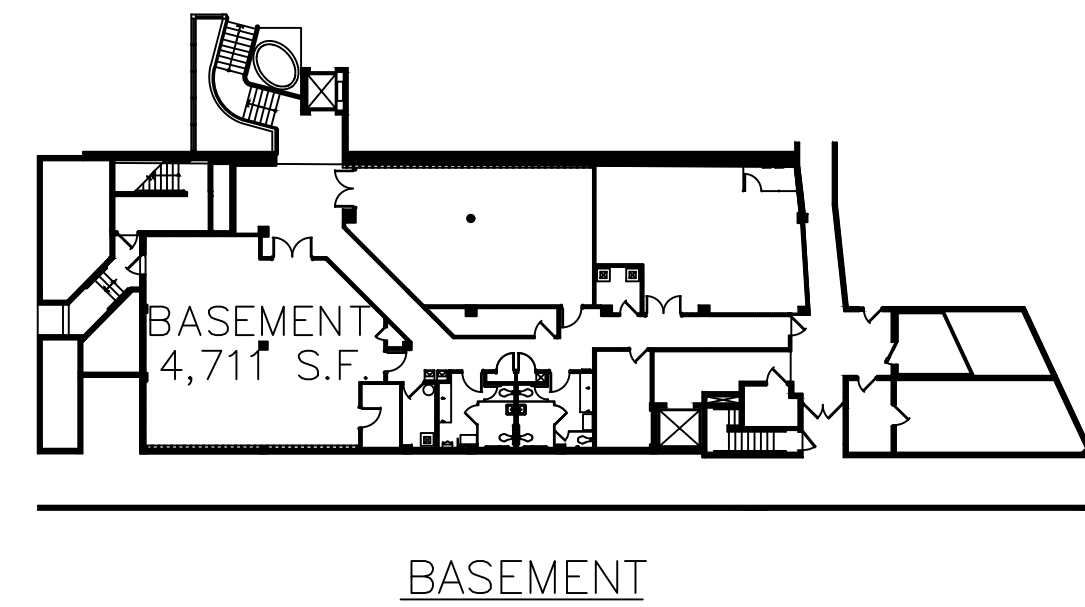
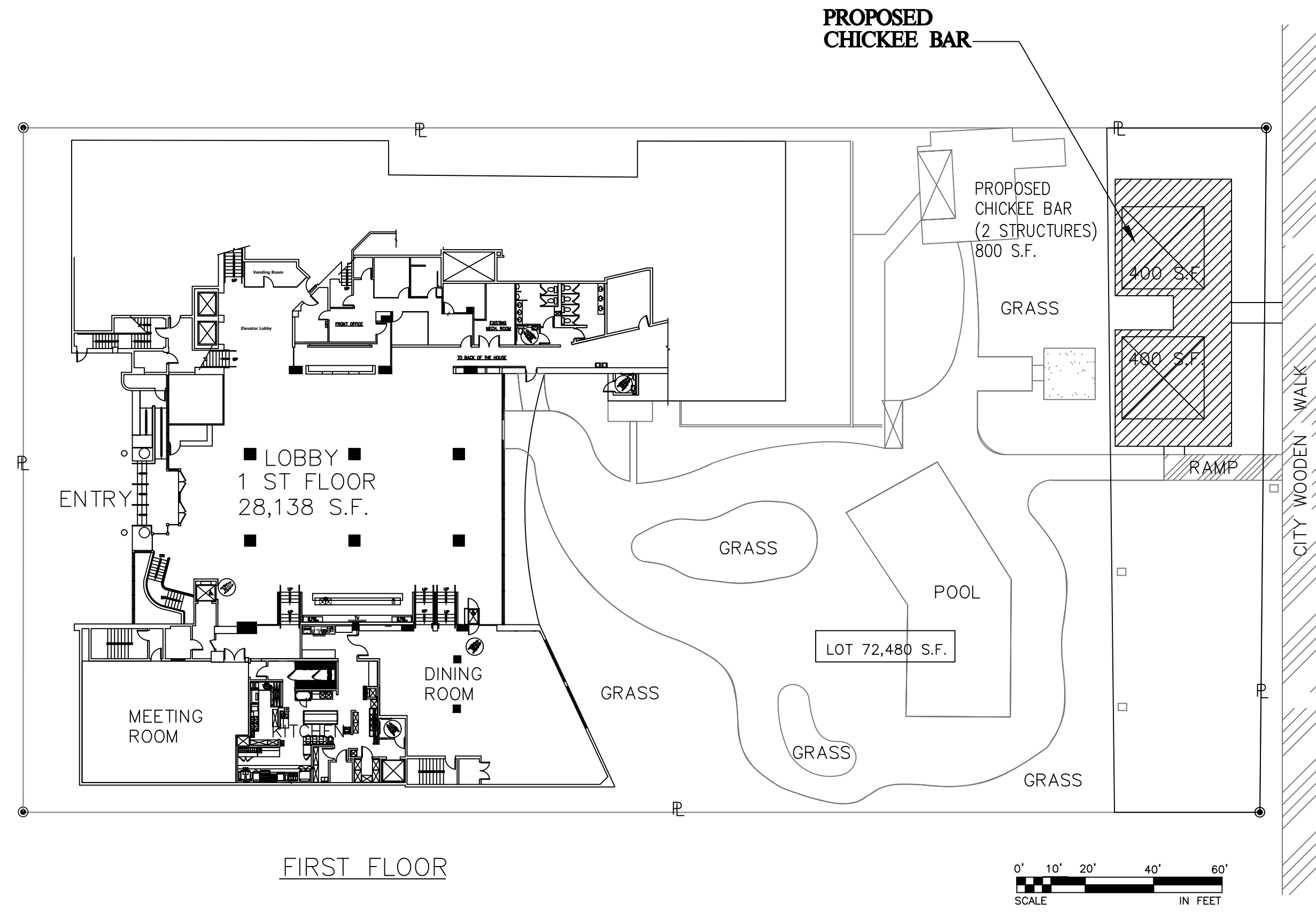


FLOOR AREAS / FAR

NORTH



FLOOR AREAS

FLOOR LEVEL	AREAS	(*)
BASEMENT	4,711 S.F.	(6)
FIRST FLOOR	27,927 S.F.	(2)
MEZZANINE FLOOR	10,124 S.F.	(3)
SECOND /FOURD FLOOR	25,426 S.F.	(2)(4)
FIFTH FLOOR	TYP. 15,412 S.F.	(4)
SIXTH FLOOR	TYP. 15,412 S.F.	(4)
SEVENTH FLOOR	TYP. 15,412 S.F.	(4)
EIGHTH FLOOR	TYP. 15,412 S.F.	(4)
NINTH FLOOR	TYP. 15,412 S.F.	(4)
TENTH FLOOR	TYP. 15,412 S.F.	(4)
ELEVENTH FLOOR(PENTHOUSE)	12,364 S.F.	(1)(4)(5)
ROOF (STAIRS 7 & 8)	524 S.F.	(7)
TOTAL FLOOR AREAS	173,548 S.F.	

FLOOR AREA RATIO

NET LAND	72,483 S.F.	(*)
EXISTING FLOOR AREA	173,548 S.F.	
EXISTING F.A.R.	2.4	
MAX. F.A.R.	3.0	
PROPOSED FLOOR AREA	173,548 S.F.	
PROPOSED F.A.R.	2.4	

(*) NET LAND BASED ON SURVEY

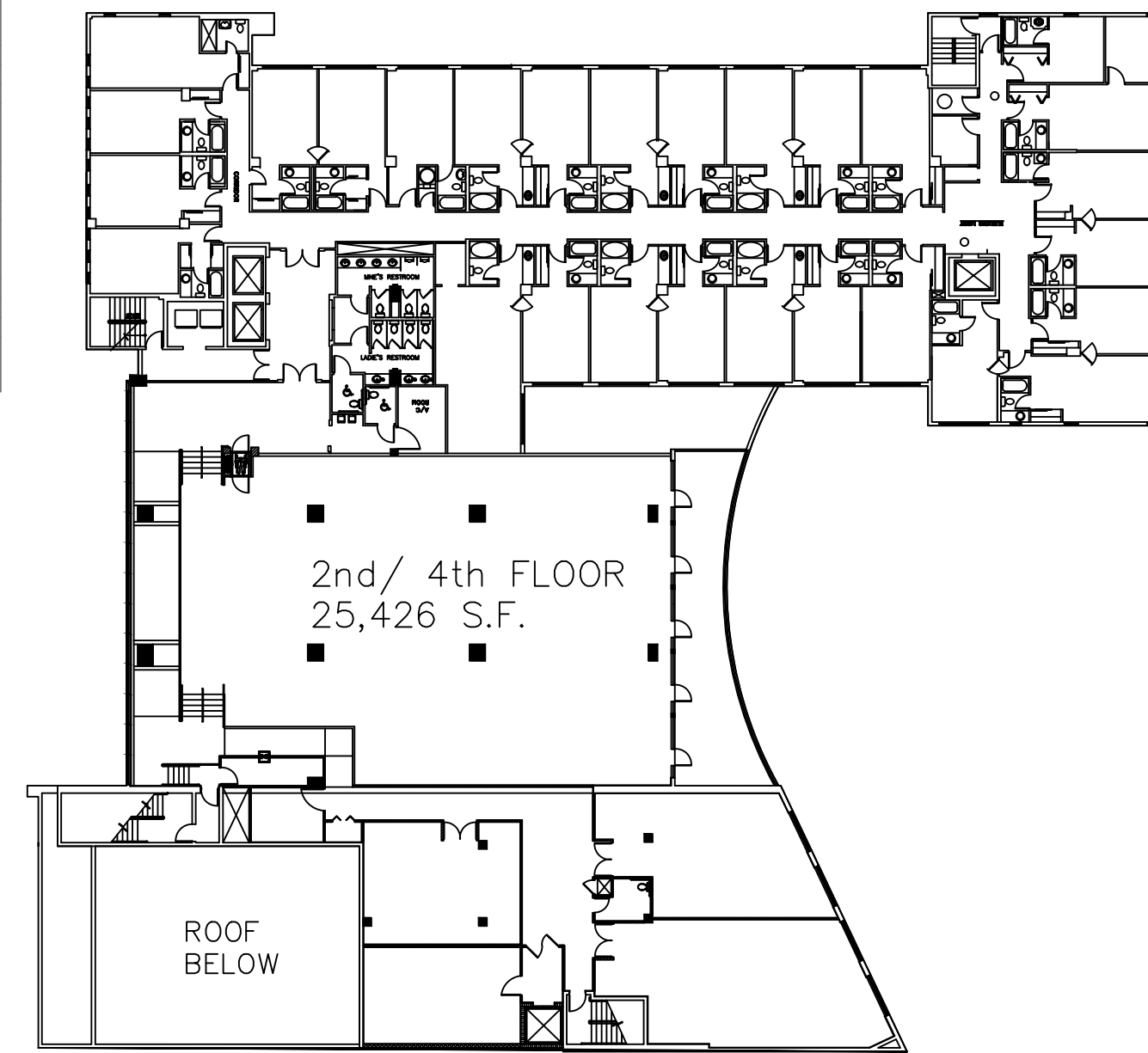
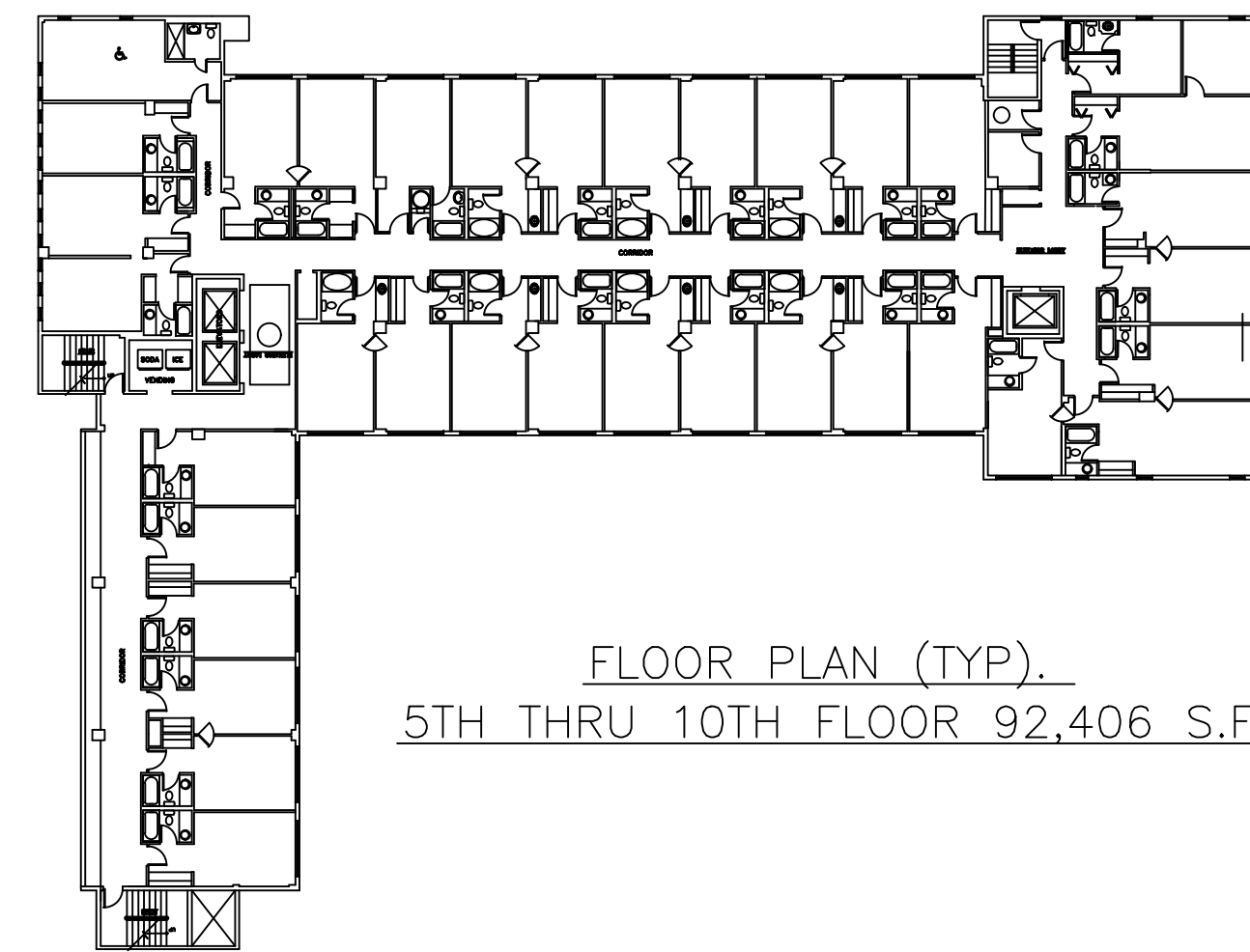
TOTAL FAR

FAR CALC. INCLUDING CHICKEE BAR	AREAS	(*)
PROPOSED FLOOR AREA	173,548 S.F.	
CHICKEE BAR FLOOR AREA	800 S.F.	
TOTAL	174,348 S.F.	(**)(*)
PROPOSED F.A.R. MAX.	3.0	
PROPOSED F.A.R.	2.4	

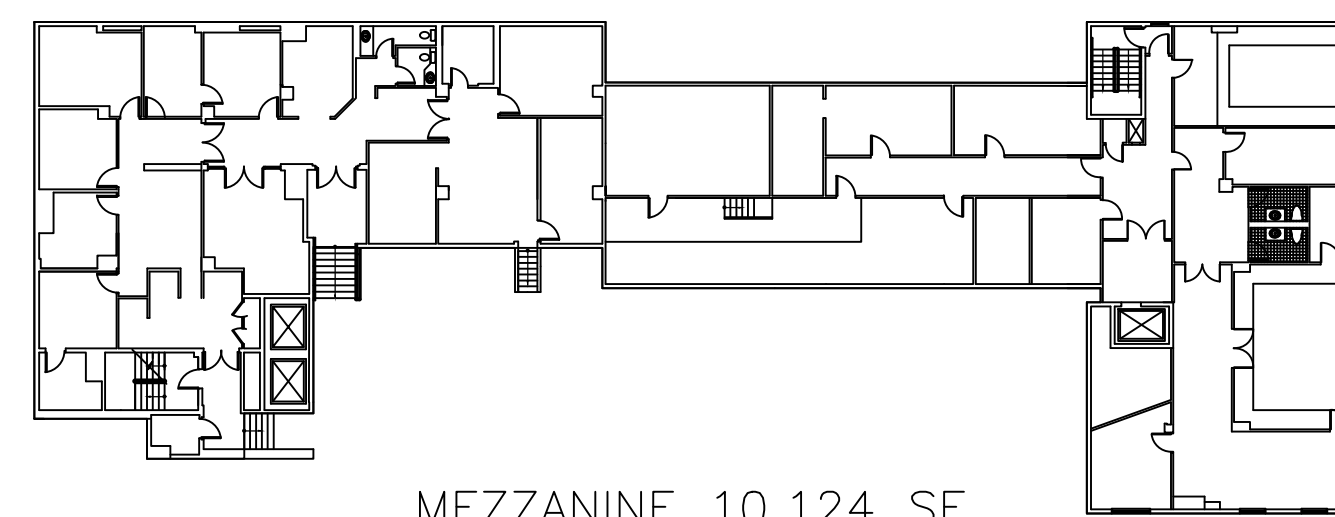
NOTE
REFER TO SHEET SP-2 AND SP-2.1
FOR CALCS & SHADED AREAS.

- (1) PROPOSED GUEST ROOMS AT THIS FLOOR (EXISTING ENCLOSED LOCATION, SEE PLAN)
- (2) INCLUDES LOBBY, OFFICES, AND MEZZANINE LEVEL: DINING ROOM, MEETING ROOM.
- (3) TERRACE, STORAGE (NO OCCUPANCY), OFFICES.
- (4) FLOOR WITH EXISTING GUEST ROOMS.
- (5) FLOOR WITH PROPOSED GUEST ROOMS.
- (6)

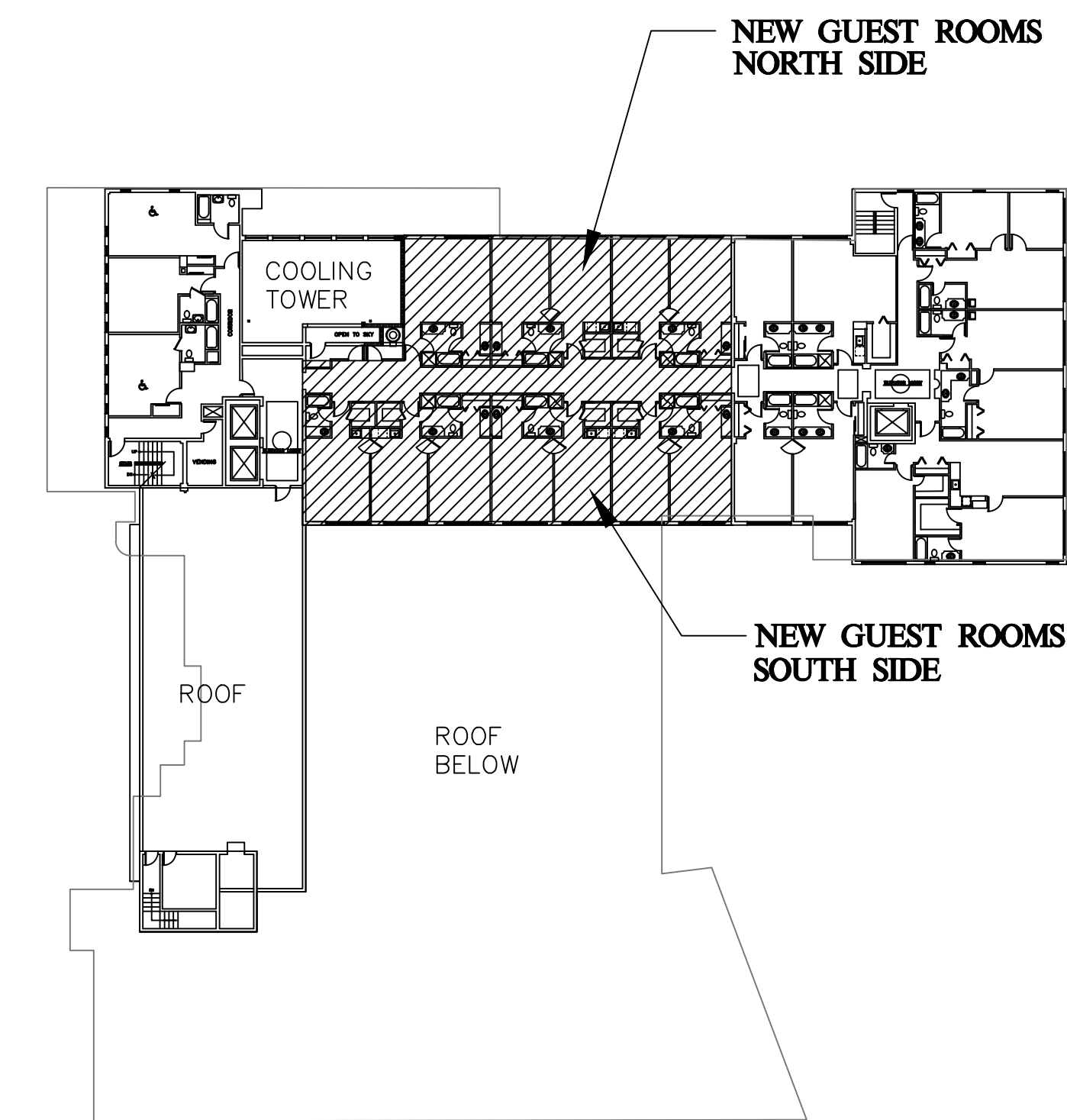
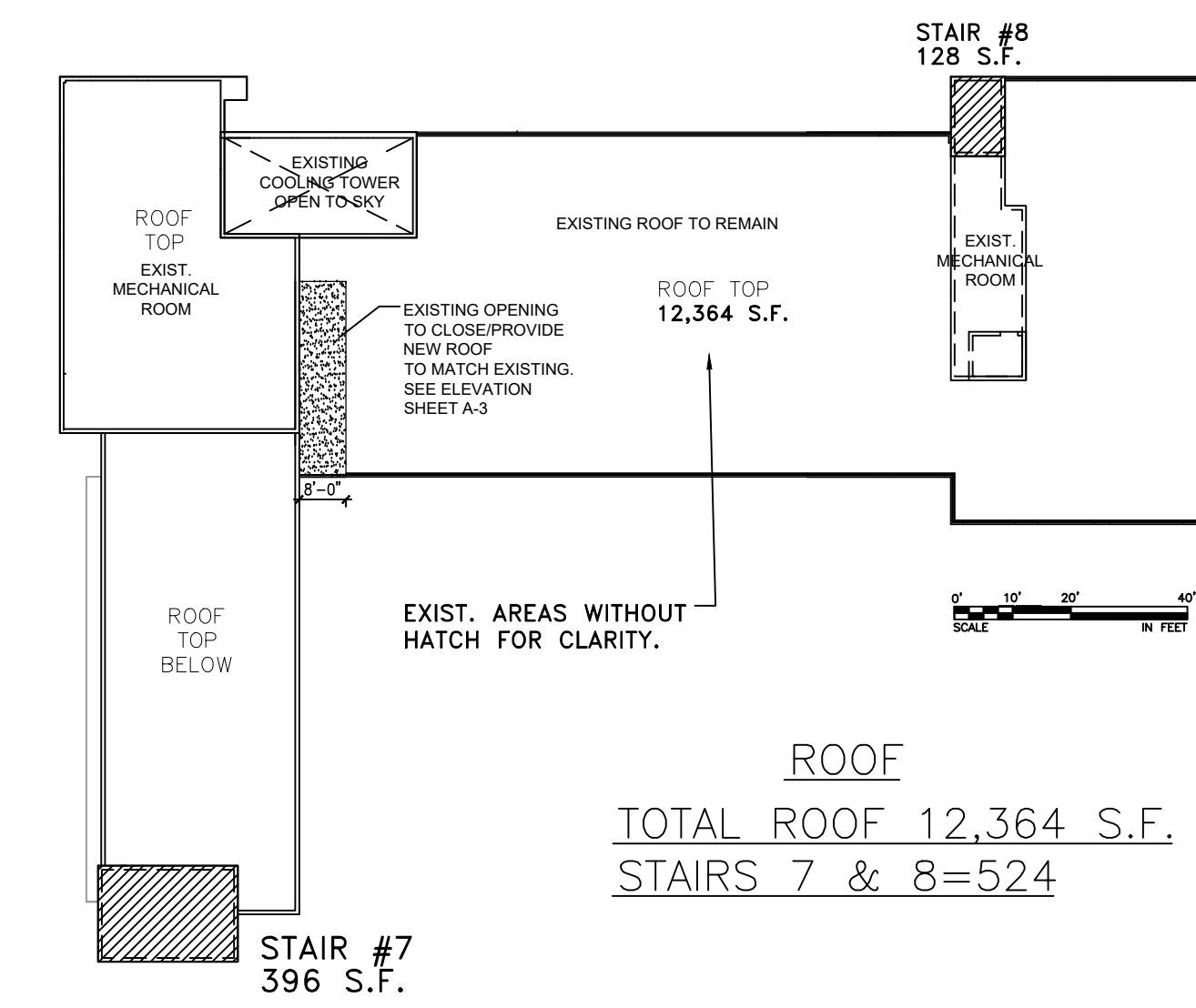
REFER TO SHEET SP-2 FOR FLOOR AREAS & ADDITIONAL INFORMATION. SEE SHEET A-1.2
(7) STAIR #7 (396 S.F.)/STAIR #8 (128 S.F.)



SECOND/FOUR FOUR FLOOR



FLOOR AREAS
SCALE: 1"=30'

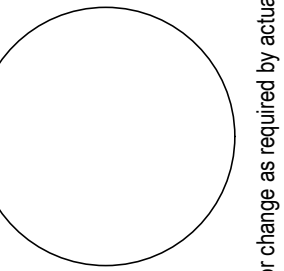


DATE	SYM	REVISION-RECORD	DR	CK

PROJECT NAME: HOLIDAY INN OCEAN FRONT EXISTING STRUCTURE ENCLOSURE WITH TOWER GUEST ROOMS & CHICKEE HUT BAR
OWNER: FRU MANAGEMENT INC TR 4333 COLLINS AVE MIAMI BEACH FLORIDA 33140
PHONE: 305.532.2266



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AA-26001915

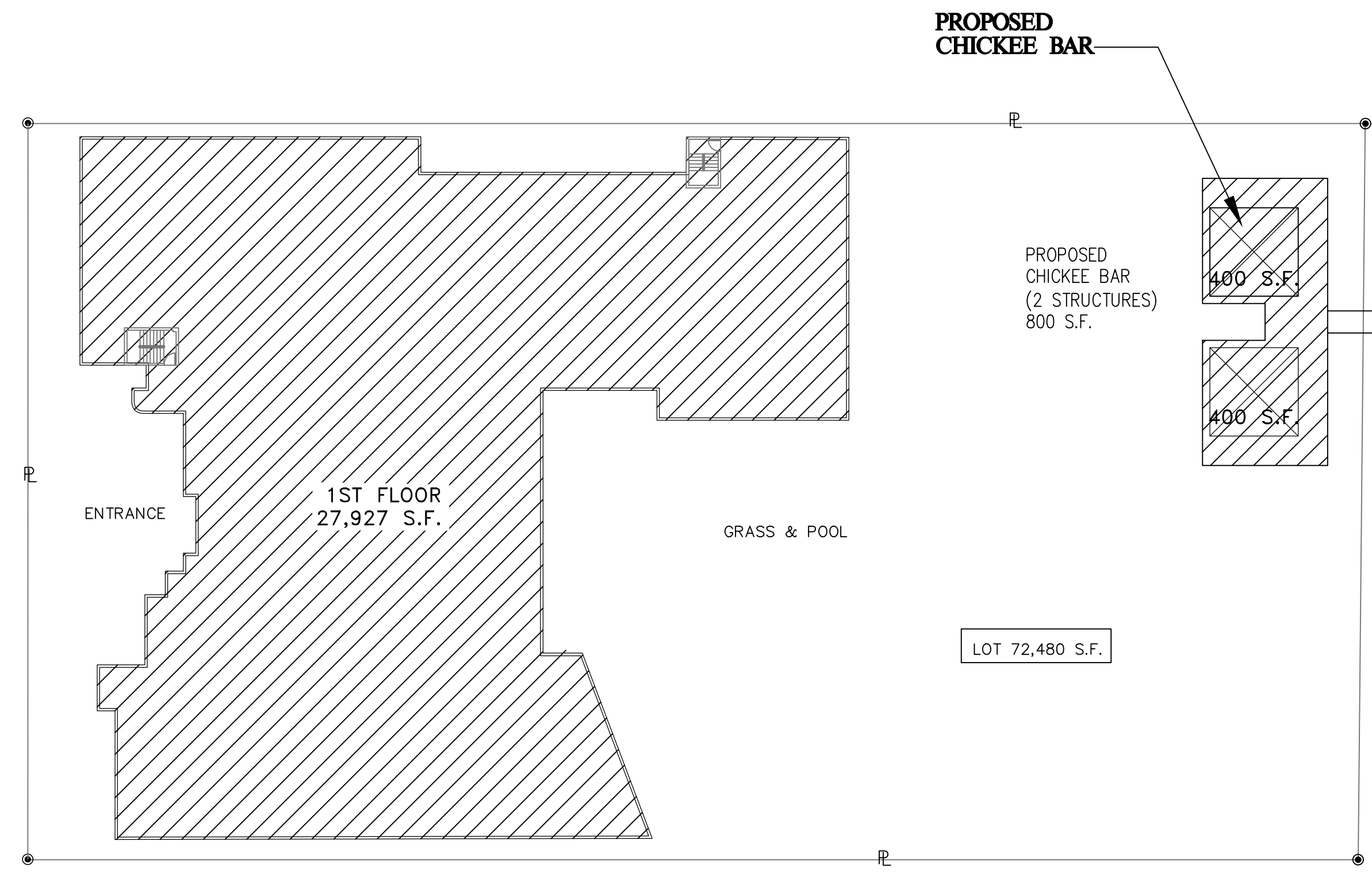
SP-2

SHEET 3 OF 17
SCALE SHOWN
DATE: 04.08.19 DRAWN: AR

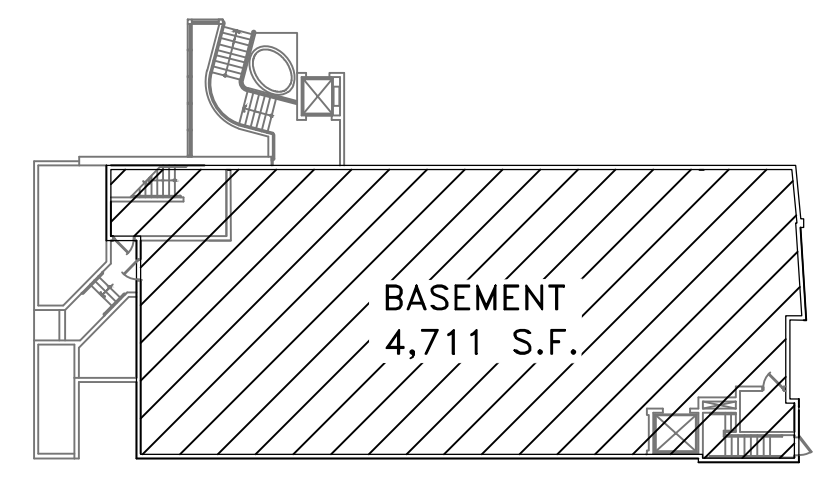
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FLOOR AREAS / FAR

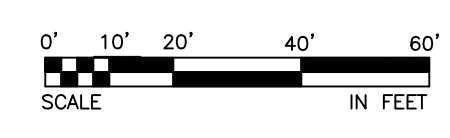
NORTH



MAIN LOBBY



BASEMENT



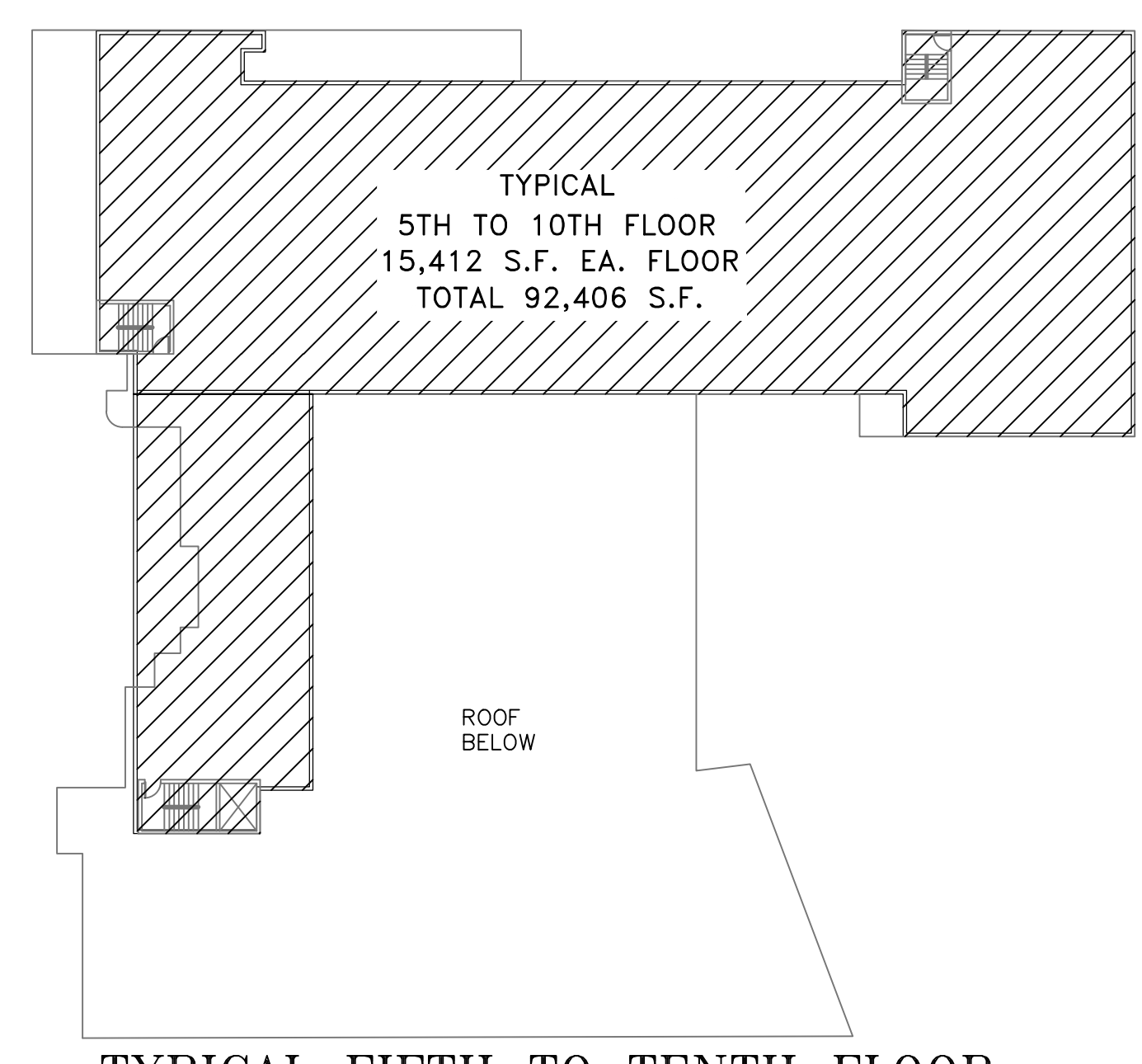
FLOOR AREAS	
FLOOR LEVEL	AREAS
BASEMENT	4,711 S.F. (6)
FIRST FLOOR	27,927 S.F. (2)
MEZZANINE FLOOR	10,124 S.F. (3)
SECOND /FOURD FLOOR	25,426 S.F. (2)(4)
FIFTH FLOOR	TYP. 15,412 S.F. (4)
SIXTH FLOOR	TYP. 15,412 S.F. (4)
SEVENTH FLOOR	TYP. 15,412 S.F. (4)
EIGHTH FLOOR	TYP. 15,412 S.F. (4)
NINTH FLOOR	TYP. 15,412 S.F. (4)
TENTH FLOOR	TYP. 15,412 S.F. (4)
ELEVENTH FLOOR(PENTHOUSE)	12,364 S.F. (1)(4)(5)
ROOF (STAIRS 7 & 8)	524 S.F. (7)
TOTAL FLOOR AREAS	173,548 S.F.

FLOOR AREA RATIO	
NET LAND	72,483 S.F. (*)
EXISTING FLOOR AREA	173,548 S.F.
EXISTING F.A.R.	2.3
MAX. F.A.R.	3.0
PROPOSED FLOOR AREA	173,548 S.F.
PROPOSED F.A.R.	2.4

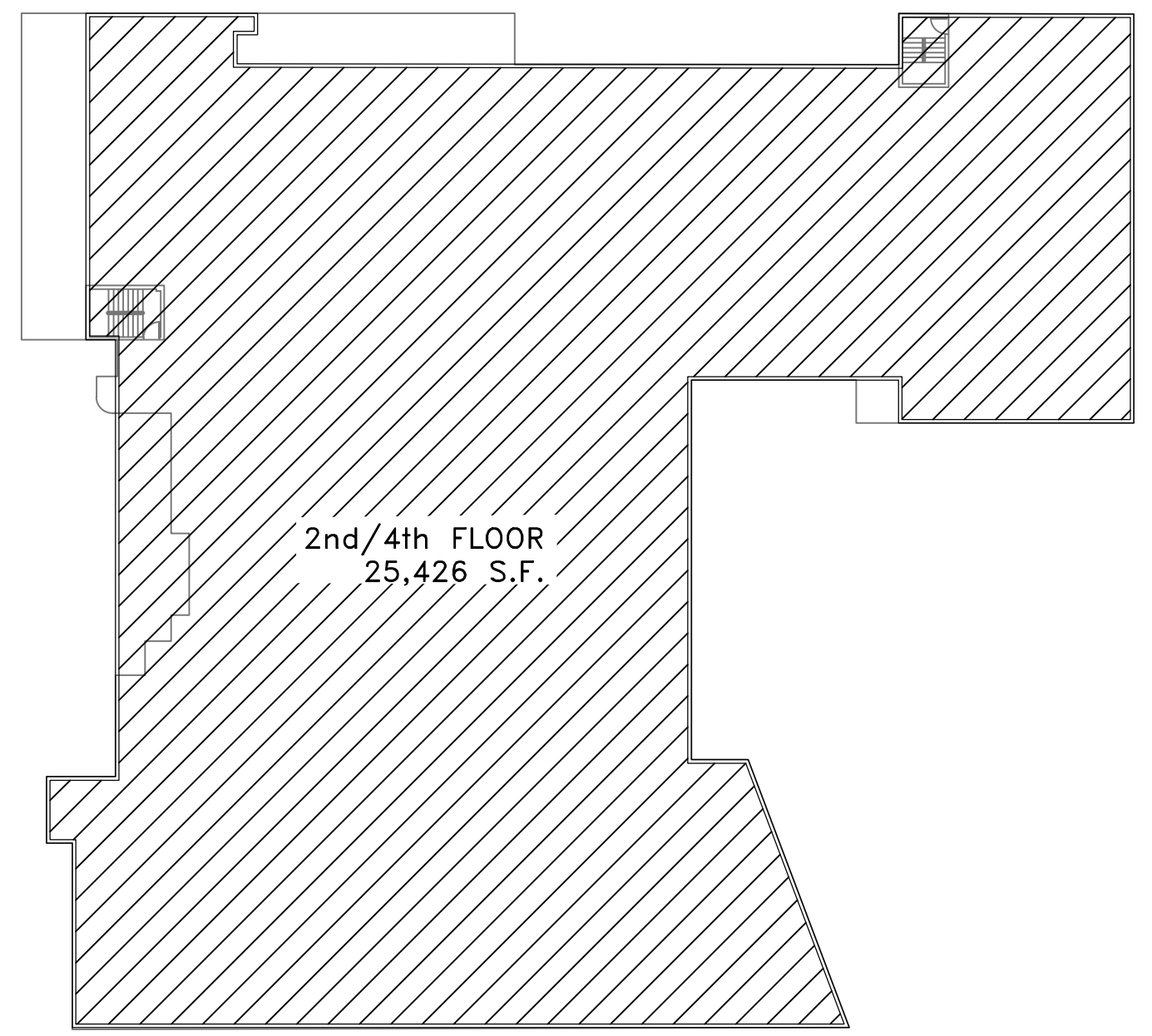
TOTAL FAR	
FAR CALC. INCLUDING CHICKEE BAR	
PROPOSED FLOOR AREA	173,548 S.F.
CHICKEE BAR FLOOR AREA	800 S.F.
TOTAL	174,348 S.F. (*)
PROPOSED F.A.R. MAX. 3.0	2.4

NOTE
REFER TO SHEET SP-2 AND SP-2.1
FOR CALCS & SHADED AREAS

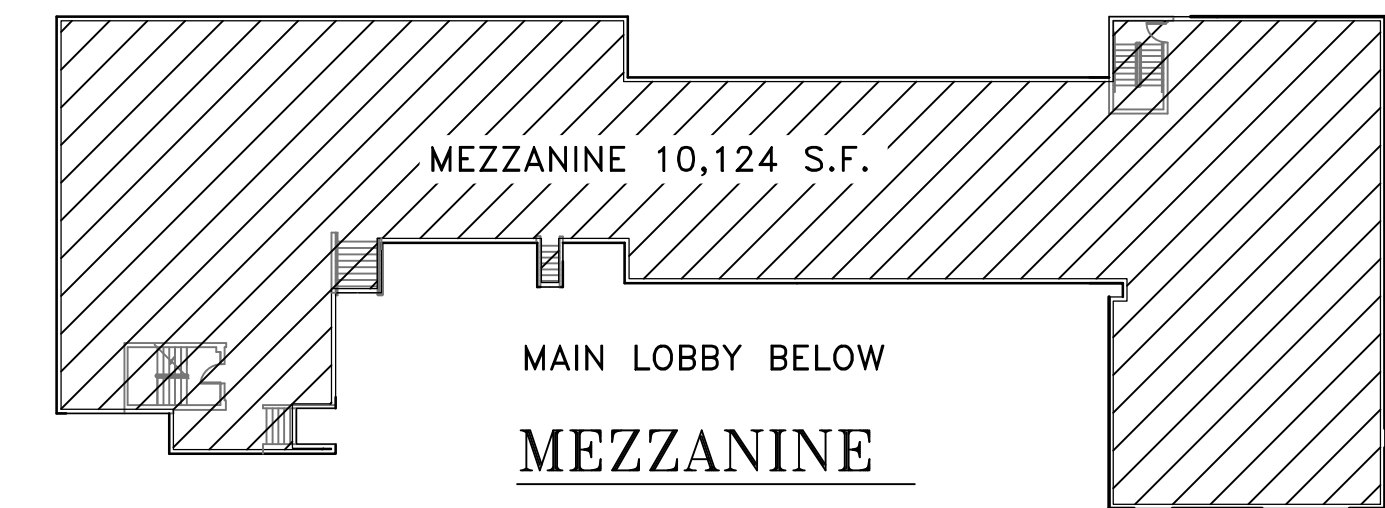
- (1) PROPOSED GUEST ROOMS AT THIS FLOOR (EXISTING ENCLOSED LOCATION, SEE PLAN)
 - (2) INCLUDES LOBBY, OFFICES, AND MEZZANINE LEVEL: DINING ROOM, MEETING ROOM.
 - (3) TERRACE, STORAGE (NO OCCUPANCY), OFFICES.
 - (4) FLOOR WITH EXISTING GUEST ROOMS.
 - (5) FLOOR WITH PROPOSED GUEST ROOMS.
 - (6) GYM, STORAGE (NO OCCUPANCY), FUTURE BEAUTY SALON.
- REFER TO SHEET SP-2 FOR FLOOR AREAS & ADDITIONAL INFORMATION. SEE SHEET A-1.2
(7) STAIR #7 (396 S.F.)/STAIR #8 (128 S.F.)



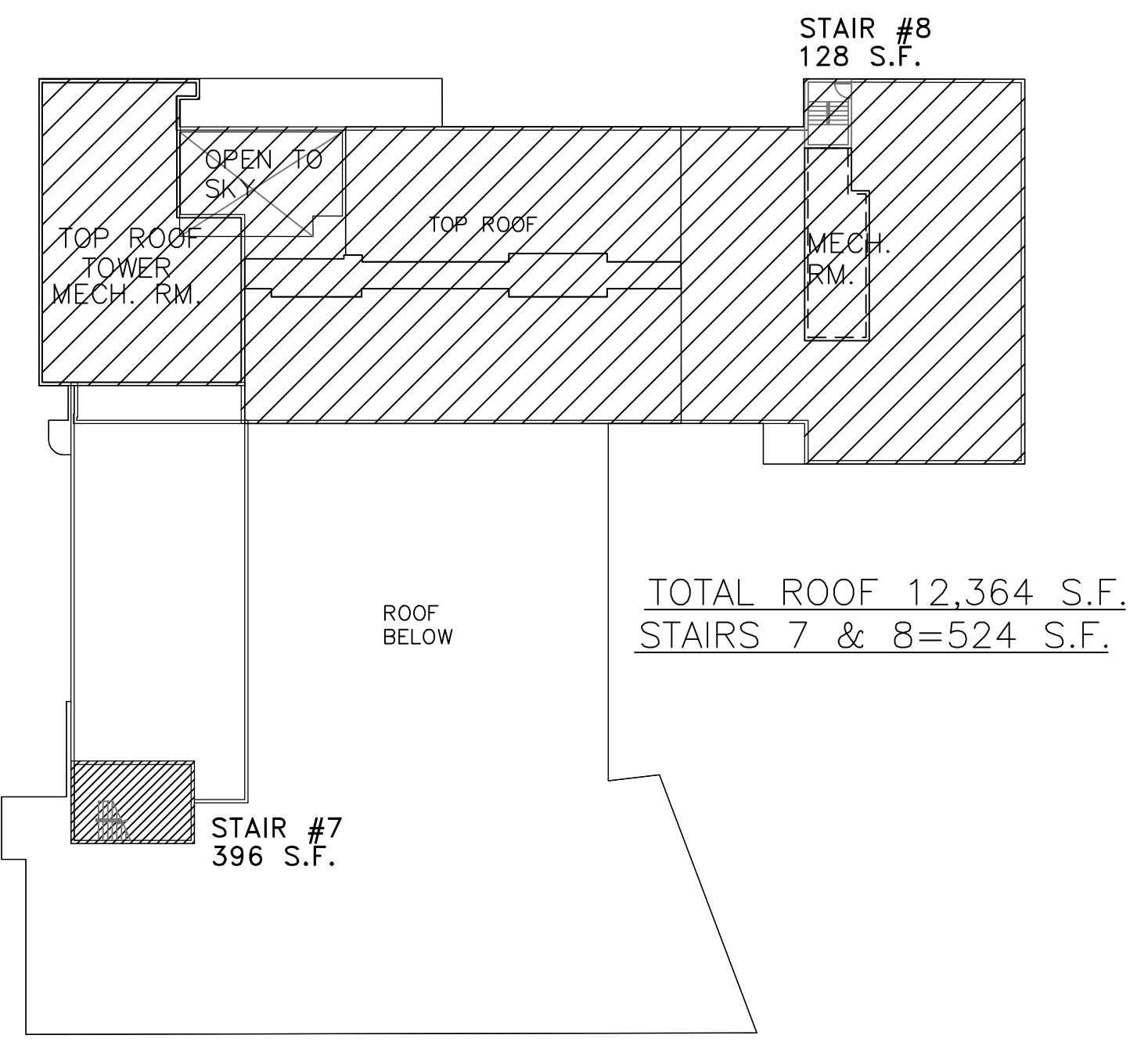
TYPICAL FIFTH TO TENTH FLOOR



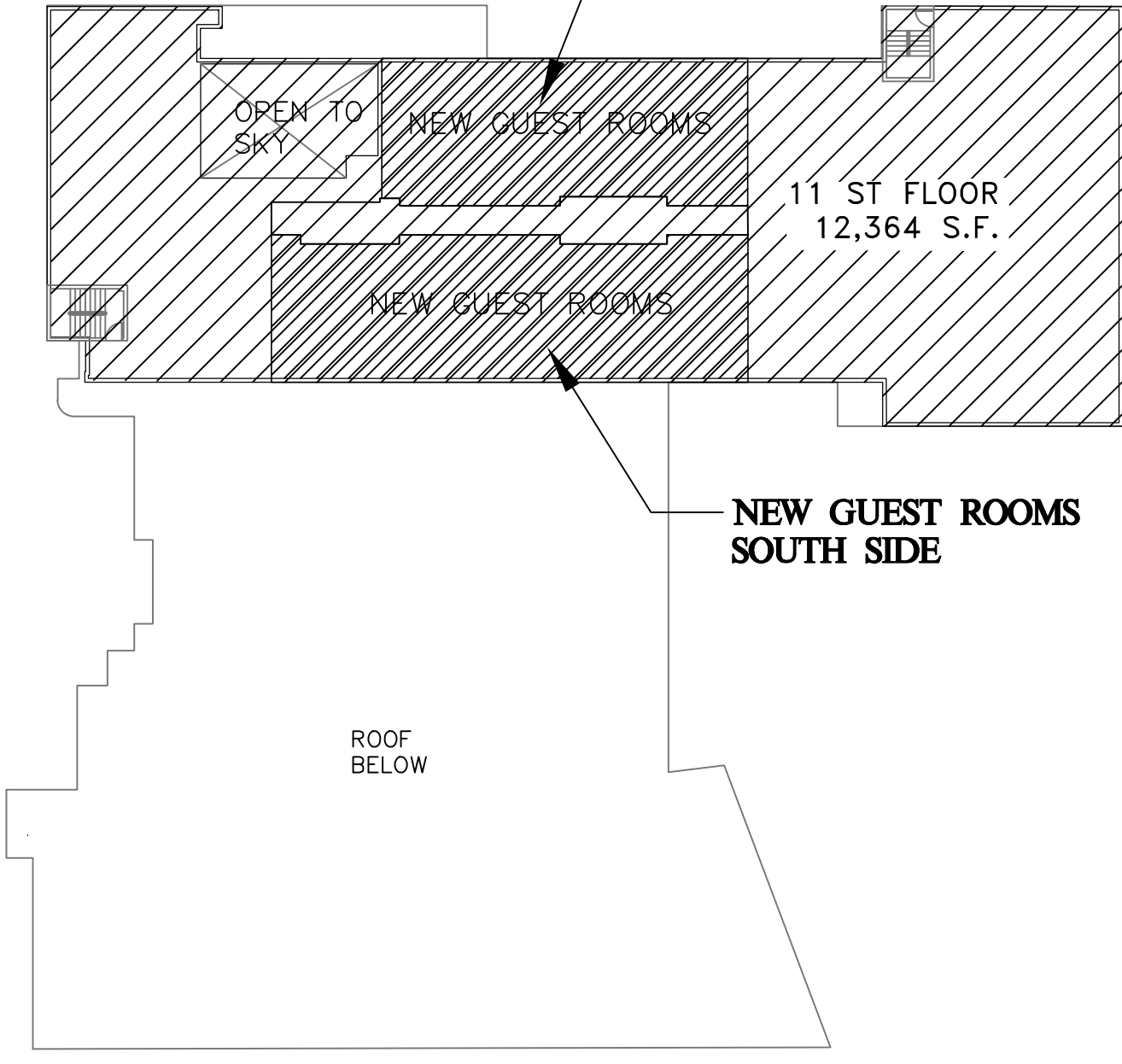
SECOND/FOURTH FLOOR



MEZZANINE



ROOF FLOOR



ELEVENTH FLOOR

SCHEMATIC FLOOR AREAS

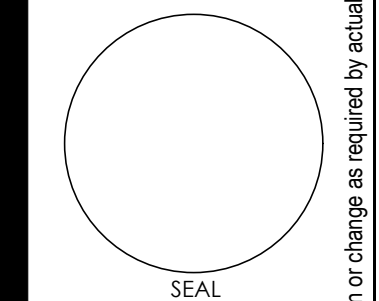
SCALE 1"=30'

DATE	SYM	REVISION-RECORD	DR	CK

PROJECT NAME: HOLIDAY INN OCEAN FRONT
EXISTING STRUCTURE ENCLOSURE WITH NEW GUEST ROOMS & CHICKEE HUT BAR
OWNER: FRU MANAGEMENT INC TR
ADDRESS: 4333 COLLINS AVE
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SEAL
AA-26001915
SP-2.1
SHEET 4 OF 17
SCALE SHOWN
DATE:04.08.19 DRAWN:AR

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