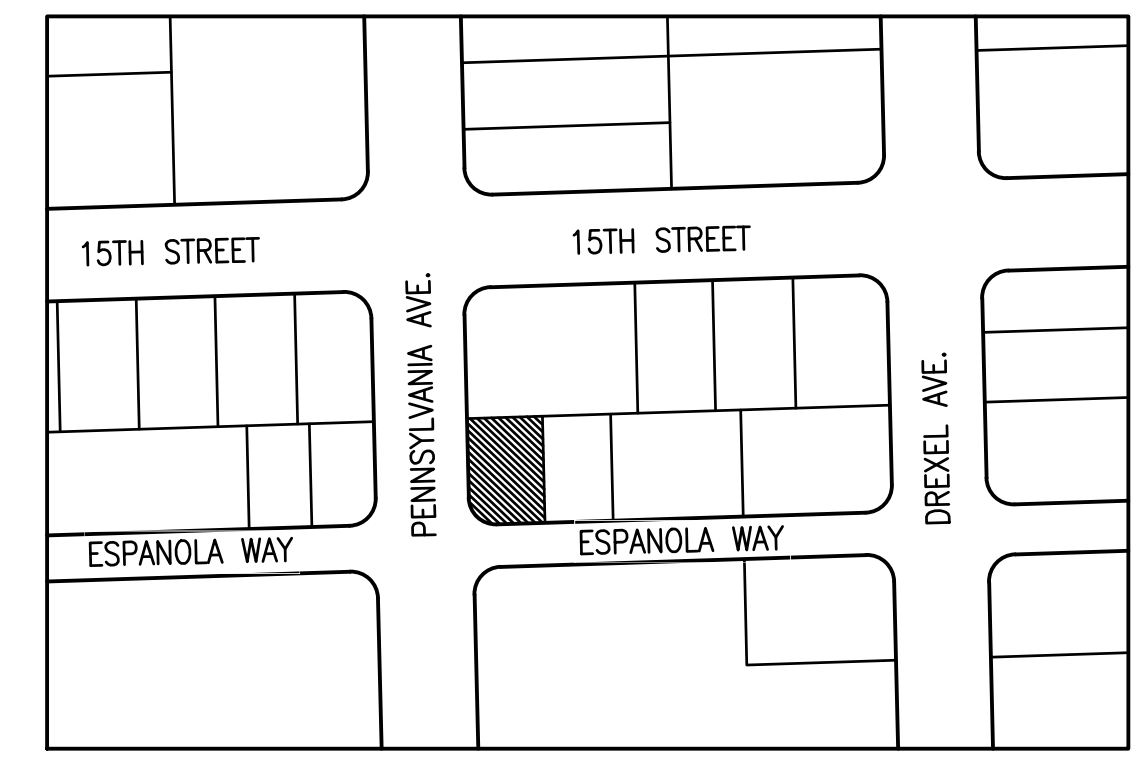




ITEM #	PROJECT INFORMATION				
1	ADDRESS:	1445 PENNSYLVANIA AVENUE, MIAMI BEACH FL. 33139			
2	BOARD AND FILE NUMBERS:	HPB #18-0185			
3	FOLIO NUMBER(S):	02-4203-009-0100			
4	YEAR CONSTRUCTED:	1939	ZONING DISTRICT:	CD-2 FOLLOWING RM-2	
5	BASED FLOOD ELEVATION:	8.00' NGVD	GRADE VALUE IN NGVD:	4.50 NGVD	
6	ADJUSTED GRADE (FLOOD+GRADE/2):	5.625'	LOT AREA:	4,680 SF	
7	LOT WIDTH:	78'-0"	LOT DEPTH:	60'-0"	
8	MINIMUM UNIT SIZE:	400'-0"	AVERAGE UNIT SIZE:	N/A	
9	EXISTING USE:	COMMERCIAL-RESIDENTIAL	PROPOSED USE:	COMMERCIAL-RESIDENTIAL	
ZONING INFORMATION/CALCULATIONS		MAXIMUM	EXISTING	PROPOSED	DEFICIENCIES
10	HEIGHT	50'-0"	26'-0"	35'-1 1/2"	
11	NUMBER OF STORIES	N/A	2	3	
12	FAR	2	1.68	1.93	
13	GROSS SQUARE FOOTAGE	9,360.00 SF	7,853.00 SF	9,030.88 SF	
14	SQUARE FOOTAGE BY USE:	N/A	N/A	N/A	
15	NUMBER OF UNITS RESIDENTIAL:	N/A	8	N/A	
16	NUMBER OF UNITS HOTEL:	N/A	N/A	7	
17	NUMBER OF SEATS:	N/A	60 @ RESTAURANT	103 @ ROOF TOP	
18	OCCUPANCY LOAD	N/A	223 @ RESTAURANT	165 @ ROOF TOP	
SETBACKS		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
SUBTERRANEAN					
19	FRONT SETBACK: (WEST)	20'-0"	N/A	N/A	
20	SIDE SETBACK: (NORTH)	10'-0"	N/A	N/A	
21	SIDE SETBACK:	N/A	N/A	N/A	
22	SIDE SETBACK FACING STREET: (SOUTH)	10'-0"	N/A	N/A	
23	REAR SETBACK: (EAST)	6'-0"	N/A	N/A	
AT GRADE PARKING:					
24	FRONT SETBACK: (WEST)	20'-0"	N/A	N/A	
25	SIDE SETBACK: (NORTH)	10'-0"	N/A	N/A	
26	SIDE SETBACK:	N/A	N/A	N/A	
27	SIDE SETBACK FACING STREET: (SOUTH)	10'-0"	N/A	N/A	
28	REAR SETBACK: (EAST)	5'-0"	N/A	N/A	
PEDESTAL: (LOT W. 78'-0") 1445 PENNSYLVANIA AVE.					
29	FRONT SETBACK: (WEST)	20'-0"	0'-0"	25'-4 1/2" @ ROOF	
30	SIDE SETBACK: (NORTH)	10'-0"	5'-1 1/2"	5'-1 1/2" @ ROOF	
31	SIDE SETBACK:	N/A	N/A	N/A	
32	SIDE SETBACK FACING STREET: (SOUTH)	15'-11"	0'-3 3/8"	13'-8 3/4" @ ROOF	
33	REAR SETBACK: (EAST)	6'-0"	5'-4 1/2"	5'-4 1/2" @ ROOF	
TOWER:					
34	FRONT SETBACK: (WEST)	20'-0"	N/A	N/A	
35	SIDE SETBACK: (NORTH)	10'-0"	N/A	N/A	
36	SIDE SETBACK:	N/A	N/A	N/A	
37	SIDE SETBACK FACING STREET: (SOUTH)	10'-0"	N/A	N/A	
38	REAR SETBACK: (EAST)	9'-0"	N/A	N/A	
PARKING		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
39	PARKING DISTRICT (1)				
40	TOTAL # OF PARKING SPACES	N/A	0	0	
41	# OF PARKING SPACES PER USE (PROVIDE A SEPARATE CHART FOR A BREAKDOWN CALCULATIONS)	N/A	0	0	
42	# OF PARKING SPACES PER LEVEL (PROVIDE SEPARATE CHART FOR A BREAKDOWN CALCULATION)	N/A	N/A	N/A	
43	PARKING SPACE DIMENSIONS	N/A	N/A	N/A	
44	PARKING SPACE CONFIGURATION (45', 60', 90', PARALLEL)	N/A	N/A	N/A	
45	ADA SPACES	N/A	N/A	N/A	
46	TANDEM SPACES	N/A	N/A	N/A	
47	DRIVE AISLE WIDTH	N/A	N/A	N/A	
48	VALET DROP OFF AND PICK UP	N/A	0	0	
49	LOADING ZONES AND TRASH COLLECTION AREAS	N/A	1 ON-STREET	1 ON-STREET	
50	BICYCLE PARKING, LOCATION AND NUMBER OF RACKS	N/A	0	0	
SCHEDULE OF FAR AREAS:		SCHEDULE OF EXISTING HOTEL UNITS			
FLOOR AREA RATIO CALCULATIONS		2nd LEVEL			
GROUND (EXISTING)	3,909.56 SF	UNIT #	S.F.		
SECOND (EXISTING)	3,943.67 SF	1	445 sf		
ROOF (NEW)	1,177.65 SF	2	432 sf		
TOTAL	9,030.88 SF	3	425 sf		
		4	423 sf		
		5	425 sf		
		6	423 sf		
		7	445 sf		
		8	441 sf		
SCHEDULE OF CONSTRUCTION AREAS:		SCHEDULE OF PROPOSED HOTEL UNITS			
FLOOR AREA RATIO CALCULATIONS		2nd LEVEL			
GROUND (EXISTING)	3,909.56 SF	UNIT #	S.F.		
SECOND (EXISTING)	3,943.67 SF	1	441 sf		
ROOF (NEW)	631.46 SF	2	427 sf		
TOTAL GROSS	8,484.69 SF	3	419 sf		
		4	400 sf		
		5	446 sf		
		6	423 sf		
		7	440 sf		

INDEX OF DRAWINGS

SURVEY	N/A	A-1	PROPOSED SITE PLAN	3/16" = 1'-0"
GN-1 LIST OF DRAWINGS, SITE INFORMATION, LOCATION MAP	N/A	A-2	PROPOSED GROUND LEVEL	1/4" = 1'-0"
GN-2-4 AERIAL KEY PLAN AND PHOTOS	N/A	A-3	PROPOSED SECOND LEVEL	1/4" = 1'-0"
GN-5-9 INTERIOR RESTAURANT, INTERIOR UNITS PHOTOS	N/A	A-4	PROPOSED ROOF LEVEL	1/4" = 1'-0"
GN-10 MICROFILMS	N/A	A-5	PROPOSED UPPER ROOF LEVEL	1/4" = 1'-0"
GN-11 FAR DIAGRAMS	1/8" = 1'-0"	A-6	PROPOSED WEST ELEVATION	1/4" = 1'-0"
EX-1 EXISTING SITE PLAN	3/16" = 1'-0"	A-7	PROPOSED SOUTH ELEVATION	1/4" = 1'-0"
EX-2 EXISTING GROUND LEVEL	1/4" = 1'-0"	A-8	PROPOSED EAST ELEVATION	1/4" = 1'-0"
EX-3 EXISTING SECOND LEVEL	1/4" = 1'-0"	A-9	PROPOSED NORTH ELEVATION	1/4" = 1'-0"
EX-4 EXISTING ROOF LEVEL	1/4" = 1'-0"	A-10	CONTEXTUAL WEST & SOUTH ELEVATION	3/32" = 1'-0"
EX-5 EXISTING WEST ELEVATION	1/4" = 1'-0"	A-11	PROPOSED SECTION	1/4" = 1'-0"
EX-6 EXISTING SOUTH ELEVATION	1/4" = 1'-0"	A-12	PROPOSED SECTION	1/4" = 1'-0"
EX-7 EXISTING EAST ELEVATION	1/4" = 1'-0"	A-13	RENDERINGS PROPOSED FACADES	N/A
EX-8 EXISTING NORTH ELEVATION	1/4" = 1'-0"	A-14	RENDERINGS PROPOSED ROOF ASSEMBLY DECK	N/A
EX-9 EXISTING NORTH & EAST SECTIONS	1/4" = 1'-0"	A-15	RENDERINGS PROPOSED ROOF ASSEMBLY DECK	N/A
D-1 DEMOLITION SITE PLAN	3/16" = 1'-0"	<p style="text-align: center;">LANDSCAPE J.F.S. DESIGN INC. 1833 N.W. 140th TERR., PEMBROKE PINES, FL. 33028</p>		
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"			



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

LEGAL DESCRIPTION:
LOT 6, LESS THAN SOUTH 3 FEET THEREOF, BLOCK 4A, ESPANOLA VILLAS FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 147, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

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

SCOPE OF WORK

FIRST SUBMITTAL 6-21-2022

FINAL SUBMITTAL 7-11-2022

SCOPE OF WORK:

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

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

CHARLES H. BENSON
architect planner interiors
260-95TH STREET SUITE 210, SURFSIDE, FLORIDA 33154 305-861-4648
ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY
Lilian R. Pérez C.

PROJECT NUMBER
22109

SCALE
AS SHOWN

DATE
9-7-2021

GN-1 OF 11

STATE OF FLORIDA
REGISTERED ARCHITECT
AR0014022

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VIEW 1
ADJACENT PROPERTY WEST

11/26/2021



VIEW 2
TANTRA HOTEL

11/26/2021



VIEW 3
ADJACENT PROPERTY SOUTH

11/26/2021

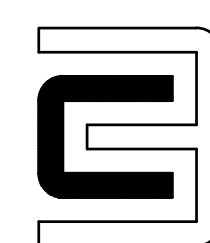


11/26/2021

KEY PLAN AERIAL VIEW

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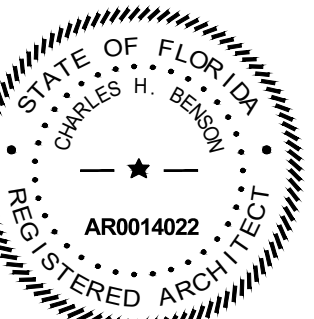
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GN-2
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11





VIEW 4

11/26/2021



VIEW 5

11/26/2021



VIEW 6

11/26/2021

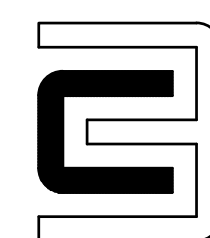


VIEW 7
CASA VICTORIA ORCHID

11/26/2021

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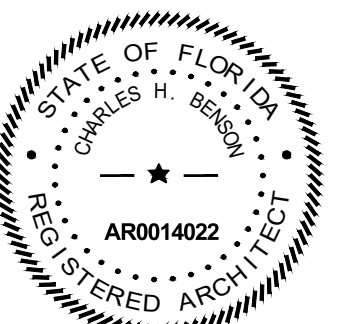
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GN-3
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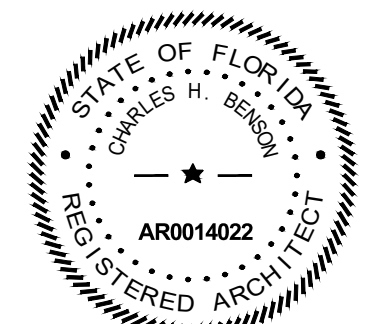
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GN-4
 OF 11





VIEW 1

11/26/2021



VIEW 2

11/26/2021



VIEW 3

11/26/2021



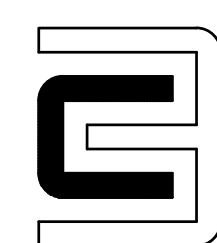
VIEW 4

11/26/2021

INTERIOR RESTAURANT PHOTOS

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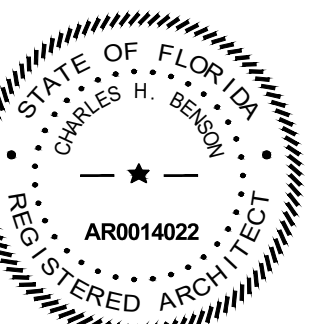


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GN-5
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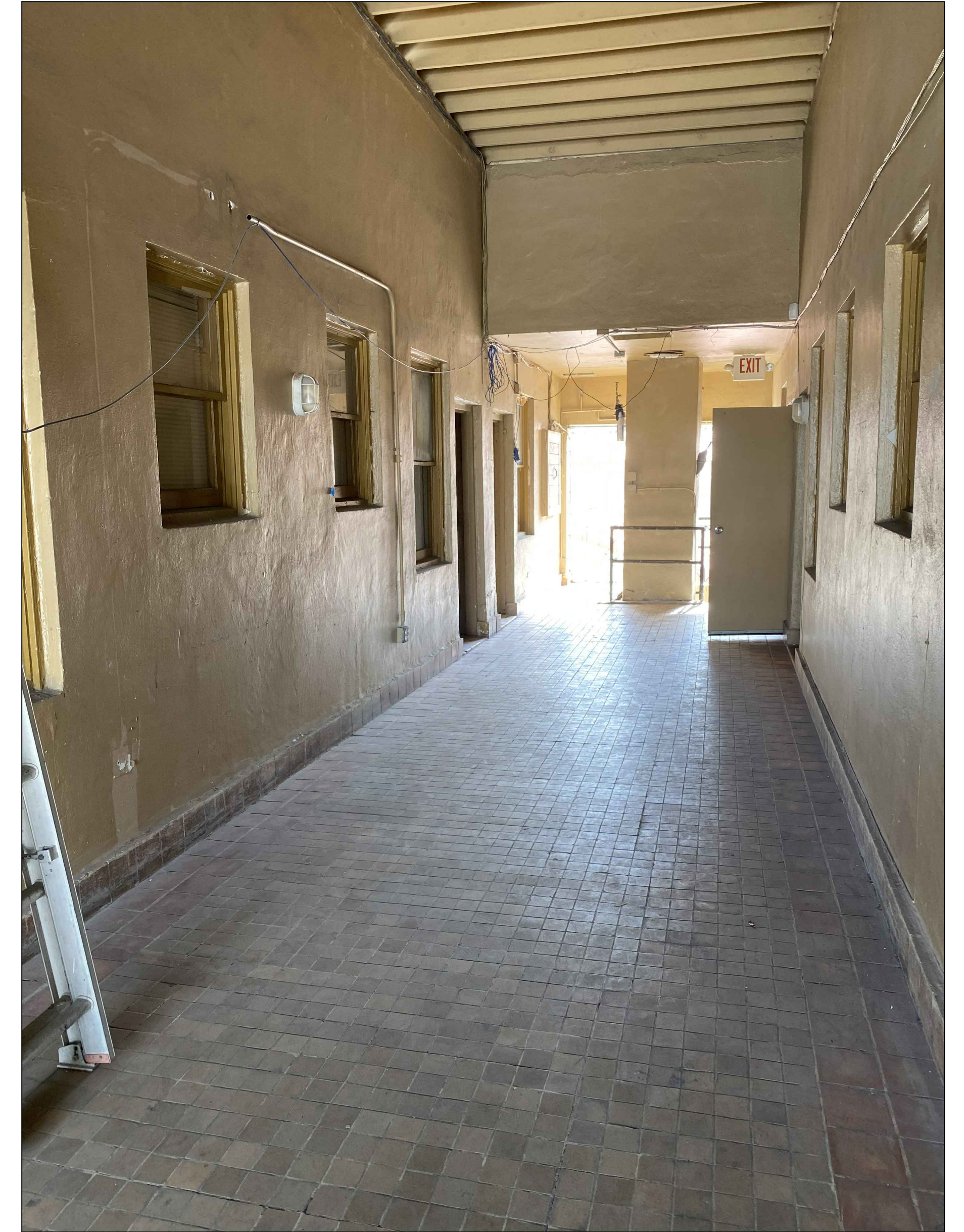
VIEW 1
CORRIDOR WEST VIEW

11/26/2021



VIEW 2
CORRIDOR WEST VIEW

11/26/2021



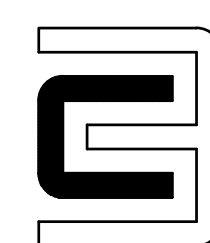
VIEW 3
CORRIDOR EAST VIEW

11/26/2021

INTERIOR UNIT PHOTOS

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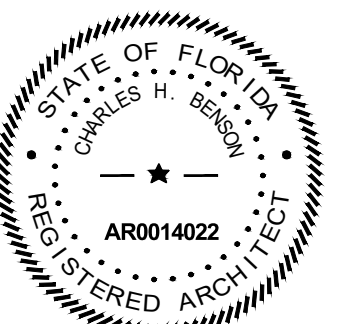


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PROJECT NUMBER
22109

GN-6
 OF
11





VIEW 4
STAIR WEST VIEW

11/26/2021



VIEW 5
BALCONY EAST VIEW

11/26/2021



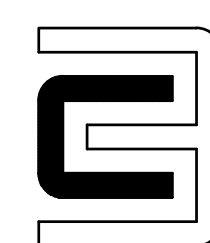
VIEW 6
INTERIOR

11/26/2021

INTERIOR UNIT PHOTOS

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GN-7
OF
11

