

4000 COLLINS AVENUE MIAMI BEACH, FL. 33140

HPB22-0551

HPB FINAL SUBMITTAL 12-12-22

CONSULTANT

4000 COLLINS AVENUE

4000 COLLINS AVENUE
MIAMI BEACH, FL 33140

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BEILINSON GOMEZ

ARCHITECTURE
AAC001062

8101 BISCAYNE BLVD S 309_310
M I A M I F L 3 3 1 3 8 - 4 6 0 4
T 305.559.1250 F 305.551.1740

STATE OF FLORIDA
JOSE L GOMEZ
AR0015416
REGISTERED ARCHITECT

JOSE L GOMEZ
AR0015416

Digitally signed
by Jose L Gomez
Date: 2022.12.09
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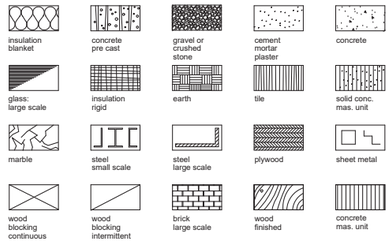
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PROJECT NO.: 2022-22
DATE: 10-26-22
SHEET NUMBER: A-000

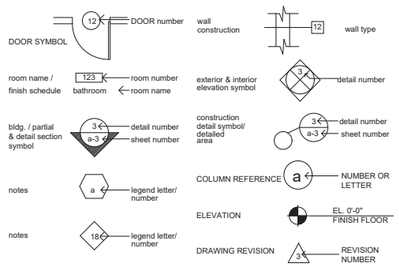
ABBREVIATIONS

A	ACOUS.	ACOUSTICAL
	A.C	AIR CONDITIONING
	A.D.	AREA DRAIN
	ADJ.	ADJUSTABLE
	AGGR.	AGGREGATE
	AL.	ALUMINUM
	APPROX.	APPROXIMATE
	ARCH.	ARCHITECTURAL
	ASB.	ASBESTOS
	ASPH.	ASPHALT
B	BD.	BOARD
	BITUM.	BITUMINOUS
	BLDG.	BUILDING
	BLK.	BLOCK
	BLKG.	BLOCKING
	BLKHD.	BULKHEAD
	BM.	BEAM
	BOT.	BOTTOM
C	CAB.	CABINET
	CARP.	CARPET
	C.B.	CATCH BASIN
	CEM.	CEMENT
	CER.	CERAMIC
	C.I.	CAST IRON
	C.G.	CORNER GUARD
	CLG.	CEILING
	CLKG.	CAULKING
	CLO.	CLOSET
	CLR.	CLEAR
	C.M.U.	CONCRETE MASONRY UNIT
	C.O.	CASED OPENING
	COL.	COLUMN
	CONC.	CONCRETE
	CONN.	CONNECTION
	CONSTR.	CONSTRUCTION
	CONT.	CONTINUOUS
	CORR.	CORRIDOR
	CTSK.	COUNTERSUNK
	CNTR.	COUNTER
	C.T.	CERAMIC TILE
	CTR.	CENTER
D	DBL.	DOUBLE
	DEPT.	DEPARTMENT
	D.F.	DRINKING FOUNTAIN
	DET.	DETAIL
	DIA.	DIAMETER
	DIM.	DIMENSION
	DISP.	DISPENSER
	DN.	DOWN
	D.O.	DOOR OPENING
	DR.	DOOR
	DWR.	DRAWER
	DS.	DOWN SPOUT
	D.S.P.	DRY STANDPIPE
	DWG.	DRAWING
E	E.	EAST
	EA.	EACH
	E.J.	EXPANSION JOINT
	EL.	ELEVATION
	ELEC.	ELECTRICAL
	ELEV.	ELEVATOR
	EMER.	EMERGENCY
	ENCL.	ENCLOSURE
	E.P.	ELECTRICAL PANEL BOARD
	EQ.	EQUAL
	EQPT.	EQUIPMENT
	E.S	EMERGENCY OVERFLOW SCUPPER
	E.W.C.	ELECTRIC WATER COOLER
	EXST.	EXISTING
	EXP0.	EXPOSED
	EXP.	EXPANSION
	EXT.	EXTERIOR
F	F.A.	FIRE ALARM
	F.B.	FLAT BAR
	F.D.	FLOOR DRAIN
	FDN.	FOUNDATION
	F.E.	FIRE EXTINGUISHER
	F.E.C.	FIRE EXTINGUISHER CAB.
	F.H.C.	FIRE HOSE CABINET
	FIN.	FINISH
	FL.	FLOOR
	FLASH.	FLASHING
	FLUOR.	FLUORESCENT
	F.O.C.	FACE OF CONCRETE
	F.O.F.	FACE OF FINISH
	F.O.S.	FACE OF STUDS
	FPRF.	FIREPROOF
	F.S.	FULL SIZE
	FT.	FOOT OR FEET
	FTG.	FOOTING
	FURR.	FURRING
	FUT.	FUTURE
G	GA.	GAUGE
	GALV.	GALVANIZED
	G.B.	GRAB BAR
	G.C.	GENERAL CONTRACTOR
	GL.	GLASS
	GND.	GROUND
	GR.	GRADE
	GYP.	GYPSUM
	G.W.B.	GYPSUM WALLBOARD
H	H.B.	HOSE BIB
	H.C.	HOLLOW CORE
	HDWD.	HARD WOOD
	HDWE.	HARDWARE
	H.M.	HOLLOW METAL
	HORIZ.	HORIZONTAL
	HR.	HOUR
	HGT.	HEIGHT
I	I.D.	INSIDE DIAMETER (DIM.)
	IN.	INCH
	INSUL.	INSULATION
	INT.	INTERIOR
	INV.	INVERT
J	JAN.	JANITOR
	JST.	JOIST
	JT.	JOINT
K	KIT.	KITCHEN
L	LAB.	LABORATORY
	LAM.	LAMINATE
	LAV.	LAVATORY
	L.F.	LINEAR FEET
	LKR.	LOCKER
	LT.	LIGHT
	LTG.	LIGHTING
	LTWT.	LIGHT WEIGHT
M	MAX.	MAXIMUM
	M.C.	MEDICINE CABINET
	MACH.	MACHINE
	MECH.	MECHANICAL
	MEMB.	MEMBRANE
	MET.	METAL
	MFR.	MANUFACTURER
	MH.	MANHOLE
	MIN.	MINIMUM
	MIR.	MIRROR
	MISC.	MISCELLANEOUS
	M.L.	MATCH LINE
	M.O.	MASONRY OPENING
	MTD.	MOUNTED
	MUL.	MULLION
N	N.	NORTH
	N.I.C.	NOT IN CONTRACT
	NO. OR #	NUMBER
	NOM.	NOMINAL
	N.T.S.	NOT TO SCALE
O	O.A.	OVERALL
	OBS.	OBSCURE
	O.C.	ON CENTER
	O.D.	OUTSIDE DIMENSION
	OFF.	OFFICE
	OPNG.	OPENING
	OP. HD.	OPPOSITE HAND
	OPP.	OPPOSITE
P	PRCST.	PRE-CAST
	P.L.	PROPERTY LINE
	P.T.	PRESSURE TREATED
	PL.	PLATE
	P.LAM.	PLASTIC LAMINATE
	PLAS.	PLASTER
	PLYWD.	PLYWOOD
	POL.	POLISHED
	PR.	PAIR
	PT.	POINT
	P.T.D.	PAPER TOWEL DISPENSER
	PTN.	PARTITION
	PTR.	PAPER TOWEL RECEPTACLE
Q	Q.T.	QUARRY TILE
R	R.	RISER
	RAD.	RADIUS
	R.D.	ROOF DRAIN
	REF.	REFERENCE
	REFL.	REFLECTED
	REFR.	REFRIGERATOR
	RF.	ROOF
	RGTR.	REGISTER
	REINF.	REINFORCED
	REQ.	REQUIRED
	RESIL.	RESILIENT
	RM.	ROOM
	R.O.	ROUGH OPENING
	RWD.	REDWOOD
	R.W.L.	RAIN WATER LEADER
S	S.	SOUTH
	SABF	SOUND ATTENUATION FIRE BLANKETS
	S.C.	SOLID CORE
	S.C.D.	SEAT COVER DISPENSER
	SCHED.	SCHEDULE
	S.D.	SOAP DISPENSER
	SECT.	SECTION
	SH.	SHELF
	SHR.	SHOWER
	SHT.	SHEET
	SIM.	SIMILAR
	S.N.D.	SANITARY NAPKIN DISPENSER
	S.N.R.	SANITARY NAPKIN RECEPTACLE
	SPEC.	SPECIFICATION
	SQ.	SQUARE
	S.ST.	STAINLESS STEEL
	S.SK.	SERVICE SINK
	STA.	STATION
	STD.	STANDARD
	STL.	STEEL
	STOR.	STORAGE
	STRL.	STRUCTURAL
	SUSP.	SUSPEND
	SYM.	SYMMETRICAL
T	TRD.	TREAD
	T.B.	TOWEL BAR
	T.C.	TOP OF CURB
	TEL.	TELEPHONE
	TEMP.	TEMPERED
	T. & G.	TONGUE AND GROOVE
	THK.	THICK
	TOIL.	TOILET
	T.P.	TOP OF PAVEMENT
	T.P.D.	TOILET PAPER DISPENSER
	T.V.	TELEVISION
	T.W.	TOP OF WALL
	TYP.	TYPICAL
	T.O.B.	TOP OF BEAM
	T.O.C.	TOP OF CONCRETE
	T.O.S.	TOP OF SLAB
U	UNF.	UNFINISHED
	U.O.N.	UNLESS OTHERWISE NOTED
	UR.	URINAL
		UNDERWRITERS LAB
V	V.I.F.	VERIFY IN FIELD
	VERT.	VERTICAL
	V.T.	VINYL TILE
	VEST.	VESTIBULE
	V.B.	VAPOR BARRIER
W	W.	WEST
	WT.	WEIGHT
	W/	WITH
	W.C.	WATER CLOSET
	WD.	WOOD
	W/O	WITHOUT
	WP.	WATERPROOF
	WSCT.	WAINSCOT

MATERIAL LEGEND



SYMBOL LEGEND



PROJECT TEAM

OWNER:

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DESIGN/PROJECT ARCHITECT:

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BISCAYNE BLVD., SUITE 309-310
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TEL. (305) 559.1250
FAX. (305) 551.1740

APPLICABLE CODES

GOVERNING ZONING CODE:	MIAMI BEACHI, FLORIDA CODE OF ORDINANCE
BUILDING CODE:	FLORIDA BUILDING CODE 2020,7TH EDITION
EXISTING BUILDING:	FLORIDA BUILDING CODE: EXISTING BUILDING CODE 2020
STRUCTURAL:	FLORIDA BUILDING CODE 2020,7TH EDITION
PLUMBING:	FLORIDA BUILDING CODE 2020,7TH EDITION - PLUMBING
MECHANICAL:	FLORIDA BUILDING CODE 2020,7TH EDITION - MECHANICAL
ELECTRICAL:	FLORIDA BUILDING CODE - 2020,7TH EDITION - ELECTRICAL
ACCESSIBILITY:	FLORIDA BUILDING CODE 2020 - CHAPTER 11 FACBC
FIRE PROTECTION:	FLORIDA FIRE PREVENTION CODE - 2020,7TH EDITION

PROJECT INFORMATION

SCOPE OF WORK

THE PROJECT CONSISTS OF A PROPOSED ROOF TERRACE (ASSEMBLY USE) WITH AN ENCLOSED BAR. THIS WORK WILL ALSO INCLUDE THE EXTENSION OF AN EXISTING ELEVATOR FROM THE LAST HOTEL LEVEL TO THE PROPOSED ELEVATION OF ROOF TERRACE.

LEGAL DESCRIPTION

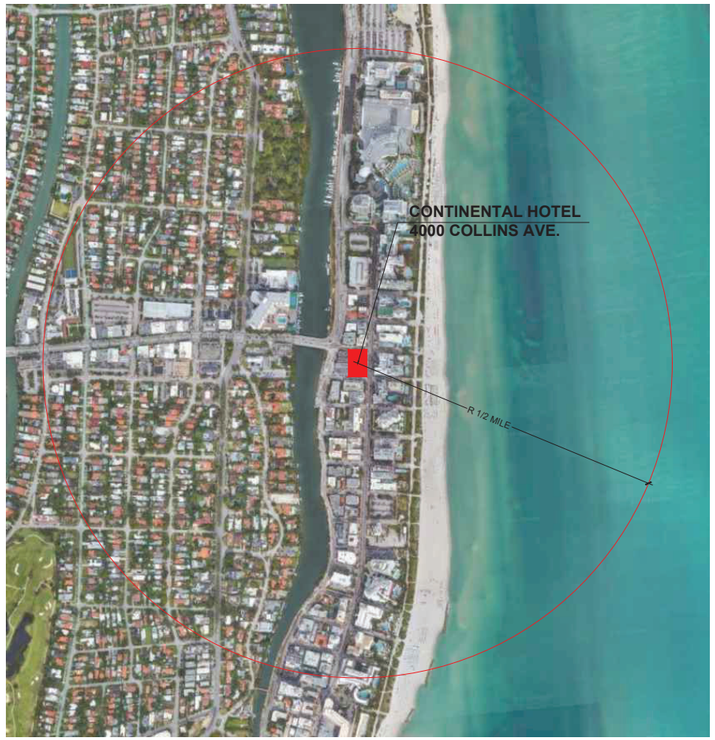
"HOTEL UNIT" OF 4000 COLLINS CONDOMINIUM , A CONDOMINIUM TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENAN T THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 33153, PAGE 4459, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,

SAID PARCEL OF LAND WHOLLY WITHIN,

LOTS 10 THRU 15 INCLUSIVE ,BLOCK 34, LESS A PART OF LOT 13 AT THE NORTHEASTERLY CORNER THEREOF, BOUNDED BY THE TANGENTS TO AN ARC OF A CIRCULAR CURVE HAVING A CENTRAL ANGLE OF 90°00'00" ,A RADIUS OF 20.00 FEET, SAID EXCEPTED PART OF LOT 13 RECORDED IN DEED BOOK 2723, AT PAGE 294, DADE COUNTY, FLORIDA, ALL SHOWN ON THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT CO., PLAT BOOK 5, AT PAGE 7 AND 8 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

TOGETHER WITH:

ANY AND ALL REAL PROPERTY INTERESTS PURSUANT TO THAT CERTAIN PARKING LICENSE AGREEMENT , AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF PARKING LICENSE AGREEMENT DATED___ ,2022, AND RECORDED IN BOOK __, PAGE ___, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



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ARCHITECTURAL

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Digitally signed by Jose L Gomez
Date: 2022.12.09 10:25:14 -05'00'

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DWG. TITLE: *PROJECT INFORMATION & INDEX*
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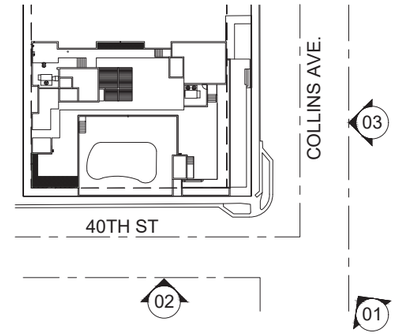
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R-004



RENDERING 01



KEY PLAN



RENDERING 02



RENDERING 03

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DWG. TITLE: *RENDERINGS*
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SHEET NUMBER: *R-005*



01



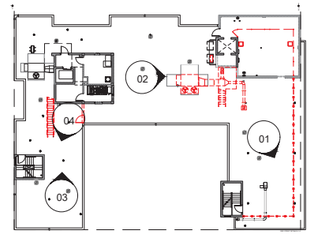
02



03



04



KEY PLAN

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01

SOUTH-EAST VIEW



02

SOUTH-WEST VIEW



03

NORTH-WEST VIEW



04

NORTH-EAST VIEW

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4000 COLLINS AVENUE
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BEILINSON GOMEZ

ARCHITECTURE AAC001062

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STATE OF FLORIDA
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REGISTERED ARCHITECT

JOSE L GOMEZ
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△ DATE REVISION

DWG. TITLE
AERIAL PHOTOGRAPGHS
SCALE
N.T.S.
PROJECT NO.
2022-22
DATE
10-26-22
SHEET NUMBER
A-003



01



02



03



04



KEY PLAN

4000 COLLINS AVENUE

4000 COLLINS AVENUE
MIAMI BEACH, FL 33140

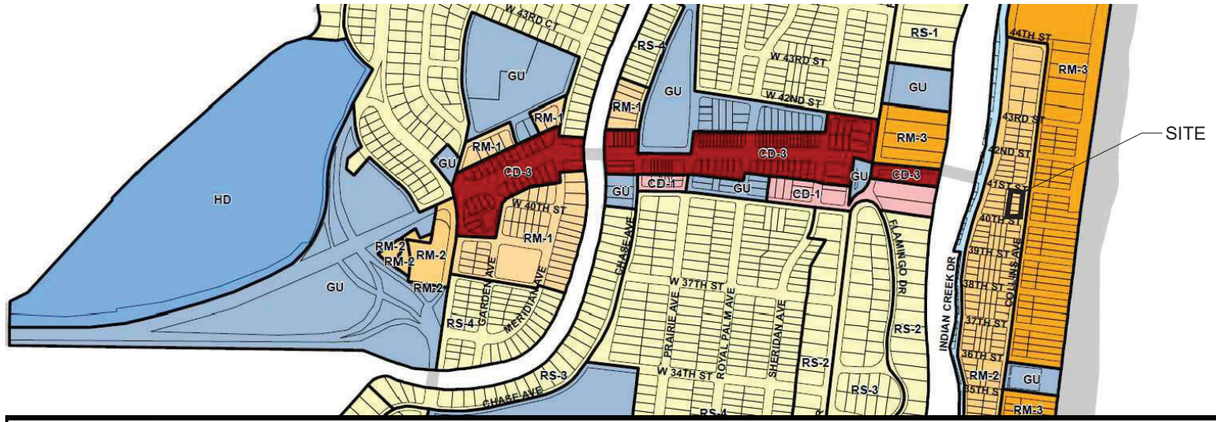
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DWG. TITLE	*CONTEXT PHOTOGRAPHS*
SCALE	*N.T.S.*
PROJECT NO.	*2022-22*
DATE	*10-26-22*
SHEET NUMBER	*A-004*

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ZONING DISTRICTS

- RS-1 Single family residential
- RS-2 Single family residential
- RS-3 Single family residential
- RS-4 Single family residential
- TH Townhome residential
- RM-1 Residential multifamily, low intensity
- RM-2 Residential multifamily, medium intensity
- RM-3 Residential multifamily, high intensity
- CD-1 Commercial, low intensity
- CD-2 Commercial, medium intensity
- CD-3 Commercial, high intensity
- I-1 Urban light industrial
- MXE Mixed use entertainment
- HD Hospital district
- MR Marine recreational
- GU Civic and government use
- CCC Convention center district
- RM-PRD Multifamily, planned residential development district
- RM-PRD-2 Multifamily, planned residential development district
- WD-1 Waterway district
- WD-2 Waterway district
- RO Residential office
- GC Golf course
- RPS-1 Residential performance standard, medium-low density
- RPS-2 Residential performance standard, medium density
- RPS-3 Residential performance standard, medium-high density
- RPS-4 Residential performance standard, high denisty
- CPS-1 Commercial performance standard, limited mixed use
- CPS-2 Commercial performance standard, general mixed use
- CPS-3 Commercial performance standard, intensive mixed use
- CPS-4 Commercial performance standard, intensive phased bayside
- RMPS-1 Residental mixed use performance standard
- SPE Special public facilites educational district
- TC-C North Beach Town Center central core
- TC-1 North Beach Town Center core
- TC-2 North Beach Town Center mixed use
- TC-3 North Beach Town Center residential/office
- TC-3(c) North Beach Town Center residential/office with conditional neighborhood commercial

FOR AN OFFICIAL ZONING DETERMINATION PLEASE CONTACT THE PLANNING DEPARTMENT.



LOCAL HISTORIC DISTRICTS

- Espanola Way Historic District
- Altos del Mar Historic District
- Flamingo Park Historic District
- Ocean Drive/Collins Avenue Historic District
- Museum Historic District
- Ocean Beach Historic District
- Harding Townsite Historic District
- Palm View Historic District
- Collins Waterfront Historic District
- North Beach Resort Historic District
- Flamingo Waterway Historic District
- Morris Lapidus/Mid 20th Century Historic District
- North Shore Historic District
- Normandy Isles Historic District

NATIONAL REGISTER HISTORIC DISTRICTS

- Miami Beach Architectural District
- Normandy Isles Historic District
- North Shore Historic District
- Collins Waterfront Architectural District

LOCAL HISTORIC SITES

1. Old City Hall Historic Site
2. 21st St Recreation Center Historic Site
3. Congregation Beth Jacob Historic Site
4. Venetian Causeway Historic Site
5. Miami Beach Woman's Club Historic Site
6. Sunset Island Bridges Historic Structures
7. The Bath Club Historic Site
8. Dade Blvd Fire Station Historic Site
9. PineTree Dr Historic Roadway
10. Flagler Memorial and Monument Island Historic Site
11. 69th St Fire Station Historic Site
12. 28th St Obelisk and Pumping Station Historic Structure
13. 1600 Lenox Ave Historic Site
14. 36 Ocean Dr Historic Site
15. 1700 Alton Rd Historic Site

4000 COLLINS AVENUE

4000 COLLINS AVENUE
MIAMI BEACH, FL 33140

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DWG. TITLE	ZONING MAPS
SCALE	N.T.S.
PROJECT NO.	2022-22
DATE	10-26-22
SHEET NUMBER	A-005

△ DATE REVISION

LOT SIZE 27,926 S.F.

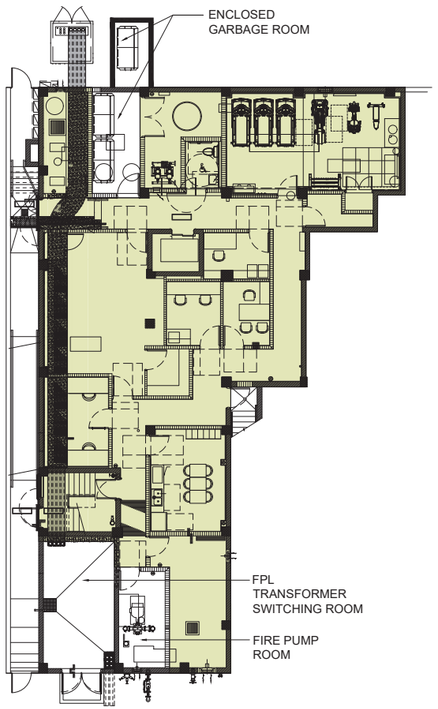
MAX ALLOWED
FAR 2.0 = 55,852 S.F.

EXISTING FLOOR AREA

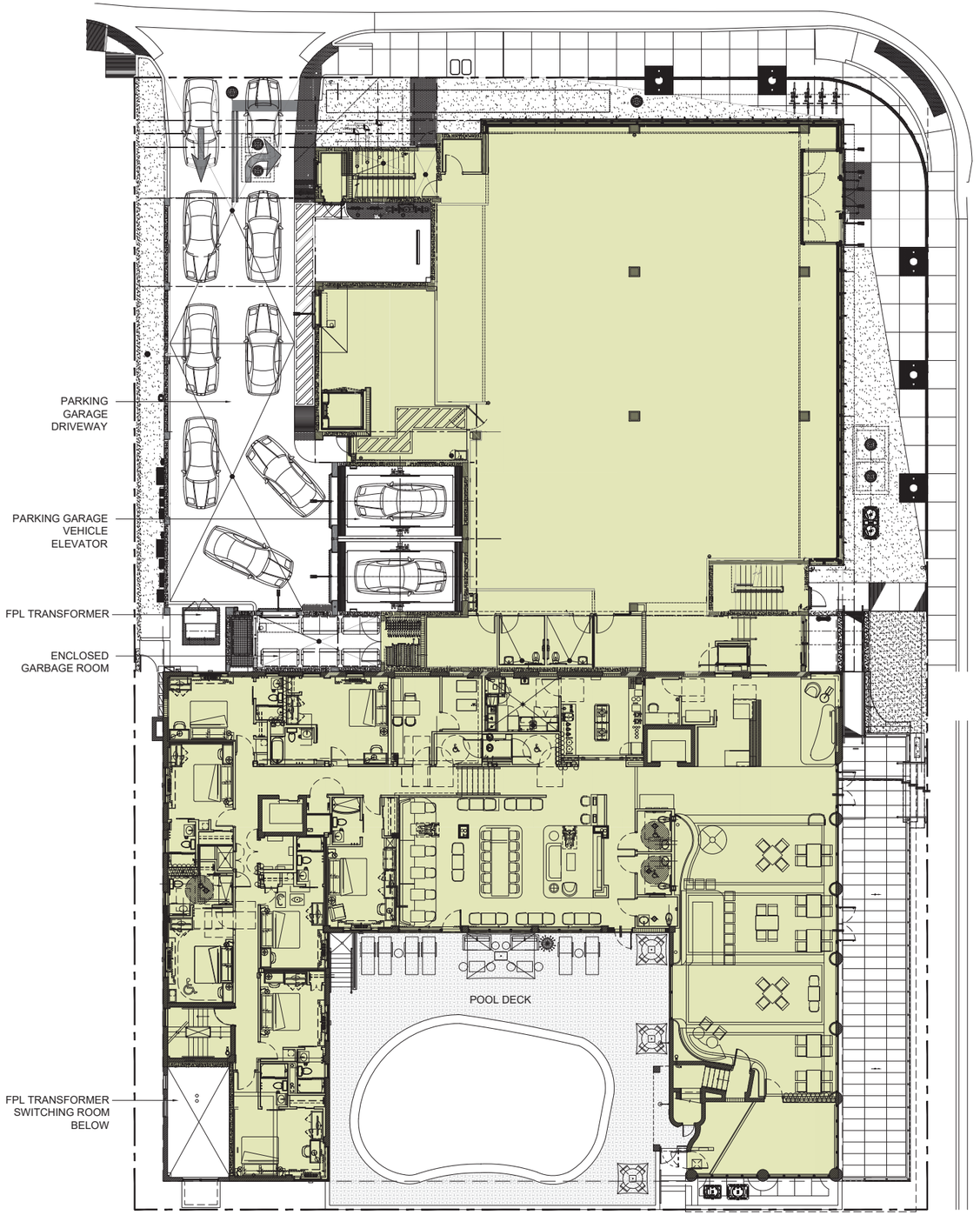
EXISTING HOTEL		EXISTING PARKING GARAGE BLDG	
BASEMENT (HALF)	1,503 S.F.		
GROUND	7,820 S.F.	GROUND	7,775 S.F.
SECOND	8,185 S.F.	SECOND	2,462 S.F.
THIRD	8,185 S.F.	THIRD	443 S.F.
FOURTH	7,962 S.F.	FOURTH	443 S.F.
FIFTH	7,962 S.F.	ROOF	N/A
ROOF	860 S.F.		
	42,477 S.F.		11,125 S.F.

TOTAL EXISTING FLOOR AREA 42,477+11,125 = 53,602 S.F.

NOTE: SEE A-006.3 FOR PROPOSED FLOOR AREA CALCULATIONS.



BASEMENT 1,503 S.F.



GROUND LEVEL 15,595 S.F.

4000 COLLINS AVENUE

4000 COLLINS AVENUE
MIAMI BEACH, FL 33140

BEILINSON GOMEZ ARCHITECTURE

STATE OF FLORIDA
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AR0015416
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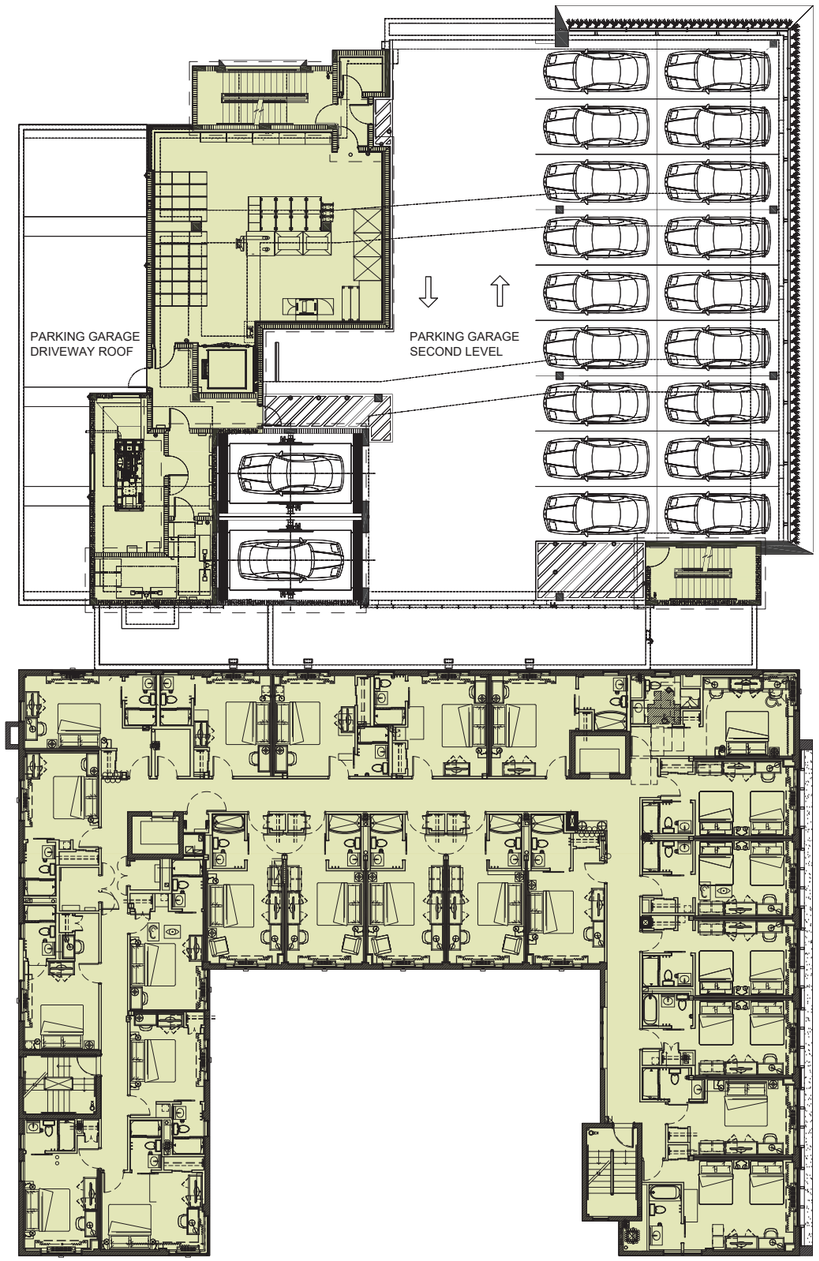
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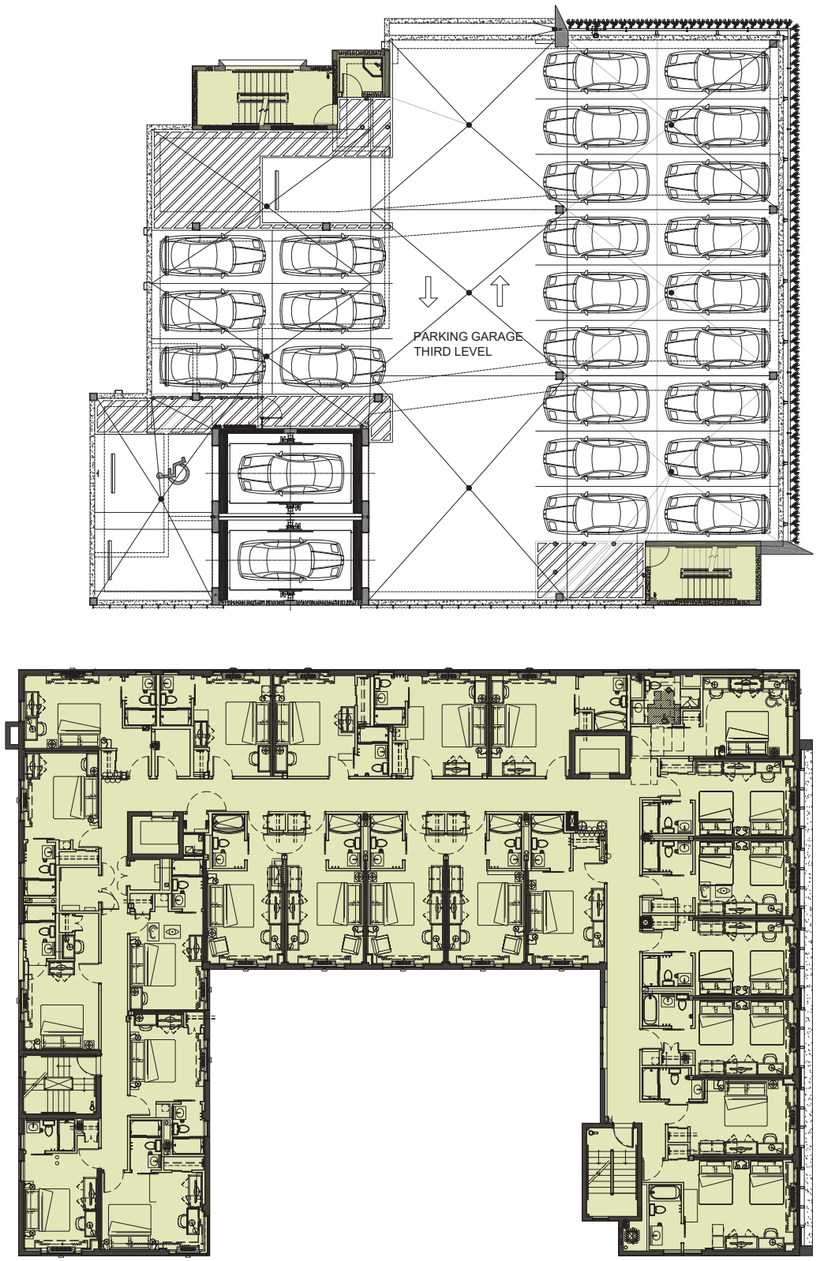
ARCHITECTURE 8101 BISCAYNE BLVD. S 309_310 MIAMI FL 33138.4664 T 305.559.1250 F 305.551.1740
JOSE I. GOMEZ AA0001062 AR0015416

DATE	REVISION

DWG. TITLE: *FLOOR AREA DIAGRAMS*
SCALE: *N.T.S.*
PROJECT NO.: *2022-22*
DATE: *10-26-22*
SHEET NUMBER: *A-006*



2TH LEVEL 8,405 S.F.



3TH LEVEL 7,962 S.F.

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4000 COLLINS AVENUE

4000 COLLINS AVENUE
MIAMI BEACH, FL 33140

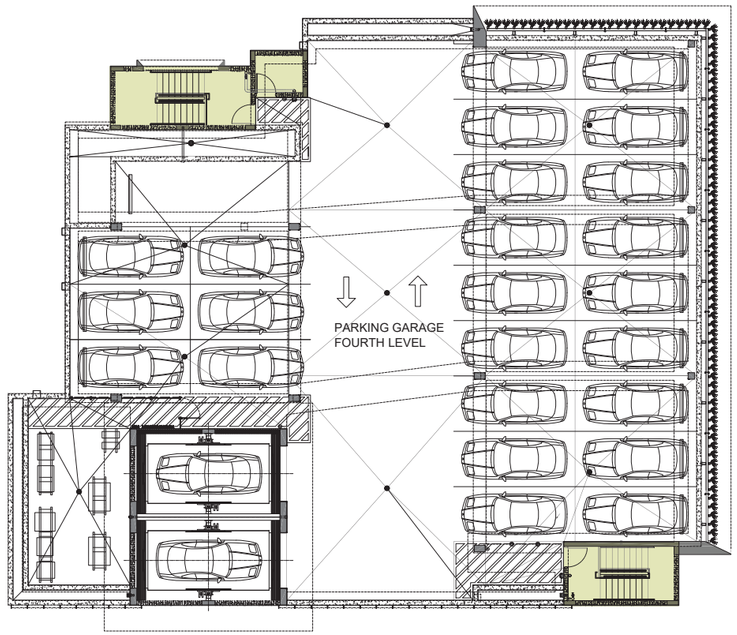
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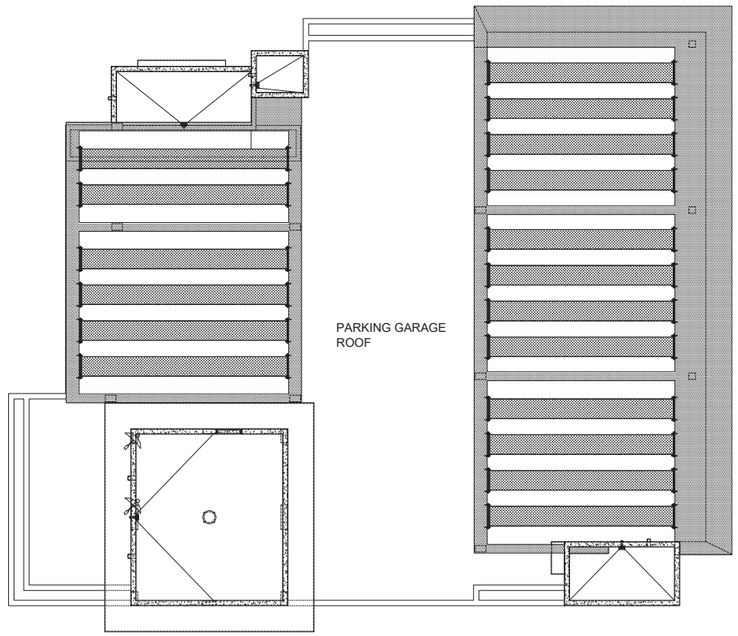
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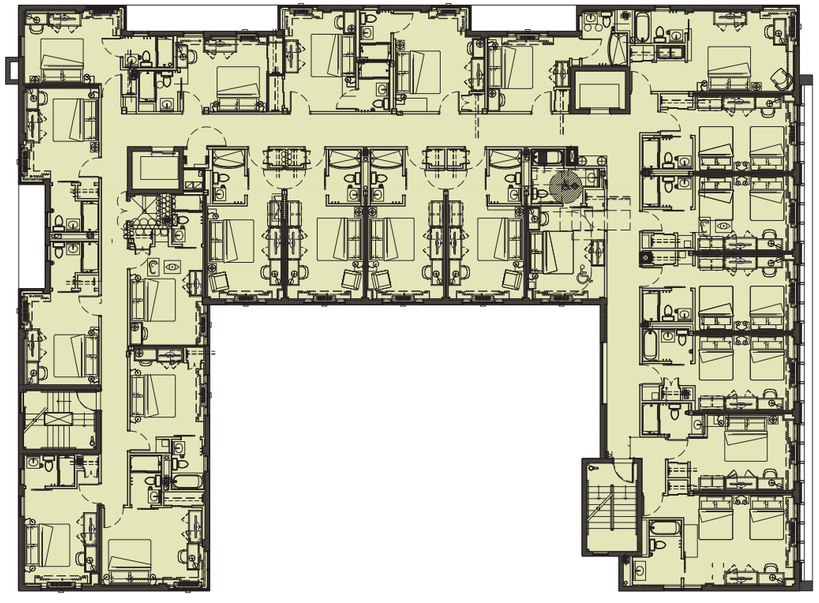
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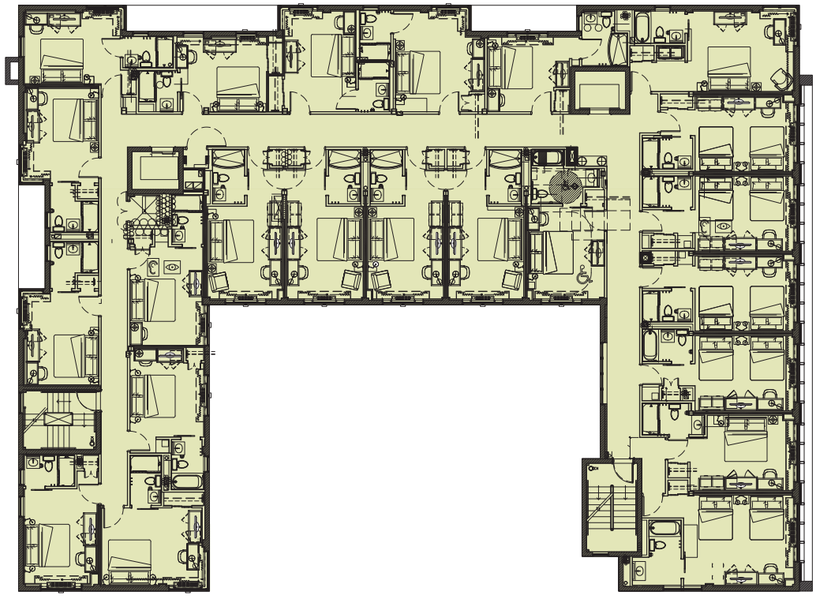
DATE	REVISION

DWG. TITLE: *FLOOR AREA DIAGRAMS*
SCALE: *N.T.S.*
PROJECT NO.: *2022-22*
DATE: *10-26-22*
SHEET NUMBER: *A-006.1*









4TH LEVEL 8,405 S.F.

5TH LEVEL 7,962 S.F.

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4000 COLLINS AVENUE

4000 COLLINS AVENUE
MIAMI BEACH, FL 33140

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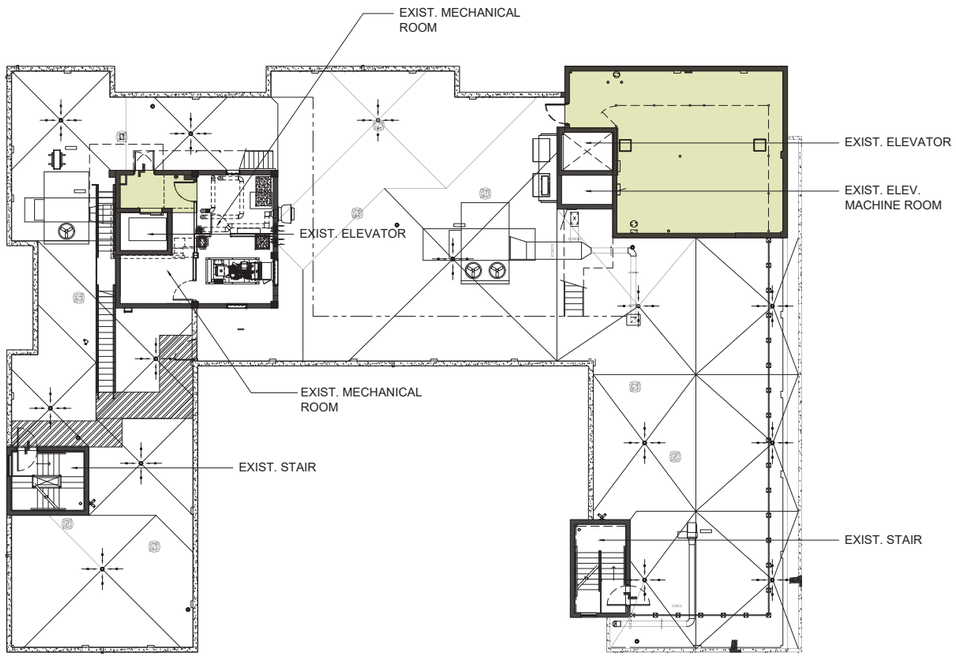
STATE OF FLORIDA
JOSE L GOMEZ
AR0015416
REGISTERED ARCHITECT

△ DATE REVISION

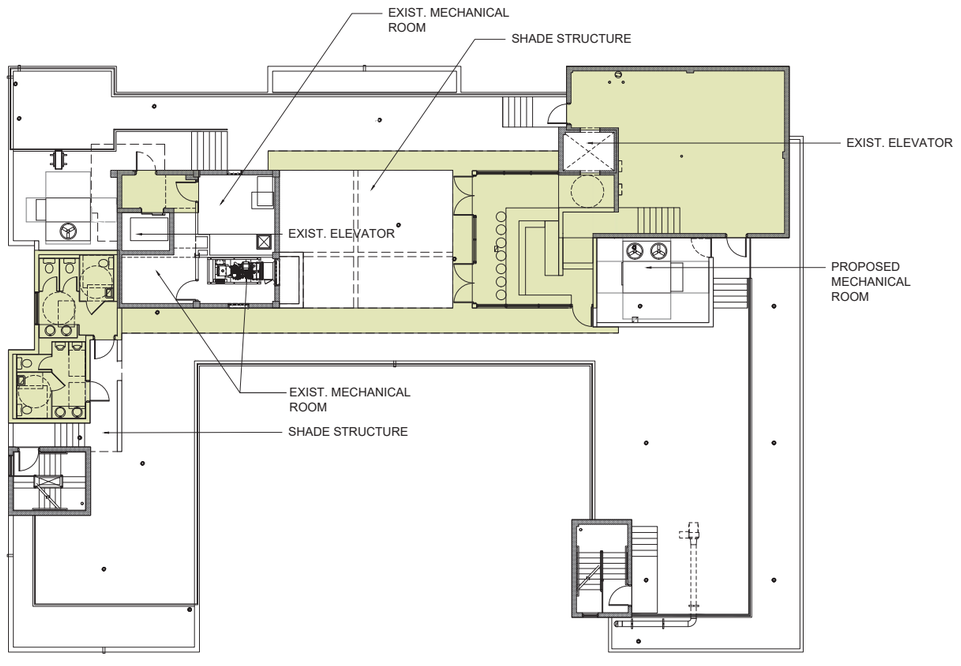
DWG. TITLE
FLOOR AREA DIAGRAMS
SCALE
N.T.S.
PROJECT NO.
2022-22
DATE
10-26-22
SHEET NUMBER
A-006.2

PROPOSED FLOOR AREA			
EXISTING HOTEL		EXISTING	FAR PROPOSED 1.96
BASEMENT (HALF)	1,503 S.F.		
GROUND	7,820 S.F.		
SECOND	8,185 S.F.		
THIRD	8,185 S.F.		
FOURTH	7,962 S.F.		
FIFTH	7,962 S.F.		
PROPOSED ROOF	2,080 S.F.		
TOTAL	43,697 S.F.		
TOTAL PROPOSED FLOOR AREA 43,697 + 11,125 = 54,822 S.F.			

PROPOSED ROOF LEVEL 2,080 S.F.



EXISTING ROOF LEVEL 860 S.F.



PROPOSED ROOF LEVEL 2,080 S.F.

4000 COLLINS AVENUE

4000 COLLINS AVENUE
MIAMI BEACH, FL 33140

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STATE OF FLORIDA
JOSE I. GOMEZ
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REGISTERED ARCHITECT

△ DATE	REVISION

DWG. TITLE
FLOOR AREA DIAGRAMS
SCALE
N.T.S.
PROJECT NO.
2022-22
DATE
10-26-22
SHEET NUMBER
A-006.3

ITEM #	Zoning Information			
1	Address:	4000 COLLINS AVENUE		
2	Board and file numbers :	HPB22-0551		
3	Folio number(s):	02-3226-001-1930		
4	Year constructed:	1948	Zoning District:	RM-2
5	Based Flood Elevation:	7.0 NGVD	Grade value in NGVD:	3.5' NGVD
6	Adjusted grade (Flood+Grade/2):	5.25' NGVD	Lot Area:	27,926 S.F.
7	Lot width:	200'-0"	Lot Depth:	140'-0"
8	Minimum Unit Size	N/A	Average Unit Size	N/A
9	Existing use:	HOTEL	Proposed use:	HOTEL

		Maximum	Existing	Proposed	Deficiencies
10	Height	75'-0"	EXISTING	EXISTING	
11	Number of Stories	8	5	6	
12	**FAR**	2.00	1.93	1.96	
13	Gross square footage	55,852 S.F.	53,602 S.F.	54,822 S.F.	
14	Square Footage by use	N/A	N/A	N/A	
15	Number of units Residential	N/A	N/A	N/A	
16	Number of units Hotel	N/A	N/A	N/A	
17	Number of seats	N/A	N/A	N/A	
18	Occupancy load	N/A	N/A	N/A	

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	20'-0"	N/A	N/A	
20	Side Setback:	16'-0" (8%)	EXISTING	EXISTING TO REMAIN	
21	Side Setback:	N/A	N/A	N/A	
22	Side Setback facing street:	40TH ST 16'-0" (8%)	5'-0" PER HPB 21-0480	EXISTING TO REMAIN	
23	Rear Setback:	14'-0"	5'-0" PER HPB 21-0481	EXISTING TO REMAIN	
	At Grade Parking:				
24	Front Setback:	N/A	N/A	N/A	
25	Side Setback:	N/A	N/A	N/A	
26	Side Setback:	N/A	N/A	N/A	
27	Side Setback facing street:	N/A	N/A	N/A	
28	Rear Setback:	N/A	N/A	N/A	
	Pedestal:				
29	Front Setback:	20'-0"	15'-0" PER HPB 21-0480	EXISTING TO REMAIN	
30	Side Setback:	16'-0" (8%)	EXISTING	EXISTING TO REMAIN	
31	Side Setback:	N/A	N/A	N/A	
32	Side Setback facing street:	40TH ST 16'-0" (8%)	5'-0" PER HPB 21-0480	EXISTING TO REMAIN	
33	Rear Setback:	14'-0"	5'-0" PER HPB 21-0480	EXISTING TO REMAIN	
	Tower:				
34	Front Setback:	N/A	N/A	N/A	
35	Side Setback:	N/A	N/A	N/A	
36	Side Setback:	N/A	N/A	N/A	
37	Side Setback facing street:	N/A	N/A	N/A	
38	Rear Setback:	N/A	N/A	N/A	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	PARKING DESTRICT 1			
40	Total # of parking spaces	N/A	N/A	N/A	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
43	Parking Space Dimensions	N/A	N/A	N/A	
44	Parking Space configuration (45o,60o,90o,Parallel)	N/A	N/A	N/A	
45	ADA Spaces	N/A	N/A	N/A	
46	Tandem Spaces	N/A	N/A	N/A	
47	Drive aisle width	N/A	N/A	N/A	
48	Valet drop off and pick up	N/A	N/A	N/A	
49	Loading zones and Trash collection	N/A	N/A	N/A	
50	racks	N/A	N/A	N/A	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	ROOF LEVEL	NONE	RESTAURANT/ ROOF TERRACE	
52	Number of seats located outside on private property		NONE	NONE	
53	Number of seats inside		NONE	7	
54	Total number of seats		NONE		
55	Total number of seats per venue (Provide a separate chart for a breakdown	N/A	N/A	N/A	
56	Total occupant content	ROOF LEVEL	NONE	258 OCCUPANTS AS PER FBC B. TABLE 1004.5	
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	

58	Proposed hours of operation	
59	Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361)	NO
60	Is dancing and/or entertainment proposed	NO
61	Is this a contributing building?	**Yes** or No
62	Located within a Local Historic District?	**Yes** or No

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4000 COLLINS AVENUE

4000 COLLINS AVENUE
MIAMI BEACH, FL 33140

BEILINSON GOMEZ ARCHITECTURE

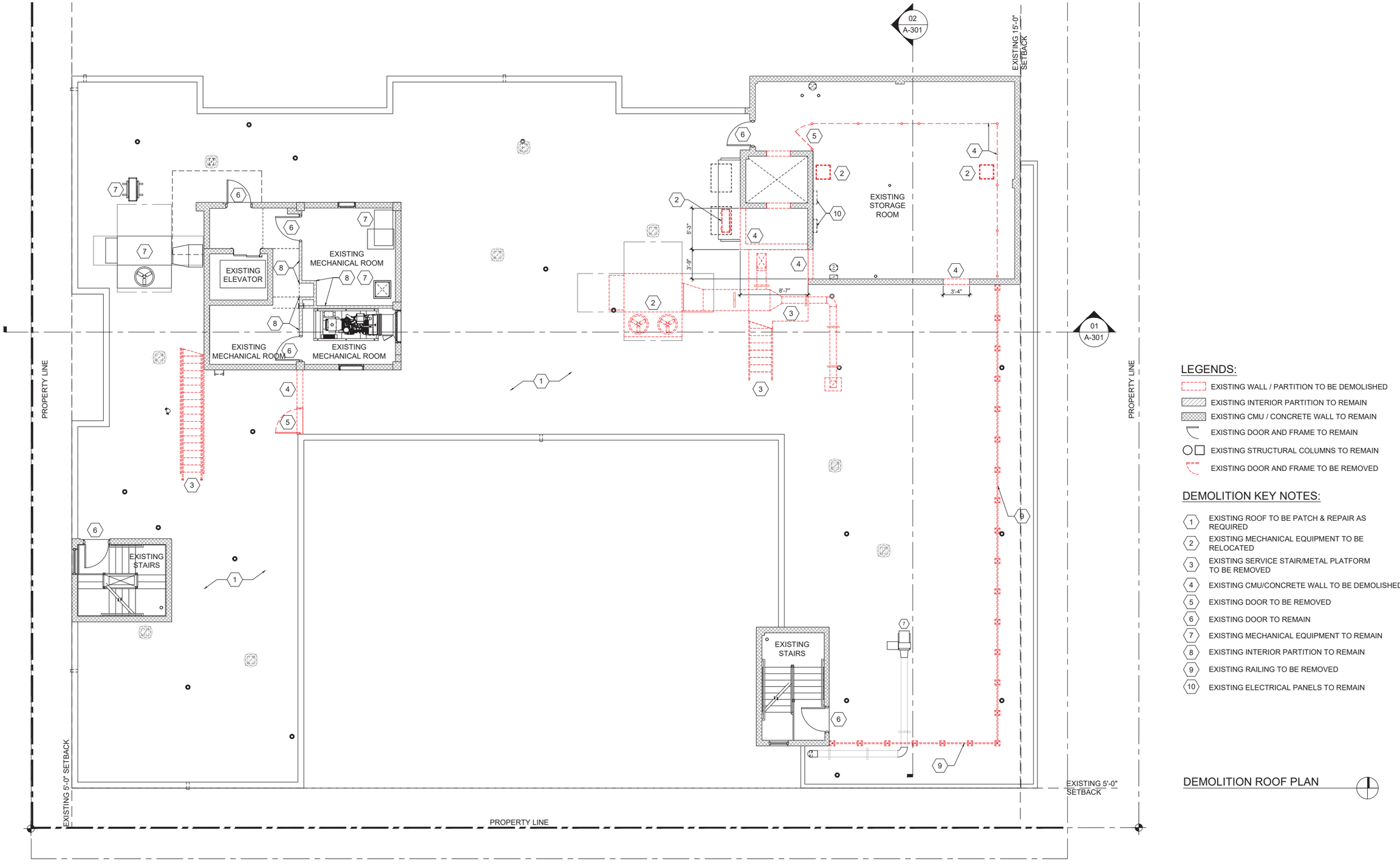
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ARCHITECTURE 8101 BISCAYNE BLVD. S 309_310 MIAMI FL 33138.4664 T 305.559.1250 F 305.551.1740
AA C001062
JOSE I. GOMEZ
AR 0015416

DWG. TITLE	*ZONING CHART*
SCALE	*N.T.S.*
PROJECT NO.	*2022-22*
DATE	*10-26-22*
SHEET NUMBER	*A-007*

△ DATE REVISION



LEGENDS:

- EXISTING WALL / PARTITION TO BE DEMOLISHED
- EXISTING INTERIOR PARTITION TO REMAIN
- EXISTING CMU / CONCRETE WALL TO REMAIN
- EXISTING DOOR AND FRAME TO REMAIN
- EXISTING STRUCTURAL COLUMNS TO REMAIN
- EXISTING DOOR AND FRAME TO BE REMOVED

DEMOLITION KEY NOTES:

1. EXISTING ROOF TO BE PATCH & REPAIR AS REQUIRED
2. EXISTING MECHANICAL EQUIPMENT TO BE RELOCATED
3. EXISTING SERVICE STAIR/METAL PLATFORM TO BE REMOVED
4. EXISTING CMU/CONCRETE WALL TO BE DEMOLISHED
5. EXISTING DOOR TO BE REMOVED
6. EXISTING DOOR TO REMAIN
7. EXISTING MECHANICAL EQUIPMENT TO REMAIN
8. EXISTING INTERIOR PARTITION TO REMAIN
9. EXISTING RAILING TO BE REMOVED
10. EXISTING ELECTRICAL PANELS TO REMAIN

DEMOLITION ROOF PLAN

CONSULTANT

4000 COLLINS AVENUE

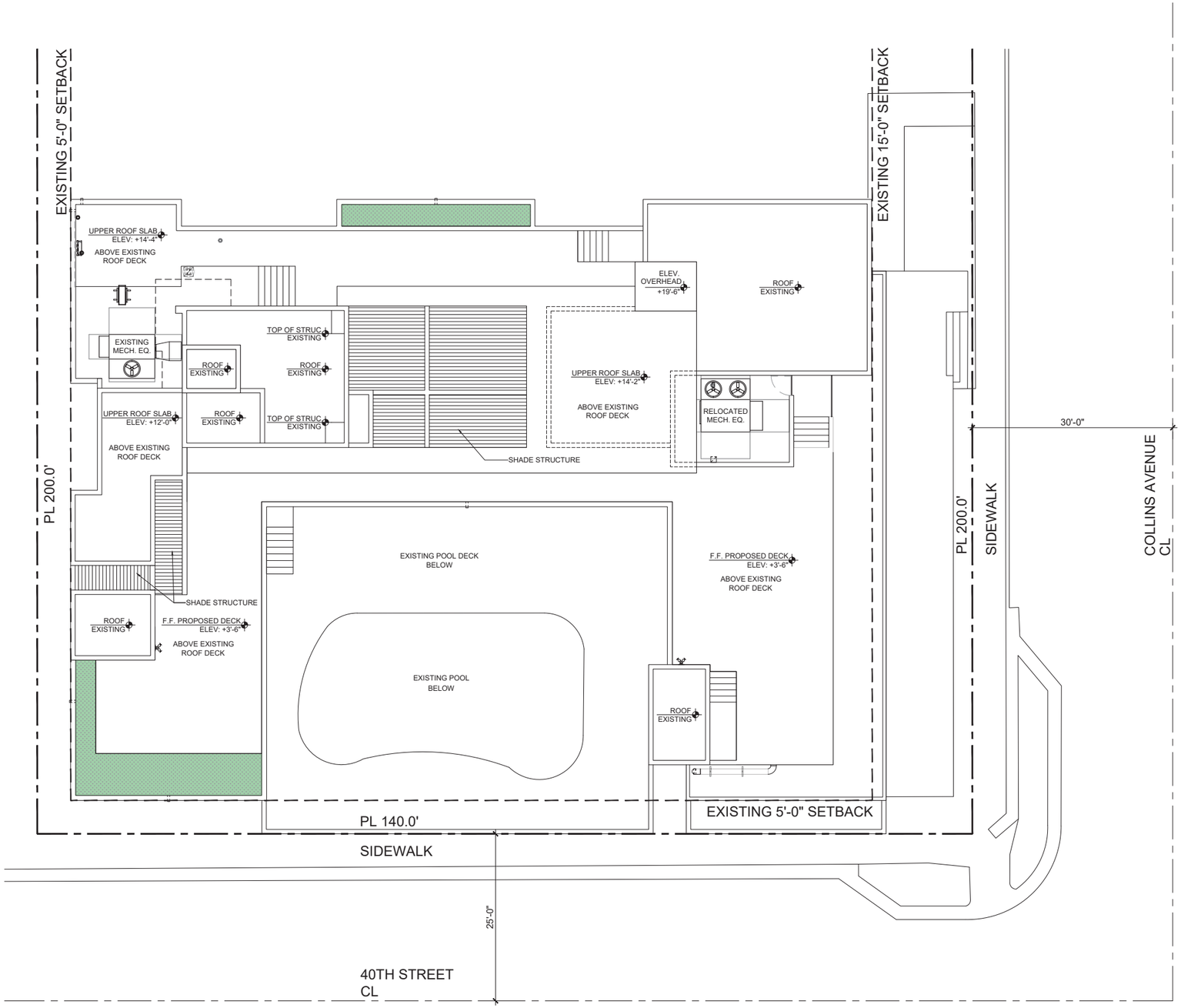
4000 COLLINS AVENUE
MIAMI BEACH, FL 33140

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REGISTERED ARCHITECT
JOSE L GOMEZ
AR0015416

DWG. TITLE	*EXISTING DEMO ROOF PLAN*
SCALE	*3/16"=1'-0"*
PROJECT NO.	*2022-22*
DATE	*10-26-22*
SHEET NUMBER	*ED-104*

△ DATE REVISION



SITE PLAN WITH PROPOSED ROOF DECK

SCALE 1/8" =1'-0"

LEGAL DESCRIPTION

"HOTEL UNIT" OF 4000 COLLINS CONDOMINIUM , A CONDOMINIUM TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENAN T THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 33153, PAGE 4459, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,

SAID PARCEL OF LAND WHOLLY WITHIN,

LOTS 10 THRU 15 INCLUSIVE ,BLOCK 34, LESS A PART OF LOT 13 AT THE NORTHEASTERLY CORNER THEREOF, BOUNDED BY THE TANGENTS TO AN ARC OF A CIRCULAR CURVE HAVING A CENTRAL ANGLE OF 90°00'00" ,A RADIUS OF 20.00 FEET, SAID EXCEPTED PART OF LOT 13 RECORDED IN DEED BOOK 2723, AT PAGE 294, DADE COUNTY, FLORIDA, ALL SHOWN ON THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT CO., PLAT BOOK 5, AT PAGE 7 AND 8 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

TOGETHER WITH:

ANY AND ALL REAL PROPERTY INTERESTS PURSUANT TO THAT CERTAIN PARKING LICENSE AGREEMENT , AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF PARKING LICENSE AGREEMENT DATED___ ,2022, AND RECORDED IN BOOK __, PAGE ___, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTE:
ALL ELEVATIONS ARE SHOWN ABOVE EXISTING ROOF (EXISTING ROOF 0'-0")

CONSULTANT

4000 COLLINS AVENUE

4000 COLLINS AVENUE
MIAMI BEACH, FL 33140

BEILINSON GOMEZ

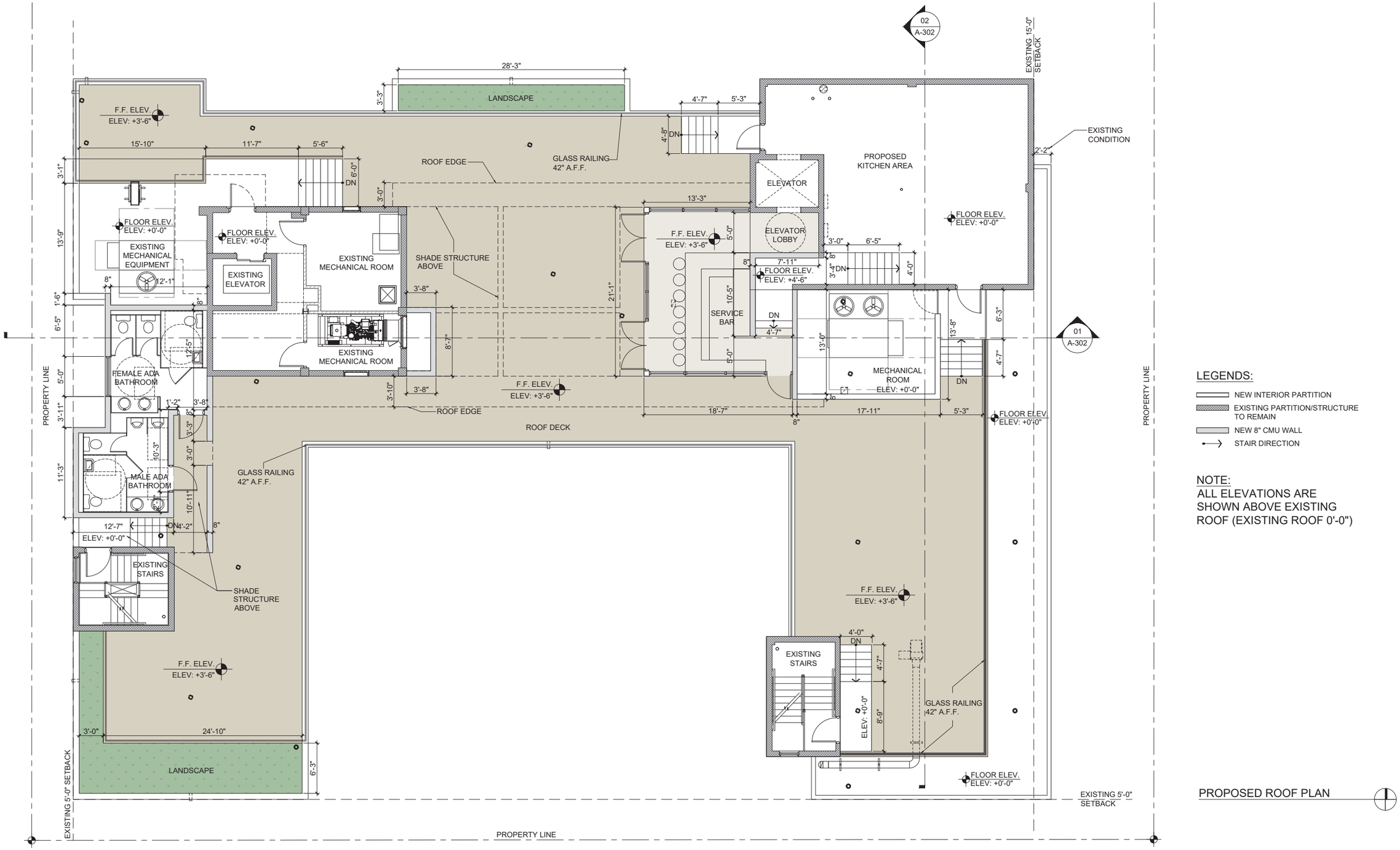
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AA C001062 JOSE L. GOMEZ AR0015416

DWG. TITLE: SITE PLAN
SCALE: 1/8"=1'-0"
PROJECT NO.: 2022-22
DATE: 10-26-22
SHEET NUMBER: SP-100

△ DATE REVISION



LEGENDS:

- NEW INTERIOR PARTITION
- EXISTING PARTITION/STRUCTURE TO REMAIN
- NEW 8" CMU WALL
- STAIR DIRECTION

NOTE:
ALL ELEVATIONS ARE SHOWN ABOVE EXISTING ROOF (EXISTING ROOF 0'-0")

PROPOSED ROOF PLAN

CONSULTANT

4000 COLLINS AVENUE

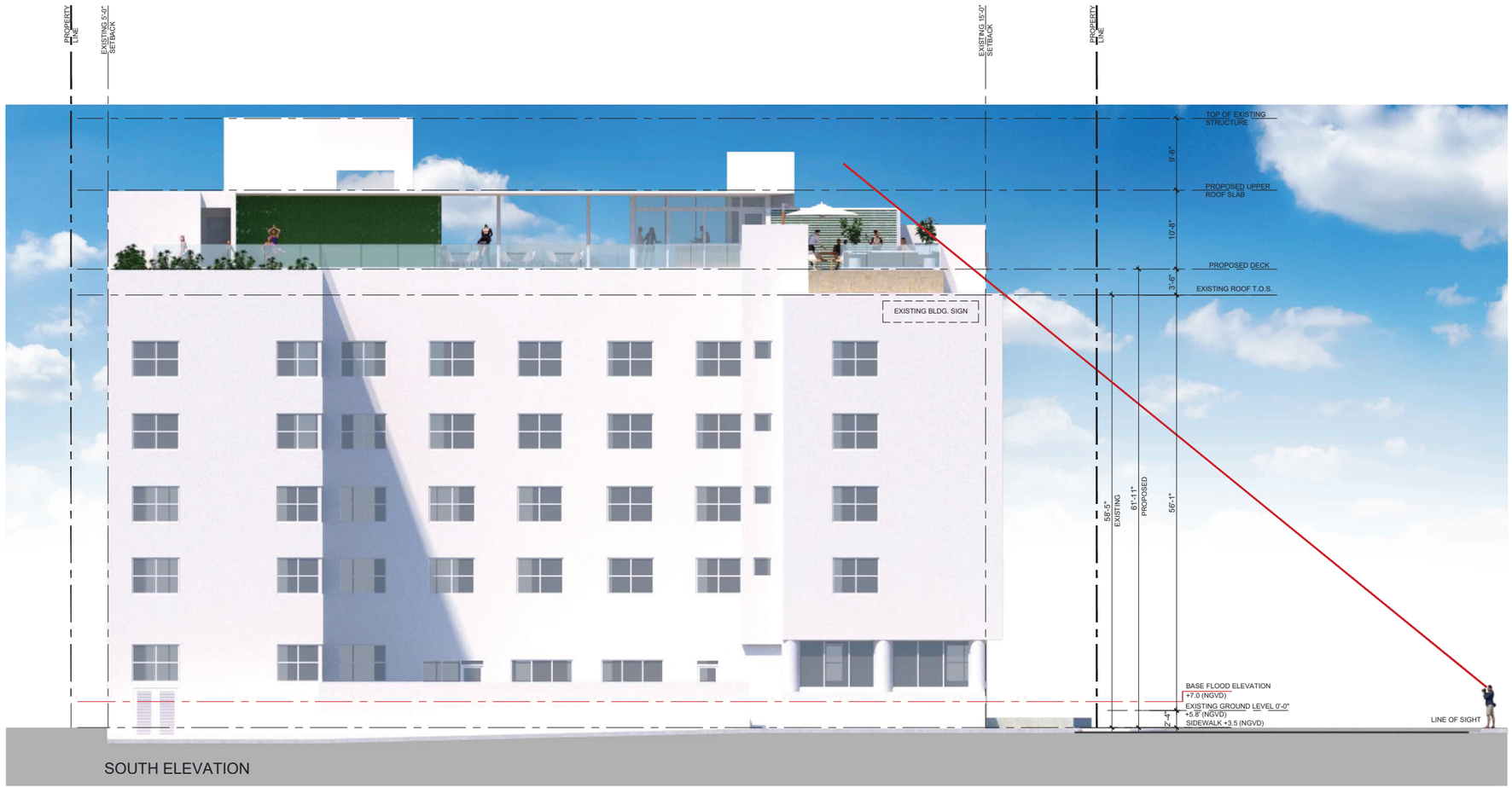
4000 COLLINS AVENUE
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DWG. TITLE	*PROPOSED ROOF PLAN*
SCALE	*3/16"=1'-0"*
PROJECT NO.	*2022-22*
DATE	*10-26-22*
SHEET NUMBER	*A-101*

△ DATE REVISION



SOUTH ELEVATION

CONSULTANT

4000 COLLINS AVENUE

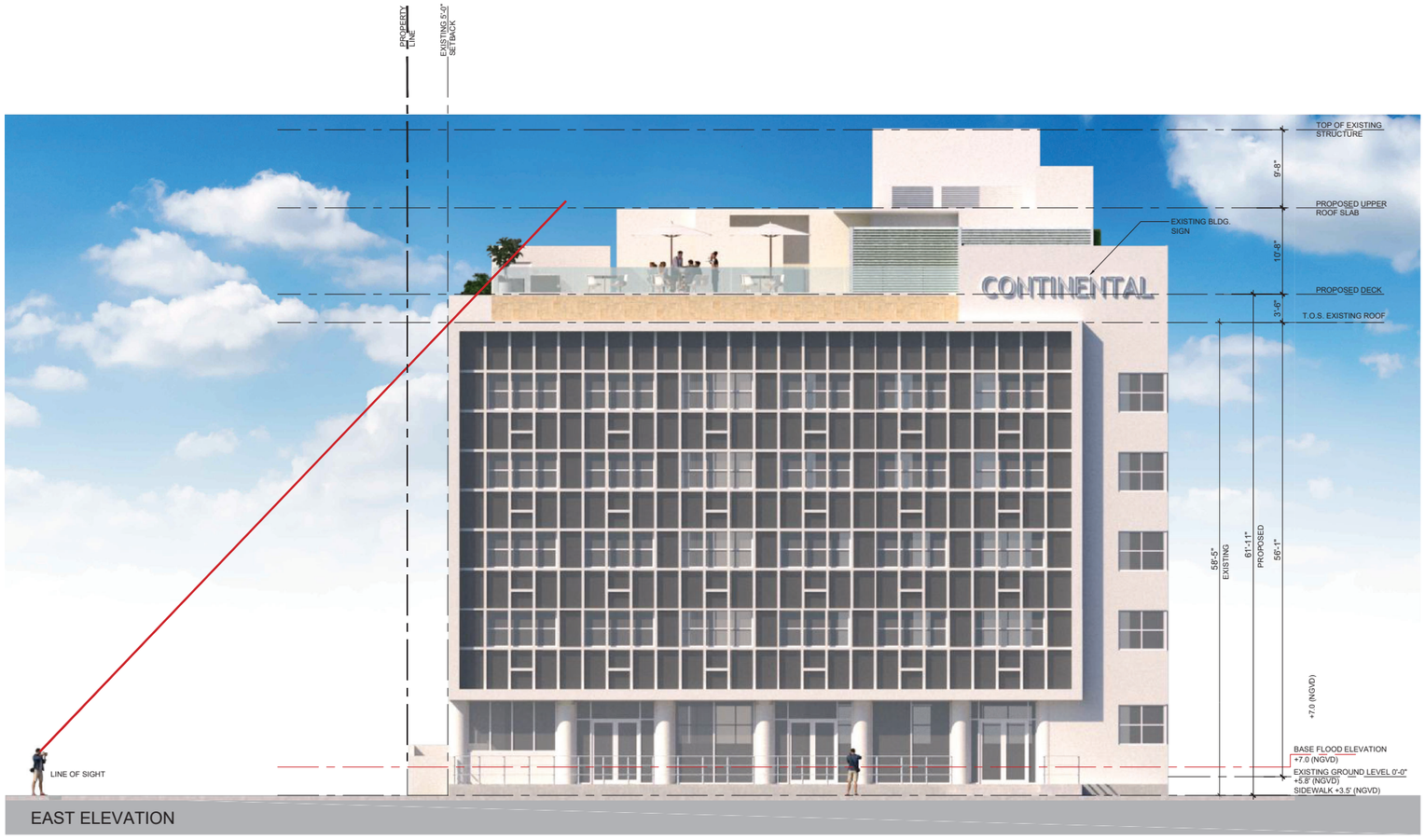
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DWG. TITLE	*SOUTH ELEVATION*
SCALE	*1/8" = 1'-0"*
PROJECT NO.	*2022-22*
DATE	*10-26-22*
SHEET NUMBER	*A-201*

△ DATE REVISION



EAST ELEVATION

CONSULTANT

4000 COLLINS AVENUE

4000 COLLINS AVENUE
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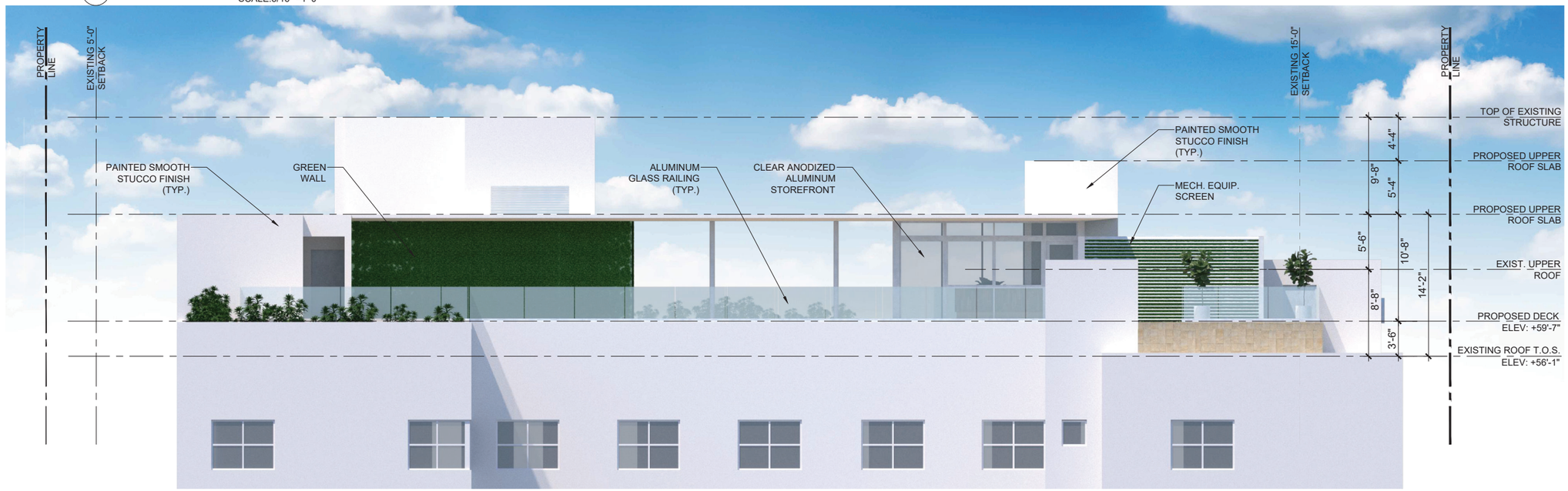
△ DATE REVISION

DWG. TITLE
EAST ELEVATON
SCALE
1/8"=1'-0"
PROJECT NO.
2022-22
DATE
10-26-22
SHEET NUMBER
A-202



01 ENLARGED NORTH ELEVATION

SCALE:3/16" =1'-0"



02 ENLARGED SOUTH ELEVATION

SCALE:3/16" =1'-0"

CONSULTANT

4000 COLLINS AVENUE

4000 COLLINS AVENUE
MIAMI BEACH, FL 33140

BEILINSON GOMEZ

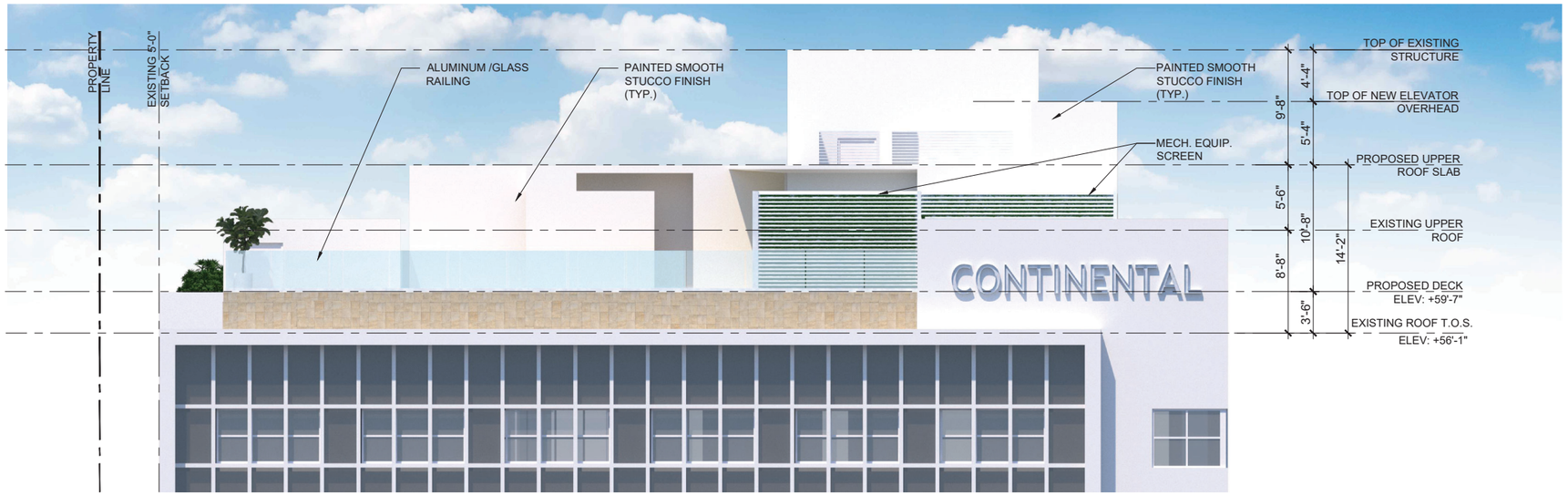
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△ DATE REVISION

DWG. TITLE: *ENLARGED ELEVATIONS*
SCALE: *AS SHOWN*
PROJECT NO.: *2014-28*
DATE: *12-07-22*
SHEET NUMBER: *A-203*



01 ENLARGED EAST ELEVATION
SCALE:3/16" =1'-0"

02 ENLARGED WEST ELEVATION
SCALE:3/16" =1'-0"

CONSULTANT

4000 COLLINS AVENUE

4000 COLLINS AVENUE
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ARCHITECTURE
AA C001062

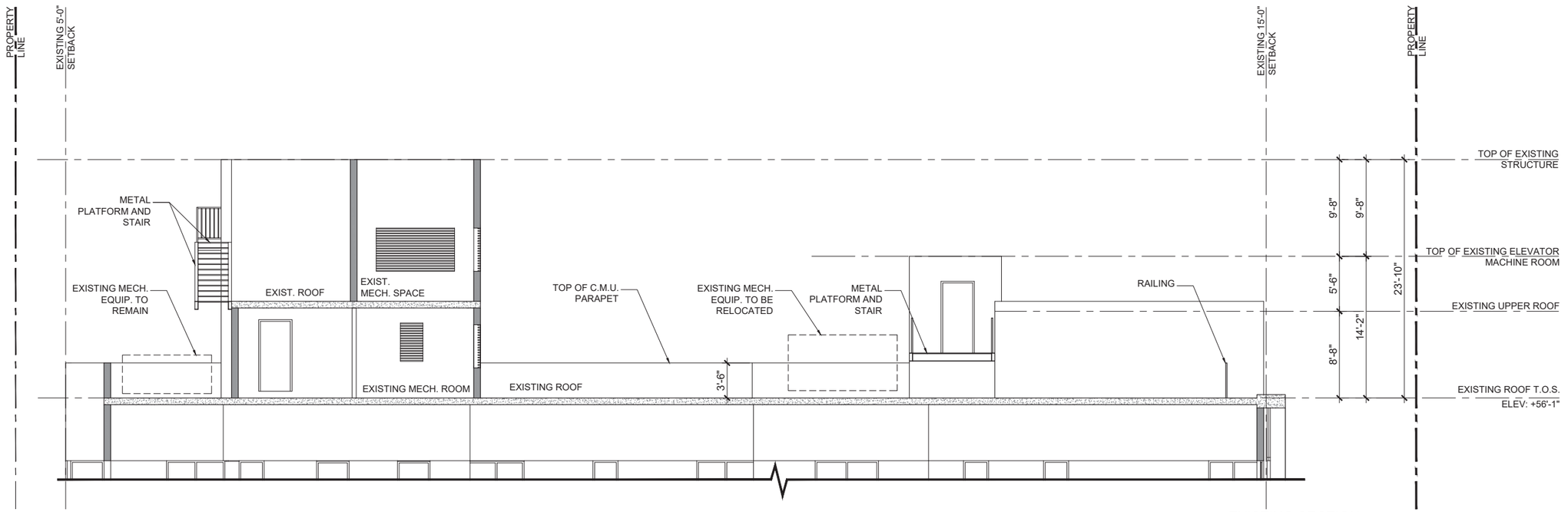
8101 BISCAYNE BLVD S 309_310
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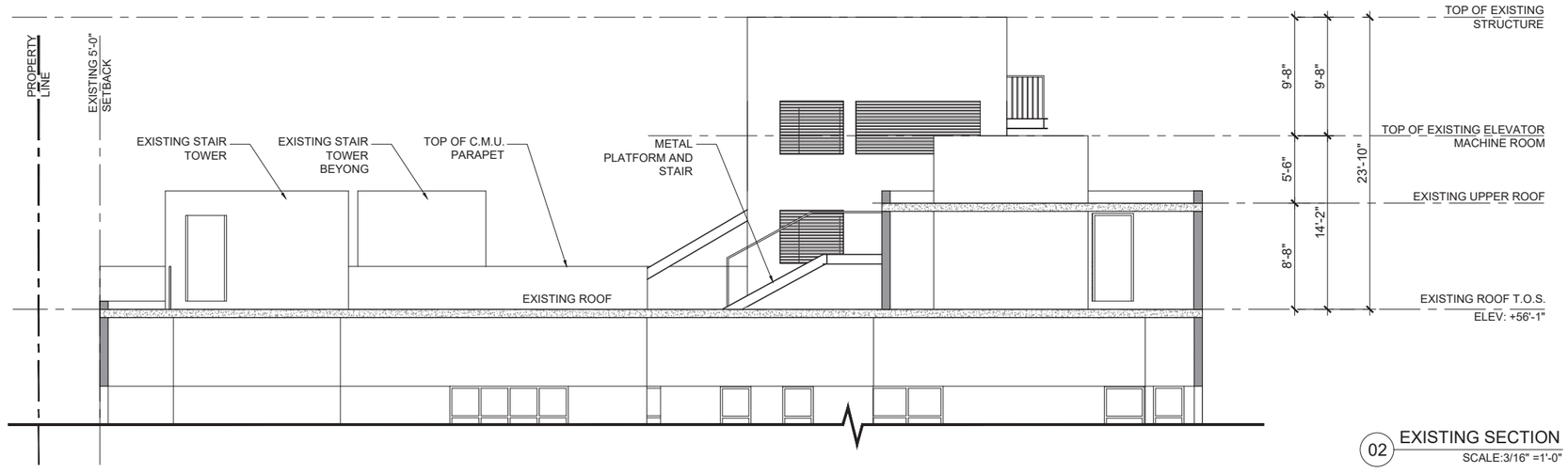
JOSE L GOMEZ
AR0015416

△ DATE | REVISION

DWG. TITLE: *ENLARGED ELEVATIONS*
SCALE: *AS SHOWN*
PROJECT NO.: *2014-28*
DATE: *12-07-22*
SHEET NUMBER: *A-204*



01 EXISTING SECTION
SCALE:3/16" =1'-0"



02 EXISTING SECTION
SCALE:3/16" =1'-0"

NOTE: ALL DIMENSIONS SHALL BE V.I.F.

CONSULTANT

4000 COLLINS AVENUE

4000 COLLINS AVENUE
MIAMI BEACH, FL 33140

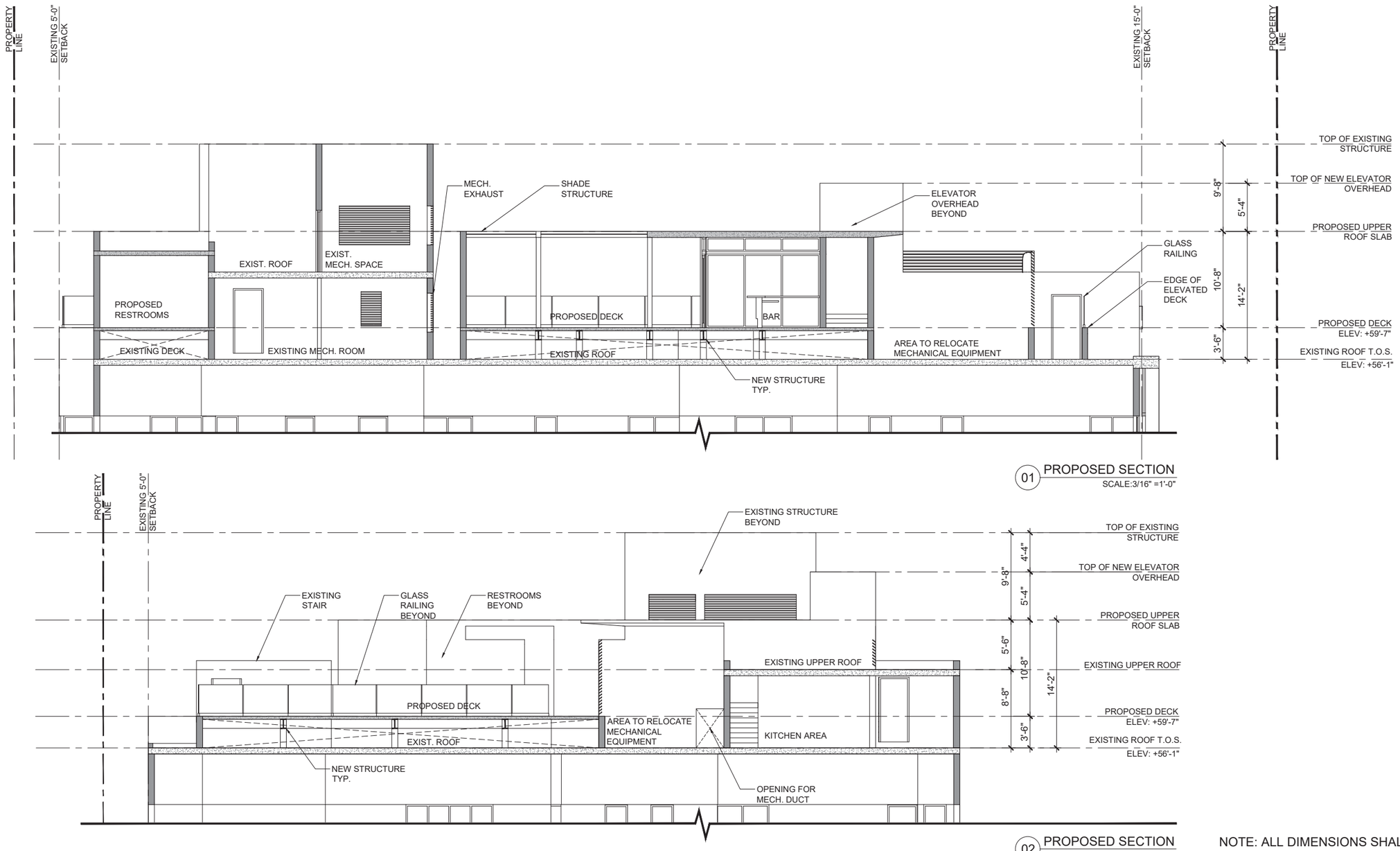
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DWG. TITLE
EXISTING ENLARGED SECTIONS
SCALE
AS SHOWN
PROJECT NO.
2014-28
DATE
12-06-22
SHEET NUMBER
A-301

△ DATE REVISION



01 PROPOSED SECTION
SCALE:3/16" =1'-0"

02 PROPOSED SECTION
SCALE:3/16" =1'-0"

NOTE: ALL DIMENSIONS SHALL BE V.I.F.

CONSULTANT

4000 COLLINS AVENUE

4000 COLLINS AVENUE
MIAMI BEACH, FL 33140

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DWG. TITLE	*ENLARGED SECTIONS*
SCALE	*AS SHOWN*
PROJECT NO.	*2014-28*
DATE	*12-07-22*
SHEET NUMBER	*A-302*

△ DATE REVISION