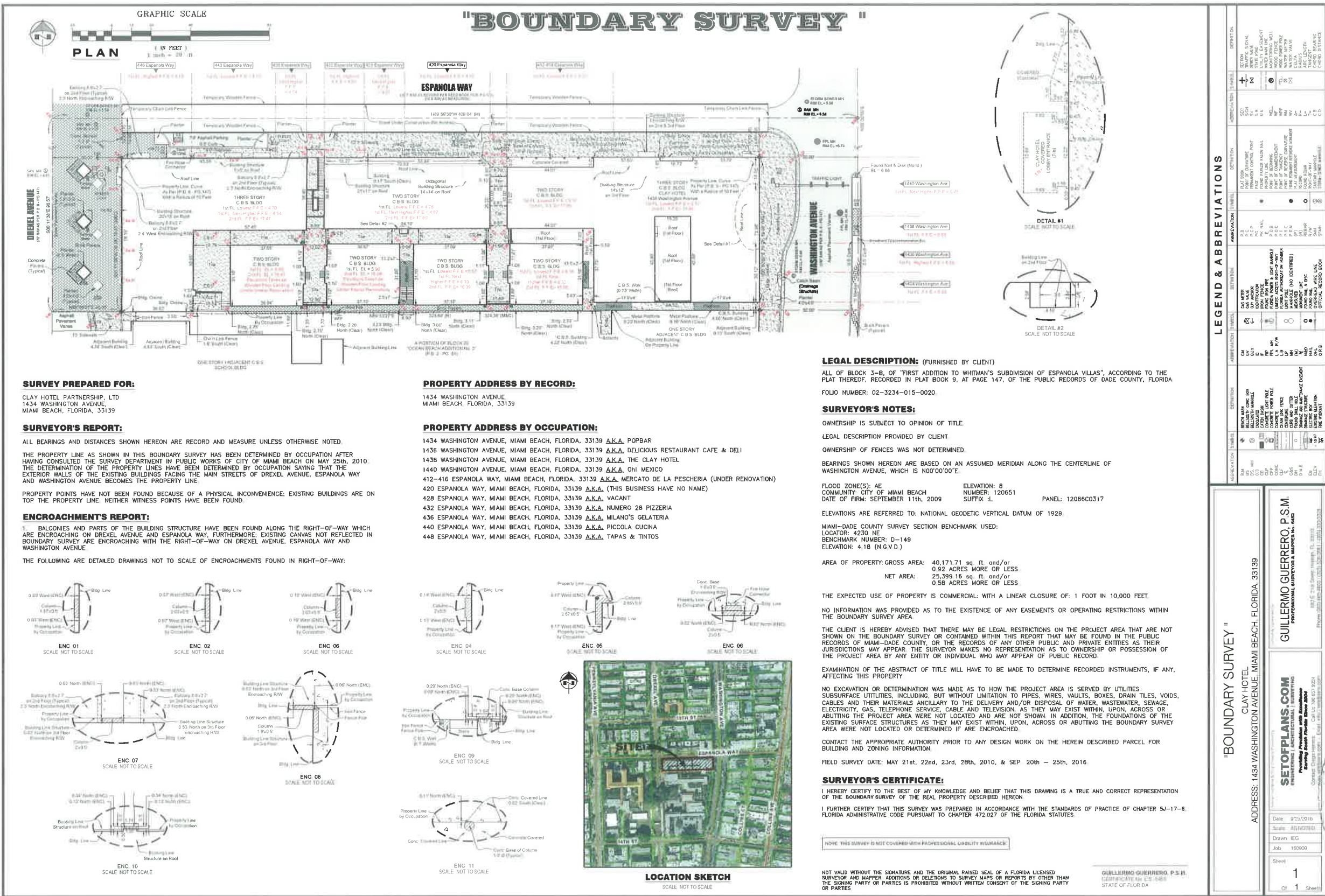




EXISTING CONDITIONS

ESPAÑOLA HOTEL



ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

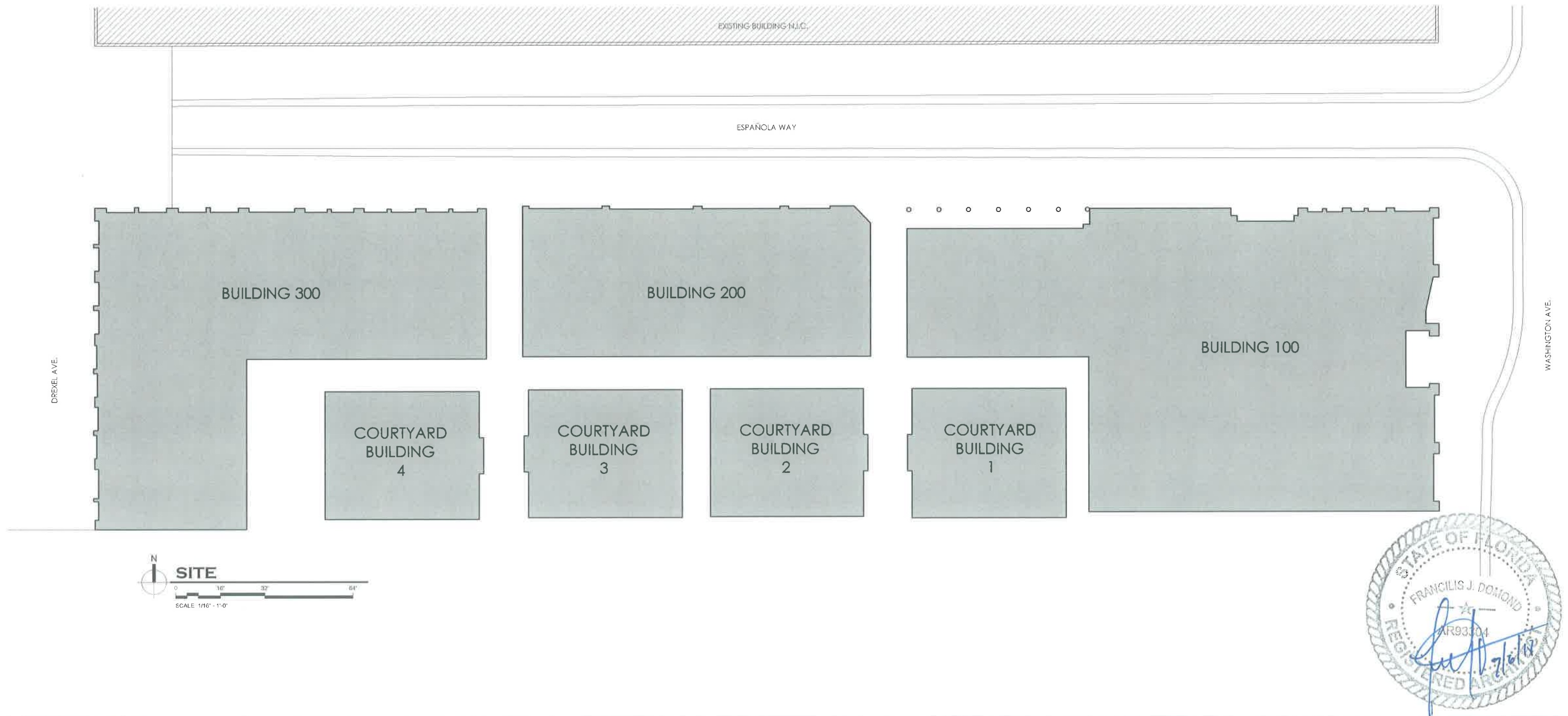
OWNER
INFINITY ESPANOLA HOTEL VENTURE, LLC
1407 BROADWAY, 30TH FLOOR
NEW YORK, NEW YORK 10018

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

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

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

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

KEY MAP

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: 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. BUILDING #4

UNIT #

S.F.

UNIT #

S.F.

UNIT #

S.F.

UNIT #201

219 S.F.

UNIT #301

248 S.F.

UNIT #401

219 S.F.

UNIT #202

219 S.F.

UNIT #302

219 S.F.

UNIT #402

248 S.F.

UNIT #203

248 S.F.

UNIT #303

219 S.F.

UNIT #403

248 S.F.

UNIT #204

248 S.F.

UNIT #304

248 S.F.

UNIT #404

219 S.F.

UNIT #205

224 S.F.

UNIT #305

228 S.F.

UNIT #405

224 S.F.

UNIT #206

224 S.F.

UNIT #306

228 S.F.

UNIT #406

224 S.F.

UNIT #207

228 S.F.

UNIT #307

224 S.F.

UNIT #407

228 S.F.

UNIT #208

228 S.F.

UNIT #308

224 S.F.

UNIT #408

228 S.F.

TOTAL: 8

1,838 S.F.

AVE 230 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 #14.7	198 S.F.	
UNIT #14.9	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.

ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

ZONING INFORMATION & LOCATION MAPS C-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

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



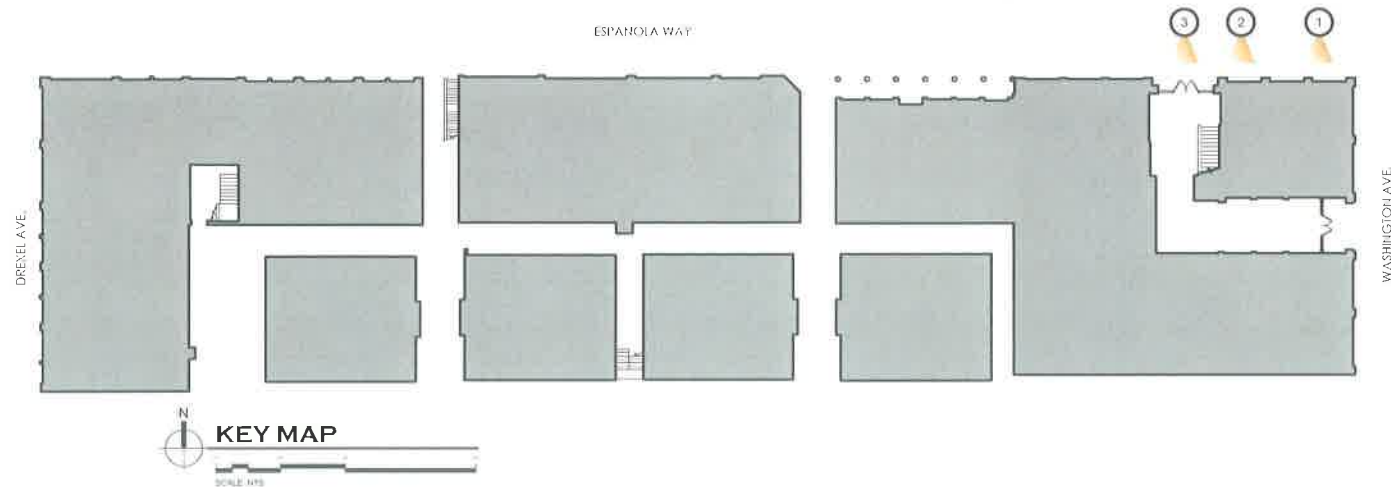
1 ESPAÑOLA WAY



2 ESPAÑOLA WAY



3 ESPAÑOLA WAY



ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

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

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

EXISTING CONDITIONS C-2

DNB
DESIGN GROUP

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



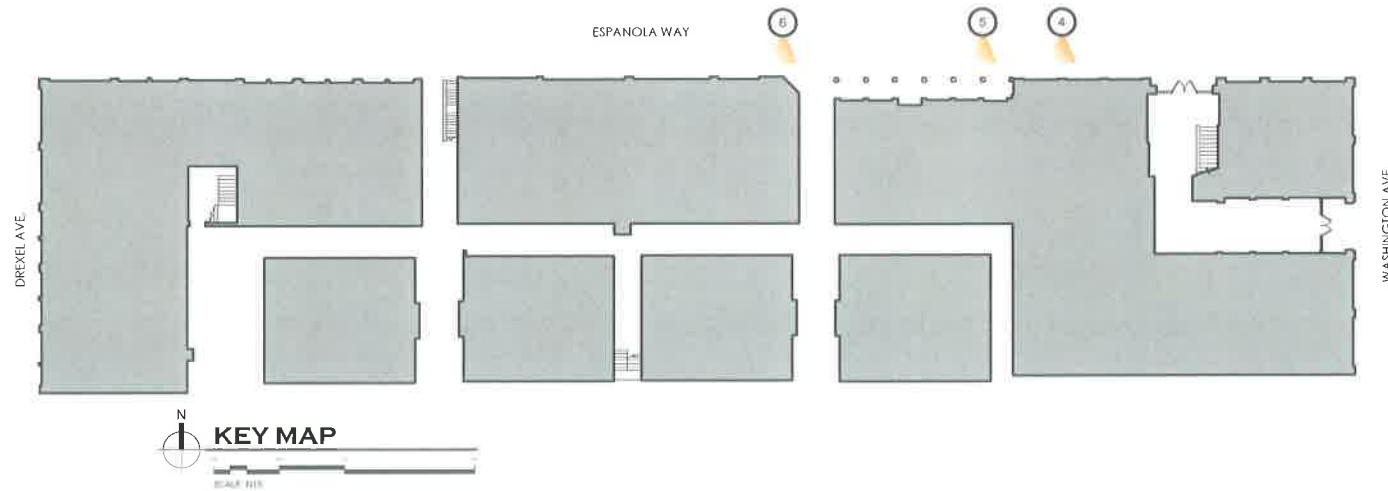
4 ESPANOLA WAY



5 ESPANOLA WAY



6 ESPANOLA WAY



ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
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

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

EXISTING CONDITIONS C-3

DNB
DESIGN GROUP

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



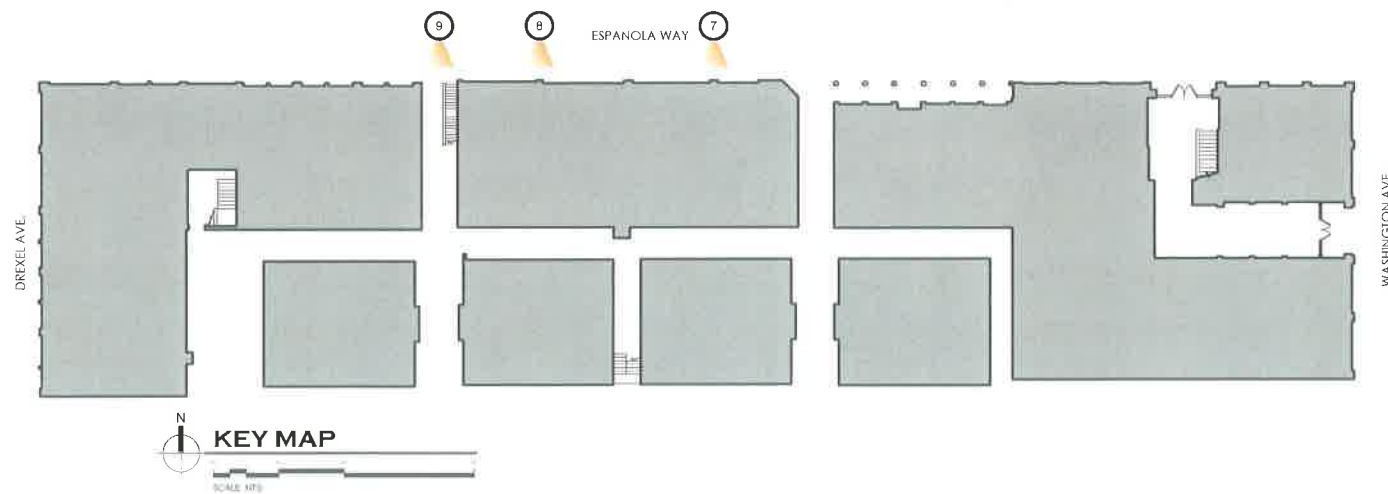
7 ESPAÑOLA WAY



8 ESPAÑOLA WAY



9 WASHINGTON AVENUE



ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
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

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

EXISTING CONDITIONS C-4

DNB
DESIGN GROUP

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



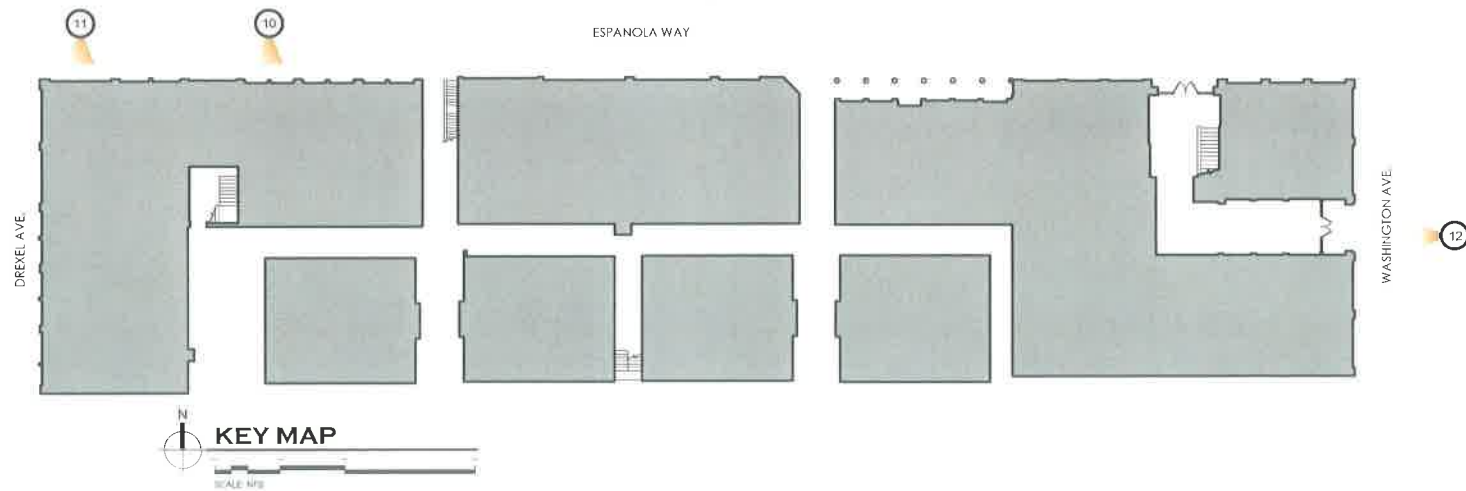
10 ESPANOLA WAY



11 ESPANOLA WAY



12 WASHINGTON AVENUE



ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
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

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

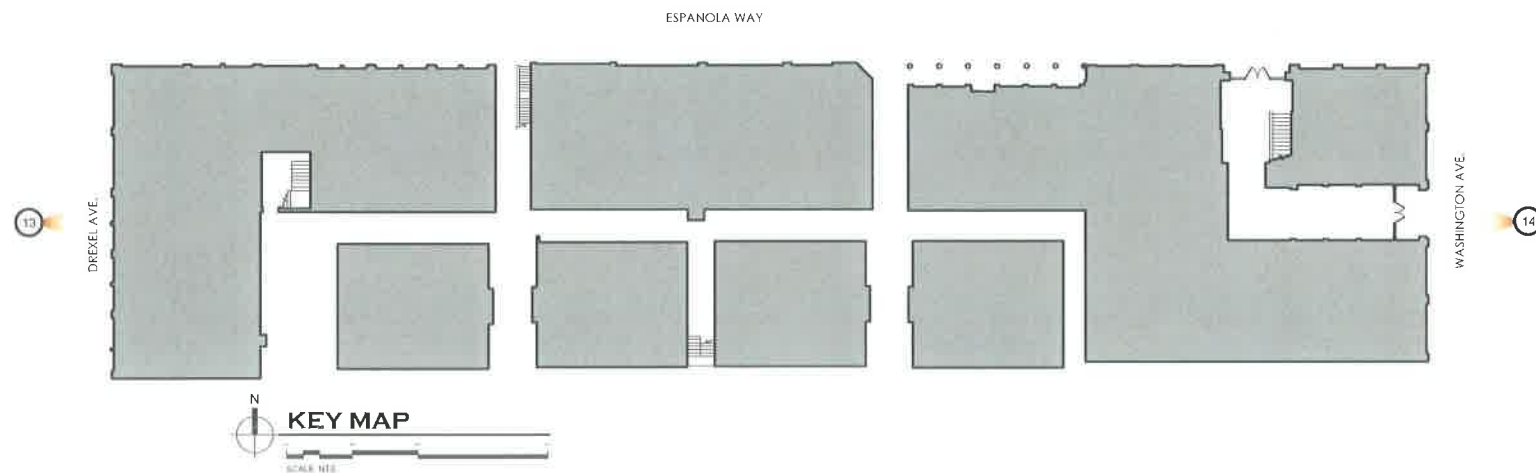
EXISTING CONDITIONS C-5

DNB
DESIGN GROUP

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



14 WASHINGTON AVENUE



13 DREXEL AVENUE



ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
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

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

EXISTING CONDITIONS C-6

DNB
DESIGN GROUP

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



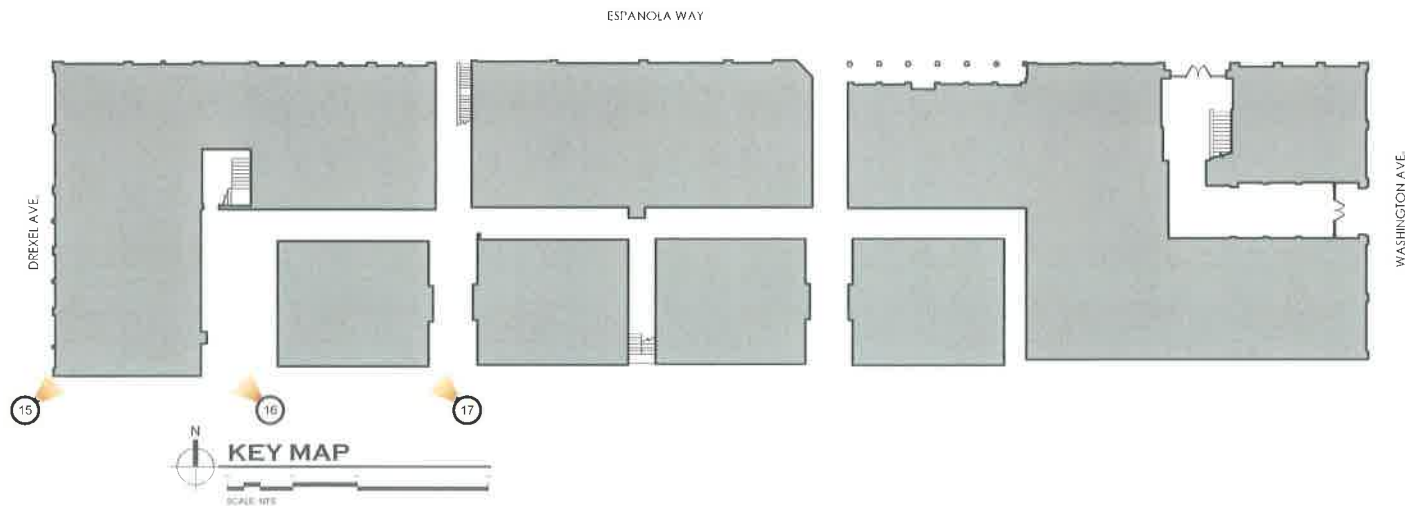
15 ESPAÑOLA WAY



16 ESPAÑOLA WAY



17 ESPAÑOLA WAY



ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
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

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

EXISTING CONDITIONS C-7



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



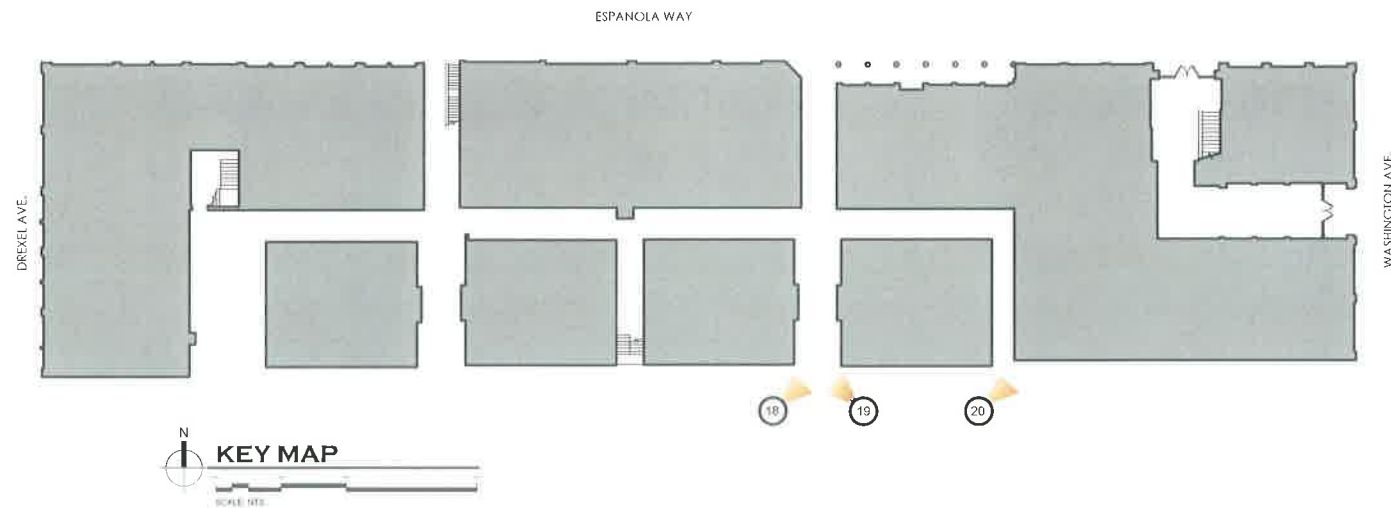
18 ESPAÑOLA WAY



19 ESPAÑOLA WAY



20 ESPAÑOLA WAY



ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

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

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

EXISTING CONDITIONS C-8

DNB
DESIGN GROUP

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



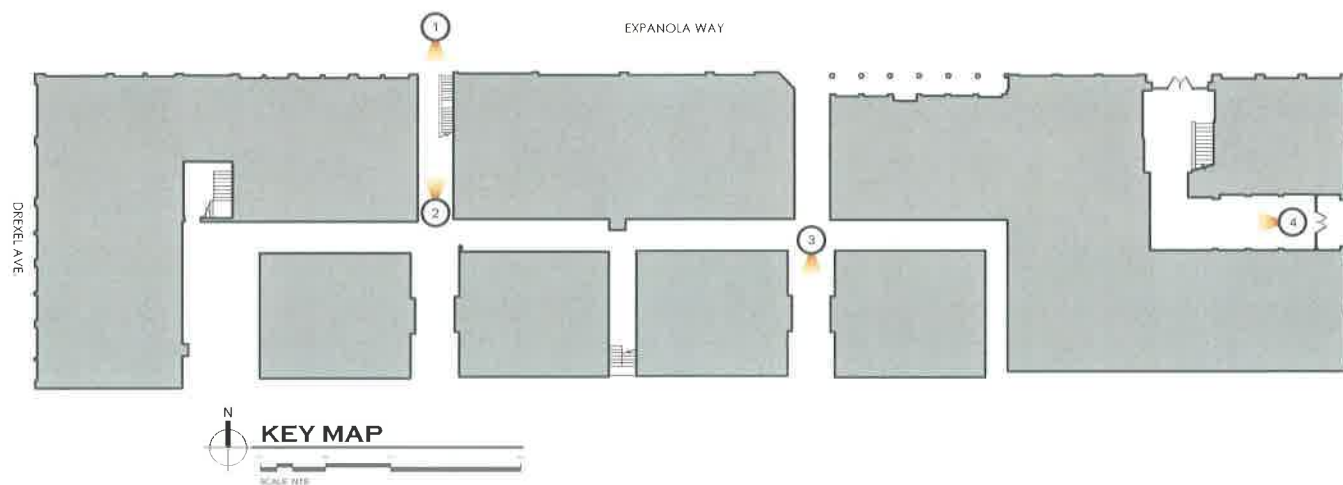
1 COURTYARD ENTRANCE & STAIRS



2 COURTYARD ALLEY



3 COURTYARD ALLEY



4 LOBBY CEILING

ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
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

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

EXISTING CONDITIONS C-9

DNB
DESIGN GROUP

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



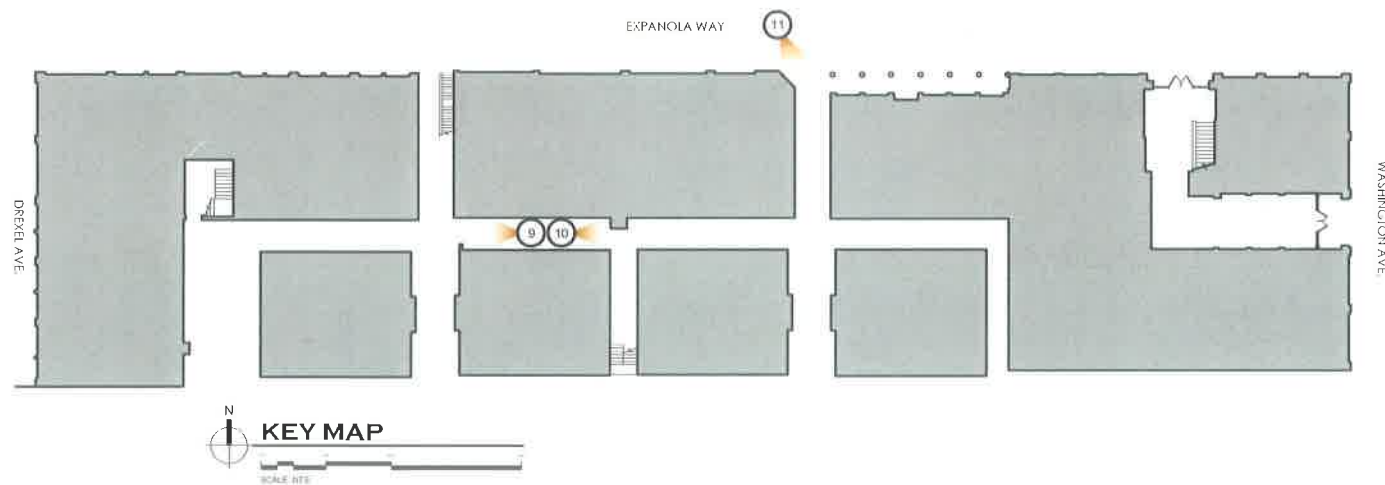
9 COURTYARD ALLEY



10 COURTYARD ALLEY



11 COURTYARD ENTRANCE



ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
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

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

EXISTING CONDITIONS C-10



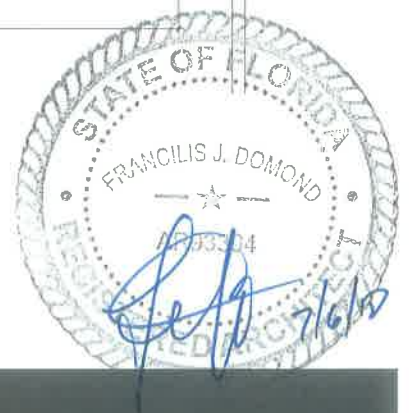
DNB
DESIGN GROUP

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



EXISTING PLANS

ESPAÑOLA HOTEL



ESPANOLA HOTEL

1434 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

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

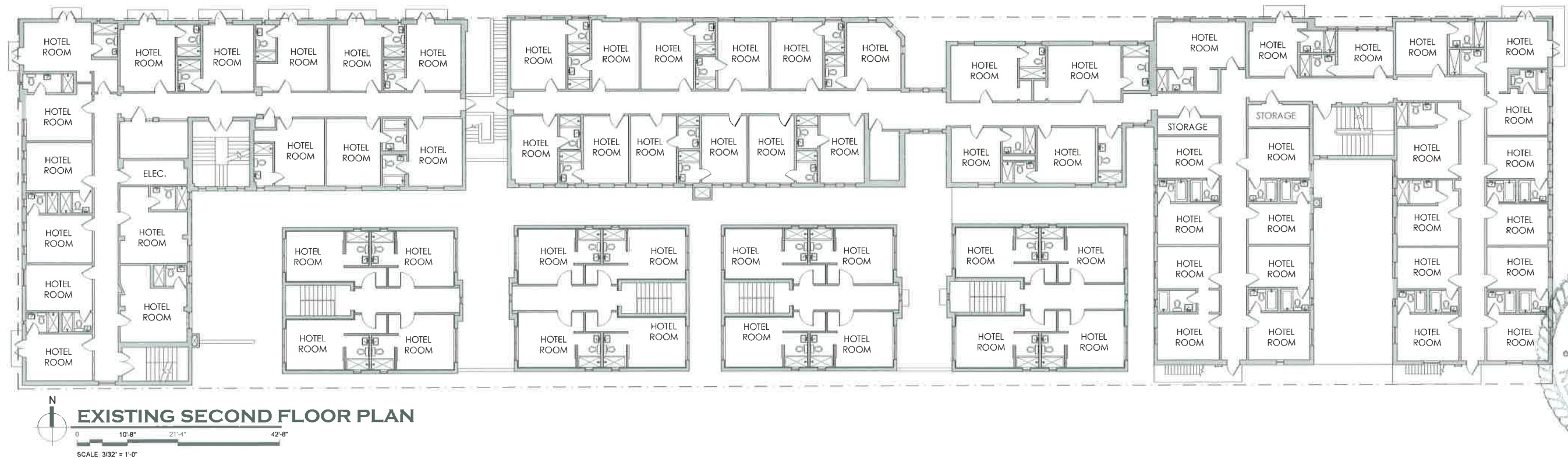
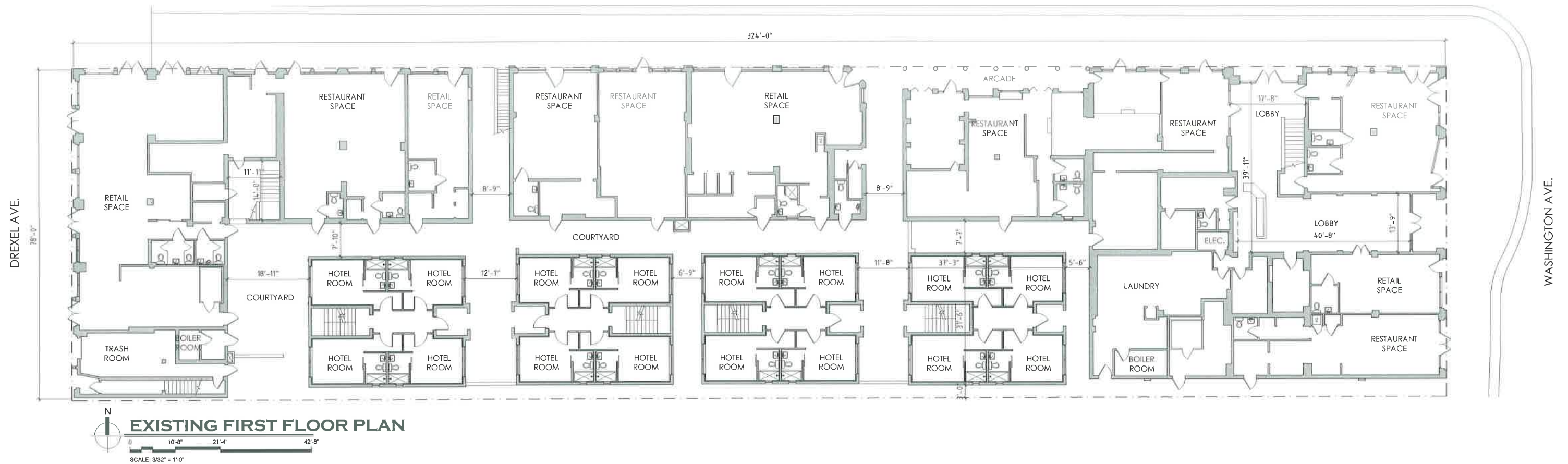
DESIGN ARCHITECT
WILKINSON ARCHITECTS PLLC
265 CANAL STREET / SUITE 507
NEW YORK, NEW YORK 10013

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

EXISTING SITE PLAN EX-1

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

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

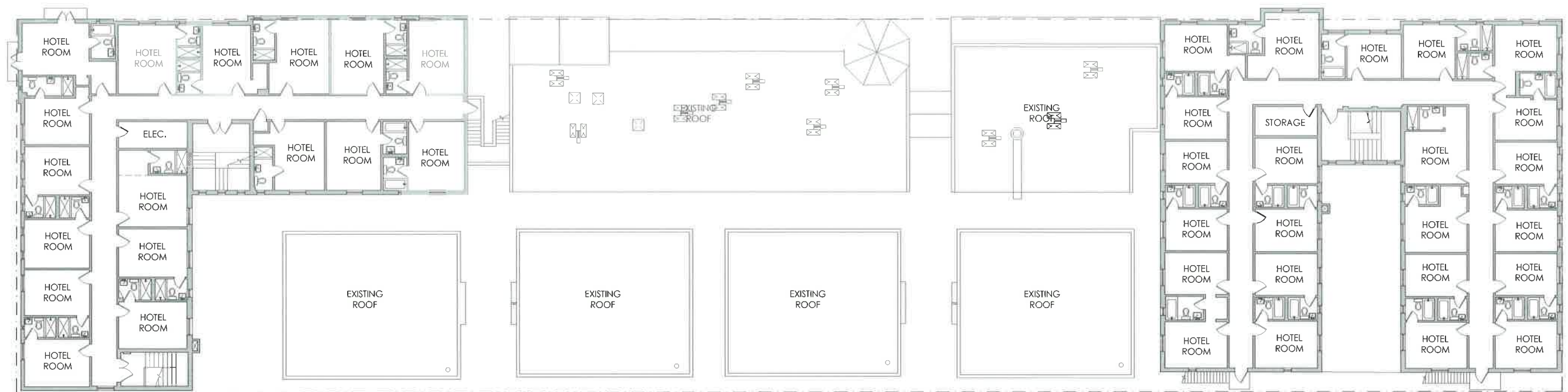
DESIGN ARCHITECT
WILKINSON ARCHITECTS PLLC
265 CANAL STREET / SUITE 507
NEW YORK, NEW YORK 10013

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

EXISTING PLANS EX-2

DNB
DESIGN GROUP

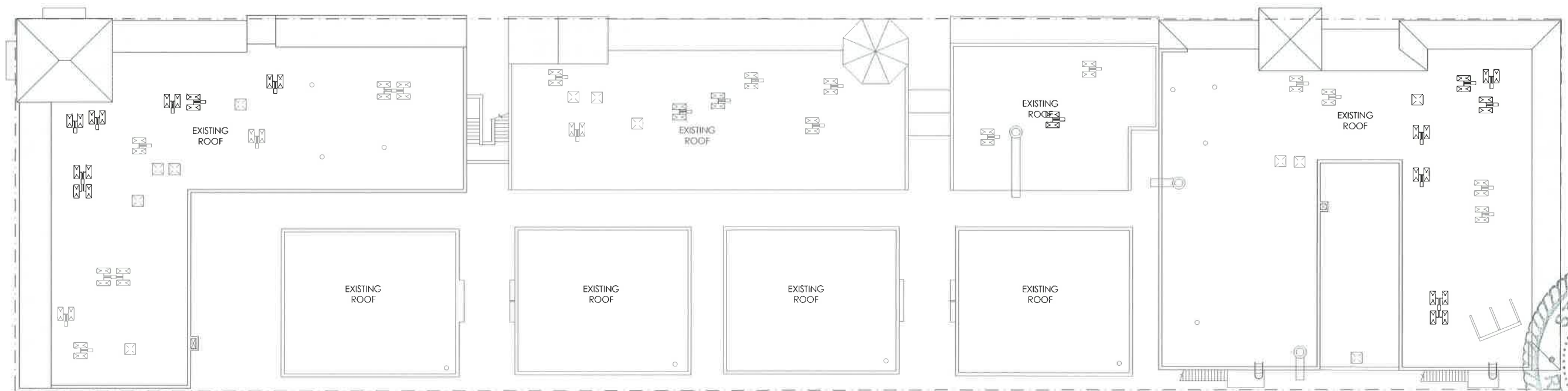
2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



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"



ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
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

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

EXISTING PLANS EX-3

DNB
DESIGN GROUP

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