



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



ESPAÑOLA HOTEL - MATANZAS BUILDING

516 ESPANOLA WAY
MIAMI BEACH, FLORIDA 33139

APPROVED PER HPB ORDER
HPB16-0082
RECORDED ON MAY 16, 2017

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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

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HPB FINAL SUBMITTAL 10.04.2018

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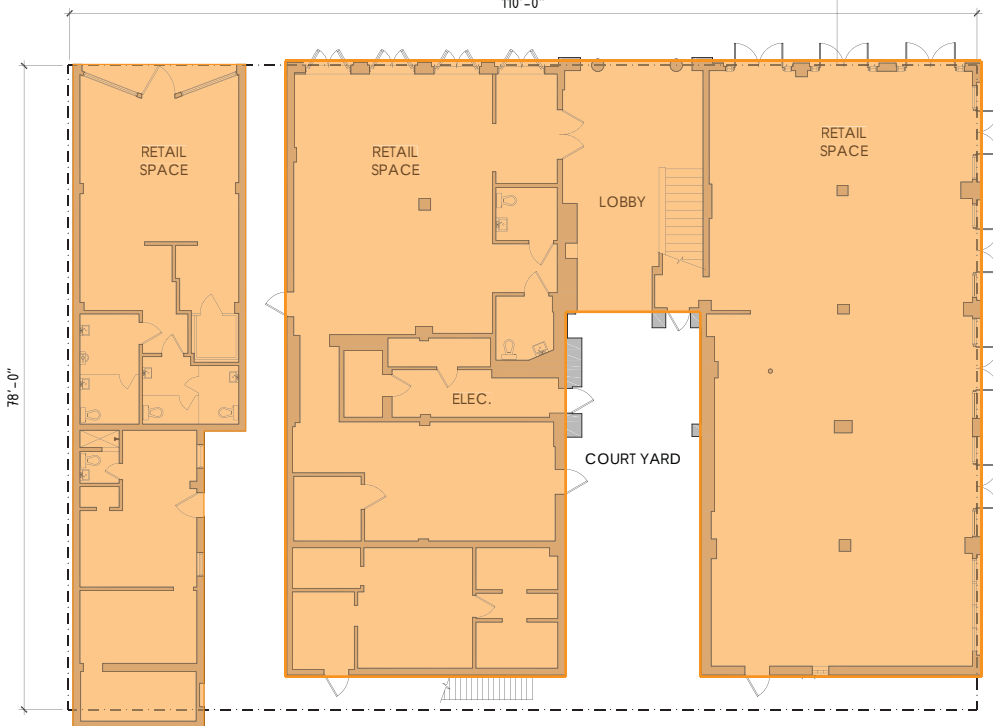
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FAX: 305.444.5509



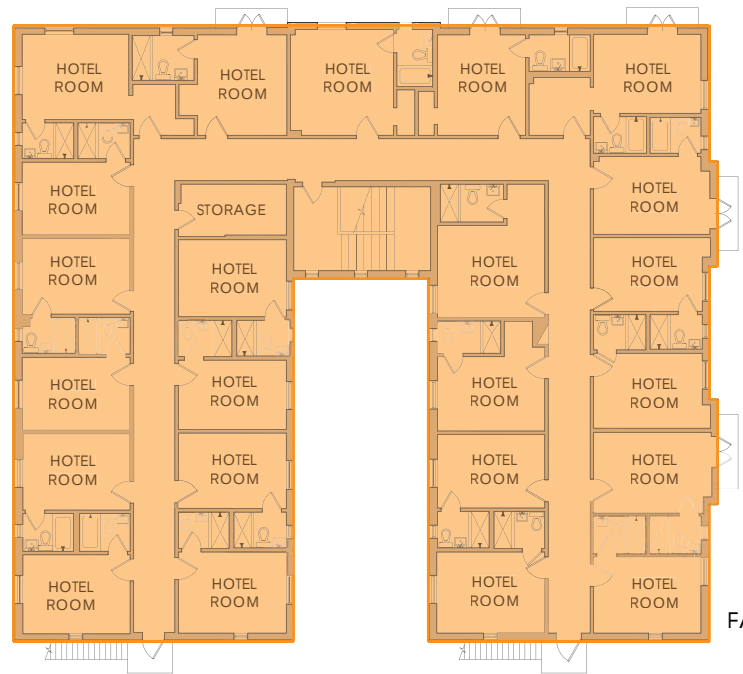
FAR 5,560 S.F.

SECOND FLOOR EXISTING FAR
SCALE: 1/16" = 1'-0"



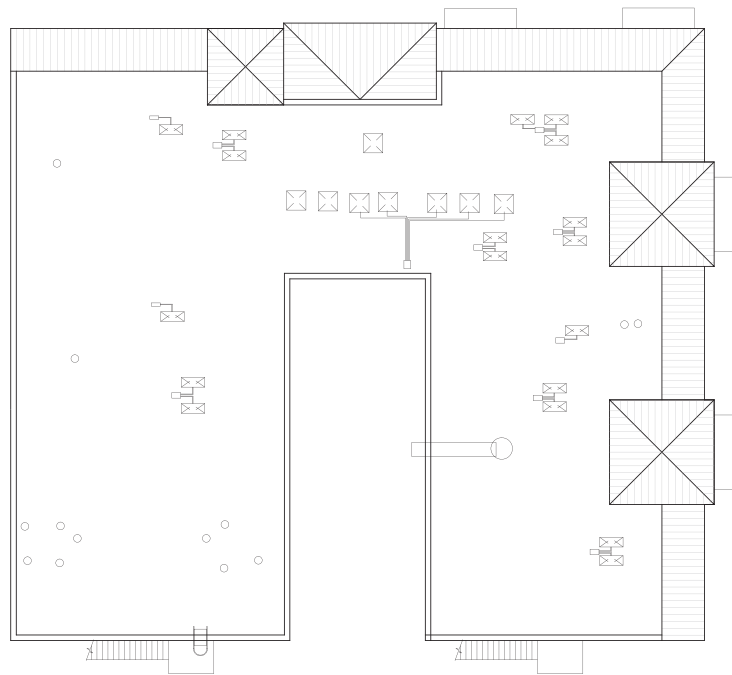
FAR 5,520 S.F.

FIRST FLOOR EXISTING FAR
SCALE: 1/16" = 1'-0"



FAR 5,560 S.F.

THIRD FLOOR EXISTING FAR
SCALE: 1/16" = 1'-0"



ROOF 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

ESPAÑOLA HOTEL - MATANZAS BUILDING

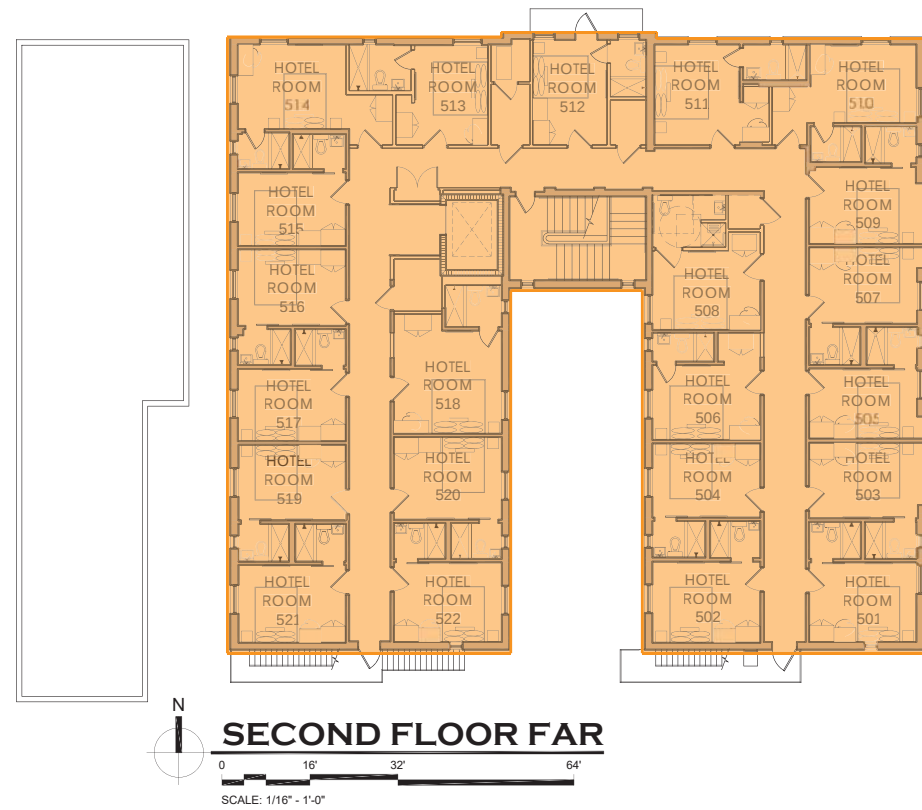
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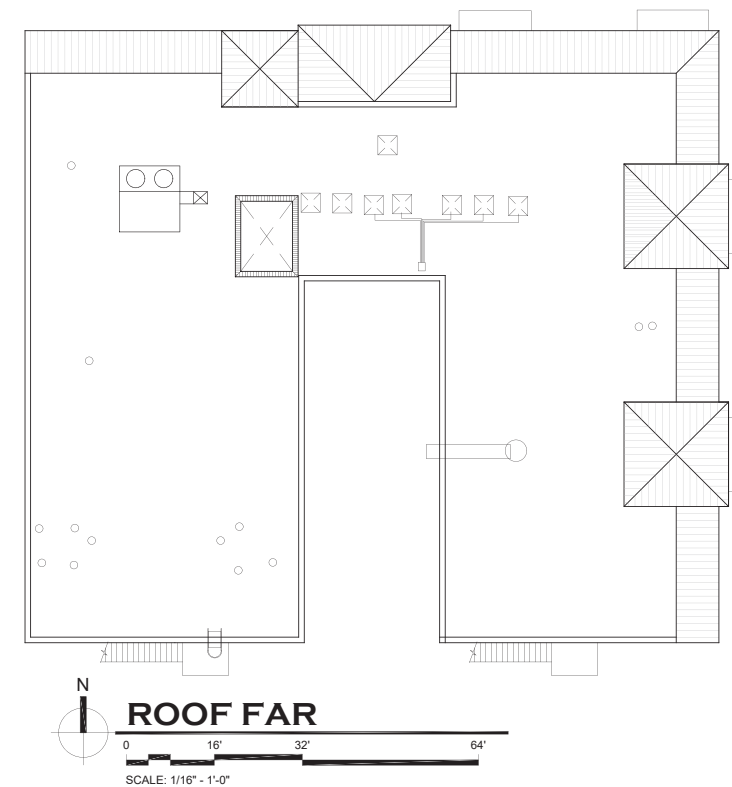
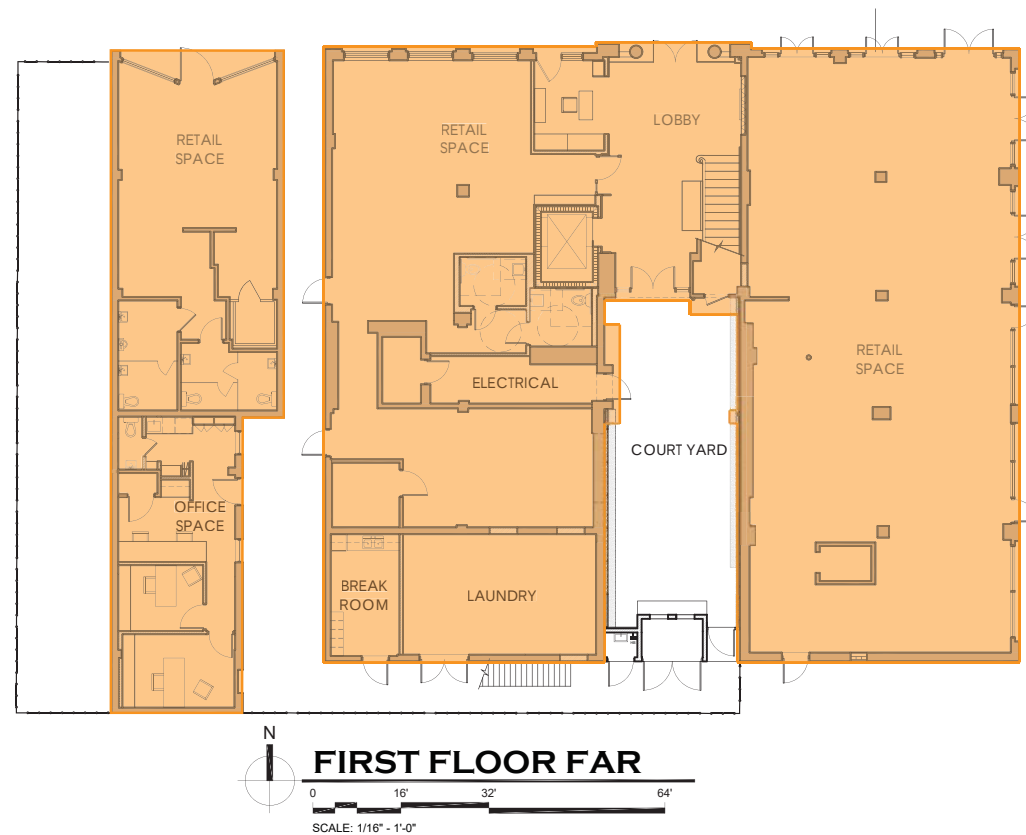
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265 CANAL STREET / SUITE 507
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EXISTING F.A.R C-7

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



ESPAÑOLA HOTEL - MATANZAS BUILDING

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MIAMI BEACH, FLORIDA 33139

PROPOSED F.A.R C-8

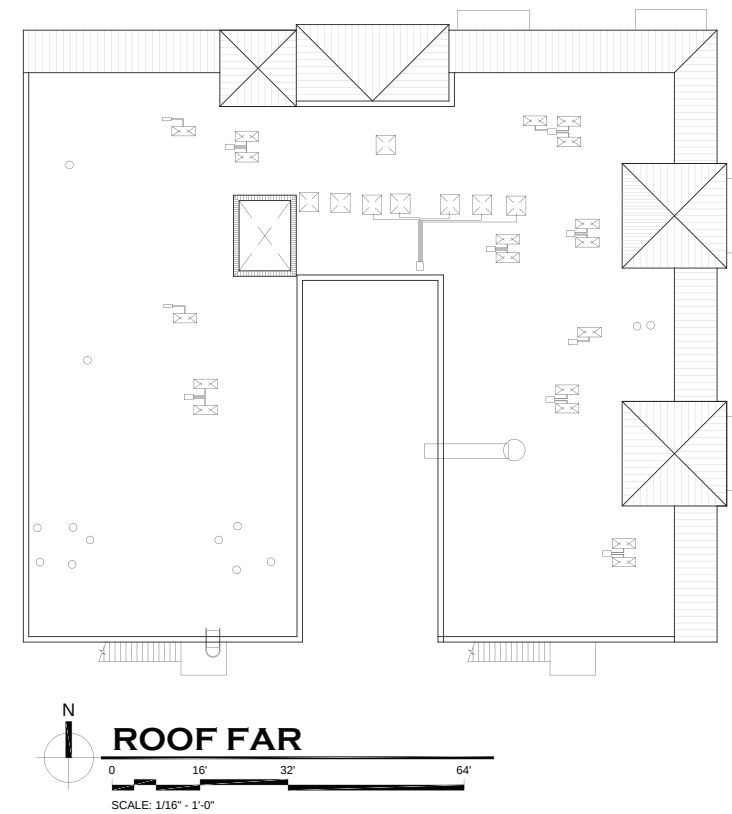
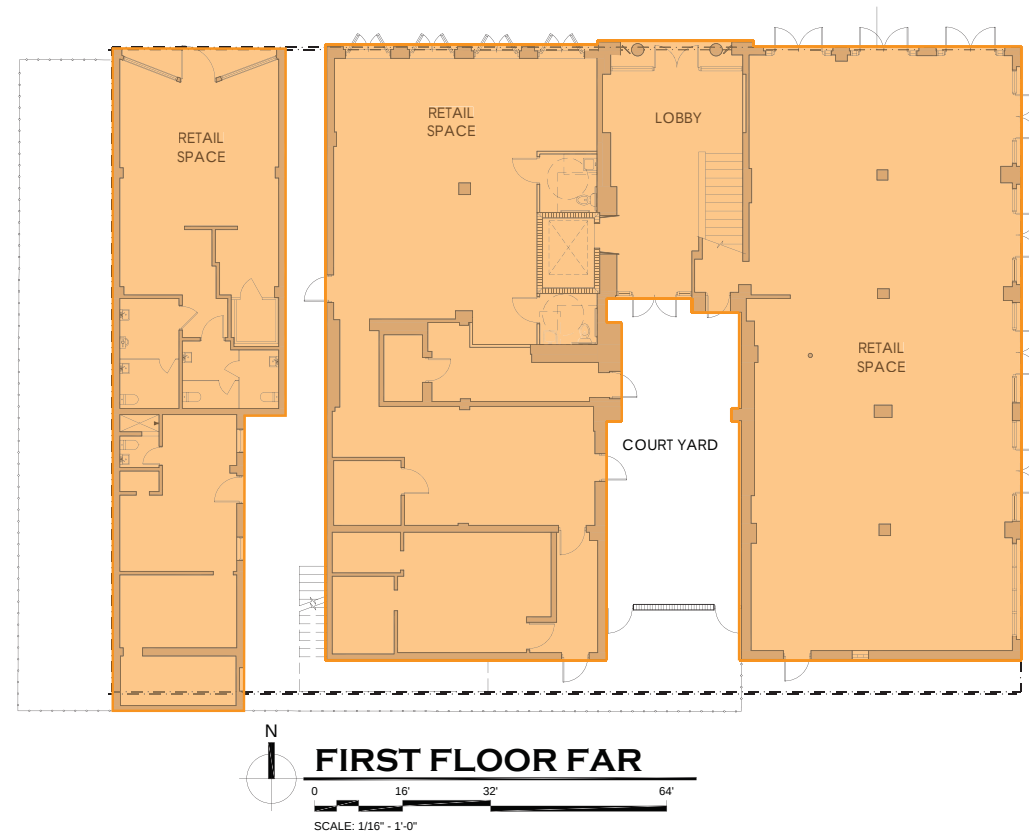
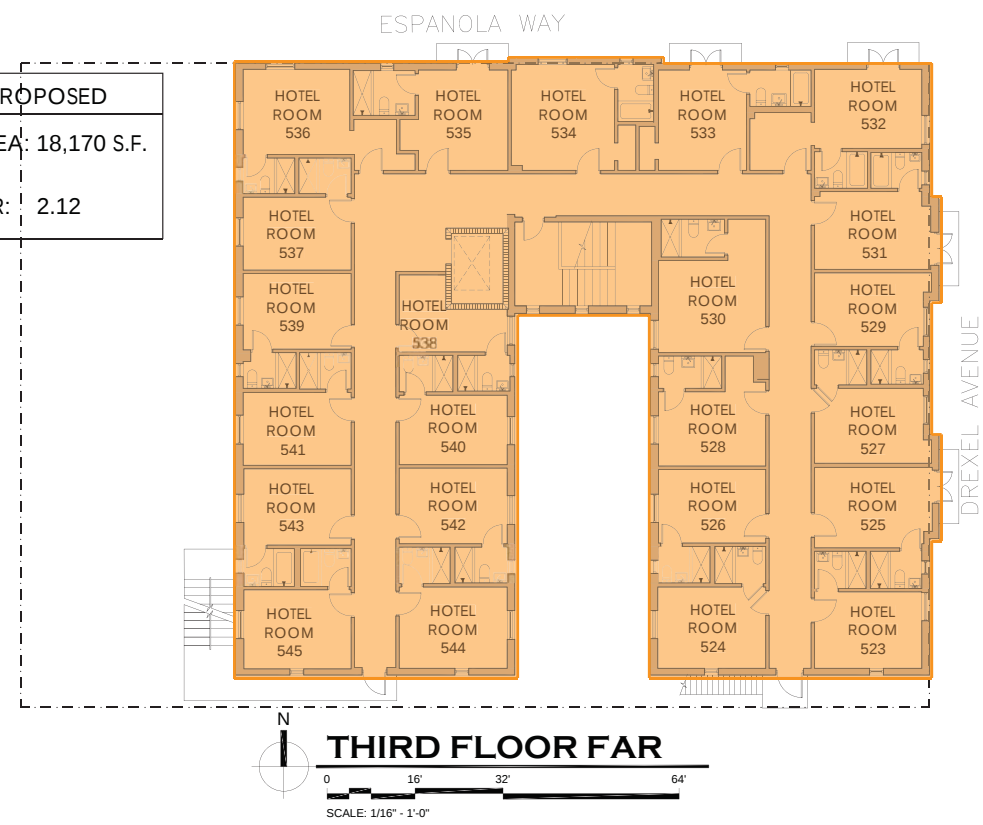
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EXISTING	PROPOSED
AREA: 18,170 S.F.	AREA: 18,170 S.F.
FAR: 2.12	FAR: 2.12



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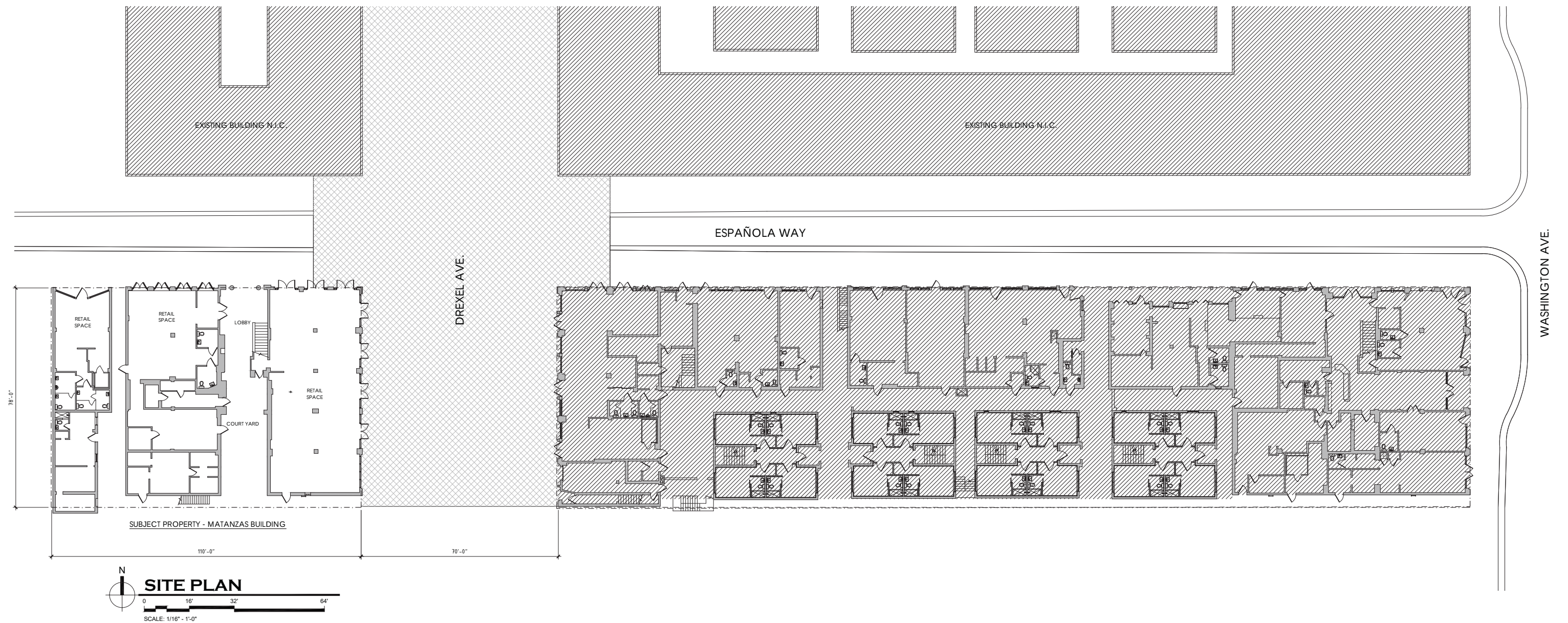
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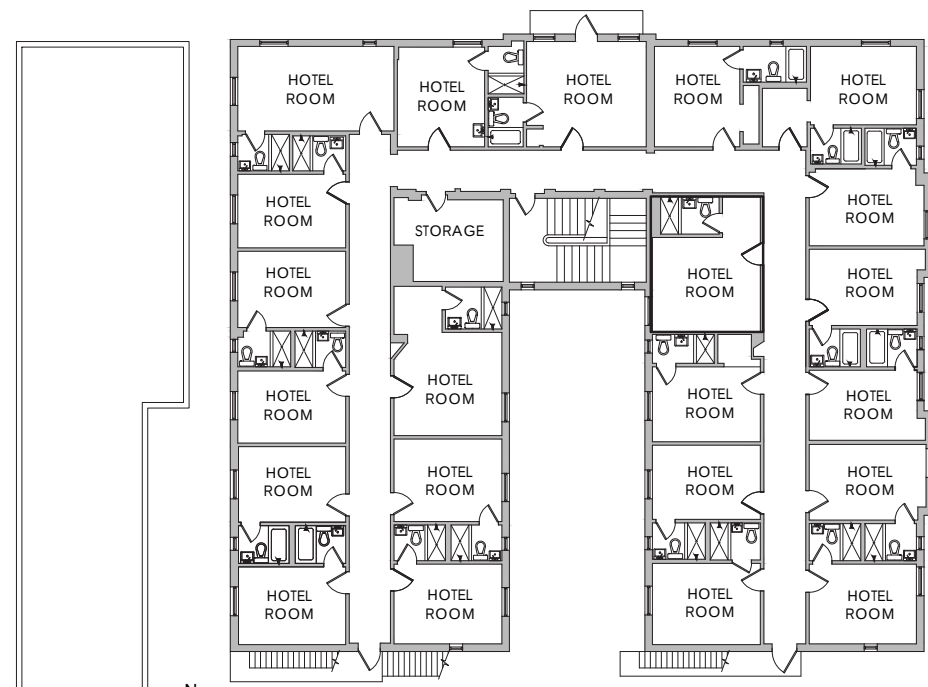
EXISTING SITE PLAN EX-1

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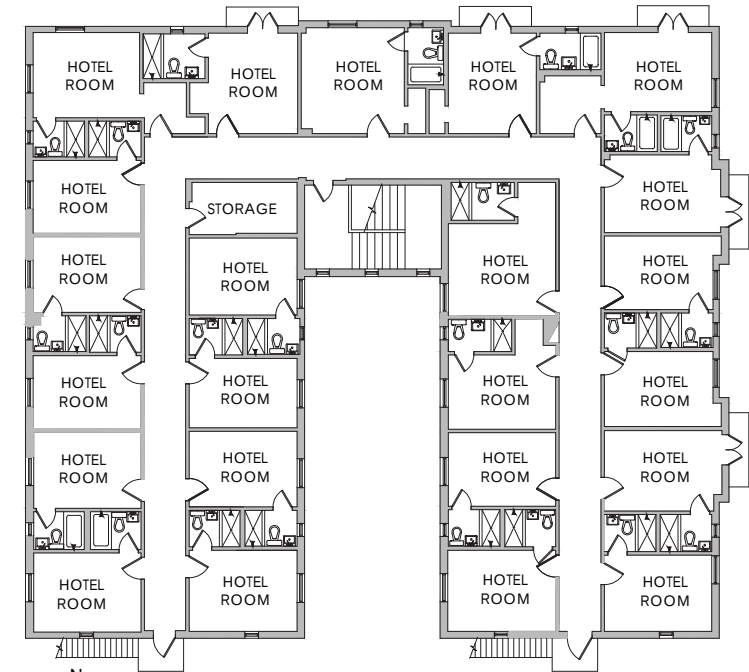
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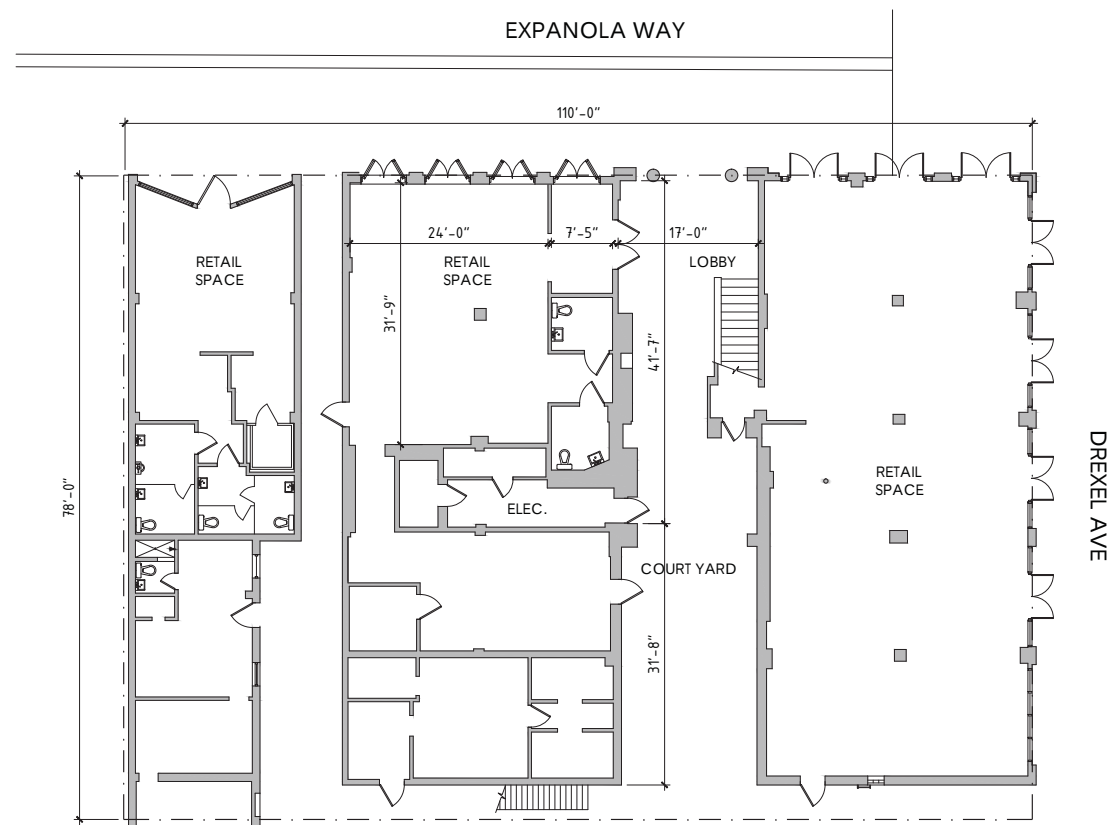
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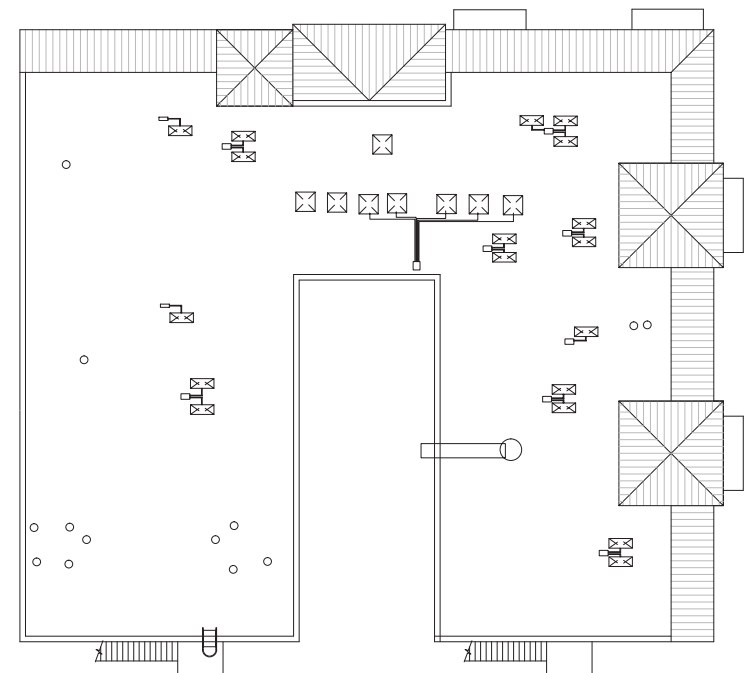
EXISTING SECOND FLOOR PLAN
 SCALE: 3/32" = 1'-0"



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"

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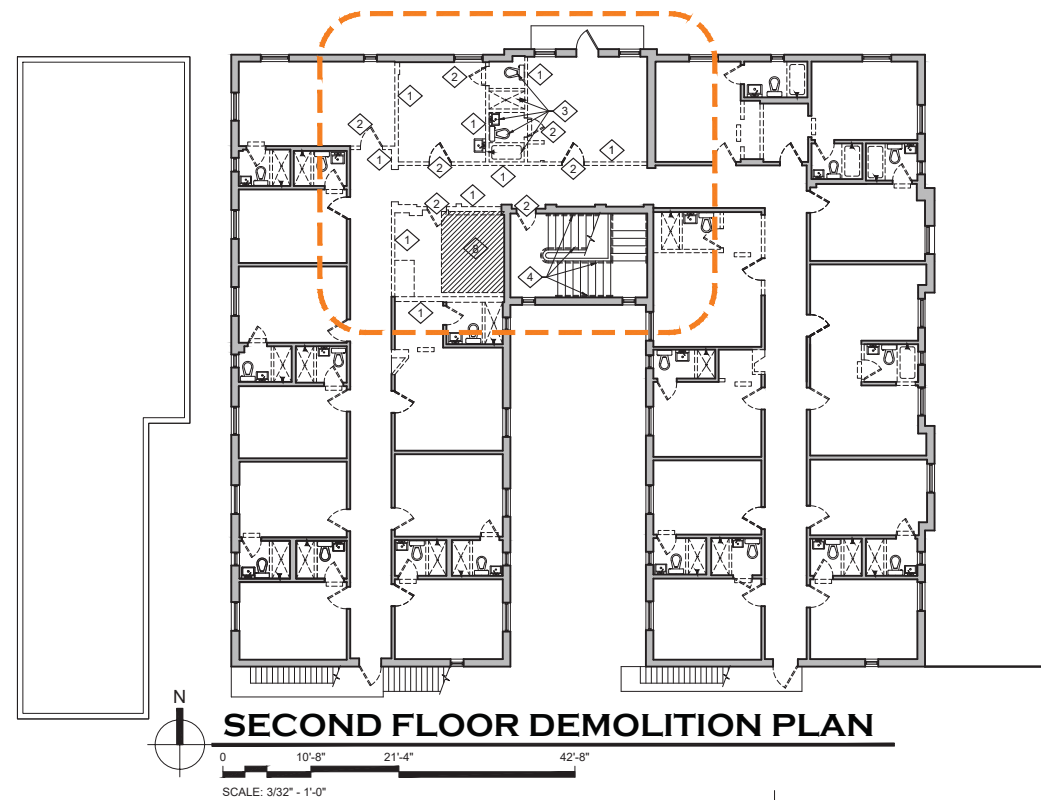
EXISTING PLANS EX-2

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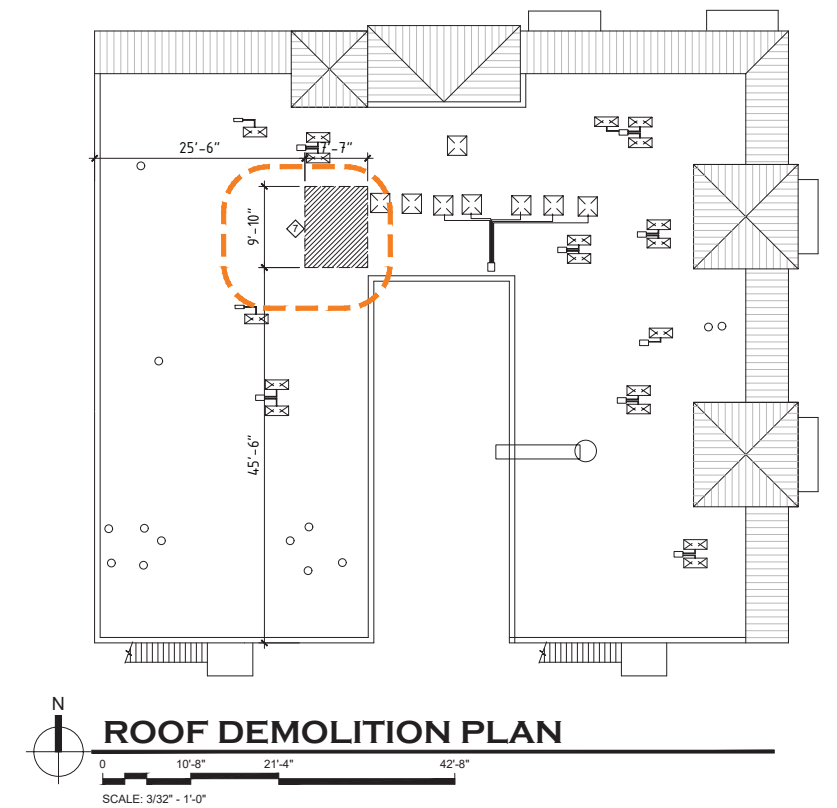
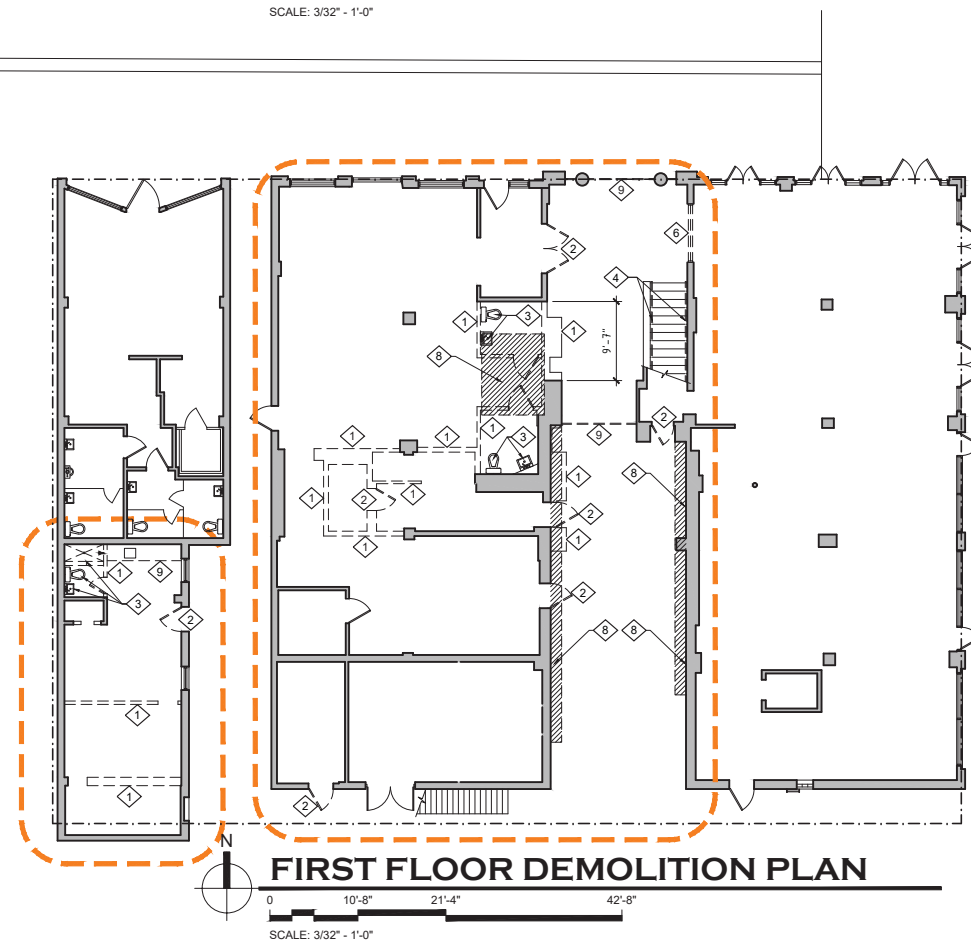
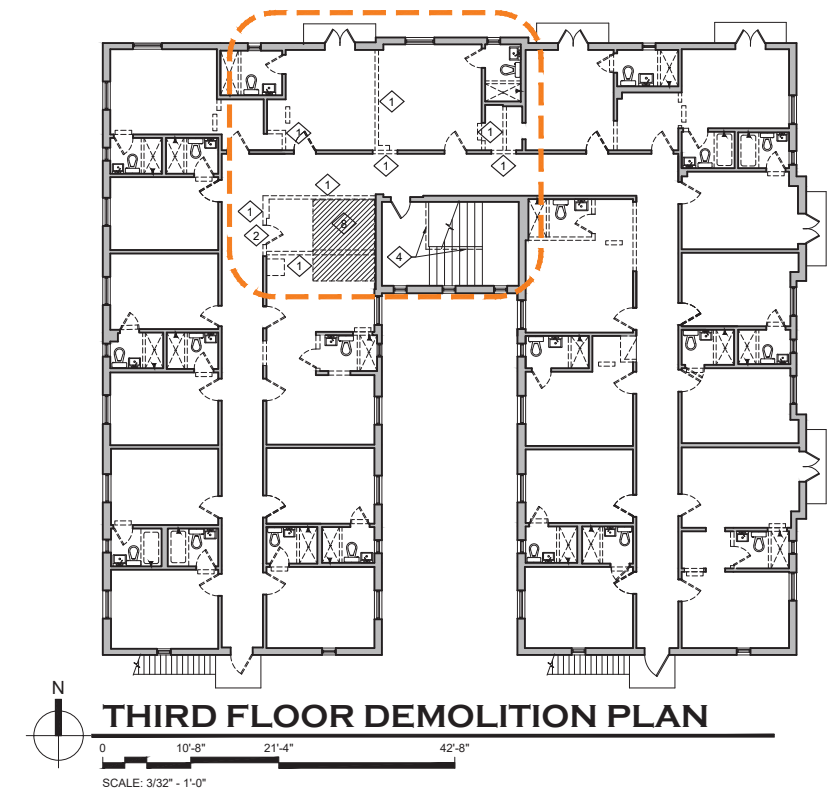
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DEMOLITION KEYNOTES	
1	EXISTING WALL TO BE REMOVED
2	EXISTING DOOR + FRAME TO BE REMOVED
3	EXISTING PLUMBING FIXTURES TO BE REMOVED
4	EXISTING STAIRS TO BE REMOVED
5	EXISTING WALK-IN COOLER TO BE REMOVED
6	WINDOW + FRAME TO BE REMOVED
7	EXISTING ROOF TO BE REMOVED
8	EXISTING FLOOR AND FLOOR STRUCTURE TO BE REMOVED
9	EXISTING METAL GATE 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

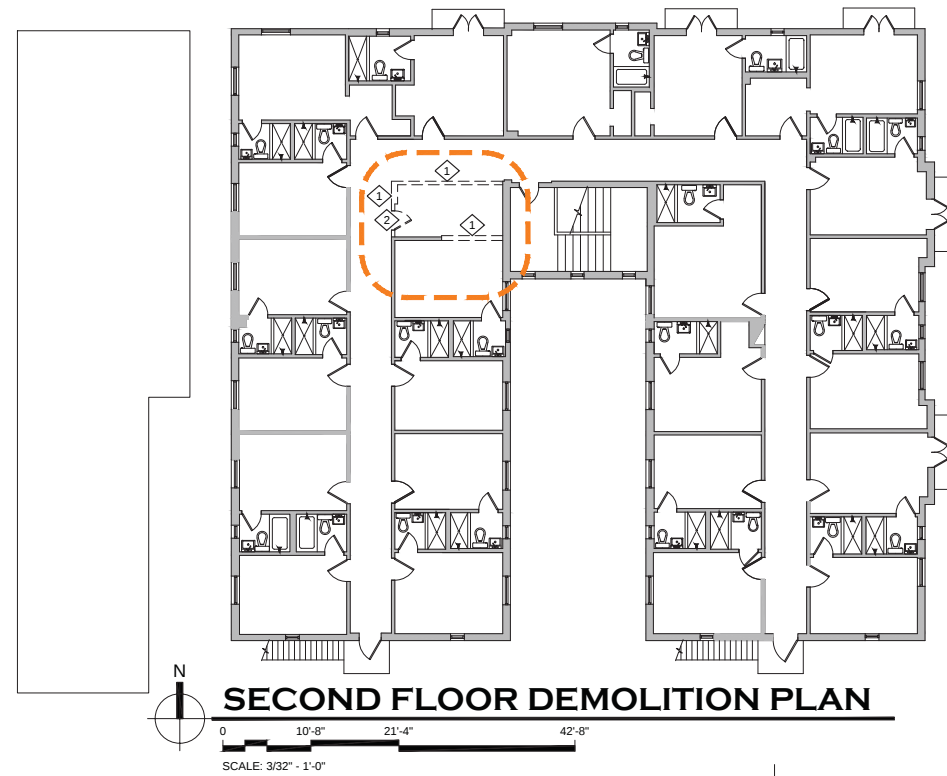
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DEMOLITION PLANS D-1

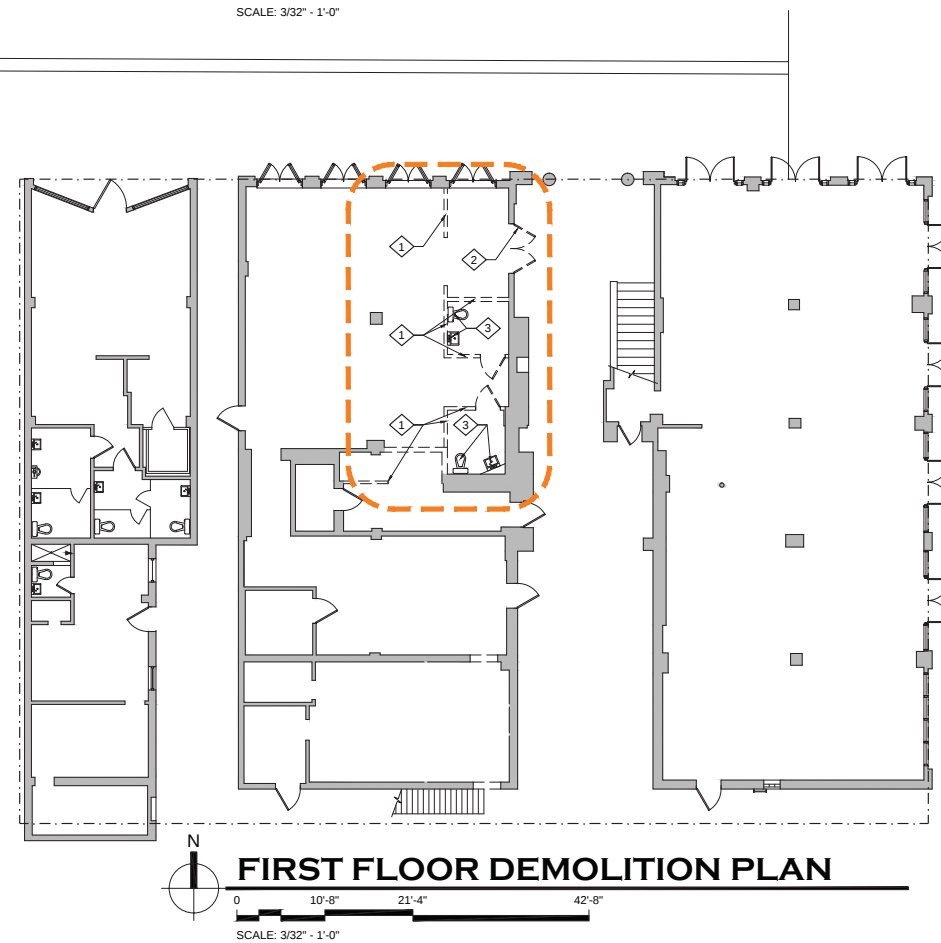
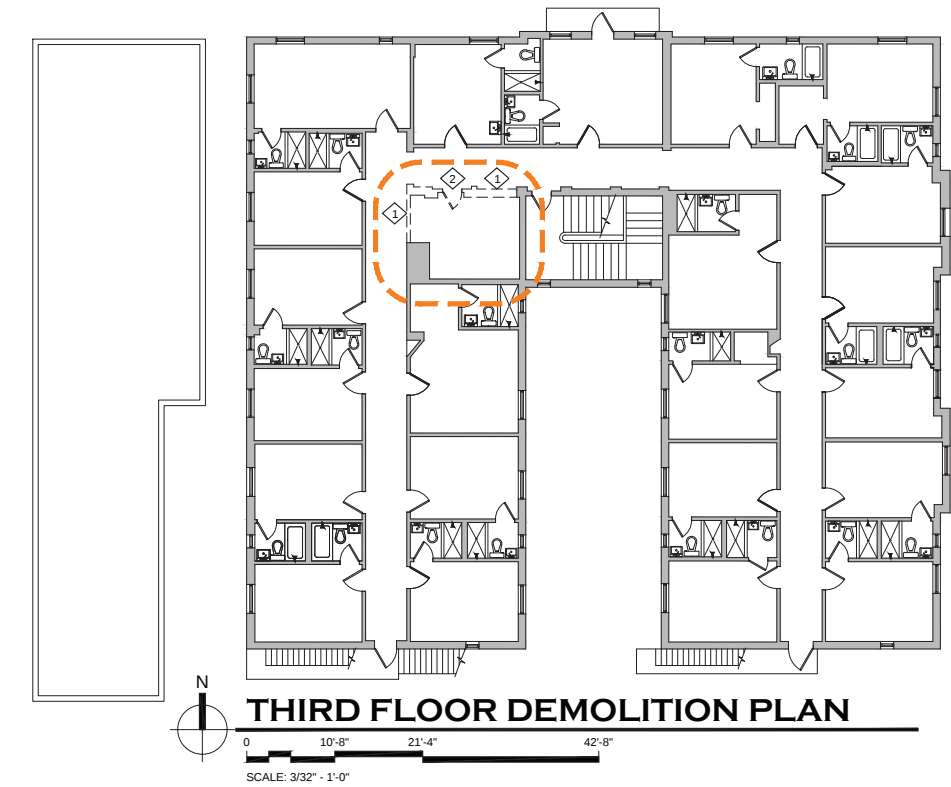
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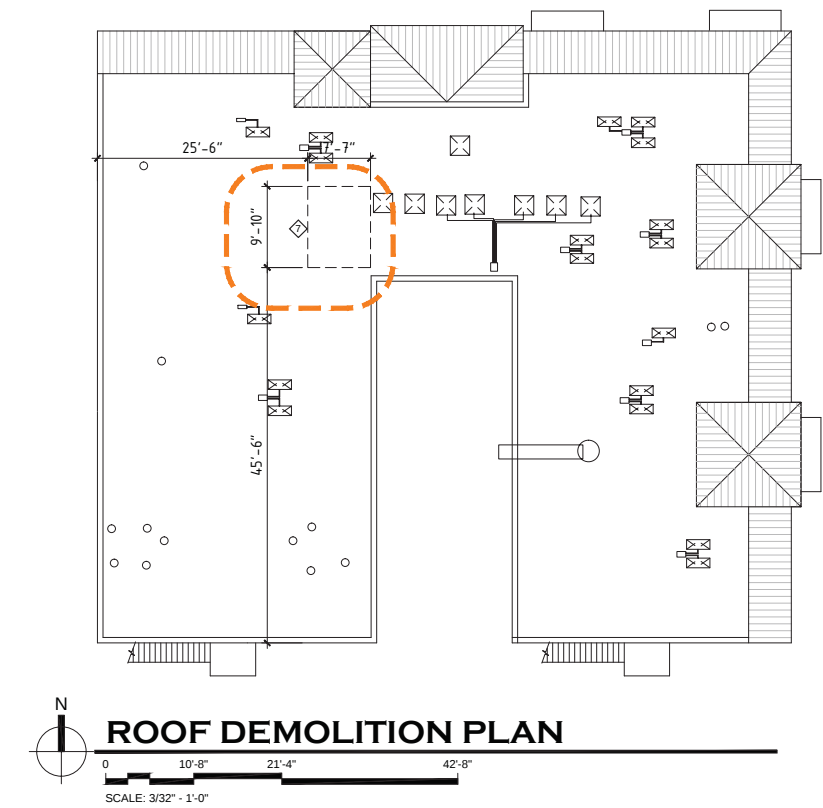
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DEMOLITION KEYNOTES	
①	EXISTING WALL TO BE REMOVED
②	EXISTING DOOR + FRAME TO BE REMOVED
③	EXISTING PLUMBING FIXTURES TO BE REMOVED
④	EXISTING STAIRS TO BE REMOVED
⑤	EXISTING WALK-IN COOLER TO BE REMOVED
⑥	WINDOW + FRAME TO BE REMOVED
⑦	EXISTING ROOF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



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



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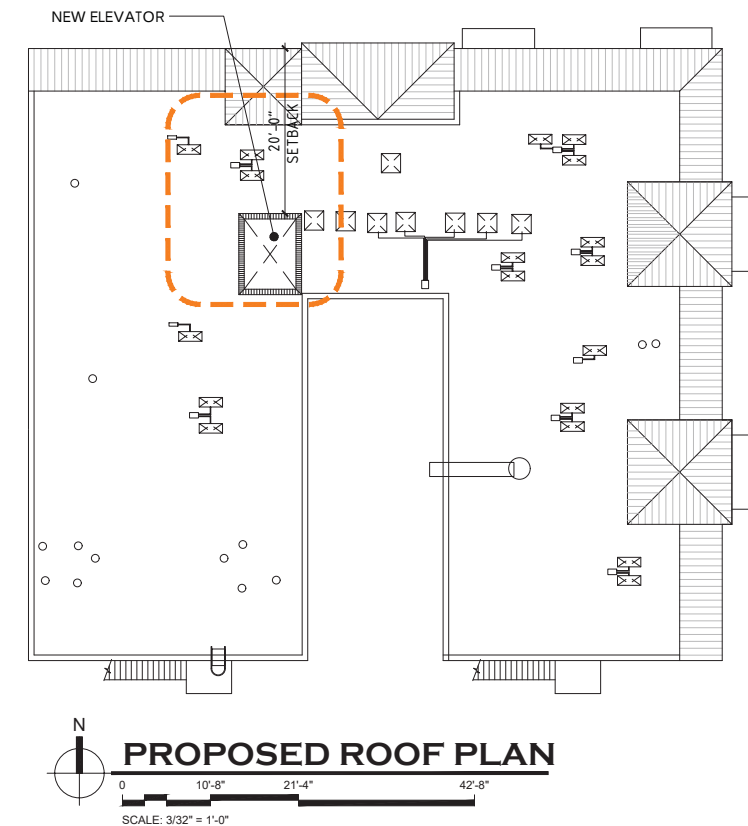
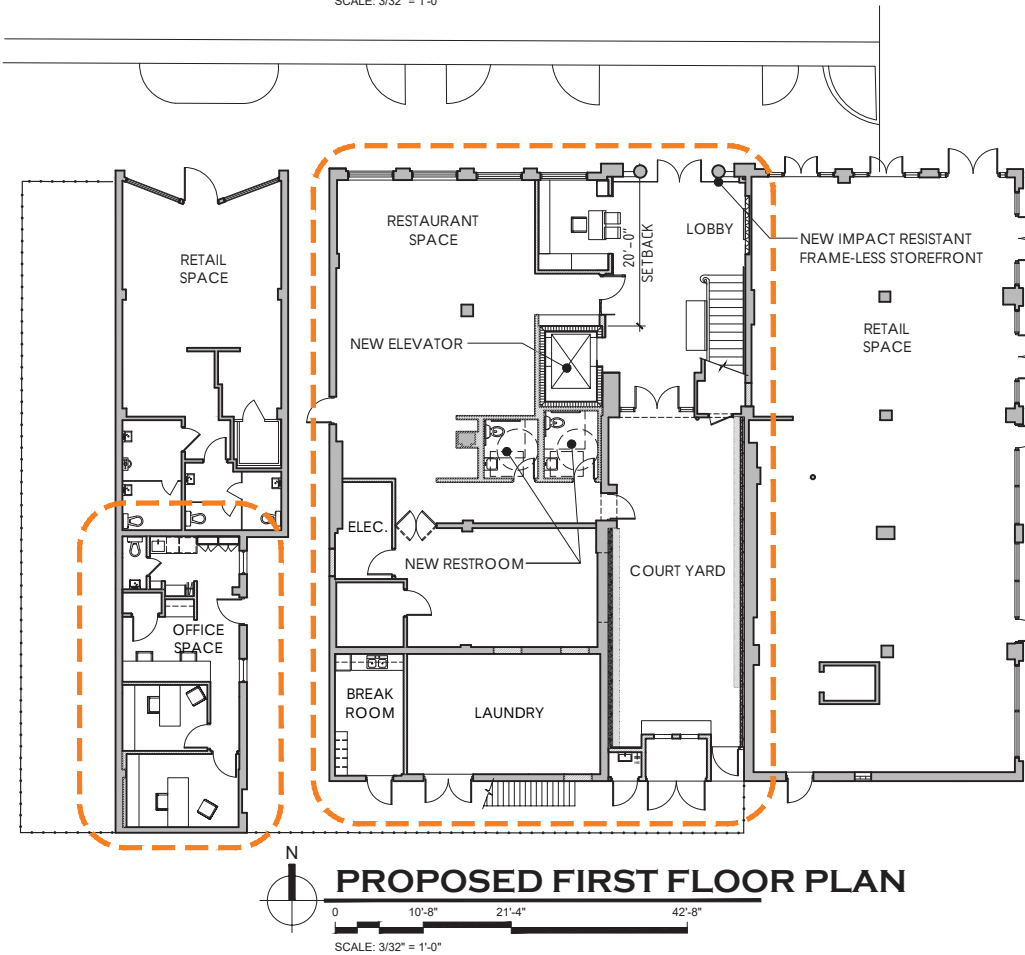
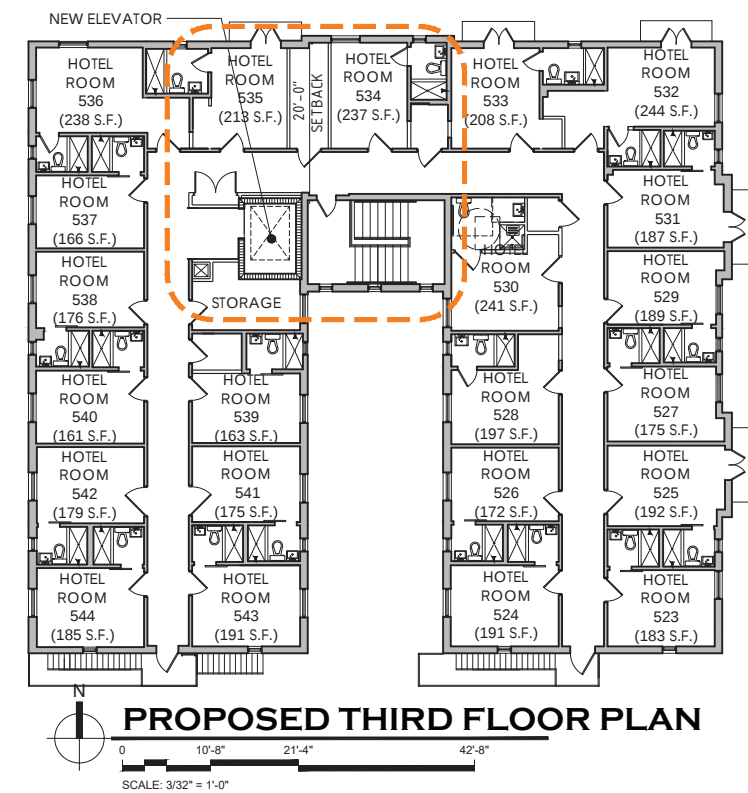
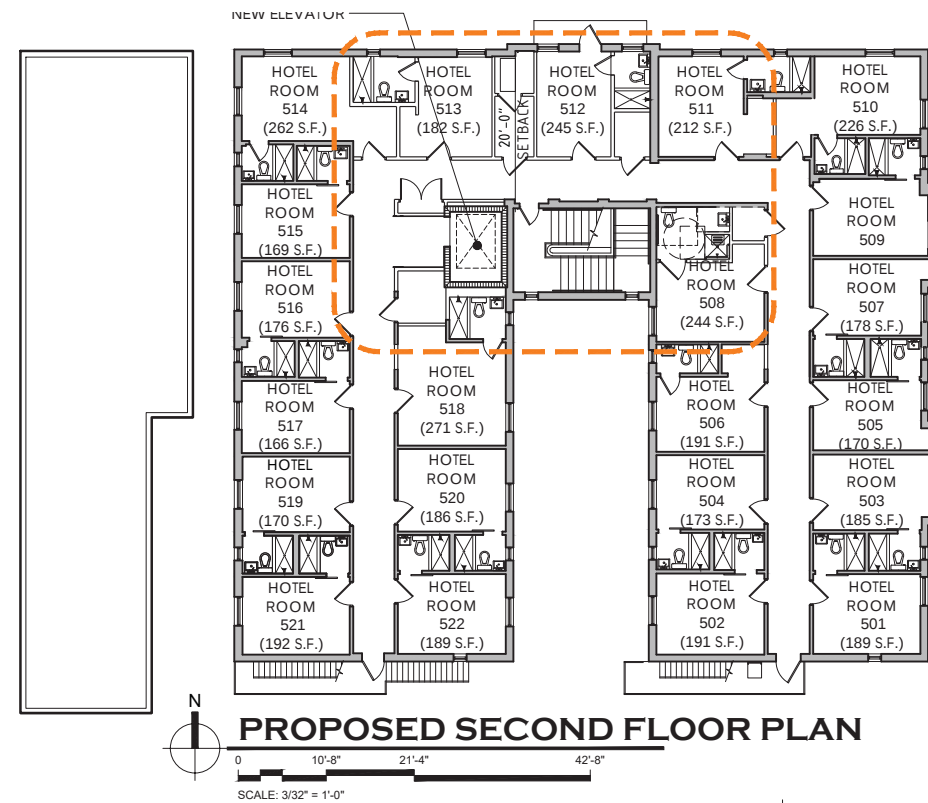
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DEMOLITION PLANS D-1

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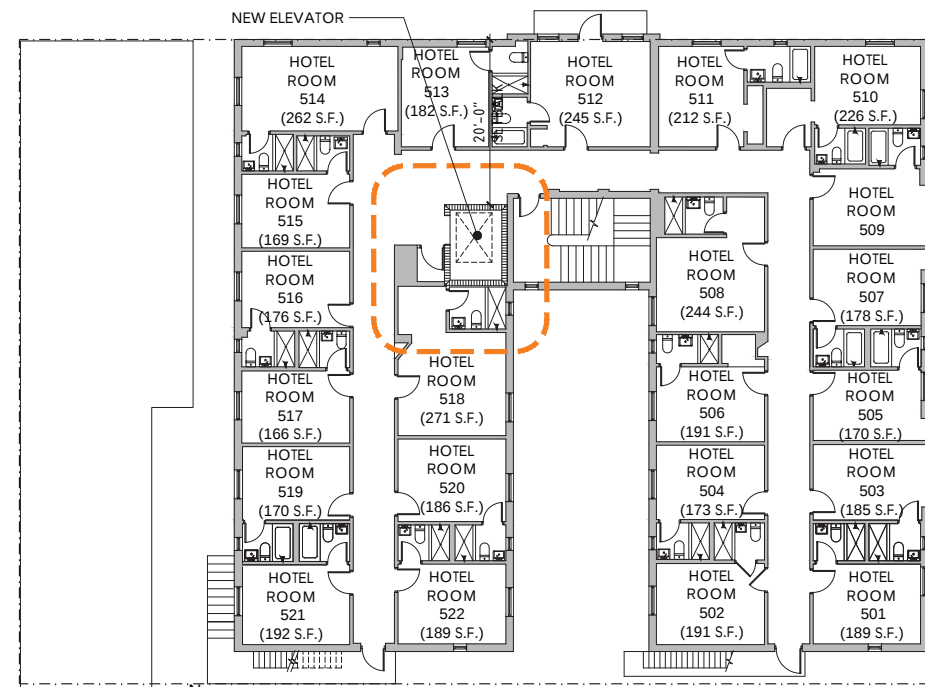
PROPOSED PLANS A-1

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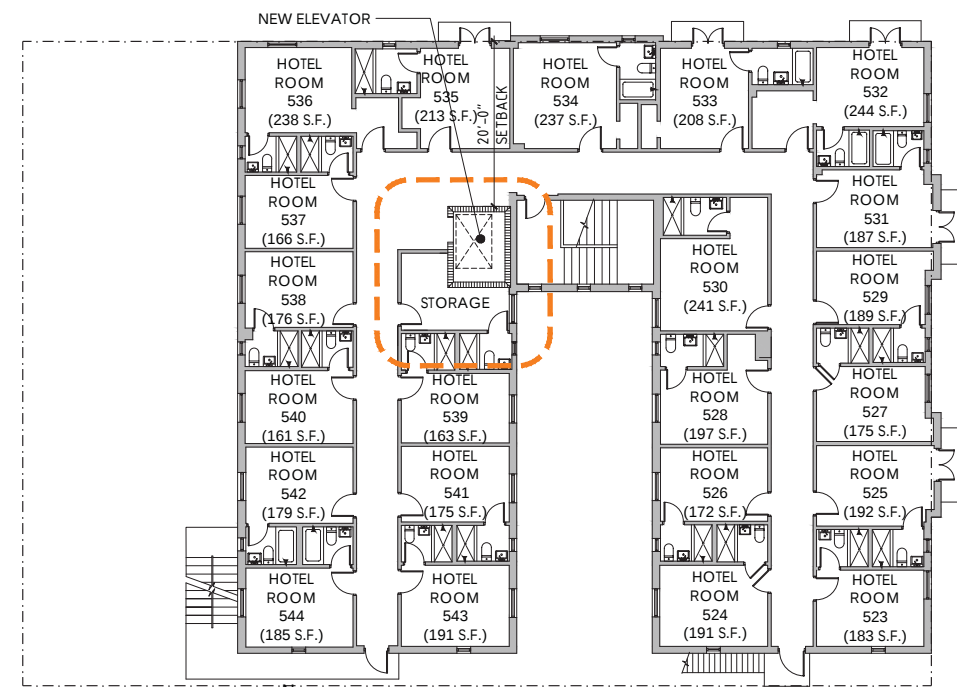
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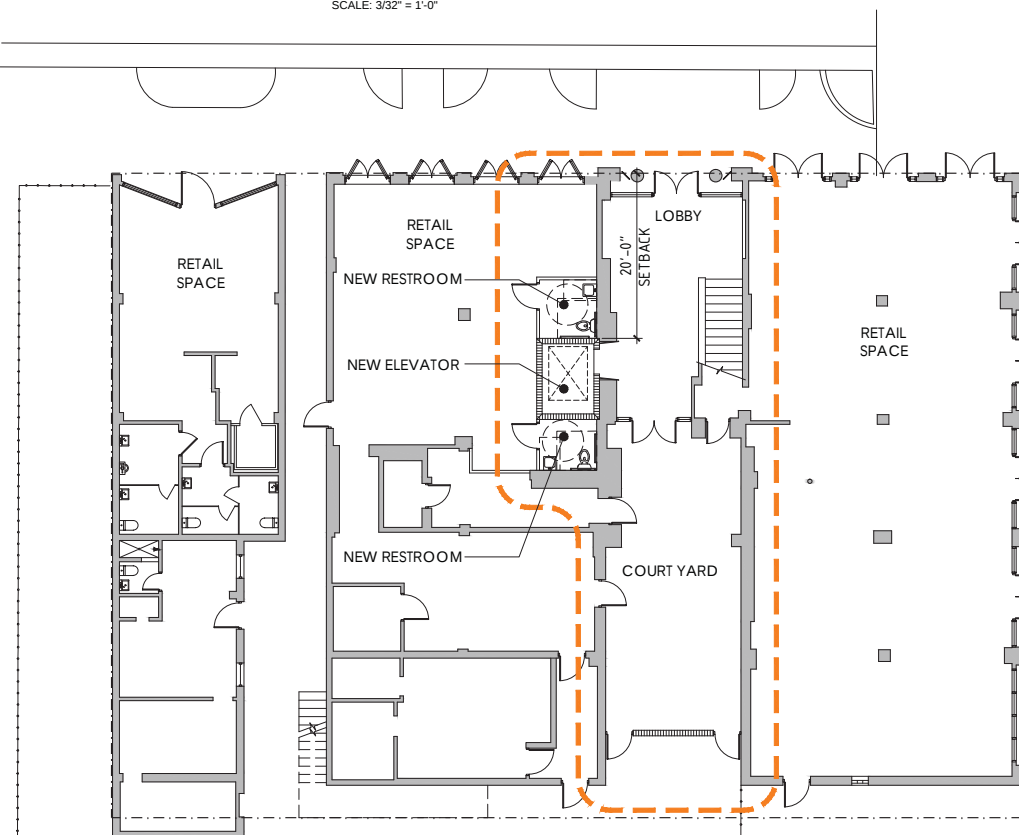
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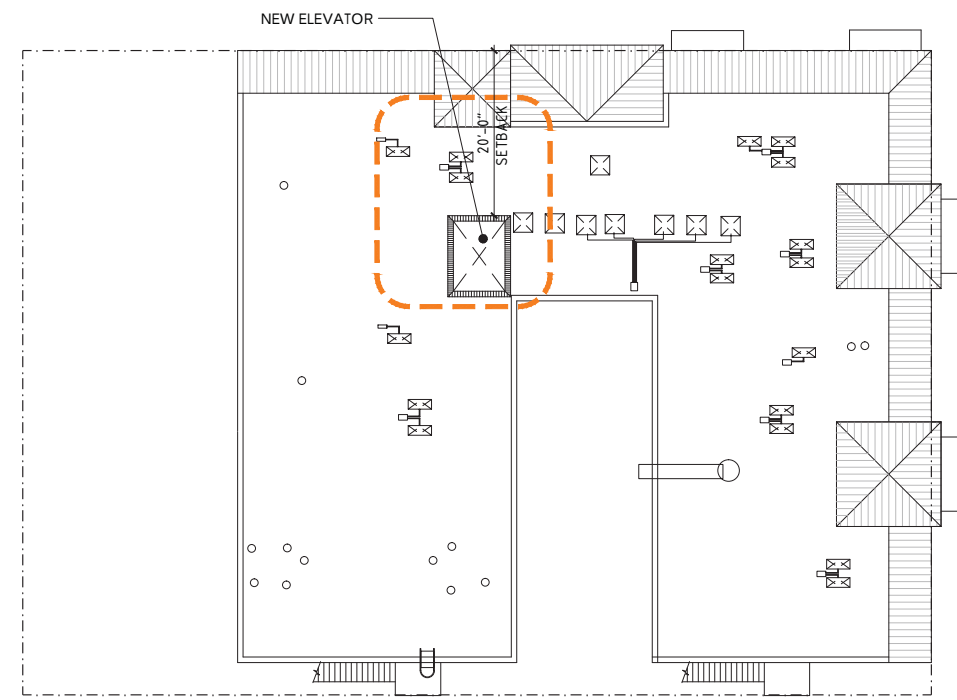
PROPOSED SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN

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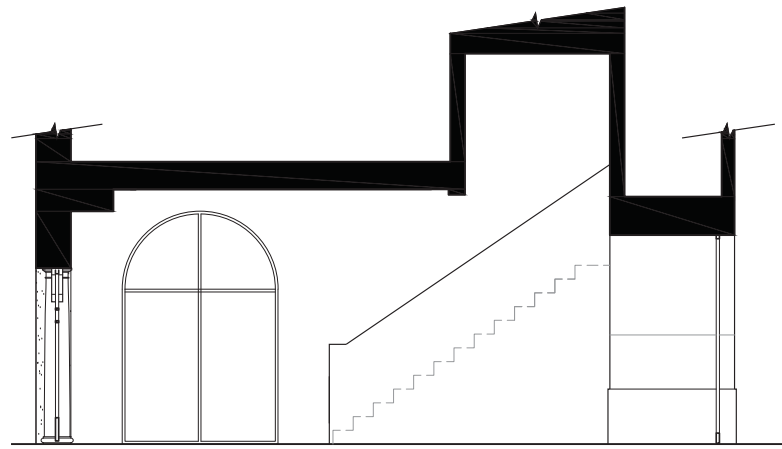
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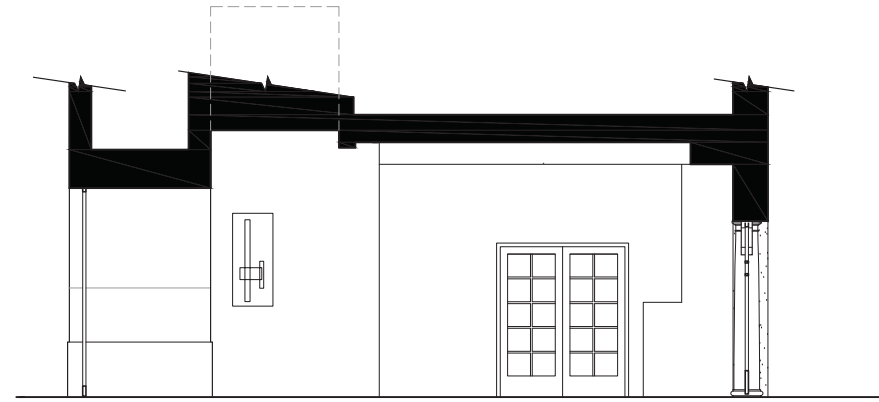
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PROPOSED PLANS A-1



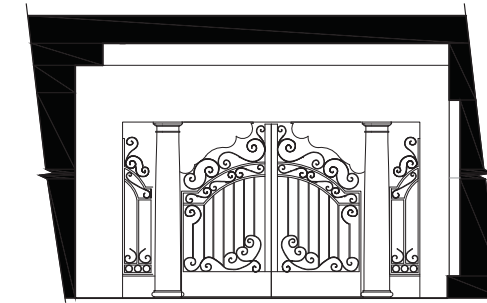
1 EXISTING ELEVATION

0 4' 8' 16'
SCALE: 1/4" = 1'-0"



2 EXISTING ELEVATION

0 4' 8' 16'
SCALE: 1/4" = 1'-0"



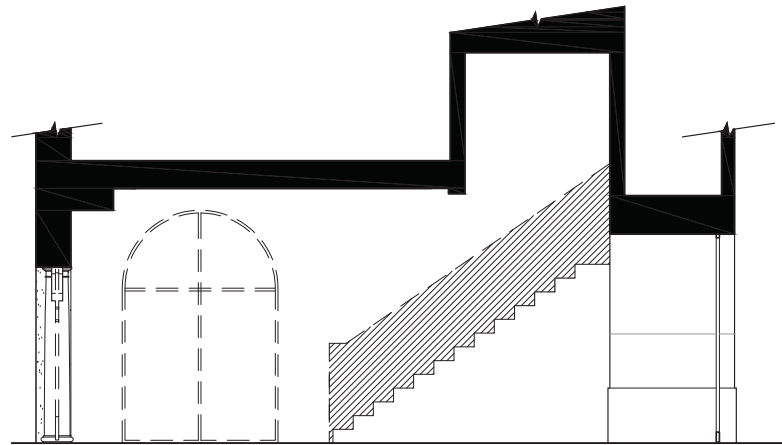
3 EXISTING ELEVATION

0 4' 8' 16'
SCALE: 1/4" = 1'-0"



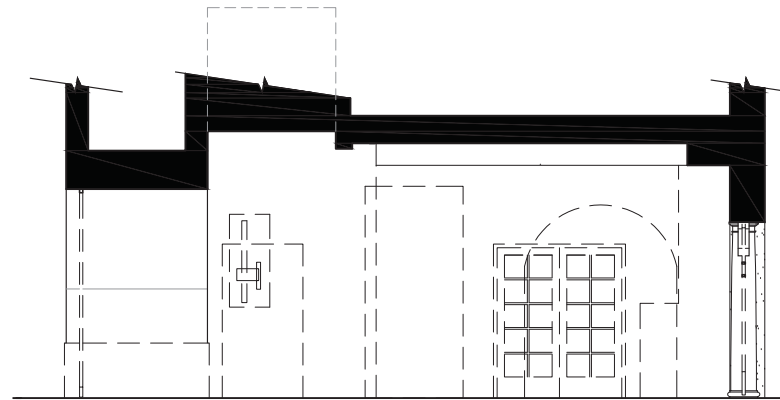
4 EXISTING ELEVATION

0 4' 8' 16'
SCALE: 1/4" = 1'-0"



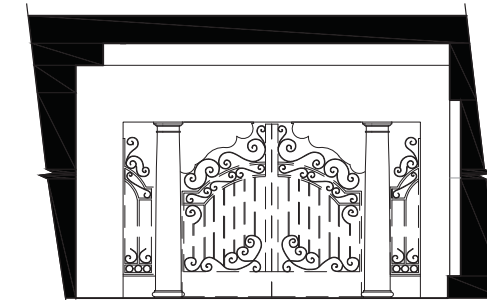
5 DEMOLITION ELEVATION

0 4' 8' 16'
SCALE: 1/4" = 1'-0"



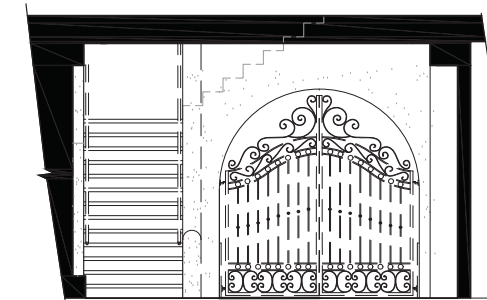
6 DEMOLITION ELEVATION

0 4' 8' 16'
SCALE: 1/4" = 1'-0"



7 DEMOLITION ELEVATION

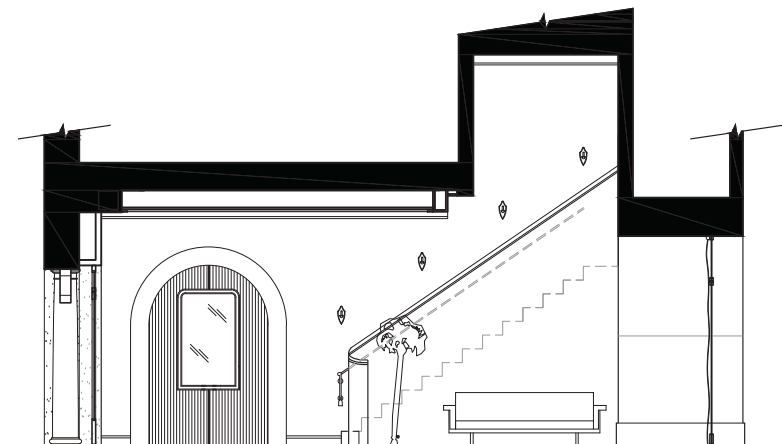
0 4' 8' 16'
SCALE: 1/4" = 1'-0"



8 DEMOLITION ELEVATION

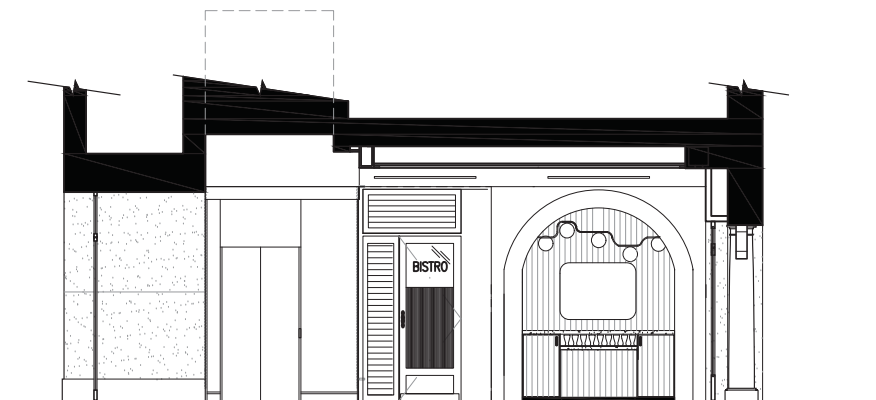
0 4' 8' 16'
SCALE: 1/4" = 1'-0"

DEMOLITION KEYNOTES	
1	EXISTING WALL TO BE REMOVED
2	EXISTING DOOR + FRAME TO BE REMOVED
3	EXISTING MILLWORK TO BE REMOVED
4	EXISTING WOOD RAFTERS AND ROOFING TO BE REMOVED
5	EXISTING STAIRS AND RAILS TO BE REMOVED



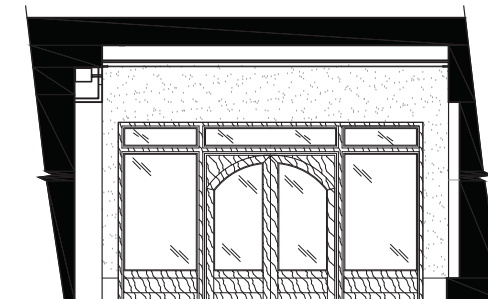
9 PROPOSED ELEVATION

0 4' 8' 16'
SCALE: 1/4" = 1'-0"



10 PROPOSED ELEVATION

0 4' 8' 16'
SCALE: 1/4" = 1'-0"



11 PROPOSED ELEVATION

0 4' 8' 16'
SCALE: 1/4" = 1'-0"



12 PROPOSED ELEVATION

0 4' 8' 16'
SCALE: 1/4" = 1'-0"

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INTERIOR ELEVATIONS A-2

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EXTERIOR ELEVATION ESPAÑOLA WAY - NORTH

0 4' 8' 16'
SCALE: 1/4" = 1'-0"



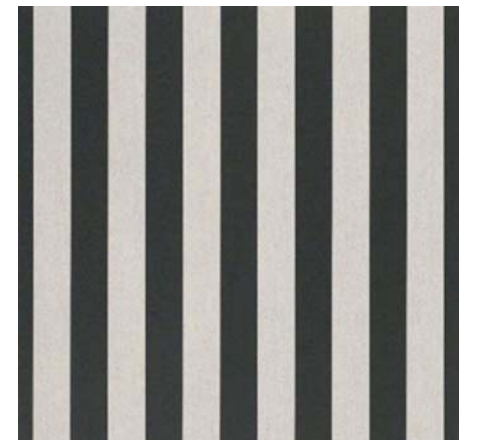
1 GLIDDEN - WANDERING WILLOW - PPG1031-3



2 WOOD SHUTTERS - MAHOGANY



3 STOREFRONT - BRONZE



AWNING - SUNBRELLA BEAUFORT BLACK & WHITE

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ELEVATIONS A-3

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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



4 AWNING - SUNBRELLA BEAUFORT BLACK & WHITE

ESPAÑOLA HOTEL - MATANZAS BUILDING

516 ESPANOLA WAY
MIAMI BEACH, FLORIDA 33139

APPROVED PER HPB ORDER
HPB16-0082
RECORDED ON MAY 16, 2017

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

ELEVATIONS A-2

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DESIGN GROUP

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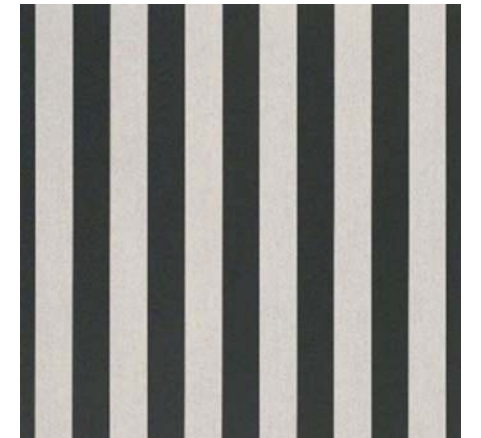
1 GLIDDEN - WANDERING WILLOW - PPG 1031-3



2 WOOD SHUTTERS - MAHOGANY



3 STOREFRONT - BRONZE



4 AWNING - SUNBRELLA BEAUFORT BLACK & WHITE

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ELEVATIONS A-4

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1 BENJAMIN MOORE - ADOBE DUST - 2175-40



2 BENJAMIN MOORE - SOOT - 2129-20



3 STOREFRONT - BRONZE



4 AWNING - SUNBRELLA BEAUFORT BLACK & WHITE

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ELEVATIONS A-3

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2 WOOD SHUTTERS - MAHOGANY



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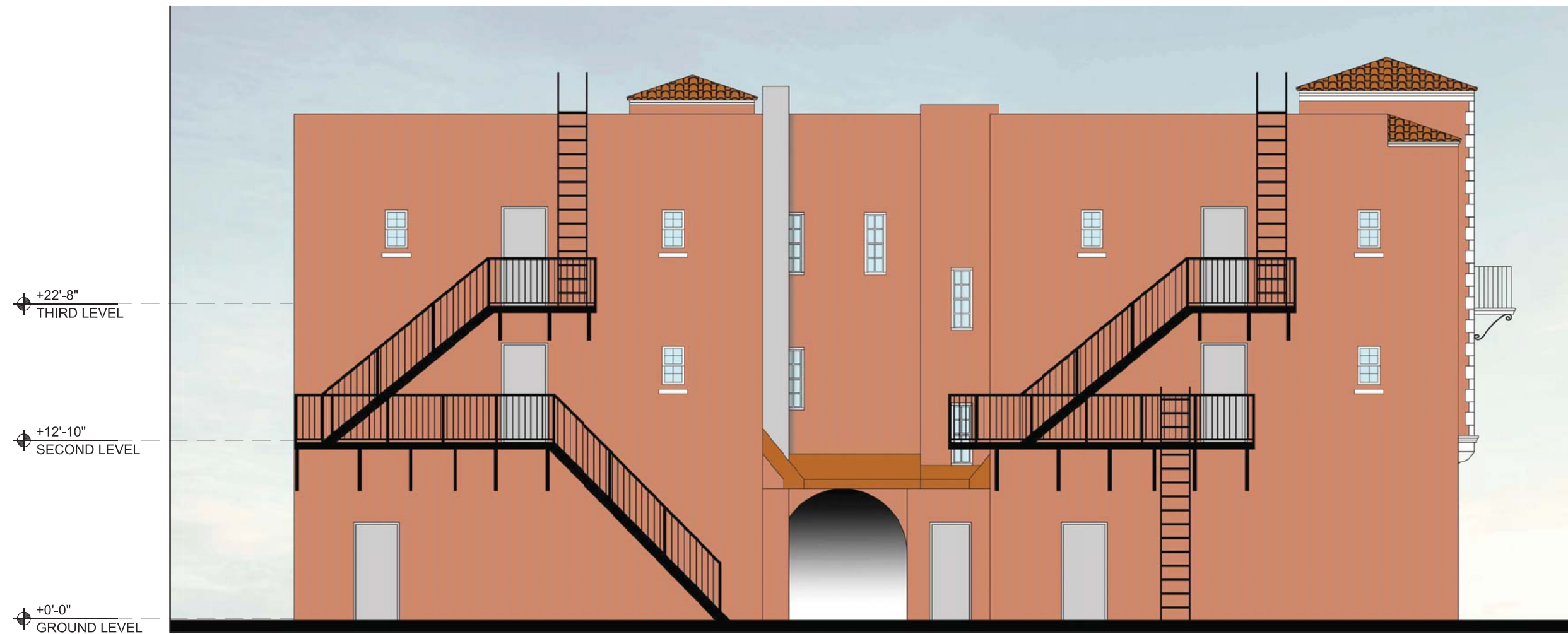
ELEVATIONS A-5

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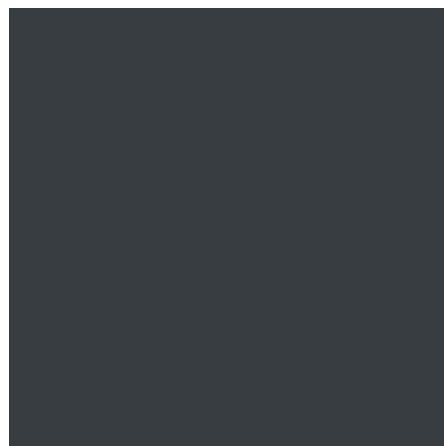
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**EXTERIOR ELEVATION
(SOUTH)**



1 BENJAMIN MOORE - ADOBE DUST - 2175-40



2 BENJAMIN MOORE - SOOT - 2129-20



3 STOREFRONT - BRONZE

ESPAÑOLA HOTEL - MATANZAS BUILDING

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ELEVATIONS A-4

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**EXTERIOR ELEVATION
(WEST)**



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



1 GLIDDEN - WANDERING WILLOW - PPG 1031-3



2 WOOD SHUTTERS - MAHOGANY



3 STOREFRONT - BRONZE

ESPAÑOLA HOTEL - MATANZAS BUILDING

516 ESPANOLA WAY
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ELEVATIONS A-6

OWNER
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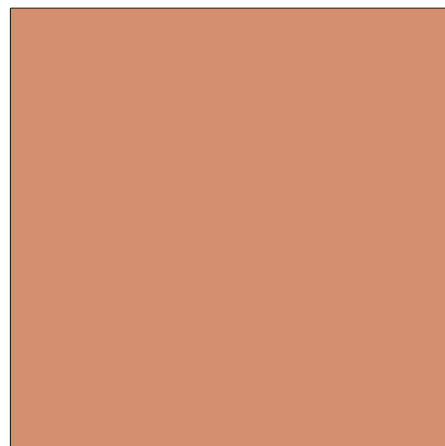
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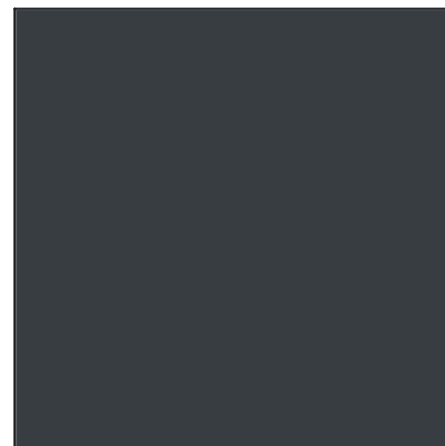
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**EXTERIOR ELEVATION
(WEST)**



1 BENJAMIN MOORE - ADOBE DUST - 2175-40



2 BENJAMIN MOORE - SOOT - 2129-20



3 STOREFRONT - BRONZE

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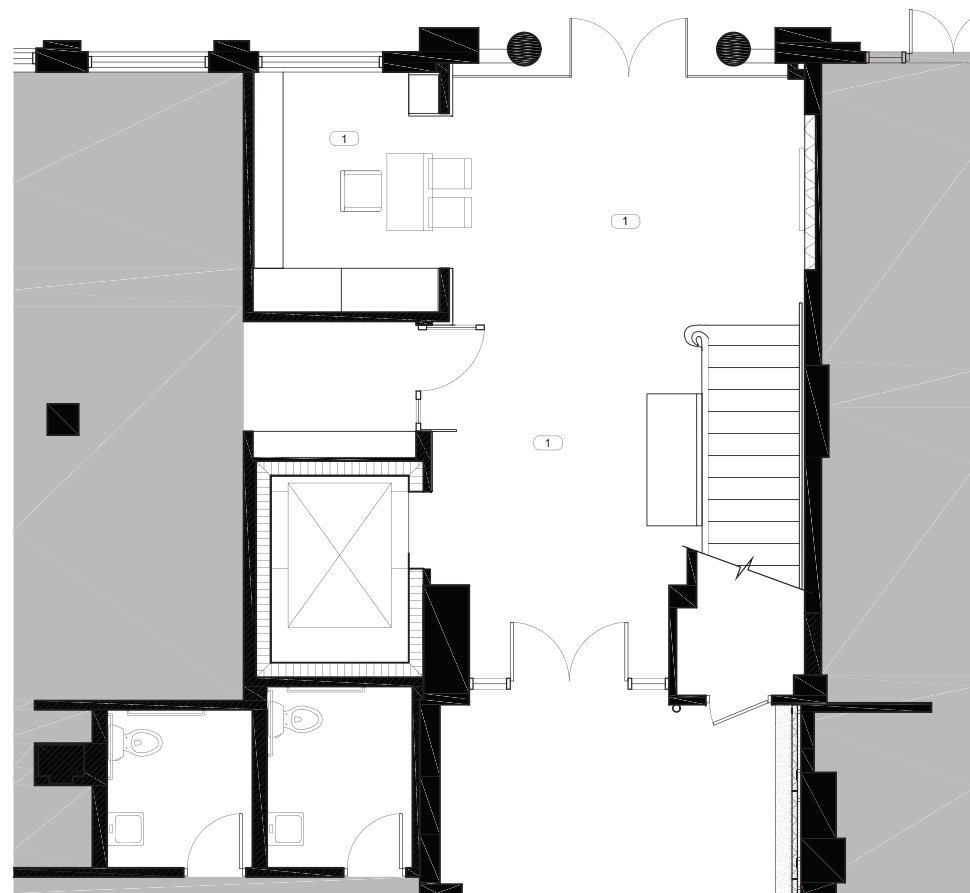
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ELEVATIONS A-5

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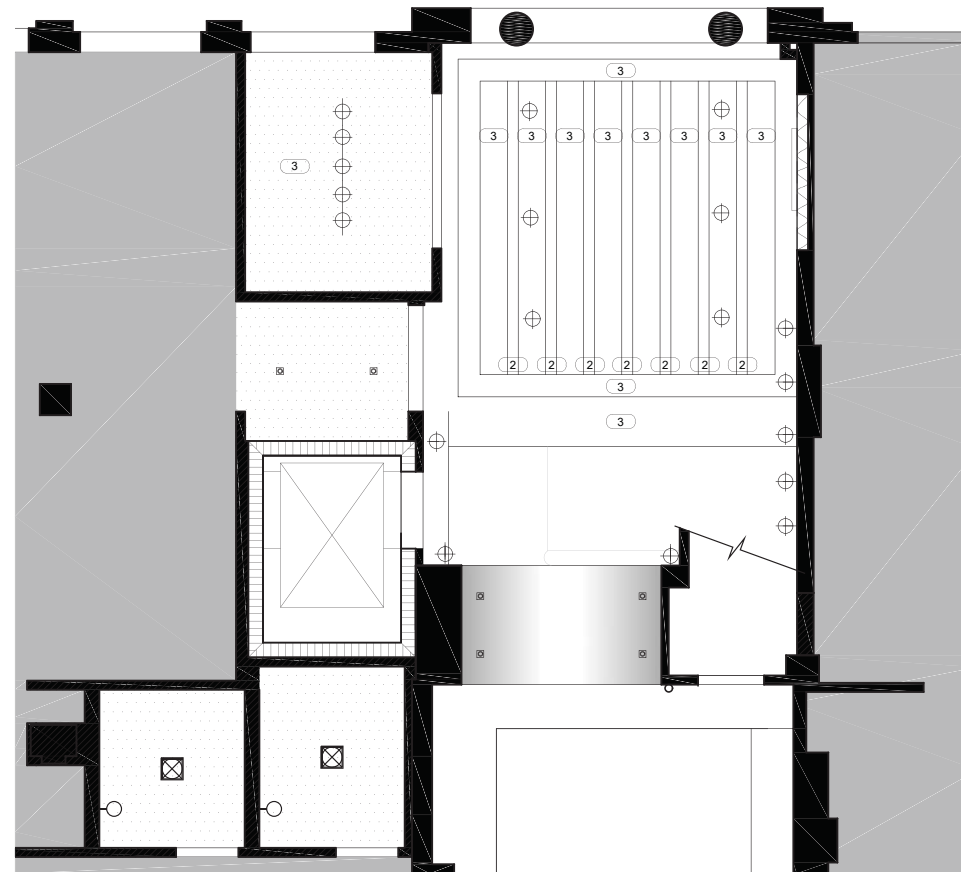
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**ENLARGED
MAIN BUILDING LOBBY PLAN**

0 4' 8' 16'

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



**ENLARGED MAIN BUILDING
LOBBY CEILING PLAN**

0 4' 8' 16'

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



LOBBY INTERIOR RENDERING



4 STOREFRONT - MAHOGANY



3 WHITE STUCCO



1 WHITE TRAVERTINE FLOOR TILE



2 PECKY CYPRESS WOOD FINISH

ESPAÑOLA HOTEL - MATANZAS BUILDING

516 ESPANOLA WAY
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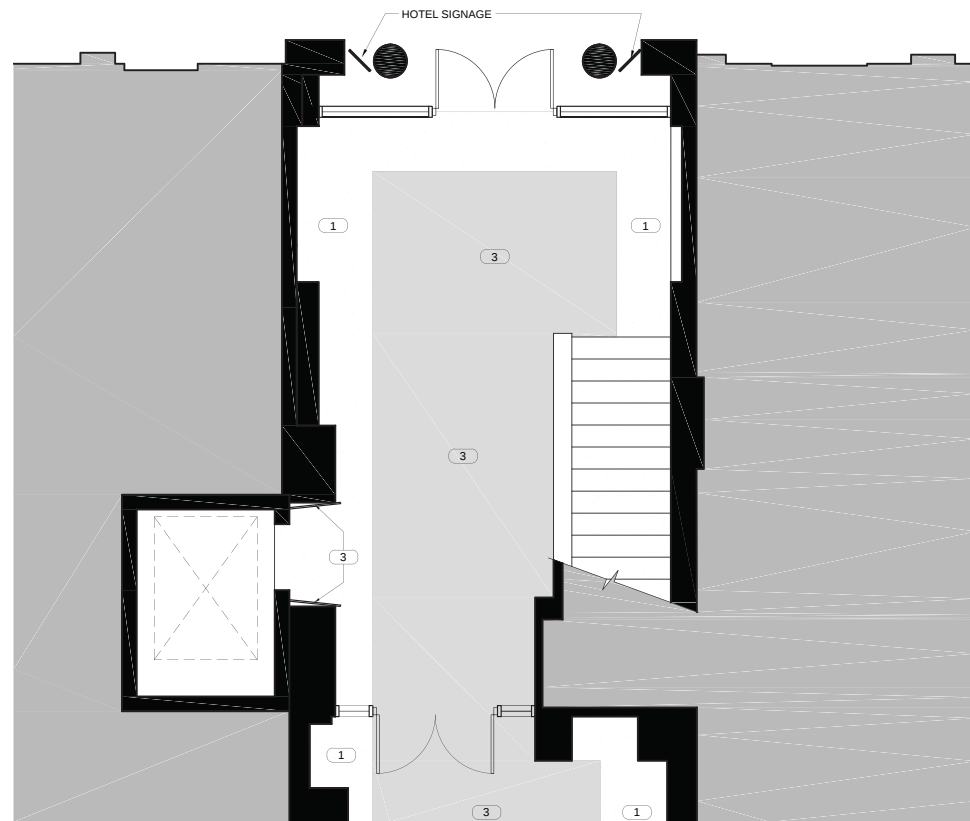
ENLARGED LOBBY PLAN A-7

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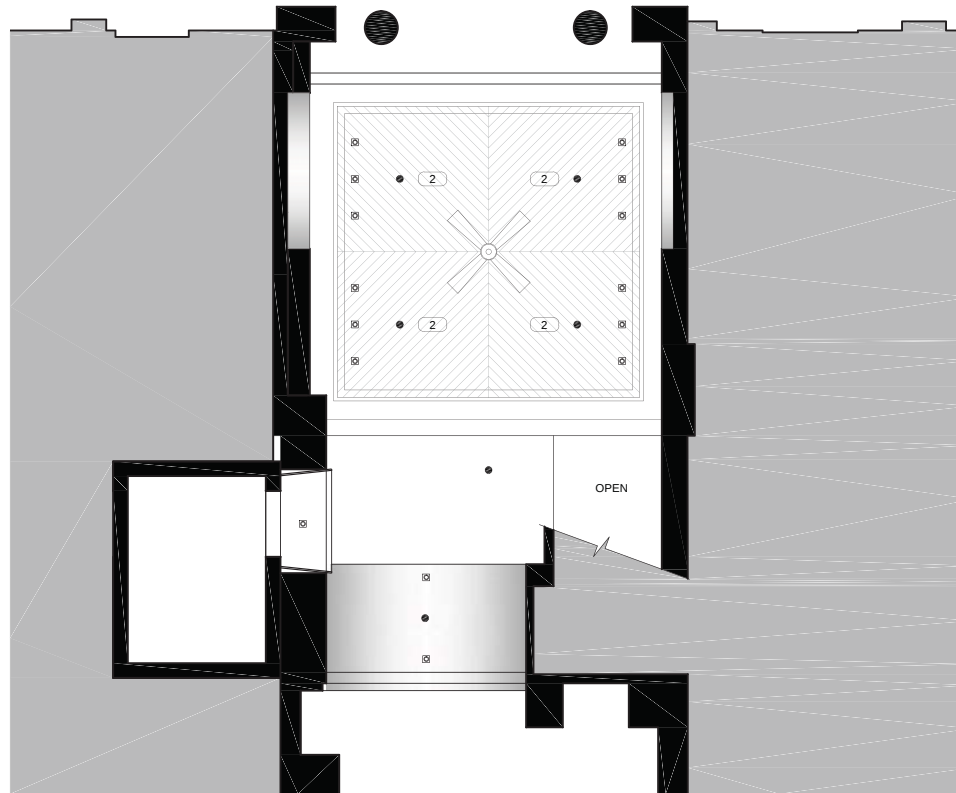
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**ENLARGED
MAIN BUILDING LOBBY PLAN**

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'



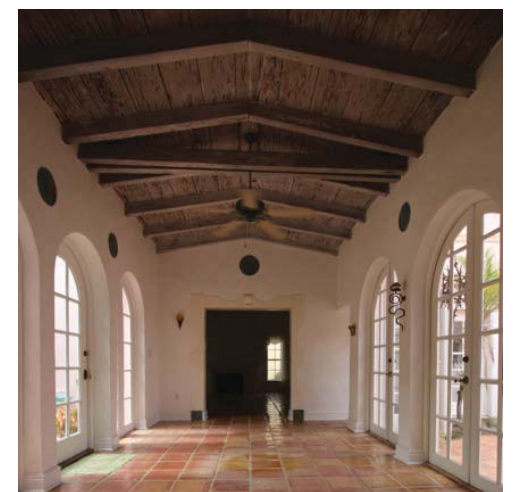
LOBBY INTERIOR RENDERING



1 WHITE TRAVERTINE FLOOR TILE



2 PECKY CYPRESS WOOD FINISH



PECKY CYPRESS CEILING FINISH

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ENLARGED LOBBY PLAN A-6

MATANZAS BUILDING EXTERIOR RENDERING

1

SCALE: NTS



CLAY HOTEL FRONT DOOR

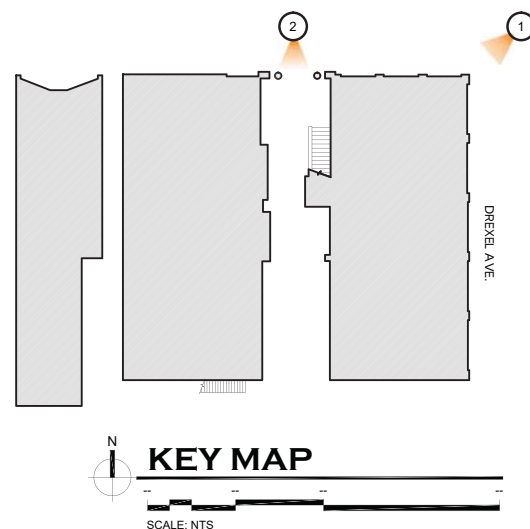
MATANZAS BUILDING LOBBY ENTRANCE EXTERIOR RENDERING

2

SCALE: NTS



ESPANOLA WAY



KEY MAP

SCALE: NTS

ESPAÑOLA HOTEL - MATANZAS BUILDING

516 ESPANOLA WAY
MIAMI BEACH, FLORIDA 33139

RENDERINGS A-8

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MATANAZAS BUILDING EXTERIOR RENDERING

1

SCALE: NTS



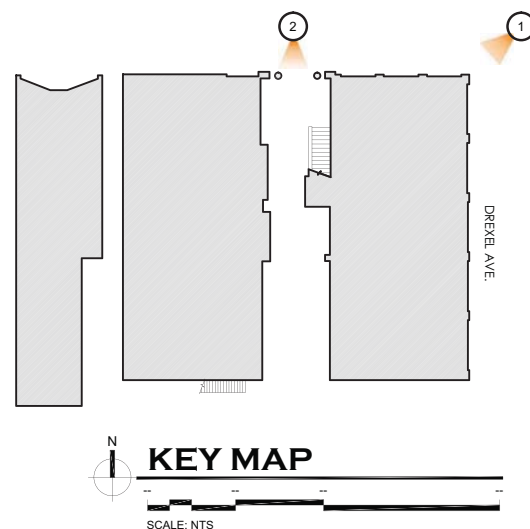
MATANAZAS BUILDING LOBBY ENTRANCE EXTERIOR RENDERING

2

SCALE: NTS



EXPANOLA WAY



KEY MAP

SCALE: NTS

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RENDERINGS A-7

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