



## ESPAÑOLA HOTEL - MATANZAS BUILDING

516 ESPANOLA WAY  
MIAMI BEACH, FLORIDA 33139

OWNER  
INFINITY ESPANOLA HOTEL VENTURE, LLC  
1407 BROADWAY, 30TH FLOOR  
NEW YORK, NEW YORK 10018

DESIGN ARCHITECT  
WILKINSON ARCHITECTS PLLC  
265 CANAL STREET / SUITE 507  
NEW YORK, NEW YORK 10013

**DNB**  
DESIGN GROUP  
2020 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
MAIN: 305.444.5545  
FAX: 305.444.5509

INDEX OF DRAWINGS

PROJECT DATA

- SITE SURVEY
- SITE SURVEY
- C-1 ZONING INFORMATION & LOCATION MAPS
- C-2 EXISTING CONDITIONS
- C-3 EXISTING CONDITIONS
- C-4 EXISTING CONDITIONS
- C-5 EXISTING CONDITIONS
- C-6 HISTORIC PHOTOS
- C-7 EXISTING F.A.R.
- C-8 PROPOSED F.A.R

EXISTING ARCHITECTURE

- EX-1 EXISTING SITE PLAN
- EX-2 EXISTING PLANS

DEMOLITION ARCHITECTURE

- D-1 DEMOLITION PLANS

PROPOSED ARCHITECTURE

- A-1 PROPOSED PLANS
- A-2 ELEVATIONS
- A-3 ELEVATIONS
- A-4 ELEVATIONS
- A-5 ELEVATIONS
- A-6 ENLARGED LOBBY PLAN
- A-7 RENDERINGS

SCOPE OF WORK

1. PAINT EXTERIOR OF BUILDING
2. ADDITION OF 1 NEW ELEVATOR
3. RENOVATE LOBBY AREA
4. ADD NEW ADA RESTROOM AT GROUND LEVEL

ESPAÑOLA HOTEL - MATANZAS BUILDING

516 ESPANOLA WAY  
MIAMI BEACH, FLORIDA 33139

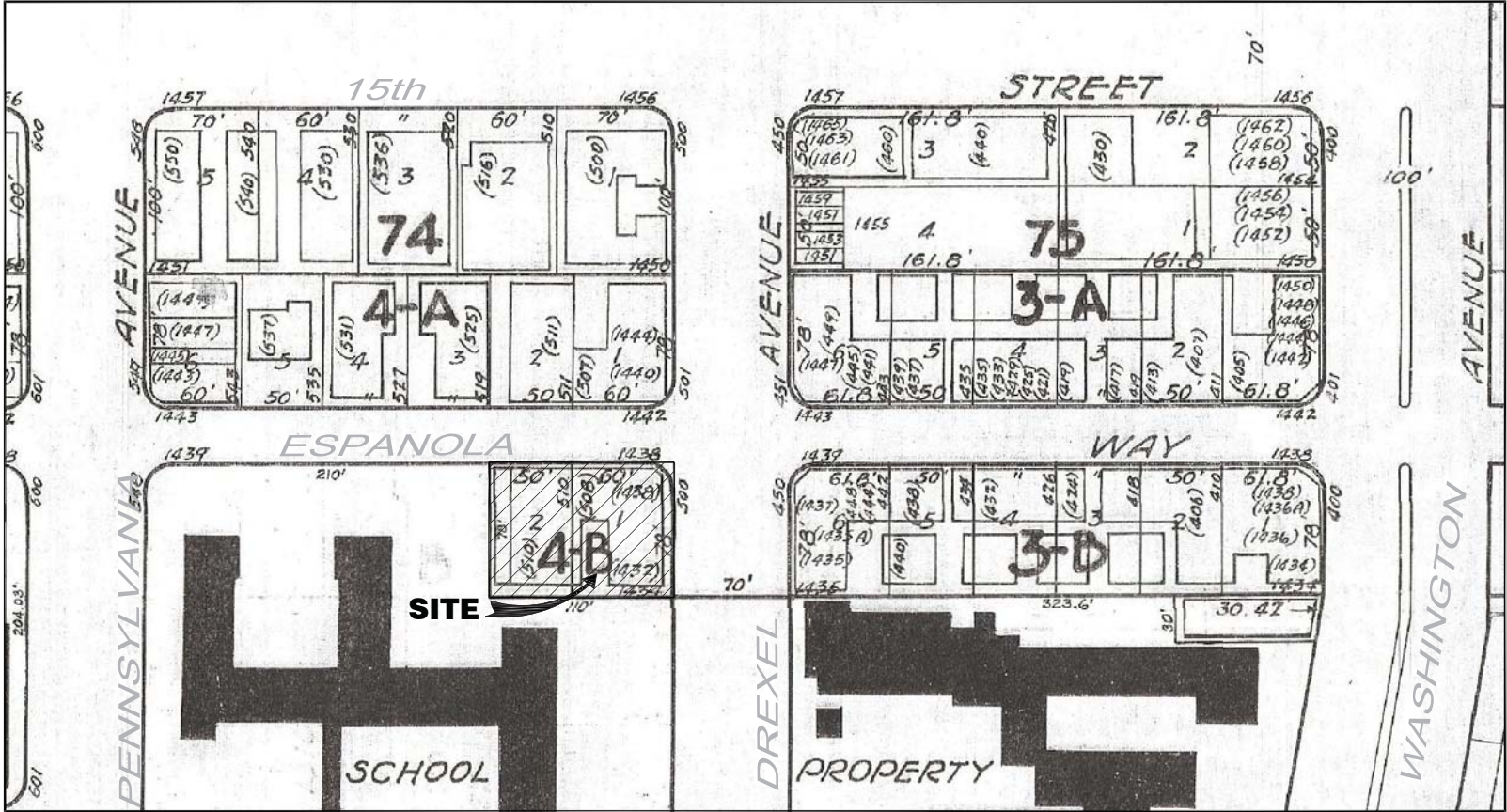
CAP FINAL SUBMITTAL 12.15.2016

OWNER  
INFINITY ESPANOLA HOTEL VENTURE, LLC  
1407 BROADWAY, 30TH FLOOR  
NEW YORK, NEW YORK 10018

DESIGN ARCHITECT  
WILKINSON ARCHITECTS PLLC  
265 CANAL STREET / SUITE 507  
NEW YORK, NEW YORK 10013



"BOUNDARY SURVEY "



SURVEYOR'S NOTES:

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

LEGAL DESCRIPTION PROVIDED BY CLIENT.

OWNERSHIP OF FENCES WAS NOT DETERMINED.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF ESPANOLA WAY, WHICH IS N89°59'50"W.

FLOOD ZONE(S): AE ELEVATION: 8  
COMMUNITY: CITY OF MIAMI BEACH NUMBER: 120651  
DATE OF FIRM: SEPTEMBER 11th, 2009 SUFFIX :L PANEL: 1208600317

ELEVATIONS ARE REFERRED TO: NATIONAL GEODETIC VERTICAL DATUM OF 1929.

MIAMI-DADE COUNTY SURVEY SECTION BENCHMARK USED:  
LOCATOR: 4230 NE  
BENCHMARK NUMBER: D-149  
ELEVATION: 4.18 (N.G.V.D.)

AREA OF PROPERTY:GROSS AREA: 14,150.31 sq. ft. and/or  
0.32 ACRES MORE OR LESS.  
NET AREA: 8,580.02 sq. ft. and/or  
0.20 ACRES MORE OR LESS.

THE EXPECTED USE OF PROPERTY IS COMMERCIAL: WITH A LINEAR CLOSURE OF: 1 FOOT IN 10,000 FEET.

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS OR OPERATING RESTRICTIONS WITHIN THE BOUNDARY SURVEY AREA.

THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE PROJECT AREA THAT ARE NOT SHOWN ON THE BOUNDARY SURVEY OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR, THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OF THE PROJECT AREA BY ANY ENTITY OR INDIVIDUAL WHO MAY APPEAR OF PUBLIC RECORD.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE PROJECT AREA IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND THEIR MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE AND TELEVISION, AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE PROJECT AREA WERE NOT LOCATED AND ARE NOT SHOWN. IN ADDITION, THE FOUNDATIONS OF THE EXISTING SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE BOUNDARY SURVEY AREA WERE NOT LOCATED OR DETERMINED IF ARE ENCLOSED.

CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.

FIELD SURVEY DATE: JUNE, 12th - 15th, 18th, 21st, 22nd, 2012 & SEPTEMBER 20th - 25th, 2016.



LOCATION SKETCH

SCALE: NOT TO SCALE

SURVEY PREPARED FOR:

CLAY HOTEL PARTNERSHIP, LTD.  
1434 WASHINGTON AVENUE,  
MIAMI BEACH, FLORIDA, 33139

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

LOT 1 AND 2 OF BLOCK 4-B, OF "FIRST ADDITION TO WHITMAN'S SUBDIVISION OF ESPANOLA VILLAS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, AT PAGE 147, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LESS NORTH 3 FEET OF BLOCK 4-B FOR RIGHT-OF-WAY PURPOSES.

FOLIO NUMBER: 02-3234-015-0070.

SURVEYOR'S REPORT:

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURE UNLESS OTHERWISE NOTED.

THE PROPERTY LINE AS SHOWN IN THIS BOUNDARY SURVEY HAS BEEN DETERMINED BY OCCUPATION AFTER HAVING CONSULTED THE SURVEY DEPARTMENT IN PUBLIC WORKS OF CITY OF MIAMI BEACH. THE DETERMINATION OF THE PROPERTY LINES HAVE BEEN DETERMINED BY OCCUPATION SAYING THAT THE EXTERIOR WALLS OF THE EXISTING BUILDINGS FACING THE MAIN STREETS OF DREXEL AVENUE AND ESPANOLA WAY BECOMES THE PROPERTY LINE.

PROPERTY POINTS HAVE NOT BEEN FOUND BECAUSE OF A PHYSICAL INCONVENIENCE; EXISTING BUILDINGS ARE ON TOP THE PROPERTY LINE. NEITHER WITNESS POINTS HAVE BEEN FOUND.

ENCROACHMENT'S REPORT:

1. BALCONIES AND PARTS OF THE BUILDING STRUCTURE HAVE BEEN FOUND ALONG THE RIGHT-OF-WAY WHICH ARE ENCROACHING ON DREXEL AVENUE AND ESPANOLA WAY, FURTHERMORE; EXISTING CANVAS NOT REFLECTED IN BOUNDARY SURVEY ARE ENCROACHING WITH THE RIGHT-OF-WAY ON DREXEL AVENUE AND ESPANOLA WAY.

DETAILED DRAWINGS OF ENCROACHMENTS FOUND IN RIGHT-OF-WAY ARE SHOWN AS DETAILS ON SHEET 2 OF 2.

PROPERTY ADDRESS BY RECORD:

516 ESPANOLA WAY  
MIAMI BEACH, FLORIDA, 33139

PROPERTY ADDRESS BY OCCUPATION:

516 ESPANOLA WAY, MIAMI BEACH, FLORIDA, 33139 A.K.A. A LA FOLIE RESTAURANT  
512 ESPANOLA WAY, MIAMI BEACH, FLORIDA, 33139 A.K.A. FONTANA CANDIDA  
506 ESPANOLA WAY, MIAMI BEACH, FLORIDA, 33139 A.K.A. CLAY VILLAS/ESPANOLA VILLAS (CLAY HOTEL)  
500 ESPANOLA WAY, MIAMI BEACH, FLORIDA, 33139 (UNDER RENOVATION)  
1438 DREXEL AVENUE, MIAMI BEACH, FLORIDA, 33139 (UNDER RENOVATION)

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARY SURVEY OF THE REAL PROPERTY DESCRIBED HEREON.

I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF CHAPTER 5J-17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

NOTE: THIS SURVEY IS NOT COVERED WITH PROFESSIONAL LIABILITY INSURANCE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

GUILLERMO GUERRERO, P.S.M.  
CERTIFICATE NO. L.S.-6453  
STATE OF FLORIDA

"BOUNDARY SURVEY "

CLAY HOTEL  
ADDRESS: 516 ESPANOLA WAY, MIAMI BEACH, FLORIDA, 33139

Set of Plans  
GUILLERMO GUERRERO, P.S.M.  
PROFESSIONAL SURVEYOR & MAPPER No. 6453

SETOPLAN.COM  
ENGINEERING | ARCHITECTURAL | SURVEYING  
Surveying & Mapping Division  
Contact: Diego Herrera - Call Us: 786.657.9224  
www.setoplan.com - Email: info@setoplan.com

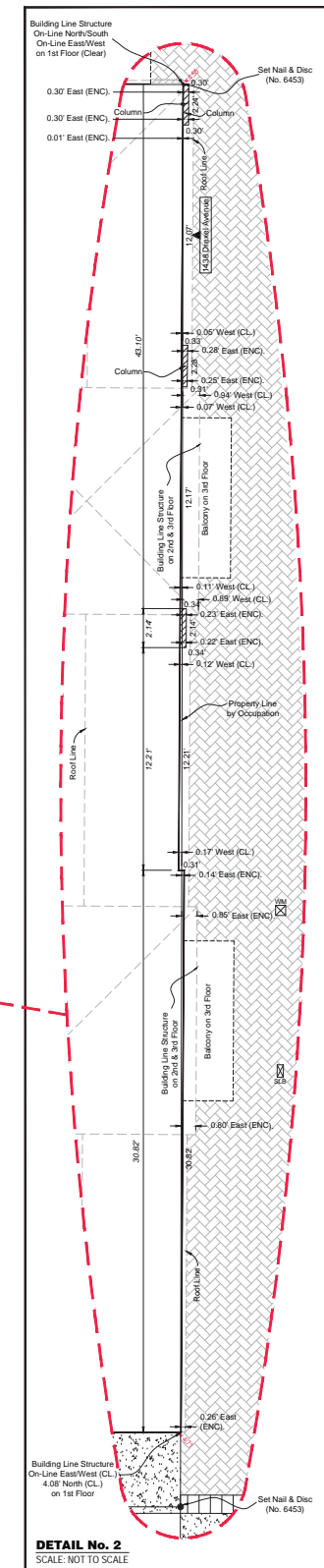
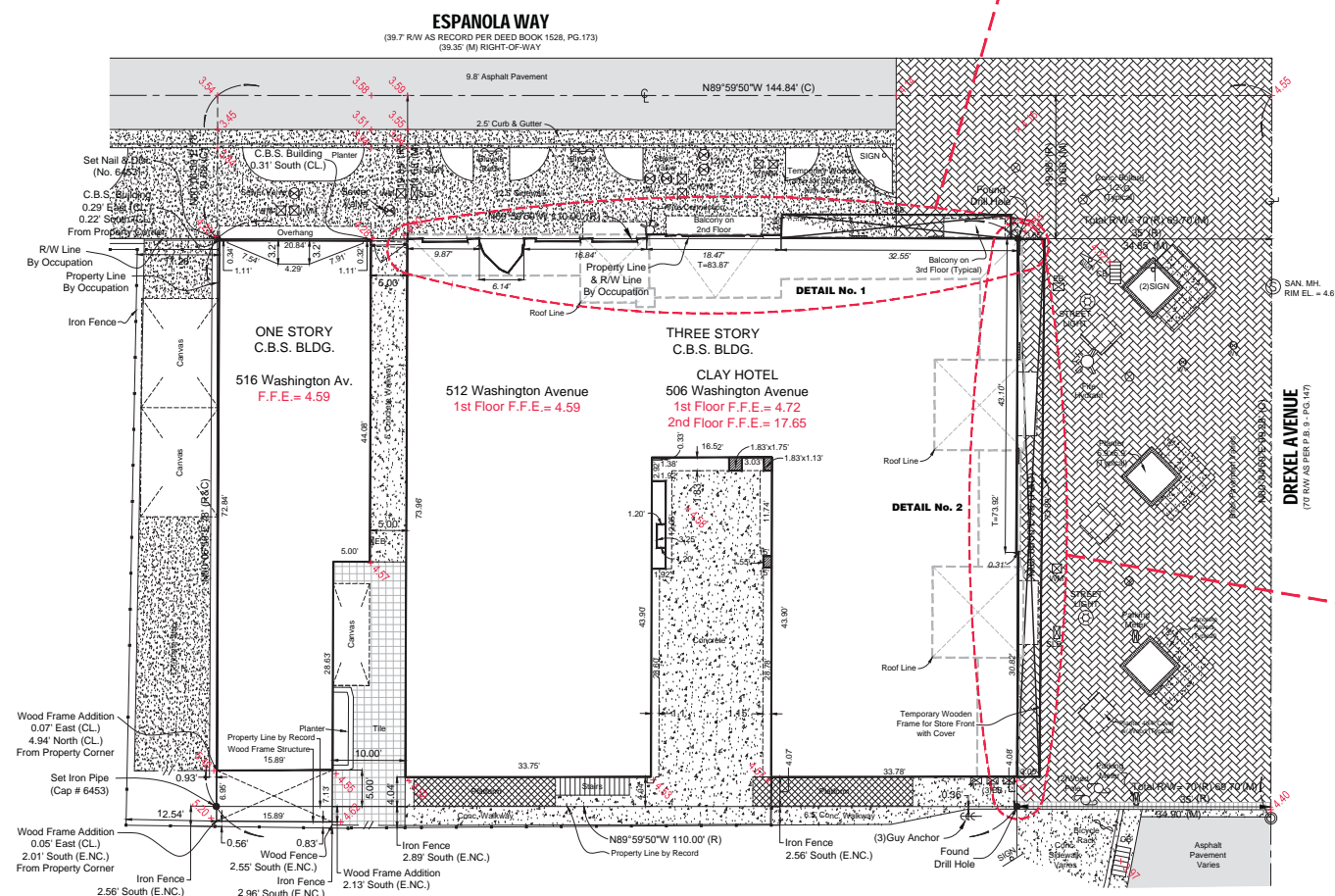
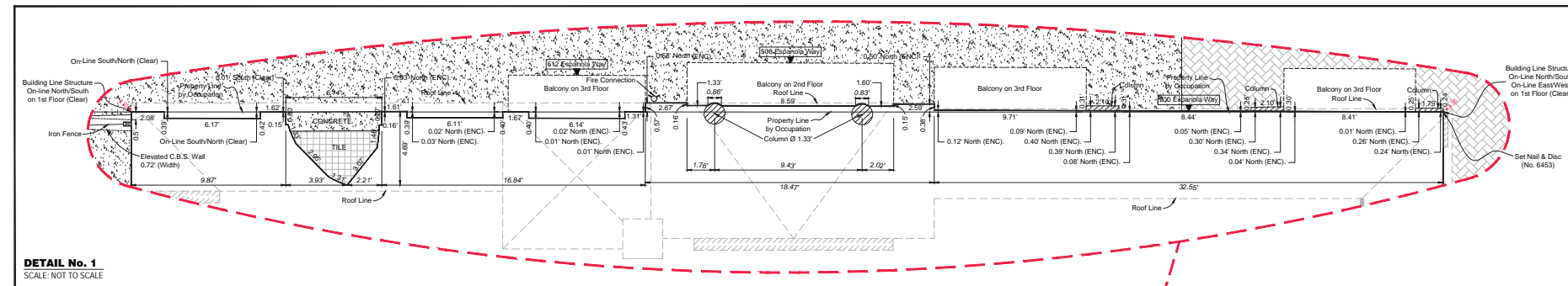
Date: 9/25/2016  
Scale: AS NOTED  
Drawn: IEG  
Job: 160909

Sheet  
1  
Of 2 Sheets

LEGEND & ABBREVIATIONS

ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION	SECTION
1/4" = 1' 0"		1/4" = 1' 0"			1/4" = 1' 0"	1/4" = 1' 0"
1/8" = 1' 0"		1/8" = 1' 0"			1/8" = 1' 0"	1/8" = 1' 0"
1/16" = 1' 0"		1/16" = 1' 0"			1/16" = 1' 0"	1/16" = 1' 0"
1/32" = 1' 0"		1/32" = 1' 0"			1/32" = 1' 0"	1/32" = 1' 0"
1/64" = 1' 0"		1/64" = 1' 0"			1/64" = 1' 0"	1/64" = 1' 0"
1/128" = 1' 0"		1/128" = 1' 0"			1/128" = 1' 0"	1/128" = 1' 0"
1/256" = 1' 0"		1/256" = 1' 0"			1/256" = 1' 0"	1/256" = 1' 0"
1/512" = 1' 0"		1/512" = 1' 0"			1/512" = 1' 0"	1/512" = 1' 0"
1/1024" = 1' 0"		1/1024" = 1' 0"			1/1024" = 1' 0"	1/1024" = 1' 0"
1/2048" = 1' 0"		1/2048" = 1' 0"			1/2048" = 1' 0"	1/2048" = 1' 0"
1/4096" = 1' 0"		1/4096" = 1' 0"			1/4096" = 1' 0"	1/4096" = 1' 0"
1/8192" = 1' 0"		1/8192" = 1' 0"			1/8192" = 1' 0"	1/8192" = 1' 0"
1/16384" = 1' 0"		1/16384" = 1' 0"			1/16384" = 1' 0"	1/16384" = 1' 0"
1/32768" = 1' 0"		1/32768" = 1' 0"			1/32768" = 1' 0"	1/32768" = 1' 0"
1/65536" = 1' 0"		1/65536" = 1' 0"			1/65536" = 1' 0"	1/65536" = 1' 0"
1/131072" = 1' 0"		1/131072" = 1' 0"			1/131072" = 1' 0"	1/131072" = 1' 0"
1/262144" = 1' 0"		1/262144" = 1' 0"			1/262144" = 1' 0"	1/262144" = 1' 0"
1/524288" = 1' 0"		1/524288" = 1' 0"			1/524288" = 1' 0"	1/524288" = 1' 0"
1/1048576" = 1' 0"		1/1048576" = 1' 0"			1/1048576" = 1' 0"	1/1048576" = 1' 0"
1/2097152" = 1' 0"		1/2097152" = 1' 0"			1/2097152" = 1' 0"	1/2097152" = 1' 0"
1/4194304" = 1' 0"		1/4194304" = 1' 0"			1/4194304" = 1' 0"	1/4194304" = 1' 0"
1/8388608" = 1' 0"		1/8388608" = 1' 0"			1/8388608" = 1' 0"	1/8388608" = 1' 0"
1/16777216" = 1' 0"		1/16777216" = 1' 0"			1/16777216" = 1' 0"	1/16777216" = 1' 0"
1/33554432" = 1' 0"		1/33554432" = 1' 0"			1/33554432" = 1' 0"	1/33554432" = 1' 0"
1/67108864" = 1' 0"		1/67108864" = 1' 0"			1/67108864" = 1' 0"	1/67108864" = 1' 0"
1/134217728" = 1' 0"		1/134217728" = 1' 0"			1/134217728" = 1' 0"	1/134217728" = 1' 0"
1/268435456" = 1' 0"		1/268435456" = 1' 0"			1/268435456" = 1' 0"	1/268435456" = 1' 0"
1/536870912" = 1' 0"		1/536870912" = 1' 0"			1/536870912" = 1' 0"	1/536870912" = 1' 0"
1/1073741824" = 1' 0"		1/1073741824" = 1' 0"			1/1073741824" = 1' 0"	1/1073741824" = 1' 0"
1/2147483648" = 1' 0"		1/2147483648" = 1' 0"			1/2147483648" = 1' 0"	1/2147483648" = 1' 0"
1/4294967296" = 1' 0"		1/4294967296" = 1' 0"			1/4294967296" = 1' 0"	1/4294967296" = 1' 0"
1/8589934592" = 1' 0"		1/8589934592" = 1' 0"			1/8589934592" = 1' 0"	1/8589934592" = 1' 0"
1/17179869184" = 1' 0"		1/17179869184" = 1' 0"			1/17179869184" = 1' 0"	1/17179869184" = 1' 0"
1/34359738368" = 1' 0"		1/34359738368" = 1' 0"			1/34359738368" = 1' 0"	1/34359738368" = 1' 0"
1/70368744177664" = 1' 0"		1/70368744177664" = 1' 0"			1/70368744177664" = 1' 0"	1/70368744177664" = 1' 0"
1/140737488355328" = 1' 0"		1/140737488355328" = 1' 0"			1/140737488355328" = 1' 0"	1/140737488355328" = 1' 0"
1/281474976710656" = 1' 0"		1/281474976710656" = 1' 0"			1/281474976710656" = 1' 0"	1/281474976710656" = 1' 0"
1/562949953421312" = 1' 0"		1/562949953421312" = 1' 0"			1/562949953421312" = 1' 0"	1/562949953421312" = 1' 0"
1/1125899906842624" = 1' 0"		1/1125899906842624" = 1' 0"			1/1125899906842624" = 1' 0"	1/1125899906842624" = 1' 0"
1/2251799813685248" = 1' 0"		1/2251799813685248" = 1' 0"			1/2251799813685248" = 1' 0"	1/2251799813685248" = 1' 0"
1/4503599627370496" = 1' 0"		1/4503599627370496" = 1' 0"			1/4503599627370496" = 1' 0"	1/4503599627370496" = 1' 0"
1/9007199254740992" = 1' 0"		1/9007199254740992" = 1' 0"			1/9007199254740992" = 1' 0"	1/9007199254740992" = 1' 0"
1/18014398509481984" = 1' 0"		1/18014398509481984" = 1' 0"			1/18014398509481984" = 1' 0"	1/18014398509481984" = 1' 0"
1/36028797018963968" = 1' 0"		1/36028797018963968" = 1' 0"			1/36028797018963968" = 1' 0"	1/36028797018963968" = 1' 0"
1/72057594037927936" = 1' 0"		1/72057594037927936" = 1' 0"			1/72057594037927936" = 1' 0"	1/72057594037927936" = 1' 0"
1/144115188075855872" = 1' 0"		1/144115188075855872" = 1' 0"			1/144115188075855872" = 1' 0"	1/144115188075855872" = 1' 0"
1/288230376151711744" = 1' 0"		1/288230376151711744" = 1' 0"			1/288230376151711744" = 1' 0"	1/288230376151711744" = 1' 0"
1/576460752303423488" = 1' 0"		1/576460752303423488" = 1' 0"			1/576460752303423488" = 1' 0"	1/576460752303423488" = 1' 0"
1/1152921504606846976" = 1' 0"		1/1152921504606846976" = 1' 0"			1/1152921504606846976" = 1' 0"	1/1152921504606846976" = 1' 0"
1/2305843009213693952" = 1' 0"		1/2305843009213693952" = 1' 0"			1/2305843009213693952" = 1' 0"	1/2305843009213693952" = 1' 0"
1/4611686018427387904" = 1' 0"		1/4611686018427387904" = 1' 0"			1/4611686018427387904" = 1' 0"	1/4611686018427387904" = 1' 0"
1/9223372036854775808" = 1' 0"		1/9223372036854775808" = 1' 0"			1/9223372036854775808" = 1' 0"	1/9223372036854775808" = 1' 0"
1/18446744073709551616" = 1' 0"		1/18446744073709551616" = 1' 0"			1/18446744073709551616" = 1' 0"	1/18446744073709551616" = 1' 0"
1/36893488147419103232" = 1' 0"		1/36893488147419103232" = 1' 0"			1/36893488147419103232" = 1' 0"	1/36893488147419103232" = 1' 0"
1/73786976294838206464" = 1' 0"		1/73786976294838206464" = 1' 0"			1/73786976294838206464" = 1' 0"	1/73786976294838206464" = 1' 0"
1/147573952589676412928" = 1' 0"		1/147573952589676412928" = 1' 0"			1/147573952589676412928" = 1' 0"	1/147573952589676412928" = 1' 0"
1/295147905179352825856" = 1' 0"		1/295147905179352825856" = 1' 0"			1/295147905179352825856" = 1' 0"	1/295147905179352825856" = 1' 0"
1/590295810358705651712" = 1' 0"		1/590295810358705651712" = 1' 0"			1/590295810358705651712" = 1' 0"	1/590295810358705651712" = 1' 0"
1/1180591620717411303424" = 1' 0"		1/1180591620717411303424" = 1' 0"			1/1180591620717411303424" = 1' 0"	1/1180591620717411303424" = 1' 0"
1/2361183241434822606848" = 1' 0"		1/2361183241434822606848" = 1' 0"			1/2361183241434822606848" = 1' 0"	1/2361183241434822606848" = 1' 0"
1/4722366482869645213696" = 1' 0"		1/4722366482869645213696" = 1' 0"			1/4722366482869645213696" = 1' 0"	1/4722366482869645213696" = 1' 0"
1/9444732965739290427392" = 1' 0"		1/9444732965739290427392" = 1' 0"			1/9444732965739290427392" = 1' 0"	1/9444732965739290427392" = 1' 0"
1/18889465931478580854784" = 1' 0"		1/18889465931478580854784" = 1' 0"			1/18889465931478580854784" = 1' 0"	1/18889465931478580854784" = 1' 0"
1/37778931862957161709568" = 1' 0"		1/37778931862957161709568" = 1' 0"			1/3777893186295716170	



[illegible]

"BOUNDARY SURVEY"

CLAY HOTEL  
ADDRESS: 516 ESPANOLA WAY, MIAMI BEACH, FLORIDA, 33139

sk 43Top Drawing Prepared By:

**SETOFPLANS.COM**  
ENGINEERING | ARCHITECTURAL | SURVEYING

Certified & Sponsored By:

**GUILLERMO GUERRERO, P.S.M.**  
PROFESSIONAL SURVEYOR & MAPPER No. 6453

Work & Shop Drawing Prepared By:

**Serving South Florida Since 2004**  
**Providing Precision With Excellence**

Contact: Diego Herrera • Call Us: 786.657.9224  
[www.servoflans.com](http://www.servoflans.com) • Email: [info@servoflans.com](mailto:info@servoflans.com)

682 E. 21st Street, Hialeah, FL 33013  
 Phone: (305) 895-4603 / (305) 528-3661 / (305) 333-3328

Date:	9/25/2016
Scale:	AS NOTED
Drawn:	IEG
Job:	160909

Sheet  
2  
Of 2 Sheets

## ESPAÑOLA HOTEL - MATANZAS BUILDING

516 ESPANOLA WAY  
MIAMI BEACH, FLORIDA 33139

OWNER  
INFINITY ESPANOLA HOTEL VENTURE, LLC  
1407 BROADWAY, 30TH FLOOR  
NEW YORK, NEW YORK 10018

DESIGN ARCHITECT  
WILKINSON ARCHITECTS PLLC  
265 CANAL STREET / SUITE 507  
NEW YORK, NEW YORK 10013

**DNB**  
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
**MAIN:** 305.444.5545  
**FAX:** 305.444.5509



BUILDING RENOVATIONS	
PROJECT CRITERIA - ZONING / SETBACKS / OVERVIEW	
ADDRESS	
1434 WASHINGTON AVE MIAMI BEACH, FL	
ZONING CLASSIFICATION	
COMMERCIAL, MEDIUM INTENSITY DISTRICT (CD-2 )	
BUILDING CLASSIFICATION	
OCCUPANCY GROUP	GROUP "R-1" HOTEL TRANSIENT(FBC)
TYPE OF CONSTRUCTION: TYPE IIIB	
ALTERATION LEVEL 2 (FBC - SEC 404.1)	
LOT SIZE: 8,600 SQFT	
FLORIDA BUILDING CODE EXISTING 2014 USE FOR DESIGN STANDARDS	
FLORIDA FIRE PREVENTION CODE 2014 NFPA101 USE FOR DESIGN STANDARDS	
FLOOD MANAGE INFORMATION	
FLOOD ZONE	AE
BASE FLOOD ELEVATION	8'
LOWEST FFE OF HABITABLE SPACE	4.70'
LOWEST GRADE ELEVATION ADJACENT TO BUILDING	4.37'
HIGHEST GRADE ELEVATION ADJACENT TO BUILDING	5.62'
LOWEST ELEVATION OF EQUIPMENT SERVICING THE BUILDING	5.37'
FIRM MAP NUMBER	12086C0317

ALL ELEVATIONS REFERRED TO NGVD 1929

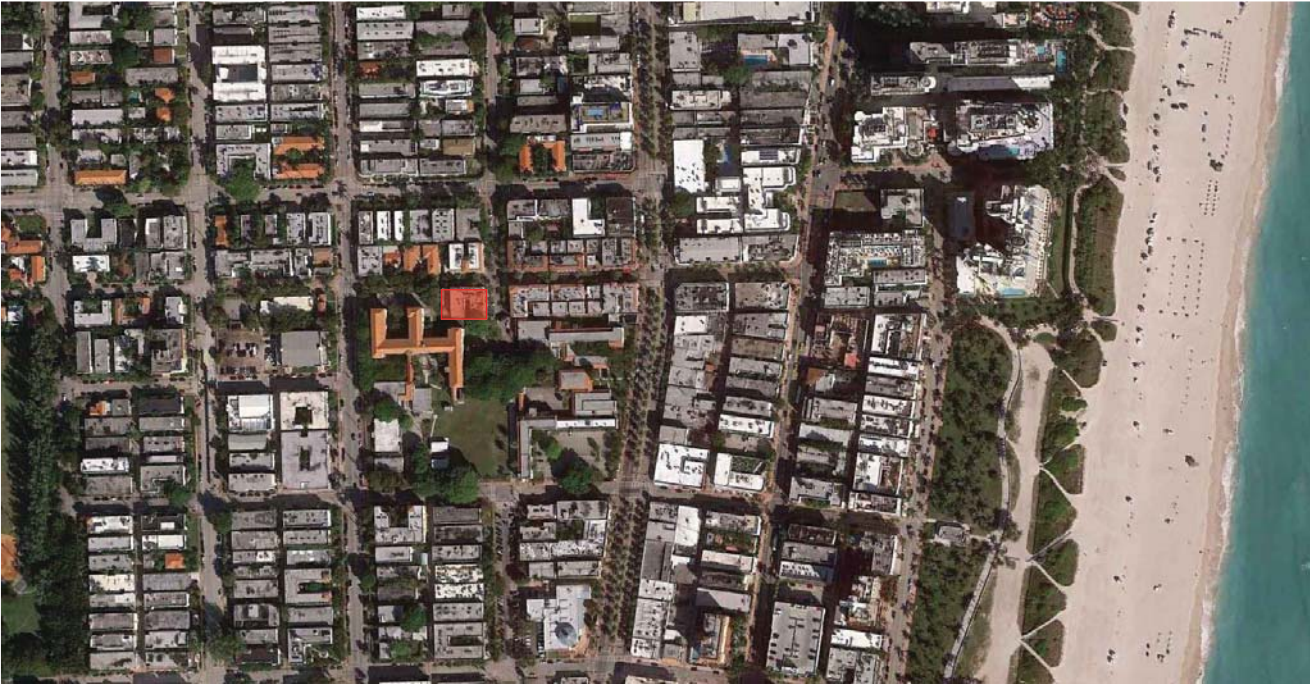
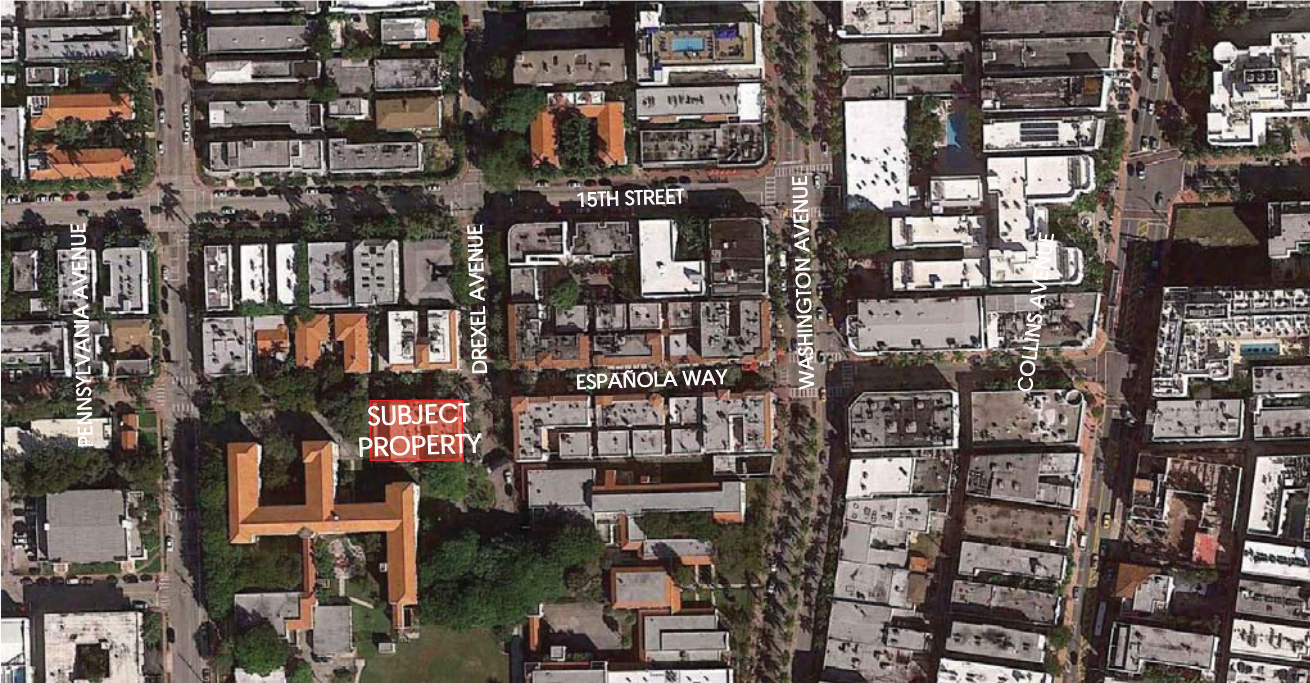
Classification of Structure for Flood-Resistant Design and Construction		CATEGORY II
SETBACKS	ALLOWED	EXISTING
FRONT	5'-0"	0'-0"
REAR	5'-0"	0'-0"
SIDE (81ST STREET)	5'-0"	0'-0"
SIDE	5'-0"	0'-0"
BUILDING HEIGHT	ALLOWED	EXISTING
STORIES	5-STORIES - 50'-0"	3-STORIES - 43'-5"

UNIT S.F. BUILDING #5 (MATANZAS)		
(UNIT UNDER 200 S.F.)		
UNIT #	S.F.	
UNIT #501	189 S.F.	
UNIT #502	191 S.F.	
UNIT #503	185 S.F.	
UNIT #504	173 S.F.	
UNIT #505	170 S.F.	
UNIT #506	191 S.F.	
UNIT #507	178 S.F.	
UNIT #513	182 S.F.	
UNIT #515	169 S.F.	
UNIT #516	176 S.F.	
UNIT #517	166 S.F.	
UNIT #519	170 S.F.	
UNIT #520	186 S.F.	
UNIT #521	192 S.F.	
UNIT #522	189 S.F.	
UNIT #523	183 S.F.	
UNIT #524	191 S.F.	
UNIT #525	192 S.F.	
UNIT #526	172 S.F.	
UNIT #527	175 S.F.	
UNIT #528	197 S.F.	
UNIT #529	172 S.F.	
UNIT #531	187 S.F.	
UNIT #537	166 S.F.	
UNIT #538	176 S.F.	
UNIT #539	163 S.F.	
UNIT #540	165 S.F.	
UNIT #541	175 S.F.	
UNIT #542	179 S.F.	
UNIT #543	191 S.F.	
UNIT #544	185 S.F.	
TOTAL: 31	5,576 S.F.	AVE 180 S.F.

TOTAL NUMBER OF UNITS: 44 UNITS

\* TOTAL NUMBER OF HOTEL UNITS WITH AREA LESS THAN 200 S.F.: 31 UNITS

UNIT S.F. BUILDING #5 (MATANZAS)		
UNIT #	S.F.	
UNIT #508	244 S.F.	
UNIT #509	288 S.F.	
UNIT #510	226 S.F.	
UNIT #511	212 S.F.	
UNIT #512	245 S.F.	
UNIT #514	262 S.F.	
UNIT #518	271 S.F.	
UNIT #530	241 S.F.	
UNIT #532	244 S.F.	
UNIT #533	208 S.F.	
UNIT #534	237 S.F.	
UNIT #535	213 S.F.	
UNIT #536	238 S.F.	
TOTAL: 13	3,129 S.F.	AVE 241 S.F.



## ESPAÑOLA HOTEL - MATANZAS BUILDING ZONING INFORMATION & LOCATION MAPS C-1

516 ESPANOLA WAY  
MIAMI BEACH, FLORIDA 33139

OWNER  
INFINITY ESPANOLA HOTEL VENTURE, LLC  
1407 BROADWAY, 30TH FLOOR  
NEW YORK, NEW YORK 10018

DESIGN ARCHITECT  
WILKINSON ARCHITECTS PLLC  
265 CANAL STREET / SUITE 507  
NEW YORK, NEW YORK 10013

**DNB**  
DESIGN GROUP  
2020 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
MAIN: 305.444.5545  
FAX: 305.444.5509





1 ESPAÑOLA WAY



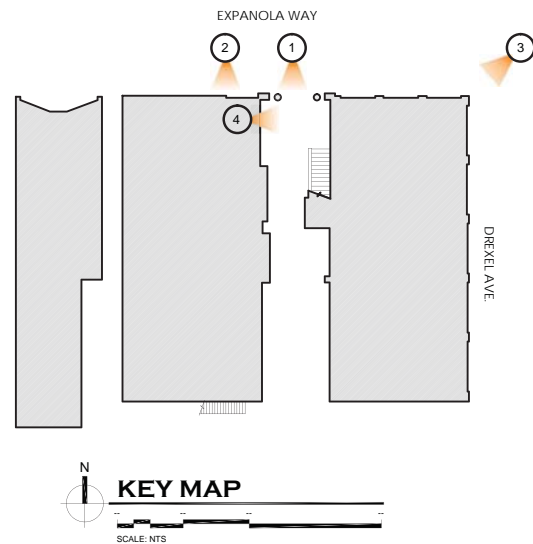
2 ESPAÑOLA WAY



3 ESPAÑOLA WAY & DREXLER AVENUE



4 COURTYARD LOBBY



## ESPAÑOLA HOTEL - MATANZAS BUILDING

516 ESPANOLA WAY  
MIAMI BEACH, FLORIDA 33139

## EXISTING CONDITIONS C-2

OWNER  
INFINITY ESPANOLA HOTEL VENTURE, LLC  
1407 BROADWAY, 30TH FLOOR  
NEW YORK, NEW YORK 10018

DESIGN ARCHITECT  
WILKINSON ARCHITECTS PLLC  
265 CANAL STREET / SUITE 507  
NEW YORK, NEW YORK 10013

**DNB**  
DESIGN GROUP  
2020 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
MAIN: 305.444.5545  
FAX: 305.444.5509

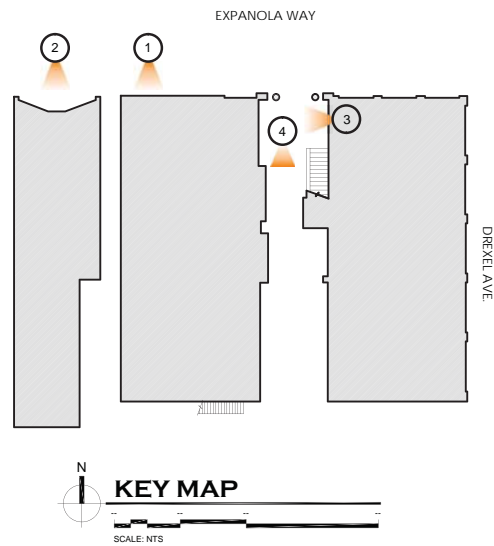




1 ESPAÑOLA WAY



2 ESPAÑOLA WAY



3 COURTYARD LOBBY



4 COURTYARD LOBBY

## ESPAÑOLA HOTEL - MATANZAS BUILDING

516 ESPAÑOLA WAY  
MIAMI BEACH, FLORIDA 33139

## EXISTING CONDITIONS C-3

OWNER  
INFINITY ESPAÑOLA HOTEL VENTURE, LLC  
1407 BROADWAY, 30TH FLOOR  
NEW YORK, NEW YORK 10018

DESIGN ARCHITECT  
WILKINSON ARCHITECTS PLLC  
265 CANAL STREET / SUITE 507  
NEW YORK, NEW YORK 10013

**DNB**  
DESIGN GROUP  
2020 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
MAIN: 305.444.5545  
FAX: 305.444.5509





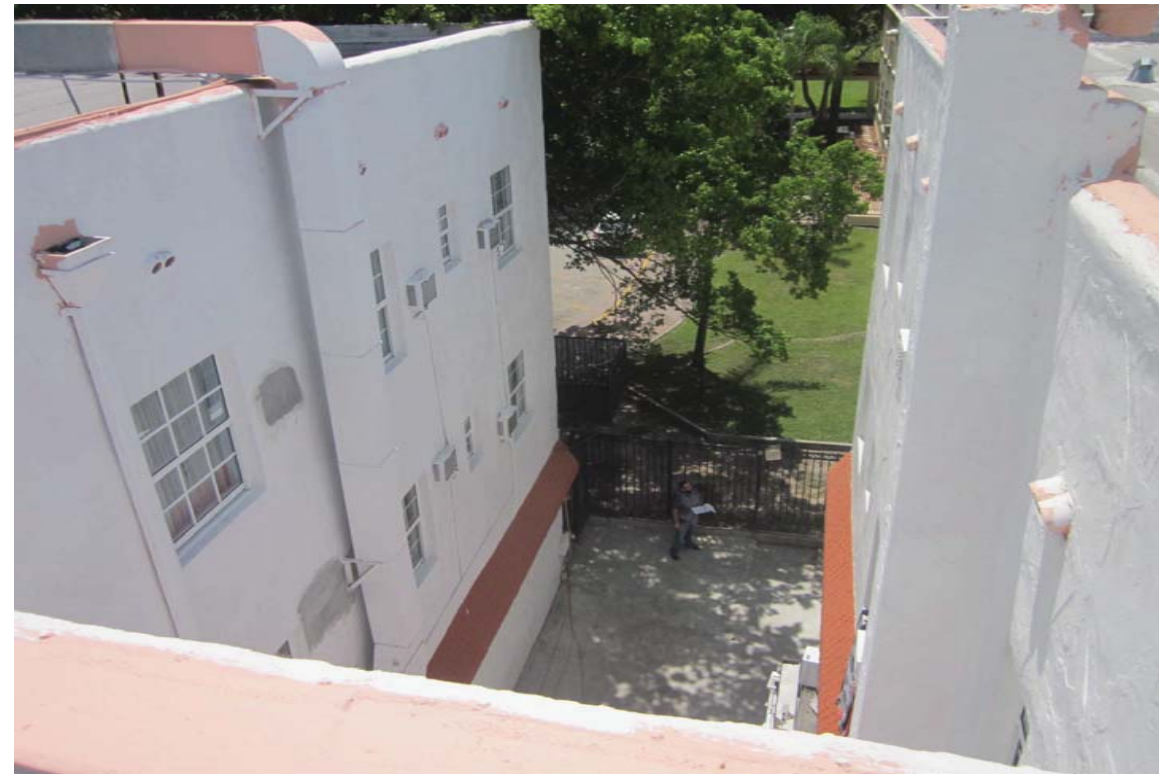
1 COURTYARD



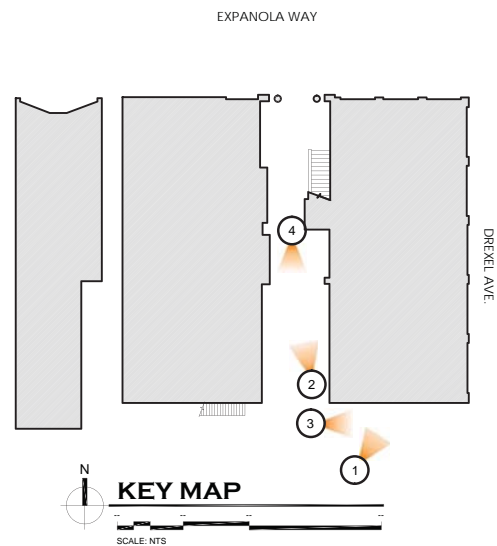
2 COURTYARD



3 COURTYARD



4 COURTYARD



## ESPAÑOLA HOTEL - MATANZAS BUILDING

516 ESPANOLA WAY  
MIAMI BEACH, FLORIDA 33139

## EXISTING CONDITIONS C-4

OWNER  
INFINITY ESPANOLA HOTEL VENTURE, LLC  
1407 BROADWAY, 30TH FLOOR  
NEW YORK, NEW YORK 10018

DESIGN ARCHITECT  
WILKINSON ARCHITECTS PLLC  
265 CANAL STREET / SUITE 507  
NEW YORK, NEW YORK 10013

**DNB**  
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
MAIN: 305.444.5545  
FAX: 305.444.5509





1 WEST BUILDING ESPAÑOLA WAY



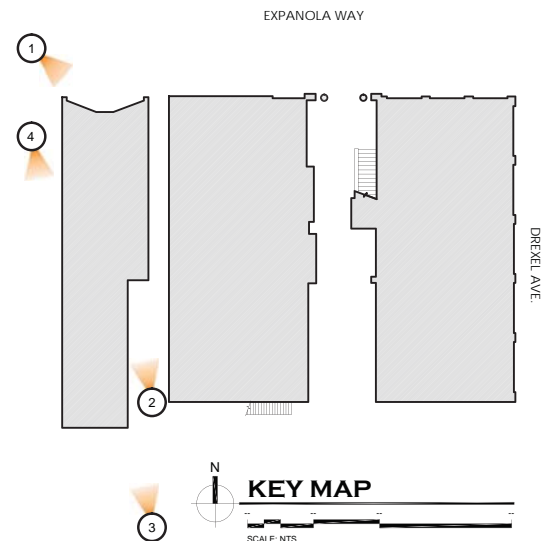
2 WEST BUILDING SIDE VIEW



3 WEST BUILDING REAR VIEW



4 WEST BUILDING SIDE VIEW



## ESPAÑOLA HOTEL - MATANZAS BUILDING

516 ESPAÑOLA WAY  
MIAMI BEACH, FLORIDA 33139

## EXISTING CONDITIONS C-5

OWNER  
INFINITY ESPAÑOLA HOTEL VENTURE, LLC  
1407 BROADWAY, 30TH FLOOR  
NEW YORK, NEW YORK 10018

DESIGN ARCHITECT  
WILKINSON ARCHITECTS PLLC  
265 CANAL STREET / SUITE 507  
NEW YORK, NEW YORK 10013

**DNB**  
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
MAIN: 305.444.5545  
FAX: 305.444.5509





MATAZAS BUILDING - CIRCA 1926  
VIEW FROM ESPAÑOLA WAY & DREXLER AVENUE



MATAZAS BUILDING - CIRCA 2011  
VIEW FROM ESPAÑOLA WAY & DREXLER AVENUE



ESPAÑOLA WAY - CIRCA 1975



LOBBY ENTRANCE - CIRCA 1980'S

## ESPAÑOLA HOTEL - MATANZAS BUILDING

516 ESPAÑOLA WAY  
MIAMI BEACH, FLORIDA 33139

## HISTORIC PHOTOS C-6

OWNER  
INFINITY ESPAÑOLA HOTEL VENTURE, LLC  
1407 BROADWAY, 30TH FLOOR  
NEW YORK, NEW YORK 10018

DESIGN ARCHITECT  
WILKINSON ARCHITECTS PLLC  
265 CANAL STREET / SUITE 507  
NEW YORK, NEW YORK 10013

**DNB**  
DESIGN GROUP

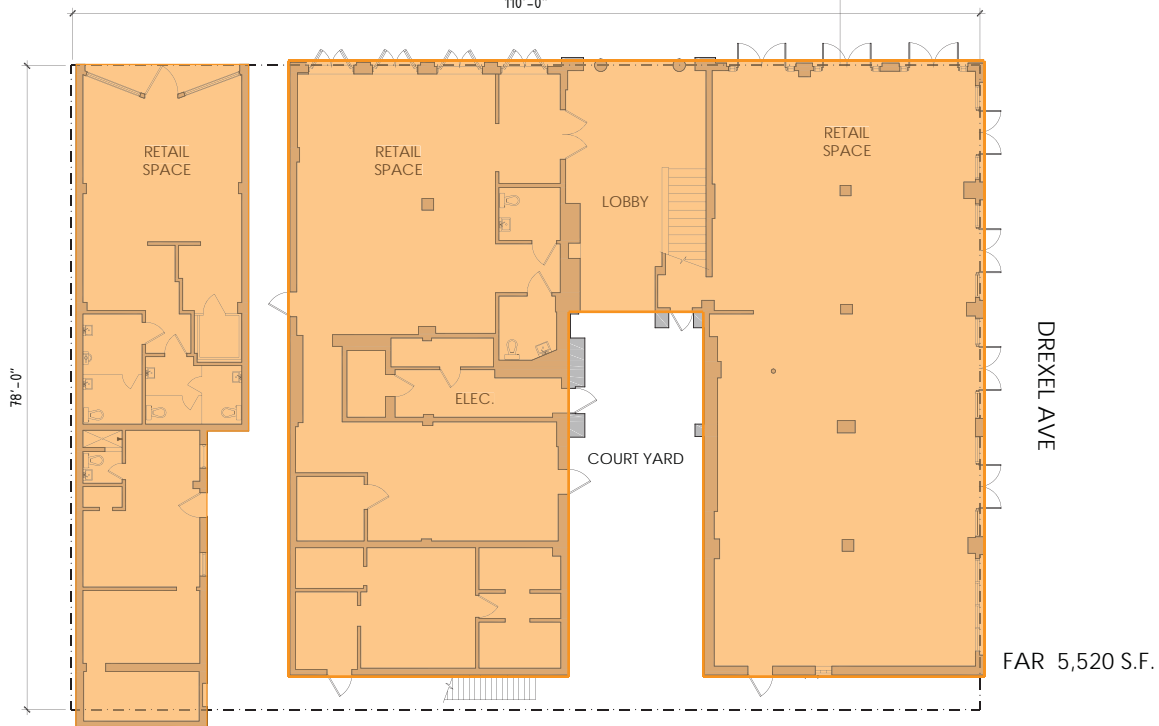
2020 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
MAIN: 305.444.5545  
FAX: 305.444.5509





**SECOND FLOOR EXISTING FAR**

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



**FIRST FLOOR EXISTING FAR**

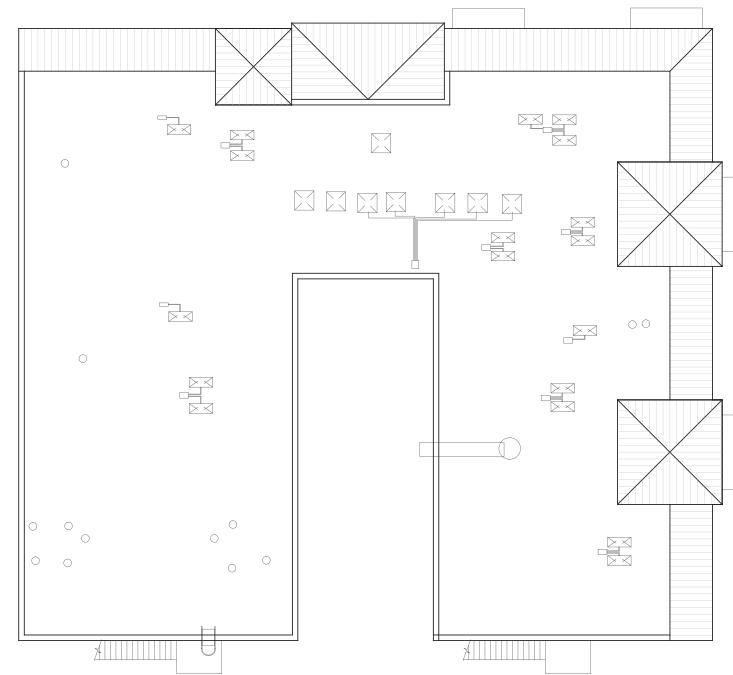
SCALE: 1/16" = 1'-0"



**THIRD FLOOR EXISTING FAR**

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

MATANZAS	
1ST FLOOR	7,052 S.F.
2nd FLOOR	5,559 S.F.
3rd FLOOR	5,559 S.F.
TOTAL	18,170 S.F.
EXISTING TOTAL F.A.R.	2.12



**ROOF EXISTING FAR**

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

## ESPAÑOLA HOTEL - MATANZAS BUILDING

516 ESPANOLA WAY  
MIAMI BEACH, FLORIDA 33139

OWNER  
INFINITY ESPANOLA HOTEL VENTURE, LLC  
1407 BROADWAY, 30TH FLOOR  
NEW YORK, NEW YORK 10018

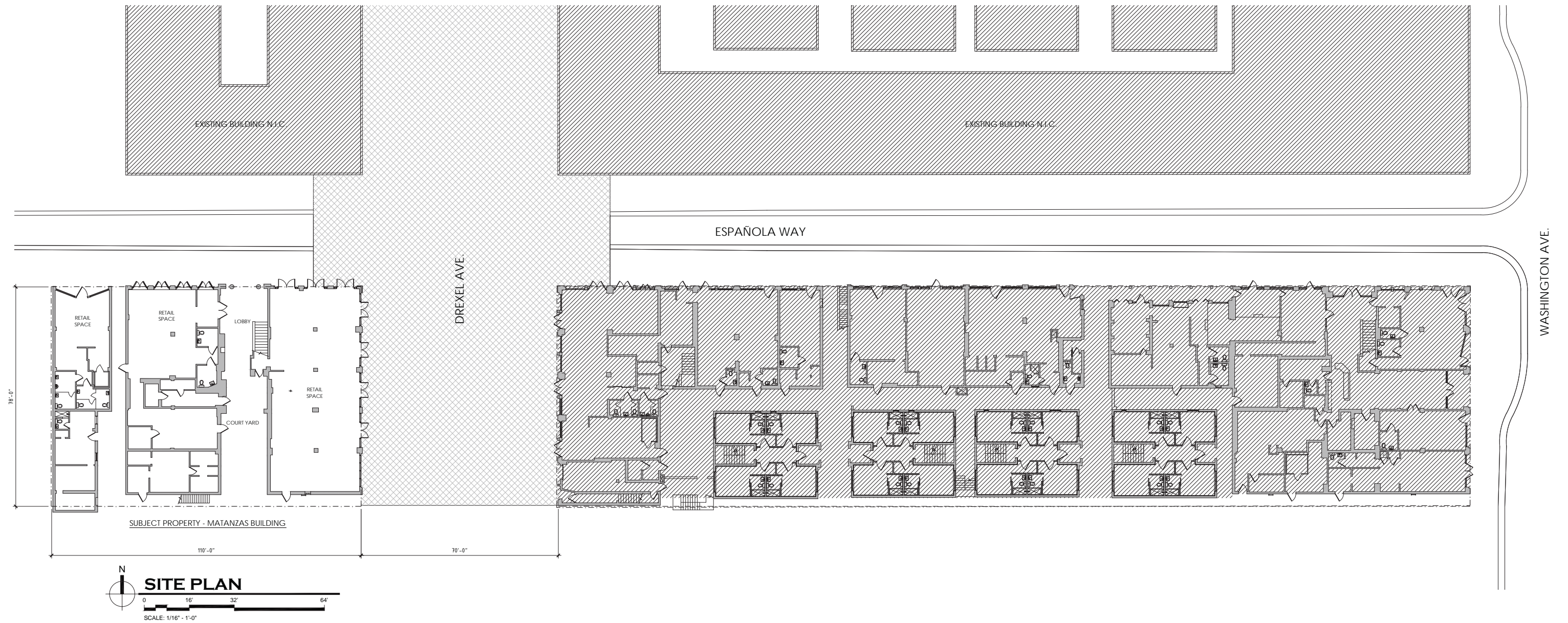
DESIGN ARCHITECT  
WILKINSON ARCHITECTS PLLC  
265 CANAL STREET / SUITE 507  
NEW YORK, NEW YORK 10013

## EXISTING F.A.R C-7

**DNB**  
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
MAIN: 305.444.5545  
FAX: 305.444.5509





## ESPAÑOLA HOTEL - MATANZAS BUILDING

516 ESPANOLA WAY  
MIAMI BEACH, FLORIDA 33139

## EXISTING SITE PLAN EX-1

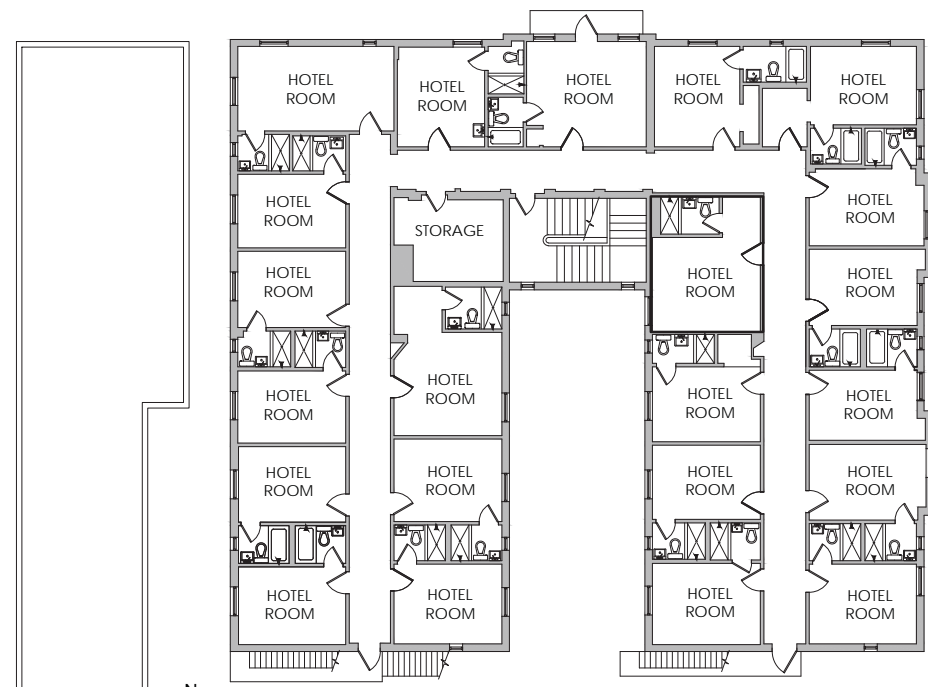
OWNER  
INFINITY ESPANOLA HOTEL VENTURE, LLC  
1407 BROADWAY, 30TH FLOOR  
NEW YORK, NEW YORK 10018

DESIGN ARCHITECT  
WILKINSON ARCHITECTS PLLC  
265 CANAL STREET / SUITE 507  
NEW YORK, NEW YORK 10013

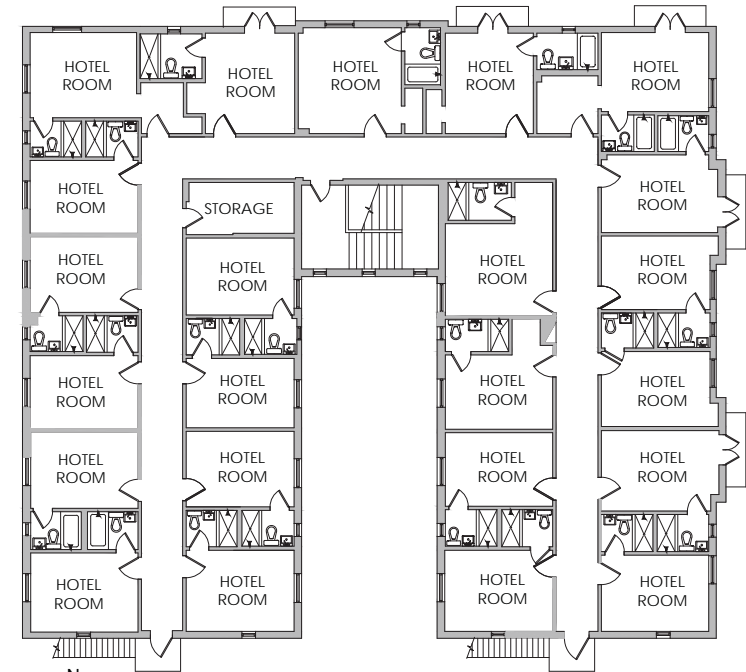
**DNB**  
DESIGN GROUP

2020 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
MAIN: 305.444.5545  
FAX: 305.444.5509

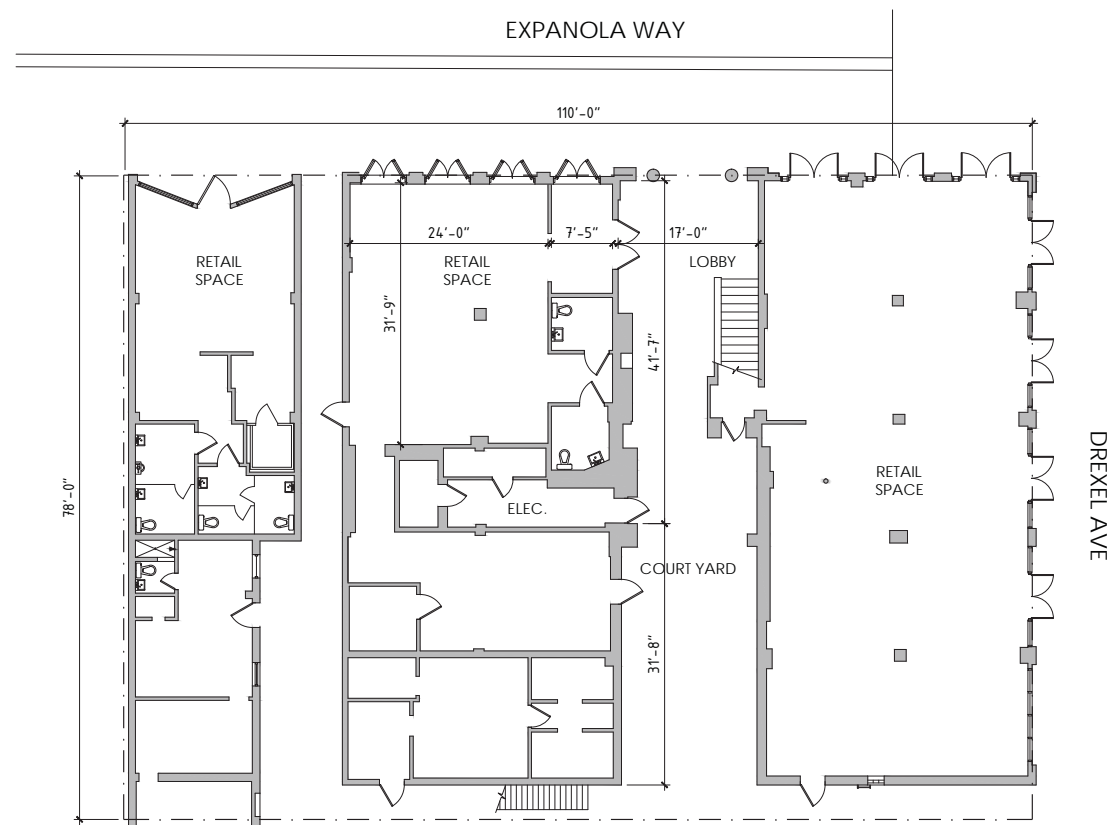




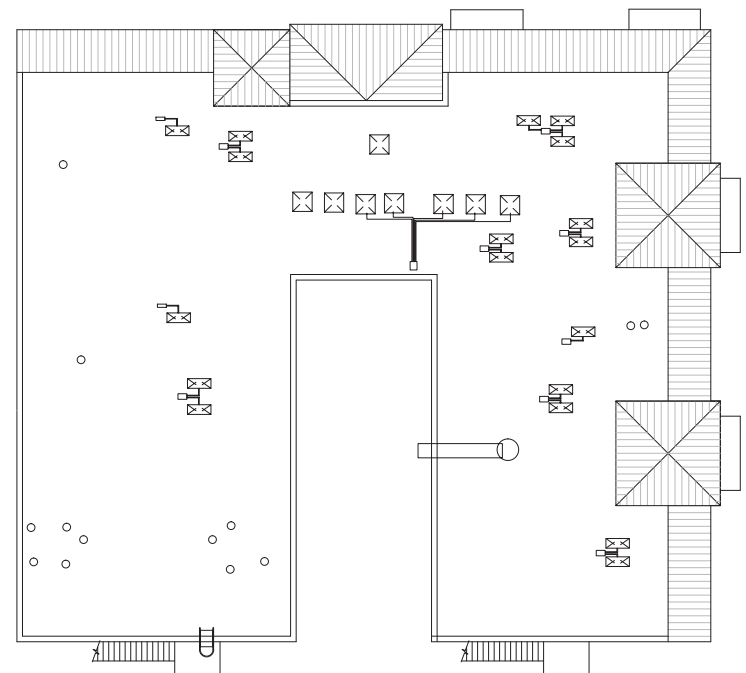
**EXISTING SECOND FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"



**EXISTING THIRD FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"



**EXISTING FIRST FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"



**EXISTING ROOF PLAN**  
 SCALE: 3/32" = 1'-0"

## ESPAÑOLA HOTEL - MATANZAS BUILDING

516 ESPANOLA WAY  
 MIAMI BEACH, FLORIDA 33139

## EXISTING PLANS EX-2

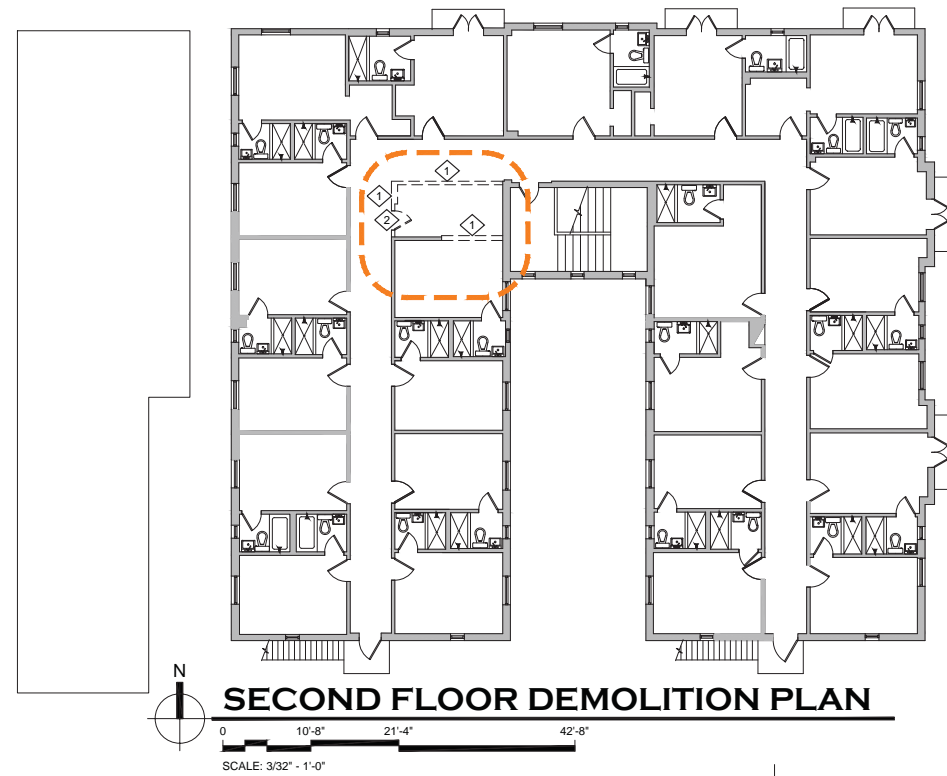
OWNER  
 INFINITY ESPANOLA HOTEL VENTURE, LLC  
 1407 BROADWAY, 30TH FLOOR  
 NEW YORK, NEW YORK 10018

DESIGN ARCHITECT  
 WILKINSON ARCHITECTS PLLC  
 265 CANAL STREET / SUITE 507  
 NEW YORK, NEW YORK 10013

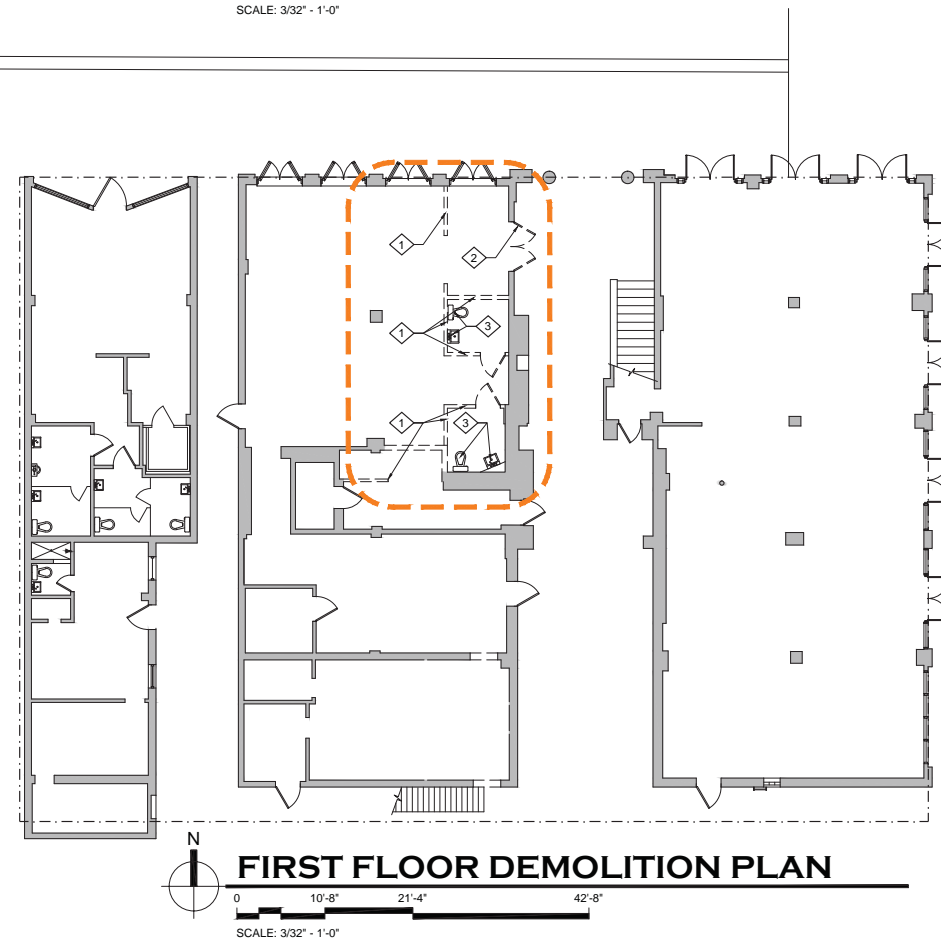
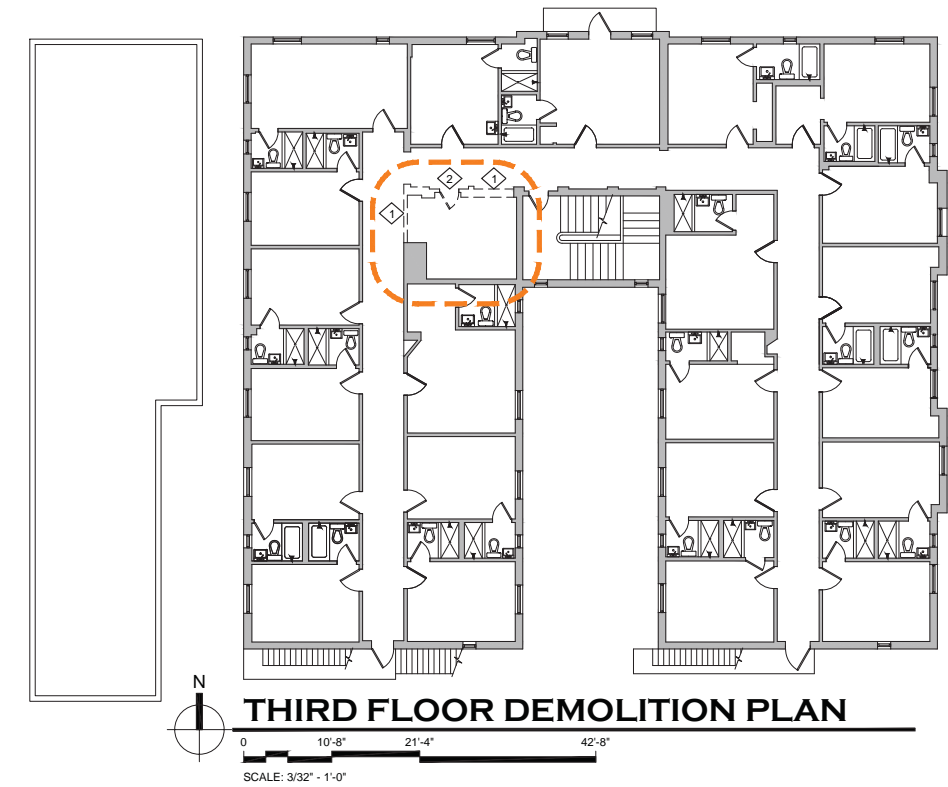
**DNB**  
 DESIGN GROUP

2020 PONCE DE LEON BOULEVARD  
 CORAL GABLES, FLORIDA 33134  
 MAIN: 305.444.5545  
 FAX: 305.444.5509

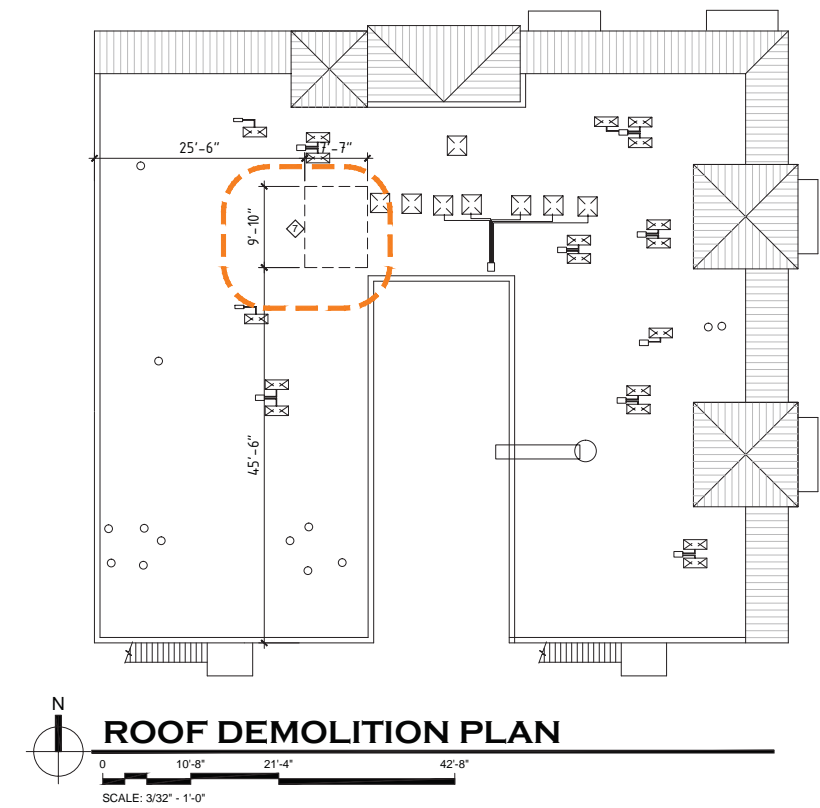




DEMOLITION KEYNOTES	
1	EXISTING WALL TO BE REMOVED
2	EXISTING DOOR + FRAME TO BE REMOVED
3	EXISTING PLUMBING FIXTURES TO BE REMOVED
4	EXISTING STAIRS TO BE REMOVED
5	EXISTING WALK-IN COOLER TO BE REMOVED
6	WINDOW + FRAME TO BE REMOVED
7	EXISTING ROOF TO BE REMOVED



DEMOLITION PLAN LEGEND	
	EXIST WALL/PARTITION TO REMAIN
	EXIST WALL/PARTITION TO REMOVE
	EXIST DOOR TO BE REMOVED



## ESPAÑOLA HOTEL - MATANZAS BUILDING

516 ESPANOLA WAY  
MIAMI BEACH, FLORIDA 33139

## DEMOLITION PLANS D-1

OWNER  
INFINITY ESPANOLA HOTEL VENTURE, LLC  
1407 BROADWAY, 30TH FLOOR  
NEW YORK, NEW YORK 10018

DESIGN ARCHITECT  
WILKINSON ARCHITECTS PLLC  
265 CANAL STREET / SUITE 507  
NEW YORK, NEW YORK 10013

**DNB**  
DESIGN GROUP  
2020 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33134  
MAIN: 305.444.5545  
FAX: 305.444.5509