

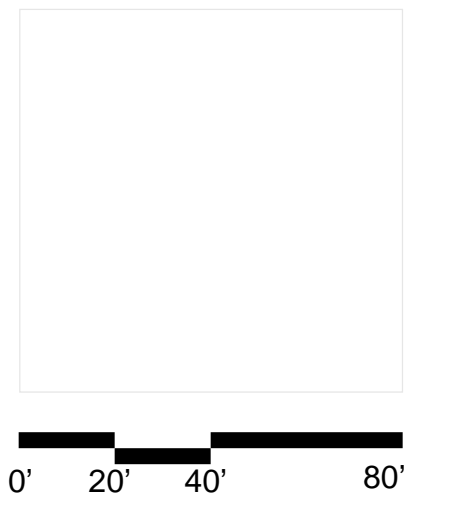
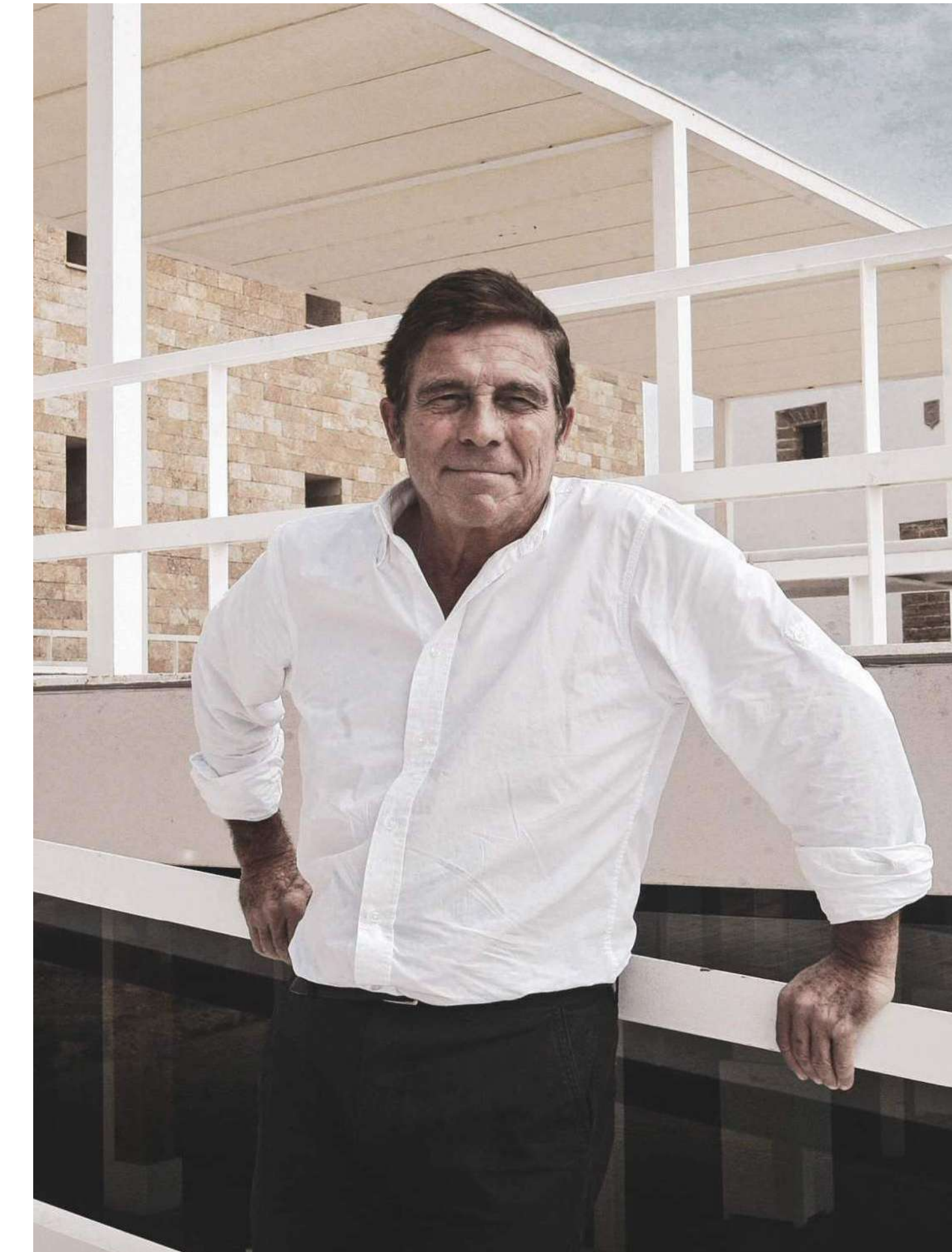
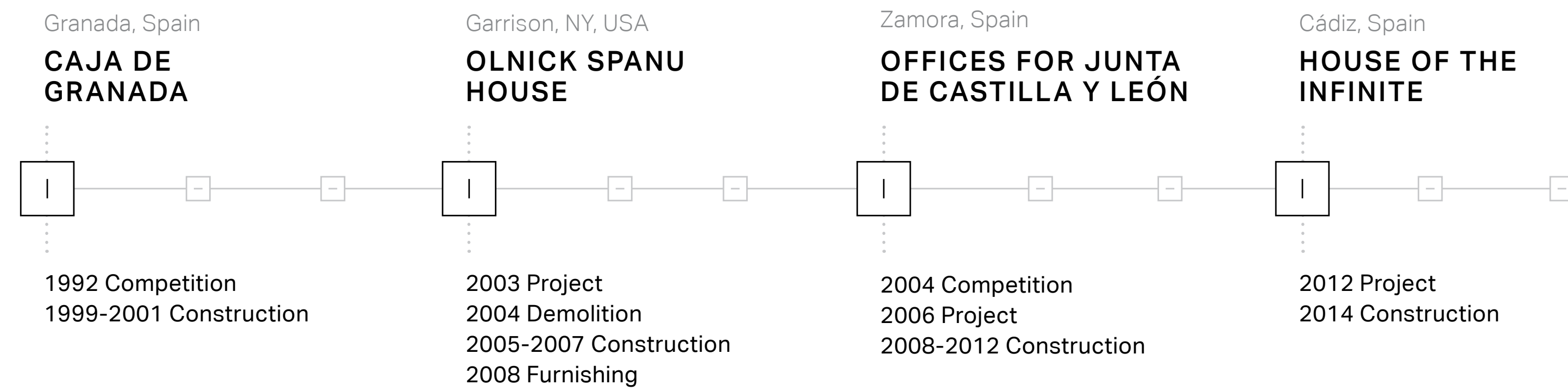
411 Michigan Ave.



Alberto Campo Baeza

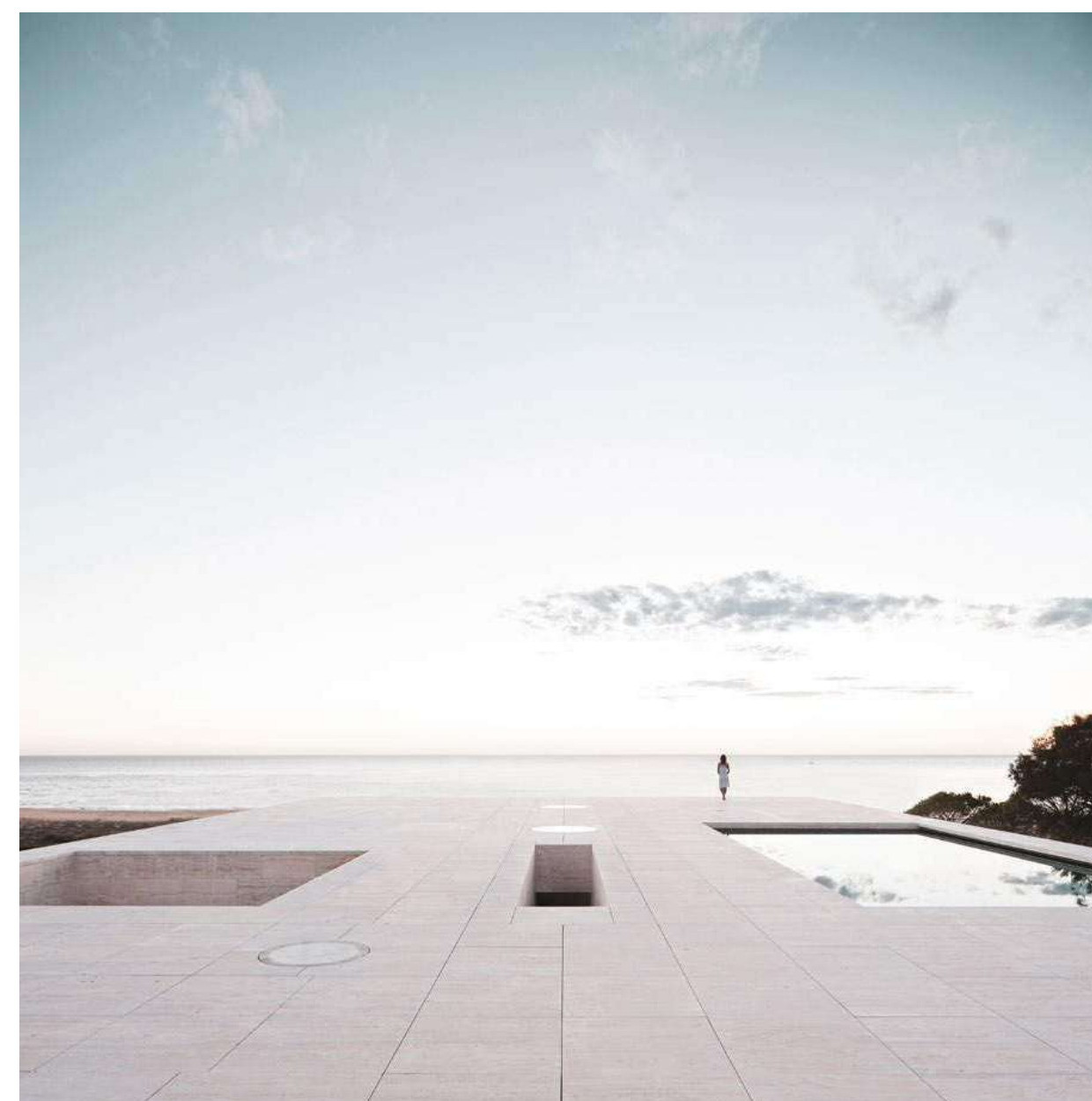
Alberto Campo Baeza is one of the great master architects of our time.

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

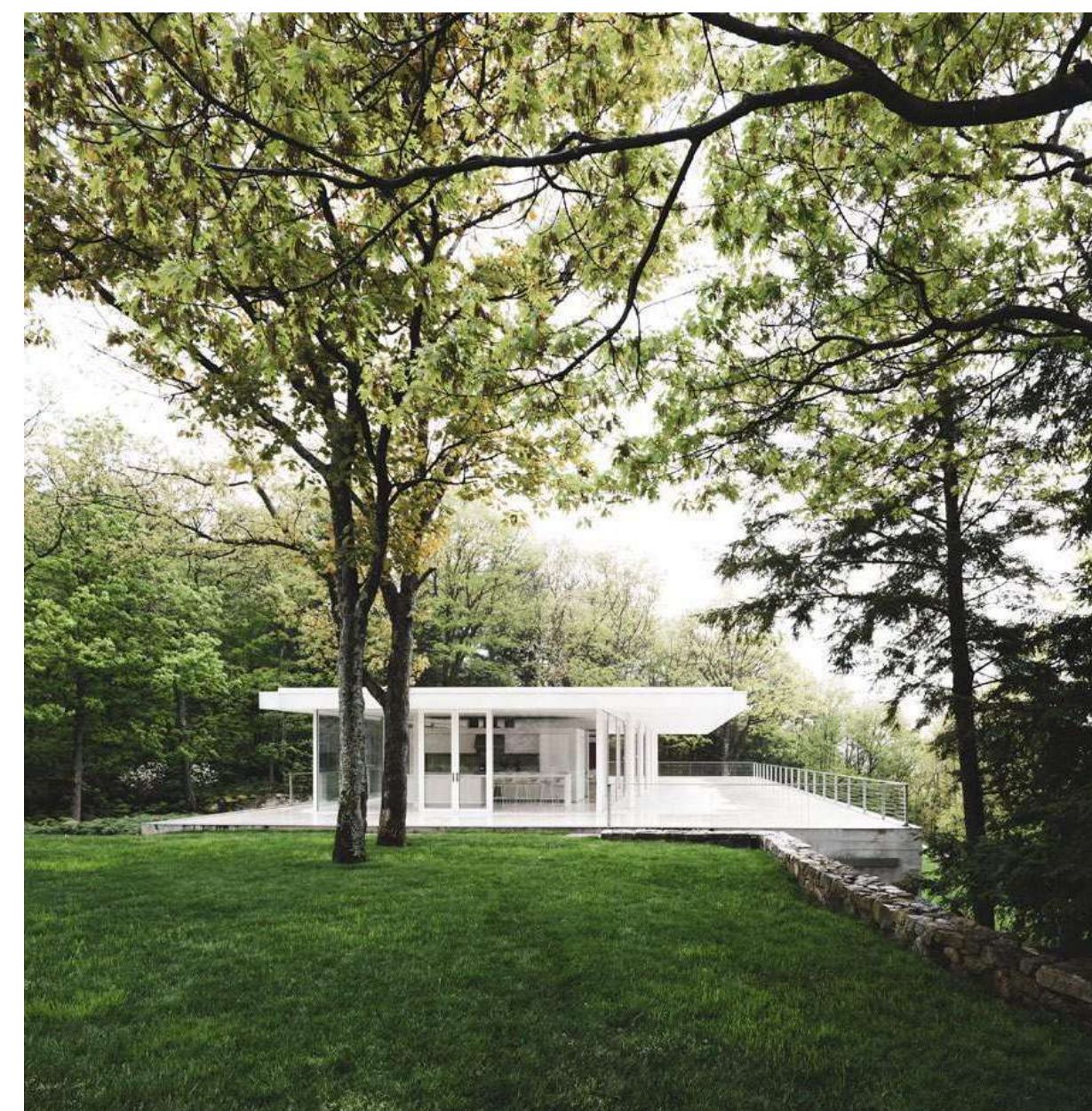
Cádiz, Spain
HOUSE OF THE INFINITE



Granada, Spain
CAJA DE GRANADA



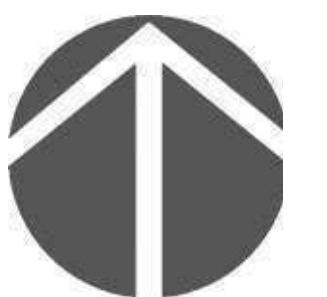
Garrison, NY, USA
OLNICK SPANU HOUSE

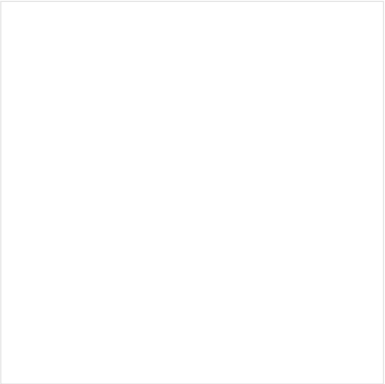


Zamora, Spain
OFFICES FOR JUNTA DE CASTILLA Y LEÓN



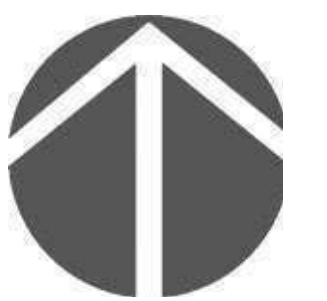
Introduction
Scale: NTS



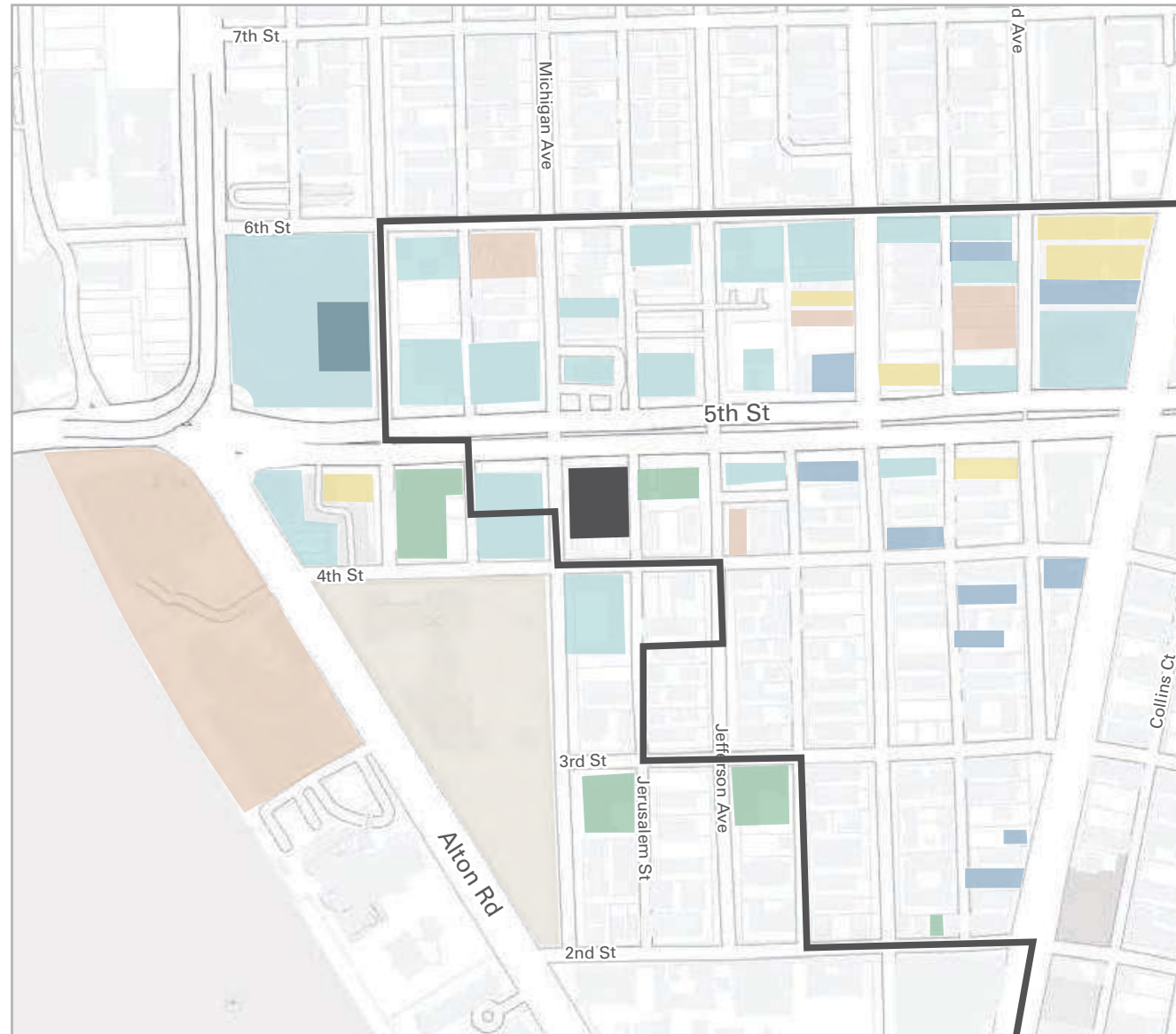


411 Michigan Avenue
Miami Beach, Florida

Location Map
Scale: None



5TH STREET - COMMERCIAL CORRIDOR



— Ocean Beach Historic District
■ Proposed Development

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

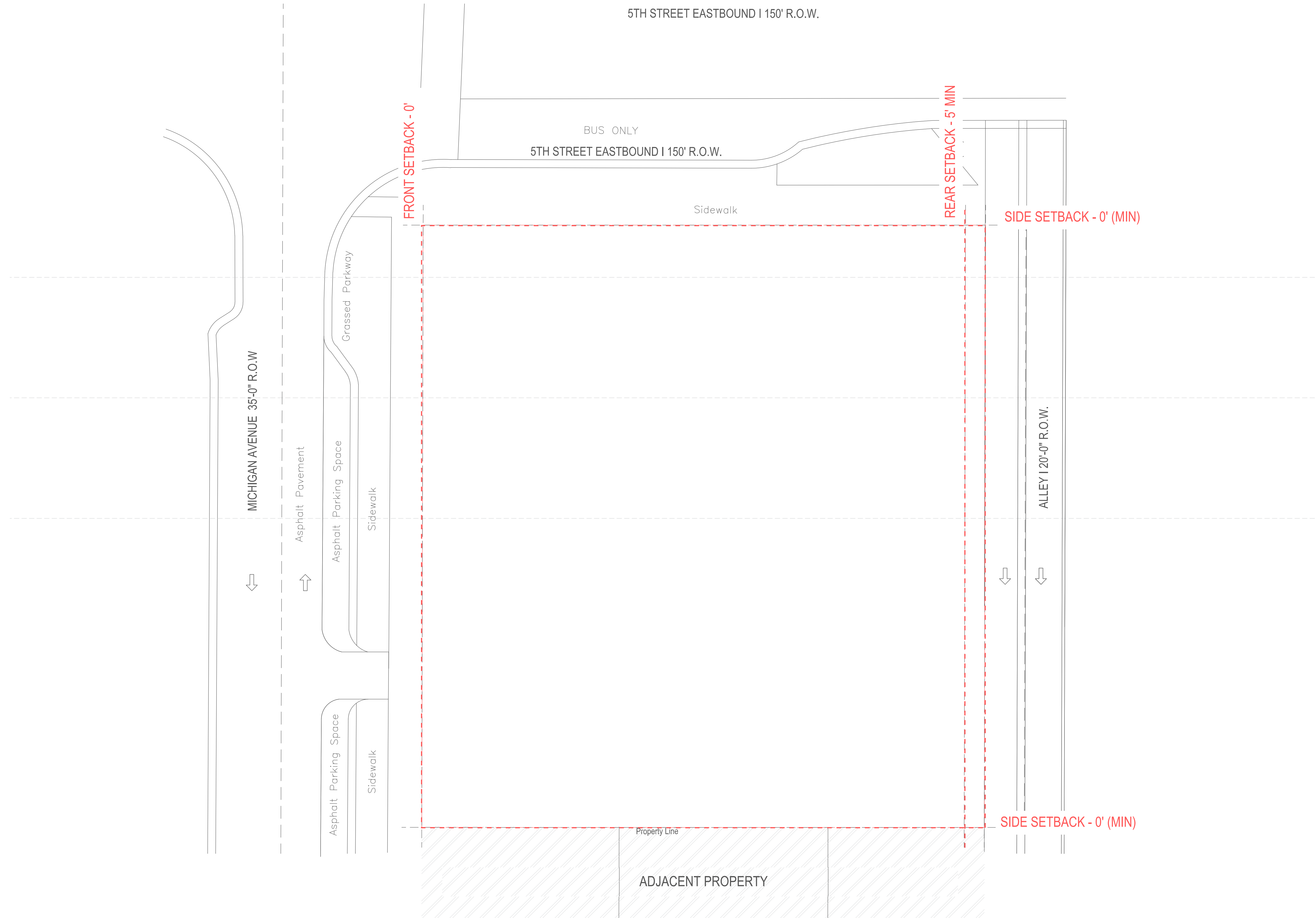
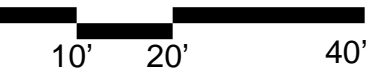
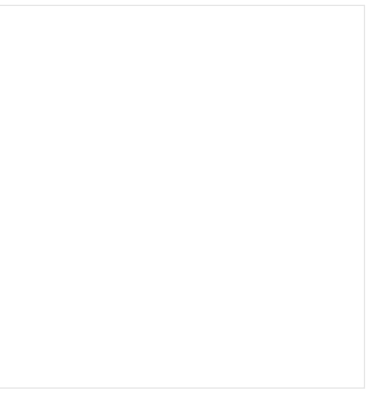


- BURGER KING
- RETAIL STORE
- MIAMI BEACH MALL FIFTH & ALTON
- TARGET / STARBUCKS
- LION SERVICES 530 MICHIGAN AVE. GARAGE
- MARATHON GAS STATION
- FEDEX ONSITE

411 Michigan Avenue
Miami Beach, Florida

Location Map
Scale: None





411 Michigan Avenue
Miami Beach, Florida

Zoning Setback Diagram
Scale: NTS



**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.

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

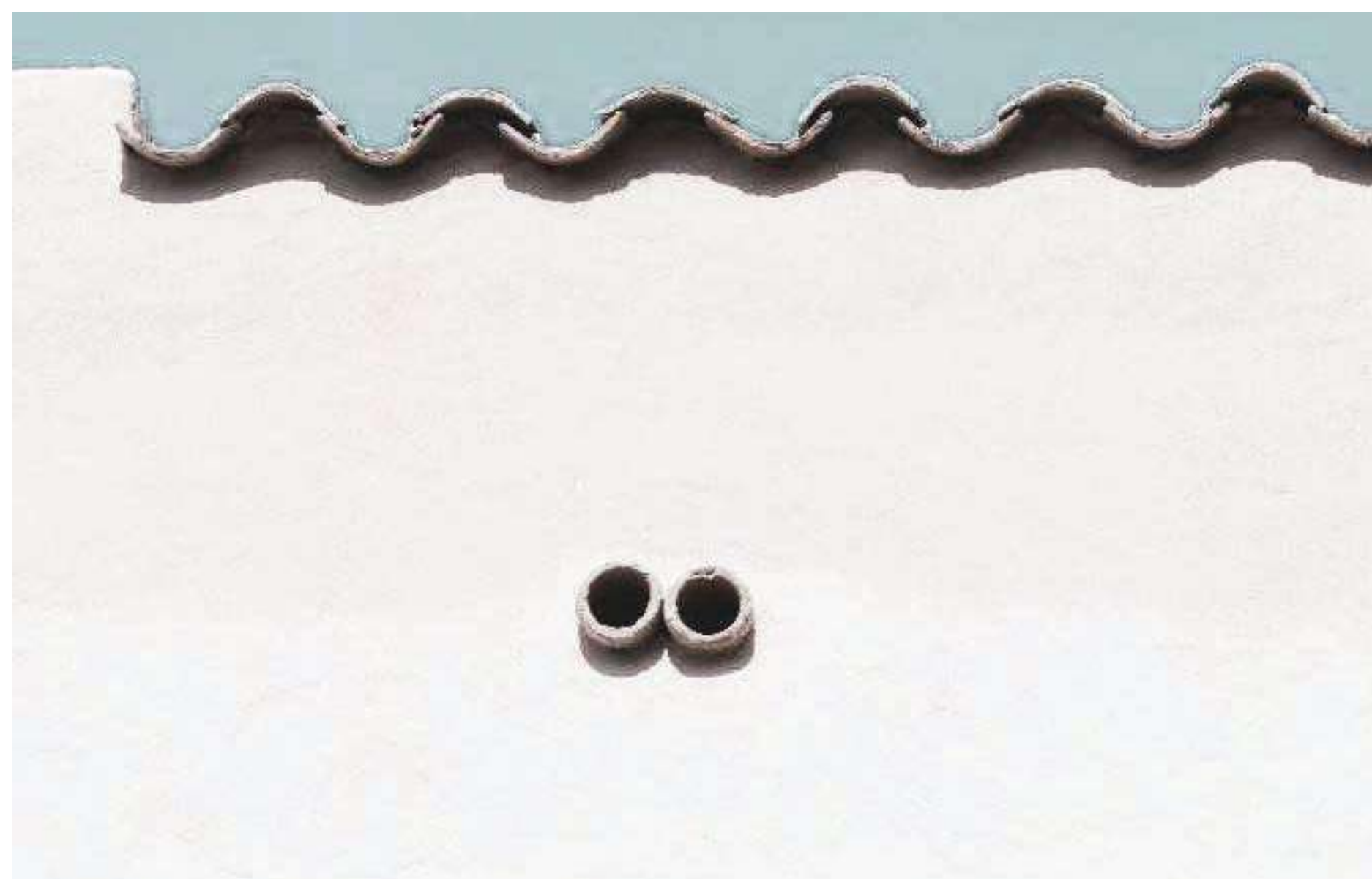
1

Front Facade Detail
SCALLOPED PARAPET



2

Front Facade Detail
PAIRED ATTIC VENT TUBES



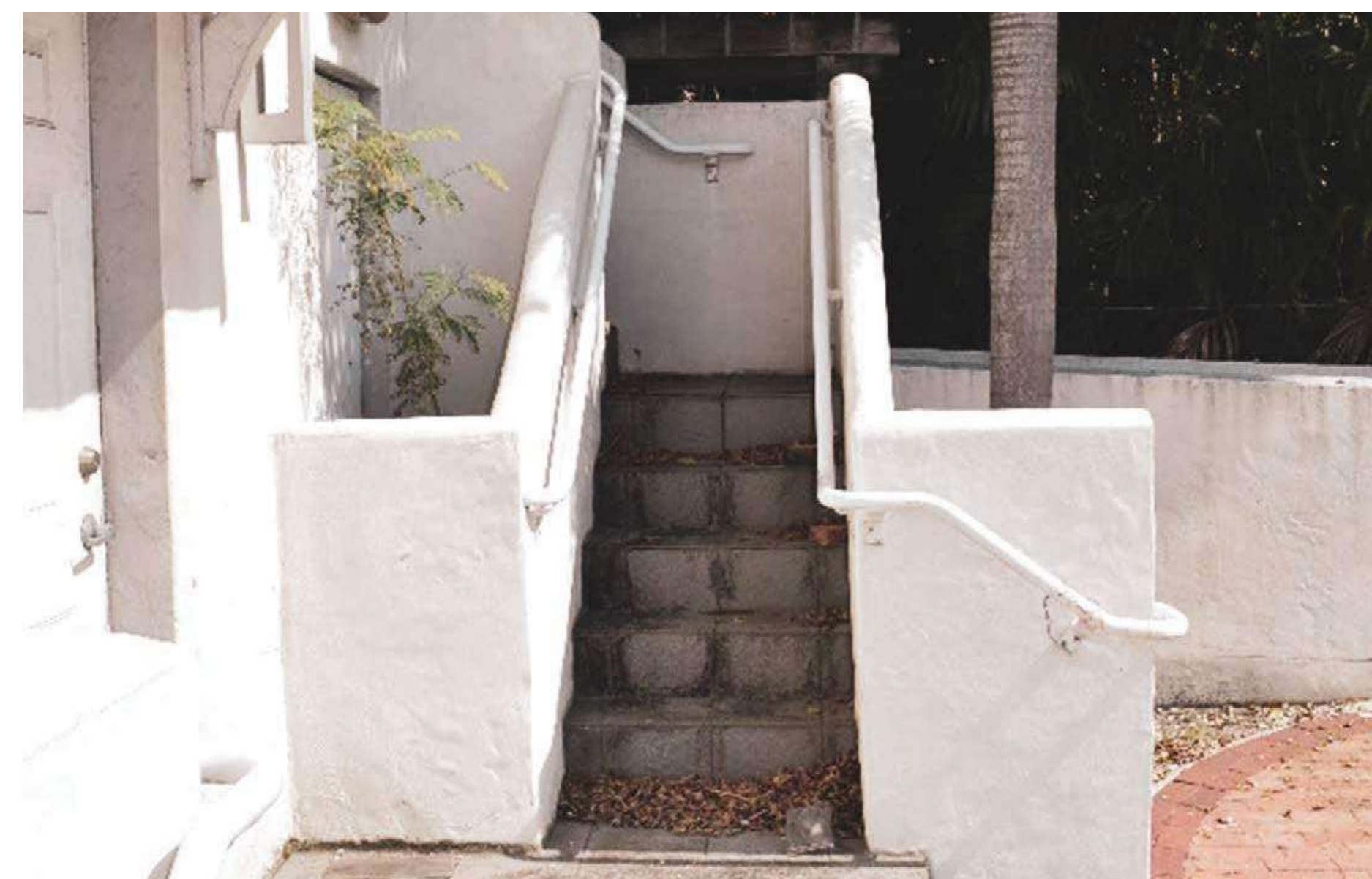
3

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)



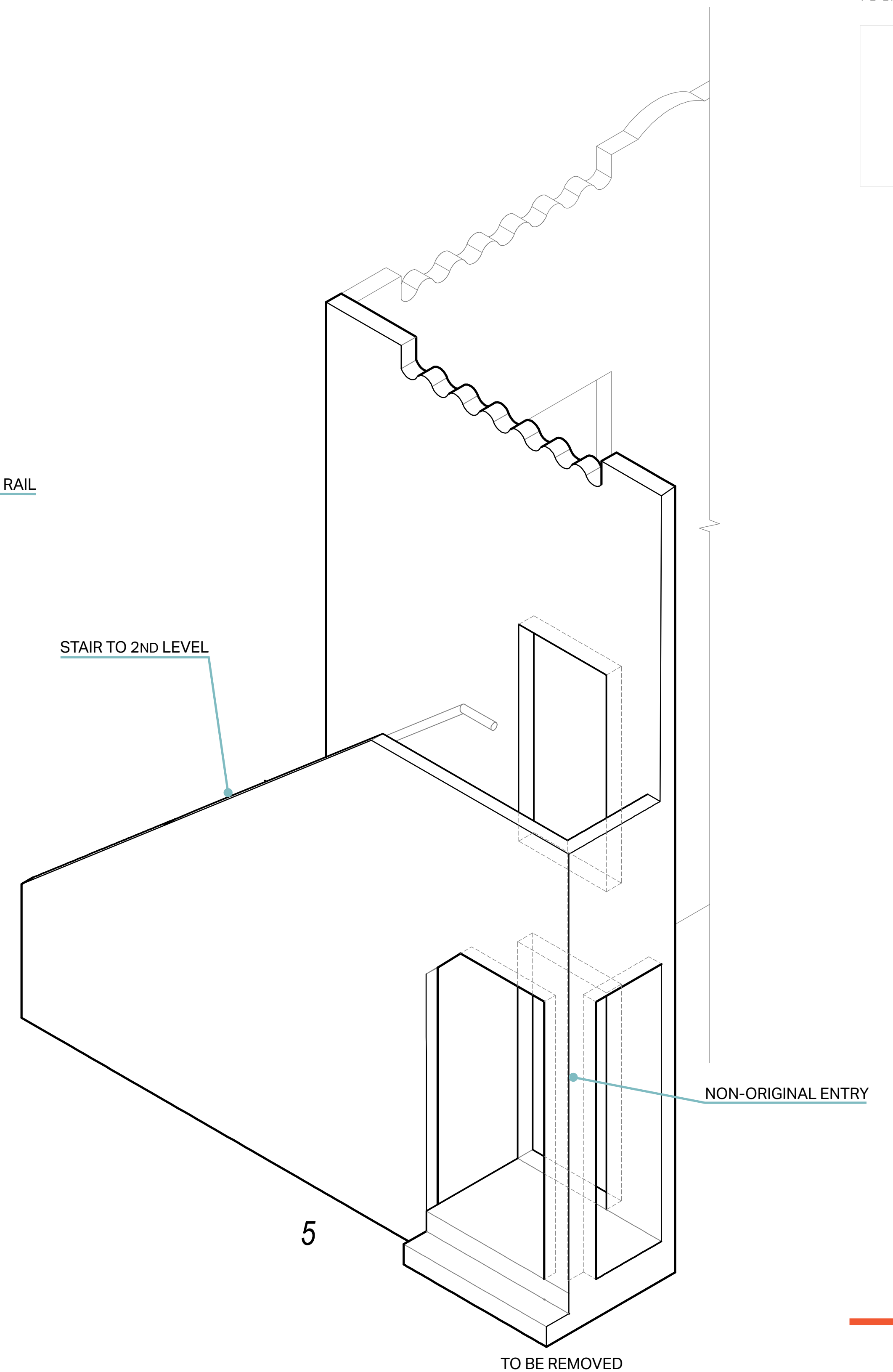
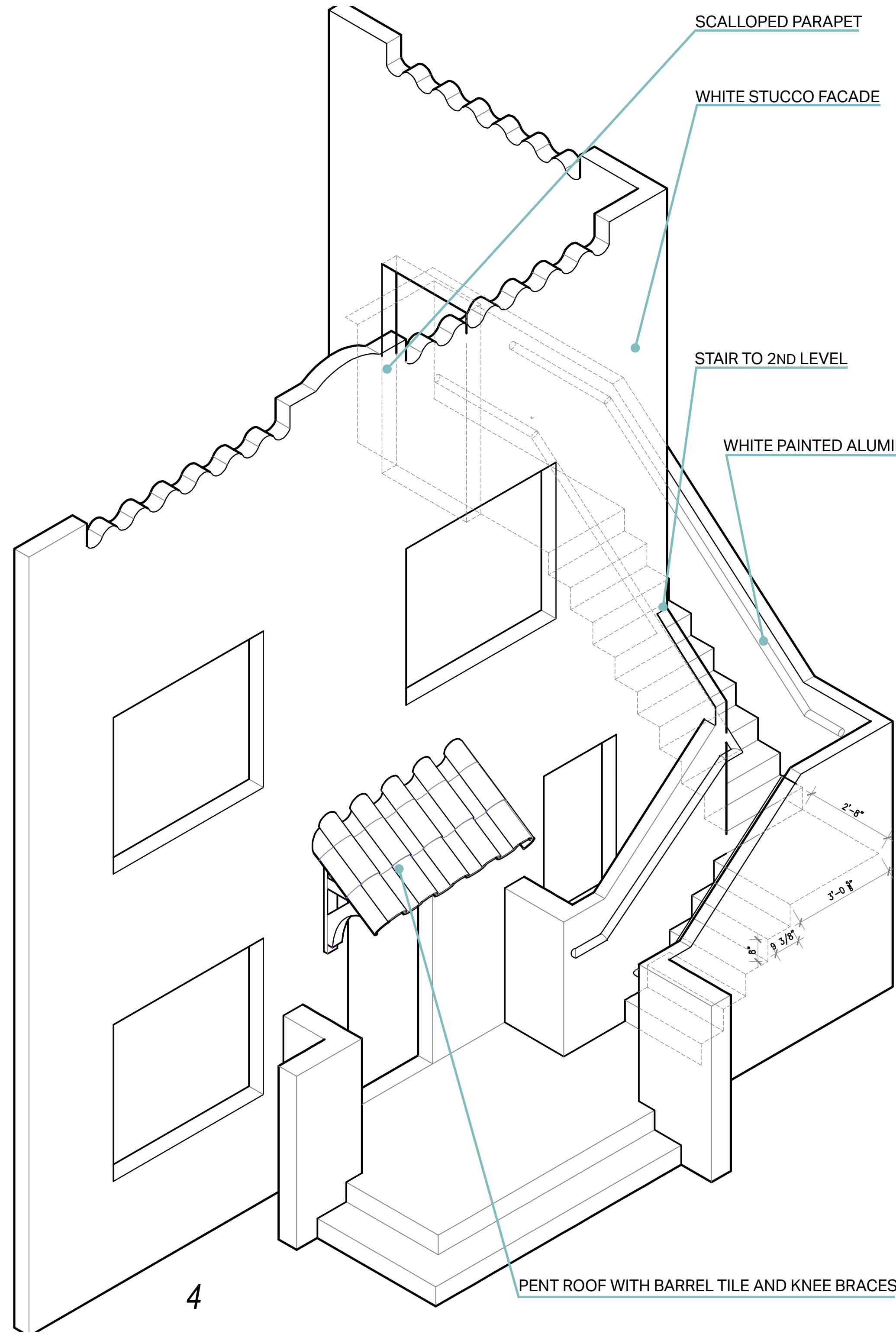
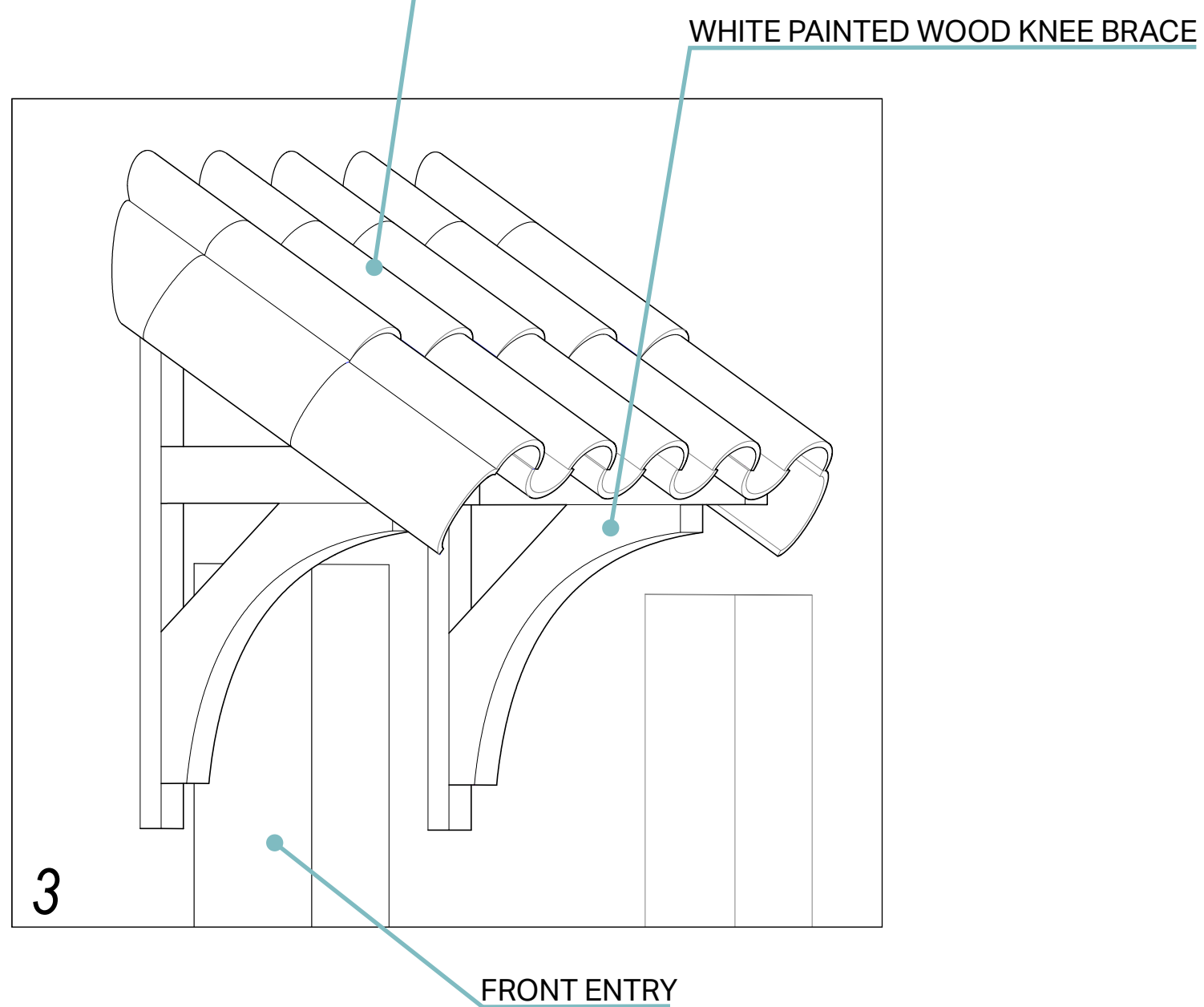
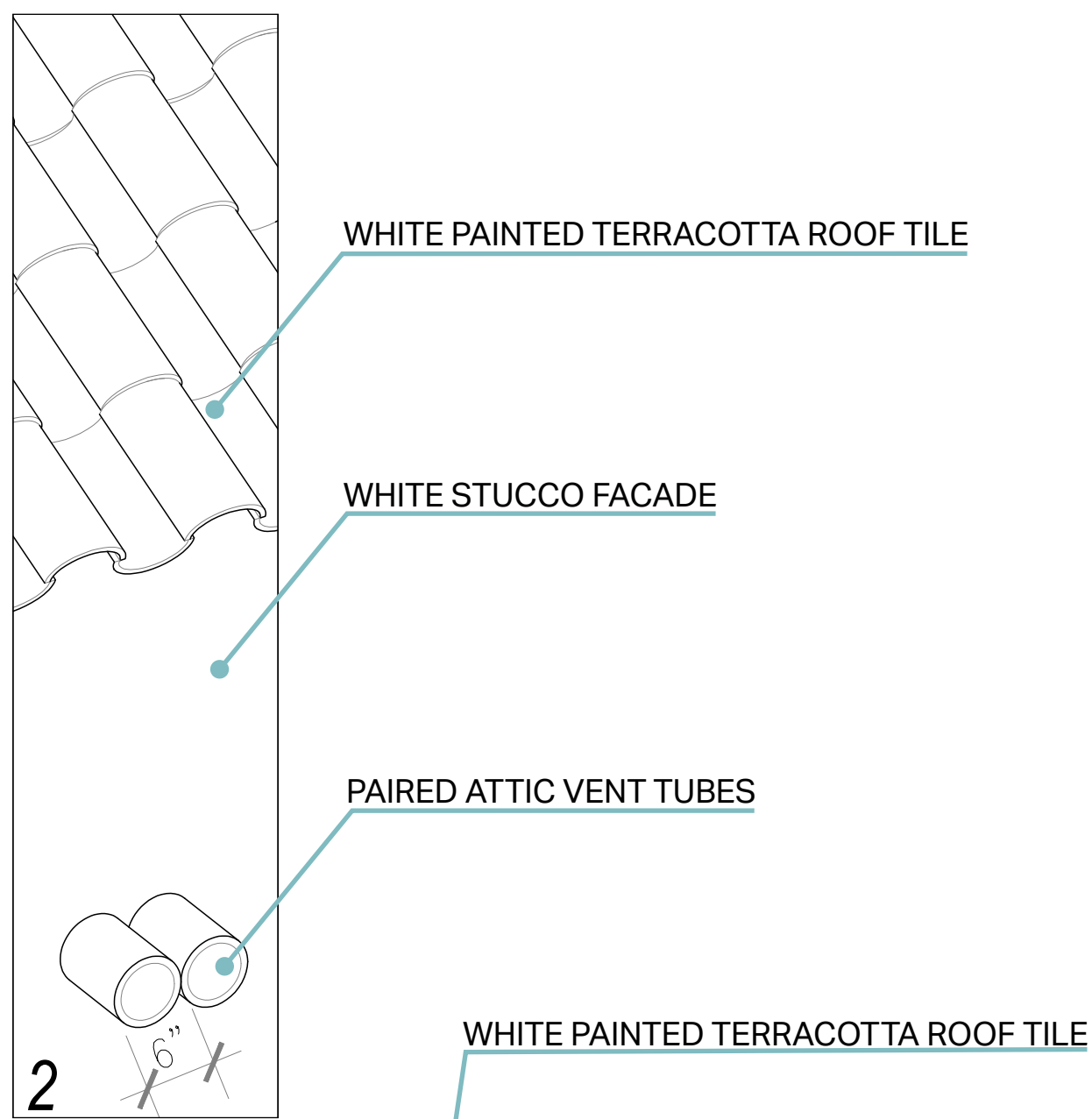
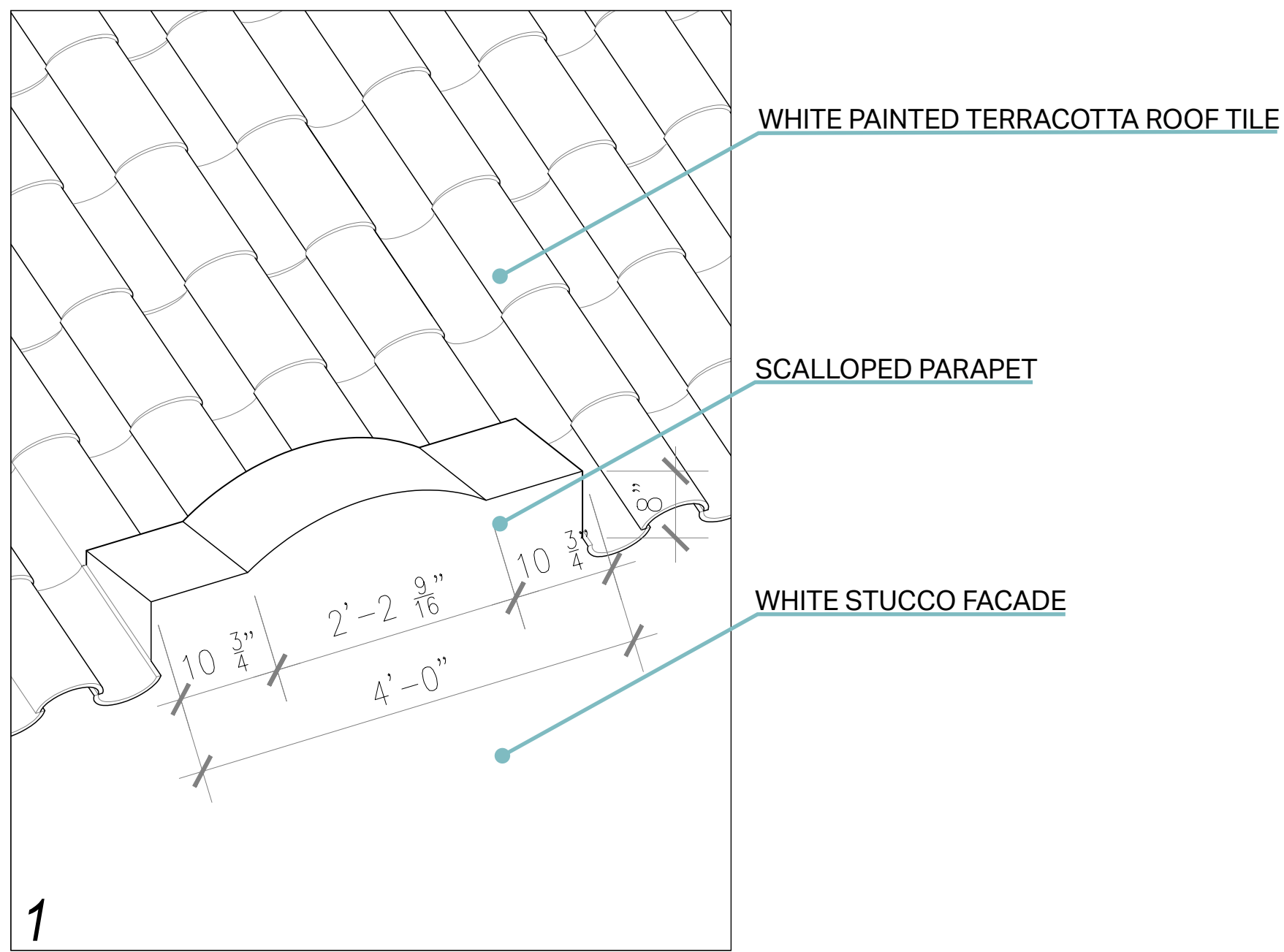
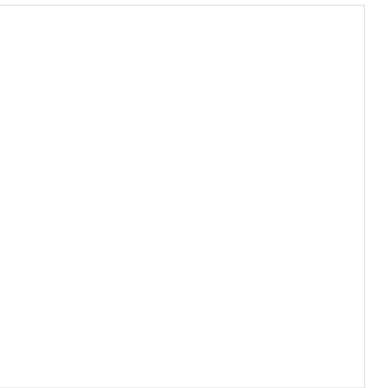
6

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

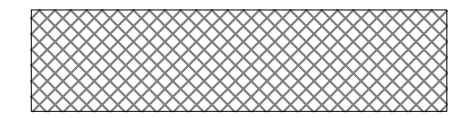
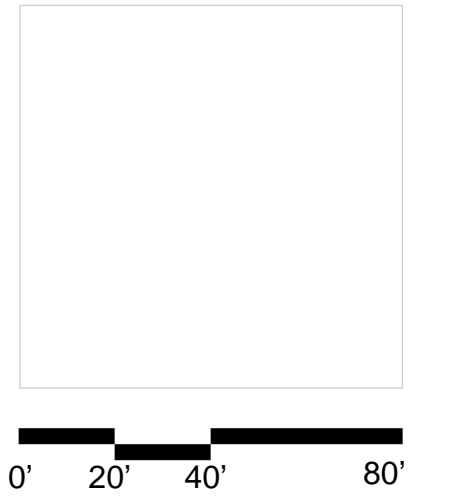


411 Michigan Avenue
Miami Beach, Florida

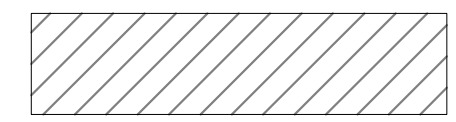
Historic Building Elements | Photos



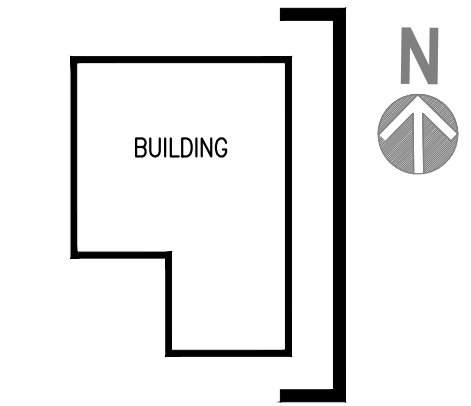
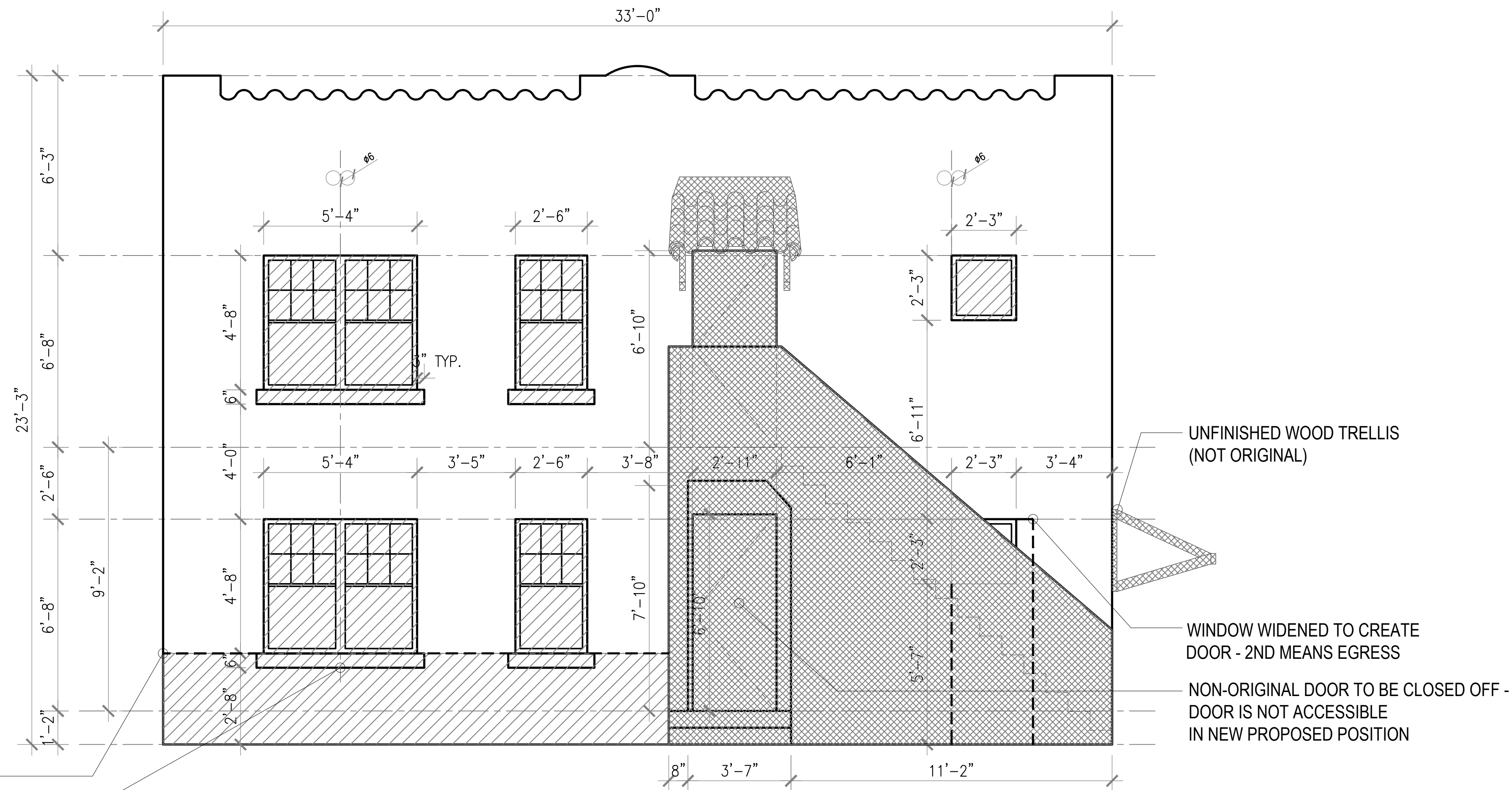
Historic Building Elements | Details
411 Michigan Avenue
Miami Beach, Florida



AREA TO BE REMOVED

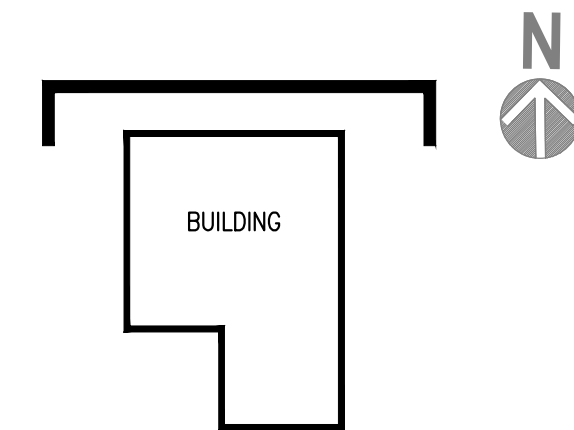
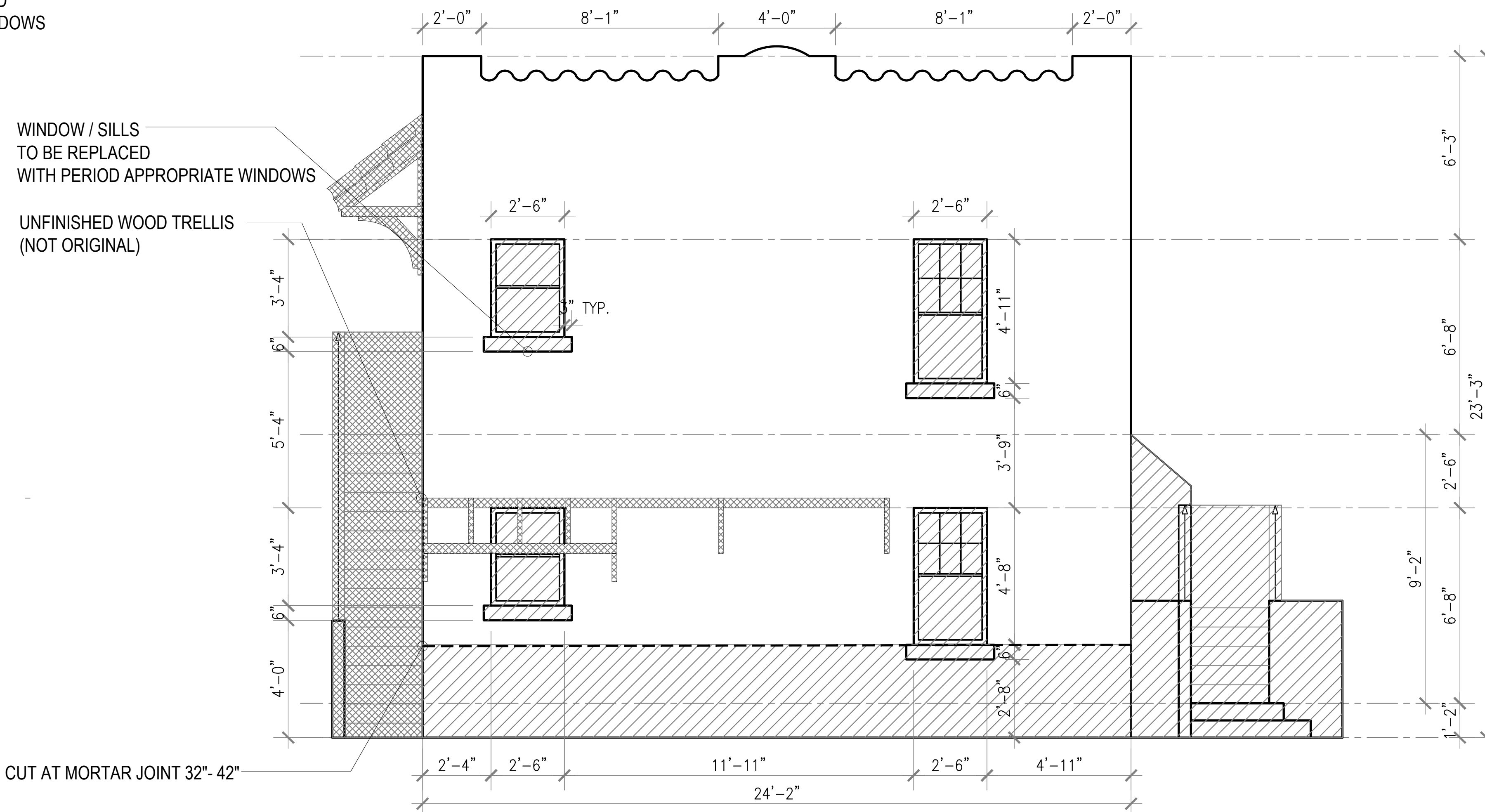


AREA TO BE REMOVED + REPLACED



EAST ELEVATION

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



NORTH ELEVATION

WINDOW / SILLS TO BE REPLACED WITH PERIOD APPROPRIATE WINDOWS

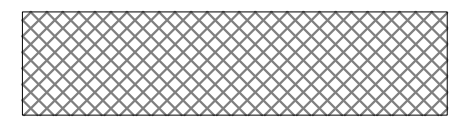
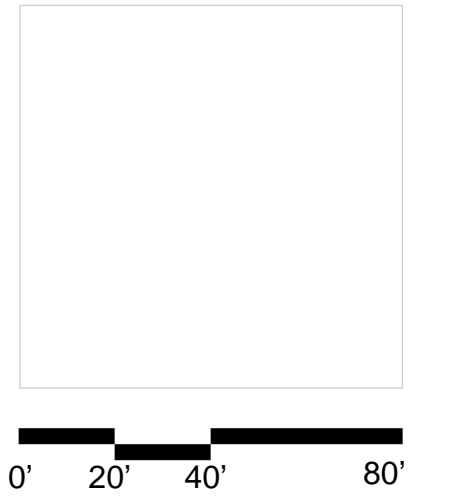
UNFINISHED WOOD TRELLIS (NOT ORIGINAL)

CUT AT MORTAR JOINT 32"- 42"

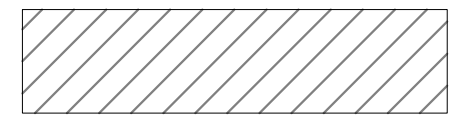
411 Michigan Avenue
Miami Beach, Florida

Historic Building Elevations
To Be Removed | Not To Scale





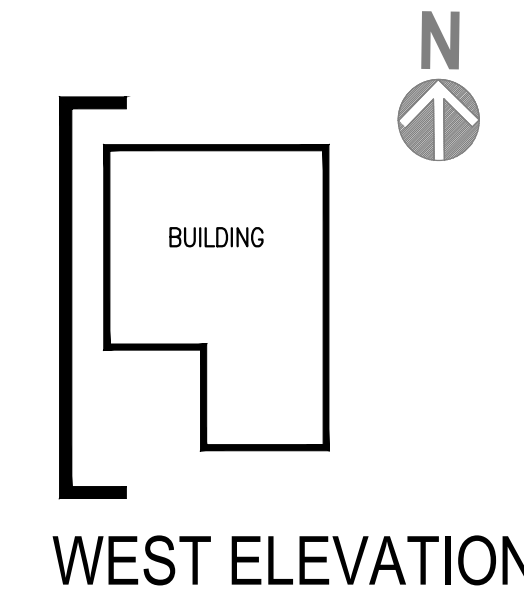
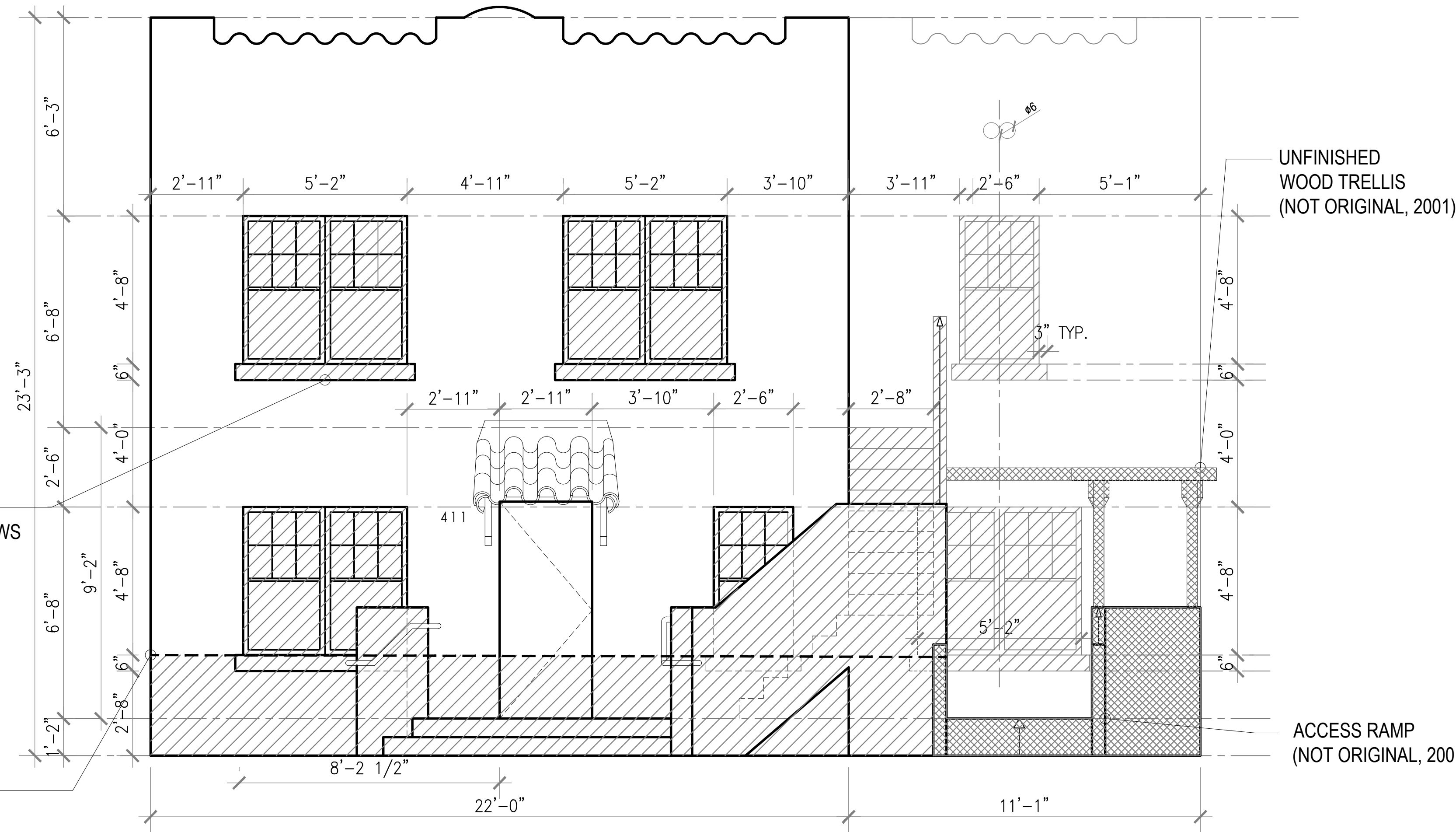
AREA TO BE REMOVED



AREA TO BE REMOVED + REPLACED

WINDOW / SILLS TO BE REPLACED WITH PERIOD APPROPRIATE WINDOWS

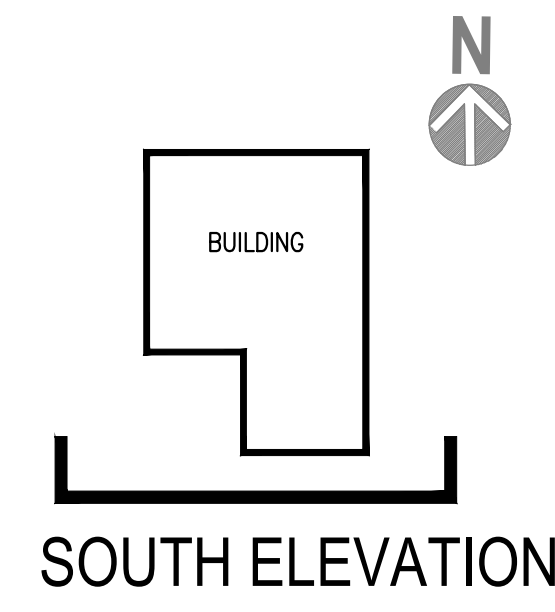
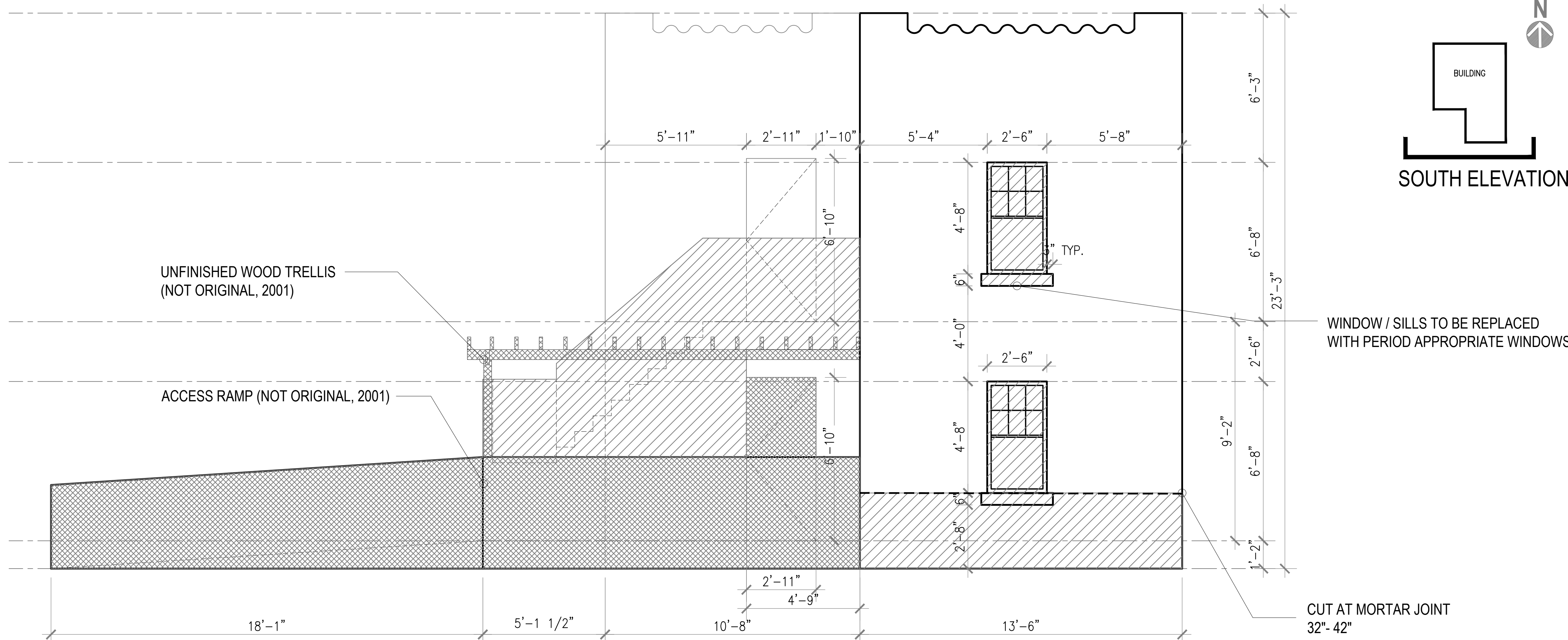
CUT AT MORTAR JOINT 32"- 42"



WEST ELEVATION

UNFINISHED WOOD TRELLIS (NOT ORIGINAL, 2001)

ACCESS RAMP (NOT ORIGINAL, 2001)



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"

411 Michigan Avenue
Miami Beach, Florida

Historic Building Elevations
To Be Removed | Not To Scale



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



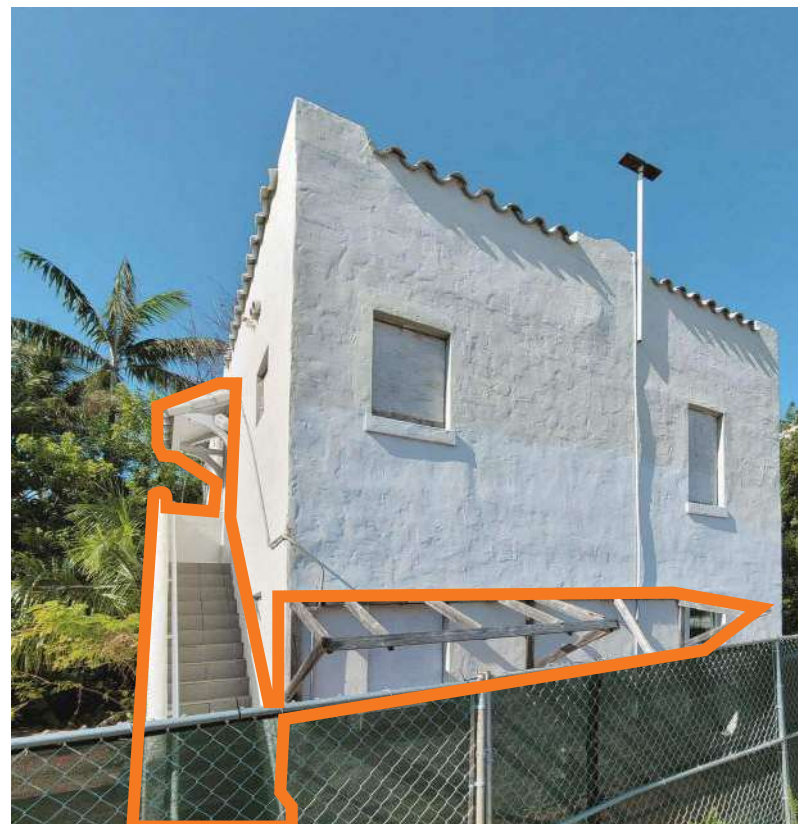
0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

Historic Building Photos
Non-Original Elements To Be Removed



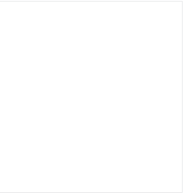
WOOD TRELLIS - TO BE REMOVED FRONT ENTRY & STAIR - TO BE REPLACED



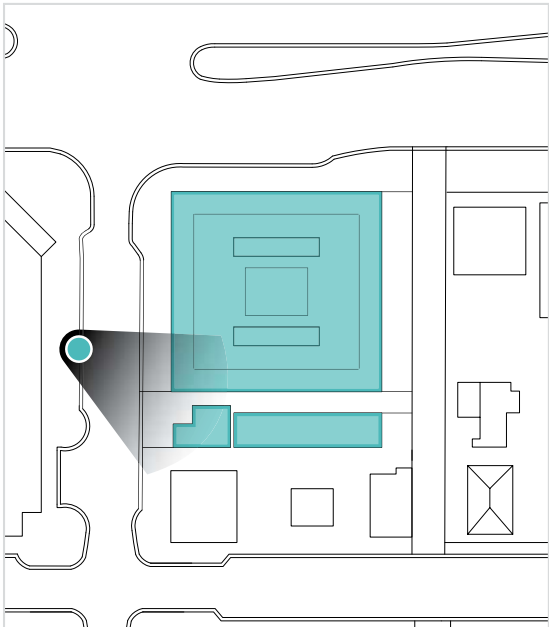
REAR STAIR AND WOOD TRELLIS - NOT ORIGINAL - TO BE REMOVED



EGRESS REAR STAIR - NOT ORIGINAL - TO BE REMOVED



Angle 3
Virtual Photo

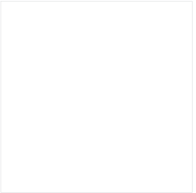


411 Michigan Avenue
Miami Beach, Florida

Historic Rendering | Michigan Ave.
Scale: None

Variance Submittal
11 April 2022

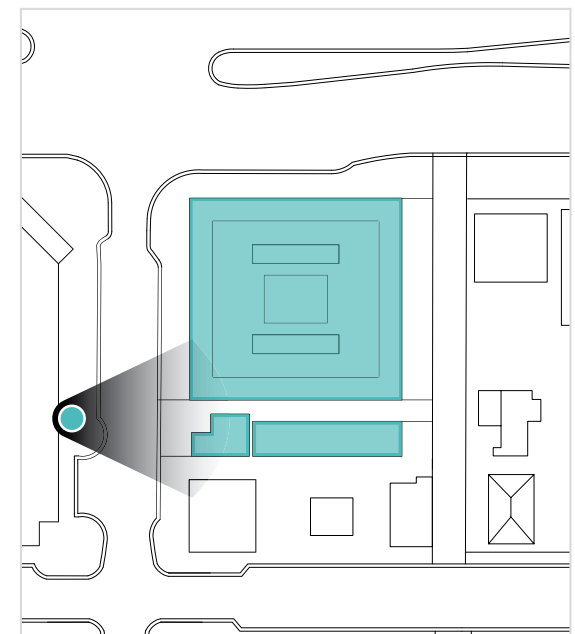
A5.19



411 Michigan Avenue
Miami Beach, Florida

Historic Rendering | Michigan Ave.
Scale: None

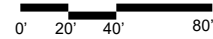
Angle 2
Virtual Photo



Variance Submittal
11 April 2022

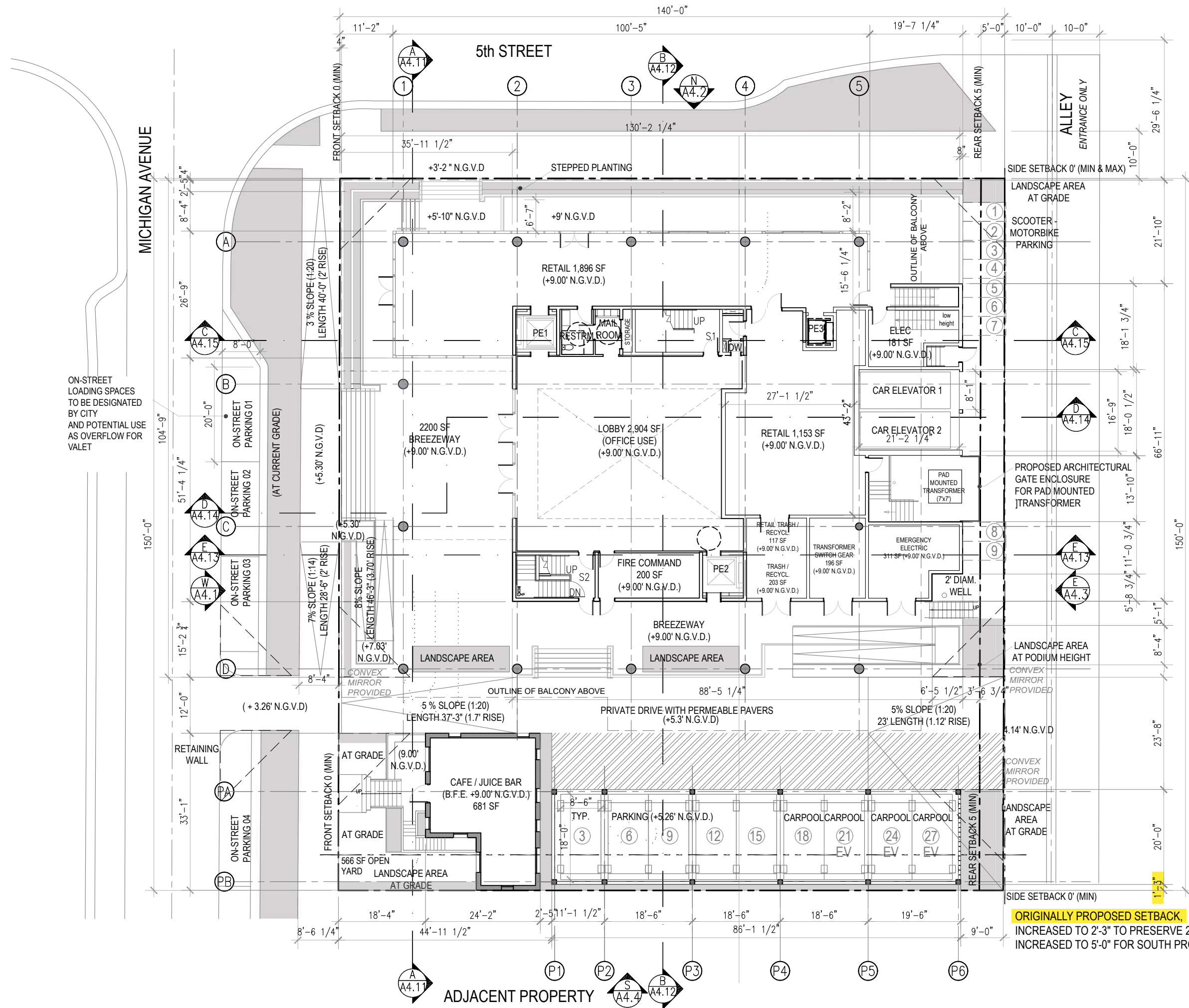
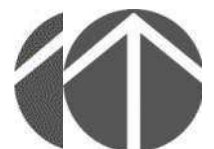
A5.20

Jonathan W
Cardello
2022.02.04
17:07:38-05'00'



411 Michigan Avenue
Miami Beach, Florida

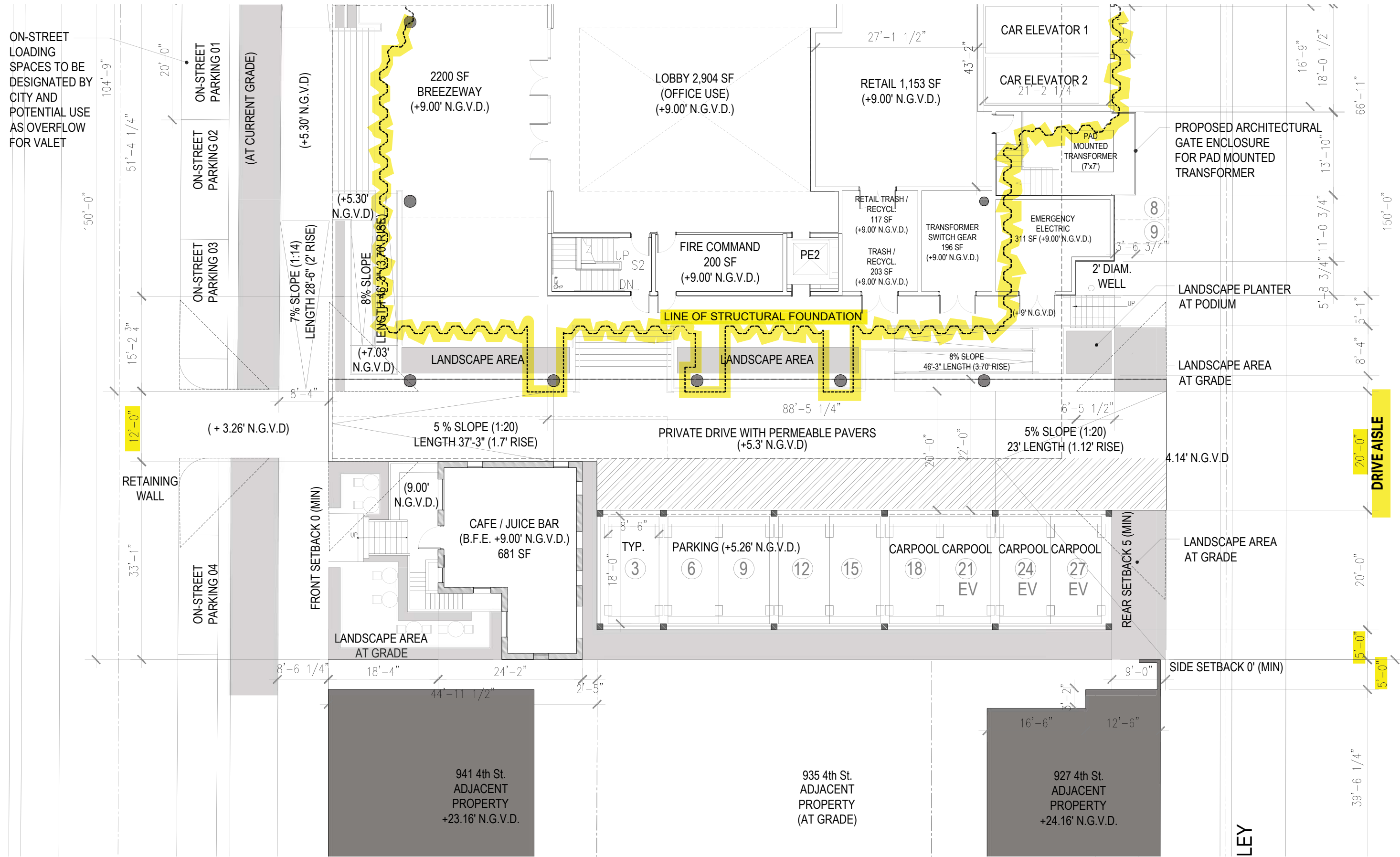
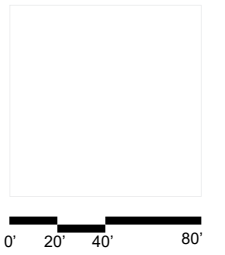
Ground Floor Plan Submitted
2/7/2022
Scale: 1" = 20'-0"



ORIGINALLY PROPOSED SETBACK,
INCREASED TO 2'-3" TO PRESERVE 22' DRIVE AISLE,
INCREASED TO 5'-0" FOR SOUTH PROPERTY NEIGHBORS

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

ADJACENT PROPERTY



411 Michigan Avenue
 Miami Beach, Florida

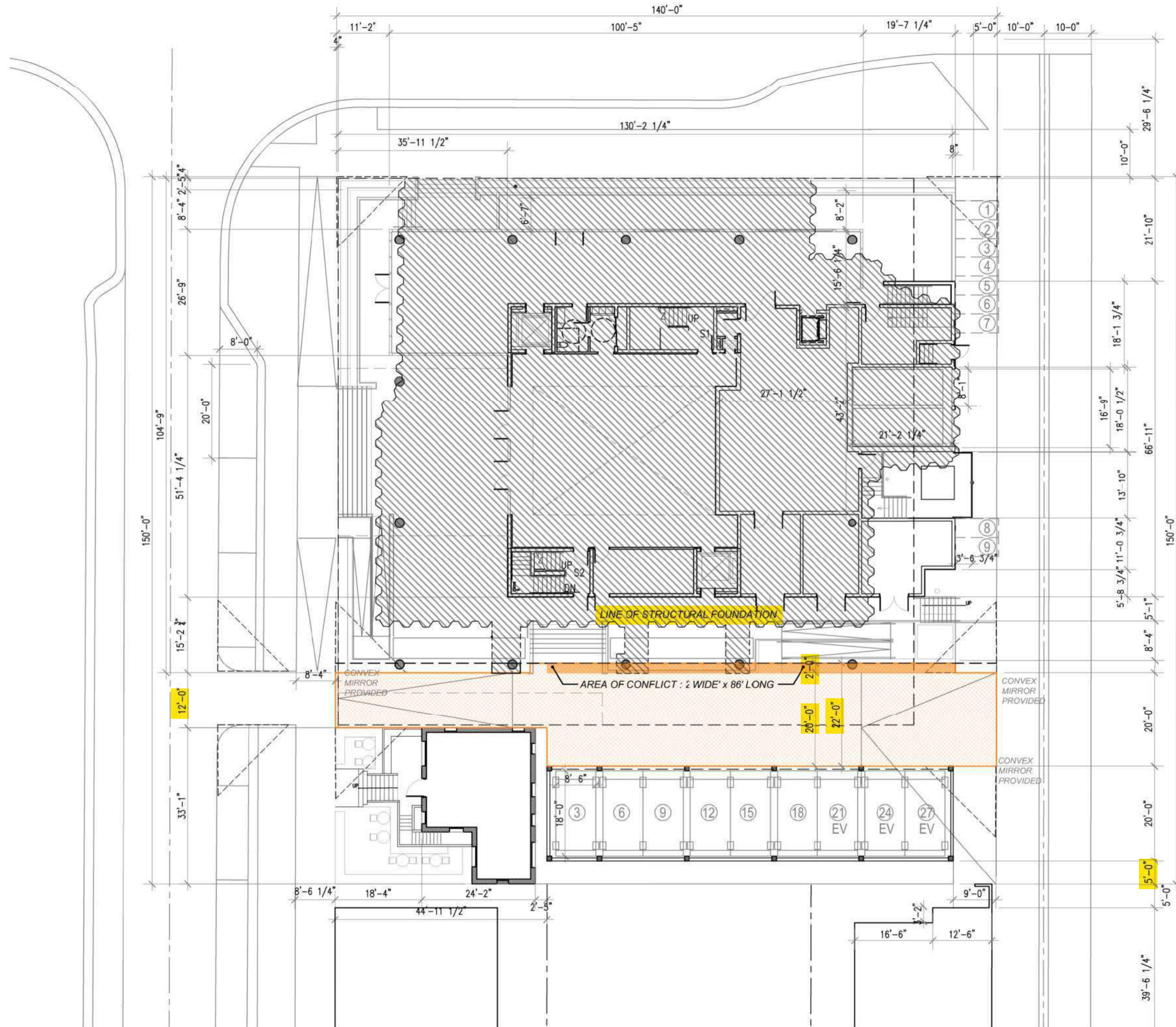
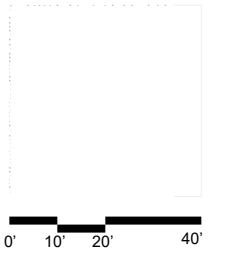
**South Property Line
 Clearance Diagram**
 Scale: NTS



Variance Submittal
 11 April 2022

A5.16

NOTE: 2' DRIVE AISLE WIDTH VARIANCE REQUESTED TO ACCOMMODATE NEIGHBOR'S REQUESTS FOR 5' SETBACK FROM SOUTH PROPERTY LINE IN CONFLICT WITH CONSTRAINT OF EXISTING FOUNDATION STRUCTURAL SUPPORT OF BUILDING. DRIVE AISLE TO BE OPERATED BY VALET ONLY



5'-0" SETBACK FOR SOUTH PROPERTY NEIGHBORS

411 Michigan Avenue
 Miami Beach, Florida

Drive Aisle Variance Diagram
 Scale: 1" = 20'-0"

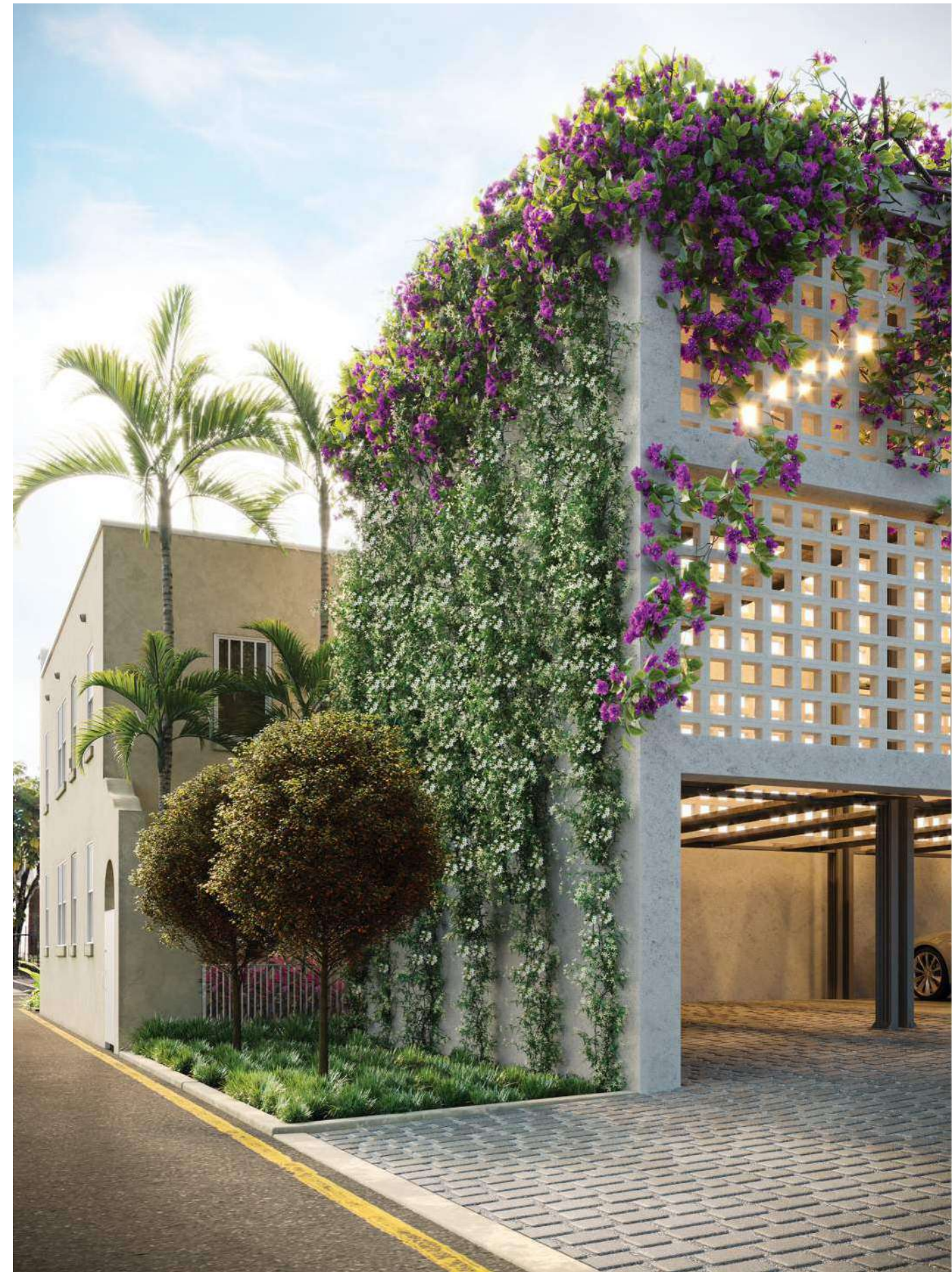


Variance Submittal
 11 April 2022

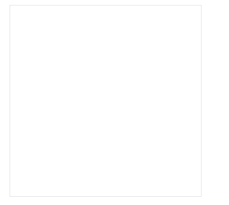
A2.7



EXISTING VIEW FROM ALLEY LOOKING TOWARDS 927 4TH STREET



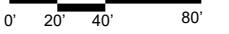
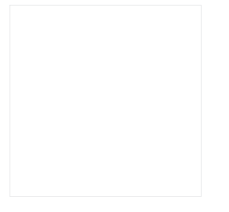
PROPOSED VIEW FROM ALLEY LOOKING TOWARDS 927 4TH STREET



411 Michigan Avenue
 Miami Beach, Florida

Existing / Proposed View
 Scale: NTS





EXISTING VIEW FROM ALLEY
LOOKING TOWARDS 927 4TH ST.

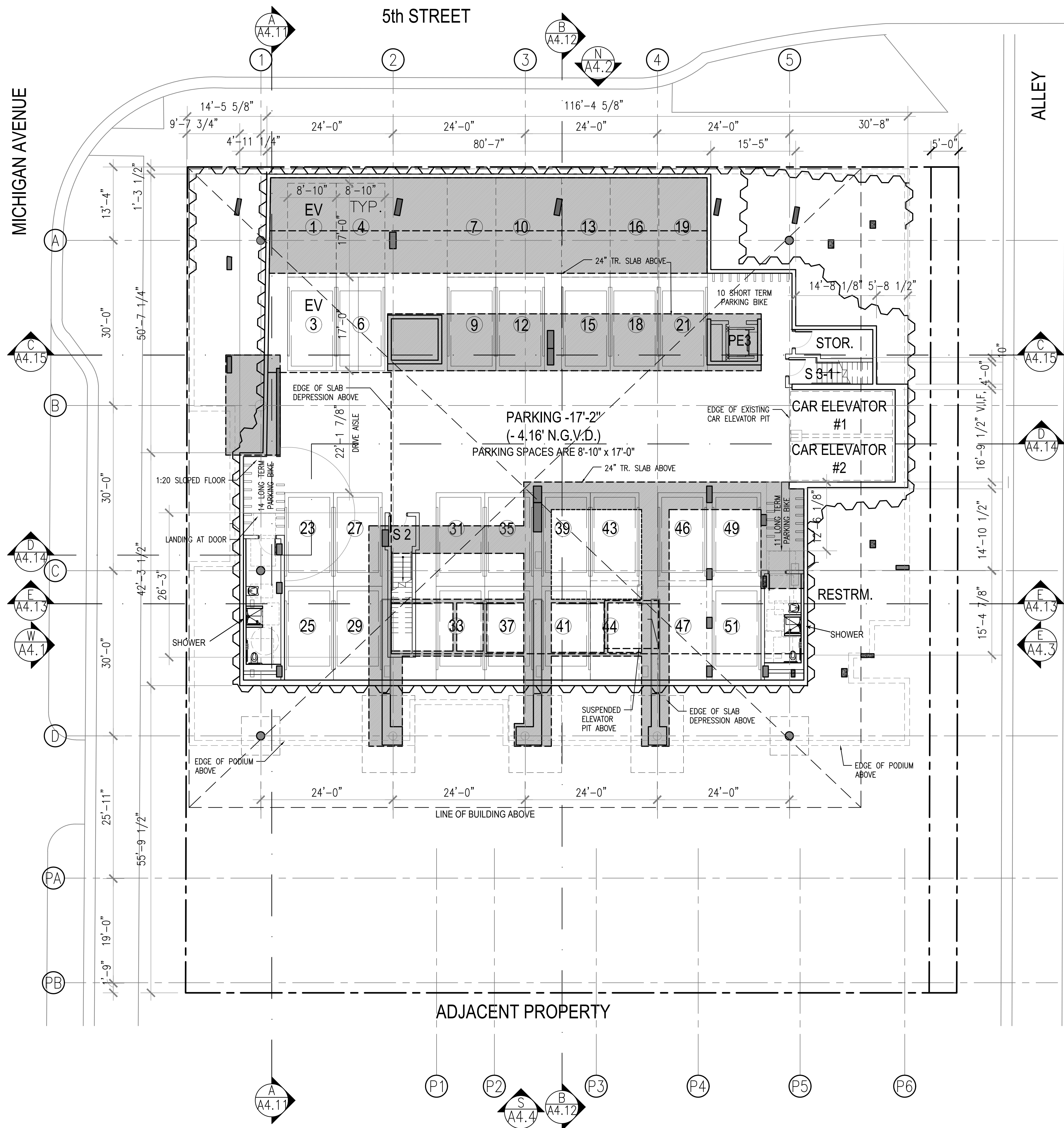
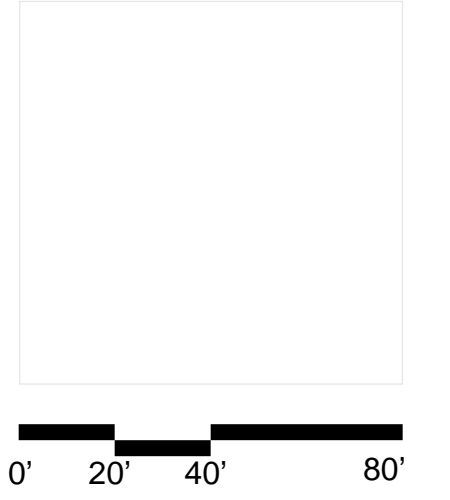


PROPOSED VIEW FROM ALLEY
LOOKING TOWARDS 927 4TH ST.

411 Michigan Avenue
Miami Beach, Florida

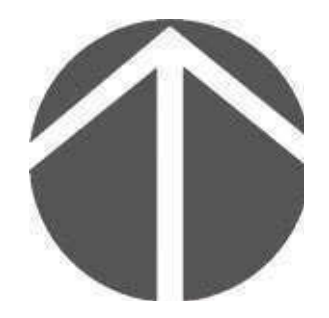
Existing / Proposed View
Scale: NTS

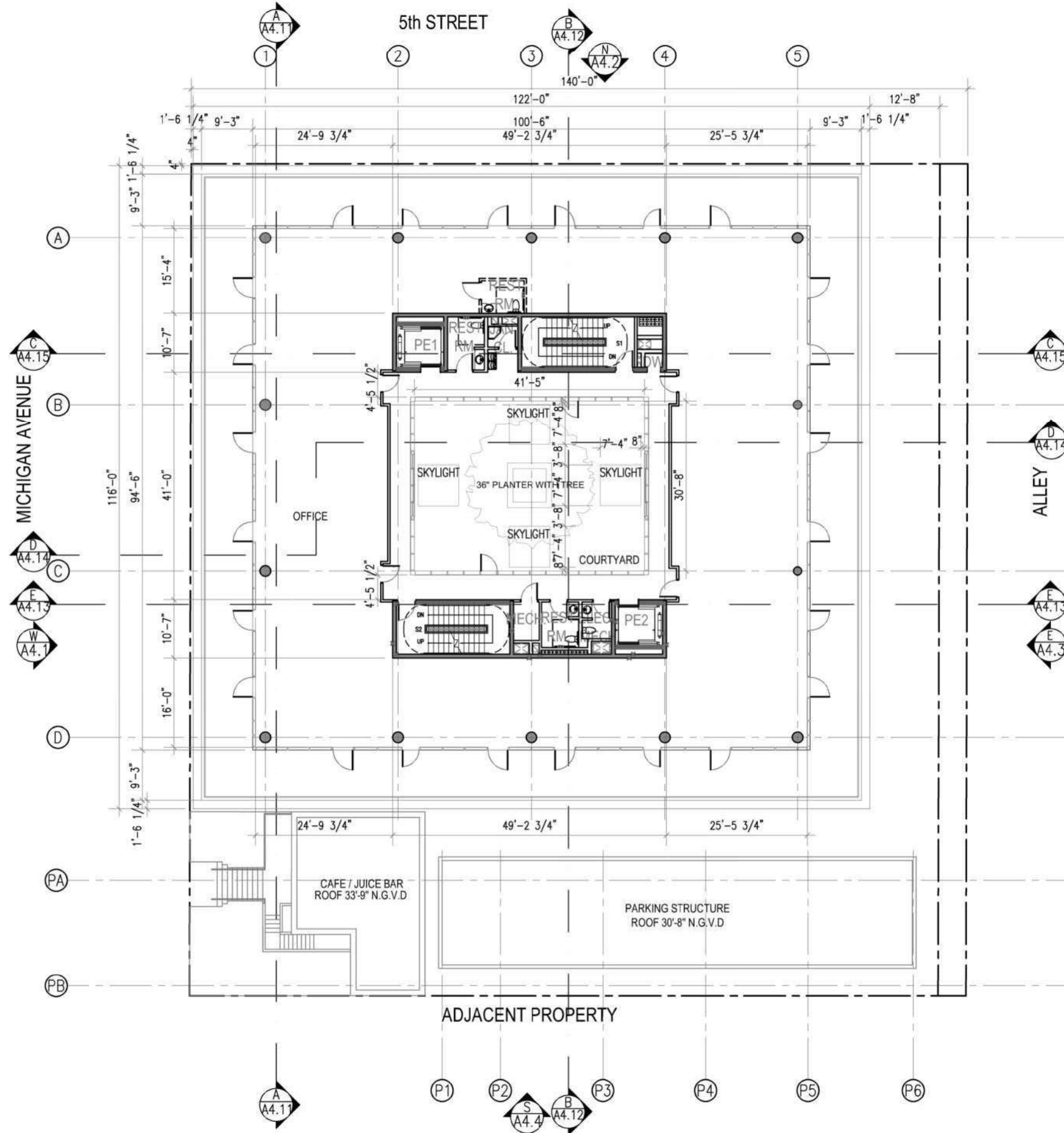
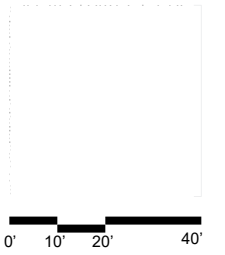




411 Michigan Avenue
Miami Beach, Florida

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

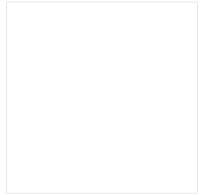




411 Michigan Avenue
Miami Beach, Florida

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





411 Michigan Avenue
Miami Beach, Florida

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



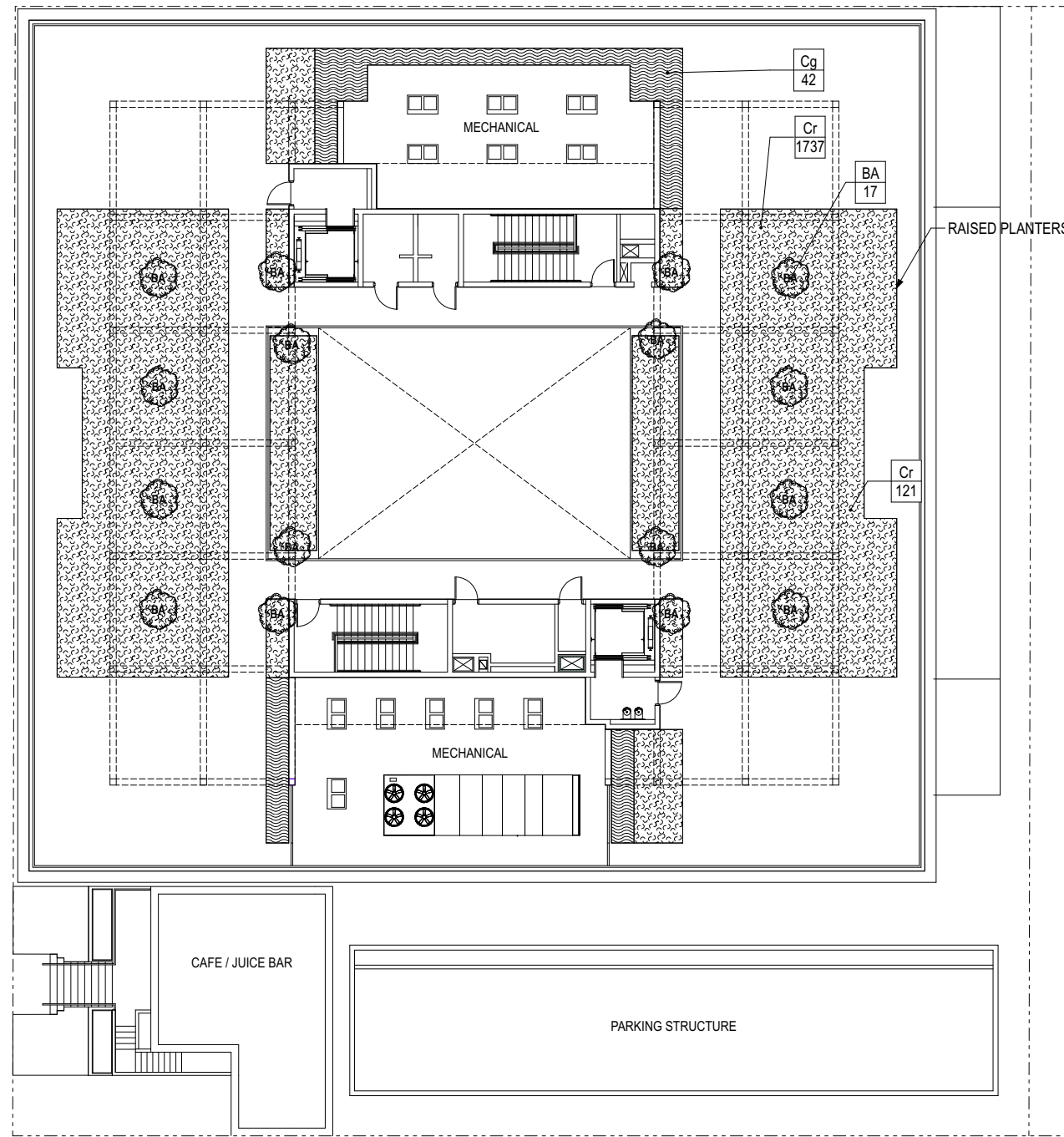
5th STREET

| 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 | |

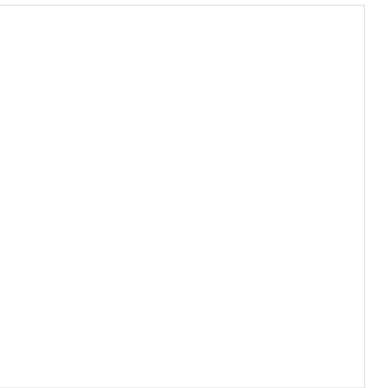
| Roof Shrub Schedule | | | | | | | | | | |
|---------------------|----|-----|------------------|-------------------|------|--------|--------|---------|--------|---------|
| Symbol | ID | Qty | Botanical Name | Common Name | Size | Height | Spread | Spacing | Native | Remarks |
| | Cg | 42 | Clusia guttifera | 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



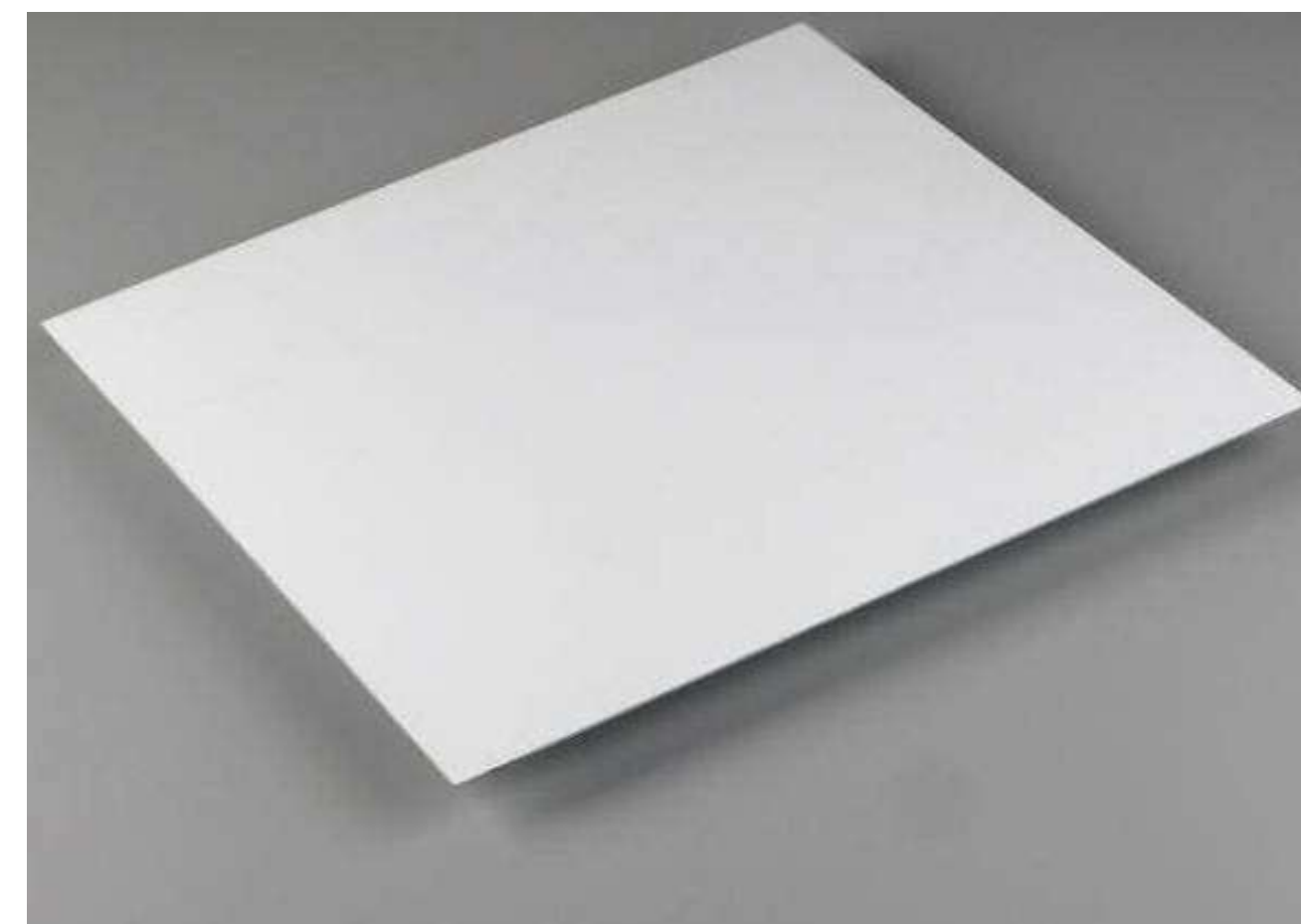
ALLEY



Stucco
Color: White



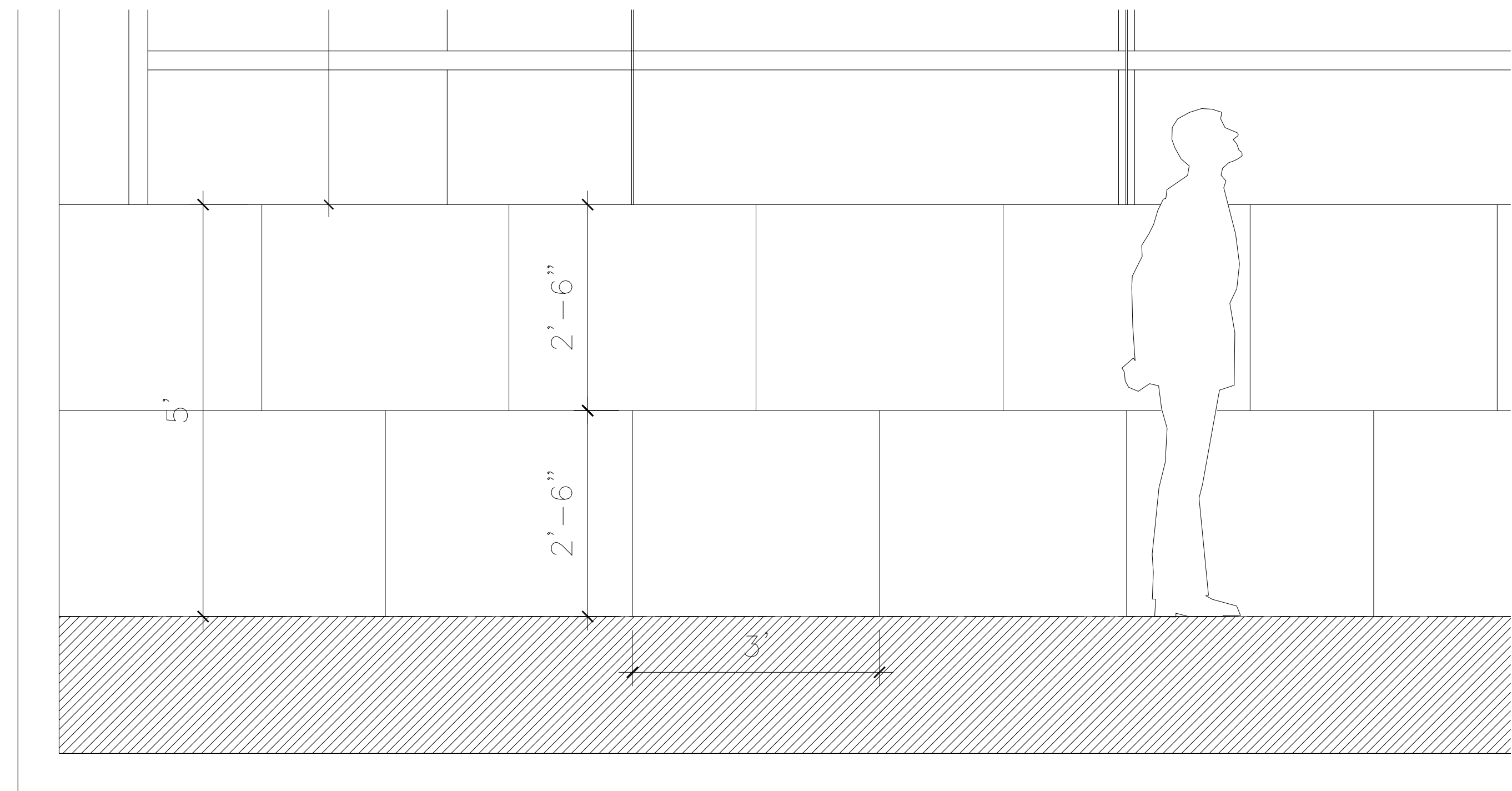
Glass Color - Common Areas
Color: Clear



Aluminum Color
Color: White



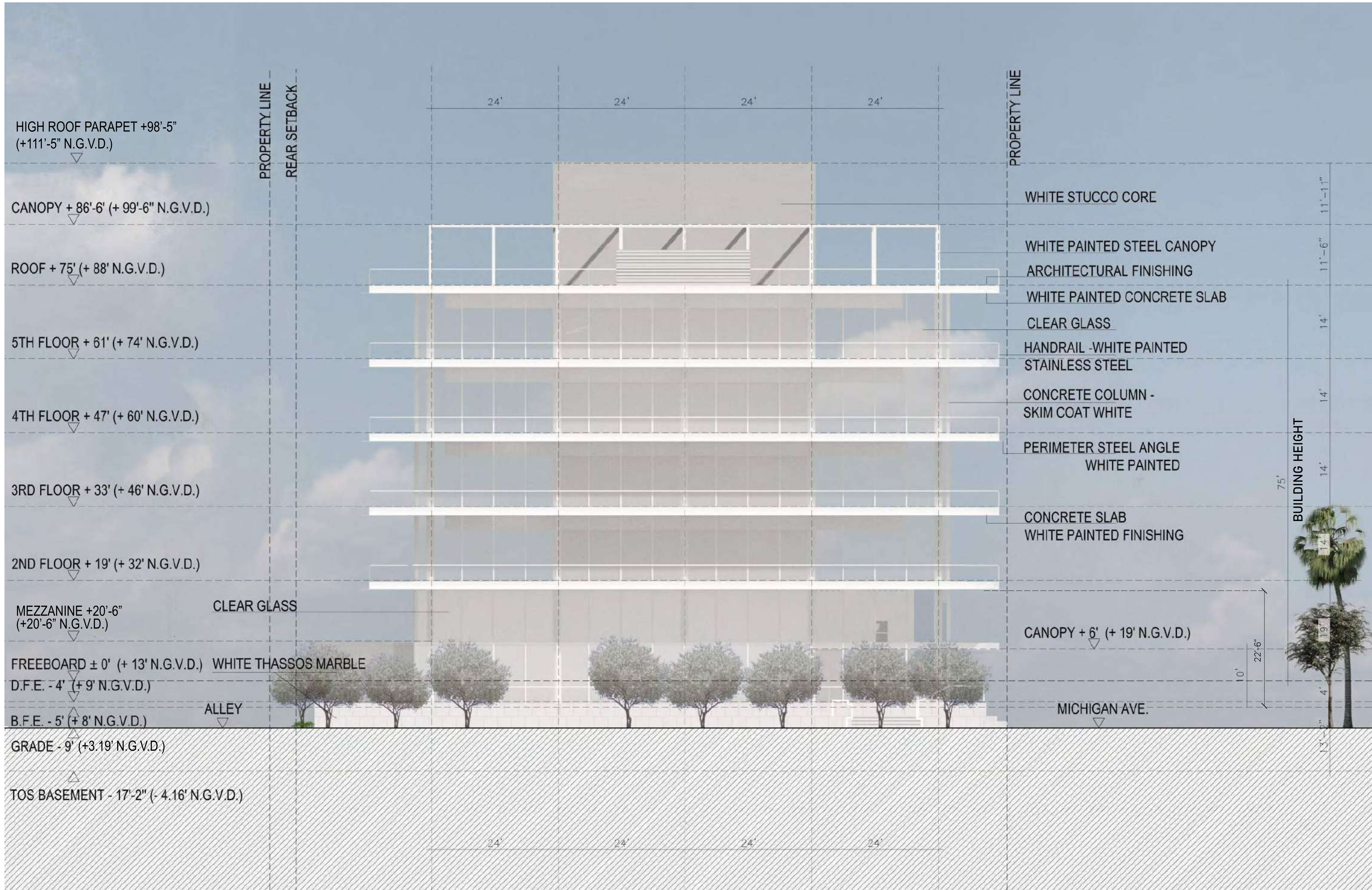
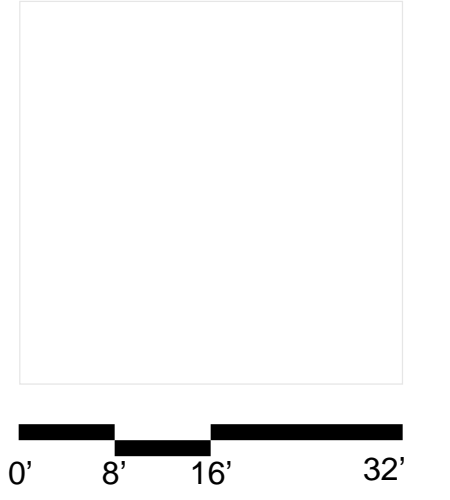
White Thassos Stone or Synthetic Equivalent
Color: White | Pattern to be refined



Thassos Stone Wall
Color: White | Pattern to be refined

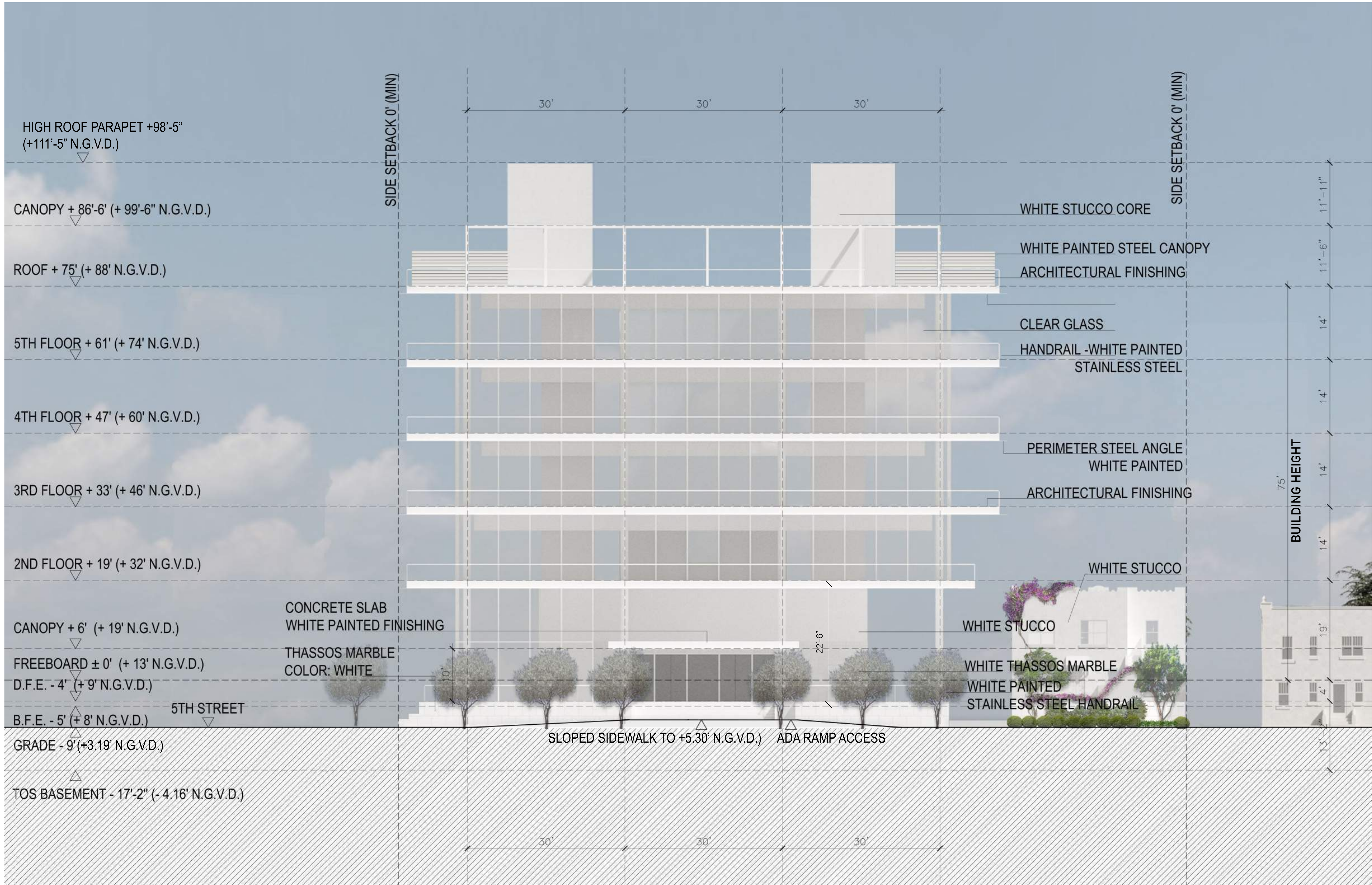
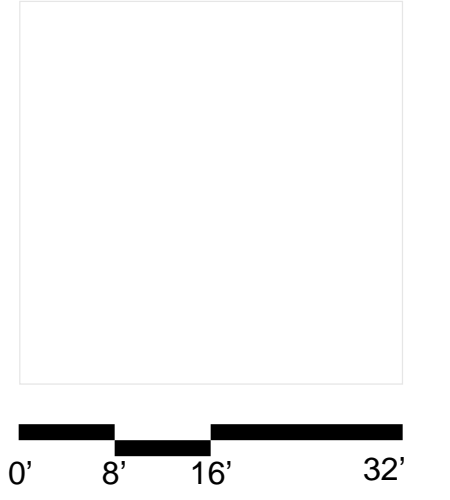
411 Michigan Avenue
Miami Beach, Florida

Material Board
Scale: None



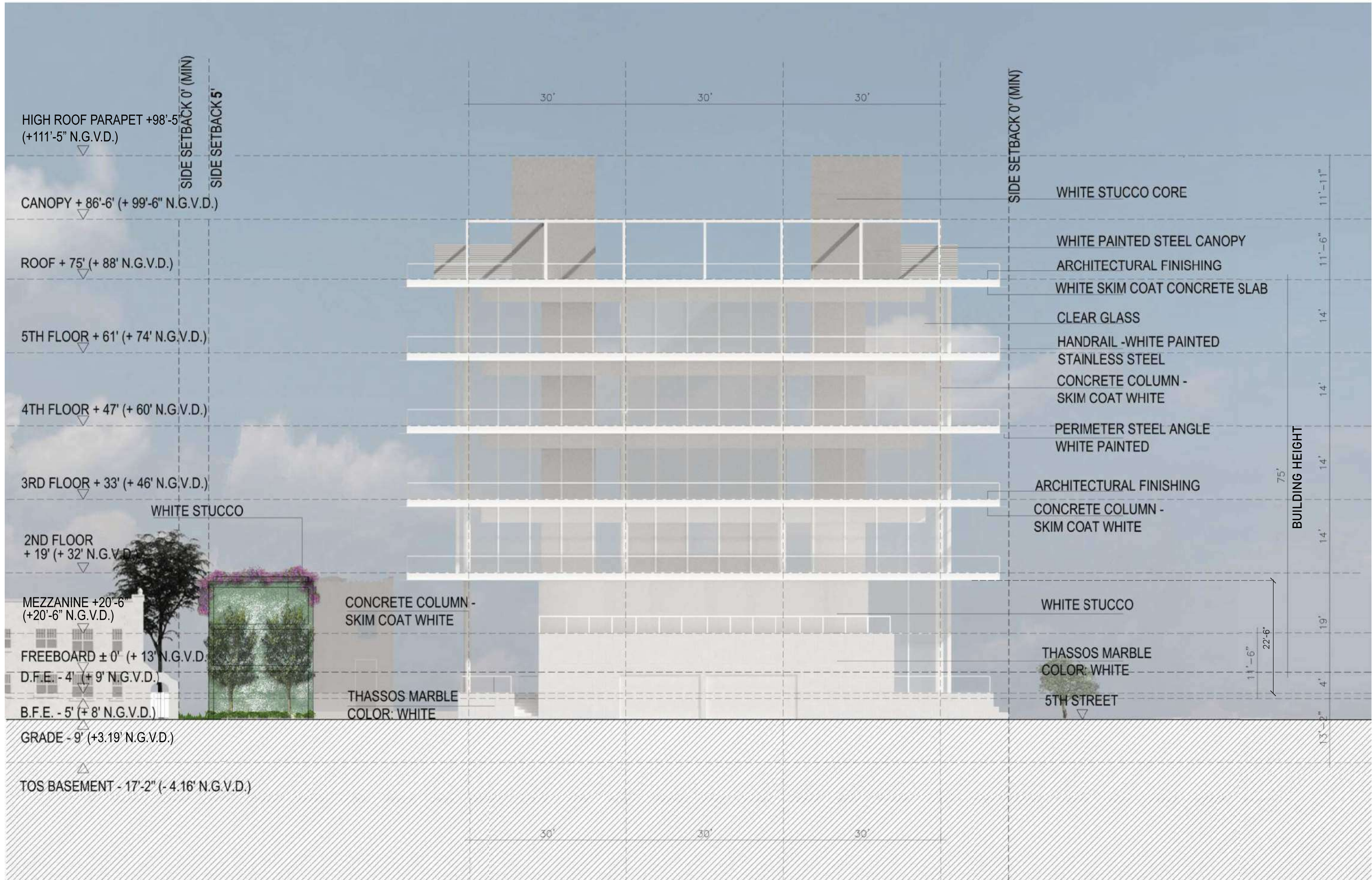
411 Michigan Avenue
 Miami Beach, Florida

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



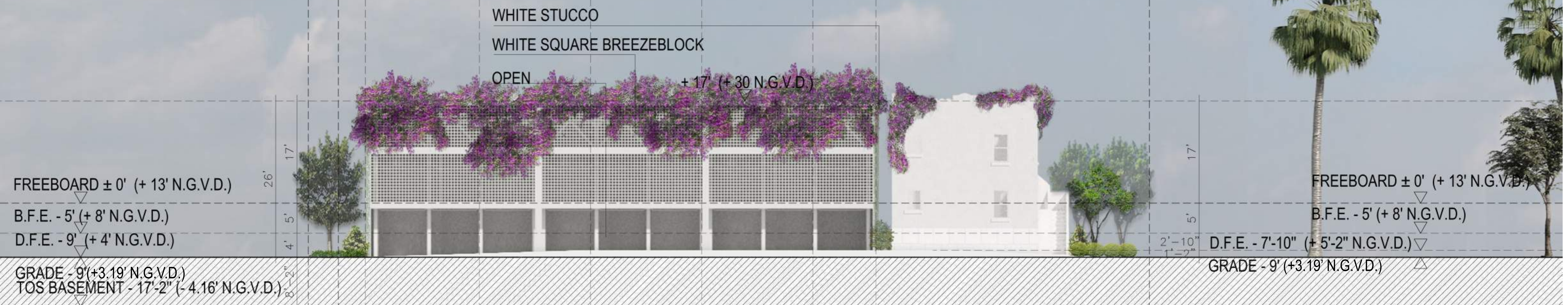
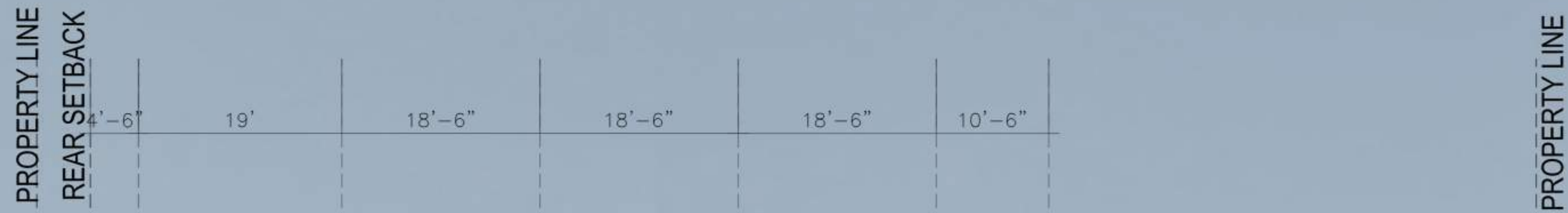
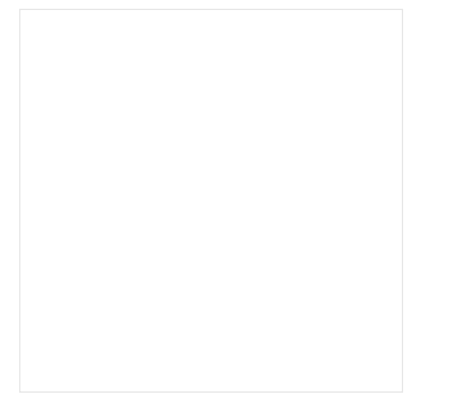
West Elevation - Michigan Avenue
 411 Michigan Avenue
 Miami Beach, Florida

Scale: 1" = 16'-0"



411 Michigan Avenue
 Miami Beach, Florida

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



26'
 17'
 5'
 4'
 8'-2"

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.)

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

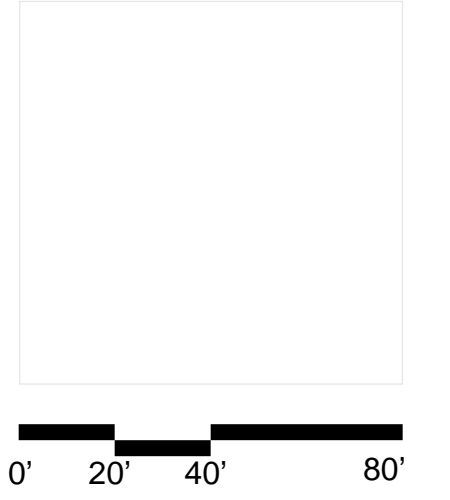
17'
 5'
 2'-10"
 1'-2"

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"

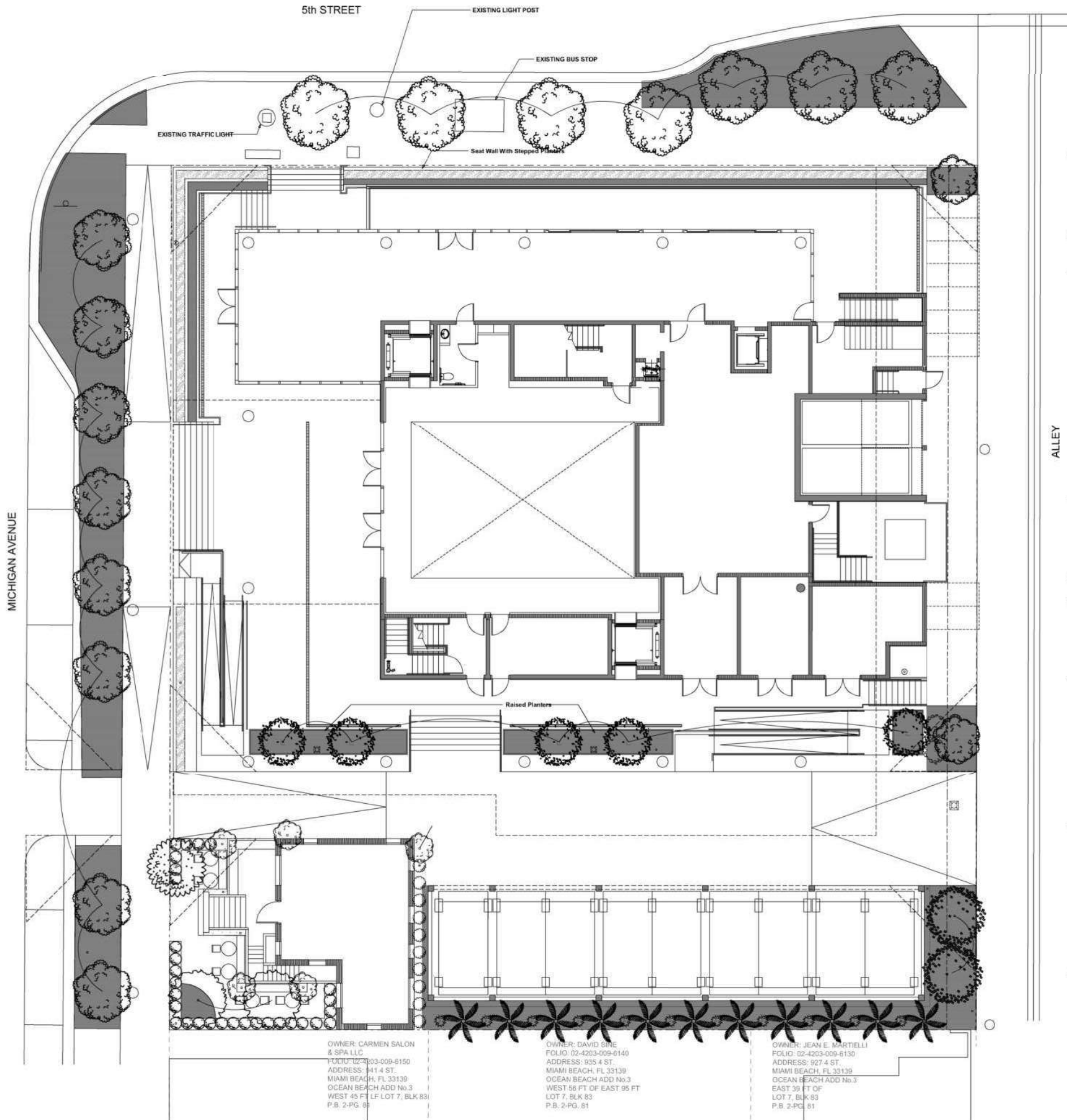
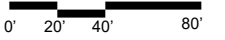




411 Michigan Avenue
Miami Beach, Florida

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





OWNER: CARMEN SALON & SPA LLC
FOLIO: 02-4203-009-8150
ADDRESS: 411 4 ST.
MIAMI BEACH, FL 33139
OCEAN BEACH ADD No.3
WEST 45 FT LF LOT 7, BLK 83
P.B. 2-PG. 81

OWNER: DAVID SINE
FOLIO: 02-4203-009-6140
ADDRESS: 935 4 ST.
MIAMI BEACH, FL 33139
OCEAN BEACH ADD No.3
WEST 56 FT OF EAST 95 FT
LOT 7, BLK 83
P.B. 2-PG. 81

OWNER: JEAN E. MARTIELLI
FOLIO: 02-4203-009-6130
ADDRESS: 927 4 ST.
MIAMI BEACH, FL 33139
OCEAN BEACH ADD No.3
EAST 39 FT OF
LOT 7, BLK 83
P.B. 2-PG. 81

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)

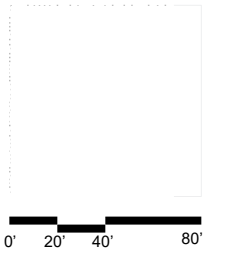
Storage & Collection of Recyclables: Dumpster Areas labeled as Recycling Area/Trash (p. A3.3) On every floor, by Restroom/Water Fountain area, recycling bins will be provided.. E-waste collector and mercury lamp disposal in Trash/Recycling Room

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

411 Michigan Avenue
Miami Beach, Florida

LEED Components
Scale: None

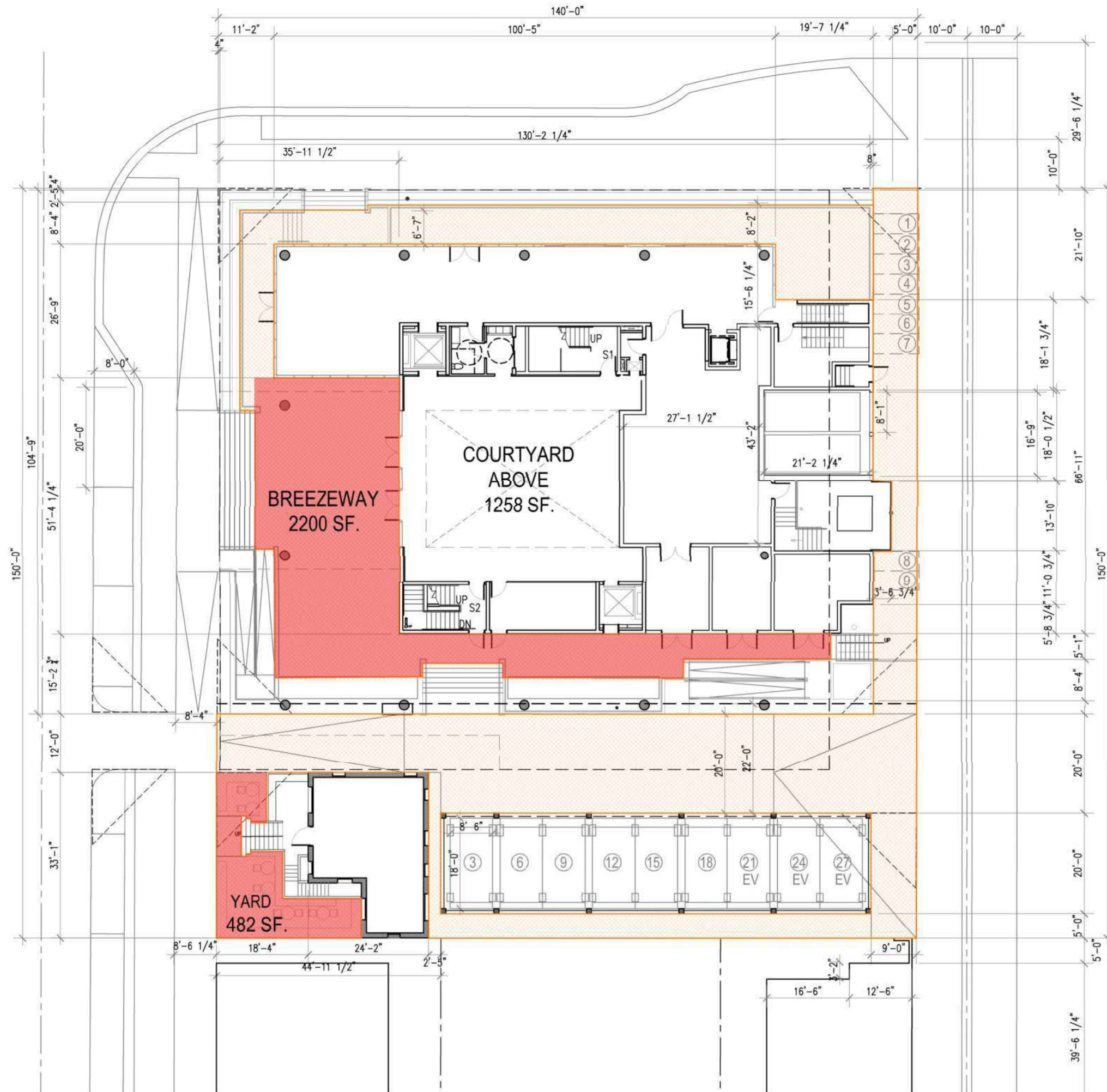




450 SF OPEN COURT REQUIRED AT MICHIGAN AVE. FRONTAGE

2200 SF + 482 SF =
2,682 SF PROVIDED

8,123 SF OPEN AREAS @ GROUND FL.
 21,050 SF TOTAL LOT
 = **39% OPEN AREA ON TOTAL LOT**



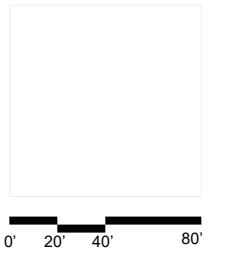
411 Michigan Avenue
 Miami Beach, Florida

Open Court Variance Diagram
 Scale: 1" = 40'-0"



Variance Submittal
 11 April 2022

A2.8



KEY

- GROUND**
- 2ND**
- BALCONY**
- PROPERTY LINE**



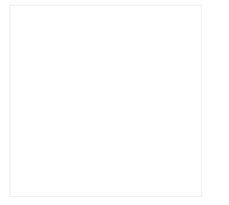
411 Michigan Avenue
Miami Beach, Florida

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



Variance Submittal
11 April 2022

A1.6



411 Michigan Avenue
Miami Beach, Florida

Rendering | Fifth Street
Scale: None

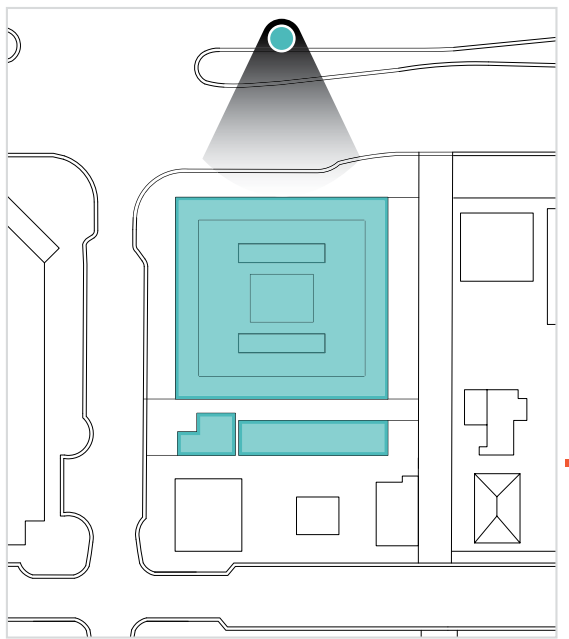


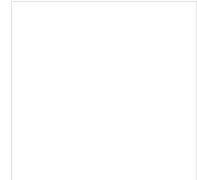
Variance Submittal
11 April 2022

A7.1



Angle 5
Virtual Photo

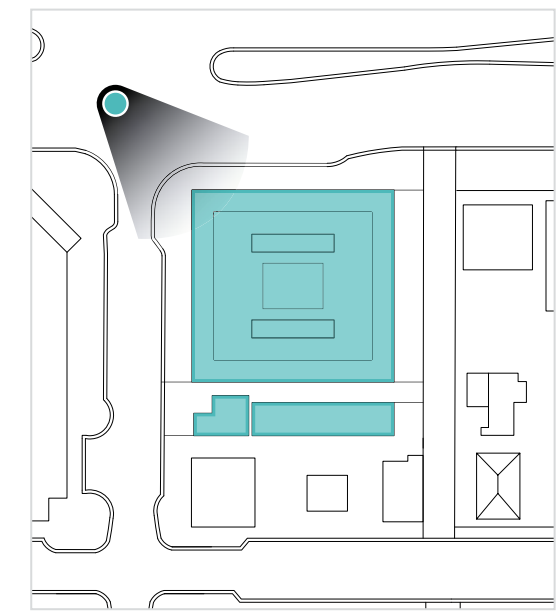


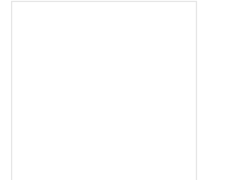


411 Michigan Avenue
 Miami Beach, Florida

Rendering | Fifth Street
 Scale: None

Angle 6
 Virtual Photo

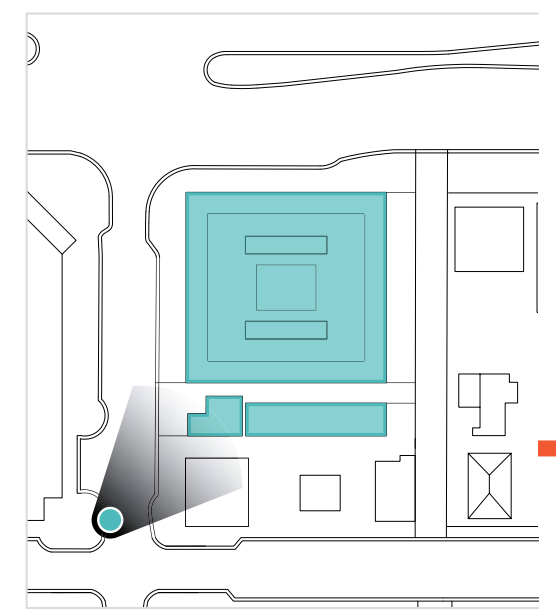


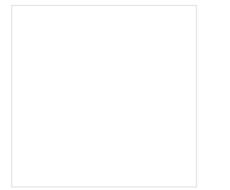


411 Michigan Avenue
Miami Beach, Florida

Rendering | 4th and Michigan
Scale: None

Angle 1
Virtual Photo



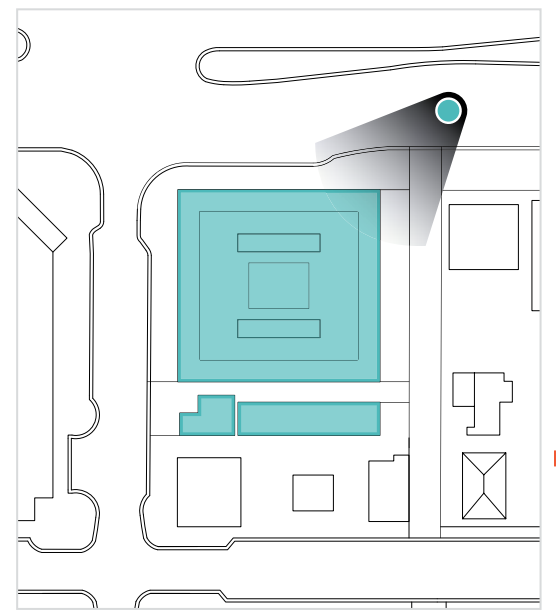


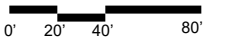
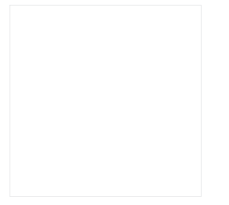
411 Michigan Avenue
Miami Beach, Florida

Rendering | Fifth Street
Scale: None



Angle 4
Virtual Photo





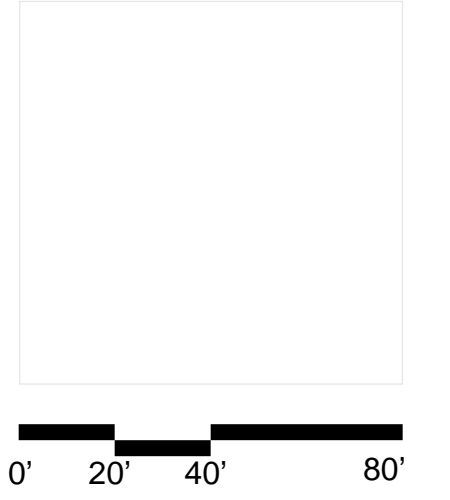
411 Michigan Avenue
Miami Beach, Florida

Rendering | Private Drive
Scale: None



Variance Submittal
11 April 2022

A5.21

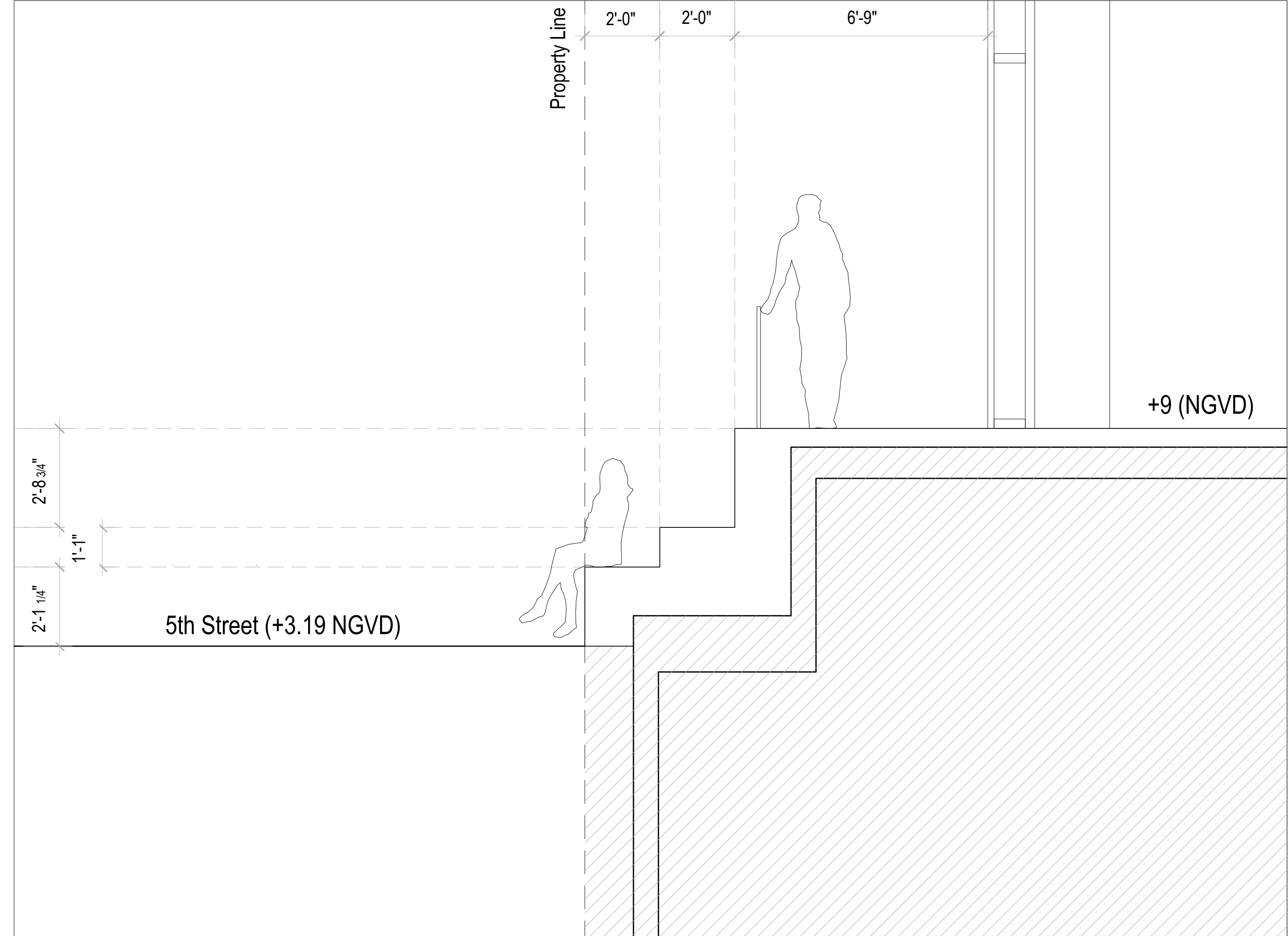
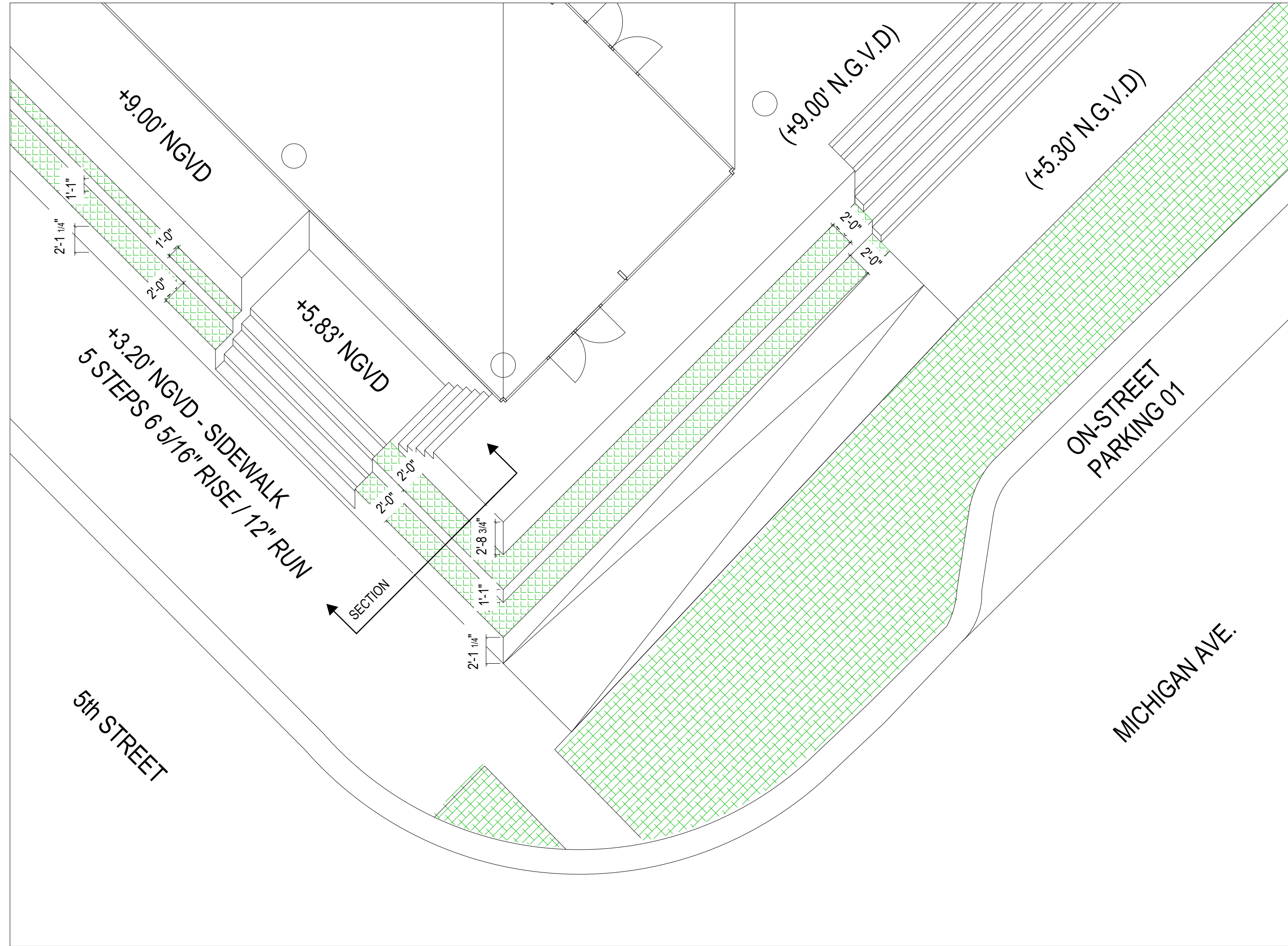
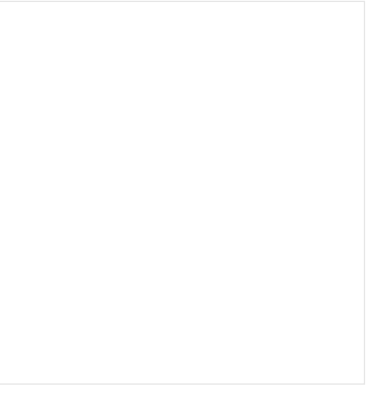


In an effort to enhance the pedestrian experience, the design includes a landscaped series of steps at the base of the new Office building.

411 Michigan Avenue
Miami Beach, Florida

Street Frontage Experience
Scale: NTS

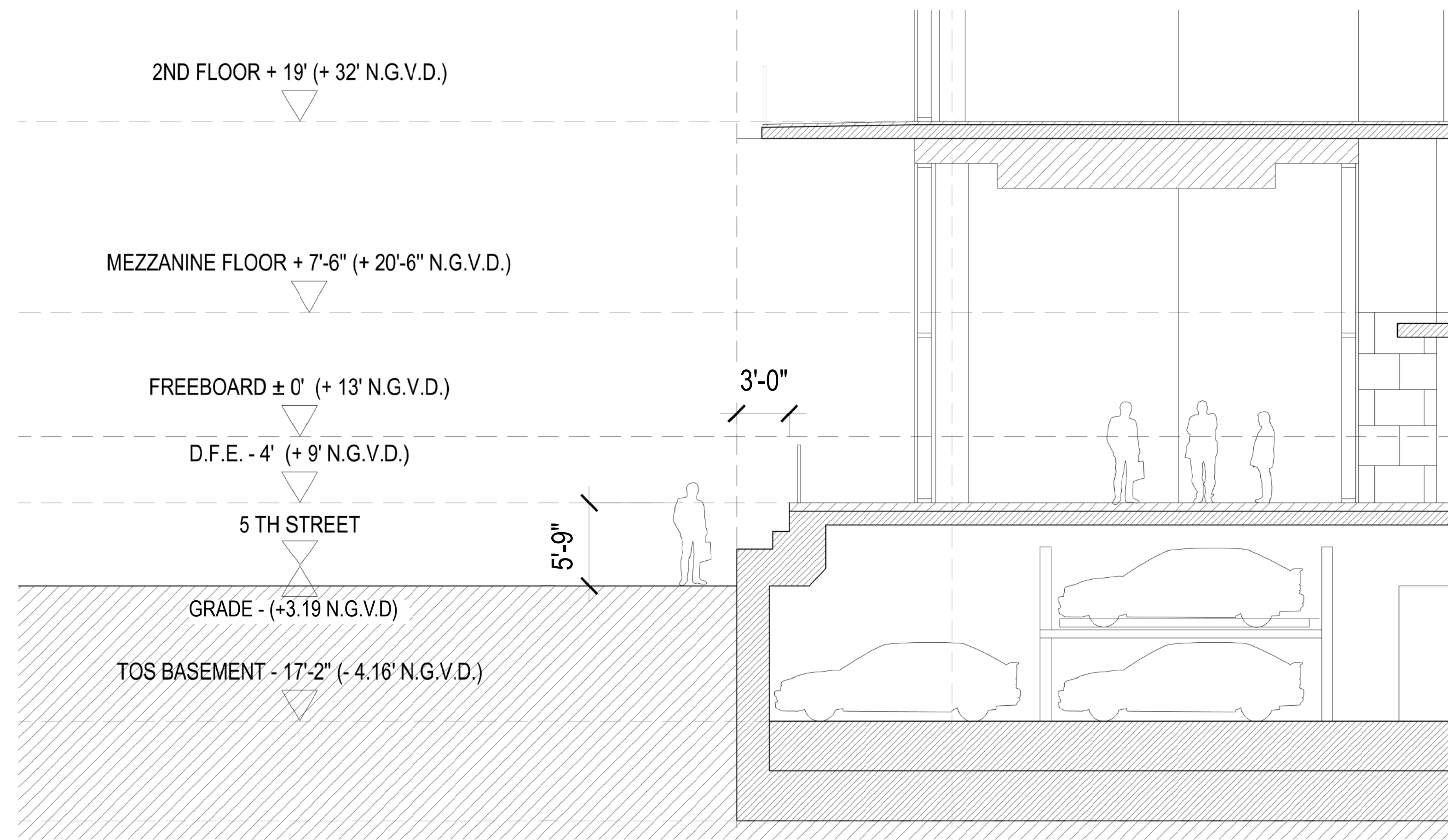




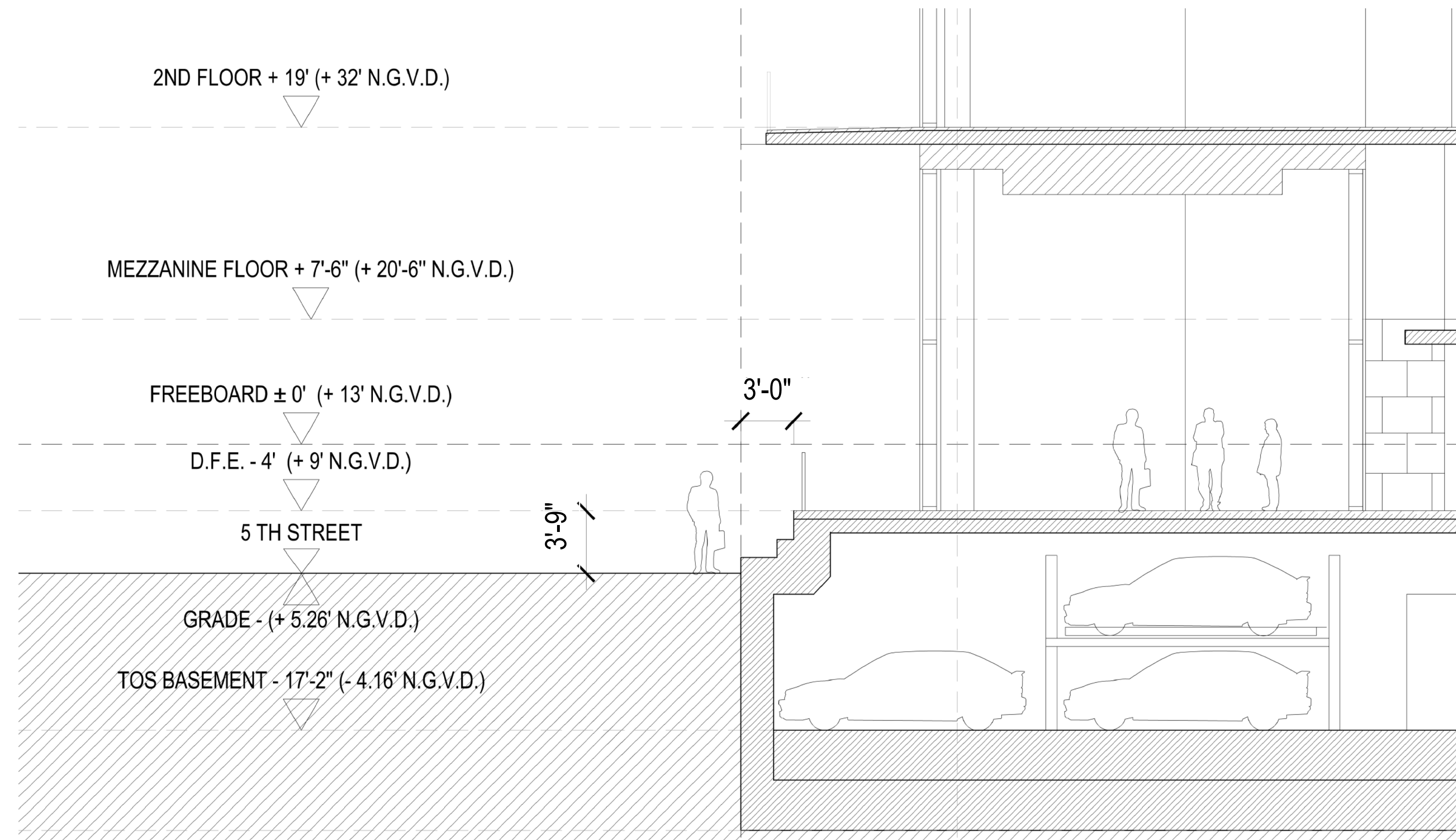
411 Michigan Avenue
 Miami Beach, Florida

Street Frontage Experience
 Scale: NTS

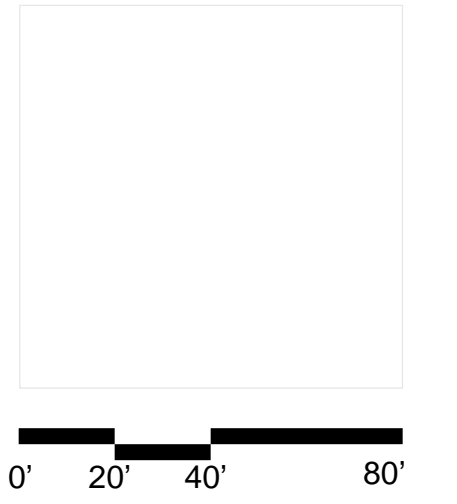




EXISTING SIDEWALK HEIGHT AT PODIUM

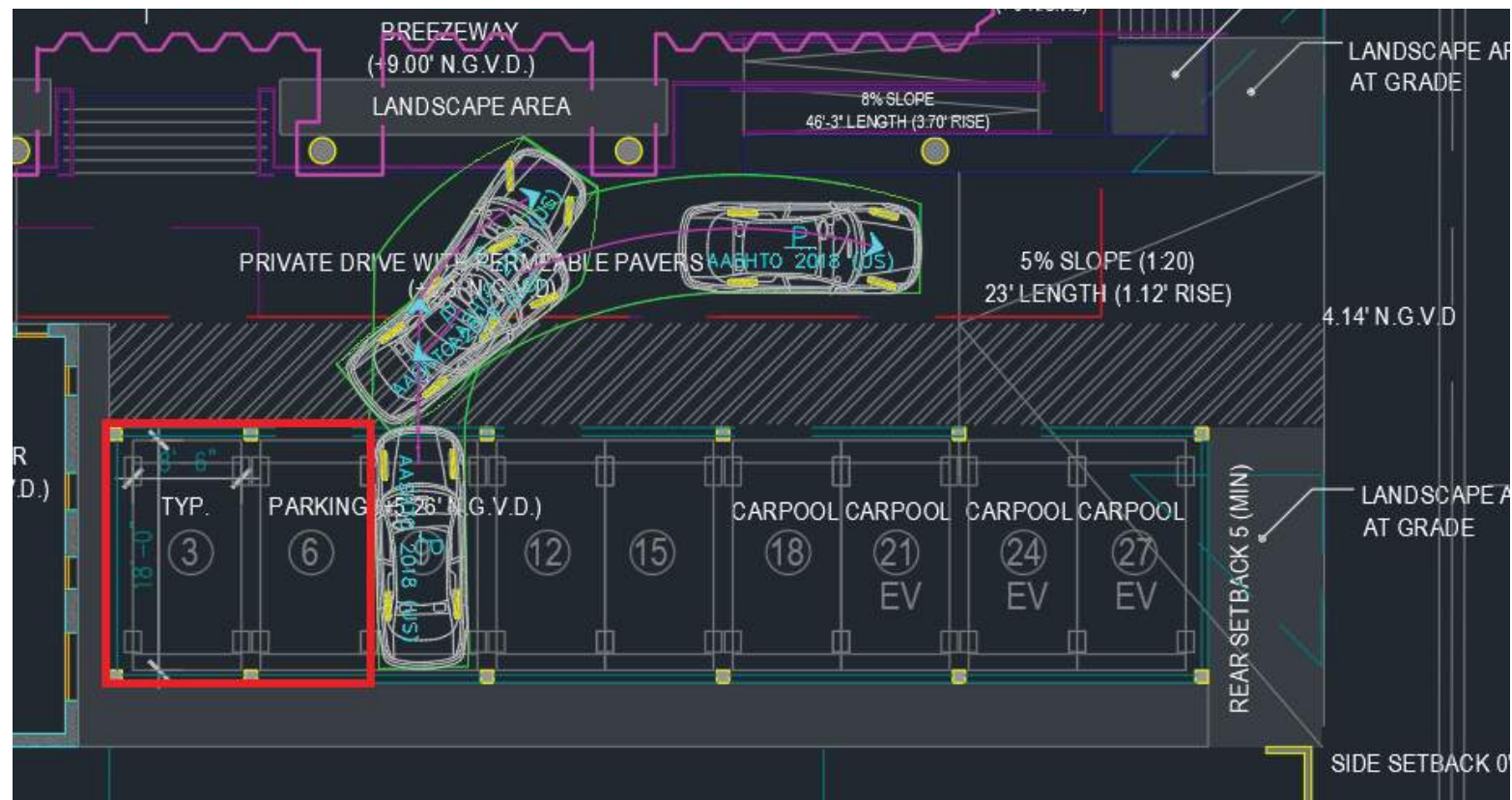
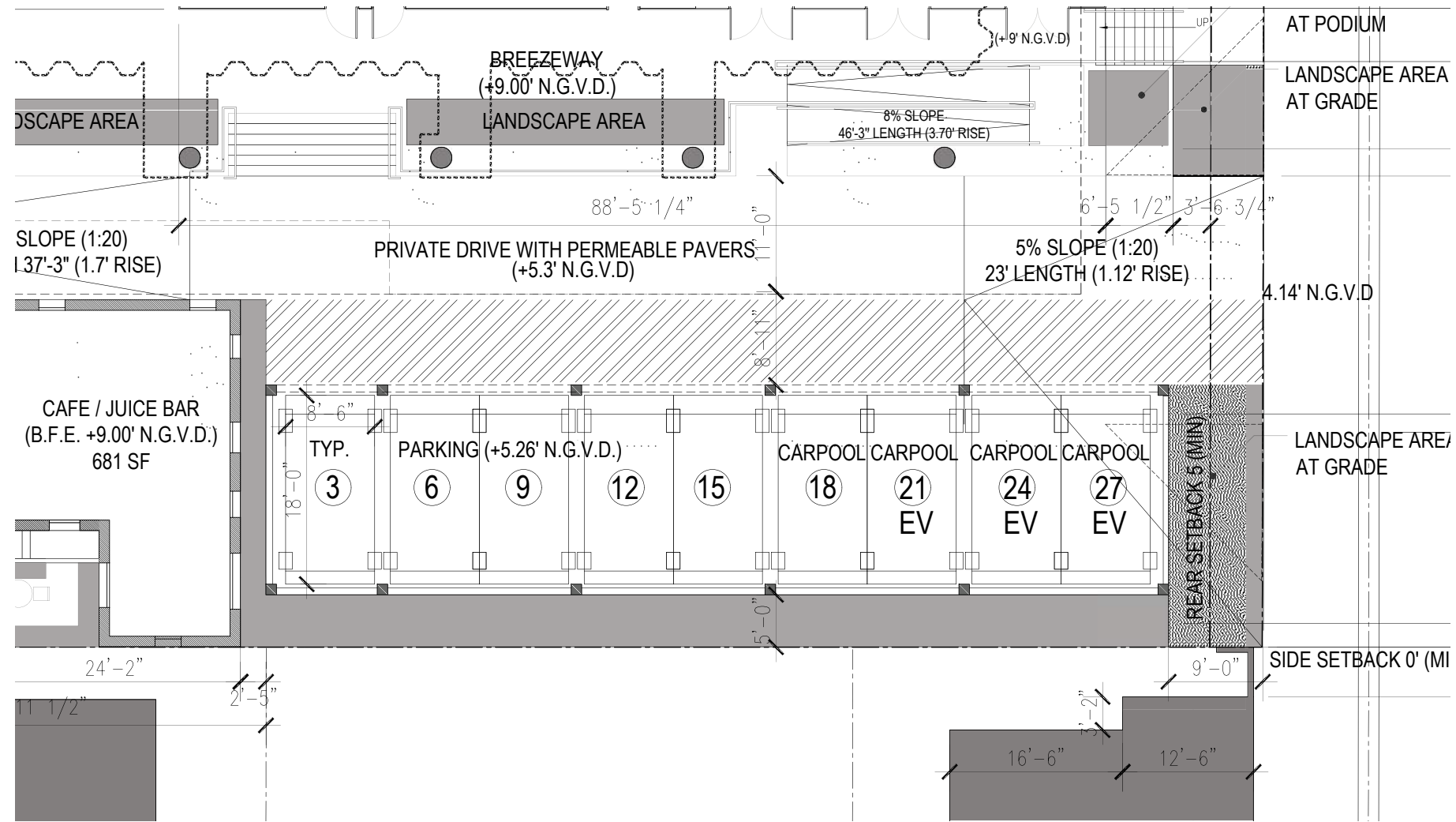


FUTURE SIDEWALK HEIGHT AT PODIUM

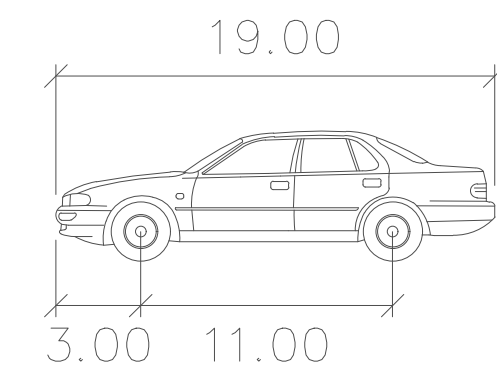
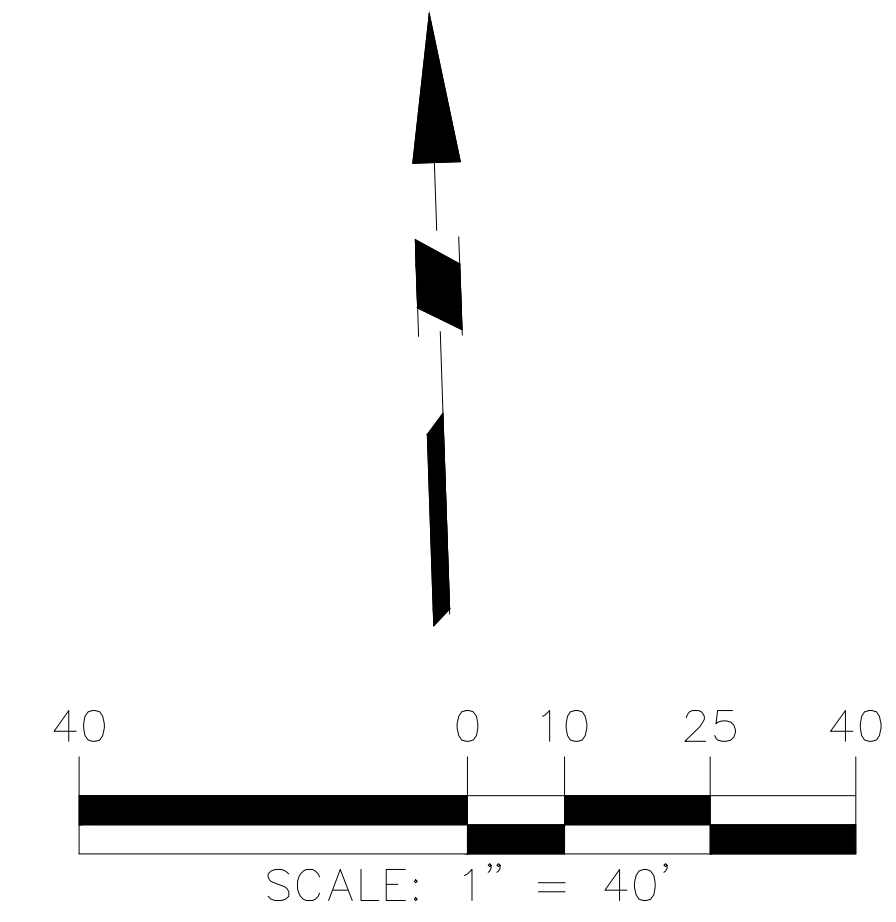


411 Michigan Ave.





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

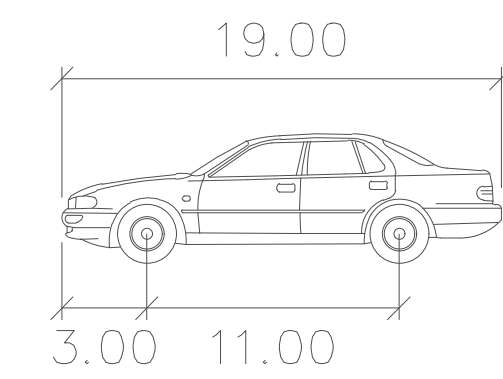
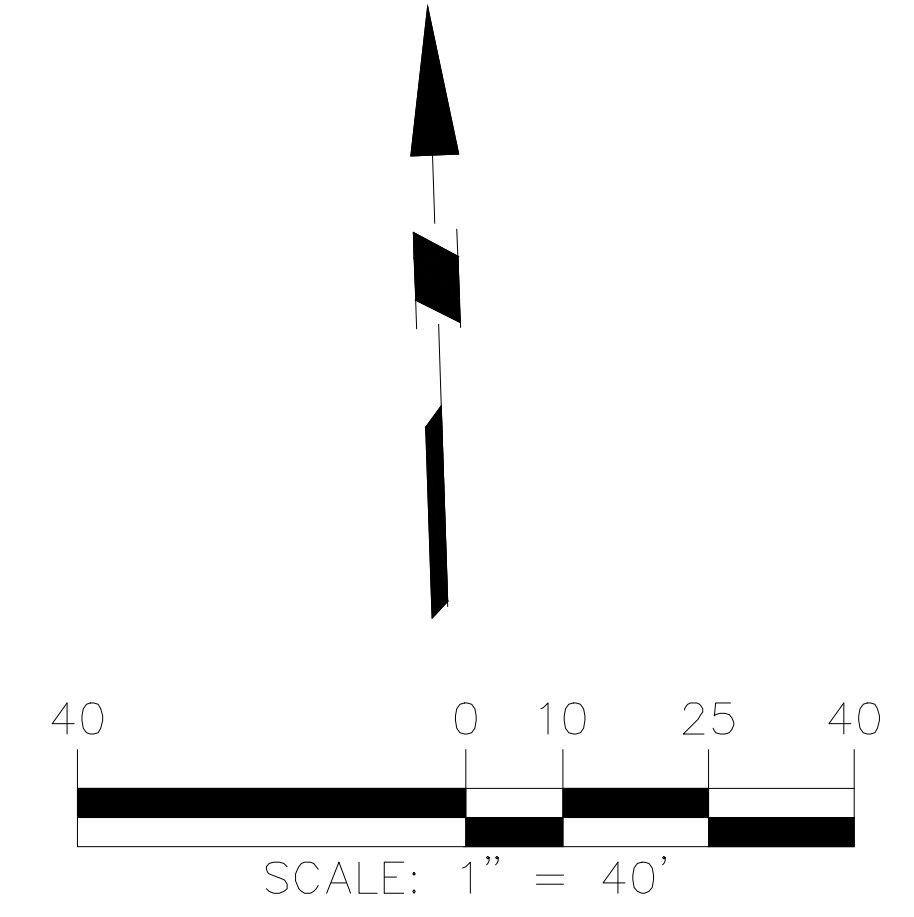
Employee Ingress Circulation
Scale: NTS



Final Submittal
14 March 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 |

411 Michigan Avenue
Miami Beach, Florida

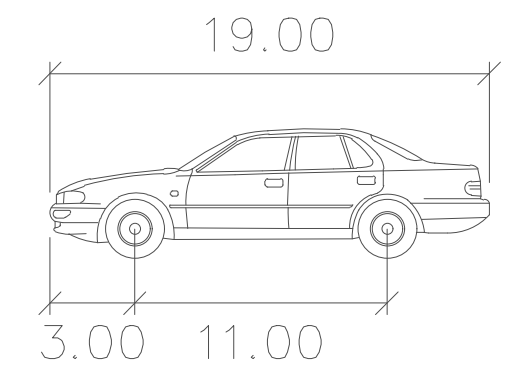
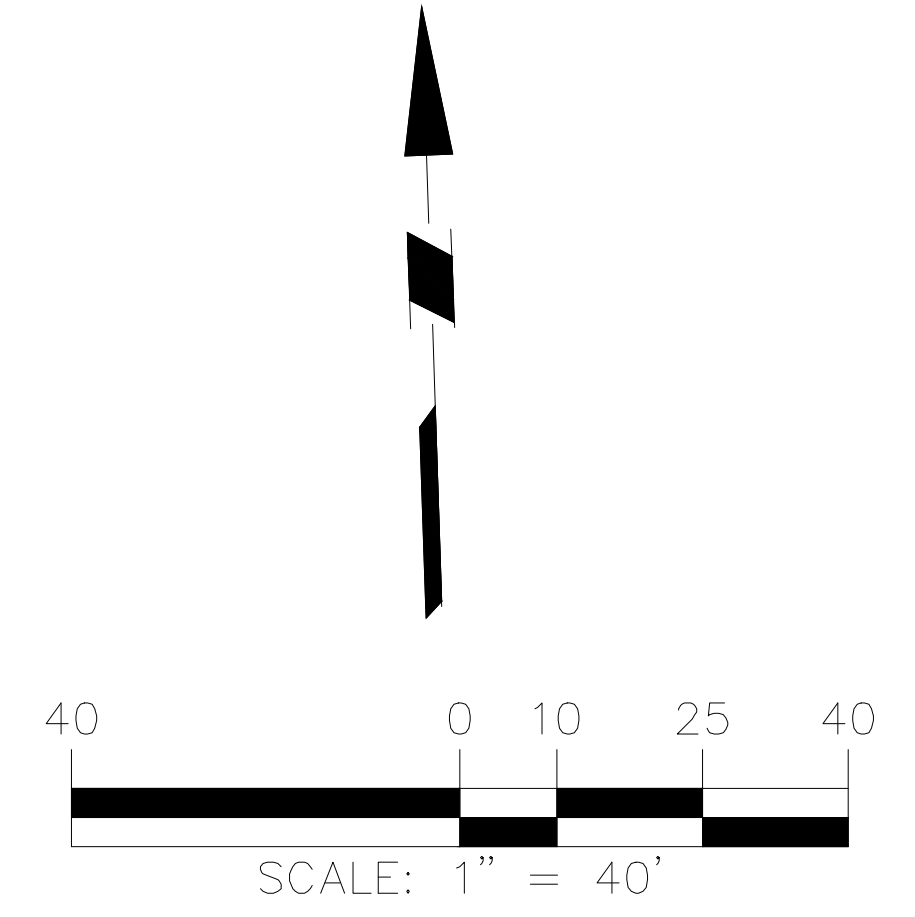
**Employee Egress /
Visitor Ingress Circulation**
Scale: NTS



Final Submittal
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 |

411 Michigan Avenue
 Miami Beach, Florida

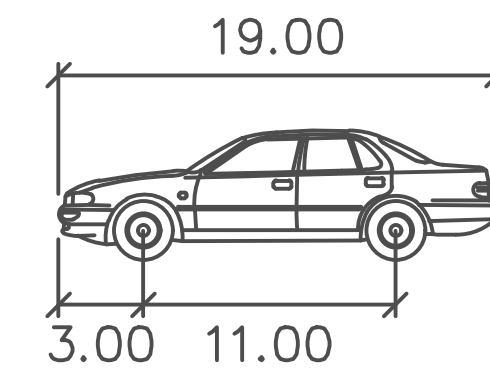
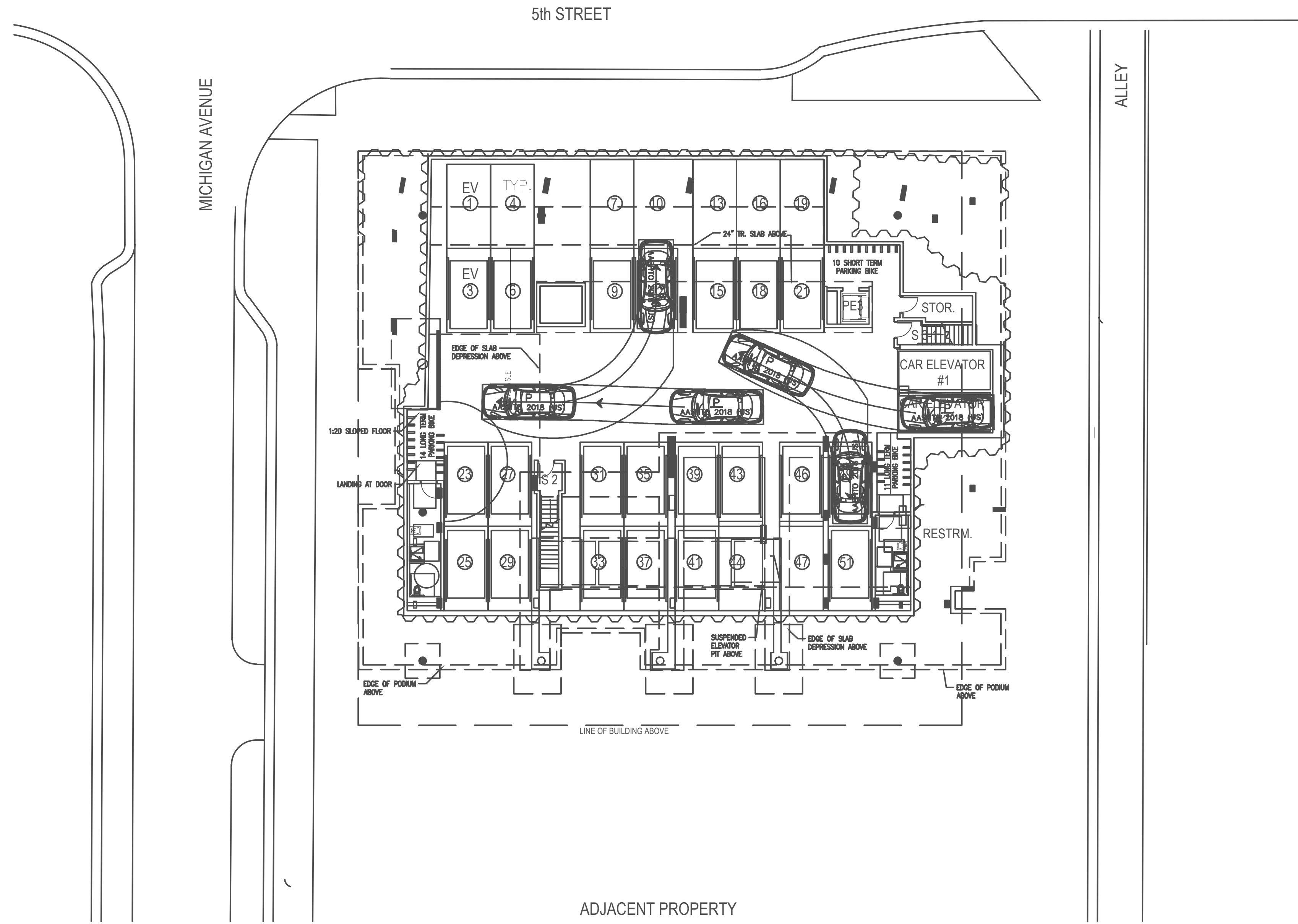
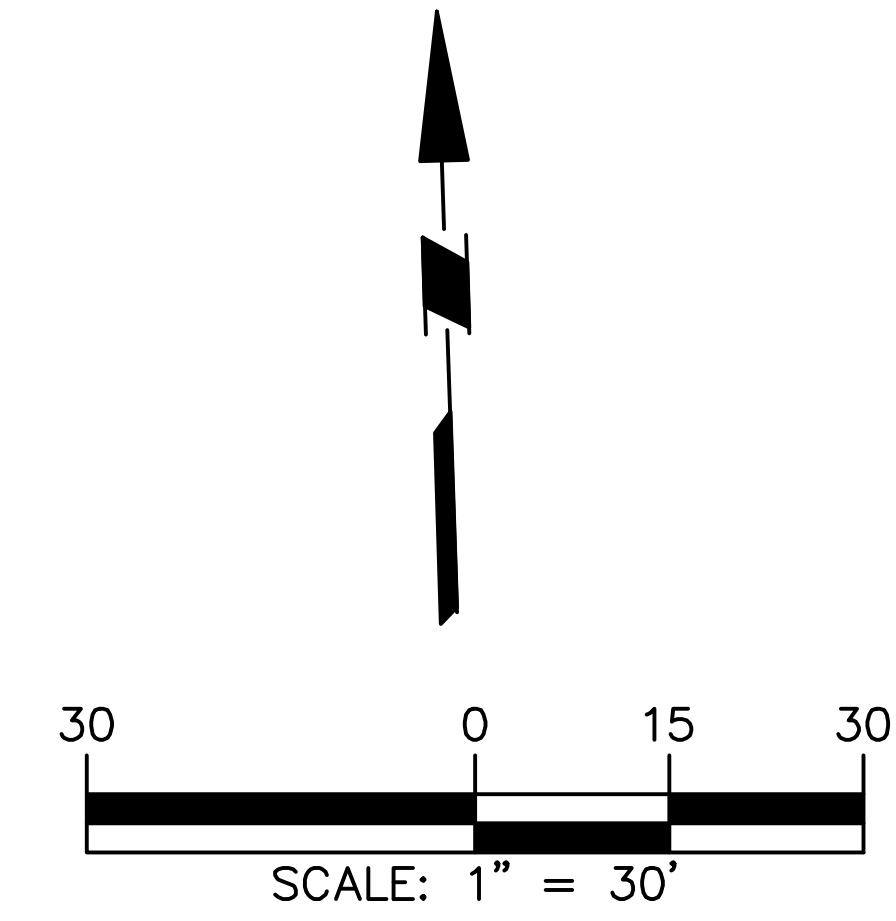
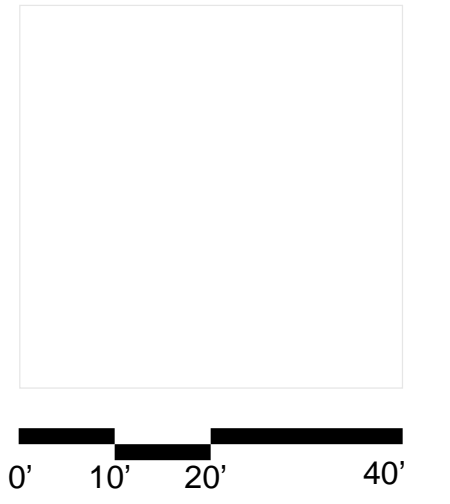
Employee Egress Circulation
 Scale: NTS



Final Submittal
 7 February 2022

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

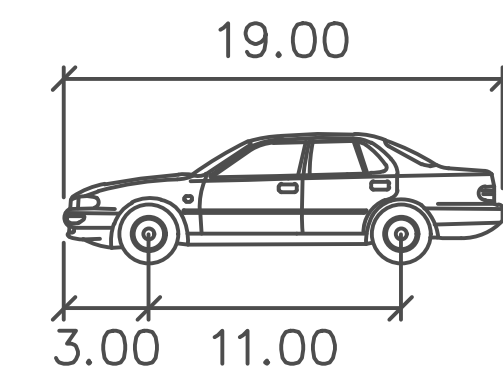
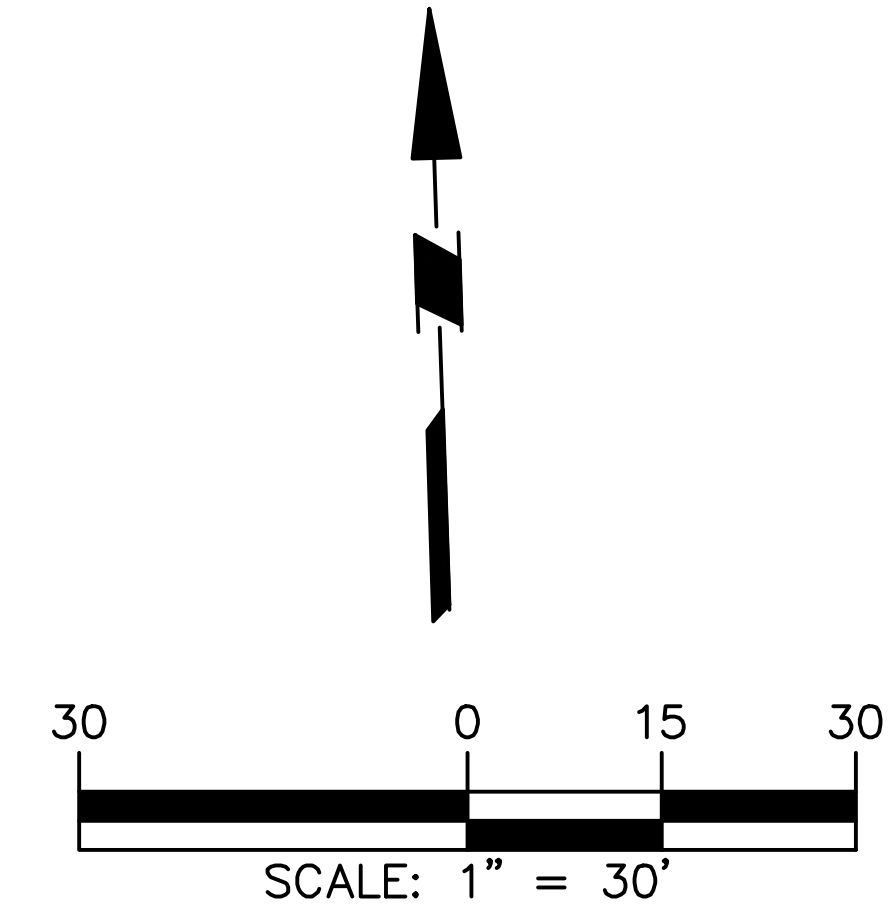
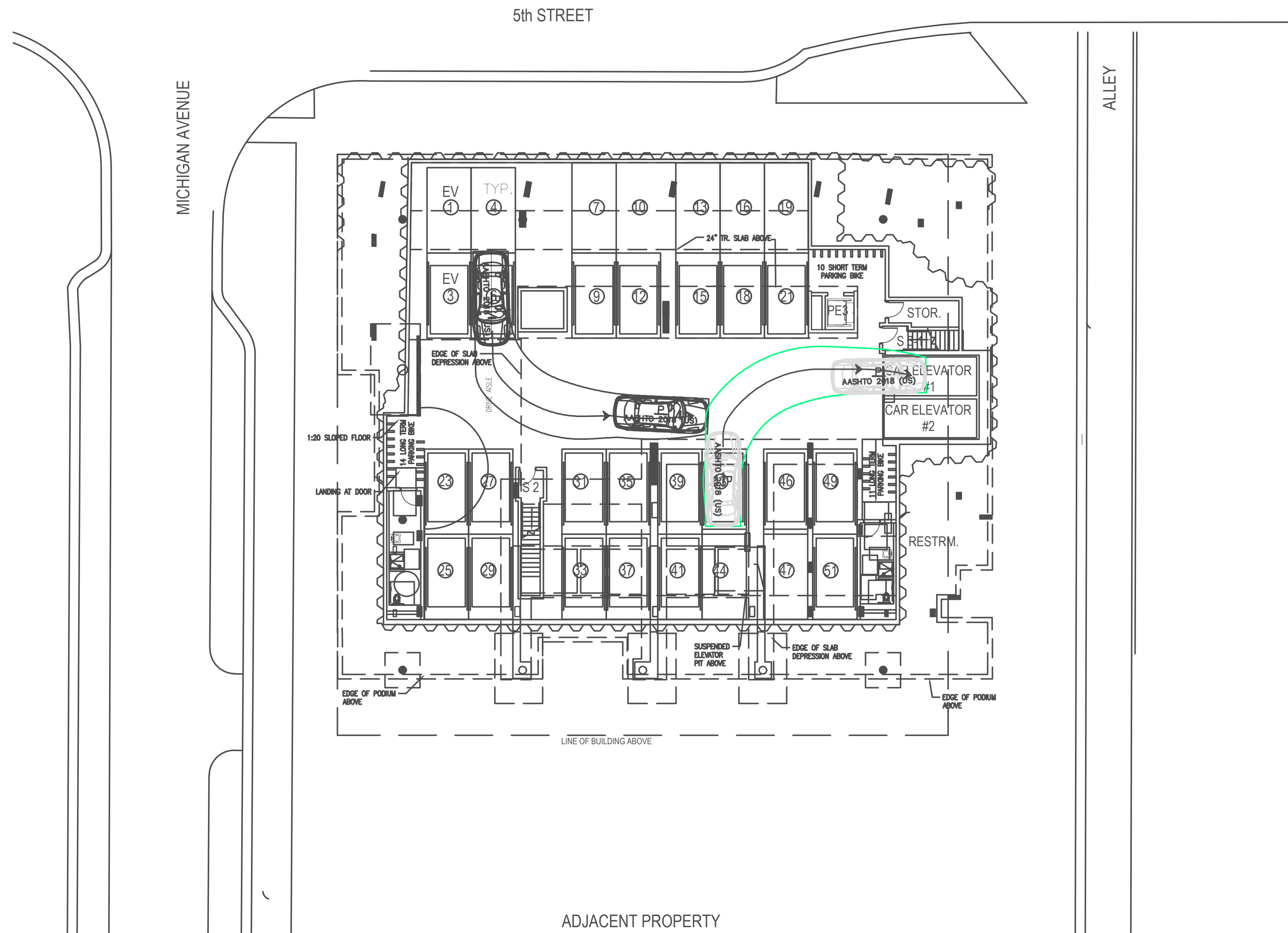
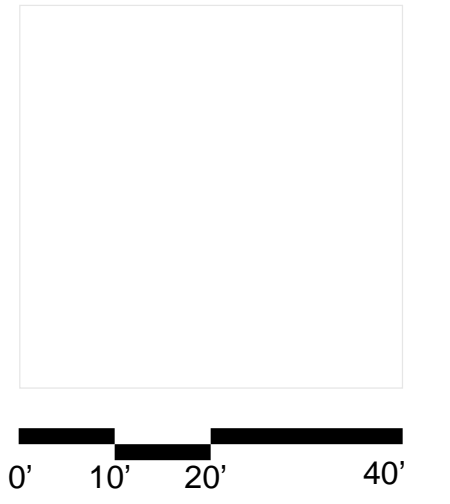
Basement Parking Circulation
Scale: NTS



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 |

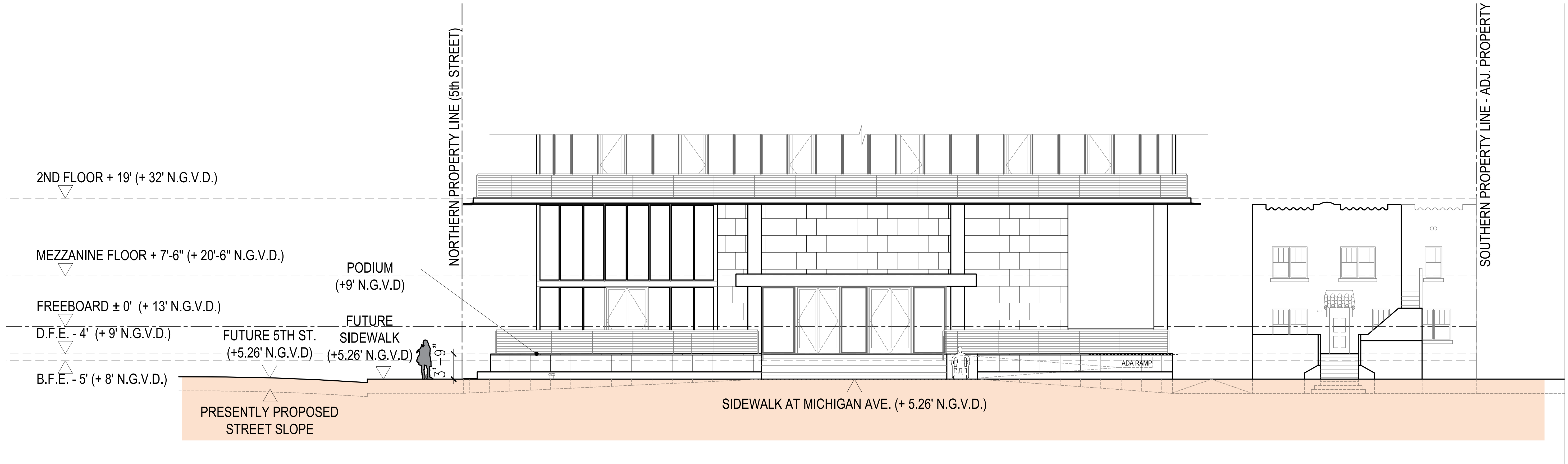
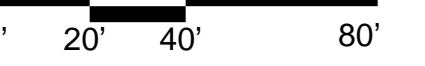
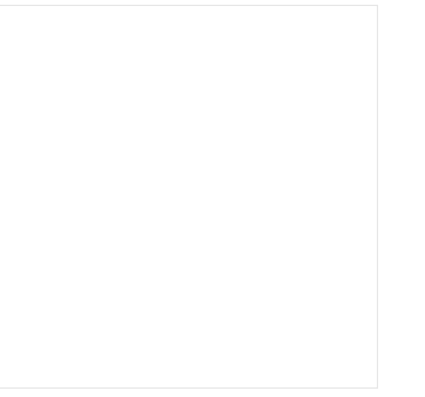
411 Michigan Avenue
Miami Beach, Florida

Basement Parking Circulation
Scale: NTS



Final Submittal
7 February 2022

C1.5



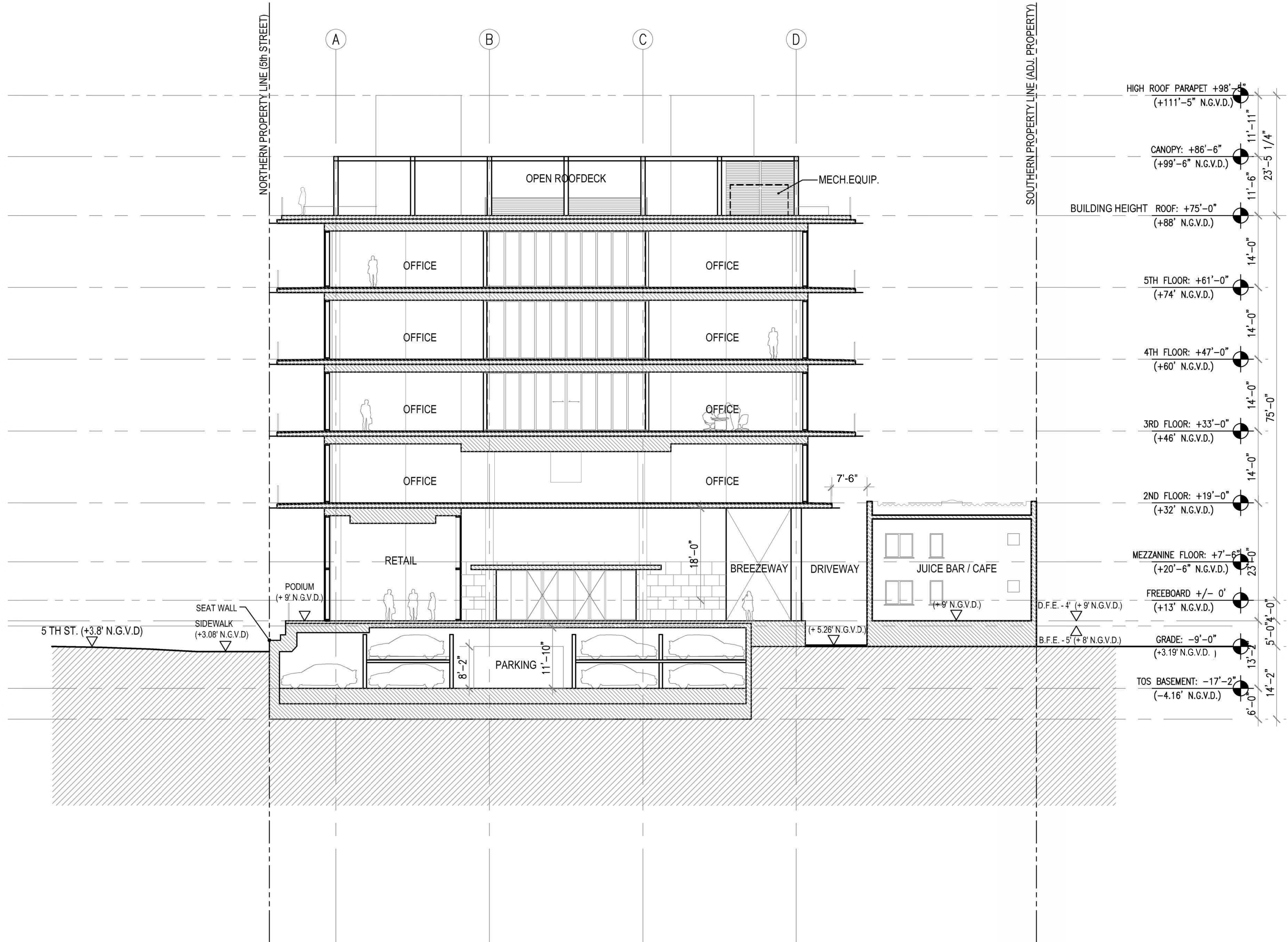
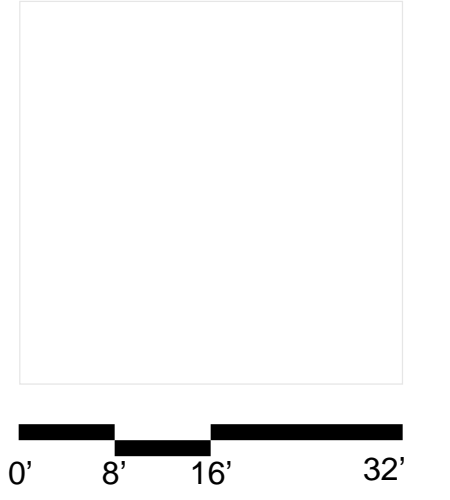
411 Michigan Avenue
Miami Beach, Florida

Future Raised Road Elevation



Final Submittal
7 February 2022

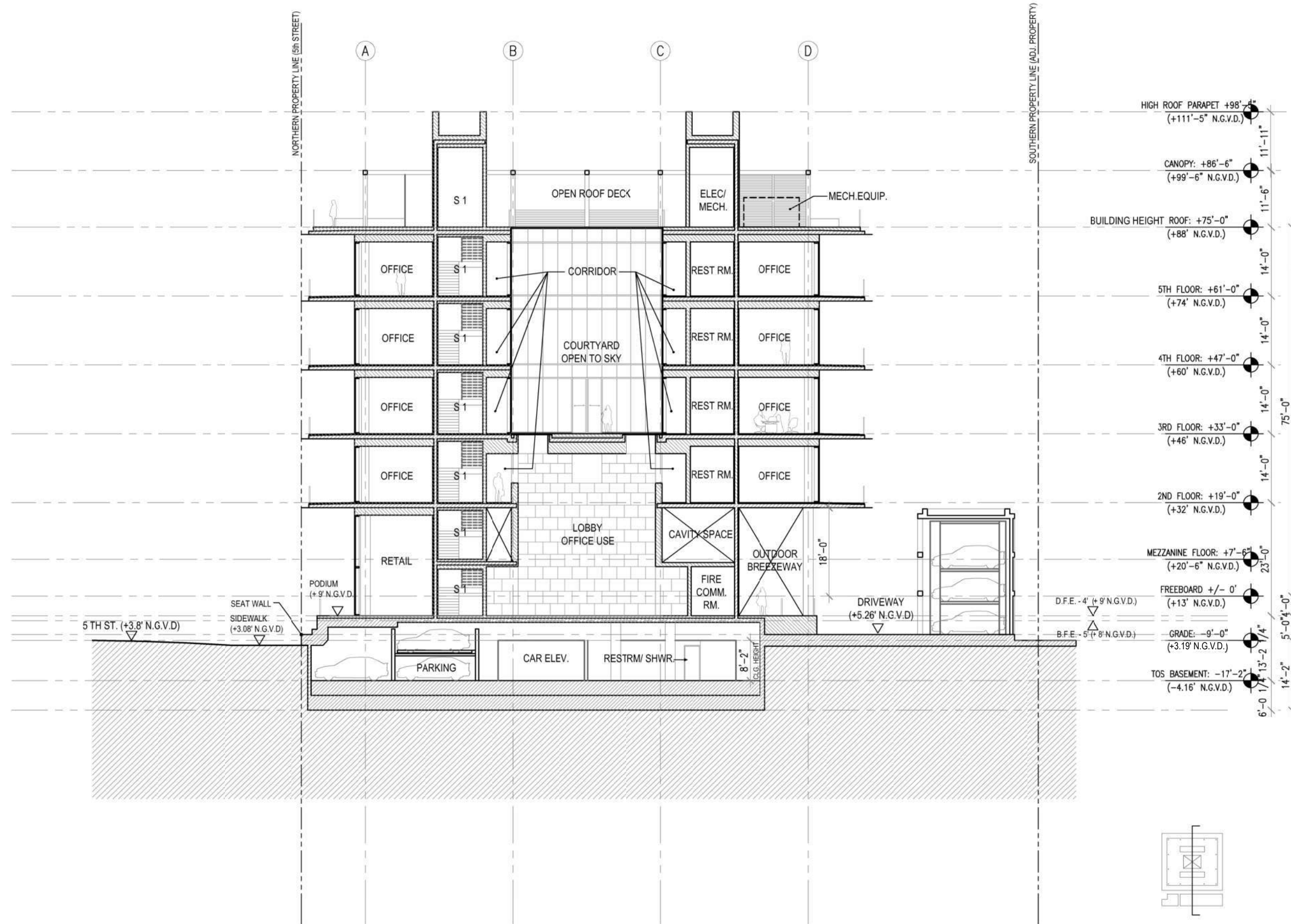
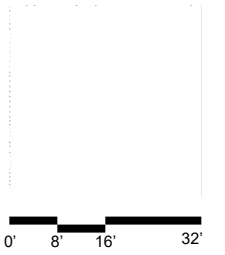
A5.4



411 Michigan Avenue
Miami Beach, Florida

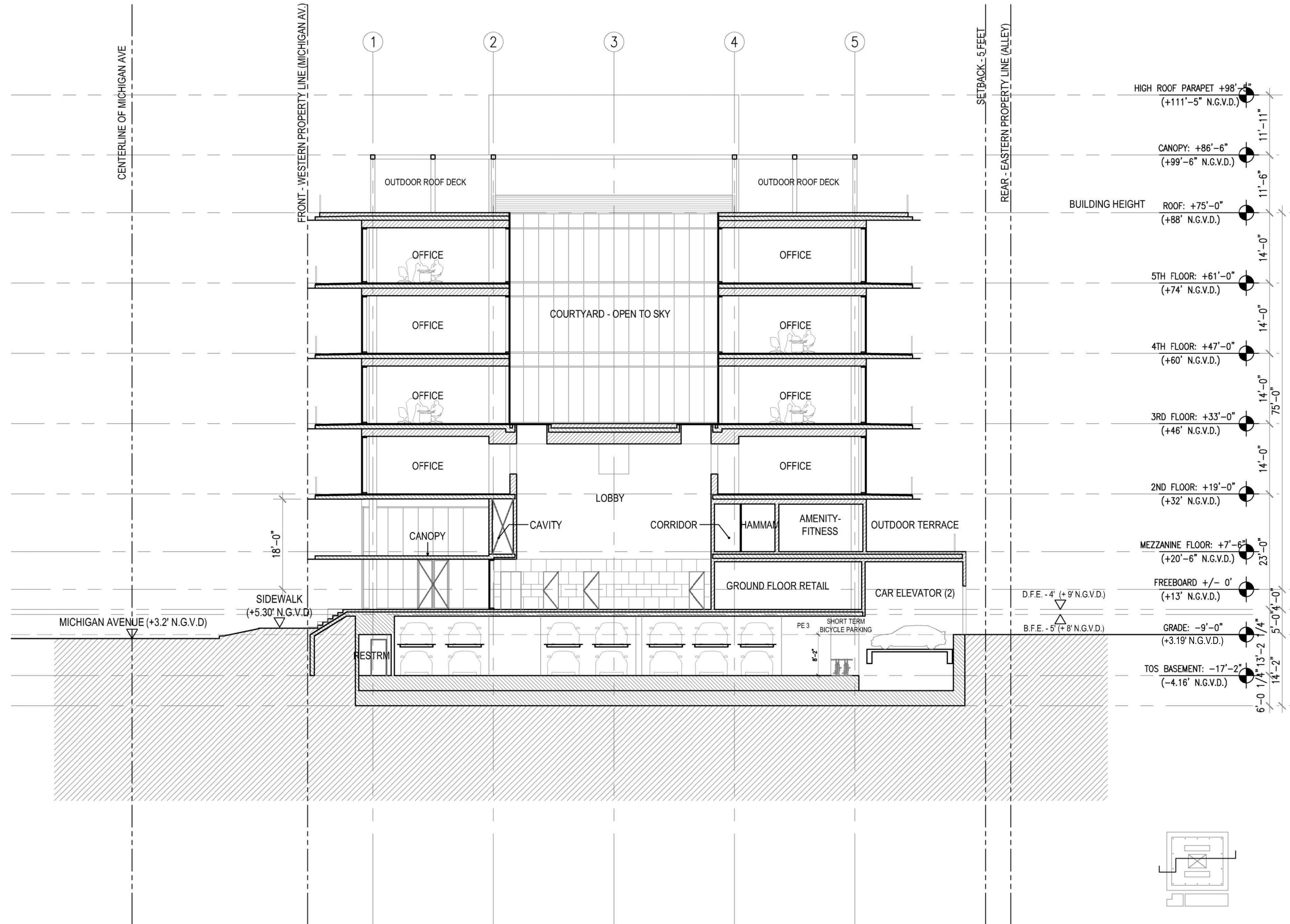
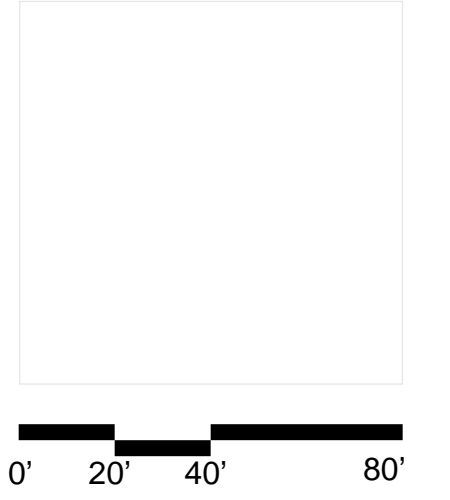
Longitudinal Building Section A

Scale: 1" = 16'-0"



411 Michigan Avenue
Miami Beach, Florida

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



411 Michigan Avenue
Miami Beach, Florida

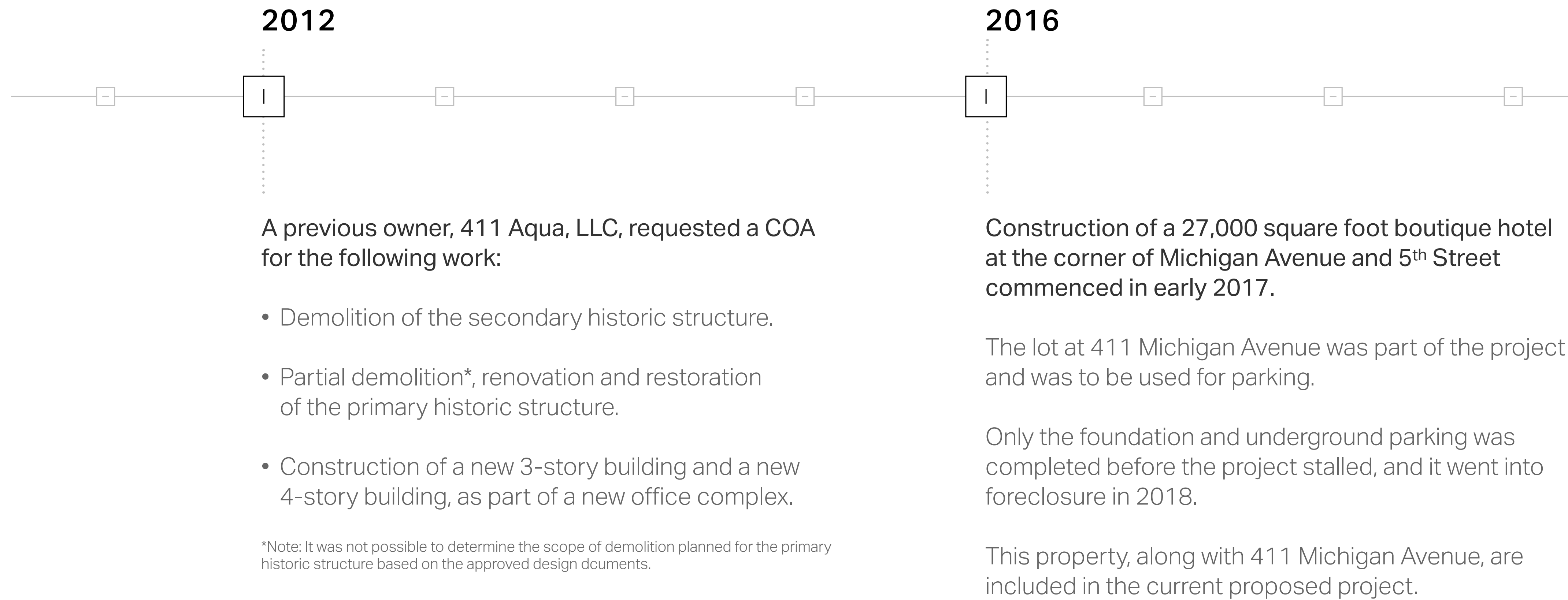
Latitudinal Building Section D
Scale: 1" = 40'-0"



Final Submittal
7 February 2022

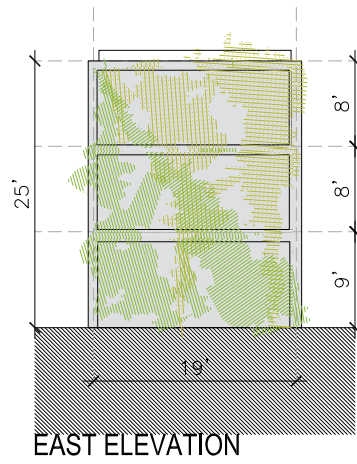


Development Approvals

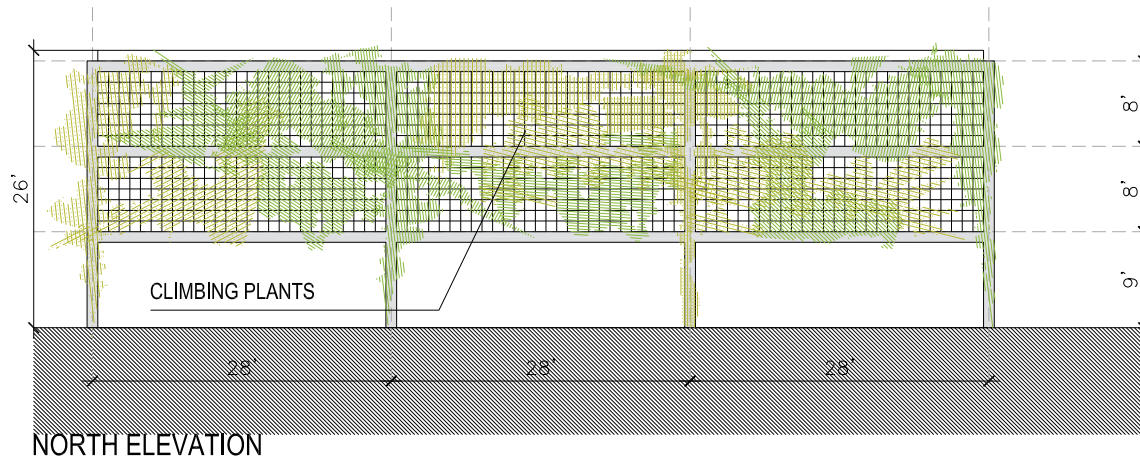


411 Michigan Avenue
Miami Beach, Florida

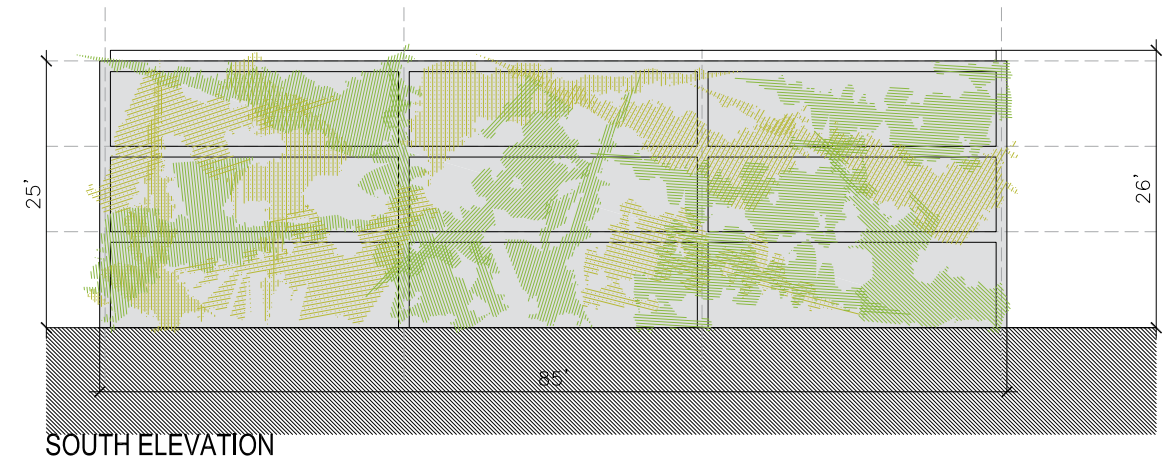
Prior Development Approvals
Scale: None



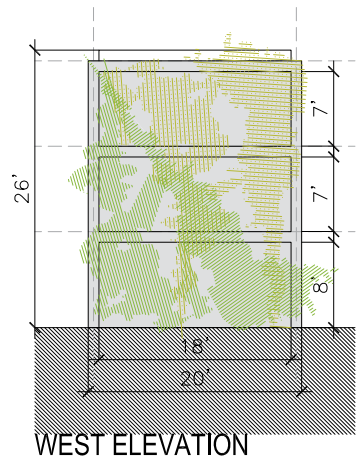
EAST ELEVATION



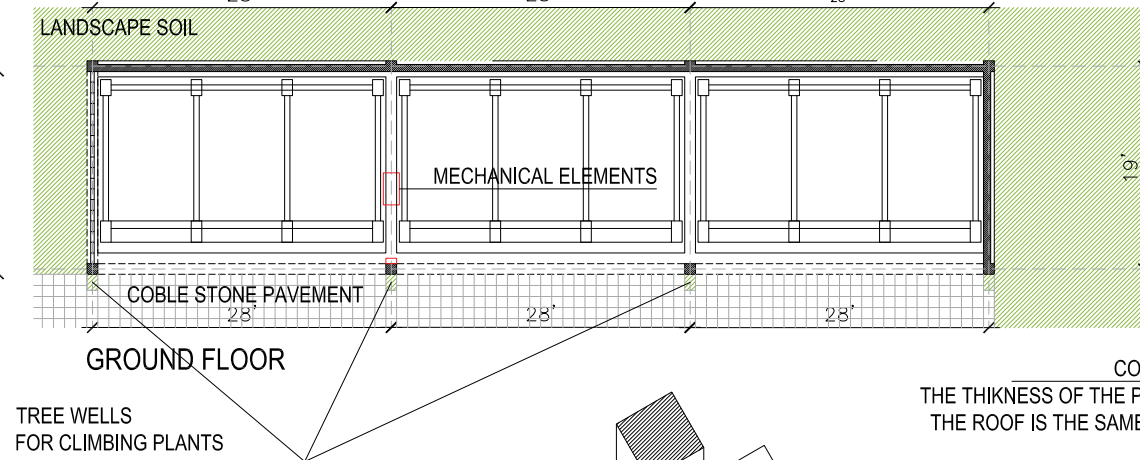
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



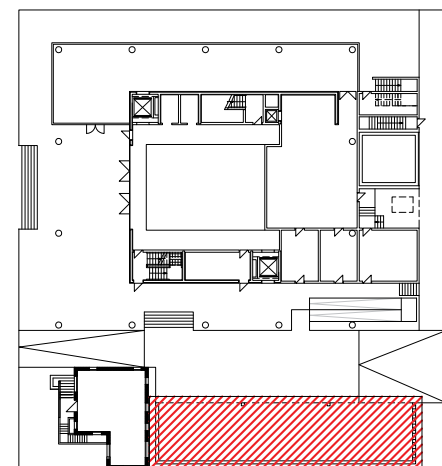
GROUND FLOOR

TREE WELLS FOR CLIMBING PLANTS

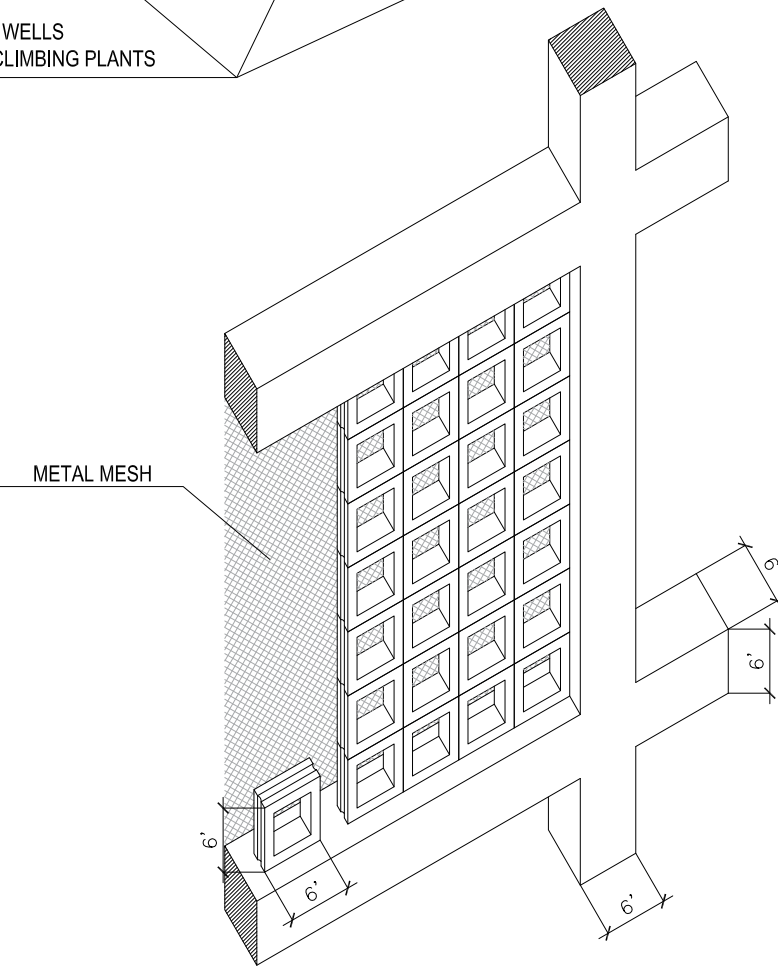
CONCRETE SLAB
THE THICKNESS OF THE PERIMETER OF THE ROOF IS THE SAME OF THE BIMS



BREEZE BLOCK PHOTO



GENERAL PLAN

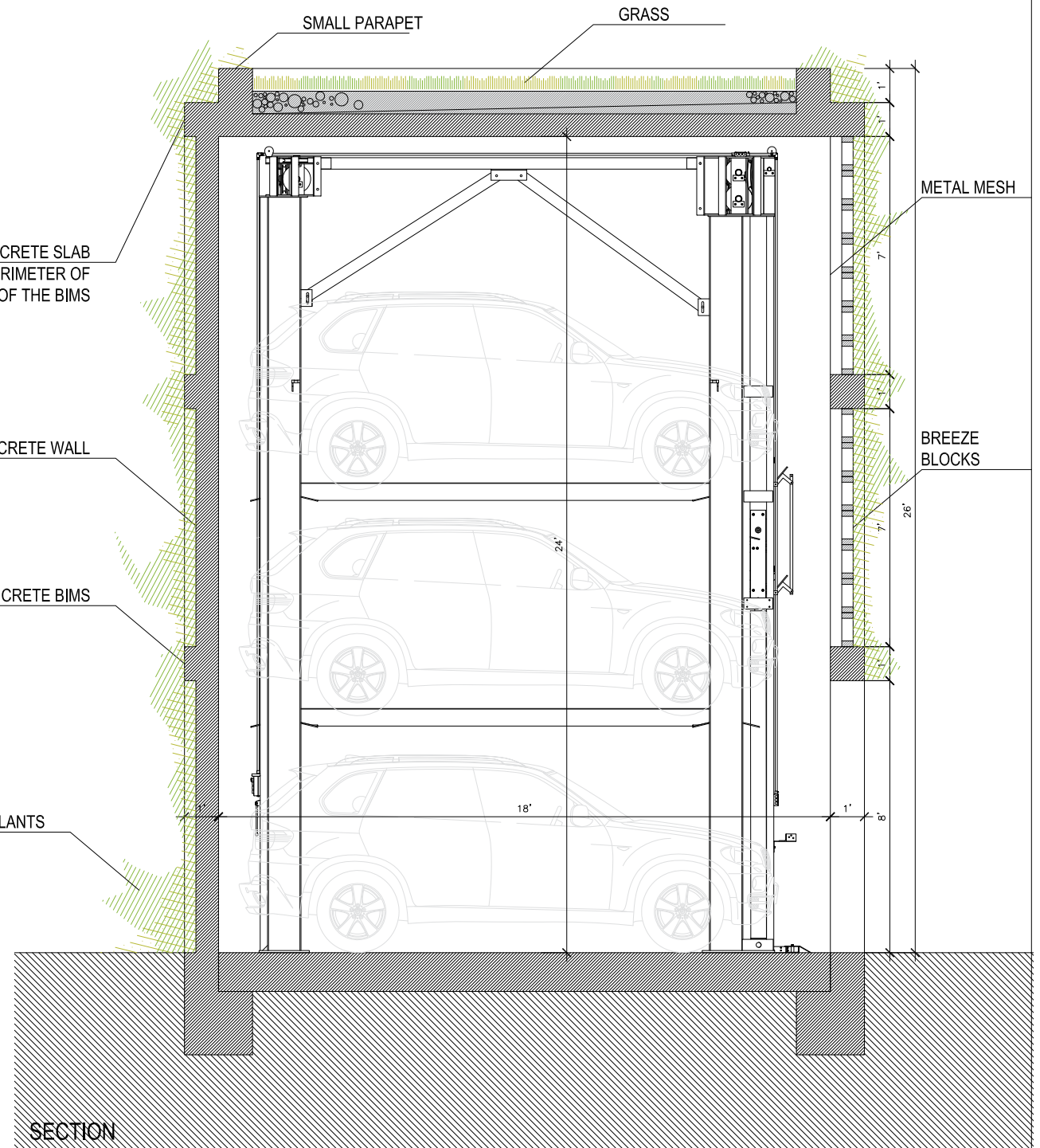


CONSTRUCTIVE AXONOMETRY
BREEZE BLOCK SCHEME

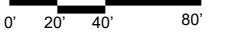
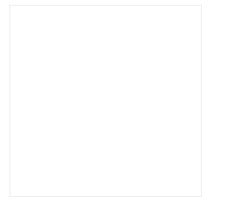
CONCRETE WALL

CONCRETE BIMS

CLIMBING PLANTS



SECTION



411 Michigan Avenue
Miami Beach, Florida

Parking Structure Details
Scale: NTS



Variance Submittal
11 April 2022

A7.6