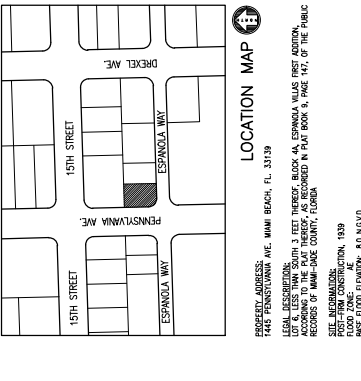




INDEX OF DRAWINGS

QH-1	LIST OF DRAWINGS, SITE INFORMATION, LOCATION MAP	N/A
QH-2-4	GENERAL SET PLAN AND PHOTOS	N/A
QH-5	INTERIOR RESTAURANT, INTERIOR LAMPS PHOTOS	N/A
QH-10	MIRROREDS	N/A
QH-11	TRAFFIC DRAWINGS	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 WEST ELEVATION	1/4" = 1'-0"
EX-5	EXISTING SOUTH ELEVATION	1/4" = 1'-0"
EX-6	EXISTING NORTH ELEVATION	1/4" = 1'-0"
EX-7	EXISTING EAST ELEVATION	1/4" = 1'-0"
EX-8	EXISTING WEST & SOUTH ELEVATION	3/32" = 1'-0"
EX-9	EXISTING NORTH ELEVATION	1/4" = 1'-0"
EX-10	EXISTING SECTION	N/A
EX-11	EXISTING WEST ELEVATION	N/A
EX-12	EXISTING SOUTH ELEVATION	N/A
EX-13	EXISTING NORTH ELEVATION	N/A
EX-14	EXISTING EAST ELEVATION	N/A
EX-15	EXISTING WEST & SOUTH ELEVATION	N/A
EX-16	EXISTING NORTH ELEVATION	N/A
EX-17	EXISTING SECTION	N/A
EX-18	EXISTING WEST ELEVATION	N/A
EX-19	EXISTING SOUTH ELEVATION	N/A
EX-20	EXISTING NORTH ELEVATION	N/A
EX-21	EXISTING EAST ELEVATION	N/A
EX-22	EXISTING WEST & SOUTH ELEVATION	N/A
EX-23	EXISTING NORTH ELEVATION	N/A
EX-24	EXISTING SECTION	N/A
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EX-30	EXISTING NORTH ELEVATION	N/A
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EX-33	EXISTING SOUTH ELEVATION	N/A
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EX-96	EXISTING SOUTH ELEVATION	N/A
EX-97	EXISTING NORTH ELEVATION	N/A
EX-98	EXISTING EAST ELEVATION	N/A
EX-99	EXISTING WEST & SOUTH ELEVATION	N/A
EX-100	EXISTING NORTH ELEVATION	N/A



PROPERTY ADDRESS: 1445 PENNSYLVANIA AVE, MIAMI BEACH, FL 33139
LEGAL DESCRIPTION: 1.3 FEET DEEPER BLOCK AN, SPANOLA WALK, AS RECORDED IN PLAT BOOK 4, PAGE 147, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
SCALE OF WORK: 3/16" = 1'-0"
DATE OF WORK: 6-21-2022
DATE OF SUBMITTAL: 7-11-2022
DATE OF APPROVAL: 9-7-2021
PROJECT NUMBER: 22109
SCALE: AS SHOWN
DRAWN BY: Lilian R. Perez C.
DATE: 9-7-2021
AS SHOWN: AS SHOWN

CHARLES H. BENSON
 Architect Planner
 280-98th STREET SUITE 210, SURFSIDE, FLORIDA 33154
 ARCHITECTURE LICENCE # ARI4022 NCARB CERTIFICATE # 451468

J.P.S. DESIGN INC.
 LANDSCAPE ARCHITECT
 1833 N.W. 140th STREET, PALM BEACH GARDENS, FL 33408
 LANDSCAPE ARCHITECTURE LIC. 1319
 BASE FLOOR ELEVATION: 8.0' NAVD83

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

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

ITEM / PROJECT INFORMATION		1445 PENNSYLVANIA AVENUE, MIAMI BEACH, FL 33139	
1	ADDRESS:	1445 PENNSYLVANIA AVENUE, MIAMI BEACH, FL 33139	
2	PERMITS AND FILE NUMBERS:	PER: 174-1785	
3	FLOOR NUMBER:	10-2023-008-000	
4	YEAR CONSTRUCTED:	1939	
5	ZONING DISTRICT:	CO-2 FOLLOWING RM-2	
6	BASED FLOOR ELEVATION:	SPACE VALUE IN WORD: 4.10 WORD	
7	ADJUSTED GRADE (FLOOR-FORMAZ/2):	5.825'	4.698' SF
8	LOT WIDTH:	78'-0"	67'-0"
9	MINIMUM UNIT SIZE:	400'-0"	N/A
10	EXISTING USE:	COMMERCIAL-RESIDENTIAL	PROPOSED USE:
11	EXISTING USE:	COMMERCIAL-RESIDENTIAL	PROPOSED USE:
12	EXISTING USE:	COMMERCIAL-RESIDENTIAL	PROPOSED USE:
13	EXISTING USE:	COMMERCIAL-RESIDENTIAL	PROPOSED USE:
14	EXISTING USE:	COMMERCIAL-RESIDENTIAL	PROPOSED USE:
15	EXISTING USE:	COMMERCIAL-RESIDENTIAL	PROPOSED USE:
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100	EXISTING USE:	COMMERCIAL-RESIDENTIAL	PROPOSED USE:

CHARLES H. BENSON
 Architect Planner
 280-98th STREET SUITE 210, SURFSIDE, FLORIDA 33154
 ARCHITECTURE LICENCE # ARI4022 NCARB CERTIFICATE # 451468

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 LANDSCAPE ARCHITECTURE LIC. 1319
 BASE FLOOR ELEVATION: 8.0' NAVD83

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

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

CHARLES H. BENSON
 Architect Planner
 280-98th STREET SUITE 210, SURFSIDE, FLORIDA 33154
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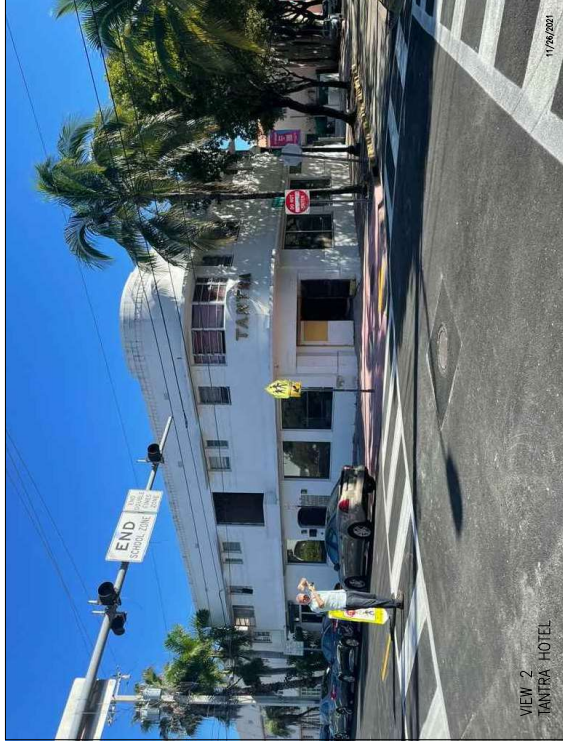
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SCALE: AS SHOWN
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DATE: 9-7-2021
AS SHOWN: AS SHOWN



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

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



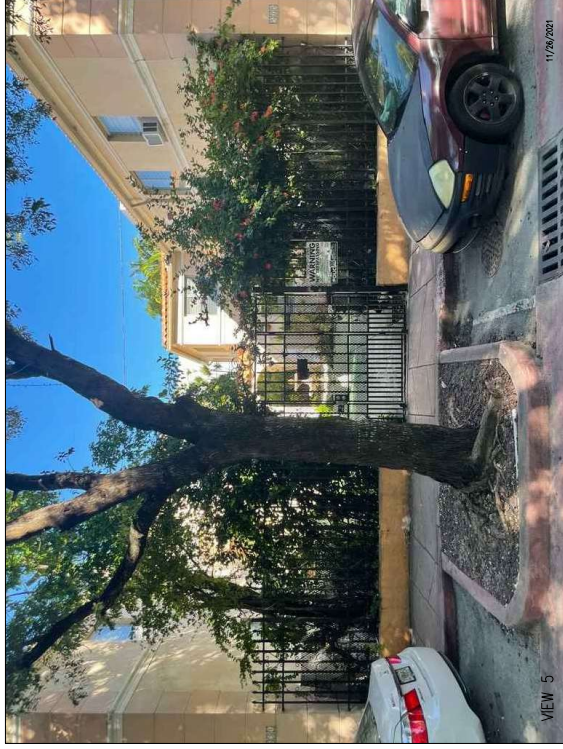
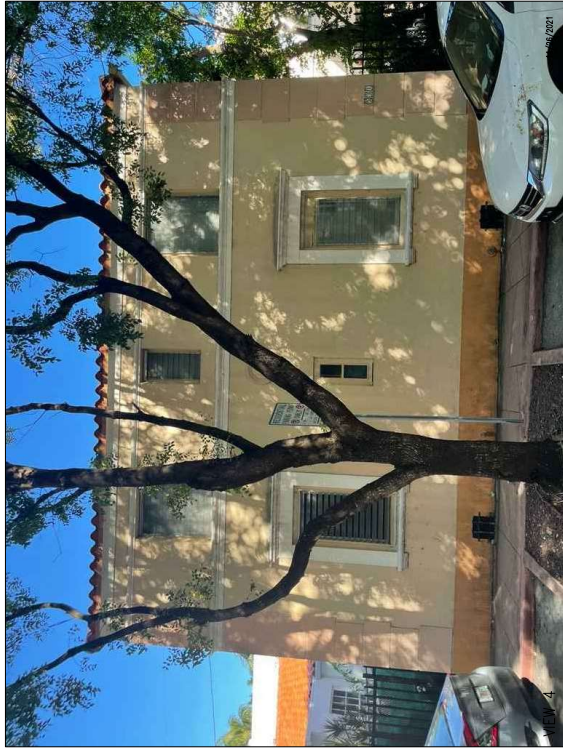
CHARLES H. BENSON
 architect planner interiors
 260-96th STREET SUITE 210, SURFSIDE, FLORIDA 33154
 ARCHITECTURE LICENCE # AR14032 NCARB CERTIFICATE # 451.88
 305-981-4648

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

PROJECT NUMBER
22109

GN-2
 of
 11





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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

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

PROJECT NUMBER
22109

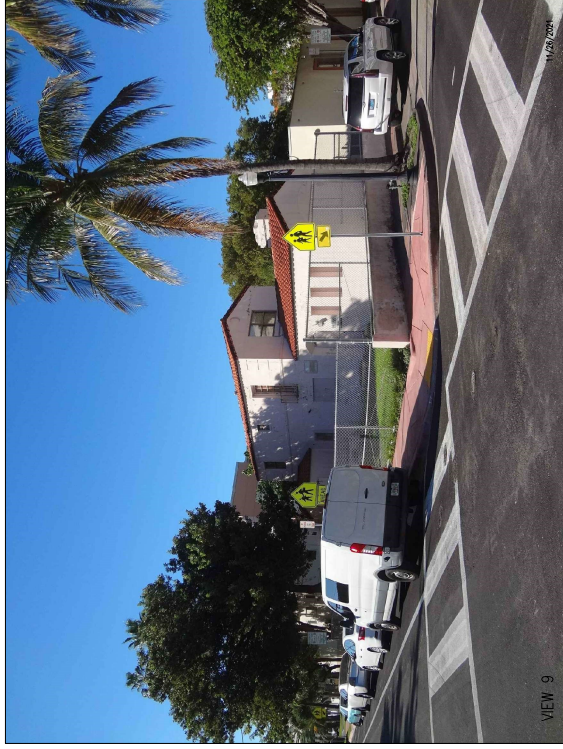
GN-3
 of
11





VIEW 8

11/24/2021



VIEW 9

11/24/2021



VIEW 11

11/24/2021

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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. Pérez C.
 SCALE
 AS SHOWN
 DATE
 9-7-2021

PROJECT NUMBER
22109

GN-4
 of
 11





VIEW 1

11/26/2021



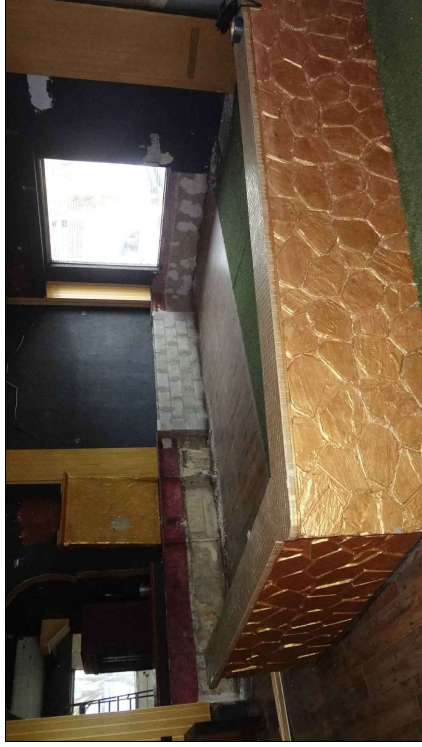
VIEW 2

11/26/2021



VIEW 3

11/26/2021



VIEW 4

11/26/2021

INTERIOR RESTAURANT PHOTOS

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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 # ARI14032 NCARB CERTIFICATE # 454.188

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

PROJECT NUMBER
22109

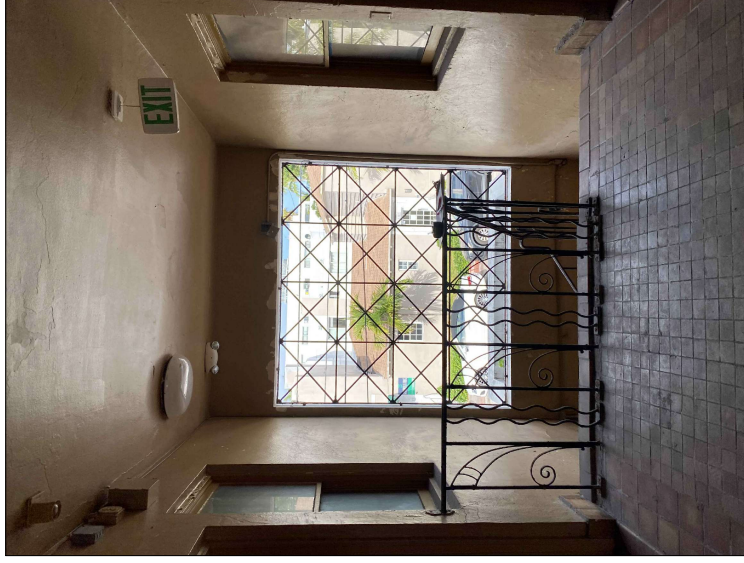
GN-5
 of
 11





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

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



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

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

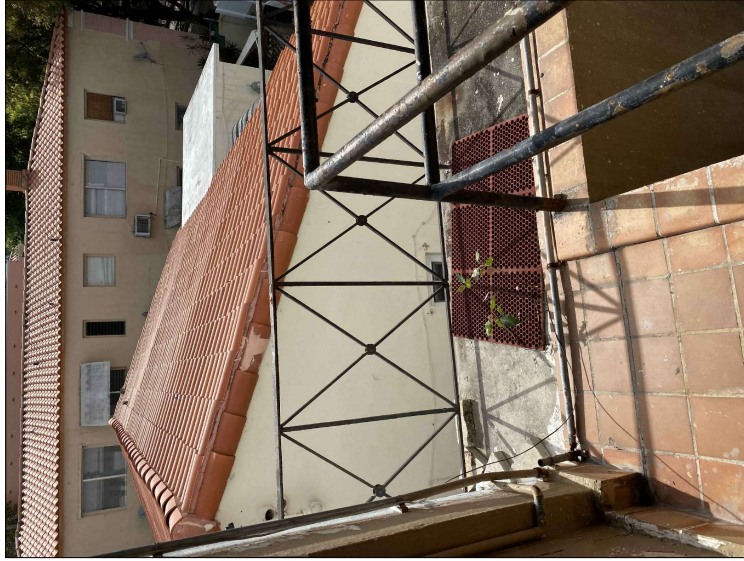
GN-6
of
11





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 used for any other purpose without the written consent of the architect. If this work is to be used for any other purpose, the architect shall be notified in writing and the architect shall be held responsible for any errors or omissions.

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



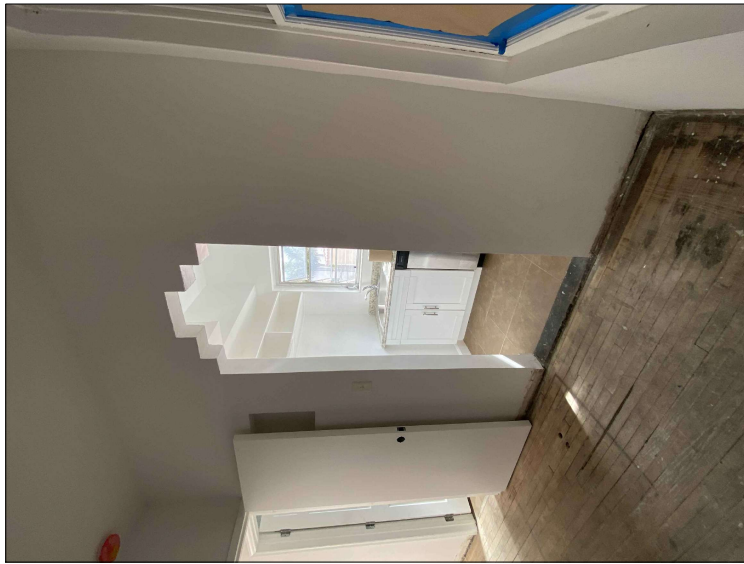
CHARLES H. BENSON
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 260-96TH STREET SUITE 210, SURFIDE, FLORIDA 33154
 305-981-4648
 ARCHITECTURE LICENCE # ARI14022 NCARB CERTIFICATE # 451188

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

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 work is to be part of a larger project, the architect's consent must be obtained in writing. The architect shall not be 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
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 ARCHITECTURE LICENCE # ARI14022 NCARB CERTIFICATE # 451.88

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

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

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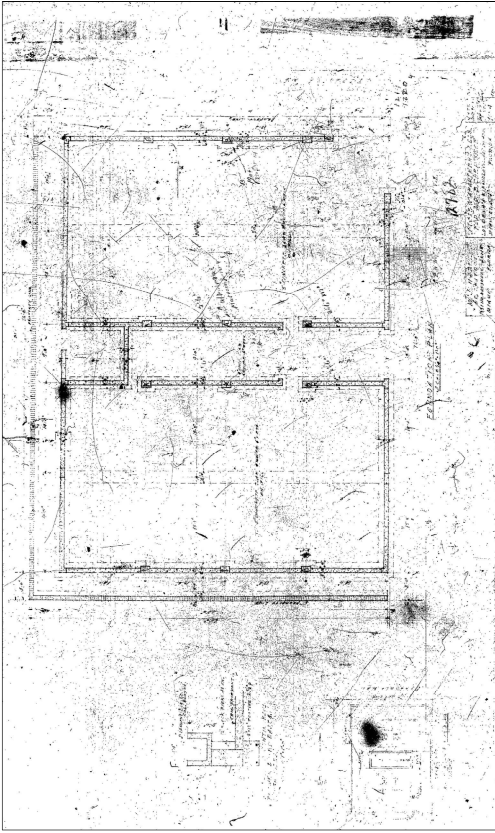
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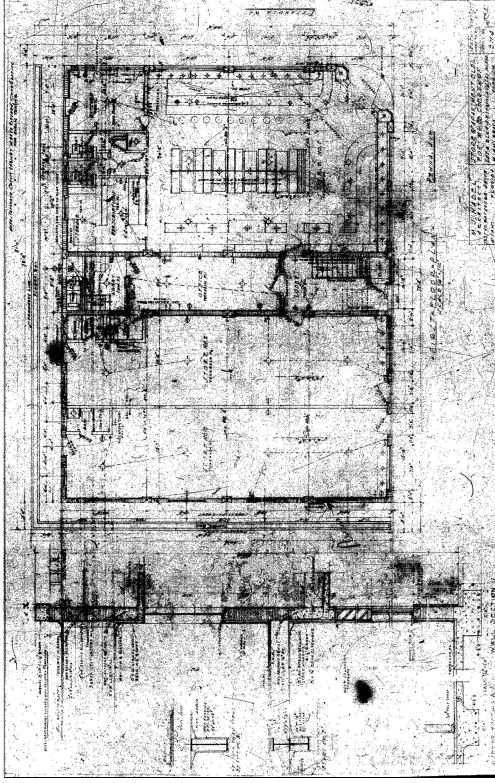
PROJECT NUMBER
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GN-9 of 11

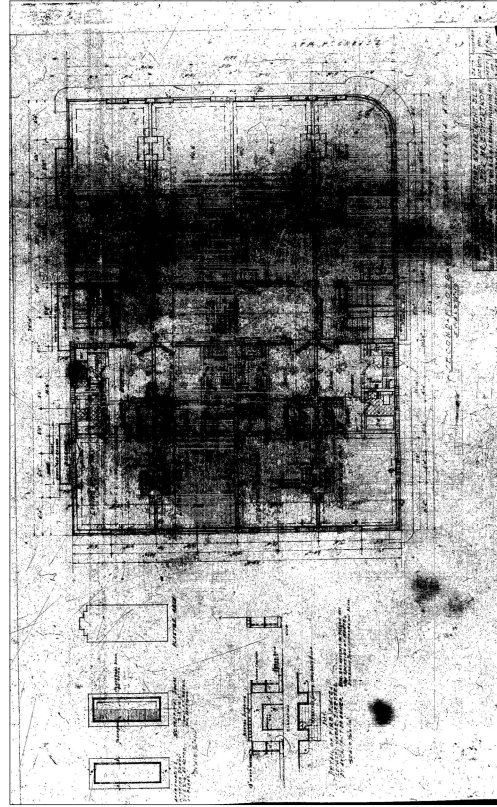




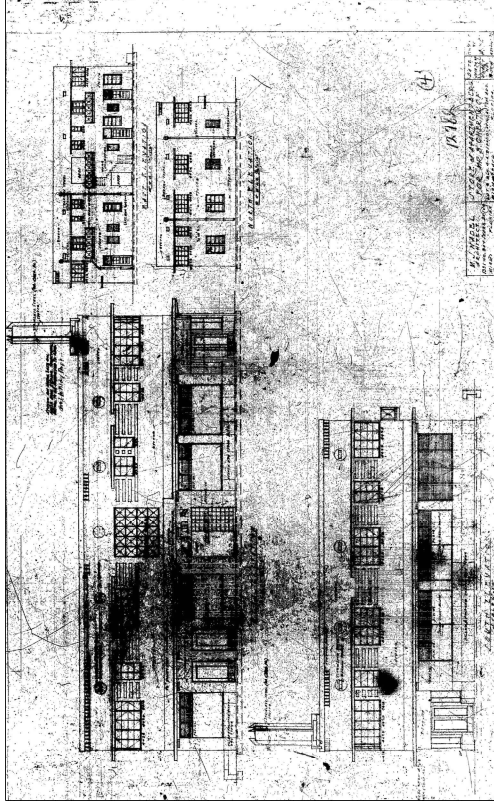
MICROFILM
FOUNDATIONS



MICROFILM
GROUND FLOOR PLAN



MICROFILM
2ND FLOOR PLAN



MICROFILM
ELEVATIONS

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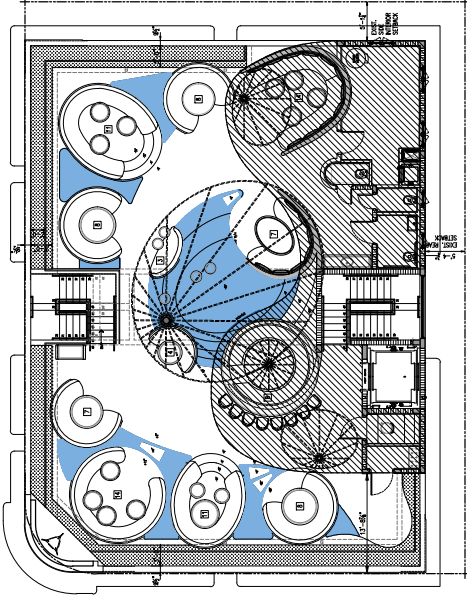
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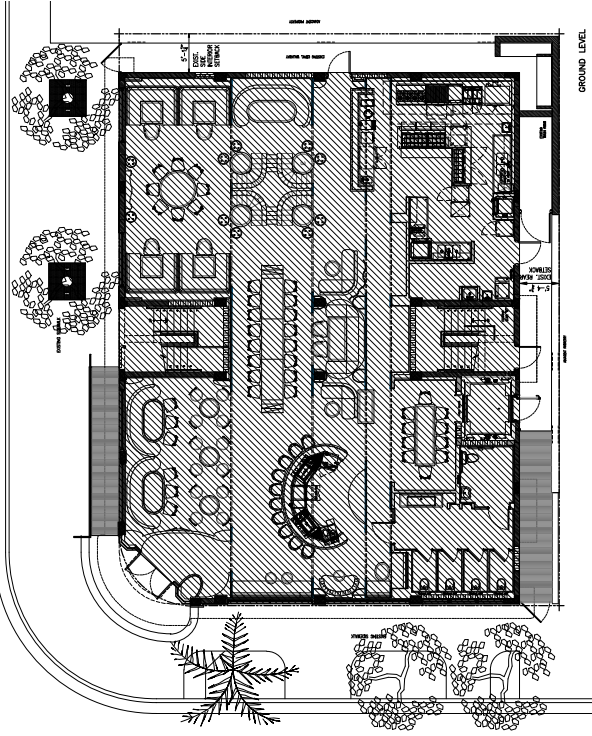
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GN-10
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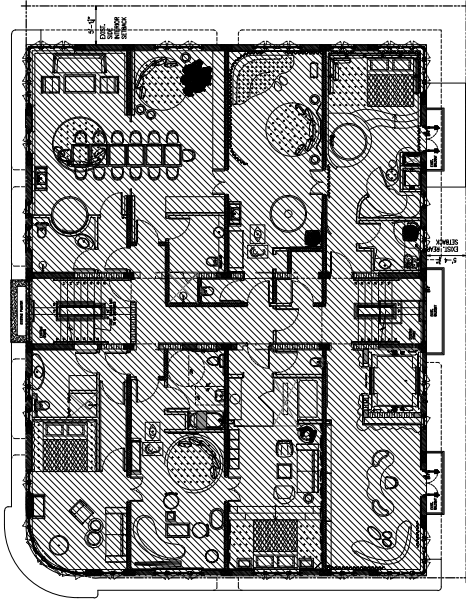




ROOF LEVEL



GROUND LEVEL



SECOND LEVEL

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



GN-11
of
11

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