



EXISTING CONTINENTAL HOTEL WITH PROPOSED FACADE RENOVATION

PROPOSED NEW RETAIL ADDED



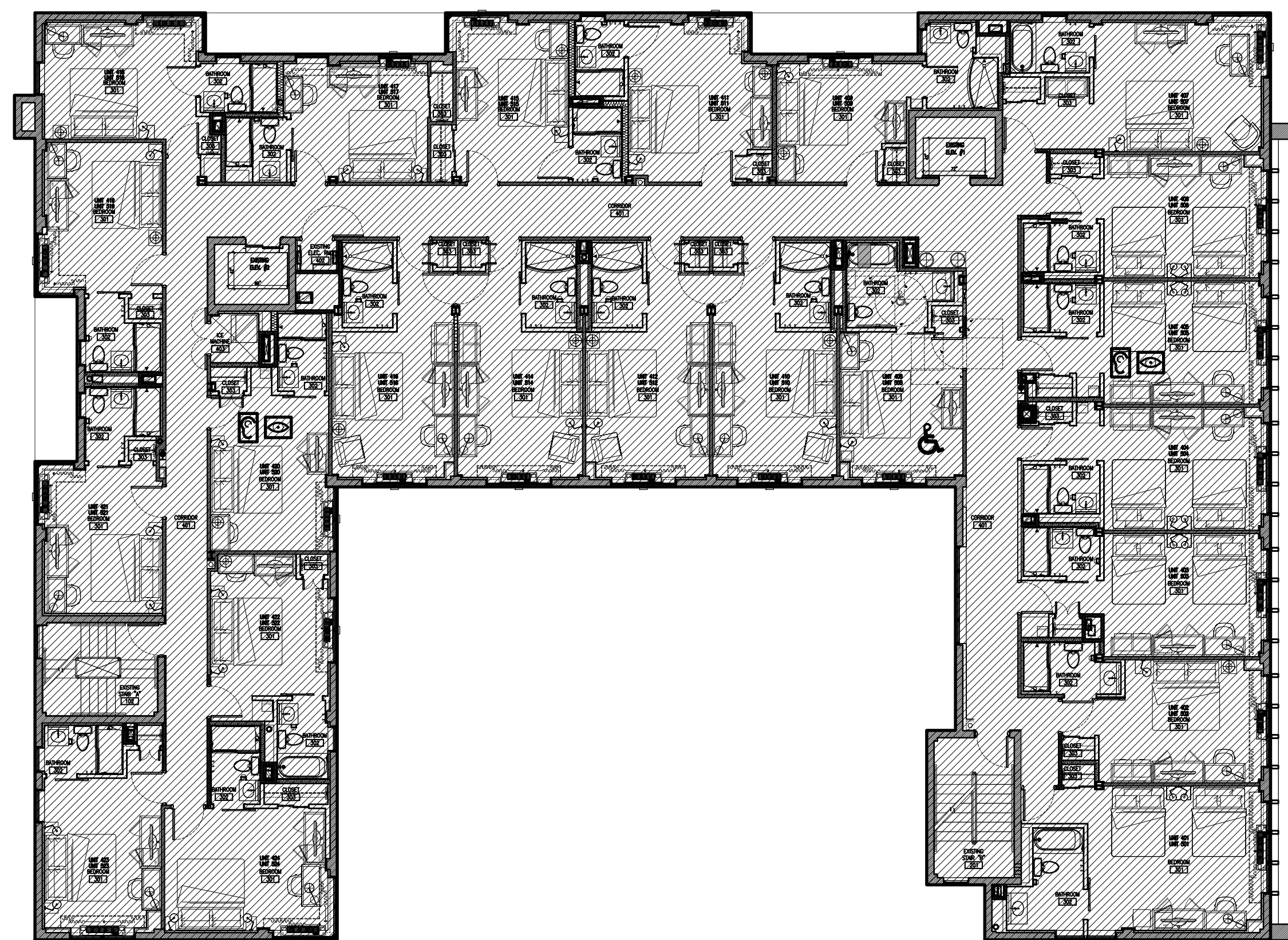
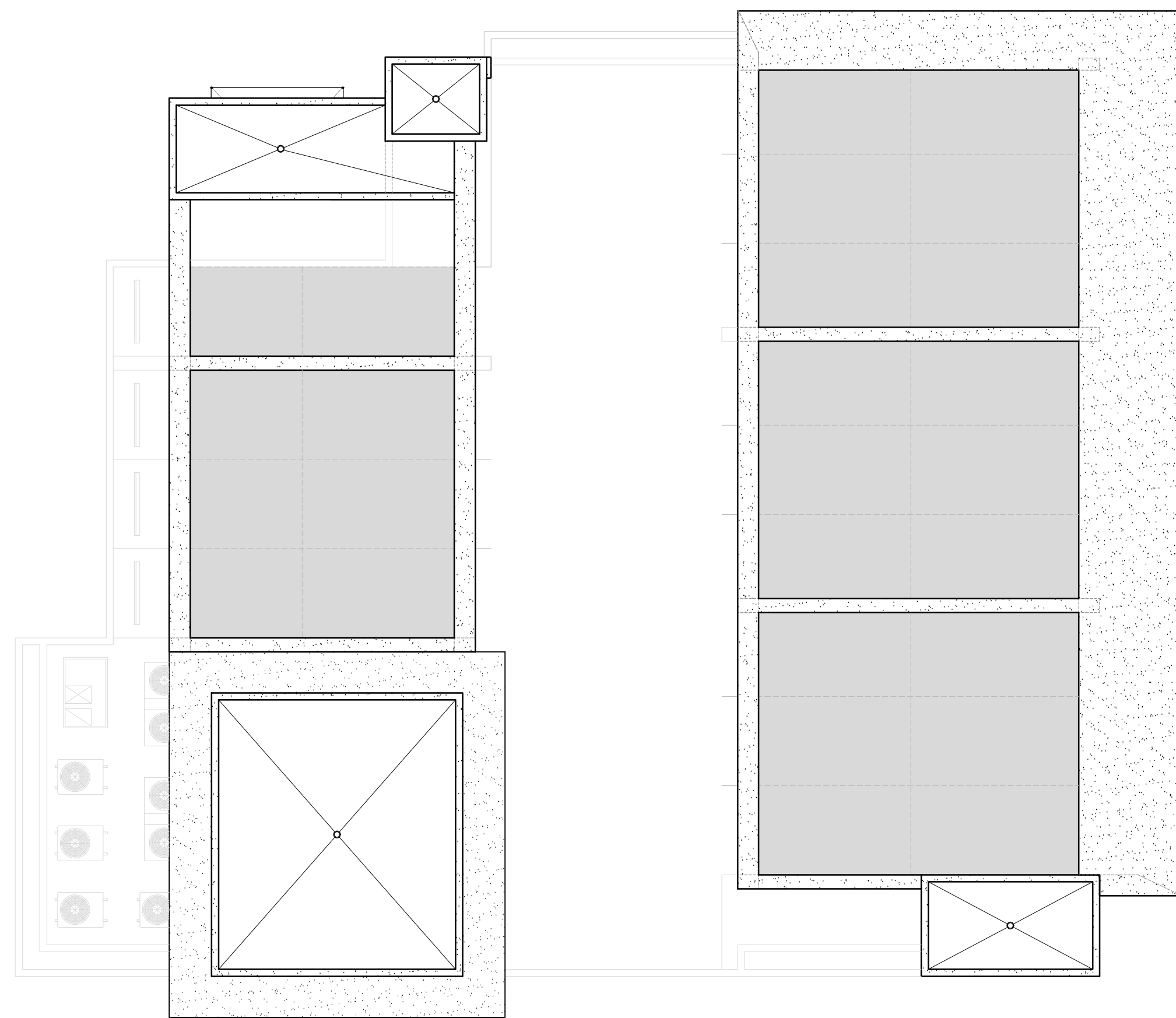
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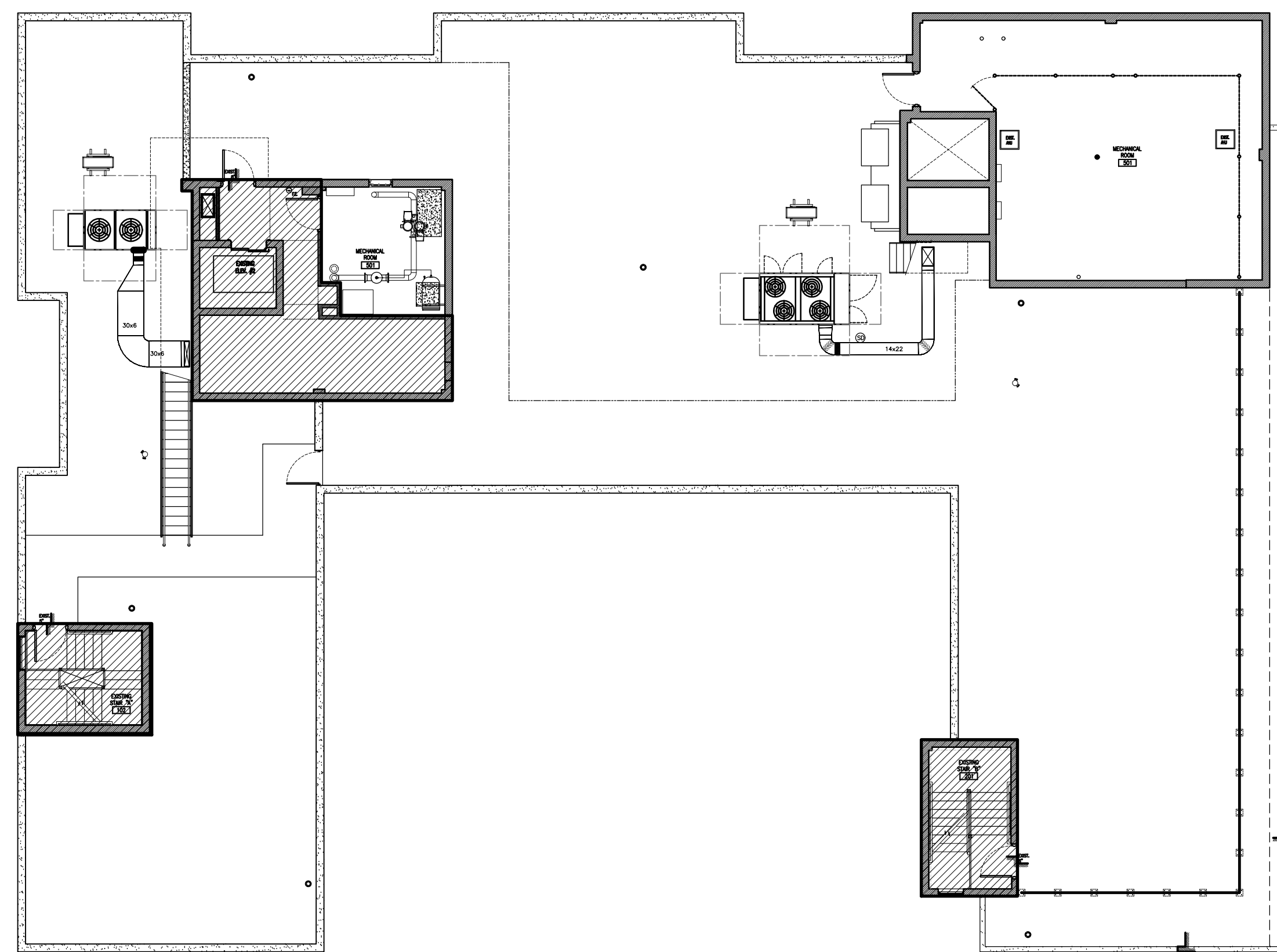
INDEX OF DRAWINGS

SITE INFORMATION

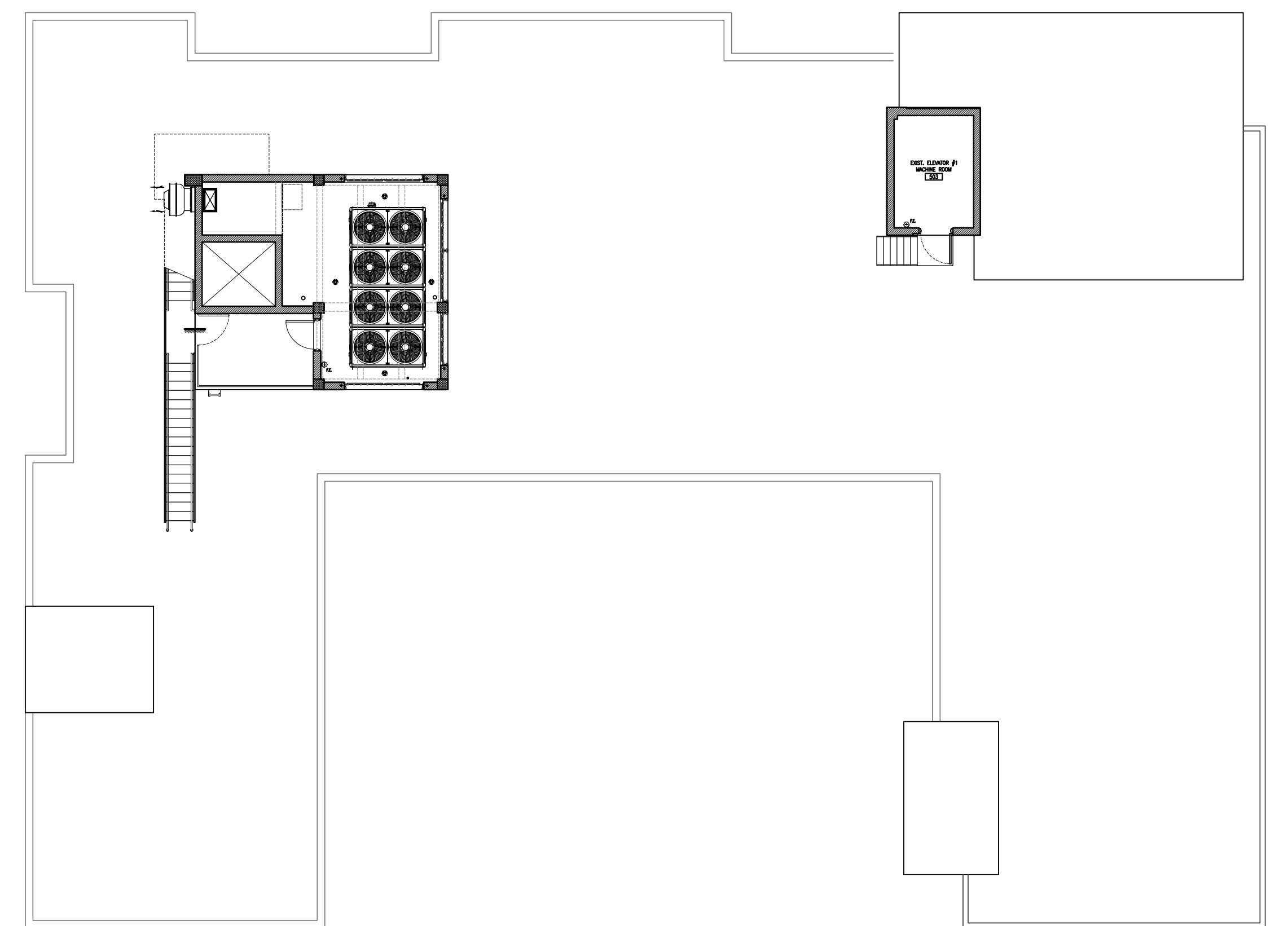
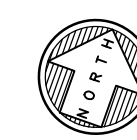
PRODUCTION ARCHITECT CHARLES H. BENSON & ASSOCIATES 1665 WASHINGTON AVE., 2 ND FL., MIAMI BEACH, FL. 33139						LANDSCAPE J F S DESIGN INC. 1833 N.W. 140th TERR., PEMBROKE PINES, FL. 33028						RAMP DESIGN						MECHANICAL DESIGN						MECHANICAL DESIGN																							
SURVEY N/A						TD-1 TREE DISPOSITION PLAN 1/4" = 1'-0"						SITE ANALYSIS: LOT AREA ZONING 27,914 S.F. RM-2 REQUIRED 75'-0" 75'-0" 8 55,828 SF PROVIDED 58'-7" 59'-6" 5 55,464.16 SF BUILDING HEIGHT 75'-0" 75'-0" 8 55,828 SF BUILDING HEIGHT 75'-0" 75'-0" 8 55,464.16 SF FLOOR AREA RATIO (2) 55,828 SF SETBACKS (RETAIL) (PEDESTAL) FRONT 20'-0" REAR 14'-0" (10.0%) SIDE STREET (NORTH) 27'-0" (13.5%) (TOWER) FRONT (20'-0" + 9'-6") REAR 21'-0" (15.0%) SIDE STREET (NORTH) 27'-0" (13.5%) SETBACKS (EXISTING HOTEL) FRONT 20'-0" REAR 14'-0" SIDE STREET (NORTH) 16'-0" SIDE STREET (SOUTH) 16'-0"						SITE ANALYSIS: LOT AREA ZONING 27,914 S.F. RM-2 REQUIRED 75'-0" 75'-0" 8 55,828 SF PROVIDED 58'-7" 59'-6" 5 55,464.16 SF BUILDING HEIGHT 75'-0" 75'-0" 8 55,828 SF BUILDING HEIGHT 75'-0" 75'-0" 8 55,464.16 SF FLOOR AREA RATIO (2) 55,828 SF SETBACKS (RETAIL) (PEDESTAL) FRONT 20'-0" REAR 14'-0" SIDE STREET (NORTH) 27'-0" SIDE STREET (SOUTH) 16'-0" PROJECTION (NORTH) 1'-3" SETBACKS (EXISTING HOTEL) FRONT 20'-0" REAR 14'-0" SIDE STREET (NORTH) 16'-0" SIDE STREET (SOUTH) 16'-0"						SCHEDULE OF AREAS: FLOOR AREA RATIO CALCULATIONS EXIST. HOTEL (EXCLUDED TRASH) BASEMENT GROUND SECOND THIRD FOURTH FIFTH ROOF NEW RETAIL (EXCLUDING TRASH) GROUND SECOND THIRD FOURTH FIFTH SIXTH ROOF						SCHEDULE OF AREAS: FLOOR AREA RATIO CALCULATIONS NEW RETAIL (EXCLUDING TRASH & CAR ELEVATOR) GROUND SECOND THIRD ROOF BUILDING SLAB AREA: NEW RETAIL BASEMENT GROUND SECOND THIRD ROOF						SCHEDULE OF EXISTING HOTEL UNITS 1st LEVEL ROOM # PROP. 101 102 103 104 105 106 107 108 TYPICAL LEVEL 2nd / 3rd ROOM # PROP. 201-301 202-302 203-303 204-304 205-305 206-306 207-307 208-308 TYPICAL LEVEL 4th / 5th ROOM # PROP. 401-501 402-502 403-503 404-504 405-505 406-506 407-507 408-508											
GN-1.01 LIST OF DRAWINGS, SITE INFORMATION, LOCATION MAP GN-1.02 PHOTOS GN-1.03 PHOTOS GN-1.04 PHOTOS GN-1.05 FAR BASEMENT & GROUND LEVEL GN-1.06 FAR 2ND TO 4TH LEVEL GN-1.07 FAR 5TH TO UPPER ROOF LEVEL						R-1.0 SITE PLAN R-2.0 GROUND LEVEL R-3.0 2ND LEVEL PLAN R-4.0 3RD LEVEL PLAN R-5.0 4TH TO 5TH LEVEL PLAN R-6.0 6TH LEVEL PLAN R-7.0 ROOF LEVEL PLAN						L-1 LEVEL-1 LANDSCAPE PLAN L-2 LEVEL-2 THRU 3 LANDSCAPE PLAN L-3 NOTES, DETAILS, SPECIFICATIONS ETC. L-4 NOTES, DETAILS, SPECIFICATIONS ETC. L-5 DEEP ROOT SILVA CELLS, SPECIFICATIONS, DETAILS, ETC.						REQUIRED 75'-0" 75'-0" 8 55,828 SF PROVIDED 58'-7" 59'-6" 5 55,464.16 SF BUILDING HEIGHT 75'-0" 75'-0" 8 55,828 SF BUILDING HEIGHT 75'-0" 75'-0" 8 55,464.16 SF FLOOR AREA RATIO (2) 55,828 SF SETBACKS (RETAIL) (PEDESTAL) FRONT 20'-0" REAR 14'-0" (10.0%) SIDE STREET (NORTH) 27'-0" (13.5%) (TOWER) FRONT (20'-0" + 9'-6") REAR 21'-0" (15.0%) SIDE STREET (NORTH) 27'-0" (13.5%) 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 55,828 SF PROVIDED 58'-7" 59'-6" 5 55,464.16 SF BUILDING HEIGHT 75'-0" 75'-0" 8 55,828 SF BUILDING HEIGHT 75'-0" 75'-0" 8 55,464.16 SF FLOOR AREA RATIO (2) 55,828 SF SETBACKS (RETAIL) (PEDESTAL) FRONT 20'-0" REAR 14'-0" SIDE STREET (NORTH) 27'-0" SIDE STREET (SOUTH) 16'-0" PROJECTION (NORTH) 1'-3" SETBACKS (EXISTING HOTEL) FRONT 20'-0" REAR 14'-0" SIDE STREET (NORTH) 16'-0" SIDE STREET (SOUTH) 16'-0"						SCHEDULE OF AREAS: FLOOR AREA RATIO CALCULATIONS EXIST. HOTEL (EXCLUDED TRASH) BASEMENT GROUND SECOND THIRD FOURTH FIFTH ROOF NEW RETAIL (EXCLUDING TRASH) GROUND SECOND THIRD FOURTH FIFTH SIXTH ROOF						SCHEDULE OF AREAS: FLOOR AREA RATIO CALCULATIONS NEW RETAIL (EXCLUDING TRASH & CAR ELEVATOR) GROUND SECOND THIRD ROOF BUILDING SLAB AREA: NEW RETAIL BASEMENT GROUND SECOND THIRD ROOF						SCHEDULE OF EXISTING HOTEL UNITS 1st LEVEL ROOM # PROP. 101 102 103 104 105 106 107 108 TYPICAL LEVEL 2nd / 3rd ROOM # PROP. 201-301 202-302 203-303 204-304 205-305 206-306 207-307 208-308 TYPICAL LEVEL 4th / 5th ROOM # PROP. 401-501 402-502 403-503 404-504 405-505 406-506 407-507 408-508					
EX-1.01 EXISTING BASEMENT LEVEL EX-1.02 EXISTING GROUND LEVEL EX-1.03 EXISTING 2ND & 3RD LEVEL EX-1.04 EXISTING 4TH & 5TH LEVEL EX-1.05 EXISTING ROOF LEVEL EX-1.06 EXISTING INTERIOR ELEVATION MACHINE LEVEL EX-1.07 EXISTING ELEVATOR MACHINE LEVEL EX-1.08 EXISTING EAST ELEVATION EX-1.09 EXISTING NORTH ELEVATION EX-1.10 EXISTING WEST ELEVATION EX-1.11 EXISTING SOUTH ELEVATION EX-1.12 EXISTING WEST & EAST ELEVATION						A-1.0 SITE PLAN A-2.0 GROUND LEVEL A-3.0 2ND LEVEL PLAN A-4.0 3RD LEVEL PLAN A-5.0 ROOF LEVEL PLAN A-6.0 UPPER ROOF LEVEL PLAN A-7.0 EAST ELEVATION A-8.0 WEST ELEVATION A-9.0 NORTH ELEVATION A-10.0 ELEVATION / SECTION B A-11.0 EXIST. HOTEL NORTH ELEVATION / SECTION C A-12.0 SOUTH ELEVATION / SECTION A A-13.0 SECTION D A-14.0 CONTEXTUAL EAST & NORTH ELEVATION A-15.0 COLOR EAST ELEVATION A-16.0 COLOR NORTH ELEVATION A-17.0 COLOR DYNAMIC FACADE						3/32" = 1'-0" 3/16" = 1'-0" 3																																			



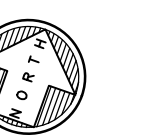
5TH LEVEL
SCALE: $\frac{3}{8}" = 1'-0"$
F.A.R. 7,961 S.F.



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.

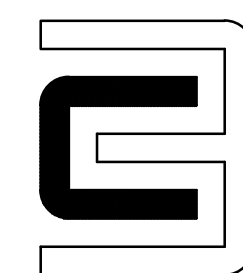


LEGEND
EXISTING F.A.R.
PROPOSED F.A.R.

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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

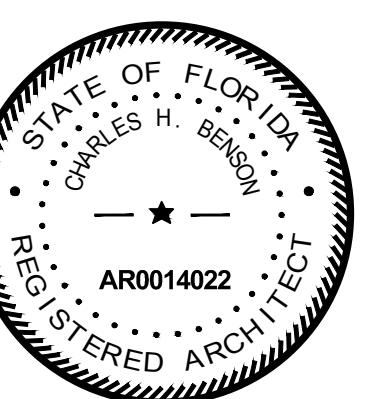
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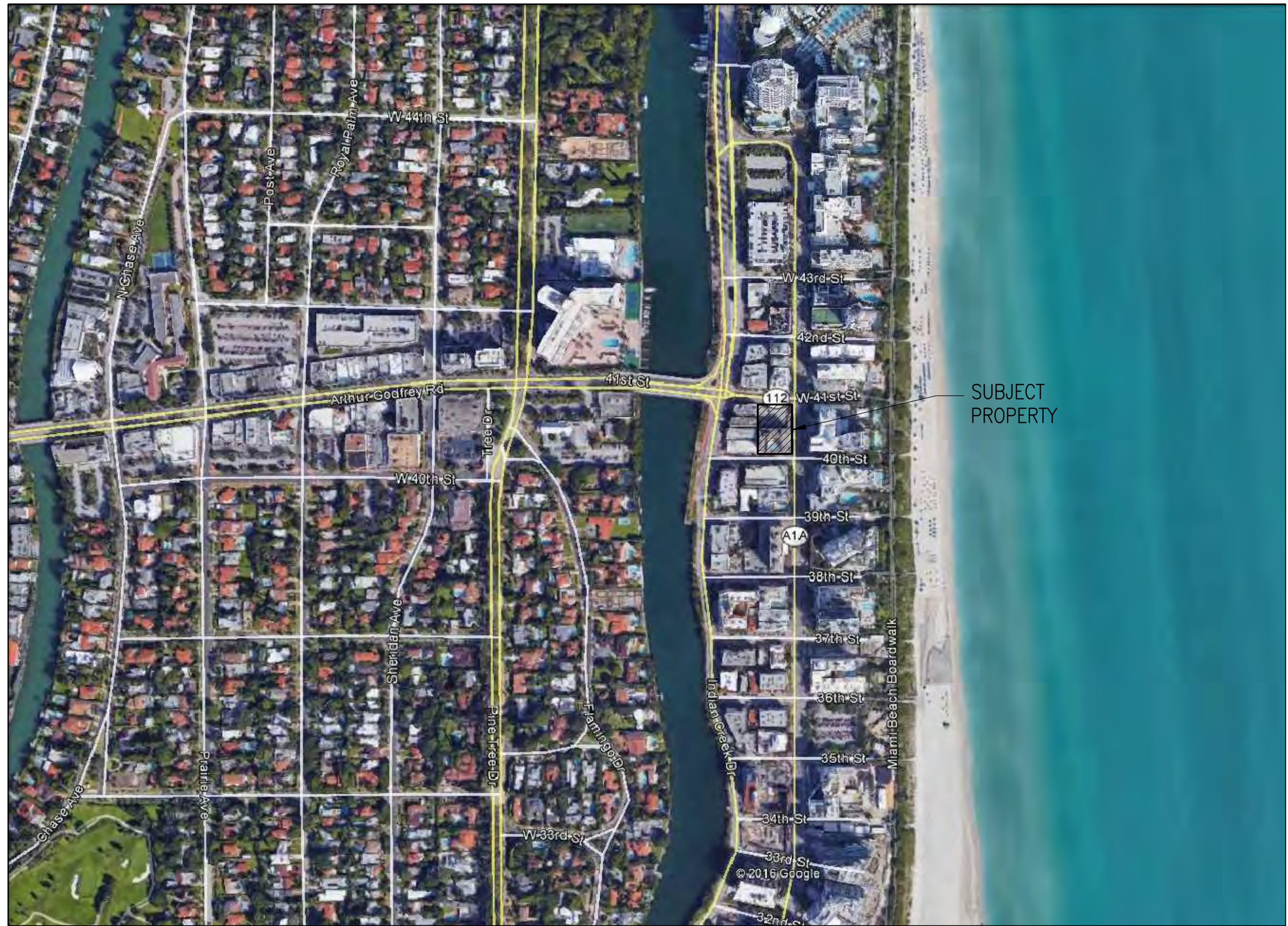
SCALE
AS SHOWN

DATE
1-31-17

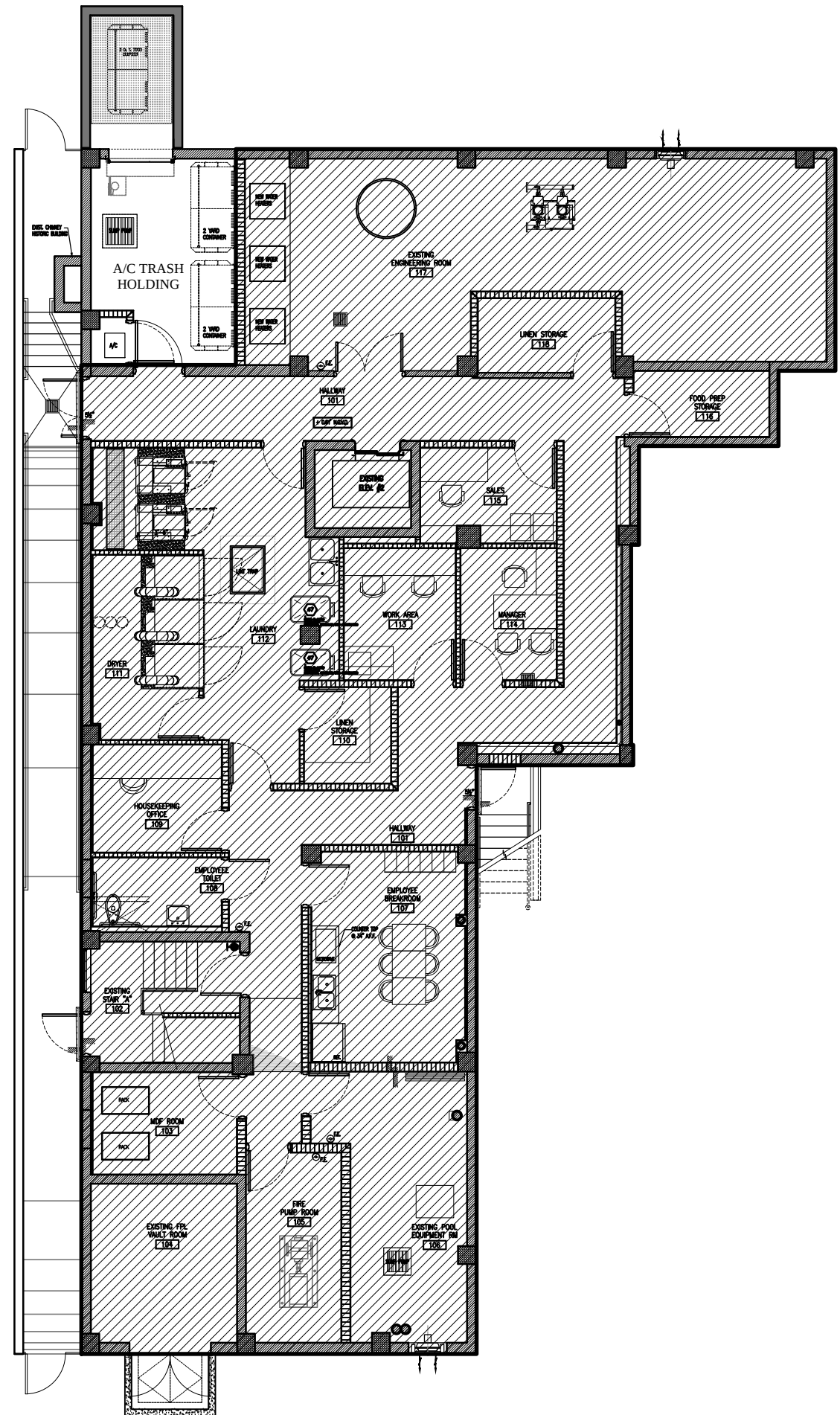
PROJECT NUMBER
21612

GN-1.07
OF
7

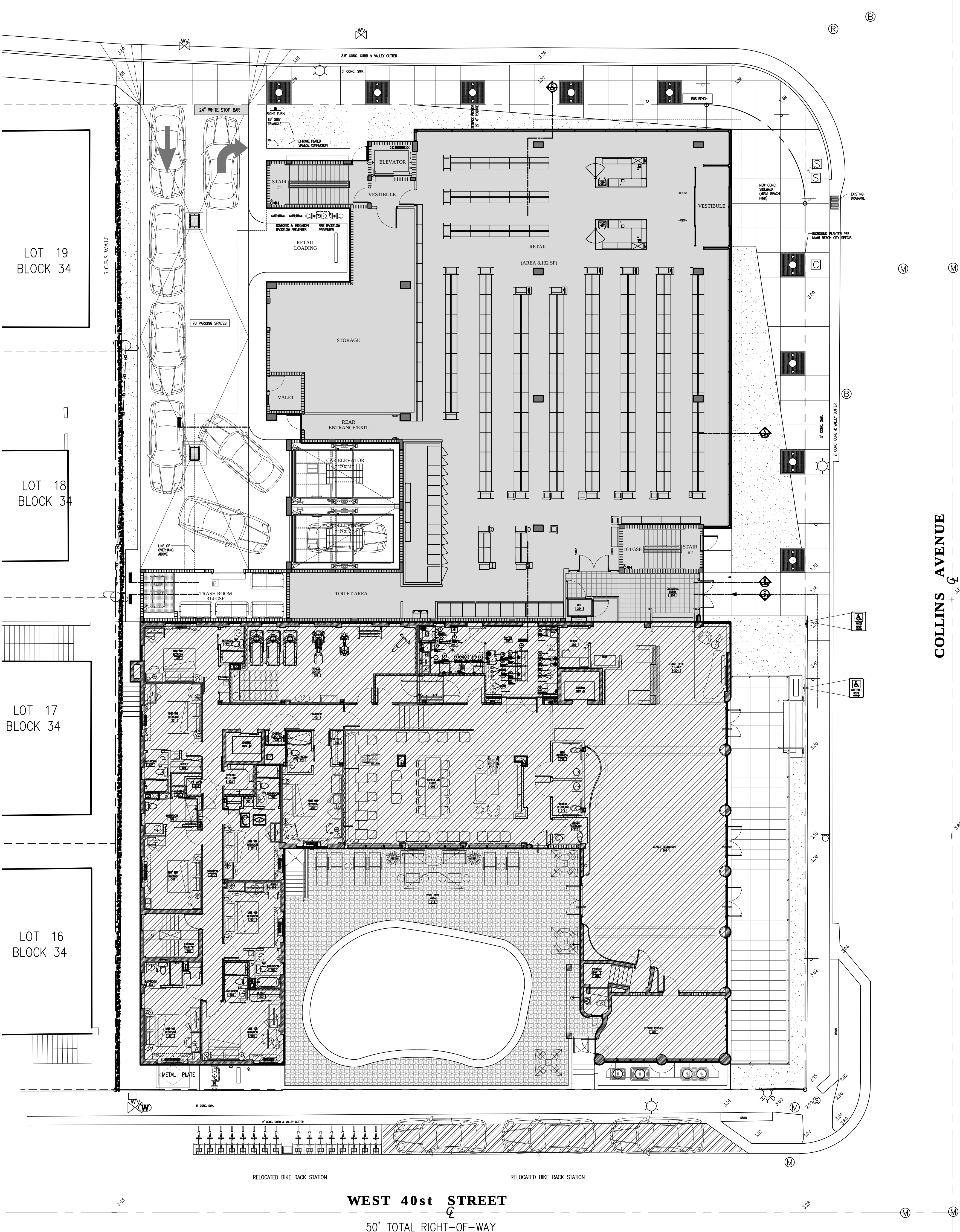




SITE PLAN AERIAL VIEW
SCALE: N/A



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

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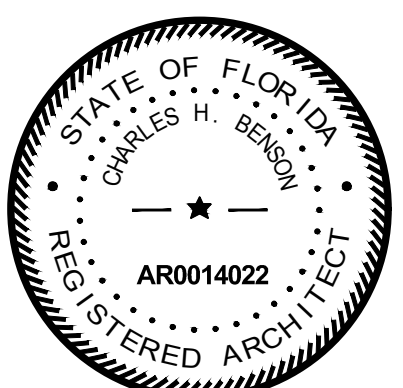
NEW RETAIL EXPANSION FOR:
CONTINENTAL HOTEL
4000 COLLINS AVE. MIAMI BEACH, FL. 33140

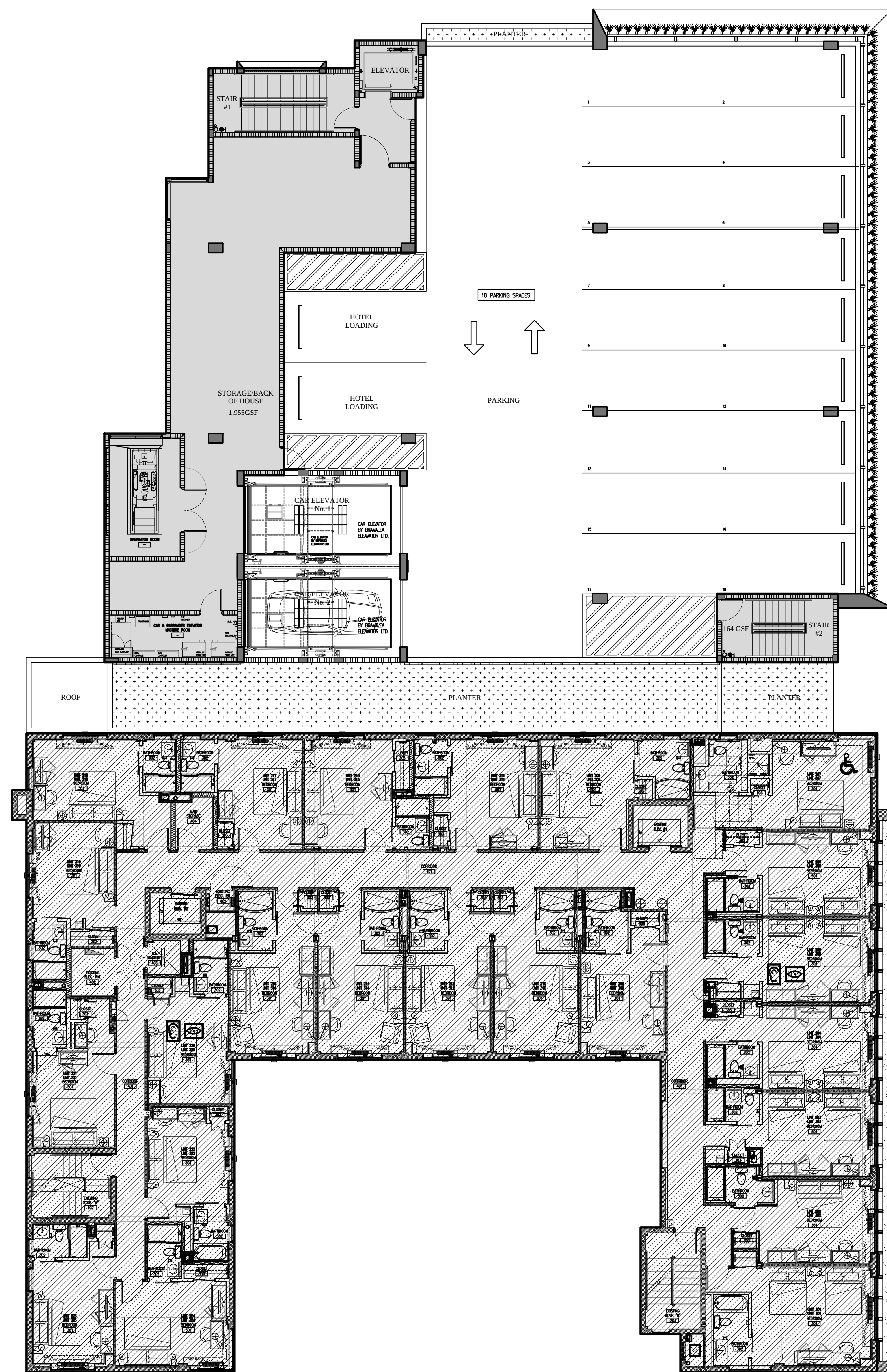
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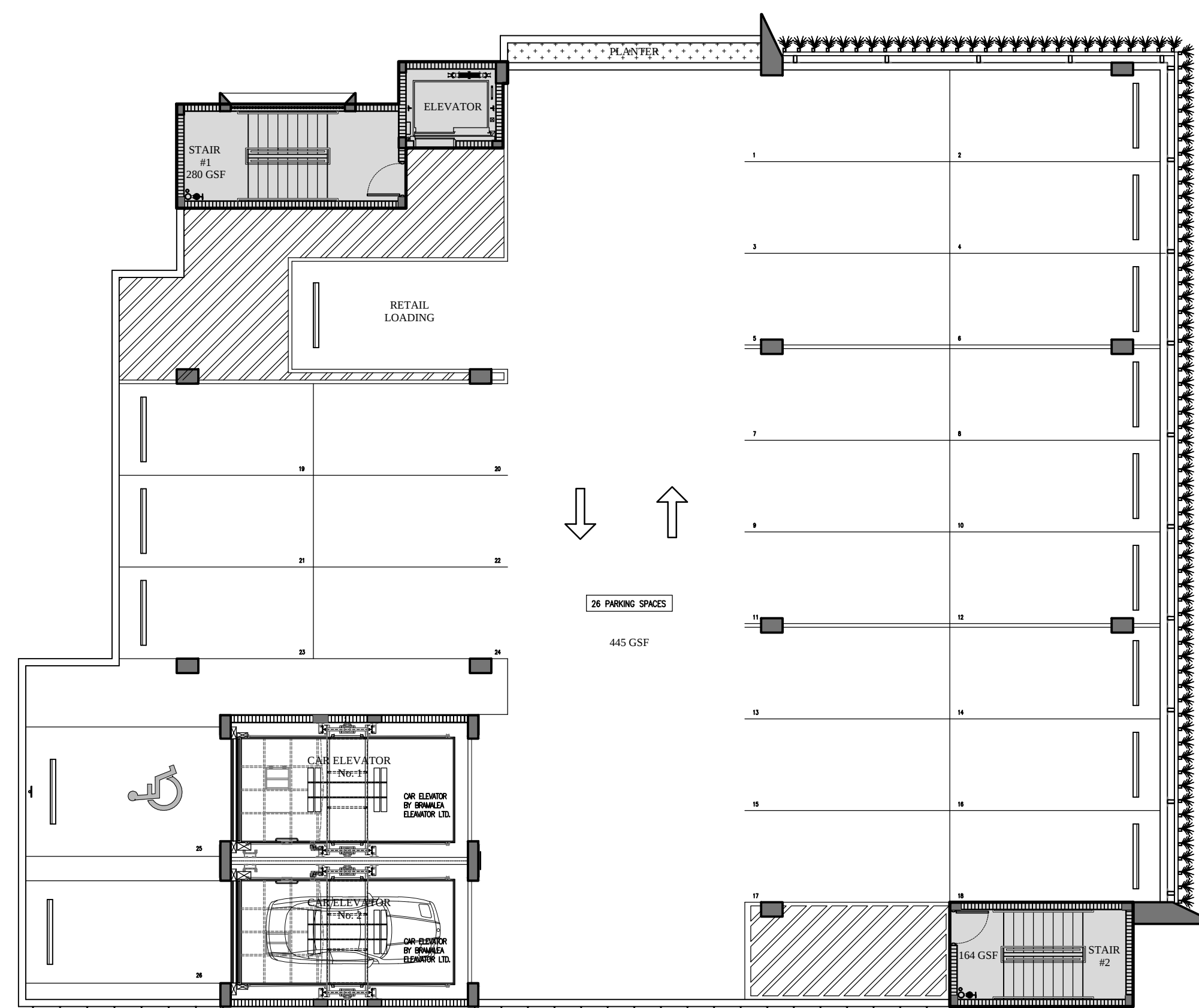
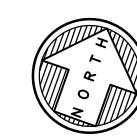
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GN-1.05
OF
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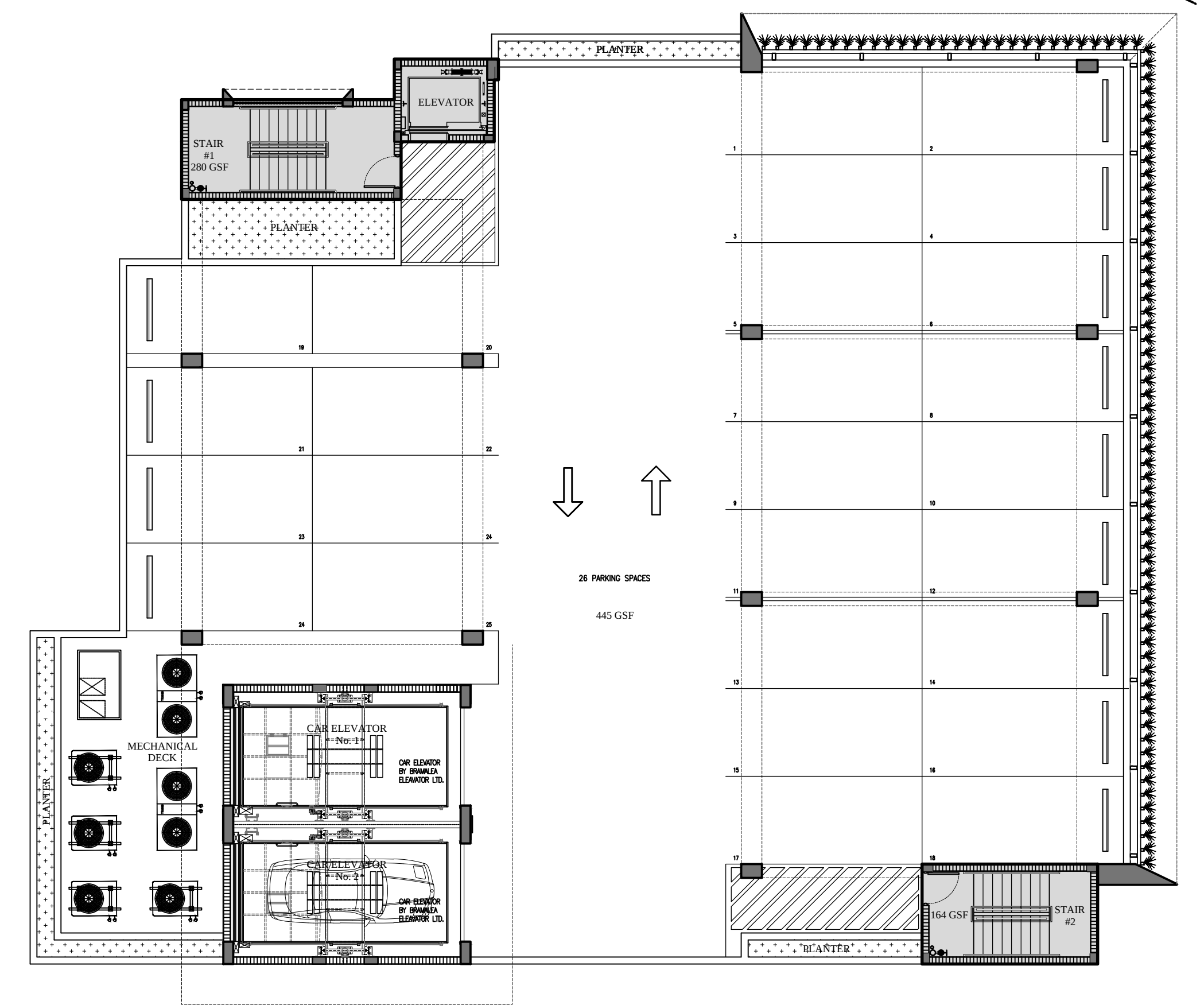
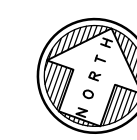




2ND LEVEL
SCALE: $\frac{3}{32}" = 1'-0"$
F.A.R. 10304 S.F.



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.

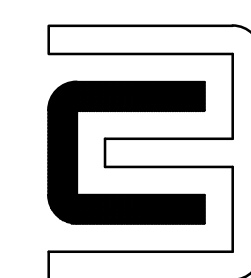


LEGEND
EXISTING FAR.
PROPOSED FAR.

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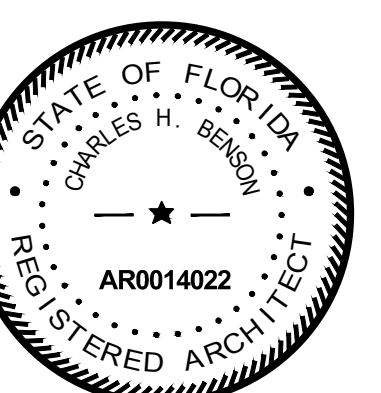
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SCALE
AS SHOWN

DATE
1-31-17

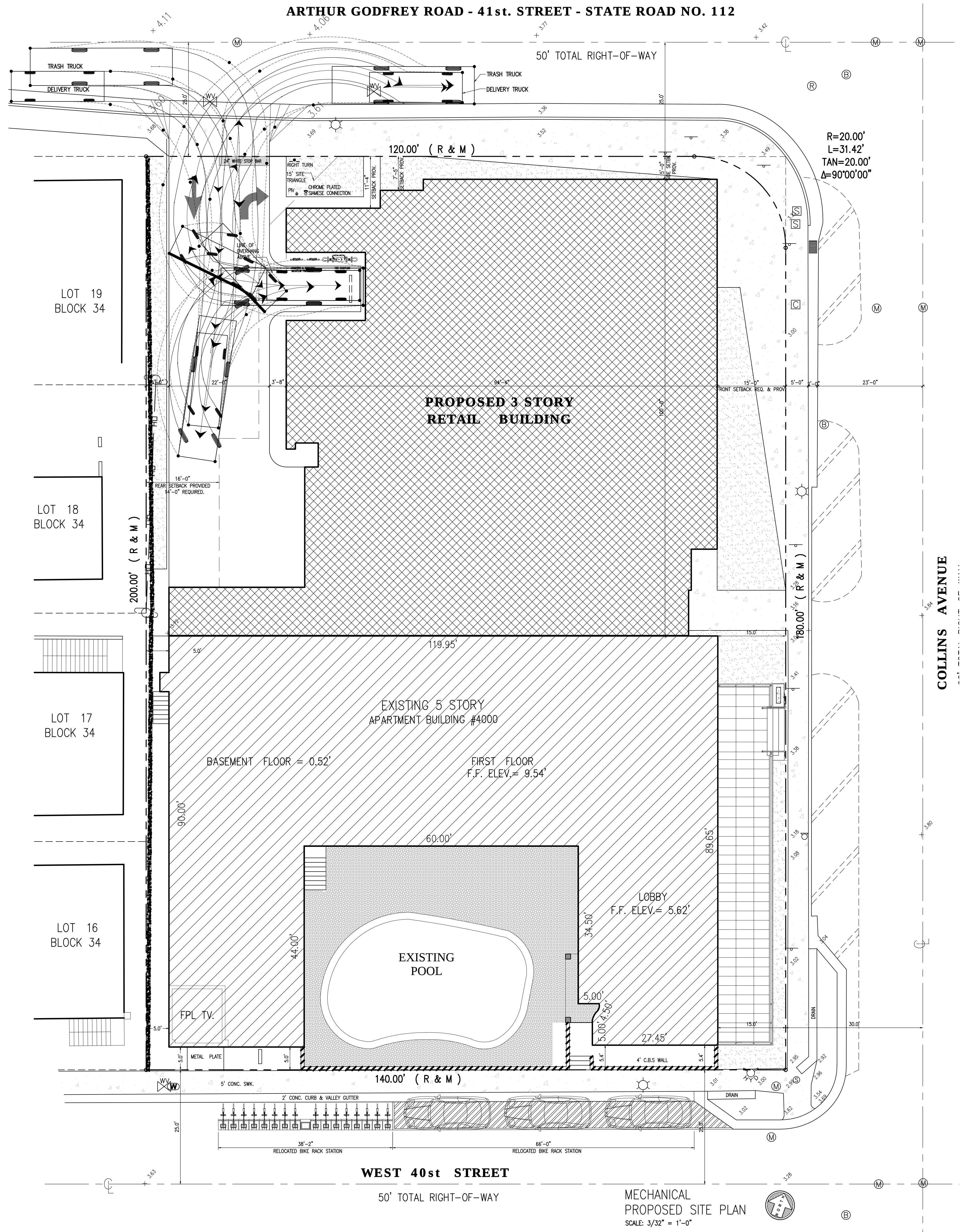
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GN-1.06
OF
7





MECHANICAL
SITE PLAN AERIAL VIEW
SCALE: N/A



MECHANICAL
PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

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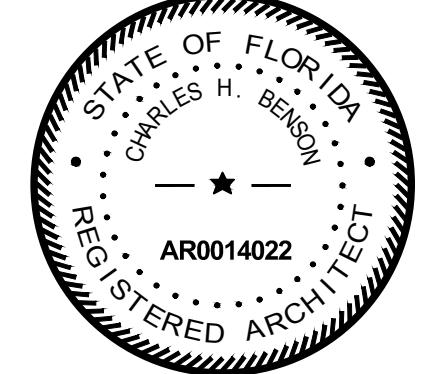
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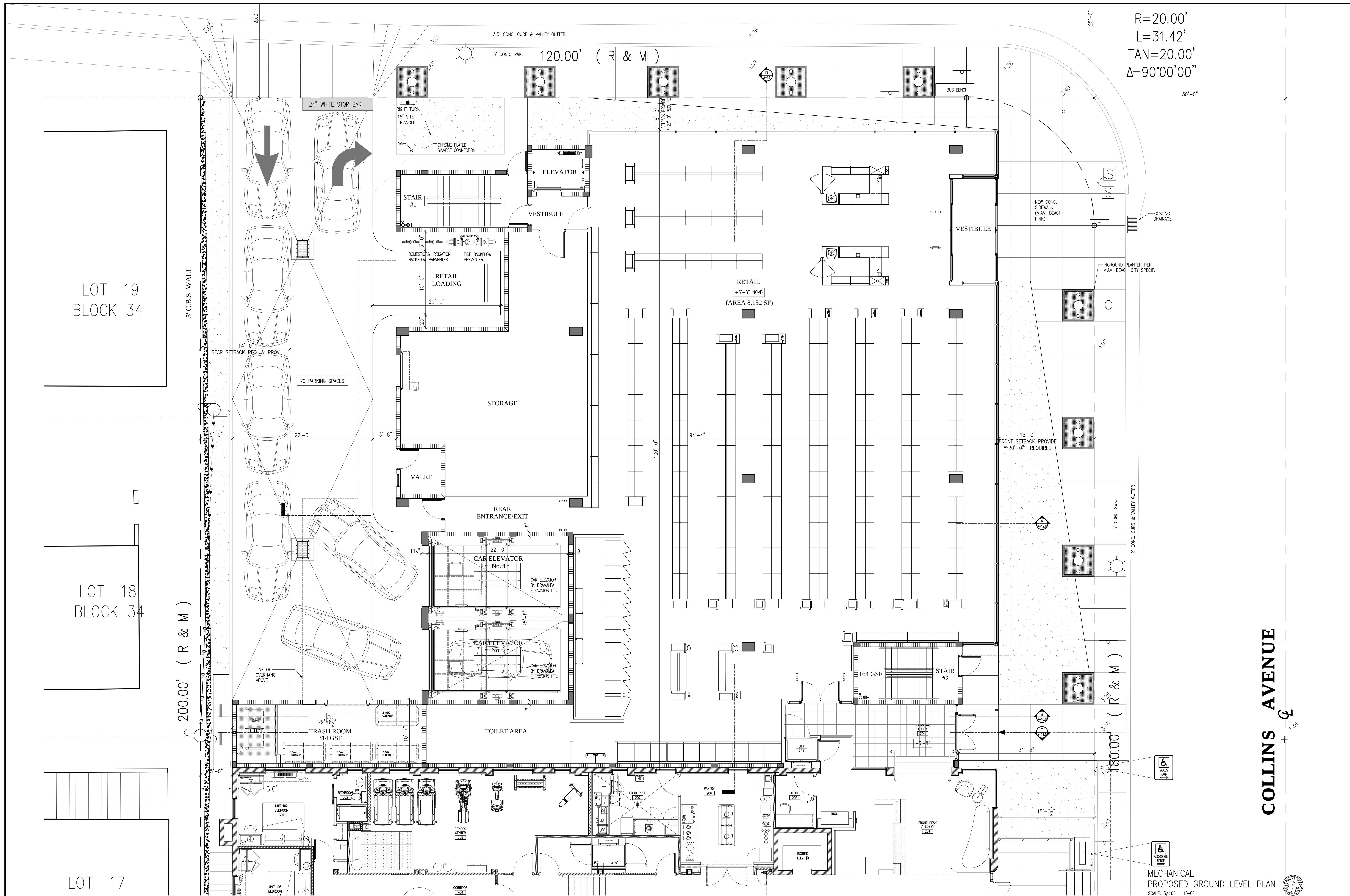
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CHARLES BENSON
SCALE
AS SHOWN
DATE
1-31-17

PROJECT NUMBER
21612

A-1.0
OF
17





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

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4000 COLLINS AVE.
MIAMI BEACH, FL. 33140

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
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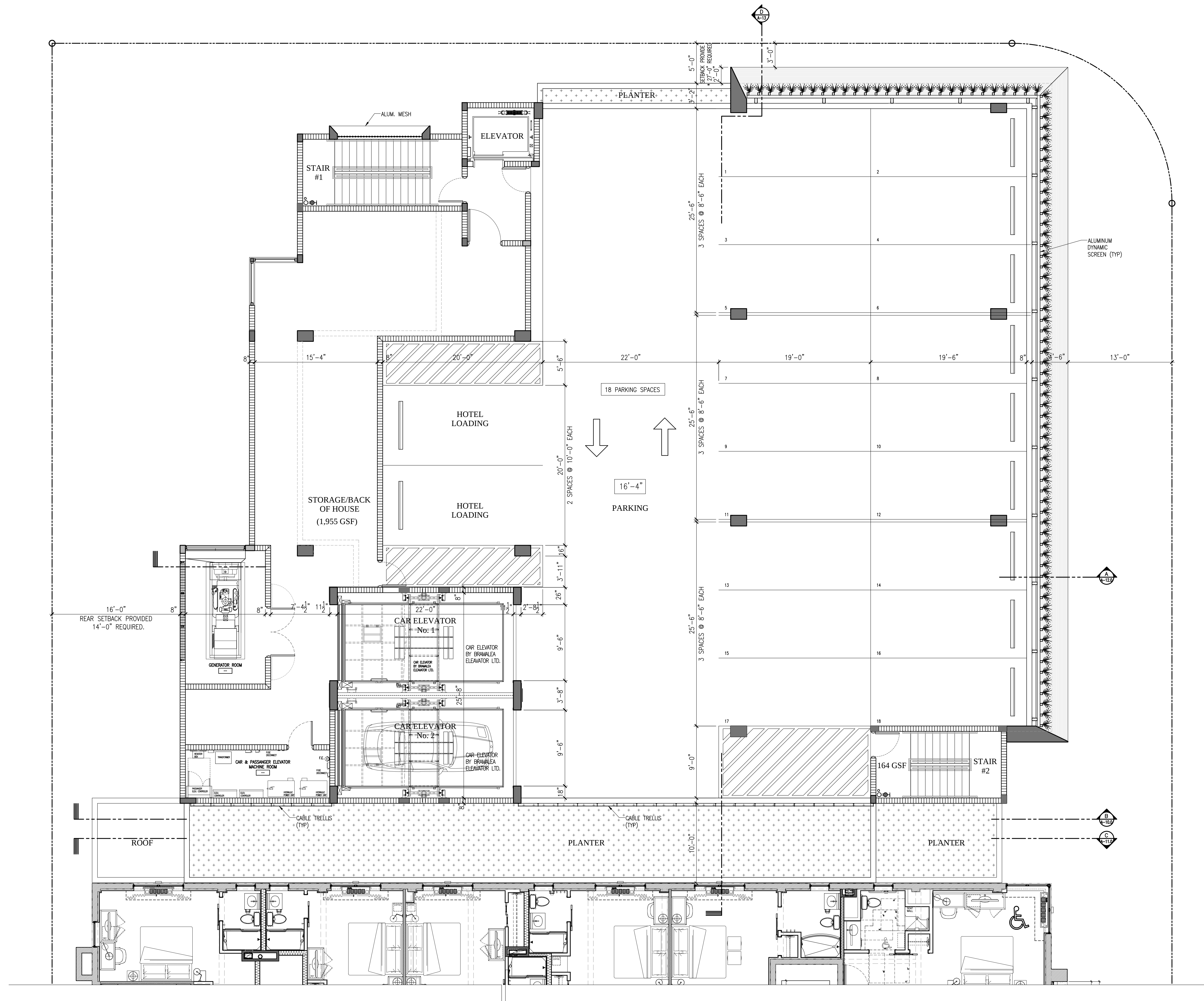
PROJECT NUMBER
21612

SCALE
AS SHOWN

DATE
1-31-17

A-2.0
OF
17

STATE OF FLORIDA
REGISTERED ARCHITECT
CHARLES H. BENSON
AR0014022



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

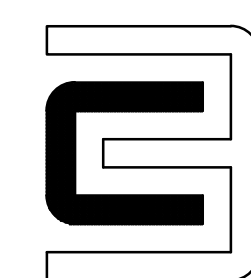
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CONTINENTAL HOTEL

4000 COLLINS AVE.

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architect planner interiors

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OF
17

