



EXISTING CONTINENTAL HOTEL WITH PROPOSED FACADE RENOVATION

PROPOSED NEW RETAIL ADDED

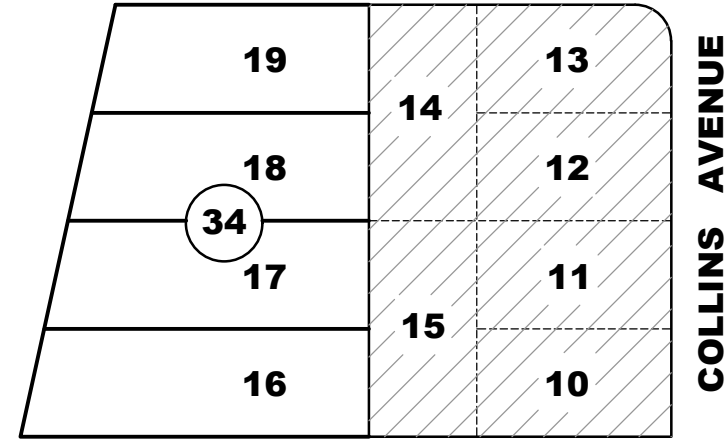


EXISTING CONTINENTAL HOTEL WITH PROPOSED FACADE RENOVATION

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																																																																																																																																																														
<table><tr><td>GN-1.01</td><td>SURVEY</td><td>N/A</td><td>D-1.0</td><td>GROUND LEVEL DEMOLITION PLAN</td><td>1/4" = 1'-0"</td></tr><tr><td>GN-1.02</td><td>LIST OF DRAWINGS, SITE INFORMATION, LOCATION MAP</td><td>N/A</td><td>D-2.0</td><td>NORTH ELEVATION DEMOLITION PLAN</td><td>1/4" = 1'-0"</td></tr><tr><td>GN-1.03</td><td>PHOTOS</td><td>N/A</td><td>D-3.0</td><td>EAST ELEVATION DEMOLITION PLAN</td><td>1/4" = 1'-0"</td></tr><tr><td>GN-1.04</td><td>FAR BASEMENT & GROUND LEVEL</td><td>N/A</td><td>D-4.0</td><td>BASEMENT DEMOLITION PLAN</td><td>1/4" = 1'-0"</td></tr><tr><td>GN-1.05</td><td>FAR 2ND TO 4TH LEVEL</td><td>N/A</td><td>A-1.0</td><td>SITE PLAN</td><td>3/32" = 1'-0"</td></tr><tr><td>GN-1.06</td><td>FAR 5TH TO UPPER ROOF LEVEL</td><td>N/A</td><td>A-2.0</td><td>GROUND LEVEL</td><td>3/16" = 1'-0"</td></tr><tr><td></td><td></td><td></td><td>A-3.0</td><td>2ND LEVEL PLAN</td><td>3/16" = 1'-0"</td></tr><tr><td>EX-1.01</td><td>EXISTING BASEMENT LEVEL</td><td>1/4" = 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MIAMI BEACH FL. 33140 LEGAL DESCRIPTION: LOTS 10,11,12,13,14 AND 15, BLOCK 34, OF "MIAMI BEACH IMPROVEMENT COMPANY" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA SITE INFORMATION: POST-FIRM CONSTRUCTION, 1948 FLOOD ZONE: AE BASE FLOOD ELEVATION: 7.0 N.G.V.D. LOCATION MAP 					TD-1	TREE DISPOSITION PLAN	1/4" = 1'-0"	L-1	LEVEL-1 LANDSCAPE PLAN	1/4" = 1'-0"	L-2	LEVEL-2 THRU 3 LANDSCAPE PLAN	1/4" = 1'-0"	L-3	NOTES, DETAILS, SPECIFICATIONS ETC.	1/4" = 1'-0"	L-4	NOTES, DETAILS, SPECIFICATIONS ETC.	1/4" = 1'-0"	L-5	DEEP ROOT SILVA CELLS, SPECIFICATIONS, DETAILS, ETC.	1/4" = 1'-0"	SITE ANALYSIS: LOT AREA ZONING 27,914 S.F. RM-2 REQUIRED PROVIDED BUILDING HEIGHT 75'-0" 58'-3" (EXIST. HOTEL) BUILDING HEIGHT 75'-0" 37'-9" (NEW RETAIL) STORIES 8 5 (EXIST. HOTEL) STORIES 8 3 (NEW RETAIL) FLOOR AREA RATIO (2) 55,828 SF 55,461.16 SF SETRACKS (RETAIL) REQUIRED PROVIDED FRONT 20'-0" 15'-0" • REAR 14'-0" 16'-0" SIDE STREET (NORTH) 16'-0" 5'-0" •• SIDE STREET (SOUTH) 95'-0" 1'-3" PROJECTION (NORTH) 1'-3" 2'-0" ***** SETRACKS (EXISTING HOTEL) REQUIRED PROVIDED FRONT 20'-0" 15'-0" REAR 14'-0" 5'-0" ••• SIDE STREET (NORTH) 16'-0" 105'-0" SIDE STREET (SOUTH) 16'-0" 5'-0" ***** PARKING HOTEL (EXIST) 25 25 RETAIL (NEW) 27.85 45 LOADING (EXIST. HOTEL) 2 2 LOADING (NEW RETAIL) -2 -2 TOTAL 57 74 (26 ON OPEN ROOF) BICYCLE PARKING HOTEL & RETAIL 16 (EXISTING) VARIANCES • 5'-0" VARIANCE REQUESTED •• 11'-0" VARIANCE REQUESTED (NORTH) ••• 9'-0" VARIANCE REQUESTED FOR CONTINUATION OF EXIST. BLDG. •••• 11'-0" VARIANCE REQUESTED (SOUTH) ••••• 9" VARIANCE REQUESTED	SCHEDULE OF AREAS: FLOOR AREA RATIO CALCULATIONS EXIST. HOTEL (EXCLUDED TRASH) BASEMENT 3,317.27 SF 3,317.27 SF GROUND 8,063.37 SF 8,063.37 SF SECOND 8,185.11 SF 8,185.11 SF THIRD 8,185.11 SF 8,185.11 SF FOURTH 7,961.78 SF 7,961.78 SF FIFTH 7,961.78 SF 7,961.78 SF ROOF 645.12 SF 645.12 SF TOTAL 44,320.16 SF 44,320.16 SF NEW RETAIL (EXCLUDING TRASH & CAR ELEVATOR) 211-311 211-311 212-312 212-312 214-314 214-314 215-315 215-315 THIRD 445.00 SF 445.00 SF ROOF 445.00 SF 445.00 SF TOTAL 11,141.00 SF 11,141.00 SF BUILDING SLAB AREA: NEW RETAIL BASEMENT 79.82 SF 79.82 SF GROUND 8,957.91 SF 8,957.91 SF SECOND 10,372.58 SF 10,372.58 SF THIRD 8,692.77 SF 8,692.77 SF ROOF 8,692.77 SF 8,692.77 SF TOTAL 36,795.85 SF 36,795.85 SF	SCHEDULE OF EXISTING HOTEL UNITS 1st LEVEL TYPICAL LEVEL 2nd / 3rd TYPICAL LEVEL 4th / 5th NUMBER OF UNITS: ROOM # PROG. ROOM # PROG. ROOM # PROG. ROOM # PROG. 101 290 sf 201-301 394 sf 401-501 394 sf 1st LEVEL 8 102 271 sf 202-302 271 sf 402-502 271 sf 2nd LEVEL 23 103 293 sf 203-303 293 sf 403-503 293 sf 3rd LEVEL 23 104 294 sf 204-304 294 sf 404-504 294 sf 4th LEVEL 23 105 294 sf 205-305 294 sf 405-505 294 sf 5th LEVEL 23 106 281 sf 206-306 281 sf 406-506 281 sf 107 355 sf 207-307 355 sf 407-507 355 sf 108 279 sf 208-308 279 sf 408-508 279 sf TOTAL 100 209-309 298 sf 409-509 254 sf 210-310 297 sf 410-510 297 sf 211-311 279 sf 411-511 276 sf 212-312 297 sf 412-512 297 sf 214-314 297 sf 414-514 297 sf 215-315 272 sf 415-515 248 sf 216-316 288 sf 416-516 288 sf 217-317 250 sf 417-517 236 sf 218-318 297 sf 418-518 260 sf 219-319 254 sf 419-519 258 sf 220-320 248 sf 420-520 248 sf 221-321 280 sf 421-521 257 sf 222-322 244 sf 422-522 244 sf 223-323 266 sf 423-523 266 sf 224-324 282 sf 424-524 282 sf	SCOPE OF WORK FIRST SUBMITTAL 1-31-2017 FINAL SUBMITTAL 2-27-2017 SCOPE OF WORK: • NEW 3 STORY RETAIL ACCESSORY BUILDING WITH PARKING ABOVE. • VESTIBULE COMMUNICATION WITH EXISTING HISTORIC HOTEL LOBBY
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VIEW 1
CONTINENTAL HOTEL



VIEW 2
CONTINENTAL HOTEL



VIEW 3
CONTINENTAL HOTEL



VIEW 4
CONTINENTAL HOTEL (BEFORE FACADE RENOVATION)



VIEW 5
CONTINENTAL HOTEL



VIEW 6
CONTINENTAL HOTEL



VIEW 7
CONTINENTAL HOTEL



VIEW 8
ADJACENT HOTEL



VIEW 9
ADJACENT HOTEL



VIEW 10
ADJACENT HOTEL



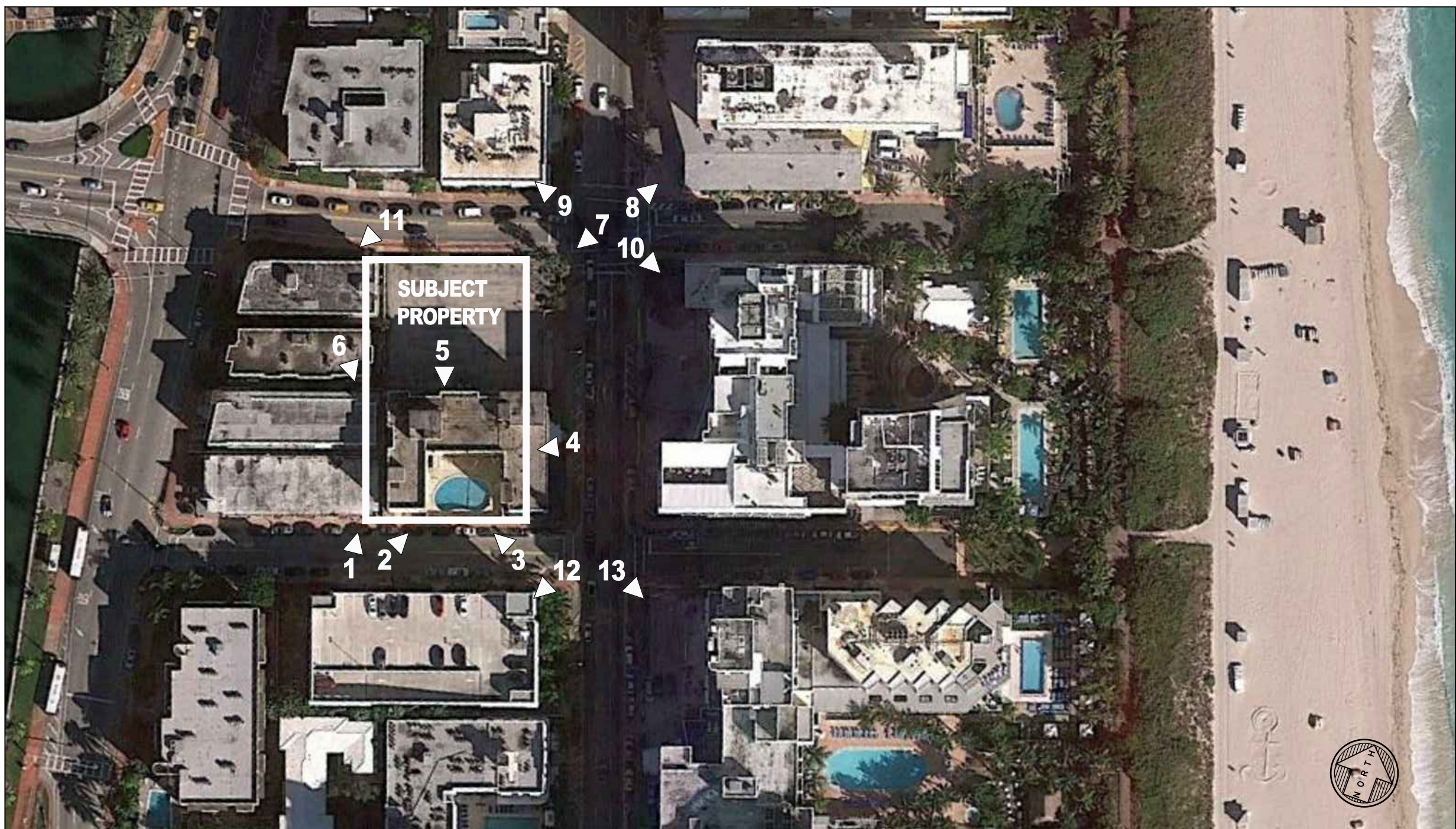
VIEW 11
ADJACENT HOTEL



VIEW 12
ADJACENT RETAIL/PARKING



VIEW 13
ADJACENT HOTEL



KEY PLAN AERIAL VIEW

PHOTO DATE: 1/18/17

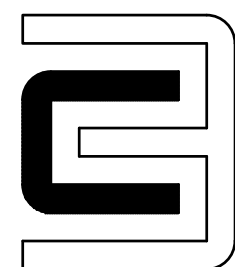
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NEW RETAIL EXPANSION FOR:

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

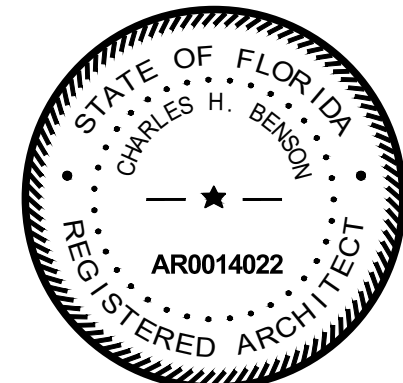
DRAWN BY
CHARLES BENSON

SCALE
AS SHOWN

DATE
1-31-17

PROJECT NUMBER
21612

GN-1.02
OF
6





VIEW 1
EXIST. POOL – CONTINENTAL HOTEL – AERIAL VIEW



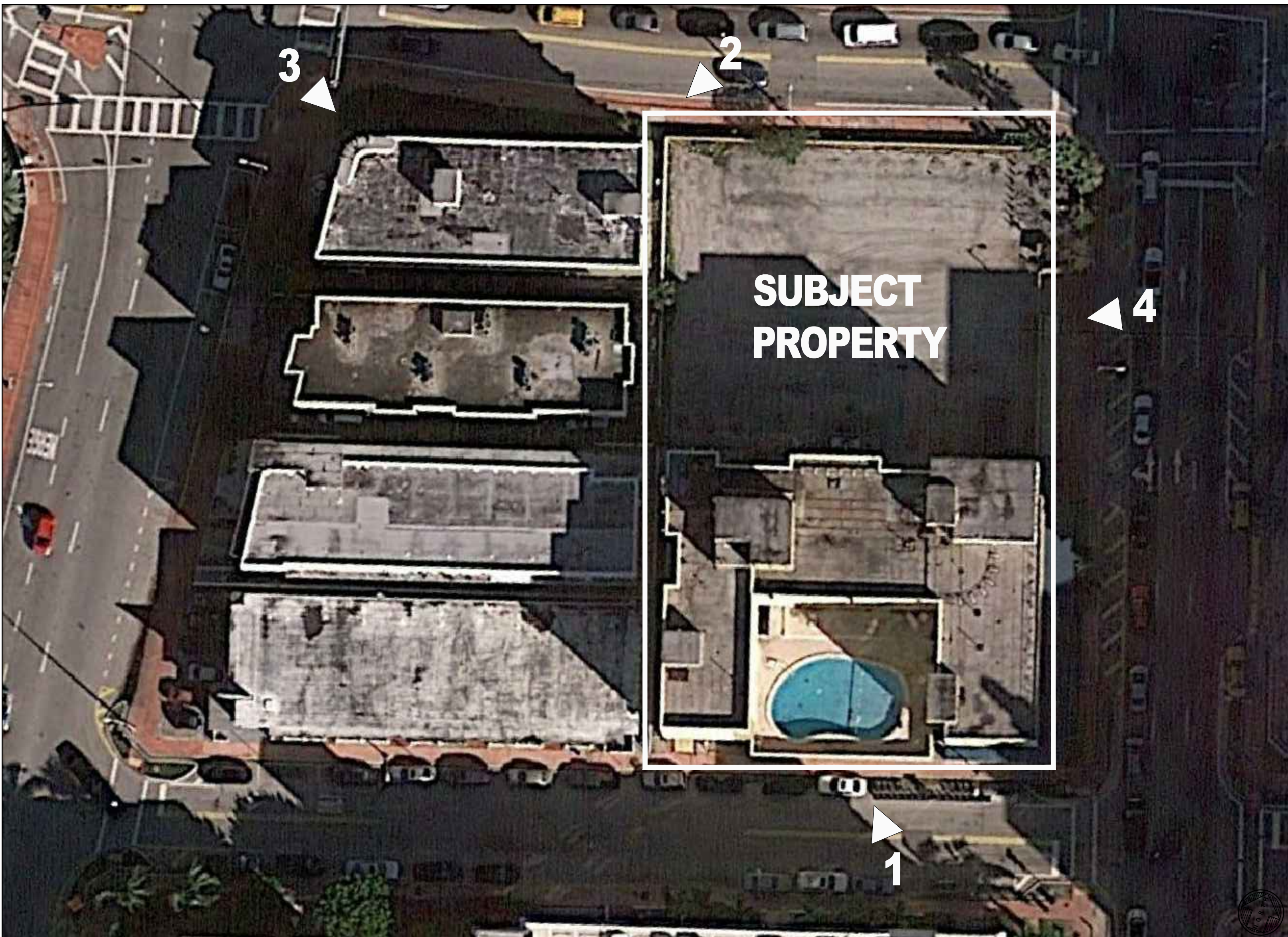
VIEW 2
RESIDENTIAL BUILDING



VIEW 3
RESIDENTIAL BUILDING



VIEW 4
DECORATIVE WALL TO BE DEMOLISHED @ SOUTH WEST CORNER OF THE BUILDING

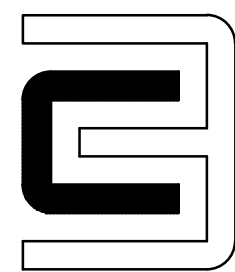


VIEW 1
EXISTING POOL AERIAL VIEW CONTINENTAL HOTEL

PHOTO DATE: 2/10/17

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

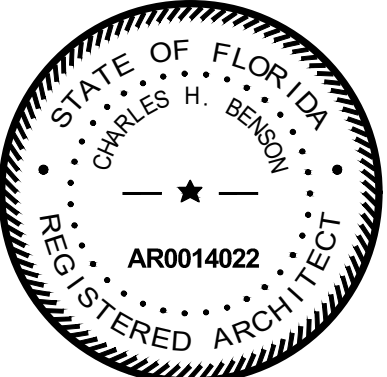


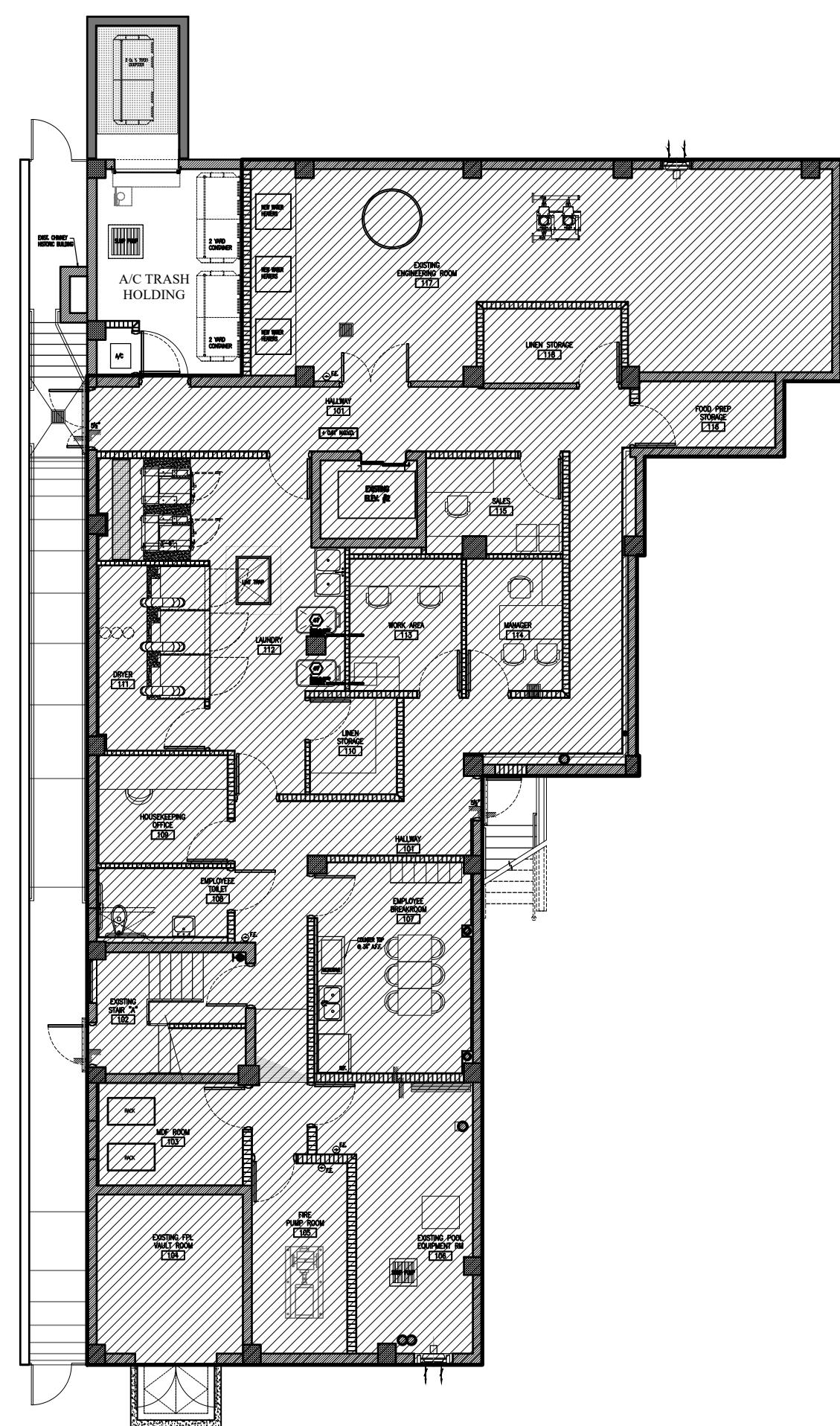
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DRAWN BY
CHARLES BENSON
SCALE
AS SHOWN
DATE
1-31-17

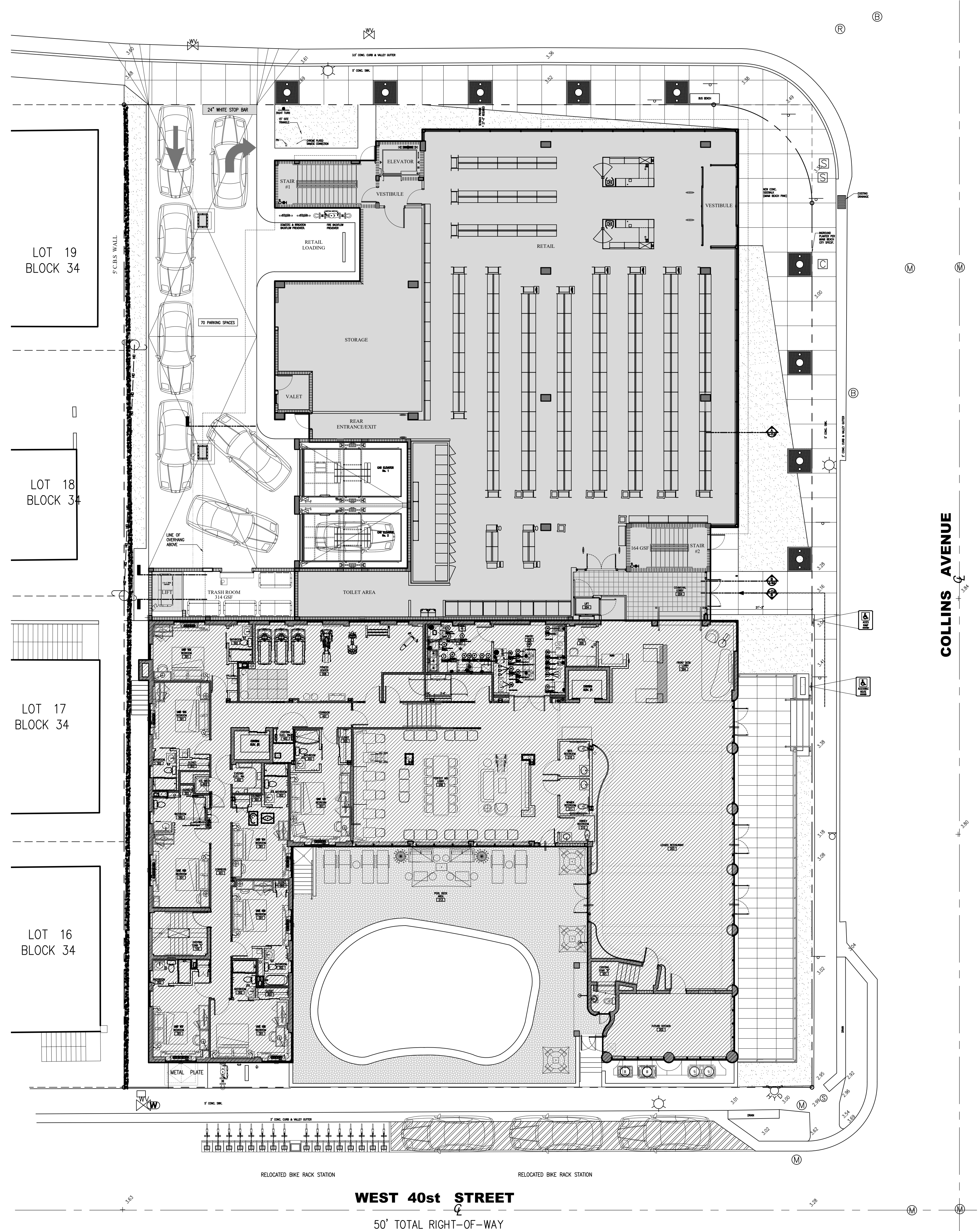
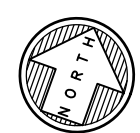
PROJECT NUMBER
21612

GN-1.03
OF
6





BASEMENT LEVEL
SCALE: 3/8" = 1'-0"
F.A.R. 3316 S.F.



GROUND LEVEL
SCALE: 3/8" = 1'-0"
F.A.R. 16248 S.F.

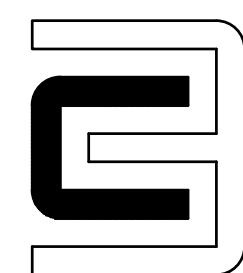


LEGEND
EXISTING F.A.R.
PROPOSED F.A.R.

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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

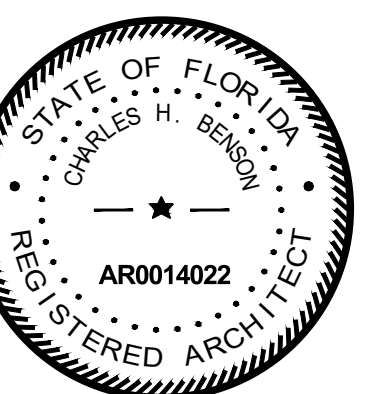
DRAWN BY
CHARLES BENSON

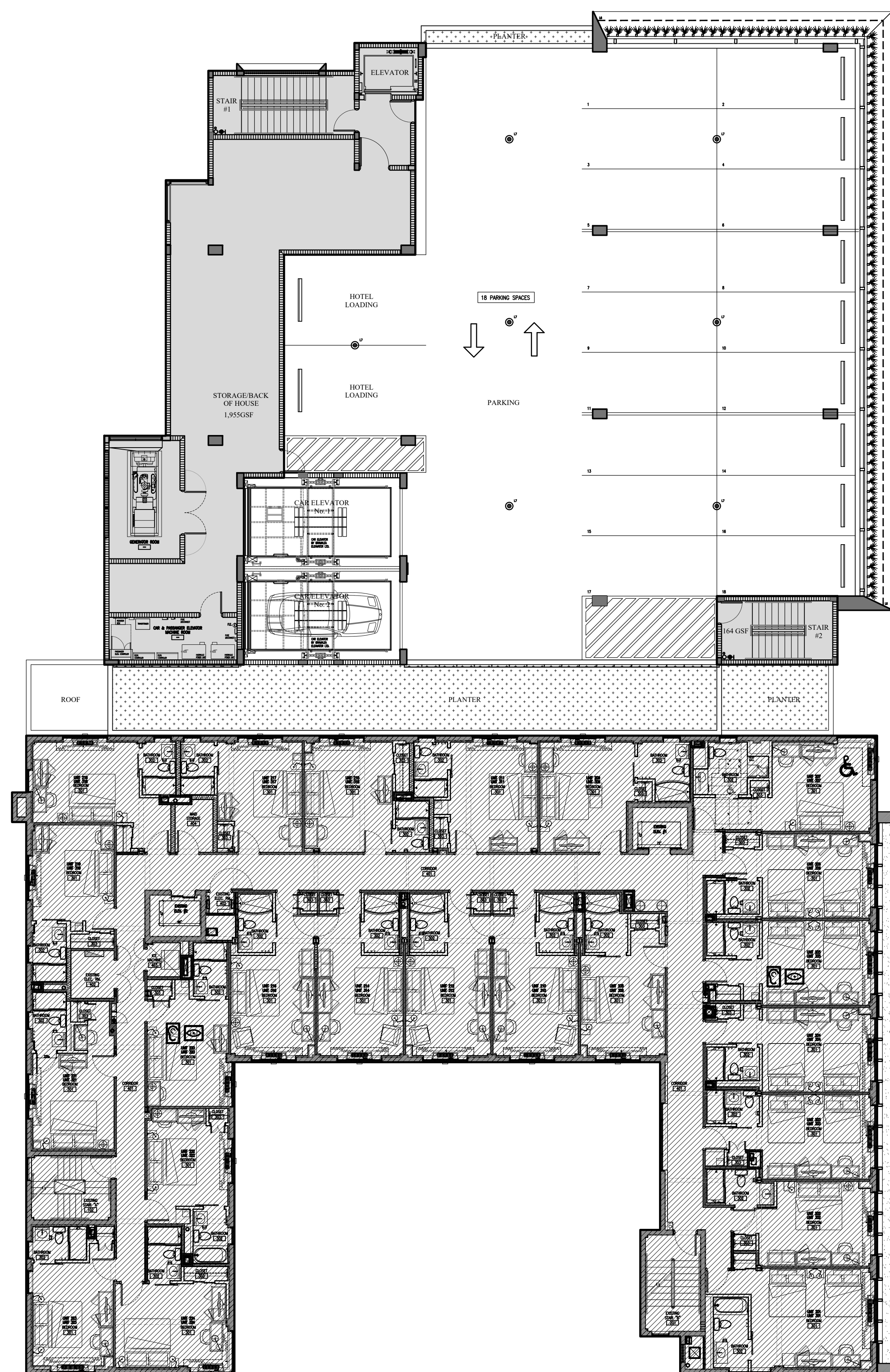
SCALE
AS SHOWN

DATE
1-31-17

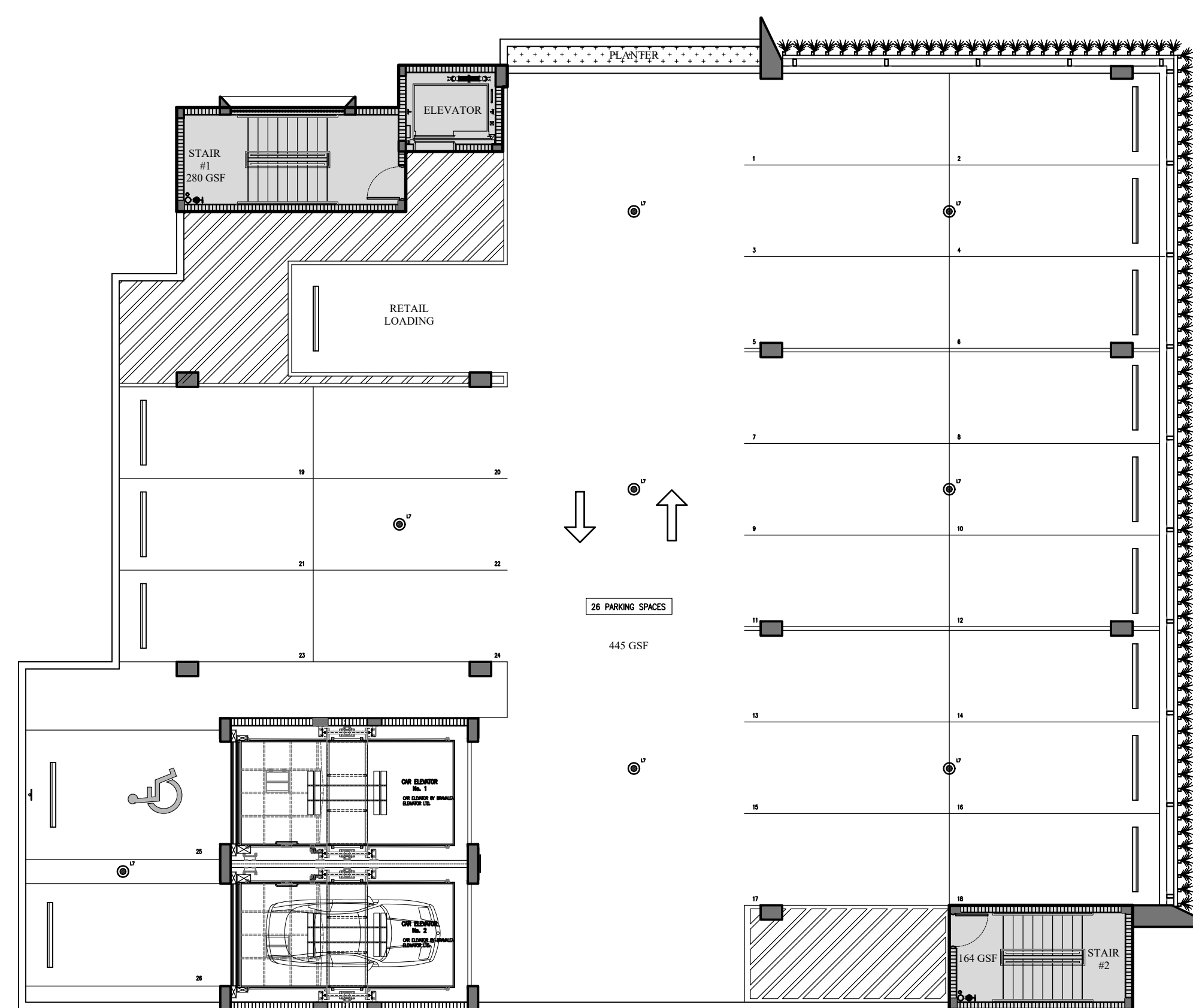
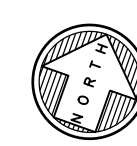
PROJECT NUMBER
21612

GN-1.04
OF
6

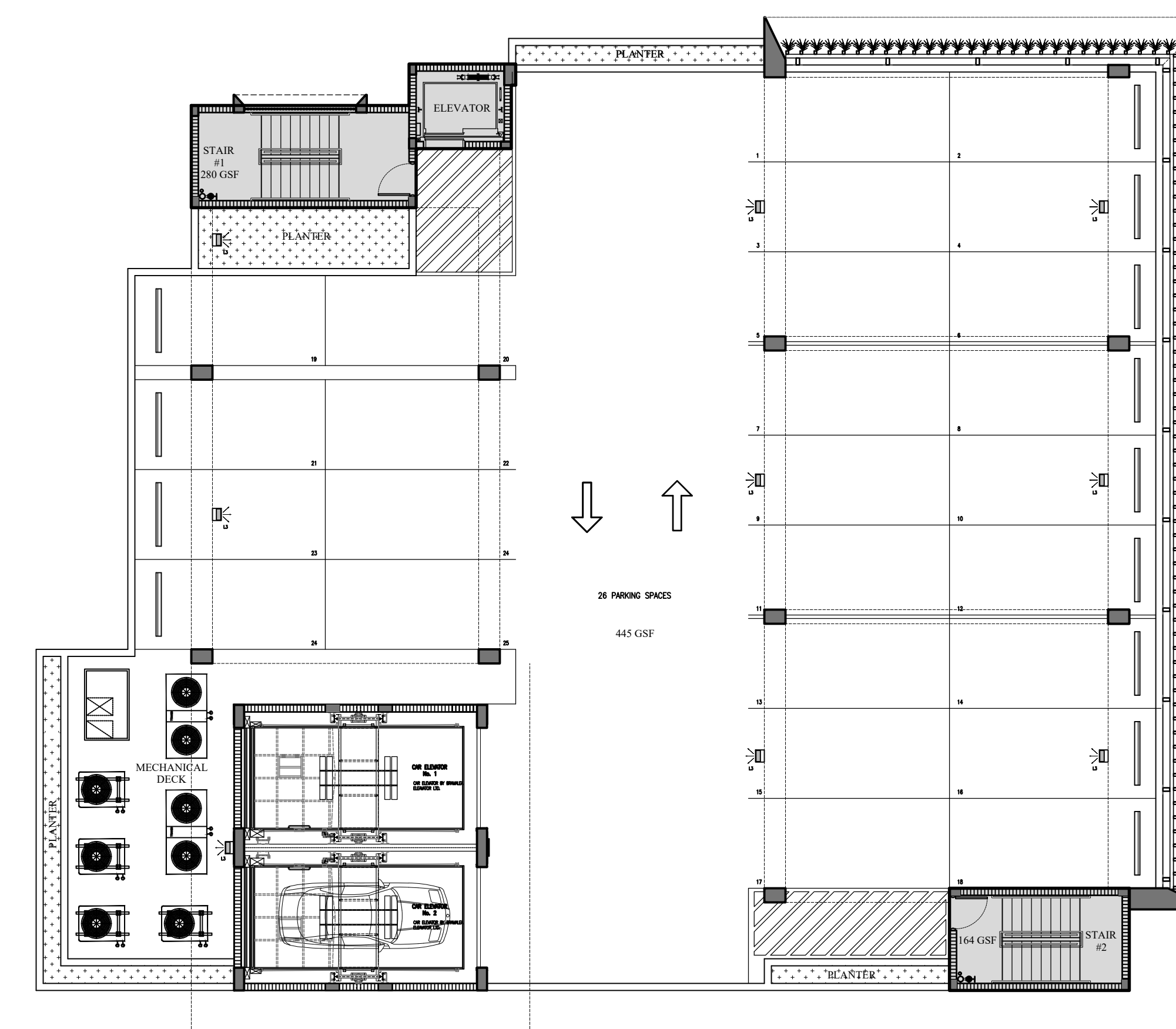




2ND LEVEL
SCALE: $\frac{3}{32}" = 1'-0"$
F.A.R. 10304 S.F.



3RD LEVEL
SCALE: $\frac{3}{32}" = 1'-0"$
F.A.R. 8629 S.F.



4TH LEVEL
SCALE: $\frac{3}{32}" = 1'-0"$
F.A.R. 8405 S.F.

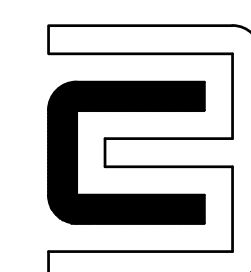


LEGEND
EXISTING FAR.
PROPOSED FAR.

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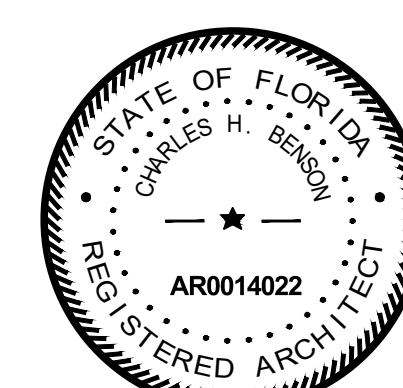
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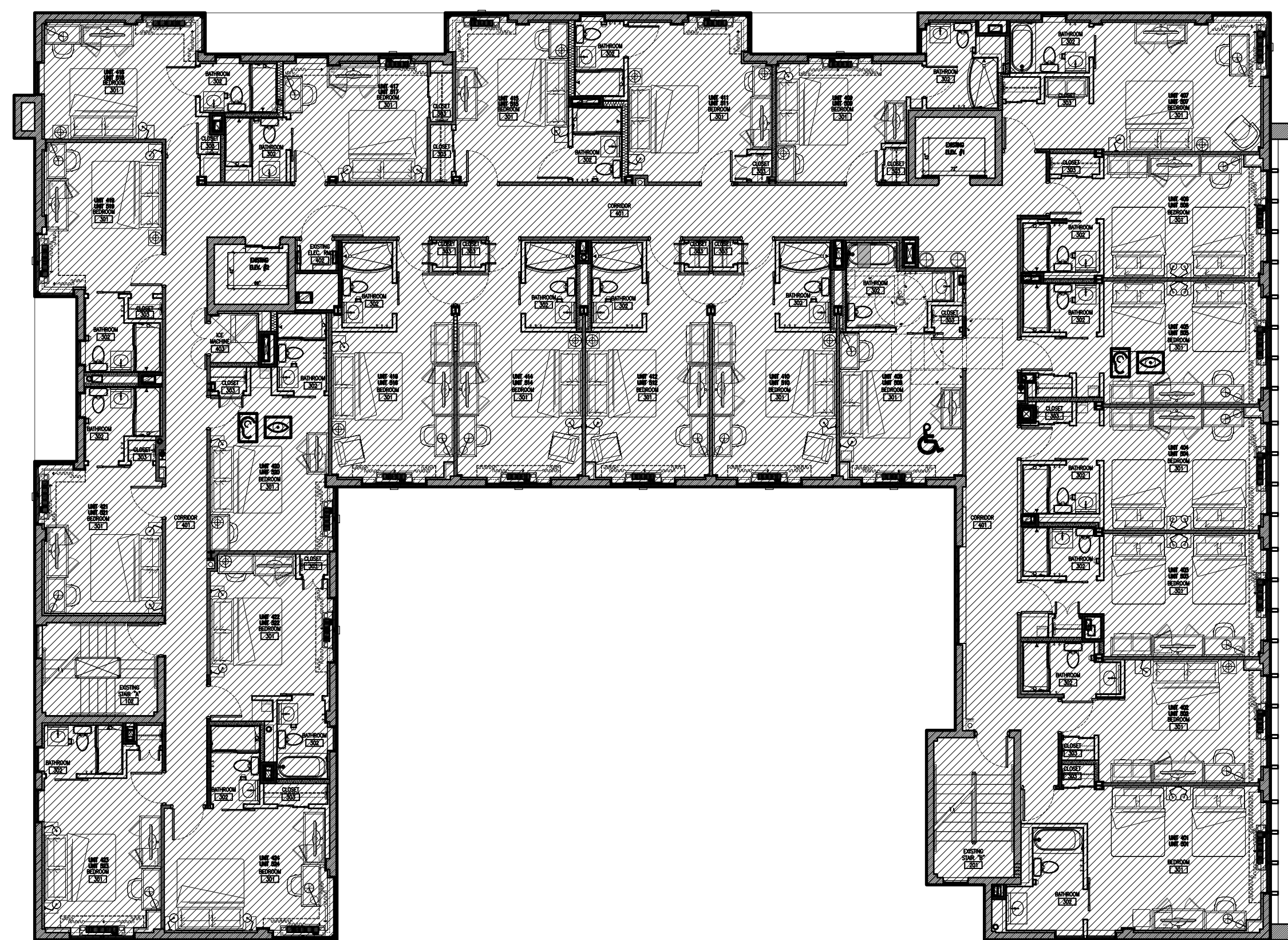
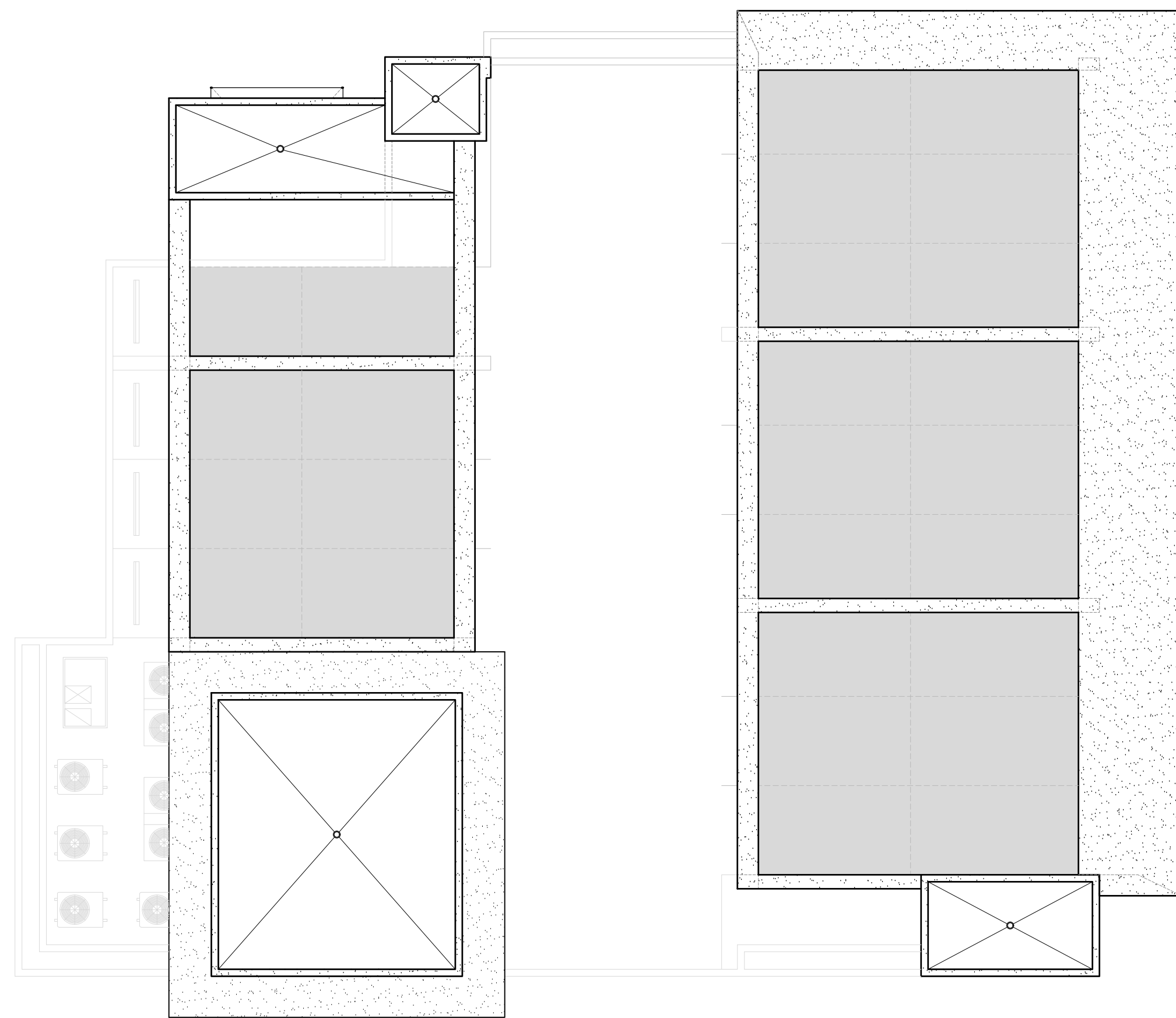
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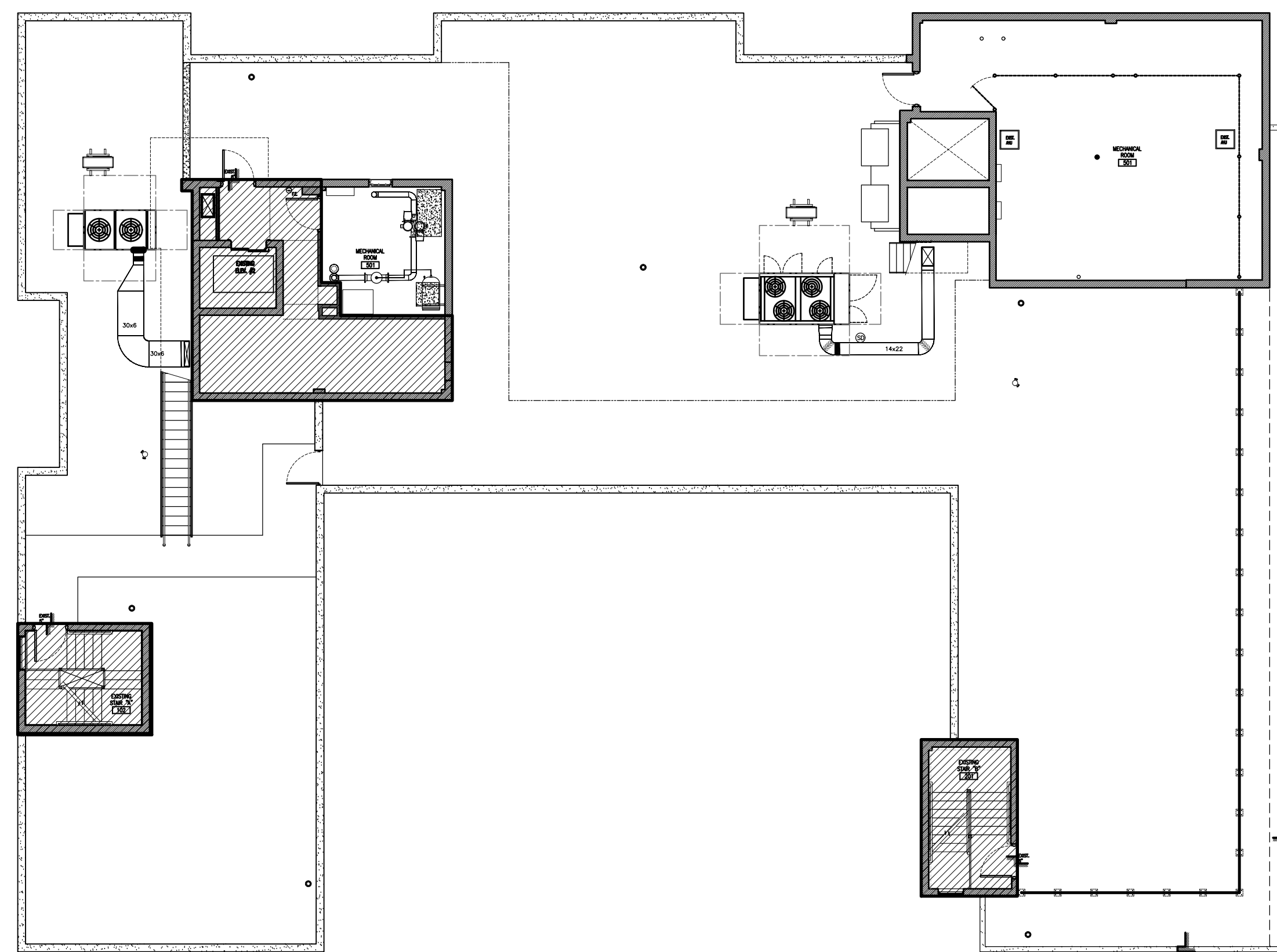
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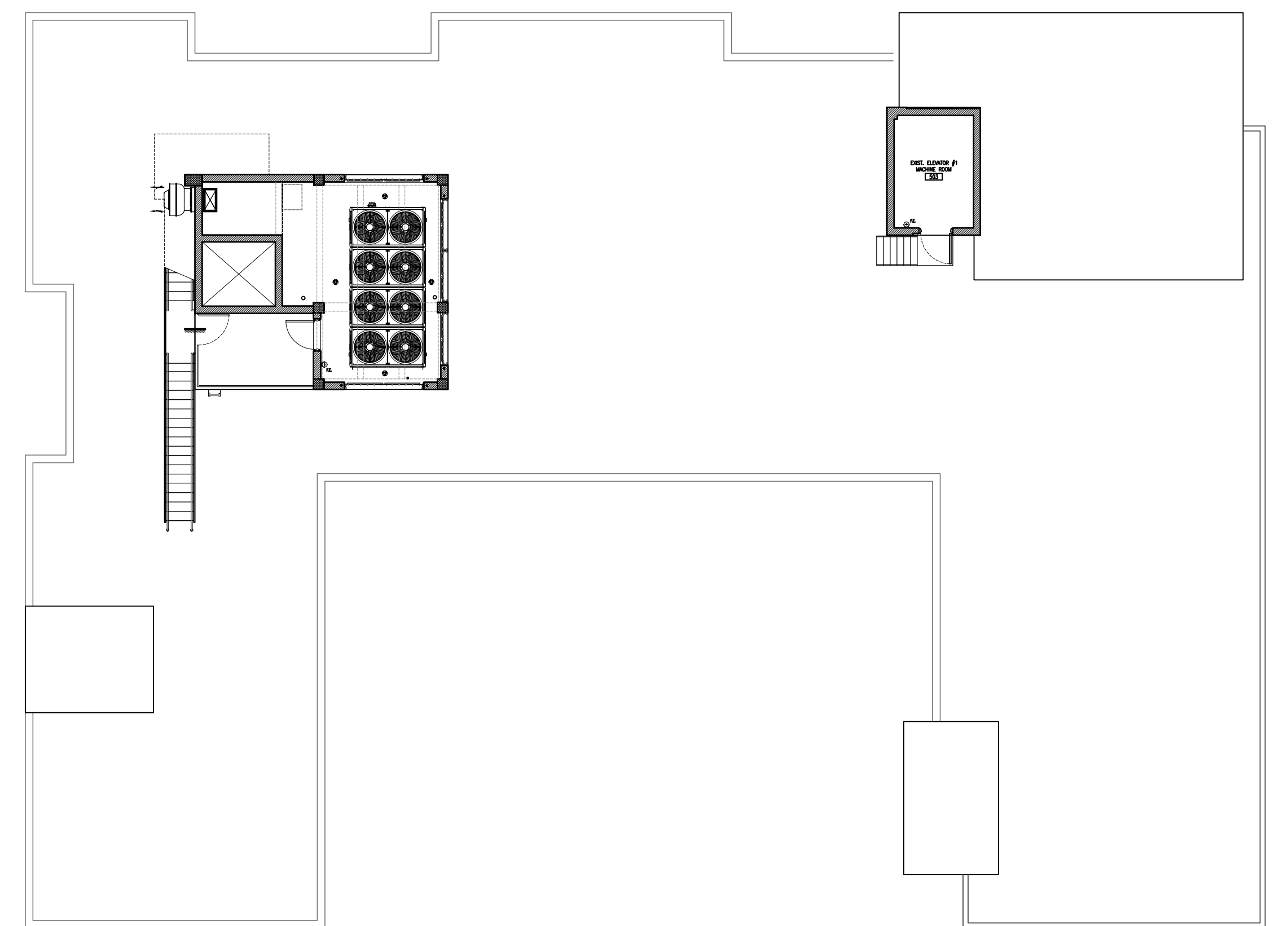
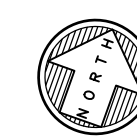




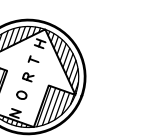
5TH LEVEL
SCALE: $\frac{3}{8}" = 1'-0"$
F.A.R. 7,961 S.F.



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.

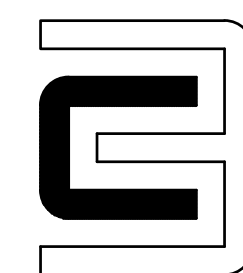


LEGEND
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