

BLOCK 7
OCEAN FRONT PROPERTY OF THE MIAMI IMPROVEMENT COMPANY
PLAT BOOK 5 PAGES 7 & 8

LOT 12
LOT 9
LOT 10
LOT 11
LOT 7
LOT 6
LOT 5

EXISTING / PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"
ISSUED FOR PERMIT
ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION

PEDESTAL ENCROACHMENT (APPROVED)
TOWER ENCROACHMENT (APPROVED)

These drawings and copies thereof furnished by the architect are his property and are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

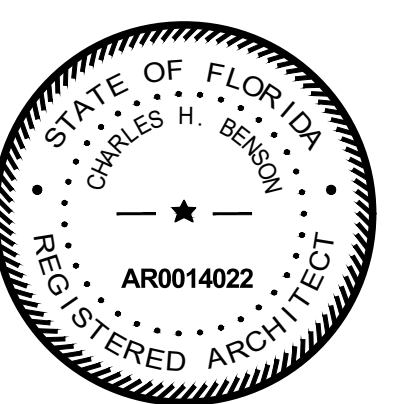
NEW ADDITION FOR:
INDIAN CREEK HOTEL
2727 INDIAN CREEK DR. MIAMI BEACH, FL., 33140

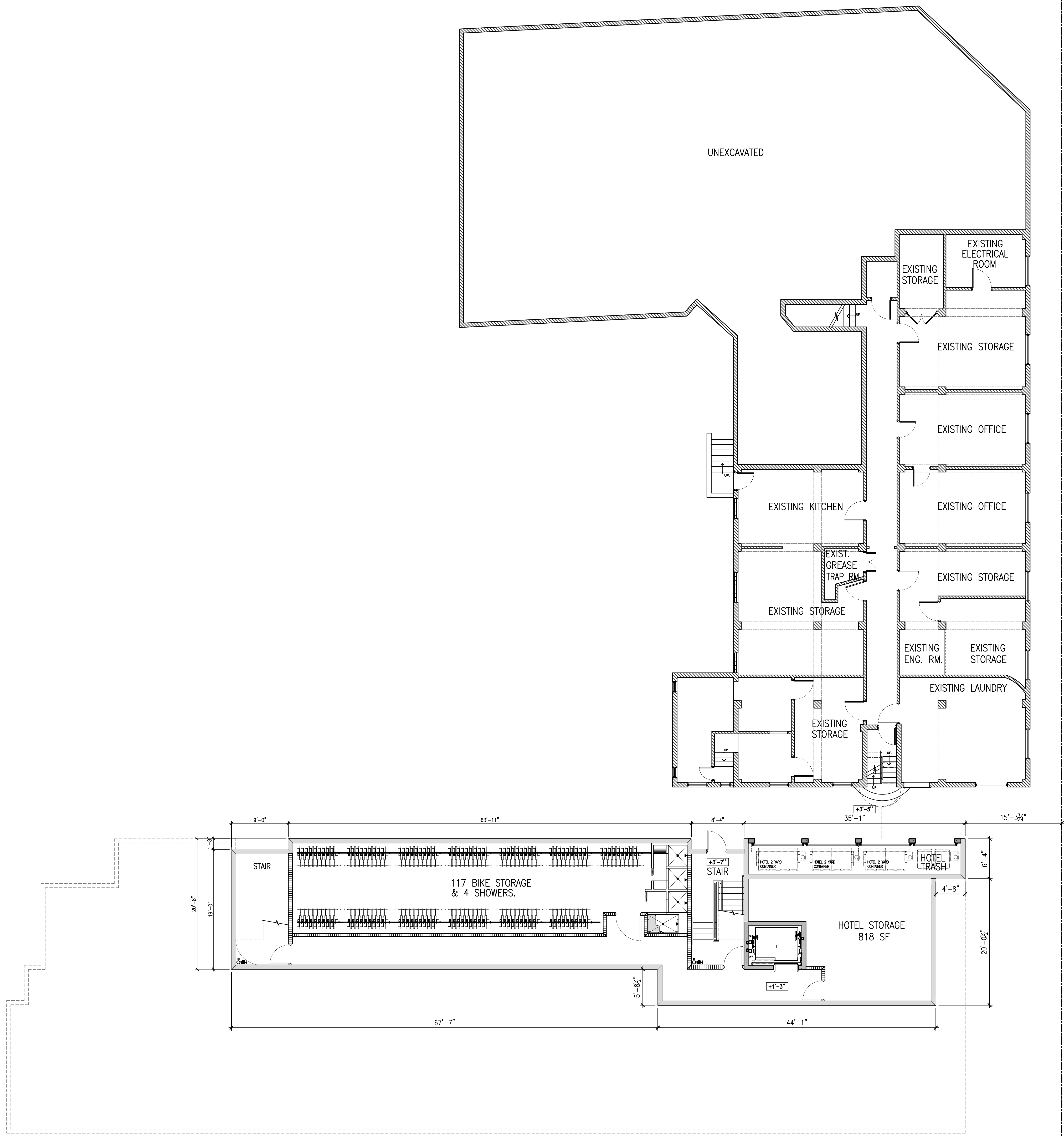
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR, MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 * Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.136

DRAWN BY
CHARLES H. BENSON
SCALE
AS SHOWN
DATE
5-1-20

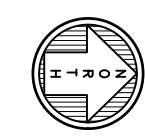
PROJECT NUMBER
21915

A-1
OF
17





PROPOSED
BASEMENT
SCALE: 1/8" = 1'-0"

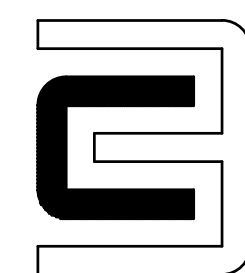


ISSUED FOR PERMIT
ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION

These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

NEW ADDITION FOR:
INDIAN CREEK HOTEL
2727 INDIAN CREEK DR. MIAMI BEACH, FL., 33140

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

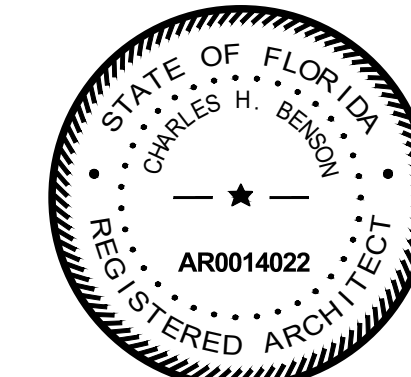
DRAWN BY
CHARLES H. BENSON

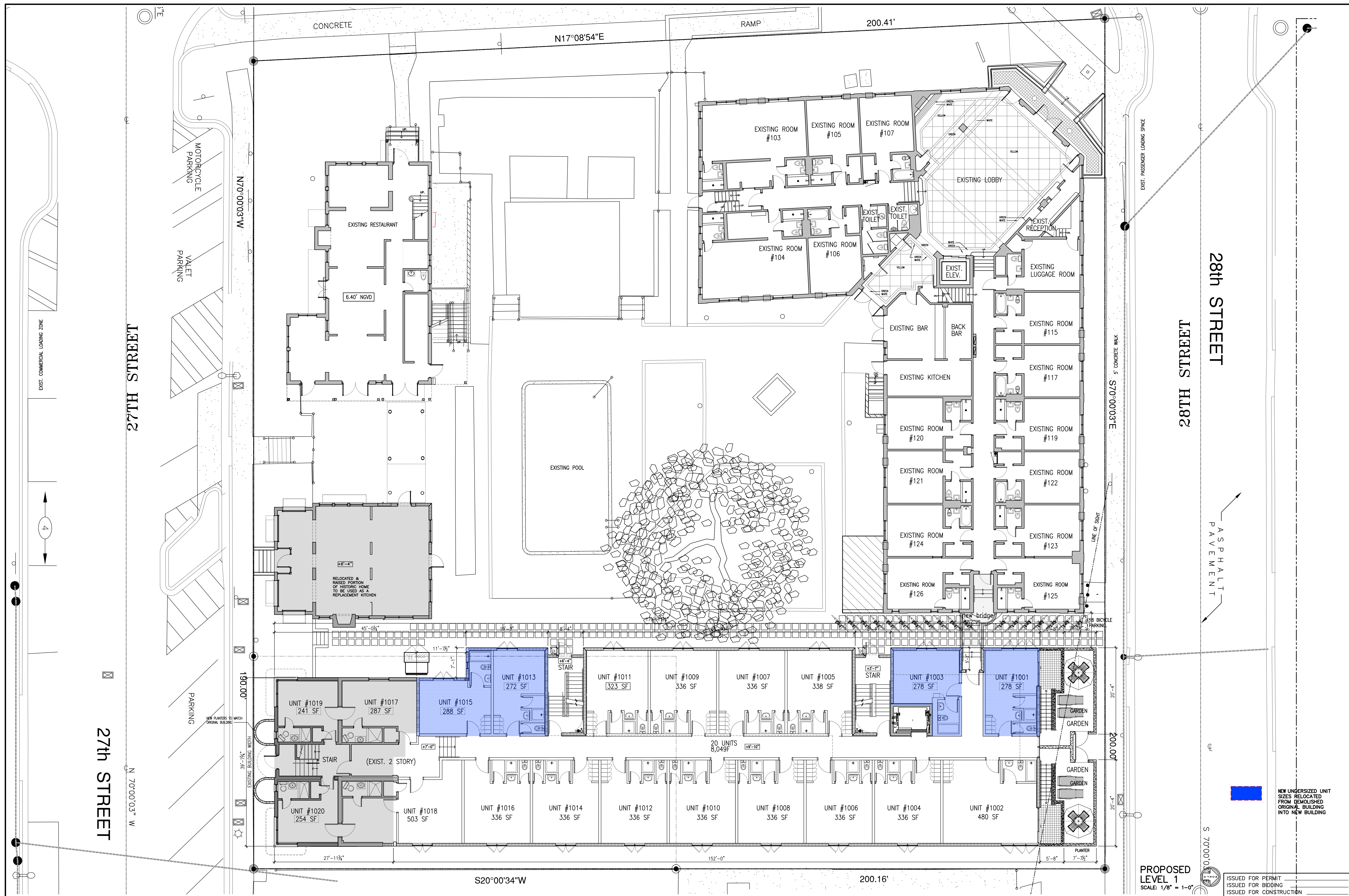
SCALE
AS SHOWN

DATE
5-1-20

PROJECT NUMBER
21915

A-2
OF
17





PROPOSED LEVEL 1
SCALE: 1/8" = 1'-0"

ISSUED FOR PERMIT
ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION

NEW UNDERSIZED UNIT SIZES RELOCATED FROM DEMOLISHED ORIGINAL BUILDING INTO NEW BUILDING

These drawings and copies thereof furnished by the architect are his property and are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

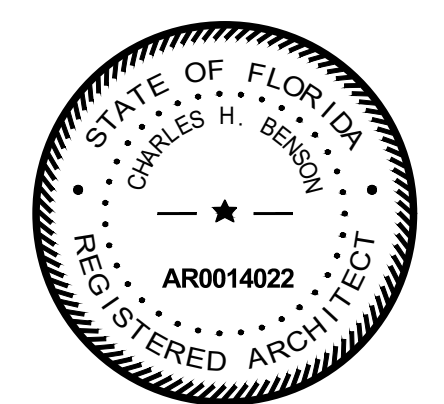
NEW ADDITION FOR:
INDIAN CREEK HOTEL
2727 INDIAN CREEK DR. MIAMI BEACH, FL., 33140

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
CHARLES H. BENSON
SCALE
AS SHOWN
DATE
5-1-20

PROJECT NUMBER
21915

A-3
OF
17





NEW UNDERSIZED UNIT SIZES RELOCATED FROM DEMOLISHED ORIGINAL BUILDING INTO NEW BUILDING

PROPOSED LEVEL 2
SCALE: 1/8" = 1'-0"

ISSUED FOR PERMIT
ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION

These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

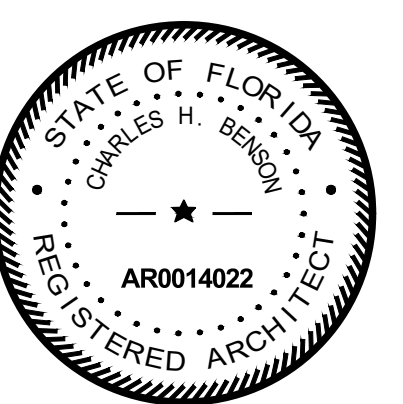
NEW ADDITION FOR:
INDIAN CREEK HOTEL
2727 INDIAN CREEK DR. MIAMI BEACH, FL., 33140

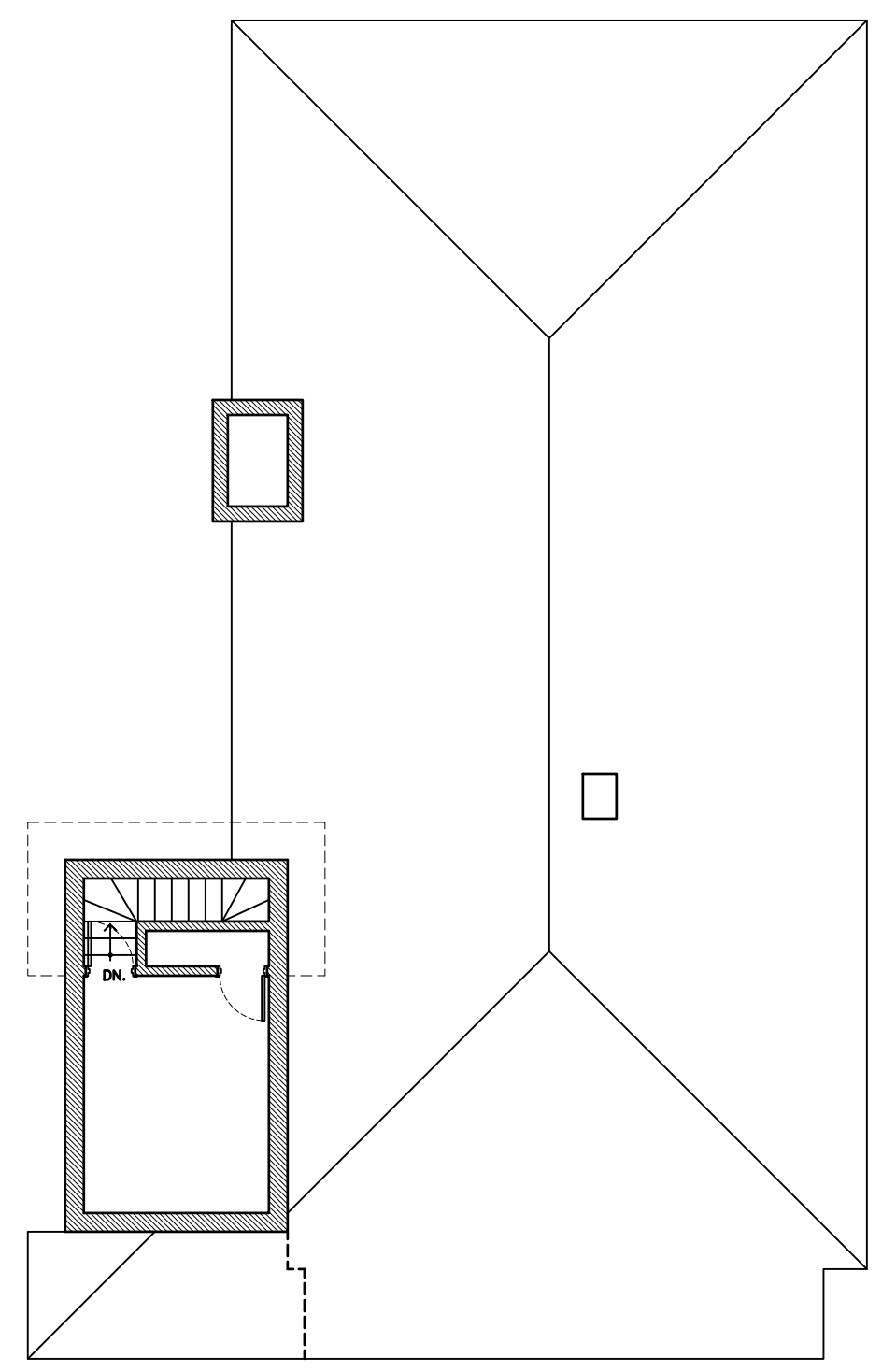
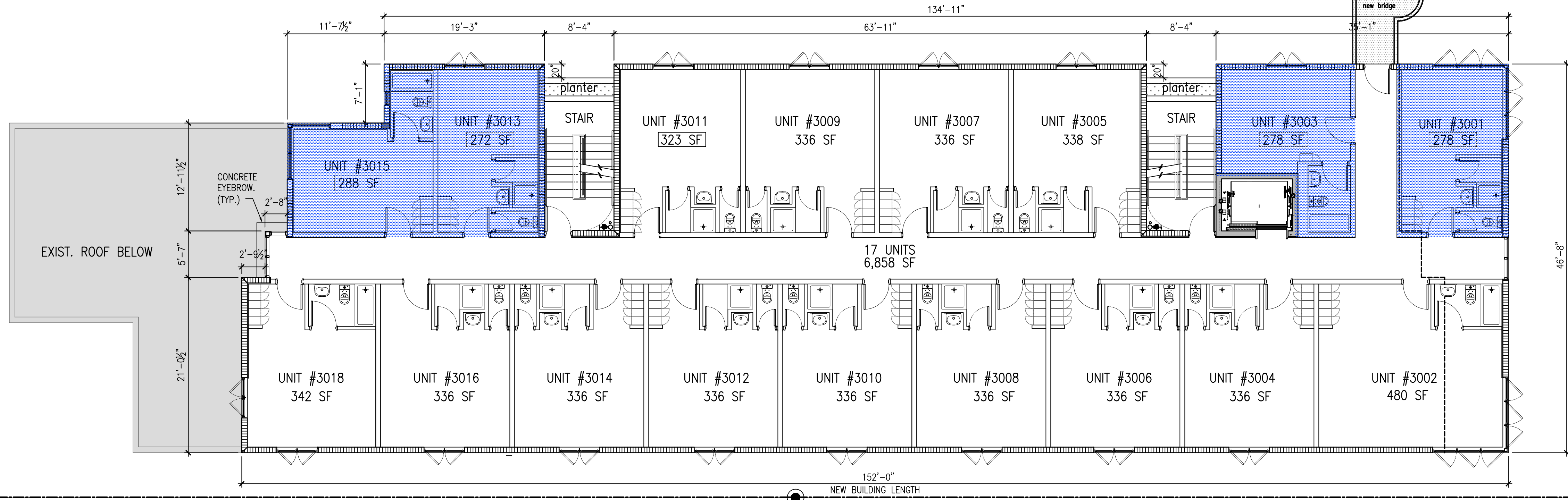
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR, MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 * Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.136

DRAWN BY
CHARLES H. BENSON
SCALE
AS SHOWN
DATE
5-1-20

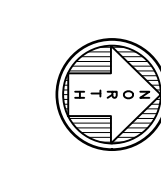
PROJECT NUMBER
21915

A-4
OF
17





PROPOSED
LEVEL 3
SCALE: 1/8" = 1'-0"



ISSUED FOR PERMIT
ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION

NEW UNDERSIZED UNIT
SIZES RELOCATED
FROM DEMOLISHED
ORIGINAL BUILDING
INTO NEW BUILDING

These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

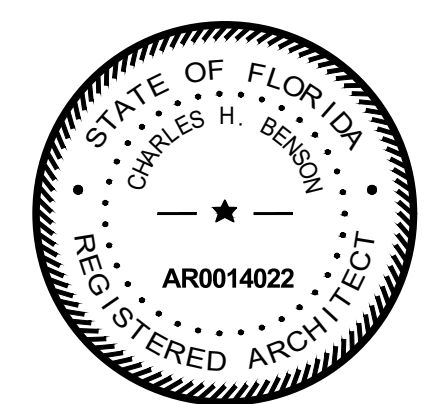
NEW ADDITION FOR:
INDIAN CREEK HOTEL
2727 INDIAN CREEK DR. MIAMI BEACH, FL., 33140

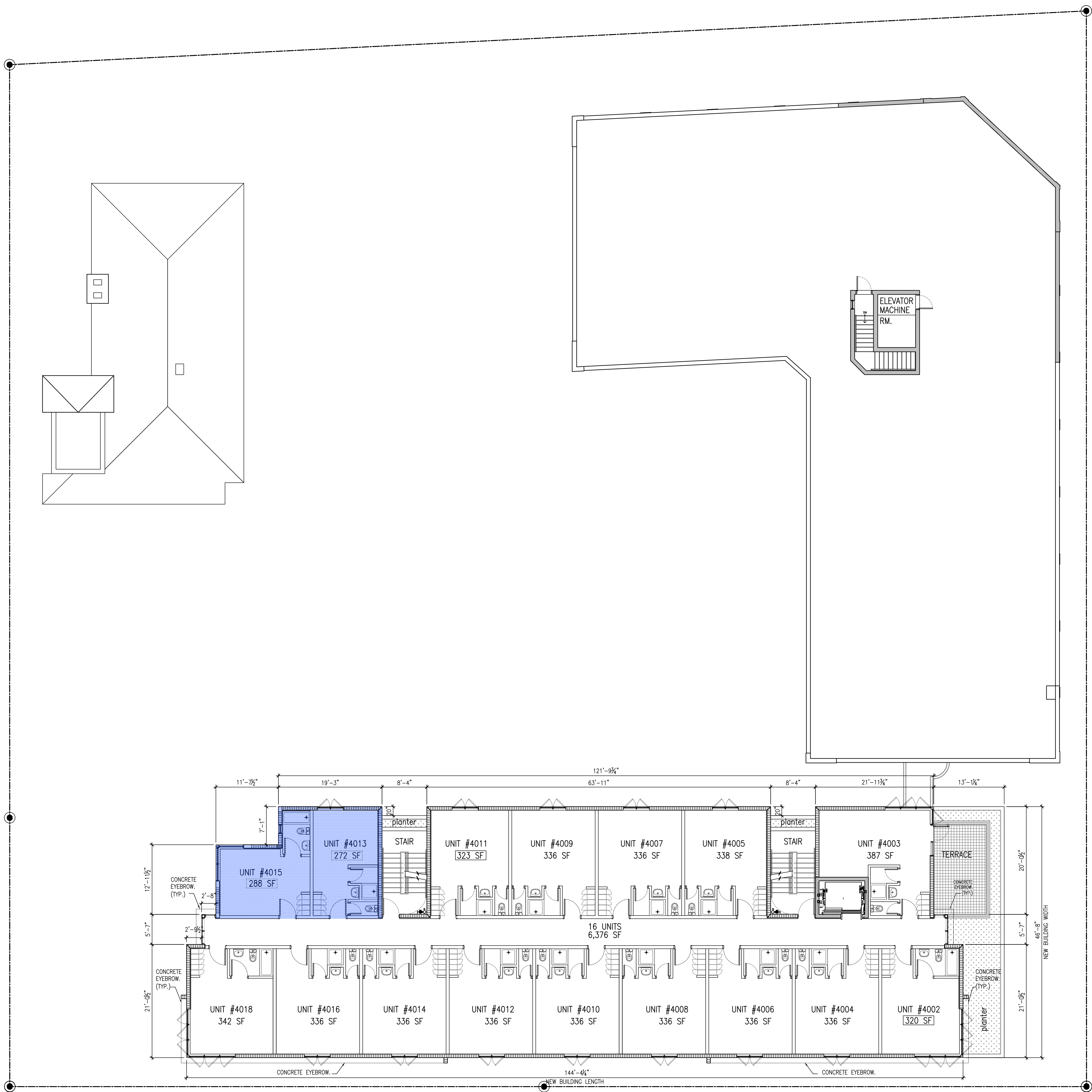
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR, MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 * Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.136

DRAWN BY
CHARLES H. BENSON
SCALE
AS SHOWN
DATE
5-1-20

PROJECT NUMBER
21915

A-5
OF
17





NEW UNDERSIZED UNIT SIZES RELOCATED FROM DEMOLISHED ORIGINAL BUILDING INTO NEW BUILDING

PROPOSED LEVEL 4
SCALE: 1/8" = 1'-0"

ISSUED FOR PERMIT
ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION

These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

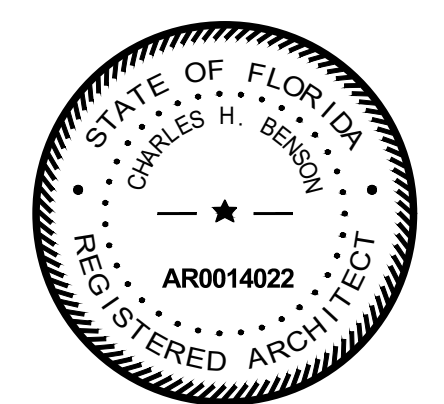
NEW ADDITION FOR:
INDIAN CREEK HOTEL
2727 INDIAN CREEK DR. MIAMI BEACH, FL., 33140

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
CHARLES H. BENSON
SCALE
AS SHOWN
DATE
5-1-20

PROJECT NUMBER
21915

A-6
OF
17





PROPOSED
LEVEL 5
SCALE: 1/8" = 1'-0"



ISSUED FOR PERMIT
ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION

NEW UNDERSIZED UNIT
SIZES RELOCATED
FROM DEMOLISHED
ORIGINAL BUILDING
INTO NEW BUILDING

These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

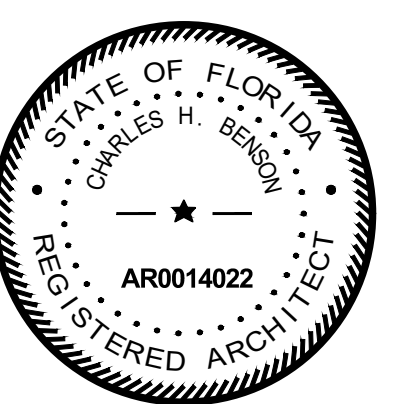
NEW ADDITION FOR:
INDIAN CREEK HOTEL
2727 INDIAN CREEK DR. MIAMI BEACH, FL., 33140

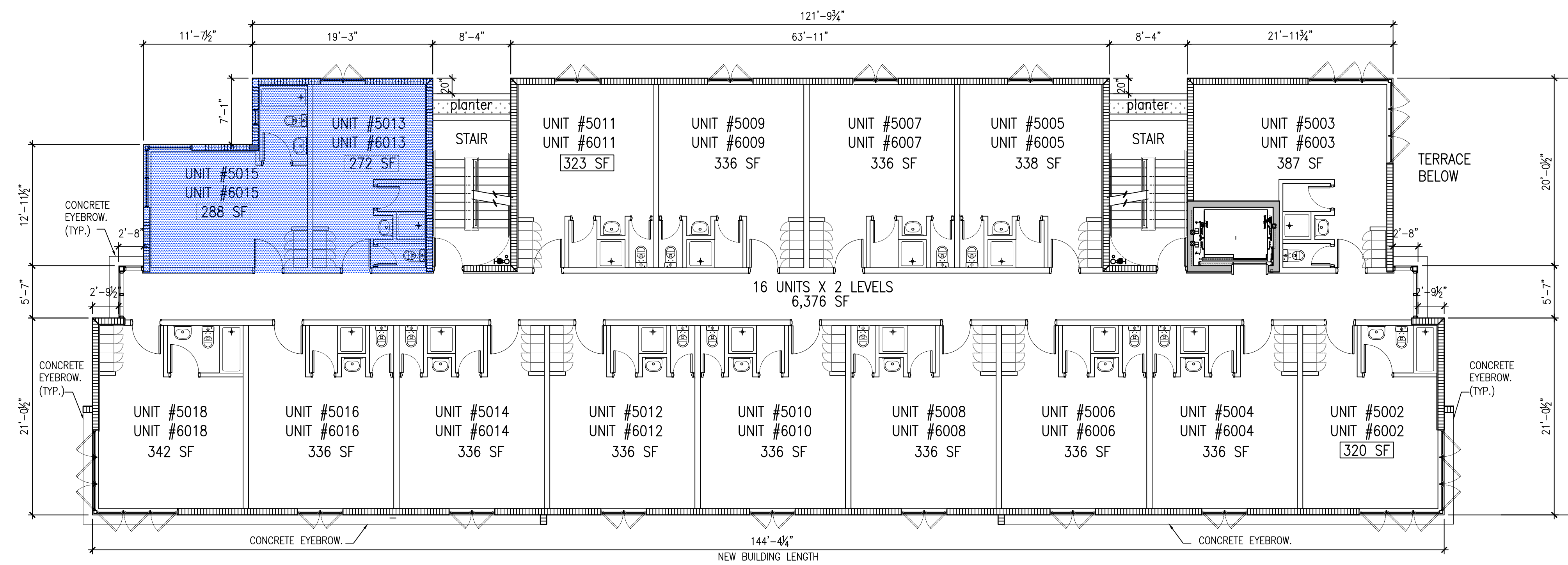
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR, MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 * Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.136

DRAWN BY
CHARLES H. BENSON
SCALE
AS SHOWN
DATE
5-1-20

PROJECT NUMBER
21915

A-7
OF
17

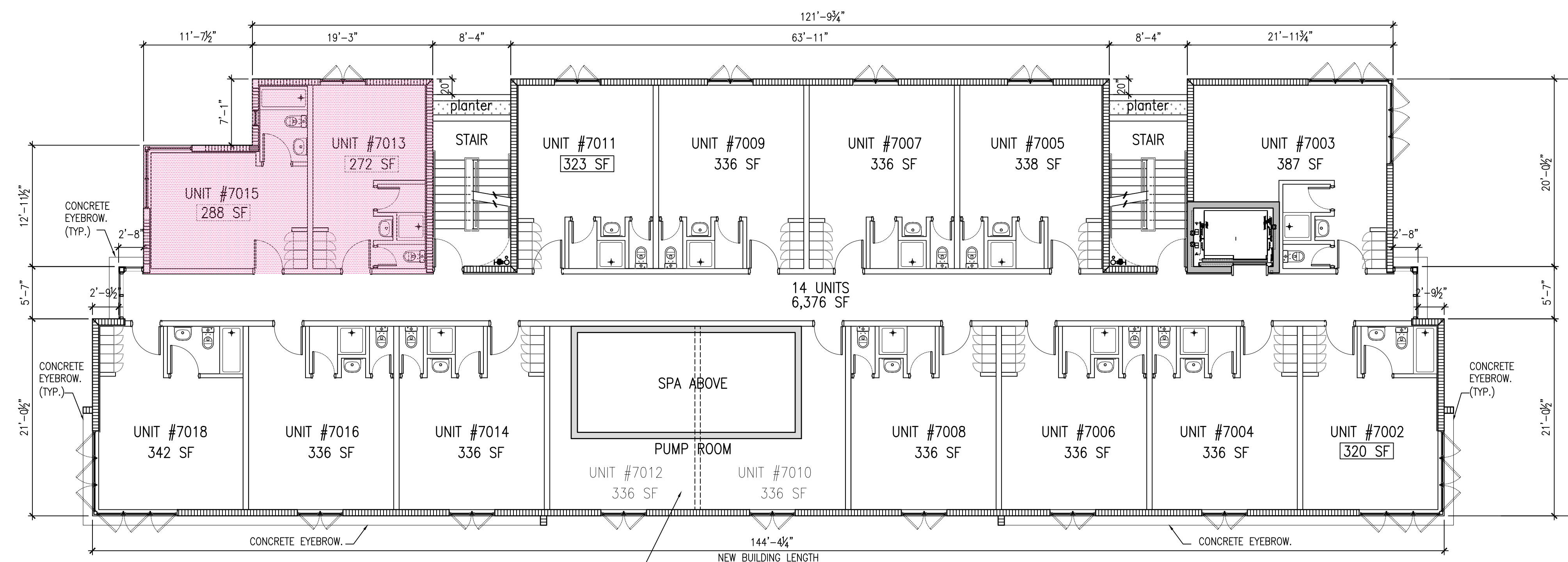




PROPOSED LEVEL 6
SCALE: 1/8" = 1'-0"



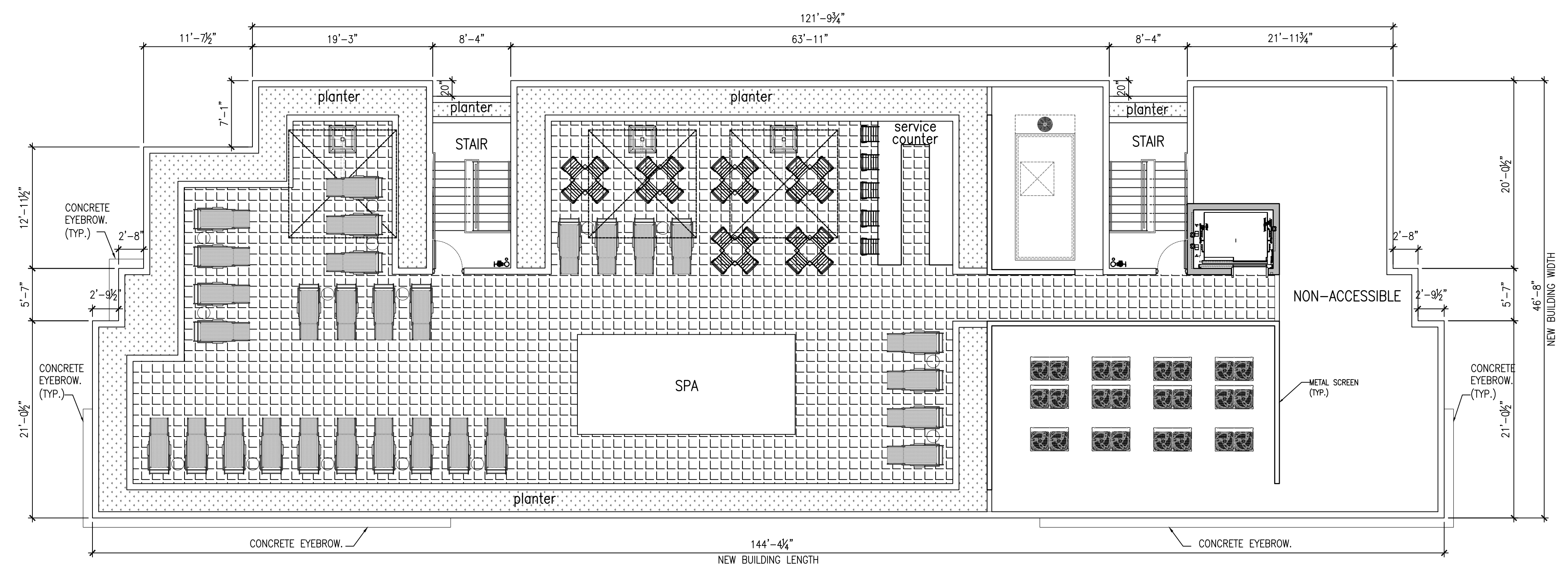
NEW UNDERSIZED UNIT SIZES RELOCATED FROM DEMOLISHED ORIGINAL BUILDING INTO NEW BUILDING



PROPOSED LEVEL 7
SCALE: 1/8" = 1'-0"



NEW UNDERSIZED UNITS



PROPOSED LEVEL ROOF
SCALE: 1/8" = 1'-0"

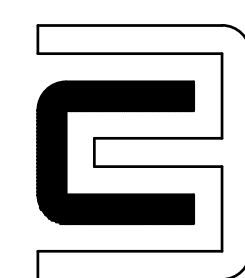


ISSUED FOR PERMIT
ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION

These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

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

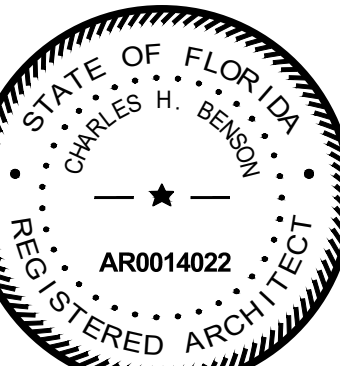
DRAWN BY
CHARLES H. BENSON

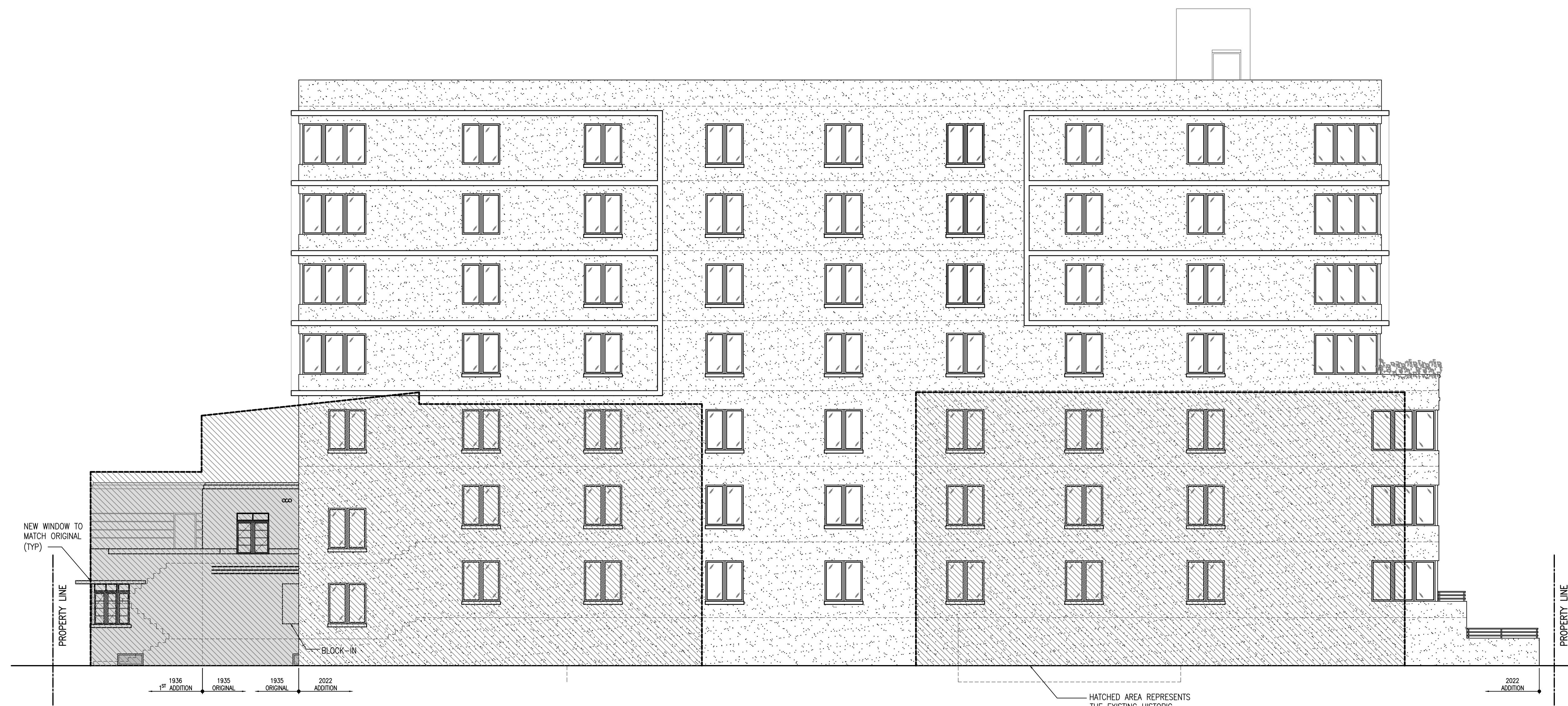
SCALE
AS SHOWN

DATE
5-1-20

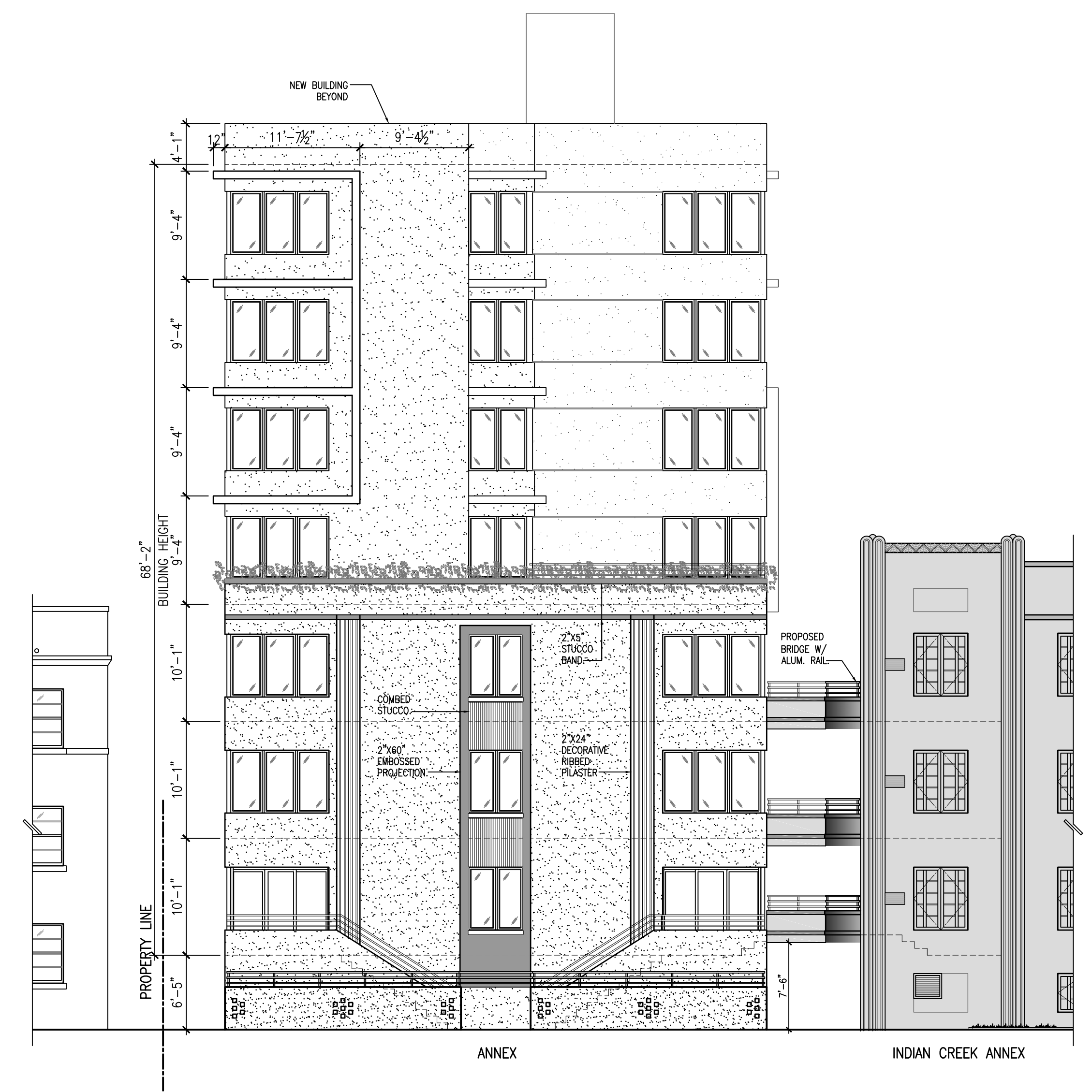
PROJECT NUMBER
21915

A-8
OF
17





PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

ISSUED FOR PERMIT
ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION

These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

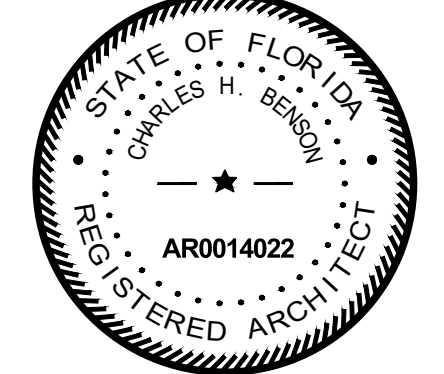
NEW ADDITION FOR:
INDIAN CREEK HOTEL
2727 INDIAN CREEK DR. MIAMI BEACH, FL., 33140

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
CHARLES H. BENSON
SCALE
AS SHOWN
DATE
5-1-20

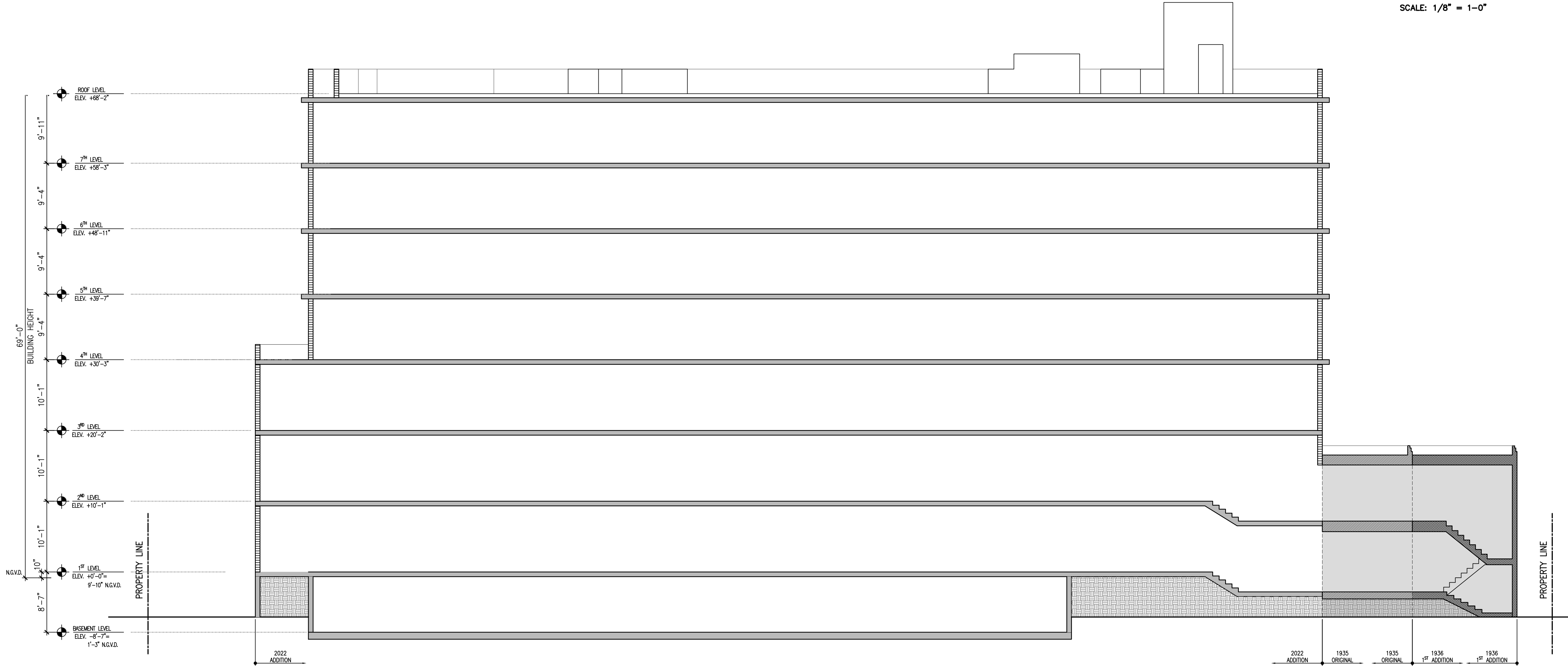
PROJECT NUMBER
21915

A-9
OF
17





PROPOSED
CROSS SECTION
SCALE: 1/8" = 1'-0"



PROPOSED
LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"

ISSUED FOR PERMIT _____
ISSUED FOR BIDDING _____
ISSUED FOR CONSTRUCTION _____

These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

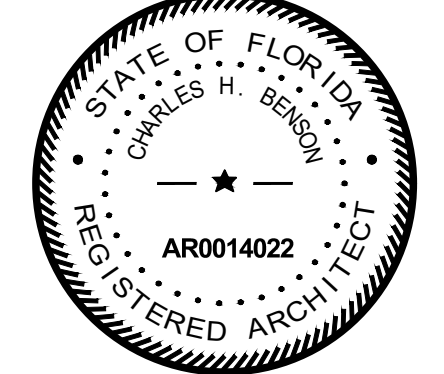
NEW ADDITION FOR:
INDIAN CREEK HOTEL
2727 INDIAN CREEK DR. MIAMI BEACH, FL., 33140

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
CHARLES H. BENSON
SCALE
AS SHOWN
DATE
5-1-20

PROJECT NUMBER
21915

A-10
OF
17





PROPOSED CONTEXTUAL
NORTH ELEVATION
SCALE: 3/32" = 1'-0"



PROPOSED CONTEXTUAL
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

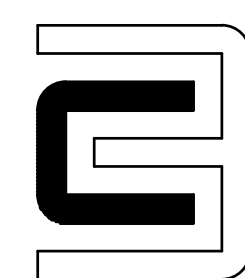


PROPOSED CONTEXTUAL
WEST ELEVATION
SCALE: 3/32" = 1'-0"

ISSUED FOR PERMIT
ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION

These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

NEW ADDITION FOR:
INDIAN CREEK HOTEL
2727 INDIAN CREEK DR. MIAMI BEACH, FL., 33140

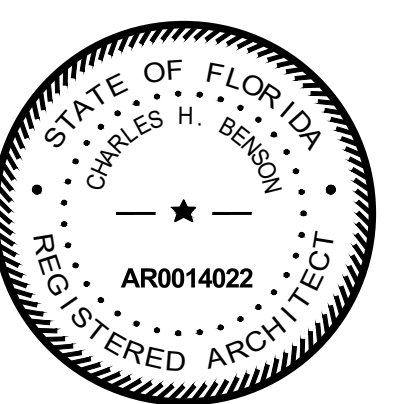


CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR, MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 * Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY
MAX CAMPIN
SCALE
AS SHOWN
DATE
5-1-20

PROJECT NUMBER
21915

A-11
OF
17





RESTORED & REDUCED
NORTH WEST ELEVATION



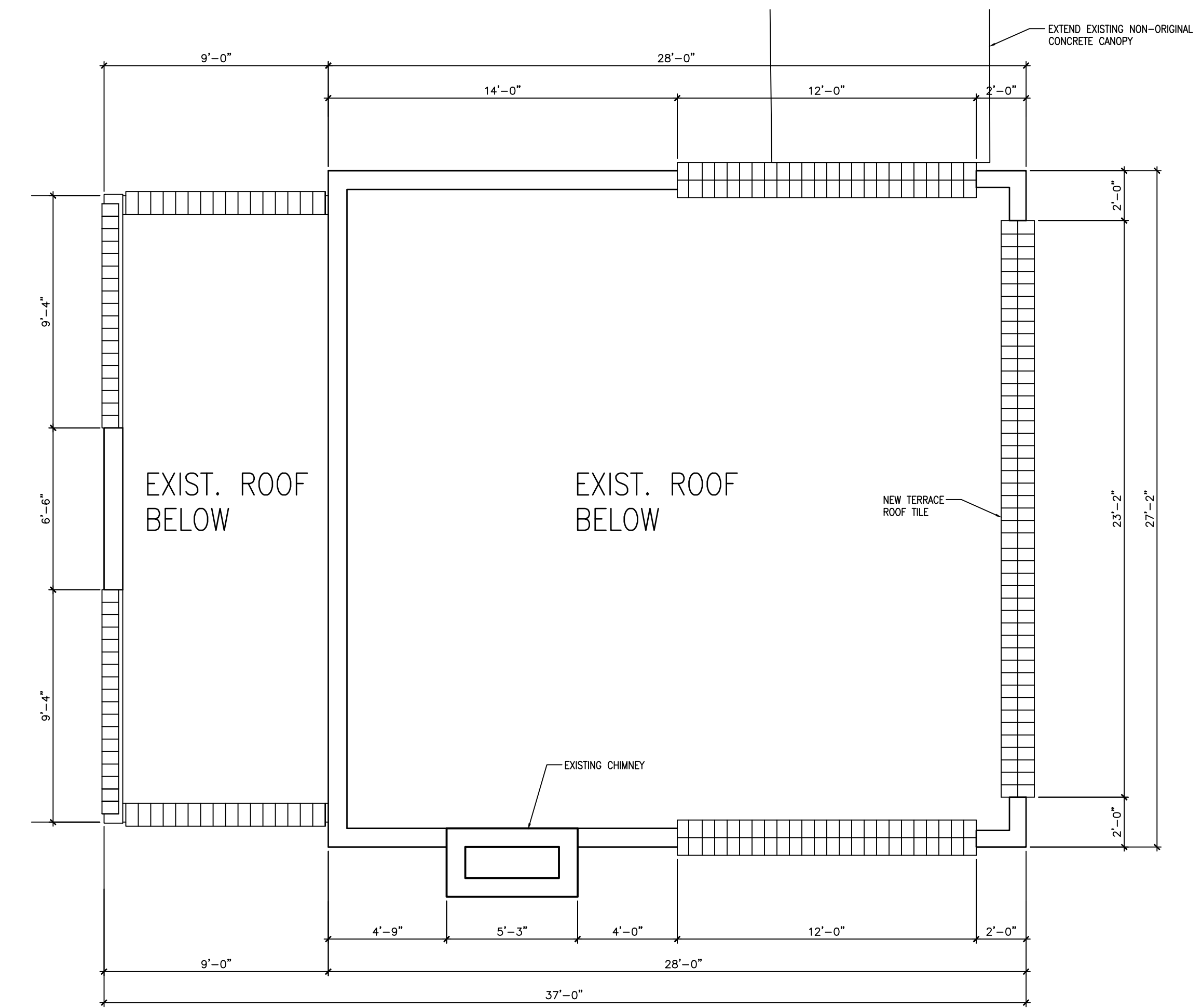
RESTORED & REDUCED
NORTH EAST ELEVATION



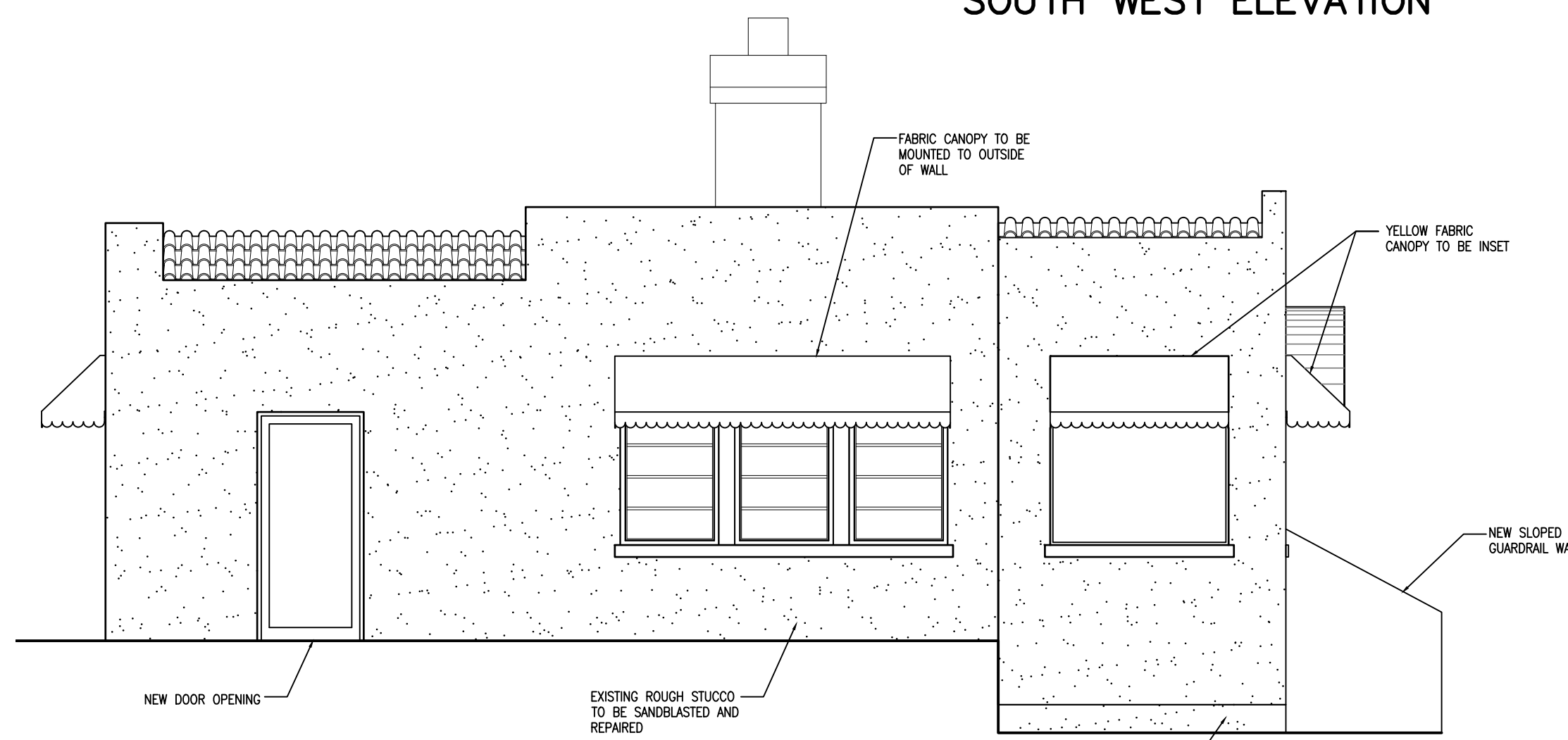
RESTORED
SOUTH WEST ELEVATION



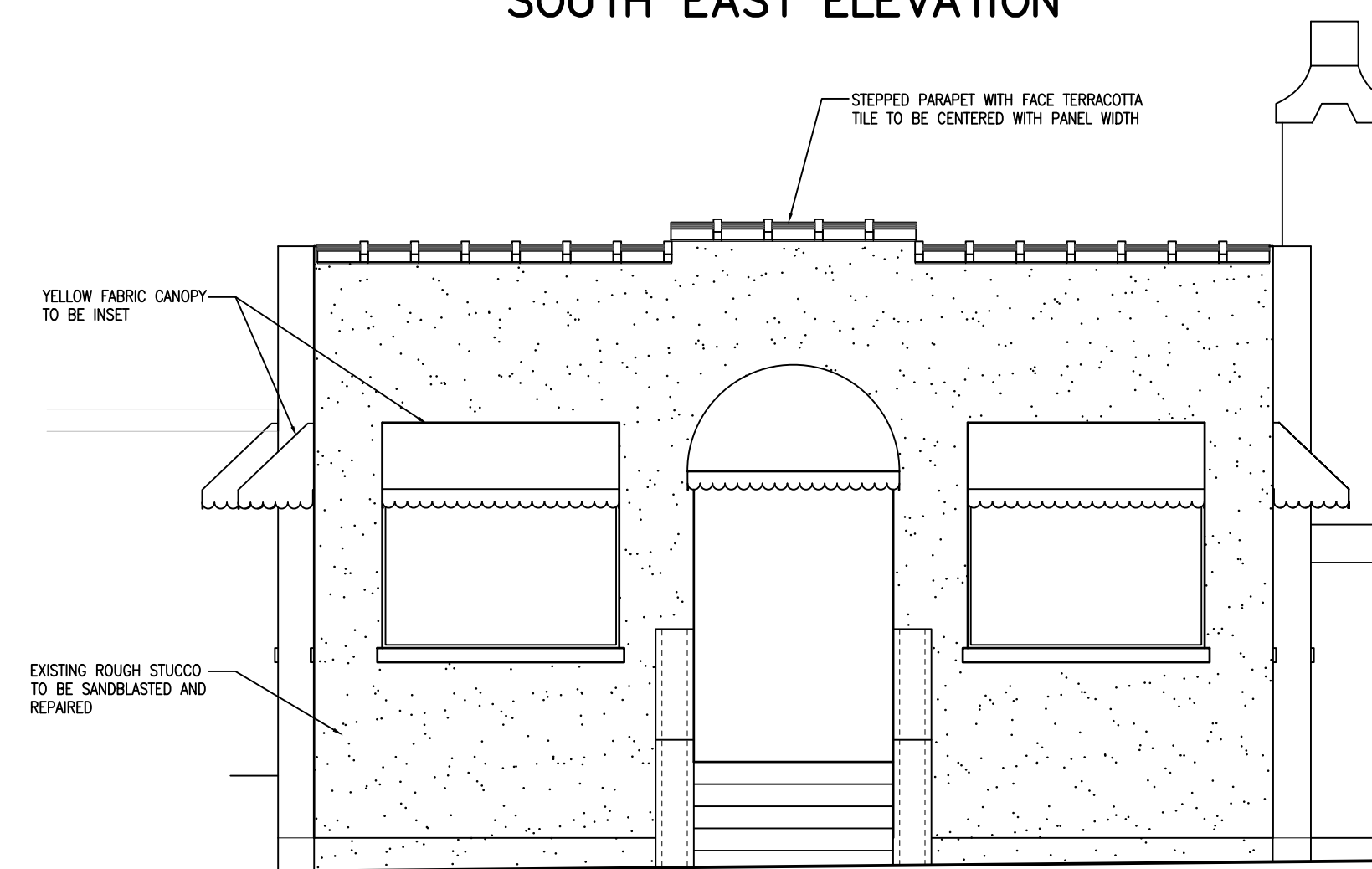
RESTORED
SOUTH EAST ELEVATION



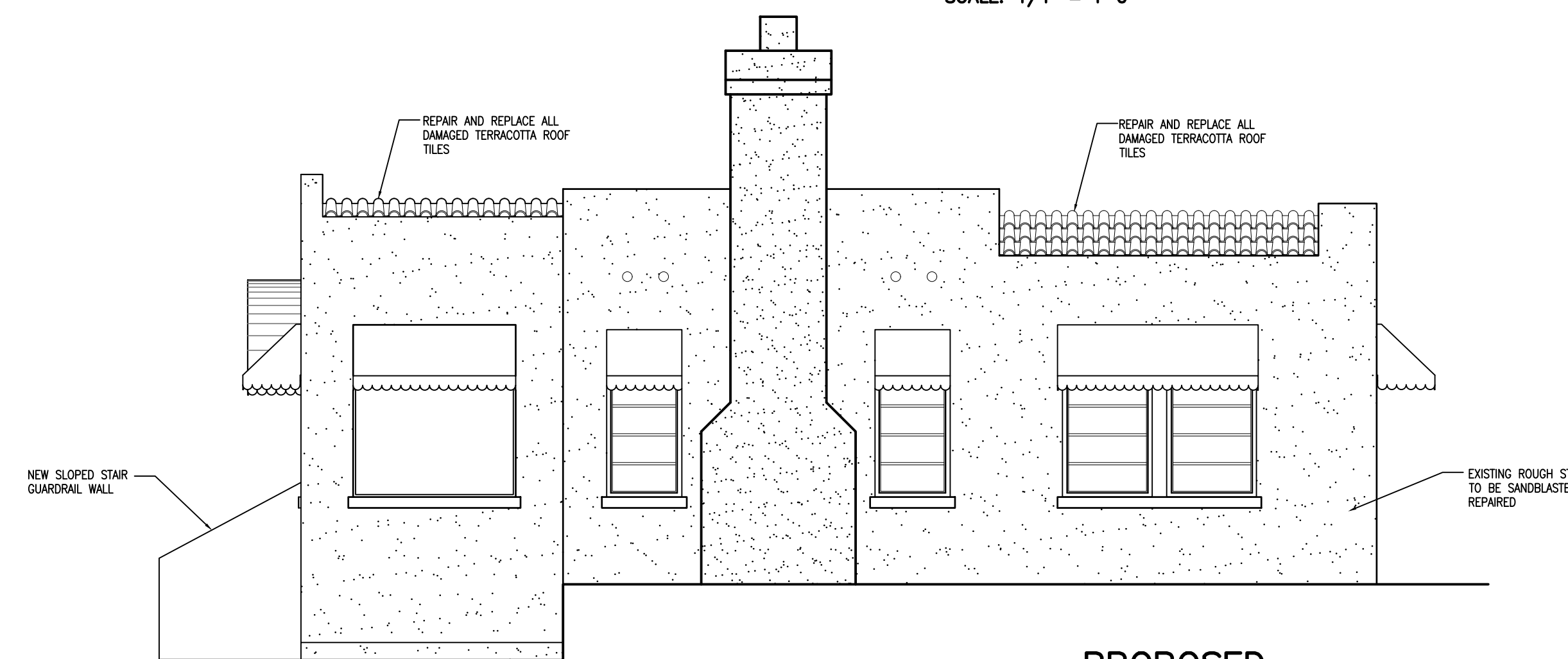
PROPOSED
ROOF PLAN
SCALE: 1/4" = 1'-0"



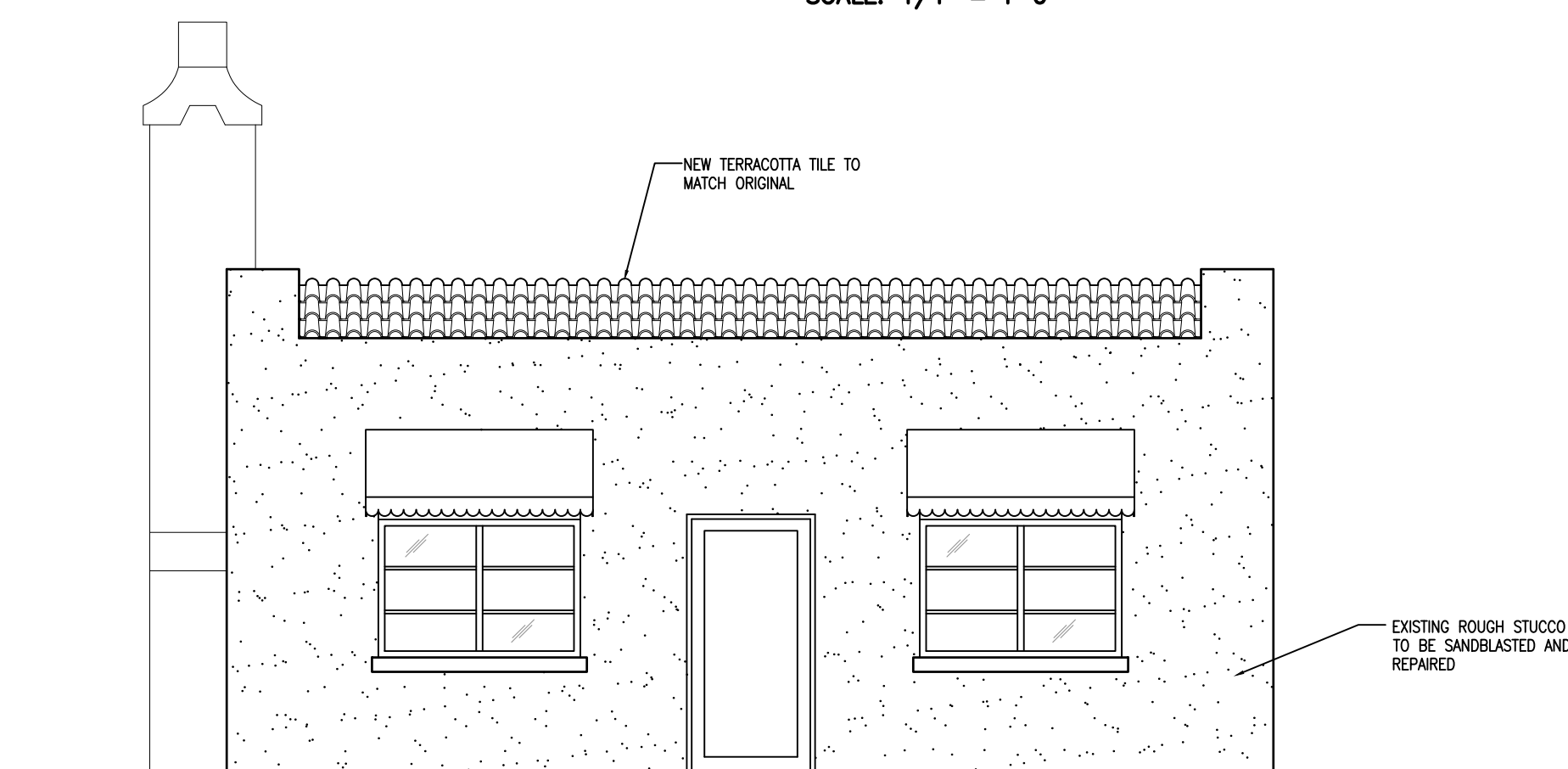
PROPOSED
WEST ELEVATION
SCALE: 1/4" = 1'-0"



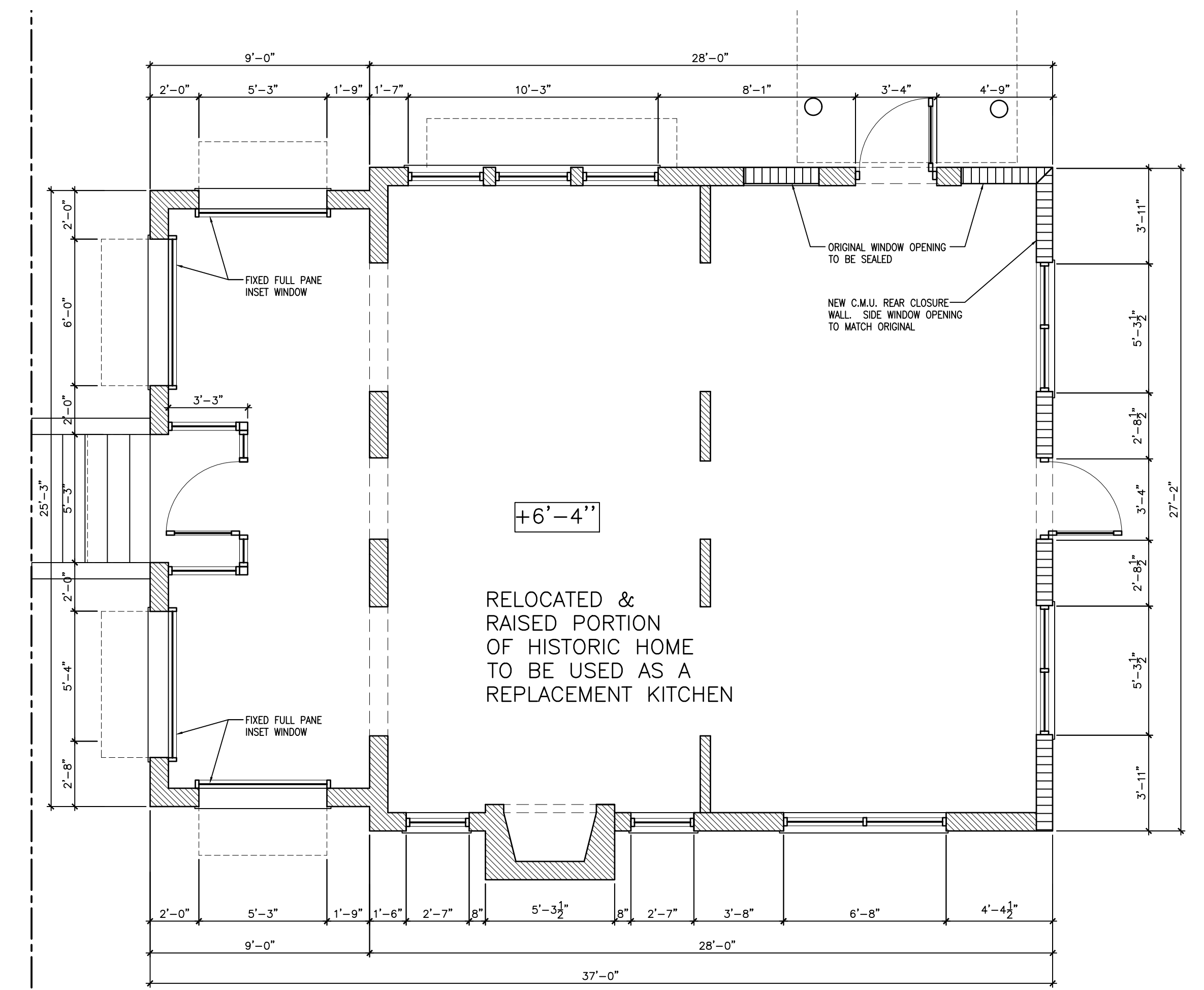
PROPOSED
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED
EAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED
FLOOR PLAN
SCALE: 1/4" = 1'-0"

LA CORONA RENOVATION & RESTORATION.

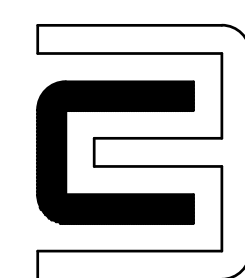
ISSUED FOR PERMIT
ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION

These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

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

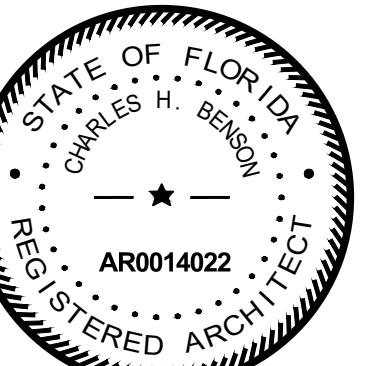
DRAWN BY
CHARLES H. BENSON

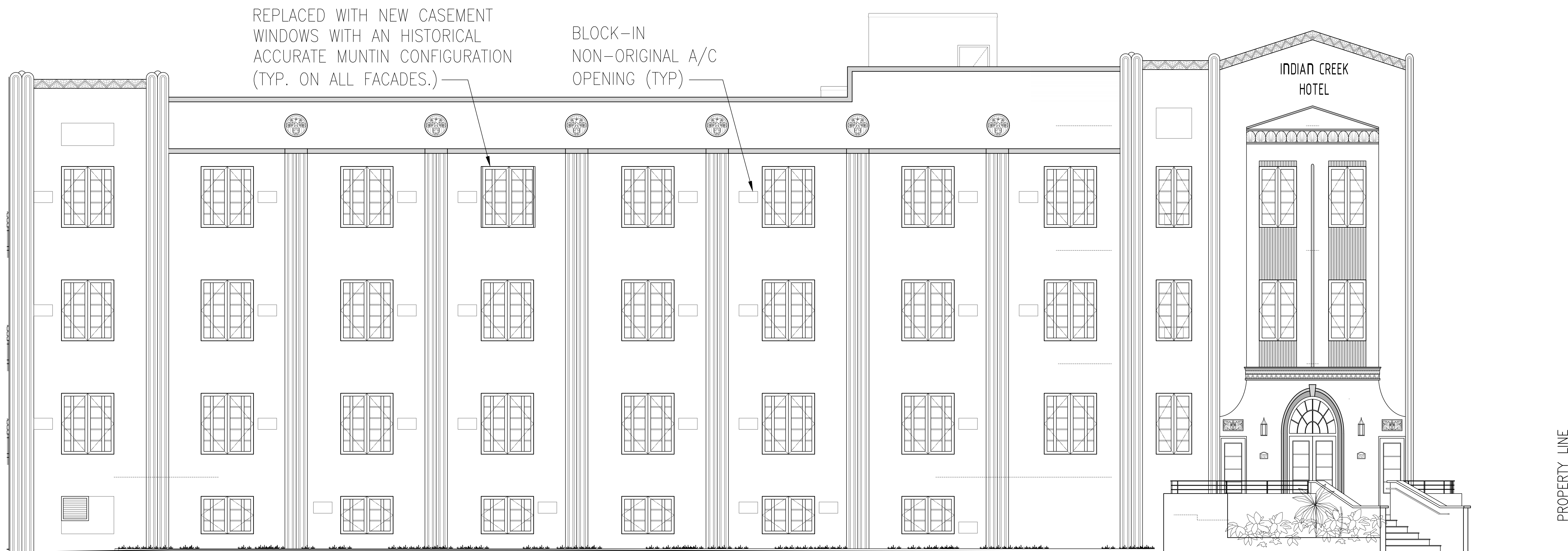
SCALE
AS SHOWN

DATE
5-1-20

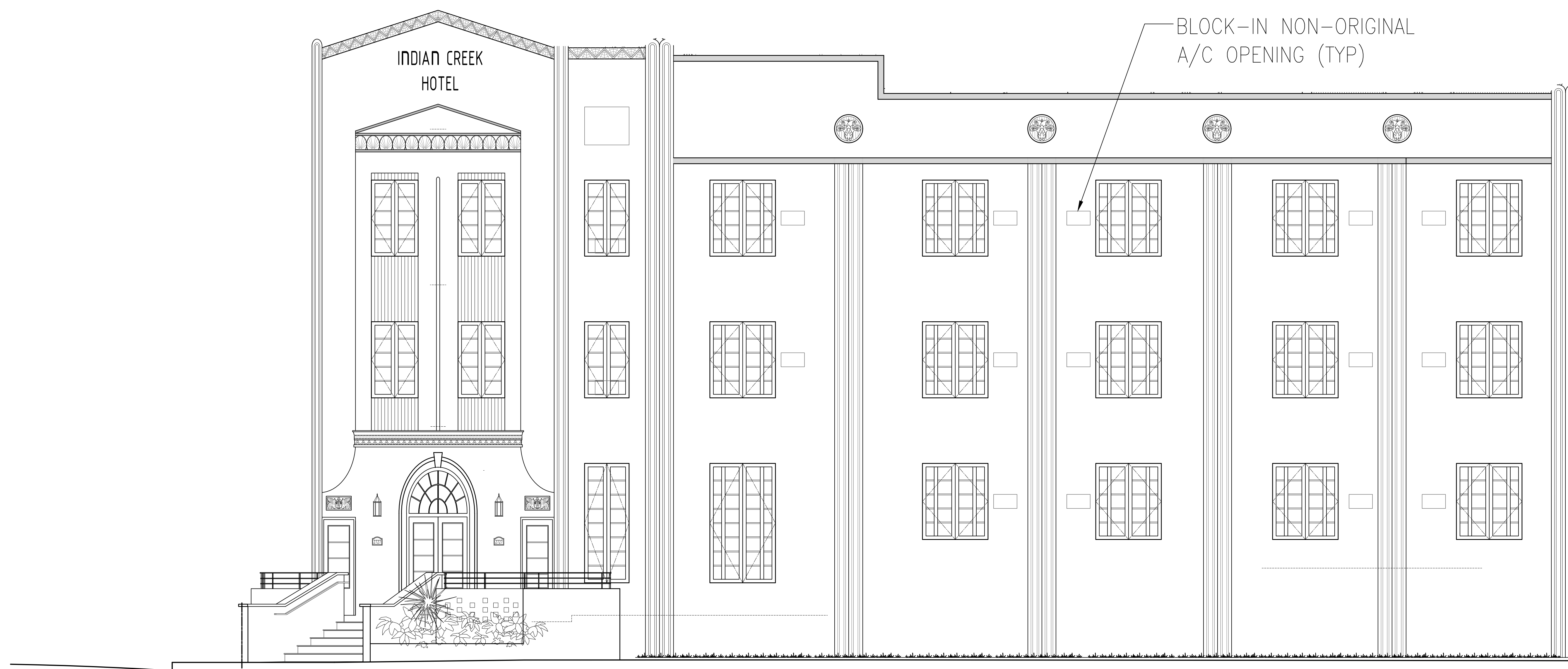
PROJECT NUMBER
21915

A-12
OF
17





PROPOSED
INDIAN CREEK NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED
INDIAN CREEK WEST ELEVATION
SCALE: 1/4" = 1'-0"

ISSUED FOR PERMIT _____
ISSUED FOR BIDDING _____
ISSUED FOR CONSTRUCTION _____

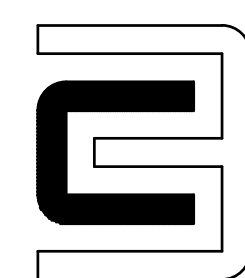
These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

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

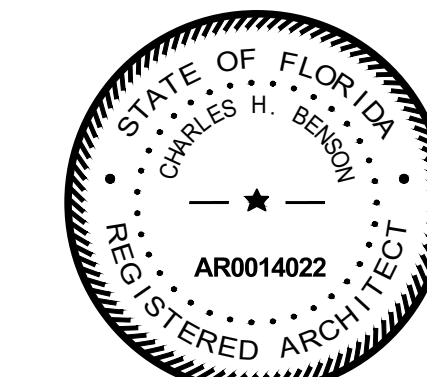
DRAWN BY
MAX CAMPIN

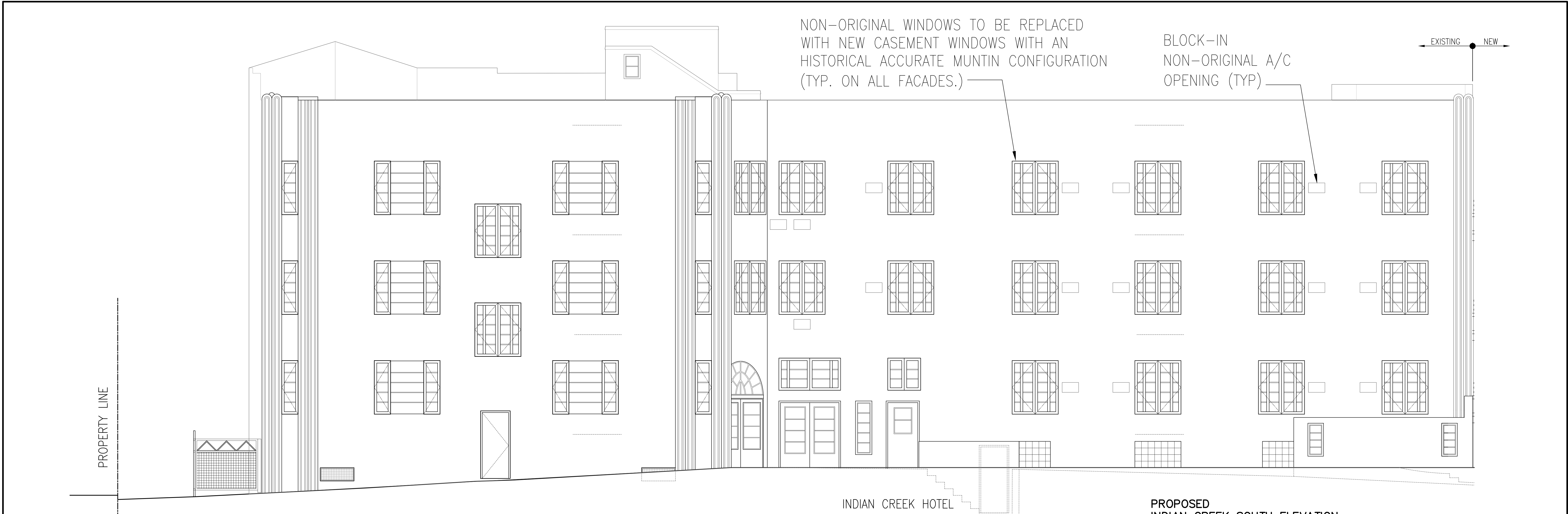
SCALE
AS SHOWN

DATE
5-1-20

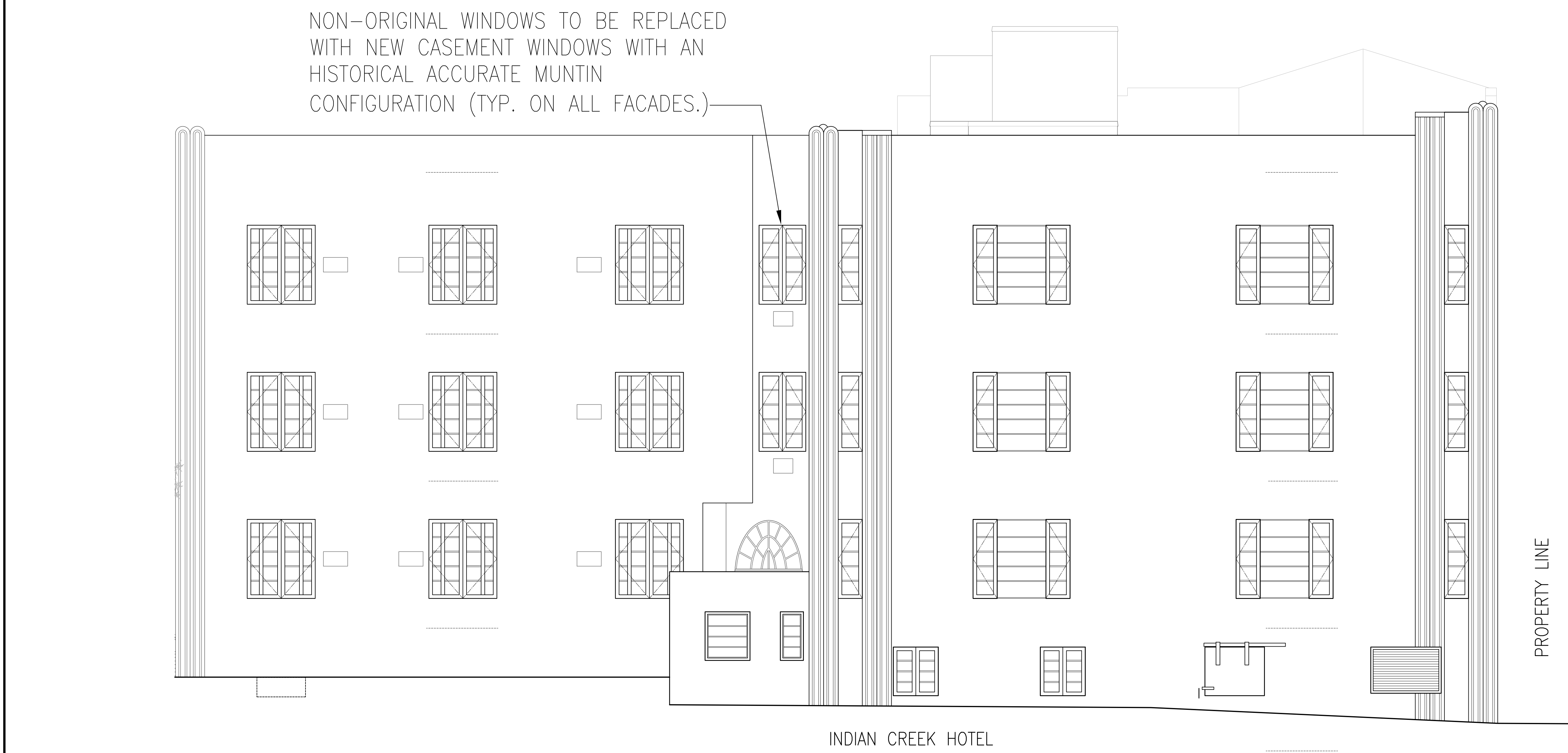
PROJECT NUMBER
21915

A-13
OF
17





PROPOSED
INDIAN CREEK SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED
INDIAN CREEK EAST ELEVATION
SCALE: 1/4" = 1'-0"

ISSUED FOR PERMIT _____
ISSUED FOR BIDDING _____
ISSUED FOR CONSTRUCTION _____

These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

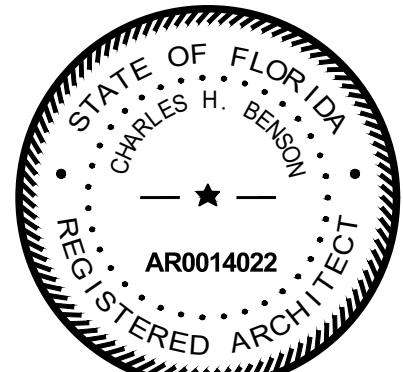
NEW ADDITION FOR:
INDIAN CREEK HOTEL
2727 INDIAN CREEK DR. MIAMI BEACH, FL., 33140

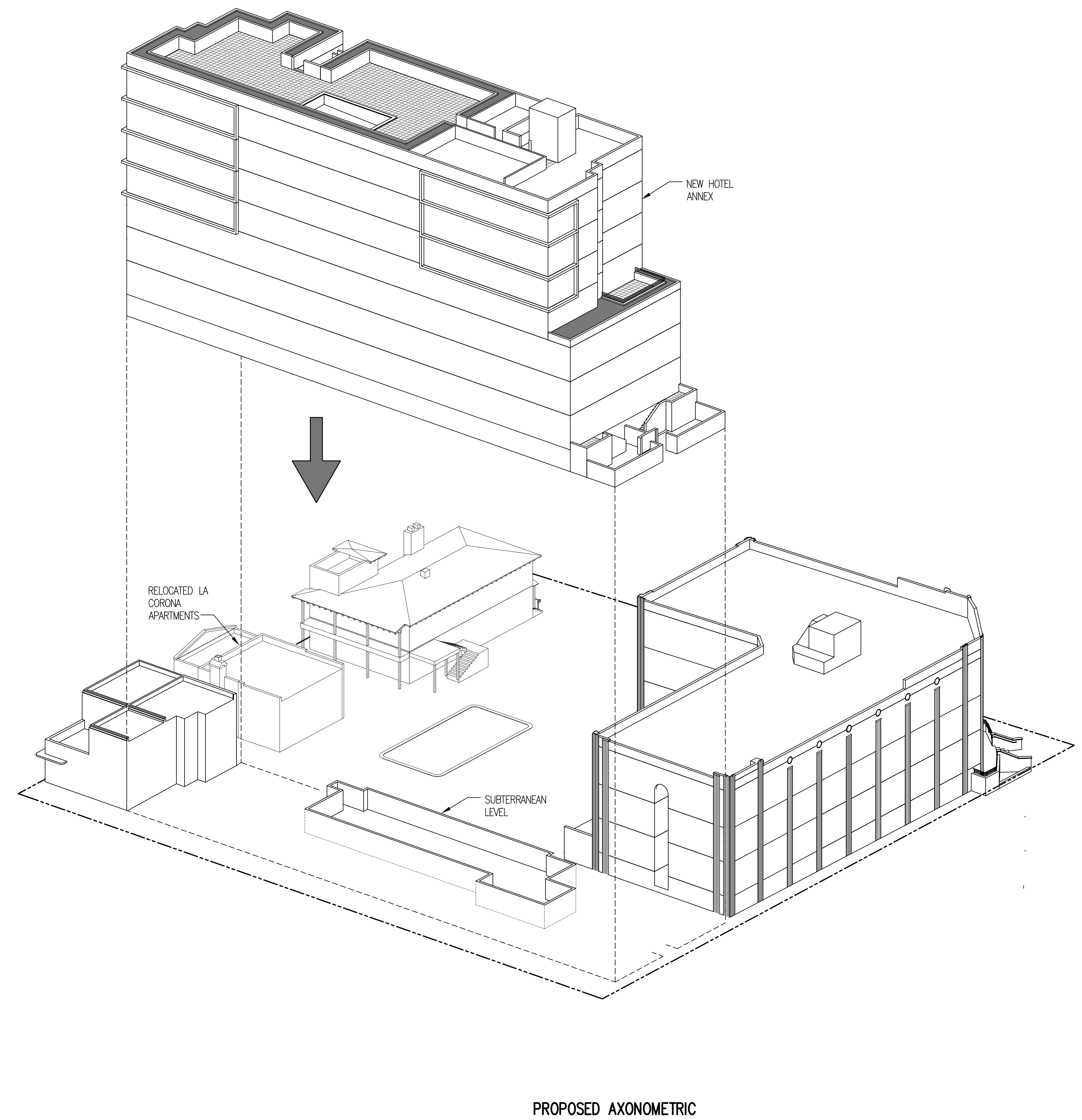
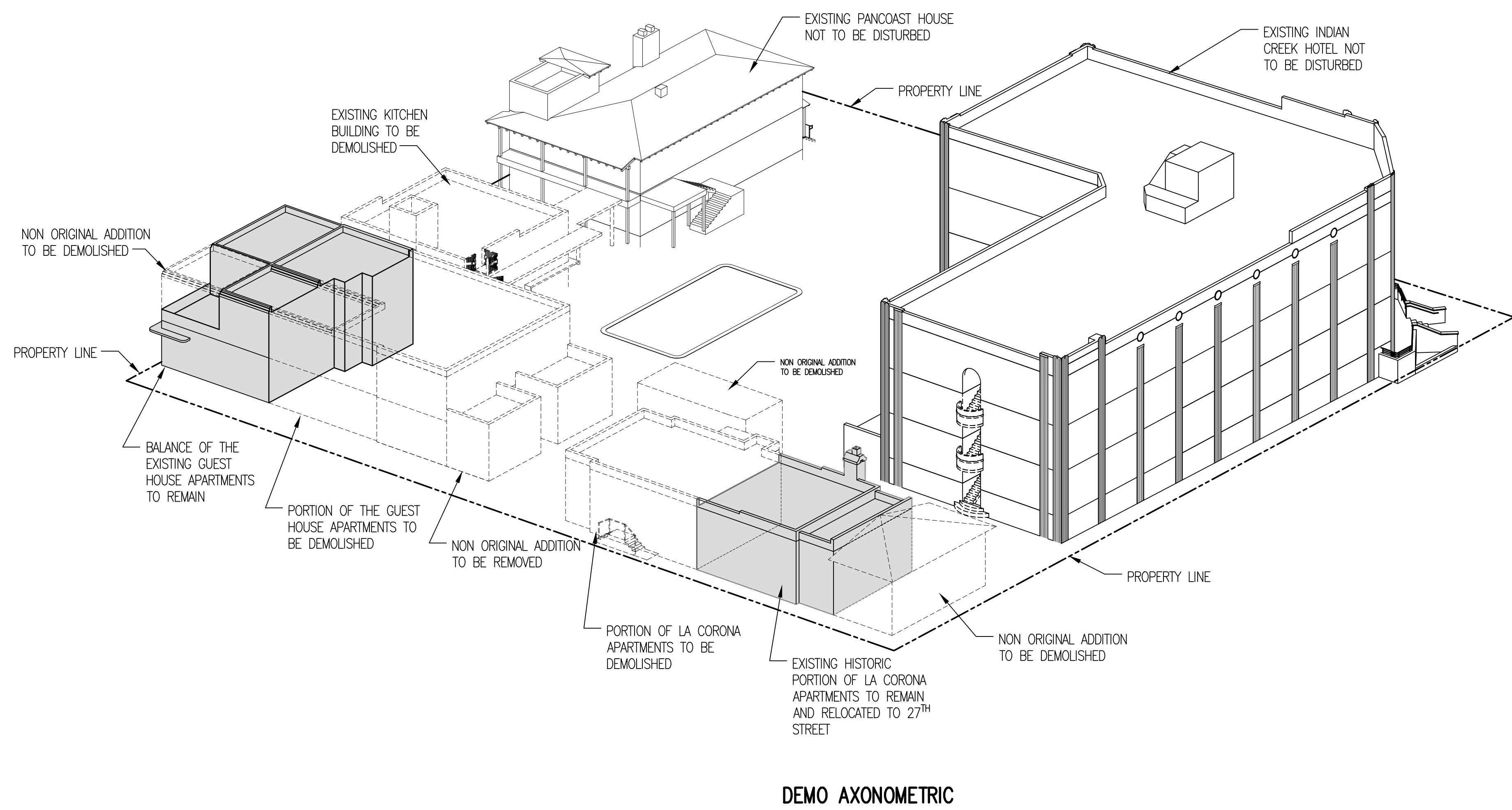
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR, MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 * Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.136

DRAWN BY
MAX CAMPIN
SCALE
AS SHOWN
DATE
5-1-20

PROJECT NUMBER
21915

A-14
OF
17





ISSUED FOR PERMIT _____
 ISSUED FOR BIDDING _____
 ISSUED FOR CONSTRUCTION _____

These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

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

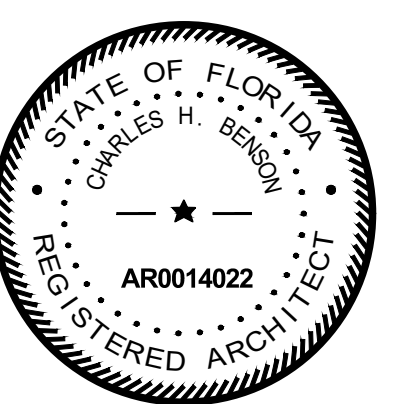
DRAWN BY
 CHARLES H. BENSON

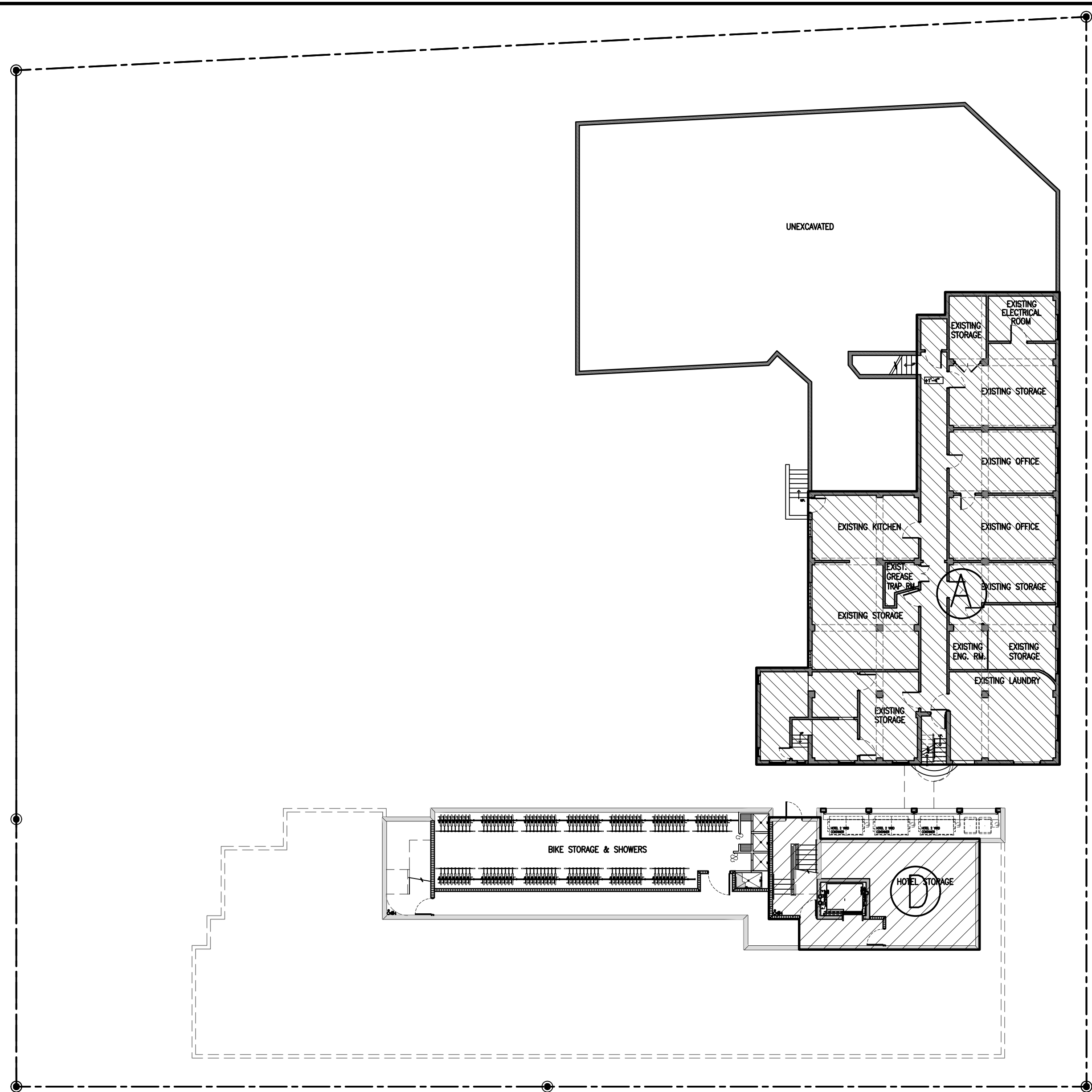
SCALE
 AS SHOWN

DATE
 5-1-20

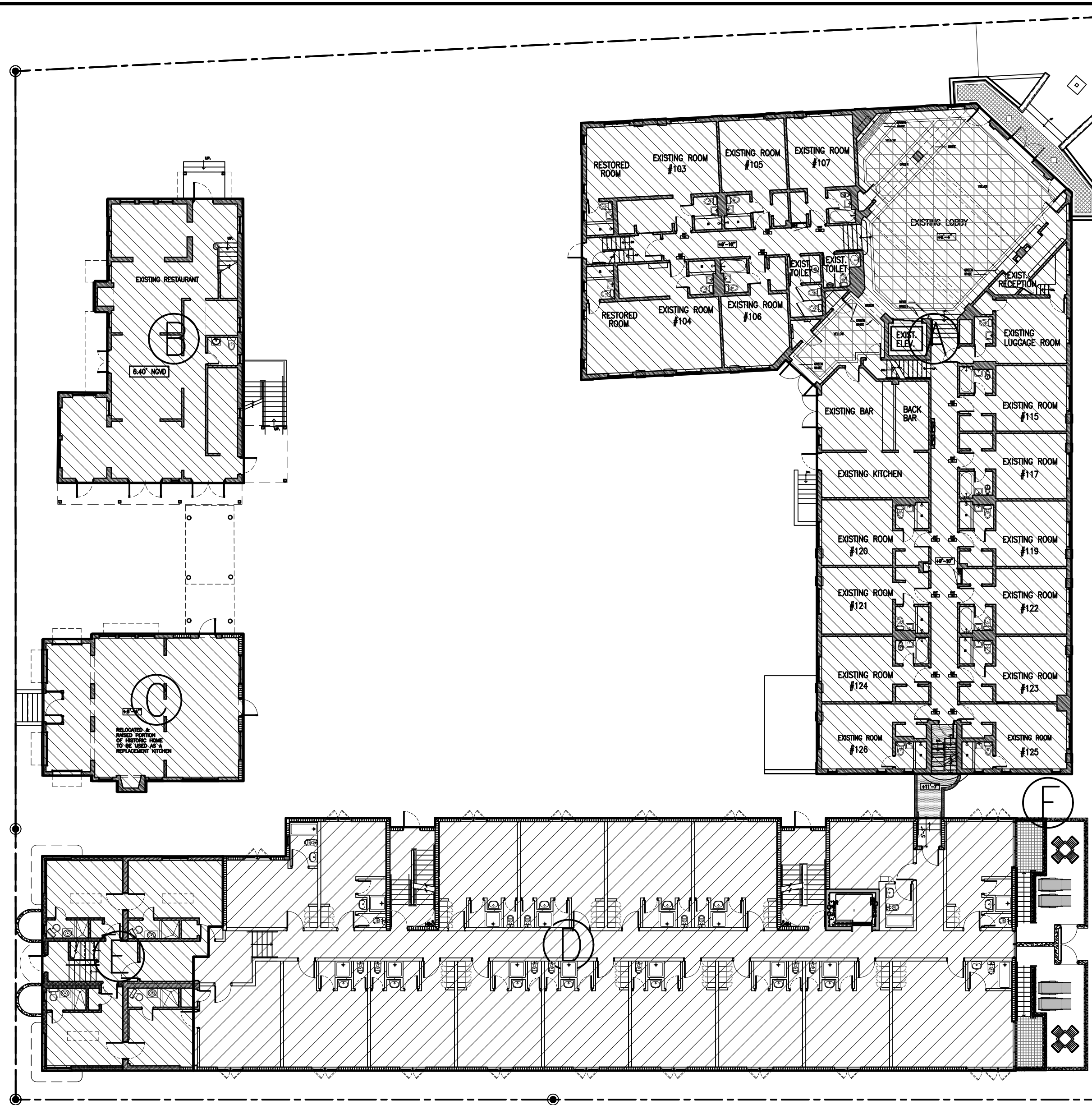
PROJECT NUMBER
21915

A-15
 OF
17

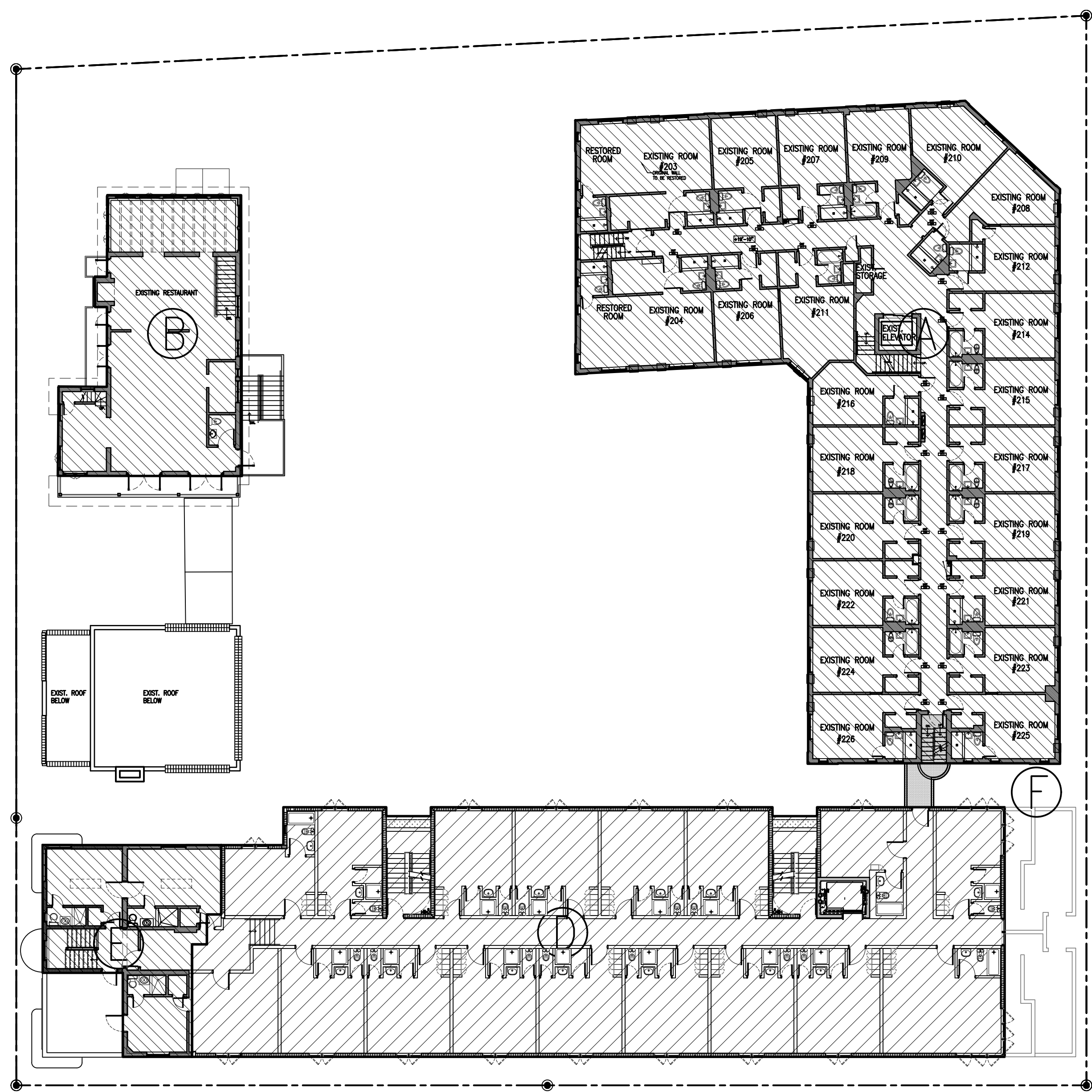




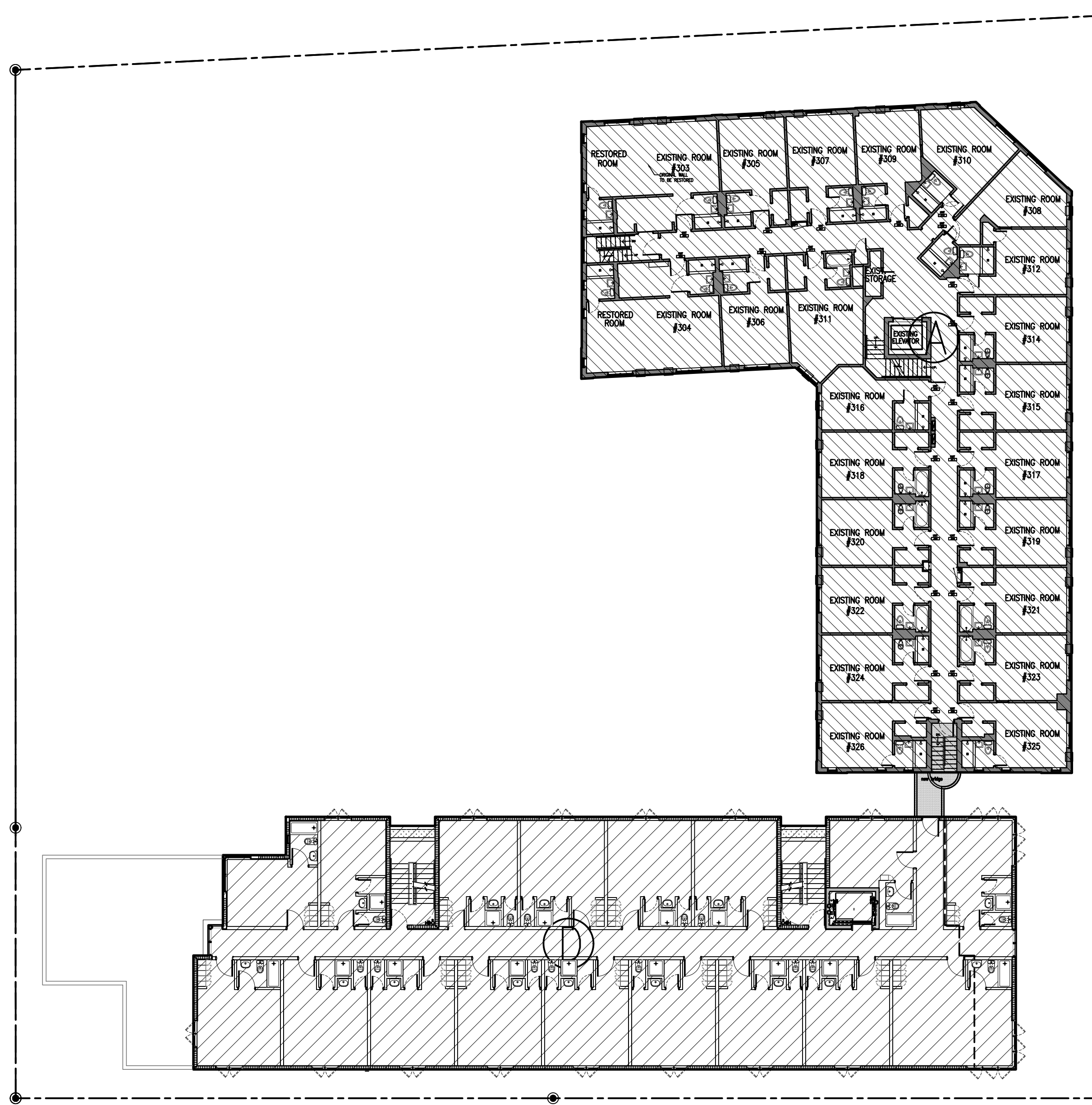
EXIST. BASEMENT
 (A) F.A.R.= 3,550/2 = 1,775 S.F.
 NEW BASEMENT
 (D) F.A.R.= 818 S.F.
 TOTAL BASEMENT= 2,593 S.F.



EXIST. LEVEL 1
 (A) F.A.R.= 7,720 S.F.
 (B) F.A.R.= 1,486 S.F.
 (C) F.A.R.= 1,000 S.F.
 (E) F.A.R.= 1,191 S.F.
 (F) F.A.R.= 53 S.F.
 TOTAL EXIST. LEVEL 1= 11,450 S.F.
 NEW LEVEL 1
 (D) F.A.R.= 6,858 S.F.
 TOTAL LEVEL 1= 18,308 S.F.



EXIST. LEVEL 2
 (A) F.A.R.= 7,723 S.F.
 (B) F.A.R.= 1,486 S.F.
 (E) F.A.R.= 956 S.F.
 (F) F.A.R.= 53 S.F.
 TOTAL EXIST. LEVEL 2= 10,218 S.F.
 NEW LEVEL 2
 (D) F.A.R.= 6,858 S.F.
 TOTAL LEVEL 2= 17,076 S.F.



EXIST. LEVEL 3
 (A) F.A.R.= 7,723 S.F.
 TOTAL EXIST. LEVEL 3= 7,723 S.F.
 NEW LEVEL 3
 (D) F.A.R.= 6,858 S.F.
 TOTAL LEVEL 3= 14,581 S.F.

ISSUED FOR PERMIT
 ISSUED FOR BIDDING
 ISSUED FOR CONSTRUCTION

These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

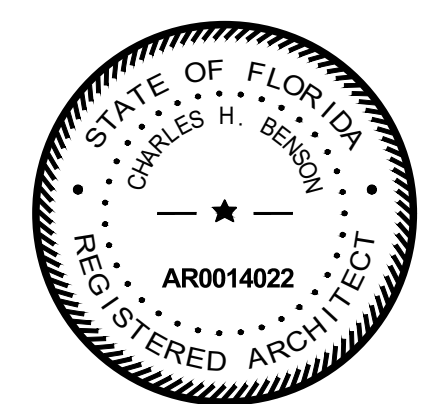
NEW ADDITION FOR:
INDIAN CREEK HOTEL
 2727 INDIAN CREEK DR. MIAMI BEACH, FL., 33140

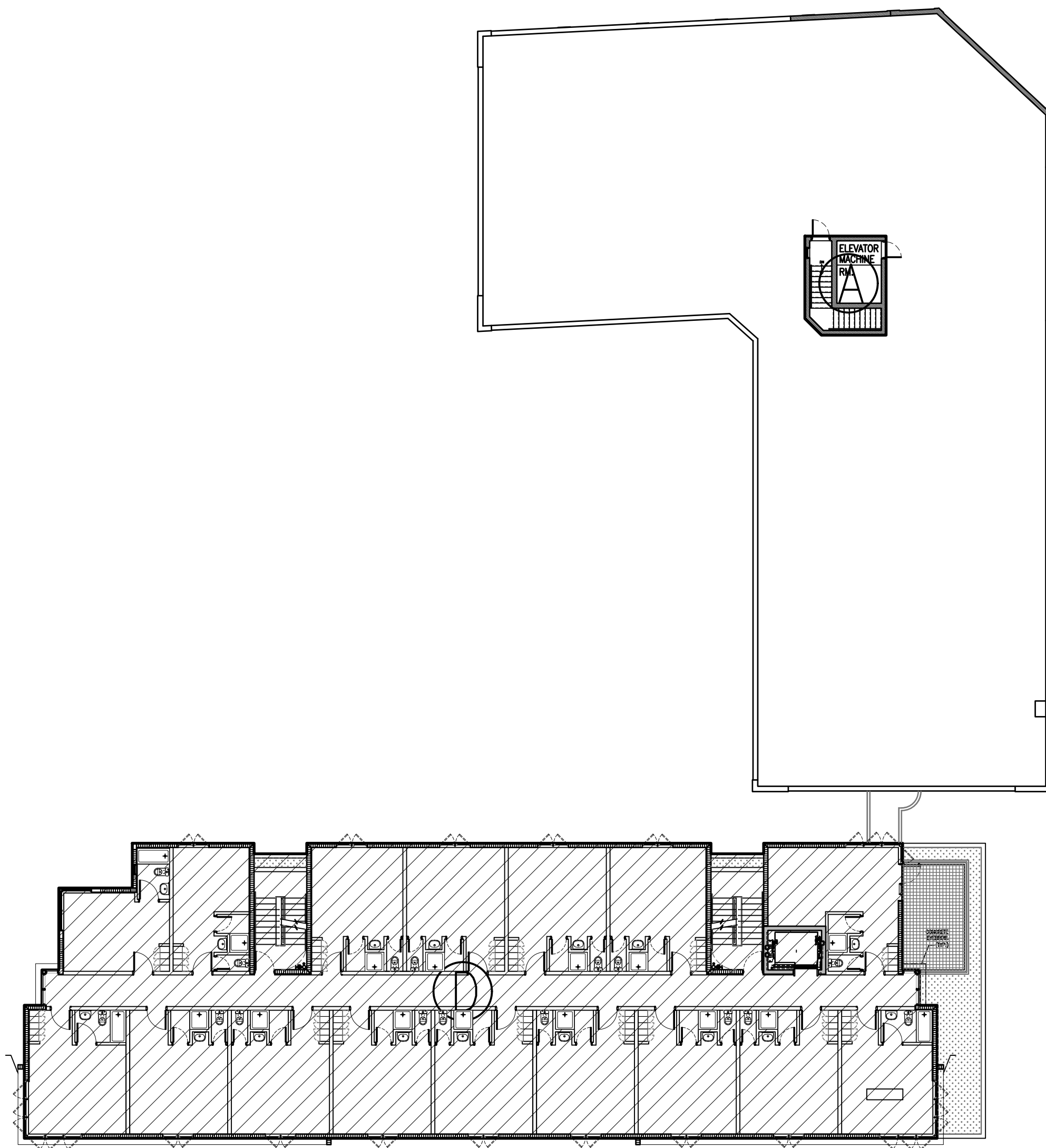
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 architect planner interiors
 1665 WASHINGTON AVE. 2nd. FLOOR, MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 * Fax: 305-532-6151
 ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.136

DRAWN BY
 CHARLES H. BENSON
 SCALE
 AS SHOWN
 DATE
 5-1-20

PROJECT NUMBER
21915

A-16
 OF
17





EXIST. LEVEL 4

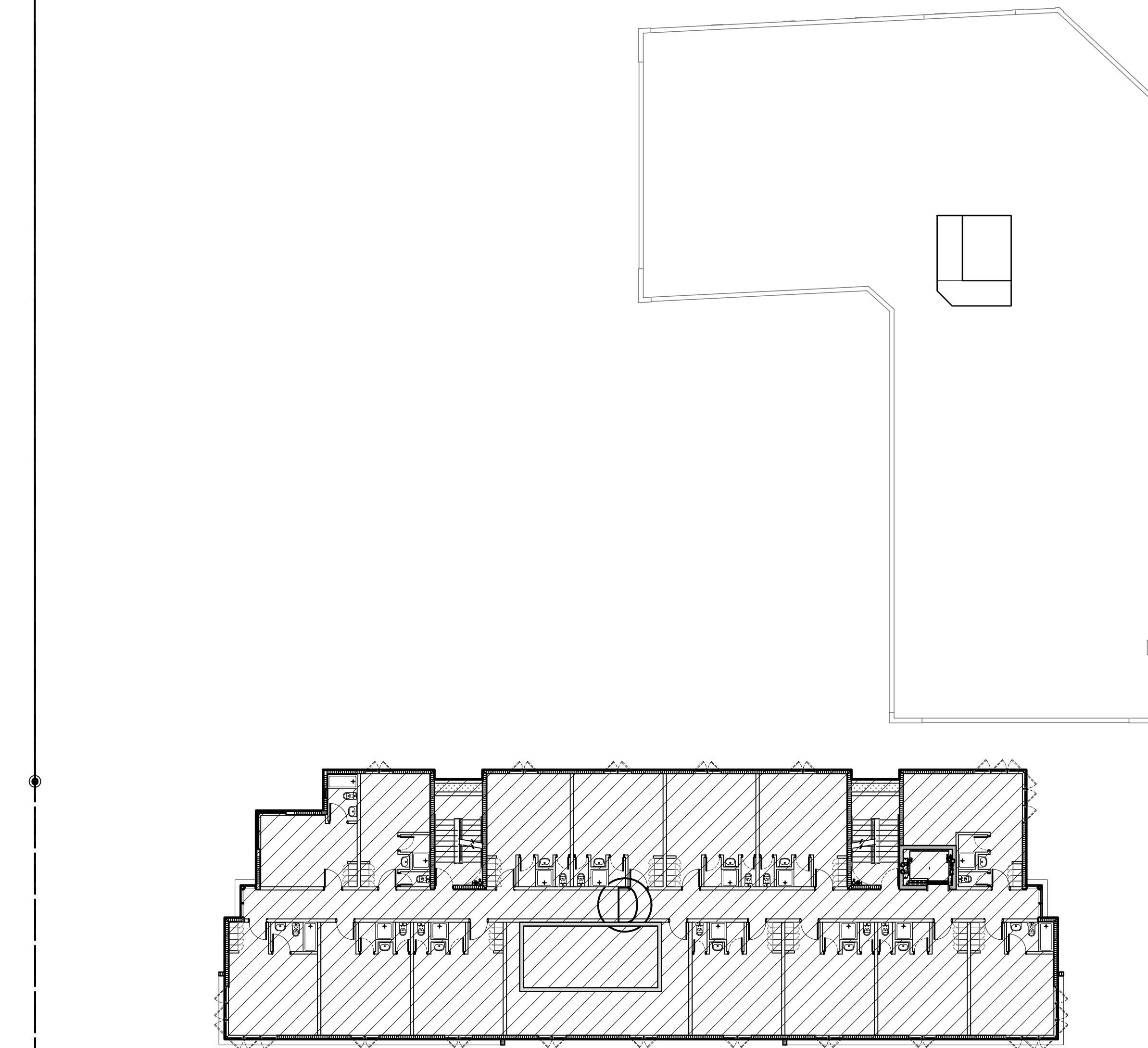
Ⓐ F.A.R. = 0 S.F.

TOTAL EXIST. LEVEL 4 = 0 S.F.

NEW LEVEL 4

Ⓓ F.A.R. = 6,376 S.F.

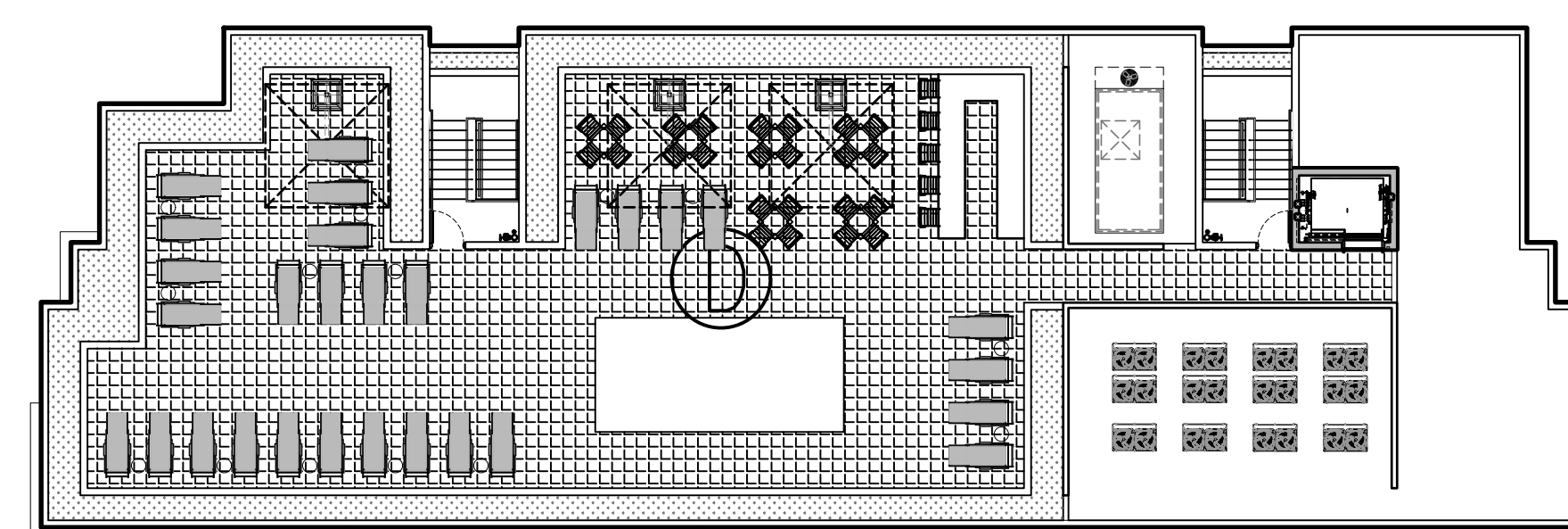
TOTAL LEVEL 4 = 6,376 S.F.



NEW LEVEL 5-7

Ⓓ F.A.R. = 6,376 S.F. X 3

TOTAL LEVEL 5-7 = 19,128 S.F.



ROOF LEVEL

Ⓓ F.A.R. = 0 S.F.

TOTAL ROOF LEVEL = 0 S.F.

SCHEDULE OF AREAS

FLOOR AREA RATIO

NEW HOTEL ANNEX		
SUBTERRANEAN		818 SF
GROUND LEVEL		1,191 SF
SUN DECK HOTEL	(ORIGINAL REMAINDER)	6,858 SF
NEW HOTEL ANNEX		956 SF
SUN DECK HOTEL	(ORIGINAL REMAINDER)	6,858 SF
NEW HOTEL ANNEX		53 SF
BRIDGE		53 SF
THIRD LEVEL		6,376 SF
BRIDGE		53 SF
FOURTH LEVEL		6,376 SF
FIFTH LEVEL		6,376 SF
SIXTH LEVEL		6,376 SF
SEVENTH LEVEL		6,376 SF
ROOF LEVEL		0 SF
TOTAL		49,149 SF
EXISTING INDIAN CREEK HOTEL (ORIGINAL)		
SUBTERRANEAN	3,550 S.F. / 2 =	1,775 SF
GROUND LEVEL		7,723 SF
SECOND LEVEL		7,723 SF
THIRD LEVEL		7,723 SF
ROOF LEVEL		0 SF
TOTAL		24,941 SF
EXISTING LA CORONA RESIDENCE	(ORIGINAL REMAINDER)	1,000 SF
EXISTING PANCOAST HOUSE (ORIGINAL)		
GROUND LEVEL		1,486 SF
SECOND LEVEL		1,486 SF
TOTAL		2,972 SF
GRAND TOTAL		78,062 SF
EXISTING SUNDECK HOTEL (ORIGINAL AS-IS)		
GROUND LEVEL		3,333 SF
SECOND LEVEL		2,957 SF
TOTAL		6,290 SF
EXISTING LA CORONA	(ORIGINAL AS-IS)	3,107 SF

F.A.R. ANALYSIS

ZONING DISTRICT	RM-2
EXISTING USE	HOTEL
F.A.R. (FLOOR AREA RATIO)	2.0
LOT AREA	39,031.16 S.F.
MAX. BUILDING AREA (LOT AREA x 2.0)	39,031.16 x 2.0 = 78,062.32 S.F.
MAX. =	78,062.32 S.F.
EXIST. BUILDING AREA	
Ⓐ F.A.R. = 24,941 S.F.	
Ⓑ F.A.R. = 2,972 S.F.	
Ⓒ F.A.R. = 1,000 S.F.	
Ⓔ F.A.R. = 2,147 S.F.	
TOTAL EXIST. =	31,060 S.F.
NEW BUILDING AREA	
Ⓓ F.A.R. = 46,980 S.F.	
Ⓕ F.A.R. = 106 S.F.	
TOTAL NEW =	47,002 S.F.
TOTAL BUILDING AREA	
TOTAL AREA =	78,062 S.F.

F.A.R. PLANS
SCALE: N.T.S.

ISSUED FOR PERMIT
ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION

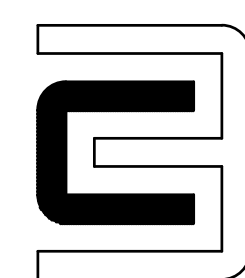
These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

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
CHARLES H. BENSON

PROJECT NUMBER

21915

SCALE
AS SHOWN

DATE
5-1-20

A-17
OF
17

