

A5 Contributing Historic Property

- A5.1 Existing & Proposed E/W Streetfront Elevations
- A5.2 Existing & Proposed N/S Streetfront Elevations | Michigan
- A5.3 Existing & Proposed N/S Streetfront Elevations | Alley
- A5.4 Future Raised Roads Elevation
- A5.5 Existing & Future Raised Roads Sections
- A5.6 Historic Building Documentation
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- A5.9 Historic Building Elements Details
- A5.10 Historic Building Elevations
- A5.11 Historic Building Location Plan
- A5.12 Historic Rendering at Michigan Ave.
- A5.13 Historic Rendering at Michigan Ave.
- A5.14 Rendering at Private Drive
- A5.15 Prior Development Approvals
- A5.16 LEED Components



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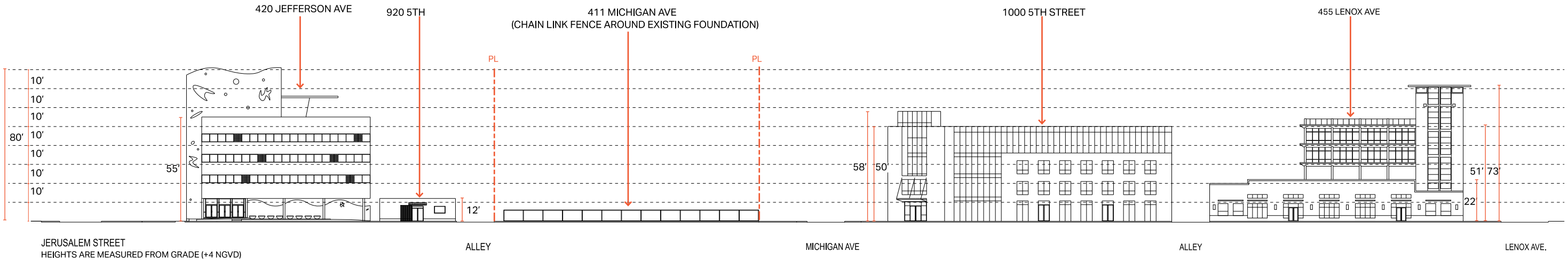
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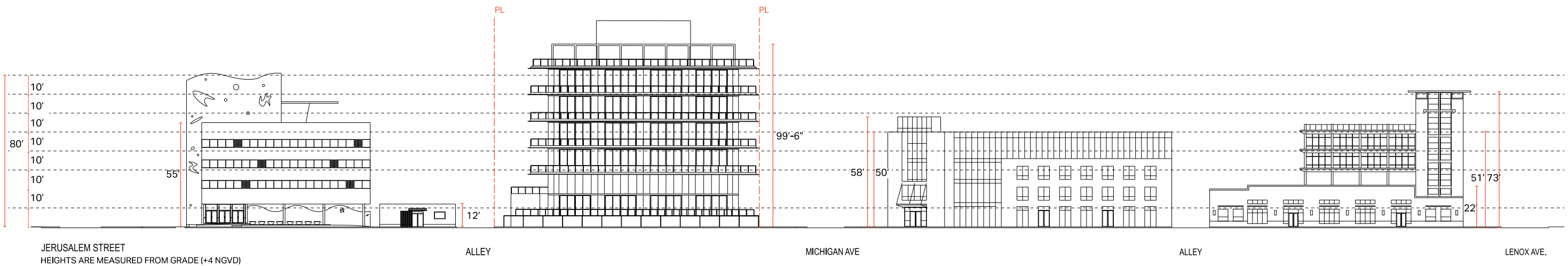


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EXISTING EAST - WEST ELEVATION | JEFFERSON AVE TO LENOX AVE



PROPOSED EAST - WEST ELEVATION | JEFFERSON AVE TO LENOX AVE

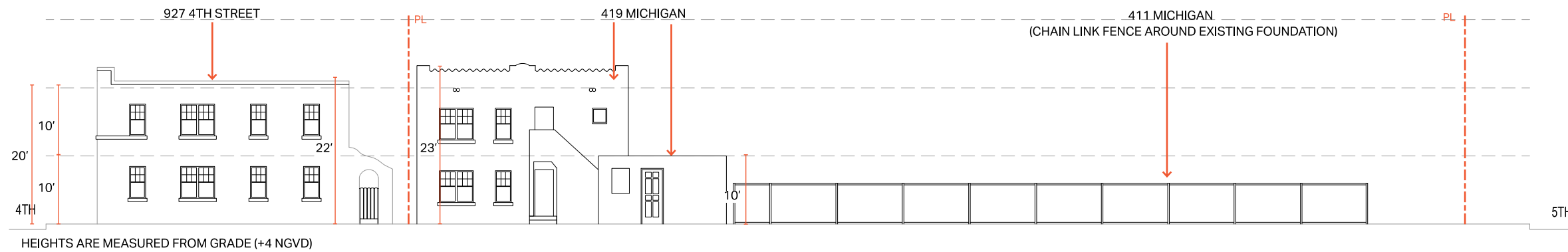


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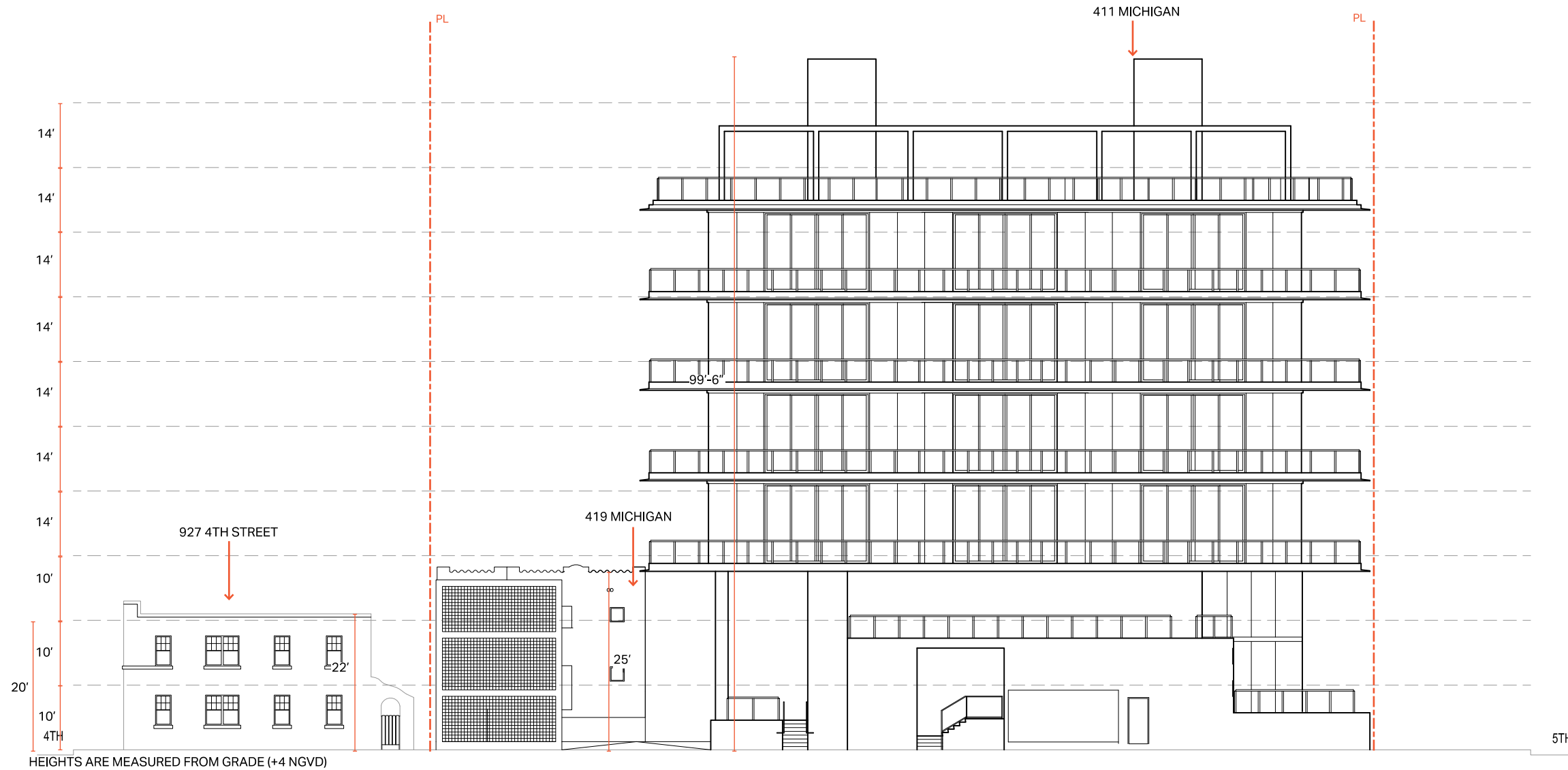
Elevations | Existing & Proposed



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



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



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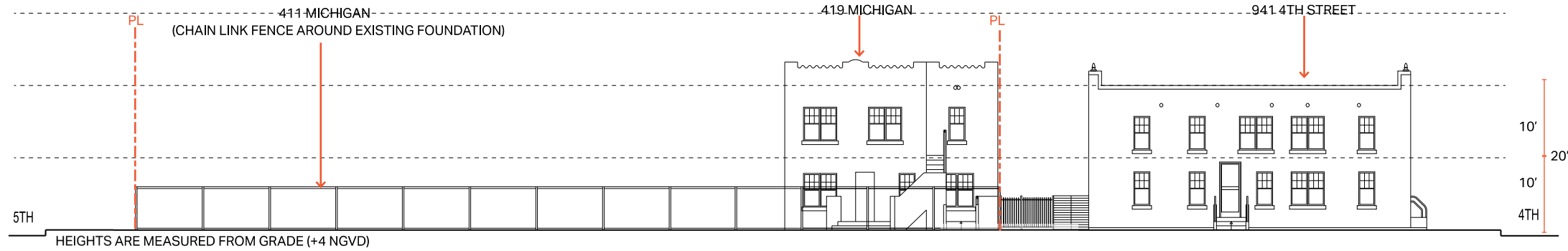
Elevations | Existing & Proposed

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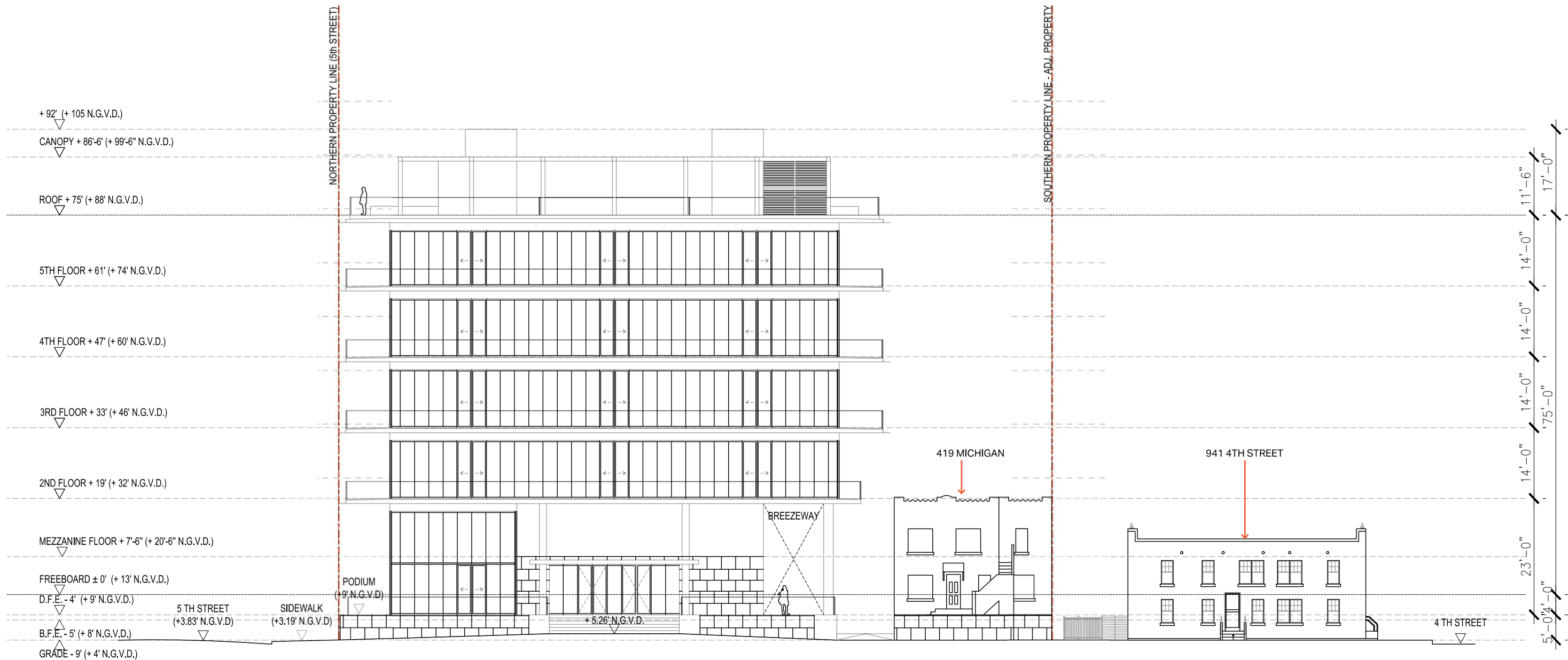
A5.2



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



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

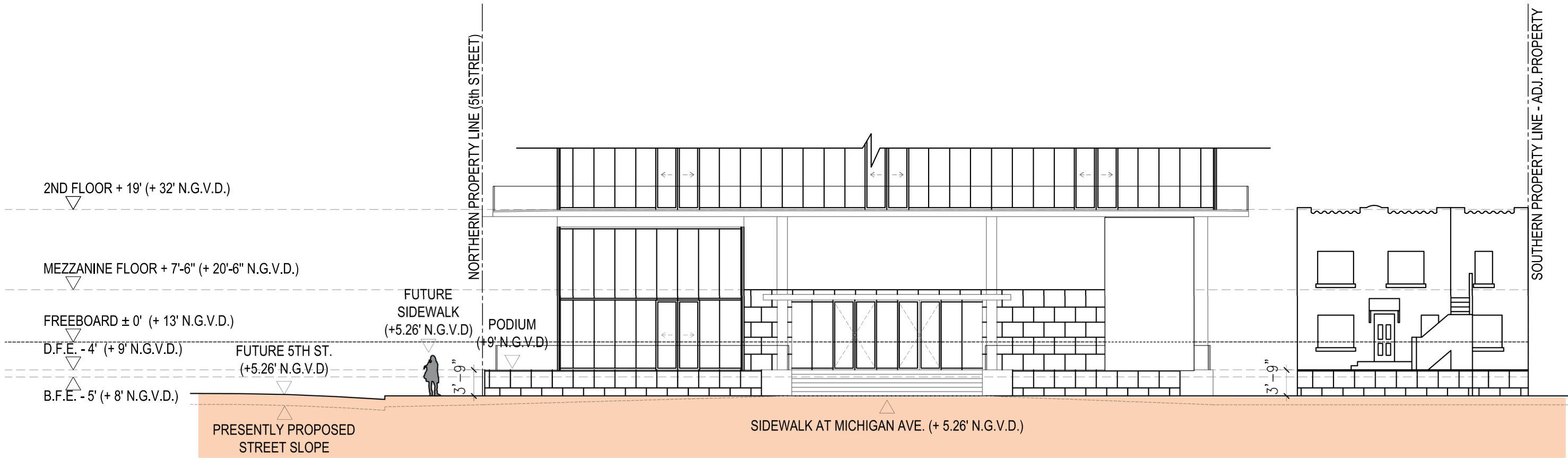
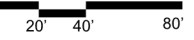


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Elevations | Existing & Proposed

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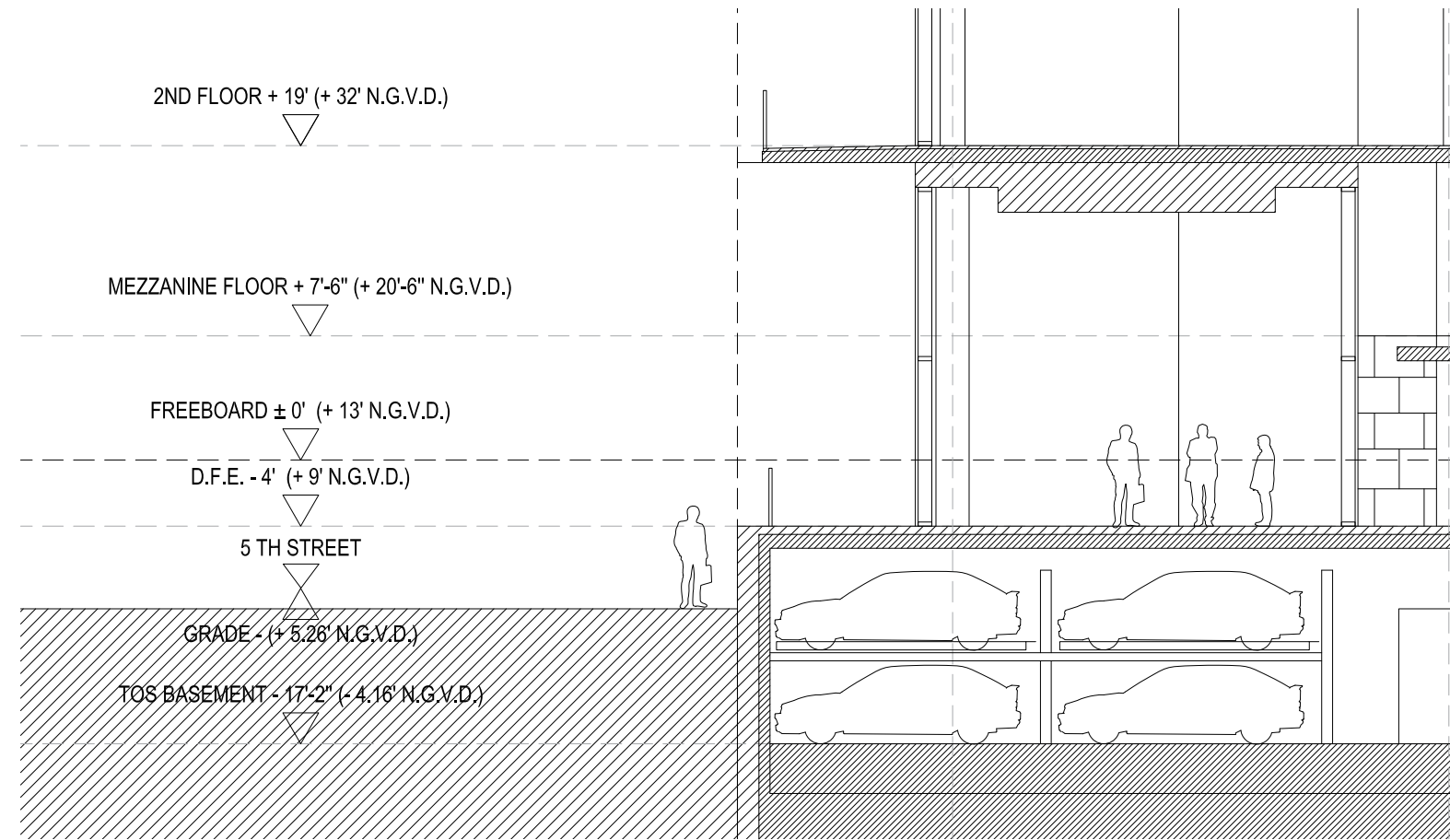
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Future Raised Road Elevation

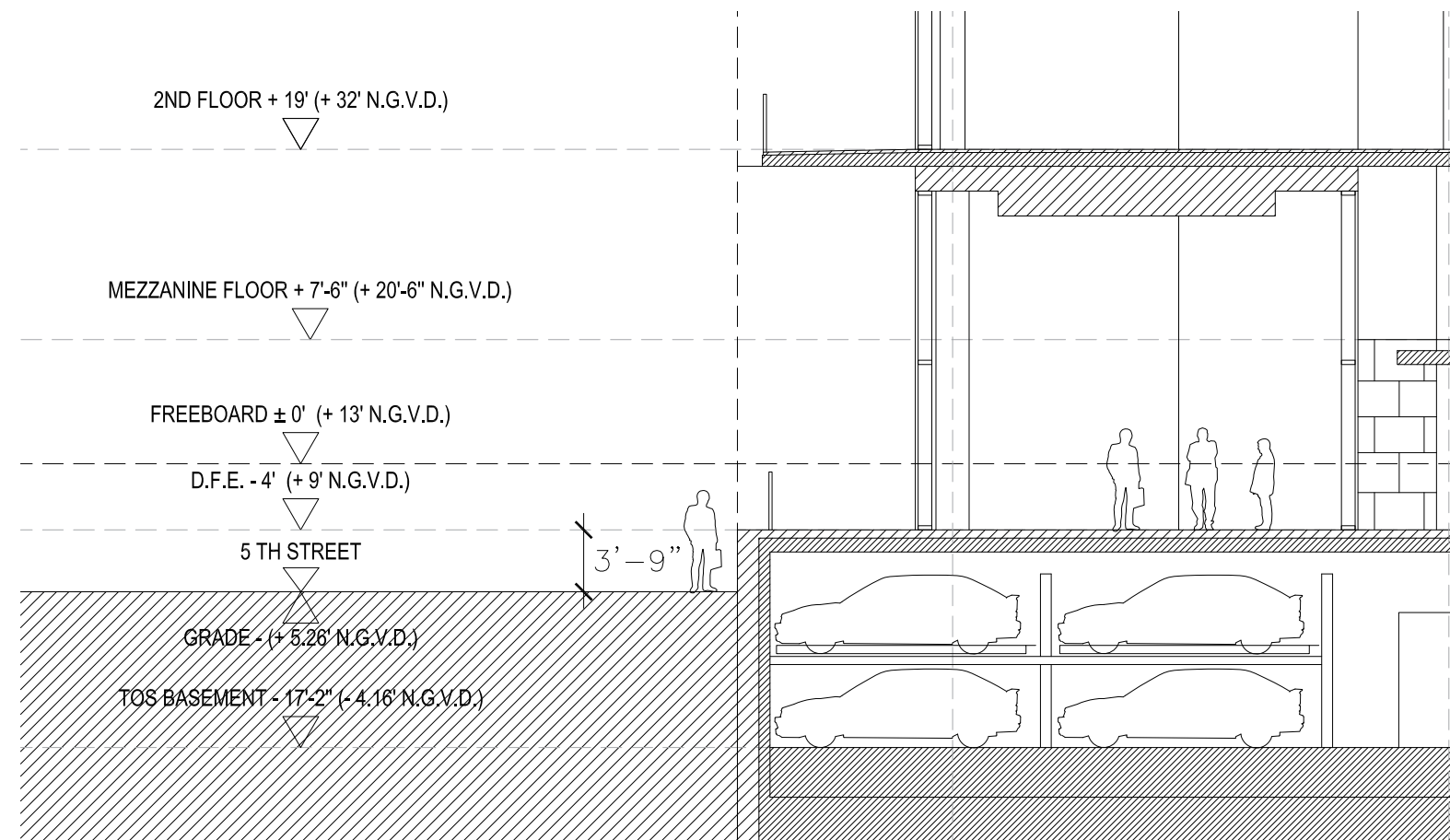


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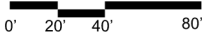
EXISTING SIDEWALK HEIGHT AT PODIUM



FUTURE SIDEWALK HEIGHT AT PODIUM



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**Existing & Future
Sidewalk Sections**
Scale: NTS



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A5.5



View of the Building, 1955



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.

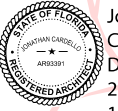
The property was designated as contributing to the Ocean Beach Historic District in 1995. The property was converted into a medical clinic in 2000-2001.

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.

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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



PRIMARY HISTORIC STRUCTURE

SECONDARY HISTORIC STRUCTURE

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Historic Building Documentation



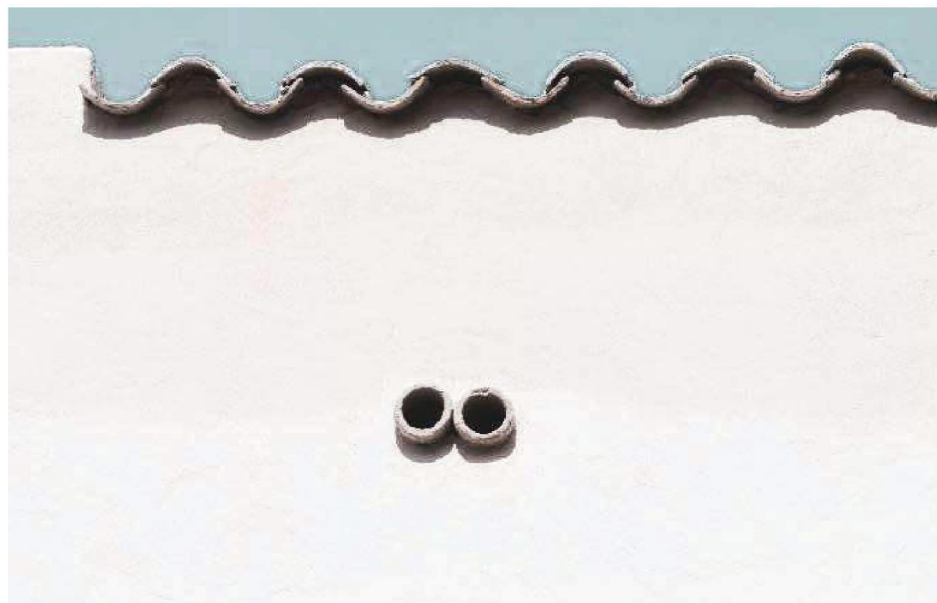
1

Front Facade Detail
SCALLOPED PARAPET



2

Front Facade Detail
PAIRED ATTIC VENT TUBES



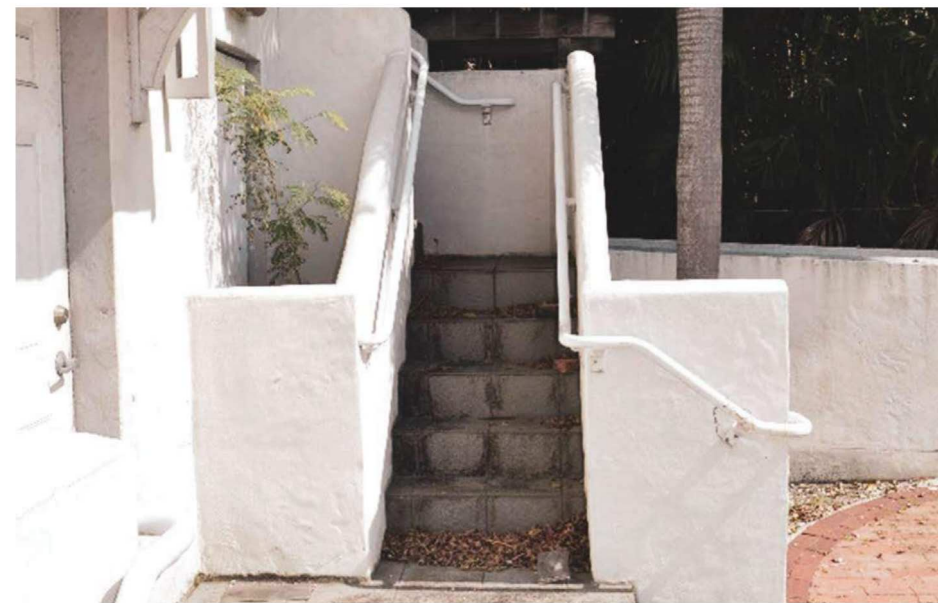
3

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



6

Front Yard Detail
ACCESSIBLE RAMP



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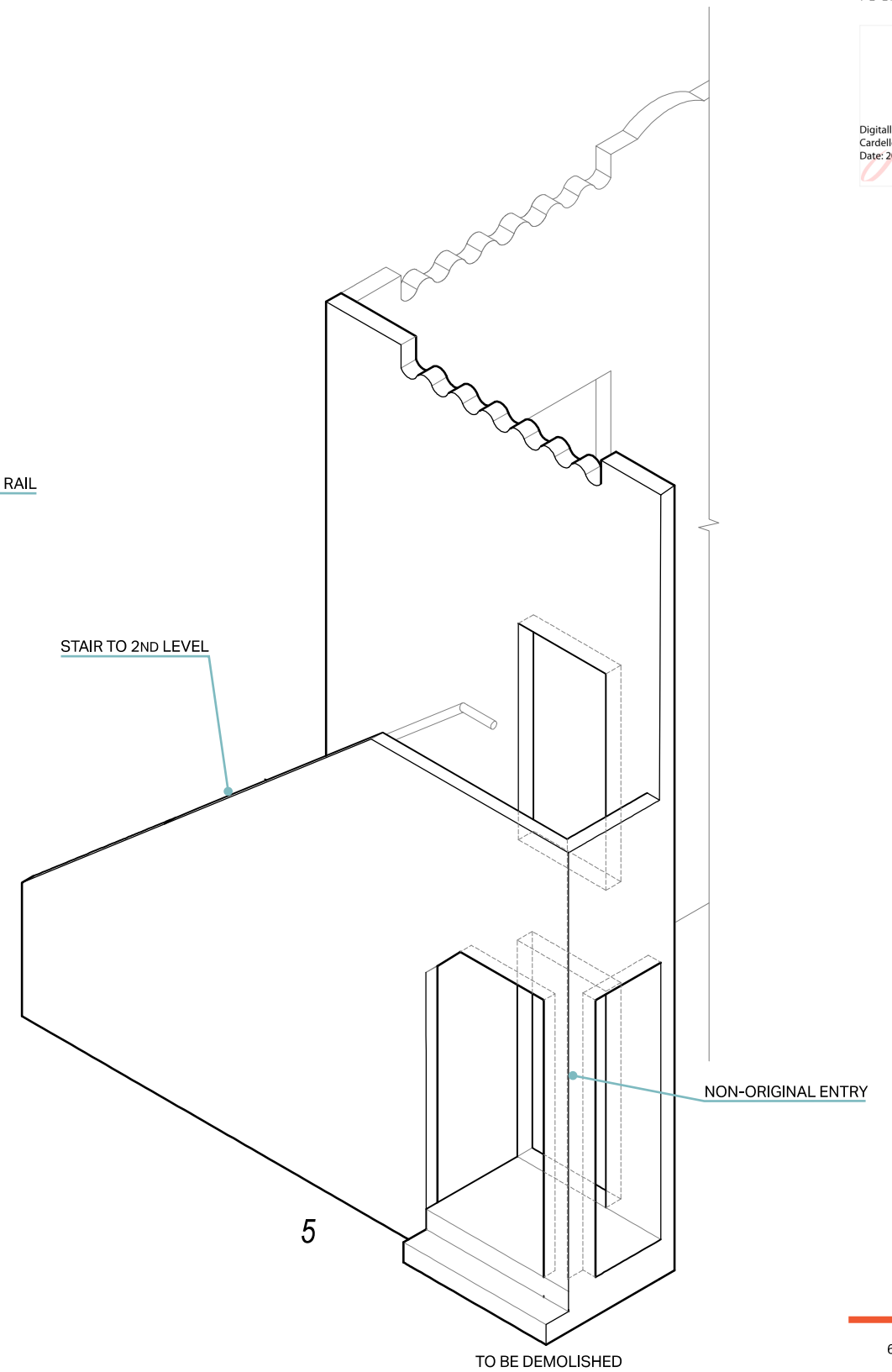
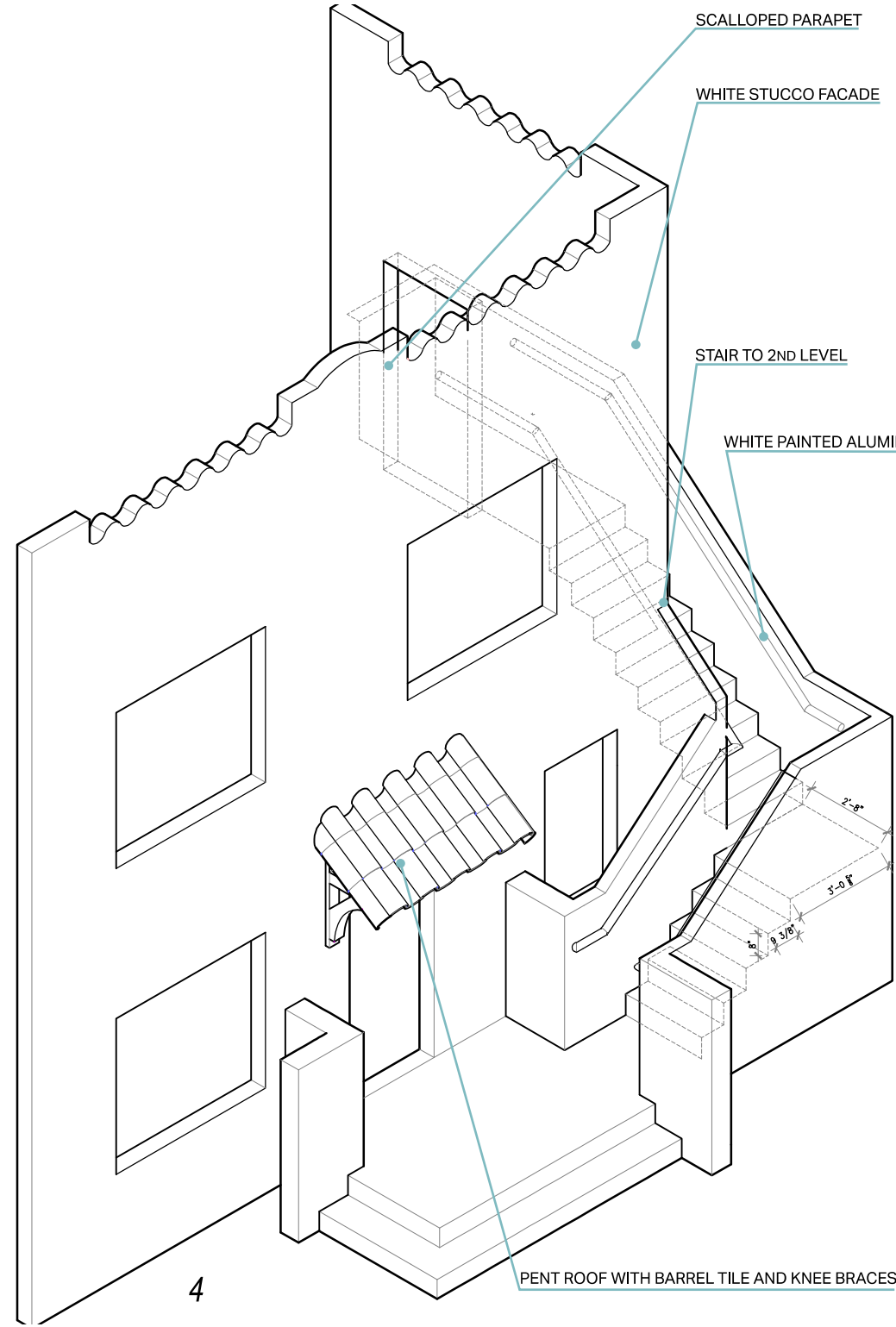
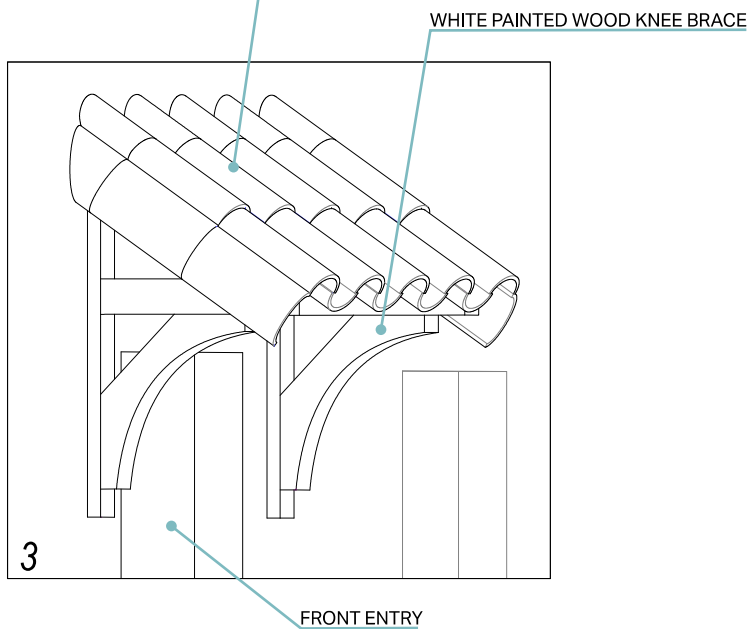
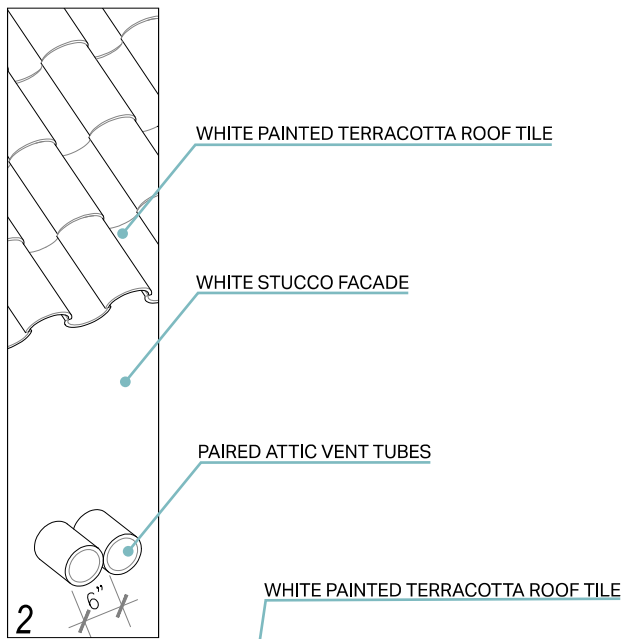
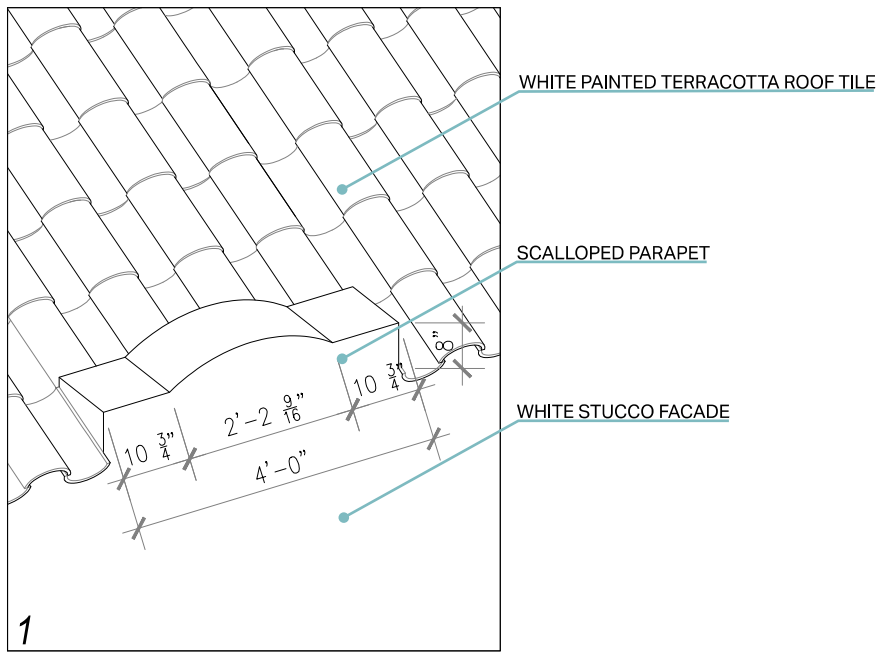
Historic Building Elements | Photos

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A5.8



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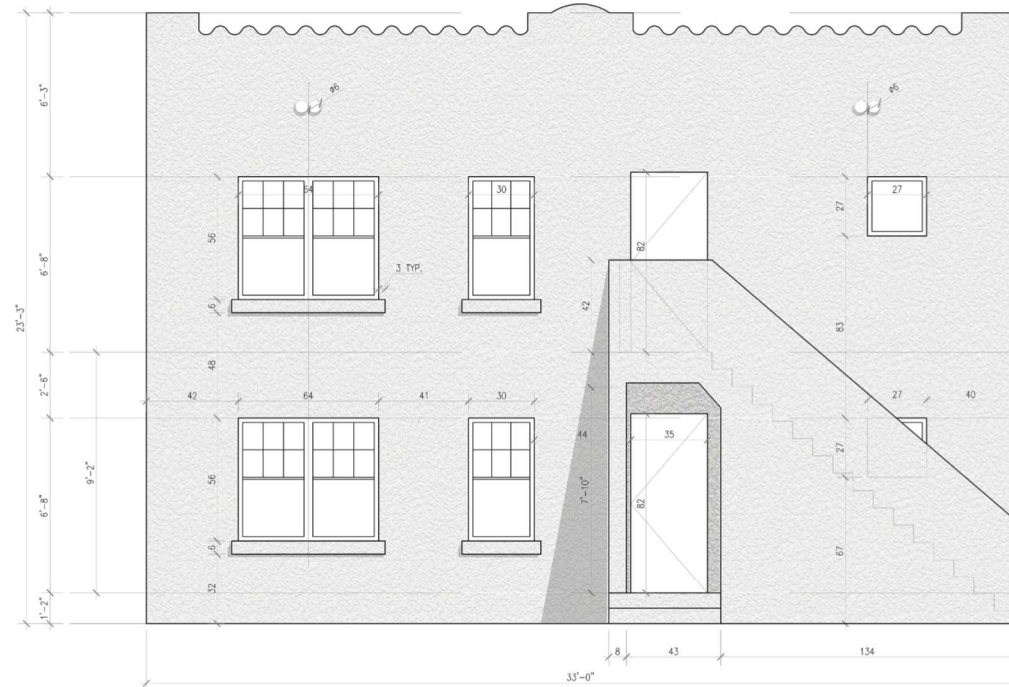
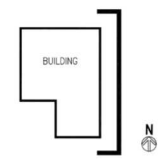
Historic Building Elements | Details

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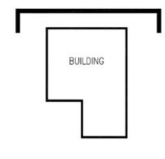
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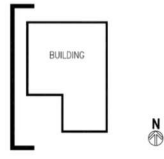
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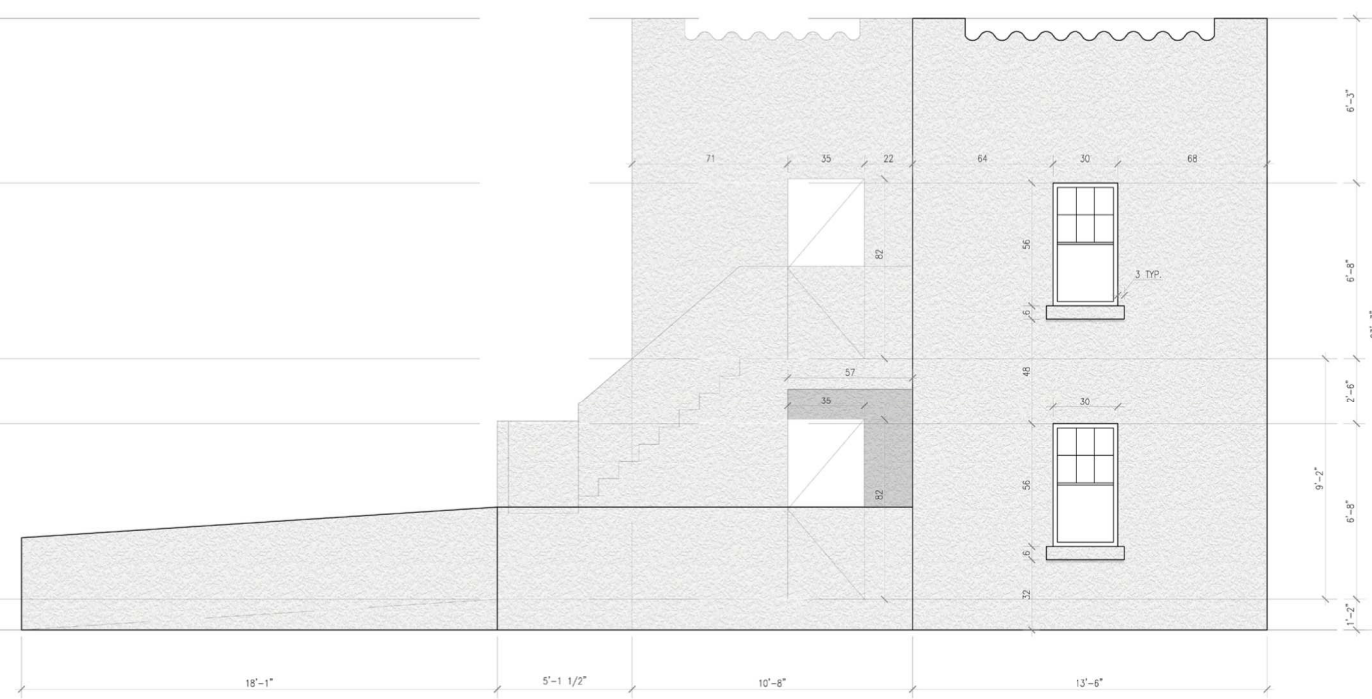
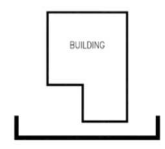
EAST ELEVATION-REAR ELEVATION



NORTH ELEVATION



WEST ELEVATION



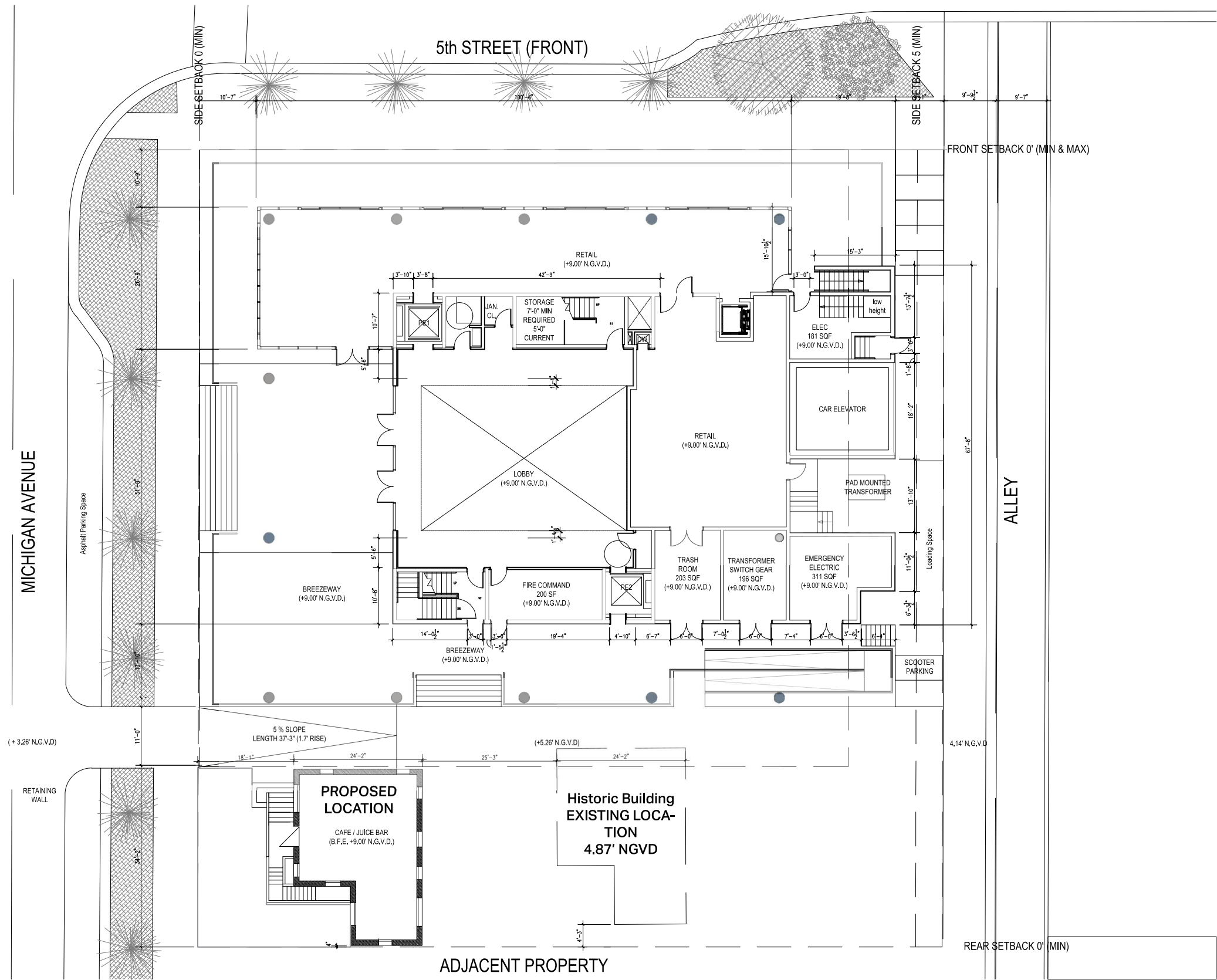
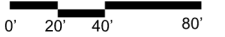
SOUTH ELEVATION

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Historic Building Elevations

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Historic Building Location Plan



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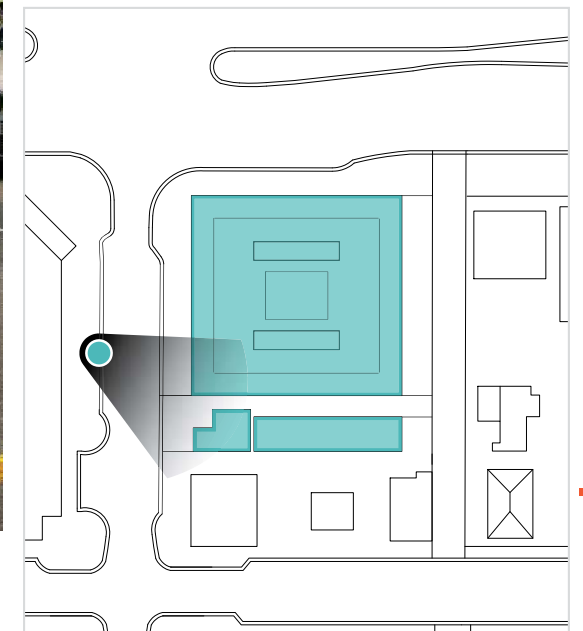
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Historic Rendering | Michigan Ave.
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Angle 3
 Virtual Photo



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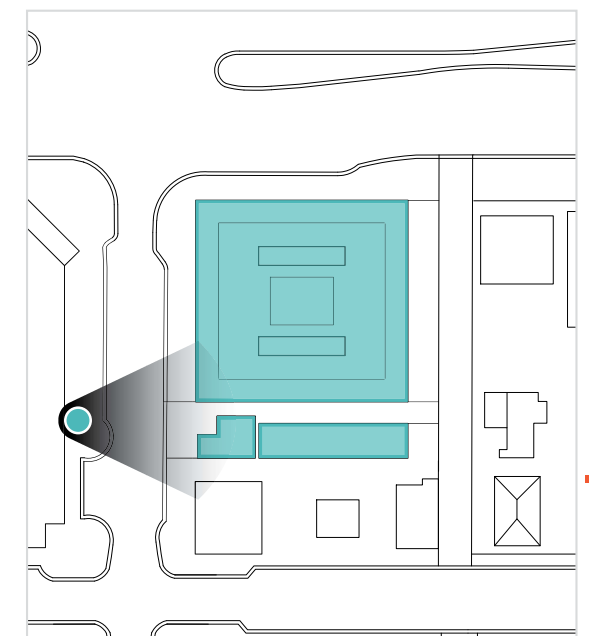
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Historic Rendering | Michigan Ave.
Scale: None

Angle 2
Virtual Photo



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A5.13



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Rendering | Private Drive
Scale: None

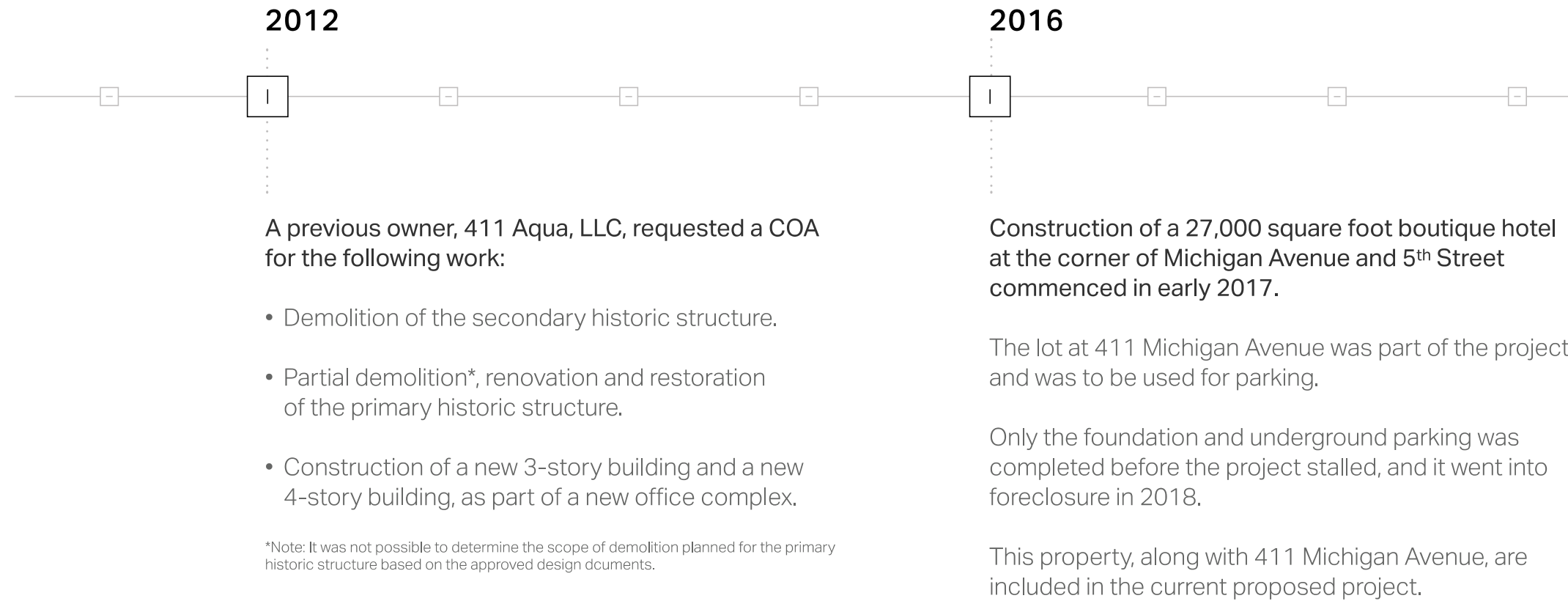


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Development Approvals



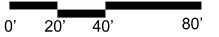
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Prior Development Approvals
Scale: None



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LEED Components
Scale: None



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LEED Criteria Sample

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

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

High Priority Site: Project located in a DDA

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

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

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

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

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

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

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

