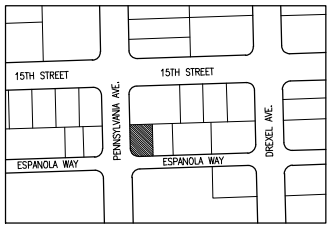


ITEM #	PROJECT INFORMATION				
1	ADDRESS:	1445 PENNSYLVANIA AVENUE, MIAMI BEACH FL. 33139			
2	BOARD AND FILE NUMBERS:	HPB #18-0185			
3	FOLIO NUMBER(S):	02-4203-009-0100			
4	YEAR CONSTRUCTED:	1939	ZONING DISTRICT:	CD-2 FOLLOWING RM-2	
5	BASED FLOOD ELEVATION:	8.00' NGVD	GRADE VALUE IN NGVD:	4.50 NGVD	
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'-1-½"	
11	NUMBER OF STORIES	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	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 ⅜" @ ROOF	
30	SIDE SETBACK: (NORTH)	10'-0"	5'-1 ⅜"	5'-1 ⅜" @ ROOF	
31	SIDE SETBACK:	N/A	N/A	N/A	
32	SIDE SETBACK FACING STREET: (SOUTH)	15'-11"	0'-3 ⅜"	17'-9" @ ROOF	
33	REAR SETBACK: (EAST)	6'-0"	5'-4 ⅜"	5'-4 ⅜" @ 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	

INDEX OF DRAWINGS

	SURVEY	N/A
GN-1	LIST OF DRAWINGS, SITE INFORMATION, LOCATION MAP	N/A
GN-2-4	AERIAL KEY PLAN AND PHOTOS	N/A
GN-5-9	INTERIOR RESTAURANT, INTERIOR UNITS PHOTOS	N/A
GN-10	MICROFILMS	N/A
GN-11	FAR DIAGRAMS	1/8" = 1'-0"
EX-1	EXISTING SITE PLAN	3/16" = 1'-0"
EX-2	EXISTING GROUND LEVEL	1/4" = 1'-0"
EX-3	EXISTING SECOND LEVEL	1/4" = 1'-0"
EX-4	EXISTING ROOF LEVEL	1/4" = 1'-0"
EX-5	EXISTING WEST ELEVATION	1/4" = 1'-0"
EX-6	EXISTING SOUTH ELEVATION	1/4" = 1'-0"
EX-7	EXISTING EAST ELEVATION	1/4" = 1'-0"
EX-8	EXISTING NORTH ELEVATION	1/4" = 1'-0"
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"
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
	LANDSCAPE	
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"

LANDSCAPE
J.F.S. DESIGN INC.
1833 N.W. 140th TERR., PEMBROKE PINES, FL. 33028



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 4-23-2023

FINAL SUBMITTAL 7- 7-2023

SCOPE OF WORK:

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

SCHEDULE OF FAR AREAS:

FLOOR AREA RATIO CALCULATIONS

GROUND (EXISTING)	3,909.56 SF
SECOND (EXISTING)	3,875.05 SF
ROOF (NEW)	1,514.78 SF
TOTAL	9,299.39 SF

SCHEDULE OF CONSTRUCTION AREAS:

GROUND (EXISTING)	3,909.56 SF
SECOND (EXISTING)	3,943.67 SF
ROOF (NEW)	1,514.78 SF
TOTAL GROSS	9,368.01 SF

SCHEDULE OF EXISTING HOTEL UNITS

2nd LEVEL

UNIT #	S.F.
1	445 sf
2	432 sf
3	425 sf
4	423 sf
5	425 sf
6	423 sf
7	445 sf
8	441 sf

SCHEDULE OF PROPOSED HOTEL UNITS

2nd LEVEL

UNIT #	S.F.
1	441 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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY	PROJECT NUMBER	GN-1 of 11
Lilian R. Pérez C.	22109	
SCALE: AS SHOWN	DATE: 9-7-2021	

STATE OF FLORIDA — CHARLES H. BENSON — AR0014022 — REGISTERED ARCHITECT

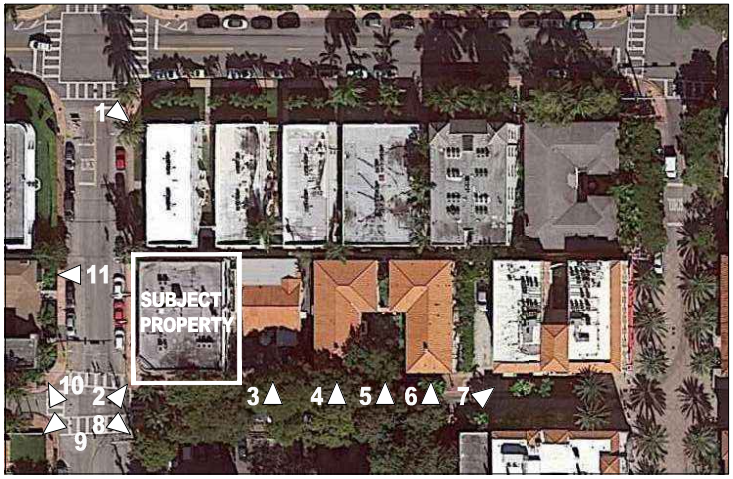
Charles H. Benson

\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-GN-1.dwg, 7/7/2023 7:56:11 AM









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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

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

PROJECT NUMBER 22109

GN-2 of 11

STATE OF FLORIDA REGISTERED ARCHITECT AR0014022

\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-GN-2.dwg, 7/7/2023 7:57:02 AM









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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

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

PROJECT NUMBER 22109

GN-3 OF 11

STATE OF FLORIDA REGISTERED ARCHITECT AR0014022

\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-GN-3.dwg, 7/7/2023 7:56:51 AM









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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

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

PROJECT NUMBER 22109

GN-4 OF 11

STATE OF FLORIDA REGISTERED ARCHITECT AR0014022

\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-GN-4.dwg, 7/7/2023 7:57:31 AM



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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY: Lilian R. Pŕez C.

SCALE: AS SHOWN

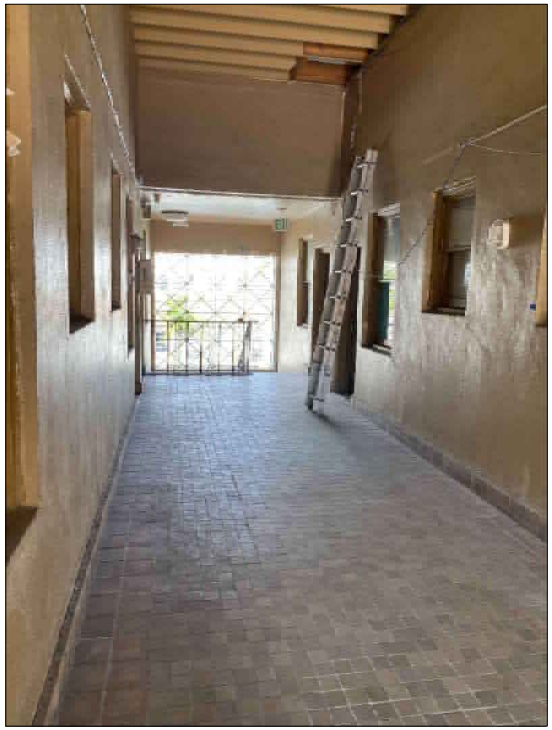
DATE: 9-7-2021

PROJECT NUMBER: 22109

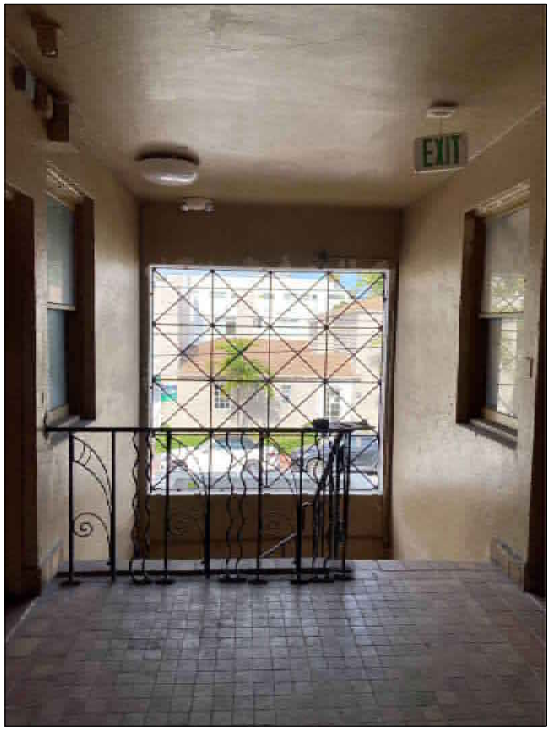
GN-5 OF 11

STATE OF FLORIDA REGISTERED ARCHITECT AR0014022

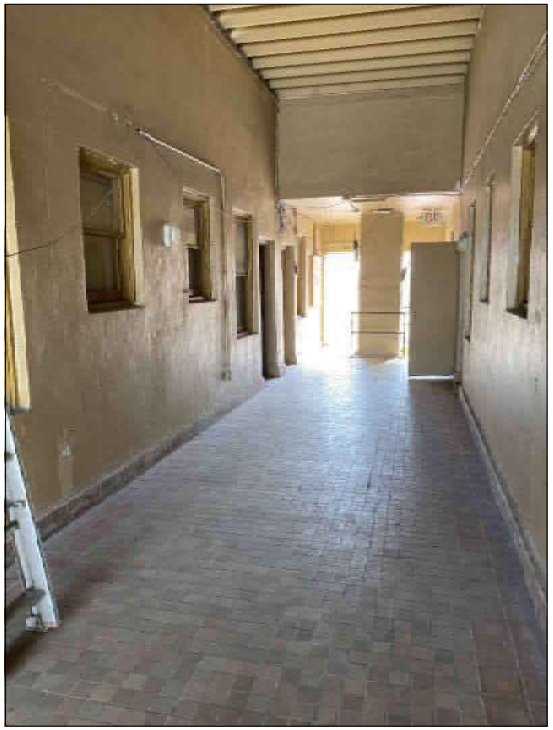
\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-GN-5.dwg, 7/7/2023 7:57:25 AM



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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

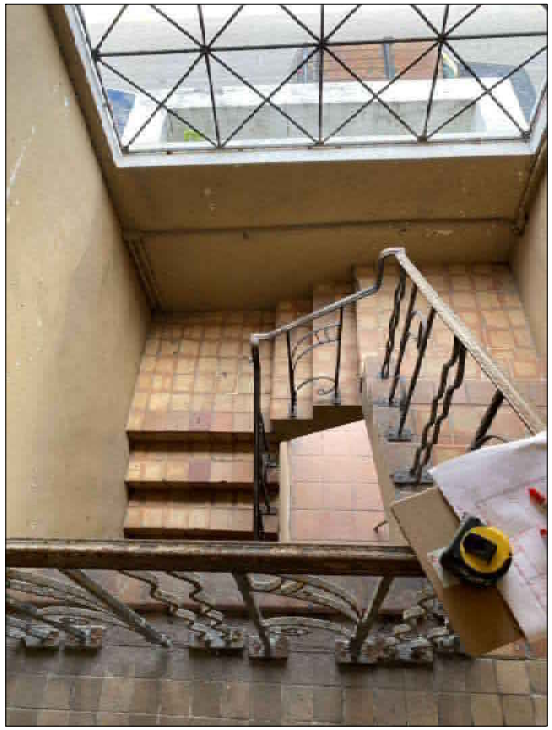
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY	PROJECT NUMBER
Lilian R. Pŕez C.	22109
SCALE: AS SHOWN	DATE: 9-7-2021

GN-6 OF 11

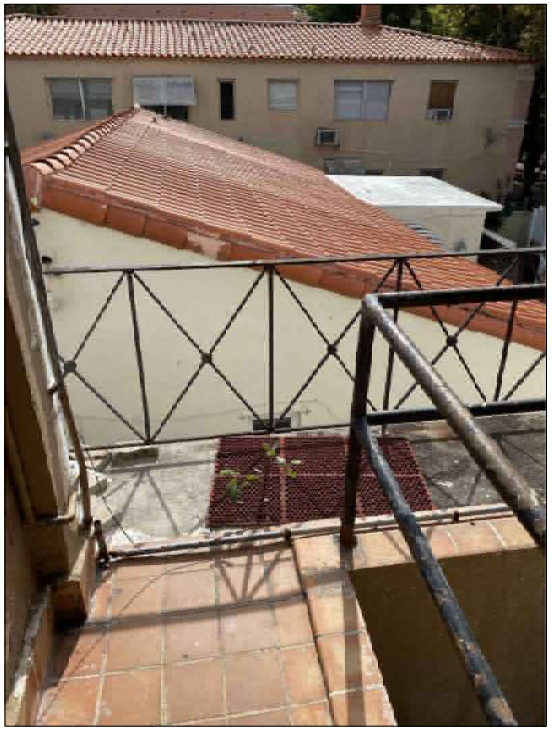
STATE OF FLORIDA REGISTERED ARCHITECT AR0014022

\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-GN-6.dwg, 7/7/2023 7:57:05 AM



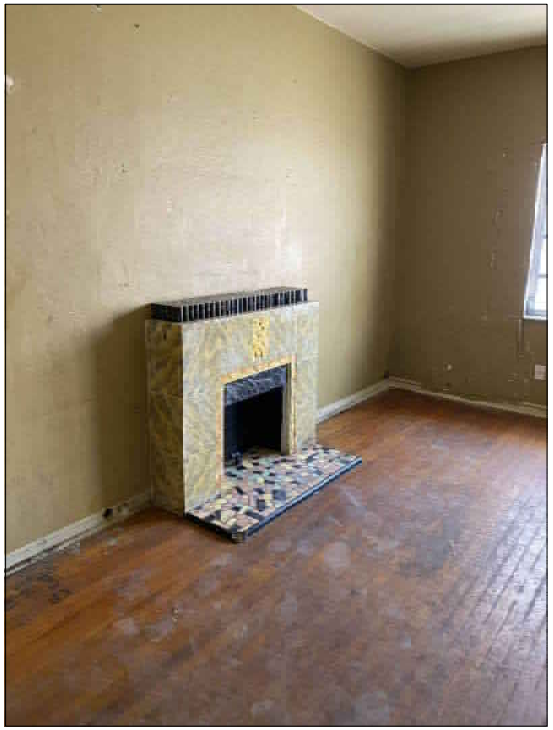
VIEW 4
STAIR WEST VIEW

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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

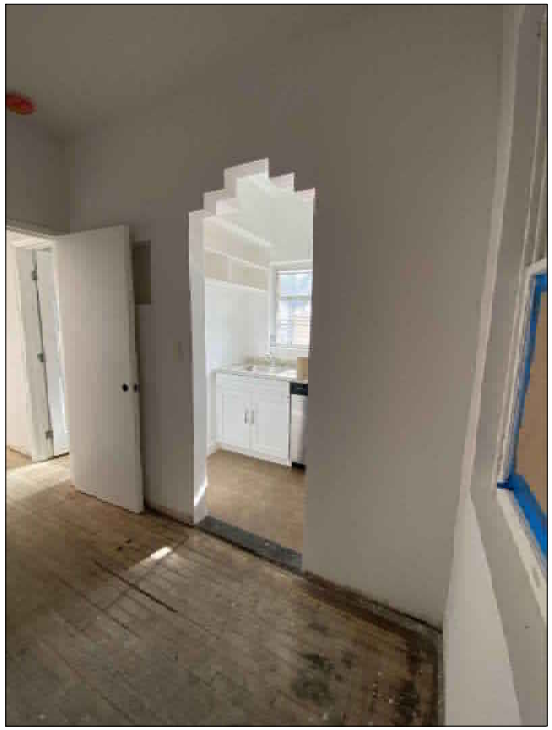
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY	PROJECT NUMBER
Lilian R. Pőez C.	22109
SCALE: AS SHOWN	DATE: 9-7-2021

GN-7 OF 11

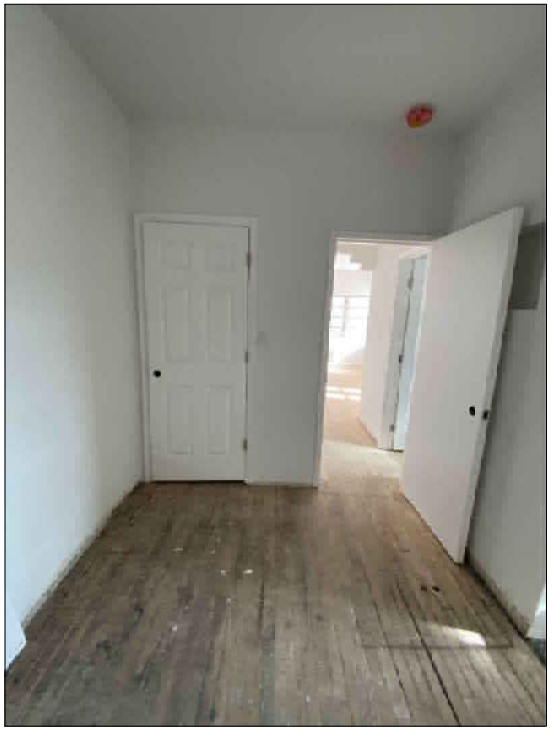
STATE OF FLORIDA REGISTERED ARCHITECT AR0014022

\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-GN-7.dwg, 7/7/2023 7:56:22 AM



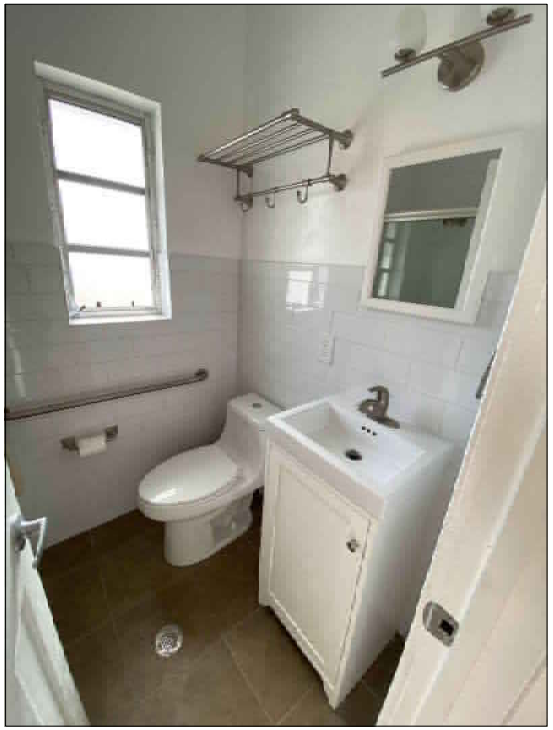
VIEW 7
INTERIOR

11/26/2021



VIEW 8
INTERIOR

11/26/2021



VIEW 9
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.

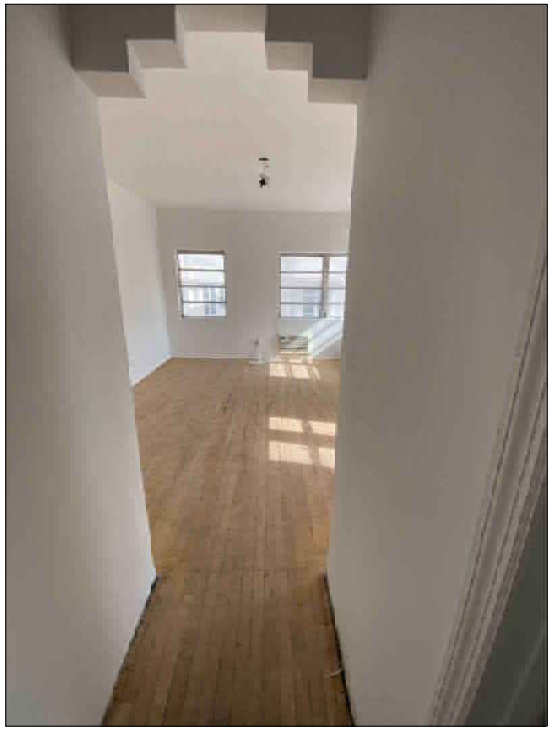
NEW ROOF TOP ADDITION, RESTAURANT & HOTEL FOR:
1445 Pennsylvania Ave. LLC
1445 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY: Lilian R. Pőez C.
SCALE: AS SHOWN
DATE: 9-7-2021
PROJECT NUMBER: 22109
GN-8 OF 11

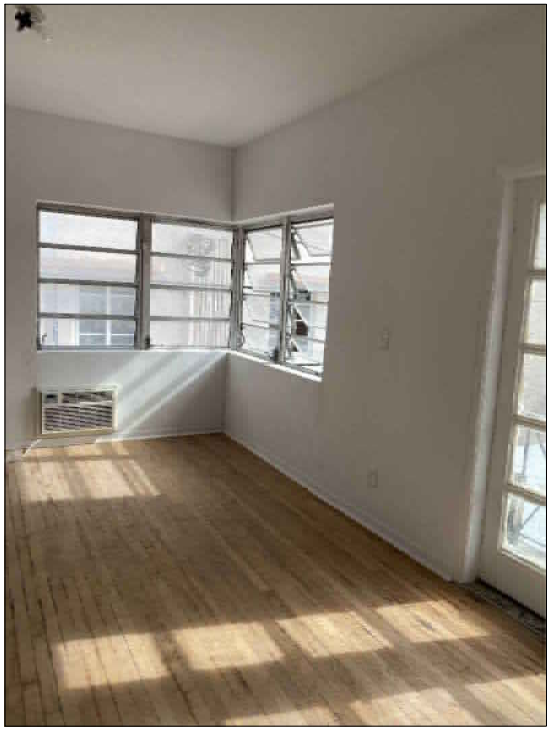
STATE OF FLORIDA REGISTERED ARCHITECT AR0014022

\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-GN-8.dwg, 7/7/2023 7:57:09 AM



VIEW10
INTERIOR

11/26/2021



VIEW 11
INTERIOR

11/26/2021



VIEW 12
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.

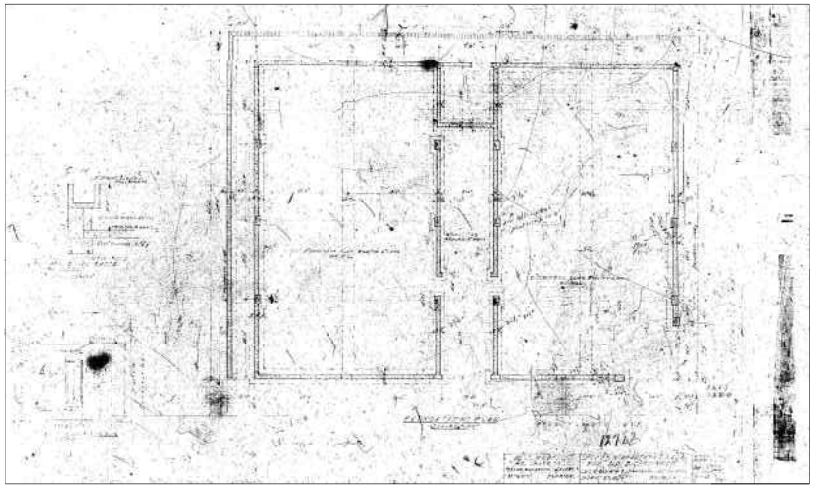
NEW ROOF TOP ADDITION, RESTAURANT & HOTEL FOR:
1445 Pennsylvania Ave. LLC
1445 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

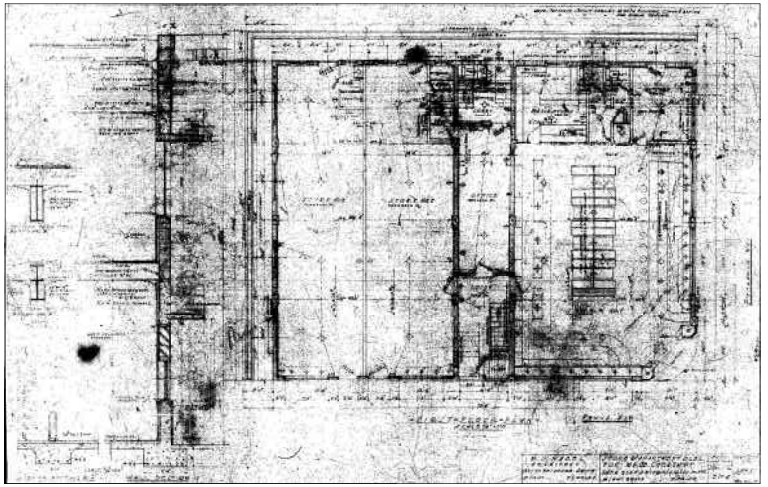
DRAWN BY: Lilian R. Pőez C.
SCALE: AS SHOWN
DATE: 9-7-2021
PROJECT NUMBER: 22109
GN-9 OF 11

STATE OF FLORIDA REGISTERED ARCHITECT AR0014022

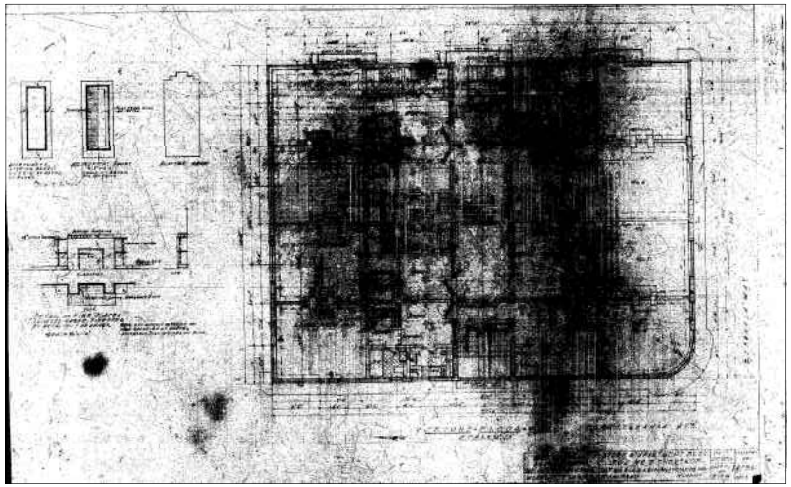
\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-GN-9.dwg, 7/7/2023 7:57:27 AM



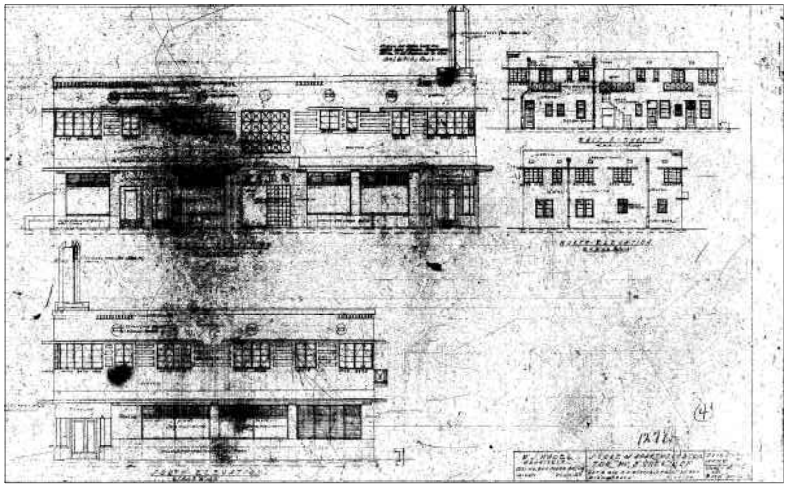
MICROFILM
FOUNDATIONS



MICROFILM
GROUND FLOOR PLAN



MICROFILM
2ND FLOOR PLAN



MICROFILM
ELEVATIONS

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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

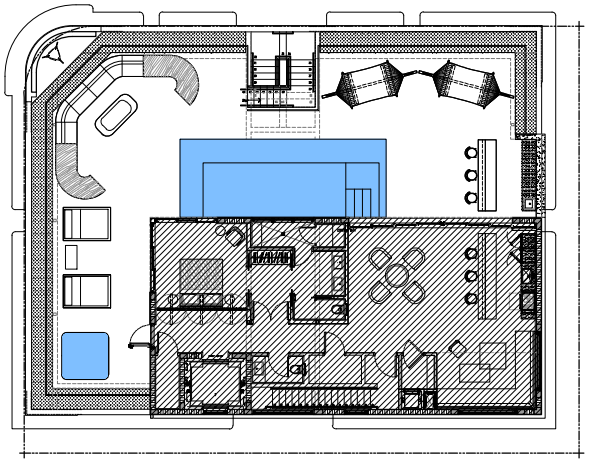
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

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

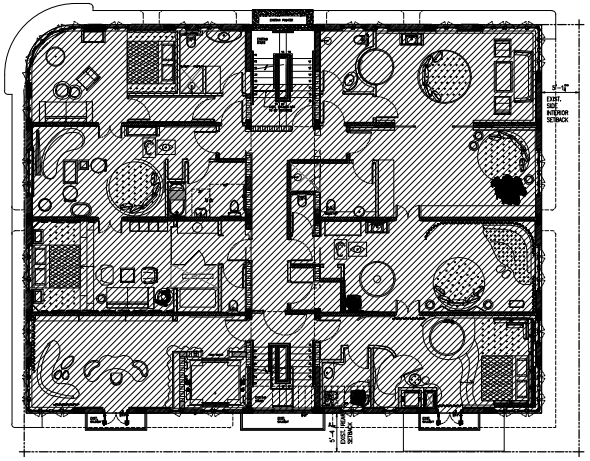
PROJECT NUMBER
22109

GN-10
OF
11

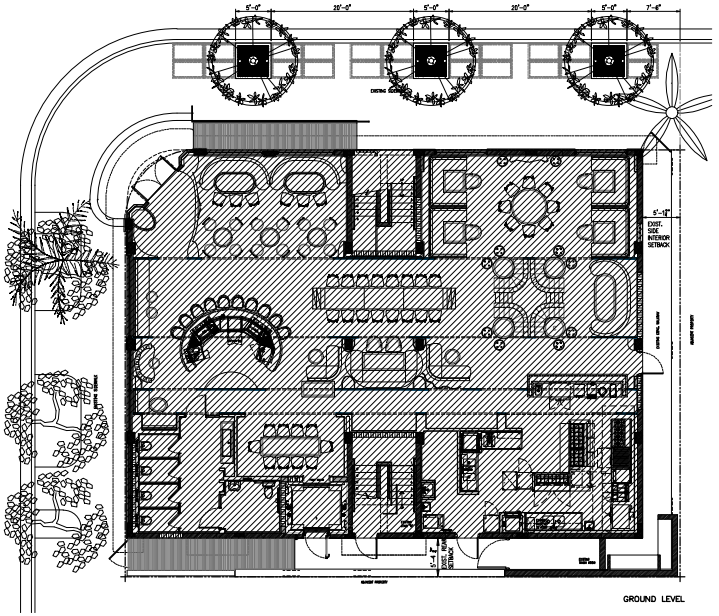
STATE OF FLORIDA — CHARLES H. BENSON — AR0014022 — REGISTERED ARCHITECT



ROOF LEVEL



SECOND LEVEL



GROUND LEVEL

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

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

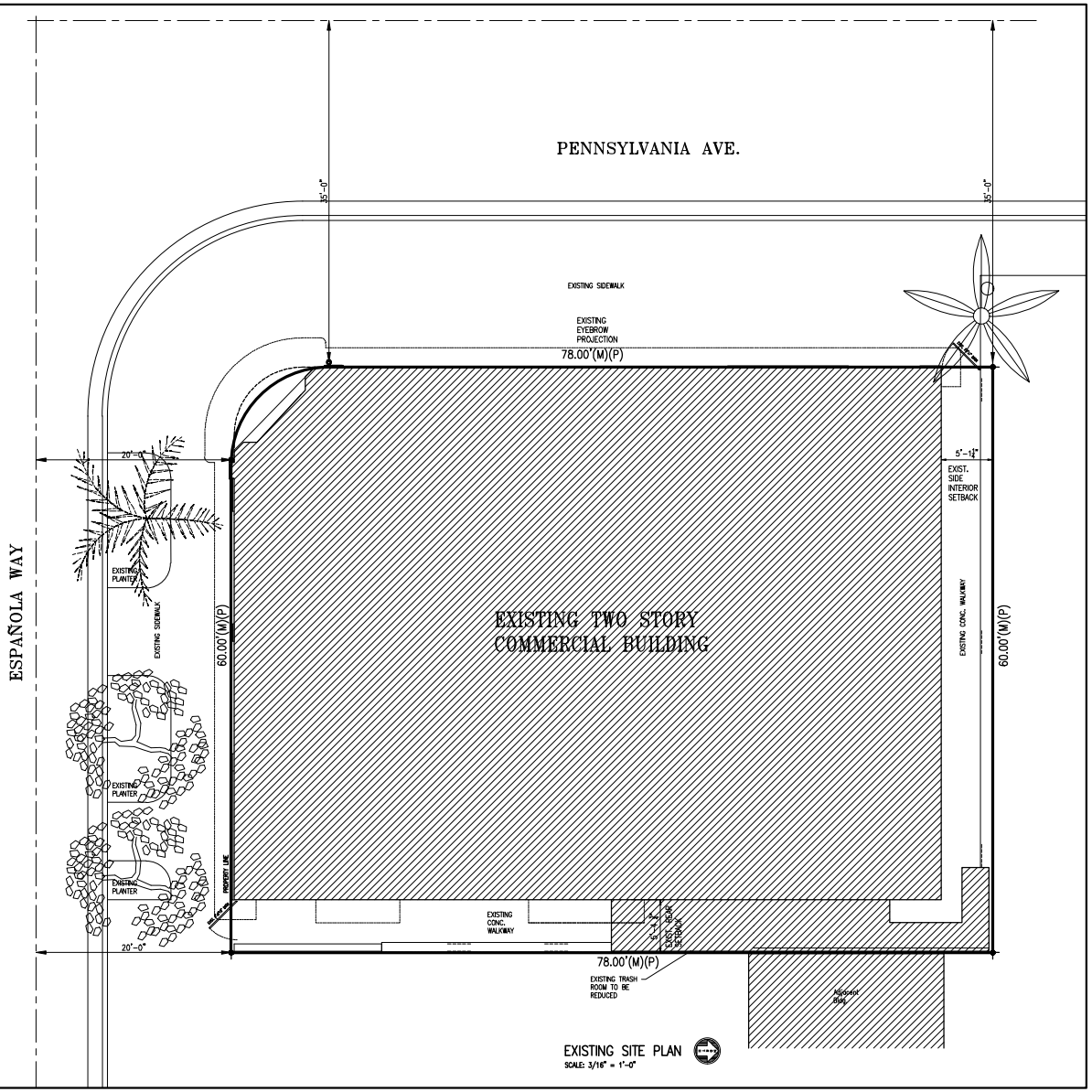
1445 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY	SCALE	DATE	PROJECT NUMBER	GN-11 OF 11
Lilian R. Pŕez C.	AS SHOWN	9-7-2021	22109	

STATE OF FLORIDA REGISTERED ARCHITECT AR0014022

\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-GN-11.dwg, 7/7/2023 7:56:31 AM



EXISTING SITE PLAN

SCALE: 3/16" = 1'-0"

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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

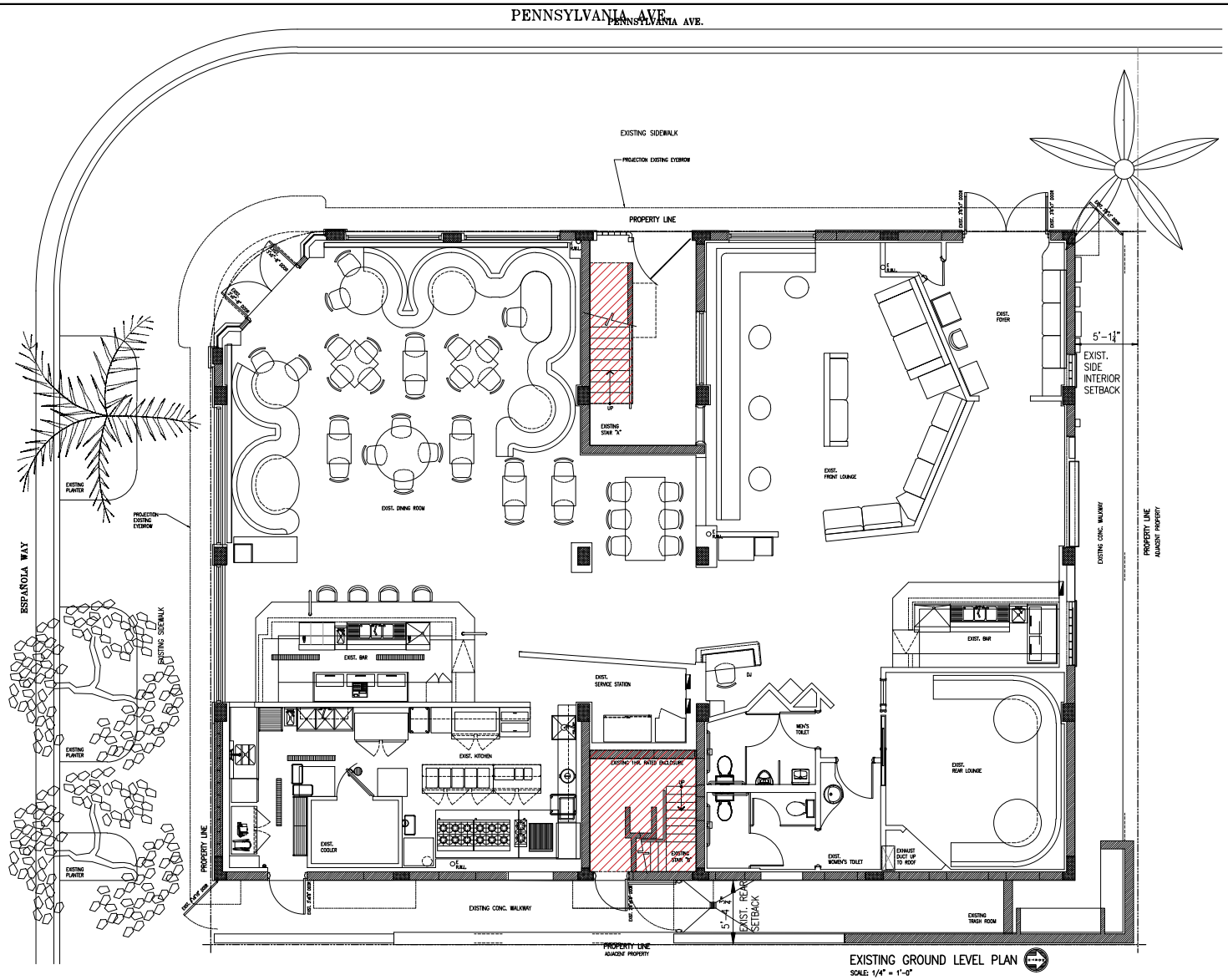
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY	PROJECT NUMBER	
Lilian R. Pőez C.	22109	EX-1 of 9
SCALE: AS SHOWN	DATE: 9-7-2021	

STATE OF FLORIDA — CHARLES H. BENSON — AR0014022 — REGISTERED ARCHITECT

Digitally signed by Charles H Benson
DN: cn=Charles H Benson, o=US, ou=Charles H. Benson and Associates Architects P.A., email=[illegible]
Date: 2023.07.06 17:49:49 -04'00'

\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-EX1.dwg, 7/6/2023 5:44:46 PM



EXISTING GROUND LEVEL PLAN

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

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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

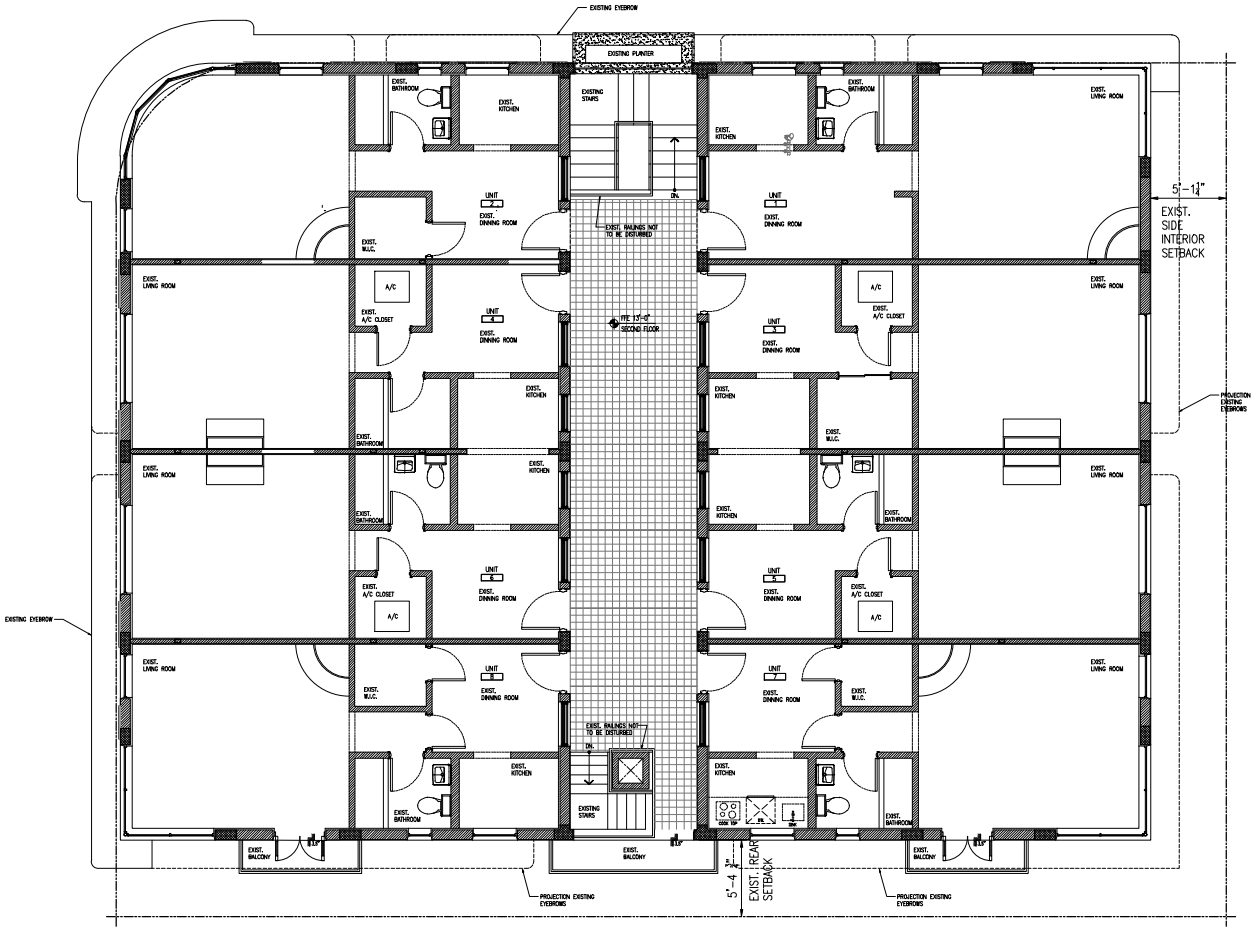
DRAWN BY	SCALE	DATE
Lilian R. Pŕez C.	AS SHOWN	9-7-2021

PROJECT NUMBER 22109

EX-2 OF 9

STATE OF FLORIDA REGISTERED ARCHITECT AR0014022

\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-EX2.dwg, 7/6/2023 5:45:03 PM



EXISTING SECOND LEVEL PLAN

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

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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

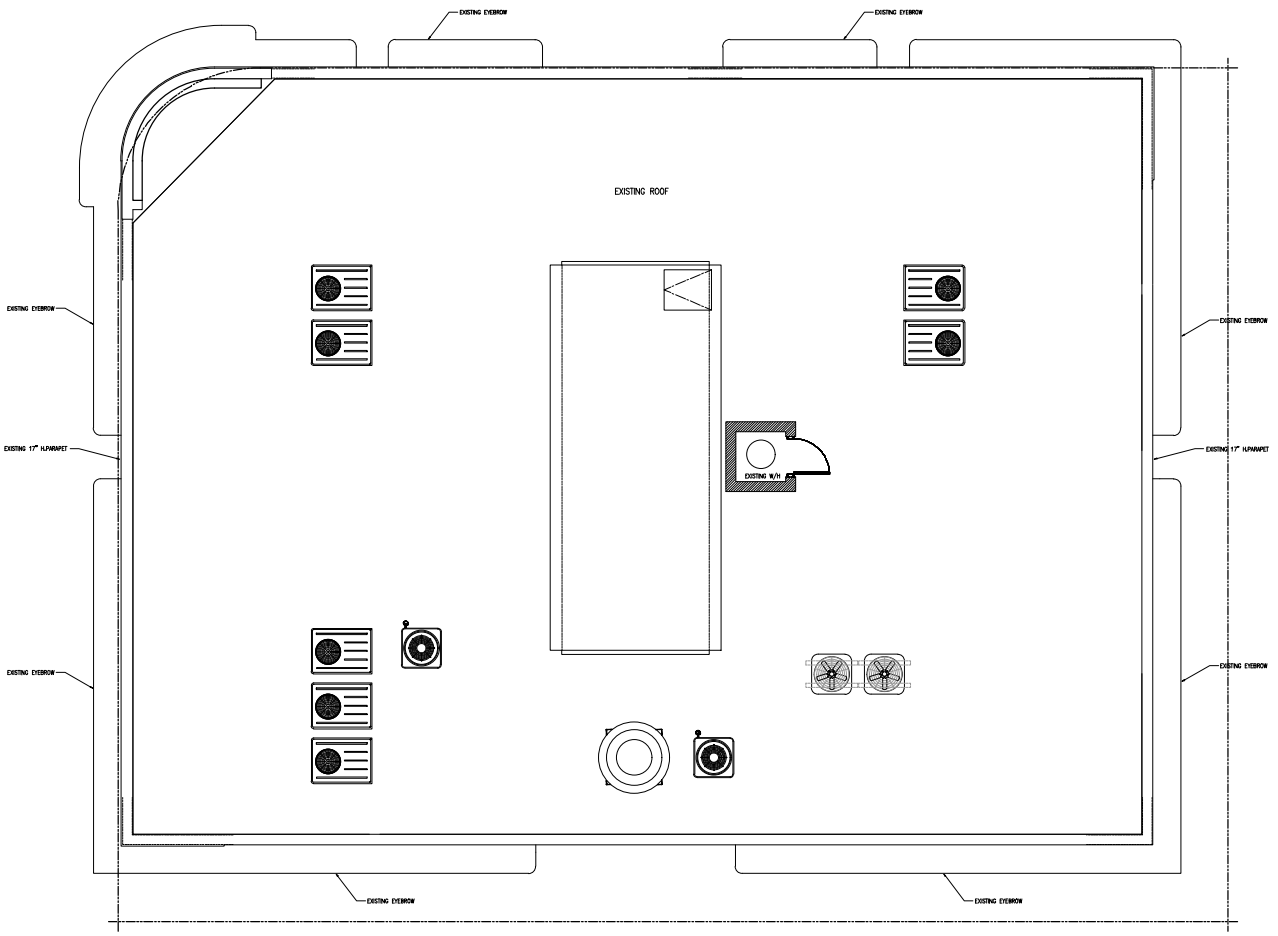
DRAWN BY	SCALE	DATE
Lilian R. Pőez C.	AS SHOWN	9-7-2021

PROJECT NUMBER 22109

EX-3 OF 9

STATE OF FLORIDA REGISTERED ARCHITECT AR0014022

\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-EX3.dwg, 7/6/2023 5:45:12 PM



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

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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

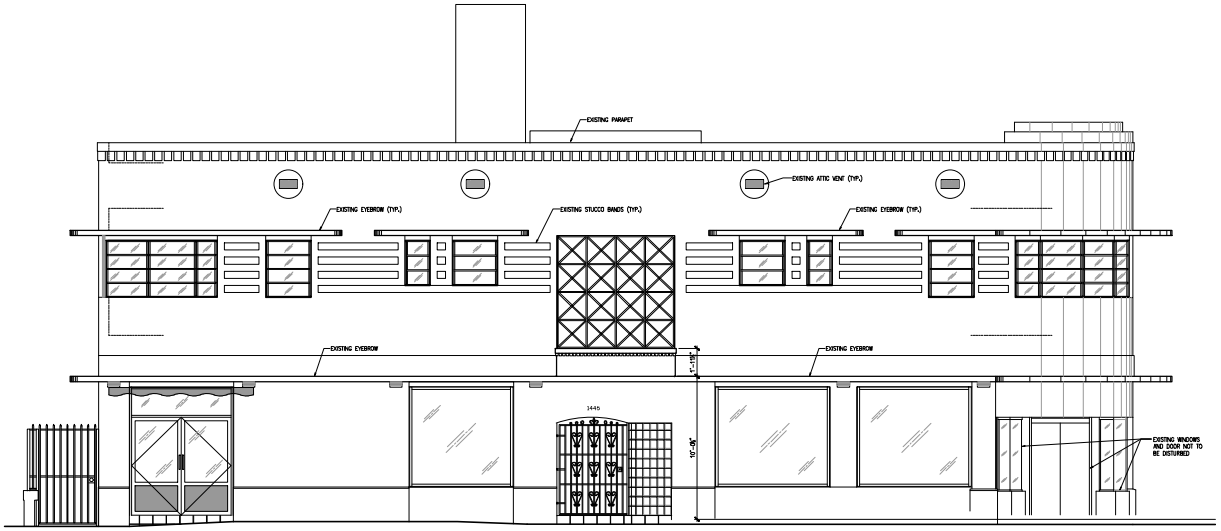
DRAWN BY	SCALE	DATE
Lilian R. Pérez C.	AS SHOWN	9-7-2021

PROJECT NUMBER 22109

EX-4 OF 9

STATE OF FLORIDA REGISTERED ARCHITECT AR0014022

\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-EX4.dwg, 7/6/2023 5:45:19 PM



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

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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

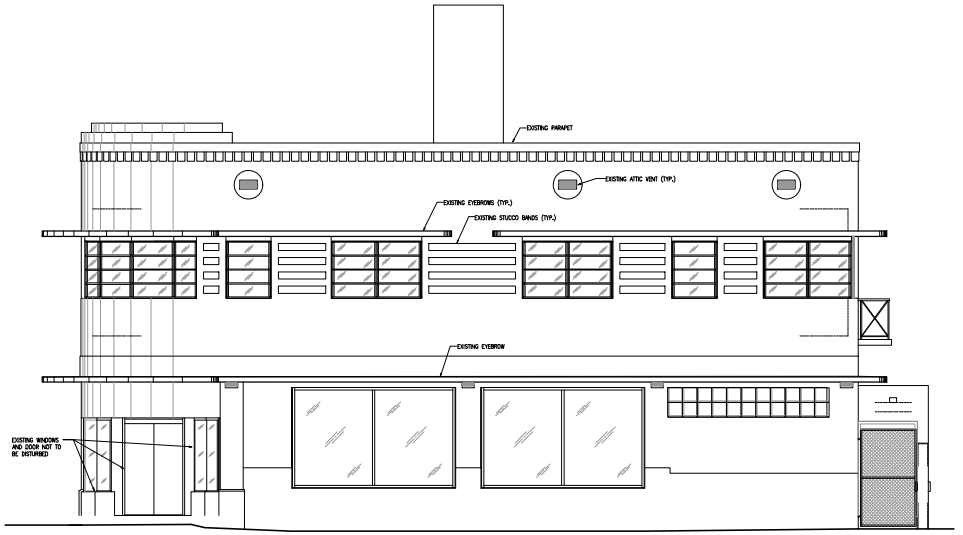
DRAWN BY	SCALE	DATE
Lilian R. Pőez C.	AS SHOWN	9-7-2021

PROJECT NUMBER 22109

EX-5 OF 9

STATE OF FLORIDA — CHARLES H. BENSON — AR0014022 — REGISTERED ARCHITECT

\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-EX5.dwg, 7/6/2023 5:45:28 PM



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

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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

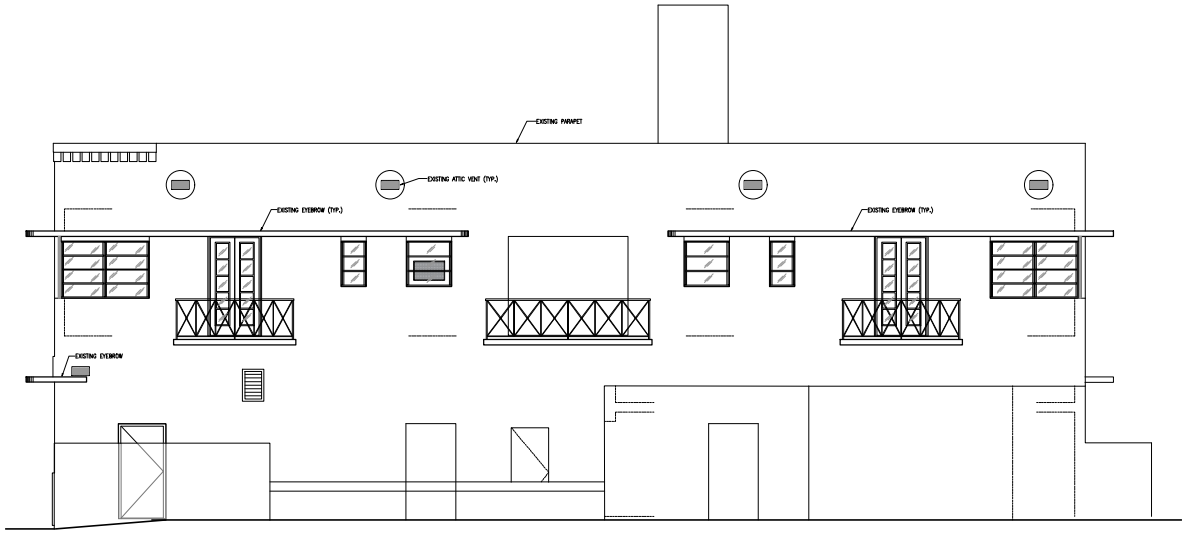
DRAWN BY	SCALE	DATE
Lilian R. Pőez C.	AS SHOWN	9-7-2021

PROJECT NUMBER 22109

EX-6 OF 9

STATE OF FLORIDA CHARLES H. BENSON REGISTERED ARCHITECT AR0014022

\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-EX6.dwg, 7/6/2023 5:45:34 PM



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

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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

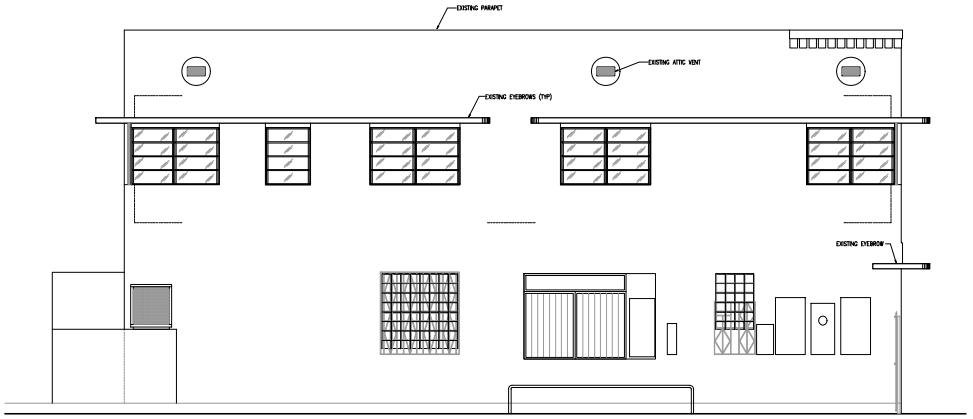
DRAWN BY	SCALE	DATE
Lilian R. Pŕez C.	AS SHOWN	9-7-2021

PROJECT NUMBER 22109

EX-7 OF 9

STATE OF FLORIDA CHARLES H. BENSON AR0014022 REGISTERED ARCHITECT

\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-EX7.dwg, 7/6/2023 5:45:57 PM



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

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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

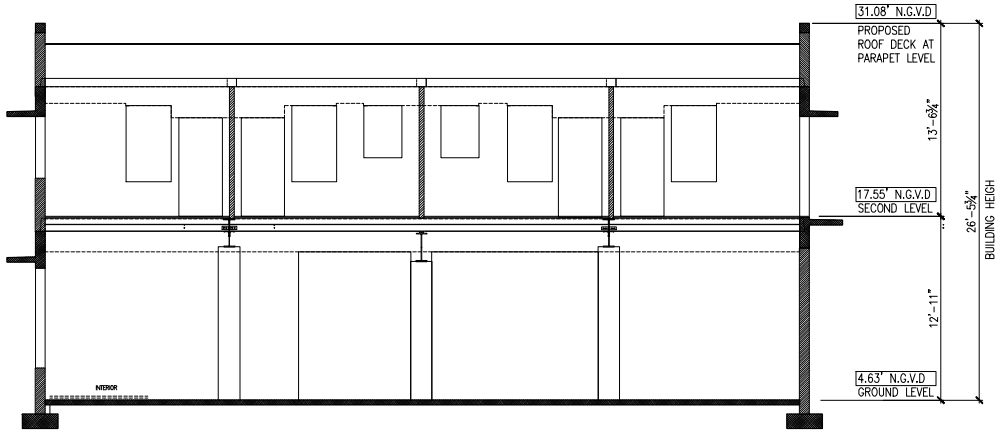
DRAWN BY	SCALE	DATE
Lilian R. Pőez C.	AS SHOWN	9-7-2021

PROJECT NUMBER 22109

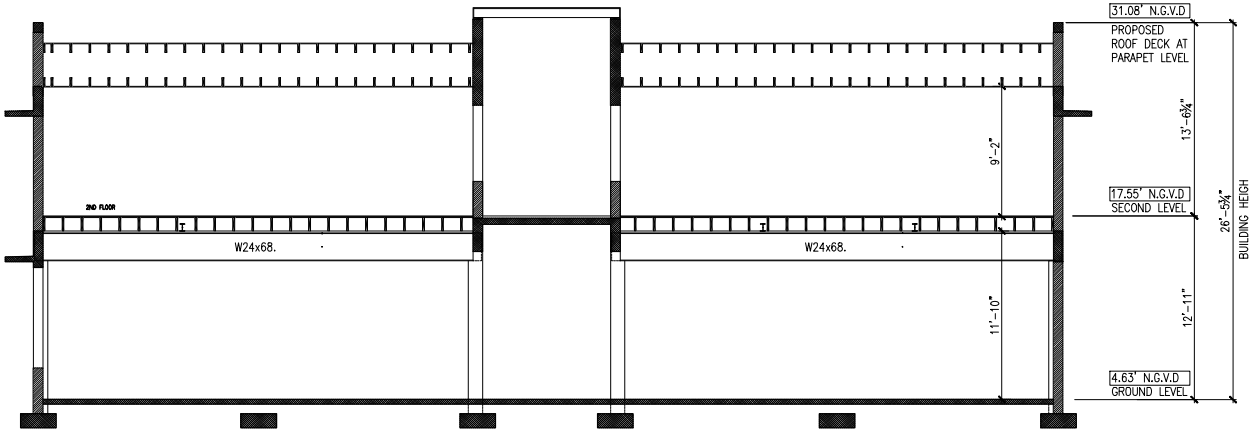
EX-8 OF 8

STATE OF FLORIDA — CHARLES H. BENSON — AR0014022 — REGISTERED ARCHITECT

\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-EX8.dwg, 7/6/2023 5:44:53 PM



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



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

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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

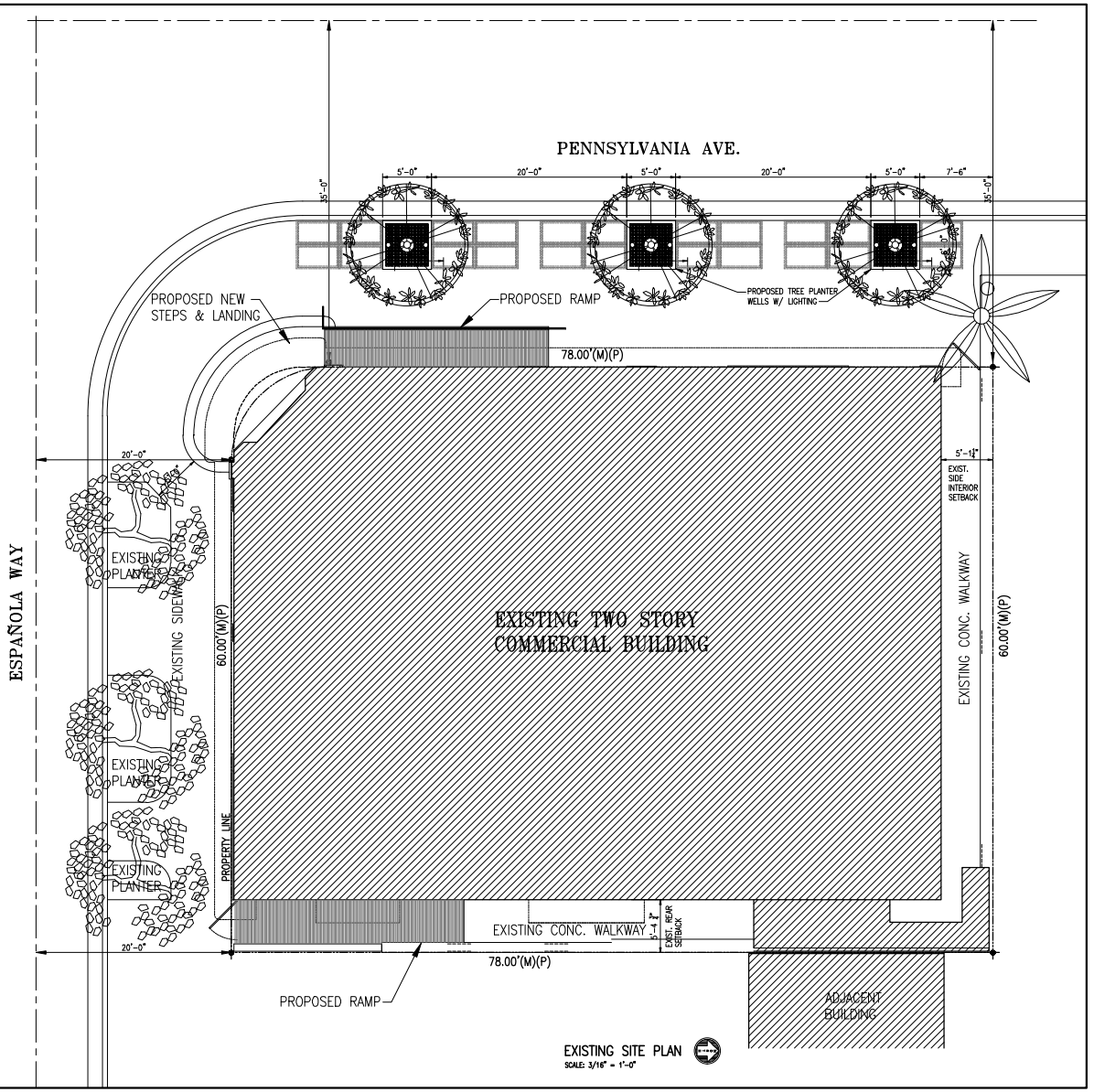
DRAWN BY	SCALE	DATE
Lilian R. Pŕez C.	AS SHOWN	9-7-2021

PROJECT NUMBER 22109

EX-9 OF 9

STATE OF FLORIDA REGISTERED ARCHITECT AR0014022

\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-EX9.dwg, 7/6/2023 5:45:46 PM



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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

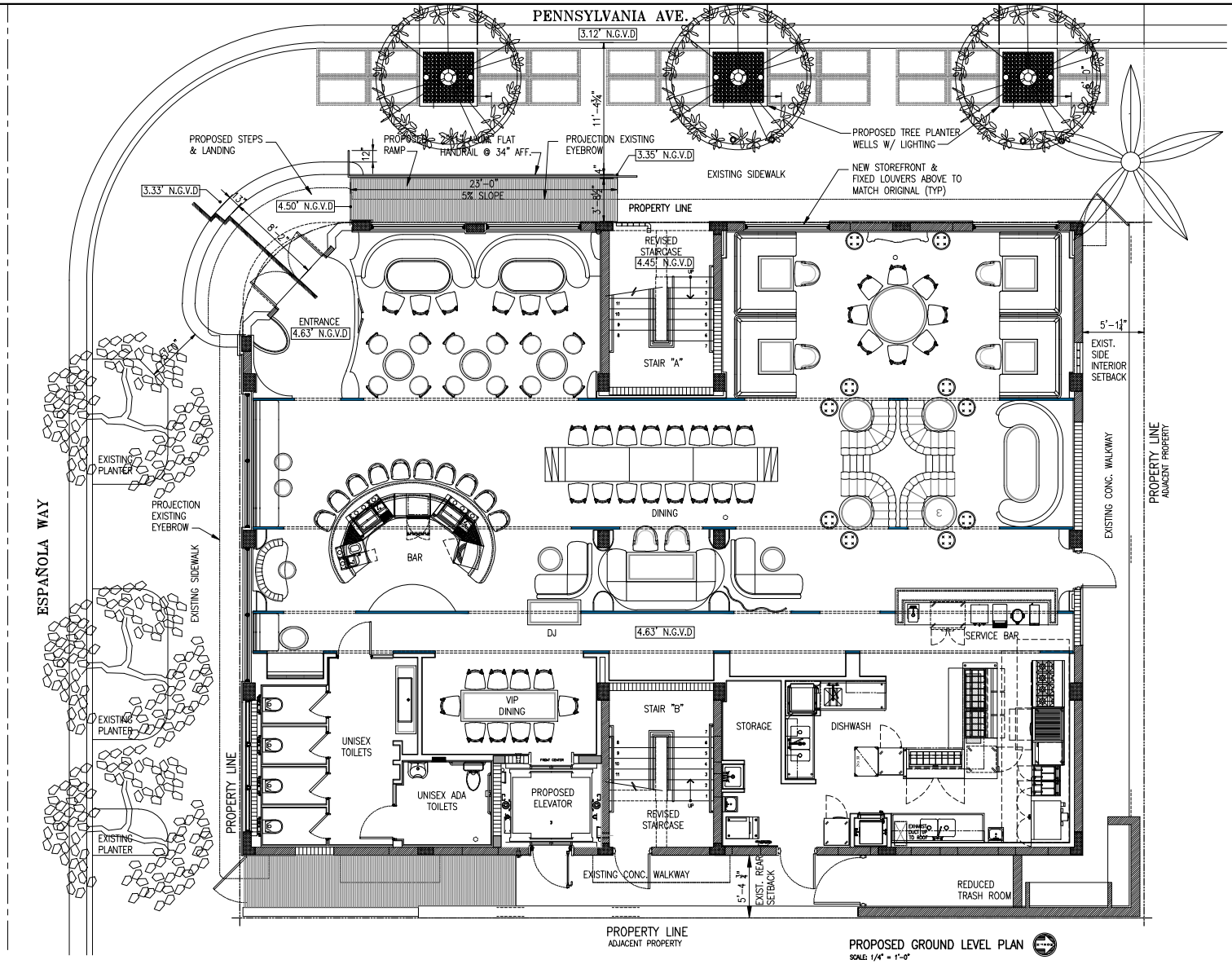
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY	PROJECT NUMBER	A-1 OF 13
Lilian R. Pŏez C.	22109	
SCALE: AS SHOWN	DATE: 9-7-2021	

STATE OF FLORIDA — CHARLES H. BENSON — AR0014022 — REGISTERED ARCHITECT

Charles H. Benson

Digitally signed by Charles H Benson
DN: cn=Charles H Benson, o=CB, ou=Charles H. Benson and Associates Architects P. A., email=CHBENSON@ATT.NET, c=US
Date: 2023.07.06 18:26:19 -04'00'



PROPOSED GROUND LEVEL PLAN

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

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

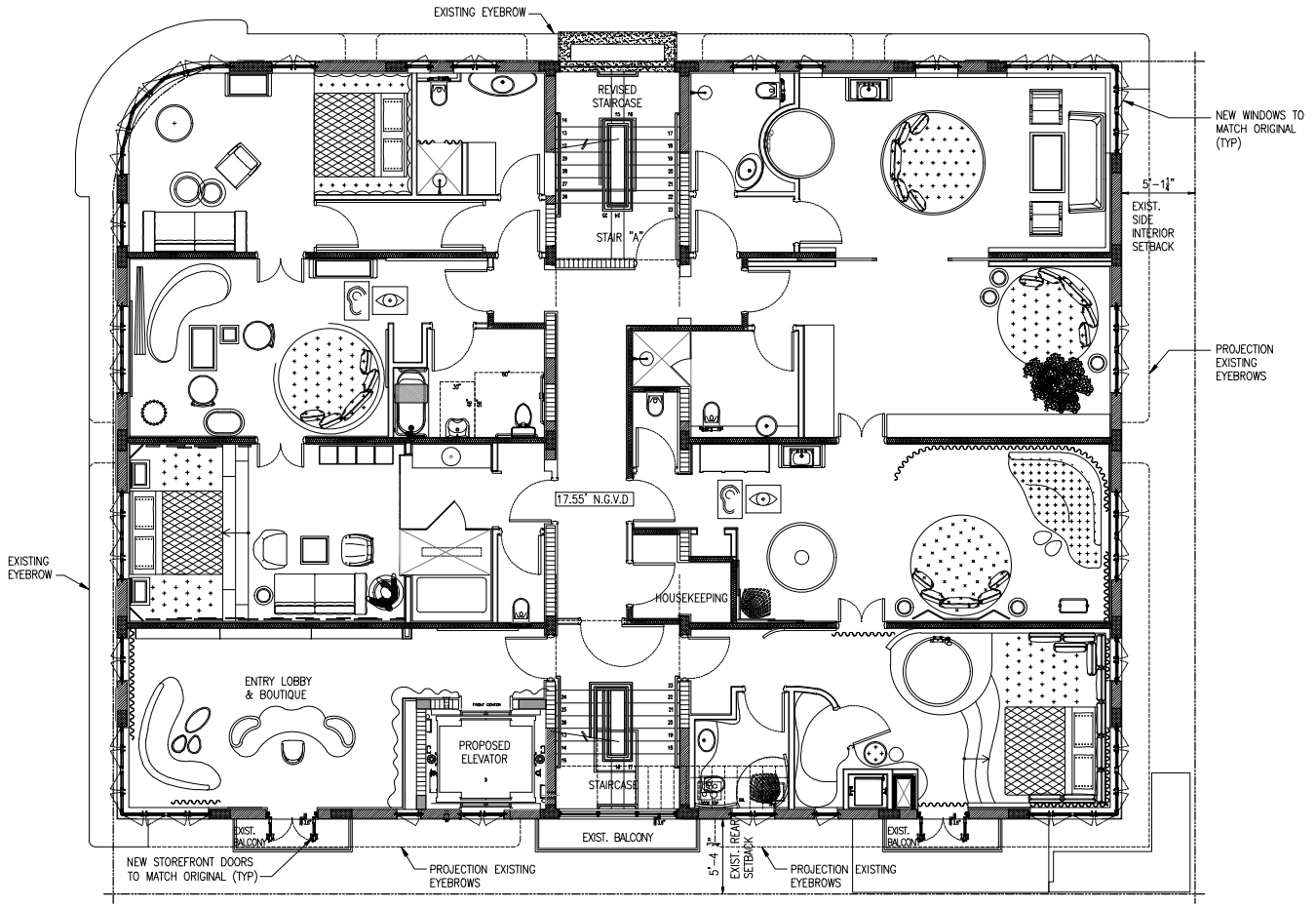
1445 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY	PROJECT NUMBER
Lilian R. Pŏez C.	22109
SCALE: AS SHOWN	DATE: 9-7-2021

A-2 of 13

STATE OF FLORIDA — CHARLES H. BENSON — REGISTERED ARCHITECT — AR0014022



PROPOSED SECOND LEVEL PLAN

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

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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

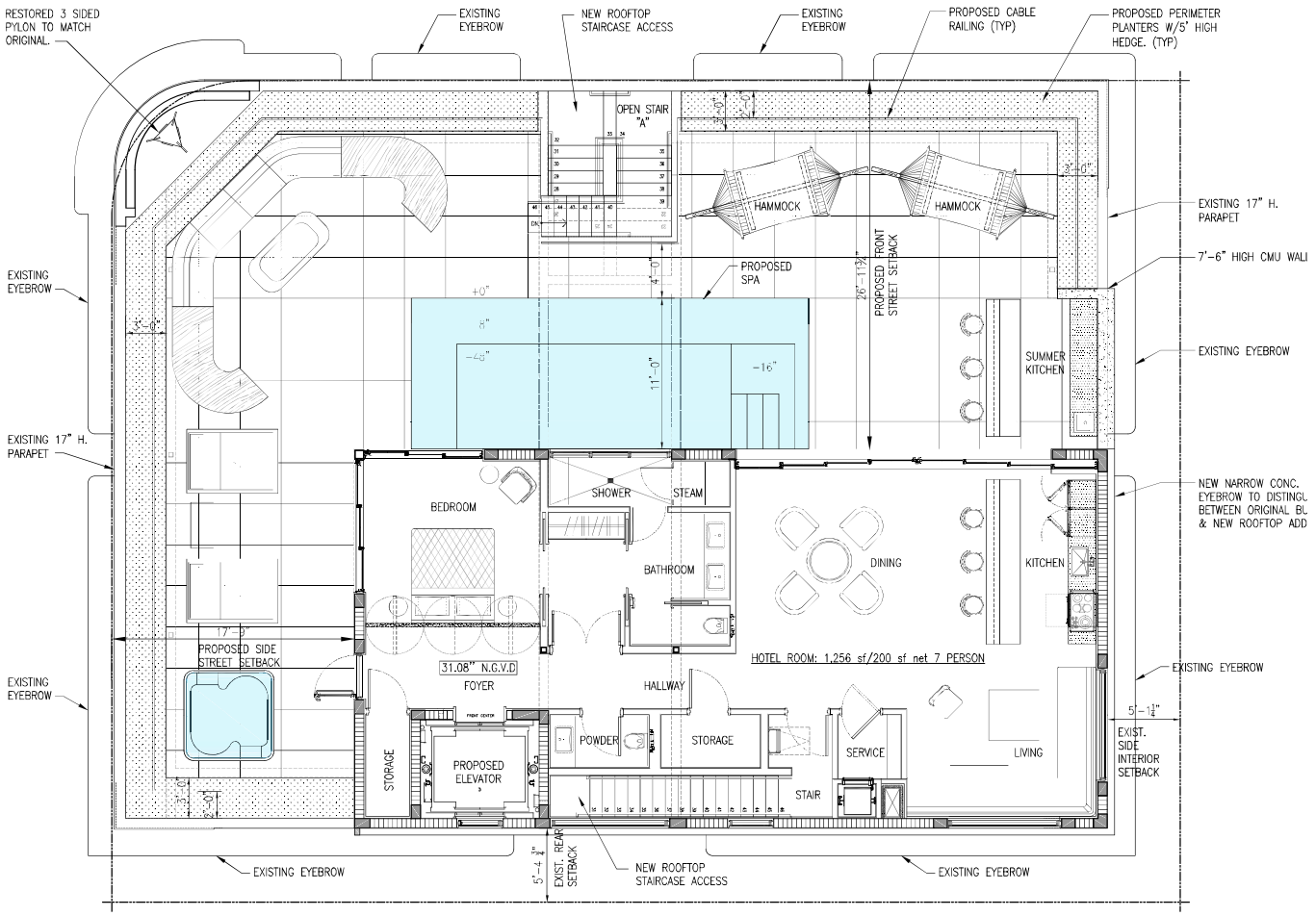
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

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

PROJECT NUMBER 22109

A-3 of 13

STATE OF FLORIDA CHARLES H. BENSON AR0014022 REGISTERED ARCHITECT



ROOF LEVEL FURNITURE–EQUIPMENT PLAN

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

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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

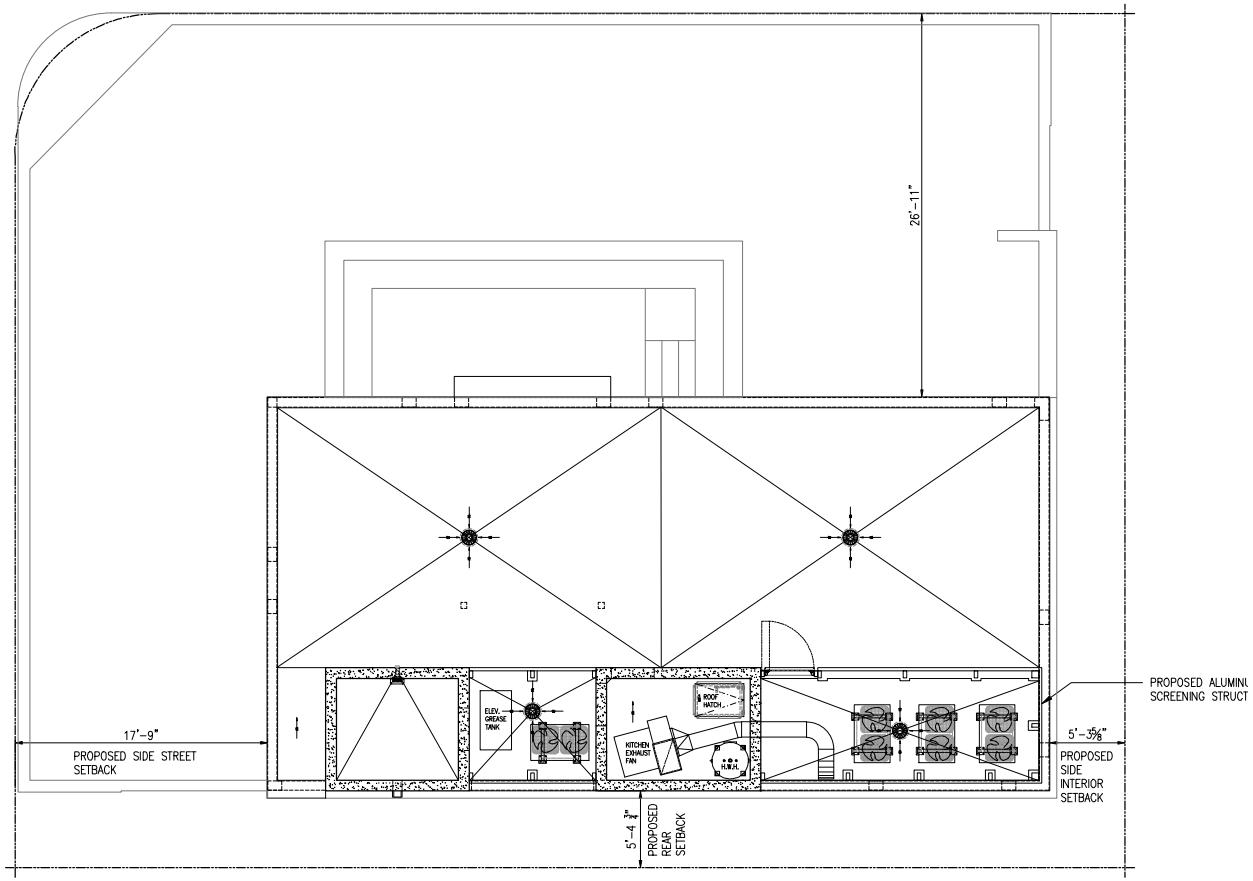
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

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

PROJECT NUMBER 22109

A-4 OF 13

STATE OF FLORIDA CHARLES H. BENSON AR0014022 REGISTERED ARCHITECT



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

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:

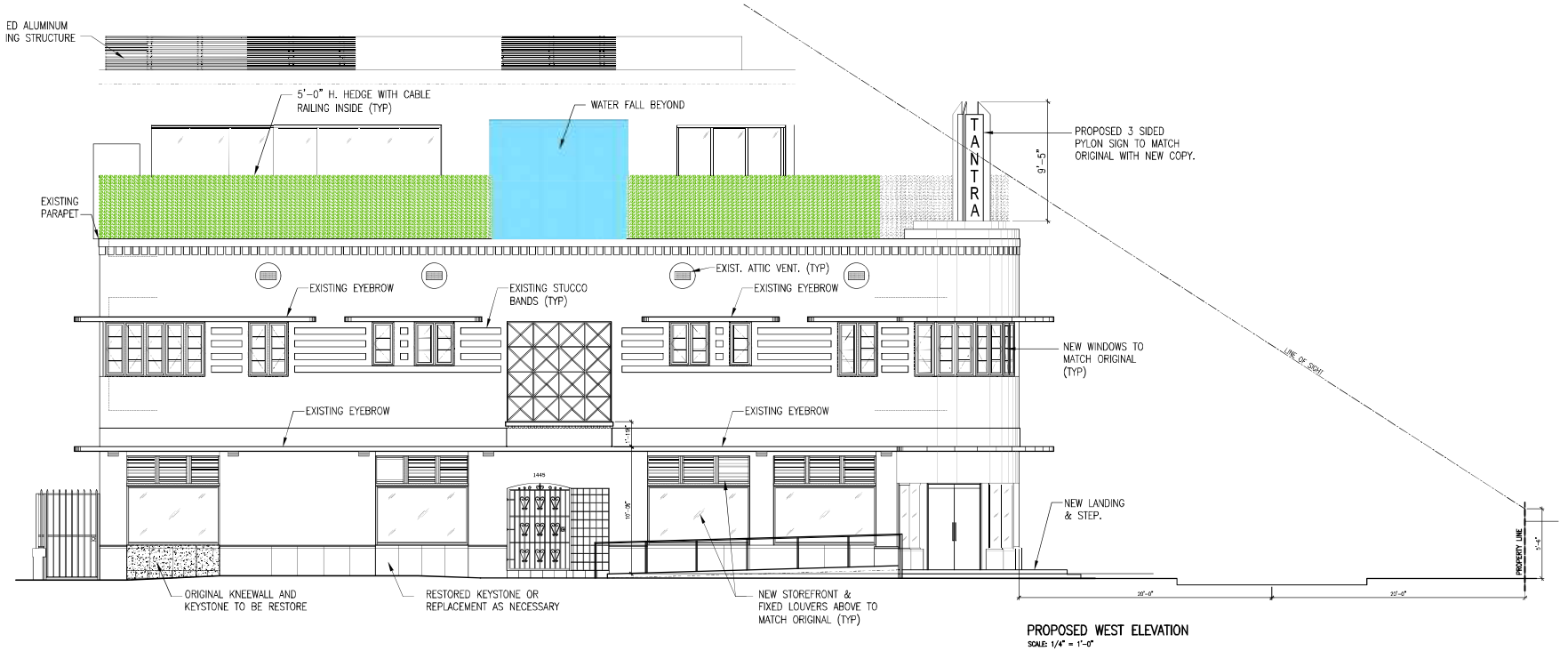
1445 Pennsylvania Ave. LLC

1445 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY	PROJECT NUMBER	A-5 OF 13
Lilian R. Pérez C.	22109	
SCALE: AS SHOWN	DATE: 9-7-2021	

STATE OF FLORIDA — CHARLES H. BENSON — REGISTERED ARCHITECT — AR0014022



PROPOSED WEST ELEVATION

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

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

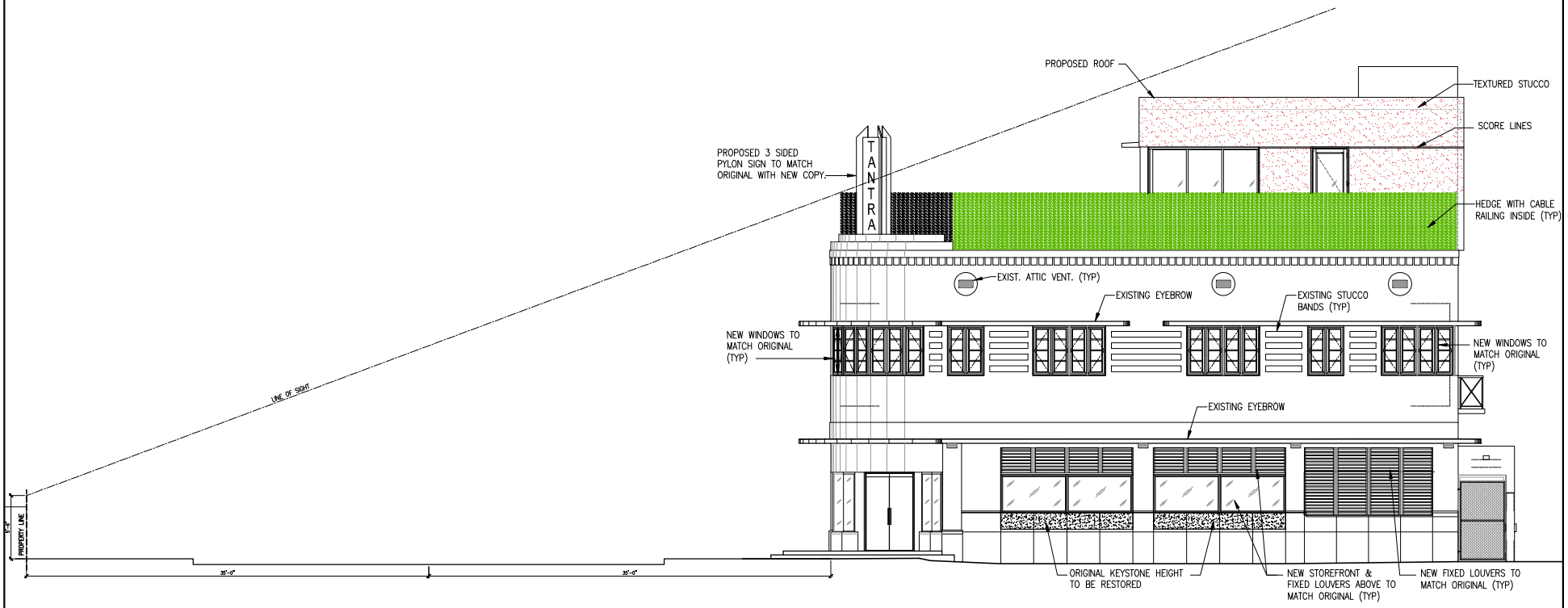
1445 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY	PROJECT NUMBER
Lilian R. Pérez C.	22109
SCALE: AS SHOWN	DATE: 9-7-2021

A-6 OF 13

STATE OF FLORIDA — LILIAN R. PEREZ — AR0014022 — REGISTERED ARCHITECT



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

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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

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

PROJECT NUMBER 22109

A-7 of 13

STATE OF FLORIDA CHARLES H. BENSON AR0014022 REGISTERED ARCHITECT



PROPOSD EAST ELEVATION

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

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:

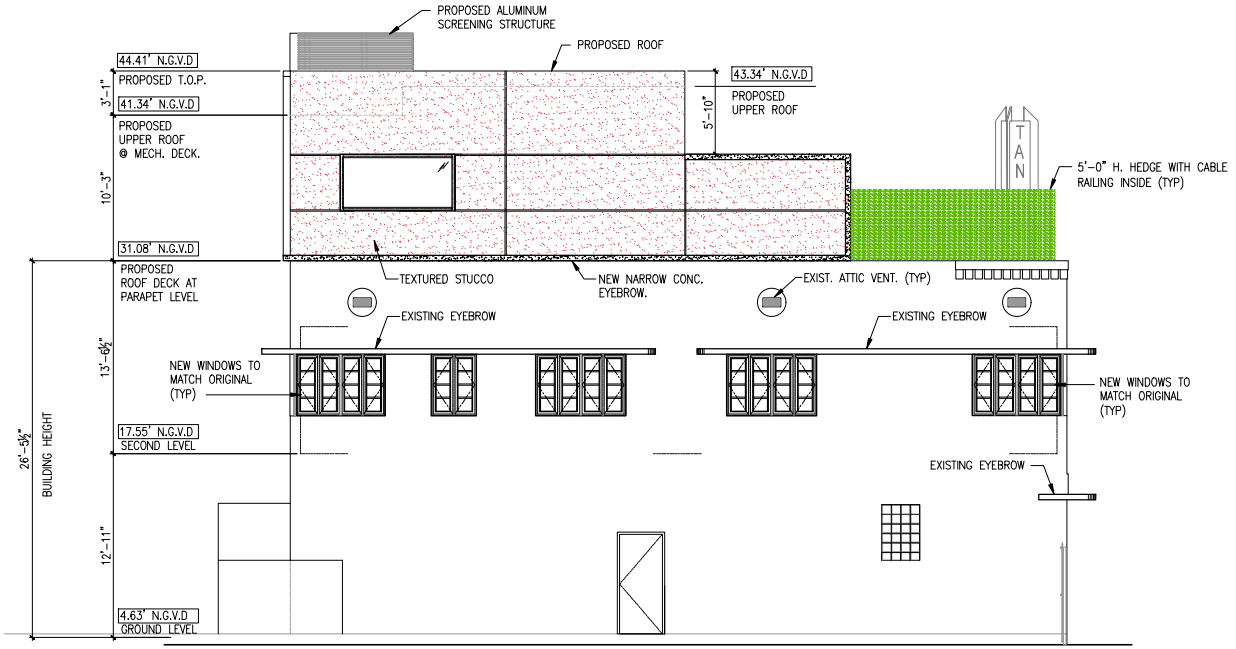
1445 Pennsylvania Ave. LLC

1445 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY	PROJECT NUMBER	A-8 OF 13
Lilian R. Pérez C.	22109	
SCALE: AS SHOWN	DATE: 9-7-2021	

STATE OF FLORIDA — CHARLES H. BENSON — REGISTERED ARCHITECT — AR0014022



PROPOSED NORTH ELEVATION

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

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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

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

PROJECT NUMBER 22109

A-9 OF 13

STATE OF FLORIDA CHARLES H. BENSON AR0014022 REGISTERED ARCHITECT



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



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

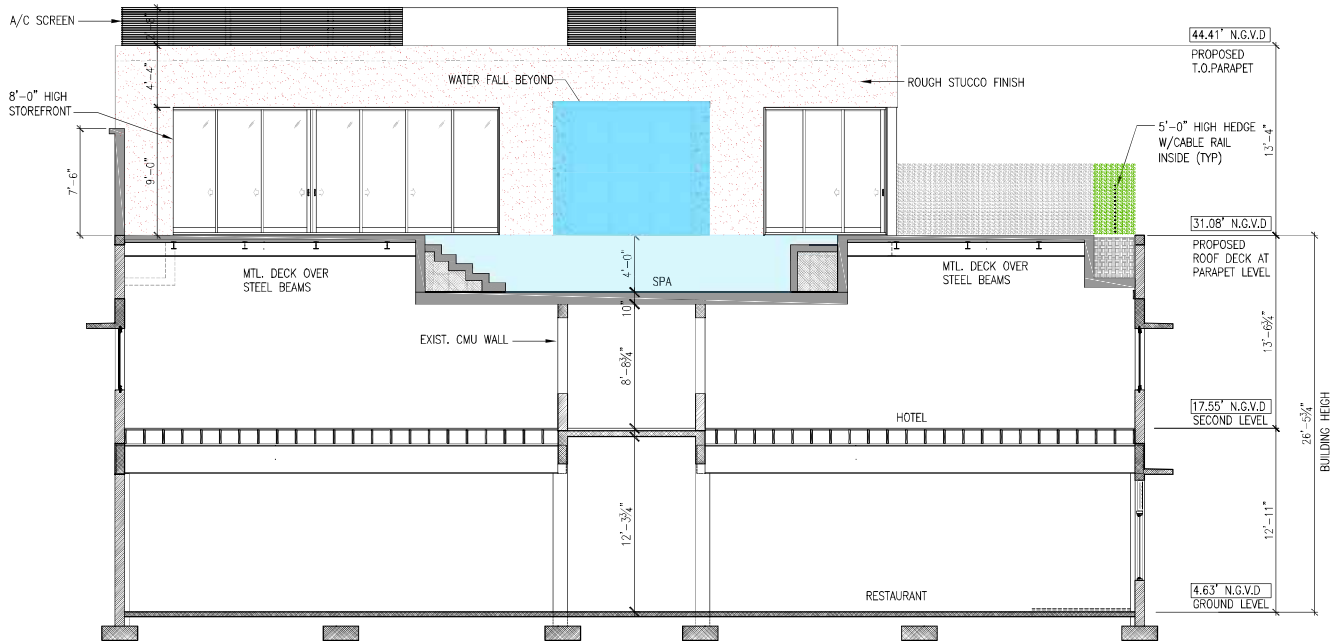
These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted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

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

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY: Lilian R. Pŏez C.
SCALE: AS SHOWN
DATE: 9-7-2021
PROJECT NUMBER: 22109
A-10 OF 13

STATE OF FLORIDA CHARLES H. BENSON AR0014022 REGISTERED ARCHITECT



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

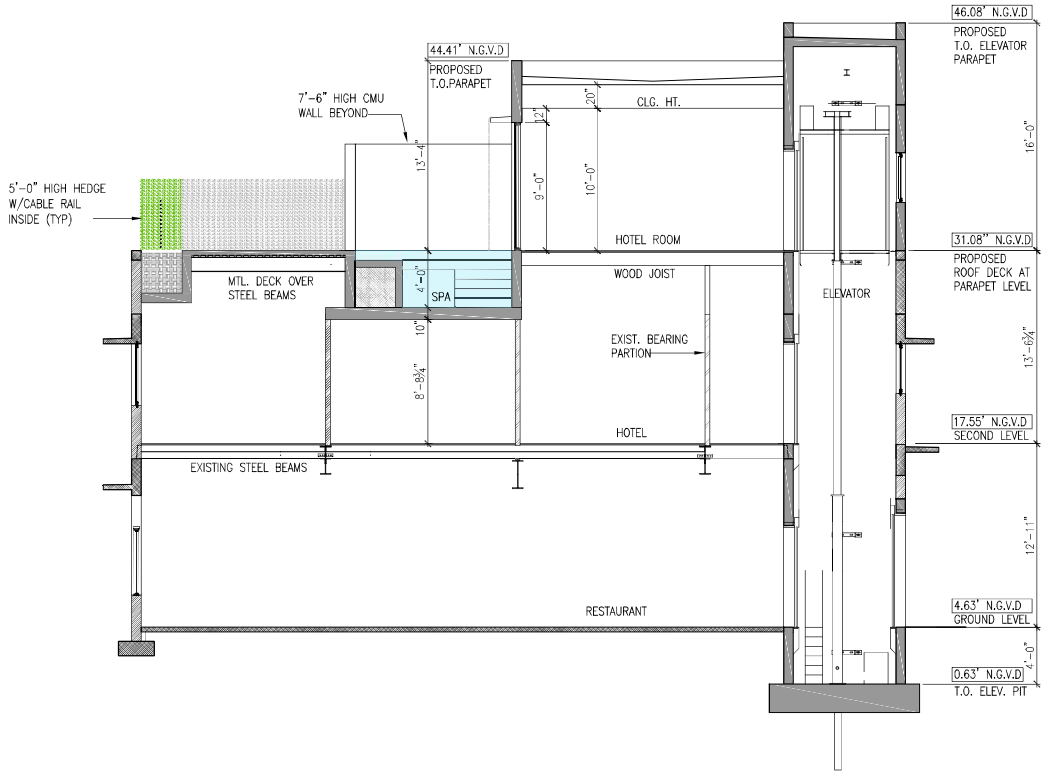
These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted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

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

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY	PROJECT NUMBER	A–11
Lilian R. Pérez C.	22109	OF 13
SCALE: AS SHOWN	DATE: 9–7–2021	

STATE OF FLORIDA CHARLES H. BENSON AR0014022 REGISTERED ARCHITECT



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

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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

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

PROJECT NUMBER 22109

A-12 OF 13

STATE OF FLORIDA CHARLES H. BENSON AR0014022 REGISTERED ARCHITECT



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

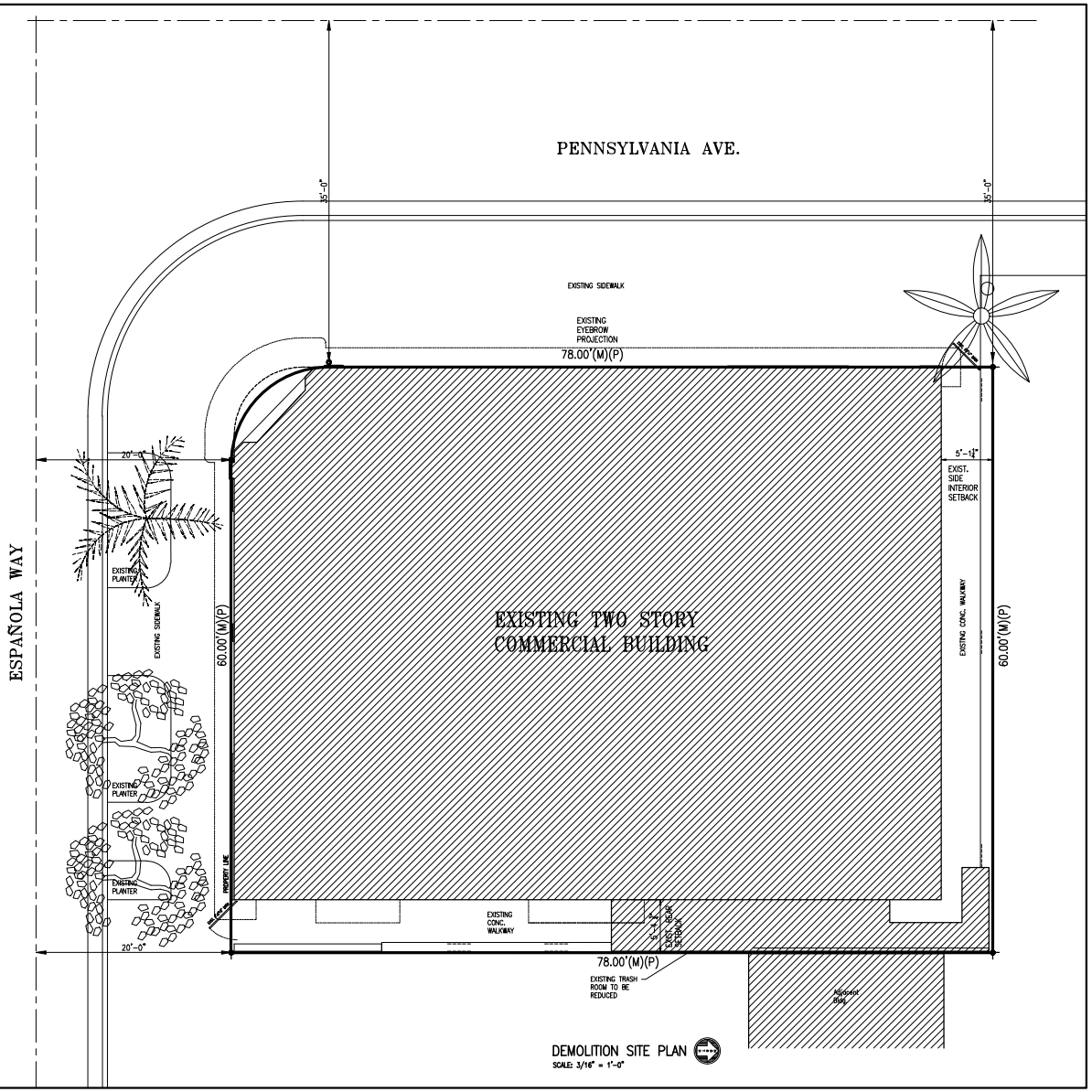
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

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

PROJECT NUMBER 22109

A-13 OF 13

STATE OF FLORIDA CHARLES H. BENSON AR0014022 REGISTERED ARCHITECT



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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

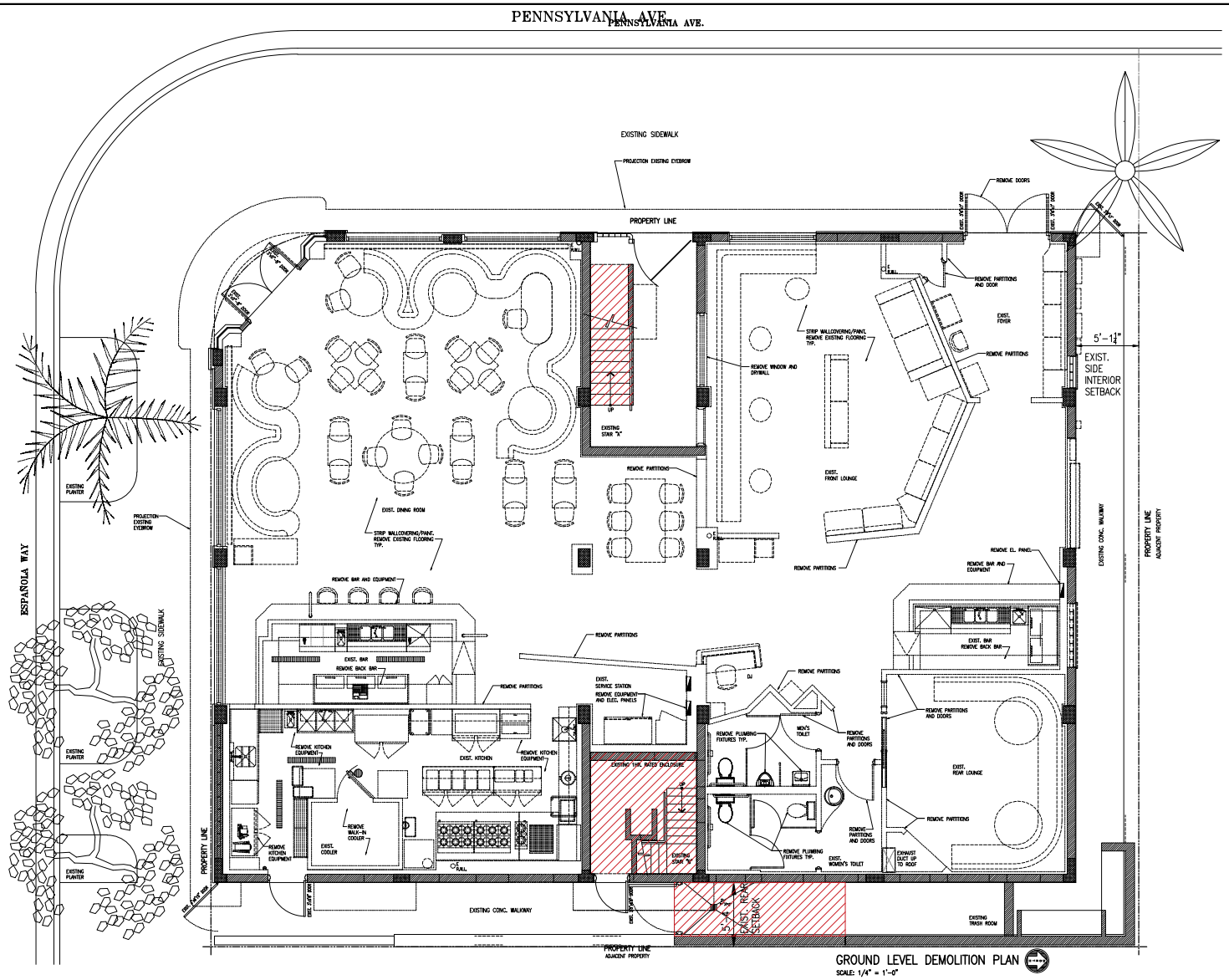
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY	PROJECT NUMBER	D-1
Lilian R. Pőez C.	22109	OF 8
SCALE: AS SHOWN	DATE: 9-7-2021	

STATE OF FLORIDA CHARLES H. BENSON AR0014022 REGISTERED ARCHITECT

Charles H. Benson

Digitally signed by Charles H Benson
DN: cn=Charles H Benson, o=CH. Charles H. Benson and Associates Architects P.A., ou=AR14022000001TRC1TBACCF00010 4001
Date: 2023.07.06 16:42:21 -04'00'



GROUND LEVEL DEMOLITION PLAN

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

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

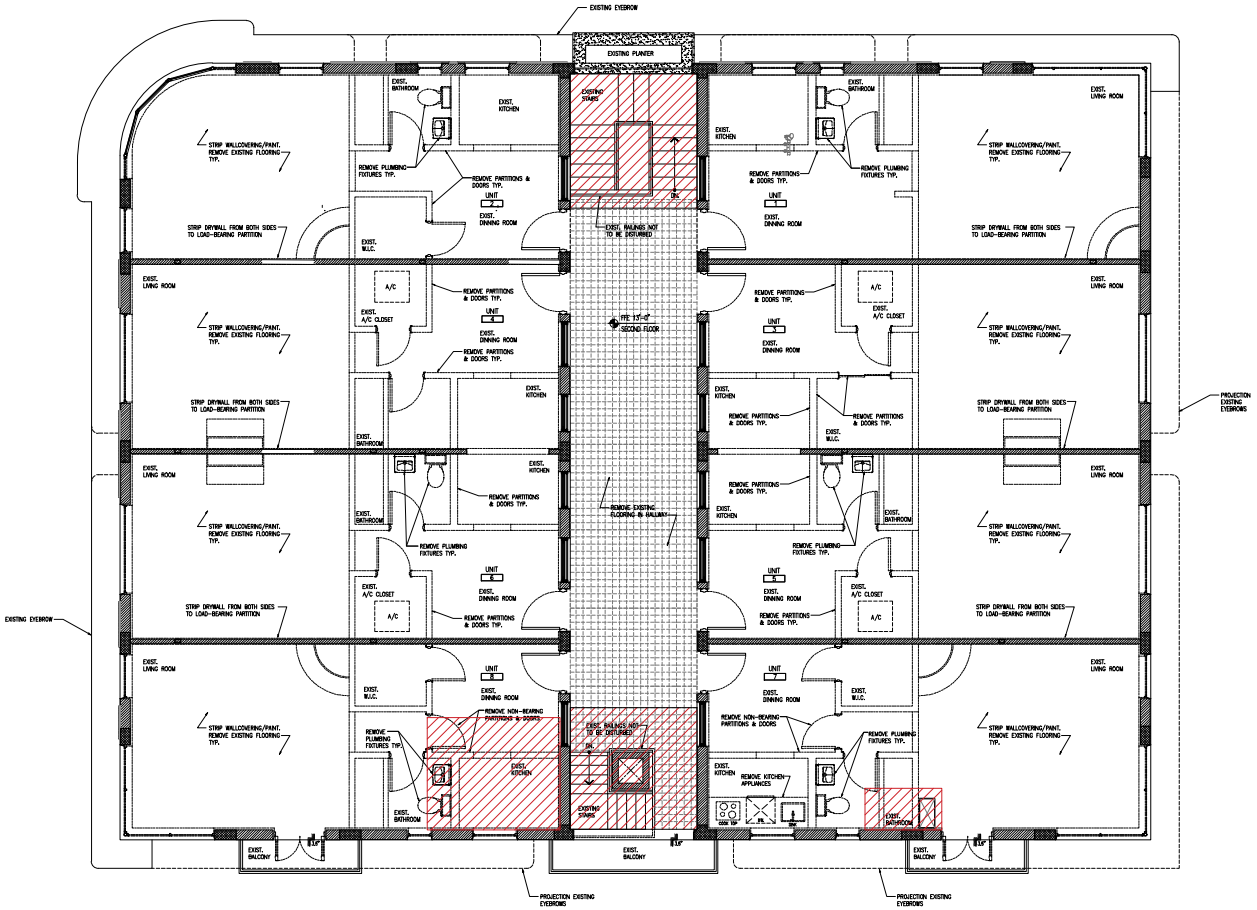
1445 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY	SCALE	DATE	PROJECT NUMBER	
Lilian R. Pŕez C.	AS SHOWN	9-7-2021	22109	D-2 OF 8

AR0014022

\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-D2.dwg, 7/6/2023 6:38:22 PM



SECOND LEVEL DEMOLITION PLAN

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

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

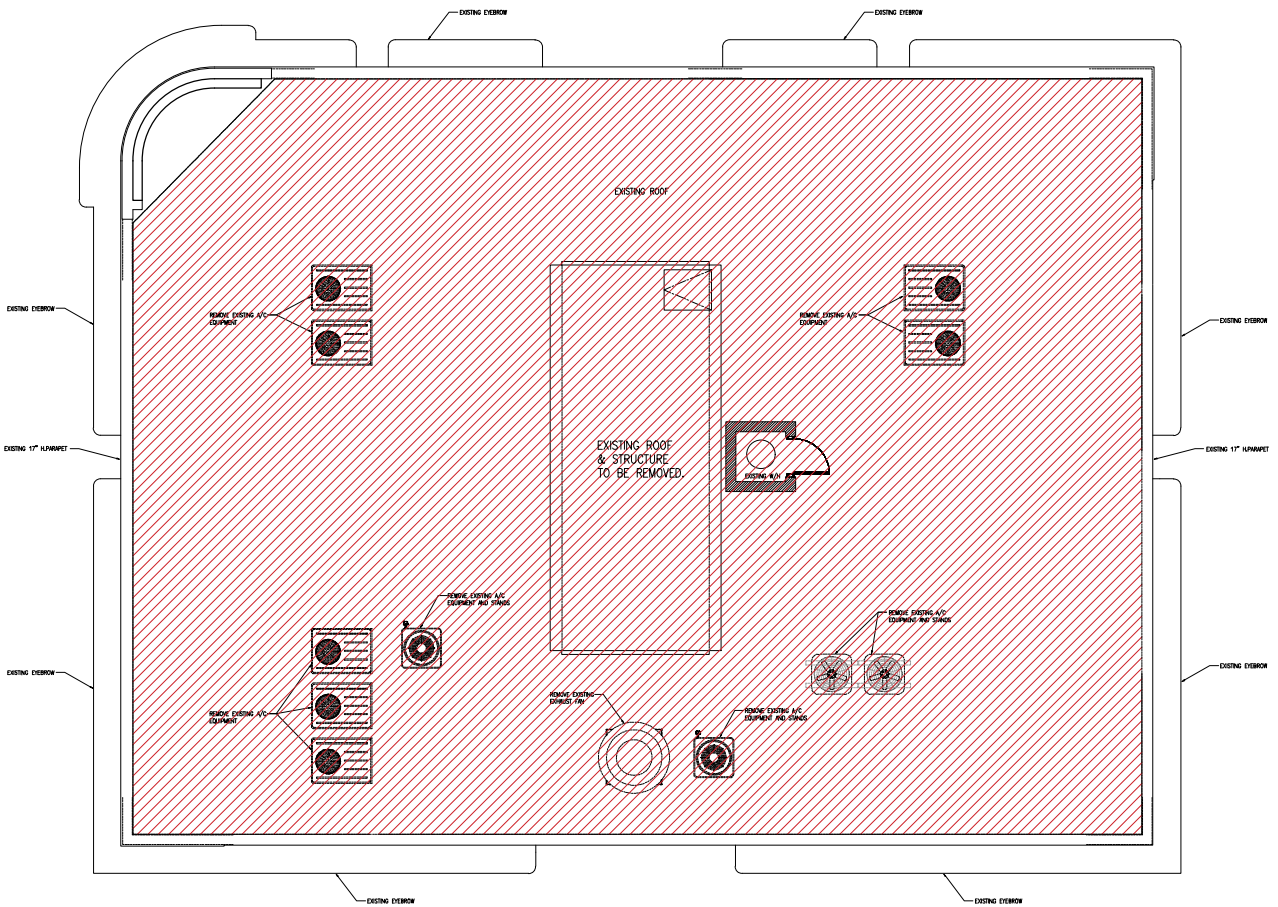
1445 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY	PROJECT NUMBER	
Lilian R. Pérez C.	22109	D-3 OF 8
SCALE: AS SHOWN	DATE: 9-7-2021	

STATE OF FLORIDA REGISTERED ARCHITECT AR0014022

\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-D3.dwg, 7/6/2023 6:38:49 PM



ROOF DEMOLITION PLAN

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

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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

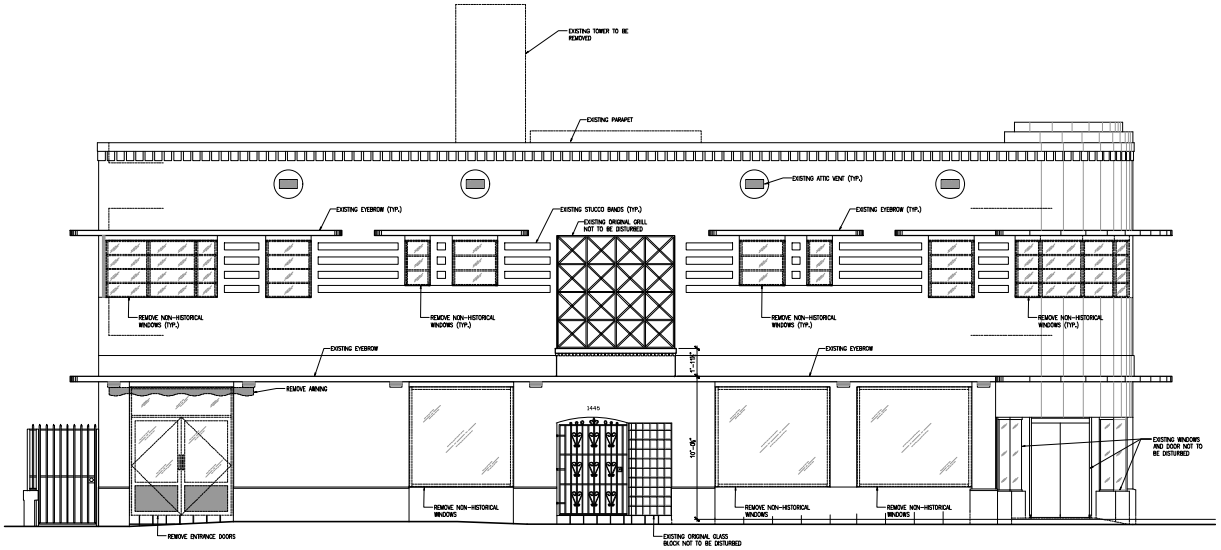
DRAWN BY	SCALE	DATE
Lilian R. Pőez C.	AS SHOWN	9-7-2021

PROJECT NUMBER 22109

D-4 OF 8

STATE OF FLORIDA CHARLES H. BENSON AR0014022 REGISTERED ARCHITECT

\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-D4.dwg, 7/6/2023 6:39:04 PM



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

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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

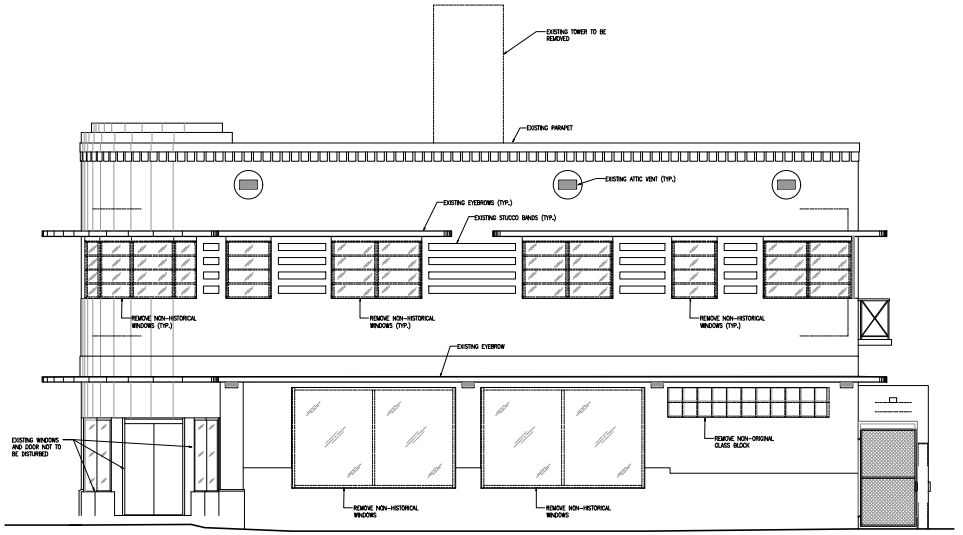
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

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

PROJECT NUMBER 22109

D-5 OF 8

STATE OF FLORIDA CHARLES H. BENSON AR0014022 REGISTERED ARCHITECT



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

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.

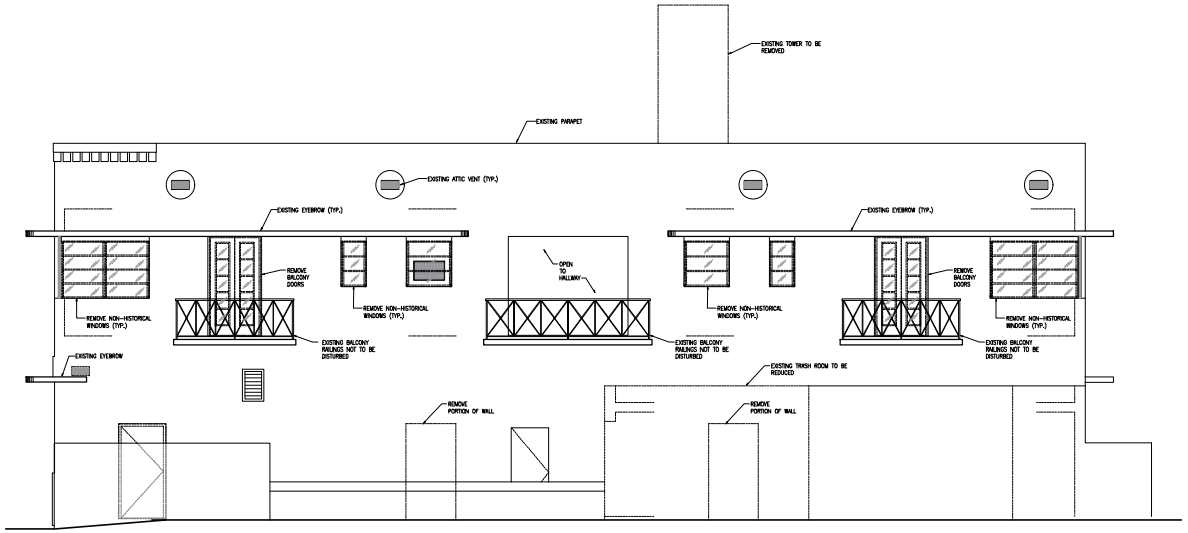
NEW ROOF TOP ADDITION, RESTAURANT & HOTEL FOR:
1445 Pennsylvania Ave. LLC
1445 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY	PROJECT NUMBER	D-6
Lilian R. Pőez C.	22109	OF 8
SCALE: AS SHOWN	DATE: 9-7-2021	

STATE OF FLORIDA — REGISTERED ARCHITECT — AR0014022

\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-D6.dwg, 7/6/2023 6:39:19 PM



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

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.

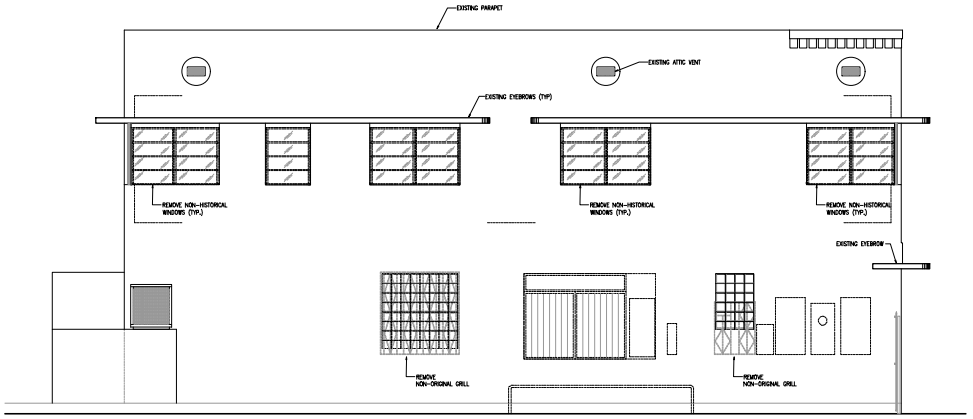
NEW ROOF TOP ADDITION, RESTAURANT & HOTEL FOR:
1445 Pennsylvania Ave. LLC
1445 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY: Lilian R. Pőez C.
SCALE: AS SHOWN
DATE: 9-7-2021
PROJECT NUMBER: 22109
D-7 OF 8

STATE OF FLORIDA — LICENSED ARCHITECT — AR0014022

\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-D7.dwg, 7/6/2023 6:39:32 PM



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

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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

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

PROJECT NUMBER 22109

D-8 OF 8

STATE OF FLORIDA REGISTERED ARCHITECT AR0014022

\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-D8.dwg, 7/6/2023 6:39:41 PM

PLANTLIST

SYM.	NATIVE	#	NAME	BOTANICAL NAME	SPECIFICATION
** "AT TIME OF PLANTING" FOR ALL PLANTINGS.					
** SHRUBS					
CR7	YES	42	SMALL-LEAVED CLUSIA	Clusia guttifera	7 GAL., 36" HL, 36" O.C., FTB.
SAN	NO	7	MOTHER-IN-LAWS TOUNGE	sansevieria laurentii	3 GAL., 18"X6" HL, 18" O.C.,
** TREES					
CET	YES	3	SILVER BUTTONWOOD	Conocarpus erec. "Sericeus"	12' x 5' spr., STANDARD, SINGLE LEADER, 2" DBH, 4' C.T.
MH	YES	1	MAHOGANY	Swietenia Mahogani	4" Trunk, 12' Height, 8' Canopy
TOPSOIL			TOPSOIL:SAND MIX	50:50 TOPSOIL:SAND MIX, SPREAD IN PLACE	
		4 c.y.	TREES, PALMS, SHRUBS AND GROUNDCOVERS		
		16 c.y.	"2100 MIX" FOR PLANTING--PER ATLAS PEAT AND SOIL FOR PLANTER BOXES		
MULCHING:					
		4 c.y.	DRK BRWN RECYCLED MULCH	3" DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL	
				PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION	
		---	TOPSOIL, SOD 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 UNTIL FINAL INSPECTION AND APPROVAL BY		
			THE LOCAL GOVERNING AGENCY AND THE OWNER.		
			INSTALL 1 FLOOD BULBBER PER TREE.		

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.

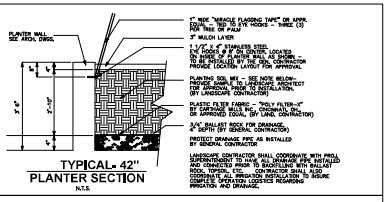
MATERIALS LIST

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.	"5050 MIX" FOR PLANTING--PER ATLAS PEAT AND SOIL		
			2.5' X 4.5' X 2.6' (depth) = 29.25 c.f. (1.08 c.y.) per cell / 27 c.f. = 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 MANUFACTURERS 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.



TYPICAL- 42" PLANTER SECTION
N.T.S.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE PLANTERS WITH AN APPROVED SOIL MIX.

CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT A SOIL SAMPLE AND A SOIL MATERIAL RATIO CHART FOR APPROVAL PRIOR TO INSTALLATION OF THE SOIL. SOIL MIX SHALL BE A SPECIAL MIX TO PROVIDE, POROSITY FOR DRAINAGE, AND CONTAIN AMENDMENTS (PERLITE OR SIMILAR TO REDUCE SOIL DENSITY AND WEIGHT. SOIL MIX SHALL BE 50% TOPSOIL AND 50% SAND MIX OR AN APPROVED EQUAL TO CONTAIN EQUAL OR FORMULATED RATIOS OF THE FOLLOWING:

1. SILICA SAND
2. SOIL
3. COMPOST
4. PERLITE
5. SHAWINGS

THE CONTRACTOR SHALL BE RESPONSIBLE TO FILL THE PLANTERS MIX TO A DEPTH WHICH WILL BE 4" FROM THE TOP OF THE PLANTING WALL. SOIL & BALLAST ROCK QUANTITIES ARE APPROX. & WILL BE FIELD VERIFIED BY THE CONTRACTOR FOR FINAL GRADE AS PER THIS NOTE.

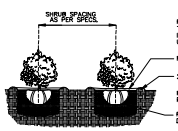
SEE GENERAL PLANTING NOTES, DETAILS AND SPECIFICATIONS.

BALL APPREMEDIALIZATION, DRAINS AND EYE HOOKS SHALL BE PREPARED & INSTALLED BY THE GENERAL CONTRACTOR.

THE LANDSCAPE AND IRRIGATION CONTRACTORS SHALL COORDINATE ALL WORK WITH THE PROJECT MANAGER AND ALL PERTINENT SUBCONTRACTORS TO INSURE A PROFESSIONAL EXPEDITIOUS PROCESS.

ALL PLANTING BEDS SHALL BE MULCHED WITH AN APPROVED RECYCLED MULCH, OR AN APPROVED EQUAL. SEE "LANDSCAPE NOTES".

THE CONTRACTOR SHALL SUBMIT PHOTOS FOR ALL SPECIMEN PLANT MATERIAL (ALL PALMS AND TREES) TO THE L.A. FOR APPROVAL PRIOR TO PLANTING.



PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY.

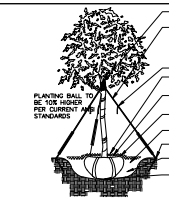
MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.

2" MIN. SAUCER COLLAR FOR WATER RETENTION

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

PLANTING SOIL MIX - SEE NOTES FOR TYPE, DEPTH, ETC.

SHRUB PLANTING DETAIL
N.T.S.



SINGLE LEADER, NO CO-DOMINANT LEADERS, NO INCLUDED BARK.

BIODEGRADABLE SISAL ROPE (3 GUYS PER TREE) SHALL BE USED TO SECURE TREES. USE AMPLE LENGTHS TO ALLOW FOR FUTURE ADJUSTMENTS. TIES SHALL BE SET SO AS NOT TO INJURE BRANCHING HABIT.

FLAGGING RIBBON ON ALL GUY WIRES

REMOVE BURLAP FROM THE TOP ⅓ OF THE ROOTBALL.

3" RECYCLED MULCH OR APPROVED EQUAL. PULL MULCH 2" BACK FROM TRUNK, FORM SAUCER 4'-0" ALL AROUND PLANTING HOLE.

PLANTING BALL TO BE 10% HIGHER THAN FINAL GRADE PER ANSI STANDARDS

PLANTING PIT TO BE TWICE THE DIAMETER OF THE ROOTBALL.

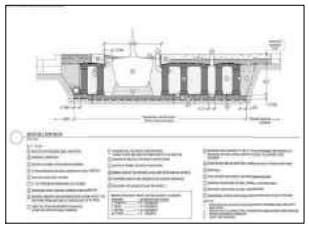
IRON REBAR (#4) OR WOODEN STAKES (TYP.) BURIED BELOW GROUND LEVEL.

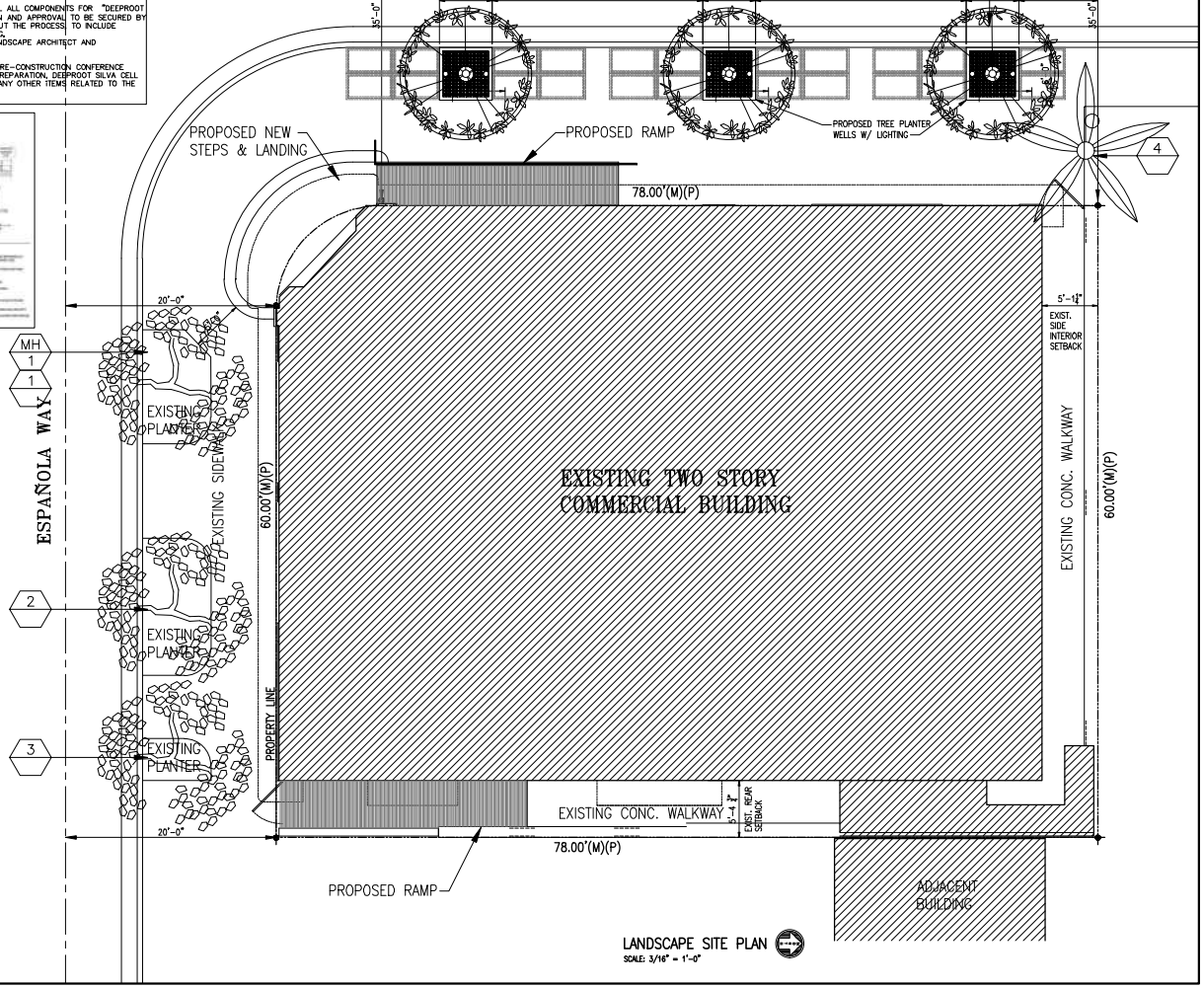
BACKFILL AROUND THE ROOTBALL WITH ⅓ PLANTING MIX AND ⅔ NATIVE SOIL.

PLACE ROOTBALL AT THE BOTTOM OF THE UNDISTURBED SUBGRADE.

TREE PLANTING DETAIL
N.T.S.







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

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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

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

PROJECT NUMBER 22109

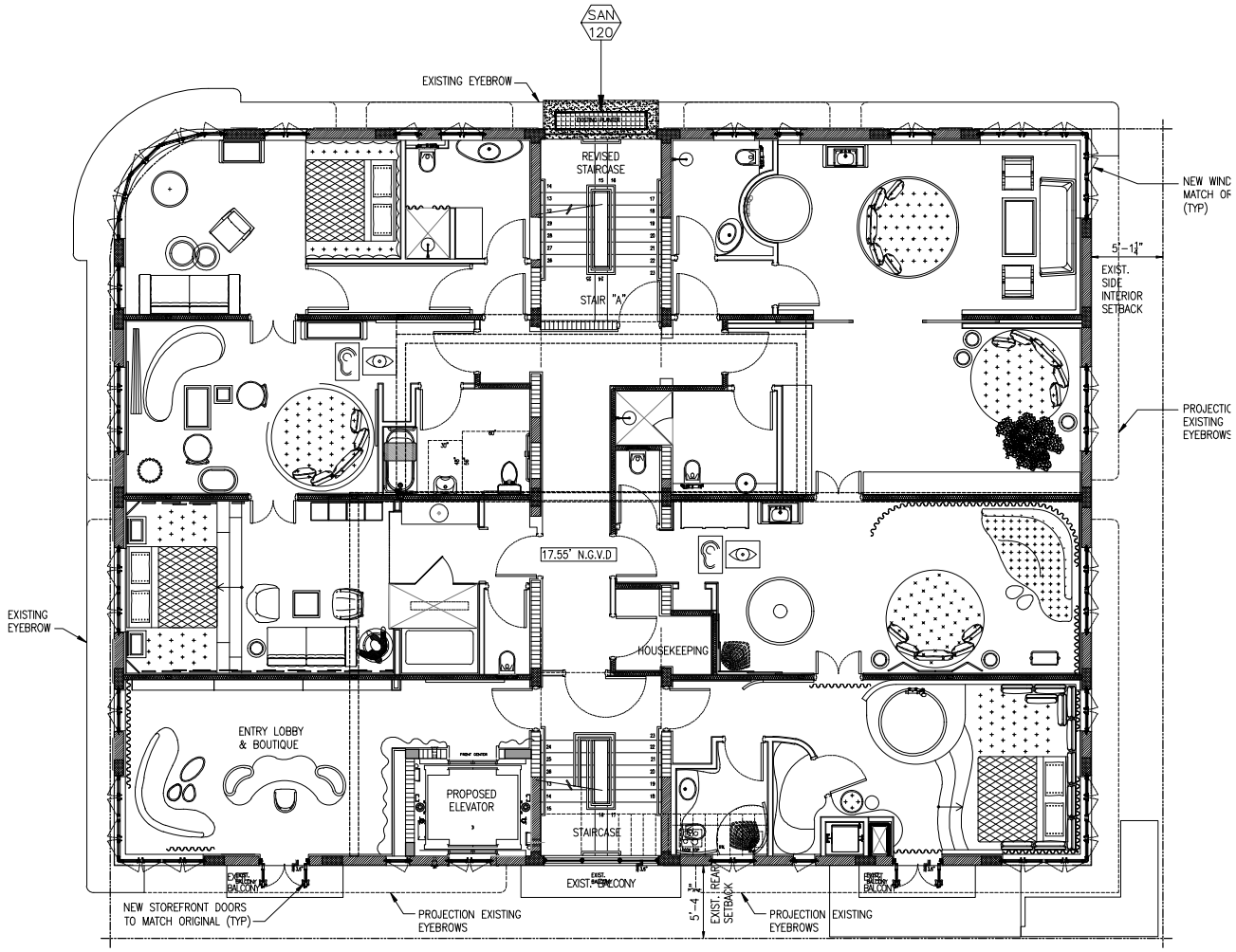
L-1 of 3

STATE OF FLORIDA — CHARLES H. BENSON — AR0014022 — REGISTERED ARCHITECT

Charles H. Benson

Digitally signed by Charles H Benson
DN: c=US, st=Florida, l=Miami Beach, o=Charles H. Benson and Associates Architects P.A., cn=CHUCK BENSON RA, 0.9.2342.19200300.100.1.1=FLAR0014022
Date: 2023.07.06 17:40:35 -04'00'

\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-L1.dwg, 7/6/2023 5:26:52 PM



SECOND LEVEL LANDSCAPE PLAN

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

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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY: Lilian R. Pŏez C.

SCALE: AS SHOWN

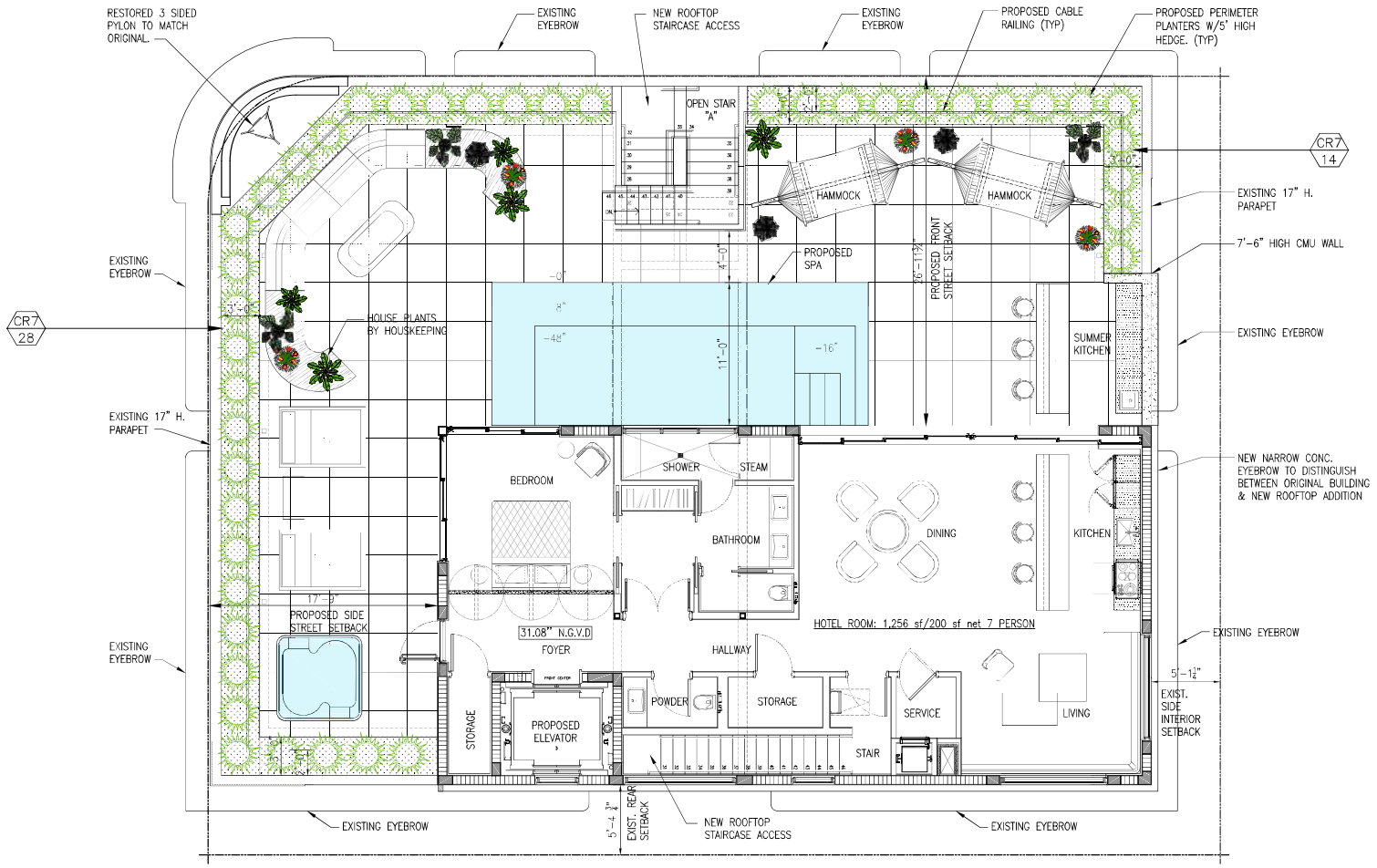
DATE: 9-7-2021

PROJECT NUMBER: 22109

L-2 OF 3

STATE OF FLORIDA — CHARLES H. BENSON — AR0014022 — REGISTERED ARCHITECT

\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-L2.dwg, 7/6/2023 5:27:28 PM



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

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 PENSYLVANIA AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-8151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY	SCALE	DATE	PROJECT NUMBER
Lilian R. Pérez C.	AS SHOWN	9-7-2021	22109

L-3 OF 3

STATE OF FLORIDA — CHARLES H. BENSON — AR0014022 — REGISTERED ARCHITECT

\\LILIAN\Autocad\Restaurant\22109-Tantra Hotel\22109-Sheets\HPB Board\HPB-L3.dwg, 7/6/2023 5:27:54 PM