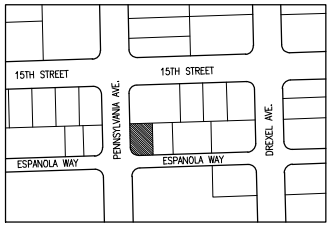
ITEM #	PROJECT INFORMATION				
1	ADDRESS:	1445 PENNSYLVANIA AVENUE, MIAMI BEACH FL. 33139			
2	BOARD AND FILE NUMBERS:	HPB #18-0185			
3	FOLIO NUMBER(S):	02-4203-009-0100			
4	YEAR CONSTRUCTED:	1939	ZONING DISTRICT:	CD-2 FOLLOWING RM-2	
5	BASED FLOOD ELEVATION:	8.00' NGVD	GRADE VALUE IN NGVD:	4.50 NGVD	
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 ⅞"	5'-1 ⅞" @ 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 ⅞"	5'-4 ⅞" @ 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
J.F.S. DESIGN INC.
1833 N.W. 140th TERR., PEMBROKE PINES, FL. 33028

L-1	LANDSCAPE SITE PLAN	3/16" = 1'-0"
L-2	LANDSCAPE SECOND LEVEL	1/4" = 1'-0"
L-3	LANDSCAPE ROOF LEVEL	1/4" = 1'-0"



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

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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

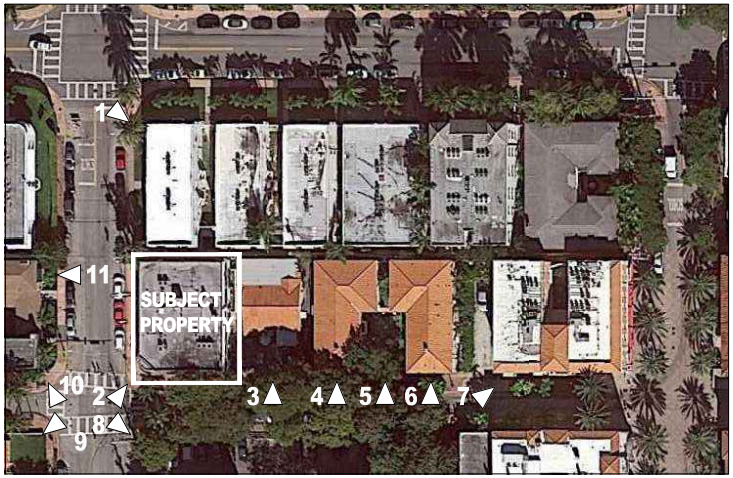
GN-1 OF 11

STATE OF FLORIDA CHARLES H. BENSON ARCHITECT AR0014022

Charles H. Benson

Digitally signed by Charles H Benson
DN: cn=Charles H Benson, c=US, o=Charles H. Benson and Associates Architects P.A., 2.5.4.42=1.2.840.113549.1.9.1=chbarch@aol.com
Date: 2023.07.07 10:00:44 -04'00'

\\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

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Lilian R. Páez C.	AS SHOWN	9-7-2021	22109

GN-2 OF 11

STATE OF FLORIDA LICENSED ARCHITECT CHARLES H. BENSON AR0014022

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GN-3 OF 11

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PROJECT NUMBER 22109

GN-4 OF 11

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

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VIEW 1 11/26/2021

VIEW 2 11/26/2021

VIEW 3 11/26/2021

VIEW 4 11/26/2021

INTERIOR RESTAURANT PHOTOS

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Lilian R. Páez C.	AS SHOWN	9-7-2021

PROJECT NUMBER 22109

GN-5 OF 11

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

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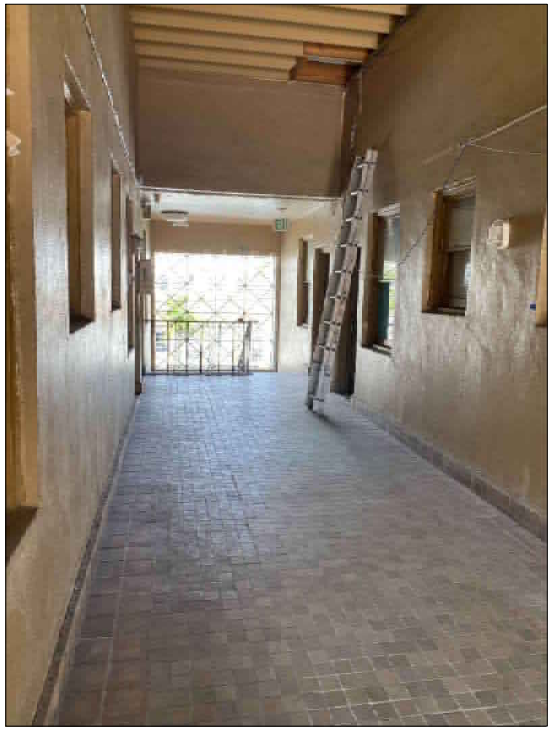
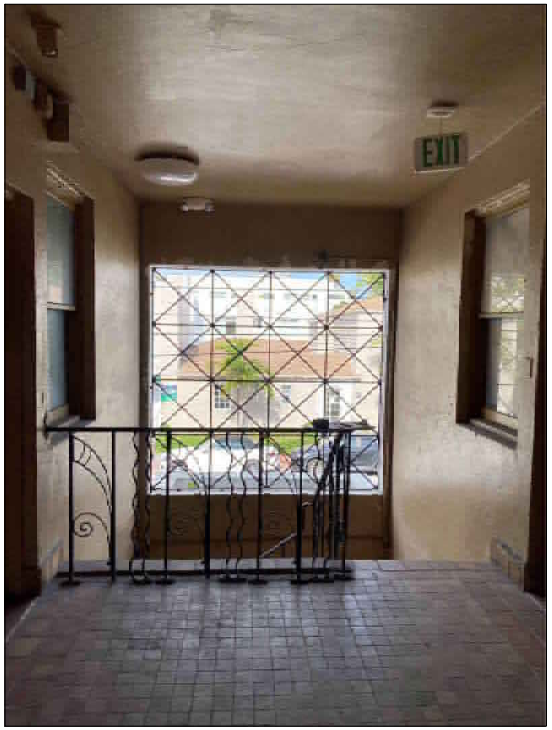


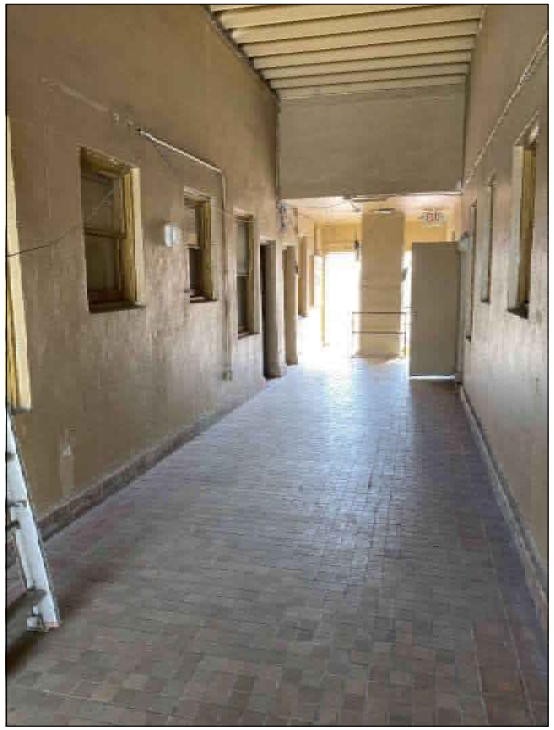
VIEW 1
CORRIDOR WEST VIEW

11/26/2021



VIEW 2
CORRIDOR WEST VIEW

11/26/2021



VIEW 3
CORRIDOR EAST VIEW

11/26/2021

INTERIOR UNIT PHOTOS

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GN-6 OF 11

STATE OF FLORIDA LICENSED ARCHITECT AR0014022 REGISTERED ARCHITECT

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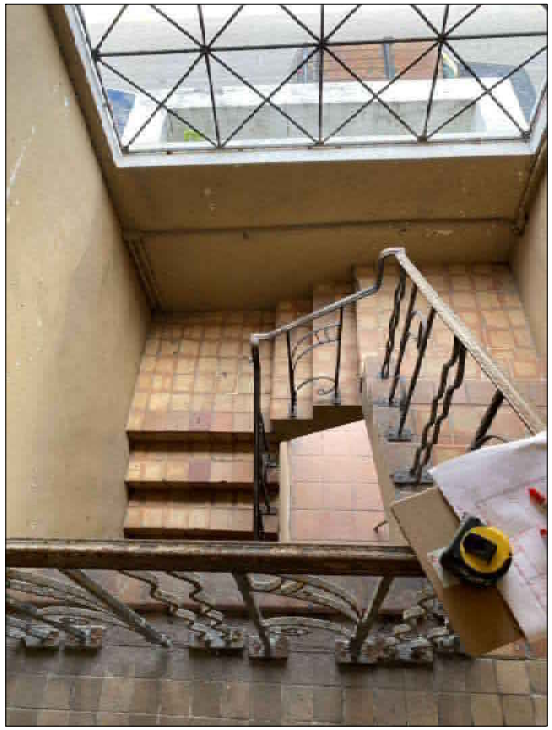
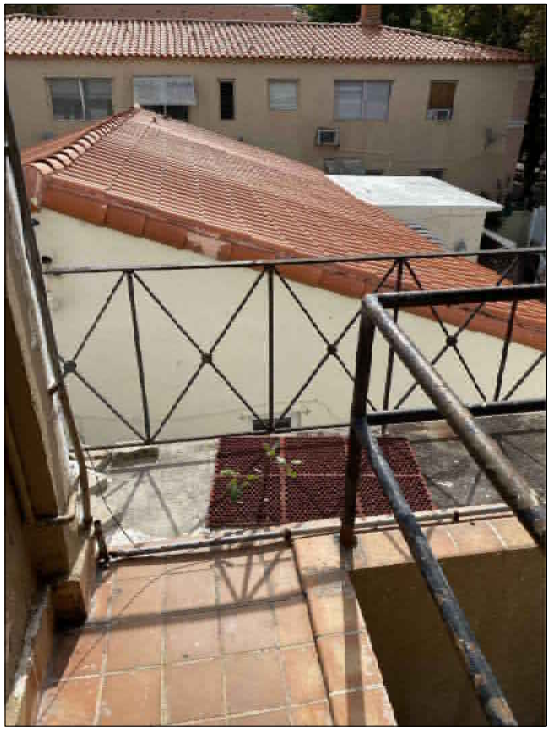


VIEW 4
STAIR WEST VIEW

11/26/2021



VIEW 5
BALCONY EAST VIEW

11/26/2021

VIEW 6
INTERIOR

11/26/2021

INTERIOR UNIT PHOTOS

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STATE OF FLORIDA LICENSED ARCHITECT AR0014022

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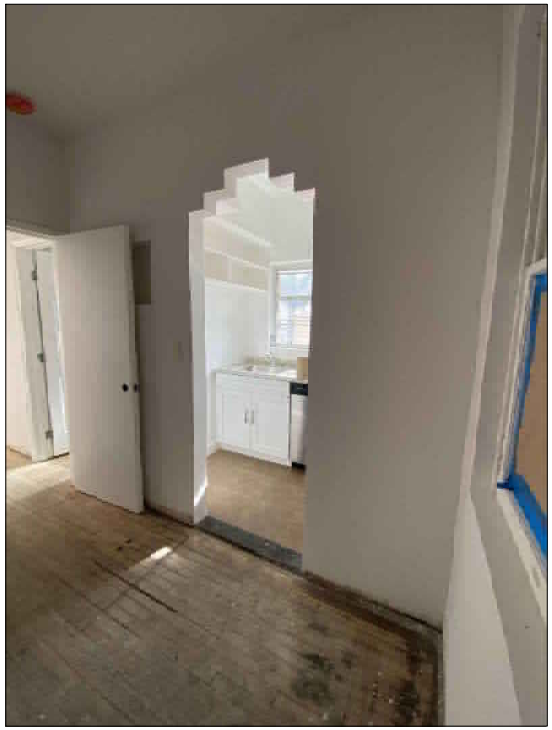
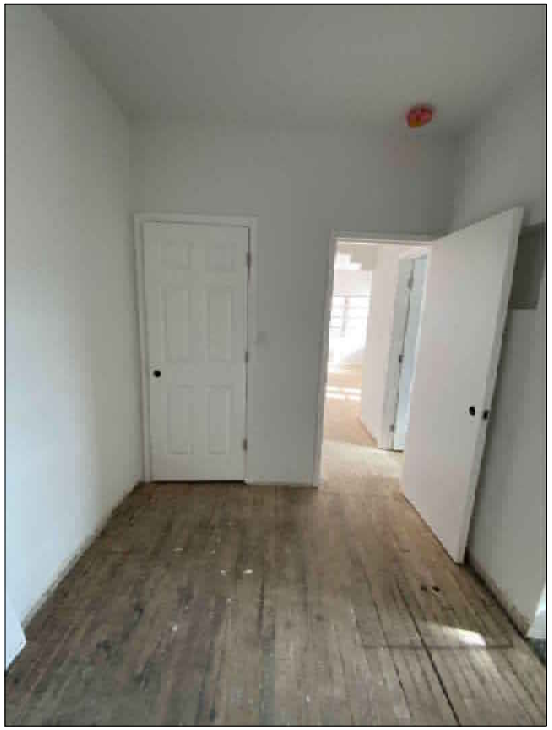


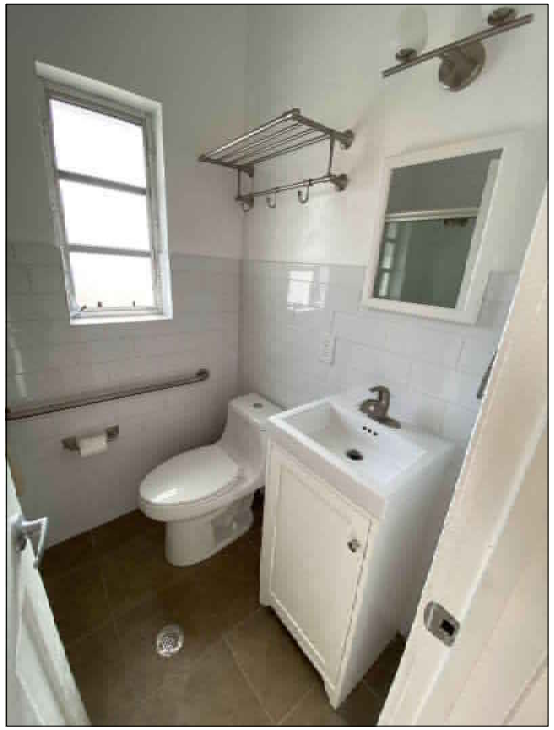
VIEW 7
INTERIOR

11/26/2021



VIEW 8
INTERIOR

11/26/2021



VIEW 9
INTERIOR

11/26/2021

INTERIOR UNIT PHOTOS

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Lilian R. Páez C.	AS SHOWN	9-7-2021	22109

STATE OF FLORIDA LICENSED ARCHITECT AR0014022 REGISTERED ARCHITECT

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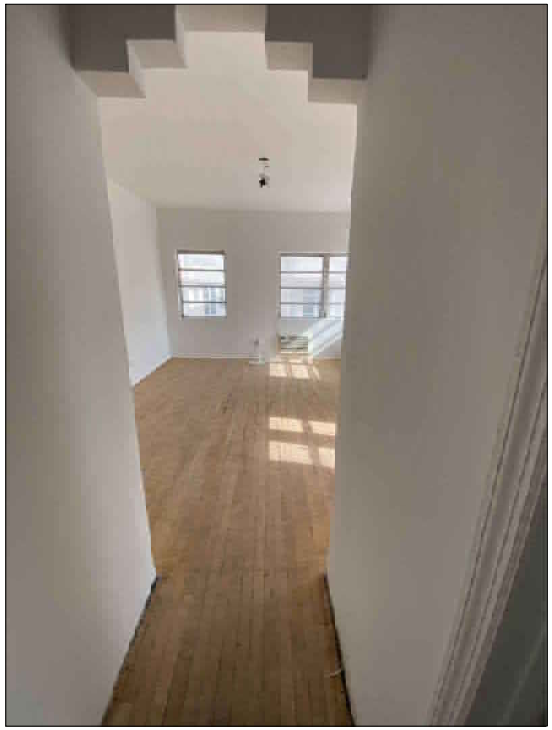
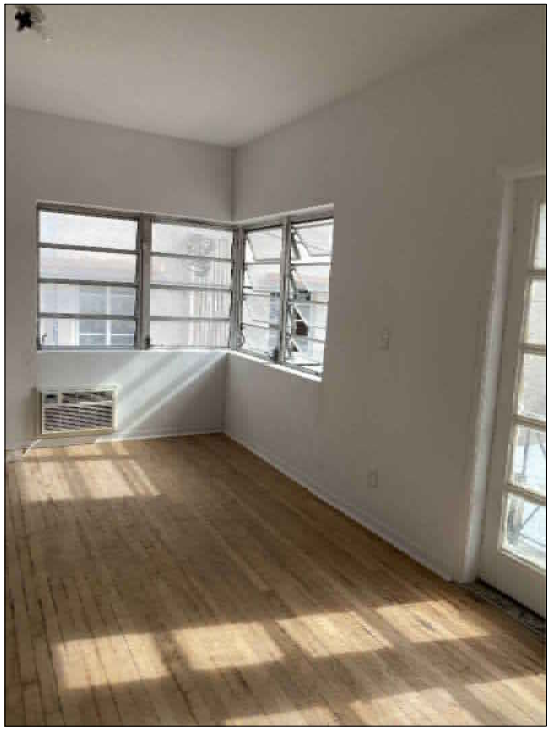


VIEW10
INTERIOR

11/26/2021



VIEW 11
INTERIOR

11/26/2021

VIEW 12
INTERIOR

11/26/2021

INTERIOR UNIT PHOTOS

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ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

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Lilian R. Páez C.	AS SHOWN	9-7-2021	22109

GN-9 OF 11

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

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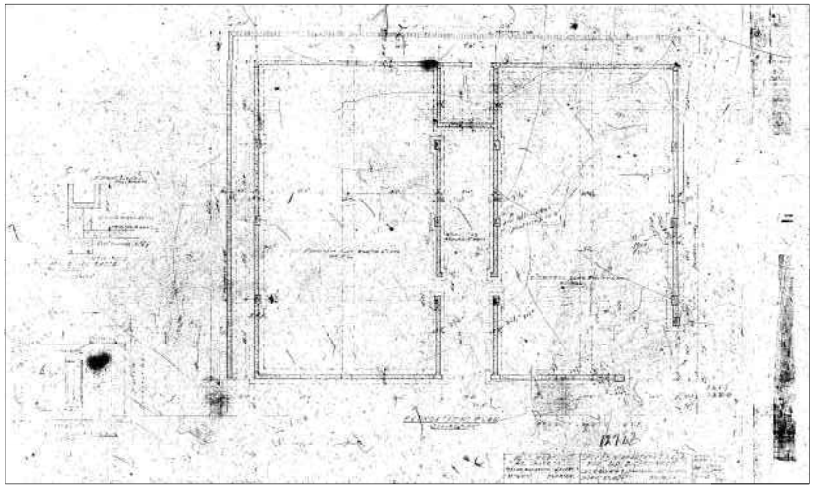

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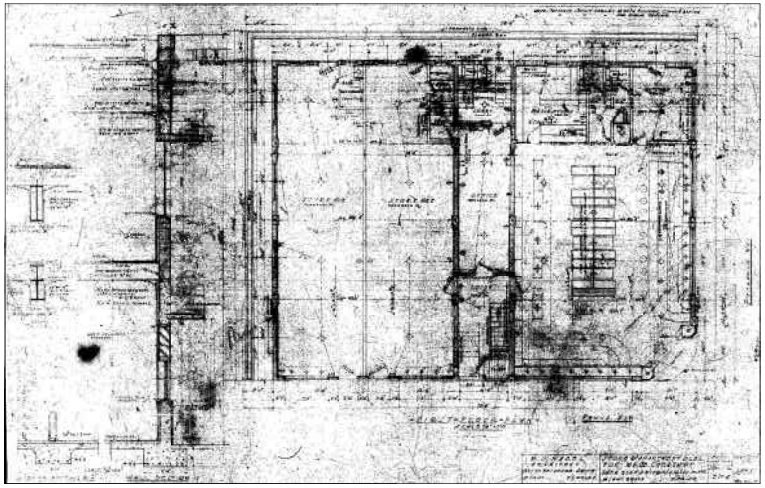
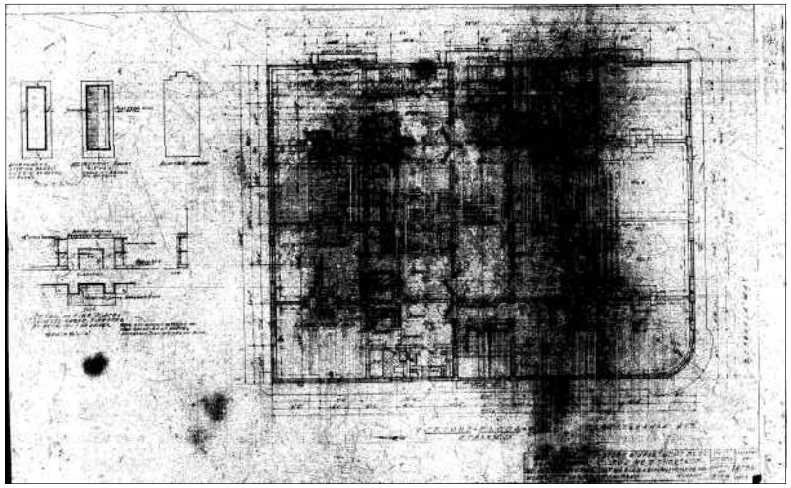
FOUNDATIONS



MICROFILM
GROUND FLOOR PLAN



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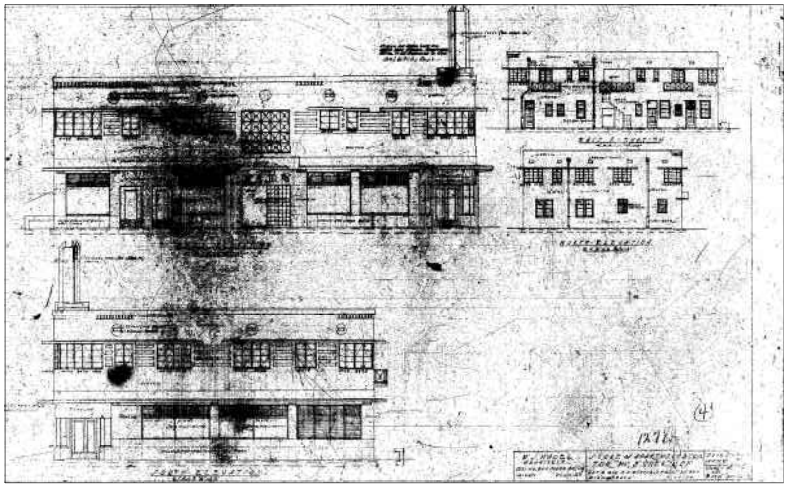
2ND FLOOR PLAN



MICROFILM
ELEVATIONS

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architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-8181 * Fax: 305-532-4151
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DRAWN BY	SCALE	DATE	PROJECT NUMBER
Lilian R. Páez C.	AS SHOWN	9-7-2021	22109

GN-10 OF 11

STATE OF FLORIDA LICENSED ARCHITECT AR0014022

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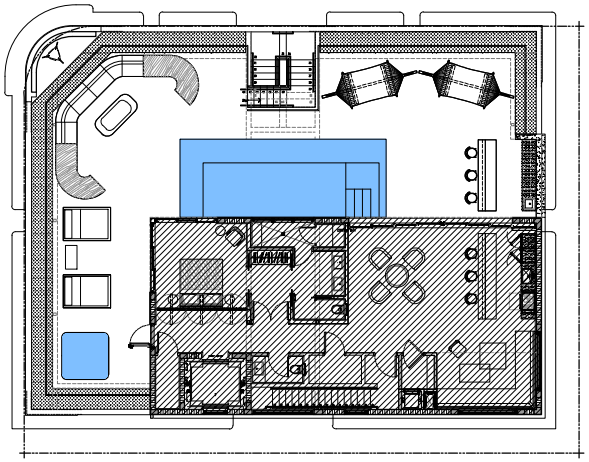
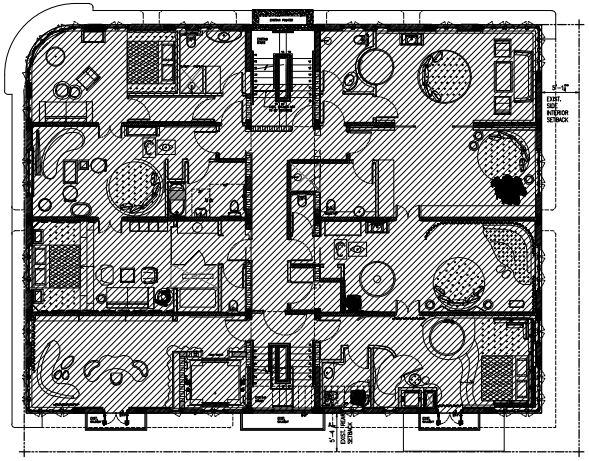
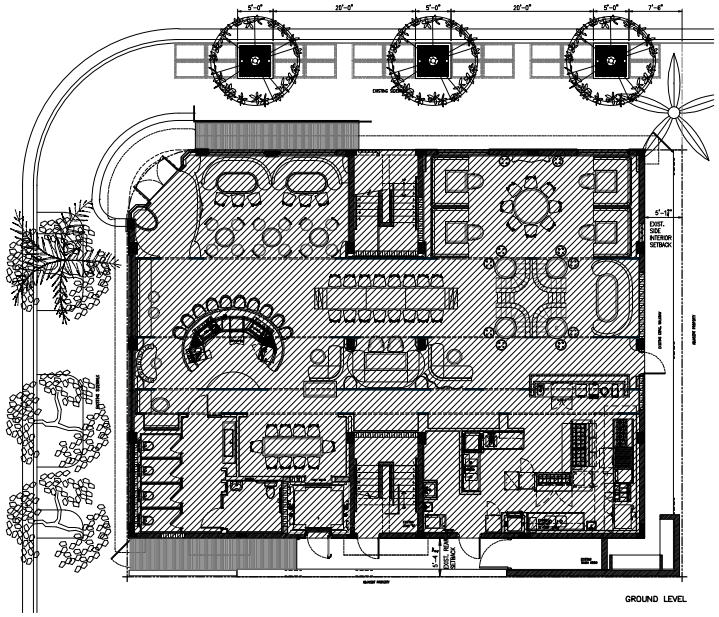


ROOF LEVEL



SECOND LEVEL



GROUND LEVEL

FAR CALCULATIONS

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

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

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

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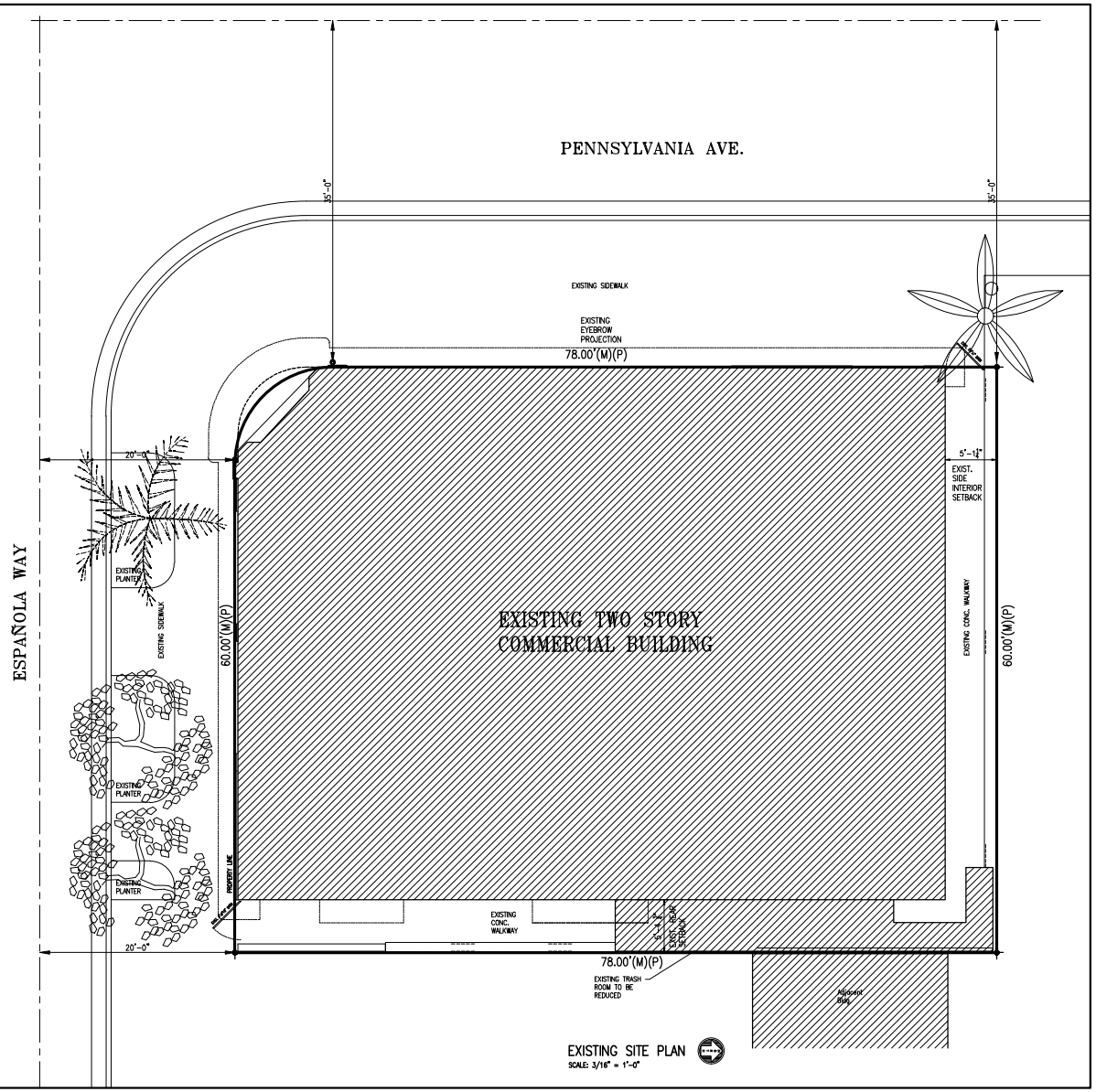

EXISTING SITE PLAN
SCALE: 3/16" = 1'-0"

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

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Charles H. Benson

Digitally signed by Charles H Benson
DN: cn=Charles H Benson, o=C.S. o=Charles H. Benson and Associates Architects P.A., ou=A01410C020000019AC11BACCF000 5A0BE1
Date: 2023.07.06 17:49:45 -04'00'

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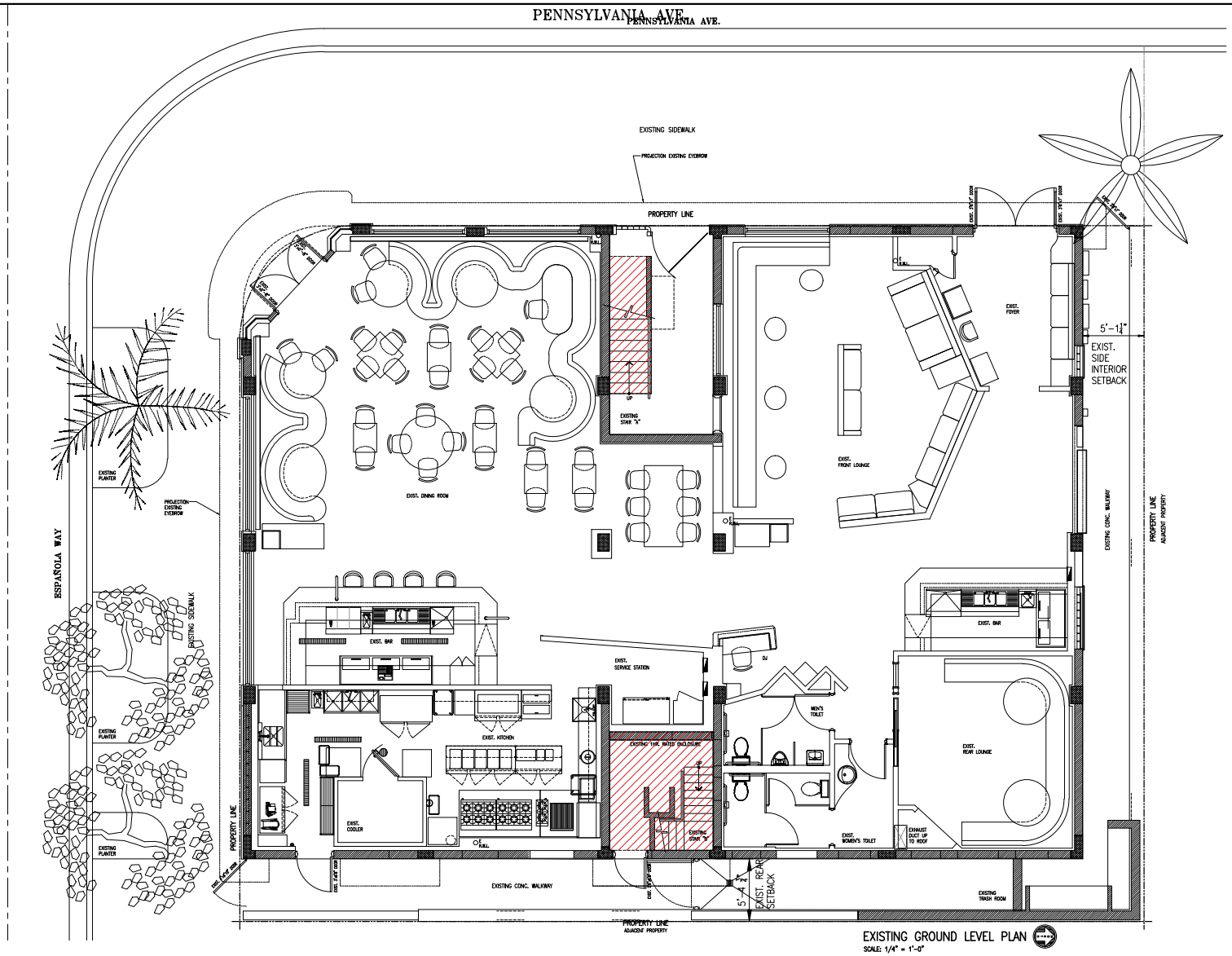

EXISTING GROUND LEVEL PLAN
SCALE: 1/4" = 1'-0"

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

EX-2 OF 9

STATE OF FLORIDA LICENSED ARCHITECT AR0014022 REGISTERED ARCHITECT

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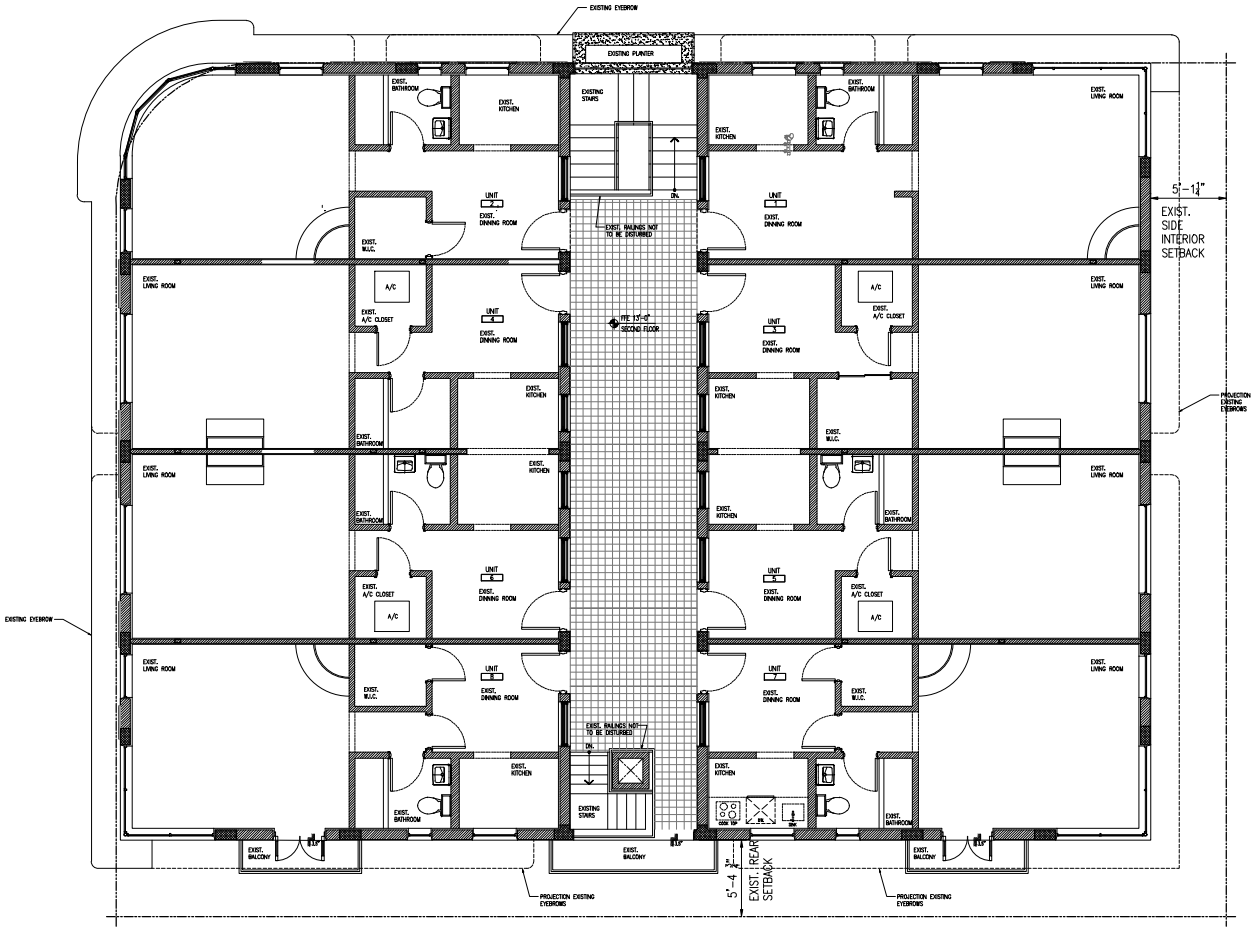

EXISTING SECOND LEVEL PLAN
SCALE: 1/4" = 1'-0"

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

EX-3 OF 9

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

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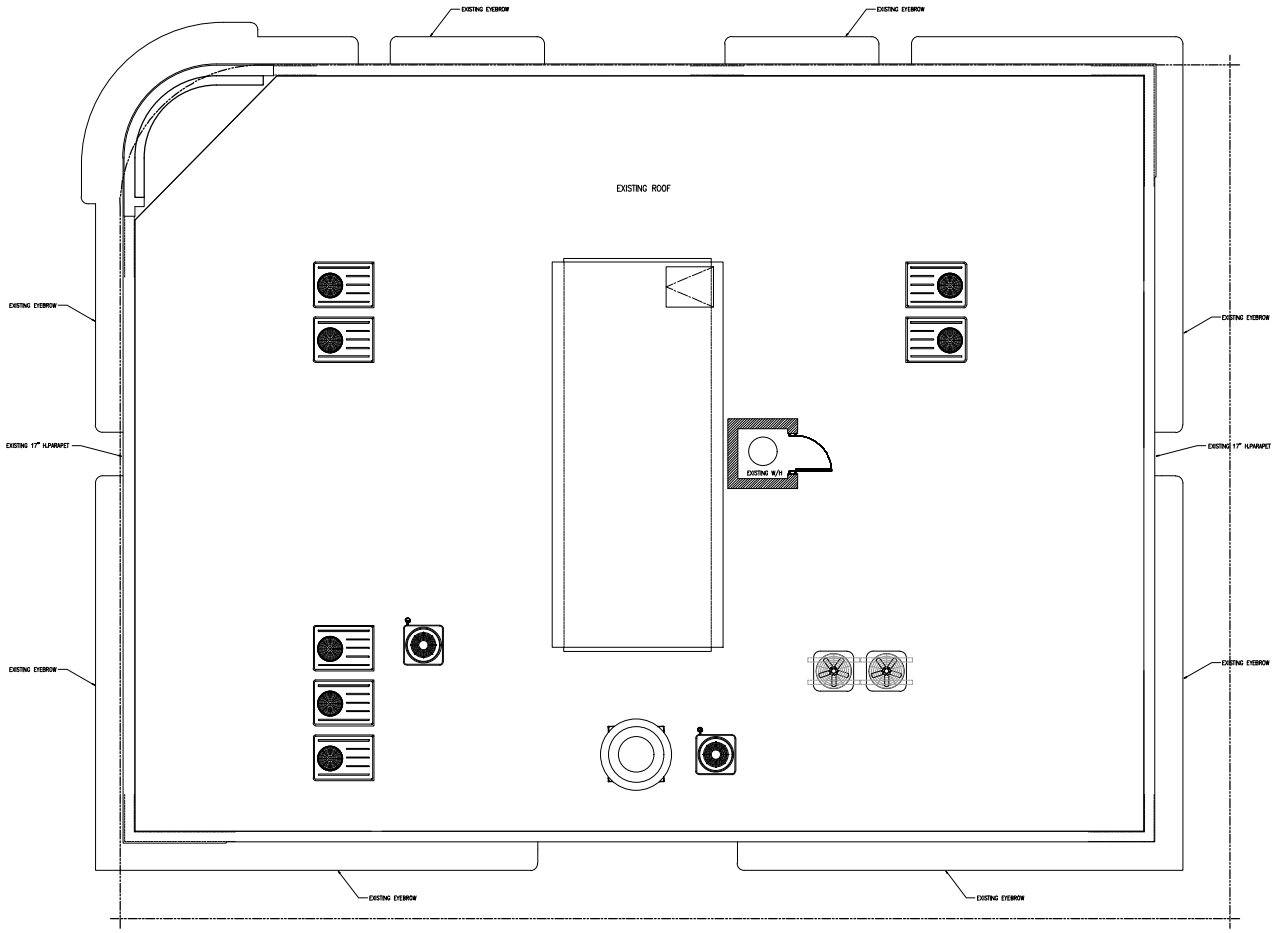

EXISTING ROOF PLAN

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

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

EX-4 OF 9

STATE OF FLORIDA LICENSED ARCHITECT AR0014022 REGISTERED ARCHITECT

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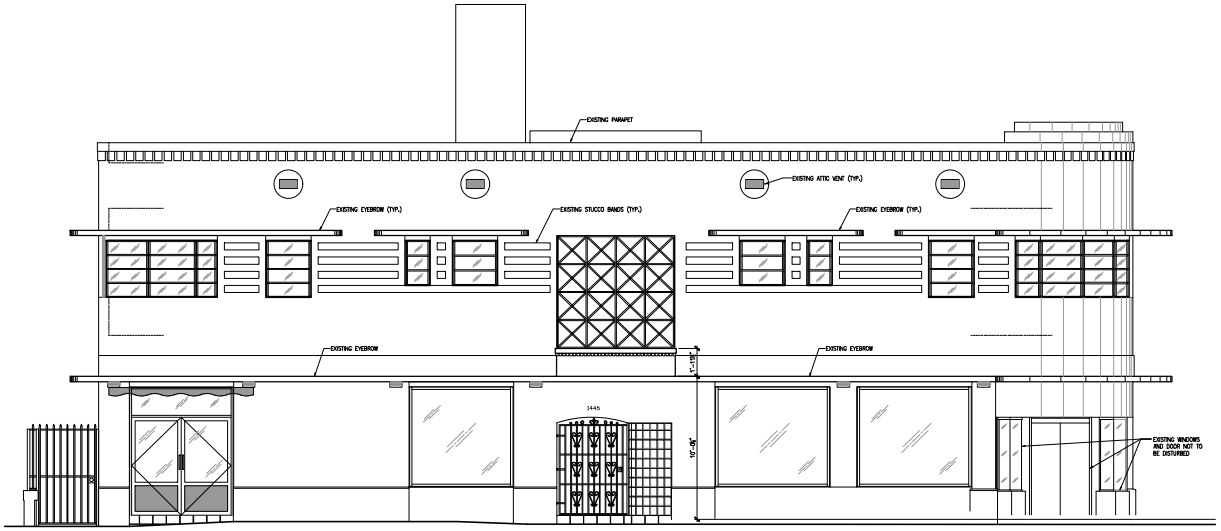

EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

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

EX-5 OF 9

STATE OF FLORIDA LICENSED ARCHITECT AR0014022 REGISTERED ARCHITECT

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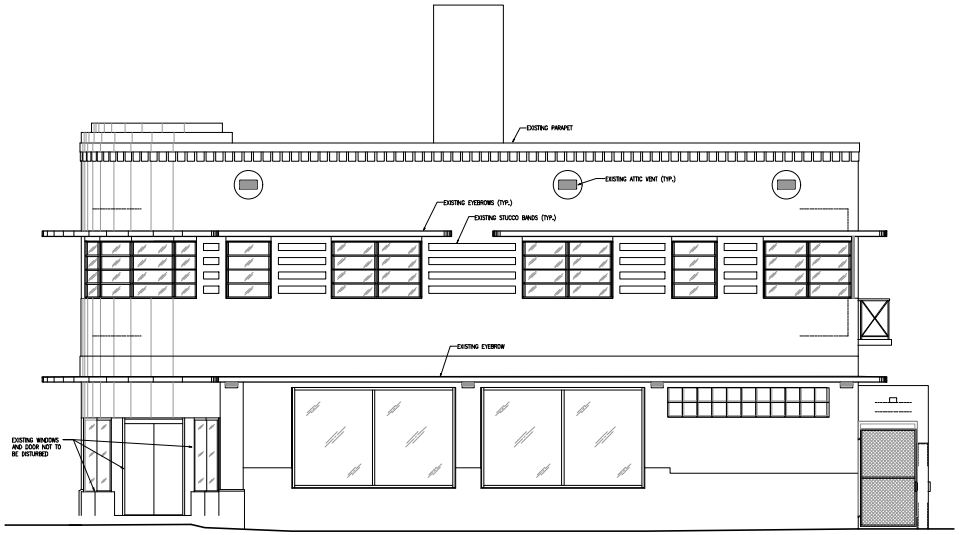

EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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EX-6 OF 9

STATE OF FLORIDA LICENSED ARCHITECT AR0014022 REGISTERED ARCHITECT

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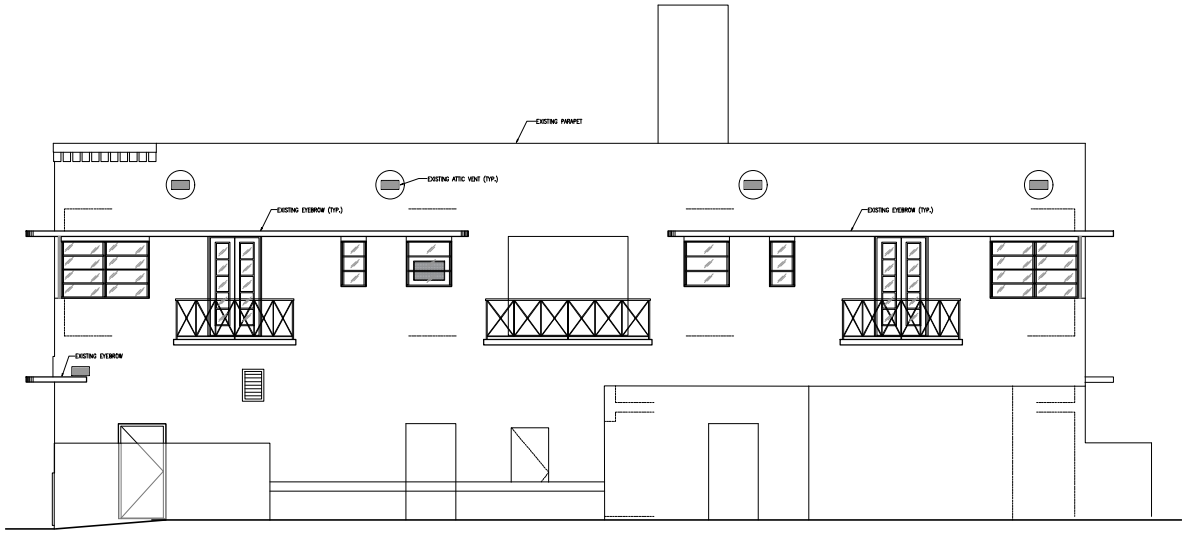

EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

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Lilian R. Páez C.	AS SHOWN	9-7-2021

PROJECT NUMBER
22109

EX-7 OF 9

STATE OF FLORIDA LICENSED ARCHITECT AR0014022 REGISTERED ARCHITECT

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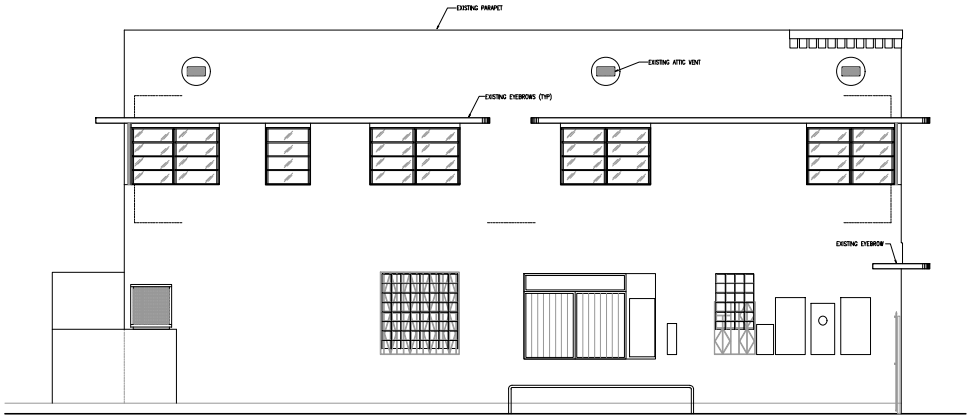

EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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EX-8 OF 8

STATE OF FLORIDA LICENSED ARCHITECT AR0014022 REGISTERED ARCHITECT

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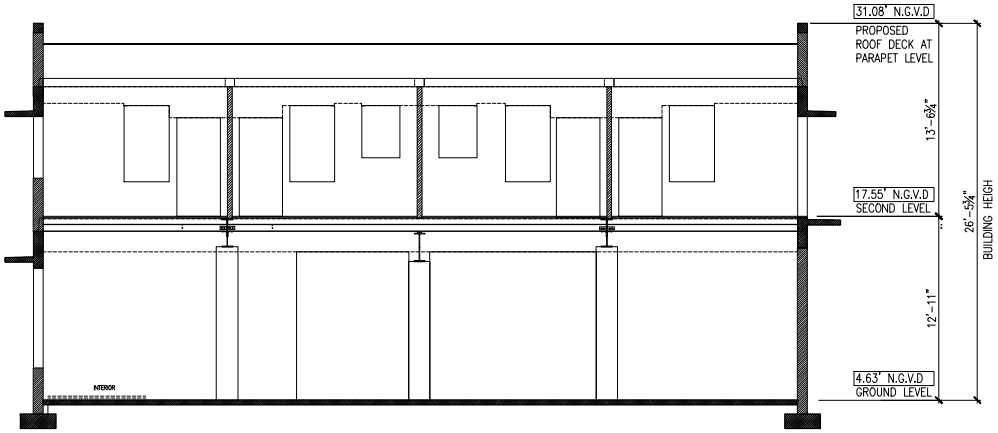

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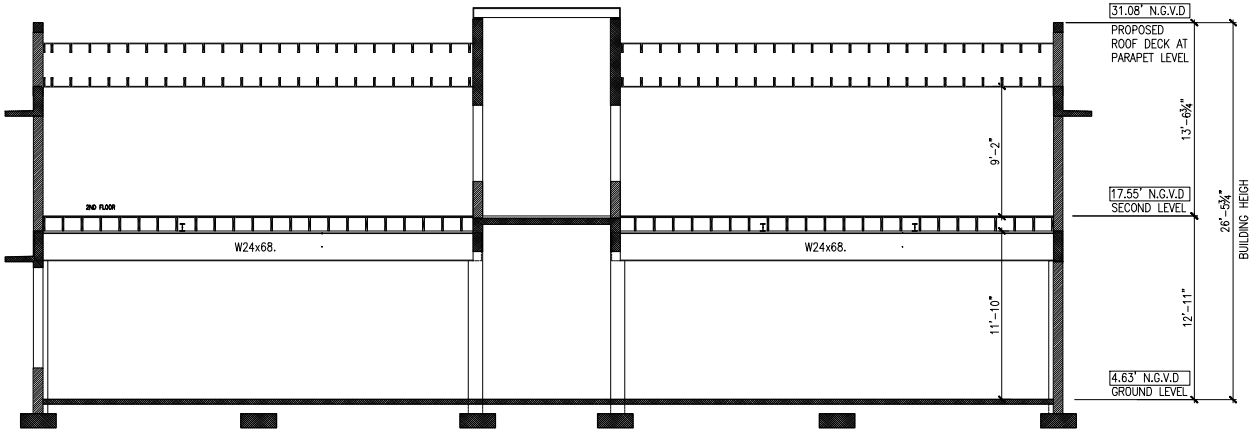

EXISTING SECTION
SCALE: 1/4" = 1'-0"

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EX-9 OF 9

STATE OF FLORIDA LICENSED ARCHITECT AR0014022 REGISTERED ARCHITECT

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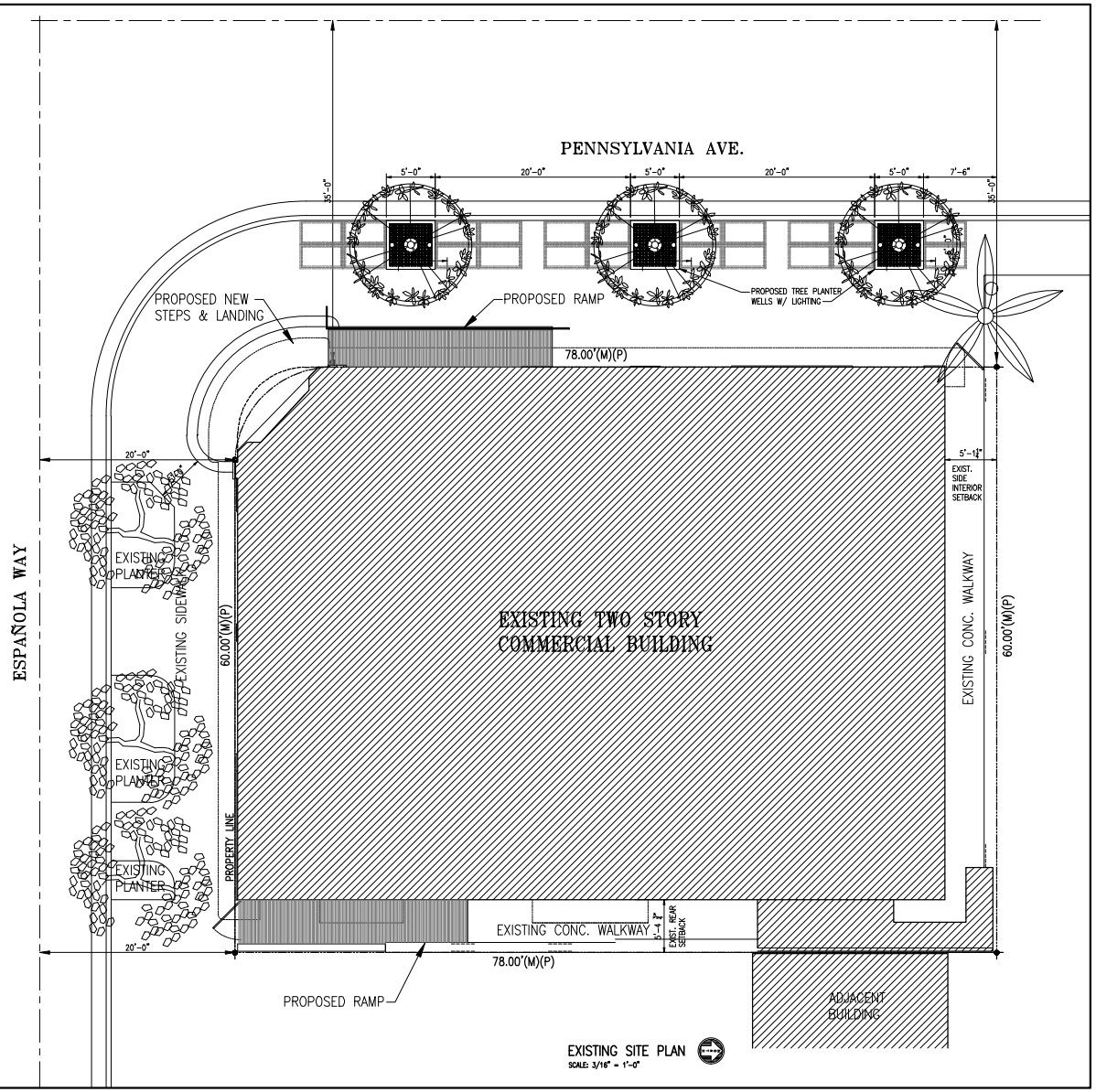

EXISTING SITE PLAN
SCALE: 3/16" = 1'-0"

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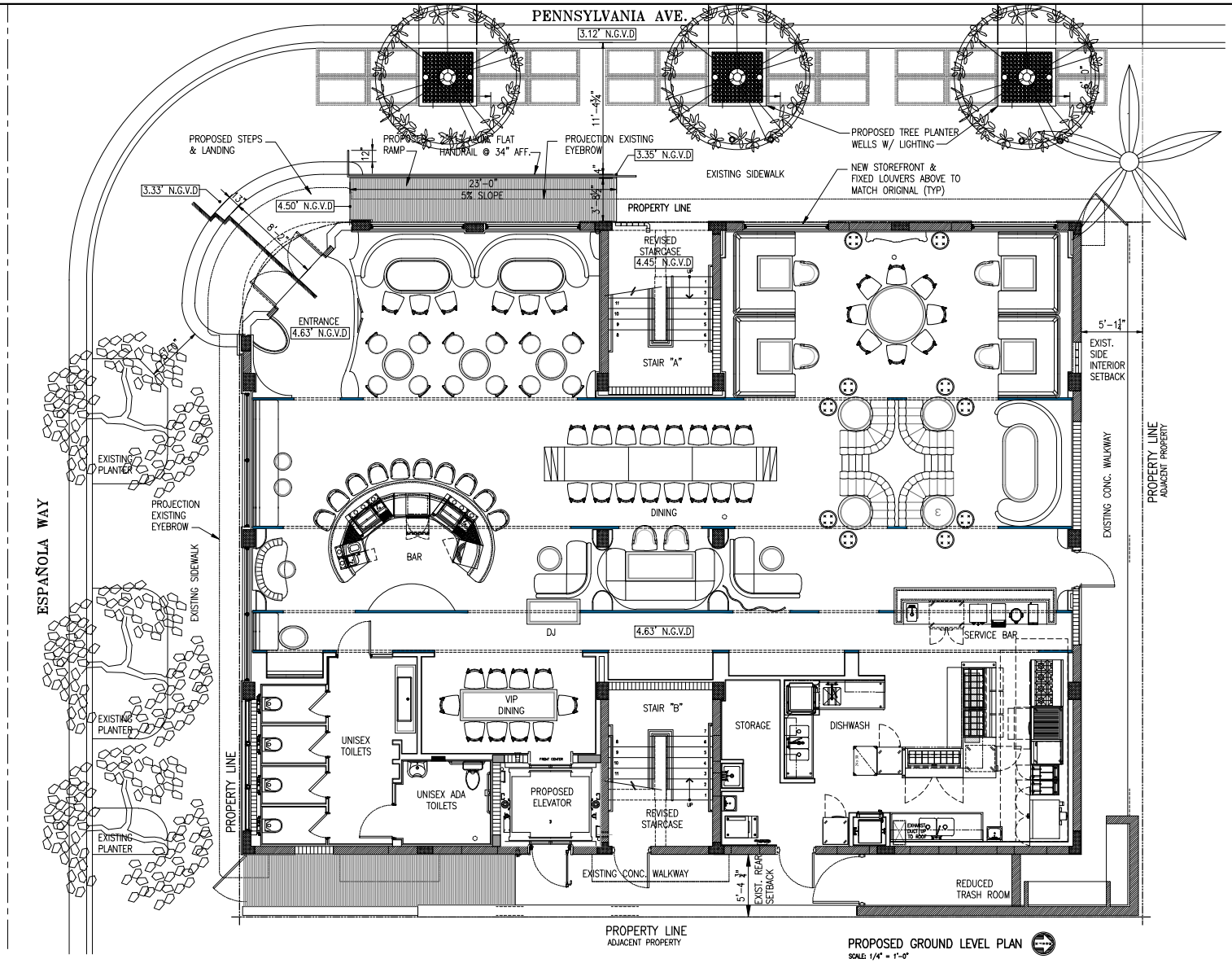
A-1 OF 13

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

Charles H. Benson

Digitally signed by Charles H Benson
DN: cn=Charles H Benson, c=US, o=Charles H. Benson and Associates Architects P.A., ou=AR14022@0001740178MAGCP0001040622
Date: 2023.07.05 18:24:19 -04'00'



PROPOSED GROUND LEVEL PLAN

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

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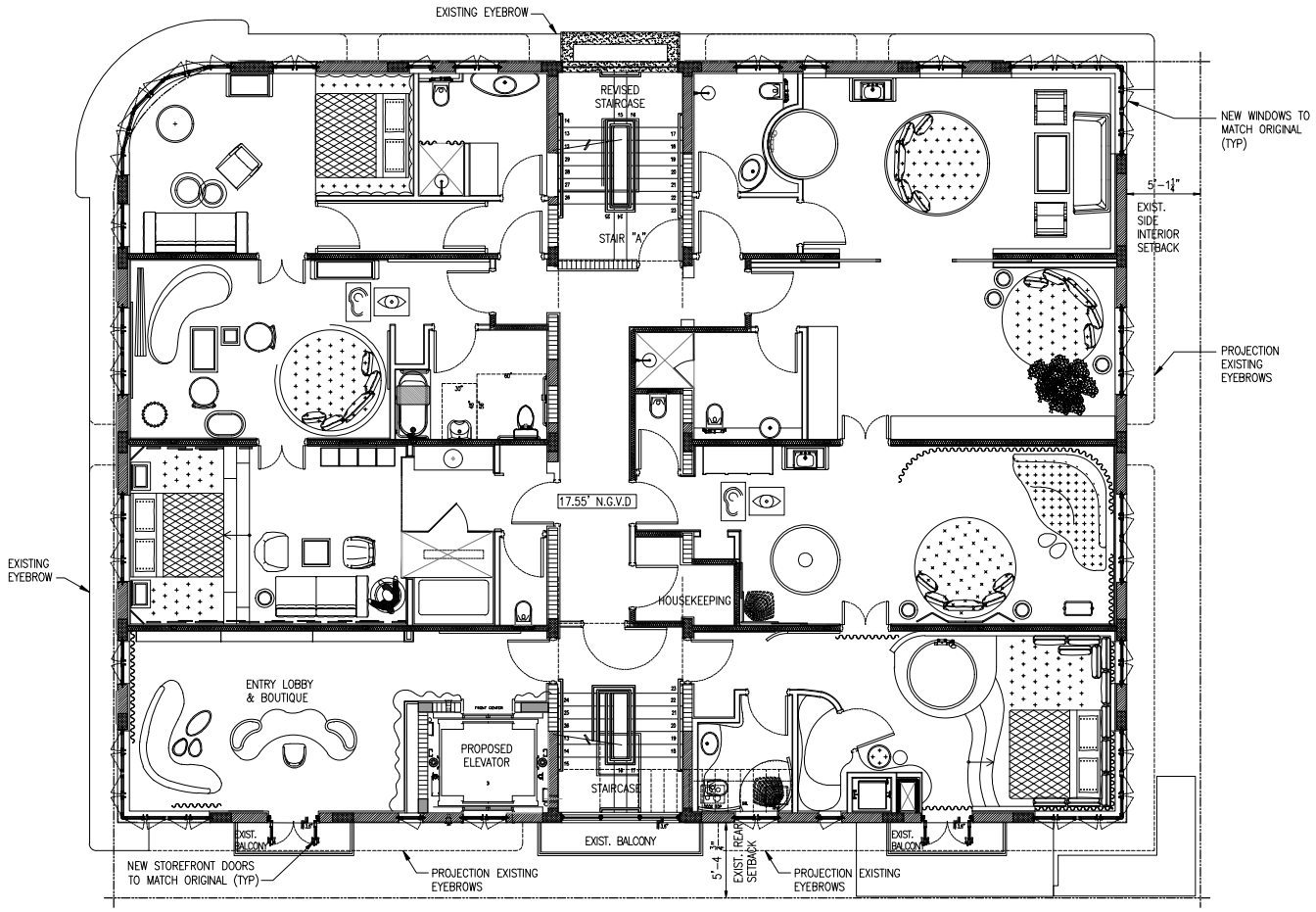
A-2 of 13

STATE OF FLORIDA LICENSED ARCHITECT AR0014022



PROPOSED SECOND LEVEL PLAN

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

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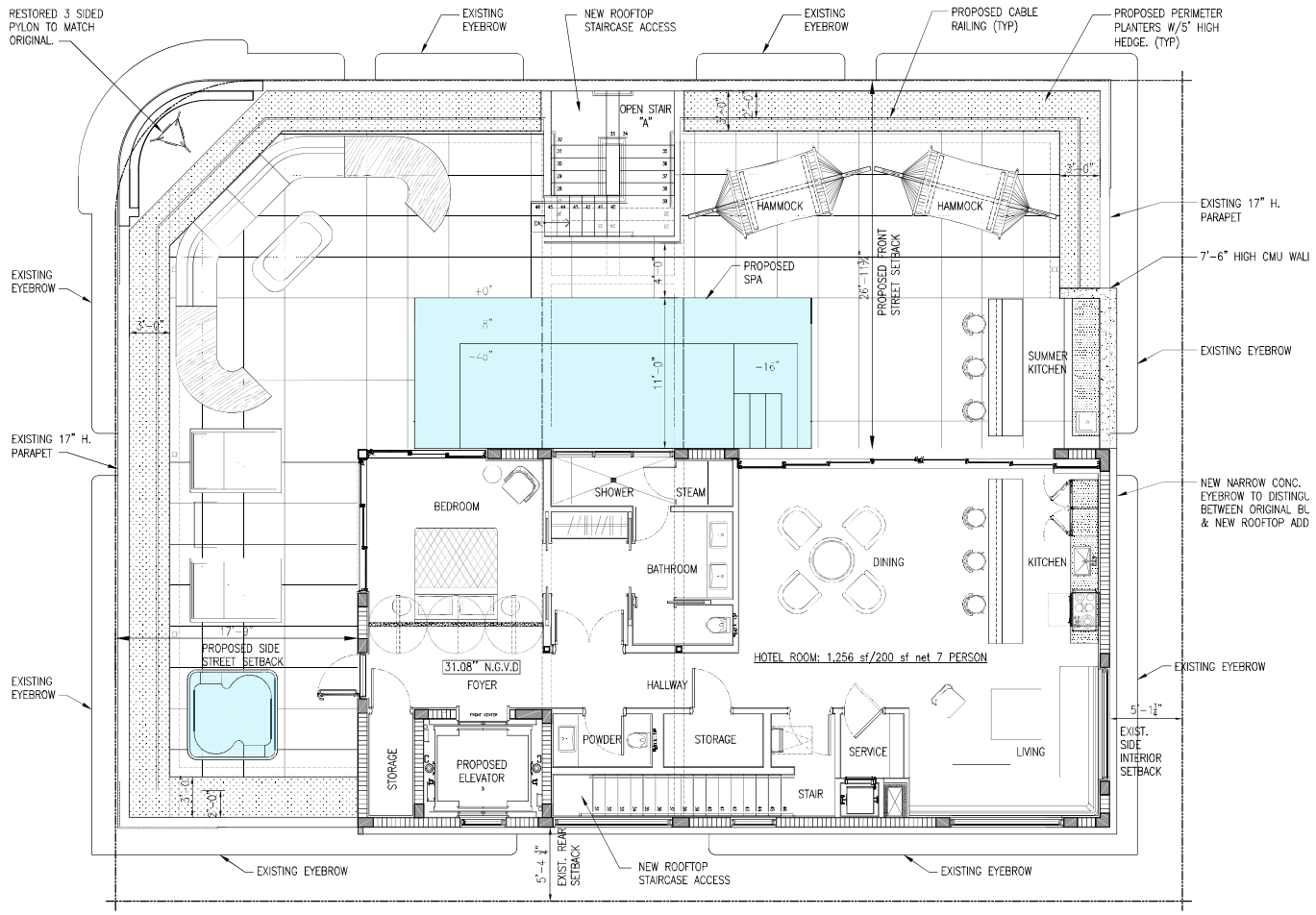
Lilian R. Páez C.	AS SHOWN	9-7-2021	22109

STATE OF FLORIDA LICENSED ARCHITECT AR0014022



ROOF LEVEL FURNITURE–EQUIPMENT PLAN

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

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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

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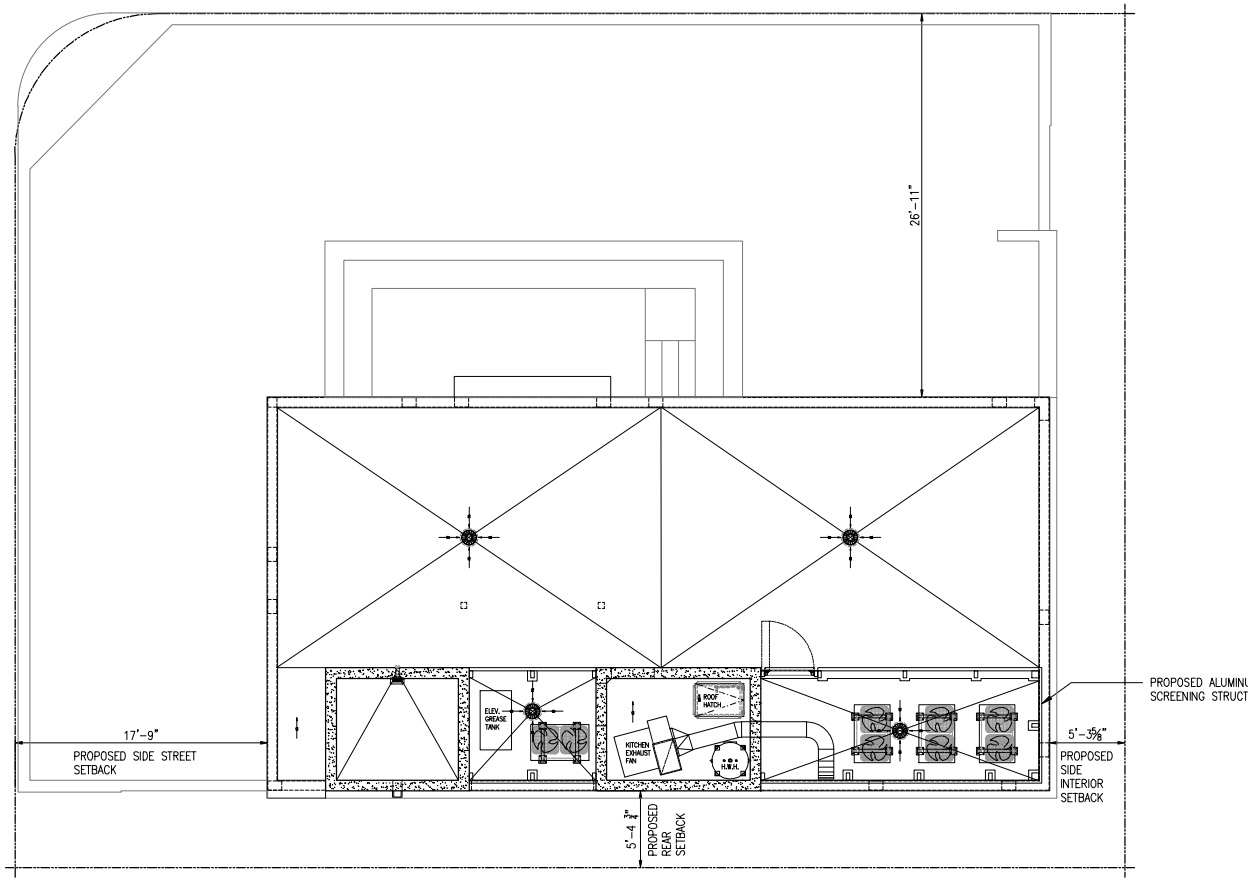
STATE OF FLORIDA CHARLES H. BENSON REGISTERED ARCHITECT AR0014022



UPPER ROOF LEVEL PLAN

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

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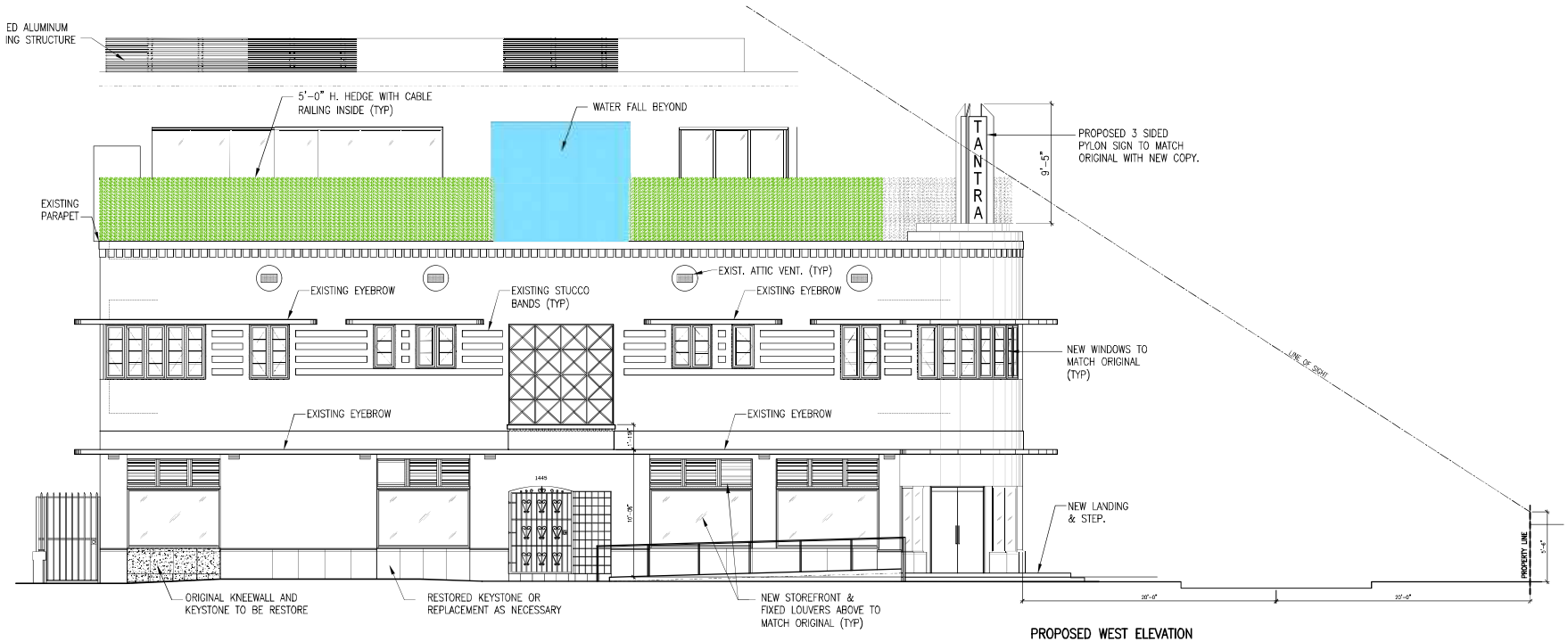
Lilian R. Páez C.	AS SHOWN	9-7-2021	22109

A-5 OF 13

STATE OF FLORIDA LICENSED ARCHITECT AR0014022 REGISTERED ARCHITECT



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

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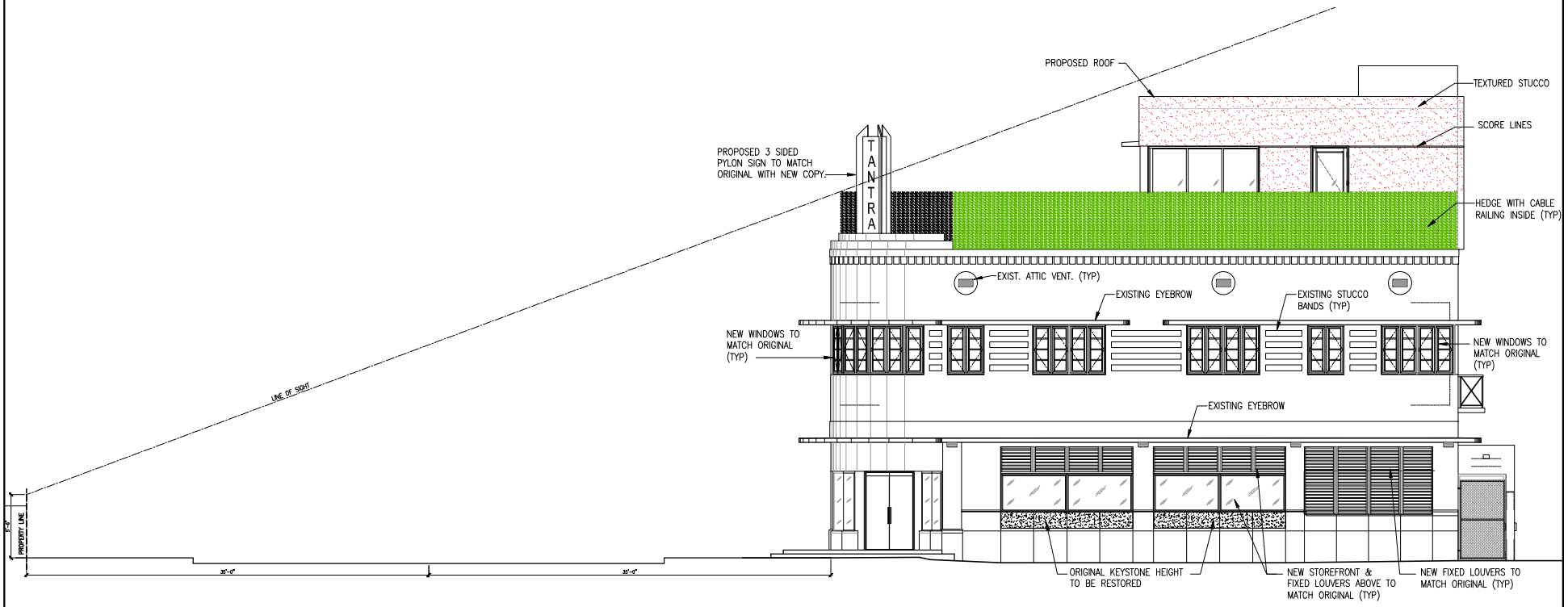
Lilian R. Páez C.	AS SHOWN	9-7-2021	22109

A-6 OF 13

STATE OF FLORIDA LICENSED ARCHITECT AR0014022



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

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Lilian R. Páez C.	AS SHOWN	9-7-2021

PROJECT NUMBER
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A-7 OF 13

STATE OF FLORIDA LICENSED ARCHITECT AR0014022

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

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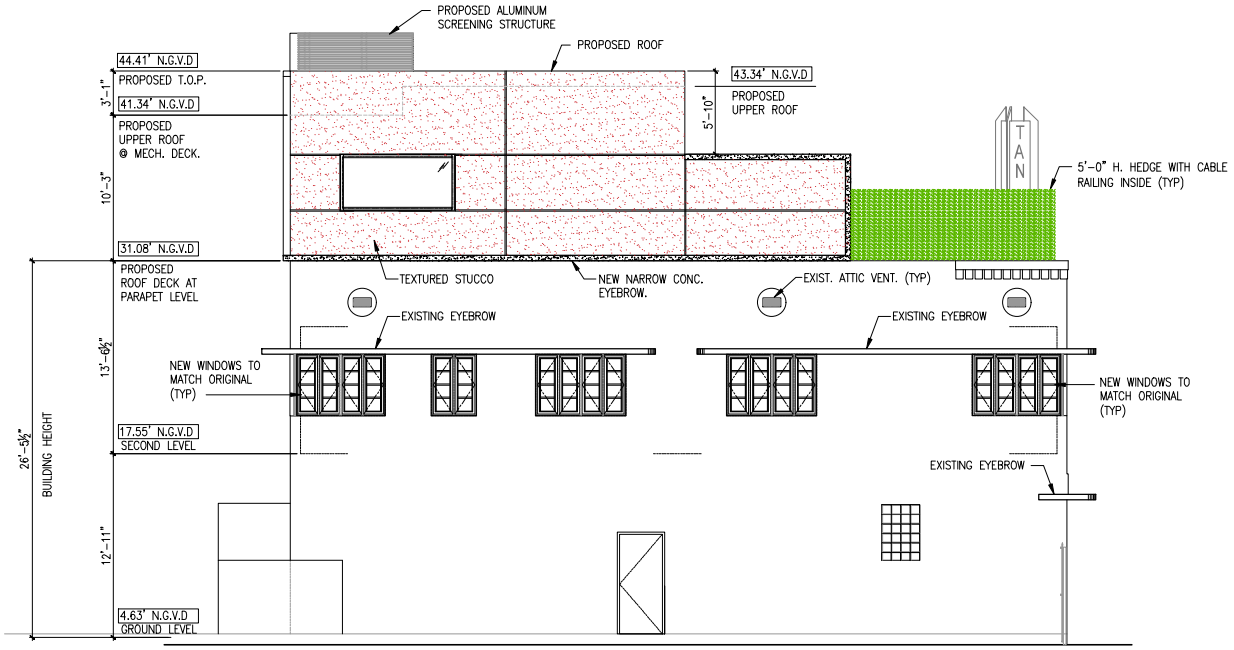
Lilian R. Páez C.	AS SHOWN	9-7-2021	22109

A-8 OF 13

STATE OF FLORIDA LICENSED ARCHITECT AR0014022 REGISTERED ARCHITECT



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

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Lilian R. Páez C.	AS SHOWN	9-7-2021	22109

A-9 OF 13

STATE OF FLORIDA LICENSED ARCHITECT AR0014022 REGISTERED ARCHITECT

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

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

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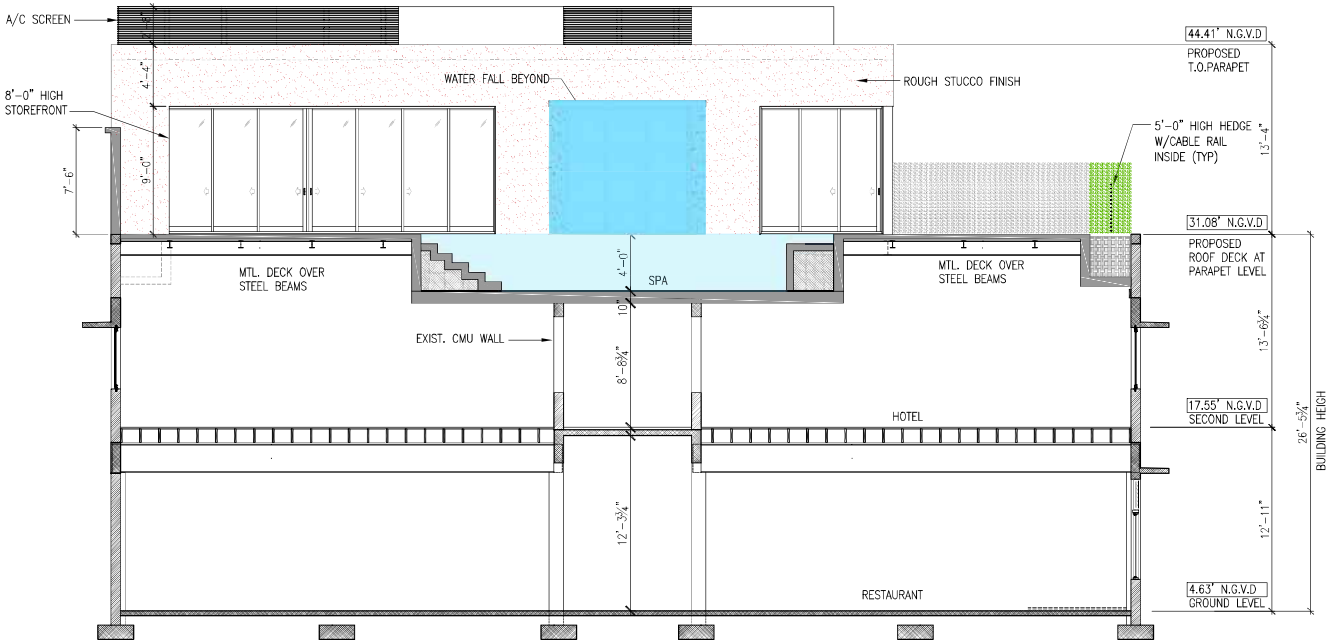
Lilian R. Páez C.	AS SHOWN	9-7-2021	22109

A-10 OF 13

STATE OF FLORIDA LICENSED ARCHITECT AR0014022



PROPOSED SECTION

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

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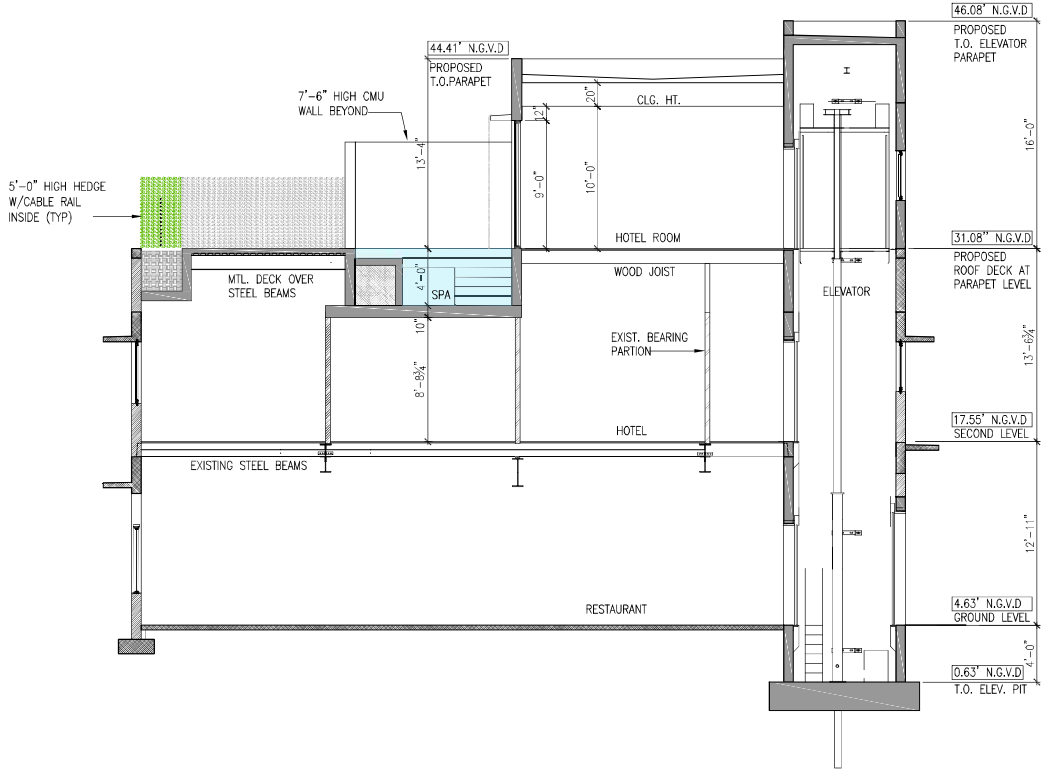
DRAWN BY	PROJECT NUMBER	A–11 OF 13
Lilian R. Páez C.	22109	
SCALE: AS SHOWN	DATE: 9-7-2021	

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



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Lilian R. Pŏez C.	AS SHOWN	9-7-2021	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

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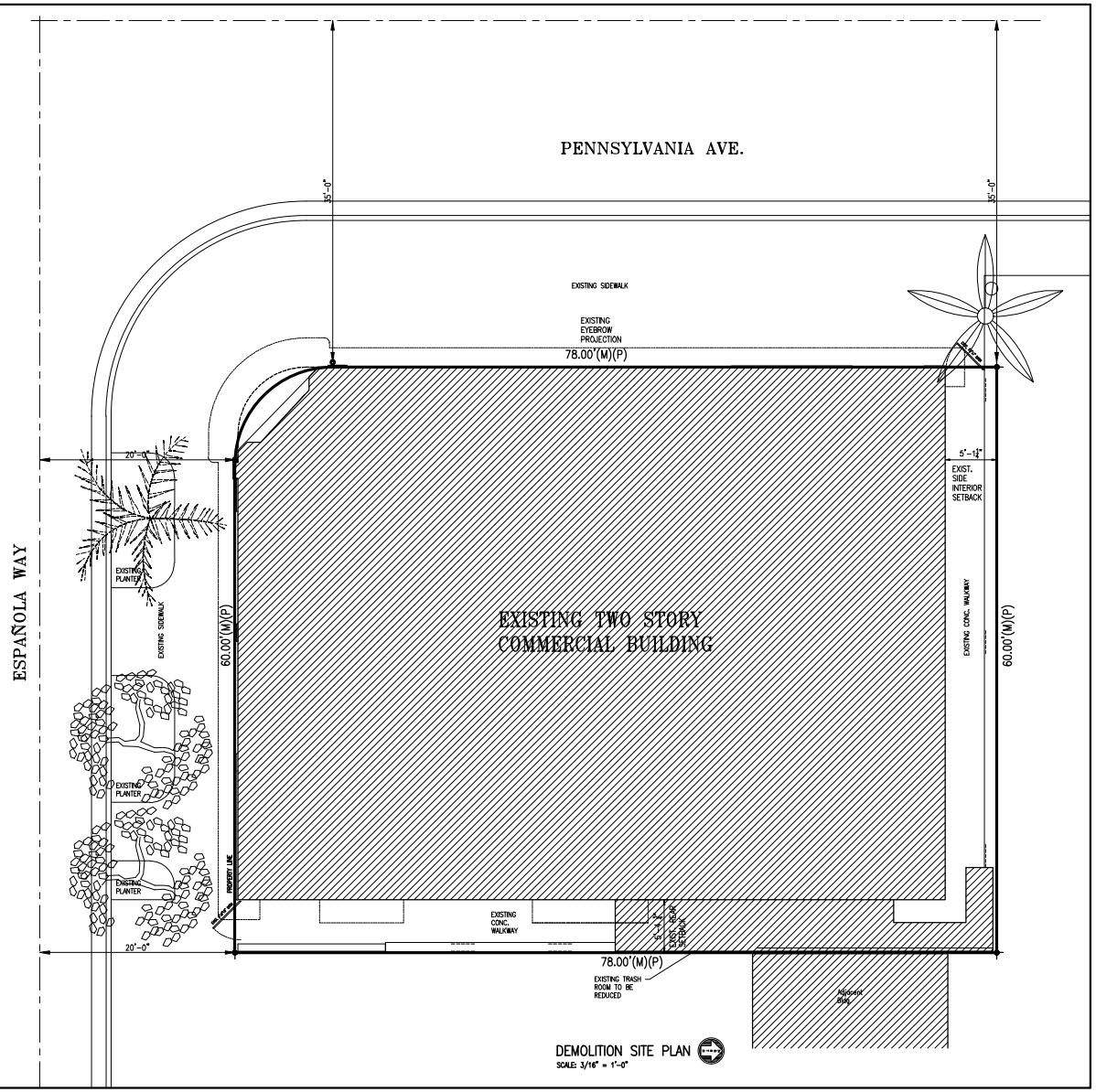
A-13 of 13

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



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

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Lilian R. Páez C.	AS SHOWN	9-7-2021	22109

D-1 OF 8

STATE OF FLORIDA LICENSED ARCHITECT CHARLES H. BENSON AR0014022

Charles H. Benson

Digitally signed by Charles H Benson
DN: cn=Charles H Benson, c=US, o=Charles H. Benson and Associates Architects P.A., 2.5.4.5=8D2B0005176C11BACCF0001D0A8D
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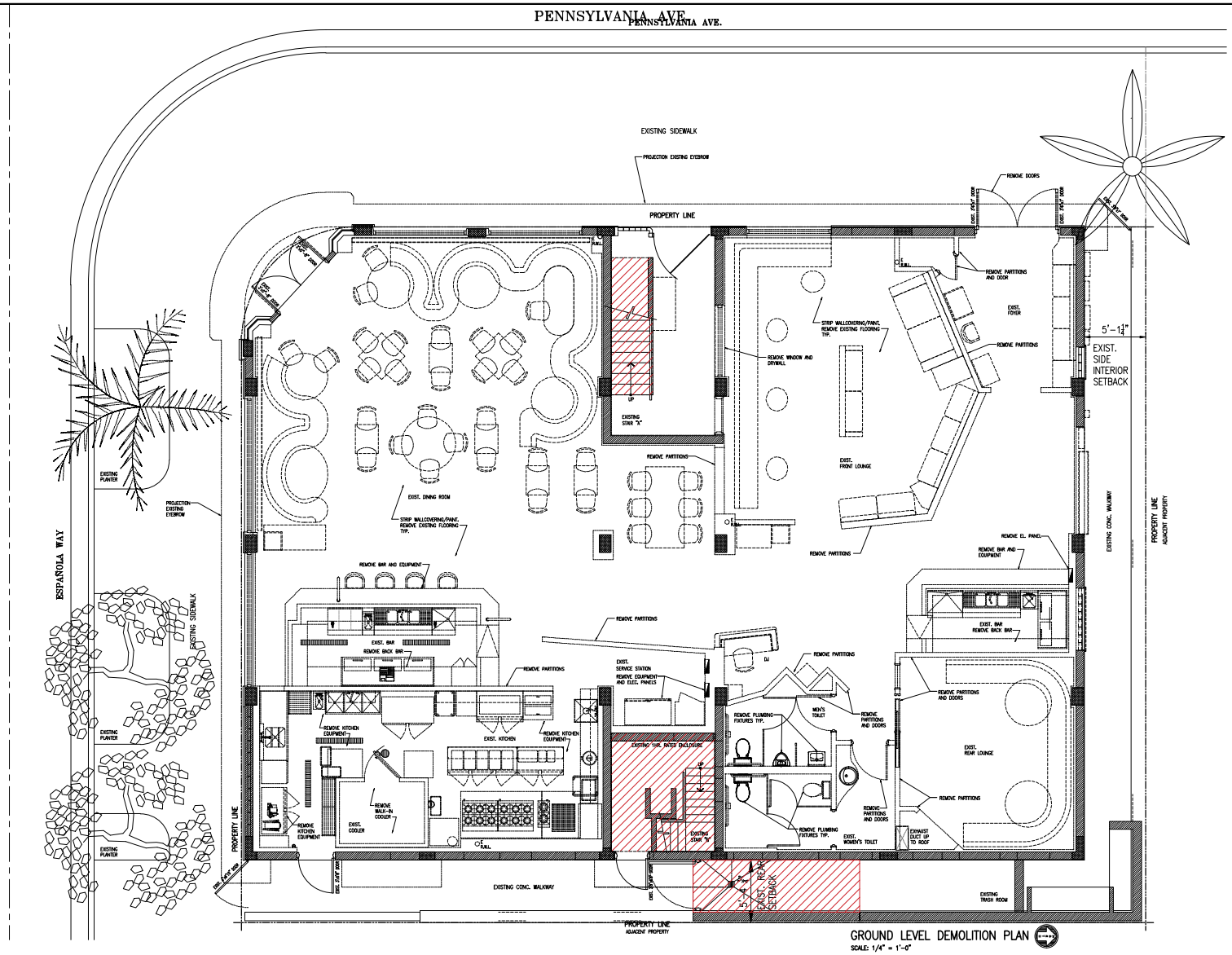

GROUND LEVEL DEMOLITION PLAN

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

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STATE OF FLORIDA LICENSED ARCHITECT AR0014022 CERTIFIED ARCHITECT

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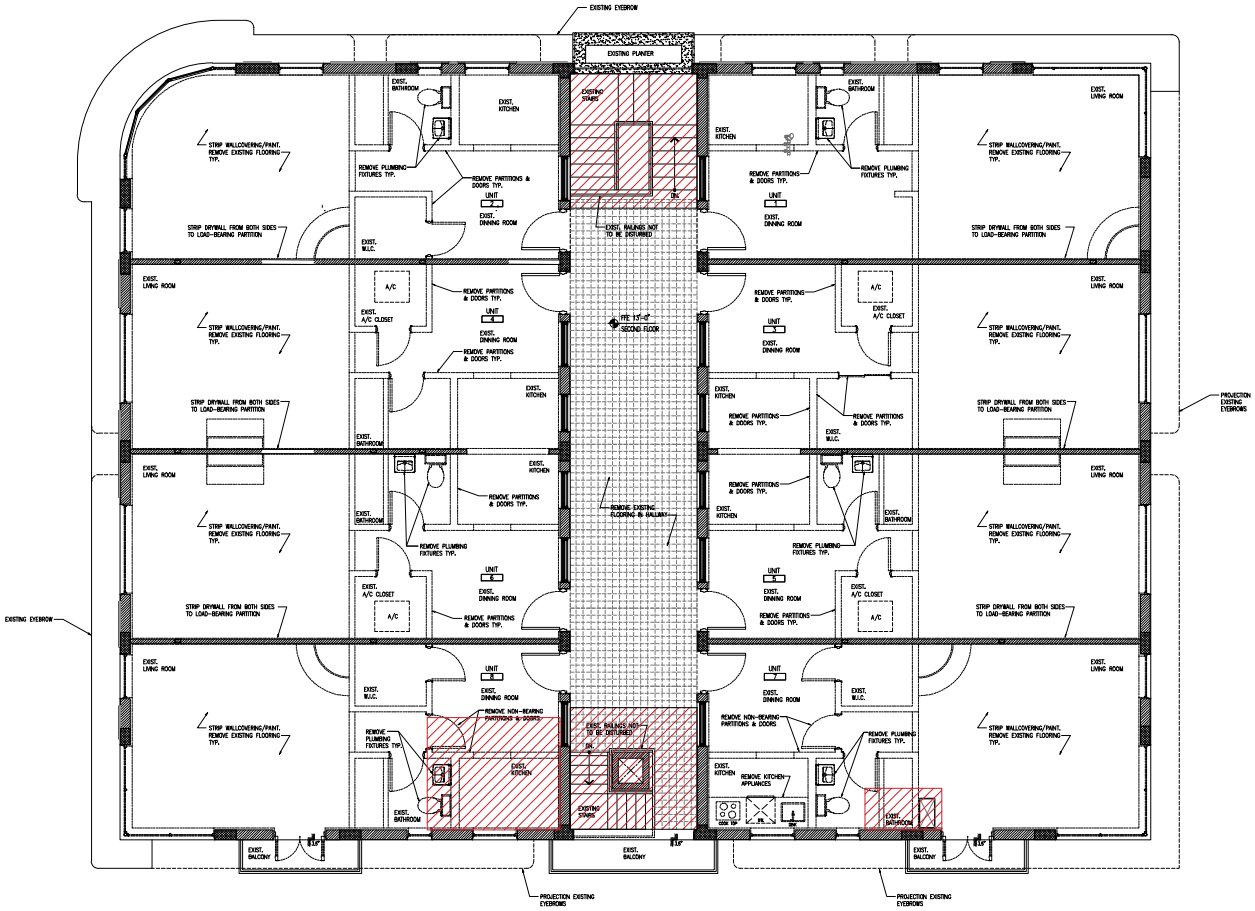

SECOND LEVEL DEMOLITION PLAN

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

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Lilian R. Páez C.	AS SHOWN	9-7-2021	22109

D-3 of 8

STATE OF FLORIDA LICENSED ARCHITECT AR0014022 REGISTERED ARCHITECT

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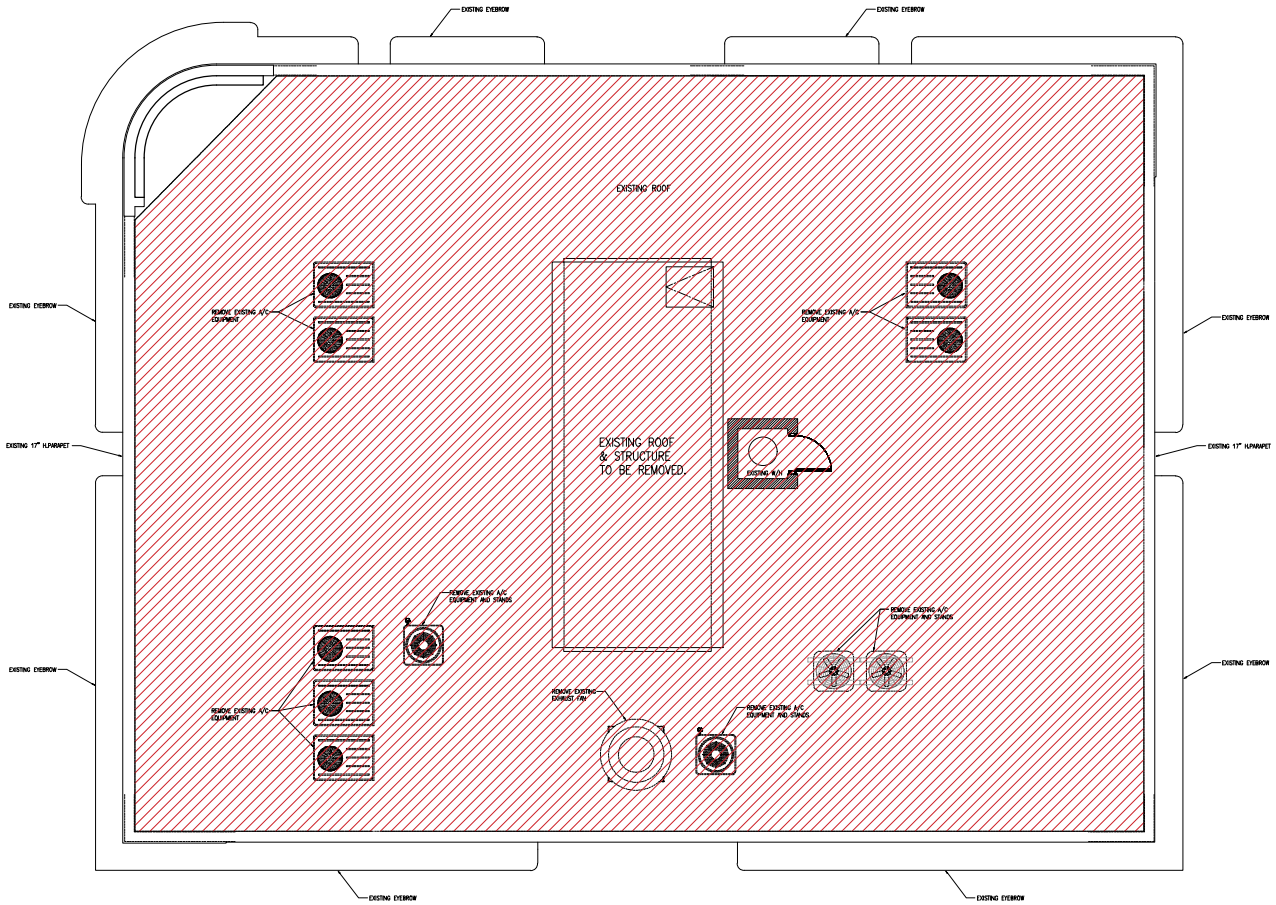

ROOF DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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STATE OF FLORIDA LICENSED ARCHITECT AR0014022 REGISTERED ARCHITECT

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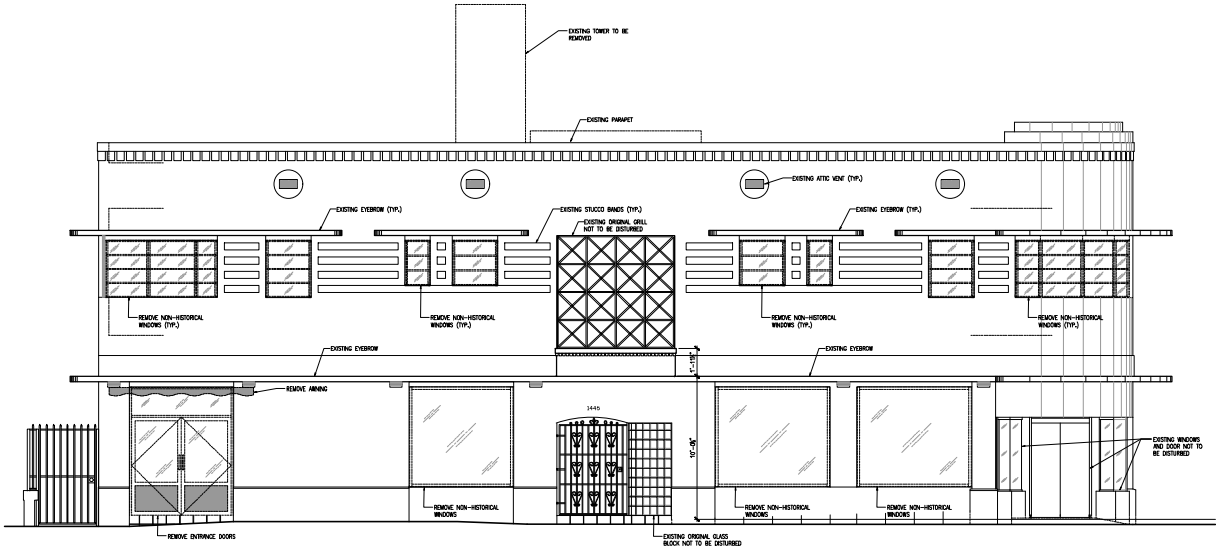

DEMOLITION WEST ELEVATION
SCALE: 1/4" = 1'-0"

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STATE OF FLORIDA LICENSED ARCHITECT AR0014022 REGISTERED ARCHITECT

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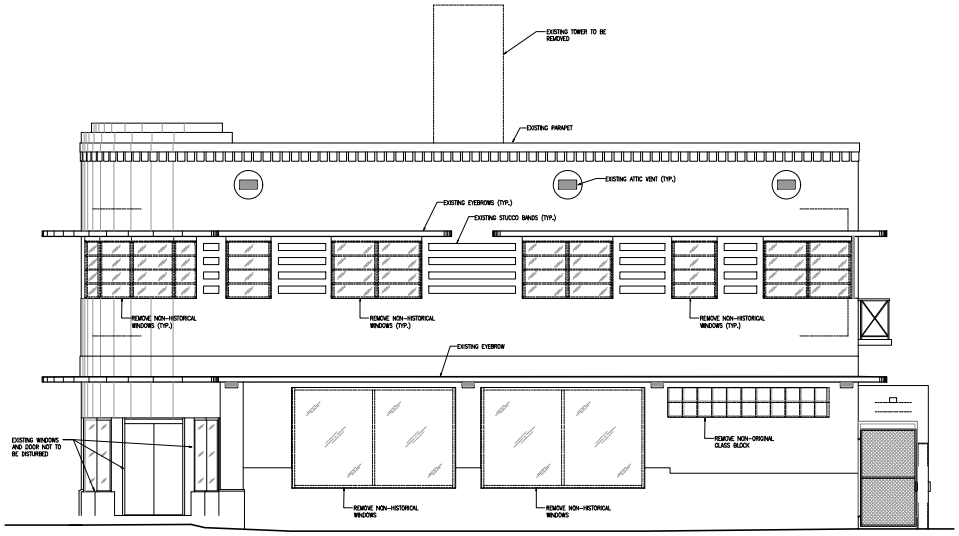

DEMOLITION SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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PROJECT NUMBER
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STATE OF FLORIDA LICENSED ARCHITECT AR0014022 REGISTERED ARCHITECT

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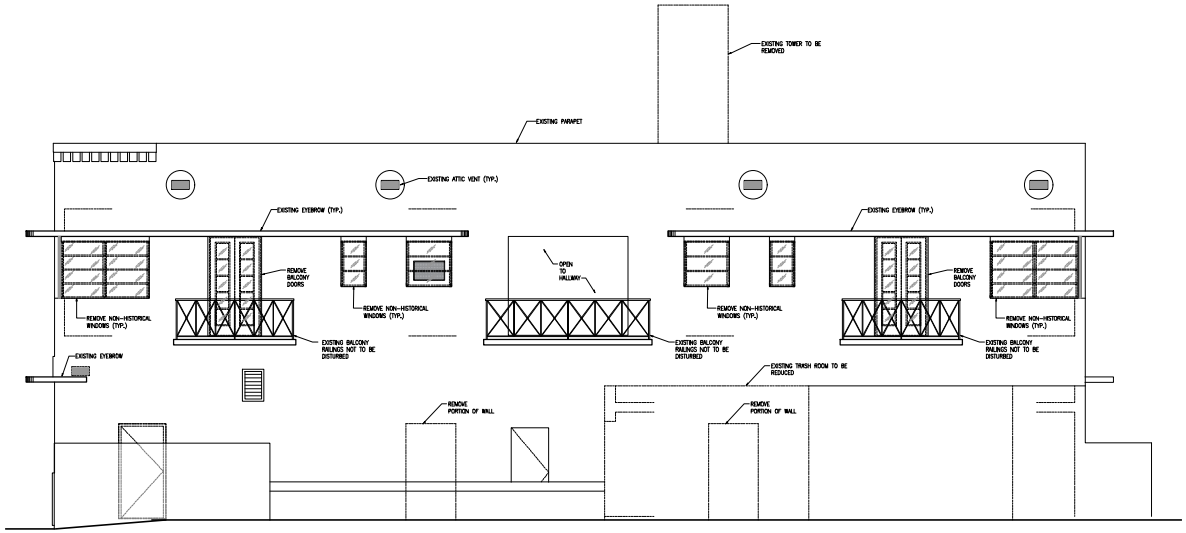

DEMOLITION EAST ELEVATION
SCALE: 1/4" = 1'-0"

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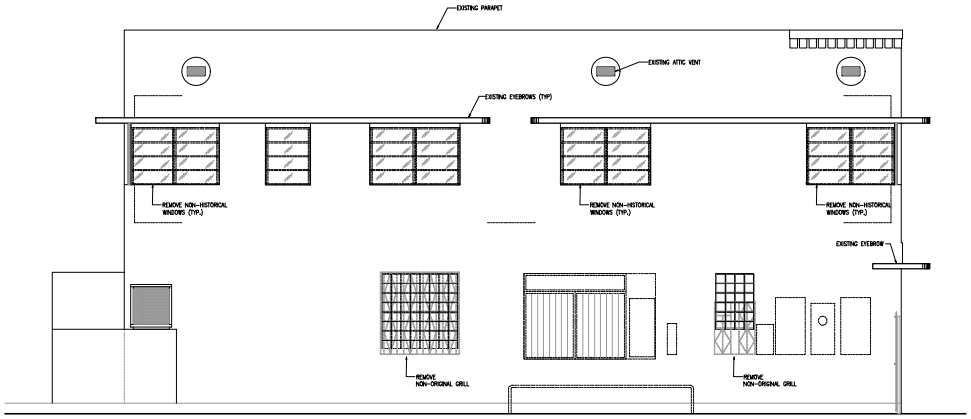

DEMOLITION NORTH ELEVATION
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architect planner interiors
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ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

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

PROJECT NUMBER
22109

D-8 OF 8

STATE OF FLORIDA LICENSED ARCHITECT AR0014022 REGISTERED ARCHITECT

\\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"X12" 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.					

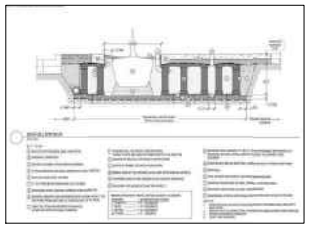
MATERIALS LIST

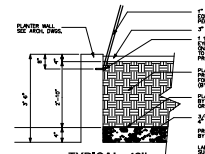
SYM.	NATIVE	#	NAME	BOTANICAL NAME	SPECIFICATION
"DEEPROOT" SILVA CELLS					
		14	SILVA CELLS		"2 X SILVA CELL 2" TO PROVIDE DEPTH AS SHOWN IN SECT.
					PER MANUFACTURER'S SPECIFICATIONS.
		15 c.y.	"5050 MIX" FOR PLANTING-PER ATLAS PEAT AND SOIL		
			2.5' X 4.5' X 2.6' (depth) = 29.25 c.f. (1.08 c.y.) 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 PACKAGE 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 INCREASE SOIL DENSITY AND WEIGHT. SOIL MIX SHALL BE "2100 MIX" PER ATLAS PEAT AND SOIL OR AN APPROVED EQUAL. NO CONTAIN EQUAL OR FORMULATED RATIOS OF THE FOLLOWING:
1. SLACK 2. SOIL 3. COMPOST
4. PERLITE 5. SHAVINGS

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 ADJUSTED BY THE LANDSCAPE CONTRACTOR FOR FINAL GRADE AS PER THIS NOTE.

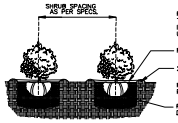
SEE GENERAL PLANTING NOTES, DETAILS AND SPECIFICATIONS.

BALL IMPERMEABILIZATION, 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.

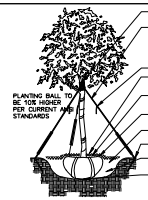
2" MIN. SAUCER COLLAR FOR WATER RETENTION

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 ⅔ 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.

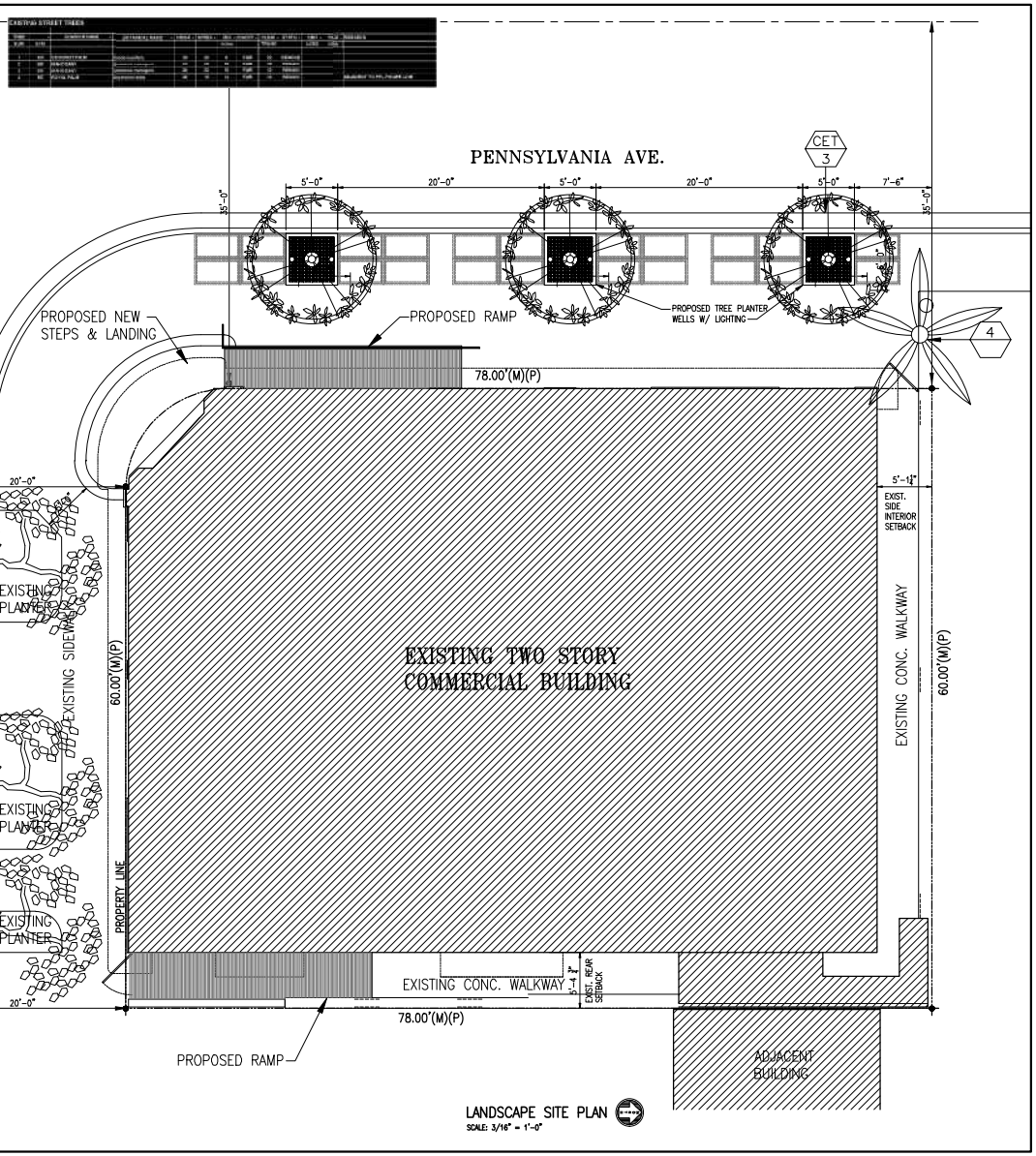
IRON REBAR (#4) OR WOODEN STAKES (TYP.) BURIED BELOW GROUND LEVEL.

BACKFILL AROUND THE ROOTBALL WITH ⅔ PLANTING MIX AND ⅓ 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"

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NEW ROOF TOP ADDITION, RESTAURANT & HOTEL FOR:

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STATE OF FLORIDA CHARLES H. BENSON AR0014022 REGISTERED ARCHITECT

Charles H. Benson

Digitally signed by Charles H Benson DN: cn=Charles H. Benson, o=Charles H. Benson and Associates Architects P.A., ou=FLA REG#AR0014022 NCCB#42,136 Date: 2023.07.06 17:40:35 -04'00'

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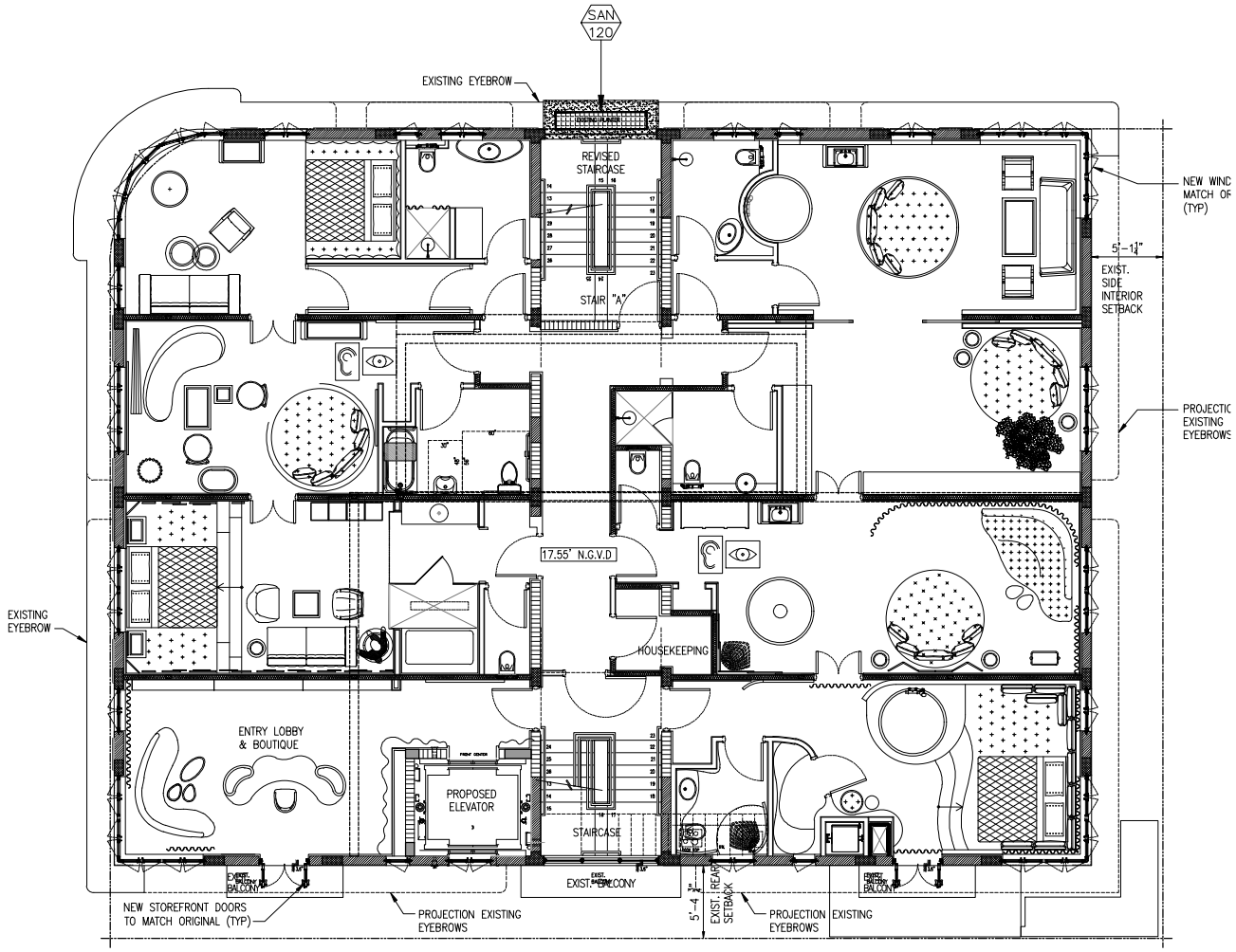

SECOND LEVEL LANDSCAPE PLAN
SCALE: 1/4" = 1'-0"

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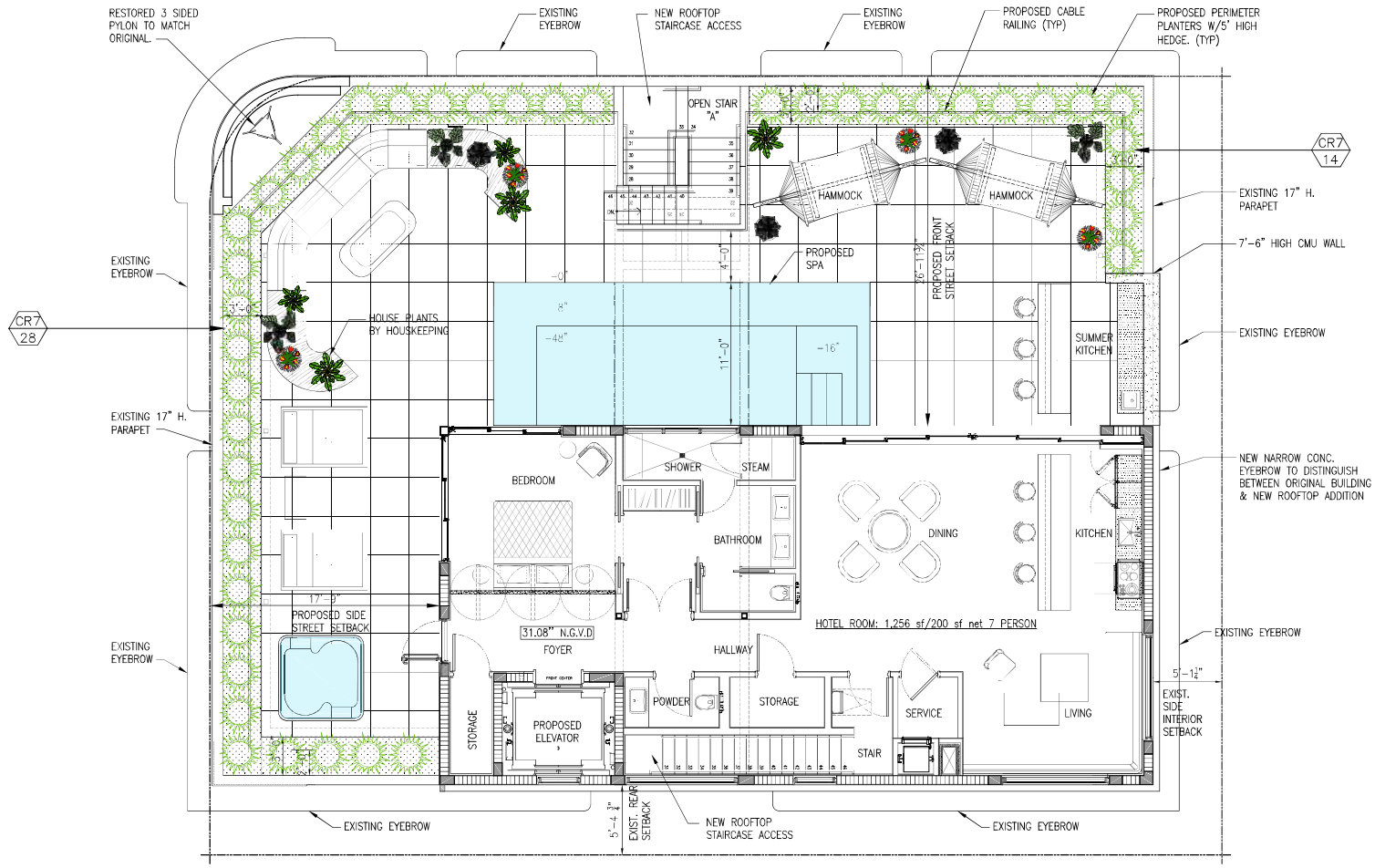

ROOF LEVEL LANDSCAPE PLAN

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