

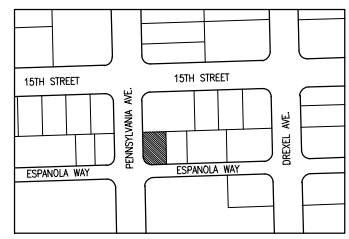


ITEM #	PROJECT INFORMATION	1445 PENNSYLVANIA AVENUE, MIAMI BEACH, FL, 33139																																																																																				
1	ADDRESS:	1445 PENNSYLVANIA AVENUE, MIAMI BEACH, FL, 33139																																																																																				
2	BOARD AND FILE NUMBERS:	HPB #18-0185																																																																																				
3	FOI# NUMBER(S):	02-4203-009-0100																																																																																				
4	YEAR CONSTRUCTED:	1939																																																																																				
5	BASED FLOOD ELEVATION:	8.00' NVD																																																																																				
6	ADJUSTED GRADE (FLOOD+GRADE/2):	5.625'																																																																																				
7	LOT WIDTH:	78'-0"																																																																																				
8	MINIMUM UNIT SIZE:	400'-0"																																																																																				
9	EXISTING USE:	COMMERCIAL-RESIDENTIAL																																																																																				
10	ZONING INFORMATION/CALCULATIONS	MAXIMUM EXISTING PROPOSED DEFICIENCIES																																																																																				
10	HEIGHT	50'-0" 26'-0" 35'-1-1/2"																																																																																				
11	NUMBER OF STORIES	N/A 2 3																																																																																				
12	FAR	N/A 1.88 1.93																																																																																				
13	GROSS SQUARE FOOTAGE	9,360.00 SF 7,853.00 SF 9,030.88 SF																																																																																				
14	SQUARE FOOTAGE BY USE:	N/A N/A N/A																																																																																				
15	NUMBER OF UNITS RESIDENTIAL:	N/A 8 N/A																																																																																				
16	NUMBER OF UNITS HOTEL:	N/A N/A 7																																																																																				
17	NUMBER OF SEATS:	N/A 60 @ RESTAURANT 103 @ ROOF TOP																																																																																				
18	OCCUPANCY LOAD	N/A 223 @ RESTAURANT 165 @ ROOF TOP																																																																																				
19	SETBACKS	REQUIRED EXISTING PROPOSED DEFICIENCIES																																																																																				
SUBTERRANEAN																																																																																						
19	FRONT SETBACK (WEST)	20'-0" N/A N/A																																																																																				
20	SIDE SETBACK (NORTH)	10'-0" N/A N/A																																																																																				
21	SIDE SETBACK:	N/A N/A N/A																																																																																				
22	SIDE SETBACK FACING STREET: (SOUTH)	10'-0" N/A N/A																																																																																				
23	REAR SETBACK: (EAST)	6'-0" N/A N/A																																																																																				
AT GRADE PARKING:																																																																																						
24	FRONT SETBACK (WEST)	20'-0" N/A N/A																																																																																				
25	SIDE SETBACK (NORTH)	10'-0" N/A N/A																																																																																				
26	SIDE SETBACK:	N/A N/A N/A																																																																																				
27	SIDE SETBACK FACING STREET: (SOUTH)	10'-0" N/A N/A																																																																																				
28	REAR SETBACK: (EAST)	5'-0" N/A N/A																																																																																				
PEDESTAL LOT # 21-01 1445 PENNSYLVANIA AVE.																																																																																						
29	FRONT SETBACK (WEST)	20'-0" 0'-0" 25'-4" @ ROOF																																																																																				
30	SIDE SETBACK (NORTH)	10'-0" 5'-1" 5'-1" @ ROOF																																																																																				
31	SIDE SETBACK:	N/A N/A N/A																																																																																				
32	SIDE SETBACK FACING STREET: (SOUTH)	15'-11" 0'-3" 17'-8" @ ROOF																																																																																				
33	REAR SETBACK: (EAST)	6'-0" 5'-4" 5'-4" @ ROOF																																																																																				
TOWER:																																																																																						
34	FRONT SETBACK (WEST)	20'-0" N/A N/A																																																																																				
35	SIDE SETBACK (NORTH)	10'-0" N/A N/A																																																																																				
36	SIDE SETBACK:	N/A N/A N/A																																																																																				
37	SIDE SETBACK FACING STREET: (SOUTH)	10'-0" N/A N/A																																																																																				
38	REAR SETBACK: (EAST)	9'-0" N/A N/A																																																																																				
39	PARKING	REQUIRED EXISTING PROPOSED DEFICIENCIES																																																																																				
39	PARKING DISTRICT (1)	N/A 0 0																																																																																				
40	TOTAL # OF PARKING SPACES	N/A 0 0																																																																																				
41	# OF PARKING SPACES PER LEVEL (PROVIDE A SEPARATE CHART FOR A BREAKDOWN CALCULATIONS)	N/A 0 0																																																																																				
42	# OF PARKING SPACES PER LEVEL (PROVIDE SEPARATE CHART FOR A BREAKDOWN CALCULATION)	N/A N/A N/A																																																																																				
43	PARKING SPACE DIMENSIONS	N/A N/A N/A																																																																																				
44	PARKING SPACE CONFIGURATION (45'x60', PARALLEL)	N/A N/A N/A																																																																																				
45	ADA SPACES	N/A N/A N/A																																																																																				
46	INDEN SPACES	N/A N/A N/A																																																																																				
47	DRIVE AISLE WIDTH	N/A N/A N/A																																																																																				
48	VALET DROP OFF AND PICK UP	N/A 0 0																																																																																				
49	LOADING ZONES AND TRASH COLLECTION AREAS	N/A 1 ON-STREET 1 ON-STREET																																																																																				
50	BICYCLE PARKING, LOCATION AND NUMBER OF BACKS	N/A 0 0																																																																																				
<table border="1"> <thead> <tr> <th colspan="2">SCHEDULE OF FAR AREAS:</th> <th colspan="2">SCHEDULE OF EXISTING HOTEL UNITS</th> </tr> <tr> <th colspan="2">FLOOR AREA RATIO CALCULATIONS</th> <th colspan="2">2nd LEVEL</th> </tr> </thead> <tbody> <tr> <td>GROUND (EXISTING)</td> <td>3,909.56 SF</td> <td>UNIT #</td> <td>SF</td> </tr> <tr> <td>SECOND (EXISTING)</td> <td>3,943.67 SF</td> <td>1</td> <td>445 sf</td> </tr> <tr> <td>ROOF (NEW)</td> <td>1,527.72 SF</td> <td>2</td> <td>432 sf</td> </tr> <tr> <td>TOTAL</td> <td>8,999.89 SF</td> <td>3</td> <td>425 sf</td> </tr> <tr> <td></td> <td></td> <td>4</td> <td>423 sf</td> </tr> <tr> <td></td> <td></td> <td>5</td> <td>425 sf</td> </tr> <tr> <td></td> <td></td> <td>6</td> <td>445 sf</td> </tr> <tr> <td></td> <td></td> <td>7</td> <td>445 sf</td> </tr> <tr> <td></td> <td></td> <td>8</td> <td>441 sf</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="2">SCHEDULE OF CONSTRUCTION AREAS:</th> <th colspan="2">SCHEDULE OF PROPOSED HOTEL UNITS</th> </tr> <tr> <th colspan="2">FLOOR AREA RATIO CALCULATIONS</th> <th colspan="2">2nd LEVEL</th> </tr> </thead> <tbody> <tr> <td>GROUND (EXISTING)</td> <td>3,909.56 SF</td> <td>UNIT #</td> <td>SF</td> </tr> <tr> <td>SECOND (EXISTING)</td> <td>3,943.67 SF</td> <td>1</td> <td>441 sf</td> </tr> <tr> <td>ROOF (NEW)</td> <td>831.46 SF</td> <td>2</td> <td>427 sf</td> </tr> <tr> <td>TOTAL GROSS</td> <td>8,484.69 SF</td> <td>3</td> <td>419 sf</td> </tr> <tr> <td></td> <td></td> <td>4</td> <td>400 sf</td> </tr> <tr> <td></td> <td></td> <td>5</td> <td>446 sf</td> </tr> <tr> <td></td> <td></td> <td>6</td> <td>423 sf</td> </tr> <tr> <td></td> <td></td> <td>7</td> <td>440 sf</td> </tr> </tbody> </table>			SCHEDULE OF FAR AREAS:		SCHEDULE OF EXISTING HOTEL UNITS		FLOOR AREA RATIO CALCULATIONS		2nd LEVEL		GROUND (EXISTING)	3,909.56 SF	UNIT #	SF	SECOND (EXISTING)	3,943.67 SF	1	445 sf	ROOF (NEW)	1,527.72 SF	2	432 sf	TOTAL	8,999.89 SF	3	425 sf			4	423 sf			5	425 sf			6	445 sf			7	445 sf			8	441 sf	SCHEDULE OF CONSTRUCTION AREAS:		SCHEDULE OF PROPOSED HOTEL UNITS		FLOOR AREA RATIO CALCULATIONS		2nd LEVEL		GROUND (EXISTING)	3,909.56 SF	UNIT #	SF	SECOND (EXISTING)	3,943.67 SF	1	441 sf	ROOF (NEW)	831.46 SF	2	427 sf	TOTAL GROSS	8,484.69 SF	3	419 sf			4	400 sf			5	446 sf			6	423 sf			7	440 sf
SCHEDULE OF FAR AREAS:		SCHEDULE OF EXISTING HOTEL UNITS																																																																																				
FLOOR AREA RATIO CALCULATIONS		2nd LEVEL																																																																																				
GROUND (EXISTING)	3,909.56 SF	UNIT #	SF																																																																																			
SECOND (EXISTING)	3,943.67 SF	1	445 sf																																																																																			
ROOF (NEW)	1,527.72 SF	2	432 sf																																																																																			
TOTAL	8,999.89 SF	3	425 sf																																																																																			
		4	423 sf																																																																																			
		5	425 sf																																																																																			
		6	445 sf																																																																																			
		7	445 sf																																																																																			
		8	441 sf																																																																																			
SCHEDULE OF CONSTRUCTION AREAS:		SCHEDULE OF PROPOSED HOTEL UNITS																																																																																				
FLOOR AREA RATIO CALCULATIONS		2nd LEVEL																																																																																				
GROUND (EXISTING)	3,909.56 SF	UNIT #	SF																																																																																			
SECOND (EXISTING)	3,943.67 SF	1	441 sf																																																																																			
ROOF (NEW)	831.46 SF	2	427 sf																																																																																			
TOTAL GROSS	8,484.69 SF	3	419 sf																																																																																			
		4	400 sf																																																																																			
		5	446 sf																																																																																			
		6	423 sf																																																																																			
		7	440 sf																																																																																			

INDEX OF DRAWINGS

SURVEY	N/A
01-1 LIST OF DRAWINGS, SITE INFORMATION, LOCATION MAP	N/A
01-2 AERIAL KEY PLAN AND PHOTOS	N/A
01-3 INTERIOR RESTAURANT, INTERIOR UNITS PHOTOS	N/A
01-4 MICROPLANS	N/A
01-11 FAR DRAWINGS	1/8" = 1'-0"
01-1 EXISTING SITE PLAN	3/16" = 1'-0"
01-2 EXISTING GROUND LEVEL	1/4" = 1'-0"
01-3 EXISTING SECOND LEVEL	1/4" = 1'-0"
01-4 EXISTING ROOF LEVEL	1/4" = 1'-0"
01-5 EXISTING WEST ELEVATION	1/4" = 1'-0"
01-6 EXISTING SOUTH ELEVATION	1/4" = 1'-0"
01-7 EXISTING EAST ELEVATION	1/4" = 1'-0"
01-8 EXISTING NORTH ELEVATION	1/4" = 1'-0"
01-9 EXISTING NORTH & EAST SECTIONS	1/4" = 1'-0"
01-1 DEMOLITION SITE PLAN	3/16" = 1'-0"
01-2 DEMOLITION GROUND LEVEL	1/4" = 1'-0"
01-3 DEMOLITION SECOND LEVEL	1/4" = 1'-0"
01-4 DEMOLITION ROOF LEVEL	1/4" = 1'-0"
01-5 DEMOLITION WEST ELEVATION	1/4" = 1'-0"
01-6 DEMOLITION SOUTH ELEVATION	1/4" = 1'-0"
01-7 DEMOLITION EAST ELEVATION	1/4" = 1'-0"
01-8 DEMOLITION NORTH ELEVATION	1/4" = 1'-0"

A-1 PROPOSED SITE PLAN	3/16" = 1'-0"
A-2 PROPOSED GROUND LEVEL	1/4" = 1'-0"
A-3 PROPOSED SECOND LEVEL	1/4" = 1'-0"
A-4 PROPOSED ROOF LEVEL	1/4" = 1'-0"
A-5 PROPOSED UPPER ROOF LEVEL	1/4" = 1'-0"
A-6 PROPOSED WEST ELEVATION	1/4" = 1'-0"
A-7 PROPOSED SOUTH ELEVATION	1/4" = 1'-0"
A-8 PROPOSED EAST ELEVATION	1/4" = 1'-0"
A-9 PROPOSED NORTH ELEVATION	1/4" = 1'-0"
A-10 CONTEXTUAL WEST & SOUTH ELEVATION	3/32" = 1'-0"
A-11 PROPOSED SECTION	1/4" = 1'-0"
A-12 PROPOSED SECTION	1/4" = 1'-0"
A-13 RENDERINGS PROPOSED FACADES	N/A
A-14 RENDERINGS PROPOSED ROOF ASSEMBLY DECK	N/A
A-15 RENDERINGS PROPOSED ROOF ASSEMBLY DECK	N/A
L-1 LANDSCAPE SITE PLAN	3/16" = 1'-0"
L-2 LANDSCAPE SECOND LEVEL	1/4" = 1'-0"
L-3 LANDSCAPE ROOF LEVEL	1/4" = 1'-0"



PROPERTY ADDRESS:
1445 PENNSYLVANIA AVE, MIAMI BEACH, FL, 33139

LEGAL DESCRIPTION:
LOT 8, LESS THAN SOUTH 3 FEET THEREOF, BLOCK 4A, ESPANOLA VILLAS FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 147, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

SITE INFORMATION:
POST-TENSION CONSTRUCTION, 1939
FLOOD ZONE: AE
BASE FLOOD ELEVATION: 8.0 NVD.

SCOPE OF WORK:
FIRST SUBMITAL: 6-21-2022
FINAL SUBMITAL: 7-11-2022

SCOPE OF WORK:
NEW ROOF TOP ADDITION FOR ASSEMBLY AREA WITH BAR AND WATER FEATURES

LANDSCAPE
J.F.S. DESIGN INC.
1633 N.W. 140th STREET, PEMBROKE PARK, FL 33028

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

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,138

DRAWN BY Lilior R. Pérez C.	PROJECT NUMBER 22109	GN-1 OF 11	
SCALE AS SHOWN	DATE 9-7-2021		

Charles H. Benson
Professional Engineer
No. AR0014022
State of Florida

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 by any manner without the consent of the architect the user thereof becomes liable to the architect for all damages.



VIEW 1
ADJACENT PROPERTY WEST

11/26/2021



VIEW 2
TANTRA HOTEL

11/26/2021



VIEW 3
ADJACENT PROPERTY SOUTH

11/26/2021



11/26/2021

KEY PLAN AERIAL VIEW

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 completion.

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



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.138

DRAWN BY
Lilian R. Pérez C.

PROJECT NUMBER

22109

SCALE
AS SHOWN

DATE
9-7-2021

GN-2
OF
11





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 completion.

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

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 architect planner interiors
 1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 Fax: 305-532-8151
 ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.138

DRAWN BY
 Lilian R. Pérez C.
SCALE
 AS SHOWN

PROJECT NUMBER
 22109
DATE
 9-7-2021

GN-3
 OF
 11





VIEW 8

11/26/2021



VIEW 9

11/26/2021



VIEW 11

11/26/2021

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 completion.

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



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 architect planner interiors
 1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 Fax: 305-532-8151
 ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.138

DRAWN BY
 Lilian R. Pérez C.

PROJECT NUMBER

22109

SCALE
 AS SHOWN

DATE
 9-7-2021

GN-4
 OF
 11





VIEW 1

11/26/2021



VIEW 2

11/26/2021



VIEW 3

11/26/2021



VIEW 4

11/26/2021

INTERIOR RESTAURANT PHOTOS

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 completion.

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



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 architect planner interiors
 1665 WASHINGTON AVE. 2nd FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 Fax: 305-532-8151
 ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.138

DRAWN BY
 Lilian R. Pérez C.

PROJECT NUMBER

22109

SCALE
 AS SHOWN

DATE
 9-7-2021

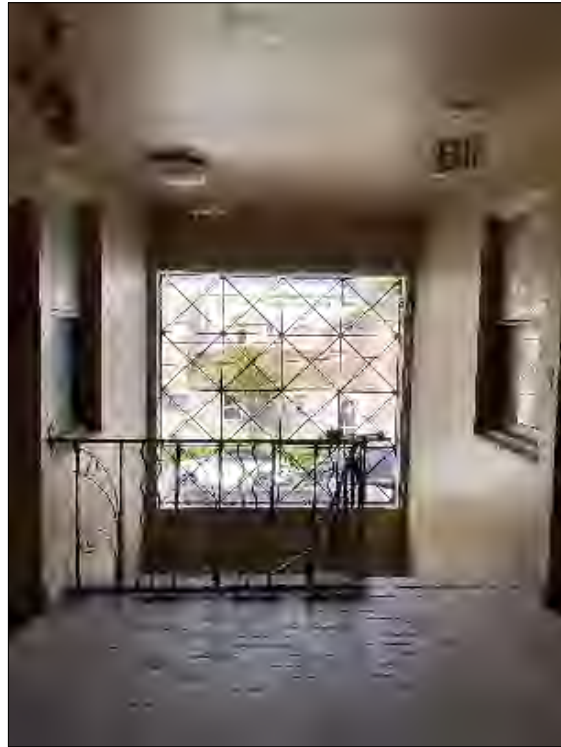
GN-5
 OF
 11





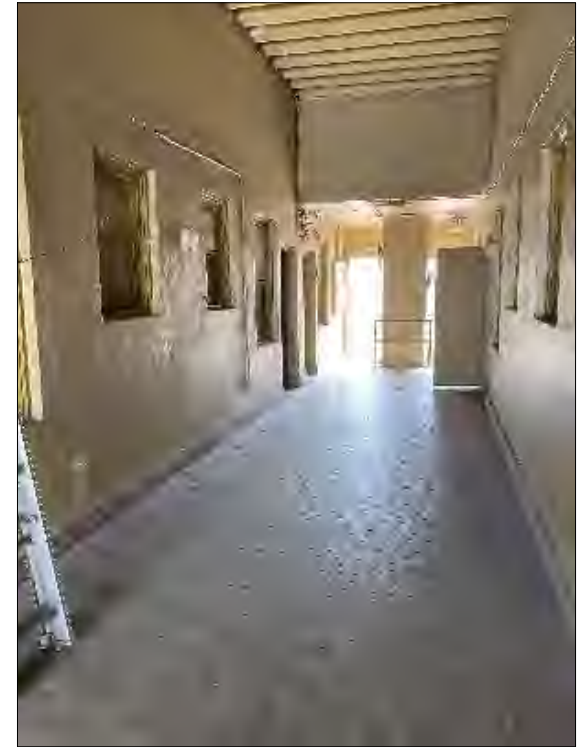
VIEW 1
CORRIDOR WEST VIEW

11/26/2021



VIEW 2
CORRIDOR WEST VIEW

11/26/2021



VIEW 3
CORRIDOR EAST VIEW

11/26/2021

INTERIOR UNIT PHOTOS

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 completion.

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



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 architect planner interiors
 1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139
 ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.138
 P: 305-532-8181 F: 305-532-8151

DRAWN BY
Lilian R. Pérez C.

PROJECT NUMBER

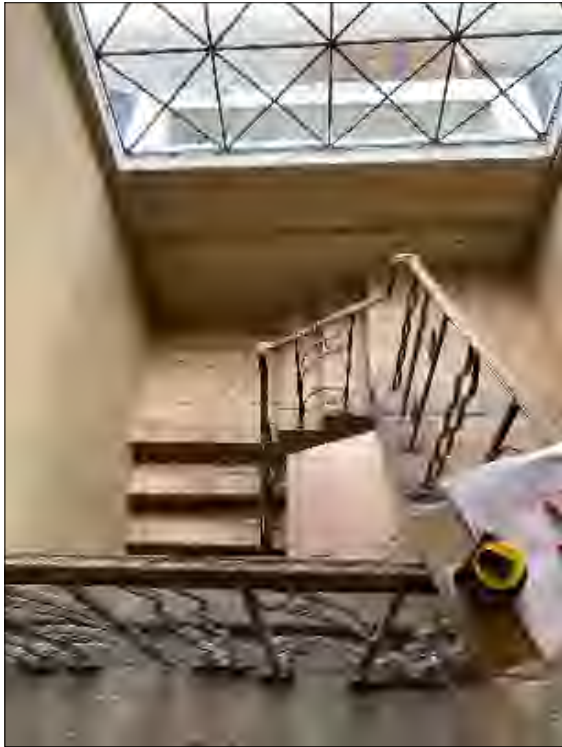
22109

SCALE
AS SHOWN

DATE
9-7-2021

GN-6
OF
11





VIEW 4
STAIR WEST VIEW

11/26/2021



VIEW 5
BALCONY EAST VIEW

11/26/2021



VIEW 6
INTERIOR

11/26/2021

INTERIOR UNIT PHOTOS

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 completion.

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



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 architect planner interiors
 1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139
 ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.138
 Ph: 305-532-8181 Fax: 305-532-8151

DRAWN BY
Lilian R. Pérez C.

PROJECT NUMBER

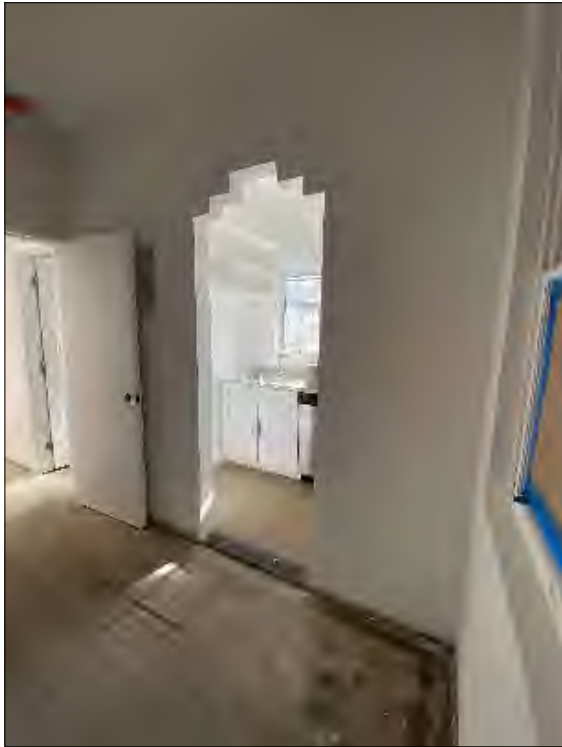
22109

SCALE
AS SHOWN

DATE
9-7-2021

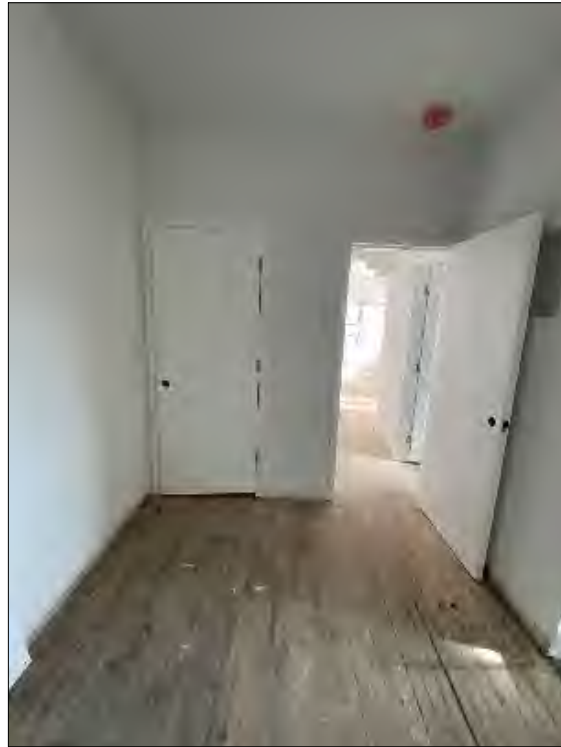
GN-7
OF
11





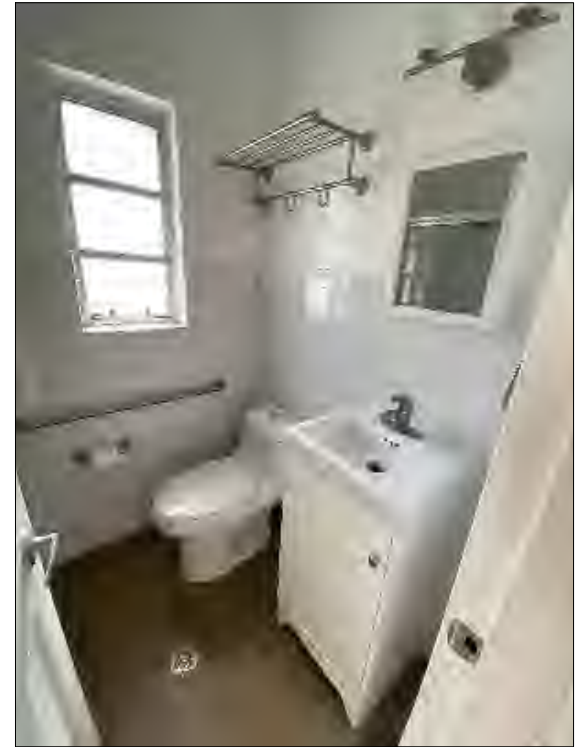
VIEW 7
INTERIOR

11/26/2021



VIEW 8
INTERIOR

11/26/2021



VIEW 9
INTERIOR

11/26/2021

INTERIOR UNIT PHOTOS

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 completion.

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



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 architect planner interiors
 1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139
 ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.138
 Ph: 305-532-8181 Fax: 305-532-8151

DRAWN BY
Lilian R. Pérez C.

PROJECT NUMBER

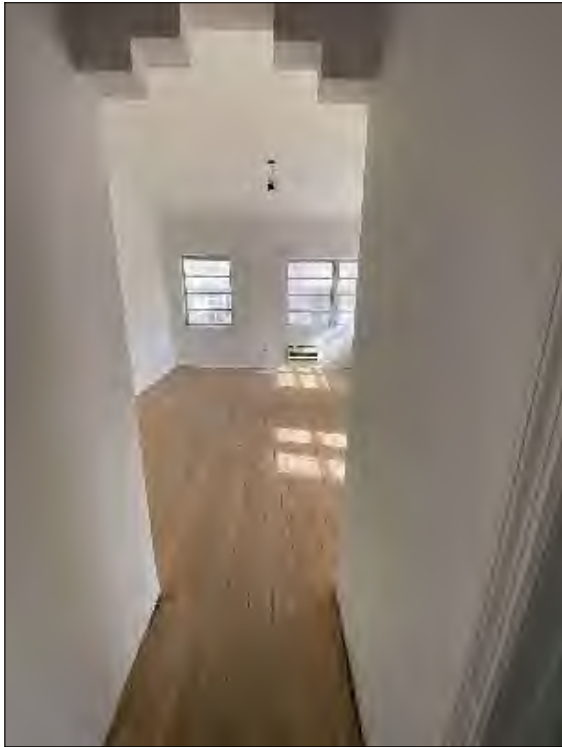
22109

SCALE
AS SHOWN

DATE
9-7-2021

GN-8
OF
11





VIEW 10
INTERIOR

11/26/2021



VIEW 11
INTERIOR

11/26/2021



VIEW 12
INTERIOR

11/26/2021

INTERIOR UNIT PHOTOS

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 completion.

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



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 architect planner interiors
 1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139
 ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.138
 P: 305-532-8181 F: 305-532-8151

DRAWN BY
Lilian R. Pérez C.

PROJECT NUMBER

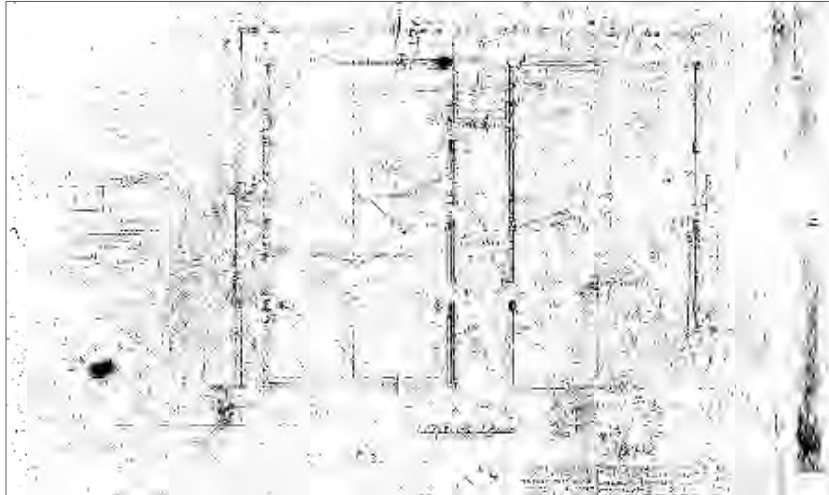
22109

SCALE
AS SHOWN

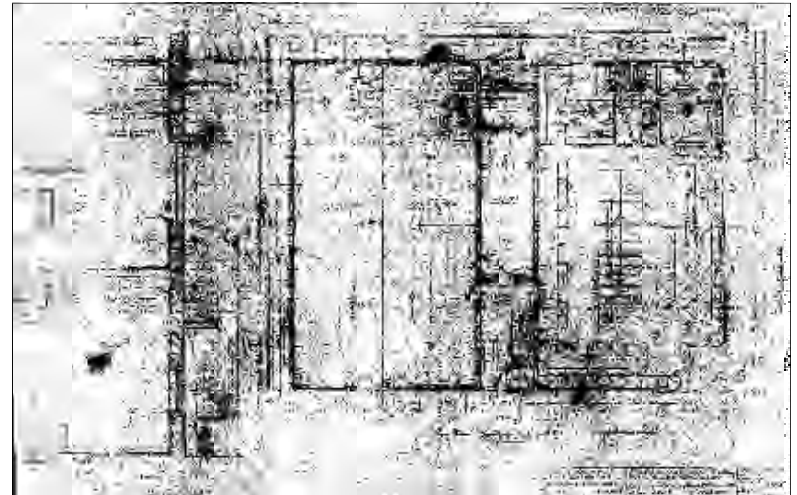
DATE
9-7-2021

GN-9
OF
11

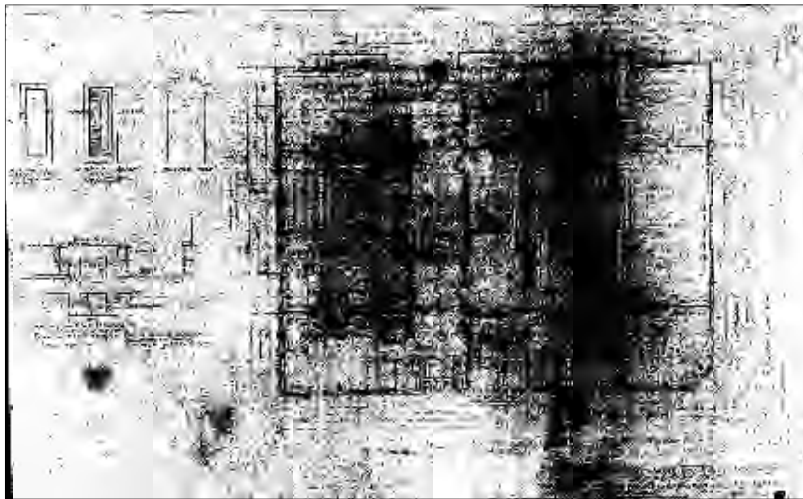




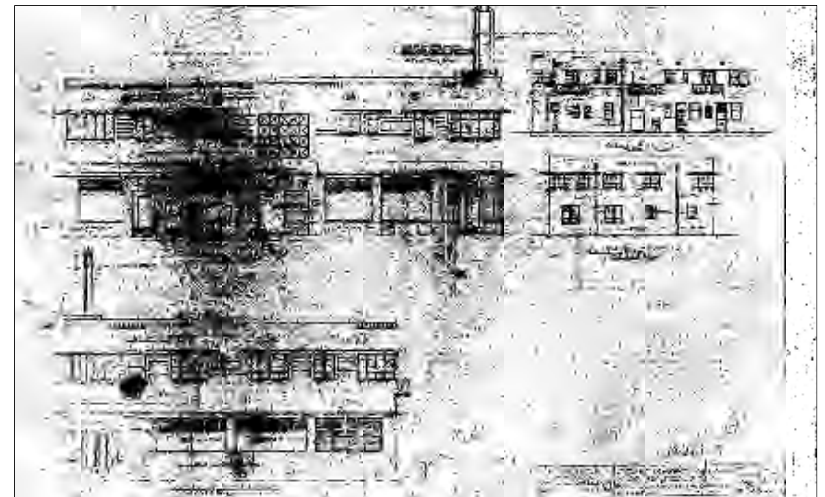
MICROFILM
FOUNDATIONS



MICROFILM
GROUND FLOOR PLAN



MICROFILM
2ND FLOOR PLAN



MICROFILM
ELEVATIONS

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 permission.

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



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 # 42,138

DRAWN BY
Lilian R. Póez C.

PROJECT NUMBER

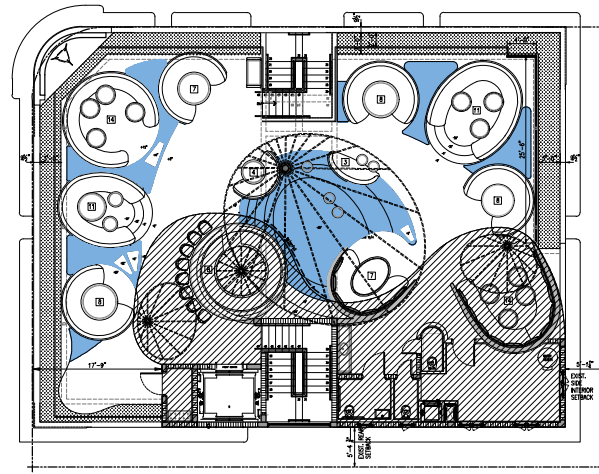
22109

SCALE
AS SHOWN

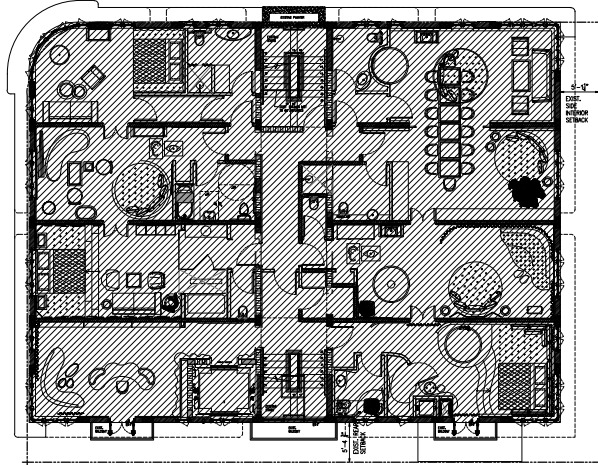
DATE
9-7-2021

GN-10
OF
11

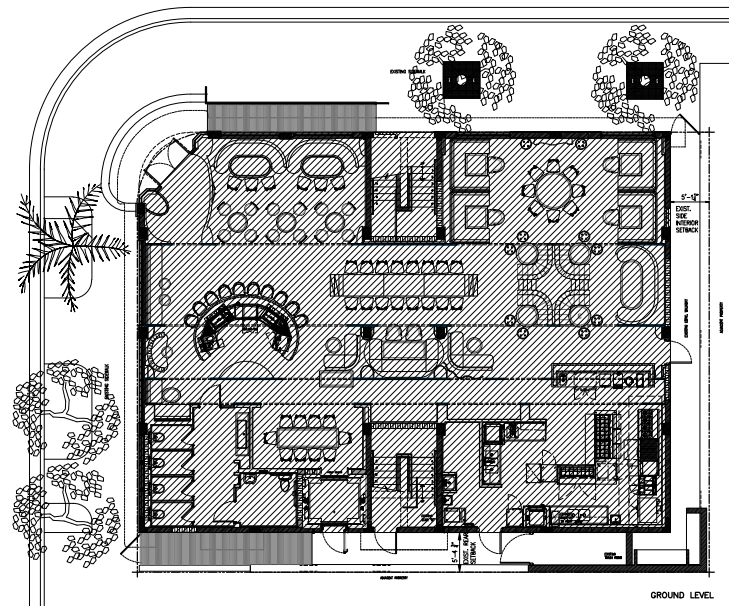




ROOF LEVEL



SECOND LEVEL



GROUND LEVEL

FAR CALCULATIONS
SCALE : 1/8" = 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 completion.

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



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd FLOOR MIAMI BEACH, FLORIDA 33139
PH: 305-532-8181 FAX: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.138

DRAWN BY
Lilian R. Pérez C.

PROJECT NUMBER

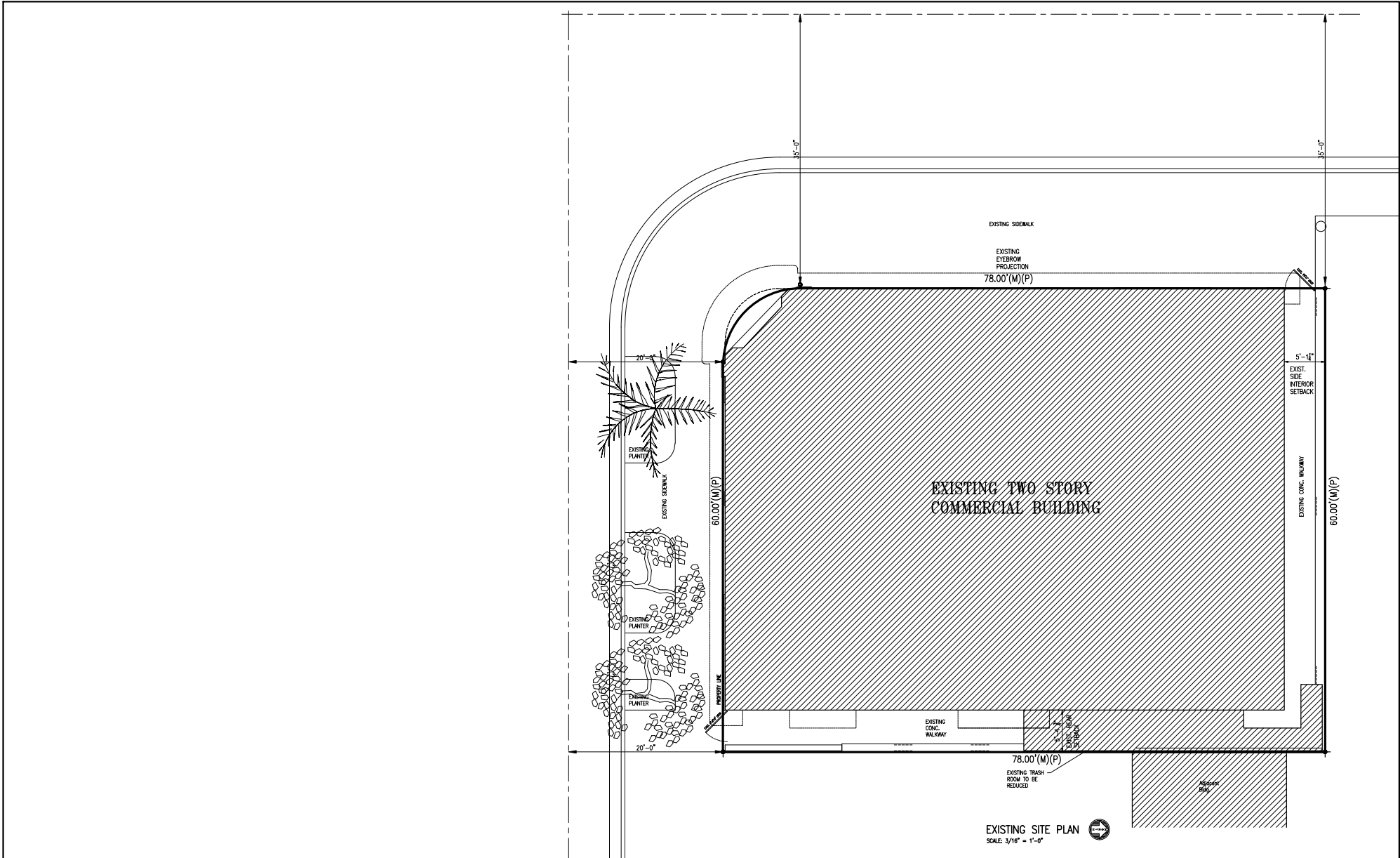
22109

SCALE
AS SHOWN

DATE
9-7-2021

GN-11
OF
11





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 compensation.

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 305-861-4848
 ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42,138

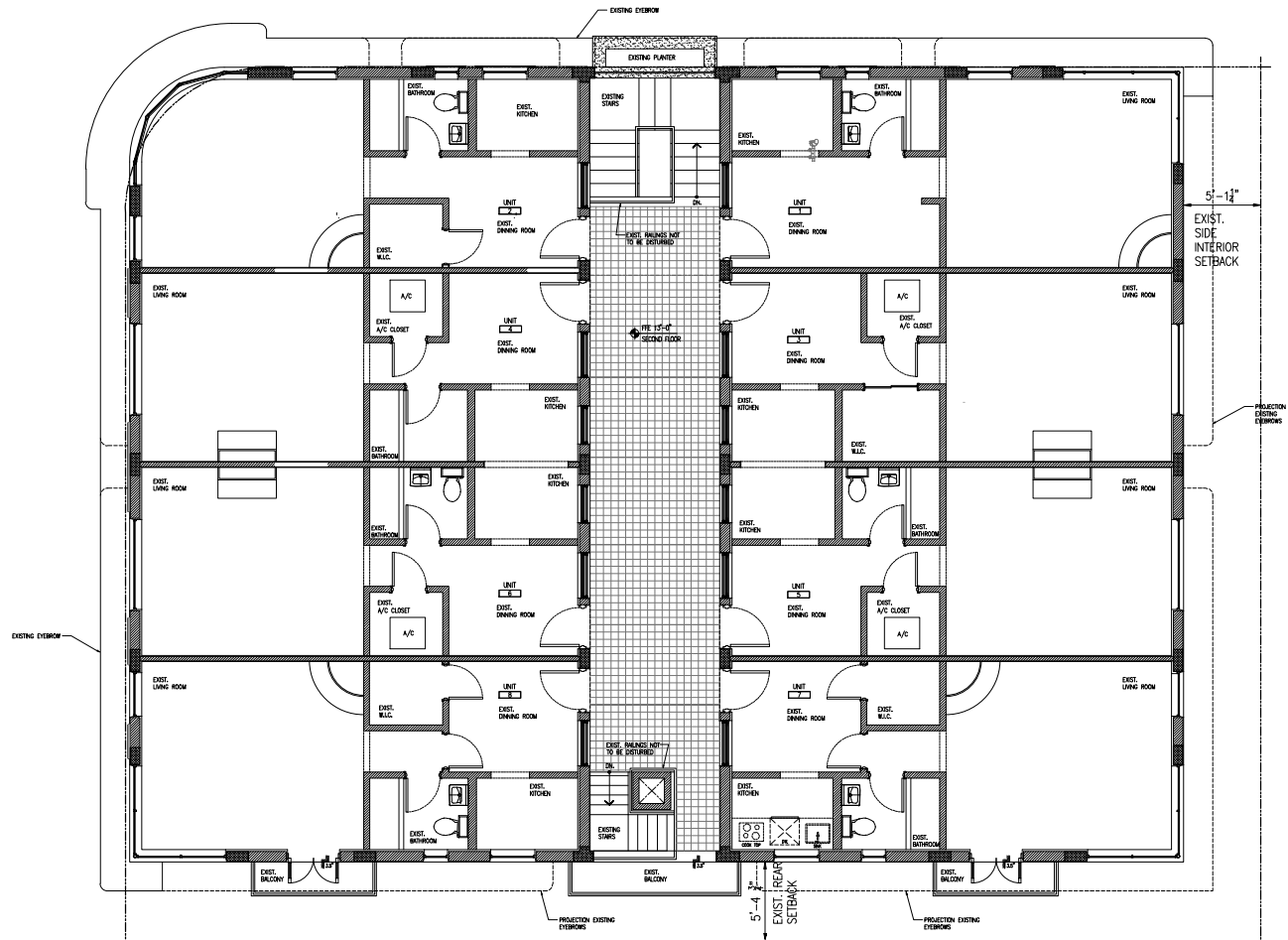
DRAWN BY
 Lilian R. Pérez C.


PROJECT NUMBER
22109

EX-1
 of
9



Charles H. Benson



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 compensation.

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



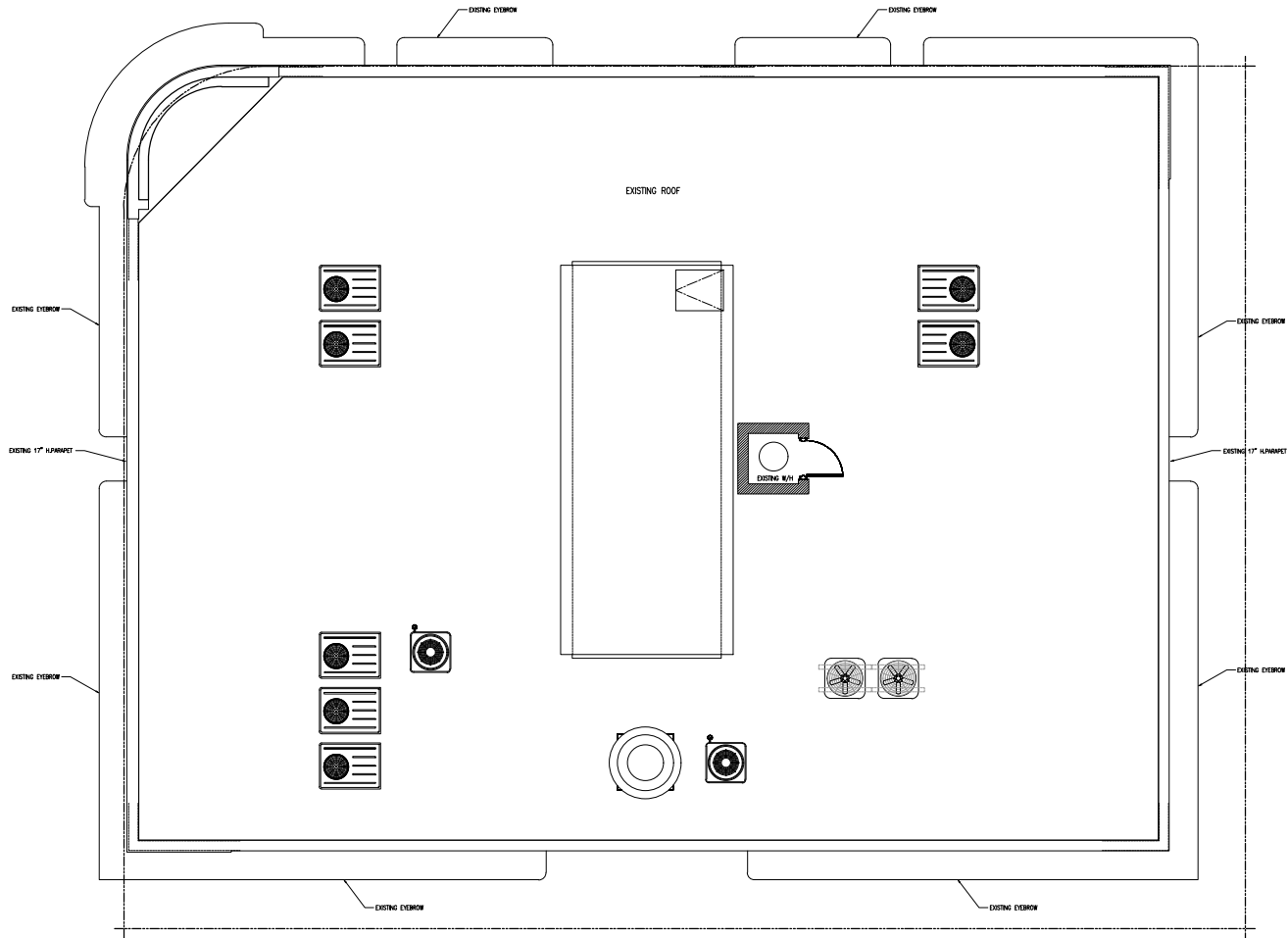
CHARLES H. BENSON
 architect planner interiors
 280-95TH STREET SUITE 210, SURFSIDE, FLORIDA 33154 305-881-4848
 ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42.138


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 compensation.

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 # 42.138

DRAWN BY
Lilian R. Pérez C.

PROJECT NUMBER

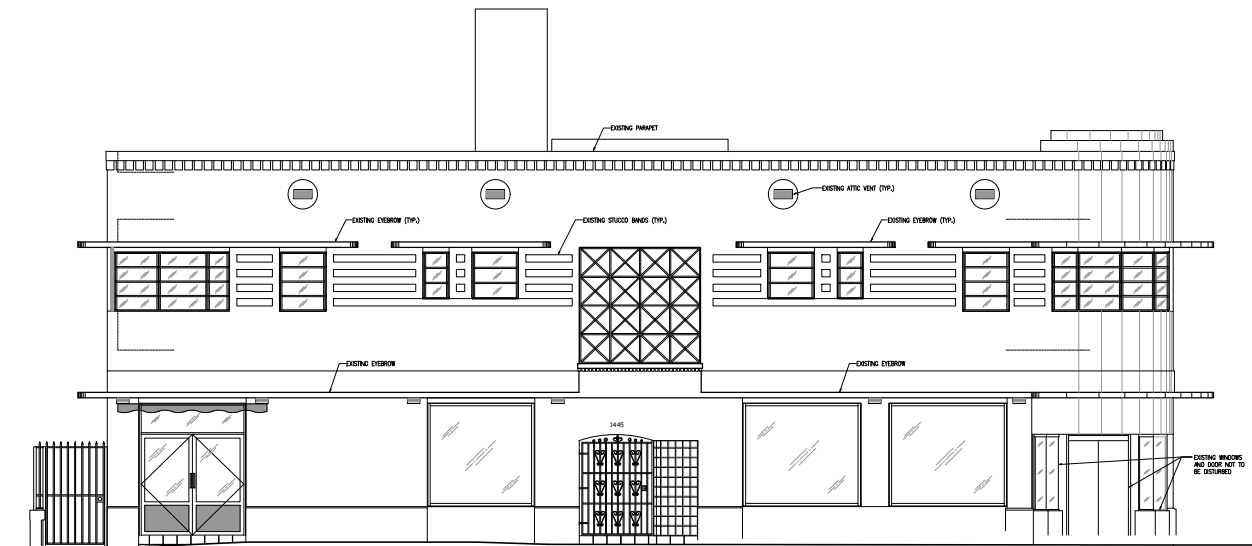
22109

SCALE
AS SHOWN

DATE
9-7-2021

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 compensation.

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 305-861-4646
ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42.138

DRAWN BY
Lilian R. Pérez C.

PROJECT NUMBER

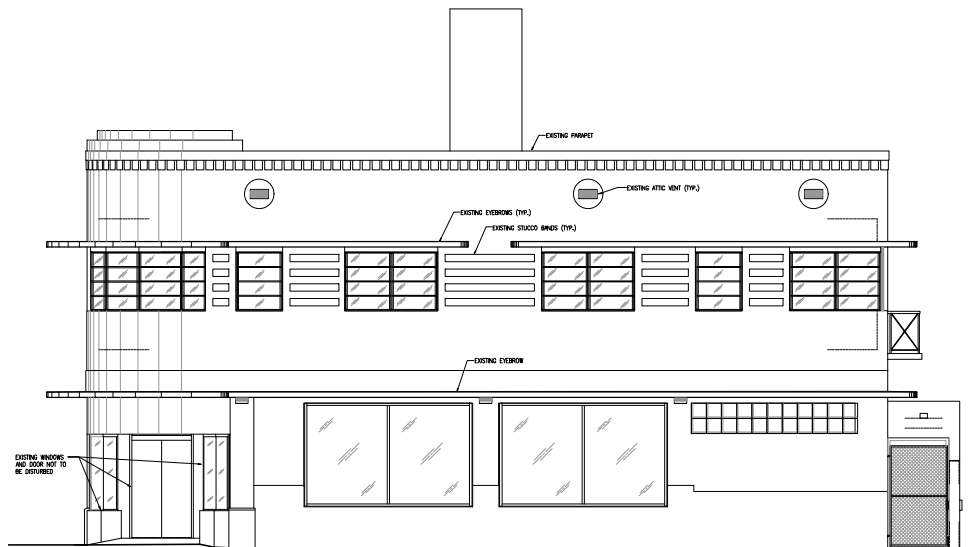
22109

SCALE
AS SHOWN

DATE
9-7-2021

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 compensation.

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



CHARLES H. BENSON
architect planner interiors
280-95TH STREET SUITE 210, SURFSIDE, FLORIDA 33154 305-861-4848
ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42.138

DRAWN BY
Lilian R. Pérez C.

PROJECT NUMBER

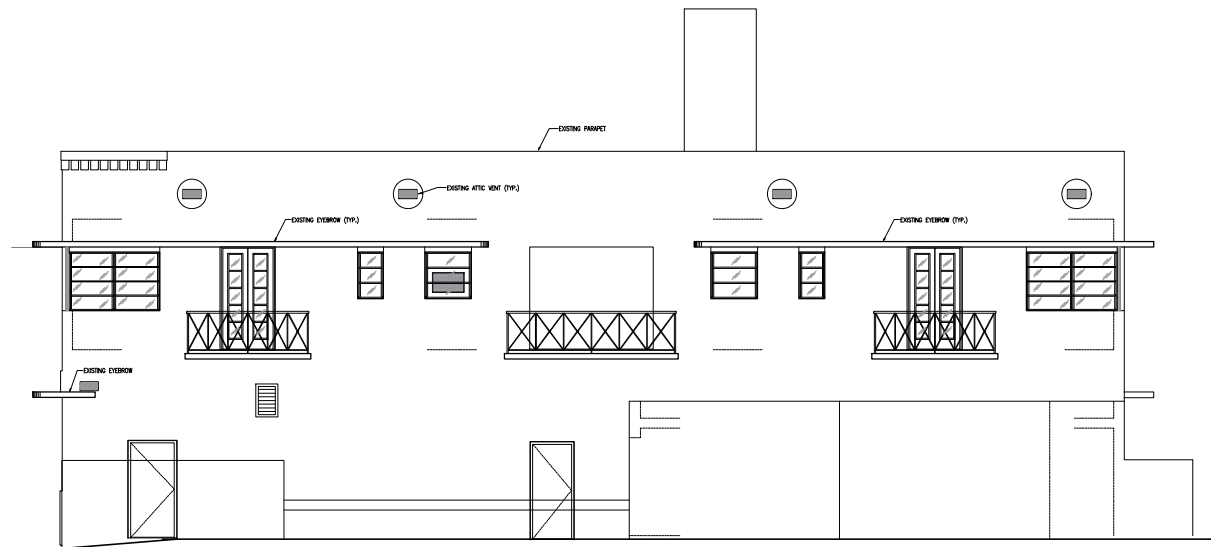
22109

SCALE
AS SHOWN

DATE
9-7-2021

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 compensation.

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 305-861-4646
 ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42.138

DRAWN BY
 Lilian R. Pérez C.

PROJECT NUMBER

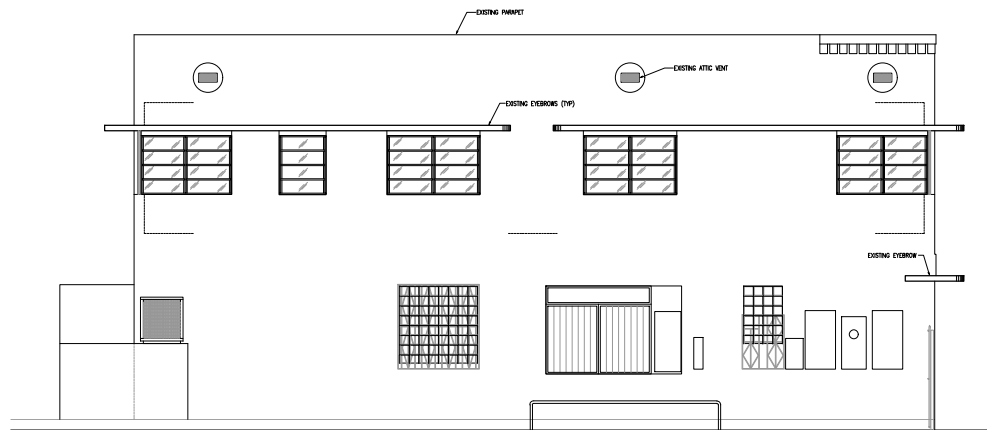
22109

SCALE
 AS SHOWN

DATE
 9-7-2021

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
280-95TH STREET SUITE 210, SURFSIDE, FLORIDA 33154 305-861-4648
ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42.138

DRAWN BY
Lilian R. Pérez C.

PROJECT NUMBER

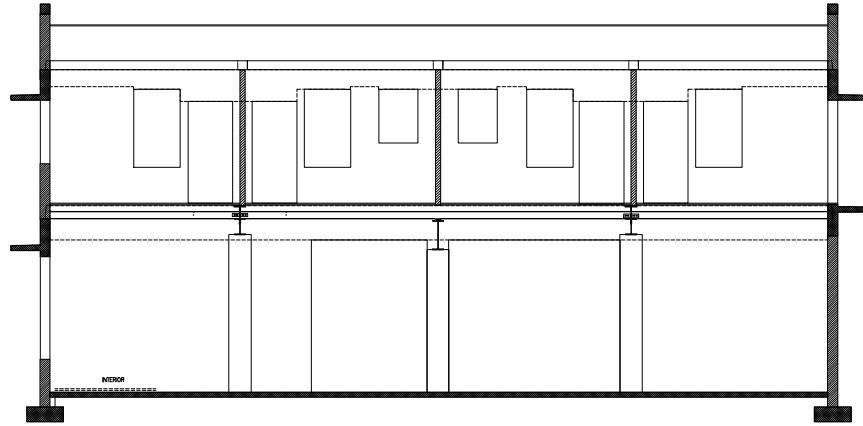
22109

SCALE
AS SHOWN

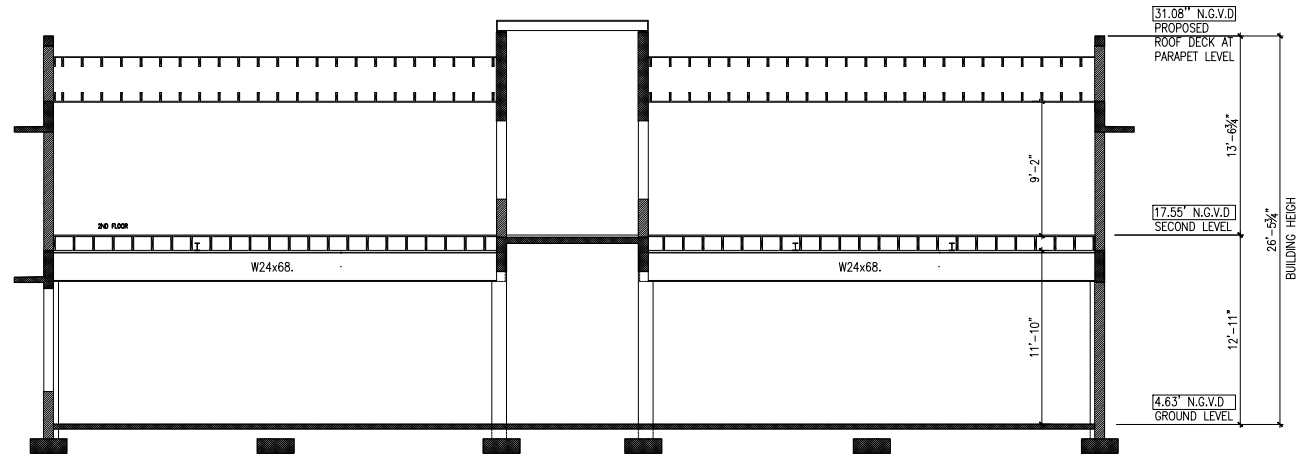
DATE
9-7-2021

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 compensation.

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, SURFIDE, FLORIDA 33154 305-881-4848
ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42.138

DRAWN BY
Lilian R. Pérez C.

PROJECT NUMBER

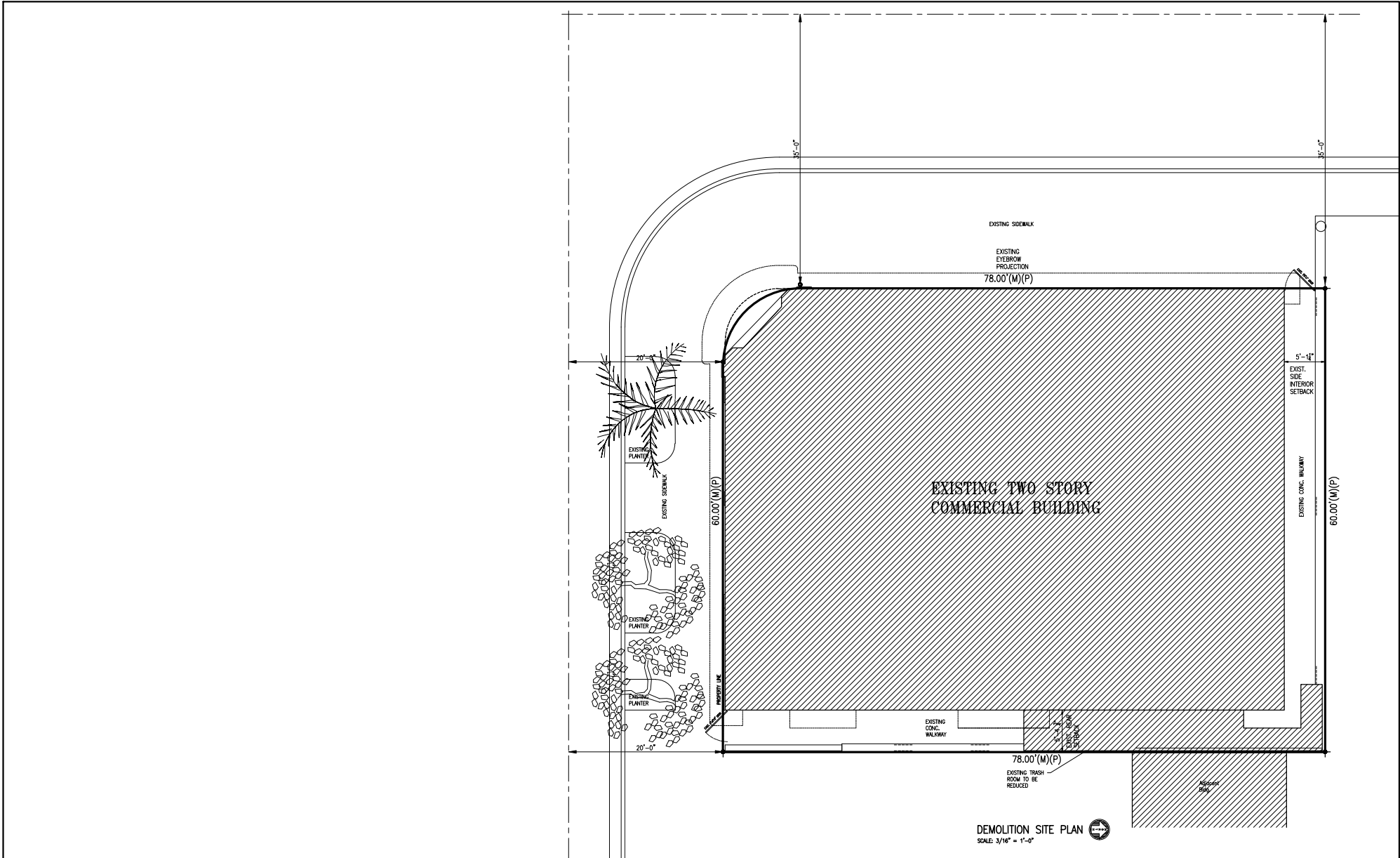
22109

SCALE
AS SHOWN

DATE
9-7-2021

EX-9
OF
9





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 compensation.

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 305-861-4848
 ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42,138

DRAWN BY
Lilian R. Pérez C.

PROJECT NUMBER

SCALE
AS SHOWN

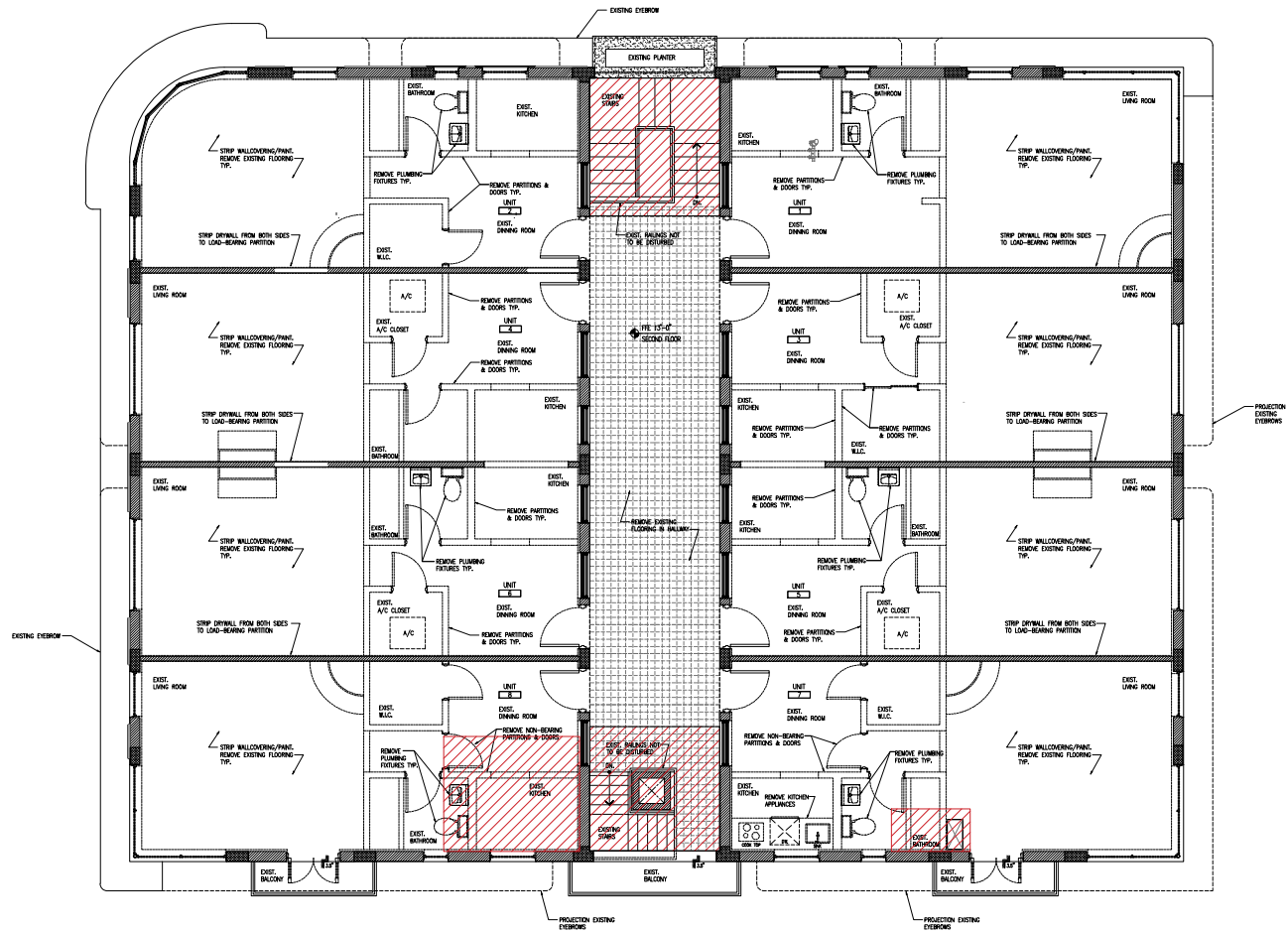
DATE
9-7-2021

22109

D-1
OF
8



Charles H. Benson



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

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 of 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 compensation.

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



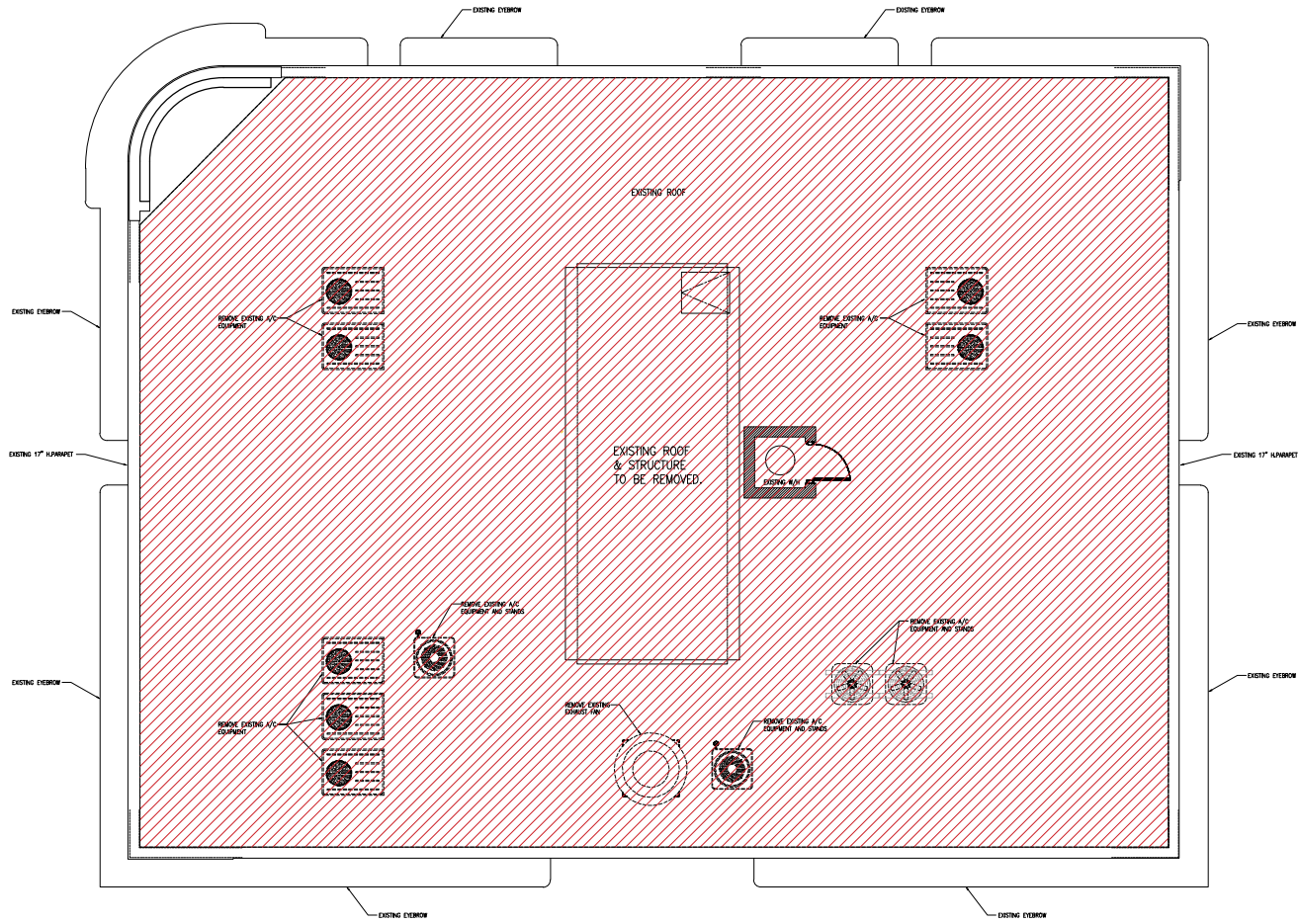
CHARLES H. BENSON
architect planner interiors
280-95TH STREET SUITE 210, SURFSIDE, FLORIDA 33154 305-881-4848
ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42,138

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

PROJECT NUMBER
22109

D-3
OF
8





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

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 compensation.

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 305-861-4646
ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42,138

DRAWN BY
Lilian R. Pérez C.

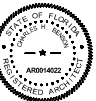
PROJECT NUMBER

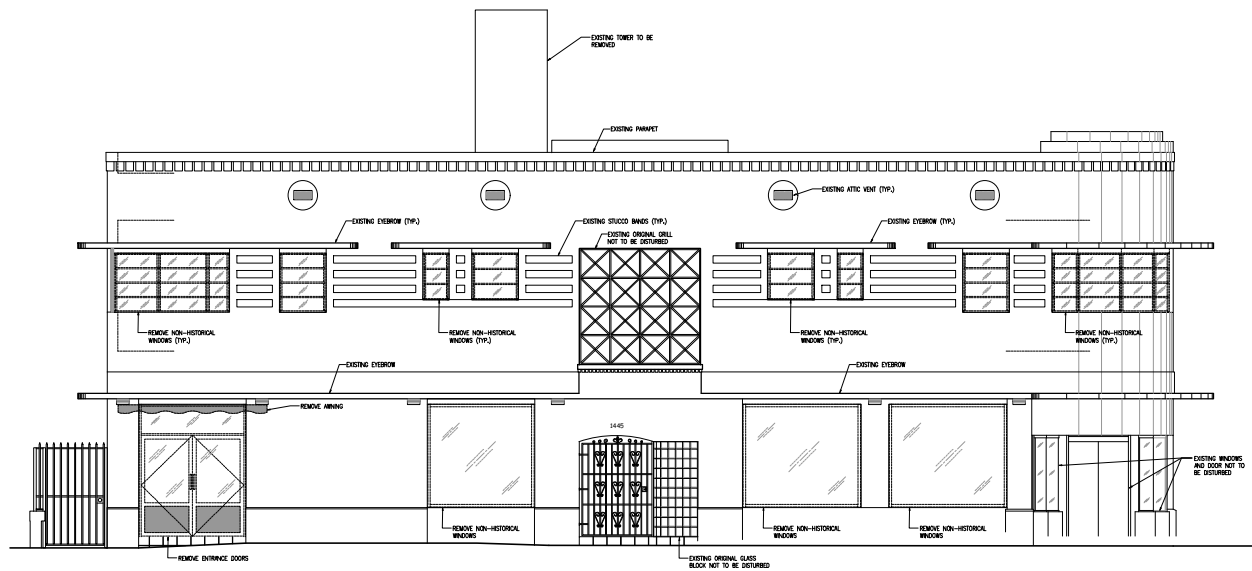
22109

SCALE
AS SHOWN

DATE
9-7-2021

D-4
OF
8





DEMOLITION 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 compensation.

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 305-861-4646
ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42.138

DRAWN BY
Lilian R. Pérez C.

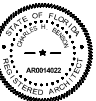
PROJECT NUMBER

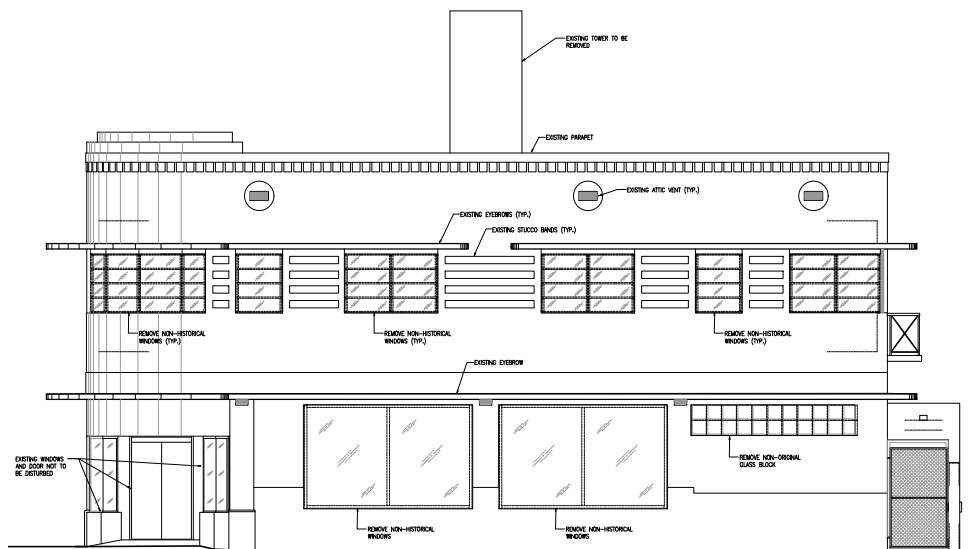
22109

SCALE
AS SHOWN

DATE
9-7-2021

D-5
OF
8





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

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 compensation.

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 305-861-4646
ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42.138

DRAWN BY
Lilian R. Pérez C.

PROJECT NUMBER

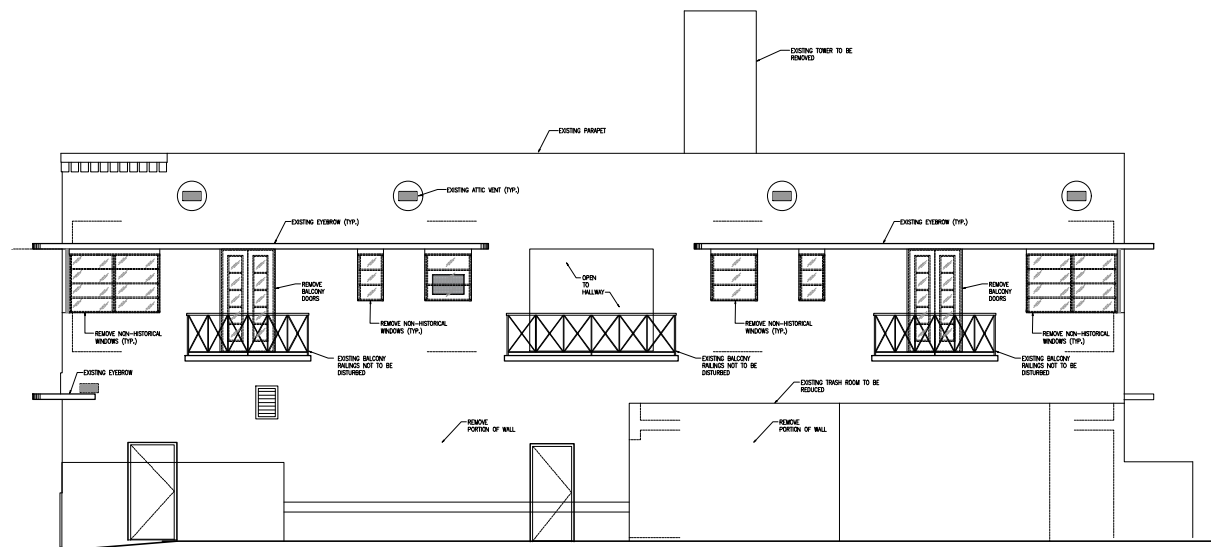
22109

SCALE
AS SHOWN

DATE
9-7-2021

D-6
OF
8





DEMOLITION 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 compensation.

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 # 42.138

DRAWN BY
Lilian R. Pérez C.

PROJECT NUMBER

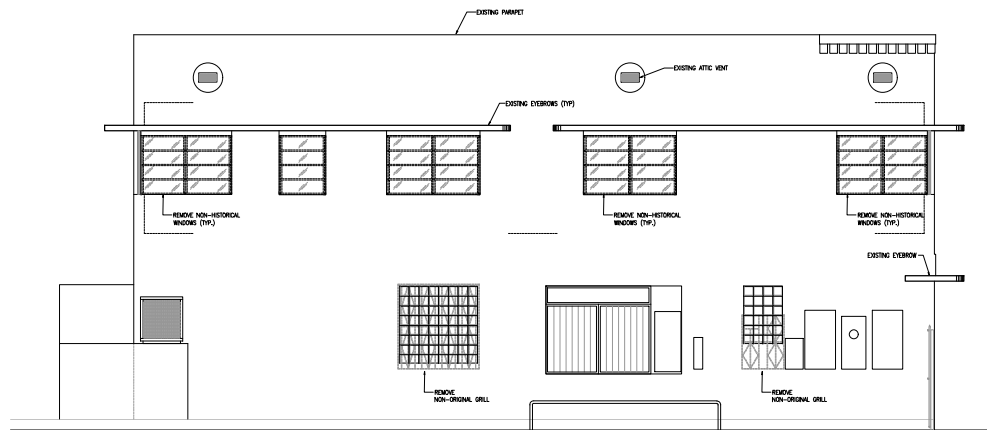
22109

SCALE
AS SHOWN

DATE
9-7-2021

D-7
OF
8





DEMOLITION 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 compensation.

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 305-861-4646
ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42.138

DRAWN BY
Lilian R. Pérez C.

PROJECT NUMBER

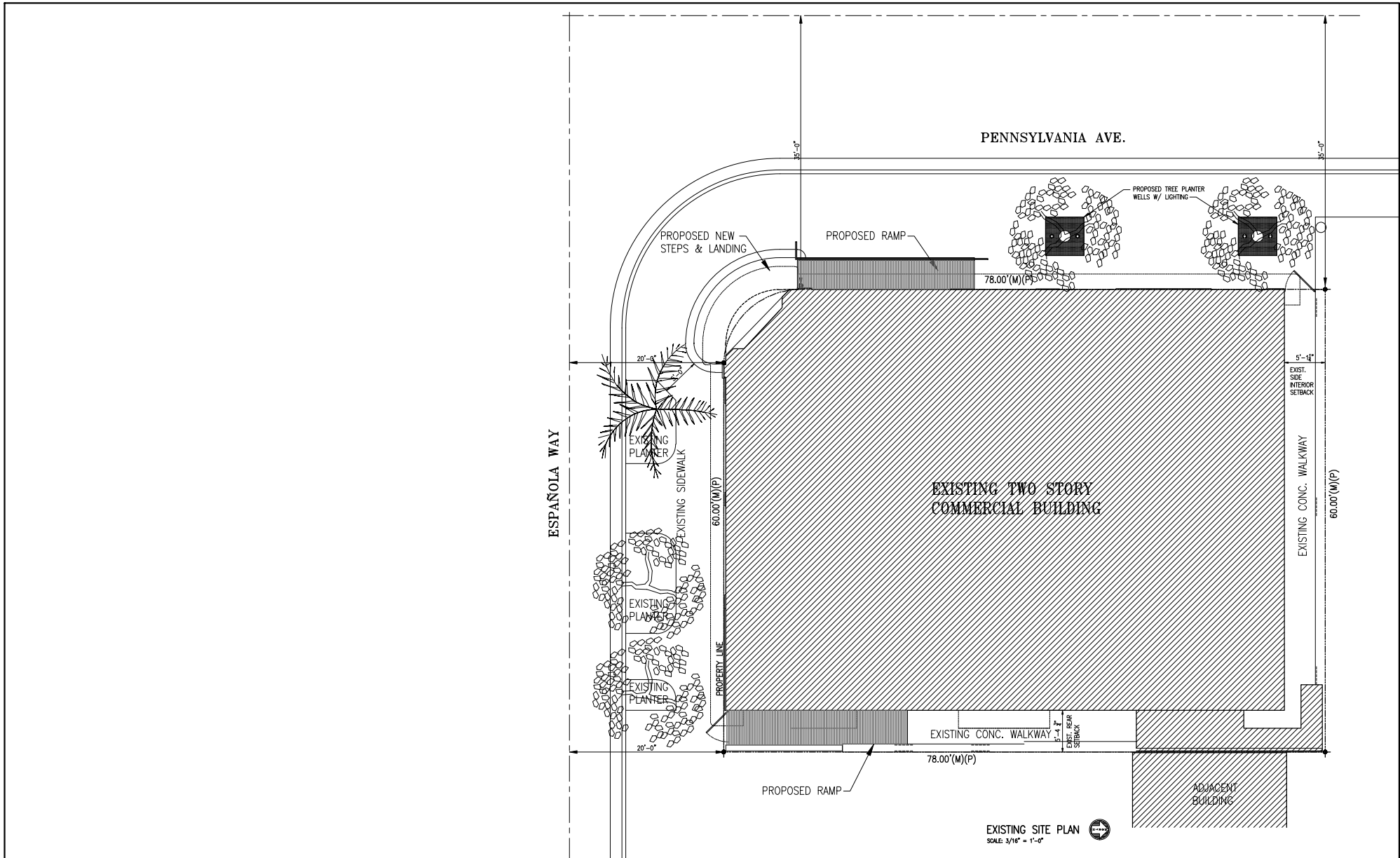
22109

SCALE
AS SHOWN

DATE
9-7-2021

D-8
OF
8





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 completion.

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

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.138

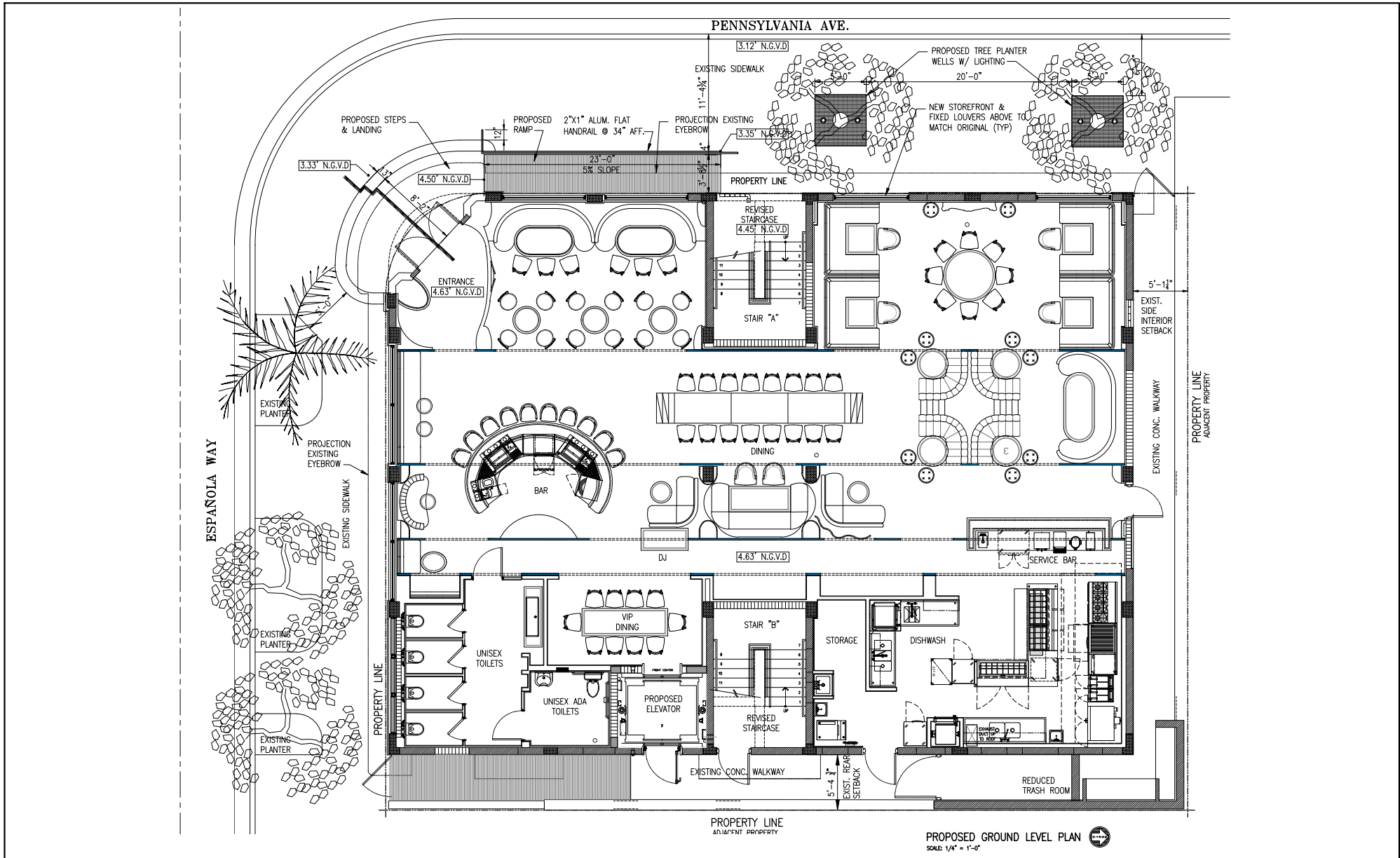
DRAWN BY
Lilian R. Pérez C.
SCALE
AS SHOWN

PROJECT NUMBER
22109
DATE
9-7-2021

A-1
of
15



Charles H. Benson
Architect



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 completion.

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

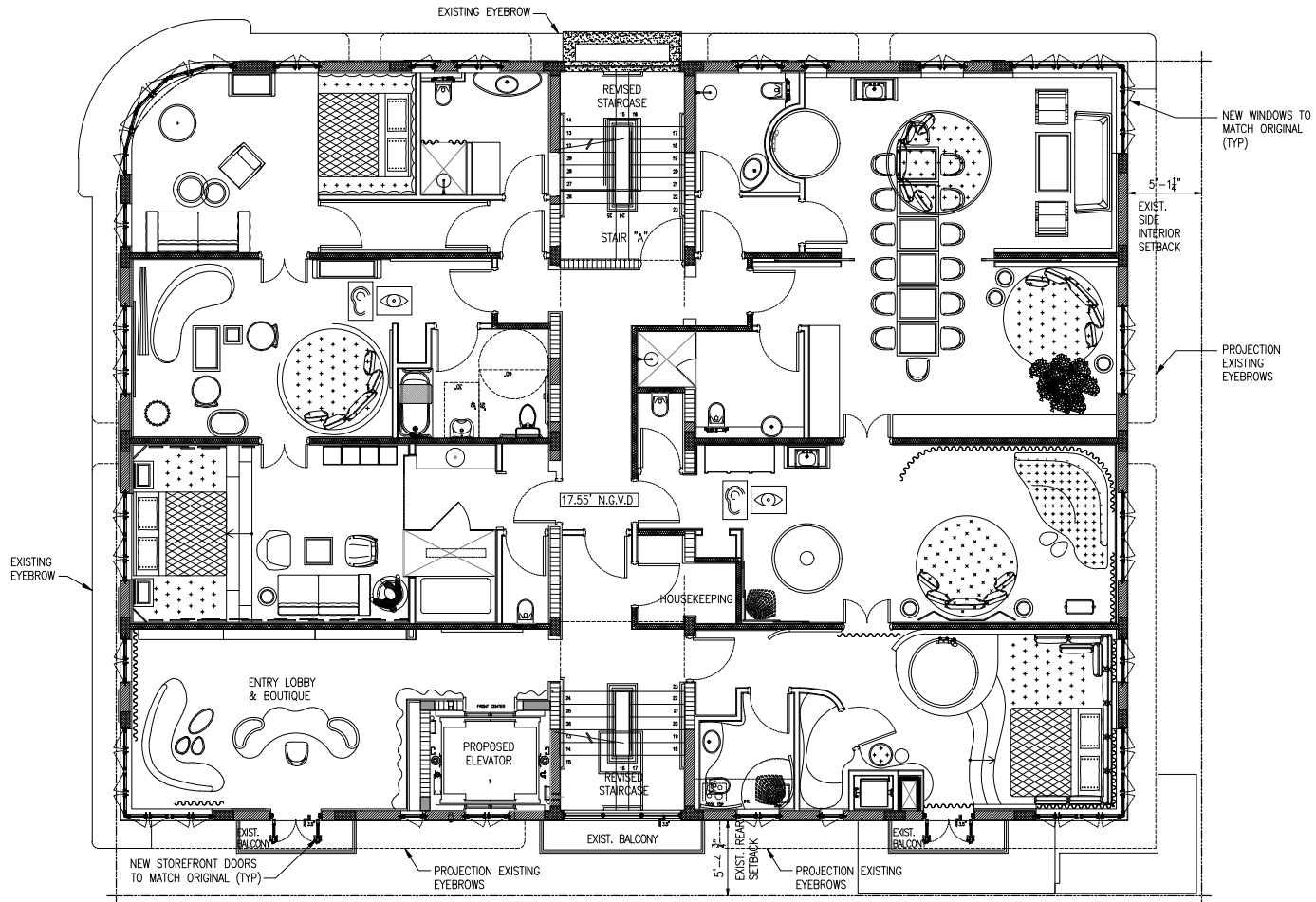
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 architect planner interiors
 1665 WASHINGTON AVE. 2ND FLOOR MIAMI BEACH, FLORIDA 33139
 ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.138
 Ph: 305-532-8181 Fax: 305-532-8151


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

PROJECT NUMBER
 22109

A-2
 OF
15





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

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 compensation.

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



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.138
PH: 305-532-8181 FAX: 305-532-8151

DRAWN BY
Lilian R. Pérez C.

PROJECT NUMBER

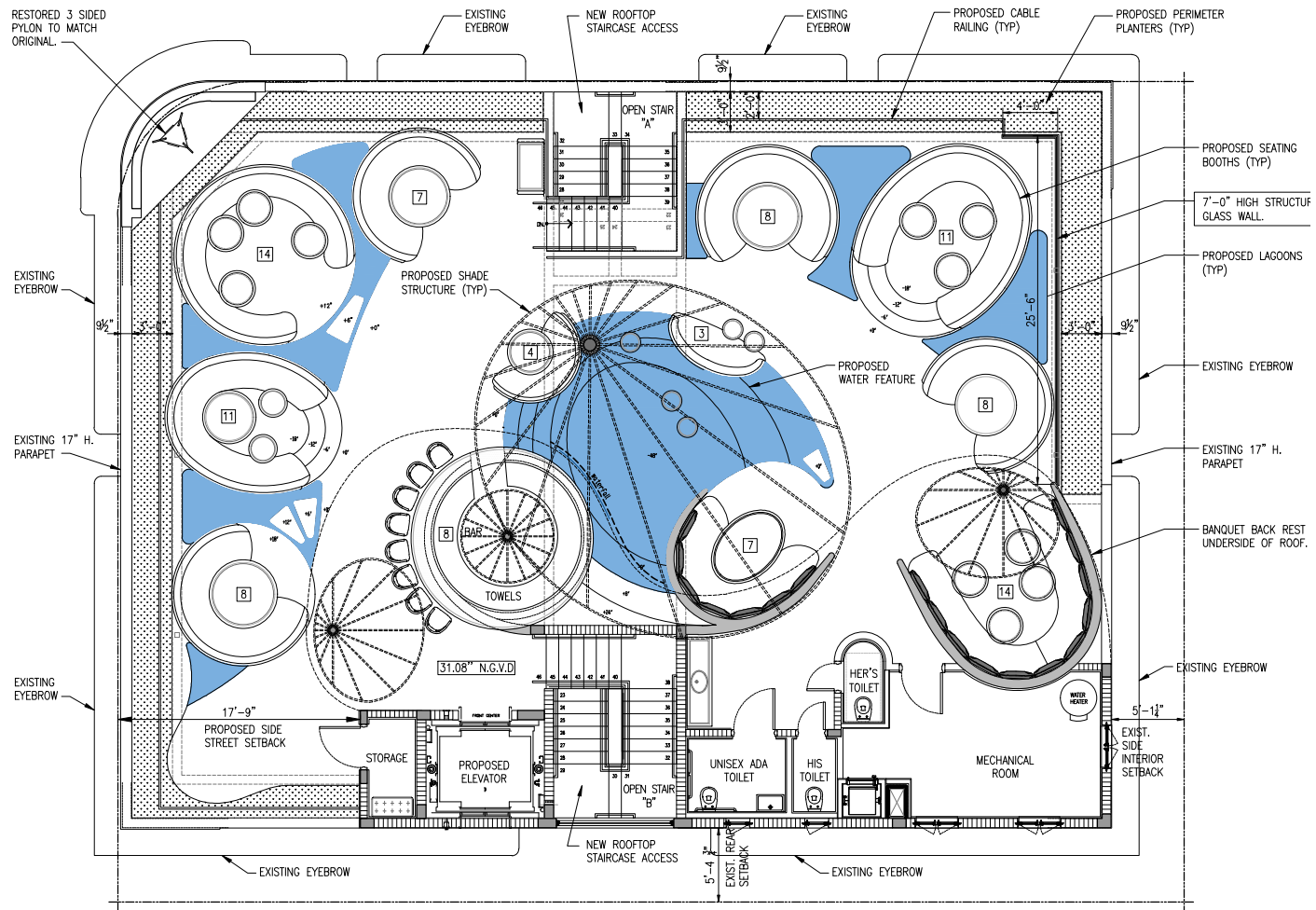
22109

SCALE
AS SHOWN

DATE
9-7-2021

A-3
of
15





ROOF LEVEL FURNITURE-EQUIPMENT 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 completion.

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



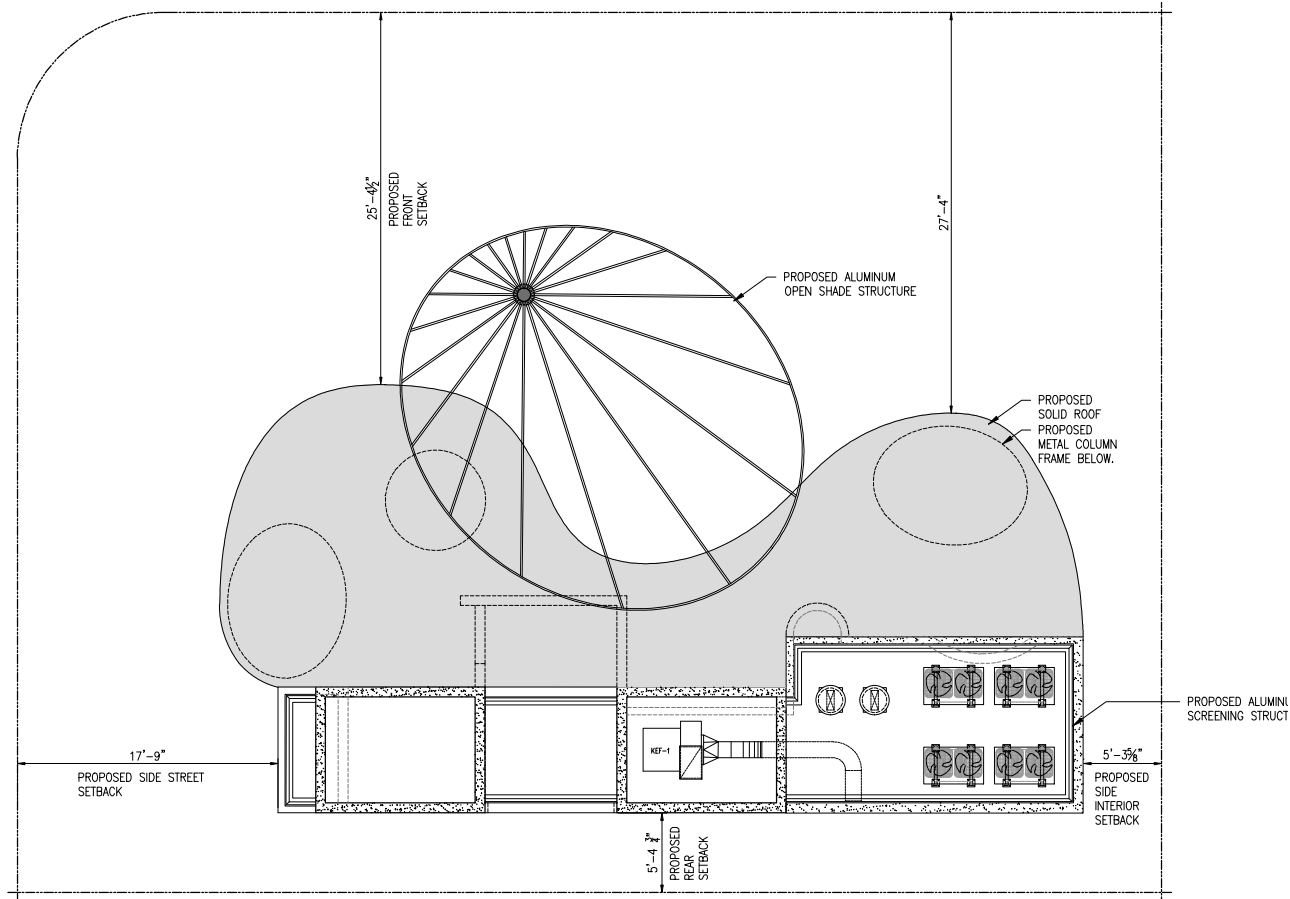
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.136
Ph: 305-532-8181 Fax: 305-532-8151

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

PROJECT NUMBER
22109

A-4
OF
15





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

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 completion.

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



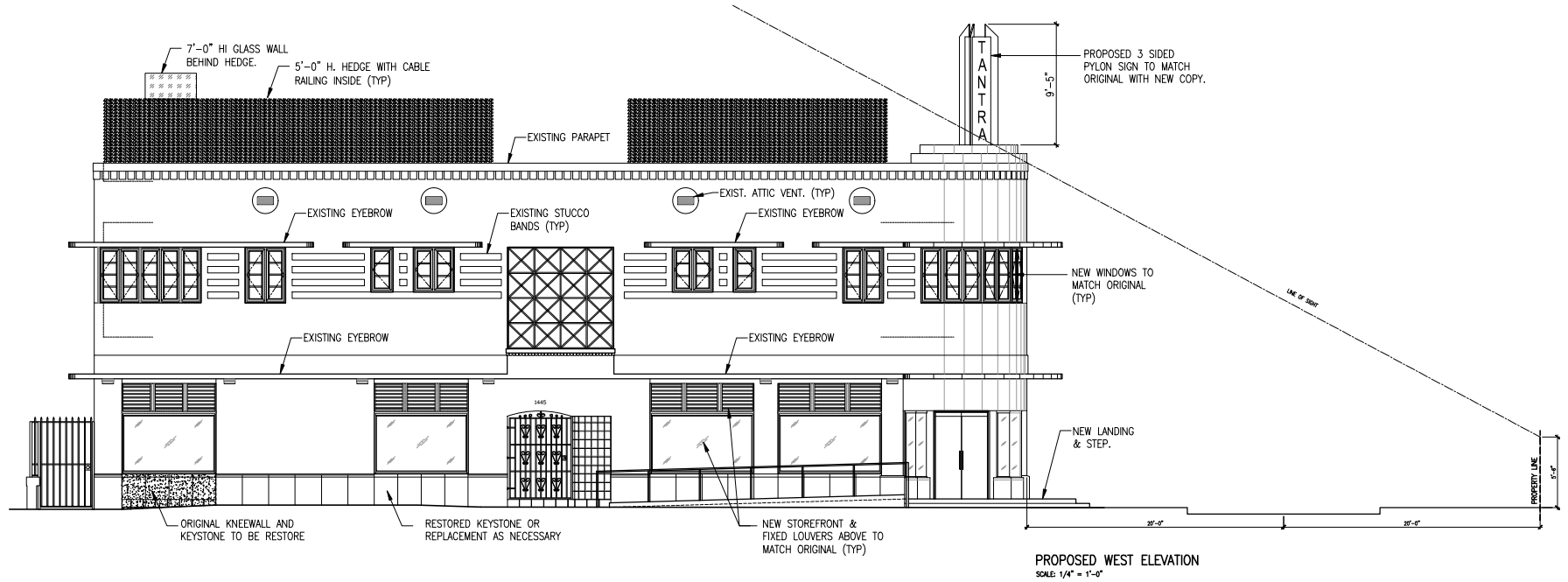
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 architect planner interiors
 1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139
 PH: 305-532-8181 FAX: 305-532-8151
 ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.138

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

PROJECT NUMBER 22109

A-5
OF
15





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 completion.

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

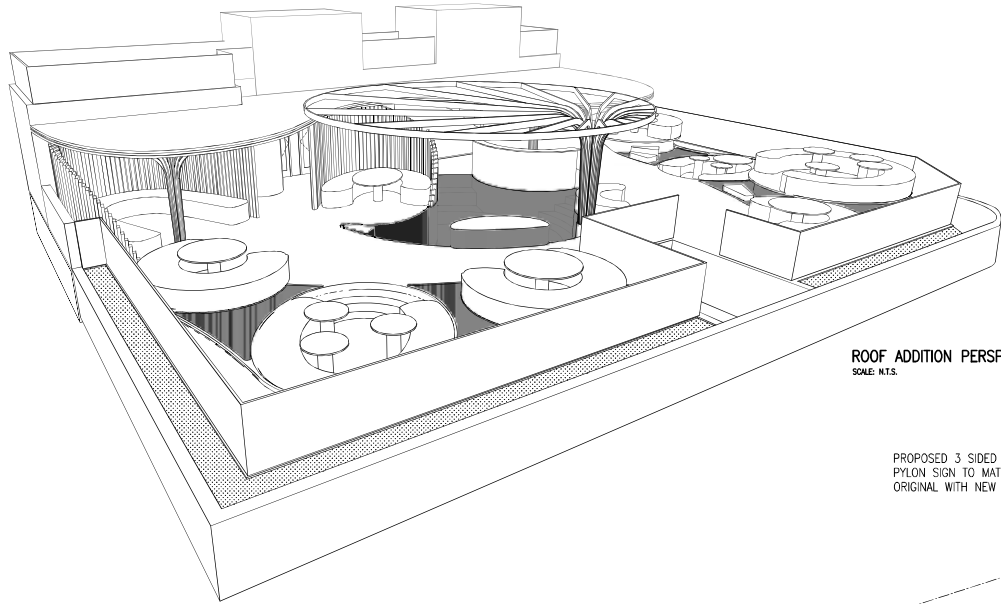
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 architect planner interiors
 1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139
 ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.136
 Ph: 305-532-8181 Fax: 305-532-8151

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

PROJECT NUMBER
22109

A-6
 OF
15





ROOF ADDITION PERSPECTIVE
SCALE: N.T.S.

PROPOSED 3 SIDED
PYLON SIGN TO MATCH
ORIGINAL WITH NEW COPY.

T
A
N
T
R
A

PROPOSED ROOF

PROPOSED ALUMINUM
SCREENING STRUCTURE

SCORE LINES

HEDGE WITH CABLE
RAILING INSIDE (TYP)

TEXTURED STUCCO

EXIST. ATTIC VENT. (TYP)

EXISTING EYEBROW

EXISTING STUCCO
BANDS (TYP)

NEW WINDOWS TO
MATCH ORIGINAL
(TYP)

NEW WINDOWS TO
MATCH ORIGINAL
(TYP)

EXISTING EYEBROW

ORIGINAL KEystone HEIGHT
TO BE RESTORED

NEW STOREFRONT &
FIXED LOUVERS ABOVE TO
MATCH ORIGINAL (TYP)

NEW FIXED LOUVERS TO
MATCH ORIGINAL (TYP)

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

PROPERTY LINE

LINE OF SIGN

35'-0"

35'-0"

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



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 # 42,138

DRAWN BY
Lilian R. Póez C.

PROJECT NUMBER

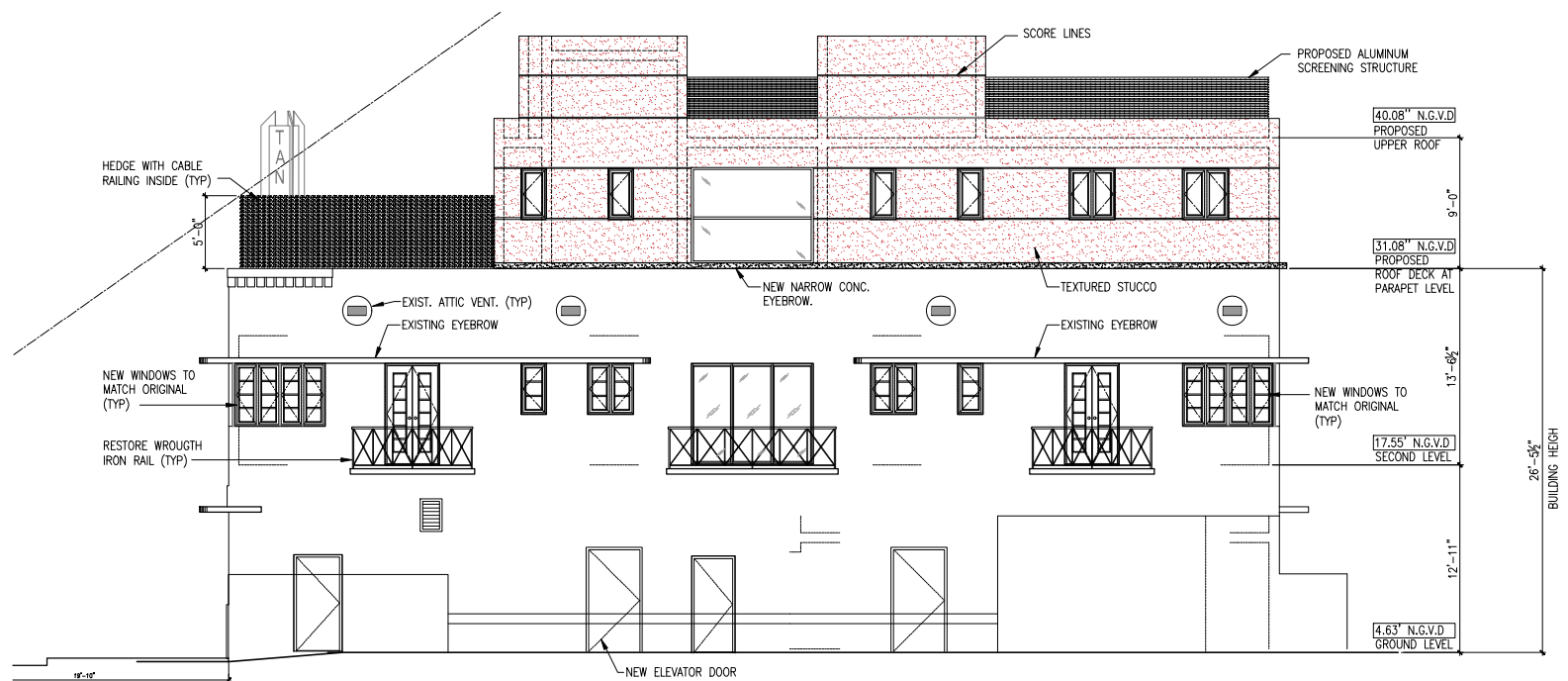
22109

SCALE
AS SHOWN

DATE
9-7-2021

A-7
OF
15





PROPOSD 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 compensation.

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

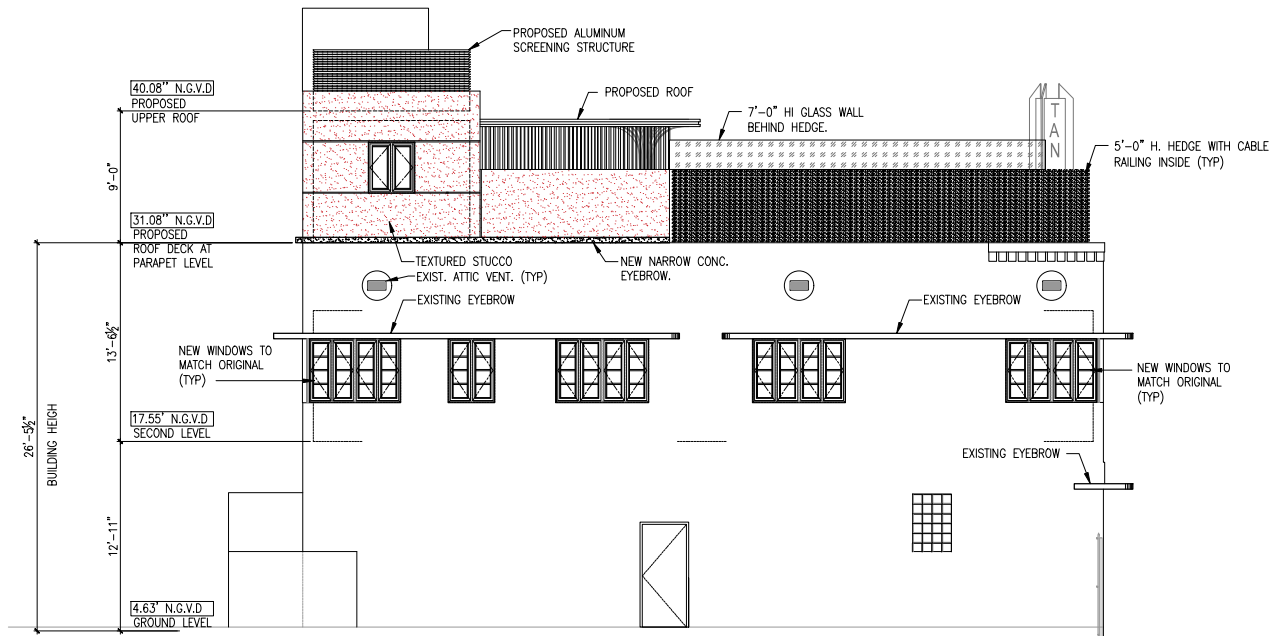
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.138
Ph: 305-532-8181 Fax: 305-532-8151

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

PROJECT NUMBER
22109

A-8
OF
15





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

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 compensation.

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



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.138

DRAWN BY
Lilian R. Pérez C.

PROJECT NUMBER

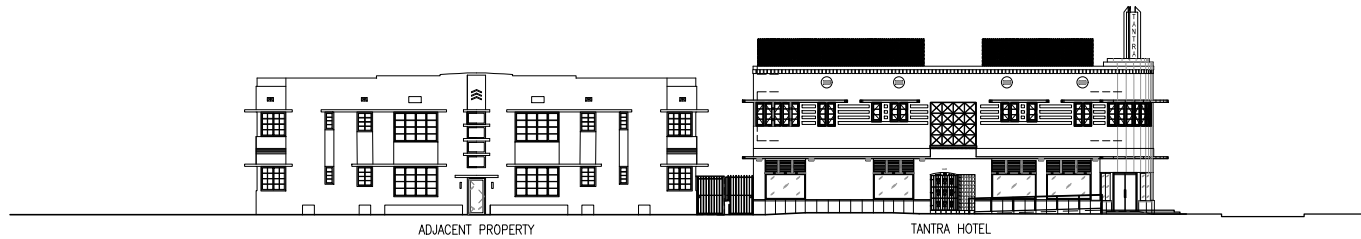
22109

SCALE
AS SHOWN

DATE
9-7-2021

A-9
of
15





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



PROPOSED CONTEXTUAL
SOUTH ELEVATION
SCALE: 3/32" = 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 compensation.

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



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.138

DRAWN BY
Lilian R. Pérez C.

PROJECT NUMBER

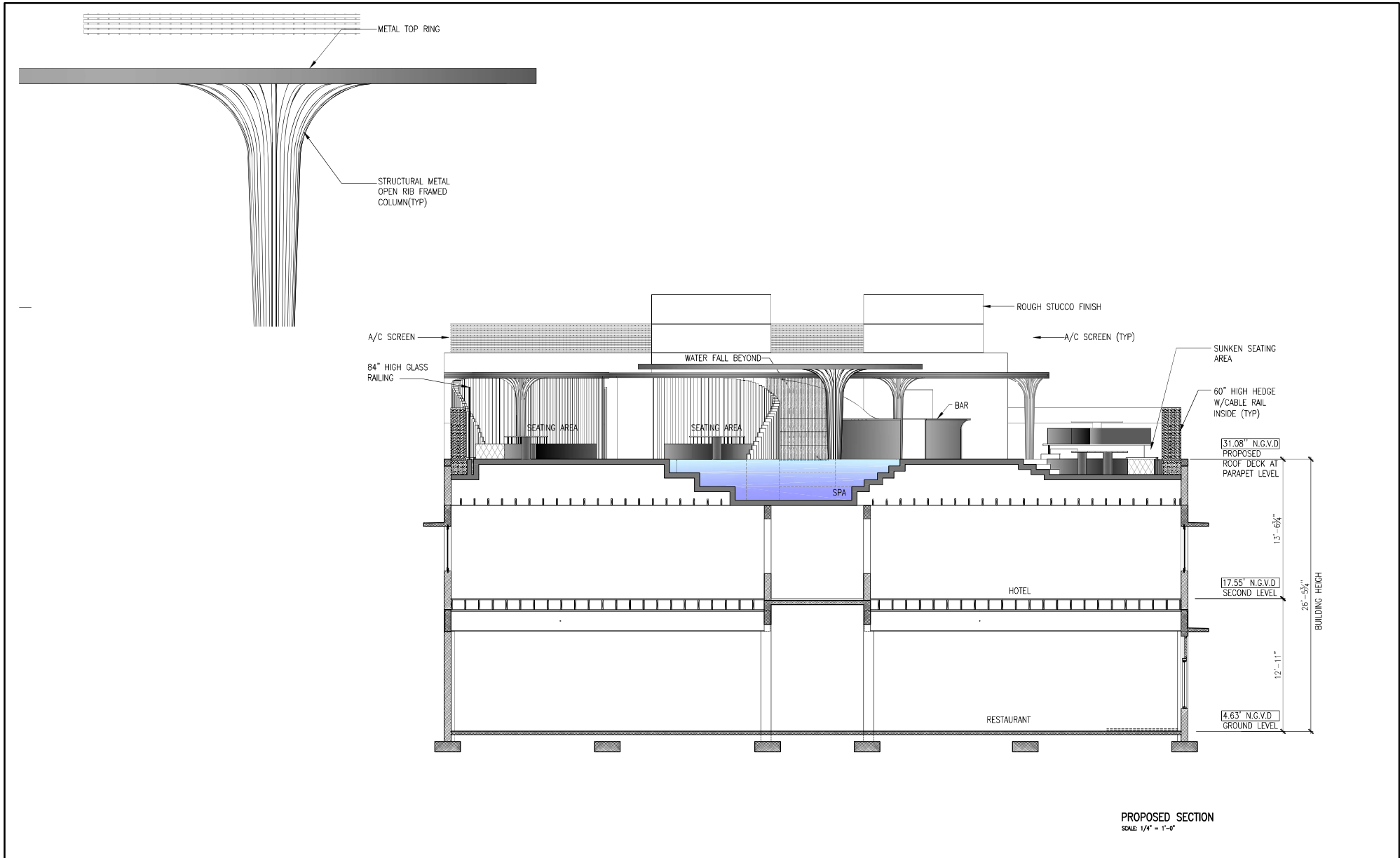
22109

A-10
OF
15



SCALE
AS SHOWN

DATE
9-7-2021



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 permission.

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

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 # 42,138

DRAWN BY
Lilian R. Póez C.

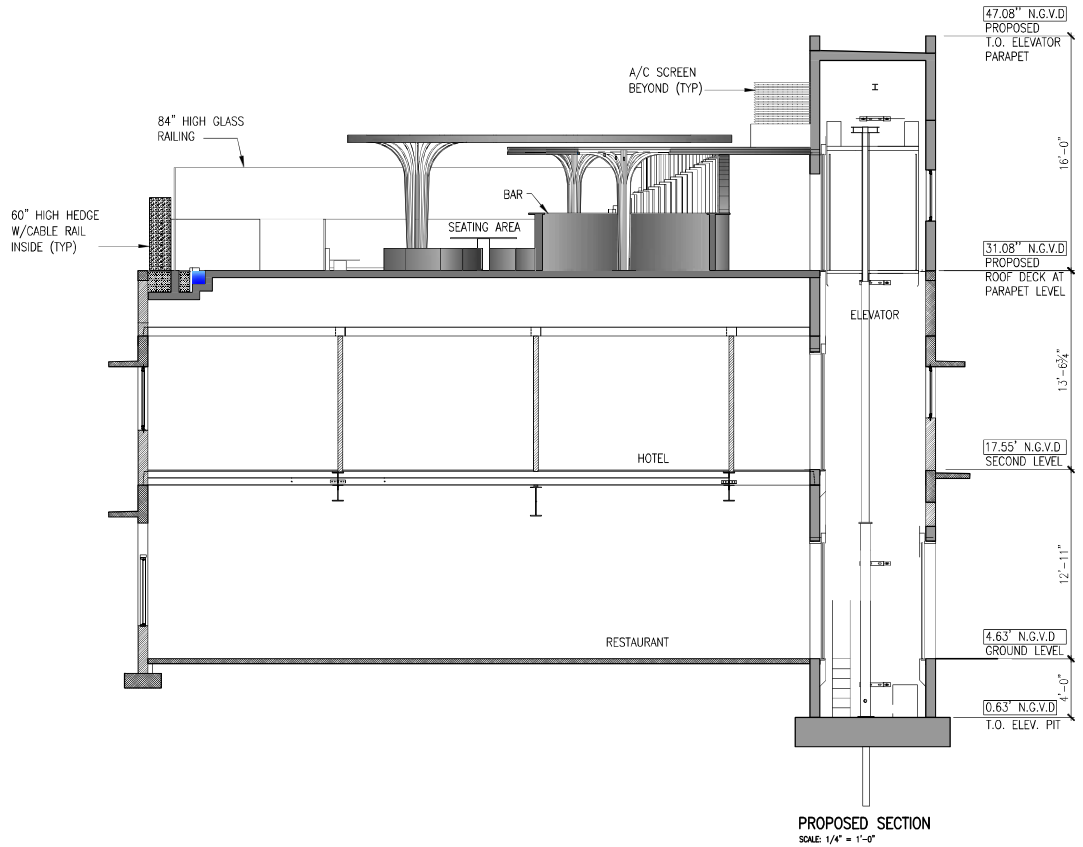
SCALE
AS SHOWN

DATE
9-7-2021

PROJECT NUMBER
22109

A-11
OF
15





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 permission.

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



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 # 42,138

DRAWN BY
Lilian R. Pérez C.

PROJECT NUMBER

22109

SCALE
AS SHOWN

DATE
9-7-2021

A-12
OF
15





PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

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 completion.

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



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 architect planner interiors
 1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 Fax: 305-532-8151
 ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.138

DRAWN BY
 Lilian R. Pérez C.

PROJECT NUMBER

22109

SCALE
 AS SHOWN

DATE
 9-7-2021

A-13
 of
 15





ROOF TOP PERSPECTIVE

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 compensation.

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

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 architect planner interiors
 1665 WASHINGTON AVE. 2ND FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 Fax: 305-532-8151
 ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.138

DRAWN BY
Lilian R. Pérez C.

PROJECT NUMBER
22109

SCALE
AS SHOWN

DATE
9-7-2021

A-14
of
15





ROOF TOP
ELEVATION/SECTION

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 compensation.

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



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 architect planner interiors
 1665 WASHINGTON AVE. 2ND FLOOR MIAMI BEACH, FLORIDA 33139
 PH: 305-532-8181 FAX: 305-532-8151
 ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.138

DRAWN BY
Lilian R. Pérez C.

PROJECT NUMBER

22109

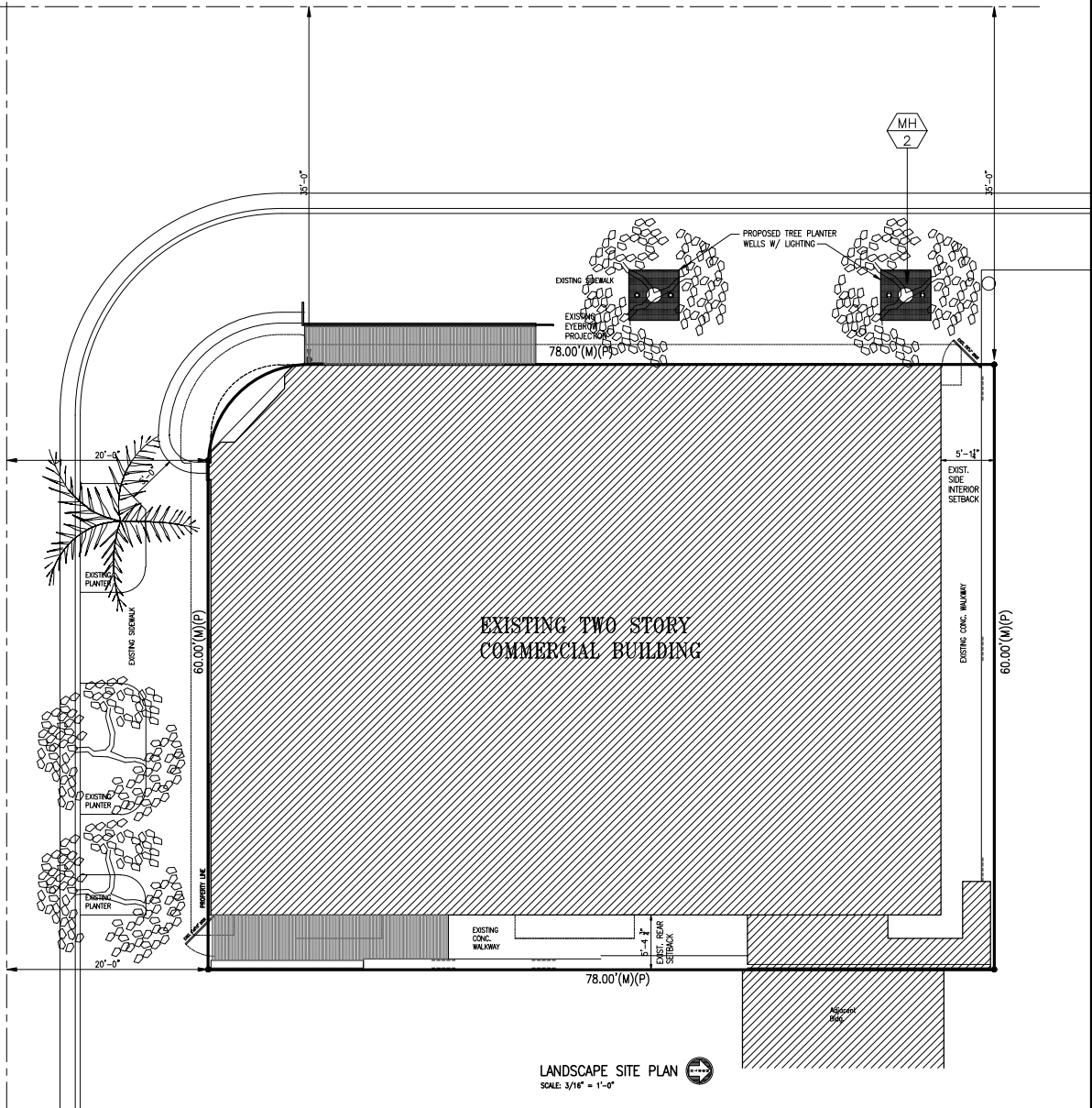
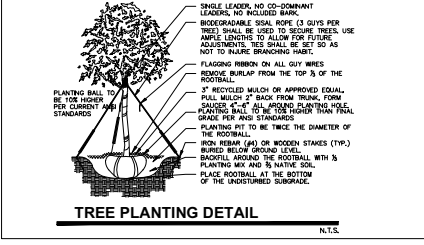
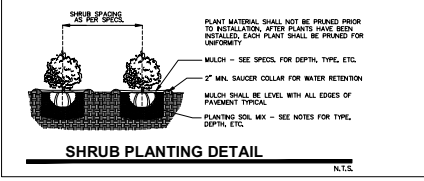
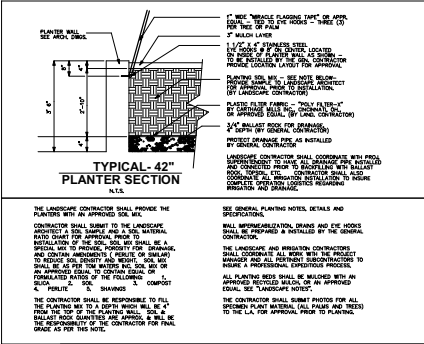
SCALE
AS SHOWN

DATE
9-7-2021

A-15
of
15



PLANTLIST			
SYM.	NATIVE #	NAME	BOTANICAL NAME SPECIFICATION
***AT TIME OF PLANTING** FOR ALL PLANTINGS.			
** SHRUBS			
CR7	YES	48	SMALL-LEAVED OLUSA <i>Querc griffithii</i> 7 GAL., 30" H., 30" D.C. FB.
SAN	NO	7	MOTHER-IN-LAWS TONGUE <i>Sansevieria laurentii</i> 3 GAL., 18" H. H. 18" D.C.
** TREES			
MH		2	MAHOGANY <i>Sesuvia Malpighii</i> 4" Trunk, 12' Height, 8" Canopy.
TOPSOIL:			
		TOPSOIL/SAND MIX	50:50 TOPSOIL/SAND MIX, SPREAD IN PLACE
	4	C.Y.	TREES, PALMS, SHRUBS AND GROUNDCOVERS
	16	C.Y.	"2100 MFT FOR PLANTING-PER ATLAS PEAT AND SOIL FOR PLANTER BONES
MULCHING:			
	16	C.Y.	DRK BRWN RECYCLED MULCH 2" DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL
PROVIDE SAMPLE FOR APPROVAL, PRIOR TO INSTALLATION.			
TOPSOIL, SOIL AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL INSPECTION AND APPROVAL.			
INSTALLATION WATERING:			
CONTRACTOR SHALL THOROUGHLY WATER-IN ALL PLANTINGS WHEN PLANTED, AND SHALL CONTINUE WATERING UNTIL FINAL INSPECTION AND APPROVAL BY THE LOCAL GOVERNING AGENCY AND THE OWNER.			
REPLACEMENT PLANTING NOTE: ANY PLANT MATERIAL THAT IS DEAD, DYING OR LESS THAN FLORIDA GRADE #1 WILL BE REPLACED BY THE OWNER WITH THE SAME OR SIMILAR SPECIES AND SIZED WITHIN 60 DAYS OF PROBLEM IDENTIFICATION.			



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 by any manner without the consent of the architect the user thereof becomes liable to the architect for all damages.

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

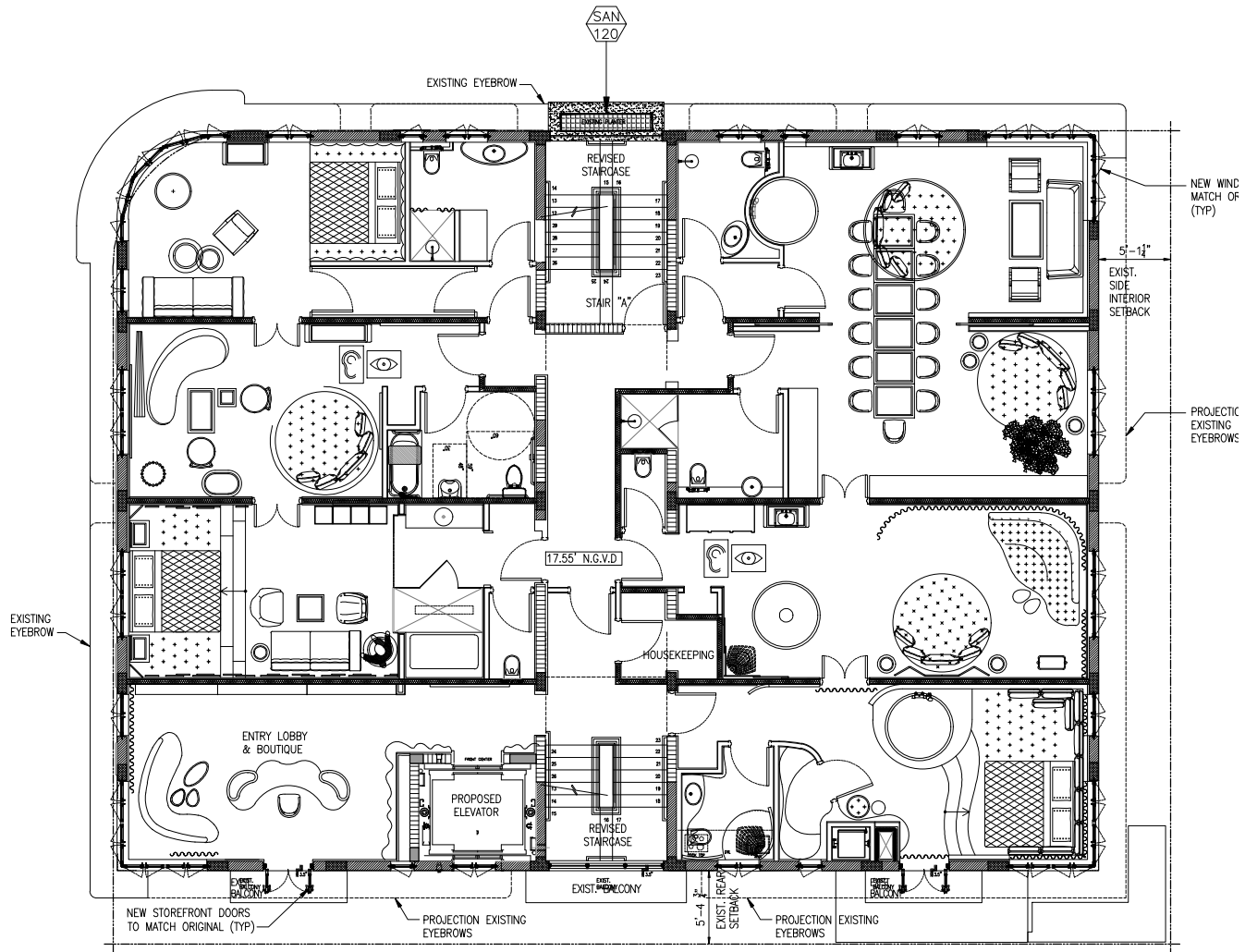
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd FLOOR MIAMI BEACH, FLORIDA 33139
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.138

DRAWN BY
Lilian R. Pérez C.
SCALE
AS SHOWN

PROJECT NUMBER
22109
DATE
9-7-2021

L-1
OF
3





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

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 compensation.

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



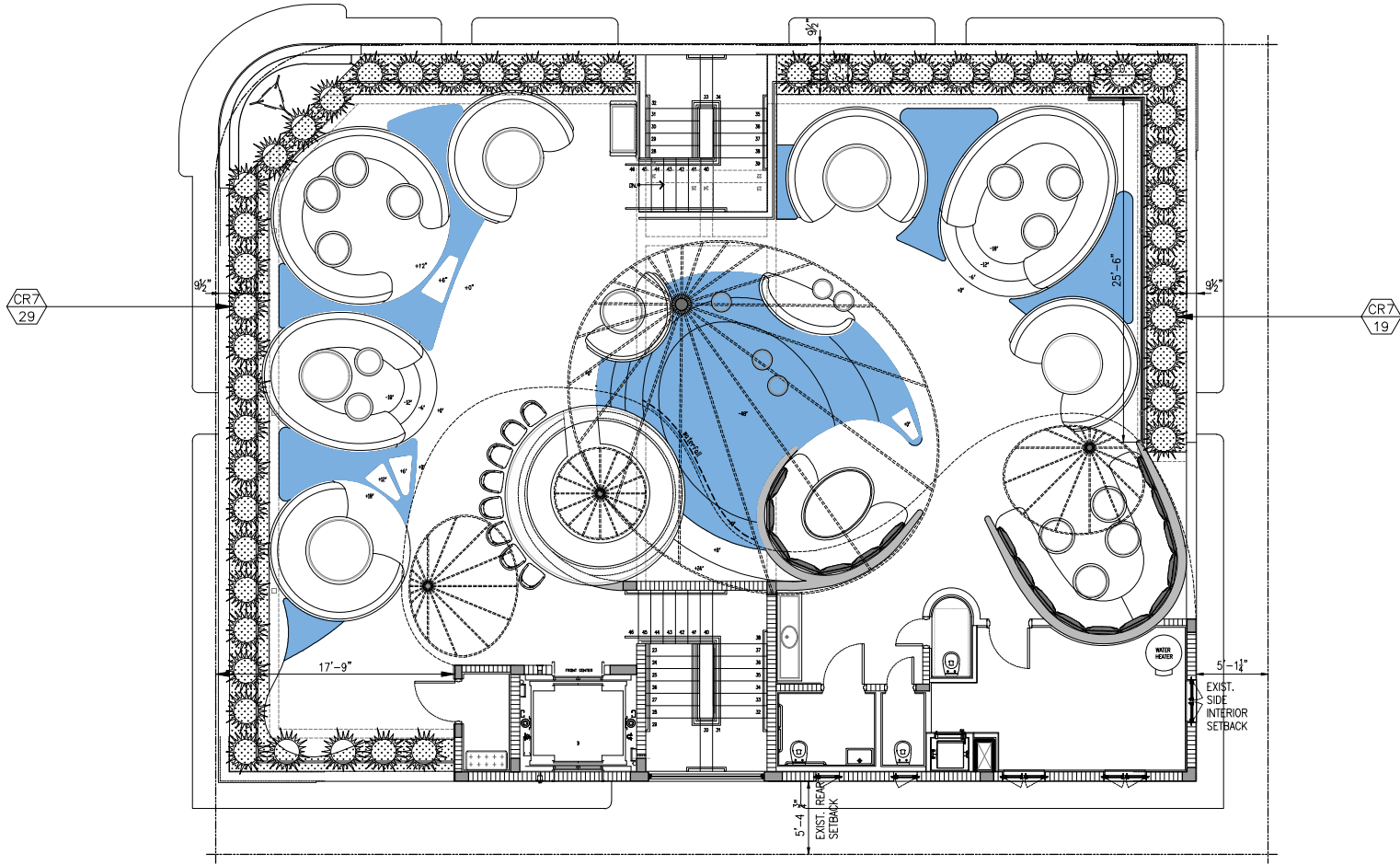
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd FLOOR MIAMI BEACH, FLORIDA 33139
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.138
PH: 305-532-8181 FAX: 305-532-8151

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

PROJECT NUMBER 22109

L-2
OF
3





ROOF LEVEL LANDSCAPE 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 compensation.

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

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 architect planner interiors
 1665 WASHINGTON AVE. 2ND FLOOR MIAMI BEACH, FLORIDA 33139
 ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.138
 Ph: 305-532-8181 Fax: 305-532-8151

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

PROJECT NUMBER
22109

L-3
 of
3

