

"BOUNDARY SURVEY"

<h1 style="margin: 0;">"BOUNDARY SURVEY"</h1> <h2 style="margin: 0;">CLAY HOTEL</h2> <p style="margin: 0;">ADDRESS: 516 ESPANOLA WAY, MIAMI BEACH, FLORIDA, 33139</p>							
Survey Field Book, 3/2010, Drawing Prepared By:	Contract & Licensed By:						
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: left;"> <p>SETOPFLANS.COM</p> <p>ENGINEERING ARCHITECTURAL SURVEYING</p> <p><i>Providing Precision with Excellence</i></p> <p><i>Surveying, Drafting, Design, Construction</i></p> </div> <div style="text-align: right;"> <p>GUILLERMO GUERRERO, P.S.M.</p> <p>PROFESSIONAL SURVEYOR & MAPPER No. 6463</p> </div> </div>							
682 E. 21st Street, Hallandale, FL 33013 Phone: (305) 885-4003 / (305) 528-3661 / (305) 333-3328 Cell: 314.766.6071 #9254 Fax: 305.885.4003 Website: www.setopflans.com / Email: info@setopflans.com							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Date: 9/25/2016</td> <td style="width: 50%;">Scale: AS NOTED</td> </tr> <tr> <td>Drawn: JEG</td> <td></td> </tr> <tr> <td>Job: 160909</td> <td></td> </tr> </table>		Date: 9/25/2016	Scale: AS NOTED	Drawn: JEG		Job: 160909	
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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

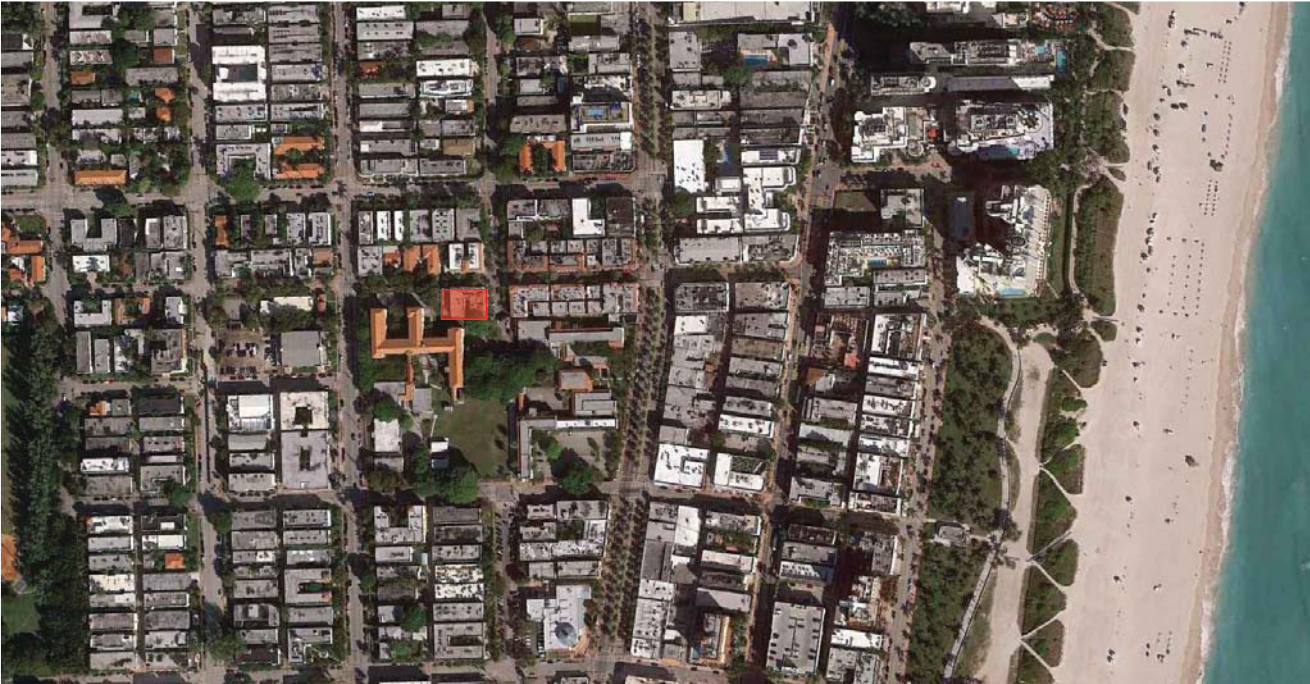
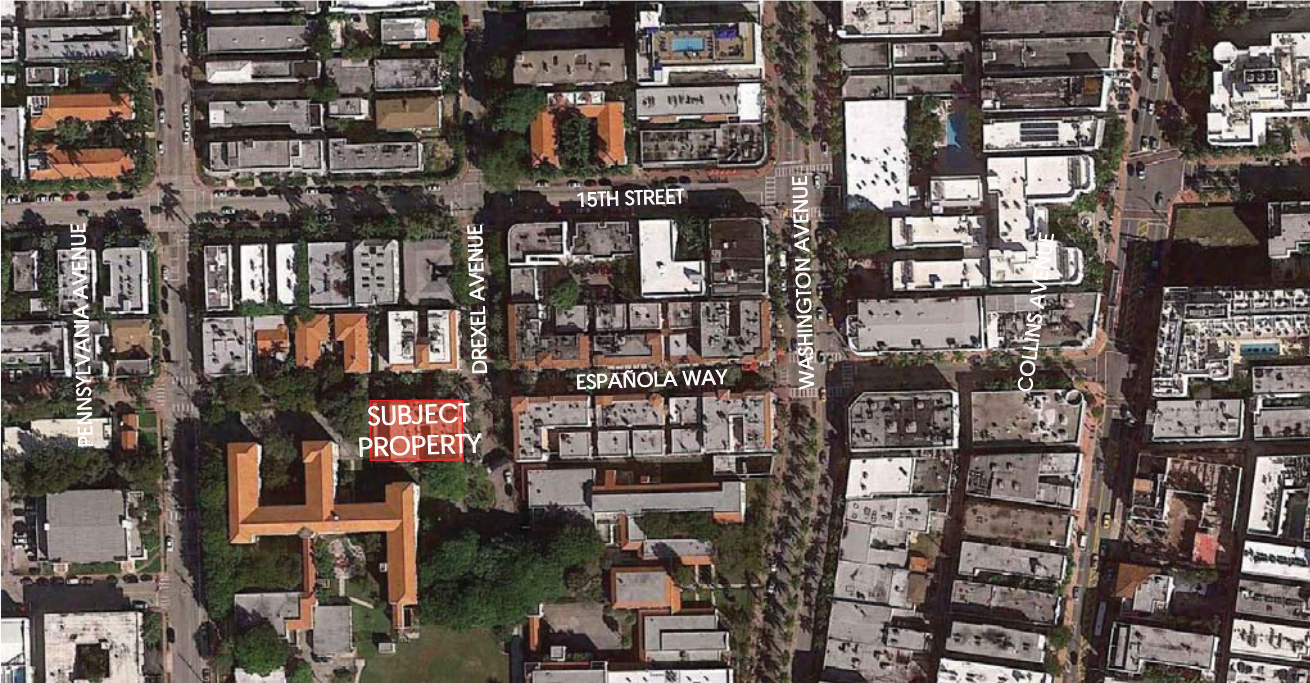
Classification of Structure for Flood-Resistant Design and Construction		CATEGORY II
SETBACKS	ALLOWED	EXISTING
FRONT	5'-0"	0'-0"
REAR	5'-0"	0'-0"
SIDE (81ST STREET)	5'-0"	0'-0"
SIDE	5'-0"	0'-0"
BUILDING HEIGHT	ALLOWED	EXISTING
STORIES	5-STORIES - 50'-0"	3-STORIES - 43'-5"

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

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1 ESPAÑOLA WAY



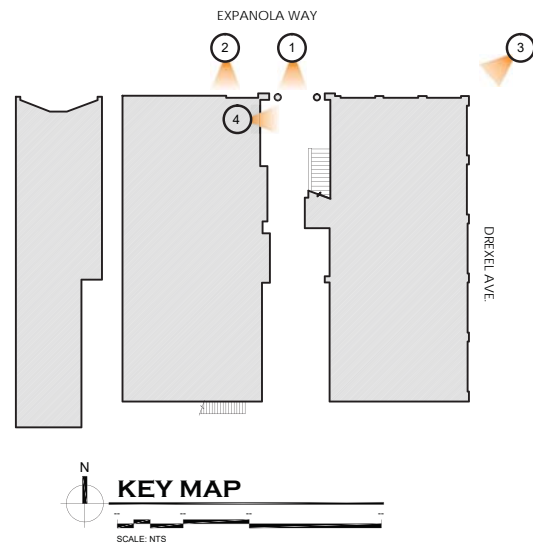
2 ESPAÑOLA WAY



3 ESPAÑOLA WAY & DREXLER AVENUE



4 COURTYARD LOBBY



ESPAÑOLA HOTEL - MATANZAS BUILDING

516 ESPANOLA WAY
MIAMI BEACH, FLORIDA 33139

EXISTING CONDITIONS C-2

OWNER
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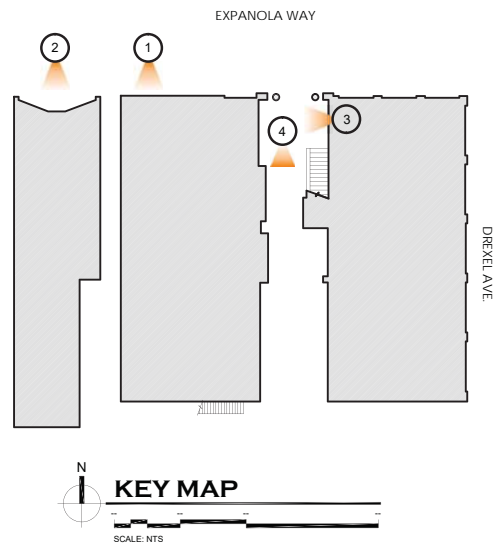
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1 ESPANOLA WAY



2 ESPANOLA WAY



3 COURTYARD LOBBY



4 COURTYARD LOBBY

ESPAÑOLA HOTEL - MATANZAS BUILDING

516 ESPANOLA WAY
MIAMI BEACH, FLORIDA 33139

EXISTING CONDITIONS C-3

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1 COURTYARD



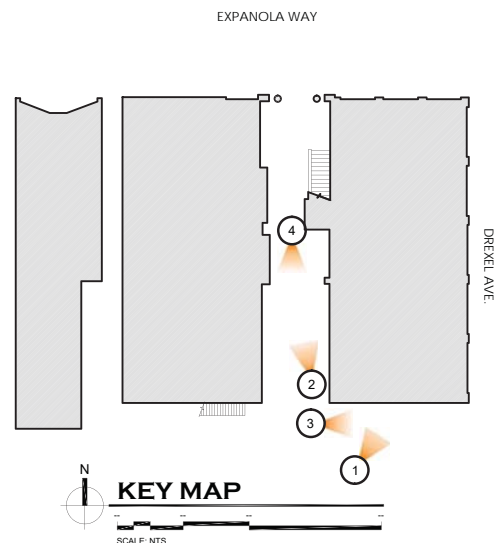
2 COURTYARD



3 COURTYARD



4 COURTYARD



ESPAÑOLA HOTEL - MATANZAS BUILDING

516 ESPANOLA WAY
MIAMI BEACH, FLORIDA 33139

EXISTING CONDITIONS C-4

OWNER
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1 WEST BUILDING ESPAÑOLA WAY



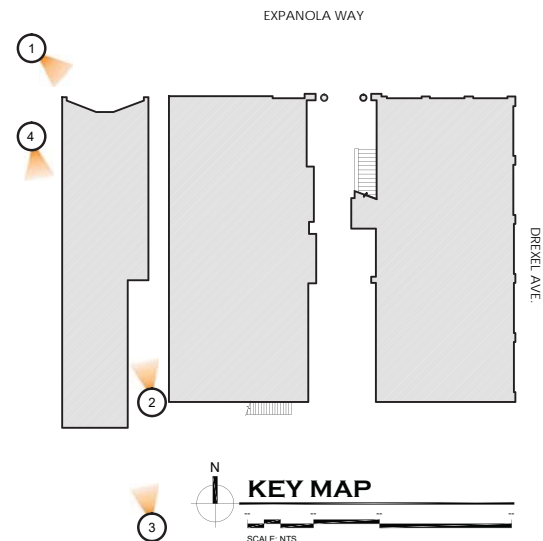
2 WEST BUILDING SIDE VIEW



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
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DESIGN GROUP

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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

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