

EXISTING SITE PLAN
SCALE: 3/16" = 1'-0"

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.

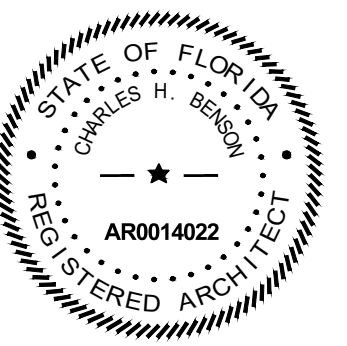
NEW ROOF TOP ADDITION, RESTAURANT & HOTEL FOR:
1445 Pennsylvania Ave. LLC
 1445 PENNSYLVANIA AVE. MIAMI BEACH, FL 33139

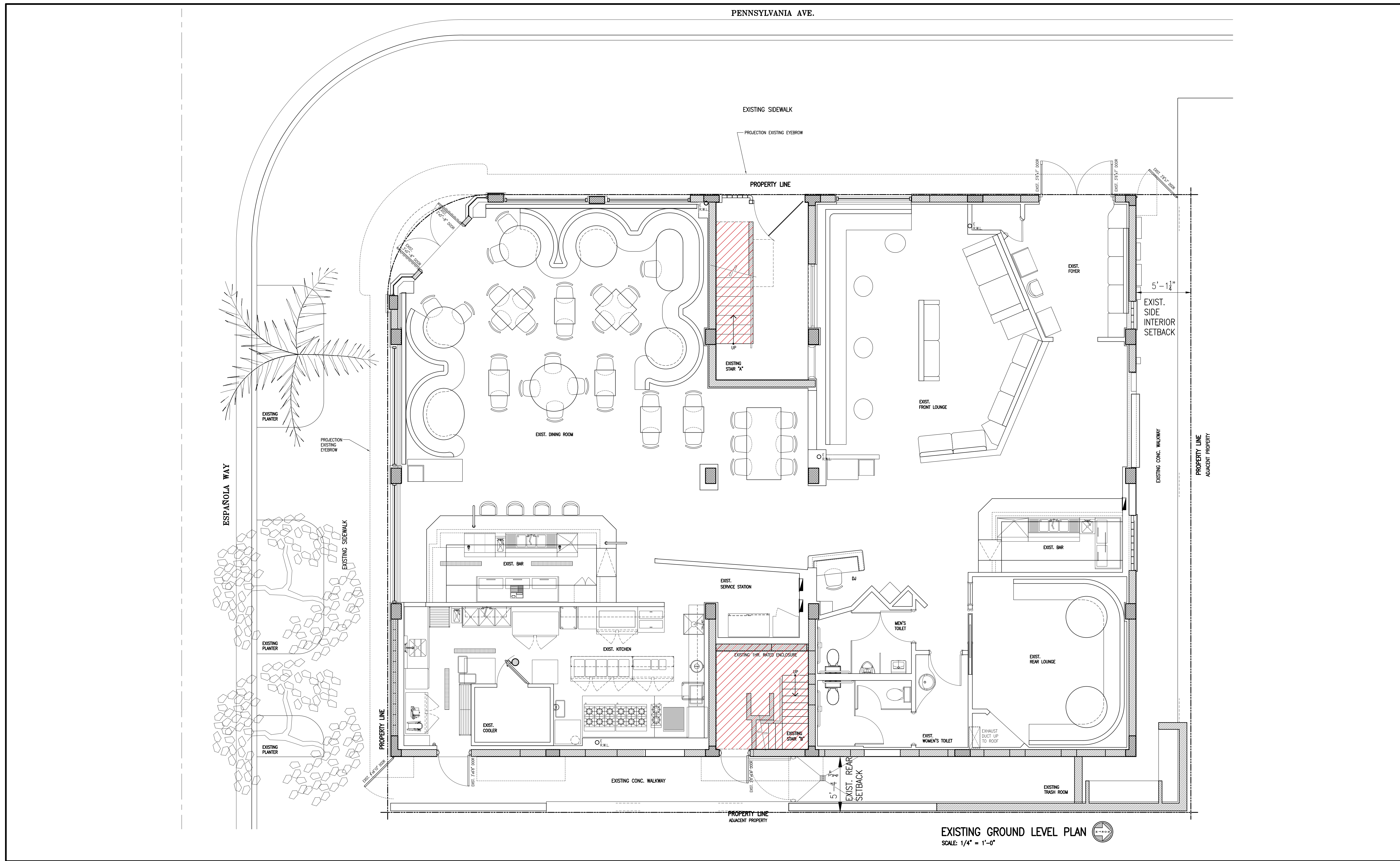
CHARLES H. BENSON
 architect planner interiors
 260-95TH STREET SUITE 210, SURFSIDE, FLORIDA 33154 305-861-4648
 ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY
Lilian R. Pérez C.
 SCALE AS SHOWN
 DATE 9-7-2021

PROJECT NUMBER
22109

EX-1
 OF
9





EXISTING GROUND LEVEL PLAN
SCALE: 1/4" = 1'-0"

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.

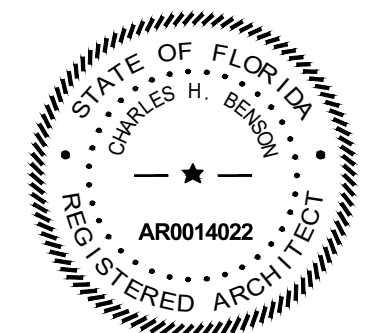
NEW ROOF TOP ADDITION, RESTAURANT & HOTEL FOR:
1445 Pennsylvania Ave. LLC
 1445 PENNSYLVANIA AVE. MIAMI BEACH, FL 33139

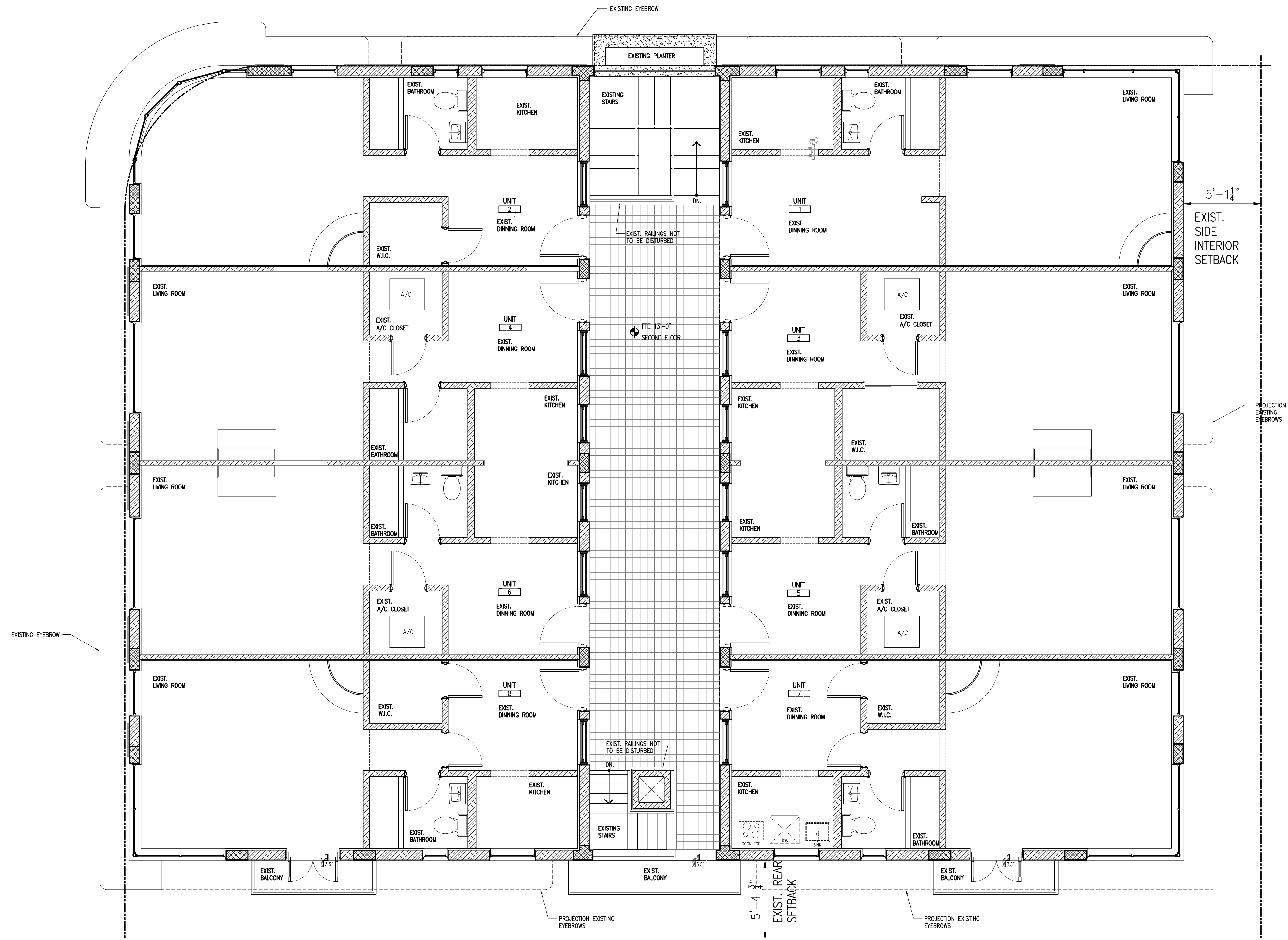
CHARLES H. BENSON
 architect planner interiors
 260-95TH STREET SUITE 210, SURFSIDE, FLORIDA 33154 305-861-4648
 ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY
 Lilian R. Pérez C.
 SCALE AS SHOWN
 DATE 9-7-2021

PROJECT NUMBER
22109

EX-2
 OF
9

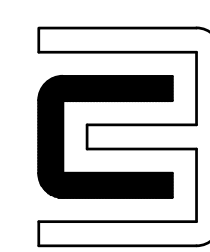




EXISTING SECOND LEVEL PLAN
 SCALE: 1/4" = 1'-0"

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 ROOF TOP ADDITION, RESTAURANT & HOTEL FOR:
1445 Pennsylvania Ave. LLC
 1445 PENNSYLVANIA AVE. MIAMI BEACH, FL 33139

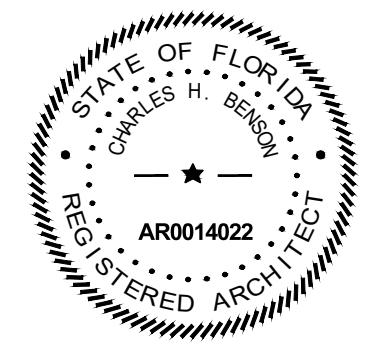


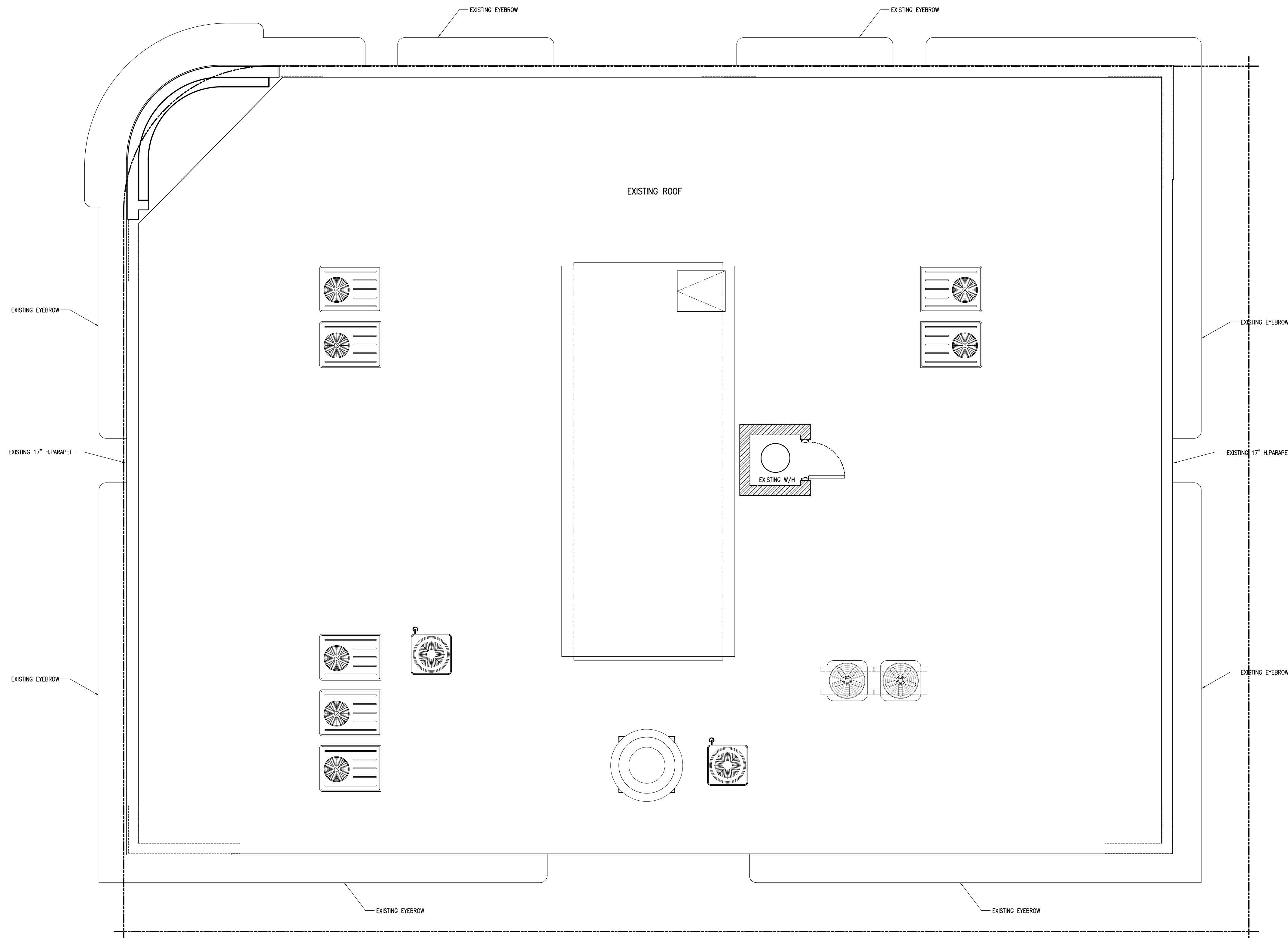
CHARLES H. BENSON
 architect planner interiors
 260-95TH STREET SUITE 210, SURFSIDE, FLORIDA 33154 305-861-4648
 ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY
 Lilian R. Pérez C.
 SCALE AS SHOWN
 DATE 9-7-2021

PROJECT NUMBER
22109

EX-3
 OF
9





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

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.

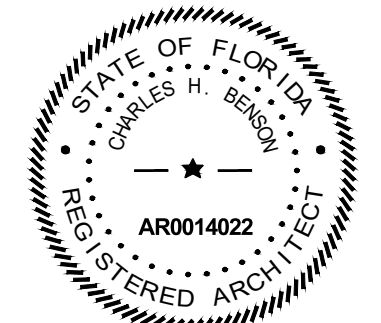
NEW ROOF TOP ADDITION, RESTAURANT & HOTEL FOR:
1445 Pennsylvania Ave. LLC
 1445 PENNSYLVANIA AVE. MIAMI BEACH, FL 33139

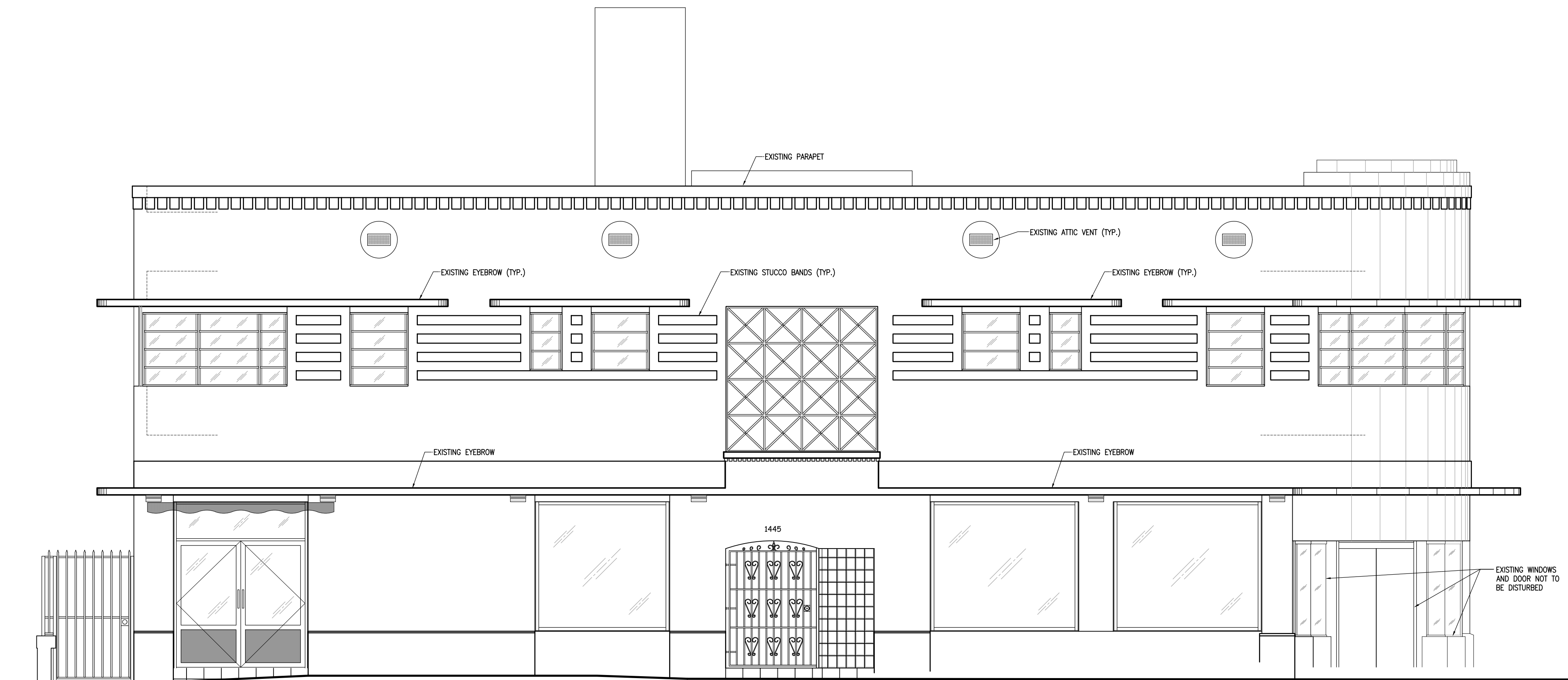
CHARLES H. BENSON
 architect planner interiors
 260-95TH STREET SUITE 210, SURFSIDE, FLORIDA 33154 305-861-4648
 ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY
 Lilian R. Pérez C.
 SCALE AS SHOWN
 DATE 9-7-2021

PROJECT NUMBER
22109

EX-4
 OF
9

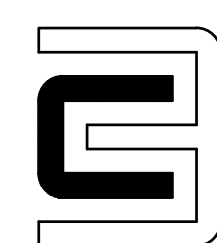




EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

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 ROOF TOP ADDITION, RESTAURANT & HOTEL FOR:
1445 Pennsylvania Ave. LLC
 1445 PENNSYLVANIA AVE. MIAMI BEACH, FL 33139



CHARLES H. BENSON
 architect planner interiors
 260-95TH STREET SUITE 210, SURFSIDE, FLORIDA 33154 305-861-4648
 ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY
 Lilian R. Pérez C.

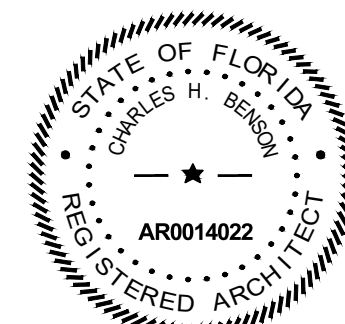
SCALE
 AS SHOWN

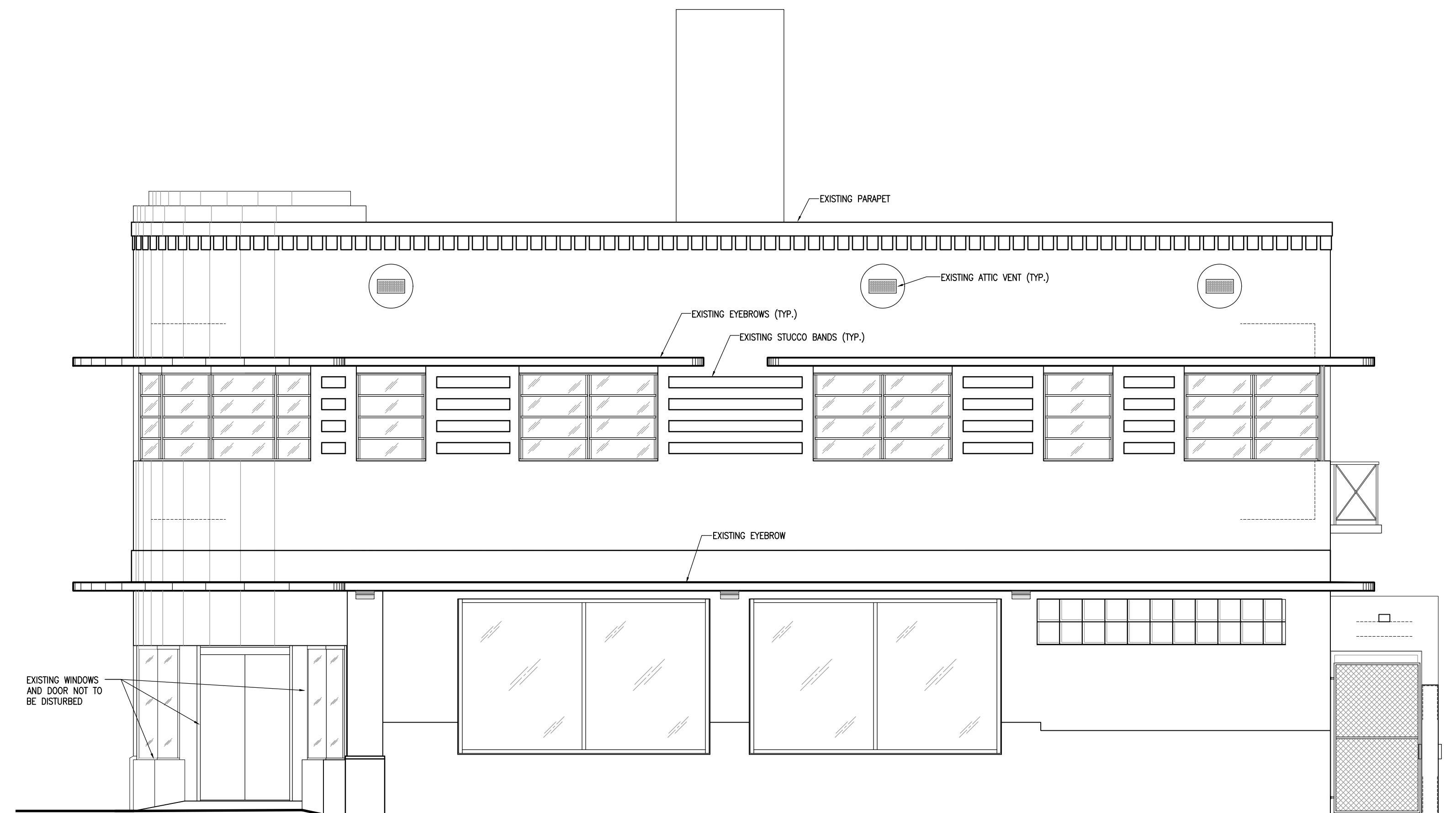
DATE
 9-7-2021

PROJECT NUMBER

22109

EX-5
 OF
 9

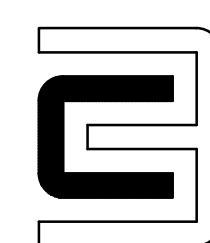




EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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 ROOF TOP ADDITION, RESTAURANT & HOTEL FOR:
1445 Pennsylvania Ave. LLC
 1445 PENNSYLVANIA AVE. MIAMI BEACH, FL 33139

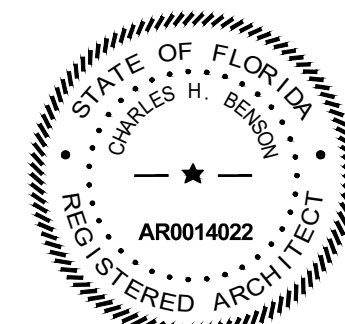


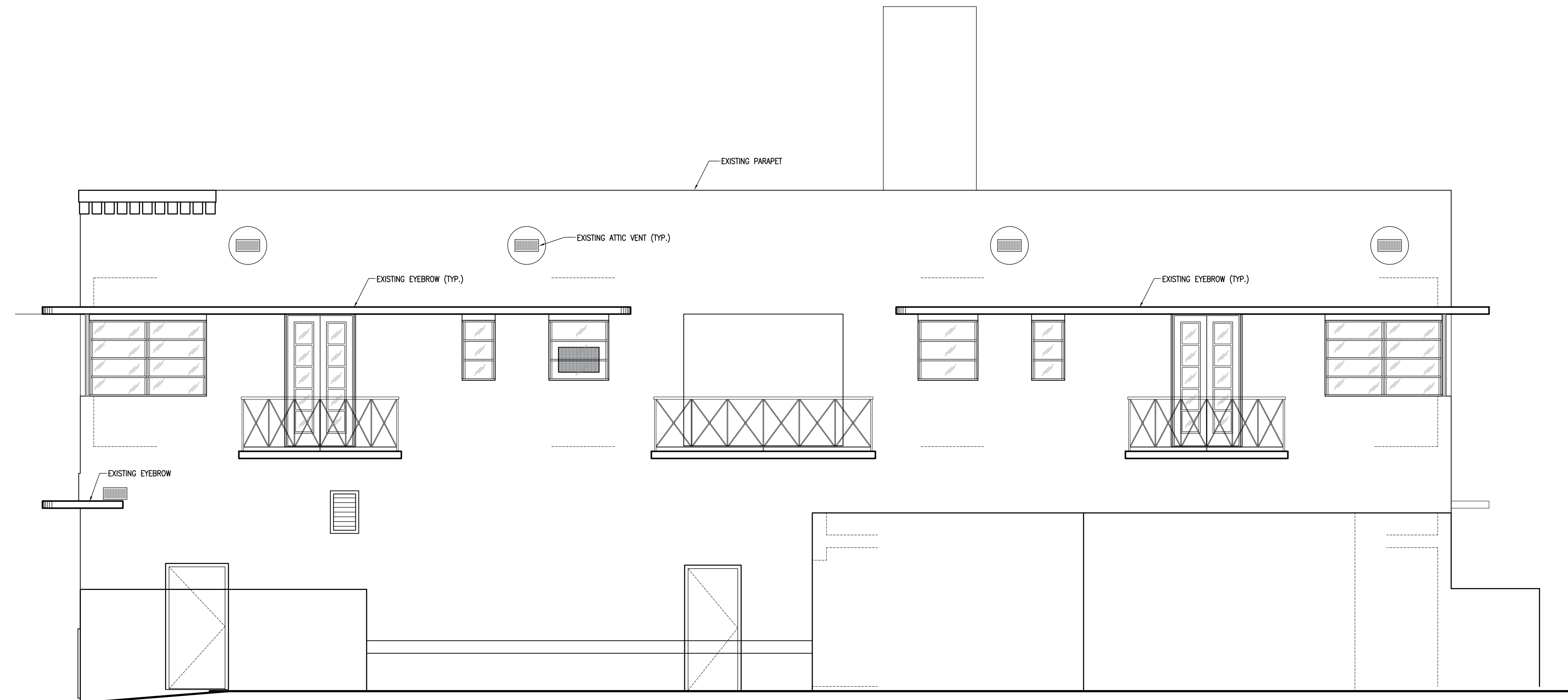
CHARLES H. BENSON
 architect planner interiors
 260-95TH STREET SUITE 210, SURFSIDE, FLORIDA 33154 305-861-4648
 ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY
 Lilian R. Pérez C.
 SCALE AS SHOWN
 DATE 9-7-2021

PROJECT NUMBER
22109

EX-6
 OF
9

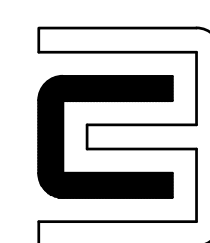




EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

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 ROOF TOP ADDITION, RESTAURANT & HOTEL FOR:
1445 Pennsylvania Ave. LLC
 1445 PENNSYLVANIA AVE. MIAMI BEACH, FL 33139

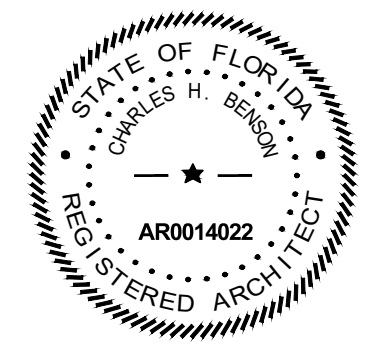


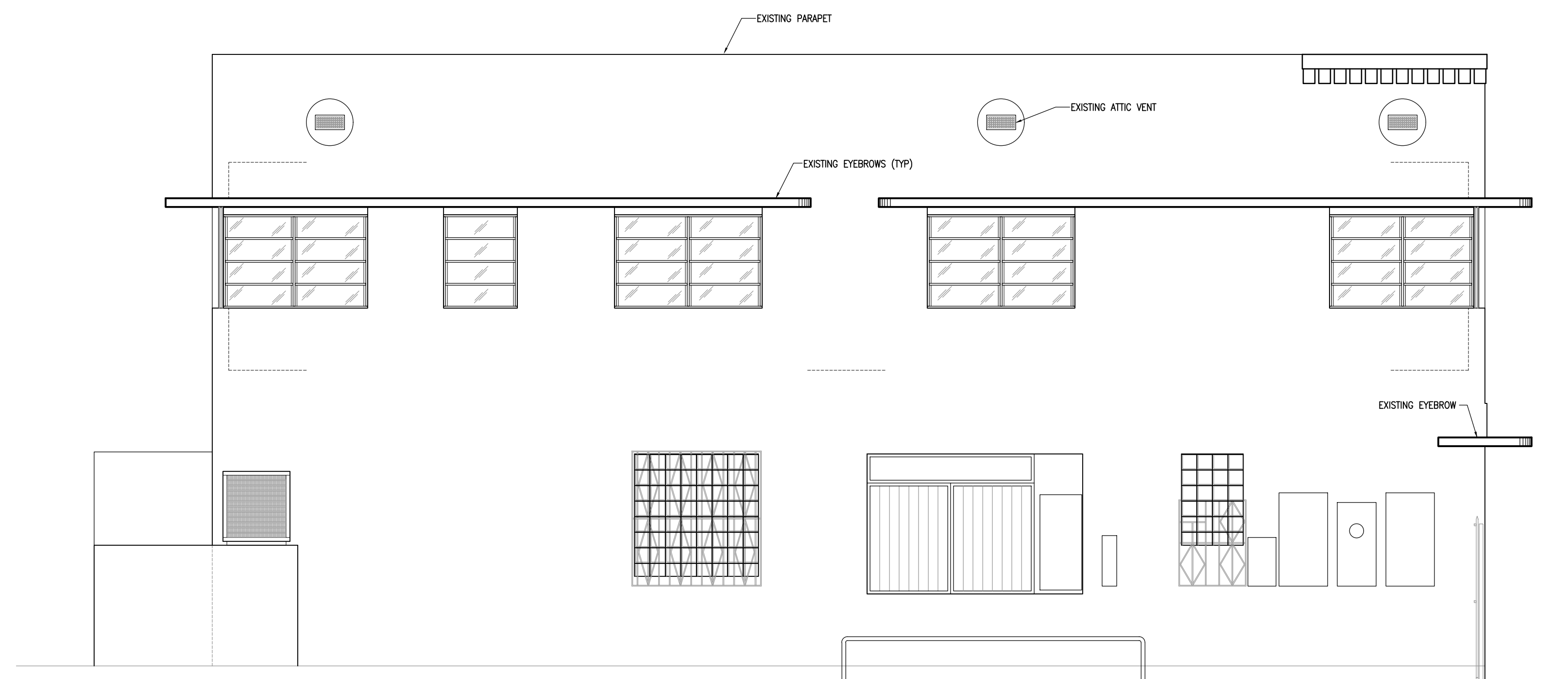
CHARLES H. BENSON
 architect planner interiors
 260-95TH STREET SUITE 210, SURFSIDE, FLORIDA 33154 305-861-4648
 ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY
 Lilian R. Pérez C.
 SCALE AS SHOWN
 DATE 9-7-2021

PROJECT NUMBER
22109

EX-7
 OF
9

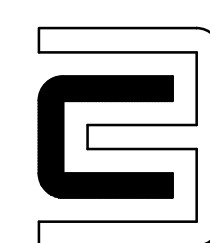




EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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 ROOF TOP ADDITION, RESTAURANT & HOTEL FOR:
1445 Pennsylvania Ave. LLC
 1445 PENNSYLVANIA AVE. MIAMI BEACH, FL 33139

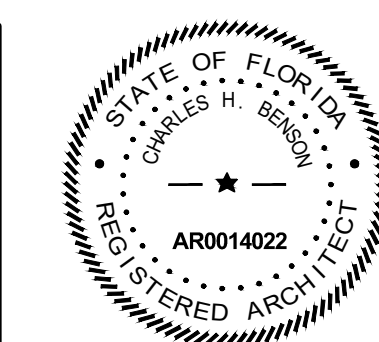


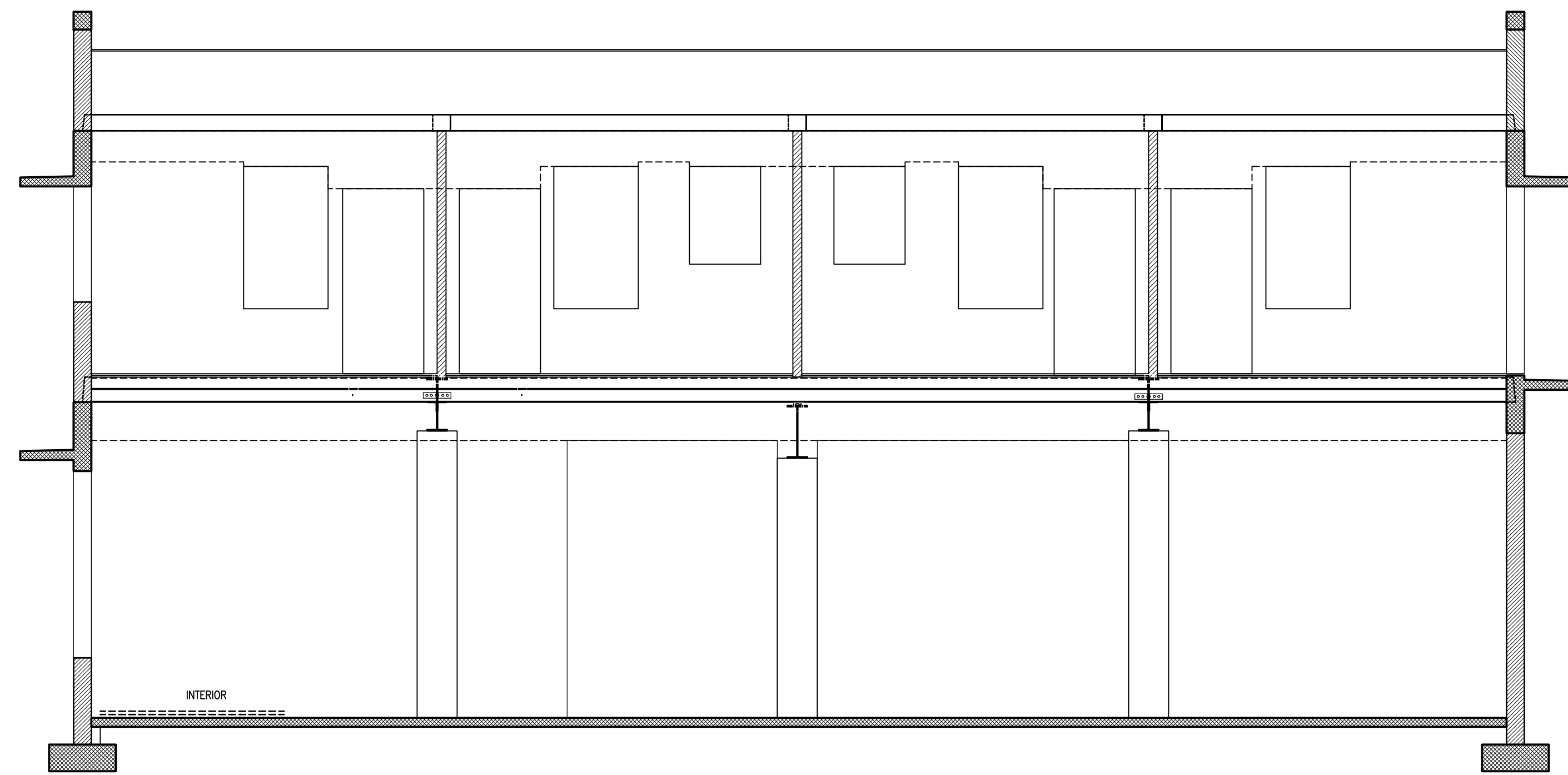
CHARLES H. BENSON
 architect planner interiors
 260-95TH STREET SUITE 210, SURFSIDE, FLORIDA 33154 305-861-4648
 ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY
 Lilian R. Pérez C.
 SCALE
 AS SHOWN
 DATE
 9-7-2021

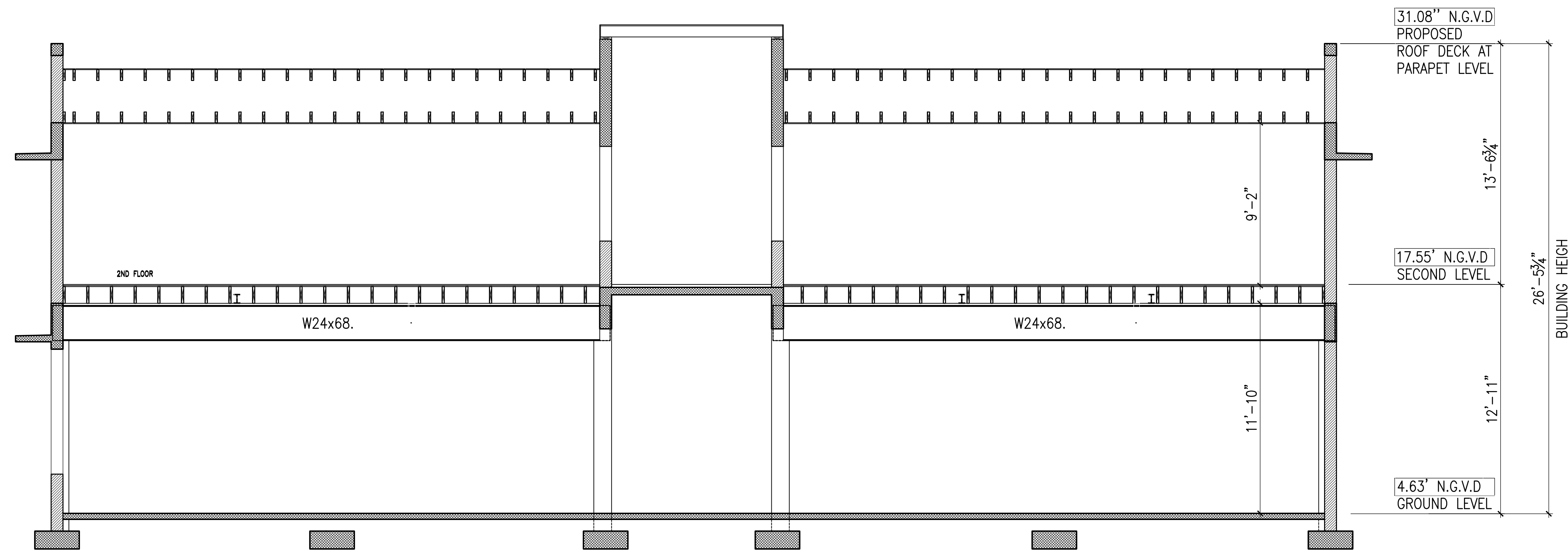
PROJECT NUMBER
22109

EX-8
 OF
8





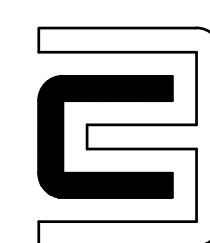
EXISTING NORTH SECTION
SCALE: 1/4" = 1'-0"



EXISTING EAST SECTION
SCALE: 1/4" = 1'-0"

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 ROOF TOP ADDITION, RESTAURANT & HOTEL FOR:
1445 Pennsylvania Ave. LLC
1445 PENNSYLVANIA AVE. MIAMI BEACH, FL 33139



CHARLES H. BENSON
architect planner interiors
260-95TH STREET SUITE 210, SURFSIDE, FLORIDA 33154 305-861-4648
ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY
Lilian R. Pérez C.

SCALE
AS SHOWN

DATE
9-7-2021

PROJECT NUMBER

22109

EX-9
OF
9

