

# 411-419 MICHIGAN AVE

PERMIT REVISION 2

JULY 8, 2022

411-419 MICHIGAN AVENUE  
MIAMI BEACH, FLORIDA

CLIENT:

411 MICHIGAN  
SOFI OWNER LLC  
55 E 59TH ST  
FLOOR 24  
NEW YORK, NY 10022

ARCHITECT:



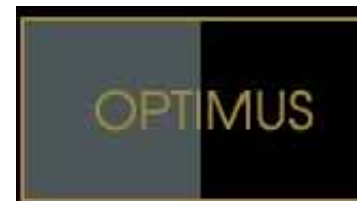
CUBE 3 LLC  
111 SW 3RD STREET, 4TH FLOOR  
MIAMI, FL 33130  
T: 305.925.7700

CIVIL:



OCEAN ENGINEERING  
8101 BISCAYNE BLVD.  
UNIT 508  
MIAMI, FL 33138  
786.518.2008  
WWW.OCEANENGINEERINGINC.COM

STRUCTURAL:



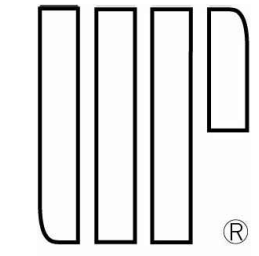
OPTIMUS STRUCTURAL DESIGN  
7850 NW 146TH ST  
MIAMI LAKES, FL 33016  
WWW.OPTIMUSSD.COM

MEP / FP:



H. Vidal & Associates, Inc.  
241 NW South River Drive  
Miami, FL 33128  
305.571.1860

LANDSCAPE ARCHITECT:



URBAN ROBOT ASSOCIATES  
TELEPHONE: 9786.246.4857

GEO - TECH



ECSG  
1925 CALAIS DRIVE  
SUITE 6  
MIAMI BEACH, FL 33141  
WWW.ENERGYCOSTSOLUTIONSGROUP.COM

LIFE SAFETY CONSULTANT

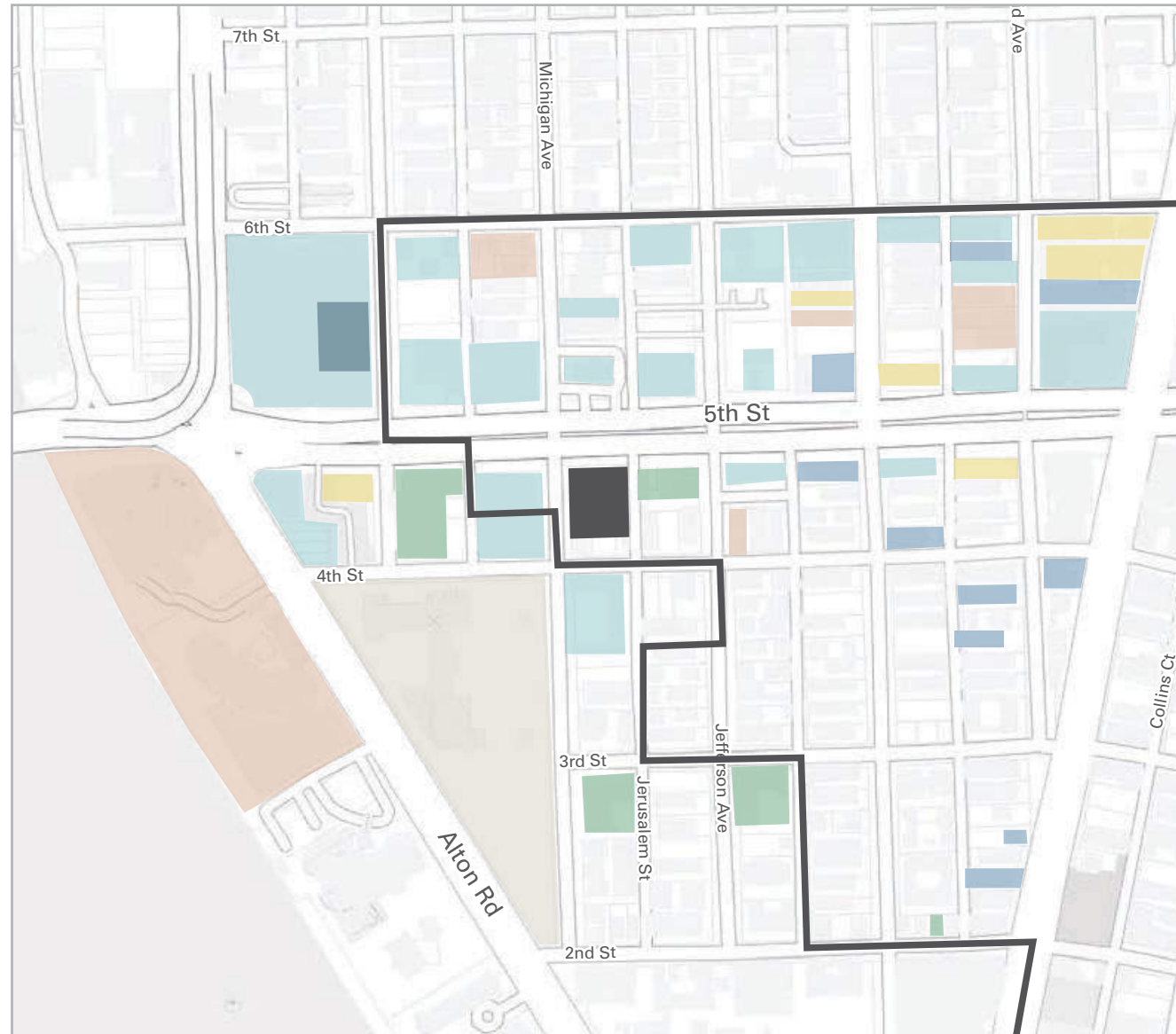


SLS CONSULTING, INC.  
260 PALERMO AVE  
CORAL GABLES, FL 33134



- APPLICABLE CODES:
- FLORIDA ACCESSIBILITY CODE 7TH EDITION (2020)
  - FLORIDA BUILDING CODE 7TH EDITION (2020)
  - FLORIDA MECHANICAL CODE 7TH EDITION (2020)
  - FLORIDA ENERGY CONSERVATION CODE 7TH EDITION (2020)
  - FLORIDA PLUMBING CODE 7TH EDITION (2020)
  - FLORIDA FUEL GAS CODE 7TH EDITION (2020)
  - NATIONAL ELECTRIC CODE 2020 (NFPA 70)
  - FLORIDA FIRE PREVENTION CODE UNIFORM CODE 7TH EDITION (2020)
  - FLORIDA FIRE PREVENTION CODE LIFE SAFETY CODE 107 - 7TH EDITION
  - NFPA 10 - STANDARD FOR PORTABLE FIRE EXTINGUISHERS
  - FLORIDA BUILDING CODE EXISTING BUILDING CHAPTER 5 7TH EDITION (2020)

**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



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**A1.3**

NON-ORIGINAL RAMP / PERGOLA

The buildings are located on Miami-Dade County Tax Parcel 02-4203-009-6160, which is a 7,000 square foot lot located on the east side of Michigan Avenue between 4<sup>th</sup> and 5<sup>th</sup> Streets.

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

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



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



SECONDARY STRUCTURE TO BE REMOVED AS PER PREVIOUSLY APPROVED PROJECT

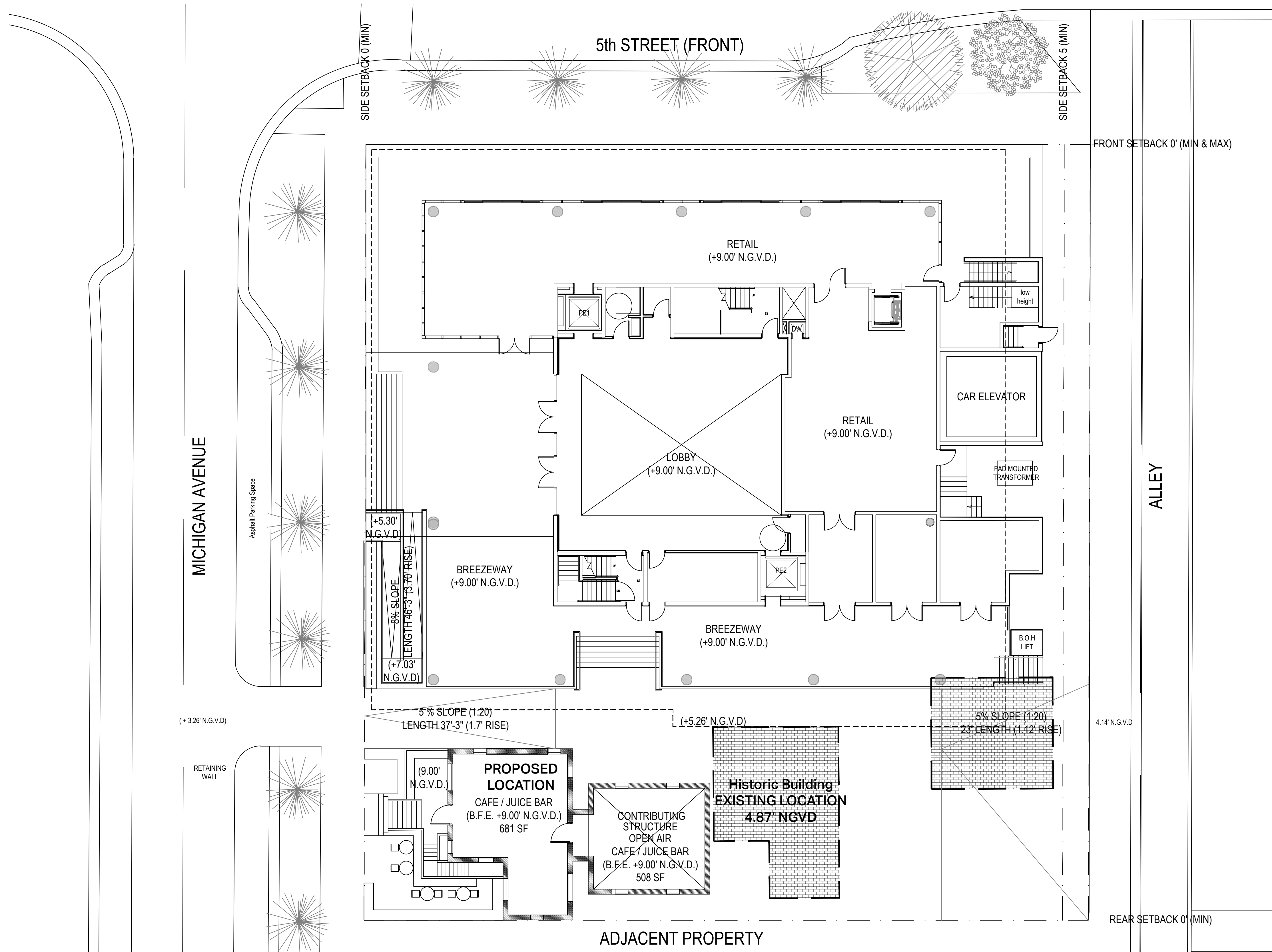
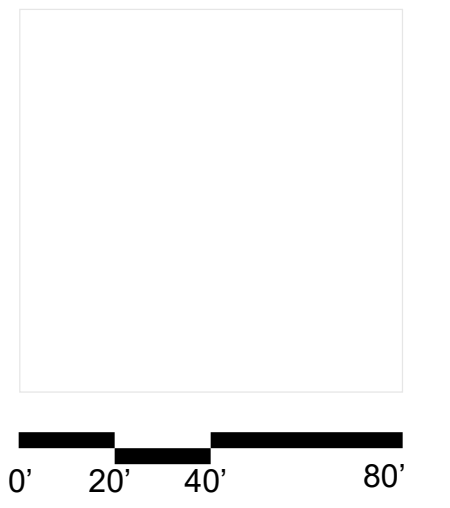


PRIMARY HISTORIC STRUCTURE

SECONDARY HISTORIC STRUCTURE

411 Michigan Avenue  
Miami Beach, Florida

Historic Building Documentation



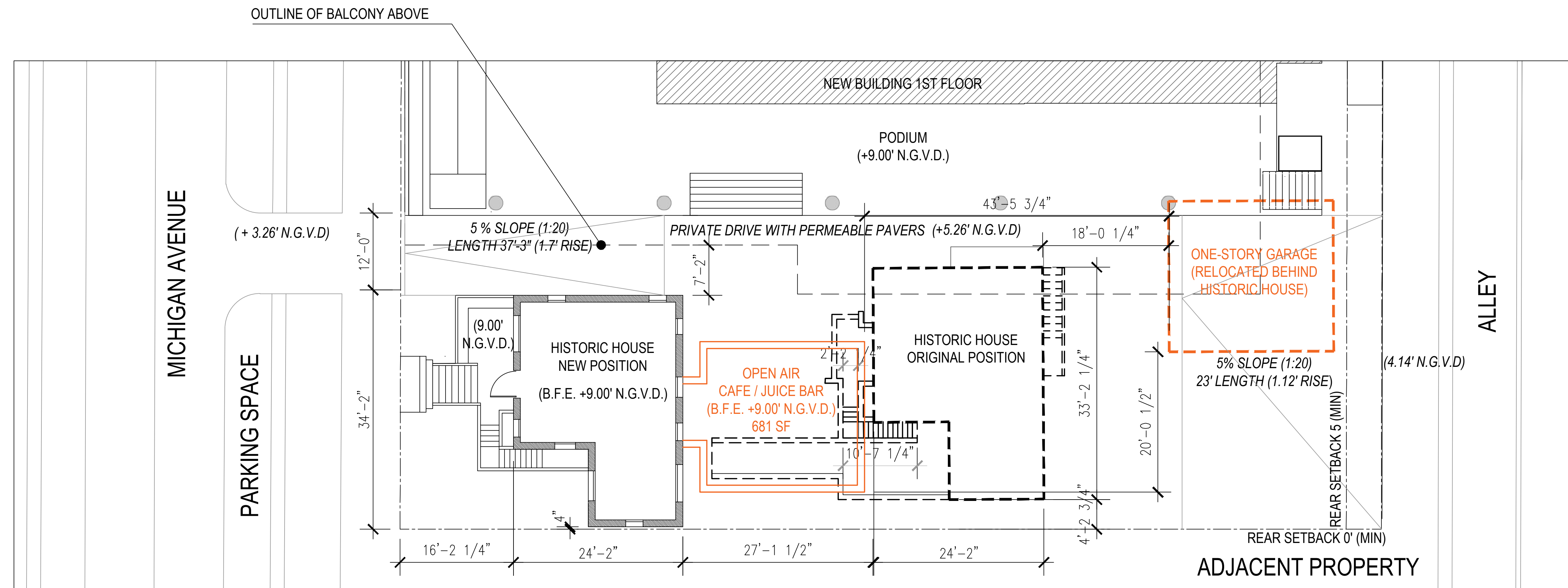
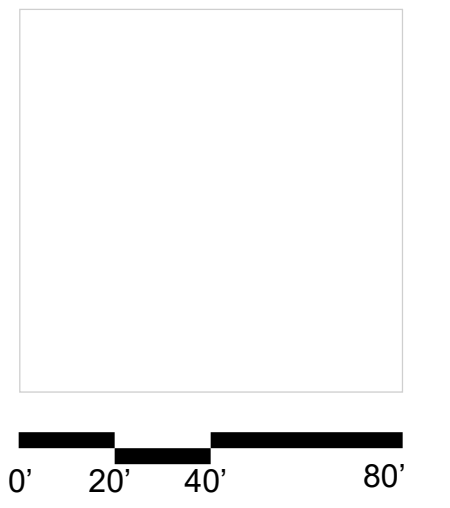
**411 Michigan Avenue**  
Miami Beach, Florida

**Historic Building Relocation  
Diagram**



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**A5.8**



HISTORIC HOUSE RELOCATION PLAN

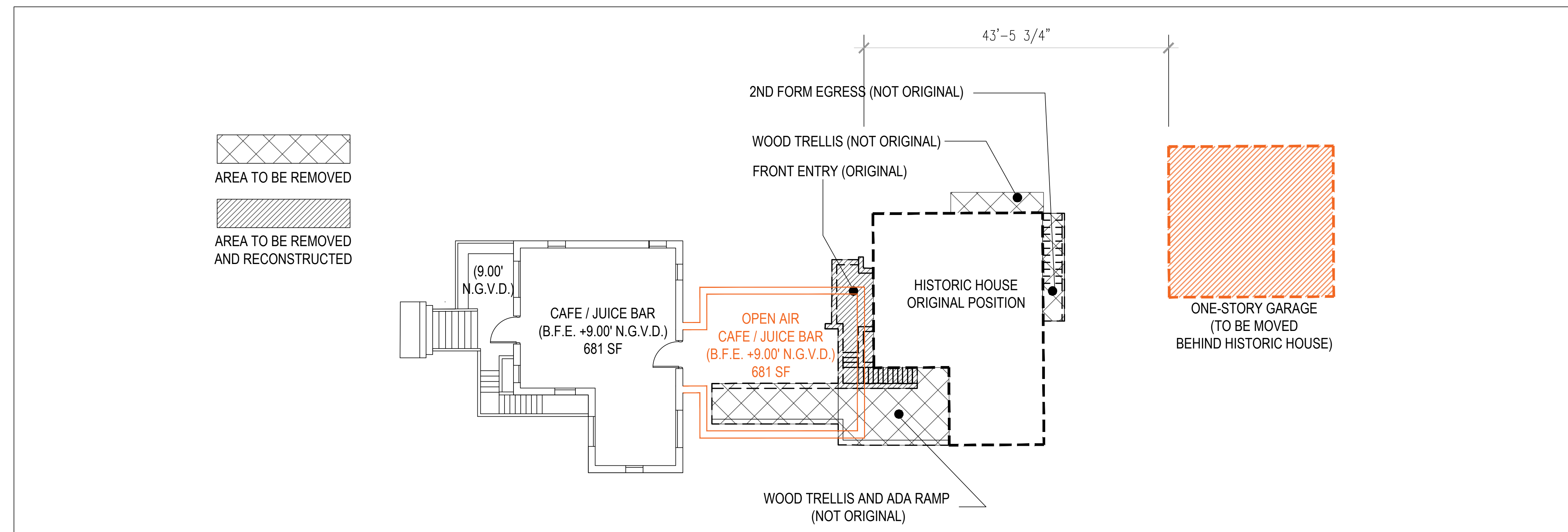


DIAGRAM - ELEMENTS TO BE REMOVED AND REBUILT

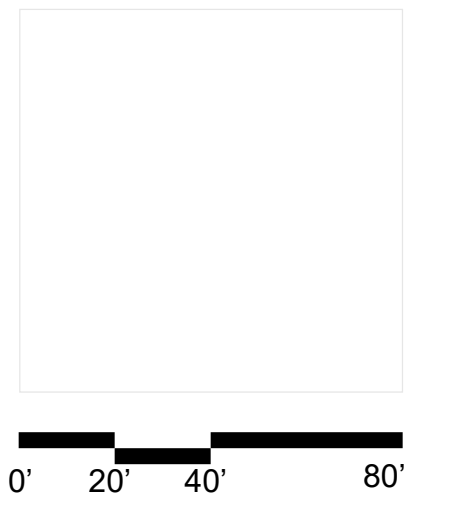
**411 Michigan Avenue**  
Miami Beach, Florida

**Historic Building Demo Plan**  
Not To Scale



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**A5.9**



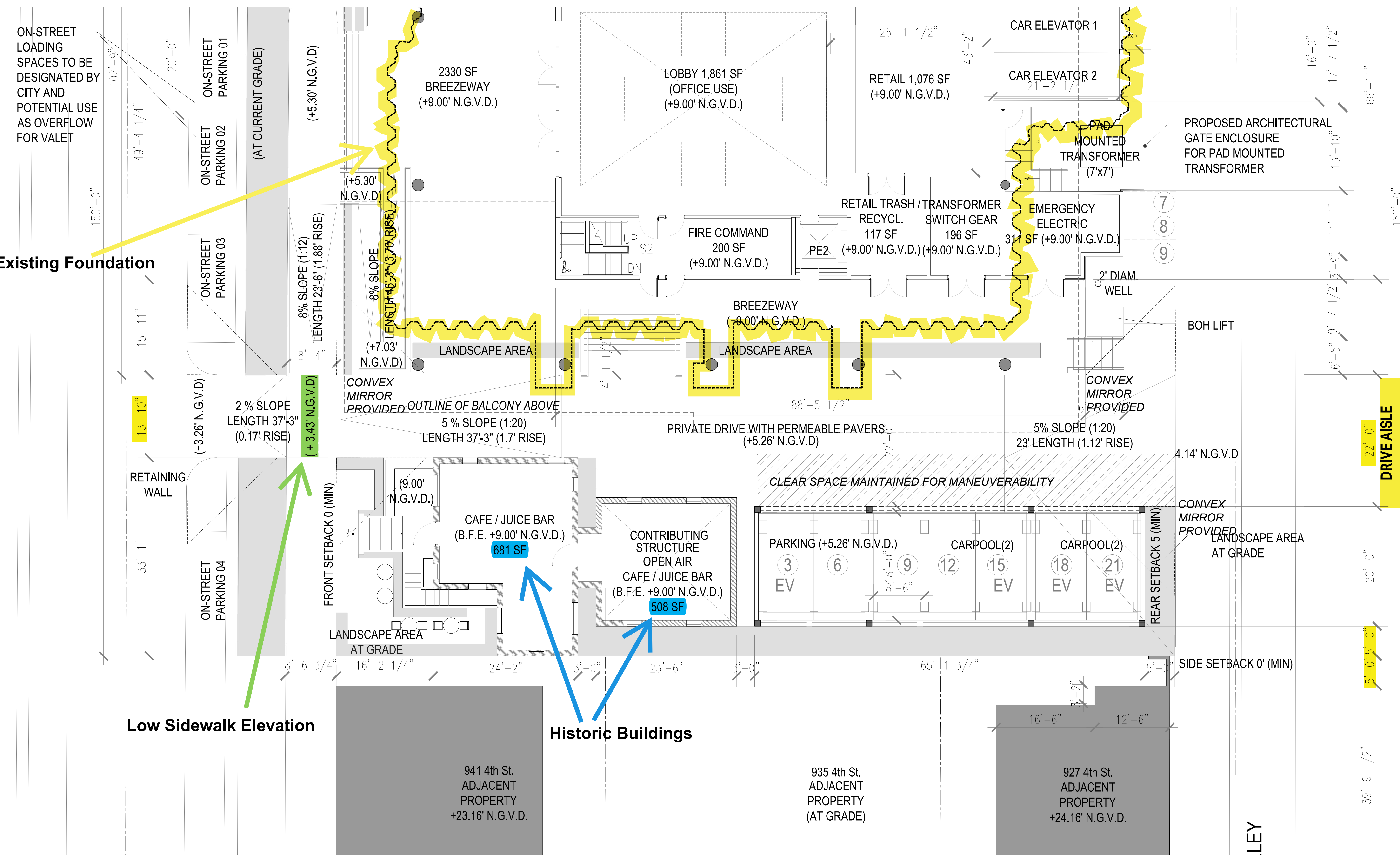
**411 Michigan Avenue**  
Miami Beach, Florida

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



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**A5.18**



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

**Existing Foundation**

**Low Sidewalk Elevation**

**Historic Buildings**

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

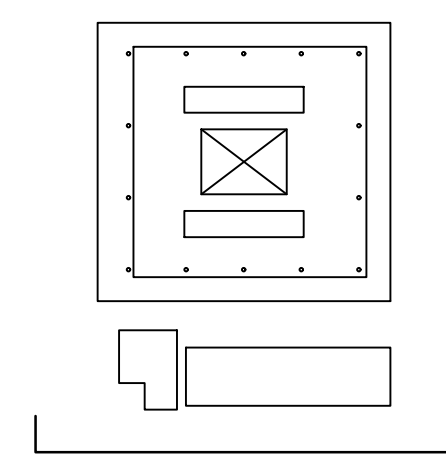
935 4th St. ADJACENT PROPERTY (AT GRADE)

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

**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**

**-LEY**

NOTES:  
 \*TOP OF SLAB ELEVATION IS 2 1/4"  
 BELOW F.F. ELEVATION



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 411 MICHIGAN AVENUE  
 MIAMI BEACH, FL  
 411 MICHIGAN  
 SOFI OWNER LLC  
 55 E 59th St  
 Floor 24  
 New York, NY 10022

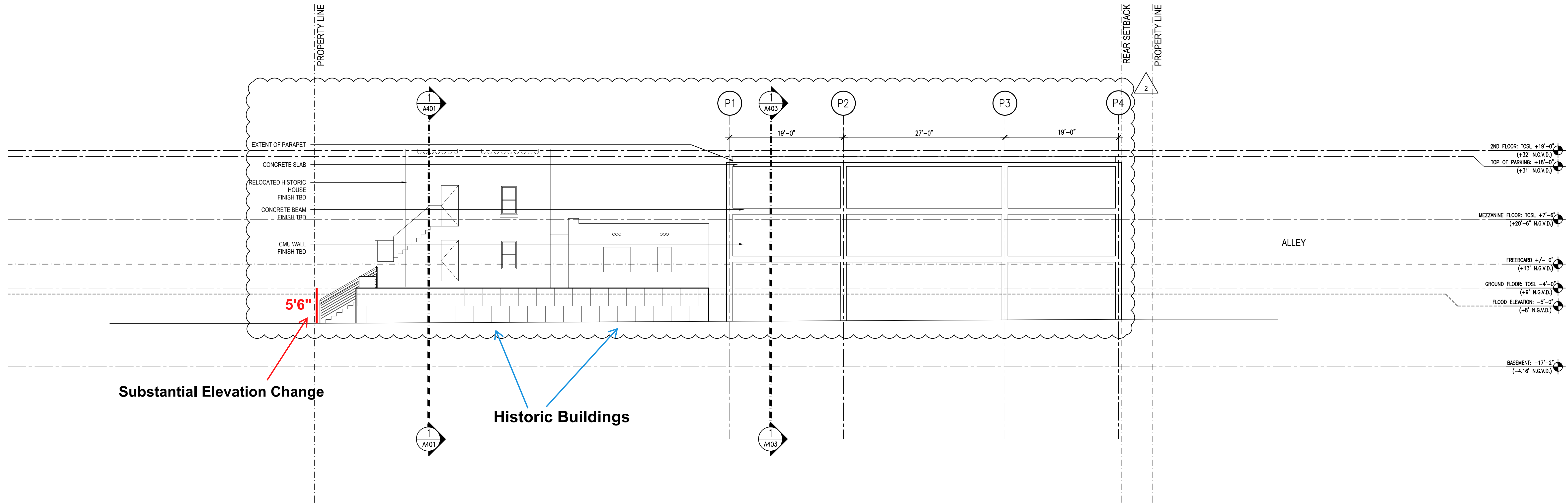
PERMIT  
 SUBMITTAL

drawing by:  
 drawing checked by:  
 drawing scale:  
 drawing date: 7/8/2022  
 project number: 21077

No.	Description	Date
1	Permit Revision	4/11/2022
2	Foundation Bid	6/27/2022
2	Permit Revision	7/8/2022

Exterior  
 South Elevation  
 Parking Structure

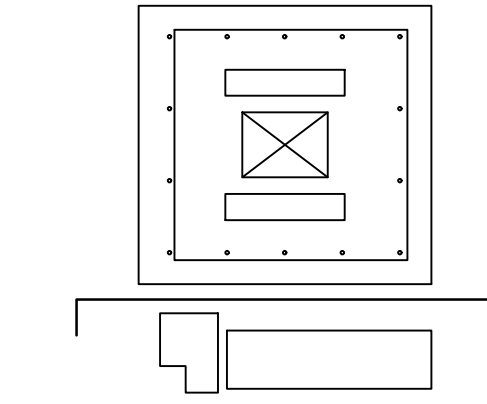
A322



Substantial Elevation Change

Historic Buildings

NOTES:  
 \*TOP OF SLAB ELEVATION IS 2 1/4"  
 BELOW F.F. ELEVATION

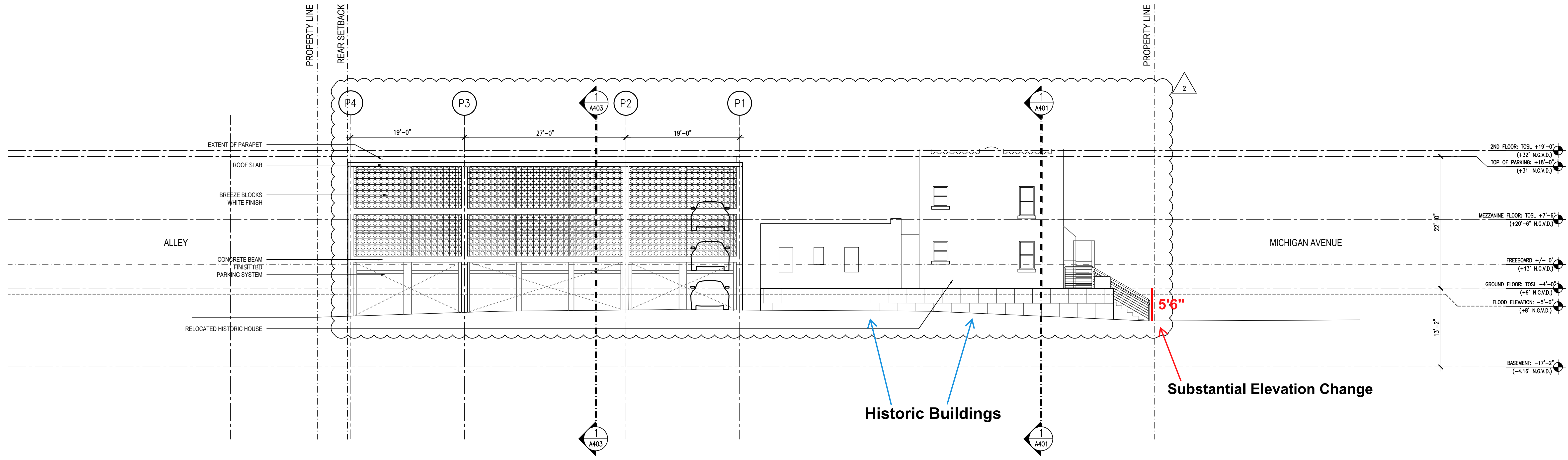


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PERMIT  
 SUBMITTAL

drawing by: \_\_\_\_\_  
 drawing checked by: \_\_\_\_\_  
 drawing scale: \_\_\_\_\_  
 drawing date: 7/8/2022  
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No.	Description	Date
1	Permit Revision	4/11/2022
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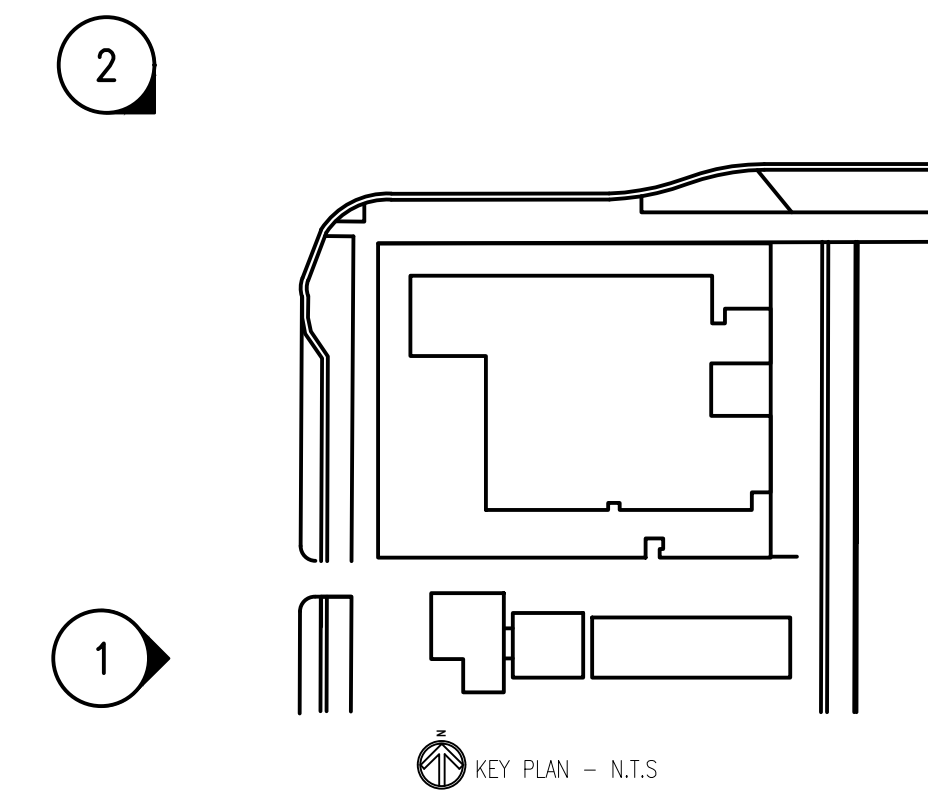


1 EXTERIOR NORTH ELEVATION-PARKING STRUCTURE  
 SCALE: 1/8" = 1'-0"

Exterior  
 North Elevation  
 Parking Structure

A321





411-419 MICHIGAN

411 MICHIGAN AVENUE  
 MIAMI BEACH, FL

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 SOFI OWNER LLC  
 55 E 59th St  
 Floor 24  
 New York, NY 10022

PERMIT  
 SUBMITTAL

drawing by:  
 drawing checked by:  
 drawing scale:  
 drawing date: 7/8/2022  
 project number: 21077

No.	Description	Date
1	Permit Revision	4/11/2022
2	Foundation Bid	6/27/2022
2	Permit Revision	7/8/2022

3D Views  
 Project  
 Images

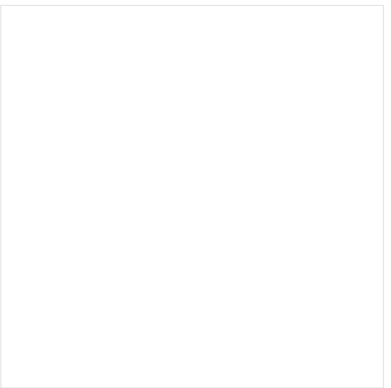
G600



2 RENDERING VIEW FACING NORTH



1 RENDERING VIEW FACING WEST

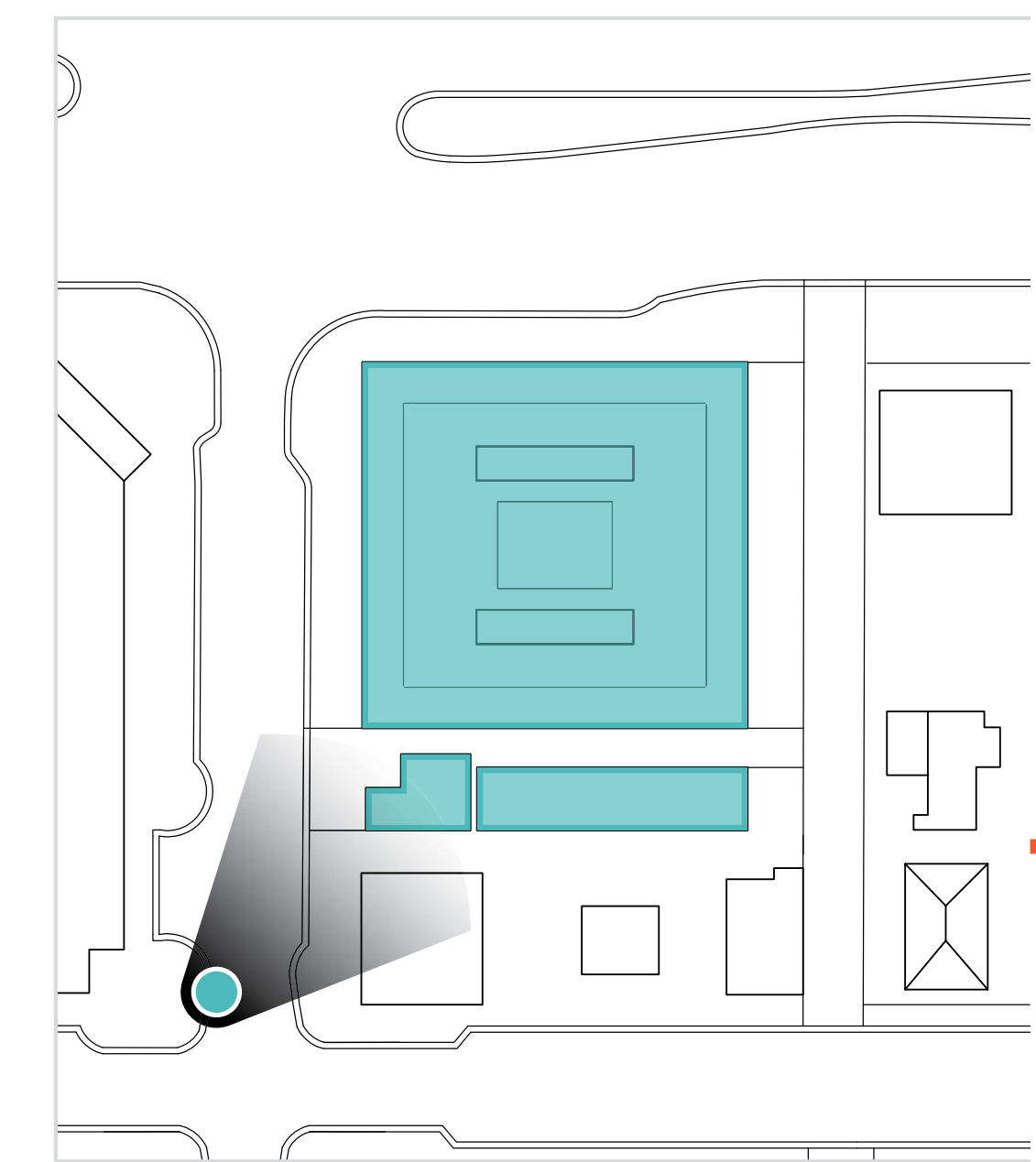


**411 Michigan Avenue**  
Miami Beach, Florida

**Rendering | 4th and Michigan**

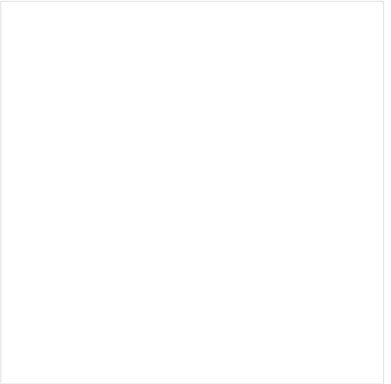
Scale: None

Angle 1  
Virtual Photo



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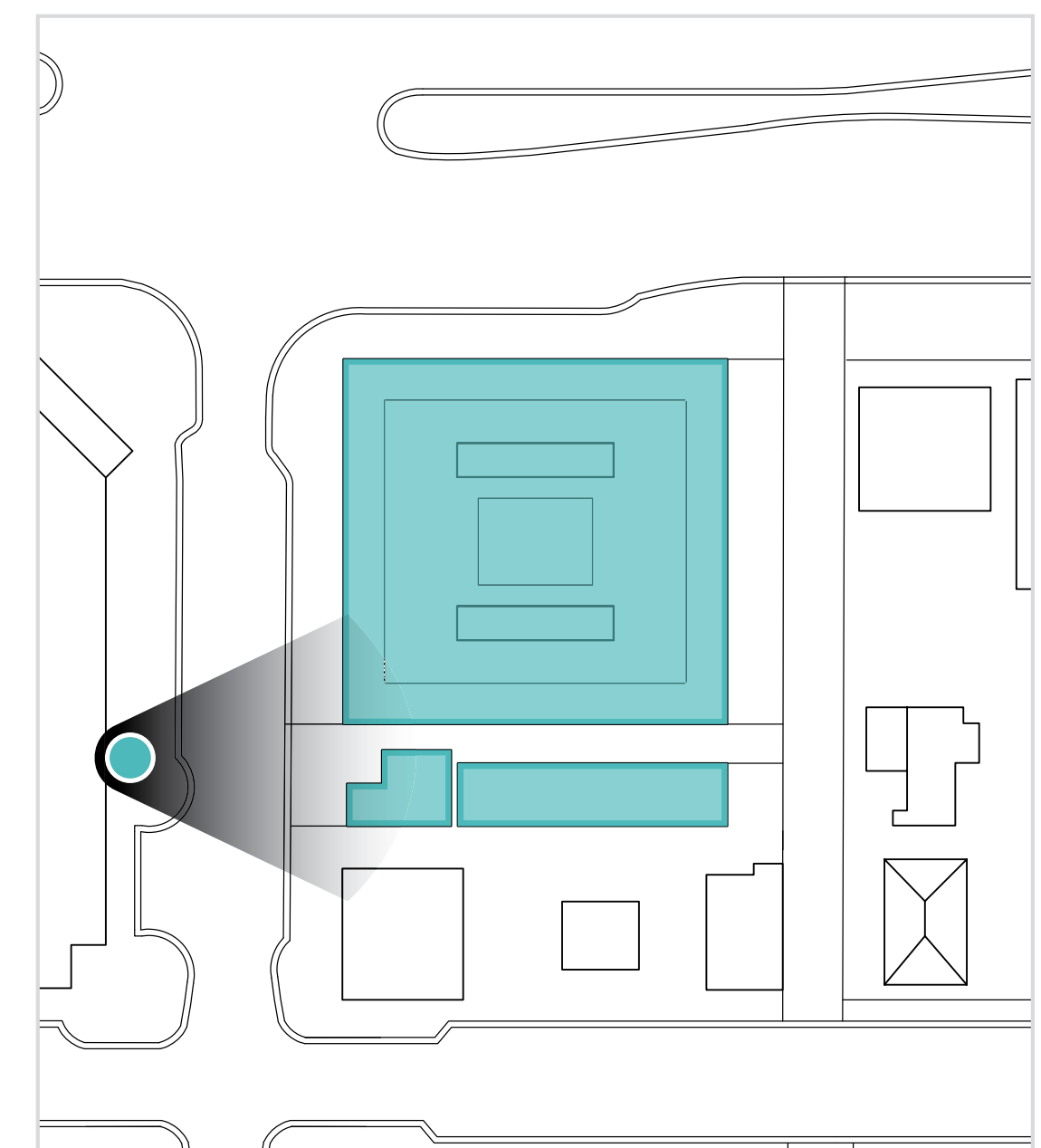
**A7.3**



**411 Michigan Avenue**  
 Miami Beach, Florida

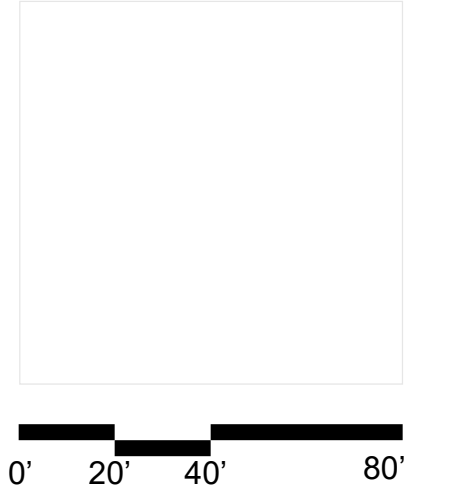
**Historic Rendering | Michigan Ave.**  
 Scale: None

Angle 2  
 Virtual Photo



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**A5.20**



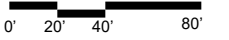
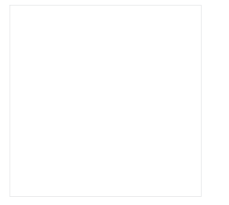
**411 Michigan Avenue**  
Miami Beach, Florida

**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**

**ORIGINAL HISTORIC BUILDING, 1955**

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



View of the Building, 1973



View of the Building, 2002

## THE HISTORIC BUILDINGS

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

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

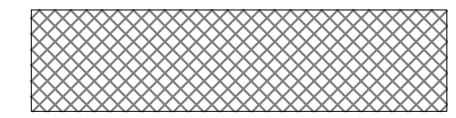
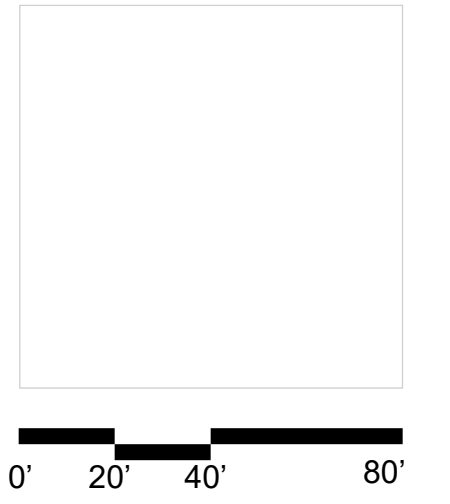
The property was designated as contributing to the Ocean Beach Historic District in 1995. The property was converted into a medical clinic in 2000-2001.

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

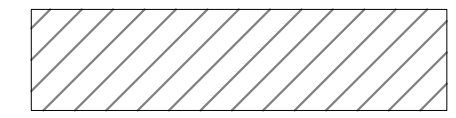
A 3-story building was to be constructed at the front of the property, and a 4-story building was to be constructed on the site of the demolished east building. The project received Certificate of Appropriateness (COA), but it did not come to fruition.

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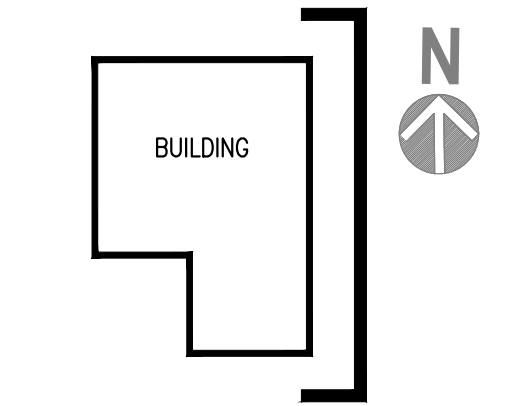
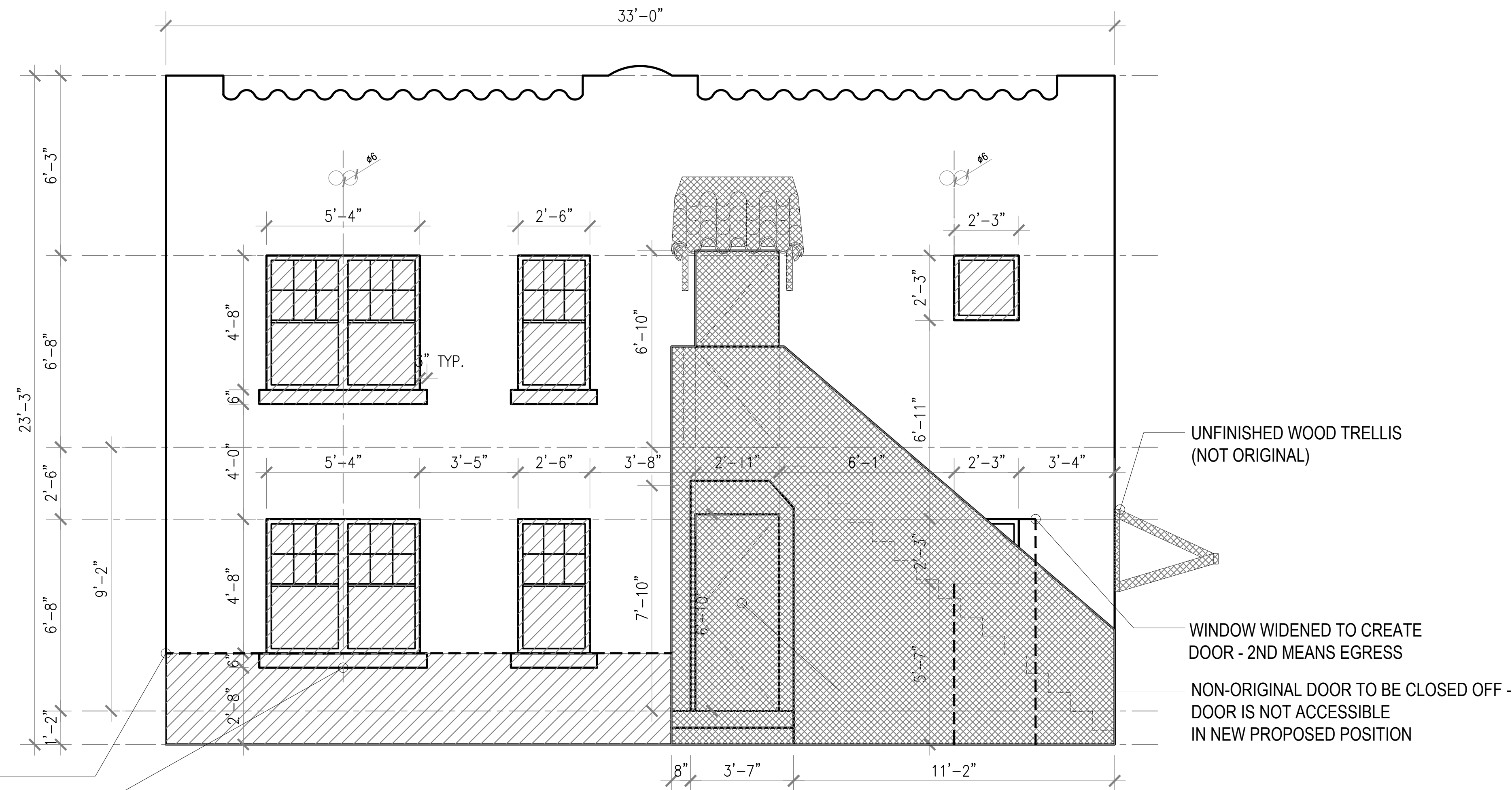
**Historic Building Documentation**



AREA TO BE REMOVED



AREA TO BE REMOVED + REPLACED



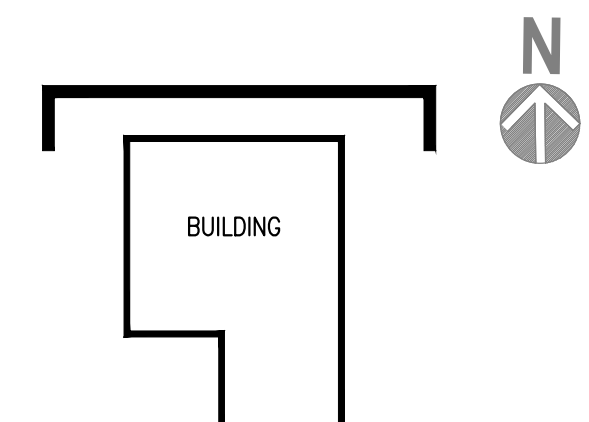
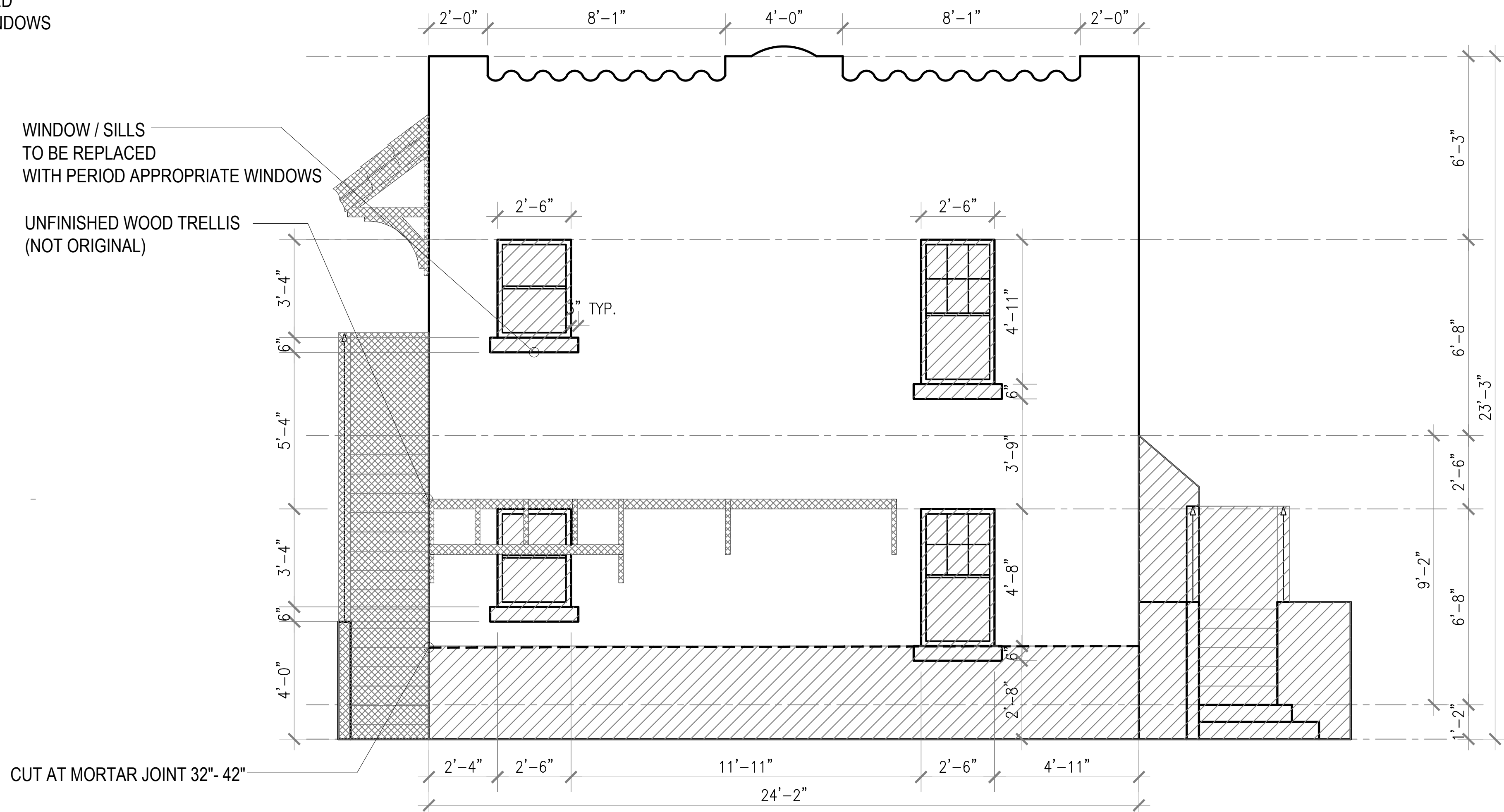
EAST ELEVATION

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

UNFINISHED WOOD TRELLIS (NOT ORIGINAL)

WINDOW WIDENED TO CREATE DOOR - 2ND MEANS EGRESS

NON-ORIGINAL DOOR TO BE CLOSED OFF - DOOR IS NOT ACCESSIBLE IN NEW PROPOSED POSITION



NORTH ELEVATION

WINDOW / SILLS TO BE REPLACED WITH PERIOD APPROPRIATE WINDOWS

UNFINISHED WOOD TRELLIS (NOT ORIGINAL)

CUT AT MORTAR JOINT 32"- 42"

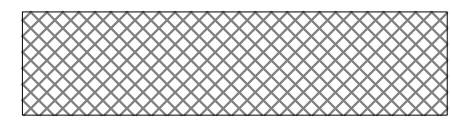
**411 Michigan Avenue**  
Miami Beach, Florida

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

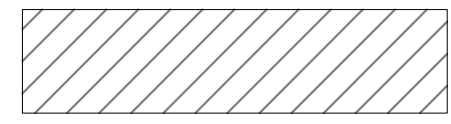


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**A5.13**



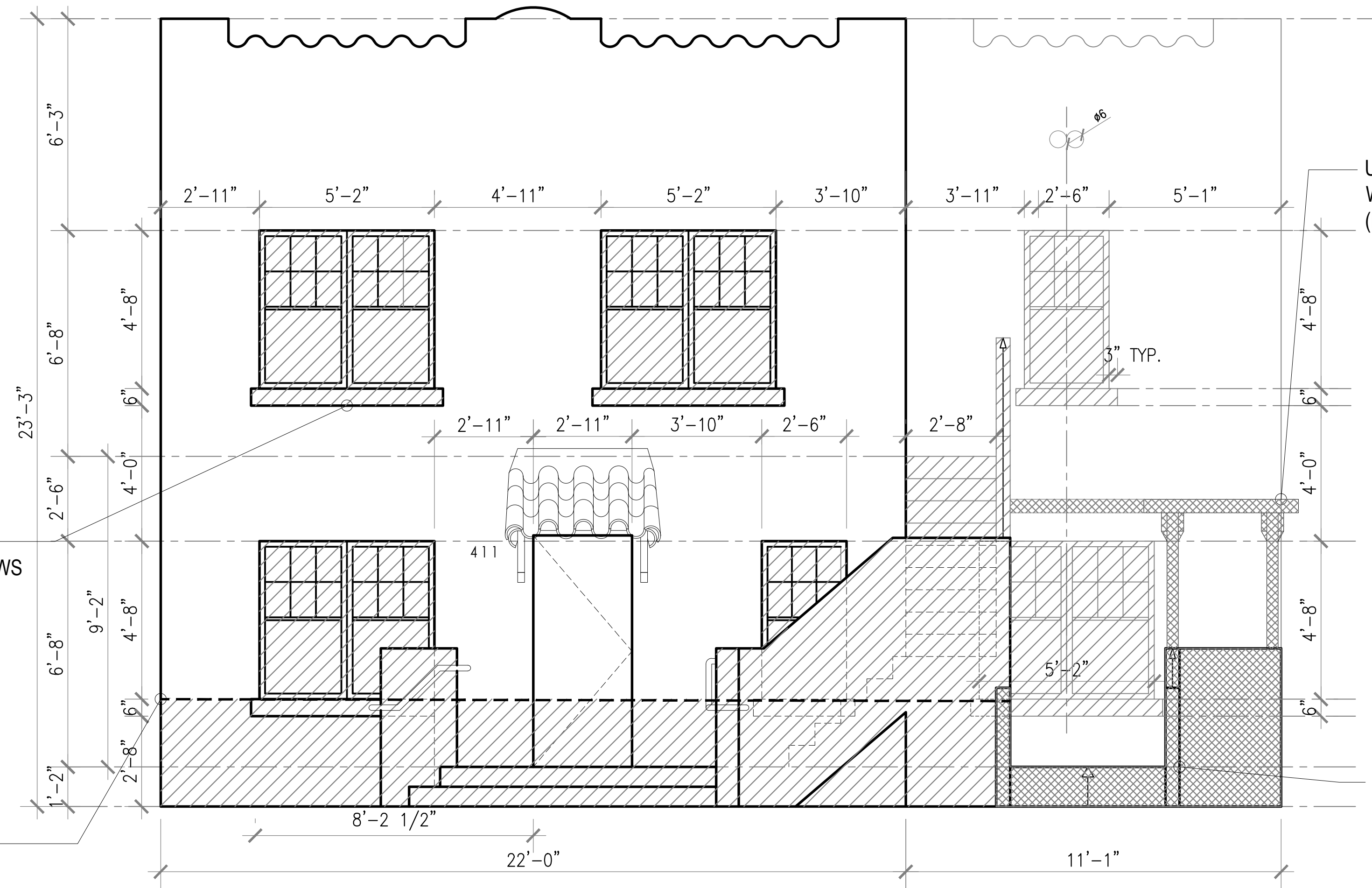
AREA TO BE REMOVED



AREA TO BE REMOVED + REPLACED

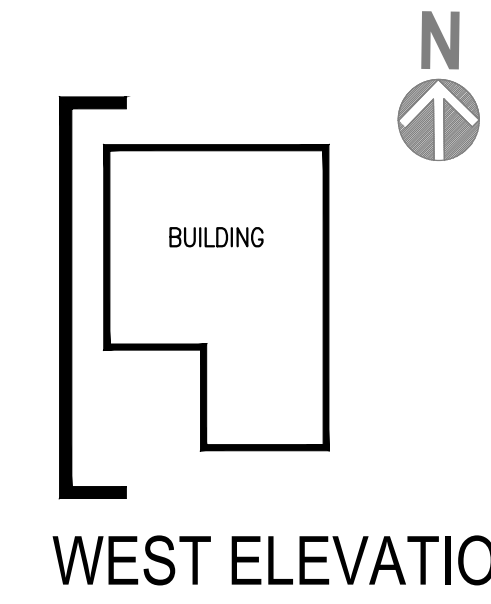
WINDOW / SILLS TO BE REPLACED WITH PERIOD APPROPRIATE WINDOWS

CUT AT MORTAR JOINT 32"- 42"

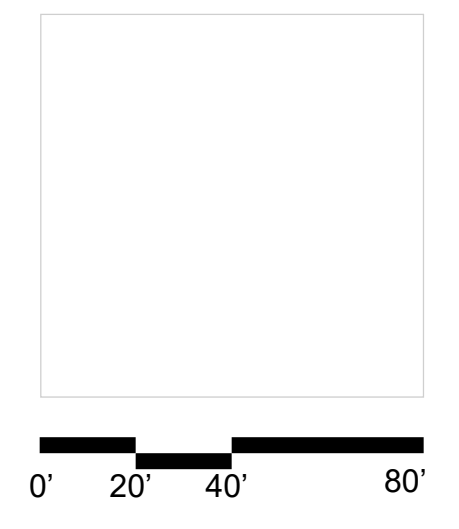


UNFINISHED WOOD TRELLIS (NOT ORIGINAL, 2001)

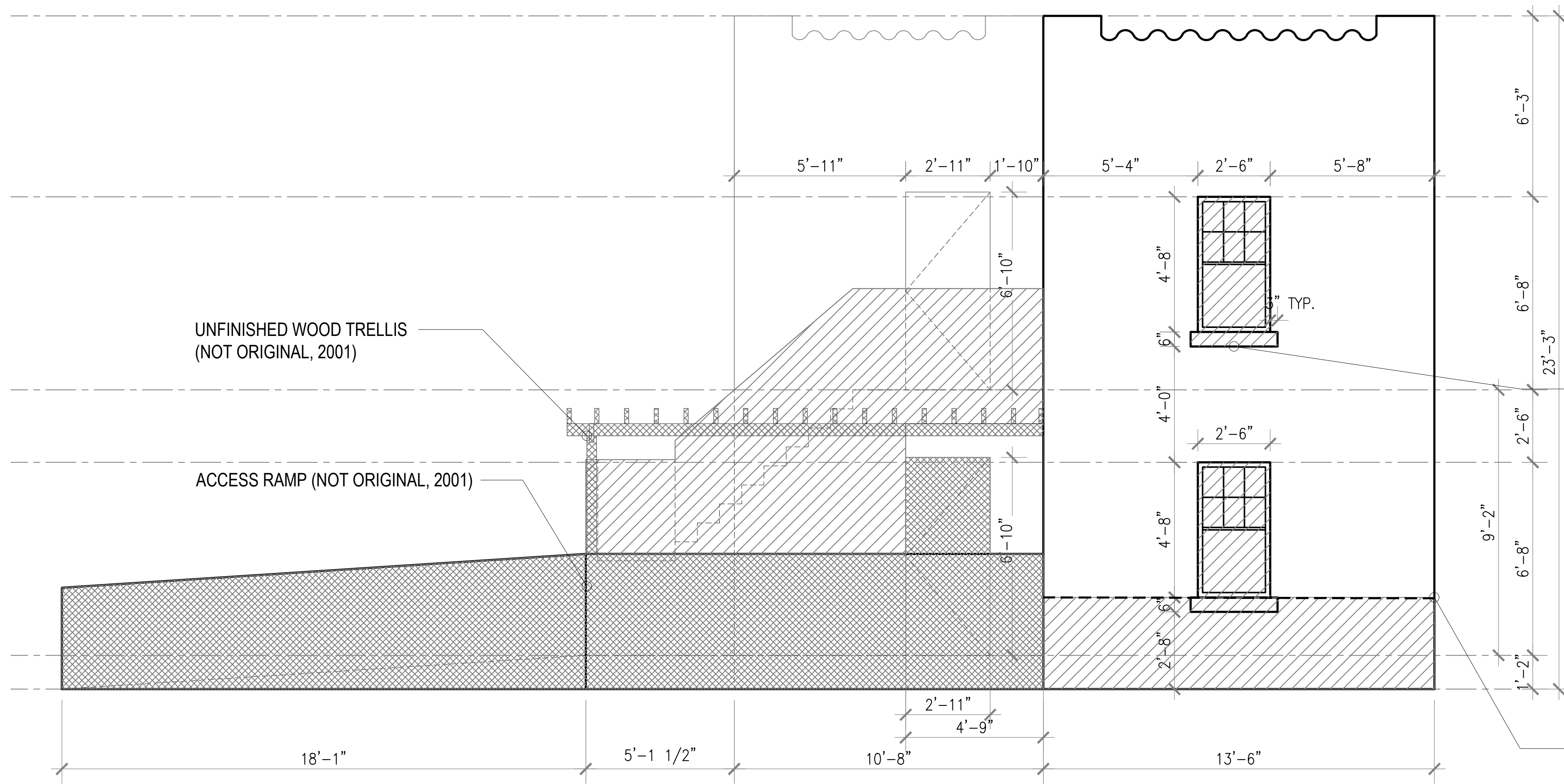
ACCESS RAMP (NOT ORIGINAL, 2001)



WEST ELEVATION



**411 Michigan Avenue**  
Miami Beach, Florida

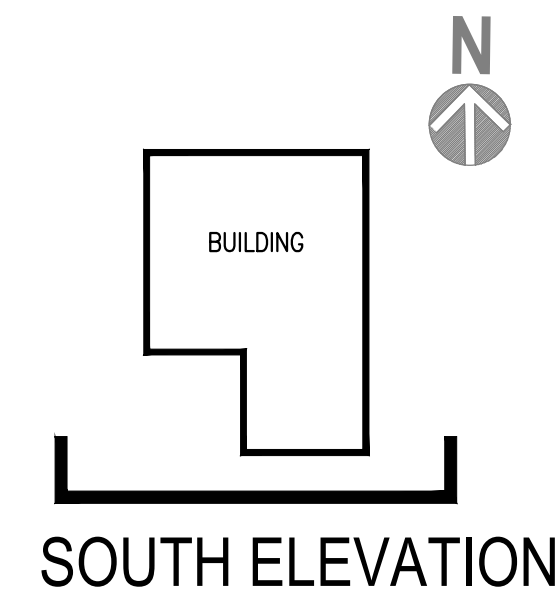


UNFINISHED WOOD TRELLIS (NOT ORIGINAL, 2001)

ACCESS RAMP (NOT ORIGINAL, 2001)

WINDOW / SILLS TO BE REPLACED WITH PERIOD APPROPRIATE WINDOWS

CUT AT MORTAR JOINT 32"- 42"



SOUTH ELEVATION

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



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**A5.14**



**KEY**

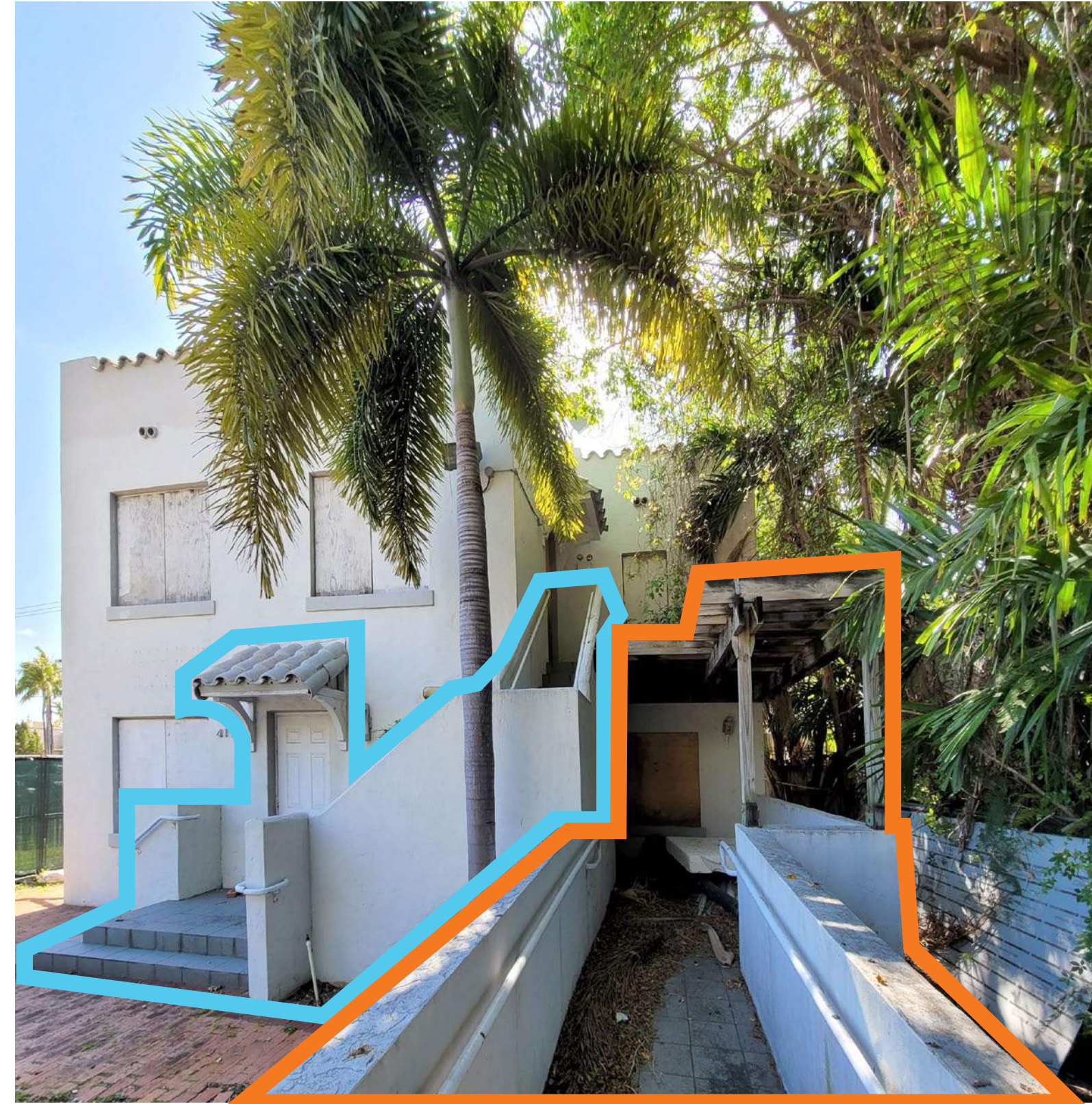
ELEMENT TO BE REMOVED

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)

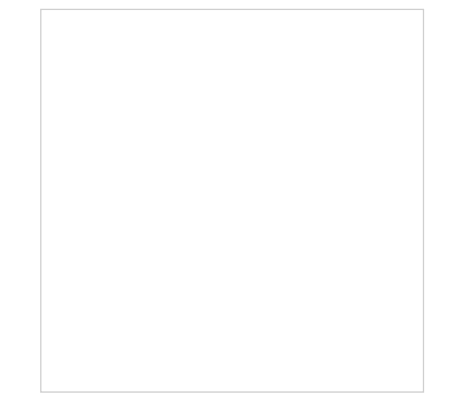


FRONT ENTRY STAIR - TO BE REPLACED

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

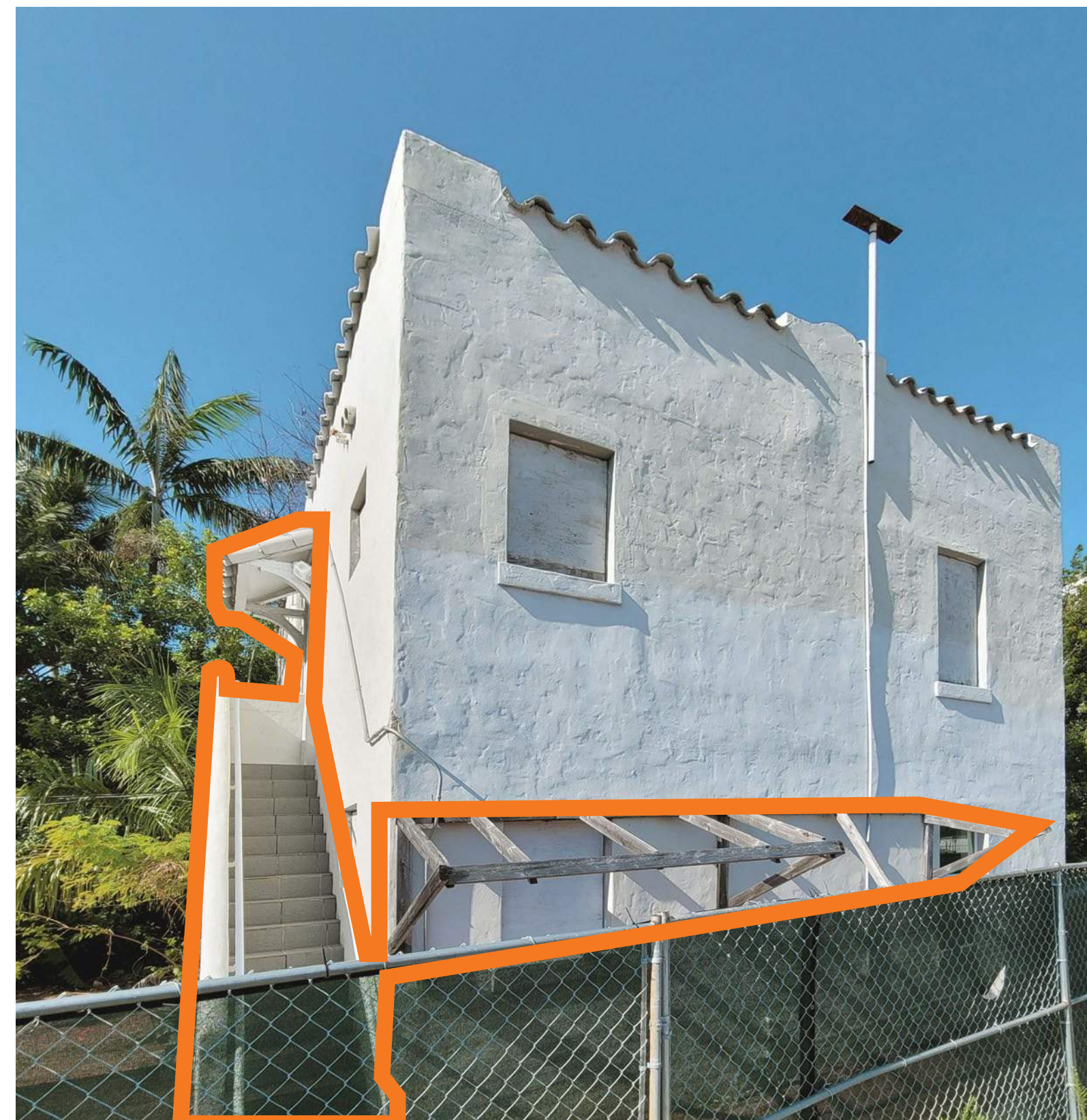


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**A5.15**



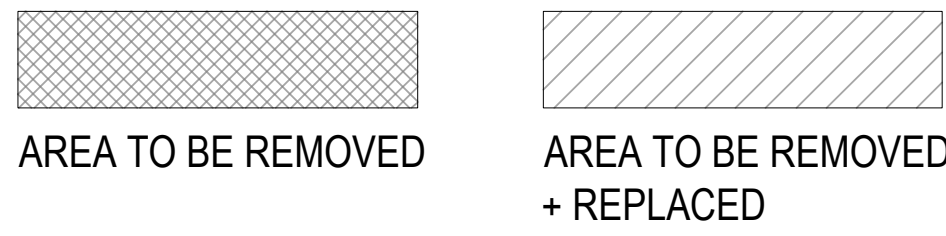
WOOD TRELLIS - TO BE REMOVED FRONT ENTRY & STAIR - TO BE REPLACED



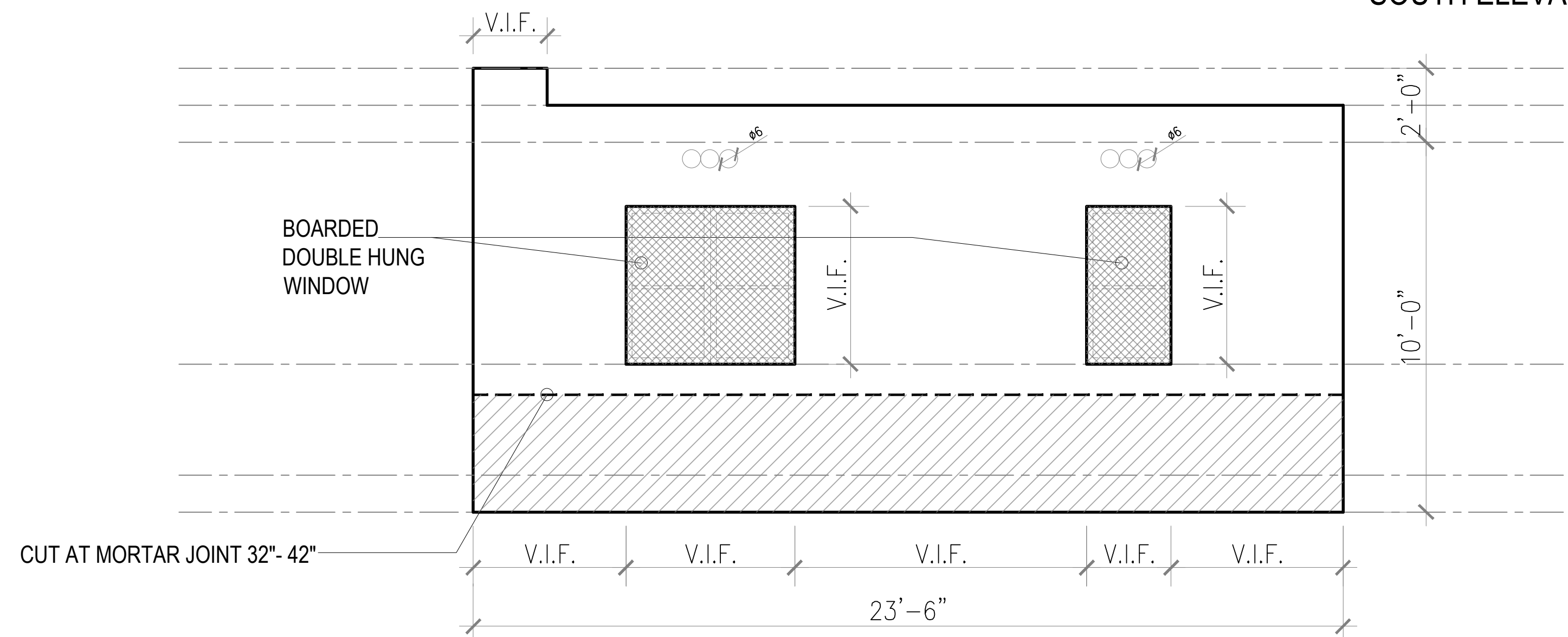
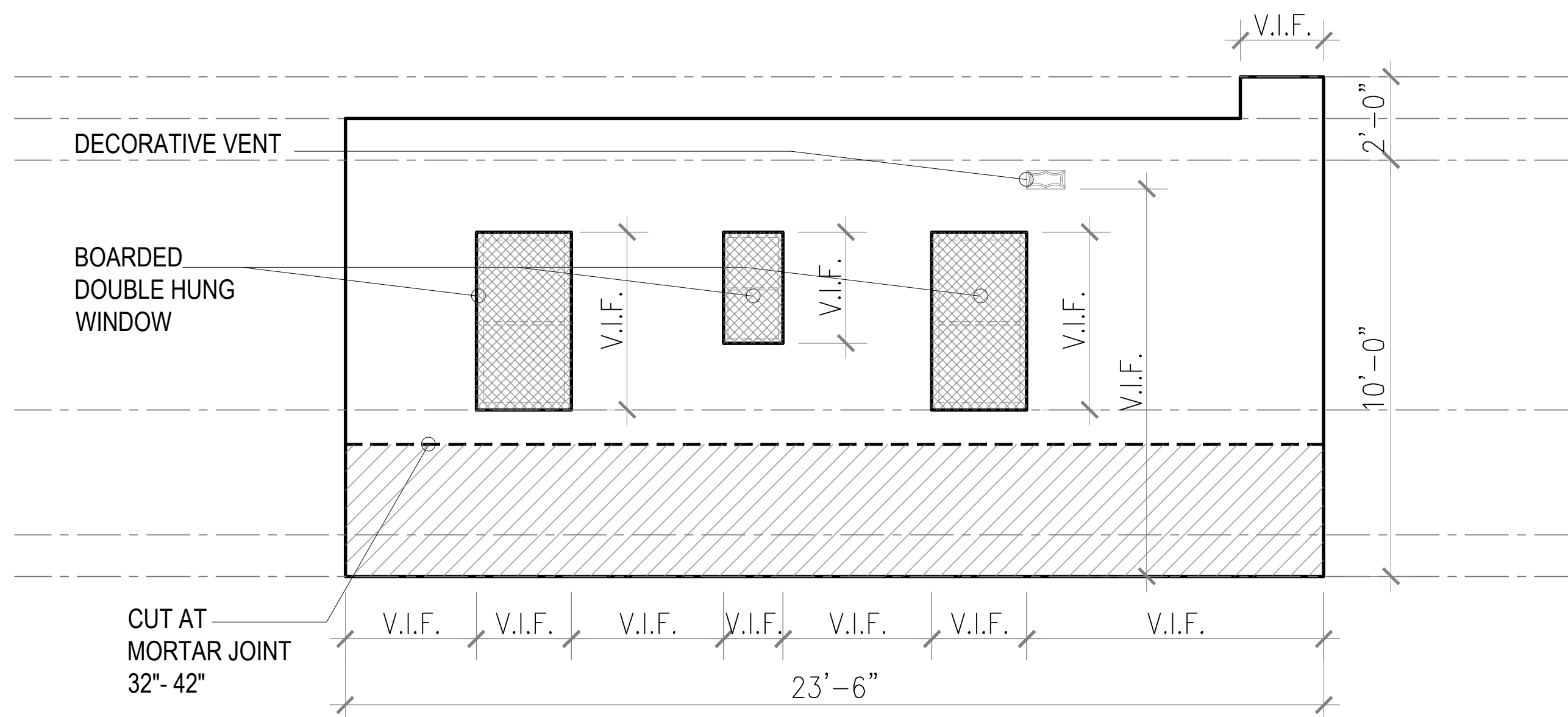
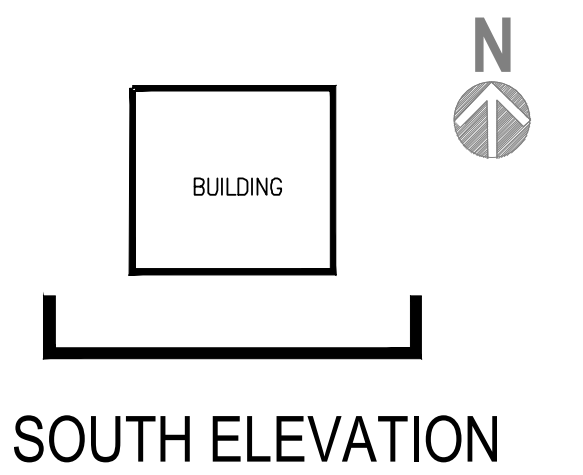
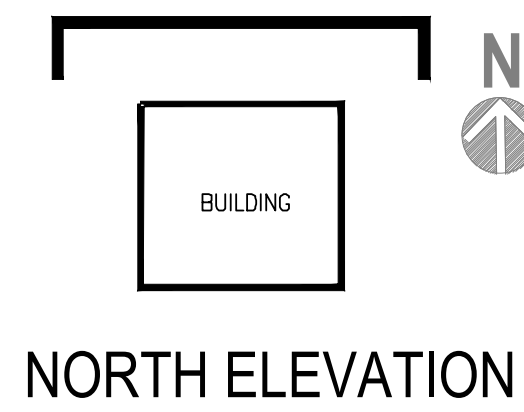
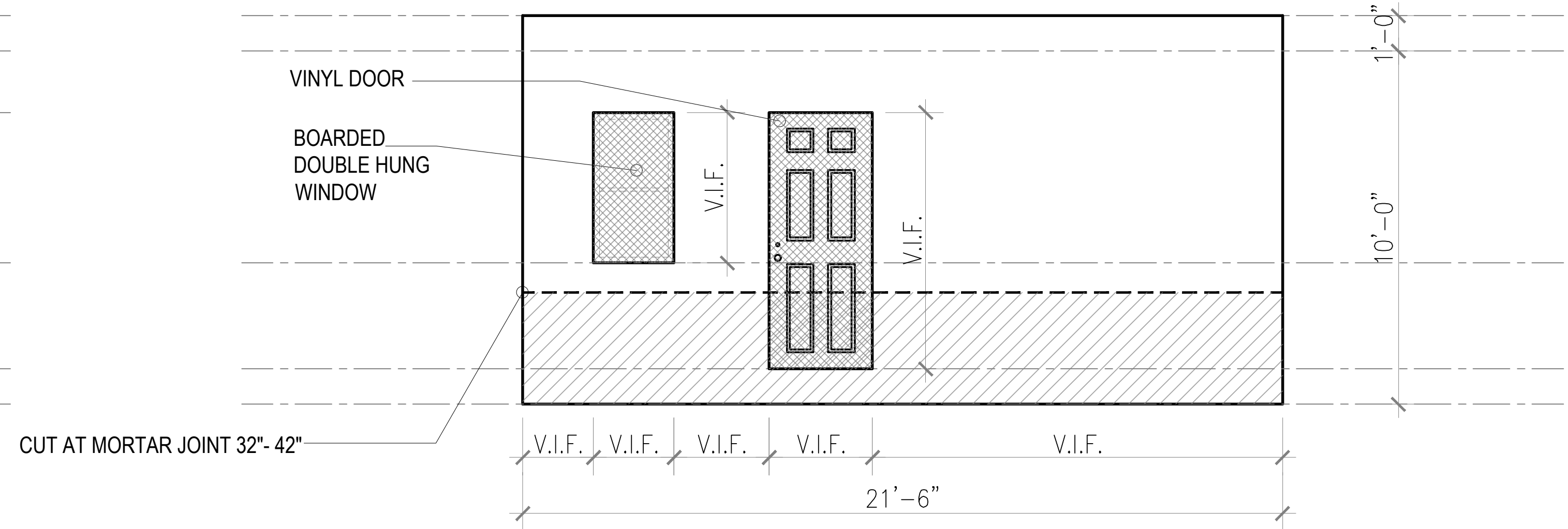
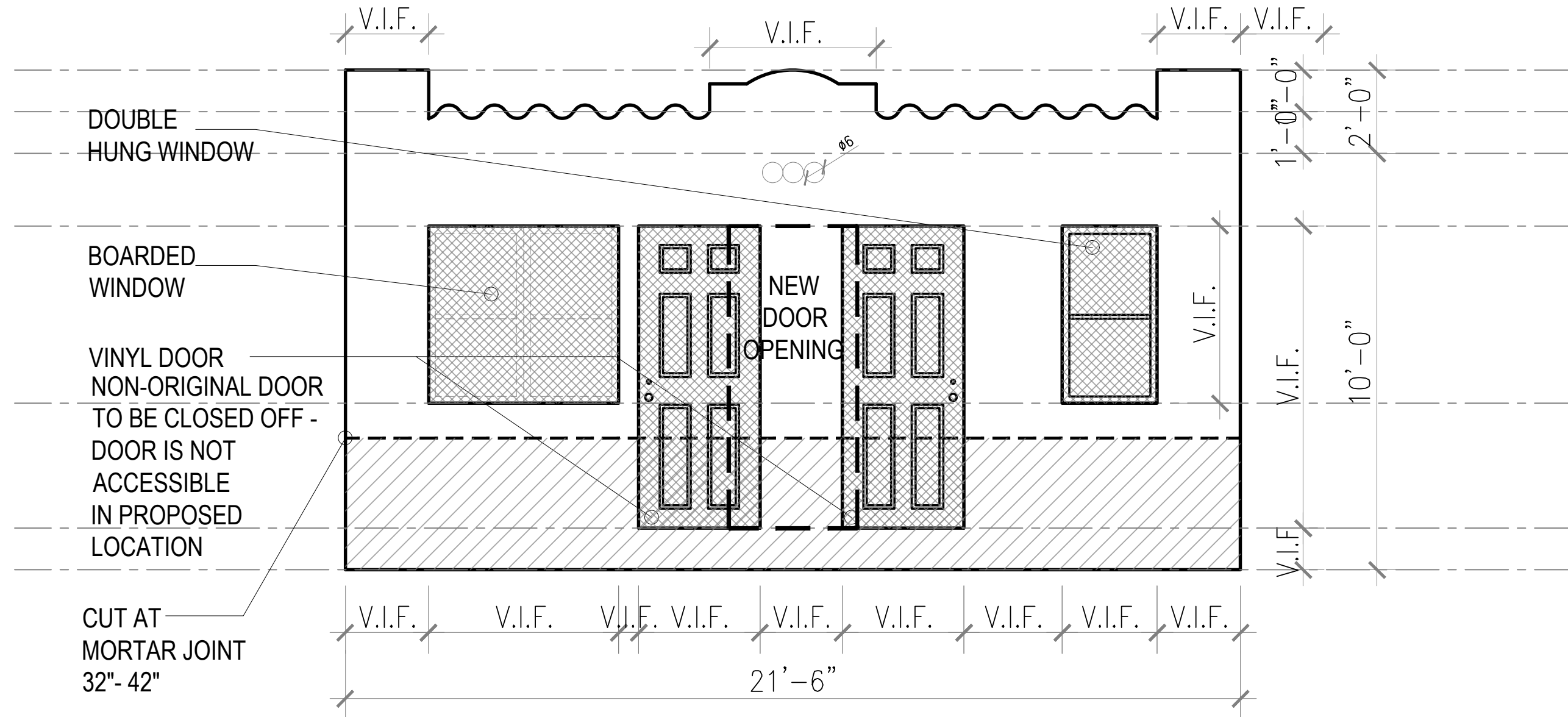
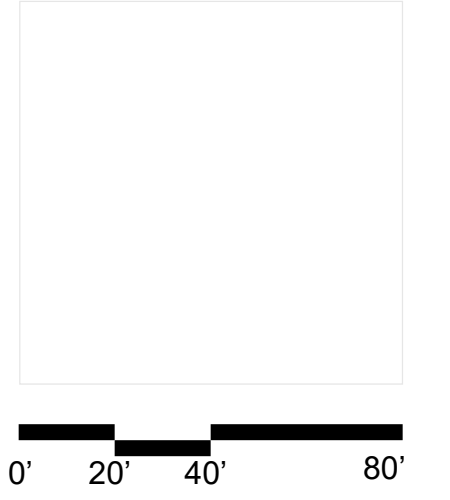
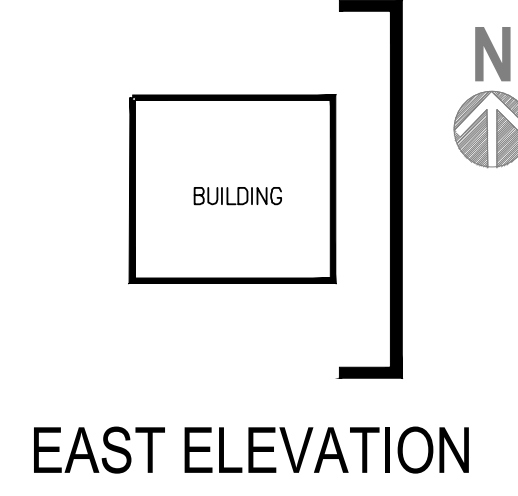
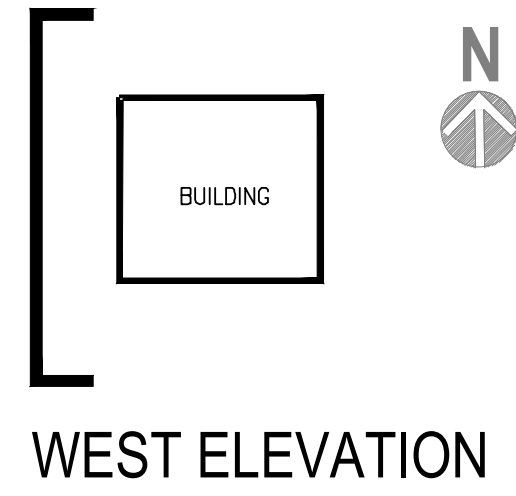
REAR STAIR AND WOOD TRELLIS - NOT ORIGINAL - TO BE REMOVED



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**  
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**Historic Garage Elevations**



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16 May 2022

**A5.17**

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 411 MICHIGAN AVENUE  
 MIAMI BEACH, FL  
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 55 E 59th St  
 Floor 24  
 New York, NY 10022

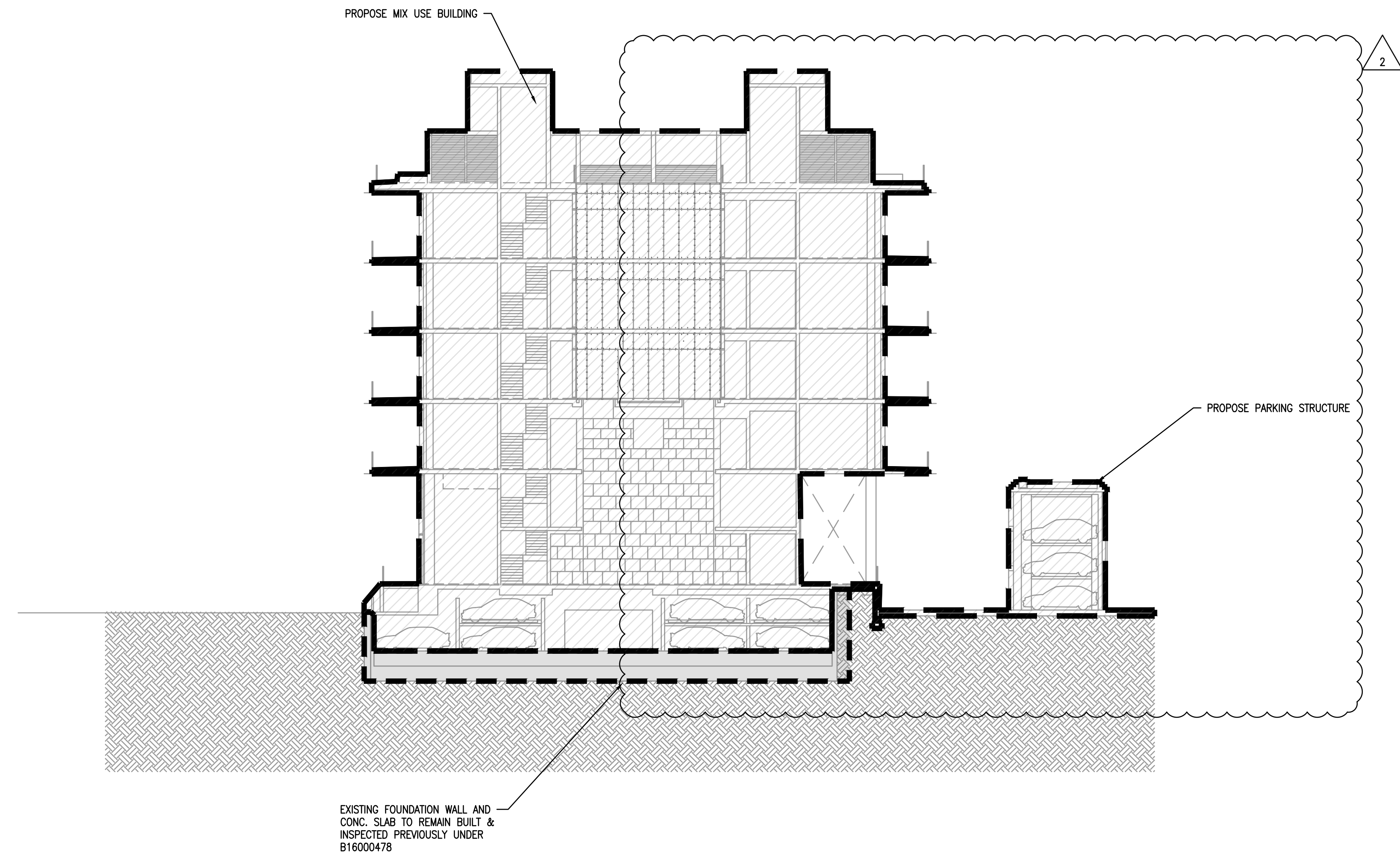
PERMIT  
 SUBMITTAL

drawing by:  
 drawing checked by:  
 drawing scale:  
 drawing date: 7/8/2022  
 project number: 21077

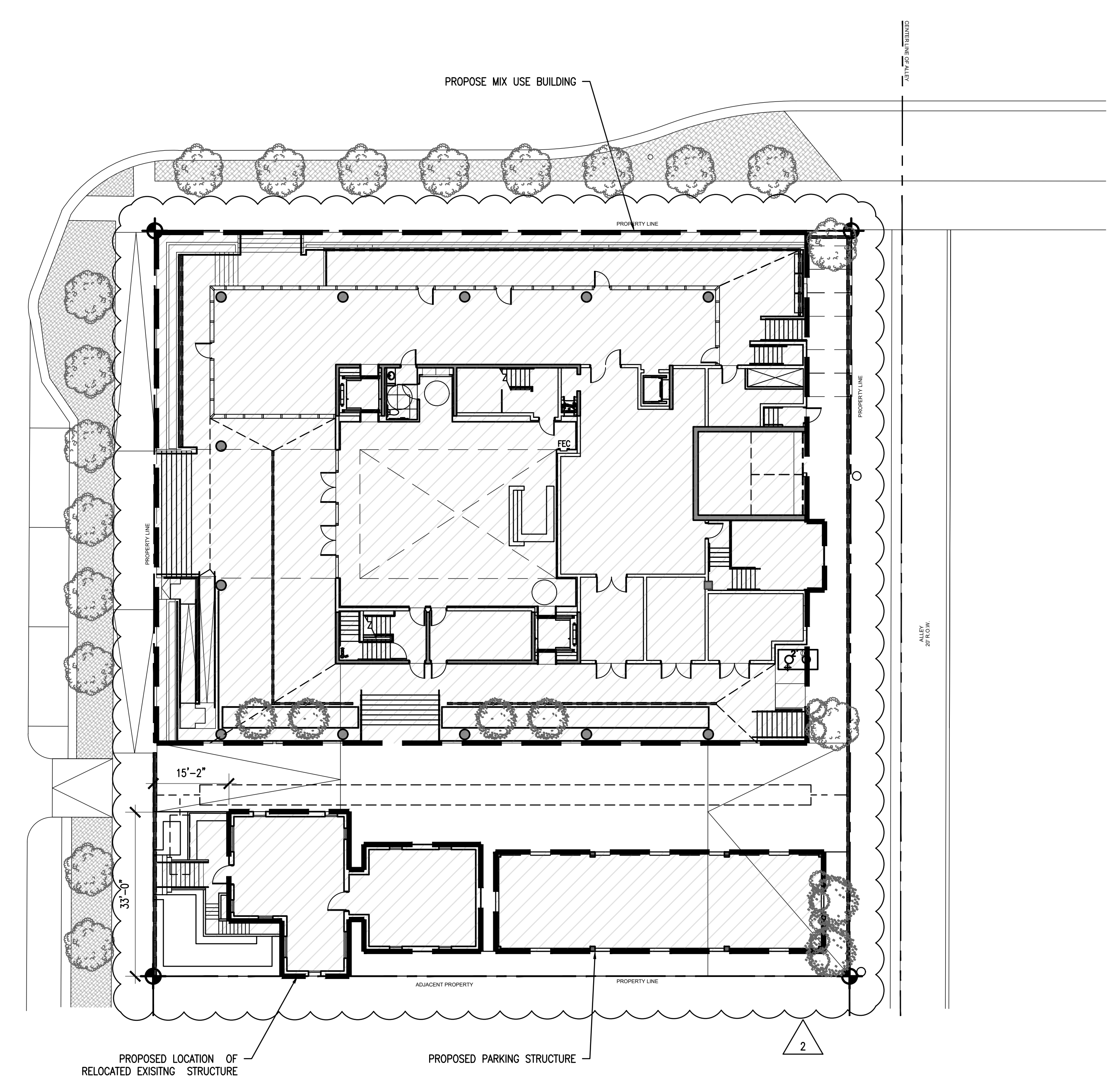
No.	Description	Date
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2	Foundation Bid	6/27/2022
2	Permit Revision	7/8/2022

Existing vs Proposed

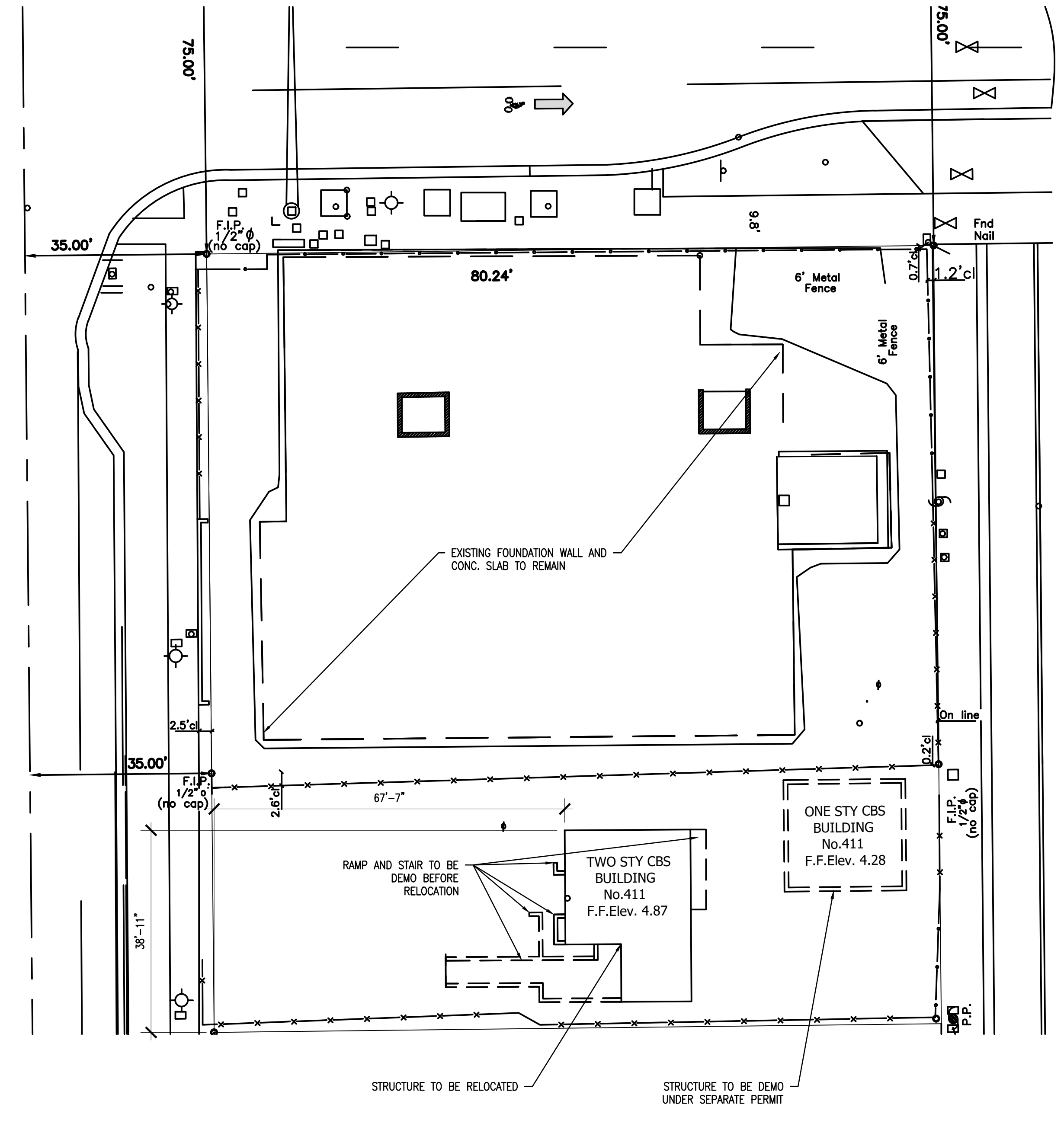
G016



3 EXISTING AND PROPOSED BUILDING SECTION  
 SCALE: 1/16" = 1'-0"



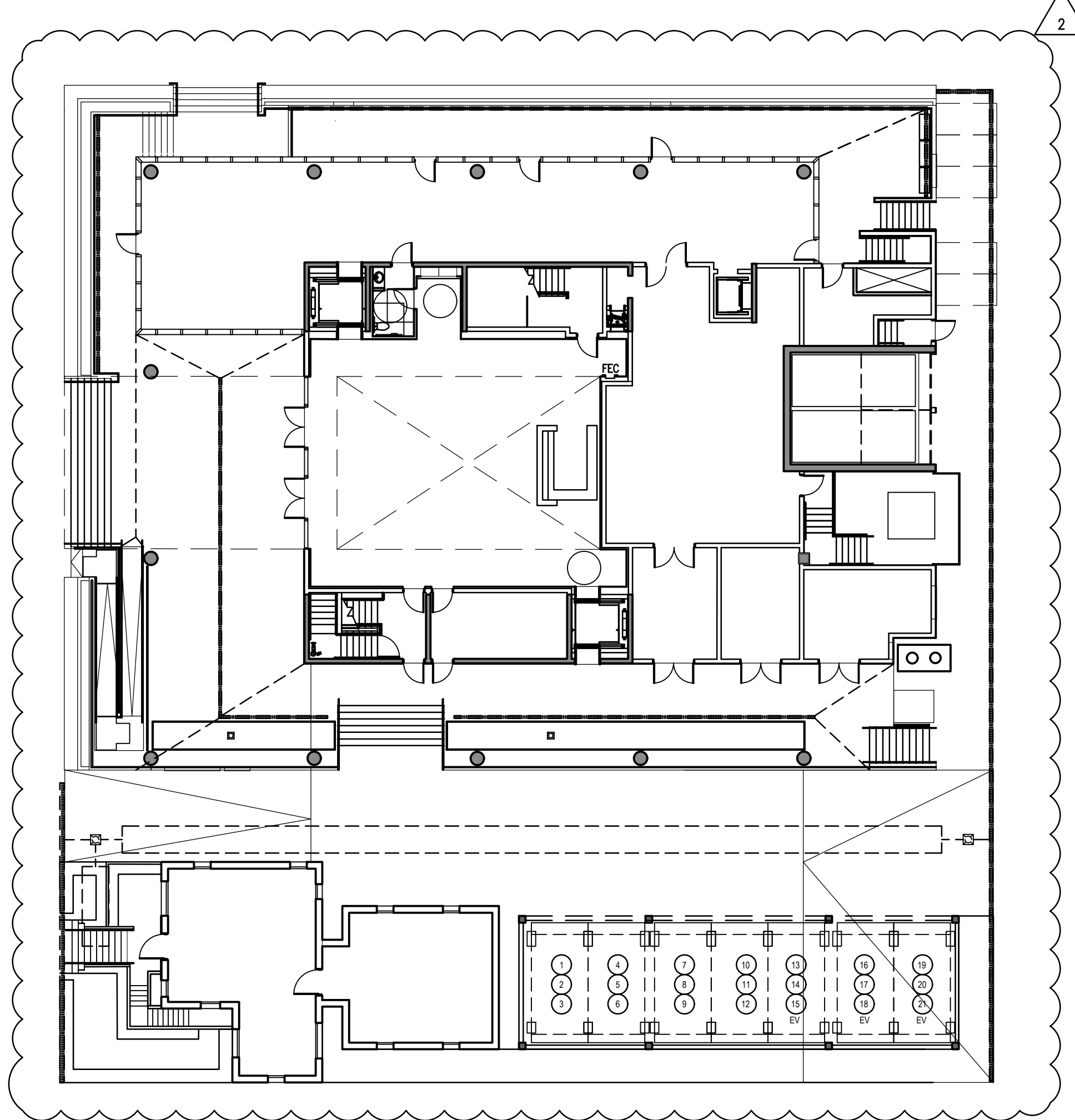
2 PROPOSED SITE PLAN  
 SCALE: 1/16" = 1'-0"



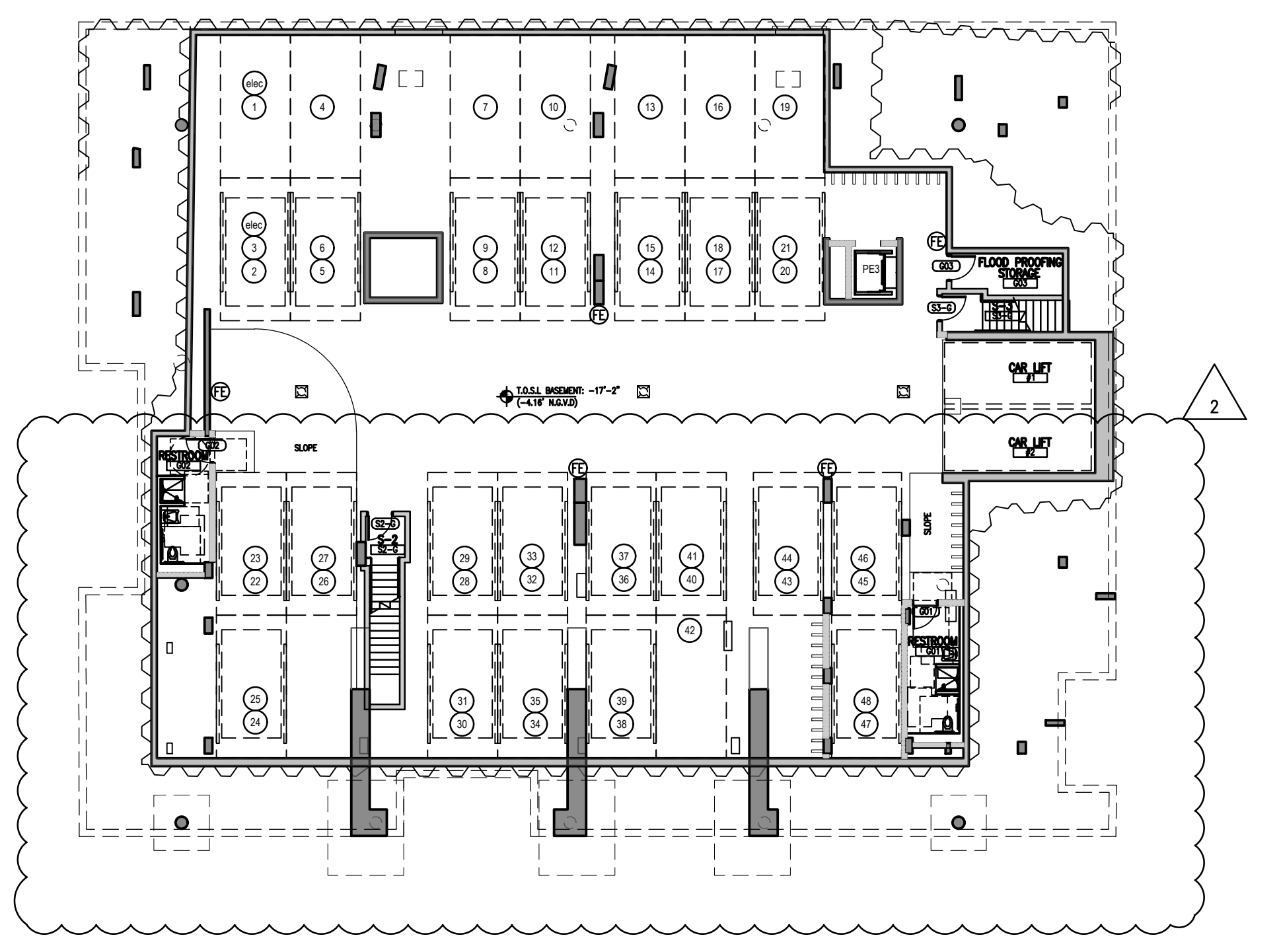
1 EXISTING SITE PLAN  
 SCALE: 1/16" = 1'-0"

- NOTES FOR HISTORIC BUILDING RELOCATION**
1. PROVIDE BLINDING SYSTEM, LIGHTLY INSULATE EXTERIOR AS WELL AS AN ADDITIONAL BLINDING OVER, COATED, AND UNDER SYSTEMS.
  2. REMOVE STRUCTURE FROM EXISTING FOUNDATION BY SAW CUTTING THE PERIMETER OF THE STRUCTURE UP APPROXIMATELY 24 INCHES ABOVE GRADE.
  3. INSTALL TEMPORARY BRACING AND SHORING UNDER EXISTING STRUCTURE.
  4. INSTALL TEMPORARY BRACING UNDER EXISTING FOUNDATION OF EXISTING STRUCTURE.
  5. PROVIDE BRACING SYSTEMS TO TOP OF EXISTING FOUNDATION TO REMOVE LOAD OF THE FOUNDATION.
  6. PROVIDE APPROXIMATE 200 LB AND 3/4" DIA. STEEL BRACING SYSTEM TO SUPPORT EXISTING STRUCTURE.
  7. REMOVE STRUCTURE UP APPROXIMATELY FOUR FEET (4') FROM EXISTING ELEVATION.
  8. INSTALL EXTERIOR BRACING SYSTEMS.
  9. REMOVE STRUCTURE TO PERMITS SIZE OF PERMIT.
  10. STRUCTURE WILL BE LEFT STANDING TO ALLOW FOR THE INSTALLATION OF A NEW FOUNDATION SYSTEM.
  11. PERMIT A NEW FOUNDATION SYSTEM IS CONSTRUCTED TO BE THE SAME AS THE EXISTING FOUNDATION AND IT WILL BE STRUCTURALLY REINFORCED.
  12. UNDER STRUCTURE ONLY NEW FOUNDATION AND REINFORCEMENT.
- NOTE: DEMO PERMIT TO BE FILED SEPARATELY FROM PERMIT B01600478

PARKING SUMMARY				
LEVEL	STANDARD	ACCESSIBLE	COMPACT	TOTAL
BASEMENT	48	0	0	48
1ST FLOOR	21	0	0	21
	69	0	0	69



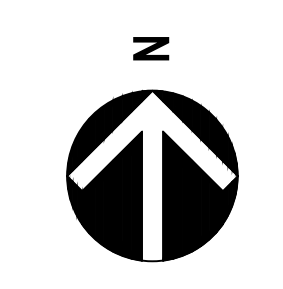
2 GROUND FLOOR PLAN  
SCALE: 1/16" = 1'-0"



1 BASEMENT PLAN  
SCALE: 1/16" = 1'-0"

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411 MICHIGAN  
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Floor 24  
New York, NY 10022

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SUBMITTAL



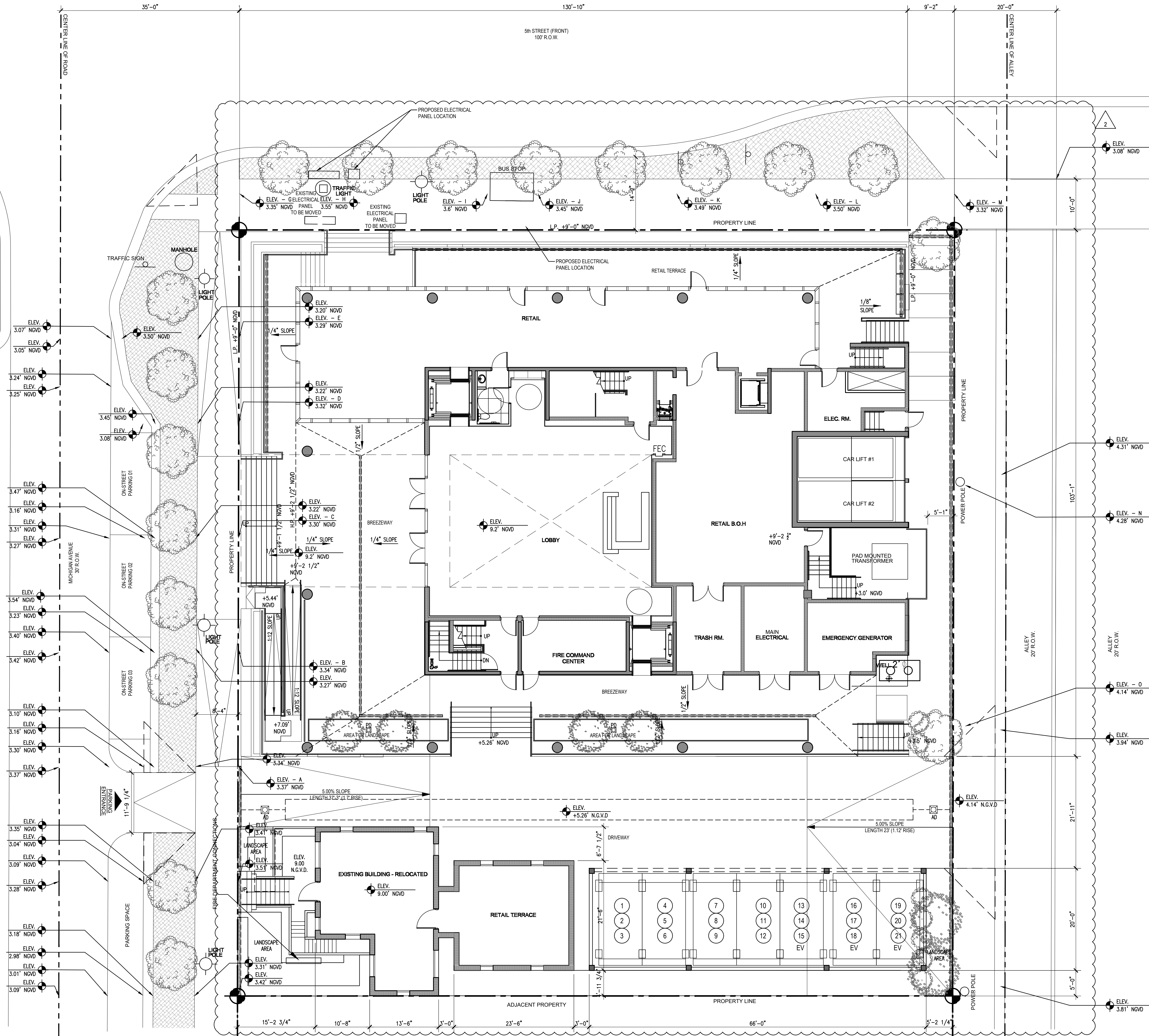
drawing by:  
drawing checked by:  
drawing scale:  
drawing date: 7/8/2022  
project number: 21077

No.	Description	Date
1	Permit Revision	4/11/2022
2	Foundation Bid	6/27/2022
2	Permit Revision	7/8/2022

Parking  
Diagrams

G015

ESTIMATED FIRE HYDRANT LOCATION



**GENERAL FLOOD NOTES**

A. A FLOOD EMERGENCY OPERATION MANUAL IN COMPLIANCE WITH ASCE 24-14 SECTION 6.2 AND FEMA TB 3-95 MUST BE SUBMITTED BEFORE ANY CO OR TOC IS ISSUED OR BEFORE THE BUILDING FINAL INSPECTION. THE FOLLOWING DOCUMENTS MUST BE ATTACHED IN ADDITION TO ALL OTHER REQUIRED INFORMATION:

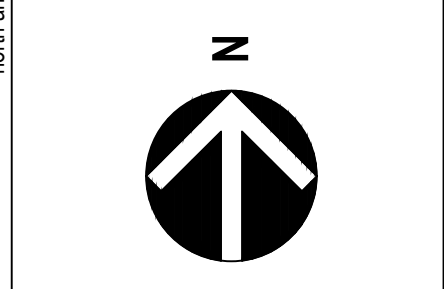
B. A WRITTEN STATEMENT BY THE ARCHITECT OR ENGINEER OF RECORD CERTIFYING THAT: "THE FLOOD PROOFING DESIGN AND CONSTRUCTION OF THE BUILDING WAS DONE IN COMPLIANCE WITH ASCE 24-14-SECTION 3.2 AND FEMA TECHNICAL BULLETIN 3-93."

C. SHOW THE LOCATION OF THE FLOOD BARRIERS STORAGE.

D. SHOW THAT ENTRY OPENINGS IN THE GROUND FLOOR (AT 5.26' NGVD) AT THE SOUTH PARKING BUILDING ARE MORE THAN 3" IN ALL DIRECTIONS AND SHALL NOT IMPERE THE FLOW OF FLOOD WATER, OTHERWISE FLOOR OPENINGS/VENTS MUST BE DESIGNATED AND INSTALLED AS CALCULATED.

411-419 MICHIGAN  
 411 MICHIGAN AVENUE  
 MIAMI BEACH, FL  
 411 MICHIGAN  
 SOFI OWNER LLC  
 55 E 59th St  
 Floor 24  
 New York, NY 10022

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 drawing checked by: \_\_\_\_\_  
 drawing scale: \_\_\_\_\_  
 drawing date: 7/8/2022  
 project number: 21077

drawing revisions:

No.	Description	Date
1	Permit Revision	4/11/2022
2	Foundation Bid	6/27/2022
2	Permit Revision	7/8/2022

Site Plan

A001

1 SITE PLAN  
 SCALE: 1/8" = 1'-0"

411 MICHIGAN AVG. EXISTING GRADE

A	3.37	G	3.35	M	3.32
B	3.34	H	3.55	N	4.28
C	3.30	I	3.60	O	4.14
D	3.32	J	3.45		
E	3.29	K	3.49		
F	3.19	L	3.50		

11.03 SUM OF MID-POINT ELEVATIONS  
 3 NUMBER OF WALLS  
 3.67' N.G.V.D

**PLAN NOTES**

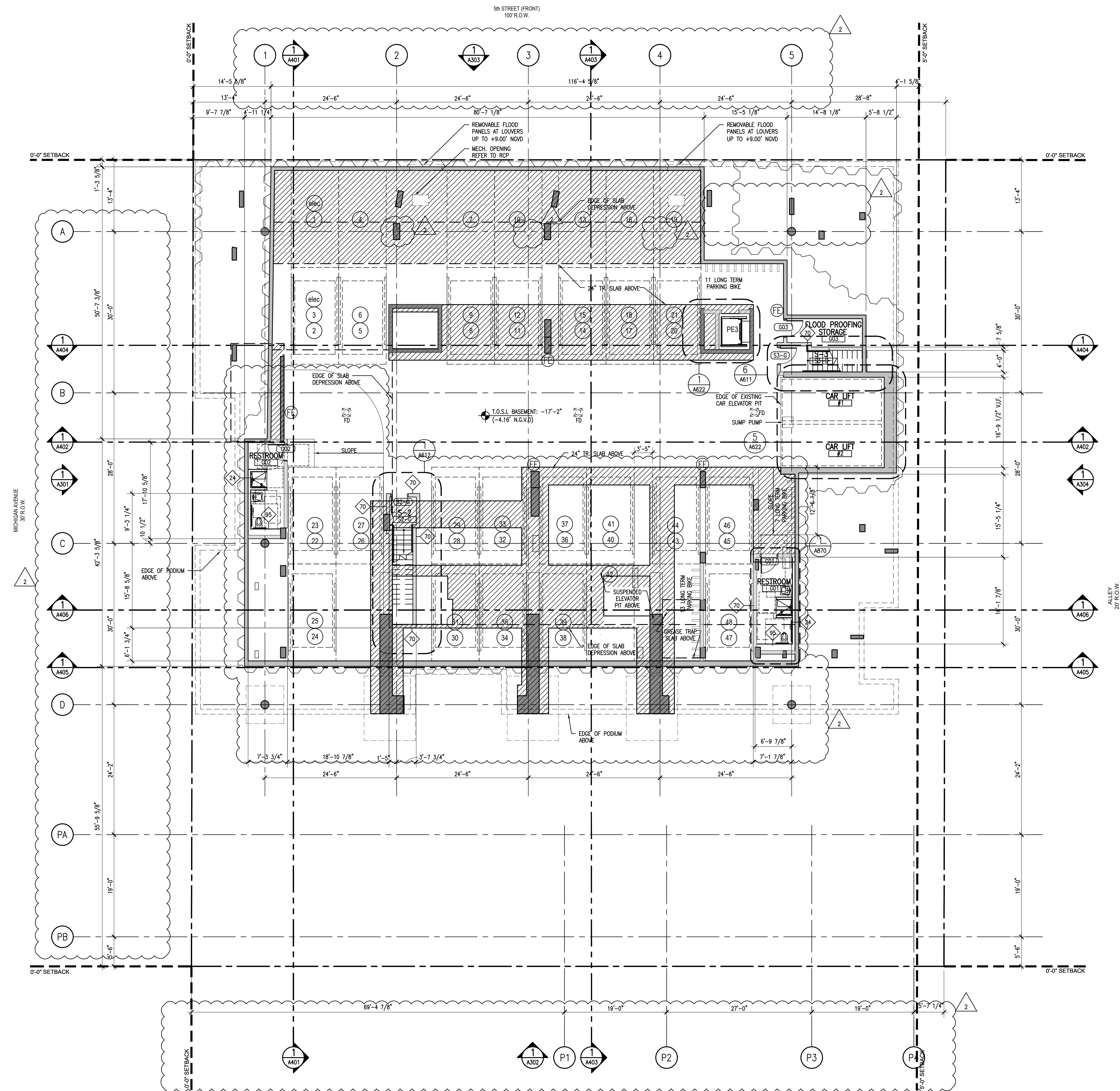
1. REFER TO L5100 SERIES FOR ADDITIONAL LIFE SAFETY AND CODE INFORMATION.
2. REFER TO A140 SERIES FOR EDGE OF SLAB PLANS.
3. REFER TO A200 SERIES FOR REFLECTED CEILING PLANS.
4. REFER TO G110 SERIES FOR STANDARD MOUNTING HEIGHTS.
5. REFER TO A500 SERIES FOR WINDOW TYPES.
6. REFER TO A600 SERIES FOR ENLARGED PLANS.
7. REFER TO A610 SERIES FOR STAIR PLANS AND SECTIONS.
8. REFER TO A620 SERIES FOR ELEVATOR PLANS AND SECTIONS.
9. REFER TO A520 SERIES FOR DOOR SCHEDULE.
10. FIRE RATINGS ARE AS NOTED AND AS FOLLOWS:  
SHAFT WALL 2HR  
STAIR AND ELEVATOR WALL 2HR  
MECHANICAL AND ELECTRICAL ROOMS 1HR
11. MECHANICAL EQUIPMENT IS SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO MECHANICAL DRAWINGS FOR DESIGN AND SPECIFICATIONS.
12. ALL INTERIOR PARTITIONS TO BE TYPE 1, UON.  
ALL CMU PARTITIONS TO BE TYPE 70, UON.  
ALL CONCRETE SHEAR WALLS TO BE TYPE 75, UON.  
ALL FURRED PARTITIONS TO BE TYPE 95, UON.  
ALL CHASE PARTITIONS TO BE TYPE 3, UON.  
ALL SHAFT PARTITIONS TO BE TYPE 64, UON.
13. PROVIDE WATER AND MOLD RESISTANT GYPSUM BOARD IN ALL AREAS HAVING A WATER SOURCE, INCLUDING BUT NOT LIMITED TO RESTROOMS, KITCHENS, UTILITY CLOSETS AND CHASE WALLS.
14. PROVIDE CEMENT BOARD BEHIND ALL SURFACES TO RECEIVE TILE IN SHOWER STALLS.
15. ALL DOORS ARE LOCATED 4" FROM FACE OF PERPENDICULAR WALLS TO THROAT OF JAMB, UON.
16. ALL SLEEVE LOCATIONS ARE SHOWN FOR DESIGN TEAM COORDINATION PURPOSES ONLY.
17. FLOOR ELEVATION SHALL BE LEVEL ON BOTH SIDES WITH 2" MAXIMUM ACROSS THRESHOLD.

**LEGEND**

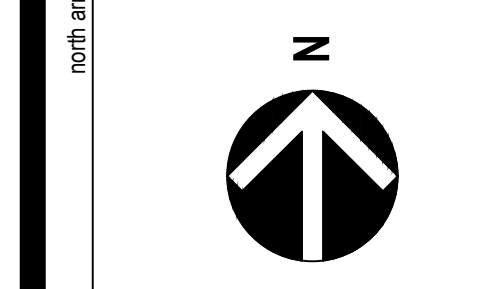
- = CONCRETE WALL OR COLUMN
- = CMU PARTITION OR WALL
- = METAL STUD PARTITION OR WALL

**USES**

- CELLAR PROPOSED USES:  
ACCESSORY PARKING



**1 GARAGE FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



drawing by: \_\_\_\_\_  
drawing checked by: \_\_\_\_\_  
drawing scale: \_\_\_\_\_  
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2	Permit Revision	7/8/2022

ESTIMATED  
FIRE HYDRANT  
LOCATION

**PLAN NOTES**

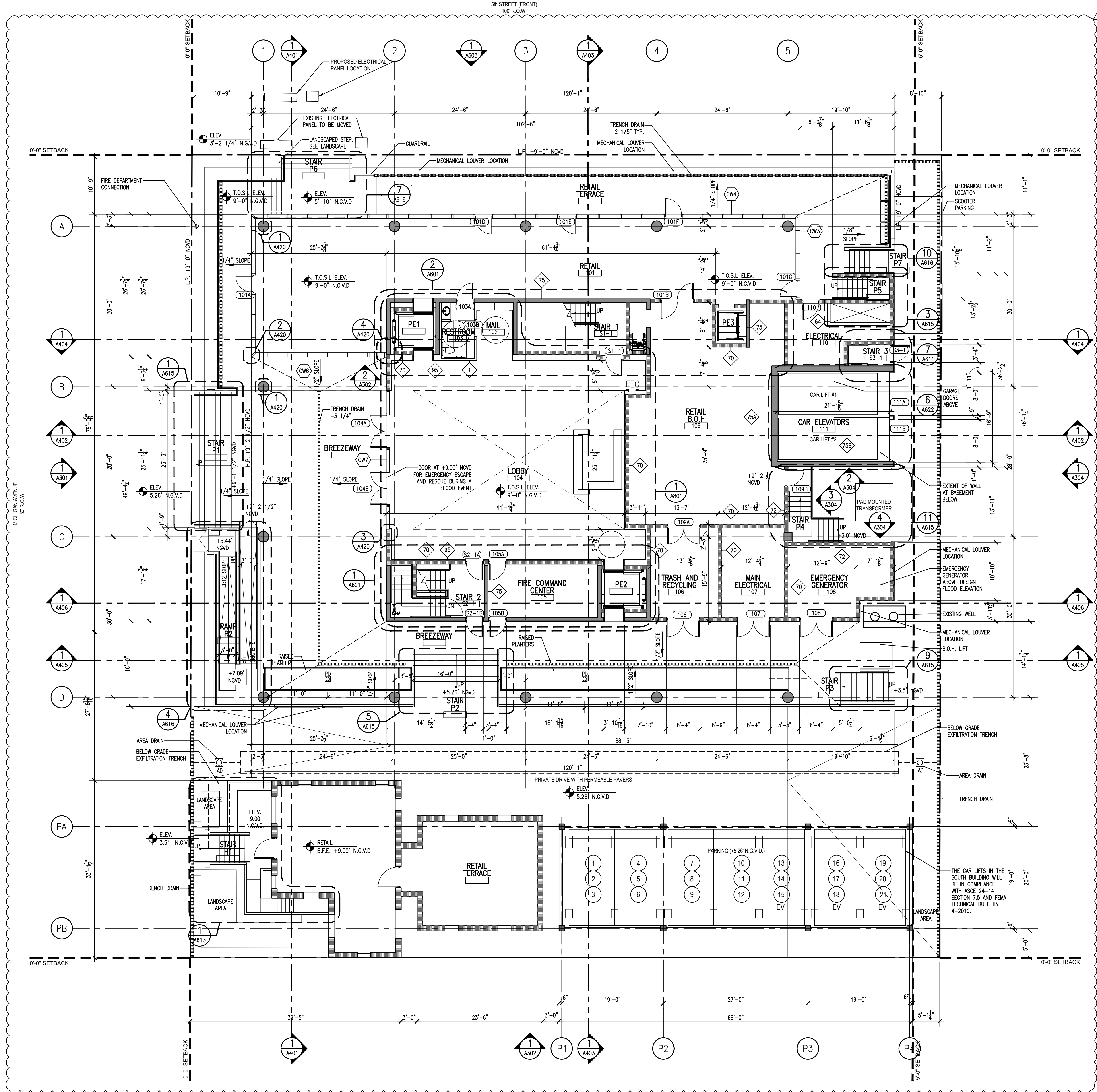
1. REFER TO L5100 SERIES FOR ADDITIONAL LIFE SAFETY AND CODE INFORMATION.
2. REFER TO A140 SERIES FOR EDGE OF SLAB PLANS.
3. REFER TO A200 SERIES FOR REFLECTED CEILING PLANS.
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5. REFER TO A500 SERIES FOR WINDOW TYPES.
6. REFER TO A600 SERIES FOR ENLARGED PLANS.
7. REFER TO A610 SERIES FOR STAIR PLANS AND SECTIONS.
8. REFER TO A620 SERIES FOR ELEVATOR PLANS AND SECTIONS.
9. REFER TO A520 SERIES FOR DOOR SCHEDULE.
10. FIRE RATINGS ARE AS NOTED AND AS FOLLOWS:  
SHaft WALL 2HR  
STAIR AND ELEVATOR WALL 2HR  
MECHANICAL AND ELECTRICAL ROOMS 1HR
11. MECHANICAL EQUIPMENT IS SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO MECHANICAL DRAWINGS FOR DESIGN AND SPECIFICATIONS.
12. ALL INTERIOR PARTITIONS TO BE TYPE 1, UON.  
ALL CONCRETE SHEAR WALLS TO BE TYPE 70, UON.  
ALL CMU PARTITIONS TO BE TYPE 75, UON.  
ALL FURRED PARTITIONS TO BE TYPE 95, UON.  
ALL CHASE PARTITIONS TO BE TYPE 3, UON.  
ALL SHaft PARTITIONS TO BE TYPE 84, UON.
13. PROVIDE WATER AND MOLD RESISTANT GYPSUM BOARD IN ALL AREAS HAVING A WATER SOURCE, INCLUDING BUT NOT LIMITED TO RESTROOMS, KITCHENS, UTILITY CLOSETS AND CHASE WALLS.
14. PROVIDE CEMENT BOARD BEHIND ALL SURFACES TO RECEIVE TILE IN SHOWER STALLS.
15. ALL DOORS ARE LOCATED 4" FROM FACE OF PERPENDICULAR WALLS TO THROAT OF JAMB, UON.
16. ALL SLEEVE LOCATIONS ARE SHOWN FOR DESIGN TEAM COORDINATION PURPOSES ONLY.
17. FLOOR ELEVATION SHALL BE LEVEL ON BOTH SIDES WITH 2" MAXIMUM ACROSS THRESHOLD.

**LEGEND**

- CONCRETE WALL OR COLUMN
- CMU PARTITION OR WALL
- METAL STUD PARTITION OR WALL

**USES**

- FIRST FLOOR PROPOSED USES:
- ACCESSORY PARKING
  - RETAIL
  - HISTORIC STRUCTURE RETAIL
  - TERRACE
  - BACK OF HOUSE



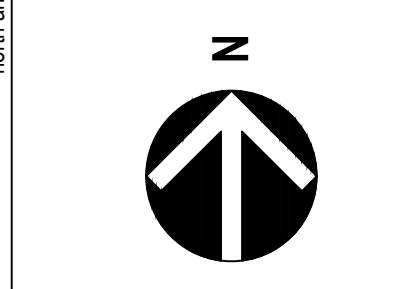
**1 GROUND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

411-419 MICHIGAN

411 MICHIGAN AVENUE  
MIAMI BEACH, FL

411 MICHIGAN  
SOFI OWNER LLC  
Floor 24  
New York, NY 10022

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drawing checked by: \_\_\_\_\_  
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No.	Description	Date
1	Permit Revision	4/11/2022
2	Foundation Bid	6/27/2022
2	Permit Revision	7/8/2022

Ground Floor Plan

A102

**PLAN NOTES**

- REFER TO L5100 SERIES FOR ADDITIONAL LIFE SAFETY AND CODE INFORMATION.
- REFER TO A140 SERIES FOR EDGE OF SLAB PLANS.
- REFER TO A200 SERIES FOR REFLECTED CEILING PLANS.
- REFER TO G110 SERIES FOR STANDARD MOUNTING HEIGHTS.
- REFER TO A500 SERIES FOR WINDOW TYPES.
- REFER TO A600 SERIES FOR ENLARGED PLANS.
- REFER TO A610 SERIES FOR STAIR PLANS AND SECTIONS.
- REFER TO A620 SERIES FOR ELEVATOR PLANS AND SECTIONS.
- REFER TO A520 SERIES FOR DOOR SCHEDULE.
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ALL CMU PARTITIONS TO BE TYPE 70, UON.  
ALL CONCRETE SHEAR WALLS TO BE TYPE 75, UON.  
ALL FURRED PARTITIONS TO BE TYPE 95, UON.  
ALL CHASE PARTITIONS TO BE TYPE 3, UON.  
ALL SHAFT PARTITIONS TO BE TYPE 64, UON.
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- PROVIDE CEMENT BOARD BEHIND ALL SURFACES TO RECEIVE TILE IN SHOWER STALLS.
- ALL DOORS ARE LOCATED 4" FROM FACE OF PERPENDICULAR WALLS TO THROAT OF JAMB, UON.
- ALL SLEEVE LOCATIONS ARE SHOWN FOR DESIGN TEAM COORDINATION PURPOSES ONLY.
- FLOOR ELEVATION SHALL BE LEVEL ON BOTH SIDES WITH 2" MAXIMUM ACROSS THRESHOLD.

**LEGEND**

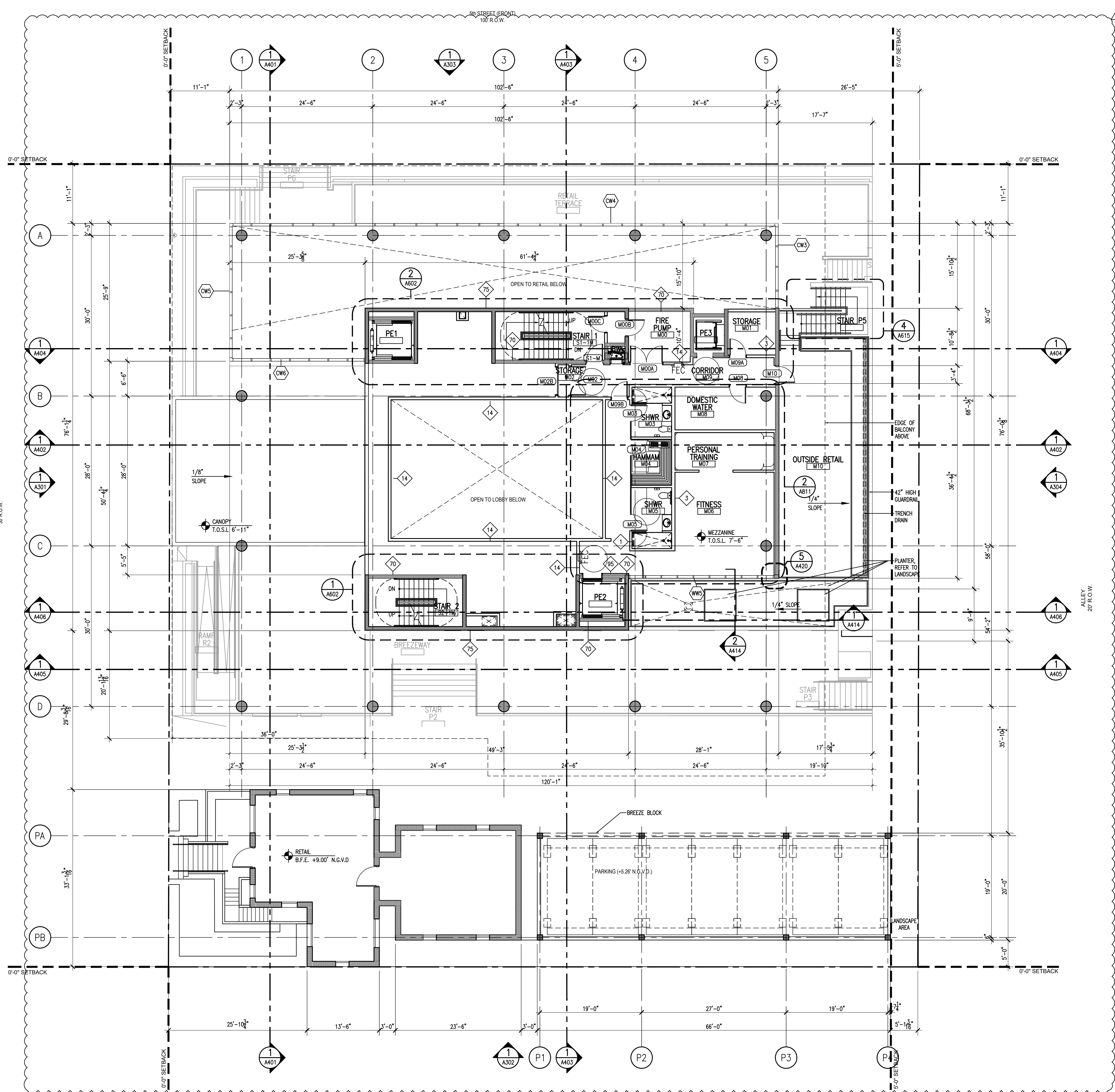
- CONCRETE WALL OR COLUMN
- CMU PARTITION OR WALL
- METAL STUD PARTITION OR WALL

**MEZZANINE CALCULATION**

FLORIDA BUILDING CODE 7TH EDITION (2020)  
SECTION 505.2.1, AREA LIMITATION  
THE AGGREGATE AREA OF A MEZZANINE SHALL NOT BE GREATER THAN ONE-THIRD OF THE FLOOR AREA OF THE SPACE BELOW.  
GROUND FLOOR GROSS AREA = 13,705 SF  
13,705 / 3 = 4,568 SF MEZZANINE ALLOWED  
MEZZANINE GROSS AREA = 3,762 SF

**USES**

FIRST FLOOR MEZZANINE PROPOSED USES:  
AMENITY - FITNESS



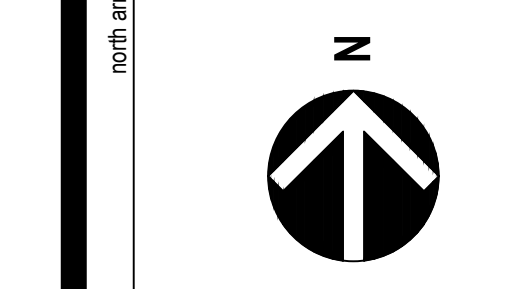
**1 MEZZANINE FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



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411 MICHIGAN  
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Floor 24  
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MEZZANINE FLOOR PLAN



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drawing checked by: \_\_\_\_\_  
drawing scale: \_\_\_\_\_  
drawing date: 7/8/2022  
project number: 21077

No.	Description	Date
1	Permit Revision	4/11/2022
2	Foundation Bid	6/27/2022
2	Permit Revision	7/8/2022

No.	Description	Date

A102M



**PLAN NOTES**

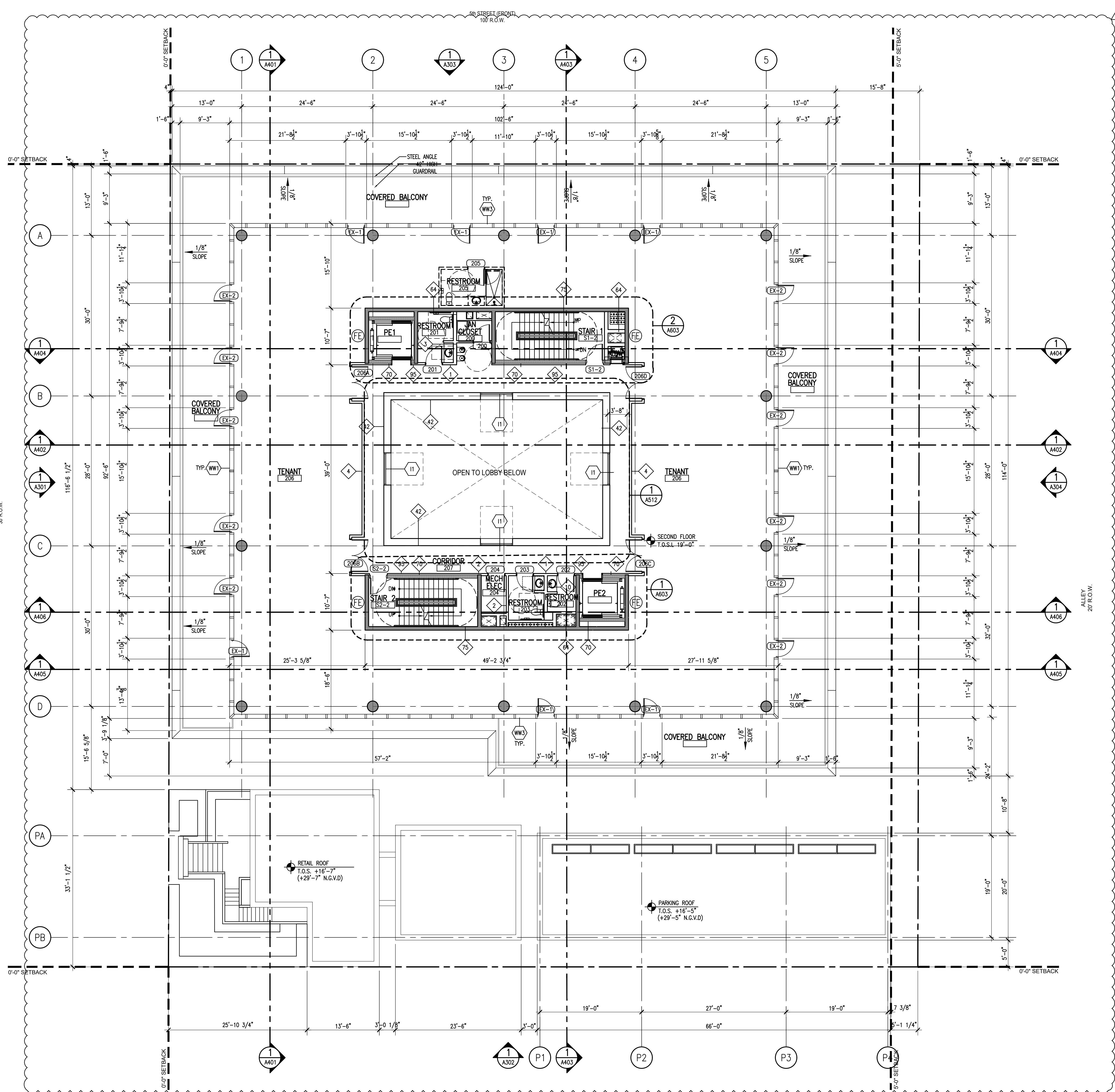
- REFER TO L5100 SERIES FOR ADDITIONAL LIFE SAFETY AND CODE INFORMATION.
- REFER TO A140 SERIES FOR EDGE OF SLAB PLANS.
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- FLOOR ELEVATION SHALL BE LEVEL ON BOTH SIDES WITH MAXIMUM ACROSS THRESHOLD.

**LEGEND**

- CONCRETE WALL OR COLUMN
- CMU PARTITION OR WALL
- METAL STUD PARTITION OR WALL

**USES**

- SECOND FLOOR PROPOSED USES:
- OFFICE
  - TERRACE

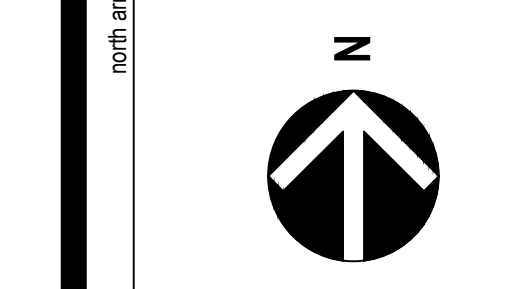


**1 SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



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411 MICHIGAN  
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55 E 59th St  
Floor 24  
New York, NY 10022

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drawing checked by: \_\_\_\_\_  
drawing scale: \_\_\_\_\_  
drawing date: 7/8/2022  
project number: 21077

No.	Description	Date
1	Permit Revision	4/11/2022
2	Foundation Bid	6/27/2022
2	Permit Revision	7/8/2022

Second Floor Plan

A103

**PLAN NOTES**

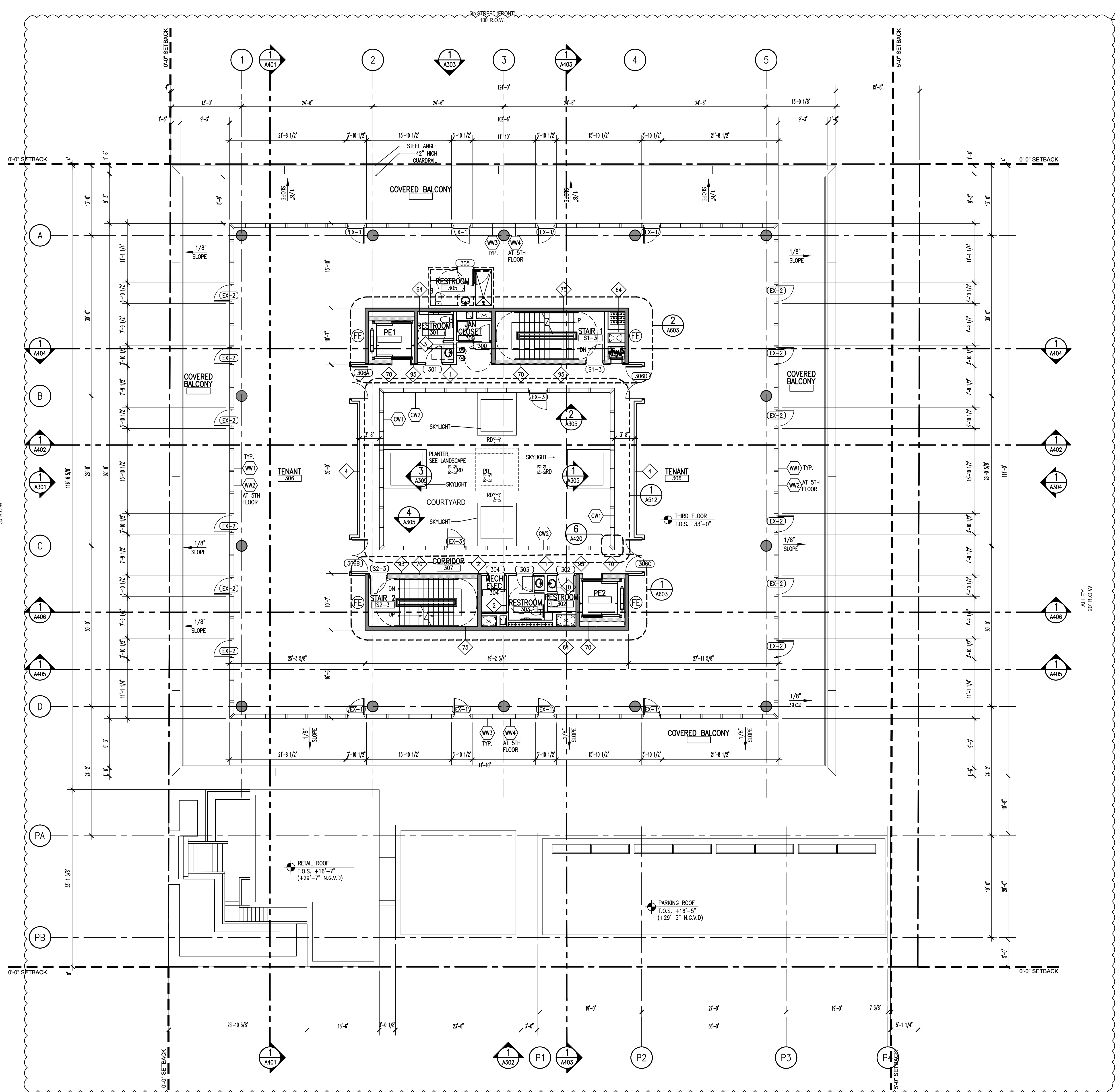
- REFER TO L5100 SERIES FOR ADDITIONAL LIFE SAFETY AND CODE INFORMATION.
- REFER TO A140 SERIES FOR EDGE OF SLAB PLANS.
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ALL SHAFT PARTITIONS TO BE TYPE 64, UON.
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- PROVIDE CEMENT BOARD BEHIND ALL SURFACES TO RECEIVE TILE IN SHOWER STALLS.
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- FLOOR ELEVATION SHALL BE LEVEL ON BOTH SIDES WITH MAXIMUM ACROSS THRESHOLD.

**LEGEND**

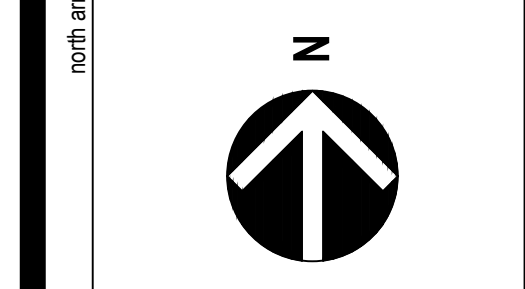
- CONCRETE WALL OR COLUMN
- CMU PARTITION OR WALL
- METAL STUD PARTITION OR WALL

**USES**

- THIRD FLOOR PROPOSED USES:
- OFFICE
  - TERRACE



**1 THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



drawing by: \_\_\_\_\_  
drawing checked by: \_\_\_\_\_  
drawing scale: \_\_\_\_\_  
drawing date: 7/8/2022  
project number: 21077

No.	Description	Date
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2	Foundation Bid	6/27/2022
2	Permit Revision	7/8/2022

**PLAN NOTES**

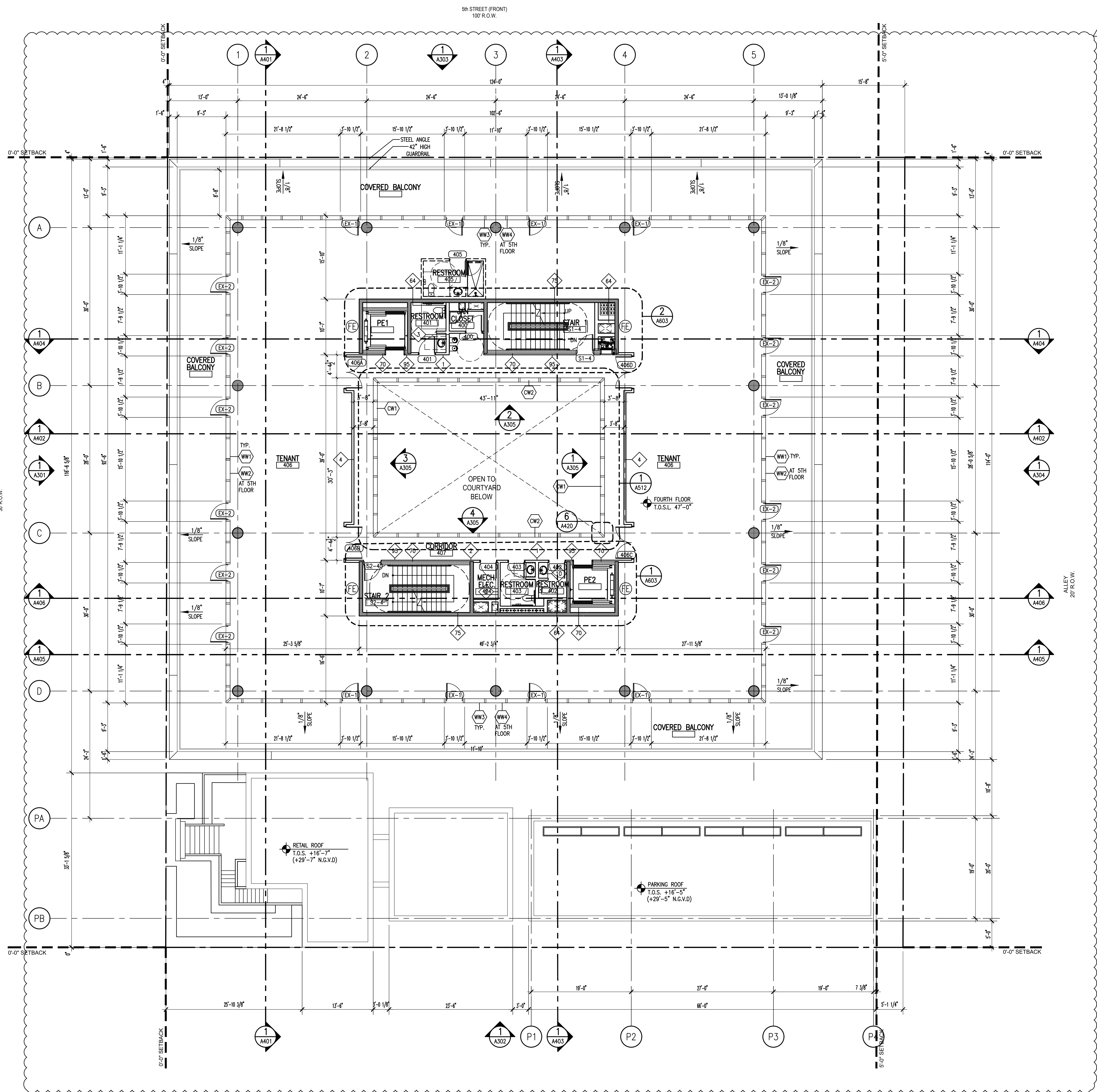
- REFER TO L5100 SERIES FOR ADDITIONAL LIFE SAFETY AND CODE INFORMATION.
- REFER TO A400 SERIES FOR EDGE OF SLAB PLANS.
- REFER TO A200 SERIES FOR REFLECTED CEILING PLANS.
- REFER TO G110 SERIES FOR STANDARD MOUNTING HEIGHTS.
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**LEGEND**

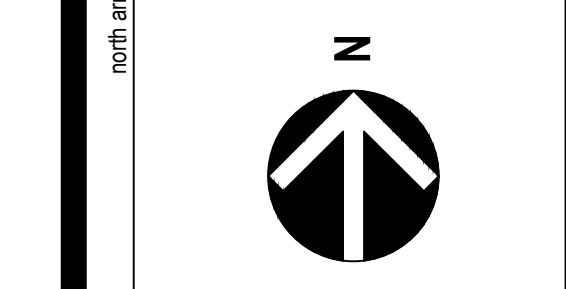
- CONCRETE WALL OR COLUMN
- CMU PARTITION OR WALL
- METAL STUD PARTITION OR WALL

**USES**

- FOURTH FLOOR PROPOSED USES:
- OFFICE
  - TERRACE



**1 FOURTH FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



drawing by:  
drawing checked by:  
drawing scale:  
drawing date: 7/8/2022  
project number: 21077

No.	Description	Date
1	Permit Revision	4/11/2022
2	Foundation Bid	6/27/2022
2	Permit Revision	7/8/2022

regulation:  
drawing name:  
drawing number:

Fourth  
Floor Plan

A105

**PLAN NOTES**

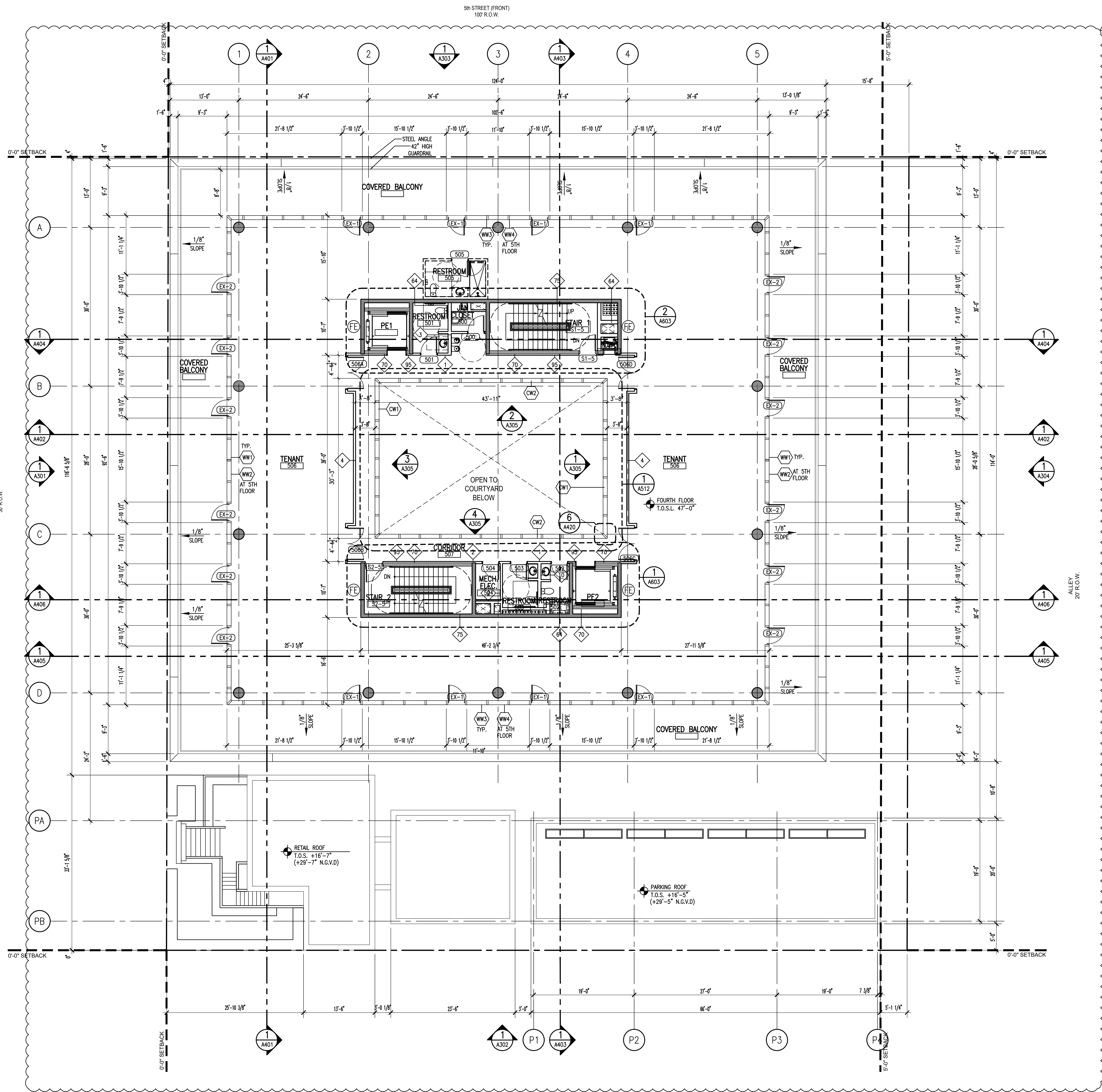
1. REFER TO L5100 SERIES FOR ADDITIONAL LIFE SAFETY AND CODE INFORMATION.
2. REFER TO A400 SERIES FOR EDGE OF SLAB PLANS.
3. REFER TO A200 SERIES FOR REFLECTED CEILING PLANS.
4. REFER TO G110 SERIES FOR STANDARD MOUNTING HEIGHTS.
5. REFER TO A500 SERIES FOR WINDOW TYPES.
6. REFER TO A600 SERIES FOR ENLARGED PLANS.
7. REFER TO A610 SERIES FOR STAIR PLANS AND SECTIONS.
8. REFER TO A620 SERIES FOR ELEVATOR PLANS AND SECTIONS.
9. REFER TO A520 SERIES FOR DOOR SCHEDULE.
10. FIRE RATINGS ARE AS NOTED AND AS FOLLOWS:  
SHAFT WALL 2HR  
STAIR AND ELEVATOR WALL 2HR  
MECHANICAL AND ELECTRICAL ROOMS 1HR
11. MECHANICAL EQUIPMENT IS SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO MECHANICAL DRAWINGS FOR DESIGN AND SPECIFICATIONS.
12. ALL INTERIOR PARTITIONS TO BE TYPE 1, UON.  
ALL CMU PARTITIONS TO BE TYPE 70, UON.  
ALL CONCRETE SHEAR WALLS TO BE TYPE 75, UON.  
ALL FURRED PARTITIONS TO BE TYPE 95, UON.  
ALL CHASE PARTITIONS TO BE TYPE 3, UON.  
ALL SHAFT PARTITIONS TO BE TYPE 64, UON.
13. PROVIDE WATER AND MOLD RESISTANT GYPSUM BOARD IN ALL AREAS HAVING A WATER SOURCE, INCLUDING BUT NOT LIMITED TO RESTROOMS, KITCHENS, UTILITY CLOSETS AND CHASE WALLS.
14. PROVIDE CEMENT BOARD BEHIND ALL SURFACES TO RECEIVE TILE IN SHOWER STALLS.
15. ALL DOORS ARE LOCATED 4" FROM FACE OF PERPENDICULAR WALLS TO THROAT OF JAMB, UON.
16. ALL SLEEVE LOCATIONS ARE SHOWN FOR DESIGN TEAM COORDINATION PURPOSES ONLY.
17. FLOOR ELEVATION SHALL BE LEVEL ON BOTH SIDES WITH MAXIMUM ACROSS THRESHOLD.

**LEGEND**

- CONCRETE WALL OR COLUMN
- CMU PARTITION OR WALL
- METAL STUD PARTITION OR WALL

**USES**

- FIFTH FLOOR PROPOSED USES:
- OFFICE
  - TERRACE

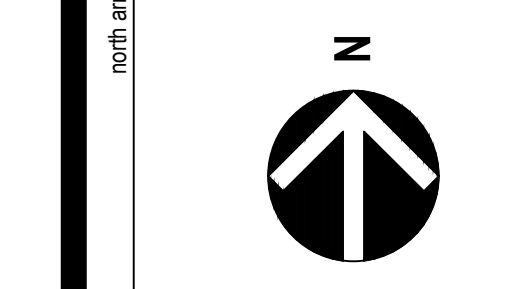


**1 FIFTH FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

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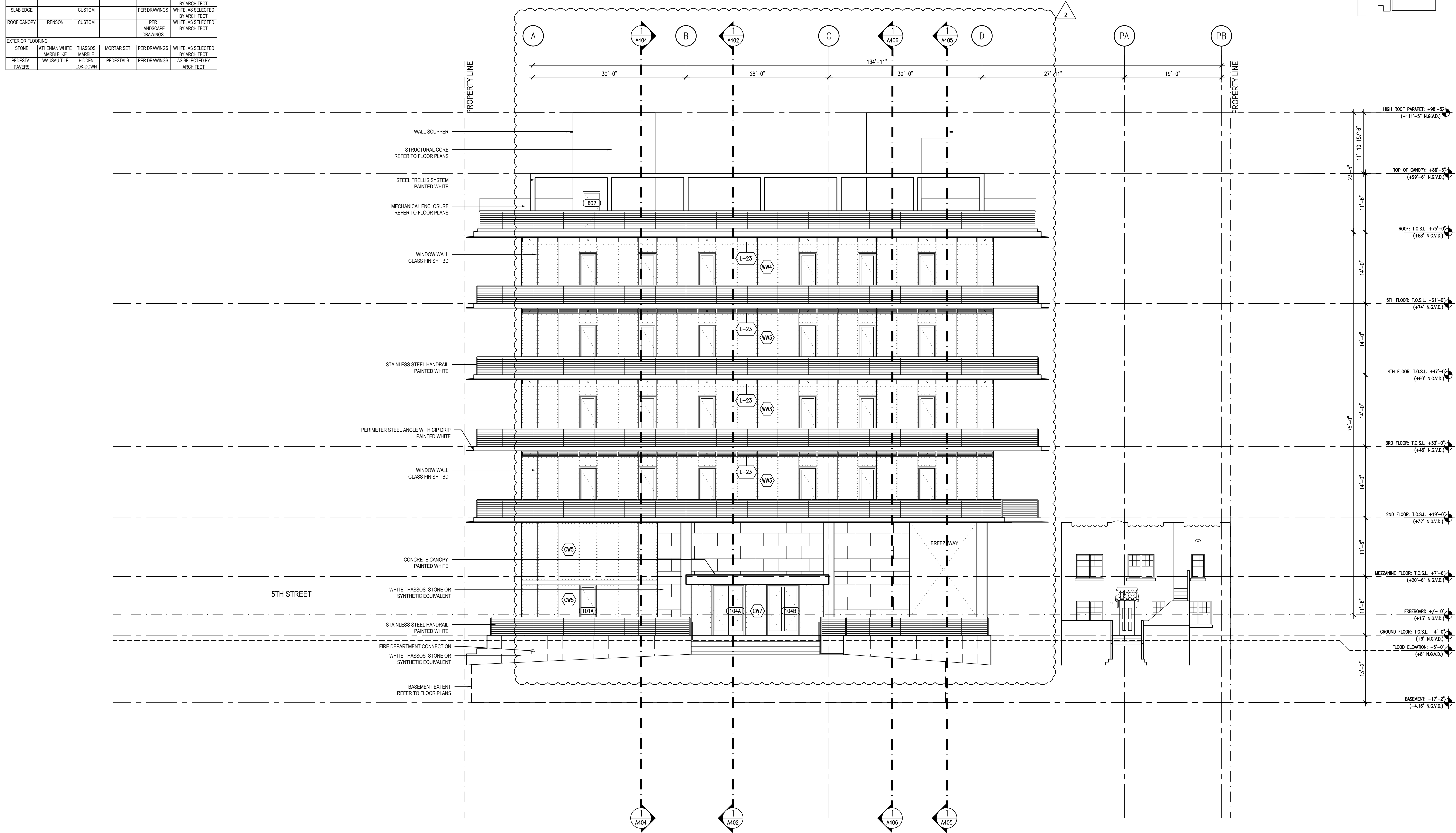
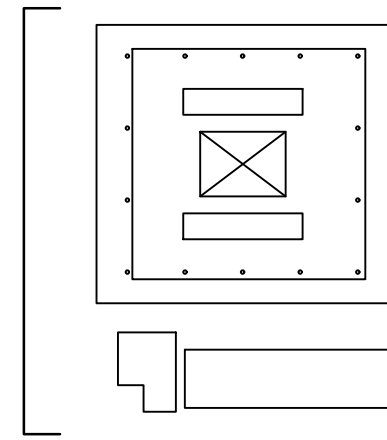
No.	Description	Date
1	Permit Revision	4/11/2022
2	Foundation Bid	6/27/2022
2	Permit Revision	7/8/2022

Fifth  
Floor Plan

A106

EXTERIOR FINISH SCHEDULE					
Description	Manufacturer	Style	Installation Type	Size	Color/Finish
<b>WINDOWS</b>					
WINDOW FRAMES	ES WINDOWS	ES 880		PER DRAWINGS	WHITE AS SELECTED BY ARCHITECT
GLAZING	GUARDIAN GLASS	SUNGLARD SIK 51 / 23	LOW-E COATED INSULATING LAMINATED GLASS	PER DRAWINGS	CLEAR FLOAT GLASS
<b>CLADDING</b>					
STONE	ATHENIAN WHITE MARBLE KE	THASSOS MARBLE	MORTAR SET OR LIGHTWEIGHT STONE PANELING	PER DRAWINGS	WHITE AS SELECTED BY ARCHITECT
STUCCO AT OFFICE BUILDING		PORTLAND CEMENT PLASTER			WHITE AS SELECTED BY ARCHITECT
STUCCO AT HISTORIC HOUSE PAINT		PORTLAND CEMENT PLASTER			LIGHT COLOR, AS SELECTED BY ARCHITECT
BREEZE BLOCK	A-1 BLOCK	CUSTOM		PER DRAWINGS	WHITE AS SELECTED BY ARCHITECT
<b>METALS</b>					
GUARDRAIL		CUSTOM		PER DRAWINGS	WHITE AS SELECTED BY ARCHITECT
HANDRAIL				PER DRAWINGS	WHITE AS SELECTED BY ARCHITECT
SLAB EDGE		CUSTOM		PER DRAWINGS	WHITE AS SELECTED BY ARCHITECT
ROOF CANOPY	RENSON	CUSTOM		PER LANDSCAPE DRAWINGS	WHITE AS SELECTED BY ARCHITECT
<b>EXTERIOR FLOORING</b>					
STONE	ATHENIAN WHITE MARBLE KE	THASSOS MARBLE	MORTAR SET	PER DRAWINGS	WHITE AS SELECTED BY ARCHITECT
PEDESTAL PAVERS	WAUSAU TILE	HIDDEN LOCKDOWN	PEDESTALS	PER DRAWINGS	AS SELECTED BY ARCHITECT

NOTES:  
TOP OF SLAB ELEVATION IS 2'10" BELOW FINISH FLOOR ELEVATION



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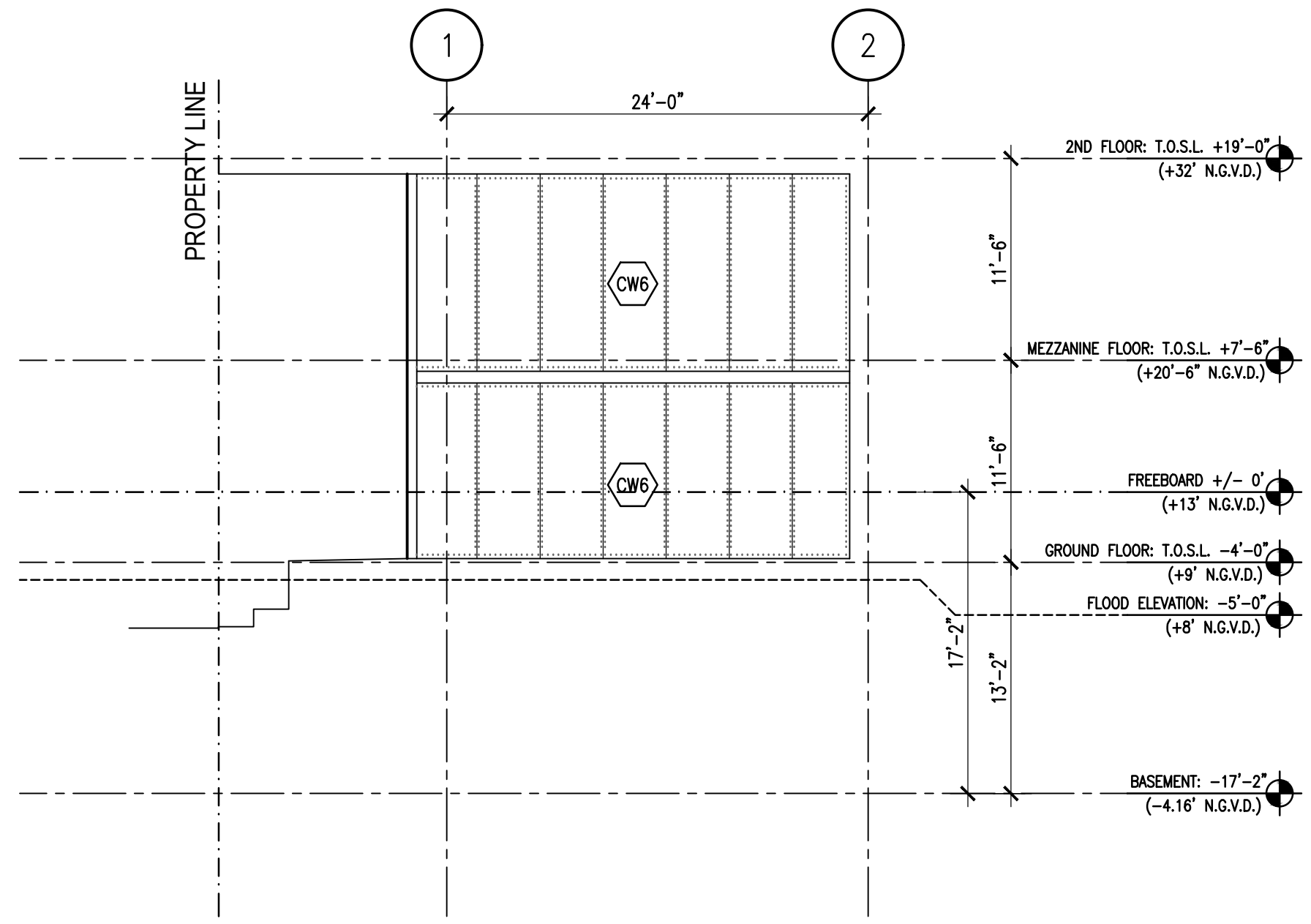
No.	Description	Date
1	Permit Revision	4/11/2022
2	Foundation Bid	6/27/2022
2	Permit Revision	7/8/2022

1 EXTERIOR WEST ELEVATION  
SCALE: 1/8" = 1'-0"

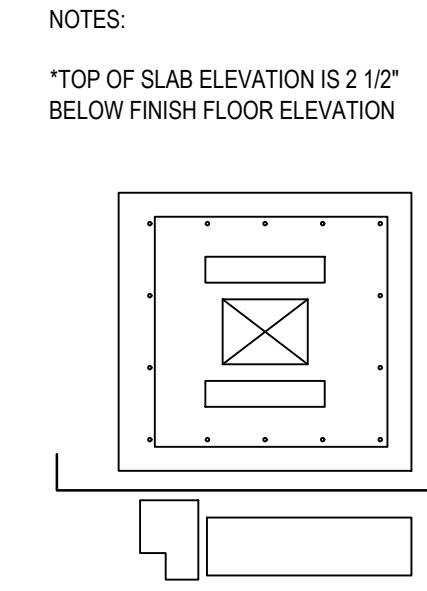
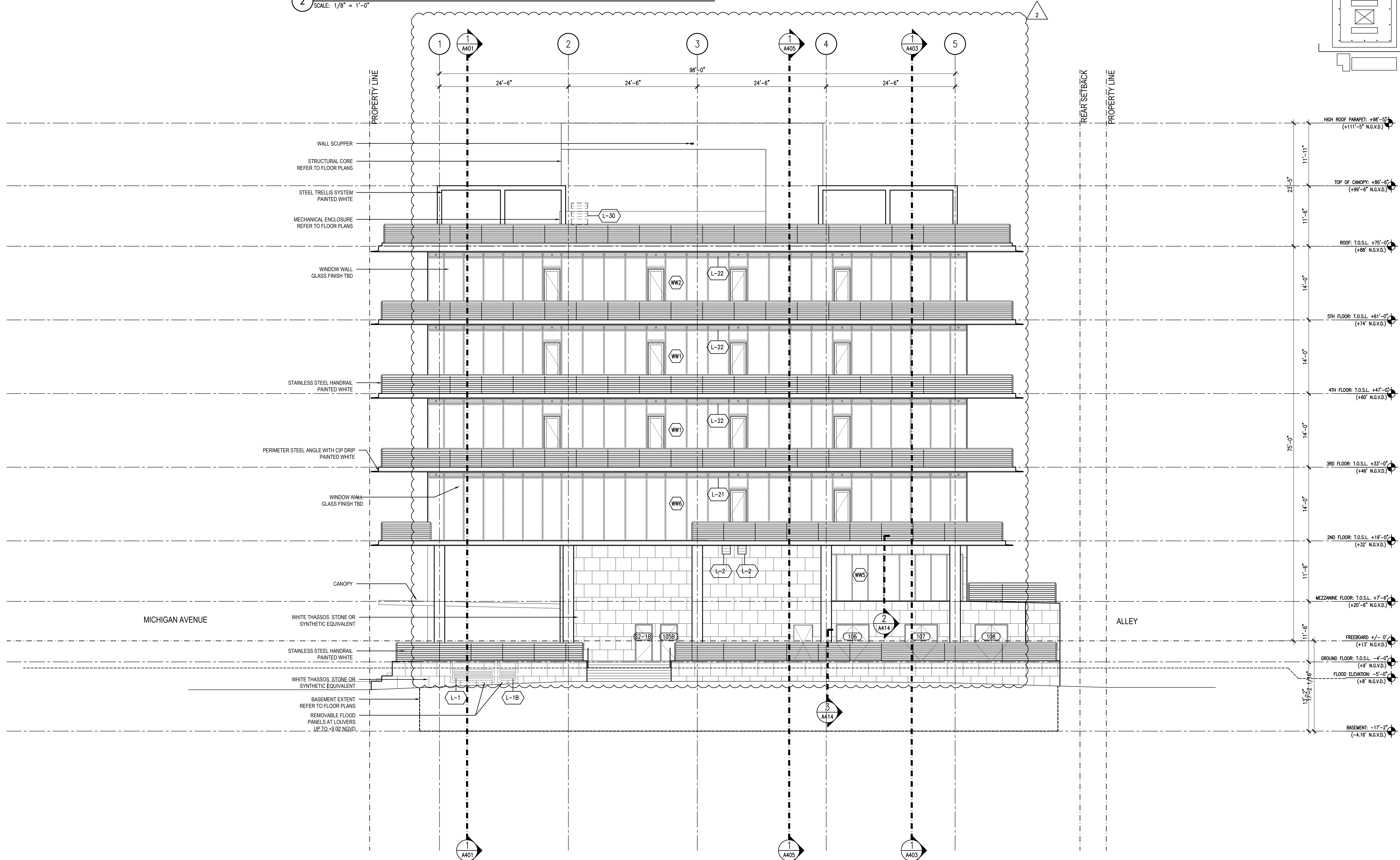
Exterior  
West Elevation

A301

EXTERIOR FINISH SCHEDULE					
Description	Manufacturer	Style	Installation Type	Size	Color/Finish
<b>WINDOWS</b>					
WINDOW FRAMES	ES WINDOWS	ES 8880	PER DRAWINGS		WHITE AS SELECTED BY ARCHITECT
GLAZING	GUARDIAN GLASS	SUNGLARD SNK 51/23	PER DRAWINGS		CLEAR FLOAT GLASS
<b>CLADDING</b>					
STONE	ATHENIAN WHITE MARBLE KE	THASSOS MARBLE	MORTAR SET OR LIGHTWEIGHT STONE PANELING	PER DRAWINGS	WHITE AS SELECTED BY ARCHITECT
STUCCO AT OFFICE BUILDING		PORTLAND CEMENT PLASTER			WHITE AS SELECTED BY ARCHITECT
STUCCO AT HISTORIC HOUSE PAINT		PORTLAND CEMENT PLASTER			LIGHT COLOR AS SELECTED BY ARCHITECT
BREEZE BLOCK	A-1 BLOCK	CUSTOM		PER DRAWINGS	WHITE AS SELECTED BY ARCHITECT
<b>METALS</b>					
GUARDRAIL		CUSTOM		PER DRAWINGS	WHITE AS SELECTED BY ARCHITECT
HANDRAIL				PER DRAWINGS	WHITE AS SELECTED BY ARCHITECT
SLAB EDGE		CUSTOM		PER DRAWINGS	WHITE AS SELECTED BY ARCHITECT
ROOF CANOPY	RENSON	CUSTOM		PER LANDSCAPE DRAWINGS	WHITE AS SELECTED BY ARCHITECT
<b>EXTERIOR FLOORING</b>					
STONE	ATHENIAN WHITE MARBLE KE	THASSOS MARBLE	MORTAR SET	PER DRAWINGS	WHITE AS SELECTED BY ARCHITECT
PEDESTAL PAVERS	WAUSAU TILE	HIDDEN LOK-DOWN	PEDESTALS	PER DRAWINGS	AS SELECTED BY ARCHITECT



**2 EXTERIOR SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

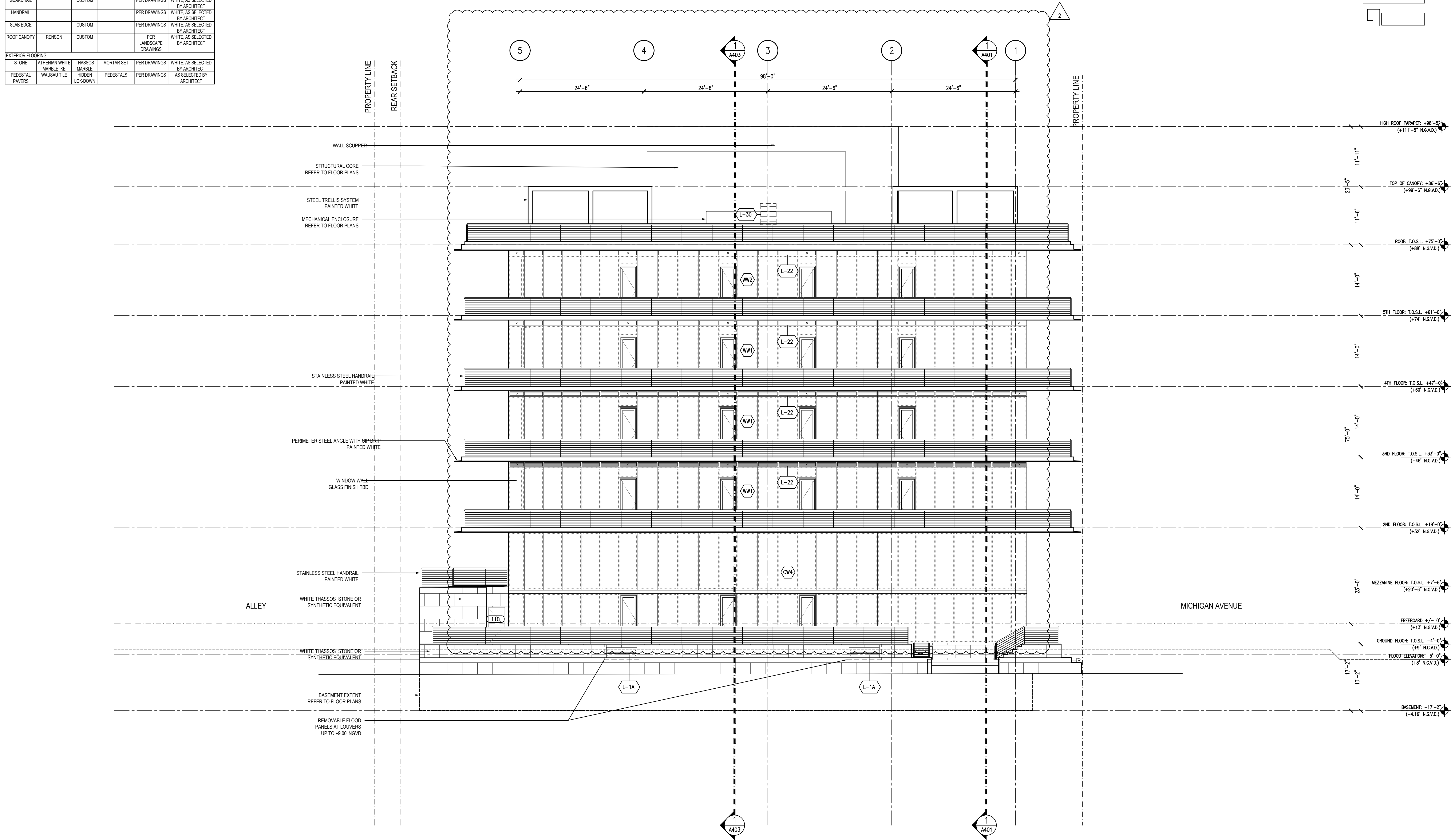
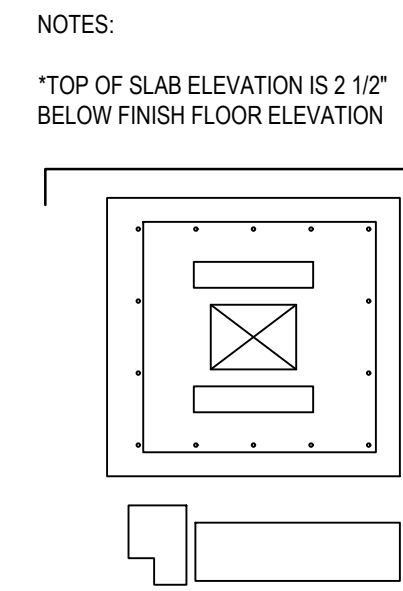


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drawing date: 7/8/2022  
project number: 21077

drawing revisions:		
No.	Description	Date
1	Permit Revision	4/11/2022
2	Foundation Bid	6/27/2022
2	Permit Revision	7/8/2022

**1 EXTERIOR SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE					
Description	Manufacturer	Style	Installation Type	Size	Color/Finish
<b>WINDOWS</b>					
WINDOW FRAMES	ES WINDOWS	ES 8880		PER DRAWINGS	WHITE AS SELECTED BY ARCHITECT
GLAZING	GUARDIAN GLASS	SUNGLARD SNK 51 / 23	LOW-E COATED INSULATING LAMINATED GLASS	PER DRAWINGS	CLEAR FLOAT GLASS
<b>CLADDING</b>					
STONE	ATHENIAN WHITE MARBLE KE	THASSOS MARBLE	MORTAR SET OR LIGHTWEIGHT STONE PANELING	PER DRAWINGS	WHITE AS SELECTED BY ARCHITECT
STUCCO AT OFFICE BUILDING		PORTLAND CEMENT PLASTER			WHITE AS SELECTED BY ARCHITECT
STUCCO AT HISTORIC HOUSE PAINT		PORTLAND CEMENT PLASTER			LIGHT COLOR AS SELECTED BY ARCHITECT
BREEZE BLOCK	A-1 BLOCK	CUSTOM		PER DRAWINGS	WHITE AS SELECTED BY ARCHITECT
<b>METALS</b>					
GUARDRAIL		CUSTOM		PER DRAWINGS	WHITE AS SELECTED BY ARCHITECT
HANDRAIL				PER DRAWINGS	WHITE AS SELECTED BY ARCHITECT
SLAB EDGE		CUSTOM		PER DRAWINGS	WHITE AS SELECTED BY ARCHITECT
ROOF CANOPY	RENSON	CUSTOM		PER LANDSCAPE DRAWINGS	WHITE AS SELECTED BY ARCHITECT
<b>EXTERIOR FLOORING</b>					
STONE	ATHENIAN WHITE MARBLE KE	THASSOS MARBLE	MORTAR SET	PER DRAWINGS	WHITE AS SELECTED BY ARCHITECT
PEDESTAL PAVERS	WAUSAU TILE	HIDDEN LOCK-DOWN	PEDESTALS	PER DRAWINGS	AS SELECTED BY ARCHITECT



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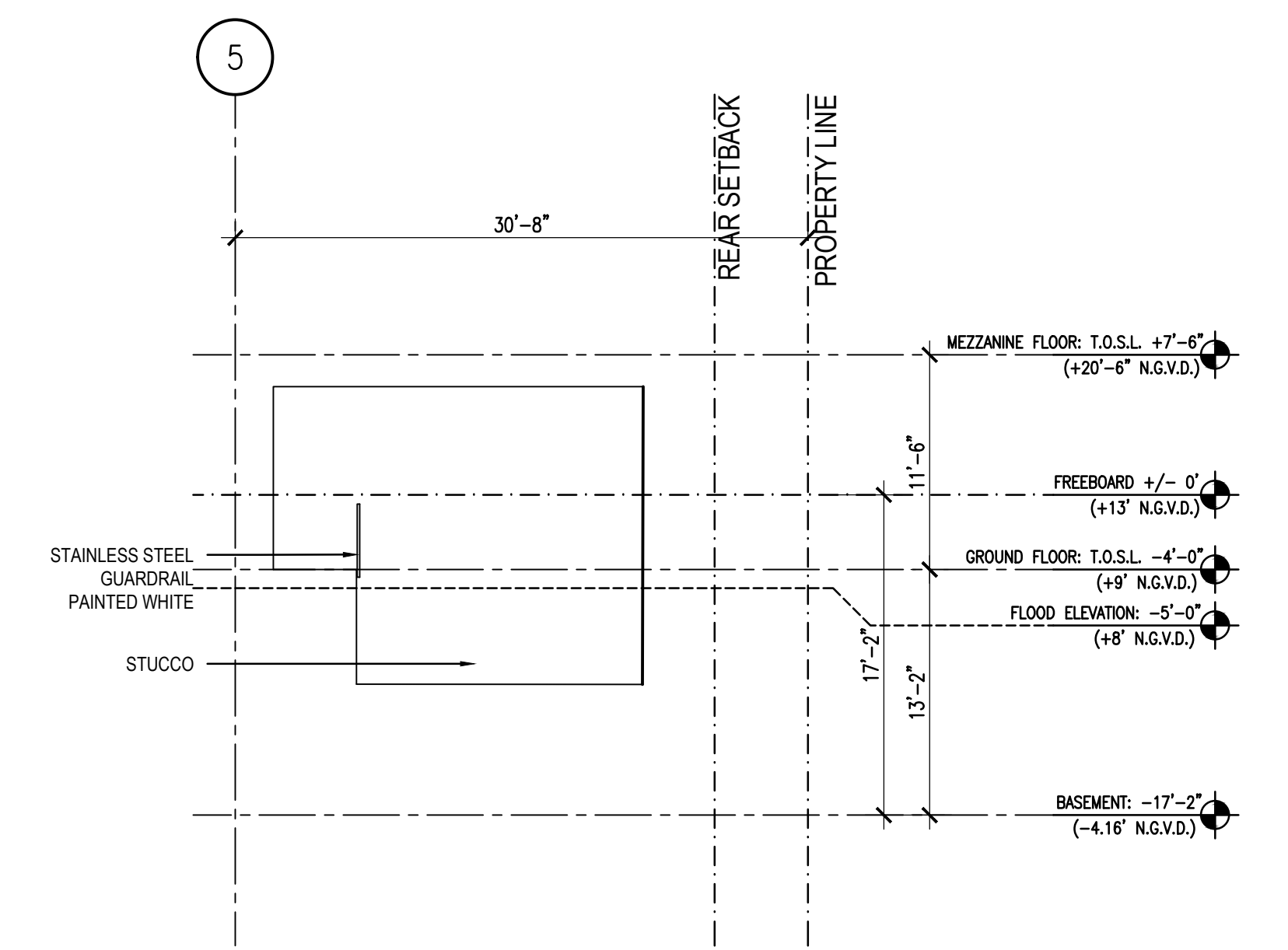
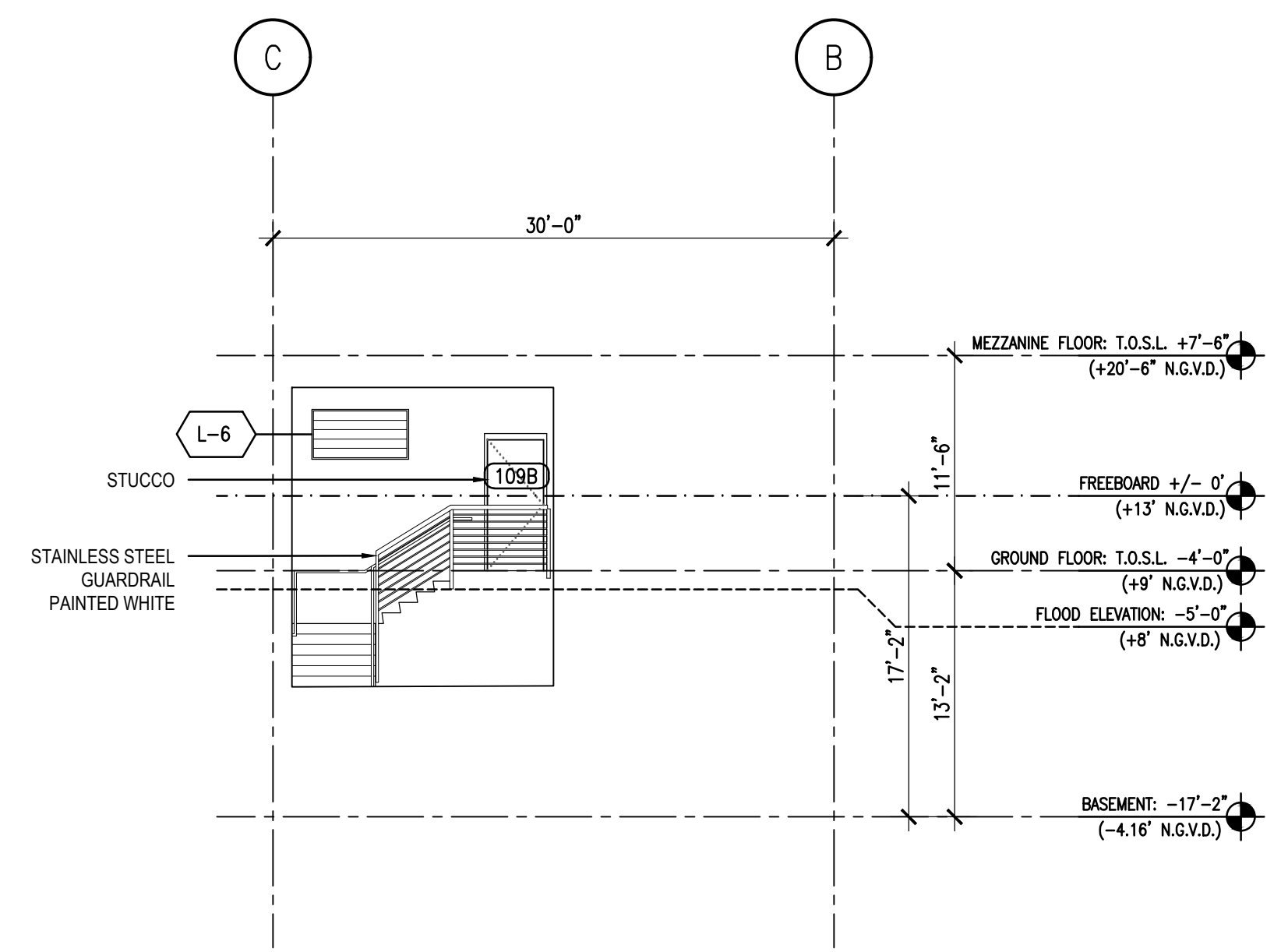
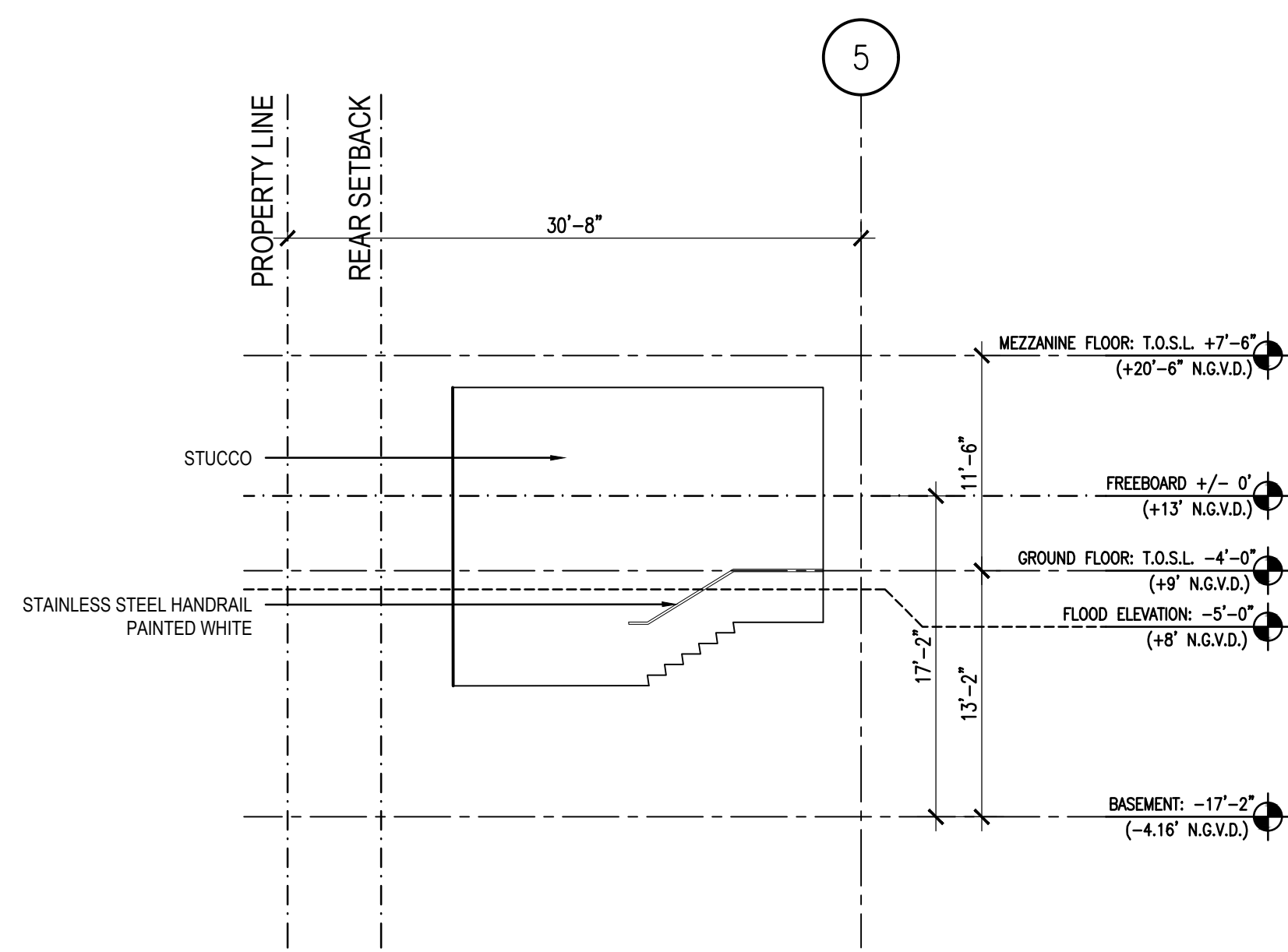
No.	Description	Date
1	Permit Revision	4/11/2022
2	Foundation Bid	6/27/2022
2	Permit Revision	7/8/2022

Exterior  
 North Elevation

A303

1 EXTERIOR NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"

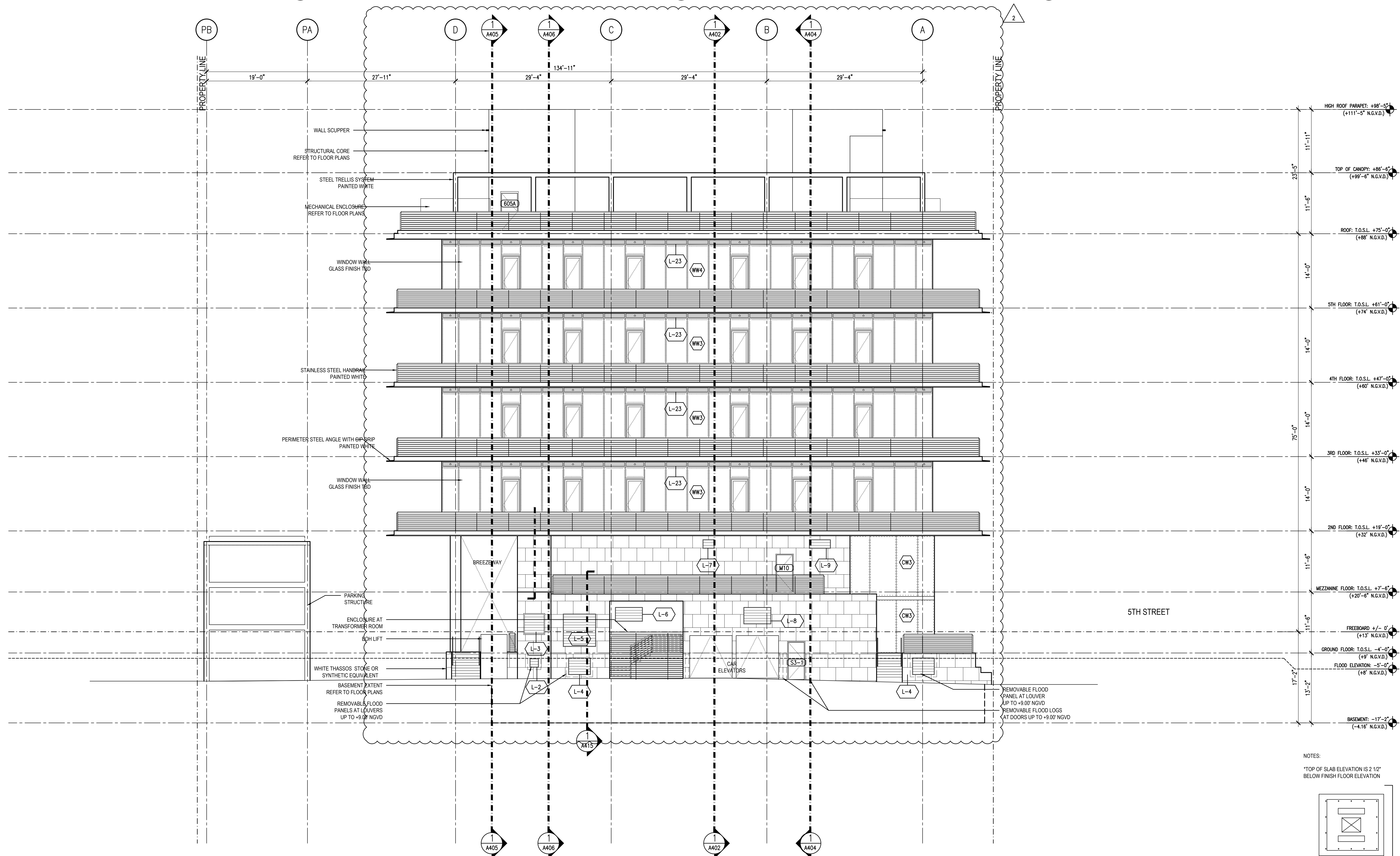
EXTERIOR FINISH SCHEDULE					
Description	Manufacturer	Style	Installation Type	Size	Color/Finish
<b>WINDOWS</b>					
WINDOW FRAMES	ES WINDOWS	ES 8880		PER DRAWINGS	WHITE AS SELECTED BY ARCHITECT
GLAZING	GUARDIAN GLASS	SUNGLARD SNK 51 / 23	LOW-E COATED INSULATING LAMINATED GLASS	PER DRAWINGS	CLEAR FLOAT GLASS
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GUARDRAIL		CUSTOM		PER DRAWINGS	WHITE AS SELECTED BY ARCHITECT
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<b>EXTERIOR FLOORING</b>					
STONE	ATHENIAN WHITE MARBLE KE	THASSOS MARBLE	MORTAR SET	PER DRAWINGS	WHITE AS SELECTED BY ARCHITECT
PEDESTAL PAVERS	WAUSAU TILE	HIDDEN LOK-DOWN	PEDESTALS	PER DRAWINGS	AS SELECTED BY ARCHITECT



4 EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

3 EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

2 EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

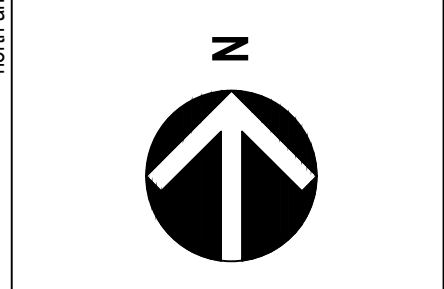


1 EXTERIOR EAST ELEVATION  
SCALE: 1/8" = 1'-0"

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project number: 21077

No.	Description	Date
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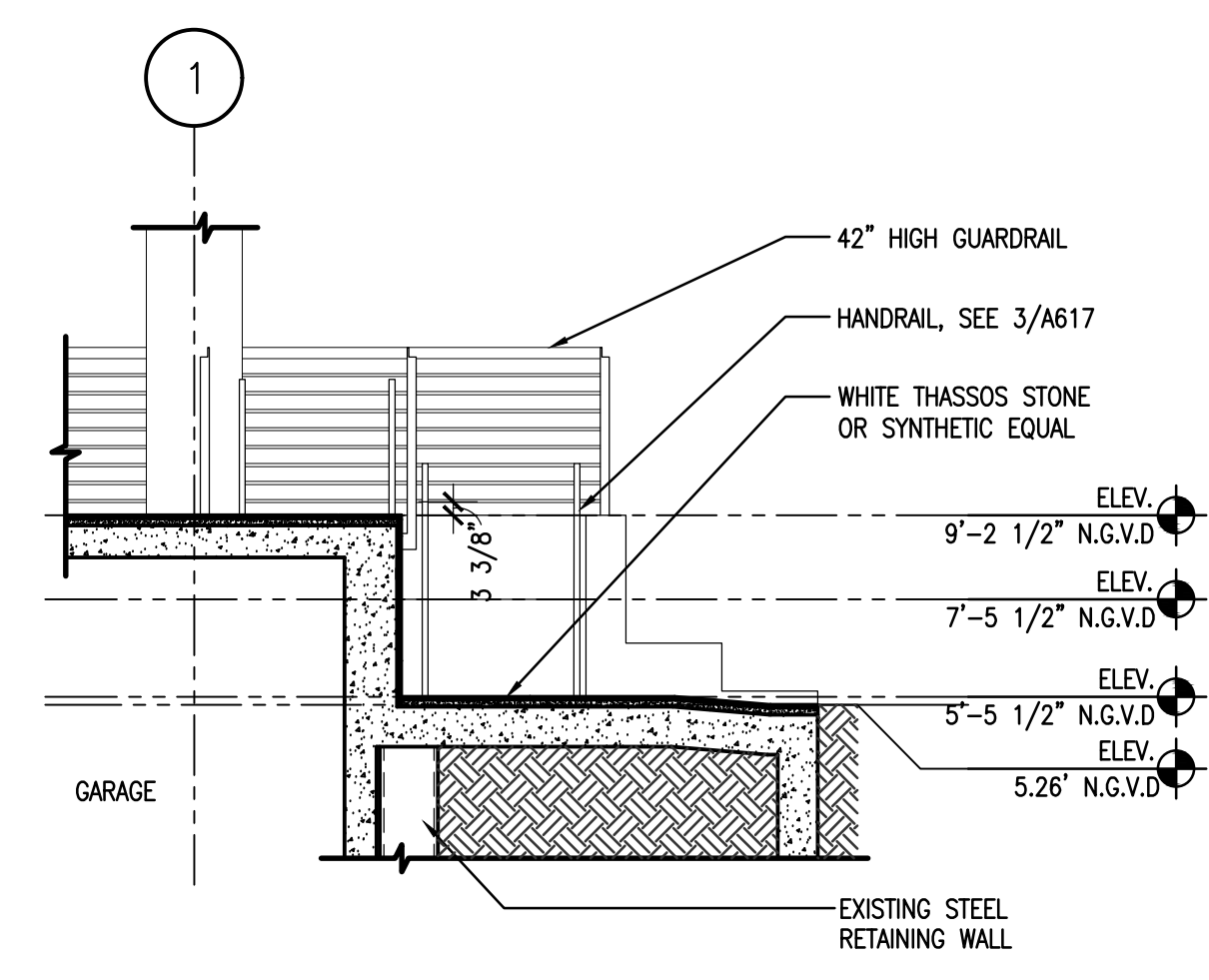
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 drawing date: 7/8/2022  
 project number: 21077

drawing revisions:

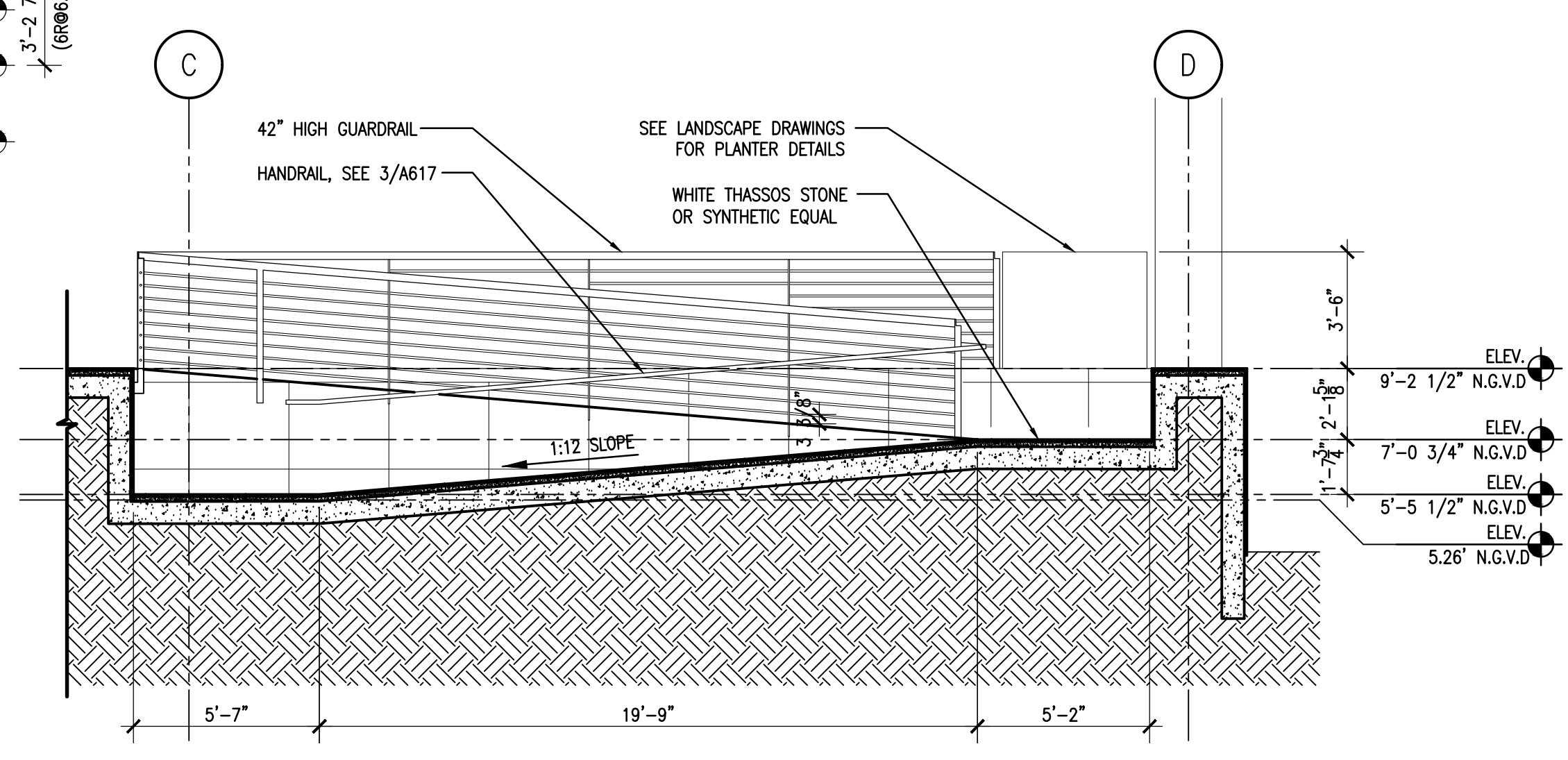
No.	Description	Date
1	Permit Revision	4/11/2022
2	Foundation Bid	6/27/2022
2	Permit Revision	7/8/2022

Entry Podium  
 Ramp  
 and Stair  
 Drawings

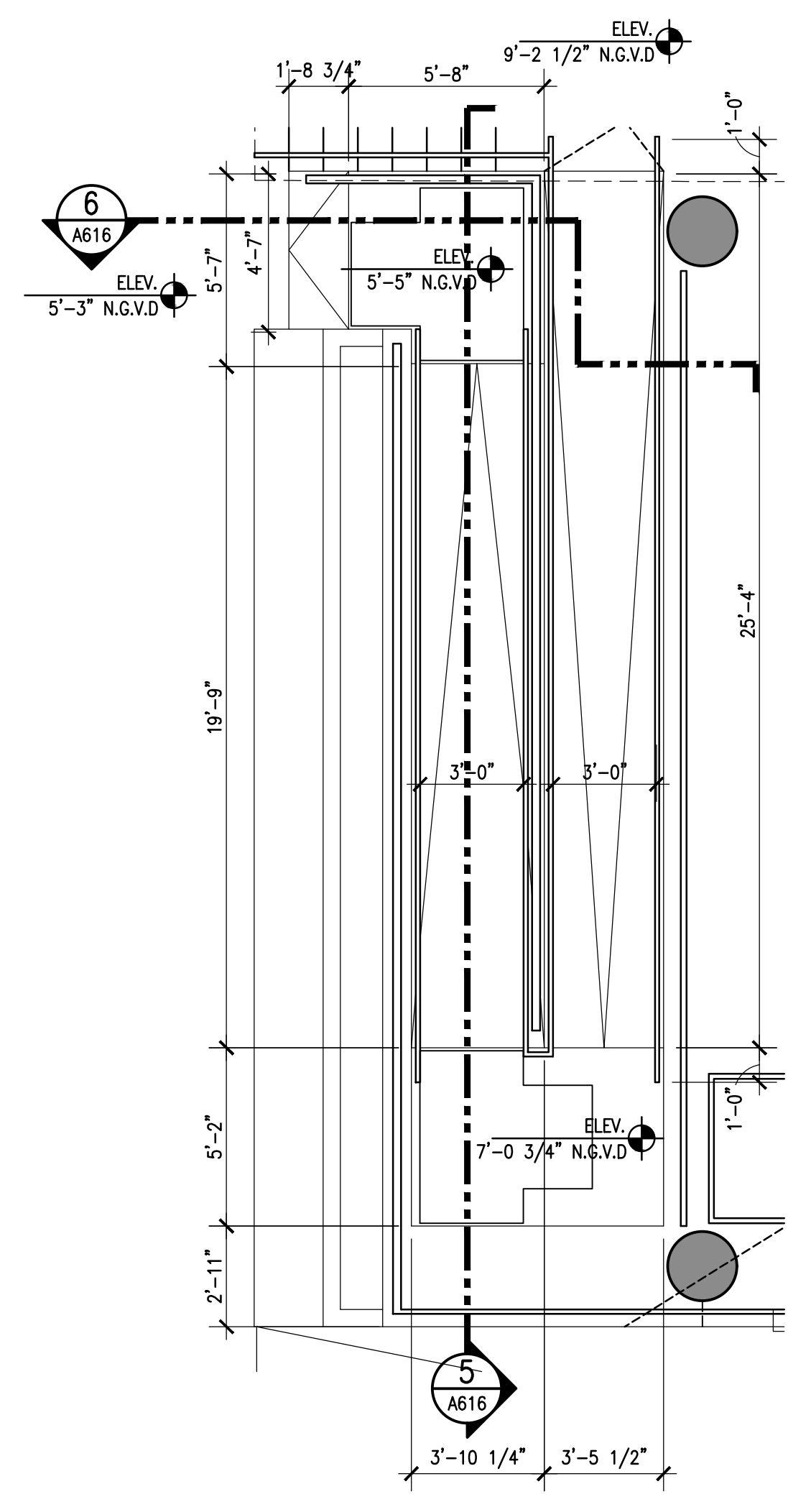
A616



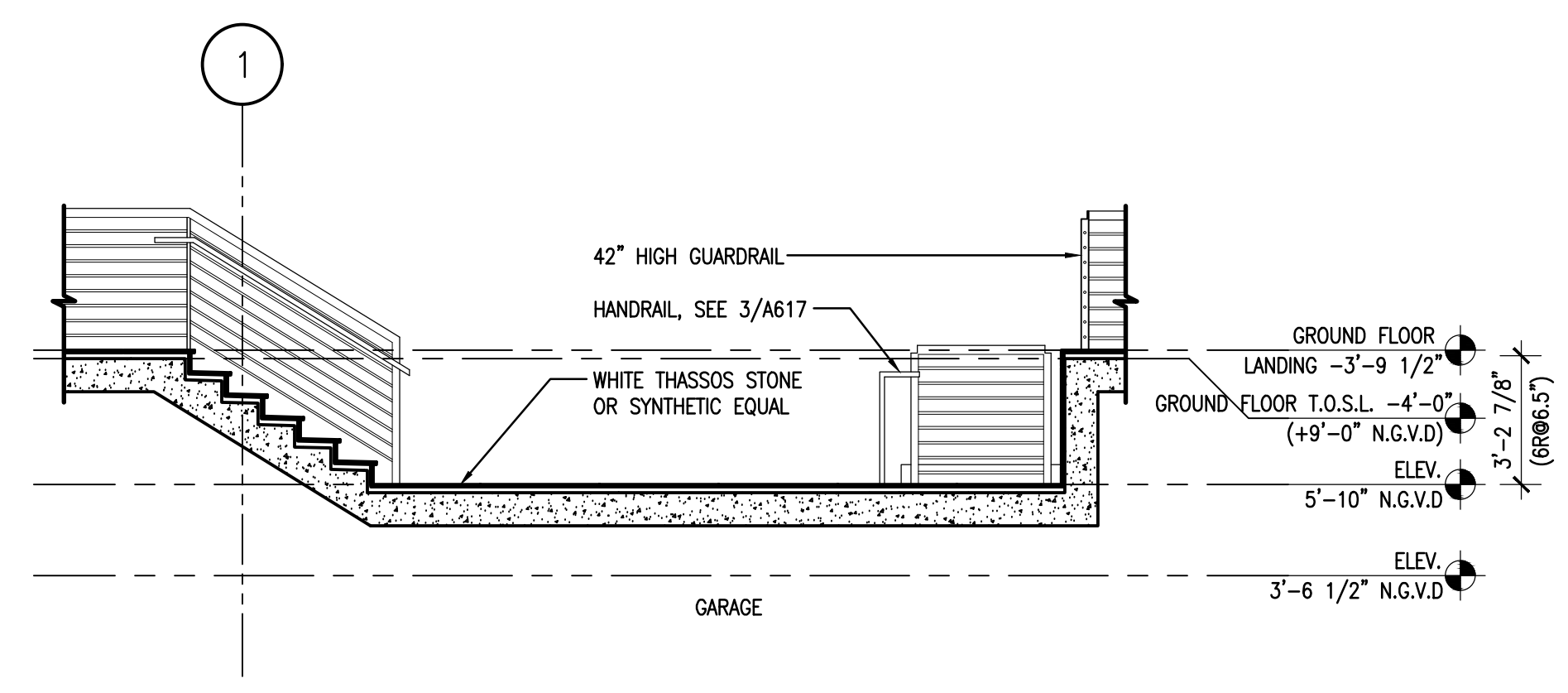
6 PODIUM RAMP R2 - SECTION  
 SCALE: 1/4" = 1'-0"



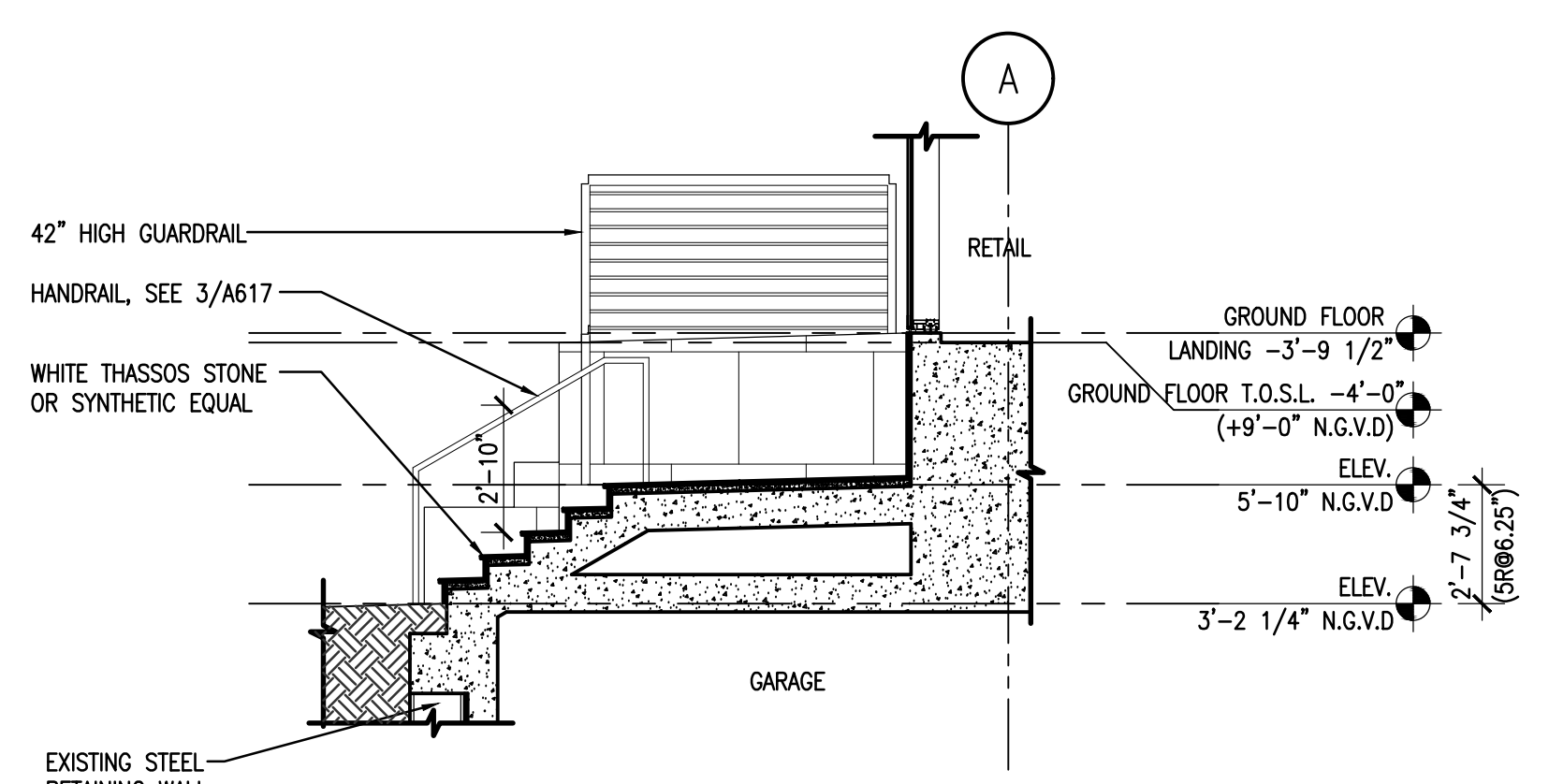
5 PODIUM RAMP R2 - SECTION  
 SCALE: 1/4" = 1'-0"



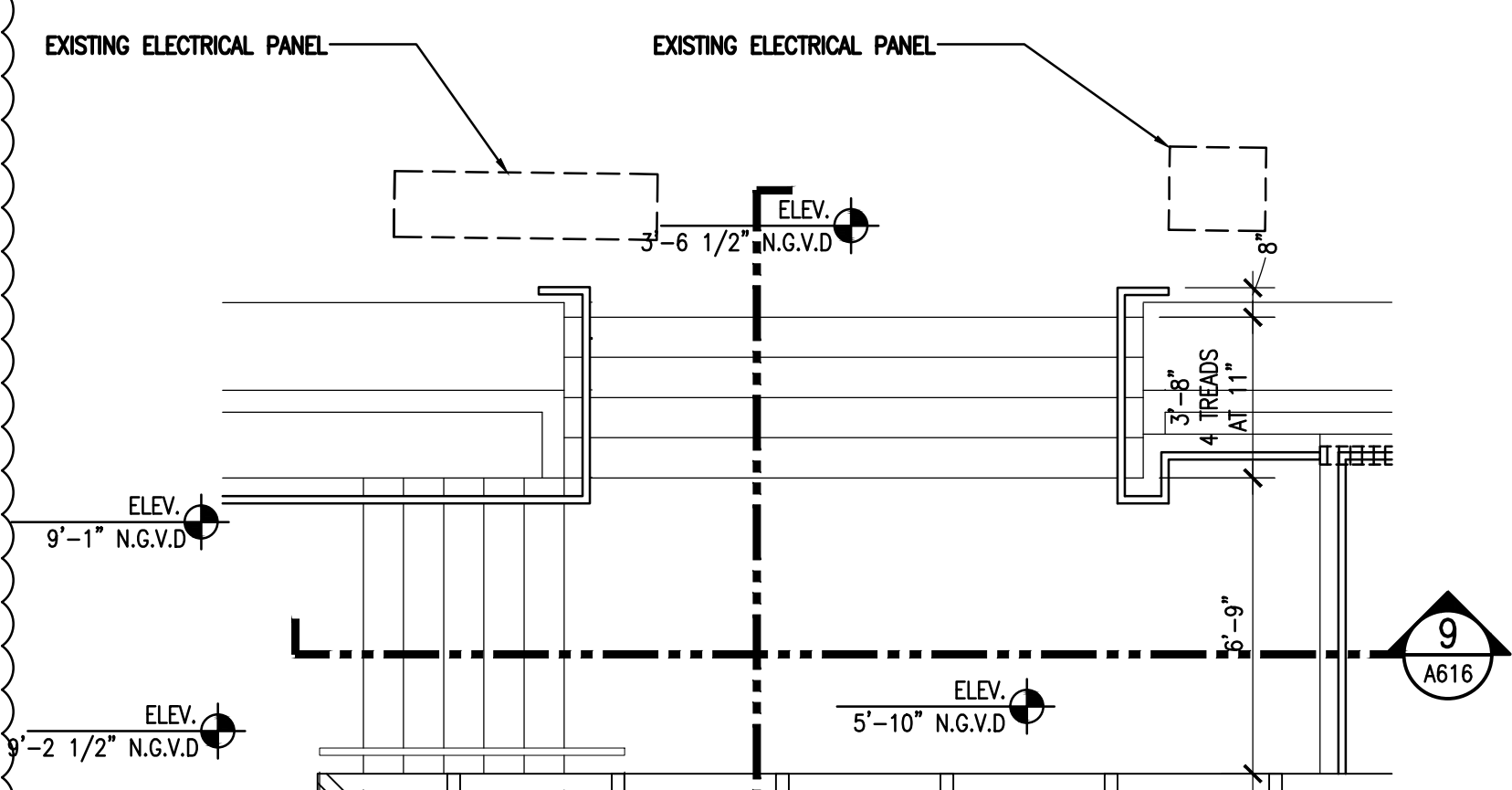
4 PODIUM RAMP R2 - ENLARGED PLAN  
 SCALE: 1/4" = 1'-0"



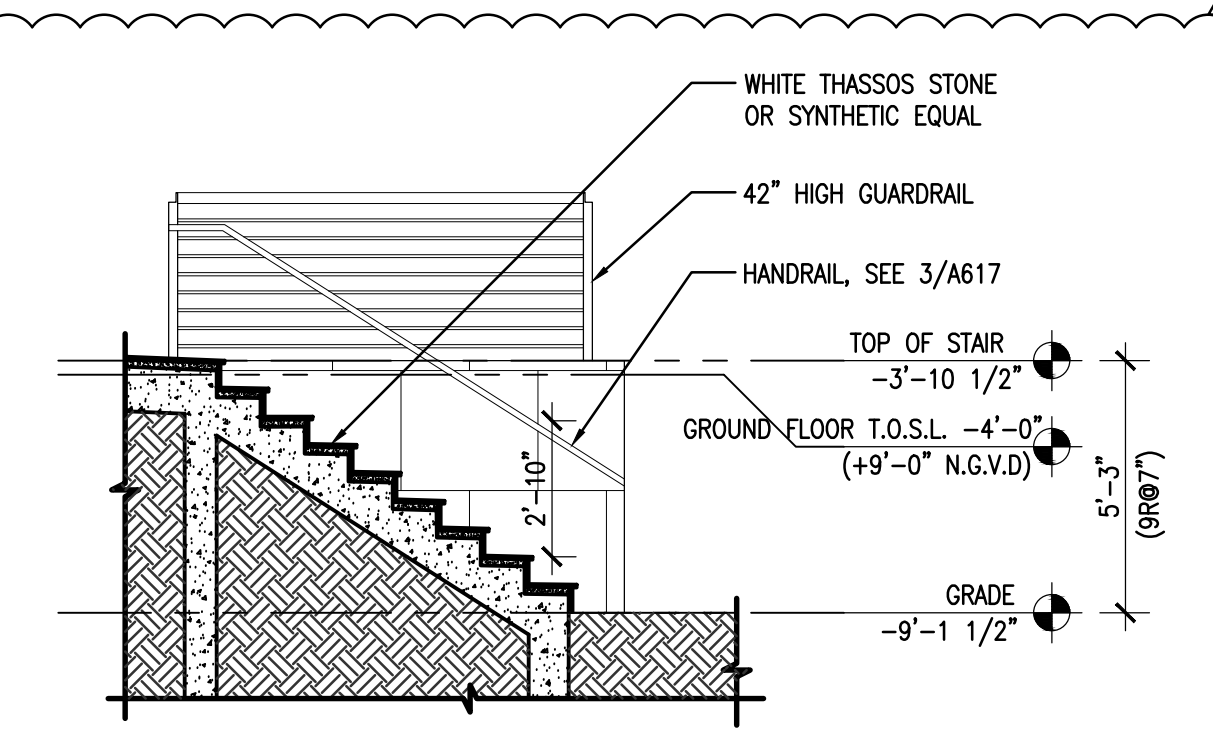
9 PODIUM STAIR P6 - SECTION  
 SCALE: 1/4" = 1'-0"



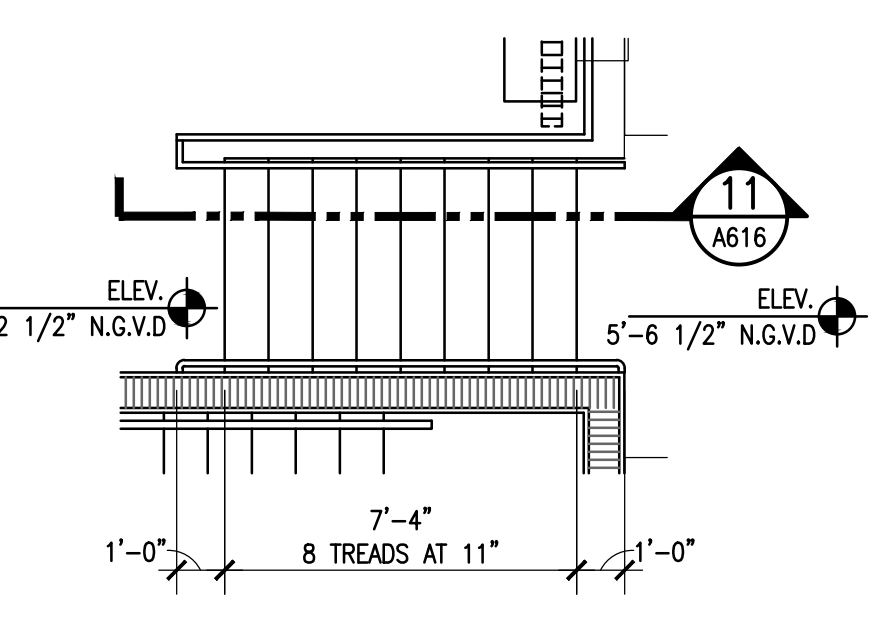
8 PODIUM STAIR P6 - SECTION  
 SCALE: 1/4" = 1'-0"



7 PODIUM STAIR P6 - ENLARGED PLAN  
 SCALE: 1/4" = 1'-0"



11 PODIUM STAIR P7 - SECTION  
 SCALE: 1/4" = 1'-0"

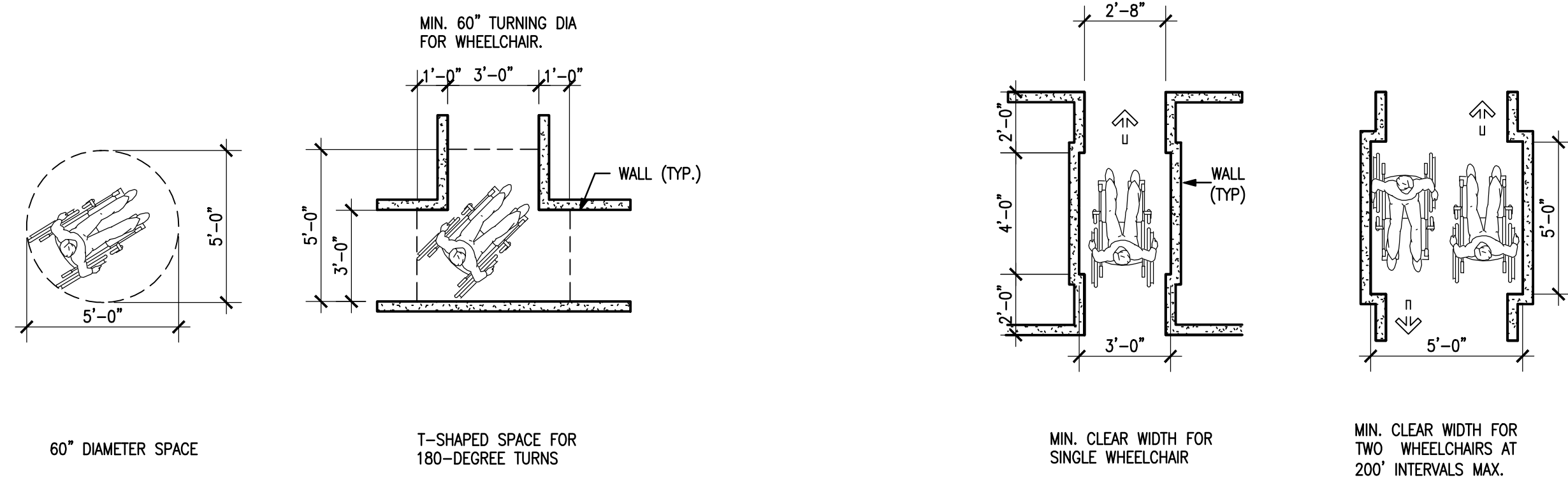


10 PODIUM STAIR P7 - ENLARGED PLAN  
 SCALE: 1/4" = 1'-0"

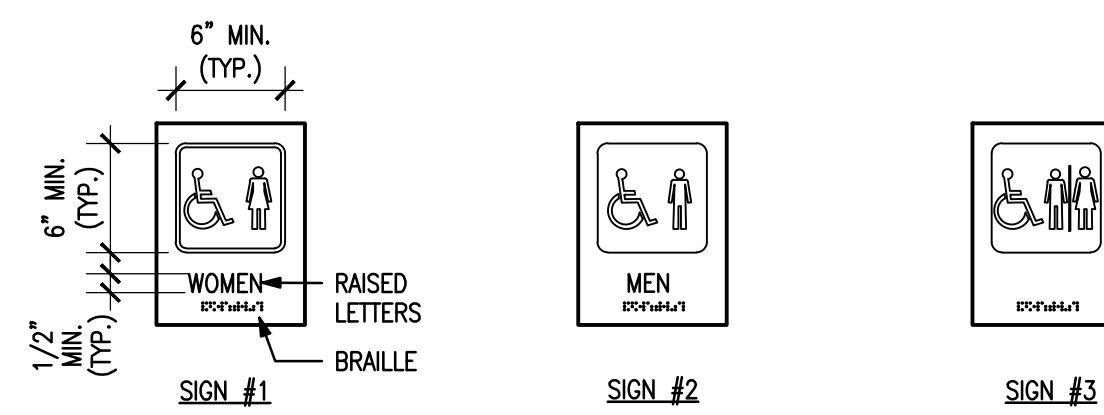
3 NOT USED  
 SCALE: 1/4" = 1'-0"

2 NOT USED  
 SCALE: 1/4" = 1'-0"

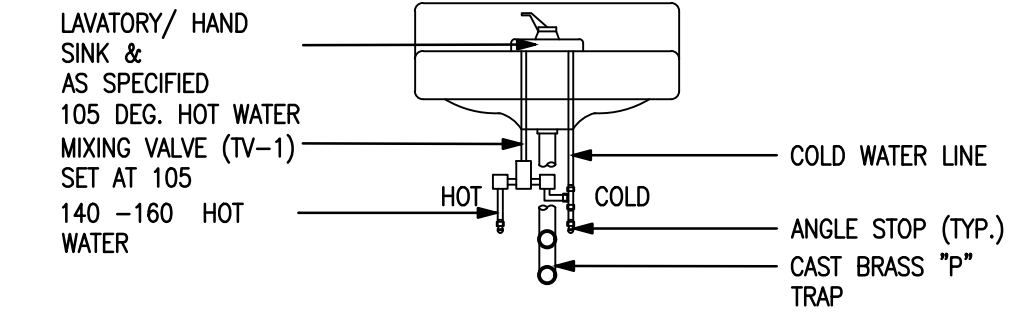
1 NOT USED  
 SCALE: 1/4" = 1'-0"



NOTE:  
 1. ALL LETTERS & NUMERALS ARE TO BE RAISED 1/32 INCHES, UPPERCASE, SANS SERIF OR SIMPLE SERIF AT LEAST 5/8" HIGH BUT NO HIGHER THAN 2". BRAILLE IS TO BE GRADE 2  
 2. PROVIDED & INSTALLED BY G.C. (TYP. AT ALL RESTROOMS)



NOTE:  
 1. PROVIDE PROTECTION AS PER FBC 2020 SECT.11-4.24.8  
 2. ALL HOT WATER PIPES, DRAIN PIPES EXPOSED SHALL BE INSULATED OR PROTECTED SO AS TO PROTECT & PREVENT AGAINST CONTACT. THERE SHOULD BE NO SHARP, HOT OR ABRASIVE SURFACES UNDER SINKS. ARCHITECT-ENGINEERED POLYMER FOAM INSULATION (SHEET)



PROVIDE LAV. GUARD MODEL #103 E-2, P-TRAP COVER BY TRUEBRO, INC.

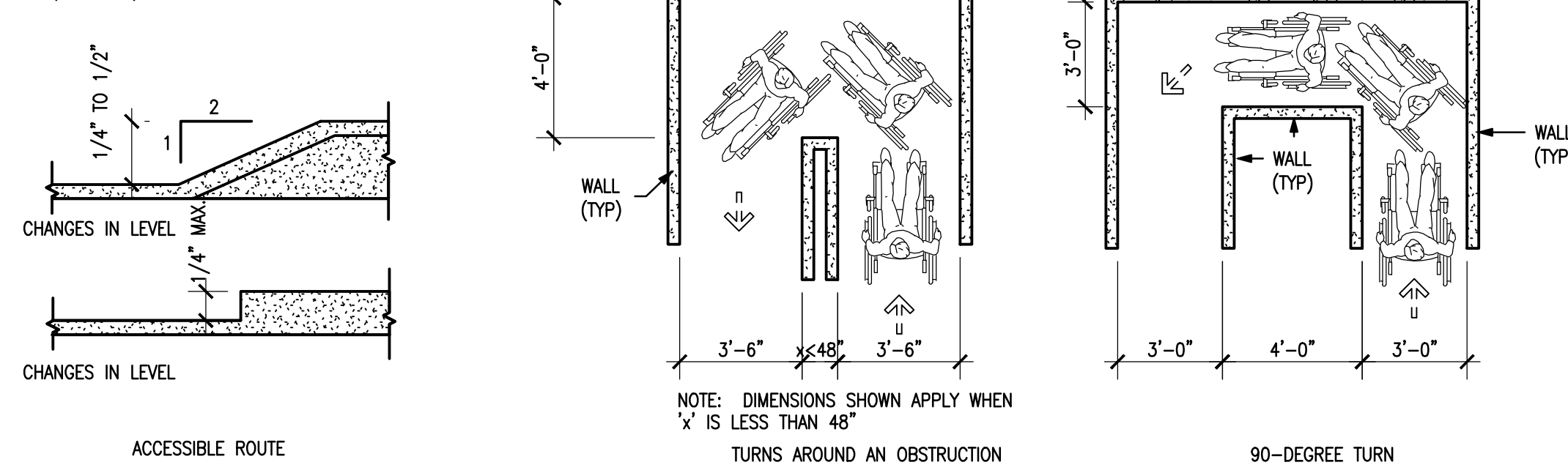
**9 WHEEL CHAIR TURNING SPACE**  
 SCALE: 1/4" = 1'-0"

**8 MINIMUM CLEAR WIDTH**  
 SCALE: 1/4" = 1'-0"

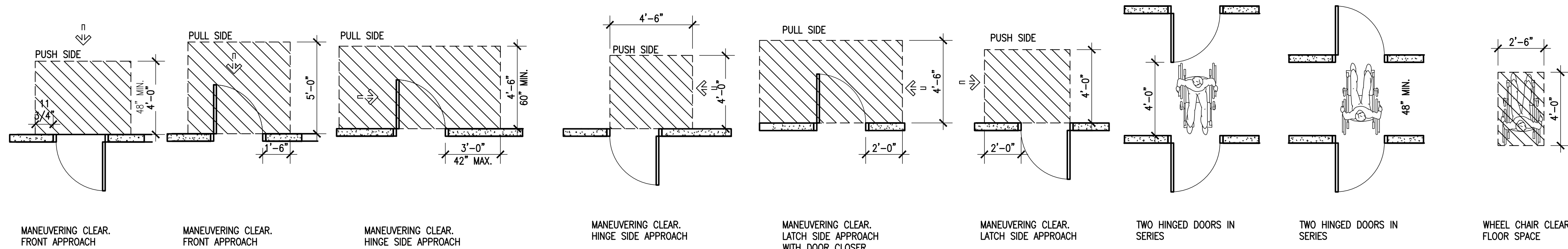
**7 BATHROOM SIGNAGE**  
 SCALE: 1/4" = 1'-0"

**6 SINK SERVICE CONNECTION**  
 SCALE: 3/8" = 1'-0"

NOTE TO CONTRACTOR: MAX. CHANGE OF FLOOR LEVEL ALLOWED IS 1/4" OR RAMP 1:2 FROM 1/4" TO 1/2" MAX. NO EXCEPTIONS ALLOWED

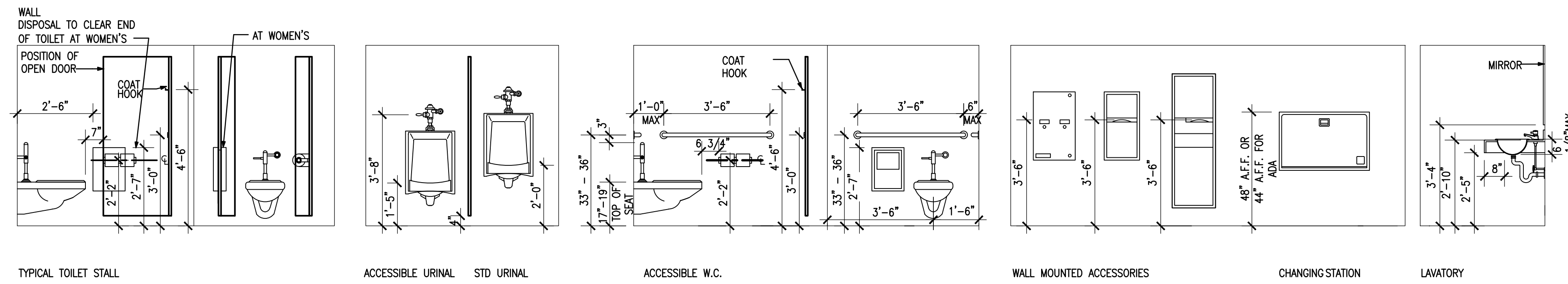


**5 ACCESSIBLE ROUTE**  
 SCALE: 1/4" = 1'-0"

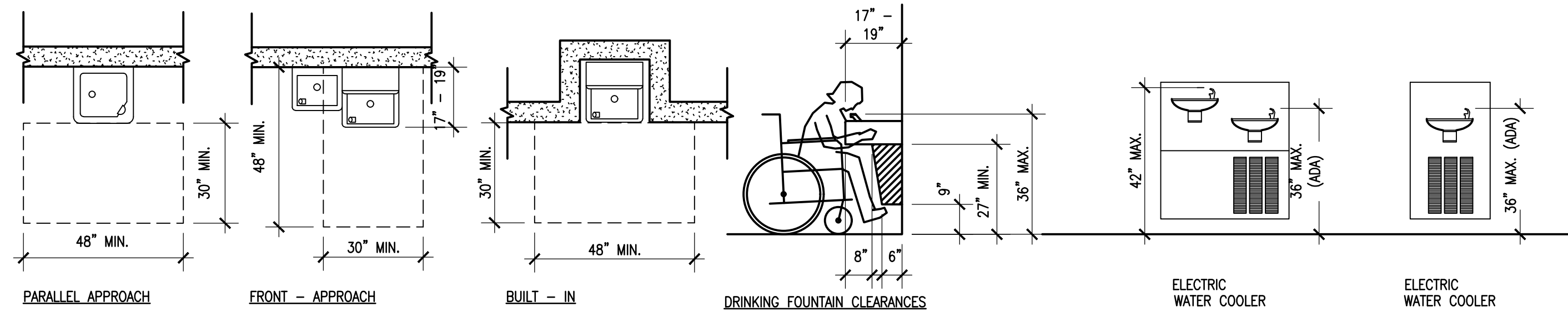
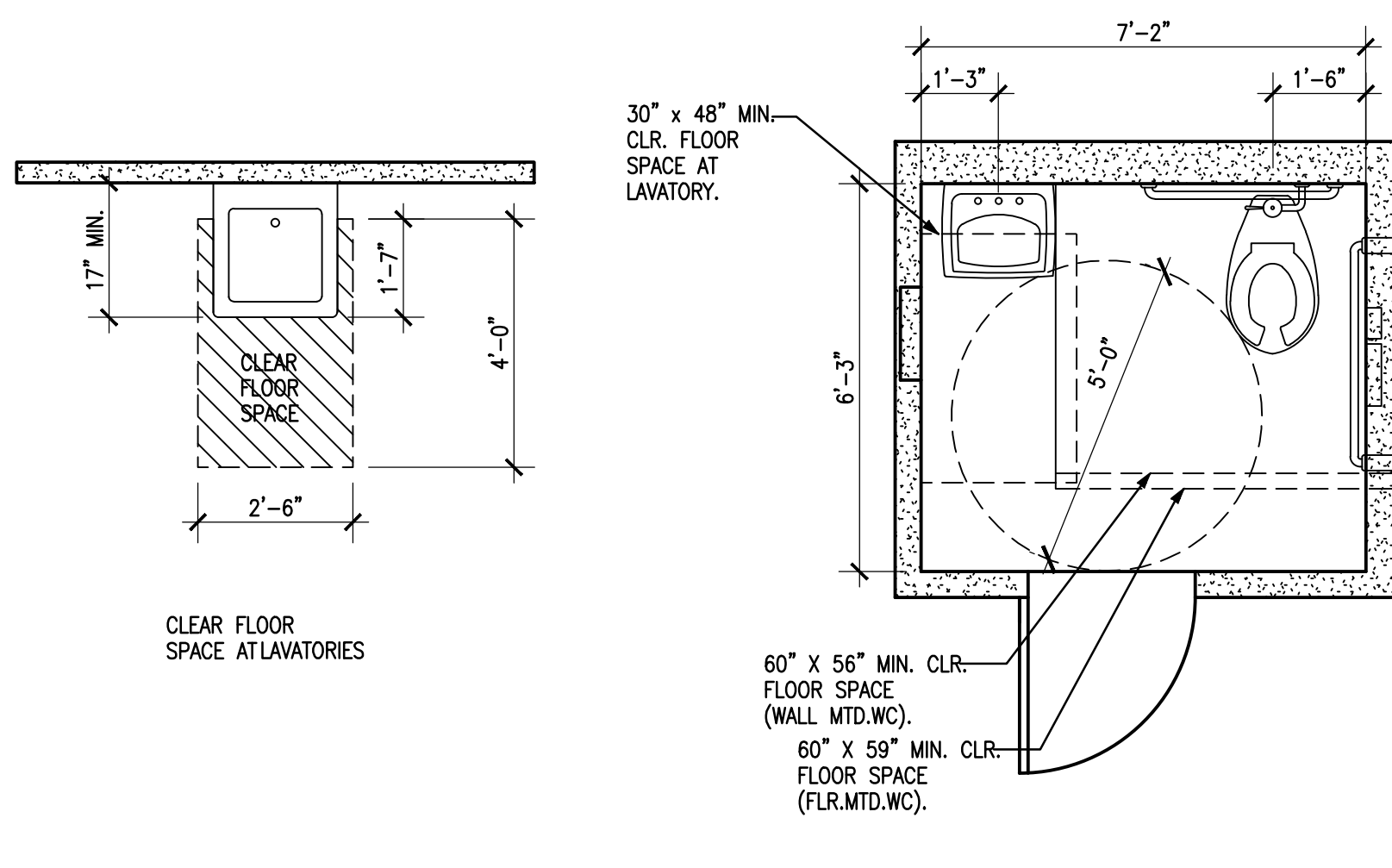
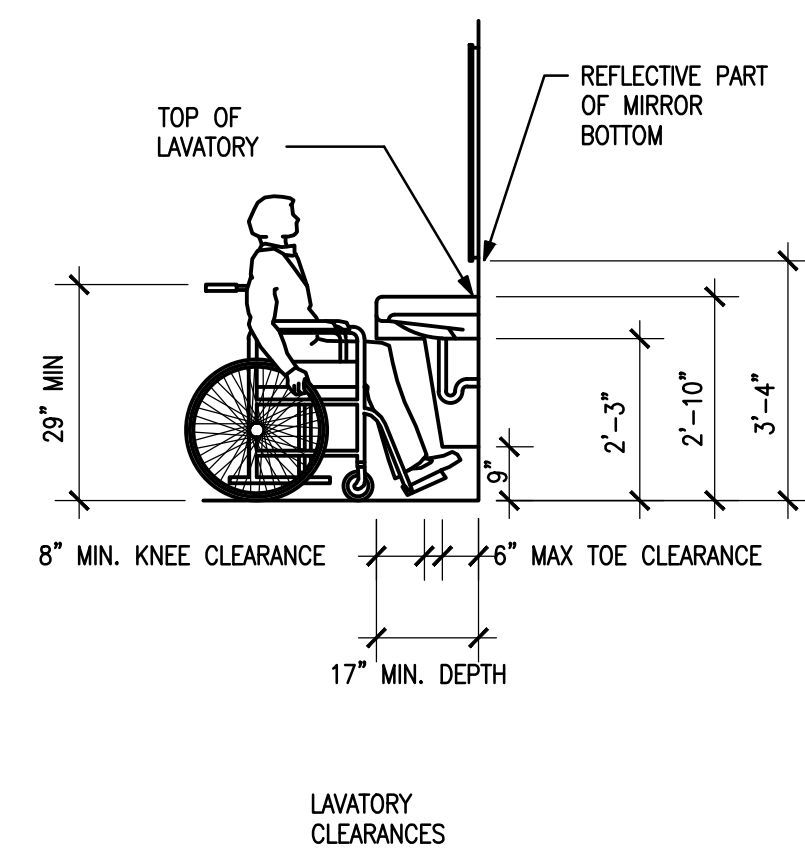


**4 MANEUVERING CLEARANCE AT DOORS**  
 SCALE: 1/4" = 1'-0"

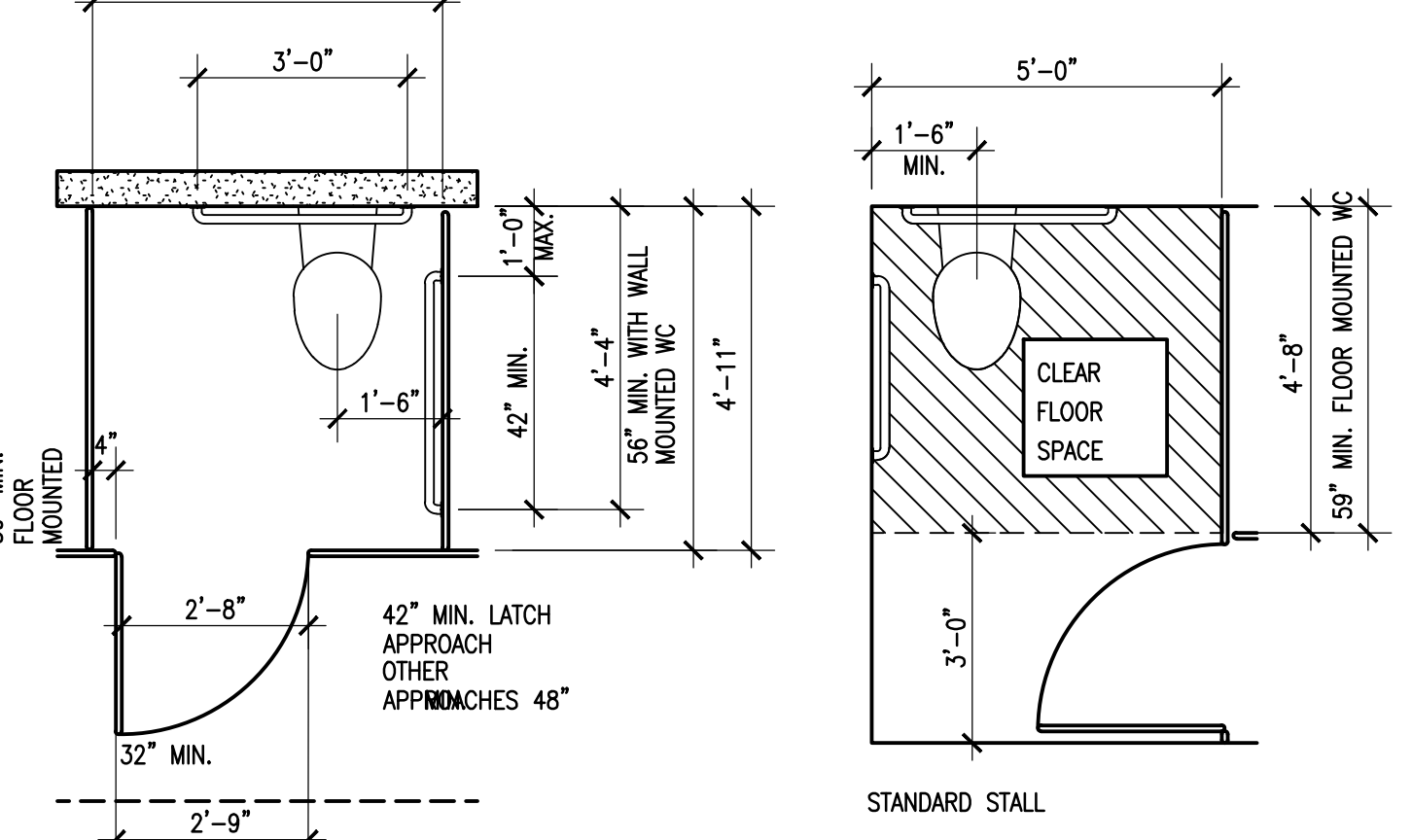
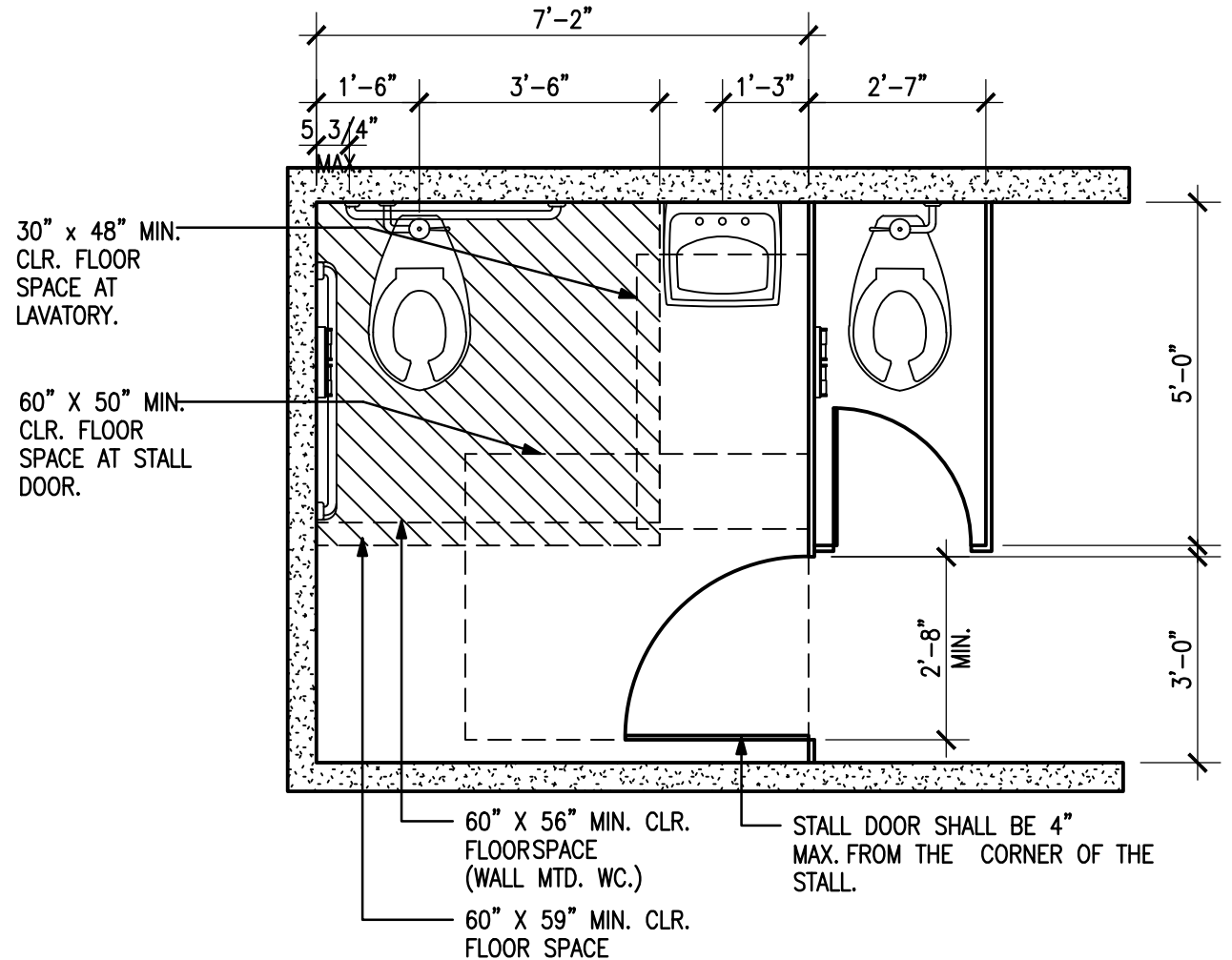
(THE ADA REQUIRES THAT THE MOUNTING HEIGHTS FOR THE HANDICAPPED BE SO LOCATED THAT THE OPERATIVE PORTION (I.E.) PUSH KNOB, TOWEL SLOT, BE NO HIGHER THAN 40" FROM THE FINISHED FLOOR, GRAB BARS BE BETWEEN 36" & 33" & PHONE COIN SLOTS BE NO HIGHER THAN 48" MAXIMUM FROM THE FLOOR)



**3 ACCESSORIES MOUNTING HEIGHT**  
 SCALE: 3/8" = 1'-0"



**2 DRINKING FOUNTAIN CLEARANCES & MOUNTING HEIGHT**  
 SCALE: 3/8" = 1'-0"



**1 BATHROOM CLEARANCES**  
 SCALE: 3/8" = 1'-0"

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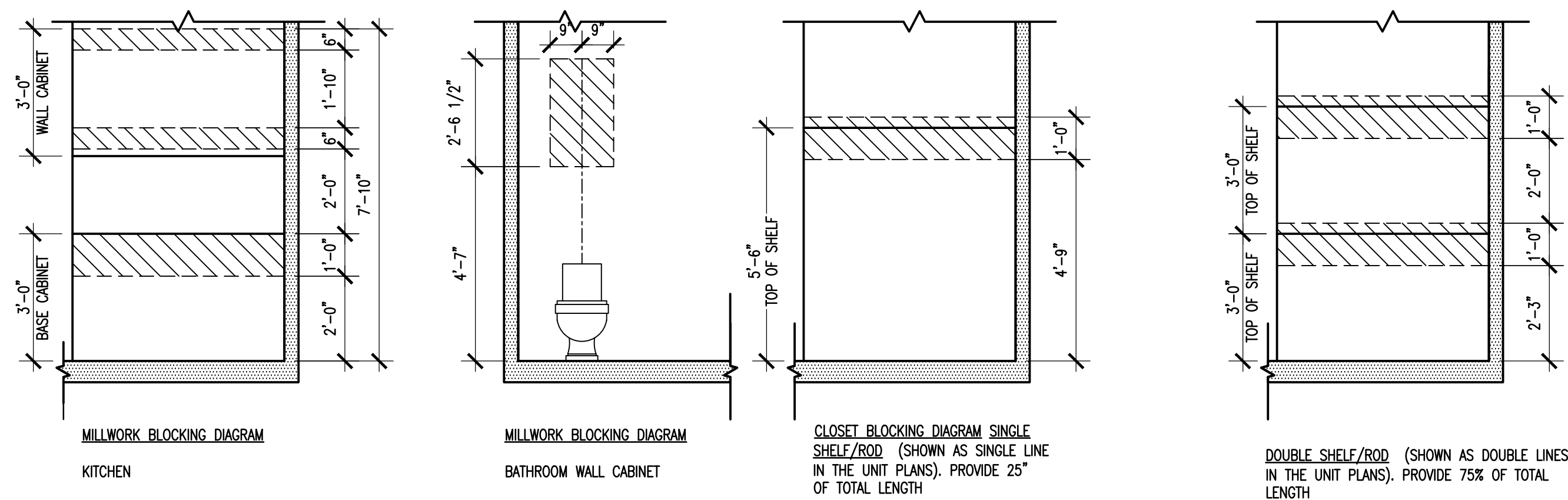
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 drawing date: 7/8/2022  
 project number: 21077

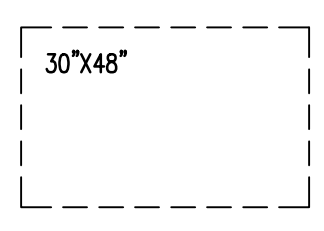
No.	Description	Date
1	Permit Revision	4/11/2022
2	Foundation Bid	6/27/2022
2	Permit Revision	7/8/2022

Typical Code  
 Clearance  
 Mounting Height  
 Diagram

G011



30"x48" CLEAR SPACE IS REQUIRED FOR PARALLEL OR FORWARD APPROACH IN ALL KITCHENS AT SINKS & ALL APPLIANCES; BATHROOM CLEAR SPACE REQUIRED AT VANITY & BATHING FIXTURE. DOORS CAN OVERLAP CLEAR SPACES, AS LONG AS ONE 30"x48" CLEAR AREA IS CLEAR OF DOOR SWING. SEE PLANS FOR LOCATIONS & ORIENTATION.

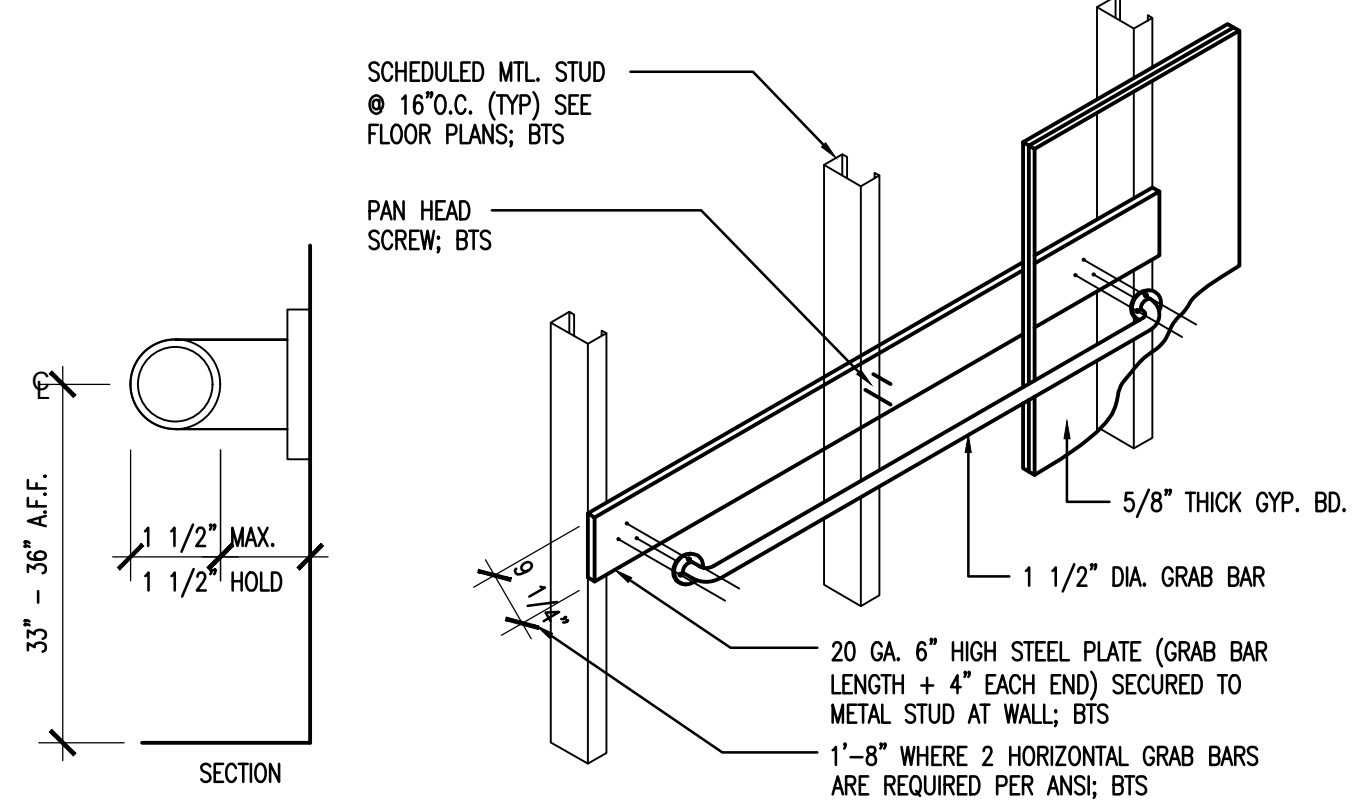
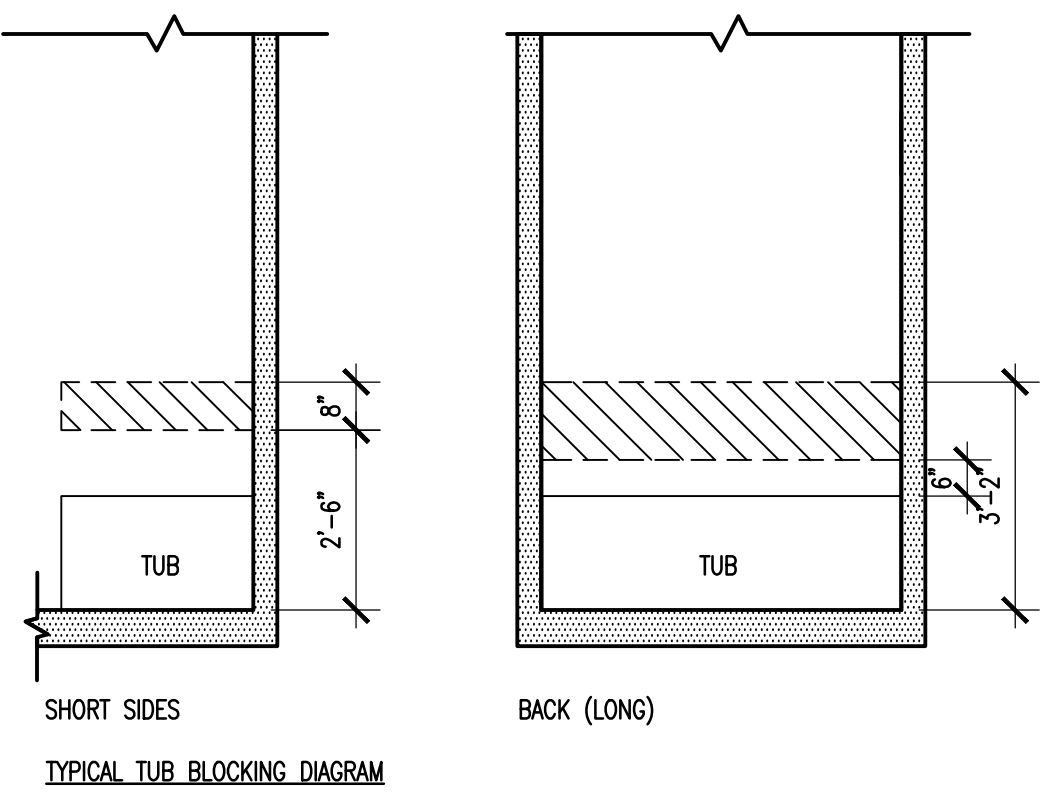
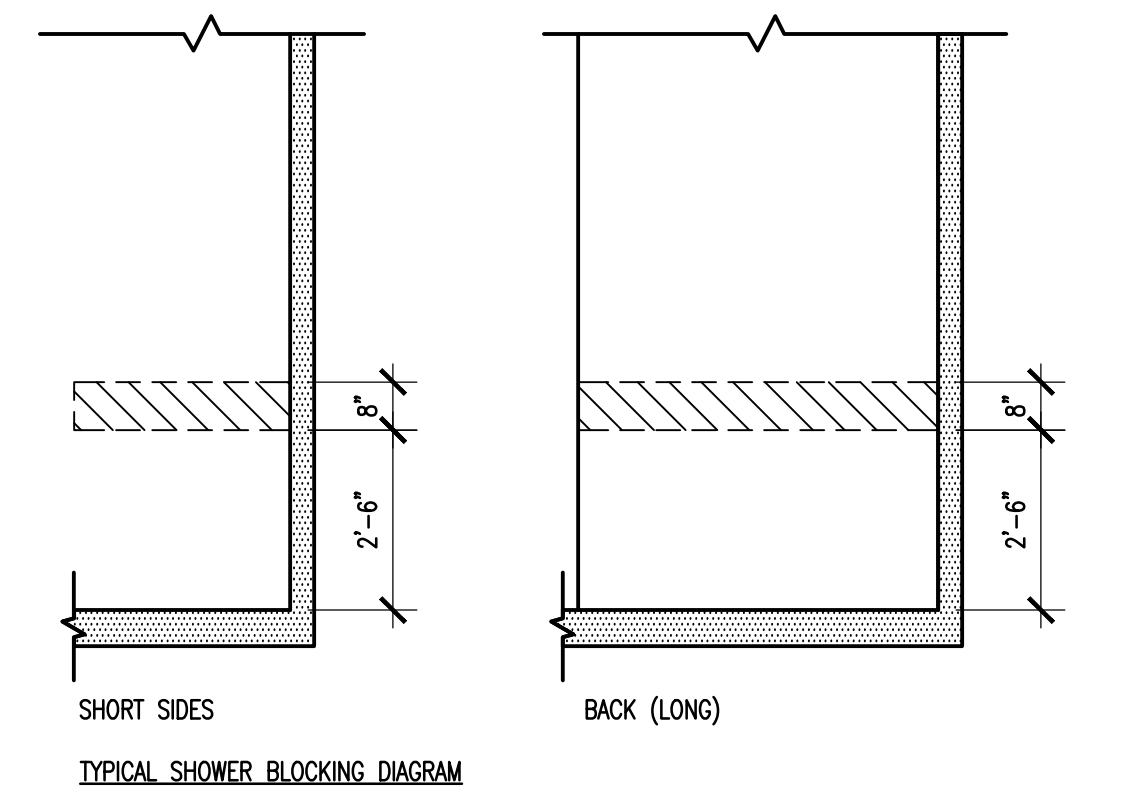
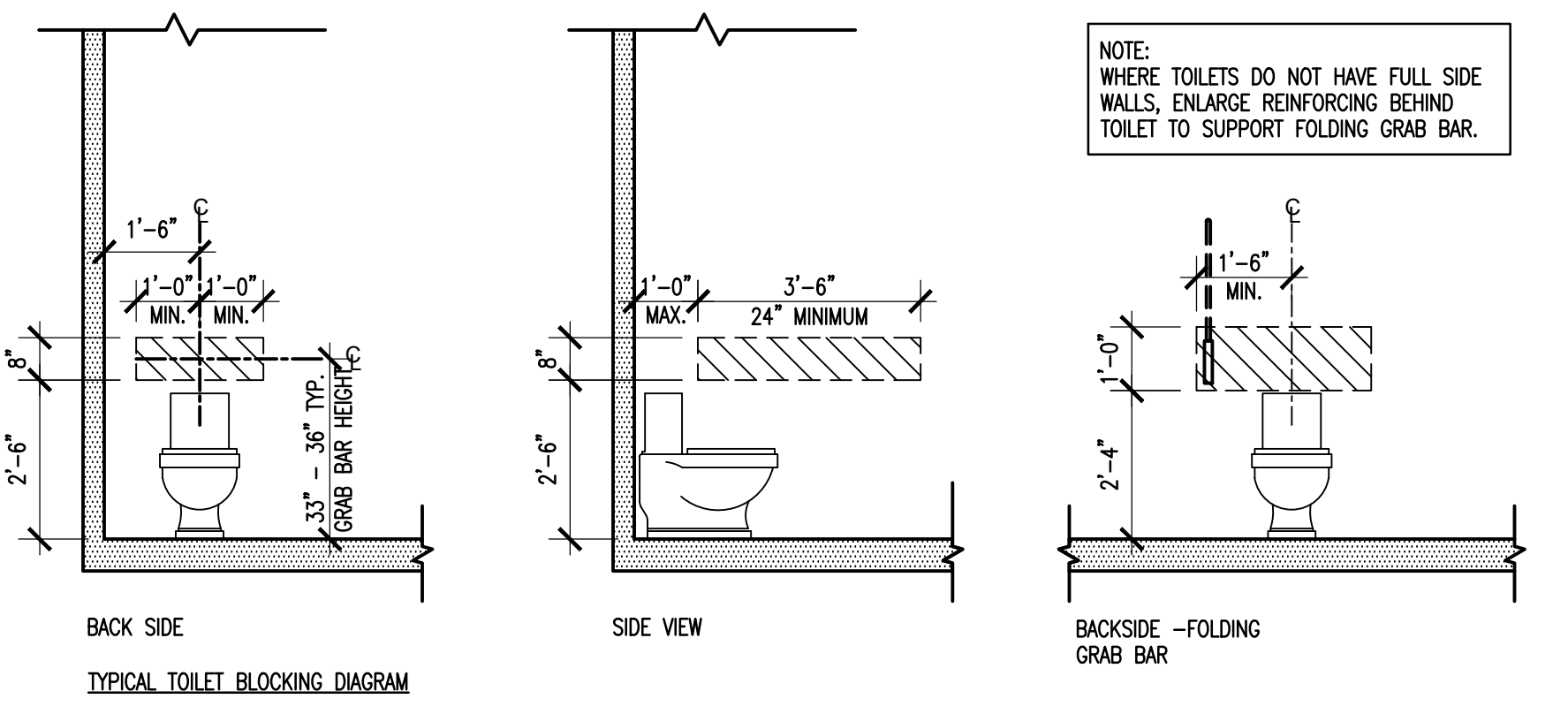


8 MISC. BLOCKING DIAGRAMS  
SCALE: 3/8" = 1'-0"

NOTE: TYPICAL BLOCKING DIAGRAMS ARE FOR ALL CONVENTIONAL BATHING FIXTURES. PROVIDE BLOCKING IN ALL BATHROOMS, EXCEPT POWDER ROOMS. REFER TO THE ENLARGED BATHROOM PLANS FOR NON-CONVENTIONAL FIXTURES. FLOOR & DECK REINFORCING WILL BE NEEDED AROUND THOSE FIXTURES.

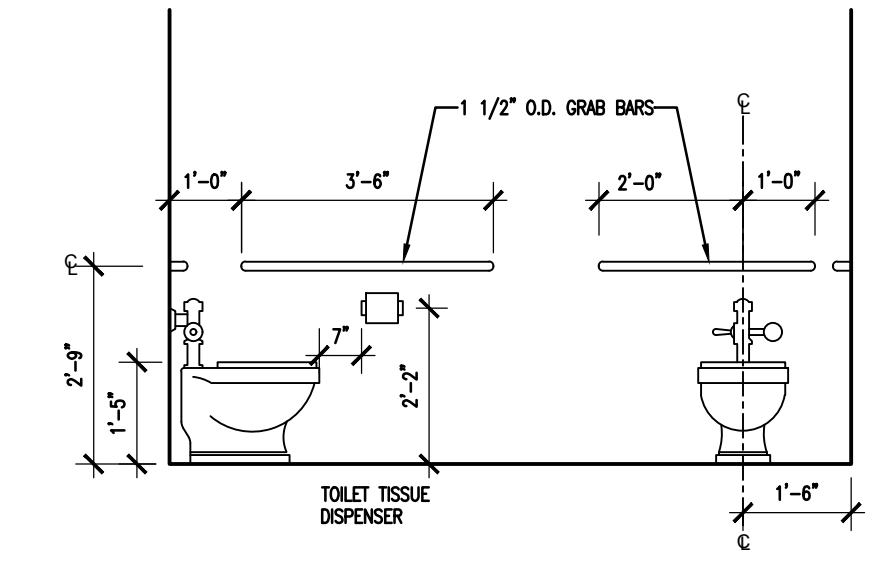
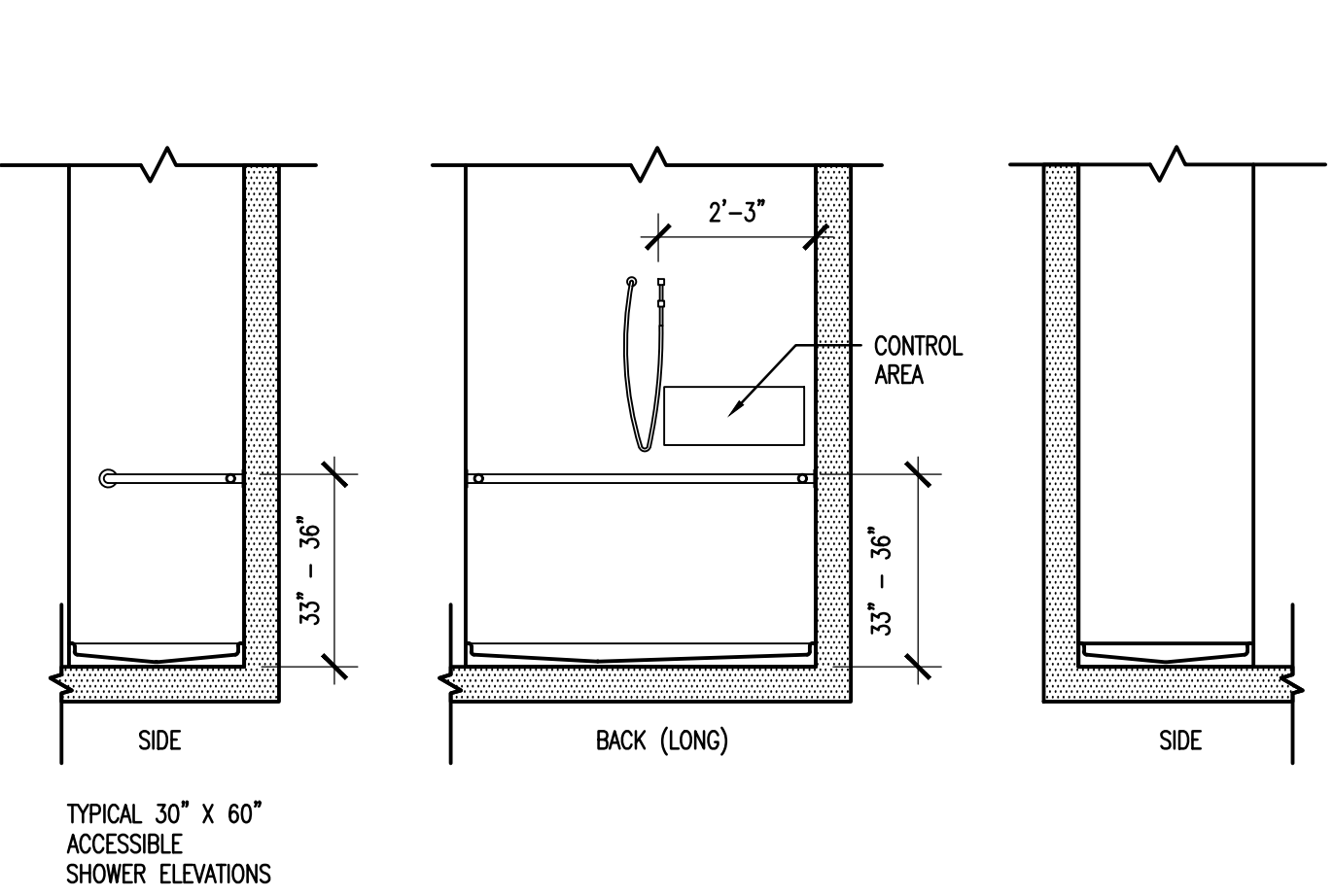
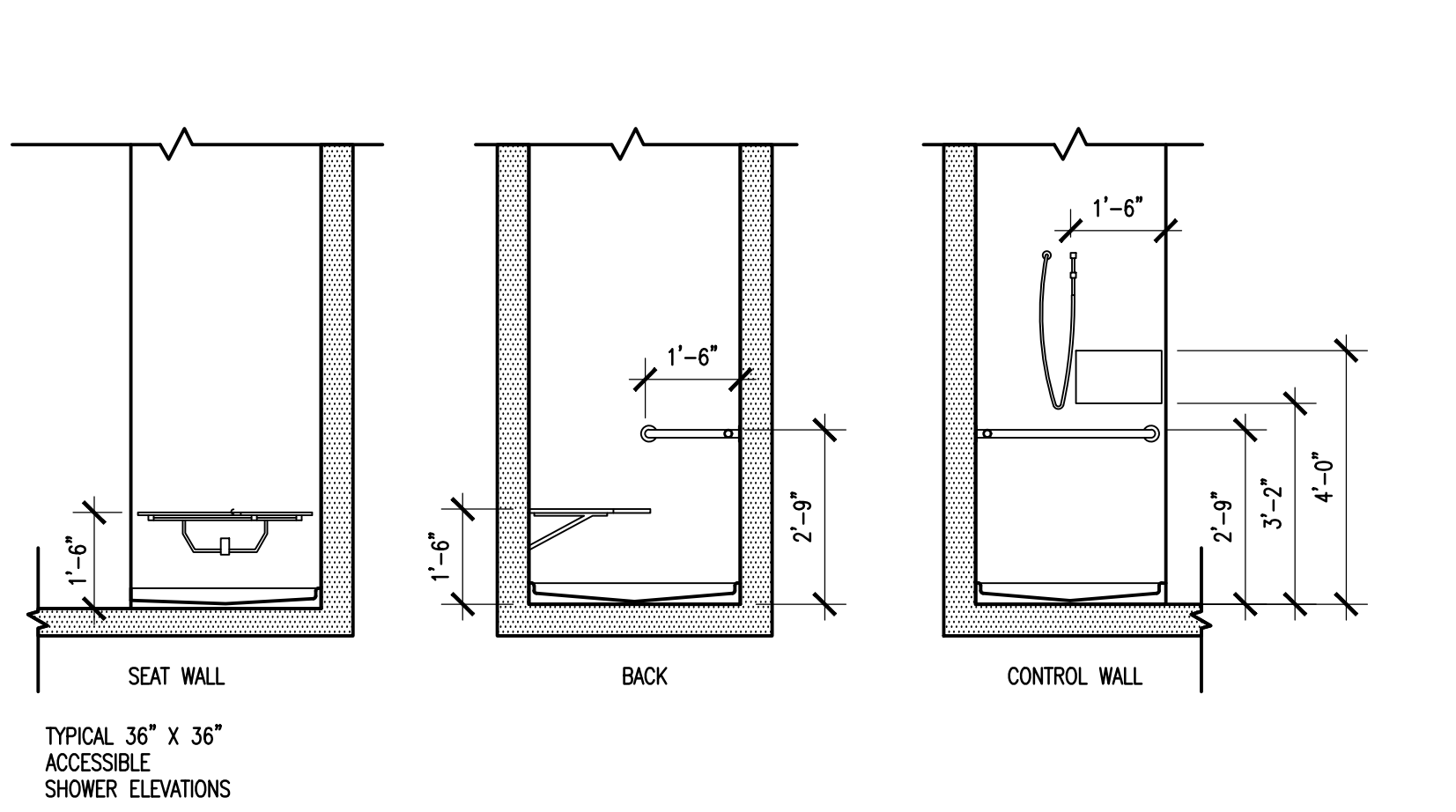
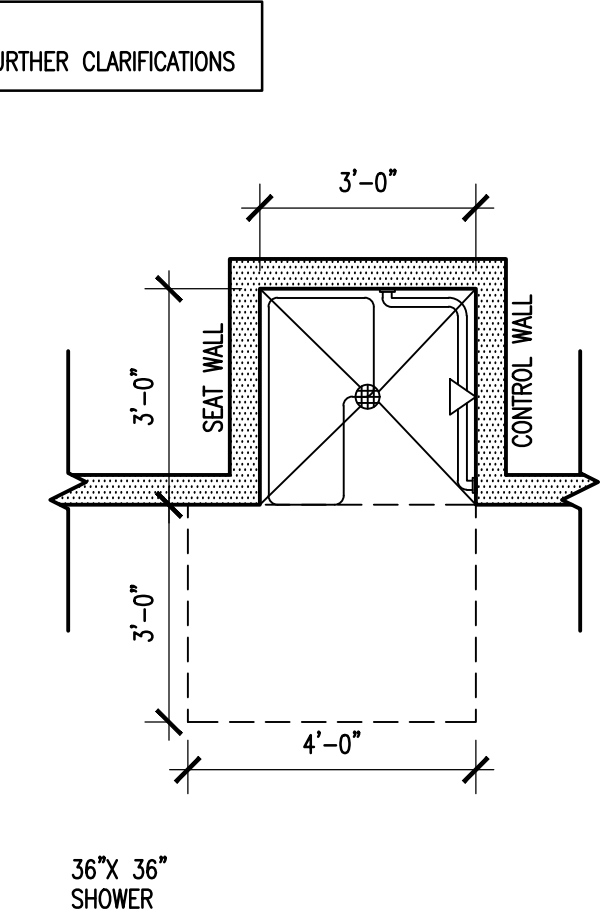
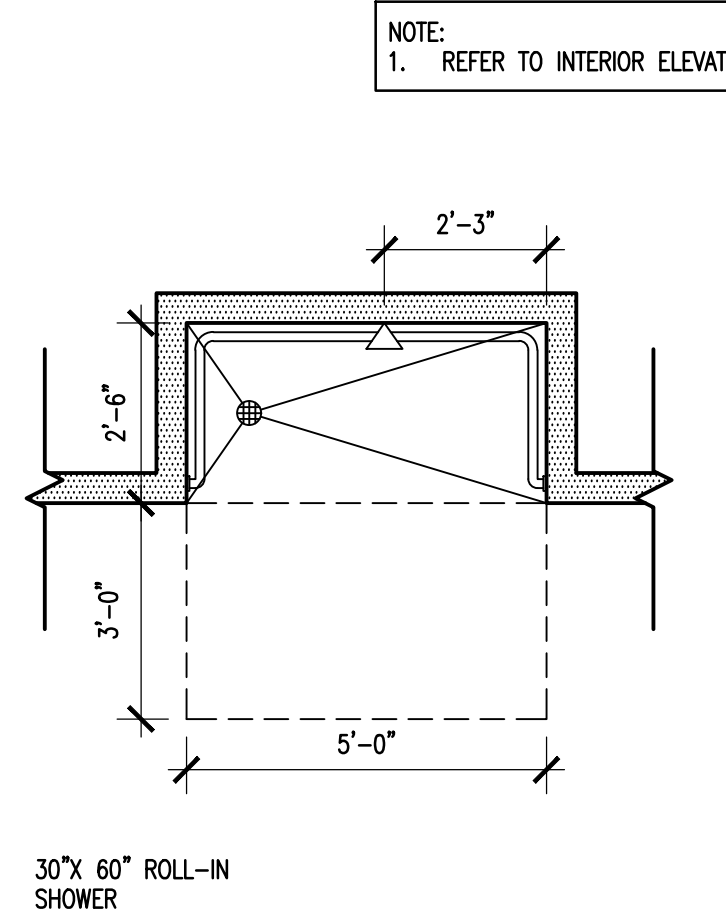
4 FHA CLEAR SPACE DIAGRAMS  
SCALE: 3/8" = 1'-0"

NOTES:  
1. SHALL BE DESIGNED & SUPPORTED TO WITHSTAND A LOAD OF NOT LESS THAN 250 POUNDS APPLIED AT ANY POINT, DOWNWARD OR HORIZONTALLY.  
2. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.  
3. ALL EDGES SHALL HAVE A 1/8" MIN. RADIUS.  
4. PROVIDE 20 GA. METAL STUDS AT ALL BATHROOM WALLS.



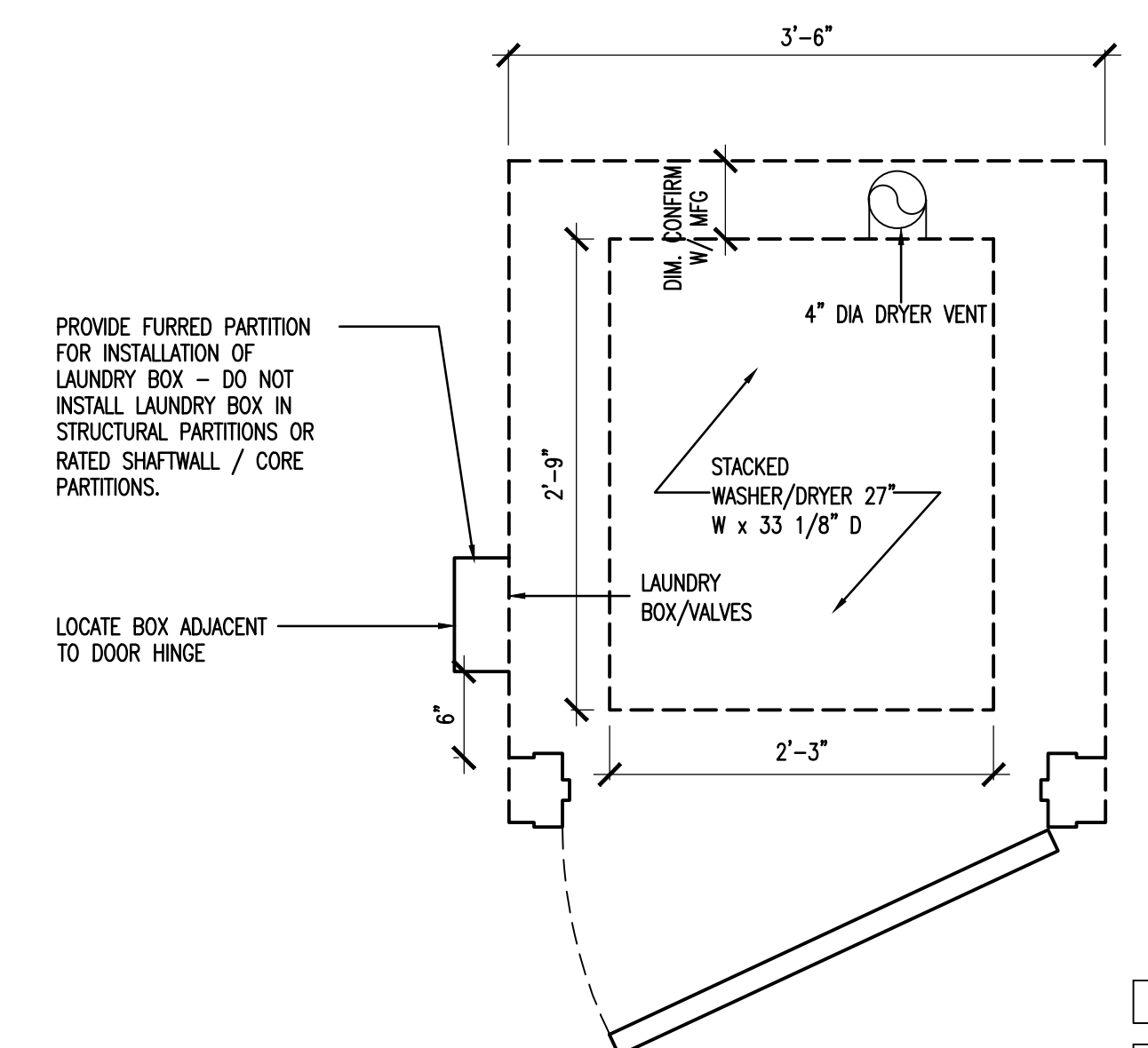
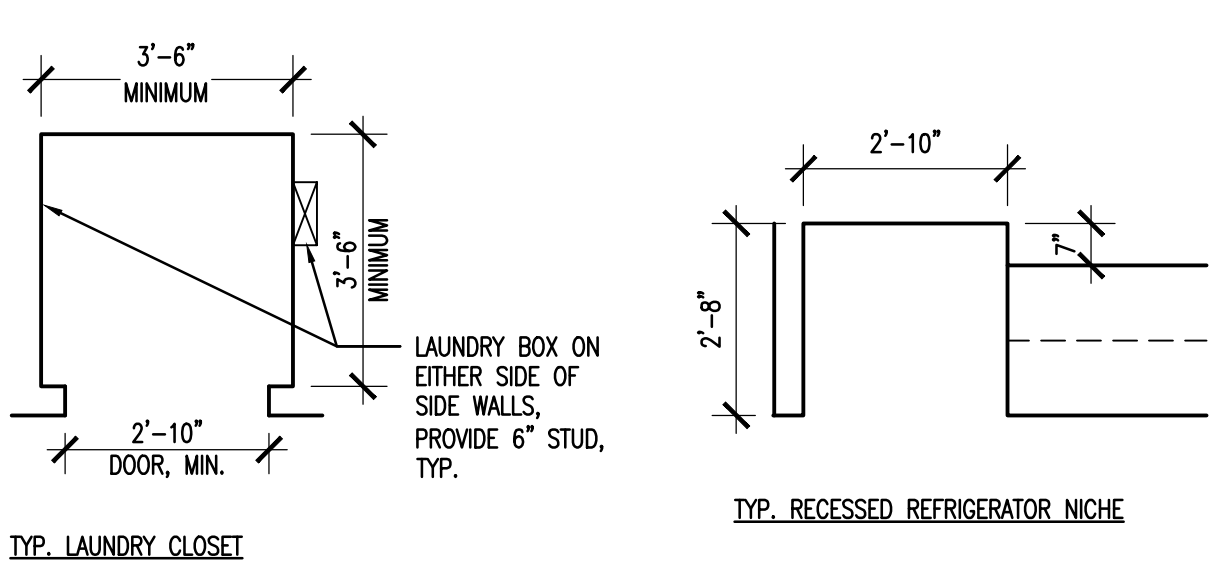
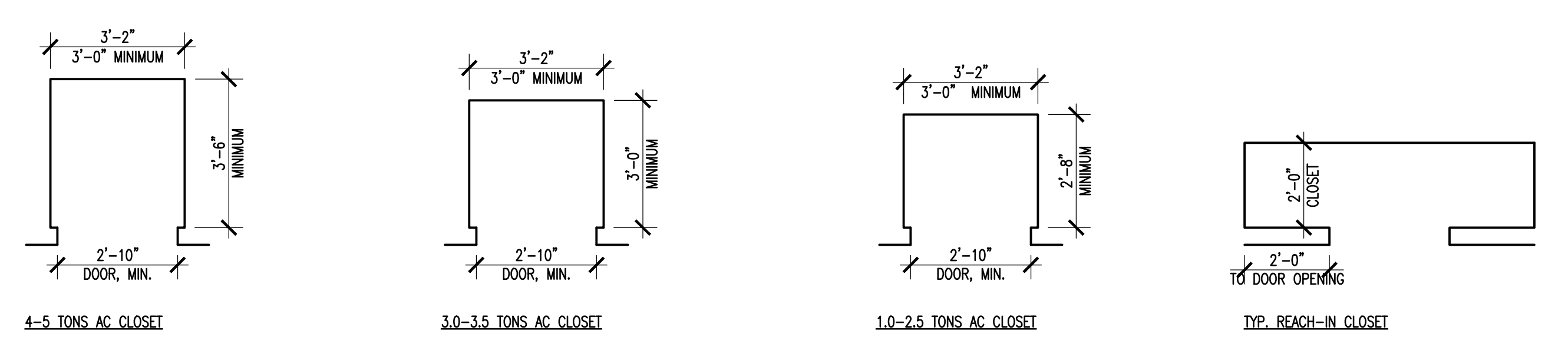
7 FHA BLOCKING DIAGRAMS  
SCALE: 3/8" = 1'-0"

3 GRAB BAR MOUNTING REQUIREMENTS  
SCALE: 3/8" = 1'-0"



6 ACCESSIBLE SHOWER DIAGRAMS  
SCALE: 3/8" = 1'-0"

2 BATHROOM FIXTURES & ACCESSORIES  
SCALE: 1/2" = 1'-0"



5 MISC. PLAN DIAGRAMS  
SCALE: 3/8" = 1'-0"

1 TYP. LAUNDRY CLOSET PLAN DETAIL  
SCALE: 1" = 1'-0"

drawing by:  
drawing checked by:  
drawing scale:  
drawing date: 7/8/2022  
project number: 21077

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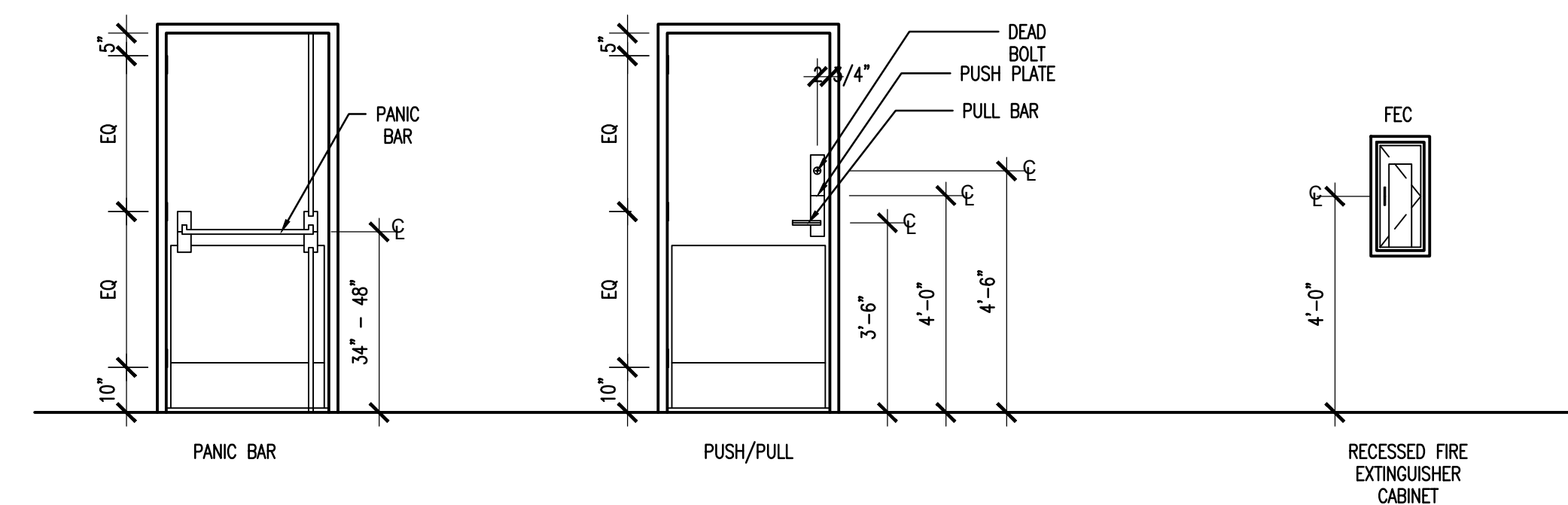
- MOUNTING HEIGHTS:
1. ALL OUTLET LOCATIONS TO BE COORDINATED WITH INTERIOR DRAWINGS.
  2. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS & OTHER ENVIRONMENTAL CONTROLS WOULD MEET SECTION 100.205(C)(3)(i)
  3. OPERABLE PARTS OF THE CONTROLS ARE LOCATED NO HIGHER THAN 48 INCHES, & NO LOWER THAN 15 INCHES TO CENTERLINE, ABOVE THE FLOOR.
  4. THE REACH IS OVER AN OBSTRUCTION (FOR EXAMPLE, AN OVERHANGING SHELF) BETWEEN 20 & 25 INCHES IN DEPTH, THE 44 INCHES FOR FORWARD APPROACH; OR 48 INCHES FOR SIDE APPROACH, PROVIDED THE MAXIMUM HEIGHT IS REDUCED TO OBSTRUCTION (FOR EXAMPLE, A KITCHEN BASE CABINET) IS NO MORE THAN 24 INCHES IN DEPTH
  5. OBSTRUCTIONS SHOULD NOT EXTEND MORE THAN 25 INCHES FROM THE WALL BENEATH A CONTROL.

- DOOR HARDWARE & HANDLES NOTES:
1. FBC 114.13.9 DOOR HARDWARE, HANDLES, PULLS, LATCHES, LOCKS & NO OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP W/ ONE HAND & DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
  2. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, & UNSHAPED HANDLES ARE ACCEPTABLE DESIGNS. WHEN SLIDING OPERATING HARDWARE SHALL BE EXPOSED & USABLE FROM BOTH SIDES. DOORS ARE FULLY OPEN.
  3. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48 INCHES (1220 MM) ABOVE FINISH FLOOR.

- HANDICAP NOTES:
1. MAX. 1/2" DIFF. AT ANY FLOOR LEVEL.
  2. ACCESSIBILITY ROUTE FROM R.O.W. MINIMUM 60"
  3. THE LAYOUT & DESIGN OF SPACES DEPICTED ON THE PLANS SHALL COMPLY W/ CHAPTER 11 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION PART "A" FBC-2010 11-4.1.6 & 11-4.1.8
  4. TOILET FLUSH CONTROL ON WIDE SIDE AT ACCESSIBLE STALLS
  5. WRAP ALL PIPES UNDER LAVATORY W/ INSULATION & COVER TO PROTECT AGAINST CONTACT.
  6. TOILET FLUSH CONTROL ON WIDE SIDE OF STALL ALL HANDLES TO BE LEVELER HANDLES.

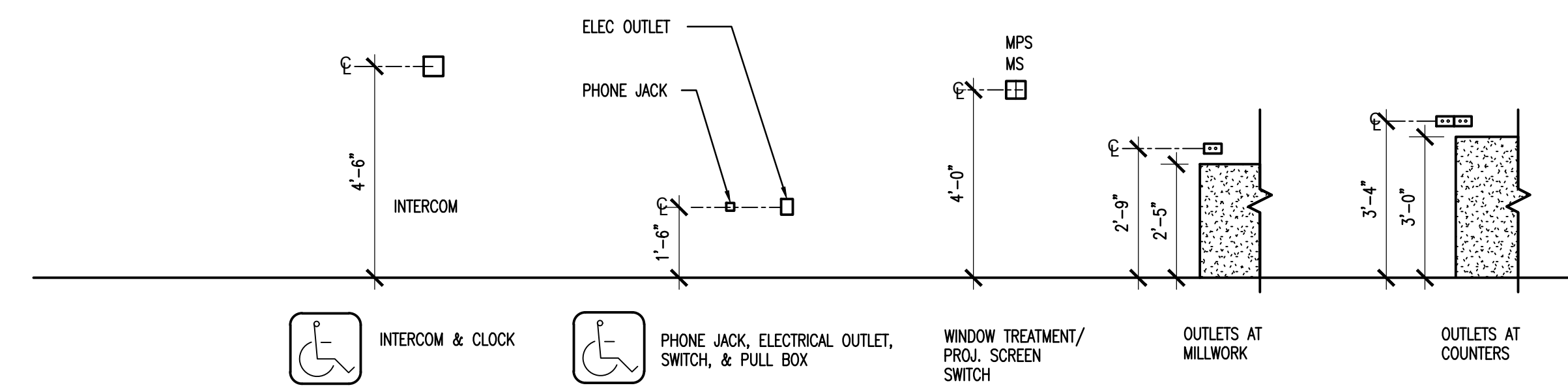
**4 GENERAL NOTES – CLEARANCES**

SCALE: N.T.S



**3 TYP. MOUNTING HEIGHTS – FIRE**

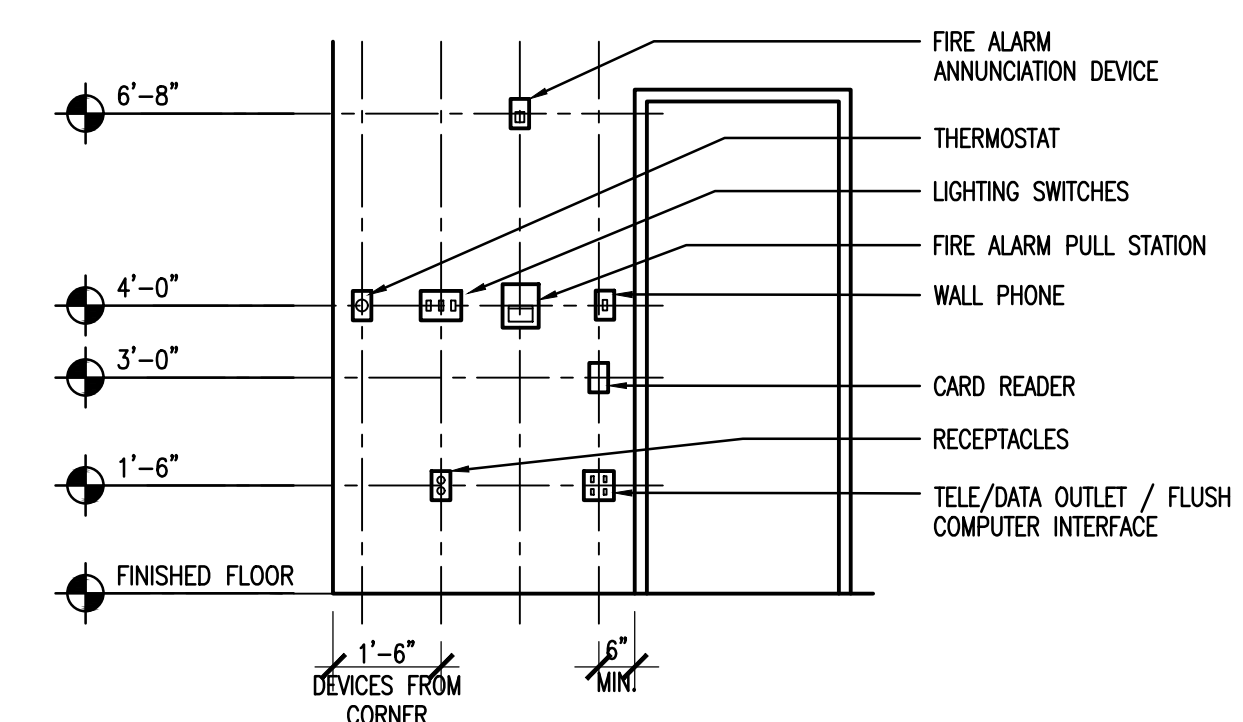
SCALE: 3/8" = 1'-0"



**2 TYP. MOUNTING HEIGHTS – ELECTRICAL**

SCALE: 3/8" = 1'-0"

- NOTE:
1. ALL OUTLET LOCATIONS TO BE COORDINATED WITH INTERIOR DRAWINGS.
  2. ALL DEVICES INSTALLED AS SHOWN U.O.N.
  3. ALL MOUNTING HEIGHTS SHALL BE MEASURED FROM CENTERLINE OF DEVICE TO FINISHED FLOOR.
  4. DEVICES SHALL BE INSTALLED ON A COMMON VERTICAL CENTERLINE WHEREVER POSSIBLE.
  5. DEVICES SHALL BE 18" MIN FROM ANY INSIDE CORNER TO CENTERLINE OF DEVICE.



**1 TYP. MOUNTING HEIGHTS – POWER & SIGNAL**

SCALE: 3/8" = 1'-0"

411-419 MICHIGAN  
 411 MICHIGAN AVENUE  
 MIAMI BEACH, FL  
 411 MICHIGAN  
 SOFI OWNER LLC  
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PERMIT  
 SUBMITTAL

drawing by:  
 drawing checked by:  
 drawing scale:  
 drawing date: 7/8/2022  
 project number: 21077

drawing revisions:

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 Diagram

G013