

CHARLES H. BENSON  
ARCHITECT  
NO. 45142  
STATE OF FLORIDA

PROJECT NUMBER  
**22109**

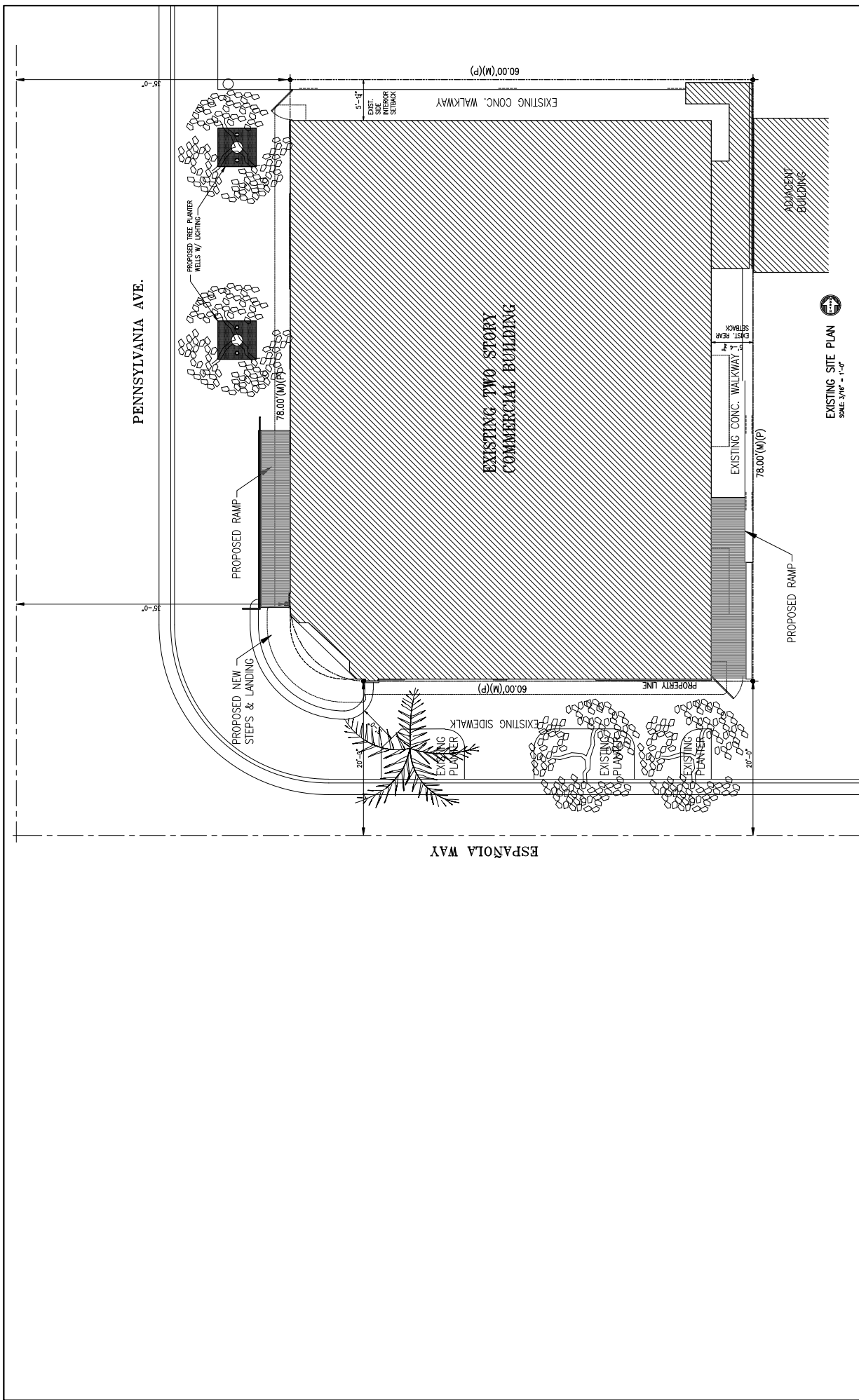
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DATE  
9-7-2021  
SCALE  
AS SHOWN

CHARLES H. BENSON  
architect planner interiors  
286-98th STREET SUITE 210, SURFSIDE, FLORIDA 33154  
ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 45142



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

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EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"



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of  
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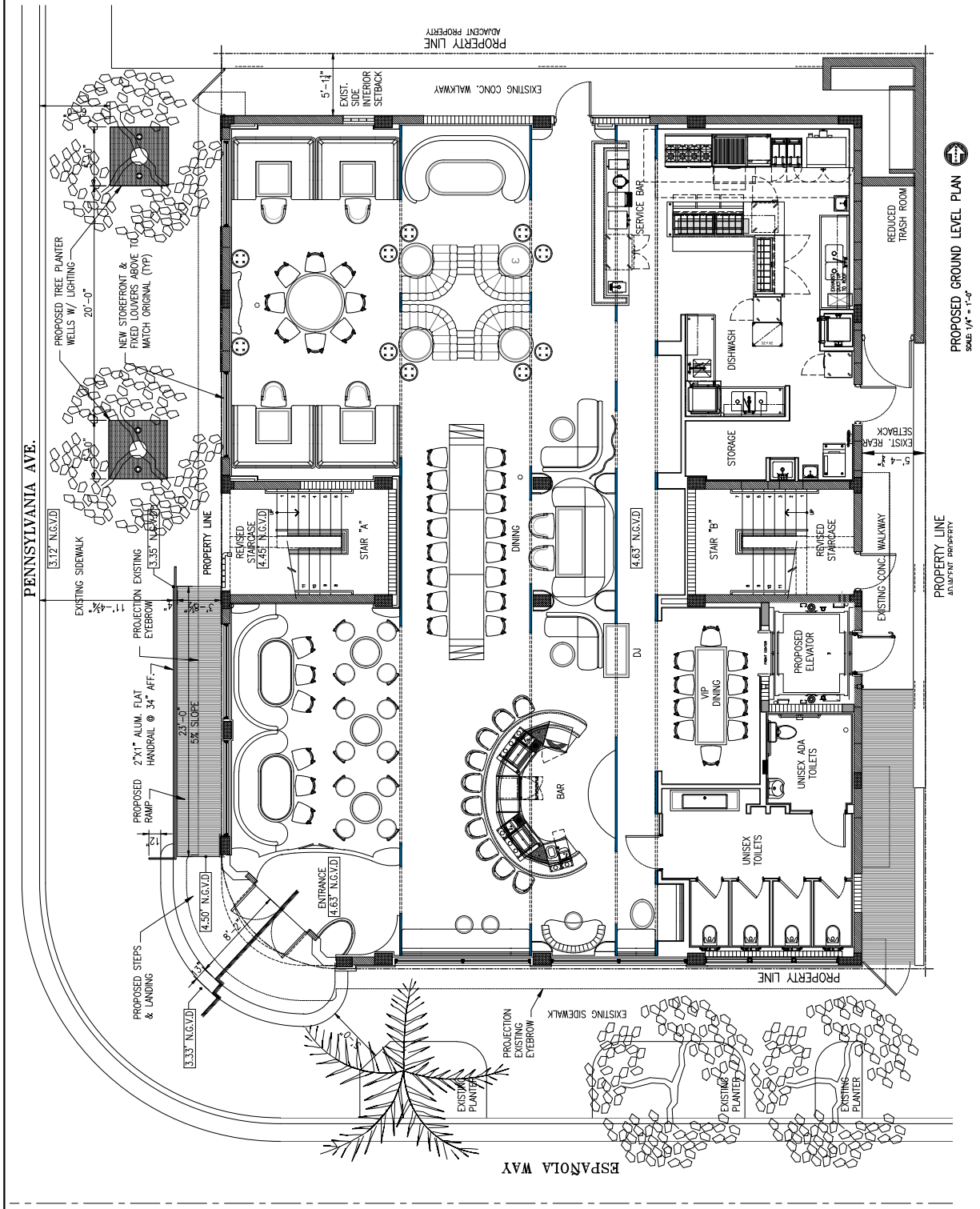
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ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 451.88



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

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

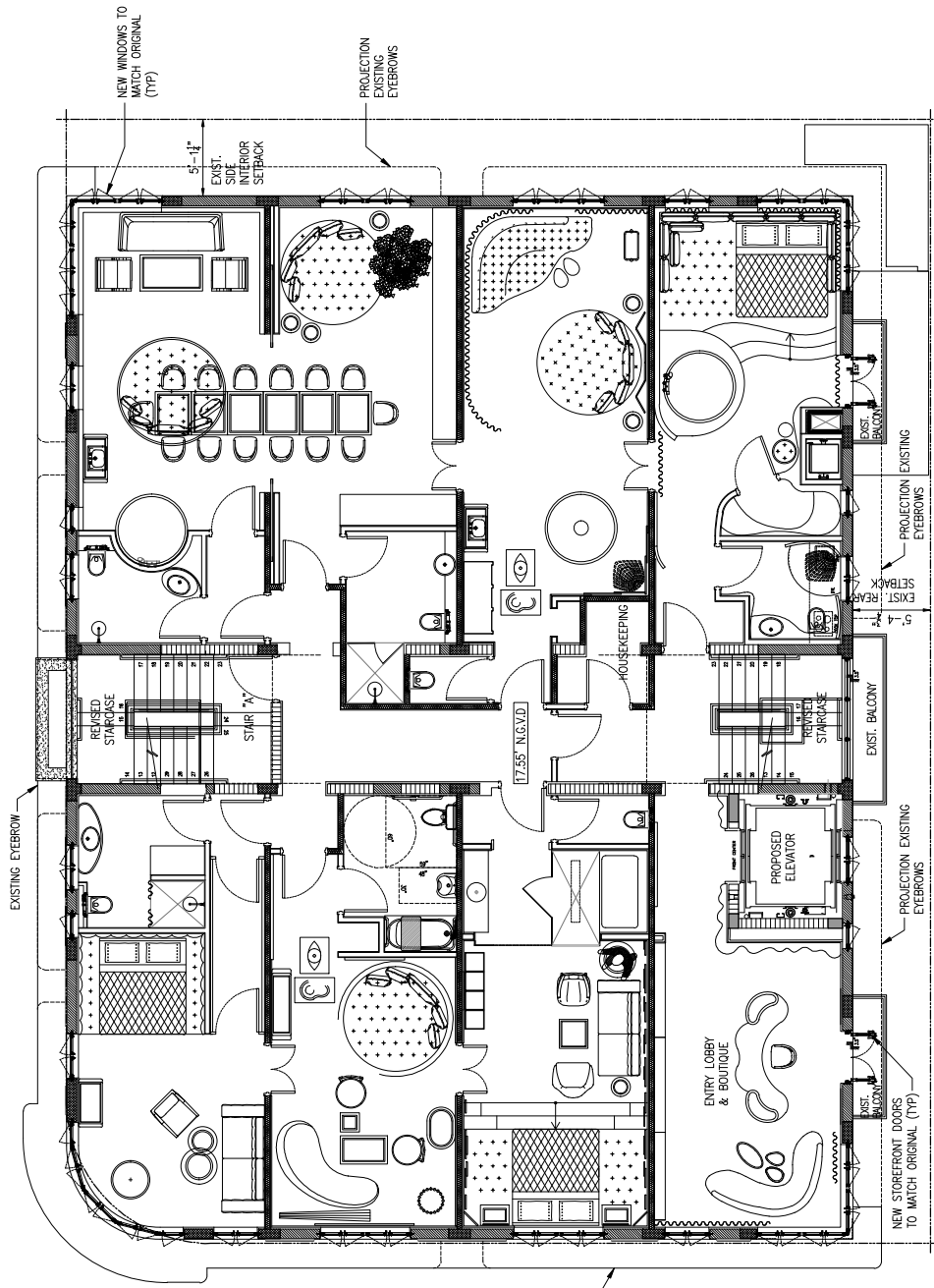
PROPERTY LINE  
ADJACENT PROPERTY

PROPERTY LINE

ADJACENT PROPERTY  
PROPERTY LINE

PENNSYLVANIA AVE.

ESPANOLA WAY



PROPOSED SECOND LEVEL PLAN  
SCALE 1/8" = 1'-0"

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



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of  
15





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15

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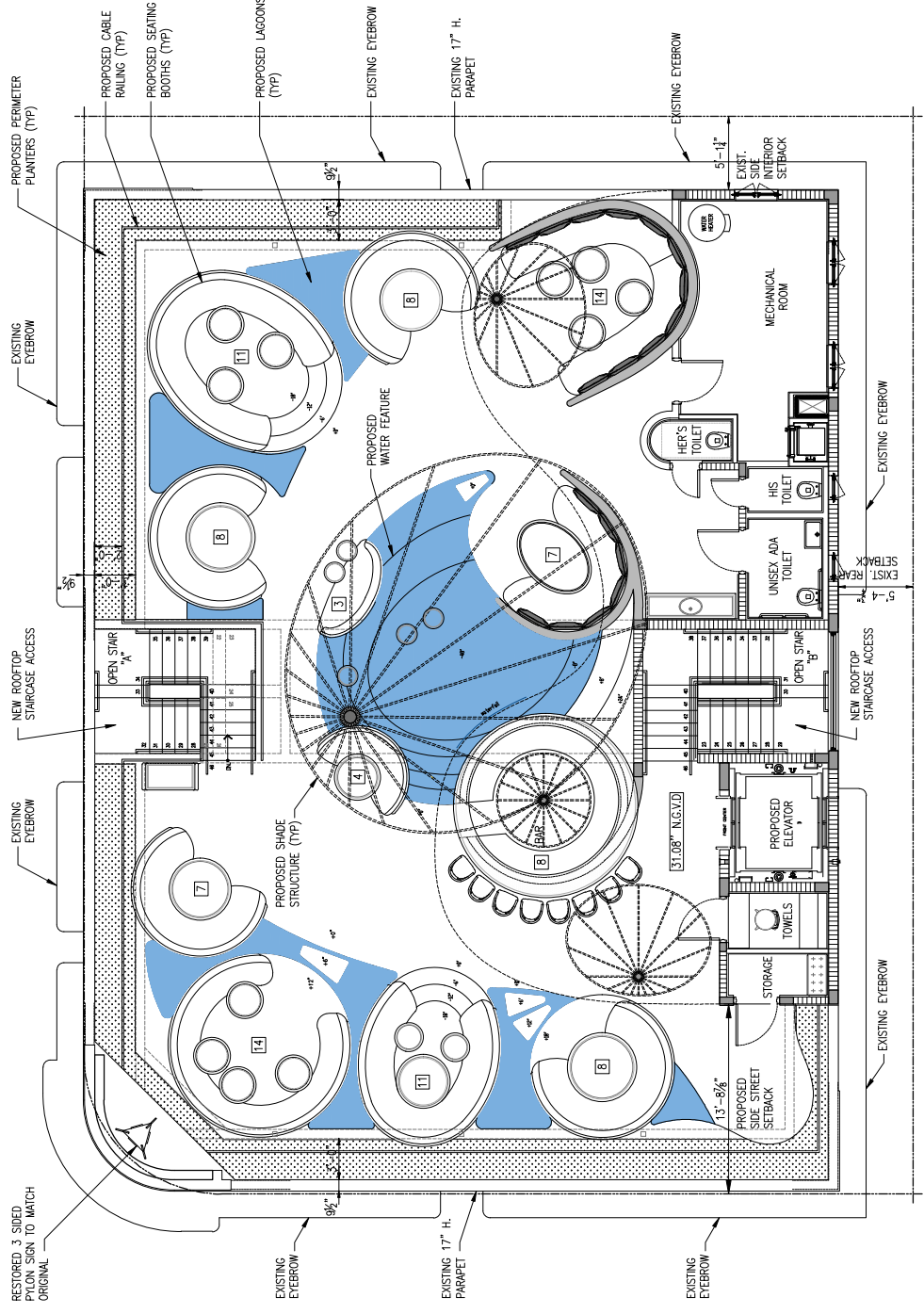
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NEW ROOF TOP ADDITION, RESTAURANT & HOTEL FOR:  
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MIAMI BEACH, FL 33139  
1445 PENNSYLVANIA AVE.

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





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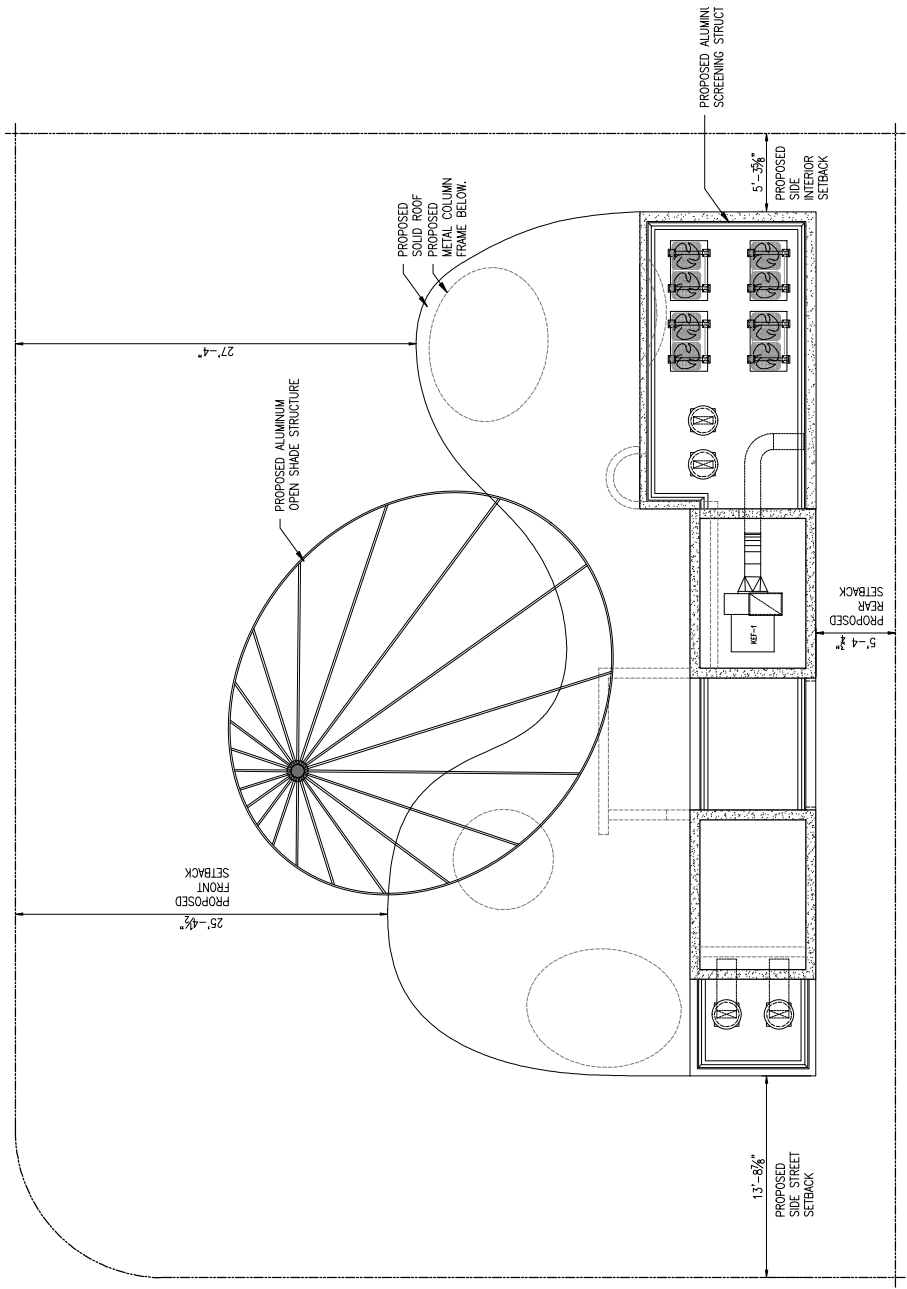
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NEW ROOF TOP ADDITION, RESTAURANT & HOTEL FOR:  
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1445 PENNSYLVANIA AVE. MIAMI BEACH, FL 33139

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





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of  
15

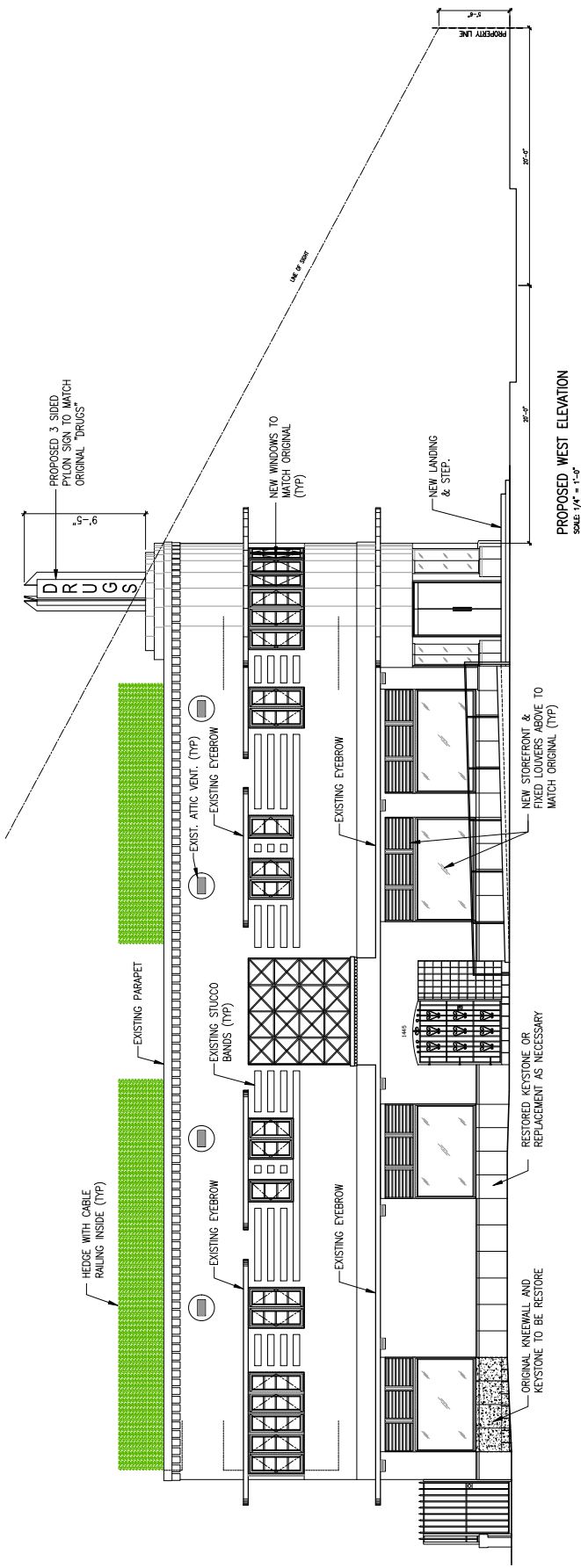
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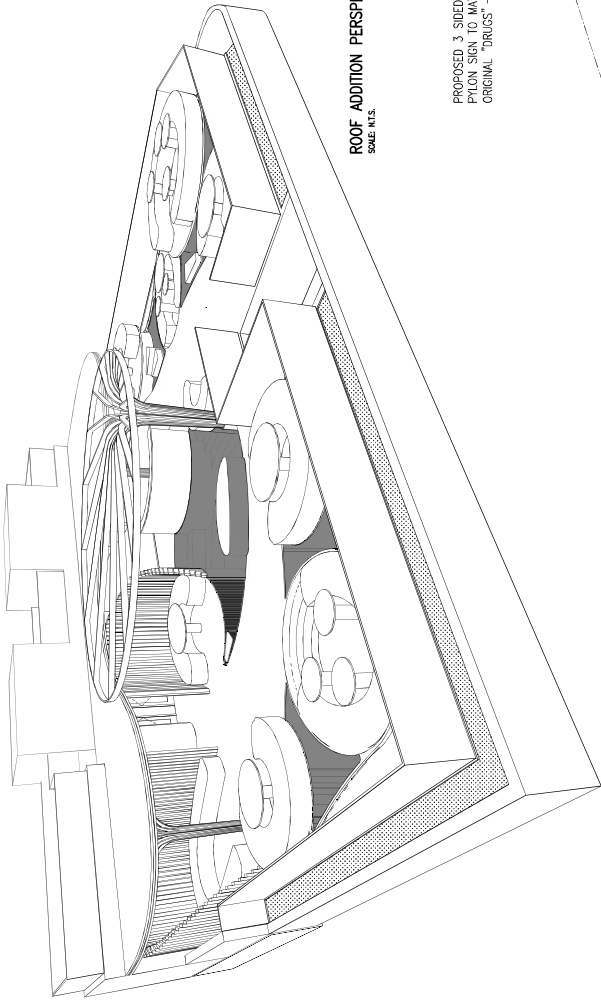
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FOR:  
**NEW ROOF TOP ADDITION, RESTAURANT & HOTEL**  
**1445 Pennsylvania Ave. LLC**  
MIAMI BEACH, FL 33139  
1445 PENNSYLVANIA AVE.

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



**ROOF ADDITION PERSPECTIVE**  
SCALE: N.T.S.

PROPOSED 3 SIDED  
PYLON SIGN TO MATCH  
ORIGINAL "DRUGS"

PROPOSED ALUMINUM  
SCREENING STRUCTURE

PROPOSED ROOF

HEDGE WITH CABLE  
RAILING INSIDE (TYP)

EXIST. ATIC VENT. (TYP)

EXISTING EYEBROW

EXISTING STUCCO  
BANDS (TYP)

NEW WINDOWS TO  
MATCH ORIGINAL  
(TYP)

1445 P. 305'

EXISTING EYEBROW

39'-0"

39'-0"

39'-0"

39'-0"

39'-0"

39'-0"

39'-0"

39'-0"

39'-0"

39'-0"

39'-0"

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39'-0"

39'-0"

39'-0"


39'-0"

39'-0"

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

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**1445 Pennsylvania Ave. LLC**  
1445 PENNSYLVANIA AVE.  
MIAMI BEACH, FL 33139

  
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ARCHITECTURE LICENCE # ARI14022 NCARB CERTIFICATE # 451.88  
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**22109**



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of  
15





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of  
**15**

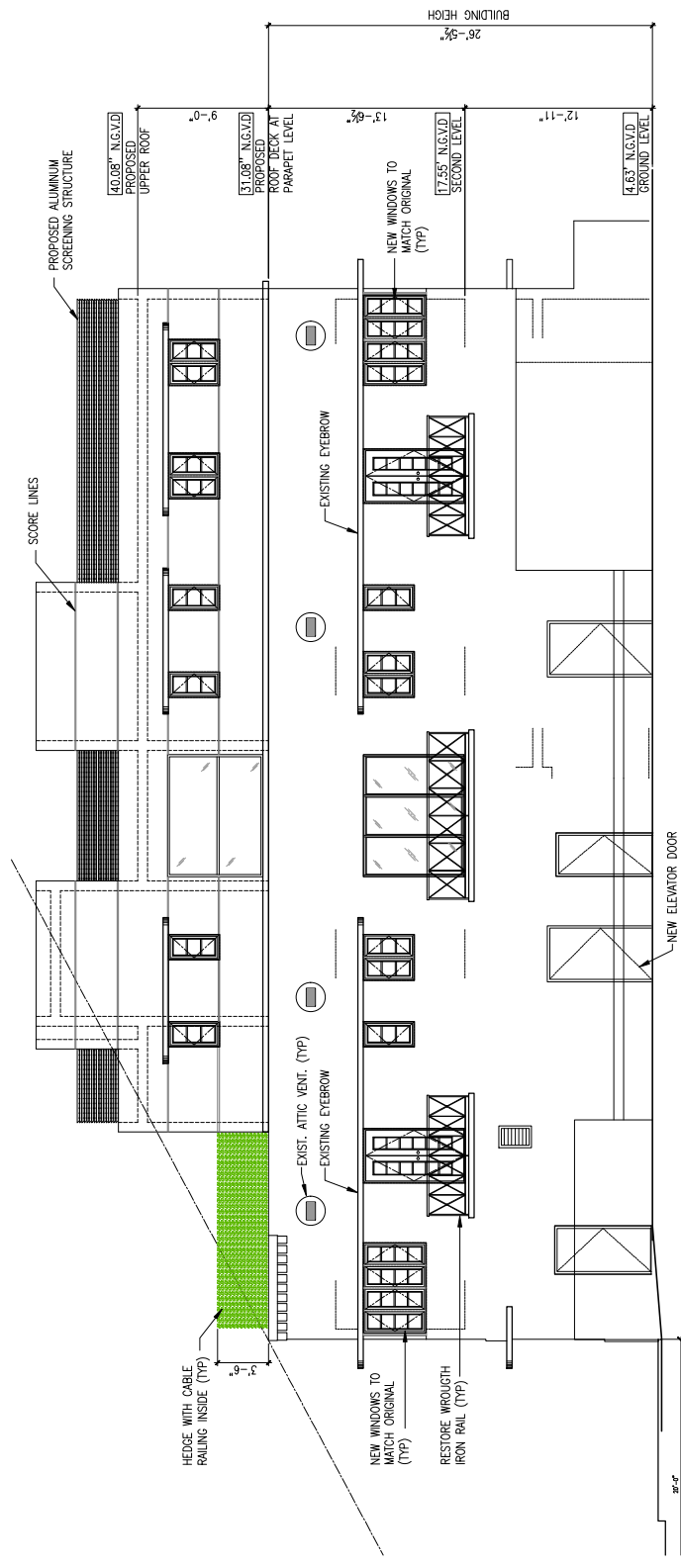
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**FOR:**  
**NEW ROOF TOP ADDITION, RESTAURANT & HOTEL**  
**1445 Pennsylvania Ave. LLC**  
MIAMI BEACH, FL 33139  
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**PROPOSED EAST ELEVATION**  
SCALE: 1/4" = 1'-0"





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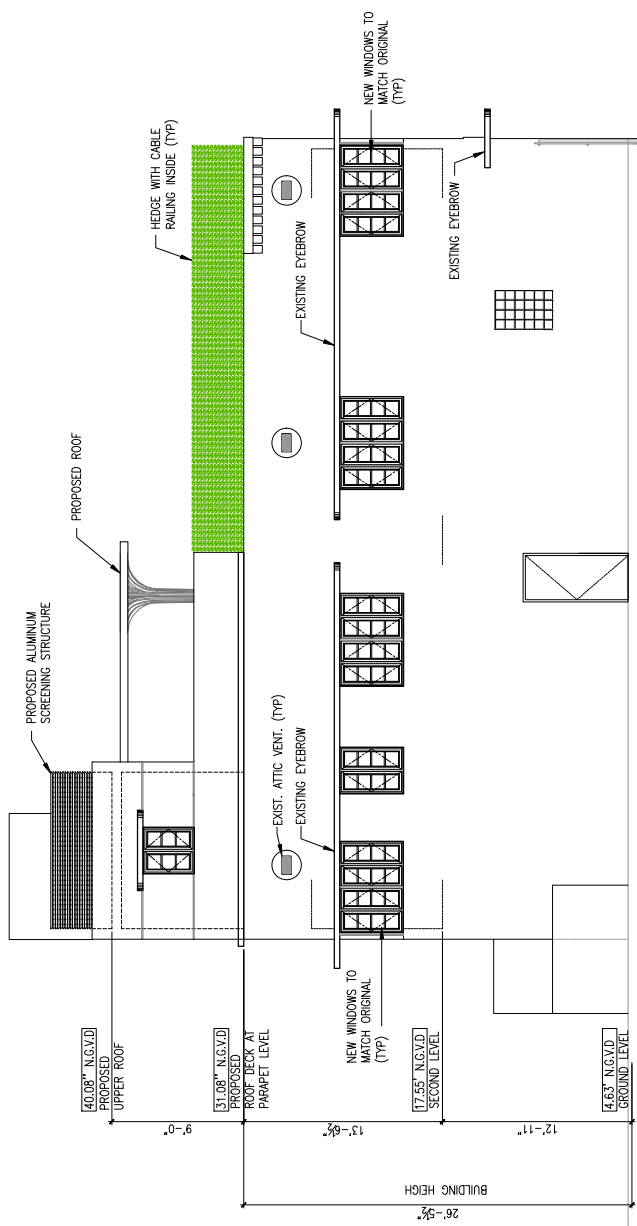
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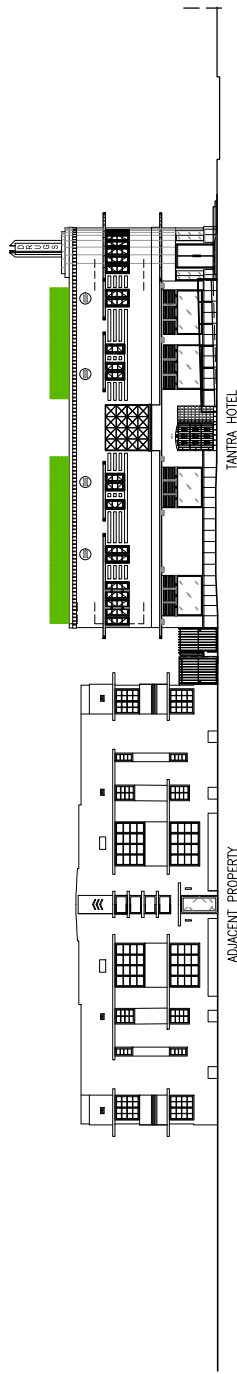


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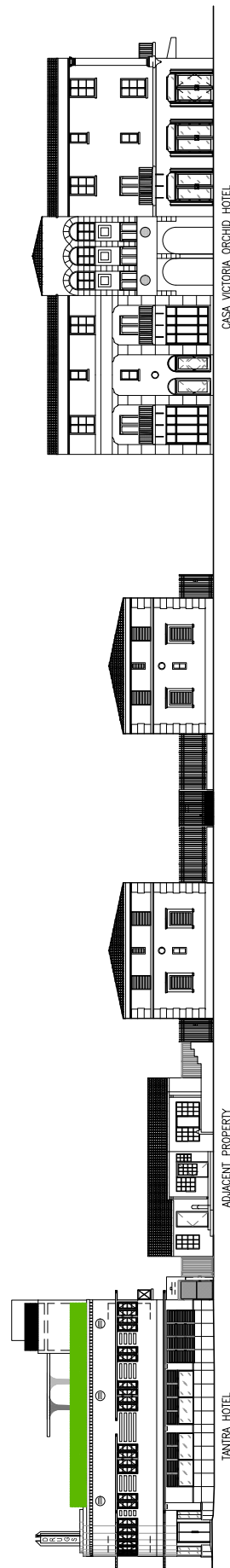
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PROPOSED NORTH ELEVATION  
Scale: 1/4" = 1'-0"




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



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

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NEW ROOF TOP ADDITION, RESTAURANT & HOTEL FOR:  
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MIAMI BEACH, FL 33139

  
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of  
**15**





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PROJECT NUMBER  
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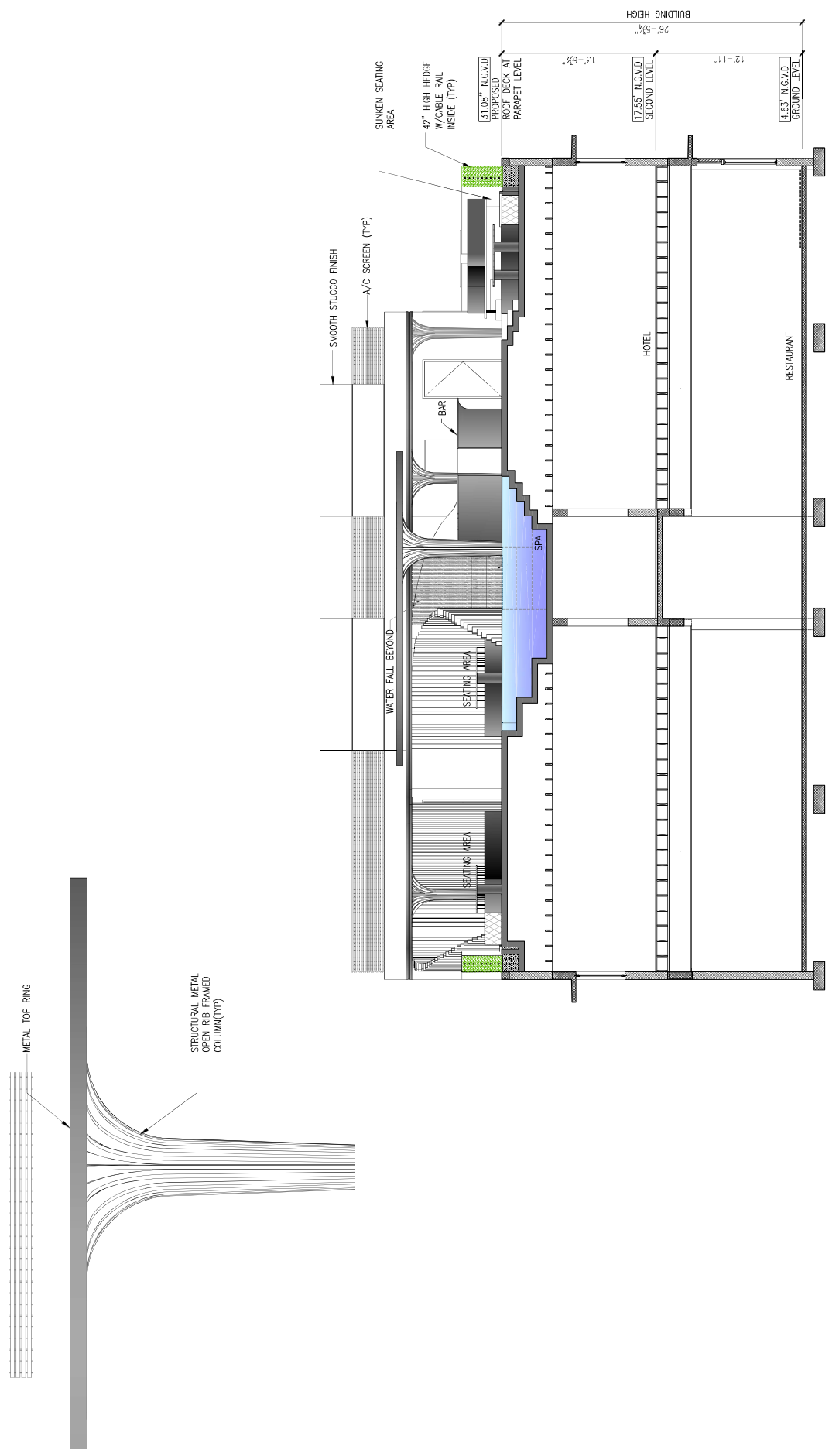
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305-981-8648



NEW ROOF TOP ADDITION, RESTAURANT & HOTEL FOR:  
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PROPOSED SECTION  
SCALE: 1/4" = 1'-0"



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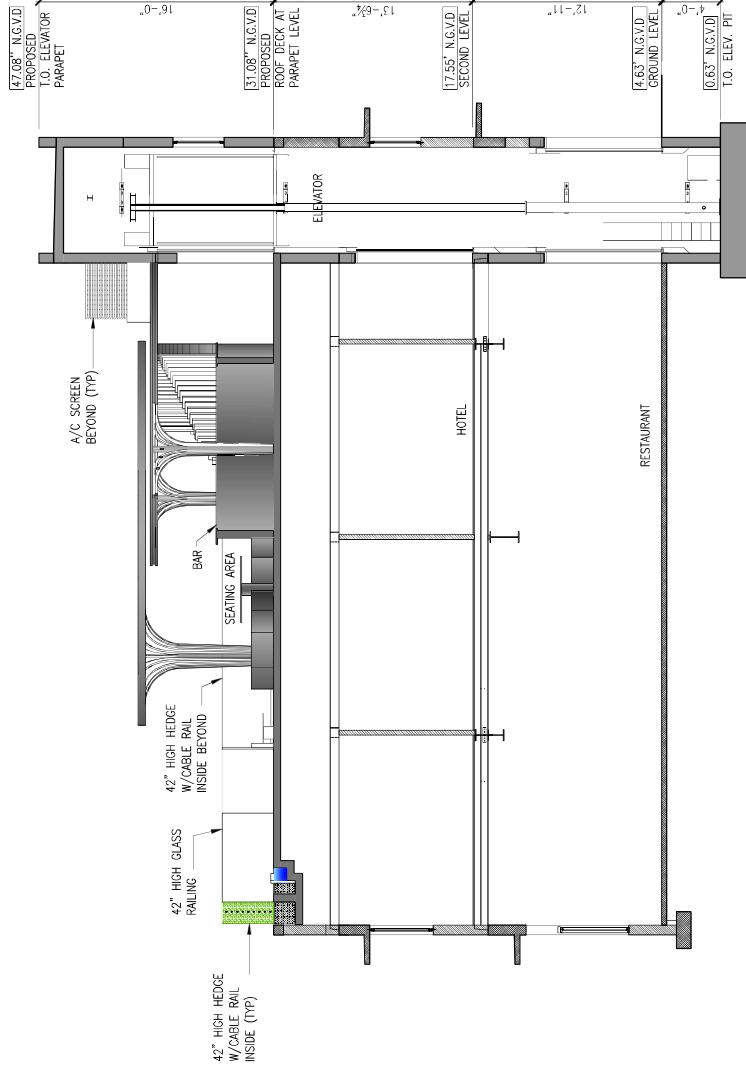
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ARCHITECTURE LICENCE # ARI14022 NCARB CERTIFICATE # 452188



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

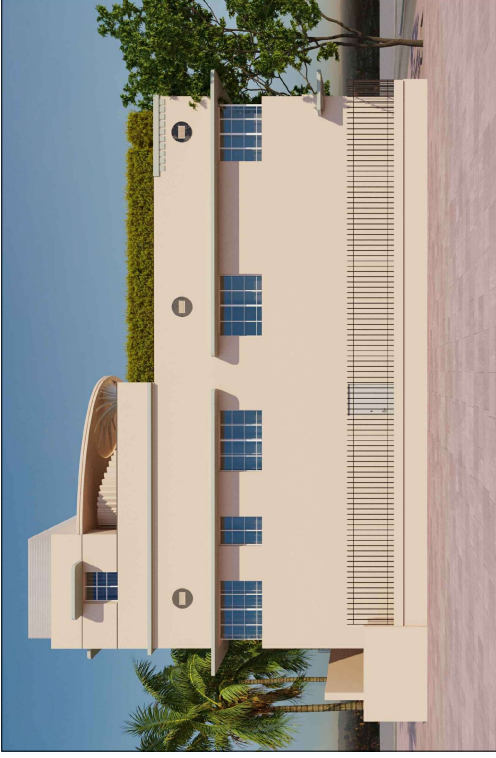
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PROPOSED SECTION  
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

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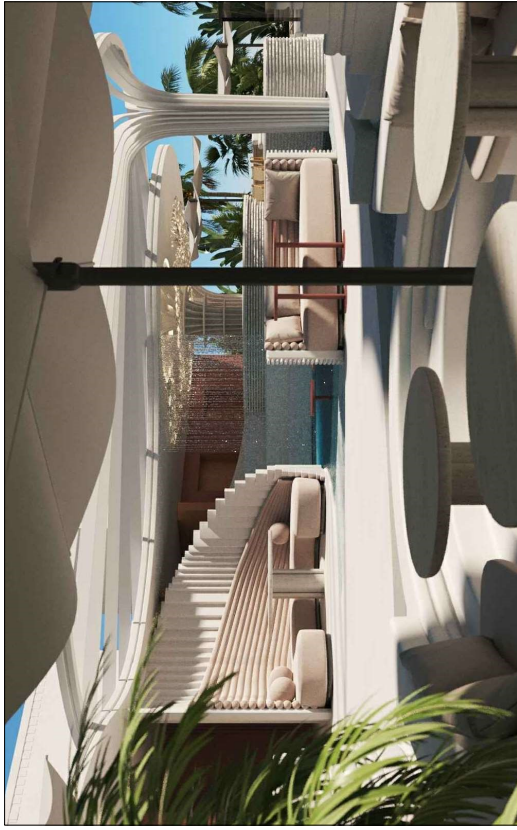
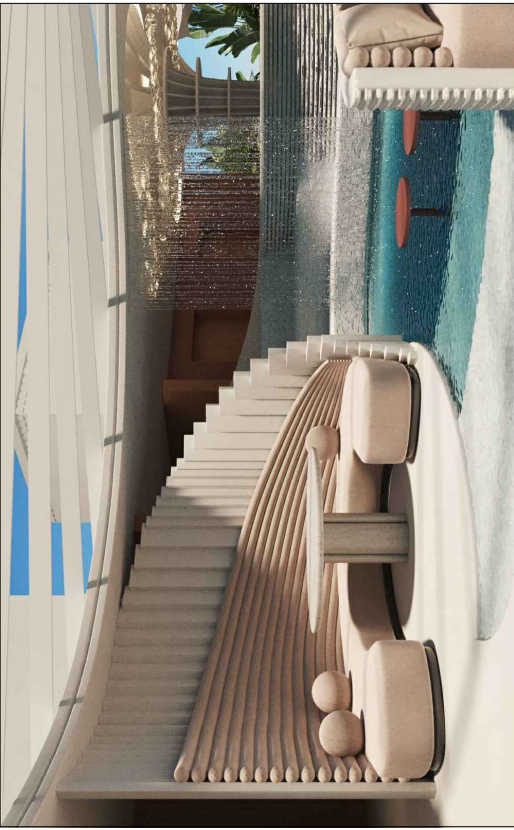
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ROOF TOP PERSPECTIVE

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 1445 PENNSYLVANIA AVE.



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ROOF TOP  
ELEVATION/SECTION

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**15**

