

MICHIGAN & 5TH

Historic Preservation Board Final Submittal
File No. HPB21-0486

411 Michigan Avenue
Miami Beach, FL 33139

Date Submitted: 7 February 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

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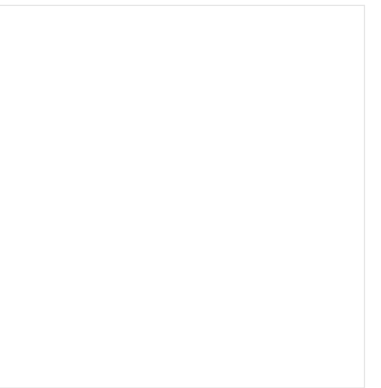
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Floor 24
New York, NY 10022

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Land-Use Attorney:

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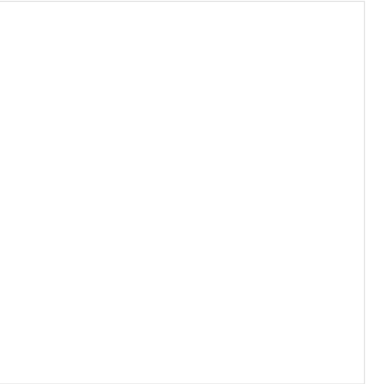
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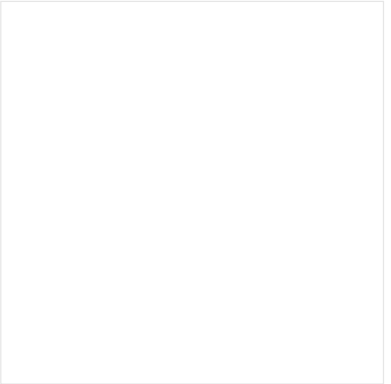
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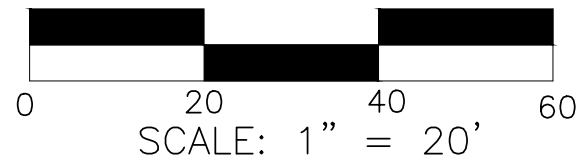




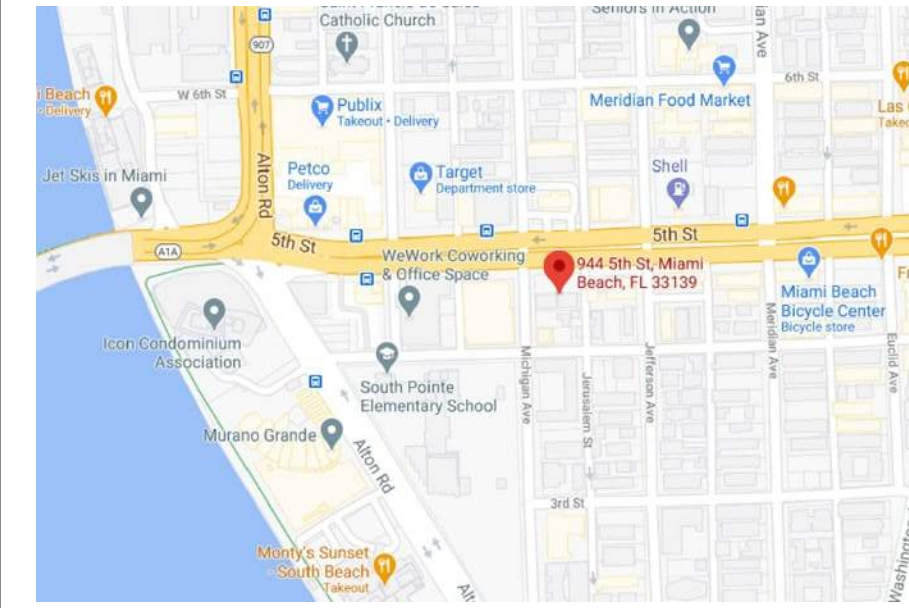
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411 Michigan Avenue
Miami Beach, Florida

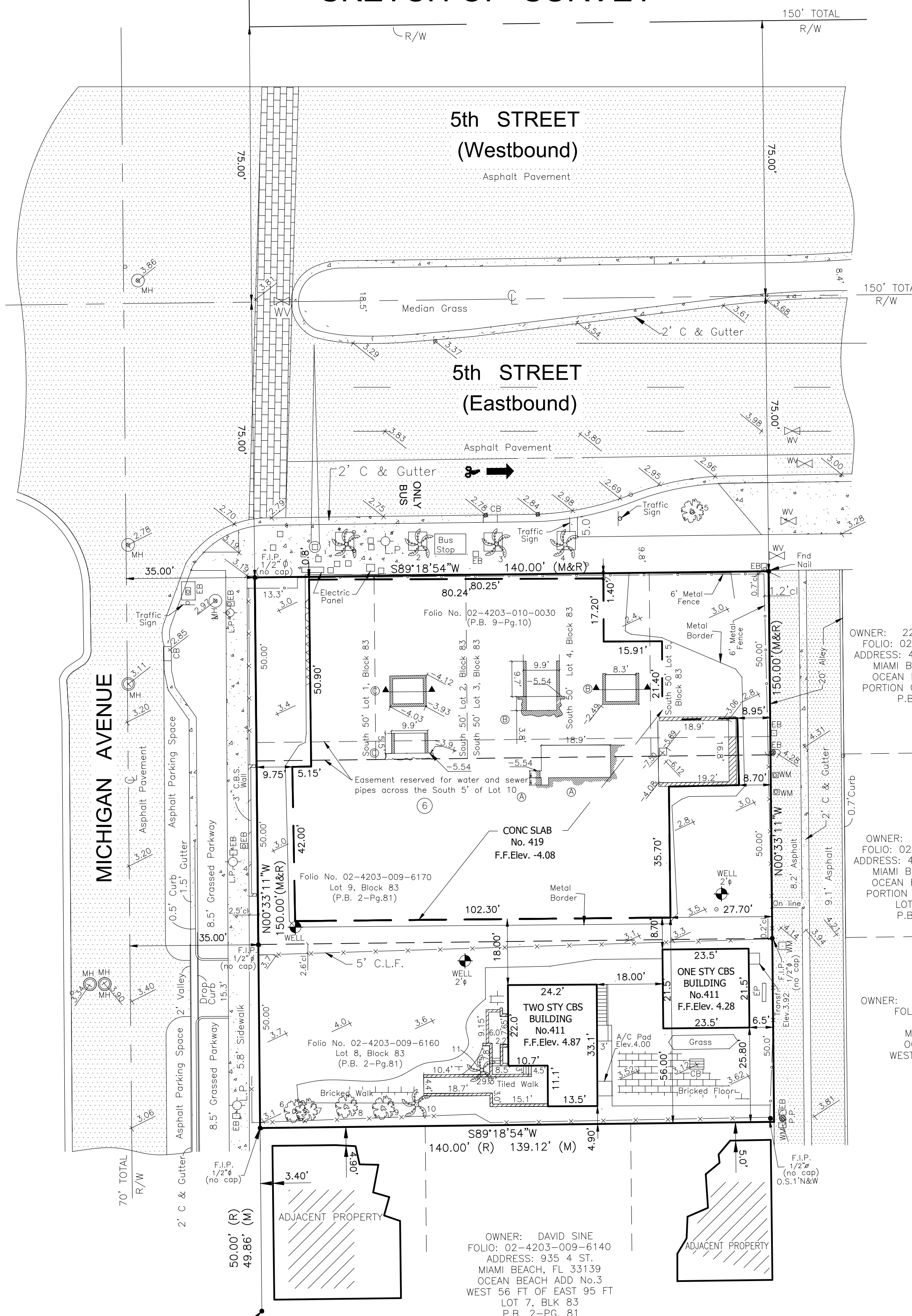
ALTANS/SPS LAND TITLE SURVEY SKETCH OF SURVEY



LOCATION MAP



SITE PHOTO



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

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

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

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

SURVEY CERTIFICATION:

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

SCHEDULE BII ITEMS

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

TABLE A ITEMS:

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

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

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

LEGAL DESCRIPTION:

PARCEL 1:
LOT 8 BLOCK 83, OCEAN BEACH, FLA ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PARCEL 2:
LOT 9 BLOCK 83, OF OCEAN BEACH, FLA ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

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

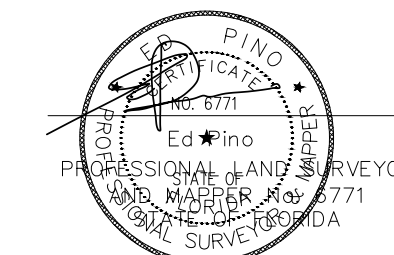
WE HEREBY CERTIFY THAT THIS "ALTA SURVEY" RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "ALTA SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING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

JOB SPECIFIC SURVEYOR NOTES:

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

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

SITE ADDRESS: 944 5th St., 419 & 411 MICHIGAN AVE, MIAMI BEACH, FLORIDA, 33139
JOB NUMBER: 14-334
DATE OF SURVEY: MARCH 11, 2021 / APRIL 26, 2021 UPDATE, MAY 25, 2021 UPDATE, SEPTEMBER 28, 2021 (UPDATE)
FOLIO #: 02-4203-010-0030, 02-4203-009-6170 & 02-4203-009-6160



NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

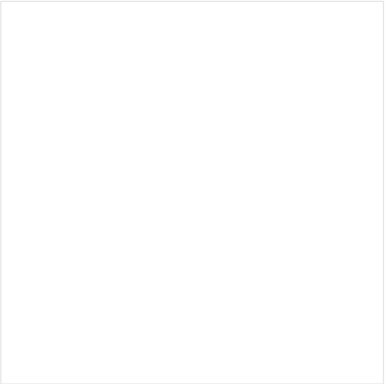
DATE: OCTOBER 5, 2021

Property Survey | Tree Table
Scale: None
411 Michigan Avenue
Miami Beach, Florida



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A1.1



411 Michigan Avenue
Miami Beach, Florida

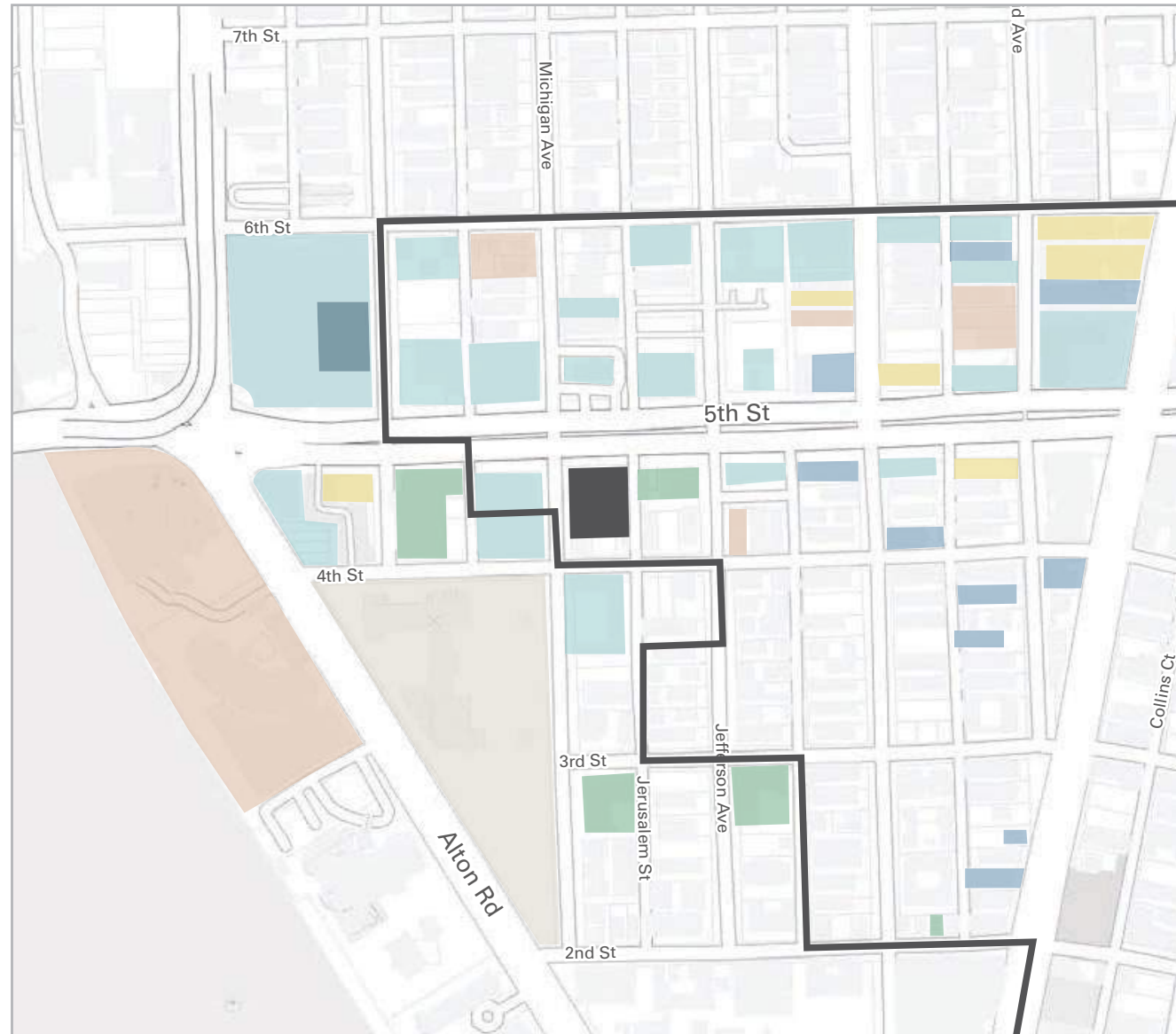
Location Map
Scale: None



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A1.2

5TH STREET - COMMERCIAL CORRIDOR



— Ocean Beach Historic District
■ Proposed Development

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



PROPOSED DEVELOPMENT

MURANO GRANDE
37 floors | 406 feet

ICON SOUTH BEACH
42 floors | 423 feet

MIAMI BEACH MARINA

SOUTH POINTE ELEMENTARY SCHOOL

— **BURGER KING**

— **RETAIL STORE**

— **MIAMI BEACH MALL FIFTH & ALTON**

— **TARGET / STARBUCKS**

— **LION SERVICES 530 MICHIGAN AVE. GARAGE**

— **MARATHON GAS STATION**

— **FEDEX ONSITE**

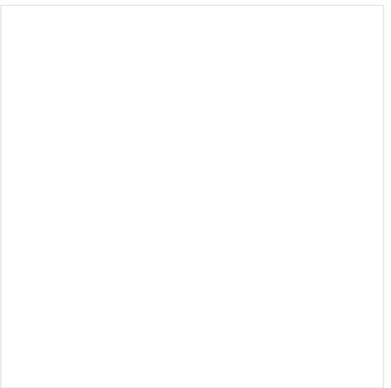
411 Michigan Avenue
Miami Beach, Florida

Location Map
Scale: None



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A1.3



411 Michigan Avenue
Miami Beach, Florida

Site Photos
Scale: None



Location Key



View A



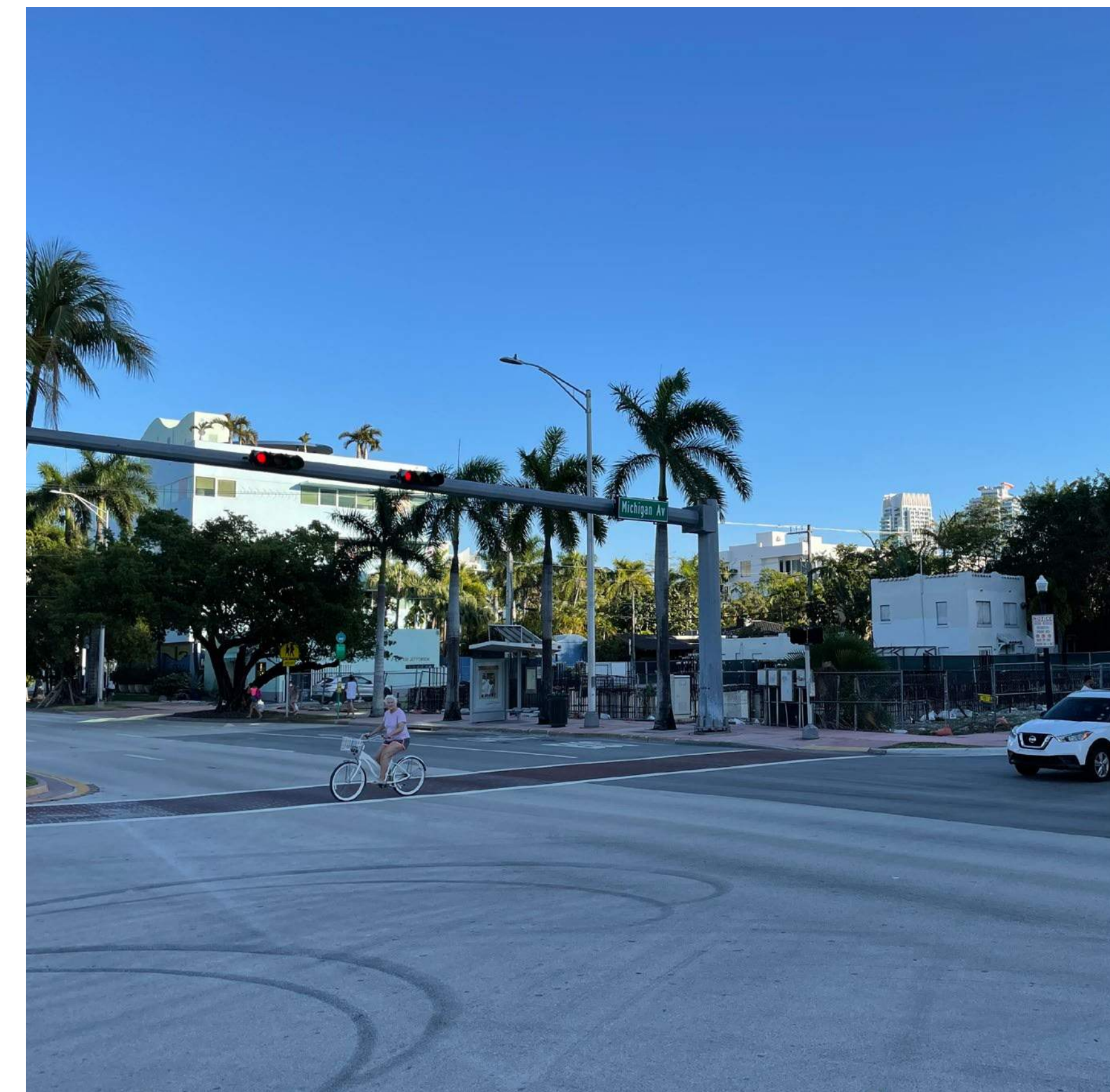
View B



View C



View D



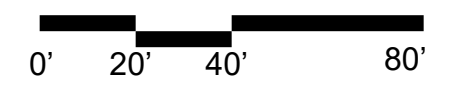
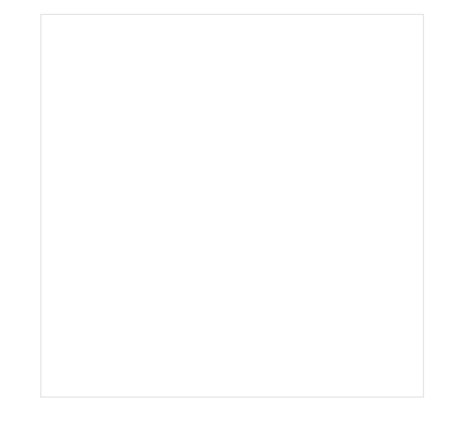
View E



5TH STREET

MICHIGAN AVE

JERUSALEM ST.



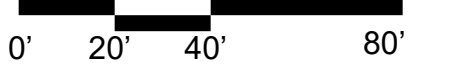
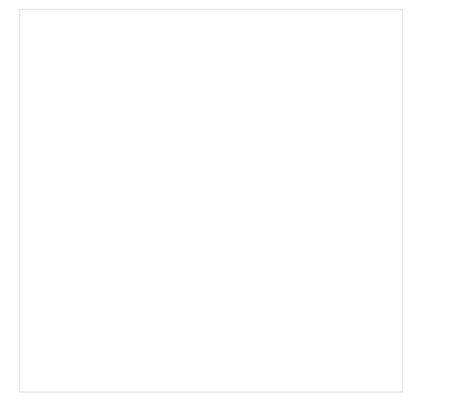
411 Michigan Avenue
Miami Beach, Florida

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



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A1.5



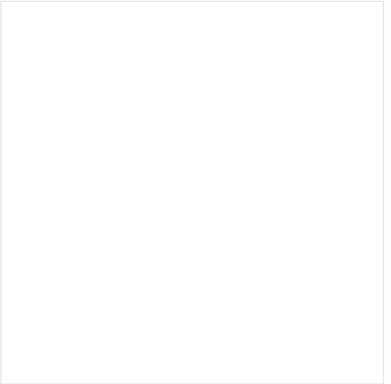
411 Michigan Avenue
 Miami Beach, Florida

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



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A1.6



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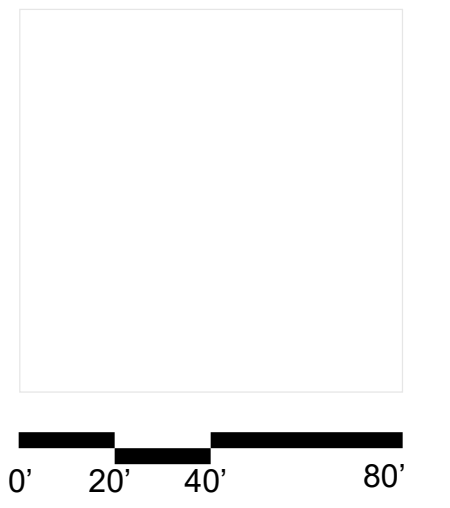
MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET



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

Jonathan W. Cardello, AIA

FL License No. AR93391



ITEM #	Project Information			
1	Address:	411-419 Michigan Ave, 944 5 Street		
2	Board and file numbers :	HPB21-0486		
3	Folio number(s):	02-4203-010-0030, 02-4203-009-6170, 02-4203-009-6160		
4	Year constructed:	N/A	Zoning District:	CPS-2
5	Based Flood Elevation:	8	Grade value in NGVD:	4
6	Adjusted grade (Flood+Grade/2):	6	Lot Area:	21,000
7	Lot width:	140'	Lot Depth:	150'
8	Minimum Unit Size	N/A	Average Unit Size	N/A
9	Existing use:	N/A	Proposed use:	Commercial

	Zoning Information / Calculations	Maximum	Existing	Proposed	Deficiencies
10	Height	75'	0'	75'	Pursuant to in-process Code Amendment
11	Number of Stories	N/A	N/A	5	
12	FAR	42,000	0	41,967	
13	Gross square footage	N/A	9,500	92,356	
14	Square Footage by use	N/A	9,500	3,730 Retail, 38,237 Office	
15	Number of units Residential	N/A	N/A	N/A	
16	Number of units Hotel	N/A	N/A	N/A	
17	Number of seats	N/A	N/A	N/A	
18	Occupancy load	N/A	N/A	N/A	

	Setbacks	Required	Existing	Proposed	Deficiencies
Subterranean:					
19	Front Setback facing Michigan:	0	0	0	
20	Side Setback:	0	0	0	
22	Side Setback facing 5th street:	0	0	0	
23	Rear Setback facing Alley:	5'	10'	9'	
At Grade Parking:					
24	Front Setback facing Michigan:	0	0	0	
25	Side Setback:	0	0	0	
27	Side Setback facing 5th street:	0	0	0	
28	Rear Setback Facing Alley:	5'	10'	9'	
Pedestal and Tower:					
29	Front Setback facing Michigan:	0	0	4"	
30	Side Setback:	0	1'-6"	0	
31	Side Setback facing 5th street:	0	0	4"	
32	Rear Setback Facing Alley:	5'	10'	9'	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking District	1	1	1	
40	Total # of parking spaces	77	0	78	103 Required before Reductions (see chart A2.2)
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	see chart A2.2	0	see chart A2.2	

42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	0	Basement - 51 Ground Floor -27	
43	Parking Space Dimensions	8.5' x 18'	0	8.5' x 18'	
44	Parking Space configuration (45o, 60o, 90o, Parallel)	90	0	90	
45	ADA Spaces				
46	Tandem Spaces	N/A	0	15	
47	Drive aisle width	22'	0	22'	
48	Valet drop off and pick up	Y	N	Y	
49	Loading zones and Trash collection areas	3	0	1 in alley	Waiver Requested
50	Bicycle parking, location and Number of racks	0	0	25 Long Term in Basement	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use				
52	Number of seats located outside on private property	N/A	N/A	N/A	
53	Number of seats inside	N/A	N/A	N/A	
54	Total number of seats	N/A	N/A	N/A	
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
56	Total occupant content	N/A	N/A	N/A	
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	

58	Proposed hours of operation	8am-8pm and security controlled access for after-hours for office tenants			
59	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361)	N			
60	Is dancing and/or entertainment proposed? (see CMB 141-1361)	N			
61	Is this a contributing building?	Yes			
62	Located within a Local Historic District?	Yes			

Notes:

If not applicable write N/A N/A

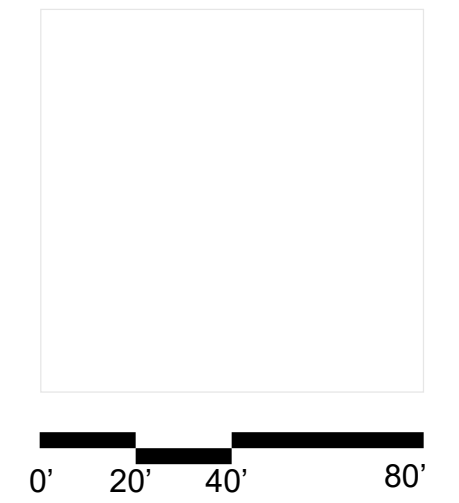
411 Michigan Avenue
Miami Beach, Florida

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



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A2.1



411 Michigan Avenue
Miami Beach, Florida

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



Parking District Parking District No. 01

Office or Office Building	Ground Floor One Space per 300 square feet of floor area	2,904 SF
		10 Parking Spaces
	Upper Floors One Space per 400 square feet of floor area	33,267 SF
		83 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 = 93 Parking Spaces

Retail Parking	Ground Floor One Space per 300 square feet of floor area	3,049 SF
		10 Parking Spaces

Retail Required Parking = 10 Parking Spaces

Total Parking Required = 103 Parking Spaces
Total Parking Required (after reductions) = 77 Parking Spaces

Mechanical Parking - Sec. 130-38

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

78 Parking Spaces Provided

Electric Vehicle Parking - Sec. 130-39

2.00% of the Required Parking **2 Electric Vehicle Parking Spaces**

5 Electric Vehicle Parking Spaces

Alternative Parking Incentives - Sec. 130-40

Minimum off-street parking may be reduced as follows:

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

25 Bicycle Parking - Long-Term Reduction = 5 spaces

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

10 Bicycle Parking - Short-Term Reduction = 1 space

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

3 Carpool/Vanpool Parking Reduction = 9 spaces

Drop-off and loading for transportation for compensation vehicles Not Applicable

0 Transportation Loading

Scooter, Moped and Motorcycle Parking off-street parking may be reduced by one off-street parking space for every three scooter, moped or motorcycle parking space; not to exceed 15 percent of the off-street parking spaces that would otherwise be required

9 Scooter, Moped and Motorcycle Reduction = 3 space

Showers The minimum off-street parking requirements for nonresidential 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.

4 Showers Reduction = 8 spaces

Total Reduction = 26 Spaces

Off-street parking space dimensions

Minimum off-street parking may be reduced as follows:

Standard Space Dimensions 8'-6" x 18'-0"

8'-6" x 18'-0"

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

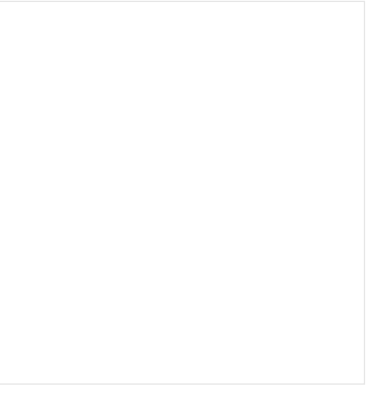
45 degree parking 11'-0"

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"



5TH STREET EASTBOUND | 150' R.O.W.

BUS ONLY
5TH STREET EASTBOUND | 150' R.O.W.

Sidewalk

FRONT SETBACK - 0'

REAR SETBACK - 5' MIN

SIDE SETBACK - 0' (MIN)

MICHIGAN AVENUE 35'-0" R.O.W.

Asphalt Pavement

Asphalt Parking Space

Sidewalk

Grassed Parkway

ALLEY | 20'-0" R.O.W.



Asphalt Parking Space

Sidewalk

Property Line

SIDE SETBACK - 0' (MIN)

ADJACENT PROPERTY

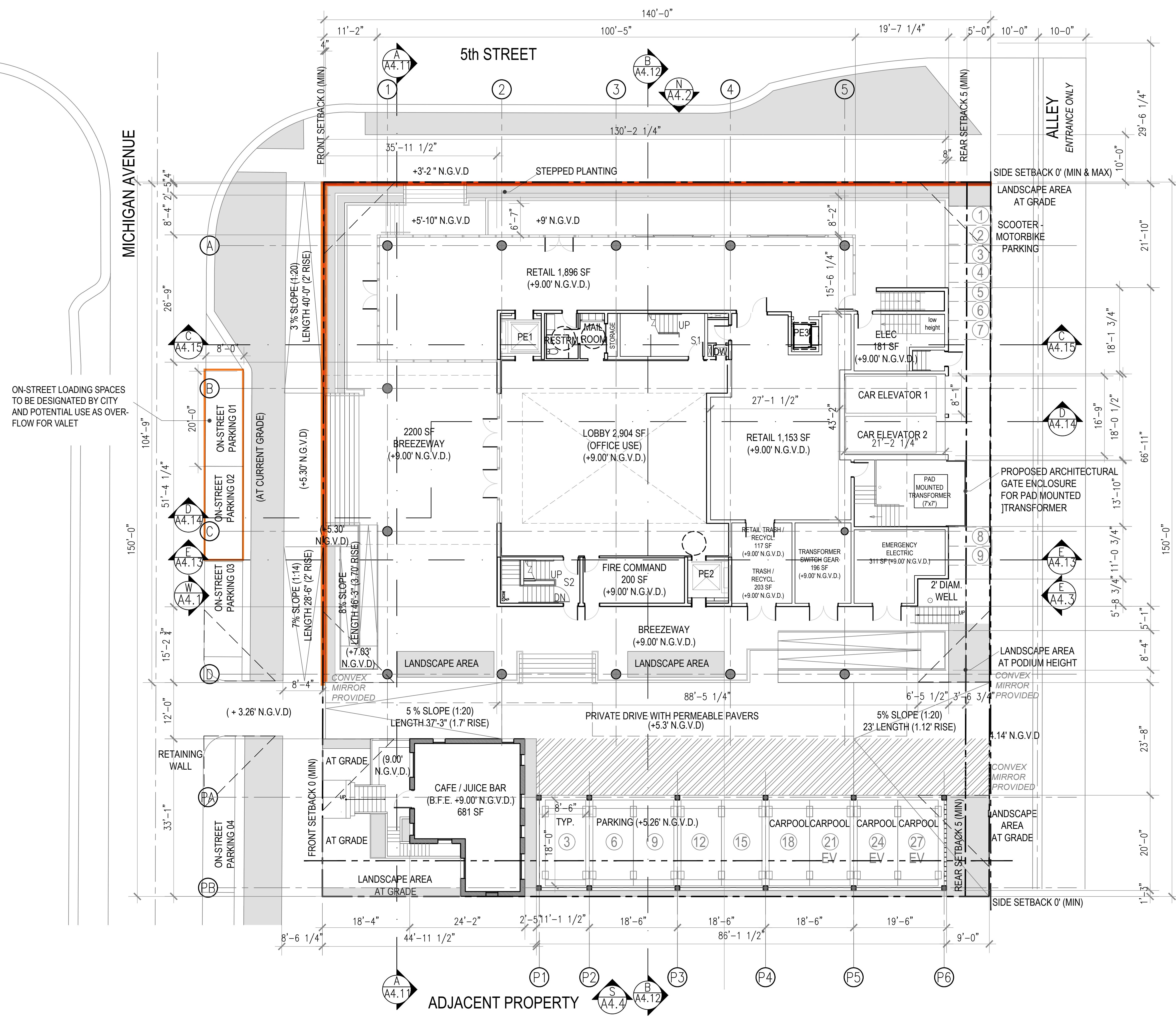
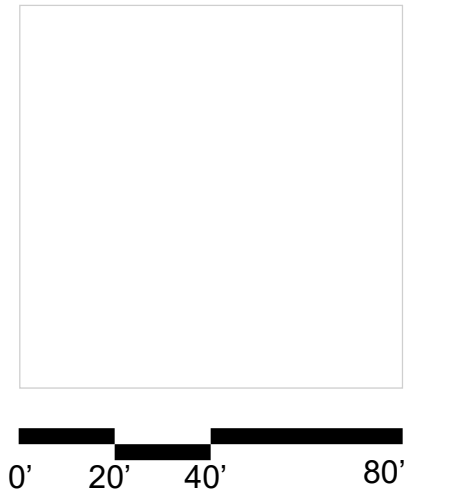
411 Michigan Avenue
Miami Beach, Florida

Zoning Setback Diagram
Scale: NTS



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A2.3



Street Frontage Calculations

Michigan (Front Primary)	
Length of Frontage	150'-0"
Building Length Along Frontage	104'-9"
Percentage of Frontage	69.8%
5th Street (Side Secondary)	
Length of Frontage	140'-0"
Building Length Along Frontage	130'-2"
Percentage of Frontage	92.9%

ON-STREET LOADING SPACES TO BE DESIGNATED BY CITY AND POTENTIAL USE AS OVER-FLOW FOR VALET

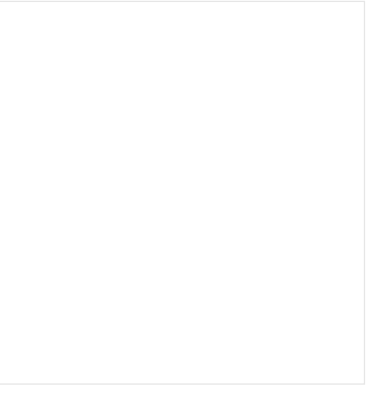
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Street Frontage Diagram
NTS



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A2.4



0' 20' 40' 80'



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

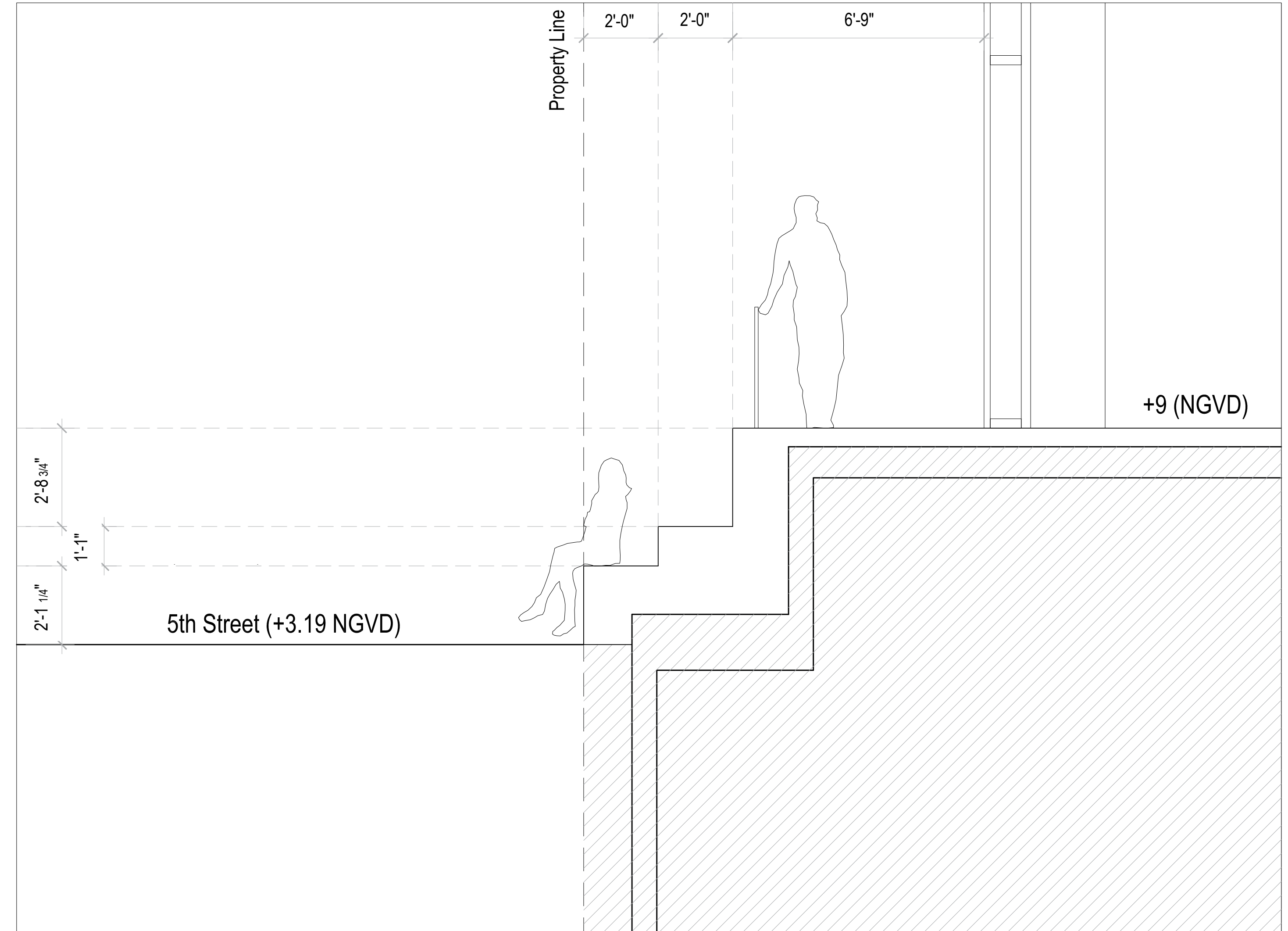
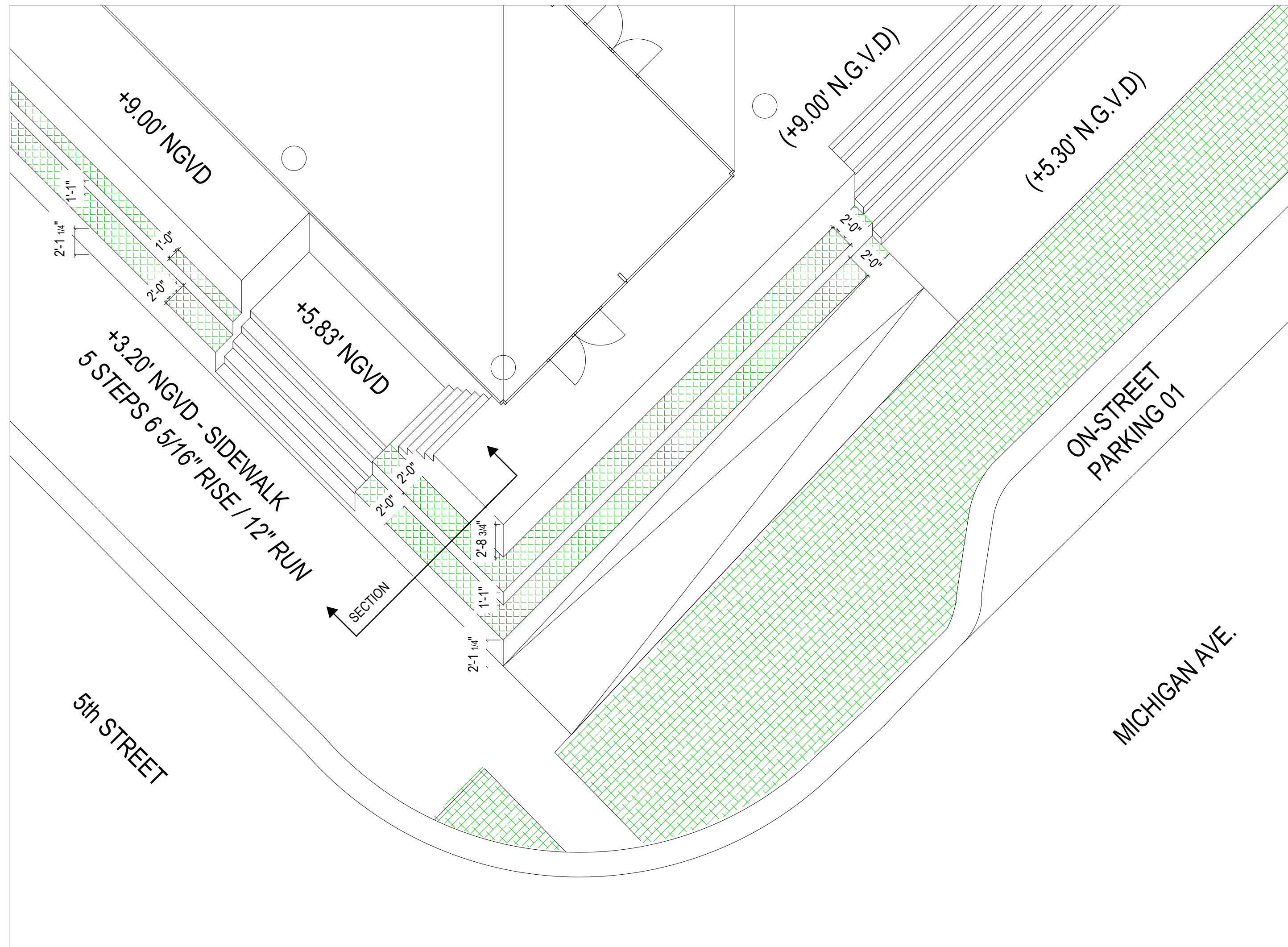
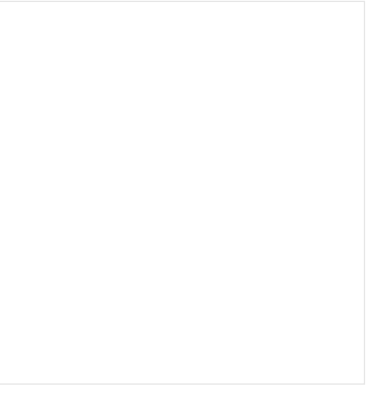
411 Michigan Avenue
Miami Beach, Florida

Street Frontage Experience
Scale: NTS



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A2.5



411 Michigan Avenue
 Miami Beach, Florida

Street Frontage Experience
 Scale: NTS



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A2.6

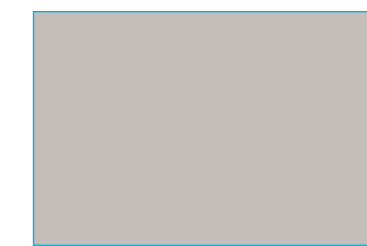
Methodology of Confirming Existing Building FAR

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

	<u>New Development</u>
Basement	79 FAR SF
Ground Floor	6,572 FAR SF
Mezzanine	2,049 FAR SF
Second Floor	8,440 FAR SF
Third Floor	8,227 FAR SF
Fourth Floor	8,227 FAR SF
Fifth Floor	8,227 FAR SF
Roof Mechanical Penthouse	146 FAR SF
TOTAL FAR	41,967 FAR SF

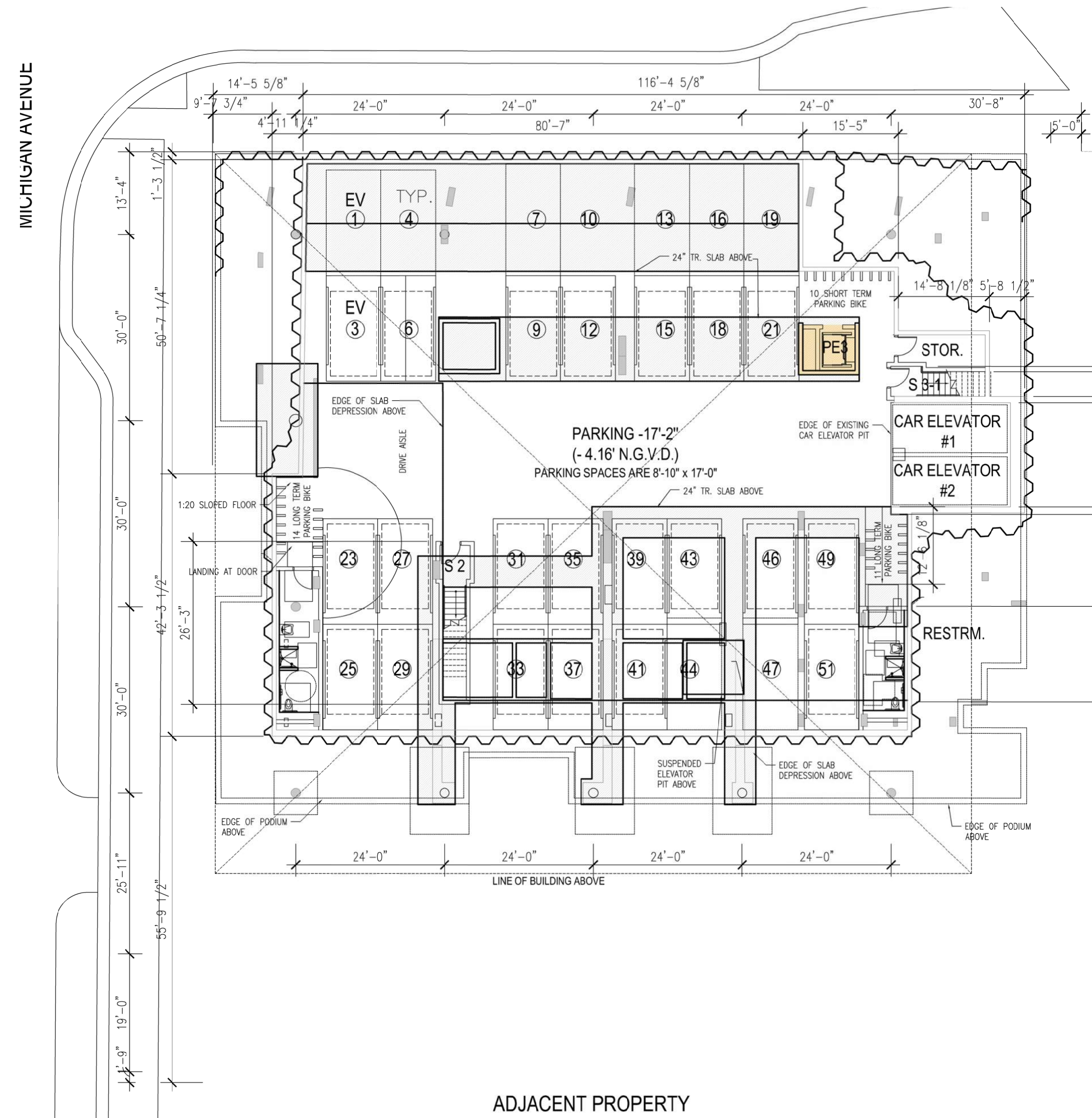
GSF Calculation

	<u>New Development</u>
Basement	9,508 GSF
Ground Floor	13,705 GSF
Historic Structure	681 GSF
Mezzanine	3,762 GSF
Second Floor	12,940 GSF
Third Floor	12,940 GSF
Fourth Floor	12,940 GSF
Fifth Floor	12,940 GSF
Roof Mechanical Penthouse	12,940 GSF
TOTAL GSF	92,356 GSF

(Includes Terraces, Podium, and Roof Deck)

NSF Calculation

	<u>New Development</u>
Basement	79 NSF
Ground Floor	5,891 NSF
Historic Structure	681 NSF
Mezzanine	2,049 NSF
Second Floor	8,440 NSF
Third Floor	8,227 NSF
Fourth Floor	8,227 NSF
Fifth Floor	8,227 NSF
Roof Mechanical Penthouse	146 NSF
TOTAL NSF	41,967 NSF

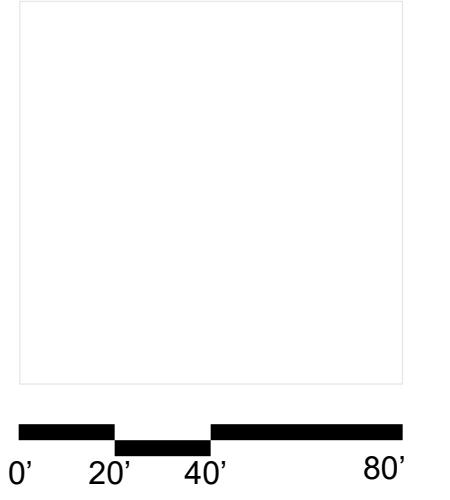


Basement Floor - FAR

Scale: 1" = 40'-0"

FAR Calculation

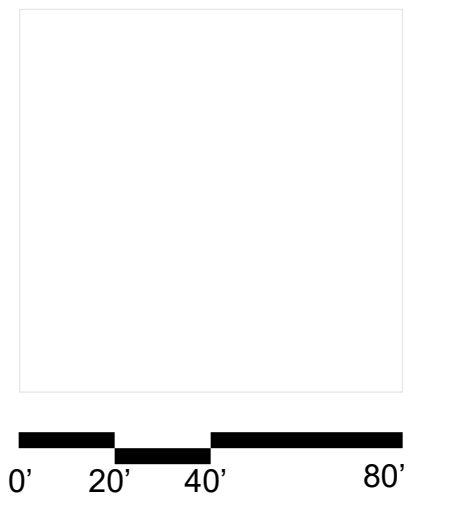
	<u>New Development</u>
Basement	79 FAR SF



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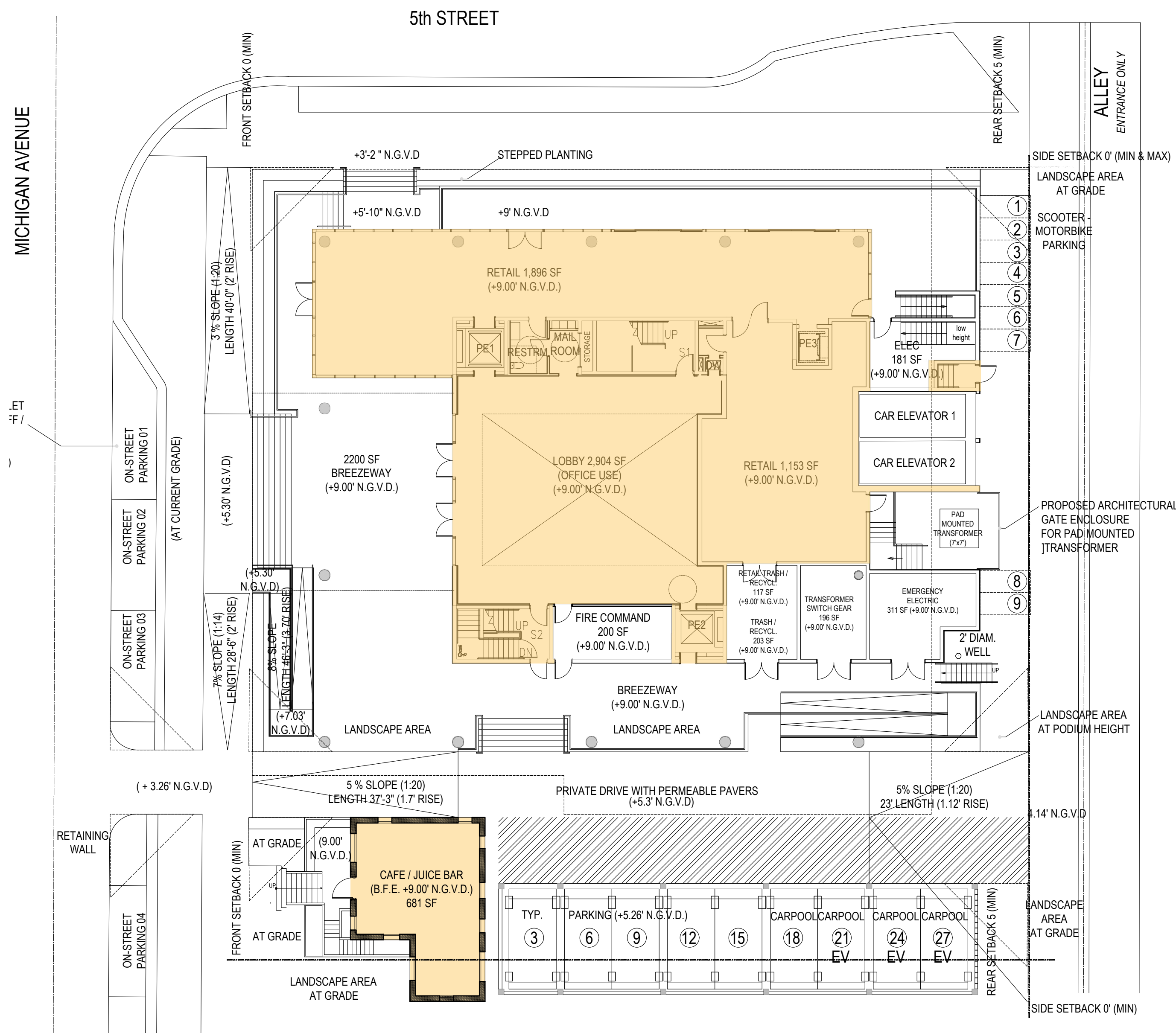
FAR Diagrams
Scale: 1" = 40'-0"





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

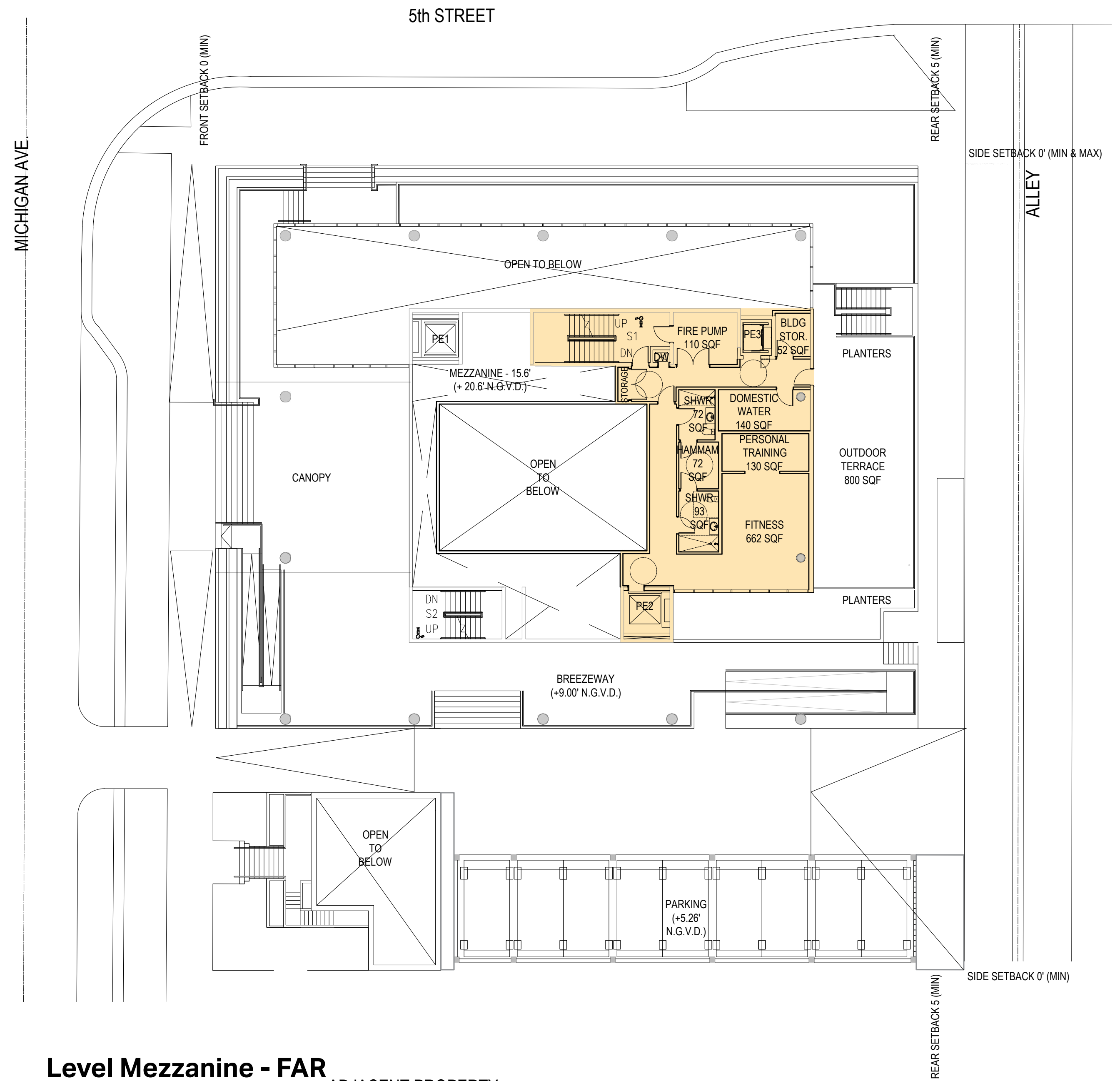


Level 1 - FAR

Scale: 1" = 40'-0"

FAR Calculation

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



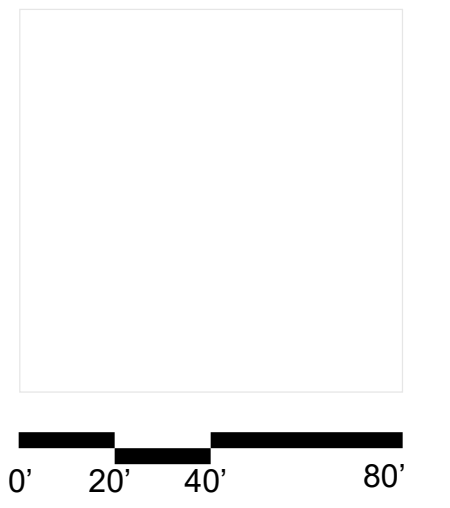
Level Mezzanine - FAR

Scale: 1" = 40'-0" ADJACENT PROPERTY

FAR Calculation

Mezzanine	2,049 FAR SF
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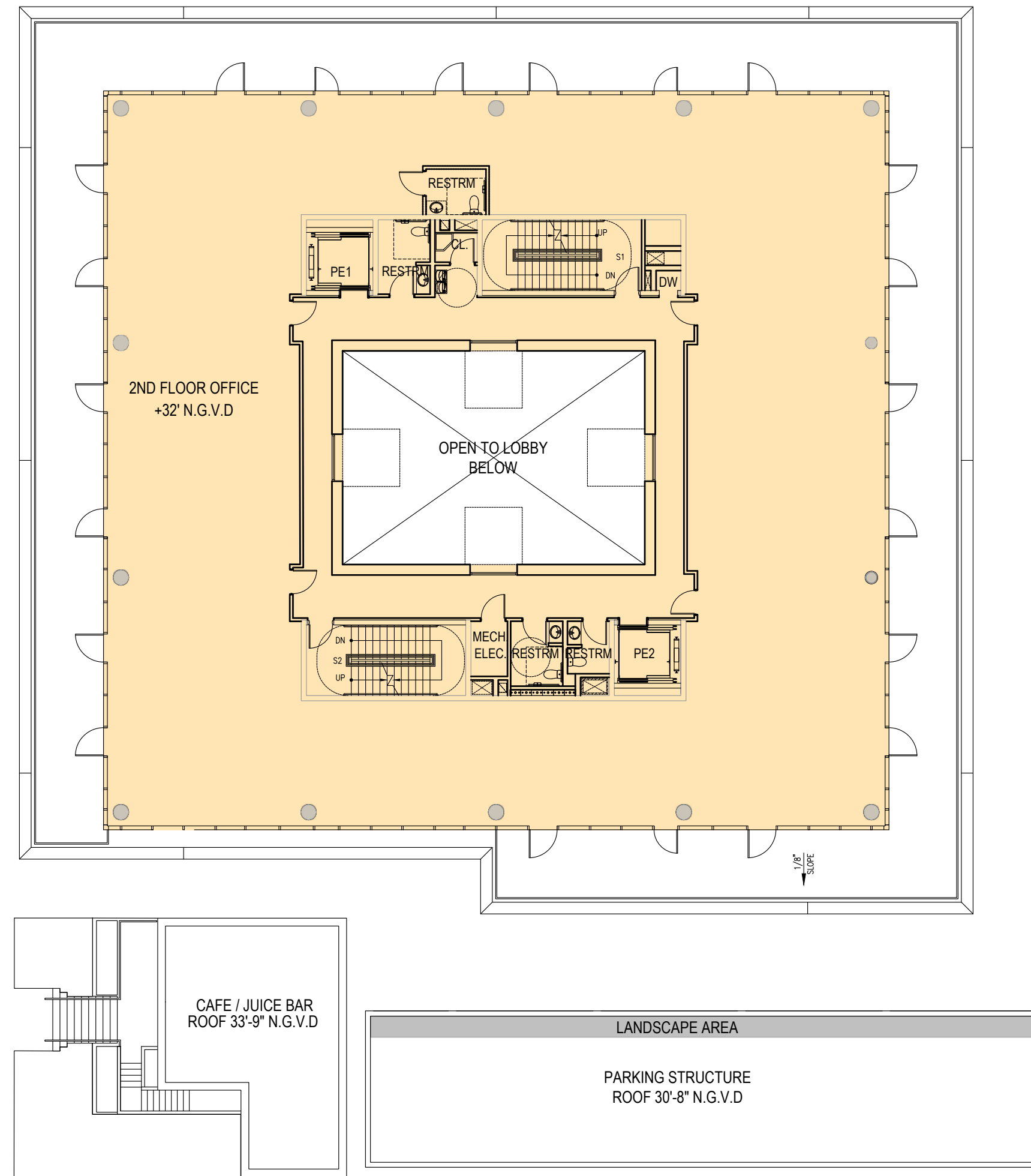


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FAR Diagrams
Scale: 1" = 40'-0"

5th STREET

MICHIGAN AVENUE



ADJACENT PROPERTY

Level 2 - FAR

Scale: 1" = 40'-0"

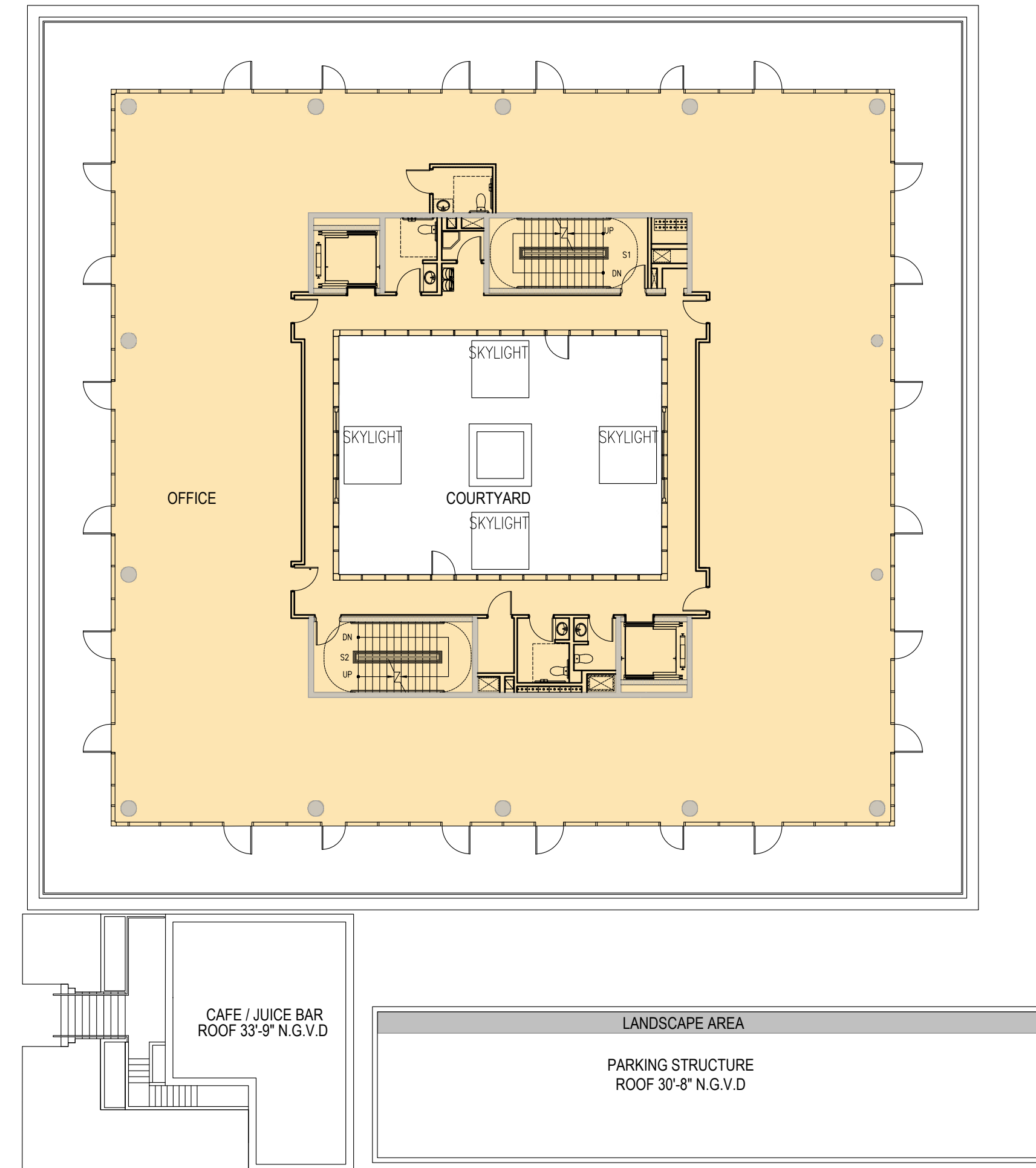
FAR Calculation

Second Floor

8,440 FAR SF

5th STREET

MICHIGAN AVENUE



ADJACENT PROPERTY

Level 3 - FAR

Scale: 1" = 40'-0"

FAR Calculation

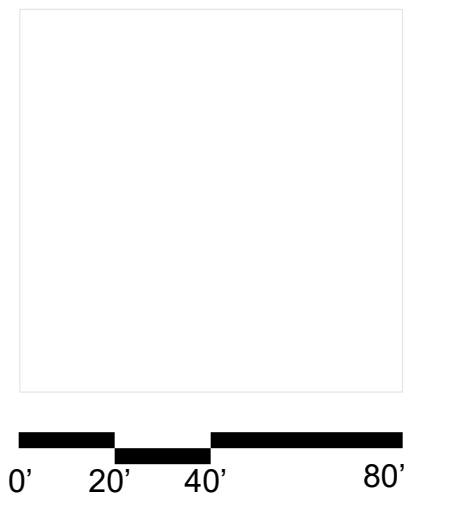
Third Floor

8,227 FAR SF



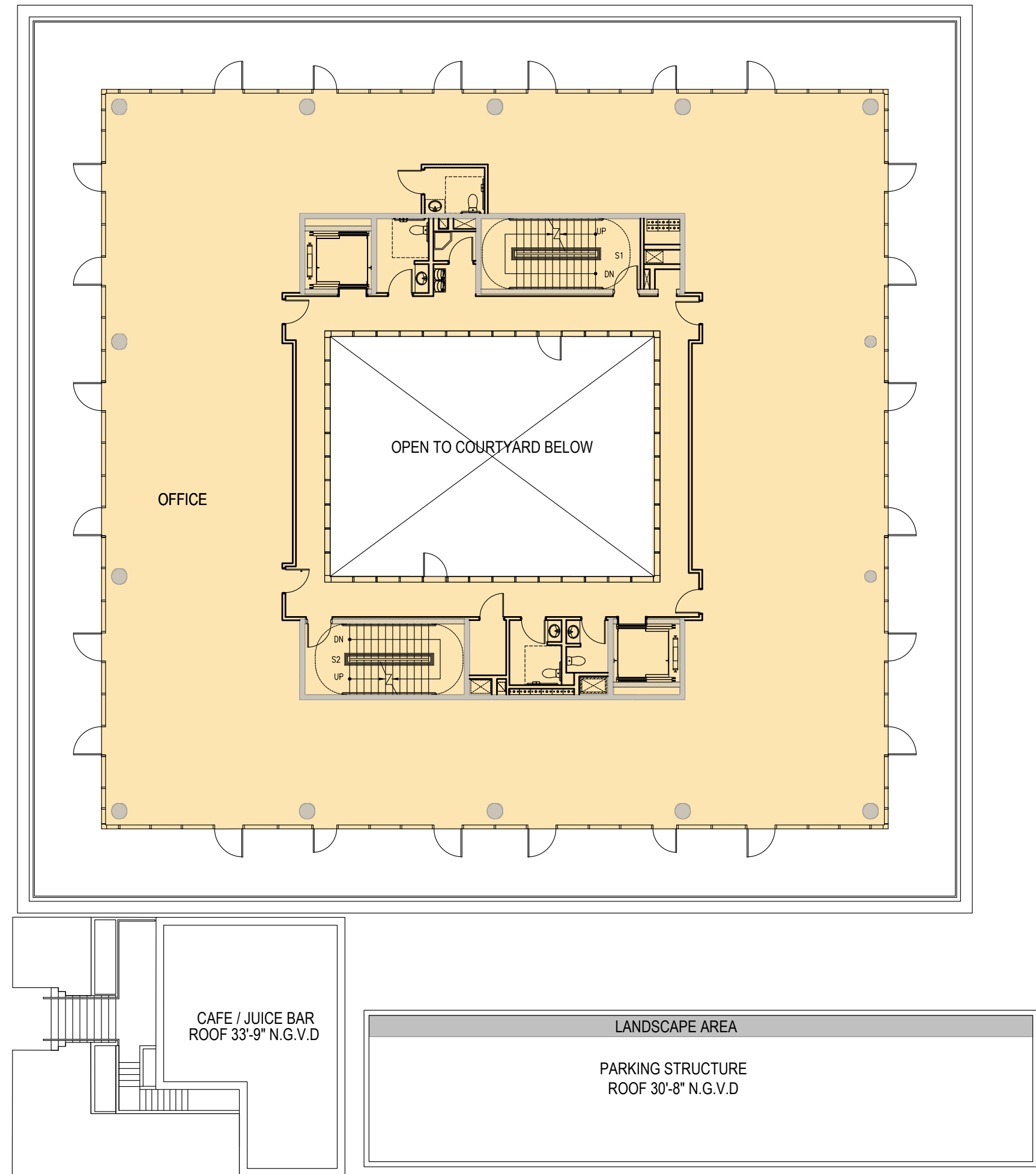
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5th STREET

MICHIGAN AVENUE



ADJACENT PROPERTY

Level 4 - FAR

Scale: 1" = 40'-0"

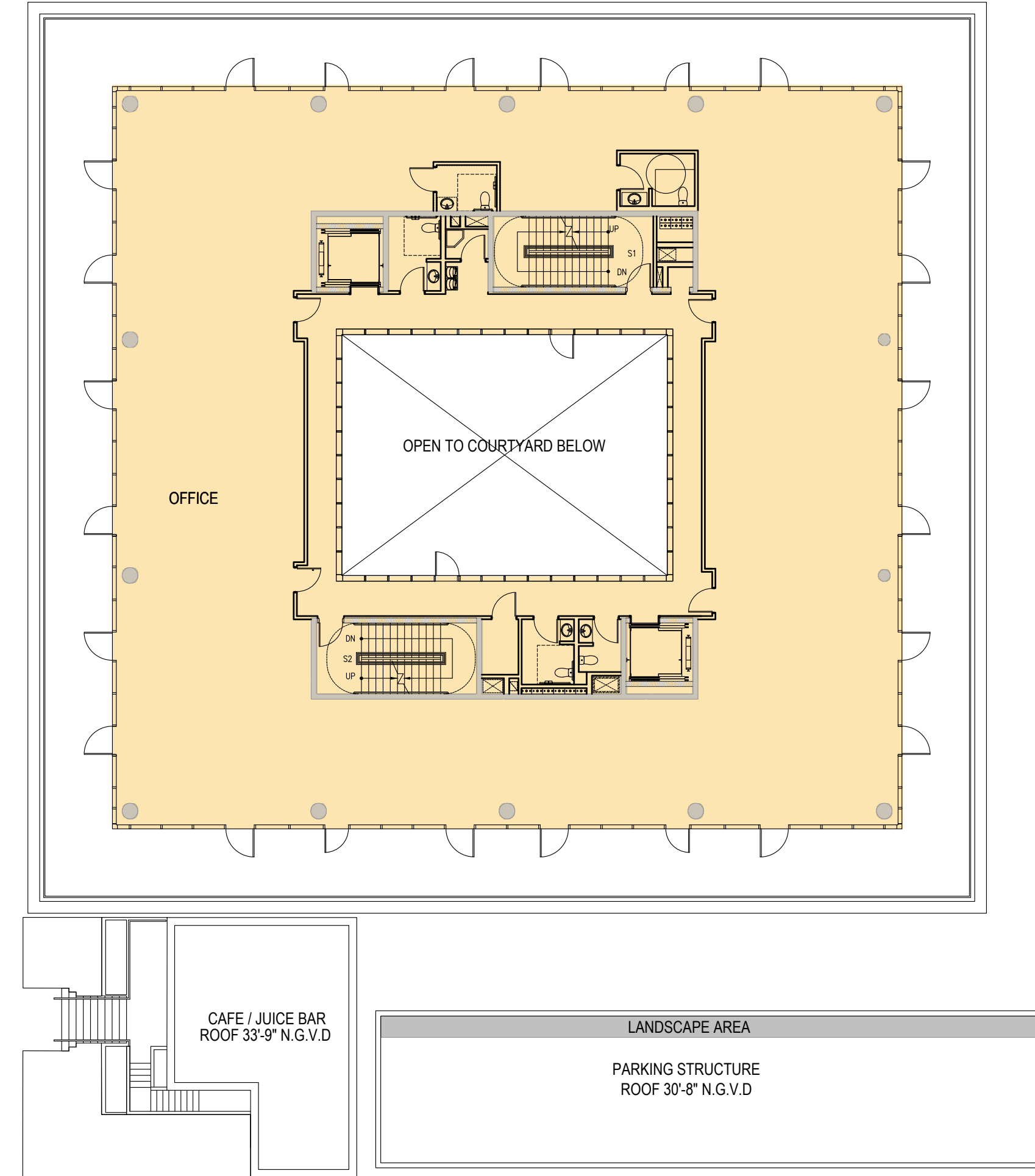
FAR Calculation

Fourth Floor

8,227 FAR SF

5th STREET

MICHIGAN AVENUE



ADJACENT PROPERTY

Level 5 - FAR

Scale: 1" = 40'-0"

FAR Calculation

Fifth Floor

8,227 FAR SF

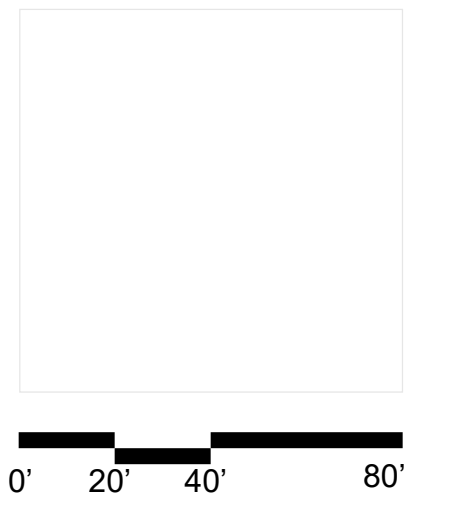
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FAR Diagrams
 Scale: 1" = 40'-0"



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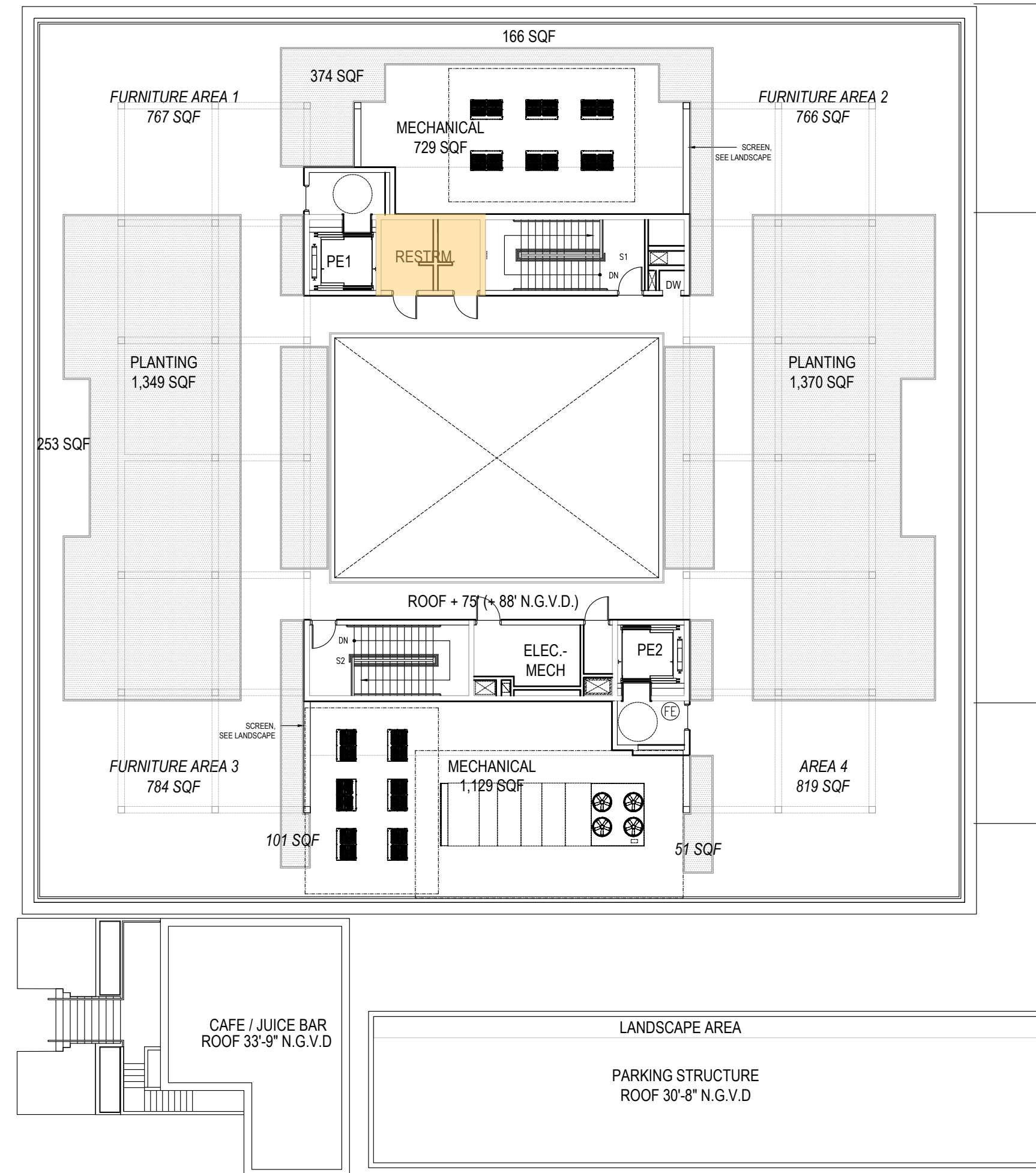
A2.10



MICHIGAN AVENUE

5th STREET

ALLEY



Level 6 Roof - FAR

Scale: 1" = 40'-0"

FAR Calculation

Roof Mechanical Penthouse

146 FAR SF

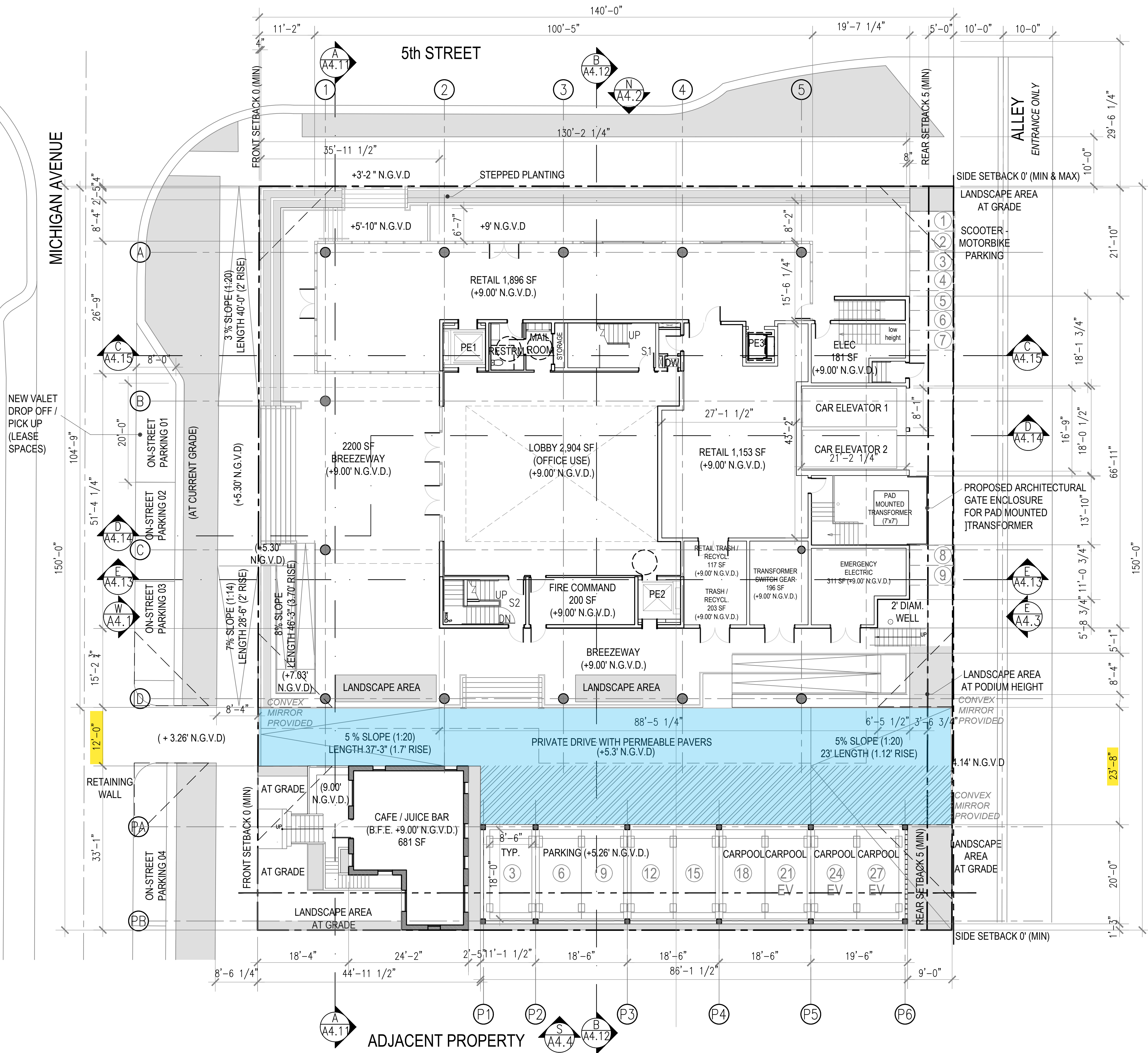
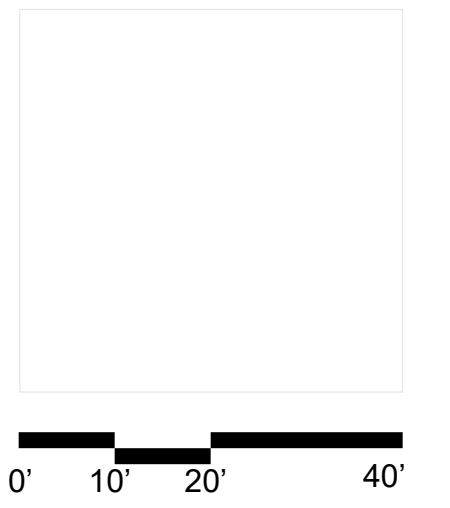
411 Michigan Avenue
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FAR Diagrams
 Scale: 1" = 40'-0"



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A2.11



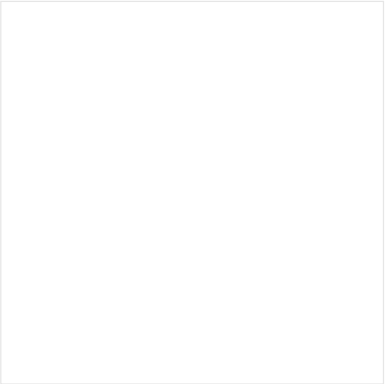
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Driveway Diagram
Scale: 1" = 20'-0"



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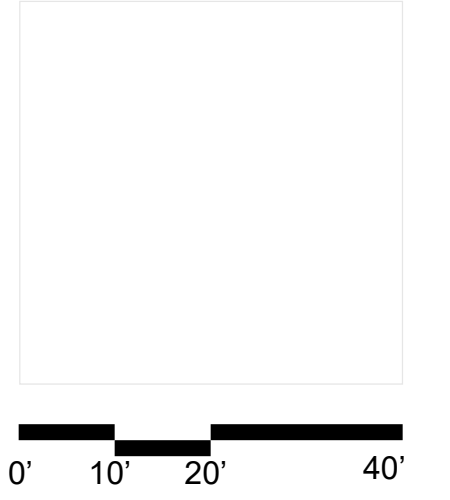
A2.12



A3 Floor Plans

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

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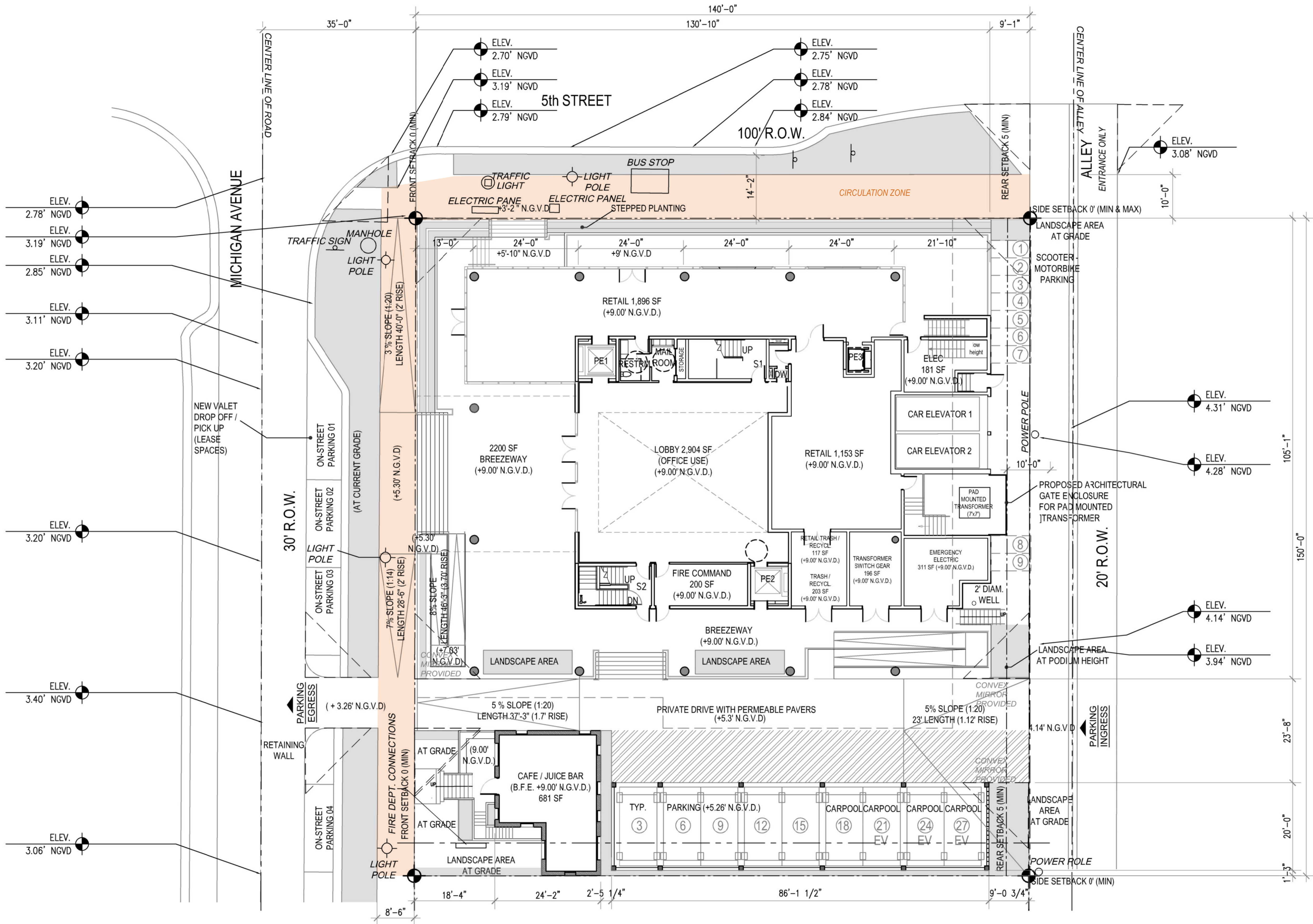
411 Michigan Avenue
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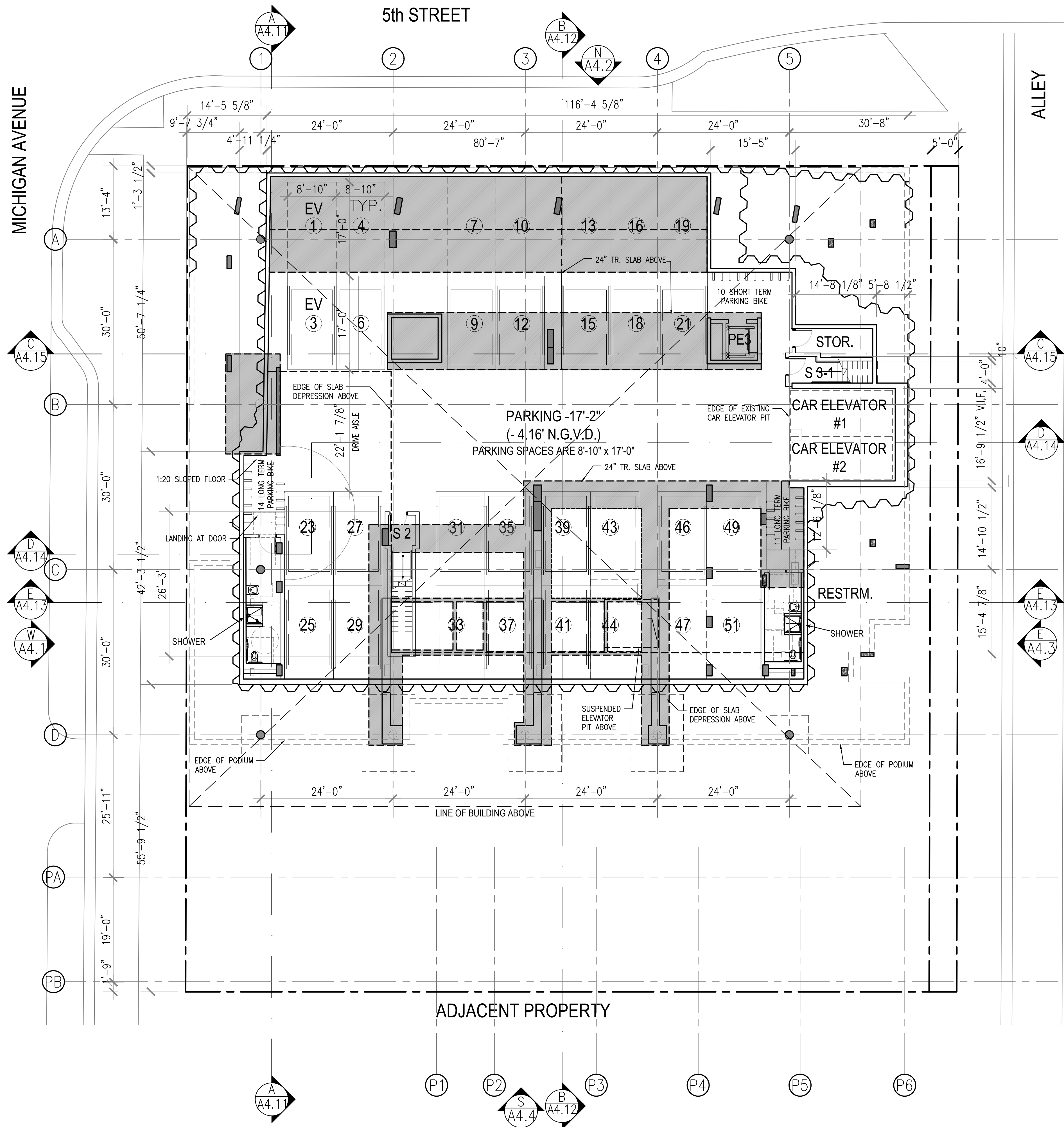
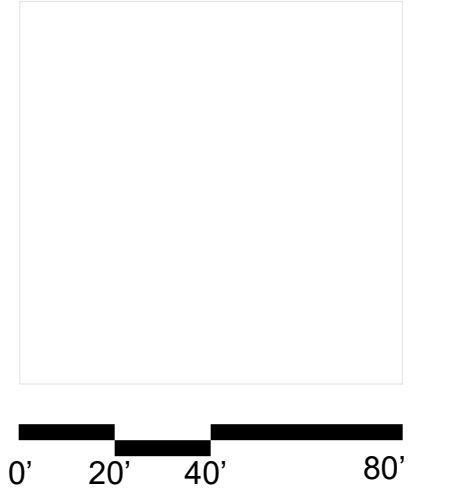
Site Plan
Scale: 1" = 20'-0"



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A3.1





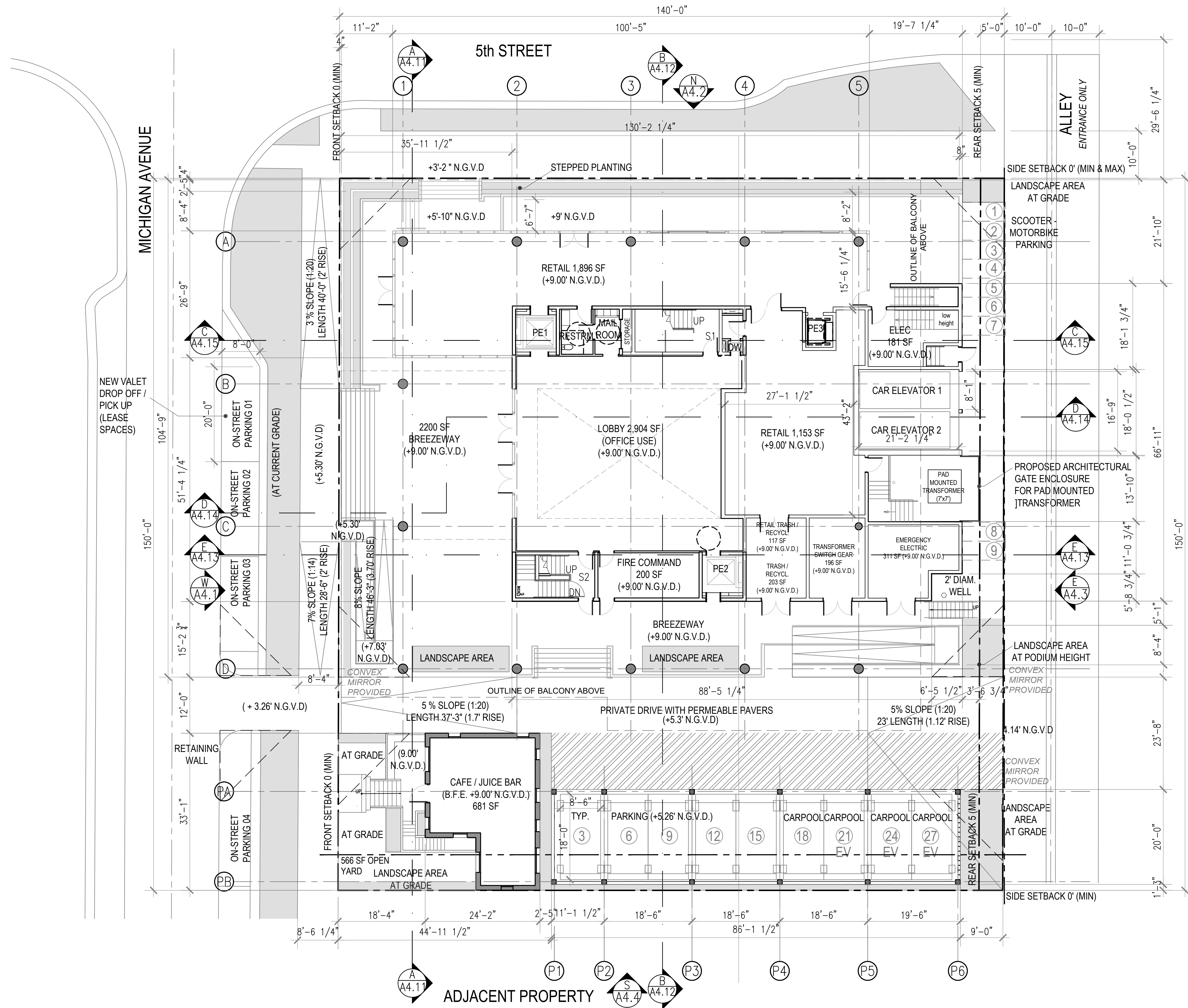
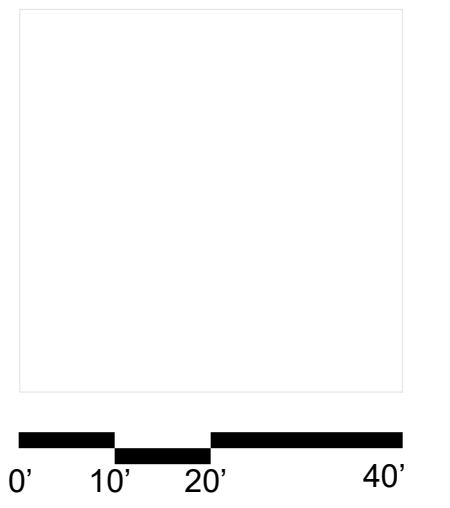
411 Michigan Avenue
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Basement Level Plan
Scale: 1" = 20'-0"



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A3.2



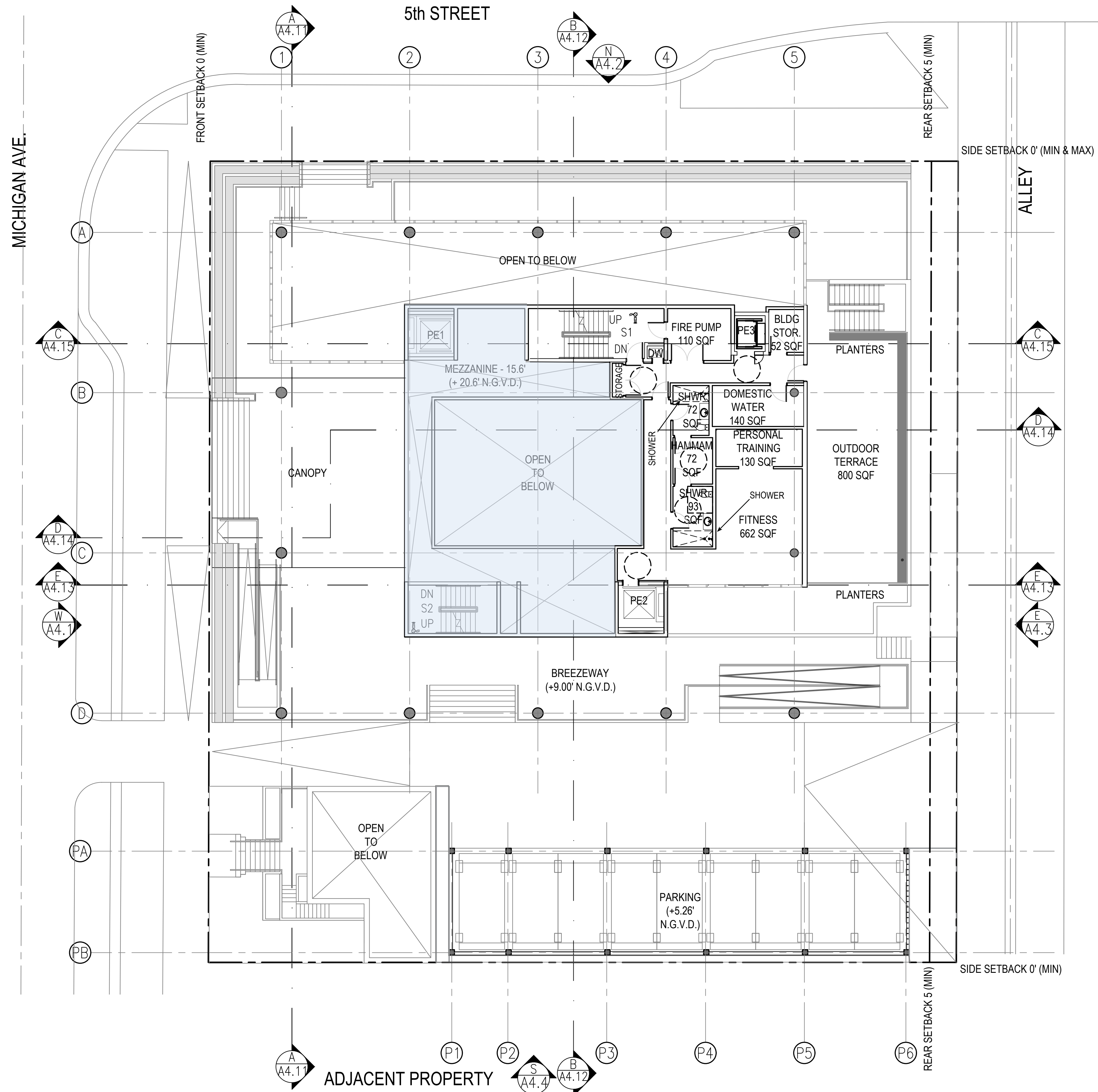
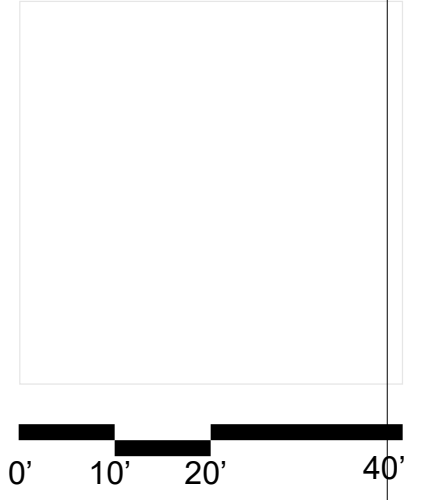
411 Michigan Avenue
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Ground Level Plan
Scale: 1" = 20'-0"



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A3.3



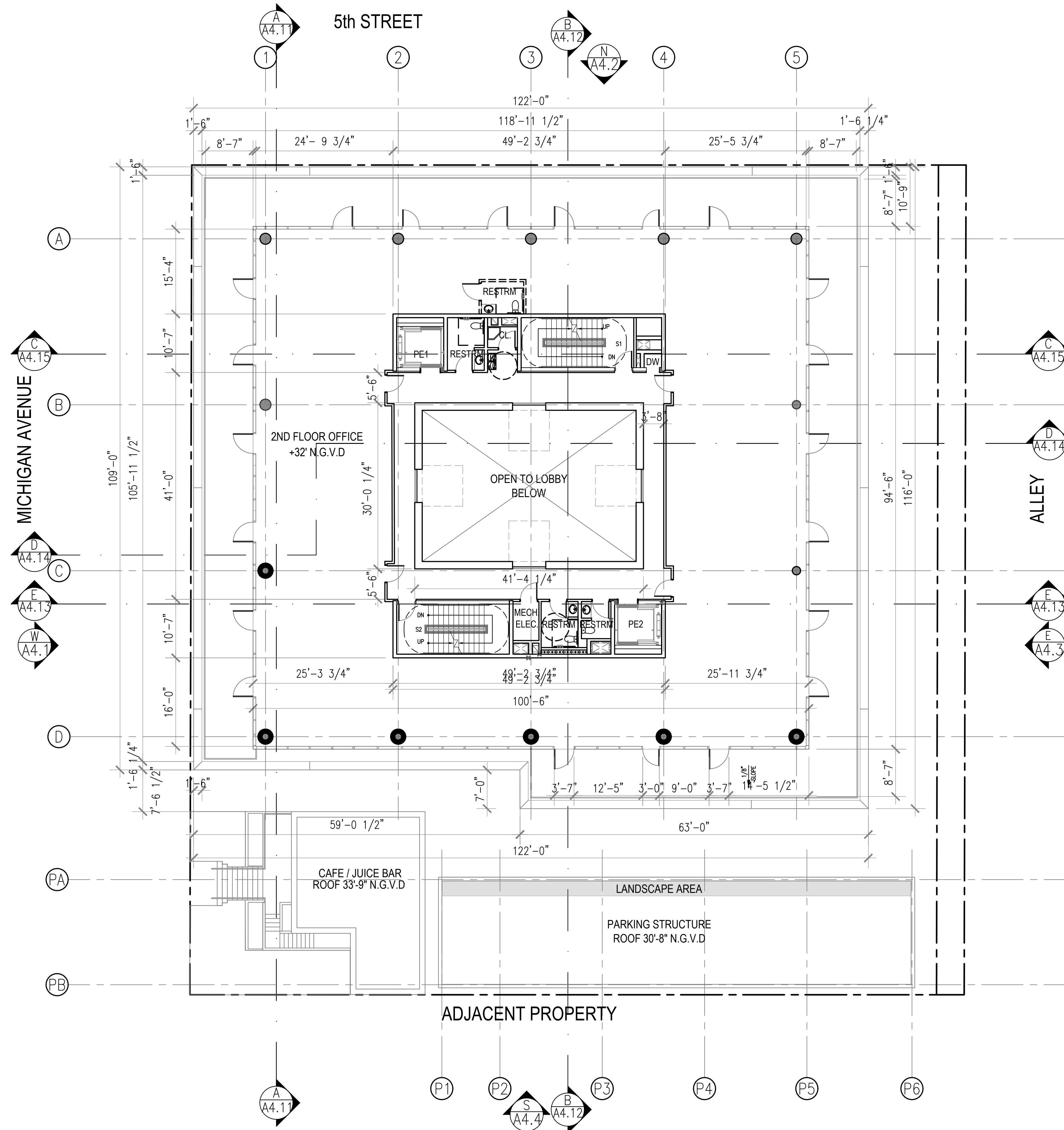
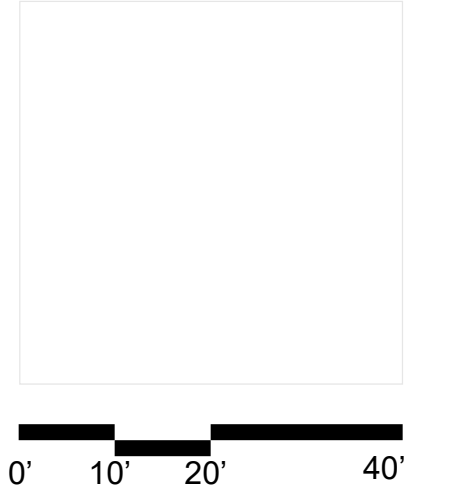
411 Michigan Avenue
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Mezzanine Level Plan
Scale: 1" = 20'-0"



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A3.4



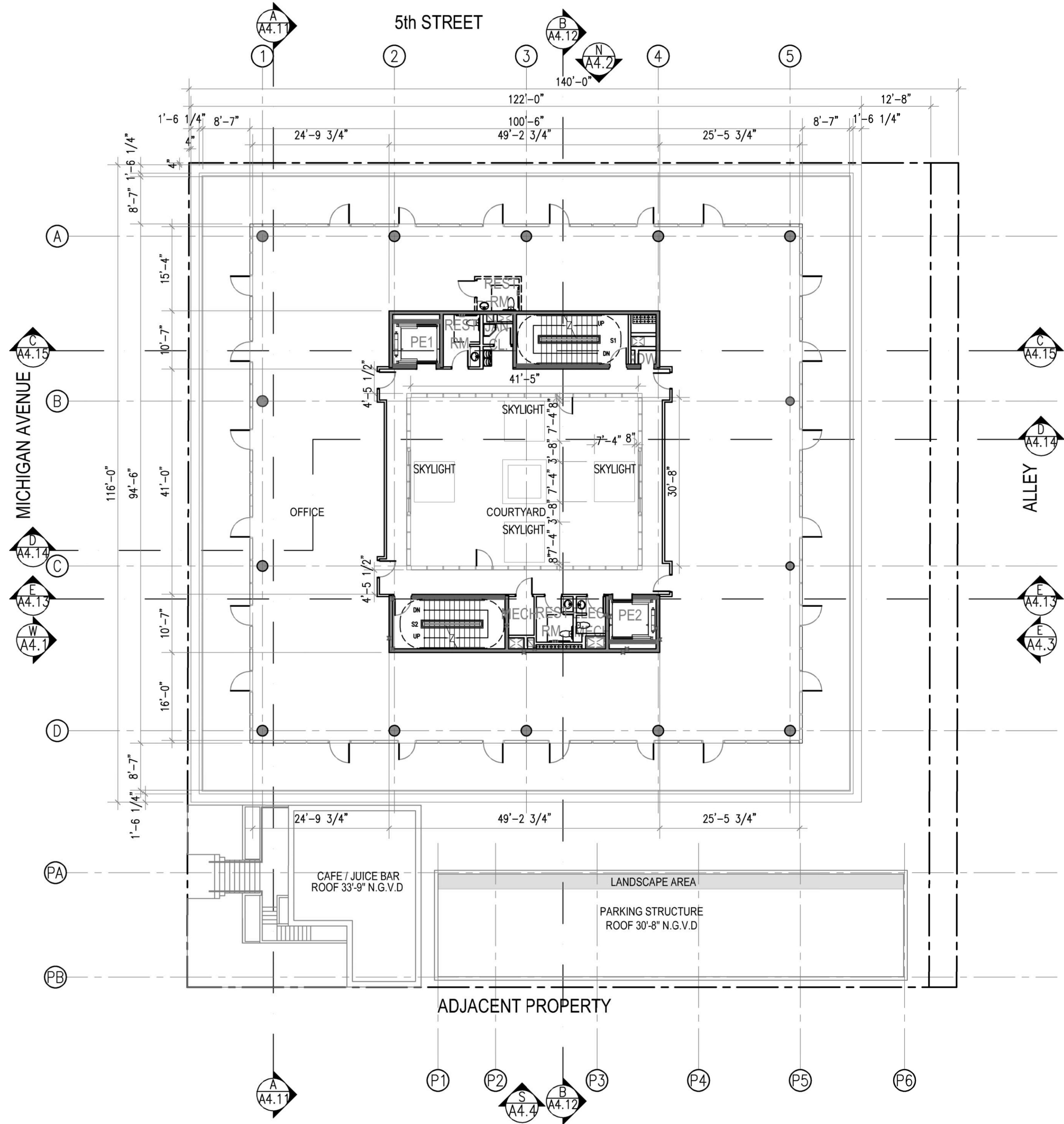
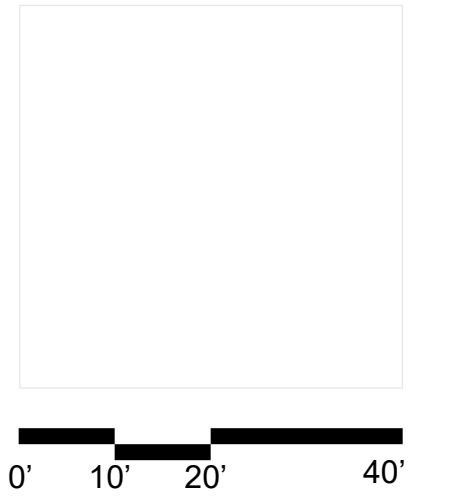
411 Michigan Avenue
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Second Level Plan
Scale: 1" = 20'-0"



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A3.5



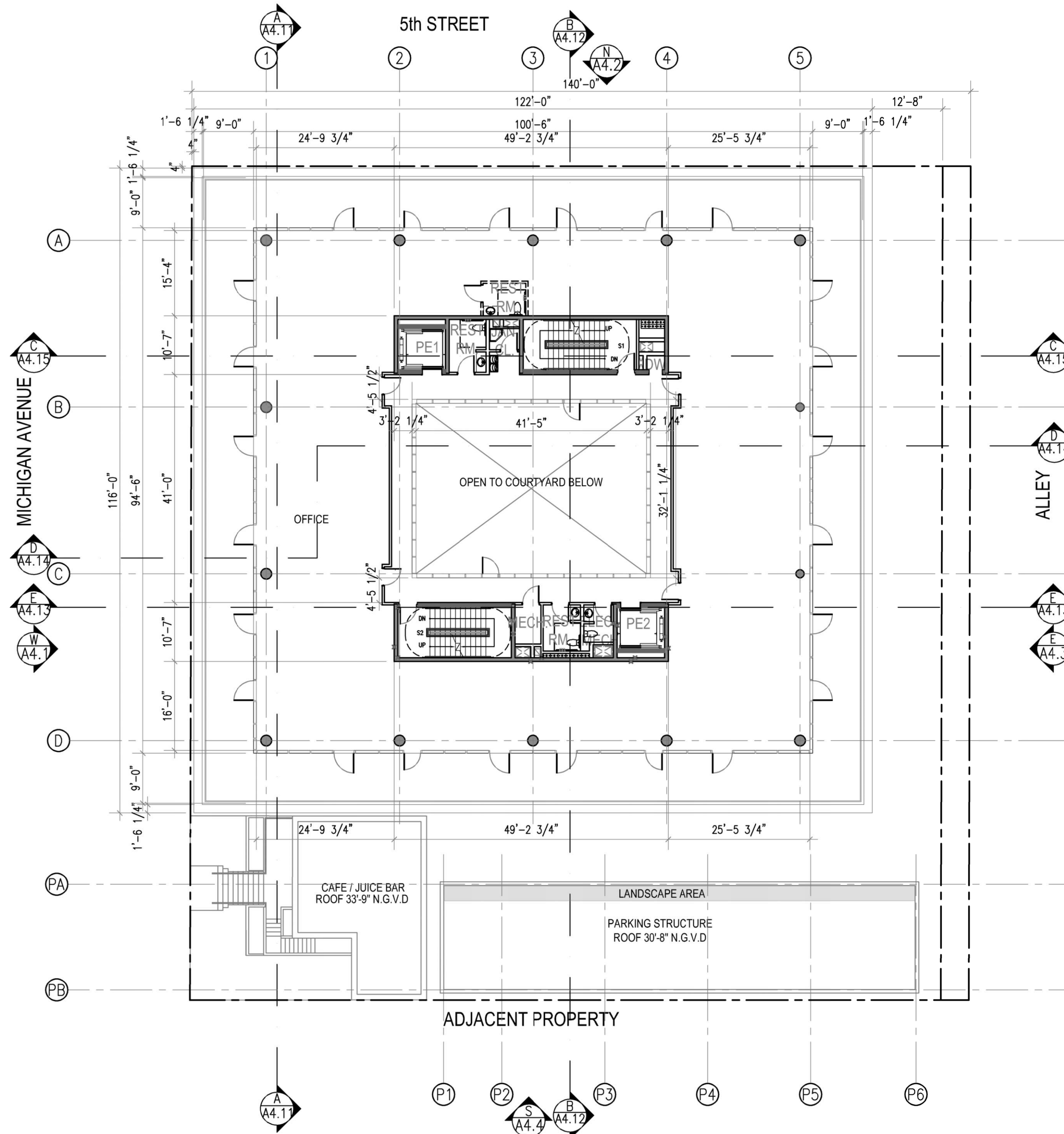
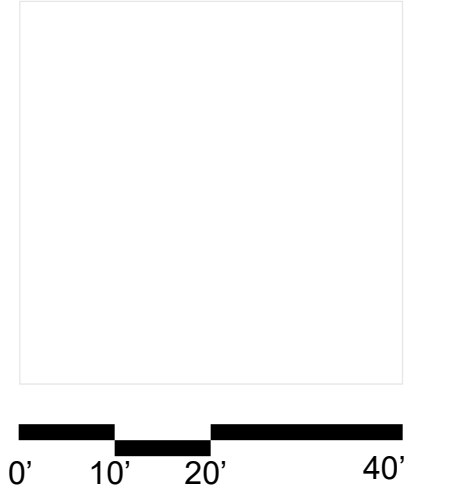
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Third Level Plan
Scale: 1" = 20'-0"



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A3.6



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



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A3.7