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

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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

CAP FINAL SUBMITTAL 12.15.2016

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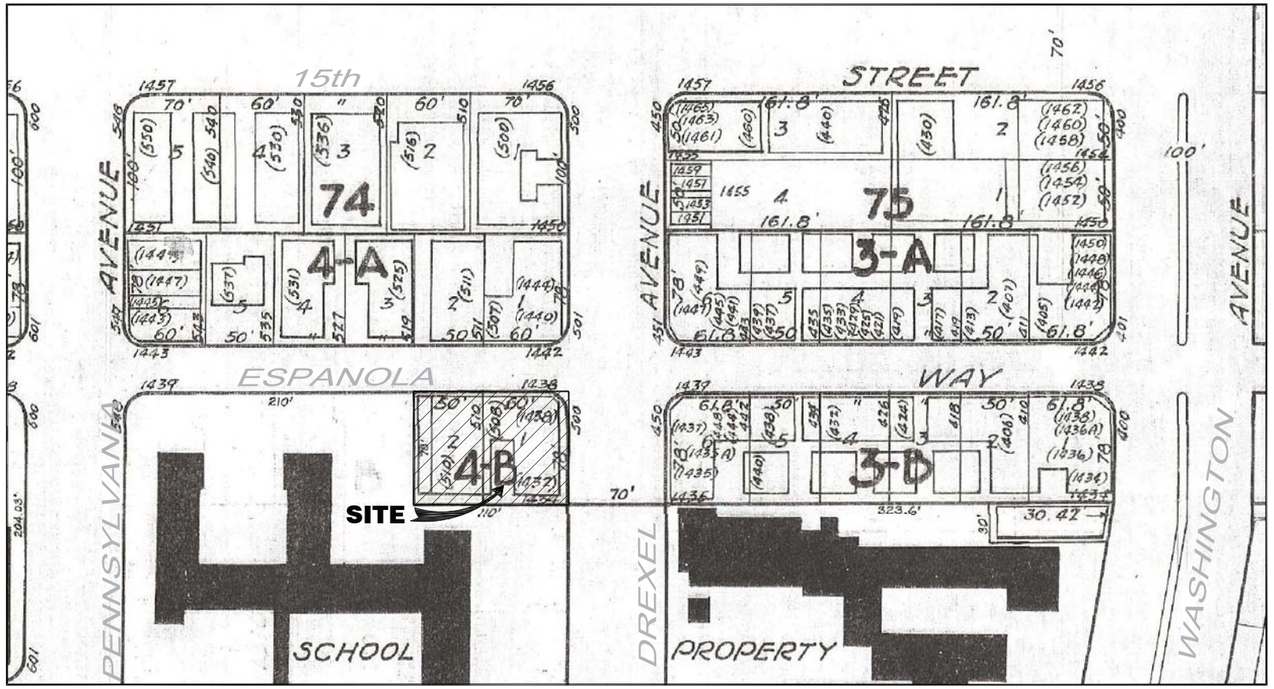
"BOUNDARY SURVEY "



LOCATION SKETCH
SCALE: NOT TO SCALE

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
COMMUNITY: CITY OF MIAMI BEACH
DATE OF FIRM: SEPTEMBER 11th, 2009
ELEVATION: 8
NUMBER: 120651
SUFFIX :L
PANEL: 12086C0317

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 UTITLITIES, 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 ENCROACHED.

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.

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. LS-6453
STATE OF FLORIDA

LEGEND & ABBREVIATIONS

ABBREVIATION	SYMBOL	DEFINITION
B.M.		BENCH MARK
BS, MH		BELLSOUTH MANHOLE
CO		CLEAN OUT
CB		CATCH BOX
CP		CONCRETE POLE
CPP		CONCRETE POWER POLE
CHAIN LINK FENCE		
WOOD FENCE		
CWF		CHAIN LINK FENCE
C/G		CURB & GUTTER
C/W		CHIS AND GUTTER
D.M.E.		DRAINAGE & MAINTENANCE EASEMENT
		DRAINAGE STORM STORE
EB		ELECTRIC BOX
F.H.		FIRE HYDRANT
G.V.B.		GATE VALVE BOX
GM		GAS METER
GUY		GUY ANCHOR
GUY		GUY WIRE
IP		IRON PIPE
IRF		IRON FENCE
FPL, MH		FLORIDA POWER & LIGHT MANHOLE
FPL, PM		FLORIDA POWER & LIGHT PEDESTAL
L.B.		FLORIDA AUTHORIZATION NUMBER
L.P.		LIGHT POLE
MH		MANHOLE (NO IDENTIFIED)
MB		MAIL BOX
M.U.		MONUMENT LINE
NAIL		FOUND NAIL & DISC
NAIL		FOUND NAIL & DISC
OHW		OVERHEAD WIRES
O.R.B.		OFFICIAL RECORD BOOK
P.B.		PLAT BOOK
P.C.P.		PERMANENT CONTROL POINT
P.O.B.		POINT OF BEGINNING
PK NAIL		FOUND PARKER KALON NAIL
P.O.C.		POINT OF COMMENCEMENT
P.O.B.		POINT OF BEGINNING
P.O.C.		POINT OF COMMENCEMENT
P.T.		POINT OF TANGENCY
P.R.M.		PERMANENT REFERENCE MONUMENT
P.R.M.		FRAME STAMPED REFERENCE MONUMENT
P.C.		POINT OF CURVATURE
R/CSC		RECORD CURVATURE
(R)		RECORD
R/W		RIGHT-OF-WAY
SSMH		SANITARY SEWER MANHOLE
SEC.		SECTION
SIG.		ELECTRIC SIGNAL
S.V.		SEWER VALVE
S.V.		SEWER VALVE
U.E.		UTILITY EASEMENT
		WATER LINE
		WATER MANHOLE
WELL		MONITORING WELL
W.P.		WOOD POWER POLE
WP		WOOD POWER POLE
W.V.		WATER VALVE
W.V.		WATER VALVE
Δ		DELTA
R		RADIUS
L		ARC LENGTH
T		TANGENT
CH		CHORD BEARING
C.D.		CHORD DISTANCE

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

Contract & Supervised By
GUILLERMO GUERRERO, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER No. 6453
662 E. 21st Street, Hialeah, FL 33013
Phone (305) 885-4603 / (305) 528-3661 / (305) 333-3328

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

Sheet 1 of 2 Sheets

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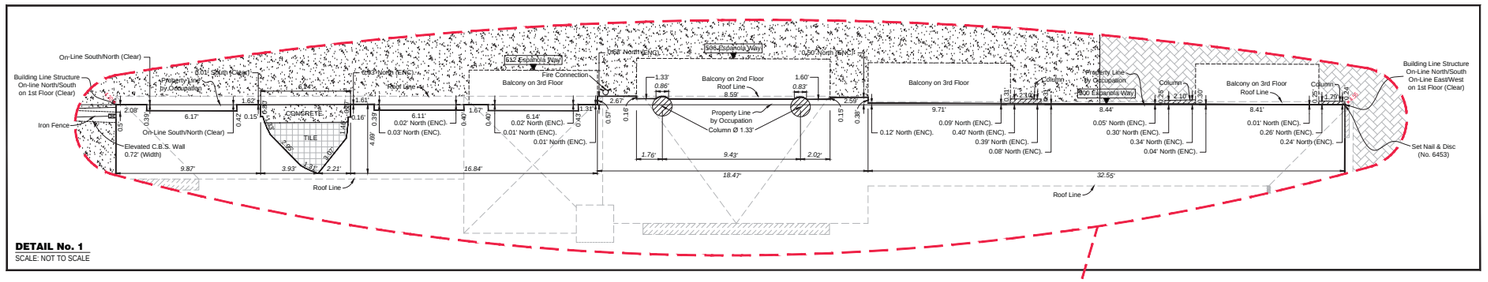

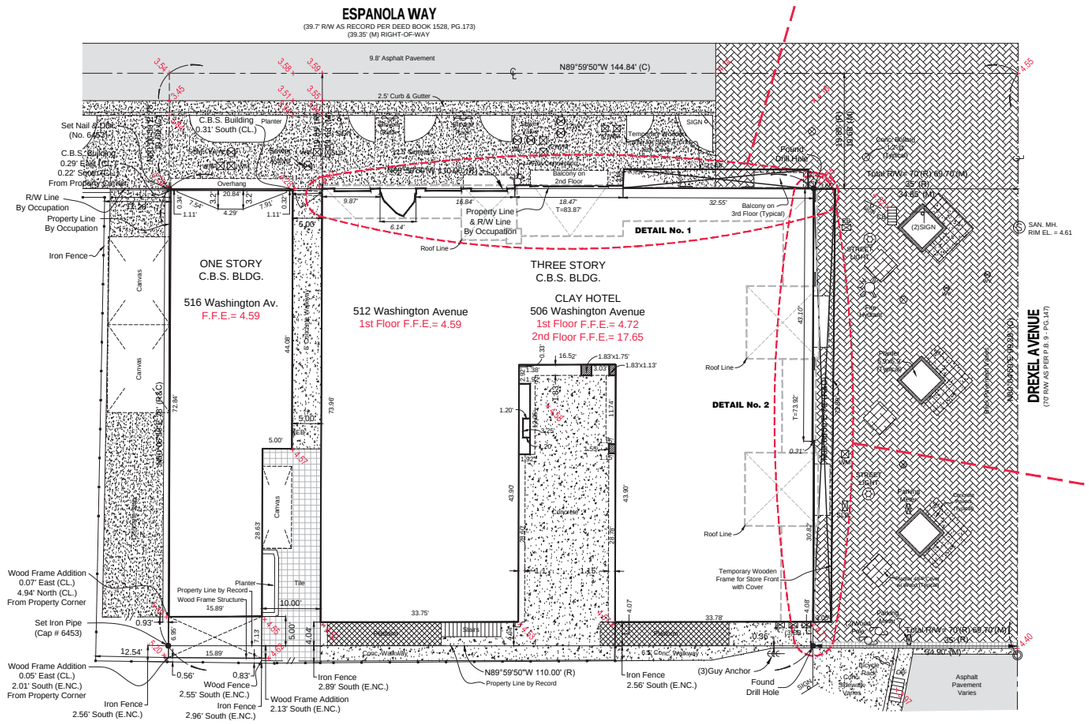

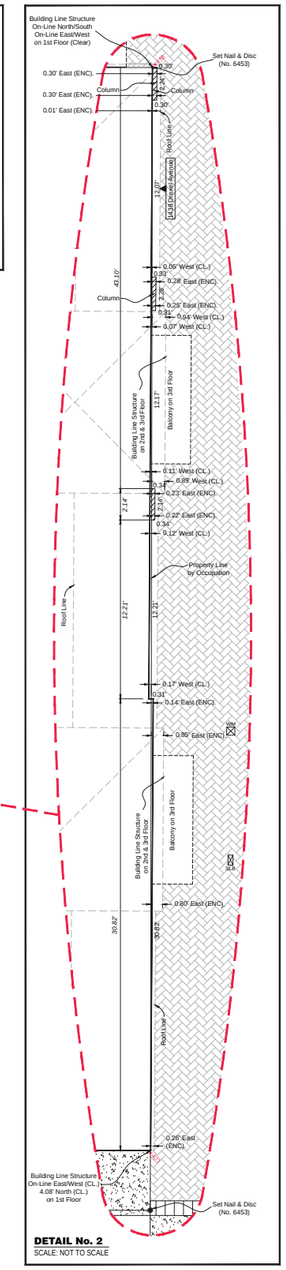

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PLAN

"BOUNDARY SURVEY"

SURVEYOR'S CERTIFICATE:

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

LEGEND & ABBREVIATIONS

ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION
B.M.		BENCH MARK	GM		GAS METER	P.B.		PLAT BOOK
B.S.		BILLBOARD SIGN	GUY		GUY ANCHOR	P.C.P.		PERMANENT CONTROL POINT
B.S. MH		BILLBOARD MANHOLE	H		HYDRANT	PG.		PAGE
CB		CATCH BASIN	I		IRON FENCE	PK NAIL		PARKER KALON NAIL
CO		CLEAN OUT	FPL		FLORIDA POWER & LIGHT MANHOLE	P.O.B.		POINT OF BEGINNING
CPP		CONCRETE POWER POLE	LA		LICENSED BUSINESS (FLORIDA AUTHORIZATION NUMBER)	P.O.C.		POINT OF COMMENCEMENT
CONC.		CONCRETE	MH		MANHOLE (NO IDENTIFIED)	P.T.		POINT OF TANGENCY
C.L.F.		CHAIN LINK FENCE	MJ		MITER JOINT	P.R.C.		POINT OF REVERSE CURVATURE
C.O.		CLEAN OUT	MJU		MANUFACTURED JOINT UNION	FND		FOUND (REMARKS REFERENCE MONUMENT)
C&G		CURB AND GUTTER	NAIL		FOUND NAIL & DISC	REC.		RECORD (REFERENCE)
D.E.		DRAINAGE AND MAINTENANCE EASEMENT	O.R.B.		OFFICIAL RECORD BOOK	(R)		RECORD
		DRAINAGE FLOW				(M)		MEASURED
		ELECTRIC BOX				R/W		RIGHT-OF-WAY
		FIRE HYDRANT				SSMH		SANITARY SEWER MANHOLE
EB								
FLEX.								

ABBREVIATION	SYMBOL	DEFINITION
SEC.		SECTION
S.S.		SANITARY SEWER SIGNAL
S.V.		SEWER VALVE
S.P.		SEWER MANHOLE
U.E.		UTILITY EASEMENT
WELL		WELL MONITORING WELL
W.F.		WOOD FENCE
WPP		WOOD POWER POLE
W.M.		WATER METER
W.V.		WATER VALVE
Δ		DELTA
R		RADIUS
L=		ARC LENGTH
T=		TANGENT
C.B.		CHORD BEARING
C.D.		CHORD DISTANCE

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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 ADJECENT TO BUILDING	4.37'
HIGHEST GRADE ELEVATION ADJECENT 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.)

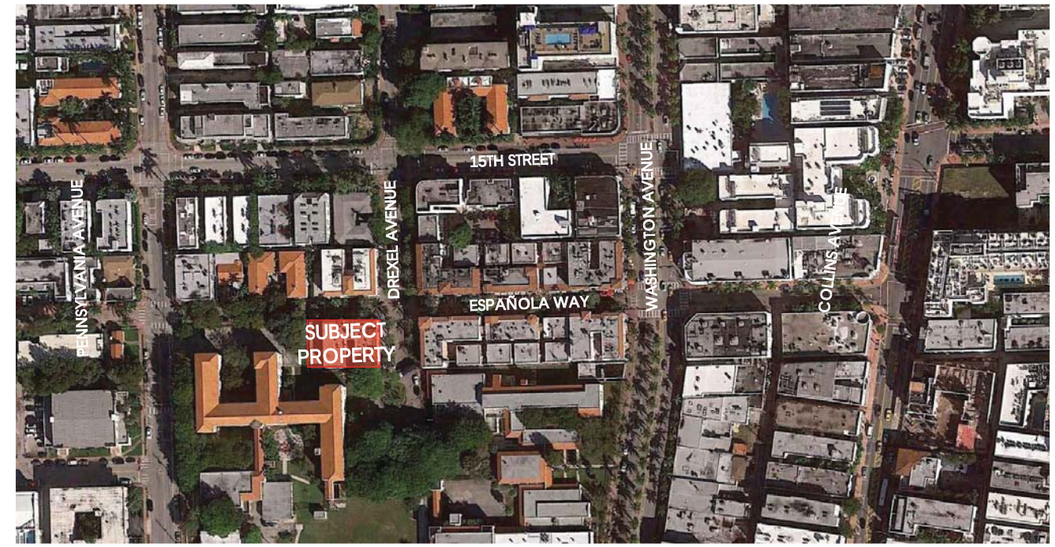
UNIT #	S.F.	
UNIT #501	189 S.F.	
UNIT #502	191 S.F.	
UNIT #503	185 S,F,	
UNIT #504	173 S.F.	
UNIT #505	170 S.F.	
UNIT #506	191 S.F.	
UNIT #507	178 S.F.	
UNIT #513	182 S.F.	
UNIT #515	169 S.F.	
UNIT #516	176 S.F.	
UNIT #517	166 S.F.	
UNIT #519	170 S.F.	
UNIT #520	186 S.F.	
UNIT #521	192 S.F.	
UNIT #522	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

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

TOTAL NUMBER OF UNITS: 44 UNITS

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



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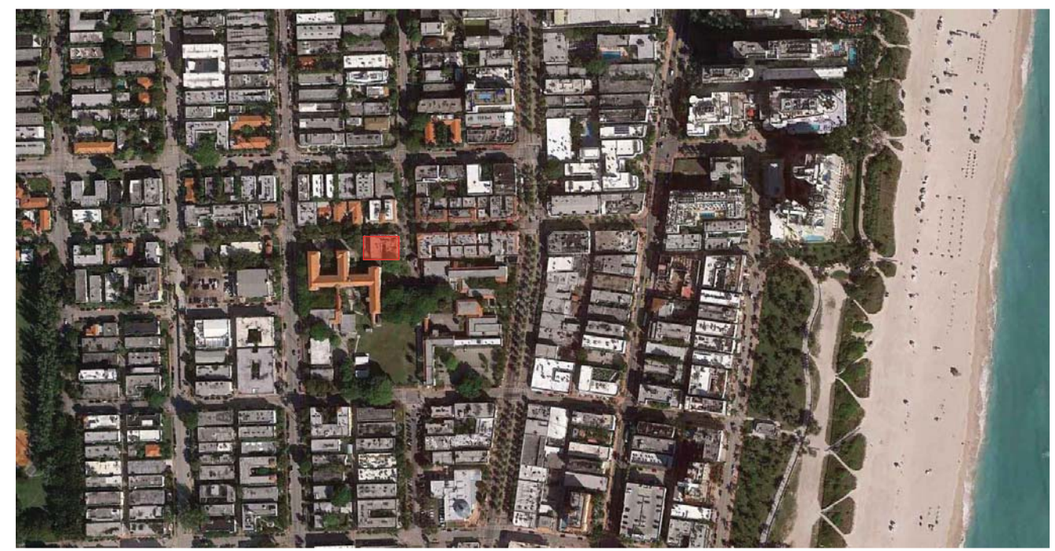
LOCATION MAP
SCALE: NTS



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LOCATION MAP
SCALE: NTS

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

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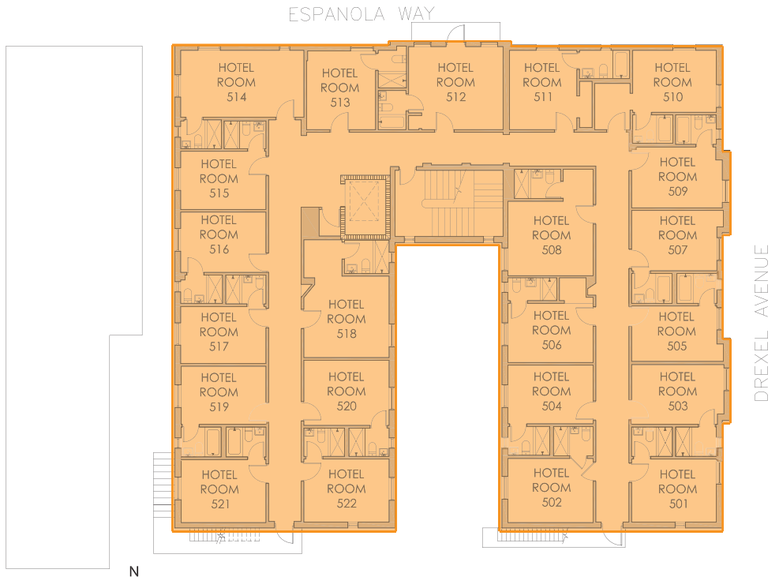


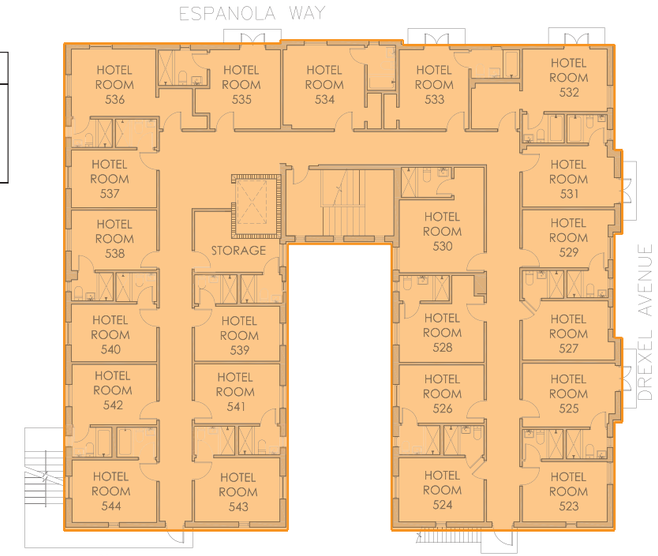
N

SECOND FLOOR FAR

0 16' 32' 64'

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

EXISTING	PROPOSED
AREA: 18,170 S.F.	AREA: 18,170 S.F.
FAR: 2.12	FAR: 2.12

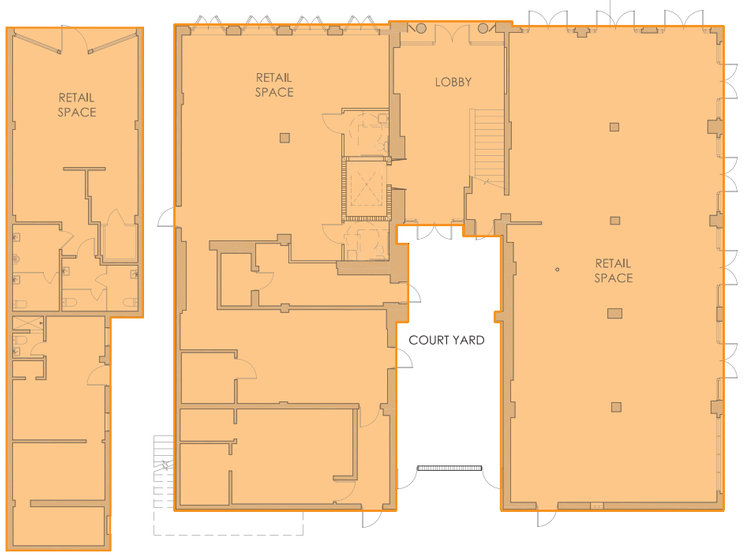


N

THIRD FLOOR FAR

0 16' 32' 64'

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

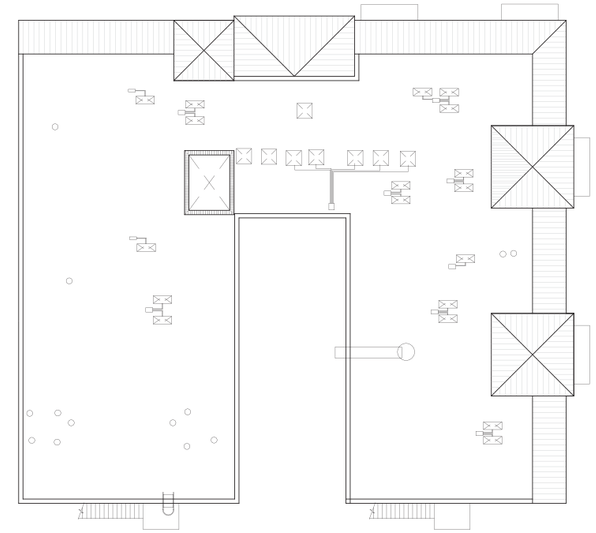


N

FIRST FLOOR FAR

0 16' 32' 64'

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



N

ROOF FAR

0 16' 32' 64'

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

ESPAÑOLA HOTEL - MATANZAS BUILDING

PROPOSED F.A.R C-8

516 ESPANOLA WAY
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N

PROPOSED SECOND FLOOR PLAN

0 10'-8" 21'-4" 42'-8"

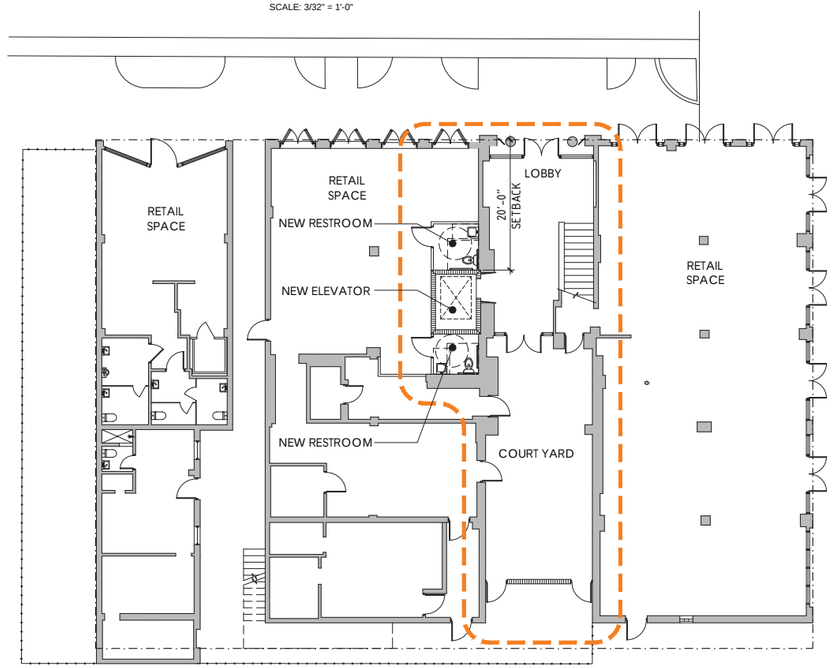
SCALE: 3/32" = 1'-0"

N

PROPOSED THIRD FLOOR PLAN

0 10'-8" 21'-4" 42'-8"

SCALE: 3/32" = 1'-0"

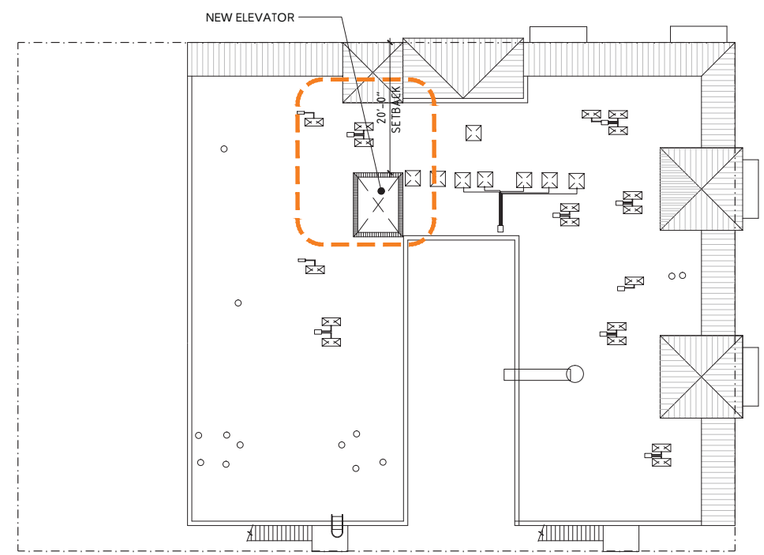


N

PROPOSED FIRST FLOOR PLAN

0 10'-8" 21'-4" 42'-8"

SCALE: 3/32" = 1'-0"



N

PROPOSED ROOF PLAN

0 10'-8" 21'-4" 42'-8"

SCALE: 3/32" = 1'-0"

ESPAÑOLA HOTEL - MATANZAS BUILDING

PROPOSED PLANS A-1

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EXTERIOR ELEVATION
ESPAÑOLA WAY - NORTH

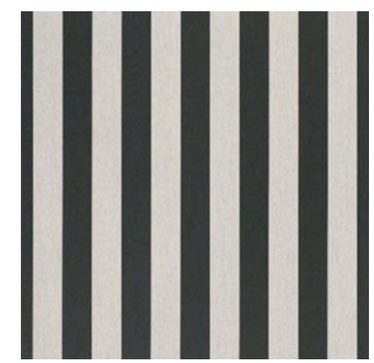
0 4' 8' 16'

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

1 BENJAMIN MOORE - ADOBE DUST - 2175-40

2 BENJAMIN MOORE - SOOT - 2129-20

3 STOREFRONT - BRONZE



-- AWNING - SUNBRELLA BEAUFORT BLACK & WHITE

ESPAÑOLA HOTEL - MATANZAS BUILDING

ELEVATIONS A-2

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EXTERIOR ELEVATION
DREXEL AVENUE - EAST

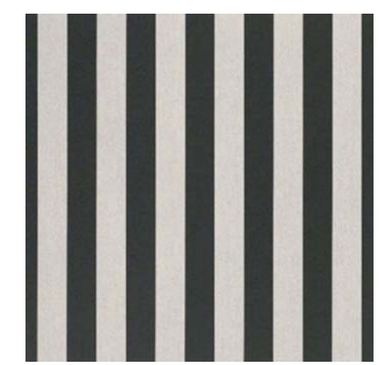
0 4' 8' 16'

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

1 BENJAMIN MOORE - ADOBE DUST - 2175-40

2 BENJAMIN MOORE - SOOT - 2129-20

3 STOREFRONT - BRONZE



-- AWNING - SUNBRELLA BEAUFORT BLACK & WHITE

ESPAÑOLA HOTEL - MATANZAS BUILDING

ELEVATIONS A-3

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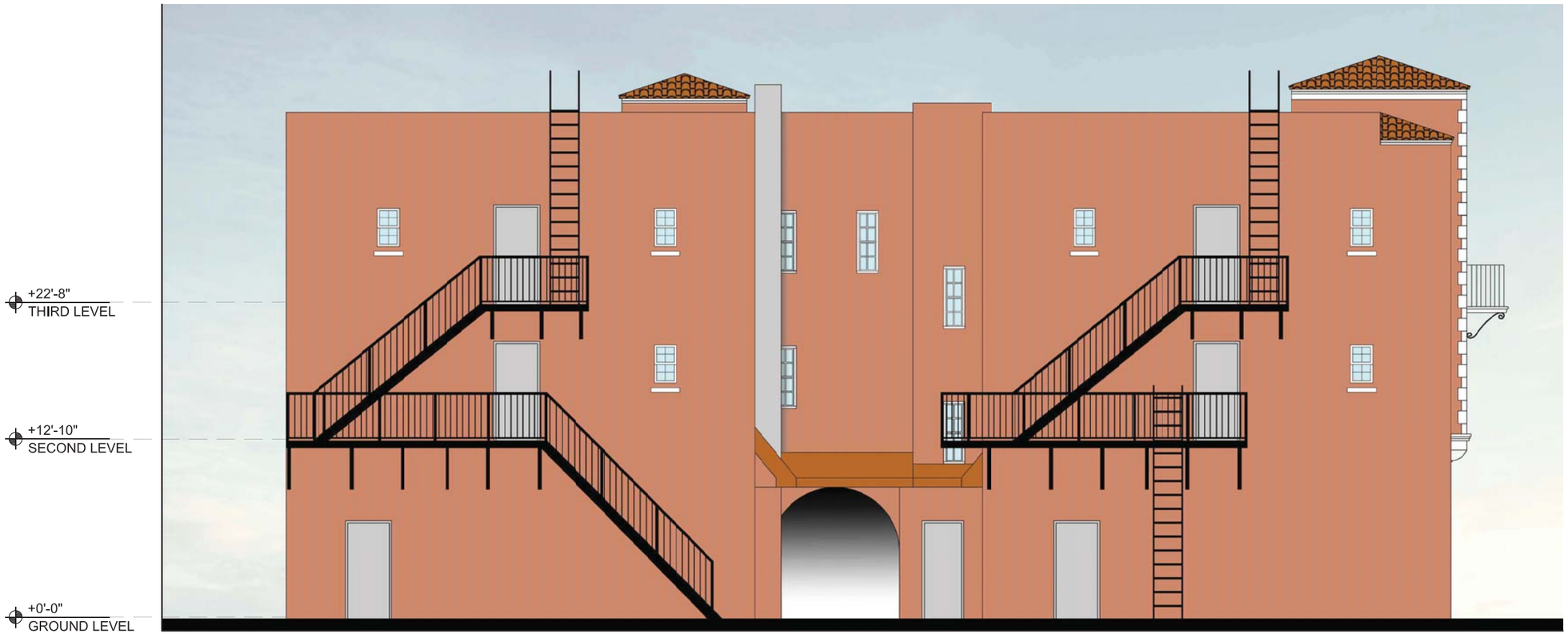

EXTERIOR ELEVATION (SOUTH)

0 4' 8' 16'

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

1 BENJAMIN MOORE - ADOBE DUST - 2175-40

2 BENJAMIN MOORE - SOOT - 2129-20

3 STOREFRONT - BRONZE

ESPAÑOLA HOTEL - MATANZAS BUILDING

ELEVATIONS A-4

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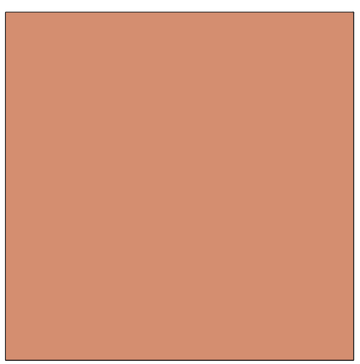
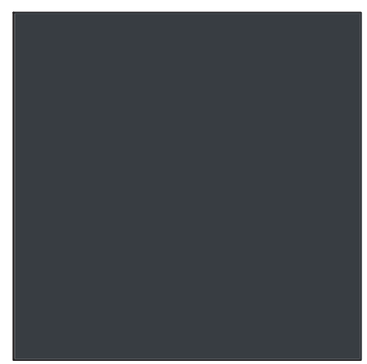
EXTERIOR ELEVATION (WEST)

0 4' 8' 16'

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



1 BENJAMIN MOORE - ADOBE DUST - 2175-40



2 BENJAMIN MOORE - SOOT - 2129-20

3 STOREFRONT - BRONZE

ESPAÑOLA HOTEL - MATANZAS BUILDING

ELEVATIONS A-5

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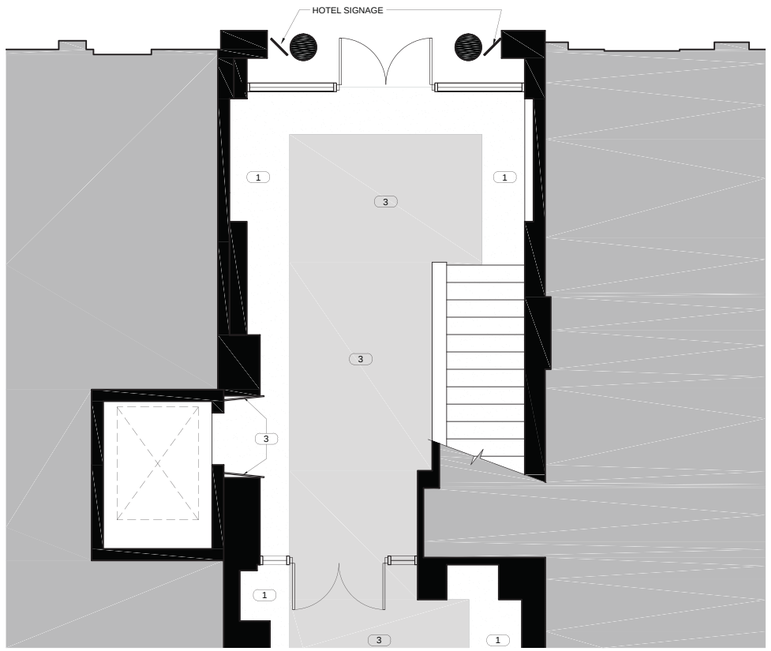
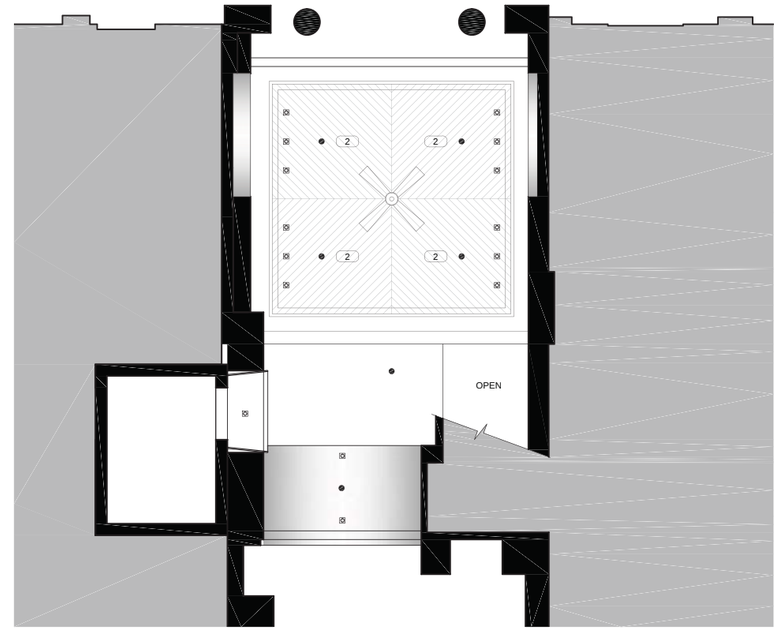


ENLARGED MAIN BUILDING LOBBY PLAN

N

0 4' 8' 16'

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



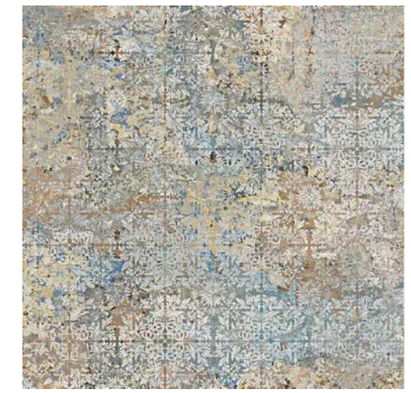
ENLARGED MAIN BUILDING LOBBY CEILING PLAN

N

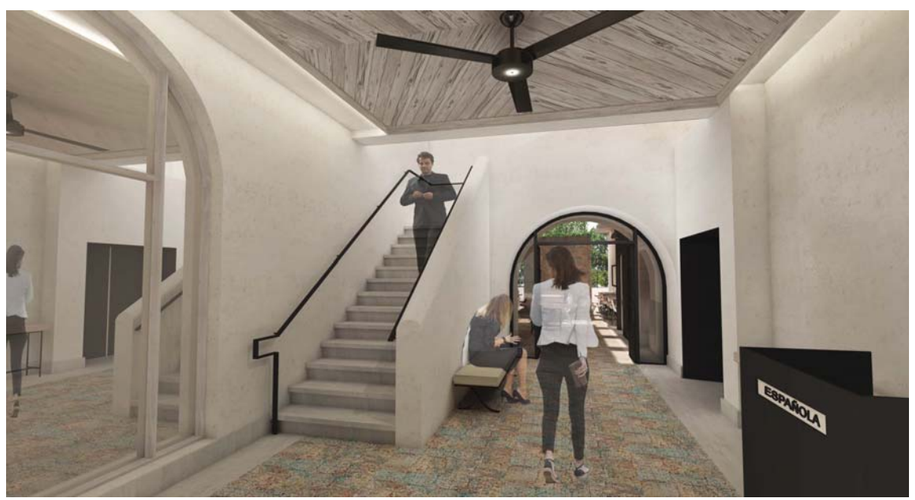
0 4' 8' 16'

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

4 BLACKENED STEEL

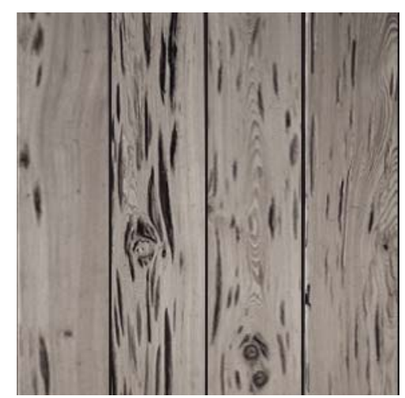


3 INLAY TILE - APARICI 'CARPET VESTIGE'



LOBBY INTERIOR RENDERING

1 WHITE TRAVERTINE FLOOR TILE



2 PECKY CYPRESS WOOD FINISH

PECKY CYPRESS CEILING FINISH

ESPAÑOLA HOTEL - MATANZAS BUILDING

ENLARGED LOBBY PLAN A-6

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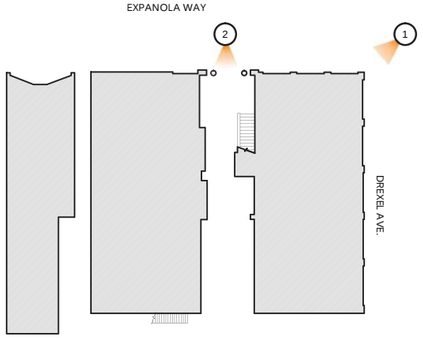
1 MATANAZAS BUILDING EXTERIOR RENDERING

SCALE: NTS

2 MATANZAS BUILDING LOBBY ENTRANCE EXTERIOR RENDERING

SCALE: NTS



N

KEY MAP

SCALE: NTS

ESPAÑOLA HOTEL - MATANZAS BUILDING

RENDERINGS A-7

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