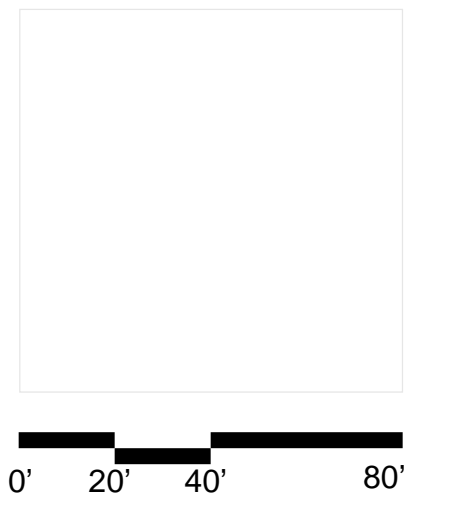
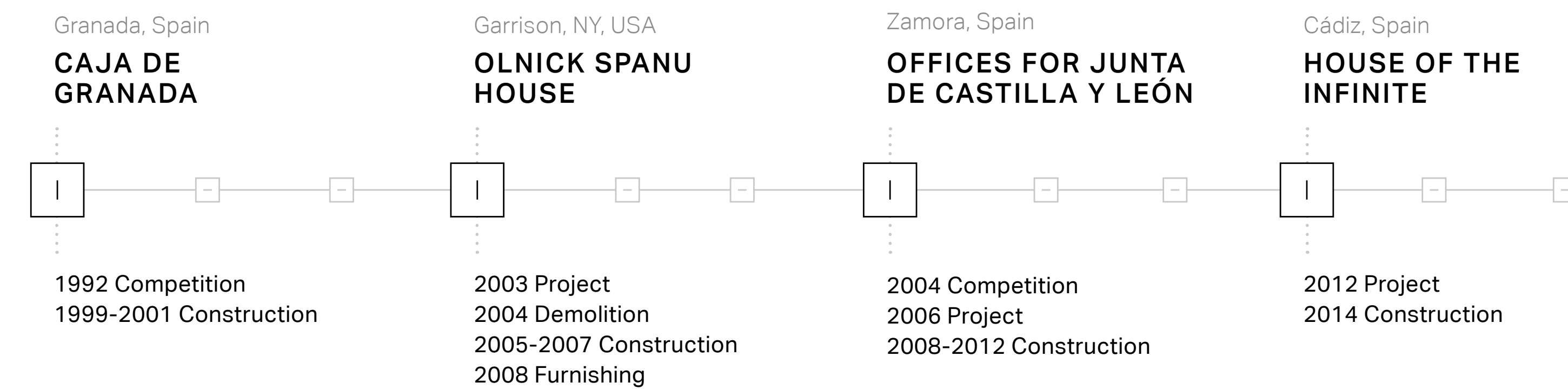




Alberto Campo Baeza

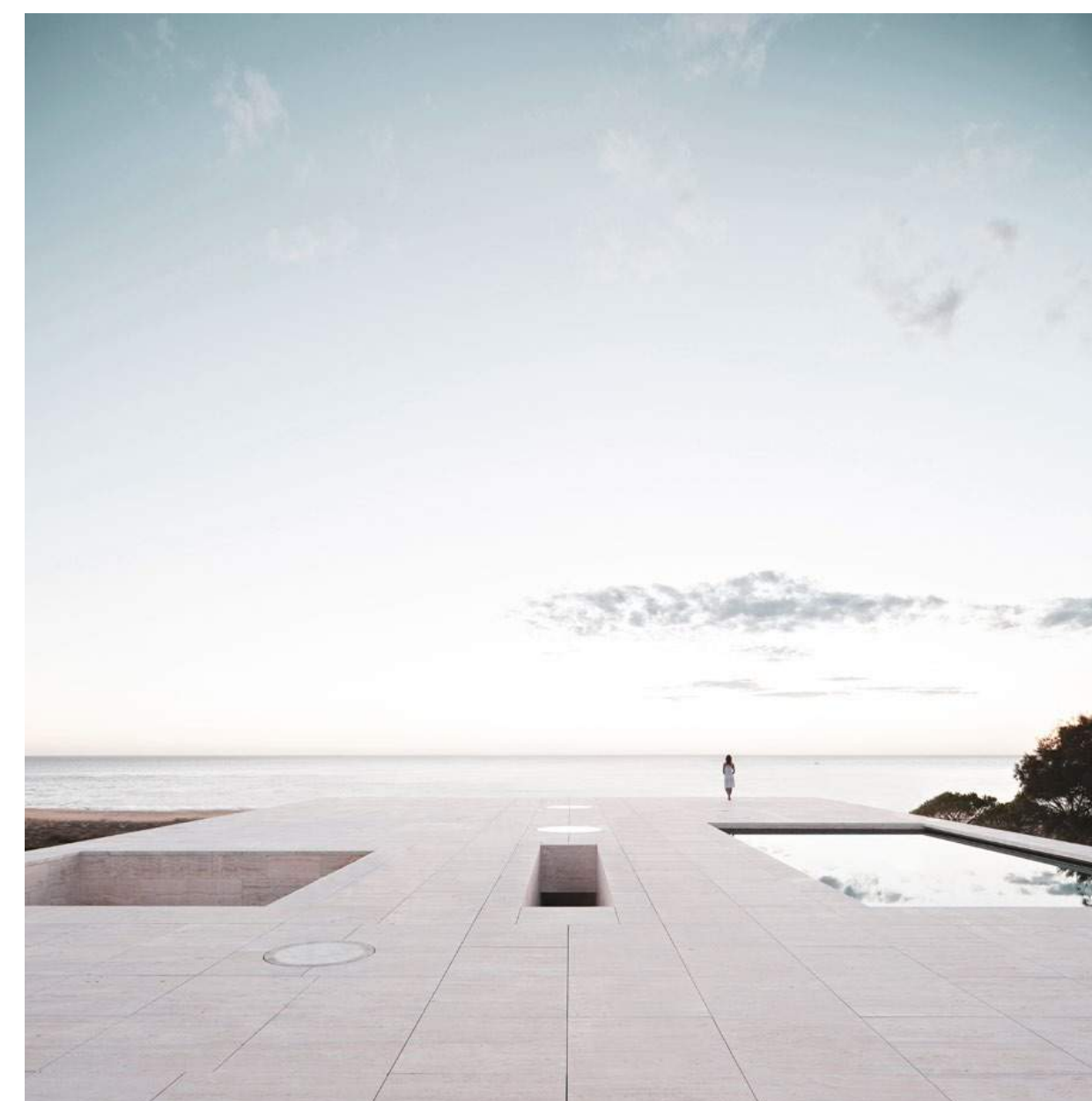
Alberto Campo Baeza is one of the great master architects of our time.

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.



411 Michigan Avenue
Miami Beach, Florida

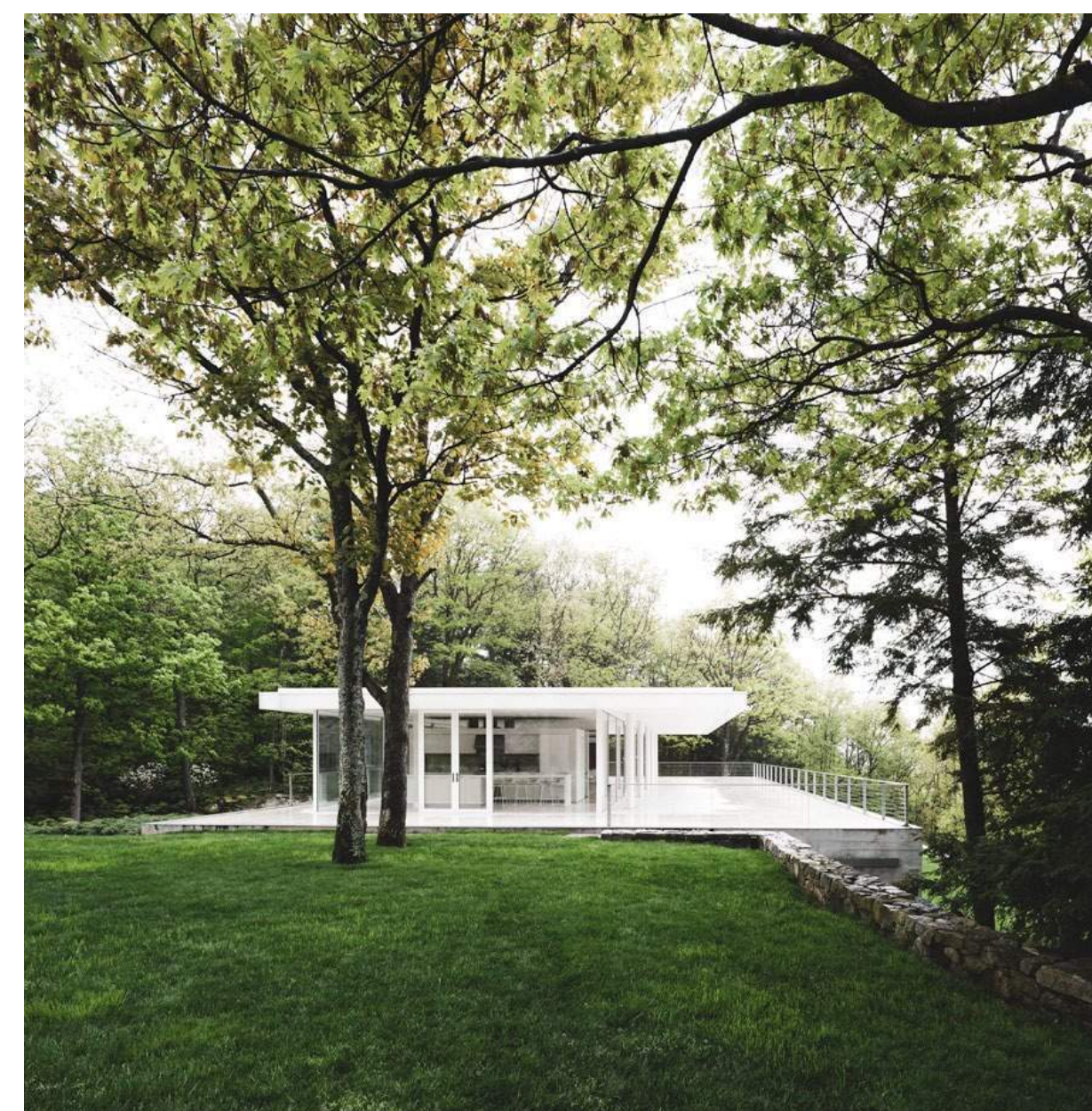
Cádiz, Spain
HOUSE OF THE INFINITE



Granada, Spain
CAJA DE GRANADA



Garrison, NY, USA
OLNICK SPANU HOUSE



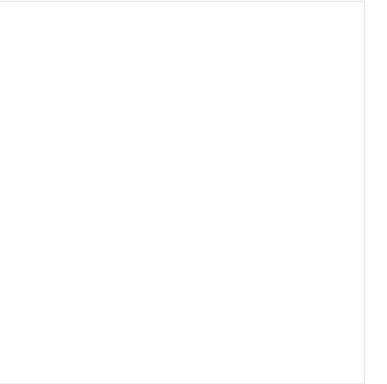
Zamora, Spain
OFFICES FOR JUNTA DE CASTILLA Y LEÓN



Introduction
Scale: NTS



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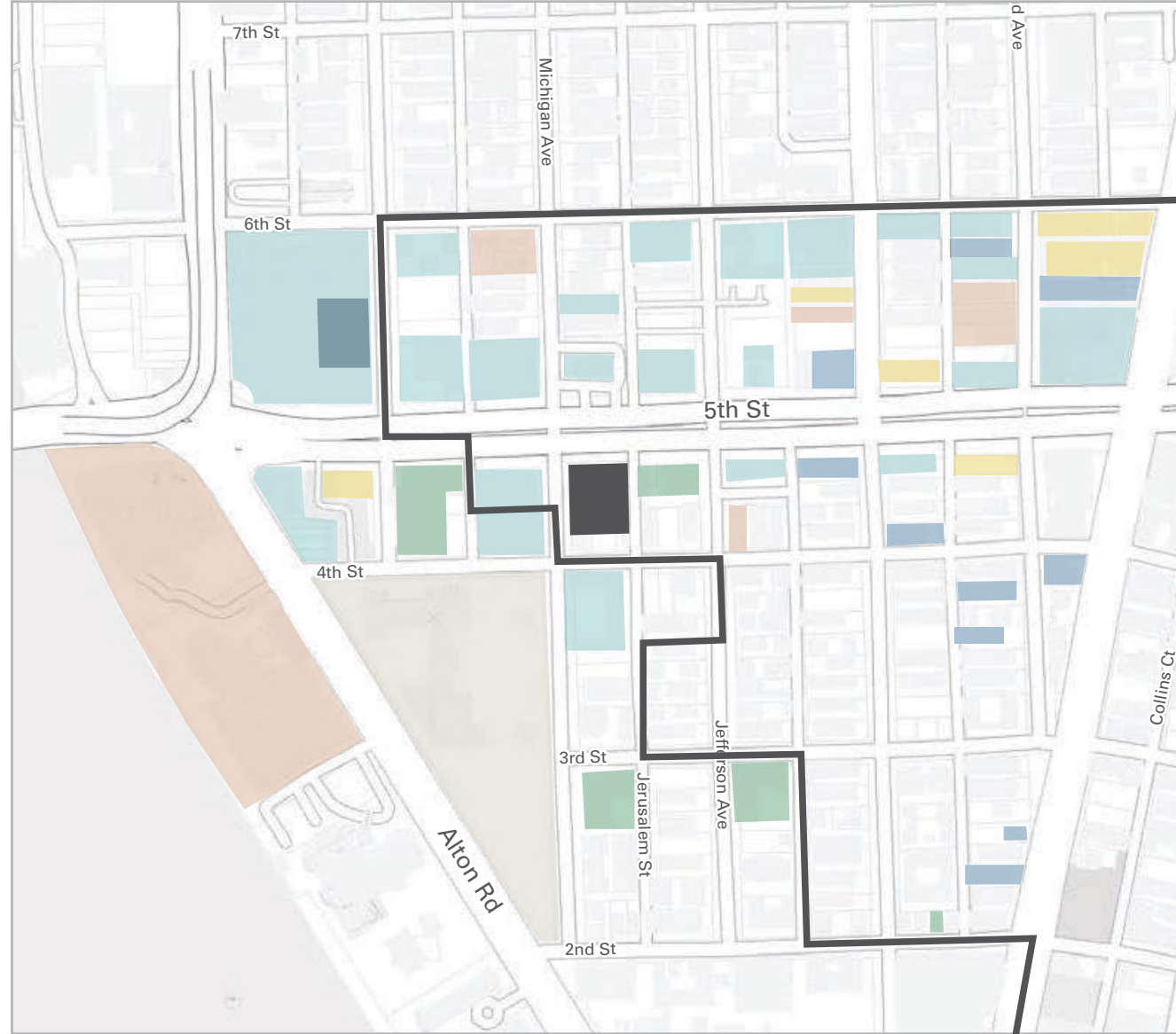
411 Michigan Avenue
Miami Beach, Florida

Location Map
Scale: None



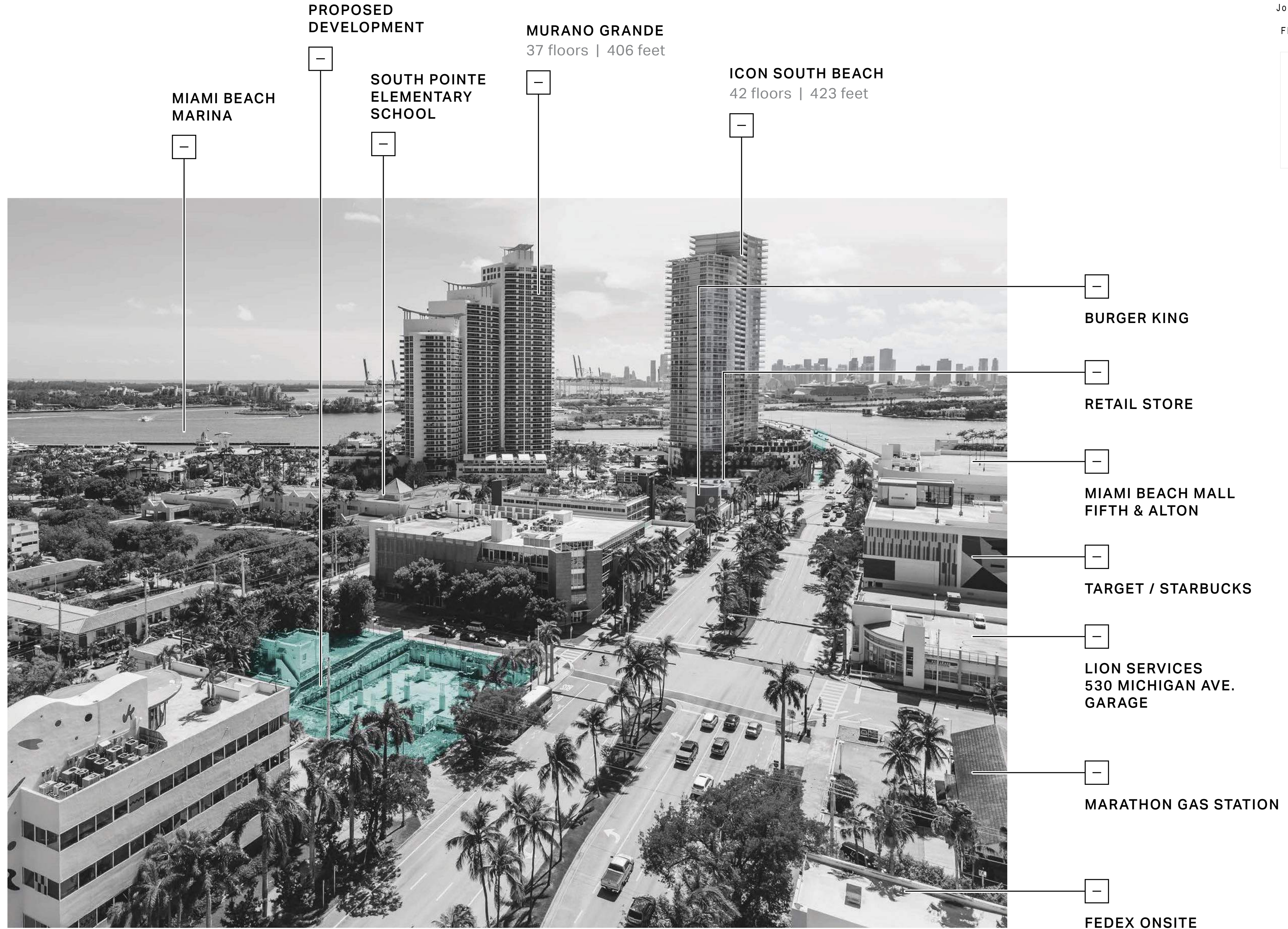
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5TH STREET - COMMERCIAL CORRIDOR



- Ocean Beach Historic District
- Proposed Development

- Retail
- Restaurant
- Residential
- Education
- Offices
- Hotel
- Parking

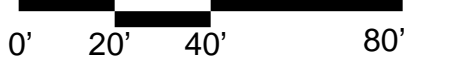
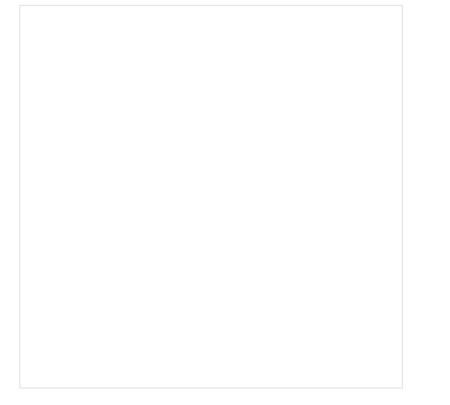


411 Michigan Avenue
 Miami Beach, Florida

Location Map
 Scale: None



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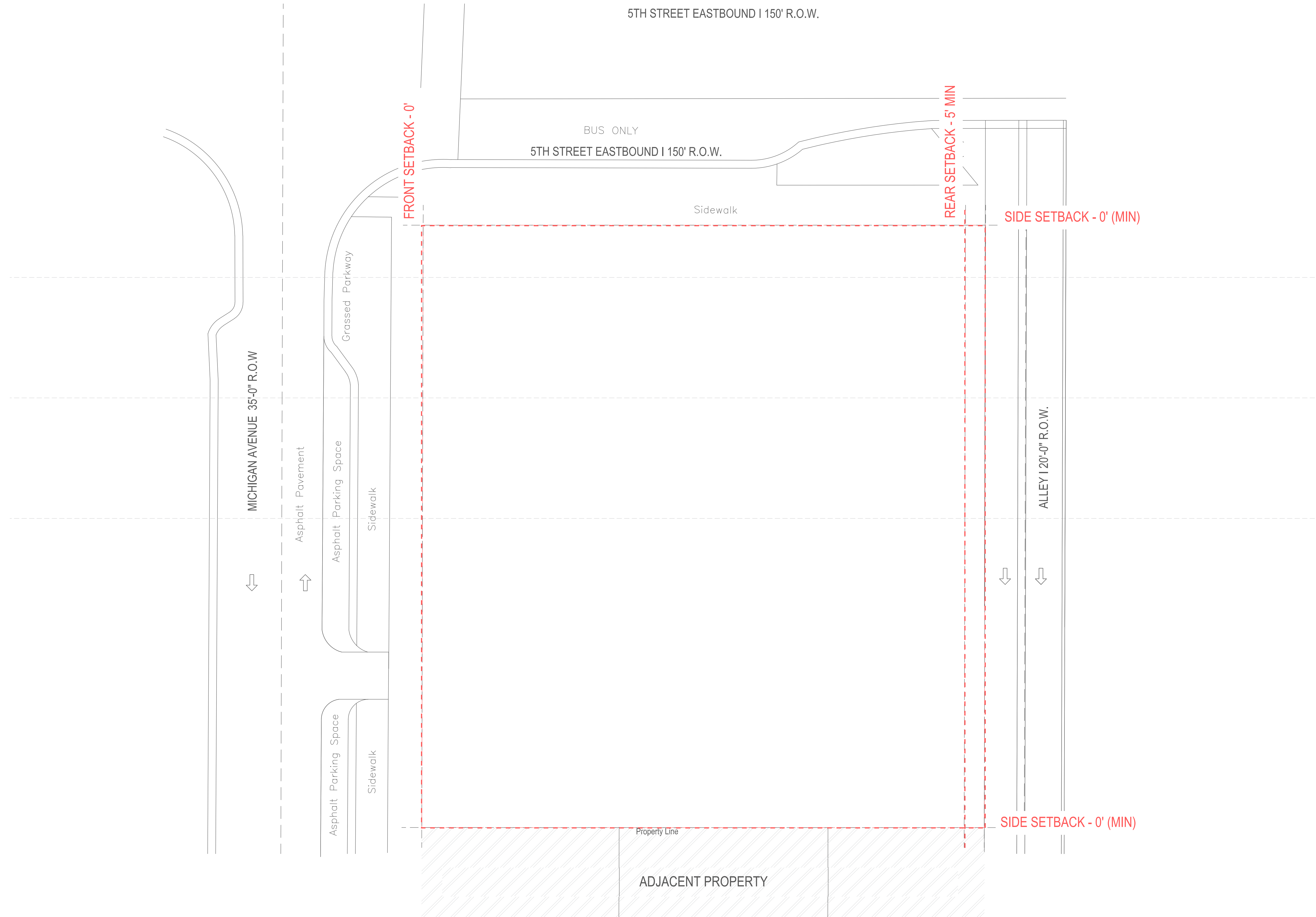
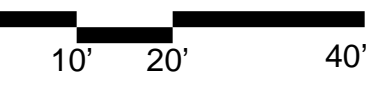
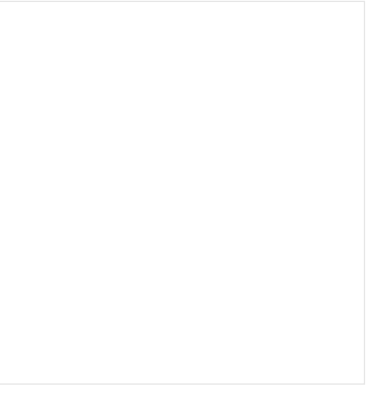


411 Michigan Avenue
Miami Beach, Florida

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



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411 Michigan Avenue
Miami Beach, Florida

Zoning Setback Diagram
Scale: NTS



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**ORIGINAL HISTORIC BUILDING, 1955**

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



View of the Building, 1973



View of the Building, 2002

THE HISTORIC BUILDINGS

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

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

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

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

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

411 Michigan Avenue
Miami Beach, Florida

Historic Building Documentation

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 4th and 5th Streets.

The property is located in a mixed-use area, with primarily commercial buildings and multi-family residences.

Two free-standing structures are located on the site. The west building is setback significantly from Michigan Avenue and is clearly visible from the street.



Front Facade of Primary Historic Structure (Existing Conditions) Facing Michigan Avenue



SECONDARY STRUCTURE TO BE REMOVED AS PER PREVIOUSLY APPROVED PROJECT



PRIMARY HISTORIC STRUCTURE

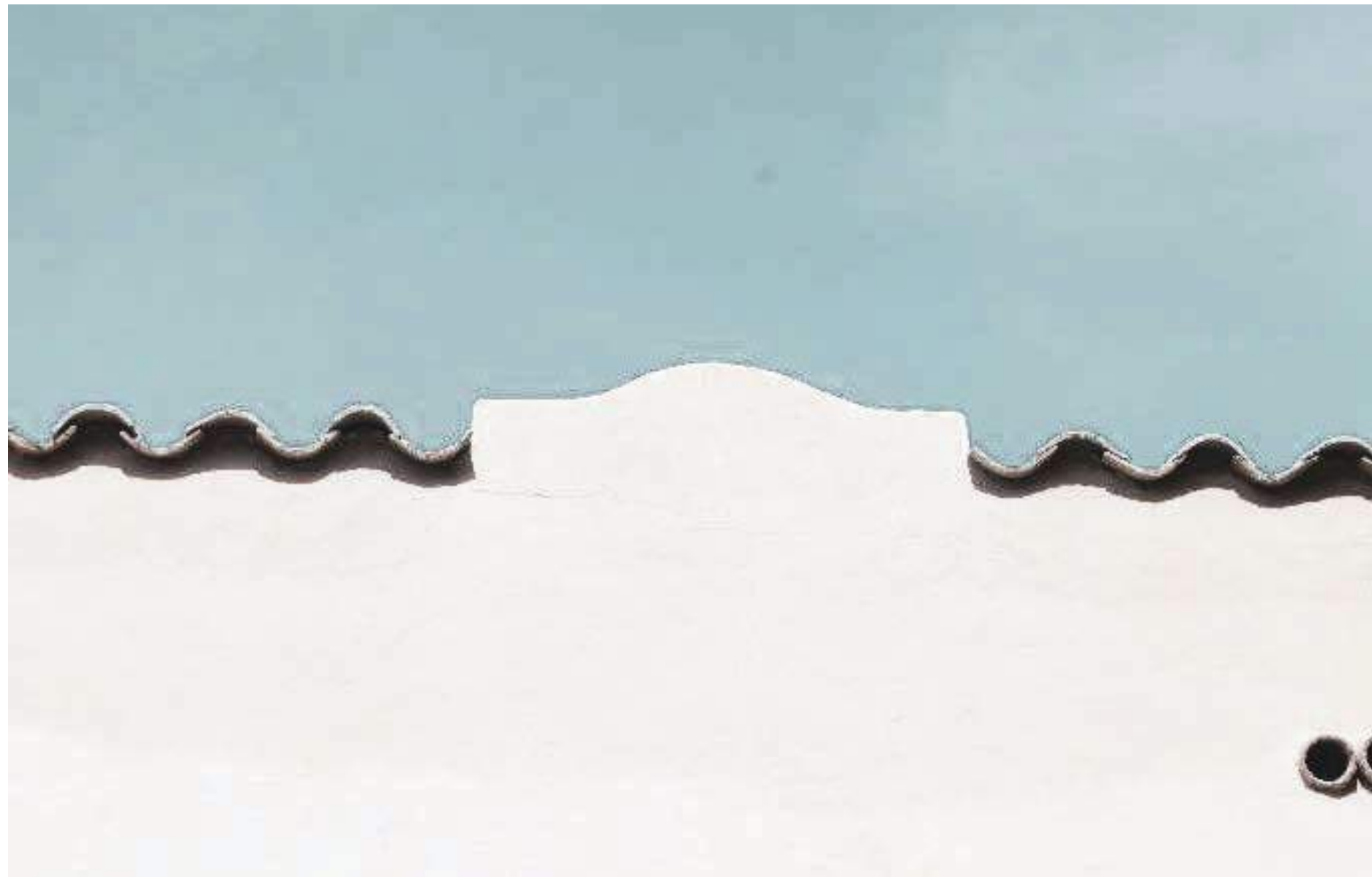
SECONDARY HISTORIC STRUCTURE

411 Michigan Avenue
Miami Beach, Florida

Historic Building Documentation

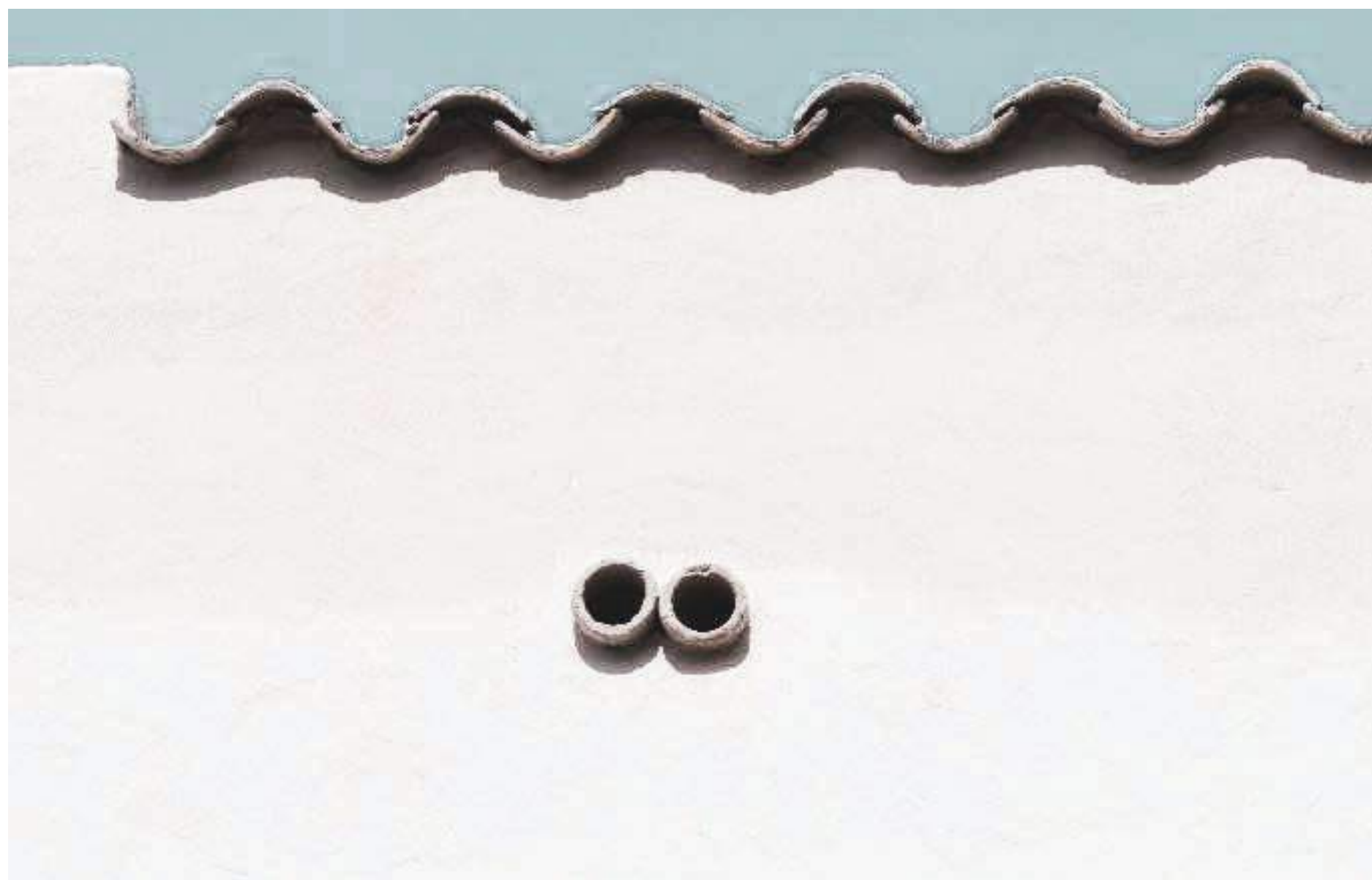
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Front Facade Detail
SCALLOPED PARAPET



2

Front Facade Detail
PAIRED ATTIC VENT TUBES



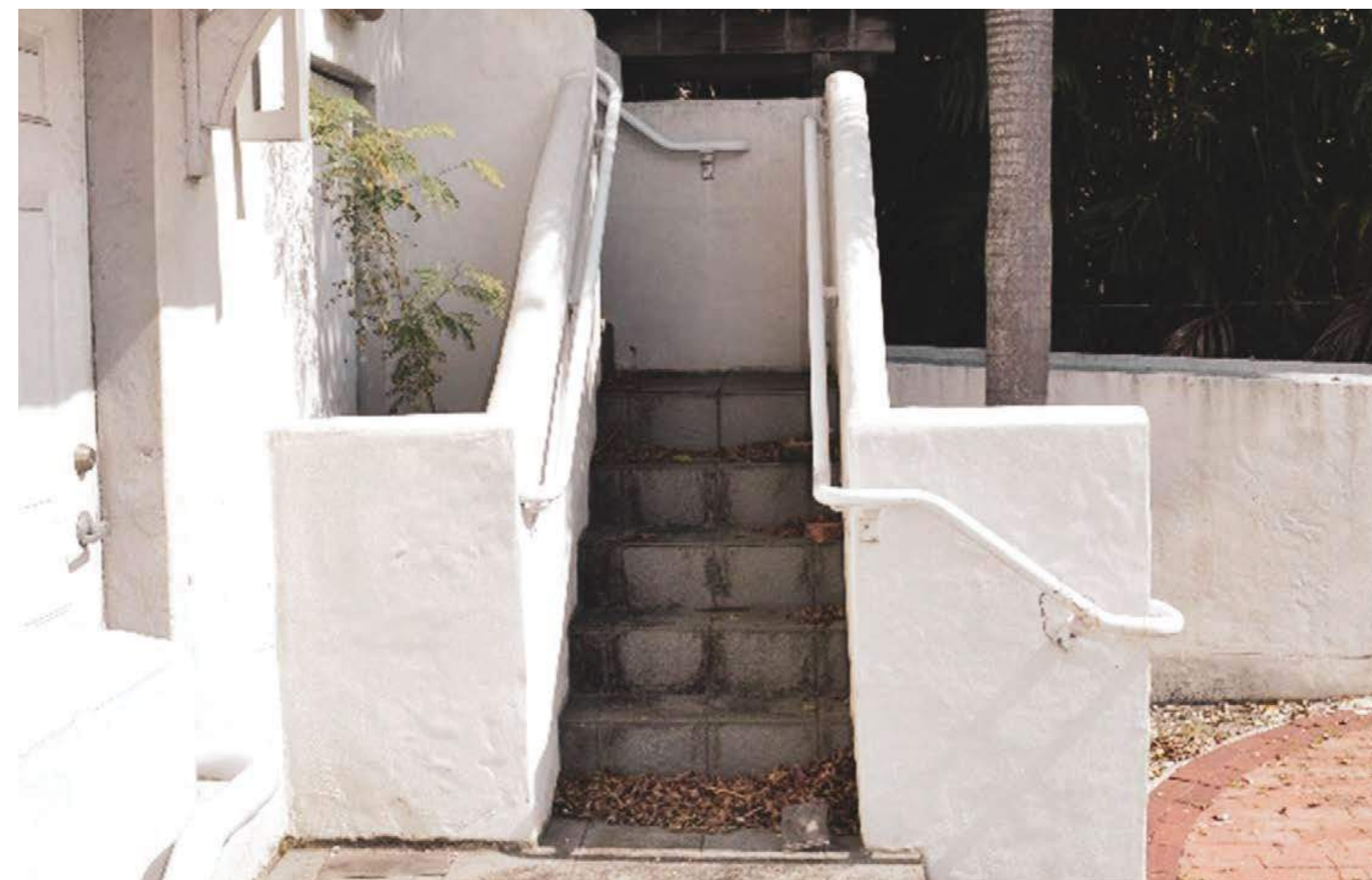
3

Entrance Door
PENT ROOF WITH BARREL TILE AND KNEE BRACES



4

1st Level Detail
STAIR TO 2ND LEVEL



5

1st Level Detail
NON-ORIGINAL DOOR OPENING (TO BE REMOVED)



6

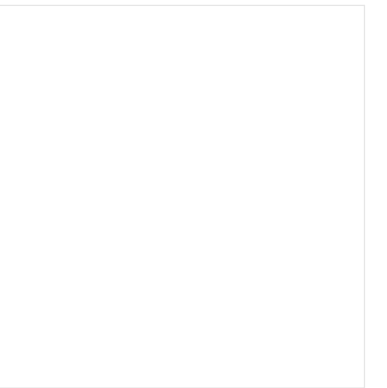
Front Yard Detail
ACCESSIBLE RAMP (NON-ORIGINAL, TO BE REMOVED)



411 Michigan Avenue
Miami Beach, Florida

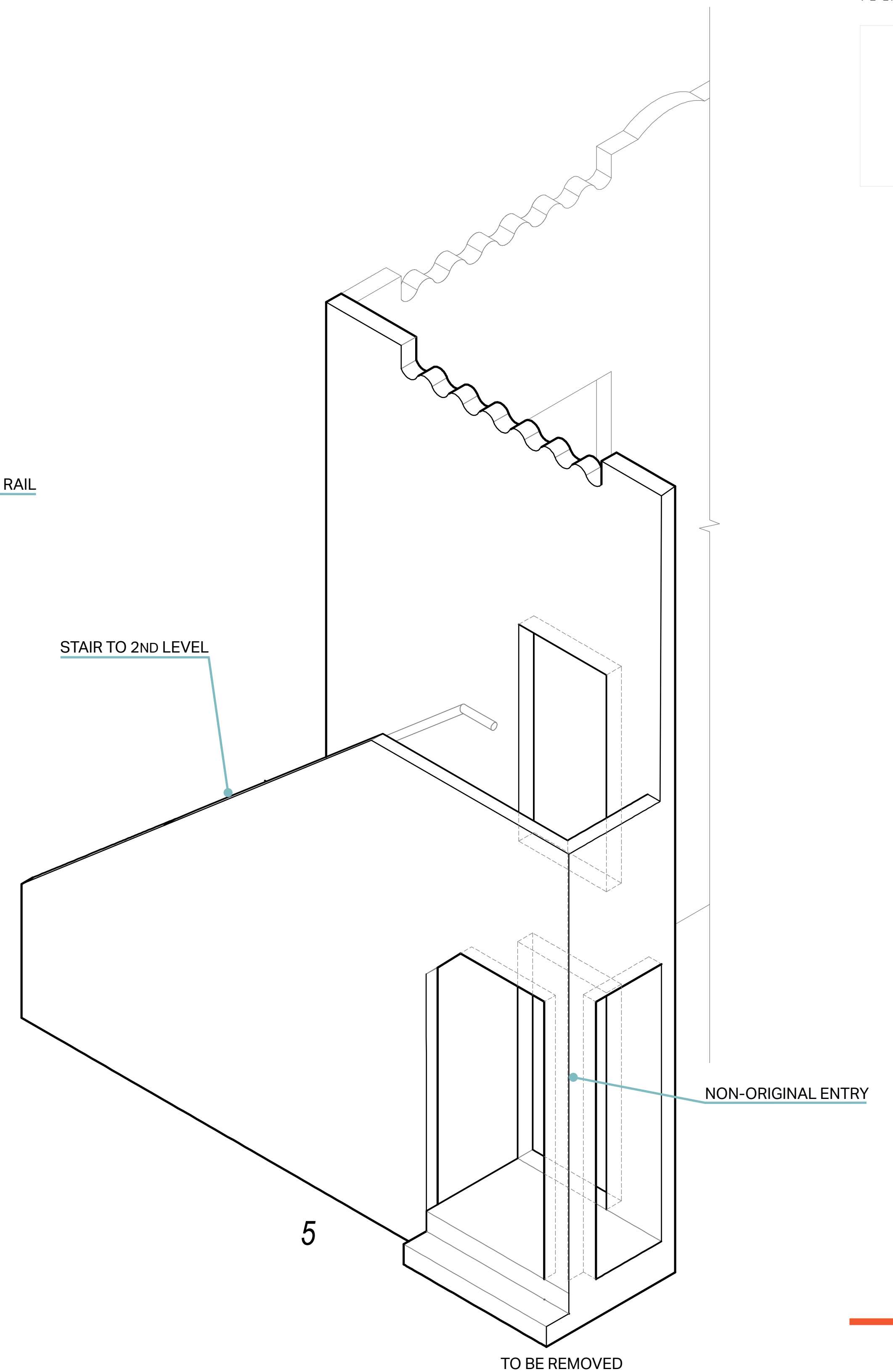
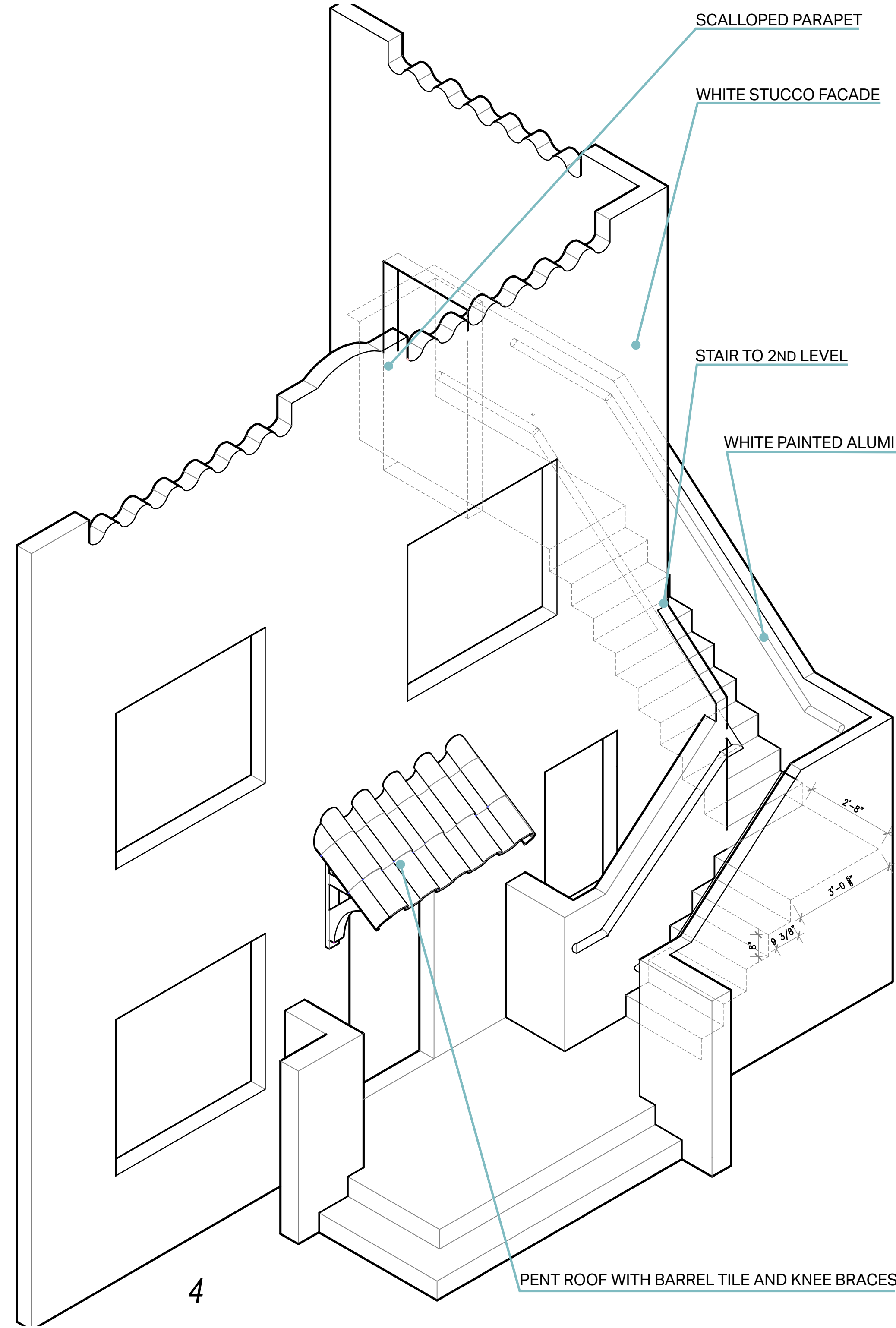
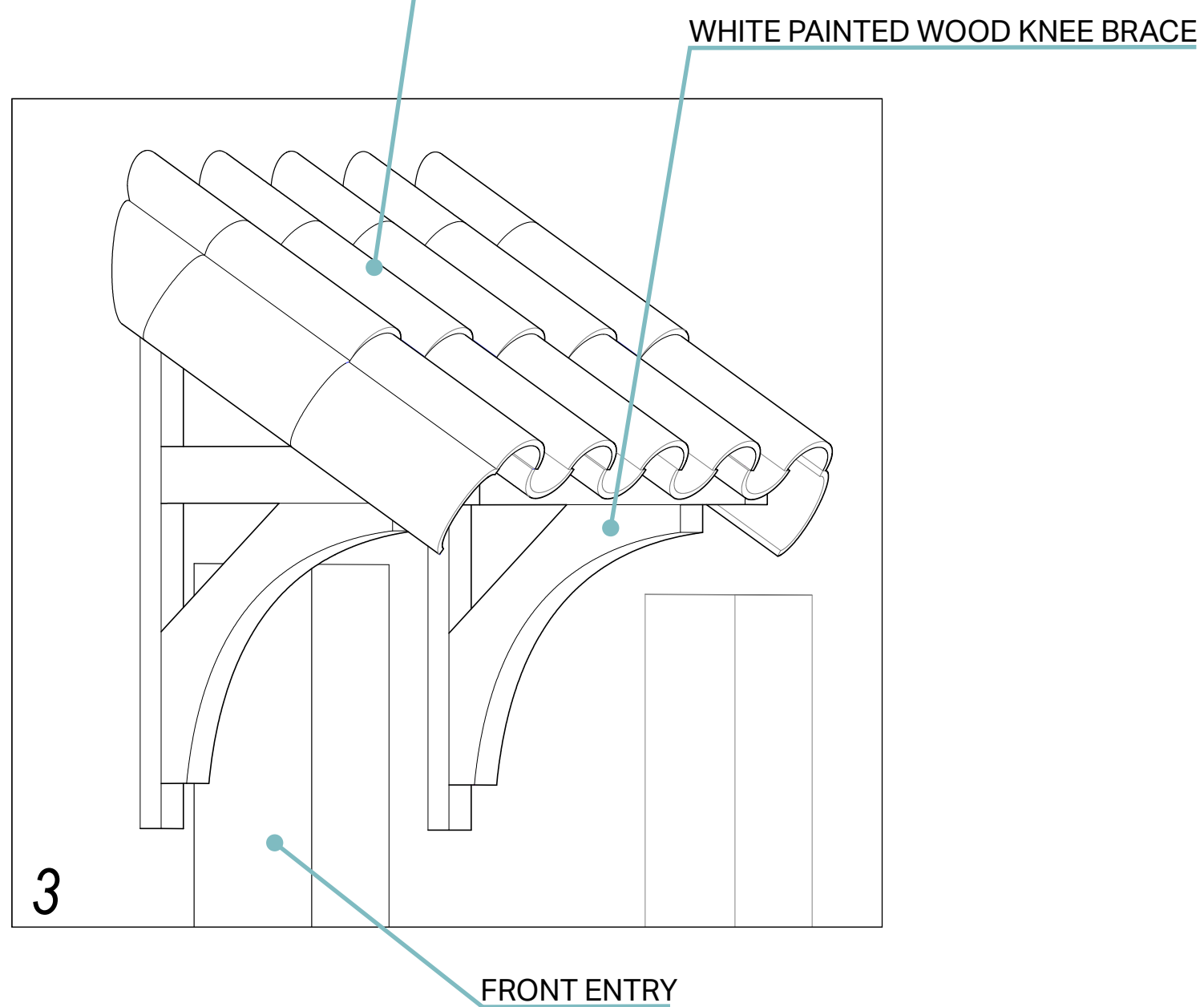
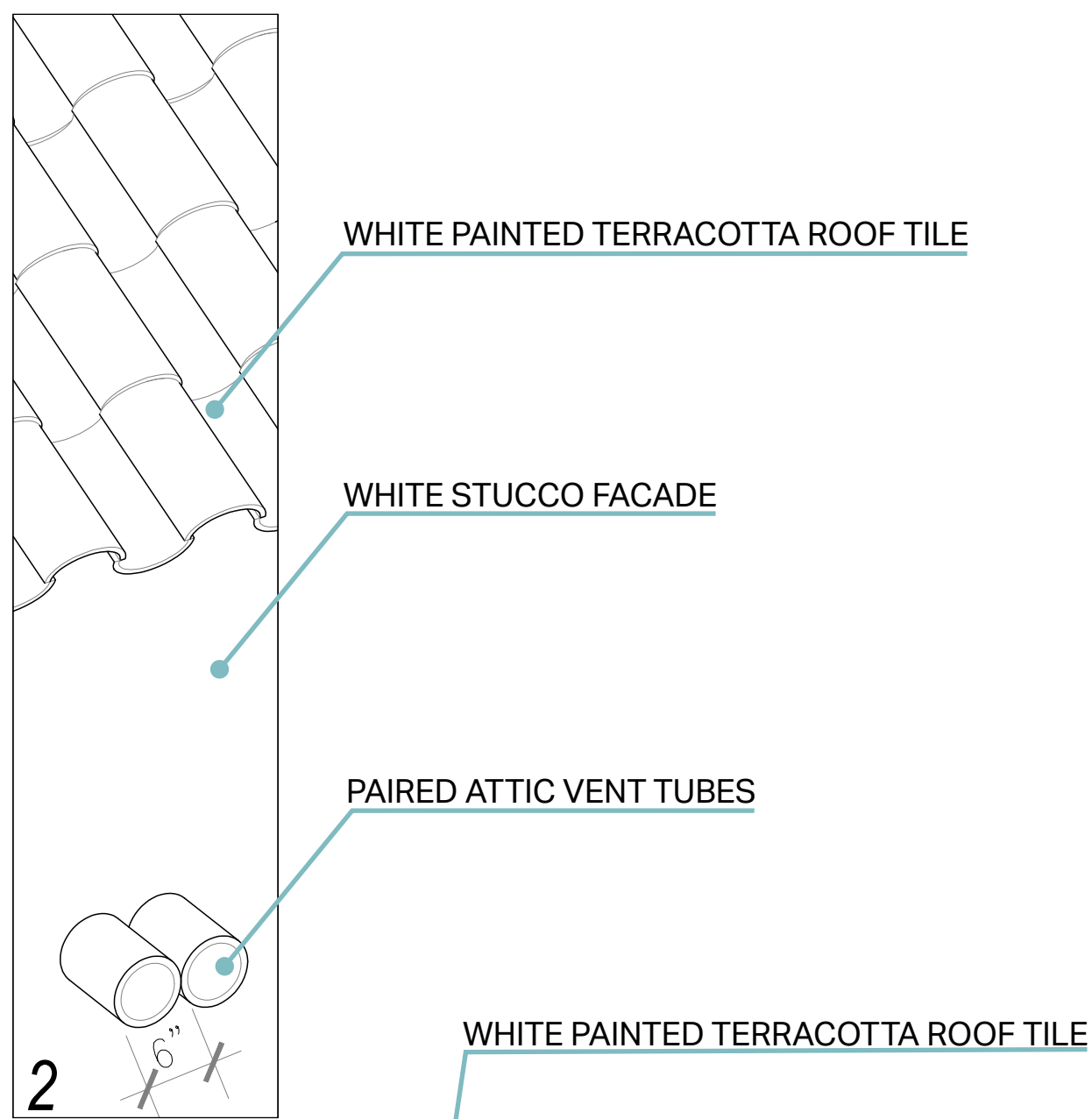
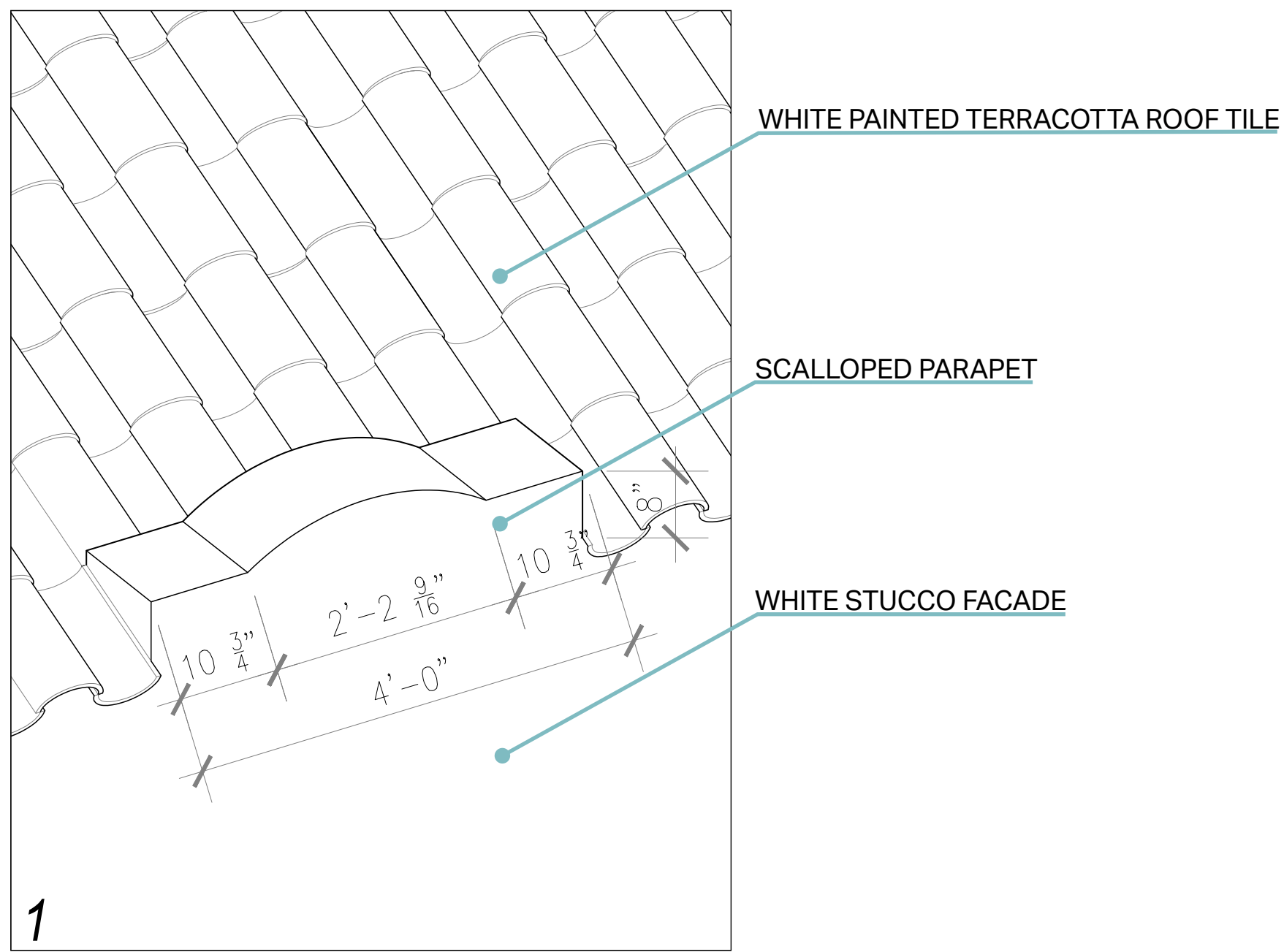
Historic Building Elements | Photos

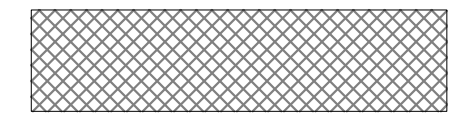
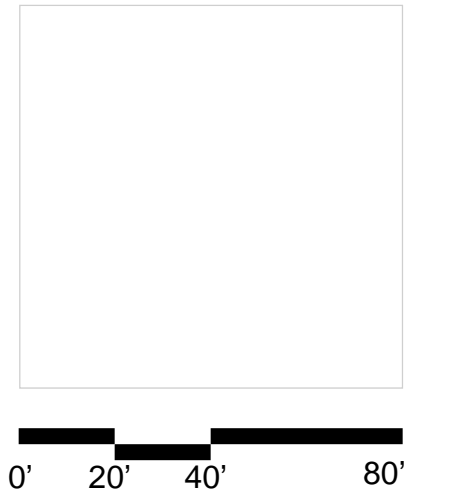
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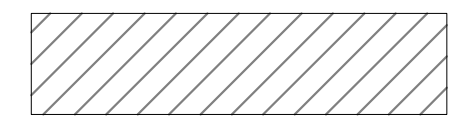
411 Michigan Avenue
Miami Beach, Florida

Historic Building Elements | Details

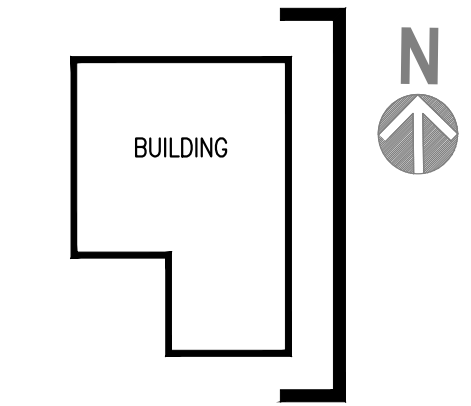
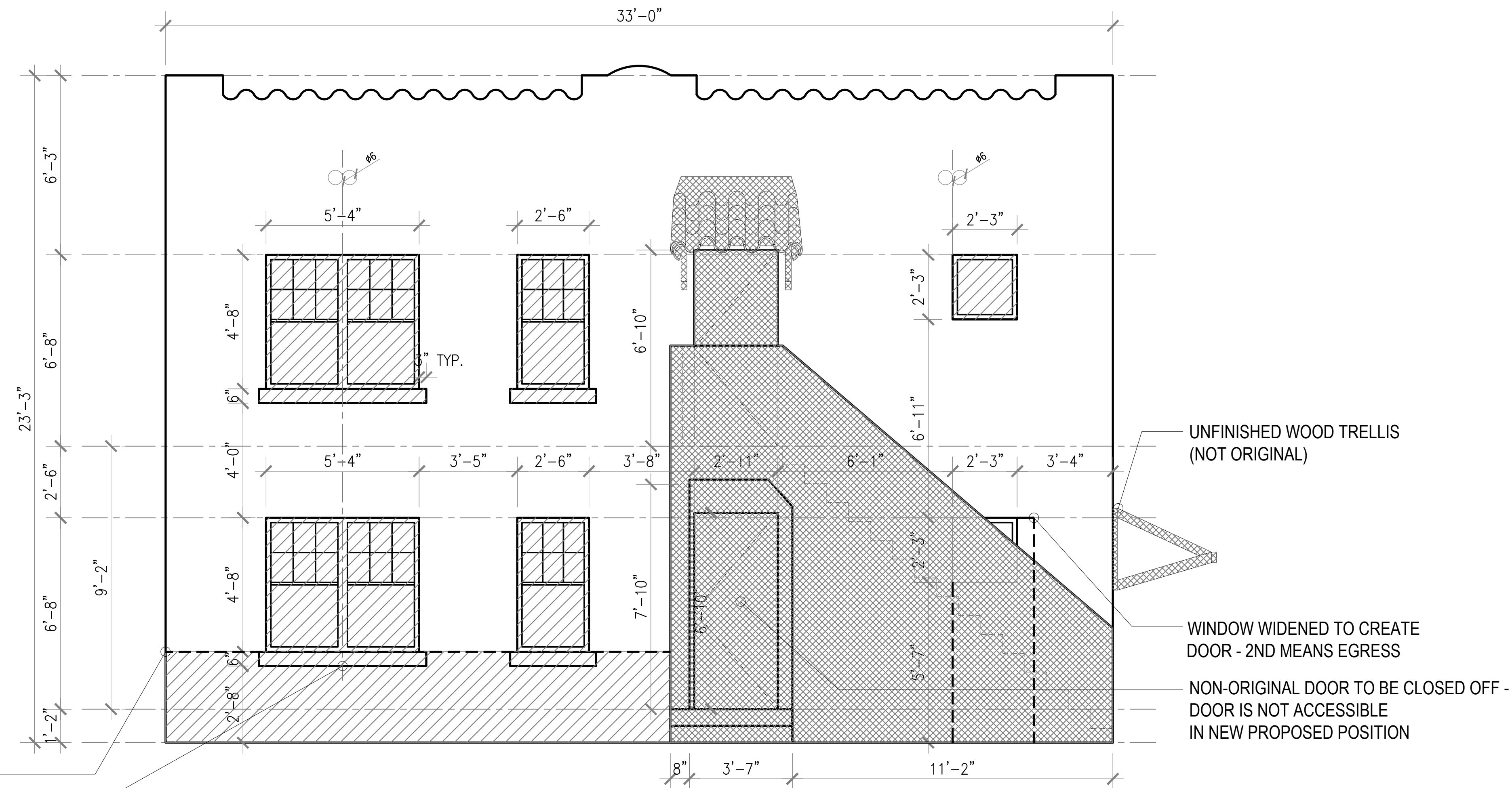




AREA TO BE REMOVED

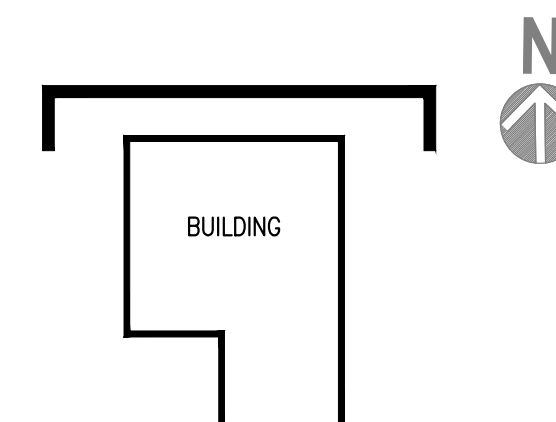
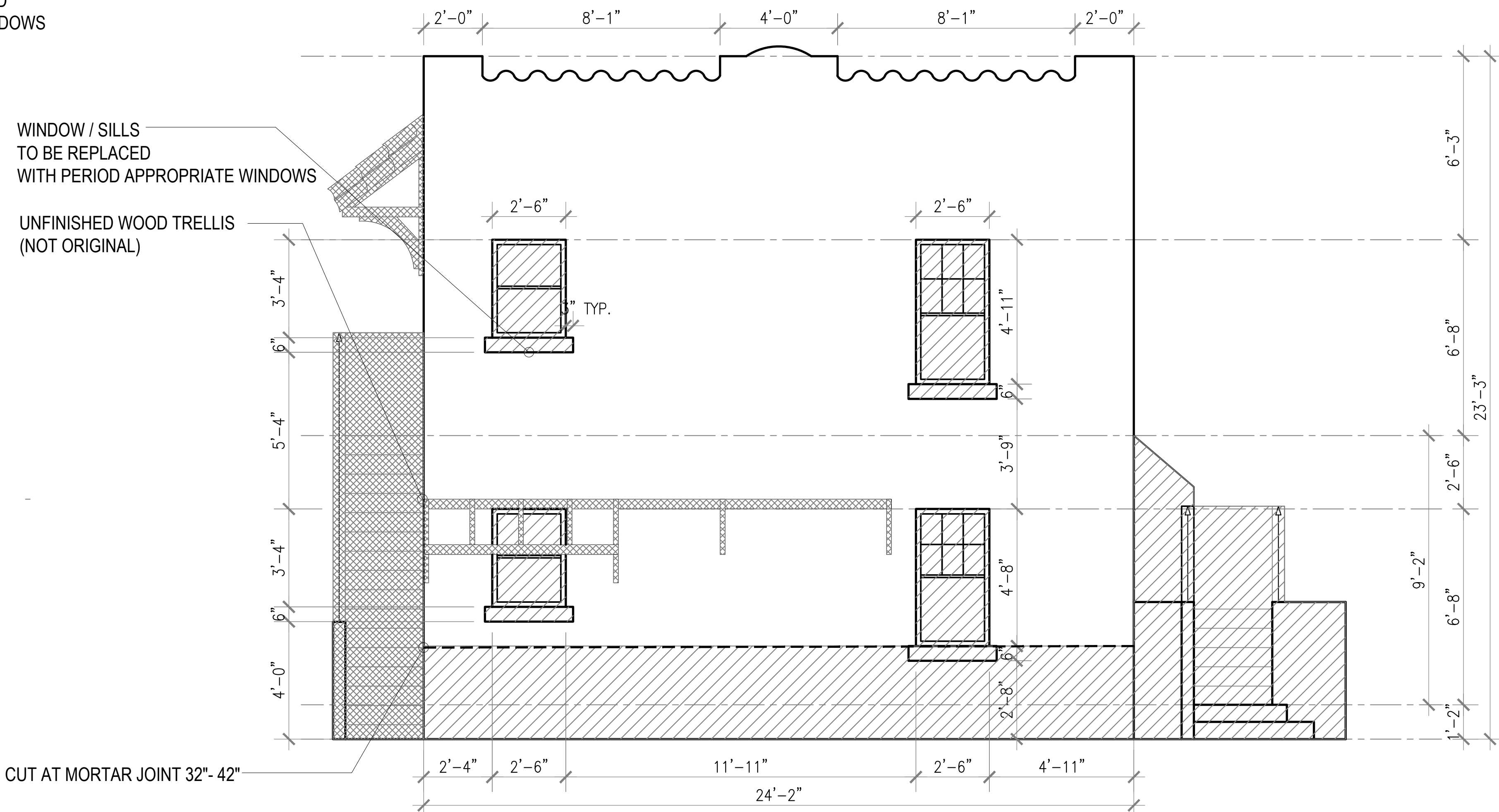


AREA TO BE REMOVED + REPLACED



EAST ELEVATION

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



NORTH ELEVATION

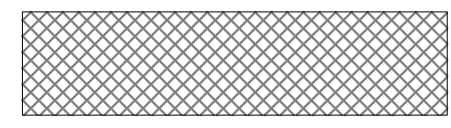
CUT AT MORTAR JOINT 32"- 42"

411 Michigan Avenue
Miami Beach, Florida

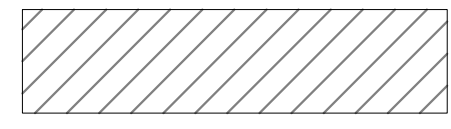
Historic Building Elevations
To Be Removed | Not To Scale



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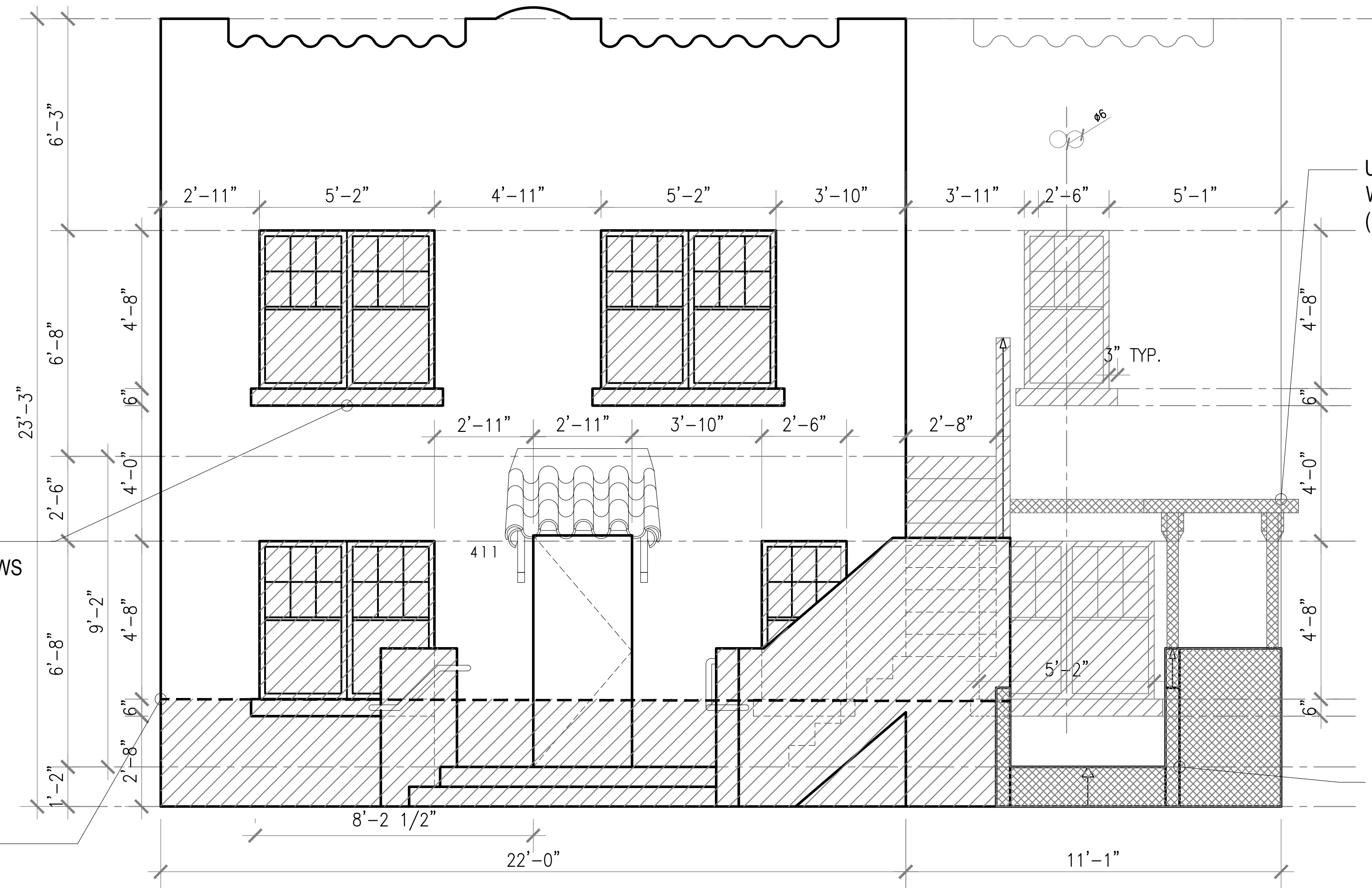
AREA TO BE REMOVED



AREA TO BE REMOVED + REPLACED

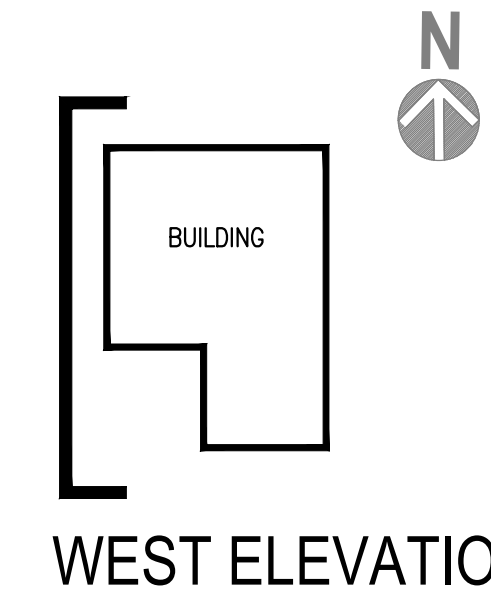
WINDOW / SILLS TO BE REPLACED WITH PERIOD APPROPRIATE WINDOWS

CUT AT MORTAR JOINT 32"- 42"

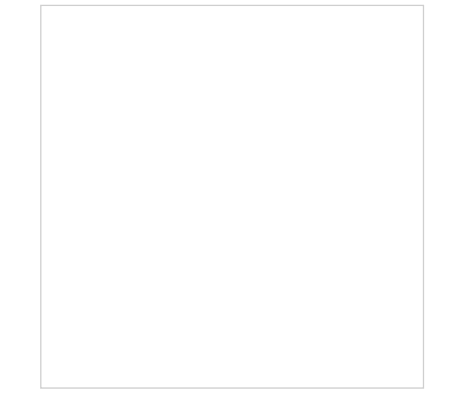


UNFINISHED WOOD TRELLIS (NOT ORIGINAL, 2001)

ACCESS RAMP (NOT ORIGINAL, 2001)



WEST ELEVATION



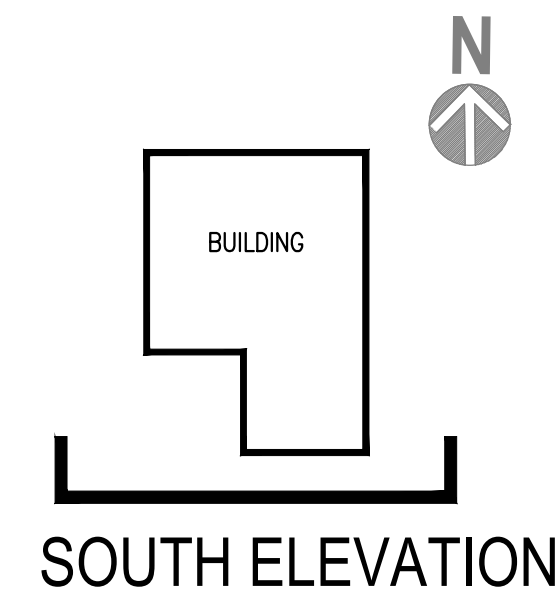
0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

Historic Building Elevations
To Be Removed | Not To Scale



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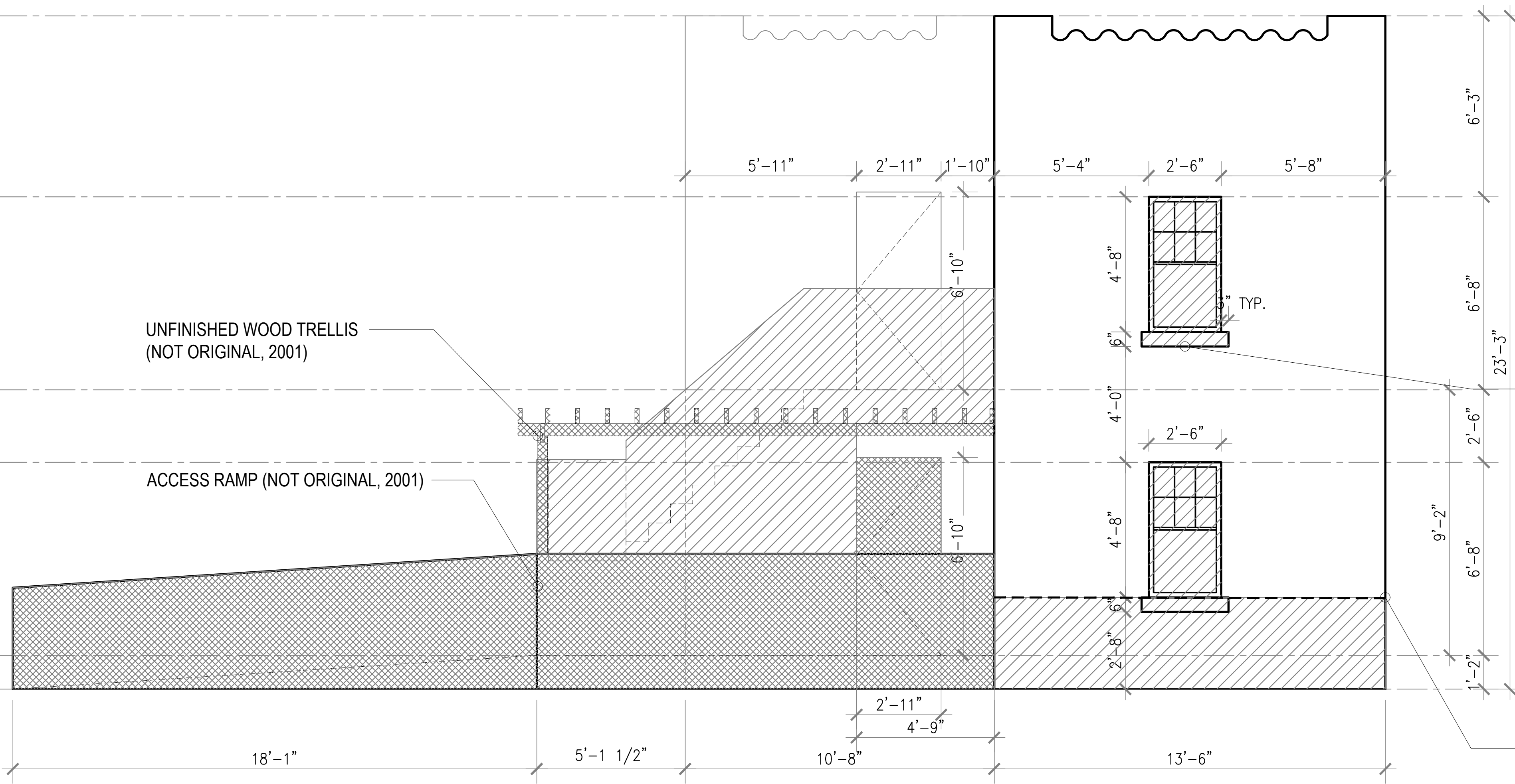
SOUTH ELEVATION

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"



UNFINISHED WOOD TRELLIS (NOT ORIGINAL, 2001)

WINDOW / SILLS TO BE REPLACED WITH PERIOD APPROPRIATE WINDOWS

CUT AT MORTAR JOINT 32"- 42"

KEY

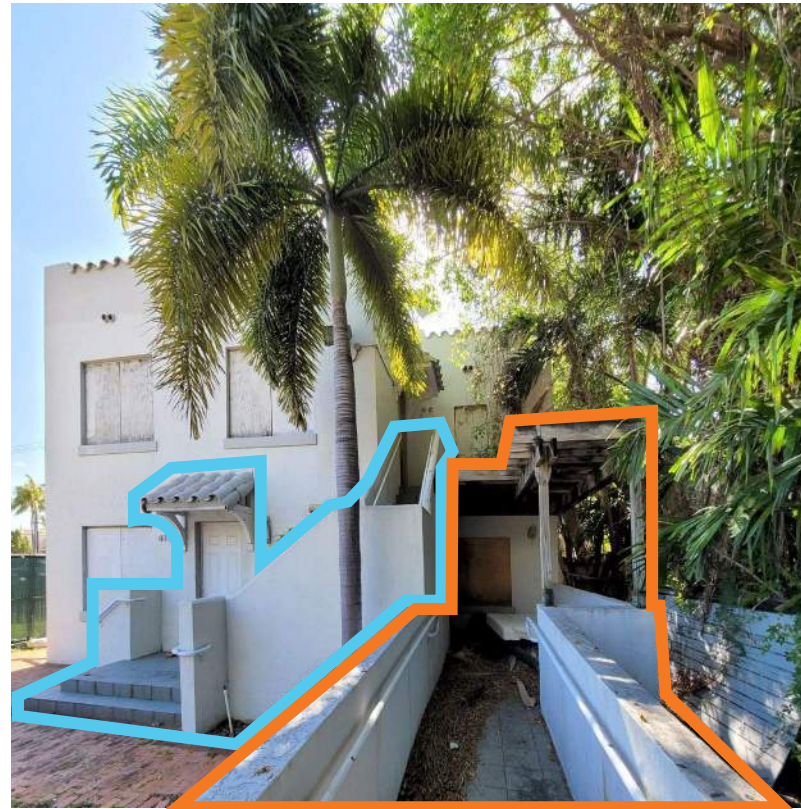
ELEMENT TO BE REMOVED

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)

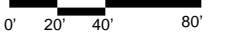
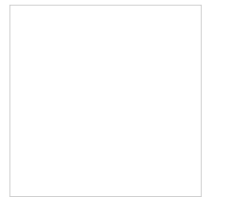


FRONT ENTRY STAIR - TO BE REPLACED

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



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



411 Michigan Avenue
Miami Beach, Florida

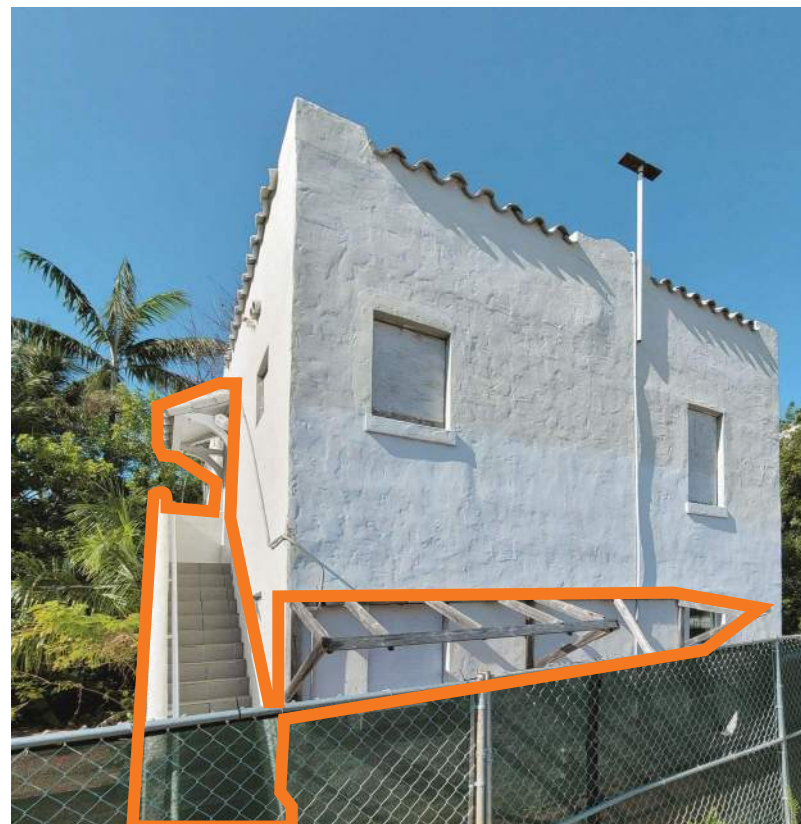
Historic Building Photos
Non-Original Elements To Be Removed



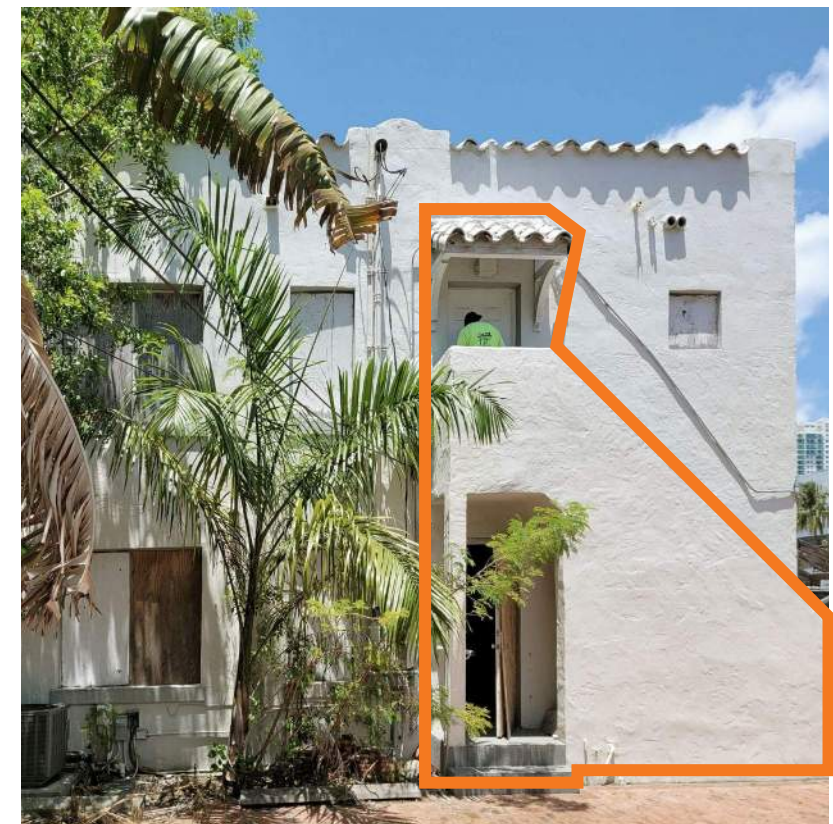
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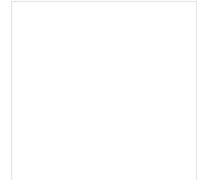
WOOD TRELLIS - TO BE REMOVED FRONT ENTRY & STAIR - TO BE REPLACED



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



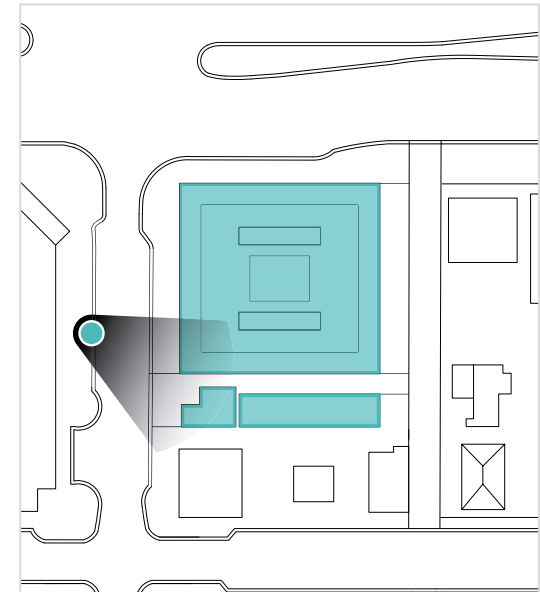
EGRESS REAR STAIR - NOT ORIGINAL - TO BE REMOVED



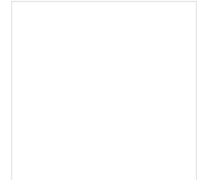
411 Michigan Avenue
Miami Beach, Florida

Historic Rendering | Michigan Ave.
Scale: None

Angle 3
Virtual Photo



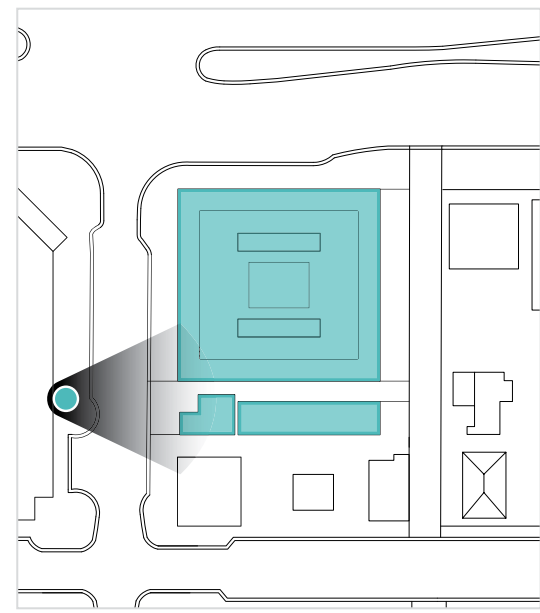
UPDATED RENDER
FINAL HPB SUBMITTAL 2/07/22



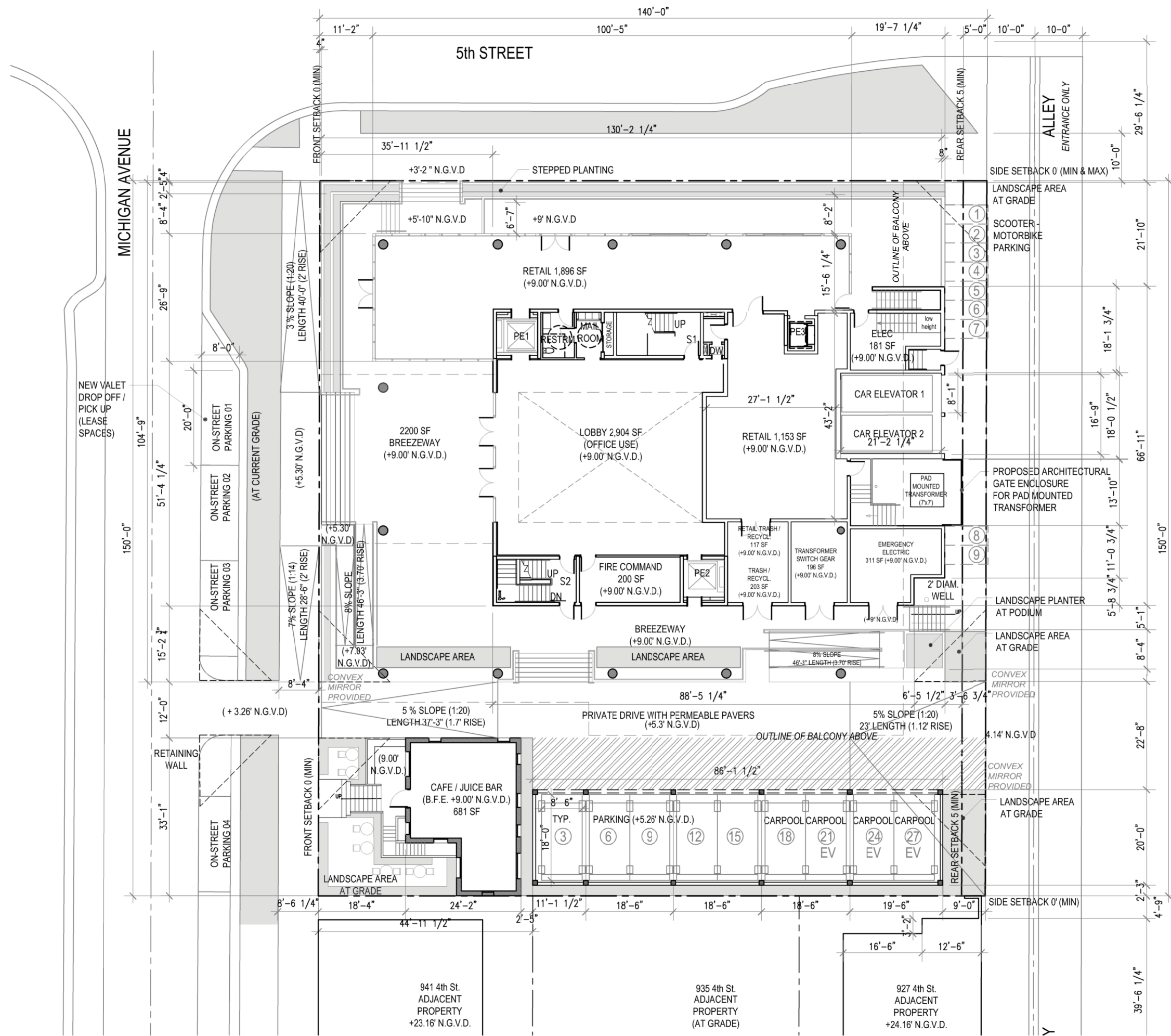
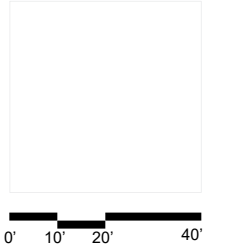
411 Michigan Avenue
Miami Beach, Florida

Historic Rendering | Michigan Ave.
Scale: None

Angle 2
Virtual Photo



UPDATED RENDER
FINAL HPB SUBMITTAL 2/07/22

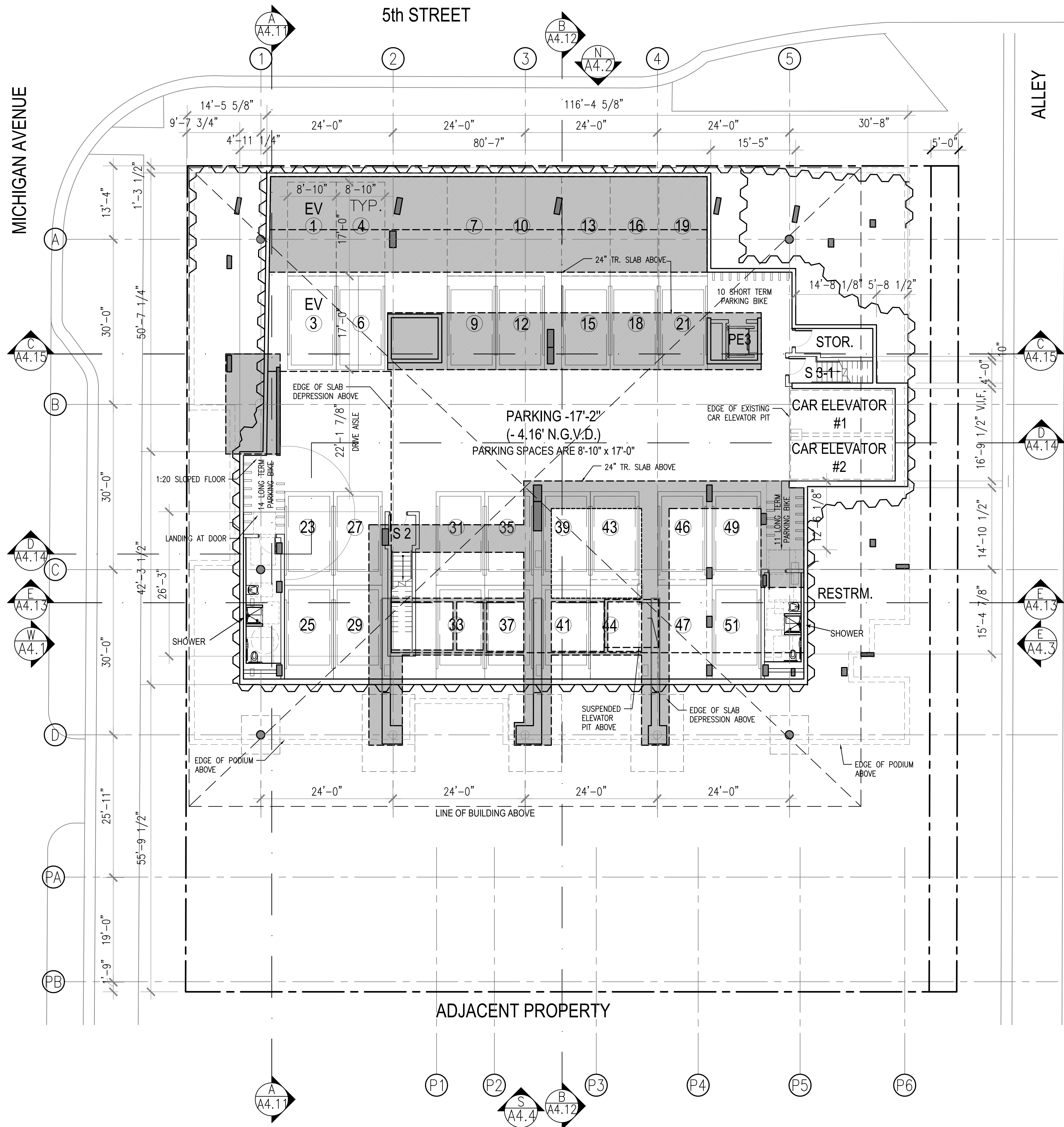
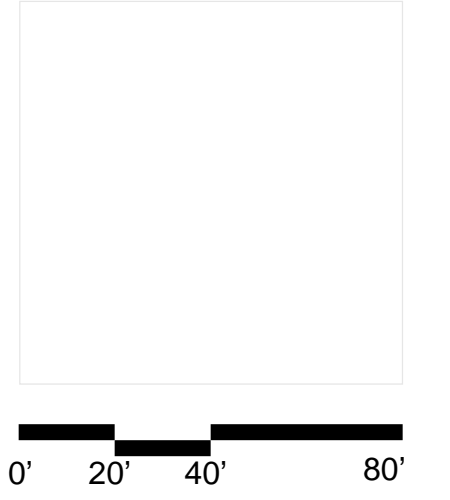


411 Michigan Avenue
 Miami Beach, Florida

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



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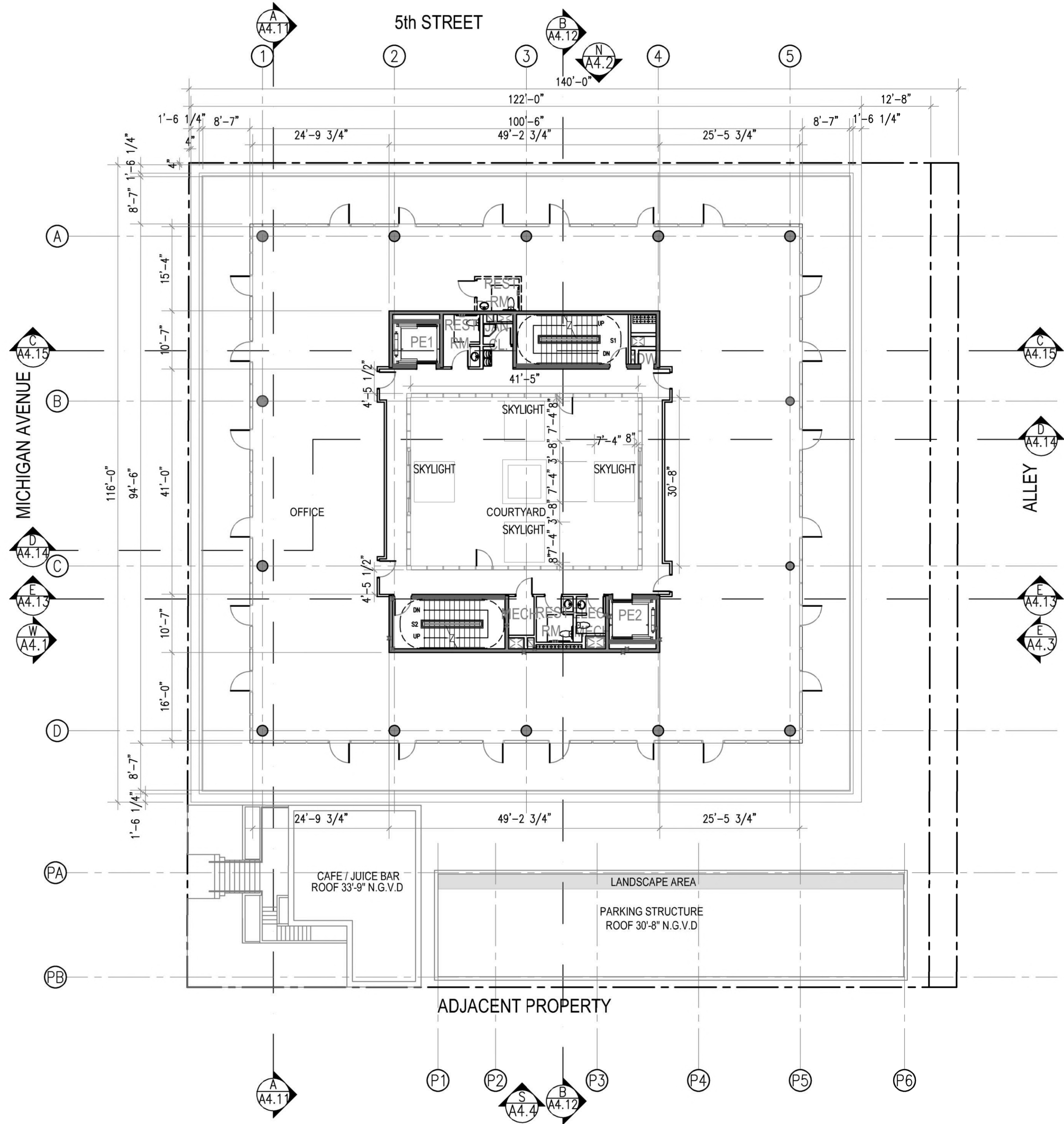
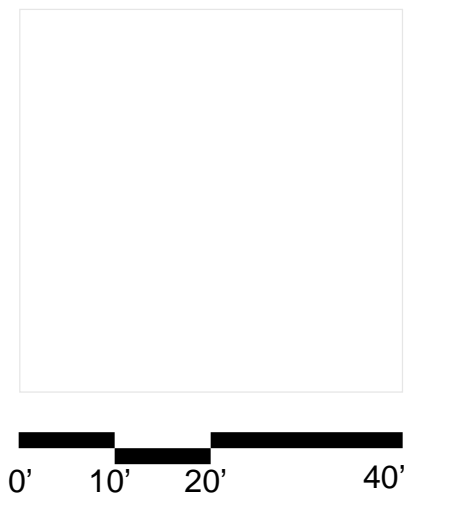


411 Michigan Avenue
Miami Beach, Florida

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



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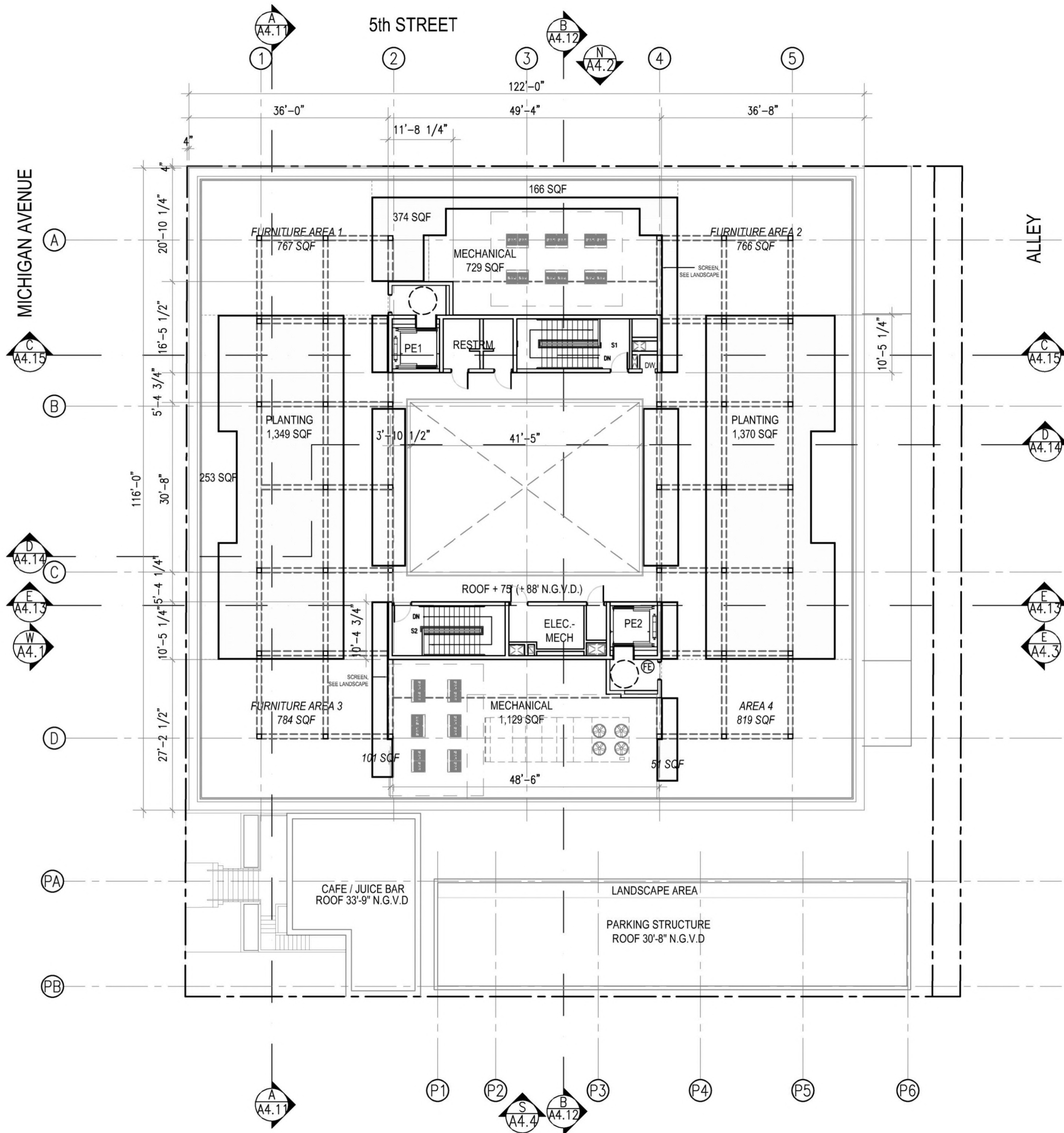
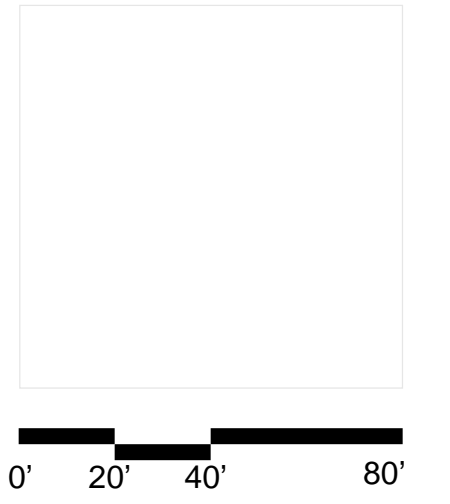


411 Michigan Avenue
 Miami Beach, Florida

Typical Floor Plan
 Scale: 1" = 20'-0"



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411 Michigan Avenue
Miami Beach, Florida

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



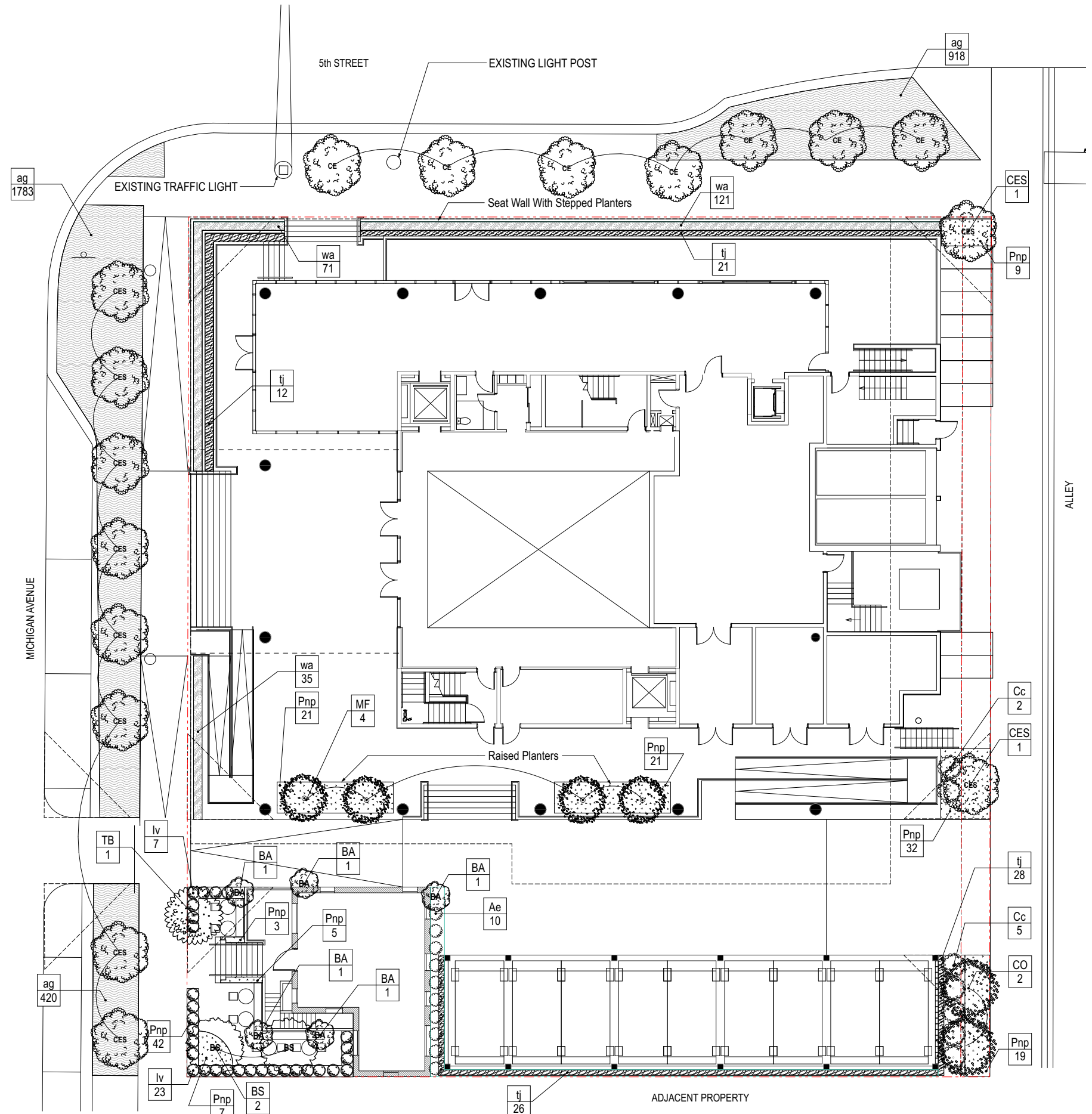
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7 February 2022

NOTE
REFER TO PLANTING FULL SCHEDULE AND LANDSCAPE LEGEND
ON SHEET L1.7

TREE SCHEDULE				
Symbol	ID	Qty	Botanical Name	Common Name
	BS	2	Bursera Simaruba	Gumbo Limbo
	CE	7	Conocarpus erectus	Green Buttonwood
	CES	2	Conocarpus erectus 'Sericeus'	Silver Buttonwood
	CES	8	Conocarpus erectus 'Sericeus'	Silver Buttonwood
	CO	2	Chrysophyllum oliviforme	Satin Leaf
	MF	4	Myrcianthes fragrans	Simpson's Stopper

SHRUB SCHEDULE				
Symbol	ID	Qty	Botanical Name	Common Name
	Ae	10	Ardisia escallonioides	Marlberry
	Cc	7	Capparis cynophallophora	Jamaica caper
	Iv	30	Ilex vomitoria 'nana'	Dwarf Yaupon Holly
	Pnp	8	Psychodria nervosa "Little Psycho"	Dwarf Wild Coffee

GROUNDCOVER & VINE SCHEDULE				
Symbol	ID	QTY	Botanical Name	Common Name
	BA	3	Bougainvillea arborea	Vine Bougainvillea
	ag	5361	Arachis glabrata	Golden Ornamental Peanut
	tj	60	Trachelospermum jasminoides	Confederate Jasmine
	wa	227	Wrightia antidysenterica	Asian Snow



411 Michigan Avenue
Miami Beach, Florida

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



HPB FINAL SUBMITTAL
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L1.6

1 SITE PLANTING
SCALE: 1" = 20'

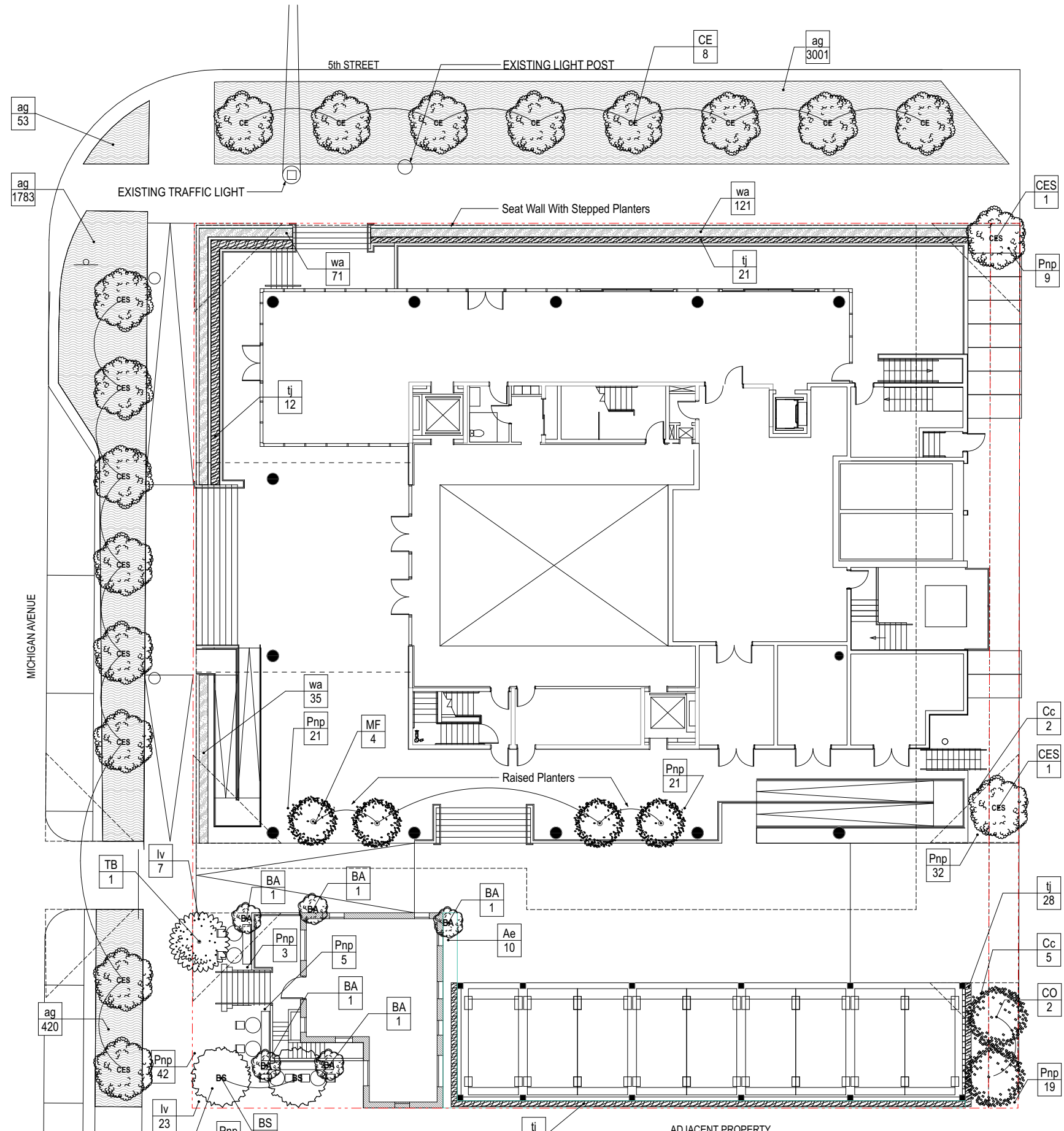
0 10' 20'

NOTE
REFER TO PLANTING FULL SCHEDULE AND LANDSCAPE LEGEND
ON SHEET L1.7

TREE SCHEDULE				
Symbol	ID	Qty	Botanical Name	Common Name
	BS	2	Bursera Simaruba	Gumbo Limbo
	CE	8	Conocarpus erectus	Green Buttonwood
	CES	2	Conocarpus erectus 'Sericeus'	Silver Buttonwood
	CES	8	Conocarpus erectus 'Sericeus'	Silver Buttonwood
	CO	2	Chrysophyllum oliviforme	Satin Leaf
	MF	4	Myrcianthes fragrans	Simpson's Stopper

SHRUB SCHEDULE				
Symbol	ID	Qty	Botanical Name	Common Name
	Ae	10	Ardisia escallonioides	Marlberry
	Cc	7	Capparis cynophallophora	Jamaica caper
	Iv	30	Ilex vomitoria 'nana'	Dwarf Yaupon Holly
	Pnp	8	Psychodria nervosa "Little Psycho"	Dwarf Wild Coffee

GROUNDCOVER & VINE SCHEDULE				
Symbol	ID	QTY	Botanical Name	Common Name
	BA	3	Bougainvillea arborea	Vine Bougainvillea
	ag	7,443	Arachis glabrata	Golden Ornamental Peanut
	tj	60	Trachelospermum jasminoides	Confederate Jasmine
	wa	227	Wrightia antidysenterica	Asian Snow



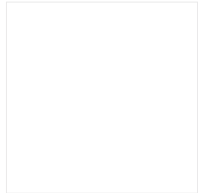
411 Michigan Avenue
Miami Beach, Florida

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



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L1.6a



411 Michigan Avenue
Miami Beach, Florida

Mezzanine & Parking Roof
Planting Plan

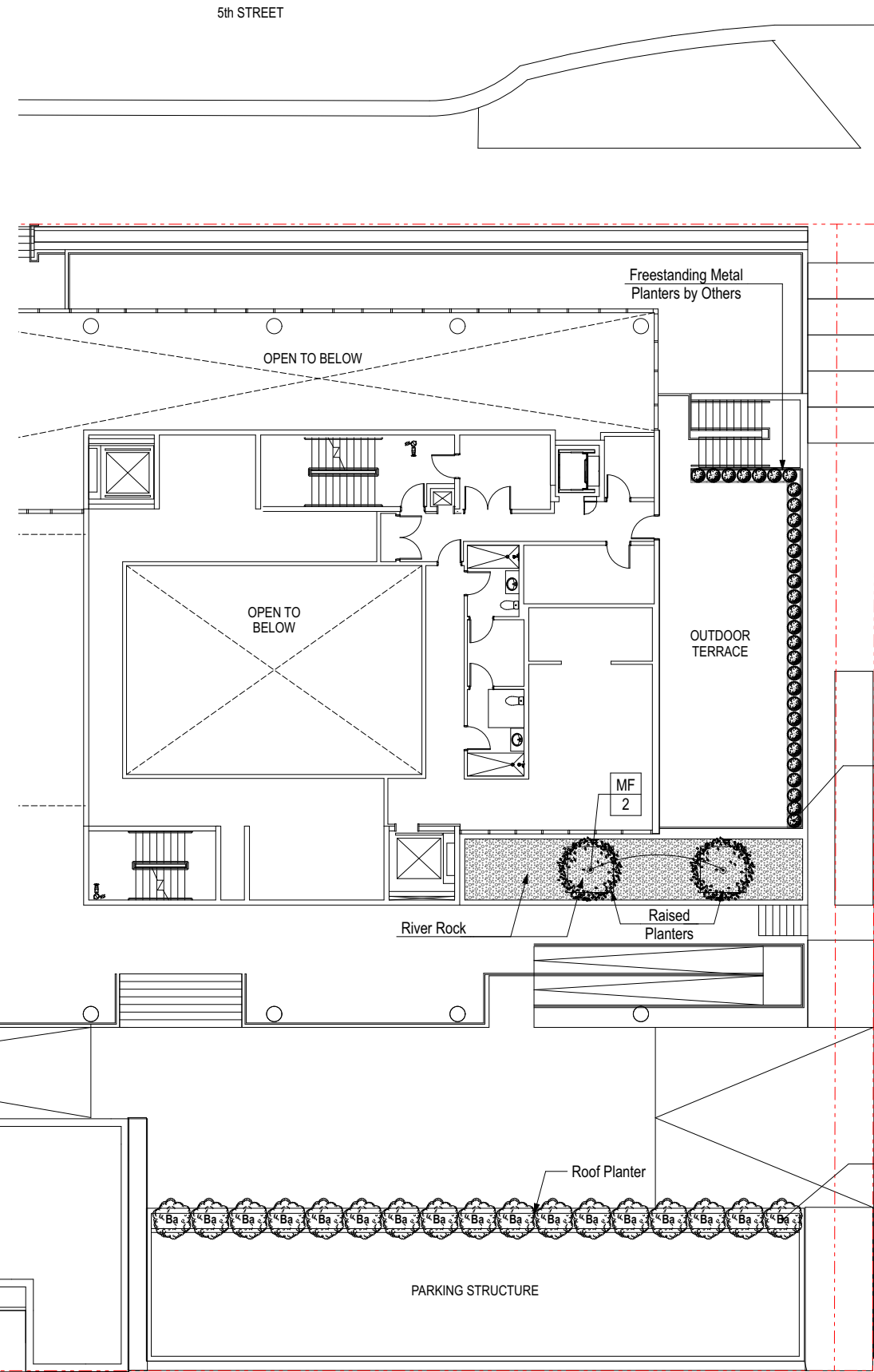
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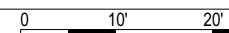
Mezzanine Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	MF	2	Myrcianthes fragrans	Simpson's Stopper	N/A	6' min	6'	Y	5' CT, Florida Fancy, Multi-stemmed; Lot Trees

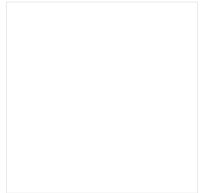
Mezzanine Shrub Schedule										
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks
	Ba	17	Bougainvillea arborea	Vine Bougainvillea	25gal	8'-10'	3'		N	Purple, Trained to Wood Trellis

Mezzanine Groundcover & Vine Schedule											
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area (sf)	Remarks
	pm	30	Podocarpus macrophyllus 'Pringles'	Dwarf Podocarpus - 'Pringles'	3gal			24"	N	0	Hedge in Freestanding Planters



MEZZANINE PLANTING PLAN
SCALE: 1" = 20'





411 Michigan Avenue
Miami Beach, Florida

Roof Planting Plan
Scale: 1" = 20'-0"



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07 FEBRUARY 2022

L1.10

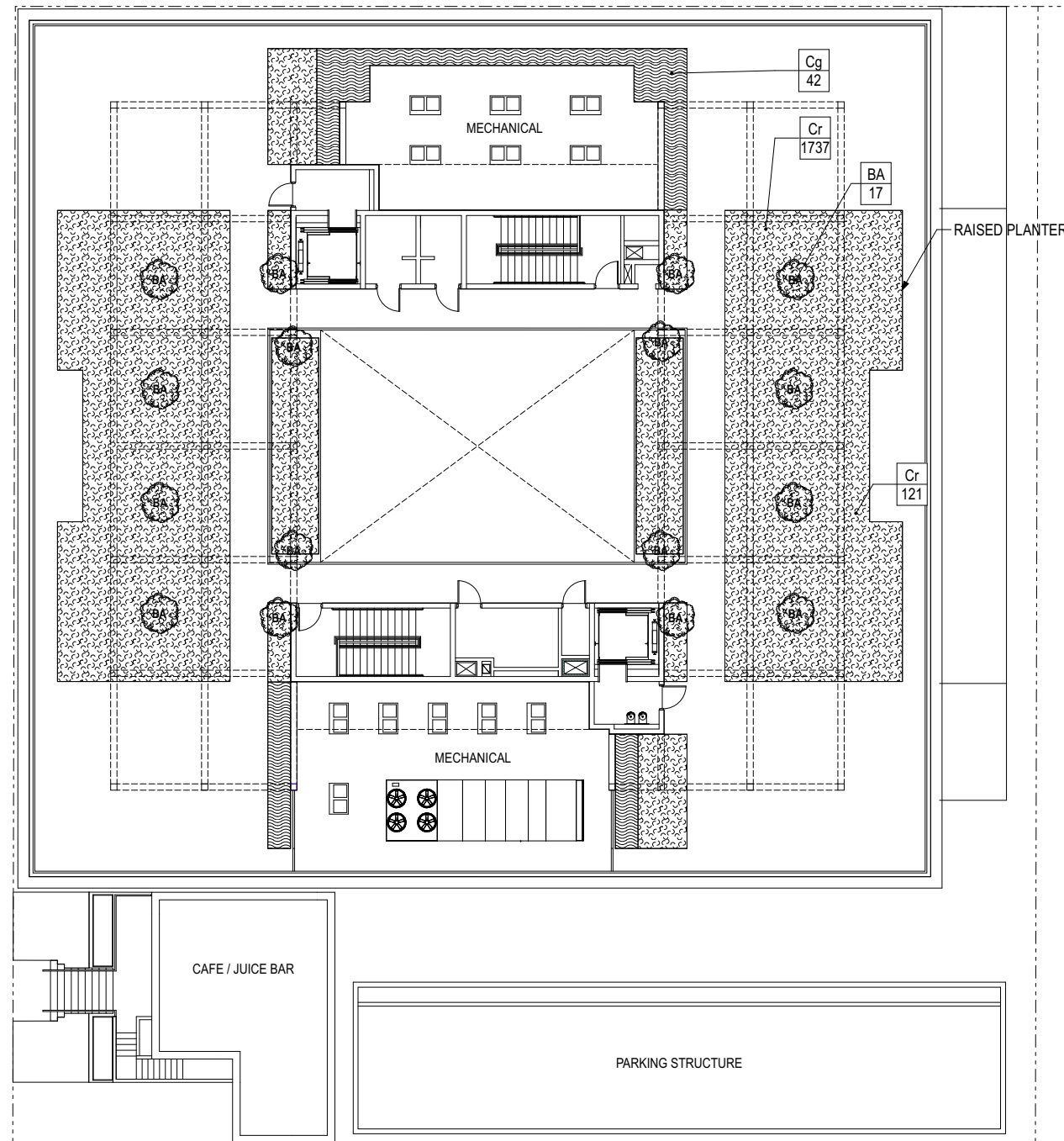
5th STREET

Roof Tree Schedule										
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks	
	BA	16	Bougainvillea arborea	Tree Bougainvillea		12'-14'		N	FL #1, Purple	

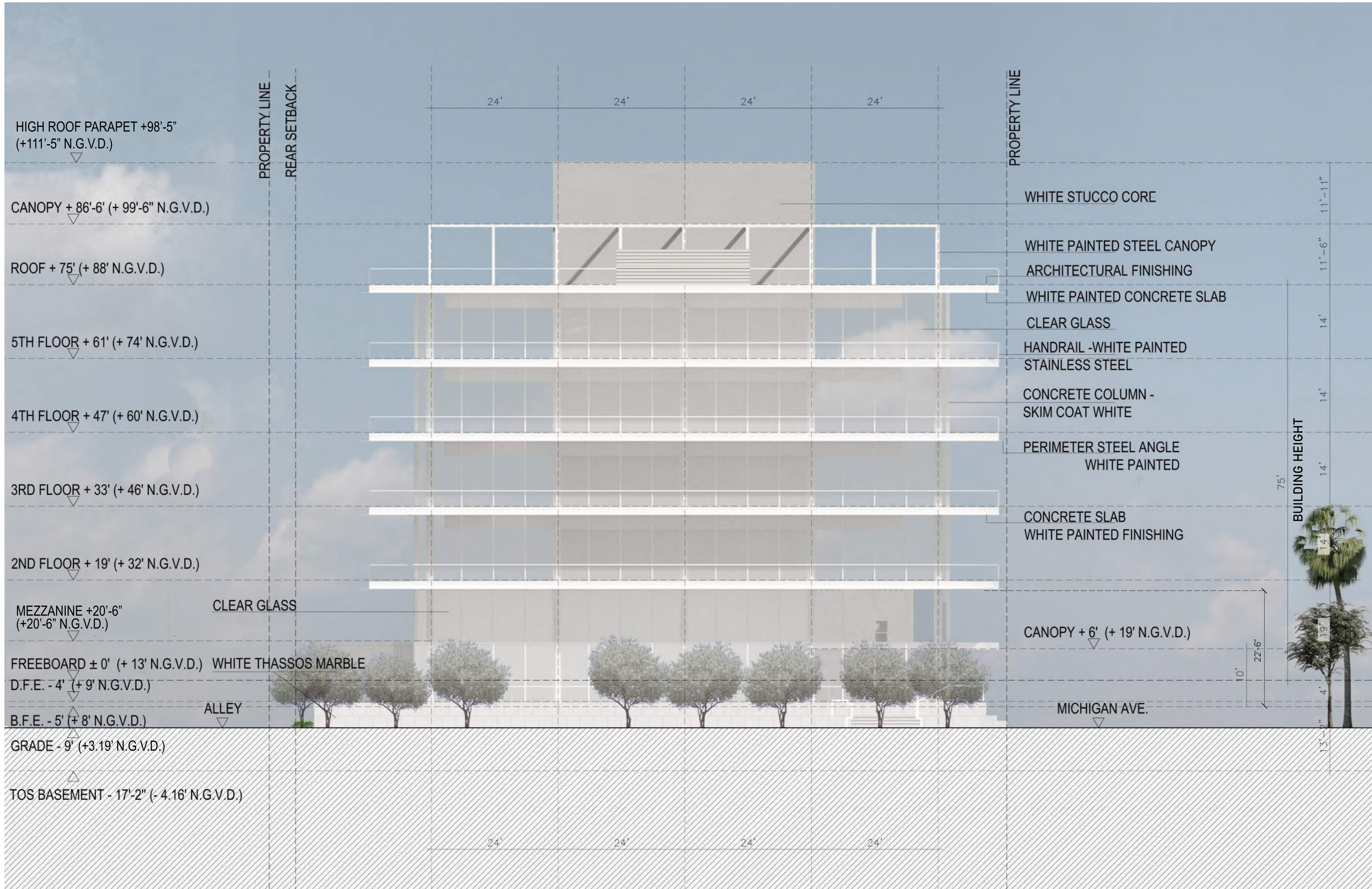
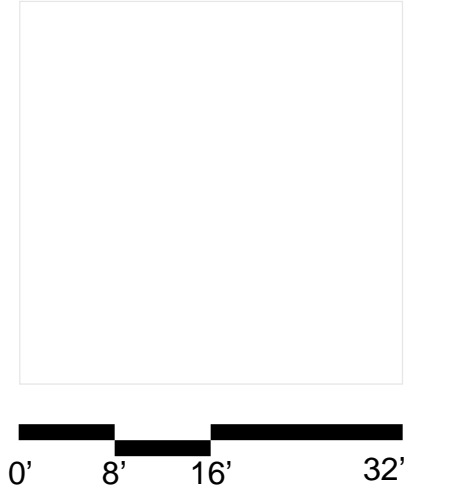
Roof Shrub Schedule										
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks
	Cg	42	Clusia guttifera	Small Leaf Clusia	15g	5'	5'	3'	N	FL #1

Roof Groundcover Schedule											
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area (sf)	Remarks
	Cr	1,737	Clusia rosea 'nana'	Dwarf Pitch Apple	3g	18"	12"	18"	N	3,393	FL #1

MICHIGAN AVENUE

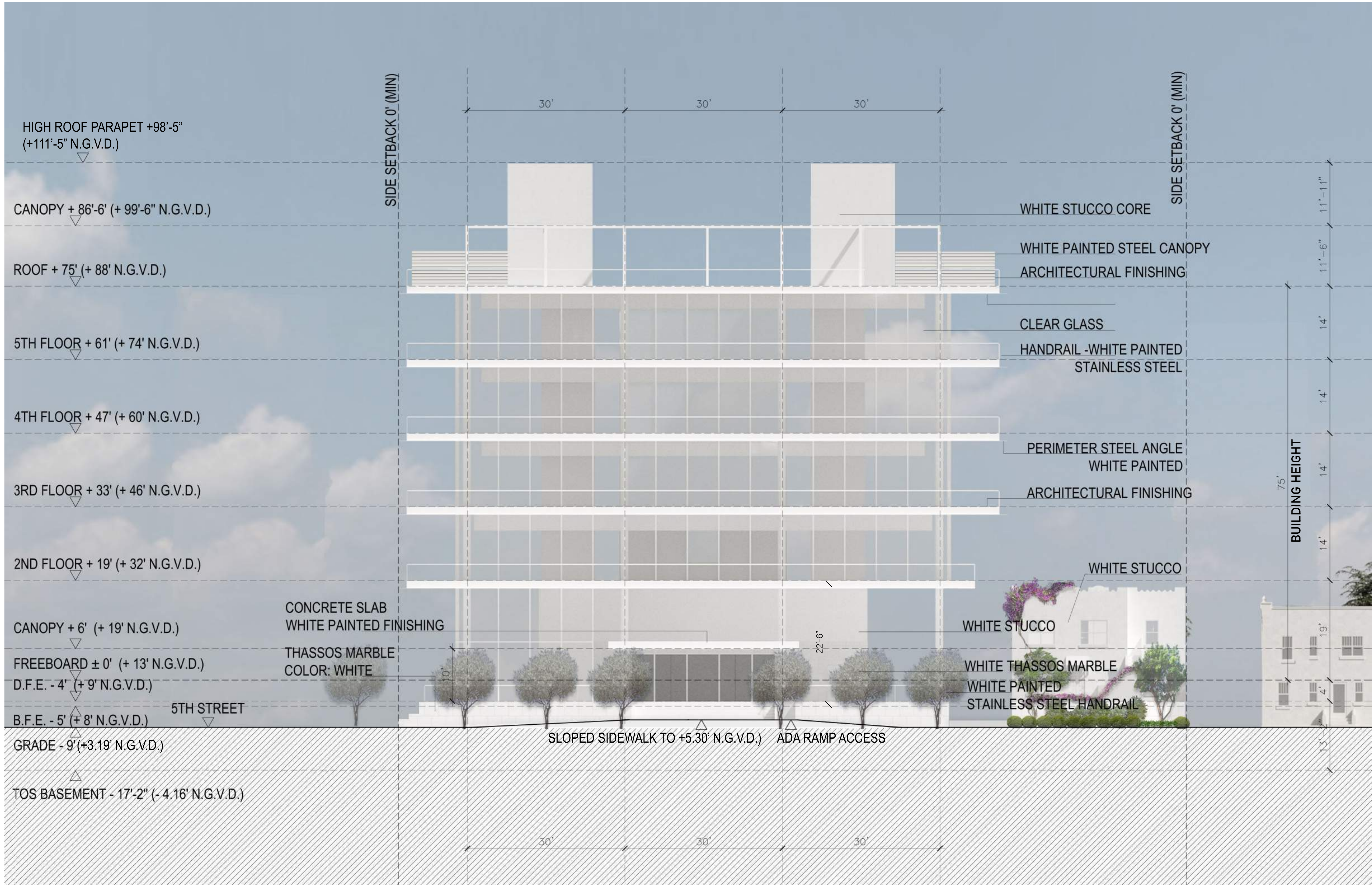
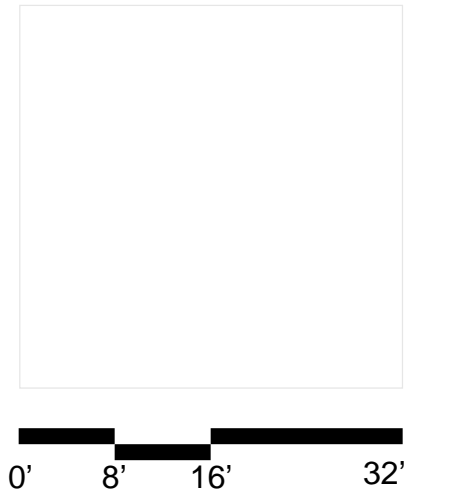


ALLEY



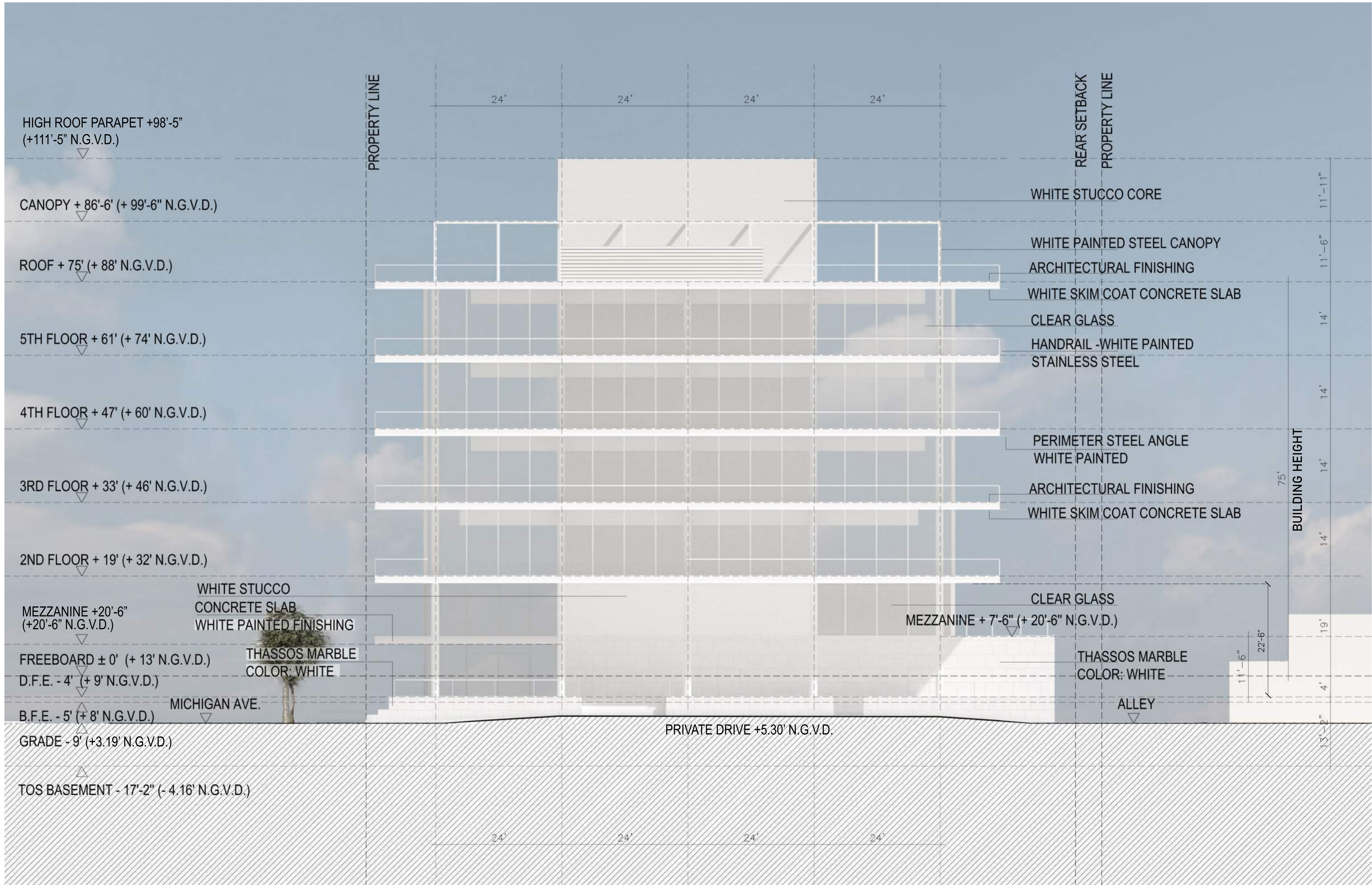
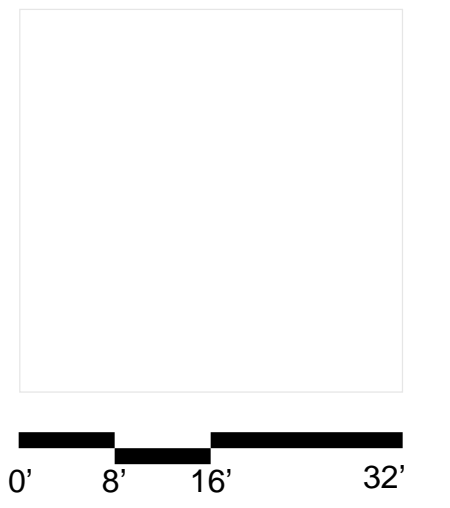
411 Michigan Avenue
 Miami Beach, Florida

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



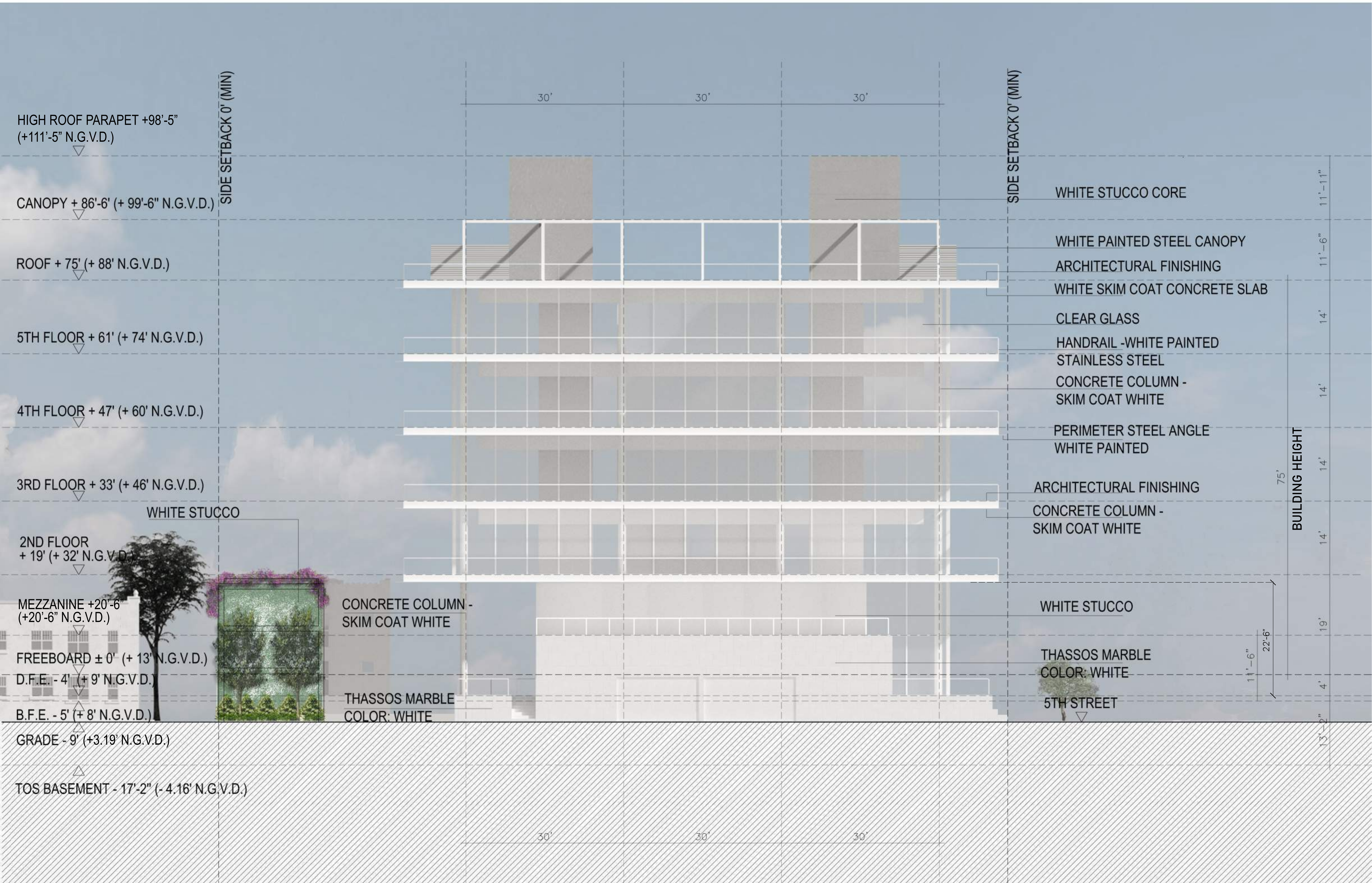
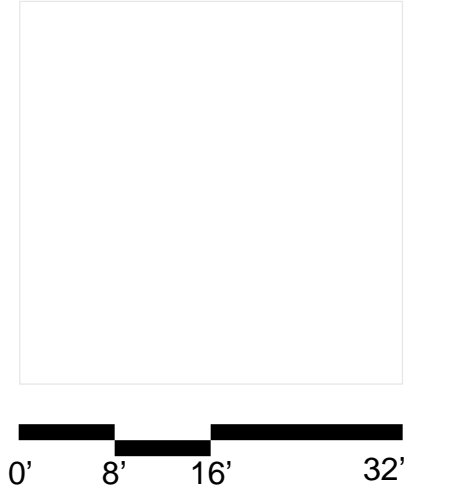
411 Michigan Avenue
 Miami Beach, Florida

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



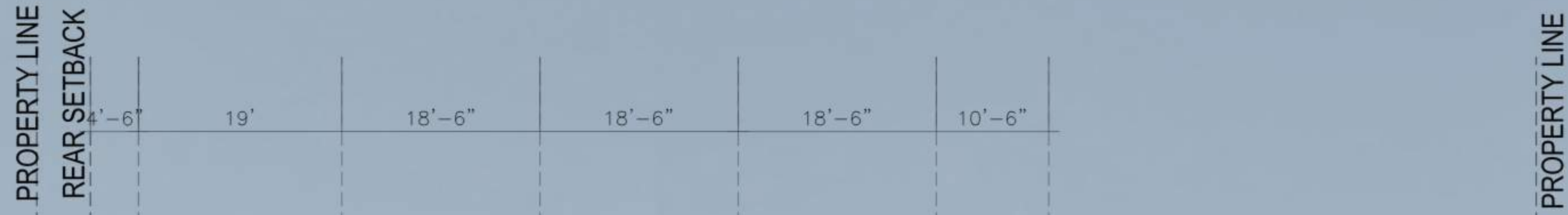
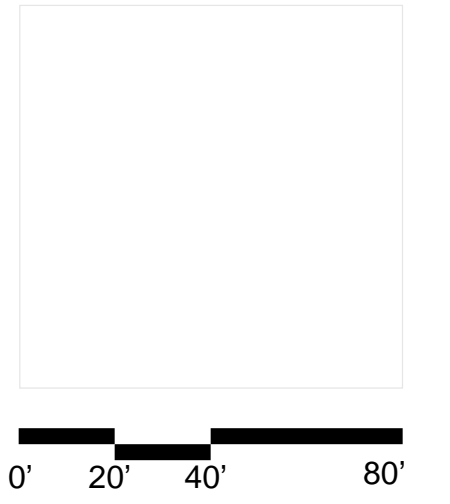
411 Michigan Avenue
 Miami Beach, Florida

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



411 Michigan Avenue
 Miami Beach, Florida

East Elevation | Alley
 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.)

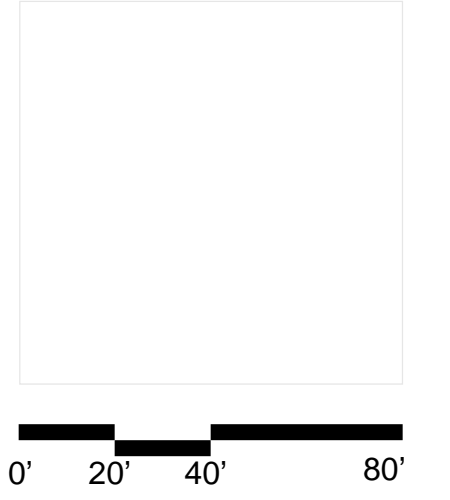
FREEBOARD ± 0' (+ 13' N.G.V.D.)
 B.F.E. - 5' (+ 8' N.G.V.D.)
 D.F.E. - 7'-10" (+ 5'-2" N.G.V.D.)
 GRADE - 9' (+ 3.19' N.G.V.D.)

411 Michigan Avenue
 Miami Beach, Florida

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



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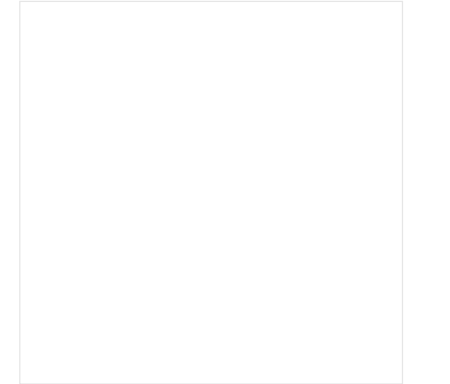


411 Michigan Avenue
Miami Beach, Florida

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



Final Submittal
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411 Michigan Avenue
Miami Beach, Florida

LEED Components
Scale: None



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A5.20

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 ;

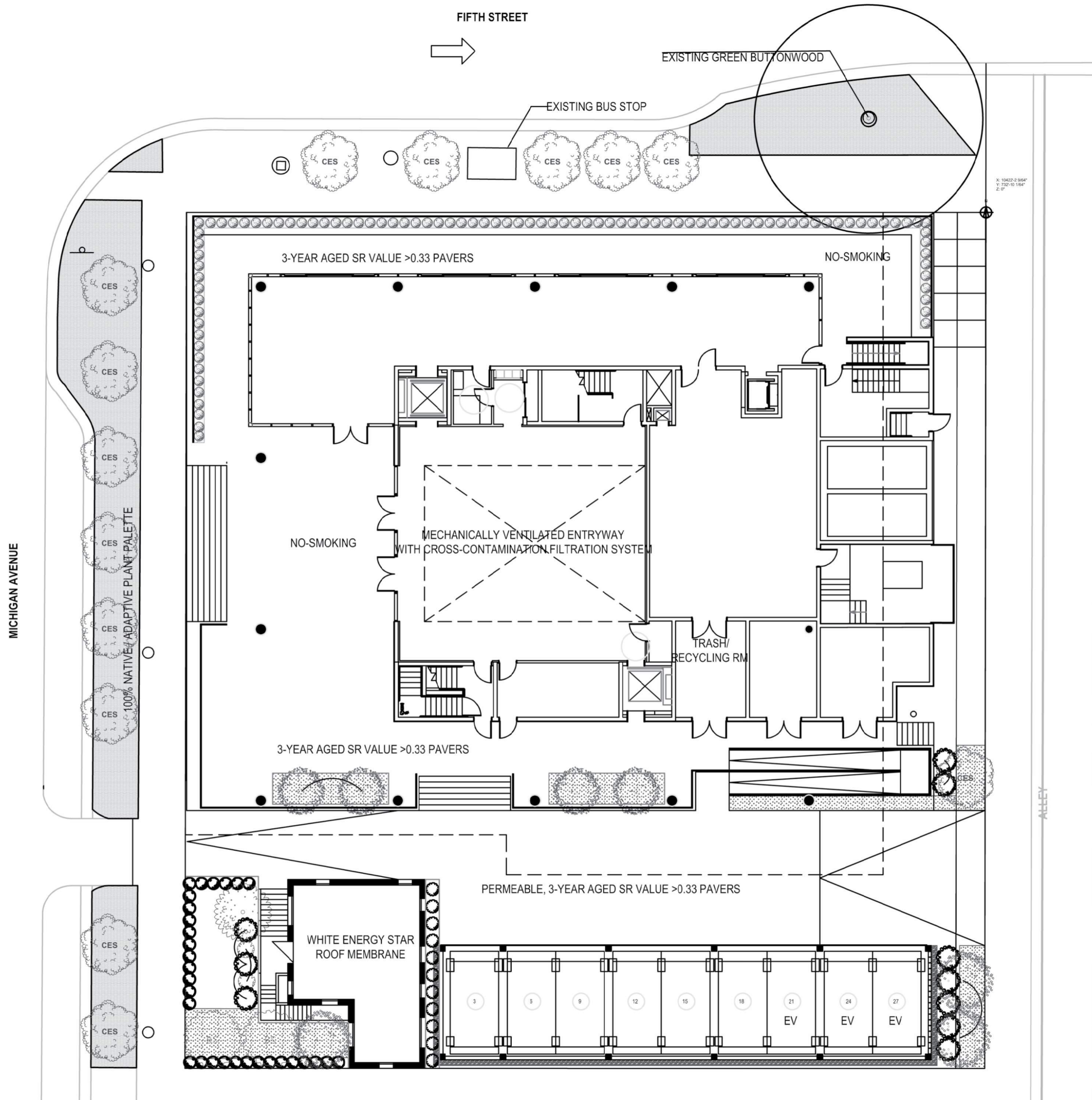
Green Vehicles: Provided charging spaces for 5% of total parking spaces for the project ('EV' label p. A3.2, A3.3)

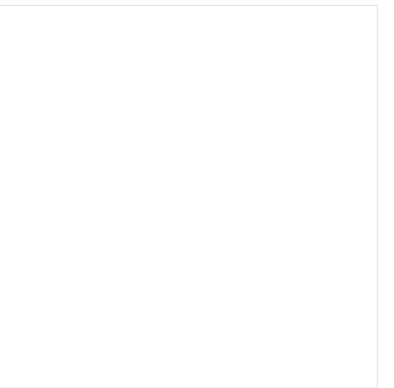
Site Development, Outdoor Water Use Reduction: Protect or Restore Habitat- Landscaped area with 100% native and adaptive plant palette (L1.6)

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





Stucco
Color: White



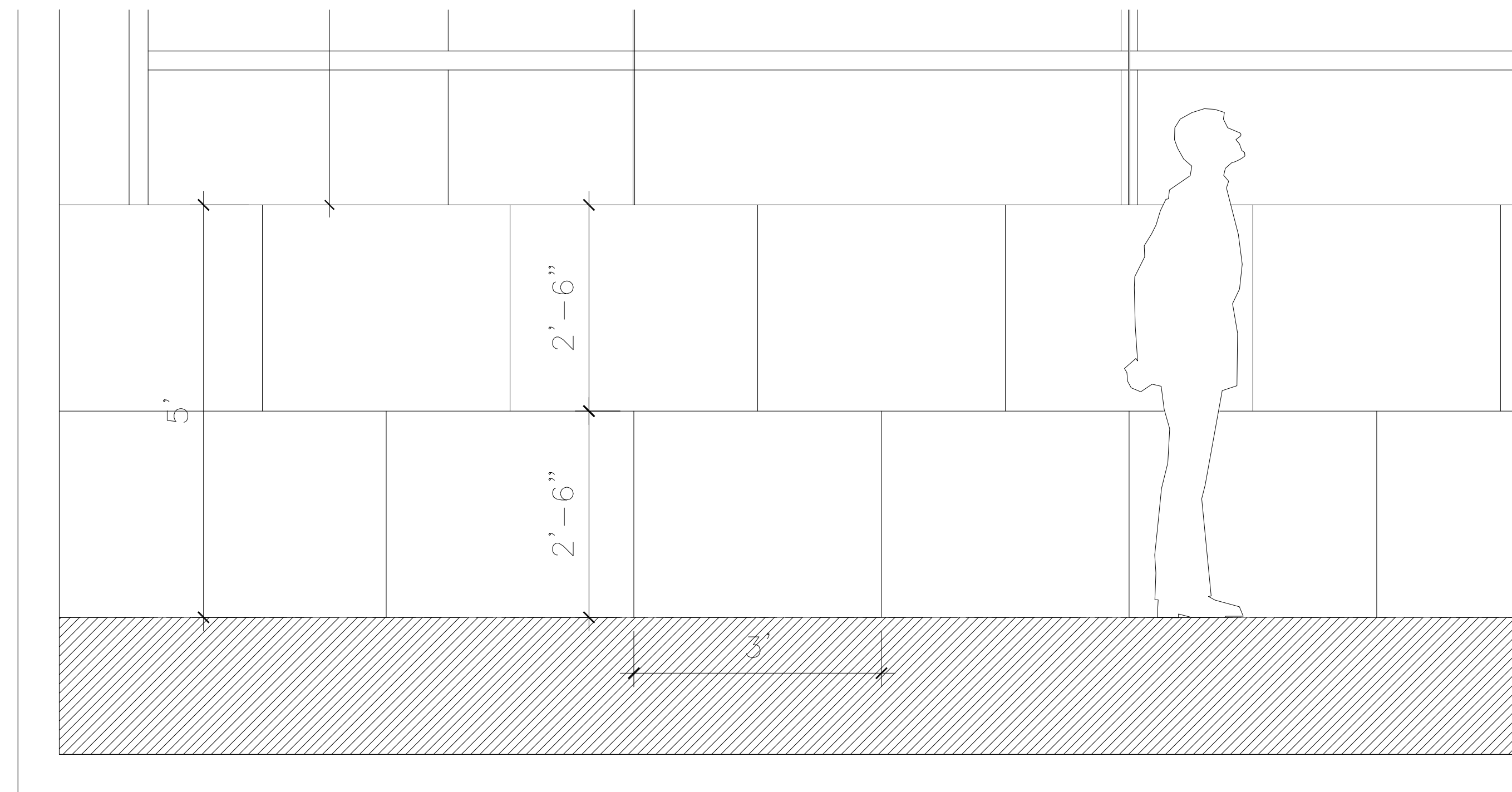
Glass Color - Common Areas
Color: Clear



Aluminum Color
Color: White



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



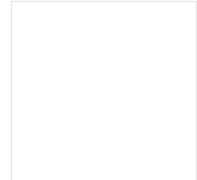
Thassos Stone Wall
Color: White | Pattern to be refined

411 Michigan Avenue
Miami Beach, Florida

Material Board
Scale: None



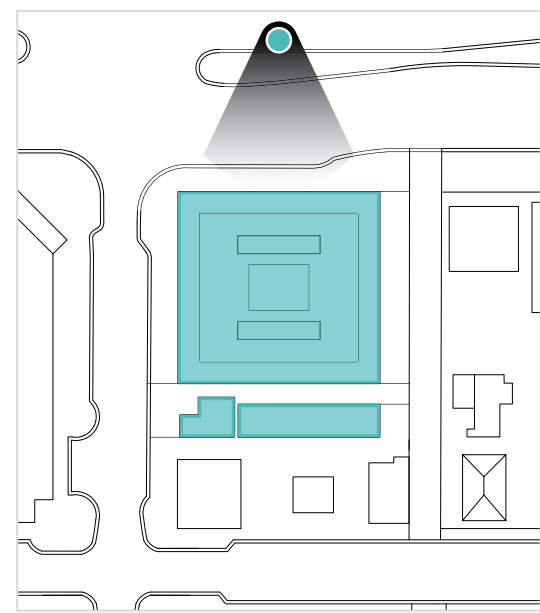
CUBE 3, LLC
 111 SW 3rd Street, Floor 4
 Miami, Florida 33133
 License No. L18000278579
 Jonathan W. Cardello, AIA
 FL License No. AR93391



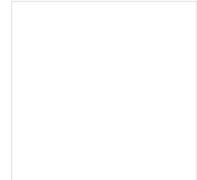
411 Michigan Avenue
 Miami Beach, Florida

Rendering | Fifth Street
 Scale: None

Angle 5
 Virtual Photo



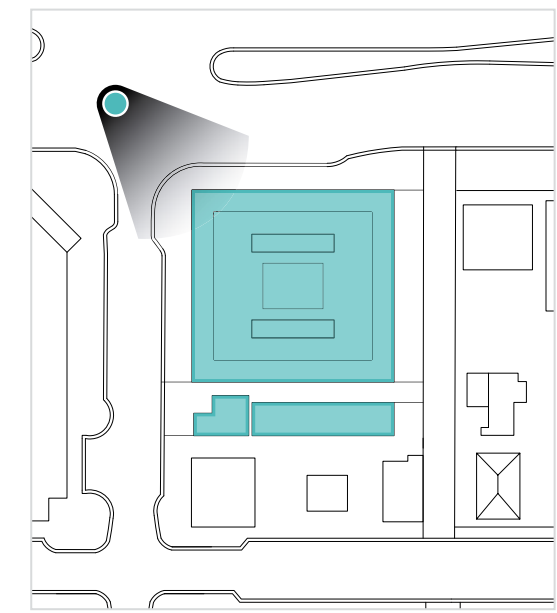
UPDATED RENDER
 FINAL HPB SUBMITTAL 2/07/22



411 Michigan Avenue
 Miami Beach, Florida

Rendering | Fifth Street
 Scale: None

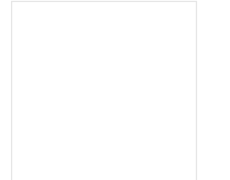
Angle 6
 Virtual Photo



UPDATED RENDER
 FINAL HPB SUBMITTAL 2/07/22



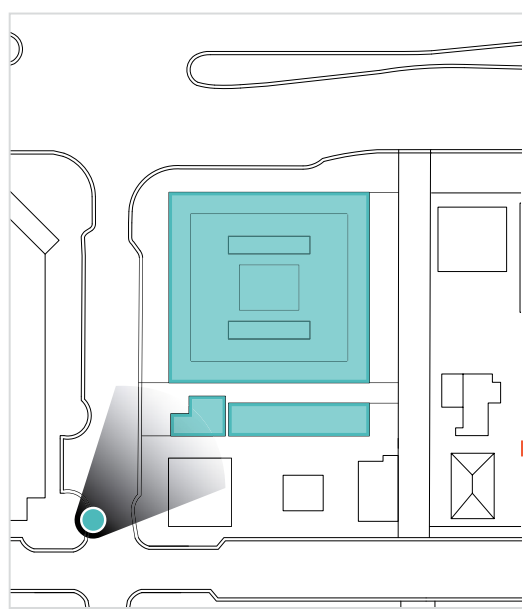
CUBE 3, LLC
111 SW 3rd Street, Floor 4
Miami, Florida 33133
License No. L18000278579
Jonathan W. Cardello, AIA
FL License No. AR93391



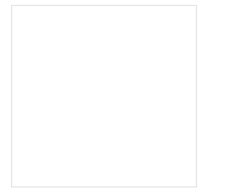
411 Michigan Avenue
Miami Beach, Florida

Rendering | 4th and Michigan
Scale: None

Angle 1
Virtual Photo



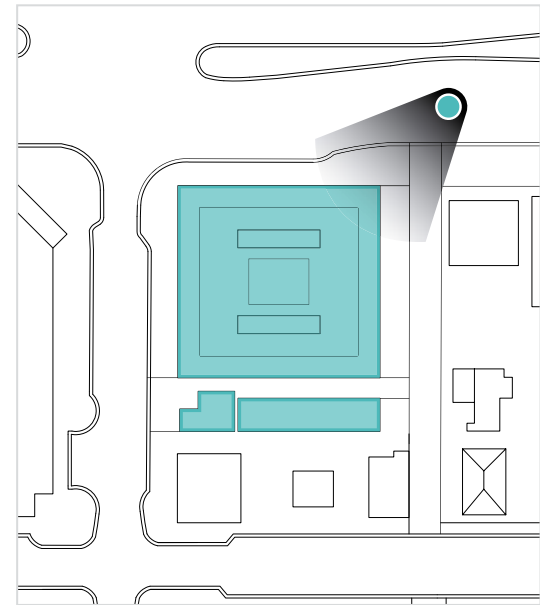
UPDATED RENDER
FINAL HPB SUBMITTAL 2/07/22



411 Michigan Avenue
 Miami Beach, Florida

Rendering | Fifth Street
 Scale: None

Angle 4
 Virtual Photo

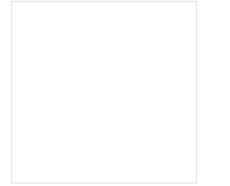


UPDATED RENDER
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CUBE3

CUBE 3, LLC
111 SW 3rd Street, Floor 4
Miami, Florida 33133
License No. L18000278579
Jonathan W. Cardello, AIA
FL License No. AR93391



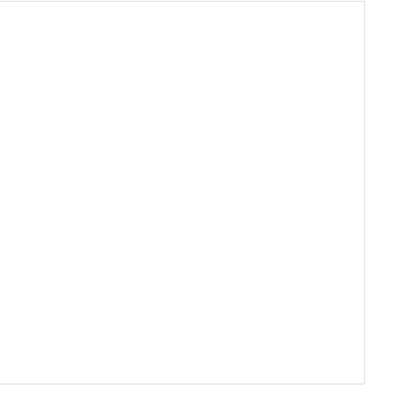
411 Michigan Avenue
Miami Beach, Florida

Rendering | Private Drive
Scale: None



UPDATED RENDER
FINAL HPB SUBMITTAL 2/07/22

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0' 20' 40' 80'



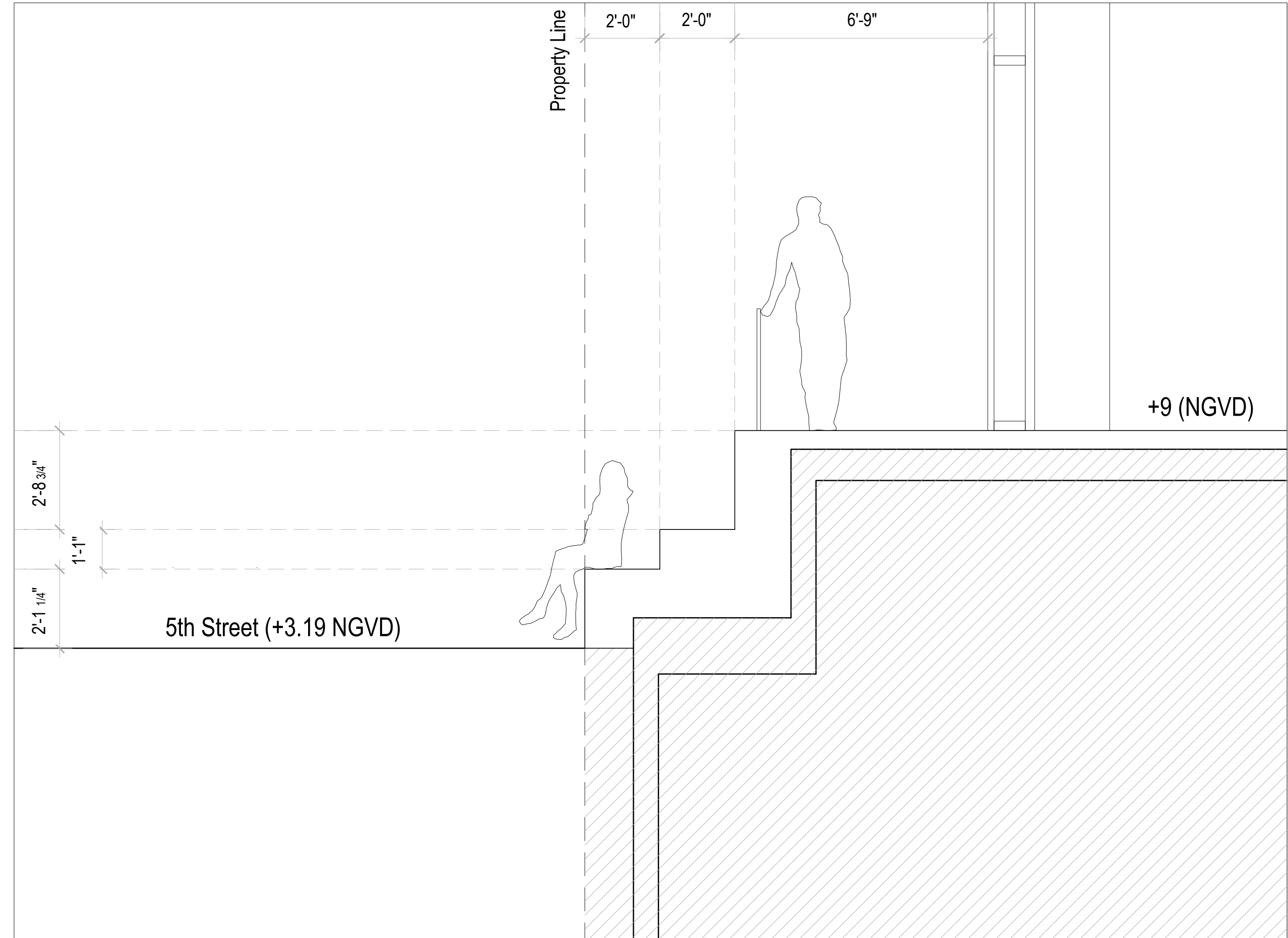
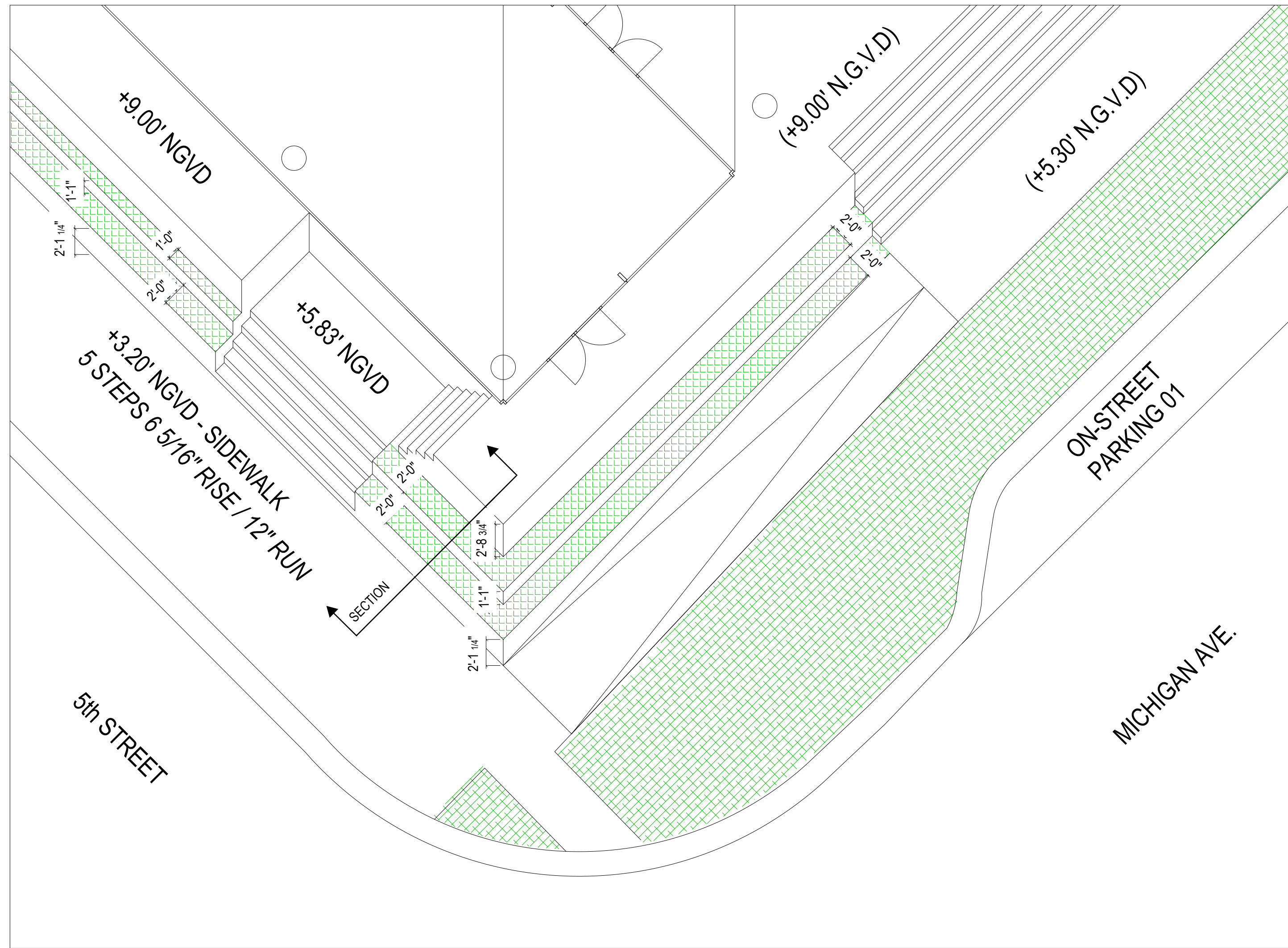
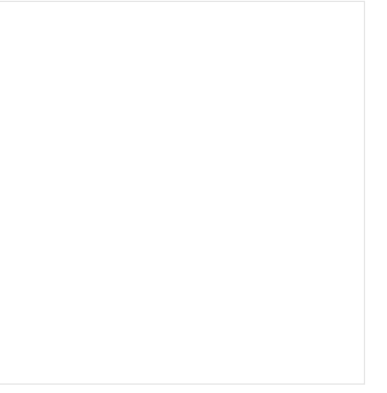
In an effort to enhance the pedestrian experience, the design includes a landscaped series of steps at the base of the new Office building.

411 Michigan Avenue
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Street Frontage Experience
Scale: NTS



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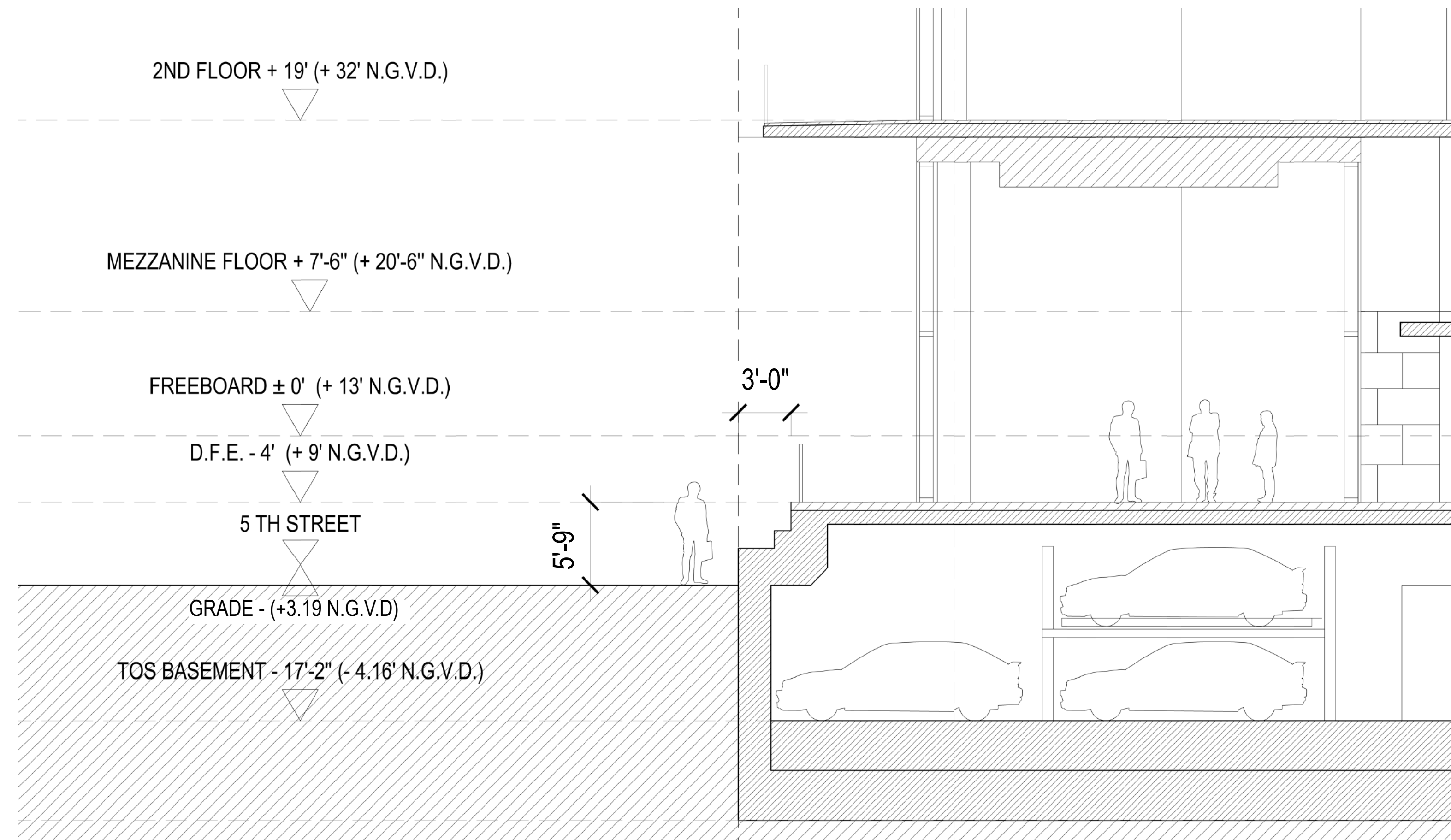


411 Michigan Avenue
 Miami Beach, Florida

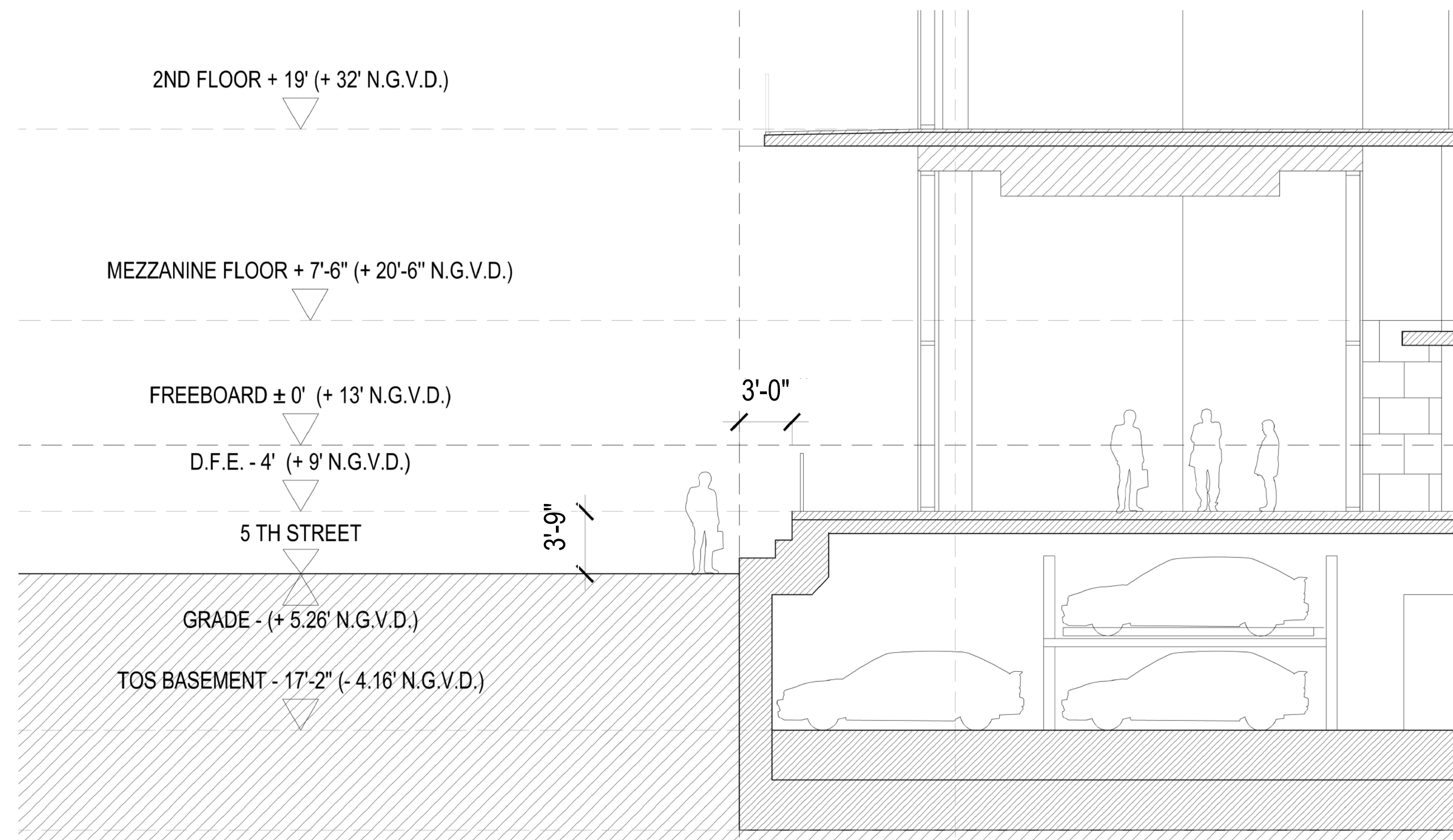
Street Frontage Experience
 Scale: NTS



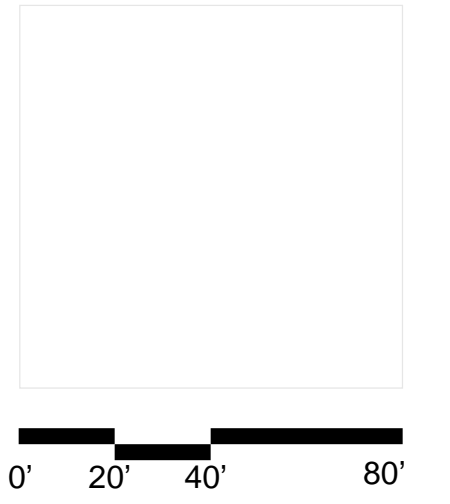
Final Submittal
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EXISTING SIDEWALK HEIGHT AT PODIUM

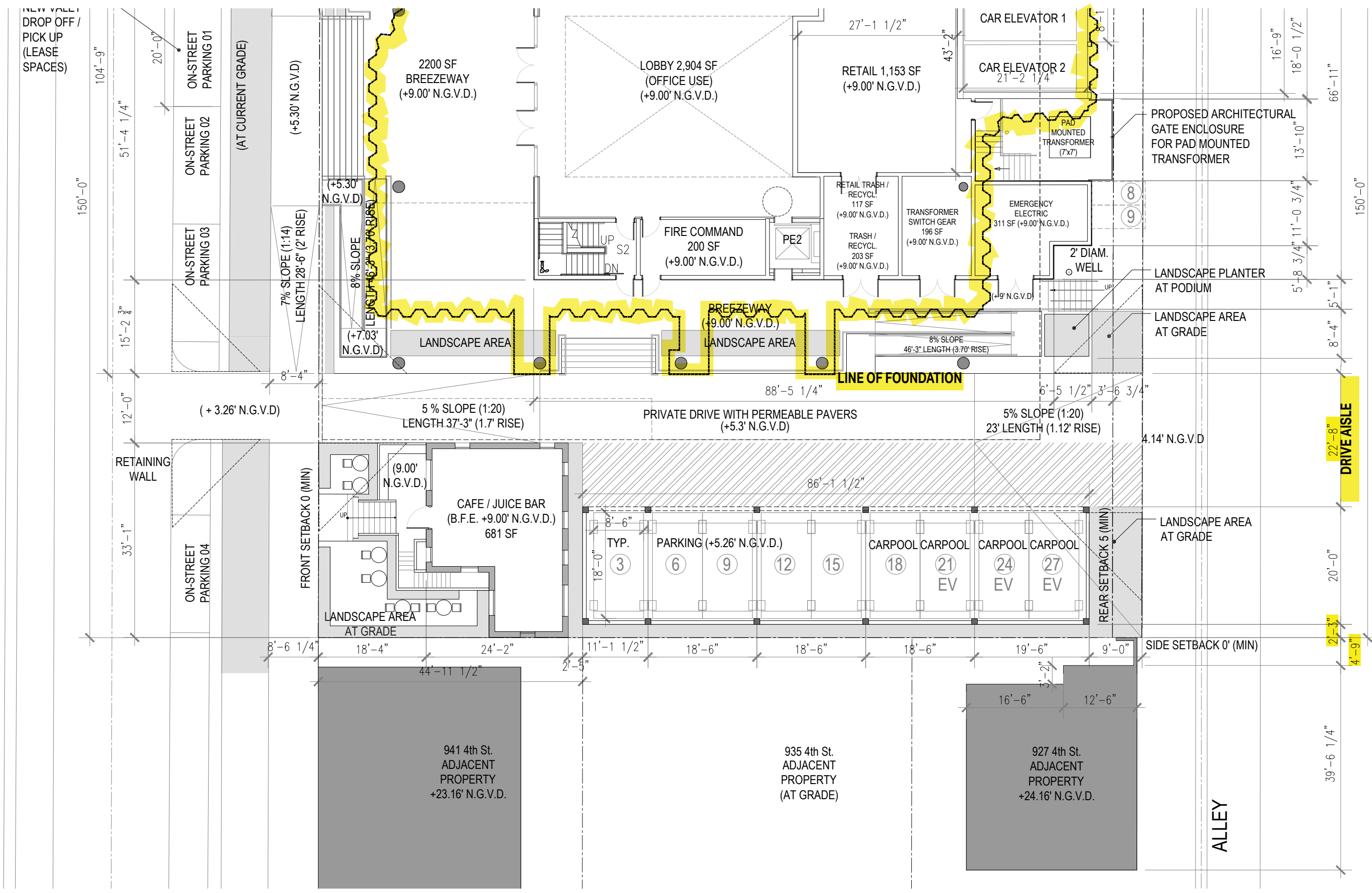


FUTURE SIDEWALK HEIGHT AT PODIUM





UPDATED AFTER 1/25/22
 CODE ORDINANCE



NOTE
REFER TO PLANTING FULL SCHEDULE AND LANDSCAPE LEGEND
ON SHEET L1.7

TREE SCHEDULE

Symbol	ID	Qty	Botanical Name	Common Name
	BS	2	Bursera Simaruba	Gumbo Limbo
	CE	7	Conocarpus erectus	Green Buttonwood
	CES	2	Conocarpus erectus 'Sericeus'	Silver Buttonwood
	CES	8	Conocarpus erectus 'Sericeus'	Silver Buttonwood
	CO	2	Chrysophyllum oliviforme	Satin Leaf
	MF	5	Myrcianthes fragrans	Simpson's Stopper
	TB	1	Tabebuia bahamensis	White Tabebuia

SHRUB SCHEDULE

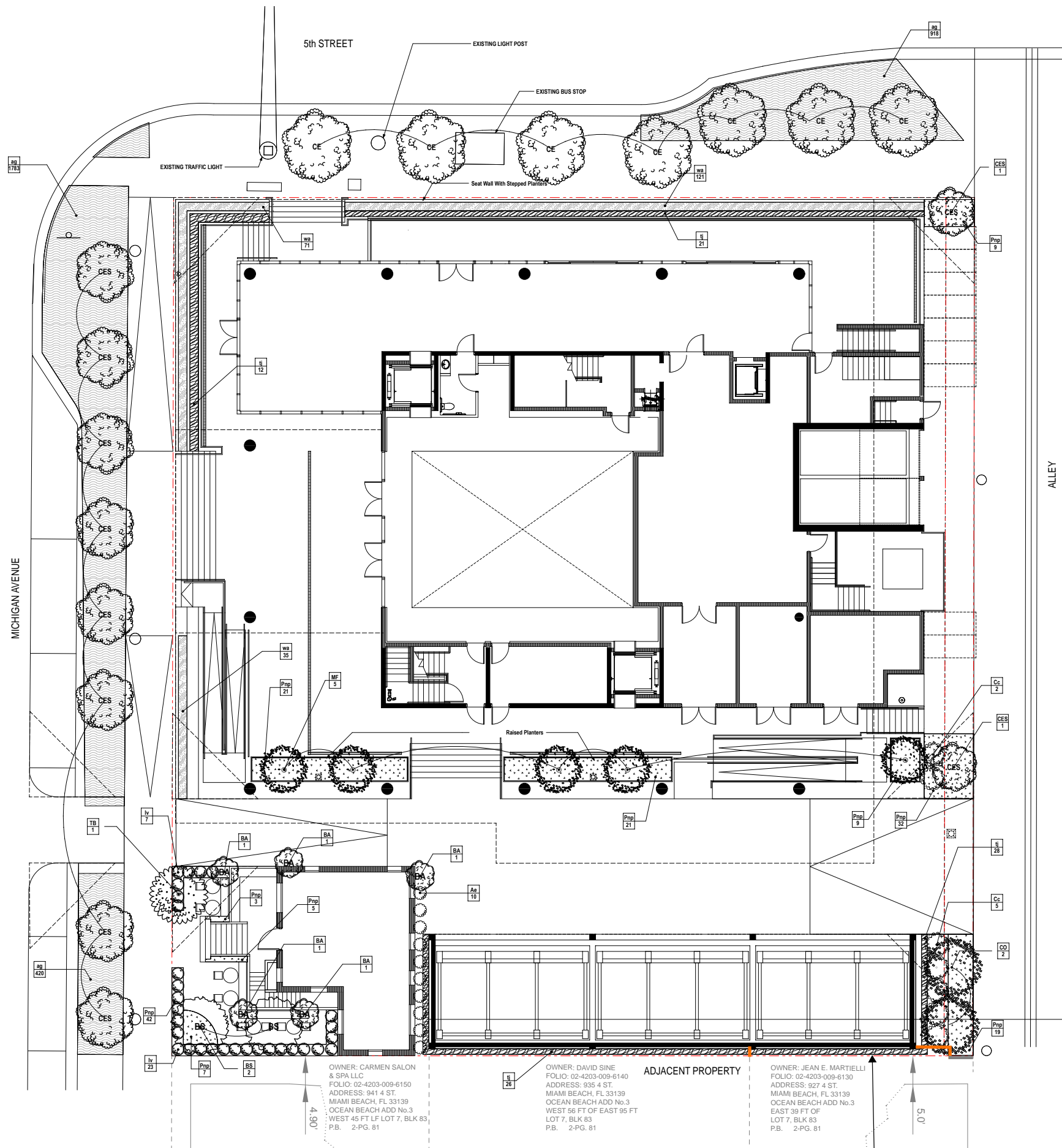
Symbol	ID	Qty	Botanical Name	Common Name
	Ae	10	Ardisia escallonioides	Marlberry
	Cc	*	Capparis cynophallophora	Jamaica caper
	Iv	30	Ilex vomitoria 'nana'	Dwarf Yaupon Holly
	Pnp	9	Psychodria nervosa "Little Psycho"	Dwarf Wild Coffee

GROUNDCOVER & VINE SCHEDULE

Symbol	ID	QTY	Botanical Name	Common Name
	BA	3	Bougainvillea arborea	Vine Bougainvillea
	ag	5361	Arachis glabrata	Golden Ornamental Peanut
	tj	60	*	*
	wa	227	Wrightia antidysenterica	Asian Snow

* = TBD Pending Neighbor's Selection

Removed trees include 2 trunks of the western Traveler Palm, and the entirety of the eastern Traveler Palm. As well as one invasive Umbrella Tree in the very NorthEast corner of Quinn's property. All of these trees straddle the property line with 411 Michigan owner.



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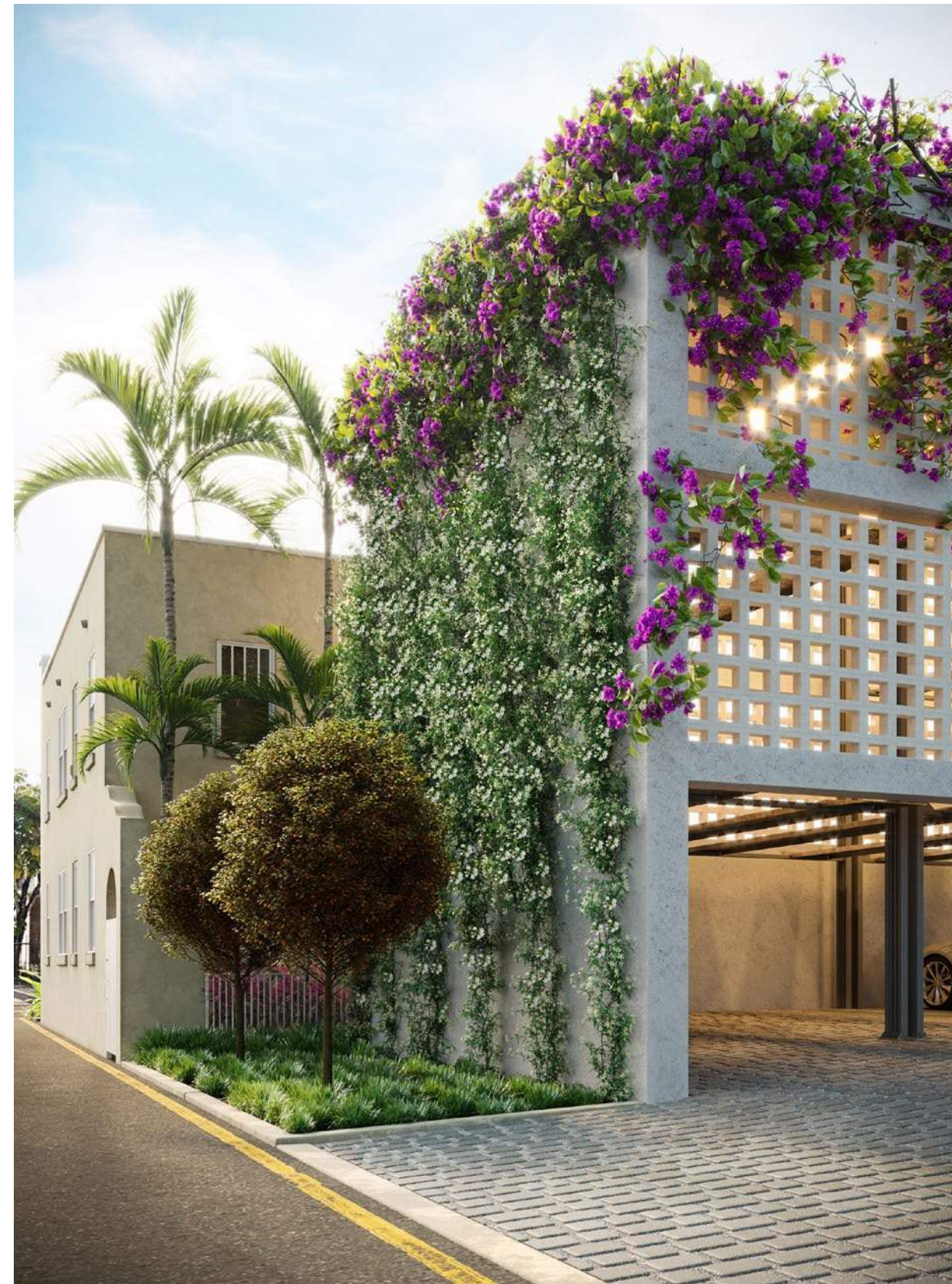
Site Planting Plan
Scale: 1" = 20'-0"



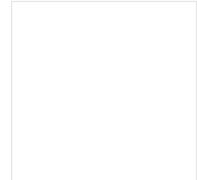
HPB FINAL SUBMITTAL
07 FEBRUARY 2022



EXISTING VIEW FROM ALLEY LOOKING TOWARDS 927 4TH STREET



PROPOSED VIEW FROM ALLEY LOOKING TOWARDS 927 4TH STREET





EXISTING VIEW FROM ALLEY
LOOKING TOWARDS 927 4TH ST.



PROPOSED VIEW FROM ALLEY
LOOKING TOWARDS 927 4TH ST.

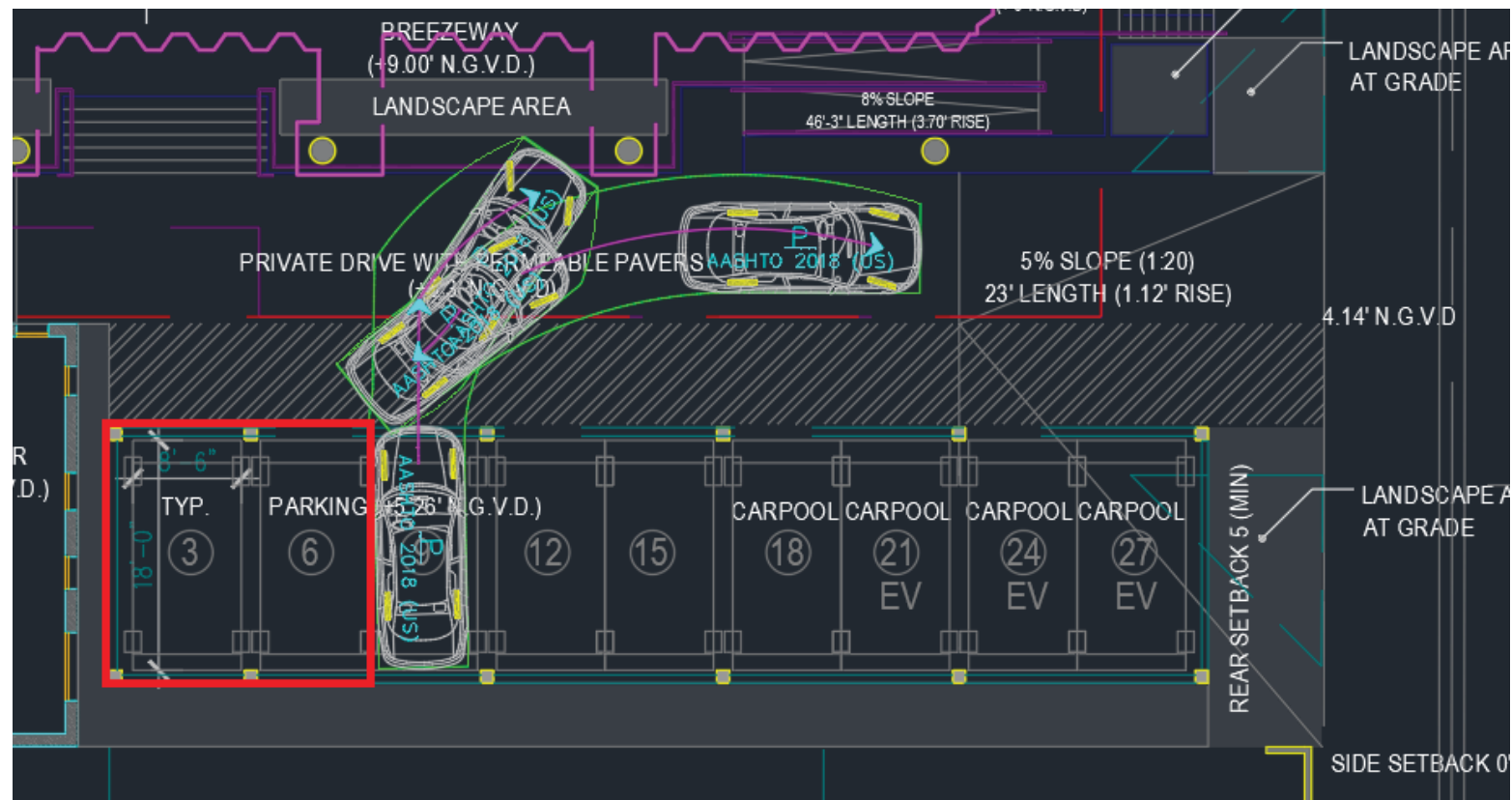
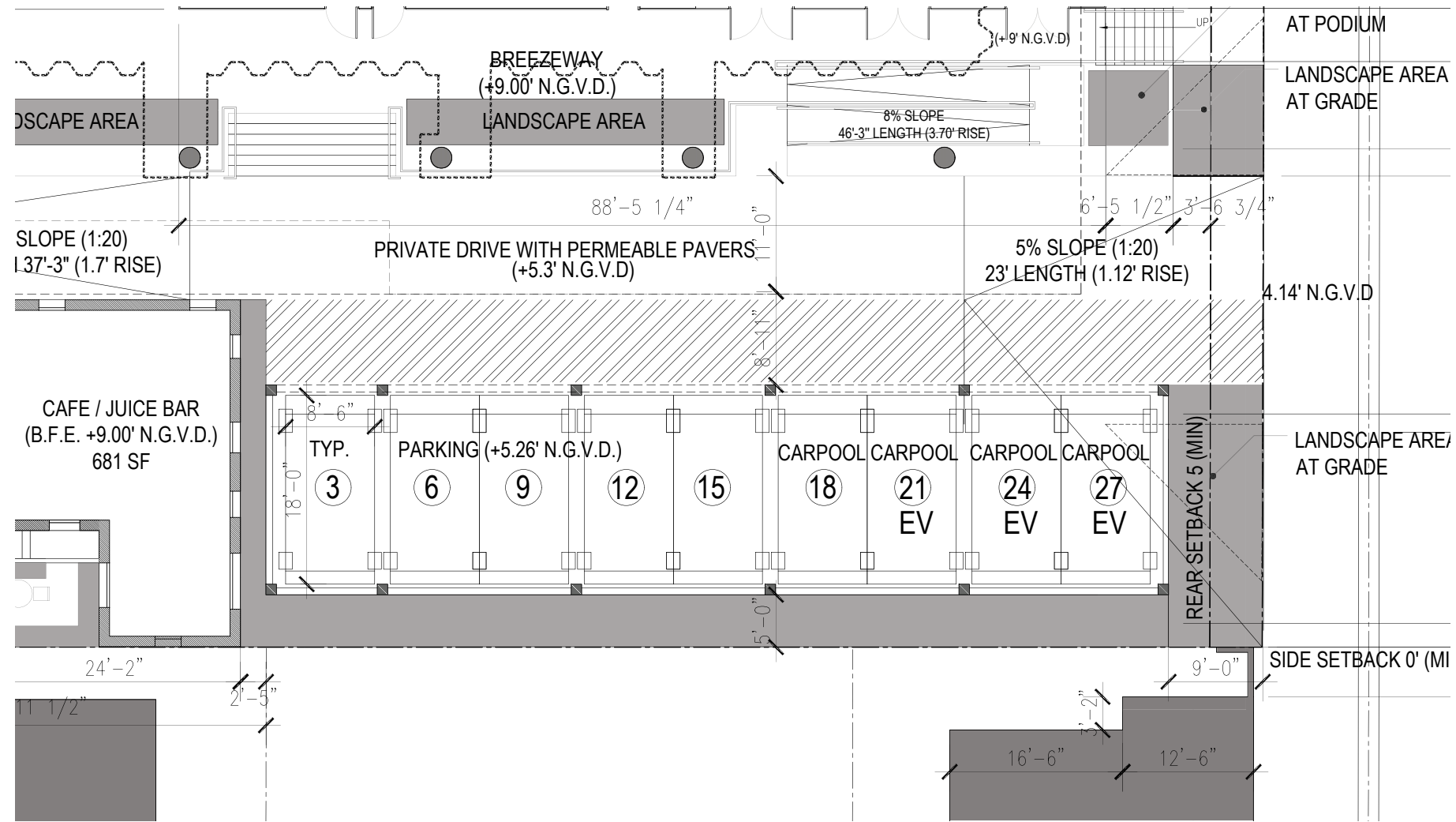
411 Michigan Avenue
Miami Beach, Florida

Existing / Proposed View
Scale: NTS

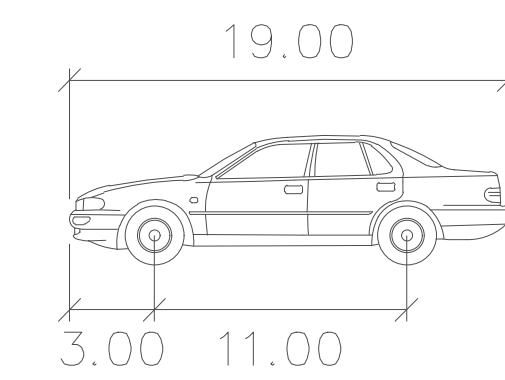
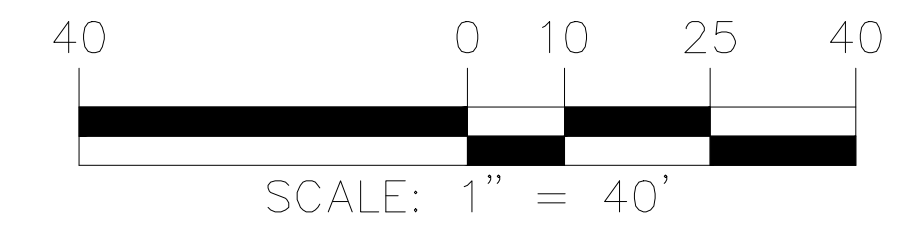
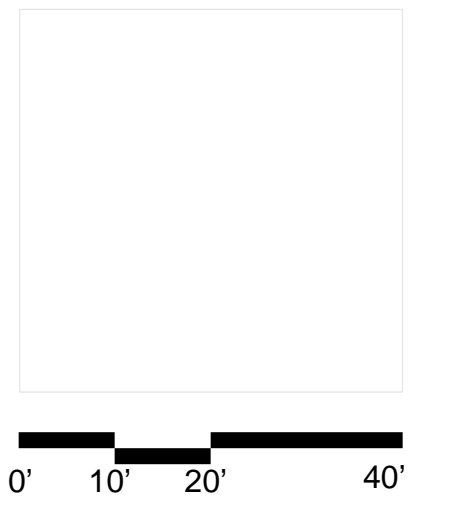


Updated Render at Alley
Revised after Neighbor Meeting





EMPLOYEE INGRESS



PASSENGER VEHICLE

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

411 Michigan Avenue
Miami Beach, Florida

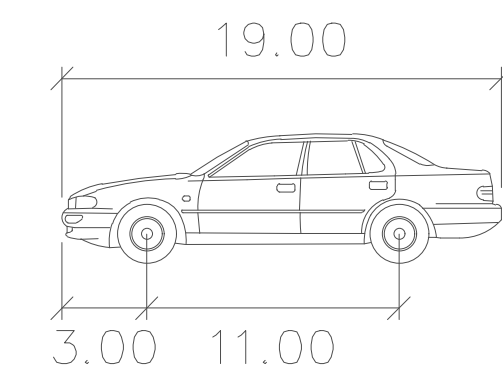
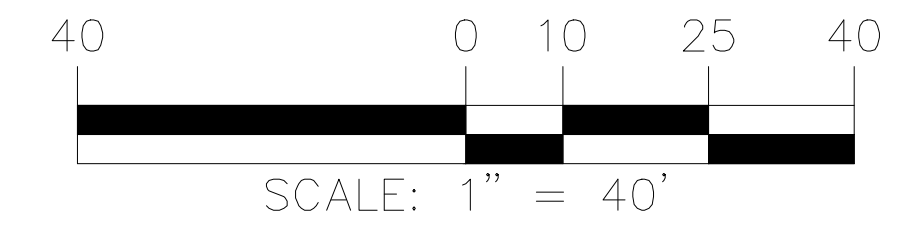
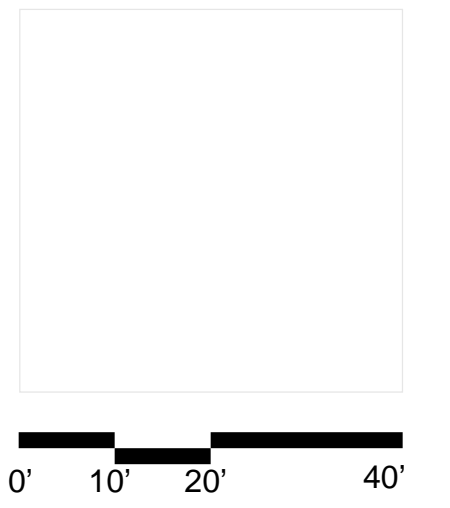
Employee Ingress Circulation
Scale: NTS



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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

411 Michigan Avenue
Miami Beach, Florida

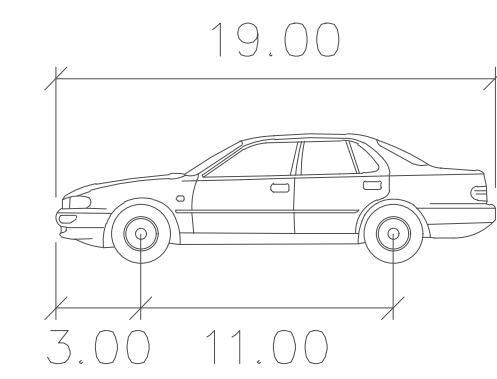
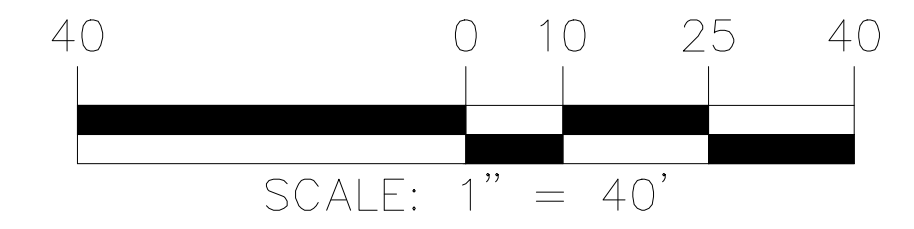
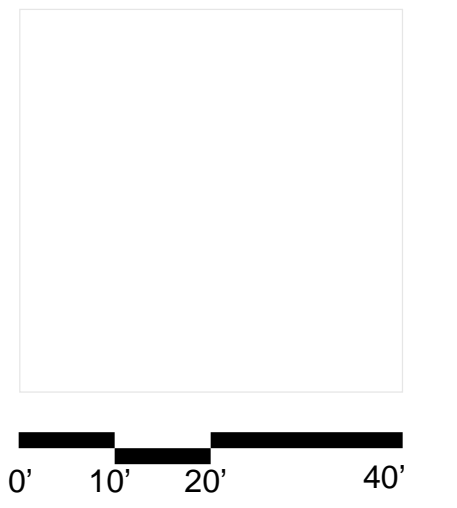
**Employee Egress /
Visitor Ingress Circulation**
Scale: NTS



Final Submittal
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C1.2

EMPLOYEE EGRESS



PASSENGER VEHICLE

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

411 Michigan Avenue
Miami Beach, Florida

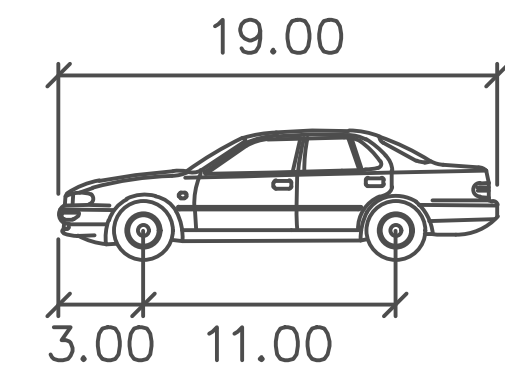
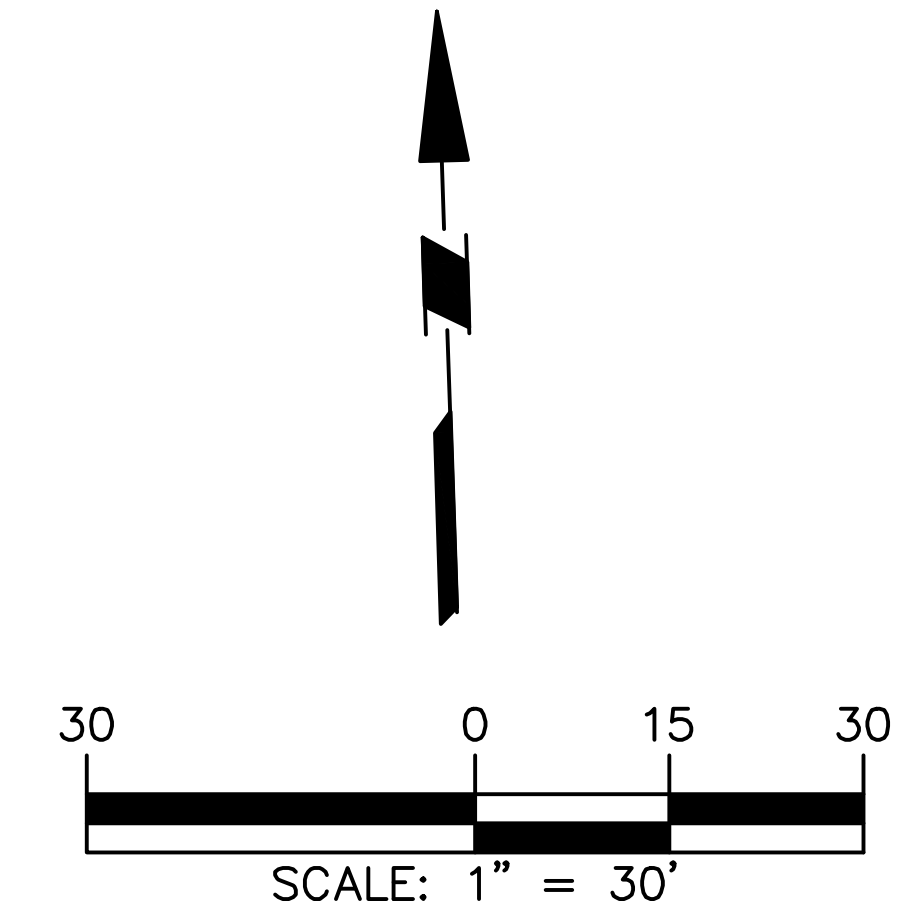
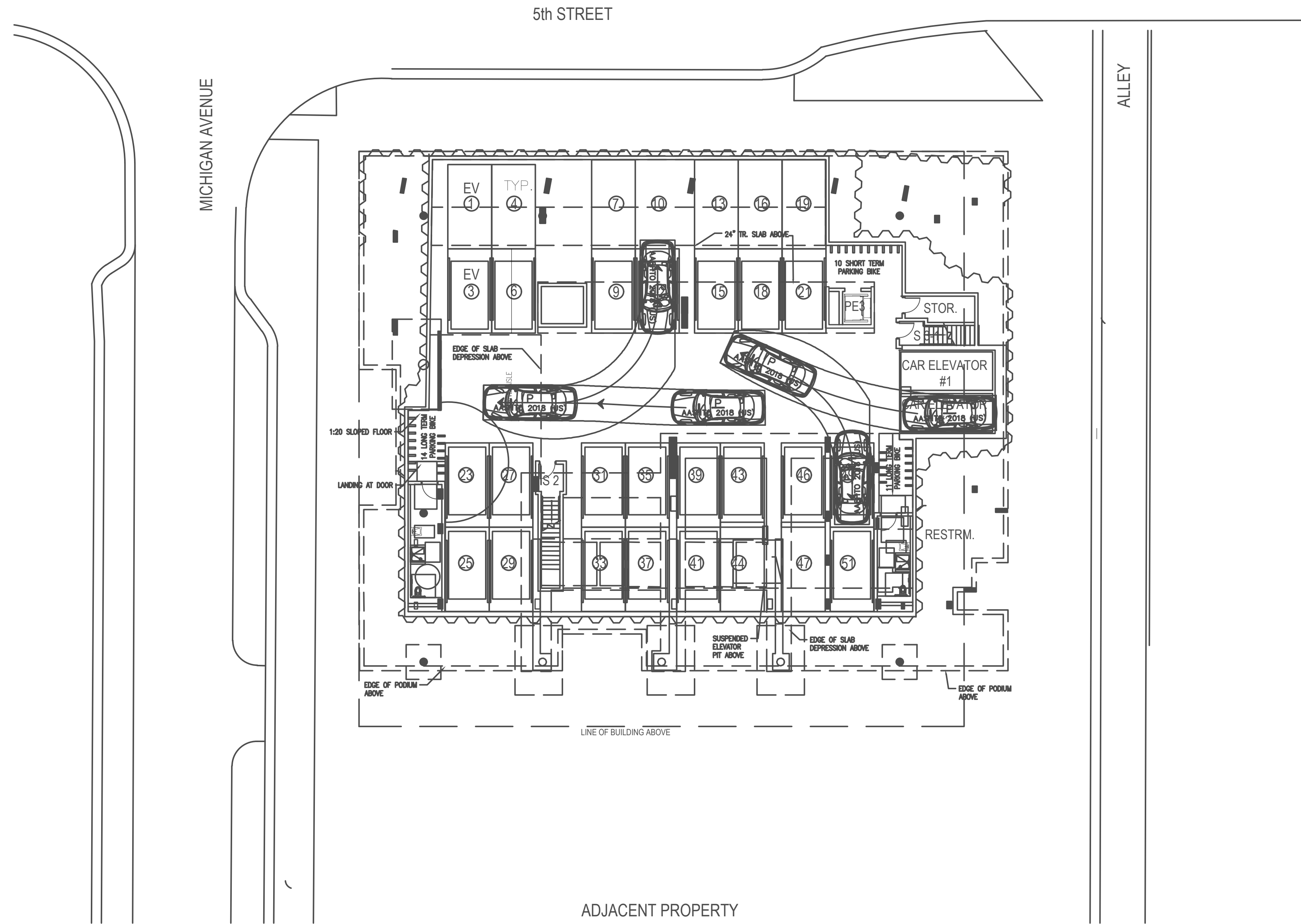
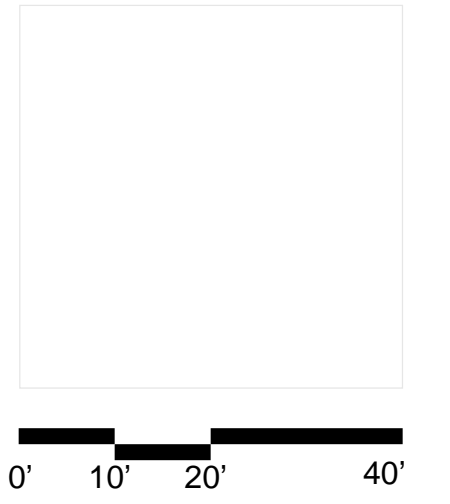
Employee Egress Circulation
Scale: NTS



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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

411 Michigan Avenue
Miami Beach, Florida

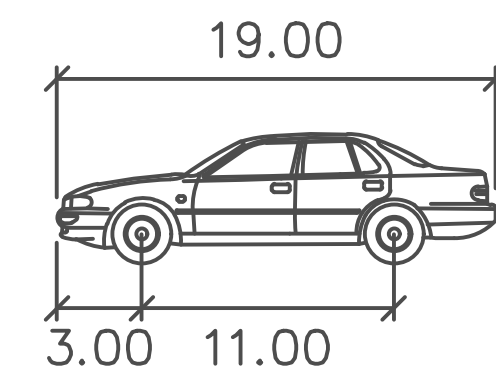
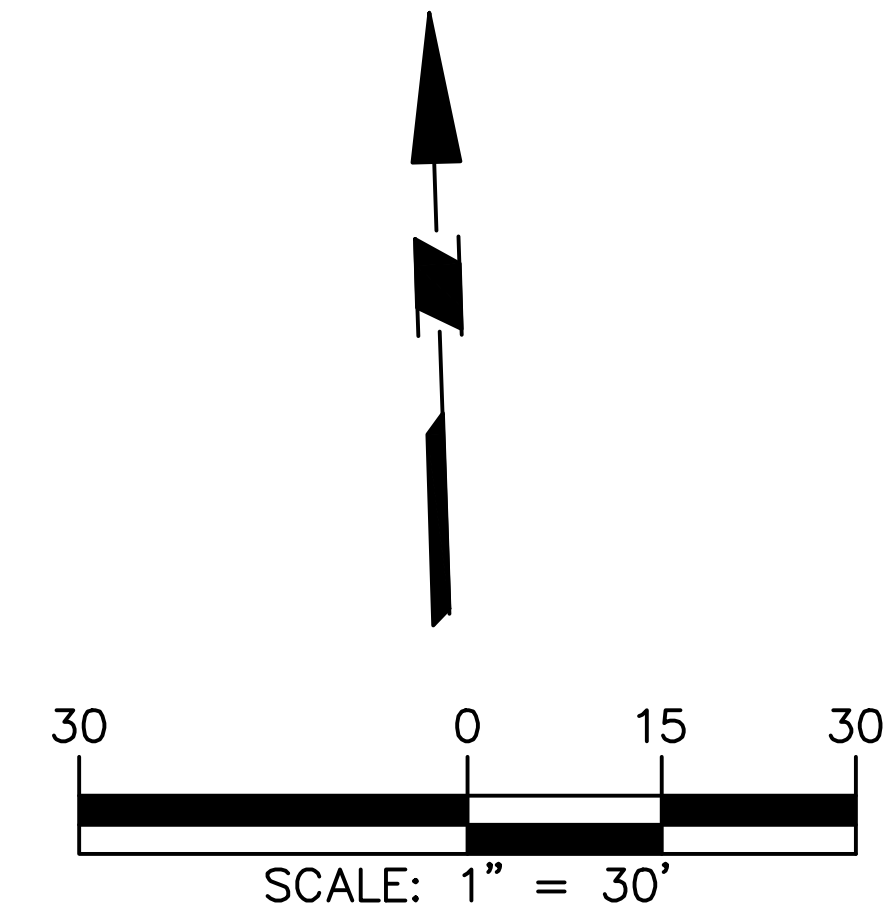
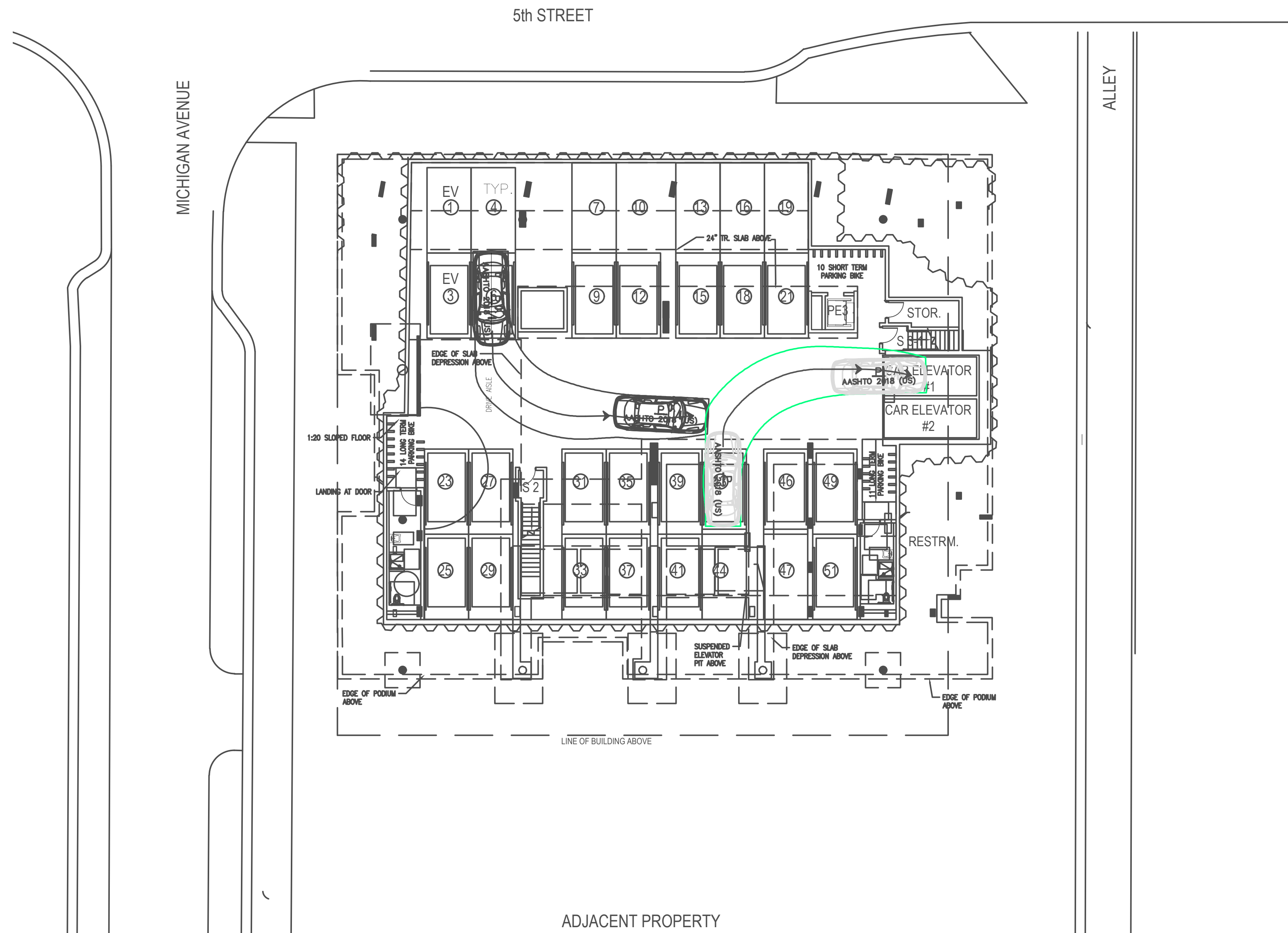
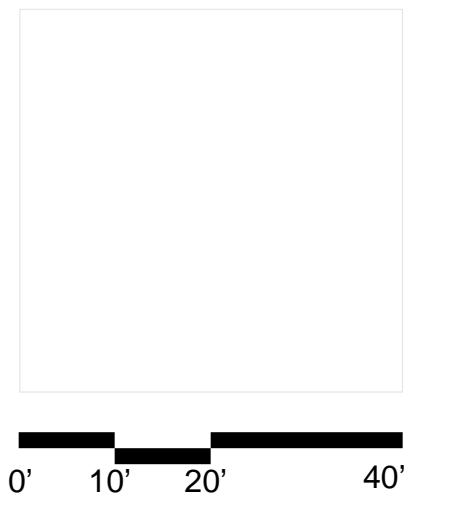
Basement Parking Circulation
Scale: NTS



Final Submittal
7 February 2022

C1.4

BASEMENT EGRESS



PASSENGER VEHICLE

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

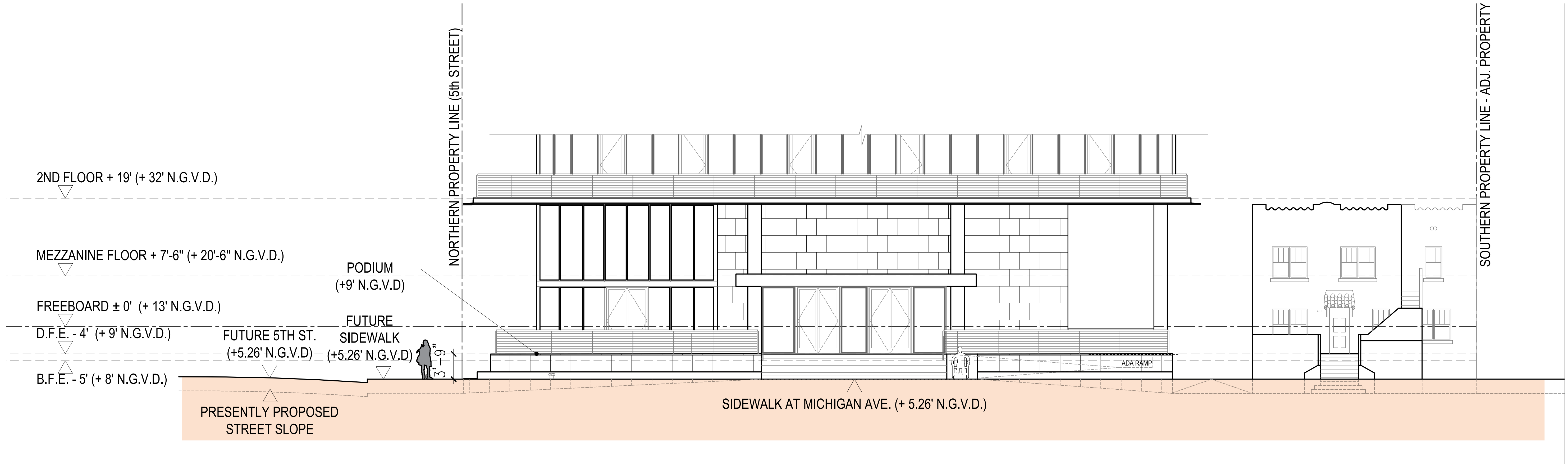
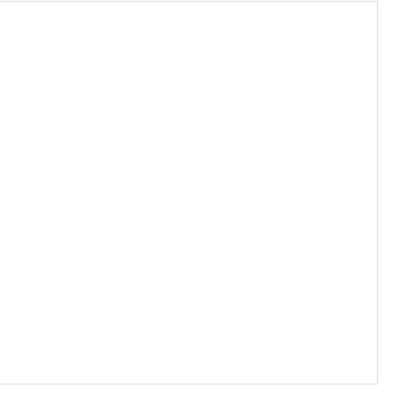
411 Michigan Avenue
Miami Beach, Florida

Basement Parking Circulation
Scale: NTS



Final Submittal
7 February 2022

C1.5



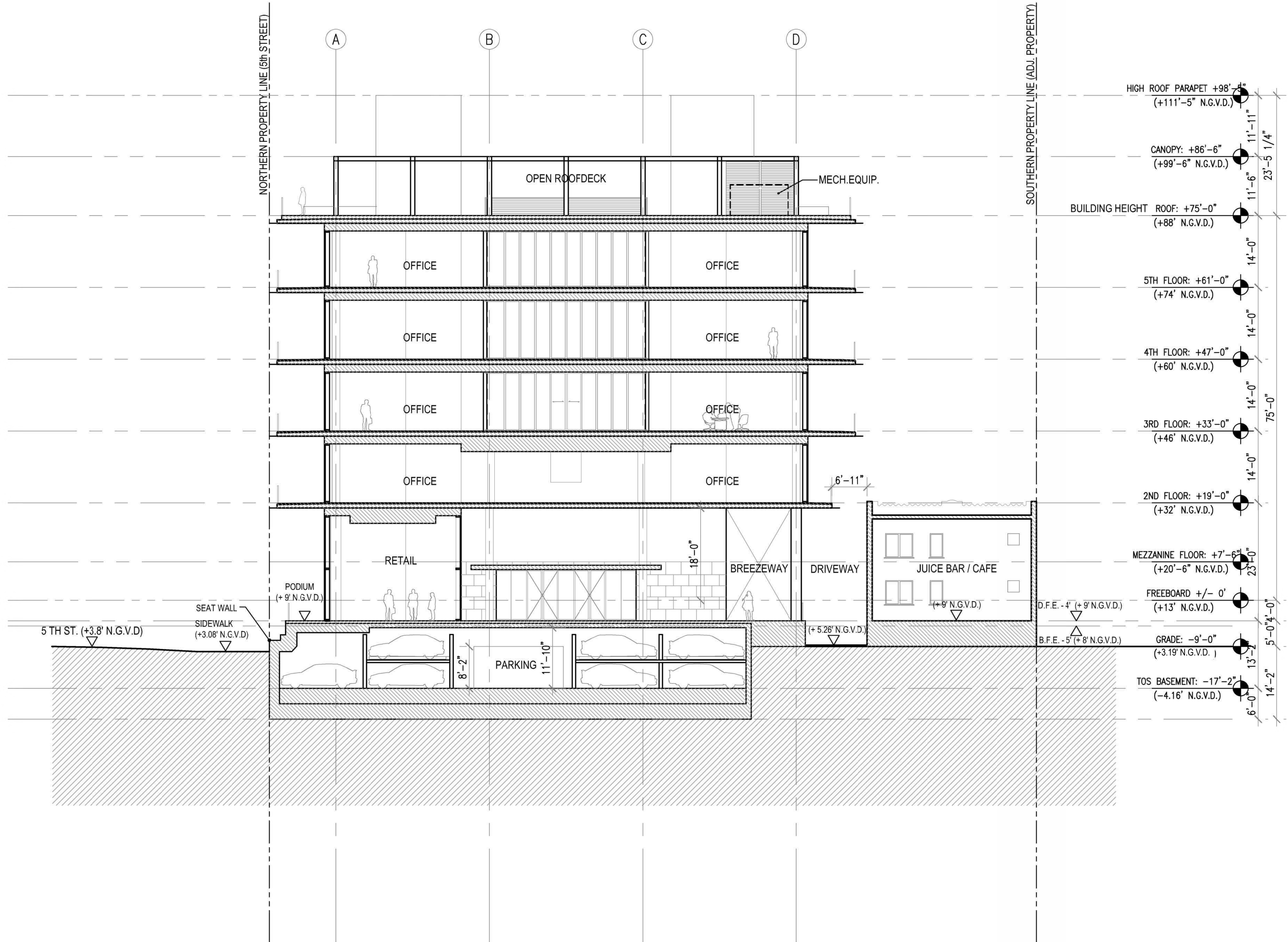
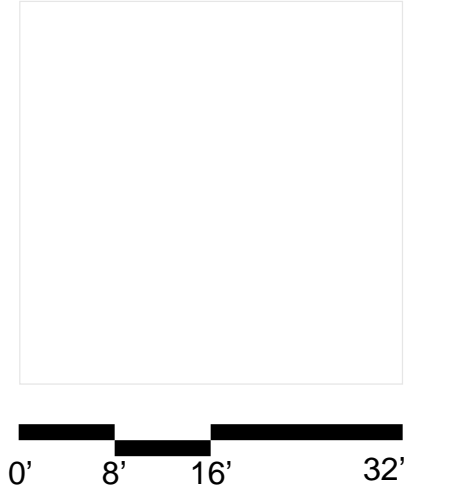
411 Michigan Avenue
 Miami Beach, Florida

Future Raised Road Elevation



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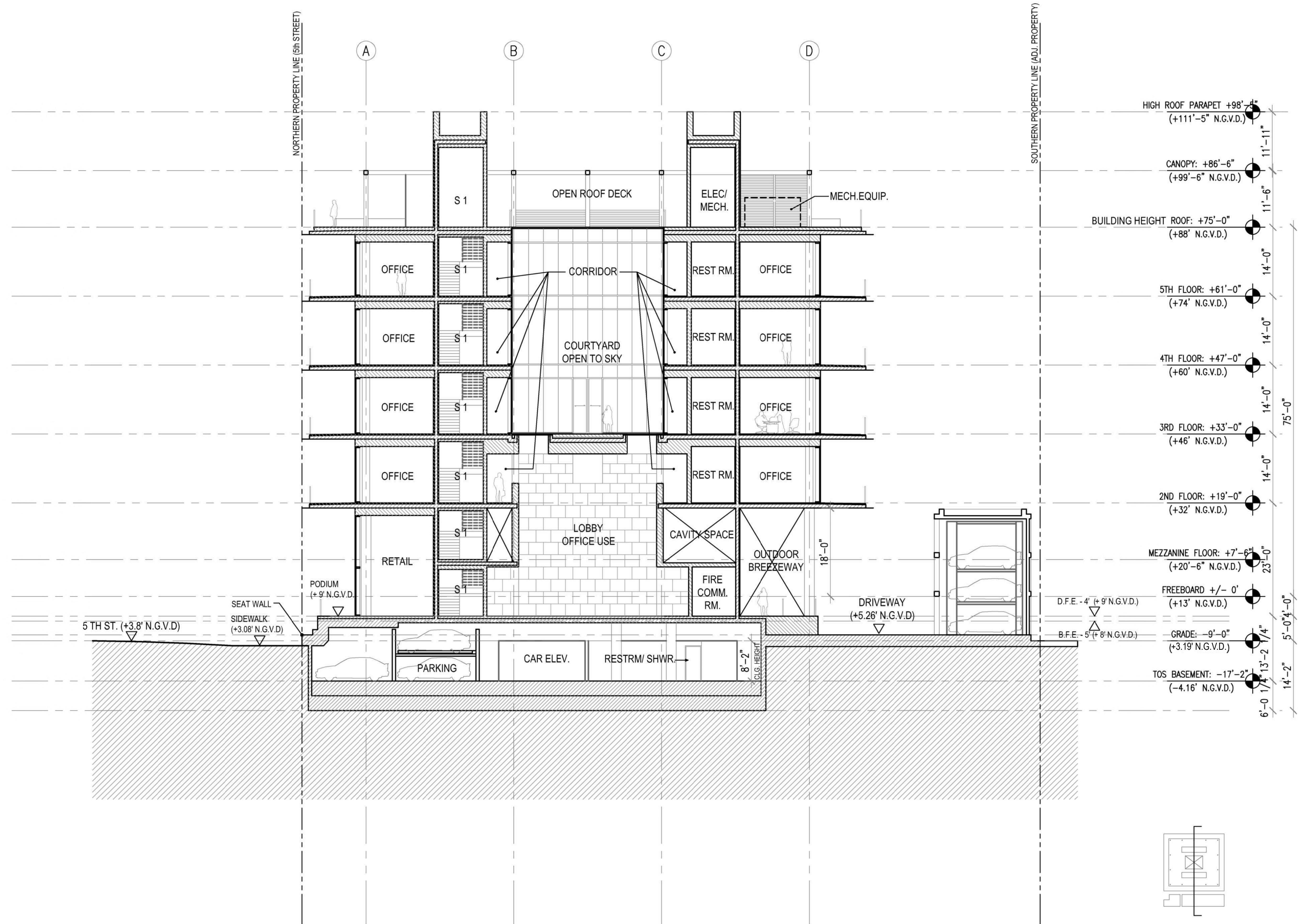
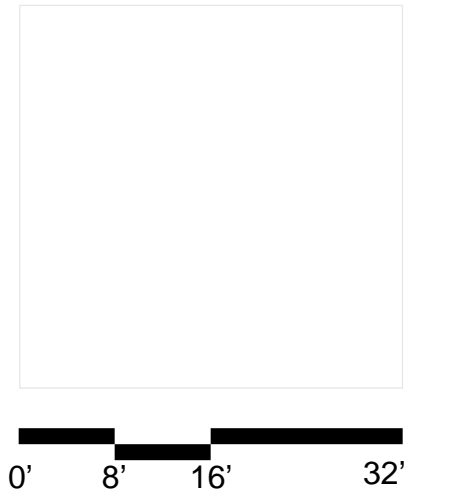
A5.4



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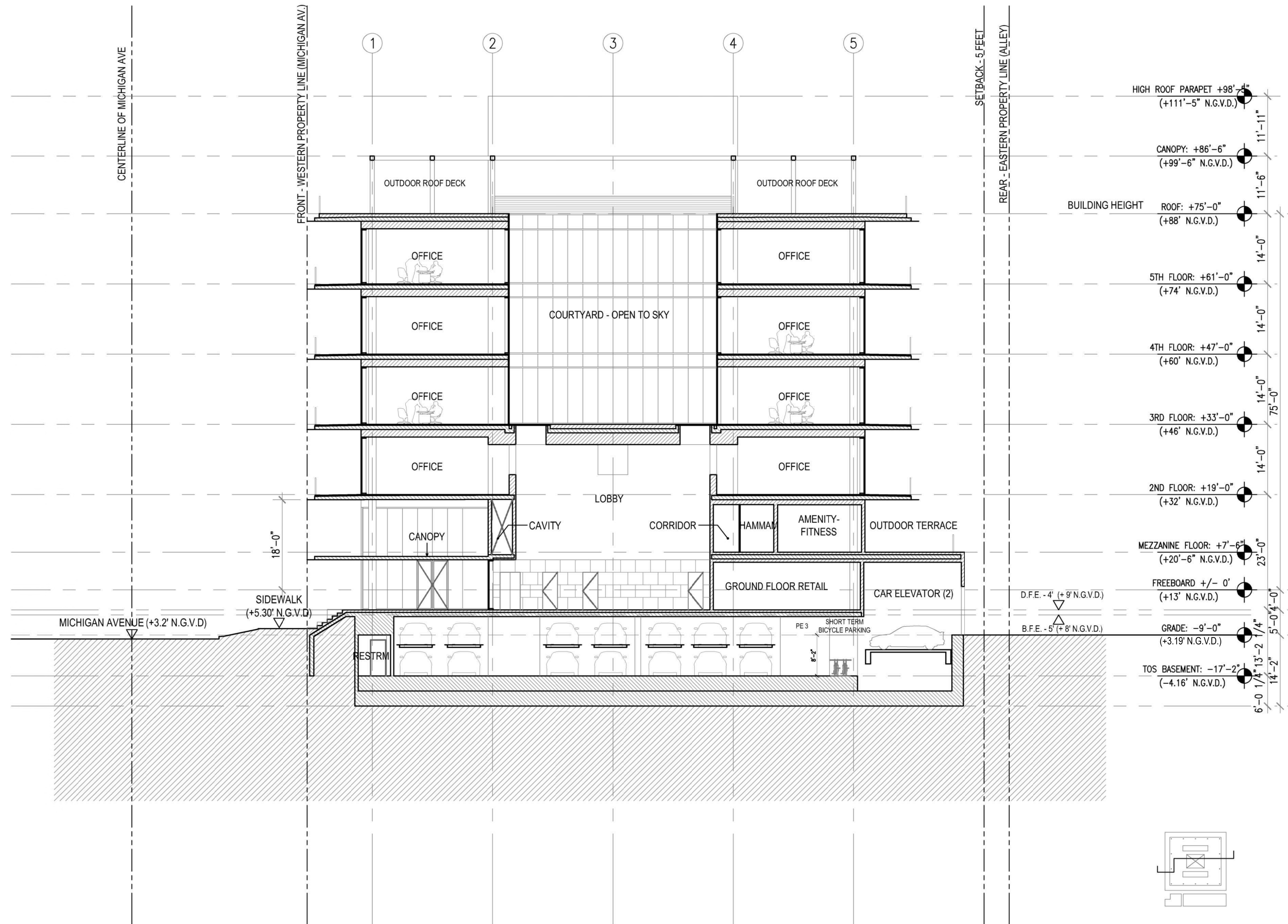
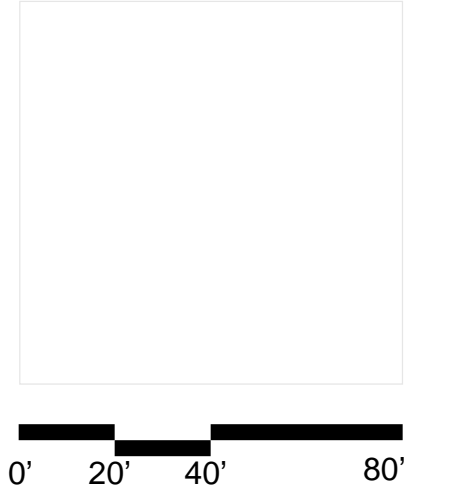
Longitudinal Building Section A

Scale: 1" = 16'-0"



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



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Miami Beach, Florida

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

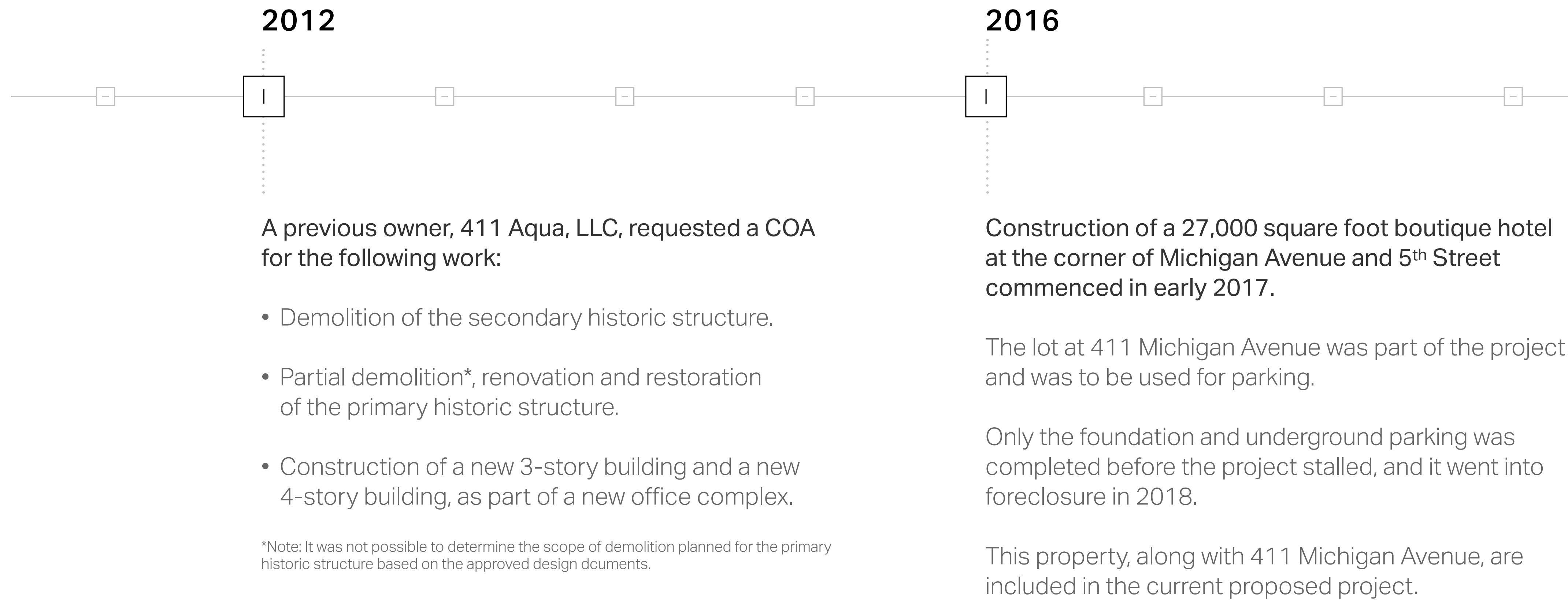


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A4.14

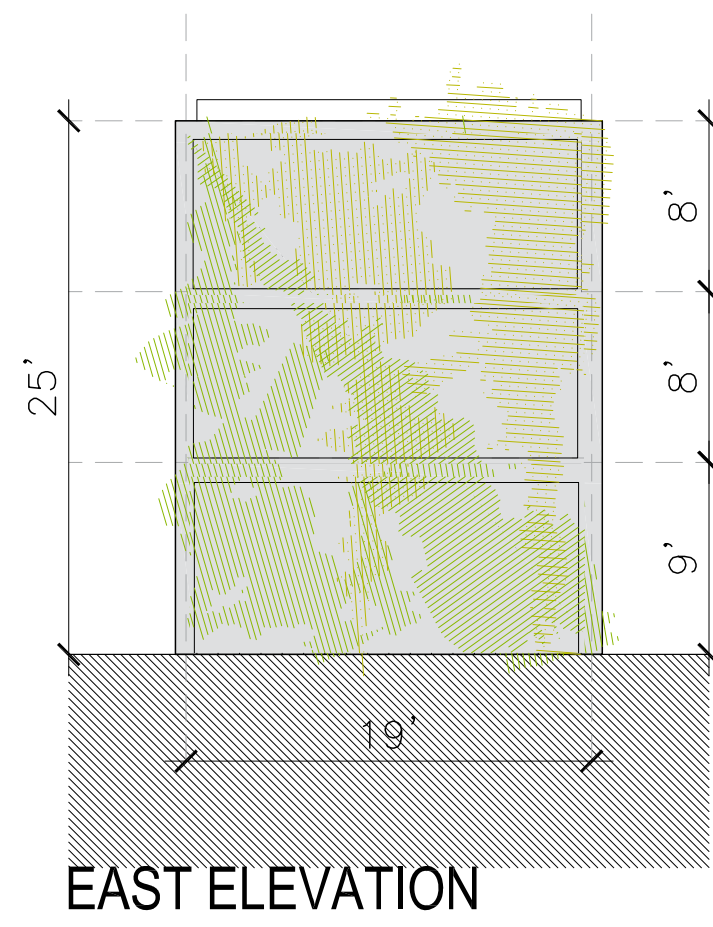
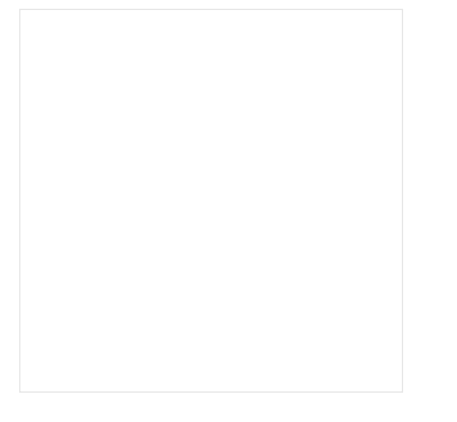


Development Approvals

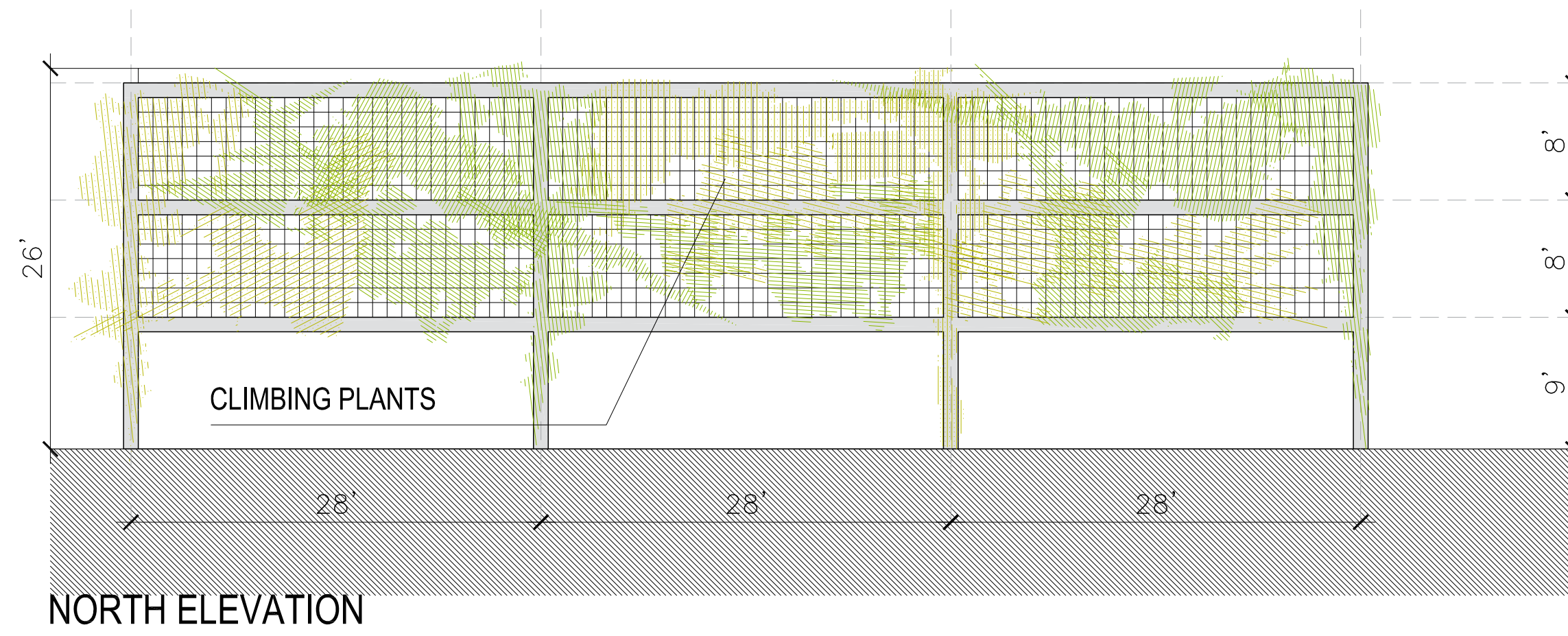


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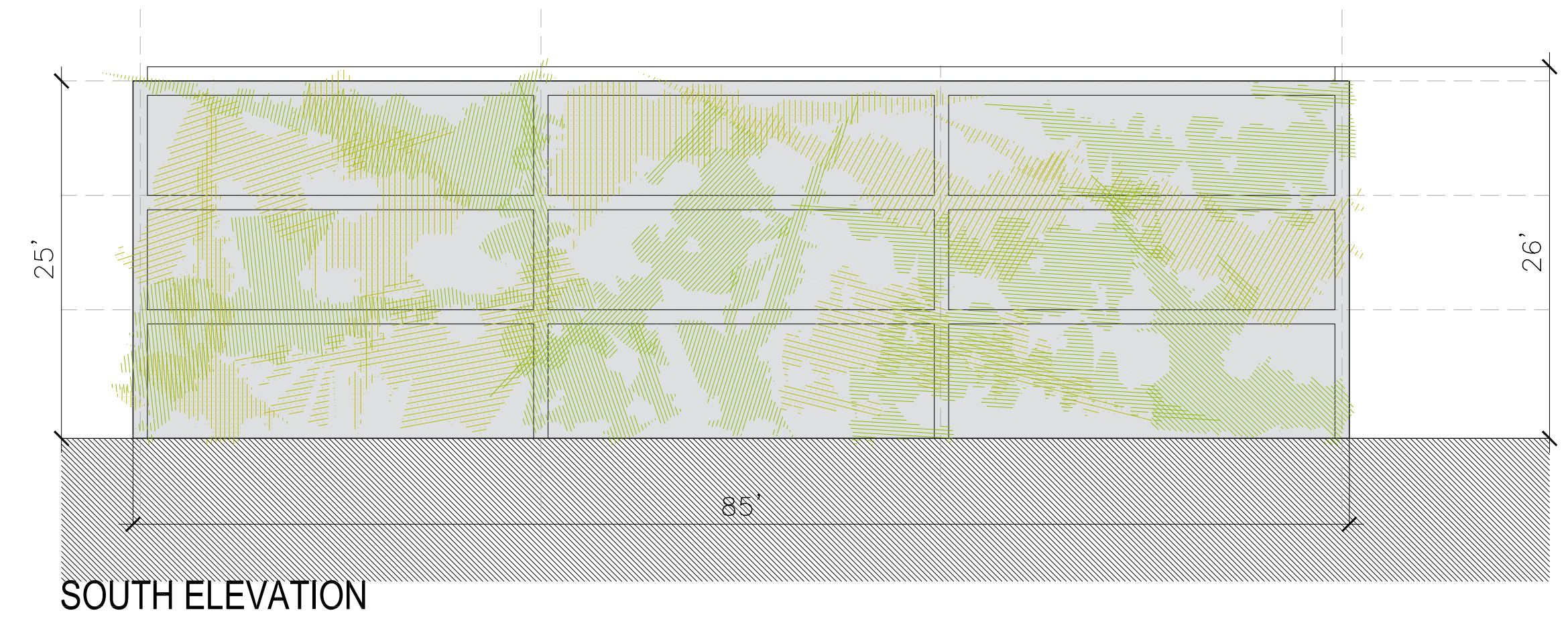
Prior Development Approvals
Scale: None



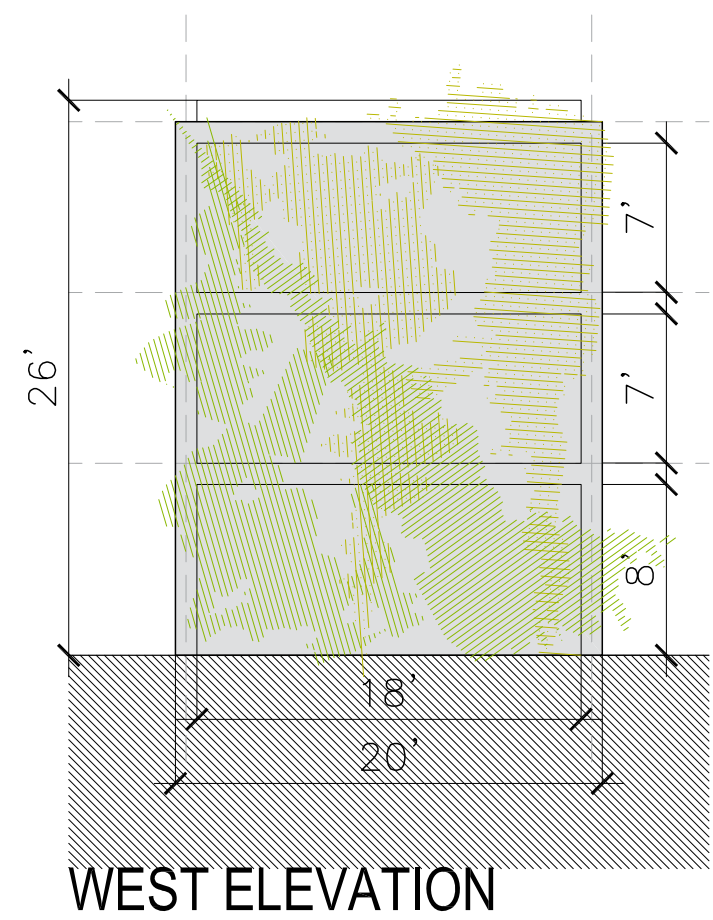
EAST ELEVATION



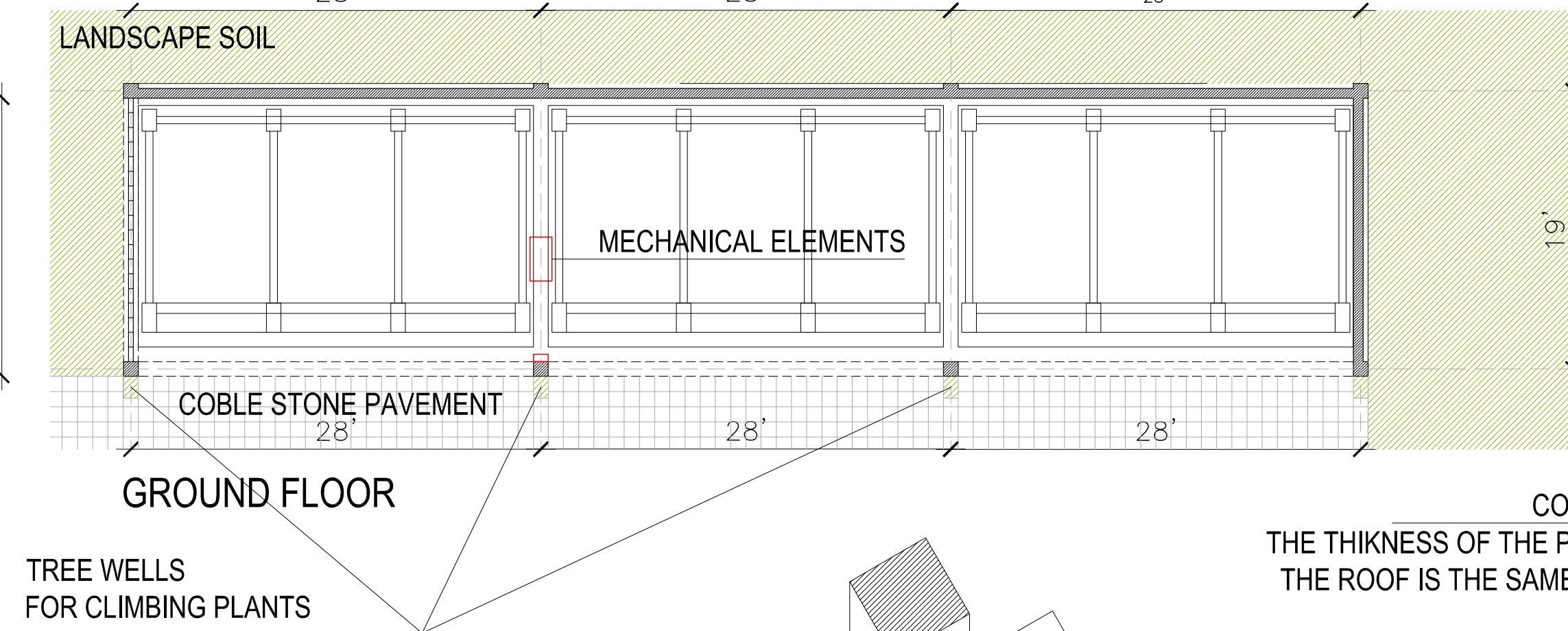
NORTH ELEVATION



SOUTH ELEVATION



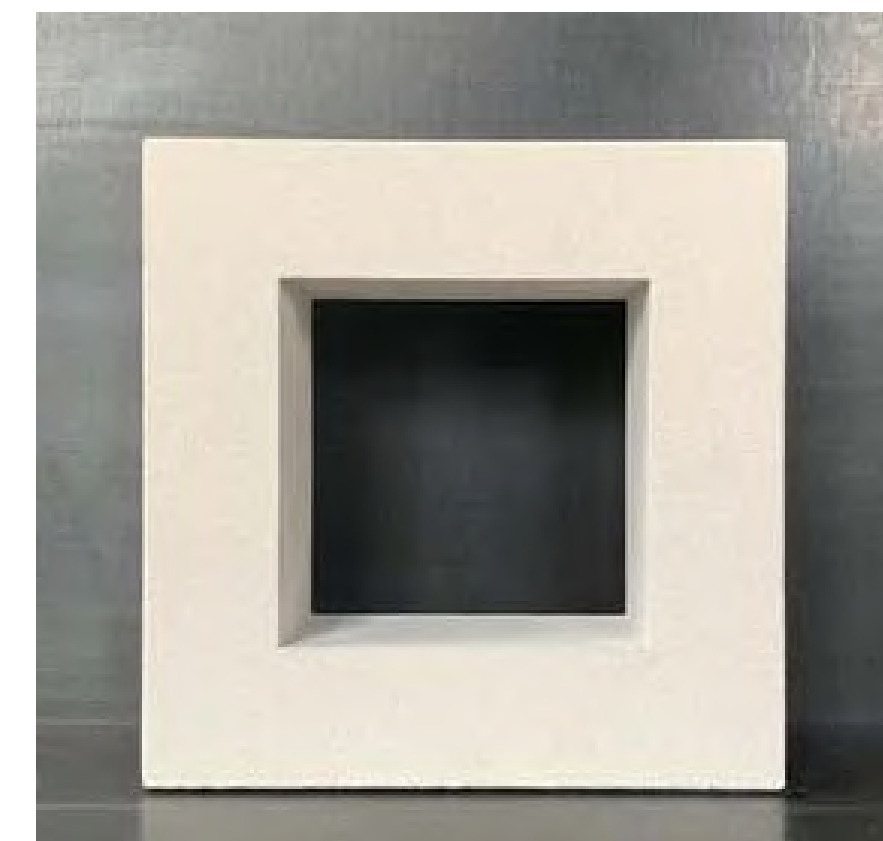
WEST ELEVATION



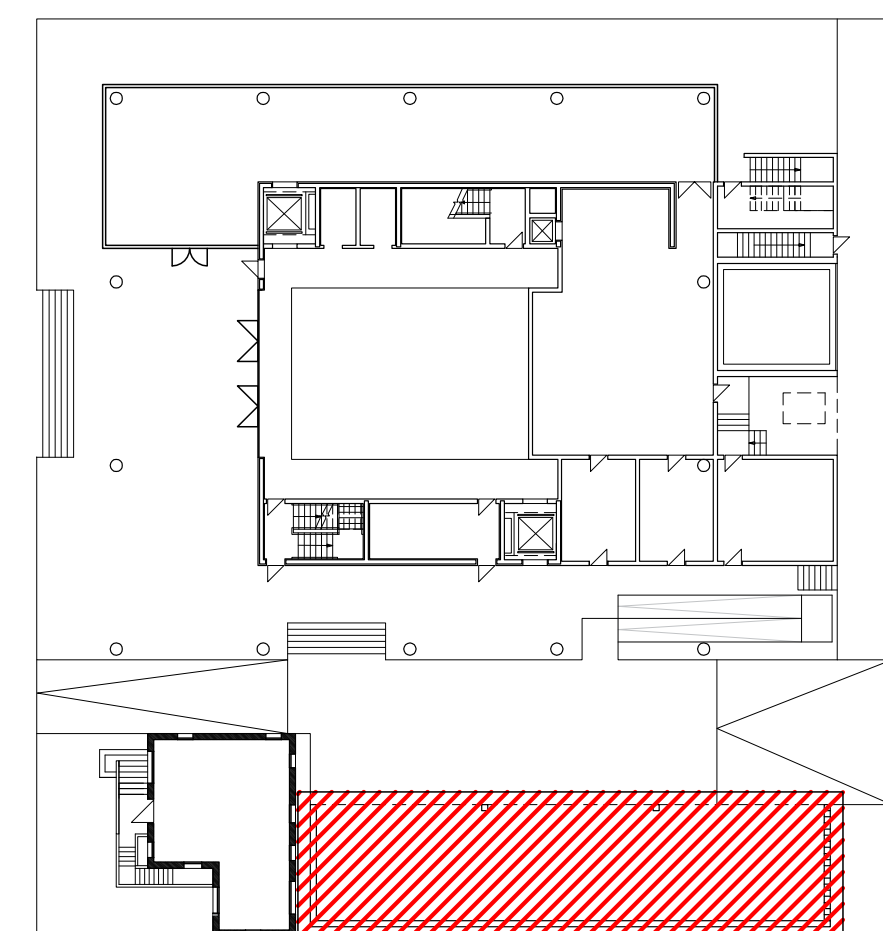
GROUND FLOOR

TREE WELLS FOR CLIMBING PLANTS

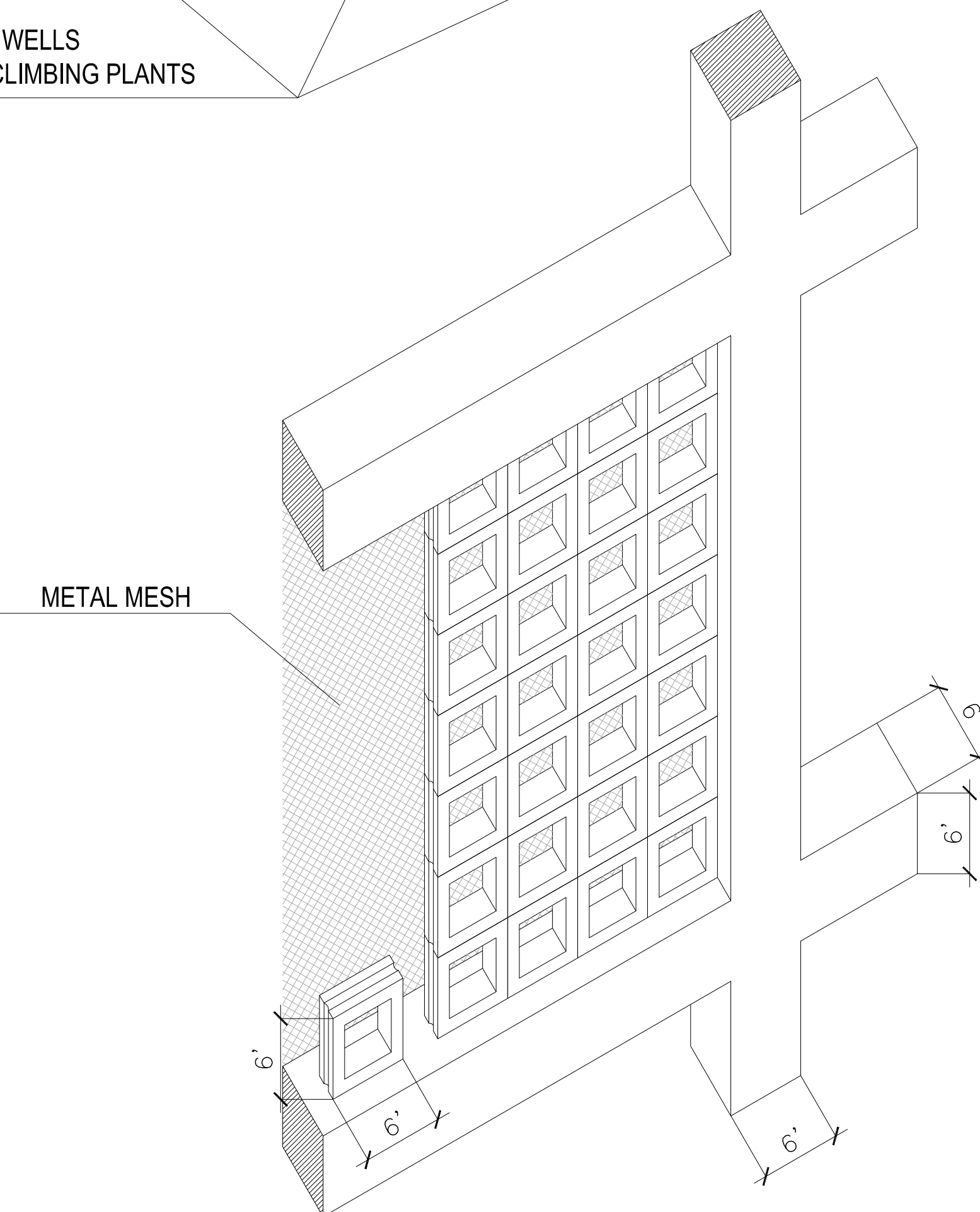
CONCRETE SLAB
THE THICKNESS OF THE PERIMETER OF THE ROOF IS THE SAME OF THE BIMS



BREEZE BLOCK PHOTO



GENERAL PLAN



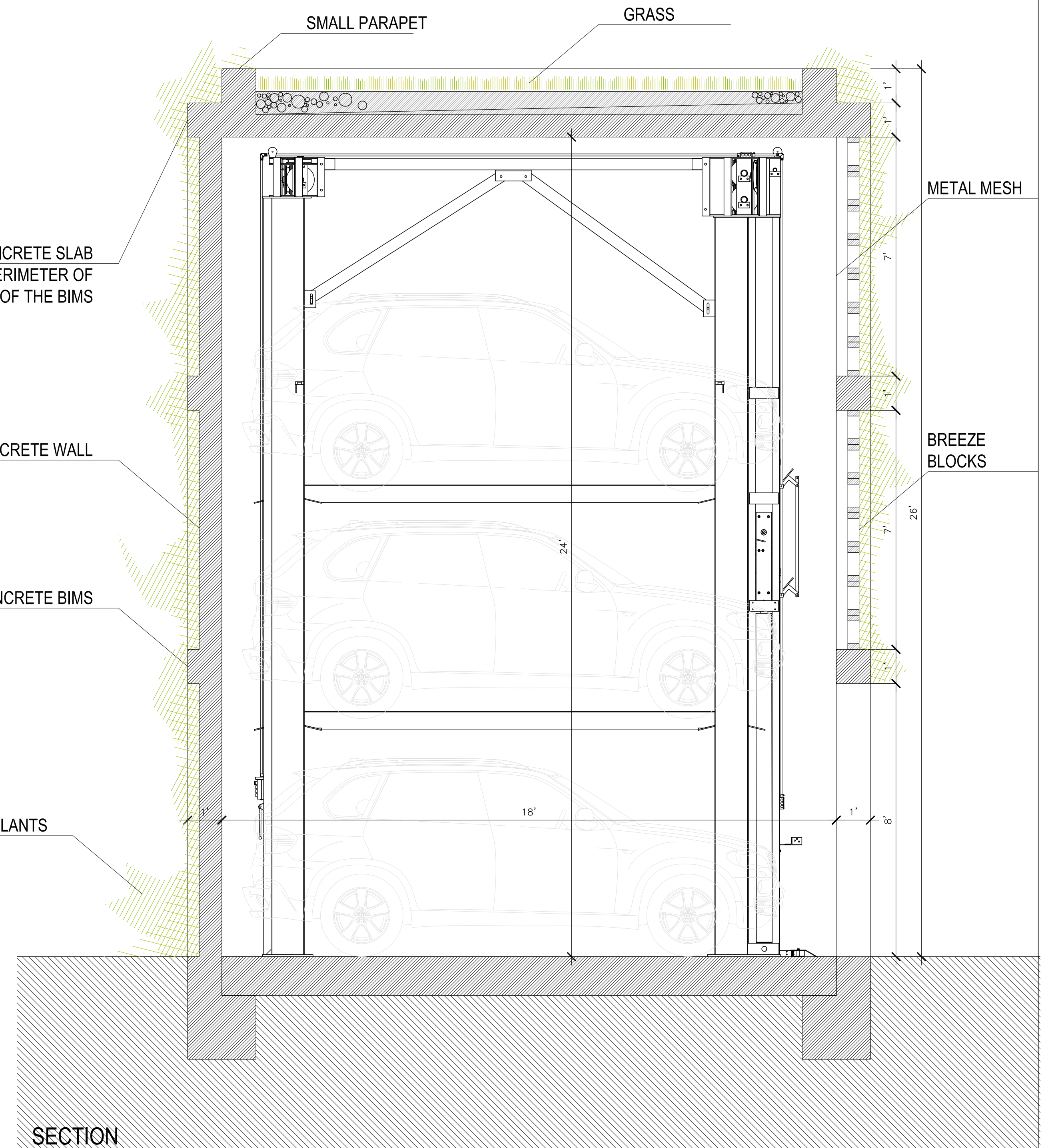
CONSTRUCTIVE AXONOMETRY
BREEZE BLOCK SCHEME

CONCRETE WALL

CONCRETE BIMS

CLIMBING PLANTS

SECTION



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Parking Structure Details
Scale: NTS



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A7.6