

ANDAZ

4041 COLLINS AVE., MIAMI BEACH, FL 33140

CONDITIONAL USE PERMIT SET INTERIOR AND EXTERIOR RENOVATION

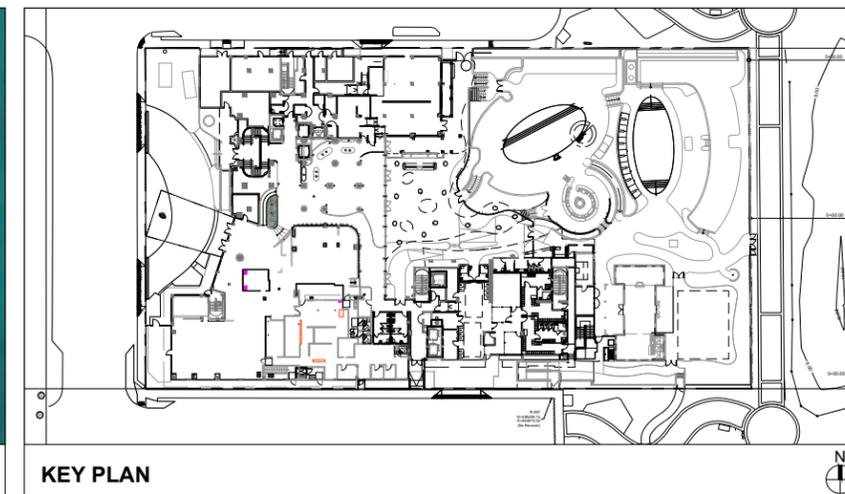
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EoA

ARCHITECTURE | INTERIORS | BRANDING | MASTER PLANNING | LANDSCAPE

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.

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° 25' 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 (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 BULK HEAD)
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.

- 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.
- NEW COVERED OUTDOOR TERRACE WITH NEW BAR AT LEVEL 1

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:

- RENOVATION OF EXISTING 2 STORY STAIR AS MEANS OF ACCESS TO 2ND FLOOR FOR NEW LOCATION OF HOTEL LOBBY
- NEW (X1) STOP ELEVATOR FROM 1ST FLOOR TO 2ND FLOOR AS MEANS OF ACCESS TO 2ND FLOOR FOR NEW LOCATION OF HOTEL LOBBY
- EXISTING HOTEL LOBBY ENTRY RE-CONFIGURED WITH NEW ACCESSIBLE RAMP AT NEW LOCATION AND NEW STAIR.
- 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.
- 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.
- EXISTING BUILDING MEP SYSTEMS TO BE RE-CONFIGURED TO ACCOMMODATE PROPOSED RENOVATION SCOPE.

LEVEL - 2:

- NEW (X1) STOP ELEVATOR FROM 1ST FLOOR TO 2ND FLOOR AS MEANS OF ACCESS TO 2ND FLOOR FOR NEW LOCATION OF HOTEL LOBBY
- 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'
- 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
- RENOVATION OF EXISTING HOSPITALITY SUITE FOR NEW SERVICE PANTRY.

LEVEL - 4: (NOTE LEVEL 2 IS A DOUBLE HEIGHT FLOOR, THE BUILDING DOES NOT LIST A 3RD FLOOR)

- 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.
- 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.

LEVEL - 5 THROUGH 12:

- 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.

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

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" Lower *10'-0"	Upper *77'-0" Lower *10'-0"	N/A
		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



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

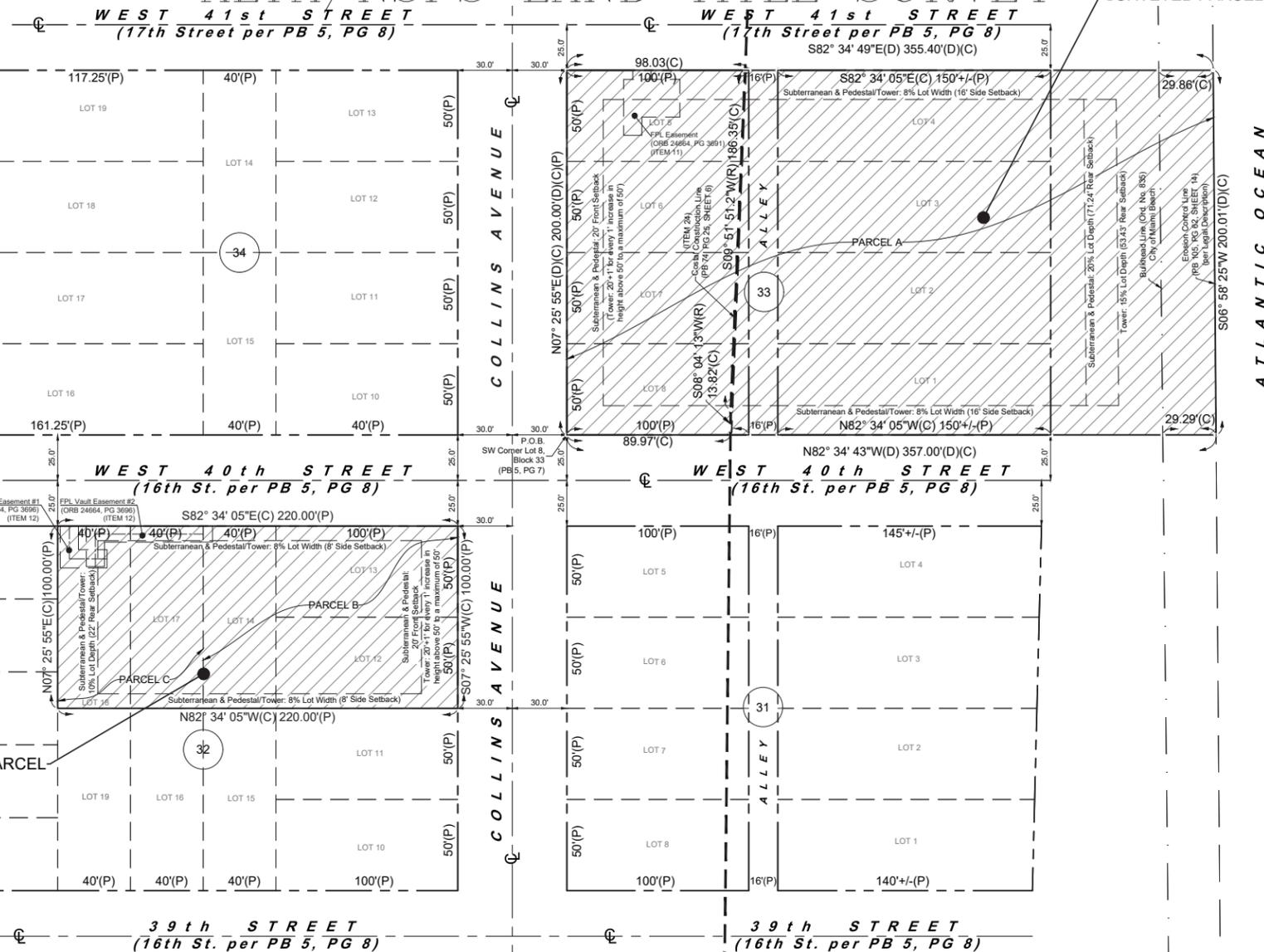
ZONING DATA SHEET



sheet no.
A-0.3

ZONING DATA SHEET
 SCALE: AS NOTED

SKETCH OF BOUNDARY SURVEY ALTA/NSPS LAND TITLE SURVEY



The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements meets or exceeds an equivalent linear closure standard of 1 foot in 10,000 feet for Commercial Areas. All spot elevations of closed geometric figures, verified by redundant measurements collected using terrestrial LIDAR. All terrestrial LIDAR was collected using a Leica RTC360 scanner. The stated positional accuracy of the RTC360 scanner is 2.0 mm + 0.10 mm/m for a distance of 20 m, and 5.3 mm at 40 m. All data for this project was collected from a distance of 100 feet or less. Elevation controls for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceed a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

The maximum allowable Relative Positional Precision for an ALTA/NSPS Land Title Survey is 2 cm (0.77 feet) plus 50 parts per million (based on the direct distance between the two corners being leveled) for any other corner of the surveyed property at the 95 percent confidence level. The Relative Positional Precision for this ALTA Survey has been found not to exceed the maximum allowable value for Relative Positional Precision as shown below.

At the time of Survey, the existing buildings lying within the Surveyed site does lie within a Special Flood Hazard Area (SFHA) as shown on the National Flood Insurance Programs, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map No. 12088C0228, and 12088C0351, Community No. 120851 for the City of Miami Beach, bearing an effective/revised date of September 11, 2009. Said map delineates the herein described land to be situated within area "AE", flood depth of 7 feet (NGVD 29). The delineation of the Special Flood Hazard is plotted hereon.

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 be aware that Base Flood Elevations (BFEs) shown on the FIRM represent rounded 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 user of the flood information as shown on this survey, that elevations as depicted hereon are refer to the North American Vertical Datum, 1988 (NAVD 88) and the boundaries 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 information 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). Said Flood Maps and Flood Zone Limits as shown hereon are plotted refer to the NGVD 29 datum. (USE WITH CAUTION).

A comparison between deed (D), plat (P), and calculated (C) dimensions are delineated hereon. Deed dimensions (D) are based on the Legal Description. Platted dimensions (P) are based on the record plat for the aforementioned plat of MIAMI BEACH IMPROVEMENTS COMPANY. Calculated dimensions (C) are a protraction based on the Legal Description; the aforementioned said plat of MIAMI BEACH IMPROVEMENTS COMPANY; and the Coastal Construction Control Line as recorded in Plat Book 74 at Page 25.

This SKETCH OF BOUNDARY SURVEY - ALTA/NSPS LAND TITLE SURVEY is based on: (i) recovered monumentation; (ii) the First American Title Insurance Company, Commitment for the Title Insurance Order No. NCS-1116317-SA1, Commitment Date 3, 2022 at 7:30 AM, Eastern Standard Time; (iii) the record plat for the aforementioned plat of MIAMI BEACH IMPROVEMENTS COMPANY, as recorded in Plat Book 5, Page 8, of the Public Records of Miami-Dade County, Florida.

This SKETCH OF BOUNDARY SURVEY - ALTA/NSPS LAND TITLE SURVEY does not represent a Mean High Water Line Survey as defined under Chapter 5J-17.050 Florida Administrative Code nor does this Survey support to determine the nature and/or limit of ownership interests to the submerged lands adjacent to the subject property. The Subject Property lies West of the "Dune Line" and adjacent to a beach restoration, beach nourishment, and erosion control project where the Erosion Control Line supplants the Mean High Water Line in authority, pursuant to Chapter 161.191, Florida Statutes. The Erosion Control Line as shown hereon is based on the Legal Description as described on plat of the ESTABLISHED EROSION CONTROL LINE OF AEROSOL CONTROL LINE, recorded in Plat Book 105 at Page 62, of the Public Records of Miami-Dade County, Florida. Said map was approved by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida on June 15, 1978.

The Coastal Construction Control Line (CCCL) as shown hereon is based on the update survey performed by this office dated November 16, 2022. The location of the Coastal Construction Control Line is referring to FRM 87-78-A-10, FRM 87-78-A-11, and FRM 87-78-A-12 as shown on the plat of the Coastal Construction Control Line Improvement, recorded in Plat Book 74 at Page 25 as approved by the State of Florida Department of Natural Resources (now known as the Department of Environmental Protection) on January 15, 1982. The coordinates values for the CCCL (The FRMs) were not recovered on November 16, 2022. The coordinates values for FRM 87-78-A-10, FRM 87-78-A-11, and FRM 87-78-A-12, as they are shown on said Plat Book 74 at Page 25, were converted from North American Datum (NAD 83) to North American Datum 1983 (NAD83/2011) utilizing the aforementioned U.S. Army Corps of Engineers program CORCON v.1.1.

The Bulkhead Line is based on a drawing supply by the City of Miami Beach, Florida, described on drawing page Number SM-93F. Erosion Control Line and Coastal Construction Control Line, dated April 1993.

Vegetation types and locations are labeled and shown hereon. All existing vegetation is part of a man-made landscaping area built between the east property line of the subject property and the most seaward edge of the dune. Limits of the most seaward existing edge of the beach dunes are also shown.

Topographic contours were established to a 25-foot contour interval with a minimum of three (3) transect in the shore normal direction from the Erosion Control Line to the Mean High Water Line. The contour lines as shown for the Mean High Water Line and the Mean High Water Line was provided by Florida Department of Environmental Protection (DEP), dated May 02, 2022, which includes the necessary Topographic Interpretation (TI) information.

Note: The value of the Mean High Water (MHW) plotted hereon as a 0.30 feet (NAVD 88) contour is based on a protraction of the value of the MHW at Miami Beach, using the nearest Extend Tidal Interpolation (ETI) contour line. The value of the MHW at Miami Beach, located seaward of the established Erosion Control Line (ECL), has no standing in the delineation between the upland ownership interests and the state sovereign lands. The approximate contour of the Mean High Water Line as shown for informational purposes only and does not represent a Boundary Line. The "Seasonal High-Water Line" (SHWL) is defined pursuant to Florida Statutes Title XL, Chapter 161, Part I, Section 161.053(5)(a)2, as the line between the intersection of the rising shore and the elevation of 150 percent (150%) of the local Mean Tidal Range (MR) above local Mean High Water (MHW). The approximate contour of the Seasonal High Water Line (SHWL) of 3.90 feet (NAVD 88) is plotted hereon.

The elevation of Seasonal High-Water = 150%(MR) + elevation of MHW; where the local Mean Tidal Range MR = elevation of MHW - elevation of MLW.

Any notations evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than as stated in the legal description or as shown on the underlying record plat. Right of Way should be verified by the owner and/or agent with the appropriate regulatory jurisdiction. Right of Way as shown hereon is based on the MIAMI BEACH IMPROVEMENTS COMPANY plat and has not been verified.

Dimension and location of the visible foundation outlines of any existing structure within the subject property are shown on this survey with bearing a distance measured perpendicular to the Coastal Construction Control Line; the same established according to Plat Book 74 at Page 25 of the Public Records of Miami-Dade County, Florida. The several perpendicular bearing and distances intersection with said CCCL line for each visible foundation outlines and/or any existing structure are shown hereon. Also the calculated distance from each point of intersection with the CCCL line, to the point of intersection with the north and/or south property lines as measured along the CCCL line are shown hereon. Dimension and location of existing major structures within the subject property or immediately adjacent to the north and south property lines are shown hereon.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records' Property Appraiser Office and no claims as to ownership are made or implied.

The names of the adjoining owners and the associated tax folio number are based on the web based the Miami-Dade County Property Appraiser's Property Search Summary Report.

Adjacent properties were not investigated at the time of this Survey.

Distances from property lines to fences or walls may slightly vary due to their irregularity, width and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, vines and heavy landscaping usually located along the property lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

The location of all visible structures and other improvements situated on the subject property or adjacent parcels are shown hereon.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Call 811 or visit www.sunshine11.com before digging.

Not all property corners were recovered at the time of the updated survey work.

Some building walls as shown hereon are located near the property line meaning that the building wall is placed either on or very close to the lot boundary line. In many cases because of the construction of the wall and it's irregularity not always being perfect such wall can be either right on the lot line, clear of the lot line or crossing the lot line to the adjacent parcel, therefore the resultant of said dimensions may vary slightly within 0.20' of a foot more or less. The underground footings of walls along boundary lines were not located.

No encroachments were noted by this survey, except as shown and noted hereon. The ownership of the structures and/or walls as shown hereon was not determined. Fence locations as shown are based on the recovered monumentation and calculations.

The location of utilities on or adjacent to the property was not secured. Only the above ground visible surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Underground utility references based on limited information provided by the utility company. Owner of his agent should verify all utility locations with the appropriate utility company. The surveyor has performed no subsurface investigation or determined the location of underground footers.

This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional, or local agency, board, commission or other entity. This survey does not reflect or determine ownership.

The total area of the Parcel "A" as described hereon, lying West of the Erosion Control Line, contains 17,240 square feet more or less (1.64 Acres more or less).

The total area of the Parcel "B" and "C" as described hereon contains 20,000 square feet more or less (0.46 Acres more or less).

The building area(s) as shown hereon is based on the exterior footprint of the building at ground level, which includes the interior open corridors, and is not the gross building areas.

There are 160 standard parking spaces, 5 handicap spaces, and 2 spaces designated for charging station parking, for a total of 167 spaces.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.

Obstructed corners are witnessed by improvements.

Only Parcels B and C are contiguous.

There is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no observable evidence of recent street or sidewalk construction and or repairs within the Public Right of Way.

There are no additional changes in street right of way lines completed or proposed which have been made known to the Surveyor and are disclosed on the survey drawing.

There is no observable evidence that any portion of site lies within a wetland area, nor was there any evidence provided to the surveyor that the site was delineated as a wetland area by the proper authorities.

The property described hereon is the same as the property described in Schedule A of the First American Title Insurance Company, File No. NCS-1116317-SA1, with a date of Commitment of effective date Feb 3, 2022 Amended March 3, 2022 and all the easements, covenants and restrictions, evidenced by Recorded Documents and/or other title exceptions provided to the Surveyor as noted in Schedule B-I, Exceptions of the said Commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as their effect on the subject property below.

Item 10) The subject property is subject to matters shown on the Plat of Miami Beach Improvement, recorded in Plat Book 5, Page 7, and west of the Erosion Control Lines as Set forth in Plat Book 105, Page 62.

Item 11) Easement granted to Florida Power & Light Company by instrument recorded in Book 24664, Page 3691 of Official Records. (Plotted Here on) PARCEL A

Item 12) Easement granted to Florida Power & Light Company by instrument recorded in Book 24664, Page 3696 of Official Records. (Plotted Here on) PARCEL A

Item 13) The lands as described herein and the Legal Description of the Properties described in the terms, provisions, and conditions contained in that certain Supplemental Order by the Historic Preservation Board The City of Miami Beach, Florida, recorded in Book 28975, Page 3143 of Official Records, are one and the same. Affects the property but not a Survey Issue. PARCEL A

Item 14) The lands as described herein and the Legal Description of the Properties described in the terms, provisions, and conditions contained in that certain Order by Historic Preservation Board The City of Miami Beach, Florida, recorded in Book 28734, Page 1600 of Official Records are one and the same. Affects the property but not a Survey Issue. PARCEL A

Item 15) The lands as described herein and the Legal Description of the Properties described in the terms, provisions, and conditions contained in that certain Order by Historic Preservation Board The City of Miami Beach, Florida, recorded in Book 29276, Page 4545 of Official Records, as affected by that certain Modified Conditional Use Permit recorded in Book 30215, Page 3727 of Official Records are one and the same. Affects the property but not a Survey Issue. PARCEL A

Item 16) The lands as described herein and the Legal Description of the Properties described in the terms, provisions, and conditions contained in that certain Order by Historic Preservation Board The City of Miami Beach, Florida, recorded in Book 29075, Page 2734 of Official Records are one and the same. Affects the property but not a Survey Issue. PARCEL A

Item 17) The lands as described herein and the Legal Description of the Properties described in the terms, provisions, and conditions contained in that certain Miami-Dade County Historic Preservation Property Tax Exemption Order, recorded in Book 29266, Page 4545 of Official Records, as affected by that certain Modified Conditional Use Permit recorded in Book 30215, Page 3727 of Official Records are one and the same. Affects the property but not a Survey Issue. PARCEL A

Item 18) The lands as described herein and the Legal Description of the Properties described in the terms, provisions, and conditions contained in that certain Order by Historic Preservation Board The City of Miami Beach, Florida, recorded in Book 29268, Page 4444 of Official Records are one and the same. Affects the property but not a Survey Issue. PARCEL A

Item 19) The lands as described herein and the Legal Description of the Properties described in the terms, provisions, and conditions contained in that certain Order by Historic Preservation Board The City of Miami Beach, Florida, recorded in Book 30259, Page 2738 of Official Records are one and the same. Affects the property but not a Survey Issue. PARCEL A

Item 20) The lands as described herein and the Legal Description of the Properties described in the terms, provisions, and conditions contained in that certain Miami-Dade County Historic Preservation Property Tax Exemption Order, recorded in Book 31078, Page 1749 of Official Records are one and the same. Affects the property but not a Survey Issue.

Item 21) Any additional 2012 taxes resulting from the tax assessor challenging the validity of any reduction in the assessed value of the land granted by the Value Adjustment Board. Not a Survey Issue.

Item 22) Any claim that the Title is subject to a trust or lien created under the Perishable Agricultural Commodities Act, 1930 (7 U.S.C. 499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. 181 et seq.) or under similar state laws. Not a Survey Issue.

Item 23) Rights of parties in possession, as transient hotel guests. Not a Survey Issue.

Item 24) Coastal Construction Control Line as established by Sections 161.052 and 161.053, Florida Statutes. Plotted hereon.

Item 25) The right, title or interest, if any, of the public to use a public beach or recreation area or of any part of the land described in Schedule A hereof, lying between the water abutting said land and the most interior of any of the following: (a) the natural line of vegetation; (b) the utmost extreme high water mark; (c) the bulkhead line; or (d) any other line which has been or hereafter may be legally established as relating to such public use.

Item 26) The Company does not insure title to any land lying between the mean high water line on the date of recordation of the Erosion Control Line Plat and the Erosion Control Line as shown therein, which may have vested in the insured or its predecessors in title pursuant to Chapter 161, Florida Statutes. Not a Survey Issue.

Item 27) Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands. Not a Survey Issue.

Item 28) Riparian rights are not guaranteed or insured. Title to no portion of the herein described land lying below ordinary high water mark is hereby insured. Not a Survey Issue.

No Updated title was provided to the surveyor at this time.

Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

This "SKETCH OF BOUNDARY SURVEY - ALTA/NSPS LAND TITLE SURVEY" shown hereon in its graphic form is the record depiction of the surveyed lands described herein, as updated in the field to reflect the current conditions on the property on July 17, 2022 and will in no circumstance be supplanted in authority by any other graphic survey of the property. All property corners, as shown hereon, were recovered or reset on July 17, 2022. This map is intended to be displayed at a scale of 1" = 40' or smaller for page 1, at a scale of 1" = 10' or smaller for page 2, and at a scale of 1" = 20' or smaller for pages 3, 4, and 5. **Caution:** the scale of this drawing may have been altered by duplication, verify with the Graphic Scale and/or dimensional calls to determine if a scale factor applies.

SURVEYOR'S CERTIFICATION:

TO: GOLDEN PALMS, LLC, A DELAWARE LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 8, 9, 10(a), 11, 13, 14, 16, 17, and 19 of Table A thereof. The fieldwork was completed on April 14, 2022. The undersigned further certifies that this map or plat and the survey thereon were made in accordance with the Standards of Practice, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code and is a "BOUNDARY SURVEY" as defined therein.

Dated: June 12, 2024 (Revised as noted)

E.R. BROWNELL & ASSOCIATES, INC.
Certification of Authorization LB 761

Digitally signed by Thomas Brownell
Date: 2024.06.28 16:35:47 -0400

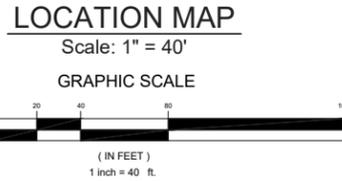
The survey map and notes and/or report consisting of 5 Sheets. Each page shall not be considered full, valid, and complete unless attached to the others and has been electronically signed and sealed by Thomas Brownell, Professional Land Surveyor #2691, State of Florida using a Digital Signature and Date, pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.050, Florida Statutes. The "Digital Date" may not reflect the date of survey or the latest revision date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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
DH	Drill Hole
N & D	Nail & Disc
IP	Iron Pipe
(0.2W, 0.2N)	Recovered monument from calculated location based on Plat (or CMA)
BFE	Base Flood Elevation
F.F.ELEV.	Finish Floor Elevation
NGVD 29	National Geodetic Vertical Datum, of 1929
NAVD 88	North American Vertical Datum, of 1988
(C)	Calculated Dimension
(D)	Deed 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

ZONING LEGEND:	
Existing Zoning Designation:	Parcel A - RM-3 - Residential Medium-Density, High Intensity District, within the Collins Waterfront Historic District
Existing Zoning Designation:	Parcels B and C - RM-2 - Residential Medium-Density, Medium Intensity District, within the Collins Waterfront Historic District

LINE TYPES:	
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

Adjacent Zoning Designation:	
North:	Adjacent to Parcel A: 41st Street (public right-of-way) Adjacent to Parcels B and C: 40th Street (public right-of-way)
East:	Adjacent to Parcel A: Atlantic Ocean Adjacent to Parcels B and C: Collins Avenue (public right-of-way)
South:	Adjacent to Parcel A: 40th Street (public right-of-way) Adjacent to Parcels B and C: Collins Avenue (public right-of-way)
West:	Adjacent to Parcel A: Collins Avenue (public right-of-way) Adjacent to Parcels B and C: Collins Avenue (public right-of-way) Adjacent to Parcel A: Residential Medium Intensity District



ZONING REPORT OFF-STREET PARKING REQUIREMENTS			
	EXISTING REQUIREMENTS	EXISTING CONDITIONS	COMPLIES WITH ORDINANCE
Minimum Parking:	There shall be no off-street parking requirement for main or accessory uses associated with buildings that existed prior to October 1, 1993, which are: (1) Located within the architectural district, (2) A contributing building within a local historic district, or (3) individually designated historic building. Note: The Collins Waterfront Historic District is a locally designated historic district and the Hotel is considered a contributing structure.	YES	YES

ZONING REPORT SETBACK REQUIREMENTS			
SETBACK TYPE	EXISTING REQUIREMENTS	EXISTING CONDITIONS	COMPLIES WITH ORDINANCE
Minimum Front Setbacks: Collins Avenue	RM-3 and RM-2: Subterranean and pedestal: 20 feet Tower: 20 feet + 1 foot every 1 foot increase in height above 50 feet, to a maximum of 50 feet, then shall remain constant.	Parcel A: West: 15 feet Parcel B and C: East: 21.8 feet	NO
Minimum Street Side Setback: 40th Street 41st Street	RM-3: Subterranean and pedestal/Tower: 7.5 feet or 8% of lot width, whichever is greater. Sum of the side yards shall equal 16% of lot width. 200 feet of lot width x 6% = 16 feet 200 feet of lot width x 16% = 32 feet	Parcel A: North: 4.8 feet South: 5.1 feet Parcel B and C: North: 7.6 feet	NO
Minimum Interior Side Setback:	RM-2: Subterranean and pedestal/Tower: 10 feet or 8% of lot width, whichever is greater. Sum of the side yards shall equal 16% of lot width. 100 feet of lot width x 6% = 6 feet 100 feet of lot width x 16% = 16 feet	Note: It is noted that the parking garage building encroaches into the street side setback along 40th Street by up to 0.4 feet. However, this minor encroachment is considered de minimis for the purposes of this report.	YES
Minimum Rear Setback:	RM-3: Subterranean and pedestal/Tower: 7.5 feet or 8% of lot width, whichever is greater. Sum of the side yards shall equal 16% of lot width. 100 feet of lot width x 6% = 6 feet 100 feet of lot width x 16% = 16 feet	Parcel A: East: 9.13 feet Parcel B and C: West: 28.8 feet	YES

PROPERTY ADDRESSES:
4041 Collins Avenue, Miami Beach, FL 33140
Tax Folio No.: 02-3226-001-1920
228 West 40th Street, Miami Beach, FL 33140
Tax Folio No.: 02-3226-001-1890

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° 25' 55" East for 200.00 Feet, thence South 82° 34' 45" 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 200.00 Feet, thence North 82° 34' 45" West for 357.00 Feet to the Point of Beginning.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.
Call 811 or visit www.sunshine11.com before digging.

Not all property corners were recovered at the time of the updated survey work.

Some building walls as shown hereon are located near the property line meaning that the building wall is placed either on or very close to the lot boundary line. In many cases because of the construction of the wall and it's irregularity not always being perfect such wall can be either right on the lot line, clear of the lot line or crossing the lot line to the adjacent parcel, therefore the resultant of said dimensions may vary slightly within 0.20' of a foot more or less. The underground footings of walls along boundary lines were not located.

No encroachments were noted by this survey, except as shown and noted hereon. The ownership of the structures and/or walls as shown hereon was not determined. Fence locations as shown are based on the recovered monumentation and calculations.

The location of utilities on or adjacent to the property was not secured. Only the above ground visible surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Underground utility references based on limited information provided by the utility company. Owner of his agent should verify all utility locations with the appropriate utility company. The surveyor has performed no subsurface investigation or determined the location of underground footers.

This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional, or local agency, board, commission or other entity. This survey does not reflect or determine ownership.

The total area of the Parcel "A" as described hereon, lying West of the Erosion Control Line, contains 17,240 square feet more or less (1.64 Acres more or less).

The total area of the Parcel "B" and "C" as described hereon contains 20,000 square feet more or less (0.46 Acres more or less).

The building area(s) as shown hereon is based on the exterior footprint of the building at ground level, which includes the interior open corridors, and is not the gross building areas.

There are 160 standard parking spaces, 5 handicap spaces, and 2 spaces designated for charging station parking, for a total of 167 spaces.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

E.R. Brownell & Associates, Inc.

CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
MIAMI, FLORIDA 33139
4041 COLLINS AVENUE, SUITE 200
MIAMI BEACH, FLORIDA 33140
PHONE: 305-496-9999 FAX: 305-496-9998

4041 COLLINS AVENUE MIAMI BEACH, FL 33140

Revised to show area under construction	Revised to show additional Spot Elevations & Dune area	Revised to show additional Spot Elevations	Job No.	Date	App'd.	Job No.	Date
4	06/12/24	TB 15847-6200	2891	04/14/2022	JE/JG	58467	04/14/2022
3	09/26/23	TB 15847-6200	2891	04/14/2022	JE/JG	58467	04/14/2022
2	07/17/23	TB 15847-6200	2891	04/14/2022	JE/JG	58467	04/14/2022
1	05/08/23	TB 15847-6200	2891	04/14/2022	JE/JG	58467	04/14/2022

Certification No. LB761
Field Book No. FILE
Drawn by: JE/JG
Checked by: TB
Scale: 1" = 40'
Date: 04/14/2022
Job No. 58467

SEE SHEET 1 OF 6 FOR CERTIFICATIONS.

Sheet No. 1 OF 5
Sketch No. LS-3448-1

SKETCH OF BOUNDARY PARCEL SURVEY ALTA/NSPS LAND TITLE SURVEY

ABBREVIATIONS:

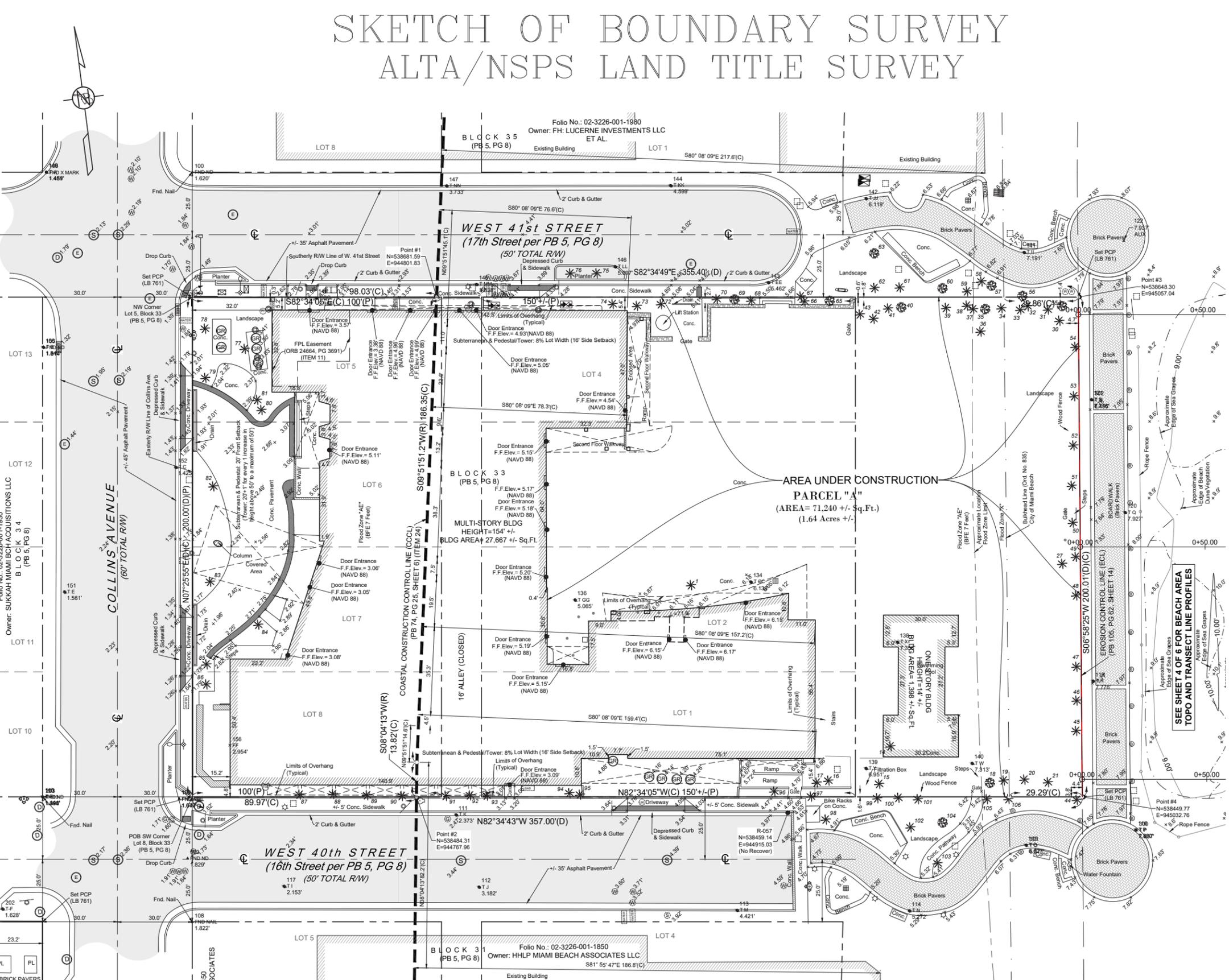
A/C	Air Conditioner Unit
BLDG	Building
CONC.	Concrete
CBS	Concrete Block Structure
DDCV	Double Detector Check Valve
FDC	Fire Department Connection
FND	Found
D/H	Drill Hole
N & D	Nail & Disc
IP	Iron Pipe
(0.2W; 0.2N)	Recovered monument from calculated location based on Plat (or CMA)
BFE	Base Flood Elevation
F.F. ELEV.	Finish Floor Elevation
NGVD 29	National Geodetic Vertical Datum of 1929
NAVD 88	North American Vertical Datum of 1988
(C)	Calculated Dimension
(D)	Deed 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

SYMBOL LEGEND:

	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
	Prolated Elevation Data
	Tree
	Palm Tree
	Flow of Traffic

LINE TYPES:

	Building Overhang
	Centerline
	Section Line
	Right of Way Line
	Limited Access Right of Way
	Lot Line
	Match Line
	Chain-Link Fence
	Metal Fence
	Wood Fence
	Duct Line
	Overhead Wire



TREE LIST

Tree Number	Common Name	Botanical Name	Diameter (Inches)	Height (feet)	Canopy (feet)
1	Palmetto	Sabal palmetto	12"	45'	8'
2	Palmetto	Sabal palmetto	12"	40'	8'
3	Palmetto	Sabal palmetto	12"	20'	8'
4	Palmetto	Sabal palmetto	12"	45'	8'
5	Palmetto	Sabal palmetto	15"	35'	8'
6	Palmetto	Sabal palmetto	12"	40'	8'
7	Palmetto	Sabal palmetto	12"	35'	8'
8	Coconut Palm	Cocos nucifera	12"	25'	10'
9	Coconut Palm	Cocos nucifera	15"	25'	10'
10	Palmetto	Sabal palmetto	17"	25'	10'
11	Christmas Palm	Adonis merillii	6"	10'	12'
12	Palmetto	Sabal palmetto	2"	8'	6'
13	Silver Palm	Coccothrinax argentea	12"	15'	12'
14	Coconut Palm	Cocos nucifera	14"	20'	12'
15	Palmetto	Sabal palmetto	6"	10'	8'
16	Coconut Palm	Cocos nucifera	12"	20'	12'
17	Palmetto	Sabal palmetto	4"	8'	5'
18	Fig Tree	Ficus carica	8"	10'	10'
19	Coconut Palm	Cocos nucifera	10"	20'	12'
20	Coconut Palm	Cocos nucifera	8"	12'	10'
21	Palmetto	Sabal palmetto	6"	10'	5'
22	Coconut Palm	Cocos nucifera	10"	20'	15'
23	Coconut Palm	Cocos nucifera	10"	12'	12'
24	Palmetto	Sabal palmetto	6"	8'	6'
25	Palmetto	Sabal palmetto	6"	8'	6'
26	Palmetto	Sabal palmetto	6"	8'	6'
27	Palmetto	Sabal palmetto	6"	8'	6'
28	Coconut Palm	Cocos nucifera	10"	16'	12'
29	Palmetto	Sabal palmetto	6"	8'	6'
30	Coconut Palm	Cocos nucifera	10"	12'	12'
31	Coconut Palm	Cocos nucifera	24"	30'	18'
32	Palmetto	Sabal palmetto	6"	8'	6'
33	Coconut Palm	Cocos nucifera	12"	20'	12'
34	Coconut Palm	Cocos nucifera	12"	25'	16'
35	Phoenix Palm	Phoenix canariensis	24"	40'	20'
36	Silver Palm	Coccothrinax argentea	12"	8'	16'
37	Coconut Palm	Cocos nucifera	12"	20'	12'
38	Palmetto	Sabal palmetto	6"	8'	8'
39	Coconut Palm	Cocos nucifera	12"	30'	20'
40	Fig Tree	Ficus carica	20"	20'	20'
41	Coconut Palm	Cocos nucifera	12"	35'	20'
42	Fig Tree	Ficus carica	12"	12'	10'
43	Coconut Palm	Cocos nucifera	12"	25'	20'
44	Coconut Palm	Cocos nucifera	12"	20'	16'
45	Coconut Palm	Cocos nucifera	12"	20'	16'
46	Coconut Palm	Cocos nucifera	12"	20'	16'
47	Coconut Palm	Cocos nucifera	12"	20'	16'
48	Coconut Palm	Cocos nucifera	12"	20'	16'
49	Coconut Palm	Cocos nucifera	12"	20'	16'
50	Coconut Palm	Cocos nucifera	12"	20'	16'
51	Coconut Palm	Cocos nucifera	12"	20'	16'
52	Coconut Palm	Cocos nucifera	12"	20'	16'
53	Coconut Palm	Cocos nucifera	12"	12'	12'
54	Palmetto	Sabal palmetto	10"	10'	8'
55	Fig Tree	Ficus carica	4"	10'	4'
56	Sea Grape	Coccoloba uvifera	8"	12'	10'
57	Sea Grape	Coccoloba uvifera	10"	20'	15'
58	Palmetto	Sabal palmetto	6"	10'	3'
59	Palmetto	Sabal palmetto	6"	8'	3'
60	Sea Grape	Coccoloba uvifera	24"	30'	30'
61	Coconut Palm	Cocos nucifera	12"	18'	8'
62	Coconut Palm	Cocos nucifera	12"	18'	8'
63	Sea Grape	Coccoloba uvifera	24"	25'	17'
64	Palmetto	Sabal palmetto	12"	10'	2'
65	Palmetto	Sabal palmetto	18"	12'	12'
66	Coconut Palm	Cocos nucifera	10"	25'	12'
67	Palm	Arecaceae	14"	12'	12'
68	Coconut Palm	Cocos nucifera	12"	20'	12'
69	Fig Tree	Ficus carica	12"	10'	15'
70	Coconut Palm	Cocos nucifera	12	15'	12'
71	Coconut Palm	Cocos nucifera	12	15'	12'
72	Coconut Palm	Cocos nucifera	24"	40'	17'
73	Coconut Palm	Cocos nucifera	18"	55'	12'
74	Coconut Palm	Cocos nucifera	24"	40'	17'
75	Palmetto	Sabal palmetto	18"	15'	8'
76	Palmetto	Sabal palmetto	18"	15'	8'
77	Phoenix Palm	Phoenix canariensis	24"	15'	20'
78	Phoenix Palm	Phoenix canariensis	24"	15'	20'
79	Phoenix Palm	Phoenix canariensis	14"	20'	10'
80	Phoenix Palm	Phoenix canariensis	24"	20'	20'
81	Phoenix Palm	Phoenix canariensis	12"	15'	10'
82	Phoenix Palm	Phoenix canariensis	24"	20'	20'
83	Palmetto	Sabal palmetto	10"	20'	8'
84	Palmetto	Sabal palmetto	12"	10'	8'
85	Palm	Arecaceae	24"	15'	12'
86	Palm	Arecaceae	24"	10'	12'
87	Christmas Palm	Adonis merillii	8"	20'	6'
88	Christmas Palm	Adonis merillii	8"	20'	6'
89	Christmas Palm	Adonis merillii	8"	20'	6'
90	Christmas Palm	Adonis merillii	8"	20'	6'
91	Christmas Palm	Adonis merillii	8"	20'	6'
92	Christmas Palm	Adonis merillii	8"	20'	6'
93	Christmas Palm	Adonis merillii	8"	20'	6'
94	Christmas Palm	Adonis merillii	8"	20'	6'
95	Christmas Palm	Adonis merillii	8"	20'	6'
96	Christmas Palm	Adonis merillii	4"	12'	6'
97	Coconut Palm	Cocos nucifera	8"	20'	10'
98	Coconut Palm	Cocos nucifera	8"	20'	10'
99	Coconut Palm	Cocos nucifera	8"	20'	10'
100	Coconut Palm	Cocos nucifera	8"	20'	10'
101	Coconut Palm	Cocos nucifera	8"	20'	10'
102	Coconut Palm	Cocos nucifera	8"	20'	10'
103	Coconut Palm	Cocos nucifera	8"	20'	10'
104	Fig Tree	Ficus carica	12"	12'	10'
105	Coconut Palm	Cocos nucifera	8"	20'	10'
106	Palmetto	Sabal palmetto	12"	12'	3'
107	Palmetto	Sabal palmetto	12"	12'	3'
108	Palmetto	Sabal palmetto	12"	12'	3'
109	Palmetto	Sabal palmetto	12"	12'	3'
110	Palmetto	Sabal palmetto	12"	12'	3'

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) 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 be aware that Base Flood Elevations (BFEs) shown on the FIRM represent rounded 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 user of the flood information as shown on this survey, that elevations as depicted hereon are refer to the North American Vertical Datum, 1988 (NAVD88) and the boundary 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 respect to the actual values depicted on the Flood Insurance Rate Maps (FIRM Maps), Scaled Flood Maps and the Flood Zones Limits as shown hereon are plotted referred to the NGVD 29 datum. (USE WITH CAUTION).

NOTE: Although care was taken with the identification of the trees noted herein, an arborist, landscape architect, botanist, environmental specialist, or others with advanced education in dendrology should be utilized if critical identification of the trees is required.

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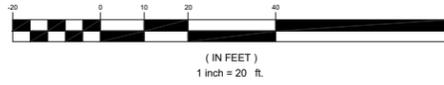
4041 COLLINS AVENUE
 MIAMI BEACH, FL 33140

No.	Date	Appr.	Job No.	Description
1				
2				
3				
4	06/12/24	TB	158467-2200	Revised to show area under reconstruction
5	09/26/23	TB	158467-2200	Revised to add Sheet 6 of 6 for Contractor Markup
6	07/17/23	TB	158467-2200	Revised to show additional Spot Elevations & Dune area
7	05/08/23	TB	158467-2200	Revised to show additional Spot Elevations

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

SKETCH OF BOUNDARY SURVEY ALTA/NSPS LAND TITLE SURVEY

GRAPHIC SCALE



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
(0.2'W: 0.2'N)	Recovered monument from calculated location based on Plat or CMA
BFE	Base Flood Elevation
F.F.ELEV.	Finish Floor Elevation
NGVD 29	National Geodetic Vertical Datum of 1929
NAVD 88	North American Vertical Datum, of 1988
(C)	Calculated Dimension
(D)	Deed 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
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SHWL	Seasonal High Water Line
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SYMBOL LEGEND:

	Fire Hydrant
	Water Valve
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	Double Detector Check Valve
	Cleanout
	Monitoring Well
	Catch Basin
	Drain Round
	Drain Square
	Curb Inlet
	Drainage Manhole
	Sanitary Manhole
	Electric Manhole
	Grease Trap Manhole
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	Light Pole
	Concrete Light Pole
	Metal Light Pole
	Signal Mast Arm
	Pedestrian Walk Signal
	Wood Pole
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	Flag Pole
	Guy Wire
	Single Support Sign
	Parking Meter
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	Water Meter
	Electric Meter
	Gas Meter
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	Handhole
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	Box Electric
	Box Communications
	Electrical Transformer
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	Iron Pipe
	Section Corner
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	Mailbox
	Fire Department Connection
	Fire Department Connection Wall
	Monument Line
	Center Line
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	Property Line
	Spot Elevation
	Ground Elevation
	Prorated Elevation Data
	Tree
	Palm Tree
	Flow of Traffic

LINE TYPES:

	Building Overhang
	Centerline
	Section Line
	Right of Way Line
	Limited Access Right of Way
	Lot Line
	Match Line
	Chain-Link Fence
	Metal Fence
	Wood Fence
	Duct Line
	Overhead Wire

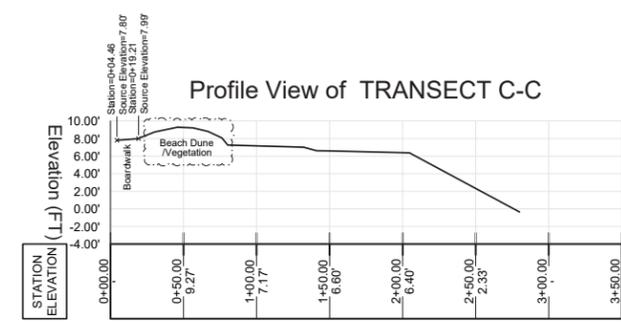
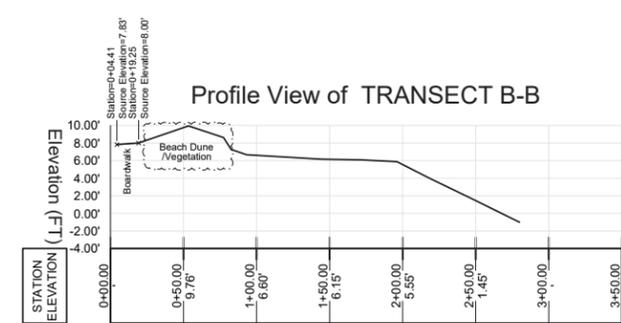
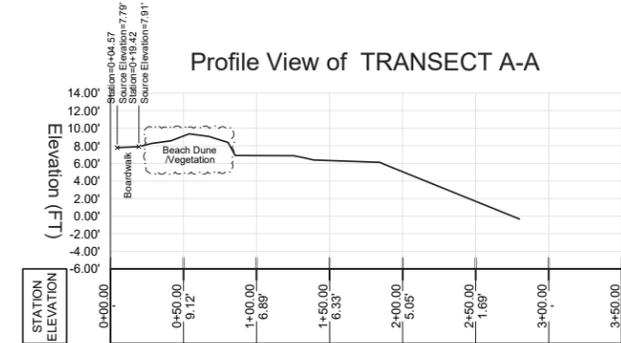


Note: The value of the Mean High Water (MHW) plotted hereon as a 0.30 feet (NAVD 88) contour is based on a proration of the value of the MHW at Miami Beach, using the nearest Extend Tidal Interpolation Point 3490 to site. As noted, herein a Mean High Water Line, located seaward of the established Erosion Control Line (ECL), has no standing in the delineation between the upland ownership interests and the state sovereign lands. The approximate contour of the Mean High Water as shown is for informational purposes only and does not represent a Boundary Line. The "Seasonal High-Water Line" (SHWL) is defined pursuant to Florida Statutes Title XI, Chapter 161, Part 1, Section 161.053(5)(a)2 as "the line formed by the intersection of the rising shore and the elevation of 150 percent (150%) of the local Mean Tidal Range (MR) above local Mean High Water (MHW)". The approximate contour of the Seasonal High Water Line (SHWL) of 3.99 feet (NAVD 88) is plotted hereon.

The elevation of Seasonal High-Water = 150%(MR) + elevation of MHW; where the local Mean Tide Range MR = elevation of MHW - elevation of MLW.

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) 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 be aware that Base Flood Elevations (BFEs) shown on the FIRM represent rounded 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 user of the flood information as shown on this survey, that elevations as depicted hereon are refer to the North American Vertical Datum, 1988 (NAVD88) and the boundary 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 respect to the actual values depicted on the Flood Insurance Rate Maps (FIRM Maps). Said Flood Maps and the Flood Zones Limits as shown hereon are plotted referred to the NGVD 29 datum. (USE WITH CAUTION).



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

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 PHONE: 305-531-4470
 FAX: 305-531-4470

4041 COLLINS AVENUE
 MIAMI BEACH, FL 33140

No.	Date	Appd.	Job No.	Description
4	06/12/24	TB	58467-2200	Revised to show area under construction
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Certification No. LB761
 PLS/PSM No. 2891
 Field Book No. FILE
 Drawn by: SMB/JC
 Checked by: TB
 Scale: 1" = 20'
 Date: 04/14/2022
 Job No. 58467

SEE SHEET 1 OF 5 FOR CERTIFICATIONS.

Sheet No. **4 OF 5**
 Sketch No. LS-3448-4

SKETCH OF BOUNDARY SURVEY ALTA/NSPS LAND TITLE SURVEY

PRM 87-78-A-10
N=541,681.282
E=944,769.451
(Published Values Converted
from NAD 27 to NAD 83(2011))
(No Recover)

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)

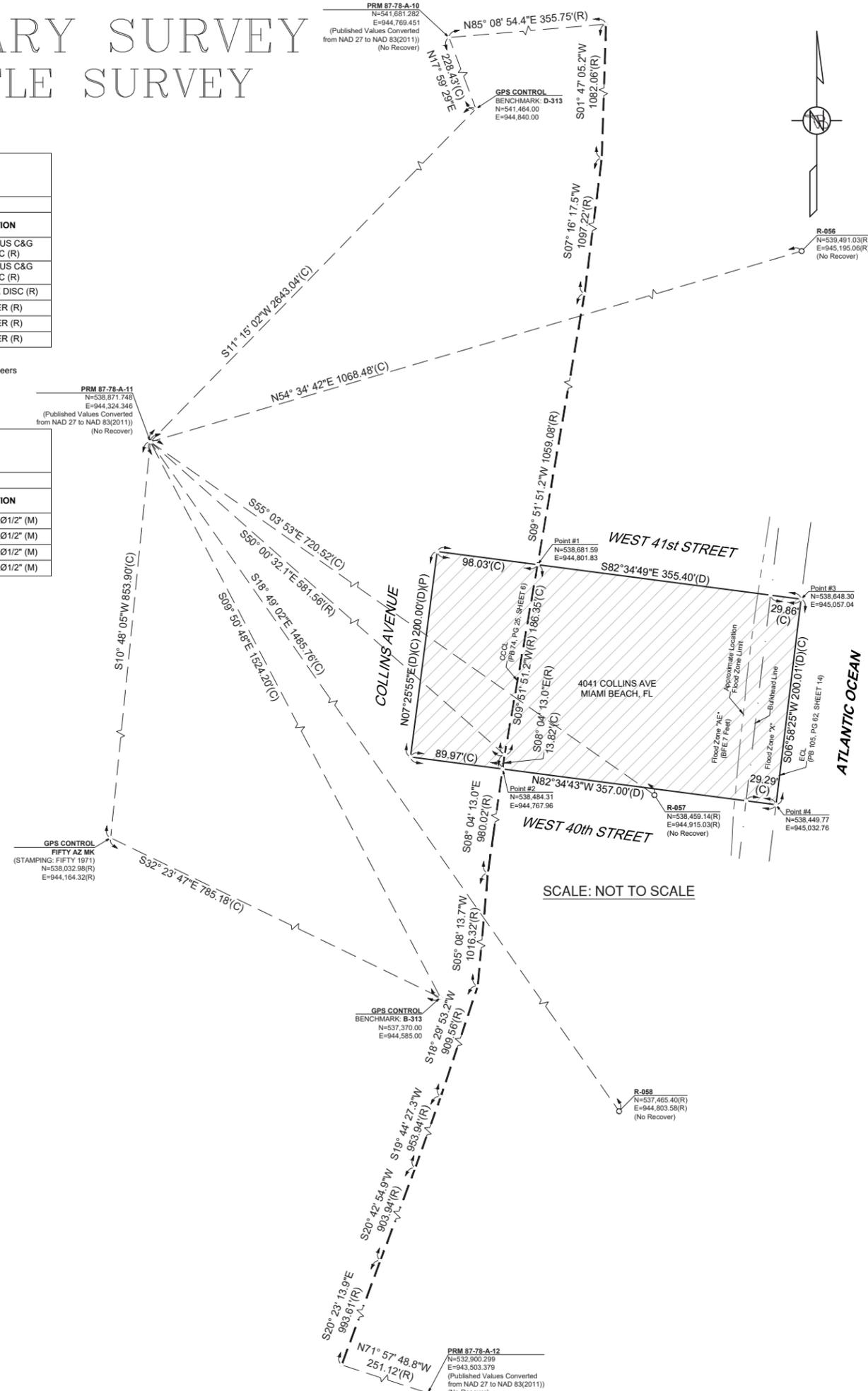
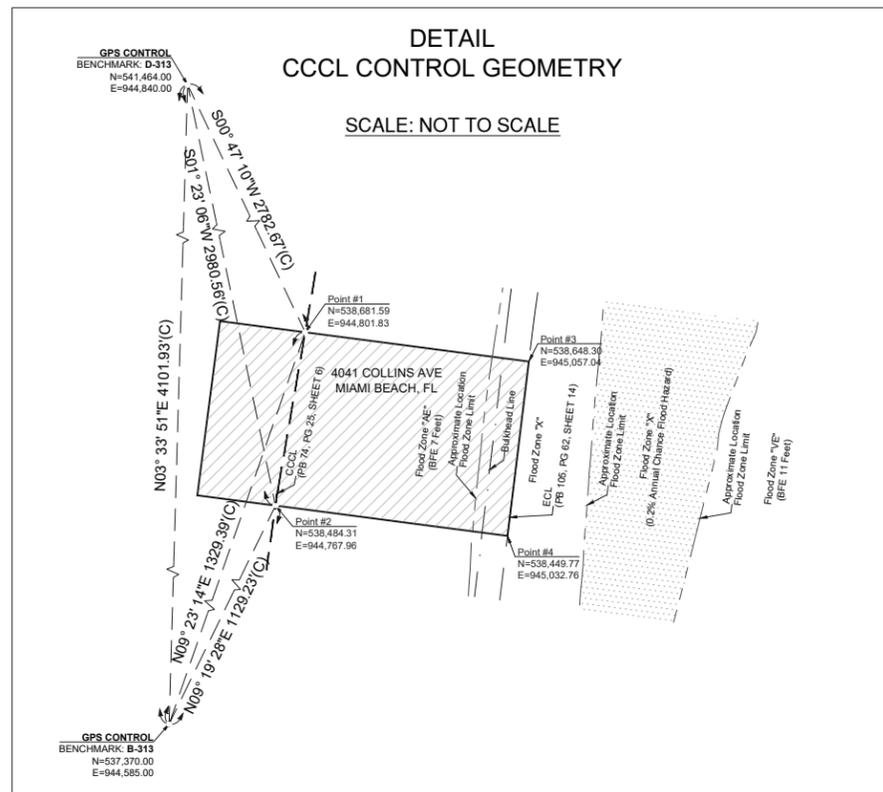
Note: Recorded information was obtained from the NGS Data Sheet for the three GPS Control Monument Points B-313, D-313, & FIFTY AZ MK

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 Corcspn 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.

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)

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



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
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IP	Iron Pipe
(0.2W, 0.2N)	Recovered monument from calculated location based on Plat (or CMA)
BFE	Base Flood Elevation
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NGVD 29	National Geodetic Vertical Datum of 1929 North American Vertical Datum of 1988
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MHWL	Mean High Water Line

E.R. Brownell & Associates, Inc.
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4041 COLLINS AVENUE
MIAMI BEACH, FL 33140

No.	Date	Appd.	Job No.	Description
1	05/08/23	TB	58467-0200	Revised to show additional Spot Elevations
2	07/17/23	TB	58467-0200	Revised to show additional Spot Elevations & Dune area
3	09/26/23	TB	58467-0200	Revised to add Sheet 6 of 6 for Contractor Markup
4	06/12/24	TB	58467-0200	Revised to show area under reconstruction

Certification No. LB761
PLS/PSM No. 2891
Field Book No. FILE
Drawn by: SMB/JC
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

Plot Date: 02/26/2024
C:\Proj\58467-4041 COLLINS AVE\58467-0200-041 COLLINS AVE.CAD DWS58467-0200-041 TA BOUNDARY SURVEY (4041 COLLINS AVE) 15:28:24.dwg