



A-1
of
15

PROJECT NUMBER
22109

DRAWN BY
Lilou R. Perez C.

DATE
9-7-2021

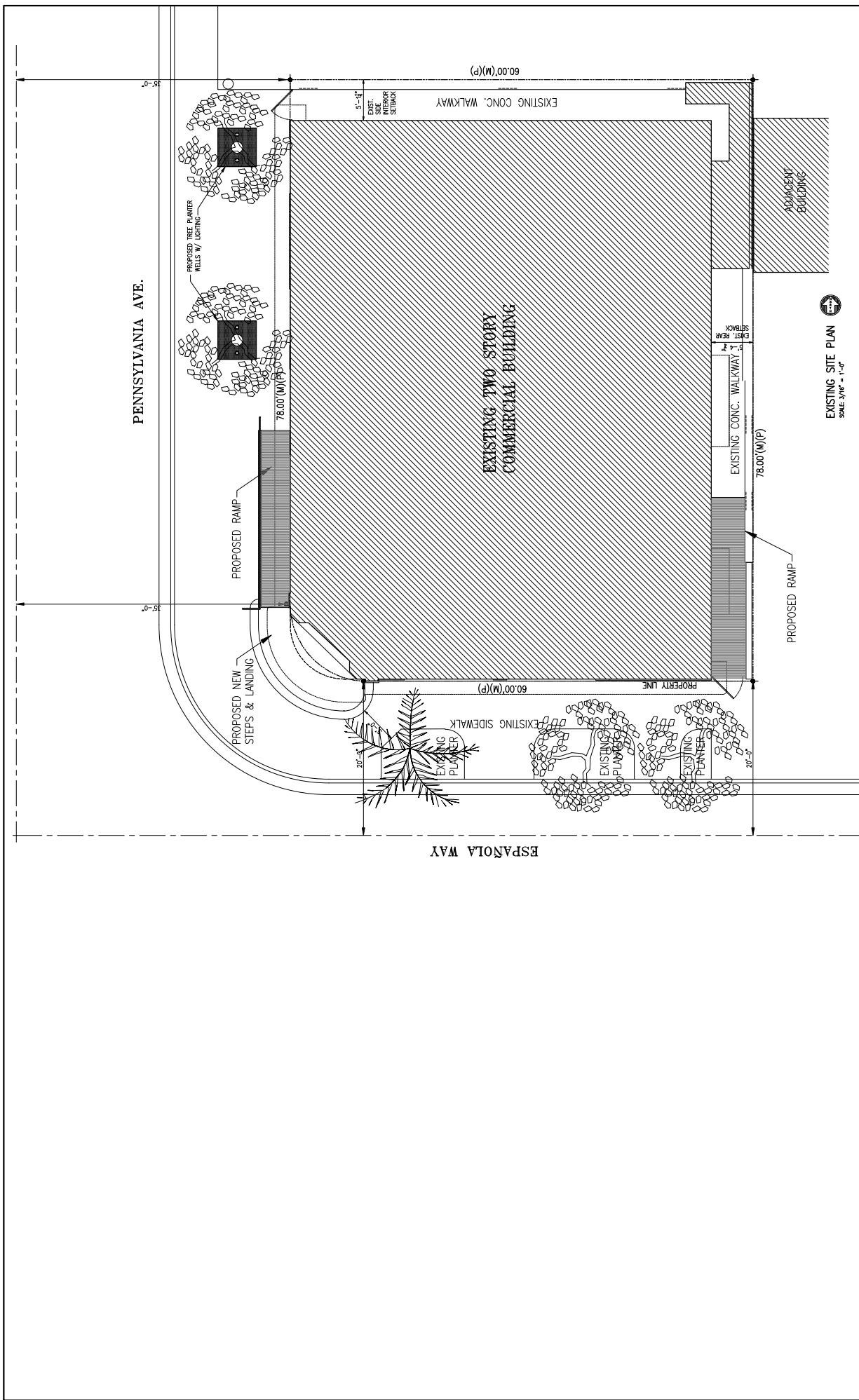
SCALE
AS SHOWN

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
Architect
1685 WASHINGTON AVE. 2ND FLOOR MIAMI BEACH, FLORIDA 33139
REGISTERED ARCHITECT NO. 14022
REGISTERED ARCHITECT NO. 14022



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

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

Charles H. Benson
Architect



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of
15

PROJECT NUMBER
22109

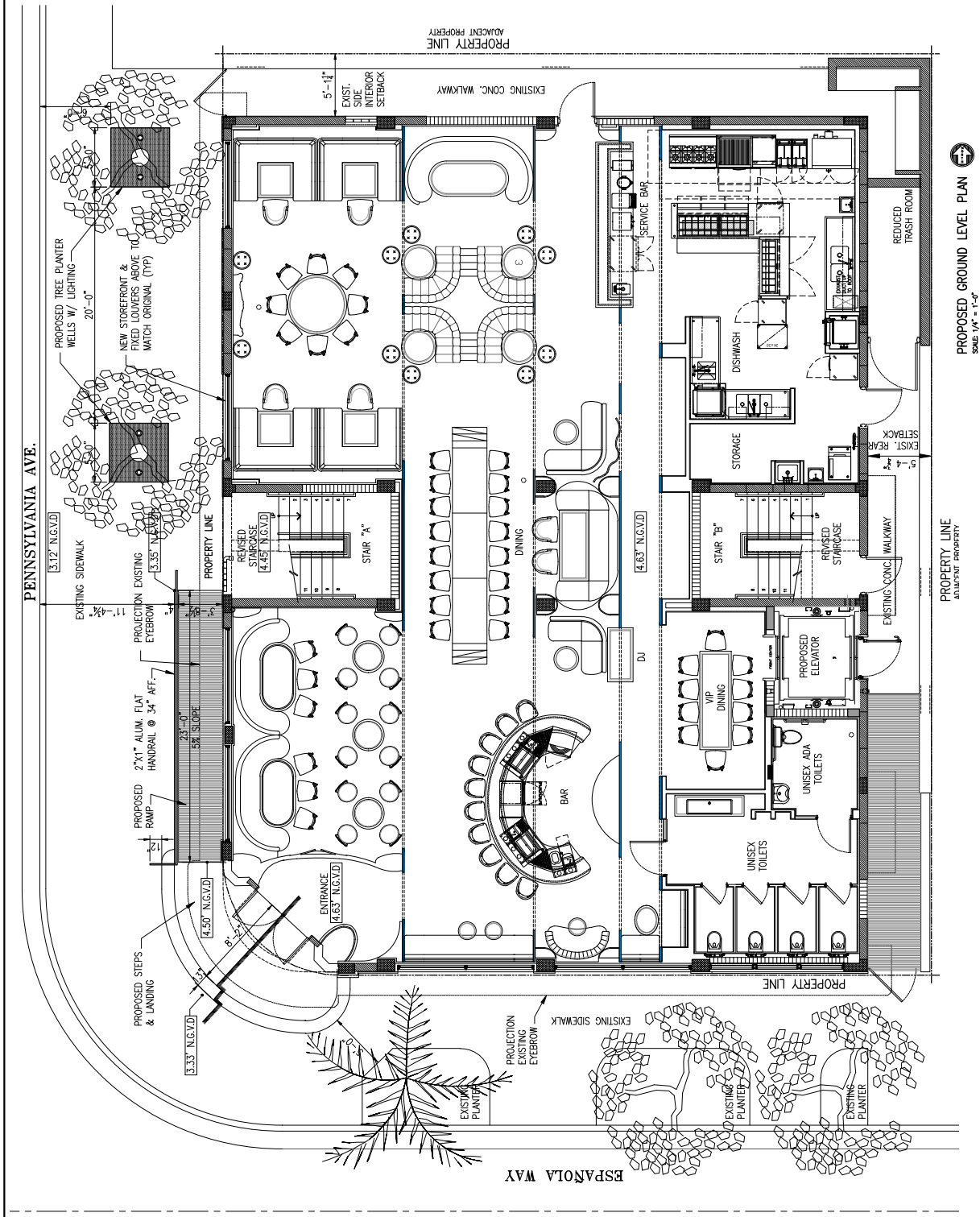
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Lilou R. Perez C.
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9-7-2021
SCALE
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CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
Architect
1865 WASHINGTON AVE. 2ND FLOOR MIAMI BEACH, FLORIDA 33139
P.L. 06-000176-000-001-001
ARCHITECTURE LICENSE # A114022



FOR:
1445 Pennsylvania Ave. LLC
MIAMI BEACH, FL 33139

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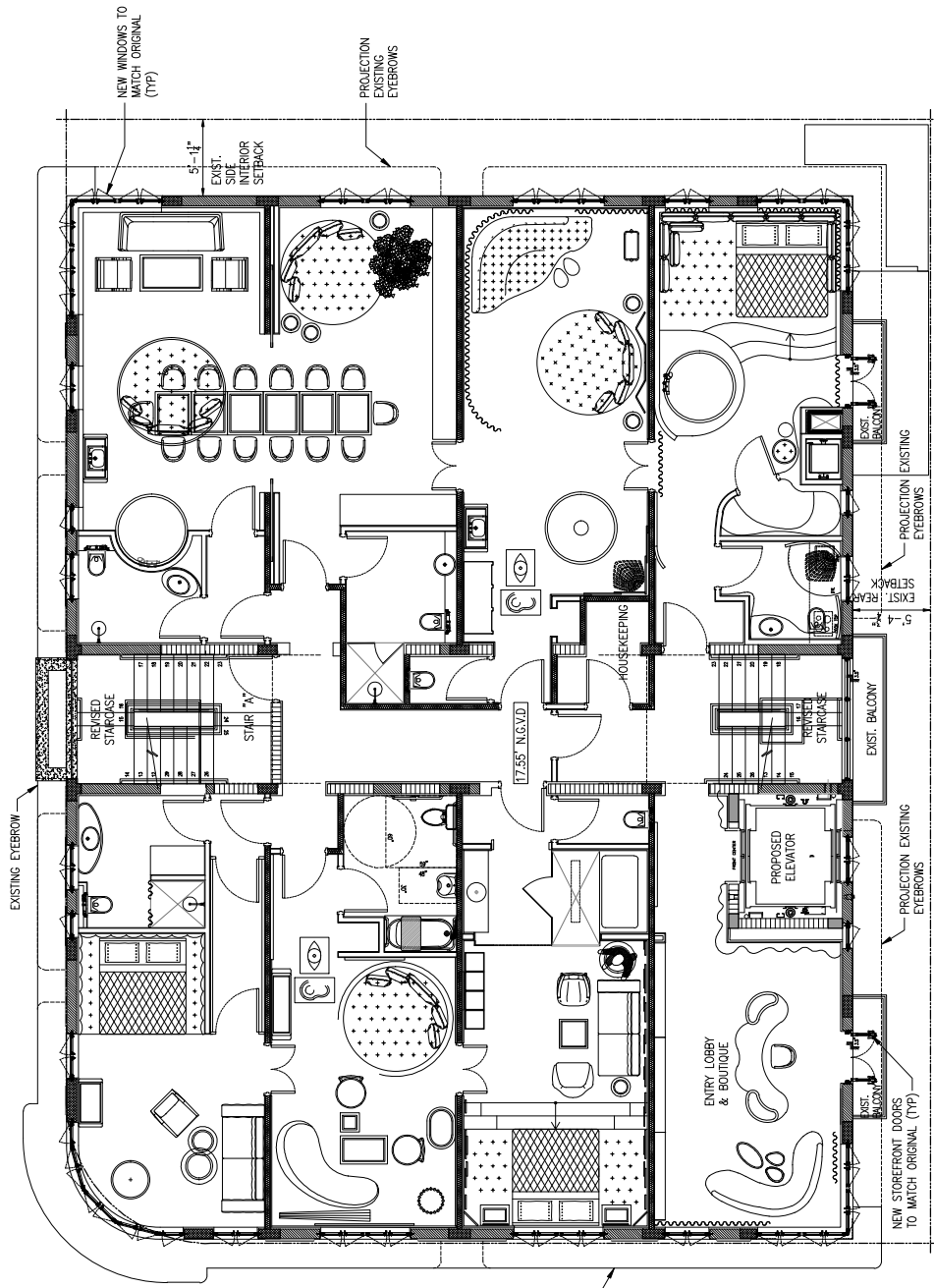
PROPOSED GROUND LEVEL PLAN
SCALE: 1/8" = 1'-0"

PROPERTY LINE
ADJACENT PROPERTY

PROPERTY LINE
ADJACENT PROPERTY

PROPERTY LINE
ADJACENT PROPERTY

PROPERTY LINE
ADJACENT PROPERTY



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

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.
 Architects
 1885 WASHINGTON AVE. 2ND FLOOR MIAMI BEACH, FLORIDA 33139
 ARCHITECTURE LICENSE # A114022

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 Lilian R. Perez C.

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DATE
 9-7-2021

PROJECT NUMBER
22109

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 of
15



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of
15

PROJECT NUMBER
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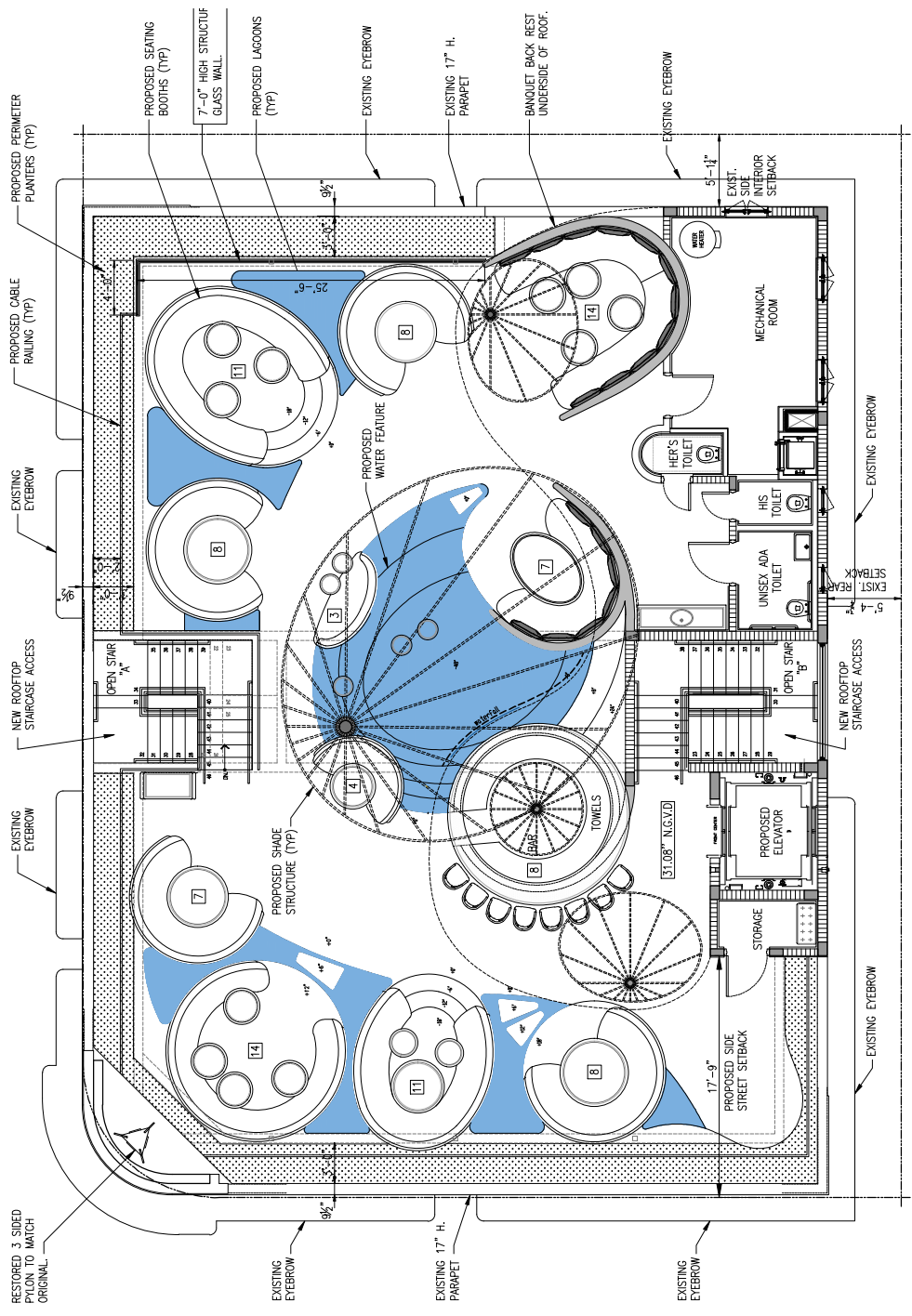
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
Architect
1685 WASHINGTON AVE. 2ND FLOOR MIAMI BEACH, FLORIDA 33139
PUNNEN
R. 305-553-8111 / Fax 305-553-4551
ARCHITECTURE LICENSE # ARI14022

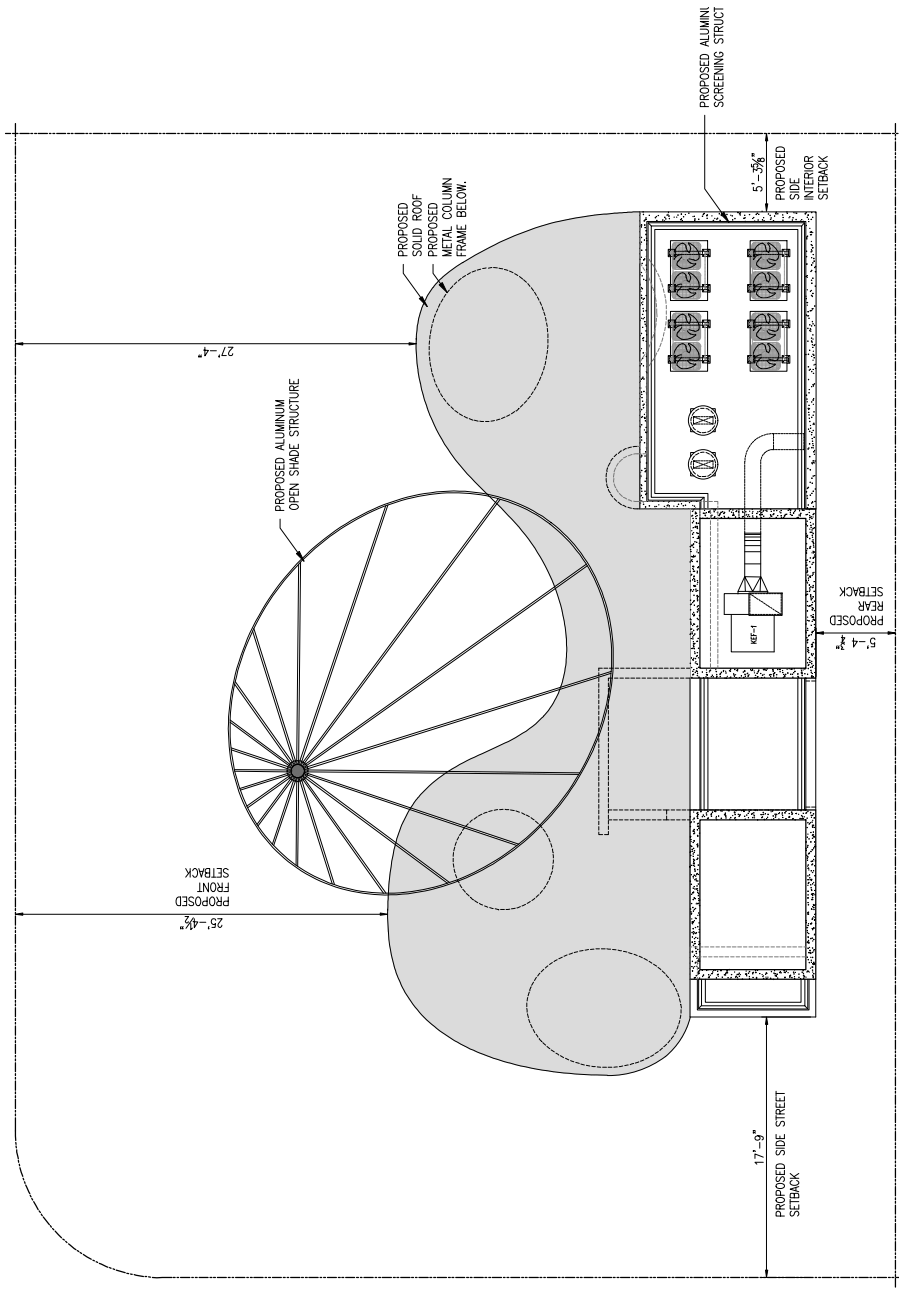


NEW ROOF TOP ADDITION, RESTAURANT & HOTEL FOR:
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ROOF LEVEL FURNITURE-EQUIPMENT PLAN
SCALE 1/4" = 1'-0"





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

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



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
Architect
1685 WASHINGTON AVE. 2ND FLOOR MIAMI BEACH, FLORIDA 33139
ARCHITECTURE LICENSE # ARI14022

interiors planner
RE: 305-528-8811 / Fax 305-528-4151
INCARN CERTIFICATE # 4521288

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of
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of
15

PROJECT NUMBER
22109

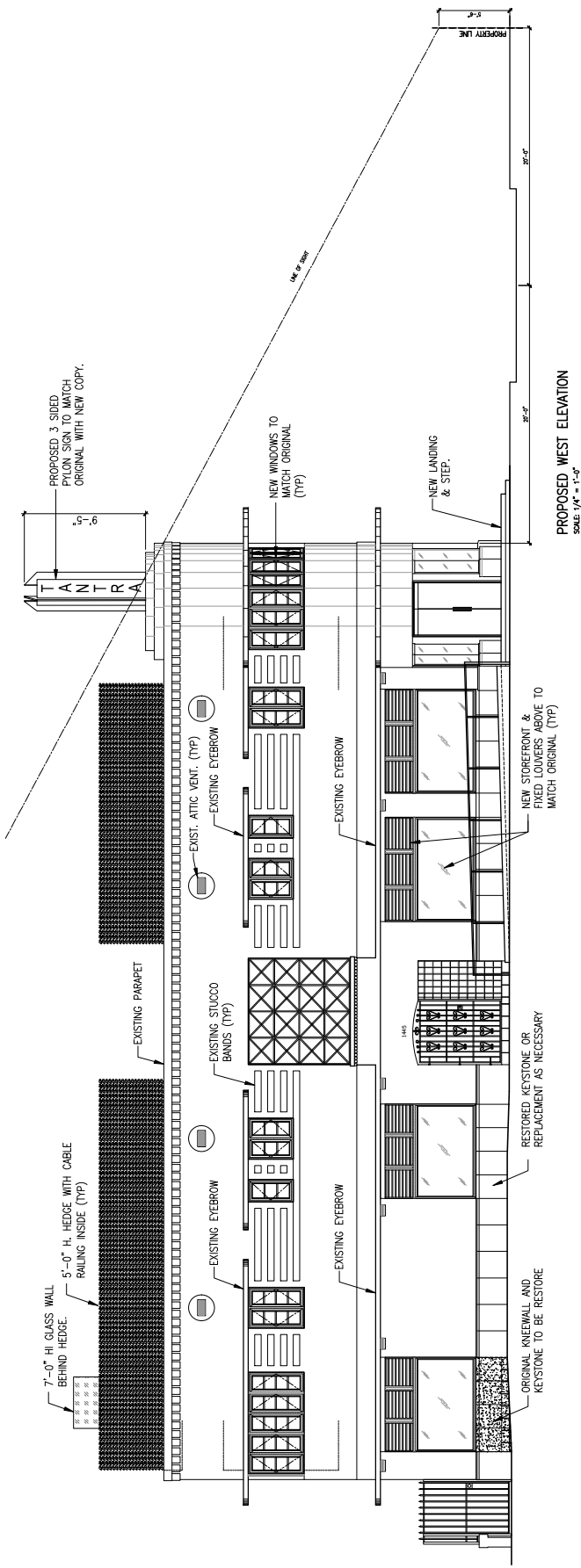
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CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
Architect
1685 WASHINGTON AVE. 2ND FLOOR MIAMI BEACH, FLORIDA 33139
ARCHITECTURE LICENSE # A114022
Interior
1685 WASHINGTON AVE. 2ND FLOOR MIAMI BEACH, FLORIDA 33139
RE: 305-528-8811 / Fax 305-528-4151
NCARB CERTIFICATE # 451,188

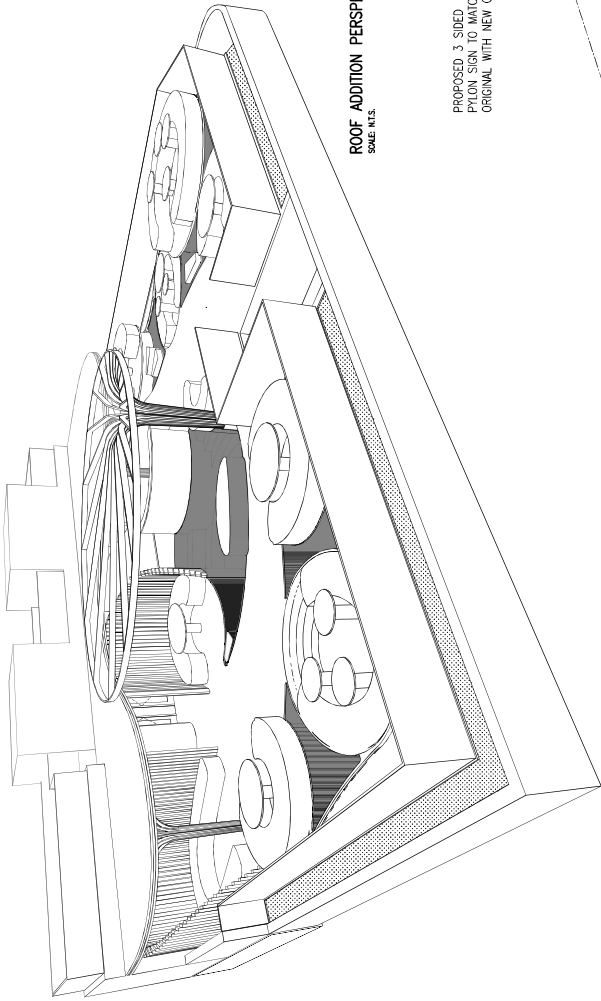


FOR:
NEW ROOF TOP ADDITION, RESTAURANT & HOTEL
1445 Pennsylvania Ave. LLC
MIAMI BEACH, FL 33139
1445 PENNSYLVANIA AVE.

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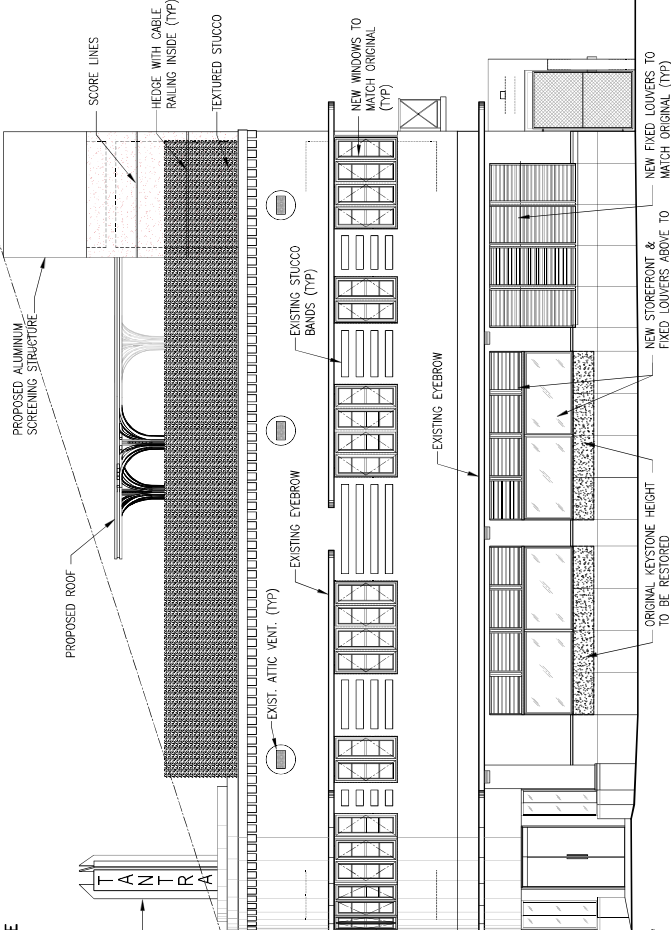
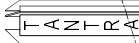


PROPOSED WEST ELEVATION
SCALE 1/4" = 1'-0"



ROOF ADDITION PERSPECTIVE
SCALE: NTS


PROPOSED 3 SIDED
PYLON SIGN TO MATCH
ORIGINAL WITH NEW COPY



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

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


CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner
1885 WASHINGTON AVE. 2ND FLOOR MIAMI BEACH, FLORIDA 33139
RE: 305-532-8811 FAX: 305-532-8151
ARCHITECTURE LICENSE # ARI14022 INCARB CERTIFICATE # 451,188

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SCALE AS SHOWN
DATE 9-7-2021

PROJECT NUMBER
22109

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OF
15





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of
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PROJECT NUMBER
22109

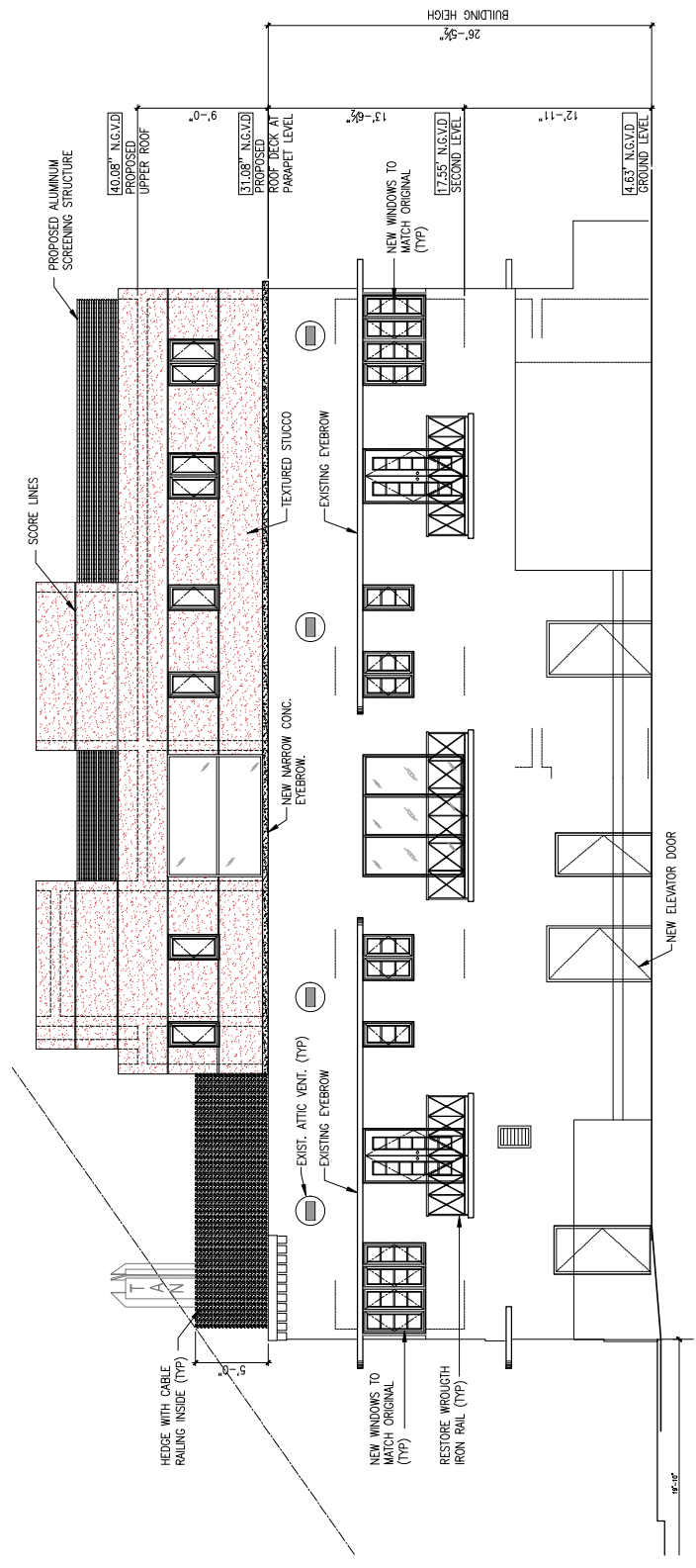
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Lilou R. Perez C.
DATE
9-7-2021
SCALE
AS SHOWN

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
Architect
1685 WASHINGTON AVE. 2ND FLOOR MIAMI BEACH, FLORIDA 33139
PIANNER INTERIORS
RE: 305-528-8811 / FAX 305-528-4518
ARCHITECTURE LICENSE # ARI14022 NCARB CERTIFICATE # 451188

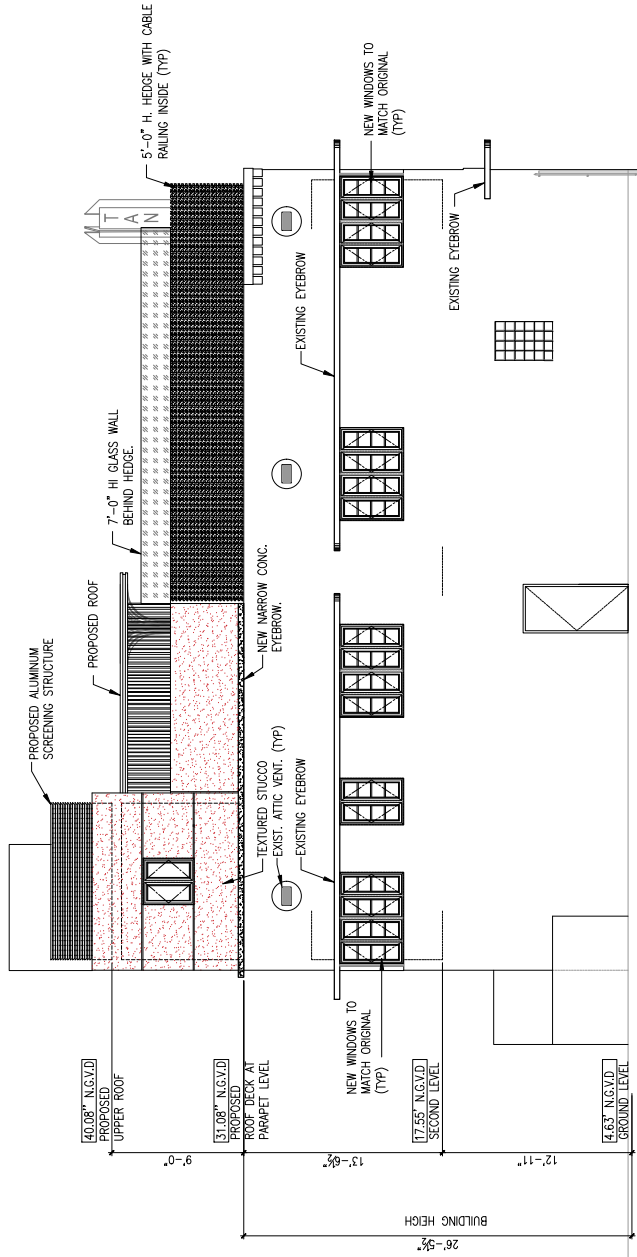


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NEW ROOF TOP ADDITION, RESTAURANT & HOTEL
1445 Pennsylvania Ave. LLC
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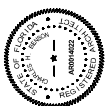
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PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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PROJECT NUMBER
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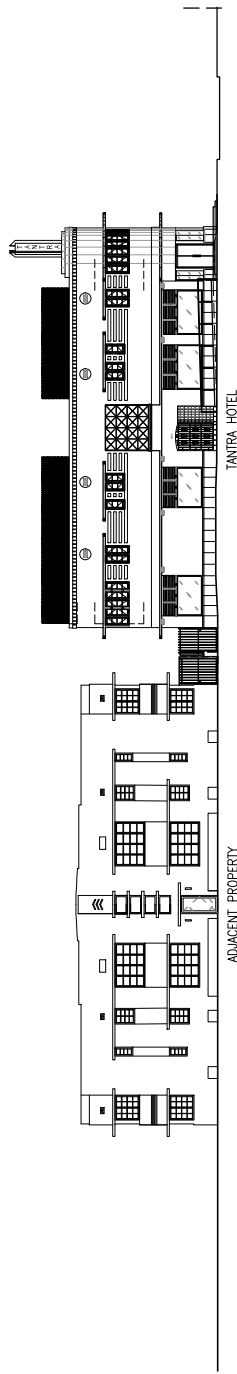
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SCALE AS SHOWN	

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 Architect Planner
 1685 WASHINGTON AVE. 2ND FLOOR MIAMI BEACH, FLORIDA 33189
 ARCHITECTURE LICENSE # A114022
 INTERIORS
 RE-306-58-8111 Fax 305-532-1511
 NCARB CERTIFICATE # 451126

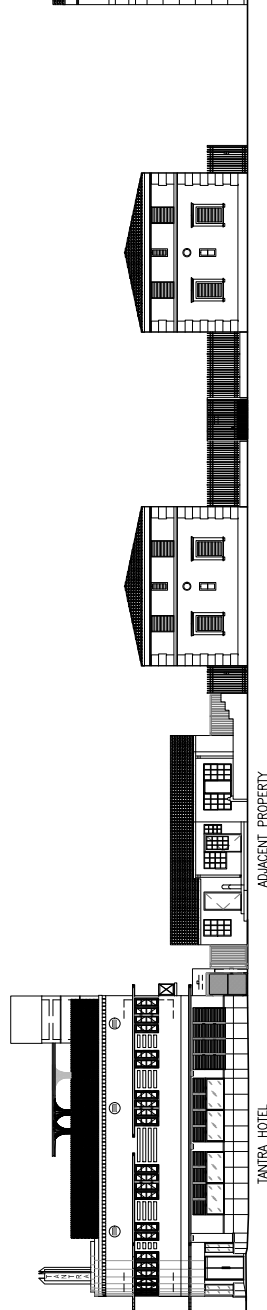


NEW ROOF TOP ADDITION, RESTAURANT & HOTEL FOR:
1445 Pennsylvania Ave. LLC
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PROPOSED CONTEXTUAL
WEST ELEVATION
SCALE: 3/32" = 1'-0"



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

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

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1685 WASHINGTON AVE. 2ND FLOOR MIAMI BEACH, FLORIDA 33139
ARCHITECTURE LICENSE # ARI14022 NCARB CERTIFICATE # 451188
RE: 305-528-8881 / FAX 305-528-4151

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22109

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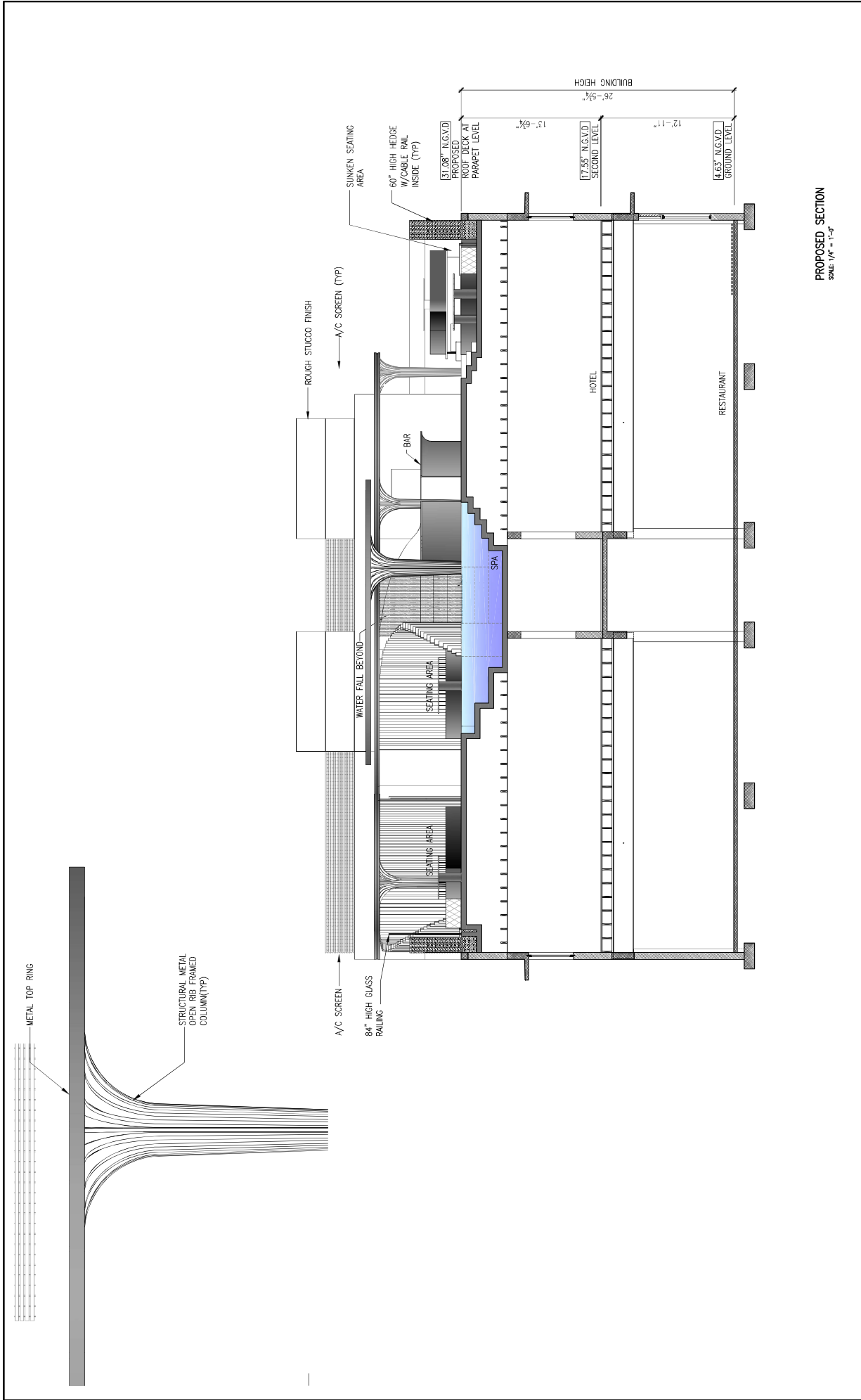
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Lilian R. Perez C.
SCALE
AS SHOWN
DATE
9-7-2021

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
Architect Planner
1685 WASHINGTON AVE. 2ND. FLOOR MIAMI BEACH, FLORIDA 33139
ARCHITECTURE LICENSE # ARI14022
INTERIORS
RE: 305-532-8811 FAX: 305-532-8151
INCARN CERTIFICATE # 451,188



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

These drawings and copies thereof limited by the architect on the upper portion of the structure of steel, in this drawing of any part of the structure, shall be the property of the architect and shall not be used for any other purpose without the written consent of the architect.



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



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of
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PROJECT NUMBER
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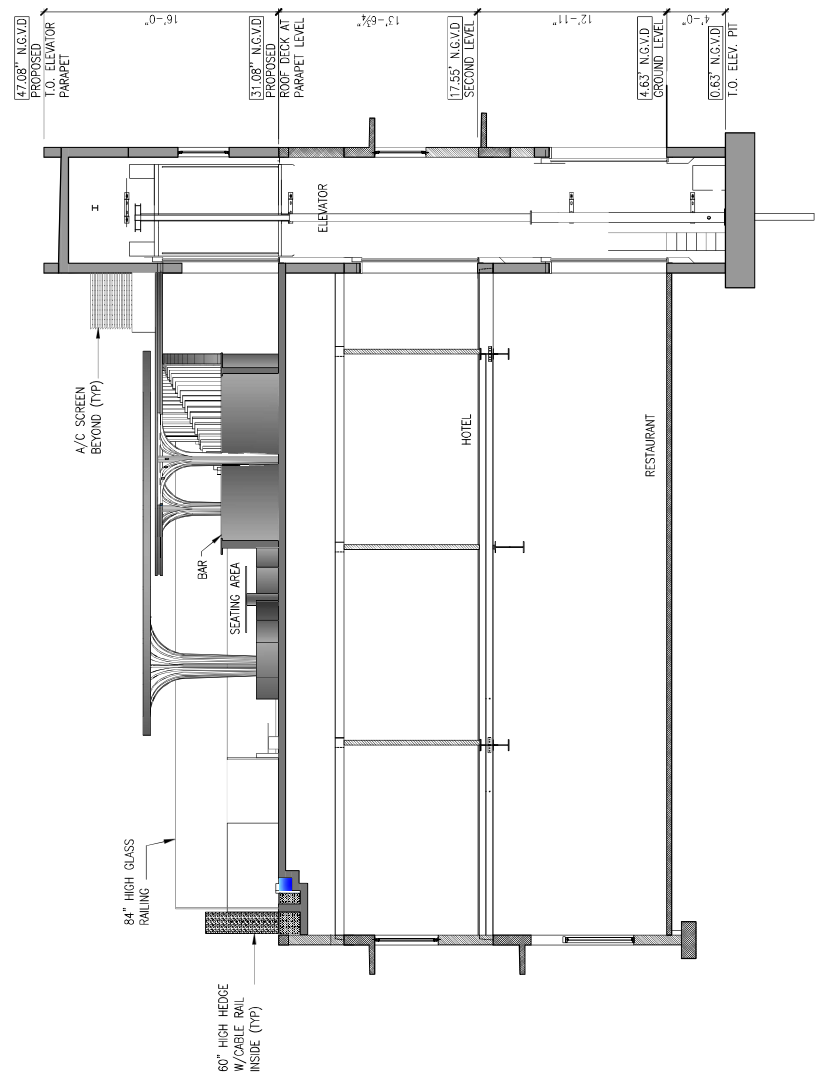
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SCALE
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CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
Architect
1685 WASHINGTON AVE. 2ND FLOOR MIAMI BEACH, FLORIDA 33139
ARCHITECTURE LICENSE # AR14022
planner
interiors
RE: 305-532-8181 / FAX: 305-532-4351
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NEW ROOF TOP ADDITION, RESTAURANT & HOTEL FOR:
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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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1445 Pennsylvania Ave. LLC
 1445 PENNSYLVANIA AVE. MIAMI BEACH, FL 33139



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 architect planner
 1685 WASHINGTON AVE. 2ND FLOOR MIAMI BEACH, FLORIDA 33189
 ARCHITECTURE LICENSE # A114022 NCARB CERTIFICATE # 451188

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PROJECT NUMBER
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 15





ROOF TOP PERSPECTIVE

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



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 architect planner interiors
 1685 WASHINGTON AVE. 2ND FLOOR MIAMI BEACH, FLORIDA 33139
 ARCHITECTURE LICENSE # A114022 NCARB CERTIFICATE # 451188
 P: 305-531-8111 F: 305-531-4151

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SCALE
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 9-7-2021

PROJECT NUMBER
22109

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15





ROOF TOP
ELEVATION/SECTION

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



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 ARCHITECT PIONEER INTERIORS
 1685 WASHINGTON AVE. 2ND FLOOR MIAMI BEACH, FLORIDA 33189
 ARCHITECTURE LICENSE # A114022 NCARB CERTIFICATE # 451188
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22109

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