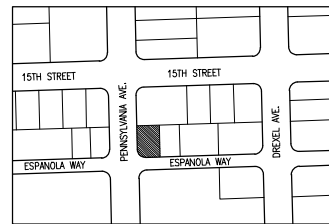




ITEM #	PROJECT INFORMATION	1445 PENNSYLVANIA AVENUE, MIAMI BEACH FL 33139	
1	ADDRESS	1445 PENNSYLVANIA AVENUE, MIAMI BEACH FL 33139	
2	BOARD AND FILE NUMBERS:	HPB #16-5185	
3	FOLD NUMBERS(S):	02-4203-009-0100	
4	YEAR CONSTRUCTED:	1939	ZONING DISTRICT: CD-2 FOLLOWING RM-2
5	BASED FLOOD ELEVATION:	8.00' NVD	GRADE VALUE IN NVD: 4.50' NVD
6	ADJUSTED GRADE (FLOOD+GRADE/2):	5.625'	LOT AREA: 4,680 SF
7	LOT WIDTH:	75'-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
10	ZONING INFORMATION/CALCULATIONS	MAXIMUM	EXISTING
10	HEIGHT	50'-0"	35'-1-3/4"
11	NUMBER OF STORES	N/A	2
12	FAR	2	1.68
13	GROSS SQUARE FOOTAGE	9,360.00 SF	7,853.00 SF
14	SQUARE FOOTAGE BY USE:	N/A	N/A
15	NUMBER OF UNITS RESIDENTIAL:	N/A	8
16	NUMBER OF UNITS HOTEL:	N/A	7
17	NUMBER OF SEATS:	N/A	80 @ RESTAURANT
18	OCCUPANCY LOAD:	N/A	223 @ RESTAURANT
18	SETBACKS	REQUIRED	EXISTING
19	FRONT SETBACK (WEST)	20'-0"	N/A
20	SIDE SETBACK (NORTH)	10'-0"	N/A
21	SIDE SETBACK (SOUTH)	N/A	N/A
22	SIDE SETBACK FACING STREET (SOUTH)	10'-0"	N/A
23	REAR SETBACK (EAST)	6'-0"	N/A
24	AT GRADE PARKING	20'-0"	N/A
25	SIDE SETBACK (NORTH)	10'-0"	N/A
26	SIDE SETBACK (SOUTH)	N/A	N/A
27	SIDE SETBACK FACING STREET (SOUTH)	10'-0"	N/A
28	REAR SETBACK (EAST)	5'-0"	N/A
29	PENDING (LOT W. 30'-0") 1445 PENNSYLVANIA AVE.	20'-0"	0'-0"
30	FRONT SETBACK (WEST)	10'-0"	5'-1 1/2" @ ROOF
31	SIDE SETBACK (NORTH)	N/A	5'-1 1/2" @ ROOF
32	SIDE SETBACK (SOUTH)	15'-11"	0'-3 1/2" @ ROOF
33	REAR SETBACK (EAST)	6'-0"	5'-4 1/2" @ ROOF
34	FRONT SETBACK (WEST)	20'-0"	N/A
35	SIDE SETBACK (NORTH)	10'-0"	N/A
36	SIDE SETBACK (SOUTH)	N/A	N/A
37	SIDE SETBACK FACING STREET (SOUTH)	10'-0"	N/A
38	REAR SETBACK (EAST)	9'-0"	N/A
39	PARKING	REQUIRED	EXISTING
40	TOTAL # OF PARKING SPACES	N/A	0
41	# OF PARKING SPACES PER USE (PROVIDE A SEPARATE CHART FOR A BREAKDOWN CALCULATION)	N/A	0
42	# OF PARKING SPACES PER LEVEL (PROVIDE SEPARATE CHART FOR A BREAKDOWN CALCULATION)	N/A	N/A
43	PARKING SPACE DIMENSIONS	N/A	N/A
44	PARKING SPACE CONFIGURATION (SEPARATE CHART FOR A BREAKDOWN CALCULATION)	N/A	N/A
45	ADA SPACES	N/A	N/A
46	TANDEN SPACES	N/A	N/A
47	DRIVE ASBLE WIDTH	N/A	N/A
48	VALET DROP OFF AND PICK UP	N/A	0
49	LOADING ZONES AND TRASH COLLECTION AREAS	N/A	1 ON-STREET
50	BICYCLE PARKING, LOCATION AND NUMBER OF RACKS	N/A	0
SCHEDULE OF FAR AREAS:		SCHEDULE OF EXISTING HOTEL UNITS	
FLOOR AREA RATIO CALCULATIONS		2nd LEVEL	
GROUND (EXISTING)		3,909.56 SF	LINE #
SECOND (EXISTING)		3,875.05 SF	1
ROOF (NEW)		1,514.78 SF	2
TOTAL		9,299.39 SF	3
SCHEDULE OF CONSTRUCTION AREAS:		4	
GROUND (EXISTING)		3,909.56 SF	5
SECOND (EXISTING)		3,843.67 SF	6
ROOF (NEW)		1,514.78 SF	7
TOTAL GROSS		9,268.01 SF	8
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INDEX OF DRAWINGS

GN-1 SURVEY	N/A	A-1 PROPOSED SITE PLAN	3/16" = 1'-0"
GN-2-4 AERIAL KEY PLAN AND PHOTOS	N/A	A-2 PROPOSED GROUND LEVEL	1/4" = 1'-0"
GN-5-9 INTERIOR RESTAURANT, INTERIOR UNITS PHOTOS	N/A	A-3 PROPOSED SECOND LEVEL	1/4" = 1'-0"
GN-10 MICROFILMS	N/A	A-4 PROPOSED ROOF LEVEL	1/4" = 1'-0"
GN-11 FAR DIAGRAMS	1/8" = 1'-0"	A-5 PROPOSED UPPER ROOF LEVEL	1/4" = 1'-0"
EX-1 EXISTING SITE PLAN	3/16" = 1'-0"	A-6 PROPOSED WEST ELEVATION	1/4" = 1'-0"
EX-2 EXISTING GROUND LEVEL	1/4" = 1'-0"	A-7 PROPOSED SOUTH ELEVATION	1/4" = 1'-0"
EX-3 EXISTING SECOND LEVEL	1/4" = 1'-0"	A-8 PROPOSED EAST ELEVATION	1/4" = 1'-0"
EX-4 EXISTING ROOF LEVEL	1/4" = 1'-0"	A-9 PROPOSED NORTH ELEVATION	1/4" = 1'-0"
EX-5 EXISTING WEST ELEVATION	1/4" = 1'-0"	A-10 CONVENTIONAL WEST & SOUTH ELEVATION	3/32" = 1'-0"
EX-6 EXISTING SOUTH ELEVATION	1/4" = 1'-0"	A-11 PROPOSED SECTION	1/4" = 1'-0"
EX-7 EXISTING EAST ELEVATION	1/4" = 1'-0"	A-12 PROPOSED SECTION	1/4" = 1'-0"
EX-8 EXISTING NORTH ELEVATION	1/4" = 1'-0"	A-13 RENDERINGS PROPOSED FACADES	N/A
EX-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"		
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 1/2 FEET THEREOF, BLOCK 4A, ESPANOLA VILLAS FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, 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: 4-23-2023
FINAL SUBMITTAL: 7-7-2023
SCOPE OF WORK:
NEW ROOF TOP ADDITION FOR ASSEMBLY AREA WITH BAR AND WATER FEATURES

LANDSCAPE
J.F.S. DESIGN INC.
1885 N.W. 140th TERRACE, PEMBROKE PARK, FL 33088

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"

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ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 421156

DRAWN BY
Lilian R. Páez C.

PROJECT NUMBER
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OF
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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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 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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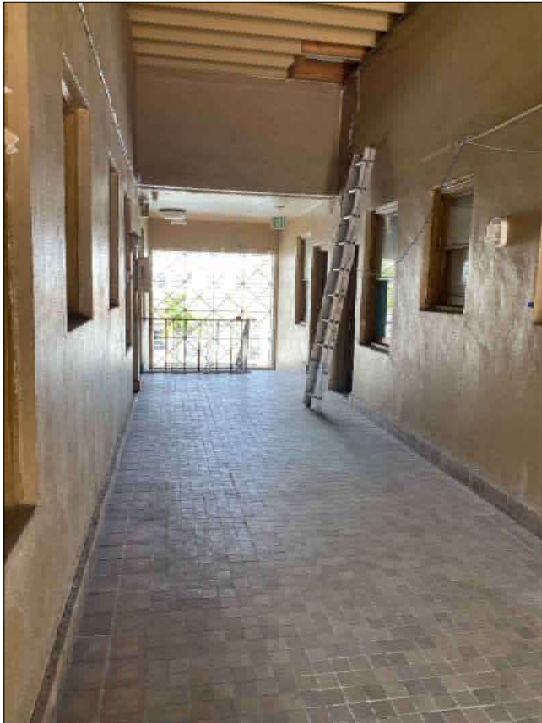
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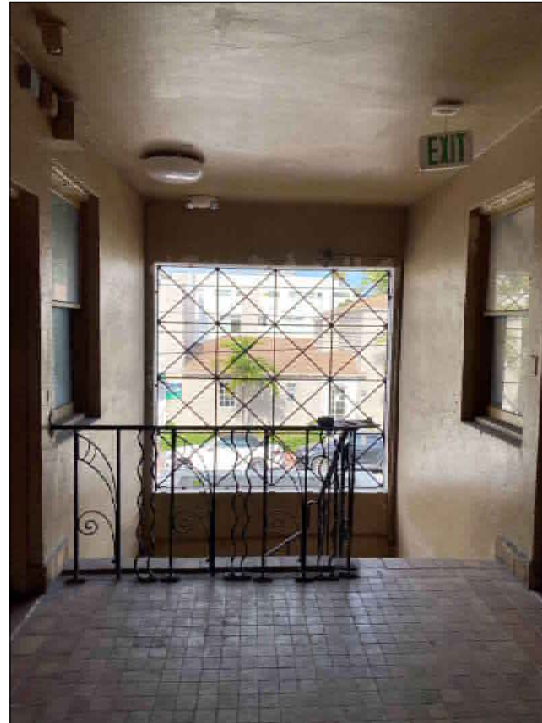
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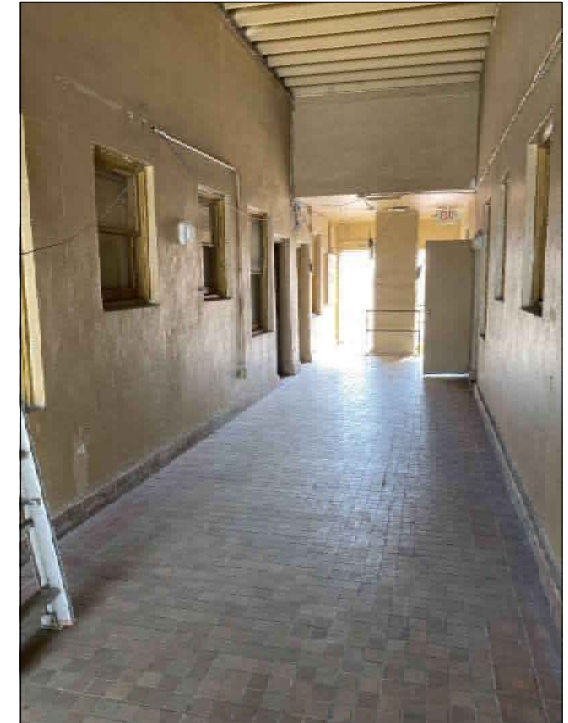
VIEW 1
CORRIDOR WEST VIEW

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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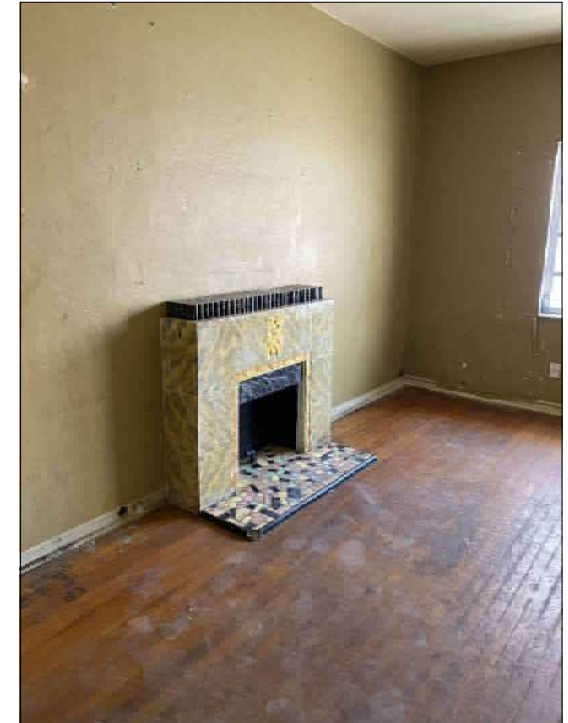
VIEW 4
STAIR WEST VIEW

11/26/2021



VIEW 5
BALCONY EAST VIEW

11/26/2021



VIEW 6
INTERIOR

11/26/2021

INTERIOR UNIT PHOTOS

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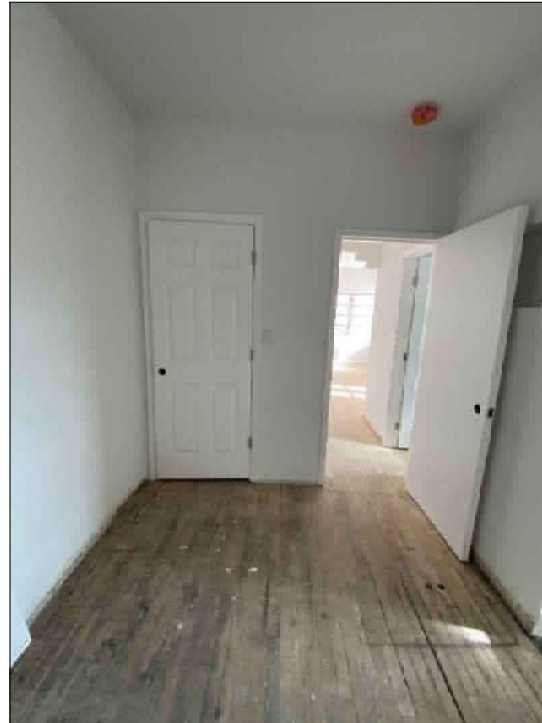
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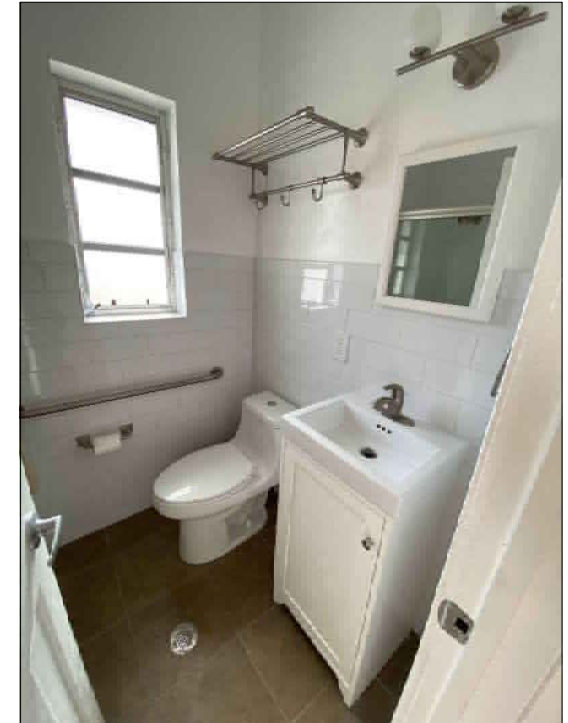
VIEW 7
INTERIOR

11/26/2021



VIEW 8
INTERIOR

11/26/2021



VIEW 9
INTERIOR

11/26/2021

INTERIOR UNIT PHOTOS

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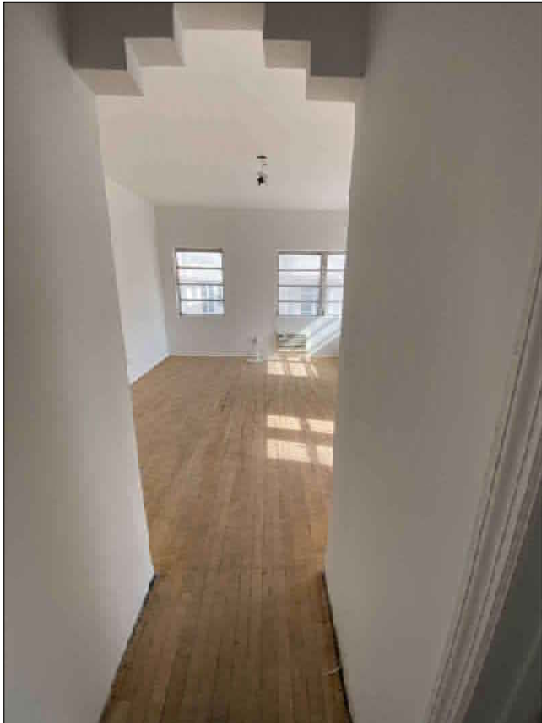
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VIEW10
INTERIOR

11/26/2021



VIEW 11
INTERIOR

11/26/2021



VIEW 12
INTERIOR

11/26/2021

INTERIOR UNIT PHOTOS

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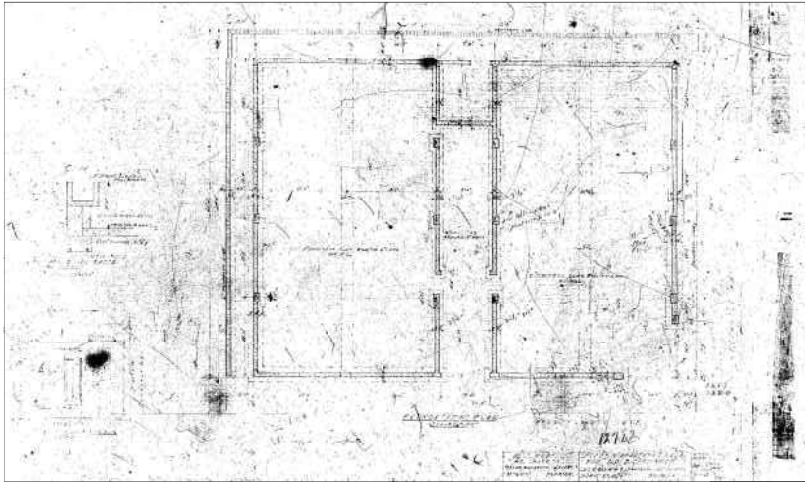
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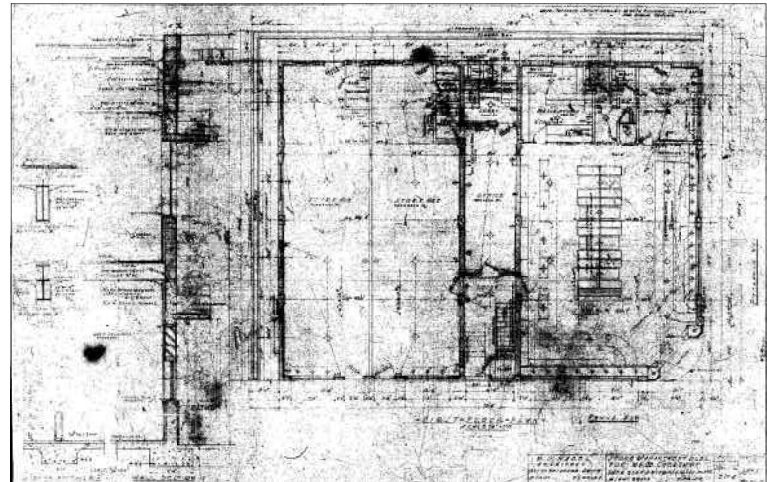
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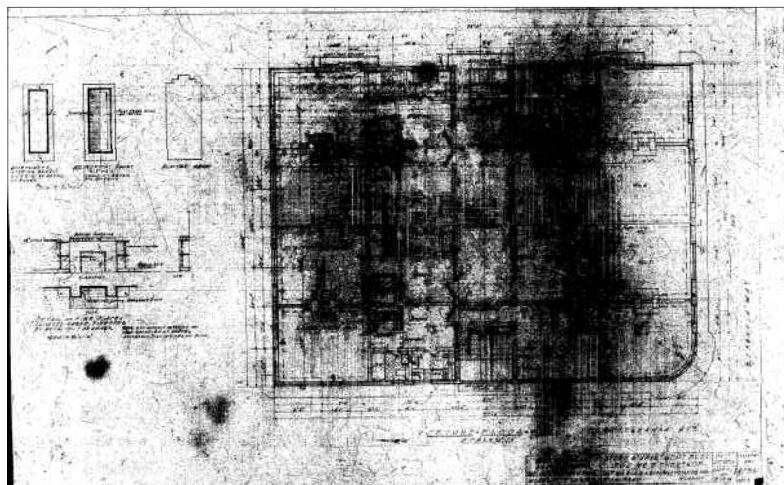




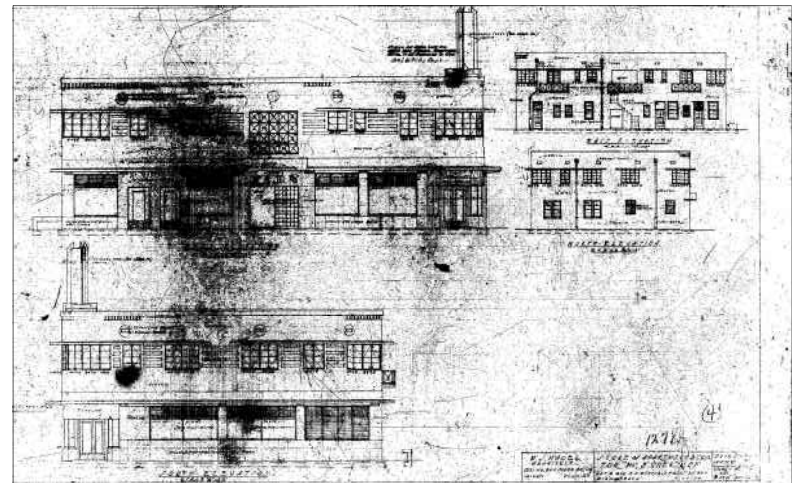
MICROFILM
FOUNDATIONS



MICROFILM
GROUND FLOOR PLAN



MICROFILM
2ND FLOOR PLAN



MICROFILM
ELEVATIONS

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GN-10

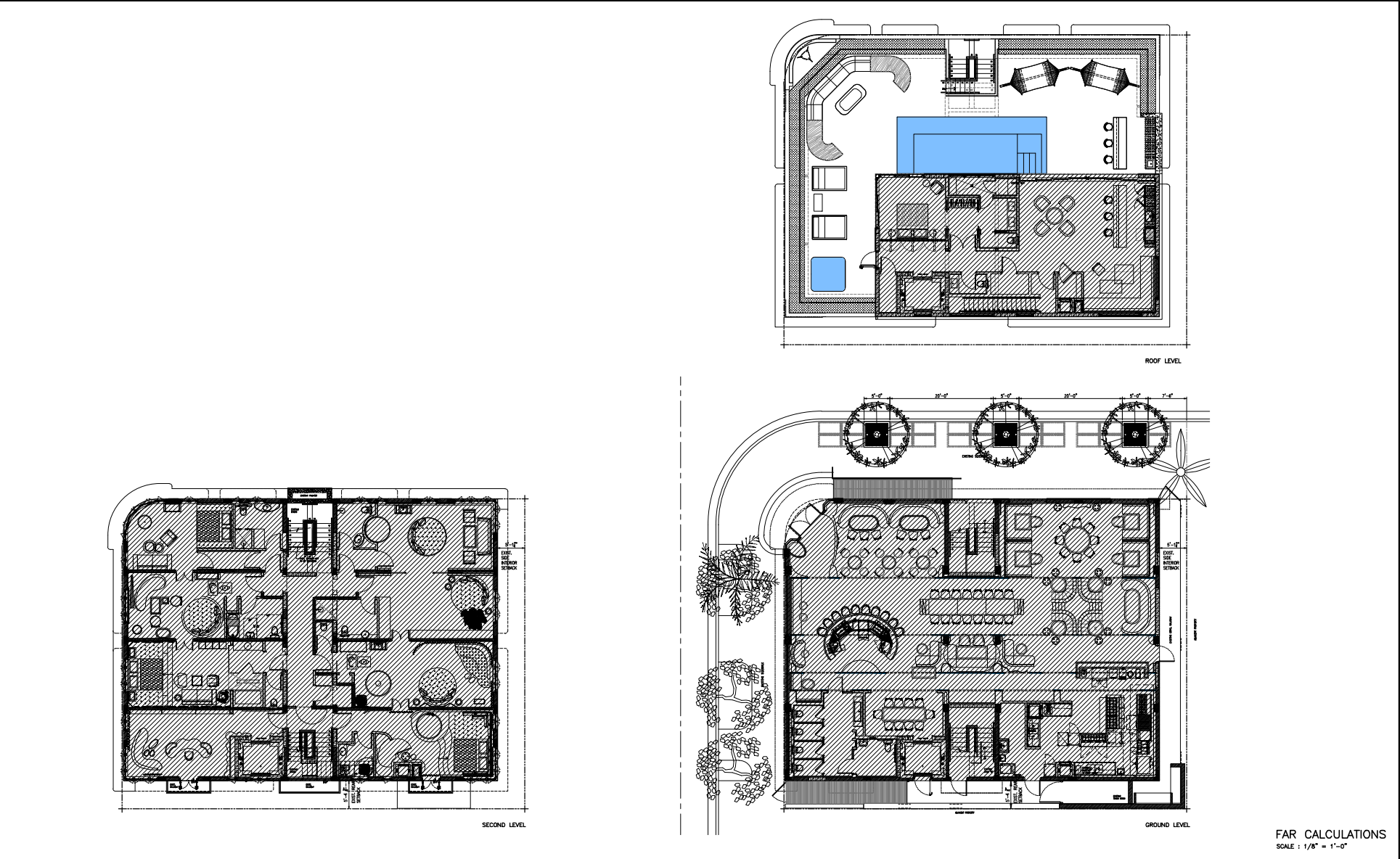
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22109

OF
11





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

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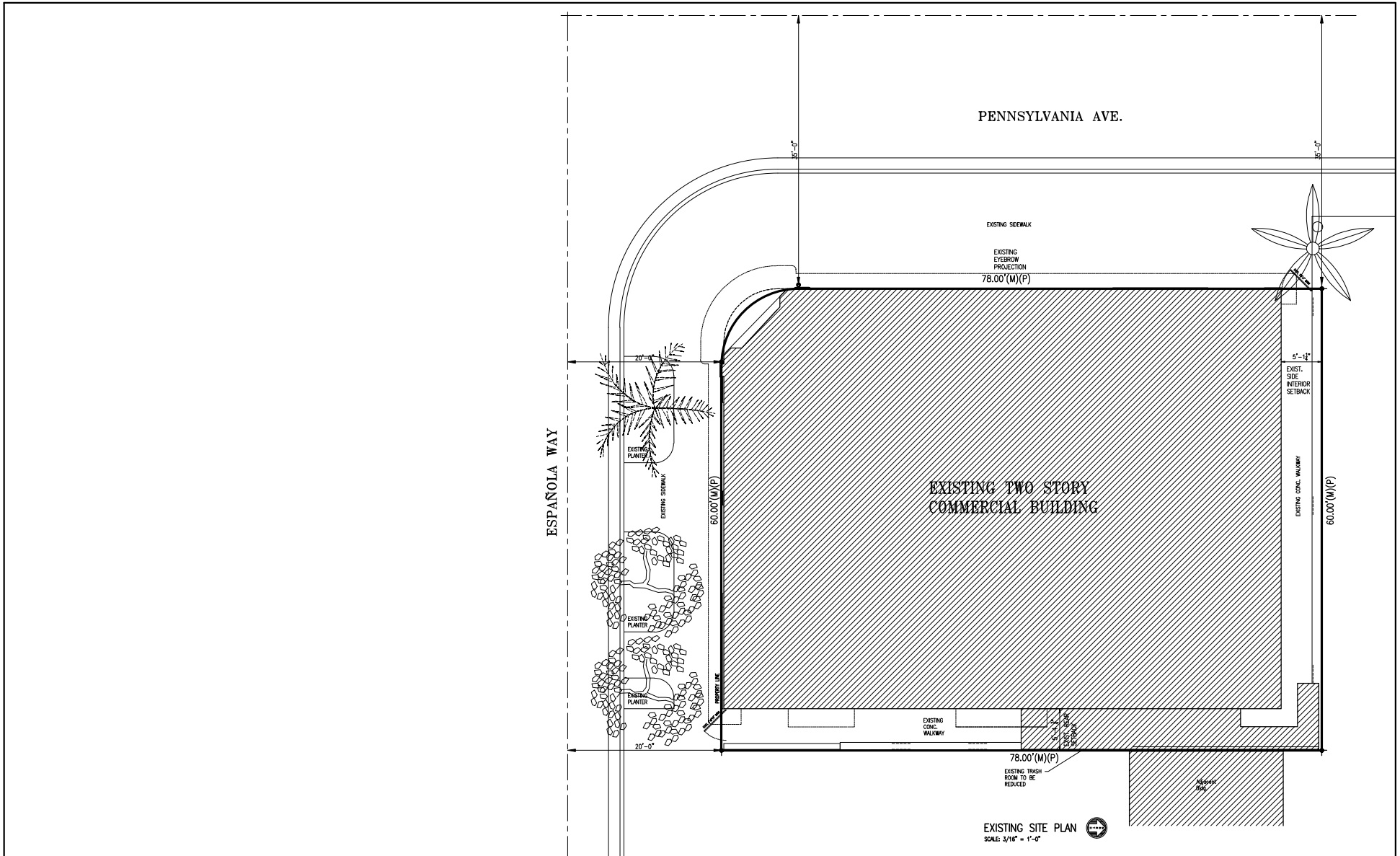
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GN-11
OF
11



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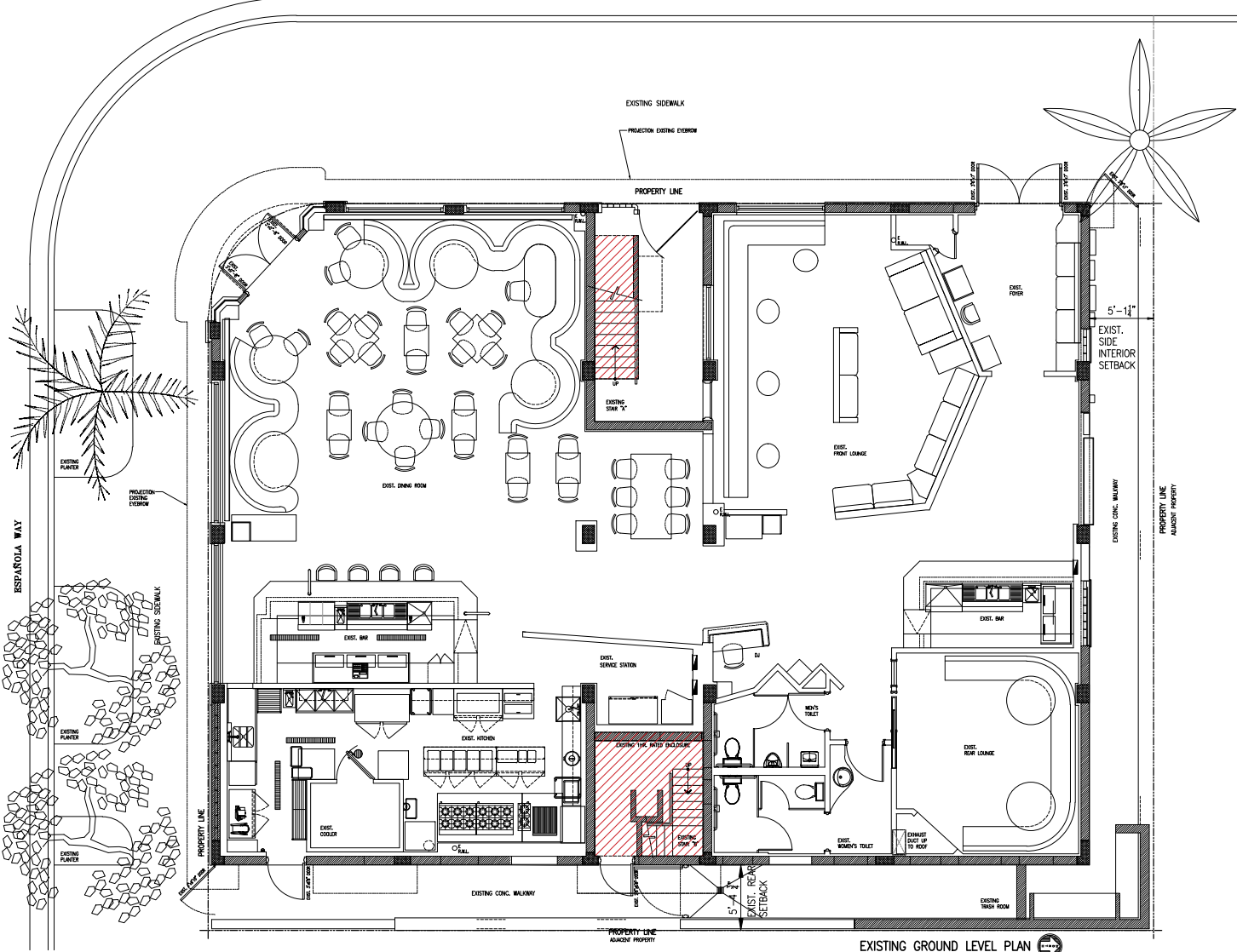
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 SCALE AS SHOWN DATE 9-7-2021

PROJECT NUMBER
22109

EX-1
 OF
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PENNSYLVANIA AVE.
PENNsylvania AVE.



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

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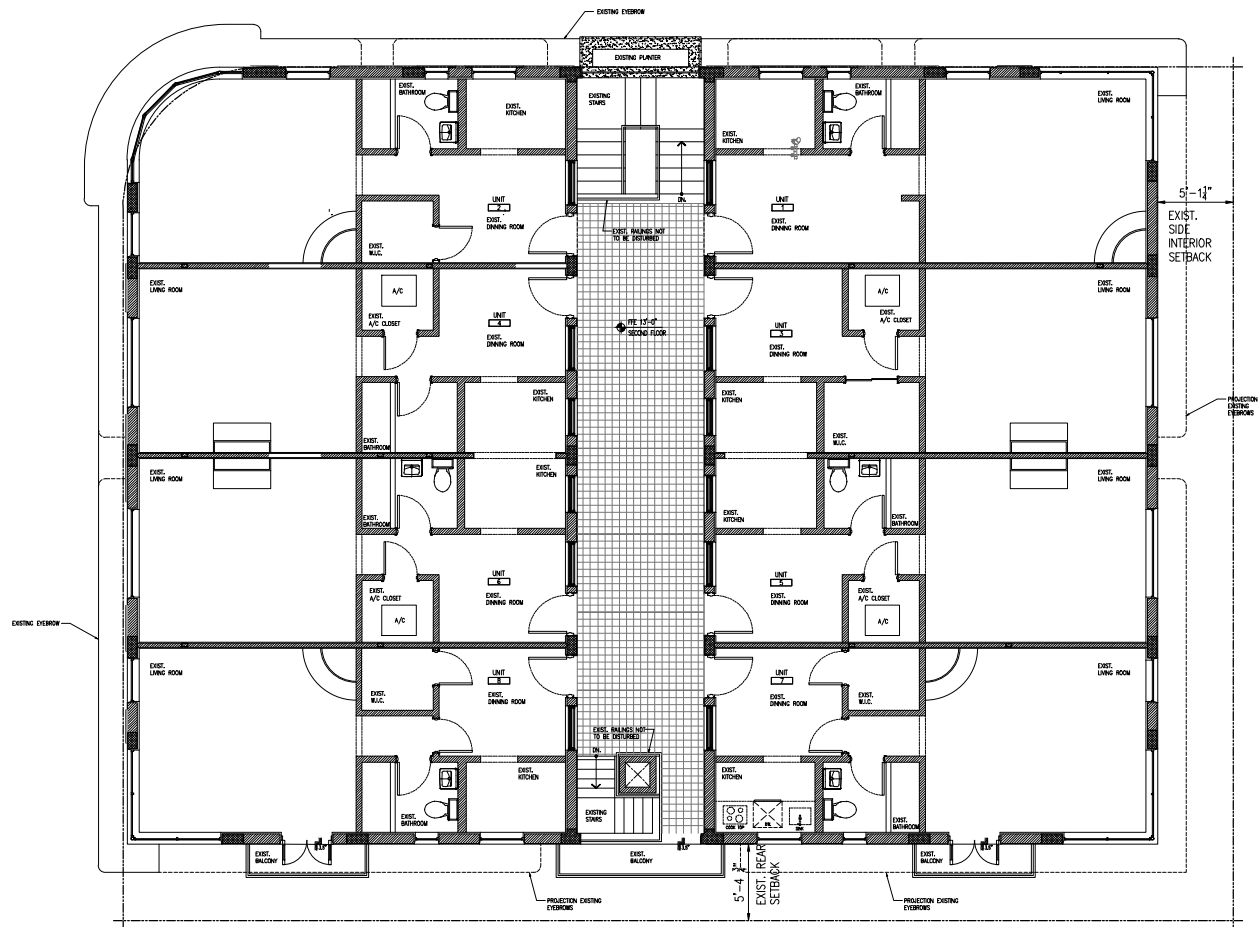
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PROJECT NUMBER
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EX-2
OF
9



SCALE AS SHOWN DATE 9-7-2021



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

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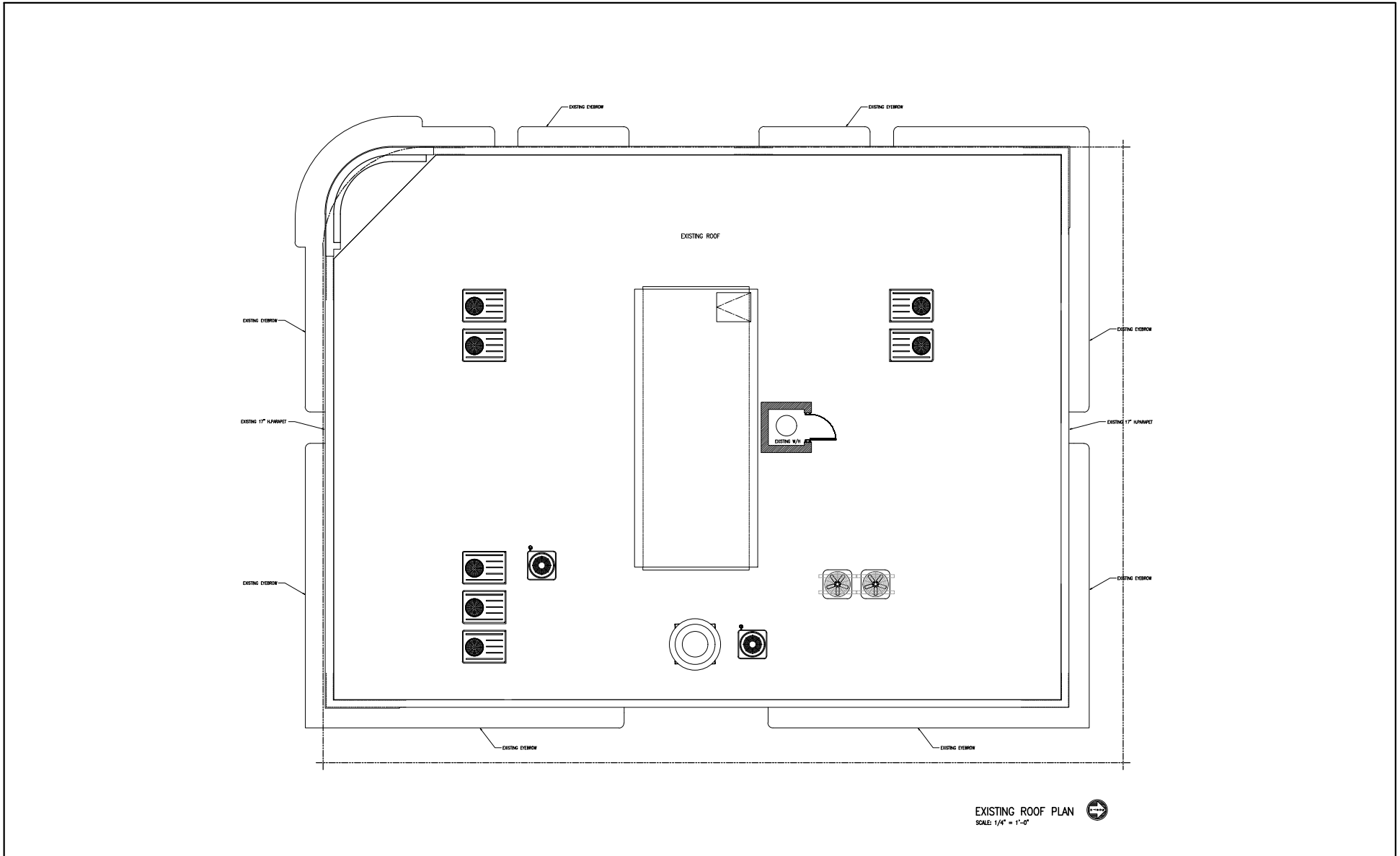
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EX-3
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EXISTING ROOF PLAN 
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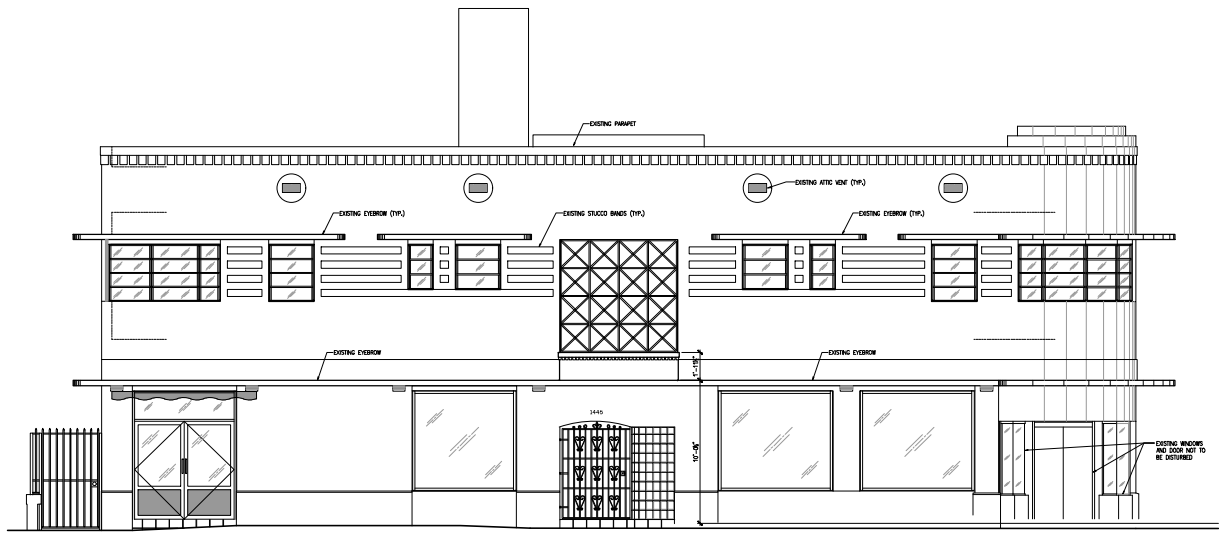
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EXISTING WEST ELEVATION
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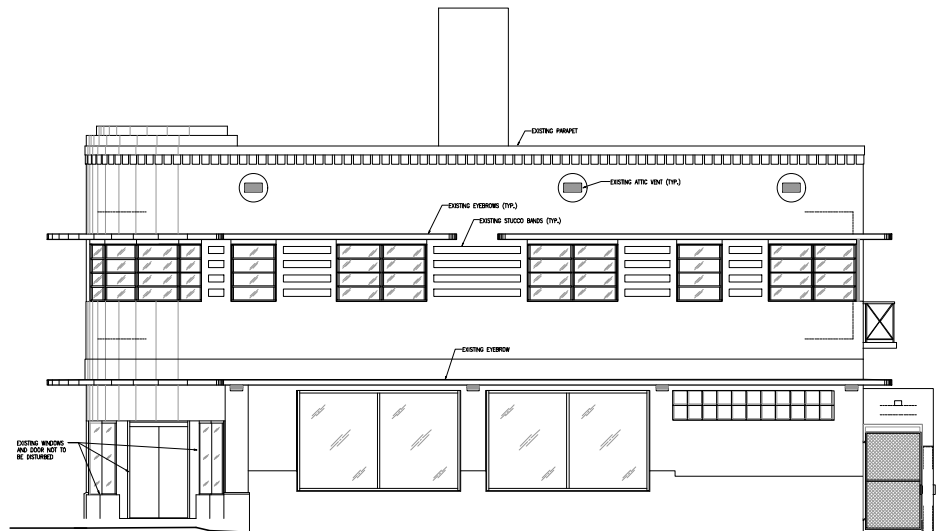
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EXISTING SOUTH ELEVATION
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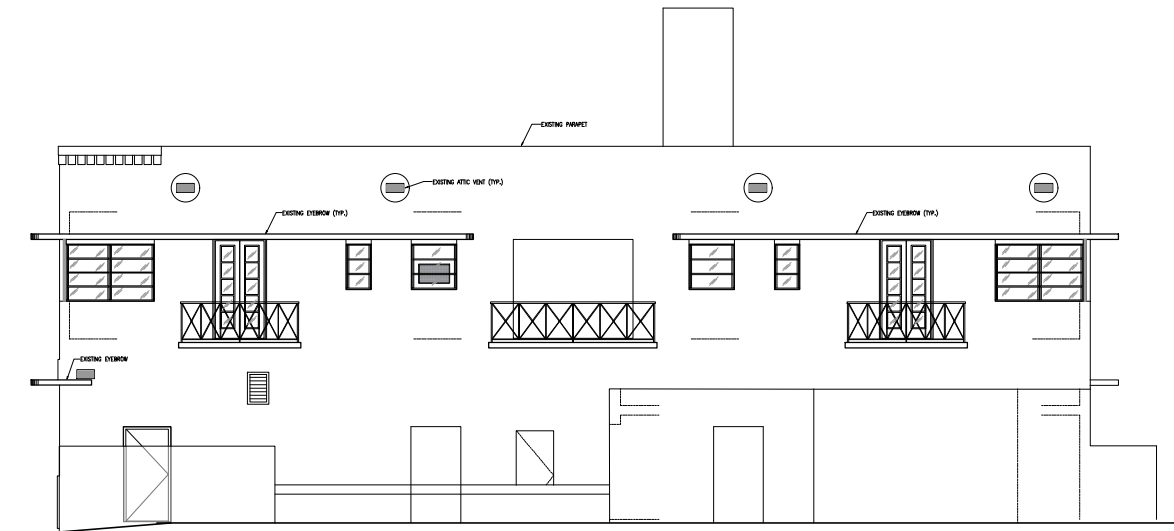
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EXISTING EAST ELEVATION
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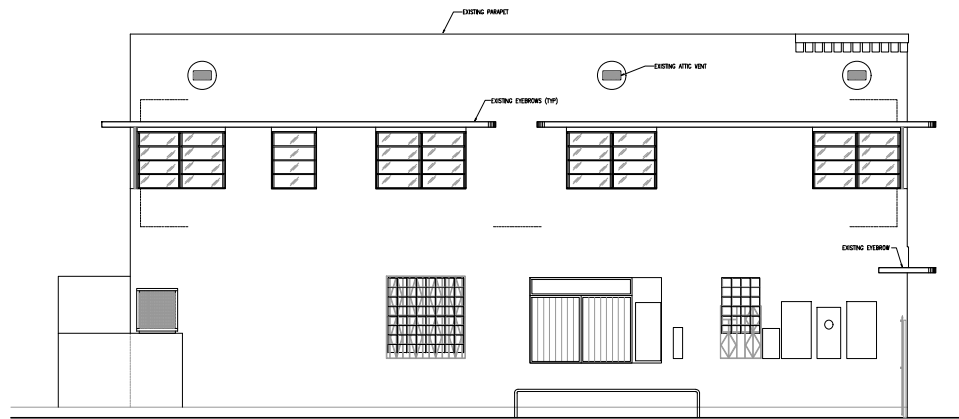
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EXISTING NORTH ELEVATION
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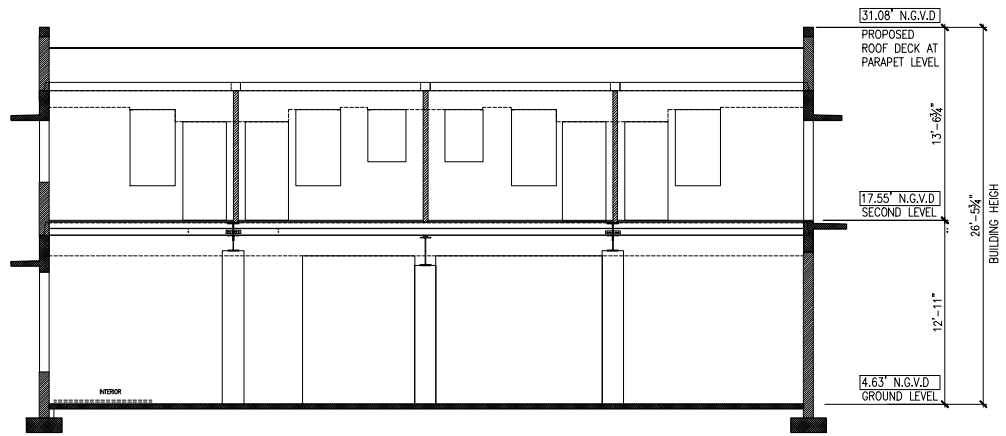
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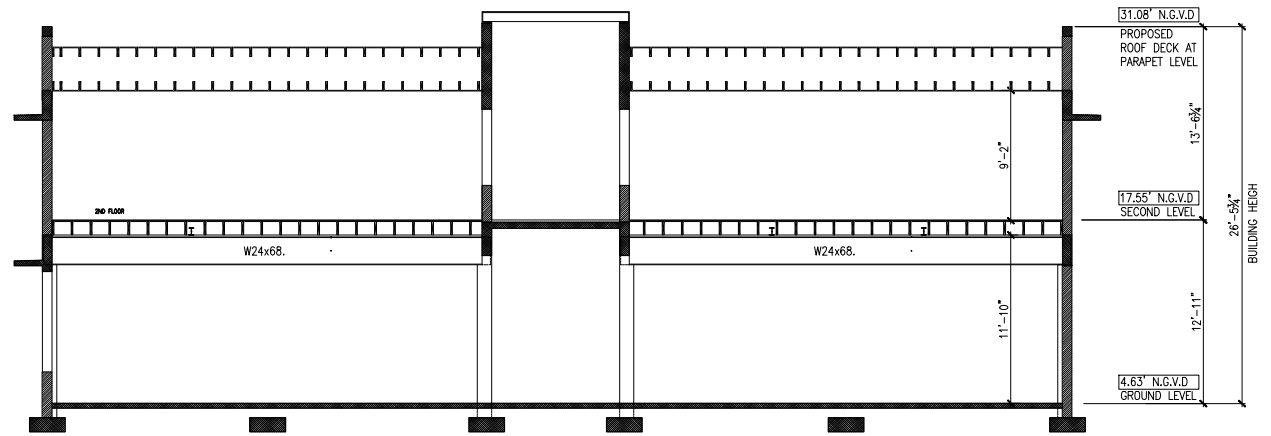
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8





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



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

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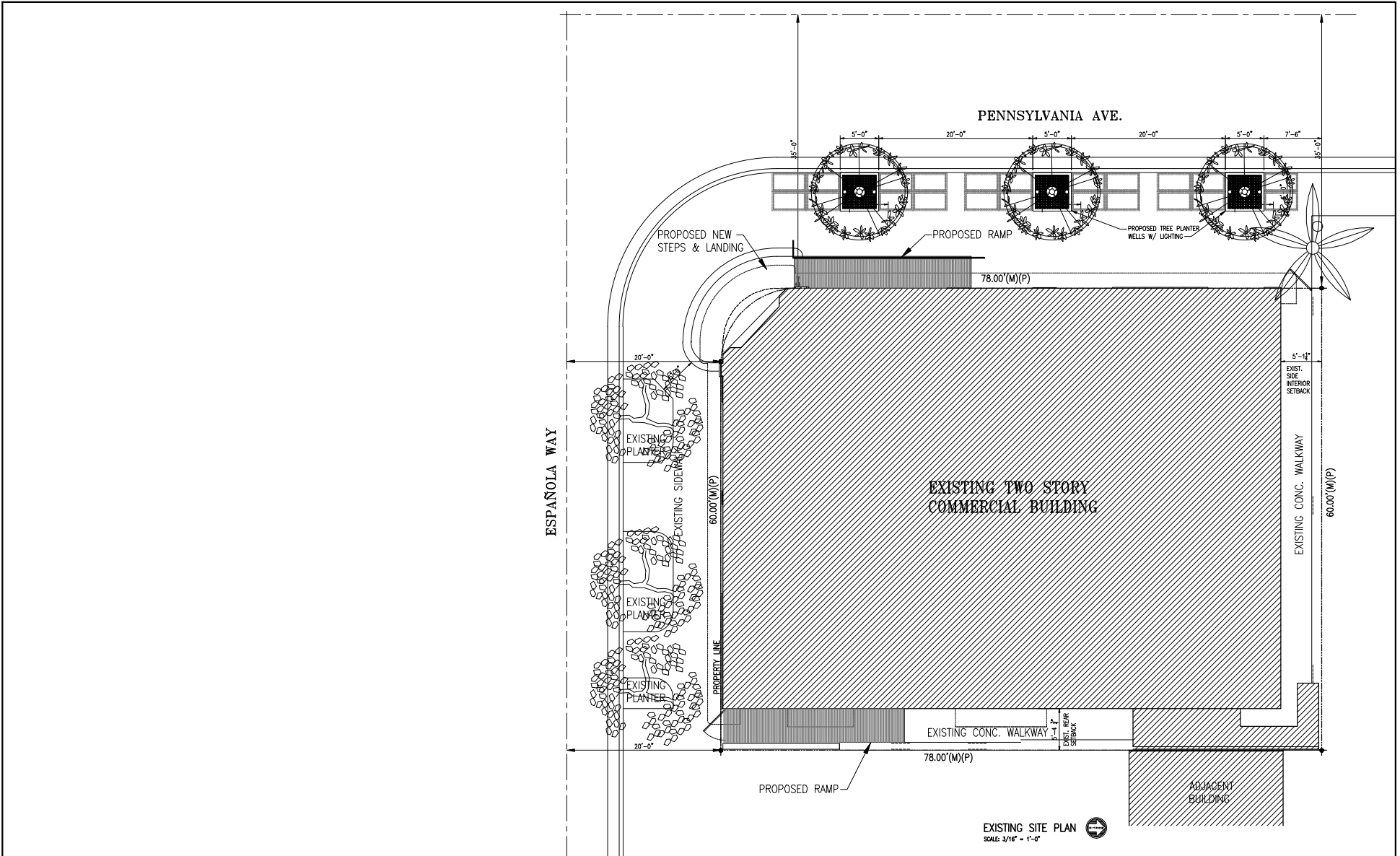
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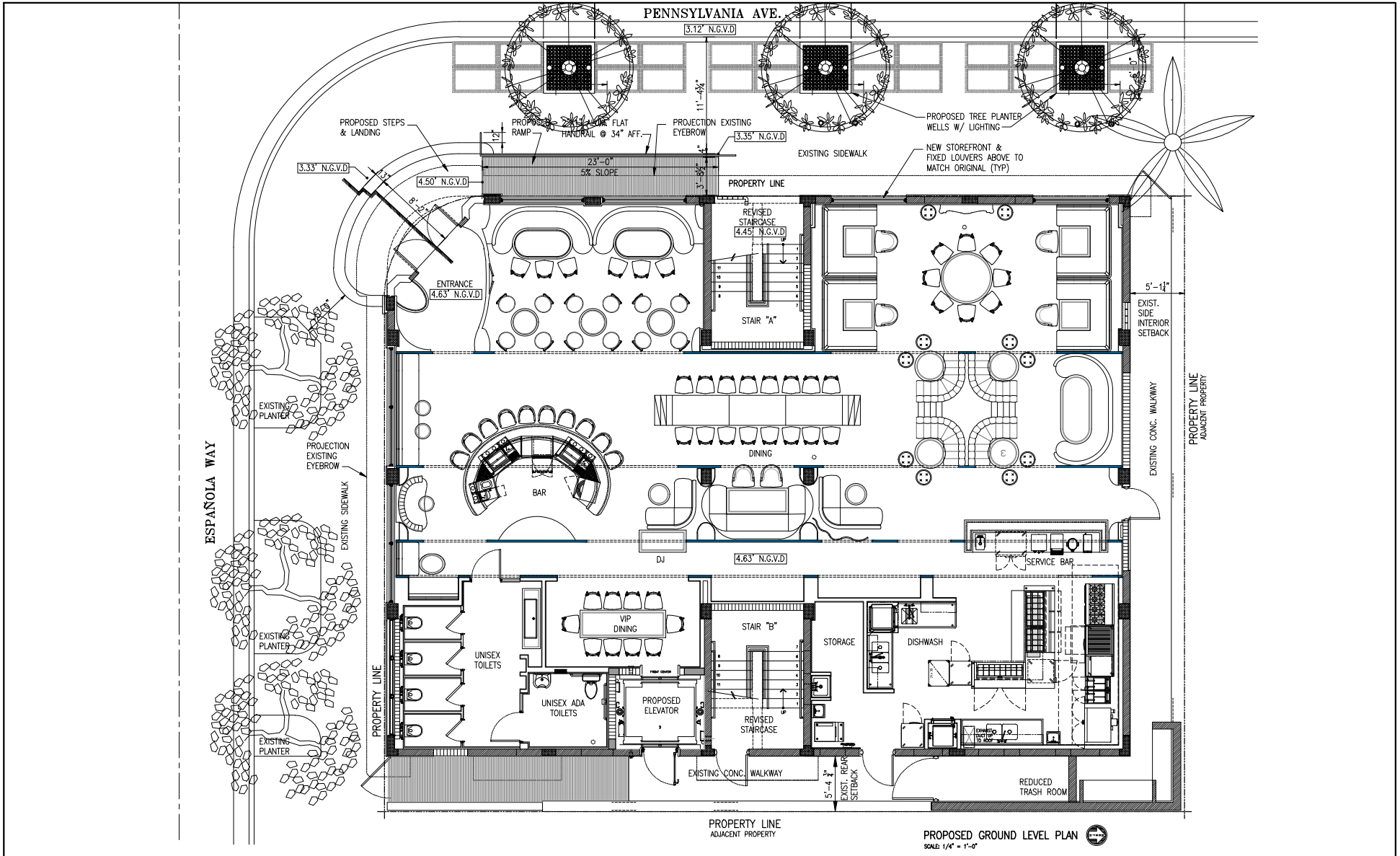
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PROPOSED GROUND LEVEL PLAN
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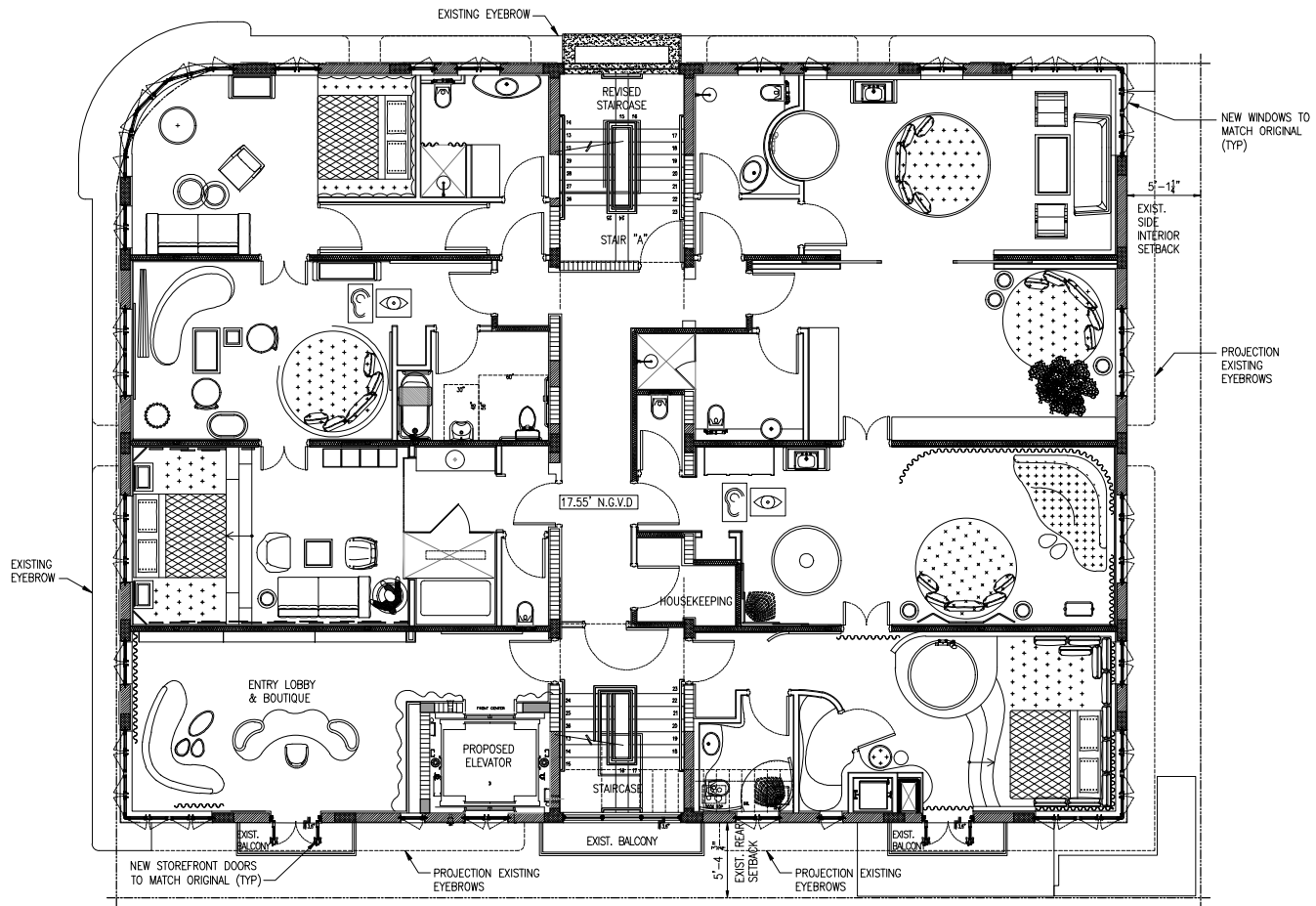
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OF
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PROPOSED SECOND LEVEL PLAN
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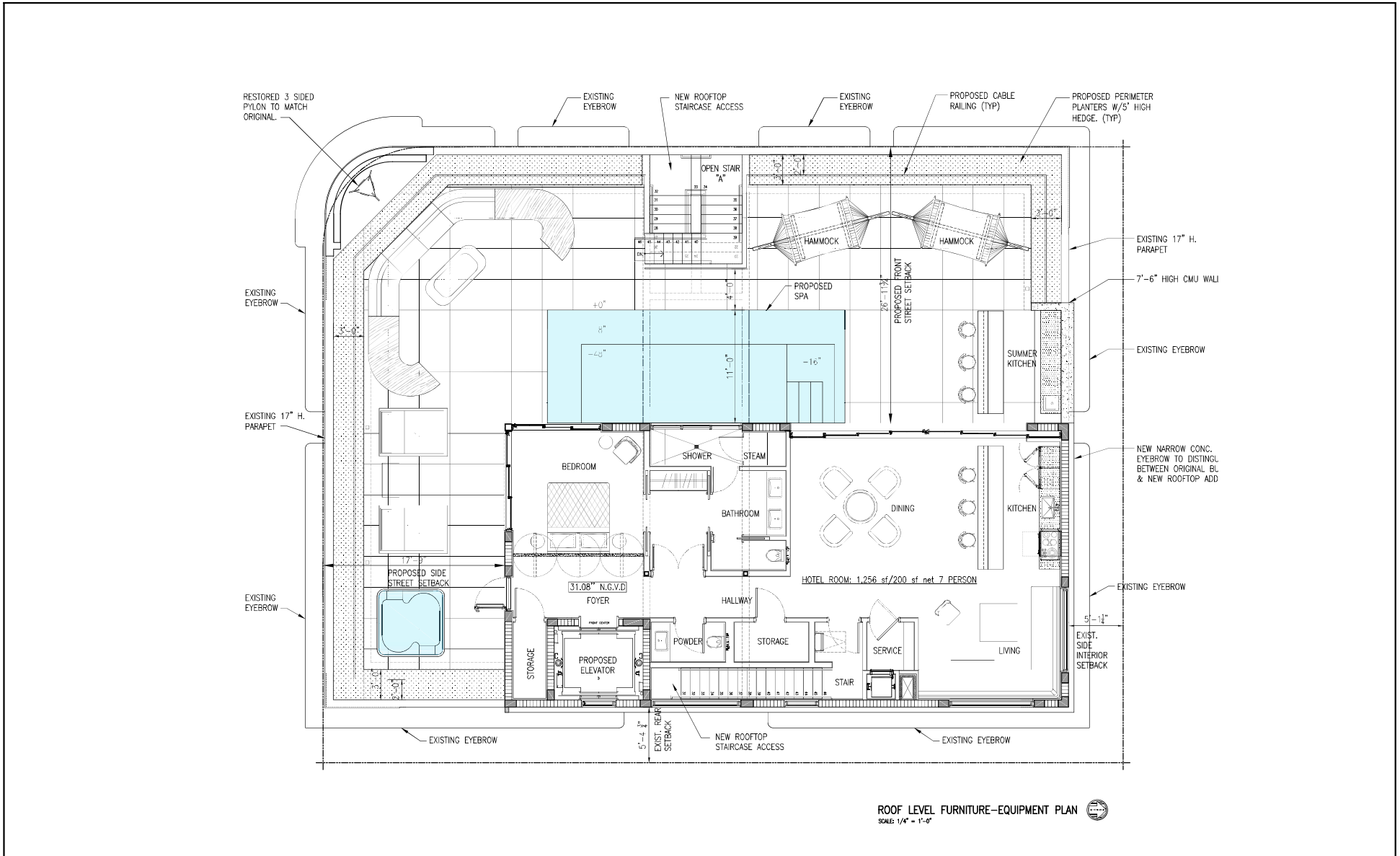
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13





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

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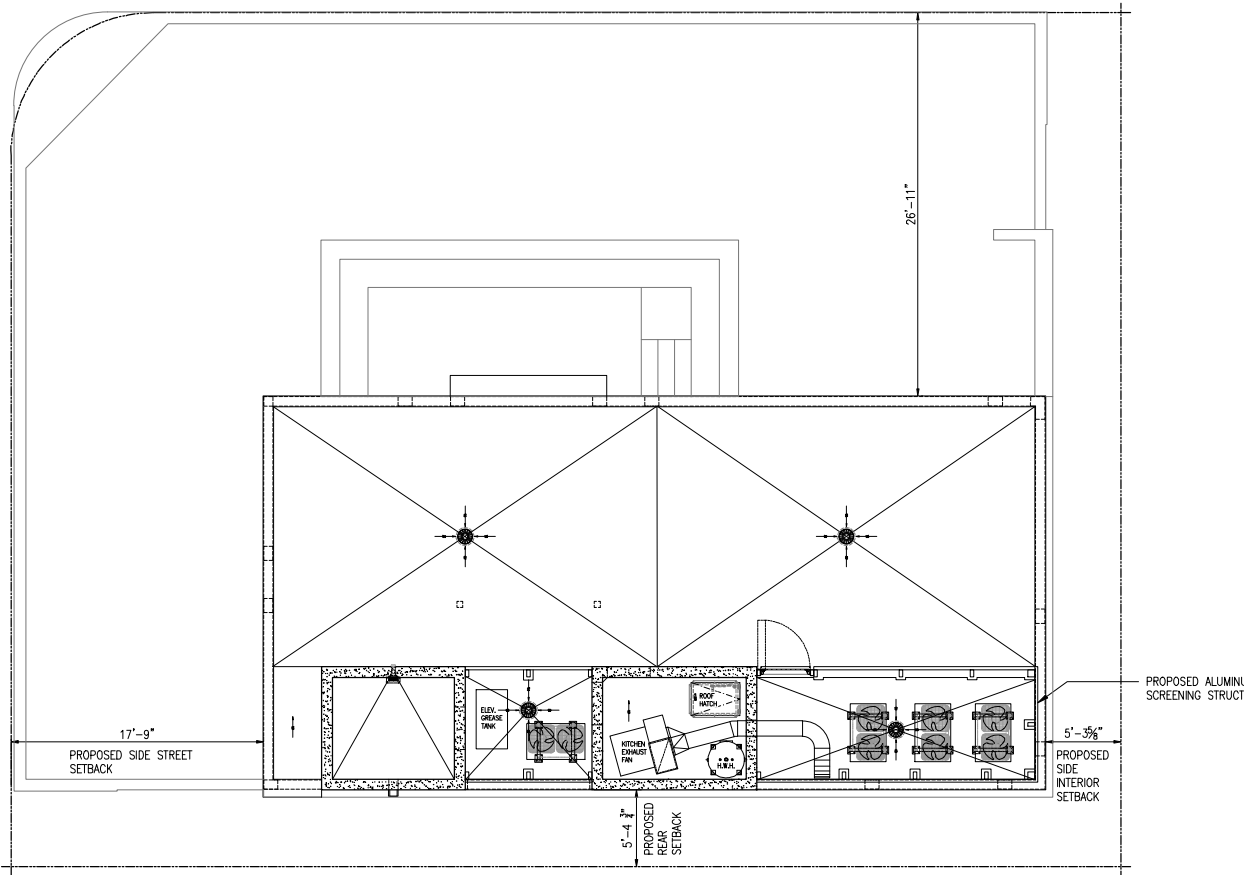
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UPPER ROOF LEVEL PLAN
SCALE: 1/4" = 1'-0"

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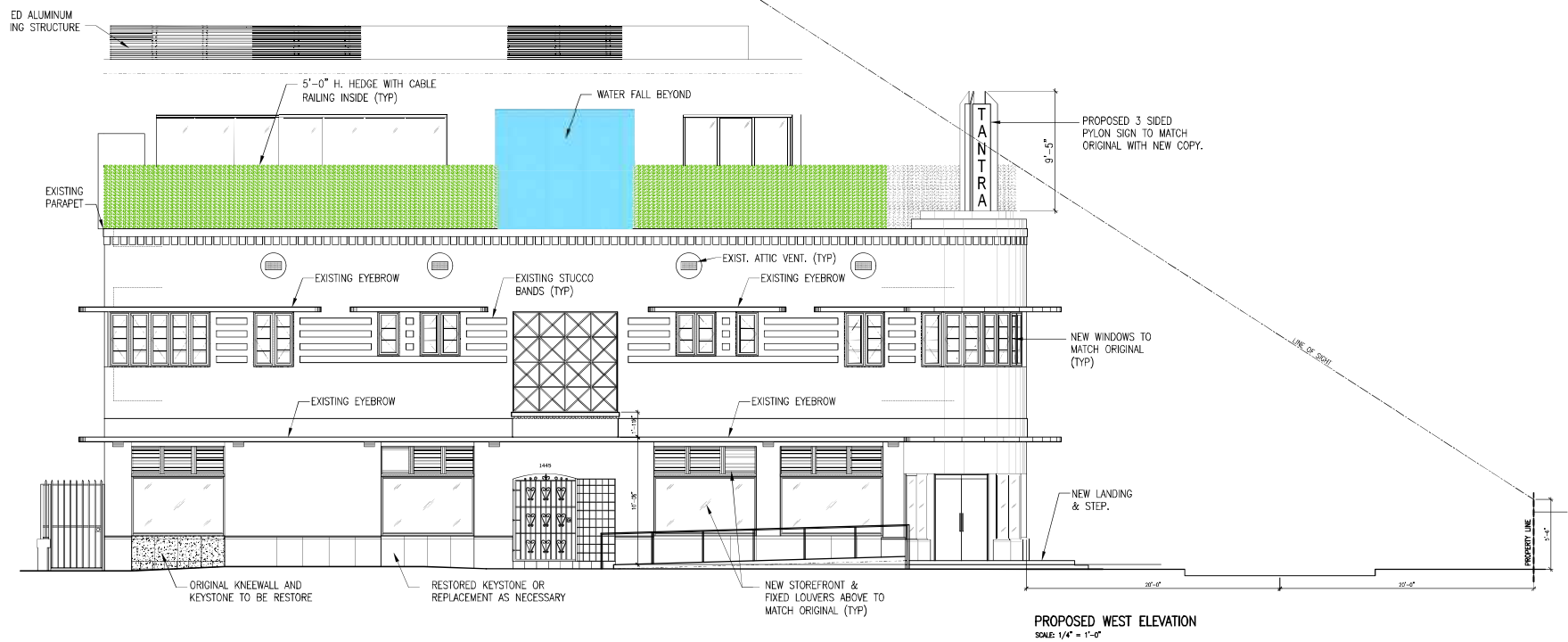
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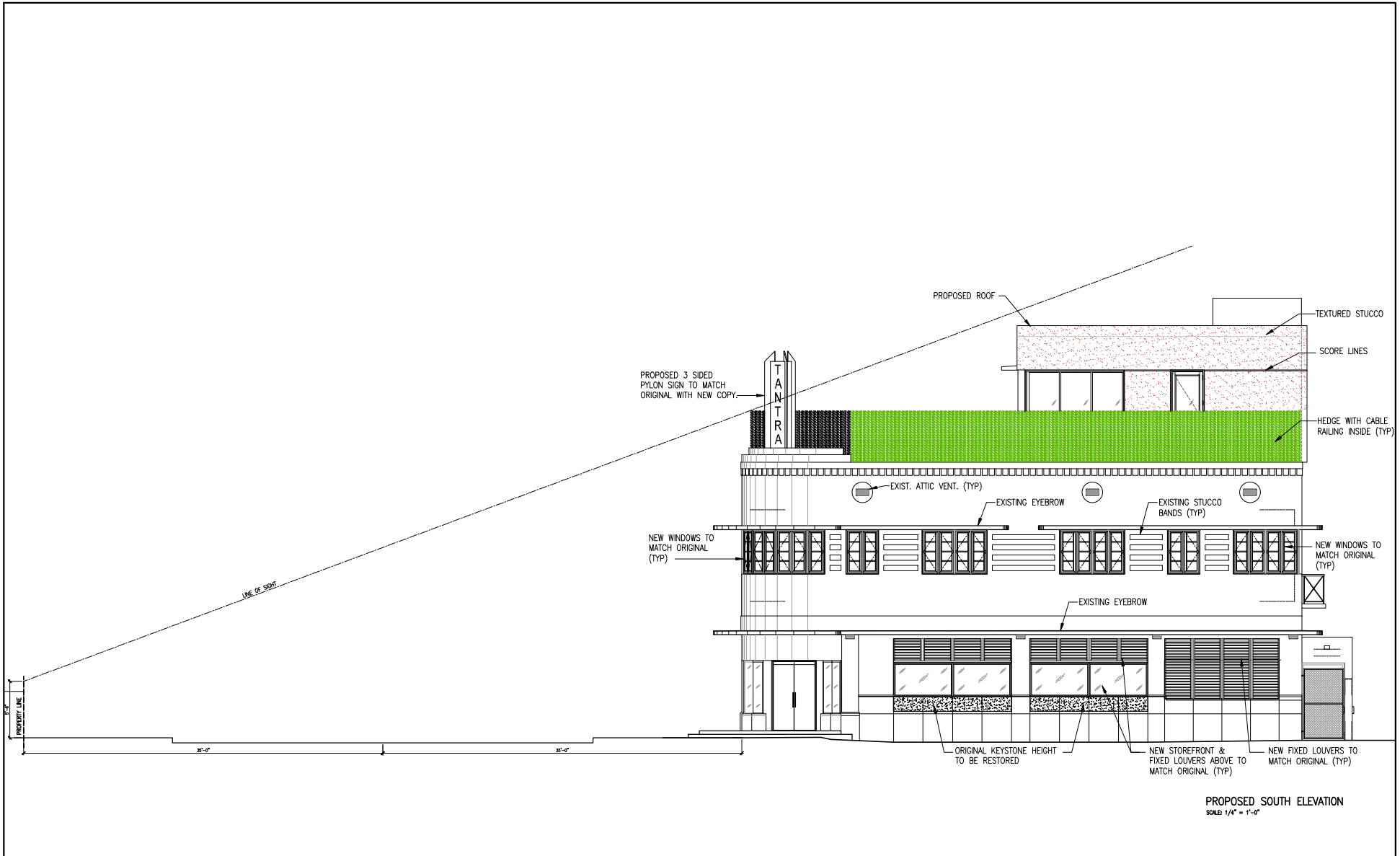
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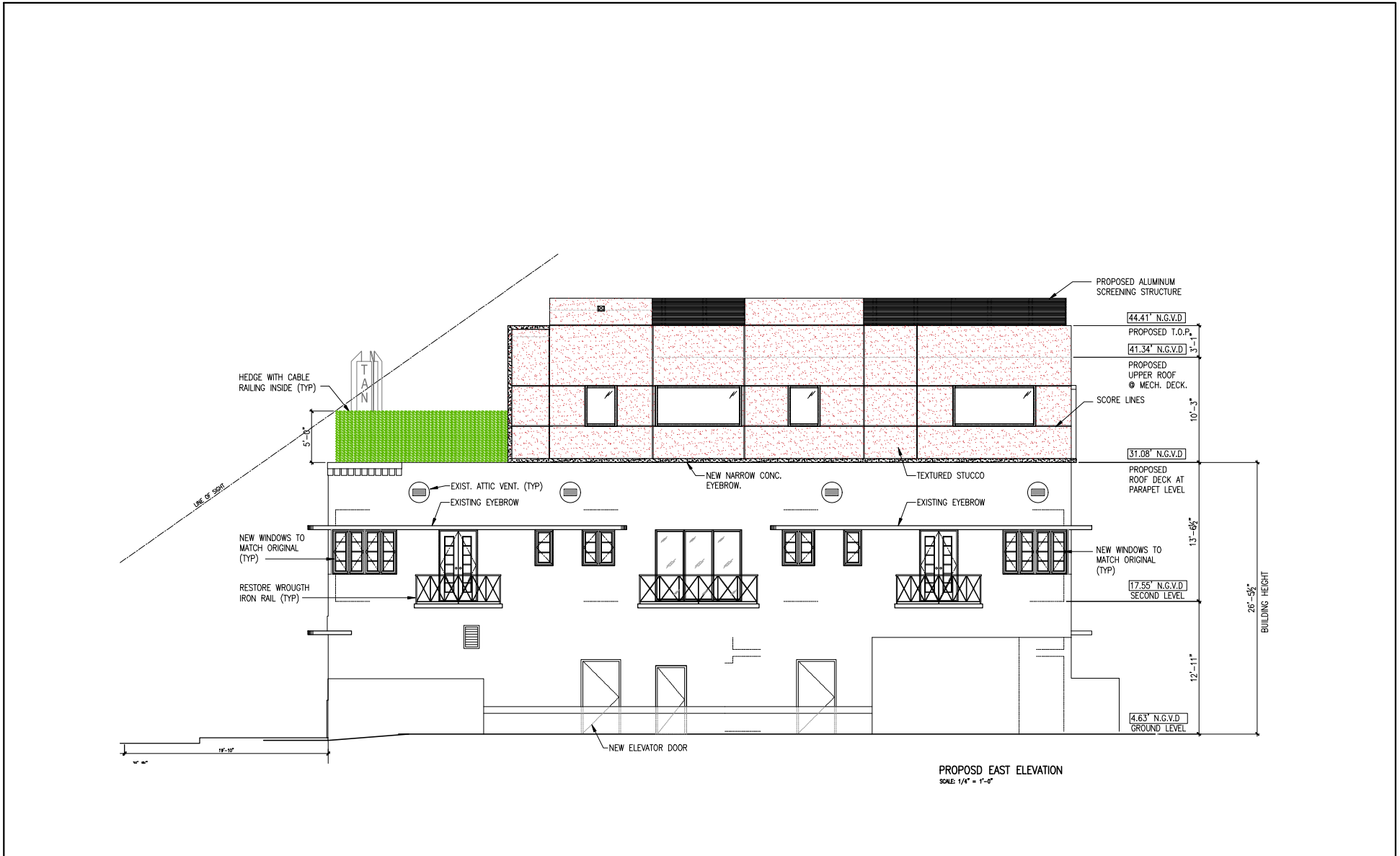
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PROJECT NUMBER
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PROPOSD EAST ELEVATION
SCALE: 1/4" = 1'-0"

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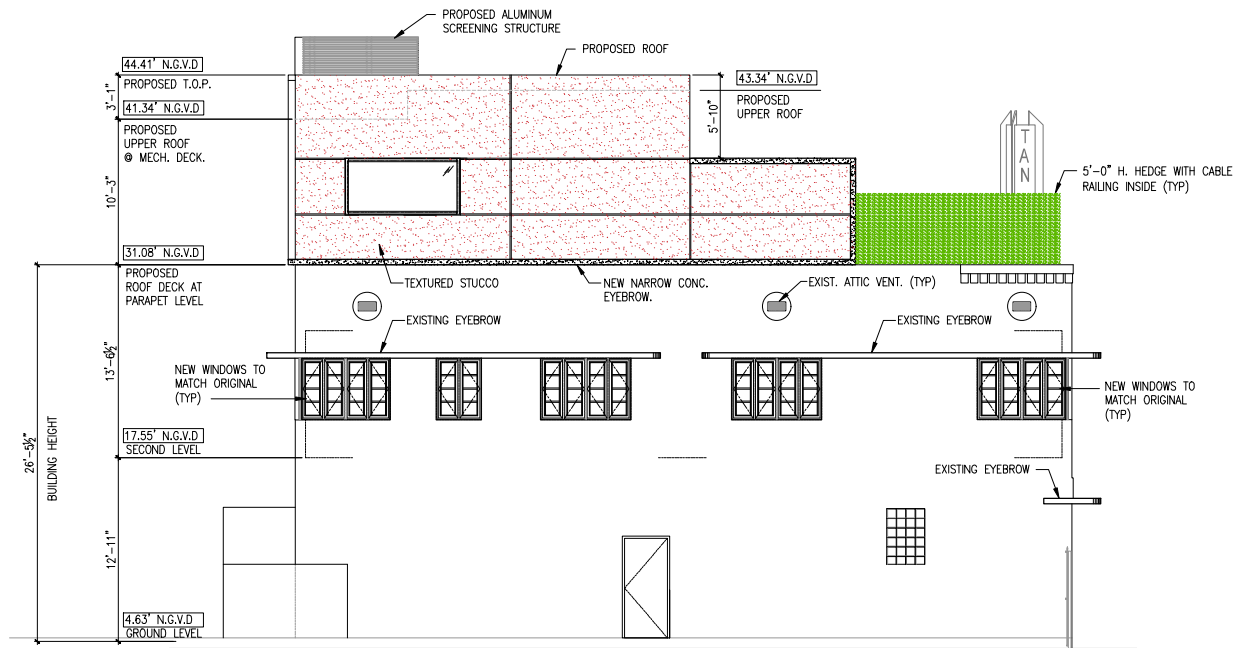
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PROJECT NUMBER
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PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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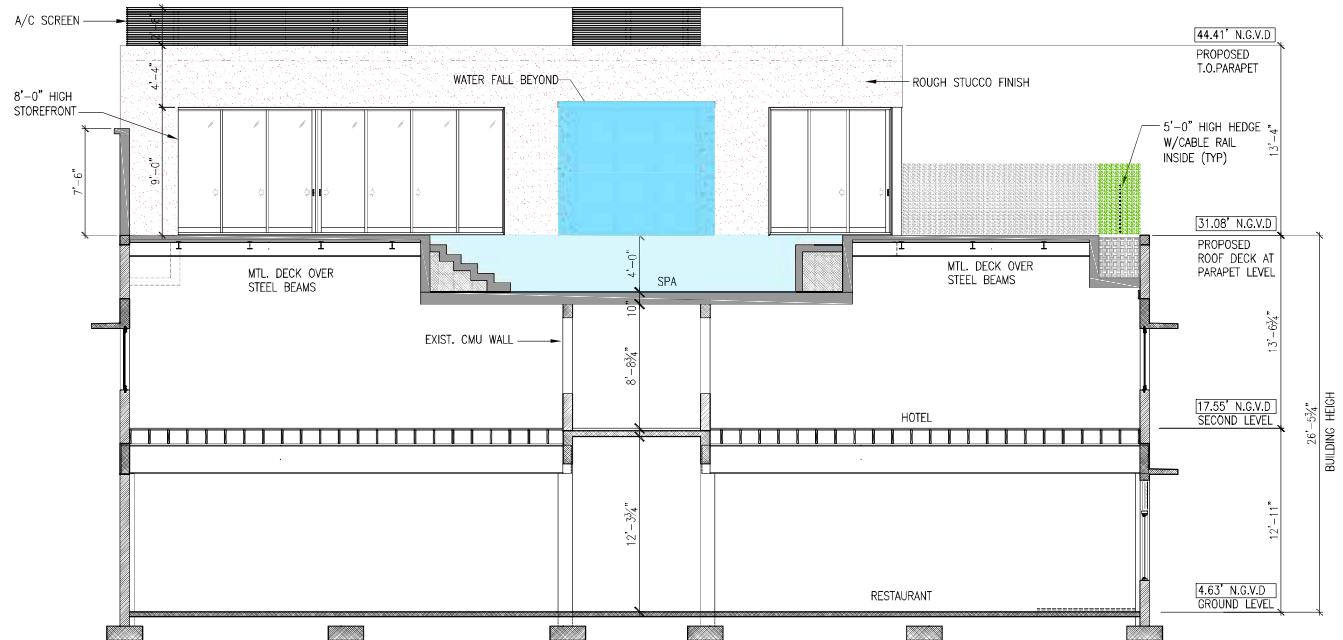
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PROPOSED SECTION
SCALE 1/4" = 1'-0"

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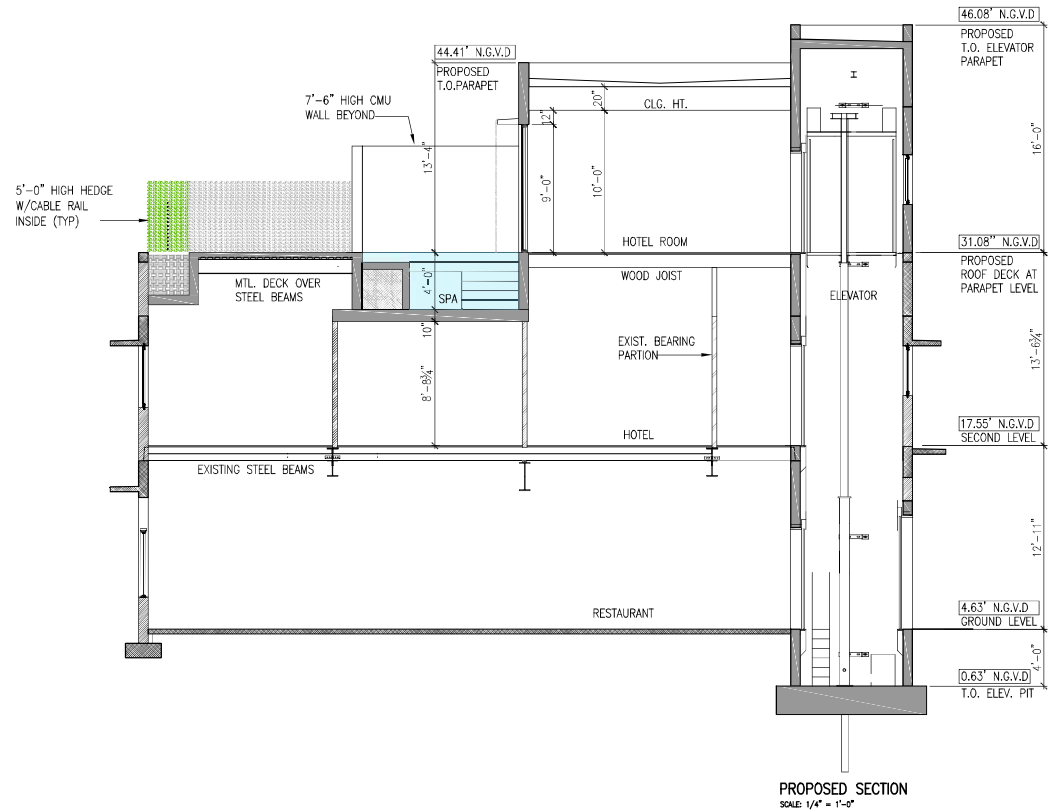
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PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

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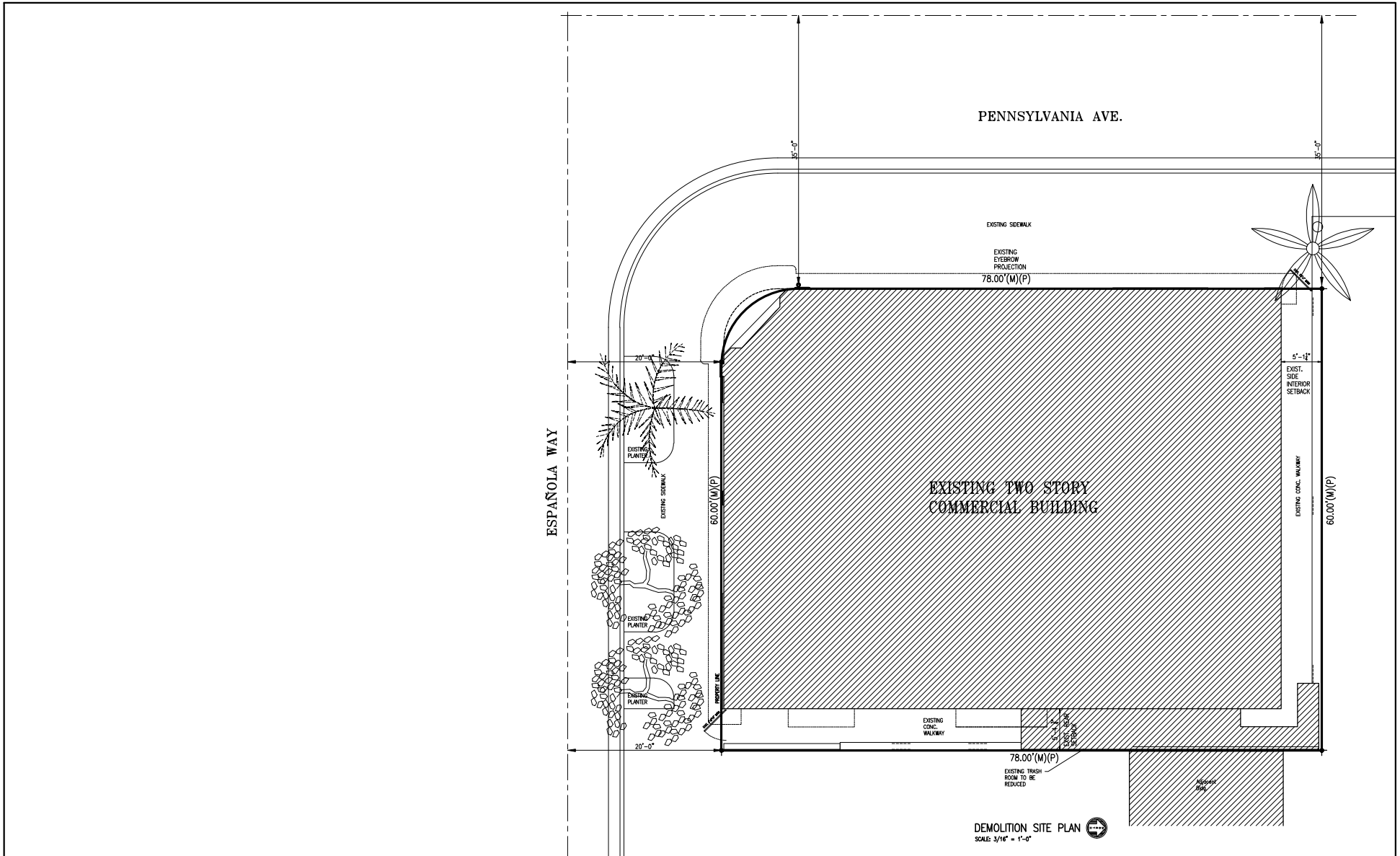
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DEMOLITION SITE PLAN
SCALE 3/16" = 1'-0"

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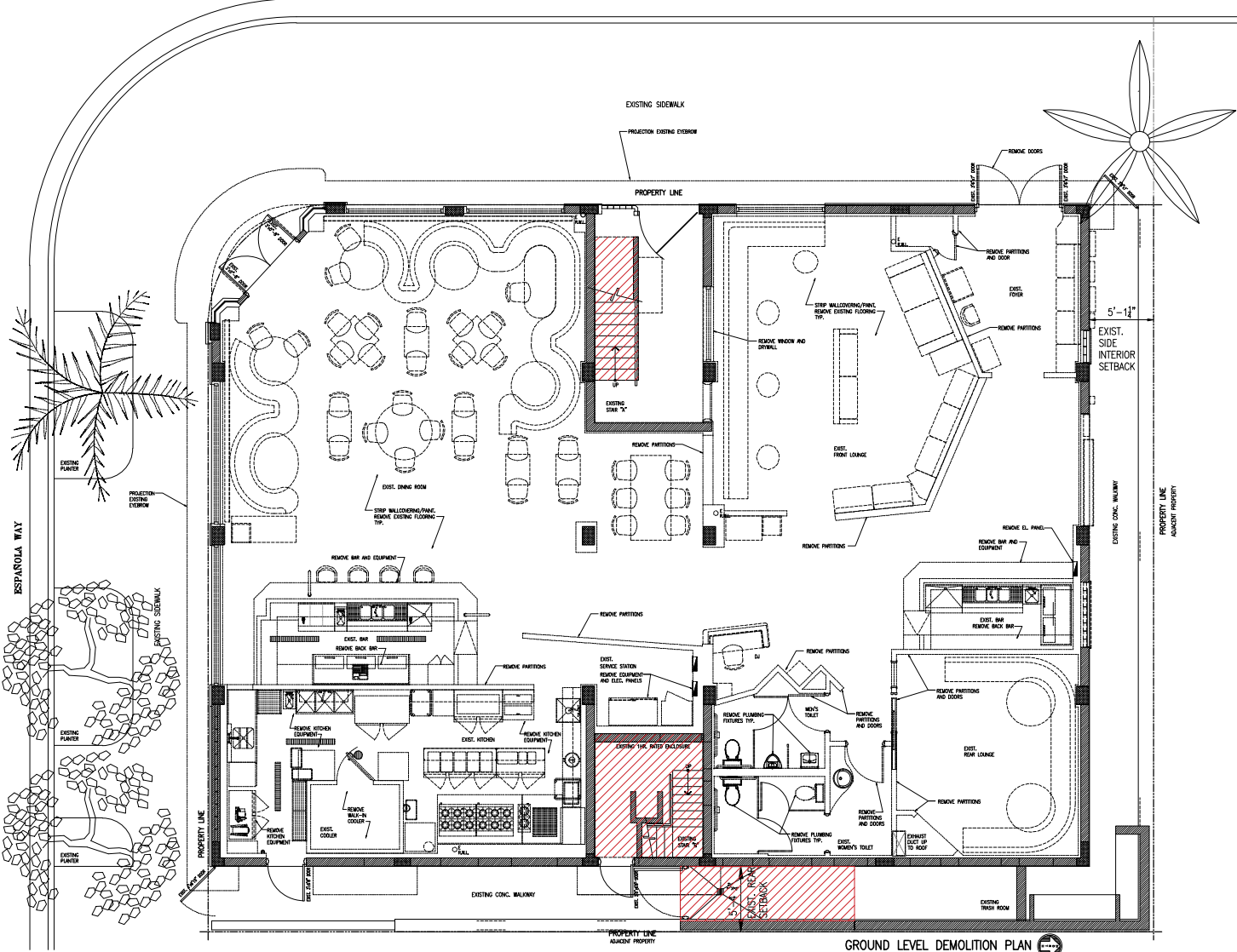
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SCALE AS SHOWN DATE 9-7-2021

Charles H. Benson

PENNSYLVANIA AVE.
PENNSYLVANIA AVE.



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

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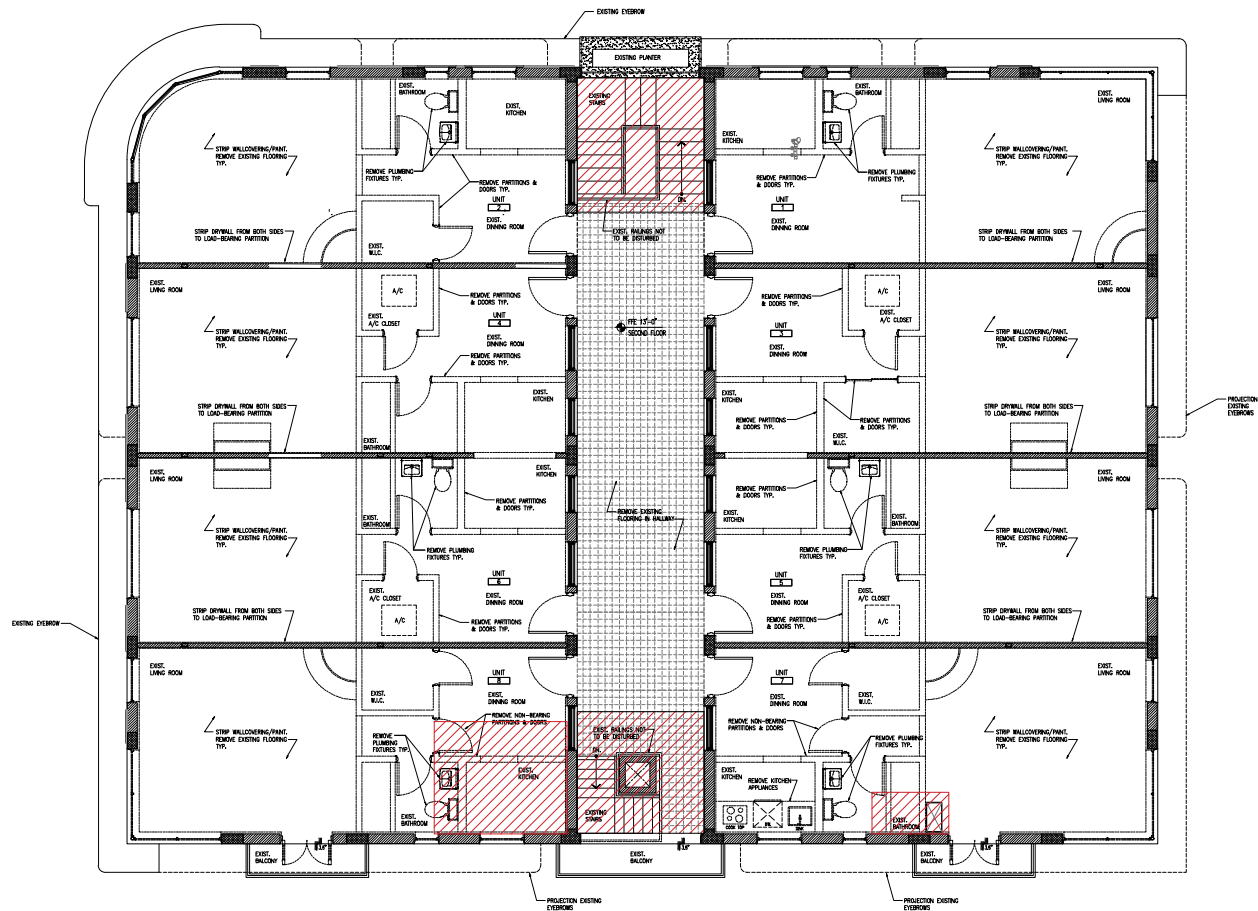
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ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 421136

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Lilian R. Pérez C.
SCALE
AS SHOWN
DATE
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PROJECT NUMBER
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OF
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SECOND LEVEL DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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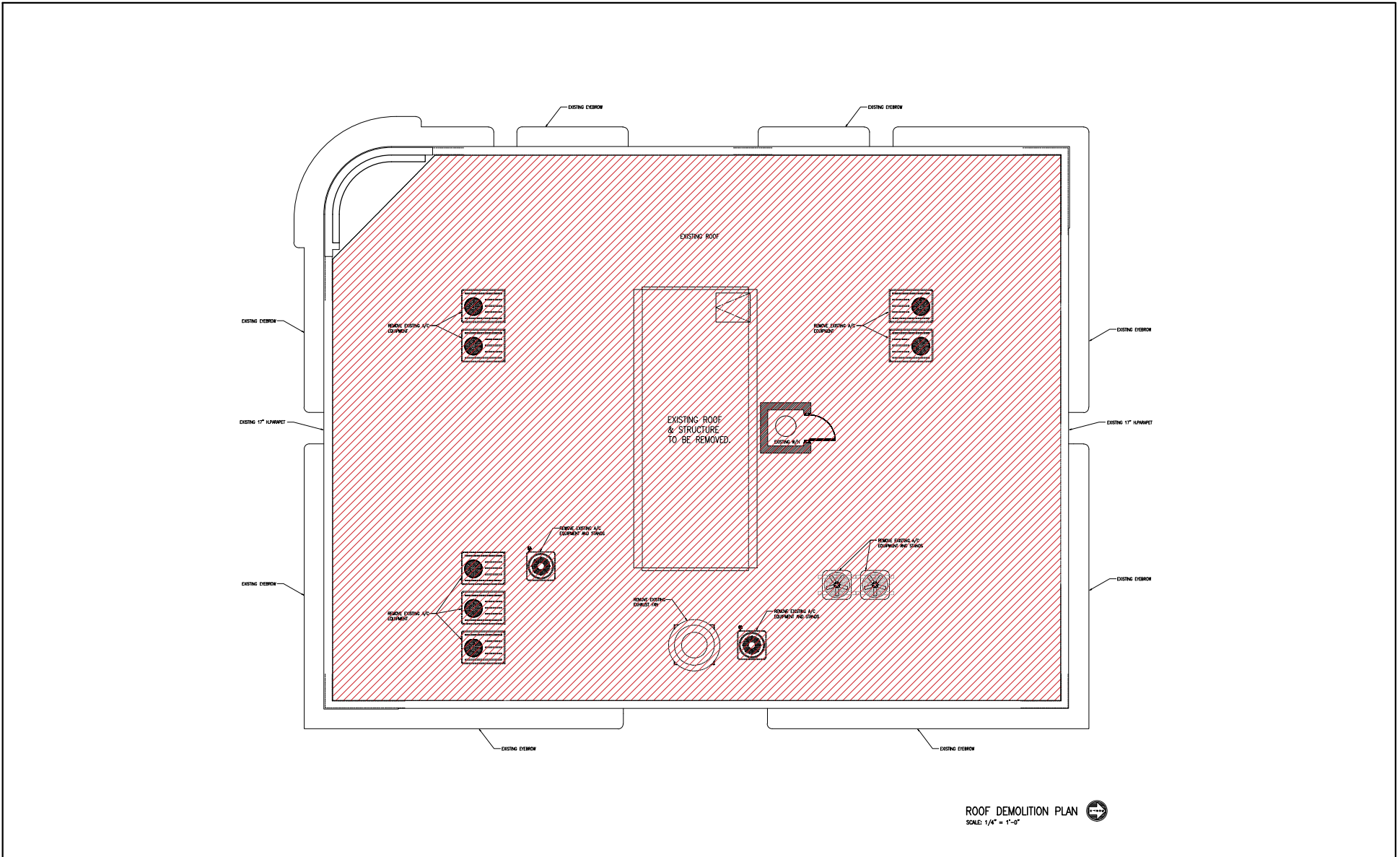
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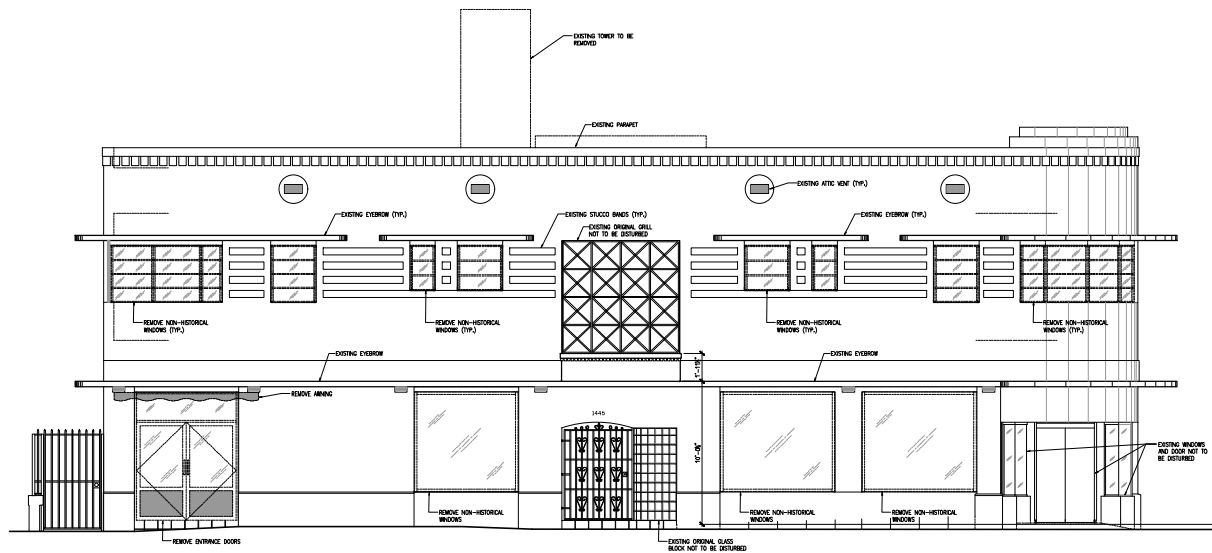
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8





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

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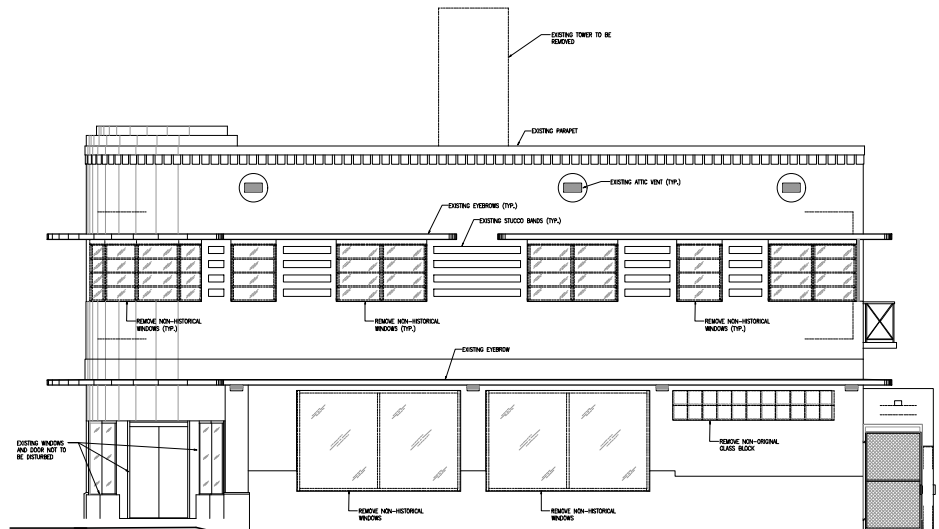
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DEMOLITION SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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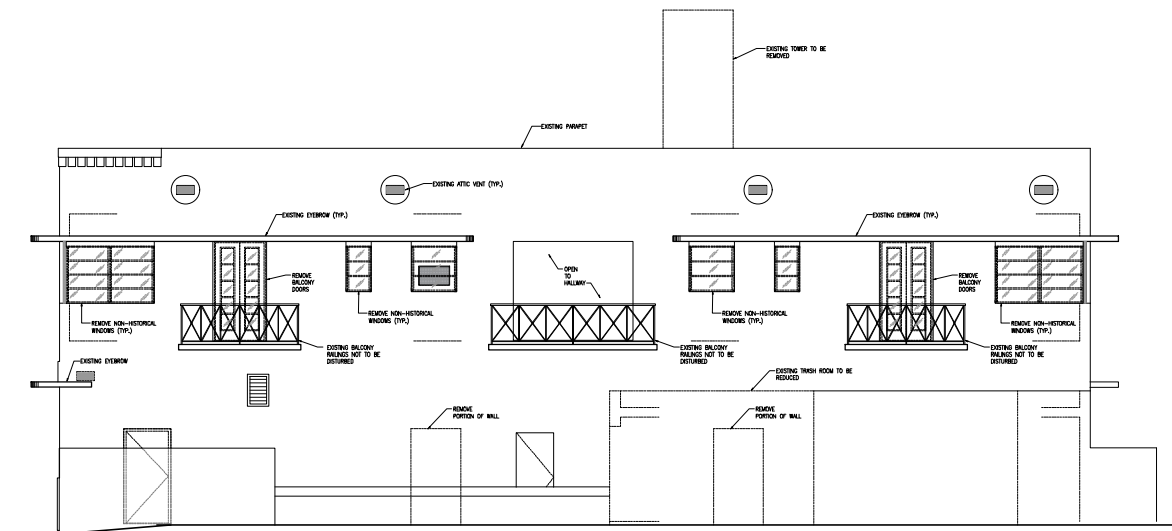
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DEMOLITION EAST ELEVATION
SCALE: 1/4" = 1'-0"

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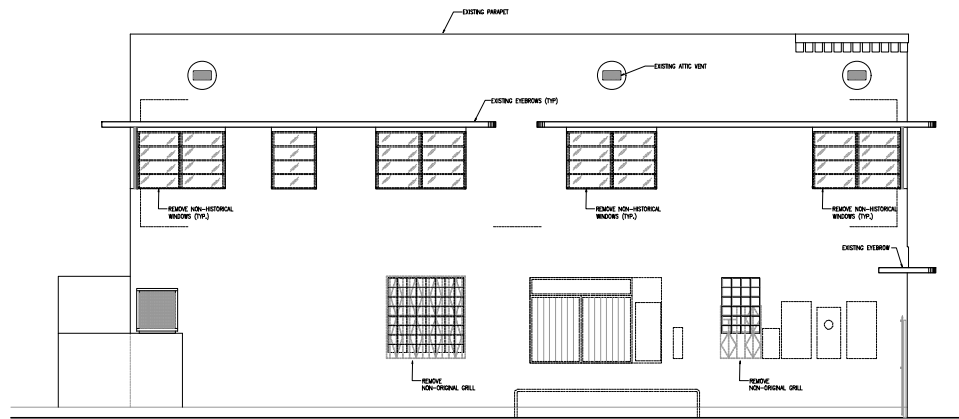
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DEMOLITION NORTH ELEVATION
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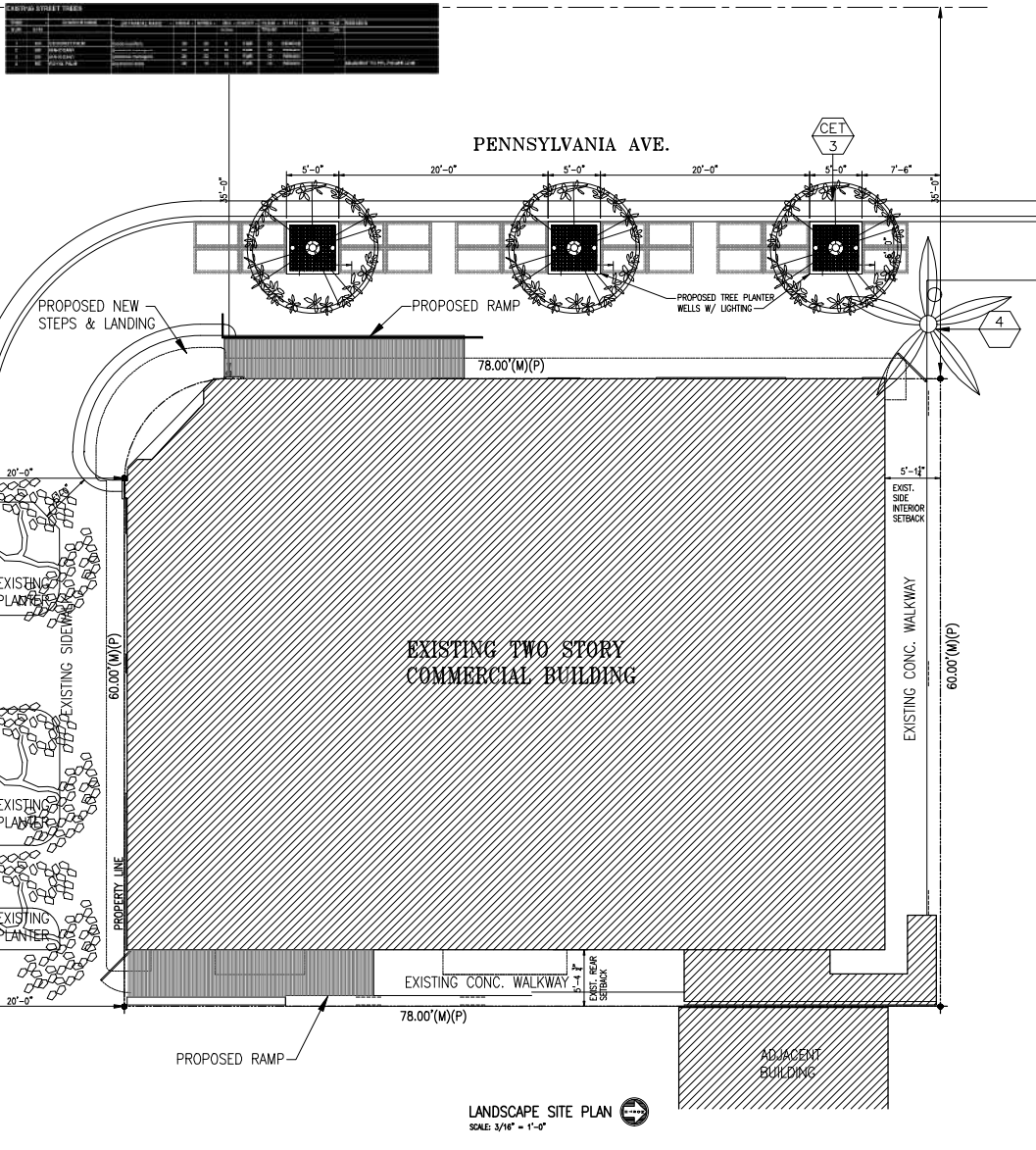
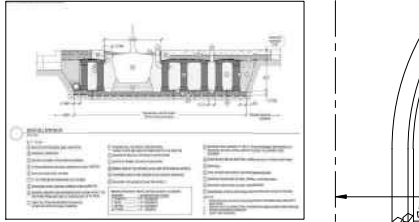
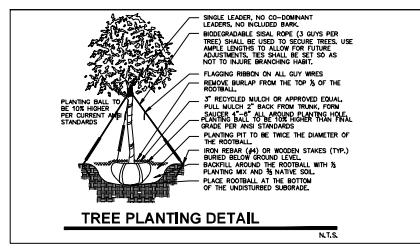
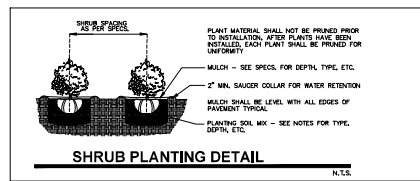
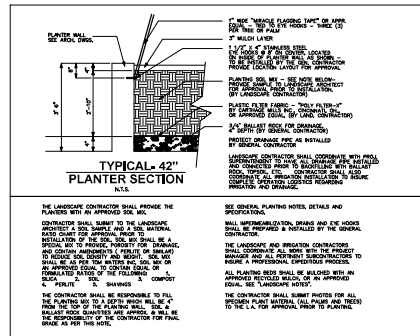
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PLANTLIST			
SYM.	NATIVE #	NAME	BOTANICAL NAME SPECIFICATION
** "AT TIME OF PLANTING" FOR ALL PLANTINGS.			
** SHRUBS			
CR7	YES	42 SMALL-LEAVED CURSIA	Querc. gulfensis 7 GAL. 30" H. 30" G.C. FIB.
SAN	NO	7 MOCHER-IN-LAWS TOUNGE	anemonea tarant 3 GAL. 18"X21" H. 14" G.C.
** TREES			
CET	YES	3 SILVER BUTTERNUT	Casearia spec. 'torquosa' 12" x 5" sp. STANDARD, SHADE LEADER, 2" DIA. 4' C.C.
MH	YES	1 MAHOGANY	Sesuvia Mahogany 4" Trunk, 12" Height, 8" Canopy
TOPSOIL/SOIL MIX			
4 c.y. TREES, PALMS, SHRUBS AND GRASSCOVERS			
16 c.y. "2000 MFT" FOR PLANTING-PER ATLAS PEAT AND SOIL FOR PLANTER BORES			
MULCHING:			
4 c.y. DRK GRN RECYCLED MULCH 3" DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL			
TOPSOIL, SOIL AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL INSPECTION AND APPROVAL.			
INSTALLATION WATERING:			
CONTRACTOR SHALL THOROUGHLY WATER-IN ALL PLANTINGS WHEN PLANTED, AND SHALL CONTINUE WATERING WITH FINAL INSPECTION AND APPROVAL BY THE LOCAL GOVERNING AGENCY AND THE OWNER.			
REPLACEMENT PLANTING NOTE: ANY PLANT MATERIAL THAT IS DEAD, DYING OR LESS THAN FLORIDA GRADE #1 WILL BE REPLACED BY THE OWNER WITH THE SAME OR SIMILAR SPECIES AND SIZED WITHIN 60 DAYS OF PROBLEM IDENTIFICATION.			

MATERIALS LIST			
SYM.	NATIVE #	NAME	BOTANICAL NAME SPECIFICATION
"DEEPROOT" SILVA CELLS			
14 SILVA CELLS			
2" X SILVA CELL 2" TO PROVIDE DEPTH AS SHOWN IN SECT.			
PER MANUFACTURER'S SPECIFICATIONS.			
15 c.y. "2000 MFT" FOR PLANTING-PER ATLAS PEAT AND SOIL.			
2.5' x 4.5' x 2.5' (600mm) = 28.25 cu ft (1.08 cu yd) per unit / 27 cu ft = 1 c.y.			
CONTRACTOR SHALL MAKE PROVISIONS FOR ALL EXISTING AND PROPOSED UTILITIES (ABOVE AND BELOW GROUND) AND SHALL BE RESPONSIBLE TO PROTECT THROUGHOUT THE CONSTRUCTION PROCESS.			
CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND INSTALL ALL COMPONENTS FOR "DEEPROOT SILVA CELL" PER MANUFACTURER'S STANDARDS WITH INSPECTION AND APPROVAL TO BE SECURED BY THE PROJECT LANDSCAPE ARCHITECT AND THE CITY THROUGHOUT THE PROCESS TO INCLUDE INSPECTION AND APPROVAL DURING, PRIOR TO SOIL BACKFILLING, AND ALL PHASES AS DEEMED NECESSARY BY THE PROJECT LANDSCAPE ARCHITECT AND THE CITY OF MIAMI BEACH.			
CONTRACTOR SHALL CALL THE CITY OF MIAMI BEACH FOR A PRE-CONSTRUCTION CONFERENCE REGARDING ALL LANDSCAPE RELATED ITEMS TO INCLUDE SITE PREPARATION, DEEPROOT SILVA CELL INSTALLATION, LANDSCAPE AND IRRIGATION INSTALLATION AND ANY OTHER ITEMS RELATED TO THE LANDSCAPE COMPONENTS.			



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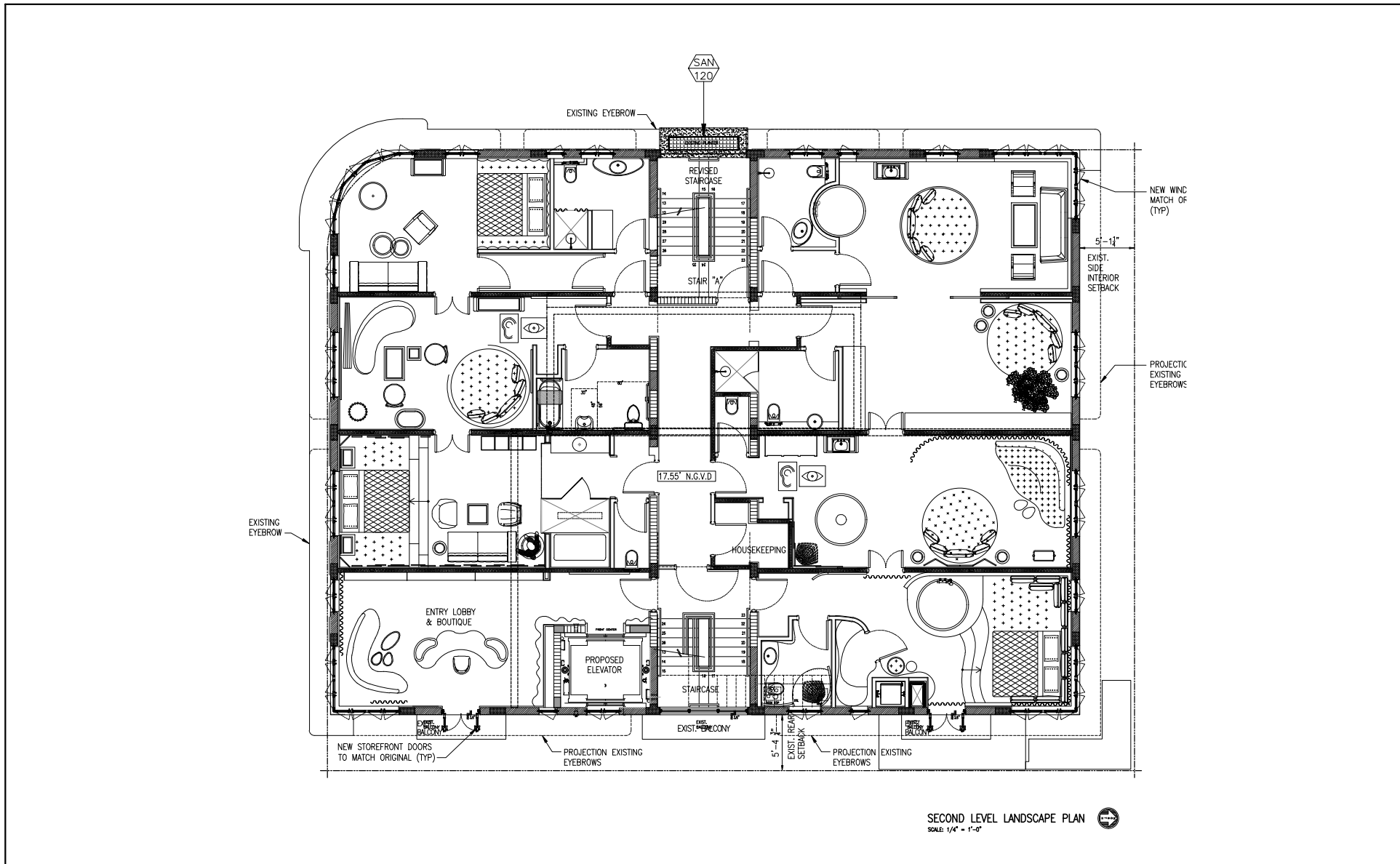
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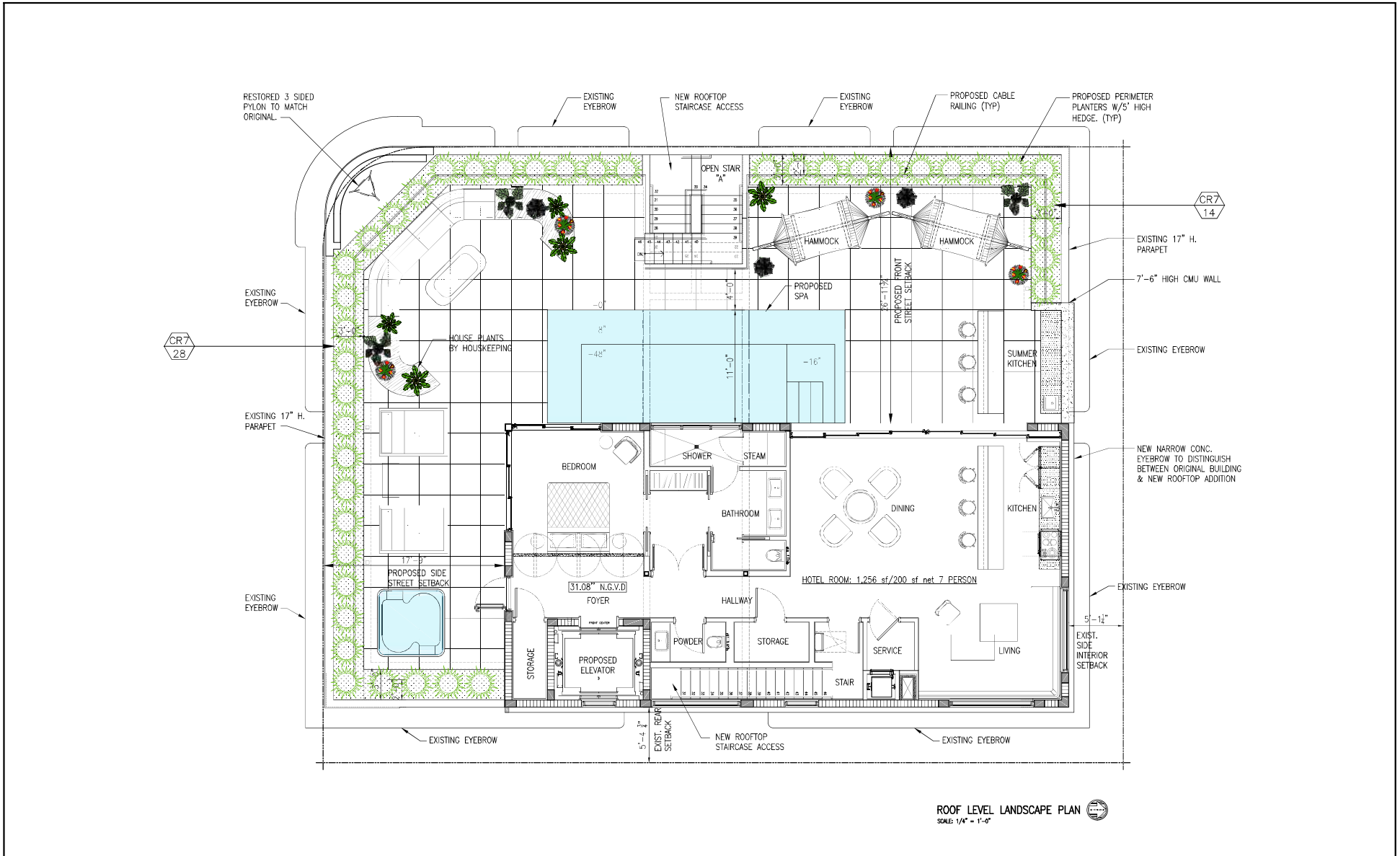
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ROOF LEVEL LANDSCAPE PLAN
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L-3
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