

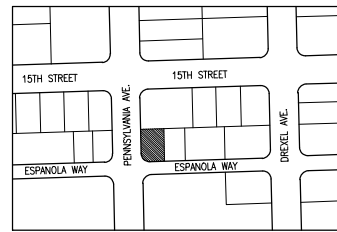


ITEM #	PROJECT INFORMATION	1445 PENNSYLVANIA AVENUE, MIAMI BEACH, FL, 33139																								
1	ADDRESS:	1445 PENNSYLVANIA AVENUE, MIAMI BEACH, FL, 33139																								
2	BOARD AND FILE NUMBERS:	HPB #18-0185																								
3	FOI# NUMBER(S):	02-4203-009-0100																								
4	YEAR CONSTRUCTED:	1939																								
5	BASED FLOOD ELEVATION:	8.00' NVD																								
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																								
10	HEIGHT	50'-0" 26'-0" 35'-1-1/2"																								
11	NUMBER OF STORIES	N/A 2 3																								
12	FAR	N/A 1.88 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																								
19	SETBACKS	REQUIRED EXISTING PROPOSED DEFICIENCIES																								
SUBTERRANEAN																										
19	FRONT SETBACK (WEST)	20'-0" N/A N/A																								
20	SIDE SETBACK (WEST)	10'-0" N/A N/A																								
21	SIDE SETBACK (EAST)	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 (EAST)	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 # 28-01 1445 PENNSYLVANIA AVE.																										
29	FRONT SETBACK (WEST)	20'-0" 0'-0" 25'-4" @ ROOF																								
30	SIDE SETBACK (NORTH)	10'-0" 5'-1" 5'-1" @ ROOF																								
31	SIDE SETBACK (EAST)	N/A N/A N/A																								
32	SIDE SETBACK FACING STREET (SOUTH)	15'-11" 0'-3" 17'-8" @ ROOF																								
33	REAR SETBACK (EAST)	6'-0" 5'-4" 5'-4" @ 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 (EAST)	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																								
39	PARKING	REQUIRED EXISTING PROPOSED DEFICIENCIES																								
39	PARKING DISTRICT (1)	N/A 0 0																								
40	TOTAL # OF PARKING SPACES	N/A 0 0																								
41	# OF PARKING SPACES PER LEVEL (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' @ RT, PARALLEL)	N/A N/A N/A																								
45	ADA SPACES	N/A N/A N/A																								
46	INDEN 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 BACKS	N/A 0 0																								
<table border="1"> <thead> <tr> <th>SCHEDULE OF FAR AREAS:</th> <th>SCHEDULE OF EXISTING HOTEL UNITS</th> </tr> <tr> <th>FLOOR AREA RATIO CALCULATIONS</th> <th>2nd LEVEL</th> </tr> </thead> <tbody> <tr> <td>GROUND (EXISTING)</td> <td>3,909.56 SF</td> </tr> <tr> <td>SECOND (EXISTING)</td> <td>3,943.67 SF</td> </tr> <tr> <td>ROOF (NEW)</td> <td>1,137.72 SF</td> </tr> <tr> <td>TOTAL</td> <td>8,990.95 SF</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>SCHEDULE OF CONSTRUCTION AREAS:</th> <th>SCHEDULE OF PROPOSED HOTEL UNITS</th> </tr> <tr> <th>GROUND (EXISTING)</th> <th>2nd LEVEL</th> </tr> </thead> <tbody> <tr> <td>GROUND (EXISTING)</td> <td>3,909.56 SF</td> </tr> <tr> <td>SECOND (EXISTING)</td> <td>3,943.67 SF</td> </tr> <tr> <td>ROOF (NEW)</td> <td>831.46 SF</td> </tr> <tr> <td>TOTAL GROSS</td> <td>8,684.69 SF</td> </tr> </tbody> </table>			SCHEDULE OF FAR AREAS:	SCHEDULE OF EXISTING HOTEL UNITS	FLOOR AREA RATIO CALCULATIONS	2nd LEVEL	GROUND (EXISTING)	3,909.56 SF	SECOND (EXISTING)	3,943.67 SF	ROOF (NEW)	1,137.72 SF	TOTAL	8,990.95 SF	SCHEDULE OF CONSTRUCTION AREAS:	SCHEDULE OF PROPOSED HOTEL UNITS	GROUND (EXISTING)	2nd LEVEL	GROUND (EXISTING)	3,909.56 SF	SECOND (EXISTING)	3,943.67 SF	ROOF (NEW)	831.46 SF	TOTAL GROSS	8,684.69 SF
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INDEX OF DRAWINGS

SURVEY	N/A
0N-1 LIST OF DRAWINGS, SITE INFORMATION, LOCATION MAP	N/A
0N-2-4 AERIAL KEY PLAN AND PHOTOS	N/A
0N-5-9 INTERIOR RESTAURANT, INTERIOR UNITS PHOTOS	N/A
0N-10 MICROFILMS	N/A
0N-11 FAR DRAWINGS	1/8" = 1'-0"
DX-1 EXISTING SITE PLAN	3/16" = 1'-0"
DX-2 EXISTING GROUND LEVEL	1/4" = 1'-0"
DX-3 EXISTING SECOND LEVEL	1/4" = 1'-0"
DX-4 EXISTING ROOF LEVEL	1/4" = 1'-0"
DX-5 EXISTING WEST ELEVATION	1/4" = 1'-0"
DX-6 EXISTING SOUTH ELEVATION	1/4" = 1'-0"
DX-7 EXISTING EAST ELEVATION	1/4" = 1'-0"
DX-8 EXISTING NORTH ELEVATION	1/4" = 1'-0"
DX-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"
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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 CONTEXTUAL WEST & SOUTH ELEVATION	3/32" = 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
A-14 RENDERINGS PROPOSED ROOF ASSEMBLY DECK	N/A
A-15 RENDERINGS PROPOSED ROOF ASSEMBLY DECK	N/A
LANDSCAPE J.F.S. DESIGN INC. 1633 N.W. 140th STREET, PEMBROKE PARK, FL 33028	
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"



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-TENSION CONSTRUCTION, 1939
FLOOD ZONE: AE
BASE FLOOD ELEVATION: 8.0 NVD.

SCOPE OF WORK:
FIRST SUBMITAL 6-21-2022
FINAL SUBMITAL 7-11-2022

SCOPE OF WORK:
NEW ROOF TOP ADDITION FOR ASSEMBLY AREA WITH BAR AND WATER FEATURES

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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 & ASSOCIATES ARCHITECTS, P.A.
 architect planner interiors
 1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139
 ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.138

DRAWN BY Lilior R. Pérez C.	PROJECT NUMBER 22109	GN-1 OF 11	
SCALE AS SHOWN	DATE 9-7-2021	Henson Henson	AS0014022 09/07/2021 10:15:17 AM EDT



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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VIEW 8

11/26/2021



VIEW 9

11/26/2021



VIEW 11

11/26/2021

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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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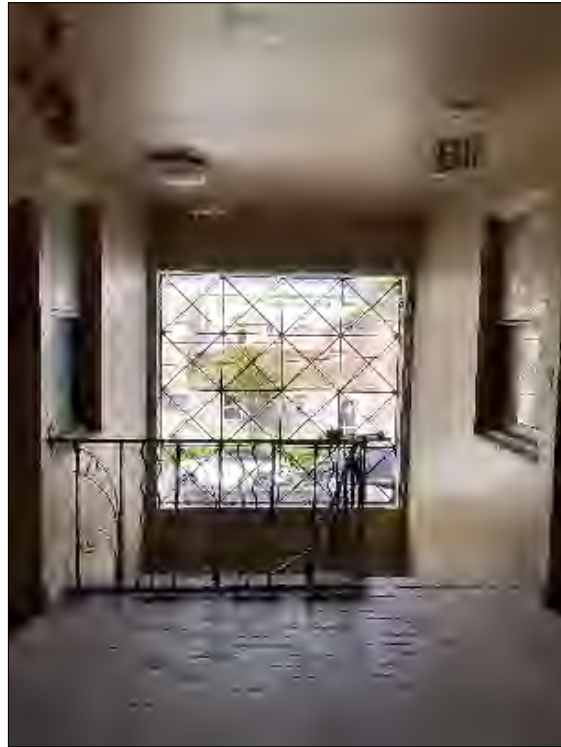
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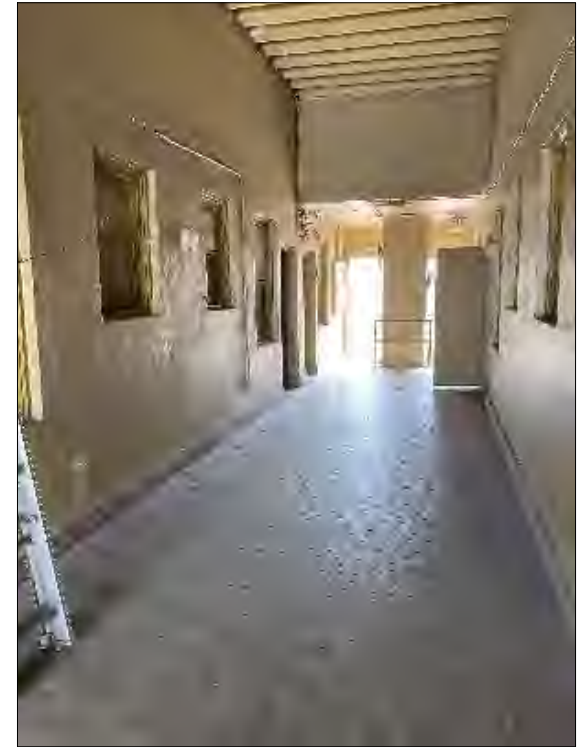
VIEW 1
CORRIDOR WEST VIEW

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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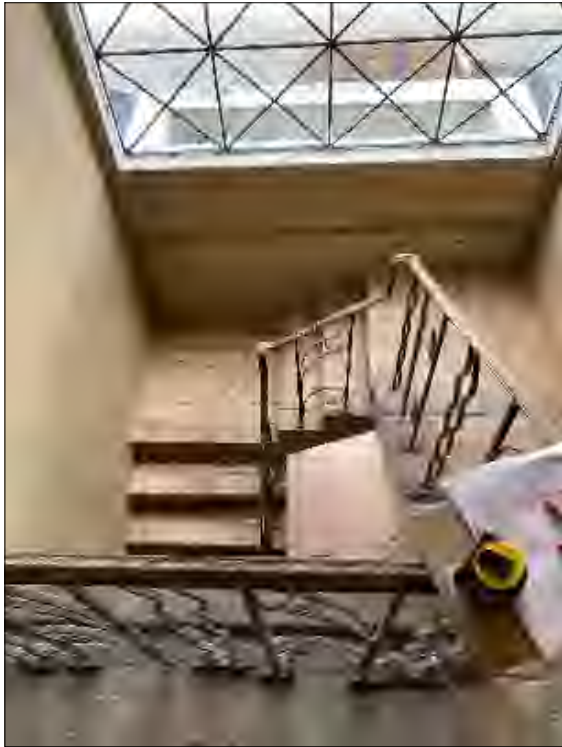
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AS SHOWN

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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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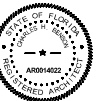
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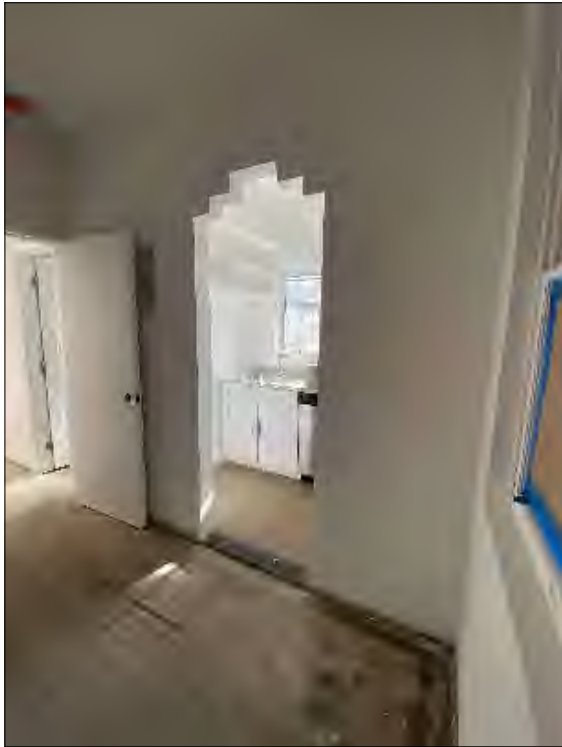
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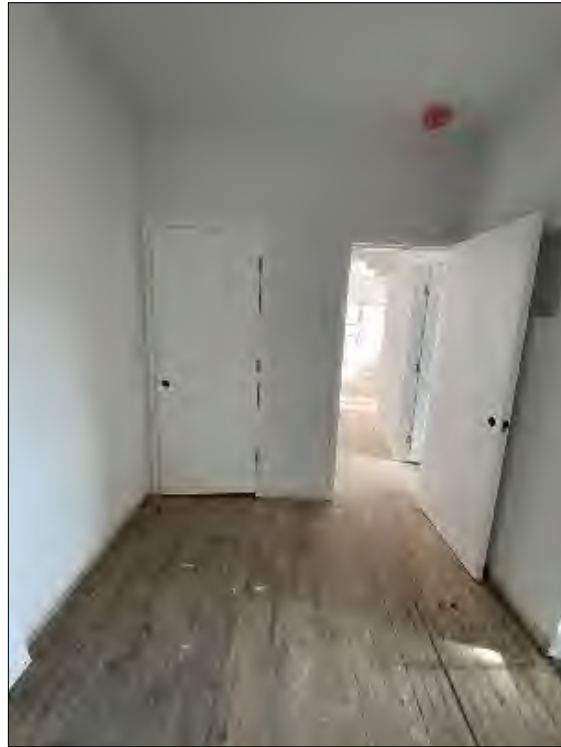
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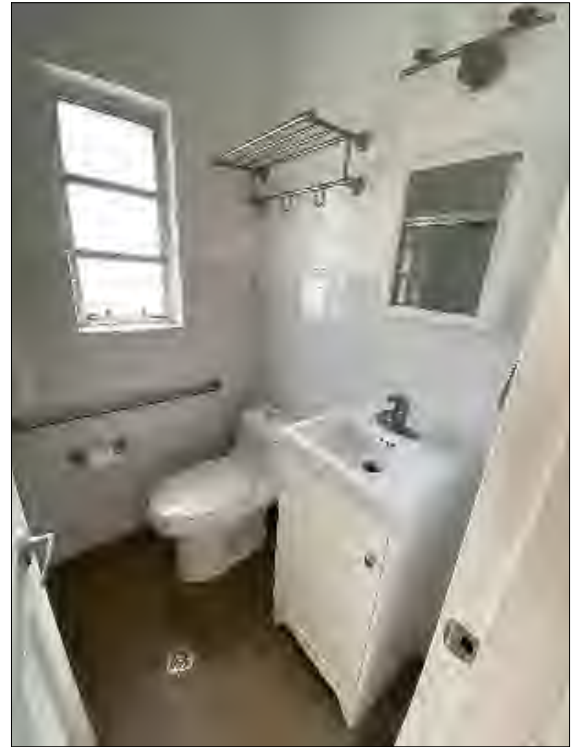
VIEW 7
INTERIOR

11/26/2021



VIEW 8
INTERIOR

11/26/2021



VIEW 9
INTERIOR

11/26/2021

INTERIOR UNIT PHOTOS

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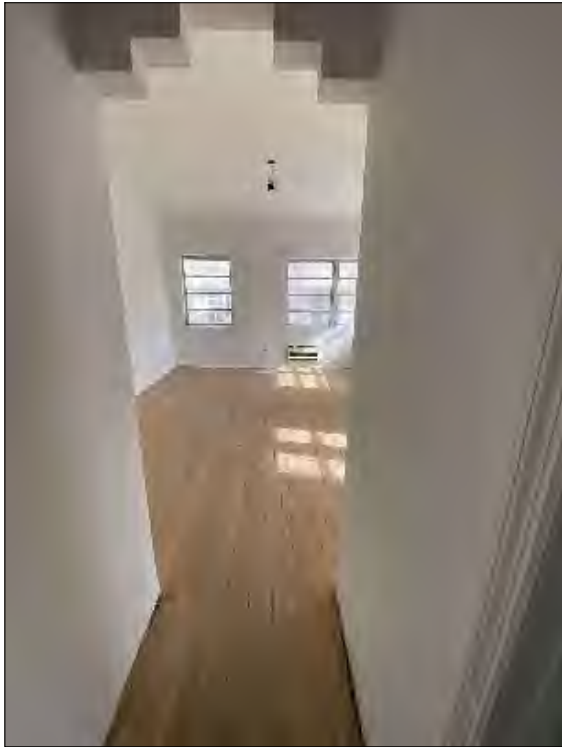
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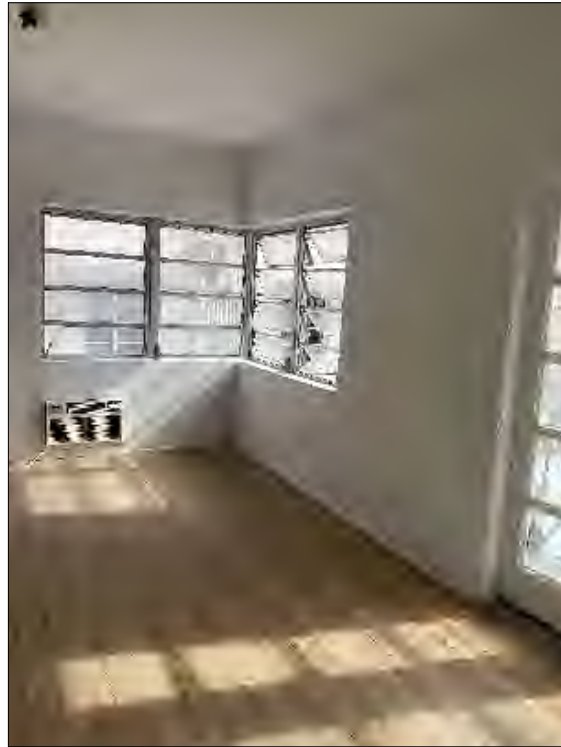
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VIEW 10
INTERIOR

11/26/2021



VIEW 11
INTERIOR

11/26/2021



VIEW 12
INTERIOR

11/26/2021

INTERIOR UNIT PHOTOS

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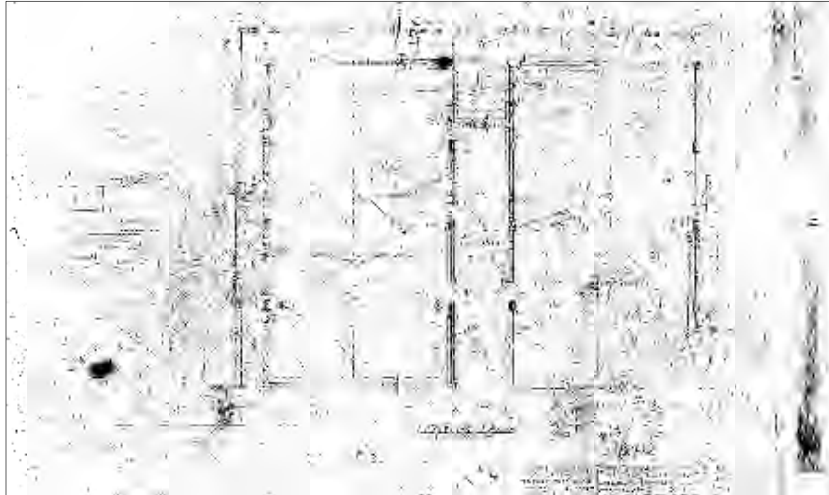
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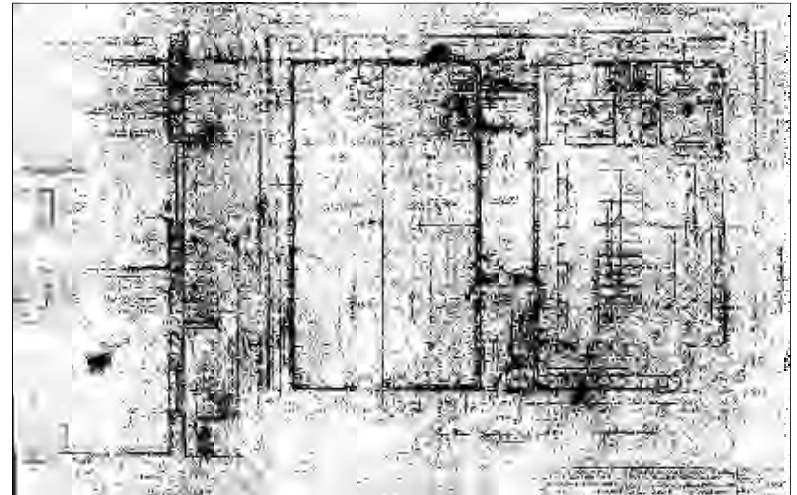
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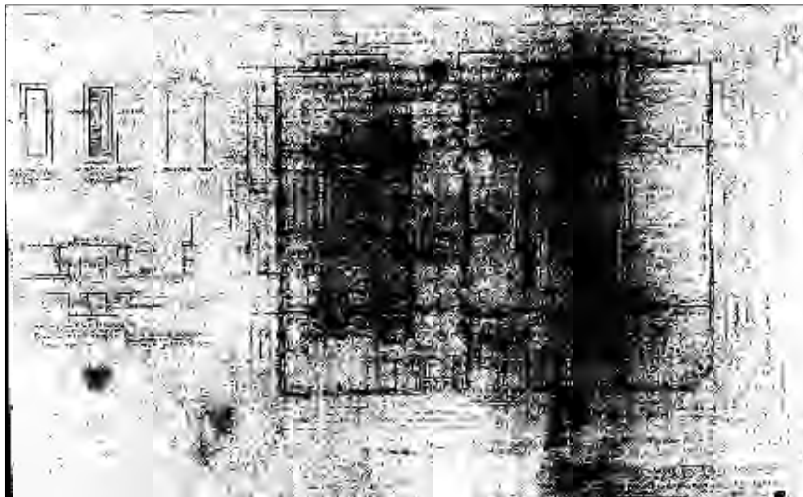




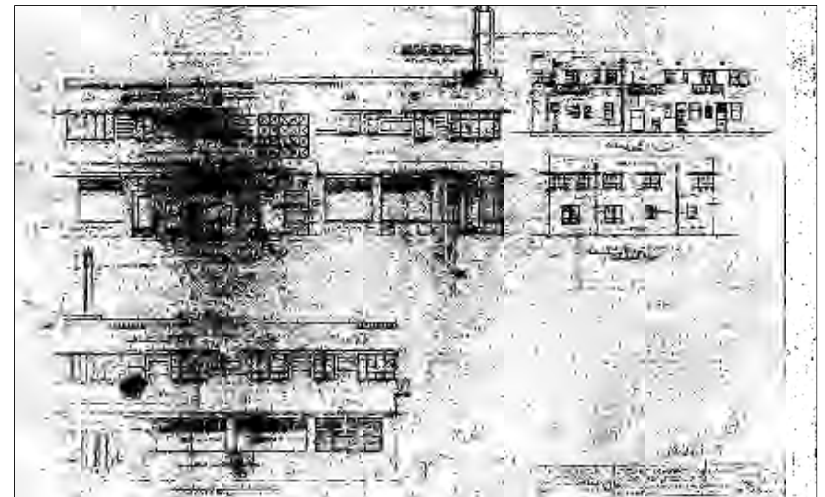
MICROFILM
FOUNDATIONS



MICROFILM
GROUND FLOOR PLAN



MICROFILM
2ND FLOOR PLAN



MICROFILM
ELEVATIONS

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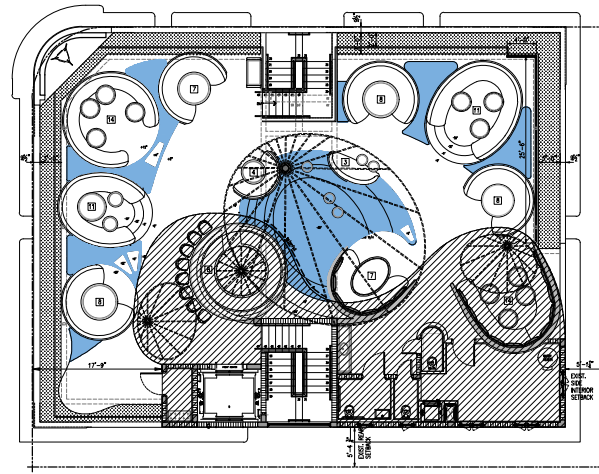
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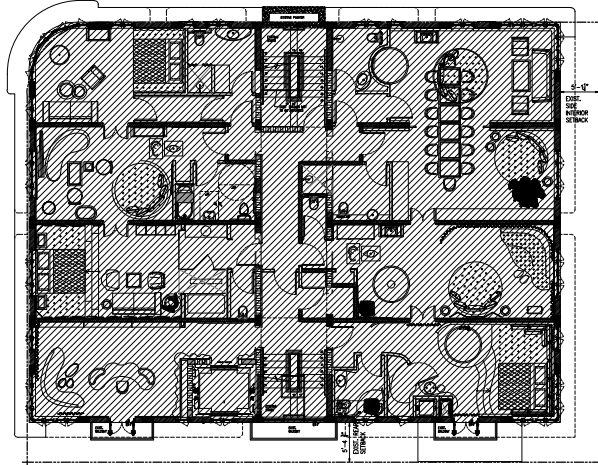
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OF
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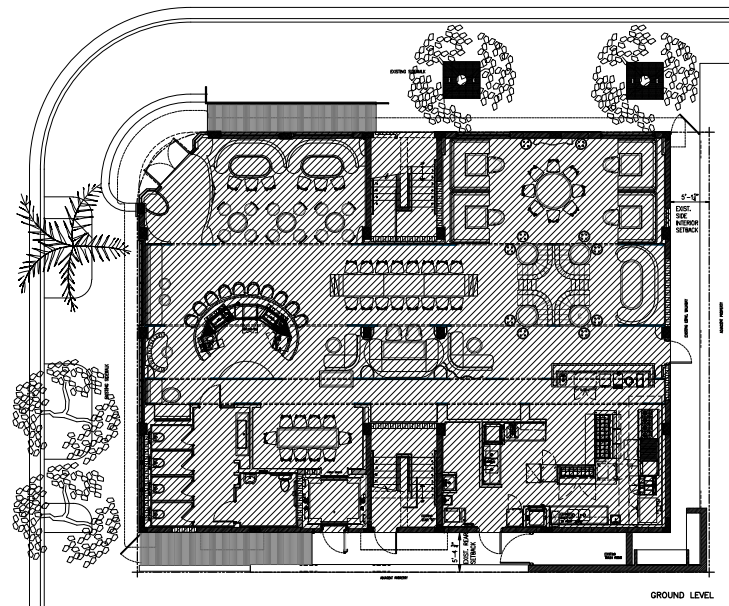




ROOF LEVEL



SECOND LEVEL



GROUND LEVEL

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

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ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.138

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Lilian R. Pérez C.

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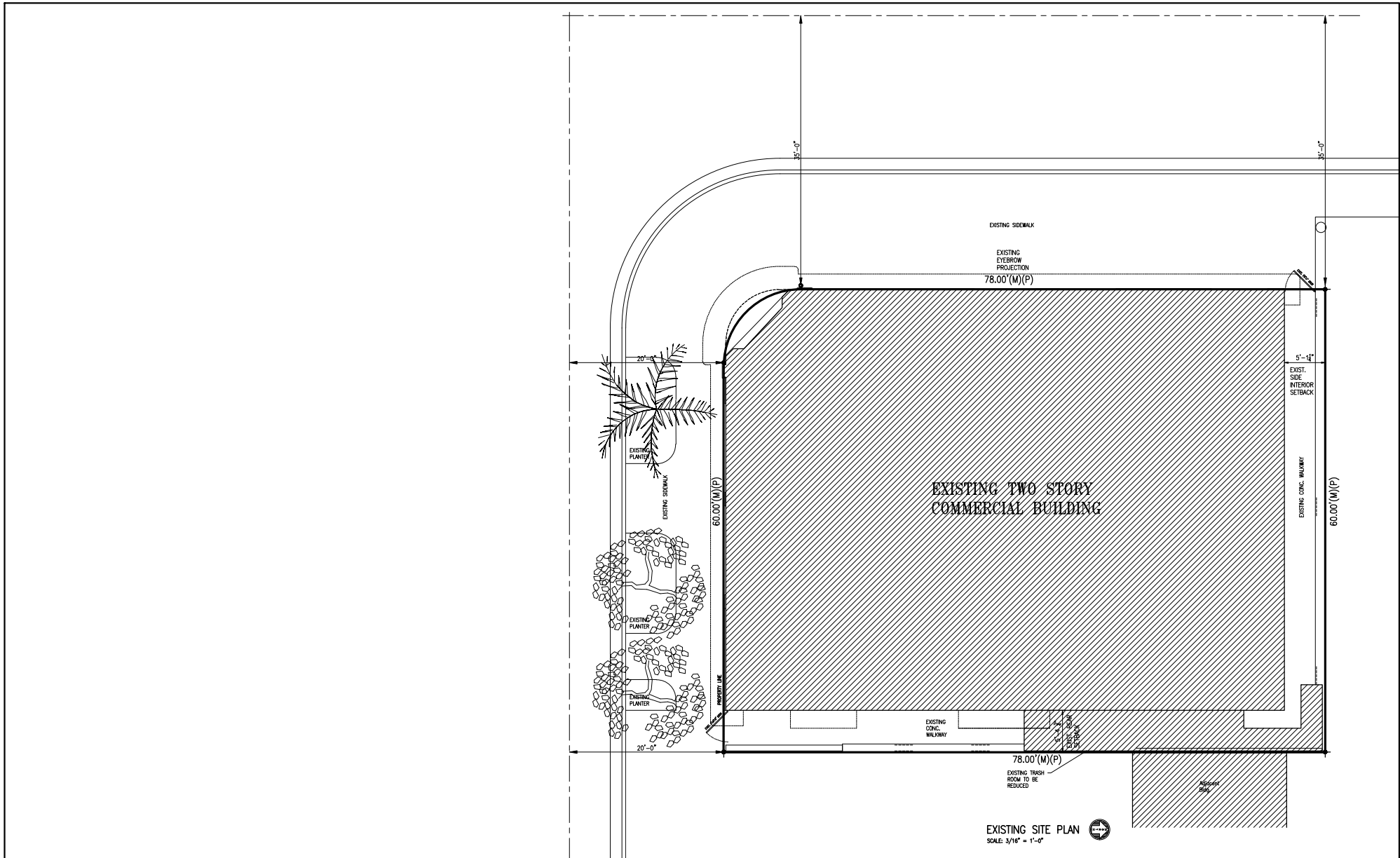
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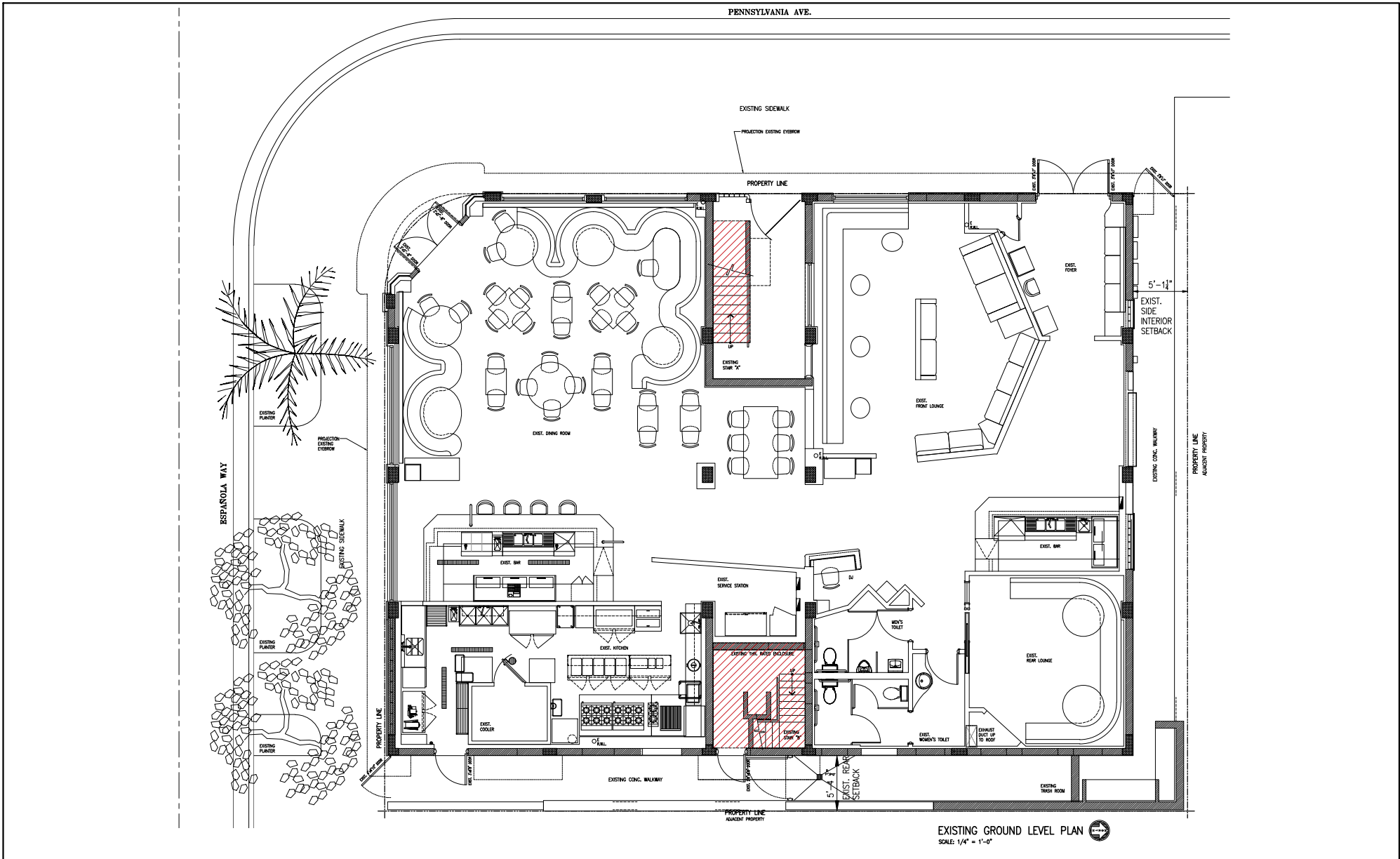
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 of
 9



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

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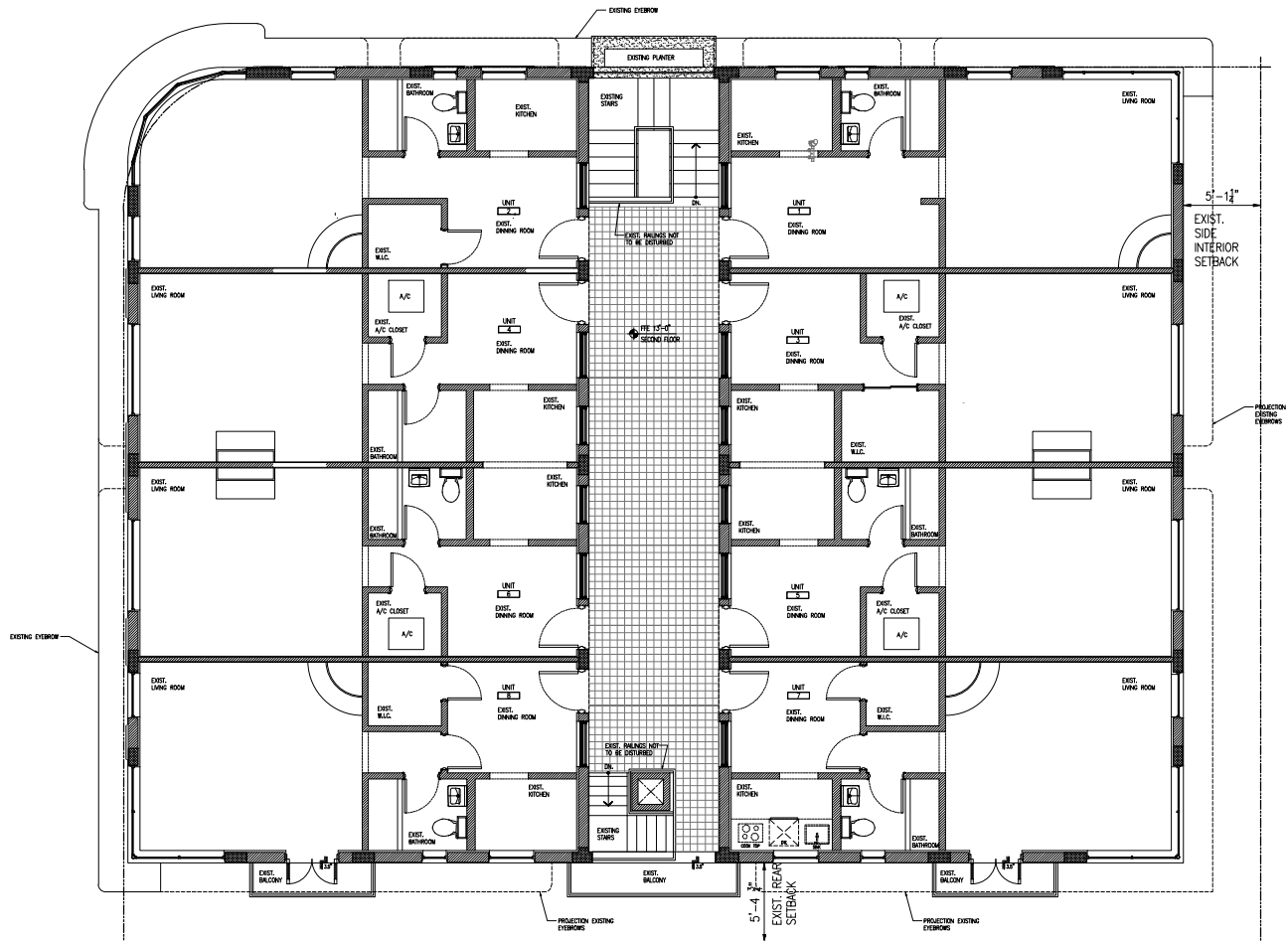
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EXISTING SECOND LEVEL PLAN 
SCALE: 1/4" = 1'-0"

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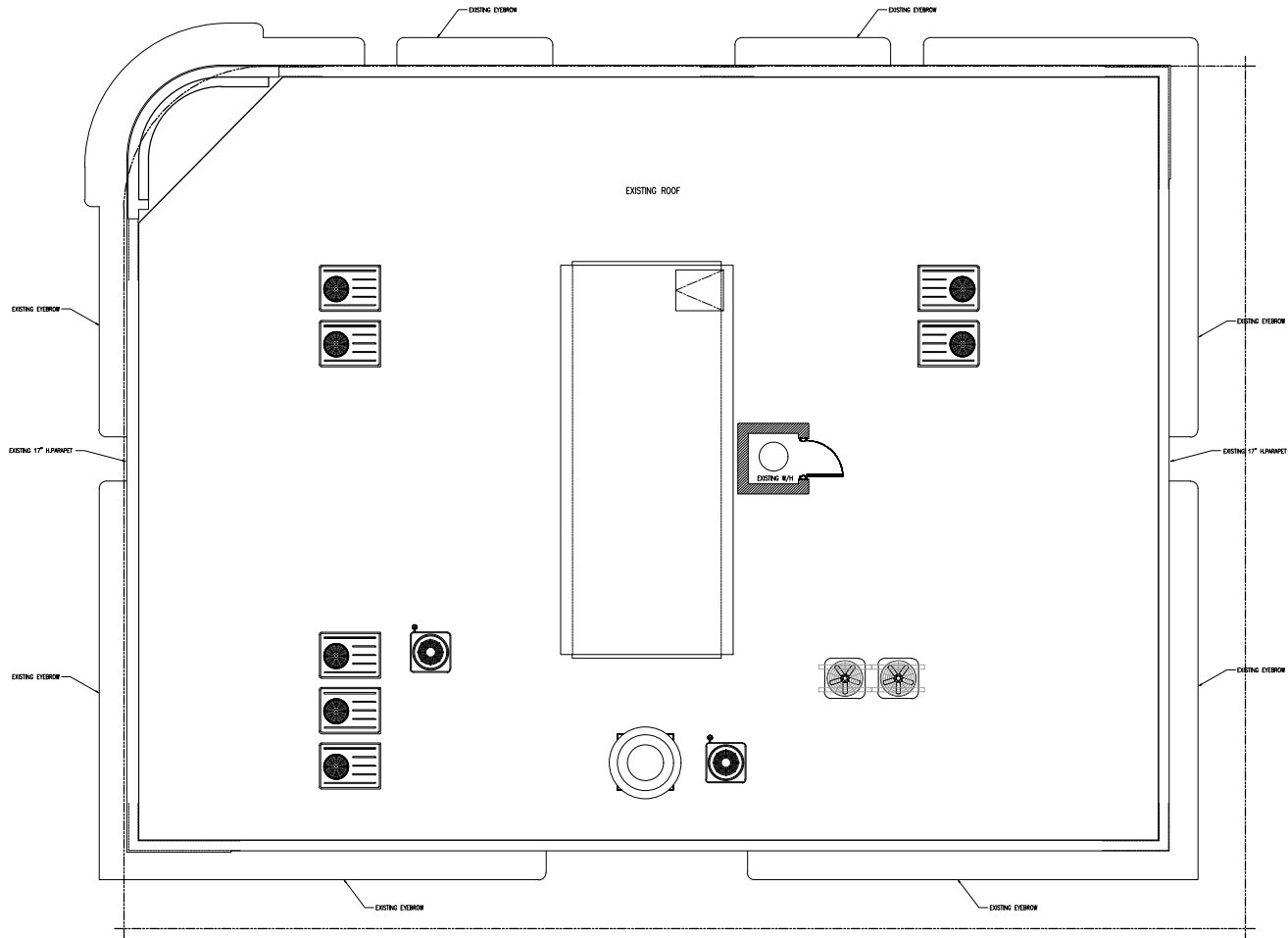
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9





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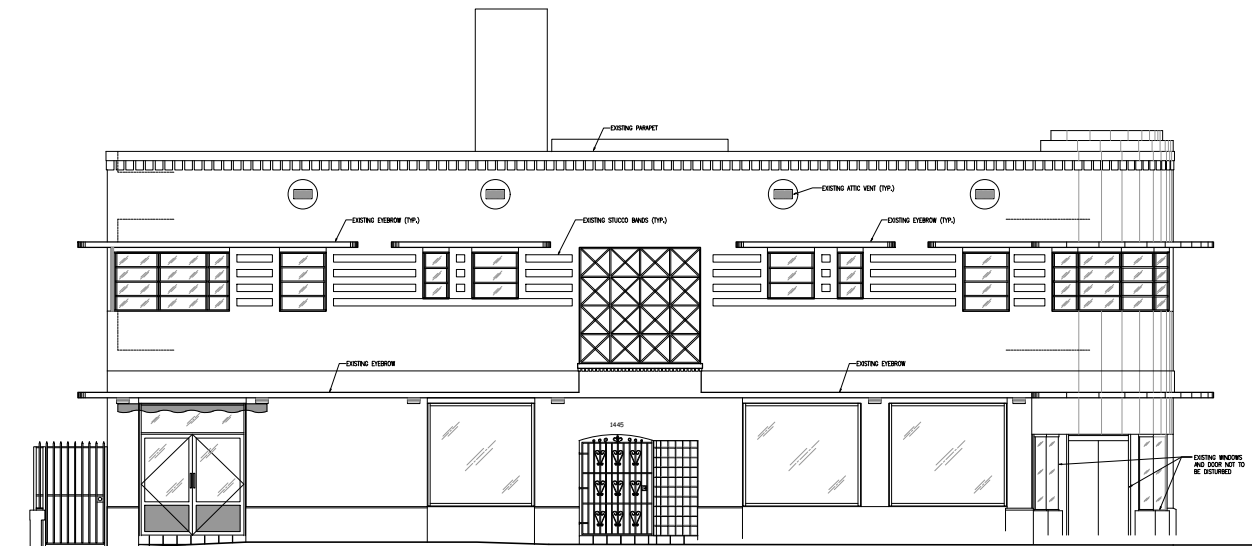
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EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

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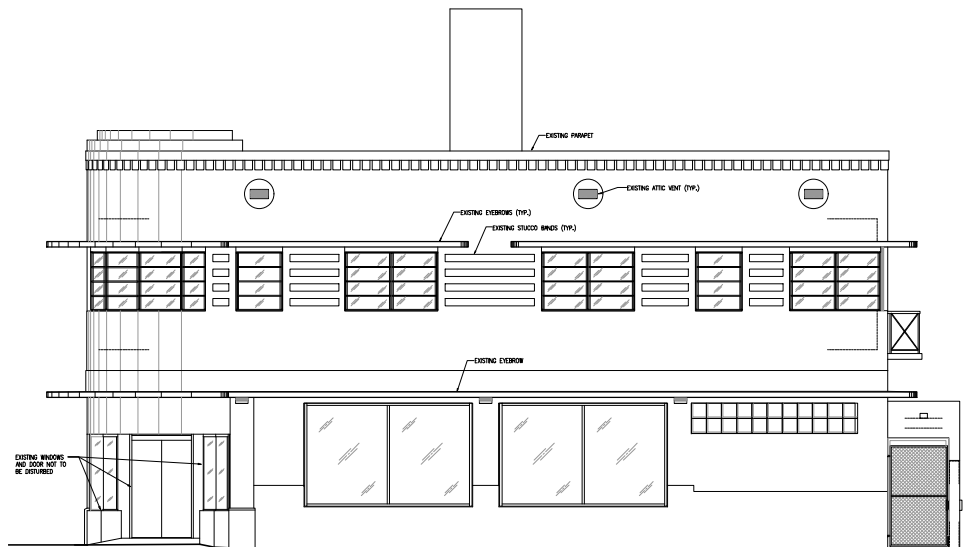
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EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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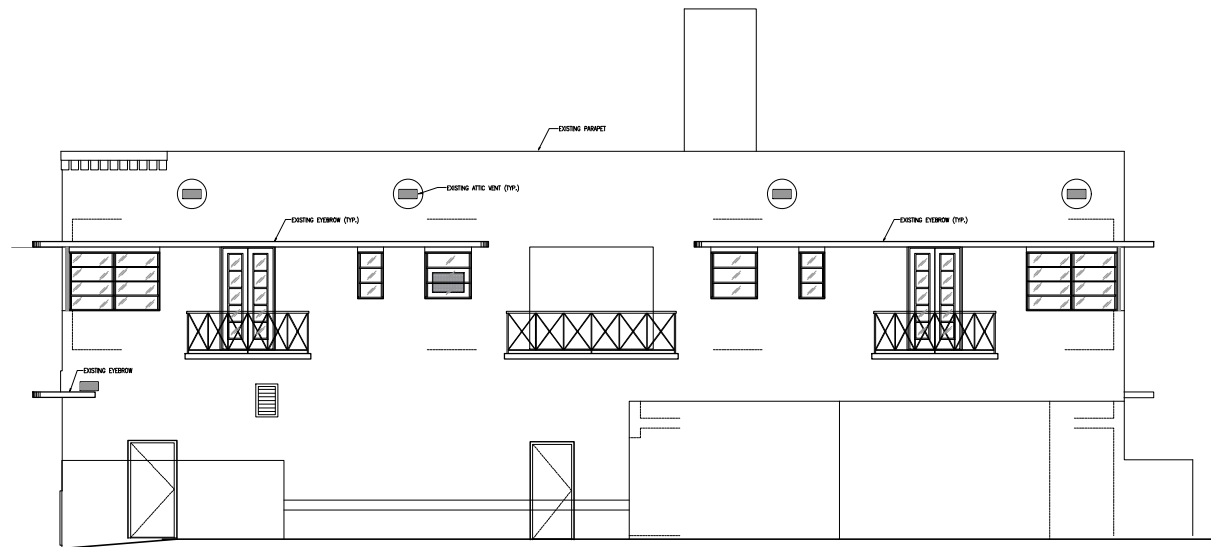
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EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

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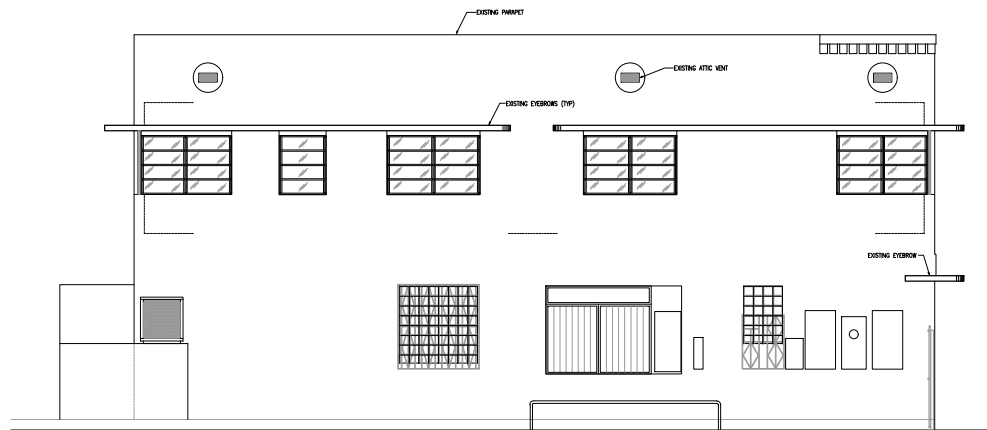
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EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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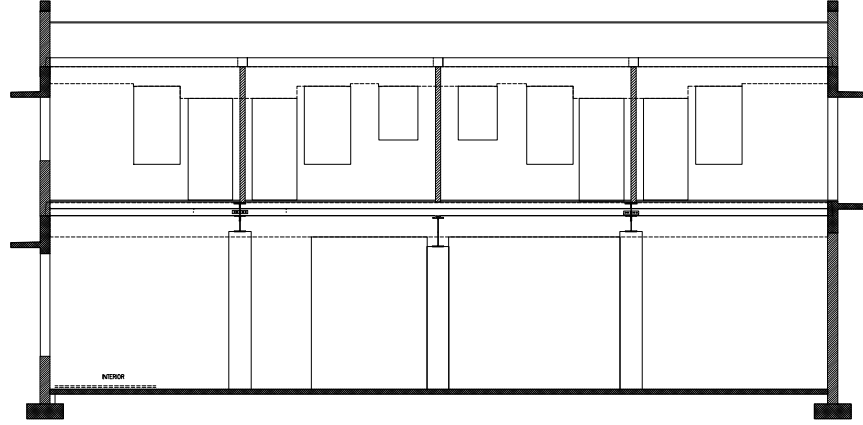
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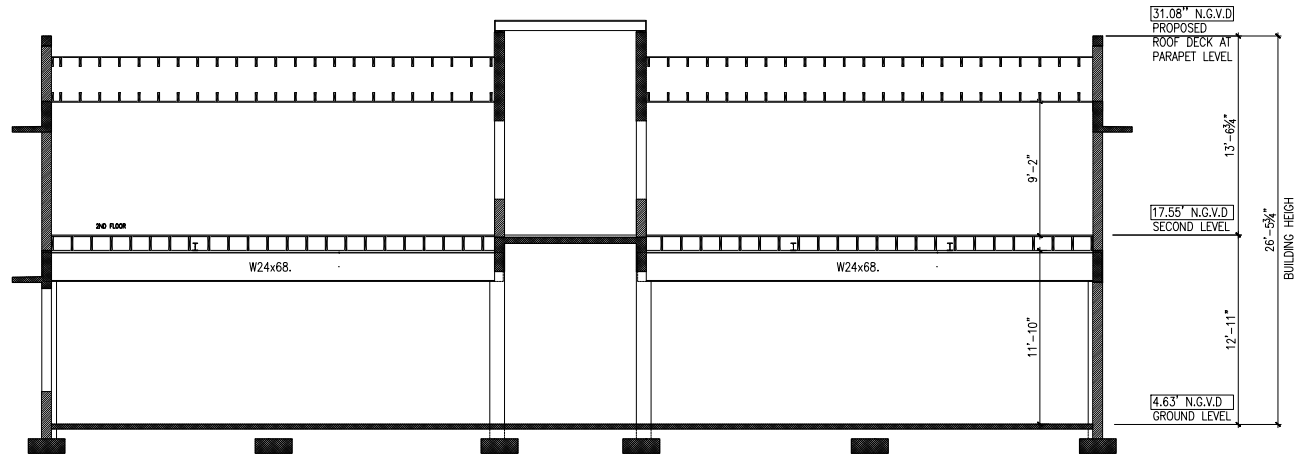
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8





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



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

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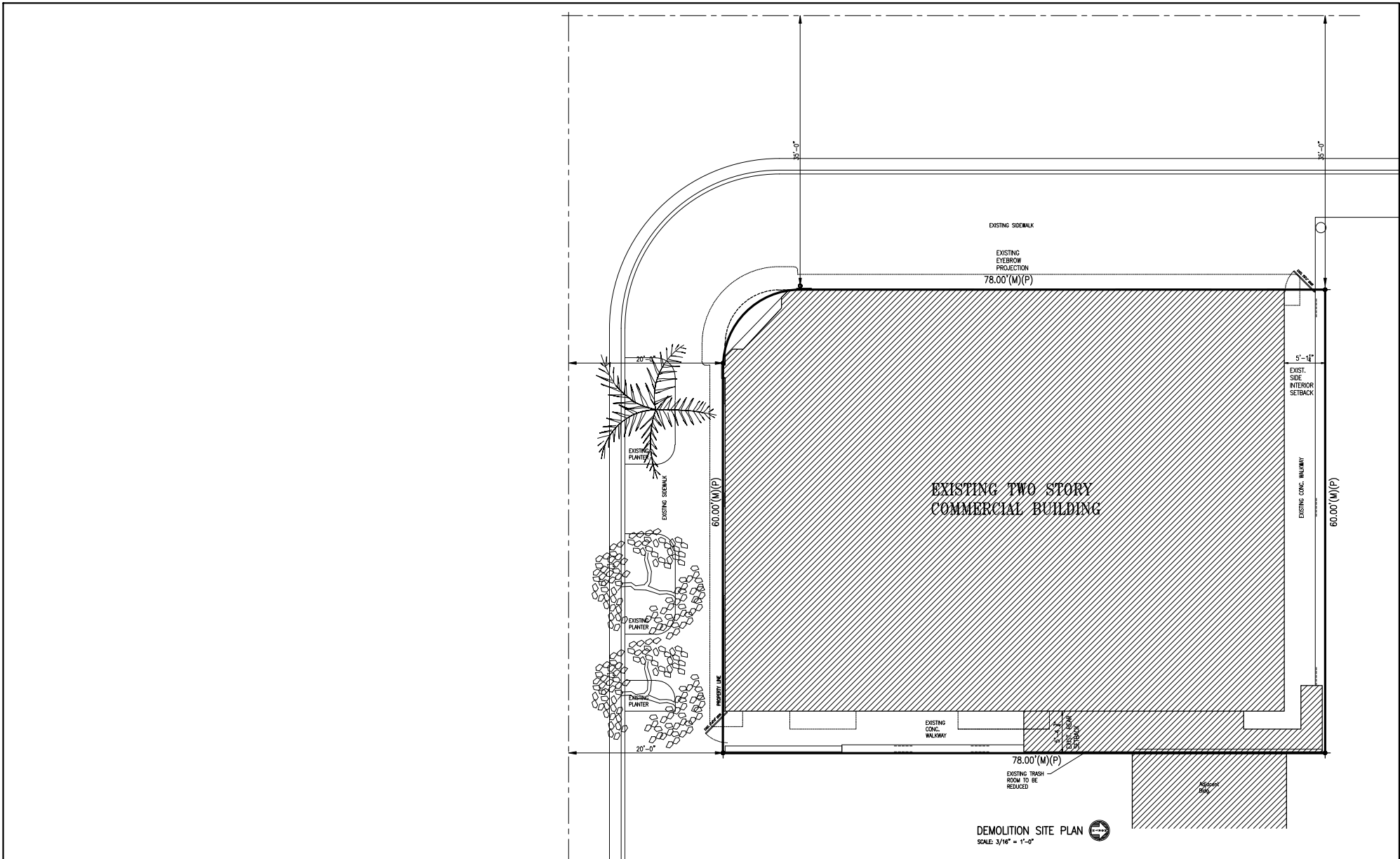
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DEMOLITION SITE PLAN
SCALE: 3/16" = 1'-0"

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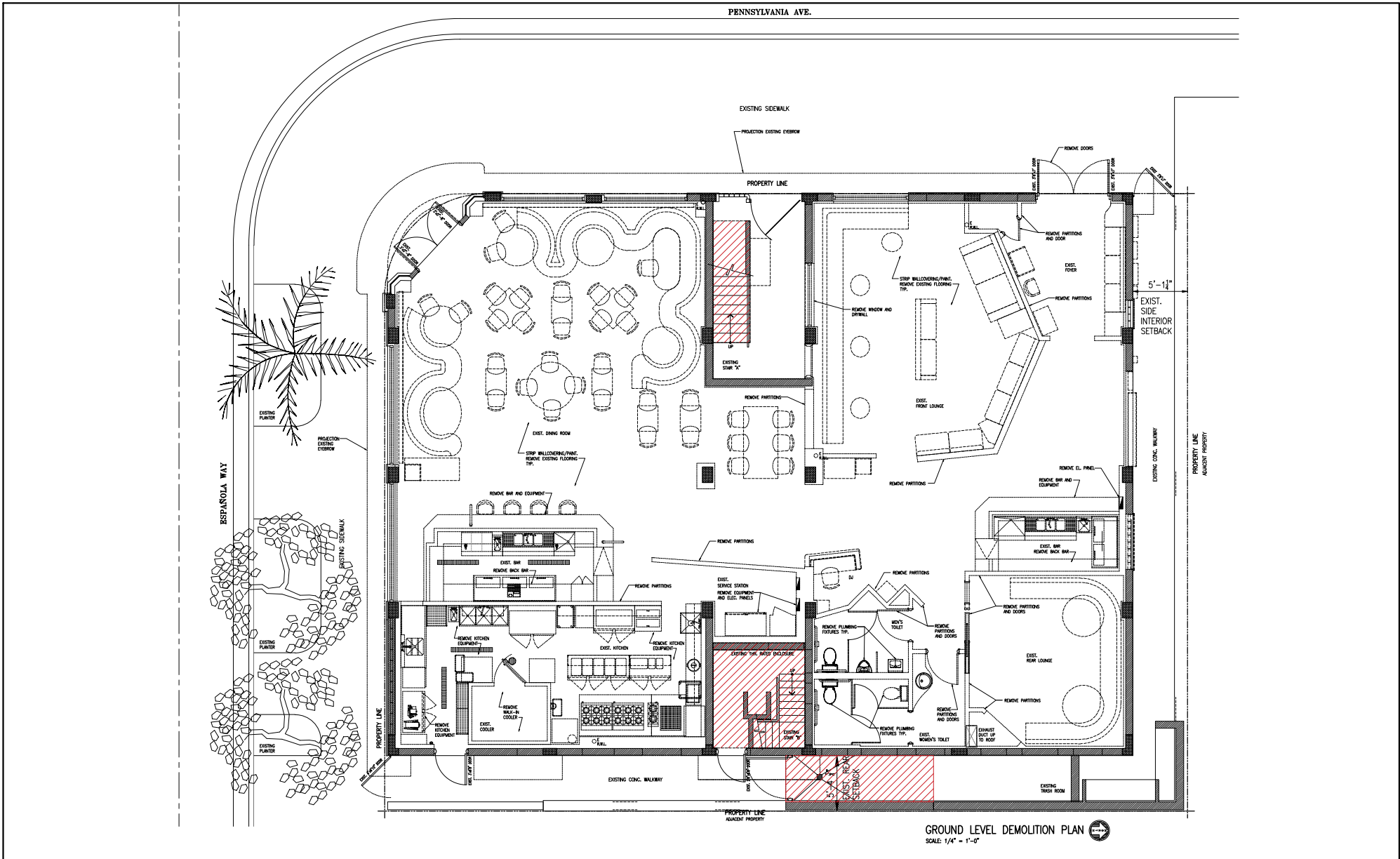
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GROUND LEVEL DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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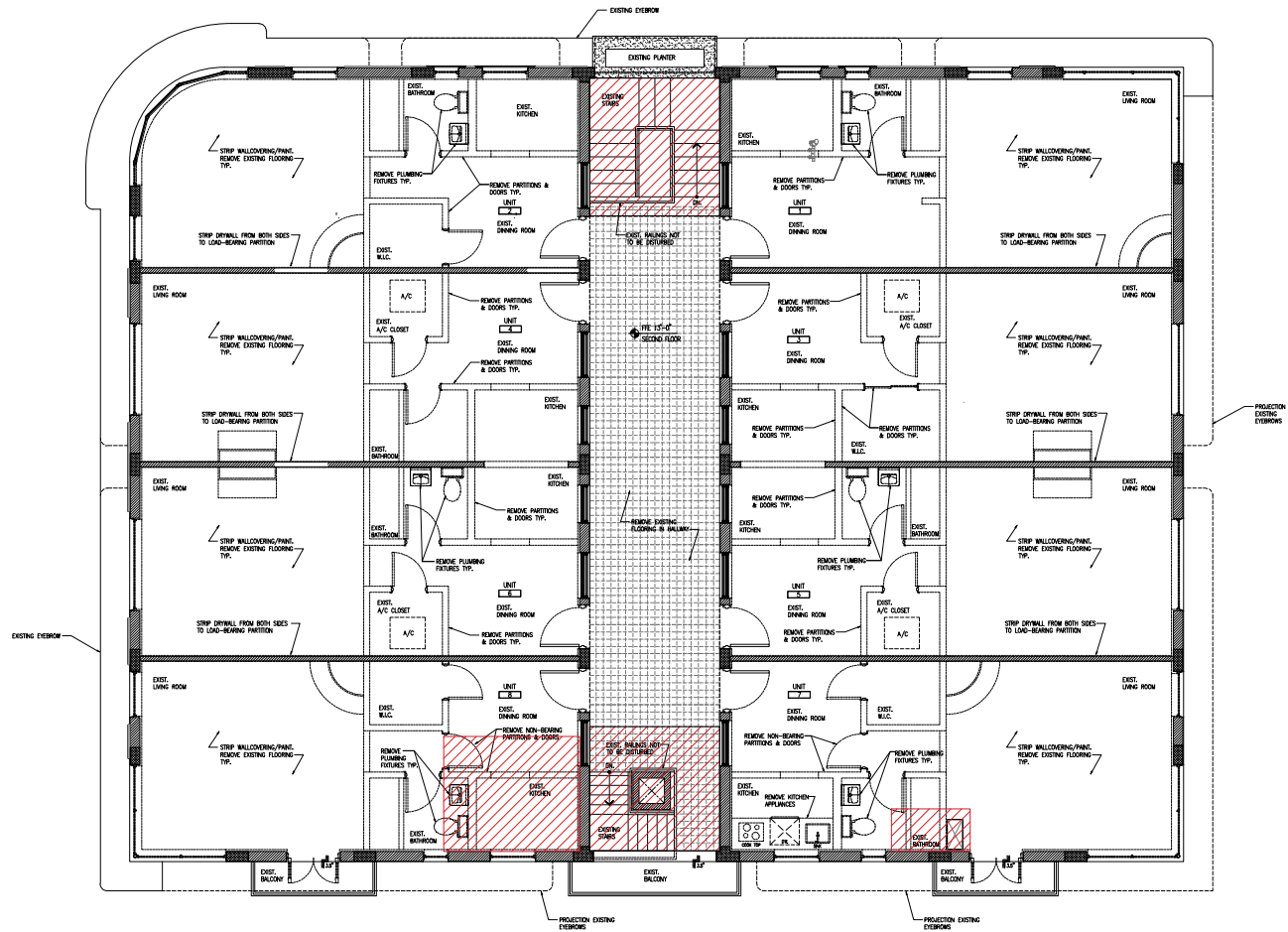
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SECOND LEVEL DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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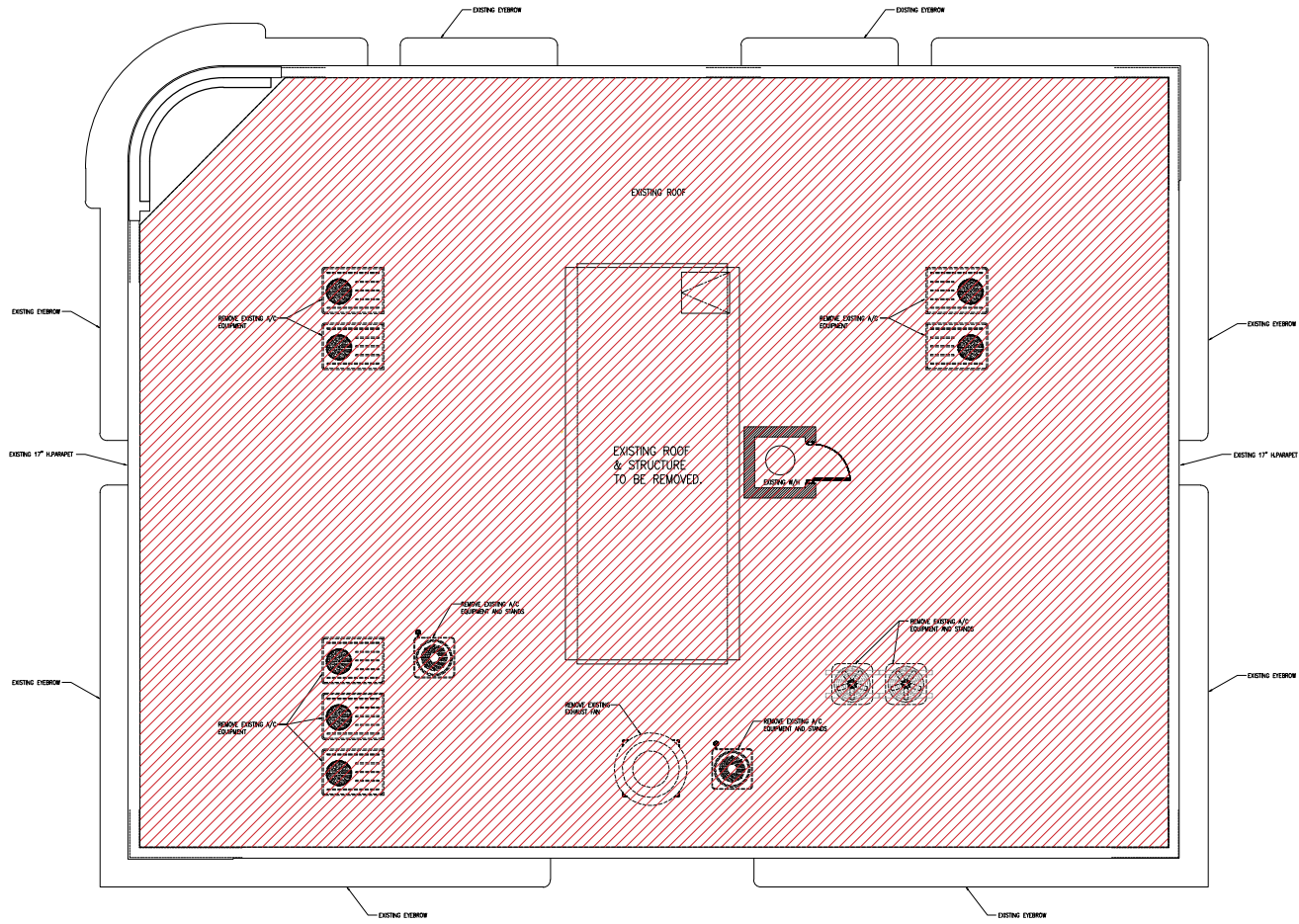
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ROOF DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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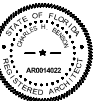
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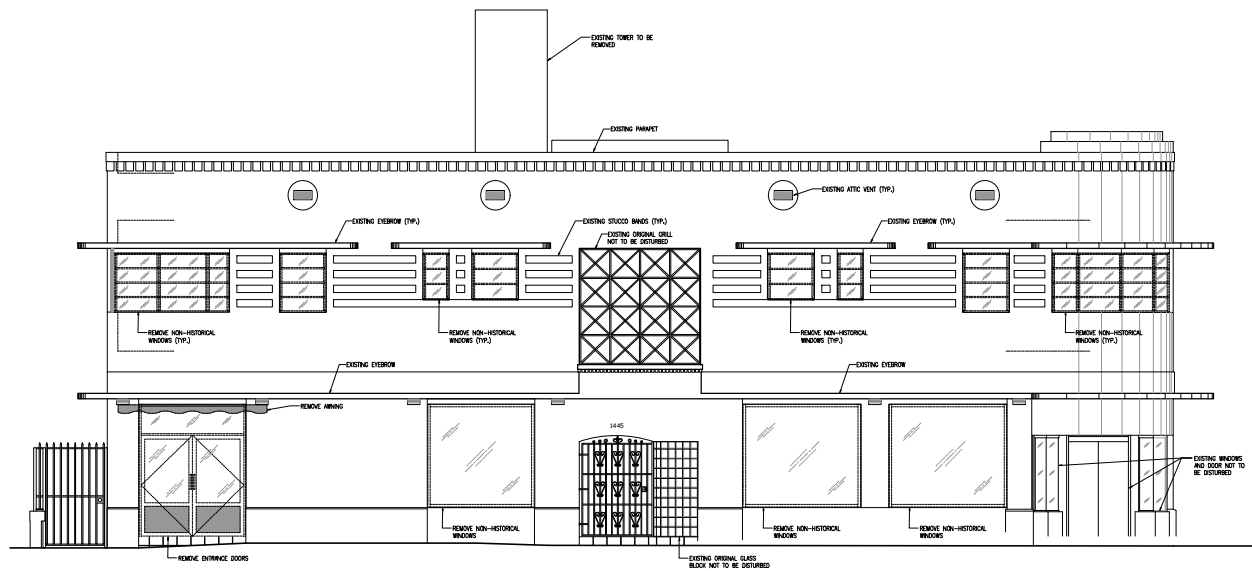
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DEMOLITION WEST ELEVATION
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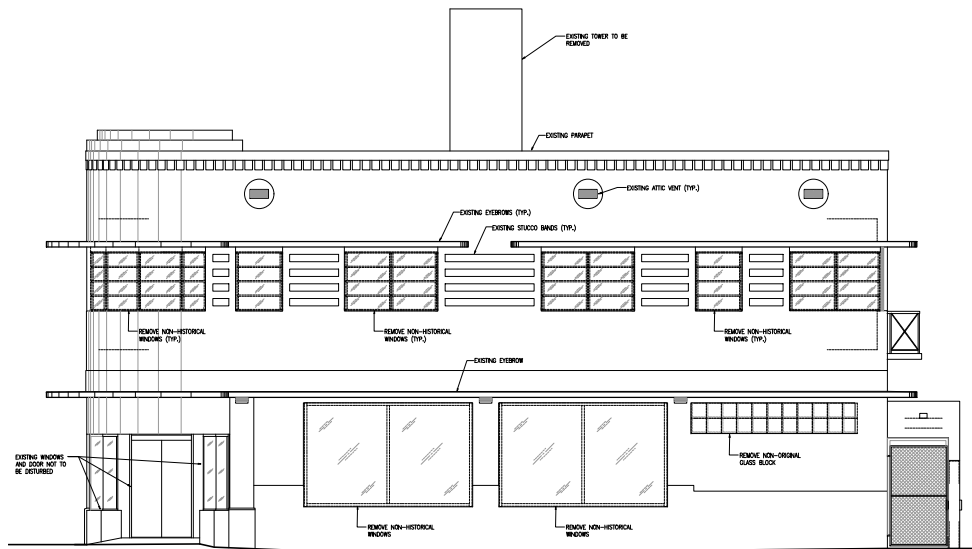
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DEMOLITION SOUTH ELEVATION
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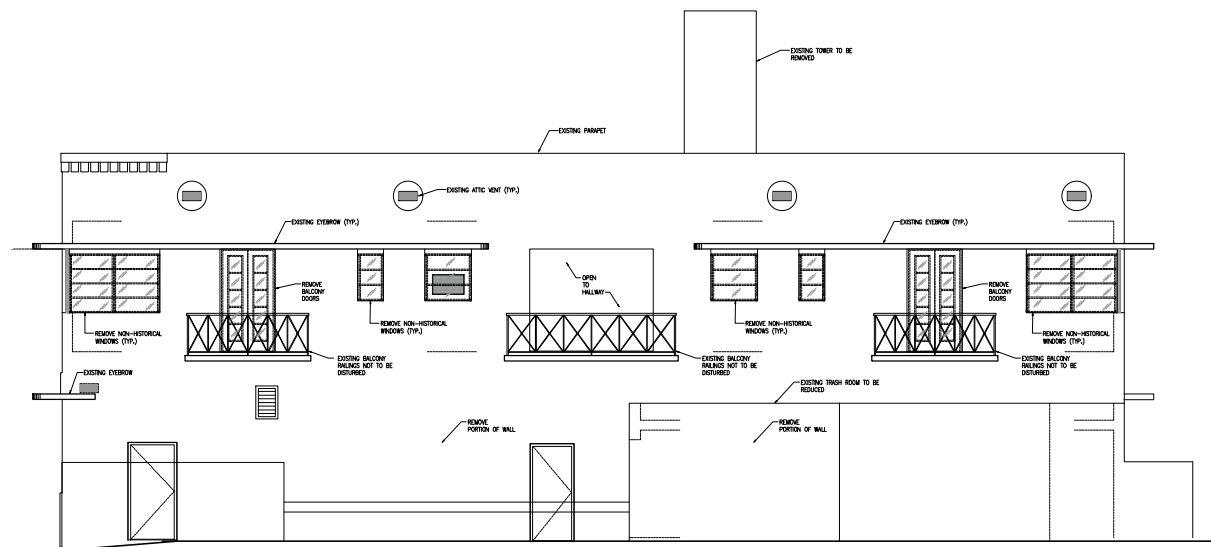
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DEMOLITION EAST ELEVATION
SCALE: 1/4" = 1'-0"

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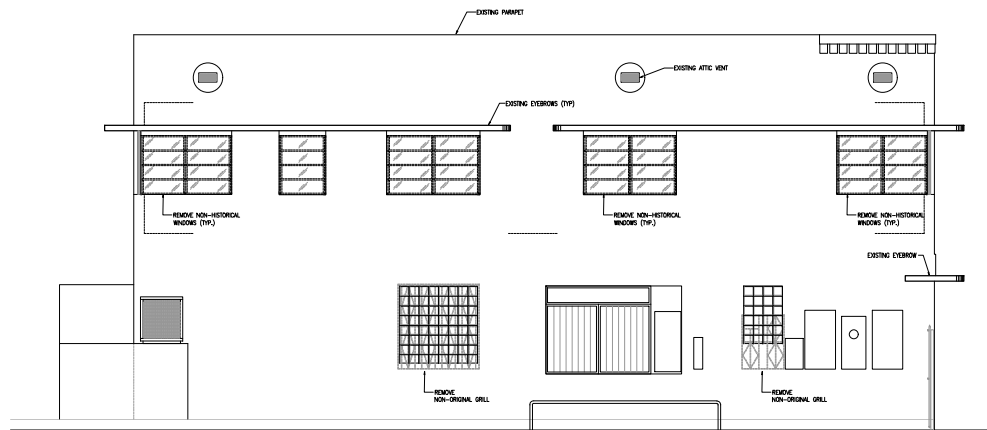
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DEMOLITION NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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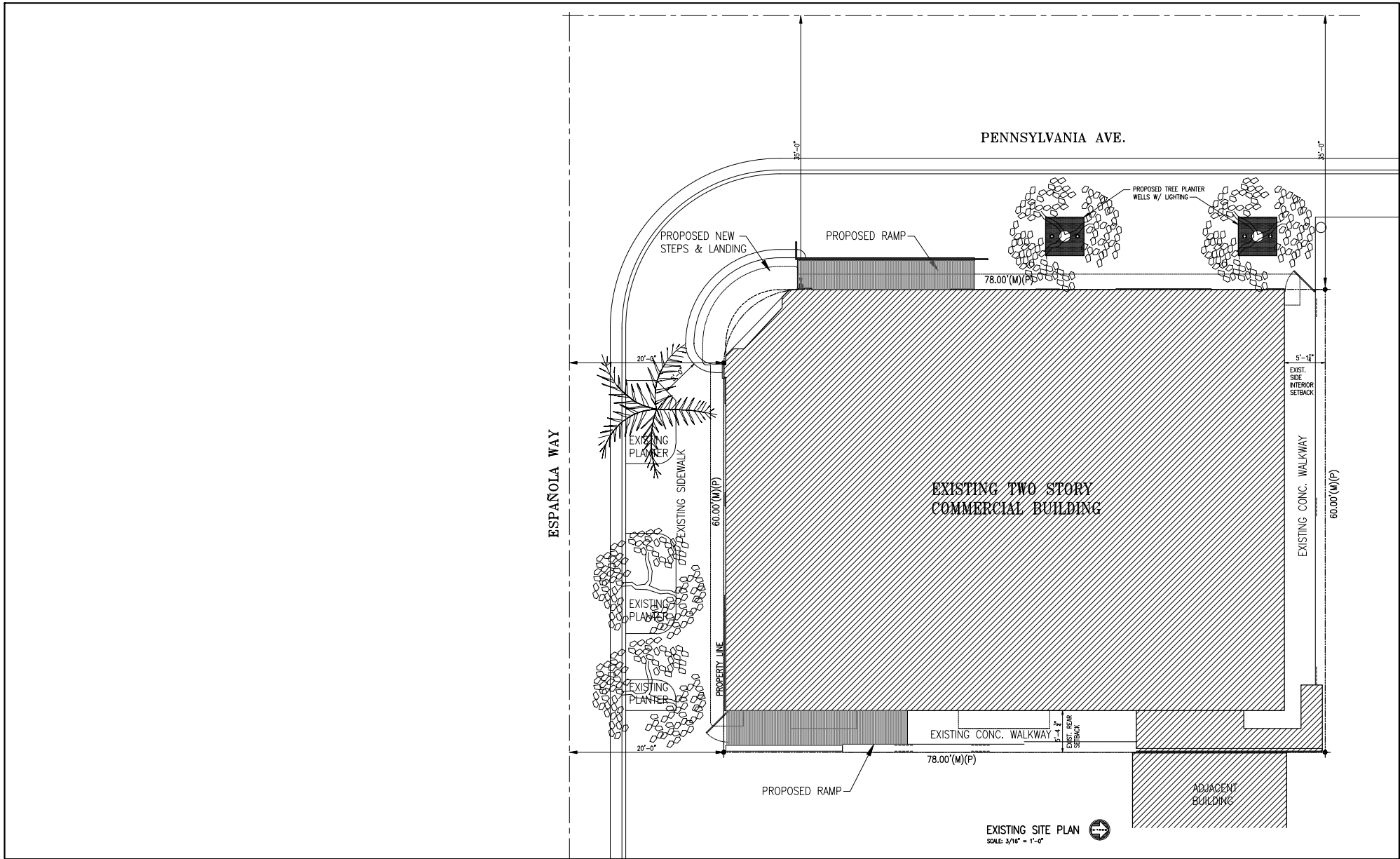
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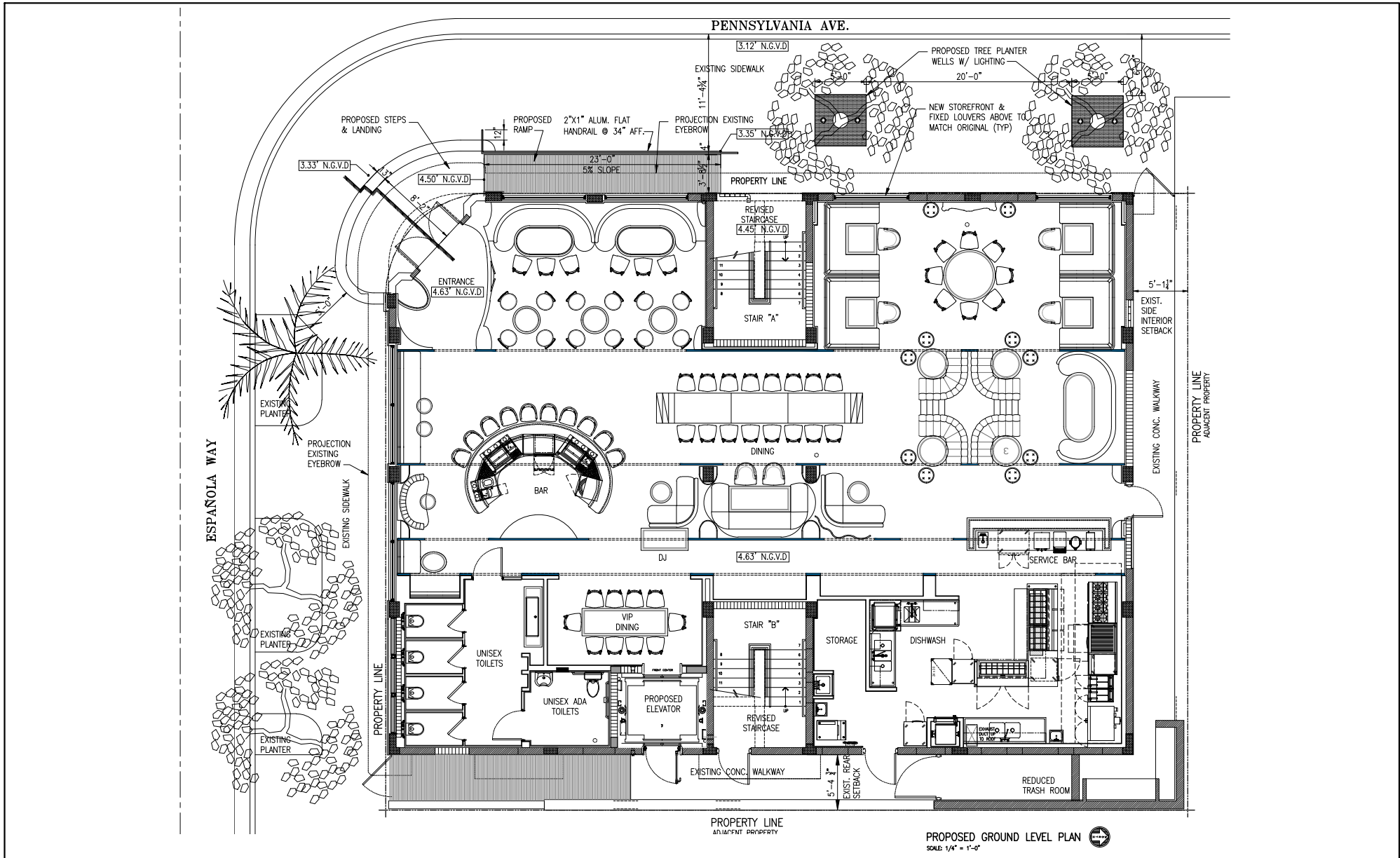
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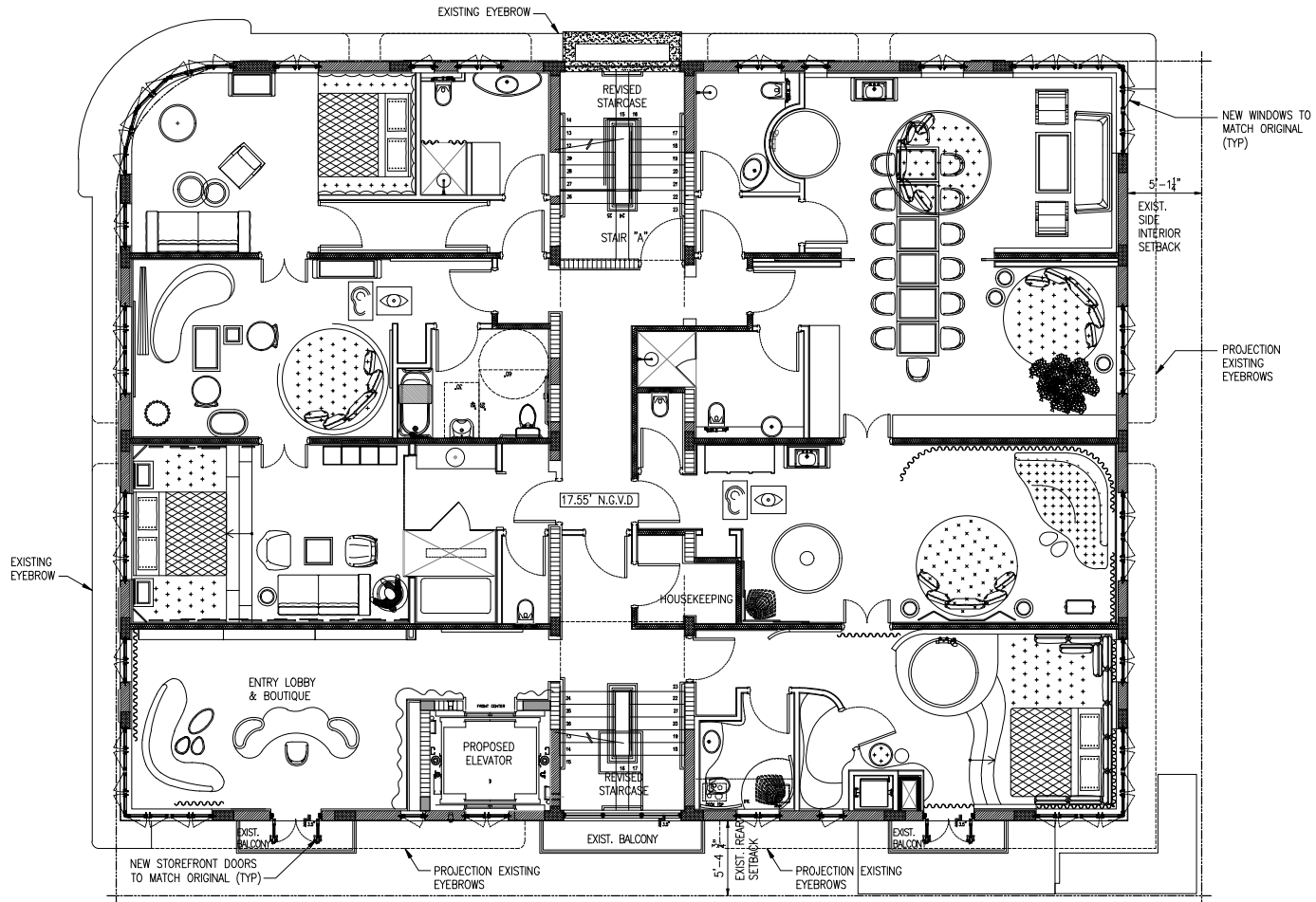
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PROPOSED SECOND LEVEL PLAN 
SCALE: 1/4" = 1'-0"

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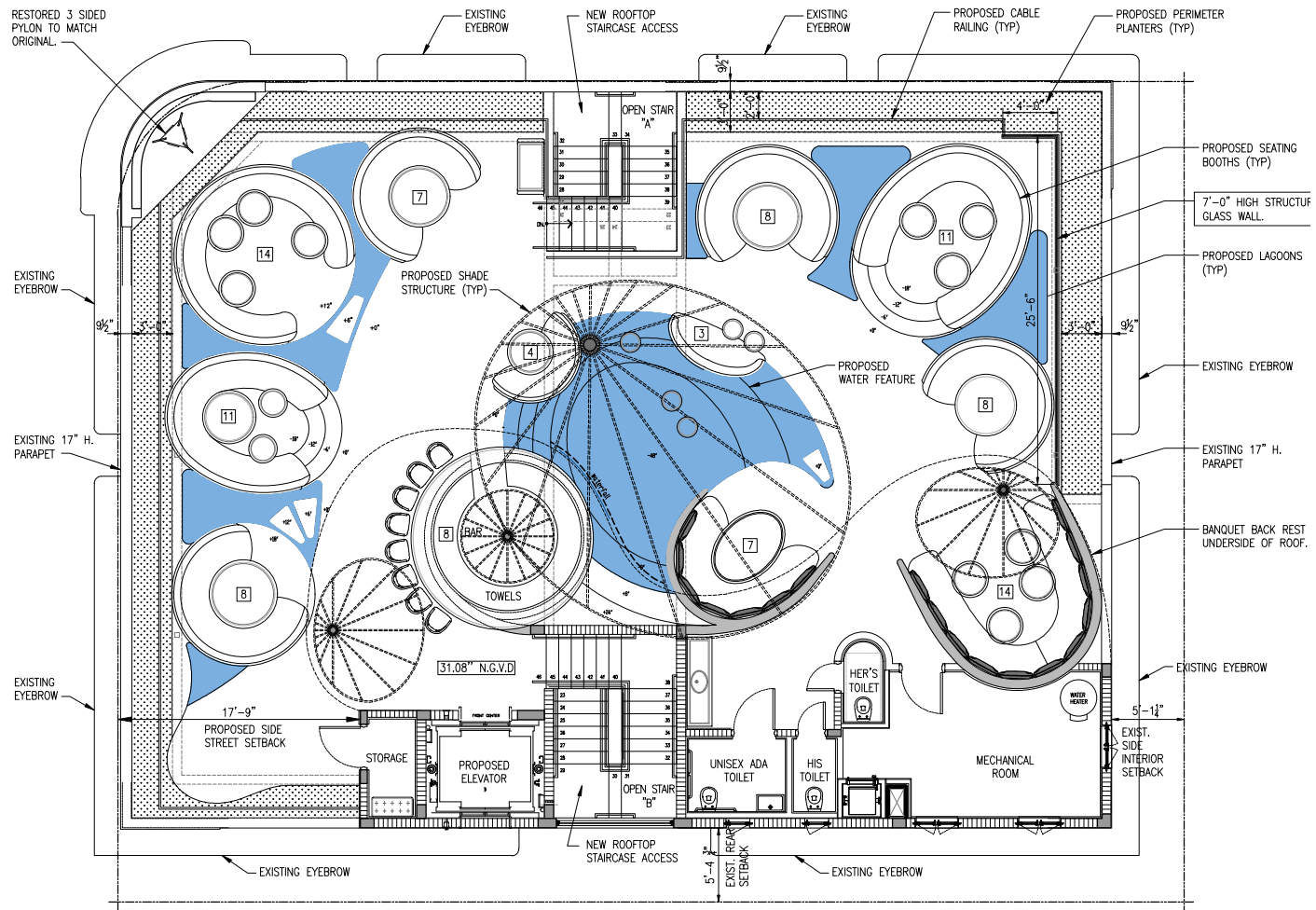
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ROOF LEVEL FURNITURE-EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"

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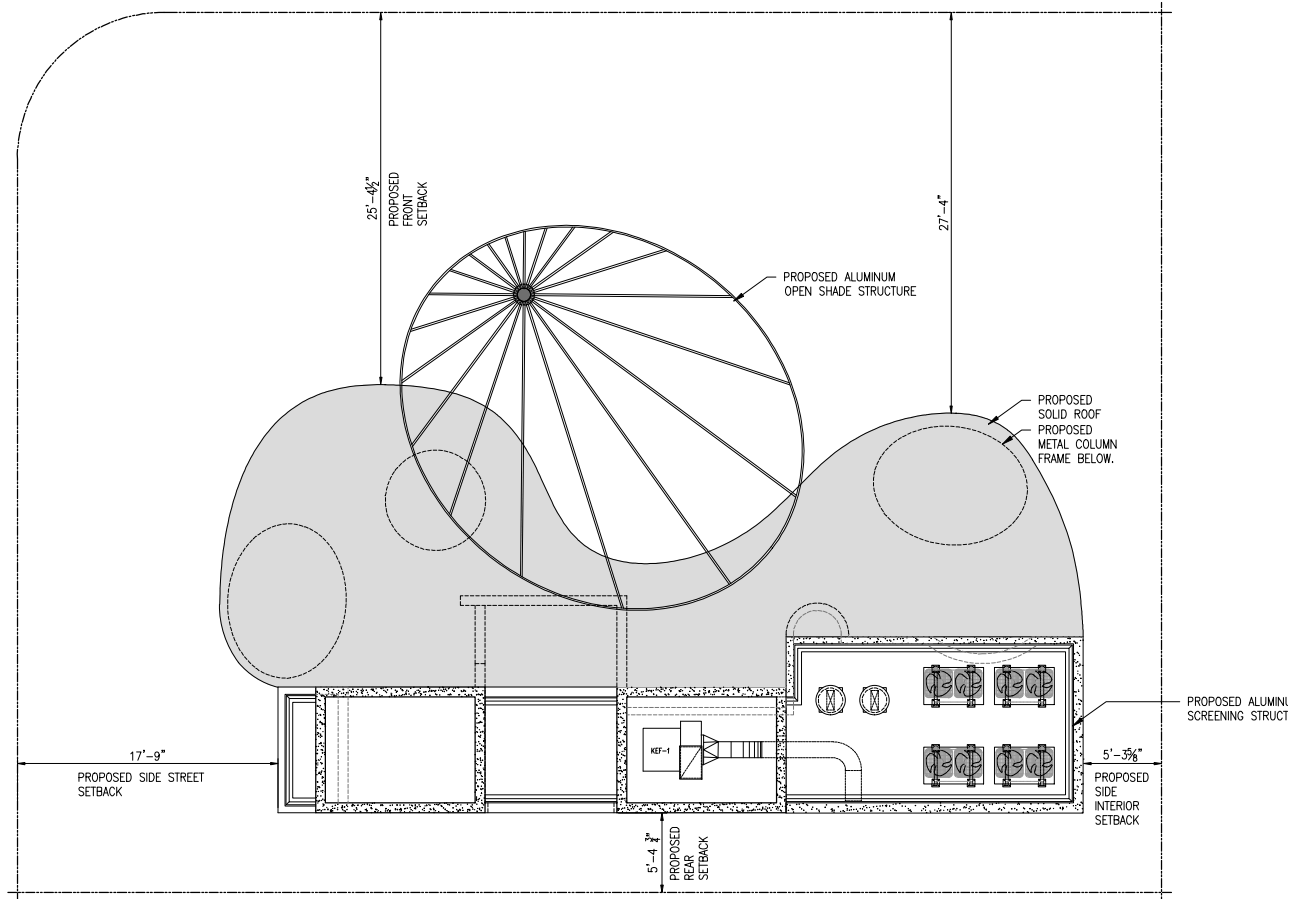
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UPPER ROOF LEVEL PLAN
SCALE: 1/4" = 1'-0"

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1445 PENNSYLVANIA AVE. MIAMI BEACH, FL 33139



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ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.138

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Lilian R. Pérez C.

PROJECT NUMBER

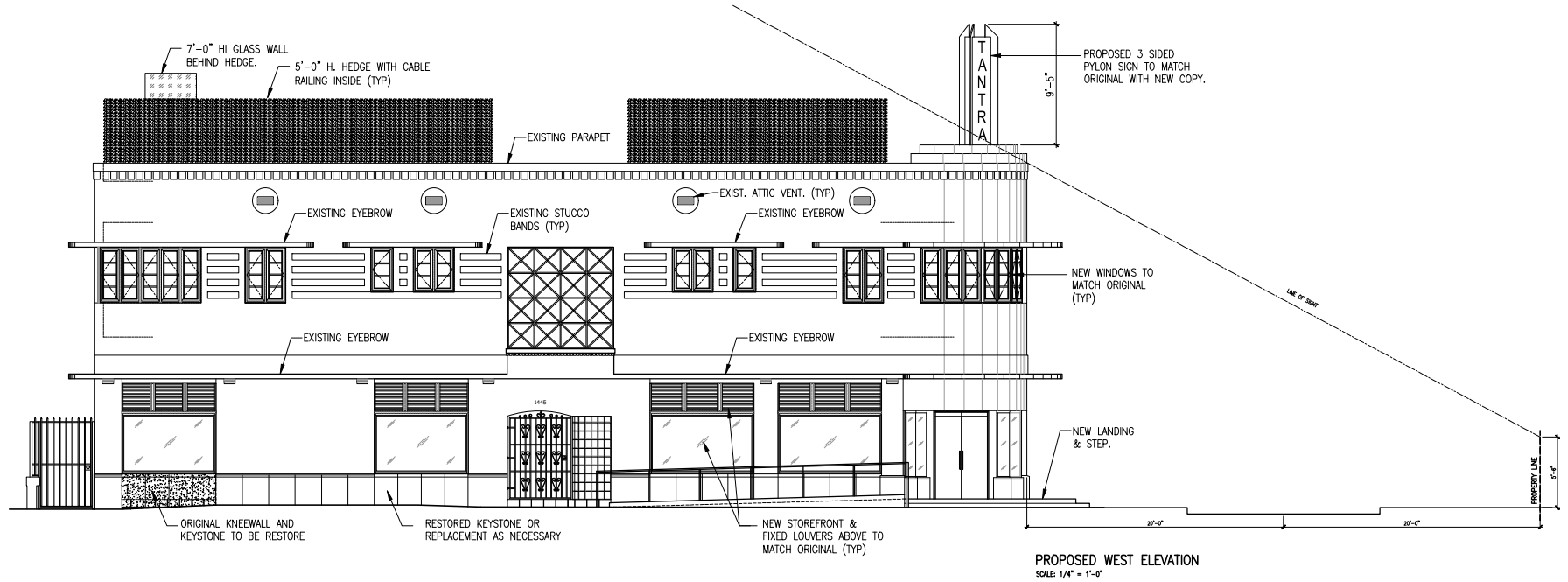
22109

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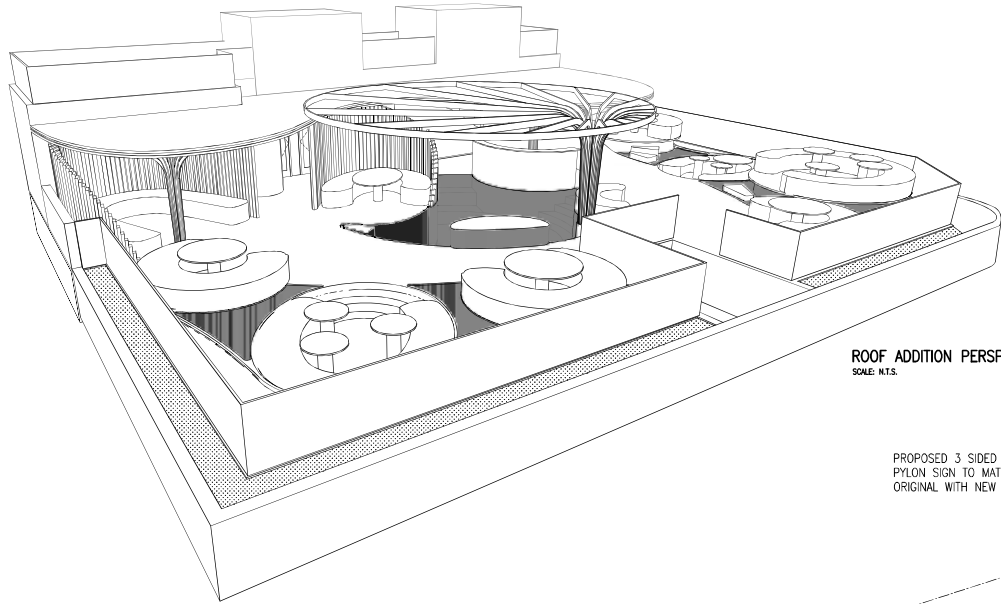
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ROOF ADDITION PERSPECTIVE
SCALE: N.T.S.

PROPOSED 3 SIDED
PYLON SIGN TO MATCH
ORIGINAL WITH NEW COPY.

T
A
N
T
R
A

PROPOSED ROOF

PROPOSED ALUMINUM
SCREENING STRUCTURE

SCORE LINES

HEDGE WITH CABLE
RAILING INSIDE (TYP)

TEXTURED STUCCO

EXIST. ATTIC VENT. (TYP)

EXISTING EYEBROW

EXISTING STUCCO
BANDS (TYP)

NEW WINDOWS TO
MATCH ORIGINAL
(TYP)

NEW WINDOWS TO
MATCH ORIGINAL
(TYP)

EXISTING EYEBROW

ORIGINAL KEystone HEIGHT
TO BE RESTORED

NEW STOREFRONT &
FIXED LOUVERS ABOVE TO
MATCH ORIGINAL (TYP)

NEW FIXED LOUVERS TO
MATCH ORIGINAL (TYP)

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

PROPERTY LINE

LINE OF SIGN

35'-0"

35'-0"

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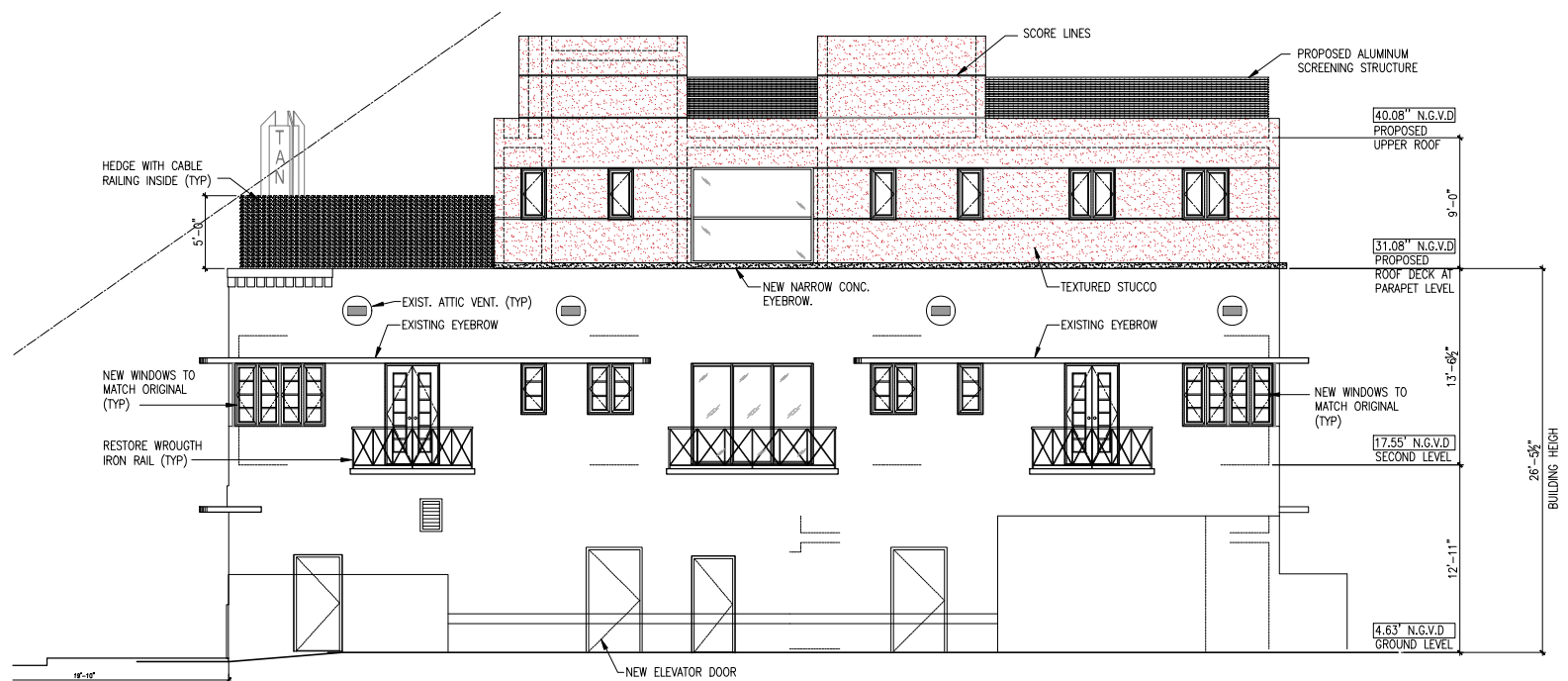
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PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

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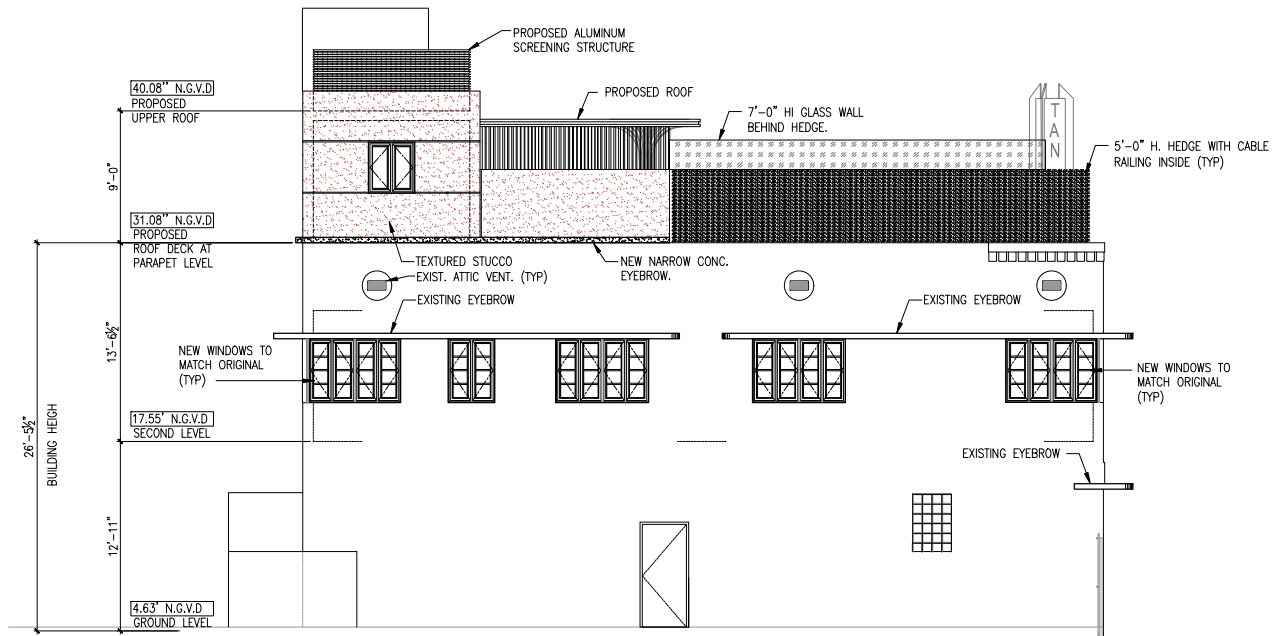
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PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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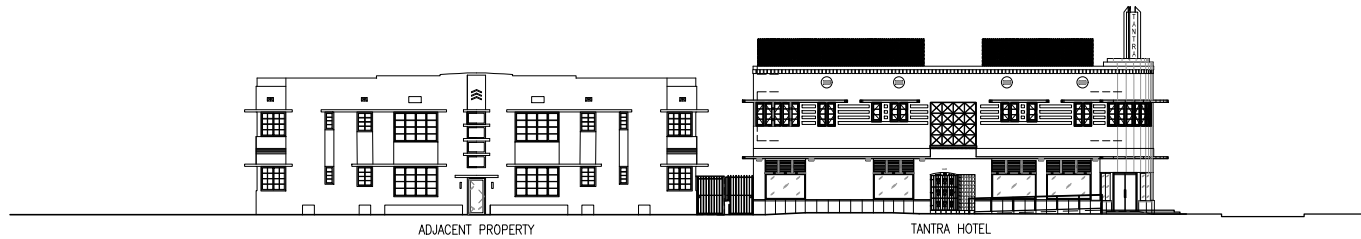
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ADJACENT PROPERTY

TANTRA HOTEL

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



TANTRA HOTEL

ADJACENT PROPERTY

CASA VICTORIA ORCHID HOTEL

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

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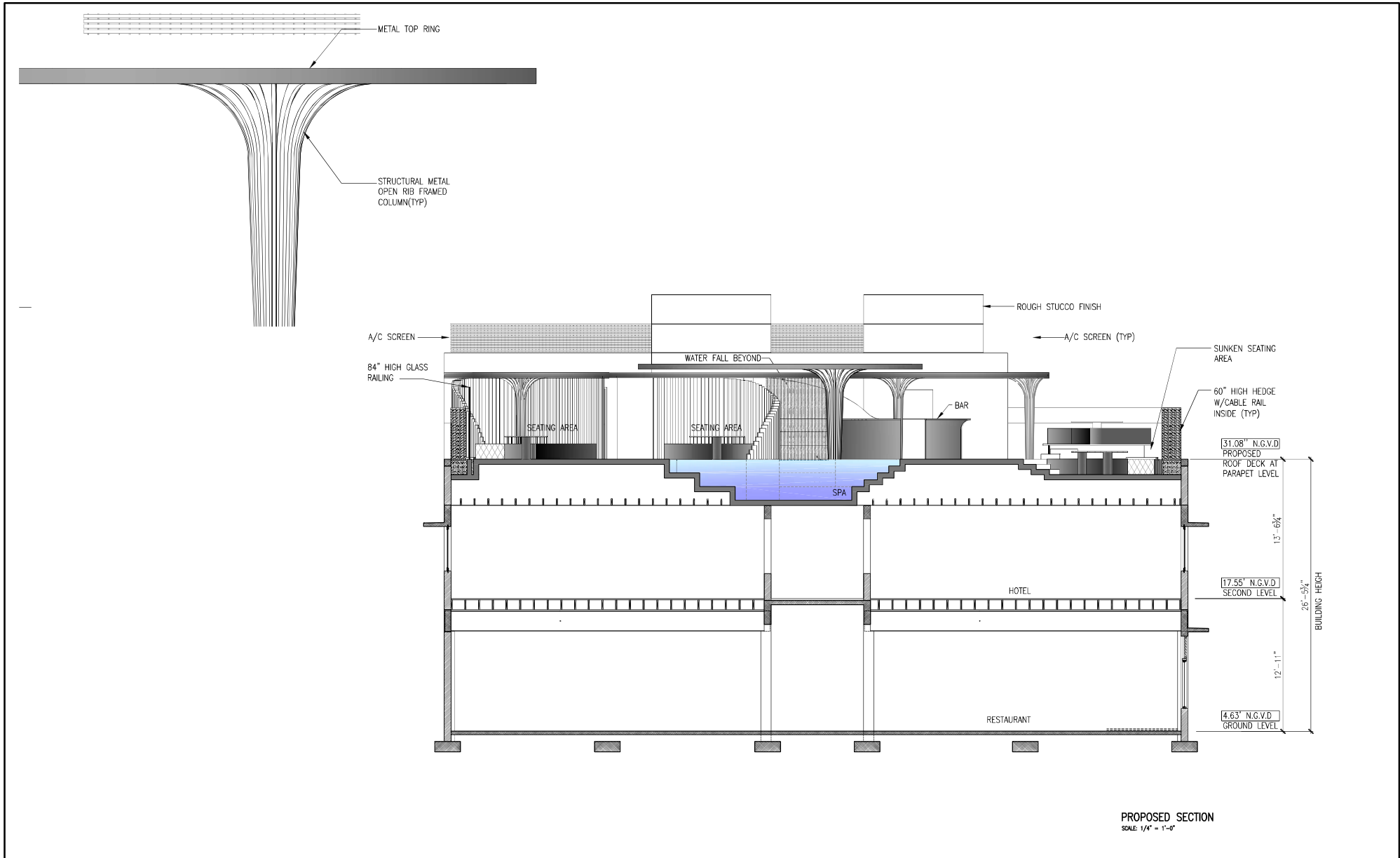
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PROPOSED SECTION
SCALE 1/4" = 1'-0"

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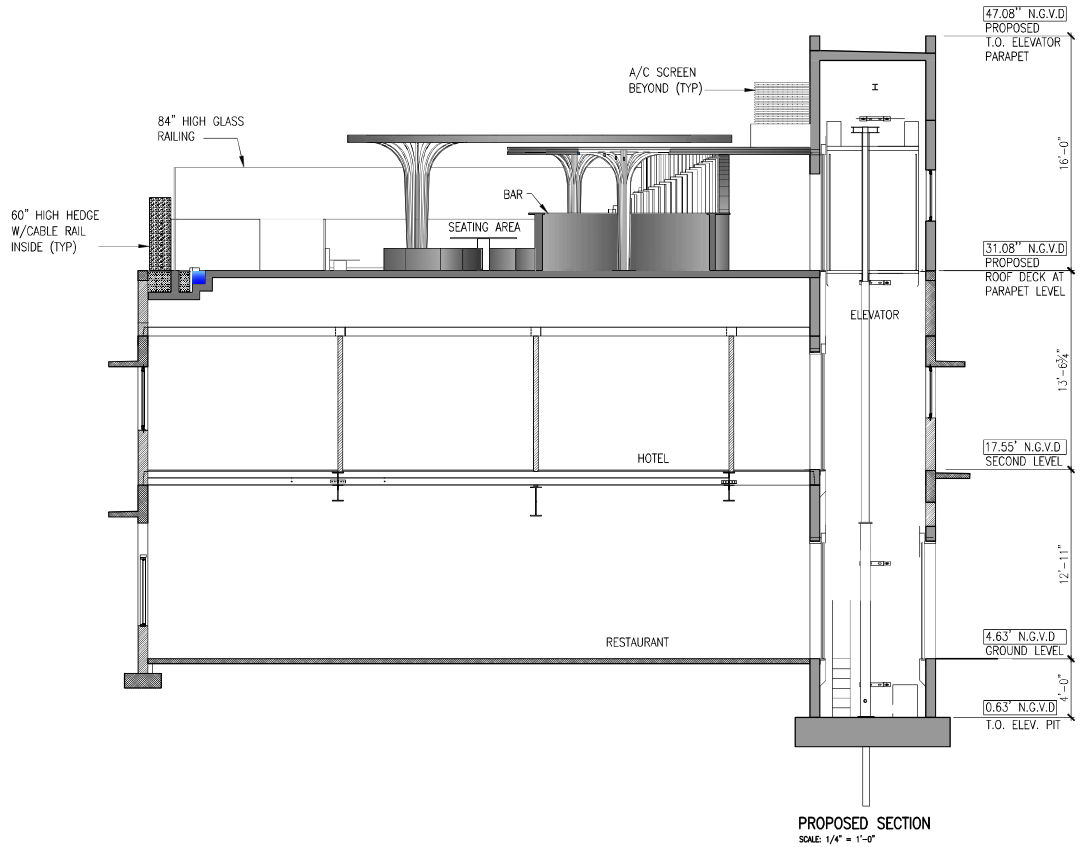
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PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

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ROOF TOP PERSPECTIVE

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ROOF TOP
ELEVATION/SECTION

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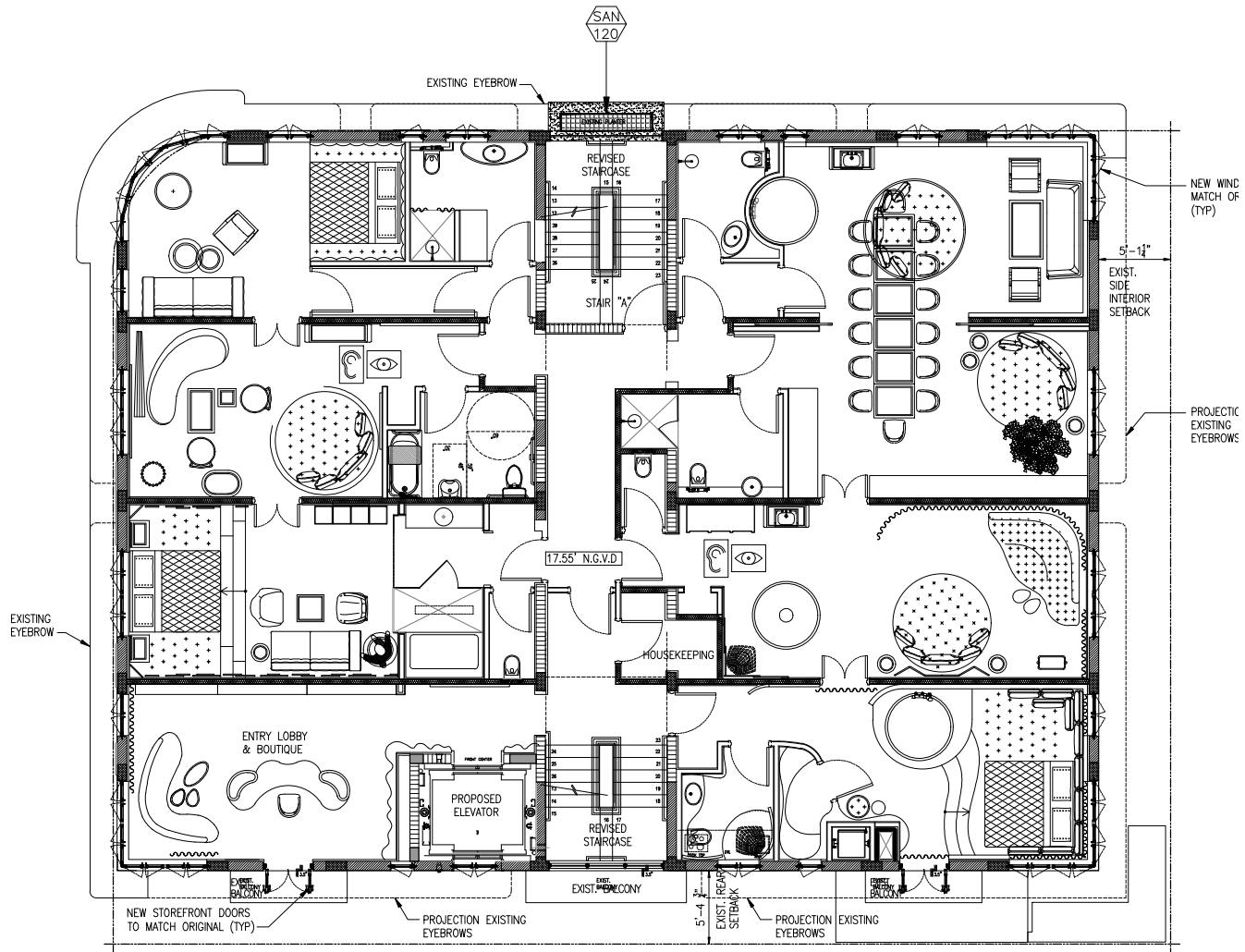
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SECOND LEVEL LANDSCAPE PLAN
SCALE: 1/4" = 1'-0"

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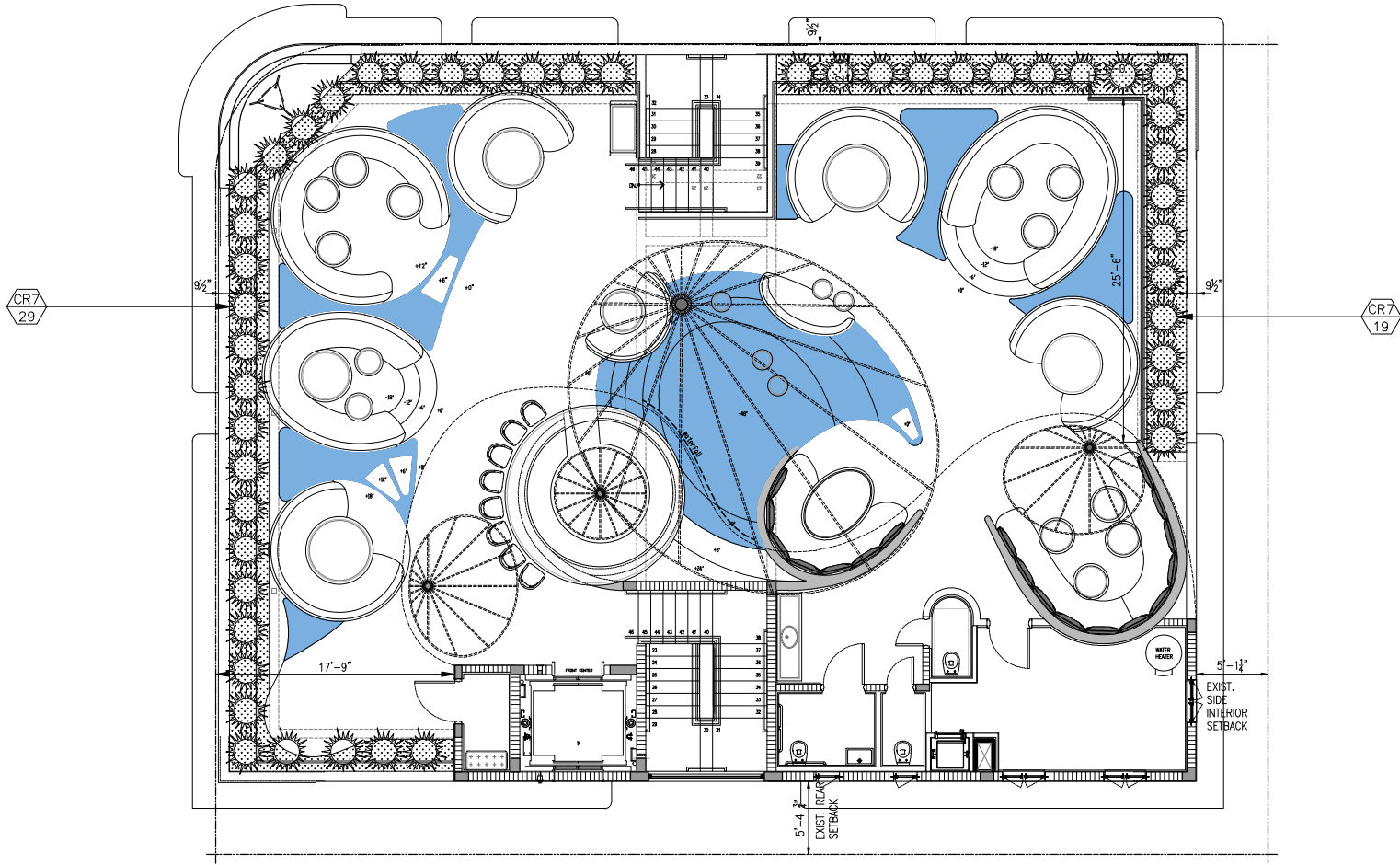
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PROJECT NUMBER 22109

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

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