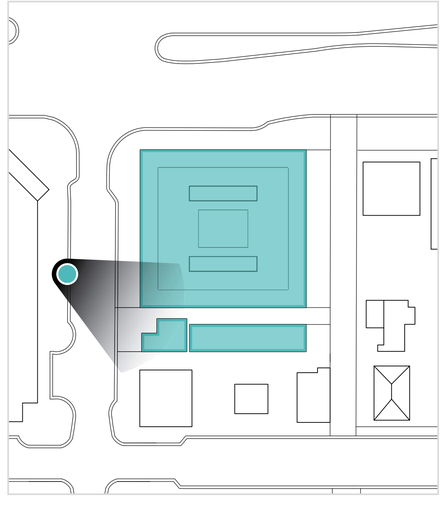
Angle 3
Virtual Photo



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

Jonathan W. Cardello, AIA

FL License No. AR93391

Jonathan W. Cardello
2022.02.04 17:30:06-05'00'

411 Michigan Avenue
Miami Beach, Florida

Historic Rendering | Michigan Ave.
Scale: None

Final Submittal
7 February 2022

A5.16

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

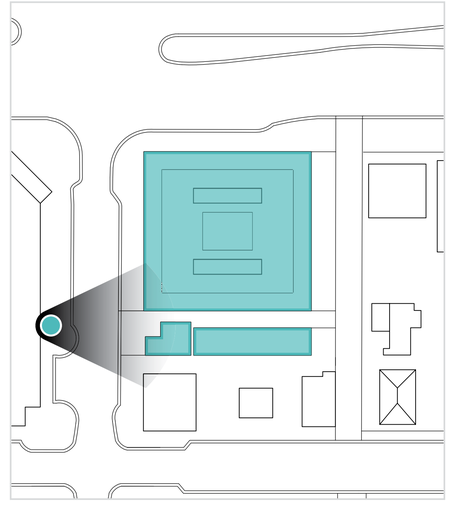
Jonathan W. Cardello, AIA

FL License No. AR93391

Jonathan W. Cardello
2022.02.04 17:31:42 -05'00'

NOTE: RENDER TO BE UPDATED TO SHOW GROUND LEVEL STEPS AND PLANTERS. SEE SHEETS A2.5, A3.3, & A5.16 FOR REFERENCE

Angle 2
Virtual Photo



411 Michigan Avenue
Miami Beach, Florida

Historic Rendering | Michigan Ave.
Scale: None

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7 February 2022

A5.17

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

Jonathan W. Cardello, AIA

FL License No. AR93391

Jonathan W. Cardello
2022.02.04 17:32:10 -05'00'

0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

Rendering | Private Drive
Scale: None

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7 February 2022

A5.18

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License No. L18000278579

Jonathan W. Cardello, AIA

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Jonathan W. Cardello
2022.02.04 17:37:26-05'00'

Development Approvals

2012

A previous owner, 411 Aqua, LLC, requested a COA for the following work:

- Demolition of the secondary historic structure.
- Partial demolition*, renovation and restoration of the primary historic structure.
- Construction of a new 3-story building and a new 4-story building, as part of a new office complex.

*Note: It was not possible to determine the scope of demolition planned for the primary historic structure based on the approved design dcuments.

2016

Construction of a 27,000 square foot boutique hotel at the corner of Michigan Avenue and 5th Street commenced in early 2017.

The lot at 411 Michigan Avenue was part of the project and was to be used for parking.

Only the foundation and underground parking was completed before the project stalled, and it went into foreclosure in 2018.

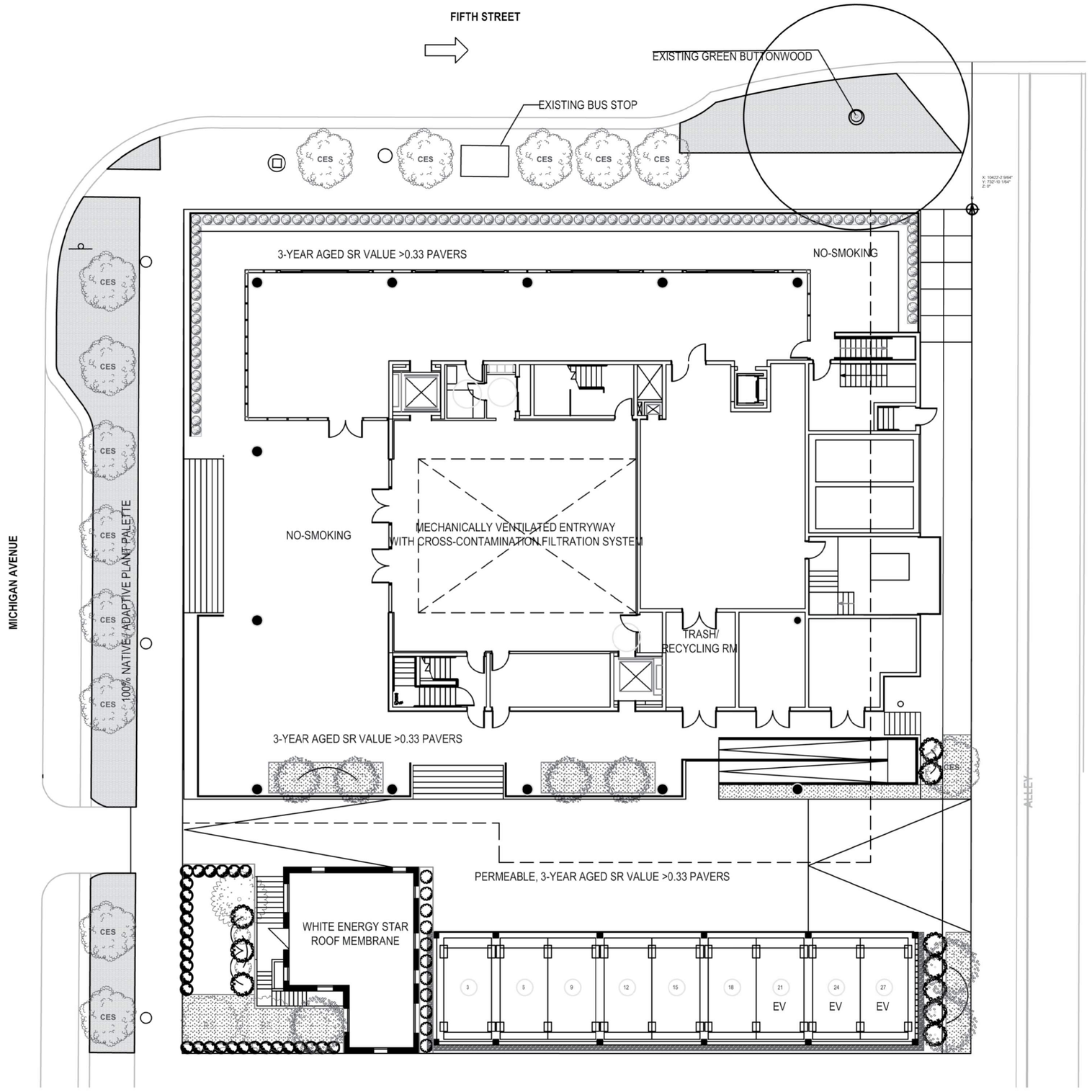
This property, along with 411 Michigan Avenue, are included in the current proposed project.

411 Michigan Avenue
Miami Beach, Florida

Prior Development Approvals
Scale: None

Final Submittal
7 February 2022

A5.19



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

CUBE 3

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Jonathan W. Cardello
2022.02.04 17:37:42 -05'00'

0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

LEED Components
Scale: None

Final Submittal
7 February 2022

A5.20

A6 Design Collaborator

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

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Jonathan W. Cardello, AIA

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Jonathan W. Cardello
2022.02.04 17:37:46 -05'00'

411 Michigan Avenue
Miami Beach, Florida

Final Submittal
7 February 2022

A6.0

Alberto Campo Baeza

Alberto Campo Baeza is one of the great master architects of our time.

He has built a select number of pristine buildings and has received countless architecture awards. Campo Baeza's body of work is best defined as poetic minimalism due to its simplicity, beauty and exquisite detailing. Based in Madrid, he recently received the Premio Nacional de Arquitectura, Spain's most prestigious architecture award.

Granada, Spain
CAJA DE GRANADA
1992 Competition
1999-2001 Construction

Garrison, NY, USA
OLNICK SPANU HOUSE
2003 Project
2004 Demolition
2005-2007 Construction
2008 Furnishing

Zamora, Spain
OFFICES FOR JUNTA DE CASTILLA Y LEÓN
2004 Competition
2006 Project
2008-2012 Construction

Cádiz, Spain
HOUSE OF THE INFINITE
2012 Project
2014 Construction

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Jonathan W. Cardello, AIA

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Jonathan W. Cardello
2022.02.04 17:37:49 -05'00'

0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

Introduction
Scale: NTS

Final Submittal
7 February 2022

A6.1

"We have designed a very simple building, ordered, very transparent and bright, which we believe reflects the spirit of the City of Miami Beach"

ALBERTO CAMPO BAEZA

01 Courtyard

The Courtyard is one of the most distinctive elements of Miami Beach and Mediterranean Style architecture. As such, we deliberately incorporated it into our building. It serves both as circulation and as a dedicated interior outdoor space that all tenants and visitors will enjoy. Here, the patio is the heart of the building, and therefore the exterior materials and plantings will be selected to offer an authentic "Miami Beach Experience."

02 Balconies

The balconies, servings as "open-air corridors", are typical to several architectural styles present in Miami Beach. These are logical solutions for tropical climates since they offer shade on the façade, create an outdoor living space, allow cross-ventilation, and favor the use of natural light while also providing shade and reducing solar heat gain. Our building appropriates this very typical Miami Beach element and offers wide and deep balconies on all four facades.

03 Covered Outdoor Spaces

Covered outdoor spaces are characteristically found in hot climates like Miami Beach. Spaces such as porches, winter gardens, Florida Rooms, and sunrooms allow users to enjoy the outdoors in a controlled manner all year round while protecting themselves from the rain. The proposed design incorporates a spacious 2,800 square foot podium on the ground floor, a protected place intimately close to the street and neighborhood.

Local architects have utilized accessible rooftops throughout Miami's history. Under direct exposure to the sky and sun, the rooftops areas provide views from where tenants can admire the city skyline and historic district beyond. Our roof terrace will be shrouded with vegetation and furnished to provide a relaxing garden sanctuary for the building's tenants. Careful attention will be paid to the location of the mechanical equipment to hide it from view and reduce its visual impact on neighboring streets.

04 Cross Ventilation

Cross ventilation is the traditional way to cool homes and buildings in warm climates such as Miami Beach. It is a highly sustainable and proven architectural technique utilized throughout Architectural History. Our design combines this traditional form of passive conditioning with an active systems air conditioning system. These are compatible methods to guarantee thermal comfort while respecting the environment and making use of natural ventilation as the weather permits.

05 Planters

Planters are typical characteristic elements of traditional Miami Beach architecture. They allow vegetation to be incorporated into buildings in a controlled manner, smooth the transition between vertical walls and horizontal ground, protect views to the interior and, if well-implemented, improve the overall appearance of the building. Our building incorporates planters both on the ground floor, the roof, and the parking structure. In all cases, leafy plant species capable of reducing the impact of the sun will be employed in this project.

06 Landscaping

One of the main project objectives is to provide conscientious, abundant, and attractive landscaping, both for the users of the building and the neighborhood. For this, different species of character and scale according to their function. Medium-sized species will be used as well as climbing plants that provide shade and restore the environment. On the street level, larger species will be planted that will relate to the existing vegetation in the adjoining streets. Perennial Peanut will serve as a groundcover along the sidewalk. Our courtyard will feature a beautiful water chestnut tree to bring nature indoors. Our goal is to create a high-quality natural landscape consistent with Miami Beach's history.

07 Natural Light

Miami Beach enjoys plentiful sunshine yearlong. This is undoubtedly a privilege that every architect must take advantage of and control. Over time, the different architectural styles that exist in Miami Beach have successfully embraced this opportunity. Our building, like those that precede us, is firmly committed to taking advantage of natural light and will achieve this with a twofold strategy. First, we will provide indirect lighting to office spaces and its users. For this, wide overhangs are designed to avoid direct sunlight on the facades and, in turn, allow controlled light to enter the interior of the building. Secondly, direct light is captured in the generous and welcoming space of the lobby. This is achieved through four skylights that allow the sun's rays to be drawn into the heart of the building. This is one way in which our design integrates one of Miami Beach's most valuable natural resources: sunshine.

08 Color

The Ocean Beach district is characterized by white structures. White is an excellent color for tropical climates and marine environments such as Miami Beach. Our project will be built in white to complement the nearby neighborhood buildings. Stone and white stucco will be combined on the ground floor and white painted concrete on the upper floors. A white pergola is also projected on the roof to shade the building as are white-painted railings on all the balconies. Thereby, our white-colored building will respect the history of Miami Beach.

09 Historic House

The existing Historic House located on the property is part of Miami Beach's rich and abundant Architectural History. The main objective of our project, and indeed our firm's practice, is to be respectful of the project's context and its local history. 411 Michigan holds special importance to this part of Miami's heritage and our project. Furthermore, our intention is not only to preserve the home but to update its function to be fully incorporated into the current life of Miami Beach. To achieve this, we re-positioned it closer to the sidewalk on Michigan Avenue in such a way that it naturally relates to the new office building and enjoys a greater urban presence.

In its new location, the house will be unobstructed from view for the neighborhood to enjoy. The house's relocation will also allow the Historic home and adjacent historic buildings to form a new historic frontage for the neighborhood. The new development represents a fantastic opportunity to reinforce the historical character of this unique and important site, serving as a threshold for the Ocean Beach Historical District. Our goal is to integrate the contributing structure into our master plan, and through adaptive reuse, ensure that it is integral to the everyday use and function of the project, while also weaving into the fabric of the neighborhood.

These modifications will allow this piece of heritage to be visible from the surrounding public spaces and reinforce the historical character of the street. These actions place the Historic House at the forefront, where it can be viewed as an introduction to the historical Neighborhood as you come off 5th Street and travel down Michigan Avenue.

We will preserve the stucco white finish, scalloped parapet with barrel tiles, clay tile attic vents, and roof features as well as the exterior stairs with stucco walls. Tropical vegetation will be planted around the Historic House and the building will be raised above grade, becoming resistant against flooding to follow the resiliency guidelines set forth by the City of Miami Beach.

10 Parking Structure

The integration of the garage structure is also a key element for us to create a cohesive design, embracing old and new. This structure incorporates and reinterprets local building materials, such as breeze block, and serves as a transitional piece of architecture connecting the historic structure to the modern building. The three elements of the site represent a transition in scale, architecture, and history creating a linear relationship that speaks to the history of South Beach, while also protecting, amplifying, and highlighting how historic and modern architecture can contribute equally to a city's tapestry and co-exist. The parking structure will be set back from the Historic House to allow the house to serve as a foreground building giving it the prominence it deserves.

Our project aims to contribute a new and valuable piece of architecture for Miami Beach, while also integrating environmental sustainability, adaptive reuse of a historic house, and reflecting an appreciation of the surrounding history and context through a master plan that celebrates the neighborhood's past and future.

CUBE 3

CUBE 3, LLC
111 SW 3rd Street, Floor 4
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Jonathan W. Cardello
2022.02.04 17:37:52-05'00'

0' 20' 40' 80'

411 Michigan Avenue

Miami Beach, Florida

Project Statement
Scale: NTS

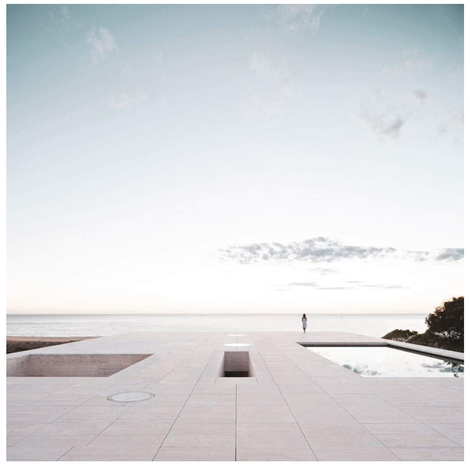
Final Submittal
7 February 2022

A6.2

Signature Projects
by Alberto Campo Baeza

Cádiz, Spain

HOUSE OF THE INFINITE

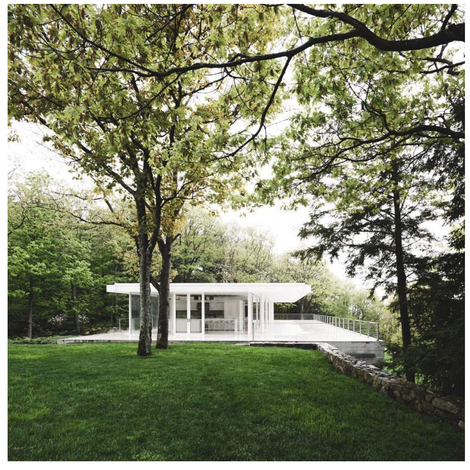


Granada, Spain

CAJA DE GRANADA

Garrison, NY, USA

OLNICK SPANU HOUSE



Zamora, Spain

OFFICES FOR JUNTA DE CASTILLA Y LEÓN

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License No. L18000278579

Jonathan W. Cardello, AIA

FL License No. AR93391

Jonathan W. Cardello
2022.02.04 17:37:54 -05'00'

0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

Signature Projects
Scale: NTS

Final Submittal
7 February 2022

A6.3

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 | Slab Edge
A7.6 Details | Parking Structure
A7.7 Details | Railing
A7.8 Details | Skylight
A7.9 Details | Podium
A7.10 Details | Canopy
A7.11 Materials Board

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Miami, Florida 33133
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Jonathan W. Cardello, AIA

FL License No. AR93391

Jonathan W. Cardello
2022.02.04 17:38:03 -05'00'

411 Michigan Avenue
Miami Beach, Florida

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7 February 2022

A7.0

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License No. L18000278579

Jonathan W. Cardello, AIA

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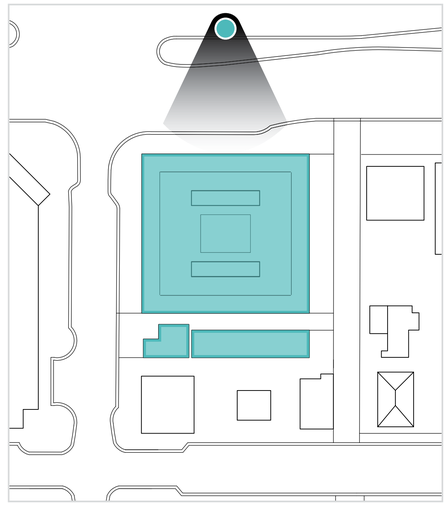
Jonathan W. Cardello
2022.02.04 17:38:06 -05'00'

0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

Angle 5
Virtual Photo



Rendering | Fifth Street
Scale: None

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7 February 2022

A7.1

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Miami, Florida 33133
License No. L18000278579

Jonathan W. Cardello, AIA

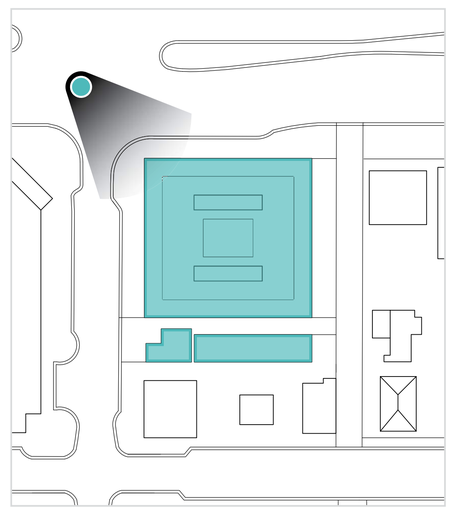
FL License No. AR93391

Jonathan W. Cardello
2022.02.04 17:38:09-05'00'

0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

Angle 6
Virtual Photo



Rendering | Fifth Street
Scale: None

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7 February 2022

A7.2

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Miami, Florida 33133
License No. L18000278579

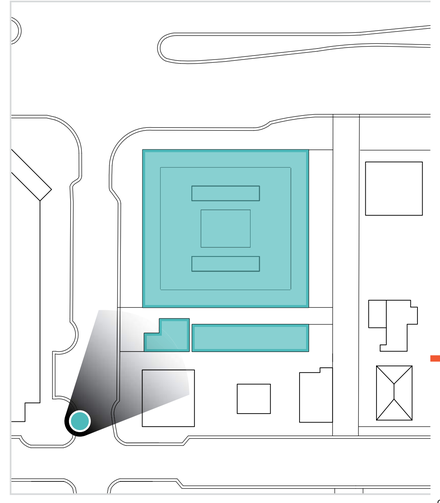
Jonathan W. Cardello, AIA

FL License No. AR93391

Jonathan W. Cardello
2022.02.04 17:38:12-05'00'

NOTE: RENDER TO BE UPDATED TO SHOW GROUND LEVEL STEPS AND PLANTERS. SEE SHEETS A2.5, A3.3, & A5.16 FOR REFERENCE

Angle 1
Virtual Photo



411 Michigan Avenue
Miami Beach, Florida

Rendering | 4th and Michigan
Scale: None

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A7.3

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

Jonathan W. Cardello, AIA

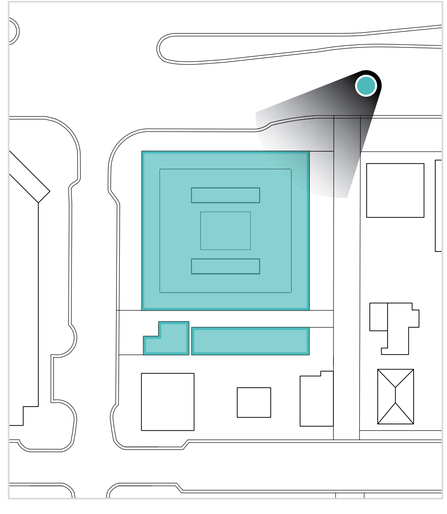
FL License No. AR93391

Jonathan W. Cardello
2022.02.04 17:38:14 -05'00'

0' 20' 40' 80'

NOTE: RENDER TO BE UPDATED TO SHOW GROUND LEVEL STEPS AND PLANTERS. SEE SHEETS A2.5, A3.3, & A5.16 FOR REFERENCE

Angle 4
Virtual Photo

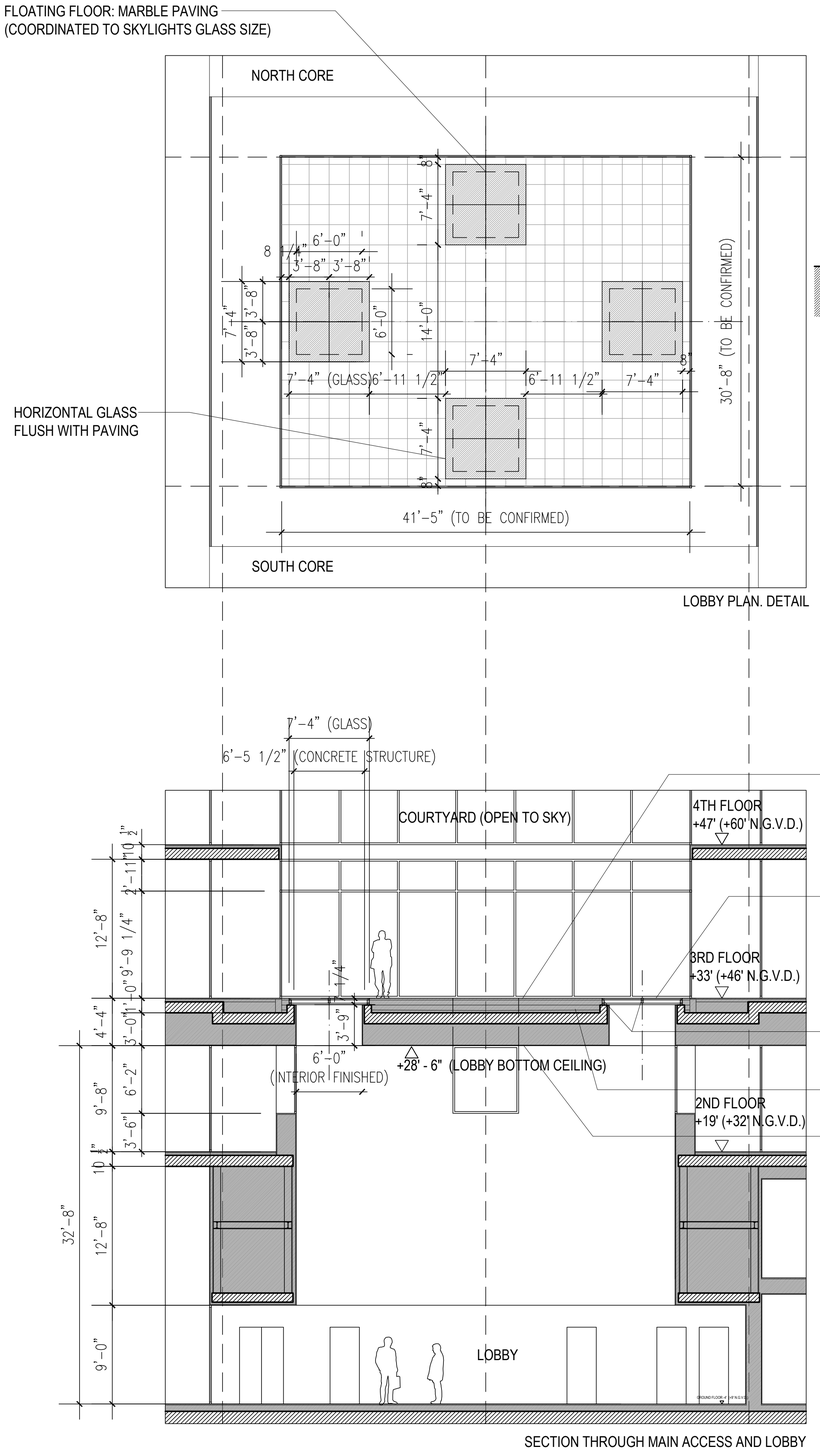


411 Michigan Avenue
Miami Beach, Florida

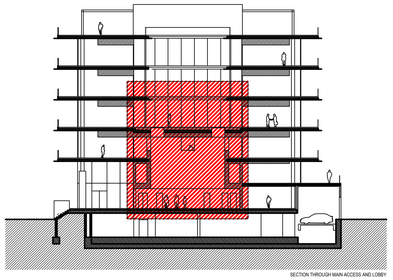
Rendering | Fifth Street
Scale: None

Final Submittal
7 February 2022

A7.4

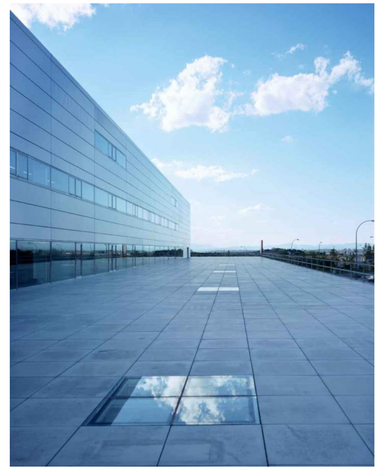


LOBBY PLAN. DETAIL



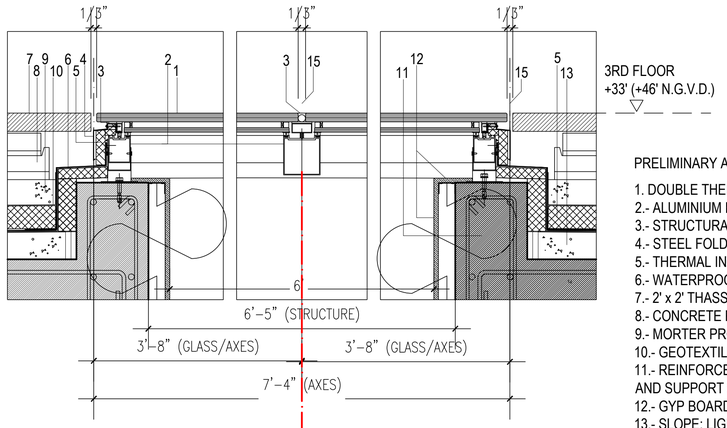
SECTION THROUGH MAIN ACCESS AND LOBBY

MULTISPORT PAVILION FRANCISCO DE VITORIA UNIVERSITY - MADRID (SPAIN)
ALBERTO CAMPO BAEZA 2017



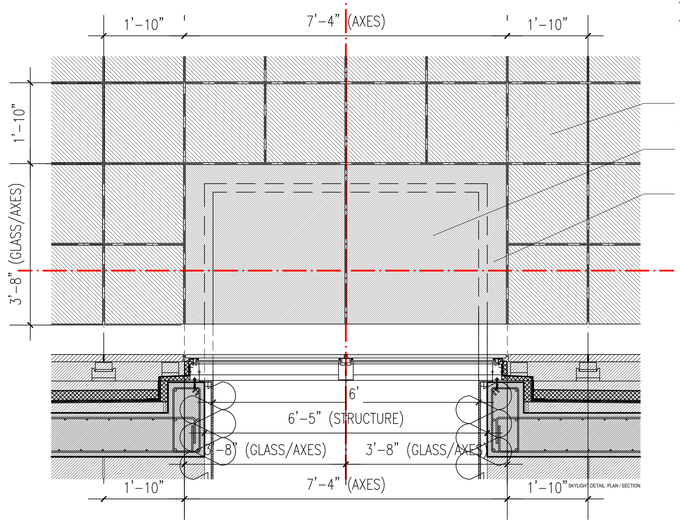
SM GROUP HEADQUARTERS - MADRID (SPAIN)
ALBERTO CAMPO BAEZA 2003

SECTION THROUGH MAIN ACCESS AND LOBBY



PRELIMINARY ALUMINIUM FRAME DETAIL

1. DOUBLE THERMAL LAMINATED LOW IRON GLASS
2.- ALUMINIUM FRAME (COLOR -WHITE)
3.- STRUCTURAL SEALANT
4.- STEEL FOLDED SHEET (COLOR -WHITE) (ONE SINGLE PIECE)
5.- THERMAL INSULATION
6.- WATERPROOFING MEMBRANE
7.- 2' x 2' THASSOS MARBLE STONE OR SYNTHETIC EQUIVALENT
8.- CONCRETE PEDESTAL SET WITH MORTER
9.- MORTER PROTECTIVE LAYER
10.- GEOTEXTILE SHEET
11.- REINFORCED CONCRETE WALL TO FINISH WATERPROOFING MEMBRANE AND SUPPORT SKYLIGHT FRAME.
12.- GYP BOARD PAINTED WHITE
13.- SLOPE: LIGHT CONCRETE LAYER
14.- CONCRETE SLAB
15.- GAP BETWEEN GLASS/STONE TILES (≈1/3")



FLOOR: MARBLE PAVING or SYNTHETIC EQUIVALENT
(COORDINATED TO SKYLIGHTS GLASS SIZE)

HORIZONTAL SKYLIGHT: GLASS FLUSH WITH PAVING
DOUBLE LAMINATED SAFETY GLASS (LOW IRON)

CONCRETE STRUCTURE

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

Jonathan W. Cardello, AIA

FL License No. AR93391

Jonathan W. Cardello 2022.02.04 17:38:11 -05'00'

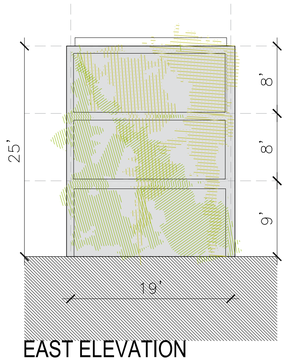
0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

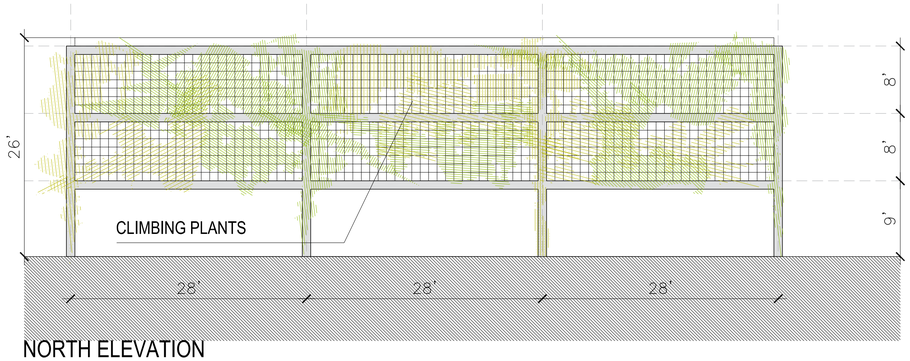
Slab Edgel Details
Scale: NTS

Final Submittal
7 February 2022

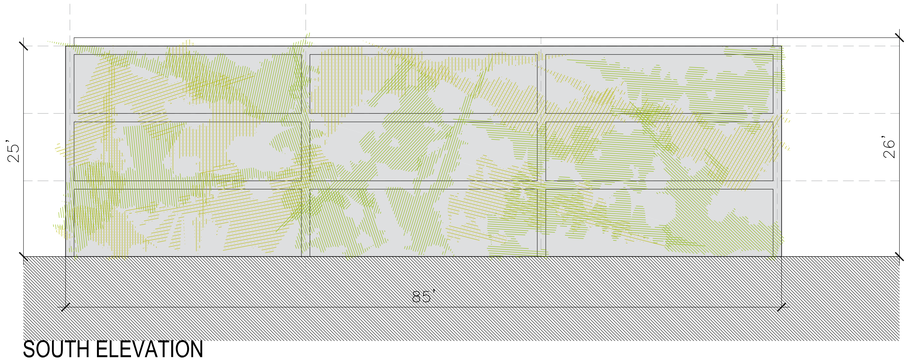
A7.5



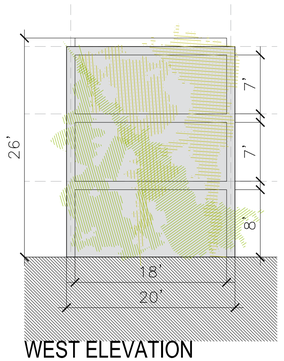
EAST ELEVATION



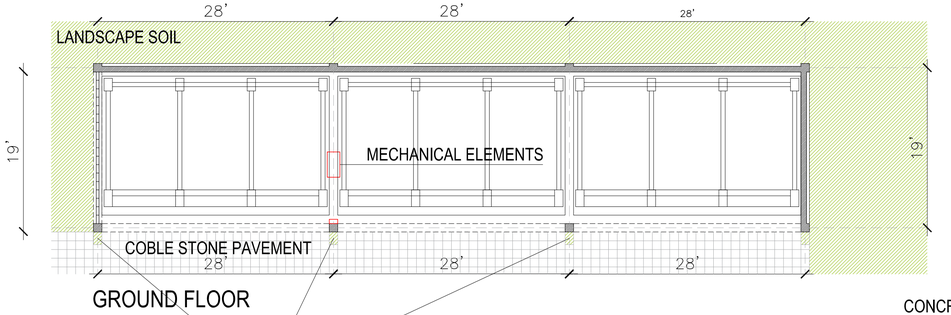
NORTH ELEVATION



SOUTH ELEVATION



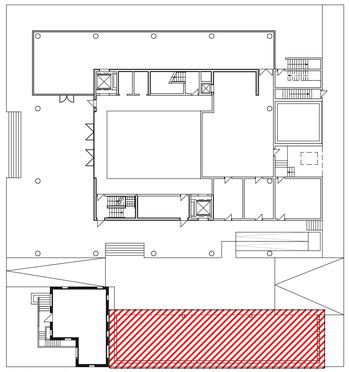
WEST ELEVATION



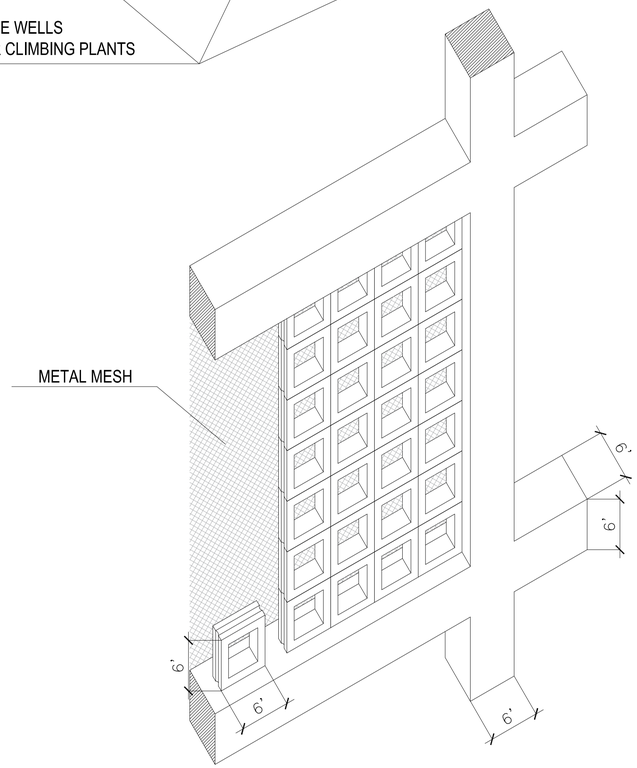
GROUND FLOOR

TREE WELLS
FOR CLIMBING PLANTS

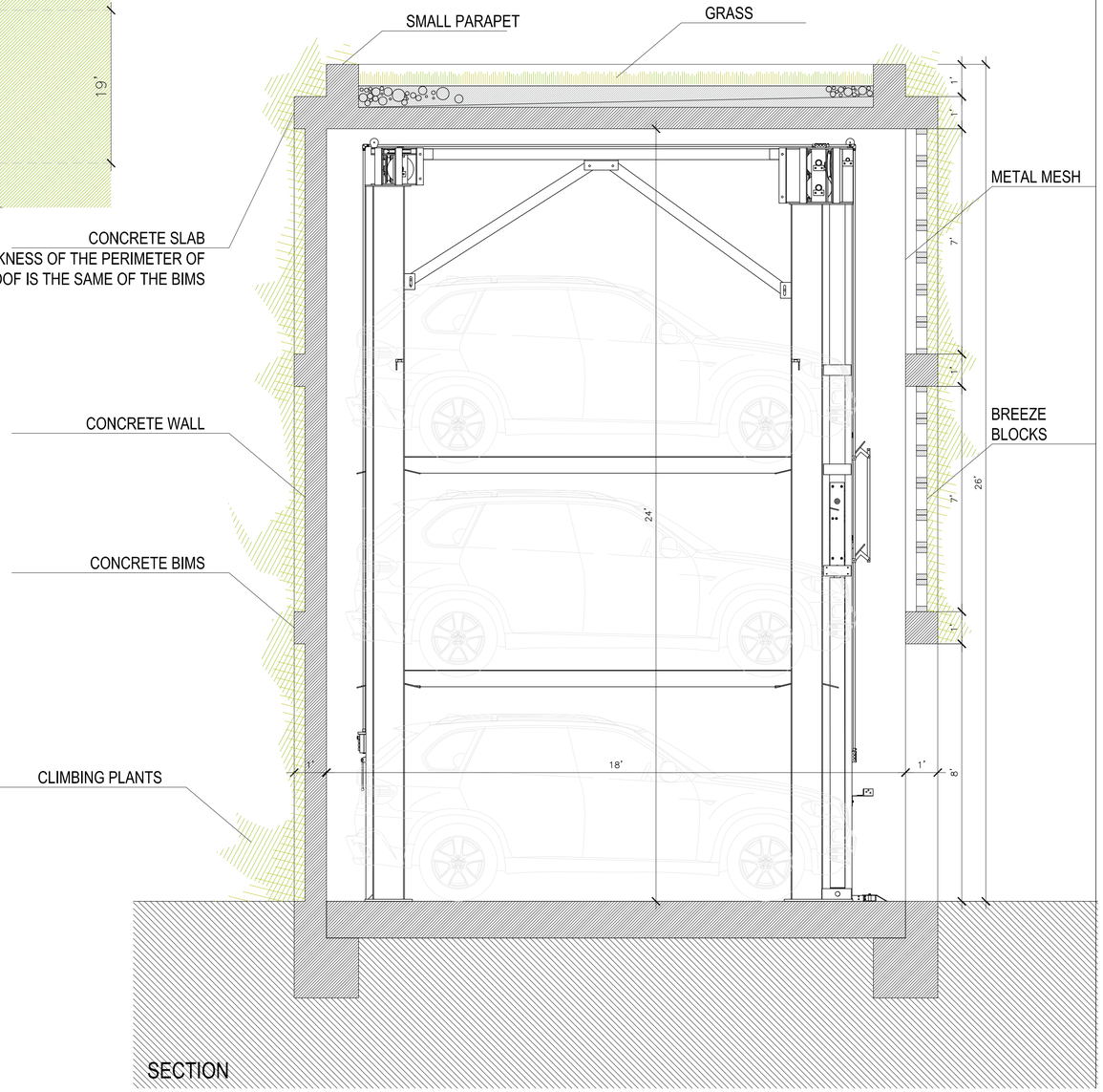
BREEEZE BLOCK PHOTO



GENERAL PLAN



CONSTRUCTIVE AXONOMETRY
BREEZE BLOCK SCHEME



SECTION

CUBE 3

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

Jonathan W. Cardello, AIA

FL License No. AR93391

Jonathan W. Cardello
2022.02.04 17:38:26 -05'00'

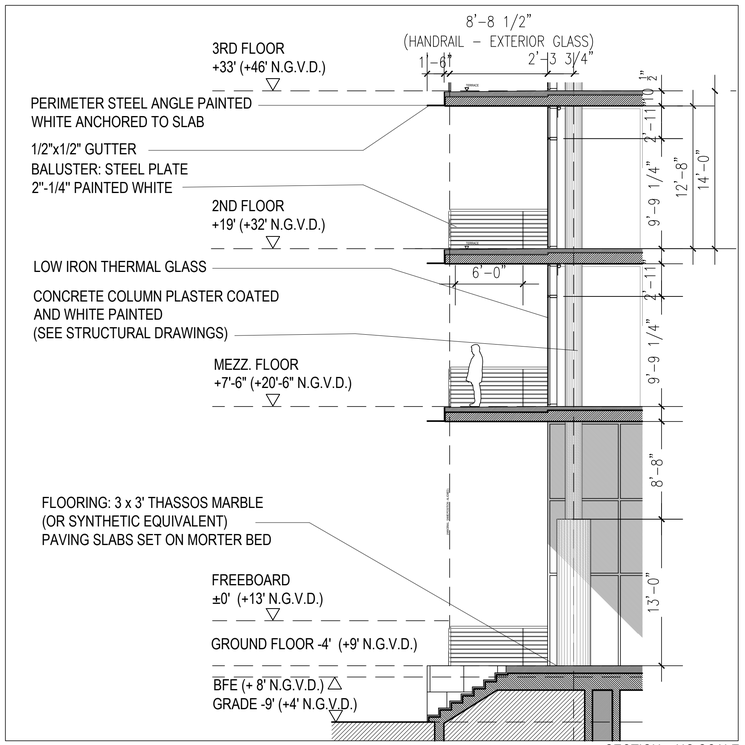
0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

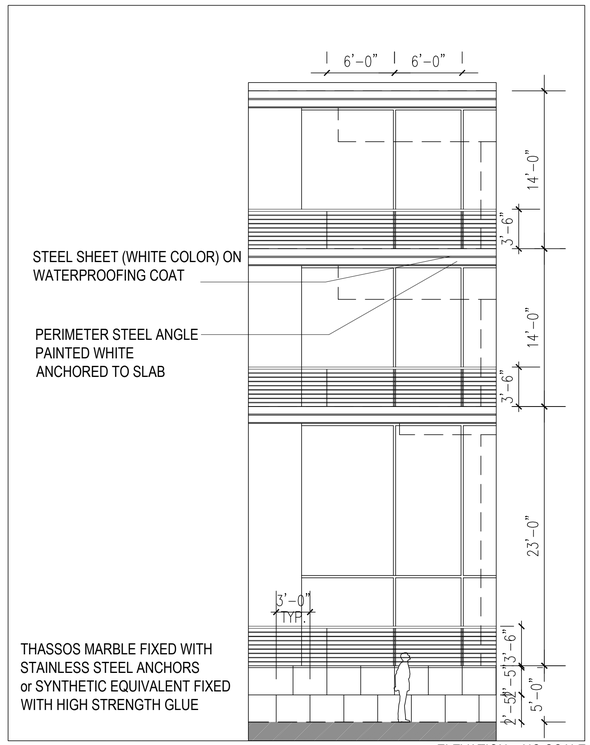
Parking Structure Details
Scale: NTS

Final Submittal
7 February 2022

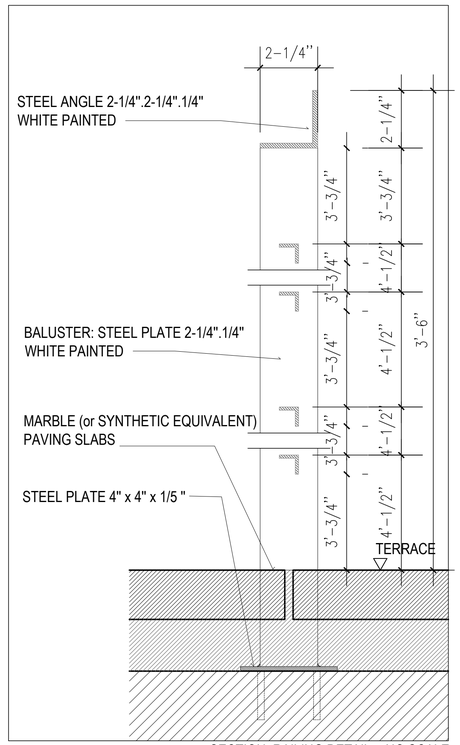
A7.6



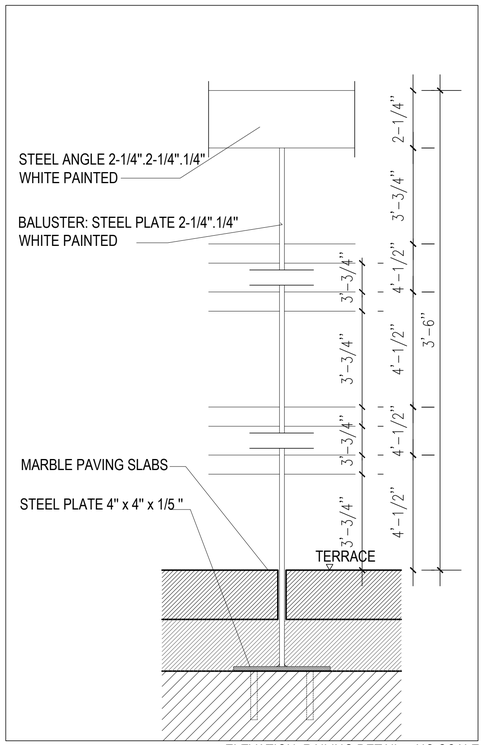
SECTION - NO SCALE



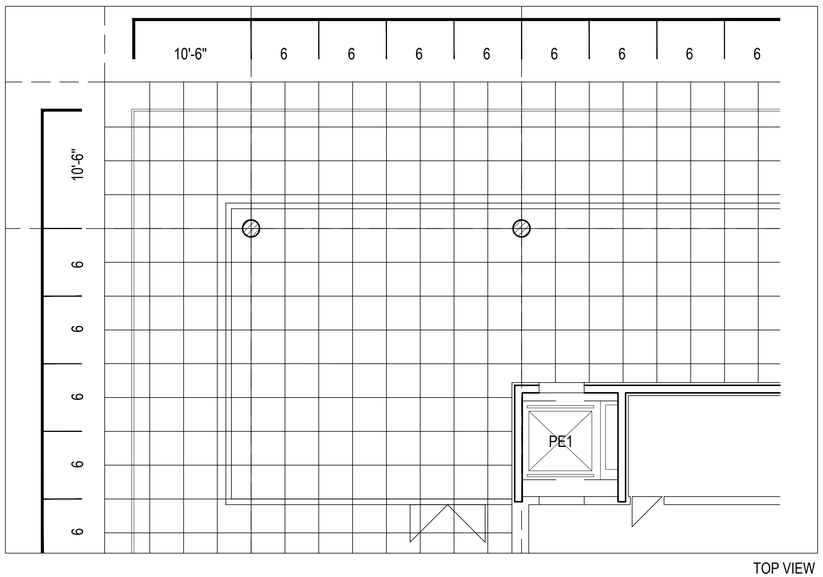
ELEVATION - NO SCALE



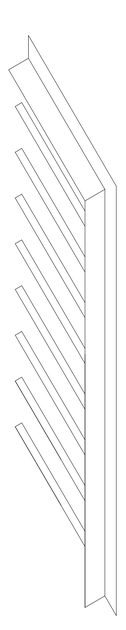
SECTION. RAILING DETAIL - NO SCALE



ELEVATION. RAILING DETAIL - NO SCALE



TOP VIEW



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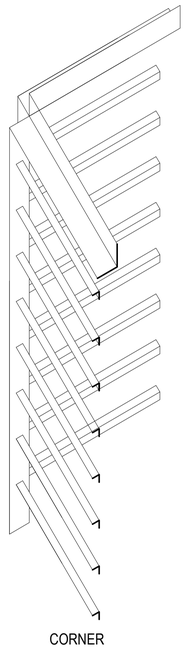
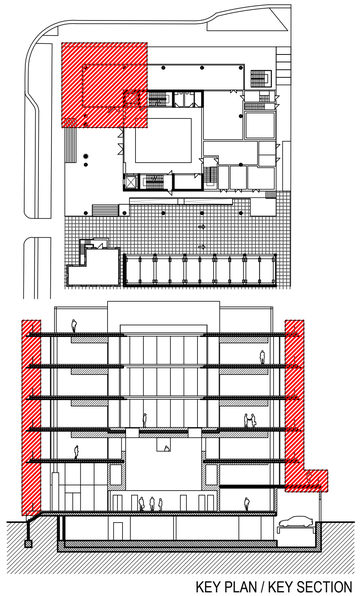


CORNER



KEY PLAN / KEY SECTION

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

Jonathan W. Cardello, AIA

FL License No. AR93391

Jonathan W. Cardello
2022.02.04
17:38:22-05'00'

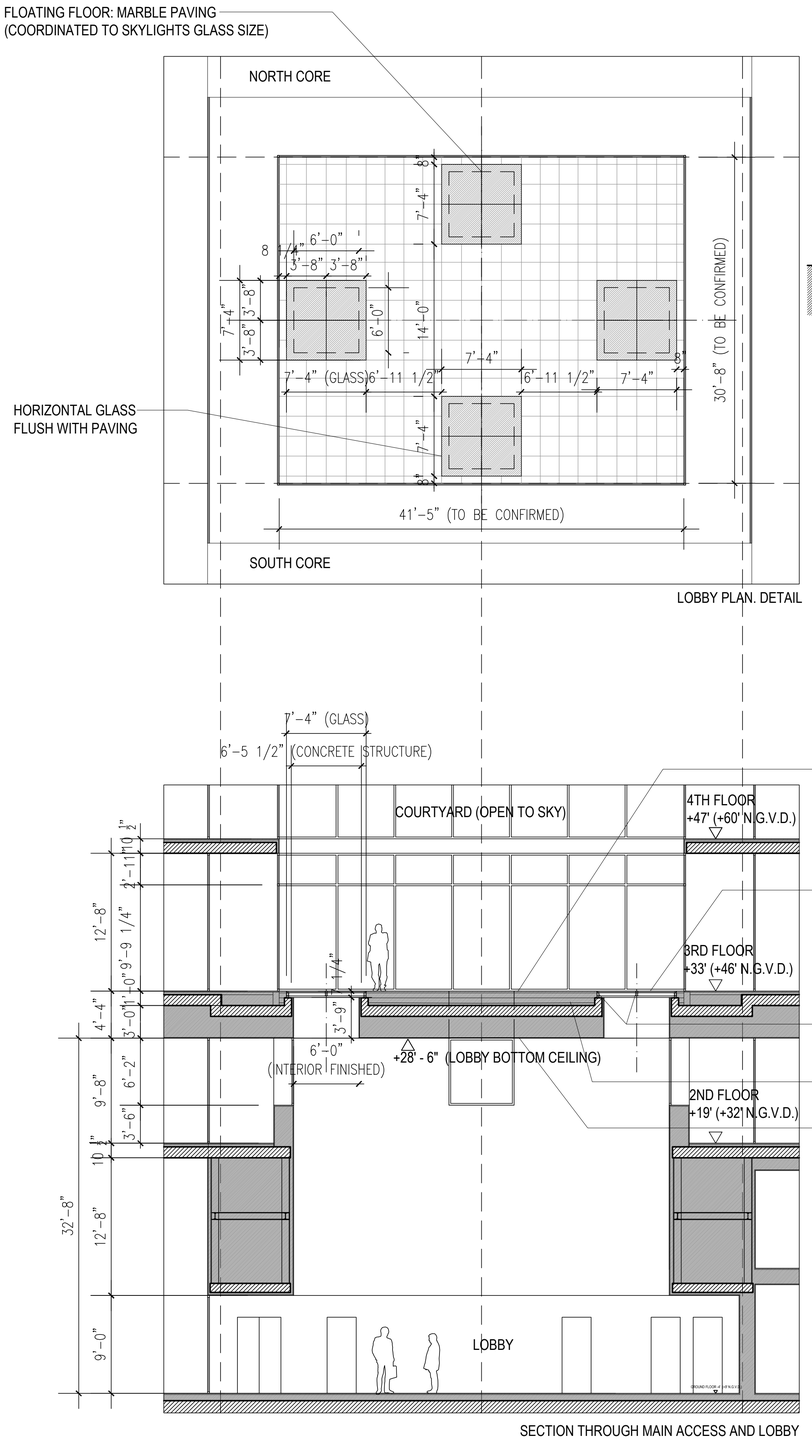
0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

Railing Details
Scale: NTS

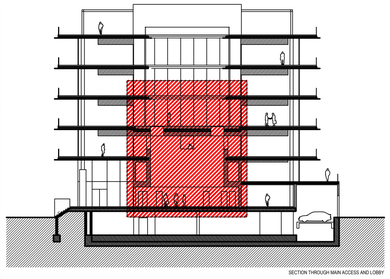
Final Submittal
7 February 2022

A7.7



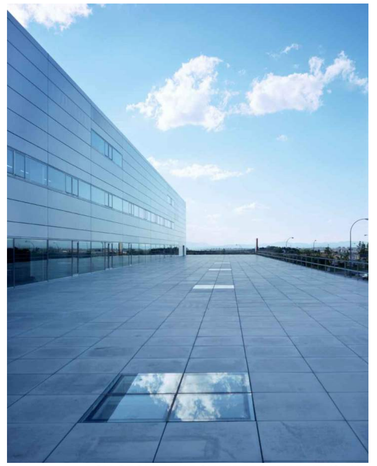
SECTION THROUGH MAIN ACCESS AND LOBBY

LOBBY PLAN. DETAIL

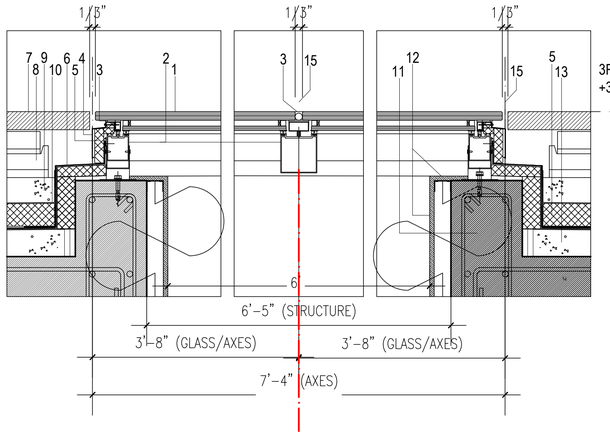


SECTION THROUGH MAIN ACCESS AND LOBBY

MULTISPORT PAVILION FRANCISCO DE VITORIA UNIVERSITY - MADRID (SPAIN)
ALBERTO CAMPO BAEZA 2017

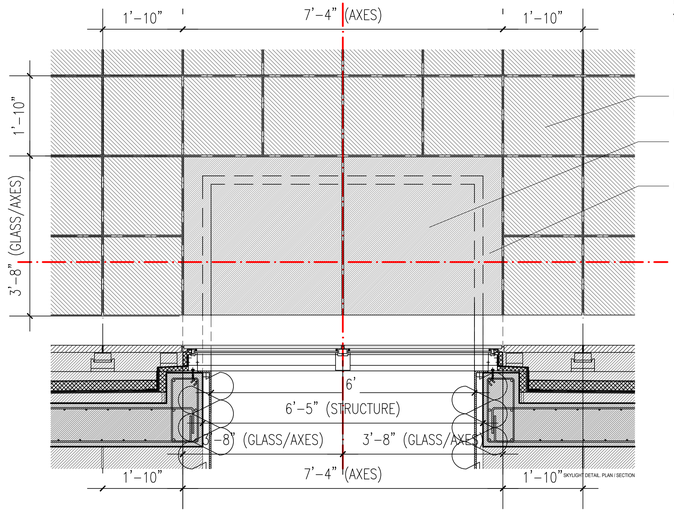


SM GROUP HEADQUARTERS - MADRID (SPAIN)
ALBERTO CAMPO BAEZA 2003



PRELIMINARY ALUMINIUM FRAME DETAIL

1. DOUBLE THERMAL LAMINATED LOW IRON GLASS
2.- ALUMINIUM FRAME (COLOR -WHITE)
3.- STRUCTURAL SEALANT
4.- STEEL FOLDED SHEET (COLOR -WHITE) (ONE SINGLE PIECE)
5.- THERMAL INSULATION
6.- WATERPROOFING MEMBRANE
7.- 2' x 2' THASSOS MARBLE STONE OR SYNTHETIC EQUIVALENT
8.- CONCRETE PEDESTAL SET WITH MORTER
9.- MORTER PROTECTIVE LAYER
10.- GEOTEXTILE SHEET
11.- REINFORCED CONCRETE WALL TO FINISH WATERPROOFING MEMBRANE AND SUPPORT SKYLIGHT FRAME.
12.- GYP BOARD PAINTED WHITE
13.- SLOPE: LIGHT CONCRETE LAYER
14.- CONCRETE SLAB
15.- GAP BETWEEN GLASS/STONE TILES (≈1/3")



FLOOR: MARBLE PAVING or SYNTHETIC EQUIVALENT
(COORDINATED TO SKYLIGHTS GLASS SIZE)

HORIZONTAL SKYLIGHT: GLASS FLUSH WITH PAVING
DOUBLE LAMINATED SAFETY GLASS (LOW IRON)

CONCRETE STRUCTURE

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Jonathan W. Cardello
2022.02.04 17:38:22 -05'00'

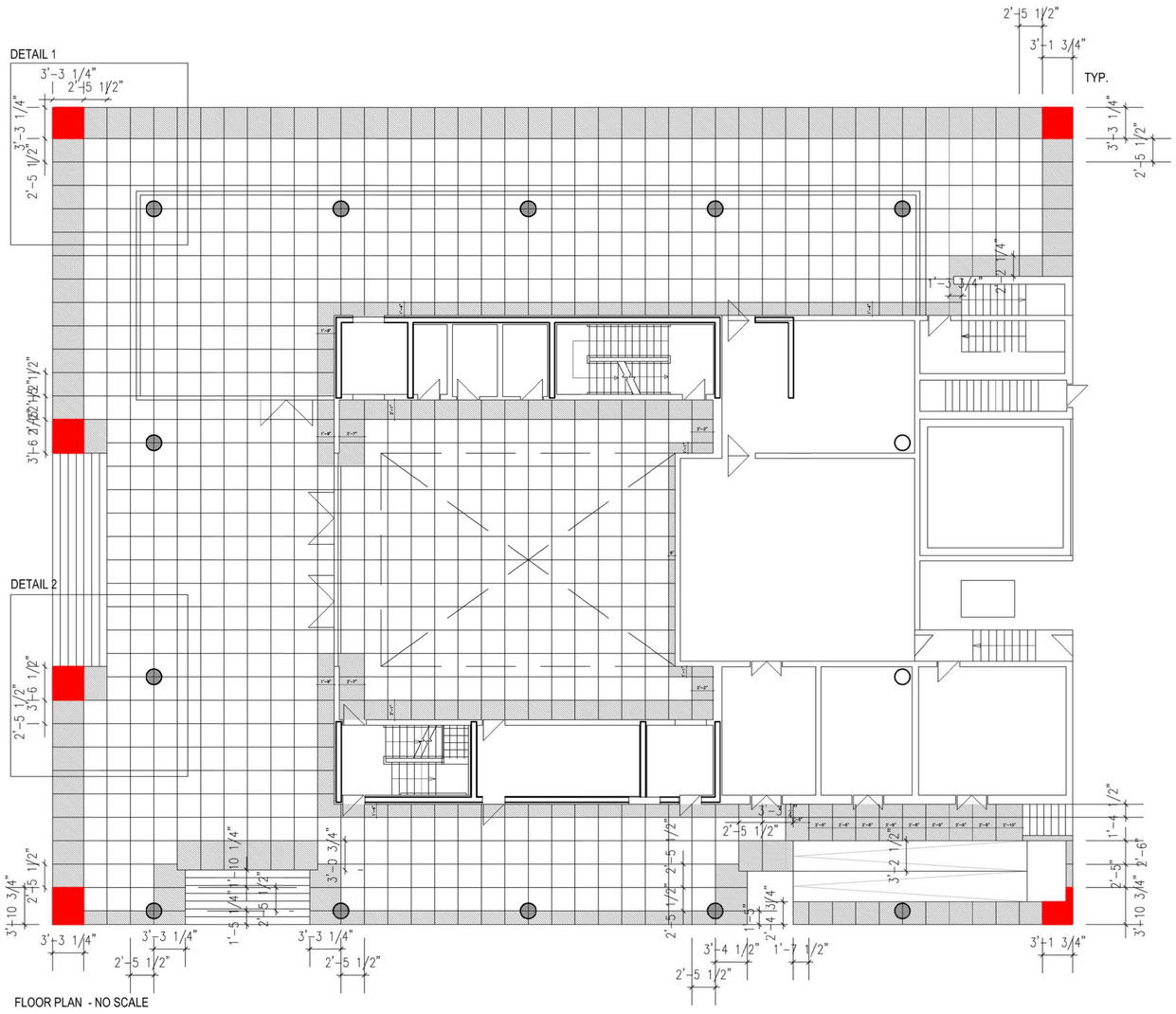
0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

Skylight Details
Scale: NTS

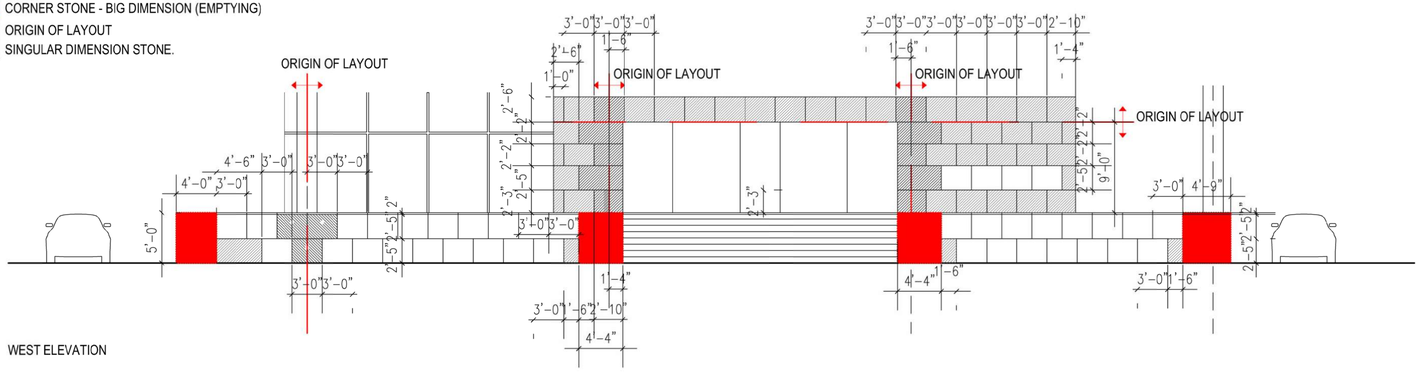
Final Submittal
7 February 2022

A7.8

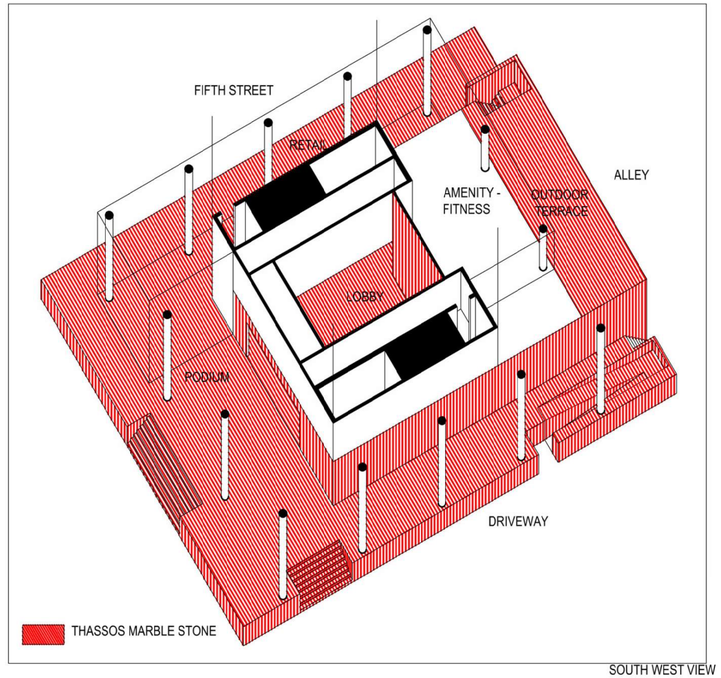


FLOOR PLAN - NO SCALE

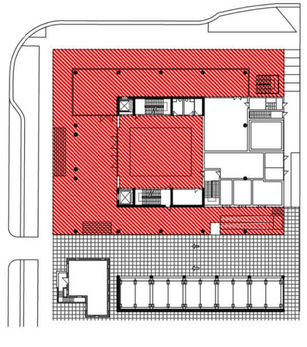
TYPICAL STONE: FLOOR (3' x 3' x 2") & WALL (3' x 2.5' x 2")
CORNER STONE - BIG DIMENSION (EMPTYING)
ORIGIN OF LAYOUT
SINGULAR DIMENSION STONE.

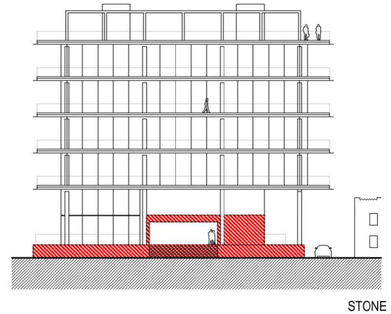


WEST ELEVATION



SOUTH WEST VIEW





STONE

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Jonathan W. Cardello
2022.02.04 17:38:26-05'00'

0' 20' 40' 80'

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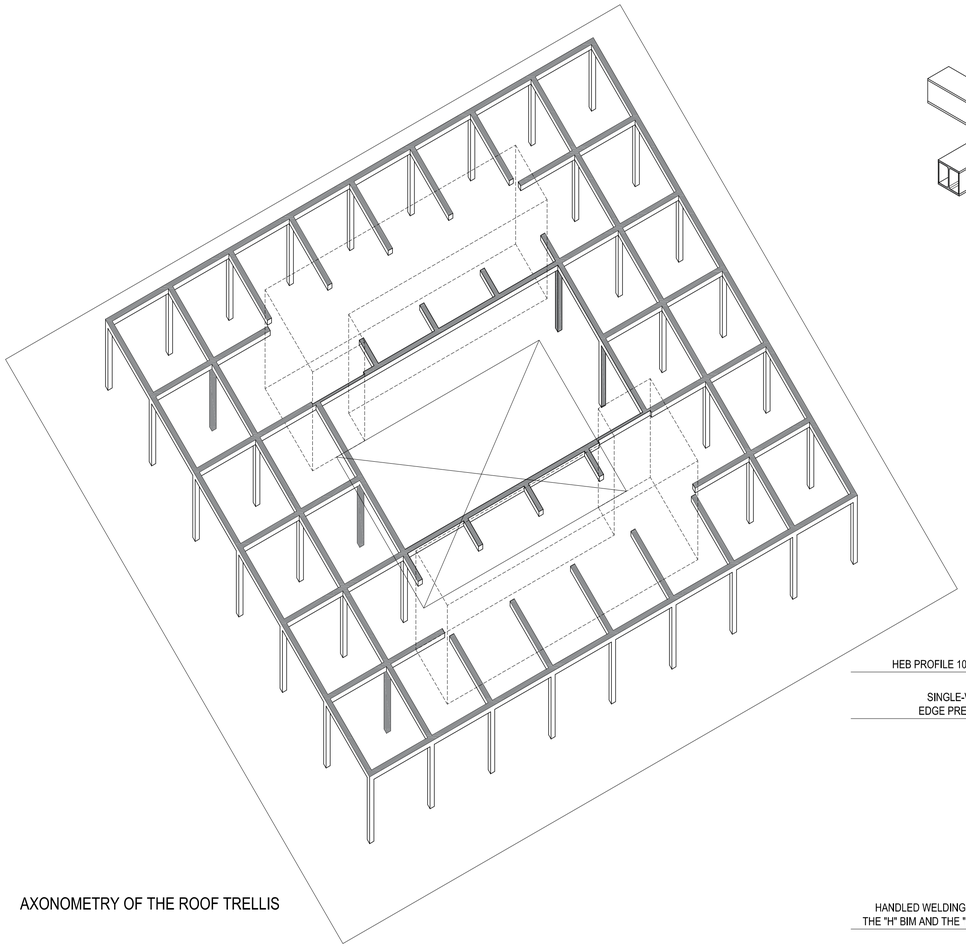
Miami Beach, Florida

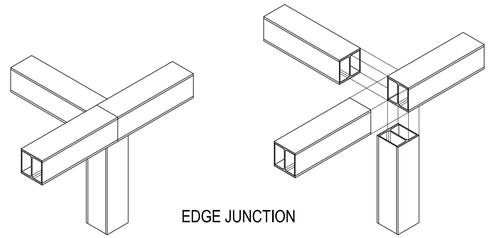
Podium Details
Scale: NTS

Final Submittal
7 February 2022

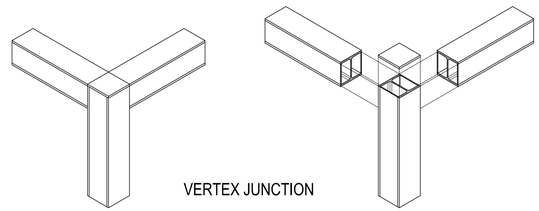
A7.9



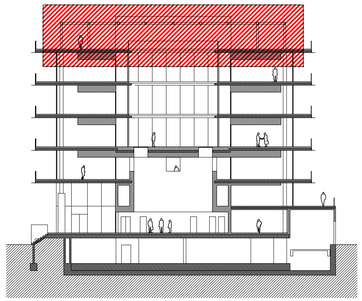
AXONOMETRY OF THE ROOF TRELLIS

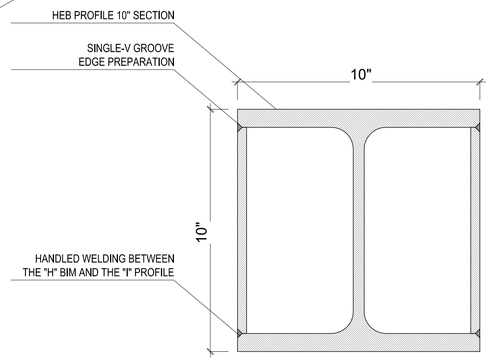


EDGE JUNCTION

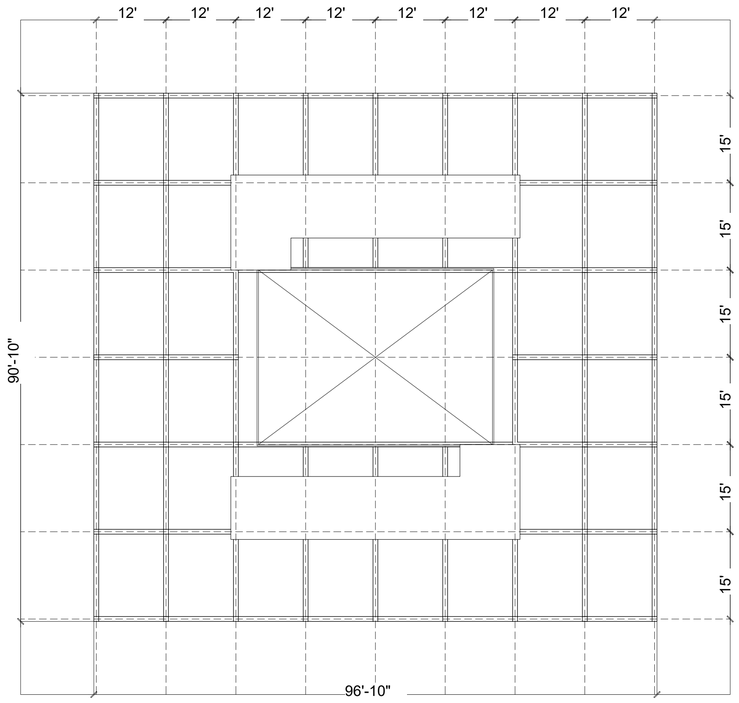


VERTEX JUNCTION



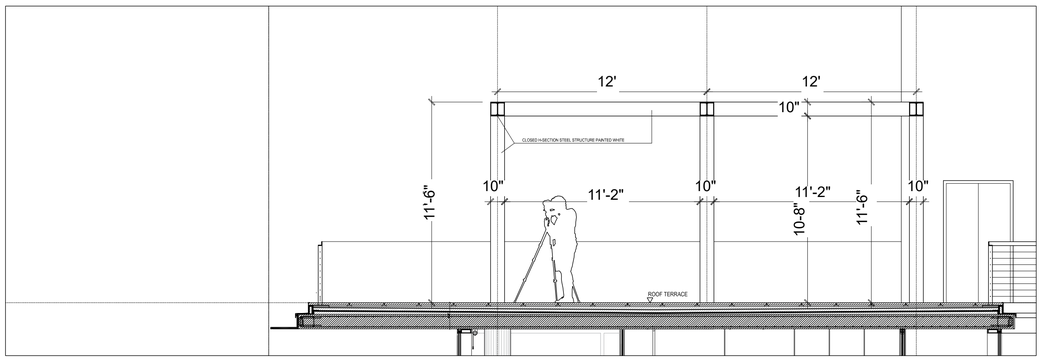


BIM & PILLAR SECTION



AXONOMETRY OF THE ROOF TRELLIS

TRELLIS OF BETWEEN CATHEDRALS (CÁDIZ - SPAIN)



AXONOMETRY OF ROOF TRELLIS

CUBE 3

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

Jonathan W. Cardello, AIA

FL License No. AR93391

Jonathan W. Cardello
2022.02.04 17:38:31 -05'00'

0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

Trellis Details
Scale: NTS

Final Submittal
7 February 2022

A7.10

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Jonathan W. Cardello, AIA

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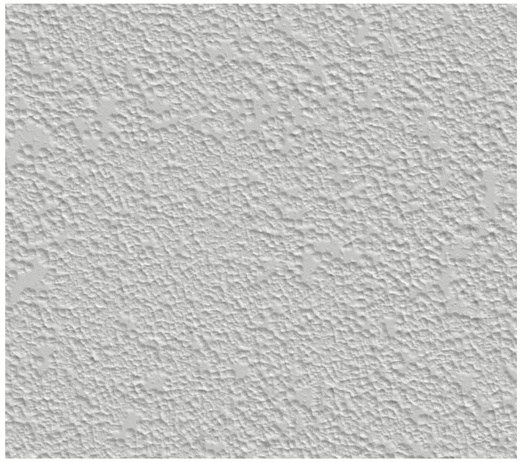
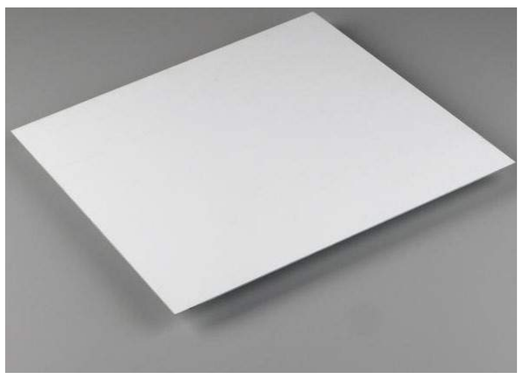
Jonathan W. Cardello
2022.02.04 17:38:33-05'00'



Stucco
Color: White

Glass Color - Common Areas
Color: Clear



Aluminum Color
Color: White

White Thassos Stone or Synthetic Equivalent
Color: White | Pattern to be refined

Thassos Stone Wall
Color: White | Pattern to be refined

411 Michigan Avenue
Miami Beach, Florida

Material Board
Scale: None

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7 February 2022

A7.11

C1.0 Civil Information
C1.1 Employee Ingress Circulation
C1.2 Employee Egress / Visitor Ingress
C1.3 Employee Egress Circulation
C1.4 Basement Parking Ingress
C1.5 Basement Parking Egress

CUBE 3, LLC
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Jonathan W. Cardello
2022.02.04 17:38:36 -05'00'

411 Michigan Avenue
Miami Beach, Florida

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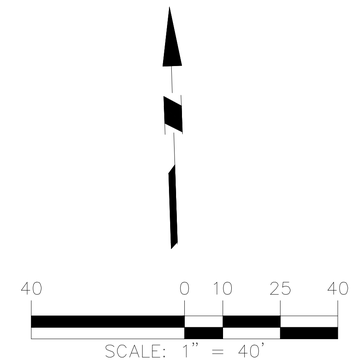
7 February 2022

C1.0

EMPLOYEE INGRESS



CUBE 3, LLC
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Miami, Florida 33133
License No. L18000278579

Jonathan W. Cardello, AIA

FL License No. AR93391

Jonathan W. Cardello
2022.02.04 17:38:39-05'00'

0' 10' 20' 40'

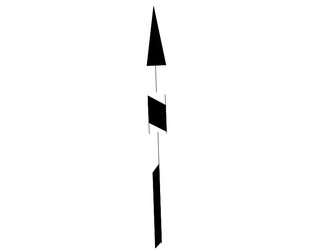
411 Michigan Avenue
Miami Beach, Florida

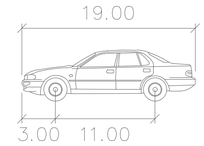
Employee Ingress Circulation
Scale: NTS

Final Submittal
7 February 2022

C1.1

EMPLOYEE EGRESS / VISITOR INGRESS





PASSENGER VEHICLE

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

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

Jonathan W. Cardello, AIA

FL License No. AR93391

Jonathan W. Cardello
2022.02.04 17:38:41 -05'00'

0' 10' 20' 40'

411 Michigan Avenue
Miami Beach, Florida

Employee Egress / Visitor Ingress Circulation
Scale: NTS

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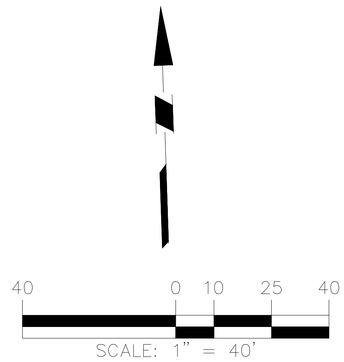
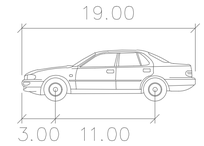
7 February 2022

C1.2

EMPLOYEE EGRESS





PASSENGER VEHICLE

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

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

Jonathan W. Cardello, AIA

FL License No. AR93391

Jonathan W. Cardello
2022.02.04 17:38:44 -05'00'

0' 10' 20' 40'

411 Michigan Avenue
Miami Beach, Florida

Employee Egress Circulation
Scale: NTS

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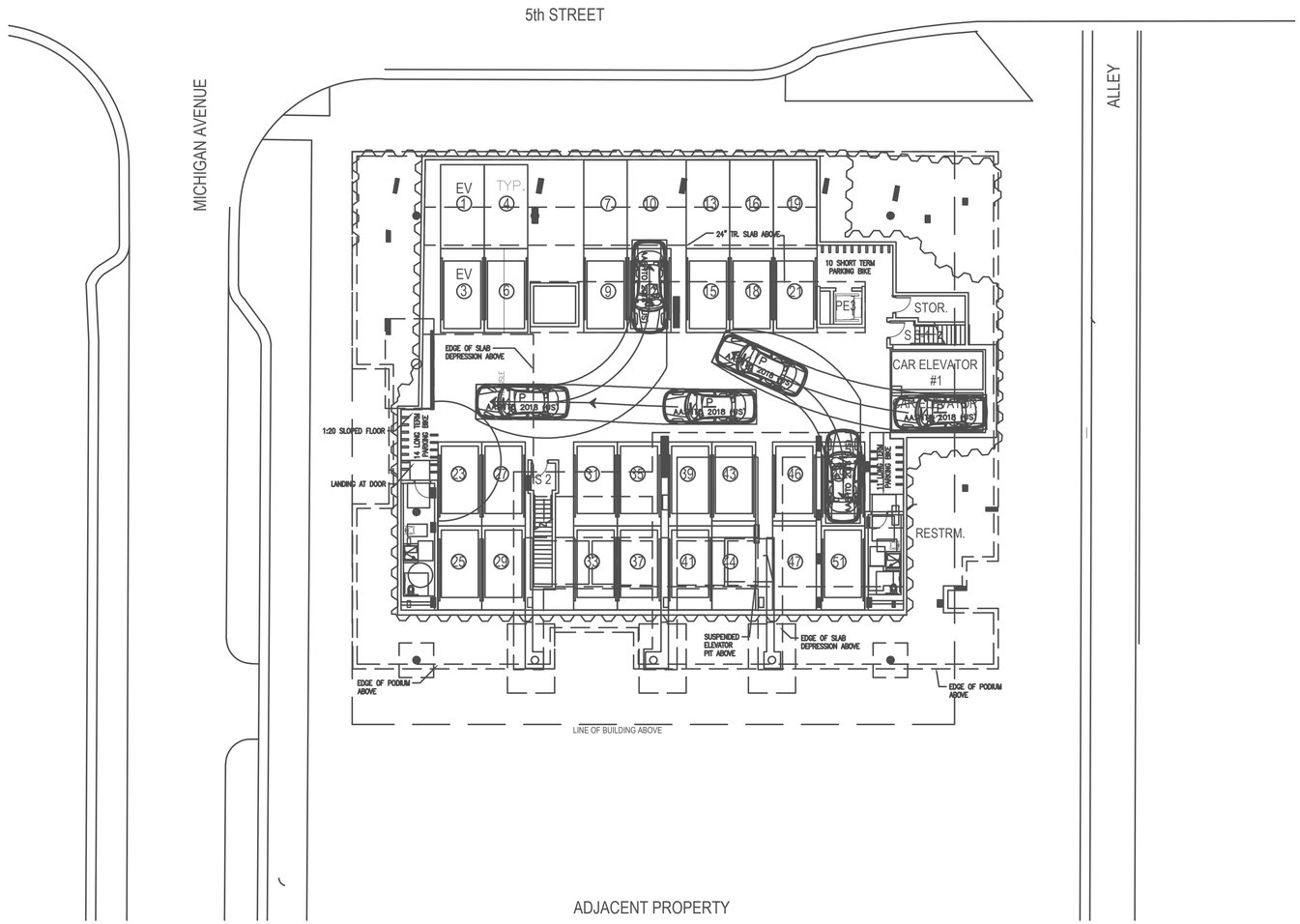
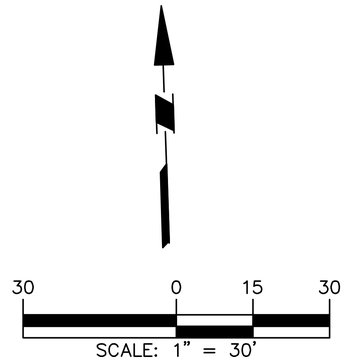
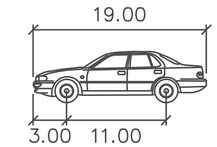
C1.3

BASEMENT INGRESS







PASSENGER VEHICLE

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

CUBE 3, LLC
111 SW 3rd Street, Floor 4
Miami, Florida 33133
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Jonathan W. Cardello, AIA

FL License No. AR93391

Jonathan W. Cardello
2022.02.04 17:38:47 -05'00'

0' 10' 20' 40'

411 Michigan Avenue
Miami Beach, Florida

Basement Parking Circulation
Scale: NTS

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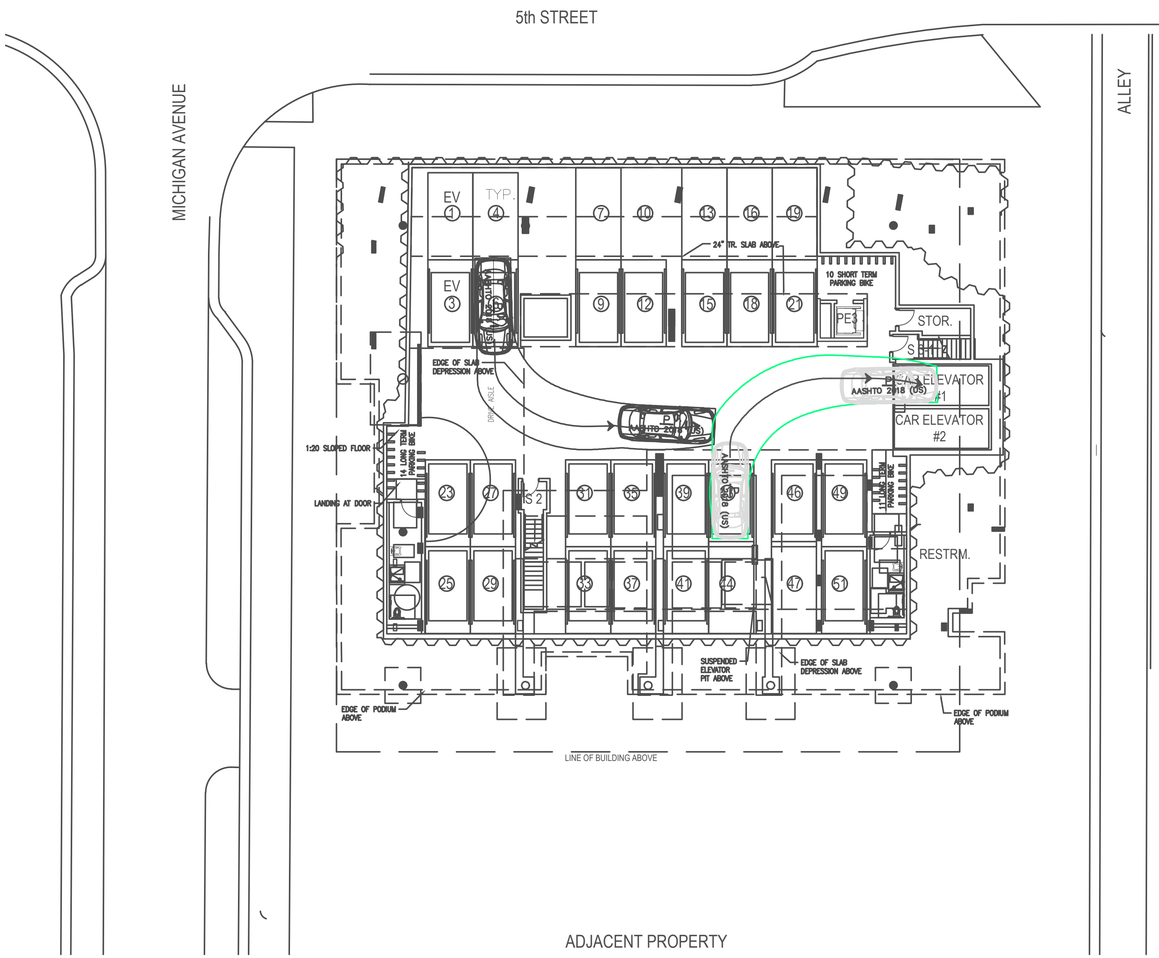
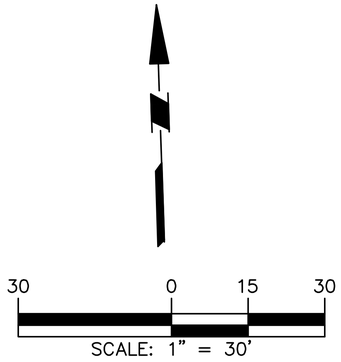
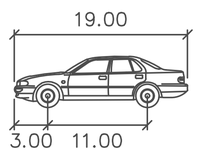
C1.4

BASEMENT EGRESS







PASSENGER VEHICLE

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

CUBE 3

CUBE 3, LLC
111 SW 3rd Street, Floor 4
Miami, Florida 33133
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Jonathan W. Cardello, AIA

FL License No. AR93391

Jonathan W. Cardello
2022.02.04 17:38:49 -05'00'

0' 10' 20' 40'

411 Michigan Avenue
Miami Beach, Florida

Basement Parking Circulation
Scale: NTS

Final Submittal
7 February 2022

C1.5

L1.0 Landscape Plans

L1.1	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

see additional document

CUBE 3, LLC
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Jonathan W. Cardello, AIA

FL License No. AR93391

Jonathan W. Cardello
2022.02.04 17:38:52 -05'00'

411 Michigan Avenue
Miami Beach, Florida

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L1.0

Jonathan W. Cardello
2022.02.04
17:38:54 -05'00'

C3