

ANDAZ

4041 COLLINS AVE., MIAMI BEACH, FL 33140

HPB SET

INTERIOR AND EXTERIOR RENOVATION

FIRST SUBMISSION: 01.17.2023

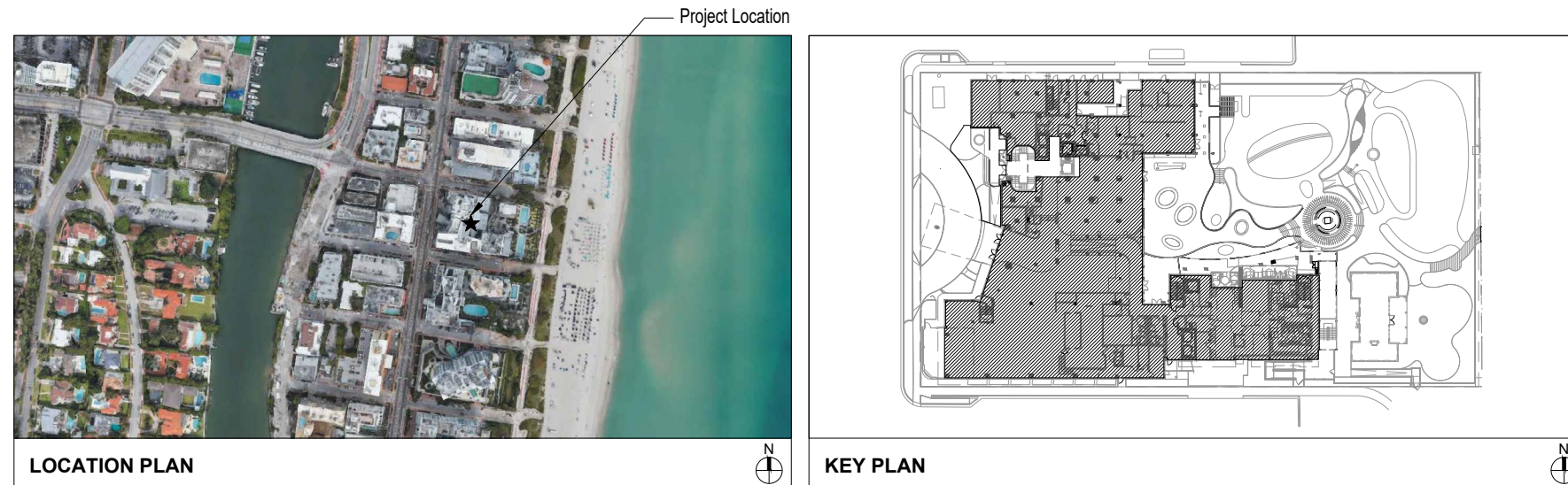
SECOND SUBMISSION: 02.02.2023

EoA

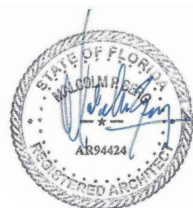
ARCHITECTURE | INTERIORS | BRANDING | MASTER PLANNING | LANDSCAPE

EoA, Inc.
1929 Ponce de Leon Blvd.
Coral Gables, Florida 33134
305-444-0990
© EoA, Inc. 2023

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
<ol style="list-style-type: none"> 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.

HISTORIC PRESERVATION SUBMITTAL

SHEET INDEX

ISSUE DATES		HPB 1ST SUBMITTAL 01.17.2023	HPB 2ND SUBMITTAL 02.02.2023
Sheet List Table			
Sheet Number	Sheet Title	HPB 1ST SUBMITTAL 01.17.2023	HPB 2ND SUBMITTAL 02.02.2023
A-0.00	COVER SHEET	●	●
A-0.1	INDEX	●	●
A-0.2	PROJECT INFORMATION	●	●
A-1.0	SURVEY 1 OF 3	●	●
A-1.1	SURVEY 2 OF 3	●	●
A-1.2	SURVEY 3 OF 3	●	●
A-1.3	EXISTING GROUND FLOOR AREA CALCULATIONS F.A.R.	●	●
A-1.4	PROPOSED GROUND FLOOR AREA CALCULATIONS F.A.R.	●	●
A-1.5	EXISTING SECOND FLOOR AREA CALCULATIONS F.A.R.	●	●
A-1.6	PROPOSED SECOND FLOOR F.A.R.	●	●
A-1.7	EXISTING FOURTH FLOOR AREA CALCULATIONS F.A.R.	●	●
A-1.8	EXISTING FIFTH TO NINTH FLOOR AREA CALCULATIONS F.A.R.	●	●
A-1.9	EXISTING TENTH FLOOR AREA CALCULATIONS F.A.R.	●	●
A-1.10	EXISTING ELEVENTH FLOOR AREA CALCULATIONS F.A.R.	●	●
A-1.11	EXISTING TWELFTH FLOOR AREA CALCULATIONS F.A.R.	●	●
A-1.12	EXISTING THIRTEENTH FLOOR AREA CALCULATIONS F.A.R.	●	●
A-1.13	EXISTING FIFTEENTH FLOOR AREA CALCULATIONS F.A.R.	●	●
A-1.14	EXISTING SIXTEENTH FLOOR AREA CALCULATIONS F.A.R.	●	●
A-1.15	SITE LOCATION	●	●
A-1.16	SITE PLAN	●	●
A-1.17	EXISTING CONDITIONS GROUND FLOOR	●	●
A-1.18	EXISTING CONDITIONS GROUND FLOOR	●	●
A-1.19	EXISTING CONDITIONS GROUND FLOOR	●	●
A-1.20	EXISTING CONDITIONS GROUND FLOOR	●	●
A-1.21	EXISTING CONDITIONS GROUND FLOOR	●	●
A-1.22	EXISTING CONDITIONS GROUND FLOOR	●	●
A-1.23	EXISTING CONDITIONS SECOND FLOOR	●	●
A-1.24	EXISTING CONDITIONS SECOND FLOOR	●	●
A-1.25	EXISTING CONDITIONS SECOND FLOOR	●	●
A-1.26	EXISTING CONDITIONS SECOND FLOOR	●	●
A-1.27	EXISTING CONDITIONS SECOND FLOOR	●	●
A-1.28	EXISTING CONDITIONS 1930'S HOUSE	●	●
A-1.29	EXISTING CONDITIONS 1930'S HOUSE	●	●
A-1.30	EXISTING CONDITIONS 1930'S HOUSE	●	●
A-1.31	EXISTING CONDITIONS 1930'S HOUSE	●	●
A-1.32	EXISTING CONDITIONS 1930'S HOUSE	●	●
A-2.0	GROUND FLOOR DEMOLITION PLAN	●	●
A-2.1	GROUND FLOOR CONSTRUCTION PLAN	●	●
A-2.2	GROUND FLOOR FURNITURE PLAN	●	●
A-2.3	SECOND FLOOR DEMOLITION PLAN	●	●
A-2.4	SECOND FLOOR CONSTRUCTION PLAN	●	●
A-2.5	SECOND FLOOR FURNITURE PLAN	●	●
A-2.6	HISTORIC ARRIVAL AND ENTRANCE ENLARGED PLAN	●	●
A-2.7	HISTORIC ARRIVAL AND ENTRANCE ENLARGED RCP	●	●
A-2.8	SECOND FLOOR LOBBY & LOUNGE ENLARGED PLAN	●	●
A-3.0	WEST EXTERIOR BUILDING EXISTING ELEVATION	●	●
A-3.1	WEST EXTERIOR BUILDING PROPOSED ELEVATION	●	●
A-3.2	NORTH EXTERIOR BUILDING EXISTING ELEVATION	●	●
A-3.3	NORTH EXTERIOR BUILDING PROPOSED ELEVATION	●	●
A-3.4	EAST EXTERIOR BUILDING EXISTING ELEVATION	●	●
A-3.5	EAST EXTERIOR BUILDING PROPOSED ELEVATION	●	●
A-3.6	SOUTH EXTERIOR BUILDING EXISTING ELEVATION	●	●
A-3.7	SOUTH EXTERIOR BUILDING PROPOSED ELEVATION	●	●
A-3.8	BUILDING SECTION	●	●
A-3.9	ENLARGED ELEVATIONS	●	●
A-3.10	ENLARGED ELEVATIONS	●	●
A-3.11	ENLARGED ELEVATIONS	●	●
A-3.12	ENLARGED ELEVATIONS	●	●
A-3.13	ENLARGED ELEVATIONS	●	●
A-3.14	ENLARGED ELEVATIONS	●	●
A-3.16	1930'S HOUSE PLANS AND EXTERIOR ELEVATIONS	●	●
A-3.15	1930'S HOUSE INTERIOR ELEVATIONS	●	●
A-4.0	POOL DECK BAR ENLARGED	●	●
A-5.0	HISTORIC ENTRANCE EXISTING INTERIOR	●	●
A-5.1	RENDERS	●	●
A-5.2	RENDERS	●	●

SHEET INDEX

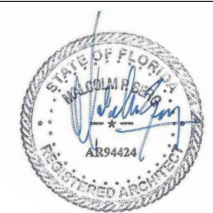
ISSUE DATES		HPB 1ST SUBMITTAL 01.17.2023	HPB 2ND SUBMITTAL 02.02.2023
LANDSCAPE			
Sheet No.	Sheet Title	HPB 1ST SUBMITTAL 01.17.2023	HPB 2ND SUBMITTAL 02.02.2023
L-0.00	COVER SHEET	●	●
L-0.00A	SITE TABULATIONS	●	●
L-0.01	SITE SURVEY	●	●
L-0.02	SITE TREE LIST	●	●
L-0.10	INSPIRATION HARDSCAPE REFERENCE IMAGES	●	●
L-0.11	INSPIRATION HARDSCAPE REFERENCE IMAGES	●	●
L-0.12	INSPIRATION HARDSCAPE REFERENCE IMAGES	●	●
L-1.00	RENDERED SITE PLAN	●	●
L-1.01	OVERALL HARDSCAPE PLAN	●	●
L-1.10	REAR YARD HARDSCAPE AREA DIAGRAM	●	●
L-2.00	WEST ELEVATION	●	●
L-2.01	EAST ELEVATION	●	●
L-2.02	SOUTH ELEVATION	●	●
L-2.03	SOUTH ELEVATION	●	●
L-3.00	OVERALL TREE DISPOSITION LIST	●	●
L-3.01	TREE DISPOSITION LIST	●	●
L-3.10	OVERALL LANDSCAPE PLAN	●	●
L-3.11	OVERALL LANDSCAPE PLAN LIST	●	●
L-3.20	LANDSCAPE REFERENCE IMAGES	●	●
L-3.30	GENERAL PLANTING DETAIL	●	●
L-4.10	OVERALL LANDSCAPE LIGHTING PLAN	●	●
L-5.10	OVERALL IRRIGATION PLAN	●	●
L-6.01	3D RENDERINGS	●	●
L-6.02	3D RENDERINGS	●	●
L-6.03	3D RENDERINGS	●	●

REV. #	DATE	NARRATIVE
-	11.21.2022	HPB SUBMISSION
-	01.17.2023	HPB INITIAL SUBMISSION IN RESPONSE TO COMMENTS RECEIVED FROM PREVIOUS SUBMISSION ON 11.21.2022

ISSUE KEY		
DRAWING NAME	PREVIOUS ISSUE DATE	CURRENT ISSUE DATE
FIRST FLOOR PLAN A	●	ISSUED DATES
FIRST FLOOR PLAN B	○	CURRENTLY ISSUED
FIRST FLOOR PLAN C	○	NOT ISSUED
FIRST FLOOR PLAN D	⊗	PREVIOUSLY ISSUED
	○	REMOVED

ANDAZ, MIAMI BEACH
 4041 COLLINS AVE., MIAMI BEACH, FL 33140
 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

sheet no.
A-0.1



NOVEMBER XX, 2022: FIRST SUBMITTAL

PROJECT INFORMATION AND SYNOPSIS

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.

SITE PLAN / ZONING	BASE F.A.R
ZONING AREA: RM-3 RESIDENTIAL MULTI FAMILY, HIGH INTENSITY DISTRICT	BASE F.A.R = 3.0
FLOOD ZONE: AE-7	FLOOR AREA RATIO
OVERLAY DISTRICTS: COLLINS AVE. WATERFRONT HISTORIC DISTRICTY	
OCCUPANCY: HOTEL / RESIDENTIAL	ALLOWED PROVIDED
NET LOT AREA: 71,200 SF (1.634 ACRES)	3.0 x 71,200 SF 213,600 SQ FT 213,538 SQ. FT.

BUILDING SET BACKS

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

BUILDING HEIGHT	PARKING																								
<table style="width: 100%;"> <tr> <td style="width: 50%;">ALLOWED</td> <td style="width: 50%;">PROVIDED</td> </tr> <tr> <td>200'-0"</td> <td>207'-0" EXISTING HISTORIC TOWER</td> </tr> <tr> <td>20'-0"</td> <td>148'-5" EXISTING 2007 TOWER</td> </tr> </table>	ALLOWED	PROVIDED	200'-0"	207'-0" EXISTING HISTORIC TOWER	20'-0"	148'-5" EXISTING 2007 TOWER	<table style="width: 100%;"> <tr> <td style="width: 50%;">REQUIRED</td> <td style="width: 50%;"></td> </tr> <tr> <td>HOTEL ROOMS</td> <td>265 x 1 SPACE / UNIT</td> </tr> <tr> <td>HISTORIC STRUCTURE</td> <td>50 FOR FIRST 100 UNITS</td> </tr> <tr> <td>EXISTING 2007 STRUCTURE</td> <td>1 SPACE / UNIT X REMAINING 16 UNITS</td> </tr> <tr> <td>PROVIDED</td> <td>NO PARKING REQUIRED</td> </tr> <tr> <td></td> <td>50 PARKING SPACES REQUIRED</td> </tr> <tr> <td></td> <td>16 PARKING SPACES REQUIRED</td> </tr> <tr> <td></td> <td>TOTAL = 66 PARKING SPACES REQUIRED</td> </tr> <tr> <td colspan="2">117 PARKING SPACES PROVIDED WITHIN 1200'-0" AT PARKING GARAGE LOCATED AT 228 WEST 40th STREET MIAMI BEACH FL.</td> </tr> </table>	REQUIRED		HOTEL ROOMS	265 x 1 SPACE / UNIT	HISTORIC STRUCTURE	50 FOR FIRST 100 UNITS	EXISTING 2007 STRUCTURE	1 SPACE / UNIT X REMAINING 16 UNITS	PROVIDED	NO PARKING REQUIRED		50 PARKING SPACES REQUIRED		16 PARKING SPACES REQUIRED		TOTAL = 66 PARKING SPACES REQUIRED	117 PARKING SPACES PROVIDED WITHIN 1200'-0" AT PARKING GARAGE LOCATED AT 228 WEST 40th STREET MIAMI BEACH FL.	
ALLOWED	PROVIDED																								
200'-0"	207'-0" EXISTING HISTORIC TOWER																								
20'-0"	148'-5" EXISTING 2007 TOWER																								
REQUIRED																									
HOTEL ROOMS	265 x 1 SPACE / UNIT																								
HISTORIC STRUCTURE	50 FOR FIRST 100 UNITS																								
EXISTING 2007 STRUCTURE	1 SPACE / UNIT X REMAINING 16 UNITS																								
PROVIDED	NO PARKING REQUIRED																								
	50 PARKING SPACES REQUIRED																								
	16 PARKING SPACES REQUIRED																								
	TOTAL = 66 PARKING SPACES REQUIRED																								
117 PARKING SPACES PROVIDED WITHIN 1200'-0" AT PARKING GARAGE LOCATED AT 228 WEST 40th STREET MIAMI BEACH FL.																									



ANDAZ, MIAMI BEACH
4041 COLLINS AVE., MIAMI BEACH, FL 33140
 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY
 NOVEMBER XX, 2022: FIRST SUBMITTAL

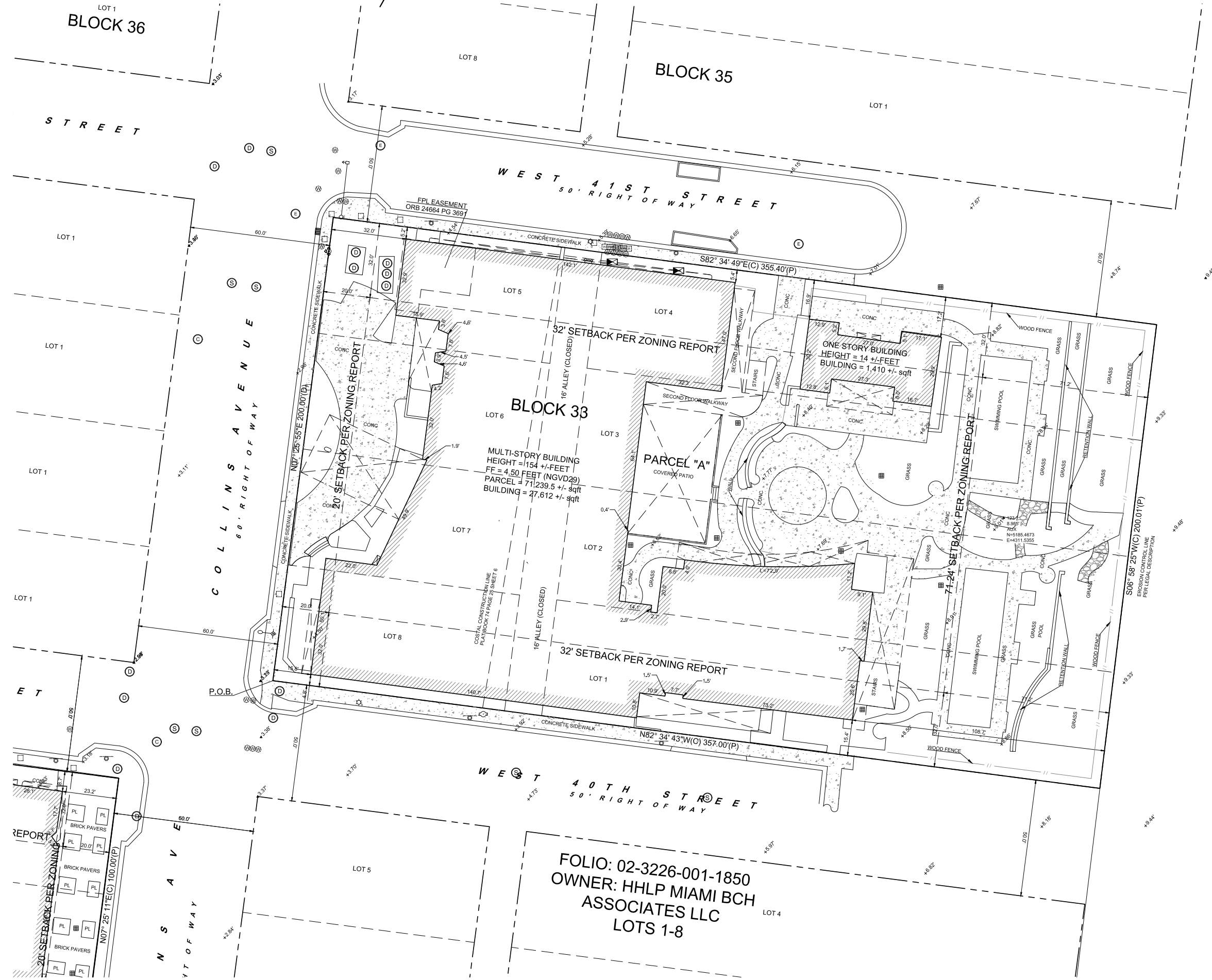
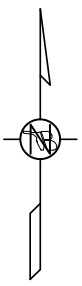


sheet no.

A-0.2

SCALE: AS NOTED

ALTA/NSPS LAND TITLE SURVEY



PARCEL "A"
 COVERED PATIO
 MULTI-STORY BUILDING
 HEIGHT = 154 +/- FEET
 FF = 4.50 FEET (NGVD29)
 PARCEL = 71,239.5 +/- sqft
 BUILDING = 27,612 +/- sqft

ONE STORY BUILDING
 HEIGHT = 14 +/- FEET
 BUILDING = 1,410 +/- sqft

FOLIO: 02-3226-001-1850
OWNER: HHP MIAMI BCH
ASSOCIATES LLC
LOTS 1-8

File No. 02-3226-001-1850
 Created by: Albert
 C:\PROJ\5847\B102\4041 COLLINS AVE/CAD DWG/5847-4041 COLLINS AVE (ALTA SURVEY) 4-14-22 rev 1.dwg

E.R. Brownell
& Associates, Inc.
 CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
 4887 SW 7th COURT
 MIAMI, FLORIDA, 33135
 PHONE: 305-680-8888 FAX: 305-250-9870
 www.erbrownell.com

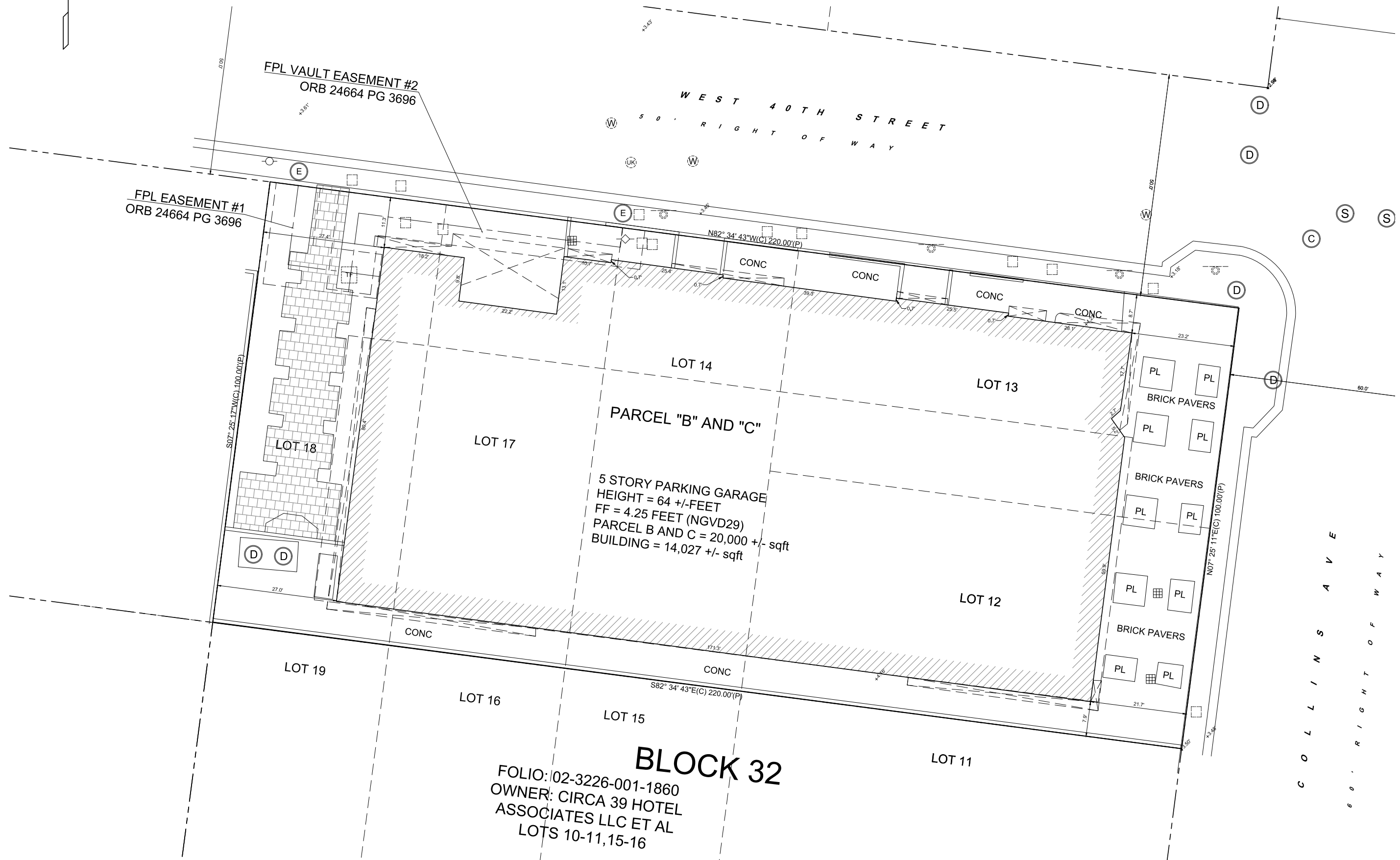
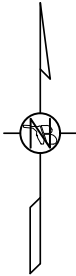
4041 COLLINS AVENUE
 MIAMI BEACH, FL

No.	Date	Appvd.	Job No.	Description

Certification No. LB761
 PLS/PSM No. 2891
 Field Book No. FILE
 Drawn by: SMB
 Checked by: TB
 Scale: 1" = 20'
 Date: 04/14/22
 Job No. 58467

SEE SHEET 1
 FOR CERTIFICATIONS.
 Sheet No.
2 OF 3
 Sketch No.
LS-3448

ALTA/NSPS LAND TITLE SURVEY



File No. 0510952
 Created by: Admin
 C:\PROJ\5847\2100\4041 COLLINS AVENUE ALTA SURVEY\4-14-22 rev 1.dwg

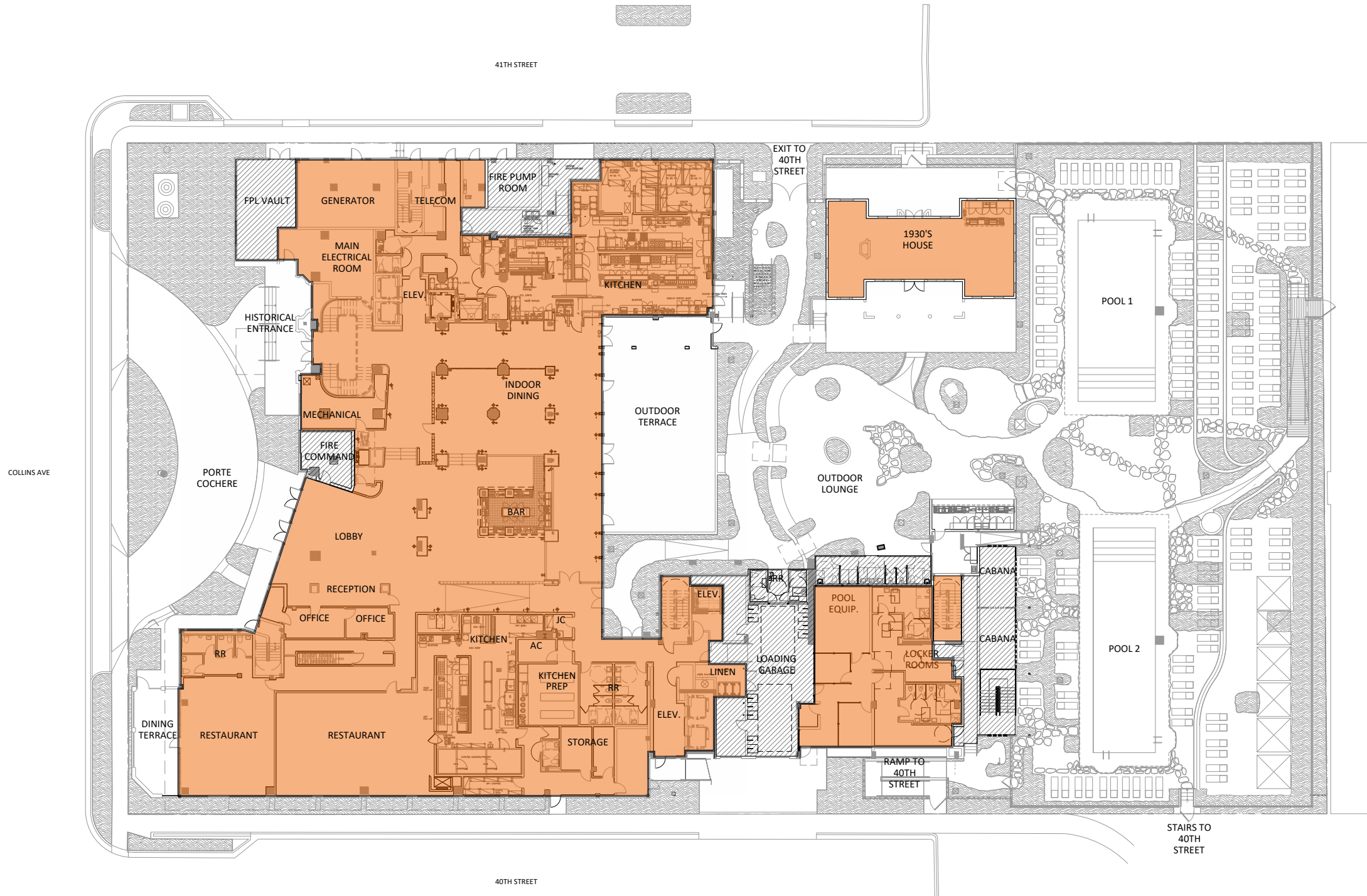
E.R. Brownell & Associates, Inc.
 CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
 4887 SW 7th COURT
 MIAMI, FLORIDA, 33135
 PHONE: 305-680-8888 FAX: 305-290-9870
 www.erbrownell.com

4041 COLLINS AVENUE
 MIAMI BEACH, FL

No.	Date	Appvd.	Job No.	Description

Certification No. LB761
 PLS/PSM No. 2891
 Field Book No. FILE
 Drawn by: SMB
 Checked by: TB
 Scale: 1" = 10'
 Date: 04-14-22
 Job No. 58467

SEE SHEET 1 FOR CERTIFICATIONS.
 Sheet No.
3 OF 3
 Sketch No.
LS-3448



****EXISTING FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,386
TOTAL FLOOR AREA ALLOWED		213,600




***NOTE: F.A.R. BASED OFF KOBİ KARP DRAWINGS

*****PROPOSED FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

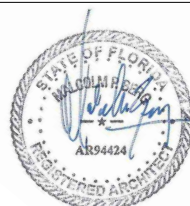
FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,541
TOTAL FLOOR AREA ALLOWED		213,600

***NOTE: F.A.R. BASED OFF EOA LINE DRAWINGS

-  HATCH INDICATES F.A.R.
-  HATCH INDICATES NON F.A.R. BREEZEWAY
-  OPEN AIR/NOT INCLUDED F.A.R.

01 EXISTING GROUND FLOOR F.A.R.

1/16"=1'-0"



ANDAZ, MIAMI BEACH
4041 COLLINS AVE., MIAMI BEACH, FL 33140
 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

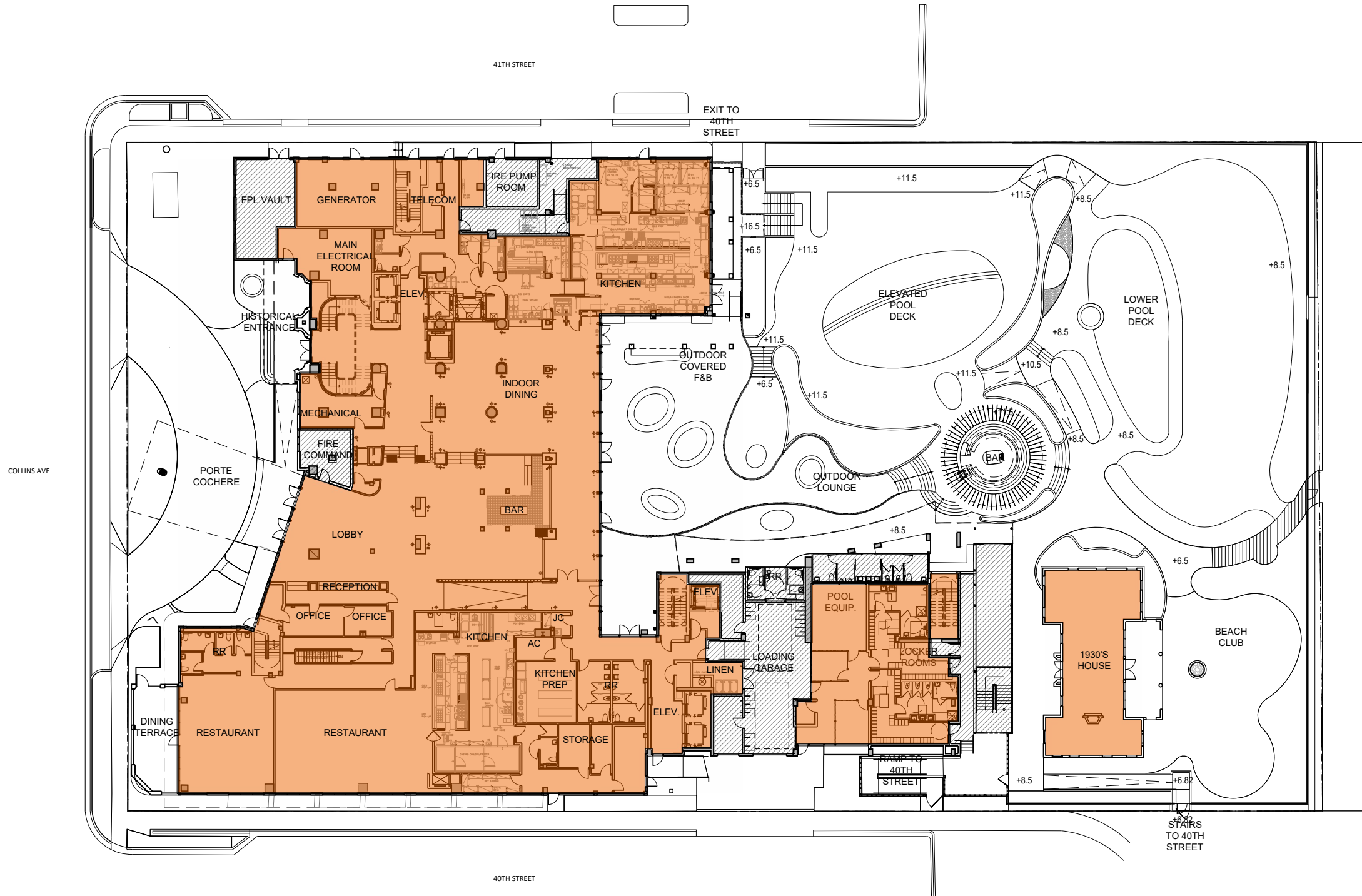
E o A , I n c | 1929 Ponce de Leon Blvd., Coral Gables, Florida 33146 | 3 0 5 . 4 4 4 . 0 9 9 0 | State of Florida Architect of Record Malcolm Berg, AIA License No. AR94424



sheet no.

A-1.3

SCALE: AS NOTED



****EXISTING FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,386
TOTAL FLOOR AREA ALLOWED		213,600




**NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS

*****PROPOSED FLOOR AREA CALCULATIONS**

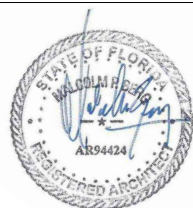
SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,541
TOTAL FLOOR AREA ALLOWED		213,600

***NOTE: F.A.R. BASED OFF EGA LINE DRAWINGS

-  HATCH INDICATES F.A.R.
-  HATCH INDICATES NON F.A.R. BREEZEWAY
-  OPEN AIR/NOT INCLUDED F.A.R.

01 PROPOSED GROUND FLOOR F.A.R.
1/16"=1'-0"



ANDAZ, MIAMI BEACH
4041 COLLINS AVE., MIAMI BEACH, FL 33140
 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

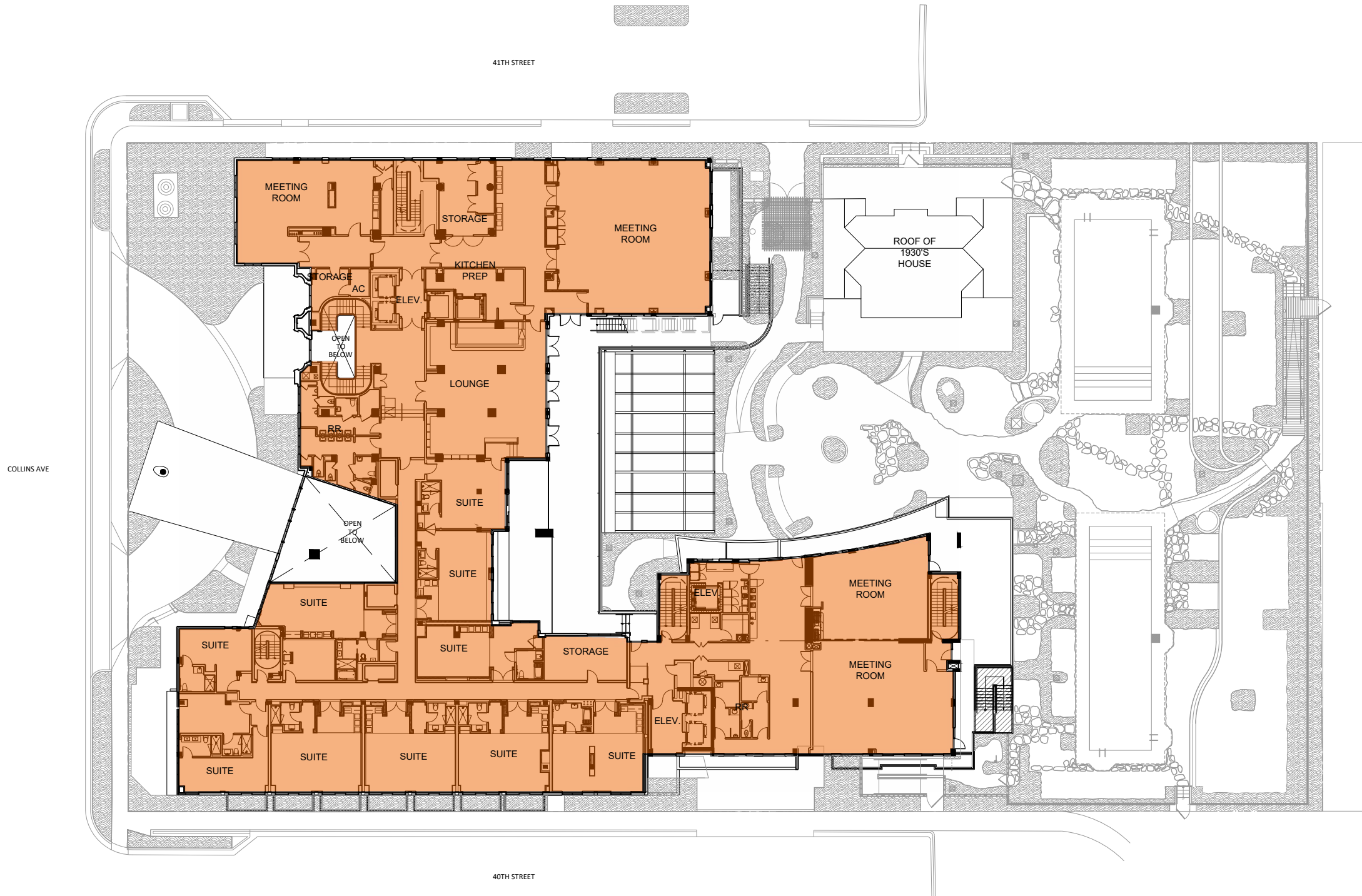
E o A , I n c | 1929 Ponce de Leon Blvd., Coral Gables, Florida 33146 | 3 0 5 . 4 4 4 . 0 9 9 0 | State of Florida Architect of Record Malcolm Berg, AIA License No. AR94424



sheet no.

A-1.4

SCALE: AS NOTED



****EXISTING FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,386
TOTAL FLOOR AREA ALLOWED		213,600




***NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS

*****PROPOSED FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

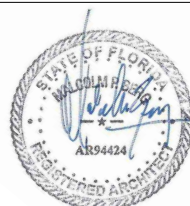
FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,541
TOTAL FLOOR AREA ALLOWED		213,600

***NOTE: F.A.R. BASED OFF EOA LINE DRAWINGS

-  HATCH INDICATES F.A.R.
-  HATCH INDICATES NON F.A.R. BREEZEWAY
-  OPEN AIR/NOT INCLUDED F.A.R.

01 EXISTING SECOND FLOOR F.A.R.

1/16"=1'-0"



ANDAZ, MIAMI BEACH
4041 COLLINS AVE., MIAMI BEACH, FL 33140
 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

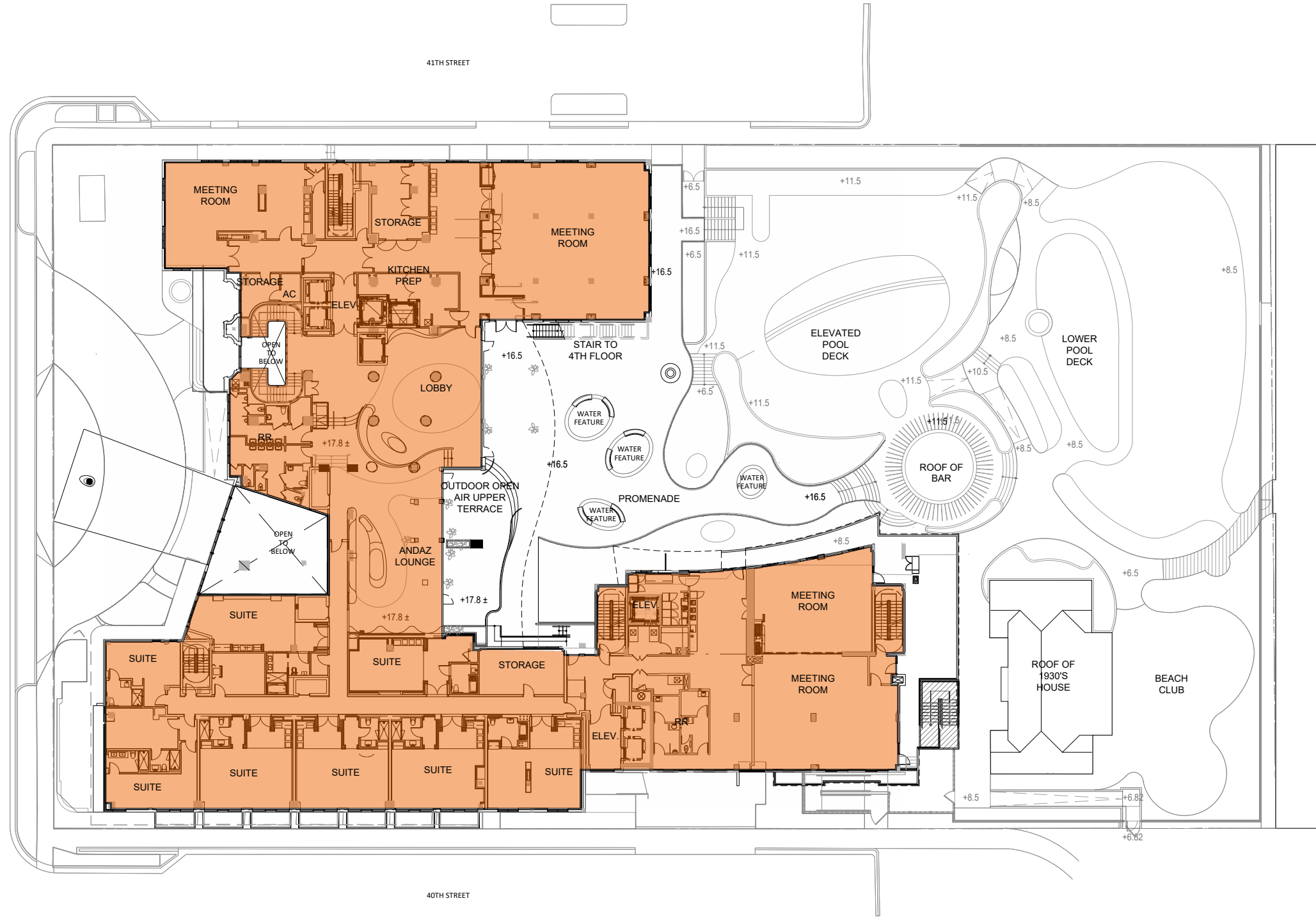
E o A , I n c | 1929 Ponce de Leon Blvd., Coral Gables, Florida 33146 | 3 0 5 . 4 4 4 . 0 9 9 0 | State of Florida Architect of Record Malcolm Berg, AIA License No. AR94424



sheet no.

A-1.5

SCALE: AS NOTED



****EXISTING FLOOR AREA CALCULATIONS**
SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,386
TOTAL FLOOR AREA ALLOWED		213,600

***NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS

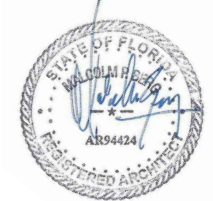
****PROPOSED FLOOR AREA CALCULATIONS**
SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,541
TOTAL FLOOR AREA ALLOWED		213,600

***NOTE: F.A.R. BASED OFF EGA LINE DRAWINGS

- HATCH INDICATES F.A.R.
- HATCH INDICATES NON F.A.R. BREEZEWAY
- OPEN AIR/NOT INCLUDED F.A.R.

01 PROPOSED SECOND FLOOR F.A.R.
1/16"=1'-0"



ANDAZ, MIAMI BEACH
4041 COLLINS AVE., MIAMI BEACH, FL 33140
 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY
 NOVEMBER XX, 2022: FIRST SUBMITTAL

sheet no.
A-1.6
 SCALE: AS NOTED

****EXISTING FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,386
TOTAL FLOOR AREA ALLOWED		213,600

***NOTE: F.A.R. BASED OFF KOBİ KARP DRAWINGS




*****PROPOSED FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,541
TOTAL FLOOR AREA ALLOWED		213,600

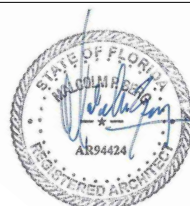
***NOTE: F.A.R. BASED OFF EGA LINE DRAWINGS



-  HATCH INDICATES F.A.R.
-  HATCH INDICATES NON F.A.R. BREEZEWAY
-  OPEN AIR/NOT INCLUDED F.A.R.

01 EXISTING FOURTH FLOOR F.A.R.

1/16"=1'-0"



ANDAZ, MIAMI BEACH
4041 COLLINS AVE., MIAMI BEACH, FL 33140
 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

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



sheet no.

A-1.7

SCALE: AS NOTED

****EXISTING FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,386
TOTAL FLOOR AREA ALLOWED		213,600

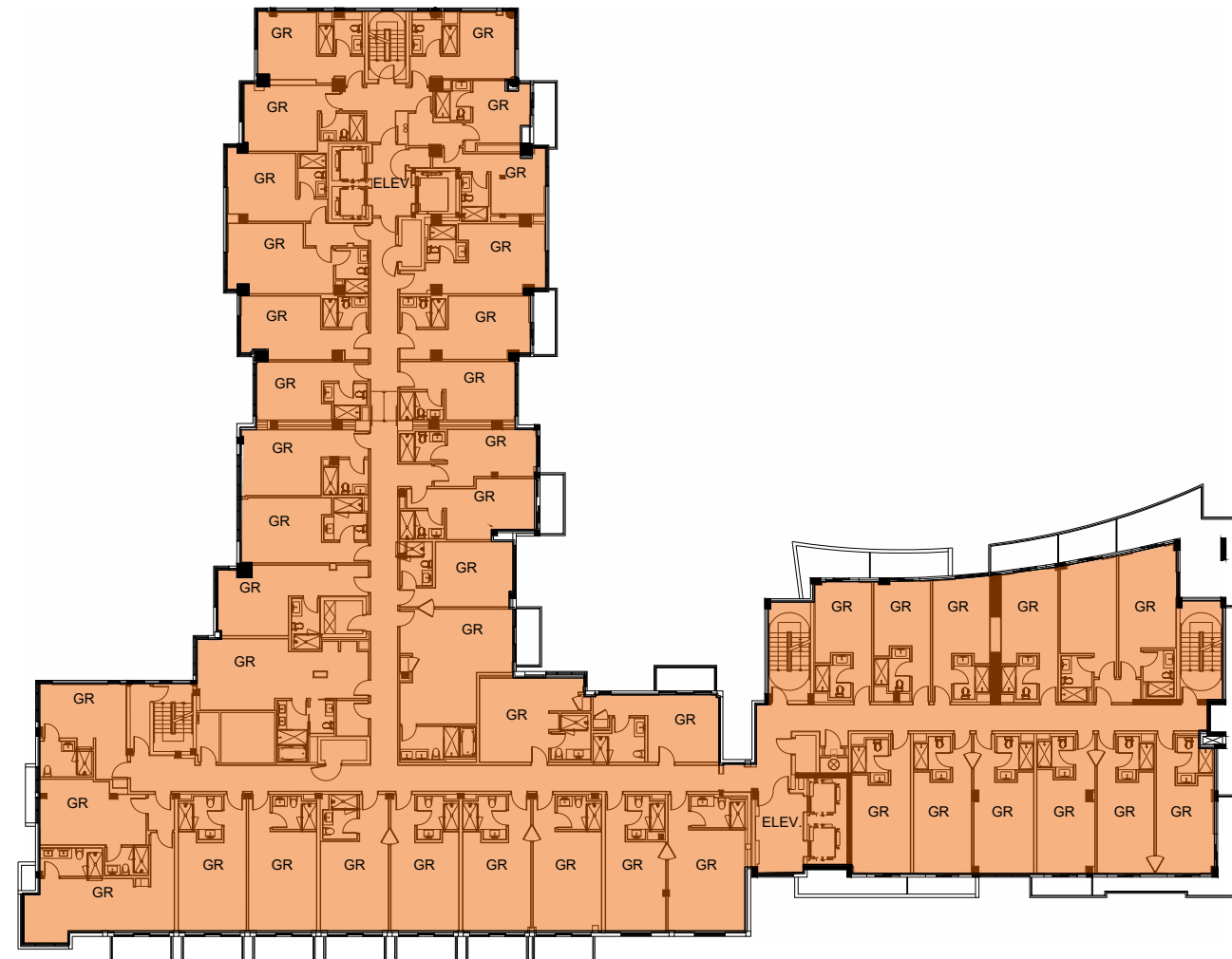
**NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS




*****PROPOSED FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,541
TOTAL FLOOR AREA ALLOWED		213,600

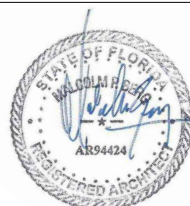
***NOTE: F.A.R. BASED OFF EGA LINE DRAWINGS



-  HATCH INDICATES F.A.R.
-  HATCH INDICATES NON F.A.R. BREEZEWAY
-  OPEN AIR/NOT INCLUDED F.A.R.

01 EXISTING FIFTH TO NINTH FLOOR F.A.R.

1/16"=1'-0"



ANDAZ, MIAMI BEACH
4041 COLLINS AVE., MIAMI BEACH, FL 33140
 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

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



sheet no.

A-1.8

SCALE: AS NOTED

****EXISTING FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,386
TOTAL FLOOR AREA ALLOWED		213,600

**NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS




*****PROPOSED FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,541
TOTAL FLOOR AREA ALLOWED		213,600

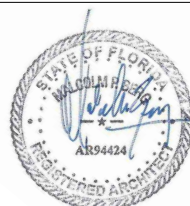
***NOTE: F.A.R. BASED OFF EGA LINE DRAWINGS



-  HATCH INDICATES F.A.R.
-  HATCH INDICATES NON F.A.R. BREEZEWAY
-  OPEN AIR/NOT INCLUDED F.A.R.

01 EXISTING TENTH FLOOR F.A.R.

1/16"=1'-0"



ANDAZ, MIAMI BEACH
4041 COLLINS AVE., MIAMI BEACH, FL 33140
 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

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



sheet no.

A-1.9

SCALE: AS NOTED

****EXISTING FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,386
TOTAL FLOOR AREA ALLOWED		213,600

**NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS




*****PROPOSED FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,541
TOTAL FLOOR AREA ALLOWED		213,600

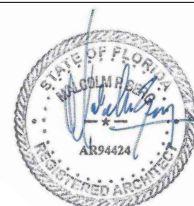
***NOTE: F.A.R. BASED OFF EGA LINE DRAWINGS



-  HATCH INDICATES F.A.R.
-  HATCH INDICATES NON F.A.R. BREEZEWAY
-  OPEN AIR/NOT INCLUDED F.A.R.

01 EXISTING ELEVENTH FLOOR F.A.R.

1/16"=1'-0"



ANDAZ, MIAMI BEACH
4041 COLLINS AVE., MIAMI BEACH, FL 33140
 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

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



sheet no.

A-1.10

SCALE: AS NOTED

****EXISTING FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,386
TOTAL FLOOR AREA ALLOWED		213,600

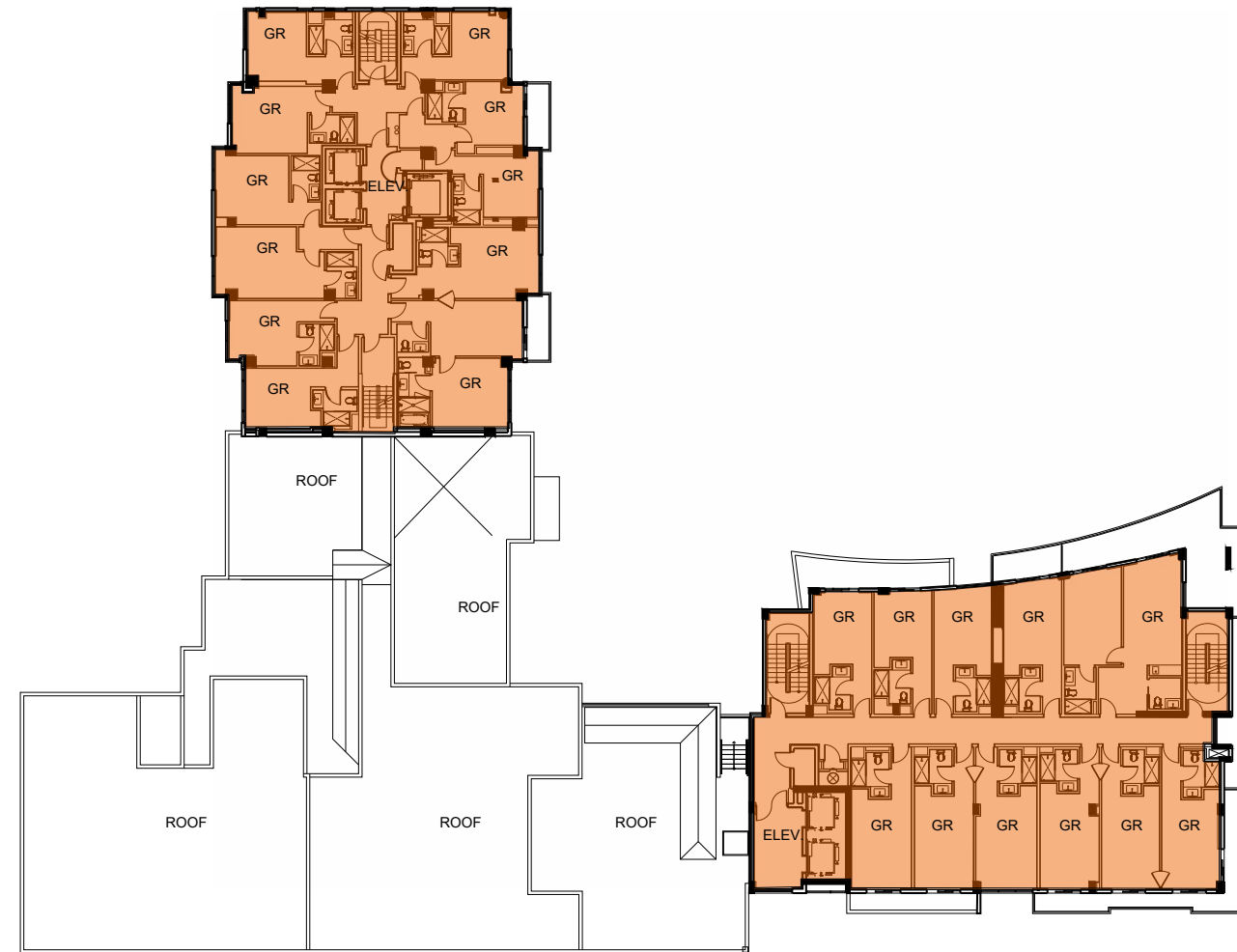
**NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS




*****PROPOSED FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,541
TOTAL FLOOR AREA ALLOWED		213,600

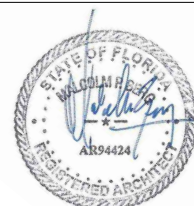
***NOTE: F.A.R. BASED OFF EGA LINE DRAWINGS



-  HATCH INDICATES F.A.R.
-  HATCH INDICATES NON F.A.R. BREEZEWAY
-  OPEN AIR/NOT INCLUDED F.A.R.

01 EXISTING TWELFTH FLOOR F.A.R.

1/16"=1'-0"



ANDAZ, MIAMI BEACH
4041 COLLINS AVE., MIAMI BEACH, FL 33140
 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

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



sheet no.

A-1.11

SCALE: AS NOTED

****EXISTING FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,386
TOTAL FLOOR AREA ALLOWED		213,600




**NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS

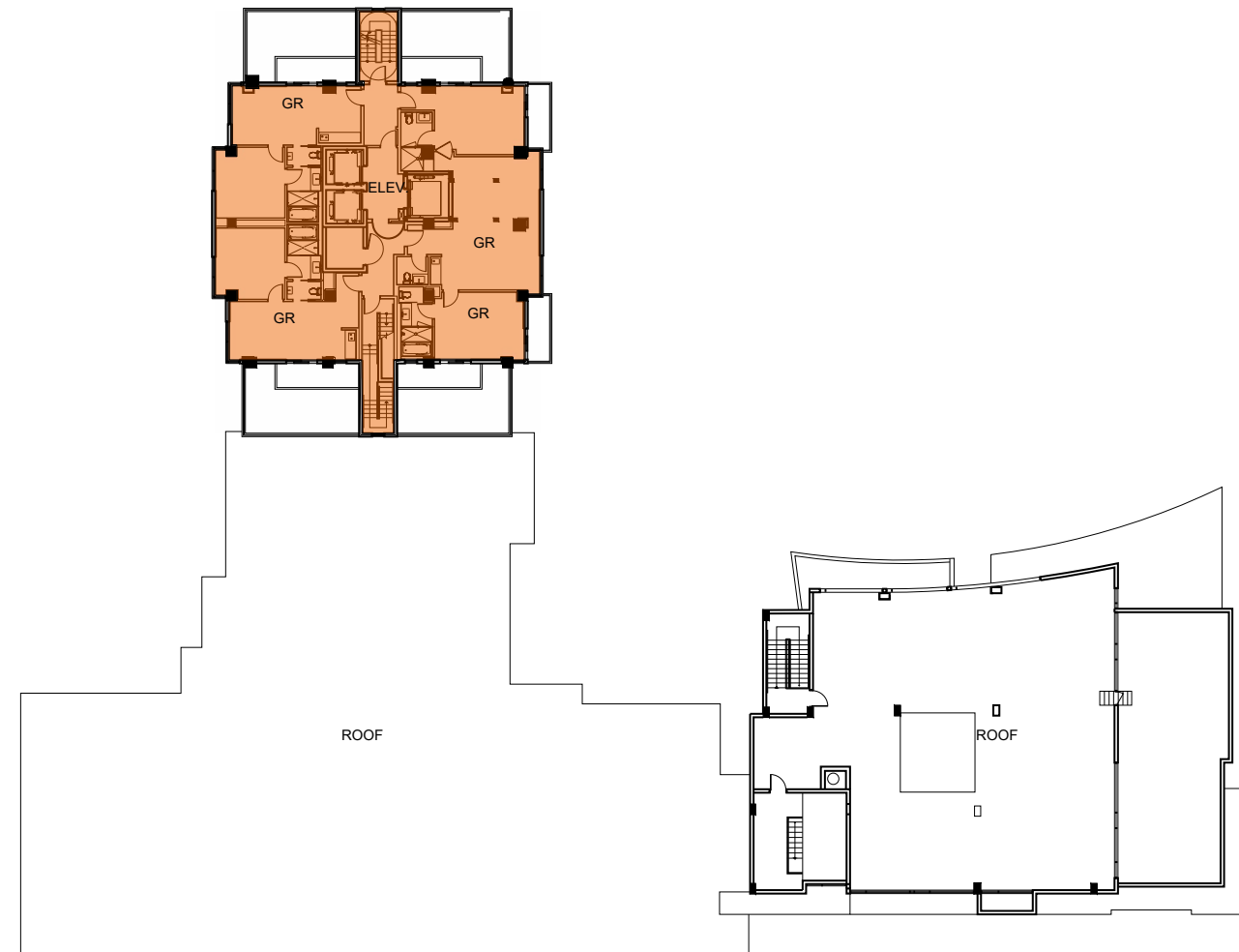
*****PROPOSED FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,541
TOTAL FLOOR AREA ALLOWED		213,600

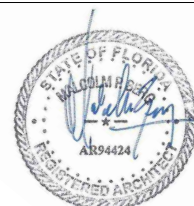
***NOTE: F.A.R. BASED OFF EGA LINE DRAWINGS

-  HATCH INDICATES F.A.R.
-  HATCH INDICATES NON F.A.R. BREEZEWAY
-  OPEN AIR/NOT INCLUDED F.A.R.



01 EXISTING FOURTEENTH FLOOR F.A.R.

1/16"=1'-0"



ANDAZ, MIAMI BEACH
4041 COLLINS AVE., MIAMI BEACH, FL 33140
 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

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



sheet no.

A-1.12

SCALE: AS NOTED

****EXISTING FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,386
TOTAL FLOOR AREA ALLOWED		213,600

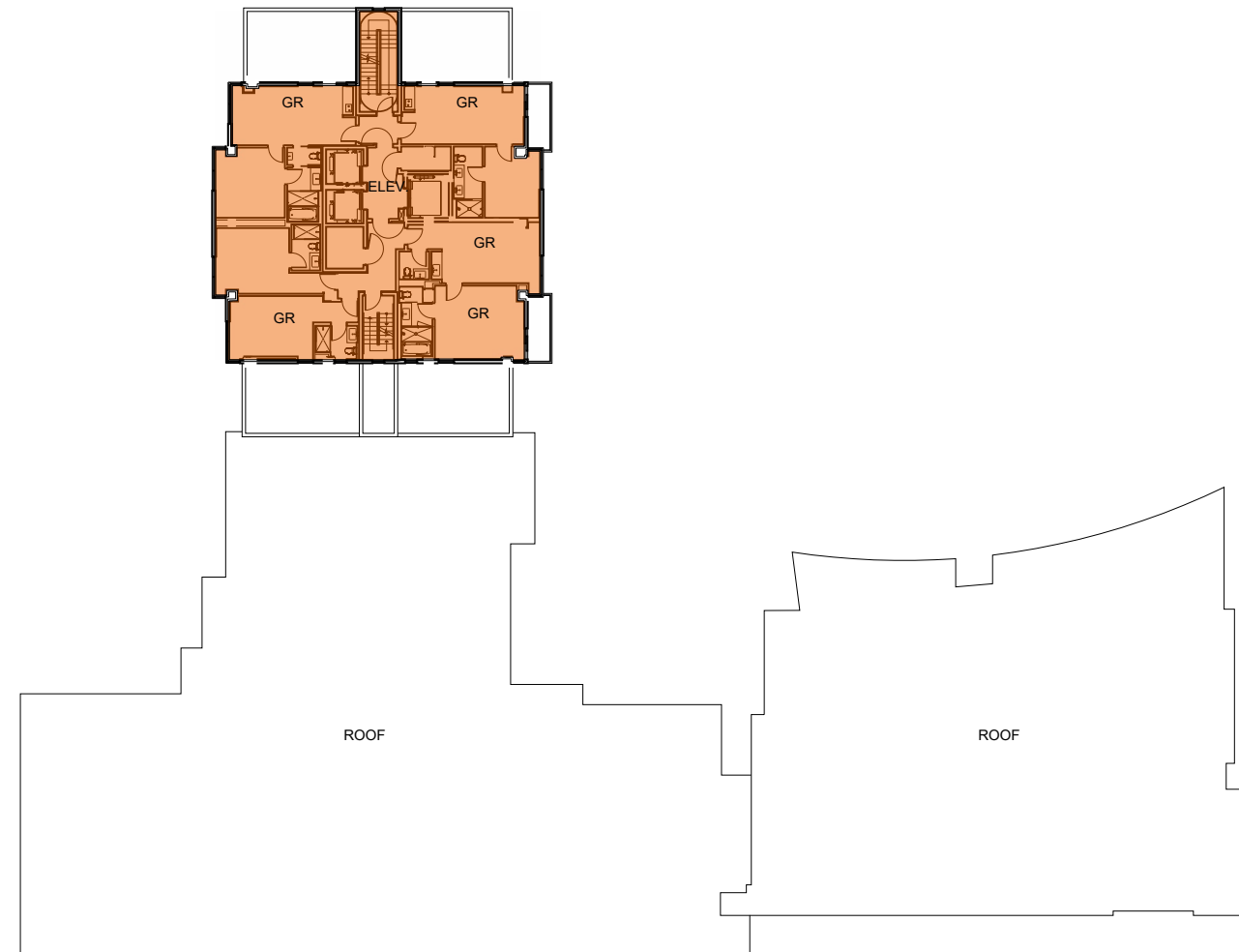
**NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS




*****PROPOSED FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,541
TOTAL FLOOR AREA ALLOWED		213,600

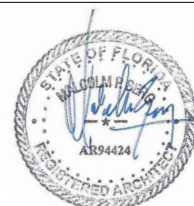
***NOTE: F.A.R. BASED OFF EGA LINE DRAWINGS



-  HATCH INDICATES F.A.R.
-  HATCH INDICATES NON F.A.R. BREEZEWAY
-  OPEN AIR/NOT INCLUDED F.A.R.

01 EXISTING FIFTEENTH FLOOR F.A.R.

1/16"=1'-0"



ANDAZ, MIAMI BEACH
4041 COLLINS AVE., MIAMI BEACH, FL 33140
 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

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



sheet no.

A-1.13

SCALE: AS NOTED

****EXISTING FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,366
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,386
TOTAL FLOOR AREA ALLOWED		213,600




**NOTE: F.A.R. BASED OFF KOBI KARP DRAWINGS

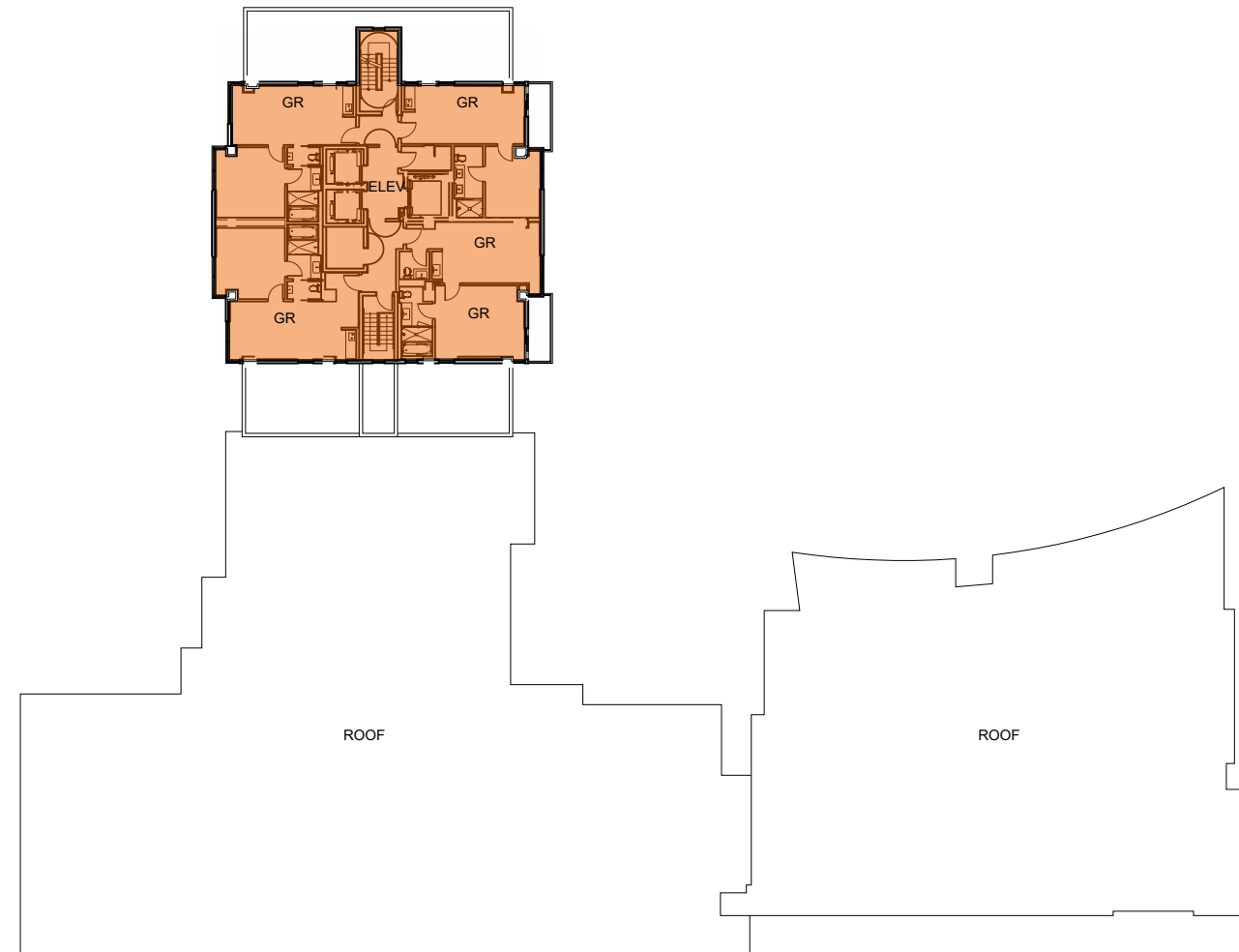
****PROPOSED FLOOR AREA CALCULATIONS**

SHADED AREA DENOTES SQUARE FOOTAGE INCLUDED IN F.A.R.

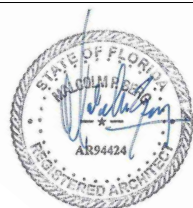
FLOOR:	TYPE	F.A.R. (S.F.)
LEVEL 1	GROUND	24,538
LEVEL 2	UNITS	23,521
LEVEL 4	UNITS	20,182
LEVEL 5-9	UNITS	100,560
LEVEL 10	UNITS	14,760
LEVEL 11	UNITS	10,269
LEVEL 12	UNITS	10,269
LEVEL 14	UNITS	3,562
LEVEL 15	UNITS	3,457
LEVEL 16	UNITS	3,423
TOTAL FLOOR AREA		214,541
TOTAL FLOOR AREA ALLOWED		213,600

***NOTE: F.A.R. BASED OFF EGA LINE DRAWINGS

-  HATCH INDICATES F.A.R.
-  HATCH INDICATES NON F.A.R. BREEZEWAY
-  OPEN AIR/NOT INCLUDED F.A.R.



01 EXISTING SIXTEENTH FLOOR F.A.R.
1/16"=1'-0"



ANDAZ, MIAMI BEACH
4041 COLLINS AVE., MIAMI BEACH, FL 33140
 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

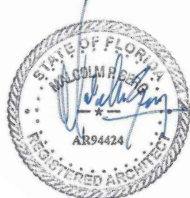
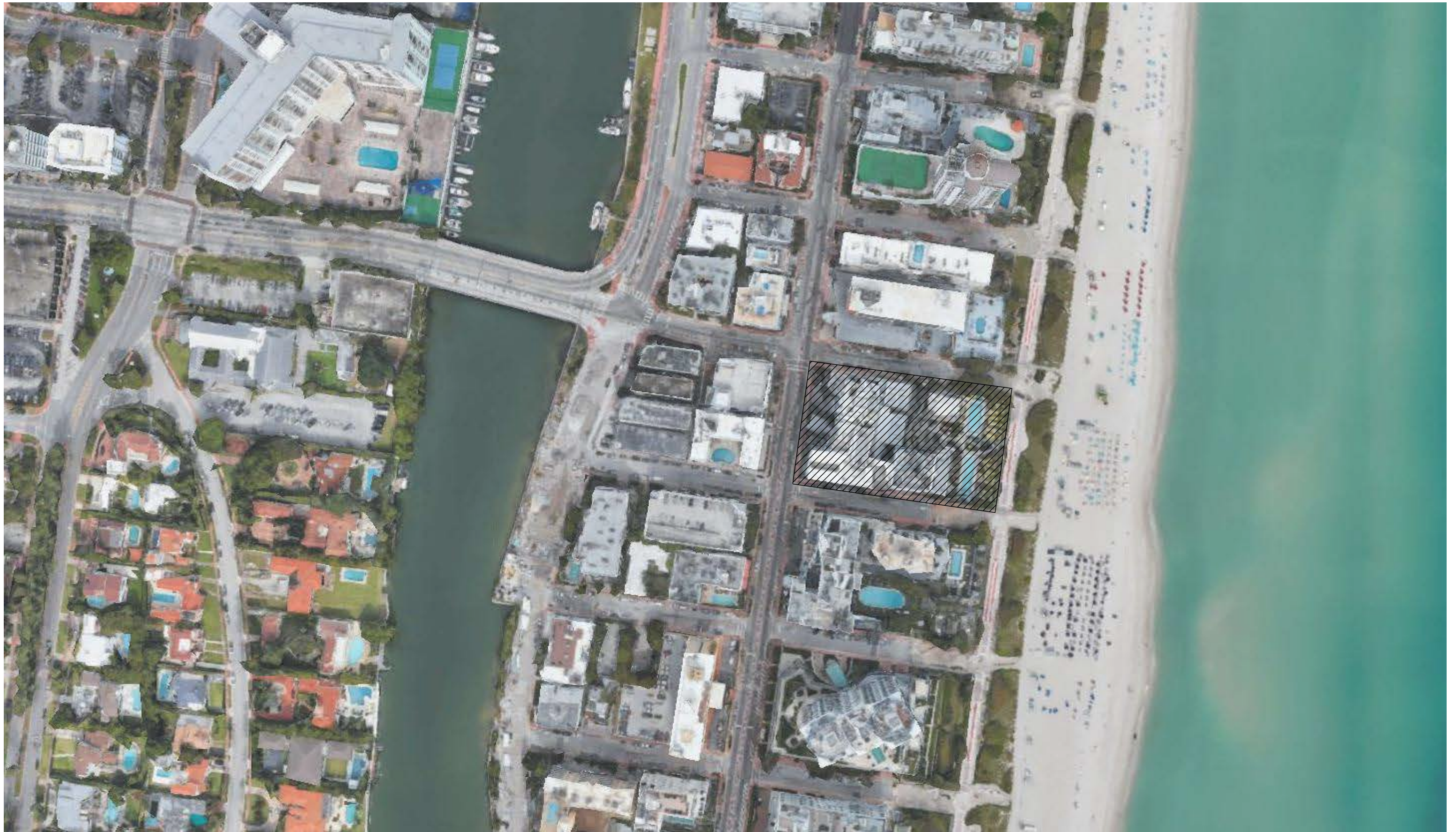
E o A , I n c | 1929 Ponce de Leon Blvd., Coral Gables, Florida 33146 | 3 0 5 . 4 4 4 . 0 9 9 0 | State of Florida Architect of Record Malcolm Berg, AIA License No. AR94424



sheet no.

A-1.14

SCALE: AS NOTED



ANDAZ, MIAMI BEACH
4041 COLLINS AVE., MIAMI BEACH, FL 33140
HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY

NOVEMBER XX, 2022: FIRST SUBMITTAL

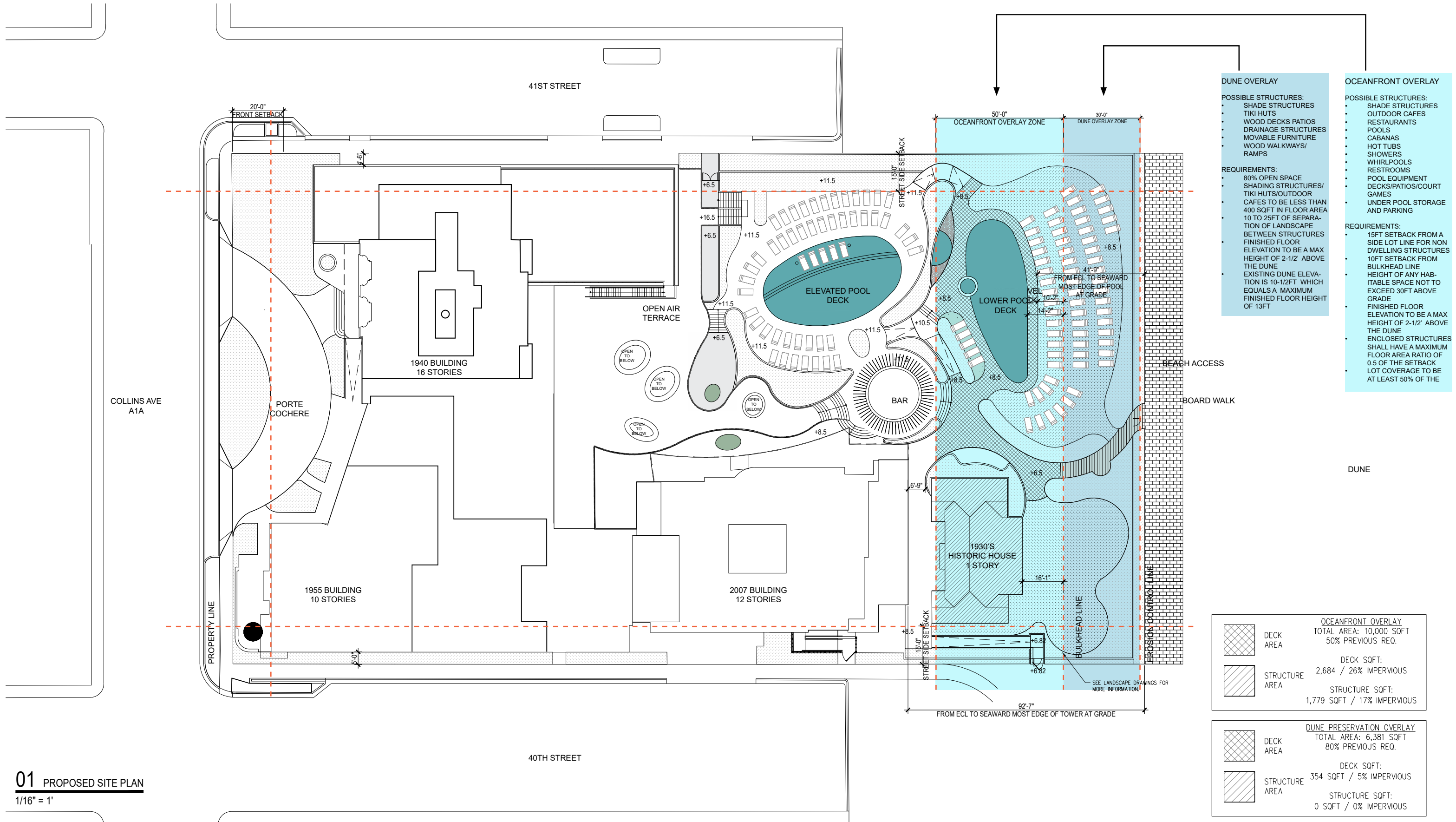
E o A , I n c | 1929 Ponce de Leon Blvd., Coral Gables, Florida 33146 | 3 0 5 . 4 4 4 . 0 9 9 0 | State of Florida Architect of Record Malcolm Berg, AIA License No. AR94424



sheet no.

A-1.15

SCALE: AS NOTED

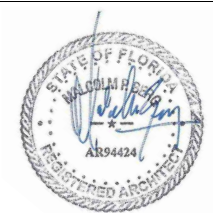


- DUNE OVERLAY**
- POSSIBLE STRUCTURES:
 - SHADE STRUCTURES
 - TIKI HUTS
 - WOOD DECKS PATIOS
 - DRAINAGE STRUCTURES
 - MOVABLE FURNITURE
 - WOOD WALKWAYS/ RAMP
 - REQUIREMENTS:
 - 80% OPEN SPACE
 - SHADING STRUCTURES/ TIKI HUTS/OUTDOOR CAFES TO BE LESS THAN 400 SQFT IN FLOOR AREA
 - 10 TO 25FT OF SEPARATION OF LANDSCAPE BETWEEN STRUCTURES
 - FINISHED FLOOR ELEVATION TO BE A MAX HEIGHT OF 2-1/2' ABOVE THE DUNE
 - EXISTING DUNE ELEVATION IS 10-1/2FT WHICH EQUALS A MAXIMUM FINISHED FLOOR HEIGHT OF 13FT
- OCEANFRONT OVERLAY**
- POSSIBLE STRUCTURES:
 - SHADE STRUCTURES
 - OUTDOOR CAFES
 - RESTAURANTS
 - POOLS
 - CABANAS
 - HOT TUBS
 - SHOWERS
 - WHIRLPOOLS
 - RESTROOMS
 - POOL EQUIPMENT
 - DECKS/PATIOS/COURT GAMES
 - UNDER POOL STORAGE AND PARKING
 - REQUIREMENTS:
 - 15FT SETBACK FROM A SIDE LOT LINE FOR NON DWELLING STRUCTURES
 - 10FT SETBACK FROM BULKHEAD LINE
 - HEIGHT OF ANY HABITABLE SPACE NOT TO EXCEED 30FT ABOVE GRADE
 - FINISHED FLOOR ELEVATION TO BE A MAX HEIGHT OF 2-1/2' ABOVE THE DUNE
 - ENCLOSED STRUCTURES SHALL HAVE A MAXIMUM FLOOR AREA RATIO OF 0.5 OF THE SETBACK LOT COVERAGE TO BE AT LEAST 50% OF THE

	DECK AREA	OCEANFRONT OVERLAY TOTAL AREA: 10,000 SQFT 50% PREVIOUS REQ.
	STRUCTURE AREA	DECK SQFT: 2,684 / 26% IMPERVIOUS
		STRUCTURE SQFT: 1,779 SQFT / 17% IMPERVIOUS

	DECK AREA	DUNE PRESERVATION OVERLAY TOTAL AREA: 6,381 SQFT 80% PREVIOUS REQ.
	STRUCTURE AREA	DECK SQFT: 354 SQFT / 5% IMPERVIOUS
		STRUCTURE SQFT: 0 SQFT / 0% IMPERVIOUS

01 PROPOSED SITE PLAN
1/16" = 1'



ANDAZ, MIAMI BEACH
4041 COLLINS AVE., MIAMI BEACH, FL 33140
 HISTORIC PRESERVATION BOARD SUBMITTAL FOR PROPOSED CANOPY
 NOVEMBER XX, 2022: FIRST SUBMITTAL

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



sheet no.

A-1.16

SCALE: AS NOTED