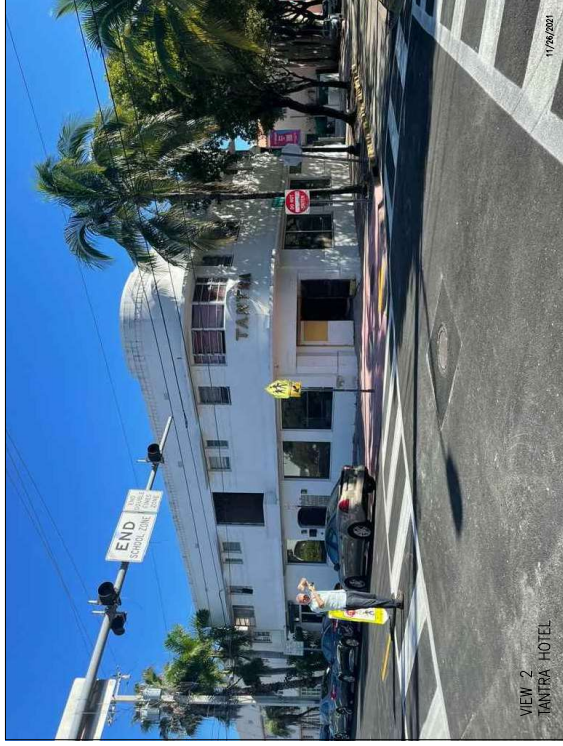




VIEW 1
ADJACENT PROPERTY WEST

11/26/2021



VIEW 2
TANTRA HOTEL

11/26/2021



VIEW 3
ADJACENT PROPERTY SOUTH

11/27/2021



KEY PLAN AERIAL VIEW

11/26/2021

These drawings and copies thereof furnished by the architect on the basis of information furnished by the owner. The architect assumes no responsibility for the accuracy of the information or data. It is the owner's responsibility to verify the accuracy of the information and data. The architect is not responsible for any errors or omissions in the drawings or for any consequences that may result therefrom.

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

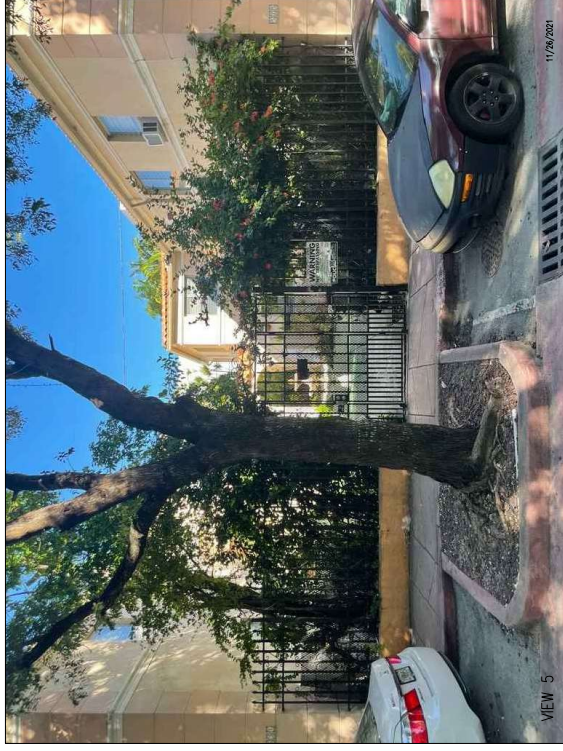
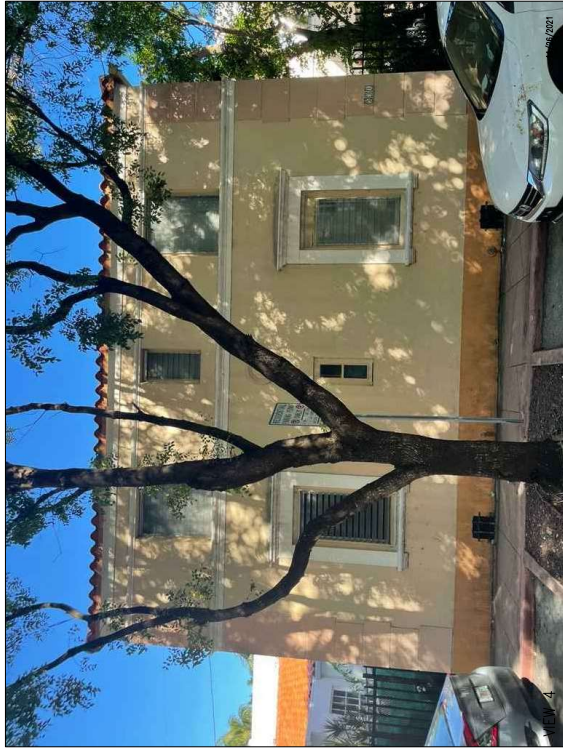


CHARLES H. BENSON
 architect planner interiors
 260-96th STREET SUITE 210, SURFSIDE, FLORIDA 33154
 ARCHITECTURE LICENCE # AR14032 NCARB CERTIFICATE # 451.88
 305-981-4648

DRAWN BY Lilian R. Perez 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 the property of the architect and are not to be used for any other purpose without the written consent of the architect. If this work is to be part of a larger project, the architect's consent must be obtained in writing. The architect shall not be held responsible for any errors or omissions in these drawings or for any consequences that may result therefrom.

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



CHARLES H. BENSON
 architect planner interiors
 260-56th STREET SUITE 210, SURFSIDE, FLORIDA 33154
 ARCHITECTURE LICENCE # ARI14022 NCARB CERTIFICATE # 451188

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

PROJECT NUMBER
22109

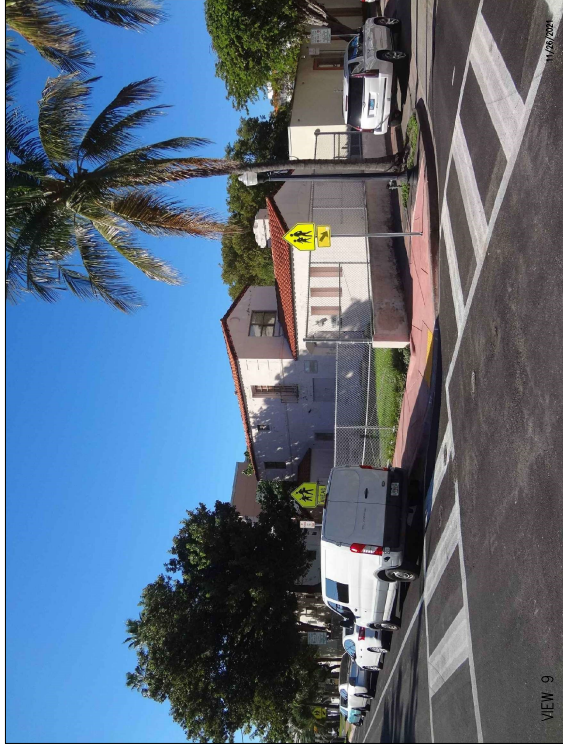
GN-3
 of
11





VIEW 8

11/24/2021



VIEW 9

11/24/2021



VIEW 11

11/24/2021

These drawings and copies thereof furnished by the architect are the property of the architect and are to be used only for the project and site shown. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the architect.

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



CHARLES H. BENSON
 architect planner interiors
 260-56th STREET SUITE 210, SURFBEACH, FLORIDA 33154
 ARCHITECTURE LICENCE # ARI14022 NCARB CERTIFICATE # 454,188

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

PROJECT NUMBER
22109

GN-4
 of
 11





VIEW 1

11/26/2021



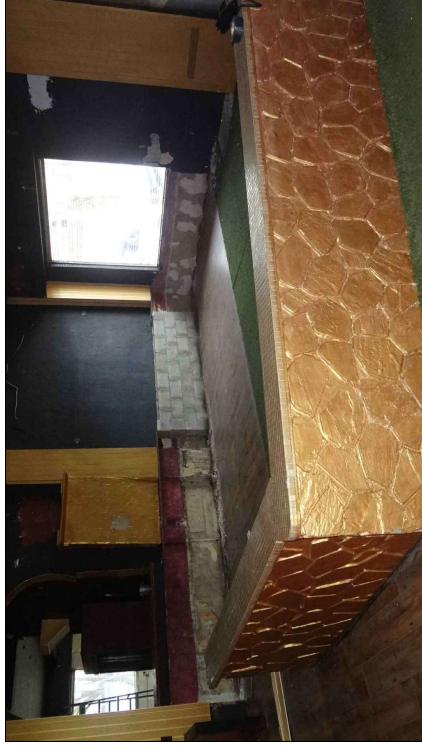
VIEW 2

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 the property of the architect and shall remain his. If this work is any part of a larger project, the architect shall be notified in writing by the owner and the architect shall be responsible for the completion of the contract.

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



CHARLES H. BENSON
 architect planner interiors
 260-96th STREET SUITE 210, SURFBEACH, FLORIDA 33154
 ARCHITECTURE LICENCE # ARI14022 NCARB CERTIFICATE # 454.186

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

PROJECT NUMBER
22109

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 the property of the architect and are not to be used for any other purpose without the written consent of the architect. The architect shall not be held responsible for any errors or omissions in these drawings or for any consequences that may result therefrom.

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



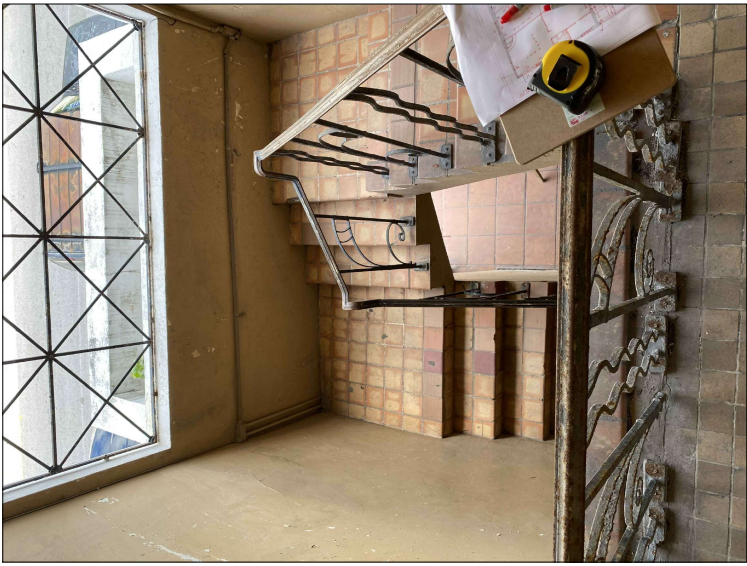
CHARLES H. BENSON
 architect planner interiors
 260-96th STREET SUITE 210, SURFBEACH, FLORIDA 33154
 ARCHITECTURE LICENCE # ART14022 NCARB CERTIFICATE # 451.88
 305-981-4648

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

PROJECT NUMBER
22109

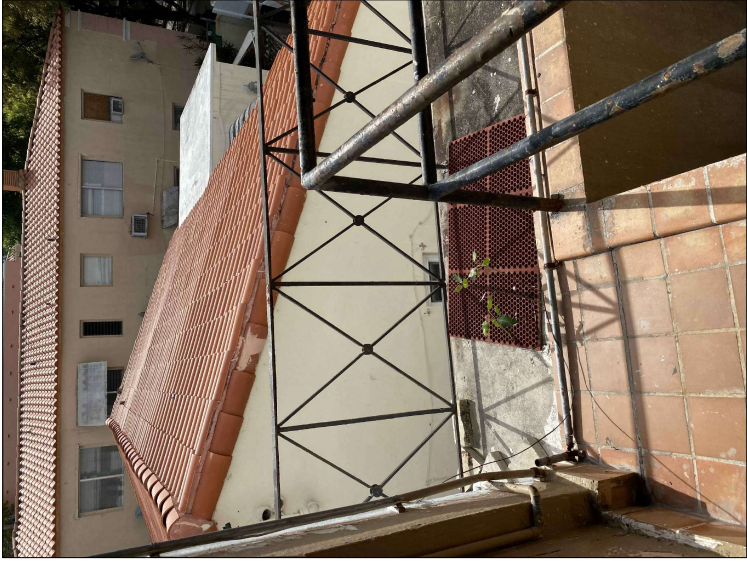
GN-6
 of
 11





VIEW 4
STAR 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 the property of the architect and are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the architect.

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

CHARLES H. BENSON
 architect planner interiors
 260-96TH STREET SUITE 210, SURFSIDE, FLORIDA 33154 305-981-4648
 ARCHITECTURE LICENCE # AR14032 NCARB CERTIFICATE # 454188

DRAWN BY
Liljon R. Póez C.
 SCALE
AS SHOWN
 DATE
9-7-2021

PROJECT NUMBER
22109

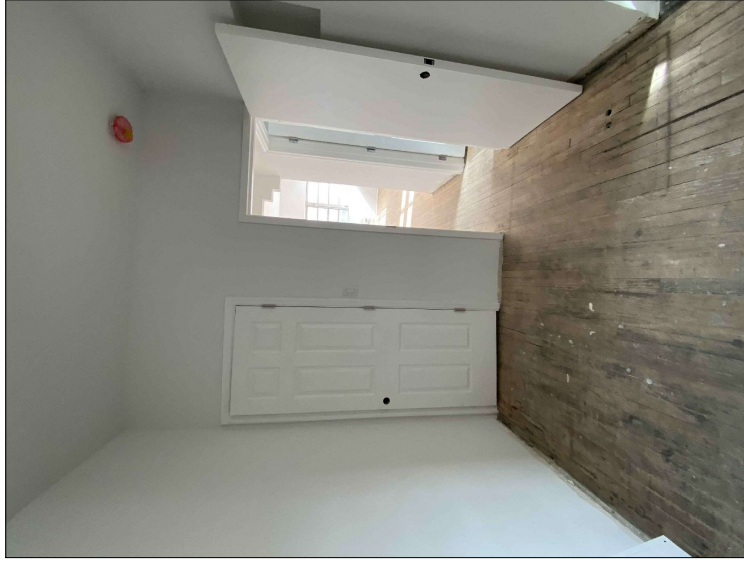
GN-7
 of
 11





11/26/2021

VIEW 7
INTERIOR



11/26/2021

VIEW 8
INTERIOR



11/26/2021

VIEW 9
INTERIOR

INTERIOR UNIT PHOTOS

These drawings and copies thereof furnished by the architect are the property of the architect and are not to be used for any other purpose without the written consent of the architect. If this contract or any part hereof is amended, modified or otherwise changed in any way, the architect's consent shall be required for the same. The architect shall not be responsible for any errors or omissions in these drawings.

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

CHARLES H. BENSON
 architect planner interiors
 260-96TH STREET SUITE 210, SURFBEACH, FLORIDA 33154
 ARCHITECTURE LICENCE # ARI14022 NCARB CERTIFICATE # 451.88

DRAWN BY Lilian R. Perez C.	DATE 9-7-2021
SCALE AS SHOWN	PROJECT NUMBER 22109

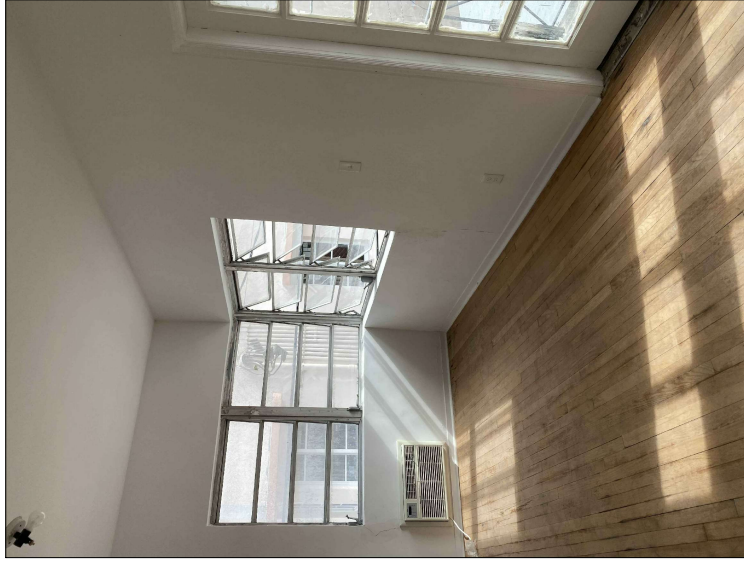
GN-8
of
11





11/26/2021

VIEW10
INTERIOR



11/26/2021

VIEW 11
INTERIOR



11/26/2021

VIEW 12
INTERIOR

INTERIOR UNIT PHOTOS

These drawings and copies thereof furnished by the architect are the property of the architect and are not to be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in these drawings or specifications, or for any consequences arising therefrom, whether or not such errors or omissions are caused in whole or in part by the negligence of the architect. The architect shall not be responsible for any errors or omissions in these drawings or specifications, or for any consequences arising therefrom, whether or not such errors or omissions are caused in whole or in part by the negligence of the architect.

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

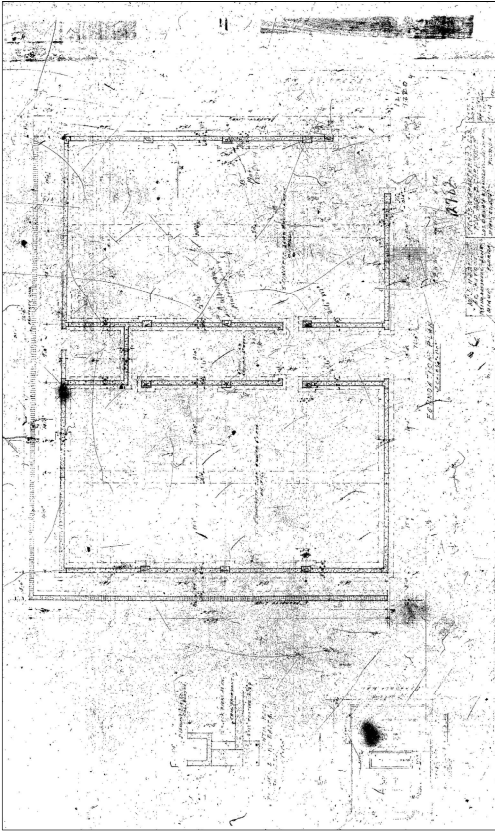
CHARLES H. BENSON
 architect planner interiors
 260-98th STREET SUITE 210, SURFSIDE, FLORIDA 33154 305-981-4648
 ARCHITECTURE LICENCE # ARI14022 NCARB CERTIFICATE # 451188

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

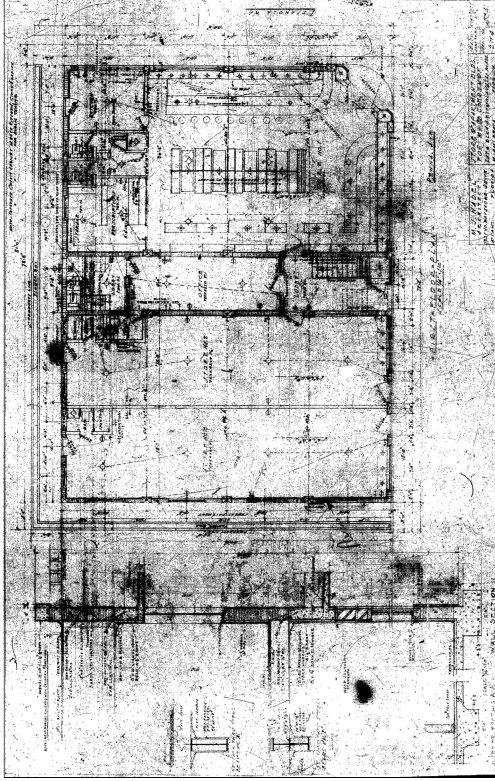
PROJECT NUMBER
22109

GN-9 of 11

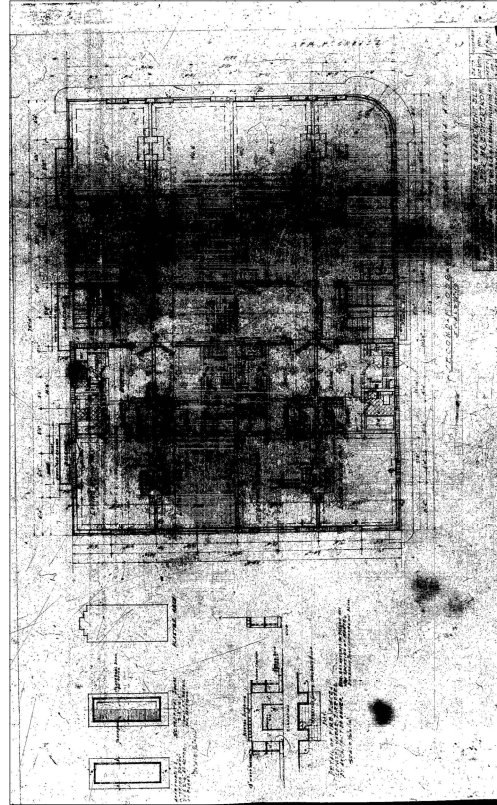




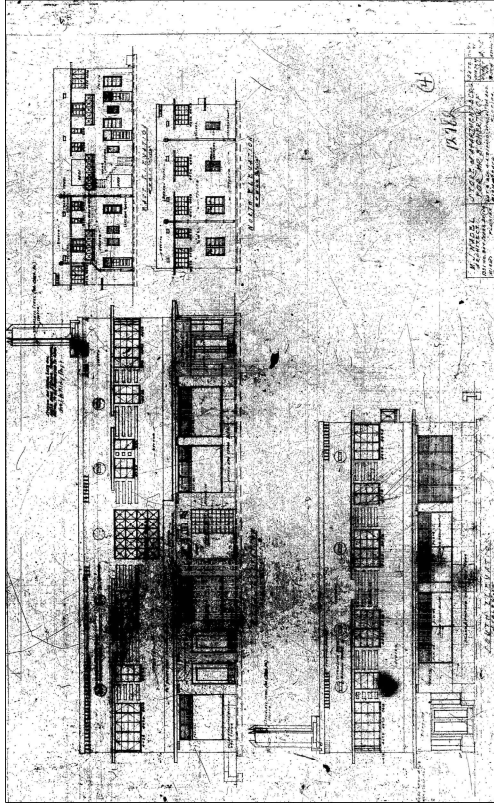
MICROFILM
FOUNDATIONS



MICROFILM
GROUND FLOOR PLAN



MICROFILM
2ND FLOOR PLAN



MICROFILM
ELEVATIONS

These drawings and copies thereof furnished by the architect are the property of the architect and shall remain his property. No part of these drawings shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

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



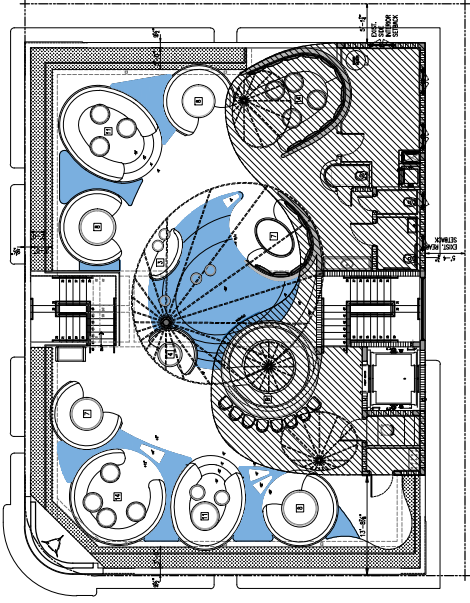
CHARLES H. BENSON
 architect planner interiors
 290-98th STREET SUITE 110, SURFBO, FLORIDA 33154
 ARCHITECTURE LICENCE # AR14032 NCARB CERTIFICATE # 451188
 305-961-4648

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

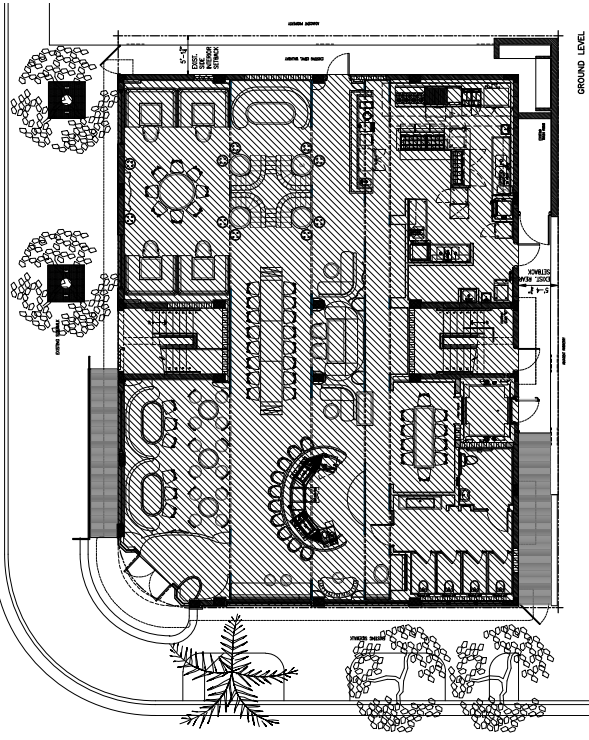
PROJECT NUMBER
22109

GN-10
 of
11

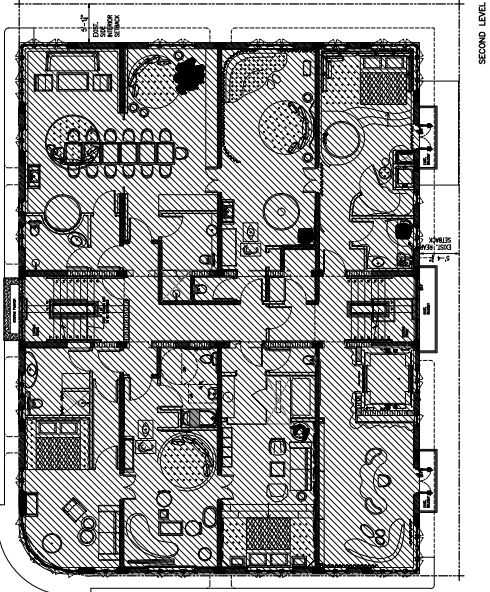




ROOF LEVEL



GROUND LEVEL



SECOND LEVEL

FAR CALCULATIONS
SCALE: 1/8" = 1'-0"

GN-11
of
11

PROJECT NUMBER
22109

DRAWN BY
Lilou R. Perez C.
DATE
9-7-2021
SCALE
AS SHOWN

CHARLES H. BENSON
architect planner interiors
280-98th STREET SUITE 210, SURFSIDE, FLORIDA 33154
ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 451188



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

These drawings and copies thereof furnished by the architect are the property of the architect and are to be used only for the project and site shown on the drawings. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

