

ANDAZ

4041 COLLINS AVE., MIAMI BEACH, FL 33140

CONDITIONAL USE PERMIT SET

INTERIOR AND EXTERIOR RENOVATION

FIRST SUBMISSION DIGITAL: 07.07.2024

SECOND SUBMISSION DIGITAL: 07.28.2024

THIRD SUBMISSION PAPER: 08.09.2024



EoA, Inc.

1929 Ponce de Leon Blvd.

Coral Gables, Florida 33134

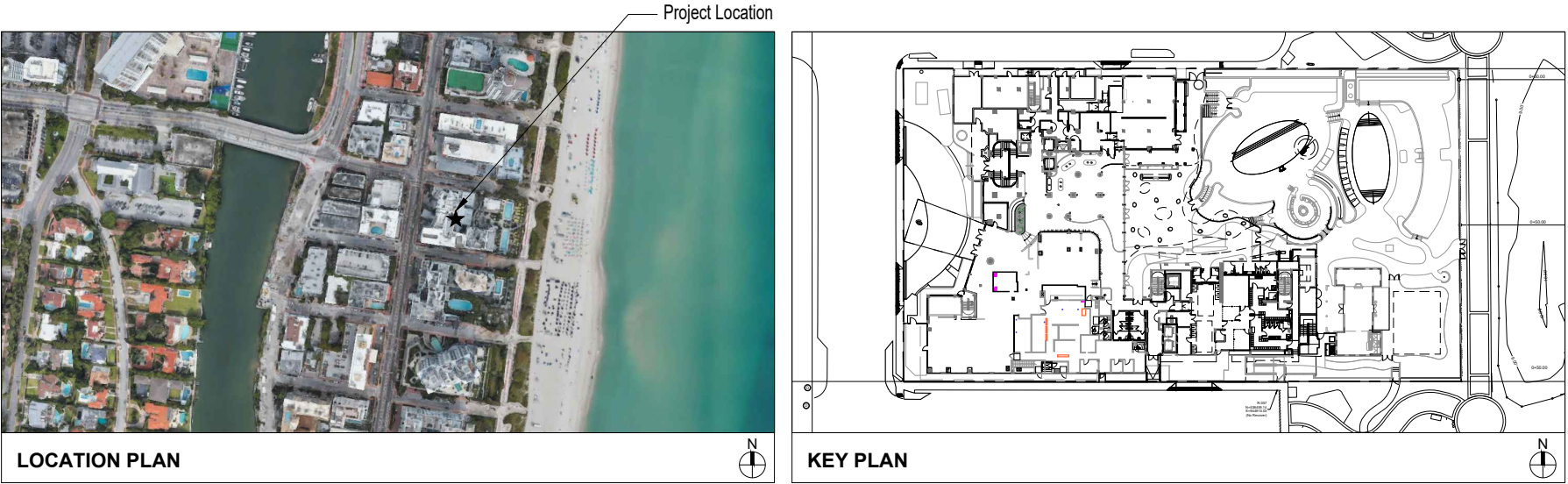
305-444-0990

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State of Florida Architect of Record

Malcolm Berg, AIA

License No. AR94424



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



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

SHEET INDEX : SECOND SUBMISSION 07.28.2024

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DRAWING INDEX

A-0.1

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

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

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

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

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

BUILDING SET BACKS		
HISTORIC STRUCTURES	REQUIRED	PROVIDED
PEDESTAL		
FRONT (COLLINS AVE)	20'-0"	15'-0"
STREET SIDE (40th and 41st)	16'-0"	4'-6" & 5'-0"
REAR:	50'-0" (FROM BULKHEAD LINE)	150'-0"
TOWER		
FRONT (COLLINS AVE)	20'-0"	15'-0"
STREET SIDE (40th and 41st)	16'-0"	4'-6" & 5'-0"
REAR:	75'-0" (FROM BULKHEAD LINE)	170'-0"
2007 STRUCTURES	REQUIRED	PROVIDED
PEDESTAL		
FRONT (COLLINS AVE)	20'-0"	155'-0"
STREET SIDE (40th and 41st)	16'-0"	16'-0"
REAR:	50'-0" (FROM BULKHEAD LINE)	60'-10" (FROM 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

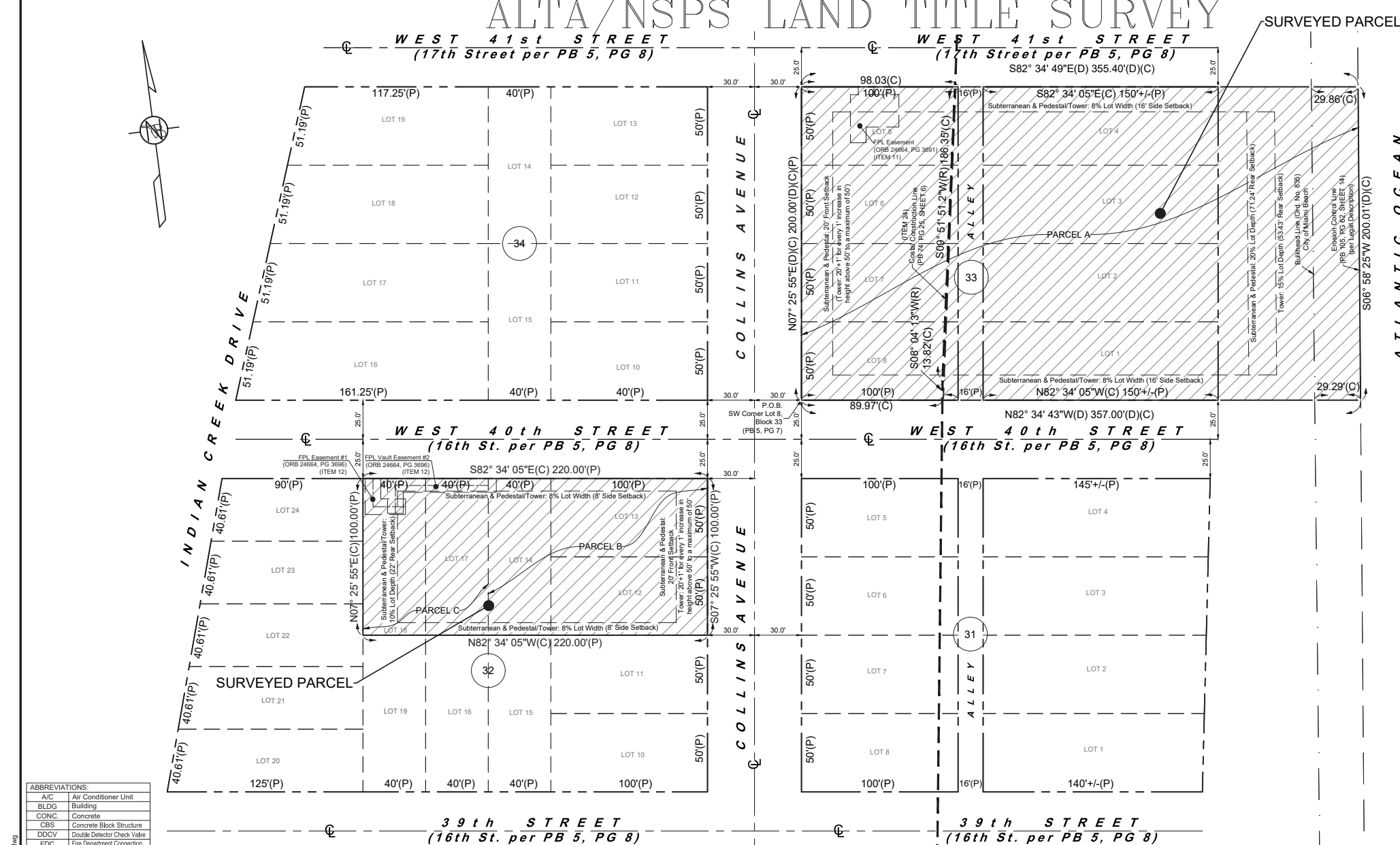
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COMMERCIAL - ZONING DATA SHEET

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

SKETCH OF BOUNDARY SURVEY

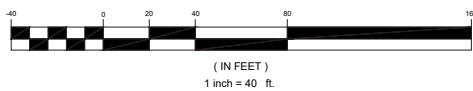
ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP

Scale: 1" = 40'

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
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:

Pursuant to the Zoning and Site Requirements Summary Report (Summary Report) for Sunshine Hotel Investors, Inc. 200 Spectrum Drive One (One), California 90216, prepared by Bureau Veritas, dated April 4, 2022, prepared for The Collins Waterfront Hotel, 4041 Collins Ave Miami Beach, 33140 by Project #156157-22R0001 001-259. The Property Specifications noted in the Summary Report, are as follows:

Existing Land Use and Zoning

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

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: RM-2 - Residential Multifamily, Medium Intensity District

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

ZONING REPORT OFF-STREET PARKING REQUIREMENTS

Minimum Parking:	EXISTING REQUIREMENTS	EXISTING CONDITIONS	COMPLIES WITH ORDINANCE
	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

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 Parcels B and C: East: 21.8 feet	NO
Minimum Street Side Setback: 40th 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 Parcels B and C: North: 7.6 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 on this basis for the purposes of this report.	NO
Minimum Interior Side 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% = 8 feet 100 feet of lot width x 16% = 16 feet	Parcels B and C: South: 8.8 feet	YES
Minimum Rear Setback:	RM-3: Subterranean and pedestal/Tower: 20% of lot depth, 50 feet from the bulkhead line whichever is greater. 36.2 feet of lot depth x 20% = 7.24 feet Tower: 36.2 feet of lot depth x 16% = 53.45 feet RM-2: Subterranean and pedestal/Tower: 10% of lot depth. 220 feet of lot depth x 10% = 22 feet	Parcel A: East: 91.3 feet Parcels B and C: West: 26.8 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' 59" 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 05° 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.

SURVEYOR'S NOTES:

The client provided the legal description to the surveyor and it is based on the legal description as shown on the First American Title Insurance Company, Commitment for Title Insurance Order Number: NCS-1116317-SA1, dated February 3, 2022 at 7:30 AM, Amended March 3, 2022.

Bearing are based on an assumed meridian, where the centerline of Collins Avenue bears North 07°25'59" East. The Bearings and Horizontal coordinates as shown herein were derived using the TopNET GNSS Network, a Network Real Time Kinematic (NRTK) service. The Network broadcasts in NAD 83 and NAVD 88 datums with stated horizontal accuracies to 0.05 feet and vertical accuracies to 0.10 feet. Horizontal coordinates are based on the State Plane Coordinate System, Florida East Zone (0901) (NAD 83/2011). All distances as shown are based on the US Survey foot. All distances are based on the US Survey foot.

Elevations shown herein 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 (-1.155 feet, using as input data the State Plane Coordinates based on NAD83 information obtained by GPS).

Miami-Dade County Benchmark references:

-BM Name: B-313
BM Elevation (NGVD 29): 4.33 feet
BM Elevation (NAVD 88): 2.78 feet
Location 1: 39th St. - 61.7' South of South curb
Location 2: HWY A-1-A (Collins Ave.) - 57.8' East of East curb
Description 1: US C & G Brass Disk on top of conc. ramp directly over a catch basin.

-BM Name: D-313
BM Elevation (NGVD 29): 4.91 feet
BM Elevation (NAVD 88): 3.36 feet
Location 1: W 41st St. - 20' South of centerline
Location 2: Prairie Ave. - 44.2' East of centerline
Description 1: PK Nail and Aluminum washer set on concrete curb and gutter

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 and vertical measurements shown herein were collected using a Leica RTC360 scanner. The stated positional accuracy of the RTC360 scanner is 1.9 mm at 10 m, 2.8 mm at 20 m, and 5.3 mm at 40 m. All data for this project was collected from 100 feet or less. Elevation controls, for the survey was based on a closed 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 (0.7 feet) plus 50 parts per million (based on the direct distance between the two corners being tested), marking 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 stated above.

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. 12088C02028, and 12088C0338, Community No. 120881 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 Zone "AE", flood depth of 7 feet (NGVD 29). The delineation of the Special Flood Hazard is plotted herein.

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 map, that elevations as depicted herein are refer to the North American Vertical Datum, 1988 (NAVD 88) and the boundary limits of Flood Zone designation may be in a different location respect to the actual boundaries shown on the 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 herein are plotted referred to the NGVD 29 datum. (USE WITH CAUTION).

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 Title Insurance Order No. NCS-1116317-SA1, Commitment for Title Insurance dated February 3, 2022 at 7:30 AM; (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.

A comparison between, deed (D), plat (P), and calculated (C) dimensions are delineated herein. 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 recorded in Plat Book 74 at Page 2.

This SKETCH OF BOUNDARY SURVEY - ALTA/NSPS LAND TITLE SURVEY does not represent a Mean High Water Line Survey as defined under Chapter SJ-17.050 Florida Administrative Code nor does this Survey support to determine the nature and/or line of the erosion control project where the Erosion Control Line supports the Mean High Water Line in authority, pursuant to Chapter 161.191, Florida Statutes. The Erosion Control Line as shown herein is based on the Legal Description as described on plat of the ESTABLISHED EROSION 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 herein is based on the update survey performed by this office dated November 16, 2022. The location of the Coastal Construction Control Line are 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 recorded in Plat Book 74 at Page 2, as approved by the State of Florida Department of Natural Resources (now known as the Department of Environmental Protection), on January 15, 1982, wherein the location of the CCCL. The FRM(s) were not recovered on November 16, 2022. The coordinates values for said 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 2, were converted from North American Datum, 1983 (NAD 83) to North American Datum 1983 (NAD83/2011) utilizing the aforementioned U.S. Army Corps of Engineers program Corcon v6.1.

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 herein. 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) intersect in the shore-normal direction from the Erosion Control Line to the Mean High Water line elevation. The contour lines as shown for the Seasonal High Water Line and the Mean High Water Line was provided by Florida Department of Environmental Protection (DEP), dated May 20, 2022, using the nearest Extent of Tidal Interference Plotted Area (ETIPA) to 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 herein.

Note: The value of the Mean High Water (MHW) plotted herein 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 Coastal Tidal Interference Plotted Area (ETIPA) to the intersection of the rising shore and the 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 I, Section 161.053(5)(c)2, as the line from 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 herein.

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

Any notorious 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 as shown on the underlying record plat. Right of Way should be verified by the owner and/or agent with the appropriate agency prior to construction. Right of Way as shown 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 2 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 herein. Also the calculated distance from each point to the 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 herein. Dimension and location of existing major structures within the subject property or immediately adjacent to the north and south property lines are shown herein.

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 which may cause the distance lines, therefore the resultant of said dimensions as shown herein 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 roads are shown herein.

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

Call 811 or visit www.sunshine811.com before digging.

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

Some building walls as shown herein 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 its 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 into the adjacent lot, 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 herein. The ownership of the easement and/or walls as shown herein 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 right on the lot line, clear of the lot line or crossing the lot line into the adjacent lot, 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.

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 herein, lying West of the Erosion Control Line, contains 71,240 square feet more or less (1.64 Acres more or less).

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

The building area(s) as shown herein 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 herein 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 herein is the same as the property described in Schedule A of the First American Title Insurance Company, File No. MCS-1116317-SA1, with 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 herein or otherwise noted as to 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 Line Maps 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 Preservation Board The City of Miami Beach, recorded in Book 28754, Page 1000 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 28754, Page 1000 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 Covenants in Lieu of Unity of Title for Off-Site Parking by Crown Miami Hotel Owner, LLC, recorded in Book 28967, Page 298 of Official Records, as affected by that certain Amended and Related Covenant in Lieu of Unity of Title for Off-Site Parking recorded in Book 29387, Page 1104 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 28754, Page 1000 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 Conditional Use Permit recorded in Book 30215, Page 216 of Official Records, as affected by 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 28754, Page 1000 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 Covenant, recorded in Book 31078, Page 1748 of Official Records are one in the same. Affects the property but not a survey issue.

Item 21) Any additional 2011 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 herein.

Item 25) The right, title or interest, if any, of the public to use a public beach or recreation area or to any part of the land described in Schedule A herein, lying between the water abutting said land and any other land 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 which 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 here on 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, 2023 and will in no way be used to establish or support any claim of ownership or interest in the property. Survey. All property corners, as shown here on, were recovered or reset on April 14, 2023, with no claim of 1" or smaller for pages 1, 4, 14, 16, 17, and 19 of Table A thereof. The fieldwork was completed on April 14, 2022. The undersigned further certifies that this map and plat of the survey on which it is based meets the Standards of Practice, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.022 Florida Statutes, as set forth in Chapter SJ-17, Florida Administrative Code and is a "BOUNDARY SURVEY" as defined therein.

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)(1), 8, 9, 10(a), 11, 14, 16, 17, and 19 of Table A thereof. The fieldwork was completed on April 14, 2022. The undersigned further certifies that this map and plat of the survey on which it is based meets the Standards of Practice, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.022 Florida Statutes, as set forth in Chapter SJ-17, Florida Administrative Code and is a "BOUNDARY SURVEY" as defined therein.

Dated: June 12, 2024 (Revised as noted)

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

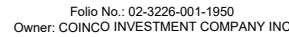
Digitally signed by Thomas Brownell
Date: 2024.06.28 16:35:47 -0400

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 #2891, State of Florida, using a Digital Signature and Date, pursuant to Chapter SJ-17, Florida Administrative Code, and the Surveyor's signature may not reflect the date of the 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.

E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS • SURVEYORS • MAPPERS • LAND PLANNERS
MIAMI, FLORIDA 33140
4041 COLLINS AVENUE, SUITE 33140
MIAMI BEACH, FL 33140
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4041 COLLINS AVENUE
MIAMI BEACH, FL 33140

No.	Date	Appl.	Job No.	Description
-----	------	-------	---------	-------------



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

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

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

FPL VAULT EASEMENT #2
ORB 24664 PG 3696
ITEM 12

FPL EASEMENT #1
ORB 24664 PG 3696
ITEM 12

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

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

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

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

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

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

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

228 W 40th STREET
MIAMI BEACH, FL 33140

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

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

SEE SHEET 1 OF 5
FOR CERTIFICATIONS.

Sheet No.

2 OF 5 |

Batch No.

C 7449 2

Vol Date: 6/28/2024
Saved by: steven
[P]58467 - 4041 COLLINS AVE/58467-G200 LS-3448 ALTA BOUNDARY SURVEY 4041 COLLINS AVE/6-28-24.dwg

Plot Date: 6/28/2024 Saved by: steven
 \Pro\58467 - 4041 COLLINS AVE\58467-G20

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

R

Arc Length

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

Prorated Elevation Data

Tree

Palm Tree

Flow of Traffic

Asphalt

Concrete

Building Outline

Concrete

Gravel

Pavers

Tile

Wood

Wall

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

X

O

///

OH

Folio No.: 02-3226-001-1930

Owner: SUKKAH MIAMI B&H ACQUISITIONS LLC

BLOCK 34

(PB 5, PG 8)

WEST 41st STREET

(17th Street per PB 5, PG 8)

(50' TOTAL R/W)

WEST 40th STREET

(16th Street per PB 5, PG 8)

(50' TOTAL R/W)

COLLINS AVENUE

(60' TOTAL R/W)

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

AREA UNDER CONSTRUCTION

PARCEL "A"

(AREA = 71,240 +/- Sq. Ft.)

(1.64 Acres +/-)

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

NOTE: Although care was taken with the identification of the trees noted hereon, 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.

SKETCH OF BOUNDARY SURVEY

ALTA/NSPS LAND TITLE SURVEY

TREE LIST					
Tree Number	Common Name	Botanical Name	Diameter (Inches)	Height (Feet)	Canopy (Feet)
1	Palmetto	Sabal palmetto	12"	45'	45'
2	Palmetto	Sabal palmetto	12"	40'	40'
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 merrilli	6"	10'	12'
12	Palmetto	Sabal palmetto	7"	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	Palmetto	Sabal palmetto	8"	20'	16'
41	Coconut Palm	Cocos nucifera	12"	25'	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"	40'	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	Areacoe	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	Areacoe	24"	15'	12'
86	Palm	Areacoe	24"	10'	12'
87	Christmas Palm	Adonis merrilli	8"	20'	6'
88	Christmas Palm	Adonis merrilli	8"	20'	6'
89	Christmas Palm	Adonis merrilli	8"	20'	6'
90	Christmas Palm	Adonis merrilli	8"	20'	6'
91	Christmas Palm	Adonis merrilli	8"	20'	6'
92	Christmas Palm	Adonis merrilli	8"	20'	6'
93	Christmas Palm	Adonis merrilli	8"	20'	6'
94	Christmas Palm	Adonis merrilli	8"	20'	6'
95	Christmas Palm	Adonis merrilli	8"	20'	6'
96	Christmas Palm	Adonis merrilli	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'

E-R Brownell & Associates, Inc.

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4807 NW 74th Avenue

MIAMI, FLORIDA 33140

PHONE: 800-999-9999 FAX: 305-739-8970

4041 COLLINS AVENUE

MIAMI BEACH, FL 33140

Certification No. LB761

PLS/PSM No. 2891

Field Book No. FILE

Drawn by: SMB/JG

Checked by: TB

Scale: 1" = 20'

Date: 04/14/2022

Job No. 58467

SEE SHEET 1 OF 5 FOR CERTIFICATIONS.

Sheet No. 3 OF 5

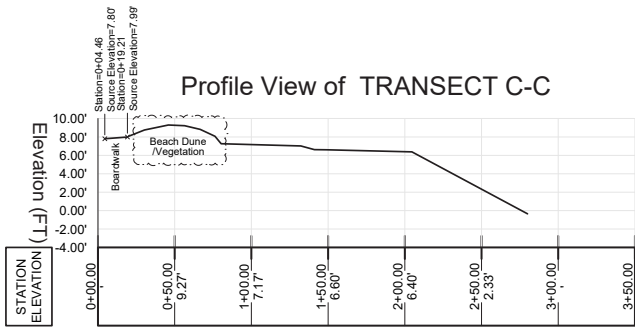
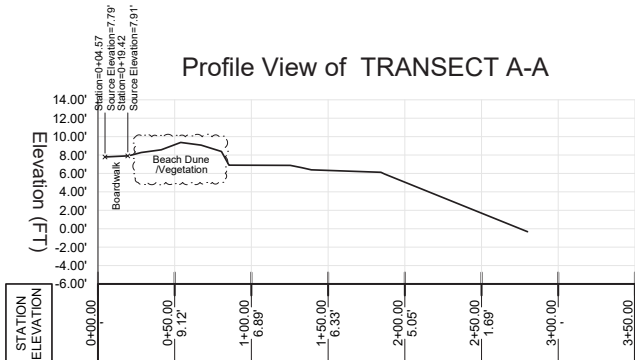
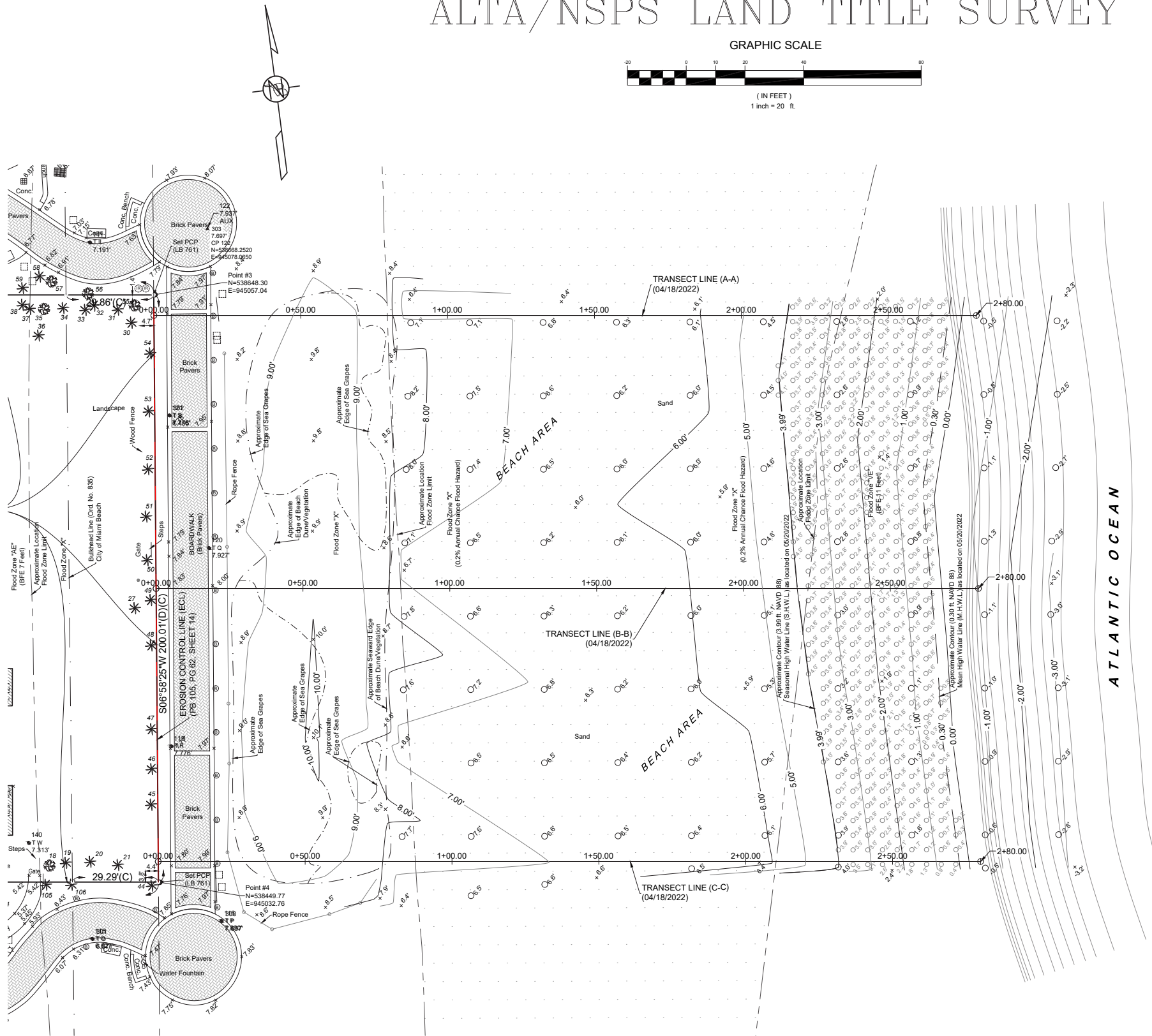
Sketch No. LS-3448-3

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 (-11.55) 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).

ABR/VEANS	Abreus/Veans
A/C	Air Conditioner Unit
BLDG	Building
CONC.	Concrete
CS	Concrete Structure
DDCV	Double Detects Clock Valve
FDCV	Fire Detection Check Valve
FND.	Flood
DH	Drill Hole
N & D	North & Disc
IP	Iron Pipe
(0.2W, 0.2N)	0.2% Wet/Dry monument from calculated location on Plat (or CMA)
BFE	Base Flood Elevation
F.F. ELEV.	Finish Floor Elevation
NGVD 29	North American Vertical Datum of 1929
NAVD 88	North American Vertical Datum of 1988
(C)	Calculated Dimension
(D)	Drawn Dimension
(M)	Measured Dimension
(P)	Platted Dimension
(R)	Record Dimension
(CMA)	City of Miami Assn Sheet
D	Delta
L	Lot
R	Radius
SEC.	Section
PB	Pit Bull
PG	Page
ORB	Official Records Book
POB	Point of Commencement
POC	Point of Beginning
R/W	Right of Way
PLNTR	Planter
CCCL	Coastal Construction Control Line
ECL	Erosion Control Line
SHWL	Mean High Water Line
MHWL	Mean High Water Line

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



Note: The value of the Mean High Water (MHW) plotted herein 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 (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. XI. Chapter 161, Part I, 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 3.96 feet (NAVD 88) is plotted herein.

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.

4	06/12/24	TB	5947-G200	Revised to show area under construction
3	09/26/23	TB	5947-G200	Revised to show Sheet 6 of 8 for Contractor Markup
2	07/17/23	TB	5947-G200	Revised to show additional Spot Elevations & Dune area
1	05/08/23	TB	5947-G200	Revised to show additional Spot Elevations
No.	Date	Appvd	Job No.	Description

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

Plot Date: 02/20/2024
C:\p\35467 - 4041 COLLINS AVE\35467.G200 4041 COLLINS AVE.CAD DWS\35467.G200 4041 COLLINS AVE.CAD ALTA BOUNDARY SURVEY (4041 COLLINS AVE) 12-28-24.dwg
Saved by: staven

ABBREVIATIONS:	
A/C	Air Conditioner Unit
BLDG	Building
CONC	Concrete
CBS	Concrete Block Structure
DDCV	Double Detector Check Valve
FDC	Fire Department Connection
FND	Found
D/H	Drill Hole
N & D	Nail & Disc
IP	Iron Pipe
Recovered monument from calculated location based on Plat (or CMA)	
(0.2W, 0.2N)	
BFE	Base Flood Elevation
F.F.ELEV.	Finish Floor Elevation
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(CMA)	City of Miami Atlas Sheet
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POC	Point of Commencement
POB	Point of Beginning
R/W	Right of Way
PLNTR	Planter
CCCL	Coastal Construction Control Line
ECL	Erosion Control Line
SHWL	Seasonal High Water Line
MHWL	Mean High Water Line

SKETCH OF BOUNDARY SURVEY ALTA/NSPS LAND TITLE SURVEY

TABLE A (RECORD INFORMATION)

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

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

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

TABLE A (FIELD INFORMATION)

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

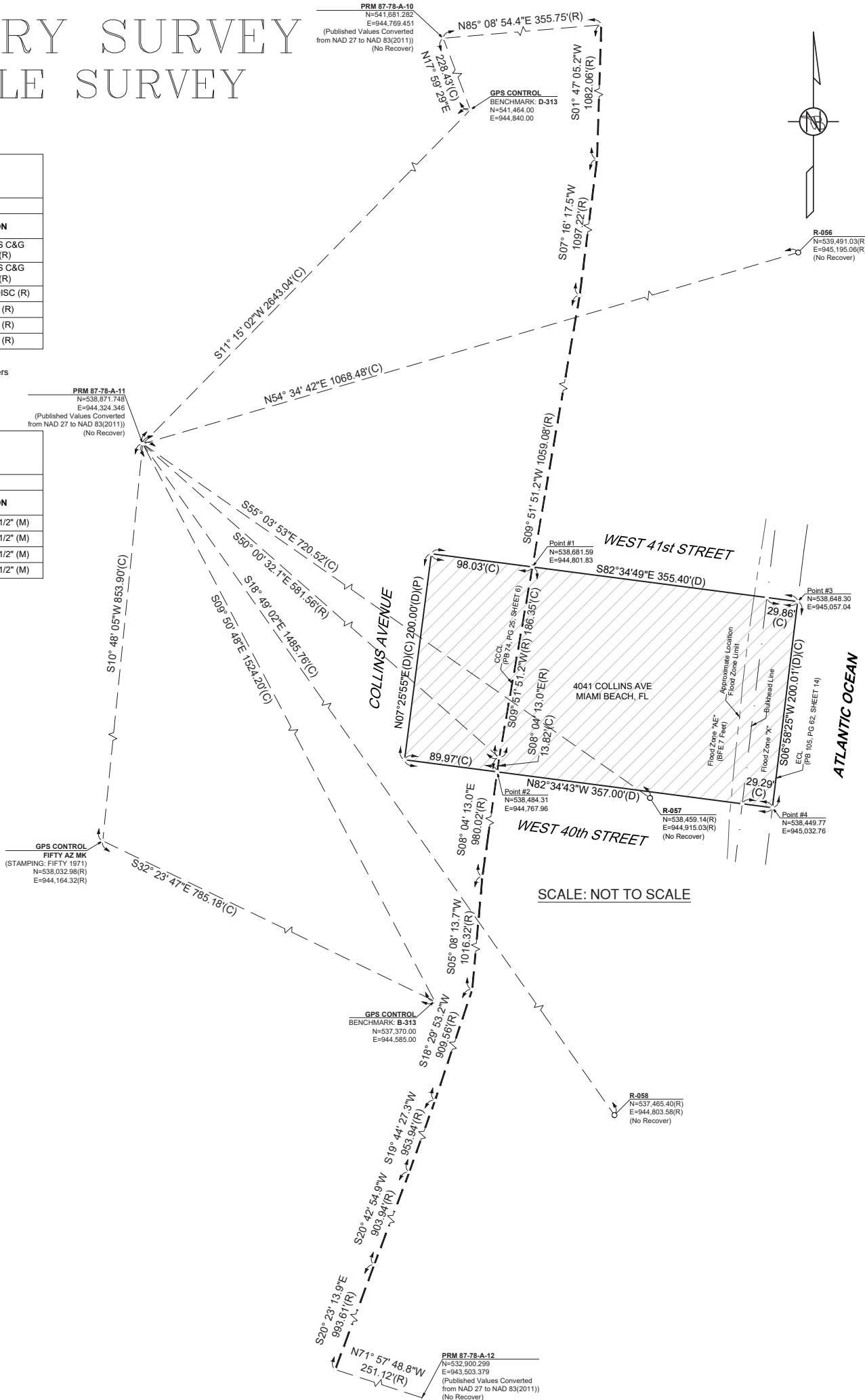
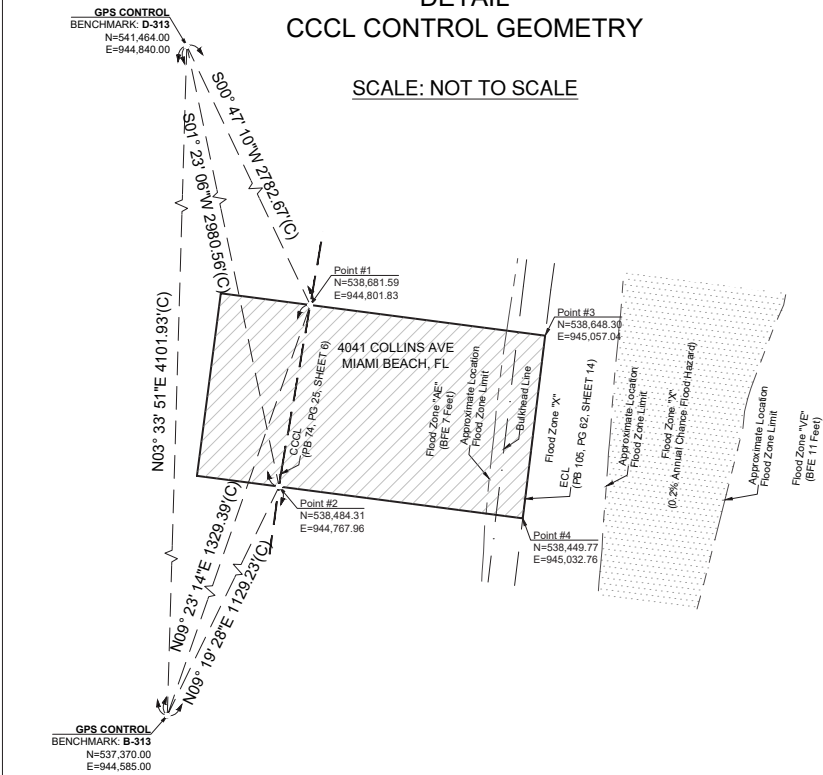
R MONUMENTS
(COASTAL RANGE MONUMENTS)

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

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

DETAIL
CCCL CONTROL GEOMETRY

SCALE: NOT TO SCALE



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

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

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