

EXISTING CONDITIONS

ESPAÑOLA HOTEL

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1434 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

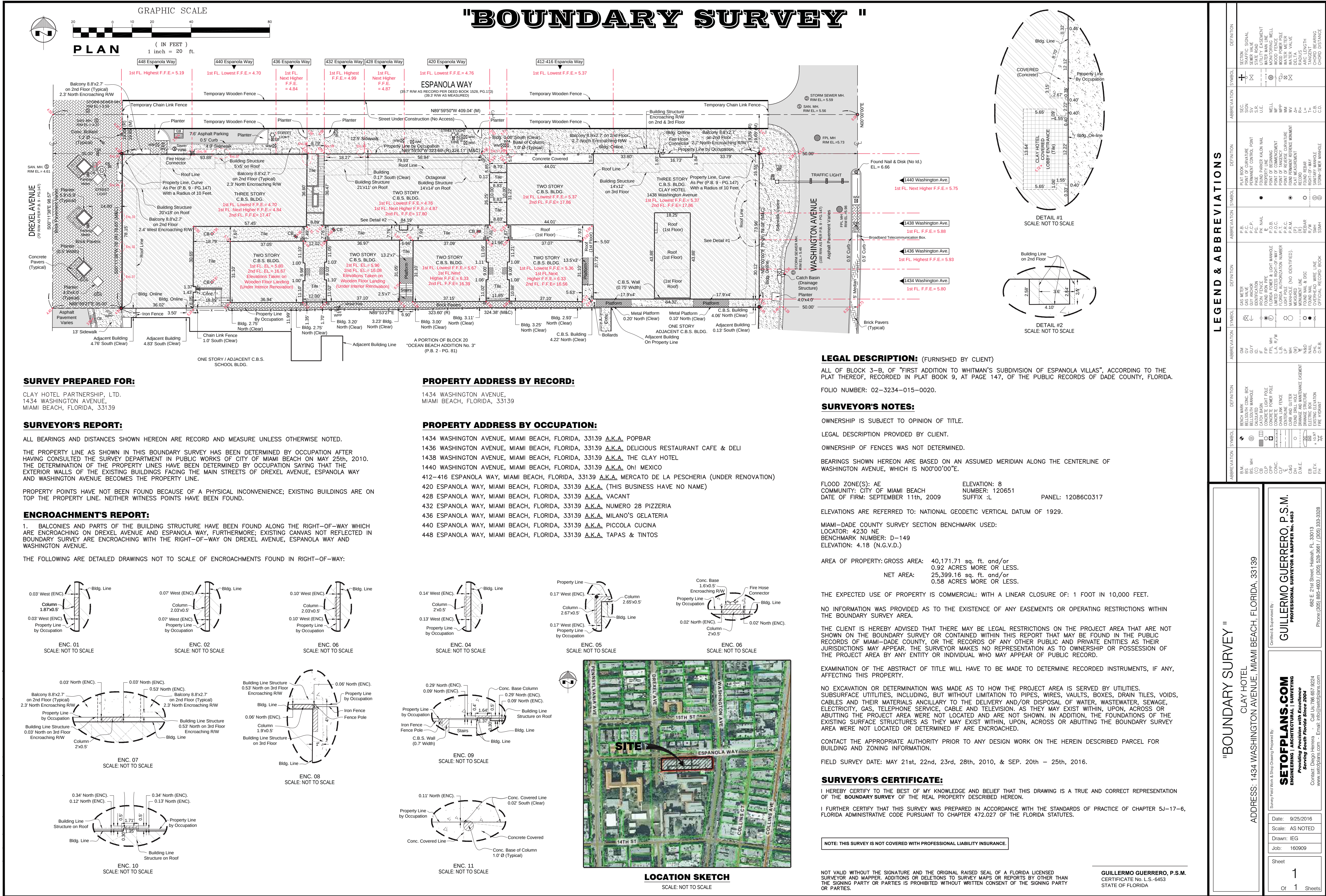
OWNER
INFINITY ESPANOLA HOTEL VENTURE, LLC
1407 BROADWAY, 30TH FLOOR
NEW YORK, NEW YORK 10018

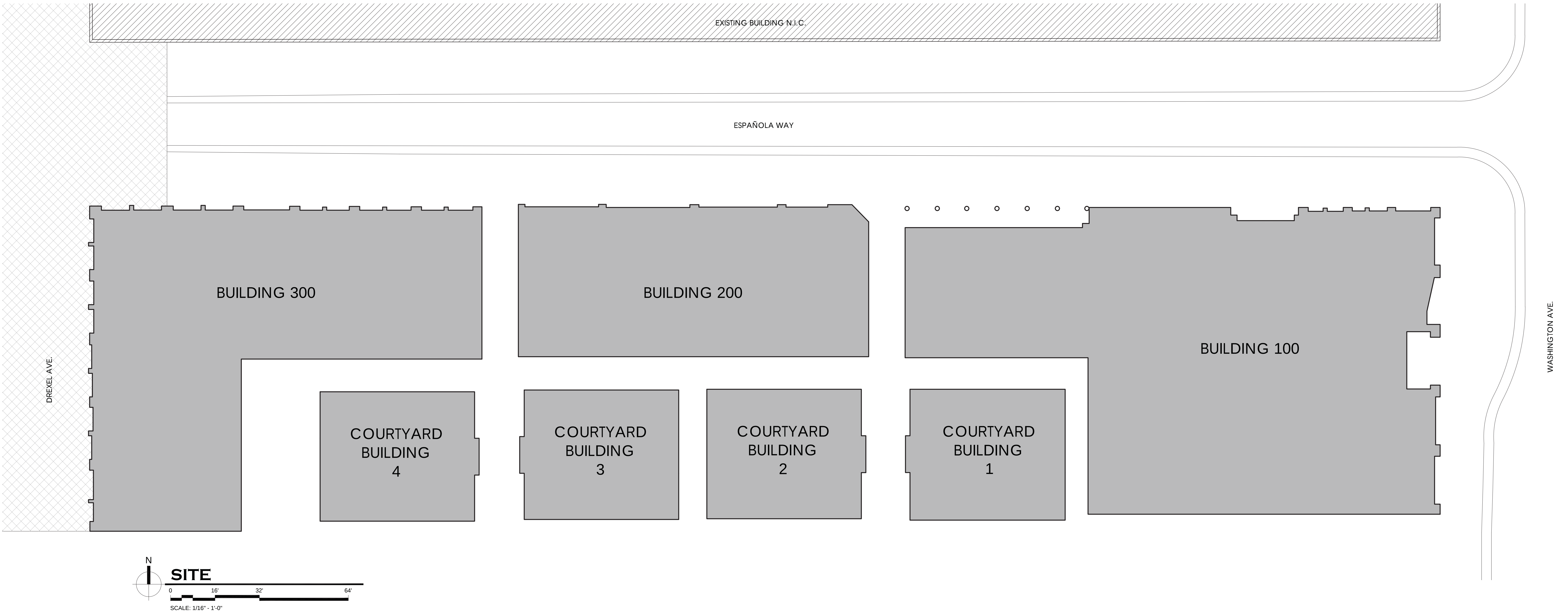
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WILKINSON ARCHITECTS PLLC
265 CANAL STREET / SUITE 507
NEW YORK, NEW YORK 10013

LANDSCAPE ARCHITECT
GARDNER & SEMLER
17670 NW 78TH AVENUE / SUITE 214
MIAMI, FLORIDA 33015

DNB
DESIGN GROUP

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





ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
 MIAMI BEACH, FLORIDA 33139

KEY MAP

OWNER
 INFINITY ESPANOLA HOTEL VENTURE, LLC
 1407 BROADWAY, 30TH FLOOR
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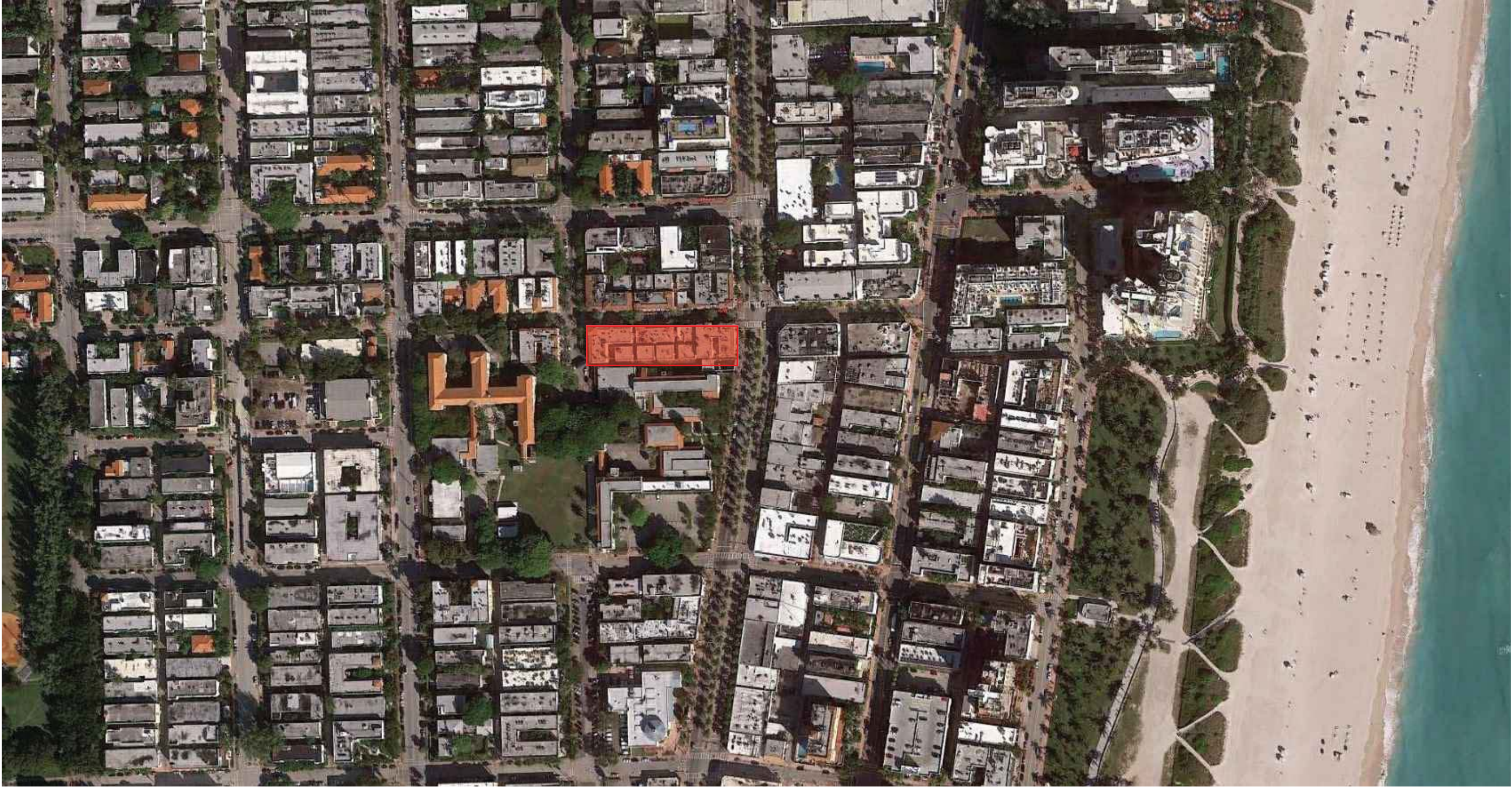
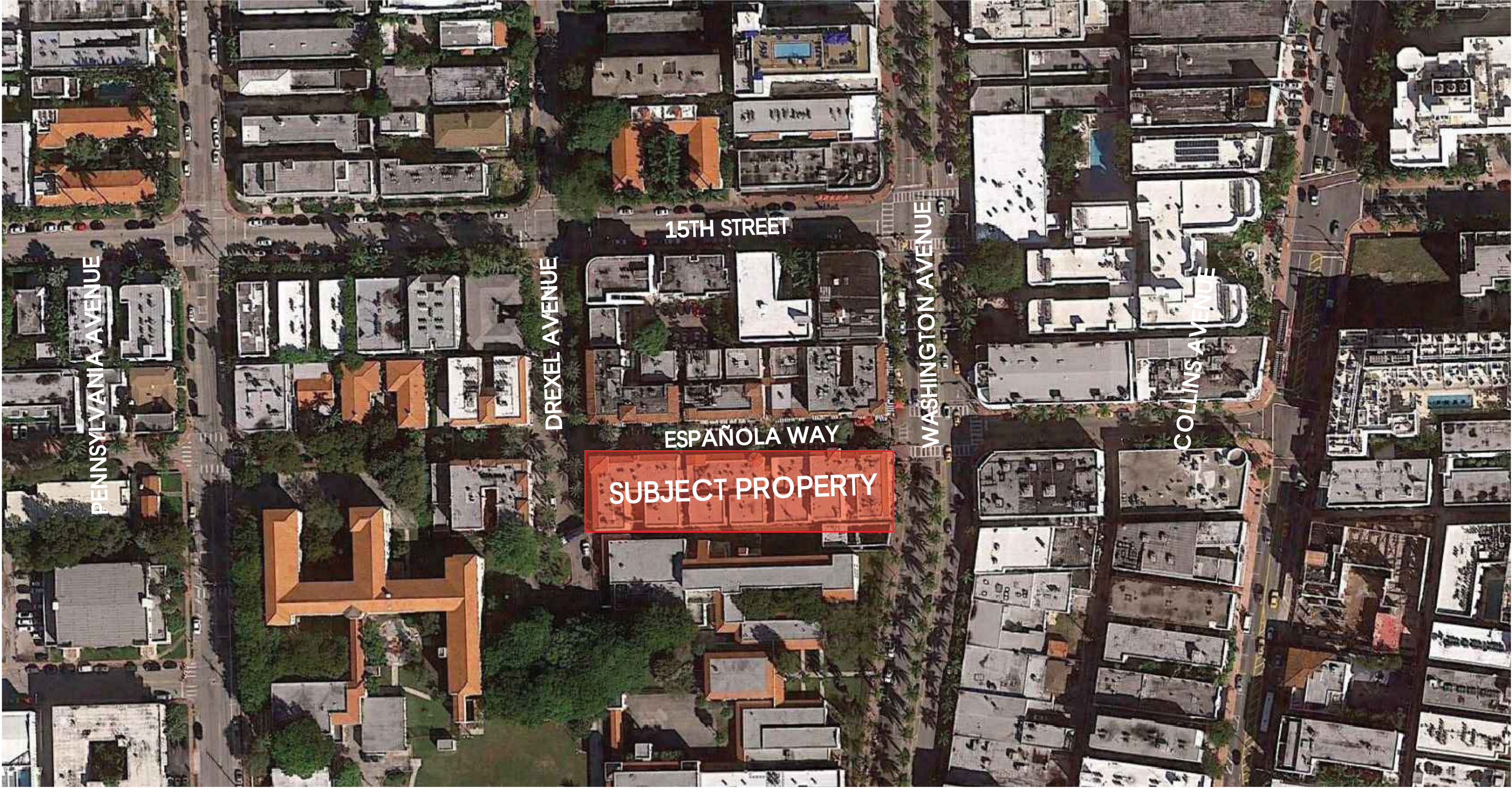
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 CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509

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: 25,399 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 #2		UNIT S.F. BUILDING #3			
UNIT #	S.F.		UNIT #	S.F.	
UNIT #201	219 S.F.		UNIT #301	248 S.F.	
UNIT #202	219 S.F.		UNIT #302	219 S.F.	
UNIT #203	248 S.F.		UNIT #303	219 S.F.	
UNIT #204	248 S.F.		UNIT #304	248 S.F.	
UNIT #205	224 S.F.		UNIT #305	228 S.F.	
UNIT #206	224 S.F.		UNIT #306	228 S.F.	
UNIT #207	228 S.F.		UNIT #307	224 S.F.	
UNIT #208	228 S.F.		UNIT #308	224 S.F.	
TOTAL: 8	1,838 S.F	AVE 230 S.F	TOTAL: 8	1,838 S.F.	AVE 230 S.F.
TOTAL NUMBER OF UNITS: 118 UNITS					
* NUMBER OF HOTEL UNITS ON LOWER LEVEL: 12 UNITS					
* TOTAL NUMBER OF HOTEL UNITS WITH AREA LESS THAN 200 S.F.: 42 UNITS					

UNIT S.F. BUILDING #1 (MAIN BUILDING)		
(UNITS UNDER 200 S.F.)		
UNIT #	S.F.	
UNIT #101	192 S.F.	
UNIT #102	197 S.F.	
UNIT #103	172 S.F.	
UNIT #104	167 S.F.	
UNIT #105	167 S.F.	
UNIT #107	171 S.F.	
UNIT #108	180 S.F.	
UNIT #110	194 S.F.	
UNIT #111	175 S.F.	
UNIT #112	192 S.F.	
UNIT #114	179 S.F.	
UNIT #115	169 S.F.	
UNIT #116	174 S.F.	
UNIT #117	171 S.F.	
UNIT #118	167 S.F.	
UNIT #120	196 S.F.	
UNIT #128	197 S.F.	
UNIT #130	197 S.F.	
UNIT #132	197 S.F.	
UNIT #134	197 S.F.	
UNIT #147	198 S.F.	
UNIT #149	198 S.F.	
UNIT #151	198 S.F.	
UNIT #156	193 S.F.	
UNIT #157	195 S.F.	
UNIT #158	170 S.F.	
UNIT #159	173 S.F.	
UNIT #161	168 S.F.	
UNIT #163	173 S.F.	
UNIT #164	183 S.F.	
UNIT #166	193 S.F.	
UNIT #167	183 S.F.	
UNIT #170	171 S.F.	
UNIT #171	168 S.F.	
UNIT #172	183 S.F.	
UNIT #173	174 S.F.	
UNIT #174	174 S.F.	
UNIT #175	172 S.F.	
UNIT #177	194 S.F.	
UNIT #189	193 S.F.	
UNIT #191	192 S.F.	
UNIT #193	183 S.F.	
TOTAL: 42	7,680 S.F	AVE 183 S.F

UNIT S.F. BUILDING #1 (MAIN BUILDING)		
UNIT #	S.F.	
UNIT #106	281 S.F.	
UNIT #109	228 S.F.	
UNIT #113	290 S.F.	
UNIT #119	213 S.F.	
UNIT #121	295 S.F.	
UNIT #122	217 S.F.	
UNIT #123	265 S.F.	
UNIT #124	204 S.F	
UNIT #125	223 S.F.	
UNIT #126	203 S.F.	
UNIT #127	213 S.F.	
UNIT #129	211 S.F.	
UNIT #131	218 S.F.	
UNIT #133	204 S.F.	
UNIT #135	245 S.F.	
UNIT #136	208 S.F.	
UNIT #137	233 S.F.	
UNIT #138	239 S.F.	
UNIT #139	217 S.F.	
UNIT #140	230 S.F.	
UNIT #141	242 S.F.	
UNIT #142	243 S.F.	
UNIT #143	212 S.F.	
UNIT #144	232 S.F.	
UNIT #145	275 S.F.	
UNIT #146	218 S.F.	
UNIT #148	266 S.F.	
UNIT #150	268 S.F.	
UNIT #152	207 S.F.	
UNIT #153	241 S.F.	
UNIT #154	241 S.F.	
UNIT #155	367 S.F.	
UNIT #160	205 S.F.	
UNIT #162	243 S.F.	
UNIT #165	227 S.F.	
UNIT #168	256 S.F.	
UNIT #169	207 S.F.	
UNIT #176	212 S.F.	
UNIT #178	243 S.F.	
UNIT #179	248 S.F.	
UNIT #180	228 S.F	
UNIT #181	234 S.F.	
UNIT #182	236 S.F.	
UNIT #183	248 S.F.	
UNIT #184	229 S.F.	
UNIT #185	236 S.F.	
UNIT #186	276 S.F.	
UNIT #187	211 S.F.	
UNIT #188	263 S.F.	
UNIT #190	207 S.F.	
UNIT #192	209 S.F.	
UNIT #194	299 S.F.	
TOTAL: 52	12,186 S.F	AVE 234 S.F



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ZONING INFORMATION & LOCATION MAPS C-1

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NEW YORK, NEW YORK 10018

DESIGN ARCHITECT
WILKINSON ARCHITECTS PLLC
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NEW YORK, NEW YORK 10013

LANDSCAPE ARCHITECT
GARDNER & SEMLER
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MIAMI, FLORIDA 33015

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



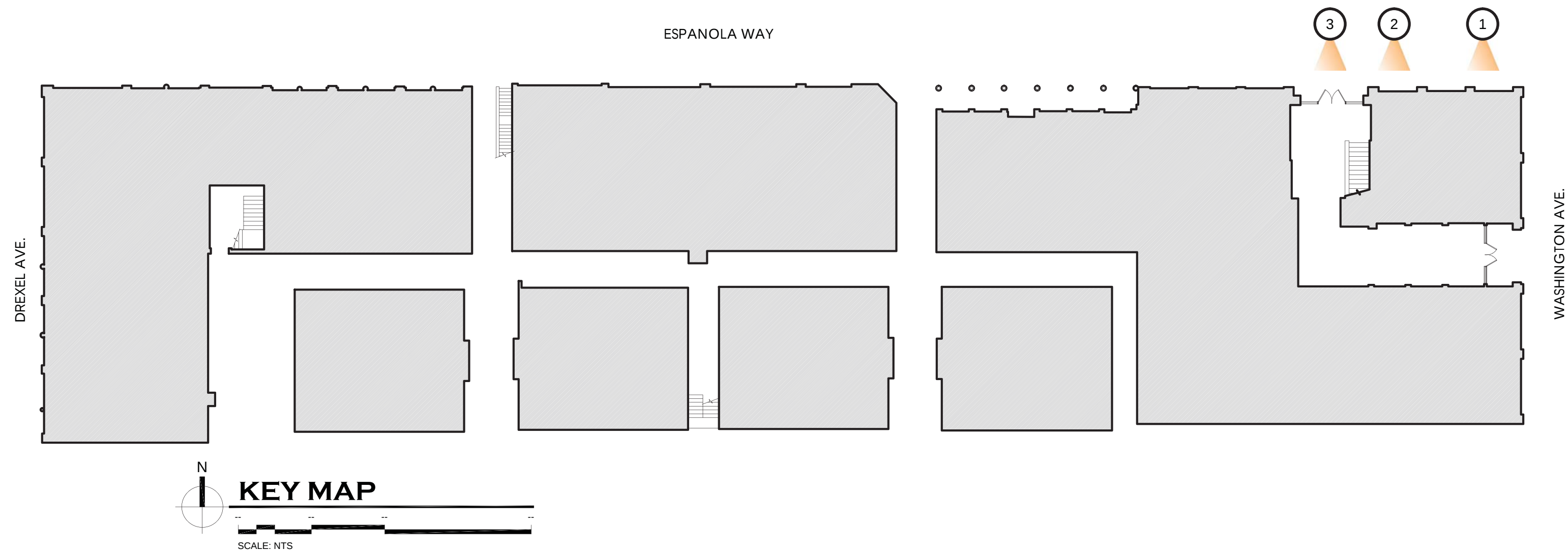
1 ESPAÑOLA WAY



2 ESPAÑOLA WAY



3 ESPAÑOLA WAY



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EXISTING CONDITIONS C-2

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CORAL GABLES, FLORIDA 33134
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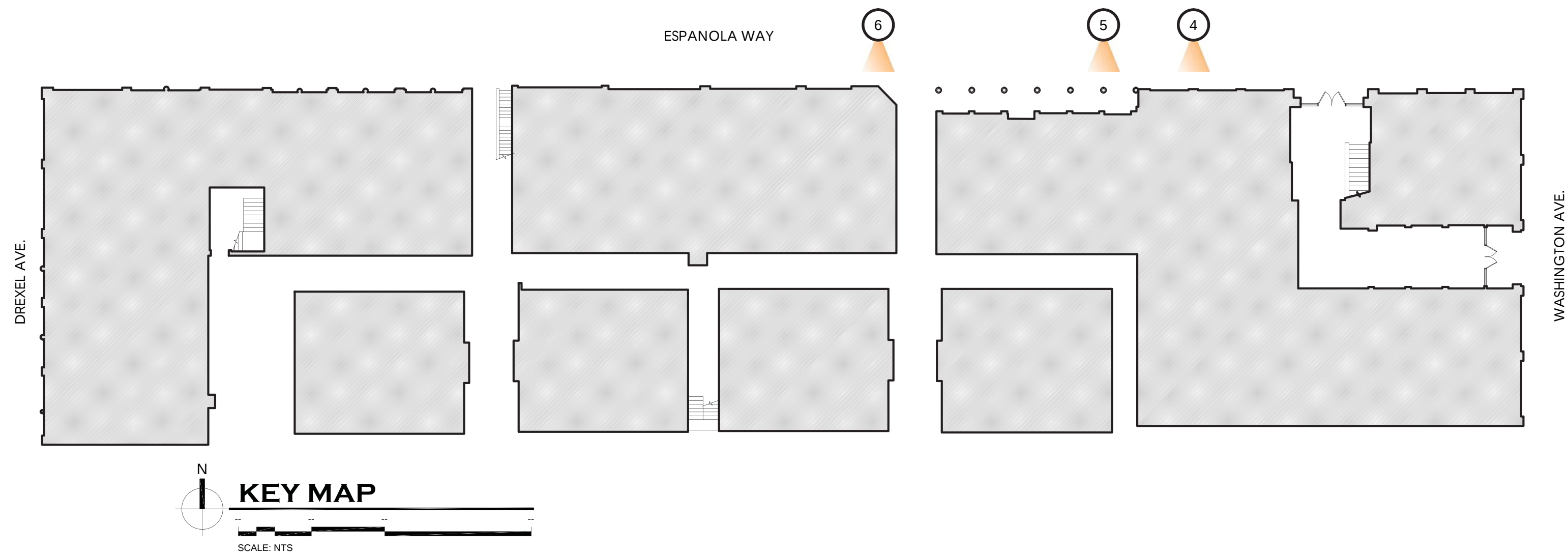
4 ESPAÑOLA WAY



5 ESPAÑOLA WAY



6 ESPAÑOLA WAY



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265 CANAL STREET / SUITE 507
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EXISTING CONDITIONS C-3

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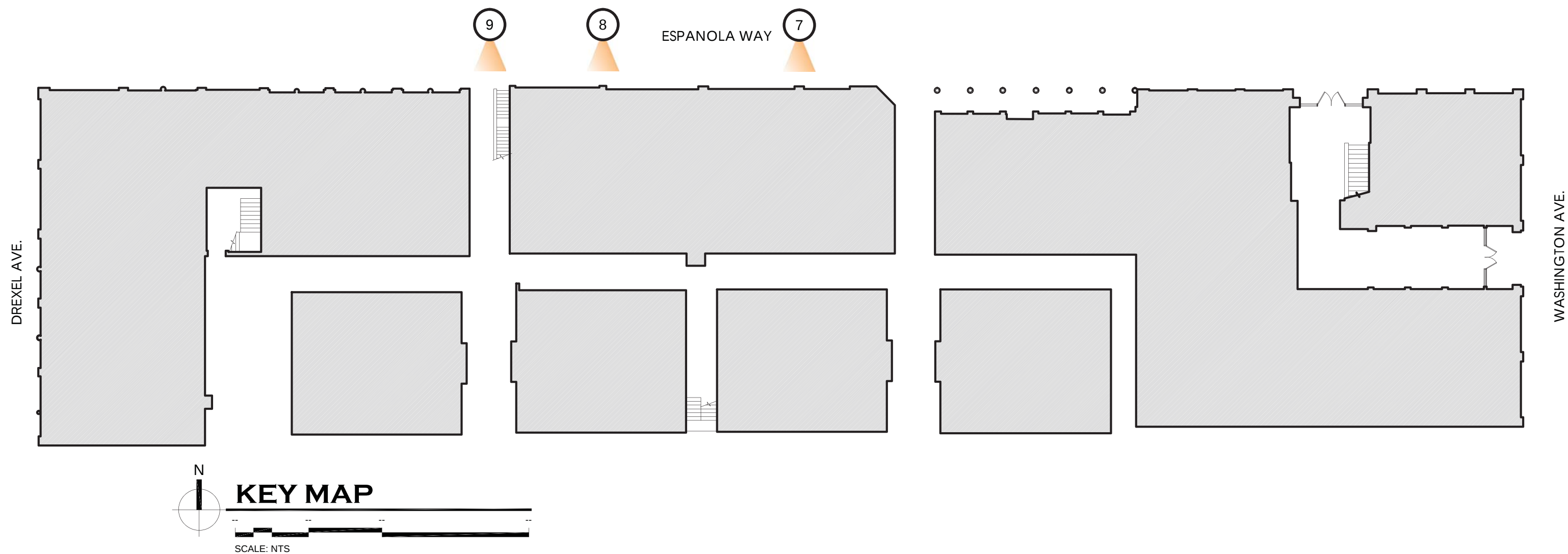
7 ESPAÑOLA WAY



8 ESPAÑOLA WAY



9 WASHINGTON AVENUE



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EXISTING CONDITIONS C-4

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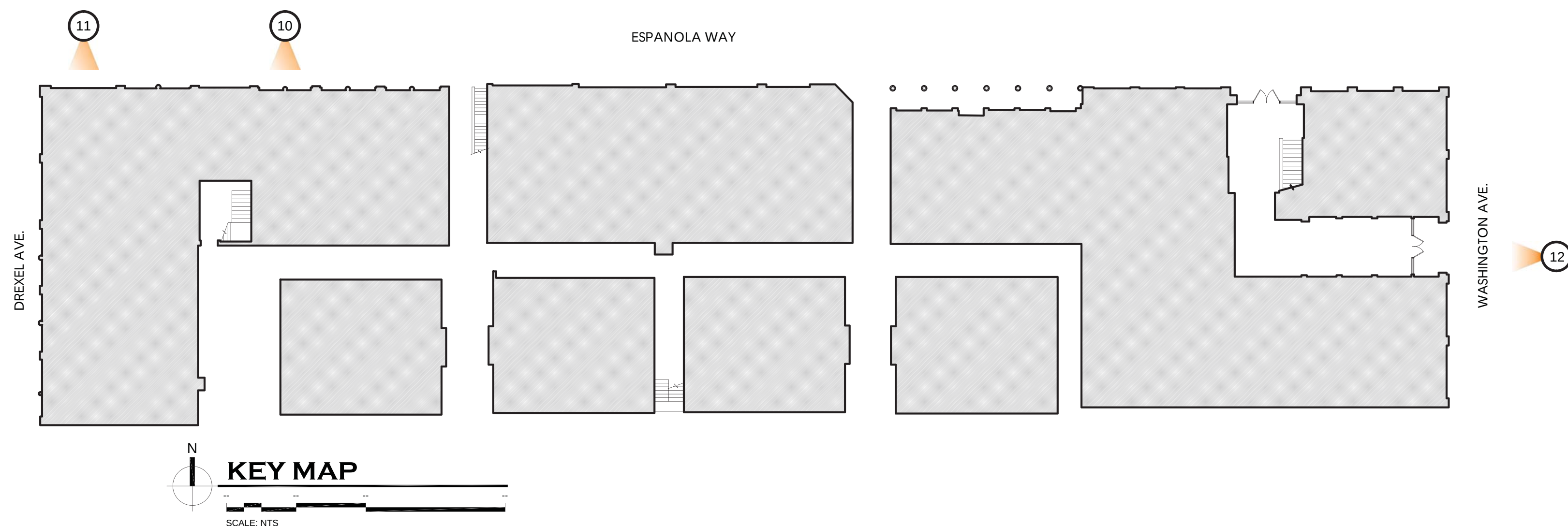
10 ESPAÑOLA WAY



11 ESPAÑOLA WAY



12 WASHINGTON AVENUE



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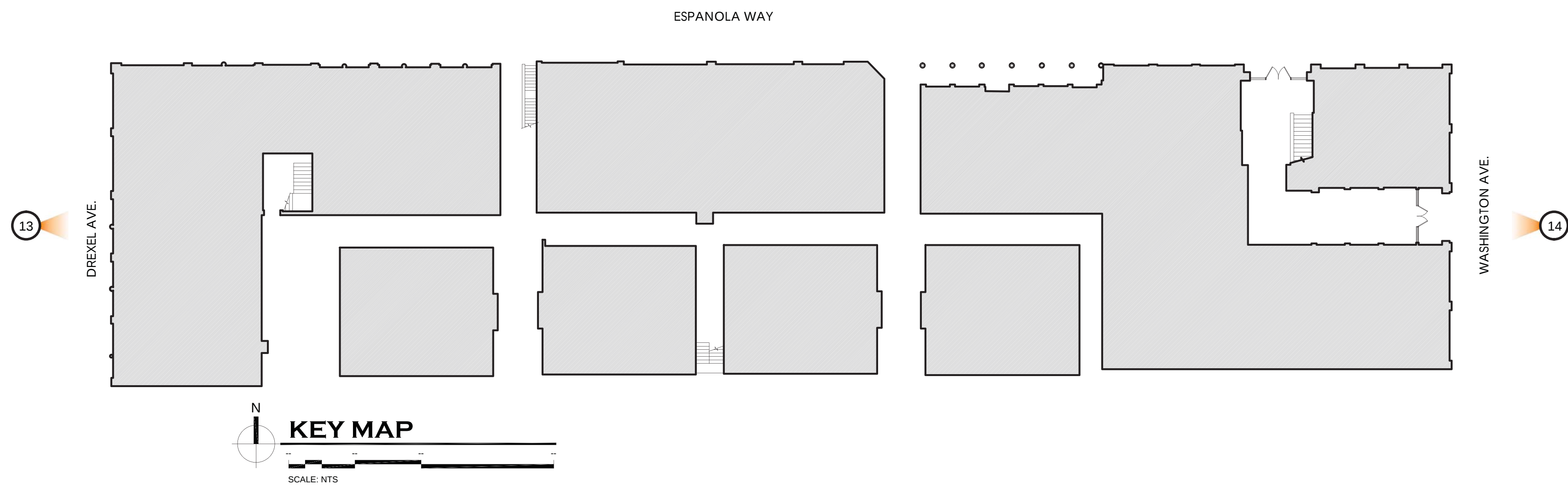
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14 WASHINGTON AVENUE



13 DREXEL AVENUE

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265 CANAL STREET / SUITE 507
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EXISTING CONDITIONS C-6

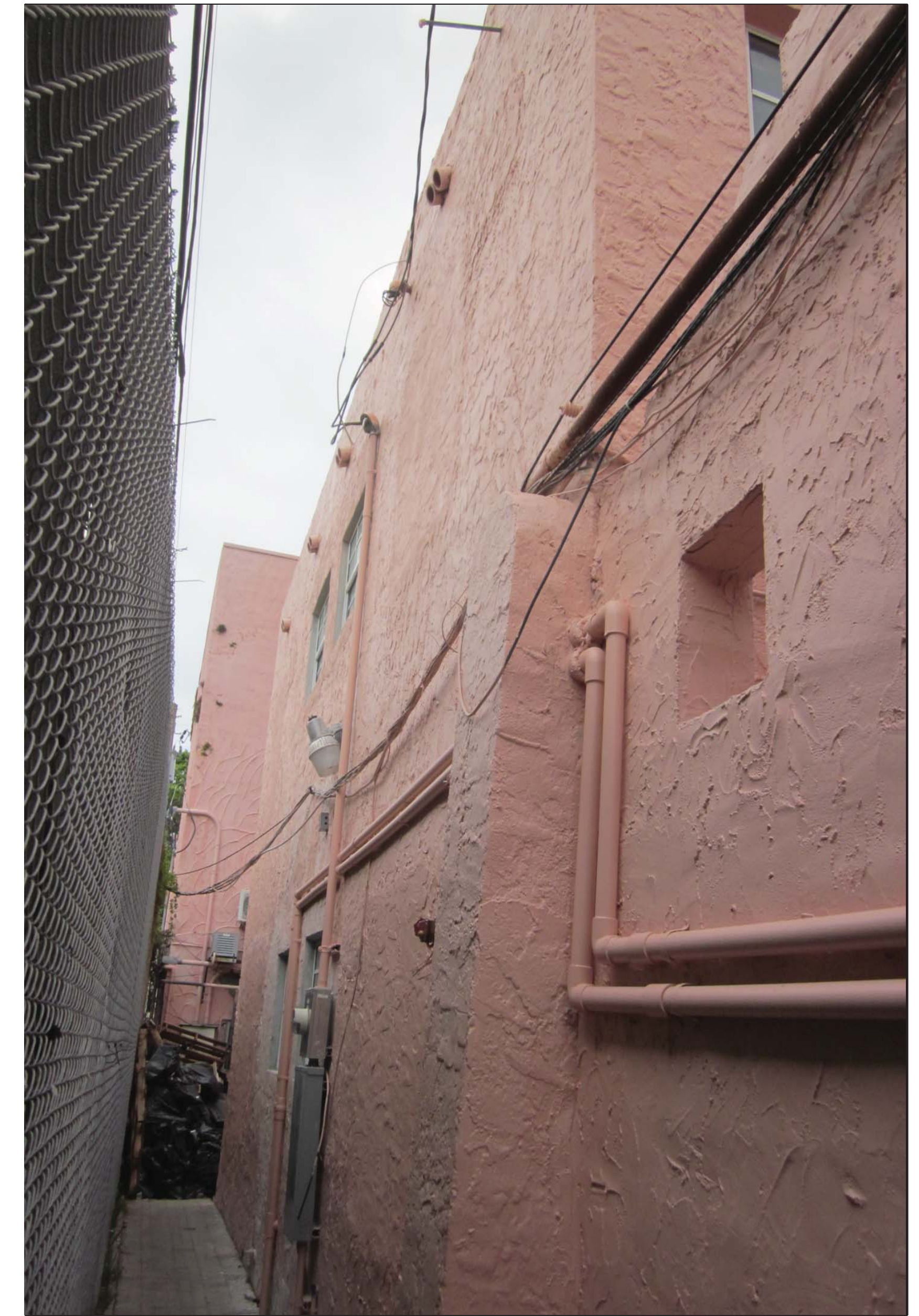
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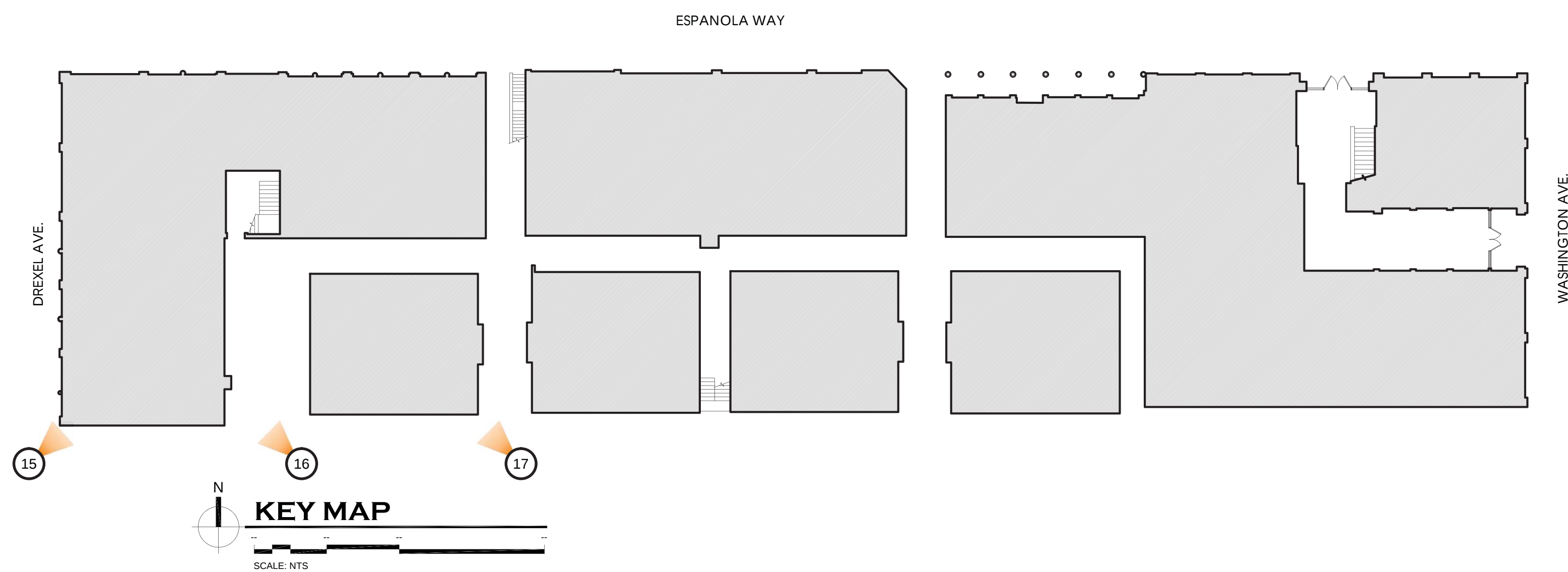
15 ESPAÑOLA WAY



16 ESPAÑOLA WAY



17 ESPAÑOLA WAY



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EXISTING CONDITIONS C-7

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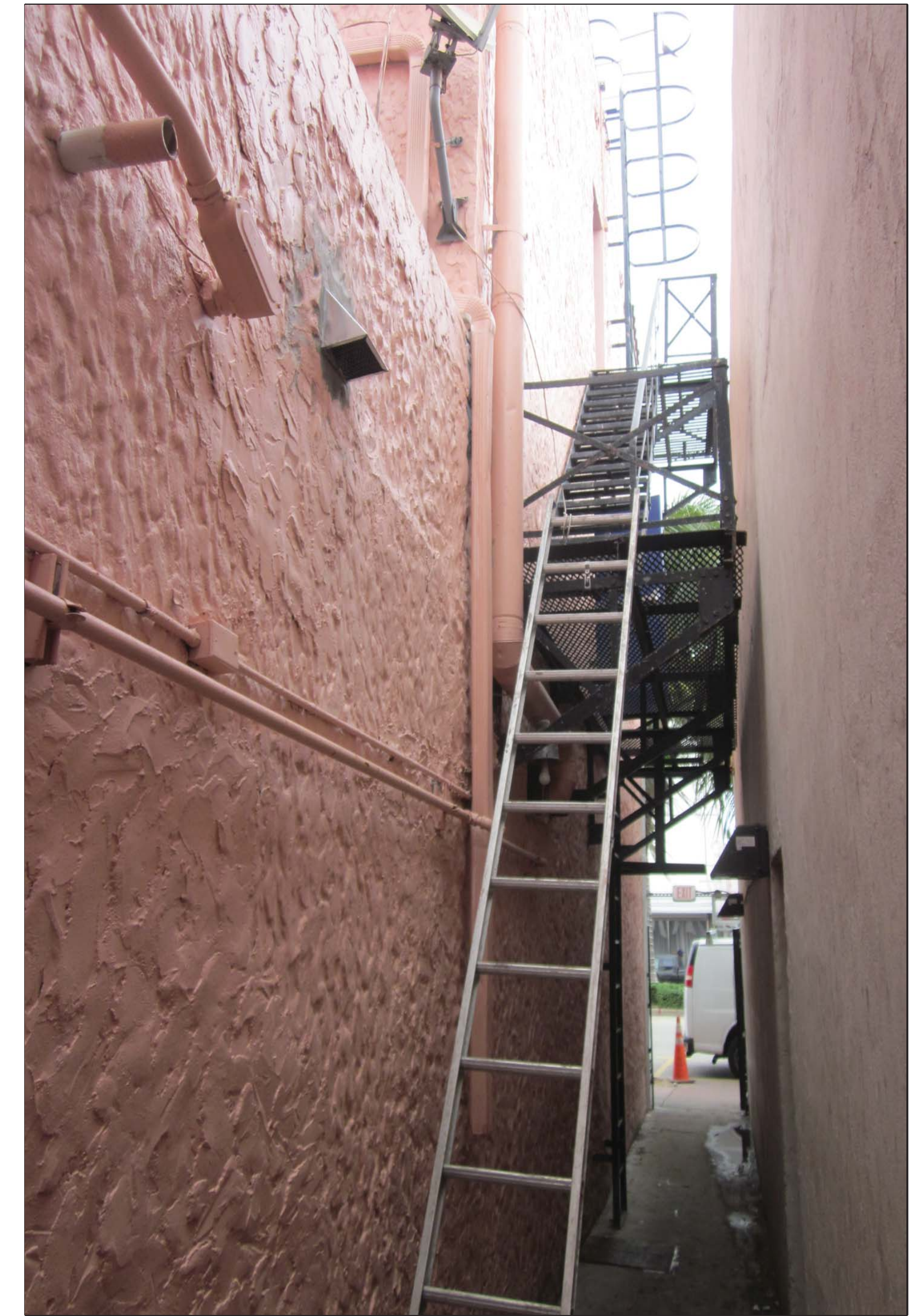
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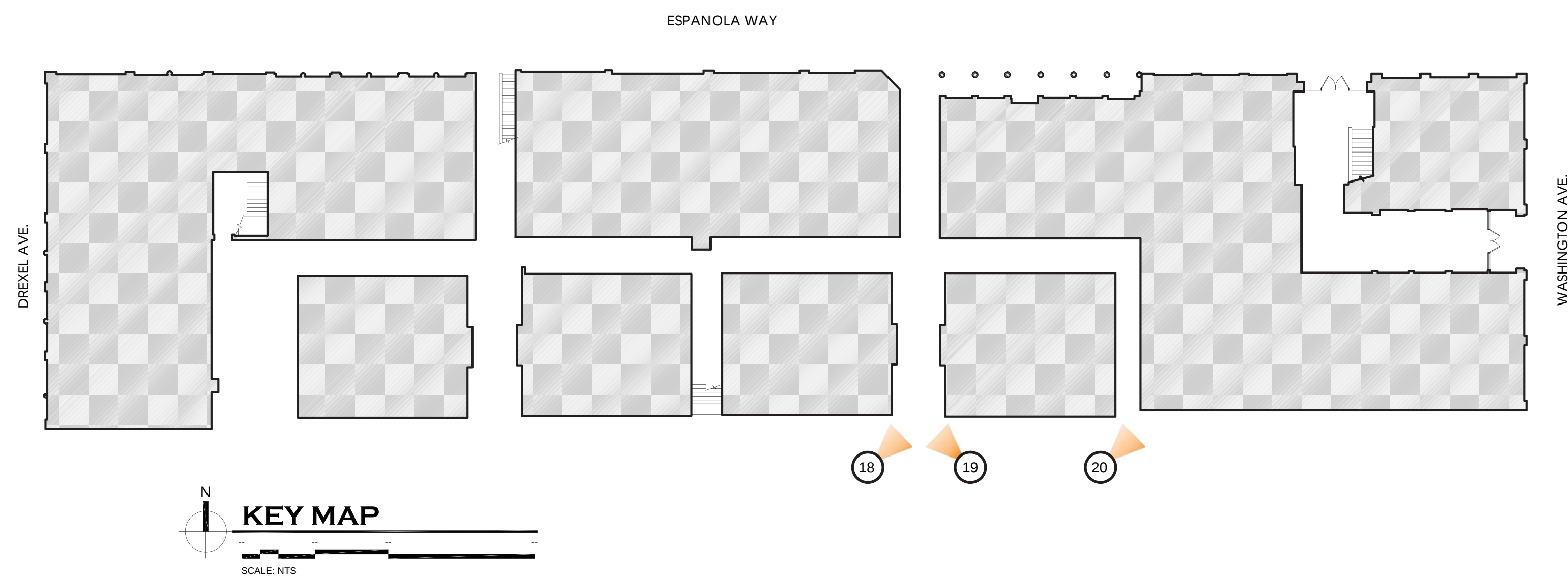
18 ESPAÑOLA WAY



19 ESPAÑOLA WAY



20 ESPAÑOLA WAY



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EXISTING CONDITIONS C-8

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1 COURTYARD ENTRANCE & STAIRS



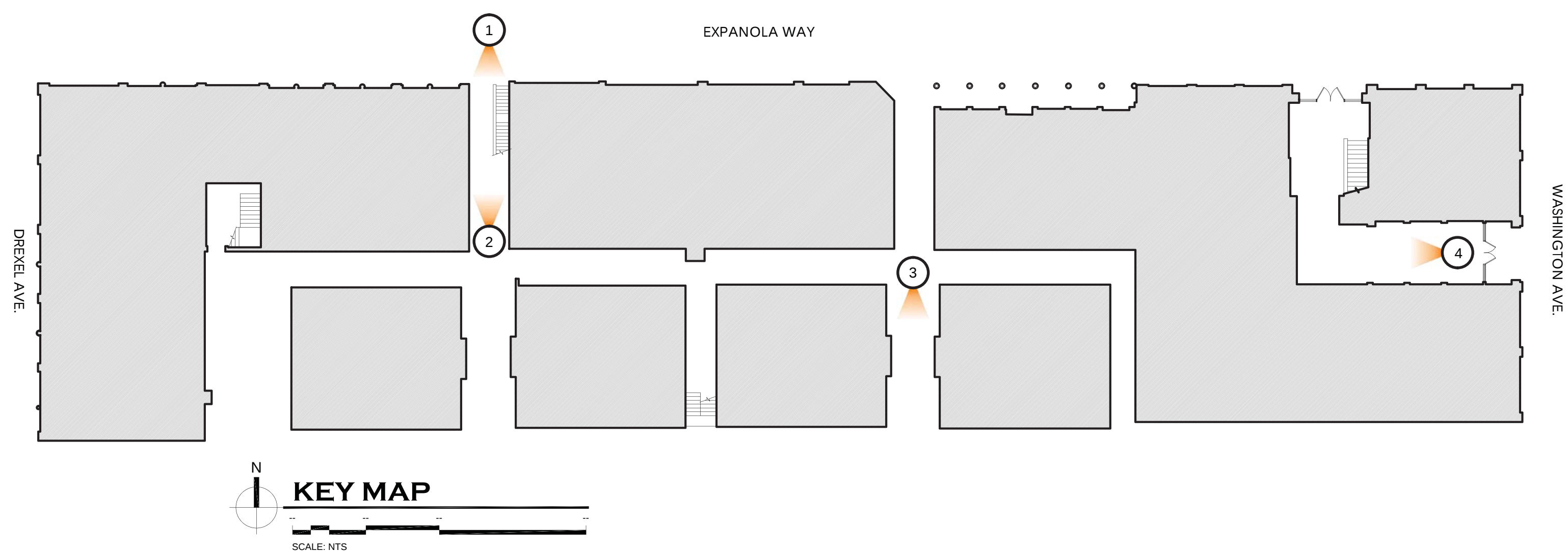
2 COURTYARD ALLEY



3 COURTYARD ALLEY



4 LOBBY CEILING



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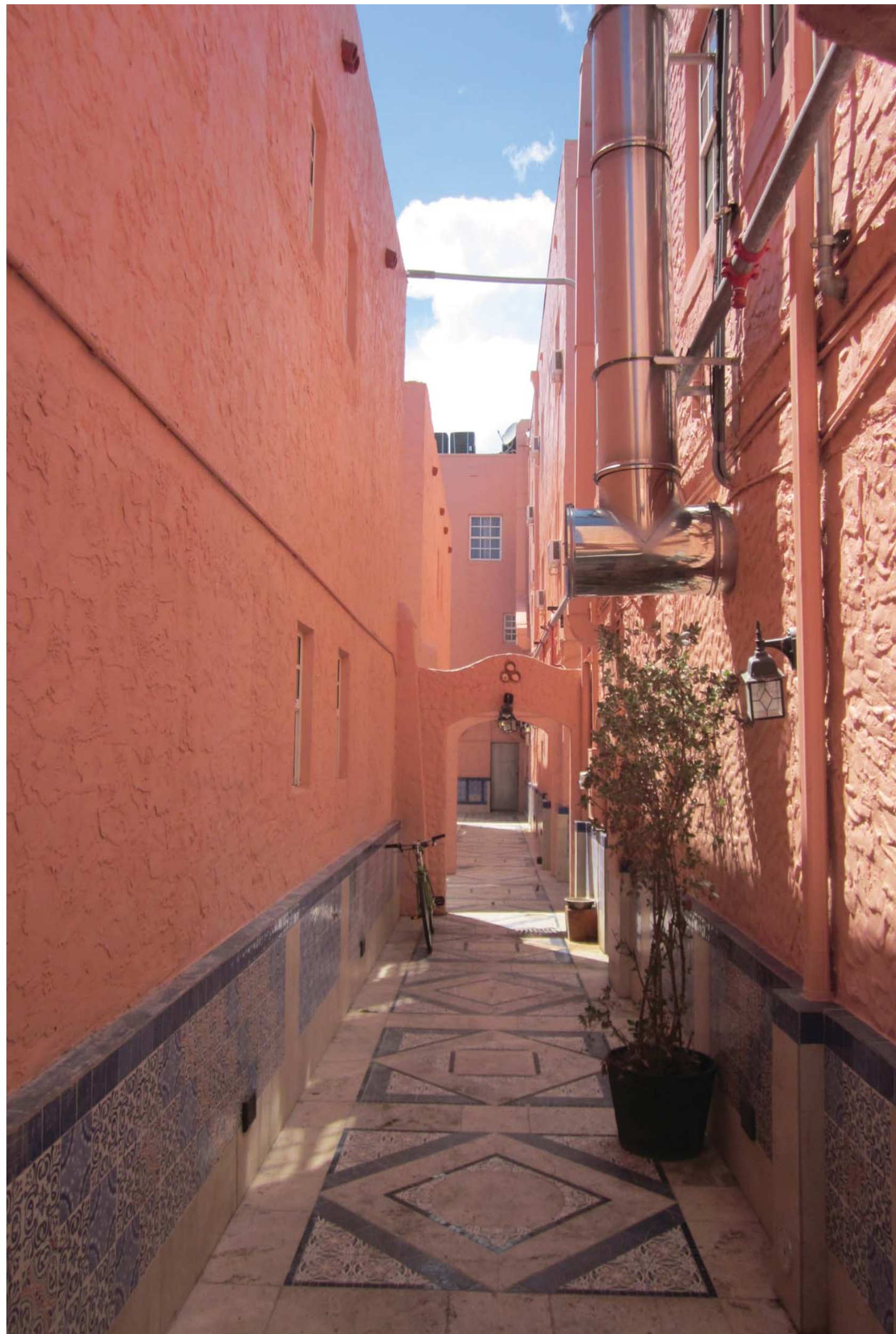
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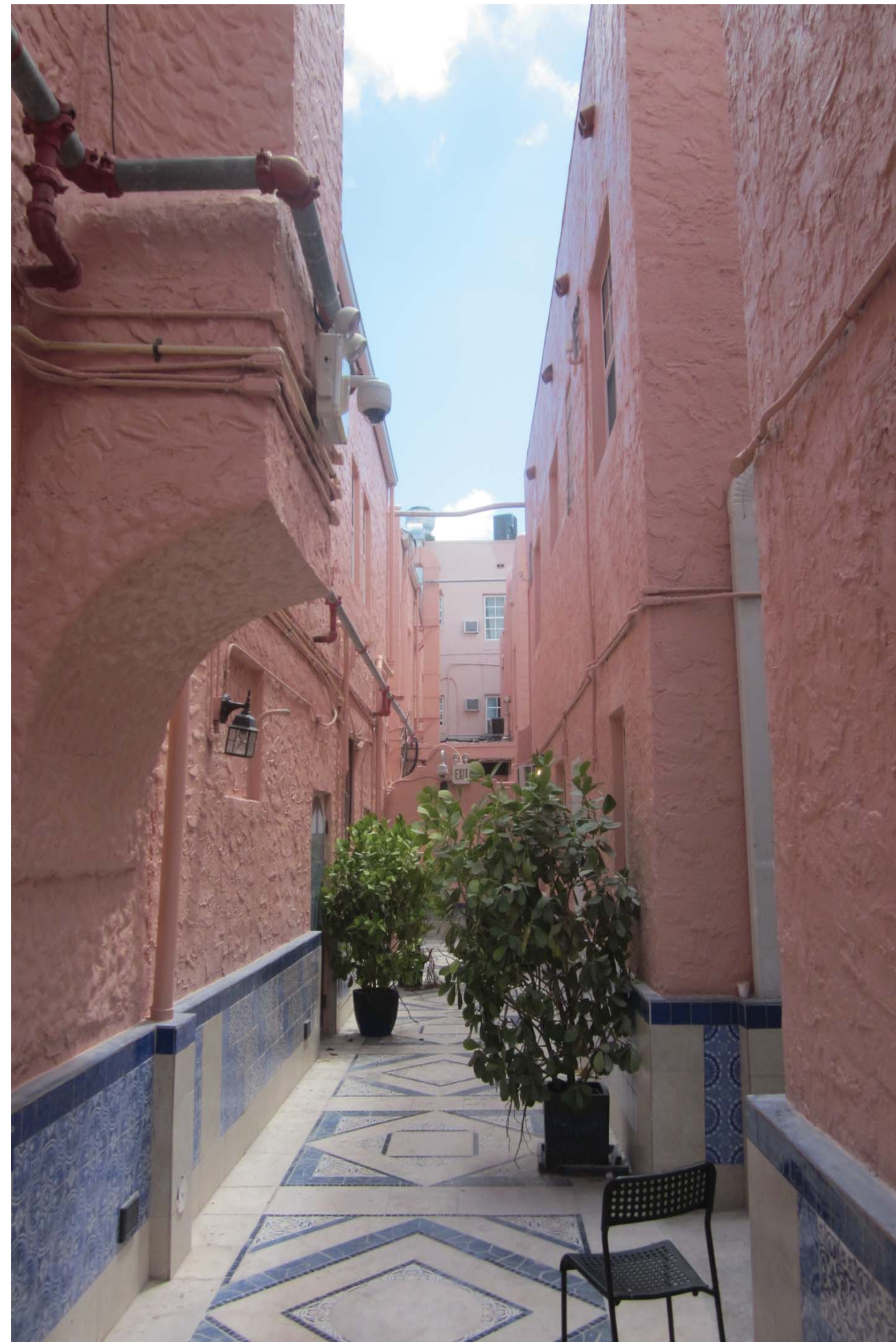
EXISTING CONDITIONS C-9

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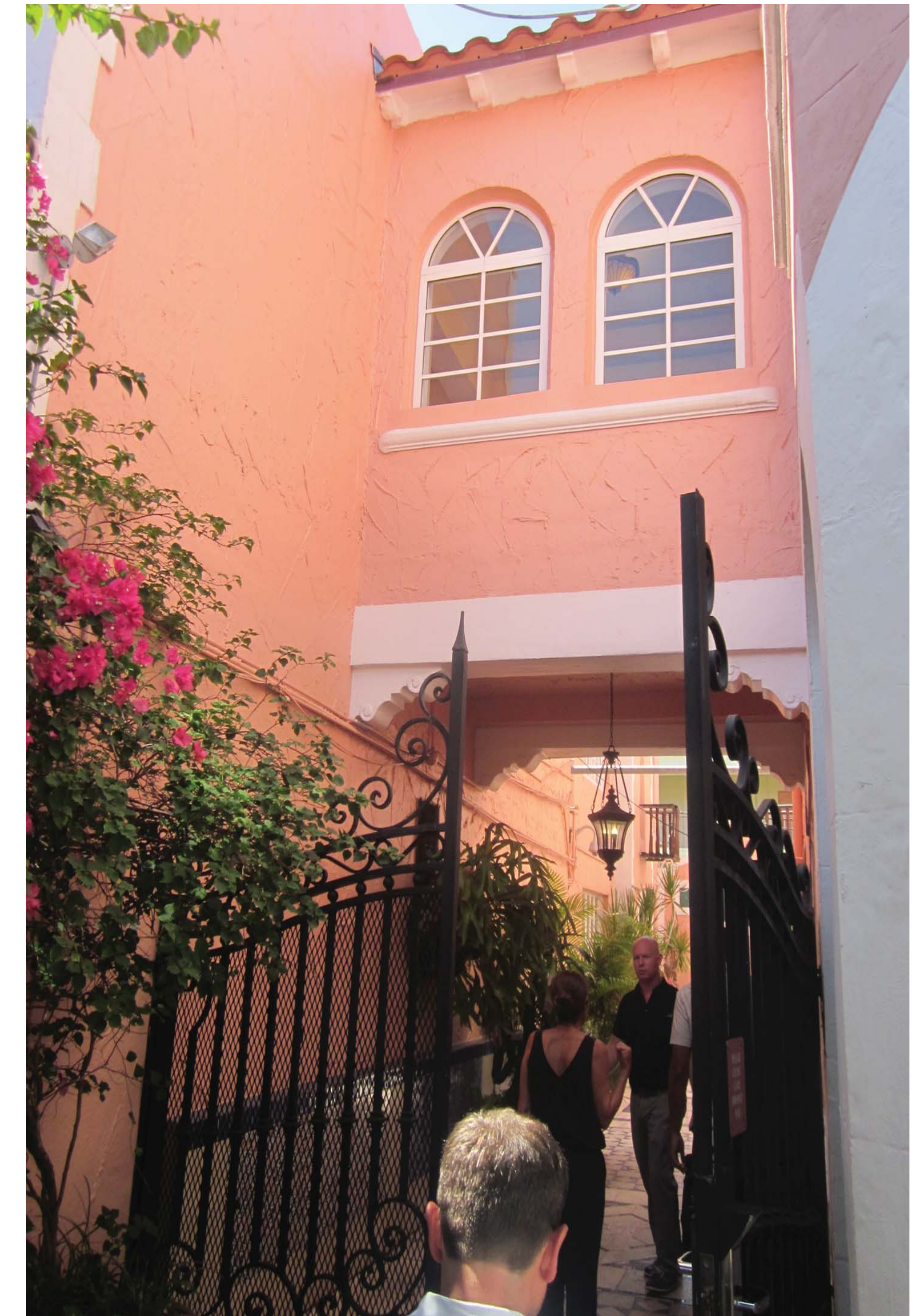
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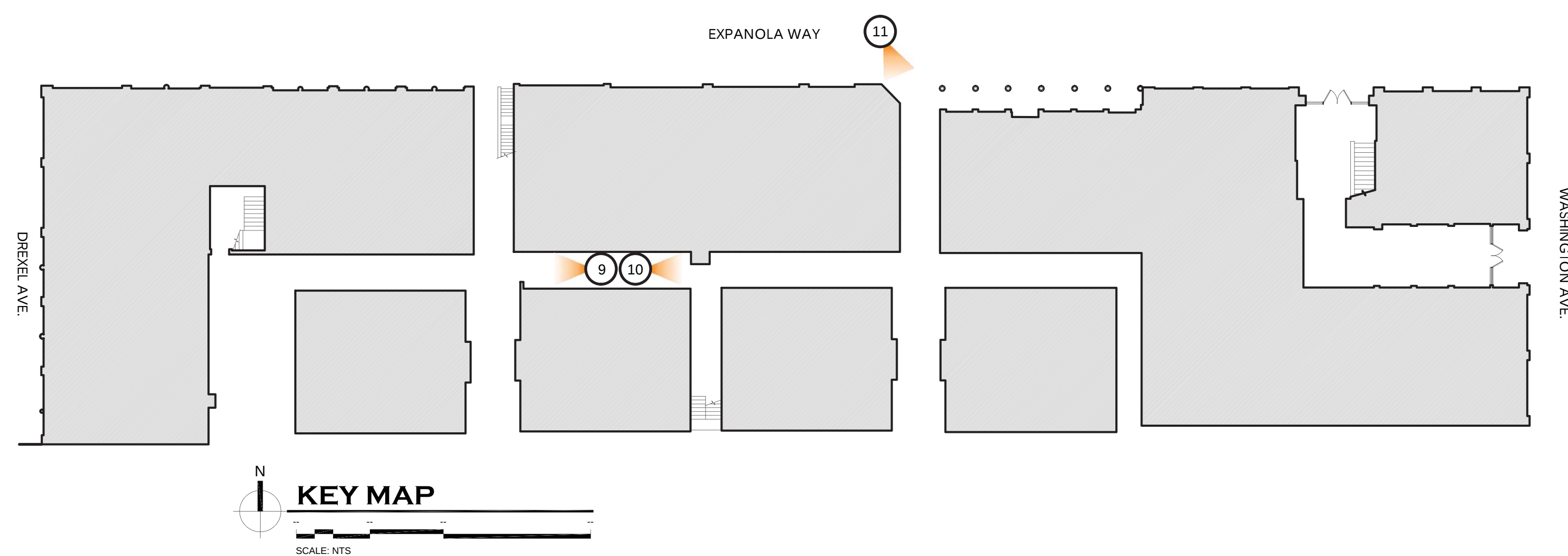
9 COURTYARD ALLEY



10 COURTYARD ALLEY



11 COURTYARD ENTRANCE



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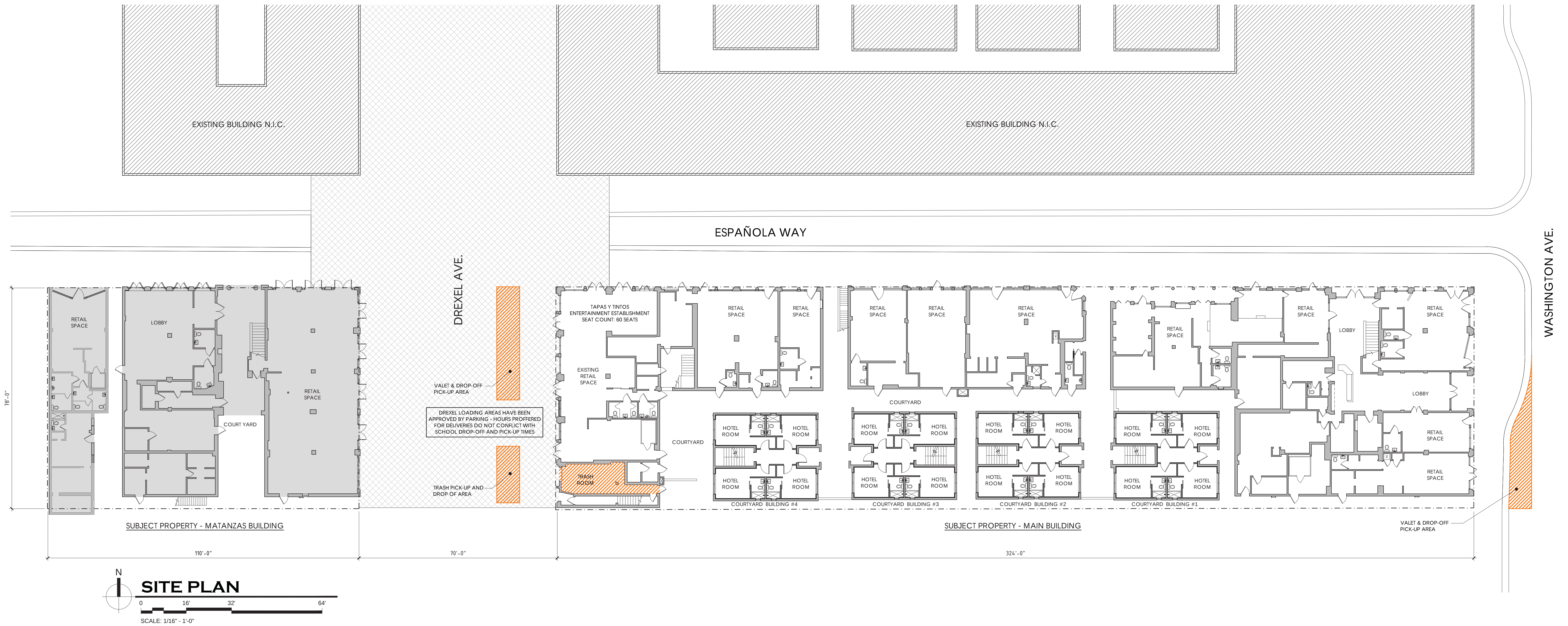
EXISTING CONDITIONS C-10

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EXISTING PLANS

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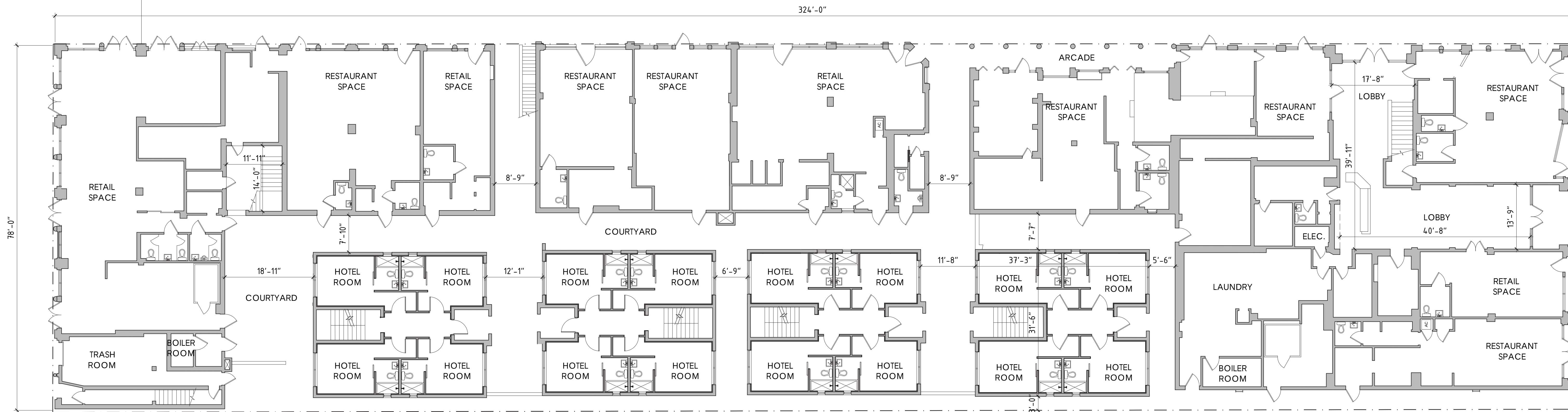
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EXISTING SITE PLAN EX-1

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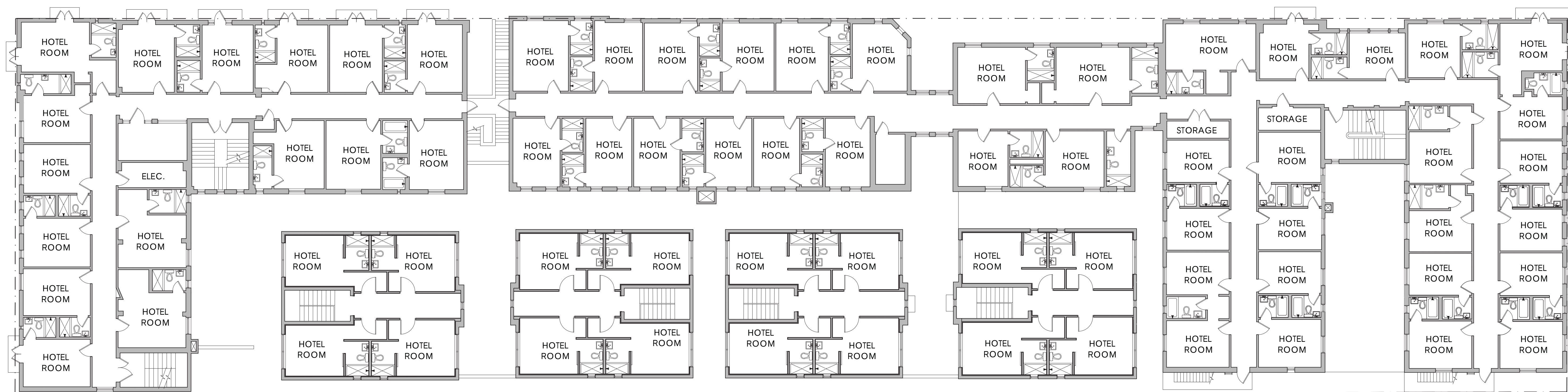
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MAIN: 305.444.5545
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DREXEL AVE.



WASHINGTON AVE.

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



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

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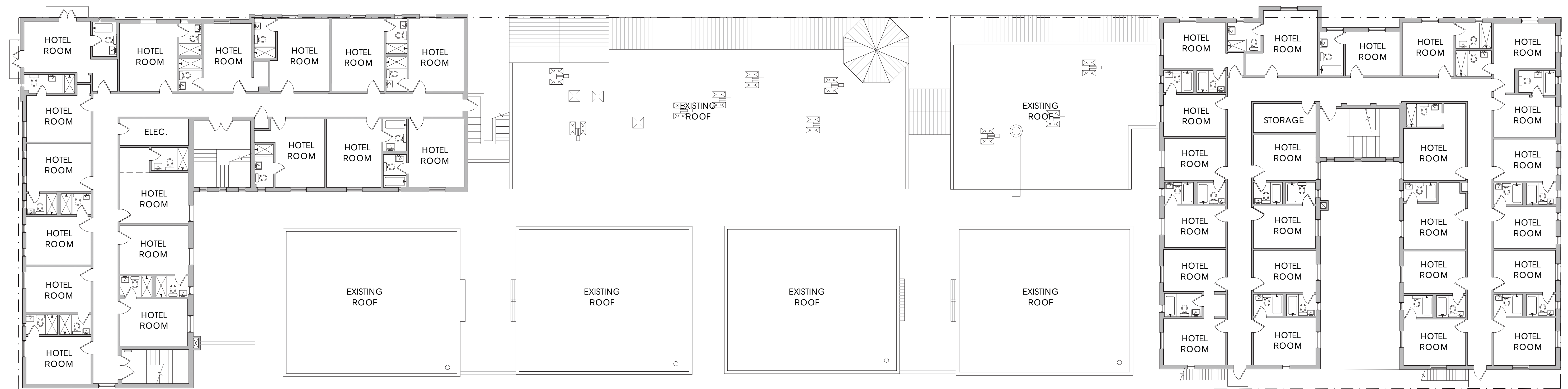
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EXISTING PLANS EX-2

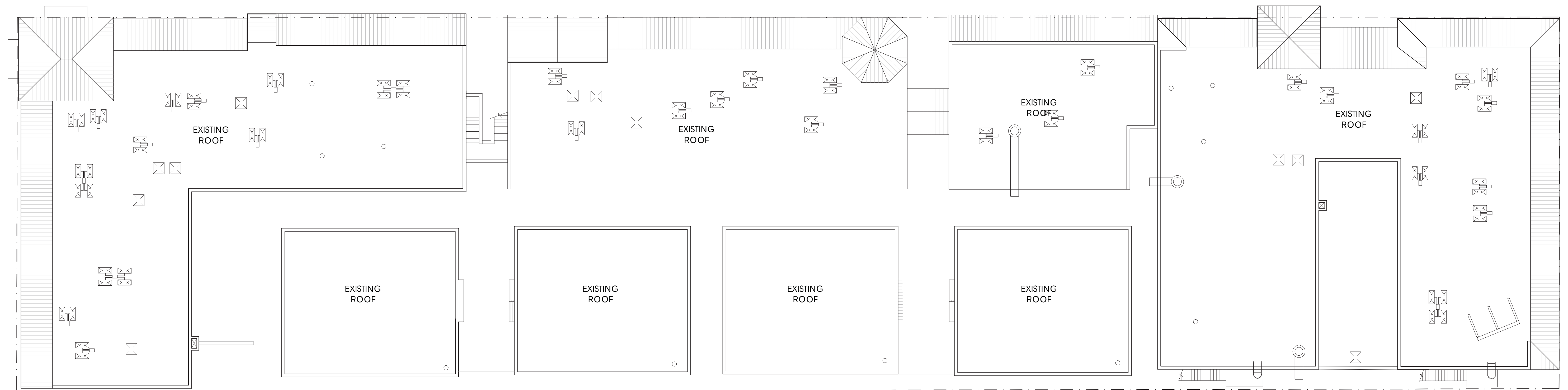
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EXISTING THIRD FLOOR PLAN

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

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



EXISTING ROOF PLAN

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

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

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