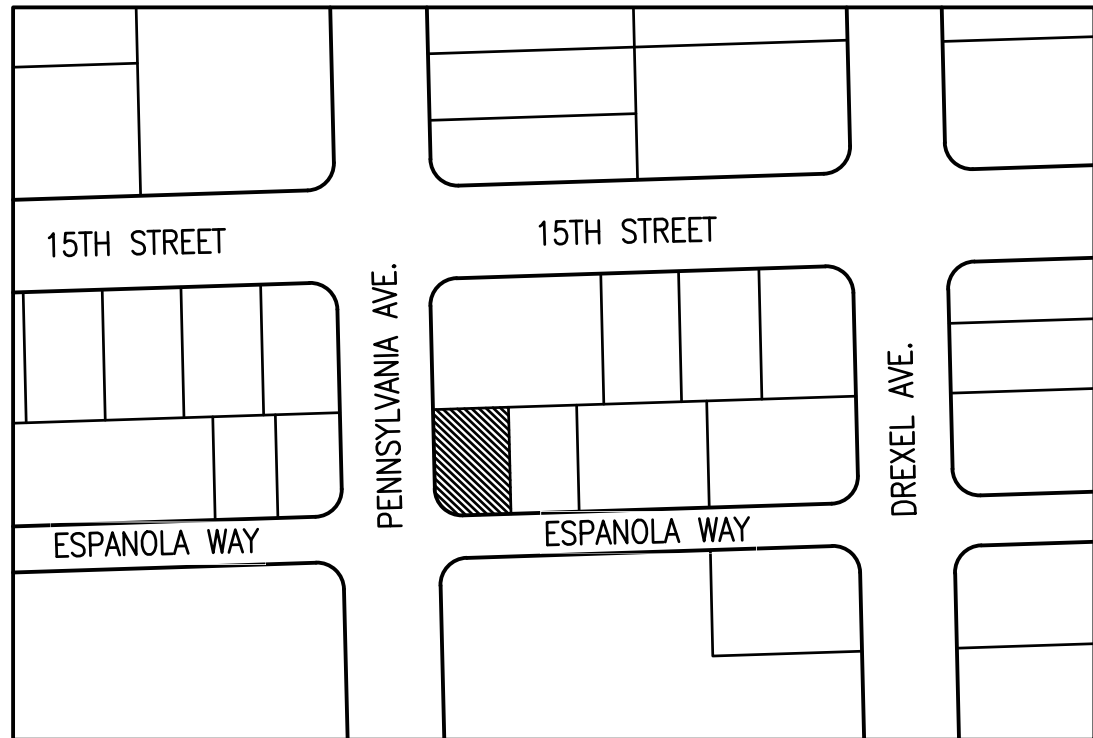




INDEX OF DRAWINGS

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"	LANDSCAPE J.F.S. DESIGN INC. 1833 N.W. 140th TERR., PEMBROKE PINES, FL. 33028		
D-2 DEMOLITION GROUND LEVEL	1/4" = 1'-0"			
D-3 DEMOLITION SECOND LEVEL	1/4" = 1'-0"	L-1	LANDSCAPE SITE PLAN	3/16" = 1'-0"
D-4 DEMOLITION ROOF LEVEL	1/4" = 1'-0"	L-2	LANDSCAPE SECOND LEVEL	1/4" = 1'-0"
D-5 DEMOLITION WEST ELEVATION	1/4" = 1'-0"	L-3	LANDSCAPE ROOF LEVEL	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"			



LOCATION MAP

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

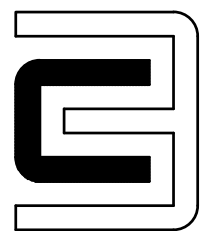
SCOPE OF WORK:

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

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
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
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 1/4" @	5'-1 1/4" @ ROOF
31	SIDE SETBACK:		N/A	N/A	N/A
32	SIDE SETBACK FACING STREET: (SOUTH)		15'-11"	0'-3 5/8"	13'-8 1/2" @ 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
39	PARKING DISTRICT (1)				
40	TOTAL # OF PARKING SPACES		N/A	0	0
	# OF PARKING SPACES PER USE (PROVIDE A SEPARATE CHART FOR A BREAKDOWN CALCULATIONS)		N/A	0	0
41	# OF PARKING SPACES PER LEVEL (PROVIDE SEPARATE CHART FOR A BREAKDOWN CALCULATION)		N/A	N/A	N/A
42	PARKING SPACE DIMENSIONS		N/A	N/A	N/A
43	PARKING SPACE CONFIGURATION (45',60',90", PARALLEL)		N/A	N/A	N/A
44	ADA SPACES		N/A	N/A	N/A
45	TANDEM SPACES		N/A	N/A	N/A
46	DRIVE AISLE WIDTH		N/A	N/A	N/A
47	VALET DROP OFF AND PICK UP		N/A	0	0
48	LOADING ZONES AND TRASH COLLECTION AREAS		N/A	1 ON-STREET	1 ON-STREET
49	BICYCLE PARKING, LOCATION AND NUMBER OF RACKS		N/A	0	0
50					
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		
GROUND (EXISTING) 3,909.56 SF			2nd LEVEL		
SECOND (EXISTING) 3,943.67 SF			UNIT # S.F.		
ROOF (NEW) 631.46 SF			1 441 sf		
TOTAL GROSS 8,484.69 SF			2 427 sf		
			3 419 sf		
			4 400 sf		
			5 446 sf		
			6 423 sf		
			7 440 sf		

These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

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

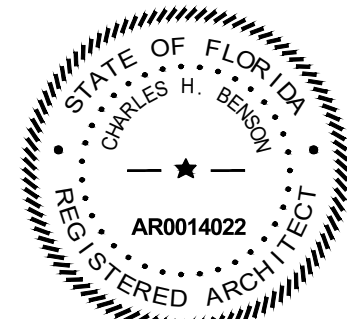
DRAWN BY
Lilian R. Pérez C.

SCALE
AS SHOWN

DATE
9-7-2021

PROJECT NUMBER
22109

GN-1
OF
11





VIEW 1
ADJACENT PROPERTY WEST



VIEW 2
TANTRA HOTEL



VIEW 3
ADJACENT PROPERTY SOUTH

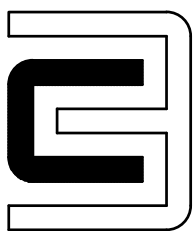


11/26/2021

KEY PLAN AERIAL VIEW

These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

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

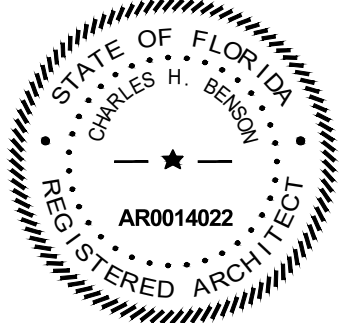


CHARLES H. BENSON
architect planner interiors
260-95TH STREET SUITE 210, SURFSIDE, FLORIDA 33154 305-861-4648
ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42,136

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

PROJECT NUMBER
22109

GN-2
OF
11





These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

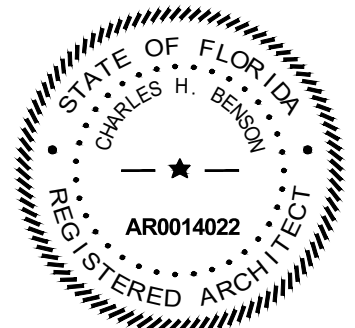
NEW ROOF TOP ADDITION, RESTAURANT & HOTEL FOR:
1445 Pennsylvania Ave. LLC
 1445 PENNSYLVANIA AVE. MIAMI BEACH, FL 33139

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.
 SCALE
 AS SHOWN
 DATE
 9-7-2021

PROJECT NUMBER
22109

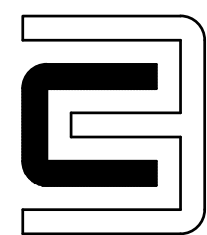
GN-3
 OF
11





These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

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

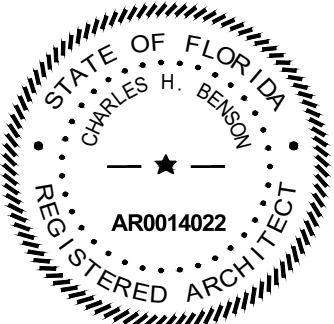


CHARLES H. BENSON
architect planner interiors
260-95TH STREET SUITE 210, SURFSIDE, FLORIDA 33154 305-861-4648
ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY
Lilian R. Pérez C.
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



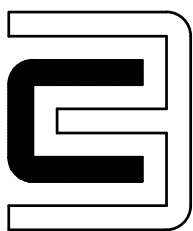
VIEW 4

11/26/2021

INTERIOR RESTAURANT PHOTOS

These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

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

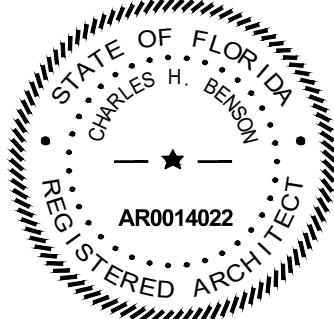


CHARLES H. BENSON
architect planner interiors
260-95TH STREET SUITE 210, SURFSIDE, FLORIDA 33154 305-861-4648
ARCHITECTURE LICENCE # AR14022 NCARB CERTIFICATE # 42,136

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

PROJECT NUMBER
22109

GN-5
OF
11





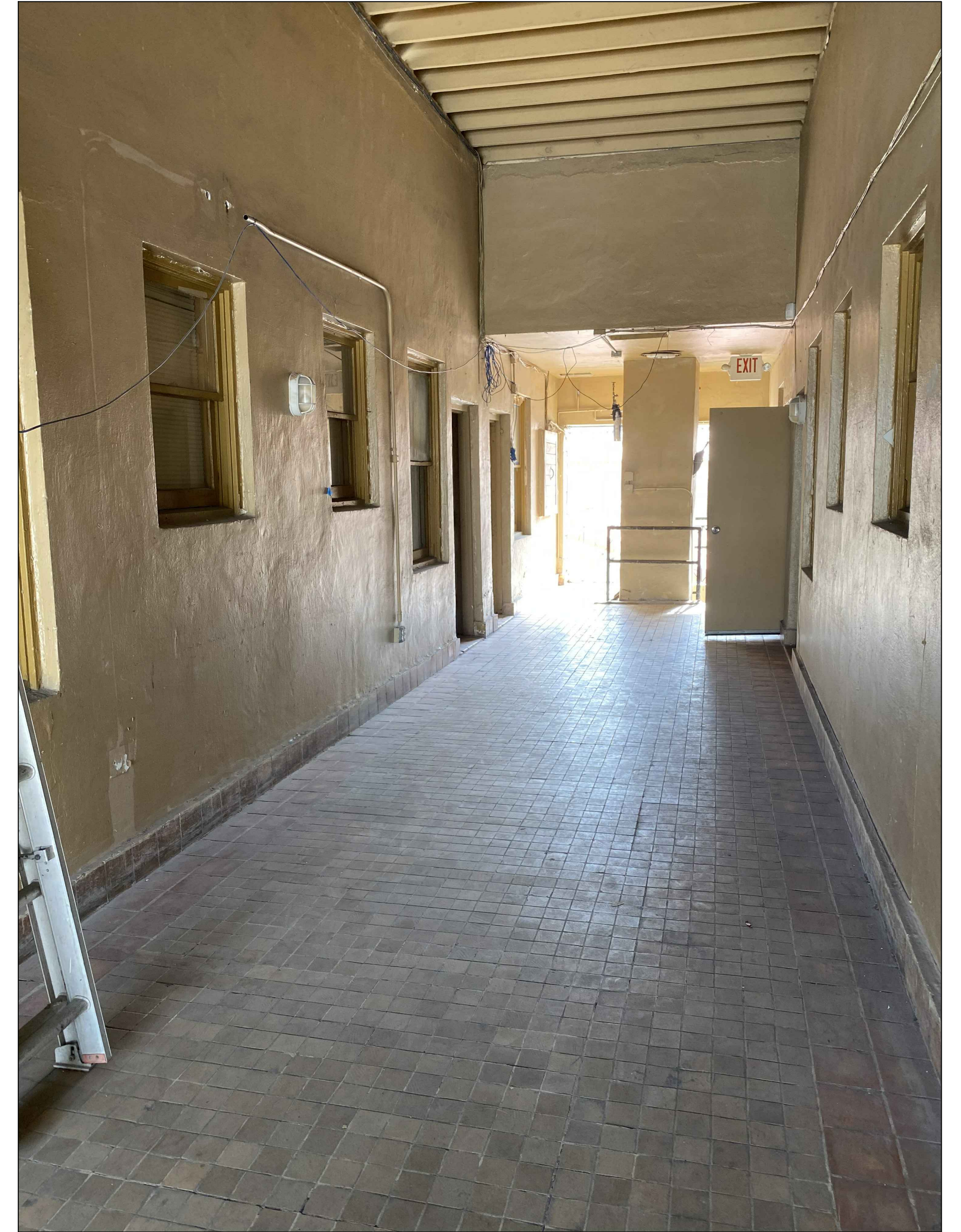
VIEW 1
CORRIDOR WEST VIEW

11/26/2021



VIEW 2
CORRIDOR WEST VIEW

11/26/2021



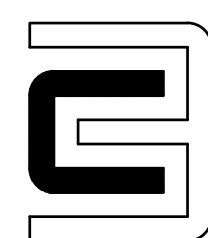
VIEW 3
CORRIDOR EAST VIEW

11/26/2021

INTERIOR UNIT PHOTOS

These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

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

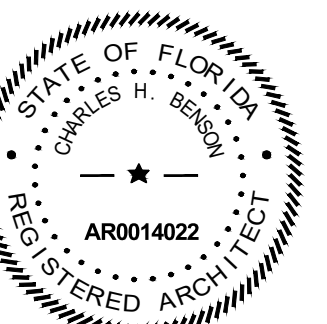
DRAWN BY
Lilian R. Pérez C.

SCALE
AS SHOWN

DATE
9-7-2021

PROJECT NUMBER
22109

GN-6
OF
11





VIEW 4
STAIR WEST VIEW

11/26/2021



VIEW 5
BALCONY EAST VIEW

11/26/2021



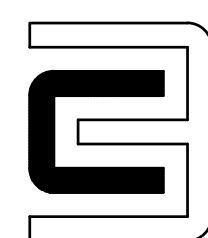
VIEW 6
INTERIOR

11/26/2021

INTERIOR UNIT PHOTOS

These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

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.

SCALE
AS SHOWN

DATE
9-7-2021

PROJECT NUMBER
22109

GN-7
OF
11

