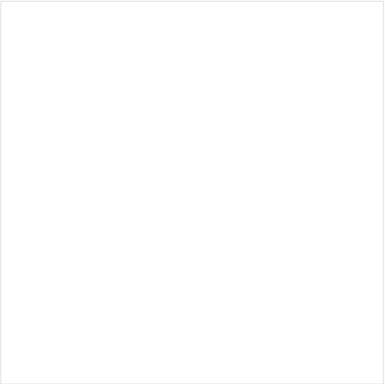




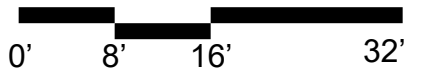
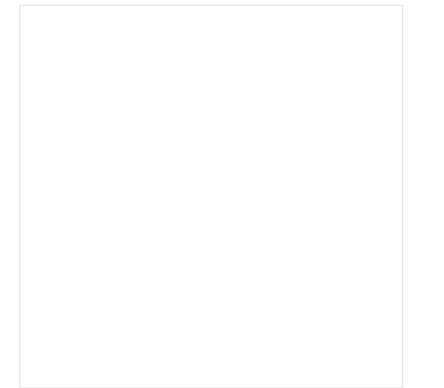
411 Michigan Avenue

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 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

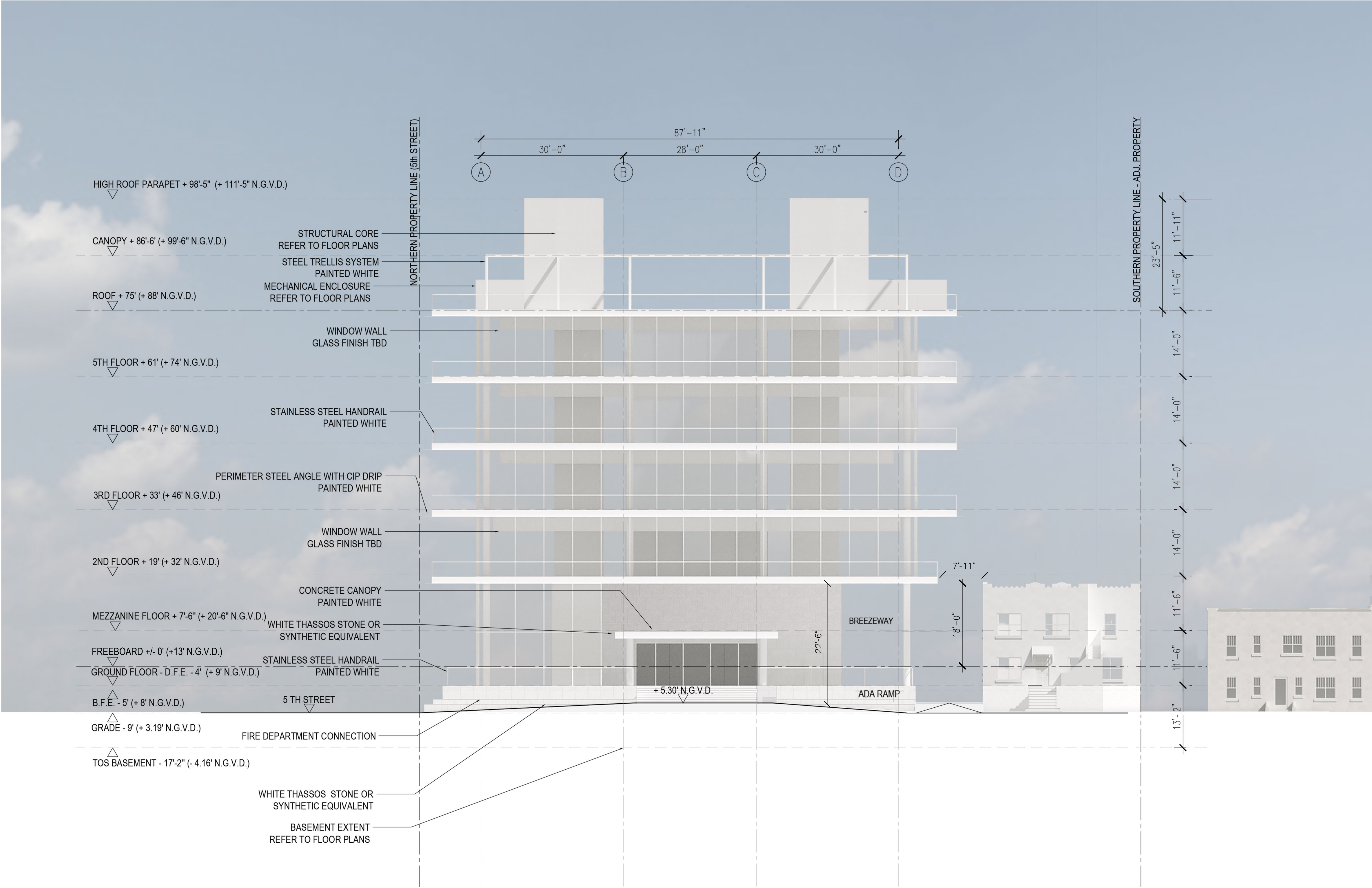
- A4.11 Longitudinal Building Section A
- A4.12 Longitudinal Building Section B
- A4.13 Latitudinal Building Section E
- A4.14 Latitudinal Building Section D
- A4.15 Latitudinal Building Section C

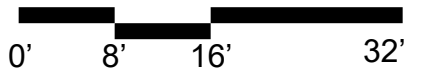
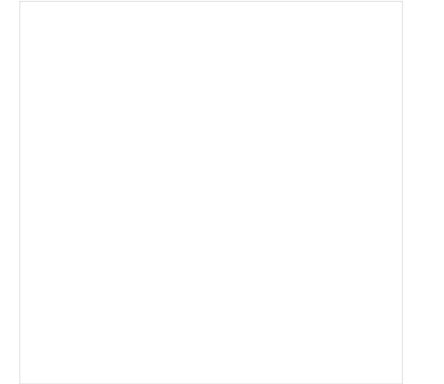


411 Michigan Avenue
Miami Beach, Florida

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

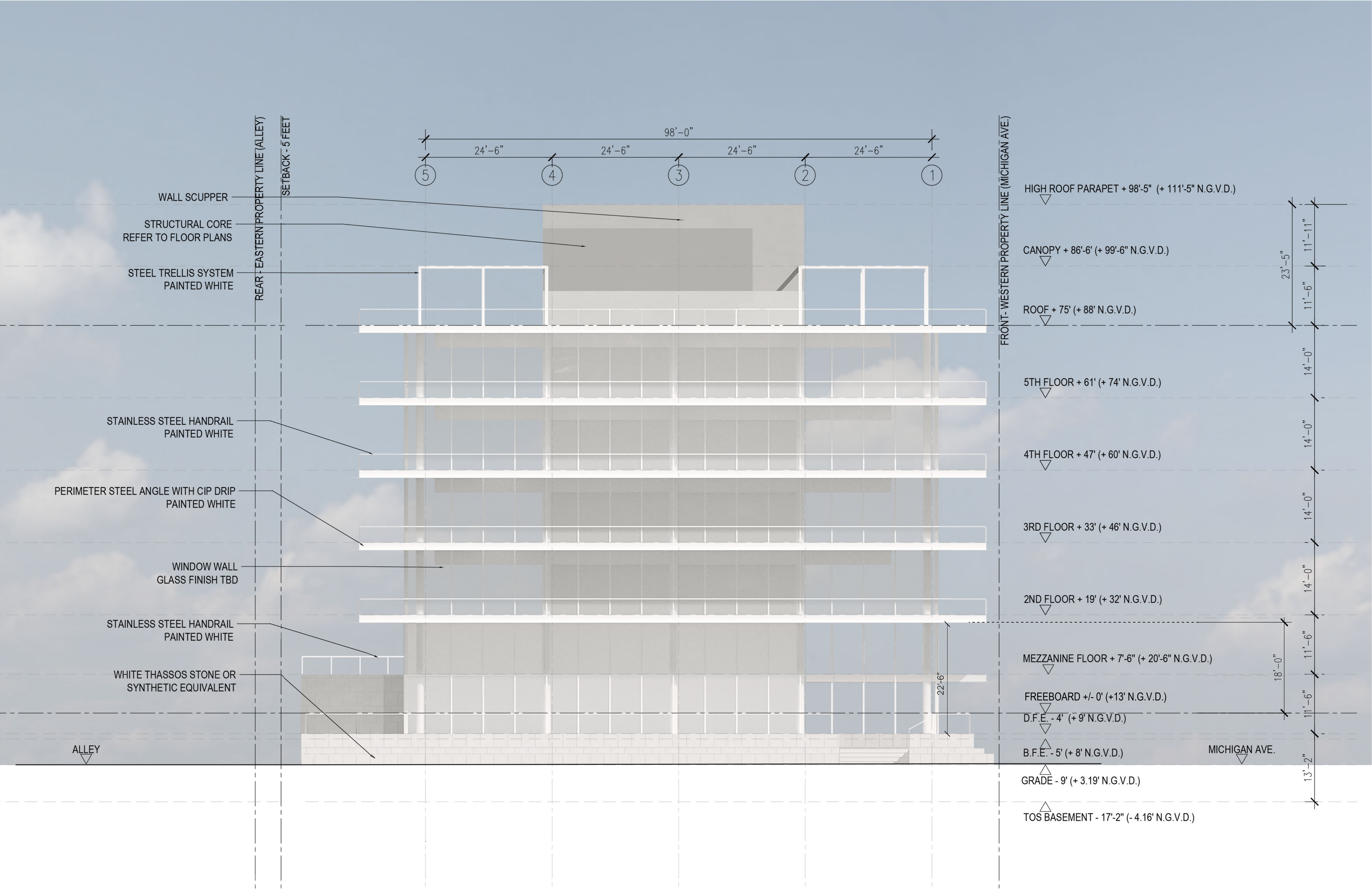
A4.1

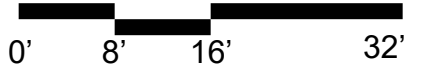
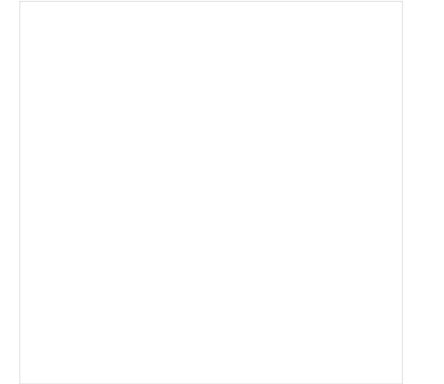




411 Michigan Avenue
Miami Beach, Florida

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



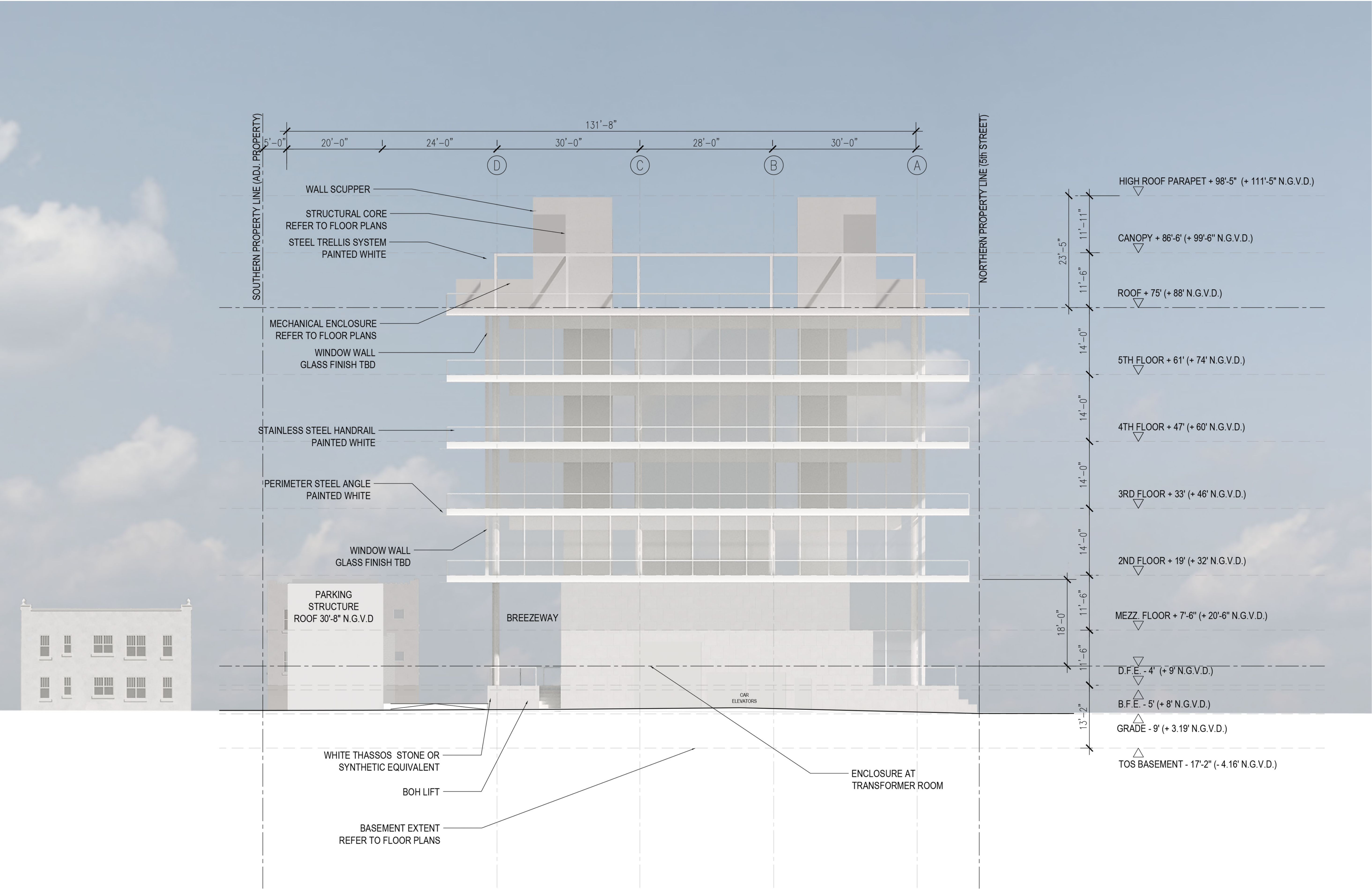


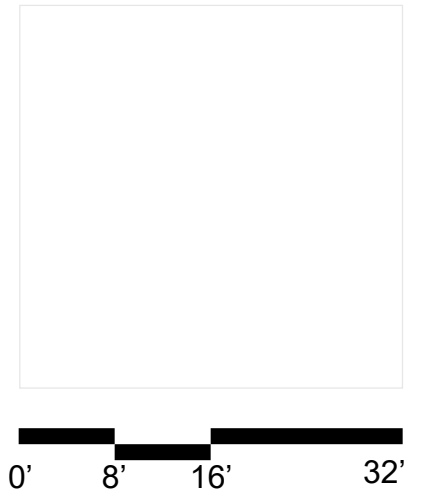
411 Michigan Avenue

Miami Beach, Florida

East Elevation | Alley

Scale: 1" = 16'-0"



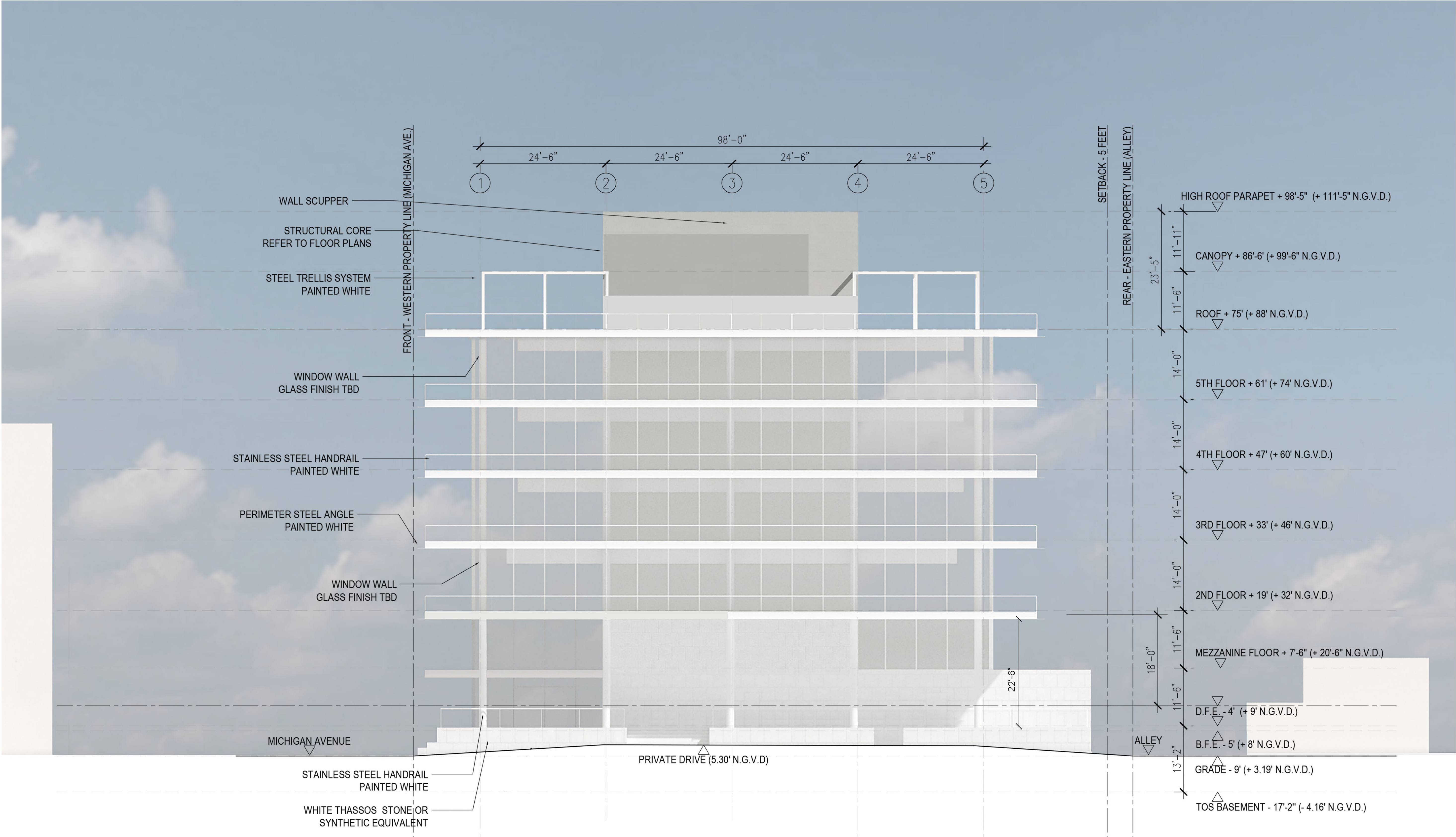


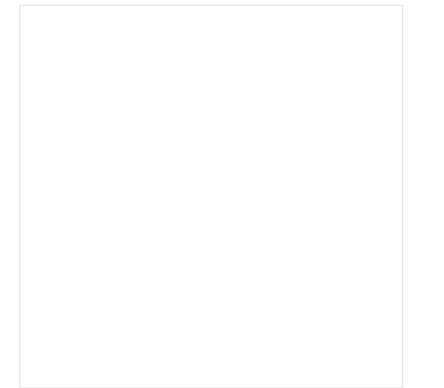
411 Michigan Avenue

Miami Beach, Florida

South Elevation-Main Building

Scale: 1" = 16'-0"





0' 20' 40' 80'

411 Michigan Avenue

Miami Beach, Florida

South Elev.-Parking Structure

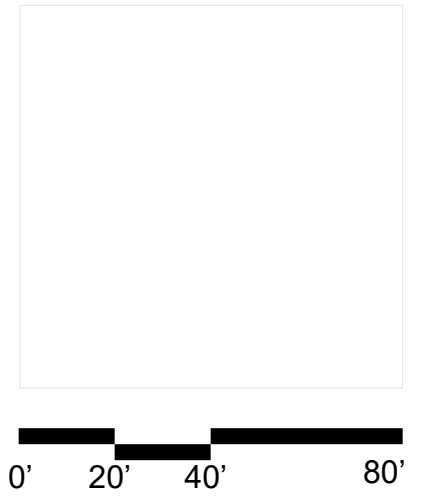
Scale: 1" = 16'-0"



Final Submittal
16 May 2022

A4.5





411 Michigan Avenue

Miami Beach, Florida

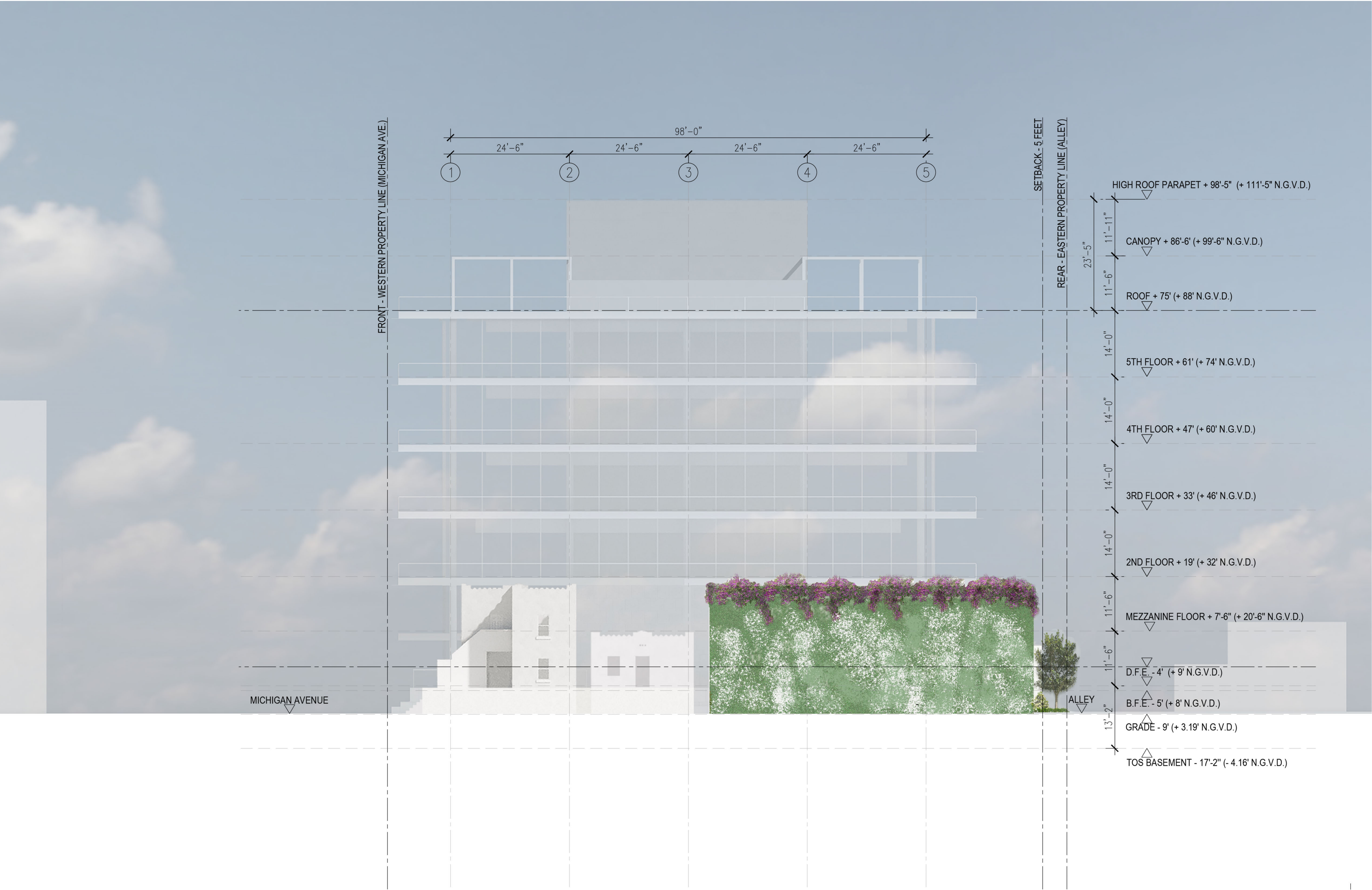
North Elev.-Parking Structure

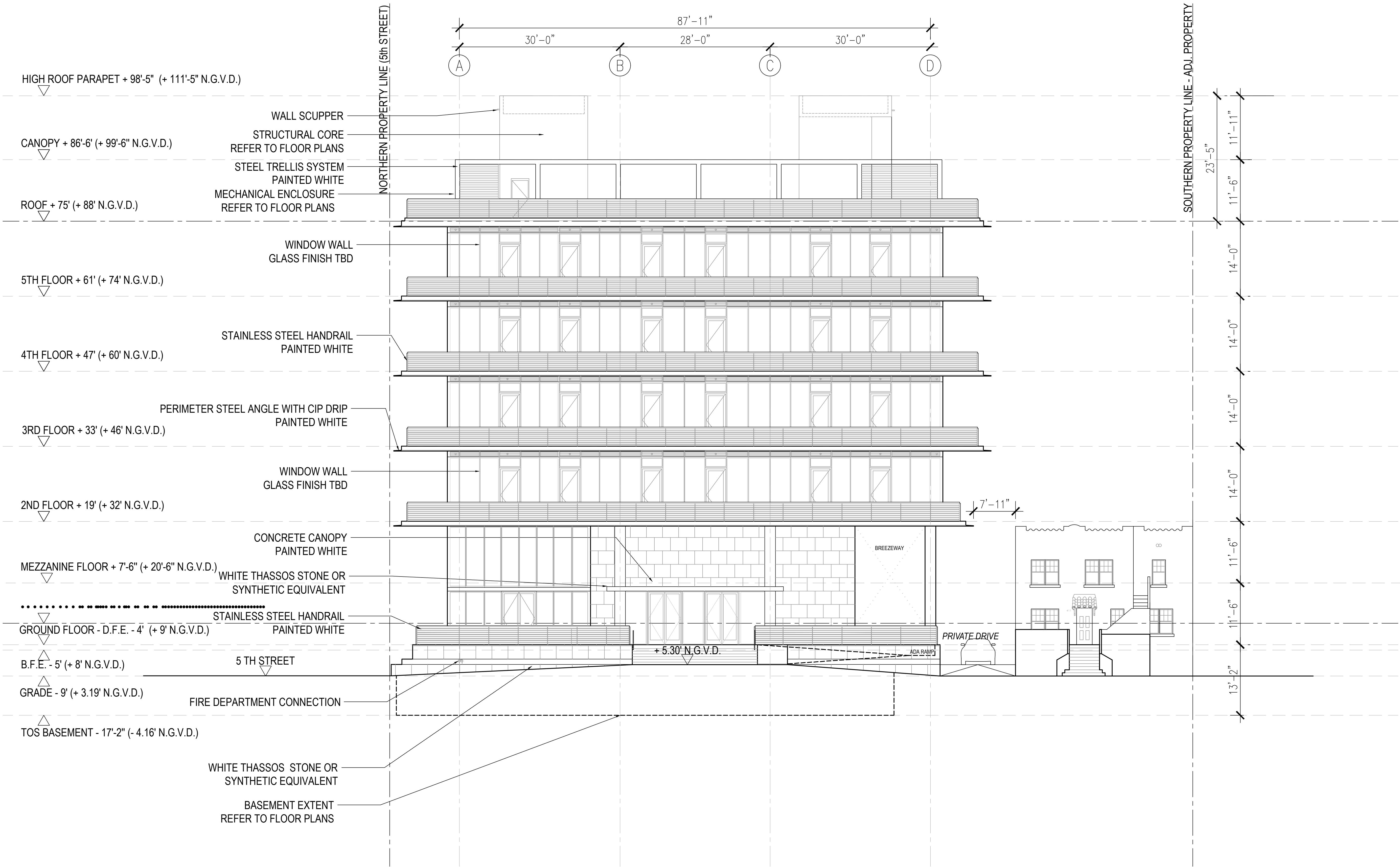
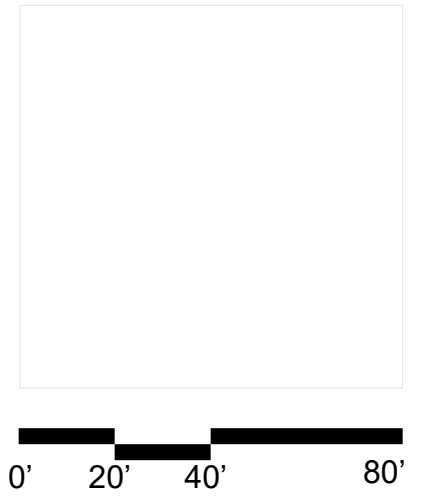
Scale: 1" = 16'-0"



Final Submittal
16 May 2022

A4.6





411 Michigan Avenue

Miami Beach, Florida

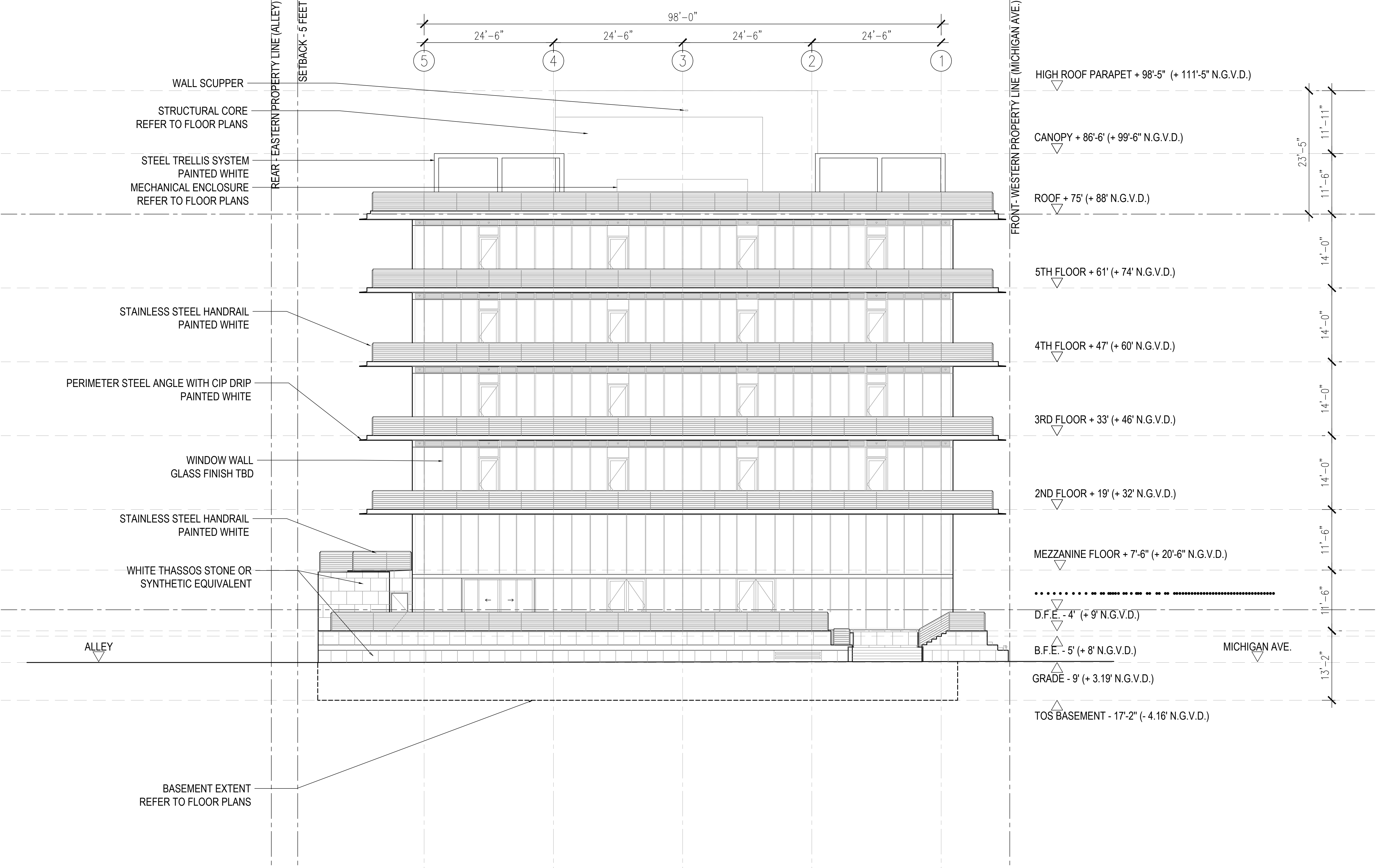
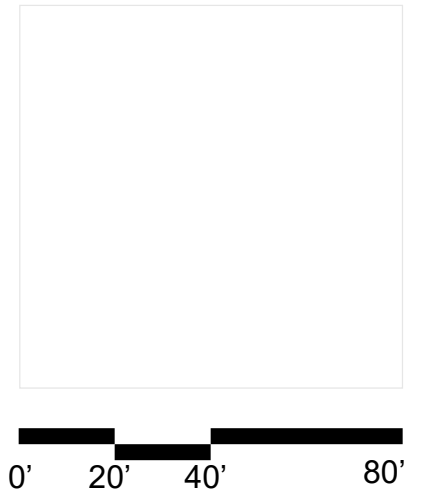
West Elevation - Michigan Ave.

Scale: 1" = 40'-0"



Final Submittal
16 May 2022

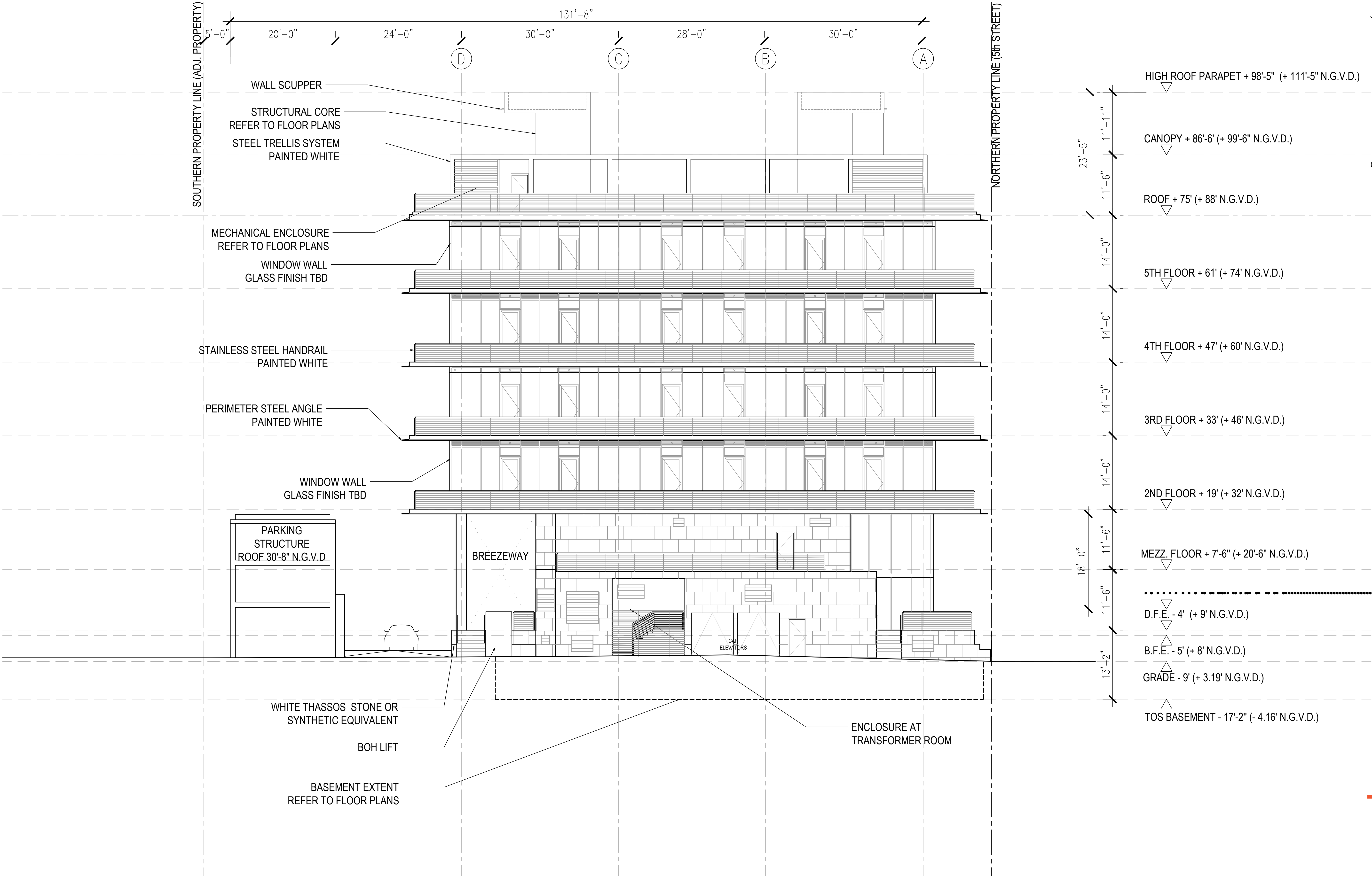
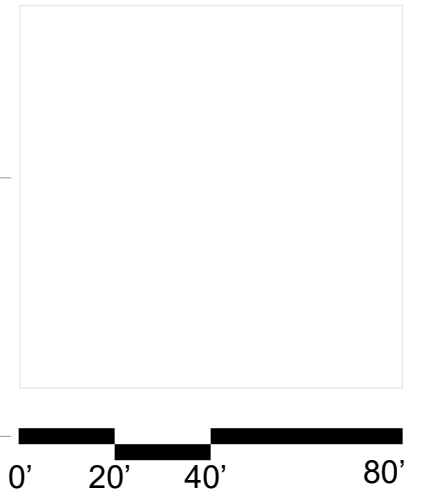
A4.7



411 Michigan Avenue
Miami Beach, Florida

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





411 Michigan Avenue

Miami Beach, Florida

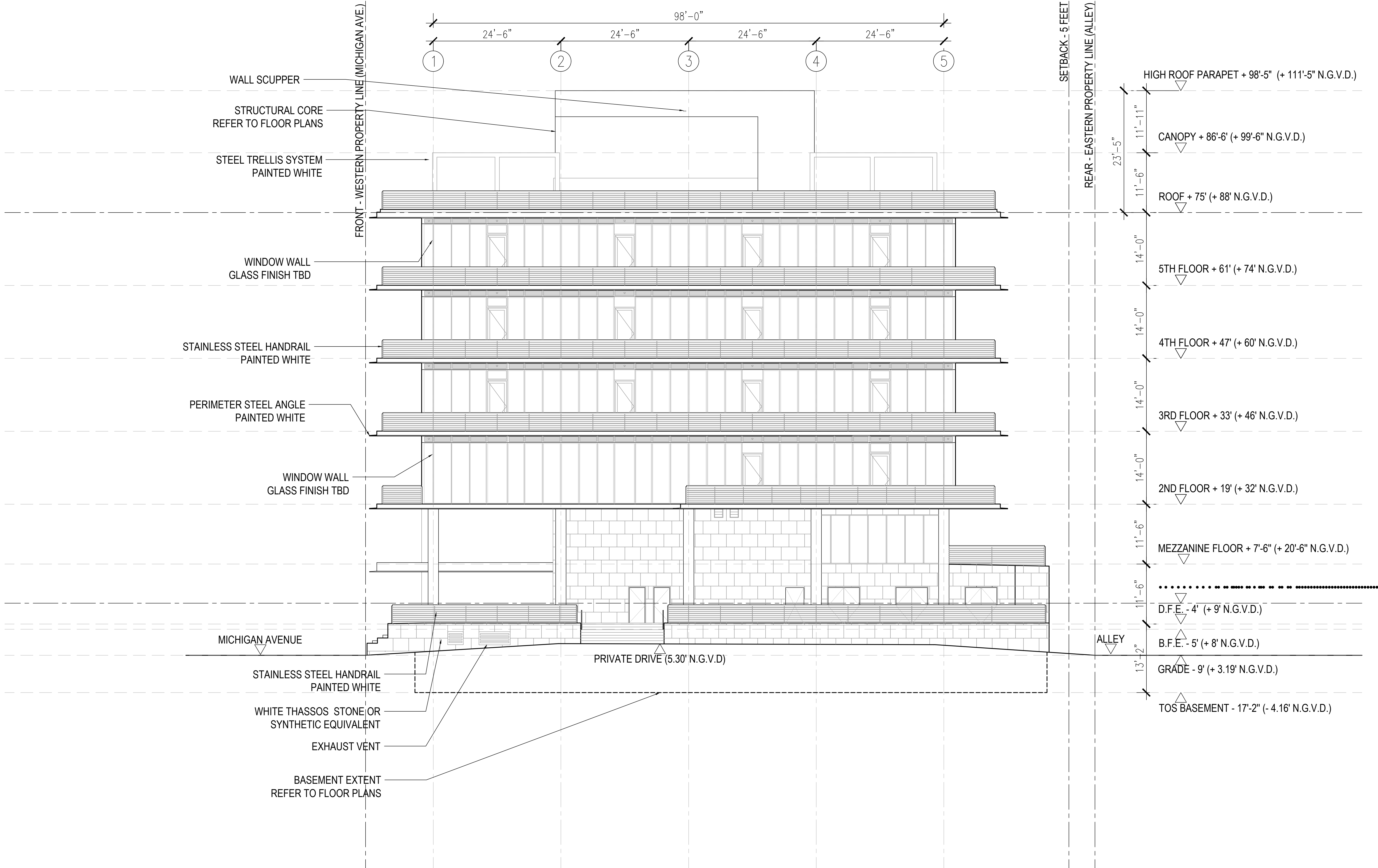
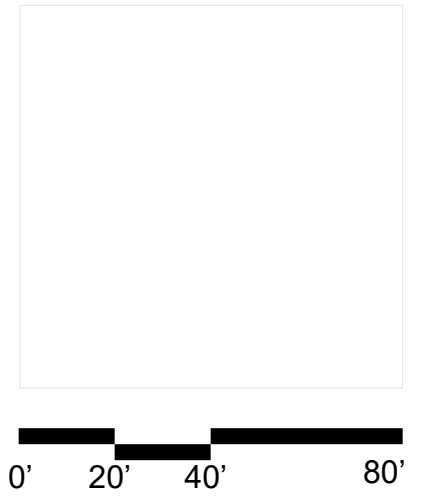
East Elevation - Alley

Scale: 1" = 40'-0"



Final Submittal
16 May 2022

A4.9



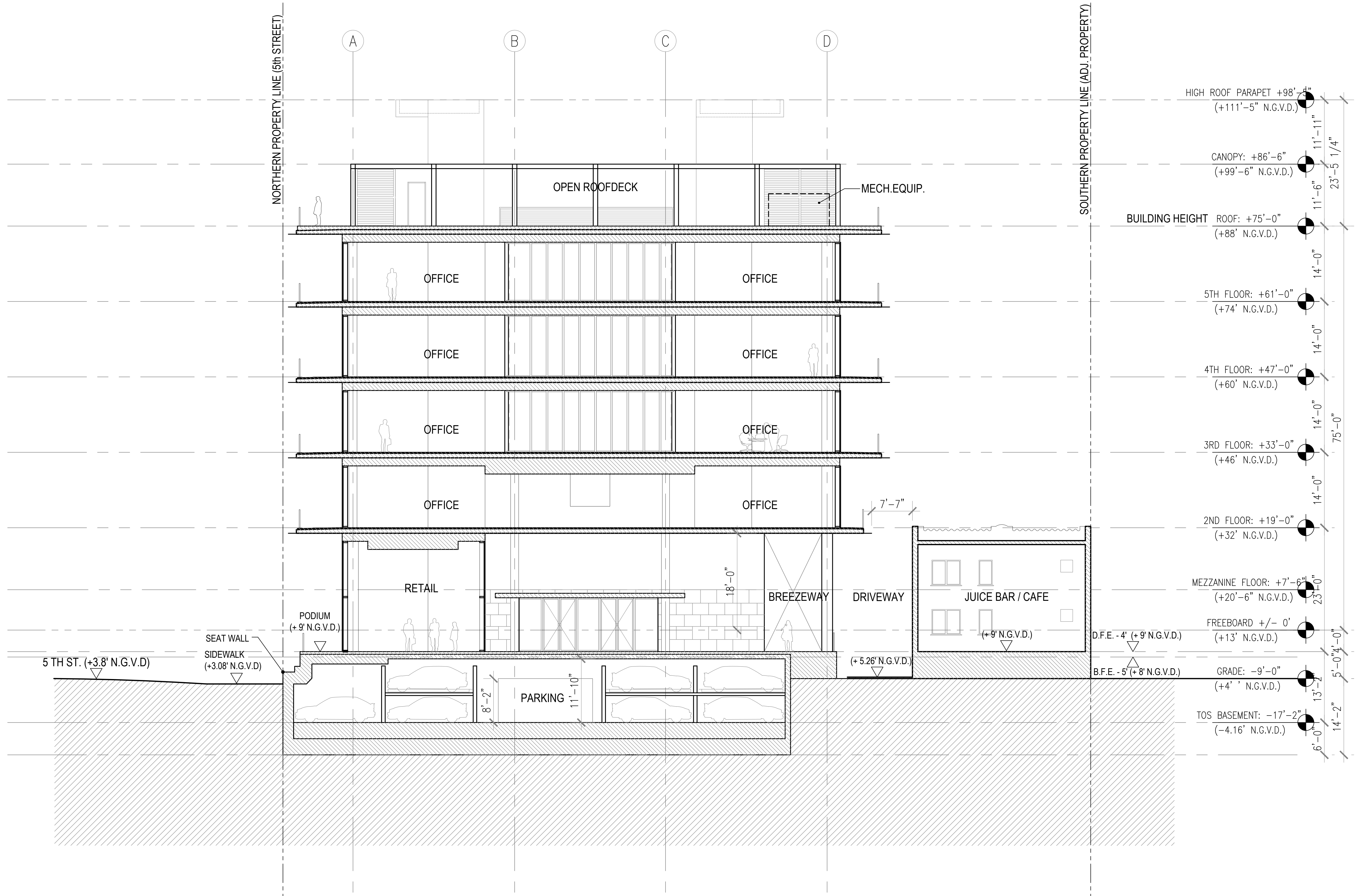
411 Michigan Avenue
Miami Beach, Florida

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



Final Submittal
16 May 2022

A4.10



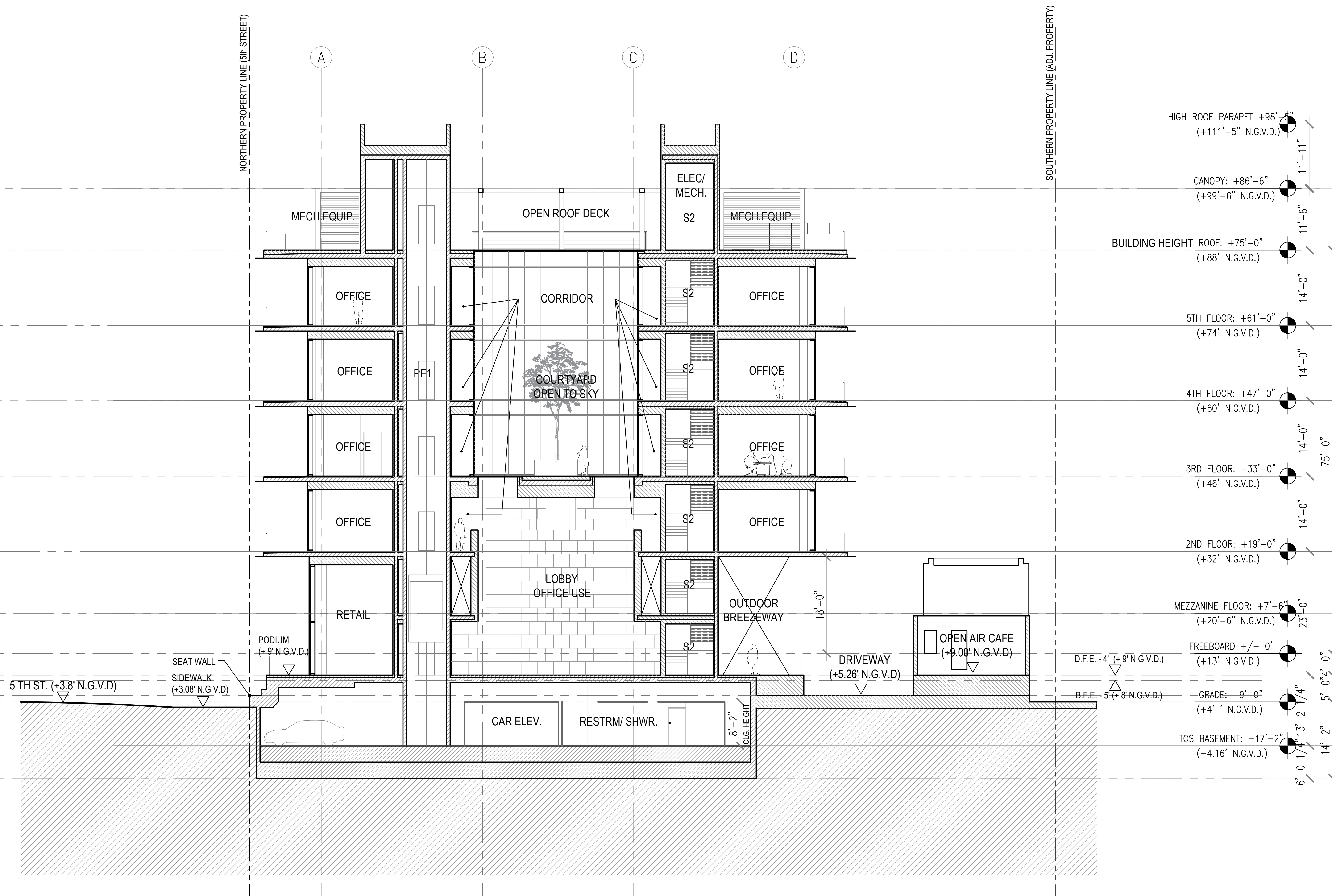


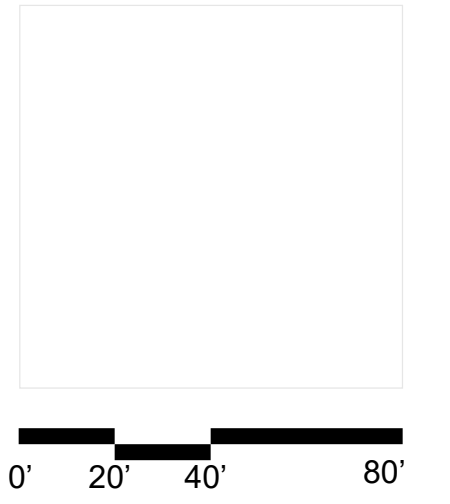
Longitudinal Building Section B

Scale: 1" = 16'-0"

Final Submittal
16 May 2022

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LLC. ALL RIGHTS RESERVED





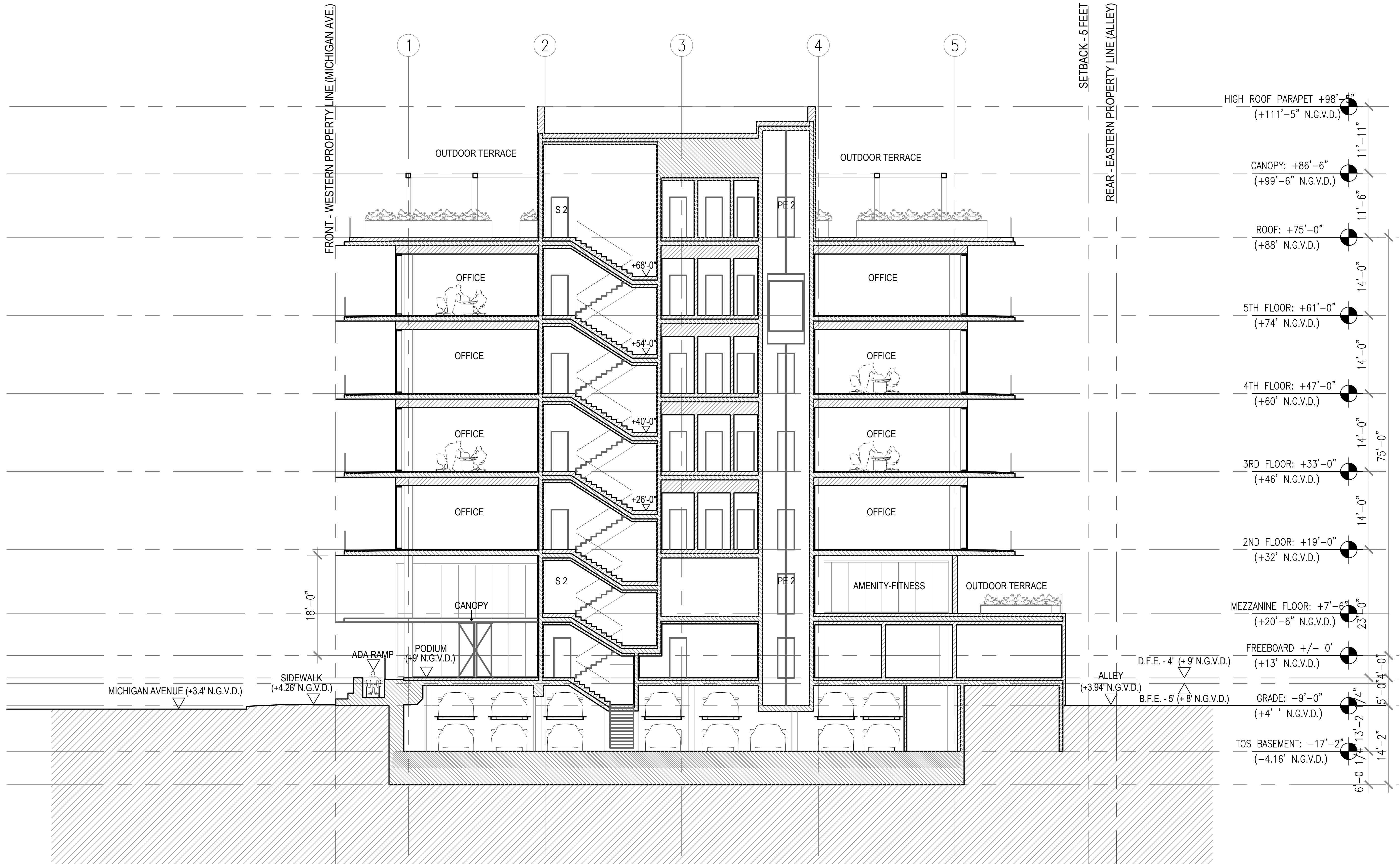
411 Michigan Avenue
Miami Beach, Florida

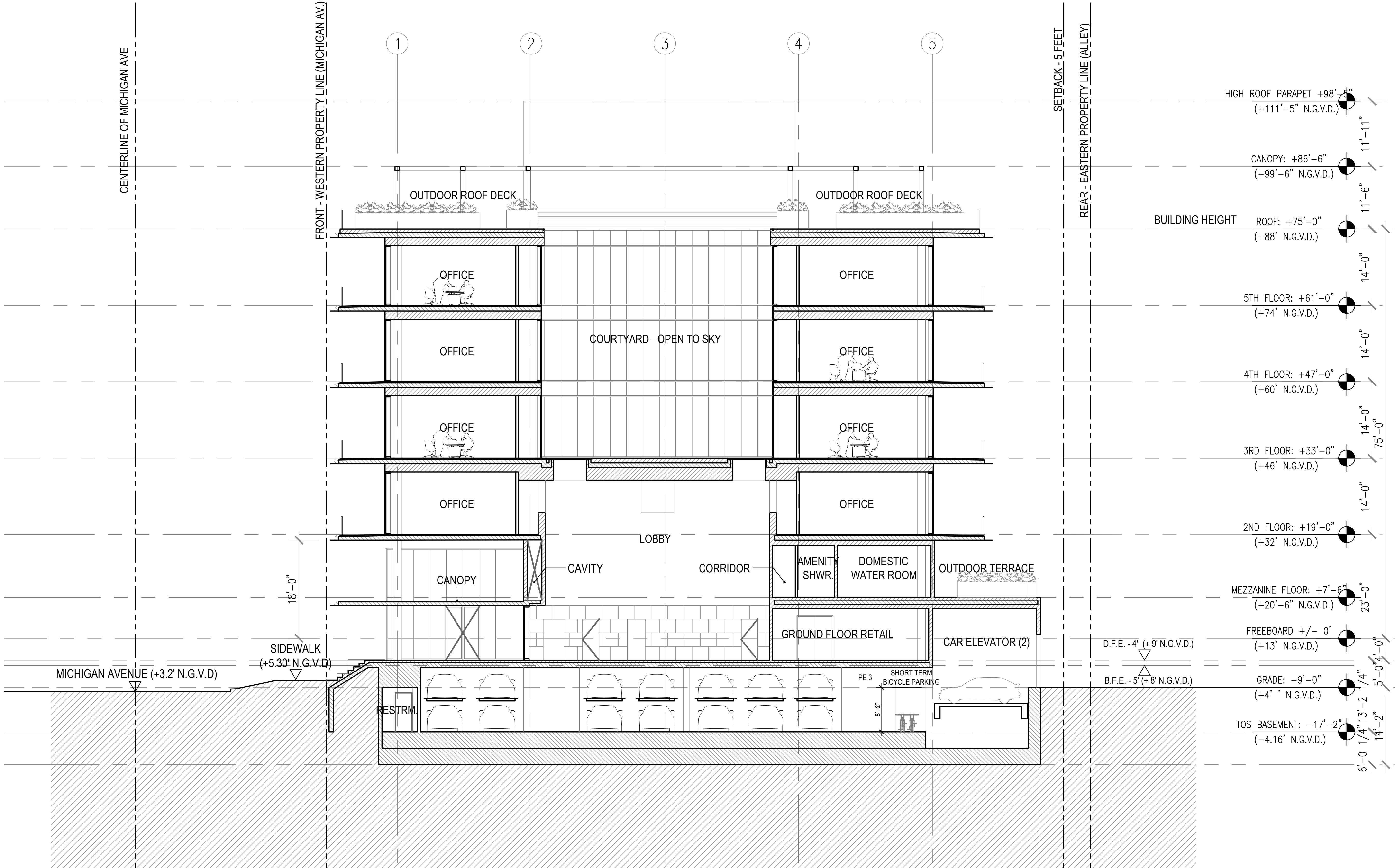
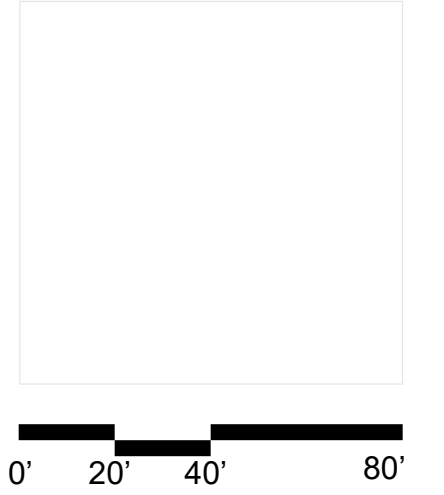
Latitudinal Building Section E

Scale: 1" = 40'-0"



Final Submittal
16 May 2022





411 Michigan Avenue

Miami Beach, Florida

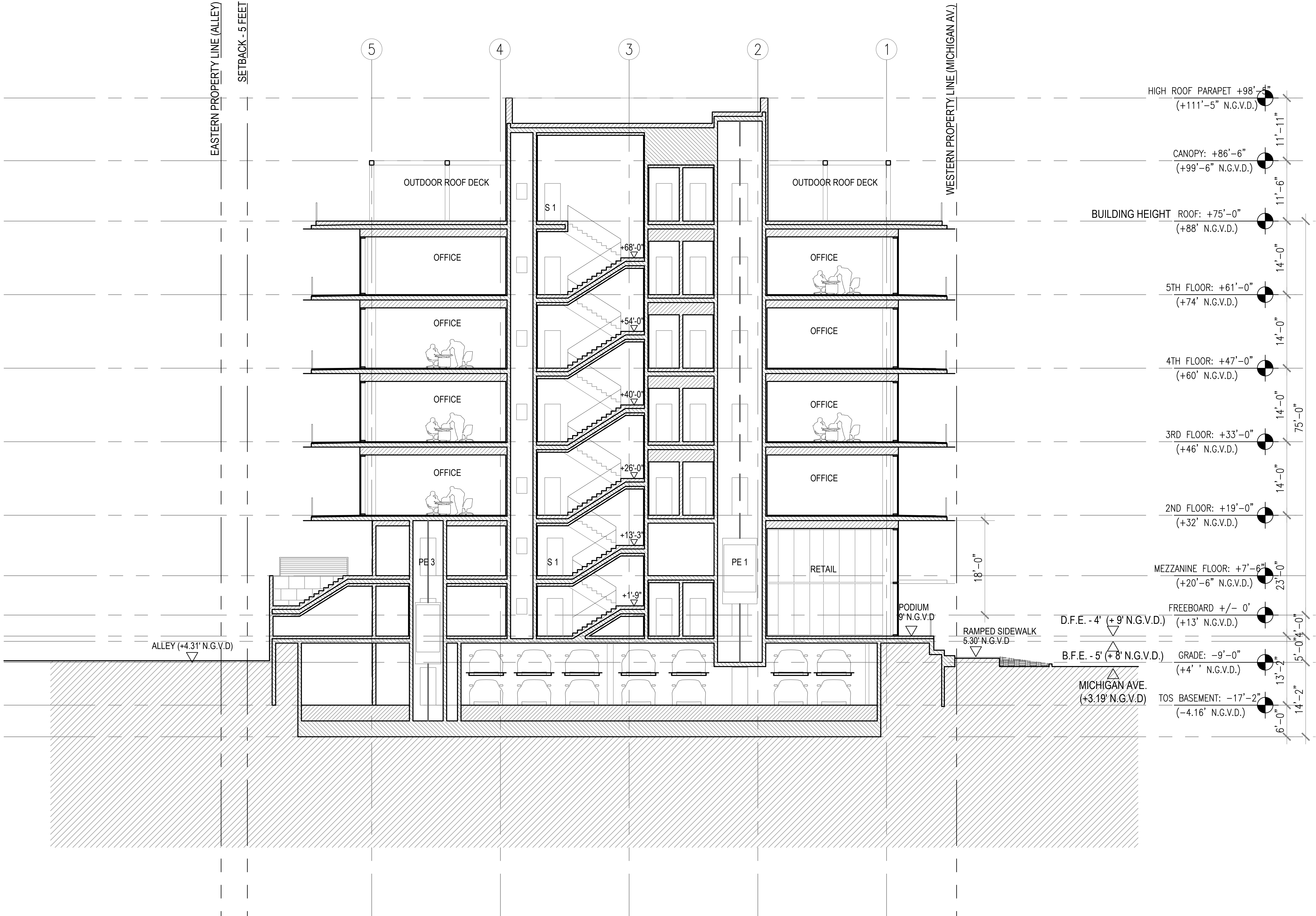
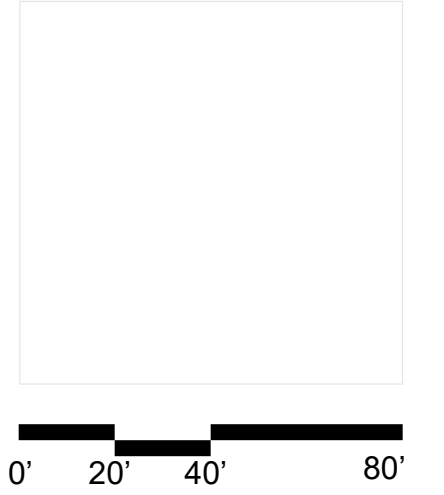
Latitudinal Building Section D

Scale: 1" = 40'-0"



Final Submittal
16 May 2022

A4.14



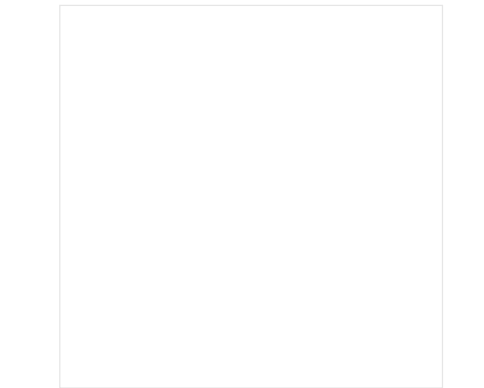
411 Michigan Avenue
Miami Beach, Florida

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



Final Submittal
16 May 2022

A4.15



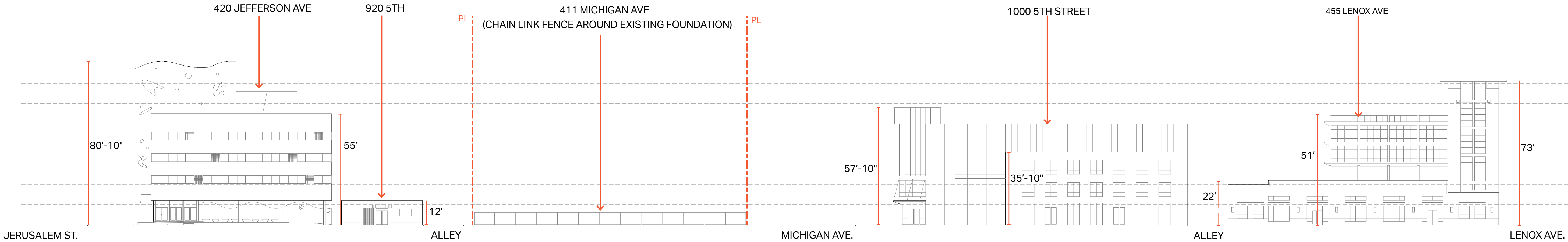
411 Michigan Avenue
Miami Beach, Florida

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

EXISTING EAST - WEST ELEVATION | JEFFERSON AVE TO LENOX AVE

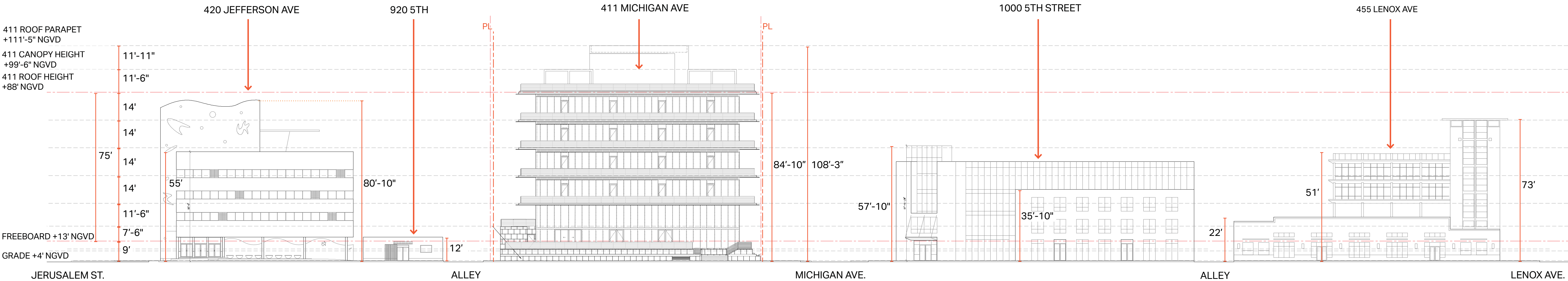
HEIGHTS ARE MEASURED FROM GRADE (+4 NGVD)



411 Michigan Avenue
Miami Beach, Florida

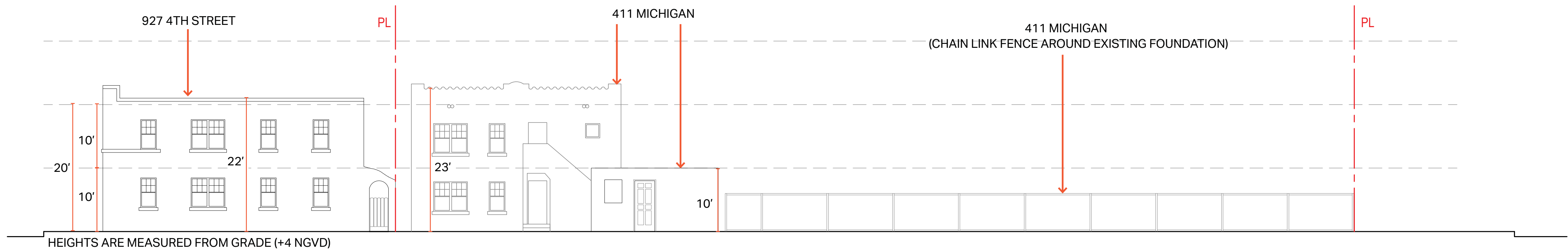
PROPOSED EAST - WEST ELEVATION | JEFFERSON AVE TO LENOX AVE

HEIGHTS ARE MEASURED FROM GRADE (+4 NGVD)

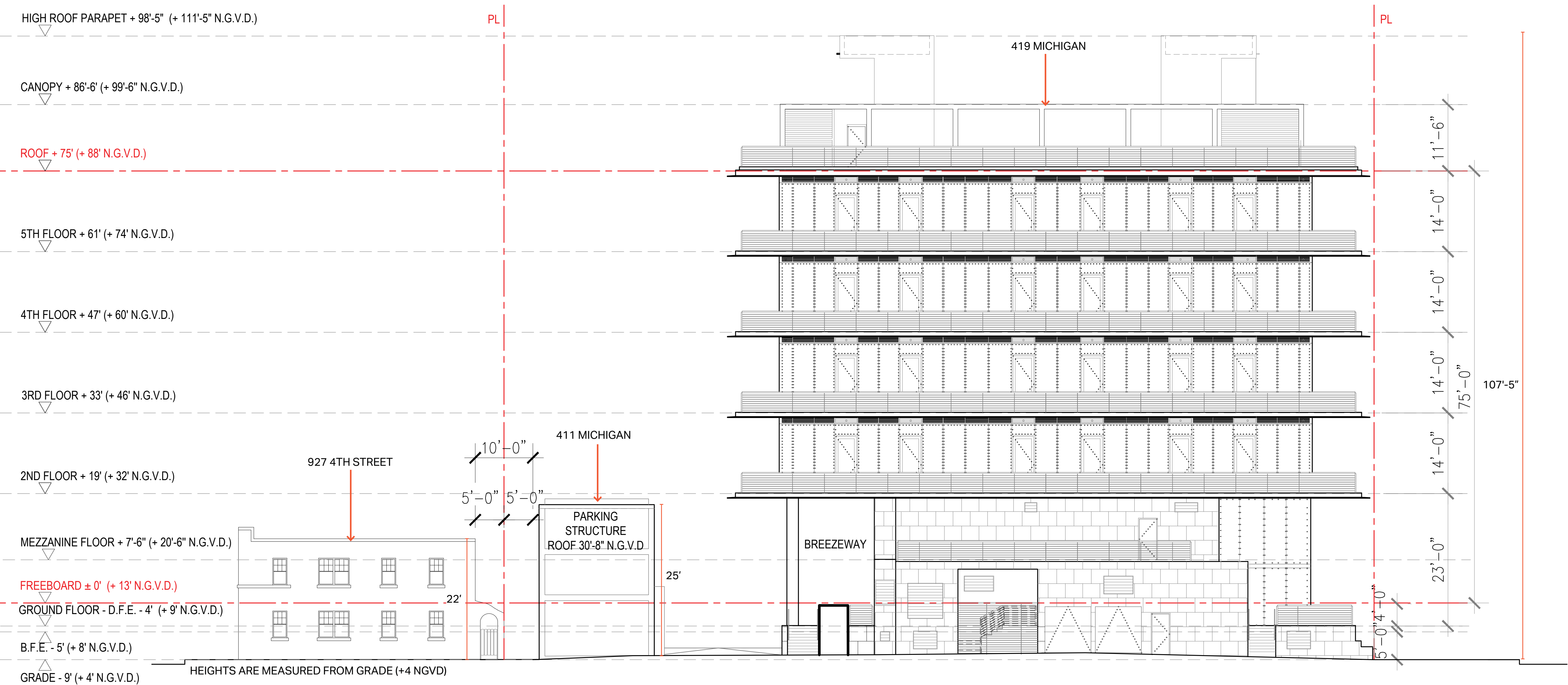


Elevations | East-West
Existing & Proposed

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



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



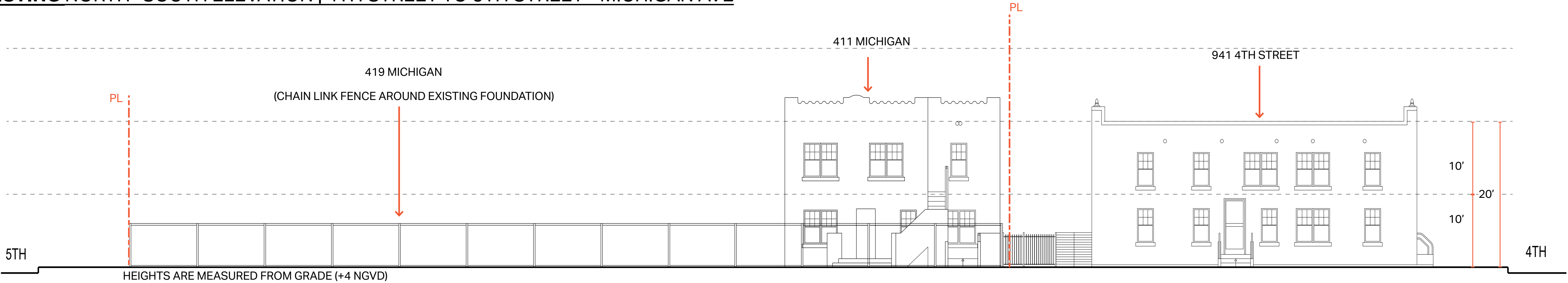
411 Michigan Avenue
Miami Beach, Florida

Elevations | North - South at Alley
Existing & Proposed

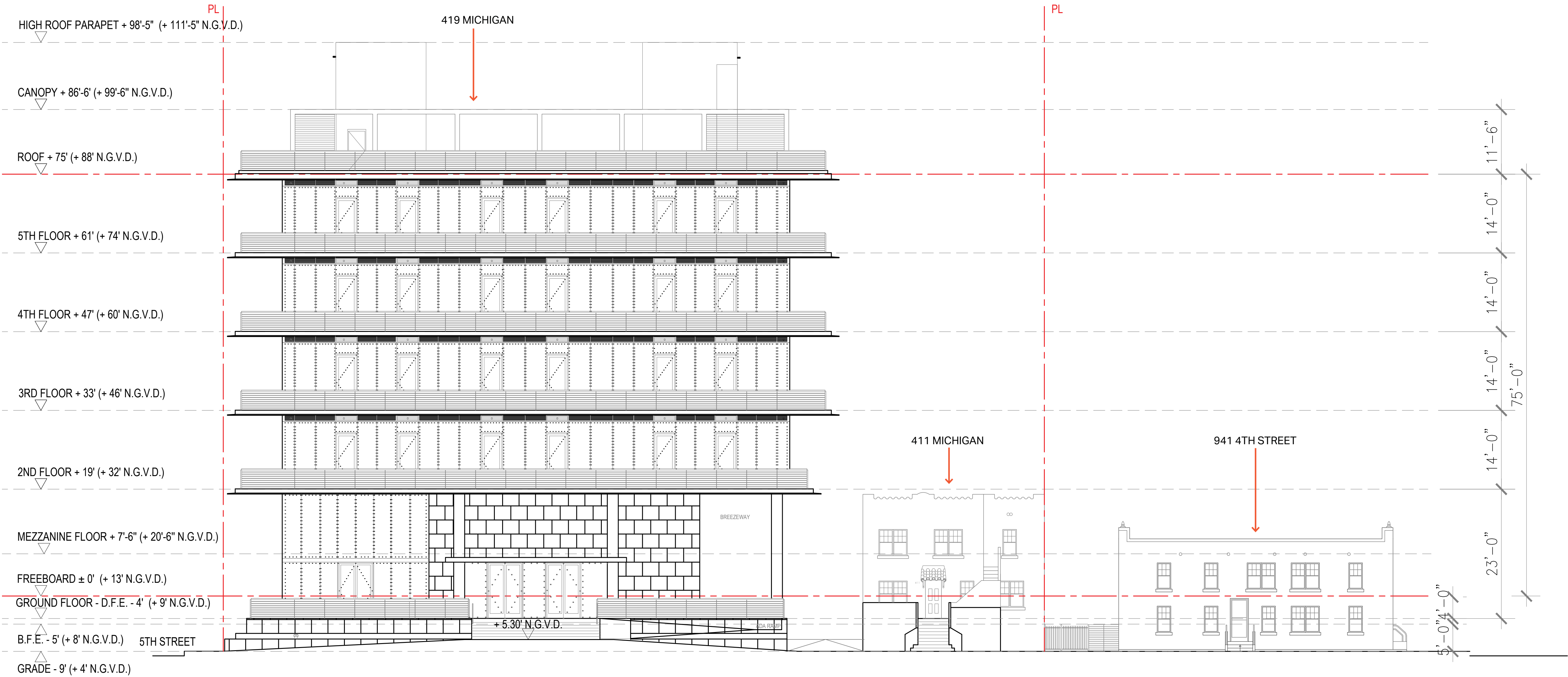
Final Submittal
16 May 2022

A5.2

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



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



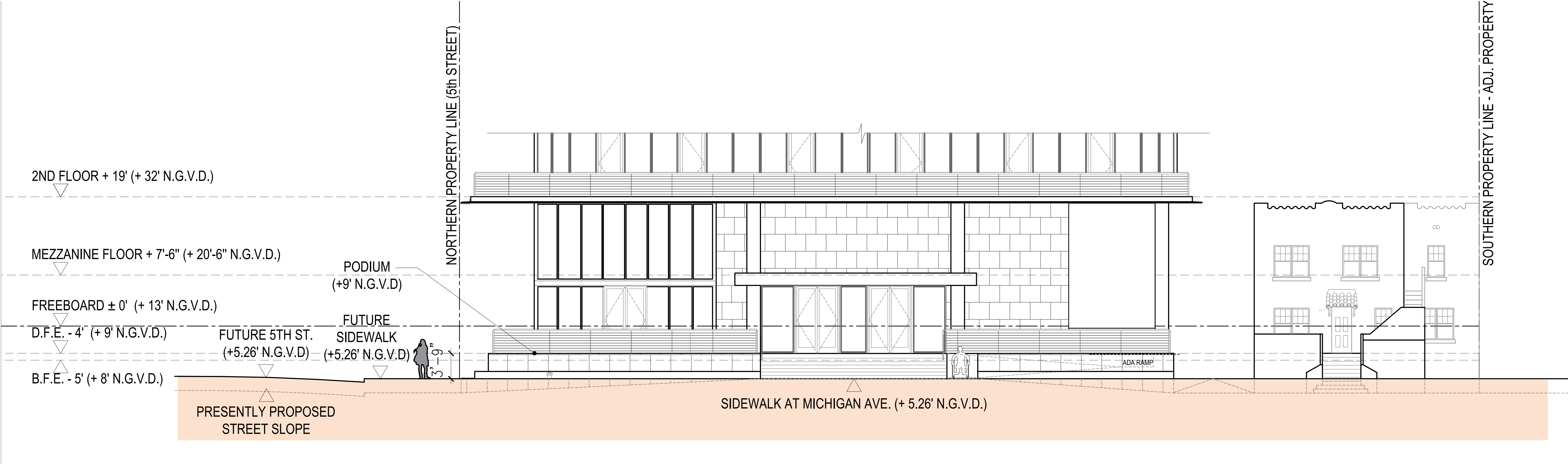
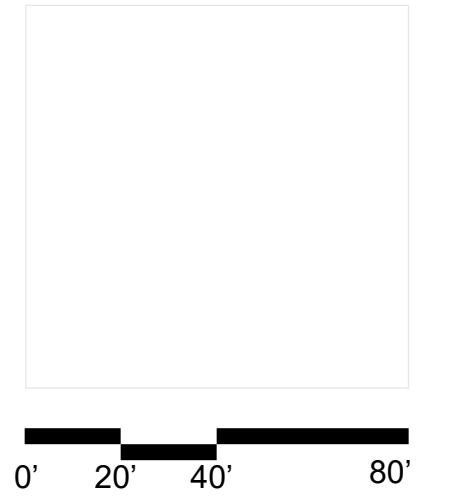
411 Michigan Avenue

Miami Beach, Florida

Elevations | North - South at Michigan

Existing & Proposed

A5.3



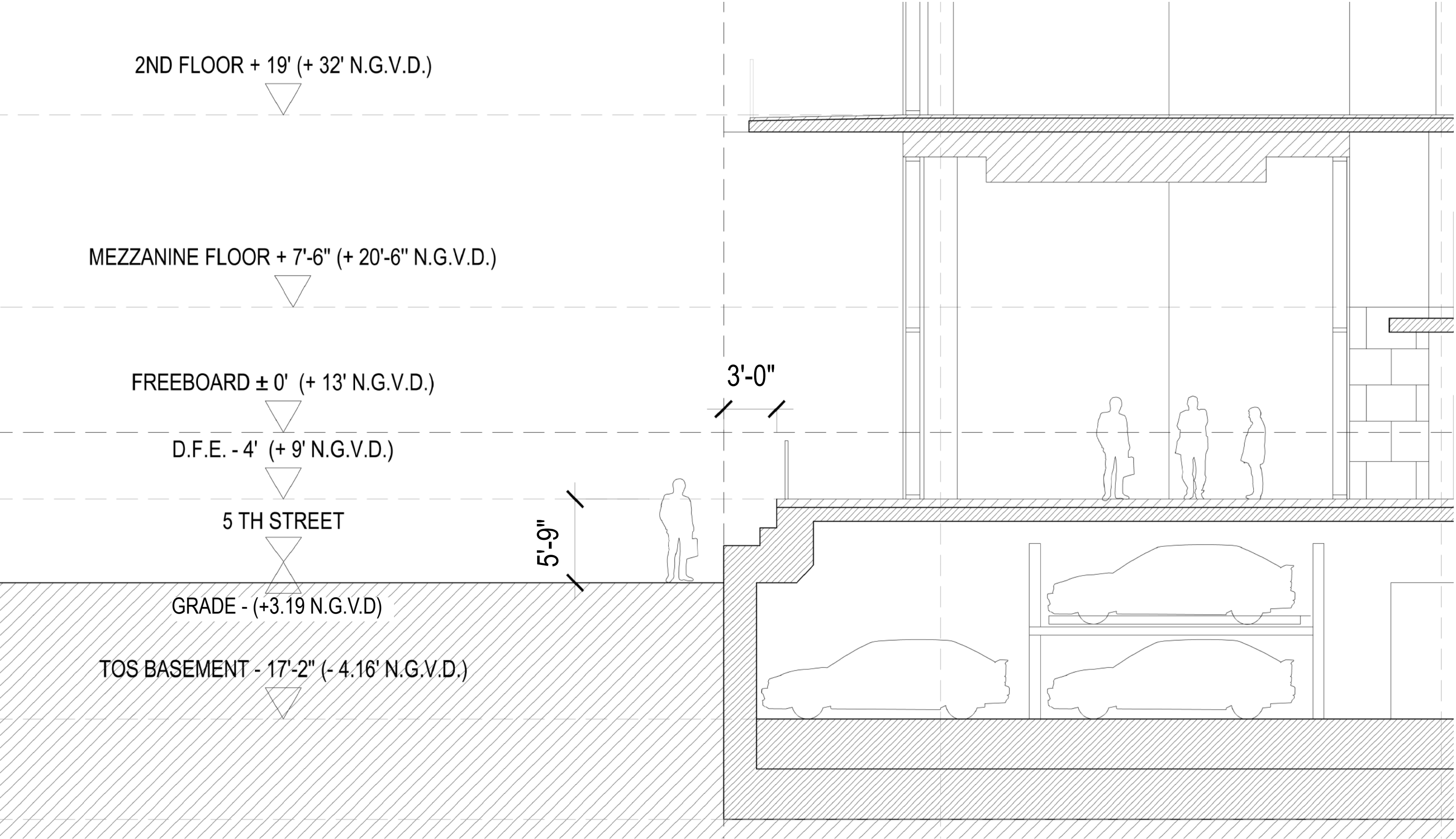
411 Michigan Avenue
Miami Beach, Florida

Future Raised Road Elevation

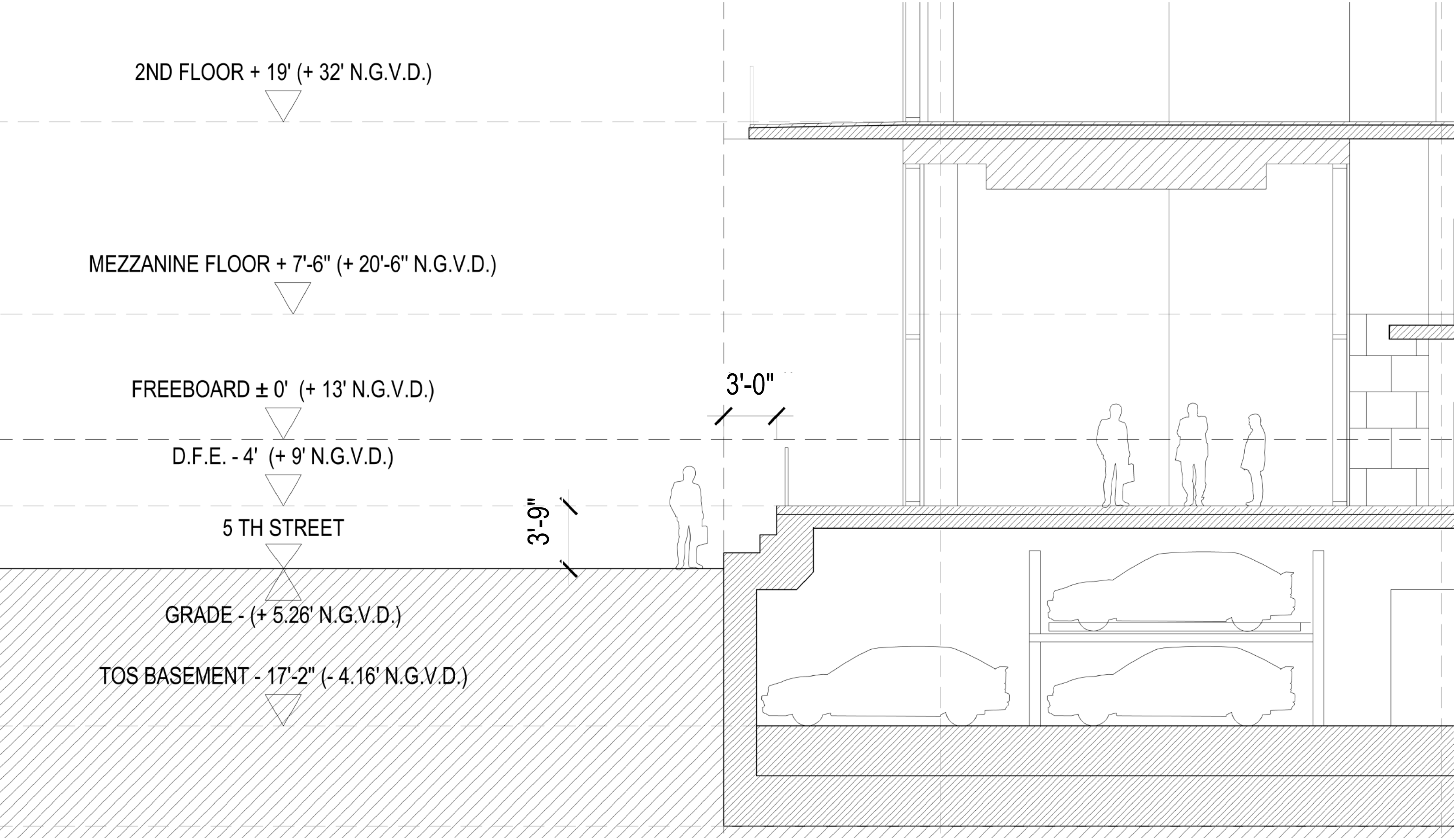


Final Submittal
16 May 2022

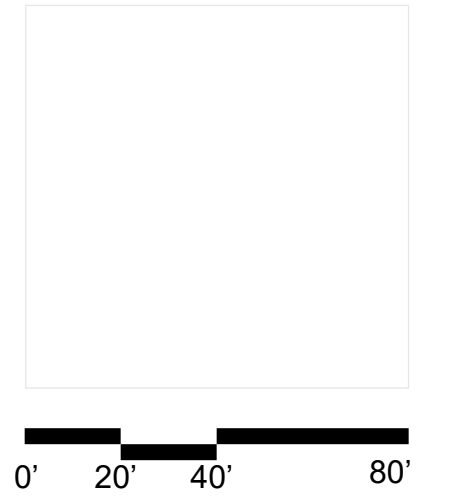
A5.4



EXISTING SIDEWALK
HEIGHT AT PODIUM



FUTURE SIDEWALK
HEIGHT AT PODIUM



411 Michigan Avenue
Miami Beach, Florida

Existing & Future
Sidewalk Sections

Scale: NTS



Final Submittal
16 May 2022

A5.5



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

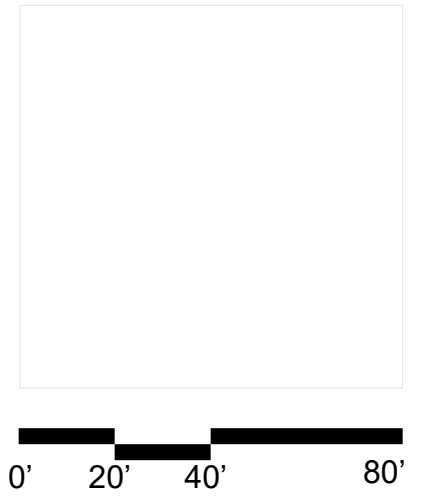


SECONDARY STRUCTURE TO BE REMOVED AS PER PREVIOUSLY APPROVED PROJECT



411 Michigan Avenue
Miami Beach, Florida

Historic Building Documentation



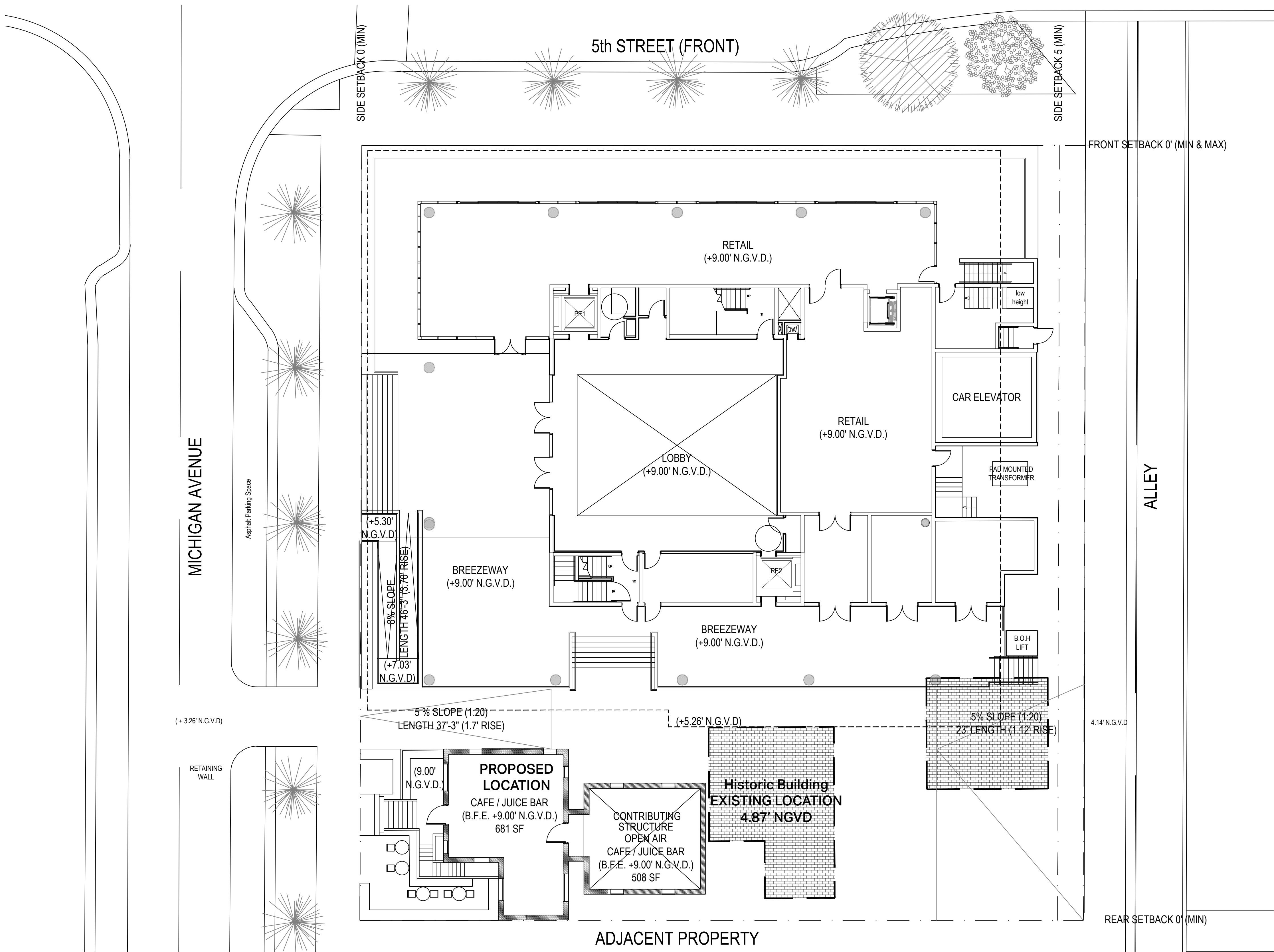
411 Michigan Avenue
Miami Beach, Florida

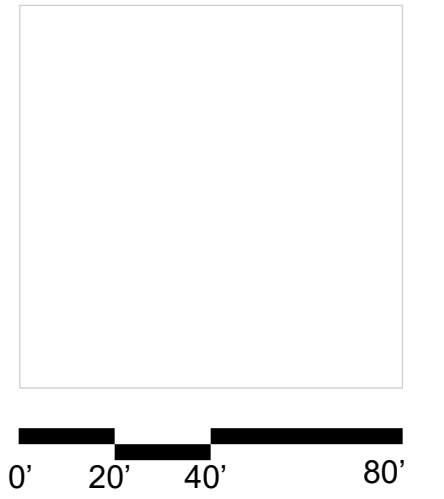
Historic Building Relocation
Diagram



Final Submittal
16 May 2022

A5.8





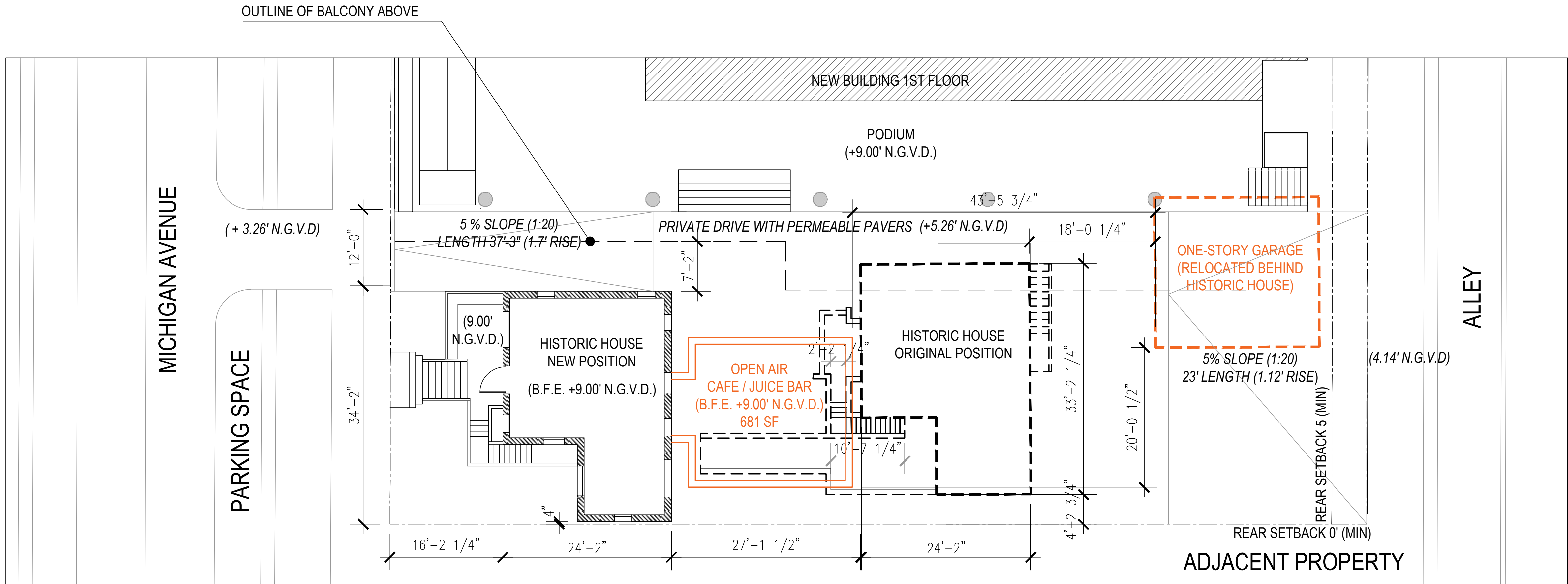
411 Michigan Avenue
Miami Beach, Florida

Historic Building Demo Plan
Not To Scale



Final Submittal
16 May 2022

A5.9



HISTORIC HOUSE RELOCATION PLAN

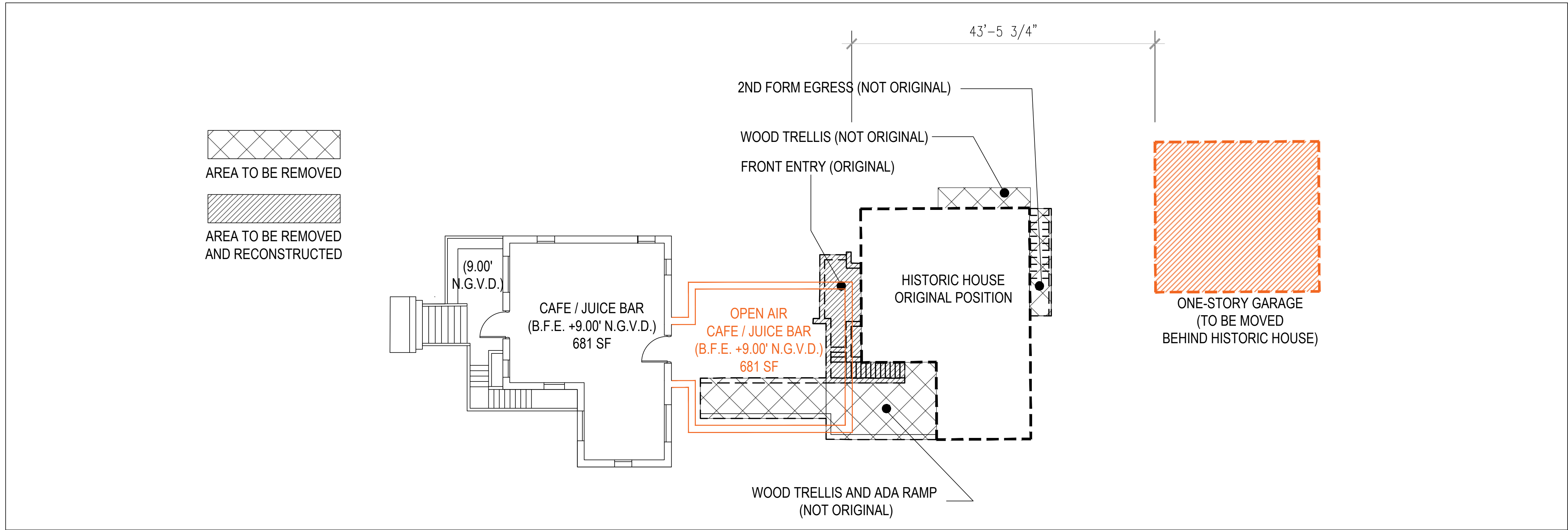


DIAGRAM - ELEMENTS TO BE REMOVED AND REBUILT

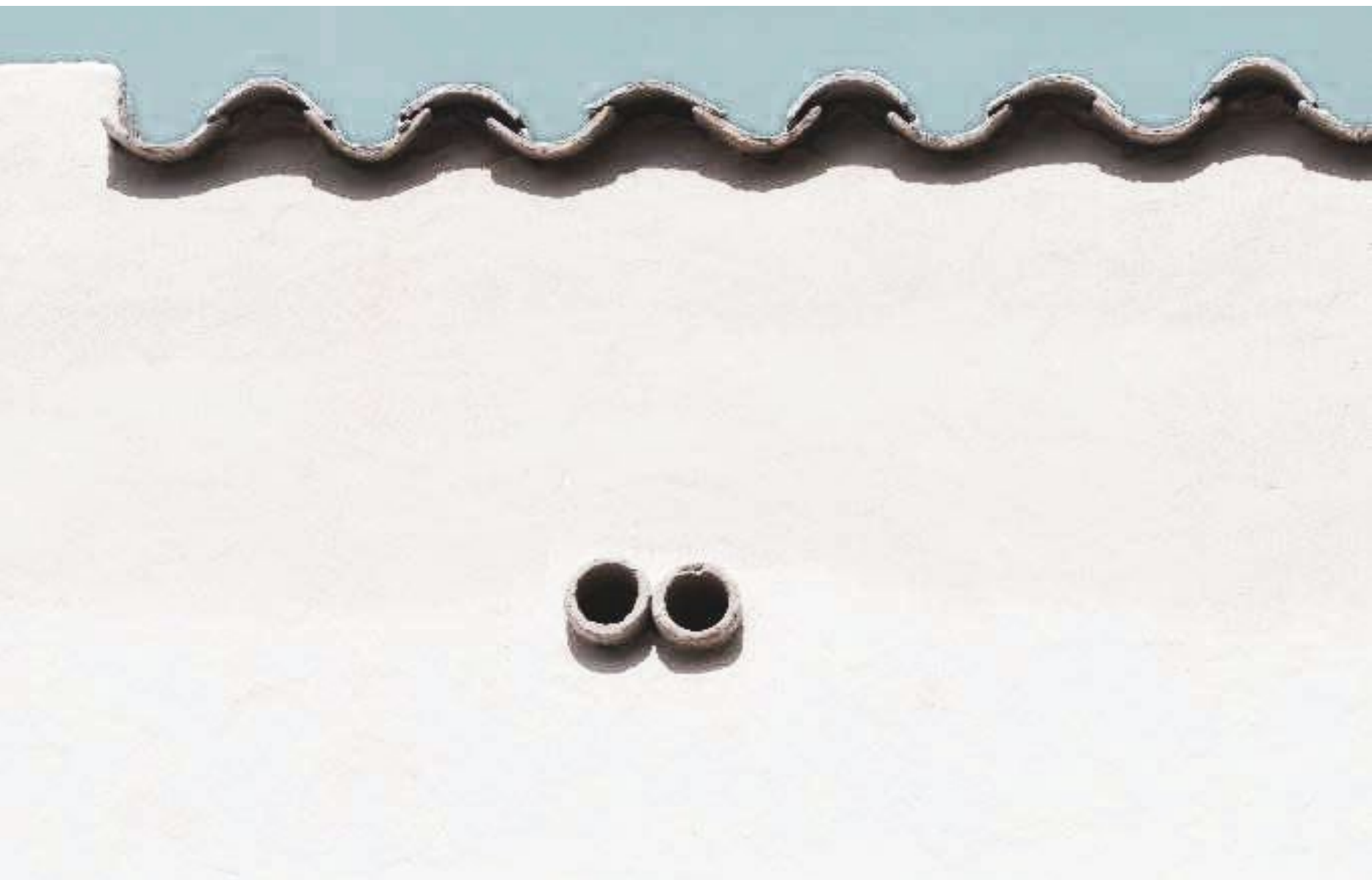
1

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)



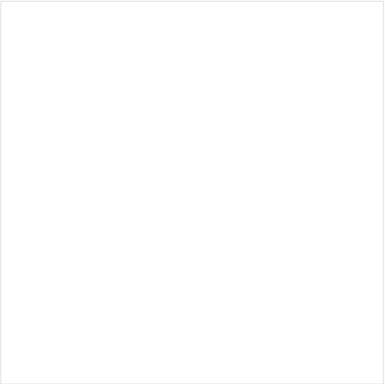
6

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



411 Michigan Avenue
Miami Beach, Florida

Historic Building Elements | Photos

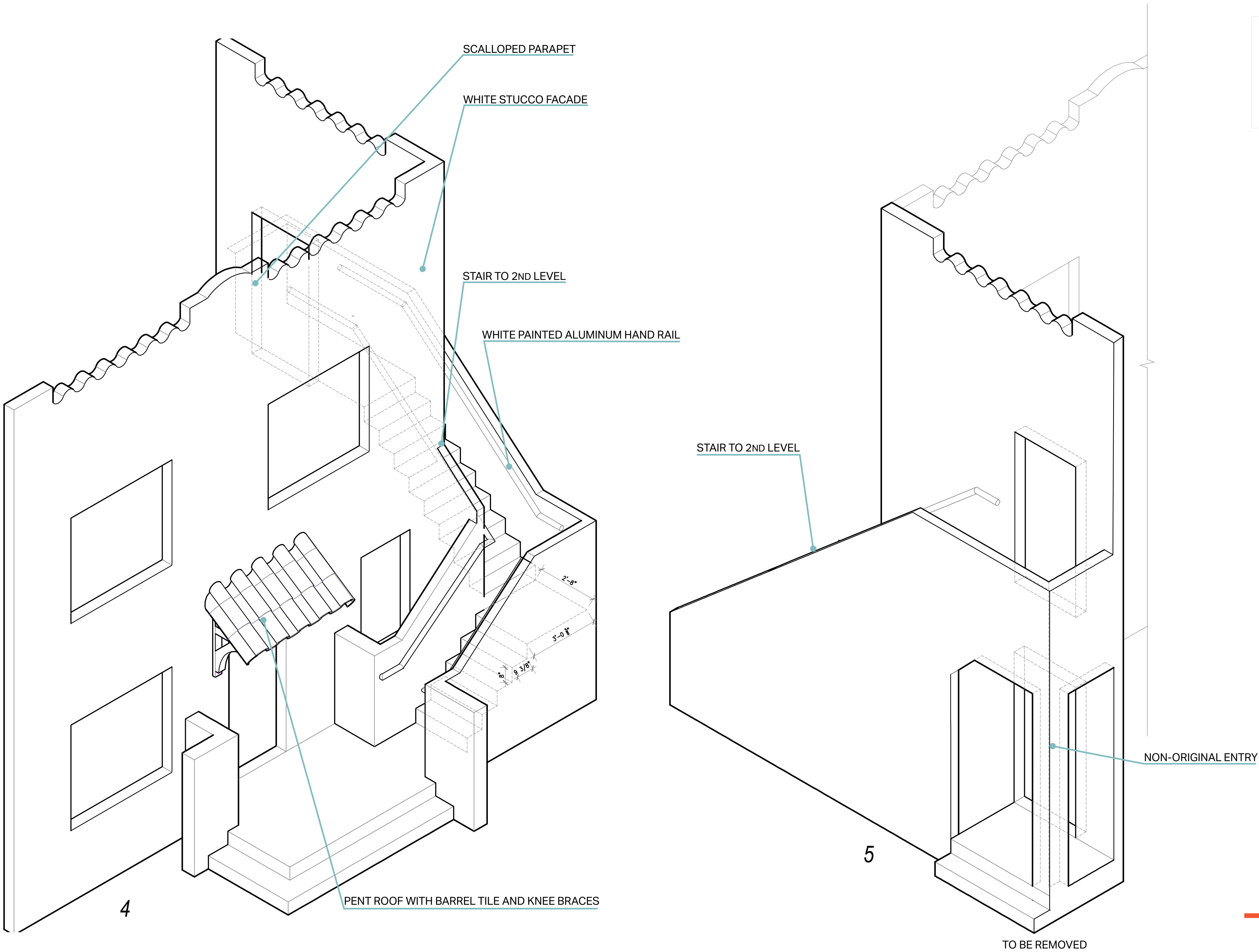
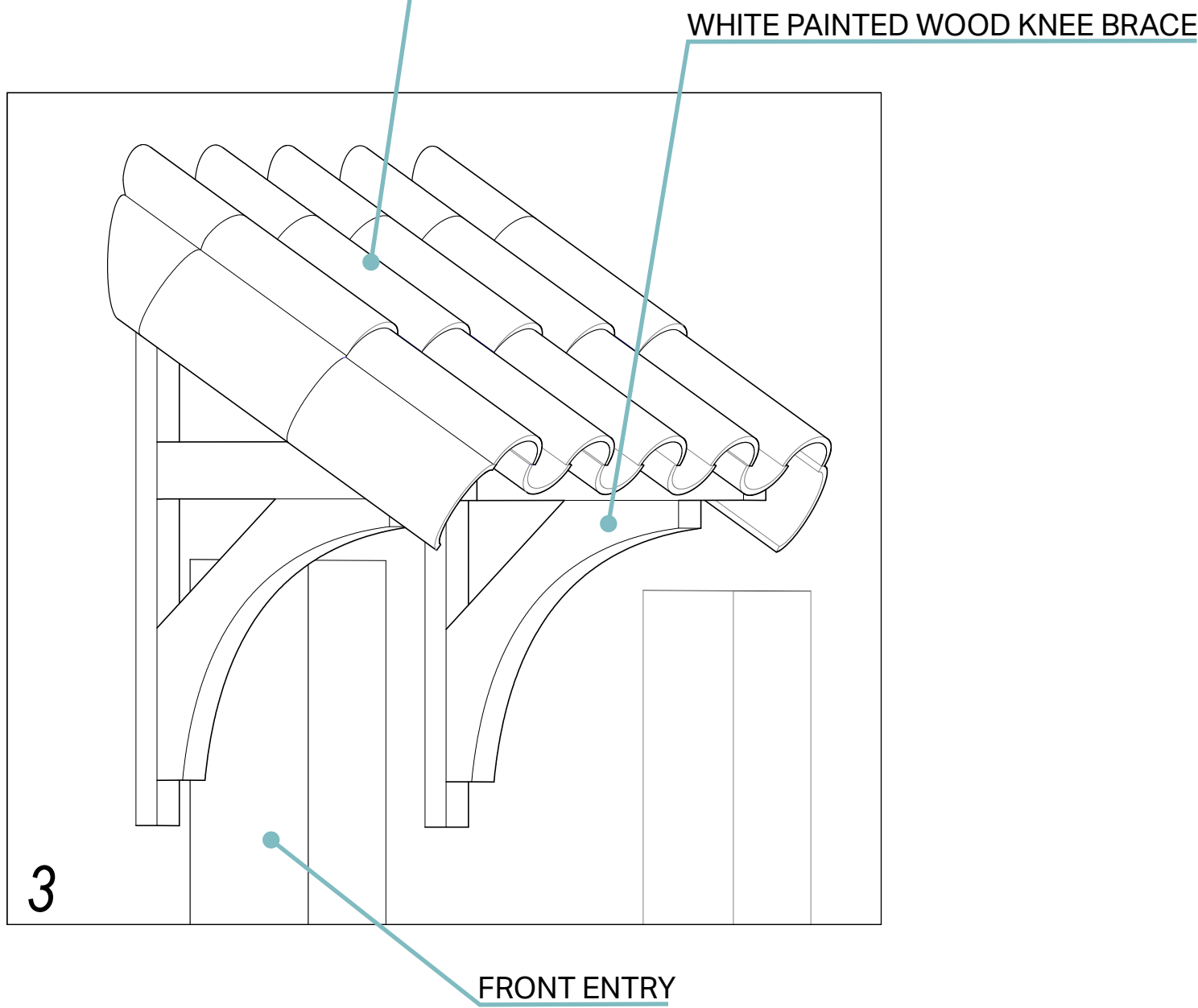
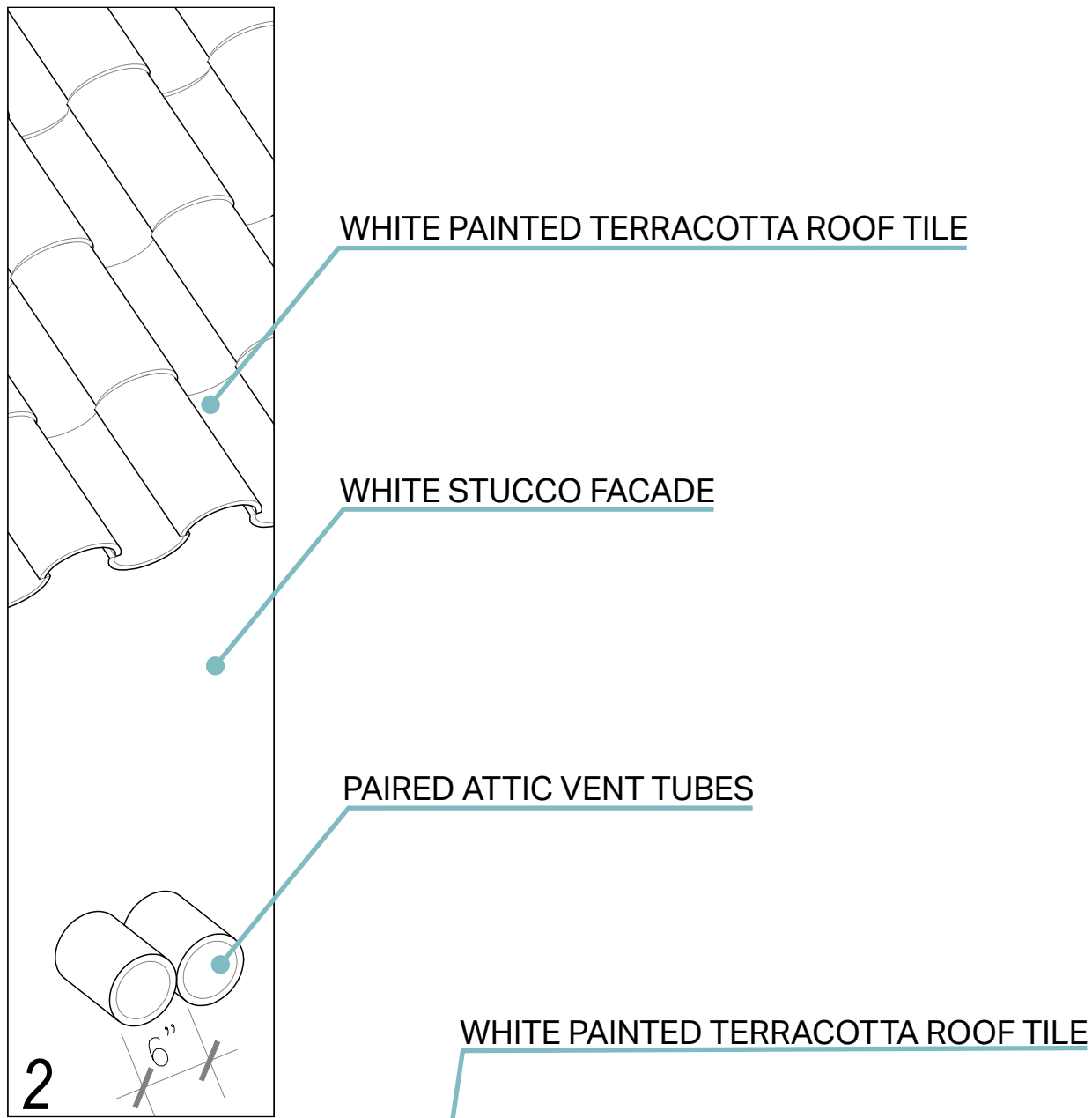


411 Michigan Avenue
Miami Beach, Florida

Historic Building Elements | Details

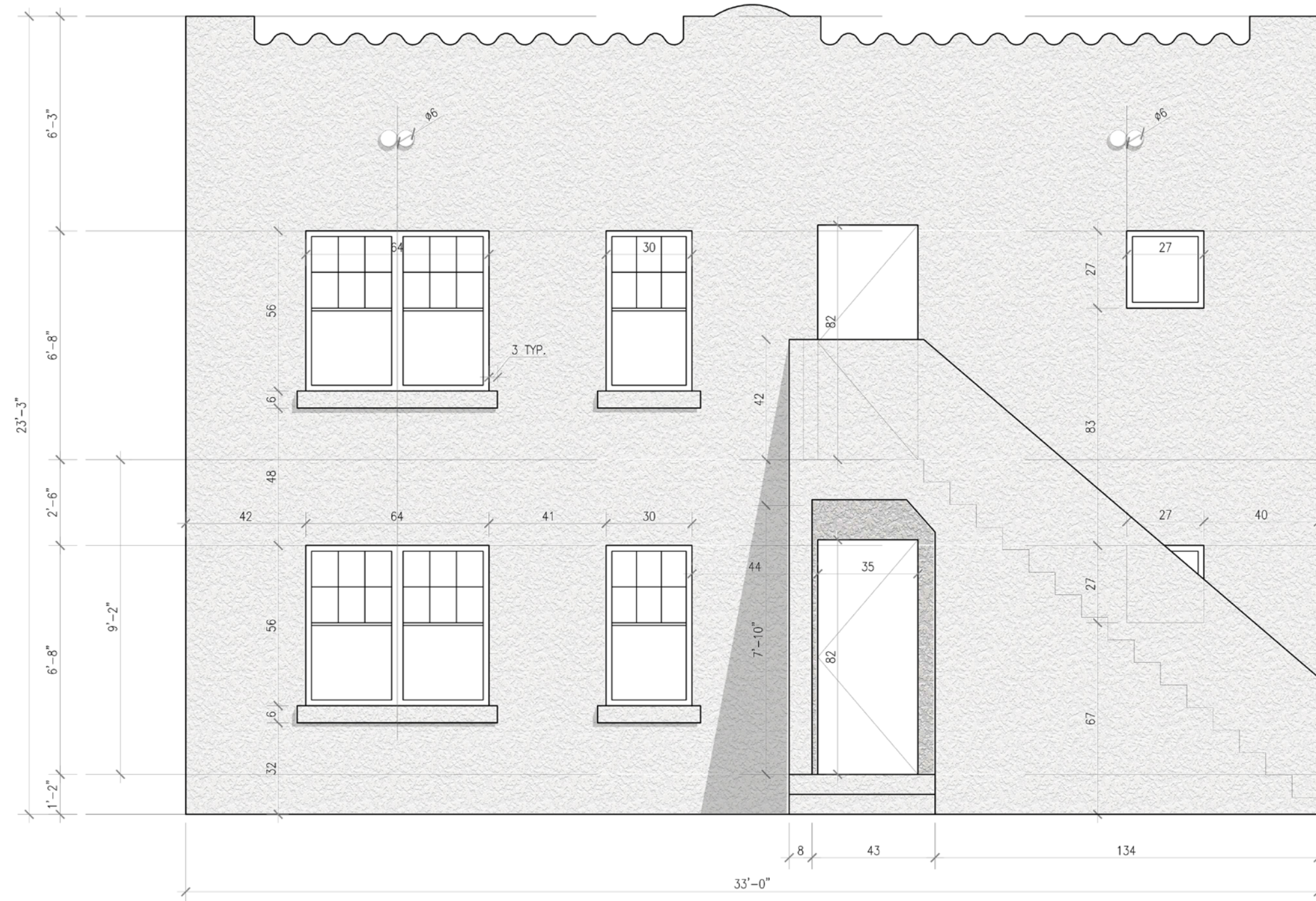
Final Submittal
16 May 2022

A5.11



BUILDING

EAST ELEVATION-REAR ELEVATION



BUILDING

NORTH ELEVATION



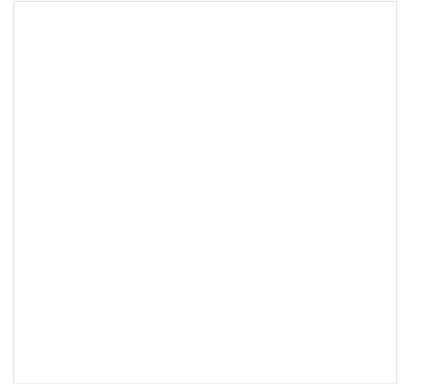
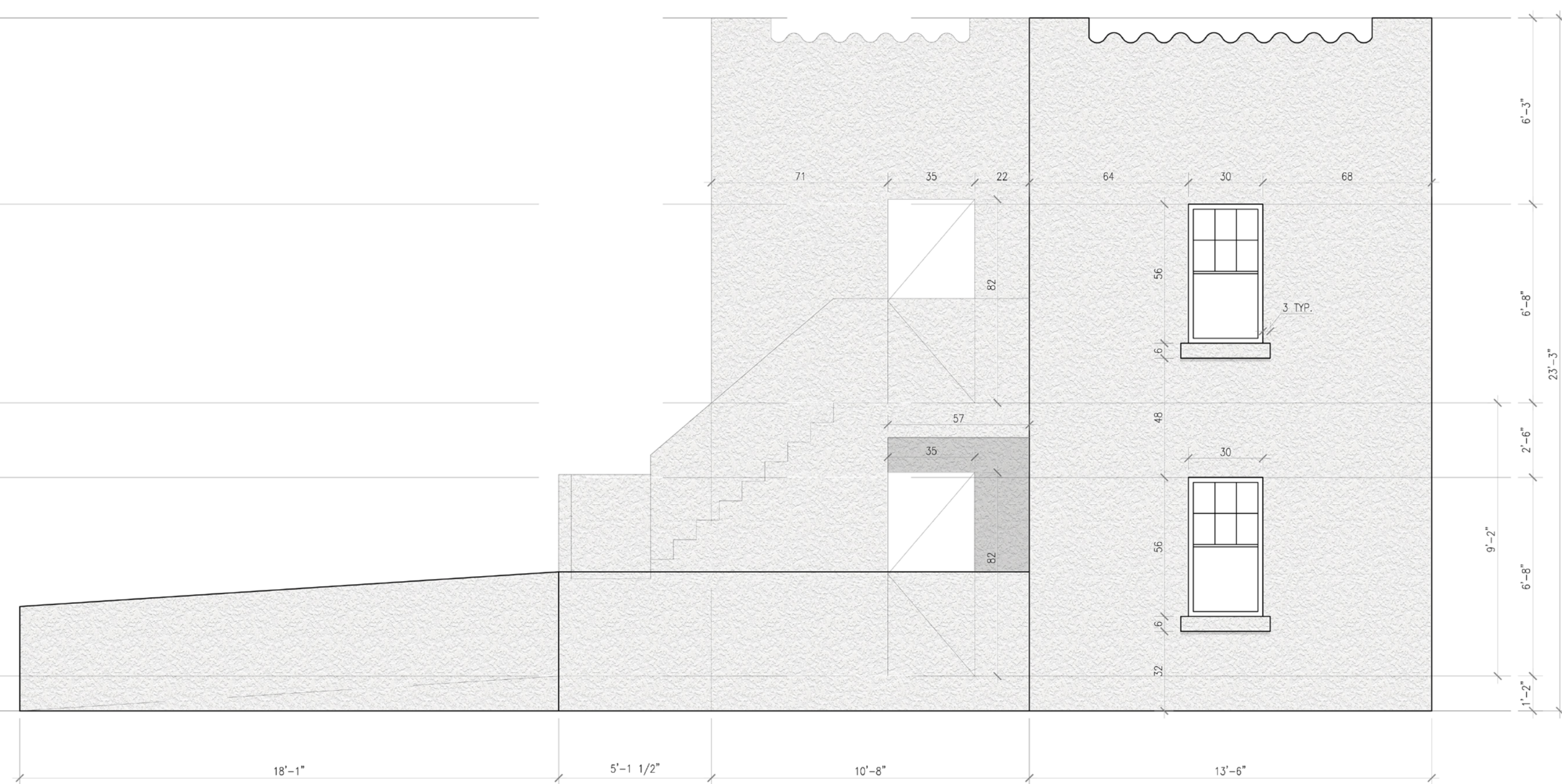
BUILDING

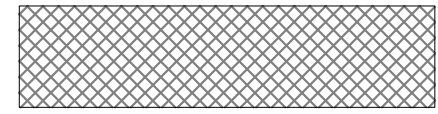
WEST ELEVATION



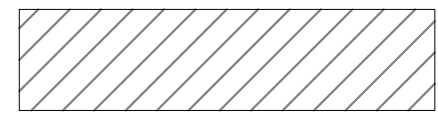
BUILDING

SOUTH ELEVATION





AREA TO BE REMOVED



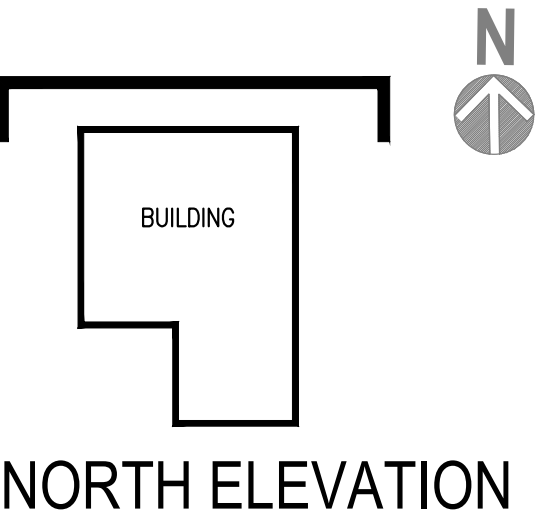
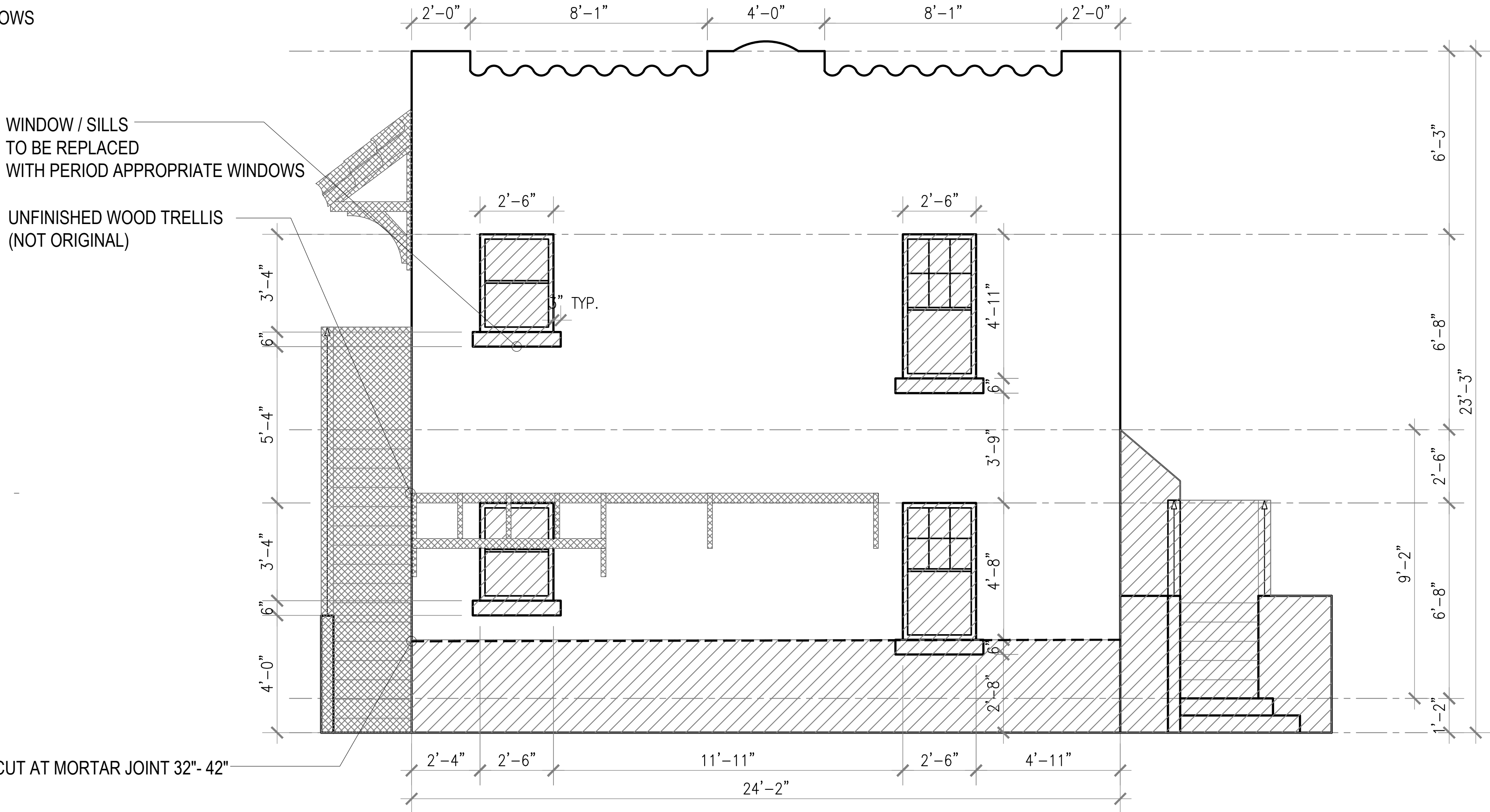
AREA TO BE REMOVED
+ REPLACED

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

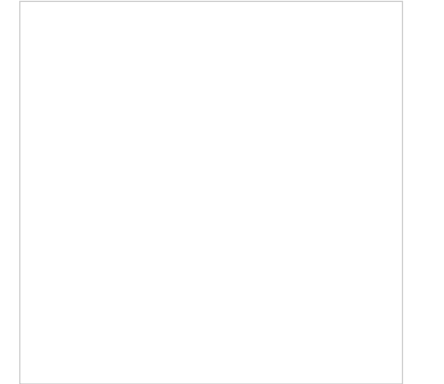
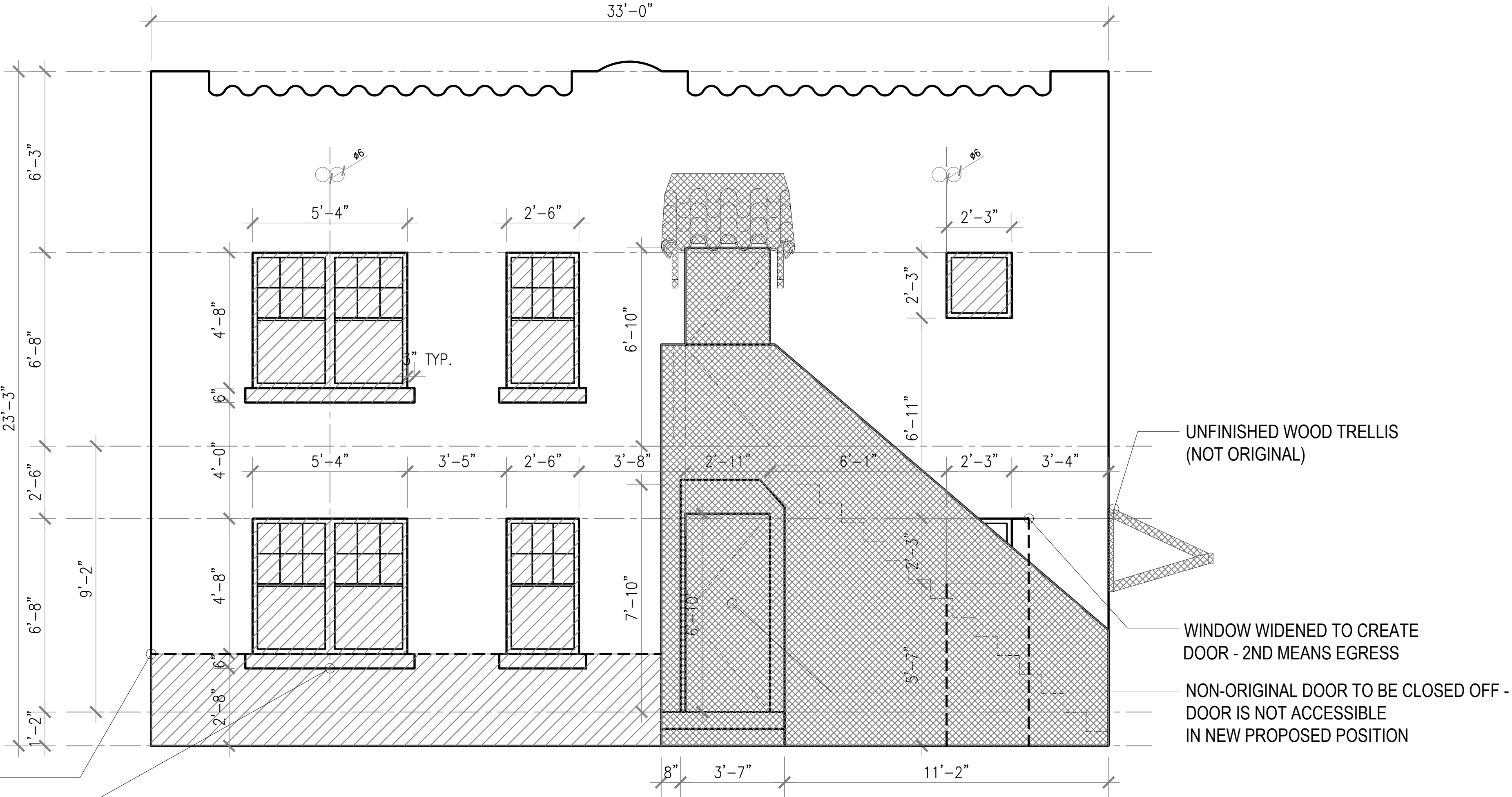
WINDOW / SILLS
TO BE REPLACED
WITH PERIOD APPROPRIATE WINDOWS

UNFINISHED WOOD TRELLIS
(NOT ORIGINAL)

CUT AT MORTAR JOINT 32"- 42"



EAST ELEVATION



0' 20' 40' 80'

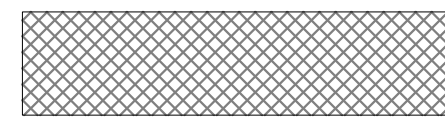
411 Michigan Avenue

Miami Beach, Florida

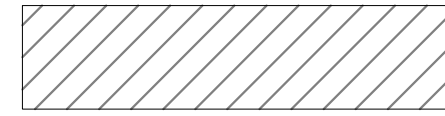
Historic Building Elevations

To Be Removed | Not To Scale





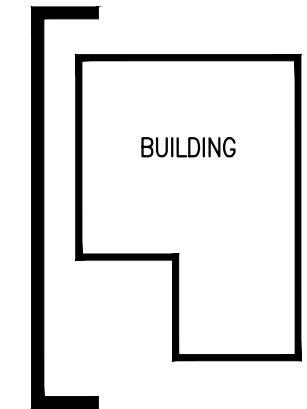
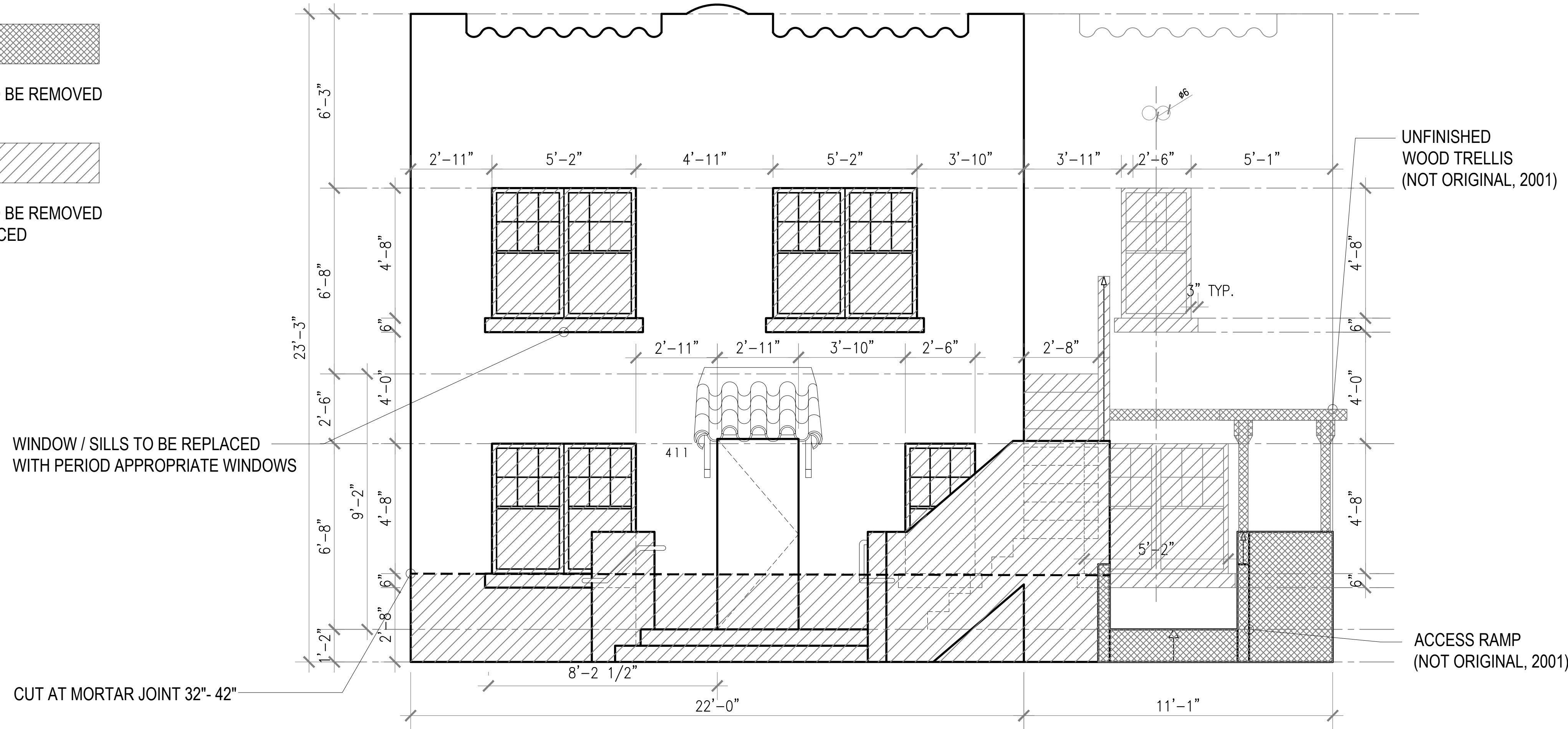
AREA TO BE REMOVED



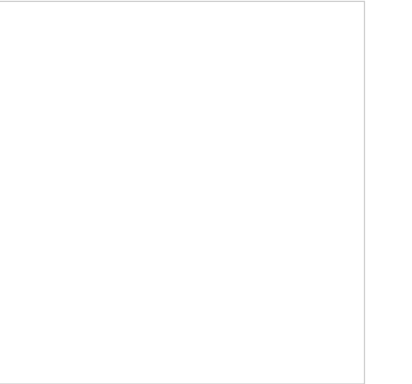
AREA TO BE REMOVED
+ REPLACED

WINDOW / SILLS TO BE REPLACED
WITH PERIOD APPROPRIATE WINDOWS

CUT AT MORTAR JOINT 32"- 42"



WEST ELEVATION

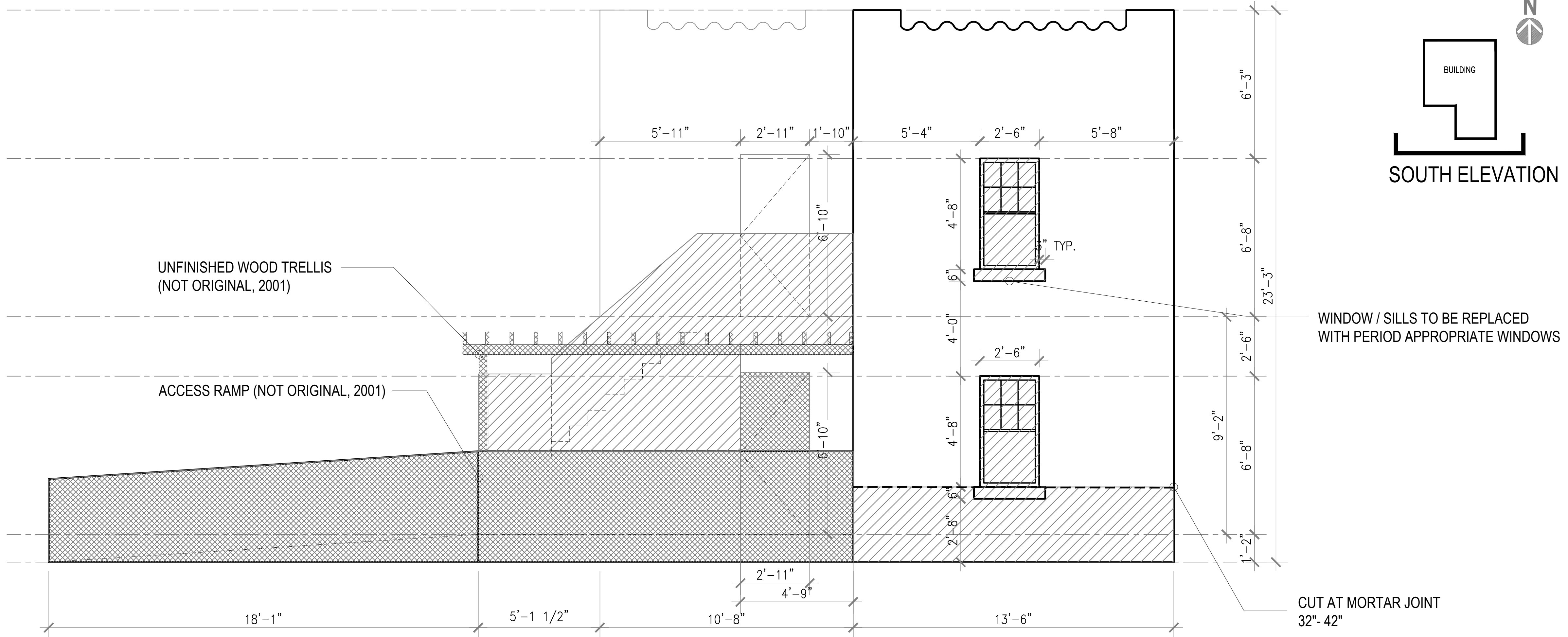


0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida



SOUTH ELEVATION



Historic Building Elevations
To Be Removed | Not To Scale



Final Submittal
16 May 2022

A5.14