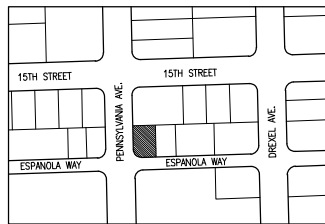




ITEM #	PROJECT INFORMATION	MAXIMUM	EXISTING	PROPOSED	DEFICIENCIES
1	ADDRESS	1445 PENNSYLVANIA AVENUE, MIAMI BEACH FL 33139			
2	BOARD AND FILE NUMBERS:	HPB #18-5185			
3	FOLD NUMBERS(S):	02-4203-009-0100			
4	YEAR CONSTRUCTED:	1939	ZONING DISTRICT:	CD-2 FOLLOWING RM-2	
5	BASED FLOOD ELEVATION:	8.00' 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	HEIGHT	50'-0"	10'-0"	35'-1.5"	
11	NUMBER OF STORES	N/A	2	3	
12	FAR	2	1.68	1.98	
13	GROSS SQUARE FOOTAGE	9,360.00 SF	7,853.00 SF	9,299.39 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	80 @ RESTAURANT	103 @ ROOF TOP	
18	OCCUPANCY LOAD	N/A	223 @ RESTAURANT	160 @ 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 (SOUTH)	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 (SOUTH)	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	
PENDING (LOT W. 30'-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 (SOUTH)	N/A	N/A	N/A	
32	SIDE SETBACK FACING STREET (SOUTH)	15'-11"	0'-3 1/2"	17'-9" @ 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 (SOUTH)	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	
		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
PARKING					
39	PARKING DISTRICT (1)	N/A	0	0	
40	TOTAL # OF PARKING SPACES	N/A	0	0	
# OF PARKING SPACES PER USE (PROVIDE A SEPARATE CHART FOR A BREAKDOWN CALCULATION)					
41		N/A	0	0	
# OF PARKING SPACES PER LEVEL (PROVIDE SEPARATE CHART FOR A BREAKDOWN CALCULATION)					
42		N/A	N/A	N/A	
43	PARKING SPACE DIMENSIONS	N/A	N/A	N/A	
44	PARKING SPACE CONFIGURATION (SEPARATE CHART FOR A BREAKDOWN CALCULATION)	N/A	N/A	N/A	
45	ADA SPACES	N/A	N/A	N/A	
46	TANDEN SPACES	N/A	N/A	N/A	
47	DRIVE ASBLE 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	LINE #	S.E.	
SECOND (EXISTING)		3,875.05 SF	1	445 sf	
ROOF (NEW)		1,514.78 SF	2	432 sf	
TOTAL		9,299.39 SF	3	425 sf	
			4	425 sf	
			5	423 sf	
			6	445 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)		3,843.67 SF	LINE #	S.E.	
ROOF (NEW)		1,514.78 SF	1	445 sf	
TOTAL GROSS		9,268.01 SF	2	439 sf	
			3	427 sf	
			4	425 sf	
			5	445 sf	
			6	425 sf	
			7	425 sf	
			8	440 sf	

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"	LANDSCAPE	
D-2 DEMOLITION GROUND LEVEL	1/4" = 1'-0"	<b>J.F.S. DESIGN INC.</b>	
D-3 DEMOLITION SECOND LEVEL	1/4" = 1'-0"	1885 N.W. 140th STREET, PEMBROKE PARK, FL 33088	
D-4 DEMOLITION ROOF LEVEL	1/4" = 1'-0"	L-1 LANDSCAPE SITE PLAN	3/16" = 1'-0"
D-5 DEMOLITION WEST ELEVATION	1/4" = 1'-0"	L-2 LANDSCAPE SECOND LEVEL	1/4" = 1'-0"
D-6 DEMOLITION SOUTH ELEVATION	1/4" = 1'-0"	L-3 LANDSCAPE ROOF LEVEL	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 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 SUBMITAL 4-23-2023  
FINAL SUBMITAL 7-7-2023  
SCOPE OF WORK:  
NEW ROOF TOP ADDITION FOR ASSEMBLY AREA WITH BAR AND WATER FEATURES

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architect planner interiors  
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DRAWN BY  
Lilian R. Páez C.

PROJECT NUMBER  
**22109**

GN-1  
OF  
11





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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Lilian R. Pérez C.

PROJECT NUMBER  
**22109**

SCALE  
AS SHOWN

DATE  
9-7-2021

**GN-2**  
OF  
**11**





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**GN-3**  
 OF  
**11**





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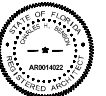
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**GN-4**  
 OF  
**11**





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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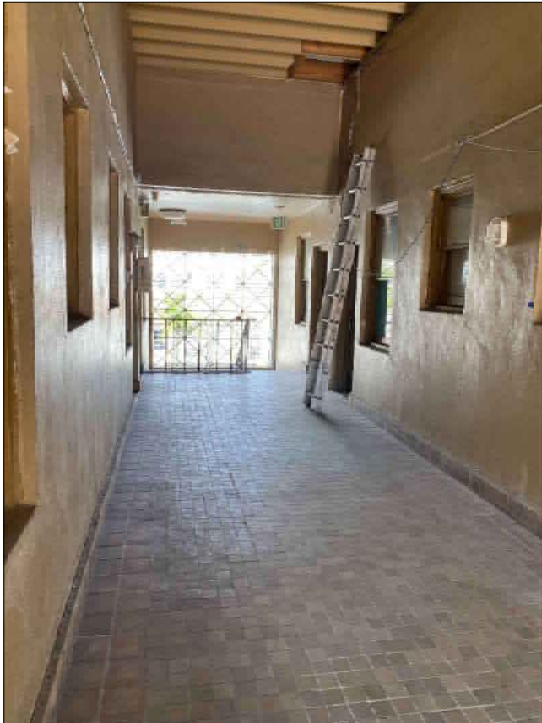
22109

SCALE  
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DATE  
 9-7-2021

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 OF  
 11





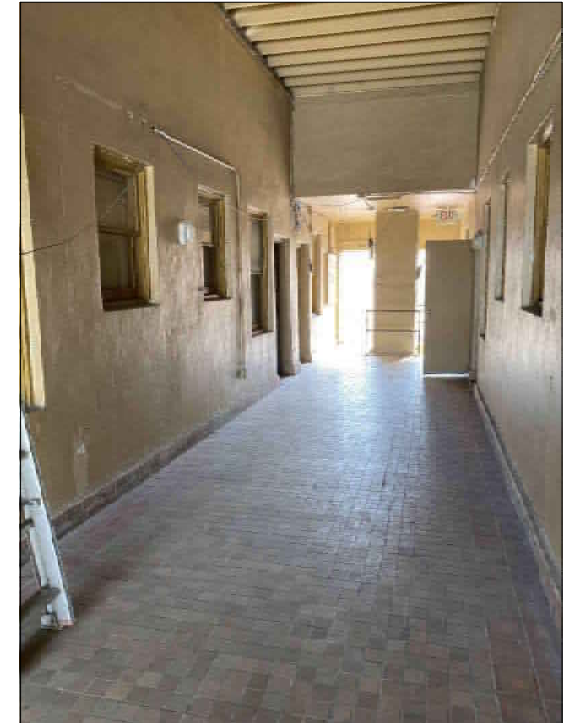
VIEW 1  
CORRIDOR WEST VIEW

11/26/2021



VIEW 2  
CORRIDOR WEST VIEW

11/26/2021



VIEW 3  
CORRIDOR EAST VIEW

11/26/2021

INTERIOR UNIT PHOTOS

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GN-6

SCALE  
AS SHOWN

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OF  
11





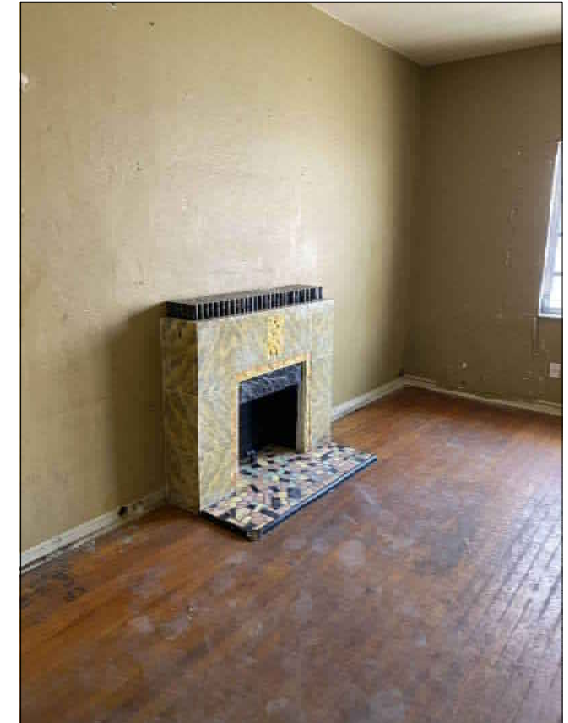
VIEW 4  
STAIR WEST VIEW

11/26/2021



VIEW 5  
BALCONY EAST VIEW

11/26/2021



VIEW 6  
INTERIOR

11/26/2021

INTERIOR UNIT PHOTOS

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OF  
11

SCALE  
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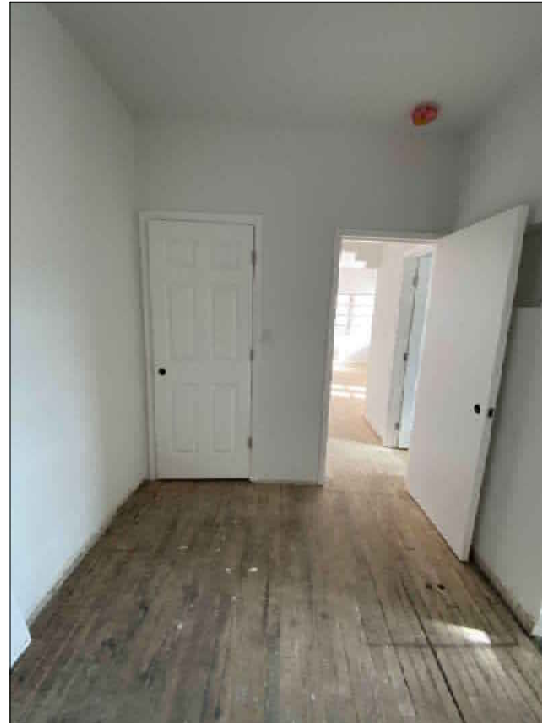
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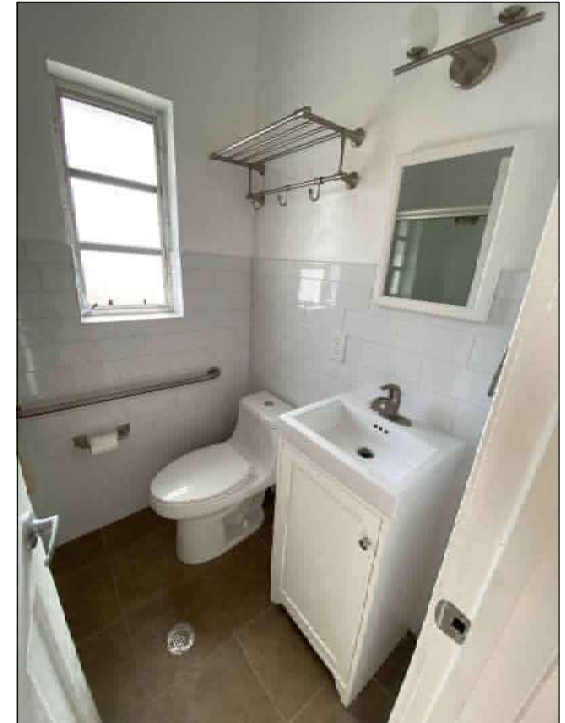
VIEW 7  
INTERIOR

11/26/2021



VIEW 8  
INTERIOR

11/26/2021



VIEW 9  
INTERIOR

11/26/2021

INTERIOR UNIT PHOTOS

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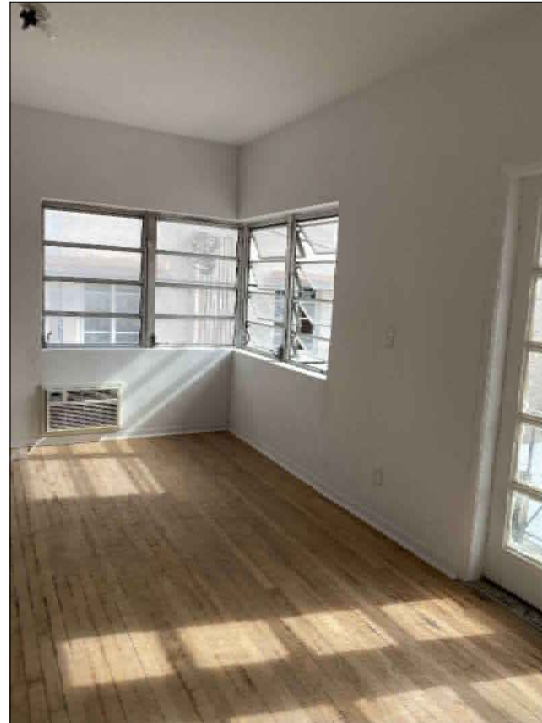
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OF  
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VIEW10  
INTERIOR

11/26/2021



VIEW 11  
INTERIOR

11/26/2021



VIEW 12  
INTERIOR

11/26/2021

INTERIOR UNIT PHOTOS

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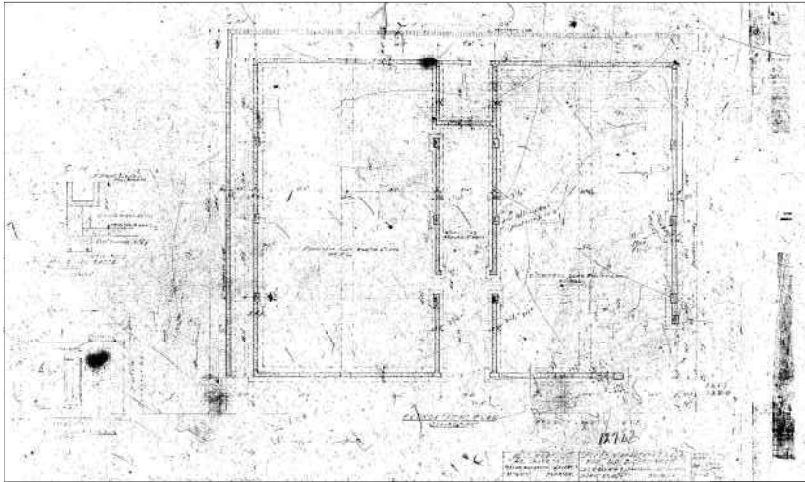
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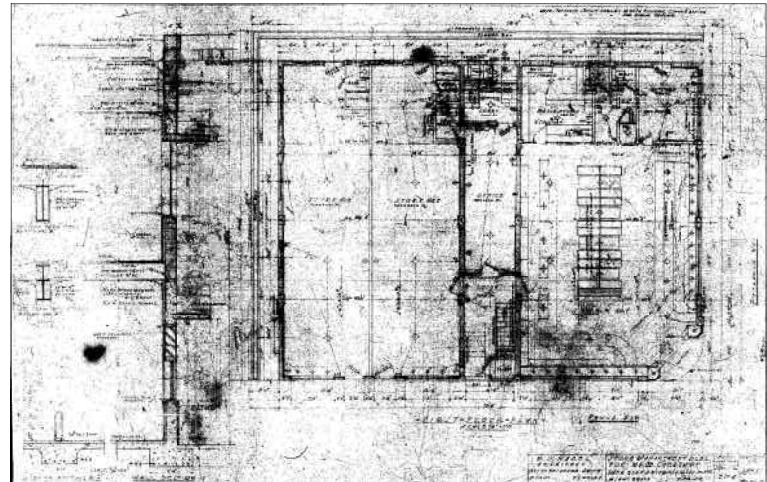
22109

GN-9  
OF  
11

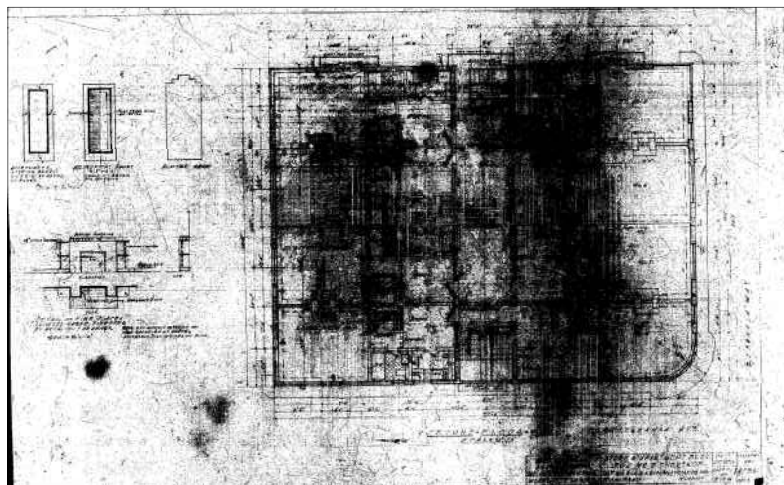




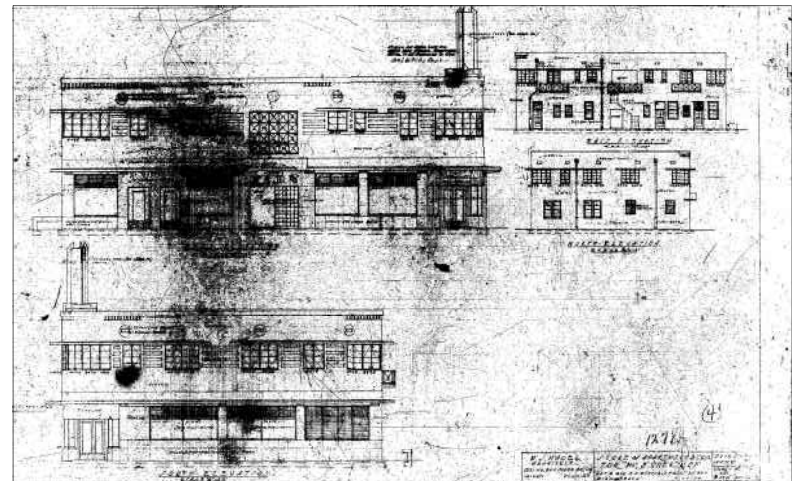
MICROFILM  
FOUNDATIONS



MICROFILM  
GROUND FLOOR PLAN



MICROFILM  
2ND FLOOR PLAN



MICROFILM  
ELEVATIONS

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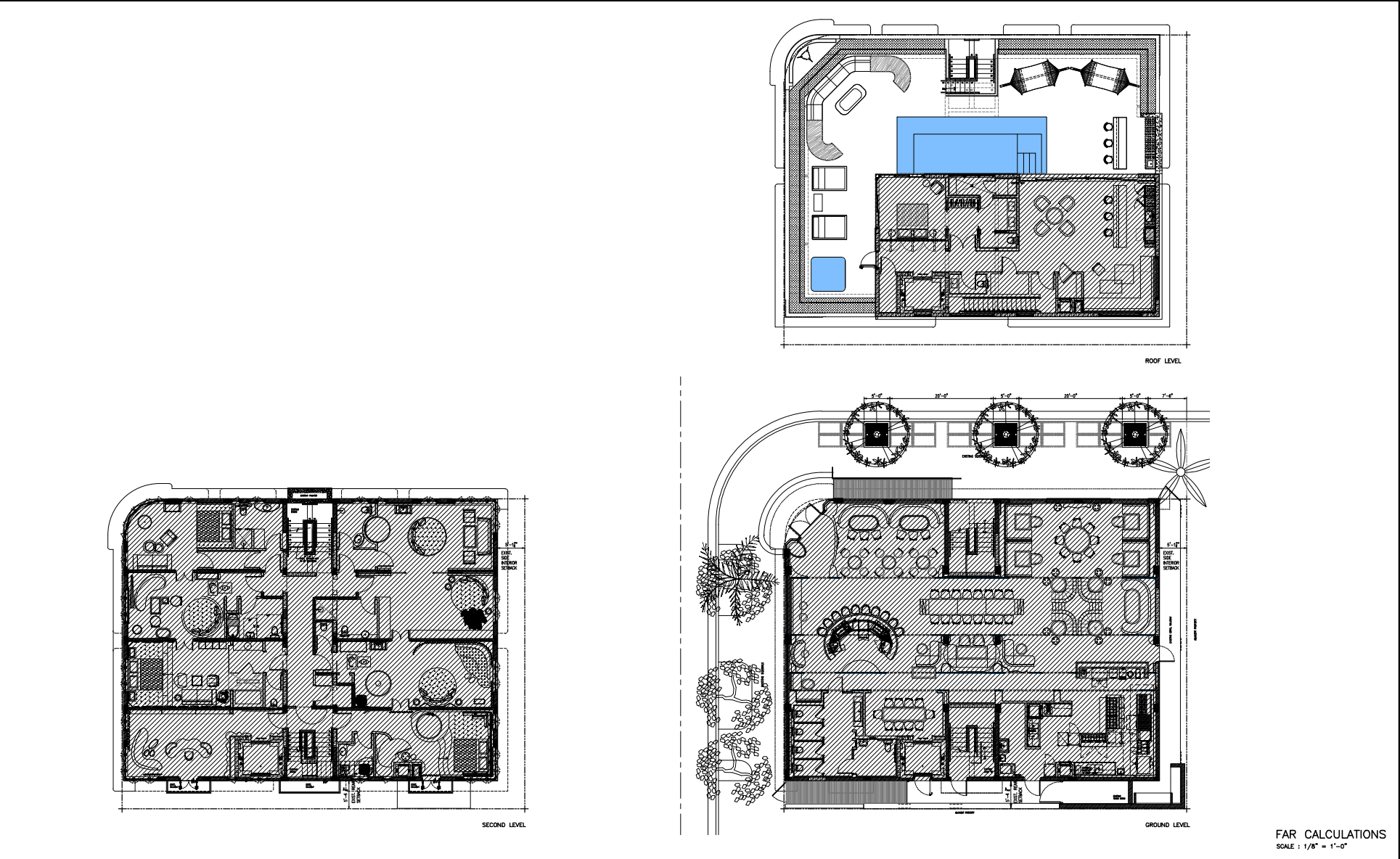
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**22109**

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9-7-2021

**GN-10**  
OF  
**11**





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

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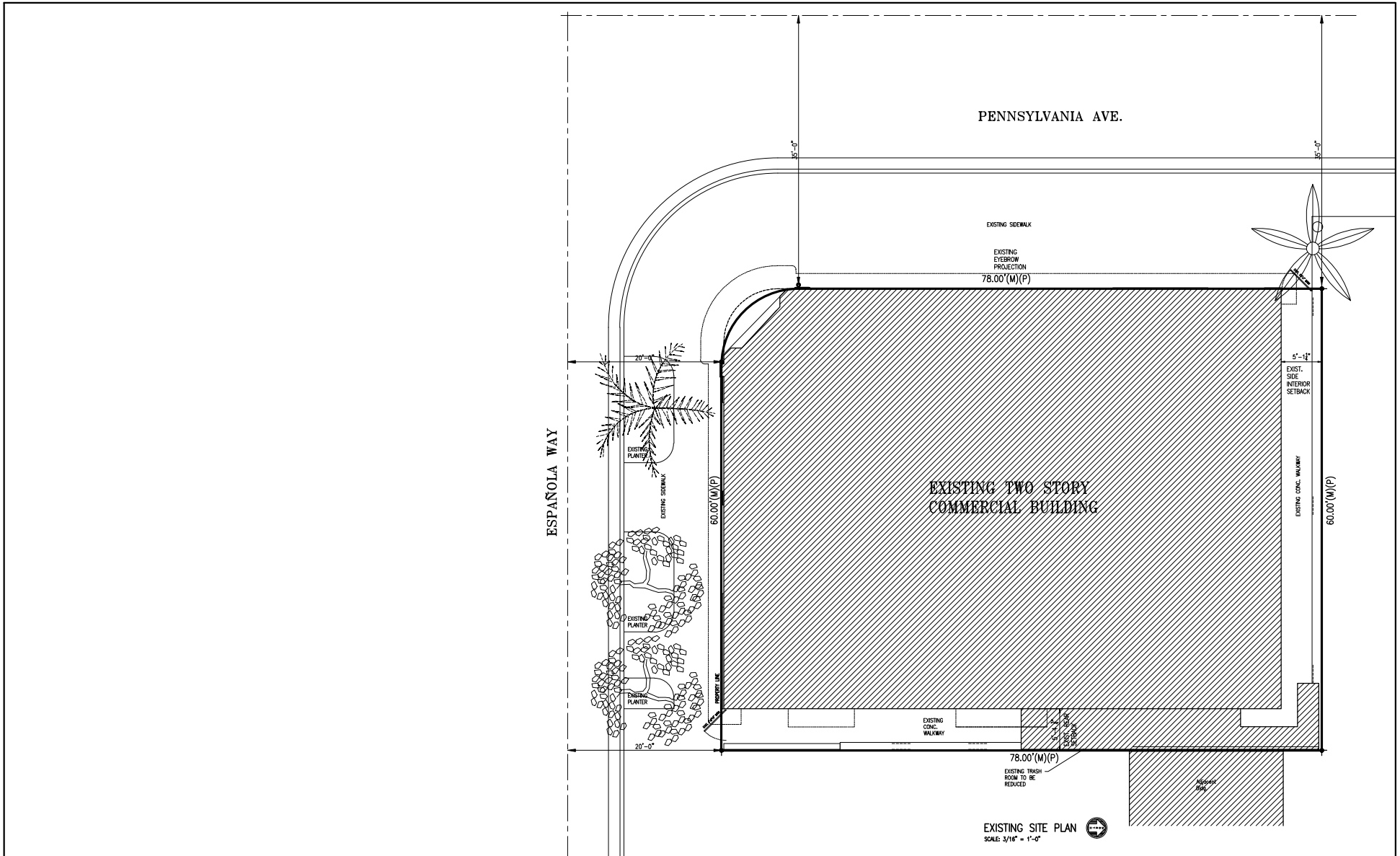
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**GN-11**  
OF  
**11**



SCALE AS SHOWN

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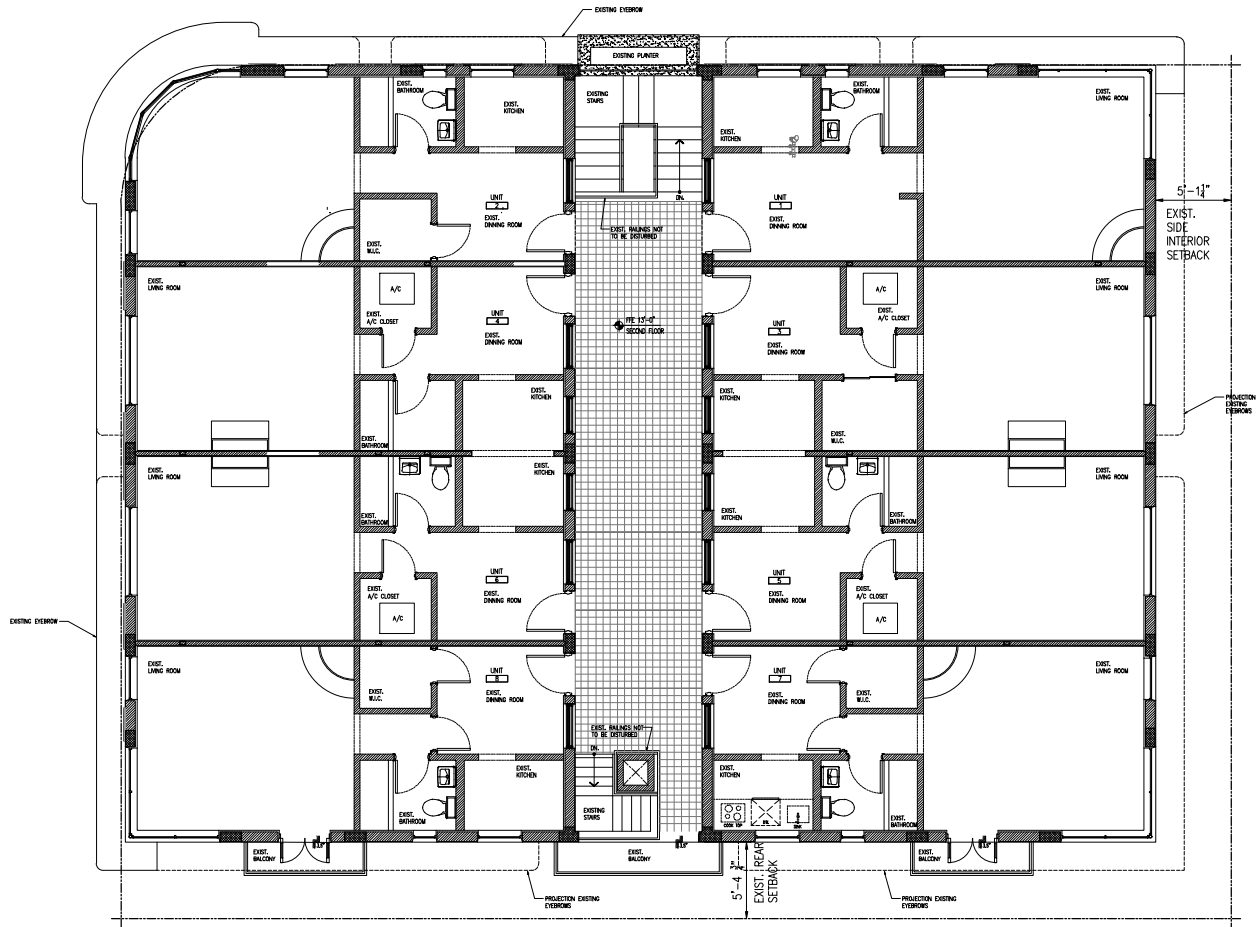
DRAWN BY  
 Lilian R. Pérez C.  
 SCALE AS SHOWN DATE 9-7-2021

PROJECT NUMBER  
**22109**

EX-1  
 OF  
 9







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

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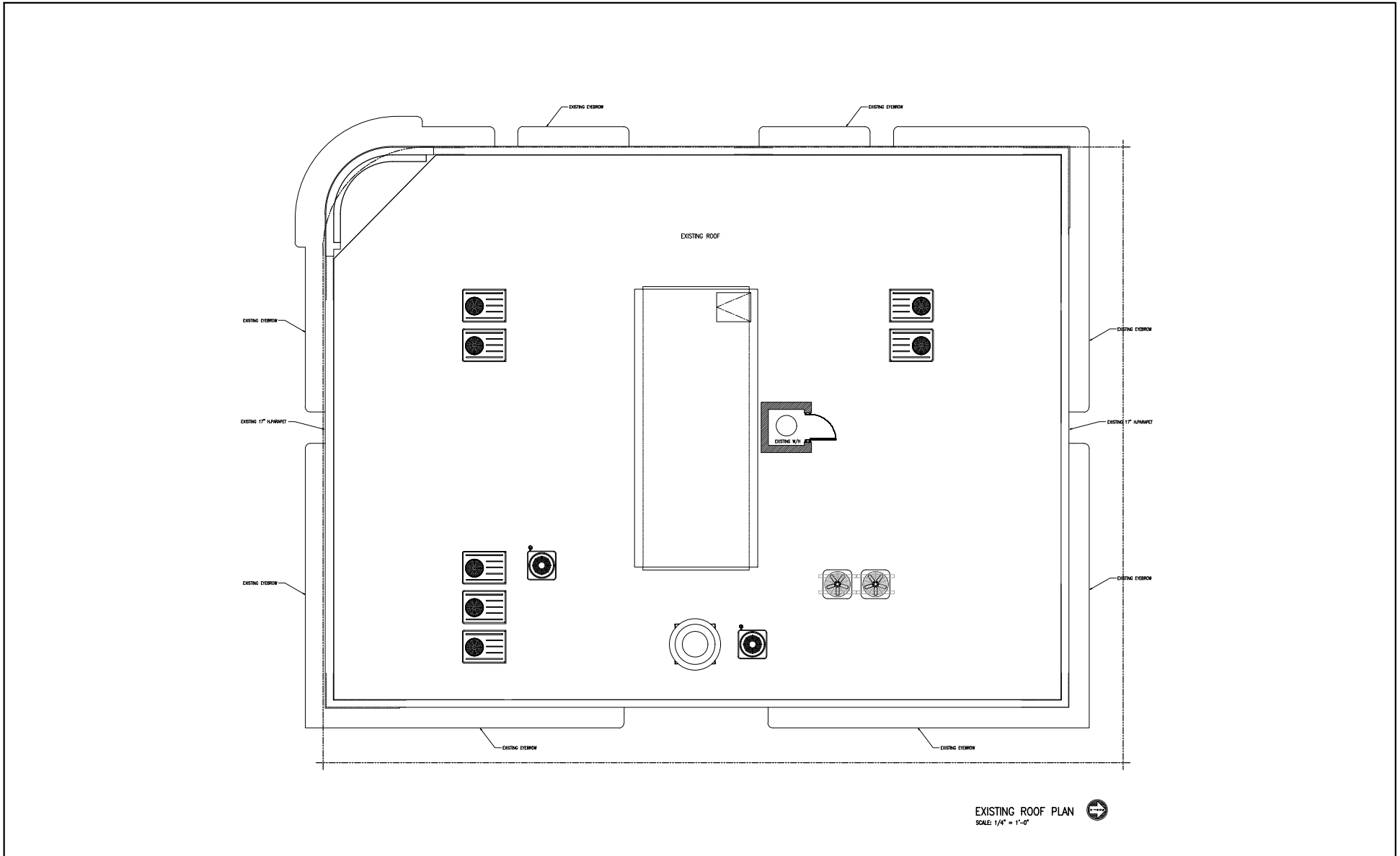
PROJECT NUMBER  
**22109**

**EX-3**  
OF  
**9**



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EXISTING ROOF PLAN   
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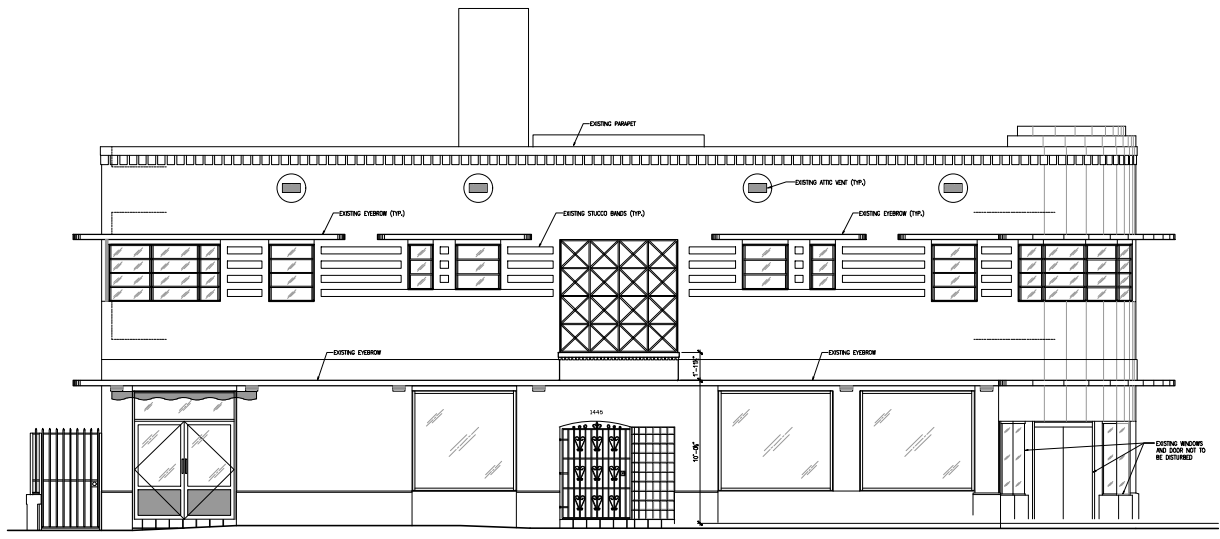
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DATE  
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PROJECT NUMBER  
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**EX-4**  
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**9**





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

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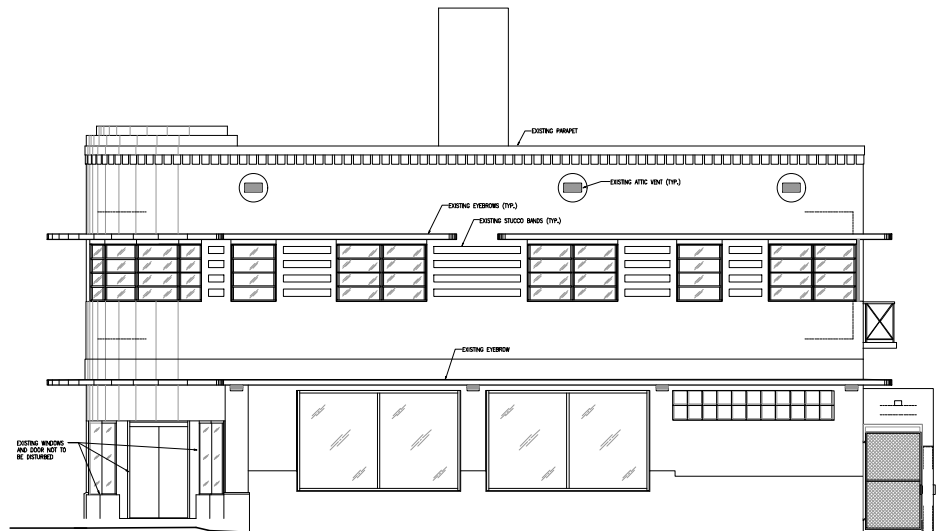
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**EX-5**  
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**9**

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9-7-2021





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

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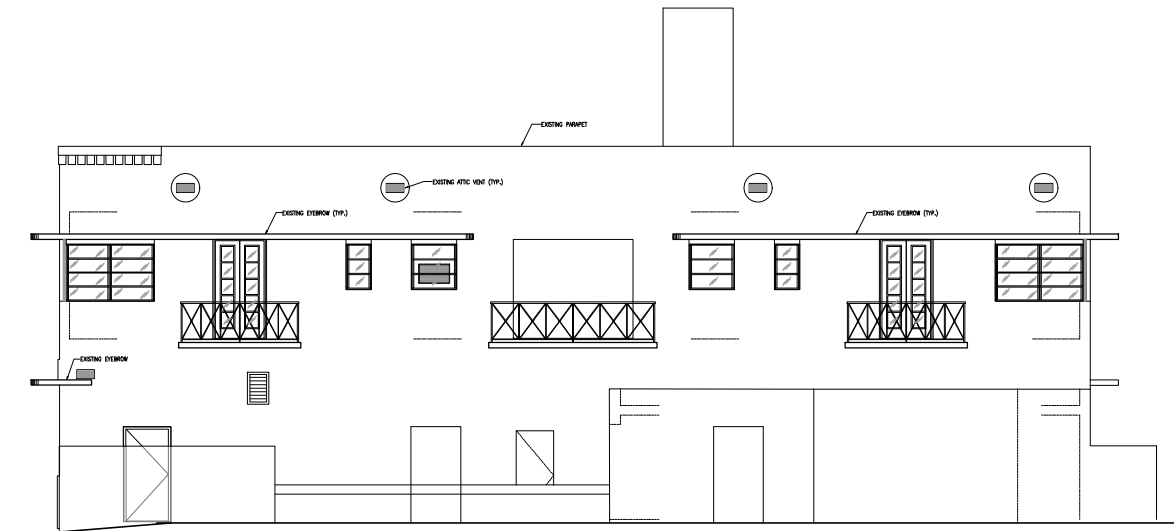
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EX-6  
OF  
9





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

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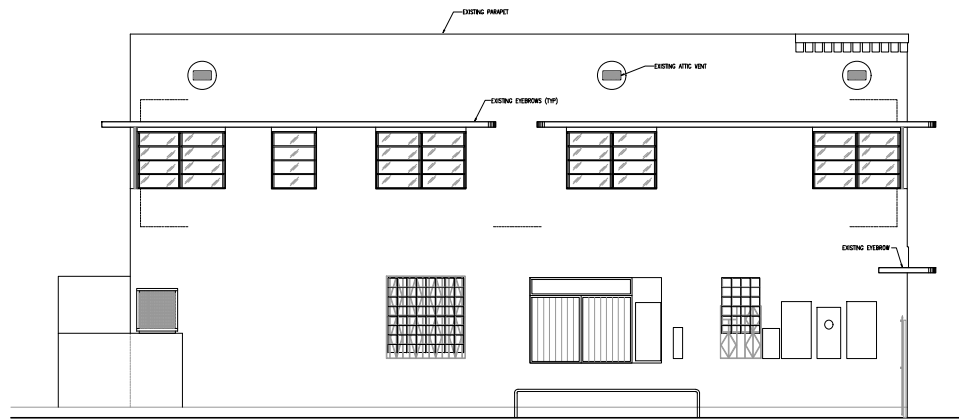
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EX-7  
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9





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

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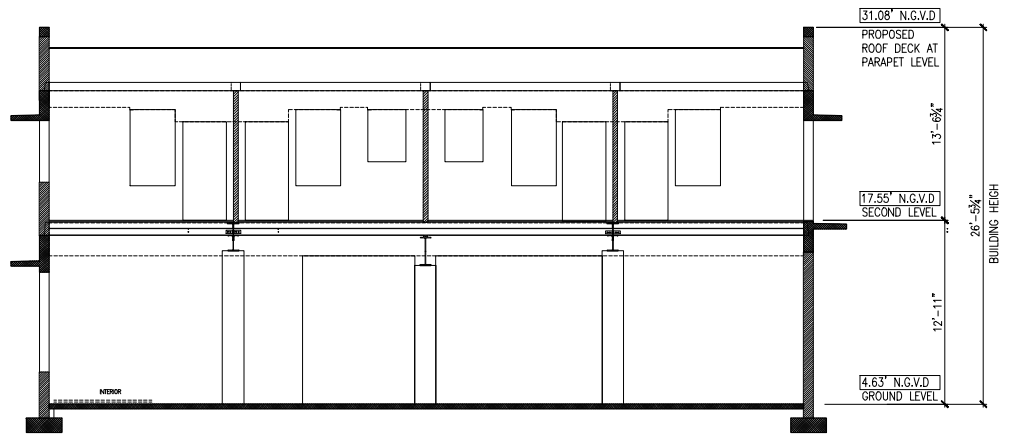
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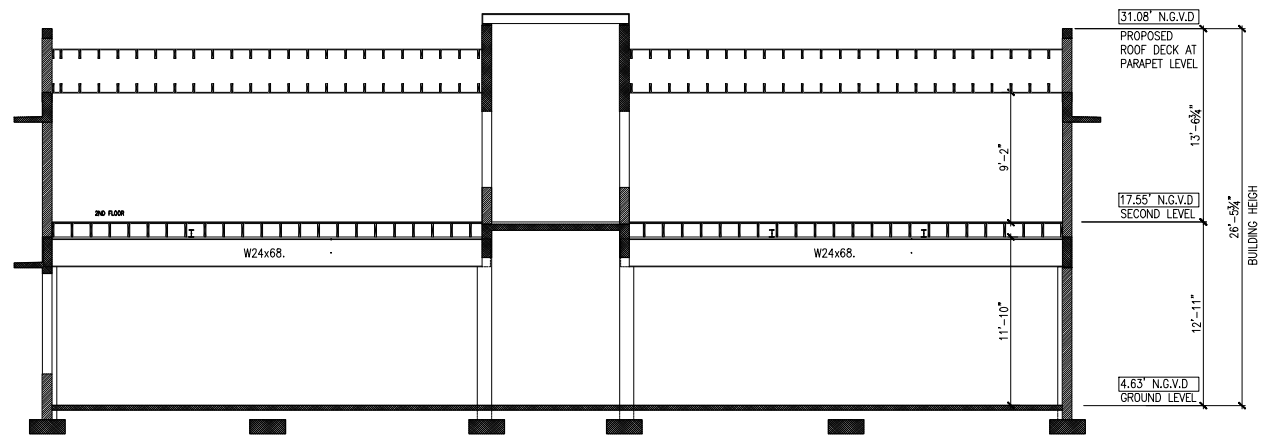
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**EX-8**  
OF  
**8**





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



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

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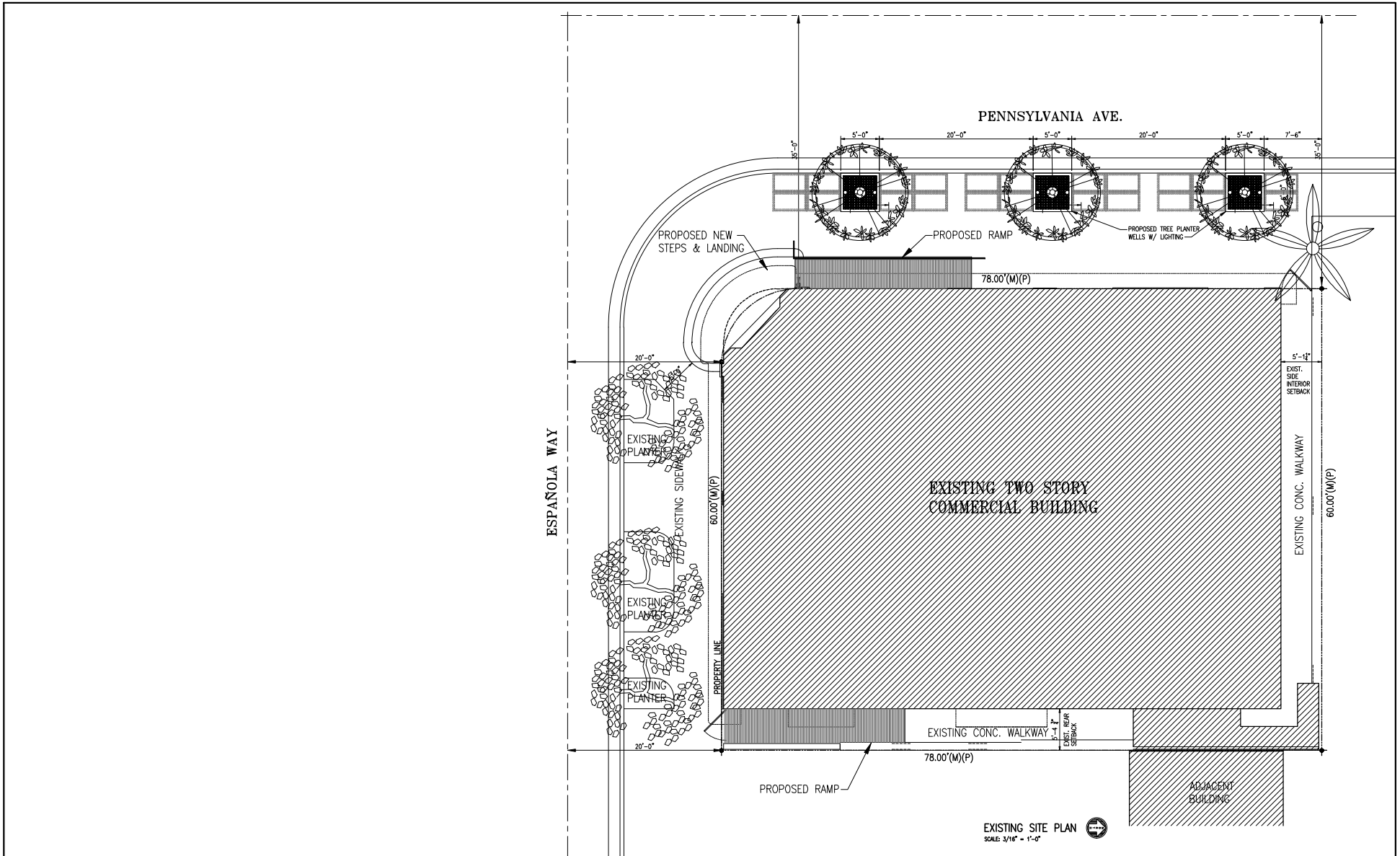
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EX-9  
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9



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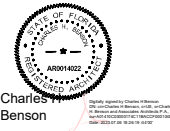
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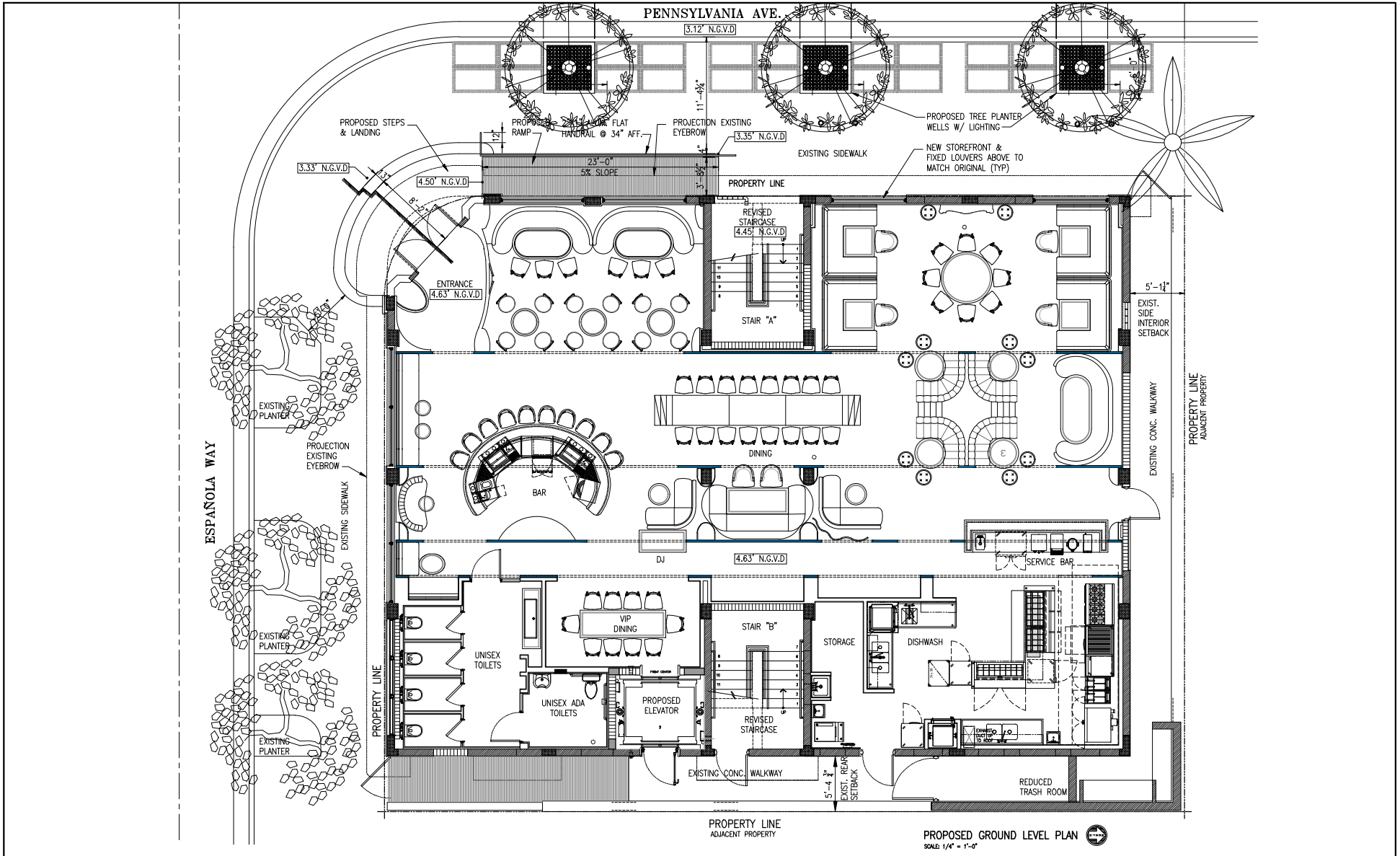
**A-1**  
OF  
**13**

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9-7-2021



Charles H. Benson



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

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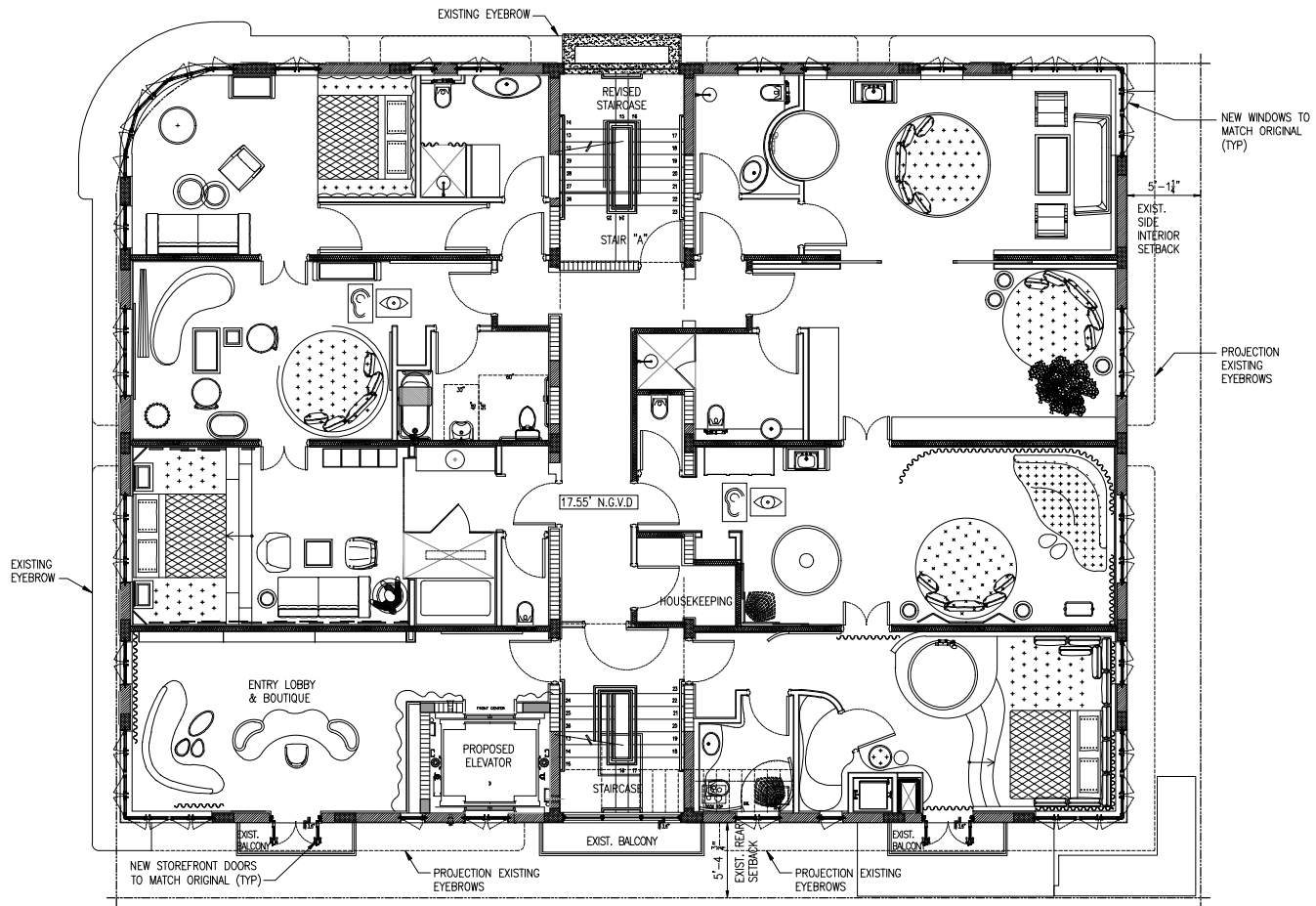
PROJECT NUMBER  
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9-7-2021

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OF  
13





PROPOSED SECOND LEVEL PLAN  
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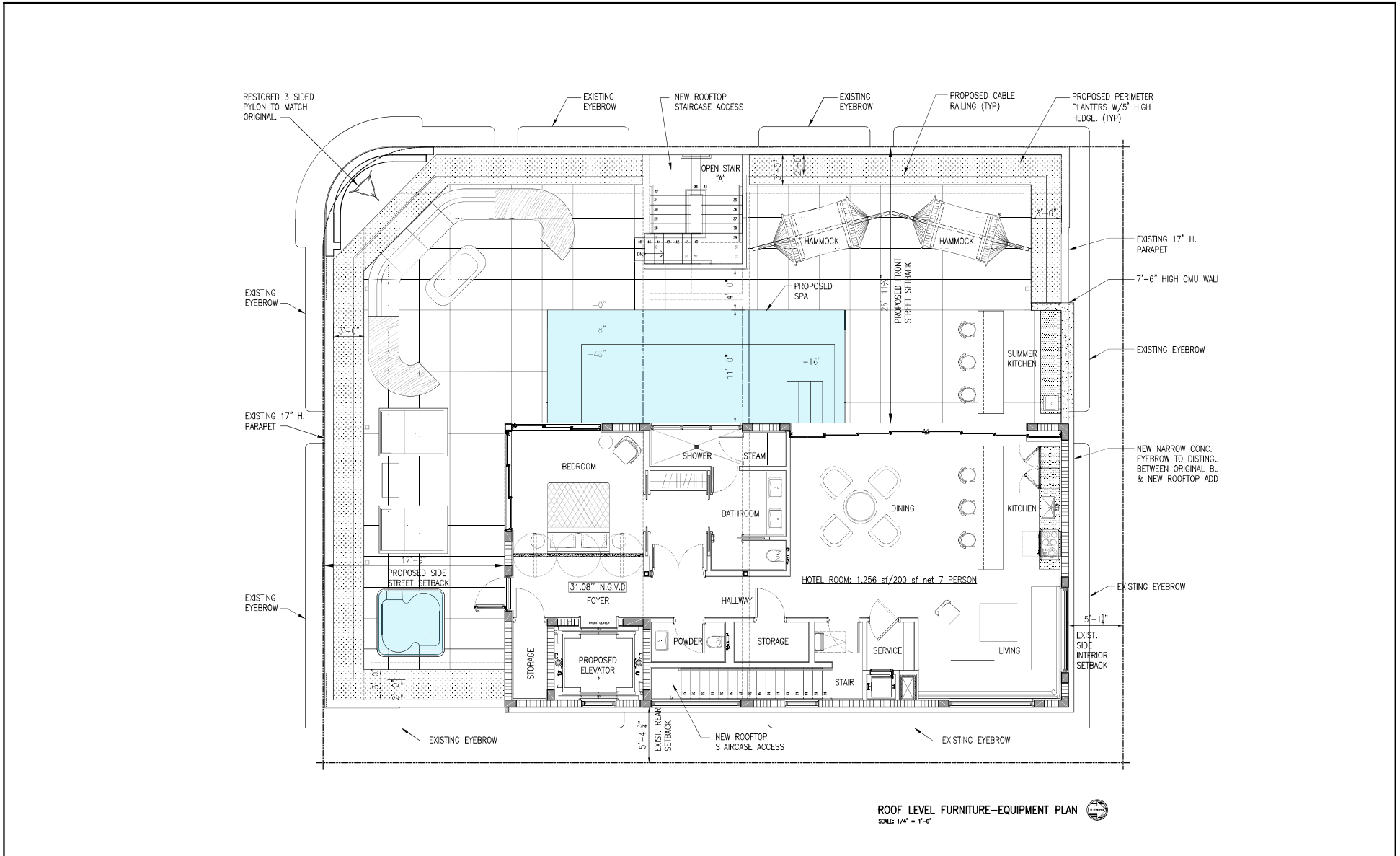
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PROJECT NUMBER  
**22109**

**A-3**  
OF  
**13**





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

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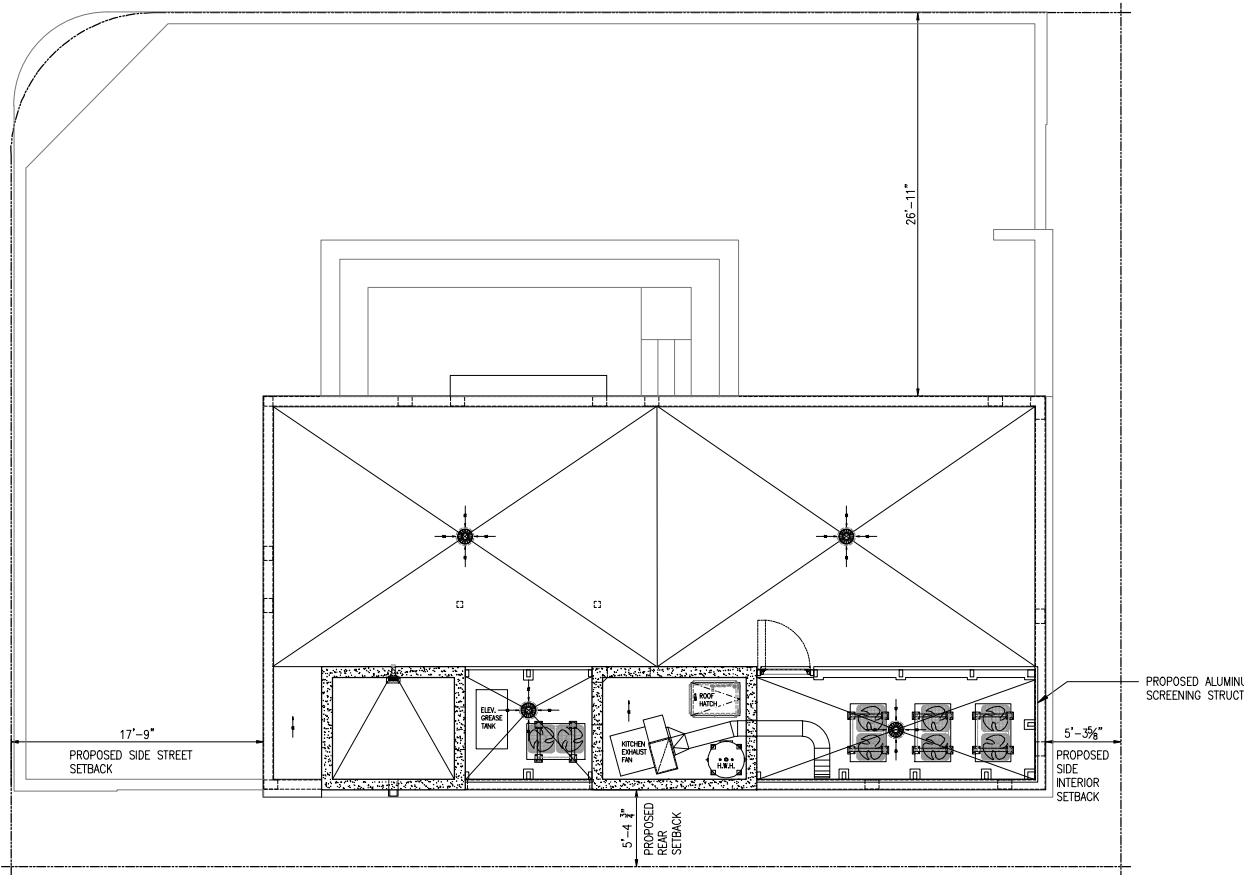
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UPPER ROOF LEVEL PLAN  
SCALE: 1/4" = 1'-0"

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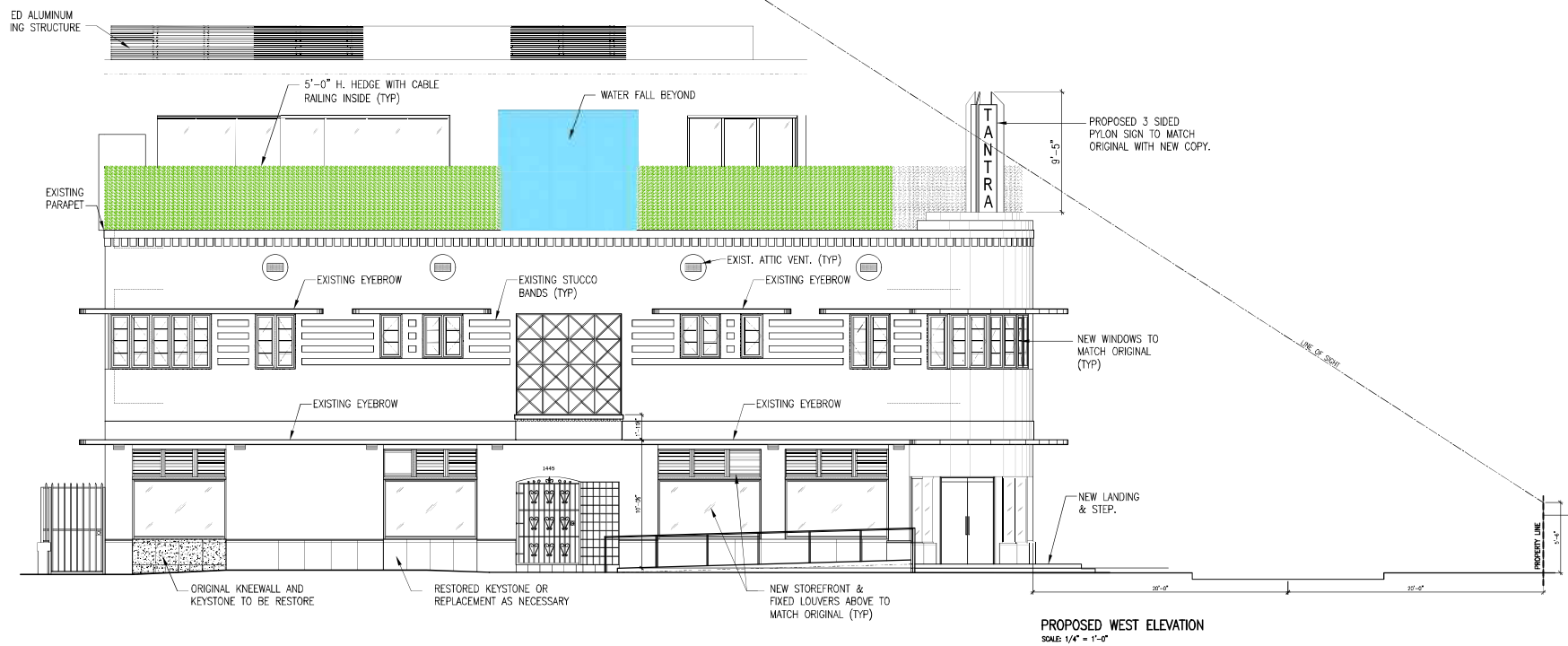
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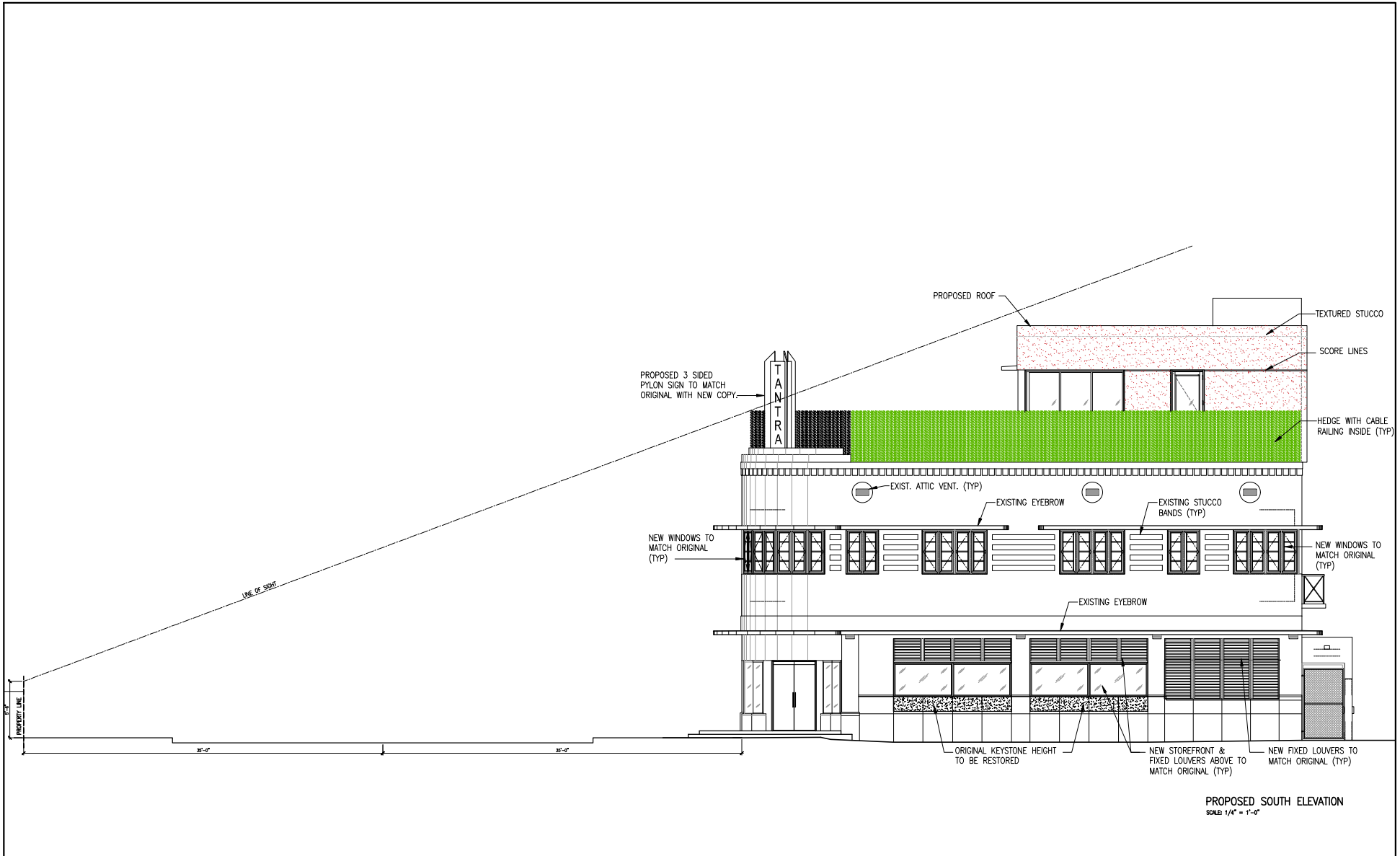
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**A-6**  
 OF  
**13**





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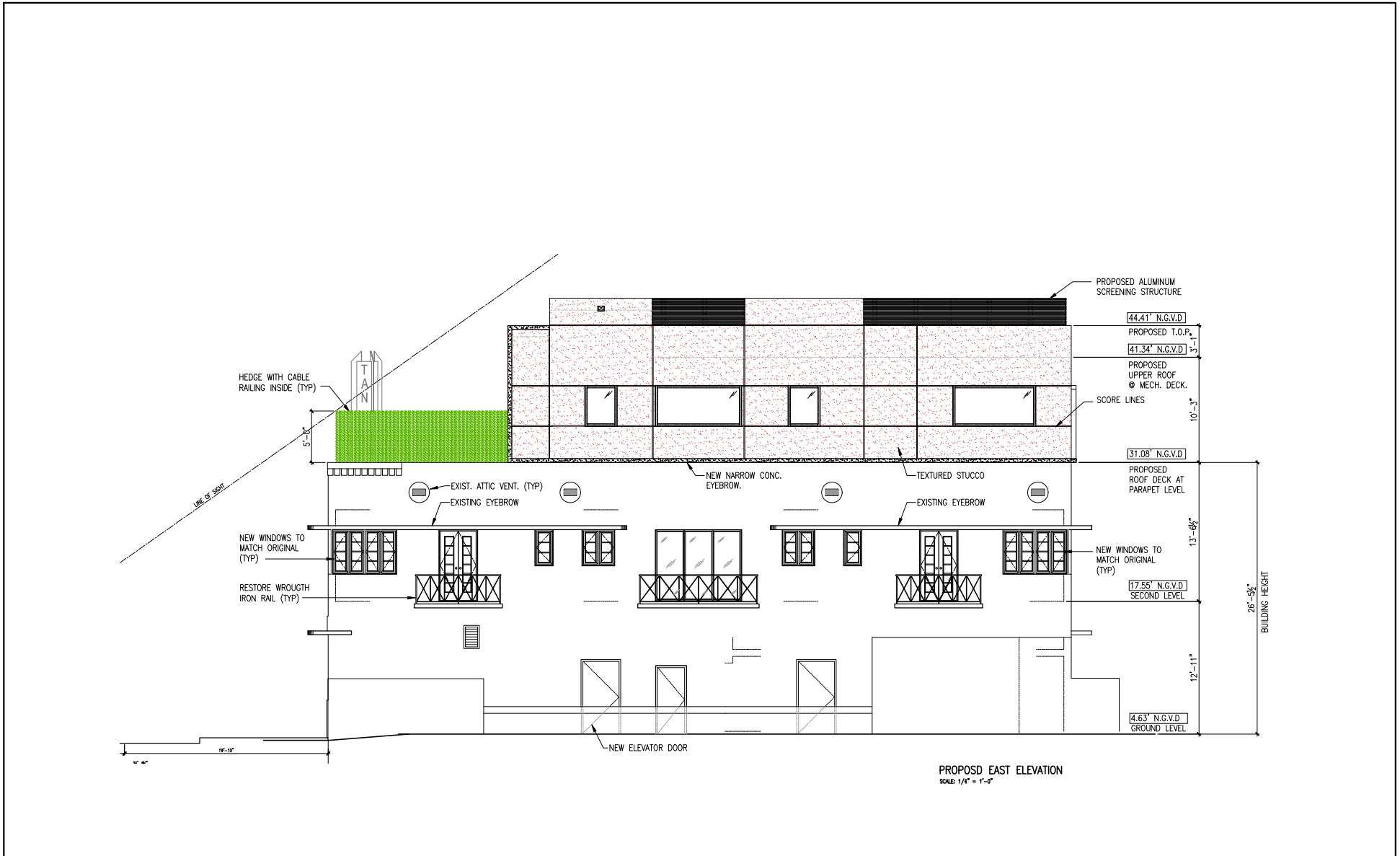
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PROJECT NUMBER  
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**A-7**  
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**13**





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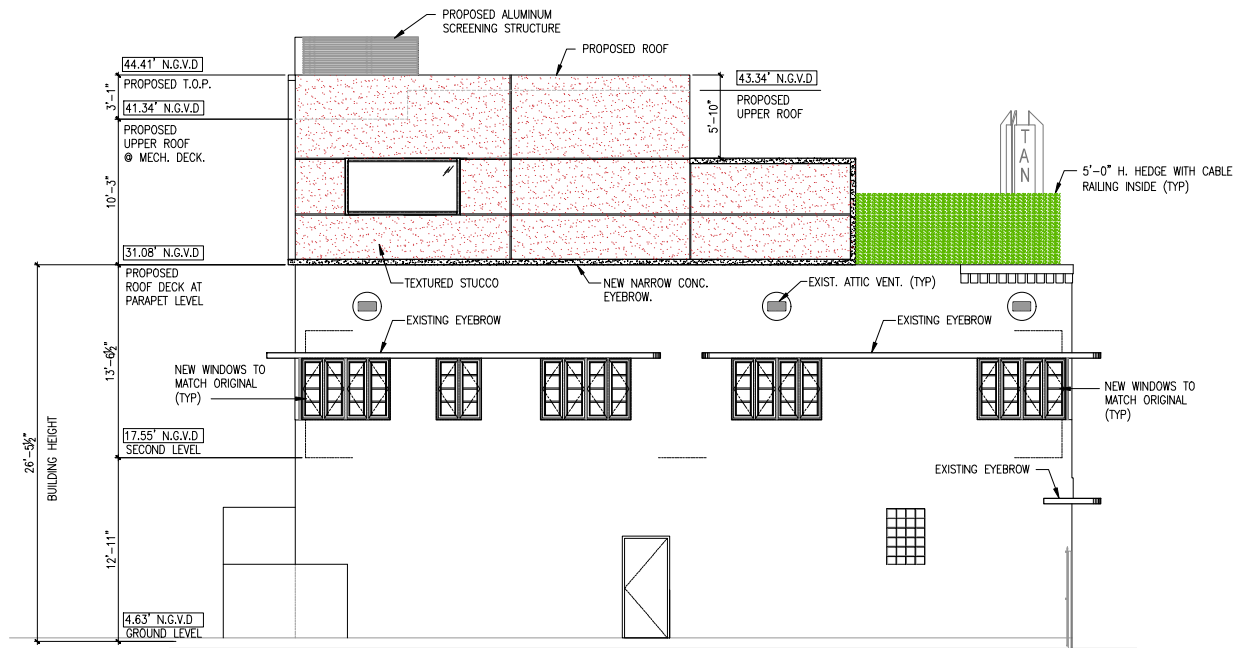
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 DATE 9-7-2021

PROJECT NUMBER  
**22109**

**A-8**  
 OF  
**13**





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

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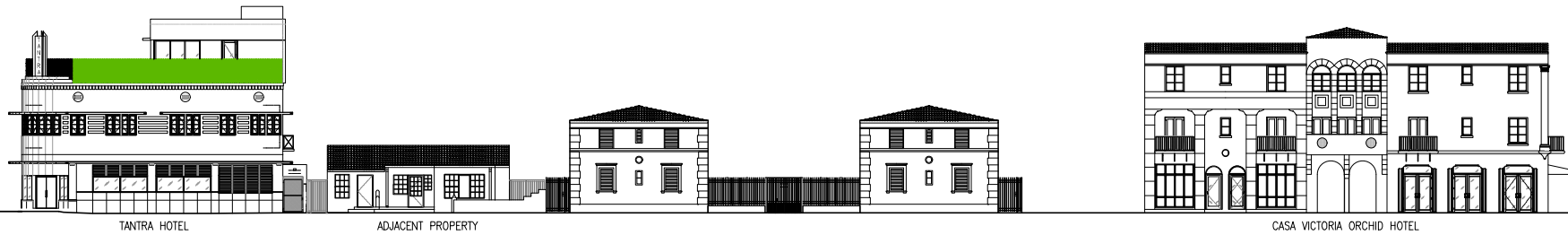
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A-9  
OF  
13





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



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

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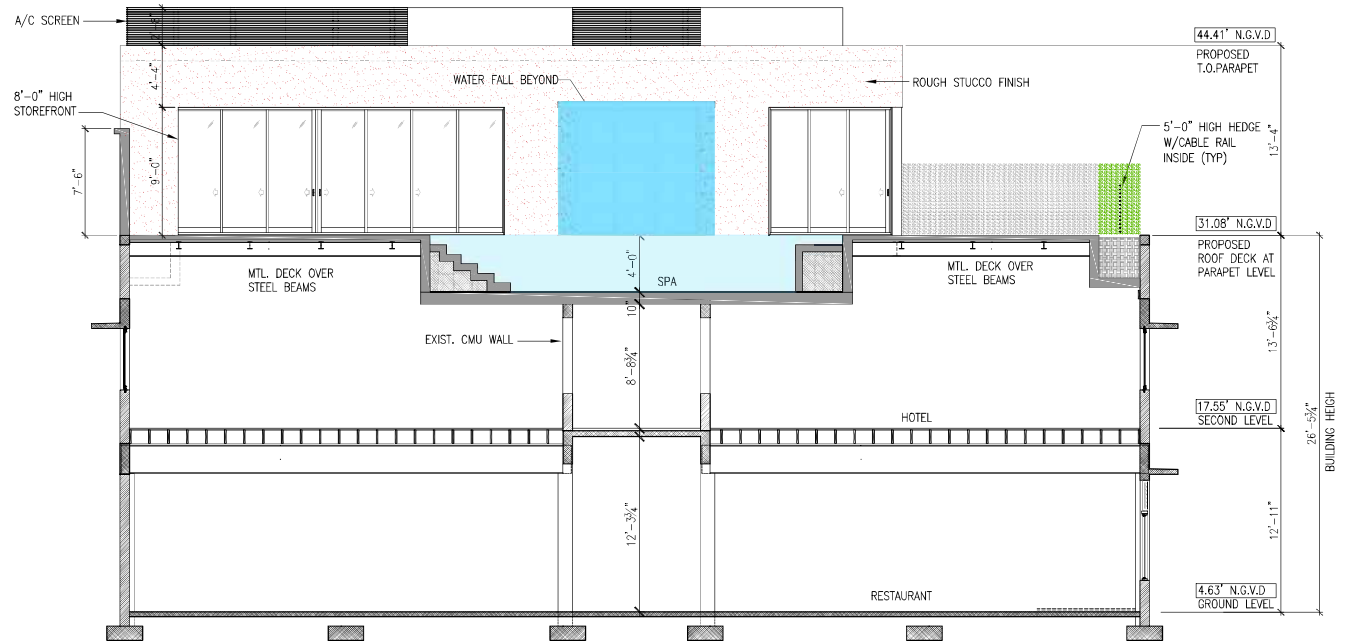
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**A-10**  
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**13**





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

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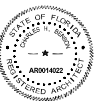
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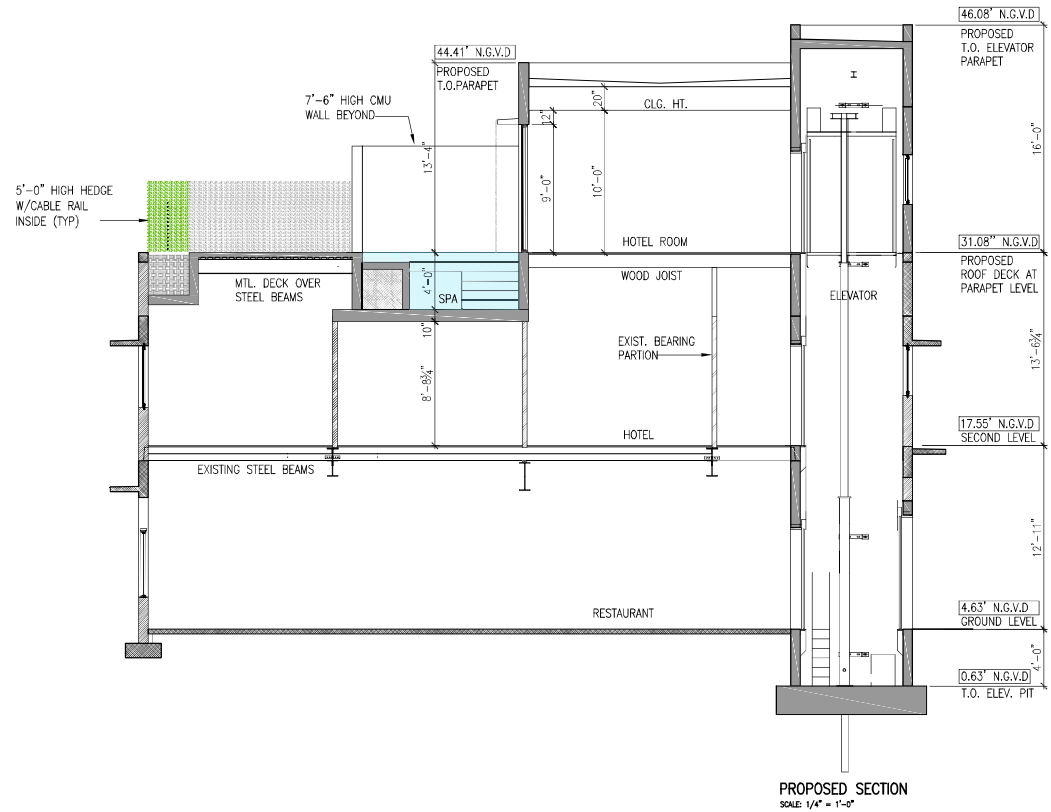
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**22109**

**A-11**  
OF  
**13**

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PROPOSED SECTION  
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PROJECT NUMBER

A-12

SCALE  
AS SHOWN

DATE  
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22109





PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

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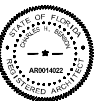
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 Lilian R. Pérez C.

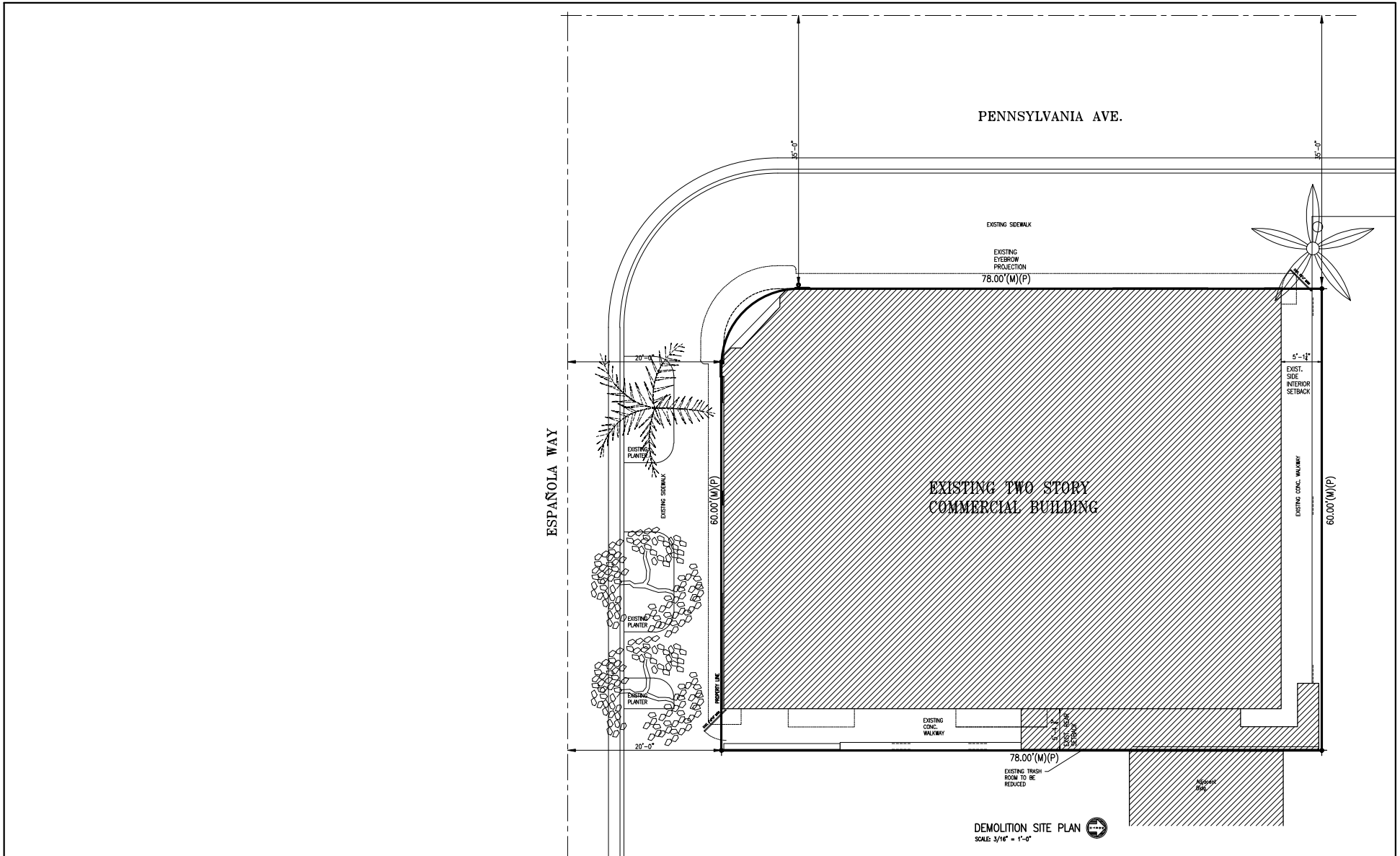
PROJECT NUMBER  
 22109

SCALE  
 AS SHOWN

DATE  
 9-7-2021

**A-13**  
 OF  
**13**





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

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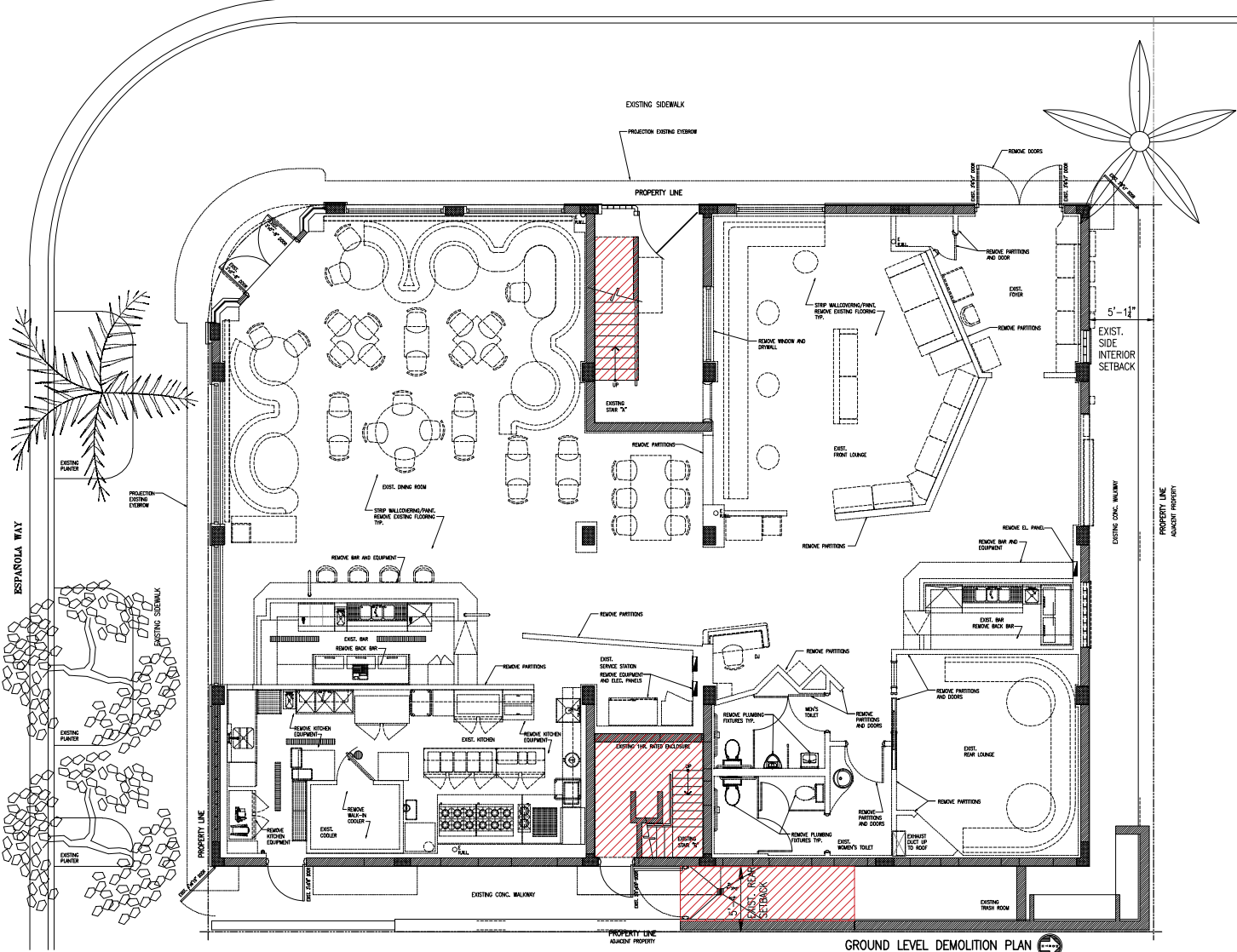
**D-1**  
OF  
**8**



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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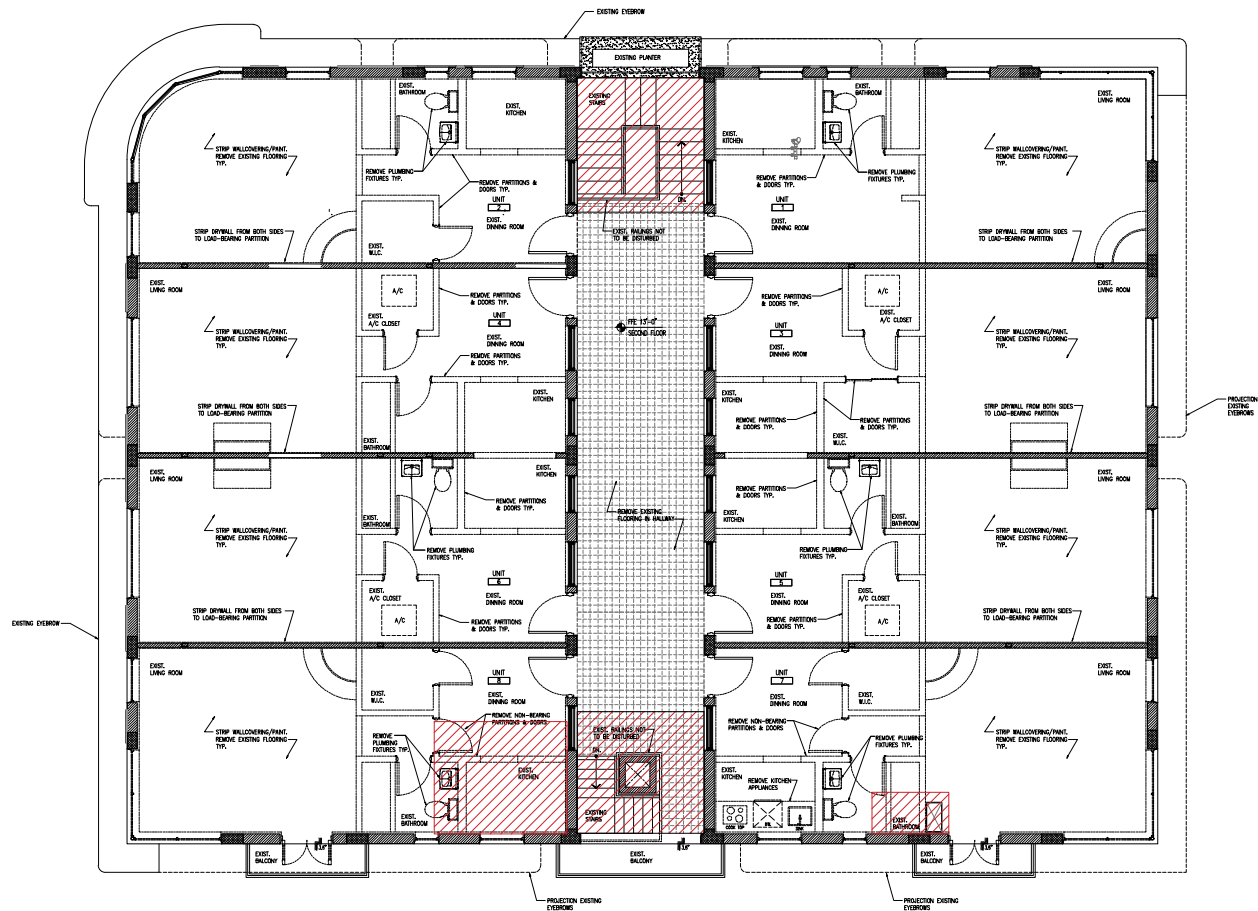
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AS SHOWN  
DATE  
9-7-2021

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**22109**

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OF  
**8**





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

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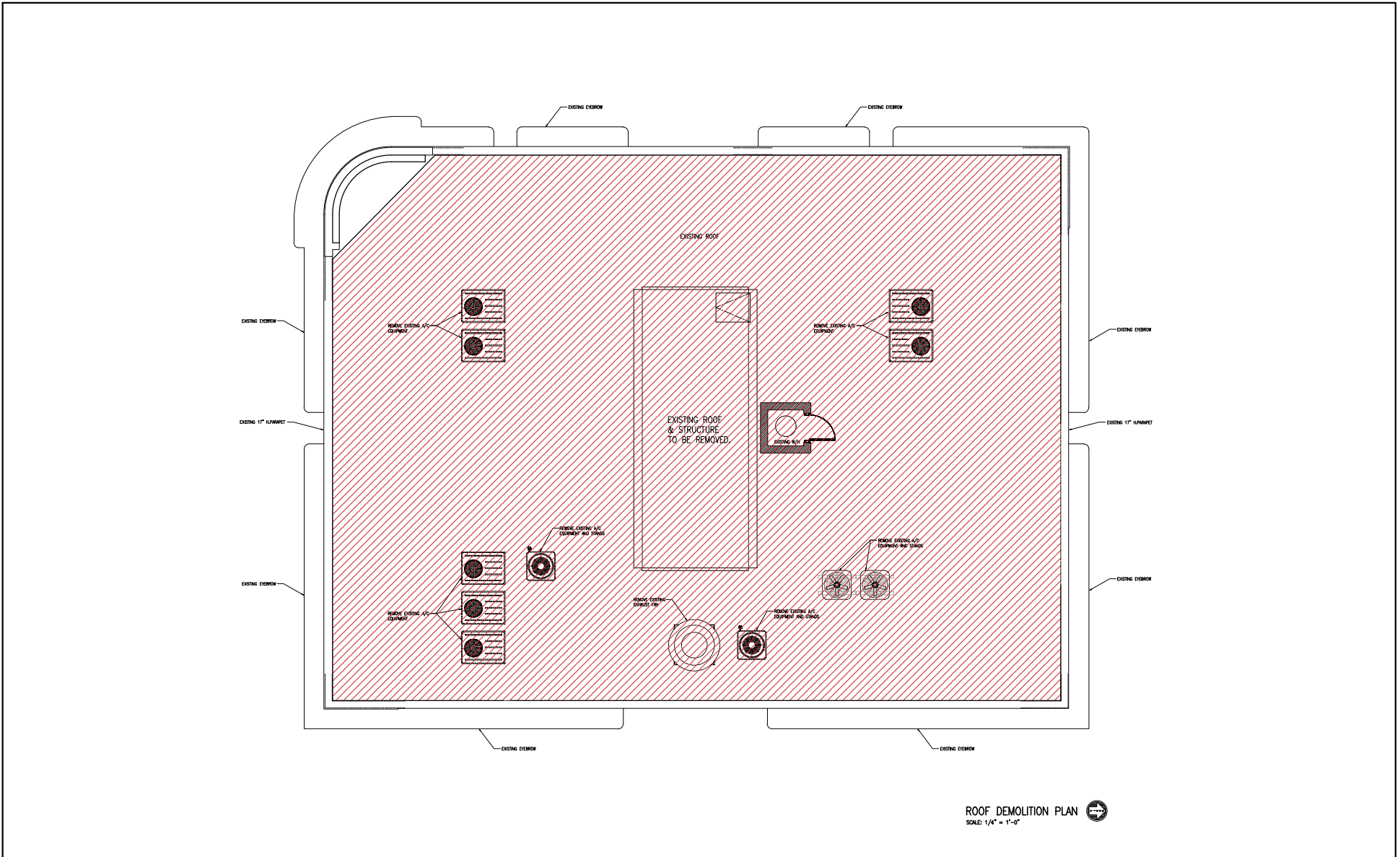
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PROJECT NUMBER  
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**8**





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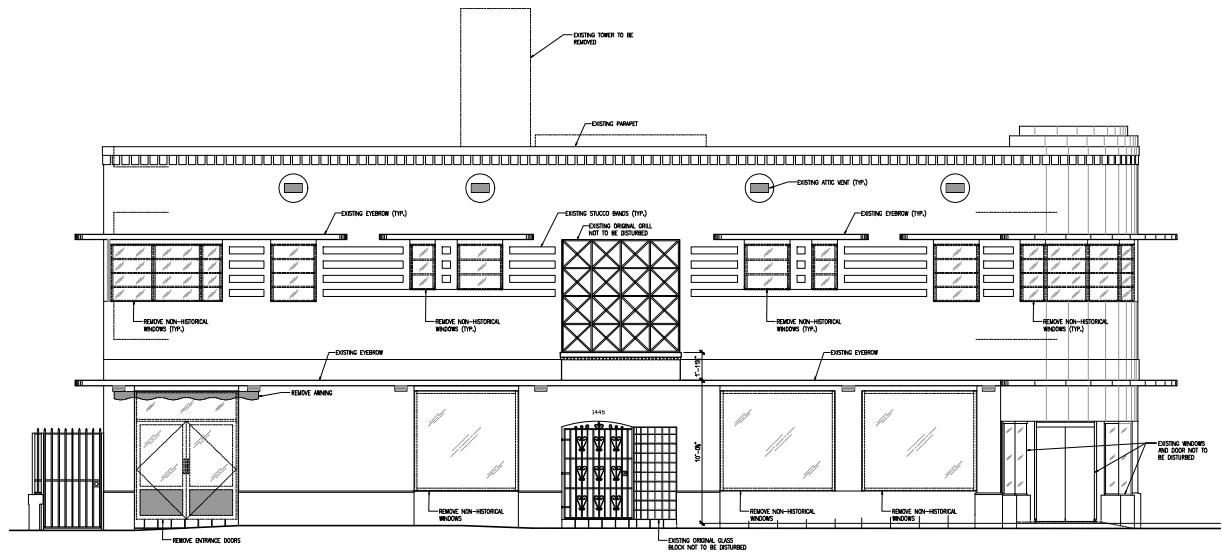
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**D-4**  
OF  
**8**





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

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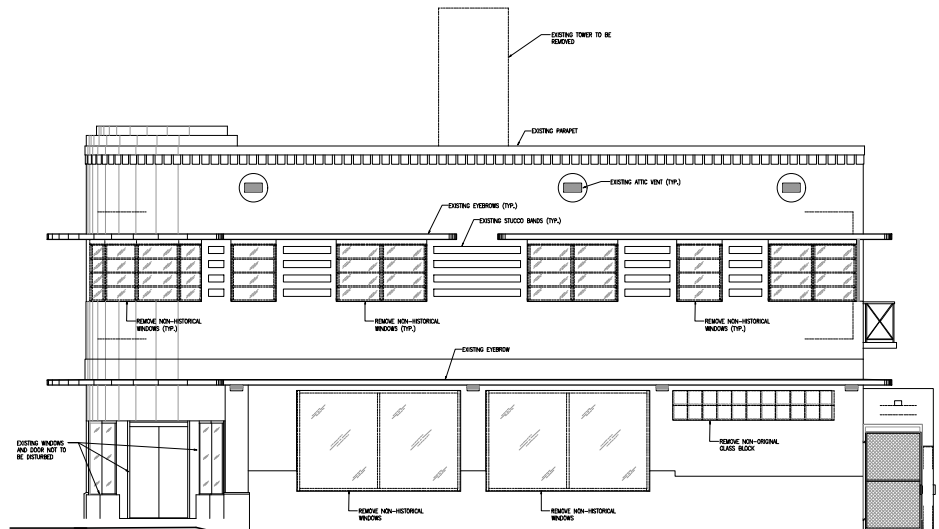
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**8**





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

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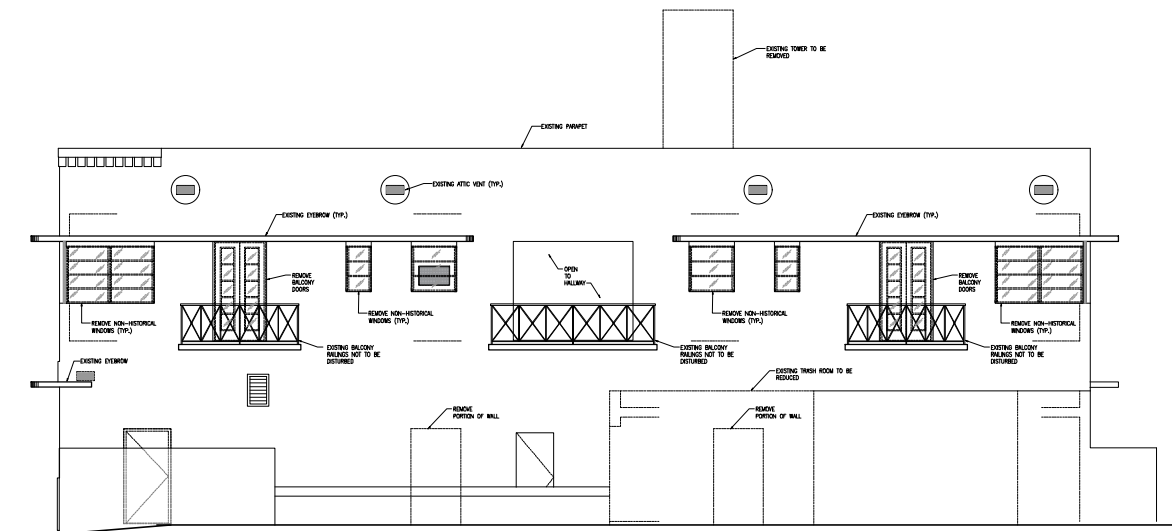
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OF  
**8**





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

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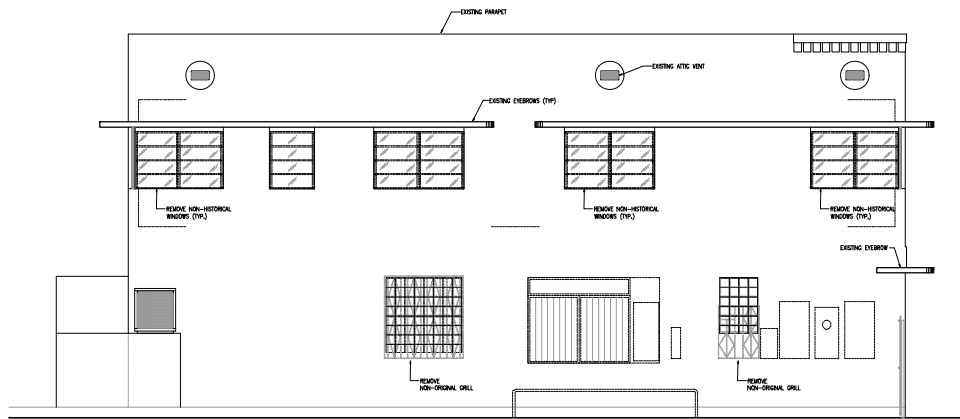
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**8**





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

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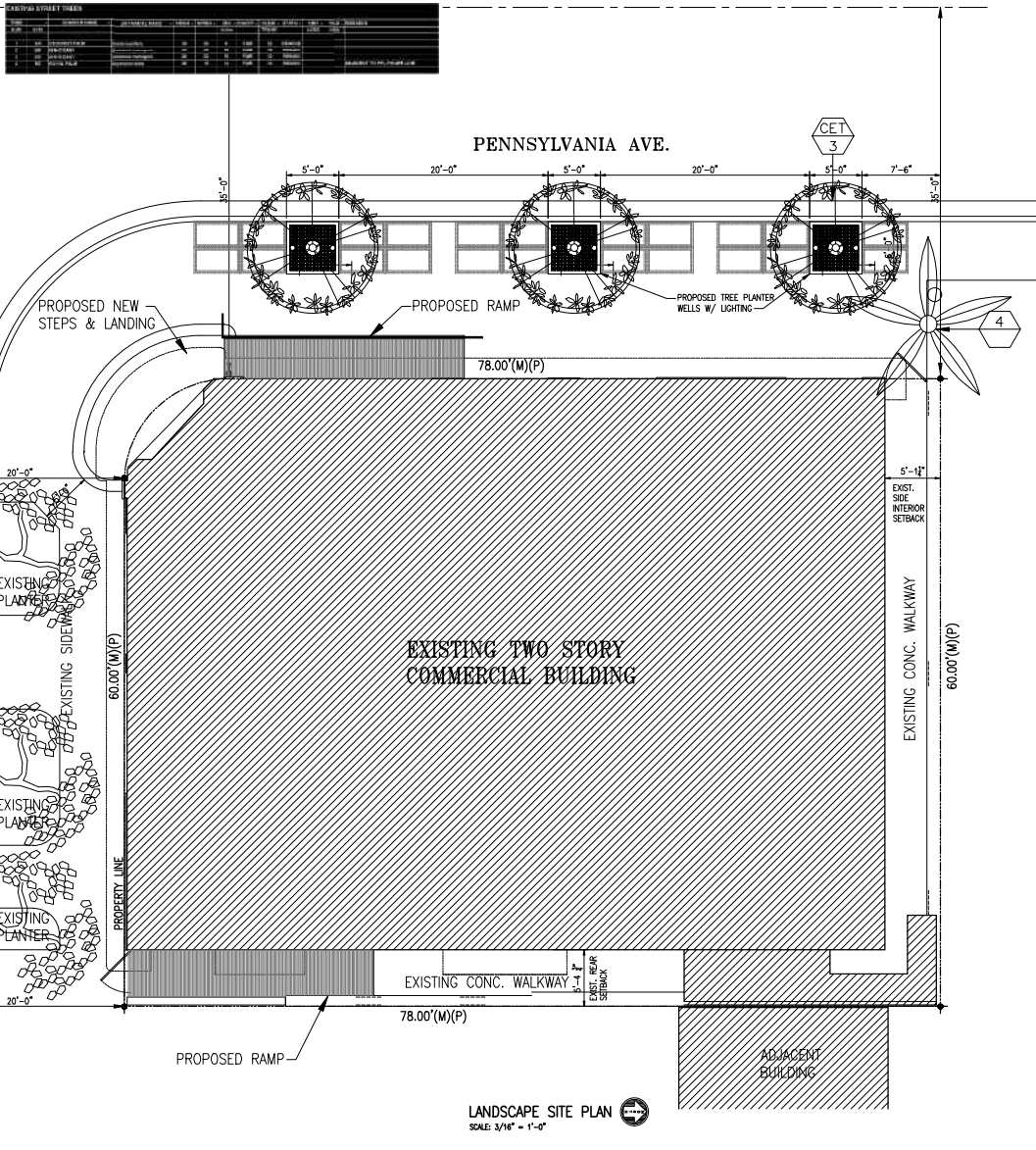
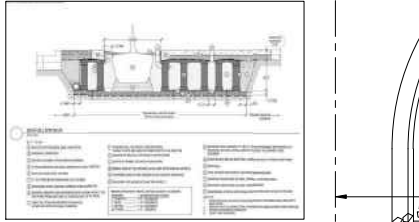
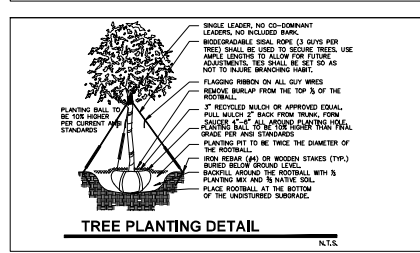
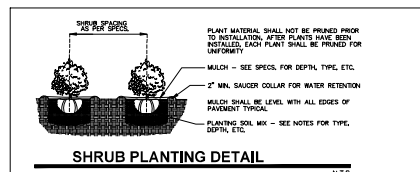
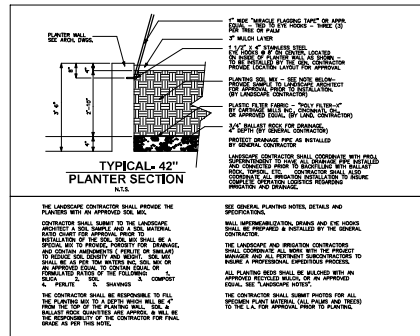
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9-7-2021

**D-8**  
OF  
**8**



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	anemone-like tarant 3 GAL., 18"X2" H., 18" 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) = 20.25 cu. ft. (538 cu. ft.) 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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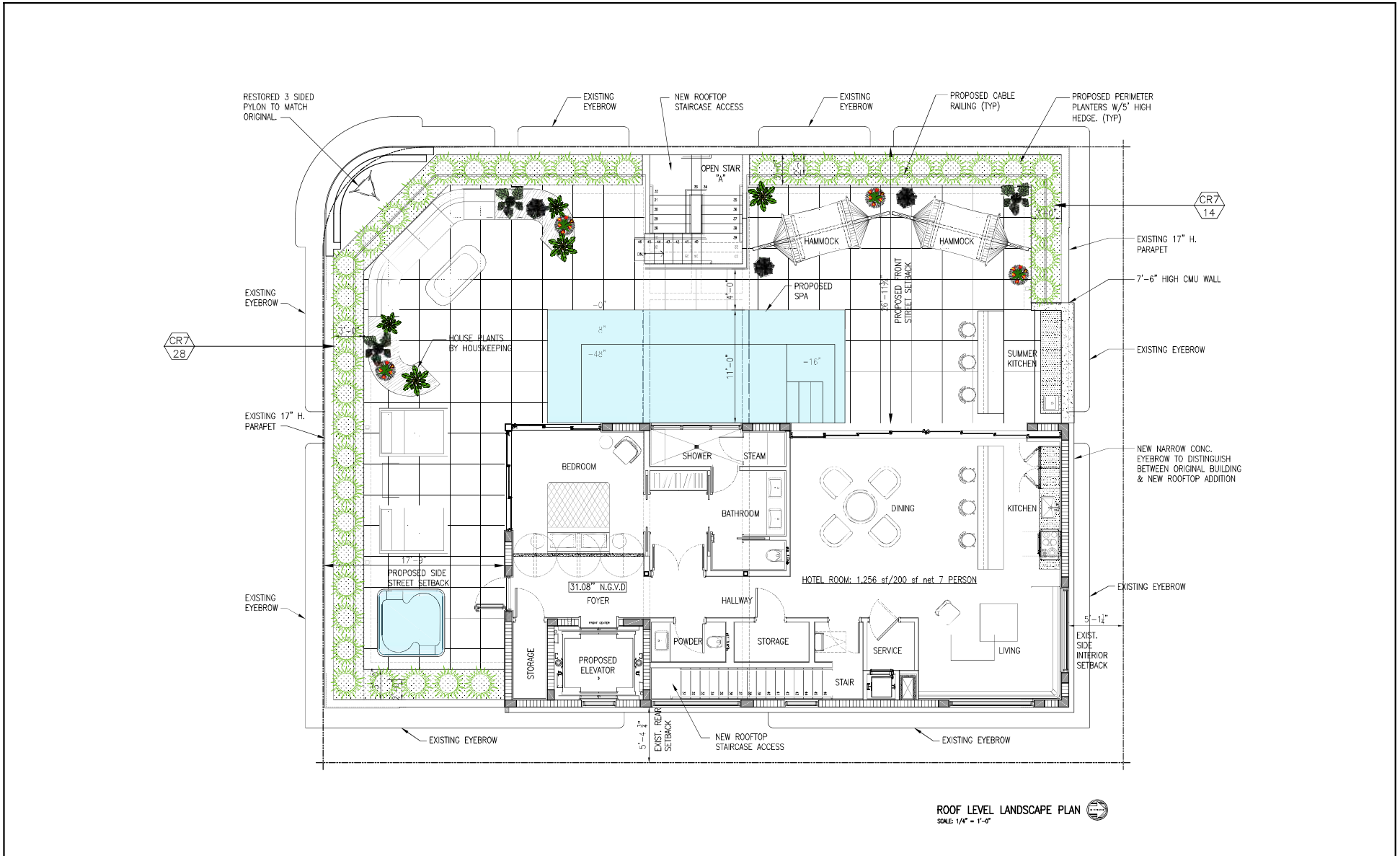
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DATE  
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L-1  
OF  
3







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

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**L-3**  
OF  
**3**

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