

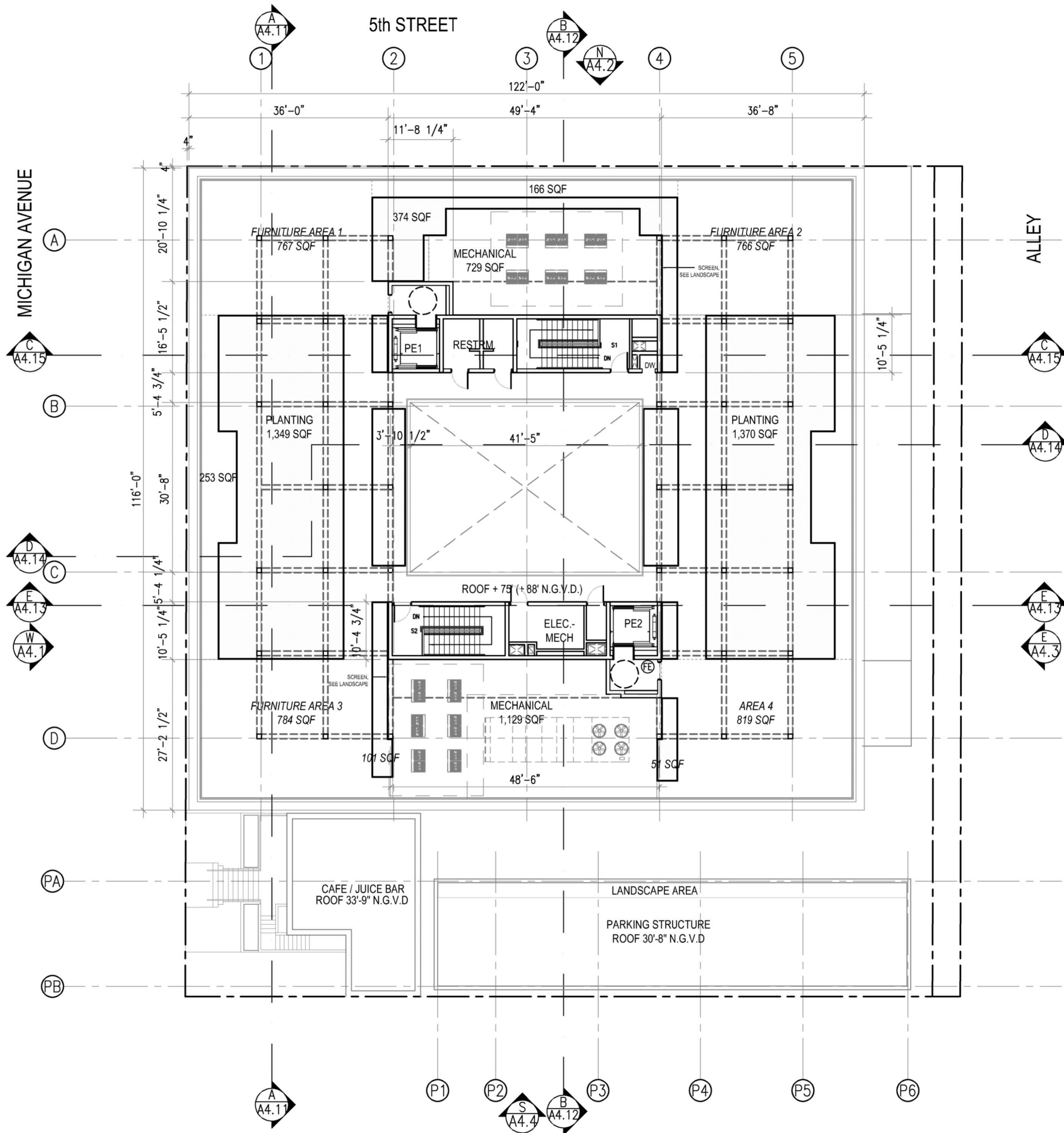
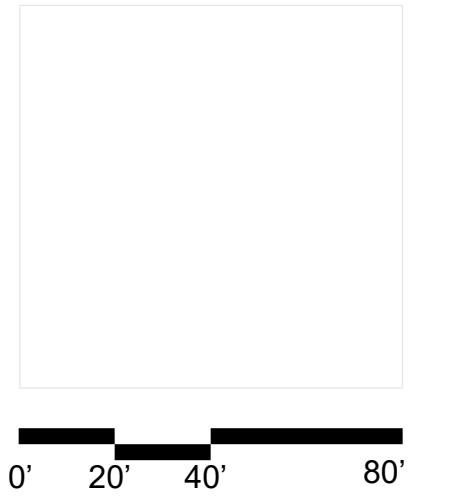
**411 Michigan Avenue**  
Miami Beach, Florida

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



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**A3.8**



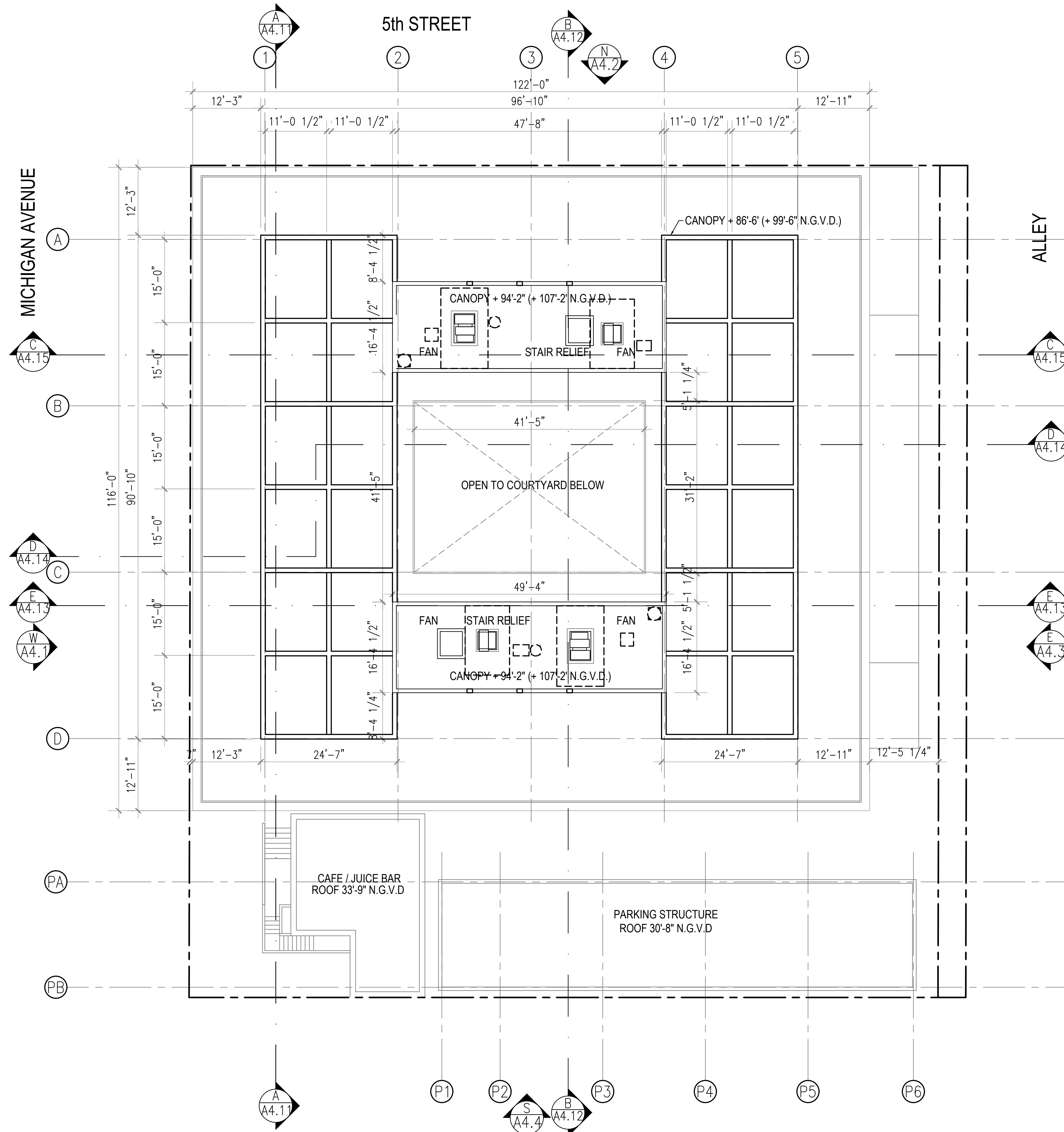
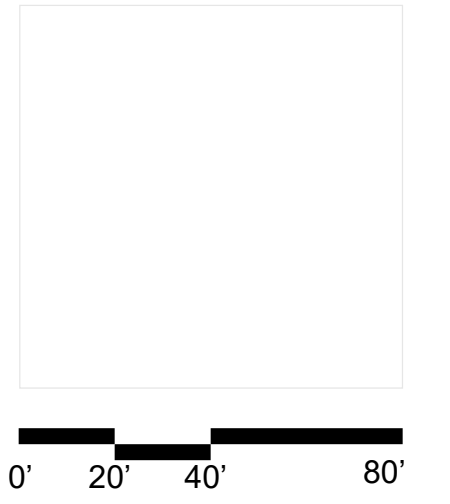
**411 Michigan Avenue**  
Miami Beach, Florida

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



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**A3.9**



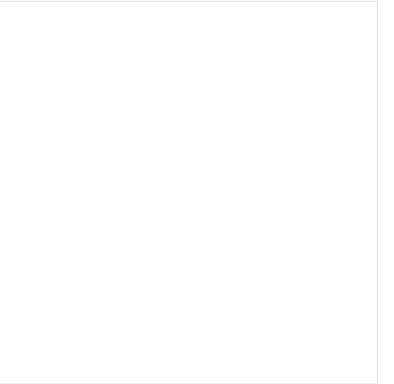
**411 Michigan Avenue**  
Miami Beach, Florida

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



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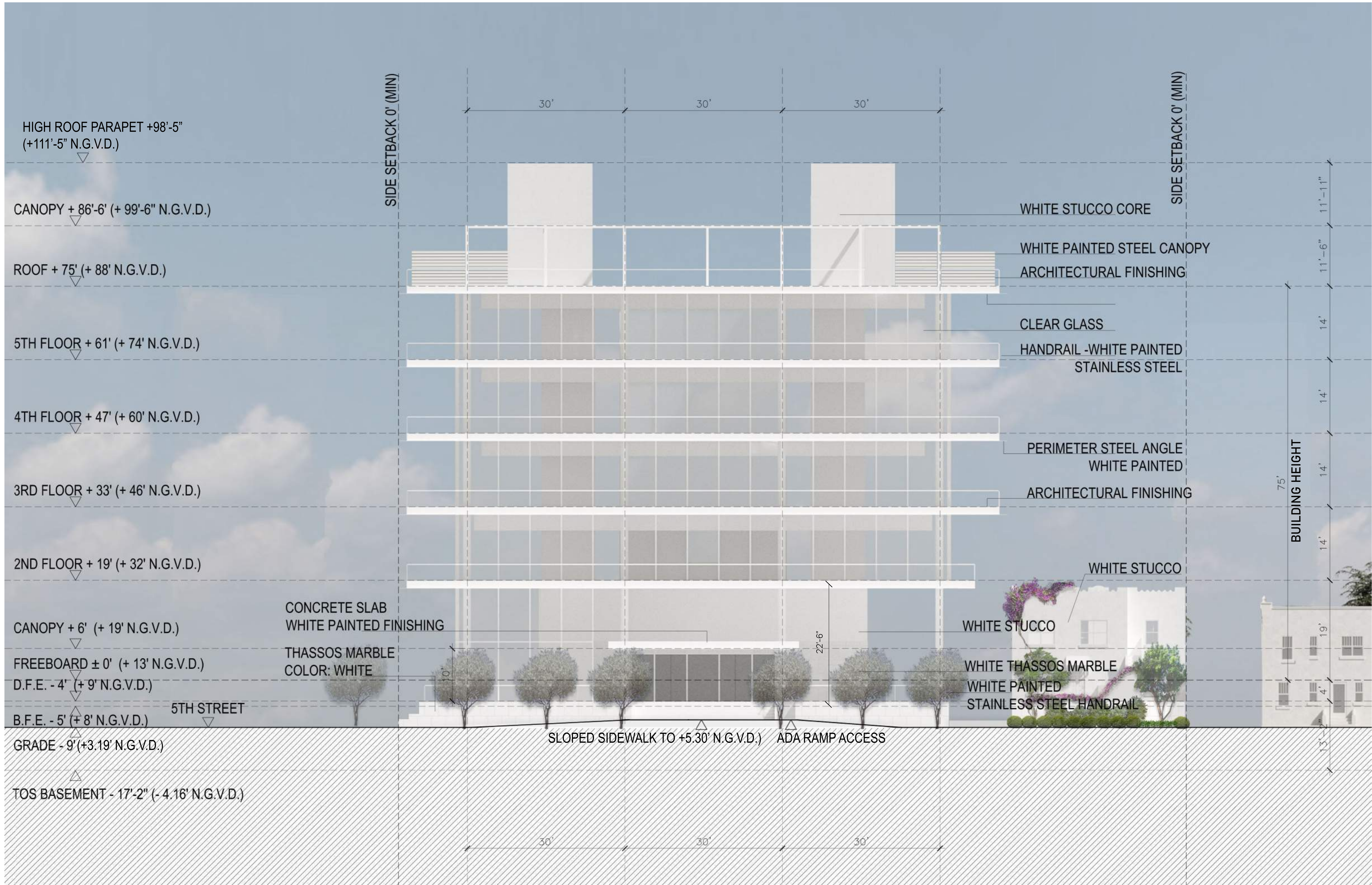
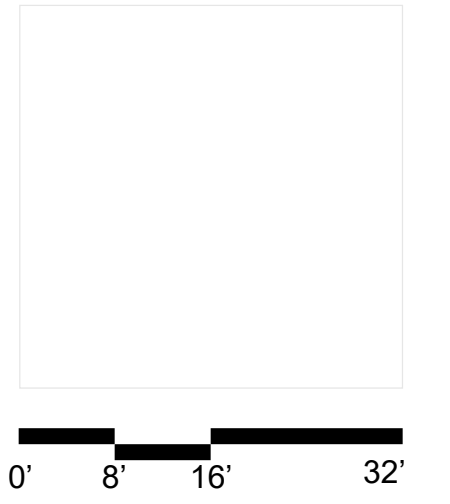
**A3.10**



**A4 Building Elevations, Sections & Alternate Parking**

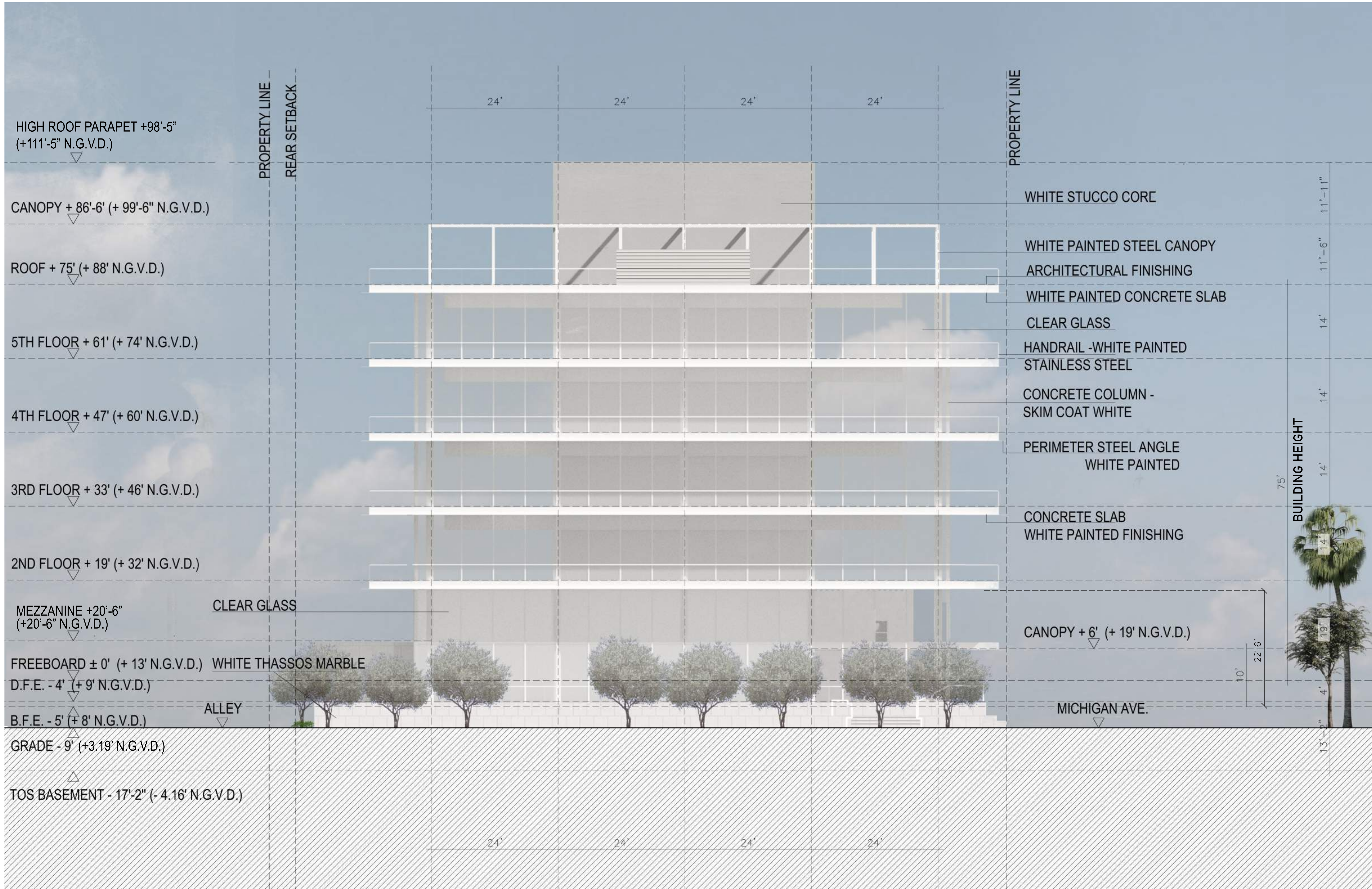
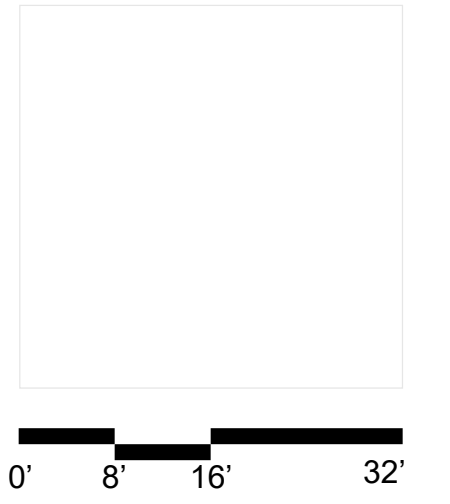
- A4.1 Rendered West Elevation | Michigan Ave
- A4.2 Rendered North Elevation | 5th Street
- A4.3 Rendered East Elevation | Alley
- A4.4 Rendered South Elevation | Private Drive
- A4.5 Rendered South Elevation | Parking Structure
- A4.6 Rendered North Elevation | Parking Structure
- A4.7 West Elevation | Michigan Ave
- A4.8 North Elevation | 5th Street
- A4.9 East Elevation | Alley
- A4.10 South Elevation | Private Drive
  
- A4.11 Longitudinal Building Section A
- A4.12 Longitudinal Building Section B
- A4.13 Longitudinal Building Section C
- A4.14 Latitudinal Building Section D
- A4.15 Latitudinal Building Section E

**411 Michigan Avenue**  
Miami Beach, Florida



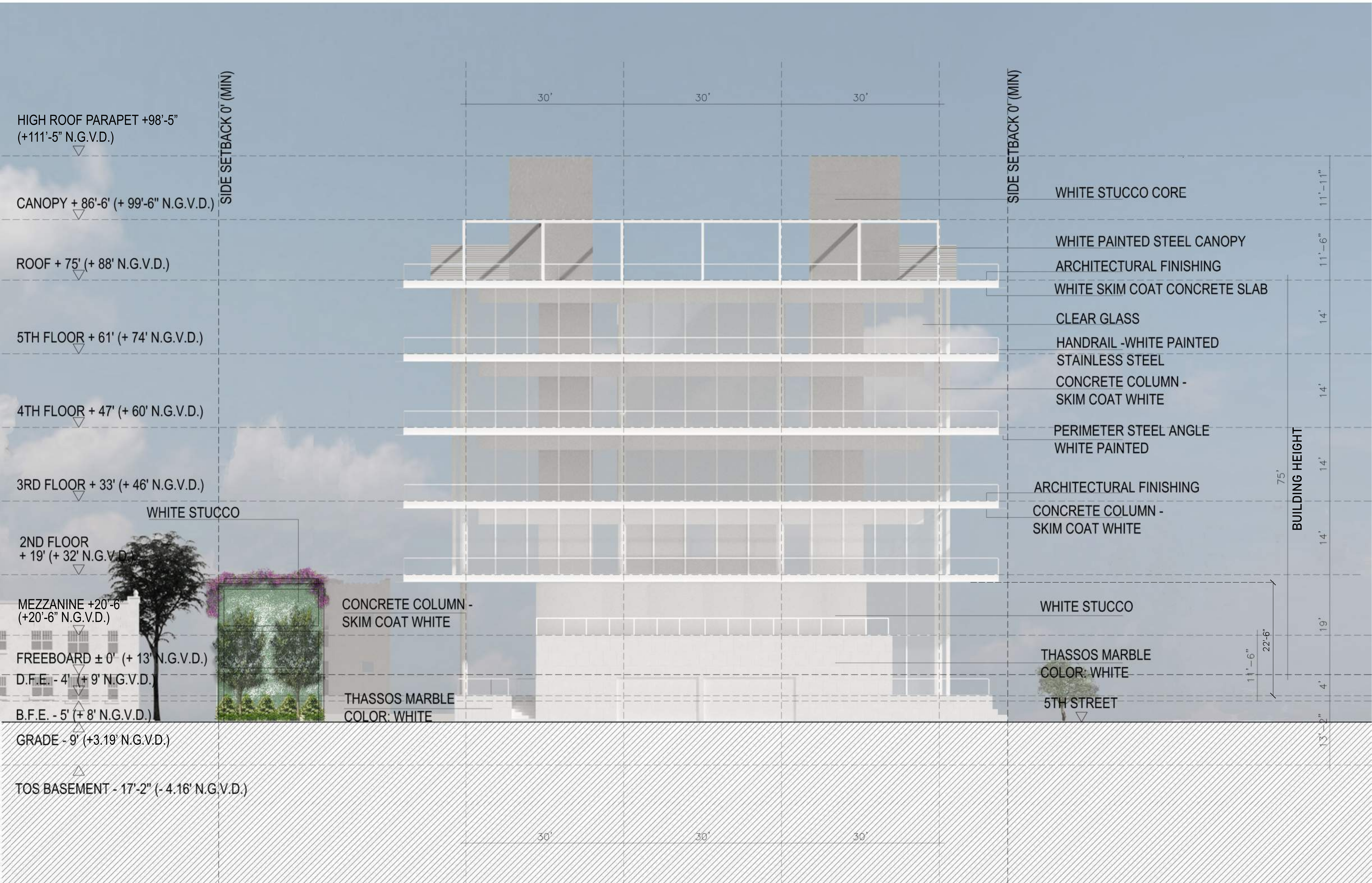
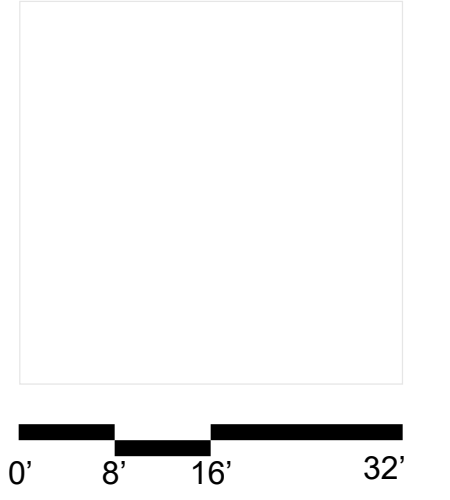
**411 Michigan Avenue**  
 Miami Beach, Florida

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



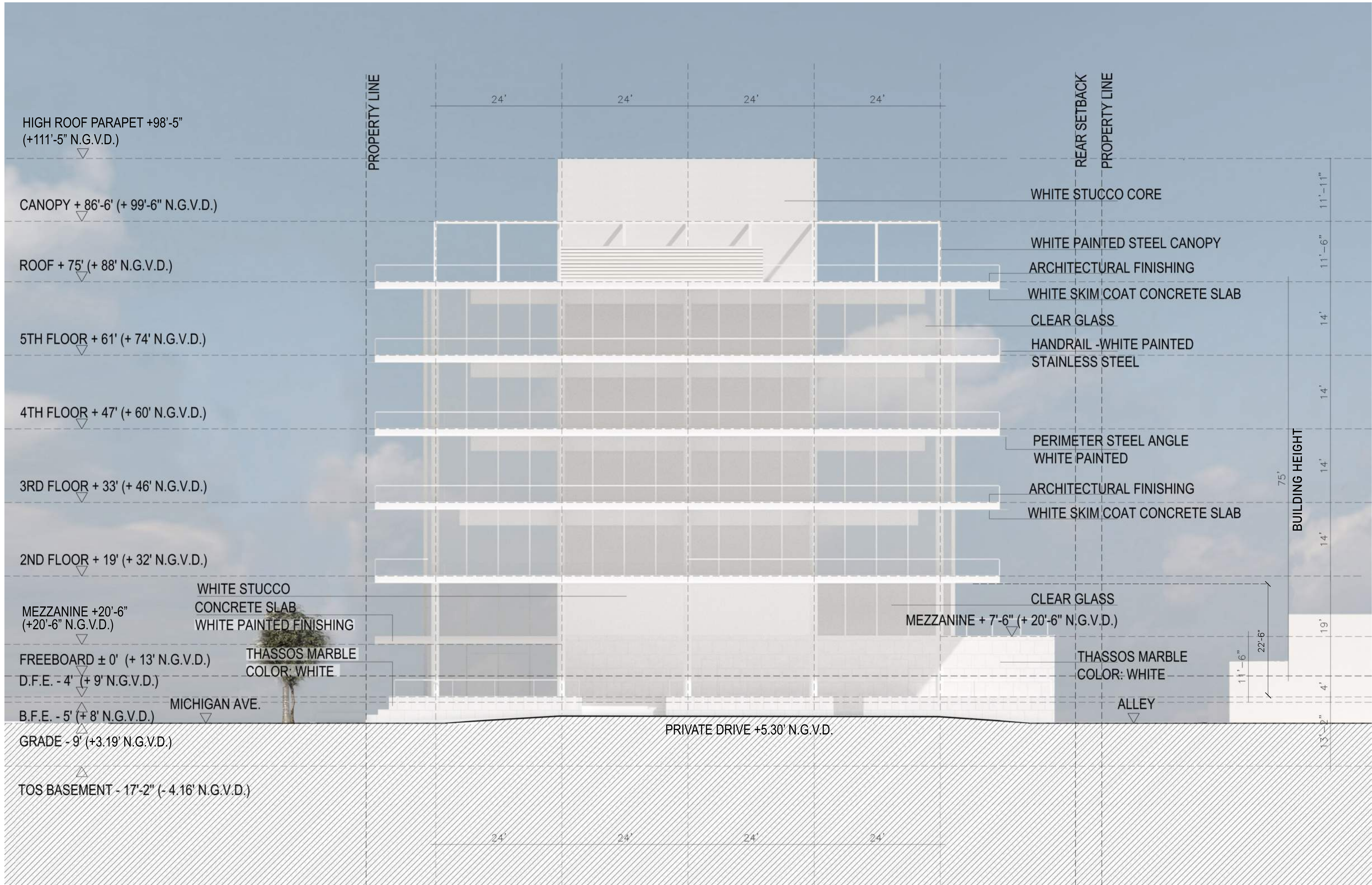
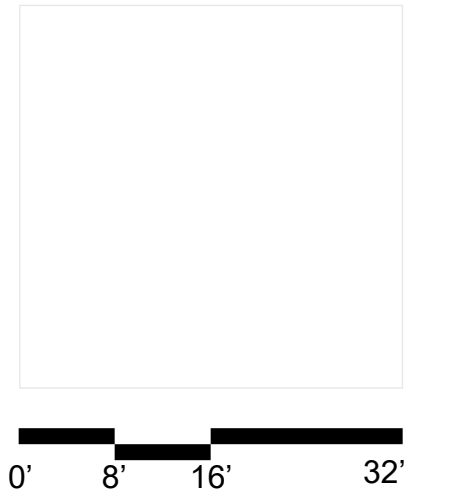
**411 Michigan Avenue**  
 Miami Beach, Florida

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



**411 Michigan Avenue**  
Miami Beach, Florida

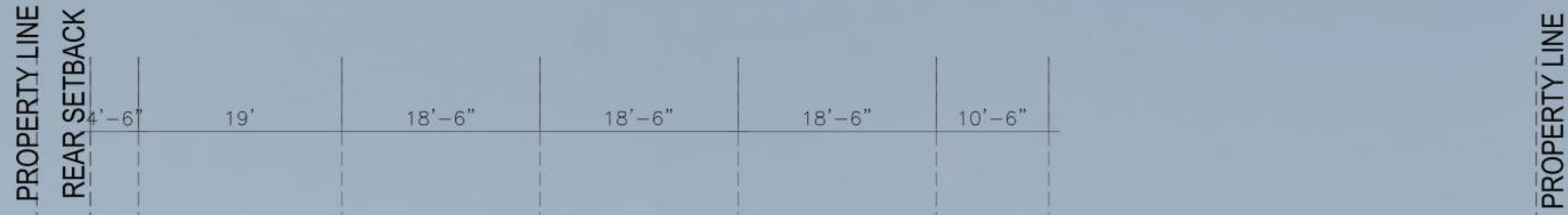
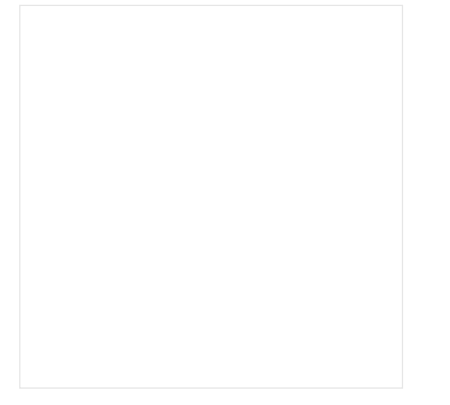
**East Elevation | Alley**  
Scale: 1" = 16'-0"



**411 Michigan Avenue**  
 Miami Beach, Florida

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





WHITE STUCCO  
WHITE SQUARE BREEZEBLOCK  
OPEN + 17' (+ 30' N.G.V.D.)

FREEBOARD ± 0' (+ 13' N.G.V.D.)  
B.F.E. - 5' (+ 8' N.G.V.D.)  
D.F.E. - 9' (+ 4' N.G.V.D.)  
GRADE - 9' (+ 3.19' N.G.V.D.)  
TOS BASEMENT - 17'-2" (- 4.16' N.G.V.D.)

FREEBOARD ± 0' (+ 13' N.G.V.D.)  
B.F.E. - 5' (+ 8' N.G.V.D.)  
D.F.E. - 7'-10" (+ 5'-2" N.G.V.D.)  
GRADE - 9' (+ 3.19' N.G.V.D.)

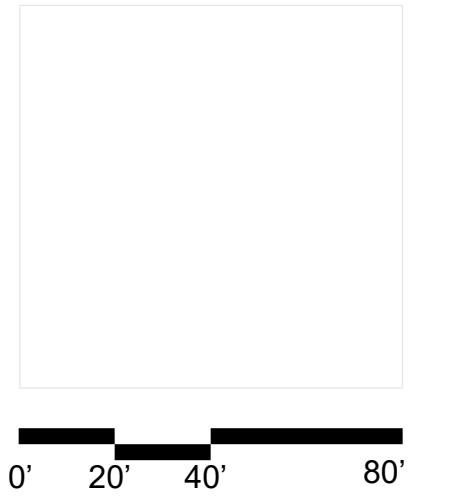
**411 Michigan Avenue**  
Miami Beach, Florida

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



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**A4.5**



**411 Michigan Avenue**  
Miami Beach, Florida

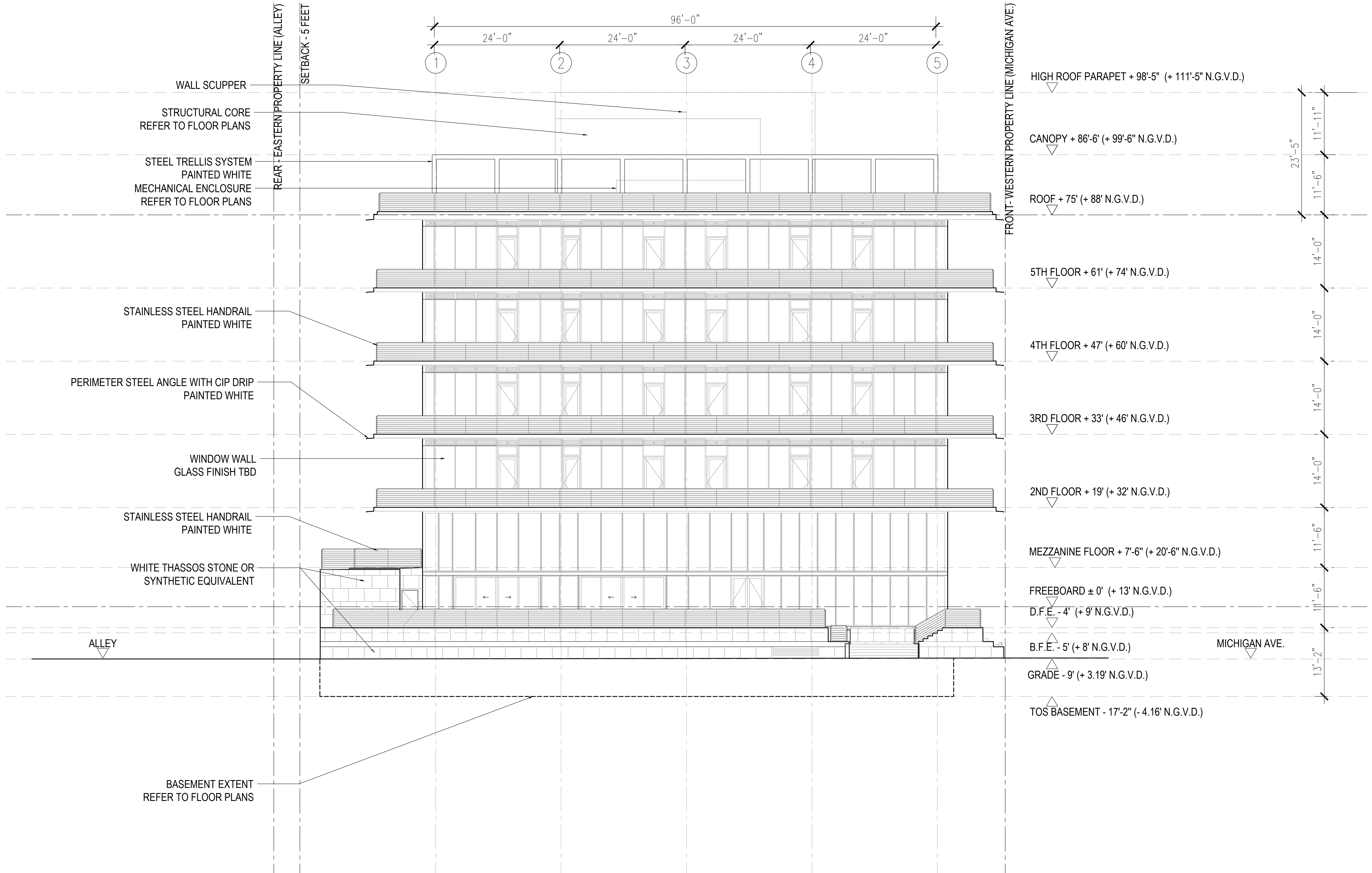
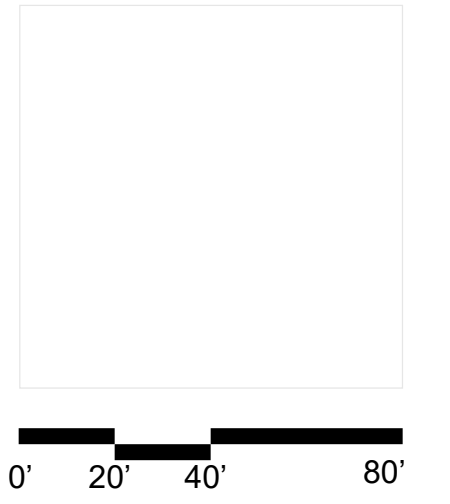
**North Elev.-Parking Structure**  
Scale: 1" = 16'-0"



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**A4.6**

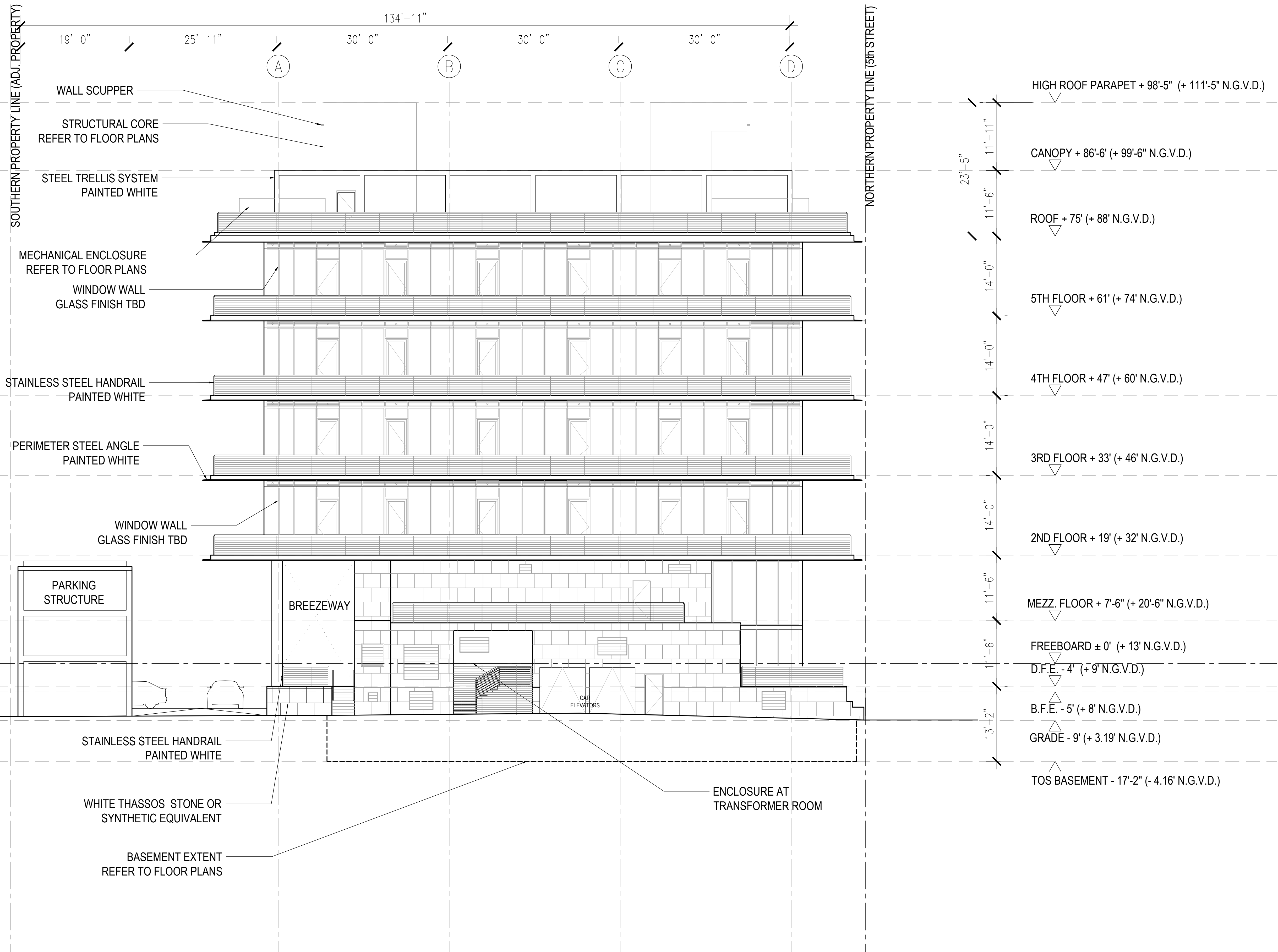
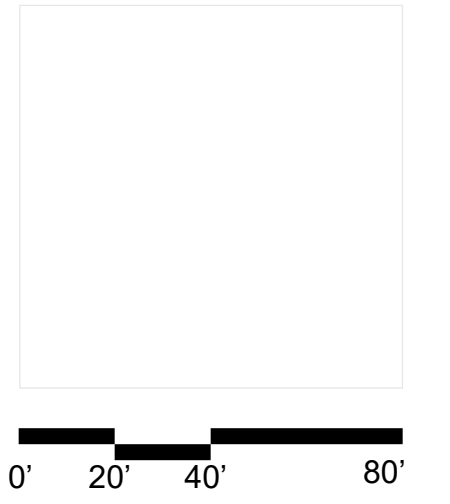




**411 Michigan Avenue**  
Miami Beach, Florida

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





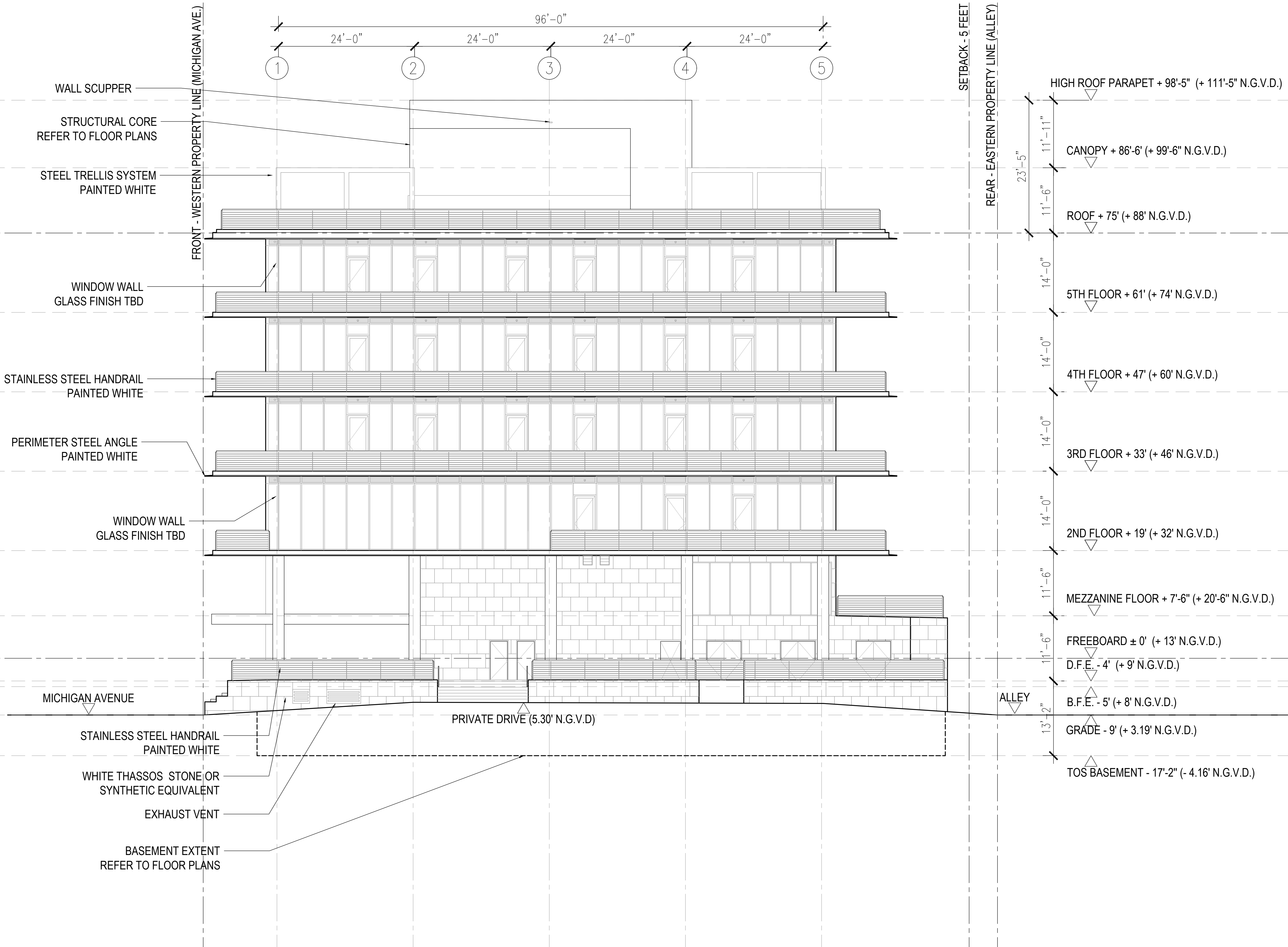
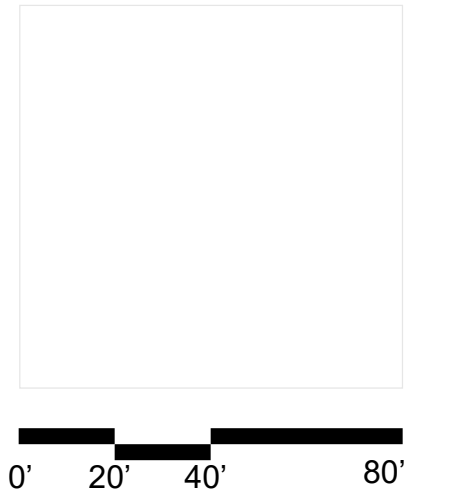
**411 Michigan Avenue**  
 Miami Beach, Florida

**East Elevation - Alley**  
 Scale: 1" = 40'-0"



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**A4.9**



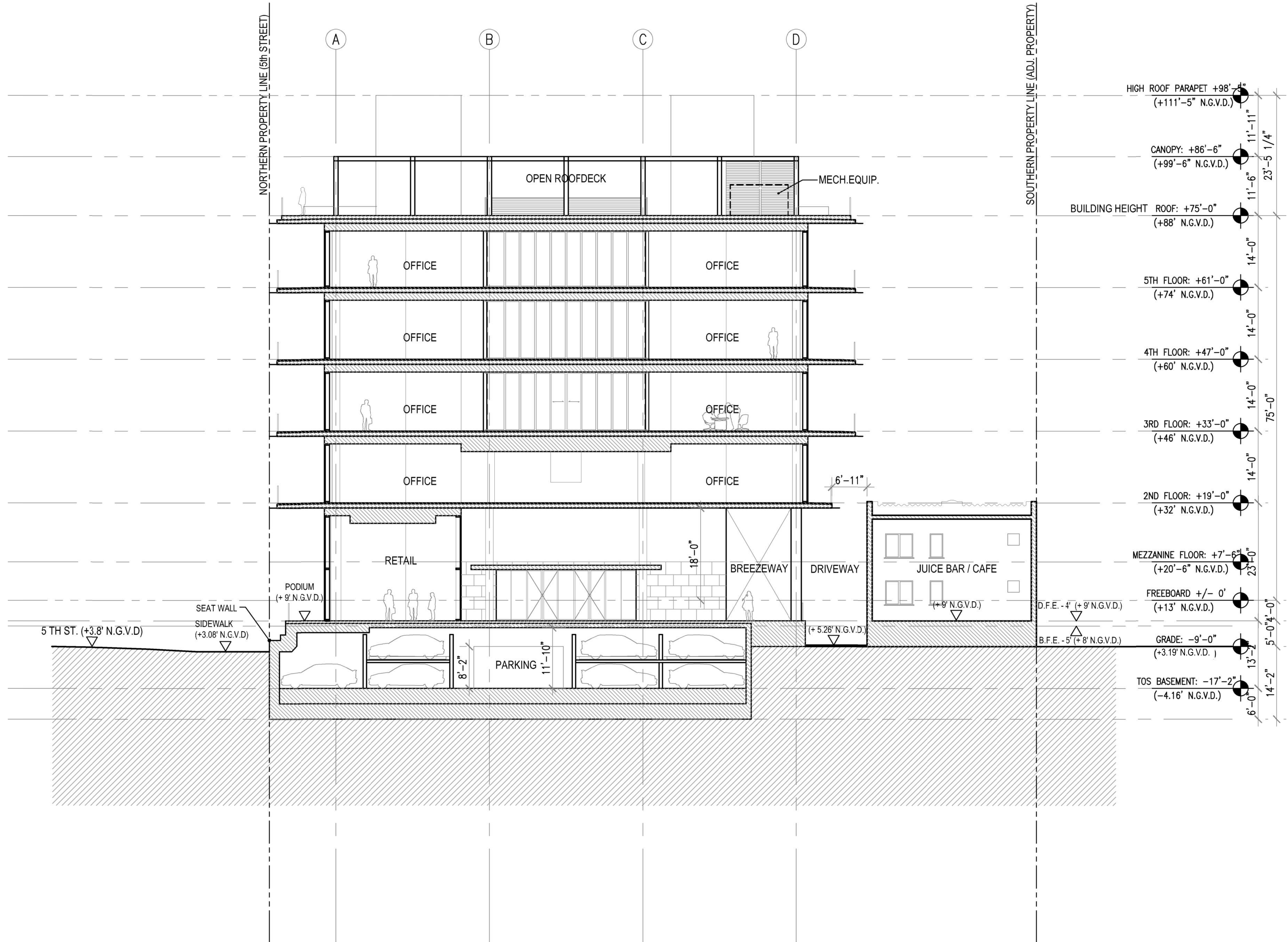
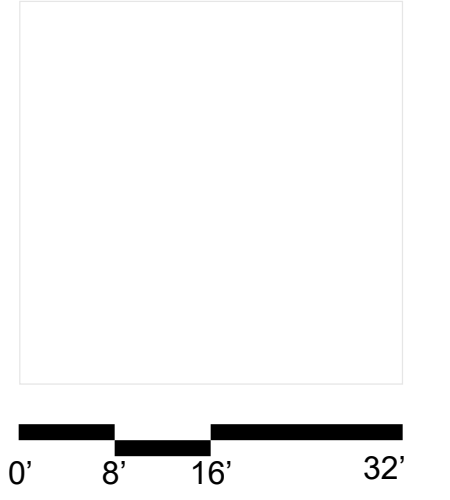
**411 Michigan Avenue**  
Miami Beach, Florida

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



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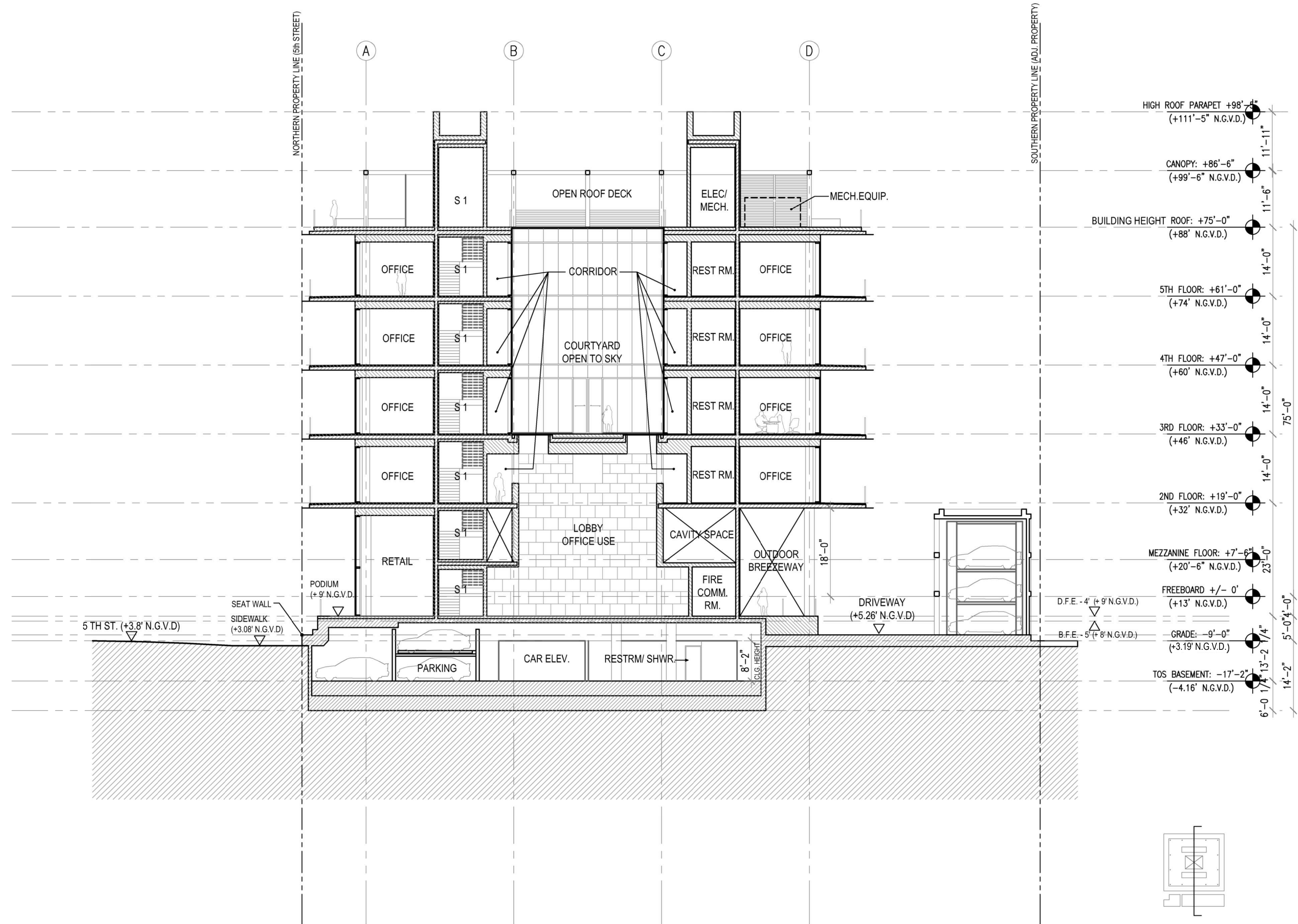
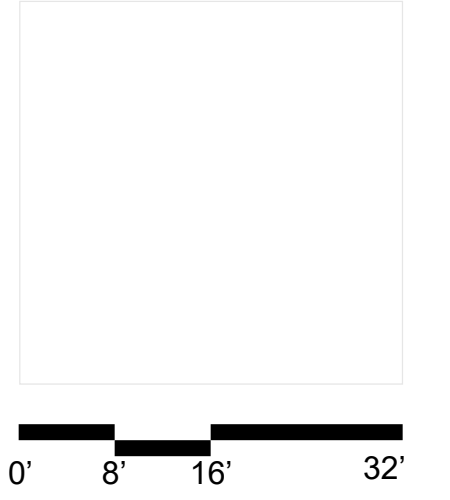
**A4.10**



**411 Michigan Avenue**  
Miami Beach, Florida

**Longitudinal Building Section A**

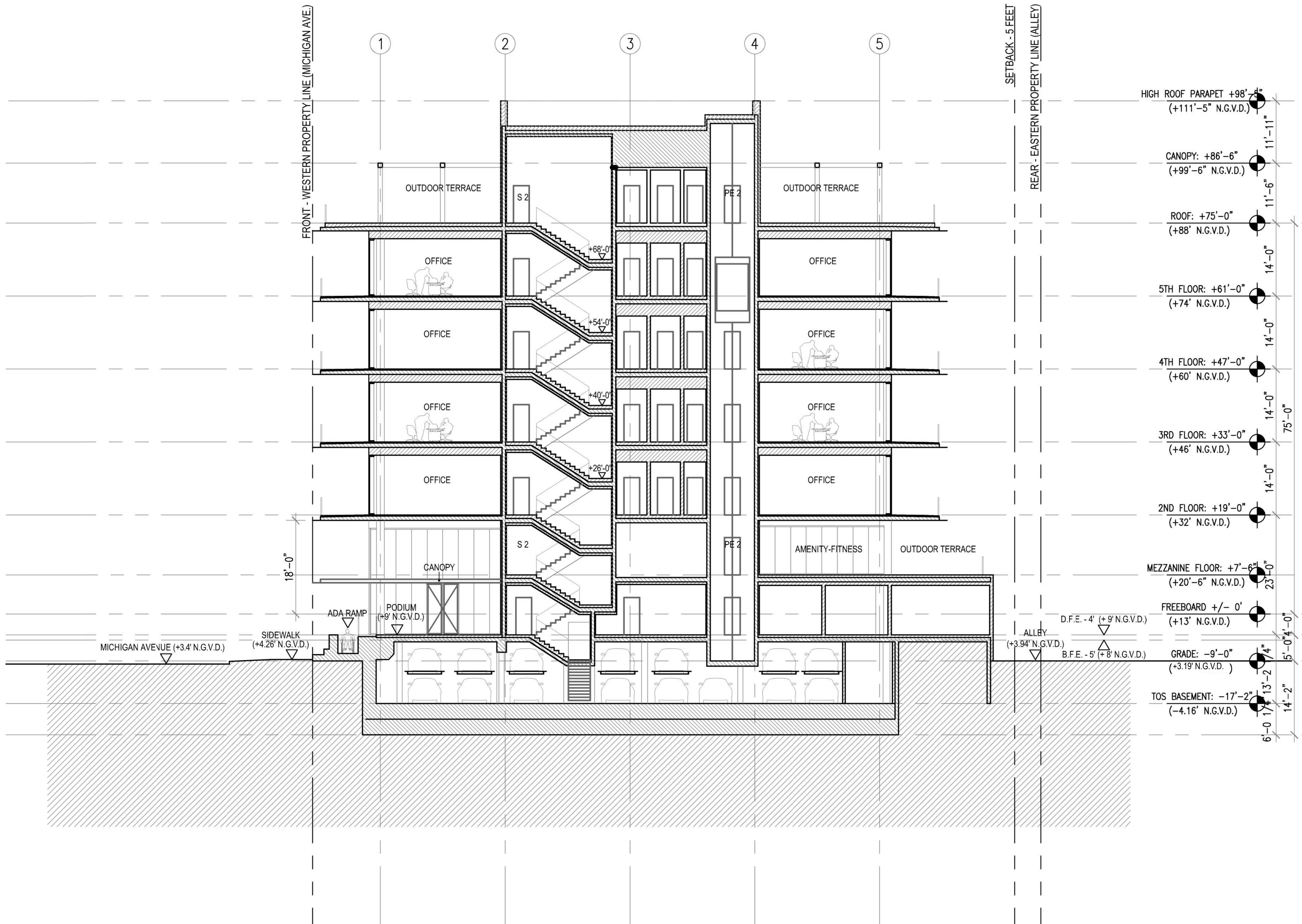
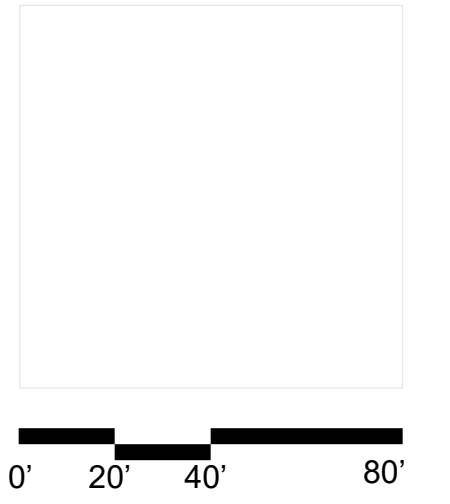
Scale: 1" = 16'-0"



**411 Michigan Avenue**  
 Miami Beach, Florida

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

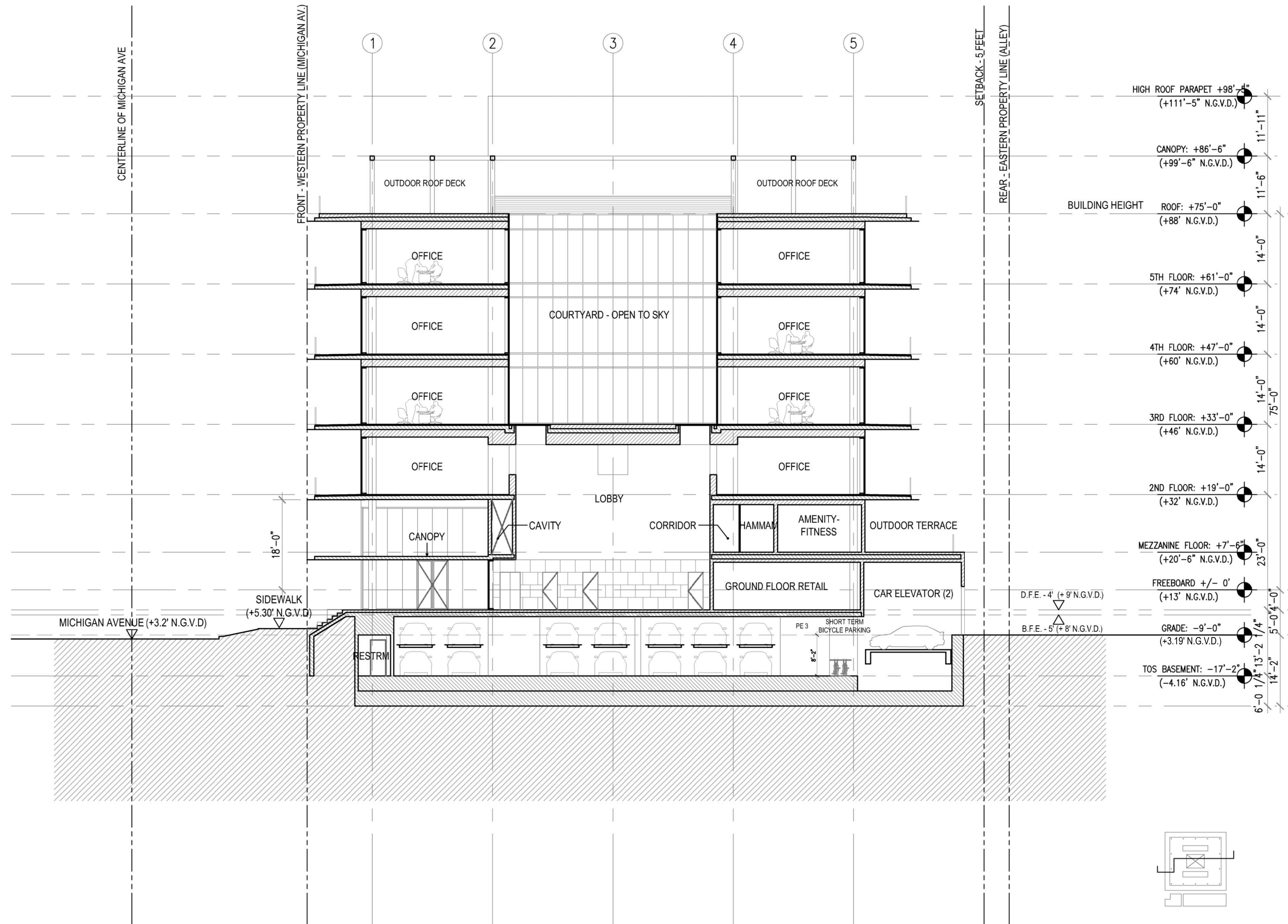
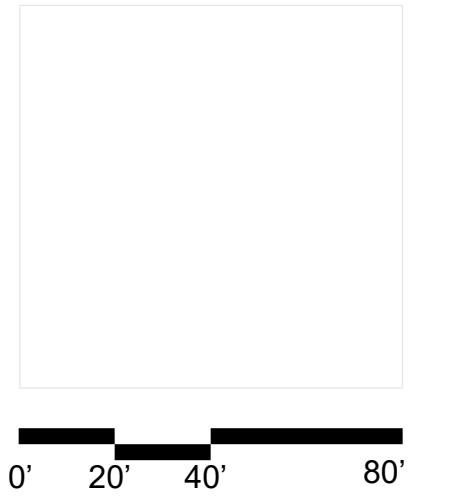




**411 Michigan Avenue**  
Miami Beach, Florida

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





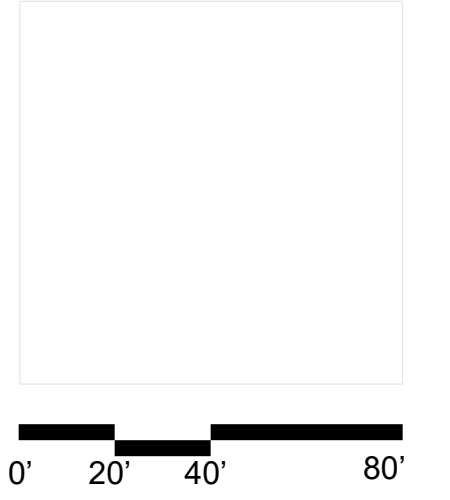
**411 Michigan Avenue**  
Miami Beach, Florida

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



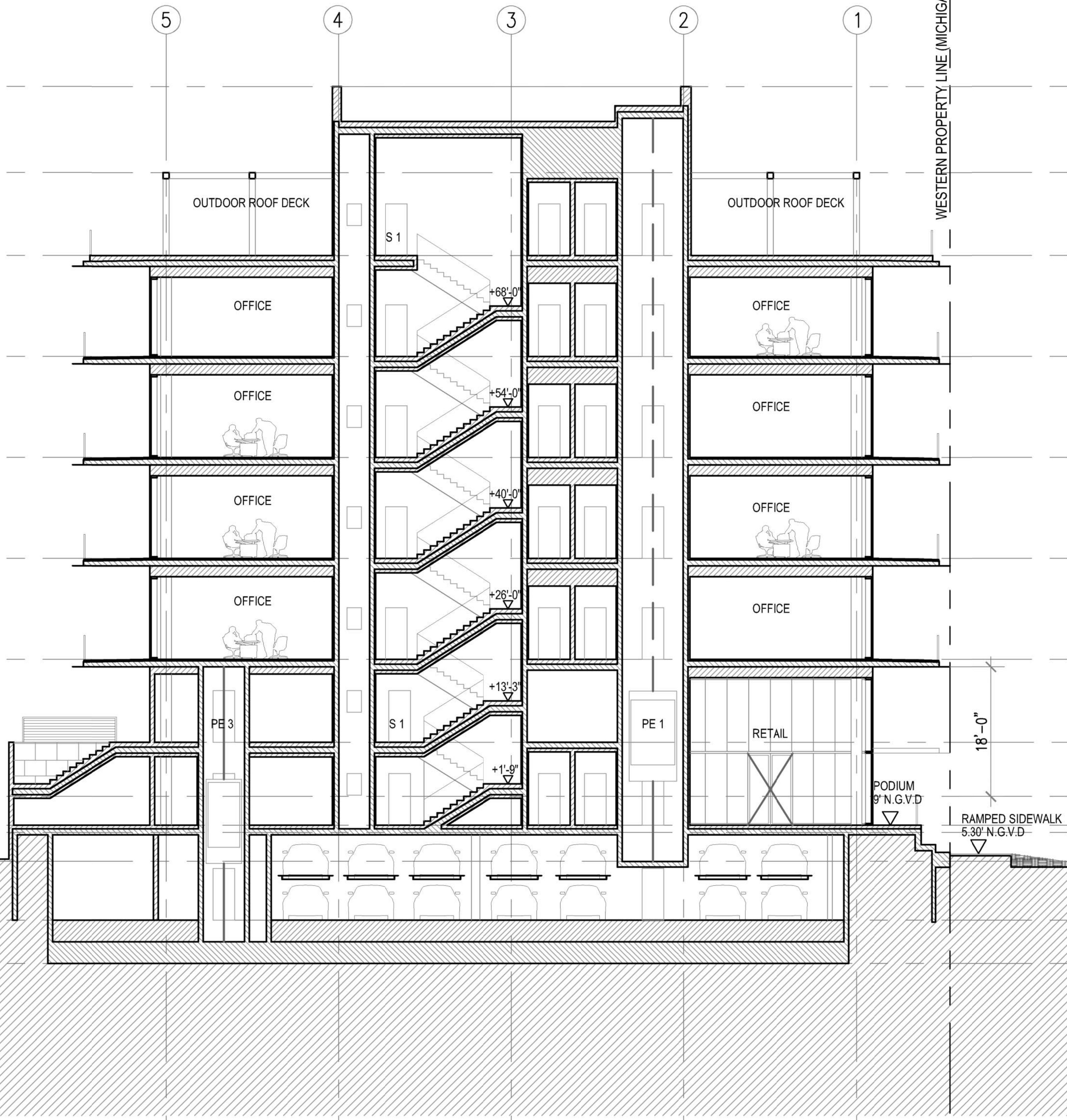
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**A4.14**



EASTERN PROPERTY LINE (ALLEY)  
SETBACK - 5 FEET

WESTERN PROPERTY LINE (MICHIGAN AV.)



HIGH ROOF PARAPET	+98'-8"	(+111'-5" N.G.V.D.)	11'-11"
CANOPY	+86'-6"	(+99'-6" N.G.V.D.)	11'-6"
BUILDING HEIGHT ROOF	+75'-0"	(+88' N.G.V.D.)	14'-0"
5TH FLOOR	+61'-0"	(+74' N.G.V.D.)	14'-0"
4TH FLOOR	+47'-0"	(+60' N.G.V.D.)	14'-0"
3RD FLOOR	+33'-0"	(+46' N.G.V.D.)	14'-0"
2ND FLOOR	+19'-0"	(+32' N.G.V.D.)	14'-0"
MEZZANINE FLOOR	+7'-6"	(+20'-6" N.G.V.D.)	23'-0"
FREEBOARD	+/- 0'	(+13' N.G.V.D.)	5'-0"
D.F.E.	-4'	(+9' N.G.V.D.)	13'-2"
B.F.E.	-5'	(+8' N.G.V.D.)	14'-2"
GRADE	-9'-0"	(+3.19' N.G.V.D.)	
TOS BASEMENT	-17'-2"	(-4.16' N.G.V.D.)	

ALLEY (+4.31' N.G.V.D.)

MICHIGAN AVE.  
(+3.19' N.G.V.D.)

**Latitudinal Building Section C**  
411 Michigan Avenue  
Miami Beach, Florida

Scale: 1" = 40'-0"



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**A5.0 Contributing Historic Property**

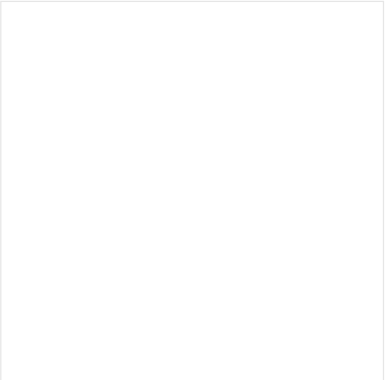
- A5.1 Existing & Proposed E/W Streetfront Elevations
- A5.2 Existing & Proposed N/S Streetfront Elevations | Alley
- A5.3 Existing & Proposed N/S Streetfront Elevations | Michigan
- A5.4 Future Raised Roads Elevation
- A5.5 Existing & Future Raised Roads Sections
- A5.6 Historic Building Documentation
- 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 Building Rendering | Michigan Ave.
- A5.17 Historic Building Rendering | Michigan Ave.
- A5.18 Rendering | Private Drive
- A5.19 Prior Development Approvals
- A5.20 LEED Components



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

Jonathan W. Cardello, AIA

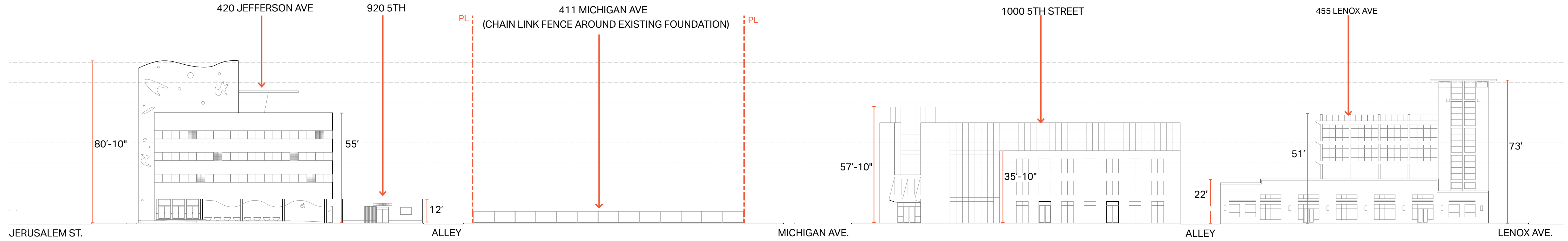
FL License No. AR93391



**411 Michigan Avenue**  
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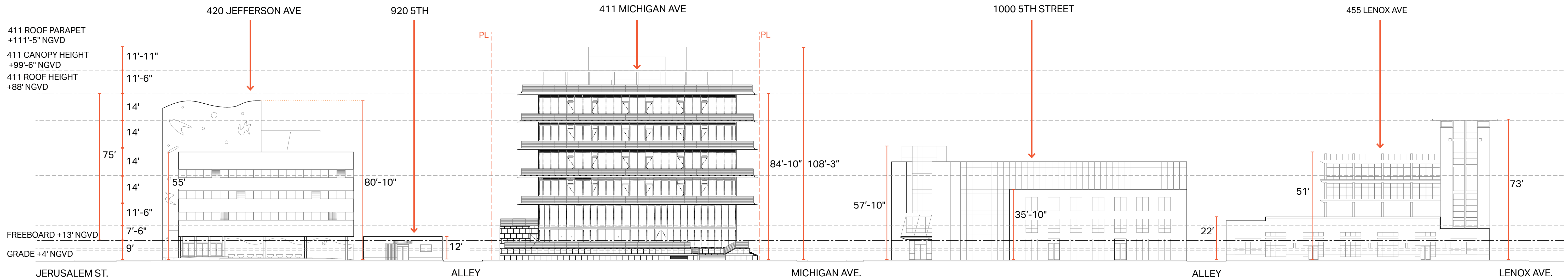
**EXISTING EAST - WEST ELEVATION | JEFFERSON AVE TO LENOX AVE**

HEIGHTS ARE MEASURED FROM GRADE (+4 NGVD)



**PROPOSED EAST - WEST ELEVATION | JEFFERSON AVE TO LENOX AVE**

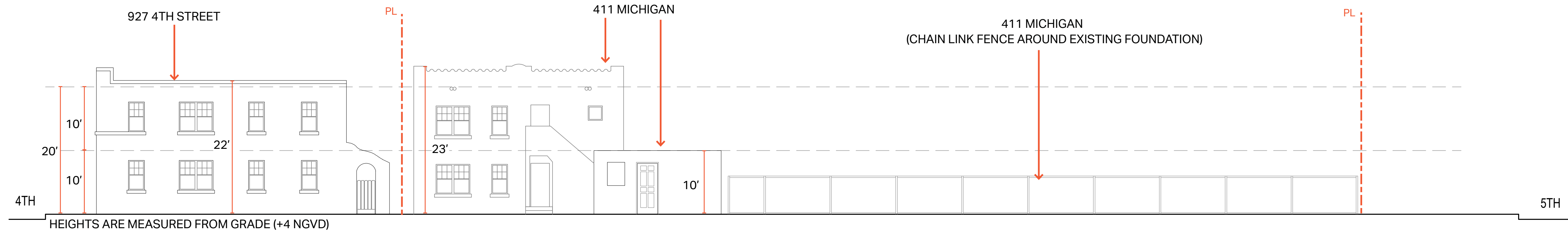
HEIGHTS ARE MEASURED FROM GRADE (+4 NGVD)



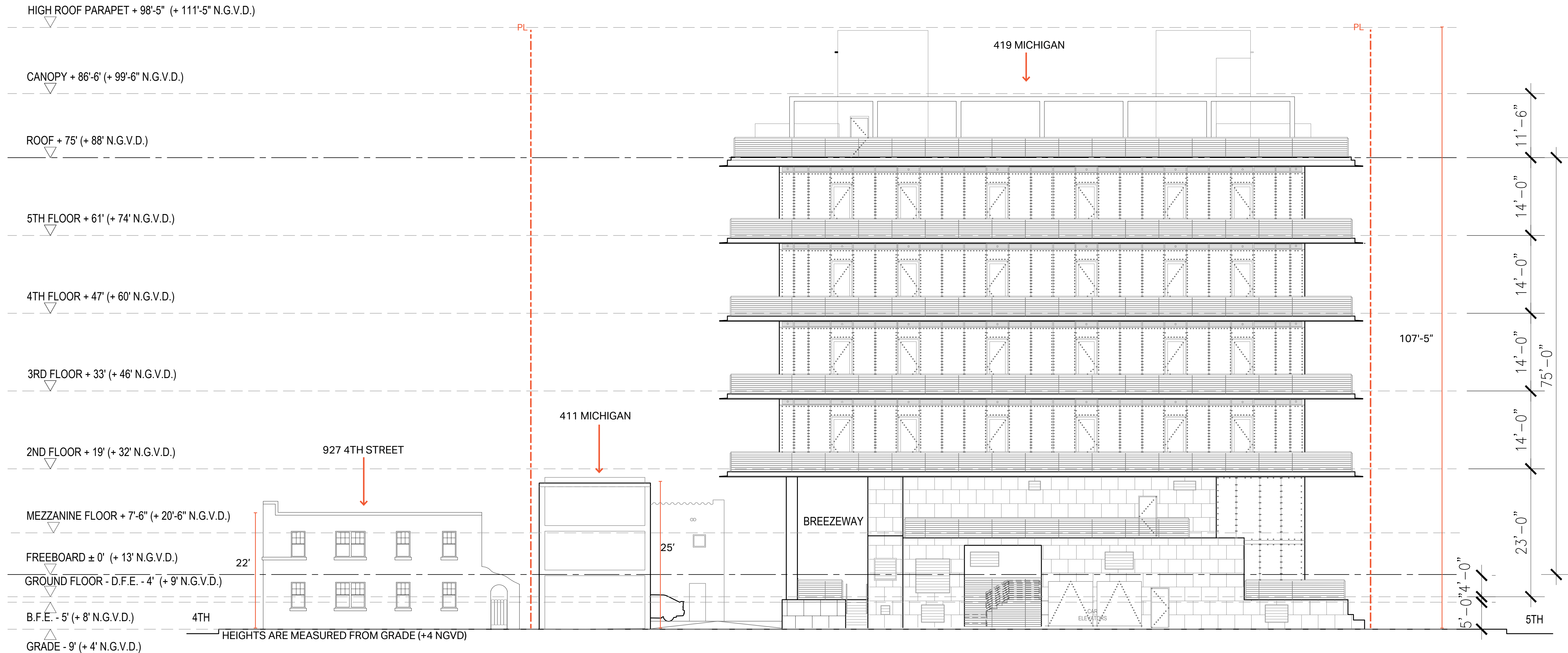
411 Michigan Avenue  
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Elevations | Existing & Proposed

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



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



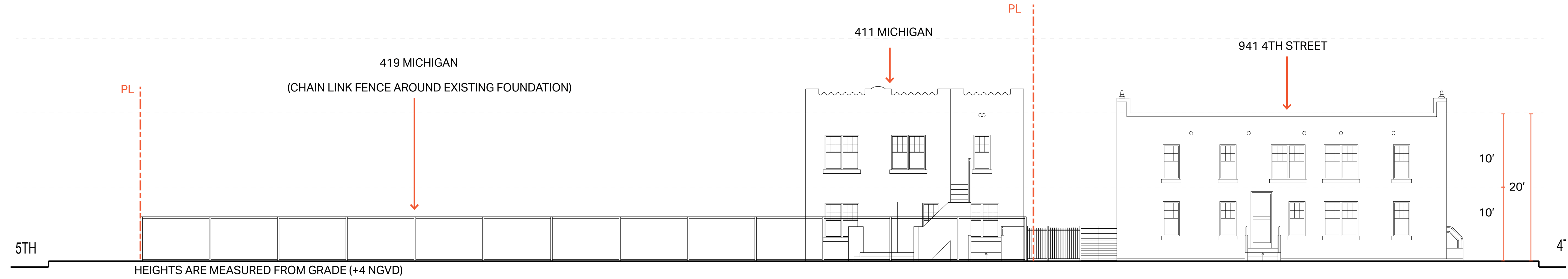
**411 Michigan Avenue**  
Miami Beach, Florida

**Elevations | Existing & Proposed**

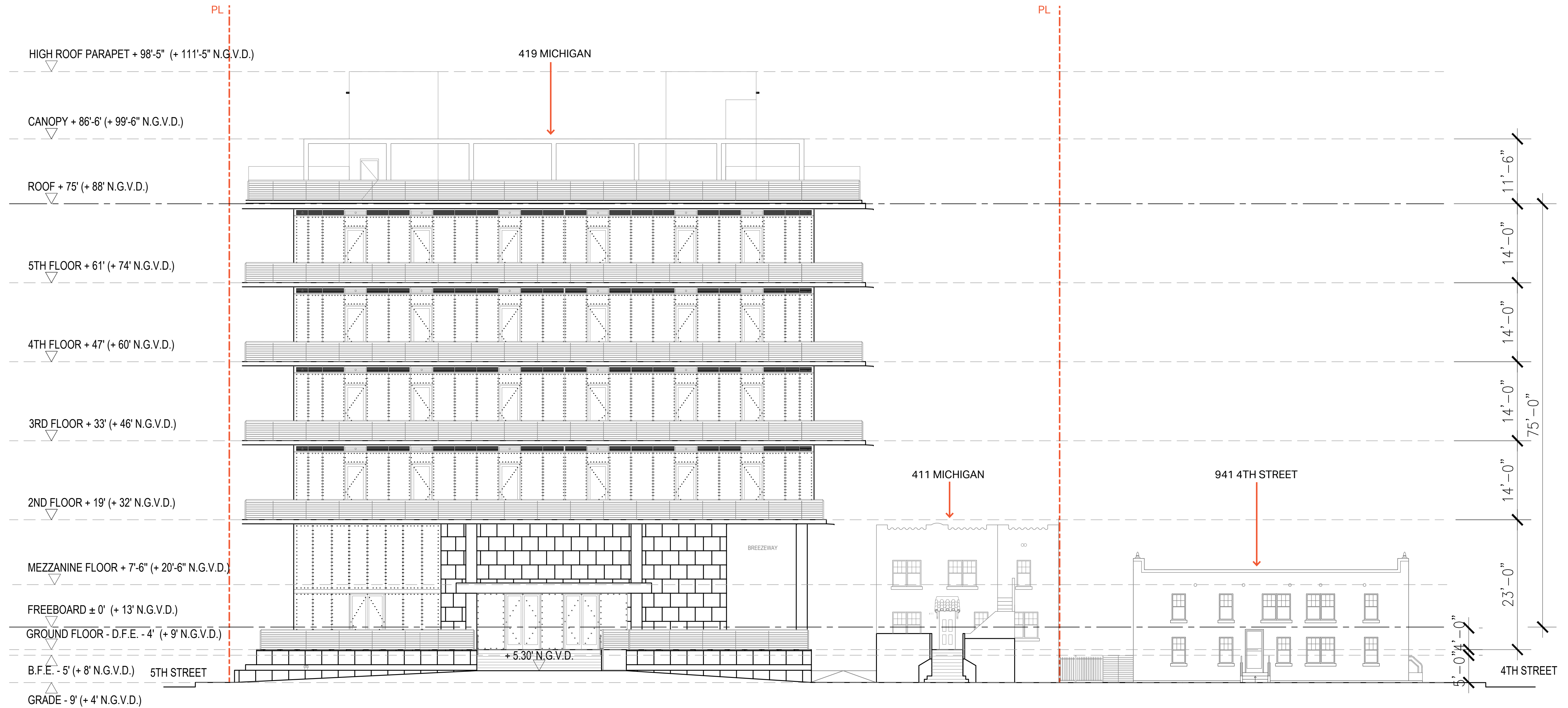
Final Submittal  
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**A5.2**

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



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

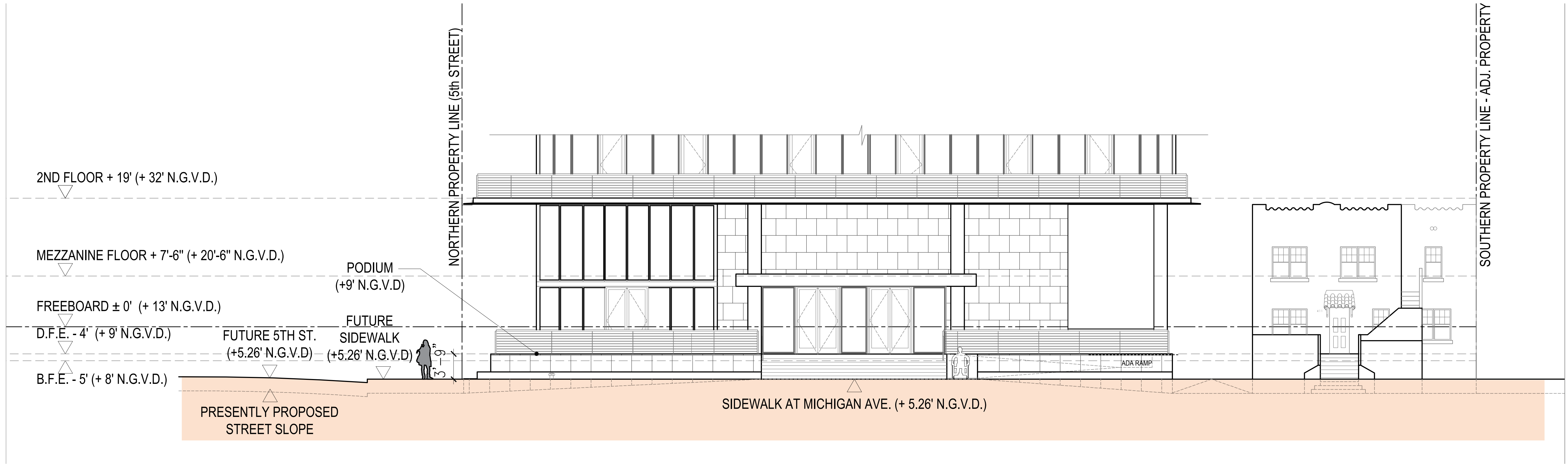
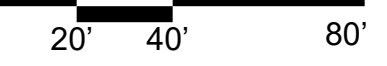
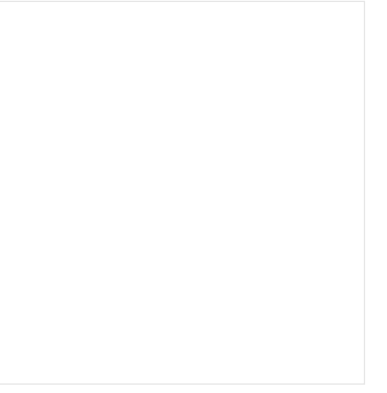


**411 Michigan Avenue**  
Miami Beach, Florida

**Elevations | Existing & Proposed**

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7 February 2022

**A5.3**



**411 Michigan Avenue**  
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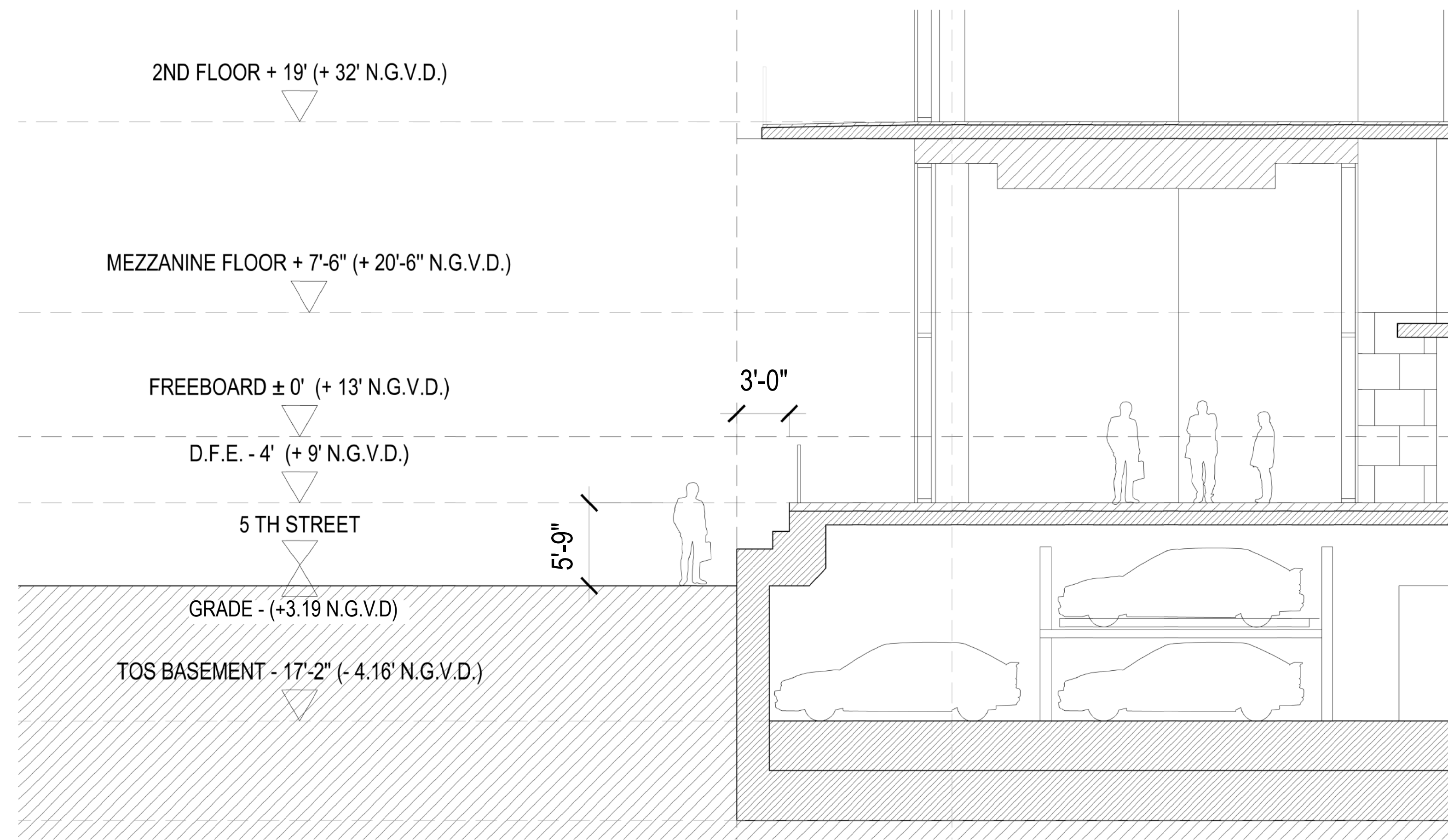
**Future Raised Road Elevation**



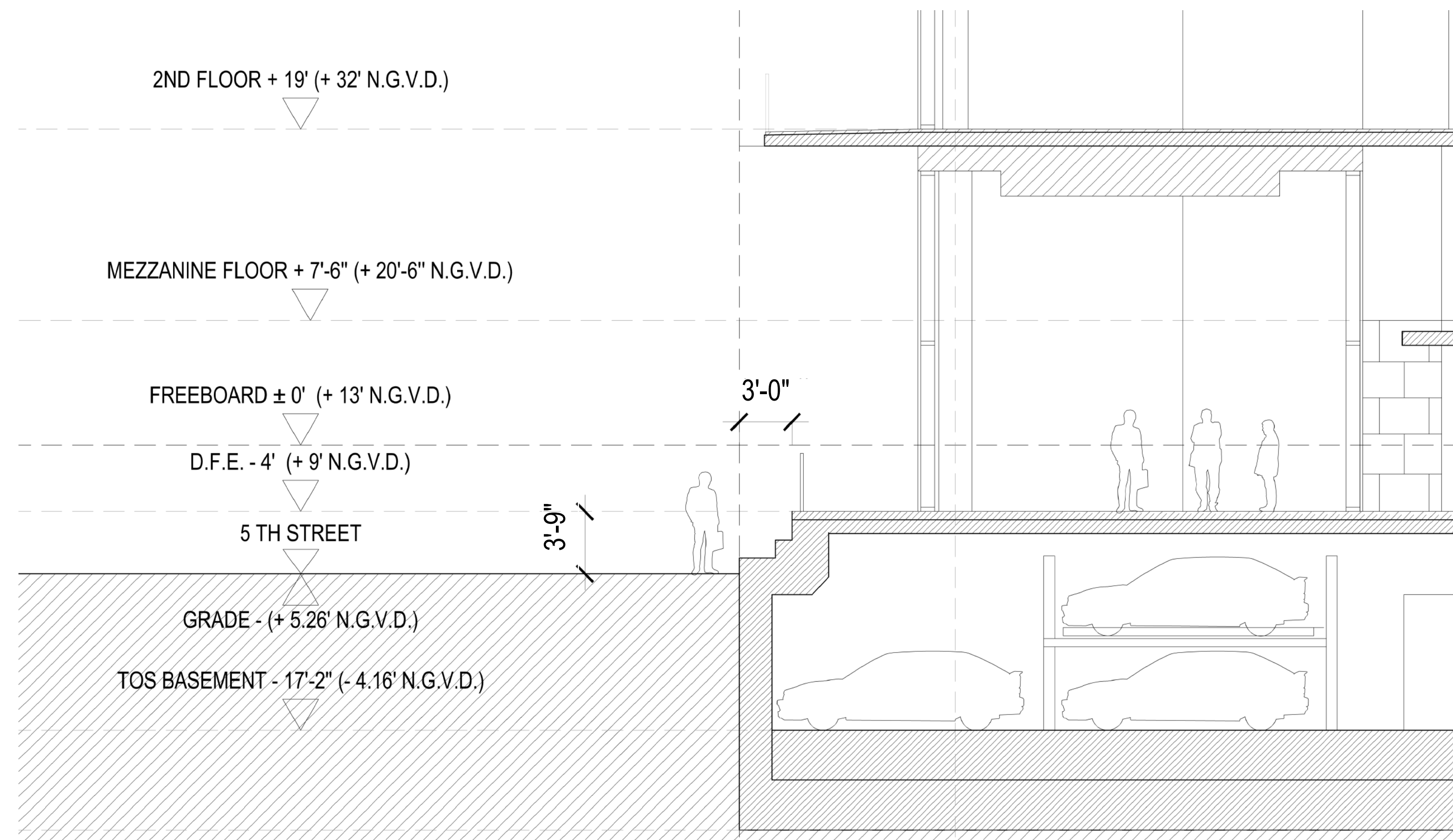
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7 February 2022

**A5.4**

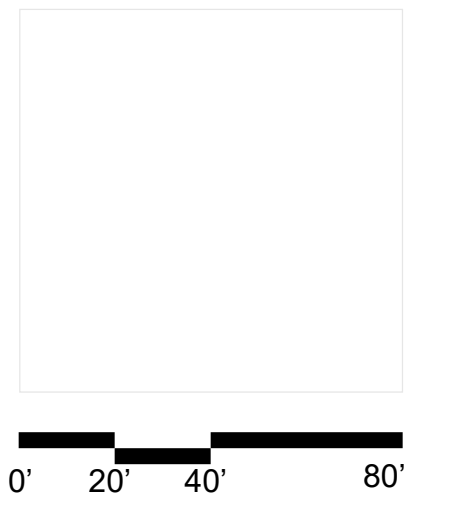




EXISTING SIDEWALK HEIGHT AT PODIUM



FUTURE SIDEWALK HEIGHT AT PODIUM



**ORIGINAL HISTORIC BUILDING, 1955**

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



View of the Building, 1973



View of the Building, 2002

## THE HISTORIC BUILDINGS

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

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

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

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

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

**411 Michigan Avenue**  
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**Historic Building Documentation**

NON-ORIGINAL RAMP / PERGOLA

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 4<sup>th</sup> and 5<sup>th</sup> 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



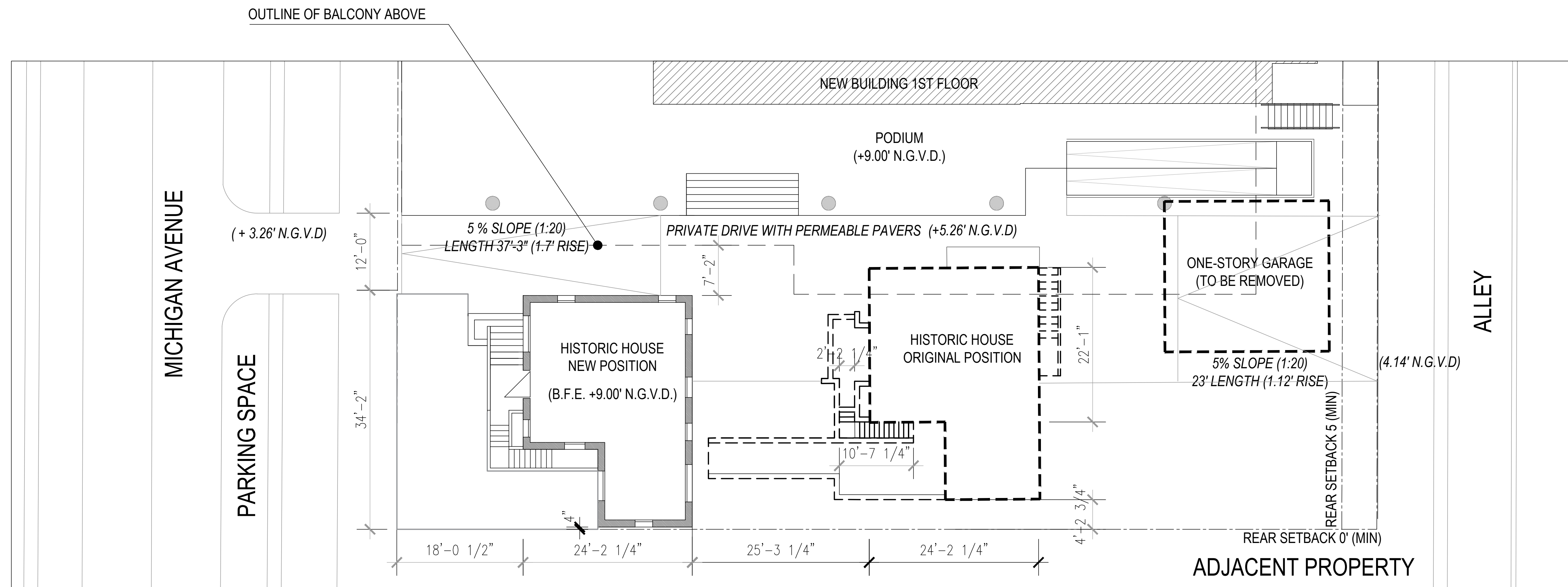
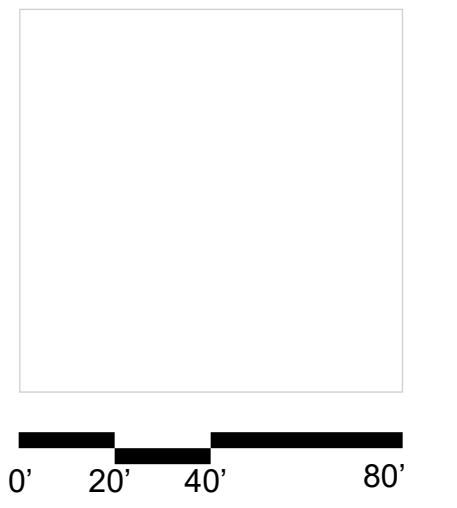
PRIMARY HISTORIC STRUCTURE

SECONDARY HISTORIC STRUCTURE

411 Michigan Avenue  
Miami Beach, Florida

Historic Building Documentation





HISTORIC HOUSE RELOCATION PLAN

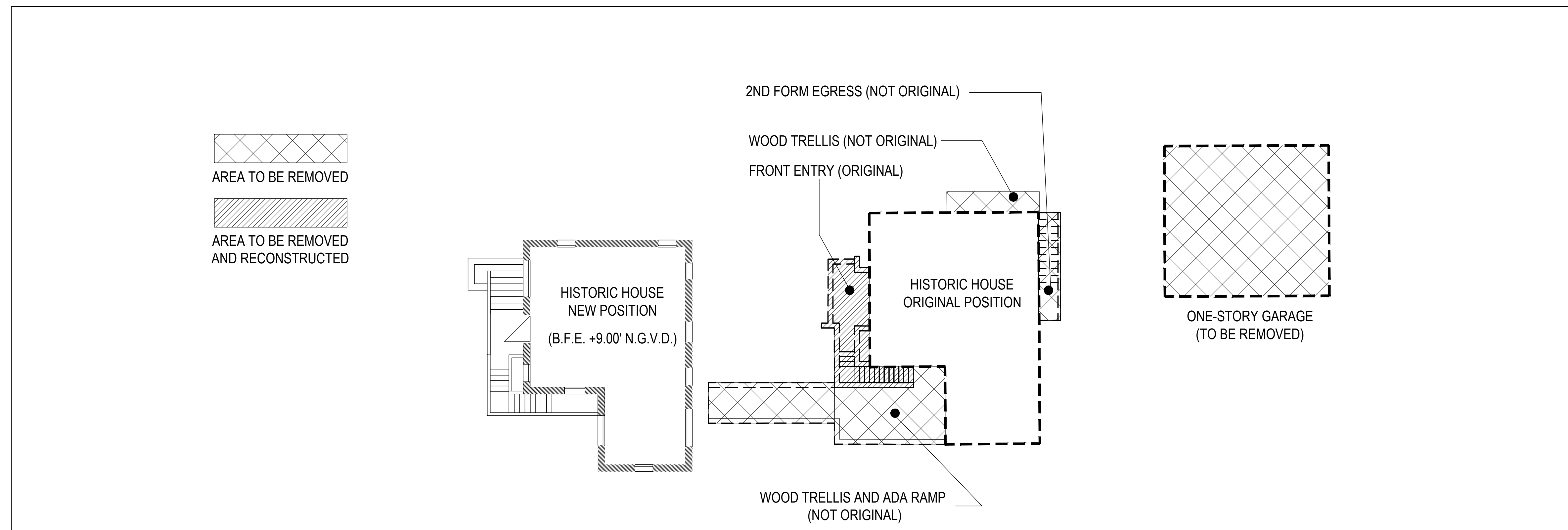


DIAGRAM - ELEMENTS TO BE REMOVED AND REBUILT

**411 Michigan Avenue**  
Miami Beach, Florida

**Historic Building Demo Plan**  
Not To Scale



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**A5.9**

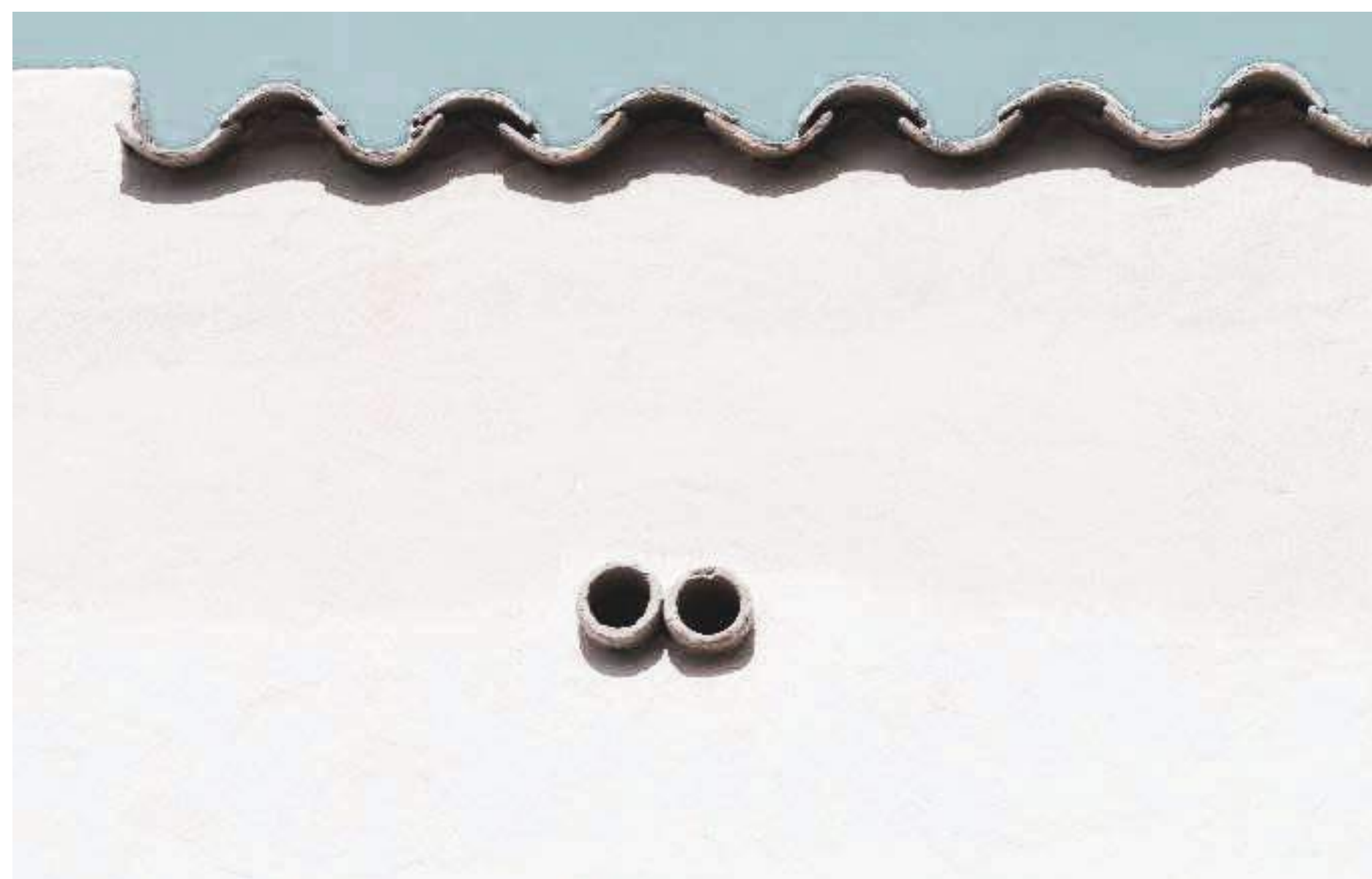
1

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)**

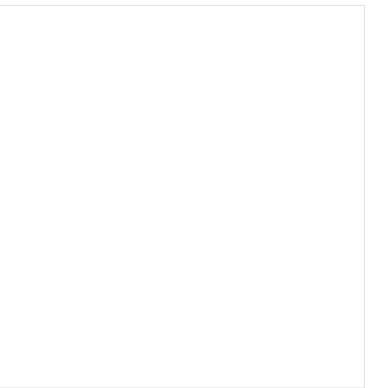


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Historic Building Elements | Photos

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**A5.10**

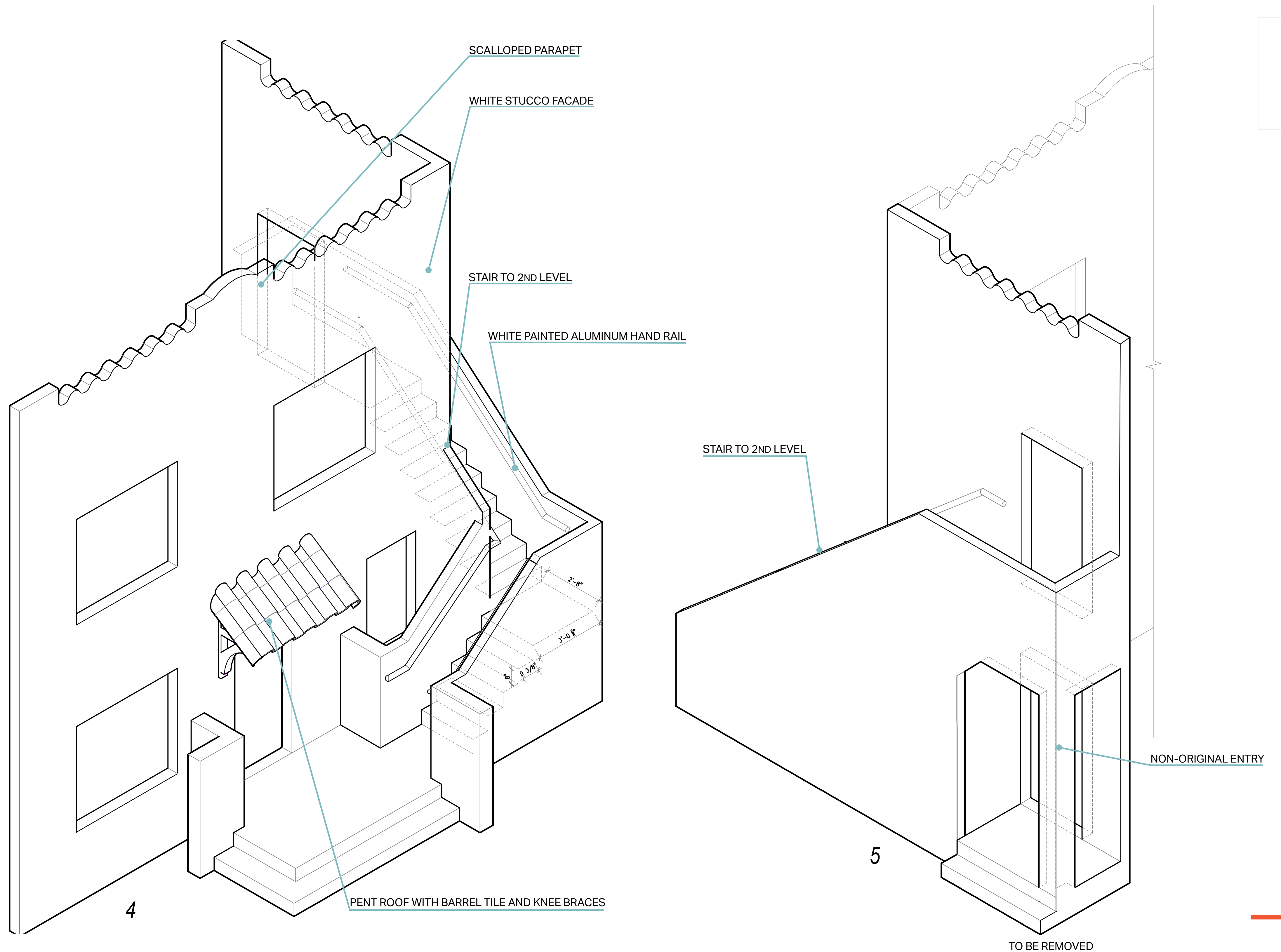
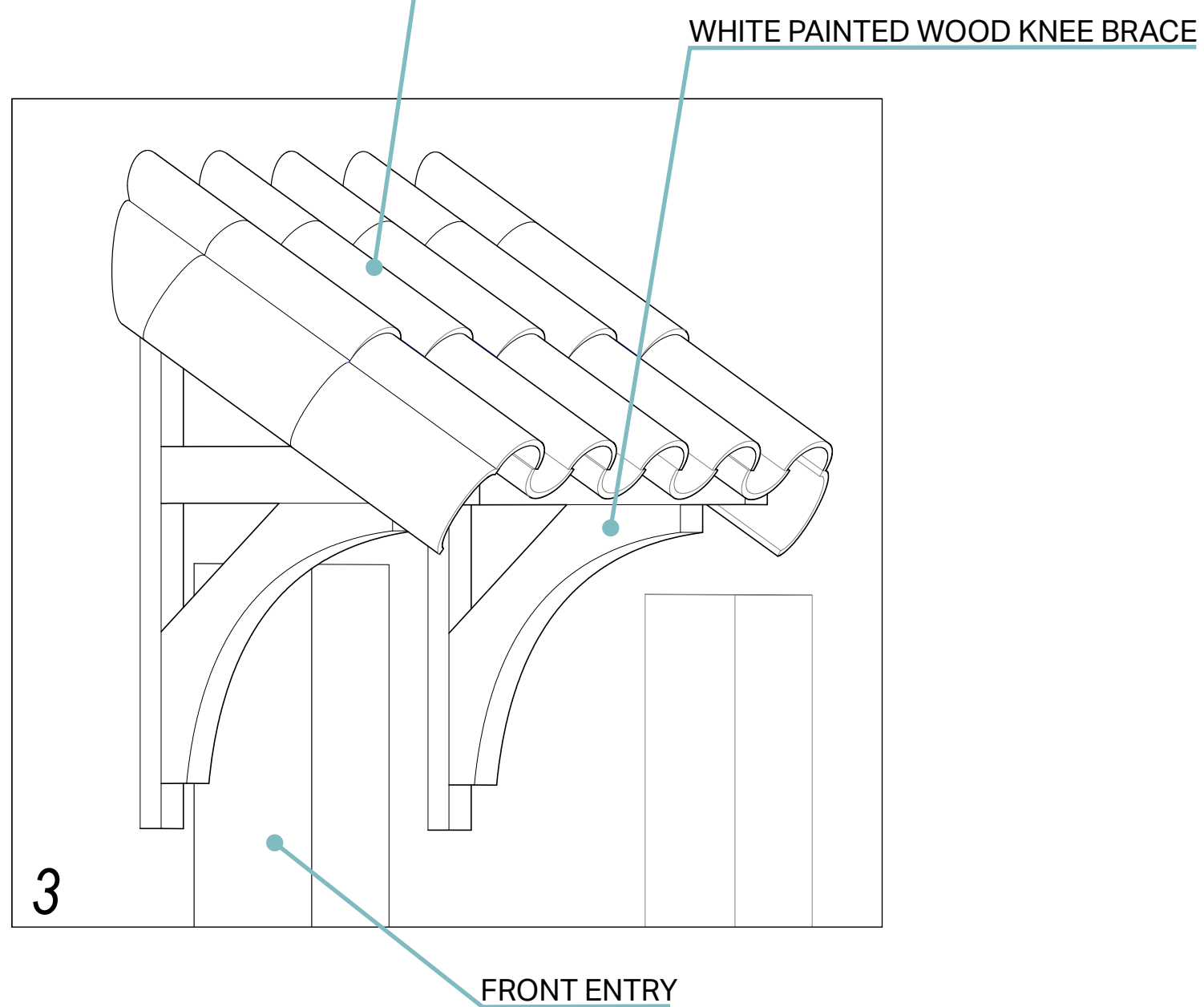
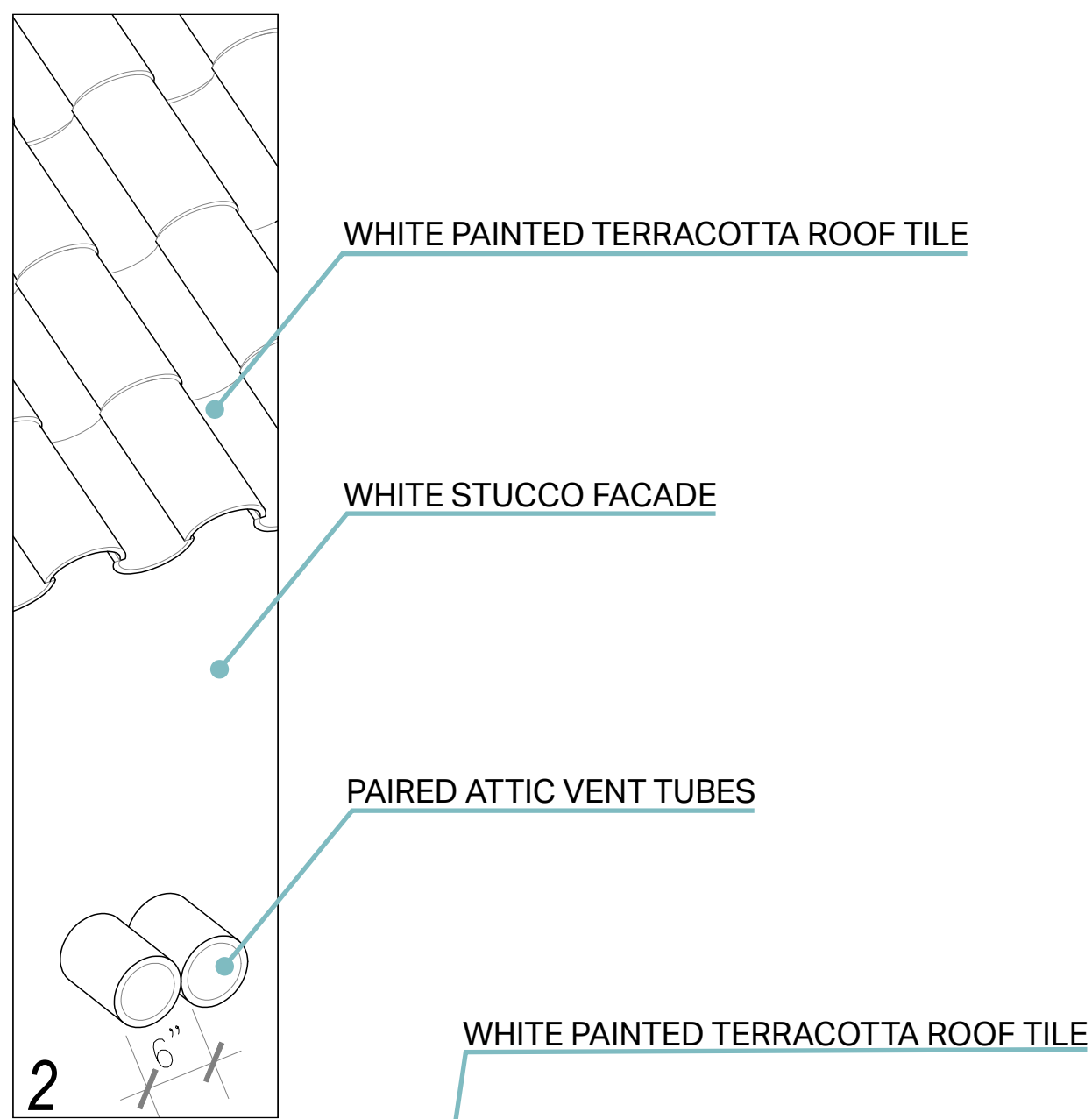
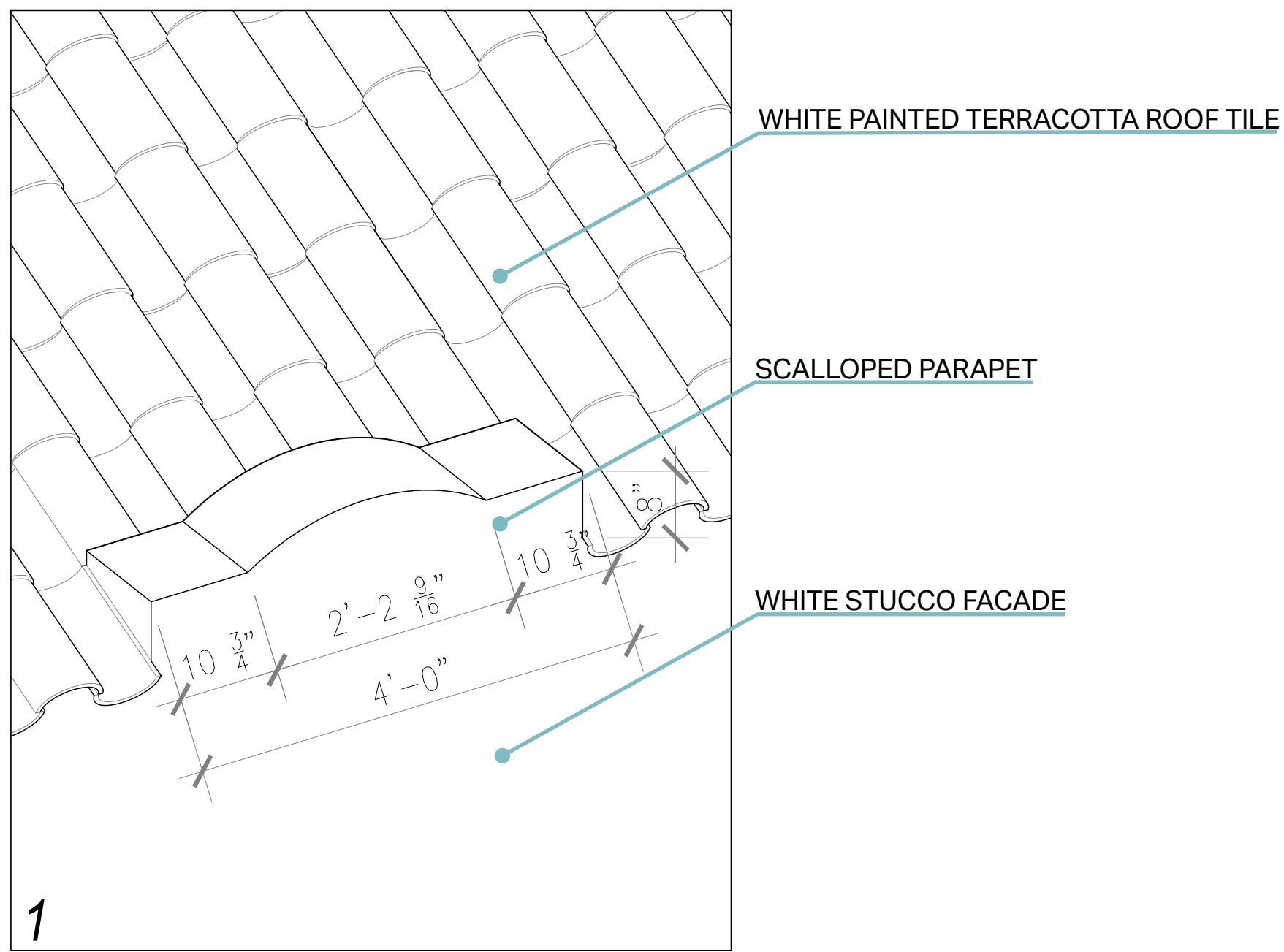


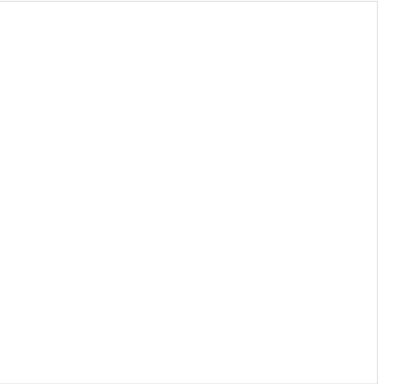
**411 Michigan Avenue**  
Miami Beach, Florida

**Historic Building Elements | Details**

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**A5.11**



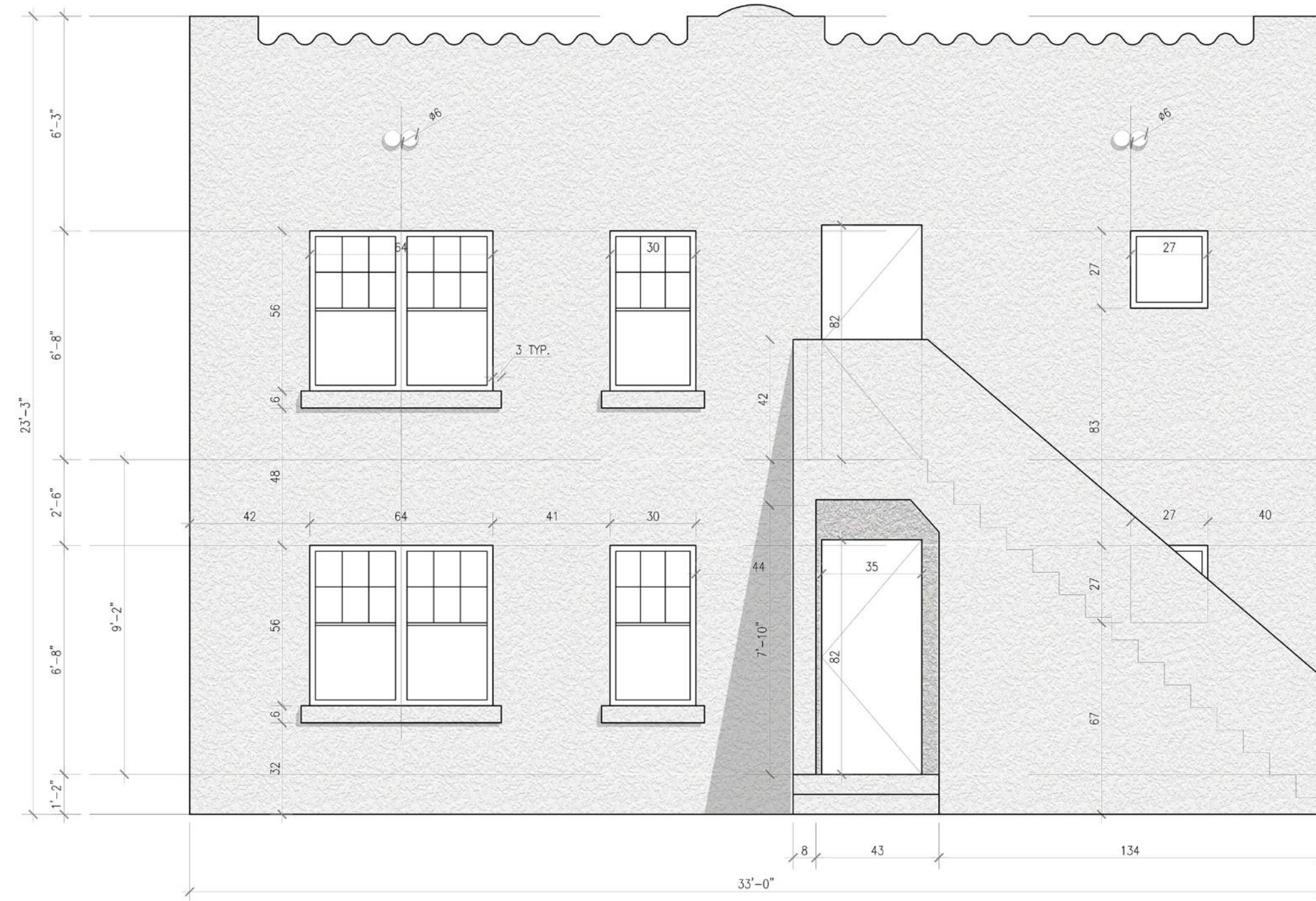
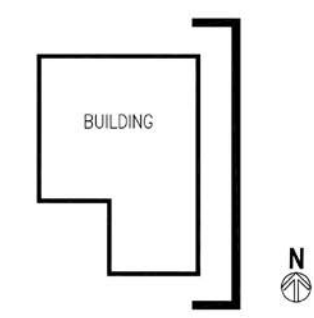


**411 Michigan Avenue**  
Miami Beach, Florida

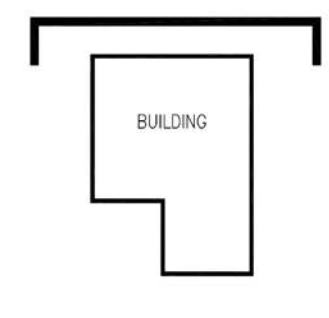
**Historic Building Elevations**

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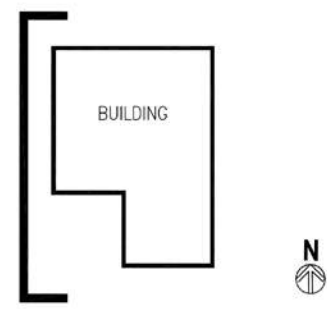
**A5.12**



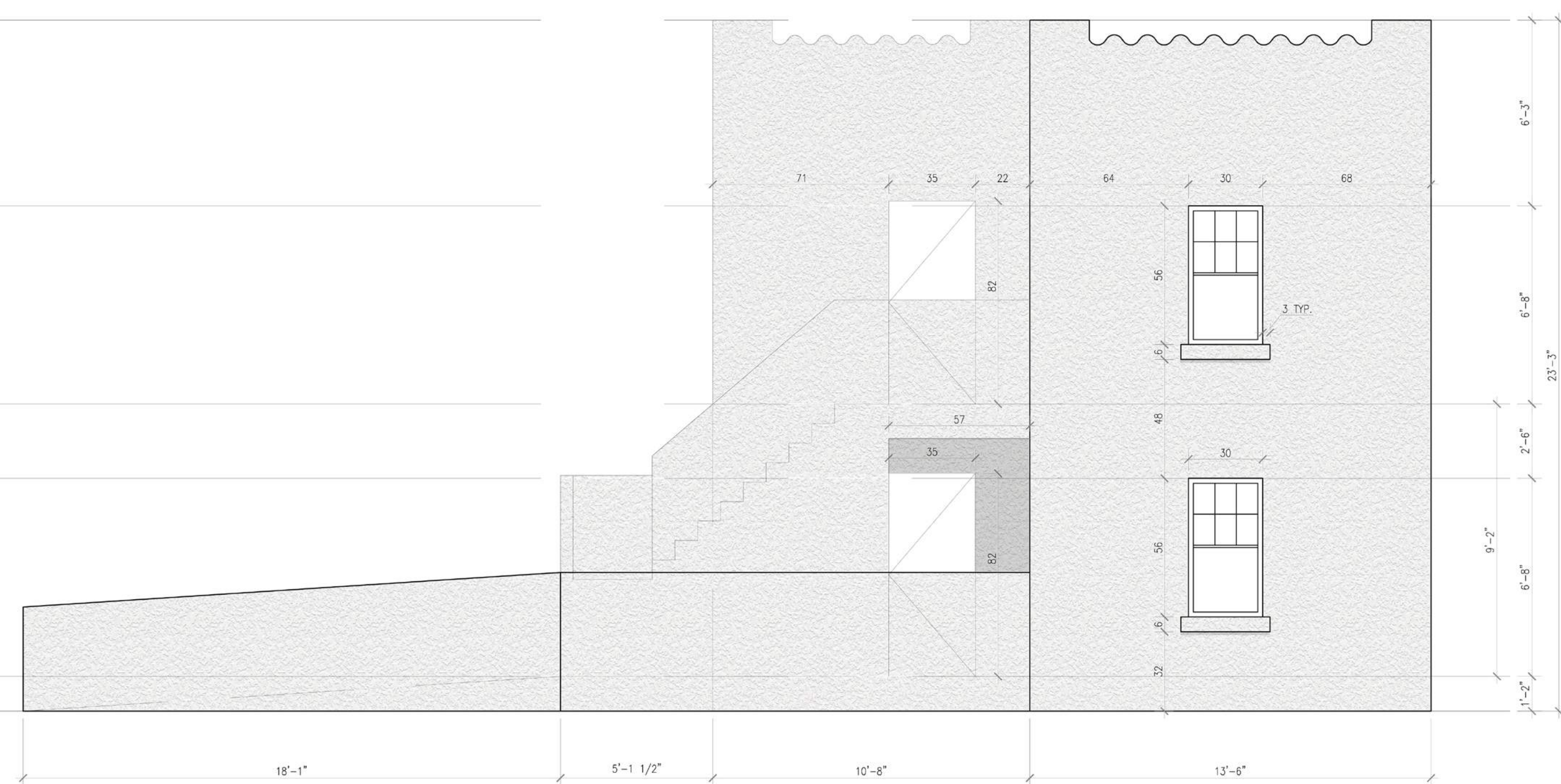
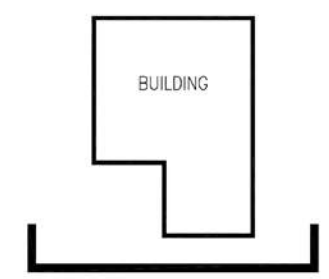
**EAST ELEVATION-REAR ELEVATION**



**NORTH ELEVATION**

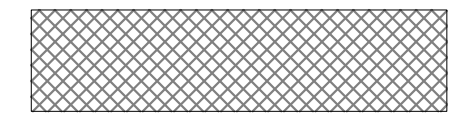
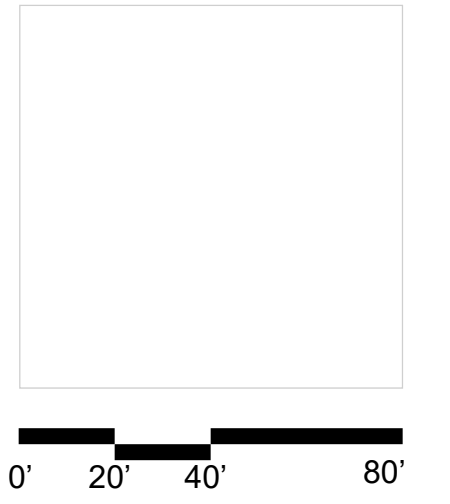


**WEST ELEVATION**

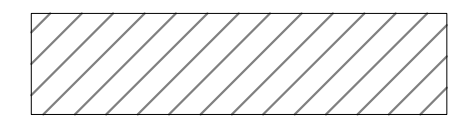


**SOUTH ELEVATION**

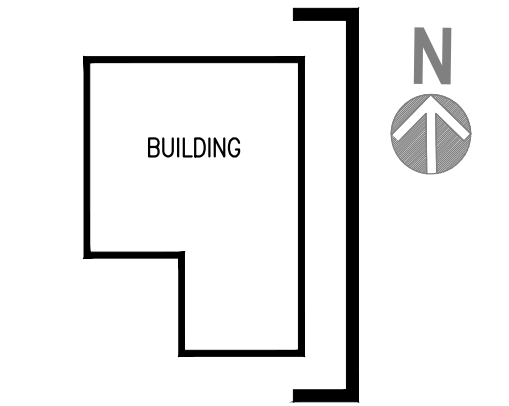
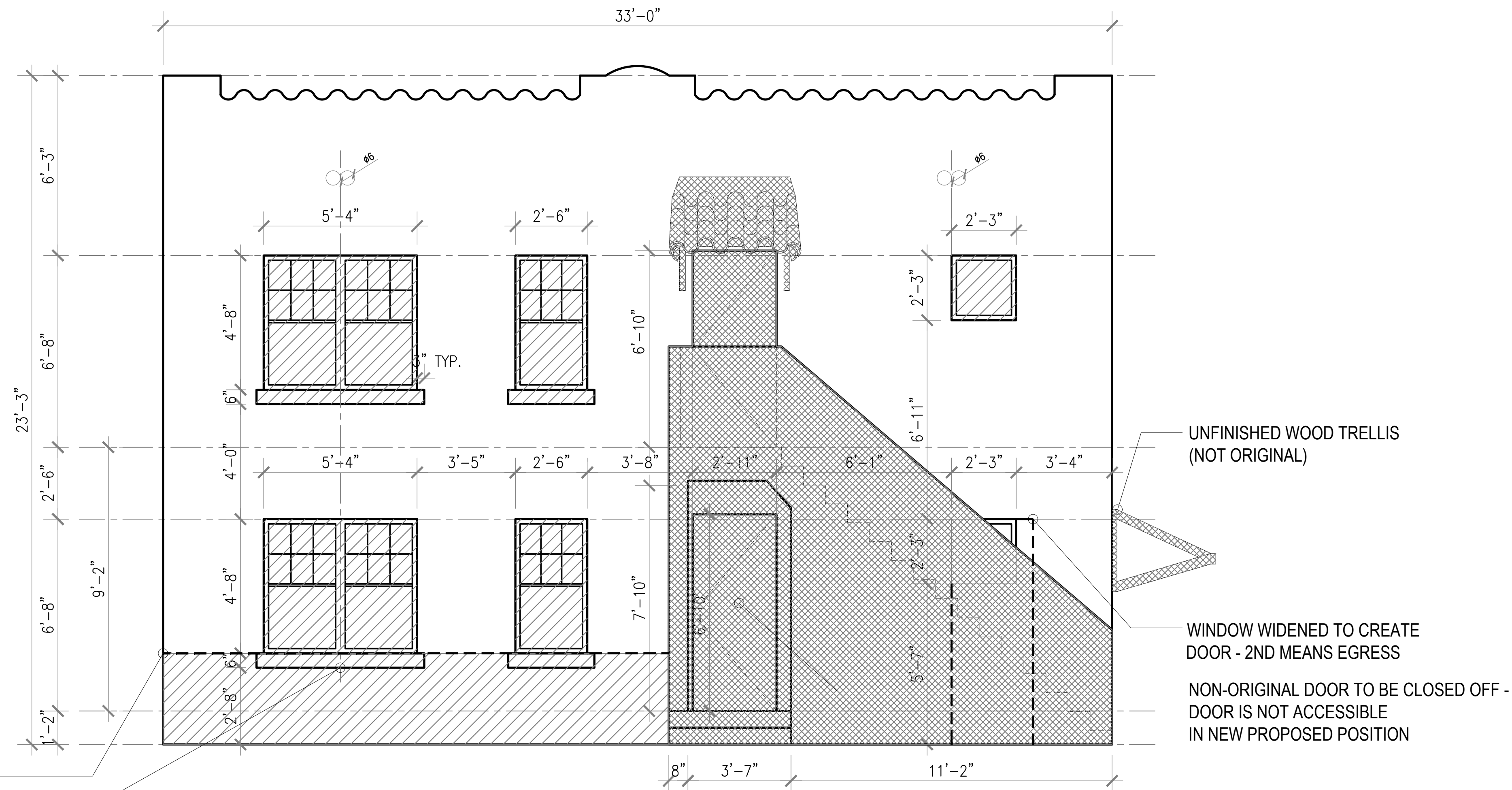




AREA TO BE REMOVED



AREA TO BE REMOVED + REPLACED



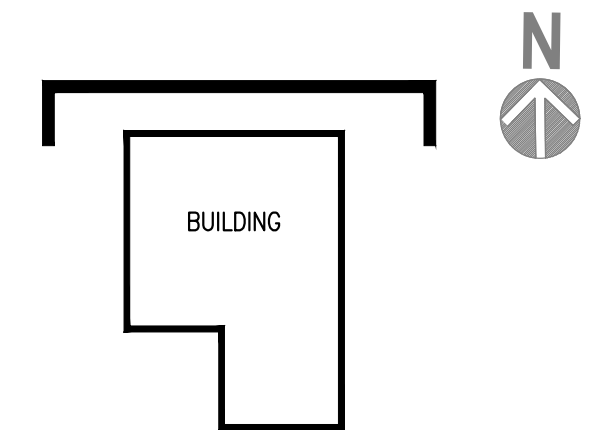
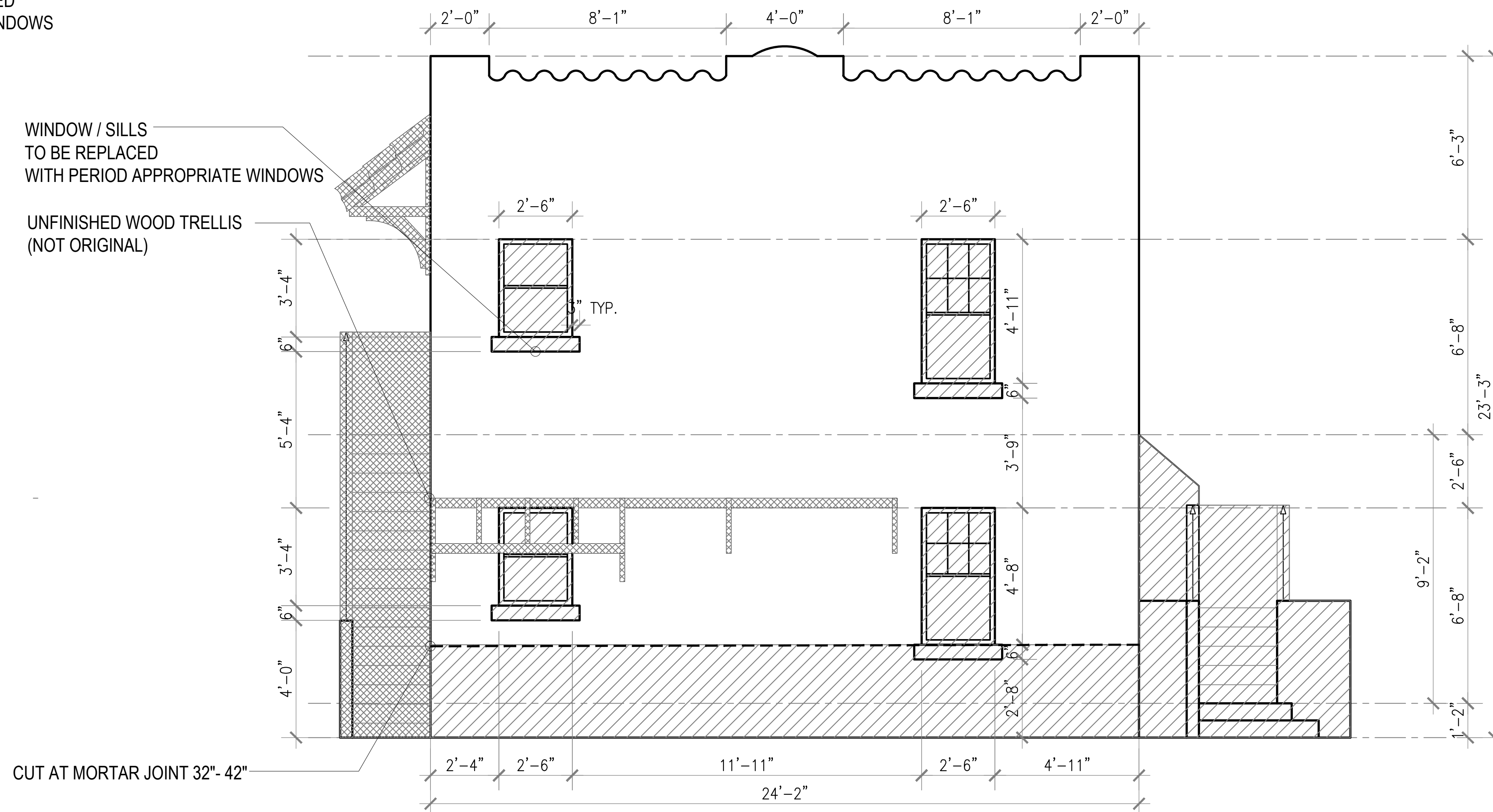
EAST ELEVATION

**411 Michigan Avenue**  
Miami Beach, Florida

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)



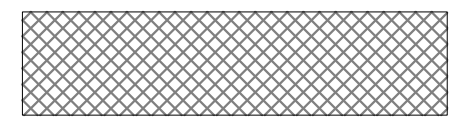
NORTH ELEVATION

**Historic Building Elevations**  
To Be Removed | Not To Scale

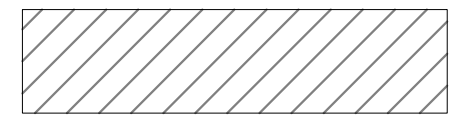


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**A5.13**



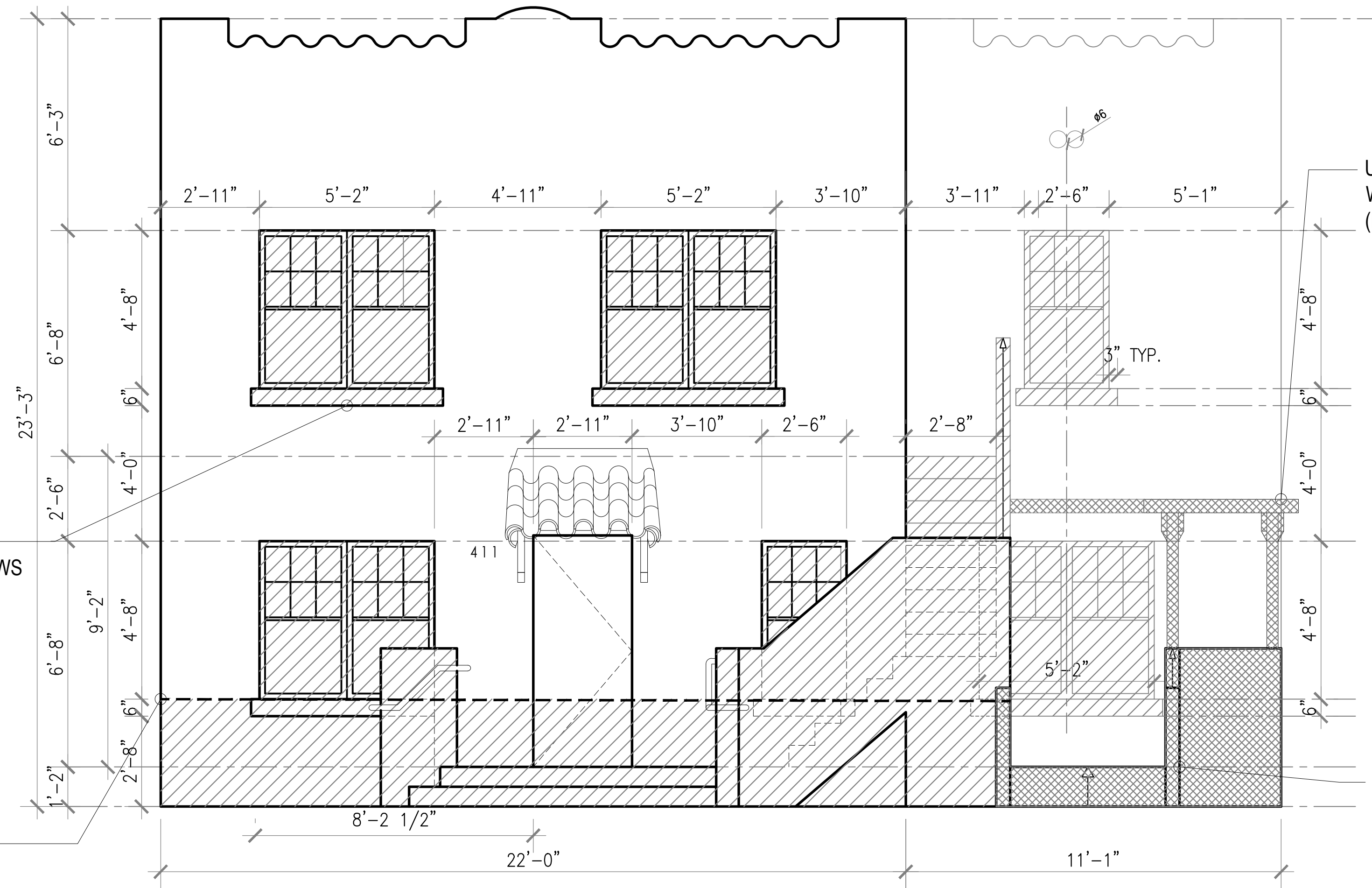
AREA TO BE REMOVED



AREA TO BE REMOVED + REPLACED

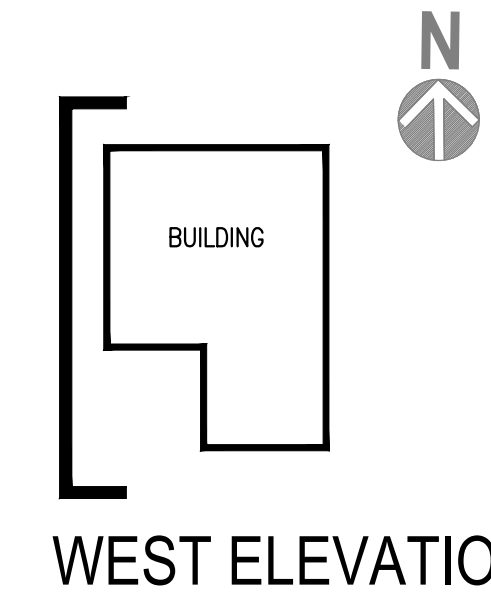
WINDOW / SILLS TO BE REPLACED WITH PERIOD APPROPRIATE WINDOWS

CUT AT MORTAR JOINT 32"- 42"

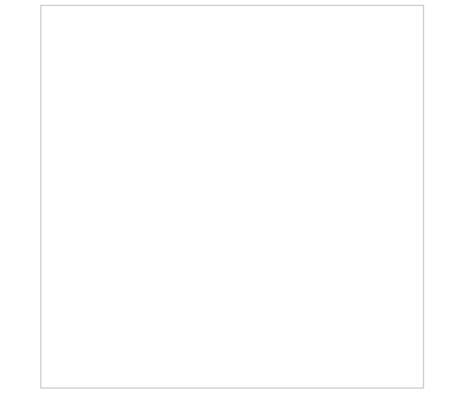


UNFINISHED WOOD TRELLIS (NOT ORIGINAL, 2001)

ACCESS RAMP (NOT ORIGINAL, 2001)



WEST ELEVATION



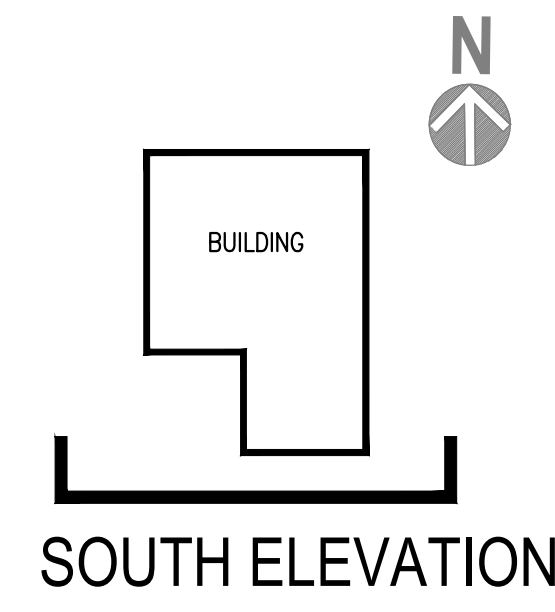
**411 Michigan Avenue**  
Miami Beach, Florida

**Historic Building Elevations**  
To Be Removed | Not To Scale



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**A5.14**



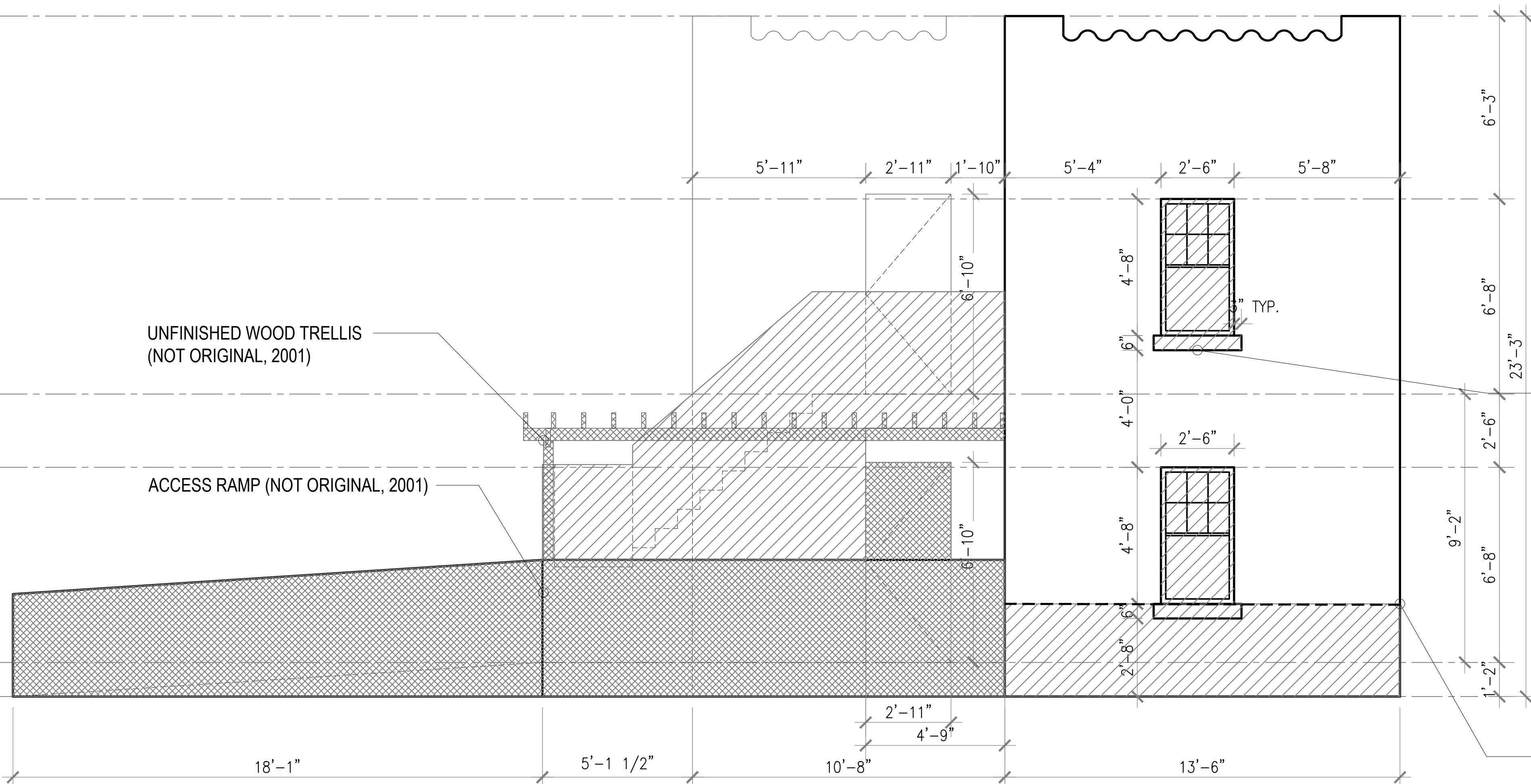
SOUTH ELEVATION

UNFINISHED WOOD TRELLIS (NOT ORIGINAL, 2001)

ACCESS RAMP (NOT ORIGINAL, 2001)

WINDOW / SILLS TO BE REPLACED WITH PERIOD APPROPRIATE WINDOWS

CUT AT MORTAR JOINT 32"- 42"



**KEY**

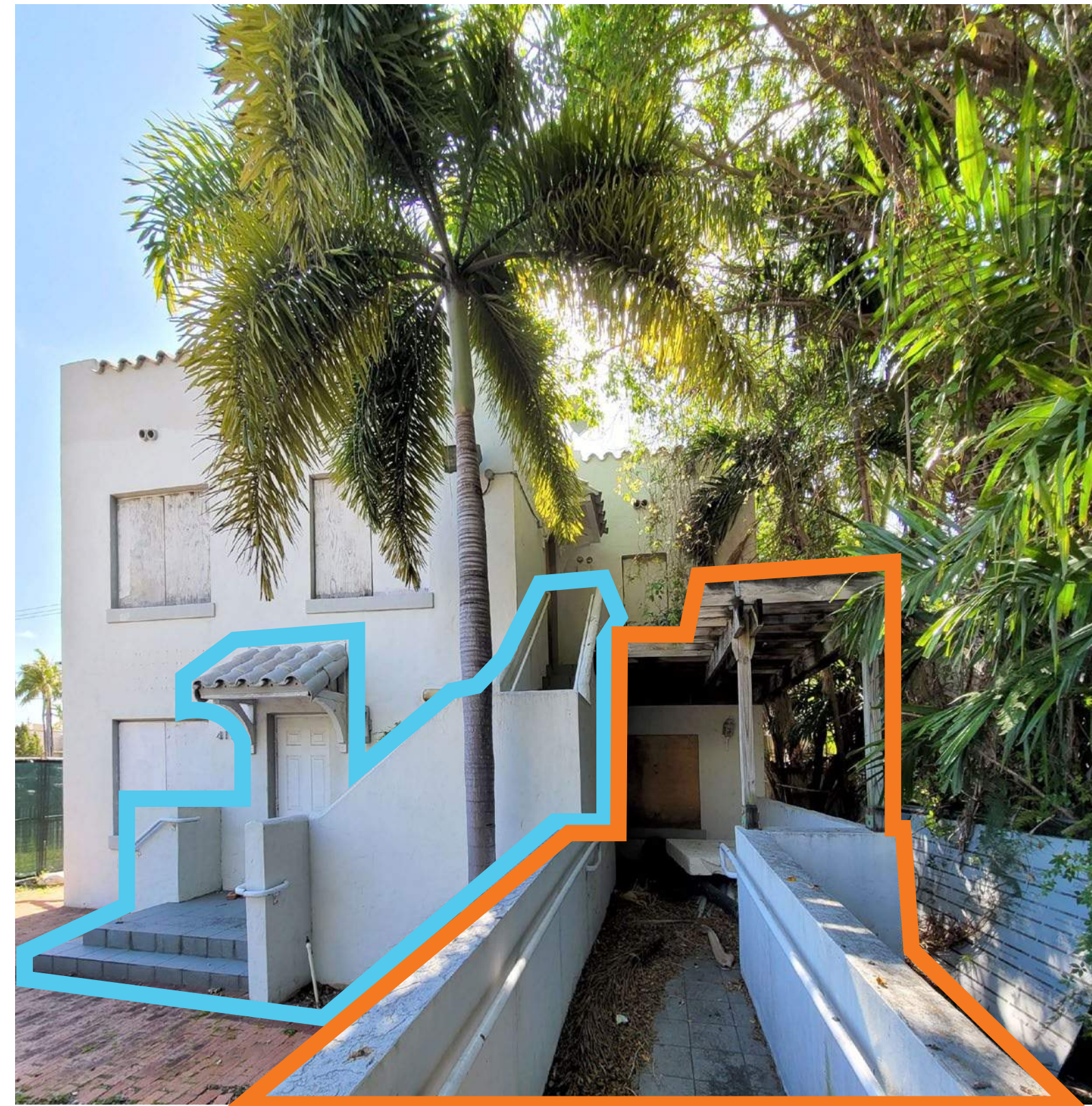
ELEMENT TO BE REMOVED

ELEMENT TO BE REMOVED AND REPLACED



ORIGINAL HISTORIC BUILDING, 1955

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

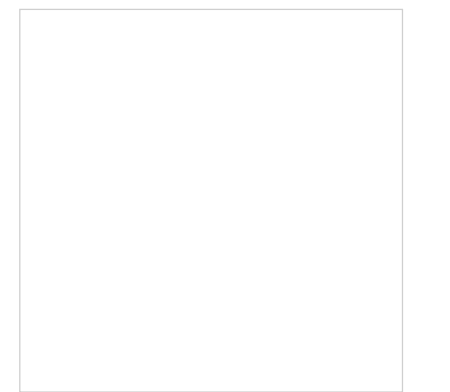


FRONT ENTRY STAIR - TO BE REPLACED

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



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



0' 20' 40' 80'

**411 Michigan Avenue**  
Miami Beach, Florida

**Historic Building Photos**  
Non-Original Elements To Be Removed

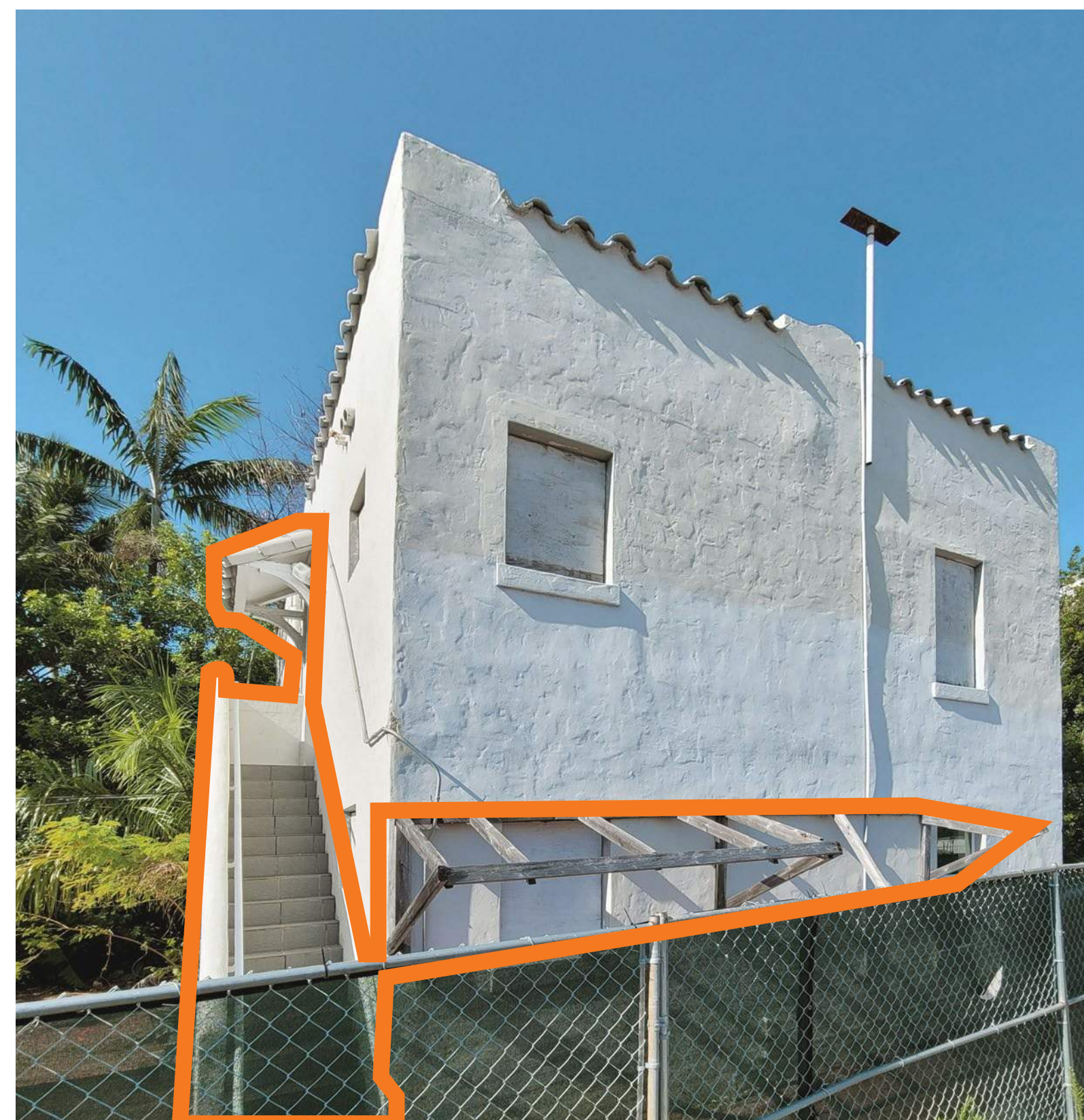


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**A5.15**



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



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



EGRESS REAR STAIR - NOT ORIGINAL - TO BE REMOVED