



VIEW 12

11/26/2021



VIEW 13

11/26/2021

ISSUED FOR PERMIT \_\_\_\_\_  
ISSUED FOR BIDDING \_\_\_\_\_  
ISSUED FOR CONSTRUCTION \_\_\_\_\_

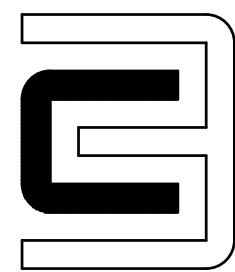
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NEW ADDITION FOR:

**INDIAN CREEK HOTEL**

2727 INDIAN CREEK DR.

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

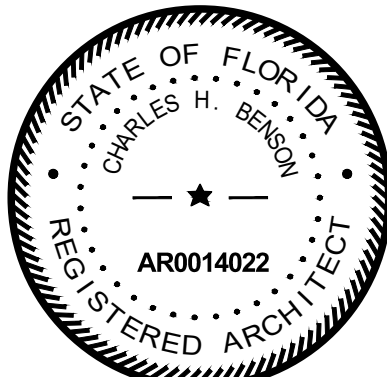
DRAWN BY  
A. CERRILLO

SCALE  
AS SHOWN

DATE  
2-20-20

PROJECT NUMBER  
**22003**

**GN-6**  
OF  
**16**







VIEW 14 NORTH

11/26/2021



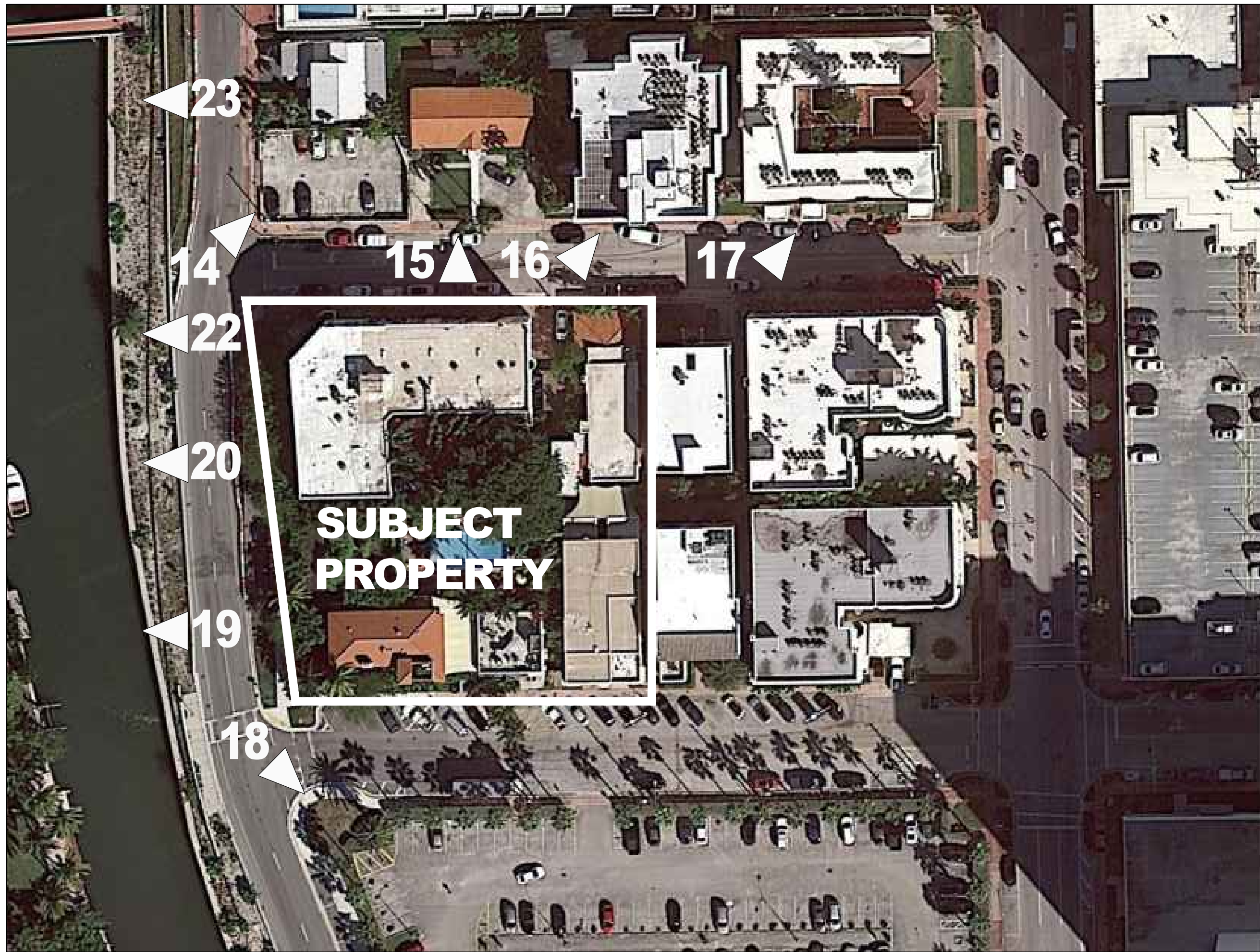
VIEW 15 NORTH

11/26/2021



VIEW 16 NORTH

11/26/2021



KEY PLAN AERIAL VIEW

ISSUED FOR PERMIT \_\_\_\_\_  
ISSUED FOR BIDDING \_\_\_\_\_  
ISSUED FOR CONSTRUCTION \_\_\_\_\_

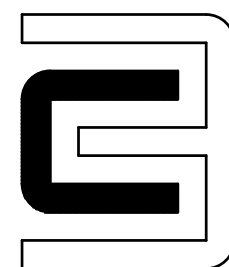
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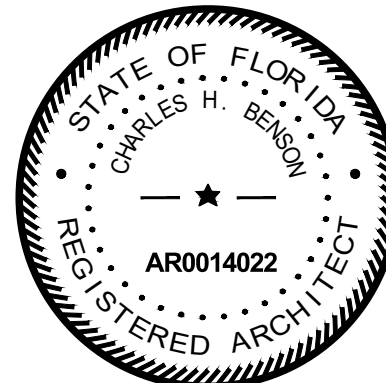
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**GN-7**  
OF  
**16**







VIEW 17 NORTH

11/26/2021



VIEW 18 SOUTH

11/26/2021



VIEW 19 WEST

11/26/2021



VIEW 20 WEST

11/26/2021

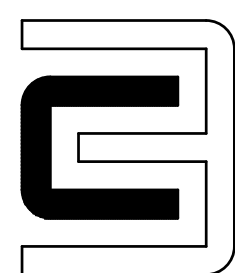
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 ISSUED FOR BIDDING \_\_\_\_\_  
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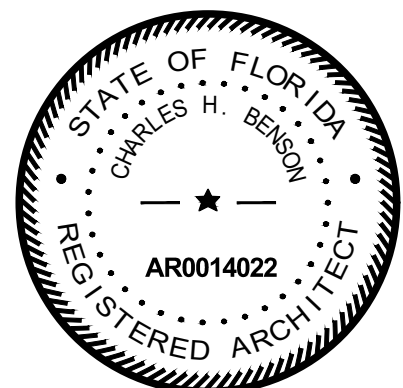
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**GN-8**  
 OF  
**16**







VIEW 21 WEST

11/26/2021



VIEW 22 WEST

11/26/2021



VIEW 23 WEST

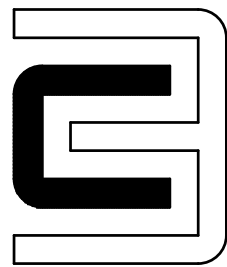
11/26/2021

ISSUED FOR PERMIT \_\_\_\_\_  
 ISSUED FOR BIDDING \_\_\_\_\_  
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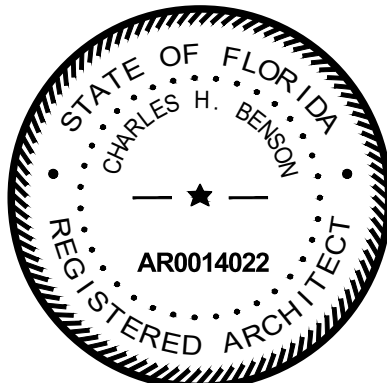
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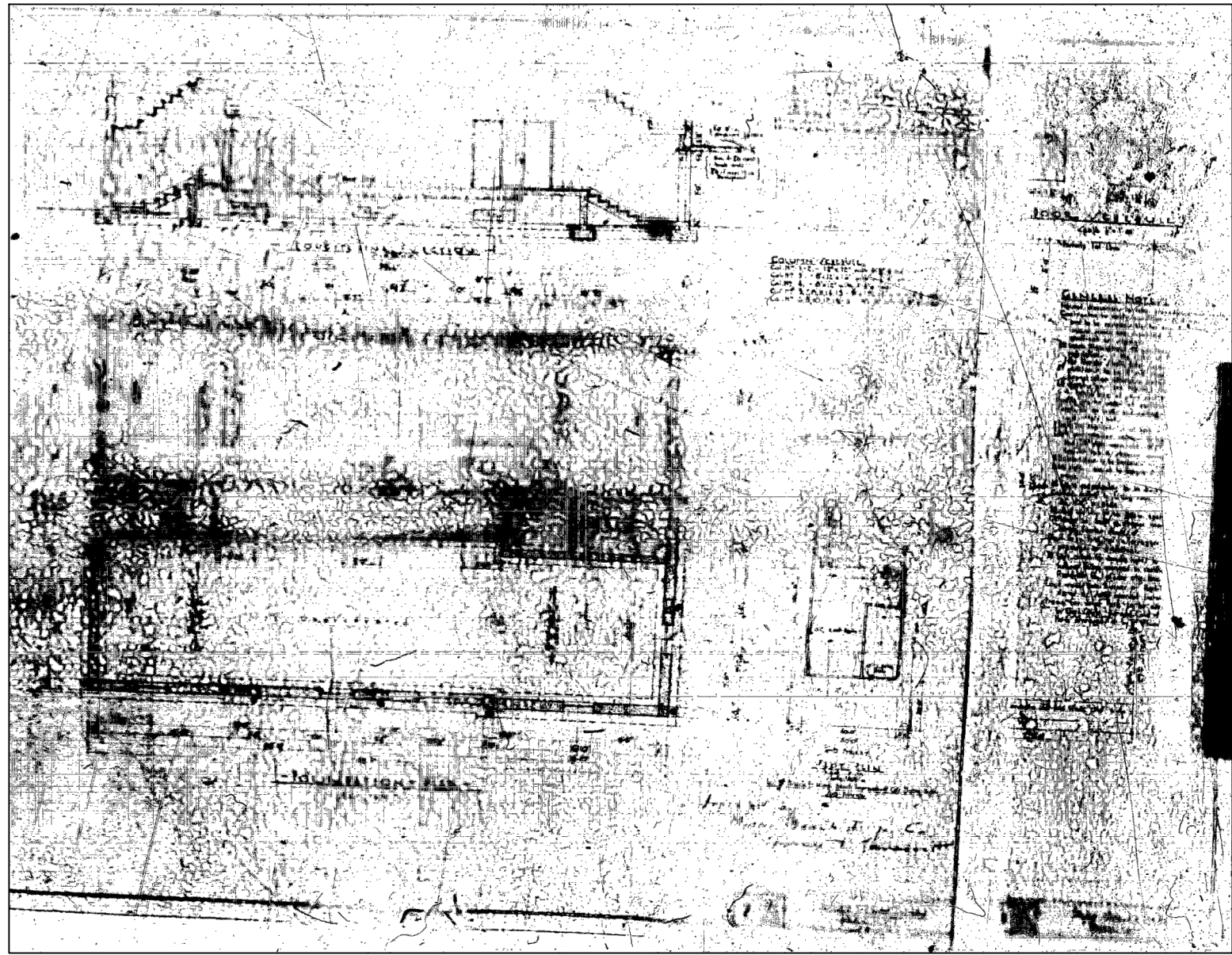
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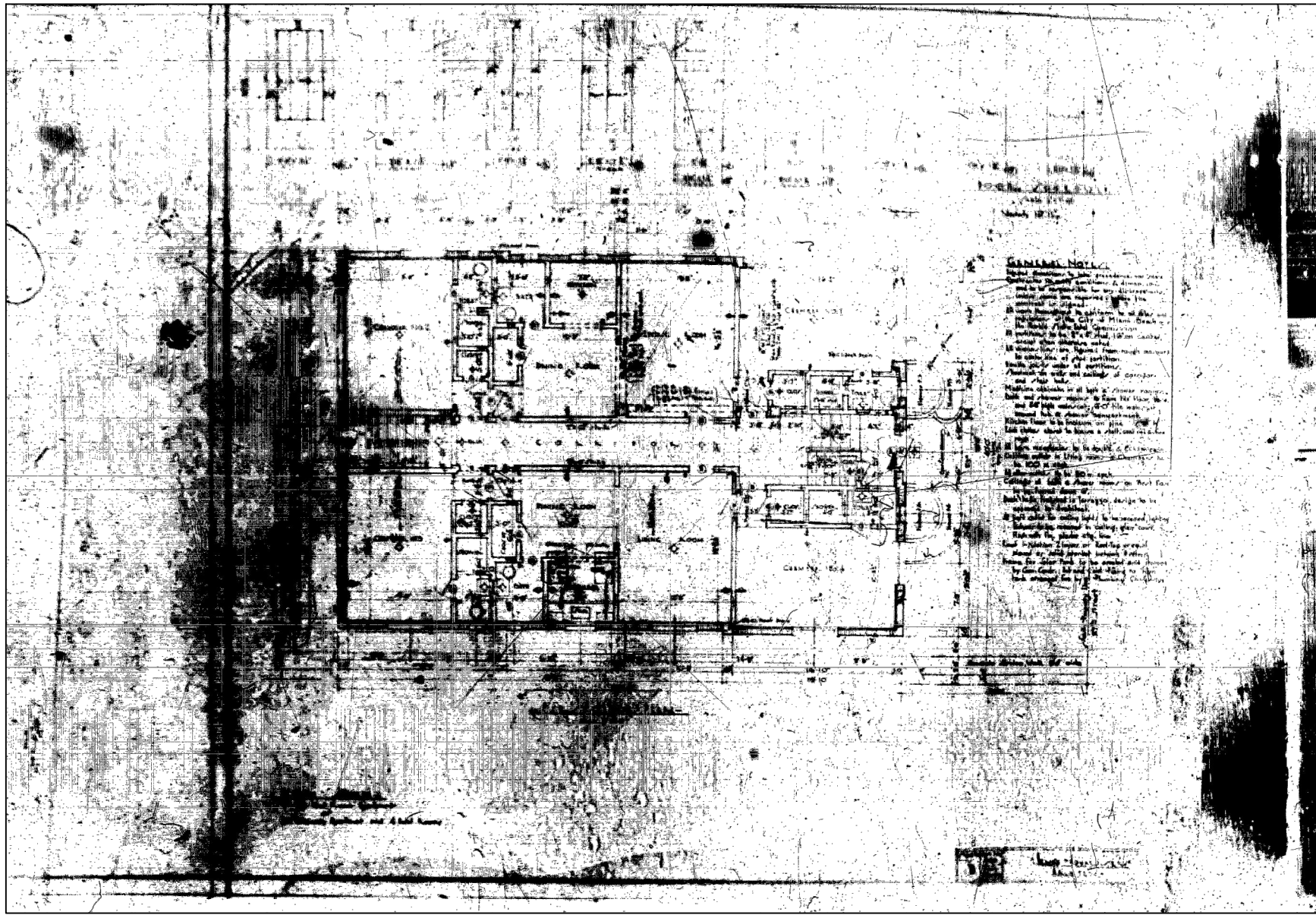
**GN-9**  
 OF  
**16**



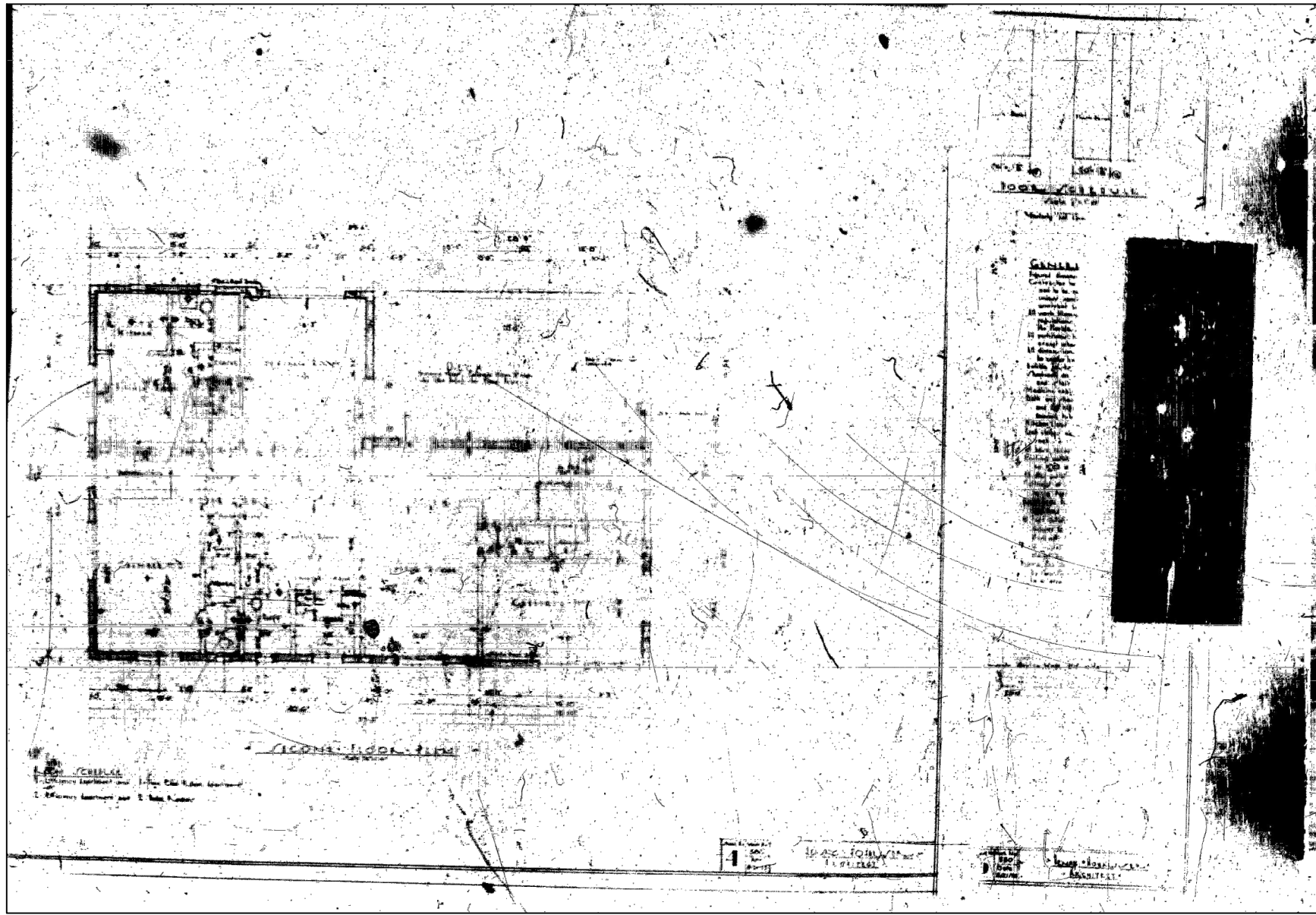




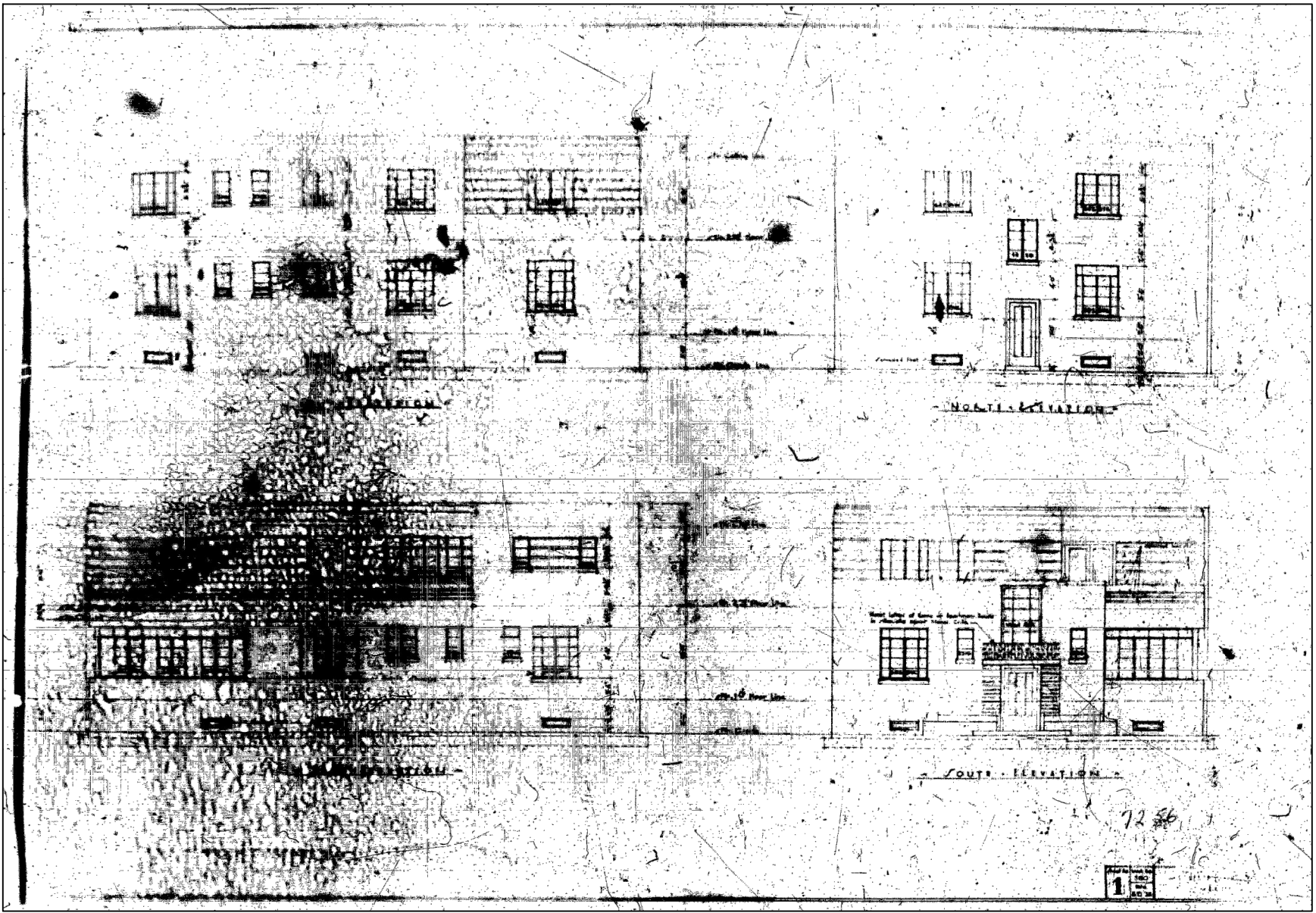
1935 FOUNDATIONS PLAN & SECTION



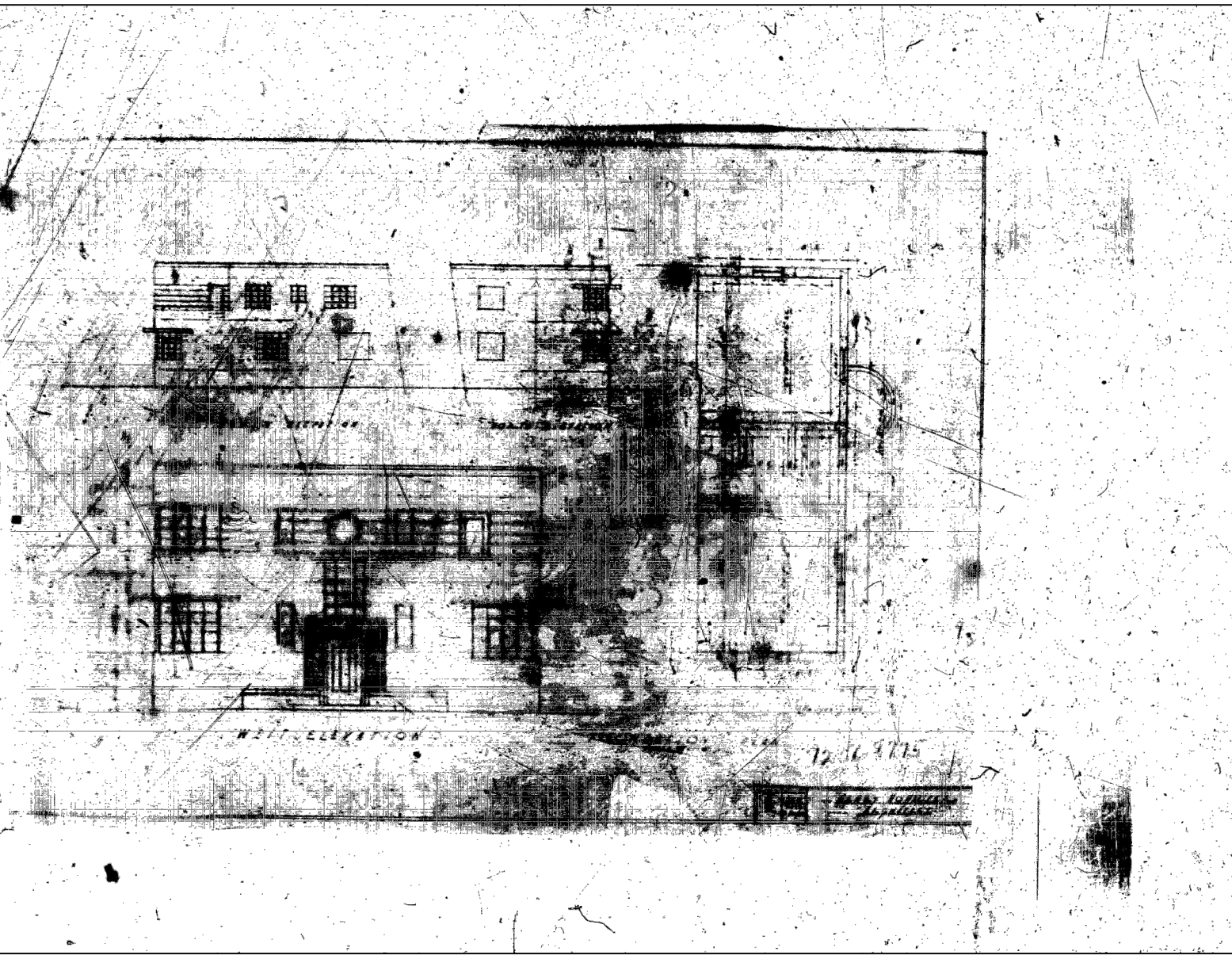
1935 GROUND FLOOR PLAN



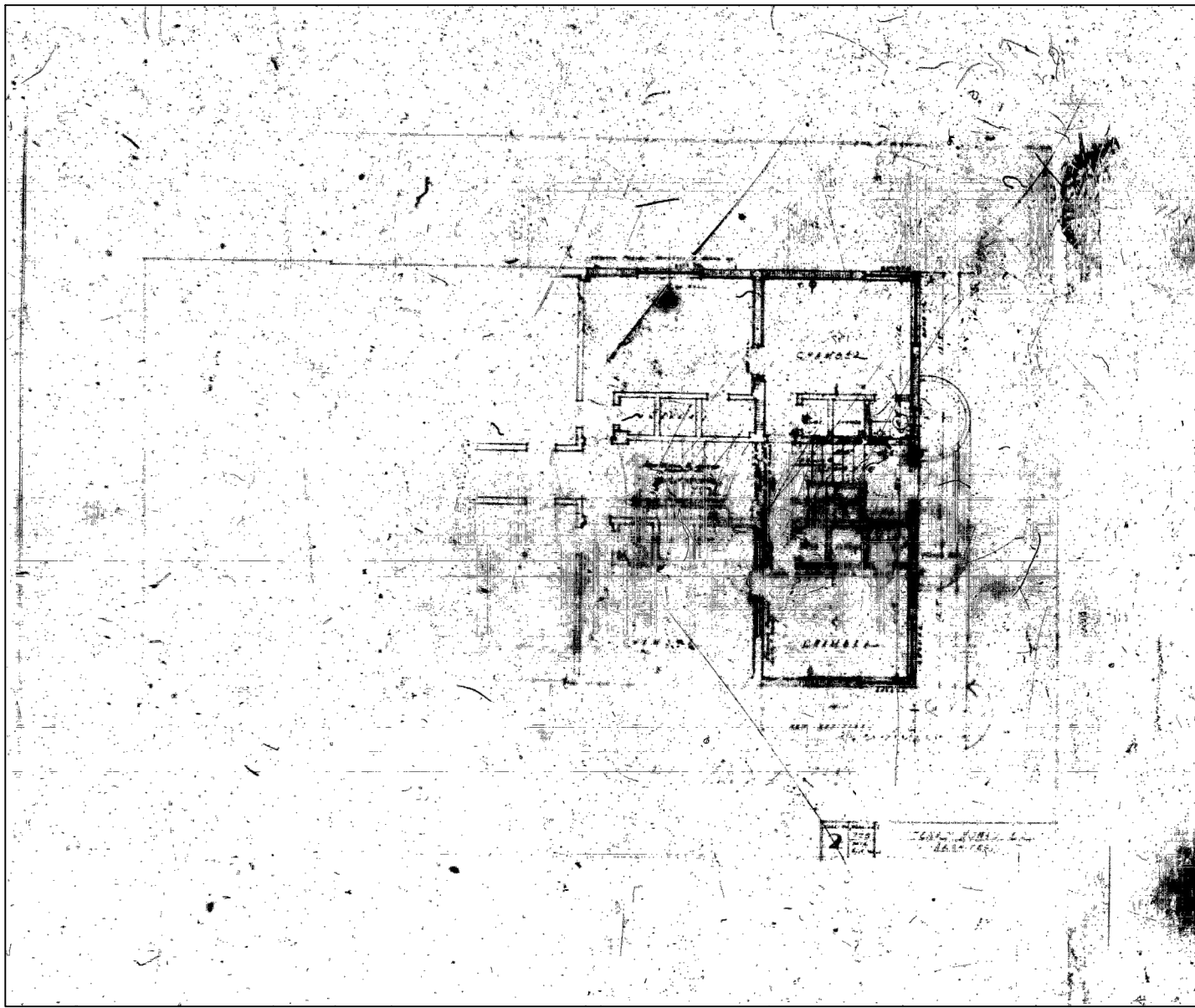
1935 SECOND FLOOR PLAN



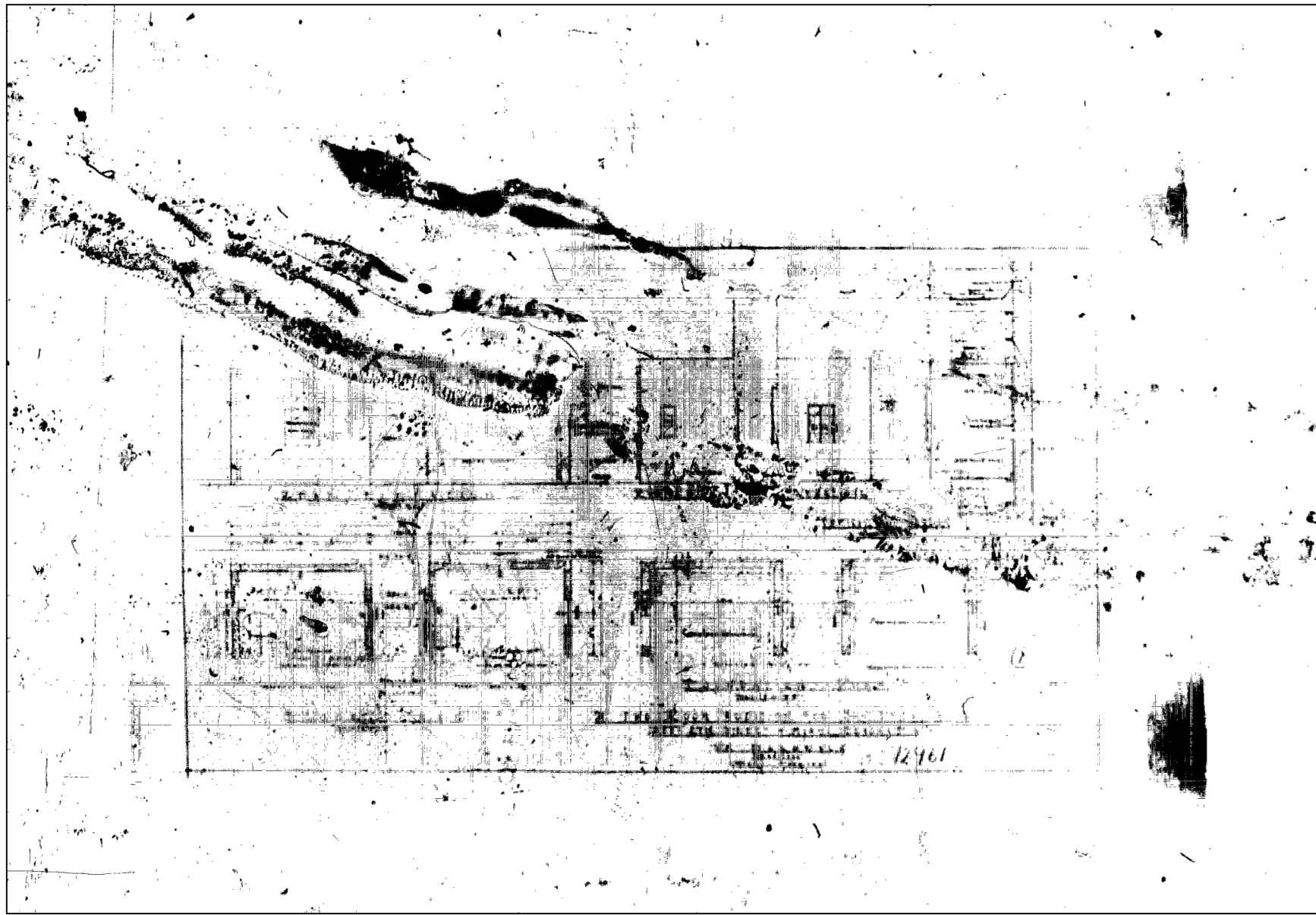
1935 ELEVATIONS



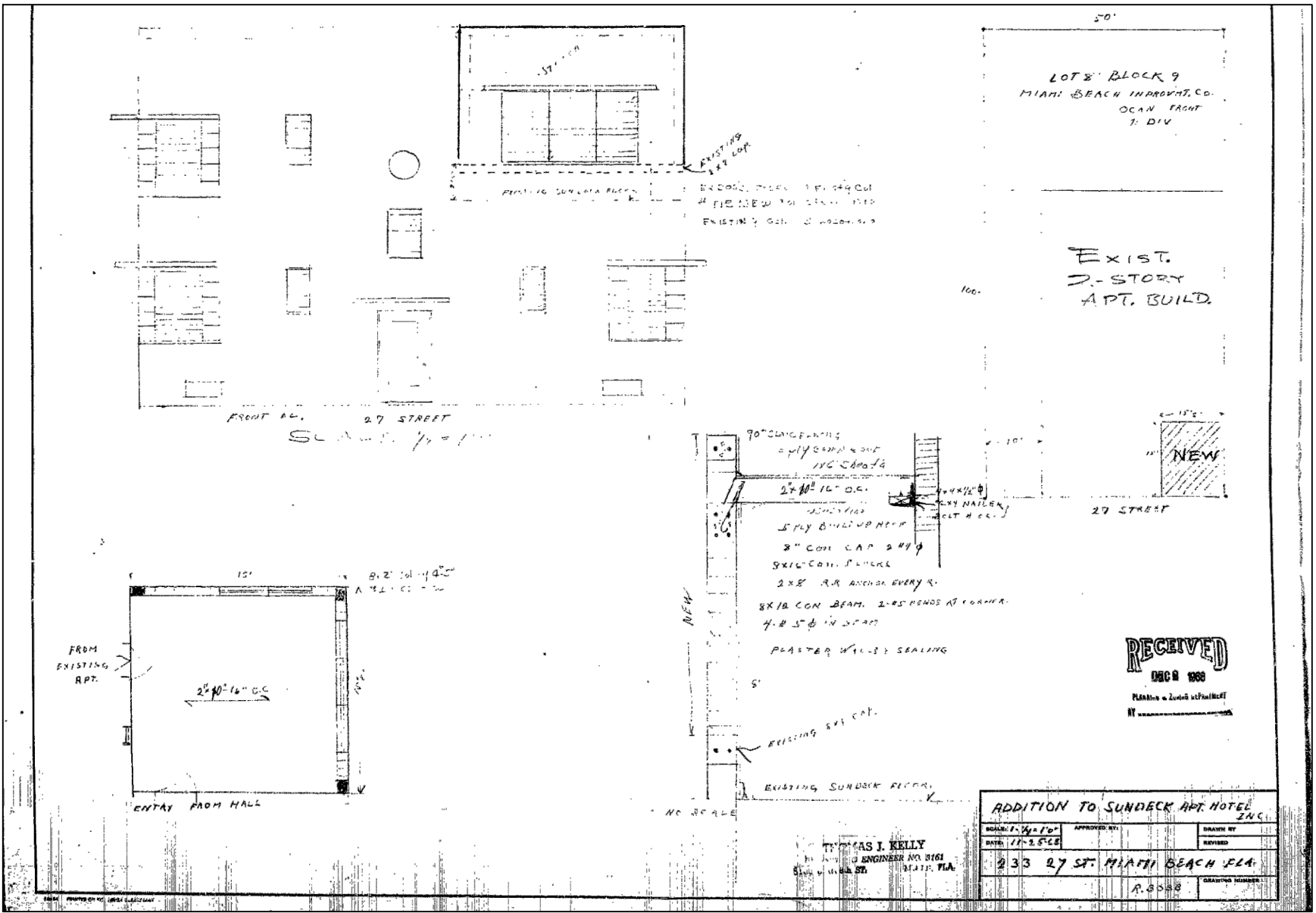
1936 1ST ADDITION GROUND FLOOR AND ELEVATIONS



1936 1ST ADDITION GROUND FLOOR STRUCTURAL PLAN



1939 2ND ADDITION FLOOR PLANS & ELEVATIONS



1939 3RD ADDITION FLOOR PLANS & ELEVATIONS

SUN DECK APARTMENT HOTEL — MICROFILM

STRUCTURAL REPORT

MOVING REPORT



G.D. Klieger, Inc.  
Consulting Structural Engineers  
433 2nd St.  
Miami, FL 33139  
Phone: (305) 371-1111  
E-mail: gk@gdki.com

Date: 01/03/2022

Charles H. Benson & Associates Architects, P.A.  
1665 Washington Avenue, 2nd Floor  
Miami Beach, Florida 33139

At: Mr. Charles Benson

Re: "La Corona"  
2 Existing Historical Buildings at  
220 2nd St. & 223 2nd St.  
Miami Beach, Florida

Dear Charles,

As requested, we met at the above addressed buildings to observe and evaluate the actions that need to be taken to preserve the 2 historical buildings while the remaining (attached) older buildings are to be demolished as part of the future midrise building (about 7-8 ft. high) to be constructed above and adjacent to these existing 2 story historical buildings.

I have walked around the exterior walls of the 2 buildings. No access was permitted to view the interior apartments (currently fully occupied) and all interior structures are fully covered and not exposed to view. So, based on my exterior view of the walls I have the following comments:

- Prior to start of any demolition work on this project, the GC shall expose some of the interior wall of the 2 building sections to remain, especially the interior walls (South wall at the 220 building and the North wall at the 223 building) that used to be the exterior wall. The GC shall review any changes (alterations) that may have been done to these walls when the solid wings have been constructed later.
- The GC shall expose and review the direction of the bearing joists/beams of the Roof and 2nd Floor, to verify the extent of the loads on these 2 interior walls to be altered.
- The GC shall engage a Structural Engineer experienced in this type of structures, to observe and evaluate the nature and condition of the existing frame and walls. The Engineer shall also assist the GC with all the shoring/bracing that will be needed to support any floors and walls affected by the demolition work.
- If these existing walls have been altered significantly (such as new openings and other alterations affecting the structural capacity) the Engineer shall design and detail any wall strengthening structural elements needed to restore this wall load capacity.
- The Structural Engineer shall also view the condition of the exterior walls (fully exposed from the interior sides) and inspect the existing concrete beams (if any) and masonry walls condition, including condition of any reinforcing noted inside these walls.
- The GC/Engineer shall expose the raised wood floor (above grade) and verify the condition. Any repair/replacement that may be needed shall be designed and detailed by the Engineer.
- The existing exterior wall footings shall be coordinated with the new foundation system required for the high-rise buildings.
- Any items or issues not listed here but discovered upon the structural exposing work shall be addressed as needed.

Please call me, if you have any questions, comments or require additional information.

Sincerely,  
G.D. Klieger, Inc.

January 7, 2022

Russell Building Movers Consulting  
Keith R. Kleppinger  
841 S. Bayview River Drive  
Miami, FL 33139

Charles H. Benson & Associates, Architects, P.A.  
1665 Washington Ave. 2nd Floor  
Miami Beach, FL 33139

Re: Relocation of La Corona

Greeting, Charles,

Thank you for the interest that you are expressing in moving "historic" buildings.

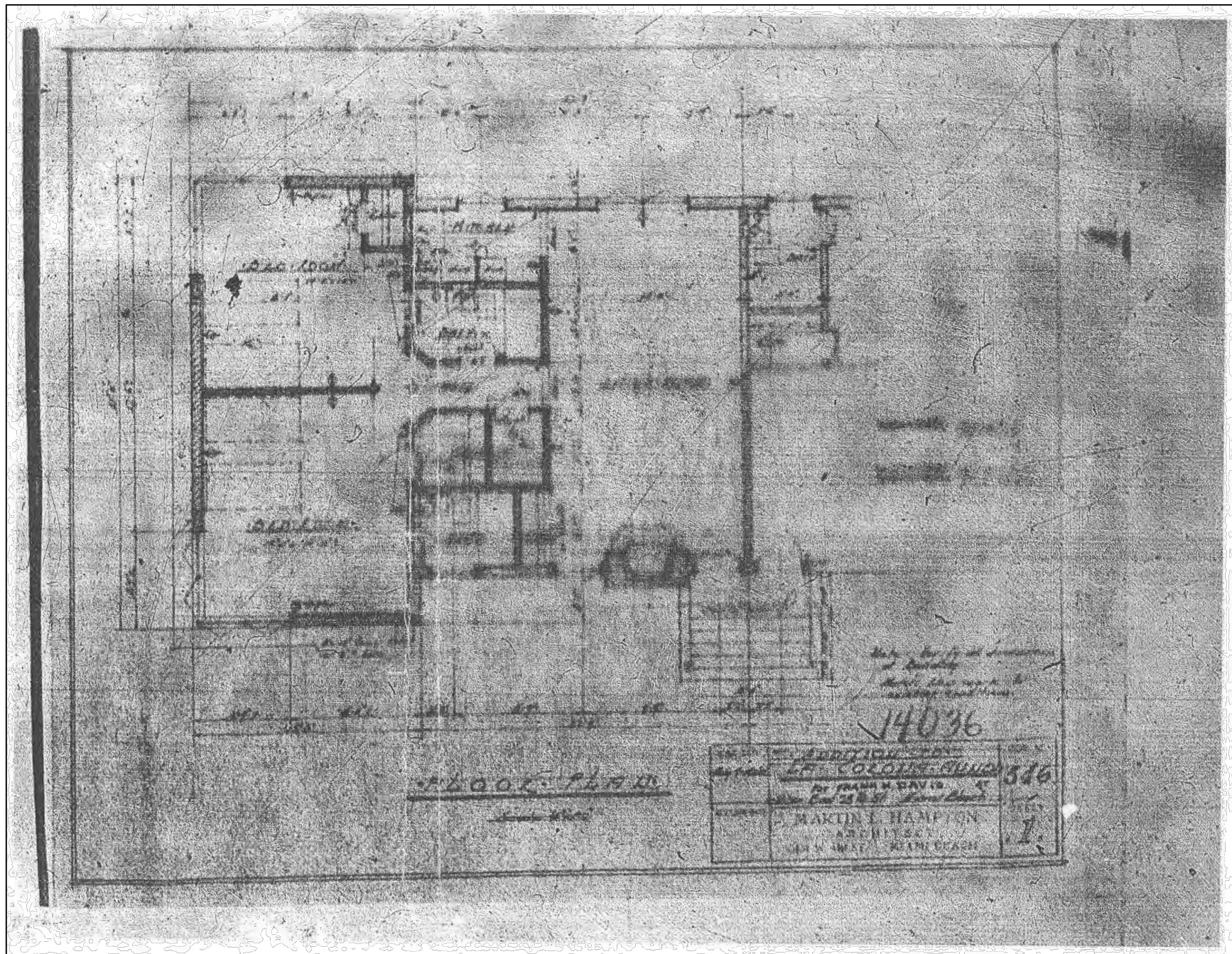
When it comes to "building moving" it is possible to work wonders in this time with modern, specialized equipment. "La Corona" can be taken to a new location and set at a different elevation as you wish.

It is important to gather more information as the building is examined: utilities, electricity connection, foundation, walls, interiors, valuables, access to site, landscape, clean-up, fences, water and power, testing, etc.

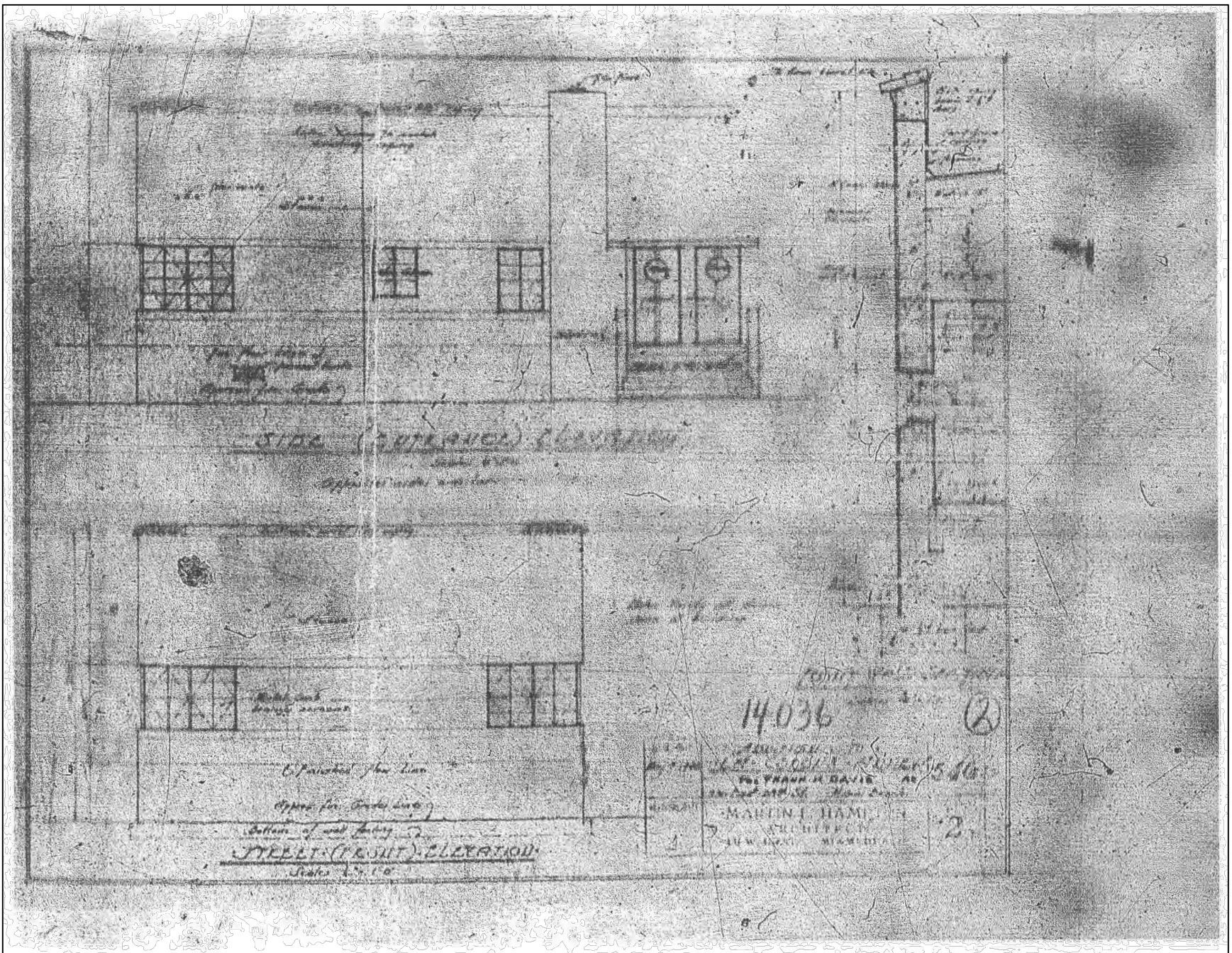
This was a cursory inspection for feasibility. There is no confirmation currently that would exempt this building from being relocated and elevated. If I can be of any further help, feel free to contact me.

Respectfully,

Keith Kleppinger  
[kk@russellmovers.com](mailto:kk@russellmovers.com)  
305-887-9647



FLOOR PLAN (PARTIAL ORIGINAL & ADDITION)



ELEVATIONS (PARTIAL ORIGINAL & ADDITION)

LA CORONA ANNEX RESIDENCE — MICROFILM

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ISSUED FOR BIDDING \_\_\_\_\_  
ISSUED FOR CONSTRUCTION \_\_\_\_\_

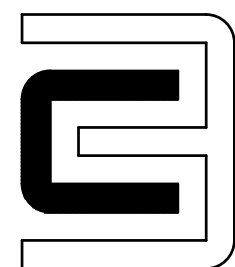
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**16**

