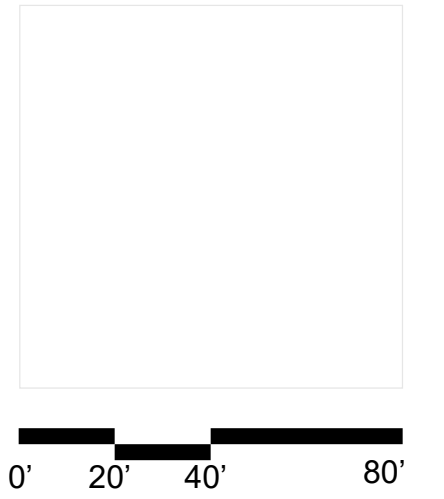
Fifth Level Plan
Scale: 1" = 20'-0"



Final Submittal
16 May 2022

A3.10





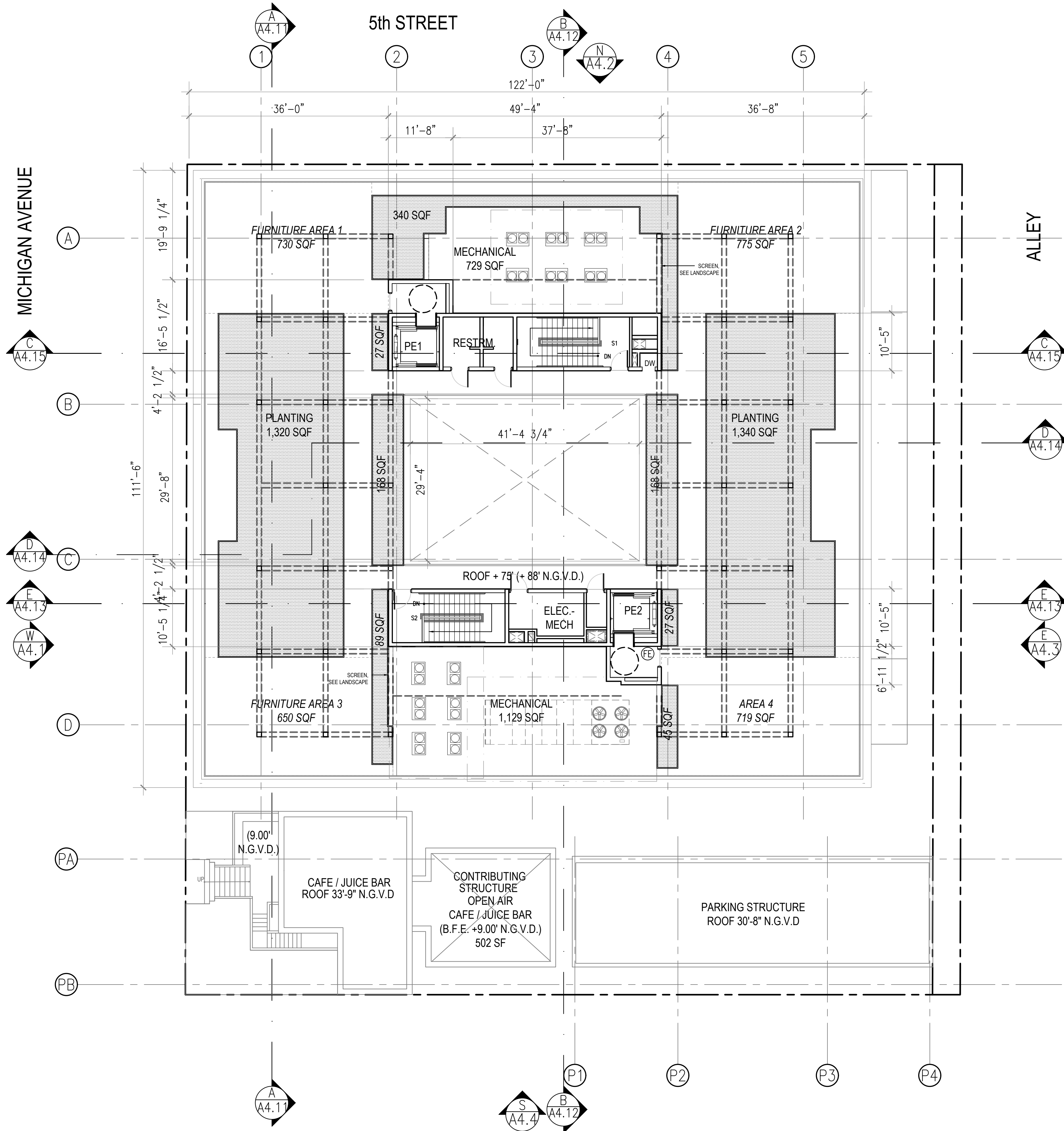
411 Michigan Avenue
Miami Beach, Florida

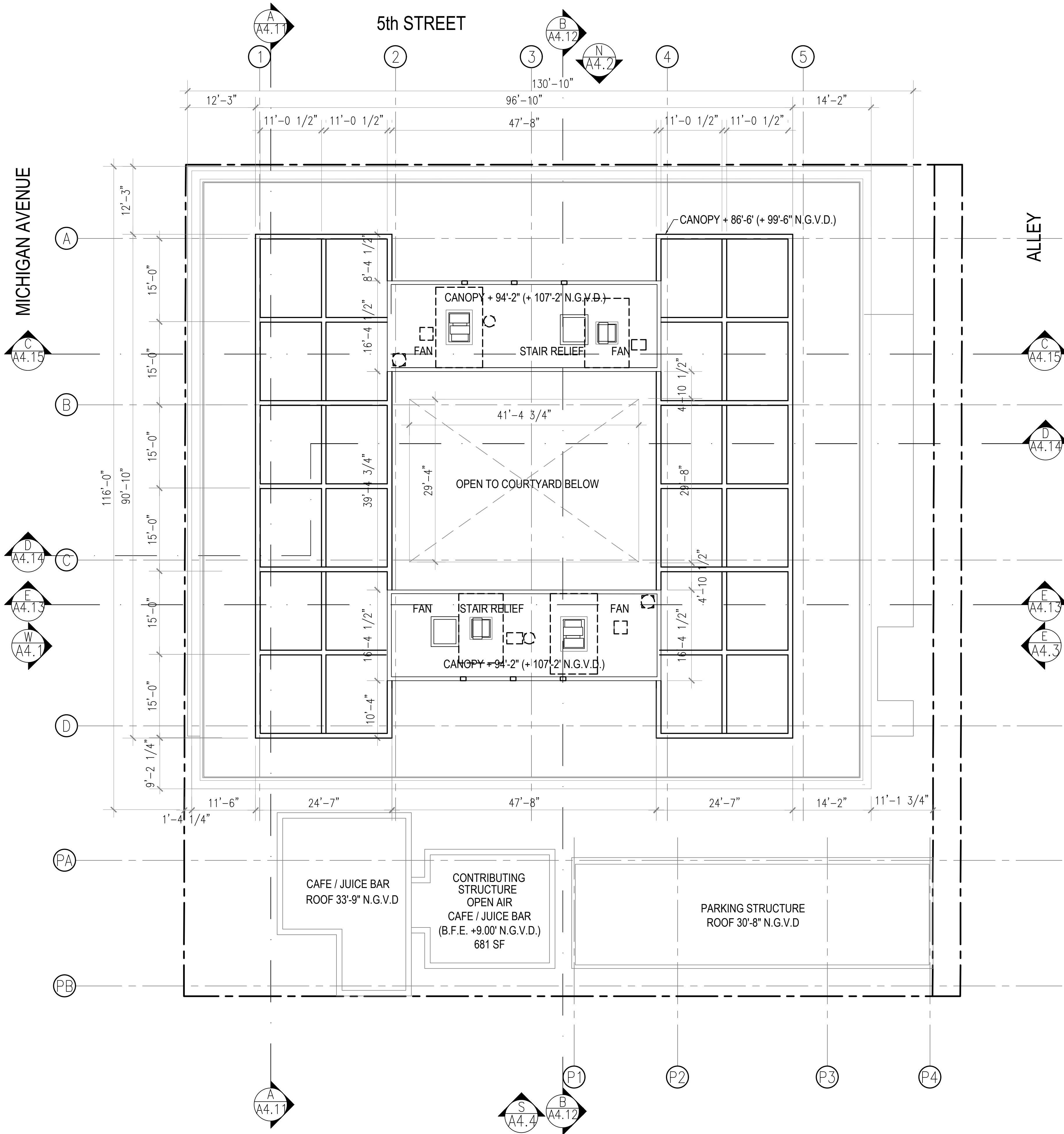
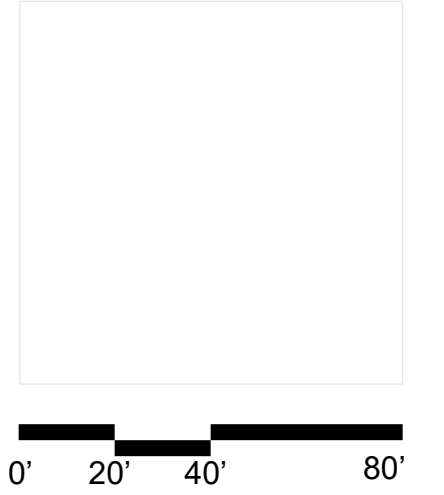
Roof Level Plan
Scale: 1" = 20'-0"



Final Submittal
16 May 2022

A3.11





411 Michigan Avenue
Miami Beach, Florida

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



Final Submittal
16 May 2022

A3.12