



EXISTING CONTINENTAL HOTEL WITH PROPOSED FACADE RENOVATION



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PROPOSED NEW RETAIL ADDED

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INDEX OF DRAWINGS

SITE INFORMATION

PRODUCTION ARCHITECT			
CHARLES H. BENSON & ASSOCIATES			
1665 WASHINGTON AVE., 2 ND FL., MIAMI BEACH, FL. 33139			
GN-1.01	SURVEY	N/A	D-1.0 GROUND LEVEL DEMOLITION PLAN 1/4" = 1'-0"
GN-1.02	LIST OF DRAWINGS, SITE INFORMATION, LOCATION MAP	N/A	D-2.0 NORTH ELEVATION DEMOLITION PLAN 1/4" = 1'-0"
GN-1.03	PHOTOS	N/A	D-3.0 EAST ELEVATION DEMOLITION PLAN 1/4" = 1'-0"
GN-1.04	PHOTOS	N/A	D-4.0 BASEMENT DEMOLITION PLAN 1/4" = 1'-0"
GN-1.05	FAR BASEMENT & GROUND LEVEL	N/A	A-1.0 SITE PLAN 3/32" = 1'-0"
GN-1.06	FAR 2ND TO 4TH LEVEL	N/A	A-2.0 GROUND LEVEL 3/16" = 1'-0"
GN-1.06	FAR 5TH TO UPPER ROOF LEVEL	N/A	A-3.0 2ND LEVEL PLAN 3/16" = 1'-0"
EX-1.01	EXISTING BASEMENT LEVEL	1/4" = 1'-0"	A-4.0 3RD LEVEL PLAN 3/16" = 1'-0"
EX-1.02	EXISTING GROUND LEVEL	1/4" = 1'-0"	A-5.0 ROOF LEVEL PLAN 3/16" = 1'-0"
EX-1.03	EXISTING 2ND & 3RD LEVEL	1/4" = 1'-0"	A-6.0 UPPER ROOF LEVEL PLAN 3/16" = 1'-0"
EX-1.04	EXISTING 4TH & 5TH LEVEL	1/4" = 1'-0"	A-7.0 EAST ELEVATION 3/16" = 1'-0"
EX-1.05	EXISTING ROOF LEVEL	1/4" = 1'-0"	A-8.0 WEST ELEVATION 3/16" = 1'-0"
EX-1.06	EXISTING INTERIOR ELEVATION MACHINE LEVEL	1/4" = 1'-0"	A-9.0 NORTH ELEVATION 3/16" = 1'-0"
EX-1.07	EXISTING ELEVATOR MACHINE LEVEL	1/4" = 1'-0"	A-10.0 ELEVATION / SECTION B 3/16" = 1'-0"
EX-1.08	EXISTING EAST ELEVATION	1/4" = 1'-0"	A-11.0 HOTEL SOUTH ELEVATION / SECTION 3/16" = 1'-0"
EX-1.09	EXISTING NORTH ELEVATION	1/4" = 1'-0"	A-12.0 SOUTH ELEVATION / SECTION A 3/32" = 1'-0"
EX-1.10	EXISTING WEST ELEVATION	1/4" = 1'-0"	A-13.0 CONTEXTUAL EAST & NORTH ELEVATION 3/16" = 1'-0"
EX-1.11	EXISTING SOUTH ELEVATION	1/4" = 1'-0"	A-14.0 COLOR EAST ELEVATION 3/16" = 1'-0"
EX-1.12	EXISTING WEST & EAST ELEVATION	1/4" = 1'-0"	A-15.0 COLOR NORTH ELEVATION N/A
			A-16.0 COLOR DYNAMIC FACADE N/A
LT-1.0	LIGHTING SITE & SECOND LEVEL PLAN	3/32" = 1'-0"	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"	LT-2.0 LIGHTING 3RD TO ROOF LEVEL PLAN 3/32" = 1'-0"

LANDSCAPE
J F S DESIGN INC.
1833 N.W. 140th TERR., PEMBROKE PINES, FL. 33028

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"

WEST 41st STREET

COLLINS AVENUE

LOCATION MAP

PROPERTY ADDRESS:
4000 COLLINS AVE.
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.

SITE ANALYSIS:

LOT AREA	27,914 S.F.	
ZONING	RM-2	
	REQUIRED	PROVIDED
BUILDING HEIGHT	75'-0"	58'-7"
BUILDING HEIGHT	75'-0"	37'-9"
STORIES	8	5
STORIES	8	3
FLOOR AREA RATIO (2)	55,828 SF	55,499.16 SF

SETBACKS (RETAIL)

	REQUIRED	PROVIDED
FRONT	20'-0"	15'-0"
REAR	14'-0"	16'-0"
SIDE STREET (NORTH)	16'-0"	5'-0"
SIDE STREET (SOUTH)	16'-0"	95'-0"
PROJECTION (NORTH)	1'-3"	2'-0"

SETBACKS (EXISTING HOTEL)

	REQUIRED	PROVIDED
FRONT	20'-0"	15'-0"
REAR	14'-0"	14'-0"
SIDE STREET (NORTH)	16'-0"	5'-0"
SIDE STREET (SOUTH)	16'-0"	105'-0"

PARKING

HOTEL (EXIST)	25	25
REAR (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)
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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
GROUND	8,083.37 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	44,320.16 SF

NEW RETAIL (EXCLUDING TRASH & CAR ELEVATOR)

GROUND	8,132.00 SF
SECOND	2,157.00 SF
THIRD	445.00 SF
ROOF	445.00 SF
TOTAL	11,179.00 SF

BUILDING SLAB AREA:

NEW RETAIL	
BASEMENT	79.82 SF
GROUND	8,957.91 SF
SECOND	10,410.58 SF
THIRD	8,730.77 SF
ROOF	8,730.77 SF
TOTAL	36,909.85 SF

GREEN ROOF AREAS:

ROOF AREA:	11,045.00 SF X 20% = 2,209 SF
ROOF DECKS (2ND & ROOF)	1,581.00 SF
DRIVEWAY TRELLIS	1,189.00 SF
	2,770.00 SF (25%)

SCHEDULE OF EXISTING HOTEL UNITS

1st LEVEL		TYPICAL LEVEL 2nd / 3rd		TYPICAL LEVEL 4th / 5th		NUMBER OF UNITS:	
ROOM #	PROP.	ROOM #	PROP.	ROOM #	PROP.		PROP.
101	290 sf	201-301	394 sf	401-501	394 sf	1st LEVEL	8
102	274 sf	202-302	271 sf	402-502	271 sf	2nd LEVEL	23
103	258 sf	203-303	283 sf	403-503	283 sf	3rd LEVEL	23
104	245 sf	204-304	294 sf	404-504	294 sf	4th LEVEL	23
105	289 sf	205-305	294 sf	405-505	294 sf	5th LEVEL	23
106	240 sf	206-306	281 sf	406-506	281 sf		
107	266 sf	207-307	355 sf	407-507	351 sf		
108	282 sf	208-308	276 sf	408-508	276 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		
		213-313	297 sf	413-513	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	250 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: 5-1-2017

SCOPE OF WORK:

- NEW 3 STORY RETAIL ACCESSORY BUILDING WITH PARKING ABOVE.
- VESTIBULE COMMUNICATION WITH EXISTING HISTORIC HOTEL LOBBY

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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

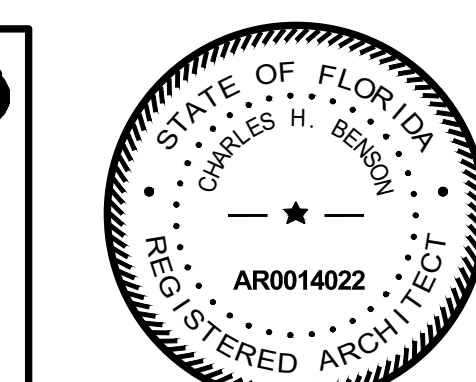
DRAWN BY
CHARLES BENSON

SCALE
AS SHOWN

DATE
1-31-17

PROJECT NUMBER
21612

GN-100
OF
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VIEW 1
CONTINENTAL HOTEL



VIEW 2
CONTINENTAL HOTEL



VIEW 3
CONTINENTAL HOTEL



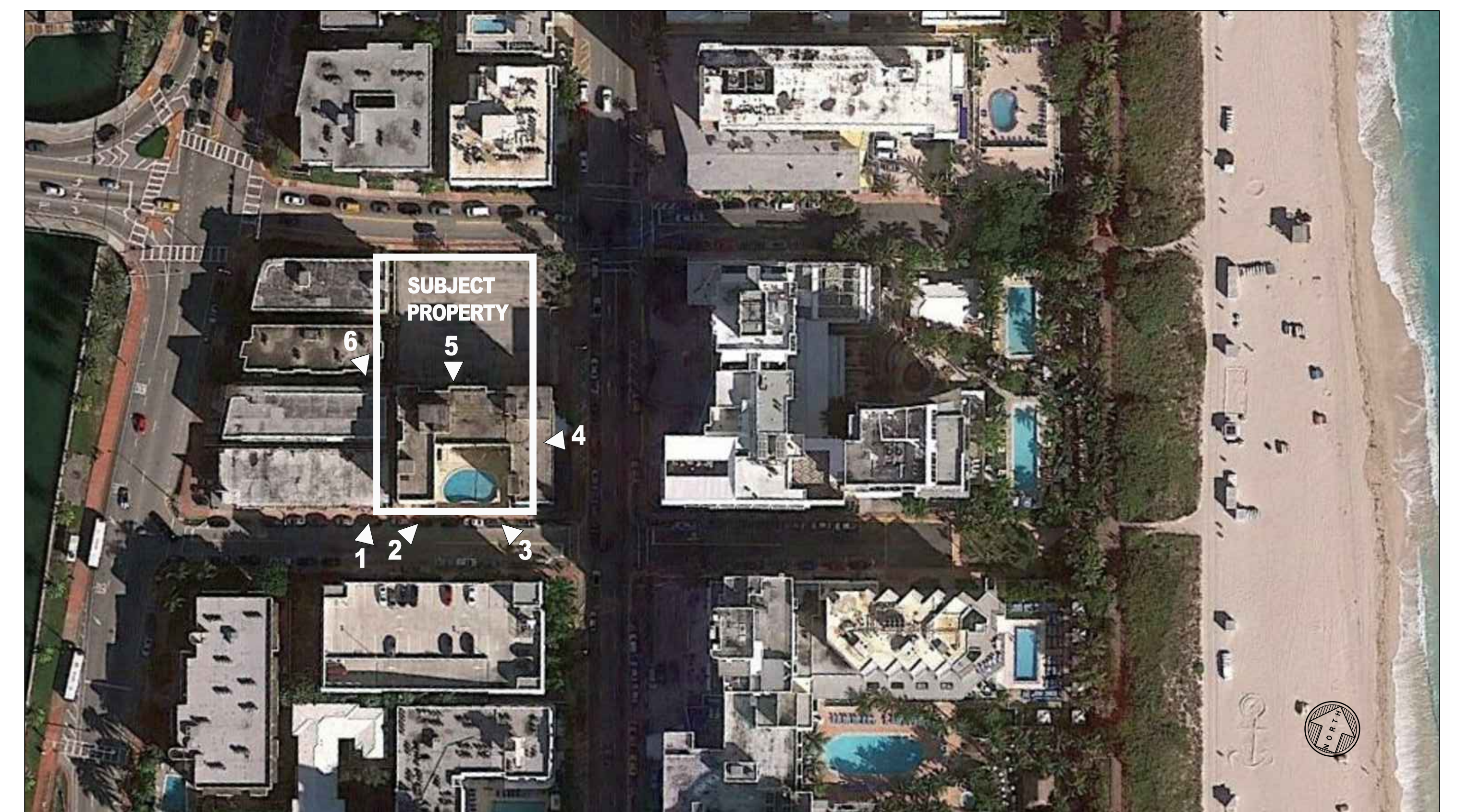
VIEW 4
CONTINENTAL HOTEL (BEFORE FACADE RENOVATION)



VIEW 5
CONTINENTAL HOTEL



VIEW 6
CONTINENTAL HOTEL

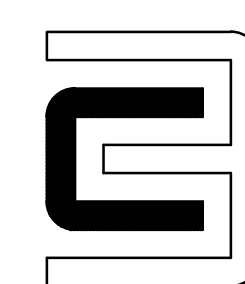


KEY PLAN AERIAL VIEW

PHOTO DATE: 1/18/17

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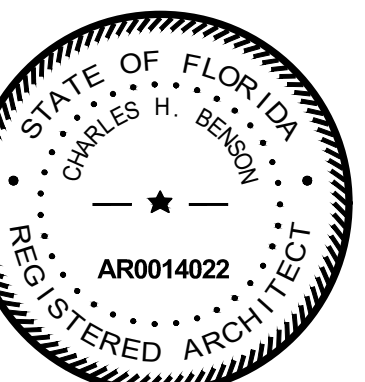
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VIEW 7
CONTINENTAL HOTEL



VIEW 8
ADJACENT HOTEL



VIEW 9
ADJACENT HOTEL



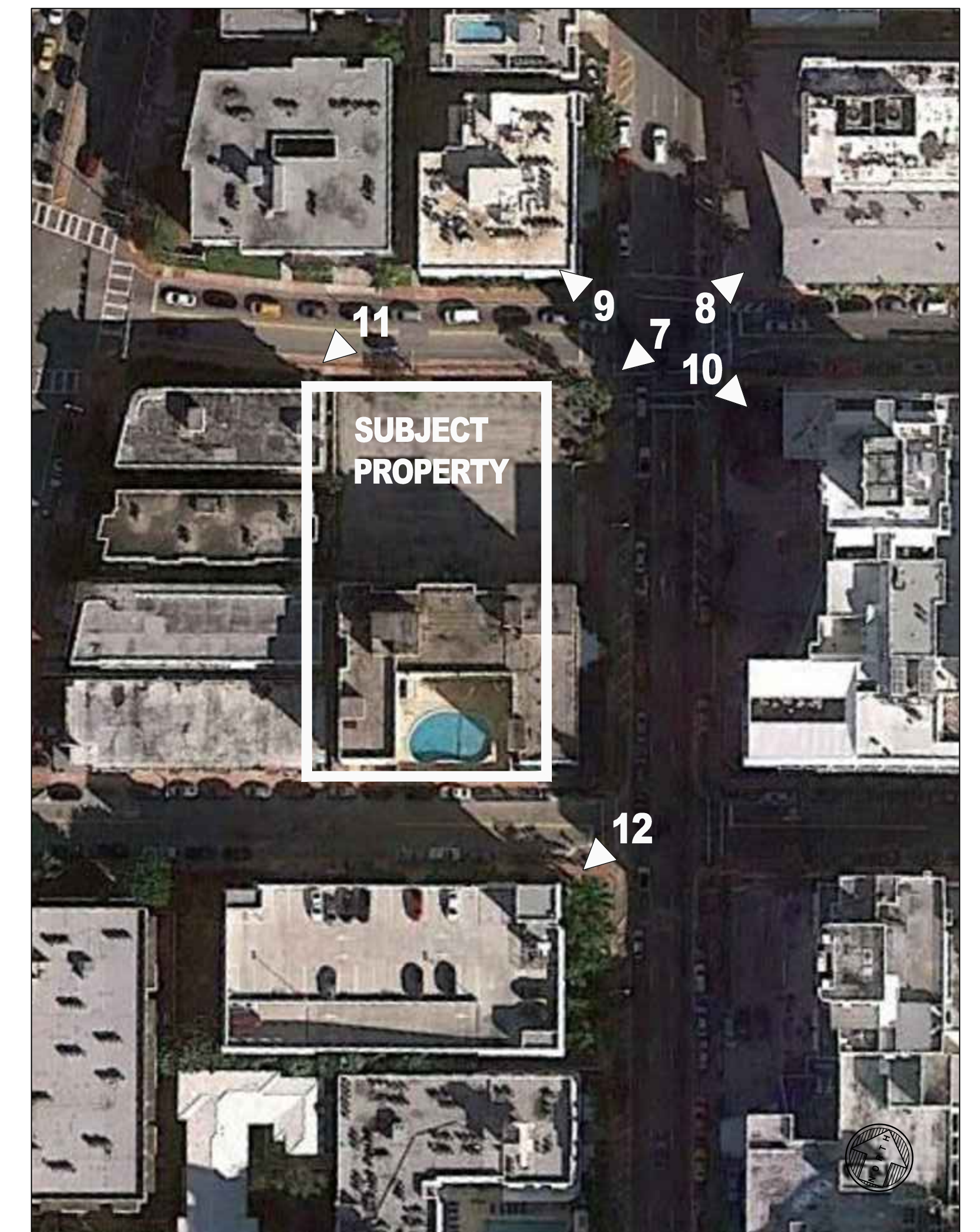
VIEW 10
ADJACENT HOTEL



VIEW 11
ADJACENT HOTEL



VIEW 12
ADJACENT RETAIL/PARKING

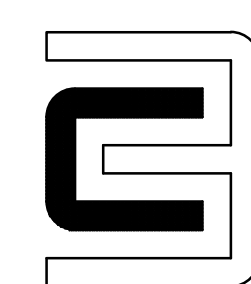


KEY PLAN AERIAL VIEW

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SCALE
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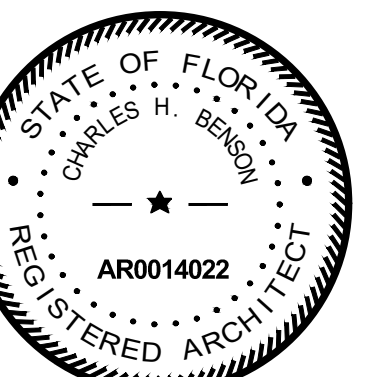
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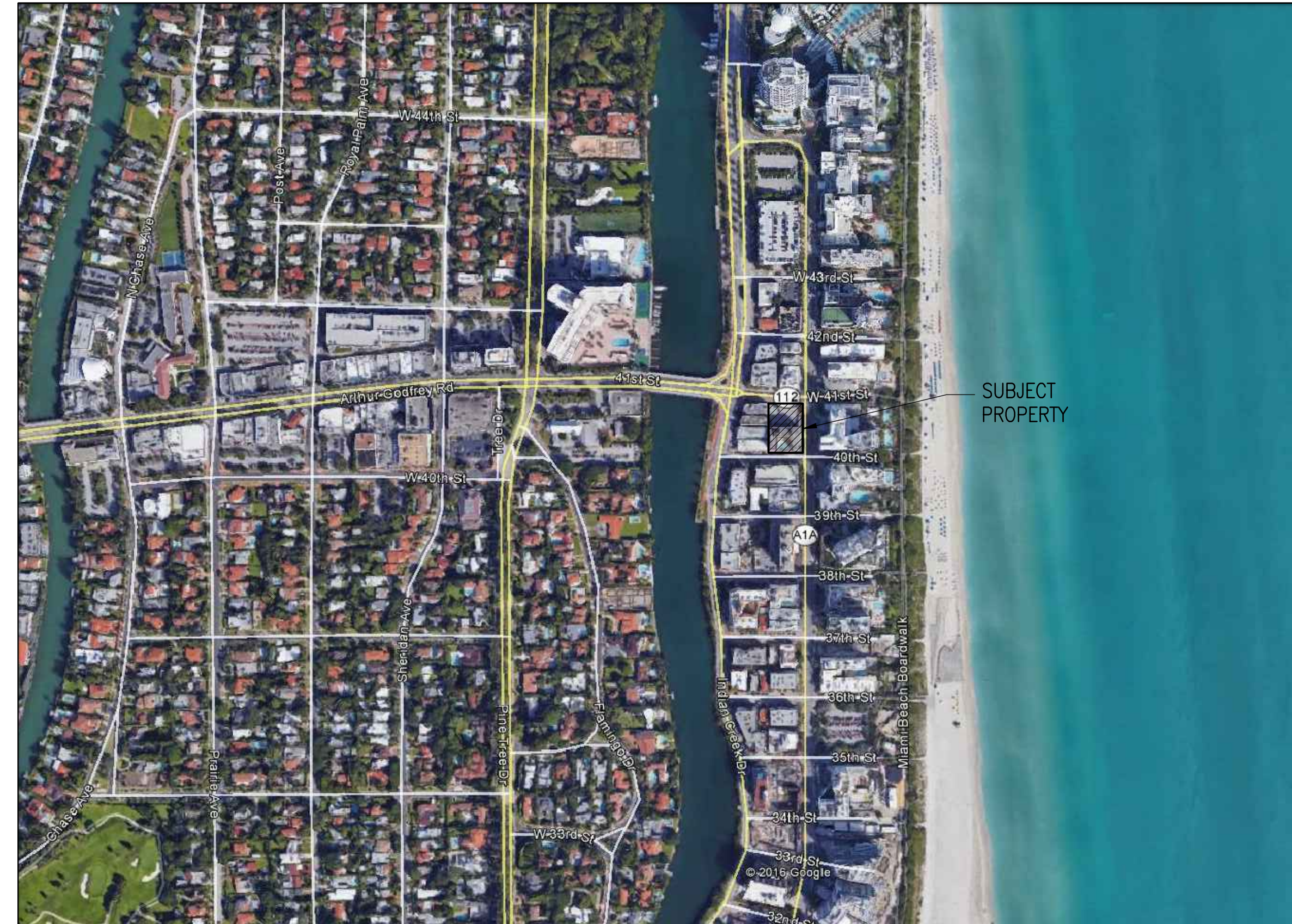
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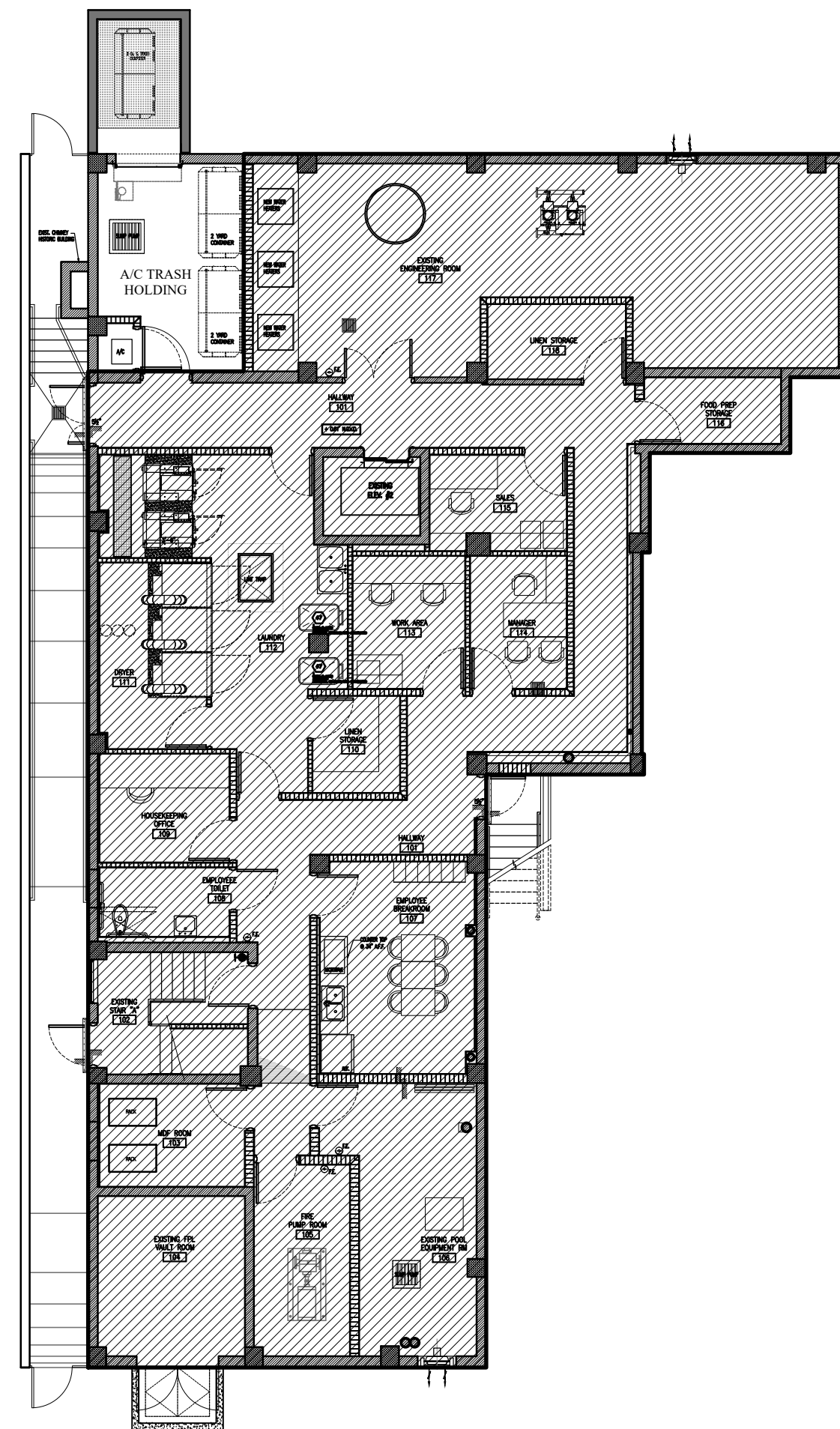
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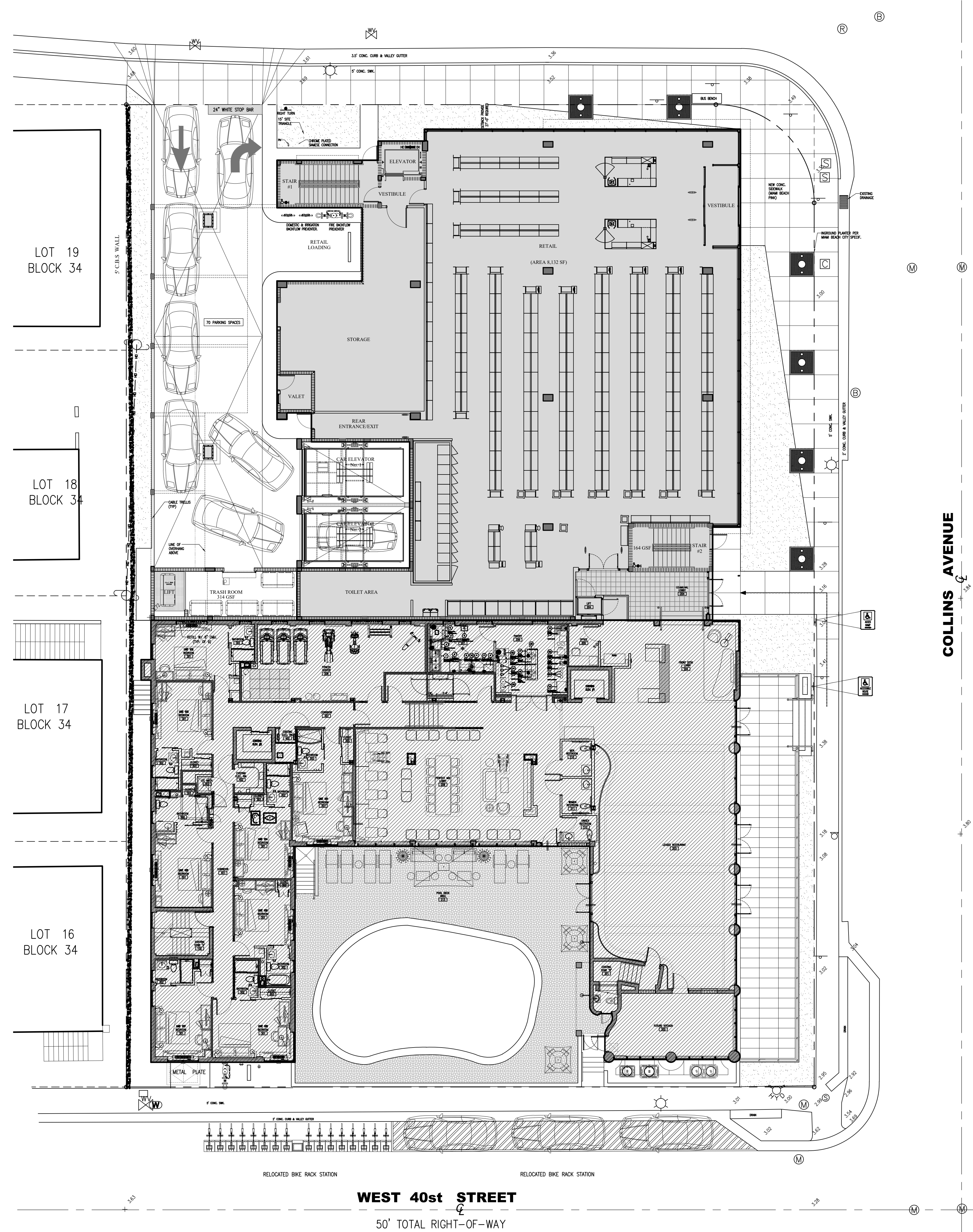




SITE PLAN AERIAL VIEW
SCALE: N/A



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
 [Hatched Box] EXISTING F.A.R.
 [Solid Box] PROPOSED F.A.R.

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