

# ANDAZ

4041 COLLINS AVE., MIAMI BEACH, FL 33140

## CONDITIONAL USE PERMIT SET INTERIOR AND EXTERIOR RENOVATION

FIRST SUBMISSION DIGITAL: 07.07.2024

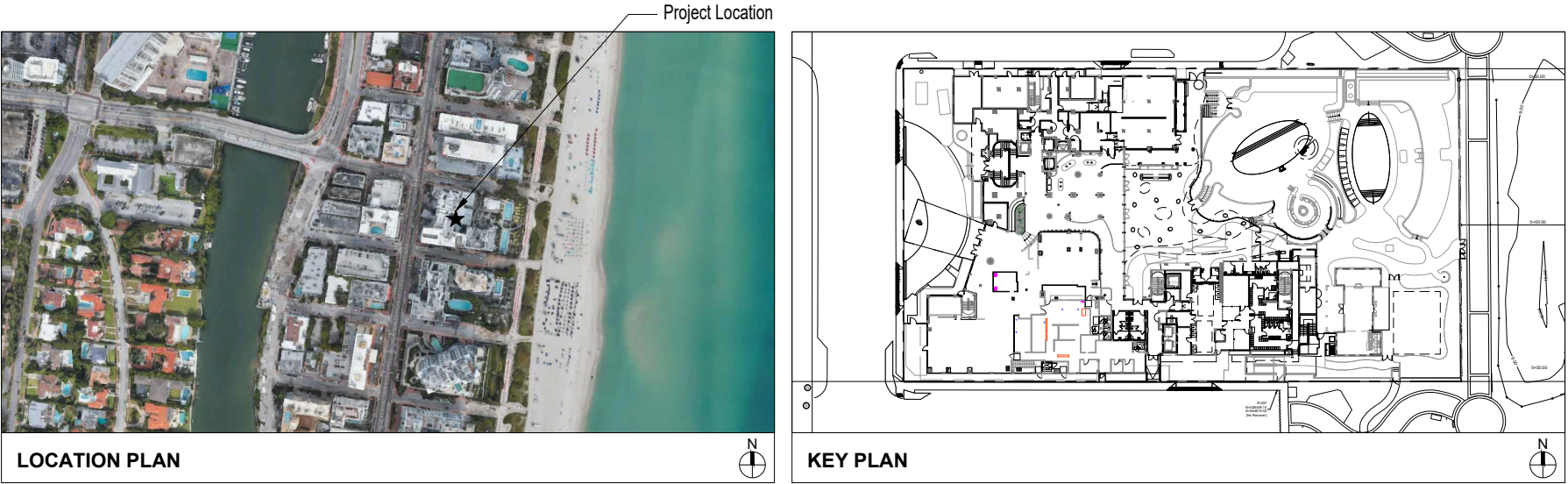
SECOND SUBMISSION DIGITAL: 07.28.2024

THIRD SUBMISSION PAPER: 08.09.2024



EoA, Inc.  
1929 Ponce de Leon Blvd.  
Coral Gables, Florida 33134  
305-444-0990  
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State of Florida Architect of Record  
Malcolm Berg, AIA  
License No. AR94424



OWNER	PROPERTY CONTACT	ARCHITECT	INTERIOR ARCHITECT	LANDSCAPE ARCHITECT	LANDUSE ZONING ATTORNEY
SUNSTONE HOTEL INVESTORS, INC. 200 SPECTRUM CENTER DRIVE 21ST FLOOR, IRVINE, CA 92618 (561)-676-9397	GOLDEN PALMS, LLC 200 SPECTRUM CENTER DRIVE, 21ST FLOOR, IRVINE, CA 92618	EoA, Inc. 1929 PONCE DE LEON BLVD. CORAL GABLES, FL, 33134 (305)-444-0990	EoA, Inc. 1929 PONCE DE LEON BLVD. CORAL GABLES, FL, 33134 (305)-444-0990	NATURALFICIA, INC. 6915 RED ROAD, SUITE 224 CORAL GABLES, FL 33143 (305)-321-2341	BILZIN SUMBERG 1450 BRICKELL AVE. 23RF FLOOR MIAMI, FL 33131 (305)-350-2415



PROJECT SCOPE
1) New 2 Stop elevator between ground floor and new 2nd floor lobby. 2) Renovated 2nd floor with new lobby and lobby lounge and bar. 3) Renovated historic entry porch. 4) Renovated pools and pool bar. 5) Existing Historic 1930's house relocated to south west corner with enhanced use as part of a beach club. 6) 2nd floor terrace extension over an outdoor covered F&B venue with access to the new pool decks and pool bar.

**SHEET INDEX** : SECOND SUBMISSION 07.28.2024

[illegible][illegible]

## PREVIOUSLY ISSUED SHEETS

## RENAMED SHEETS

[illegible]

## DRAWING INDEX

## A-0.1

SCALE: AS NOTED



LEGAL DESCRIPTION	
PARCEL A Begin at the Southwest corner of Lot 8, Block 33, amended map of the ocean front property of the Miami Beach Improvement Company, according to the plat thereof as recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida; thence North 07° 28' 55" East for 200.00 Feet; thence South 82° 34' 49" East for 355.40 Feet to the intersection with erosion control line recorded in Plat Book 105, Page 62 Sheet 14, of Miami-Dade County, Florida; thence South 06° 58' 25" West along the erosion control line recorded in Plat Book 105, Page 62 Sheet 14 for 200.01 Feet; thence North 82° 34' 43" West for 357.00 Feet to the Point of Beginning.	
PARCEL B Lots 12, 13 and 14, Block 32, amended map of the ocean front property of the Miami Beach Improvement Company, according to the plat thereof as recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida.	
PARCEL C Lots 17 and 18, Block 32, amended map of the ocean front property of the Miami Beach Improvement Company, according to the plat thereof as recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida.	

BUILDING INFORMATION	
BUILDING DEPARTMENT:	CITY OF MIAMI BEACH
PROPERTY ADDRESS:	4041 COLLINS AVE. MIAMI BEACH, FL 33140
FOLIO NUMBER	02-3226-001-1920
CONSTRUCTION TYPE:	TYPE II A
NUMBER OF STORIES AND BUILDING HEIGHT:	18 STORIES 1940's BLDG: 207'-0" EXISTING HISTORIC TOWER 10 STORIES 1950's ADDITION TO 1940's BLDG 12 STORIES 2007 ADDITION TO 1950's BLDG: 148'-5" 2007 TOWER 1 STORY HISTORIC 1930'S COTTAGE BLDG (TO BE RELOCATED)
BUILDING HEIGHT:	ALLOWED = 200'-0"
ZONING AREAS:	RM-3 RESIDENTIAL MULTI FAMILY HIGH INTENSITY DISTRICT
FLOOD_ZONE:	AE-7
OVERLAY DISTRICTS:	COLLINS AVE. WATERFRONT HISTORIC DISTRICT
OCCUPANCY TYPE:	GROUP R-1 - RESIDENTIAL HOSPITALITY HOTELS AND MOTELS
NET LOT AREA:	71,200 SF (1.634 ACRES)
FIRE PROTECTION SYSTEMS:	FULLY SPRINKLERED PER FIRE CODE
CODES: ALL WORK TO BE COMPLETED IN STRICT ACCORDANCE WITH: THE 2020 FLORIDA BUILDING CODE - BUILDING, SEVENTH EDITION; THE 2020 FLORIDA BUILDING CODE - ACCESSIBILITY, SEVENTH EDITION; THE FLORIDA FIRE PREVENTION CODE (FFPC) 7TH EDITION (2020); THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1 FIRE CODE 2021; THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101 LIFE SAFETY CODE 2021; THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70 THE NATIONAL ELECTRIC CODE (NEC) 2017.	

FLOOD_ZONE_INFORMATION.		
DATUM = NGVD 1929		
A - FLOOD_ZONE		AE
B - BASE FLOOD ELEVATION (BFE)		7'-0" NGVD
C - DESIGN ELEVATION (DFE) = BFE + 1'-0"		8'-0" NGVD
D - CRAWL SPACE GRADE ELEVATION		
F - TOP OF BOTTOM FLOOR (TOP OF SLAB T.O.S)		6.61' NGVD
F1 - TOP OF NEXT HIGHER FLOOR (TOP OF SLAB T.O.S)		22.69' NGVD
G - LOWEST TOS ELEVATION OF HABITABLE SPACE		31'-6" NGVD
G1 NEXT HIGHEST TOS ELEVATION OF HABITABLE SPACE		41'-6" NGVD
H. 100 YR STORM WAVE CREST		
I. LOWEST ADJACENT GRADE ELEVATION AT BUILDING (LAG)		3.0' NGVD
J. HIGHEST ADJACENT GRADE ELEVATION AT BUILDING (HAG)		3.7' NGVD
K LOWEST ELEVATION OF EQUIPMENT SERVICING BLDG.		7.24' NGVD
M. CROWN OF ROAD ELEVATION.		
O. FIRM MAP NUMBER.		
COMMUNITY NUMBER	PANEL	SUFFIX
120651	12025C0184	J

FIRE LIFE SAFETY:	
ALL LIFE SAFETY SYSTEMS WILL REMAIN ACTIVE DURING DEMOLITION AND CONSTRUCTION.	
EGRESS ON FLOOR SHALL REMAIN UNOBSTRUCTED DURING DEMOLITION AND CONSTRUCTION.	
WORK FOR CORRIDORS WILL BE PHASED. GUEST ROOMS ON FLOOR UNDER CONSTRUCTION WILL NOT BE OCCUPIED, WITH REQUIRED BUFFER FLOORS AS DIRECTED BY FIRE MARSHAL.	
BUILDING WILL BE OCCUPIED FROM JANUARY 1st 2024 THROUGH MARCH 24th 2024. ON MARCH 25th THE BUILDING WILL BE UNOCCUPIED	
WORK WILL BE EXECUTED WHEN BUILDING IS UNOCCUPIED	
WORK WILL BE COMPLETED BEFORE OCCUPANCY	
FIRE RESISTANCE RATINGS. PROPOSED SCOPE OF WORK DOES NOT ALTER EXISTING BUILDING FIRE RATINGS. SEE BUILDING CONSTRUCTION CHART AND LIFE SAFETY PLAN SHEETS A-0.31 LS TO A-0.316 LS	
MEANS OF EGRESS AND OCCUPANT LOADS: PROPOSED SCOPE OF WORK ALTERS A PORTION OF THE EXISTING MEANS OF EGRESS, TRAVEL DISTANCE, EGRESS LIGHTING, AND EXIT SIGNAGE. REFER TO LIFE SAFETY PLANS FOR PROPOSED ALTERATIONS. EGRESS SHALL REMAIN UNOBSTRUCTED DURING DEMOLITION AND BUILD OUT.	
FIRE PROTECTION SYSTEM: PROPOSED SCOPE OF WORK ALTERS EXISTING SPRINKLER HEAD LOCATIONS AND LIFE SAFETY DEVICES ARE RELOCATED AT A LIMITED AREA - REFER TO PLANS. GC TO PROVIDE SPRINKLER AND FIRE ALARM SHOP DRAWINGS TO ARCHITECT AND ENGINEER FOR REVIEW AND COORDINATION OF WORK. PROVIDE SHOP DRAWINGS TO CITY OF MIAMI BEACH AS A SEPARATE PERMIT FOR REVIEW AND APPROVAL.	
FINISHES: ALL NEW FINISHES (WALL/CEILING/FLOOR/TRIM/DECOR) ARE TO COMPLY WITH FBCB CHAPTER 8, FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION. WALL AND CEILING FINISHES SHALL BE CLASS A RATED AND COMPLY WITH THE NFPA, 101 CHAPTER 10 IN GENERAL AND SECTION 10.2.3.3(1) IN PARTICULAR OF THE NFPA 101; AND WITH THE FFPC, SECTION 10.2 IN GENERAL AND SEC. 10.2.3.4.1 IN PARTICULAR OF THE FFPC.	

BUILDING SET BACKS		
HISTORIC STRUCTURES	REQUIRED	PROVIDED
PEDESTAL		
FRONT (COLLINS AVE)	20'-0"	15'-0"
STREET SIDE (40th and 41st)	16'-0"	4'-6" & 5'-0"
REAR:	50'-0" (FROM BULKHEAD LINE)	150'-0"
TOWER		
FRONT (COLLINS AVE)	20'-0"	15'-0"
STREET SIDE (40th and 41st)	16'-0"	4'-6" & 5'-0"
REAR:	75'-0" (FROM BULKHEAD LINE)	170'-0"
2007 STRUCTURES	REQUIRED	PROVIDED
PEDESTAL		
FRONT (COLLINS AVE)	20'-0"	155'-0"
STREET SIDE (40th and 41st)	16'-0"	16'-0"
REAR:	50'-0" (FROM BULKHEAD LINE)	60'-10" (FROM BULKHEAD)
TOWER		
FRONT (COLLINS AVE)	70'-0"	148'-0"
STREET SIDE (40th and 41st)	16'-0"	16'-0"
REAR:	75'-0" (FROM BULKHEAD LINE)	77'-0" (FROM BULKHEAD LINE)
PROPOSED 2023 MODIFICATIONS	REQUIRED	PROVIDED
UPPER POOL		
STREET SIDE (40th and 41st)	15'-0"	15'-0"
REAR:	N/A	77'-0" (FROM BULKHEAD LINE)
LOWER POOL		
STREET SIDE (40th and 41st)	15'-0"	15'-0"
REAR:	10'-0" (FROM BULKHEAD LINE)	10'-0" (FROM BULKHEAD LINE)
RELOCATED 1930'S HOUSE		
STREET SIDE (40th and 41st)	16'-0"	16'-0"
REAR:	10'-0" (FROM BULKHEAD LINE)	16'-0" (FROM BULKHEAD LINE)

BUILDING CONSTRUCTION	
CONSTRUCTION TYPE (PER TABLE 504.3): TYPE 1A, SPRINKLERED	
OCCUPANCY CLASSIFICATION	TYPE I A
R-1	A - UL S - UL
BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1	
COMPONENT:	PROVIDED
FIRST ELEVATION:	HISTORIC GROUND FLOOR +4'-7" NGVD
BUILDING HEIGHT ABOVE GRADE	TOP OF ROOF 207'-0" NGVD
HIGHEST OCCUPIABLE FLOOR:	LEVEL 16 141'-7 1/2" NGVD
BUILDING HEIGHT (STORIES)	EXISTING: 14

STRUCTURAL ELEMENT (TABLE 601): FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS			
	REQUIRED	PROVIDED	MATERIAL
STRUCTURAL FRAME	2 HR	2 HR	CONC.
BEARING WALLS (INT. AND EXT.)	3 HR	3 HR	CONC.
INTERIOR NON-BEARING	0	155'-0"	
	2HR	2HR	CONC.
	1HR	2HR	CONC.

OCCUPANCY SEPERATION AND PROTECTION REQUIREMENTS FOR TYPE 1A CONSTRUCTION PER FBC.			
		REQUIRED	PROVIDED
GUESTROOM SEPERATION		1 HR	1 HR
EXIT ACCESS CORRIDOR		1 HR	1 HR
STAIRWAY		2 HR	2 HR
STAIRWAY DOORS		1-1/2 HR	1-1/2 HR
REFUSE ROOM		2 HR	2 HR
SHAFT ENCLOSURES		2 HR	2 HR
PARKING AREA		1 HR	1 HR
FIRE BLOCKING HORIZONTAL		@ 8' AFF	@ 8' AFF

PARKING		
REQUIRED		
HOTEL ROOMS		
HISTORIC STRUCTURE	265 x 1 SPACE / UNIT	NO PARKING REQUIRED
EXISTING 2007 STRUCTURE	50 FOR FIRST 100 UNITS 1 SPACE / UNIT X REMAINING 16 UNITS	50 PARKING SPACES REQUIRED 16 PARKING SPACES REQUIRED
		TOTAL: 66 PARKING SPACES REQUIRED
PROVIDED		
117 PARKING SPACES PROVIDED WITHIN 1200'-0" AT PARKING GARAGE LOCATED AT 228 WEST 40th STREET MIAMI BEACH FL.		

PROJECT SUMMARY AND NARRATIVE SCOPE OF WORK	
PROJECT DESCRIPTION INTERIOR DEMOLITION AND CONSTRUCTION WORK AT 4041 COLLINS AVE, THE CONFIDANTE HOTEL IN MIAMI BEACH, WHICH WILL BE RE-BRANDED AS AN ANDAZ HOTEL, IS AN EXISTING HOTEL BUILDING WITH 4 BUILDING STRUCTURES (1)18 STORIES, (2) 10 STORIES, AND (3) 12 STORIES, (4) SINGLE STORY HISTORIC HOUSE, WITH A GROSS SQUARE FOOTAGE OF APPROXIMATELY 213,438 SqFt.	
HISTORICAL PRESERVATION BOARD ORDER: HISTORICAL PRESERVATION BOARD APPROVED PROJECT ON APRIL 11, 2023. UNDER HPB #No. HPB22-0553	
PHASE 1: - ALTERATION LEVEL 3: SUMMARY OF WORK UNDER PERMIT# BC2321607 EXTENSION AND RENOVATION OF EXISTING HISTORIC ENTRY PORCH WITH NEW STAIRS AND ACCESSIBLE RAMP. EXISTING POOL DECK AREA AND ASSOCIATED SITE UTILITIES TO BE DEMOLISHED AND RENOVATED. THE EXISTING 1930'S HISTORIC HOUSE WILL BE RELOCATED FROM THE NORTH EAST SIDE TO THE SOUTH EAST SIDE OF THE PROPERTY. EXISTING POOLS TO BE DEMOLISHED AND REPLACED WITH NEW AT NEW LOCATIONS. EXISTING BAR TO BE DEMOLISHED WITH NEW BAR AT NEW LOCATION. NEW RAISED TERRACE FOR POOL AND BAR. NEW TERRACE EXTENSION ALIGNED WITH EXISTING 2ND FLOOR. NEW STAIRS CONNECTING BETWEEN EACH TERRACE AND GROUND FLOOR. <ul style="list-style-type: none"><li>EXTENSION AND RENOVATION OF EXISTING HISTORIC ENTRY PORCH WITH NEW STAIRS AND ACCESSIBLE RAMP.</li><li>EXISTING POOL DECK AREA AND ASSOCIATED SITE UTILITIES TO BE DEMOLISHED AND RENOVATED.</li><li>THE EXISTING 1930'S HISTORIC HOUSE WILL BE RELOCATED FROM THE NORTH EAST SIDE TO THE SOUTH EAST SIDE OF THE PROPERTY.</li><li>EXISTING POOLS TO BE DEMOLISHED AND REPLACED WITH NEW AT NEW LOCATIONS. EXISTING BAR TO BE DEMOLISHED WITH NEW BAR AT NEW LOCATION.</li><li>NEW RAISED TERRACE FOR POOL AND BAR.</li><li>NEW TERRACE EXTENSION ALIGNED WITH EXISTING 2ND FLOOR.</li><li>NEW STAIRS CONNECTING BETWEEN EACH TERRACE AND GROUND FLOOR.</li><li>NEW COVERED OUTDOOR TERRACE WITH NEW BAR AT LEVEL 1</li></ul> PROJECT AREA: PORTE COCHERE/FRONTYARD (EXTERIOR SPACE) SQUARE FOOTAGE: 6,745 SQ FT POOL DECK/BACKYARD (EXTERIOR SPACE) SQUARE FOOTAGE: 33,626 SQ FT	
PHASE 2: - ALTERATION LEVEL 3: NEW INTERIOR CONSTRUCTION PERMIT COMBINED WITH PHASE 3: SUMMARY OF WORK UNDER PERMIT# RV2321756	
LEVEL - 1: <ul style="list-style-type: none"><li>RENOVATION OF EXISTING 2 STORY STAIR AS MEANS OF ACCESS TO 2ND FLOOR FOR NEW LOCATION OF HOTEL LOBBY</li><li>NEW (X1) STOP ELEVATOR FROM 1ST FLOOR TO 2ND FLOOR AS MEANS OF ACCESS TO 2ND FLOOR FOR NEW LOCATION OF HOTEL LOBBY</li><li>EXISTING HOTEL LOBBY ENTRY RE-CONFIGURED WITH NEW ACCESSIBLE RAMP AT NEW LOCATION AND NEW STAIR.</li><li>RENOVATION OF EXISTING GROUND FLOOR RESTAURANT SPACE FOR NEW 3 MEAL RESTAURANT; EXISTING EAST FACING STORE FRONT TO BE REMOVED AND REPLACED WITH NEW STORE FRONT SYSTEM.</li><li>WHITE BOX RESTAURANT: EXISTING HOTEL LOBBY REGISTRATION AND OFFICE SPACE TO BE DEMOLISHED AND COMBINED WITH EXISTING RESTAURANT SPACE AND KITCHEN AT SOUTH WEST CORNER OF PROPERTY. NEW AREA WILL BE A WHITE BOX SHELL SPACE TO BE OUTFITTED AS A NEW SIGNATURE RESTAURANT TO BE SUBMITTED UNDER A SEPARATE PERMIT.</li><li>EXISTING BUILDING MEP SYSTEMS TO BE RE-CONFIGURED TO ACCOMMODATE PROPOSED RENOVATION SCOPE.</li></ul>	
LEVEL - 2: <ul style="list-style-type: none"><li>NEW (X1) STOP ELEVATOR FROM 1ST FLOOR TO 2ND FLOOR AS MEANS OF ACCESS TO 2ND FLOOR FOR NEW LOCATION OF HOTEL LOBBY</li><li>EXISTING 'CROWN LOUNGE', ADJACENT CORRIDOR AND HOSPITALITY SPACES TO BE RENOVATED INTO AN 'ANDAZ LOUNGE AND BAR', THE BRAND EQUIVALENT OF 'HOTEL LOBBY AND RECEPTION'</li><li>THE EXISTING EAST FACING STORE FRONT TO BE REMOVED AND REPLACED WITH NEW STORE FRONT SYSTEM PROVIDING ACCESS TO THE NEW OUT DOOR DECK WHICH IS SUBMITTED UNDER SEPARATE PERMIT, BC2321607</li><li>RENOVATION OF EXISTING HOSPITALITY SUITE FOR NEW SERVICE PANTRY.</li></ul>	
LEVEL - 4: (NOTE LEVEL 2 IS A DOUBLE HEIGHT FLOOR, THE BUILDING DOES NOT LIST A 3RD FLOOR) <ul style="list-style-type: none"><li>INTERIOR HOTEL GUEST ROOM RENOVATION: 28 OF THE EXISTING 339 GUEST ROOMS, CORRIDOR AND ELEVATOR LOBBIES ON LEVEL 4 ARE TO BE RENOVATED WITH NEW INTERIOR FINISHES AND FIXTURES.</li><li>SPA RENOVATION: (x12) EXISTING ROOMS IN THE 2007 BUILDING STRUCTURE ARE TO BE DEMOLISHED AND RE-CONFIGURED INTO A NEW 4100 SQFT INTERIOR SPA FACILITY.</li></ul>	
LEVEL - 5 THROUGH 12: <ul style="list-style-type: none"><li>INTERIOR HOTEL GUEST ROOM RENOVATION: THE EXISTING 339 GUEST ROOMS, CORRIDOR AND ELEVATOR LOBBIES ARE TO BE RENOVATED WITH NEW INTERIOR FINISHES AND FIXTURES. IN ADDITION TO THE (x12) ROOMS TO BE RENOVATED INTO (x40) ADDITIONAL ROOMS ARE BEING RE-CONFIGURED TO NEW SUITES, REDUCING THE TOTAL NUMBER OF GUEST ROOMS FROM 339 TO 288.</li></ul>	
CLASSIFICATION OF WORK - LEVEL OF CONSTRUCTION: THE CLASSIFICATION OF WORK FOR SITE DEVELOPMENT PHASE IS A LEVEL 3 ALTERATION, AS DEFINED BY SECTION 604.1 2020 FLORIDA BUILDING CODE - EXISTING BUILDING, 7TH EDITION: "LEVEL 3 ALTERATIONS APPLY WHERE THE WORK AREA EXCEEDS 50 PERCENT OF THE BUILDING AREA."	
COMPLIANCE METHOD THE COMPLIANCE METHOD OF CONSTRUCTION IS: WORK AREA.	
GENERAL REQUIREMENTS: THE BUILDING IS A MIXED-USE BUILDING WITH THE FOLLOWING OCCUPANCIES (FBC SECTION 303): GROUP A-2, ASSEMBLY - DINING GROUP A-3, ASSEMBLY - MULTI-PURPOSE SPACES AND FITNESS AREAS GROUP B, BUSINESS - OFFICES GROUP R-1, RESIDENTIAL HOTEL GROUP S-2, STORAGE - PARKING	
FIRE RESISTANCE RATINGS. PROPOSED SCOPE OF WORK DOES NOT ALTER EXISTING BUILDING FIRE RATINGS.	
MEANS OF EGRESS: PROPOSED SCOPE OF WORK ALTERS EXISTING MEANS OF EGRESS, TRAVEL DISTANCE, EGRESS LIGHTING, AND EXIT SIGNAGE AT THE INTERIOR OF THE UNIT. REFER TO LIFE SAFETY PLAN FOR PROPOSED ALTERATIONS. EGRESS SHALL REMAIN UNOBSTRUCTED DURING DEMOLITION AND BUILD OUT.	
FIRE PROTECTION SYSTEM: PROPOSED SCOPE OF WORK ALTERS EXISTING SPRINKLER HEAD LOCATIONS AND LIFE SAFETY DEVICES ARE RELOCATED AT A LIMITED AREA - REFER TO PLANS. GC TO PROVIDE SPRINKLER AND FIRE ALARM SHOP DRAWINGS TO ARCHITECT AND ENGINEER FOR REVIEW AND COORDINATION OF WORK. PROVIDE SHOP DRAWINGS TO CITY OF MIAMI BEACH AS A SEPARATE PERMIT FOR REVIEW AND APPROVAL.	
ACCESSIBILITY: THE PROPOSED SCOPE OF WORK DOES NOT ALTER EXISTING ACCESSIBLE FEATURES.	
FINISHES: ALL NEW FINISHES (WALL/CEILING/FLOOR/TRIM/DECOR) ARE TO COMPLY WITH FBCB CHAPTER 8, FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION. WALL AND CEILING FINISHES SHALL BE CLASS A RATED AND COMPLY WITH THE NFPA, 101 CHAPTER 10 IN GENERAL AND SECTION 10.2.3.3(1) IN PARTICULAR OF THE NFPA 101; AND WITH THE FFPC, SECTION 10.2 IN GENERAL AND SEC. 10.2.3.4.1 IN PARTICULAR OF THE FFPC.	
INTERIOR WALL AND CEILING FINISH REQUIREMENTS (PER TABLE 803.11): EXIT ENCLOSURES AND PASSAGEWAYS: CLASS - A OR B SPRINKLER CORRIDORS: CLASS - A OR B ROOM AND ENCLOSED SPACES: CLASS - A, B, OR C.	
REVISION NOTE: ALL FUTURE PROPOSED WORK TO BE SUBMITTED AS A REVISION TO THIS PERMIT	
PLANNING NOTATION: VENUES INCLUDED ON THE FIRST AND SECOND FLOORS WILL BE FOR HOTEL GUESTS ONLY AND CLOSED TO THE PUBLIC UNTIL SUCH TIME AS A MODIFICATION TO EXISTING CUP (PB22-0519) IS APPROVED BY THE PLANNING BOARD.	



ANDAZ, MIAMI BEACH  
4041 COLLINS AVE., MIAMI BEACH, FL 33140  
CONDITIONAL USE PERMIT

PROJECT INFORMATION

sheet no.  
**A-0.2**

SCALE: AS NOTED

E o A , I n c | 1929 Ponce de Leon Blvd., Coral Gables, Florida 33146 | 3 0 5 . 4 4 4 . 0 9 9 0 | State of Florida Architect of Record Malcolm Berg, AIA License No. AR94424

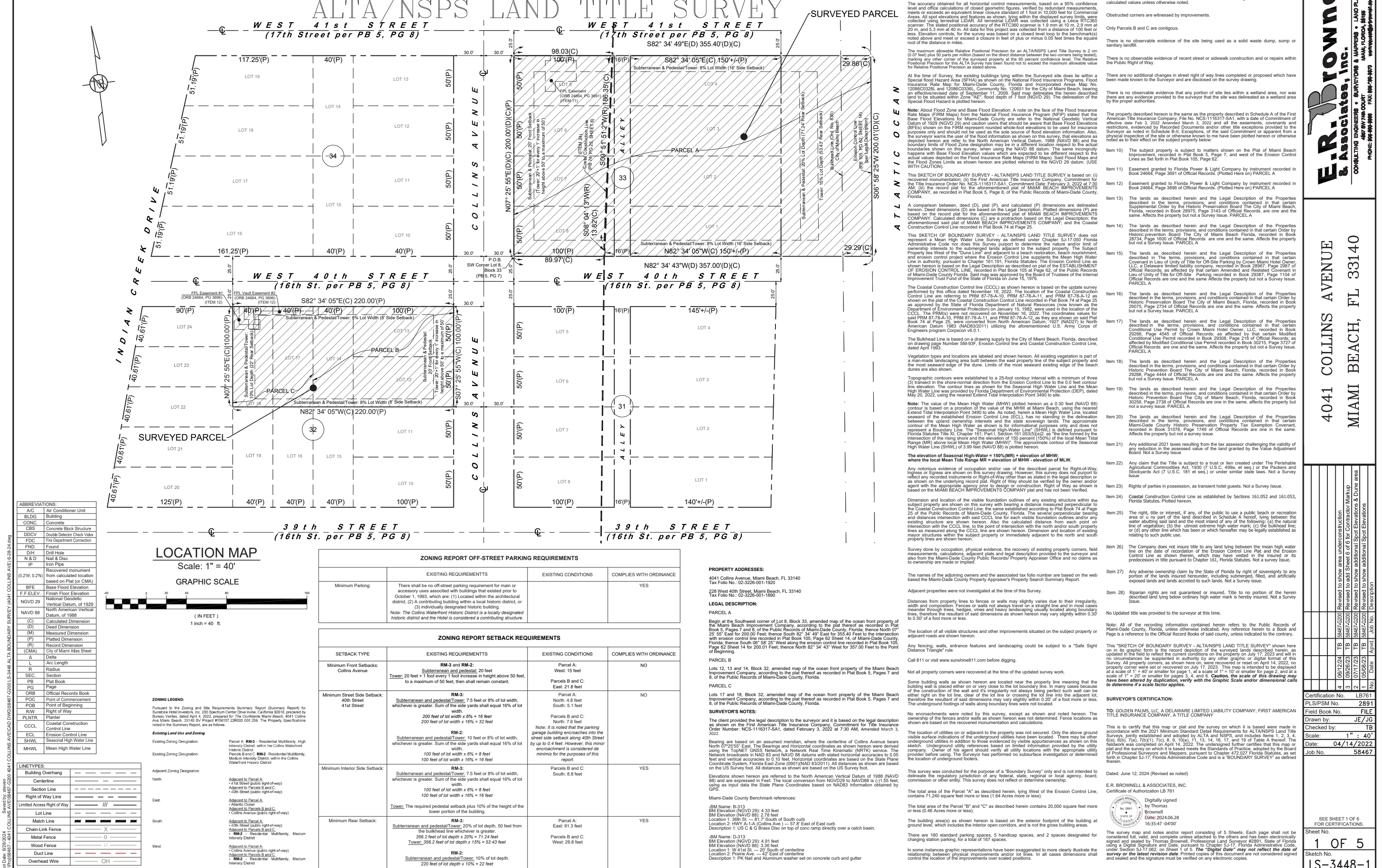


COMMERCIAL - ZONING DATA SHEET

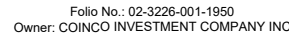
ITEM	Project Information													
1	Address: 4041 Collins Ave. Miami Beach FL 33140		Folio number(s):	02-3226-001-1920		Year built:	1940S							
2	Board file number(s), Determination of Architectural Significance:		HPB22-0553			Lot Area: 71,200 SF (1.634 ACRES)								
3	Located within a Local Historic District (Yes or No): YES		Zoning District:	RM-3		Lot width: 200'								
4	Individual Historic Site (Yes or No):		Yes		Lot Depth: 357'									
5	Base Flood Elevation:		8 NGVD		Grade value in NGVD:		4.6 NGVD							
6	Future Adjusted Grade (BFE+Grade / 2):		6.3 NGVD		Free board:									
7	Proposed Use:		HOTEL											
8	Proposed Accesory Use:		Eating Or Drinking Use / Open Air / Outdoor Entertainment Establishment											
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree		Not Applicable											
	ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies								
13	Floor Area Ratio (FAR)		3 x 71,200	213,203	213,538	NONE								
14	Building Height		N/A	207'-0"	207'-0"	N/A								
15	At grade parking lot on the same lot		N/A	N/A	N/A	N/A								
a	Front setbacks		N/A	N/A	N/A	N/A								
b	Side interior setback		N/A	N/A	N/A	N/A								
c	Side facing street setback		N/A	N/A	N/A	N/A								
d	Rear setback		N/A	N/A	N/A	N/A								
			HISTORIC STRUCTURES				2007 STRUCTURES				2023 MODIFACTIONS POOL			
16	Pedestal		Required	Existing	Proposed	Deficiencies	Required	Existing	Proposed	Deficiencies	Required	Existing	Proposed	Deficiencies
a	Front setbacks (Collins Ave)		20'-0"	15'-0"	15'-0"	5'-0"	20'-0"	155'-0"	155'-0"	N/A	N/A	N/A	N/A	N/A
b	Side interior setback		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
c	Side facing street setback (40th and 41st)		16'-0"	4'-6" / 5'-0"	4'-6" / 5'-0"	11'-0"	16'-0"	16'-0"	16'-0"	N/A	15'-0"	15'-0"	15'-0:	N/A
d	Rear setback (*From Bulkhead Line)		*50'-0"	150'-0"	150'-0"	N/A	50	*50'-0"	*60'-10"	N/A	15'-0"	Upper *77'-0"	Upper *77'-0"	N/A
												Lower *10'-0"	Lower *10'-0"	
											2023 MODIFACTIONS 1930's Historic			
17	Tower		Required	Existing	Proposed	Deficiencies	Required	Existing	Proposed	Deficiencies	Required	Existing	Proposed	Deficiencies
a	Front setbacks (Collins Ave)		20'-0"	15'-0"	15'-0"	5'-0"	70'-0"	148'-0"	148'-0"	N/A	N/A	N/A	N/A	N/A
b	Side interior setback		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
c	Side facing street setback (40th and 41st)		16'-0"	4'-6" / 5'-0"	4'-6" / 5'-0"	11'-0"	16'0"	16'-0"	N/A	N/A	16'-0"	16'-0"	16'-0"	N/A
d	Rear setback (*From Bulkhead Line)		*75'-0"	170'-0"	170'-0"	N/A	*75'-0"	*77'-0"	N/A	N/A	*10'-0"	*16'-0"	*16'-0"	N/A
18	Minimum Apartment Unit Size		Required	Existing	Proposed	Deficiencies	Required	Existing	Proposed	Deficiencies	Required	Existing	Proposed	Deficiencies
a	New Construction		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
c	Hotel Unit		200 sqft	230 sqft	230 sqft	N/A	200 sqft	233 sqft	233 sqft	N/A	N/A	N/A	N/A	N/A
19	Average Apartment Unit Size		Required	Existing	Proposed	Deficiencies	Required	Existing	Proposed	Deficiencies	Required	Existing	Proposed	Deficiencies
a	New Construction		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
c	Hotel Unit		N/A	399 sqft	399 sqft	N/A	N/A	322 sqft	322sqft	N/A	N/A	N/A	N/A	N/A
20	Required Open-space ratio (RPS, CPS)		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
21	Parking													
22	Loading		N/A	1	1	N/A	N/A	1	1	N/A	N/A	N/A	N/A	N/A

# SKETCH OF BOUNDARY SURVEY

## ALTA/NSPS LAND TITLE SURVEY







B L O C K 3 4  
(PB 5, PG 8)

Folio No.: 02-3226-001-1930  
Owner: SUKKAH MIAMI BCH ACQUISITIONS LLC

*WEST 40th STREET  
(16th Street per PB 5, PG 8)  
(50' TOTAL R/W)*

FPL VAULT EASEMENT #2  
ORB 24664 PG 3696  
ITEM 12

FPL EASEMENT #1  
ORB 24664 PG 3696  
ITEM 12

**PARCEL "B" & "C"**  
(AREA= 20,000 +/- Sq.Ft.)  
(0.46 Acres +/-)

5-STORY PARKING GARAGE  
HEIGHT=64' +/-  
F.F.ELEV= 2.70' (NAVD 88)  
BLDG AREA= 14,027 +/- Sq.Ft.

B L O C K 3 2  
(PB 5, PG 8)

Folio No.: 02-3226-001-1860  
Owner: CIRCA 39 HOTEL ASSOCIATES LLC  
ET AL.

Folio No.: 02-3226-001-1850  
Owner: HHLP MIAMI BEACH ASSOCIATES LLC

B L O C K 3 1  
(PB 5, PG 8)

**E.R. Brownell & Associates, Inc.**  
CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS  
MIAMI, FLORIDA, 33136  
4087 NW 71st COURT  
PHONE: 305-490-5900 FAX: 305-490-5970  
info@erbrownell.com

228 W 40th STREET  
MIAMI BEACH, FL 33140

1	05/08/23	1	35467-G500	Revised to show additional Spot Elevations
2	05/08/23	1	35467-G500	Revised to show additional Spot Elevations
3	07/17/23	2	35467-G500	Revised to add Sheet G 6 for Contractor Markup
4	08/12/24	1	35467-G500	Revised to show area underconstruction

Classification No.	LB761
SPS/PSM No.	2891
Field Book No.	FILE
Drawn by:	SMB/JG
Checked by:	TB
Scale:	1" : 10'
Date:	04/14/2022
Job No.	58467

























SEE SHEET 1 OF 5  
FOR CERTIFICATIONS.

Sheet No.

2 OF 5

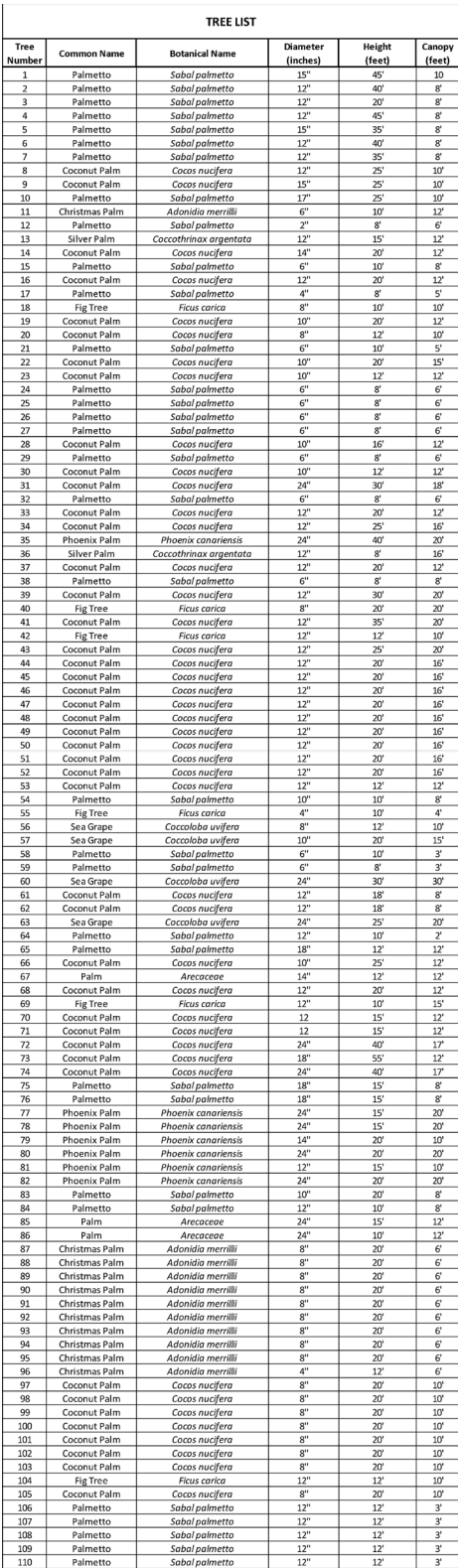
etch No.  
S-3448-2

ABBREVIATIONS:	
A/C	Air Conditioner Unit
Bldg	Building
CONC.	Concrete
CBS	Concrete Block Structure
DDC	Double Detector Check Valve
FDCV	Fire Department Connection
FND.	Found
DH	Drill Hole
N & D	North & Disc
IP	Iron Pipe
	Recovered monument from calculated location based on Plat (or CMA)
(2WF, 0.2N)	Base Flood Elevation
F.F.ELEV.	Finale Elevation
NGVD 29	North American Vertical Datum of 1929
	Vertical Datum of 1929
NAVD 88	North American Vertical Datum of 1988
(C)	Calculated
(D)	Deed Dimension
(M)	Measured Dimension
(P)	Platted Dimension
(R)	Record Dimension
(C)	City of Miami Alams Sheet
$\Delta$	Delta
L	Lot Length
R	Radius
SEC.	Section
PB	Plat Book
PG	Page
ORB	Original Records Book
POC	Point of Commencement
POB	Point of Beginning
R/W	Right of Way
PLNTR.	Planter
CCCL	Control Construction Control Line
ECL	Erosion Control Line
SHWL	Shallow High Water Line
MHWL	Mean High Water Line

	Fire Hydrant
	Water Valve
	Gas Valve
	Sanitary Valve
	Irrigation Valve
	Unknown Valve
	Post Indicator Valve
	Check Valve
	Double Detector Check Valve
	Cleanout
	Monitoring Well
	Catch Basin
	Drain Round
	Drain Square
	Curb Inlet
	Drainage Manhole
	Sanitary Manhole
	Electric Manhole
	Grease Trap Manhole
	Communications Manhole
	Light Pole
	Concrete Light Pole
	Metal Light Pole
	Signal Mast Arm

	Pedestrian Walk Signal
	Wood Pole
	Concrete Pole
	Metal Pole
	Flag Pole
	Guy Wire
	Single Support Sign
	Parking Meter
	Guard Post
	Bollards
	Water Meter
	Electric Meter
	Gas Meter
	Unknown Meter
	Handhole
	Wire Pull Box
	Box Electric
	Box Communications
	Electrical Transformer
	Electrical Panel
	Iron Pipe
	Section Corner
	Handicap Space
	Mailbox
	Fire Department Connection
	Fire Department Connection Wall
	Monument Line
	Center Line
	Section Line
	Property Line
	Spot Elevation
	Ground Elevation
	Prorated Elevation Data

LINETYPES:	
Building Overhang	— — — — —
Centerline	— — — — —
Section Line	— — — — —
Right of Way Line	— — — — —
Limited Access Right of Way	— — — — — //
Lot Line	— — — — —
Match Line	— — — — —
Chain-Link Fence	— — — — — X — —
Metal Fence	— — — — — O — —
Wood Fence	— — — — — // — —
Duct Line	— — — — — — — — — —
Overhead Wire	— — — — — OH — —



**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.









































**Note:** About Flood Zone and Base Flood Elevation: A note on the face of the Flood Insurance Rate Maps (FIRM Maps) from the National Flood Insurance Program (NFIP) stated that the Base Flood Elevations for Miami-Dade County are refer to the National Geodetic Vertical Datum of 1929 (NGVD 29) and caution users that should not be used for purposes other than to provide information on the general whole-foot elevations to be used for insurance purposes only and should not be used as the sole source of flood elevation information. Also, the surveyor warns the users of the flood information as shown on this survey, that elevations as depicted hereon are not intended to be used for any purpose other than to provide information on the limits of Flood Zone designation may be in a different location respect to the actual boundaries shown on this survey, when using the NAVD 88 datum. The same incongruity happens with Base Flood Elevation values which are expected to be different in respect to the actual values depicted on the Flood Insurance Rate Maps (FIRM Maps) and Flood Zone and Flood Elevation Limits as shown hereon are plotted referred to the NGVD 29 datum. (USE WITH CAUTION).

4041 COLLINS AVENUE  
MIAMI BEACH, FL 33140

Certification No.	LB761
PLS/PSM No.	2891
Field Book No.	FILE
Drawn by:	SMB/JG
Checked by:	TB
Scale:	1" : 20'
Date:	04/14/2022
Job No.	58467

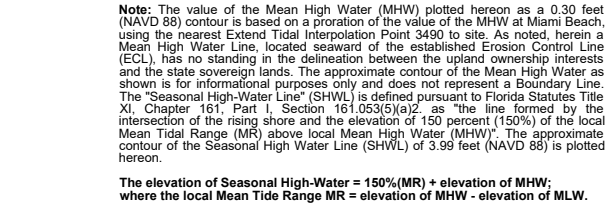
LS-3448-



	Fire Hydrant
	Water Valve
	Gas Valve
	Sanitary Valve
	Irrigation Valve
	Unknown Valve
	Post Indicator Valve
	Check Valve
	Double Detector Check Valve
	Cleanout
	Monitoring Well
	Catching Basin
	Drain Round
	Drain Square
	Curb Inlet
	Drainage Manhole
	Sanitary Manhole
	Electric Manhole
	Grease Trap Manhole
	Communications Manhole
	Light Pole
	Concrete Light Pole
	Metal Light Pole
	Signal Mast Arm
	Pedestrian Walk Signal
	Wood Pole
	Concrete Pole
	Metal Pole
	Flag Pole
	Guy Wire
	Single Support Sign
	Parking Meter
	Guard Post
	Bollards
	Water Meter
	Electric Meter
	Gas Meter
	Unknown Meter
	Handhole
	Wire Pull Box
	Box Electric
	Box Communications
	Electrical Transformer
	Electrical Panel
	Iron Pipe
	Section Corner
	Handicap Space
	Mailbox
	Fire Department Connection
	Fire Department Connection Wall
	Monument Line
	Center Line
	Section Line
	Property Line
	Spot Elevation
	Ground Elevation
	Projected Elevation Data
	Tree
	Palm Tree
	Flow of Traffic
	Asphalt
	Concrete
	Building Outline
	Concrete
	Gravel
	Pavers
	Tile
	Wood
	Wall

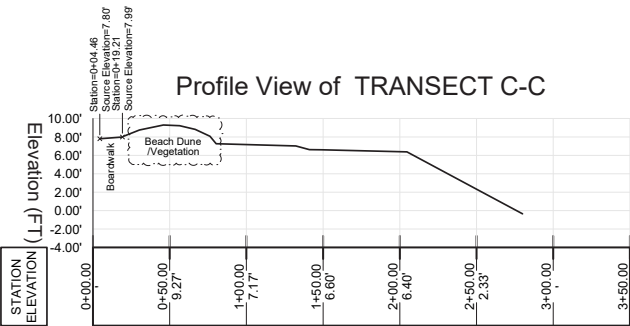
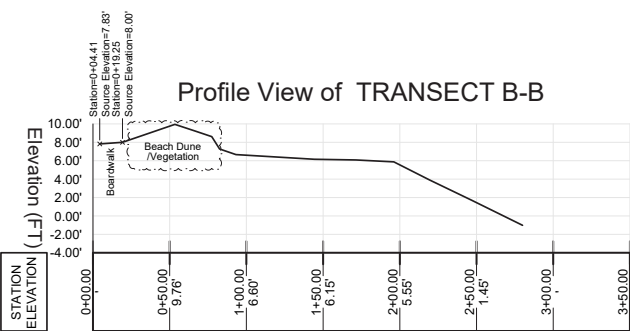
**GRAPHIC SCALE**

( IN FEET )  
1 inch = 20 ft.



Elevations shown hereon are referred to the North American Vertical Datum of 1988 (NAVD 88) and are expressed in Feet. The local conversion from NGVD29 to NAVD88 is (-)1.55 feet, using as input data the State Plane Coordinates based on NAD83 information obtained by GPS.

**Note:** About Flood Zone and Base Flood Elevation: A note on the face of the Flood Insurance Rate Maps (FIRM Maps) from the National Flood Insurance Program (NFIP) is that they are not intended to be used as a substitute for the National Geodetic Vertical Datum of 1929 (NGVD 29) and caution users that should be aware that Base Flood Elevations (BFEs) shown on the FIRM represented rounded values and are not intended to be used as a substitute for flood elevation information. Also, the surveyor warrants the user of the flood information as shown on this survey, that elevations as depicted herein are not intended to be used as a substitute for flood elevation information. The limits of Flood Zone designation may be in a different location respect to the actual limits of Flood Zone designation. The difference between the actual and the depicted incongruity happens with Base Flood Elevation values which are expected to be different respect to the actual values depicted on the Flood Insurance Rate Maps (FIRM Maps). The difference between the actual and the depicted values are plotted referred to the NGVD 29 datum. (USE WITH CAUTION).



VERTICAL SCALE 1"=10'  
HORIZONTAL SCALE 1"=60'

SEE SHEET 1 OF 5  
FOR CERTIFICATIONS

Sheet No.  
**4 OF 5**

Sketch No.  
**LS-3448-**



Plot Date: 02/20/2024  
C:\p\35467 - 4041 COLLINS AVE\35467-G200-041 COLLINS AVE\CAD DWG\35467-G200-041 ALTA BOUNDARY SURVEY (041 COLLINS AVE)\2-24.dwg  
Saved by: steven

ABBREVIATIONS:	
A/C	Air Conditioner Unit
BLDG	Building
CONC	Concrete
CBS	Concrete Block Structure
DDCV	Double Detector Check Valve
FDC	Fire Department Connection
FND	Found
D/H	Drill Hole
N & D	Nail & Disc
IP	Iron Pipe
Recovered monument from calculated location based on Plat (or CMA)	
(0.2W, 0.2N)	
BFE	Base Flood Elevation
F.F.ELEV.	Finish Floor Elevation
NGVD 29	National Geodetic Vertical Datum, of 1929 North American Vertical Datum, of 1988
NAVD 88	Calculated Dimension
(C)	Dered Dimension
(M)	Measured Dimension
(P)	Platted Dimension
(R)	Record Dimension
(CMA)	City of Miami Atlas Sheet
Δ	Delta
L	Arc Length
R	Radius
SEC.	Section
PB	Plat Book
PG	Page
ORB	Official Records Book
POC	Point of Commencement
POB	Point of Beginning
R/W	Right of Way
PLNTR	Planter
CCCL	Coastal Construction Control Line
ECL	Erosion Control Line
SHWL	Seasonal High Water Line
MHWL	Mean High Water Line

# SKETCH OF BOUNDARY SURVEY ALTA/NSPS LAND TITLE SURVEY

TABLE A (RECORD INFORMATION)

DESIGNATION/ STATION		USGS QUAD	PID	SPC FL EAST (X) Feet EASTING	SPC FL EAST (Y) Feet NORTHING	SCALE FACTOR	GRAD MIN SEC CONVERGENCE	(N) LATITUDE	(W) LONGITUDE	DATUM	DESCRIPTION
B-313	GPS CONTROL	MIAMI(2018)	AC2265	944,585.00	537,370.00	N/A	N/A	25° 48' 33.8"	-080° 07' 24.0"	NAD 83(1986)	BENCH MARK US C&G BRASS DISC (R)
D-313	GPS CONTROL	MIAMI(2018)	AC2267	944,840.00	541,464.00	N/A	N/A	25° 49' 14.3"	-080° 07' 20.8"	NAD 83(1986)	BENCH MARK US C&G BRASS DISC (R)
FIFTY AZ MK	GPS CONTROL	MIAMI(2018)	AC3450	944,164.32	538,032.98	1.00003629	00° 22' 52.3"	25° 48' 40.35901"	-080° 07' 28.47995"	NAD 83(1990)	AZIMUTH MARK DISC (R)
PRM 87-78-A-10	CCCL	N/A	N/A	944,769.451	541,681.282	1.00003669	00° 22' 52.78"	25° 49' 16.45190"	-080° 07' 21.59247"	NAD 83(2011)	NO RECOVER (R)
PRM 87-78-A-11	CCCL	N/A	N/A	944,324.346	538,871.748	1.00003639	00° 22' 53.19"	25° 48' 48.65563"	-080° 07' 26.66786"	NAD 83(2011)	NO RECOVER (R)
PRM 87-78-A-12	CCCL	N/A	N/A	943,503.379	532,900.299	1.00003585	00° 22' 48.27"	25° 47' 49.56824"	-080° 07' 36.08451"	NAD 83(2011)	NO RECOVER (R)

Note: Recorded information was obtained from the NGS Data Sheet for the three GPS Control Monument Points B-313, D-313, & FIFTY AZ MK

Note: Published information from Coastal Construction Control Line (CCCL) PRM Control Points 87-78-A-10, 87-78-A-11, & 87-78-A-12 were obtained from Plat Book 74 at Page 25 and were converted from NAD 27 to NAD 83(2011) using the U.S. Army Corps. of Engineers Program Corspcon v6.0.1, said program used for the horizontal conversion the National Geodetic Survey (NGS) program Nadcon to convert between NAD 27, NAD 83, and HARNs.

TABLE A (FIELD INFORMATION)

DESIGNATION/ STATION		USGS QUAD	PID	SPC FL EAST (X) Ft (Measure) EASTING	SPC FL EAST (Y) Ft (Measure) NORTHING	SCALE FACTOR	GRAD MIN SEC CONVERGENCE	(N) LATITUDE	(W) LONGITUDE	DATUM	DESCRIPTION
POINT #1	CCCL & N Prop. Line	N/A	N/A	944,801.83	538,681.59	1.00003671	00° 22' 55.43"	25° 48' 46.74079"	-080° 07' 21.45708"	NAD 83(2011)	SET IRON PIPE Ø1/2" (M)
POINT #2	CCCL & S Prop. Line	N/A	N/A	944,767.96	538,484.31	1.00003669	00° 22' 55.23"	25° 48' 44.78916"	-080° 07' 21.84208"	NAD 83(2011)	SET IRON PIPE Ø1/2" (M)
POINT #3	NE Prop. Corner	N/A	N/A	945,057.04	538,648.30	1.00003688	00° 22' 56.64"	25° 48' 46.39422"	-080° 07' 18.66700"	NAD 83(2011)	SET IRON PIPE Ø1/2" (M)
POINT #4	SE Prop. Corner	N/A	N/A	945,032.76	538,449.77	1.00003686	00° 22' 56.49"	25° 48' 44.42958"	-080° 07' 18.94717"	NAD 83(2011)	SET IRON PIPE Ø1/2" (M)

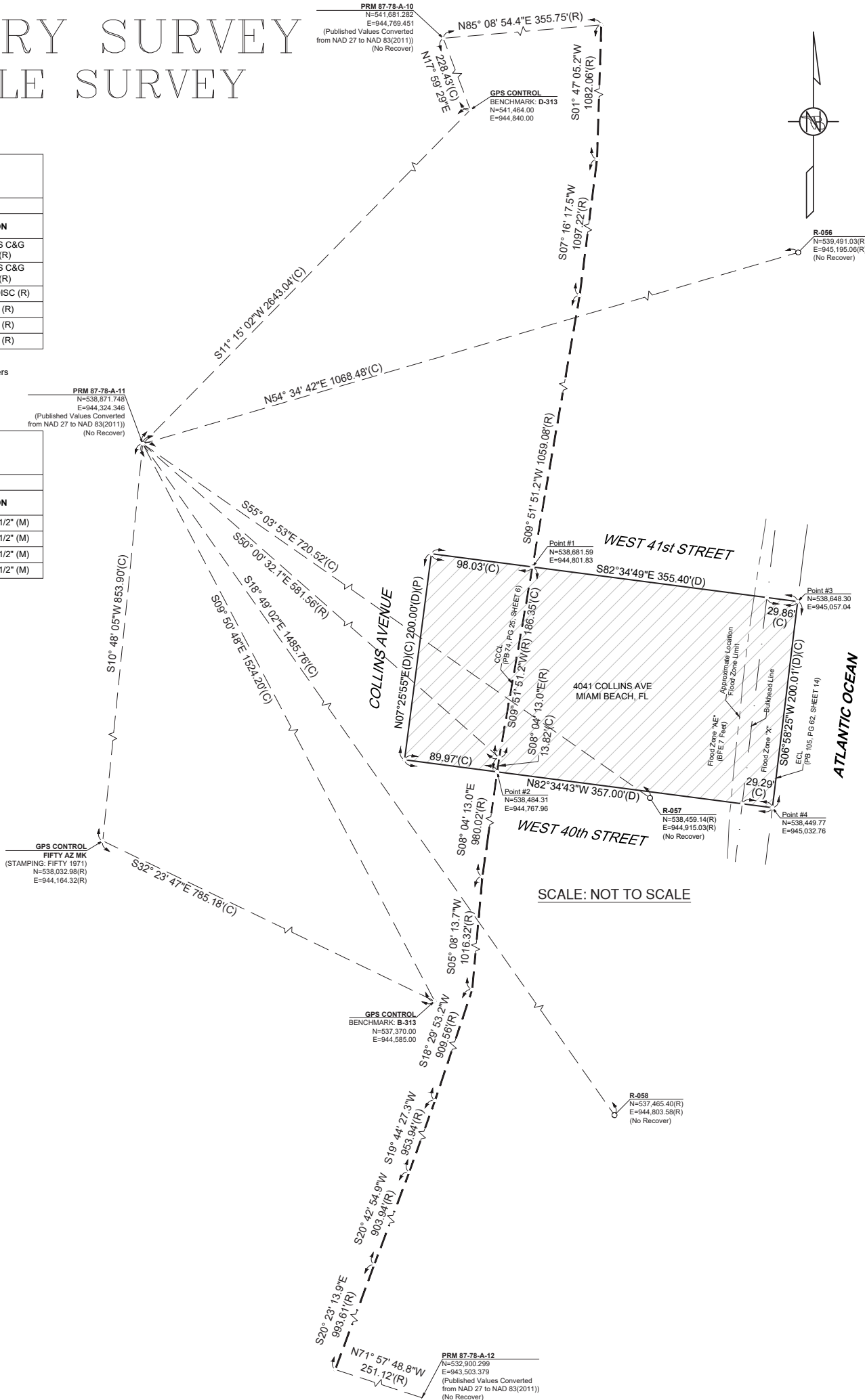
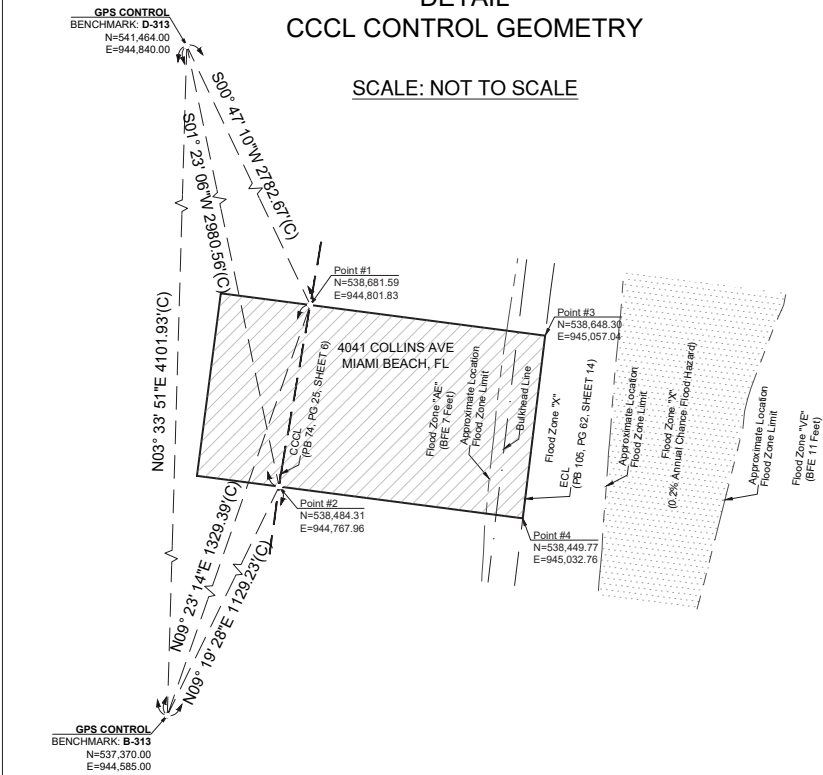
R MONUMENTS  
(COASTAL RANGE MONUMENTS)

OBJECT ID.	COUNTY	UNIQUE ID.	MONUMENT NAME	RANGE	STATE PLANE ZONE	(X) Ft EASTING	(Y) Ft NORTHING	(N) LATITUDE	(W) LONGITUDE	DATUM
863	DADE	DA R-056	R-056	R	East_Zone	945,195.06	539,491.03	25.815203	-80.121415	NAD 83(1990)
864	DADE	DA R-057	R-057	R	East_Zone	944,915.03	538,459.14	25.812369	-80.122287	NAD 83(1990)
865	DADE	DA R-058	R-058	R	East_Zone	944,803.58	537,465.40	25.809638	-80.122646	NAD 83(1990)

SOURCE INFORMATION: MAP DIRECT BEACHES AND COASTAL SYSTEM MAP  
DEPARTMENT OF ENVIRONMENT PROTECTION, STATE OF FLORIDA

## DETAIL CCCL CONTROL GEOMETRY

SCALE: NOT TO SCALE



**E.R. Brownell & Associates, Inc.**  
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PHONE: 305-590-9999 FAX: 305-739-8970  
www.ebrownell.com

4041 COLLINS AVENUE  
MIAMI BEACH, FL 33140

No.	Date	App'd.	Job No.	Description
4	06/12/24	TB	58467-G200	Revised to show area under construction
3	09/26/23	TB	58467-G200	Revised to add Sheet 6 of 6 for Contractor Markup
2	07/17/23	TB	58467-G200	Revised to add additional Spot Elevations & Dune area
1	05/08/23	TB	58467-G200	Revised to show additional Spot Elevations
No.	Date	App'd.	Job No.	Description

Certification No. LB761  
PLS/PSM No. 2891  
Field Book No. FILE  
Drawn by: SMB/JG  
Checked by: TB  
Scale: N.T.S.  
Date: 04/14/2022  
Job No. 58467

SEE SHEET 1 OF 5  
FOR CERTIFICATIONS.  
Sheet No.  
**5 OF 5**  
Sketch No.  
LS-3448-5