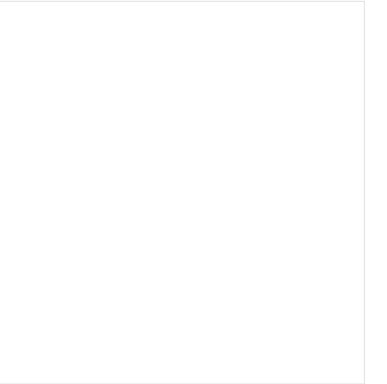
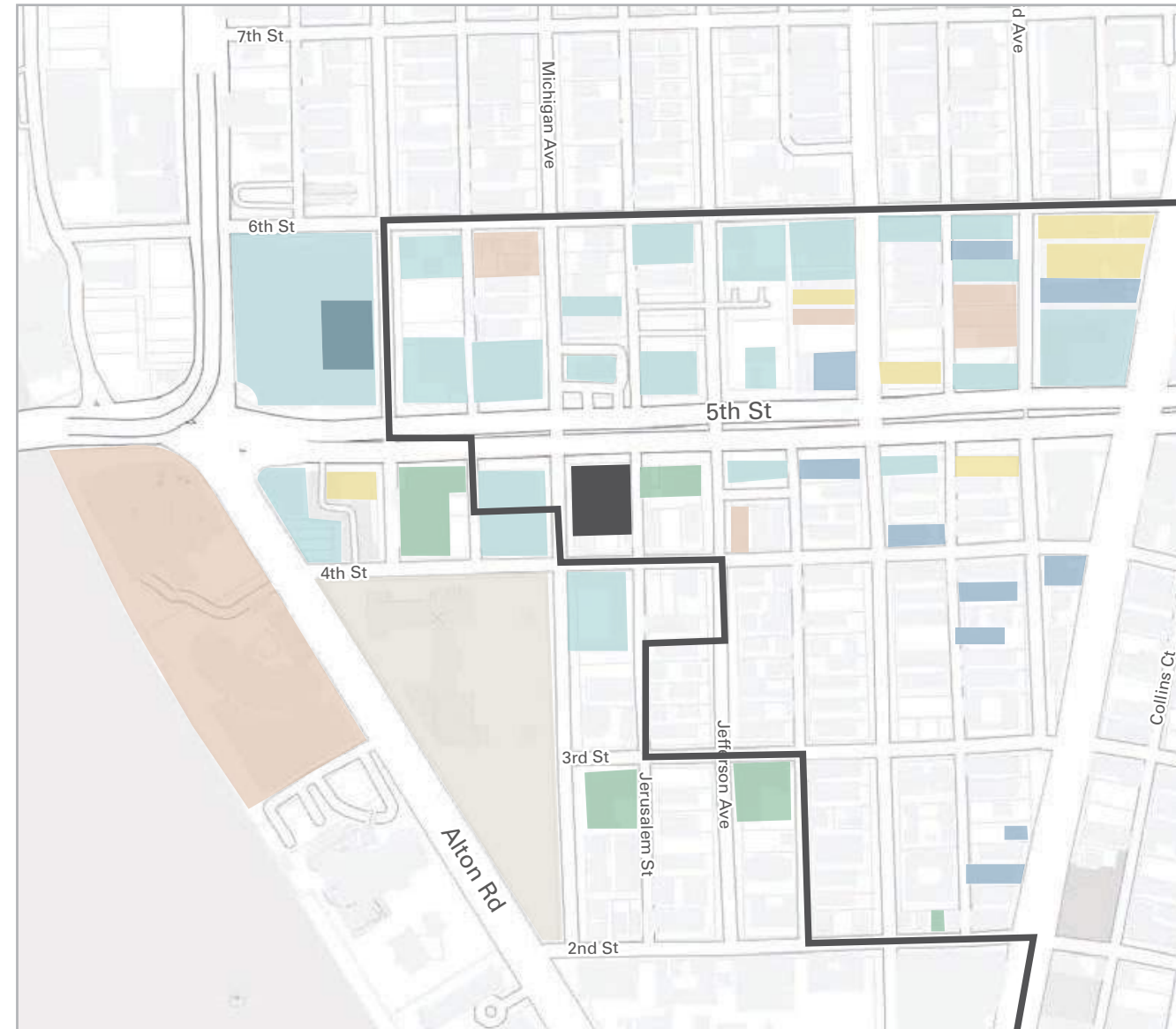


411 Michigan Ave.





5TH STREET - COMMERCIAL CORRIDOR



- Ocean Beach Historic District
- Proposed Development

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



- MIAMI BEACH MARINA
- PROPOSED DEVELOPMENT
- SOUTH POINTE ELEMENTARY SCHOOL
- MURANO GRANDE
37 floors | 406 feet
- ICON SOUTH BEACH
42 floors | 423 feet

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

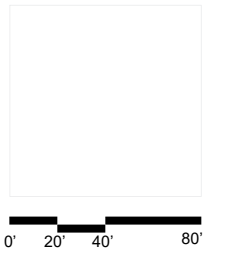
411 Michigan Avenue
Miami Beach, Florida

Location Map
Scale: None



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A1.3



KEY



GROUND



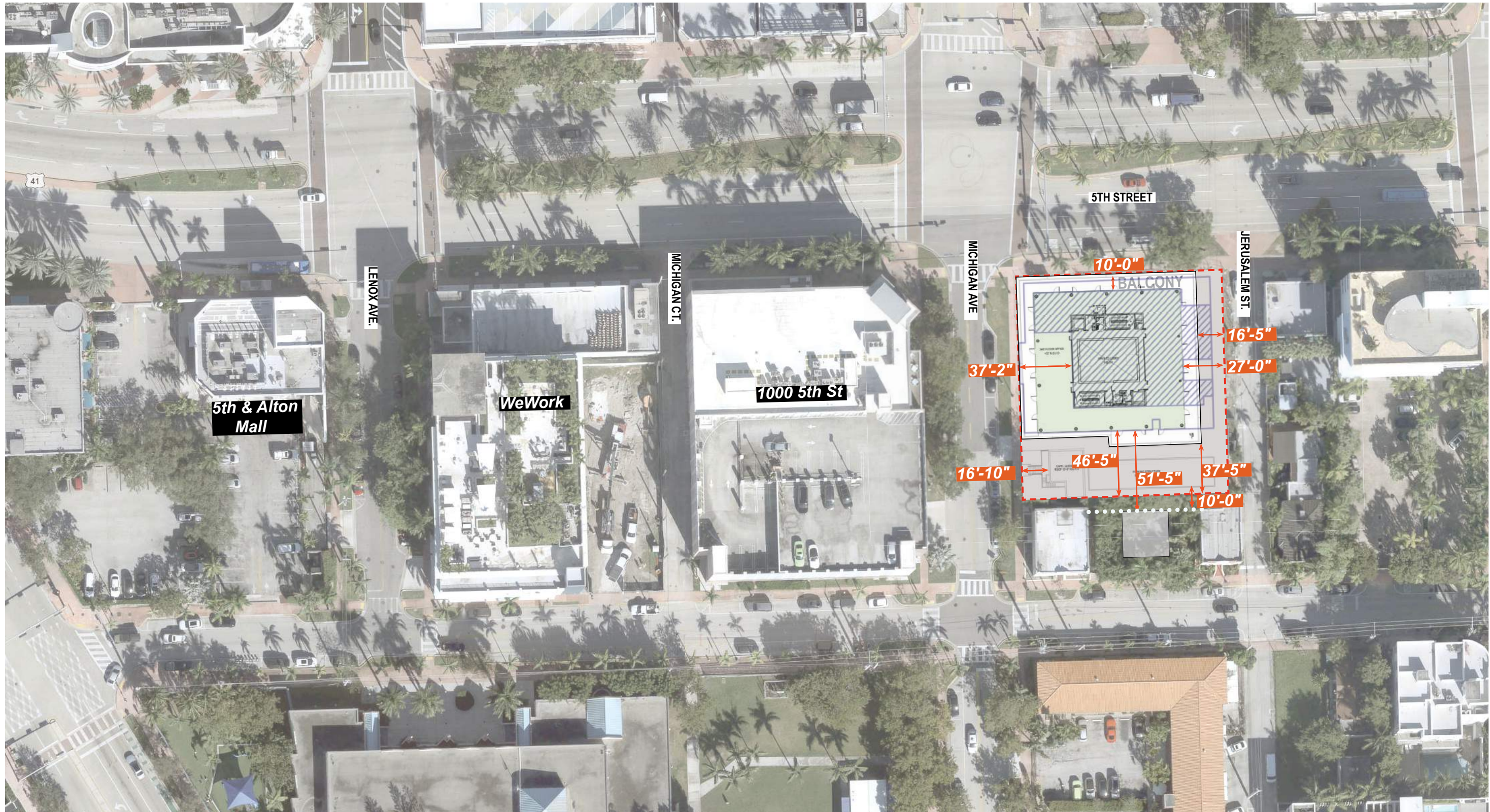
2ND



BALCONY



PROPERTY LINE



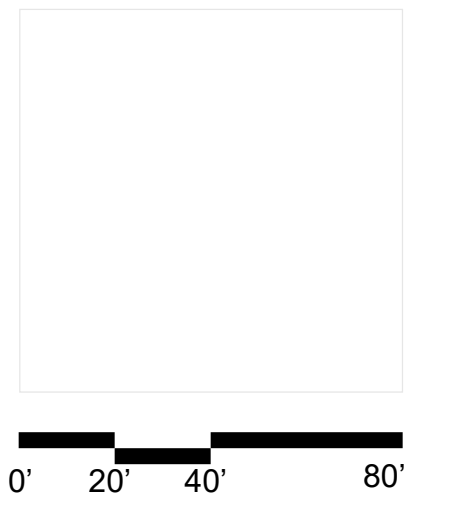
411 Michigan Avenue
Miami Beach, Florida

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



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A1.6



This is a diagram of design adjustments based on community feedback from the Historic Planning Board Hearing on April 12, 2022.

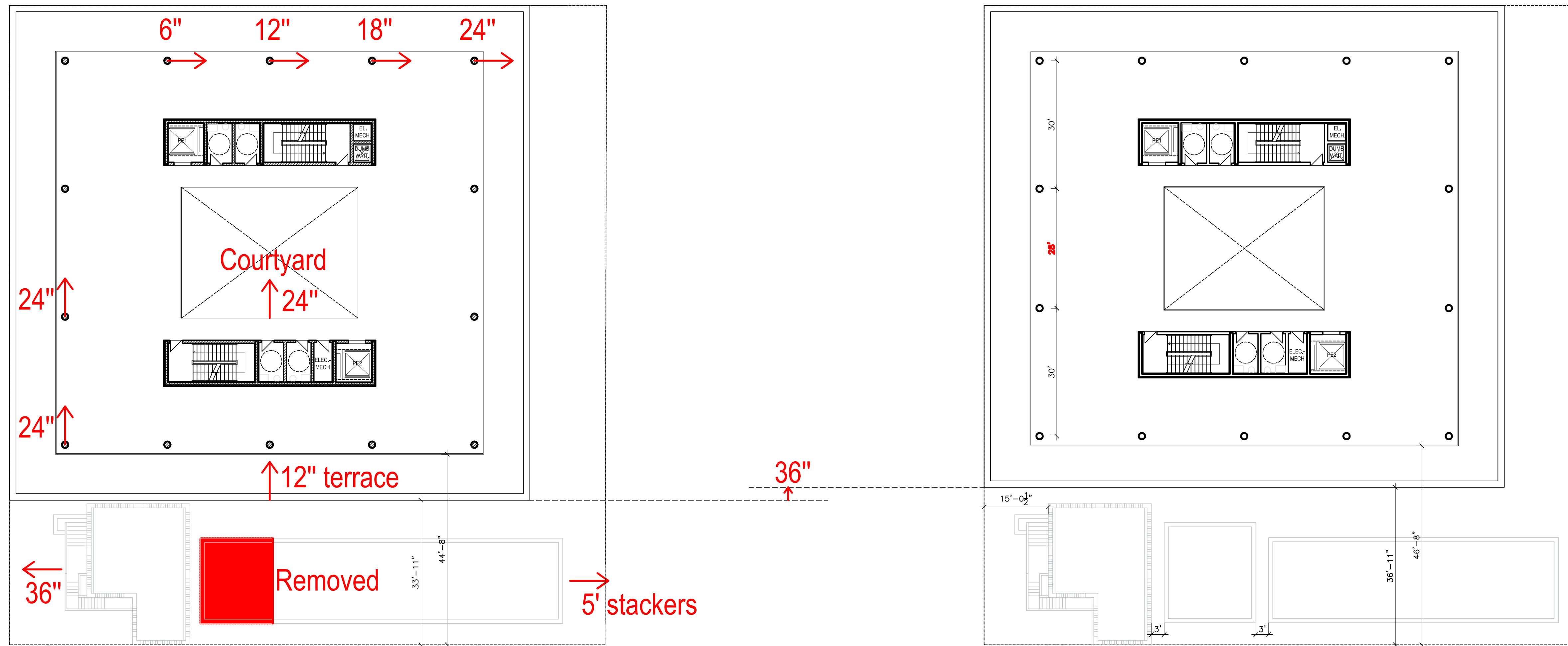
The contributing garage to the Historic House has been incorporated into the design.

The Parking Structure shifted east and 6 parking spaces were lost.

The Office was narrowed by 2' in the North / South direction.

BEFORE

AFTER



411 Michigan Avenue
 Miami Beach, Florida

Design Change Diagram
 Scale: NTS



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A2.7

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.

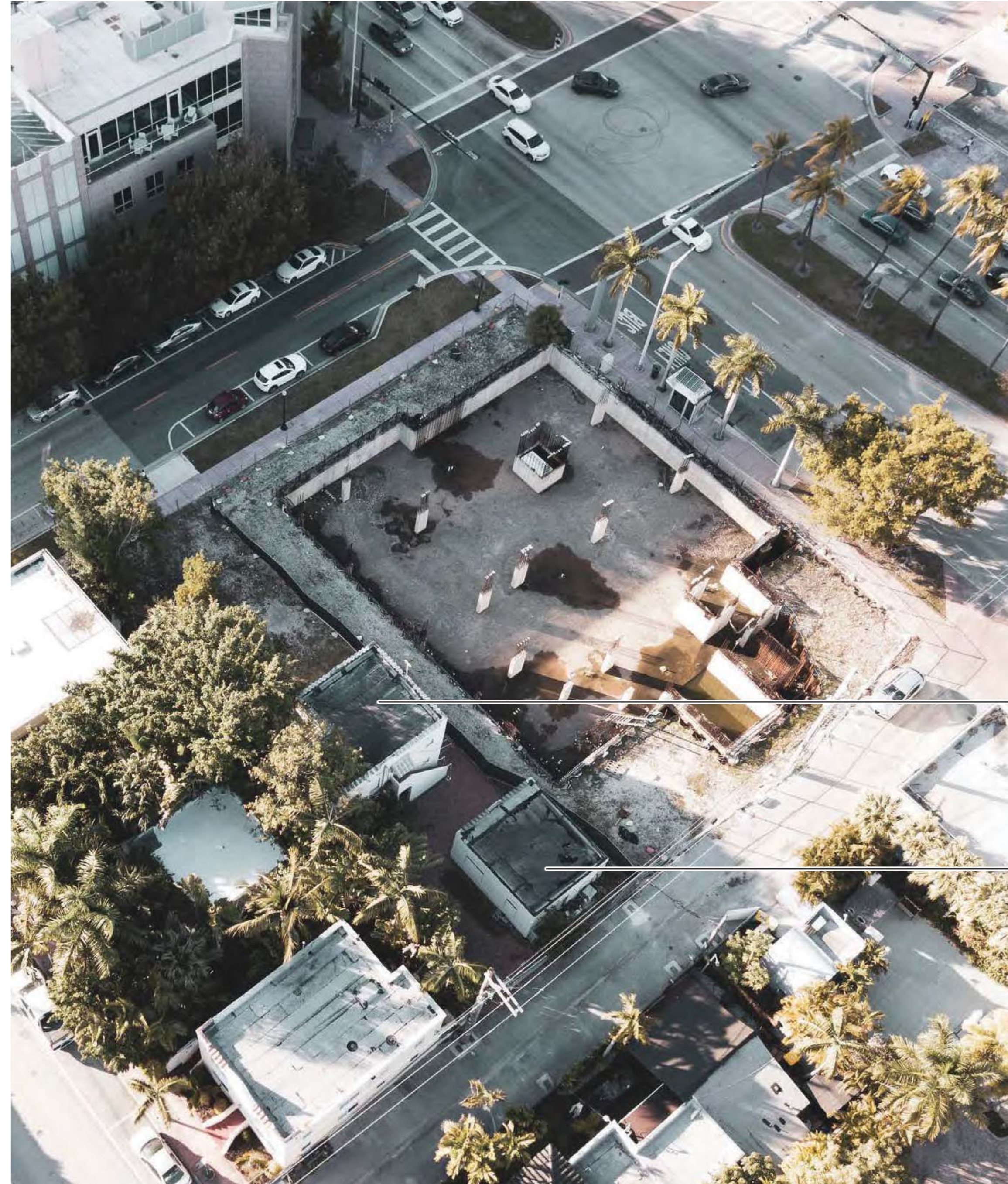
Two free-standing structures are located on the site. The west building is setback significantly from Michigan Avenue and is clearly visible from the street.



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



SECONDARY STRUCTURE TO BE REMOVED AS PER PREVIOUSLY APPROVED PROJECT

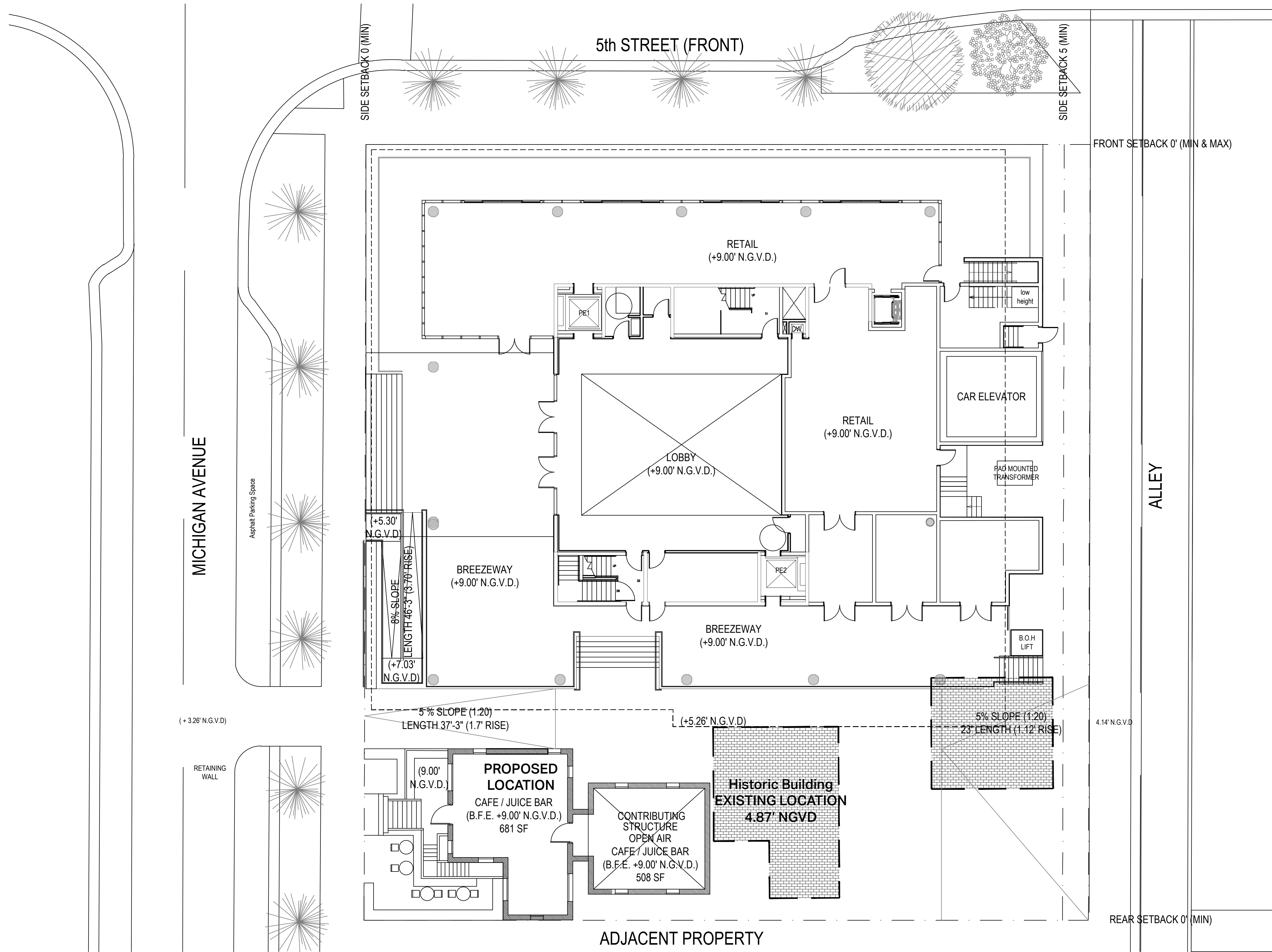
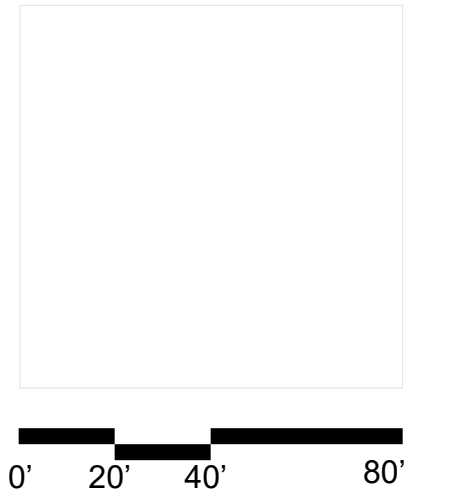


PRIMARY HISTORIC STRUCTURE

SECONDARY HISTORIC STRUCTURE

411 Michigan Avenue
Miami Beach, Florida

Historic Building Documentation



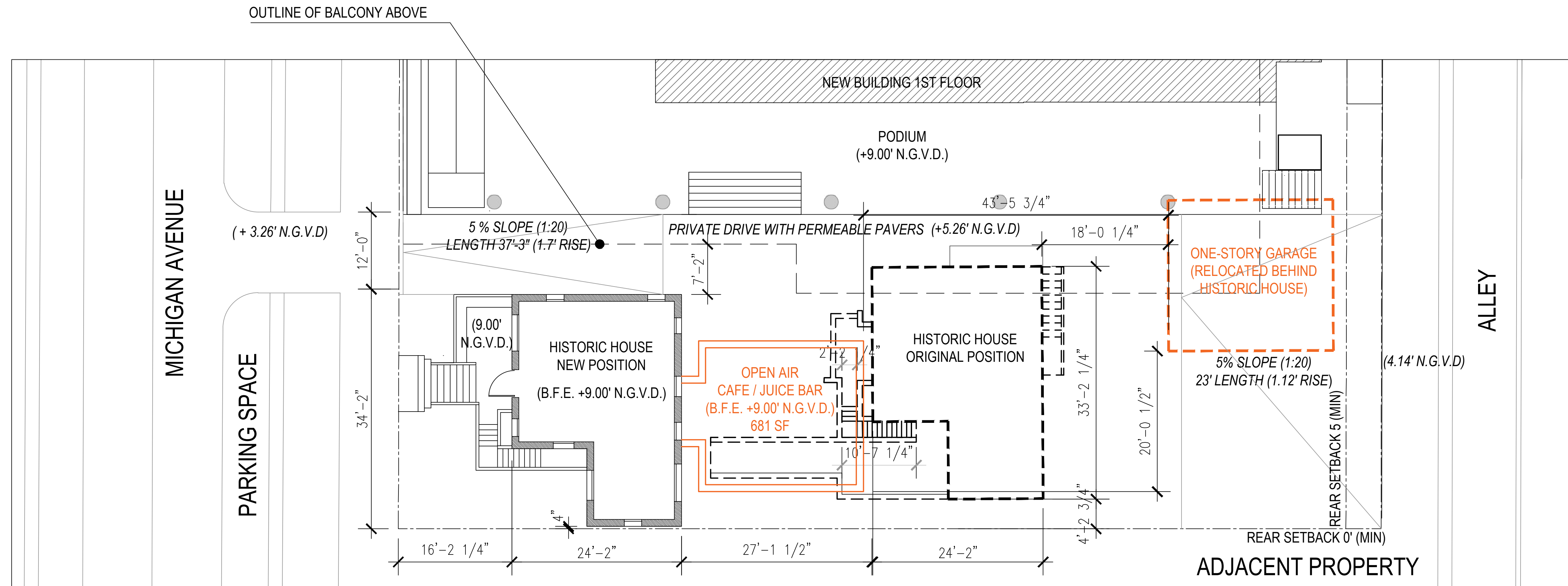
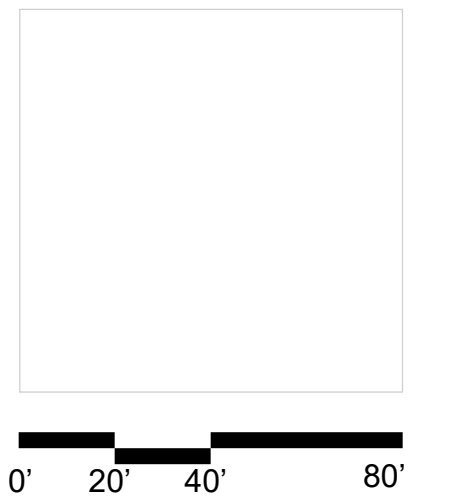
411 Michigan Avenue
Miami Beach, Florida

**Historic Building Relocation
Diagram**



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A5.8



HISTORIC HOUSE RELOCATION PLAN

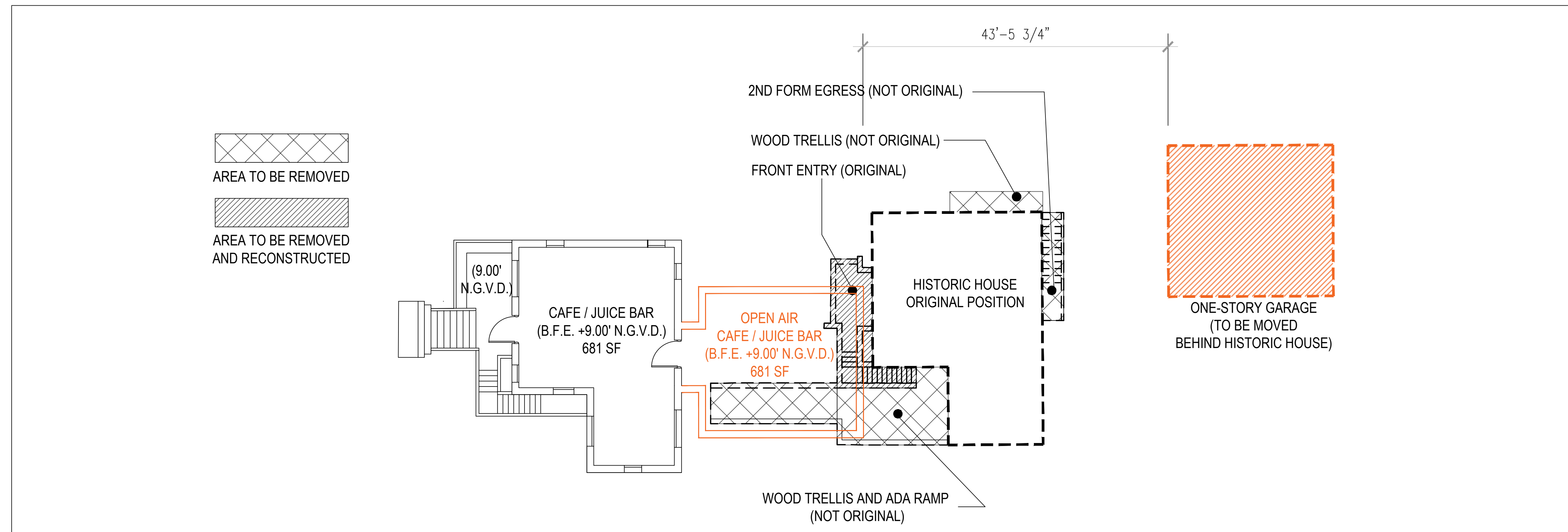


DIAGRAM - ELEMENTS TO BE REMOVED AND REBUILT

411 Michigan Avenue
Miami Beach, Florida

Historic Building Demo Plan
Not To Scale



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A5.9

**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.

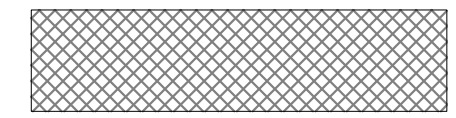
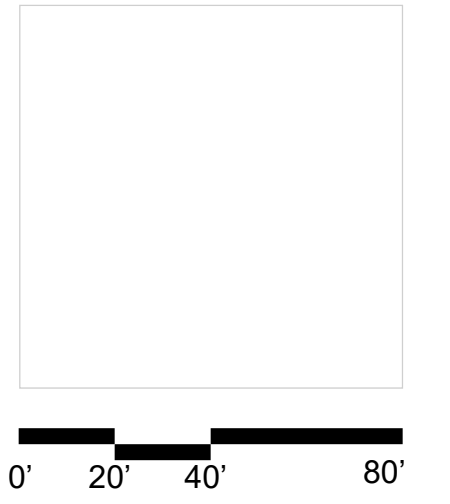
The property was designated as contributing to the Ocean Beach Historic District in 1995. The property was converted into a medical clinic in 2000-2001.

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

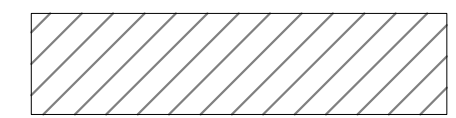
A 3-story building was to be constructed at the front of the property, and a 4-story building was to be constructed on the site of the demolished east building. The project received Certificate of Appropriateness (COA), but it did not come to fruition.

411 Michigan Avenue
Miami Beach, Florida

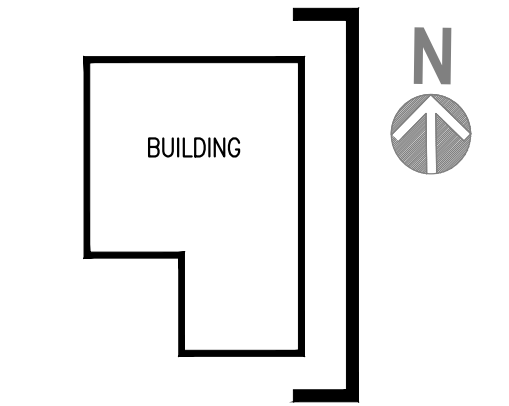
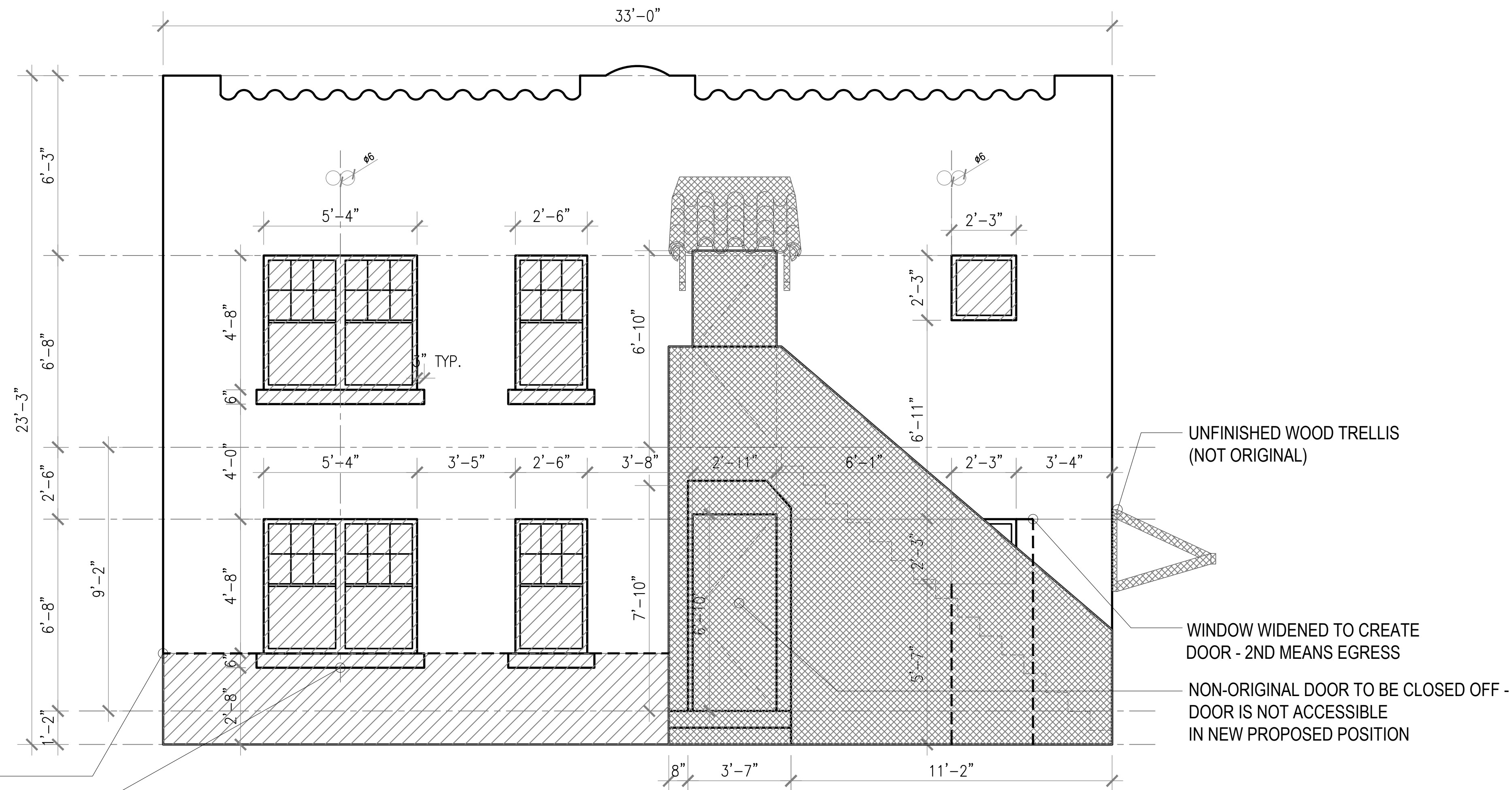
Historic Building Documentation



AREA TO BE REMOVED

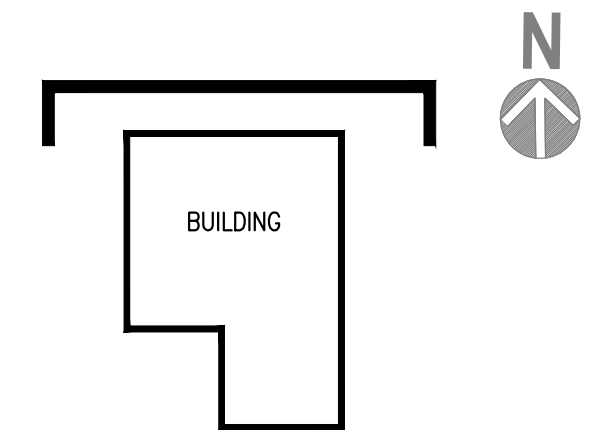
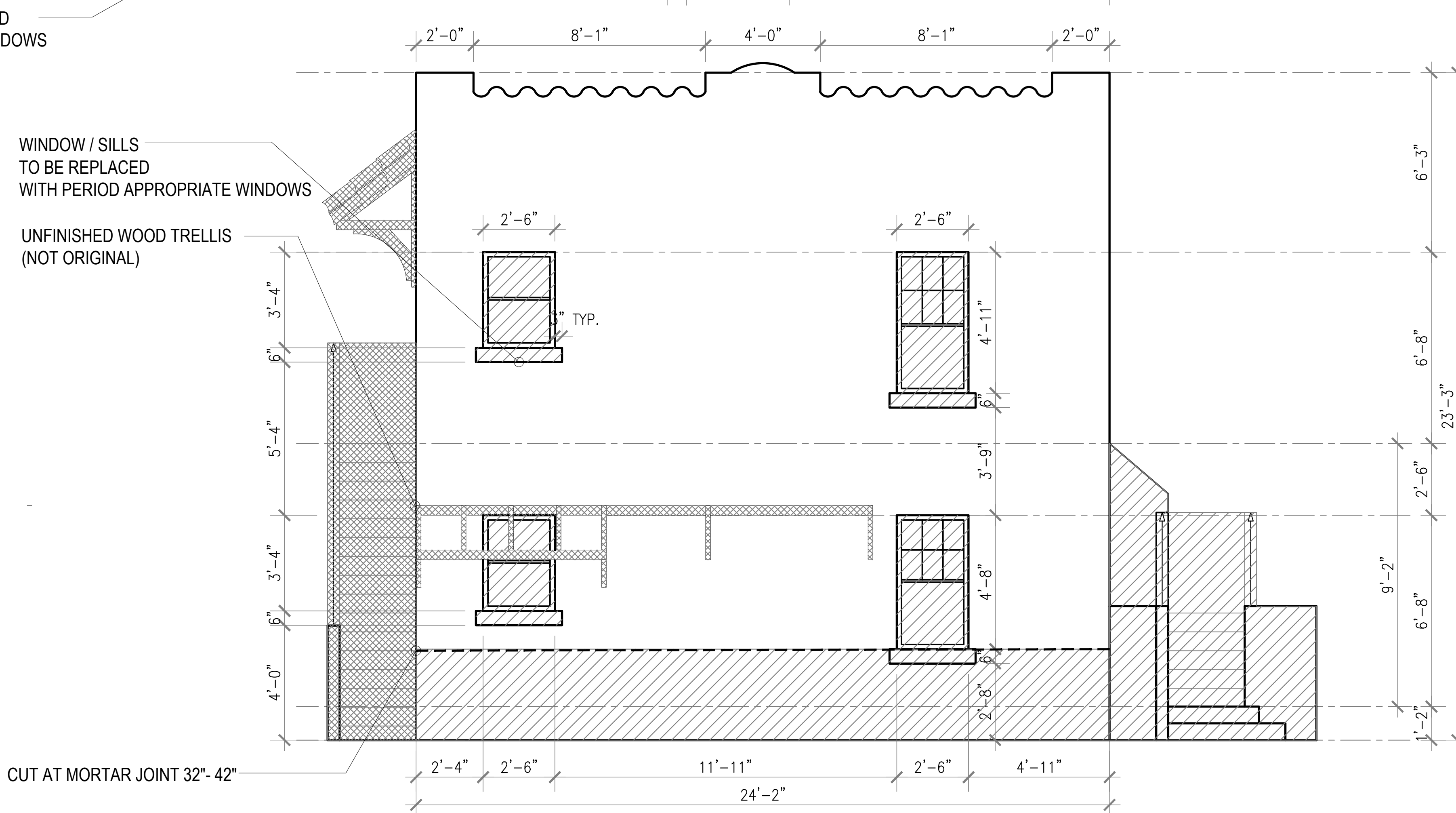


AREA TO BE REMOVED + REPLACED



EAST ELEVATION

411 Michigan Avenue
Miami Beach, Florida



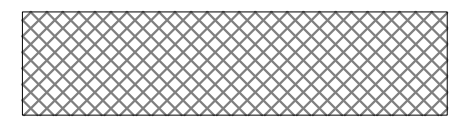
NORTH ELEVATION

Historic Building Elevations
To Be Removed | Not To Scale

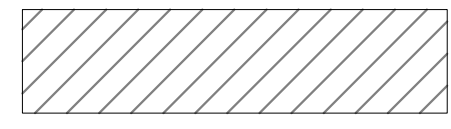


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A5.13



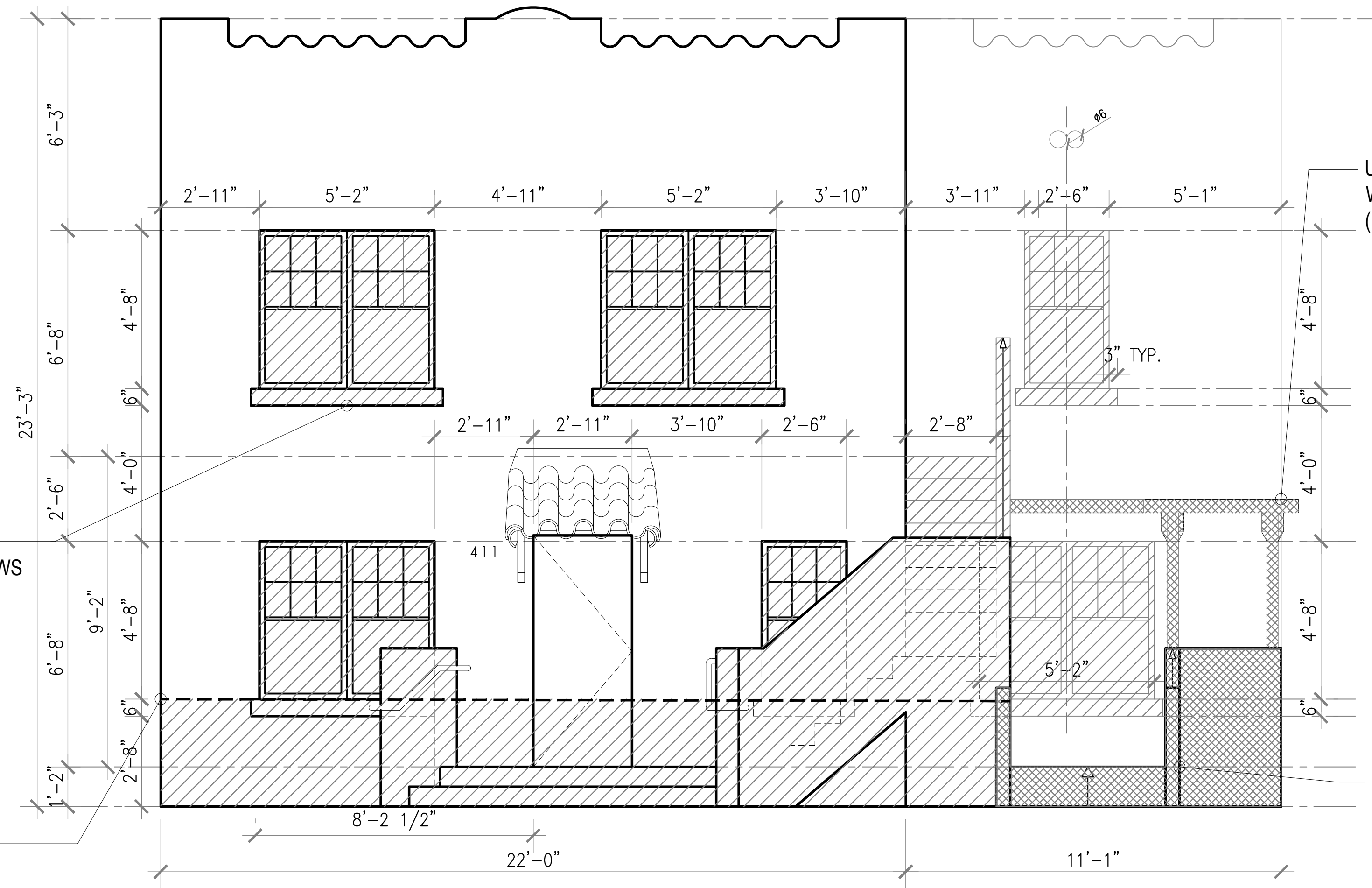
AREA TO BE REMOVED



AREA TO BE REMOVED + REPLACED

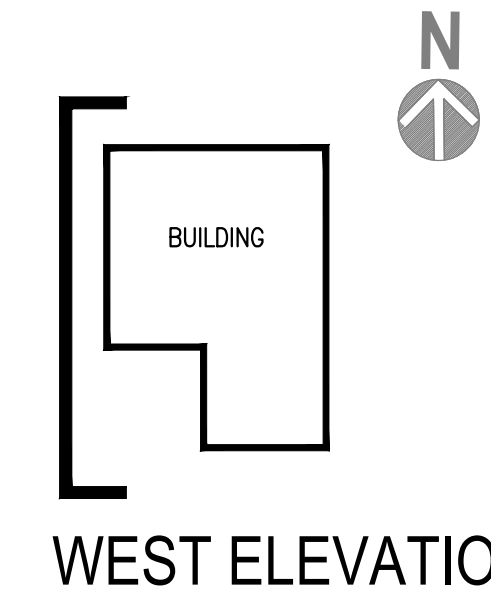
WINDOW / SILLS TO BE REPLACED WITH PERIOD APPROPRIATE WINDOWS

CUT AT MORTAR JOINT 32"- 42"

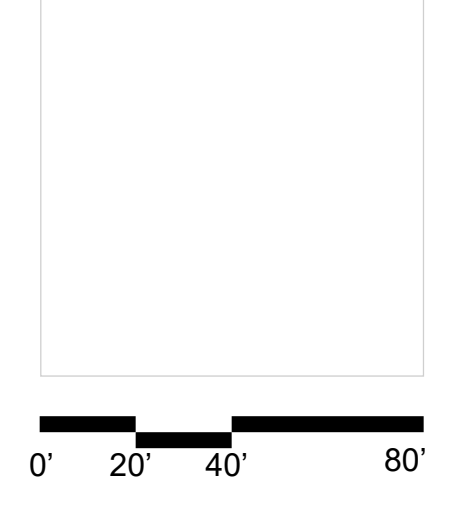


UNFINISHED WOOD TRELLIS (NOT ORIGINAL, 2001)

ACCESS RAMP (NOT ORIGINAL, 2001)



WEST ELEVATION



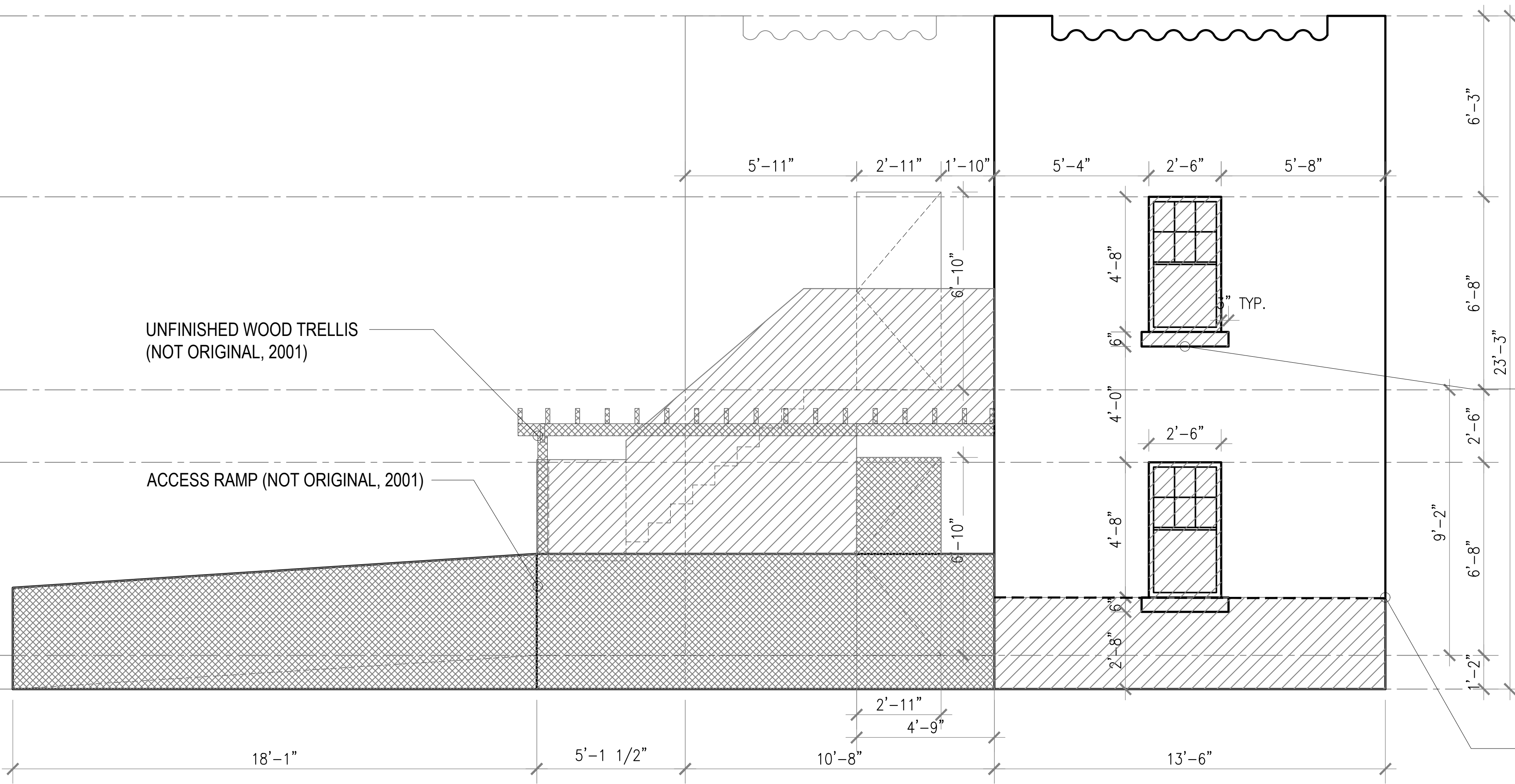
411 Michigan Avenue
Miami Beach, Florida

Historic Building Elevations
To Be Removed | Not To Scale



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A5.14

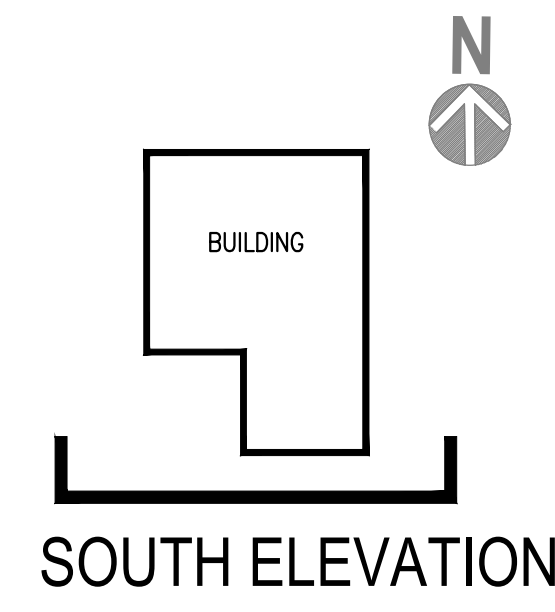


UNFINISHED WOOD TRELLIS (NOT ORIGINAL, 2001)

ACCESS RAMP (NOT ORIGINAL, 2001)

WINDOW / SILLS TO BE REPLACED WITH PERIOD APPROPRIATE WINDOWS

CUT AT MORTAR JOINT 32"- 42"



SOUTH ELEVATION

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)

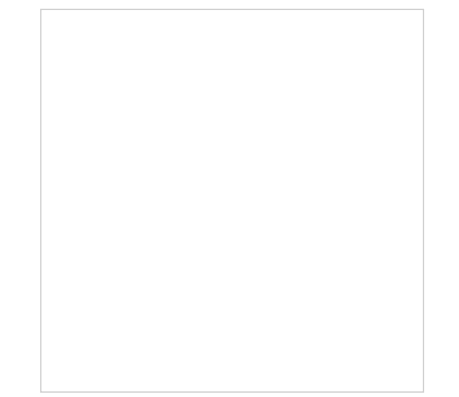


FRONT ENTRY STAIR - TO BE REPLACED

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 Demo Photos
Non-Original Elements To Be Removed

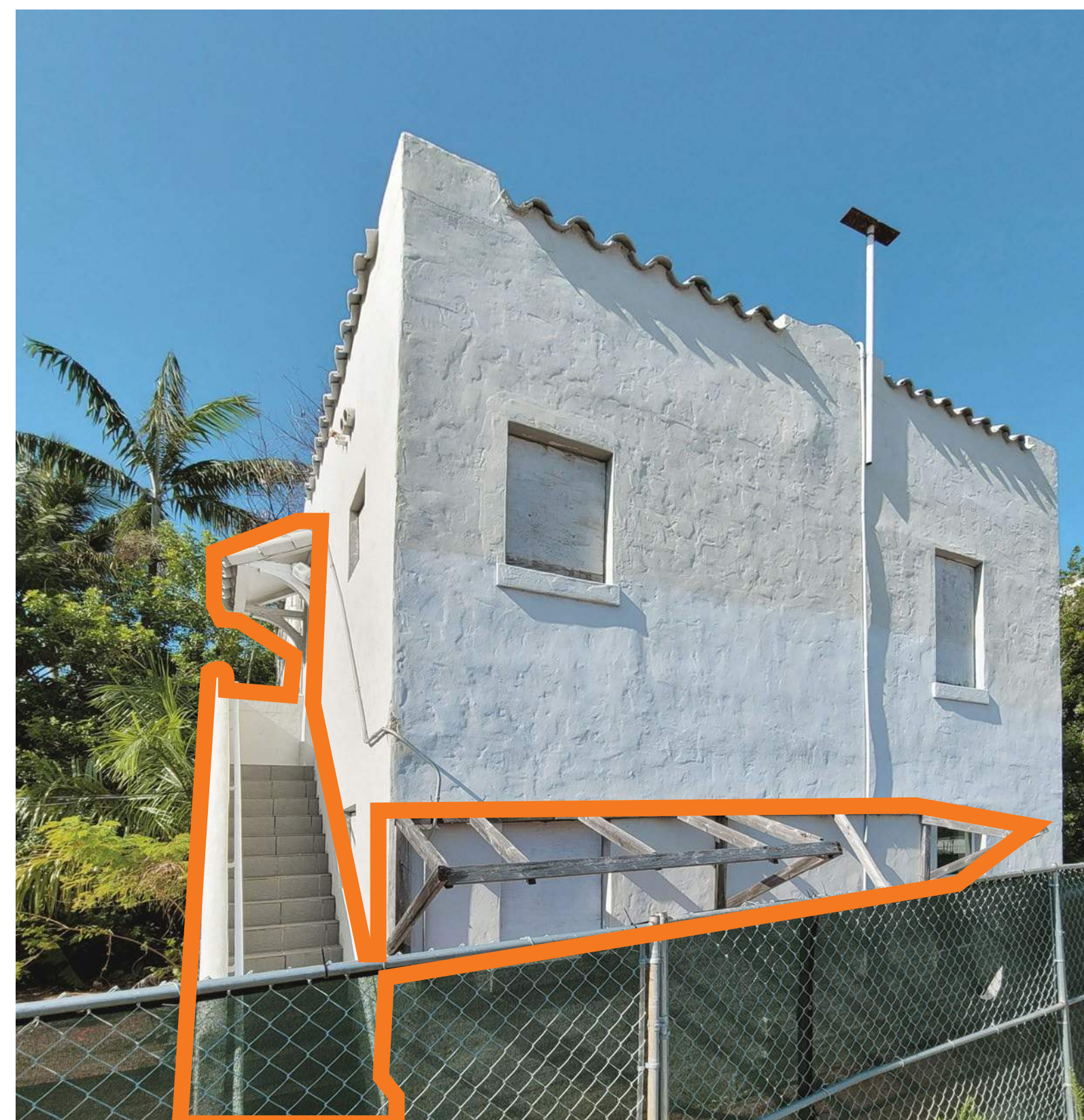


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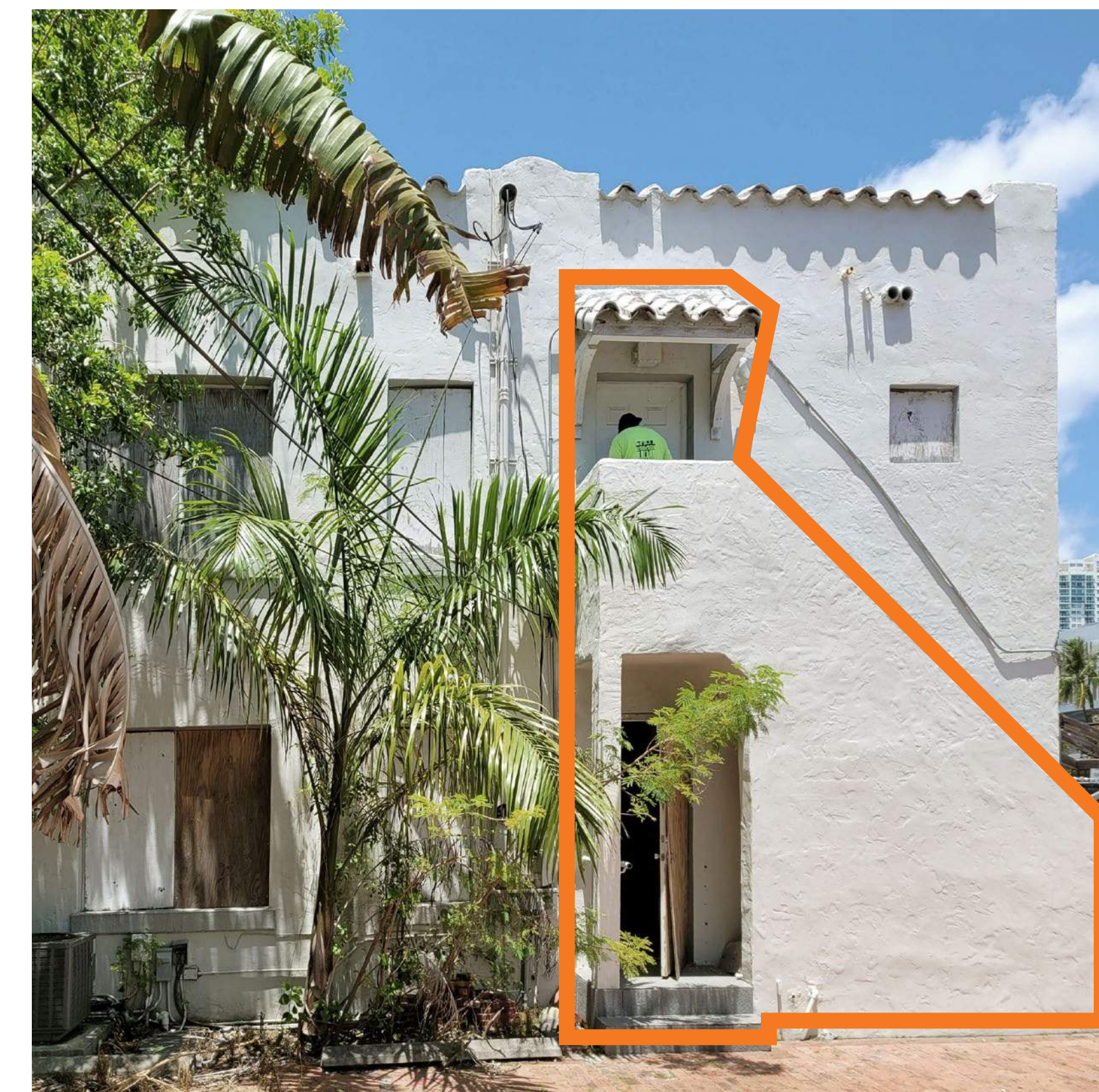
A5.15



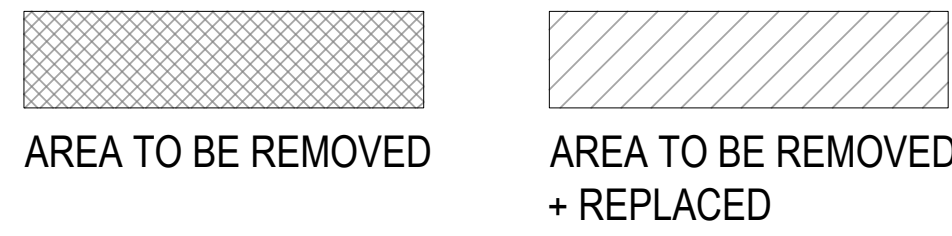
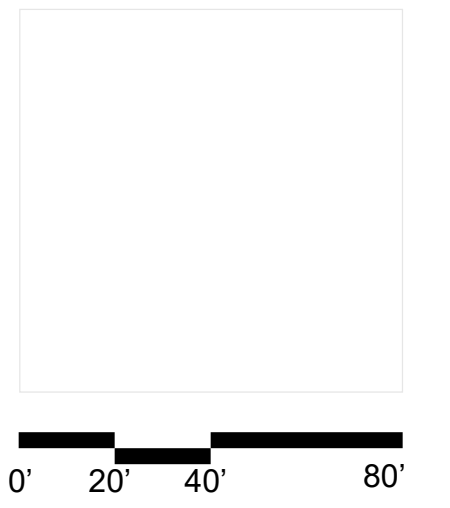
WOOD TRELLIS - TO BE REMOVED FRONT ENTRY & STAIR - TO BE REPLACED



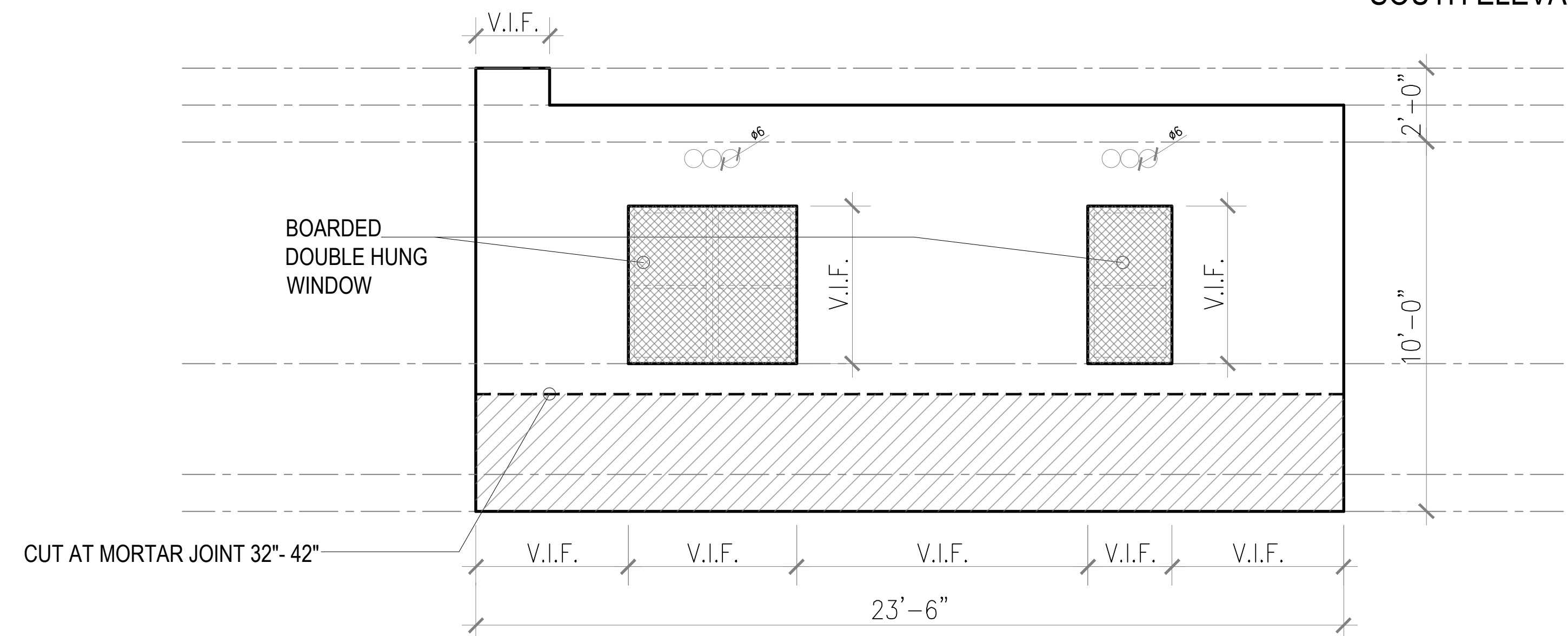
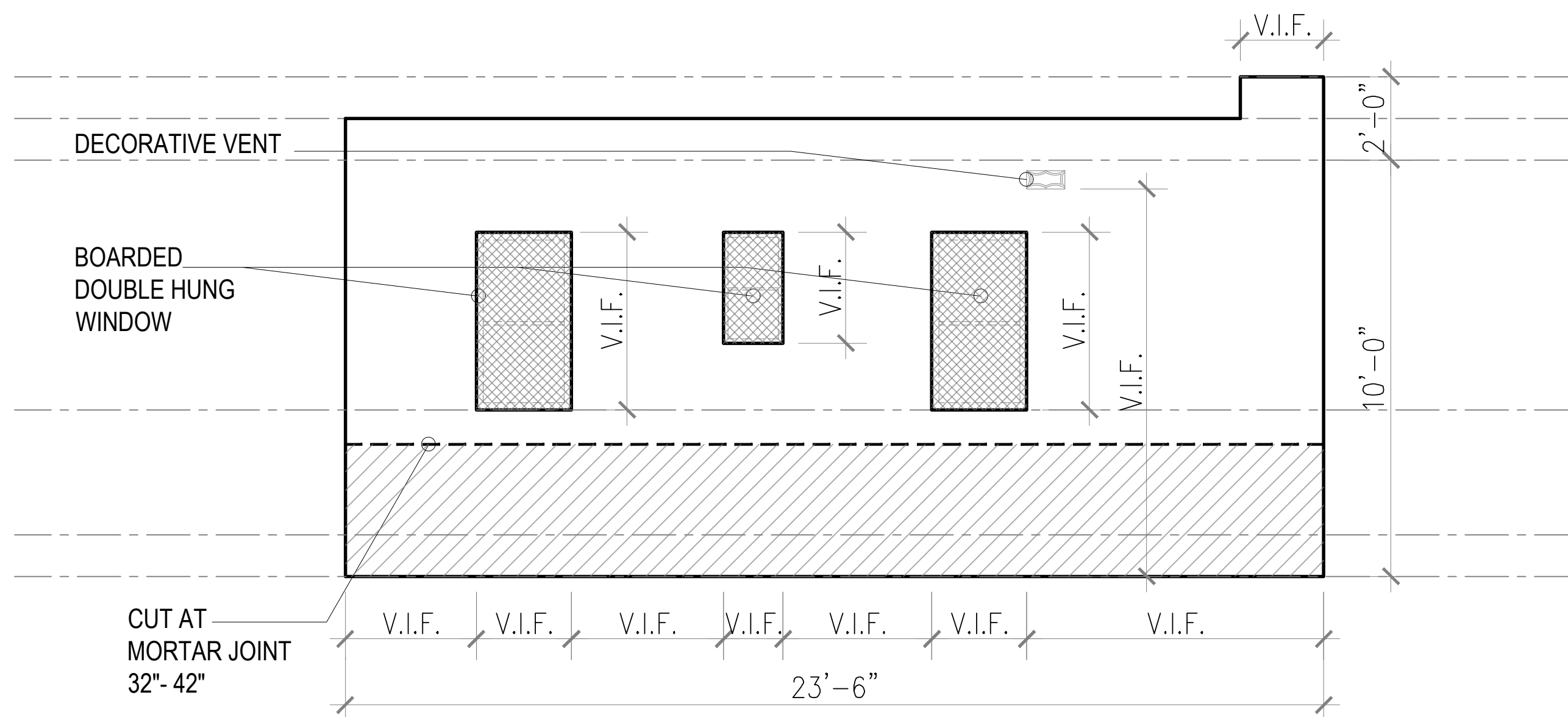
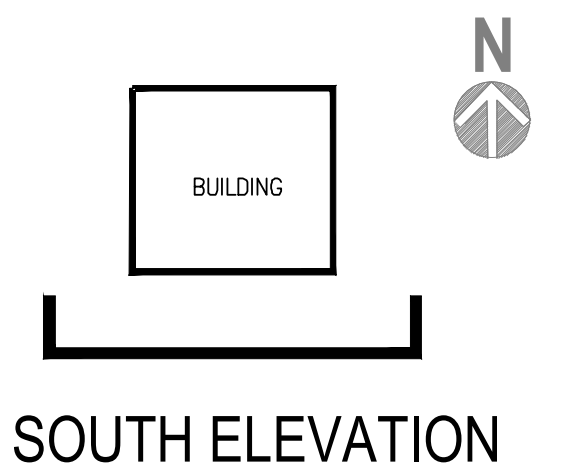
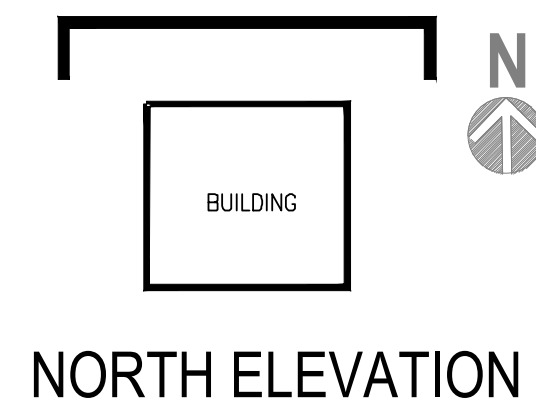
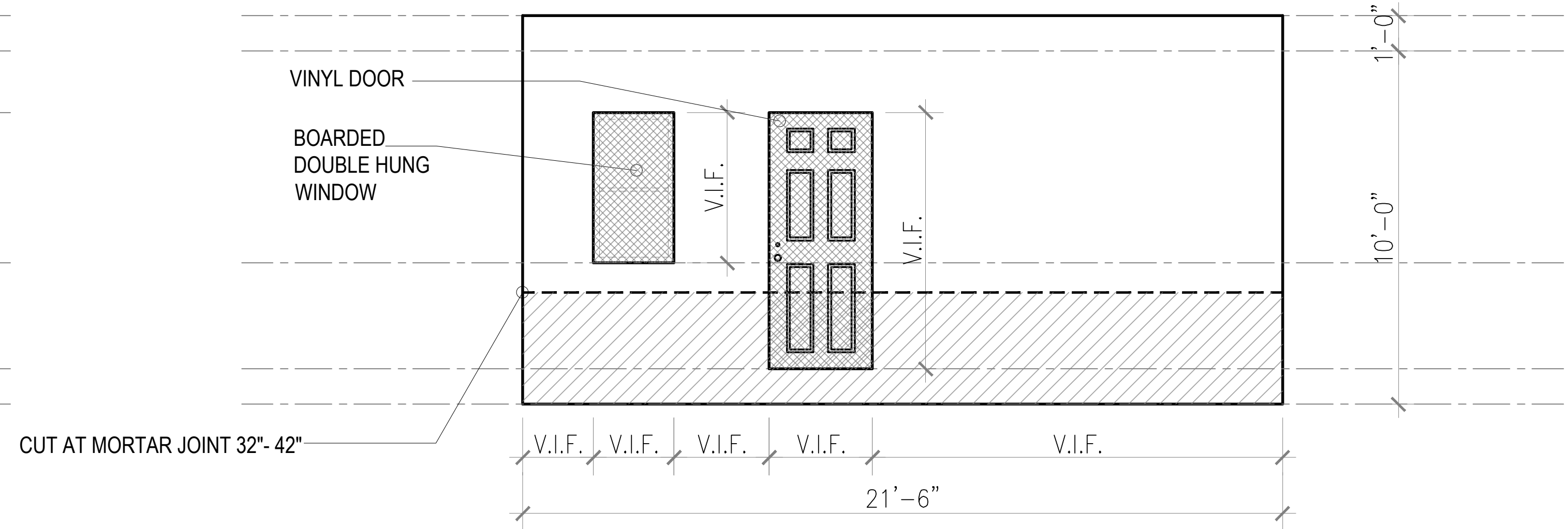
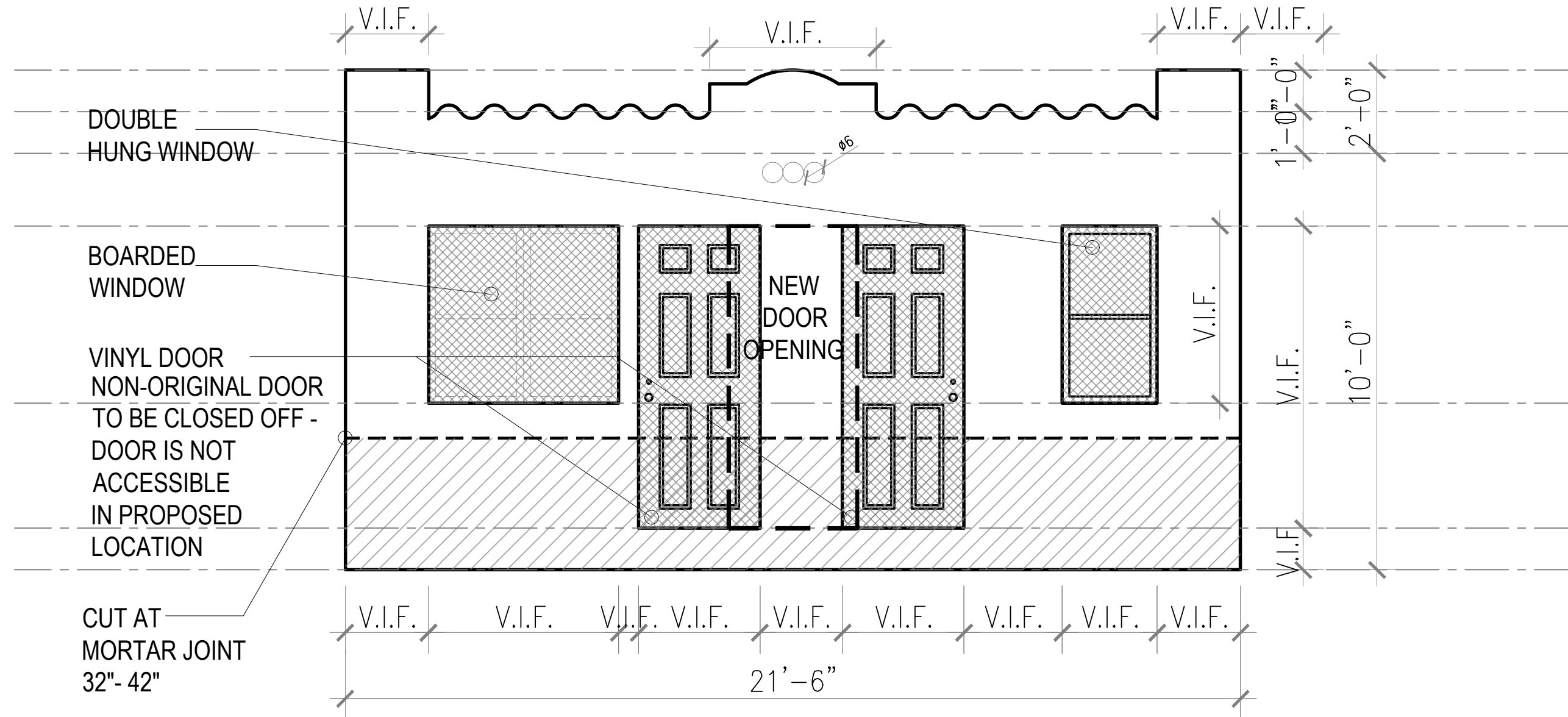
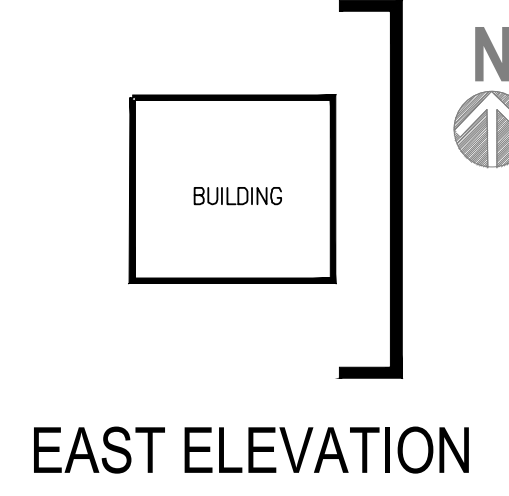
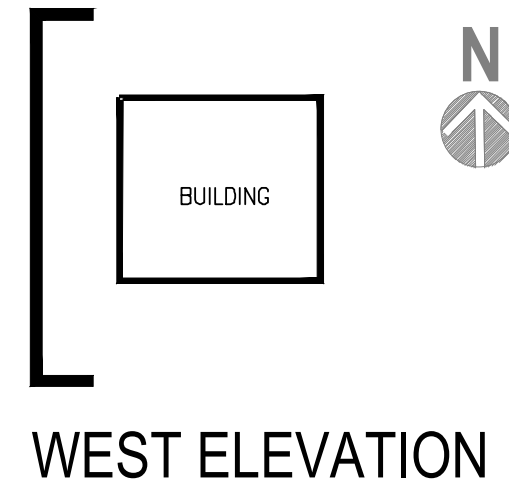
REAR STAIR AND WOOD TRELLIS - NOT ORIGINAL - TO BE REMOVED



EGRESS REAR STAIR - NOT ORIGINAL - TO BE REMOVED



**DESIGN INTENT- OPEN AIR CAFE, VOIDS IN WALLS CALL TO ORIGINAL PLACEMENT OF WINDOWS
DOORS TO BE FILLED IN AT EAST FACADE,
NEW DOOR AT WEST FACADE TO CONNECT TO HISTORIC HOUSE.
CONTRIBUTING GARAGE TO BE RAISED TO +9' N.G.V.D. TO MATCH HISTORIC HOUSE.**



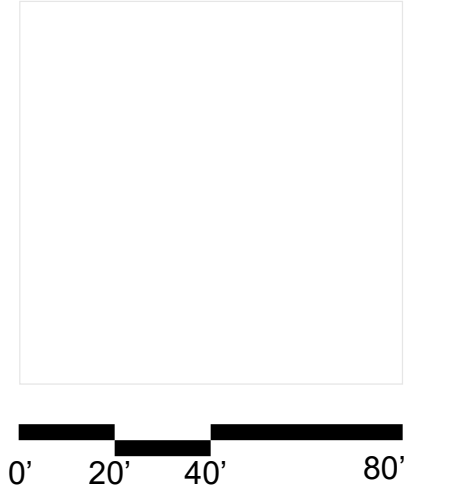
411 Michigan Avenue
Miami Beach, Florida

Historic Garage Elevations



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A5.17



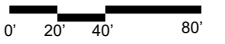
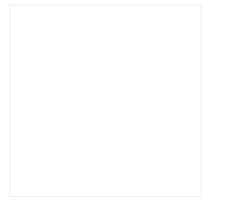
411 Michigan Avenue
Miami Beach, Florida

Rendering | Private Drive
Scale: None



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A5.21



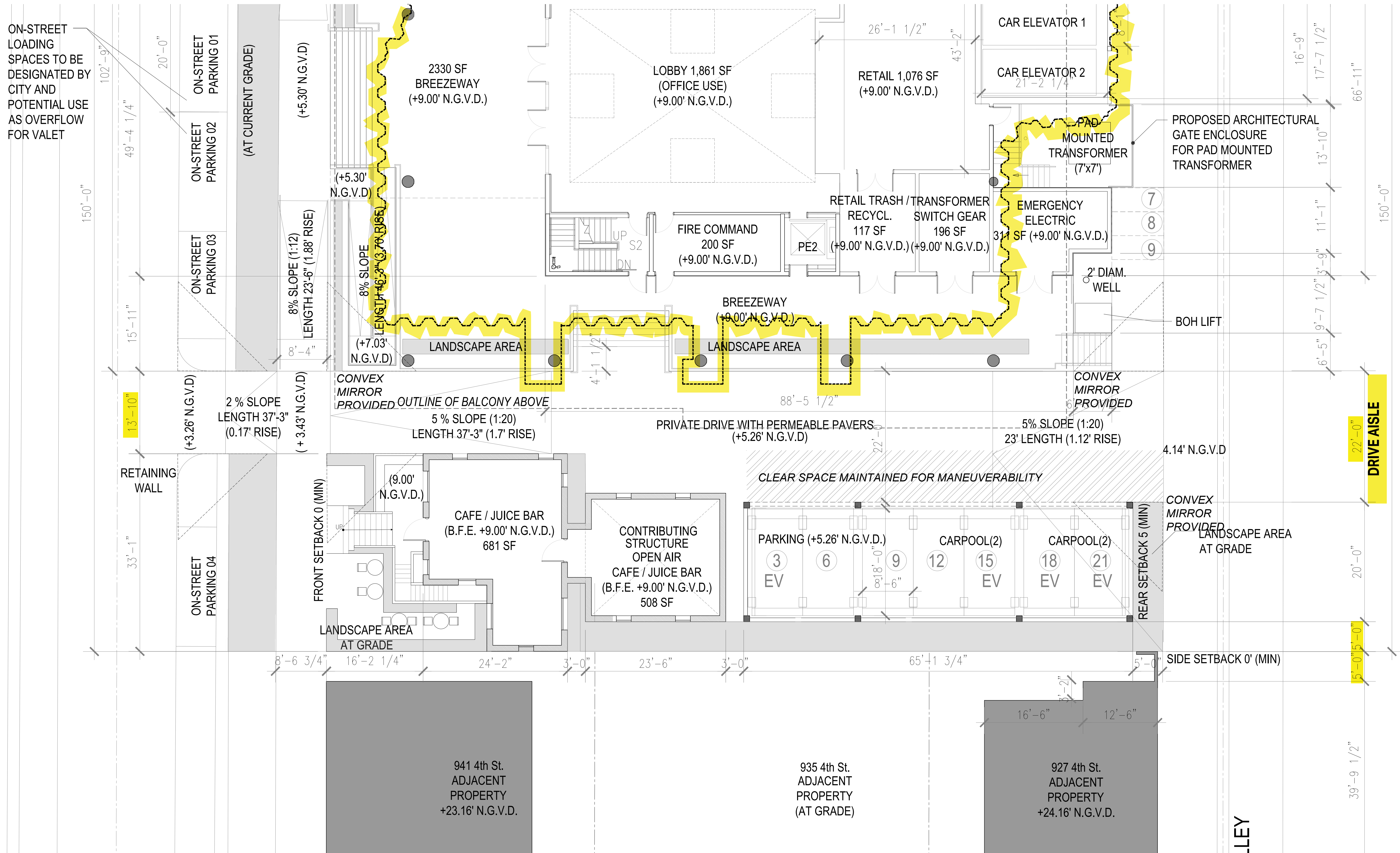
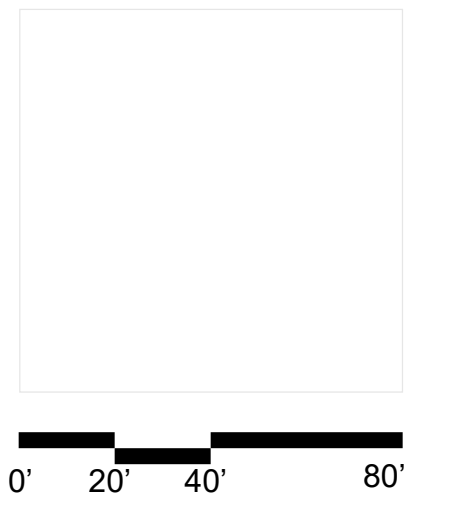
411 Michigan Avenue
Miami Beach, Florida

Contributing Structure Render
Scale: NTS



Not Included in Final Submittal
16 May 2022

A5.21A



411 Michigan Avenue
Miami Beach, Florida

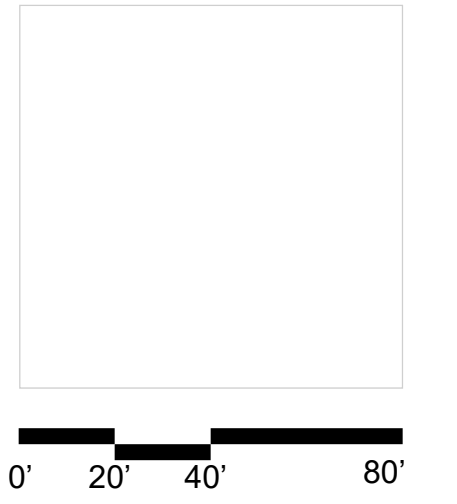
**South Property Line
Clearance Diagram**
Scale: NTS



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A5.18

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



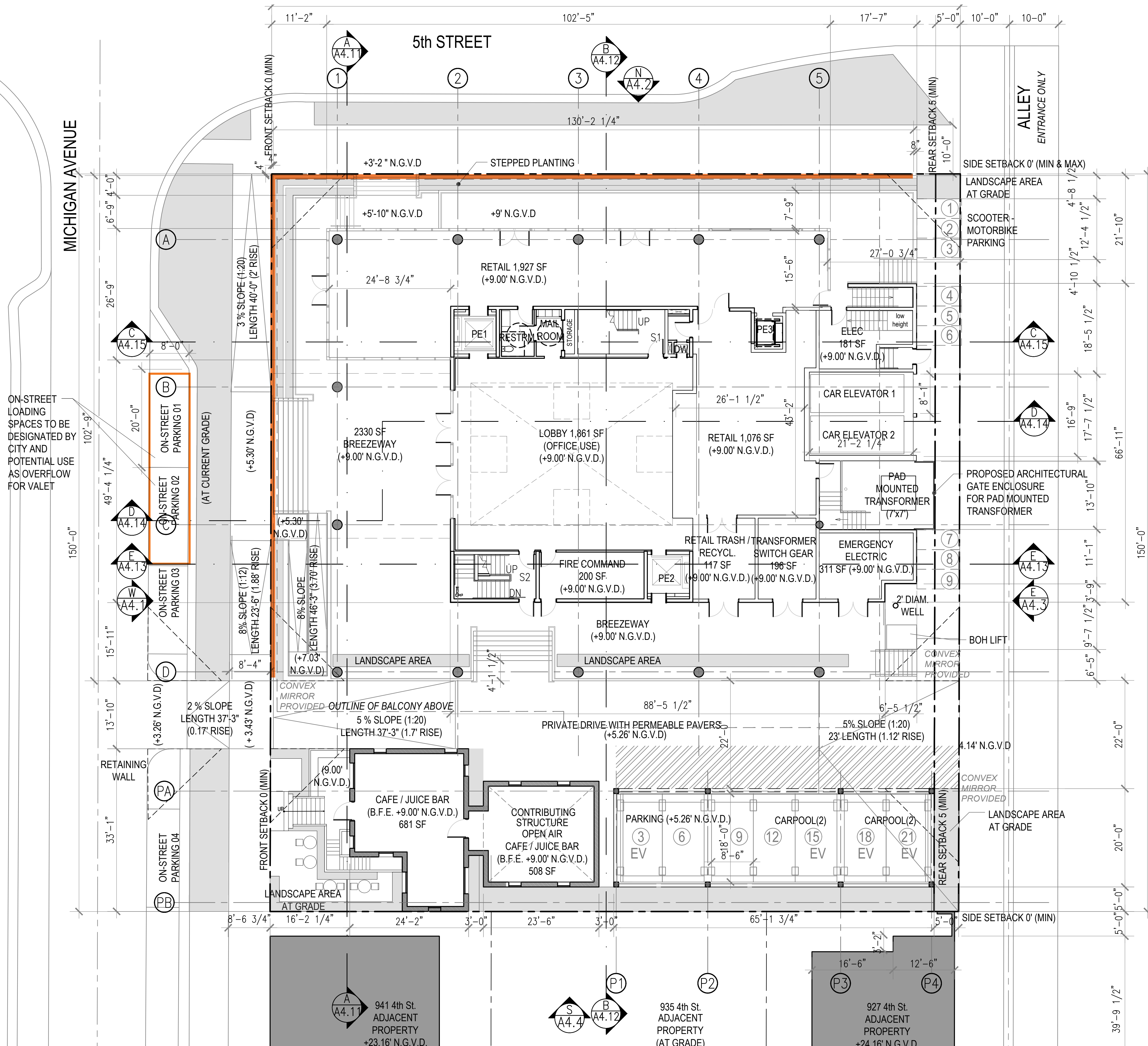
411 Michigan Avenue
Miami Beach, Florida

Street Frontage Diagram
NTS



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A2.4



Street Frontage Calculations

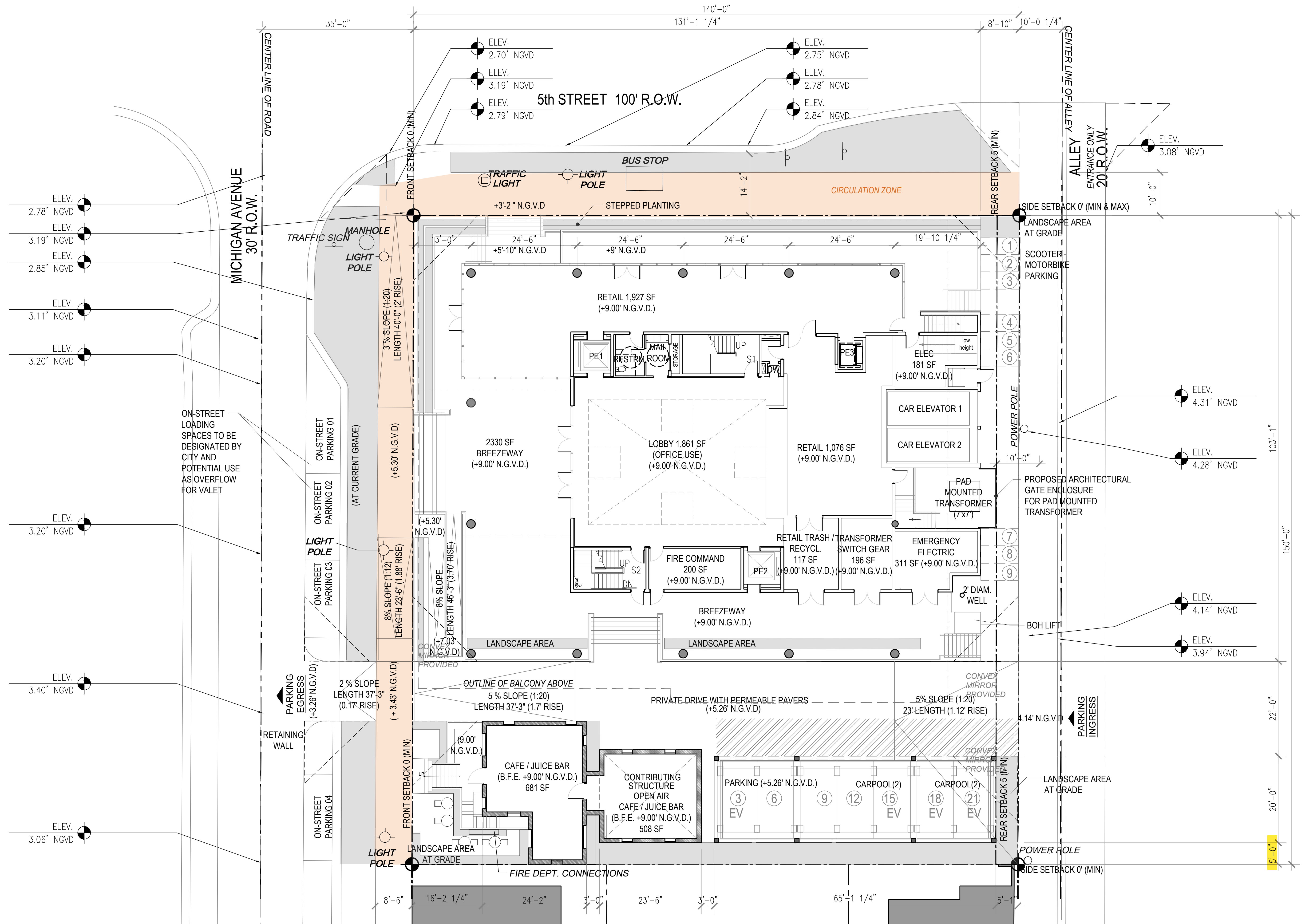
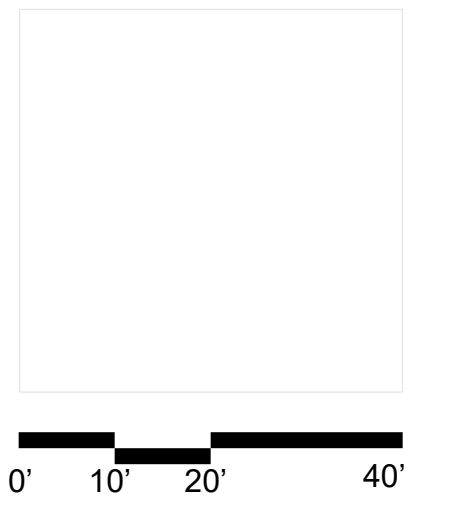
Michigan (Front Primary)	
Length of Frontage	150'-0"
Building Length Along Frontage	102'-9"
Percentage of Frontage	68.5%
5th Street (Side Secondary)	
Length of Frontage	140'-0"
Building Length Along Frontage	130'-2"
Percentage of Frontage	92.9%

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

941 4th St. ADJACENT PROPERTY +23.16' N.G.V.D.

935 4th St. ADJACENT PROPERTY (AT GRADE)

927 4th St. ADJACENT PROPERTY +24.16' N.G.V.D.



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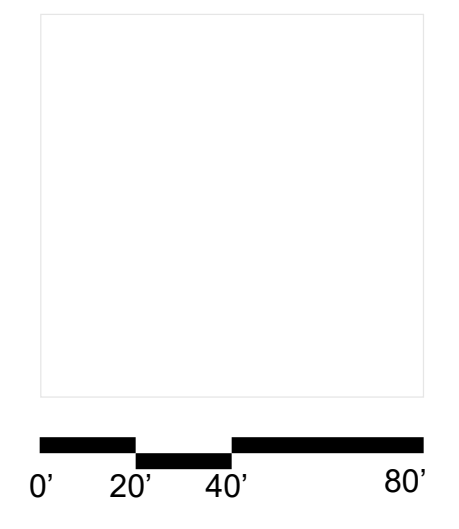
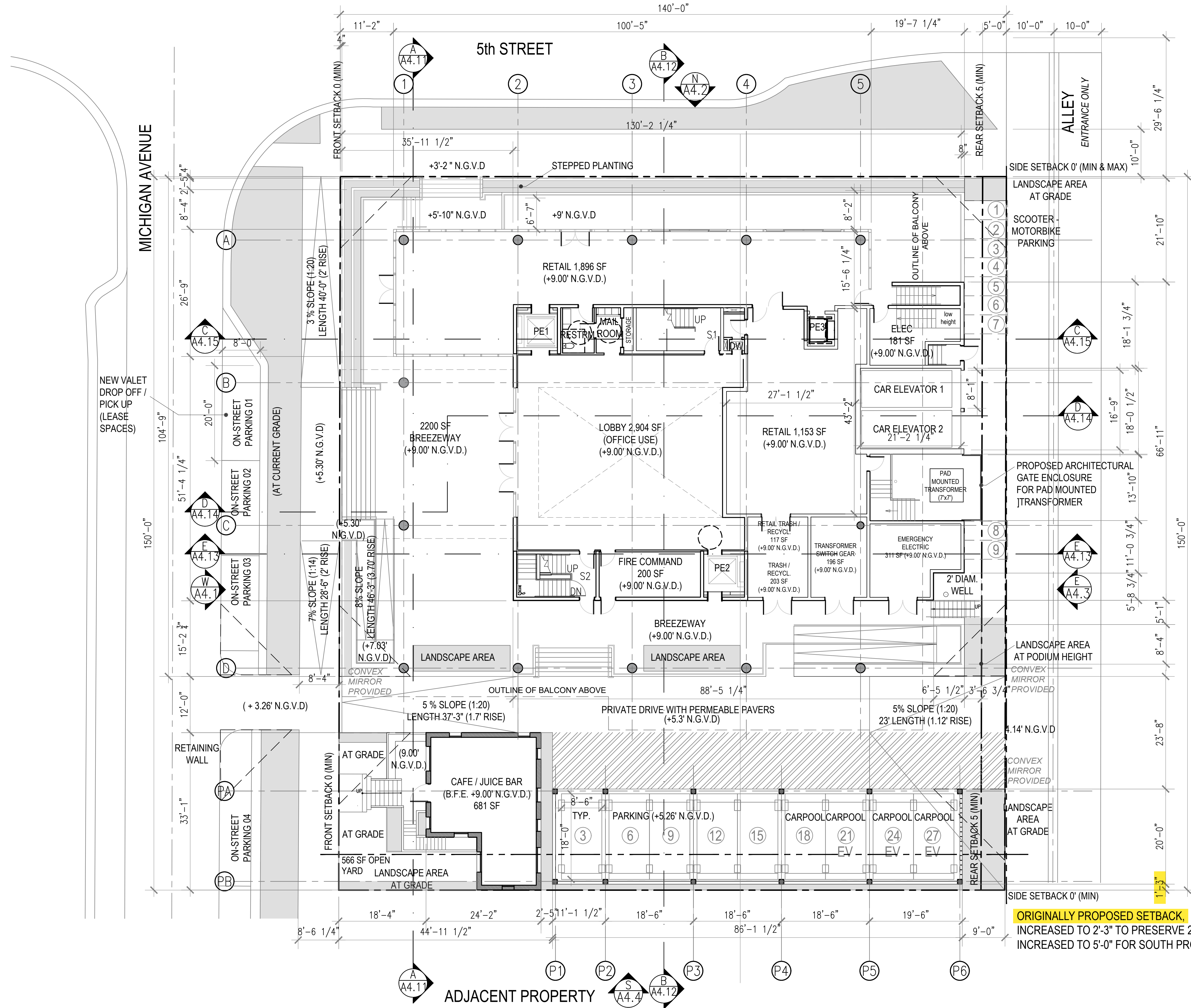
Site Plan
Scale: 1" = 20'-0"



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A3.1

PREVIOUS GROUND FLOOR PLAN - 2/7/22



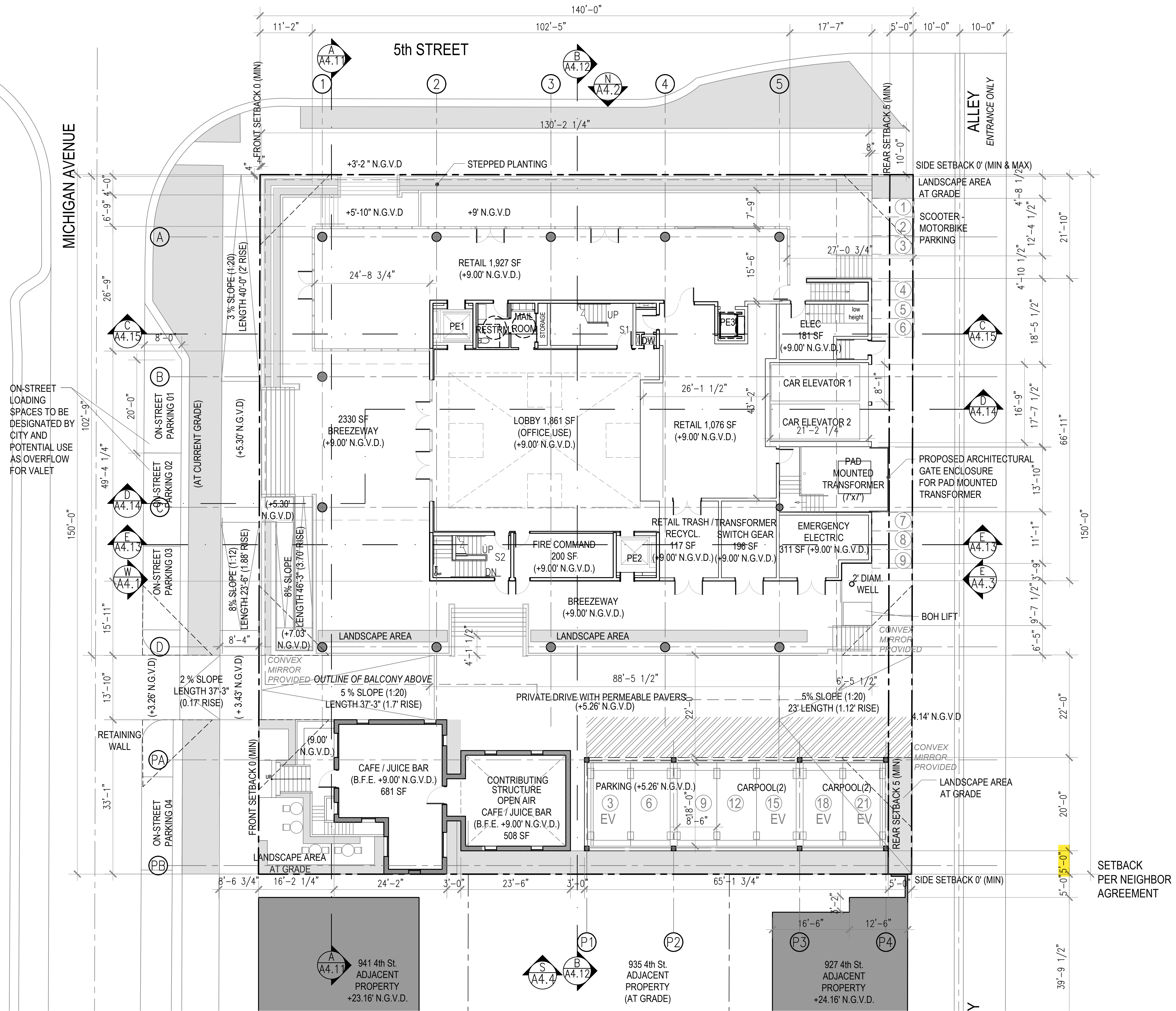
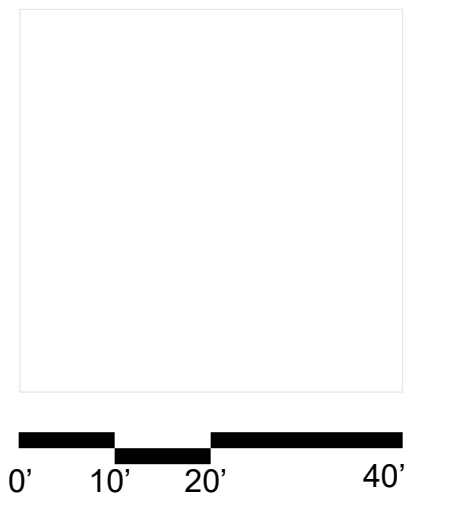
411 Michigan Avenue
 Miami Beach, Florida

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



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A3.3



411 Michigan Avenue
Miami Beach, Florida

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



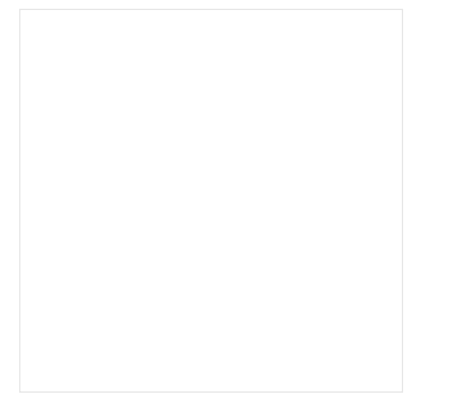
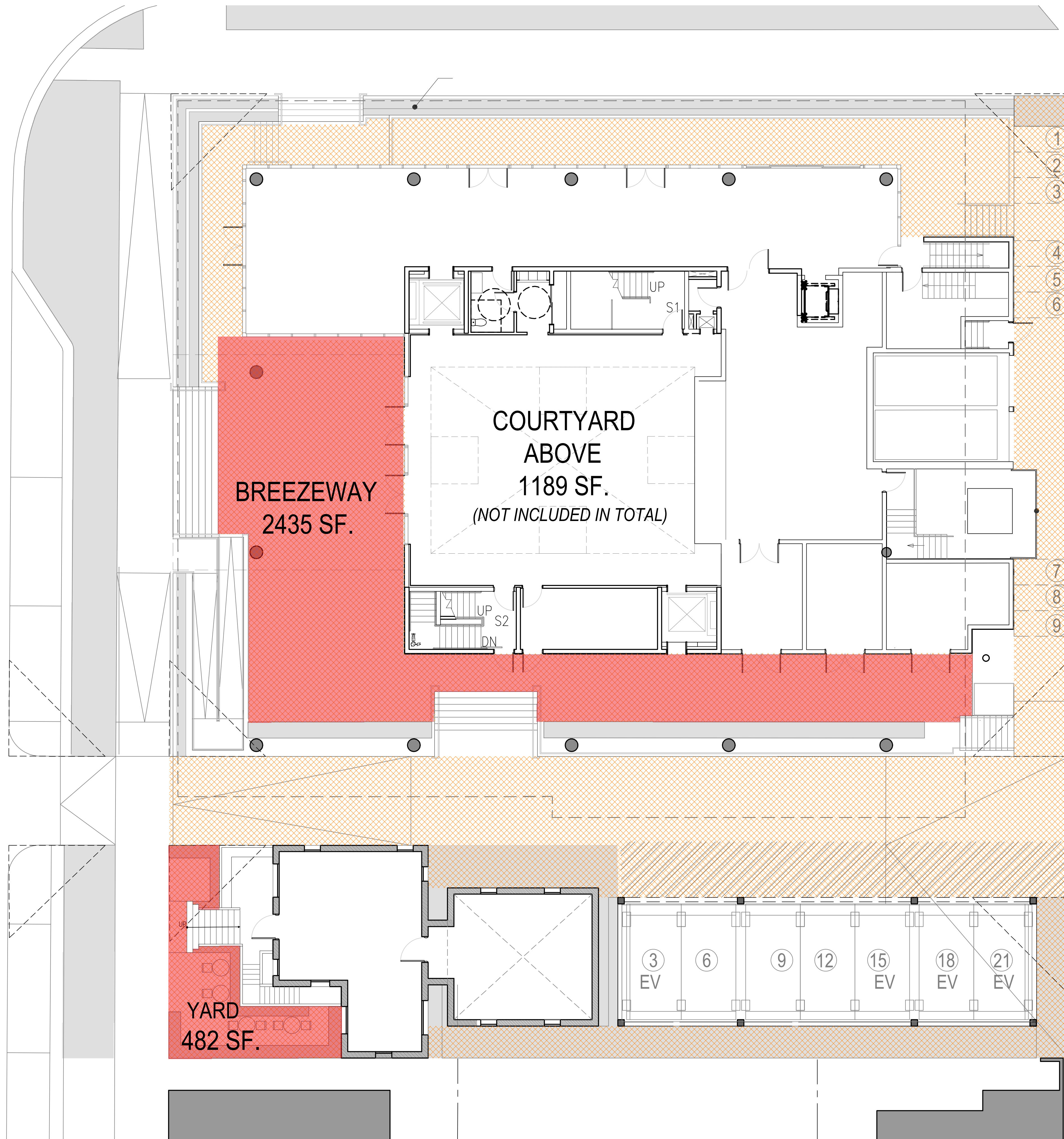
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A3.5

450 SF OPEN SPACE REQUIRED
AT MICHIGAN AVE. FRONTAGE

2435 SF + 413 SF =
2,848 SF PROVIDED

4,551 SF OPEN AREAS @ GROUND FL.
21,050 SF TOTAL LOT
= 22% OPEN AREA ON TOTAL LOT



0' 20' 40' 80'

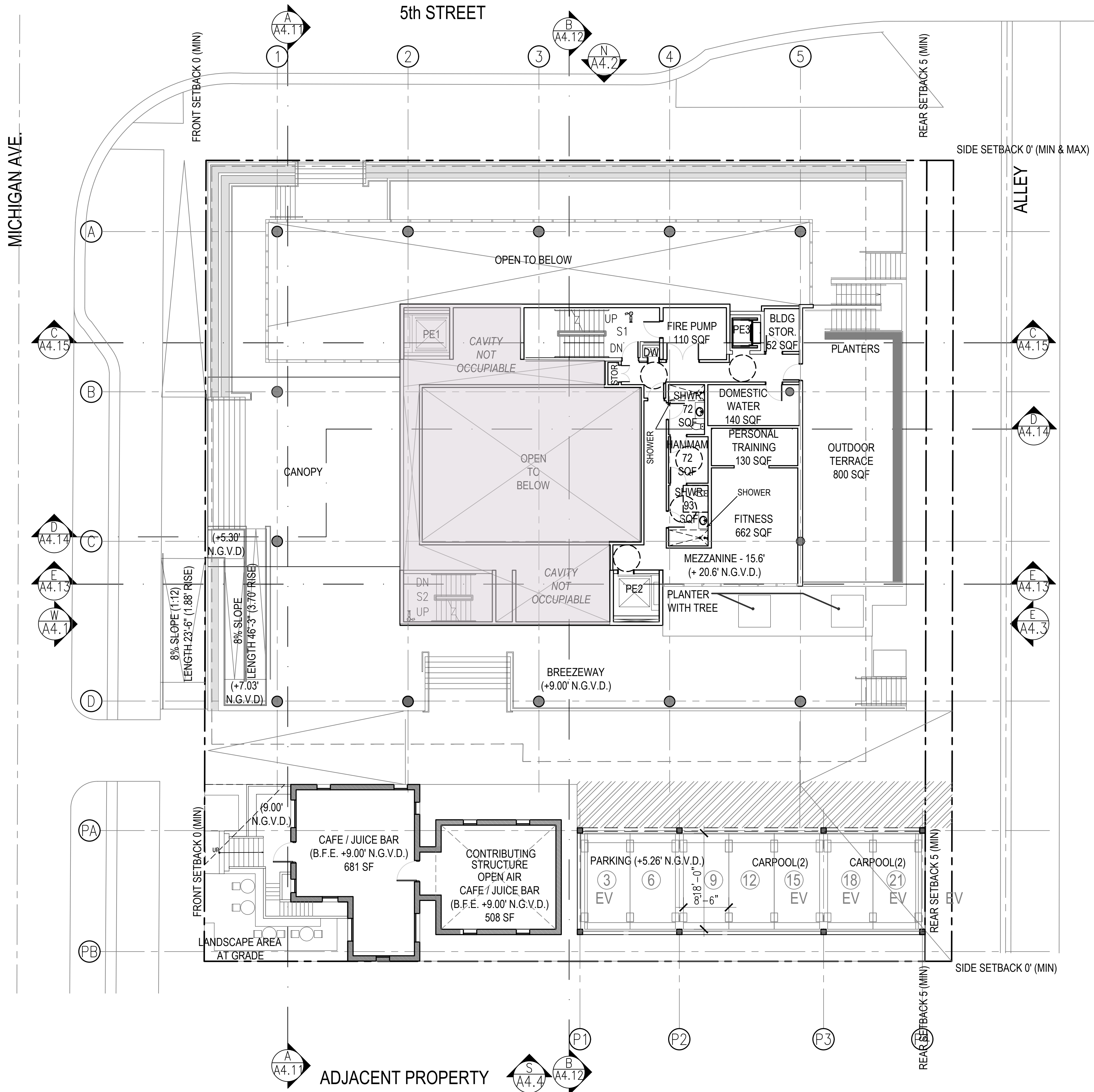
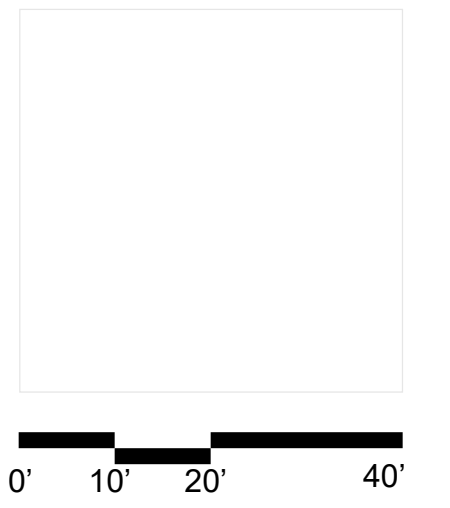
411 Michigan Avenue
Miami Beach, Florida

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



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A2.8



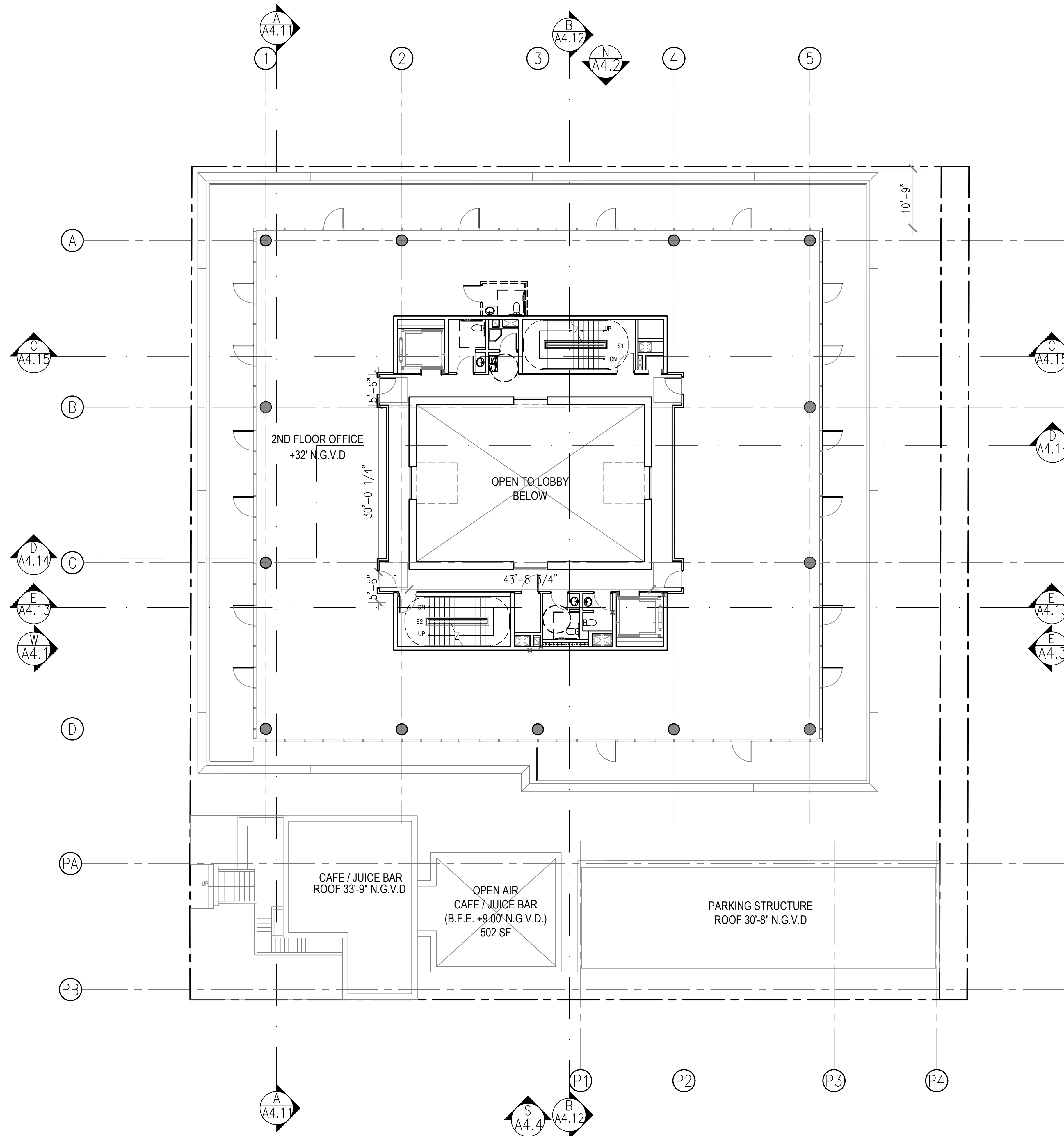
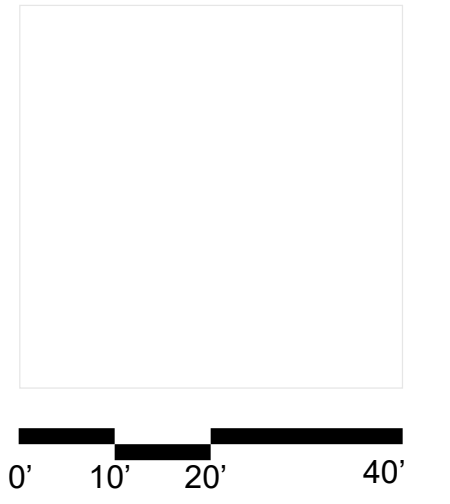
411 Michigan Avenue
Miami Beach, Florida

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



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A3.6



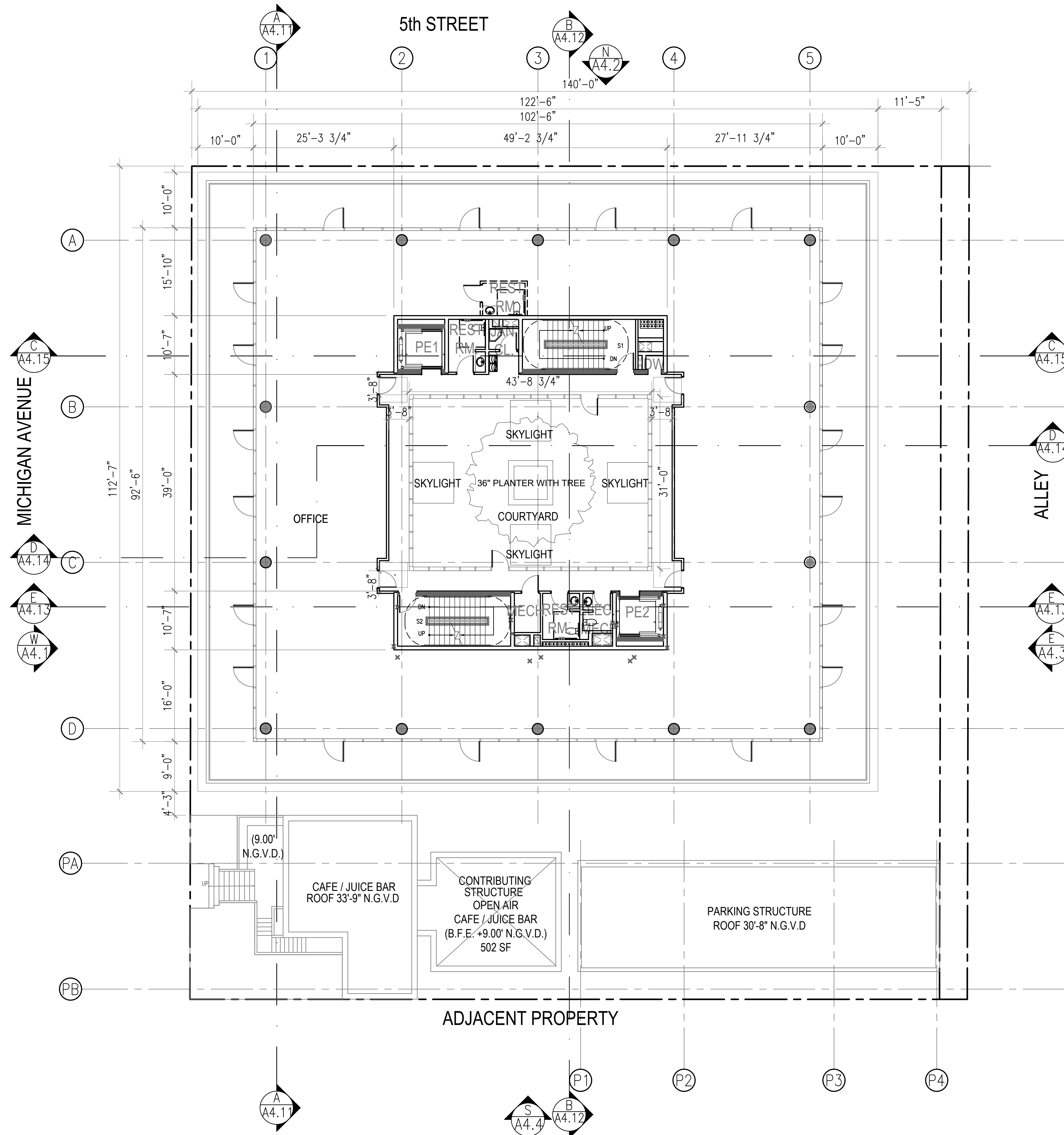
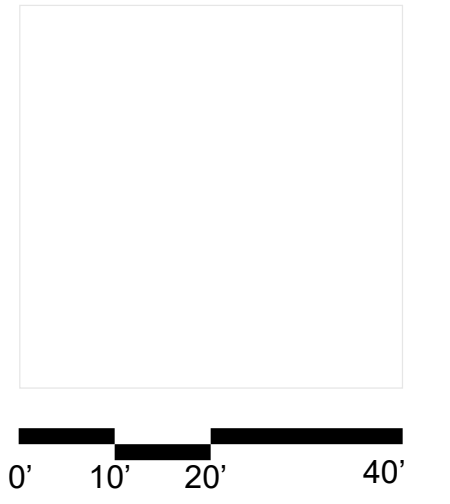
411 Michigan Avenue
Miami Beach, Florida

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



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A3.7



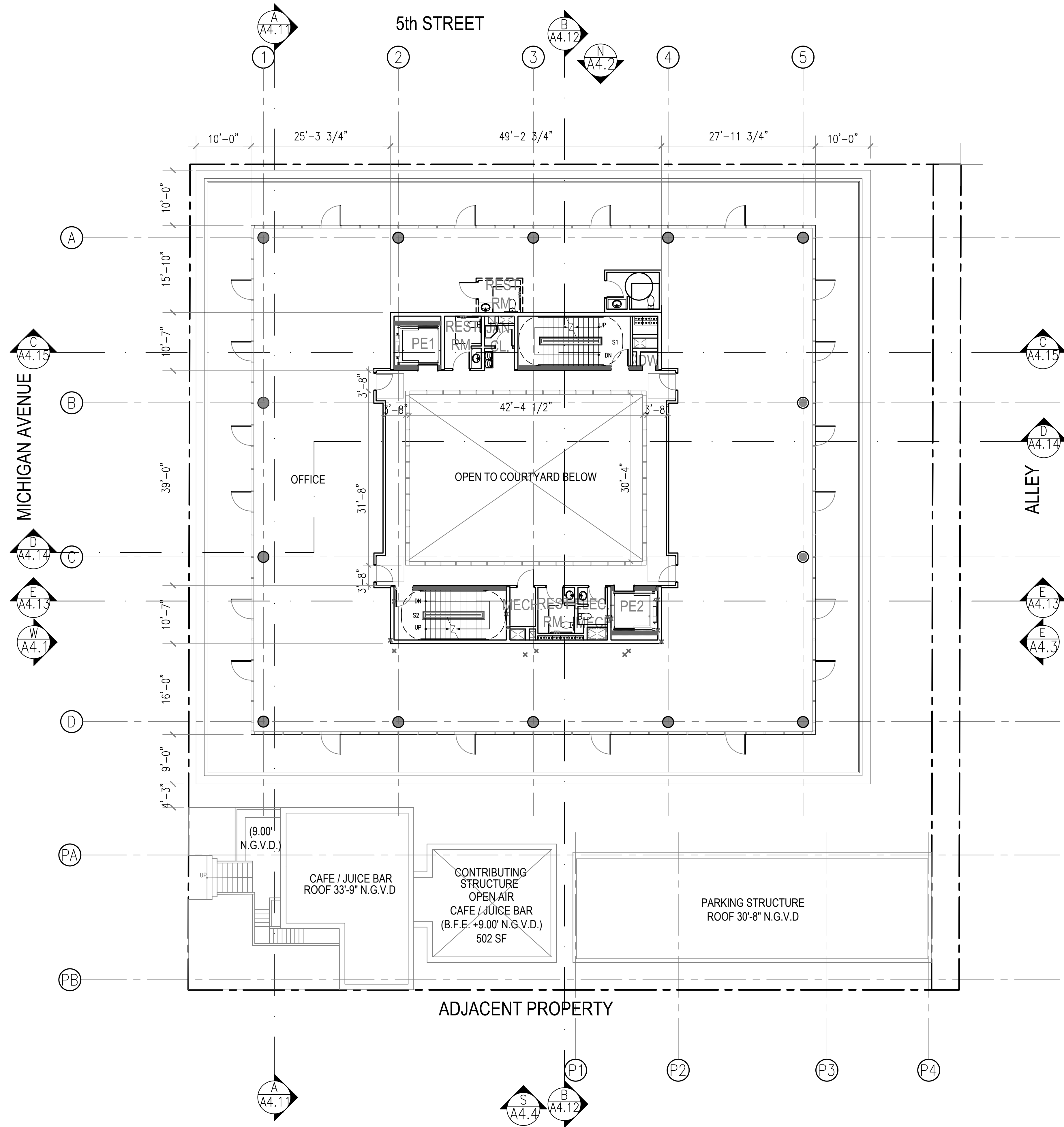
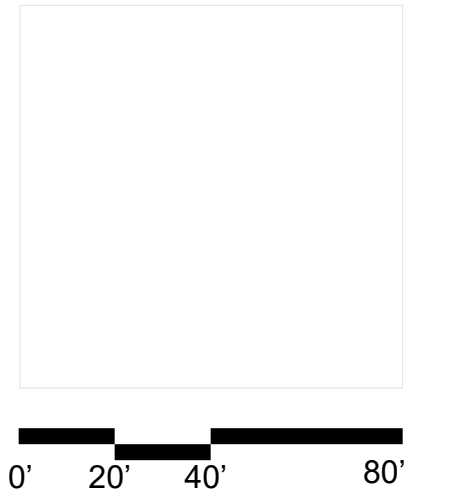
411 Michigan Avenue
 Miami Beach, Florida

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



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A3.8



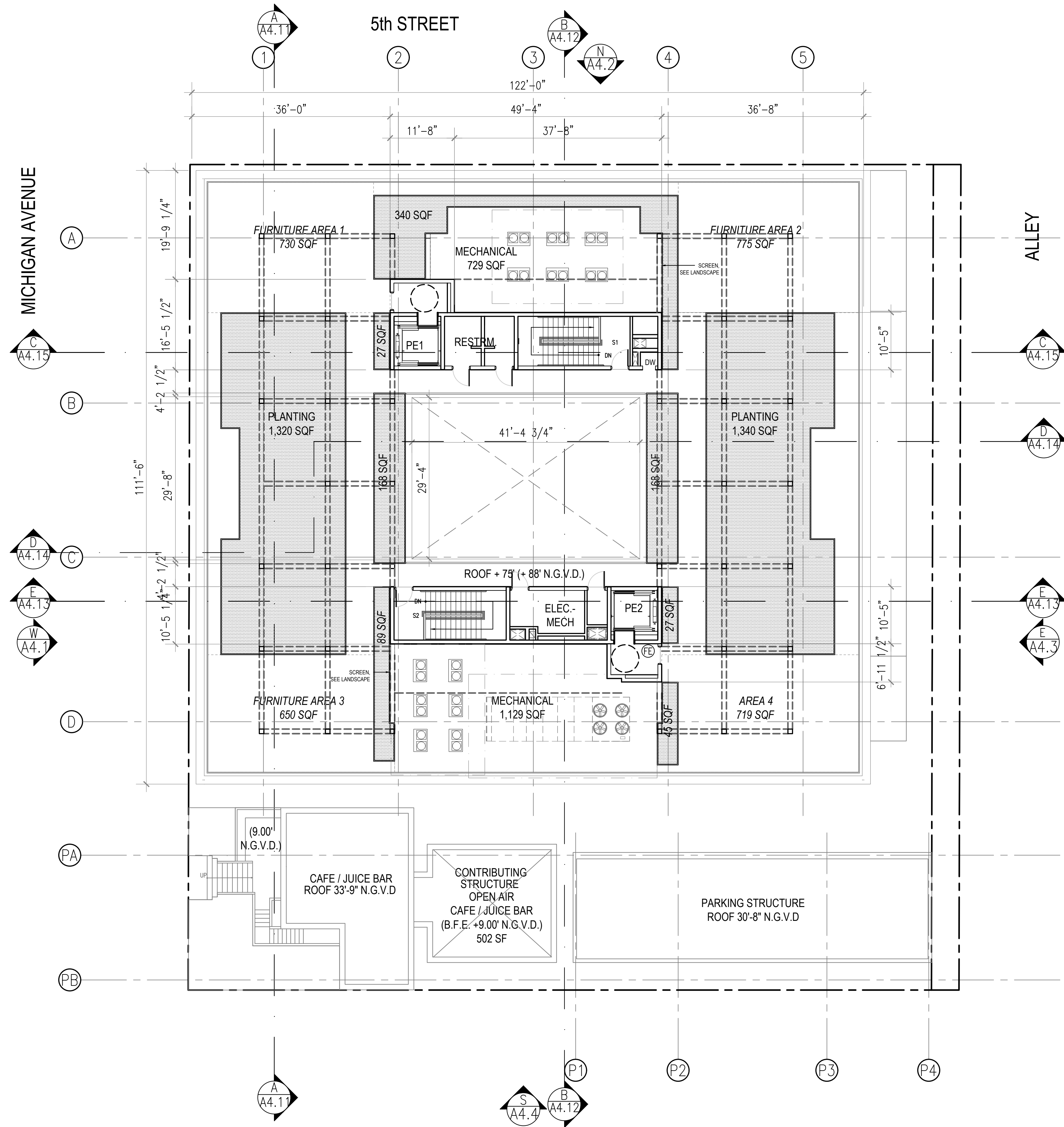
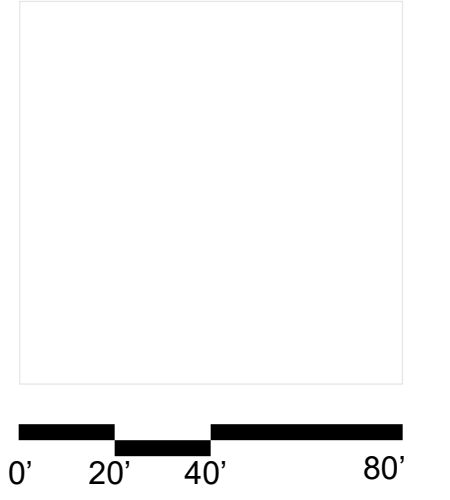
411 Michigan Avenue
Miami Beach, Florida

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



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A3.10



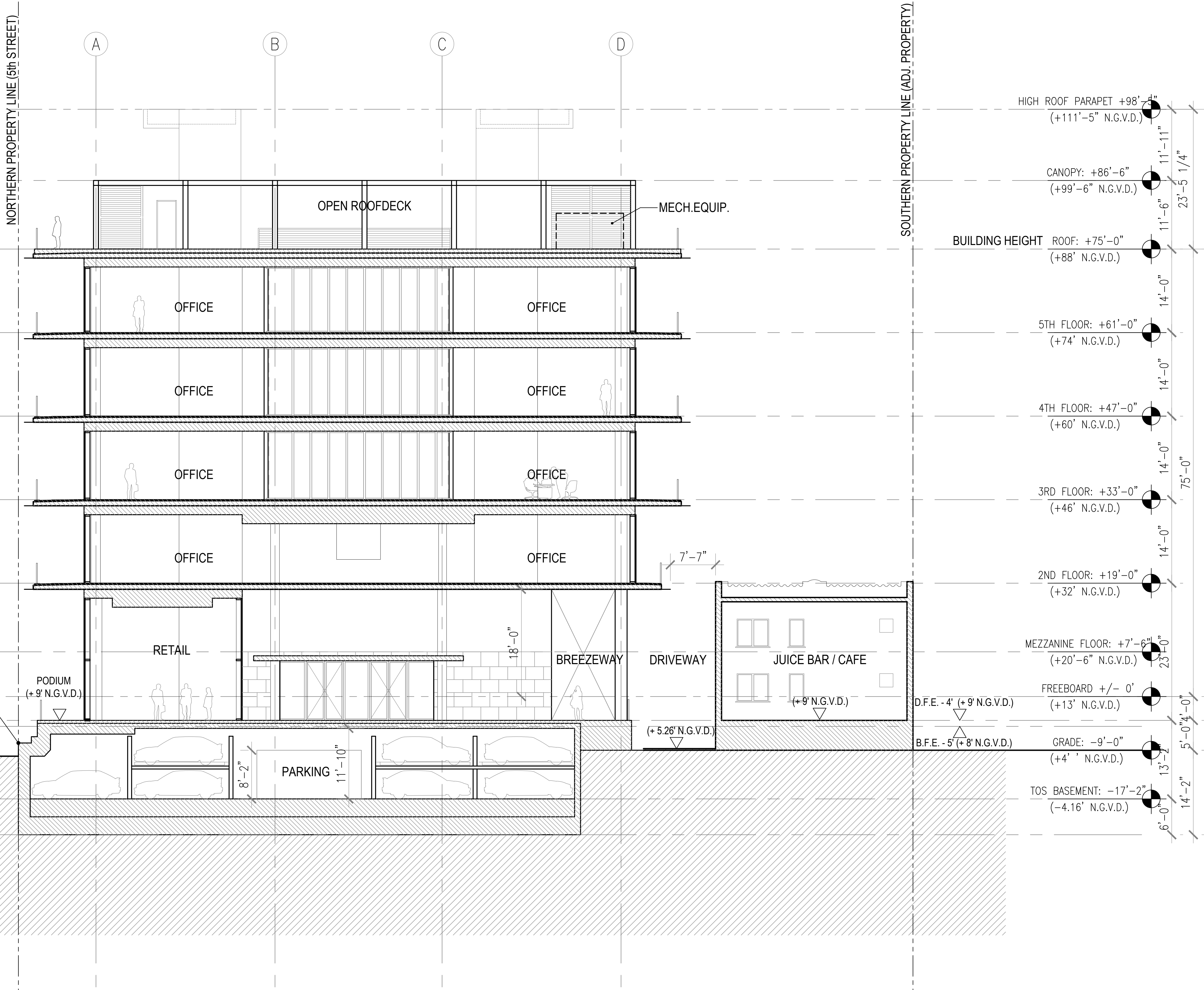
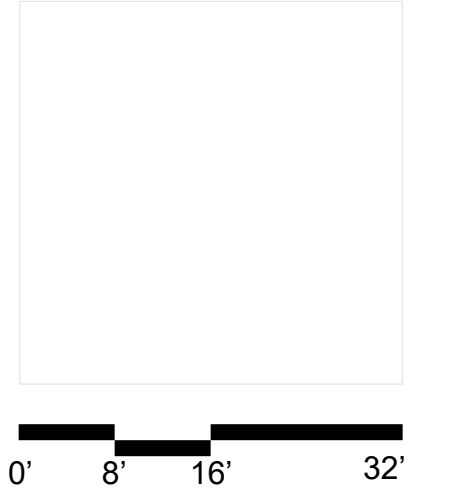
411 Michigan Avenue
Miami Beach, Florida

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



Final Submittal
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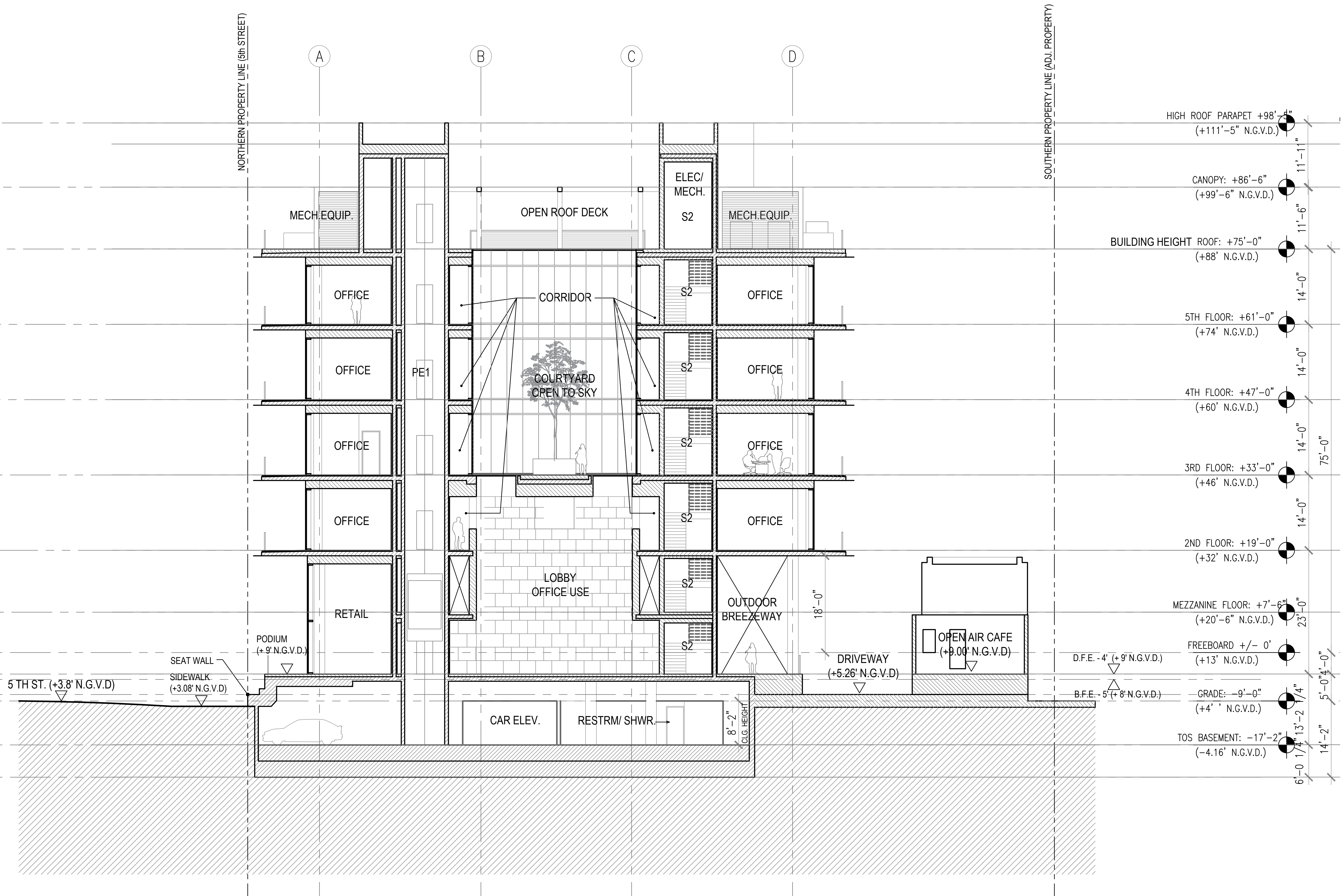
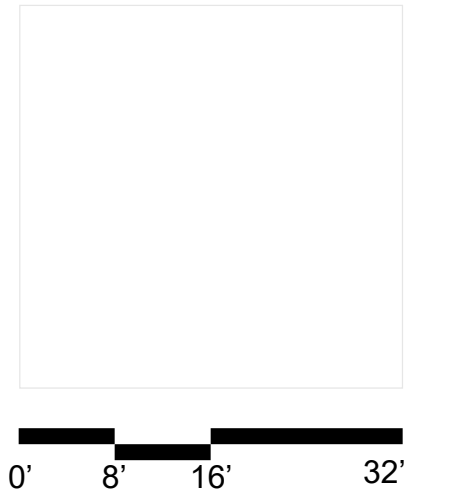
A3.11



411 Michigan Avenue
Miami Beach, Florida

Longitudinal Building Section A

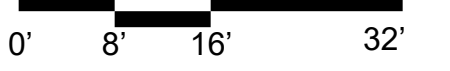
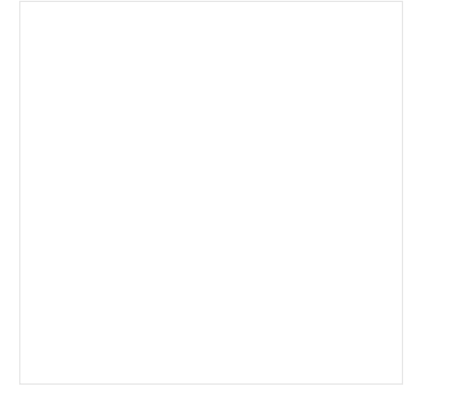
Scale: 1" = 16'-0"



HIGH ROOF PARAPET	+98'-0"	(+111'-5" N.G.V.D.)	11'-11"
CANOPY	+86'-6"	(+99'-6" N.G.V.D.)	11'-6"
BUILDING HEIGHT ROOF	+75'-0"	(+88' N.G.V.D.)	14'-0"
5TH FLOOR	+61'-0"	(+74' N.G.V.D.)	14'-0"
4TH FLOOR	+47'-0"	(+60' N.G.V.D.)	14'-0"
3RD FLOOR	+33'-0"	(+46' N.G.V.D.)	14'-0"
2ND FLOOR	+19'-0"	(+32' N.G.V.D.)	14'-0"
MEZZANINE FLOOR	+7'-6"	(+20'-6" N.G.V.D.)	23'-0"
FREEBOARD	+/- 0"	(+13' N.G.V.D.)	5'-0"
GRADE	-9'-0"	(+4' N.G.V.D.)	1/4"
TOS BASEMENT	-17'-2"	(-4.16' N.G.V.D.)	14'-2"

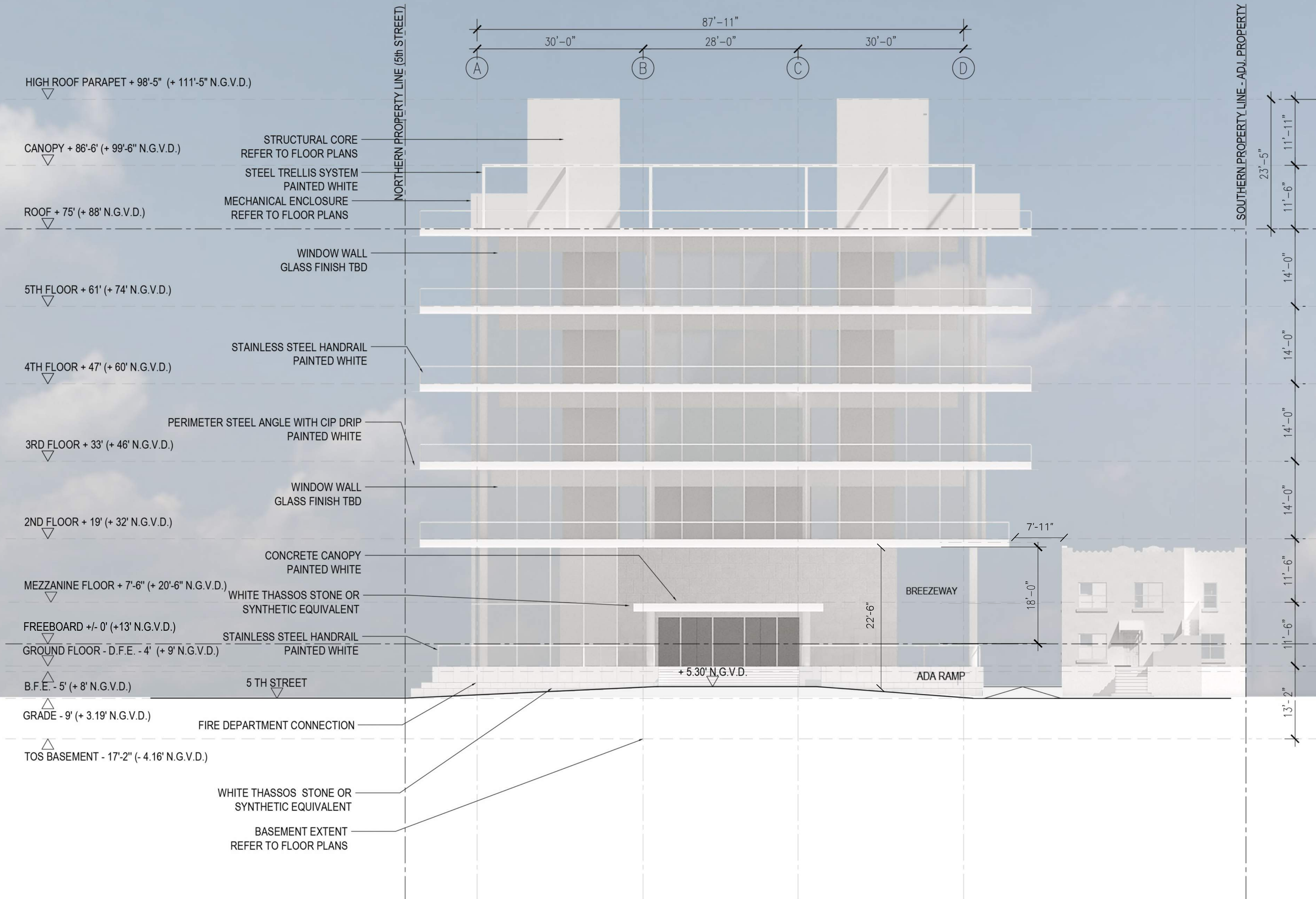
411 Michigan Avenue
Miami Beach, Florida

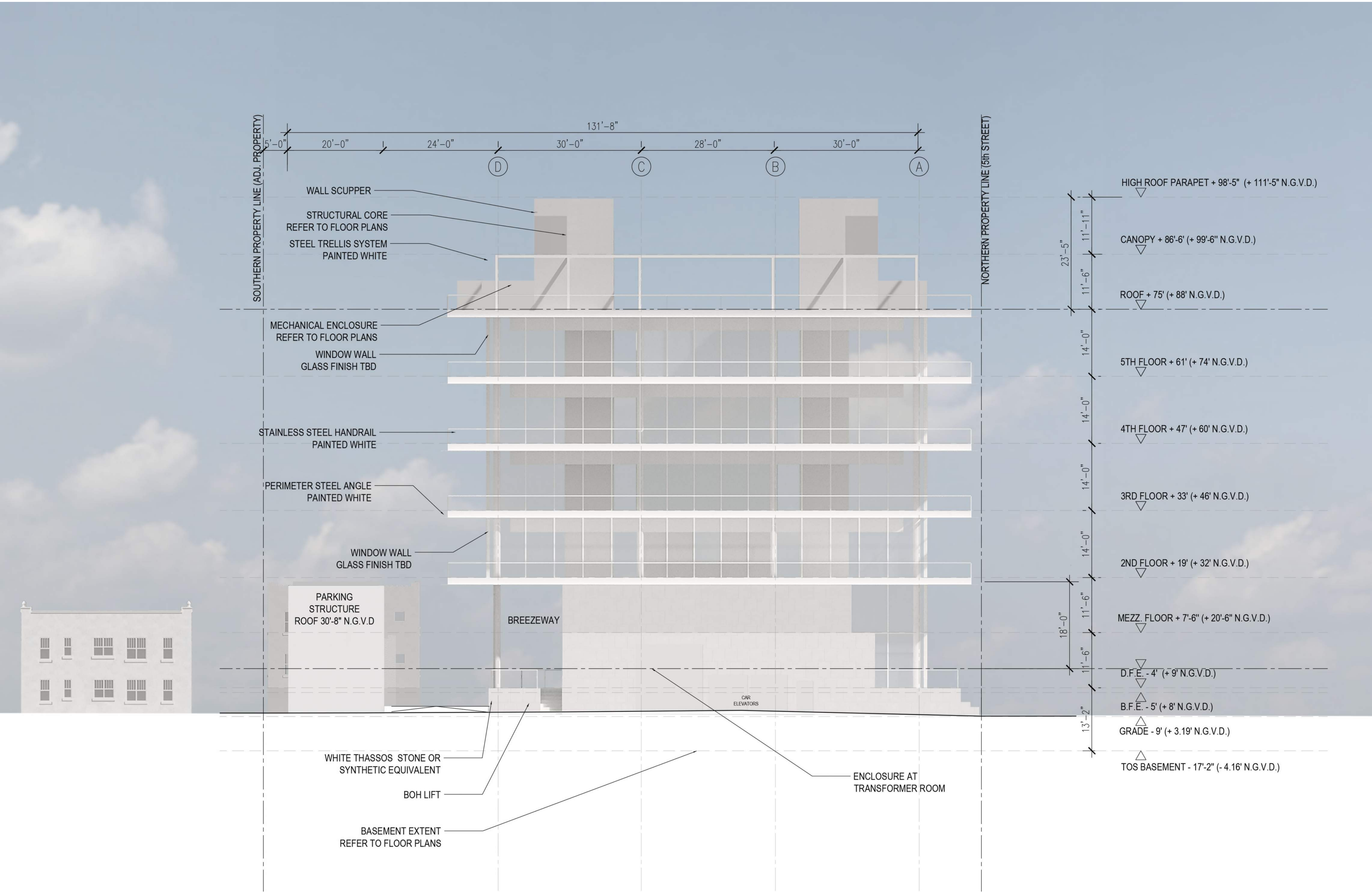
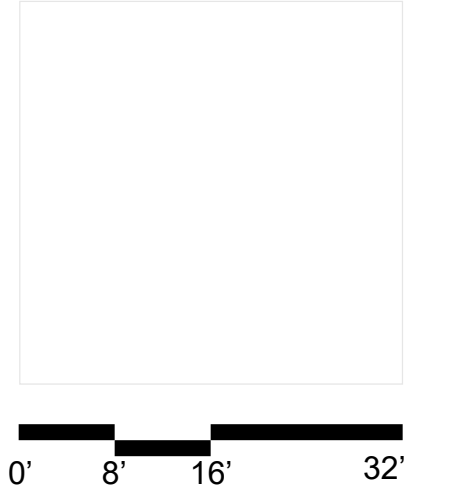
Longitudinal Building Section B
Scale: 1" = 16'-0"



411 Michigan Avenue
Miami Beach, Florida

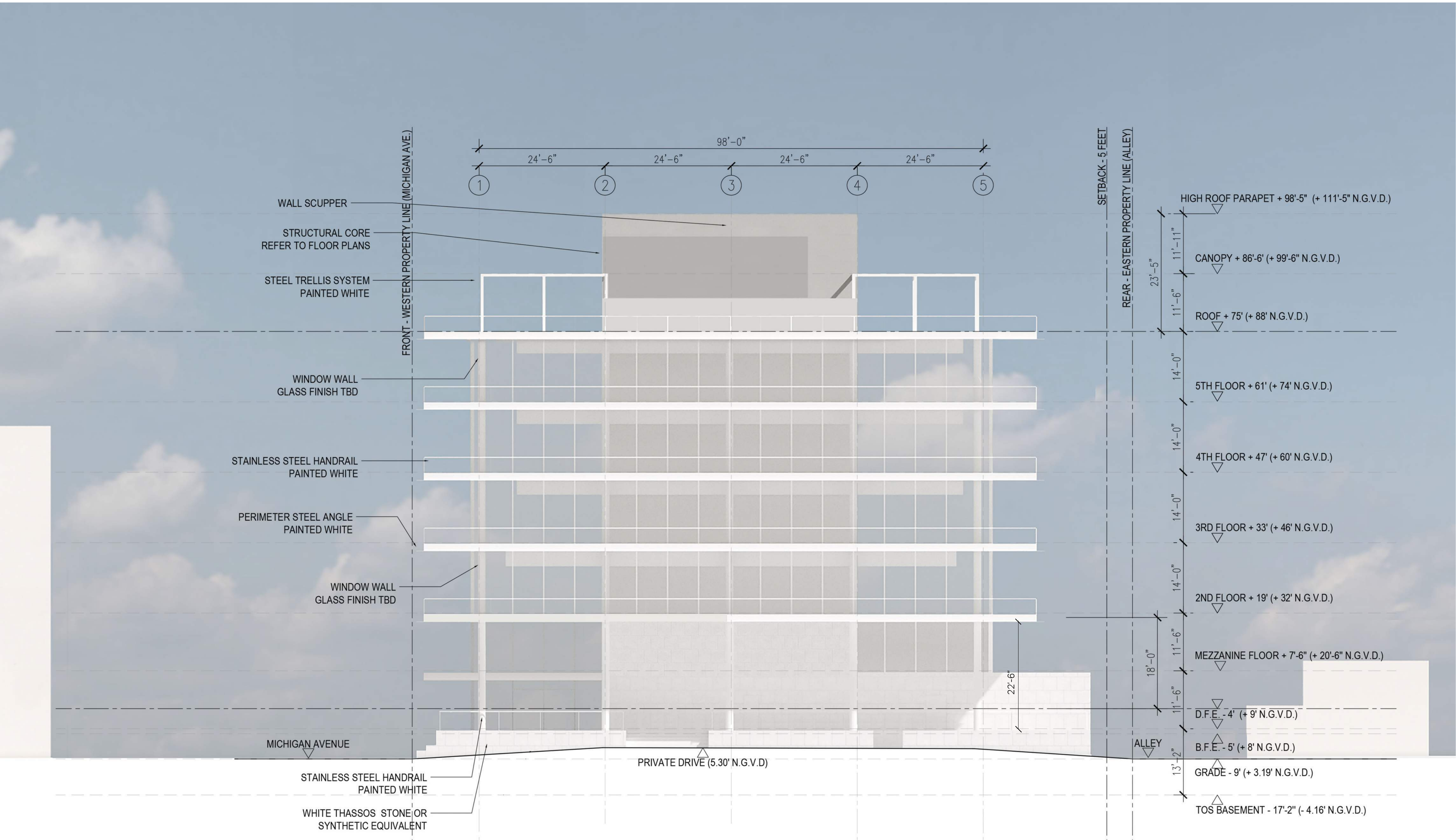
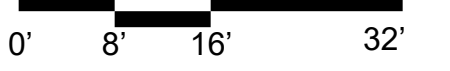
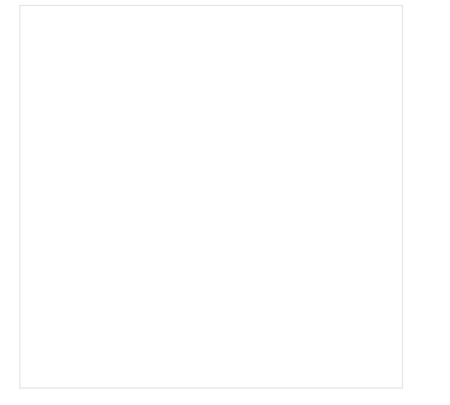
West Elevation - Michigan Ave
Scale: 1" = 16'-0"





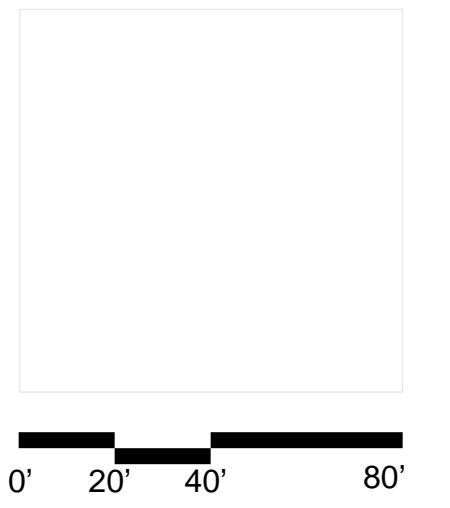
411 Michigan Avenue
 Miami Beach, Florida

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



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



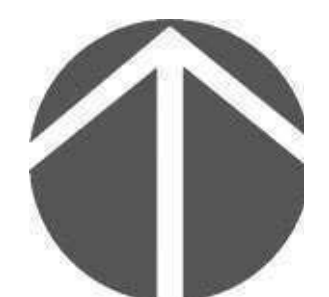
WHITE STUCCO
WHITE SQUARE BREEZEBLOCK
OPEN + 17' (+ 30' N.G.V.D.)

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

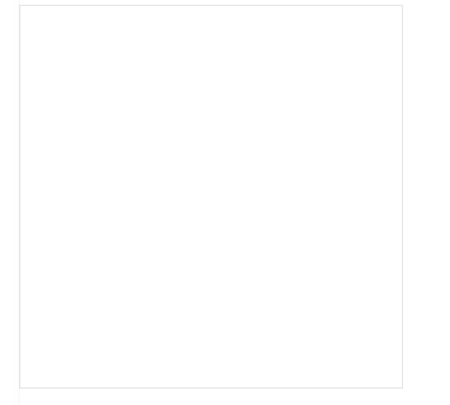
FREEBOARD ± 0' (+ 13' N.G.V.D.)
B.F.E. - 5' (+ 8' N.G.V.D.)
D.F.E. - 7'-10" (+ 5'-2" N.G.V.D.)
GRADE - 9' (+ 3.19' N.G.V.D.)

411 Michigan Avenue
Miami Beach, Florida

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



PREVIOUS SOUTH ELEVATION - PARKING STRUCTURE 4/12/22



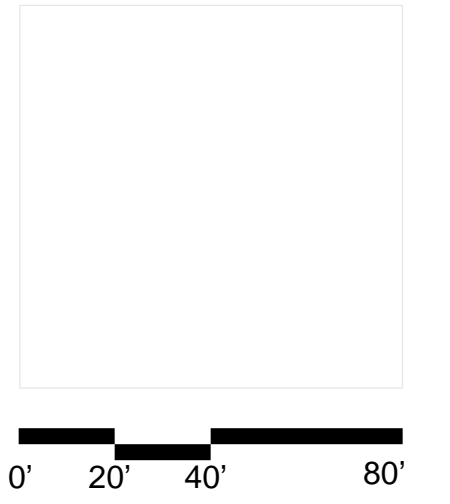
411 Michigan Avenue
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South Elev.-Parking Structure
 Scale: 1" = 16'-0"



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A4.5

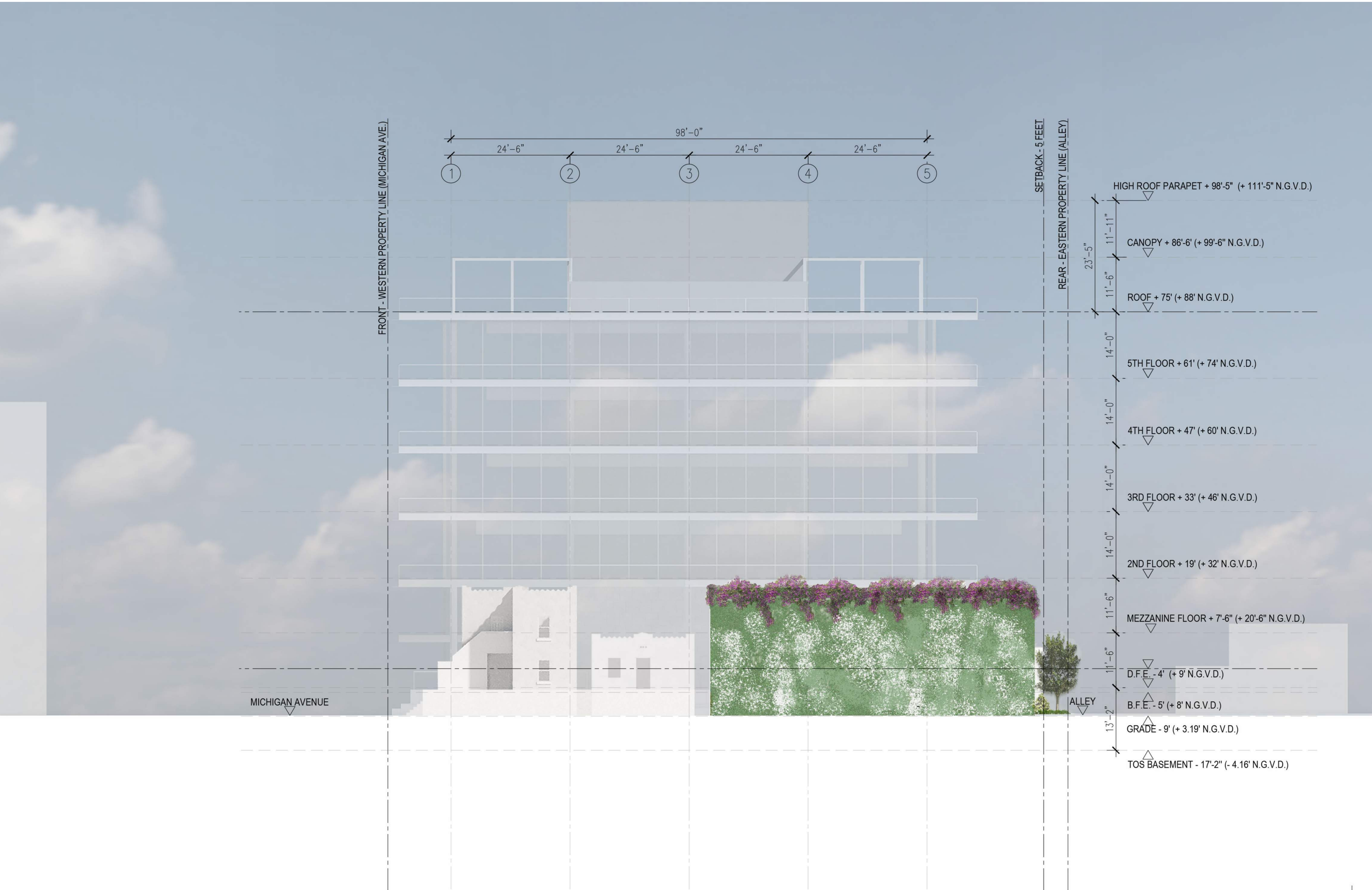
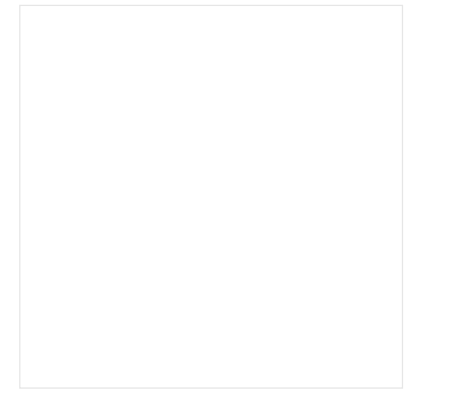


411 Michigan Avenue
Miami Beach, Florida

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



PREVIOUS NORTH ELEVATION - PARKING STRUCTURE 4/12/22



411 Michigan Avenue
 Miami Beach, Florida

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



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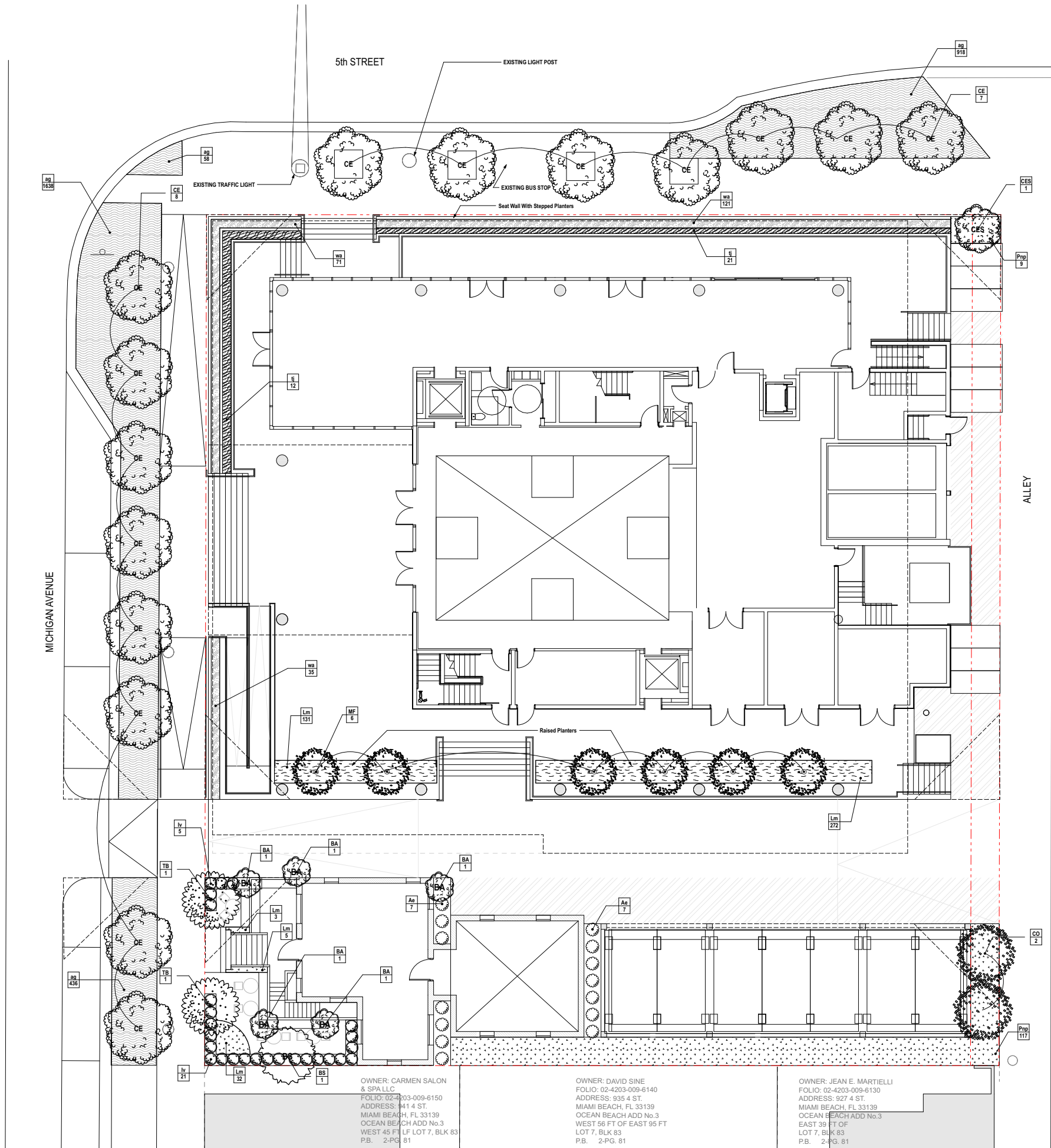
A4.6

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

TREE SCHEDULE				
Symbol	ID	Qty	Botanical Name	Common Name
	BS	1	Bursera Simaruba	Gumbo Limbo
	CE	15	Conocarpus erectus	Silver Buttonwood
	CES	1	Conocarpus erectus 'Sericeus'	Silver Buttonwood
	CO	2	Chrysophyllum oliviforme	Satin Leaf
	MF	6	Myrcianthes fragrans	Simpson's Stopper
	TB	2	Tabebuia bahamensis	White Tabebuia

SHRUB SCHEDULE				
Symbol	ID	Qty	Botanical Name	Common Name
	Ae	14	Ardisia escallonioides	Marlberry
	lv	26	Ilex vomitoria 'nana'	Dwarf Yaupon Holly
	Lm	443	Liriope muscari	Lily Turf
	Pnp	126	Psychodria nervosa	Wild Coffee
	wa	227	Wrightia antidysenterica	Asian Snow

GROUNDCOVER & VINE SCHEDULE				
Symbol	ID	QTY	Botanical Name	Common Name
	BA	5	Bougainvillea arborea	Vine Bougainvillea
	ag	3050	Arachis glabrata	Golden Ornamental Peanut
	tj	33	Trachelospermum jasminoides	Confederate Jasmine



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



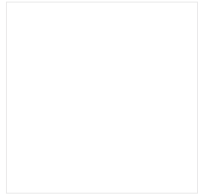
HPB FINAL SUBMITTAL
16 MAY 2022

L1.6

OWNER: CARMEN SALON & SPA LLC
FOLIO: 02-4203-009-6150
ADDRESS: 341 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



411 Michigan Avenue
Miami Beach, Florida

Mezzanine & Parking Roof
Planting Plan

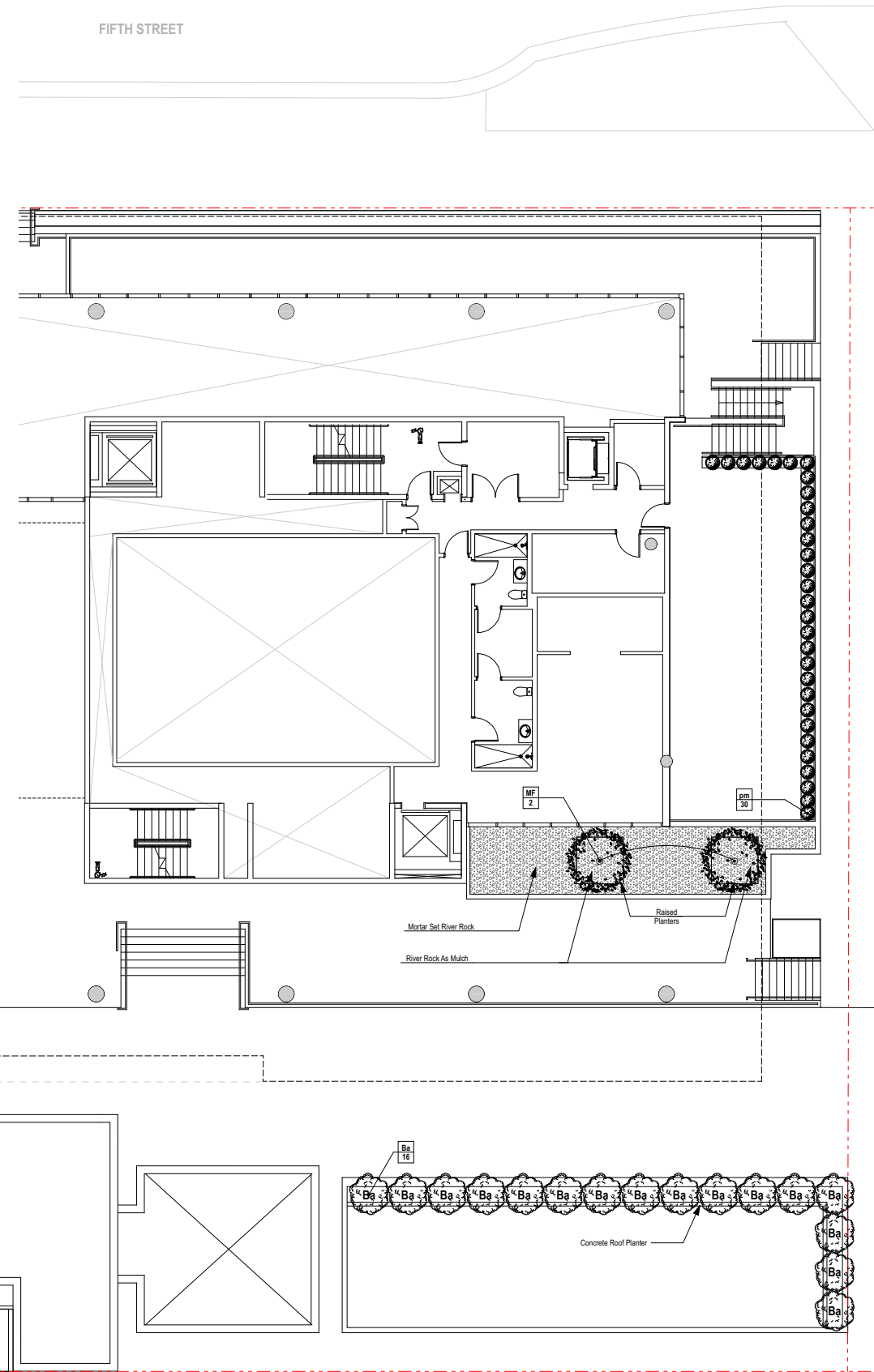
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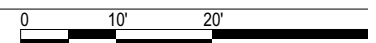
Mezzanine Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	MF	2	Myrcianthes fragrans	Simpson's Stopper	N/A	6' min	6'	Y	5' CT, FL #1, Multi-stemmed; Lot Trees

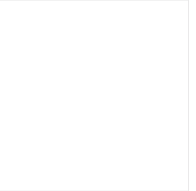
Mezzanine Shrub Schedule										
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks
	Ba	16	Bougainvillea arborea	Vine Bougainvillea	25gal	8'-10'	3'		N	Purple, Trained to Wood Trellis

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

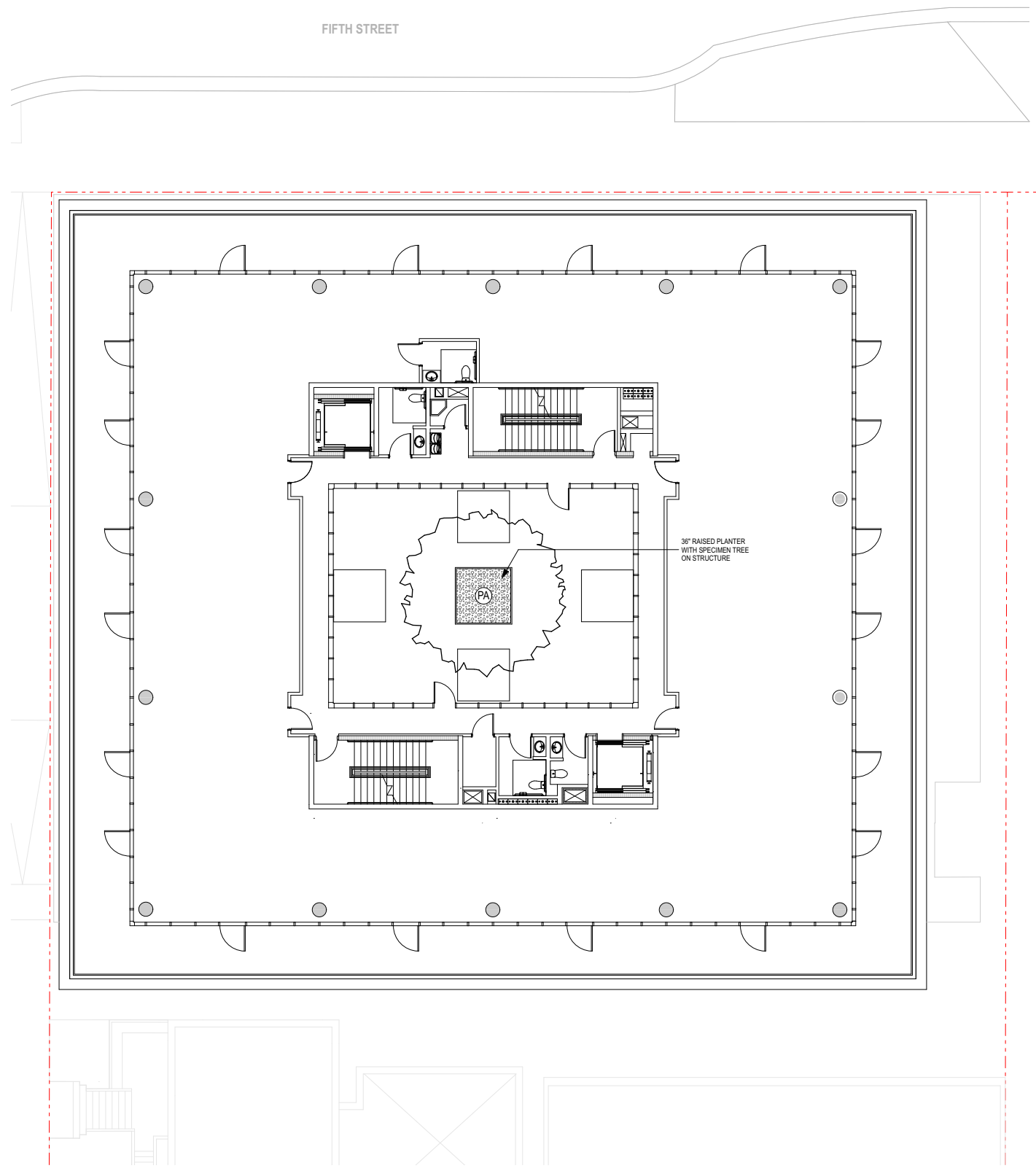


MEZZANINE PLANTING PLAN
SCALE: 1" = 20'





Atrium Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	PA	1	Pachira aquatica	Water Chestnut	6"	18'	10'	N	Collected specimen



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



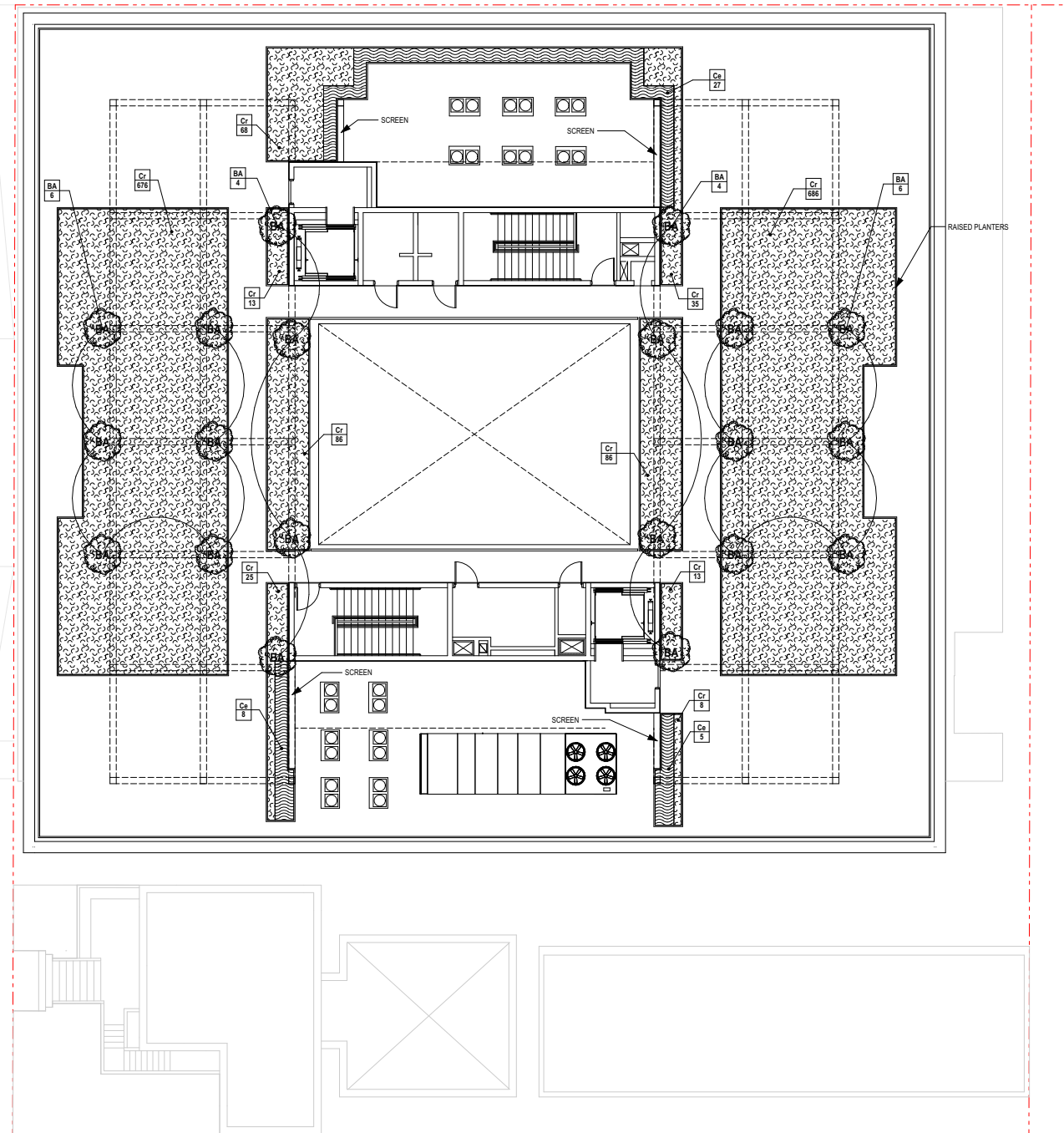
HPB FINAL SUBMITTAL
 16 MAY 2022

L1.9

Roof Tree Schedule										
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks	
	BA	20	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
	Ce	40	Conocarpus erectus	Silver Buttonwood	15g	5'	3'	3'	N	Shrub Form, FL #1

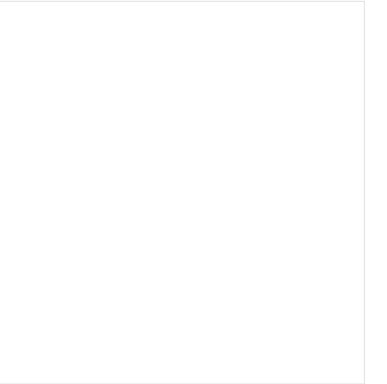
Roof Groundcover Schedule											
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area (sf)	Remarks
	Cr	1696	Clusia rosea 'nana'	Dwarf Pitch Apple	3g	18"	12"	18"	N	3,316	FL #1



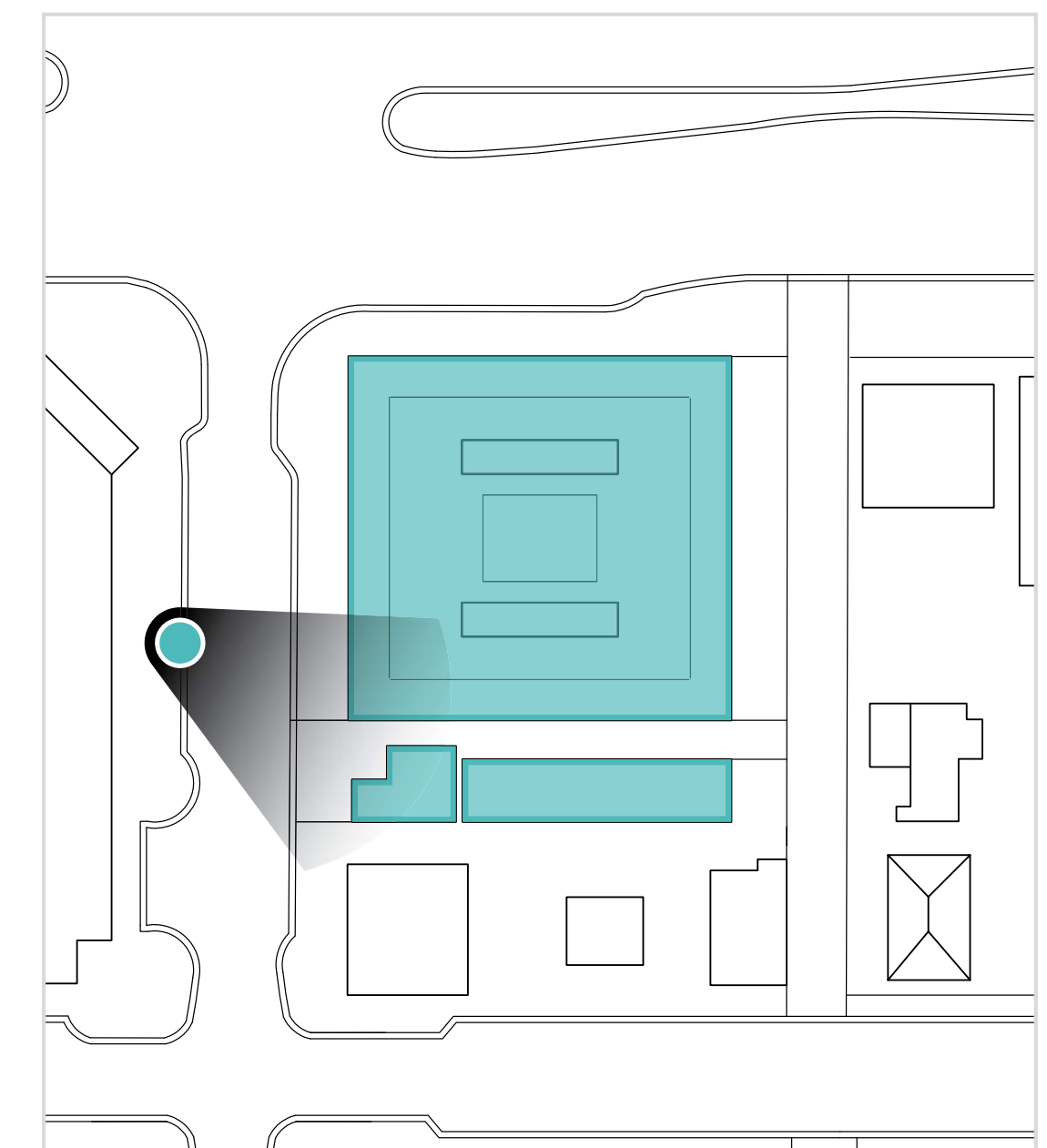
411 Michigan Avenue
Miami Beach, Florida

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





Angle 3
Virtual Photo

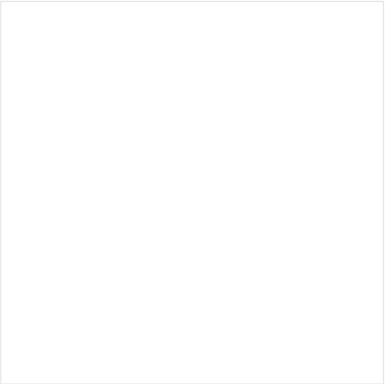


411 Michigan Avenue
Miami Beach, Florida

Historic Rendering | Michigan Ave.
Scale: None

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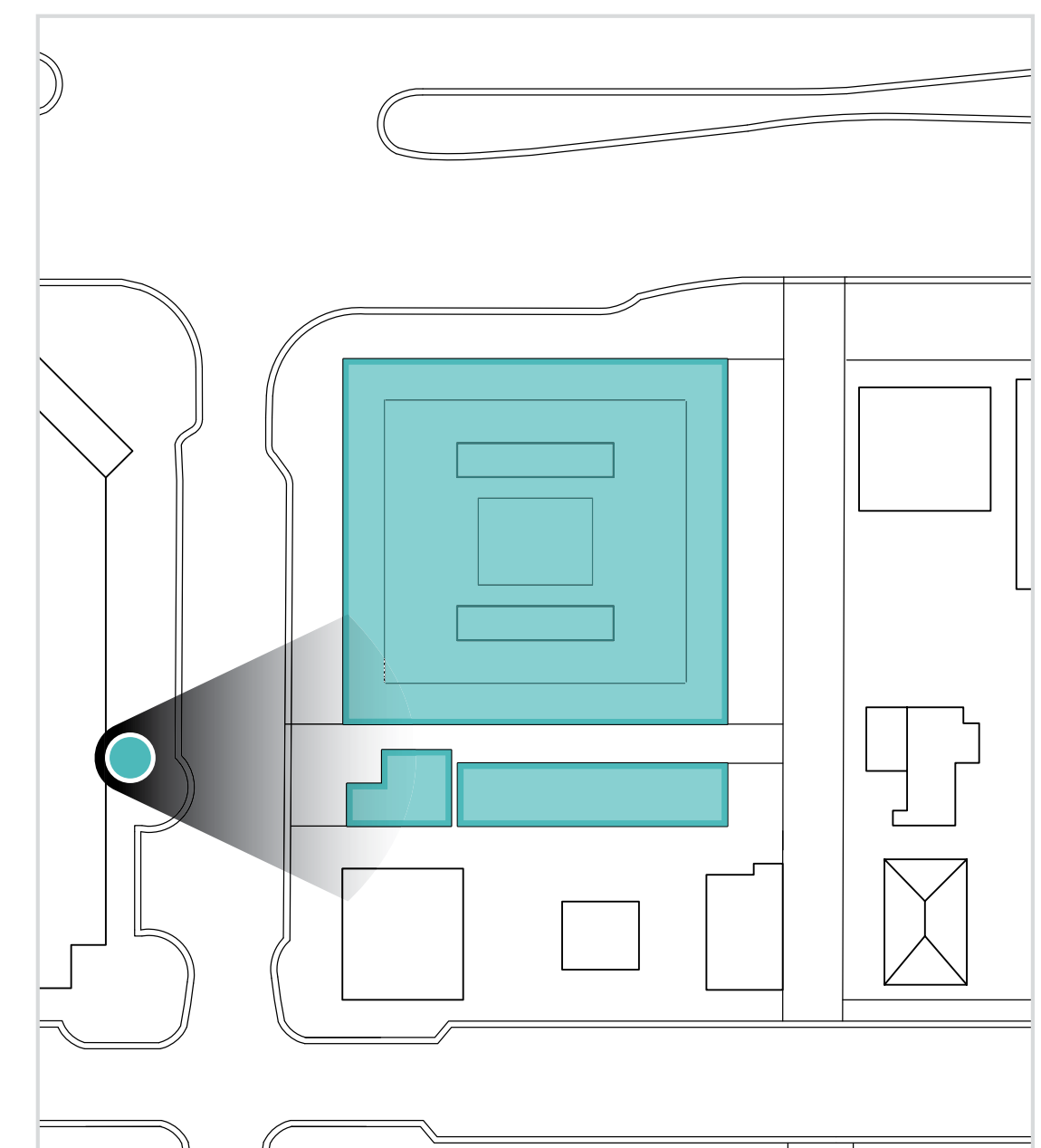
A5.19



411 Michigan Avenue
Miami Beach, Florida

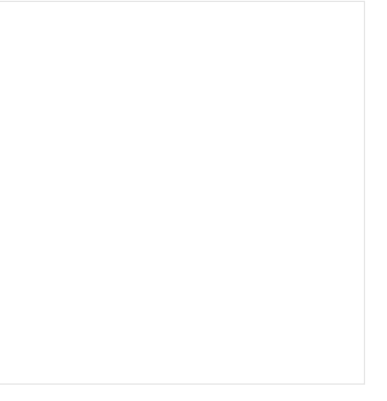
Historic Rendering | Michigan Ave.
Scale: None

Angle 2
Virtual Photo



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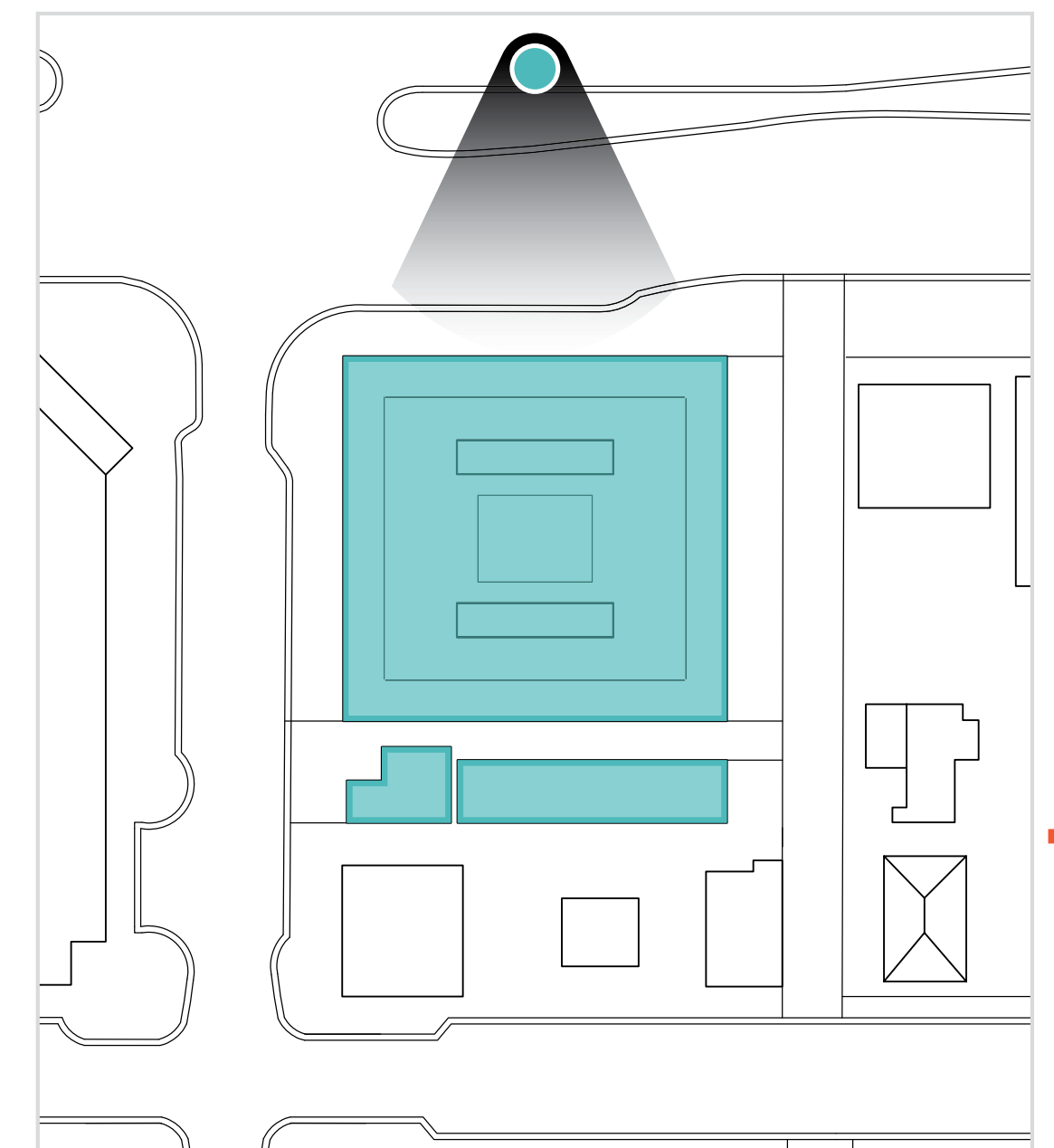
A5.20



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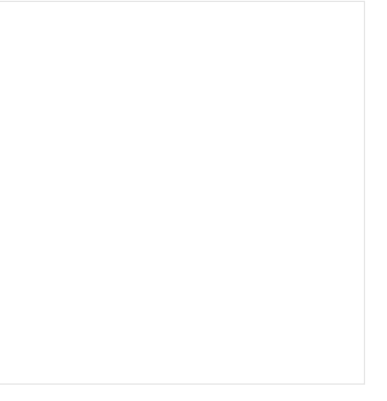
Rendering | Fifth Street
Scale: None

Angle 5
Virtual Photo



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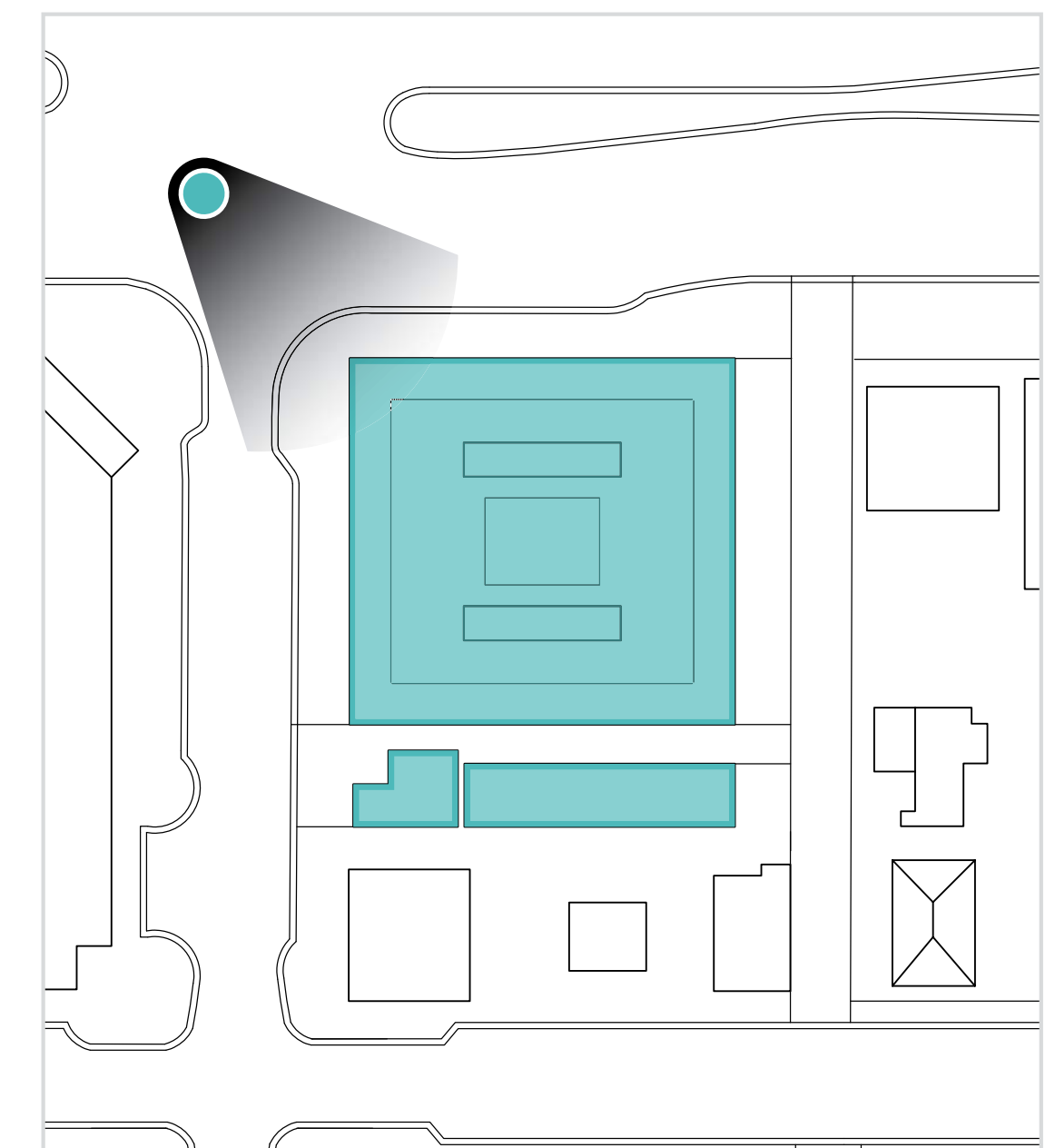
A7.1



411 Michigan Avenue
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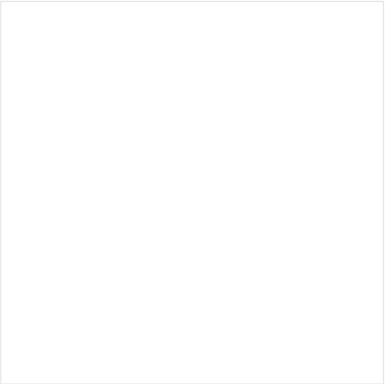
Rendering | Fifth Street
 Scale: None

Angle 6
 Virtual Photo



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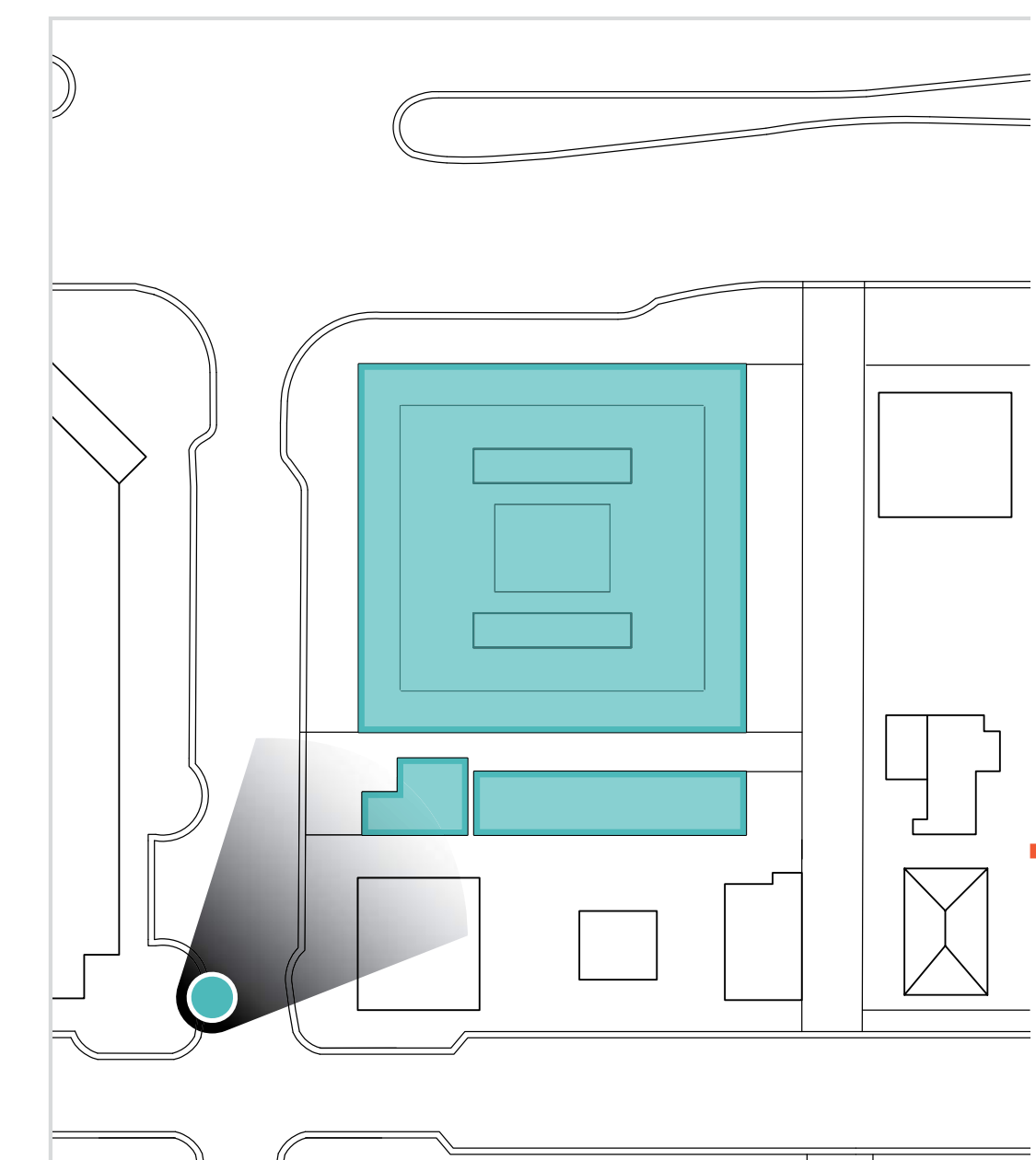
A7.2



411 Michigan Avenue
Miami Beach, Florida

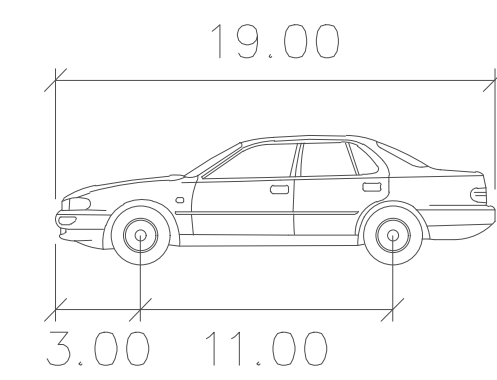
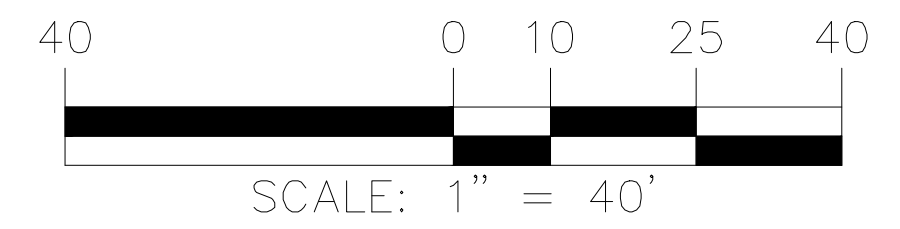
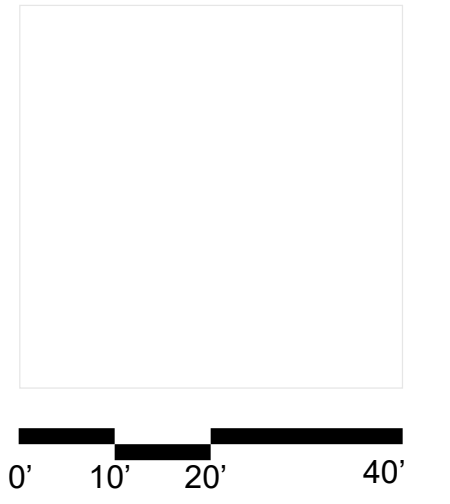
Rendering | 4th and Michigan
Scale: None

Angle 1
Virtual Photo



Final Submittal
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A7.3



PASSENGER VEHICLE

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



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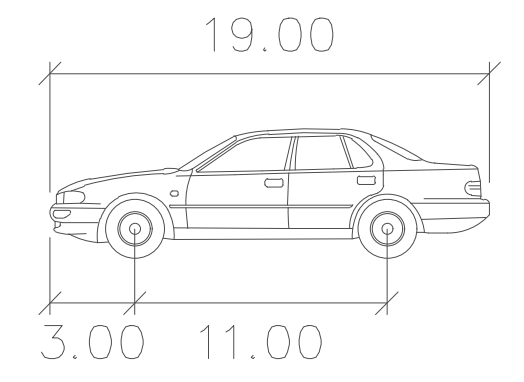
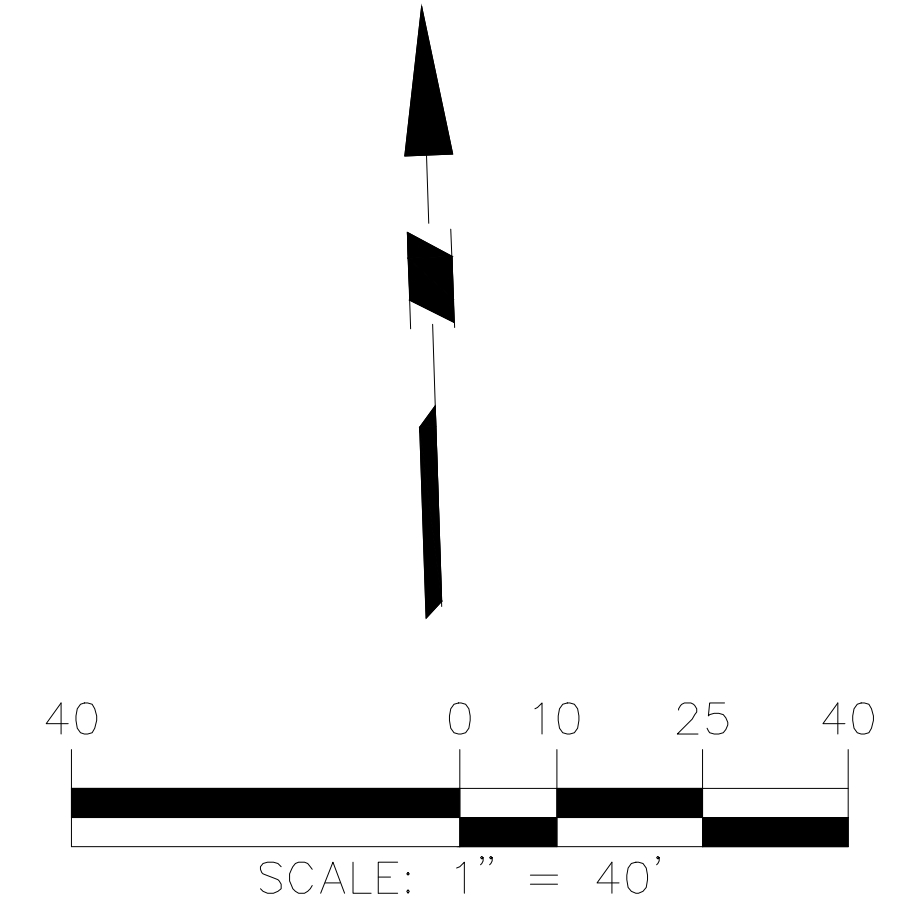
Employee Ingress Circulation
 Scale: NTS



Variance Submittal
 11 April 2022

C1.1

EMPLOYEE INGRESS & VISITOR EGRESS CIRCULATION



PASSENGER VEHICLE

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

411 Michigan Avenue
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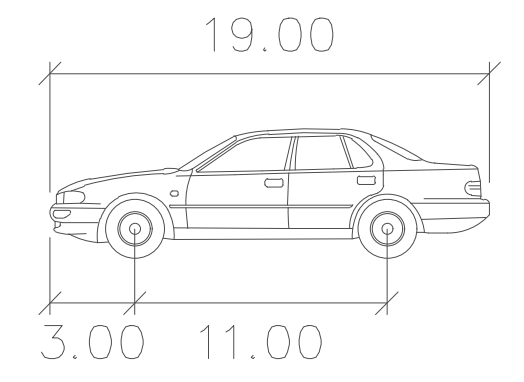
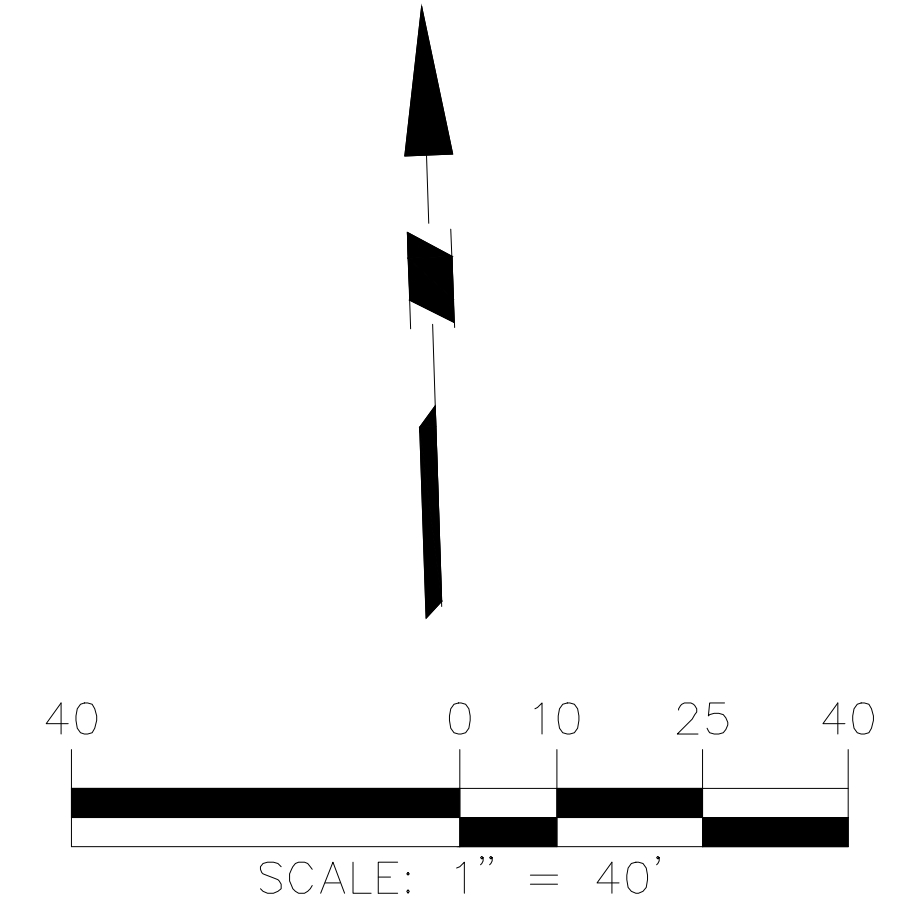
**Employee Ingress /
Visitor Egress Circulation**
Scale: NTS



Variance Submittal
11 April 2022

C1.2

EMPLOYEE EGRESS CIRCULATION



PASSENGER VEHICLE

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

411 Michigan Avenue
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Employee Egress Circulation
Scale: NTS



Variance Submittal
11 April 2022

C1.3