



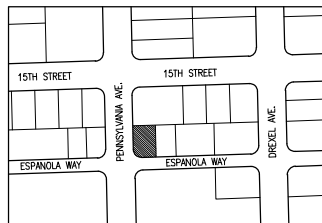
INDEX OF DRAWINGS

SURVEY		N/A
GN-1 LIST OF DRAWINGS, SITE INFORMATION, LOCATION MAP		N/A
GN-2-4 AERIAL KEY PLAN AND PHOTOS		N/A
GN-5-9 INTERIOR RESTAURANT, INTERIOR UNITS PHOTOS		N/A
GN-10 MICROFILMS		N/A
GN-11 FAR DIAGRAMS		1/8" = 1'-0"
EX-1 EXISTING SITE PLAN		3/16" = 1'-0"
EX-2 EXISTING GROUND LEVEL		1/4" = 1'-0"
EX-3 EXISTING SECOND LEVEL		1/4" = 1'-0"
EX-4 EXISTING ROOF LEVEL		1/4" = 1'-0"
EX-5 EXISTING WEST ELEVATION		1/4" = 1'-0"
EX-6 EXISTING SOUTH ELEVATION		1/4" = 1'-0"
EX-7 EXISTING EAST ELEVATION		1/4" = 1'-0"
EX-8 EXISTING NORTH ELEVATION		1/4" = 1'-0"
EX-9 EXISTING NORTH & EAST SECTIONS		1/4" = 1'-0"
D-1 DEMOLITION SITE PLAN		3/16" = 1'-0"
D-2 DEMOLITION GROUND LEVEL		1/4" = 1'-0"
D-3 DEMOLITION SECOND LEVEL		1/4" = 1'-0"
D-4 DEMOLITION ROOF LEVEL		1/4" = 1'-0"
D-5 DEMOLITION WEST ELEVATION		1/4" = 1'-0"
D-6 DEMOLITION SOUTH ELEVATION		1/4" = 1'-0"
D-7 DEMOLITION EAST ELEVATION		1/4" = 1'-0"
D-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 CONFIDENTIAL WEST & SOUTH ELEVATION	1/4" = 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

LANDSCAPE
J.F.S. DESIGN INC.
1822 N.W. 140th AVE., PENSACOLA, FL 32508

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"



LOCATION MAP

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

LEGAL DESCRIPTION:
LOT 6, LESS THAN SOUTH 1/2 FEET THEREOF, BLOCK 4A, ESPANOLA VILLAS FIRST ADDITION,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 147, OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SITE INFORMATION:
POST-WAR CONSTRUCTION, 1939
FLOOD ZONE: AE
BASE FLOOD ELEVATION: 8.0 M.G.V.D.

SCOPE OF WORK

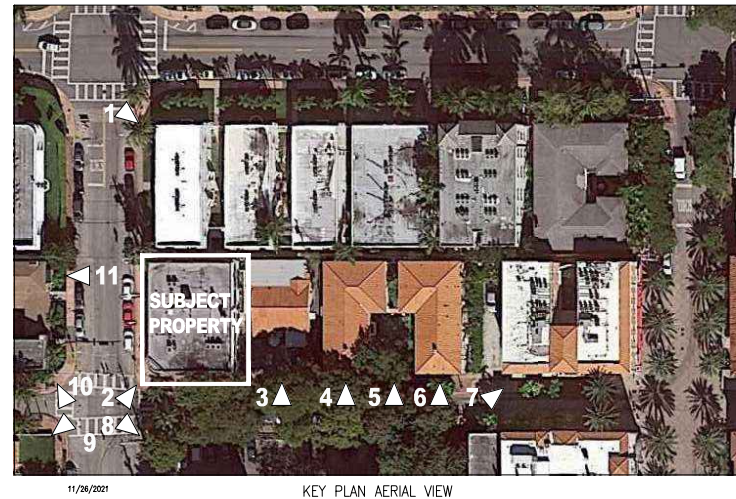
FIRST SUBMITTAL 4-22-2023

FINAL SUBMITTAL 7-7-2023

SCOPE OF WORK:

- NEW ROOF TOP ADDITION FOR ASSEMBLY AREA WITH BAR AND WATER FEATURES

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 #18-5185
3	FOLD NUMBERS(S):	02-4203-009-0100
4	YEAR CONSTRUCTED:	1939
5	BASED FLOOD ELEVATION:	8.00' NGVD
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
11	HEIGHT:	50'-0"
12	NUMBER OF STORIES:	N/A
13	GROSS SQUARE FOOTAGE:	9,360.00 SF
14	SQUARE FOOTAGE BY USE:	N/A
15	NUMBER OF UNITS RESIDENTIAL:	N/A
16	NUMBER OF UNITS HOTEL:	N/A
17	NUMBER OF SEATS:	N/A
18	OCCUPANCY LOAD:	N/A
19	FRONT SETBACK (WEST):	20'-0"
20	SIDE SETBACK (NORTH):	10'-0"
21	SIDE SETBACK (SOUTH):	10'-0"
22	REAR SETBACK (EAST):	6'-0"
23	AT GRADE PARKING:	20'-0"
24	FRONT SETBACK (WEST):	20'-0"
25	SIDE SETBACK (NORTH):	10'-0"
26	SIDE SETBACK (SOUTH):	10'-0"
27	REAR SETBACK (EAST):	5'-0"
28	FRONT SETBACK (WEST):	20'-0"
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309	SIDE SETBACK (NORTH):	10'-0"
310	SIDE SETBACK (SOUTH):	10'-0"



These drawings and copies thereof furnished by the architect are the property of the architect 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: 305-532-6161 • Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

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

PROJECT NUMBER
22109

GN-2
OF
11





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 for the purpose for which they are prepared. 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



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

PROJECT NUMBER
22109

GN-3
 OF
11





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NEW ROOF TOP ADDITION, RESTAURANT & HOTEL FOR:
1445 Pennsylvania Ave. LLC
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DRAWN BY
 Lilian R. Pérez 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 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



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 ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY
 Lilian R. Pérez C.

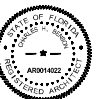
PROJECT NUMBER

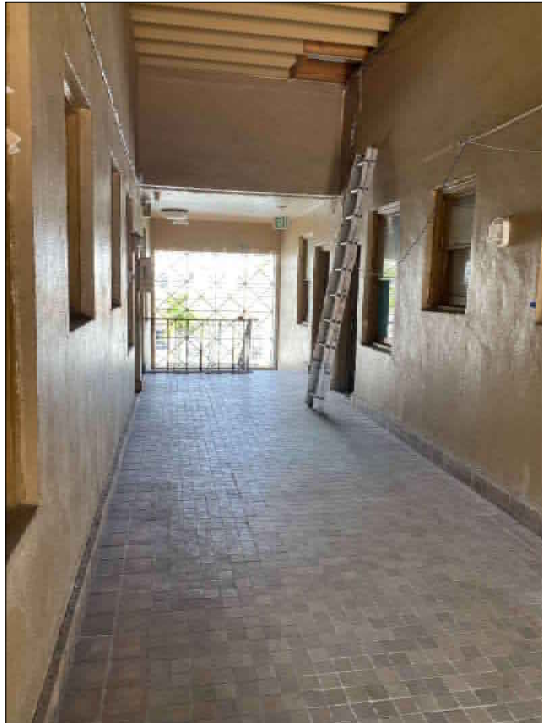
22109

SCALE
 AS SHOWN

DATE
 9-7-2021

GN-5
 OF
 11





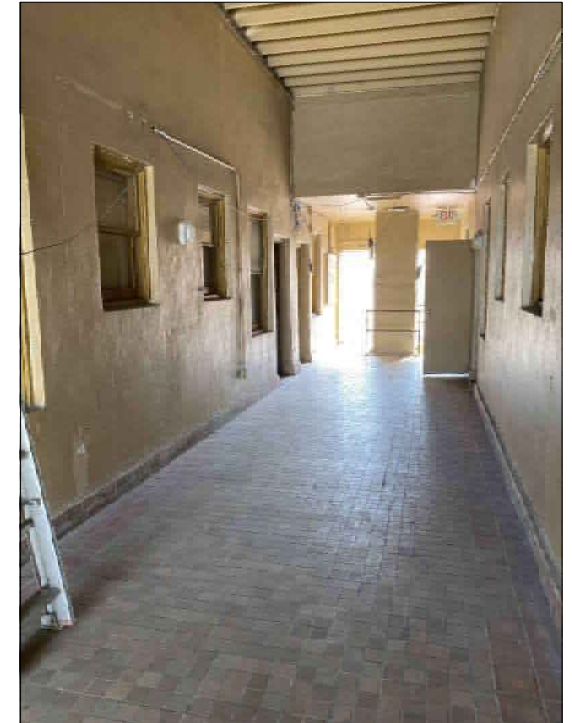
VIEW 1
CORRIDOR WEST VIEW

11/26/2021



VIEW 2
CORRIDOR WEST VIEW

11/26/2021



VIEW 3
CORRIDOR EAST VIEW

11/26/2021

INTERIOR UNIT PHOTOS

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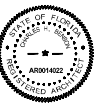
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Lilian R. Pérez C.

SCALE
AS SHOWN

PROJECT NUMBER

22109

GN-6
OF
11





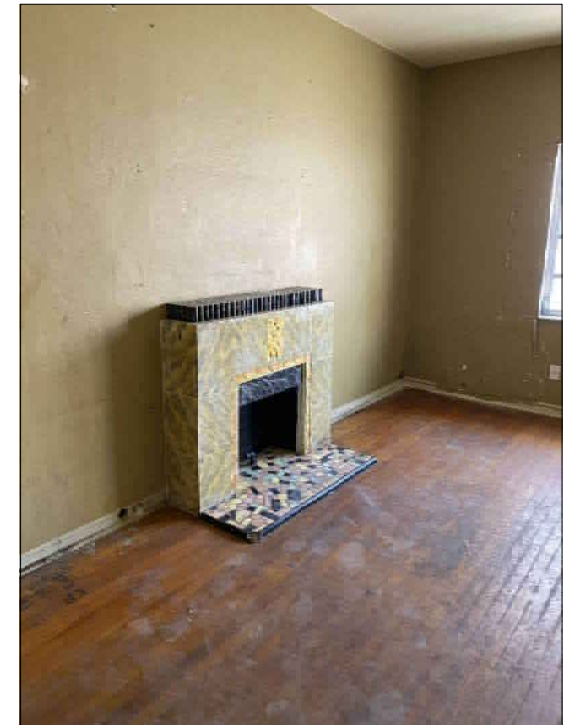
VIEW 4
STAIR WEST VIEW

11/26/2021



VIEW 5
BALCONY EAST VIEW

11/26/2021



VIEW 6
INTERIOR

11/26/2021

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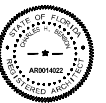
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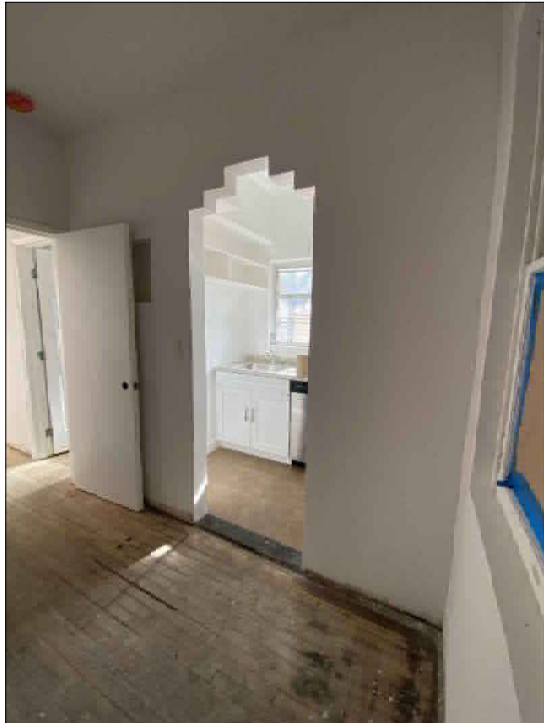
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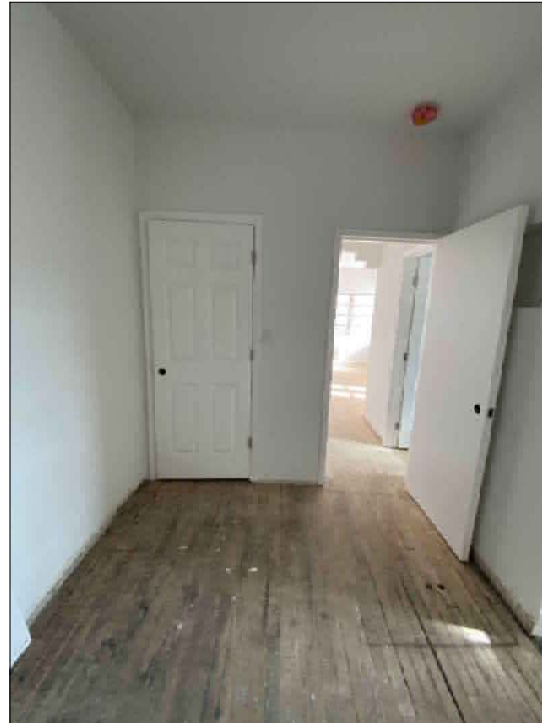
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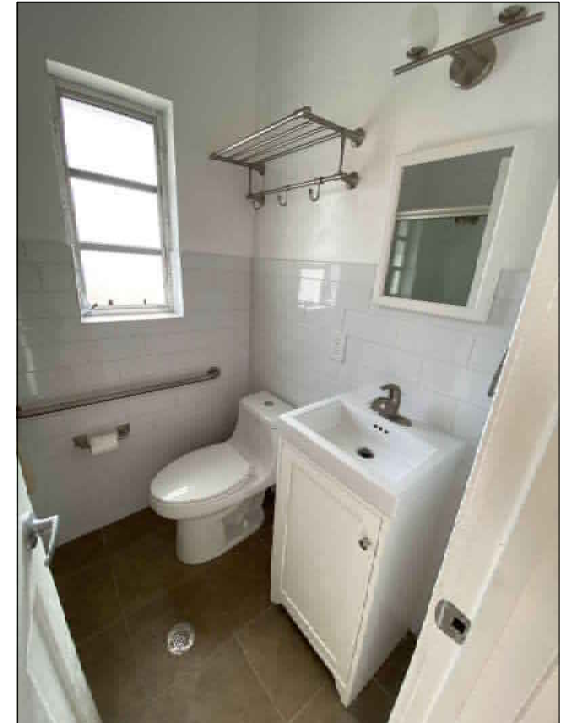
VIEW 7
INTERIOR

11/26/2021



VIEW 8
INTERIOR

11/26/2021



VIEW 9
INTERIOR

11/26/2021

INTERIOR UNIT PHOTOS

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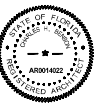
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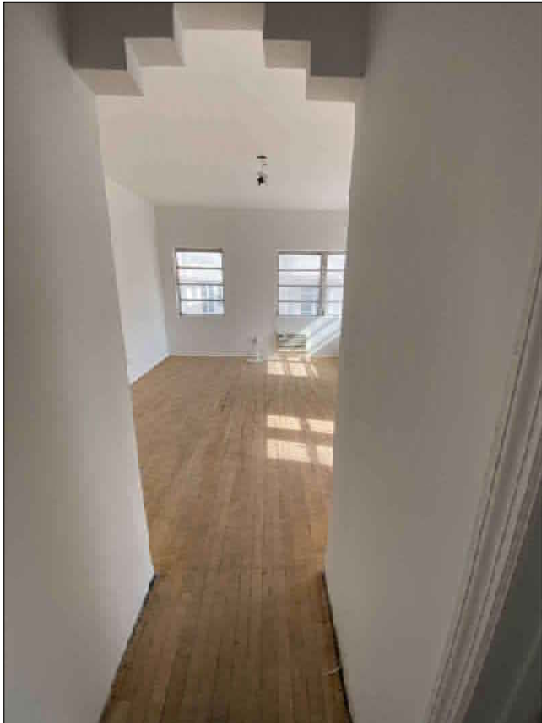
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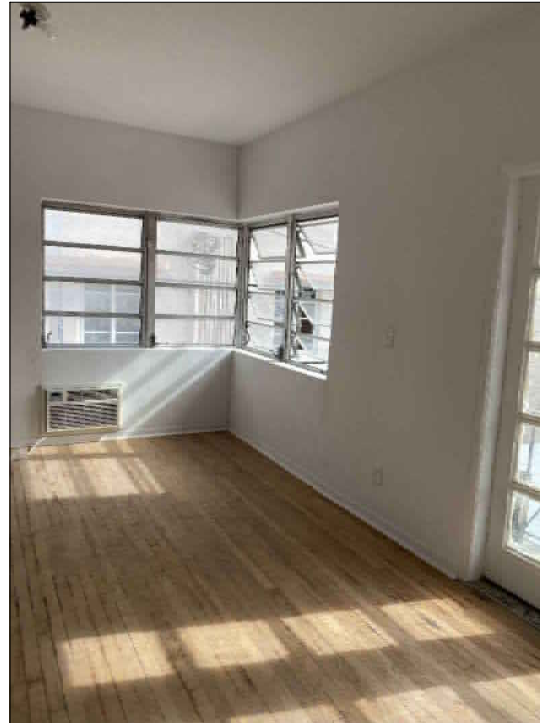
GN-8
OF
11





VIEW10
INTERIOR

11/26/2021



VIEW 11
INTERIOR

11/26/2021



VIEW 12
INTERIOR

11/26/2021

INTERIOR UNIT PHOTOS

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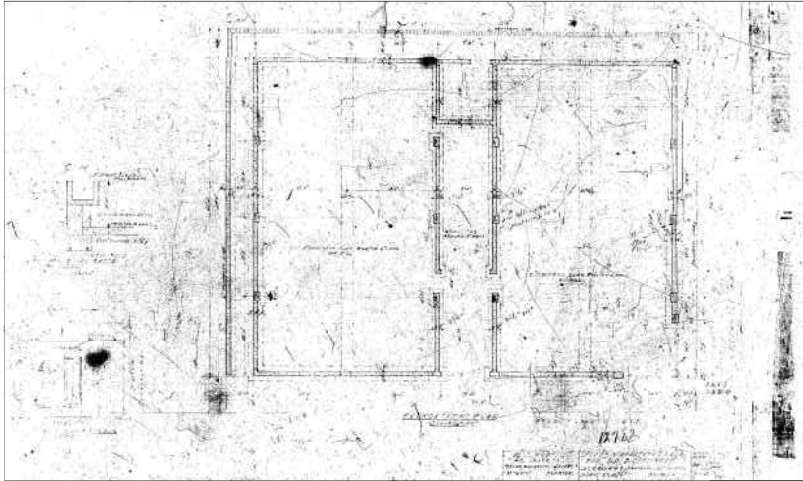
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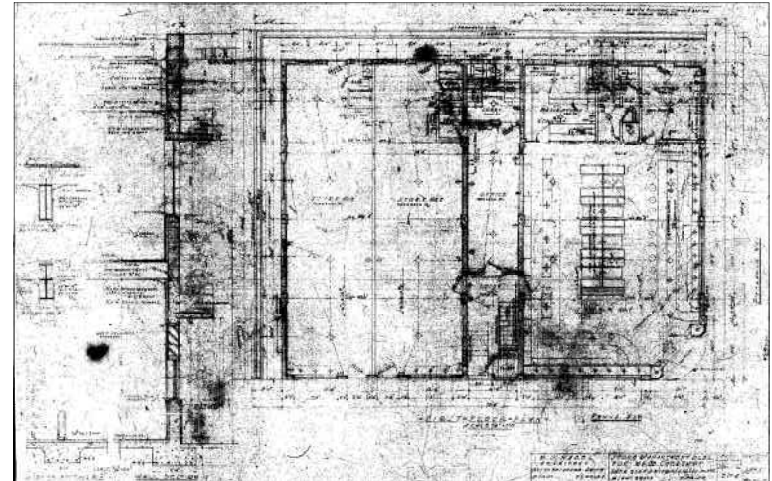
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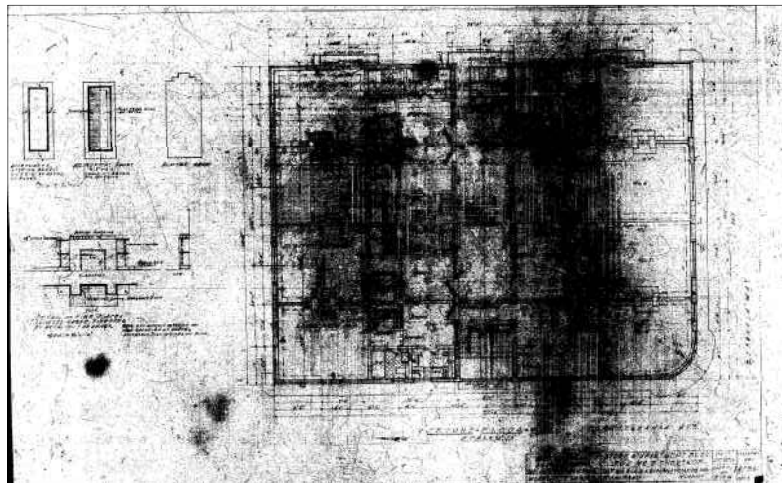




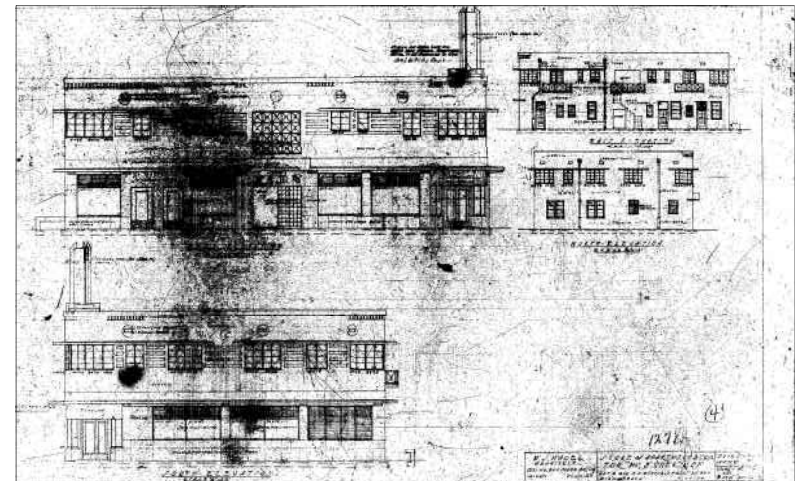
**MICROFILM
FOUNDATIONS**



**MICROFILM
GROUND FLOOR PLAN**



**MICROFILM
2ND FLOOR PLAN**



**MICROFILM
ELEVATIONS**

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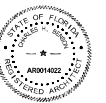
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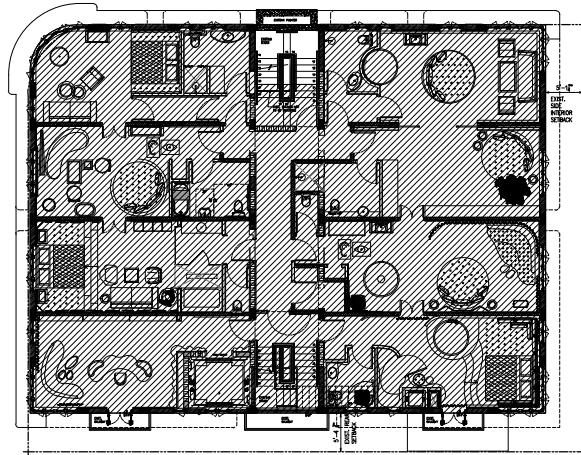
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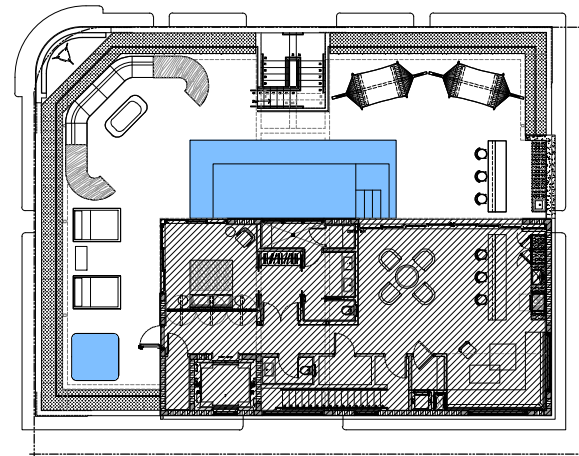
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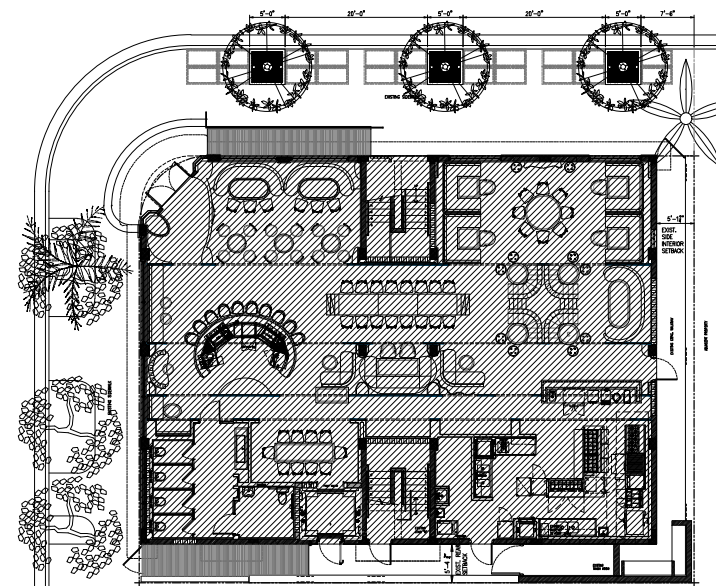




SECOND LEVEL



ROOF LEVEL



GROUND LEVEL

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

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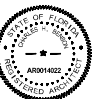
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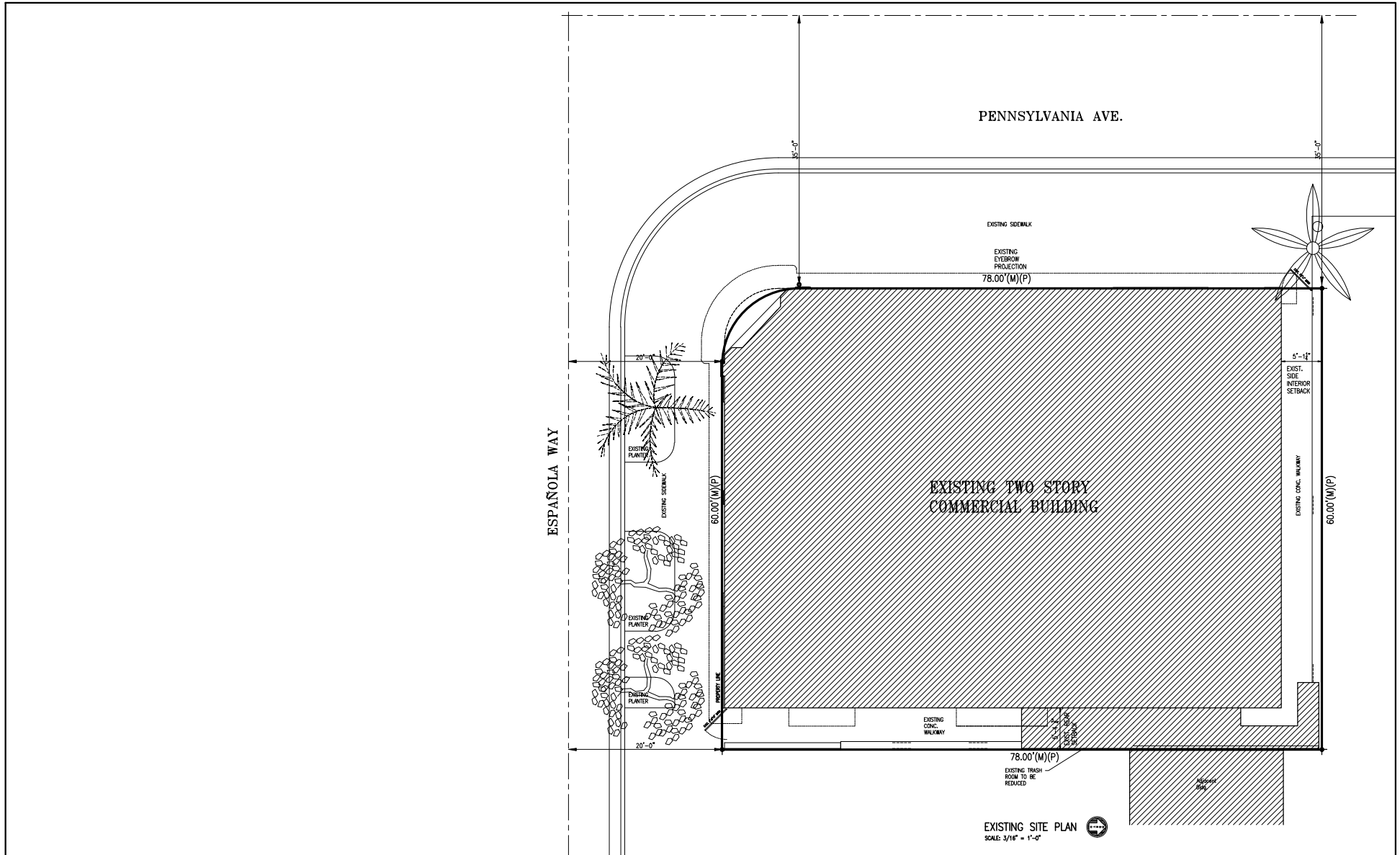
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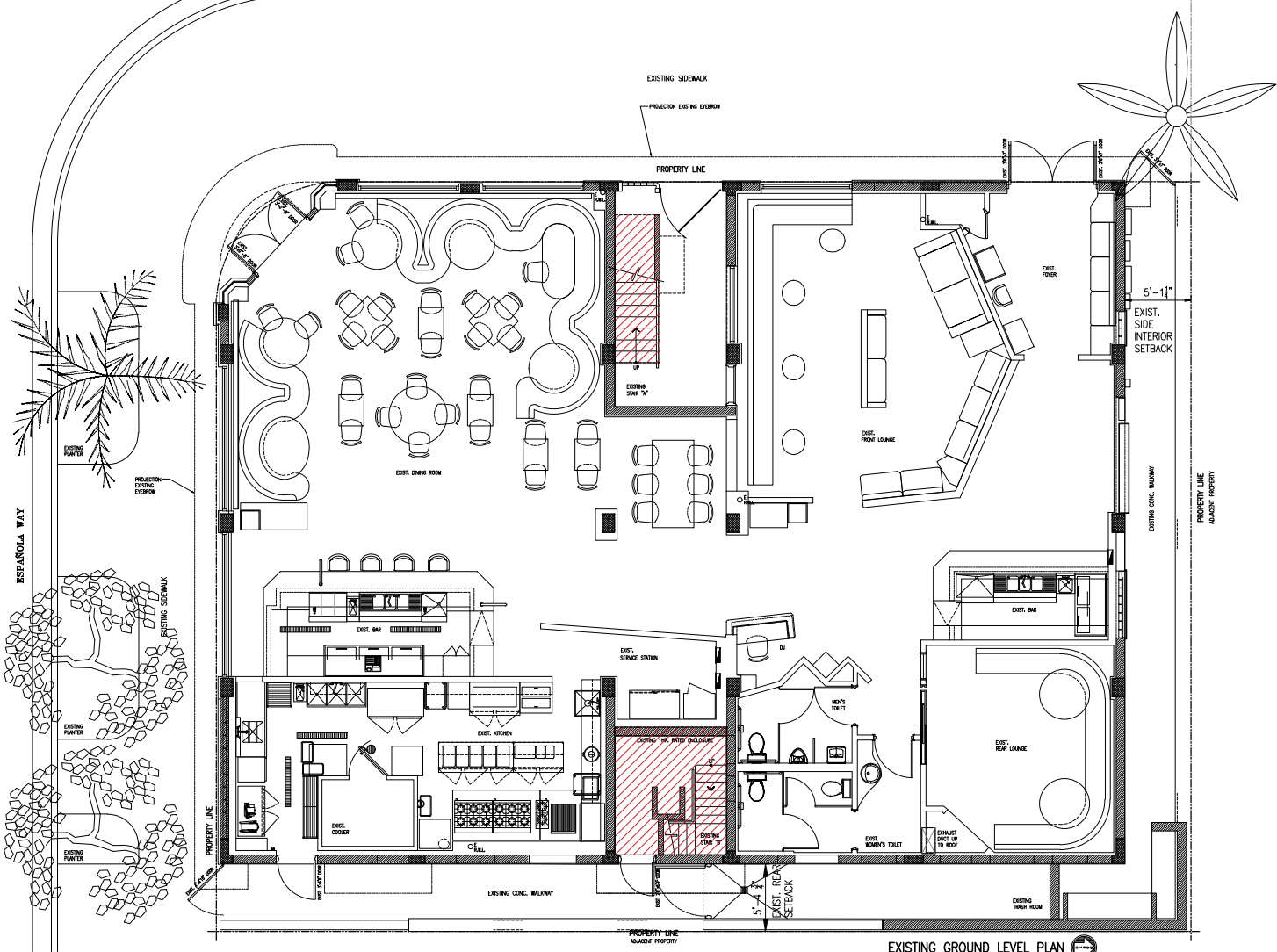
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EX-1
 of
9



PENNSYLVANIA AVE.
PENN. AVE.



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

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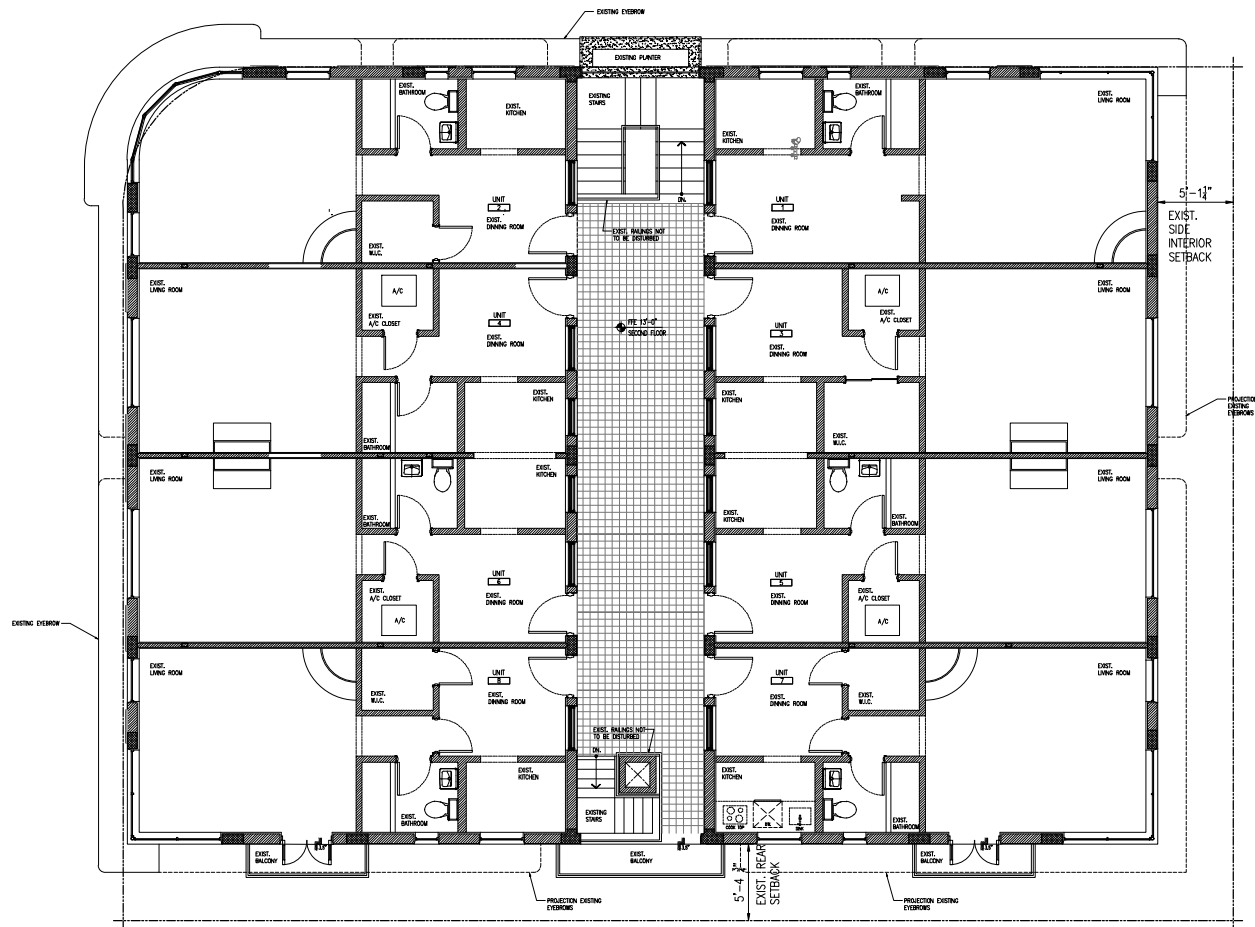
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EX-2
OF
9





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

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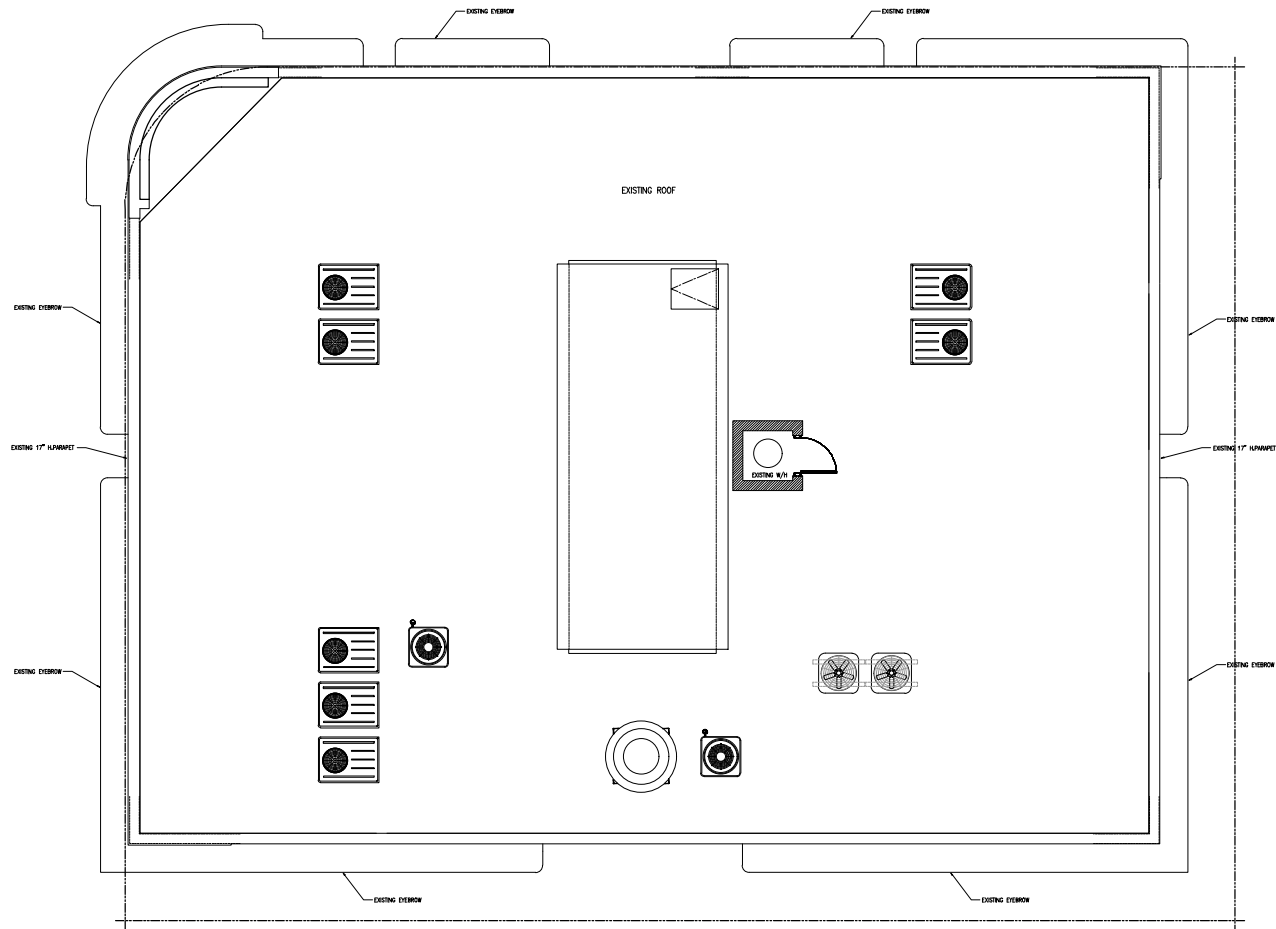
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DATE
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PROJECT NUMBER
22109

EX-3
OF
9





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

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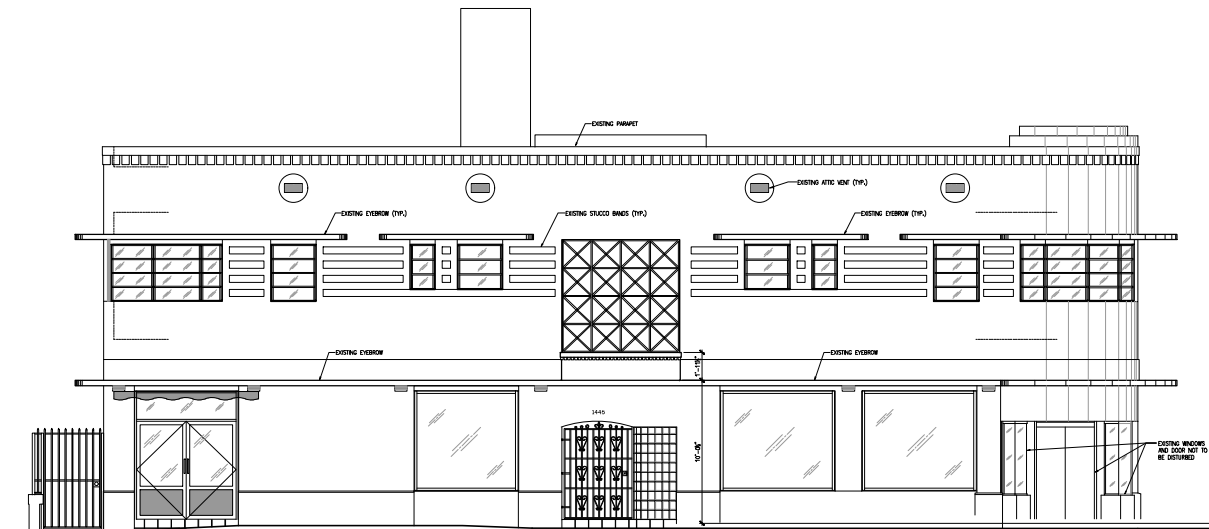
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PROJECT NUMBER
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EX-4
OF
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EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

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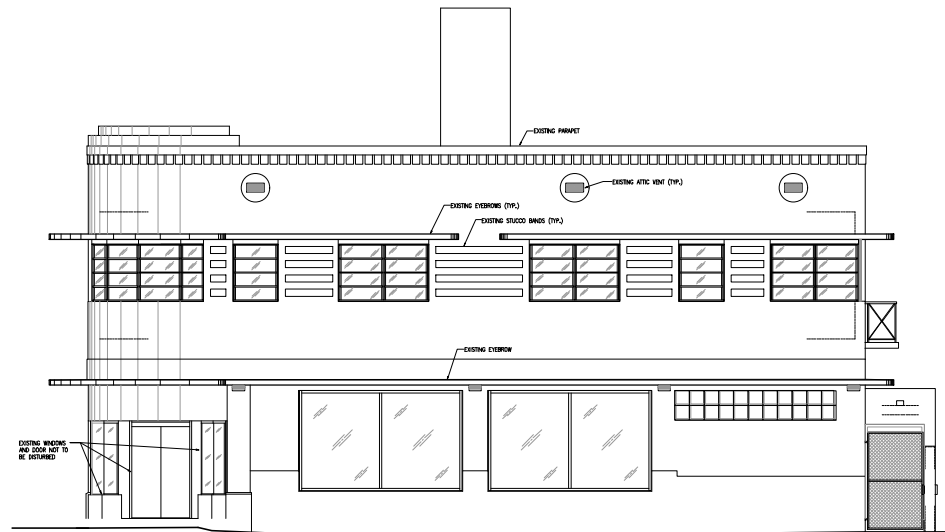
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SCALE
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9-7-2021

EX-5
OF
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EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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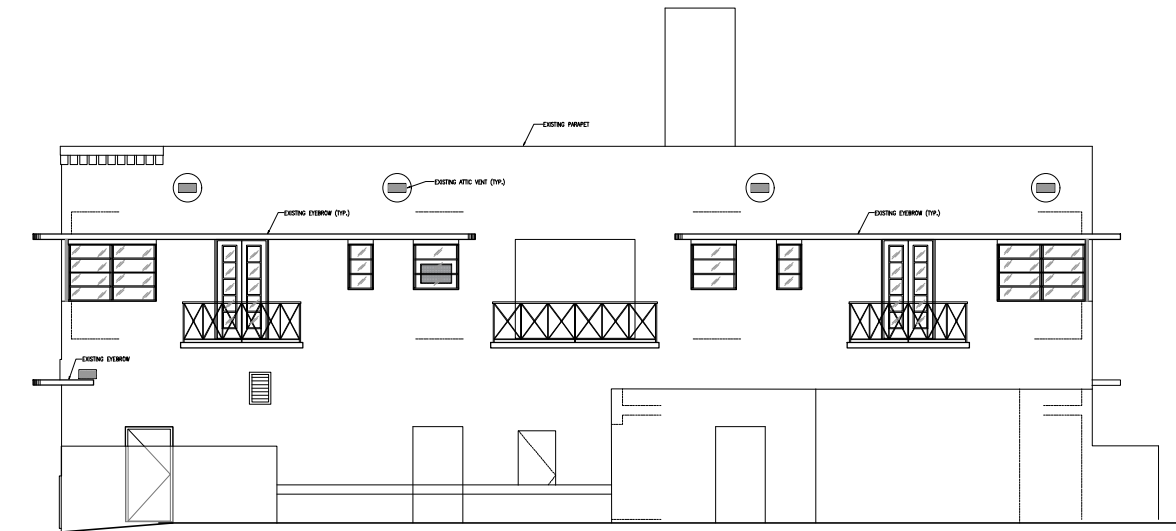
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EX-6
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EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

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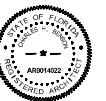
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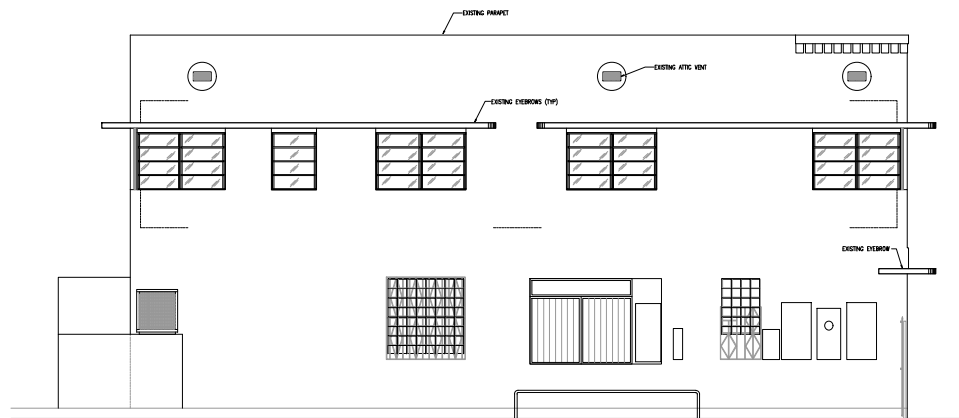
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9-7-2021

EX-7
OF
9





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

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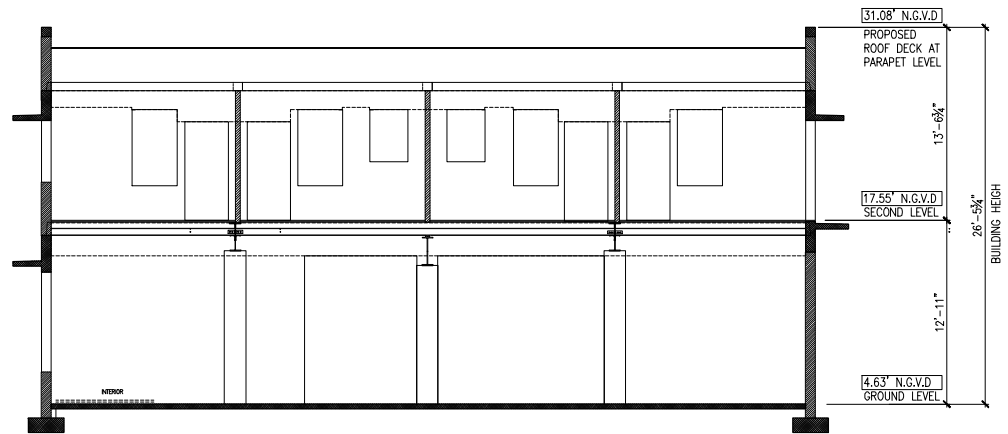
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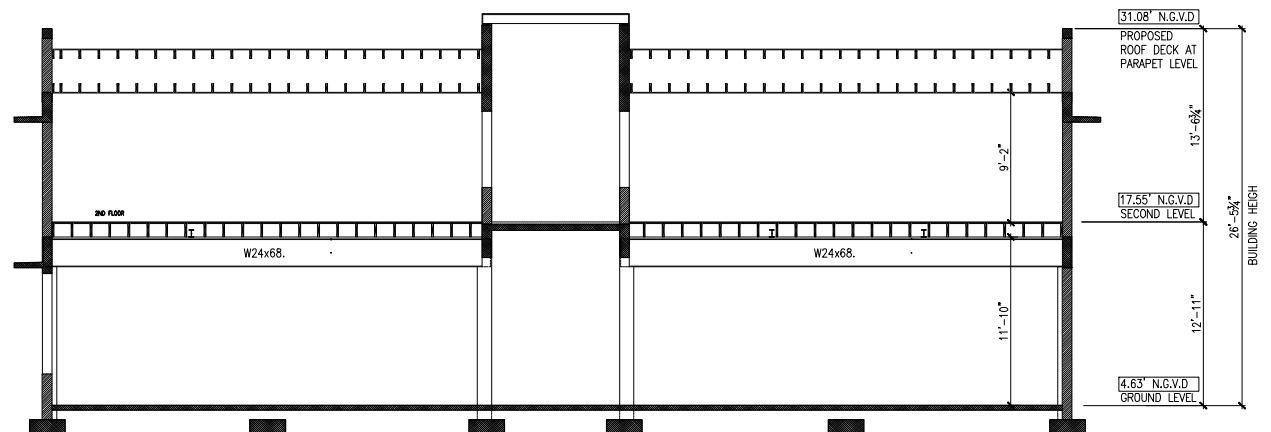
PROJECT NUMBER
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OF
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EXISTING SECTION
SCALE: 1/4" = 1'-0"



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

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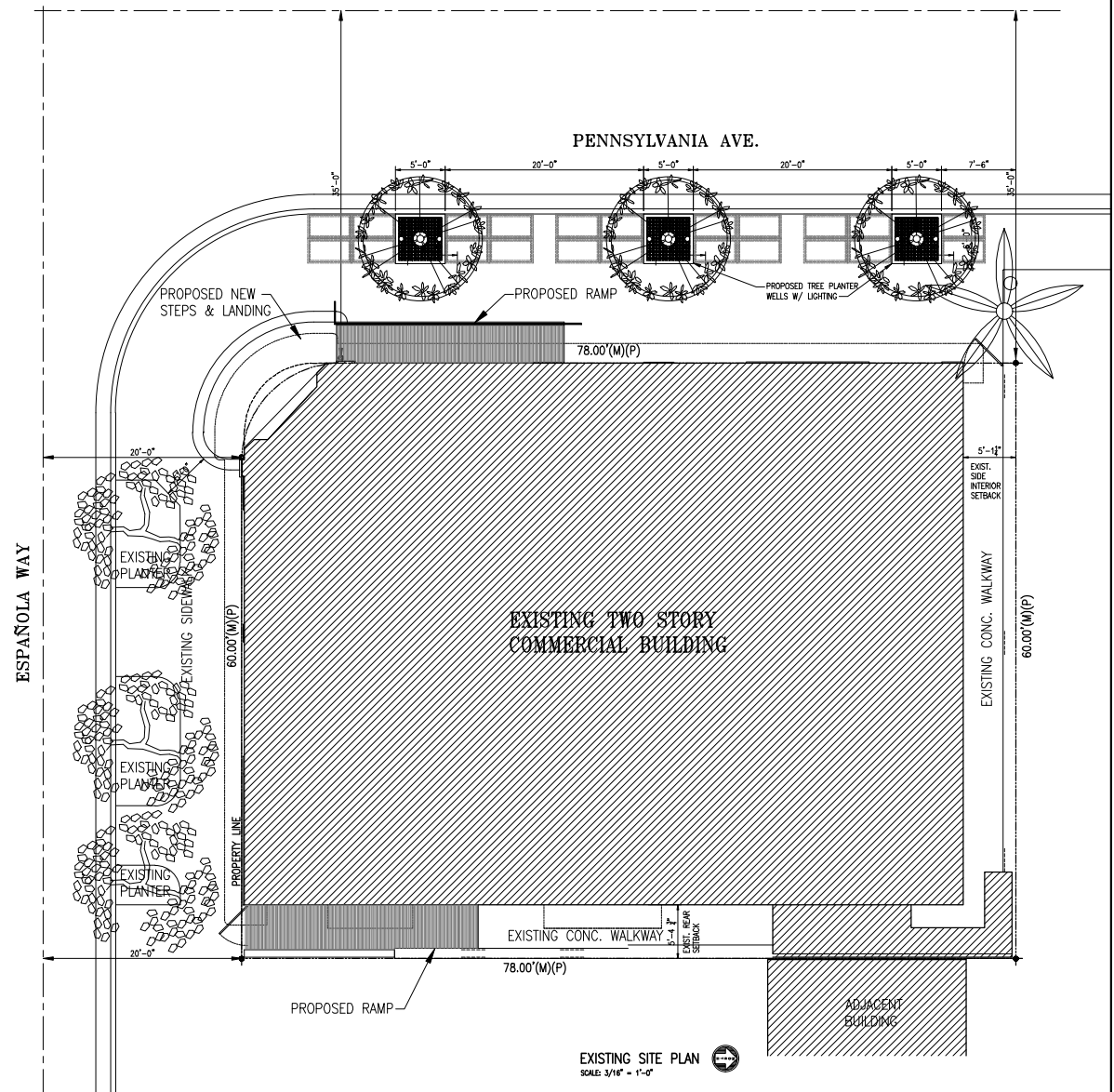
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EX-9
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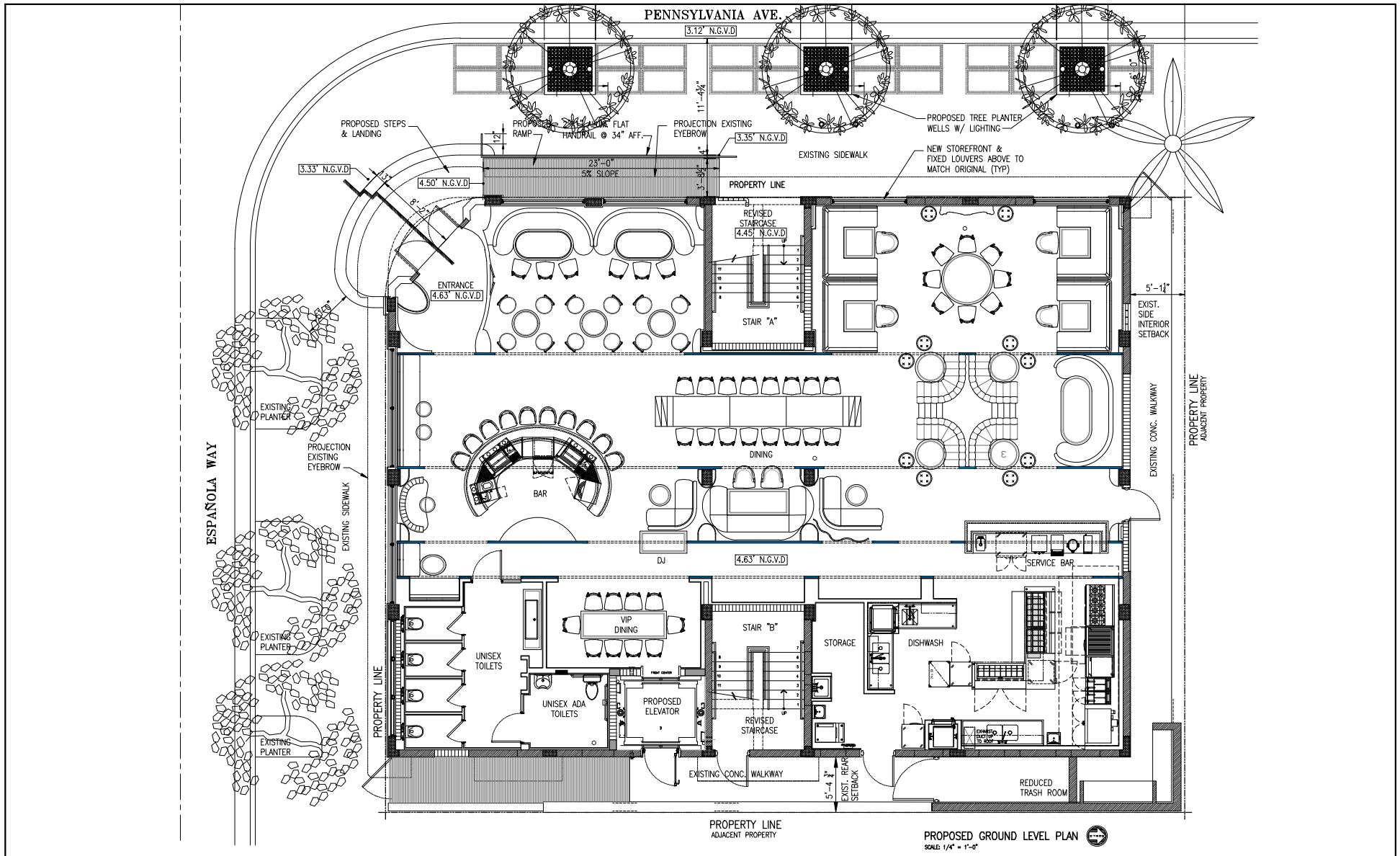
EXISTING SITE PLAN
SCALE: 3/16" = 1'-0"

DRAWN BY	
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SCALE	DATE
AS SHOWN	9-7-2021

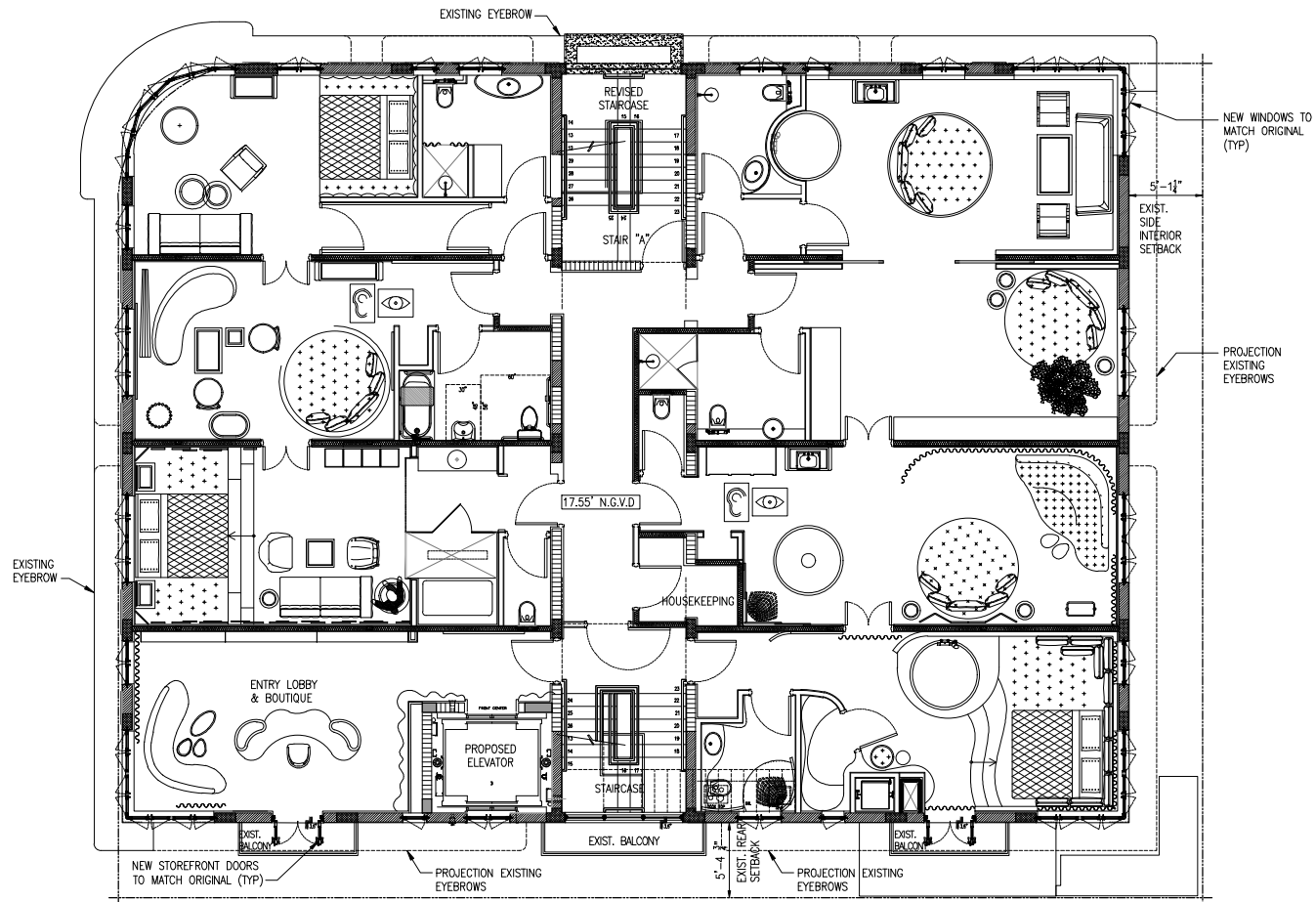
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A-1
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PROPOSED SECOND LEVEL PLAN
SCALE: 1/4" = 1'-0"

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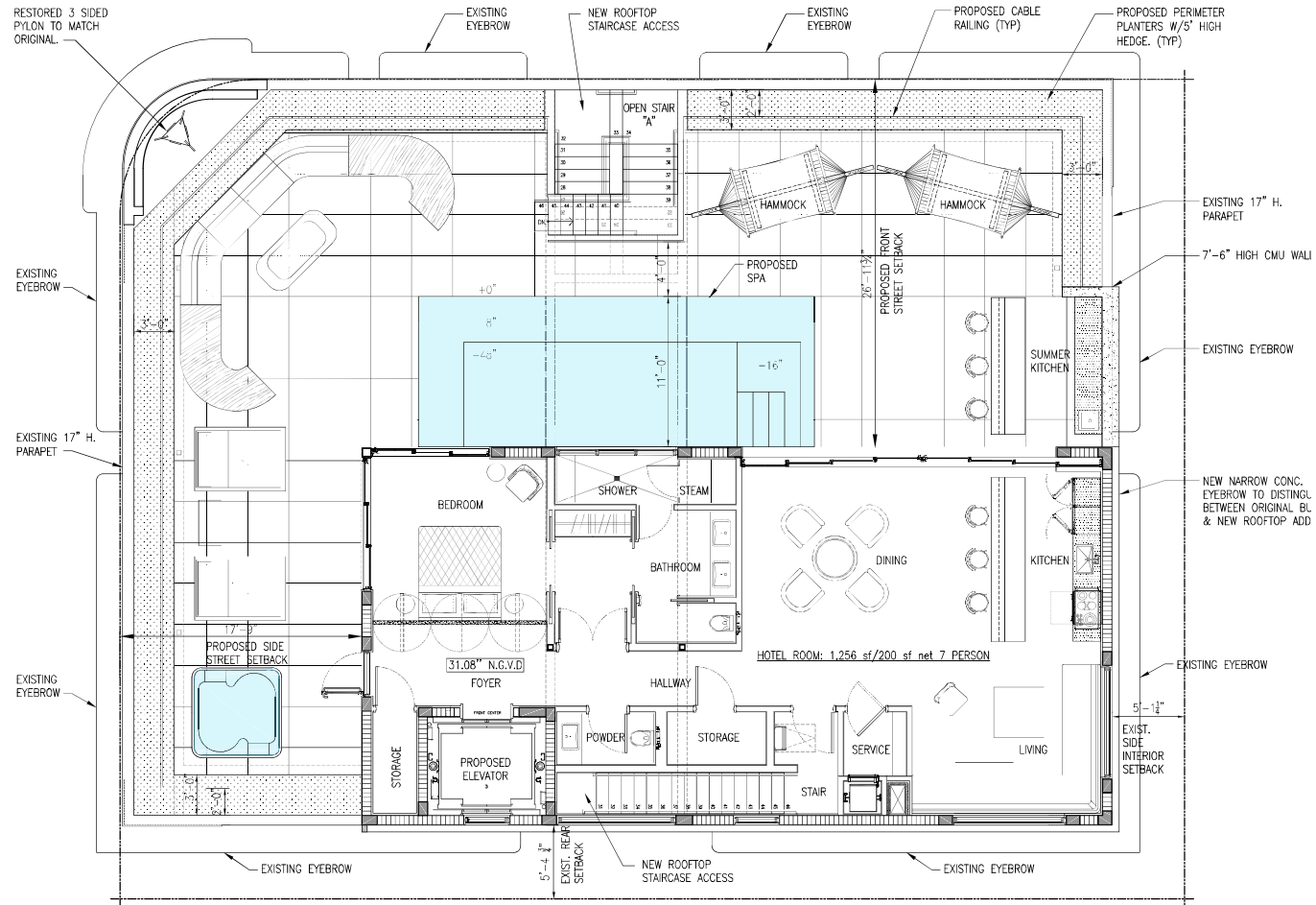
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ROOF LEVEL FURNITURE-EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"

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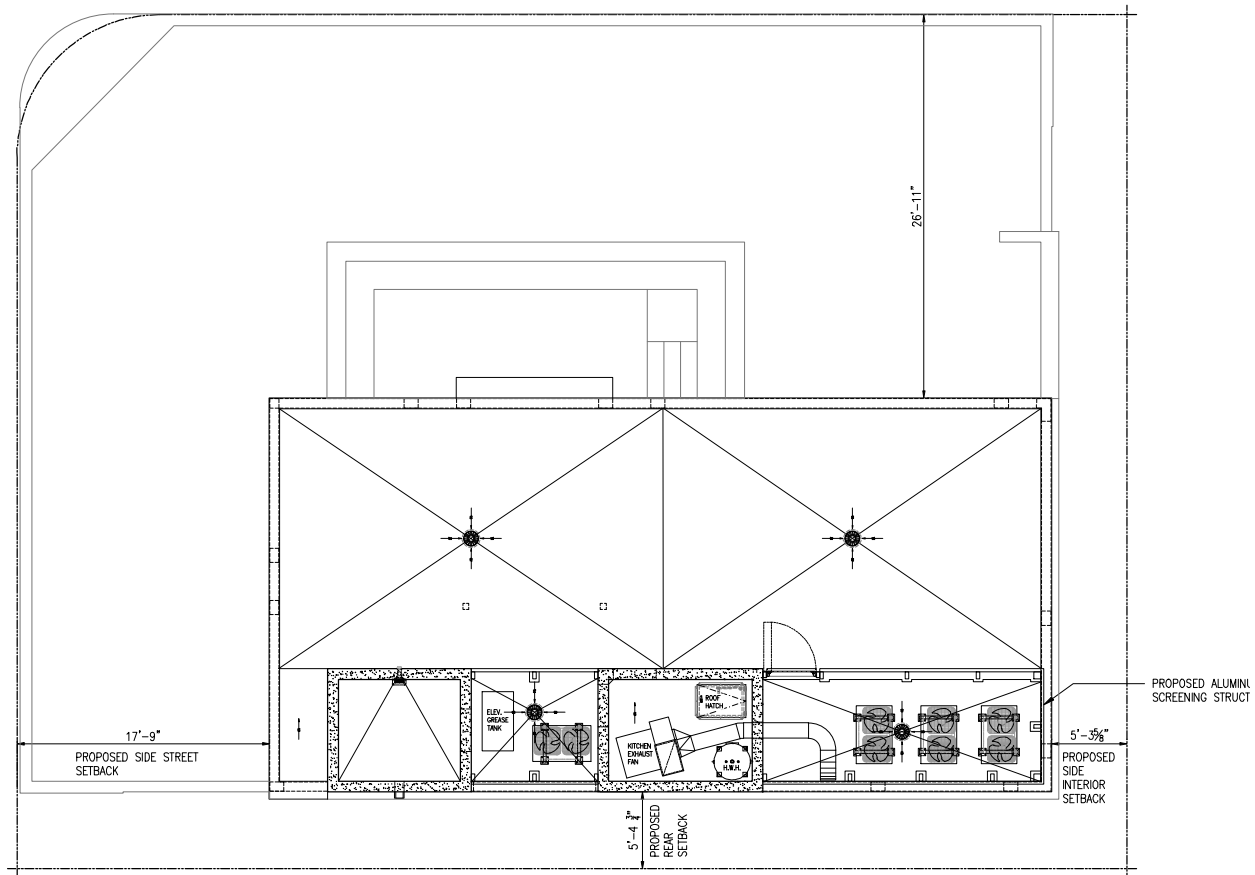
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Lilón R. Pérez C.
SCALE
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DATE
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PROJECT NUMBER
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OF
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UPPER ROOF LEVEL PLAN
SCALE: 1/4" = 1'-0"

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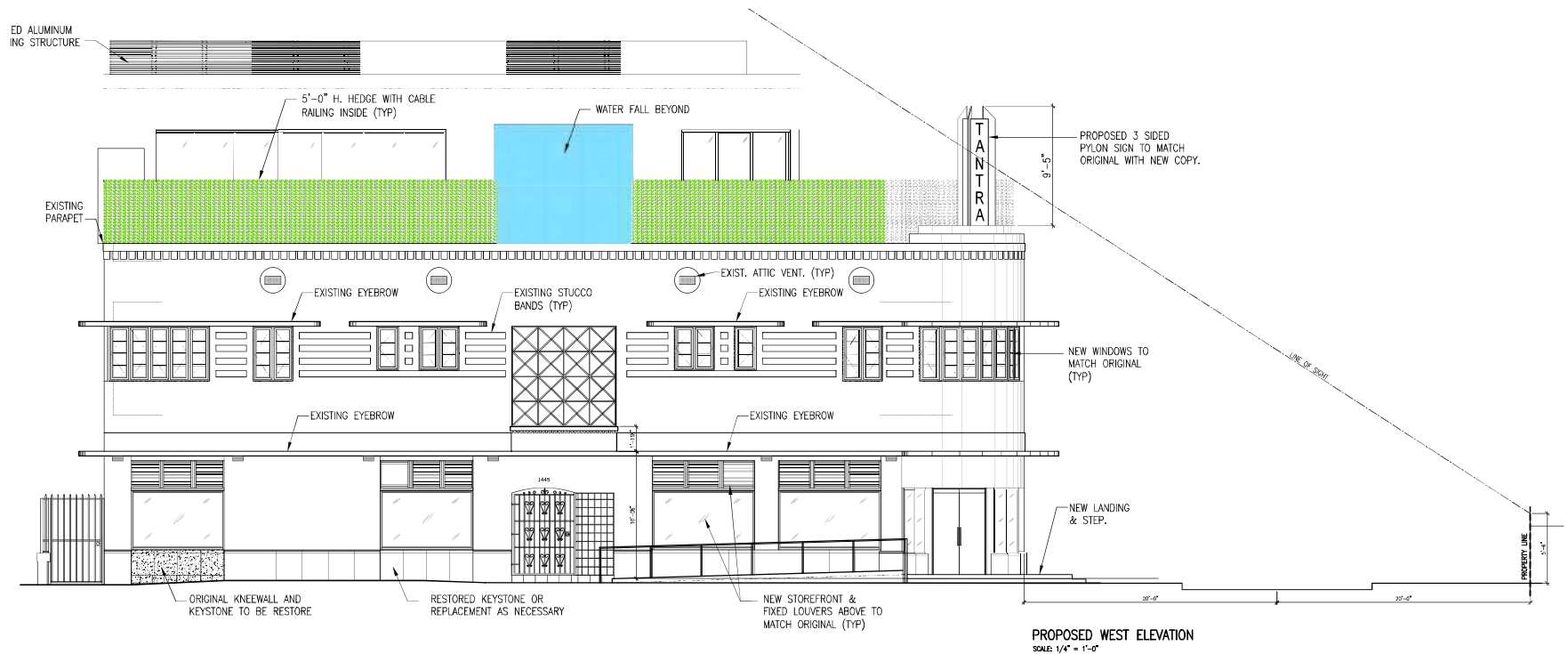
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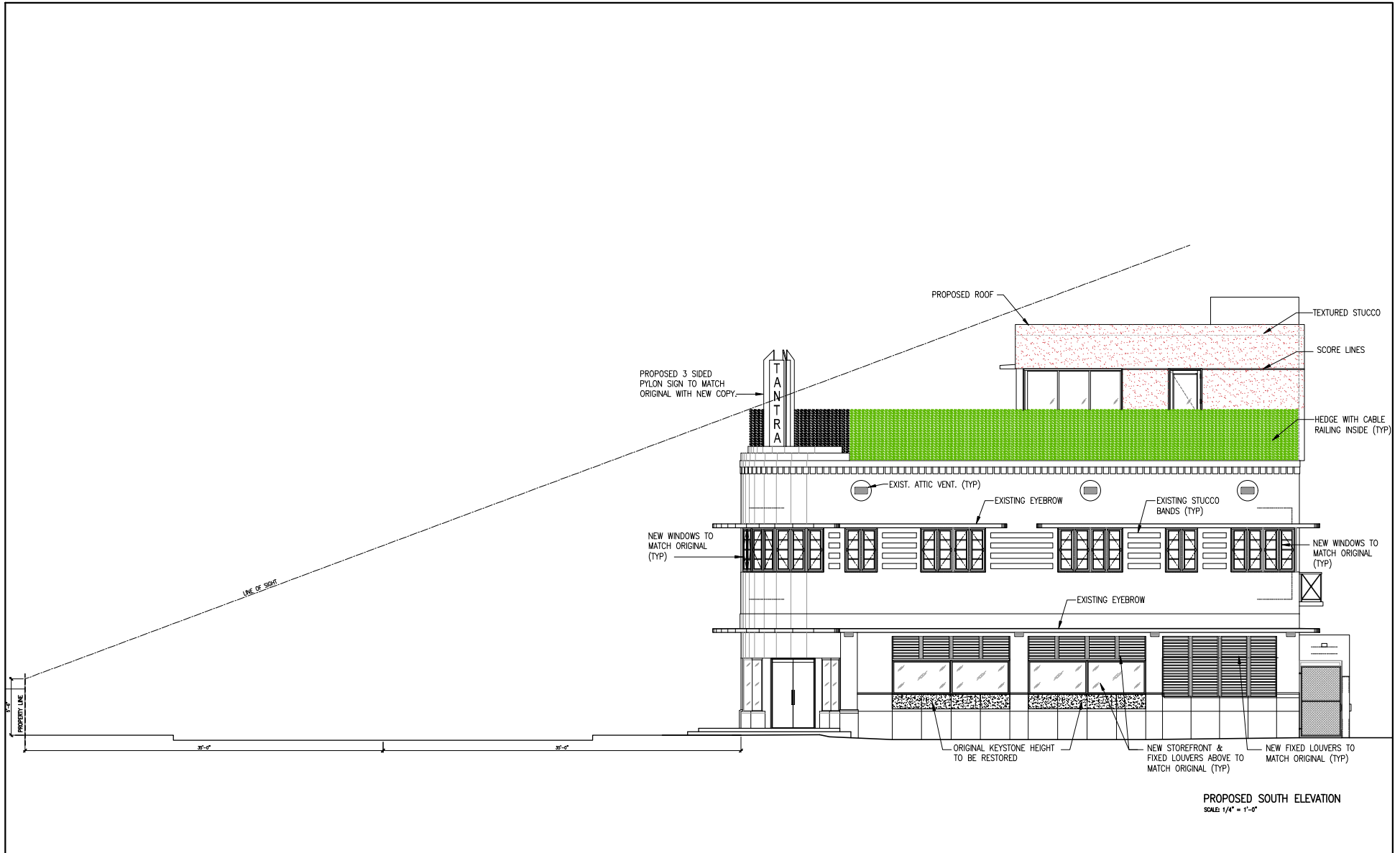
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PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

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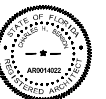
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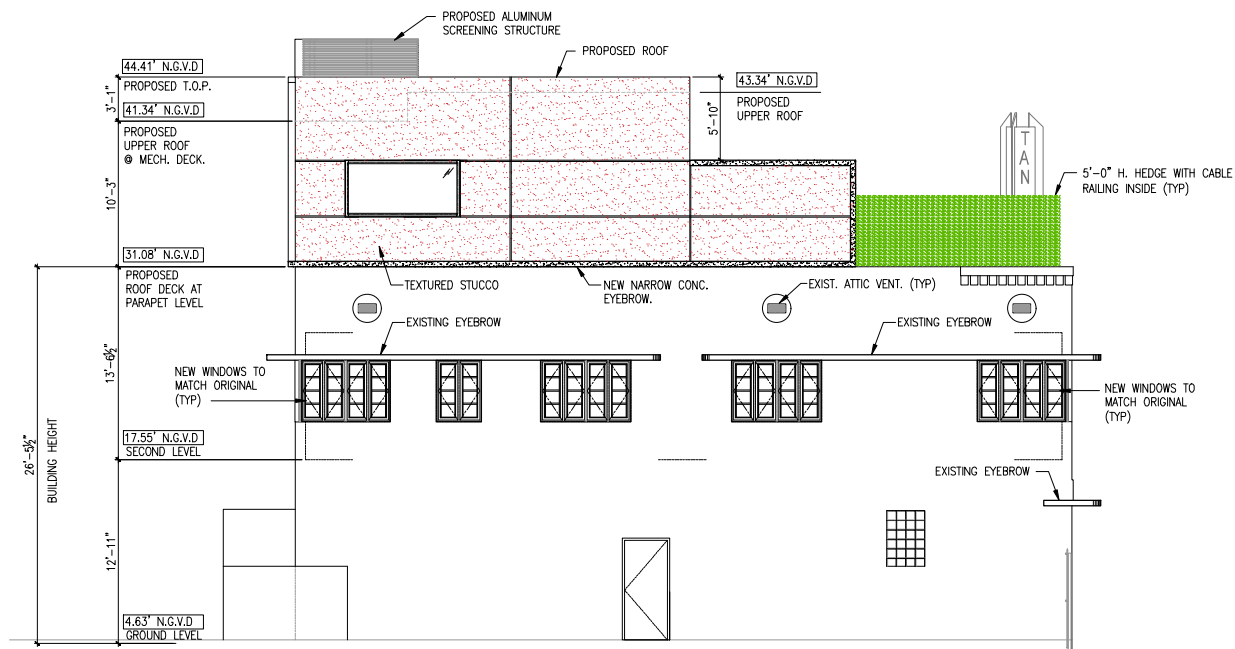
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PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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



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

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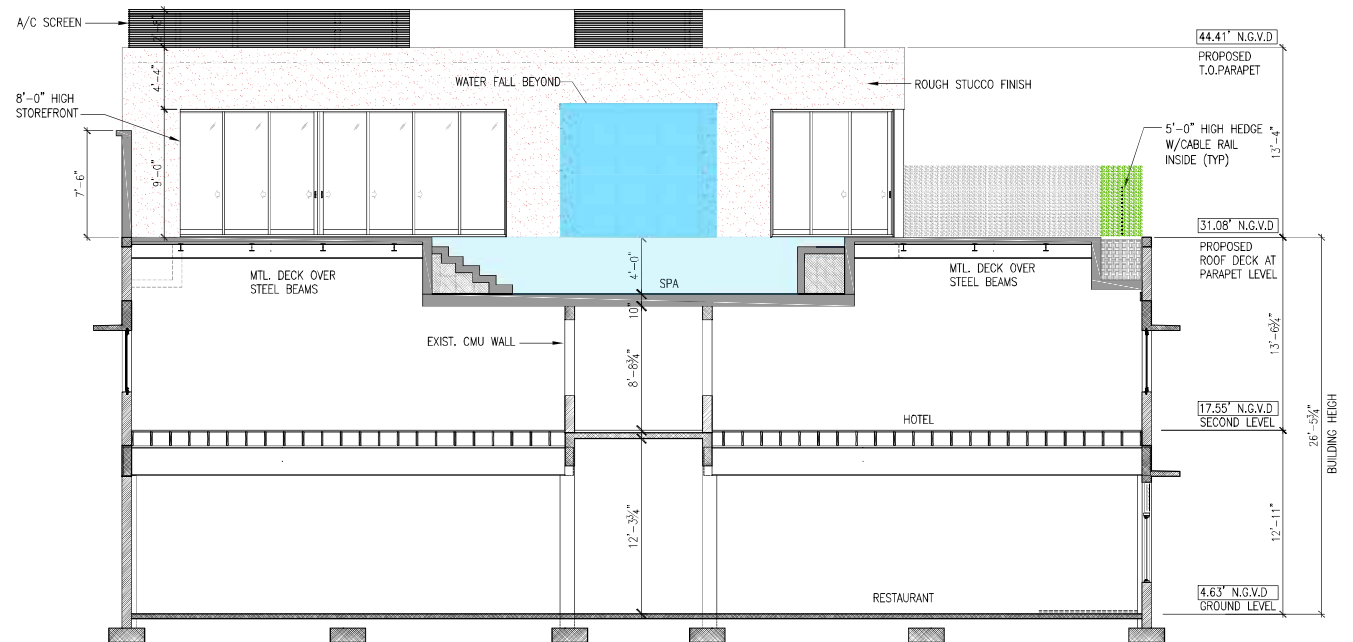
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PROPOSED SECTION
SCALE 1/4" = 1'-0"

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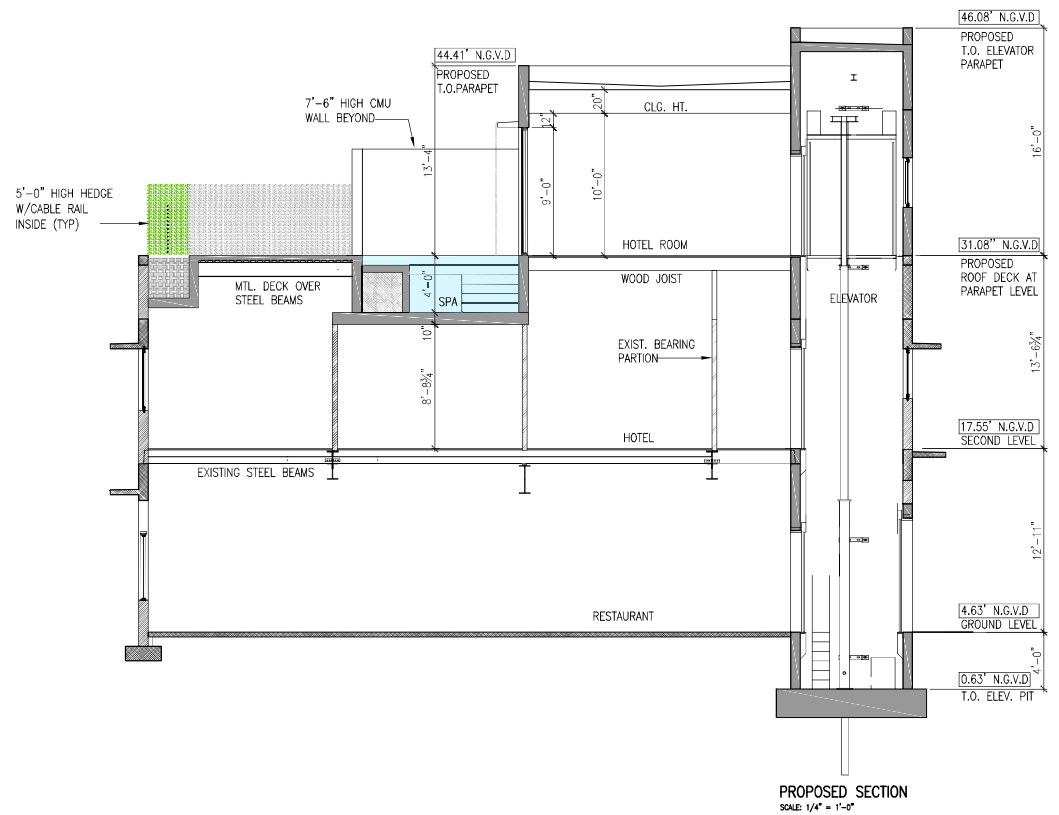
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PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

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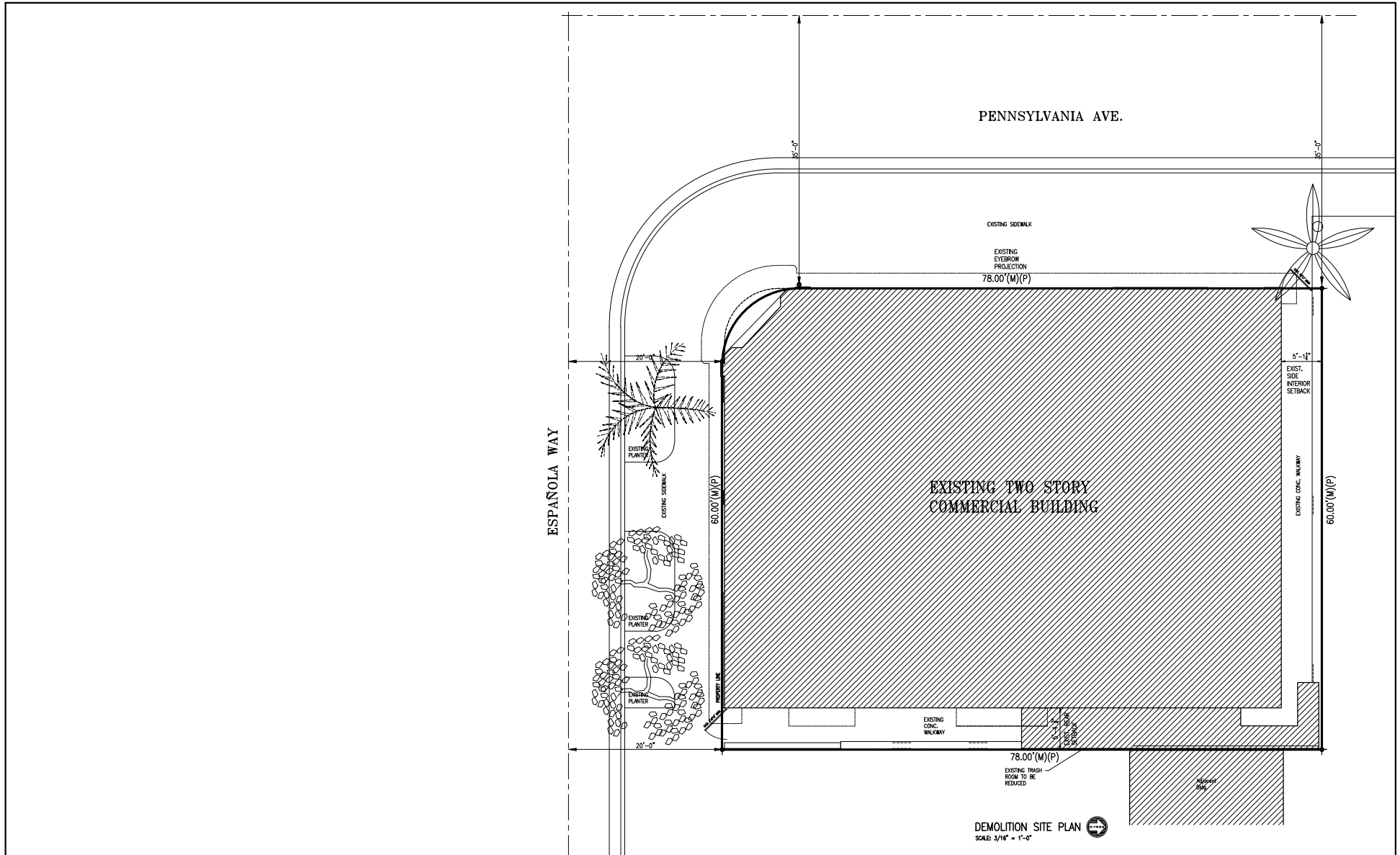
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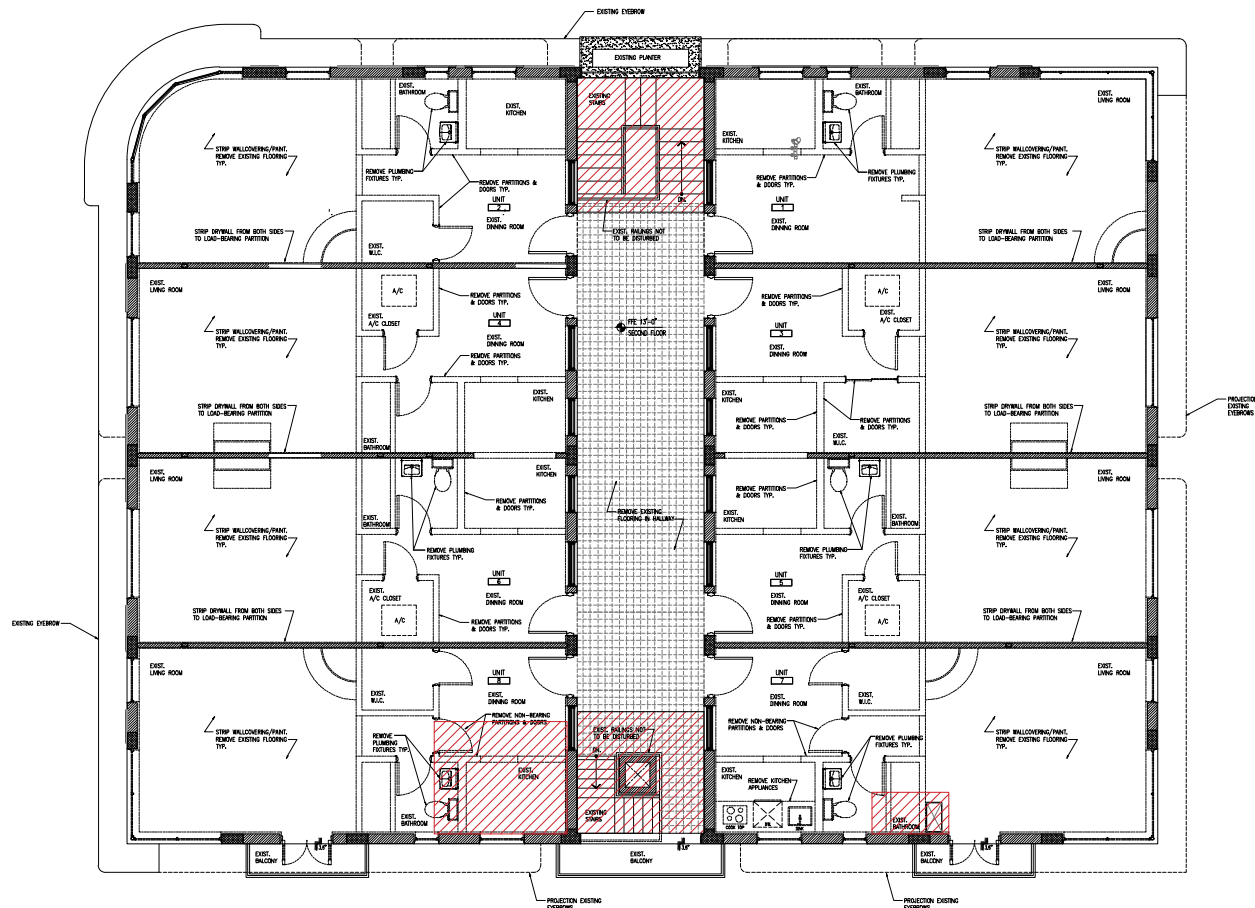
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 OF
8



Charles H. Benson



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

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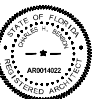


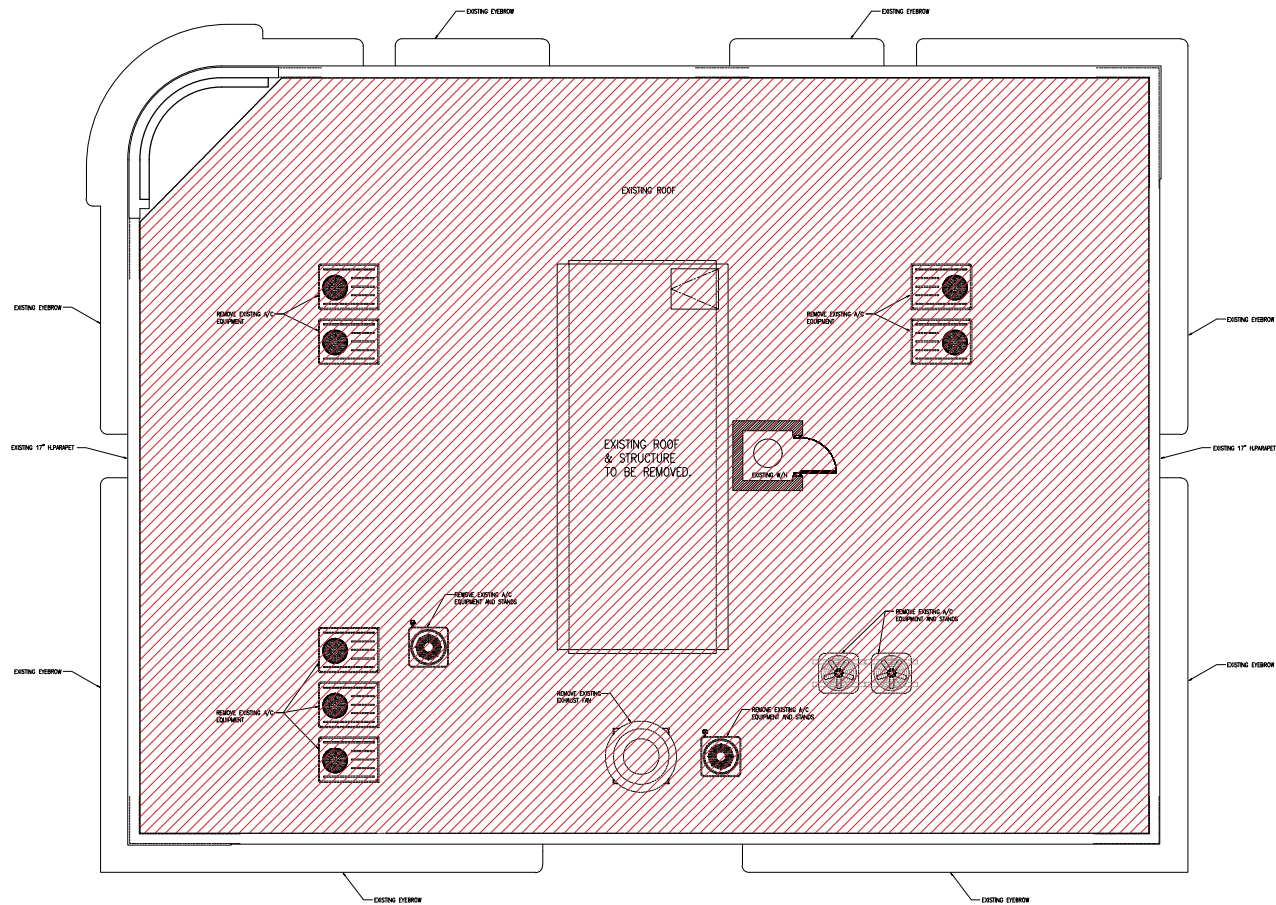
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ROOF DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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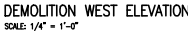
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8





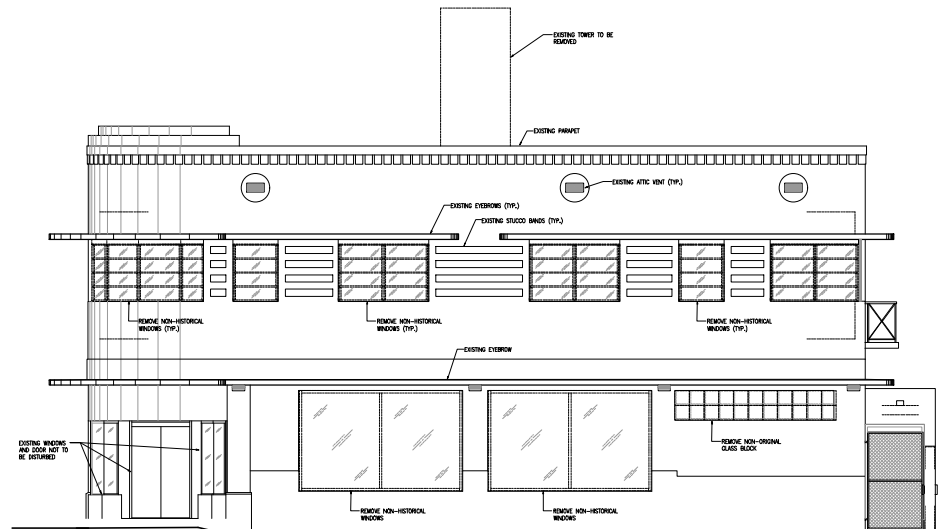
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DEMOLITION SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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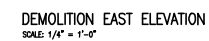
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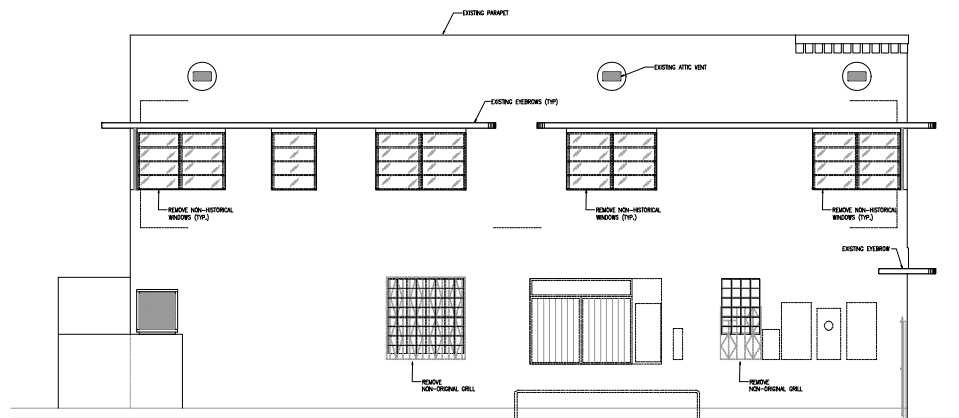
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DEMOLITION NORTH ELEVATION
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