



EXISTING CONTINENTAL HOTEL WITH PROPOSED FACADE RENOVATION



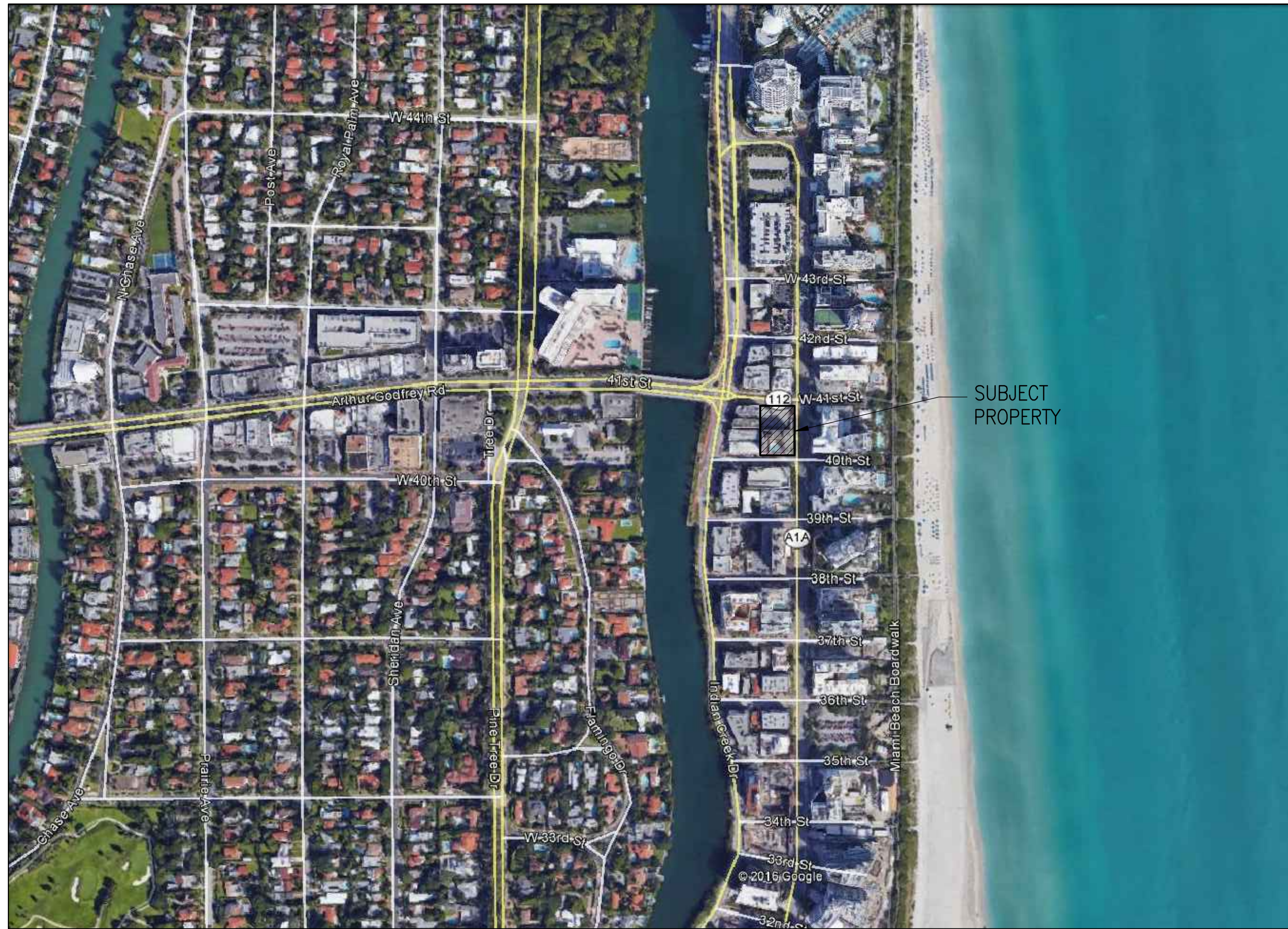
EXISTING CONTINENTAL HOTEL WITH PROPOSED FACADE RENOVATION

PROPOSED NEW RETAIL ADDED

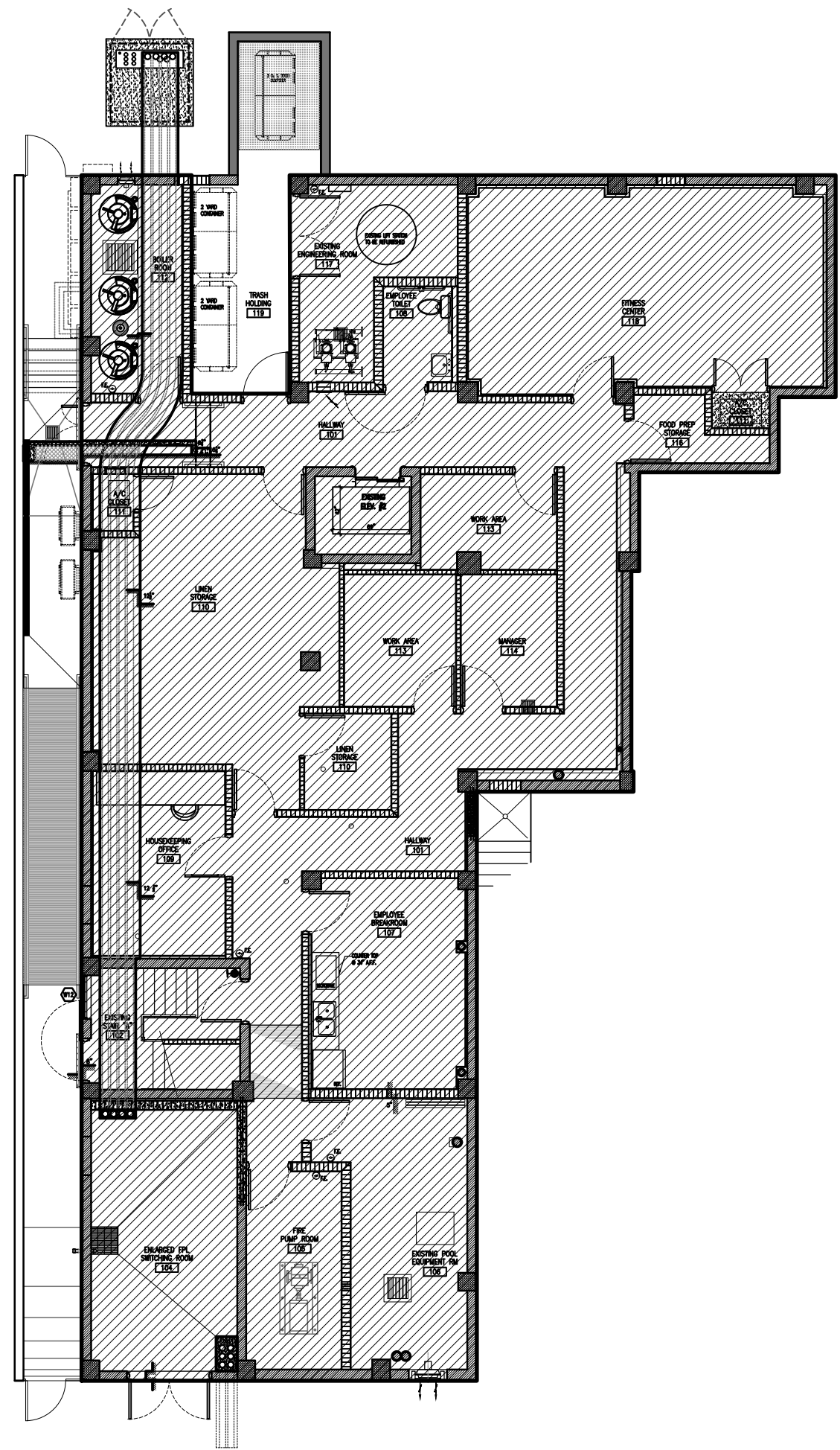
INDEX OF DRAWINGS

SITE INFORMATION

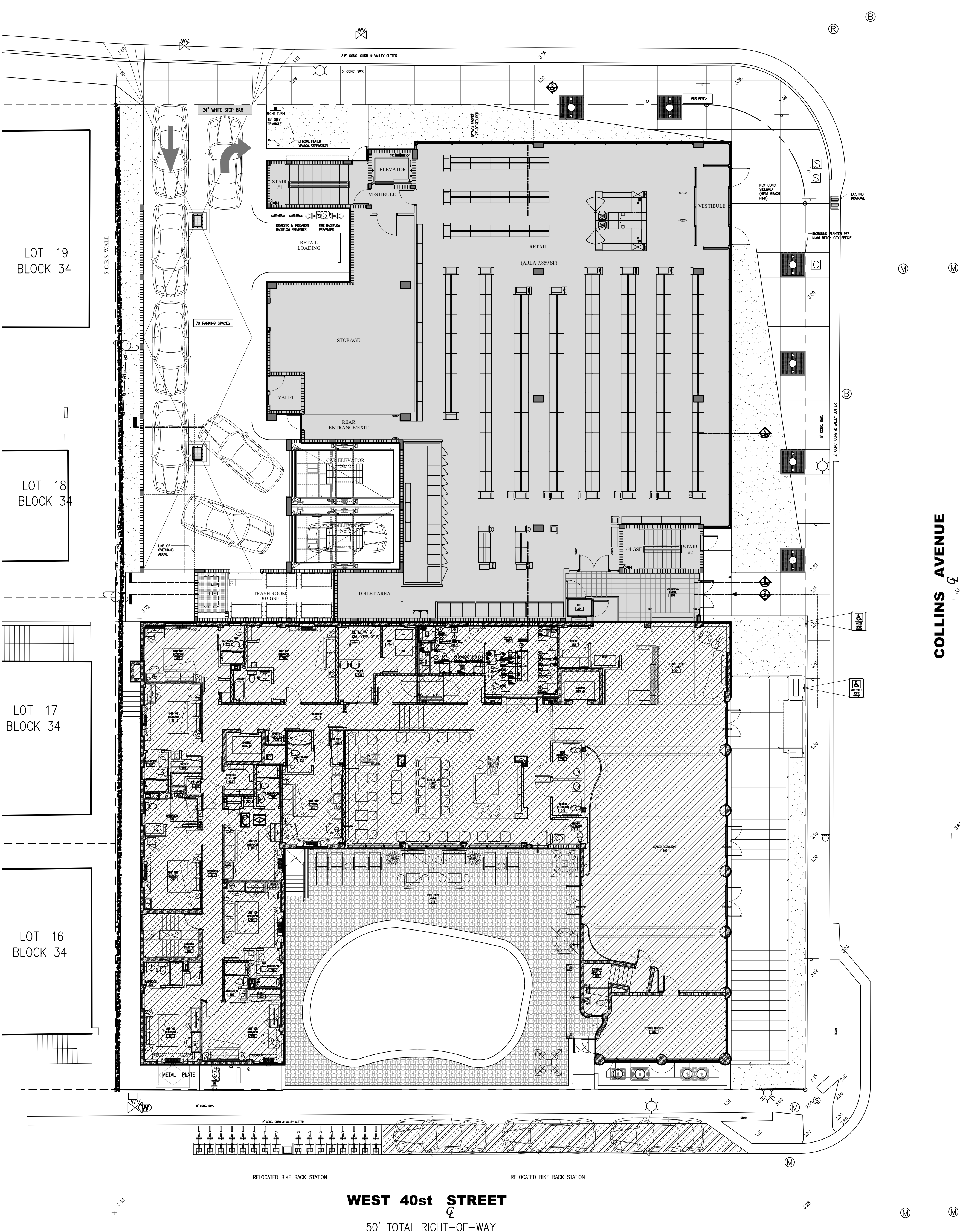
PRODUCTION ARCHITECT CHARLES H. BENSON & ASSOCIATES 1665 WASHINGTON AVE., 2 ND FL., MIAMI BEACH, FL. 33139						LANDSCAPE J F S DESIGN INC. 1833 N.W. 140th TERR., PEMBROKE PINES, FL. 33028						RAMP DESIGN						MECHANICAL DESIGN						MECHANICAL DESIGN																							
SURVEY N/A						TD-1 TREE DISPOSITION PLAN 1/4" = 1'-0"						SITE ANALYSIS: LOT AREA ZONING 27,914 S.F. RM-2 REQUIRED BUILDING HEIGHT 75'-0" BUILDING HEIGHT 75'-0" STORIES 8 STORIES 8 FLOOR AREA RATIO (2) 55,828 SF						PROVIDED 58'-7" (EXIST. HOTEL) 59'-6" (NEW RETAIL) 5 (EXIST. HOTEL) 5 (NEW RETAIL) 55,464.16 SF						SITE ANALYSIS: LOT AREA ZONING 27,914 S.F. RM-2 REQUIRED BUILDING HEIGHT 75'-0" BUILDING HEIGHT 75'-0" STORIES 8 STORIES 8 FLOOR AREA RATIO (2) 55,828 SF						PROVIDED 58'-7" (EXIST. HOTEL) 40'-0" (NEW RETAIL) 5 (EXIST. HOTEL) 3 (NEW RETAIL) 55,278.16 SF						SCHEDULE OF EXISTING HOTEL UNITS 1st LEVEL ROOM # PROP. 101 290 sf 102 274 sf 103 258 sf 104 245 sf 105 289 sf 106 240 sf 107 266 sf 108 282 sf TYPICAL LEVEL 2nd / 3rd ROOM # PROP. 201-301 394 sf 202-302 271 sf 203-303 293 sf 204-304 294 sf 205-305 294 sf 206-306 281 sf 207-307 355 sf 208-308 276 sf 209-309 298 sf 210-310 297 sf 211-311 279 sf 212-312 297 sf 214-314 297 sf 215-315 272 sf 216-316 288 sf 217-317 250 sf 218-318 297 sf 219-319 254 sf 220-320 248 sf 221-321 280 sf 222-322 244 sf 223-323 266 sf 224-324 282 sf TYPICAL LEVEL 4th / 5th ROOM # PROP. 401-501 394 sf 402-502 271 sf 403-503 293 sf 404-504 294 sf 405-505 294 sf 406-506 281 sf 407-507 351 sf 408-508 276 sf 409-509 254 sf 410-510 287 sf 411-511 276 sf 412-512 297 sf 414-514 297 sf 415-515 248 sf 416-516 288 sf 417-517 236 sf 418-518 260 sf 419-519 258 sf 420-520 248 sf 421-521 257 sf 422-522 244 sf 423-523 266 sf 424-524 282 sf NUMBER OF UNITS: PROP. 1st LEVEL 8 2nd LEVEL 23 3rd LEVEL 23 4th LEVEL 23 5th LEVEL 23 TOTAL 100											
GN-1.01 LIST OF DRAWINGS, SITE INFORMATION, LOCATION MAP N/A R-1.0 SITE PLAN 3/32" = 1'-0"						L-1 LEVEL-1 LANDSCAPE PLAN 1/4" = 1'-0"						SETBACKS (RETAIL) (PEDESTAL) FRONT 20'-0" REAR 14'-0" (10.0%) SIDE STREET (NORTH) 27'-0" (13.5%) (TOWER) FRONT (20'-0" + 9'-6") 29'-6" REAR 21'-0" (15.0%) SIDE STREET (NORTH) 27'-0" (13.5%) SETBACKS (EXISTING HOTEL) FRONT 15'-0" (EXISTING) REAR 5'-0" (EXISTING) SIDE STREET (NORTH) 105'-0" (EXISTING) SIDE STREET (SOUTH) 5'-0" (EXISTING) (2.5%) PARKING (11,141 SF -750 SF 7.5 X 100 UNITS) / 400 = 25.98						REQUIRED 75'-0" 75'-0" 8 8 55,828 SF						PROVIDED 58'-7" (EXIST. HOTEL) 59'-6" (NEW RETAIL) 5 (EXIST. HOTEL) 5 (NEW RETAIL) 55,464.16 SF						REQUIRED 75'-0" 75'-0" 8 8 55,828 SF						PROVIDED 58'-7" (EXIST. HOTEL) 40'-0" (NEW RETAIL) 5 (EXIST. HOTEL) 3 (NEW RETAIL) 55,278.16 SF						PARKING (10,891 SF -750 SF 7.5 X 100 UNITS / 400 = 25.35) HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55					
GN-1.02 PHOTOS N/A R-2.0 GROUND LEVEL 3/16" = 1'-0"						L-2 LEVEL-2 THRU 3 LANDSCAPE PLAN 1/4" = 1'-0"						SETBACKS (EXISTING HOTEL) FRONT 20'-0" REAR 14'-0" SIDE STREET (NORTH) 16'-0" SIDE STREET (SOUTH) 16'-0"						REQUIRED 75'-0" 75'-0" 8 8 55,828 SF						PROVIDED 58'-7" (EXIST. HOTEL) 40'-0" (NEW RETAIL) 5 (EXIST. HOTEL) 3 (NEW RETAIL) 55,278.16 SF						PARKING (10,891 SF -750 SF 7.5 X 100 UNITS / 400 = 25.35) HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55																	
GN-1.03 PHOTOS N/A R-3.0 2ND LEVEL PLAN 3/16" = 1'-0"						L-3 NOTES, DETAILS, SPECIFICATIONS ETC. 1/4" = 1'-0"						SETBACKS (EXISTING HOTEL) FRONT 20'-0" REAR 14'-0" SIDE STREET (NORTH) 16'-0" SIDE STREET (SOUTH) 16'-0"						REQUIRED 75'-0" 75'-0" 8 8 55,828 SF						PROVIDED 58'-7" (EXIST. HOTEL) 40'-0" (NEW RETAIL) 5 (EXIST. HOTEL) 3 (NEW RETAIL) 55,278.16 SF						PARKING (10,891 SF -750 SF 7.5 X 100 UNITS / 400 = 25.35) HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55																	
GN-1.04 PHOTOS N/A R-4.0 3RD LEVEL PLAN 3/16" = 1'-0"						L-4 NOTES, DETAILS, SPECIFICATIONS ETC. 1/4" = 1'-0"						SETBACKS (EXISTING HOTEL) FRONT 20'-0" REAR 14'-0" SIDE STREET (NORTH) 16'-0" SIDE STREET (SOUTH) 16'-0"						REQUIRED 75'-0" 75'-0" 8 8 55,828 SF						PROVIDED 58'-7" (EXIST. HOTEL) 40'-0" (NEW RETAIL) 5 (EXIST. HOTEL) 3 (NEW RETAIL) 55,278.16 SF						PARKING (10,891 SF -750 SF 7.5 X 100 UNITS / 400 = 25.35) HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55																	
GN-1.05 FAR BASEMENT & GROUND LEVEL N/A R-5.0 4TH TO 5TH LEVEL PLAN 3/16" = 1'-0"						L-5 DEEP ROOT SILVA CELLS, SPECIFICATIONS, DETAILS, ETC. 1/4" = 1'-0"						SETBACKS (EXISTING HOTEL) FRONT 20'-0" REAR 14'-0" SIDE STREET (NORTH) 16'-0" SIDE STREET (SOUTH) 16'-0"						REQUIRED 75'-0" 75'-0" 8 8 55,828 SF						PROVIDED 58'-7" (EXIST. HOTEL) 40'-0" (NEW RETAIL) 5 (EXIST. HOTEL) 3 (NEW RETAIL) 55,278.16 SF						PARKING (10,891 SF -750 SF 7.5 X 100 UNITS / 400 = 25.35) HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55																	
GN-1.06 FAR 2ND TO 4TH LEVEL N/A R-6.0 6TH LEVEL PLAN 3/16" = 1'-0"						L-5 DEEP ROOT SILVA CELLS, SPECIFICATIONS, DETAILS, ETC. 1/4" = 1'-0"						SETBACKS (EXISTING HOTEL) FRONT 20'-0" REAR 14'-0" SIDE STREET (NORTH) 16'-0" SIDE STREET (SOUTH) 16'-0"						REQUIRED 75'-0" 75'-0" 8 8 55,828 SF						PROVIDED 58'-7" (EXIST. HOTEL) 40'-0" (NEW RETAIL) 5 (EXIST. HOTEL) 3 (NEW RETAIL) 55,278.16 SF						PARKING (10,891 SF -750 SF 7.5 X 100 UNITS / 400 = 25.35) HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55																	
GN-1.07 FAR 5TH TO UPPER ROOF LEVEL N/A R-7.0 ROOF LEVEL PLAN 3/16" = 1'-0"						L-5 DEEP ROOT SILVA CELLS, SPECIFICATIONS, DETAILS, ETC. 1/4" = 1'-0"						SETBACKS (EXISTING HOTEL) FRONT 20'-0" REAR 14'-0" SIDE STREET (NORTH) 16'-0" SIDE STREET (SOUTH) 16'-0"						REQUIRED 75'-0" 75'-0" 8 8 55,828 SF						PROVIDED 58'-7" (EXIST. HOTEL) 40'-0" (NEW RETAIL) 5 (EXIST. HOTEL) 3 (NEW RETAIL) 55,278.16 SF						PARKING (10,891 SF -750 SF 7.5 X 100 UNITS / 400 = 25.35) HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55																	
EX-1.01 EXISTING BASEMENT LEVEL 1/4" = 1'-0"						A-1.0 SITE PLAN 3/32" = 1'-0"						WEST 41st STREET 19 14 13 34 18 12 17 15 11 16 10 COLLINS AVENUE						PROPERTY ADDRESS: 4000 COLLINS AVE. MIAMI BEACH FL. 33140						SCHEDULE OF AREAS: FLOOR AREA RATIO CALCULATIONS EXIST. HOTEL (EXCLUDED TRASH) BASEMENT 3,384.27 SF GROUND 8,063.37 SF SECOND 8,185.11 SF THIRD 8,185.11 SF FOURTH 7,961.78 SF FIFTH 7,961.78 SF ROOF 645.74 SF TOTAL 44,387.16 SF						MECHANICAL DESIGN SCHEDULE OF AREAS: FLOOR AREA RATIO CALCULATIONS NEW RETAIL (EXCLUDING TRASH) BASEMENT 7,859.00 SF SECOND 2,144.00 SF THIRD 1,678.00 SF FOURTH 400.00 SF FIFTH 400.00 SF SIXTH 400.00 SF ROOF 400.00 SF TOTAL 11,144.00 SF						MECHANICAL DESIGN SCHEDULE OF AREAS: FLOOR AREA RATIO CALCULATIONS NEW RETAIL (EXCLUDING TRASH & CAR ELEVATOR) BASEMENT 7,859.00 SF SECOND 2,144.00 SF THIRD 1,678.00 SF FOURTH 400.00 SF FIFTH 400.00 SF SIXTH 400.00 SF ROOF 400.00 SF TOTAL 10,891.00 SF						MECHANICAL DESIGN BUILDING SLAB AREA: NEW RETAIL BASEMENT 73.33 SF GROUND 8,753.32 SF SECOND 11,471.24 SF THIRD 8,716.29 SF ROOF 8,216.29 SF TOTAL 37,730.47 SF					
EX-1.02 EXISTING GROUND LEVEL 1/4" = 1'-0"						A-2.0 GROUND LEVEL 3/16" = 1'-0"						TOTAL 100						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55																	
EX-1.03 EXISTING 2ND & 3RD LEVEL 1/4" = 1'-0"						A-3.0 2ND LEVEL PLAN 3/16" = 1'-0"						TOTAL 100						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55																	
EX-1.04 EXISTING 4TH & 5TH LEVEL 1/4" = 1'-0"						A-4.0 3RD LEVEL PLAN 3/16" = 1'-0"						TOTAL 100						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55																	
EX-1.05 EXISTING ROOF LEVEL 1/4" = 1'-0"						A-5.0 ROOF LEVEL PLAN 3/16" = 1'-0"						TOTAL 100						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55																	
EX-1.06 EXISTING INTERIOR ELEVATION MACHINE LEVEL 1/4" = 1'-0"						A-6.0 UPPER ROOF LEVEL PLAN 3/16" = 1'-0"						TOTAL 100						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55																	
EX-1.07 EXISTING ELEVATOR MACHINE LEVEL 1/4" = 1'-0"						A-7.0 EAST ELEVATION 3/16" = 1'-0"						TOTAL 100						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55																	
EX-1.08 EXISTING EAST ELEVATION 1/4" = 1'-0"						A-8.0 WEST ELEVATION 3/16" = 1'-0"						TOTAL 100						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55																	
EX-1.09 EXISTING NORTH ELEVATION 1/4" = 1'-0"						A-9.0 NORTH ELEVATION 3/16" = 1'-0"						TOTAL 100						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55																	
EX-1.10 EXISTING WEST ELEVATION 1/4" = 1'-0"						A-10.0 ELEVATION / SECTION B 3/16" = 1'-0"						TOTAL 100						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55																	
EX-1.11 EXISTING SOUTH ELEVATION 1/4" = 1'-0"						A-11.0 EXIST. HOTEL NORTH ELEVATION / SECTION C 3/16" = 1'-0"						TOTAL 100						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55																	
EX-1.12 EXISTING WEST & EAST ELEVATION 1/4" = 1'-0"						A-12.0 SOUTH ELEVATION / SECTION A 3/32" = 1'-0"						TOTAL 100						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55																	
D-1.0 GROUND LEVEL DEMOLITION PLAN 1/4" = 1'-0"						A-13.0 SECTION D 3/32" = 1'-0"						TOTAL 100						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55																	
D-2.0 NORTH ELEVATION DEMOLITION PLAN 1/4" = 1'-0"						A-14.0 CONTEXTUAL EAST & NORTH ELEVATION 3/16" = 1'-0"						TOTAL 100						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55																	
D-3.0 EAST ELEVATION DEMOLITION PLAN 1/4" = 1'-0"						A-15.0 COLOR EAST ELEVATION 3/16" = 1'-0"						TOTAL 100						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55																	
D-4.0 BASEMENT DEMOLITION PLAN 1/4" = 1'-0"						A-16.0 COLOR NORTH ELEVATION N/A						TOTAL 100						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55																	
D-4.0 BASEMENT DEMOLITION PLAN 1/4" = 1'-0"						A-17.0 COLOR DYNAMIC FACADE N/A						TOTAL 100						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55																	
LT-1.0 LIGHTING SITE & SECOND LEVEL PLAN 3/32" = 1'-0"						LT-2.0 LIGHTING 3RD TO ROOF LEVEL PLAN 3/32" = 1'-0"						TOTAL 100						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55																	
LOCATION MAP						LOCATION MAP						TOTAL 100						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55																	
SCOPE OF WORK: • CONDITIONAL USE APPROVAL FOR CAR ELEVATOR						SCOPE OF WORK: • CONDITIONAL USE APPROVAL FOR CAR ELEVATOR						TOTAL 100						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55						HOTEL (EXIST) 25 RETAIL (NEW) 25.35 LOADING (EXIST. HOTEL) 2 LOADING (NEW RETAIL) 2 TOTAL 55																	



SITE PLAN AERIAL VIEW
SCALE: N/A



BASEMENT LEVEL
SCALE: 3/8" = 1'-0"
F.A.R. 3,384 S.F.



GROUND LEVEL
SCALE: 3/8" = 1'-0"
F.A.R. 15,922 S.F.

LEGEND
EXISTING F.A.R.
PROPOSED F.A.R.

These drawings and copies thereof furnished by the architect are his property and are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

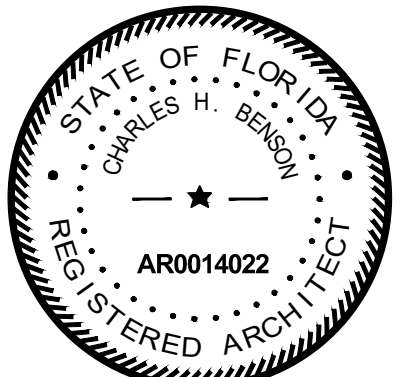
NEW RETAIL EXPANSION FOR:
CONTINENTAL HOTEL
4000 COLLINS AVE. MIAMI BEACH, FL. 33140

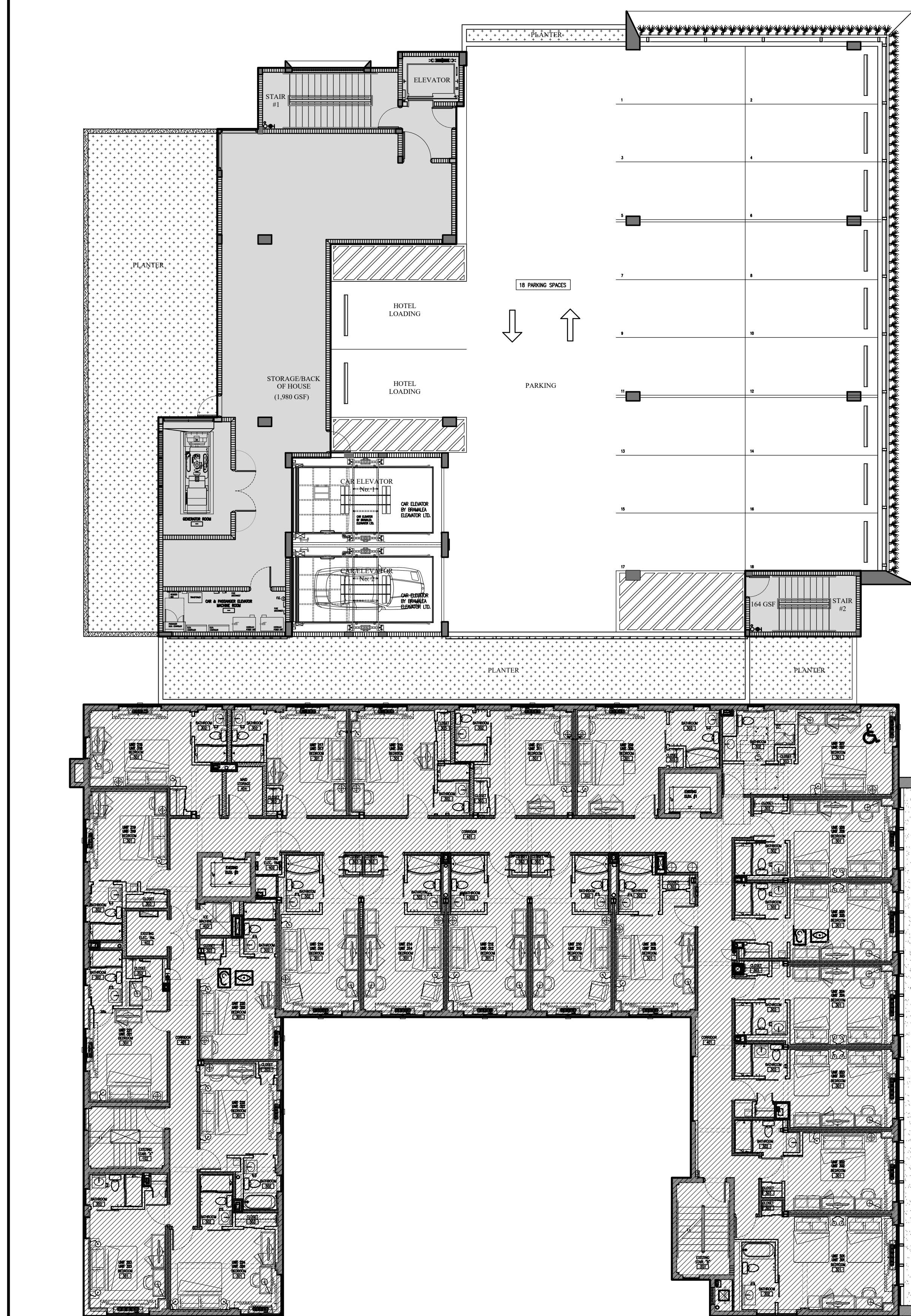
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY
CHARLES BENSON
SCALE
AS SHOWN
DATE
1-31-17

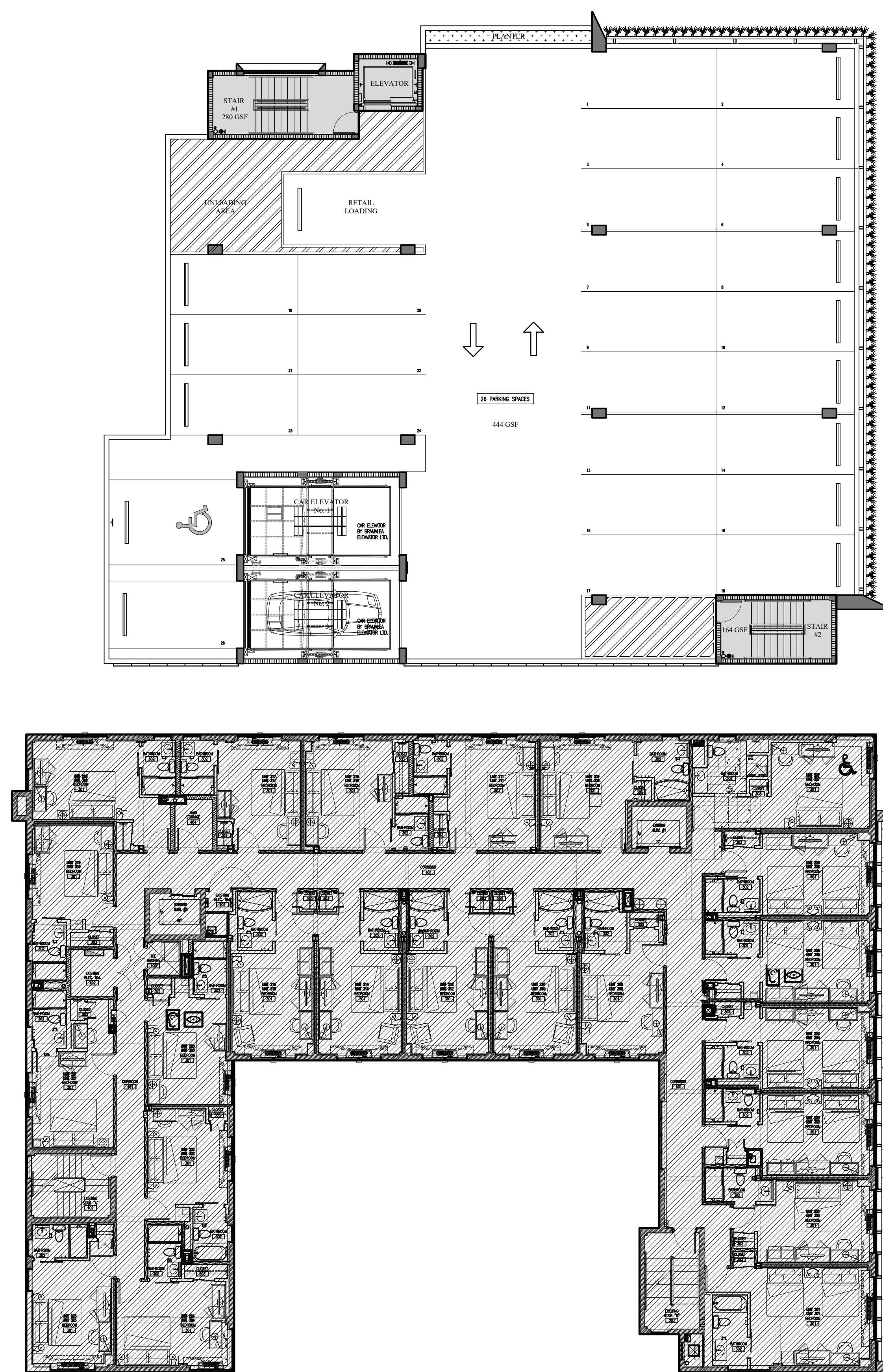
PROJECT NUMBER
21612

GN-105
OF
7

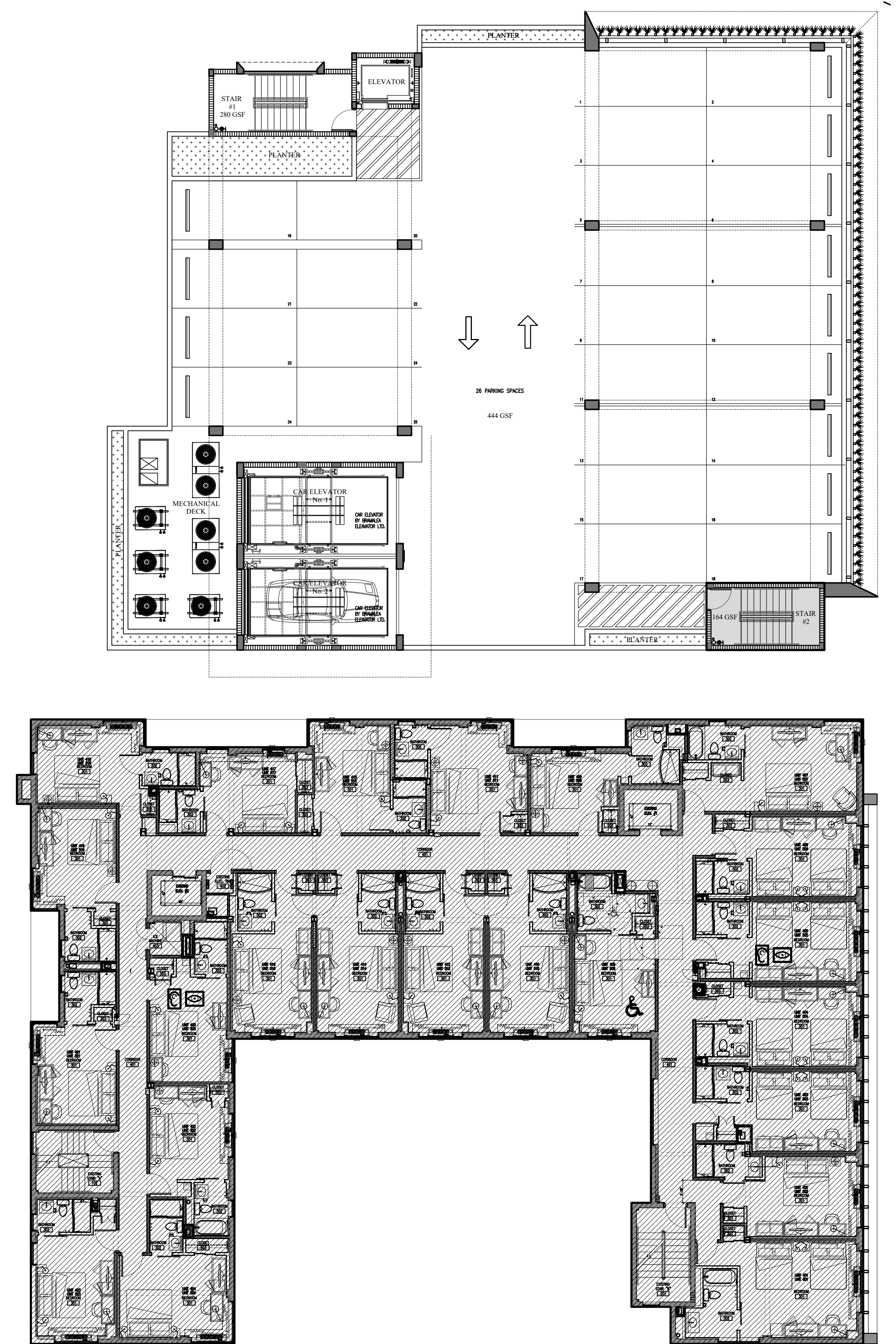




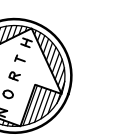
2ND LEVEL
SCALE: 3/8" = 1'-0"
F.A.R. 10329 S.F.



3RD LEVEL
SCALE: 3/8" = 1'-0"
F.A.R. 8629 S.F.



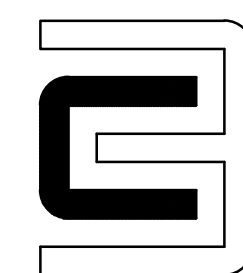
4TH LEVEL
SCALE: 3/8" = 1'-0"
F.A.R. 8405 S.F.



LEGEND
EXISTING FAR.
PROPOSED FAR.

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NEW RETAIL EXPANSION FOR:
CONTINENTAL HOTEL
4000 COLLINS AVE. MIAMI BEACH, FL. 33140



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 • Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

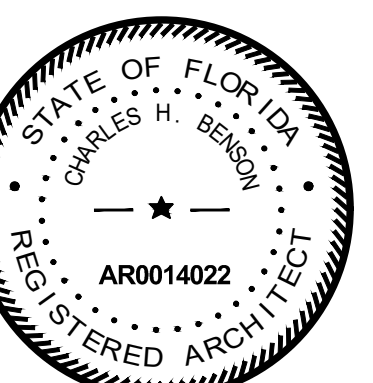
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CHARLES BENSON

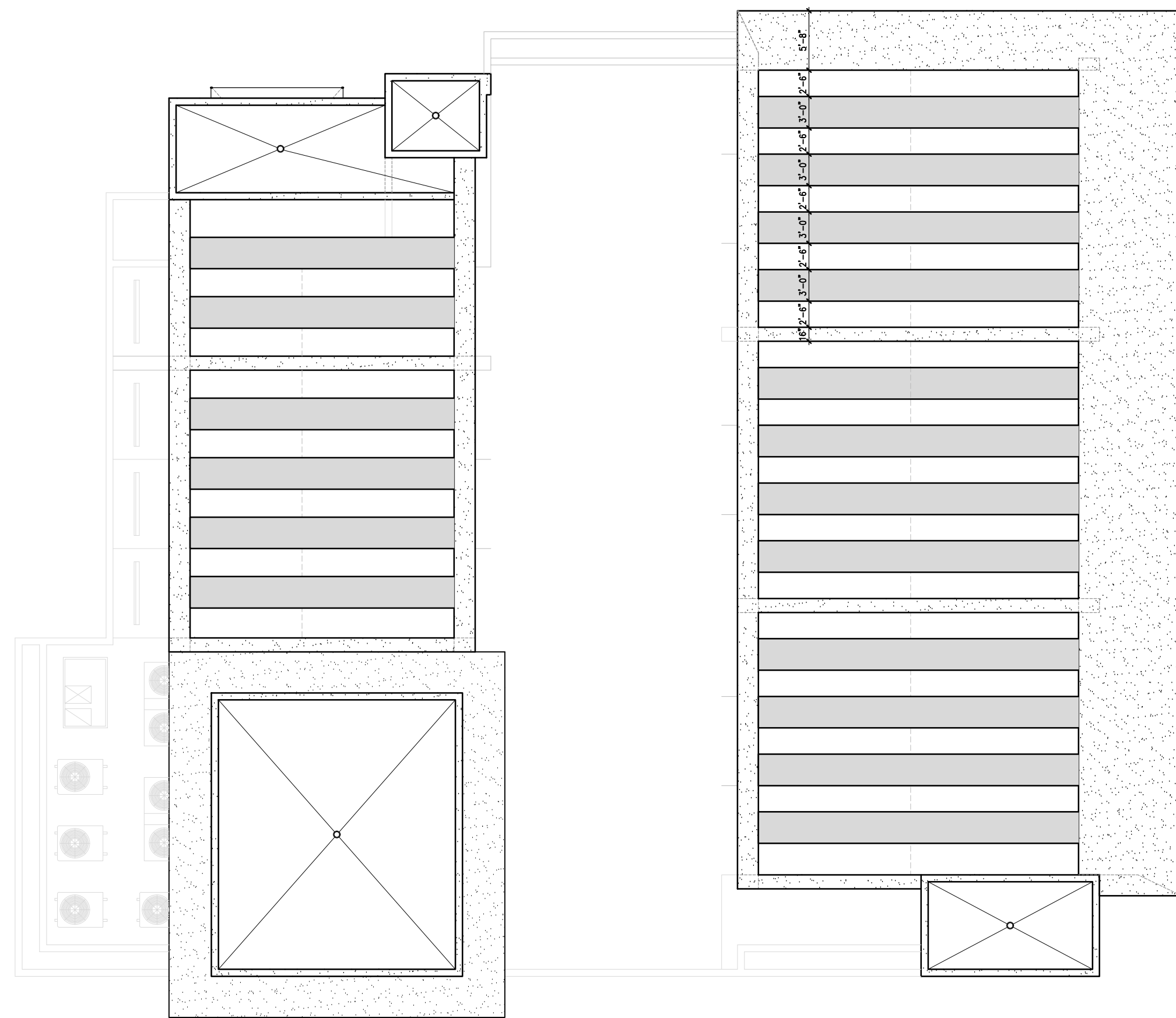
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AS SHOWN

DATE
1-31-17

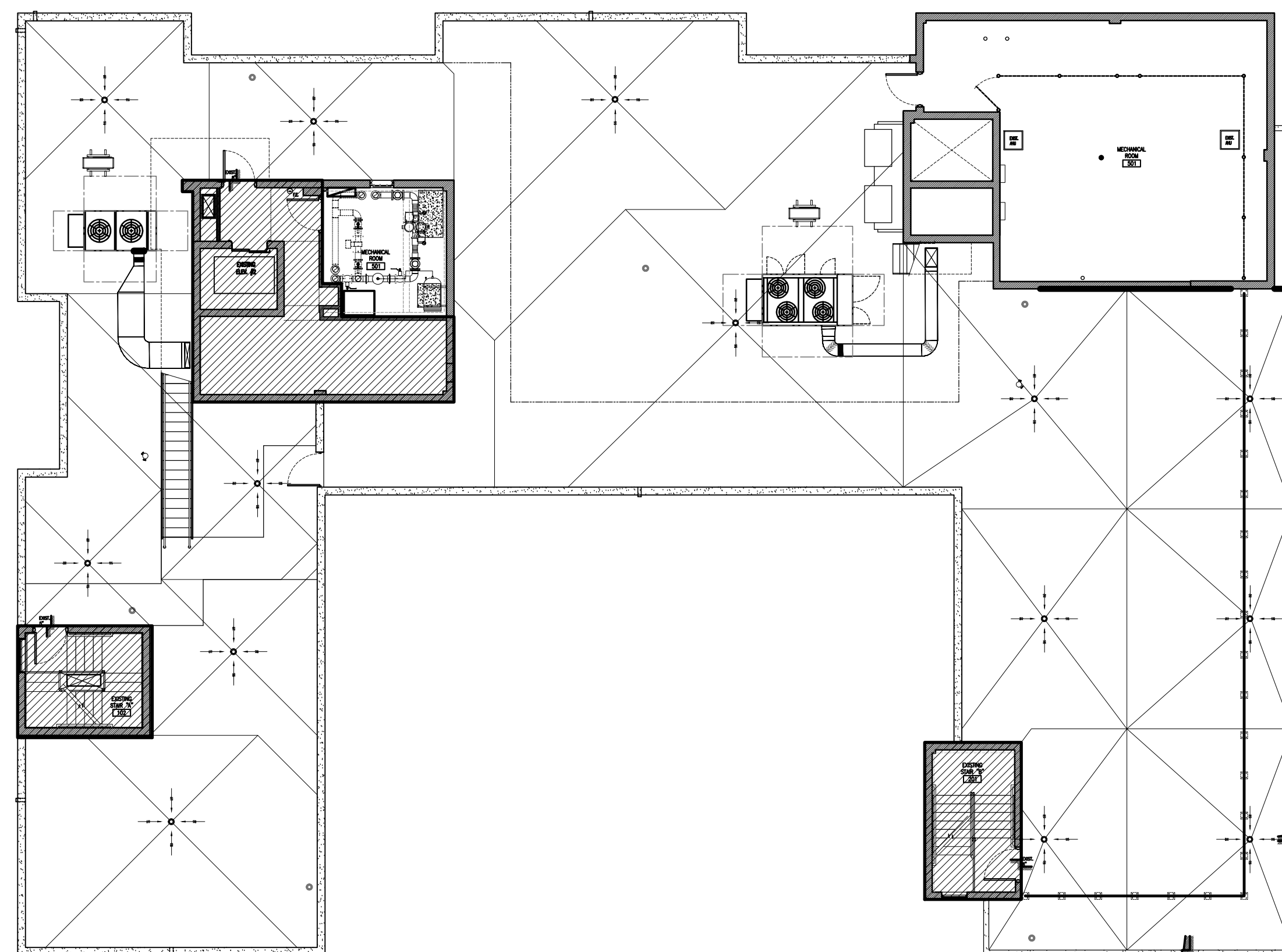
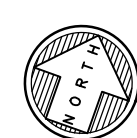
PROJECT NUMBER
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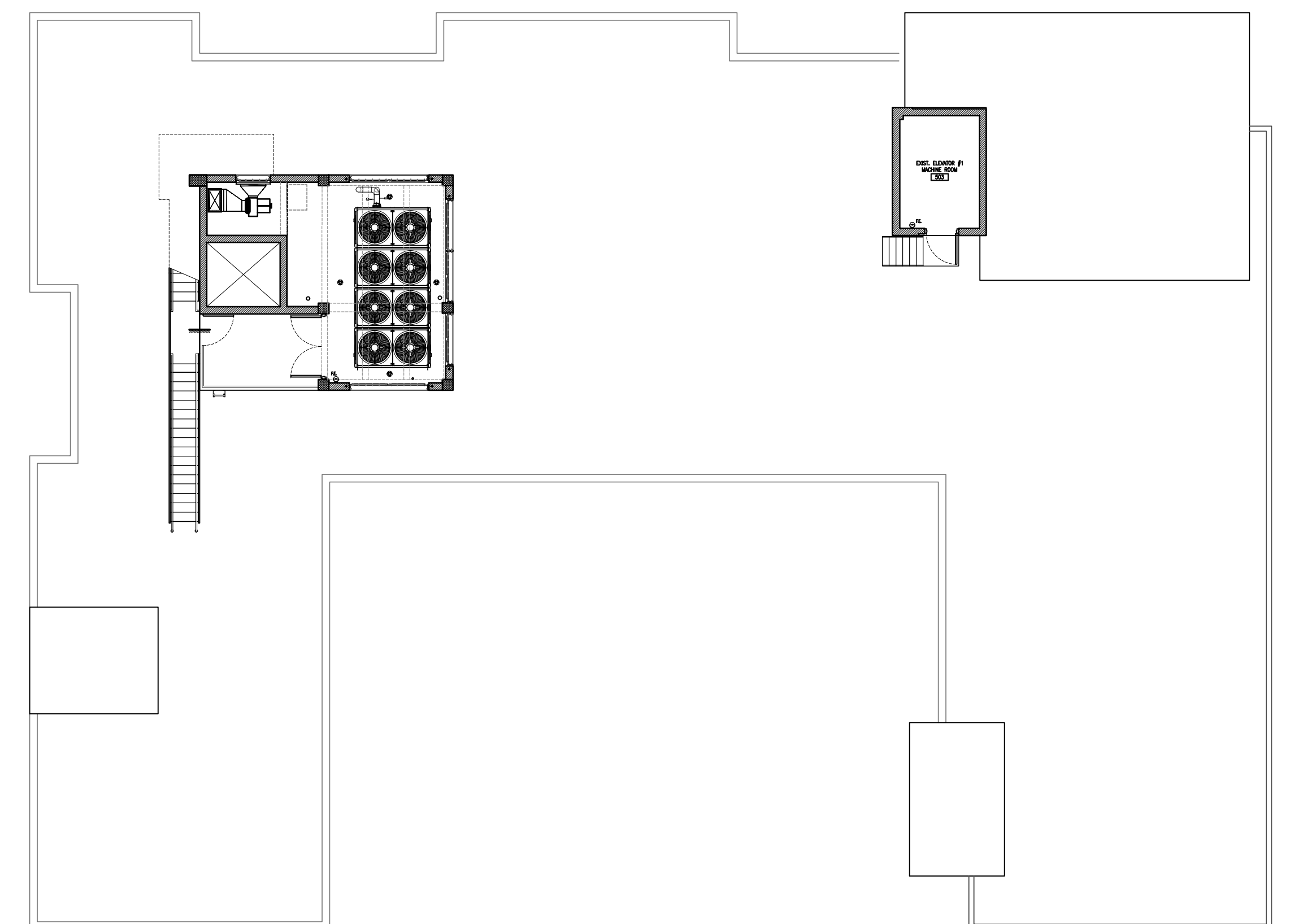
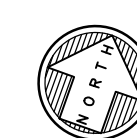




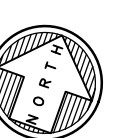
5TH LEVEL
SCALE: $\frac{3}{8}" = 1'-0"$
F.A.R. 7,961 S.F.



ROOF LEVEL
SCALE: $\frac{3}{8}" = 1'-0"$
F.A.R. 645 S.F.



UPPER ROOF LEVEL
SCALE: $\frac{3}{8}" = 1'-0"$
F.A.R. 0 S.F.



LEGEND

- EXISTING F.A.R.
PROPOSED F.A.R.

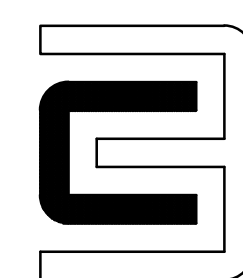
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CONTINENTAL HOTEL

4000 COLLINS AVE.

MIAMI BEACH, FL. 33140



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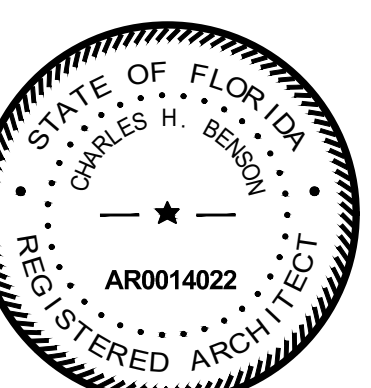
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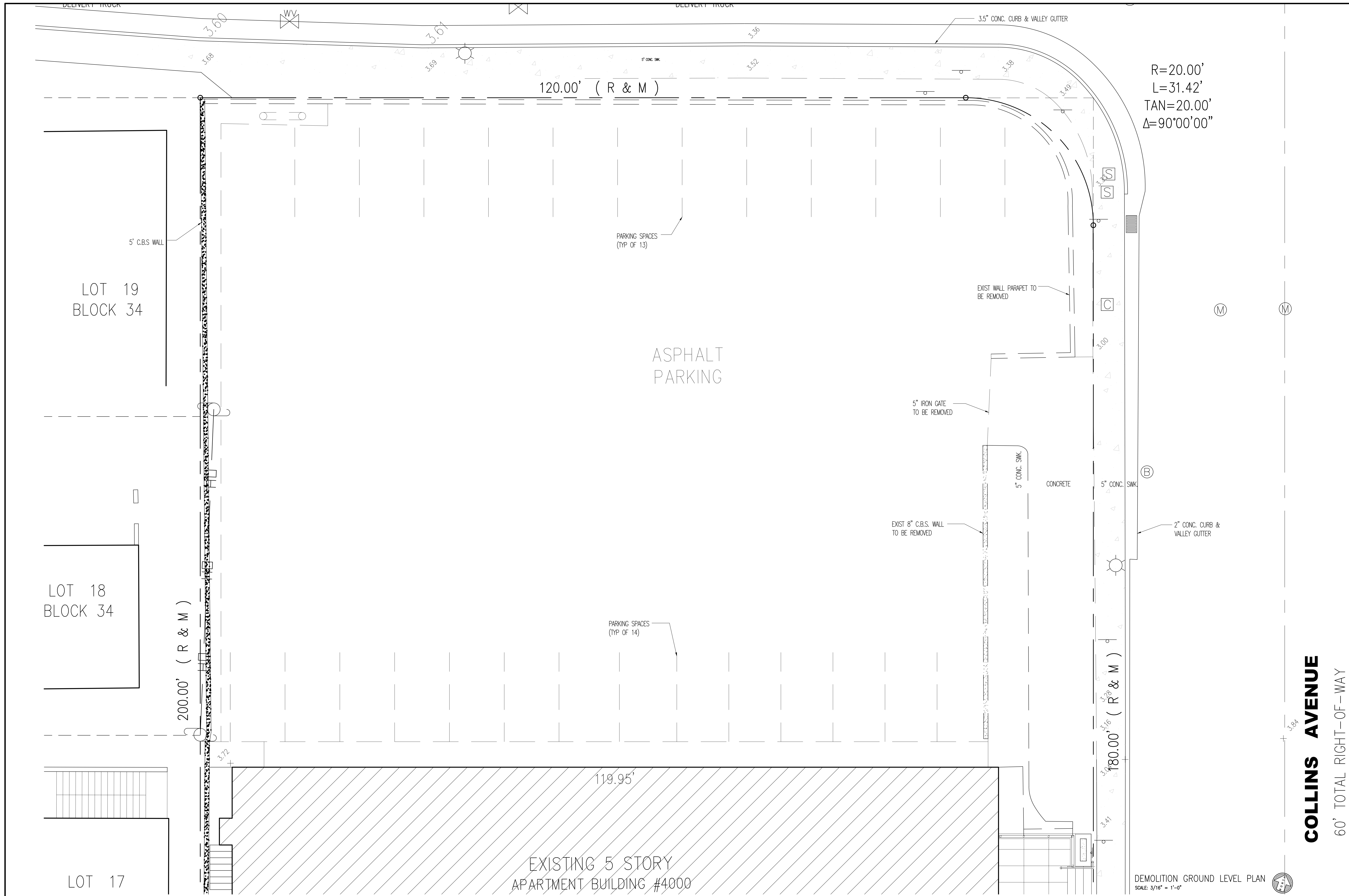
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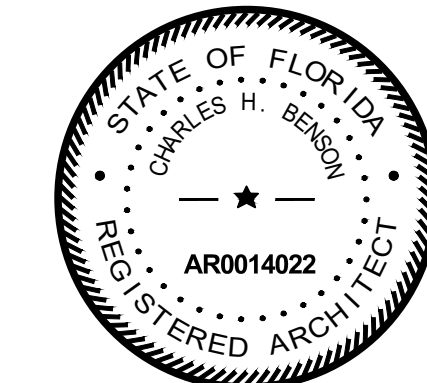
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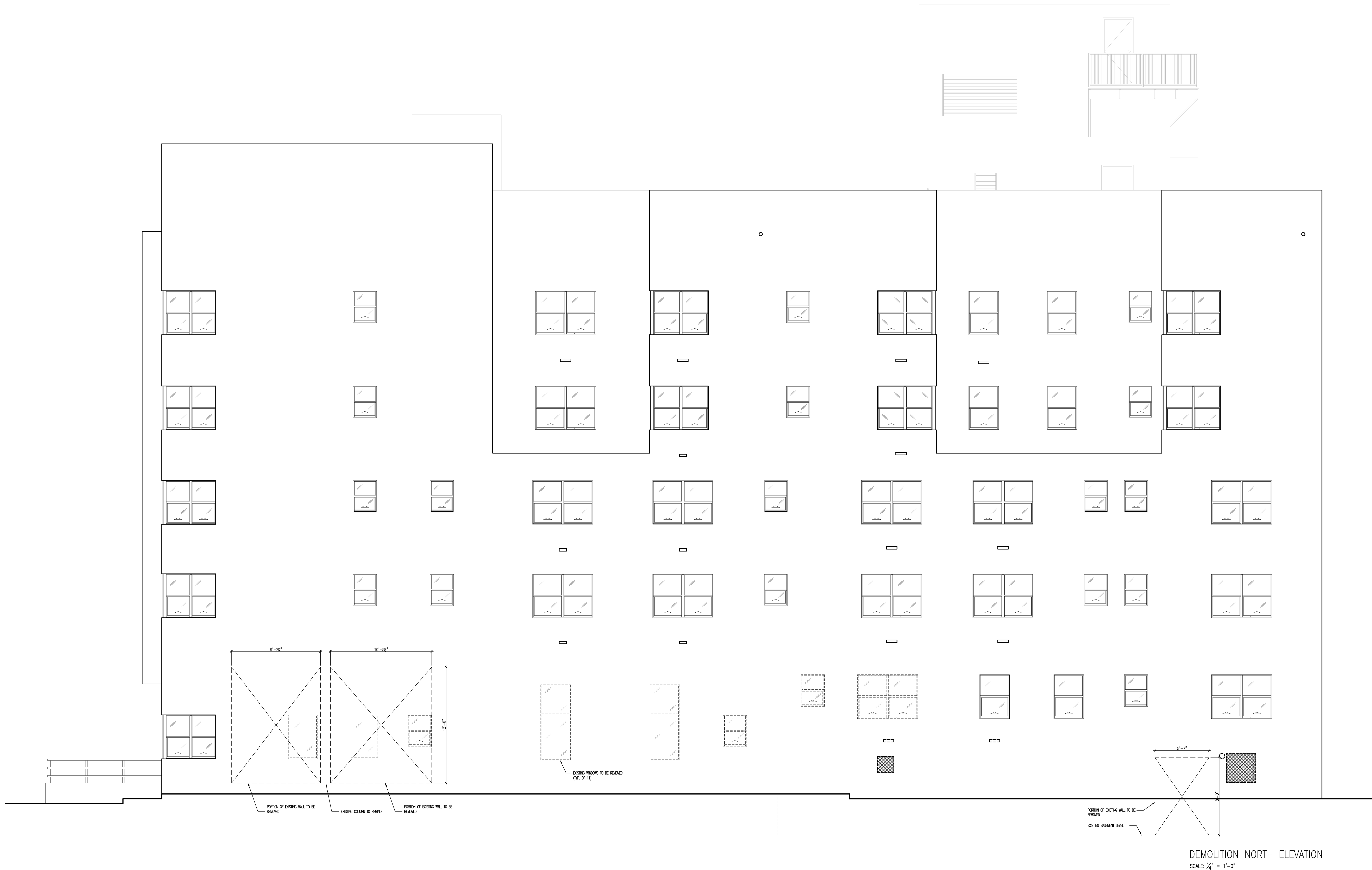
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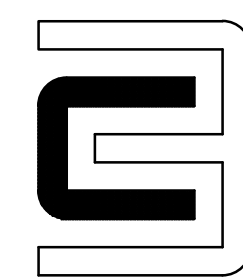
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OF
3





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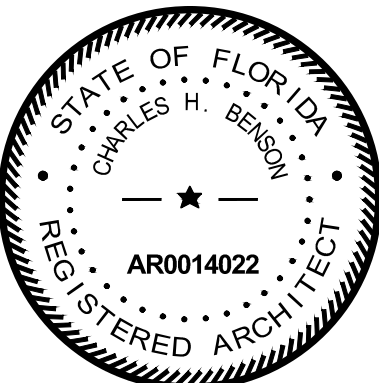


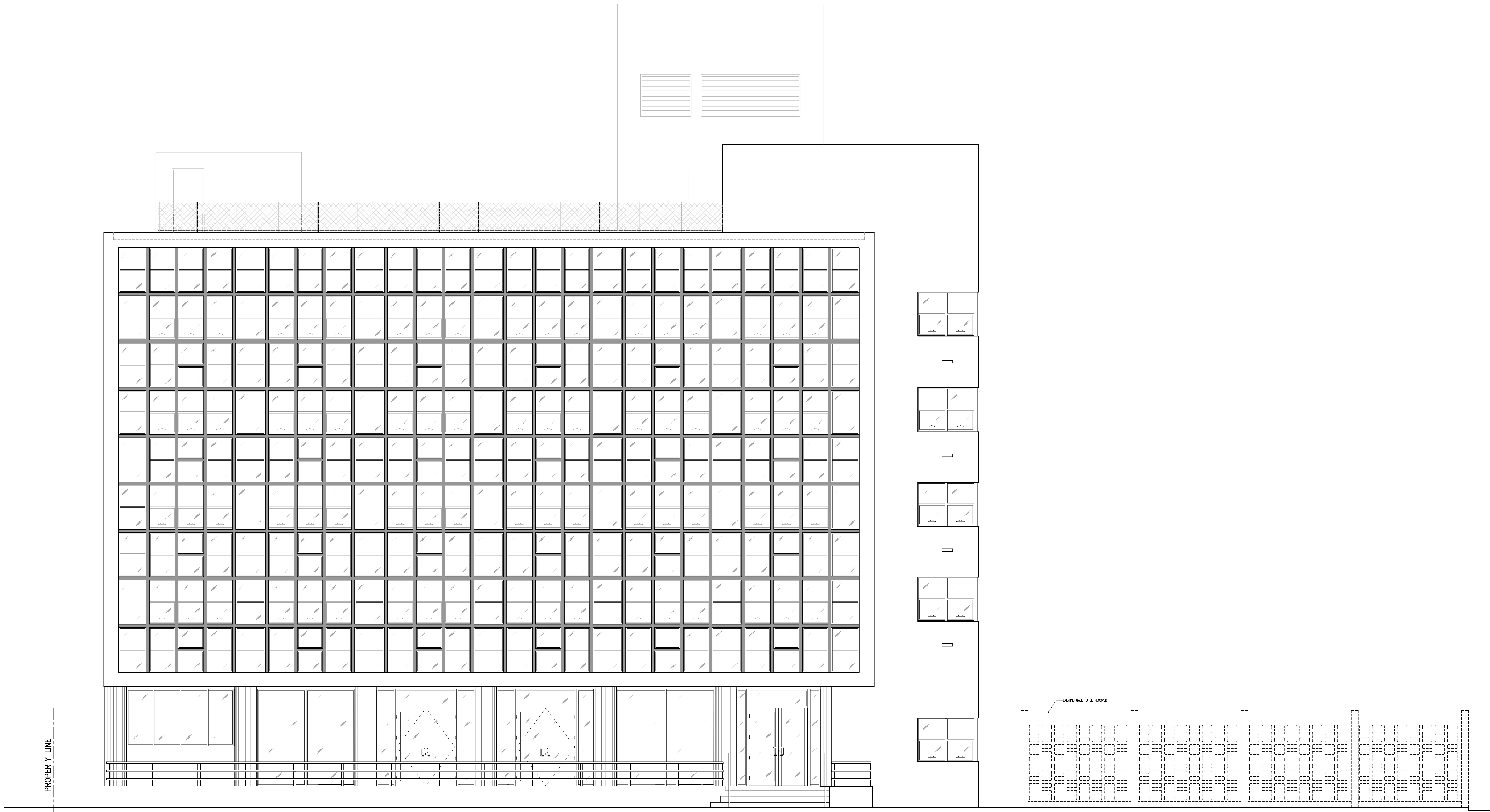
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OF
3

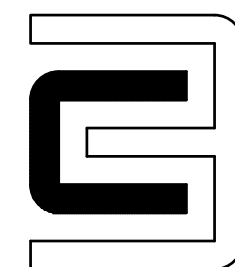




DEMOLITION EAST ELEVATION
SCALE: 1/4" = 1'-0"

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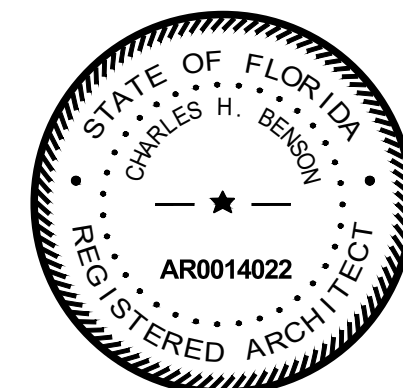
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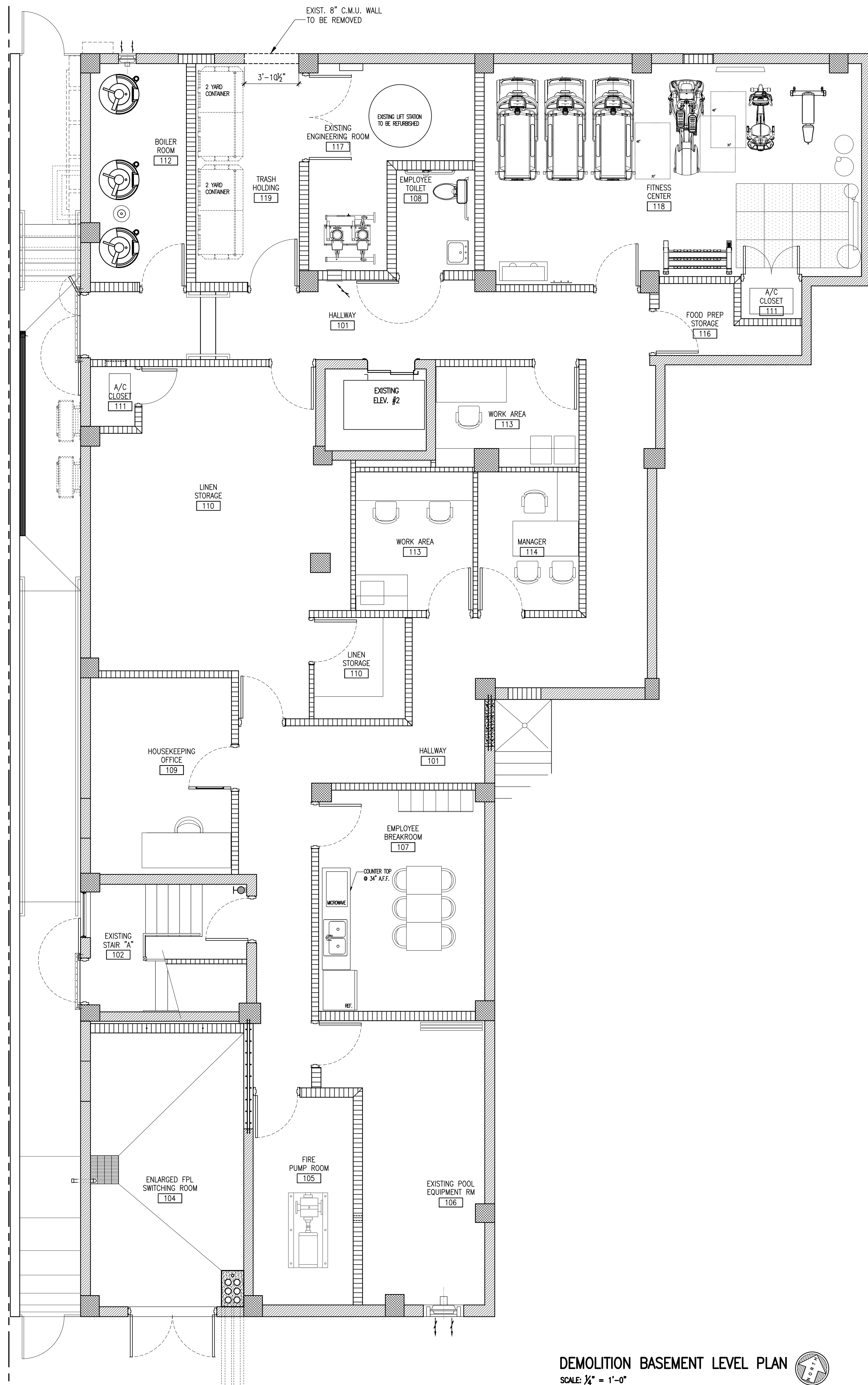
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OF
3

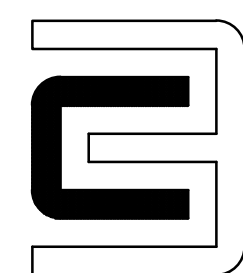




DEMOLITION BASEMENT LEVEL PLAN
SCALE: 1/4" = 1'-0"

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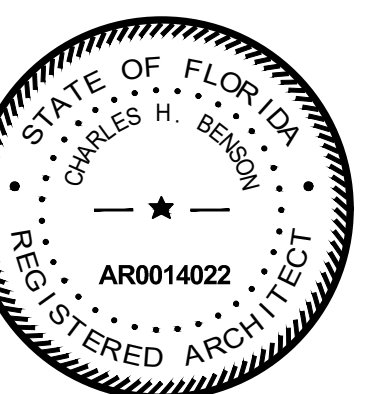
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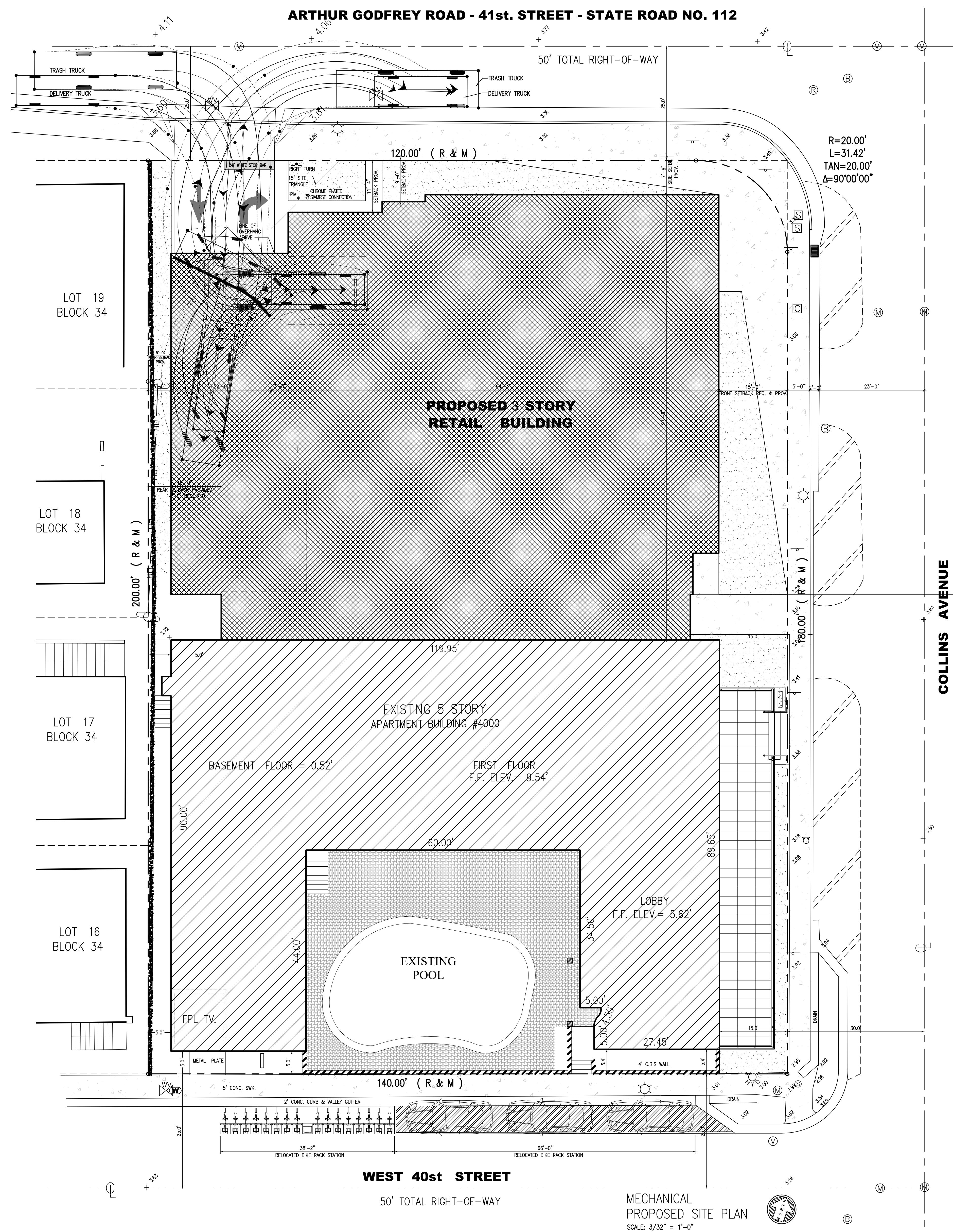
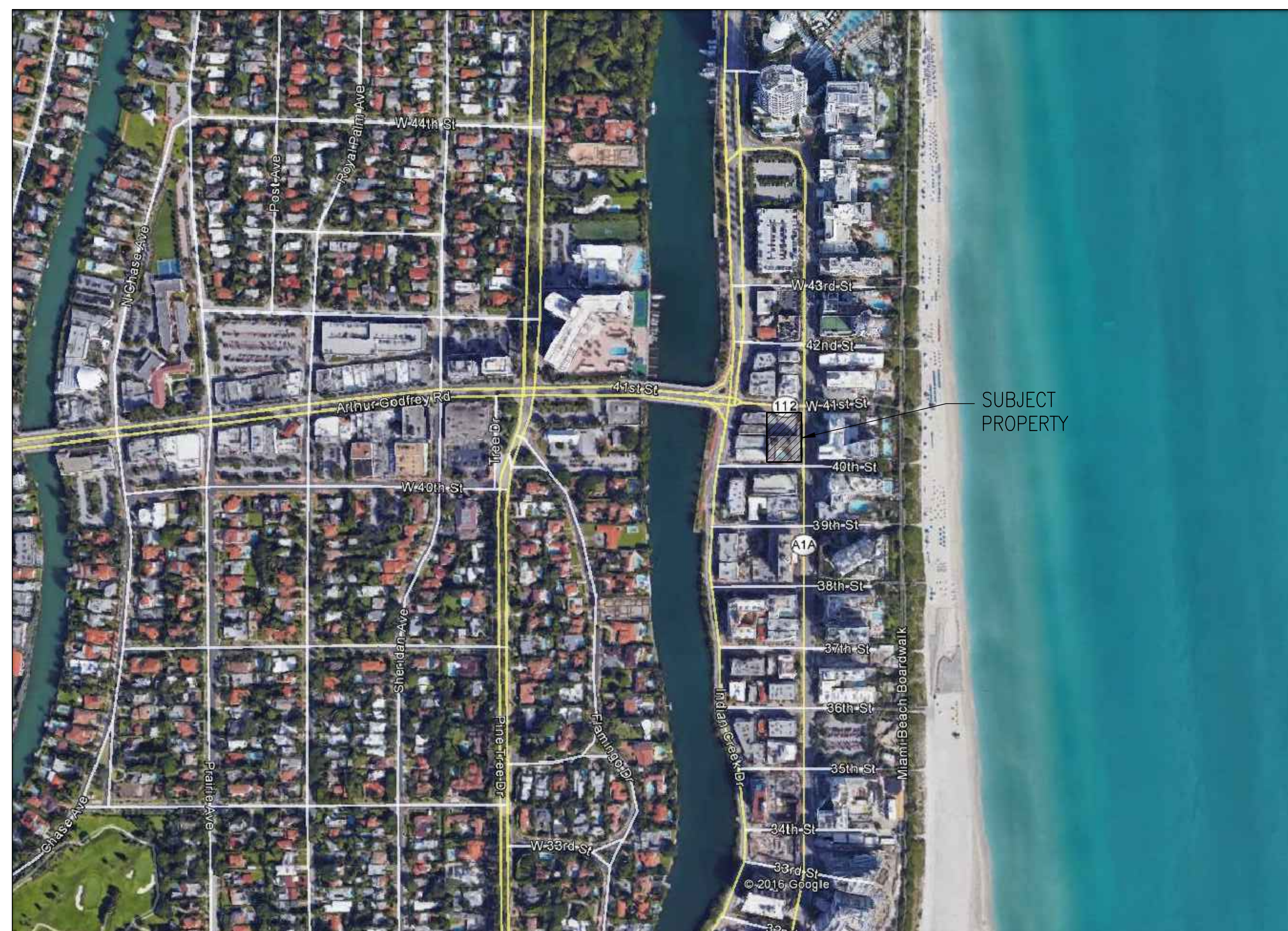
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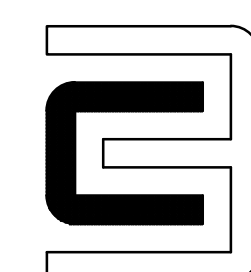
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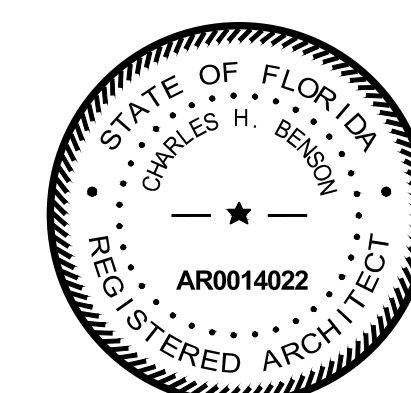
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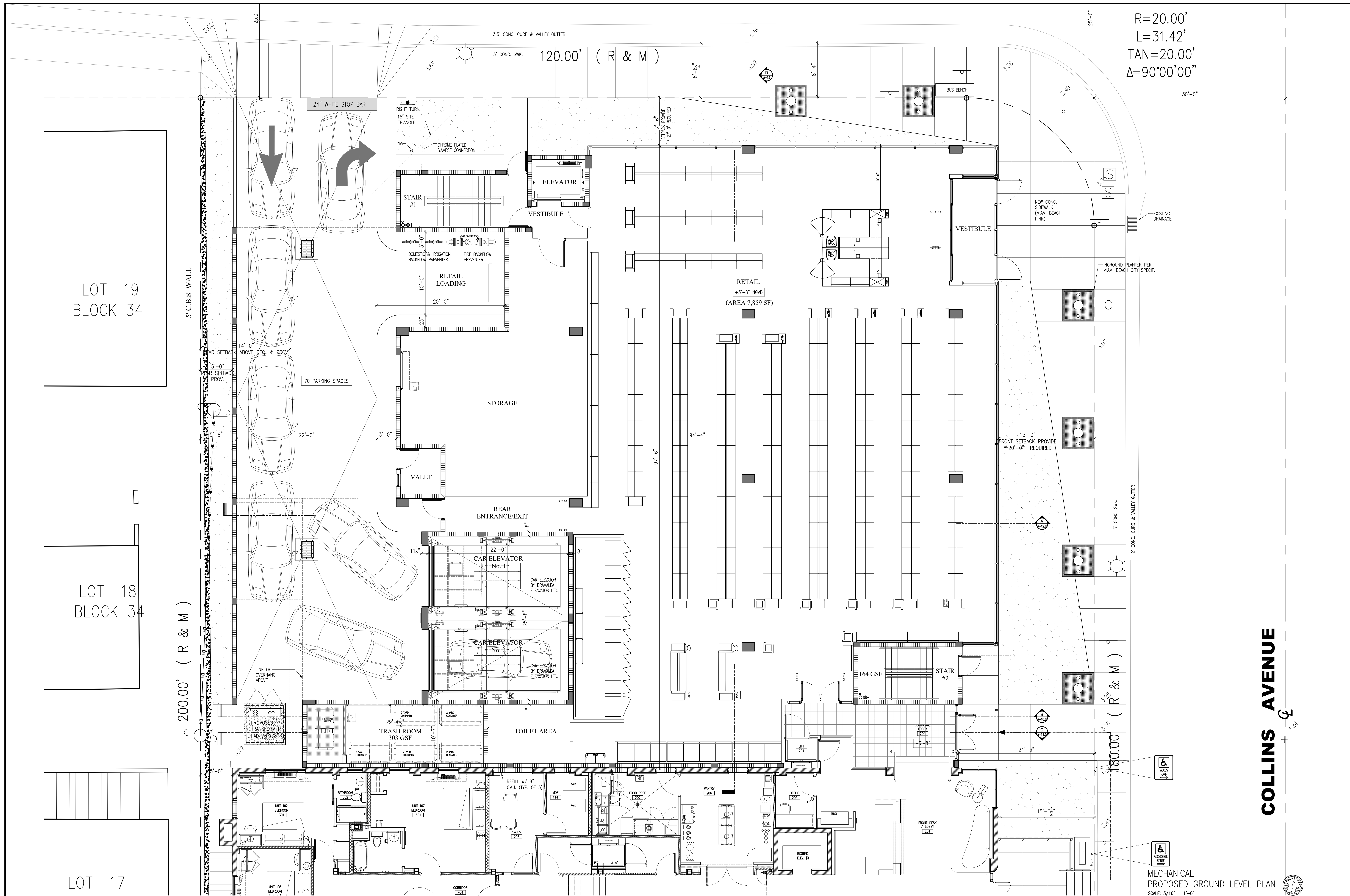
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R=20.00'
L=31.42'
TAN=20.00'
Δ=90°00'00"

MECHANICAL
PROPOSED GROUND LEVEL PLAN
SCALE: 3/16" = 1'-0"

COLLINS AVENUE

3.84

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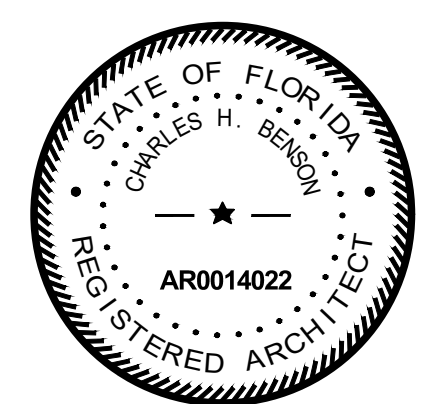
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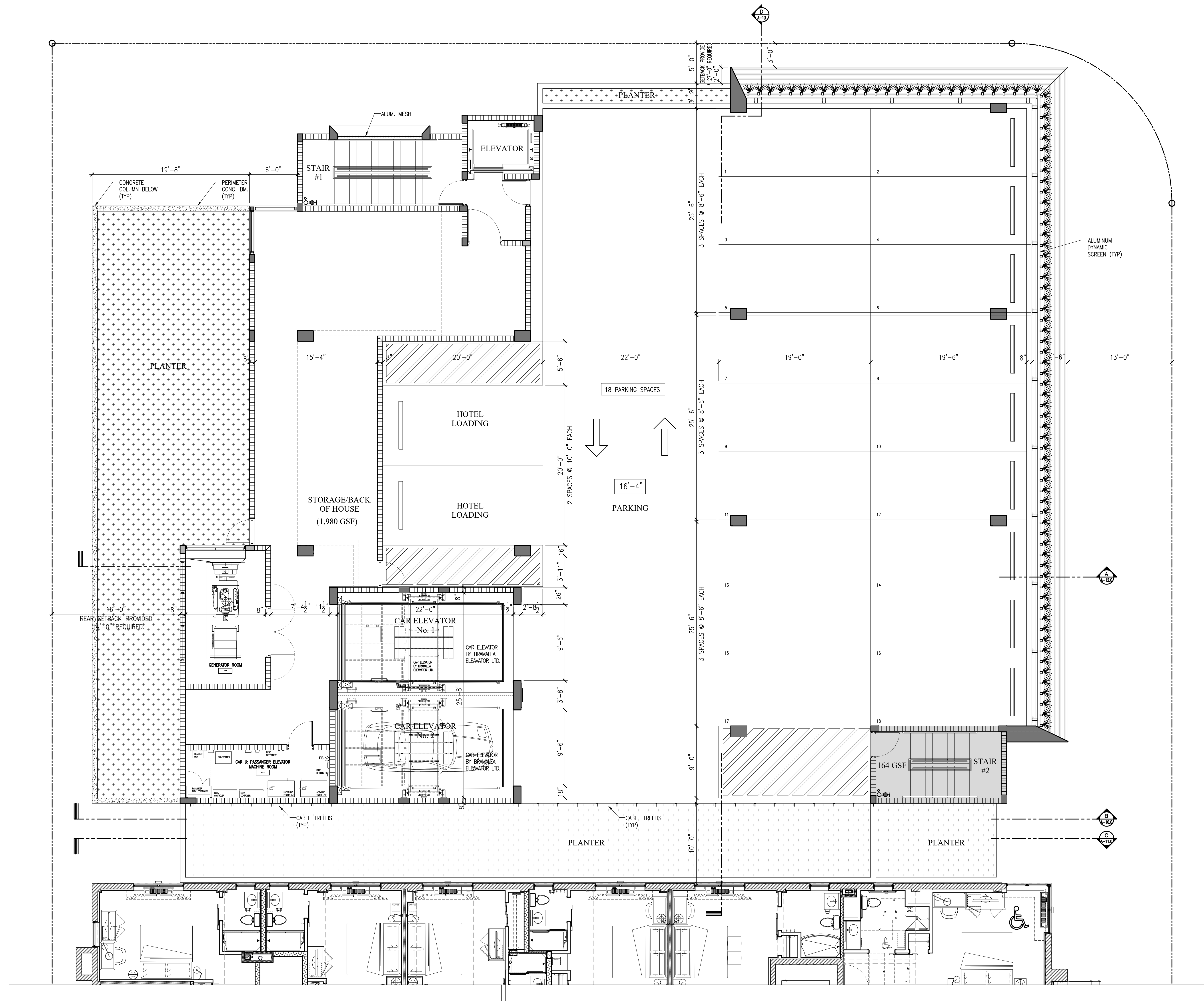
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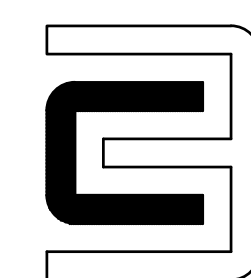




MECHANICAL
PROPOSED SECOND LEVEL PLAN
SCALE: 3/16" = 1'-0"

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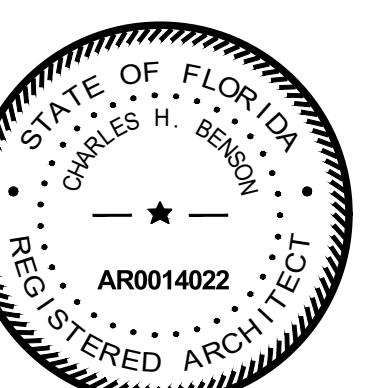
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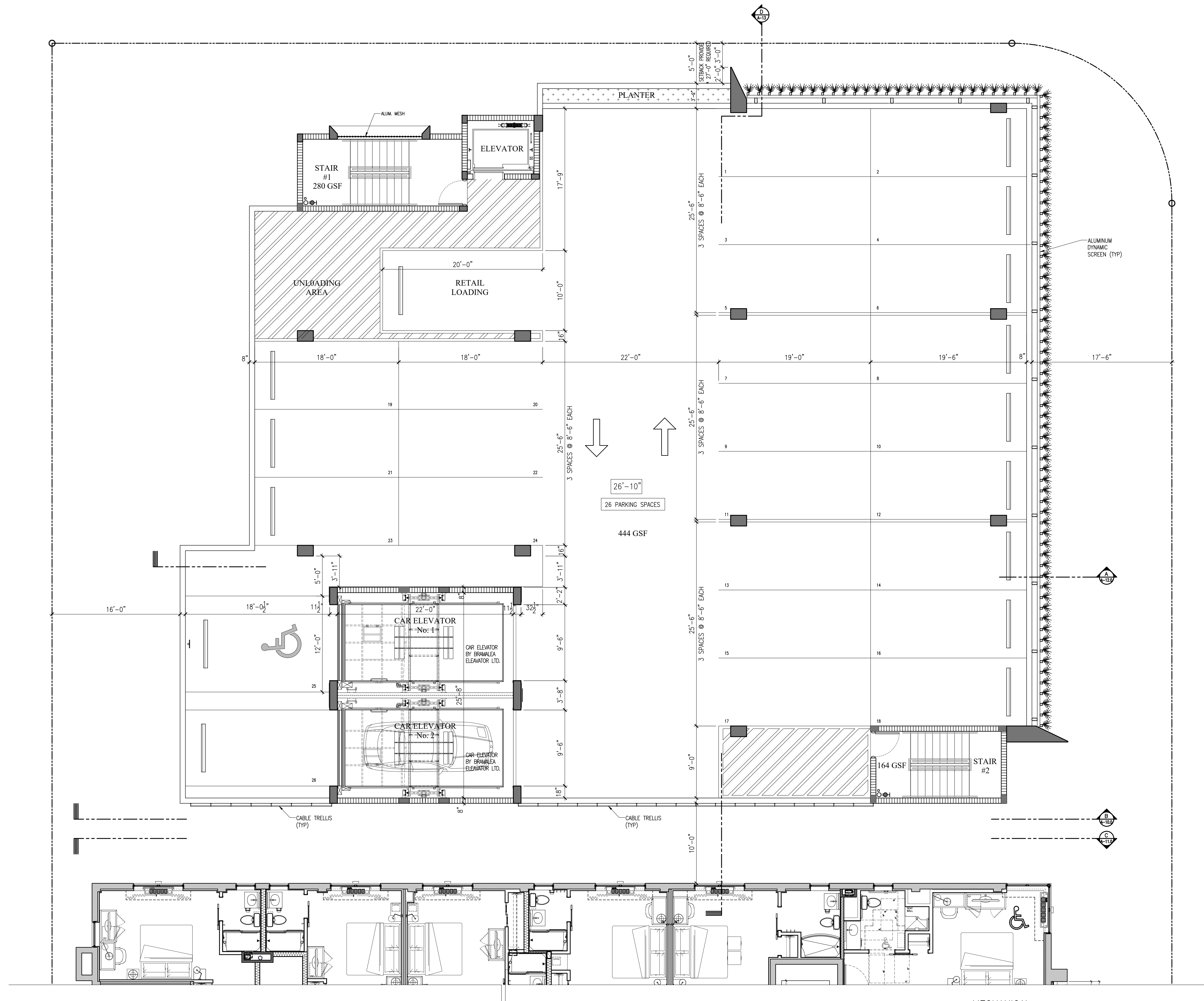
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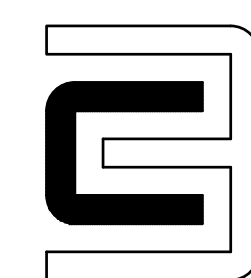
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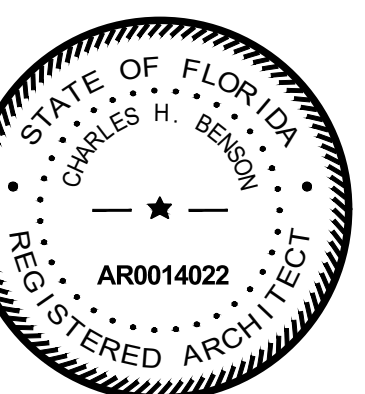
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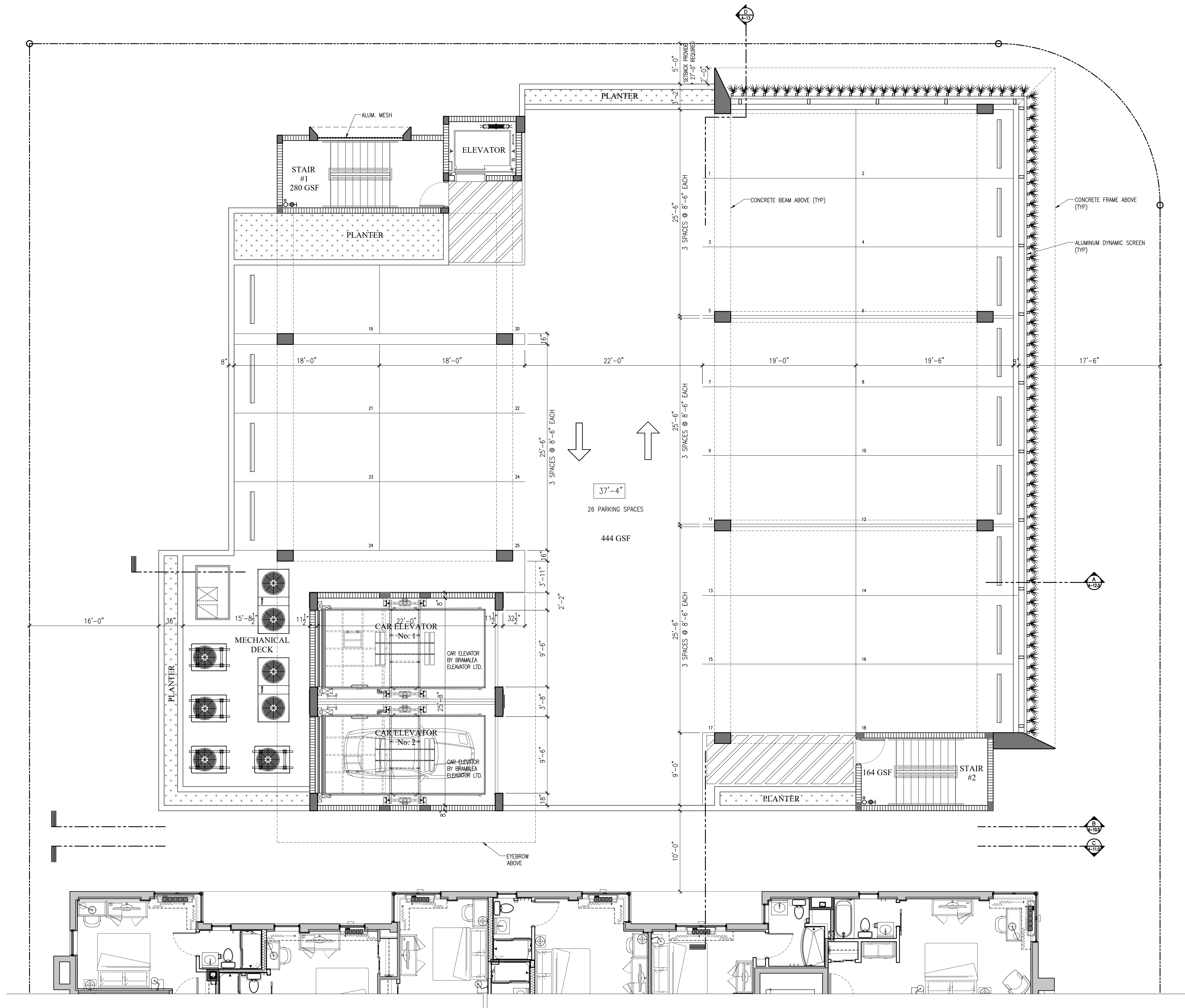
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MECHANICAL
PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"