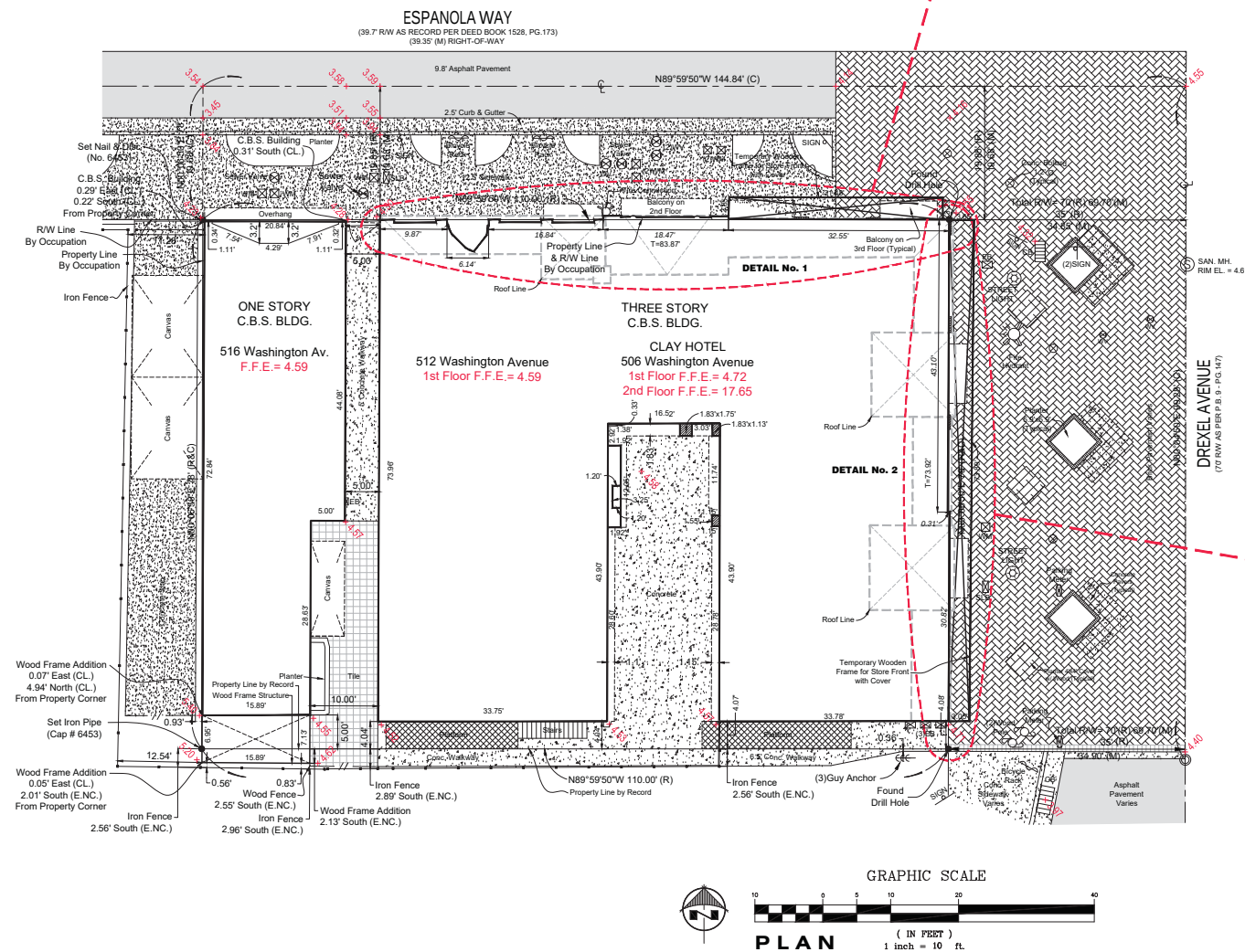
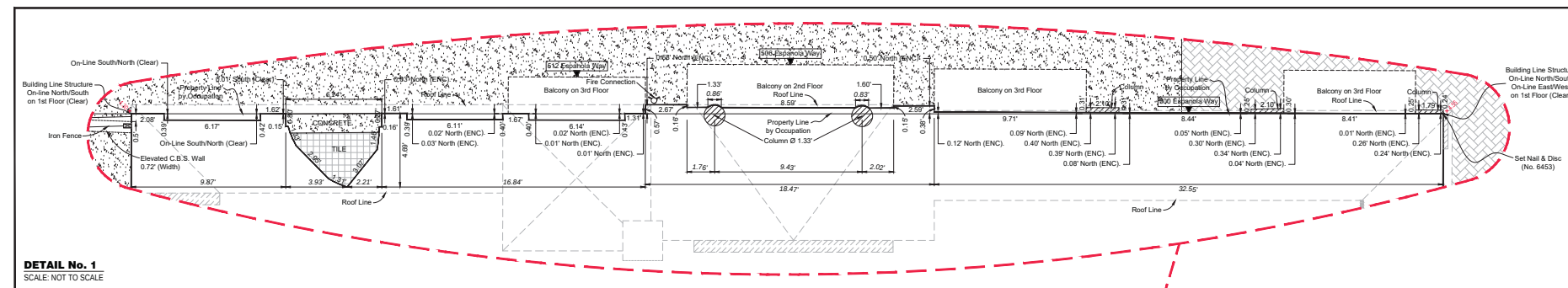
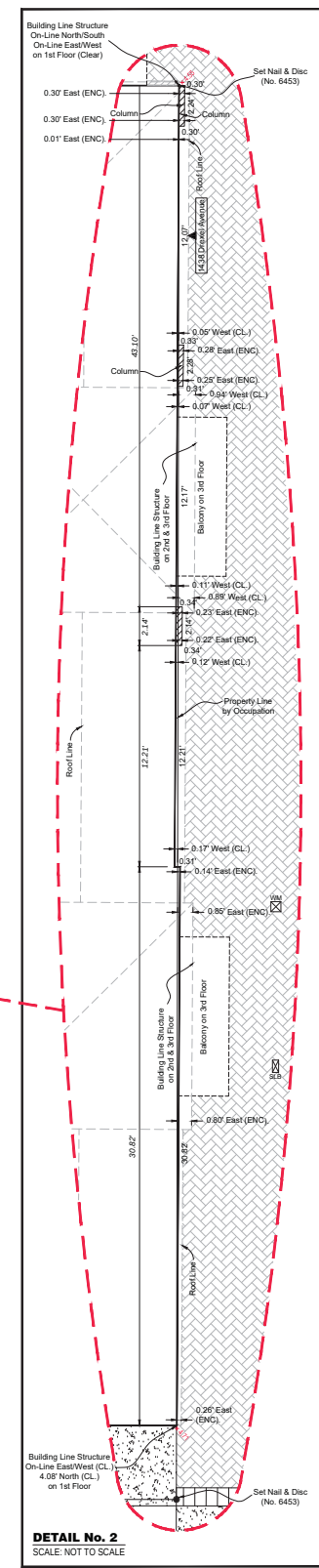


[illegible]

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

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

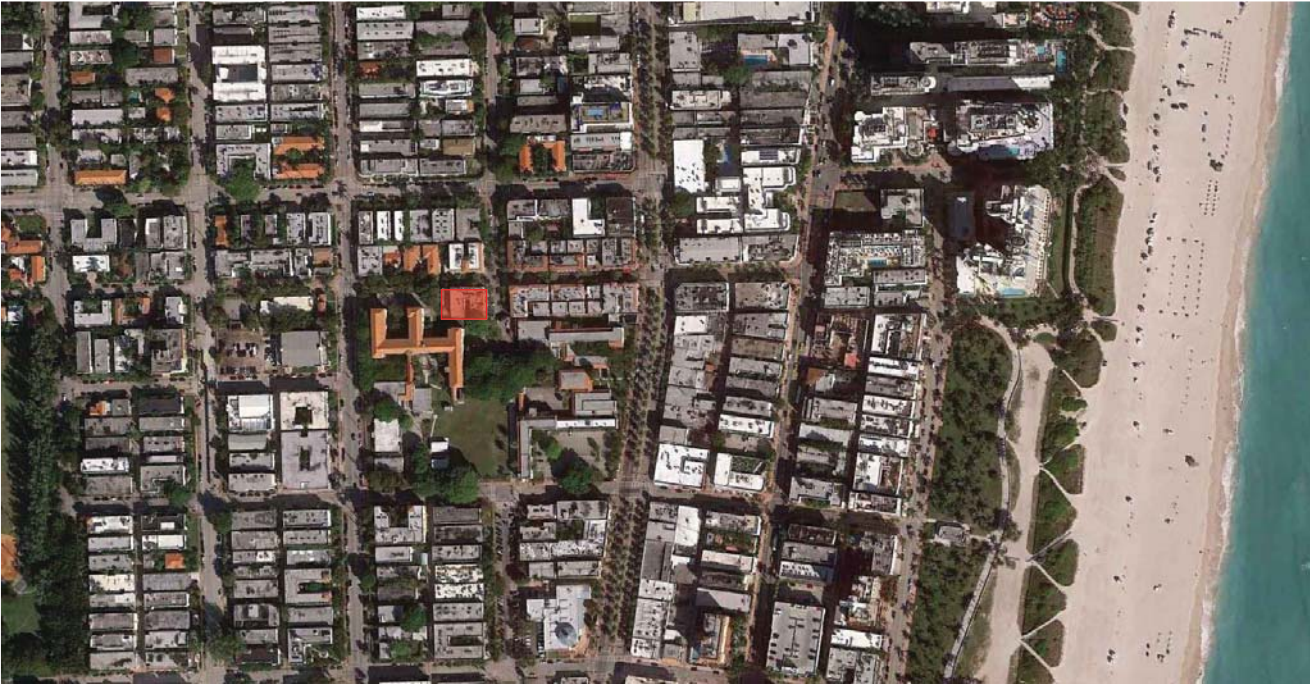
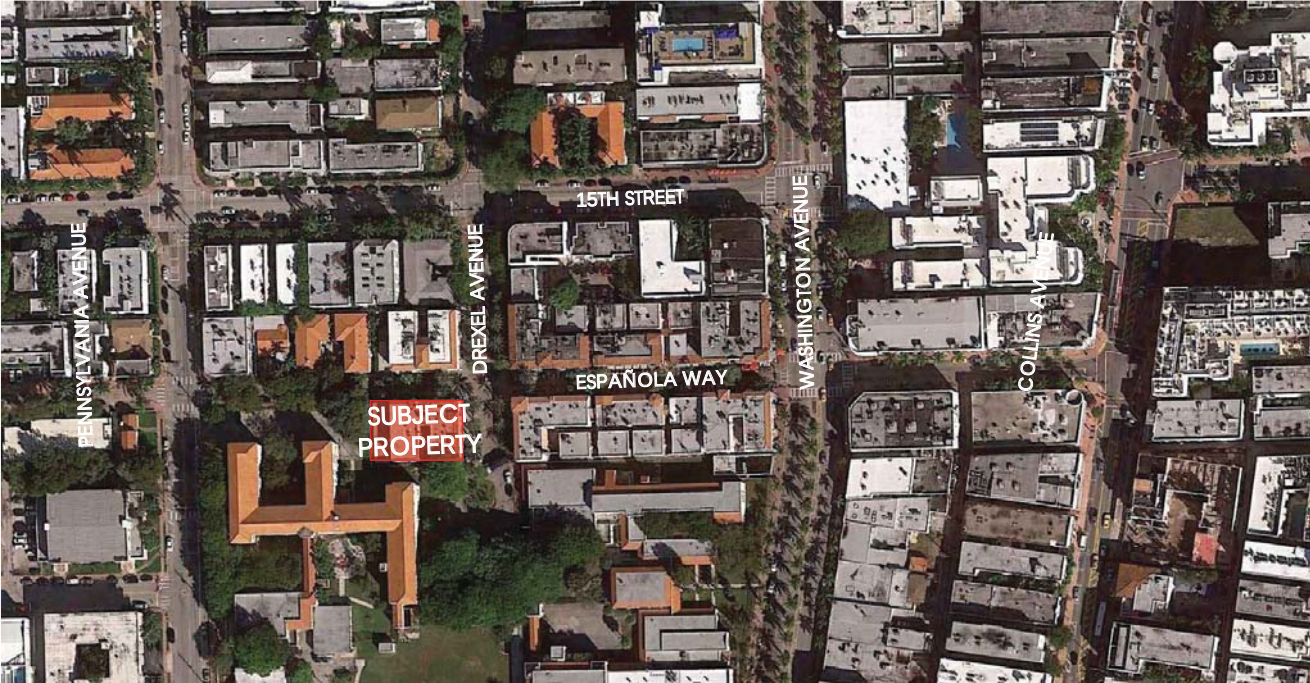
Classification of Structure for Flood-Resistant Design and Construction		CATEGORY II
SETBACKS	ALLOWED	EXISTING
FRONT	5'-0"	0'-0"
REAR	5'-0"	0'-0"
SIDE (81ST STREET)	5'-0"	0'-0"
SIDE	5'-0"	0'-0"
BUILDING HEIGHT	ALLOWED	EXISTING
STORIES	5-STORIES - 50'-0"	3-STORIES - 43'-5"

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
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1 ESPAÑOLA WAY



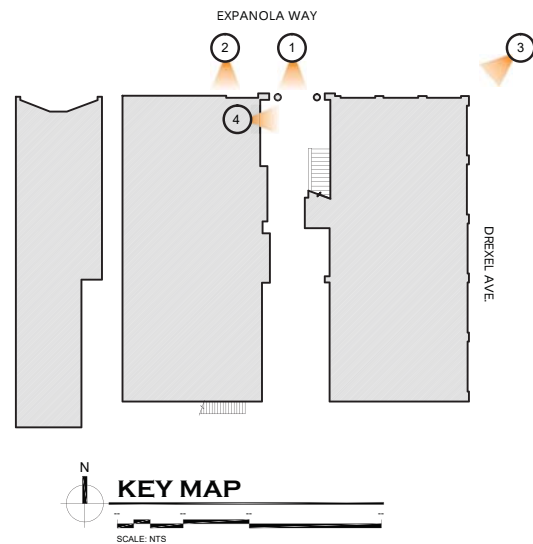
2 ESPAÑOLA WAY



3 ESPAÑOLA WAY & DREXLER AVENUE



4 COURTYARD LOBBY



ESPAÑOLA HOTEL - MATANZAS BUILDING

516 ESPANOLA WAY
MIAMI BEACH, FLORIDA 33139

EXISTING CONDITIONS C-2

OWNER
INFINITY ESPANOLA HOTEL VENTURE, LLC
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1 ESPAÑOLA WAY



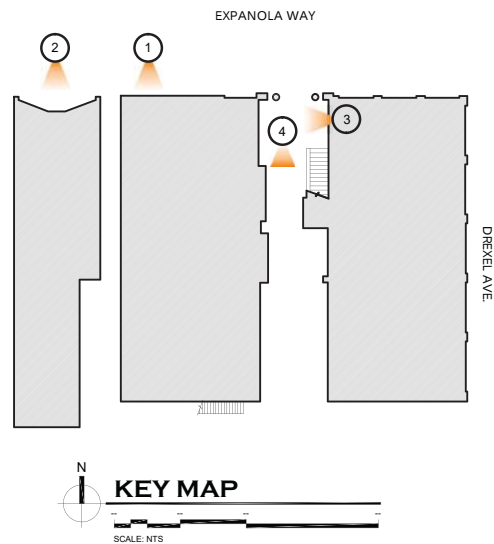
2 ESPAÑOLA WAY



3 COURTYARD LOBBY



4 COURTYARD LOBBY



ESPAÑOLA HOTEL - MATANZAS BUILDING

516 ESPAÑOLA WAY
MIAMI BEACH, FLORIDA 33139

EXISTING CONDITIONS C-3

OWNER
INFINITY ESPAÑOLA HOTEL VENTURE, LLC
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1 COURTYARD



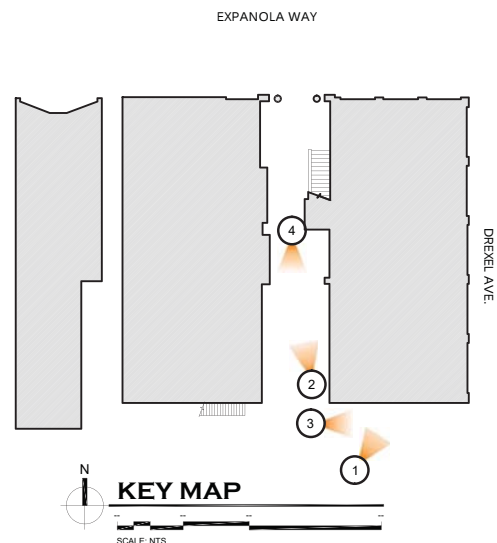
2 COURTYARD



3 COURTYARD



4 COURTYARD



ESPAÑOLA HOTEL - MATANZAS BUILDING

516 ESPANOLA WAY
MIAMI BEACH, FLORIDA 33139

EXISTING CONDITIONS C-4

OWNER
INFINITY ESPANOLA HOTEL VENTURE, LLC
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1 WEST BUILDING ESPANOLA WAY



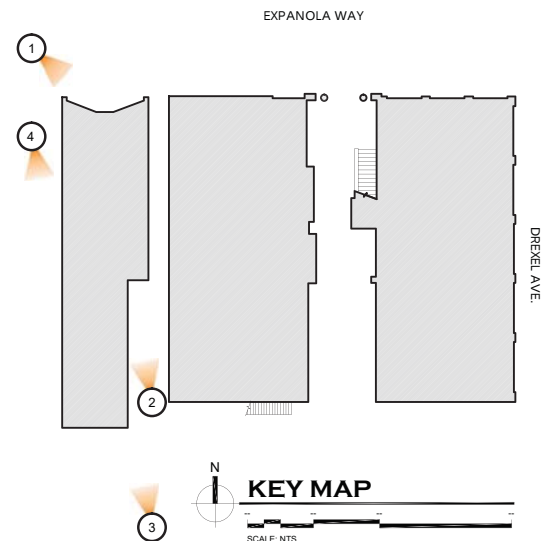
2 WEST BUILDING SIDE VIEW



3 WEST BUILDING REAR VIEW



4 WEST BUILDING SIDE VIEW



ESPAÑOLA HOTEL - MATANZAS BUILDING

516 ESPANOLA WAY
MIAMI BEACH, FLORIDA 33139

EXISTING CONDITIONS C-5

OWNER
INFINITY ESPANOLA HOTEL VENTURE, LLC
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DNB
DESIGN GROUP

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CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



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 ESPANOLA WAY
MIAMI BEACH, FLORIDA 33139

HISTORIC PHOTOS C-6

OWNER
INFINITY ESPANOLA HOTEL VENTURE, LLC
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NEW YORK, NEW YORK 10018

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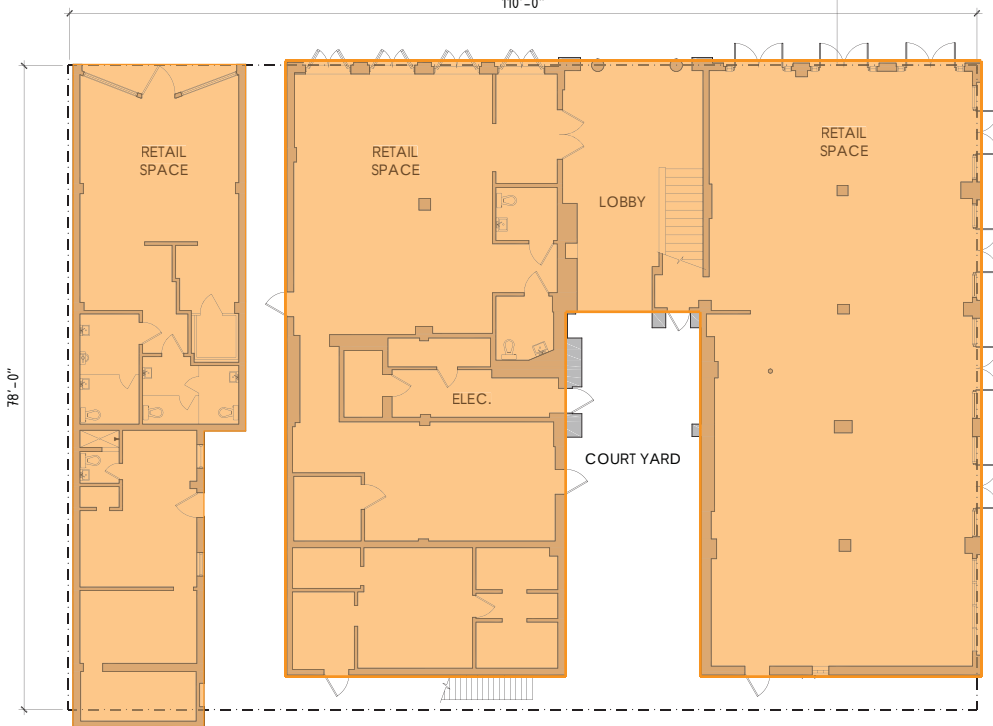
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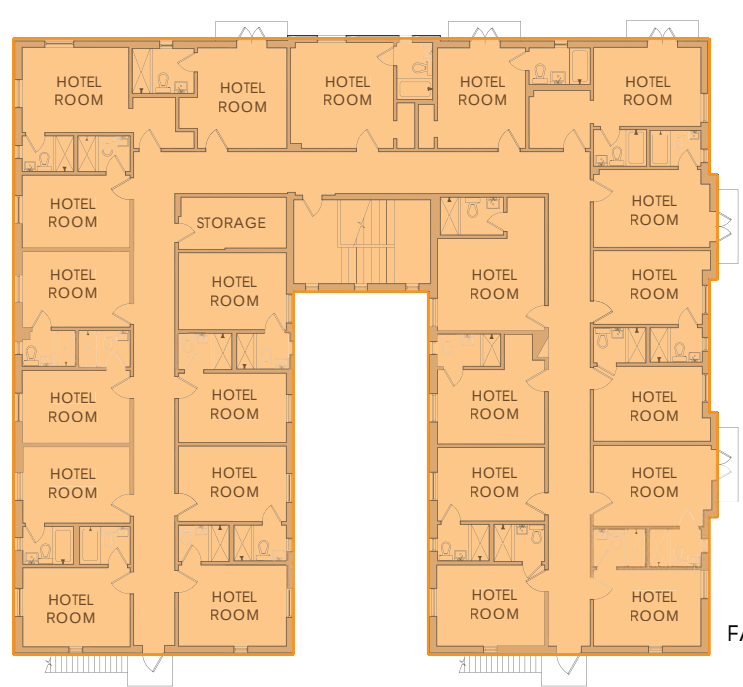
FAR 5,560 S.F.

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



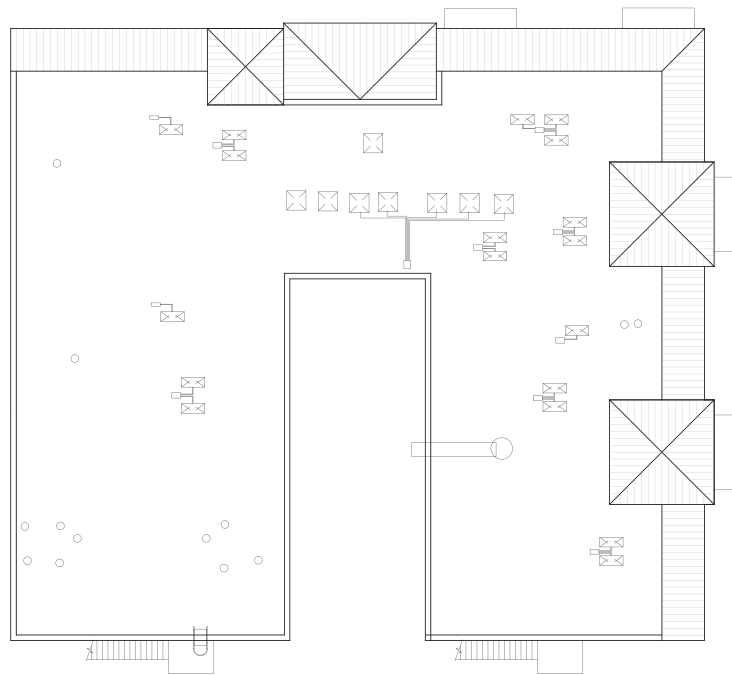
FAR 5,520 S.F.

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

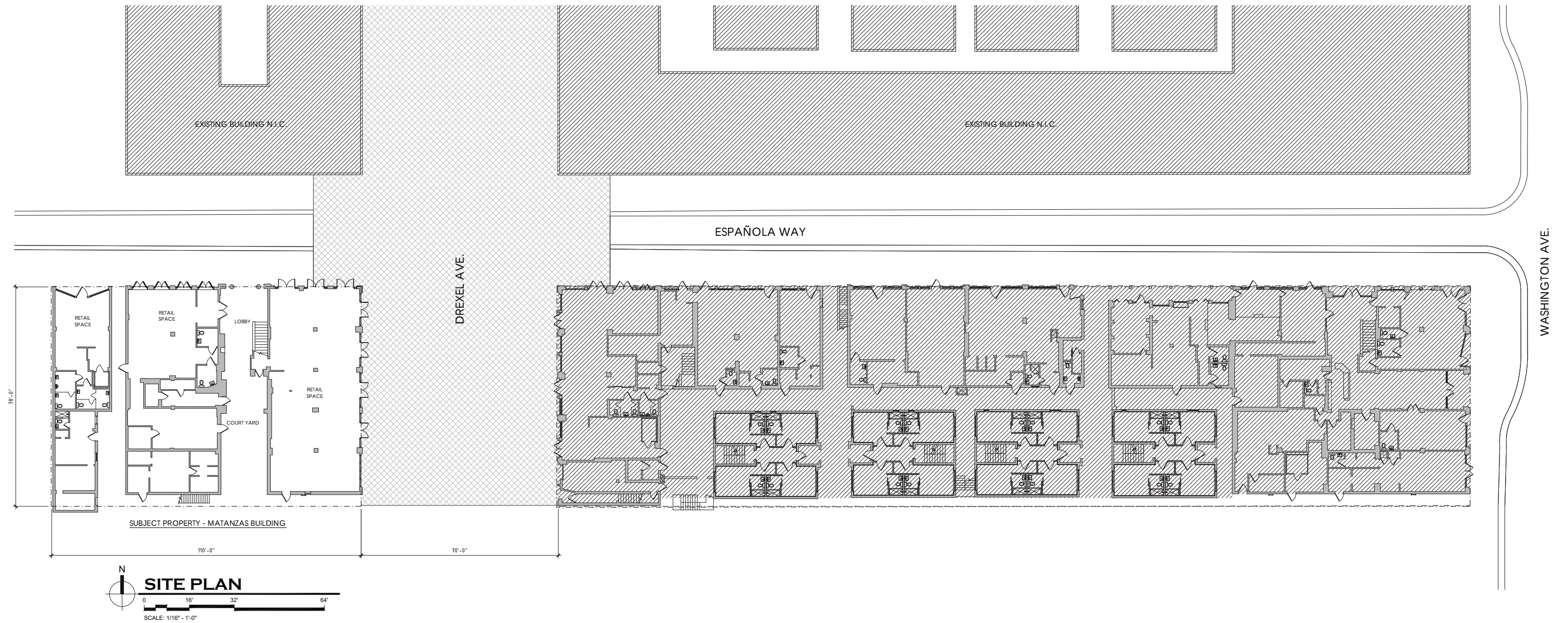
516 ESPANOLA WAY
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EXISTING F.A.R C-7



ESPAÑOLA HOTEL - MATANZAS BUILDING

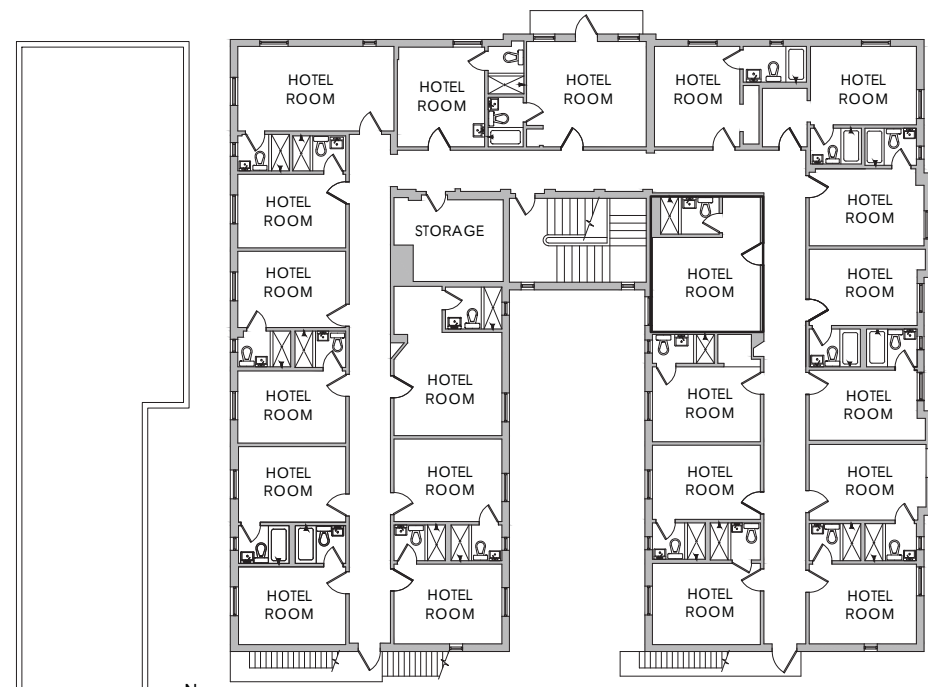
516 ESPANOLA WAY
MIAMI BEACH, FLORIDA 33139

EXISTING SITE PLAN EX-1

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

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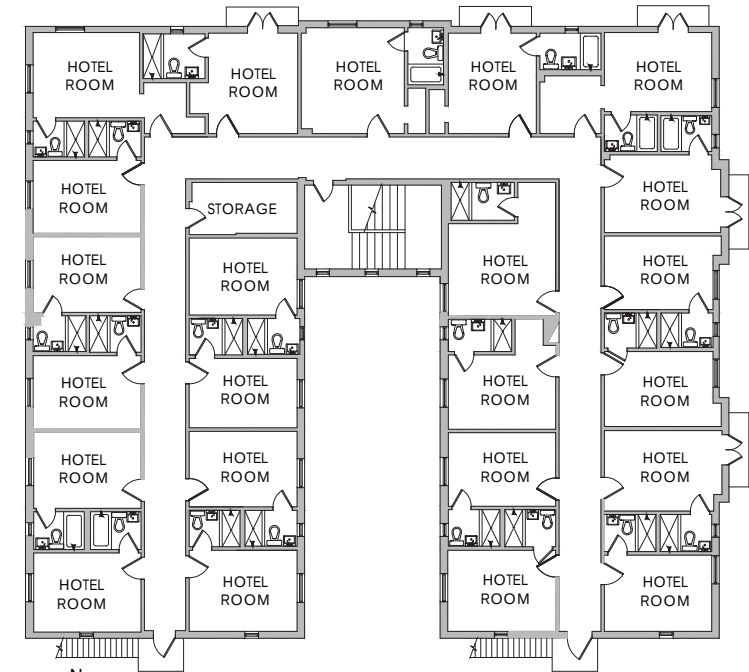
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CORAL GABLES, FLORIDA 33134
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EXISTING SECOND FLOOR PLAN

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

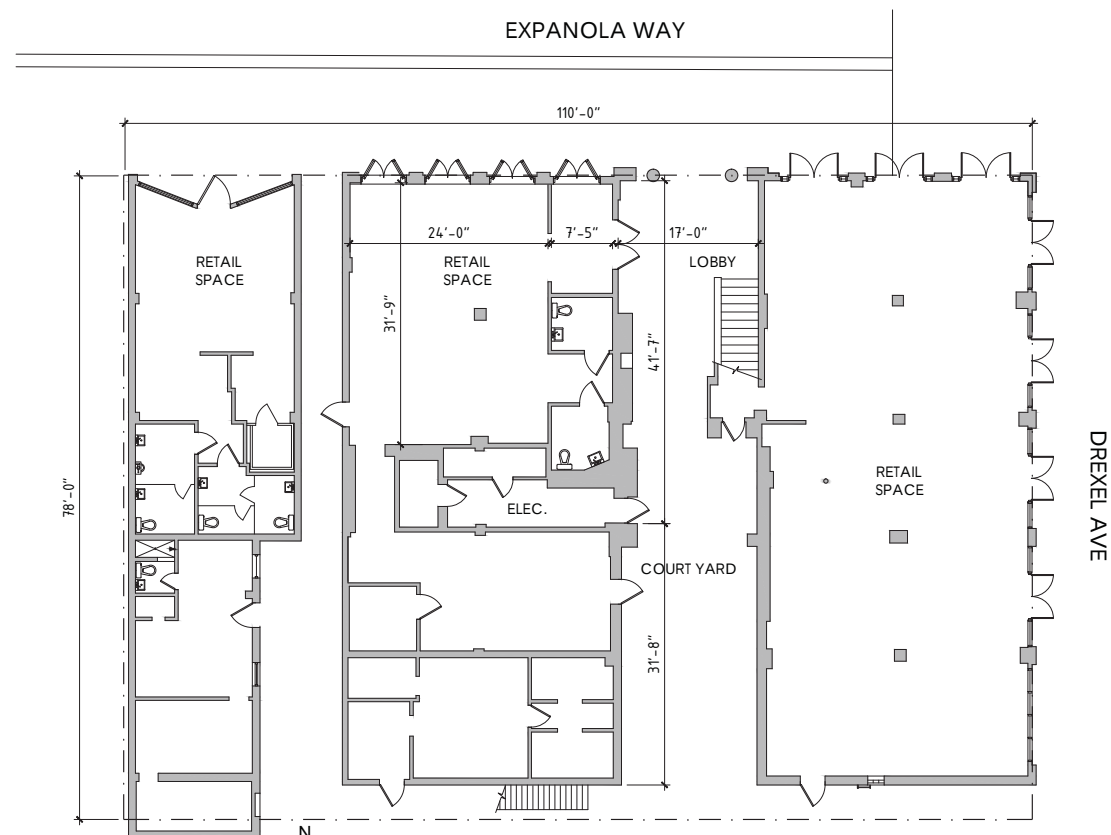
SCALE: 3/32" = 1'-0"



EXISTING THIRD FLOOR PLAN

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

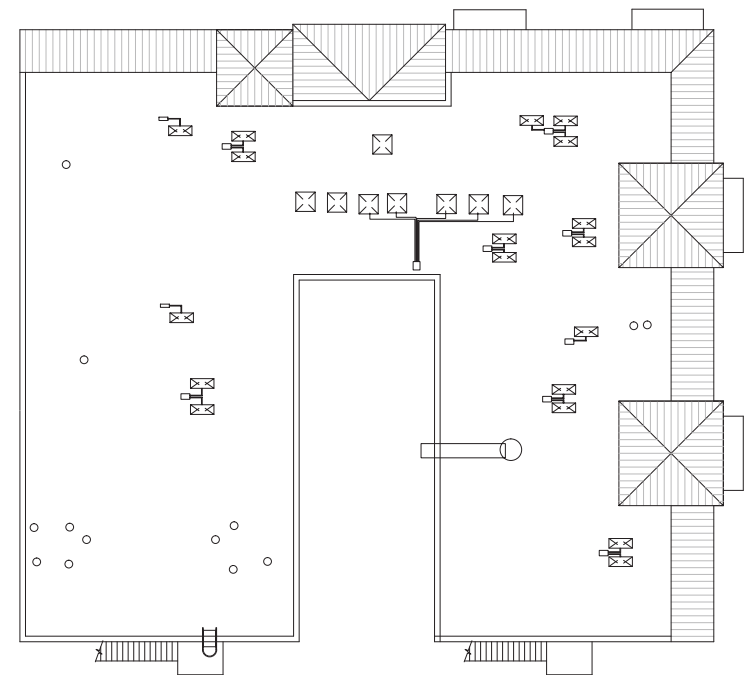
SCALE: 3/32" = 1'-0"



EXISTING FIRST 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 - MATANZAS BUILDING

516 ESPANOLA WAY
MIAMI BEACH, FLORIDA 33139

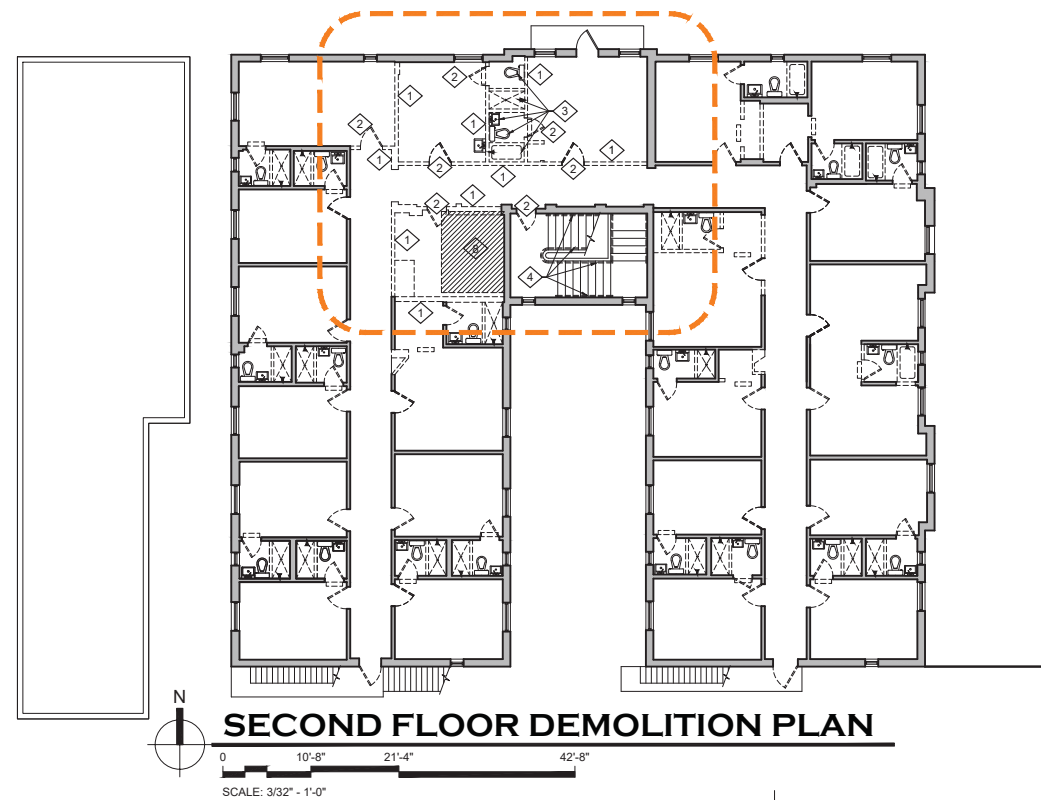
EXISTING PLANS EX-2

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

DESIGN ARCHITECT
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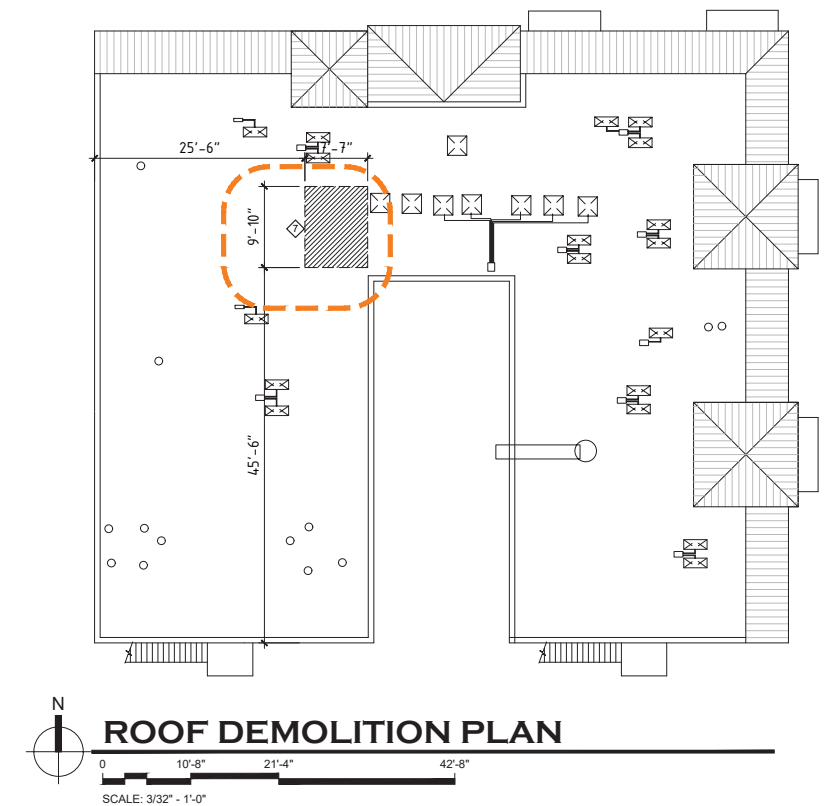
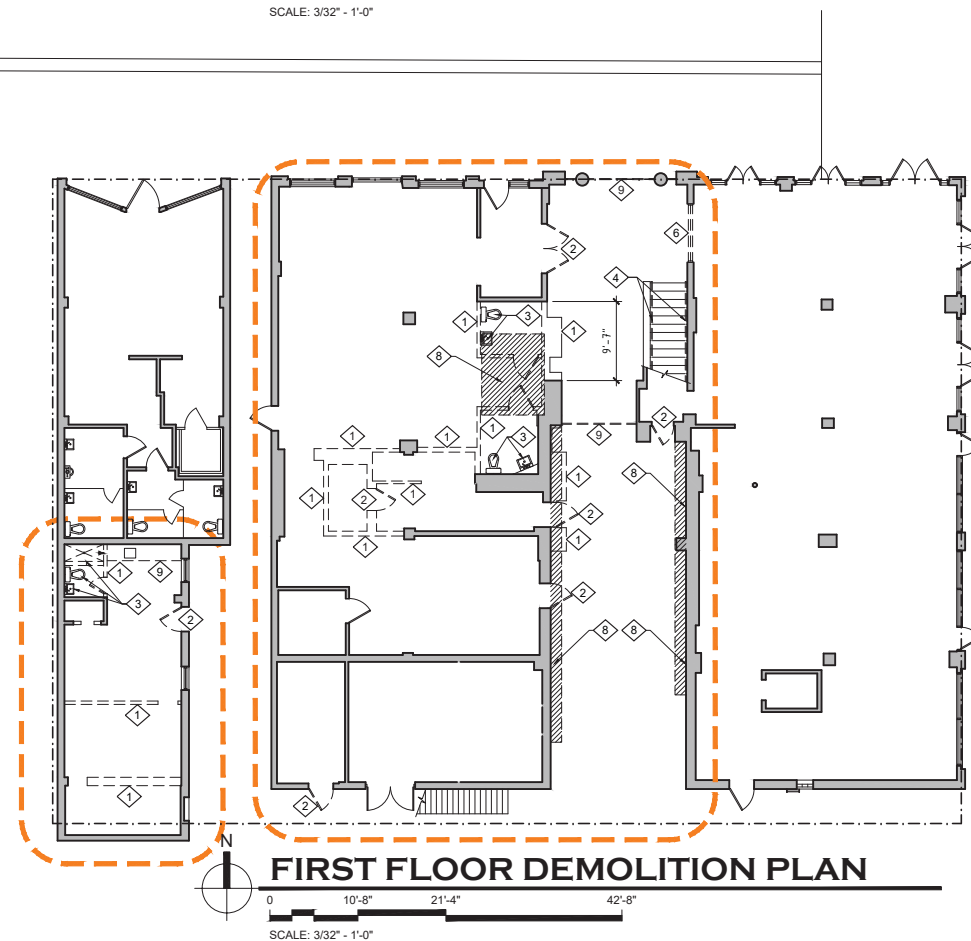
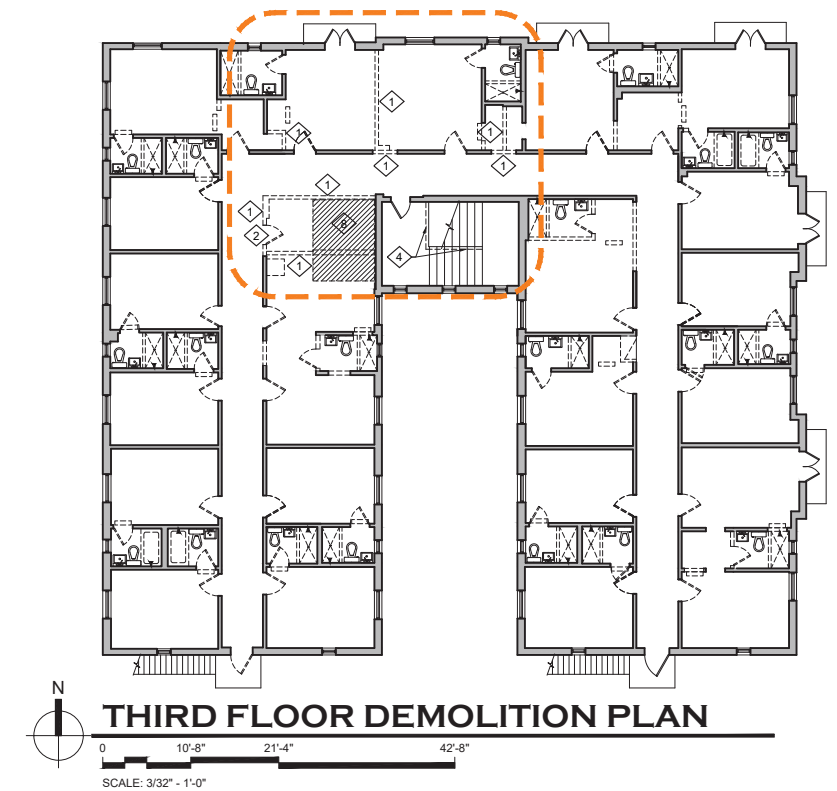
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DESIGN GROUP

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

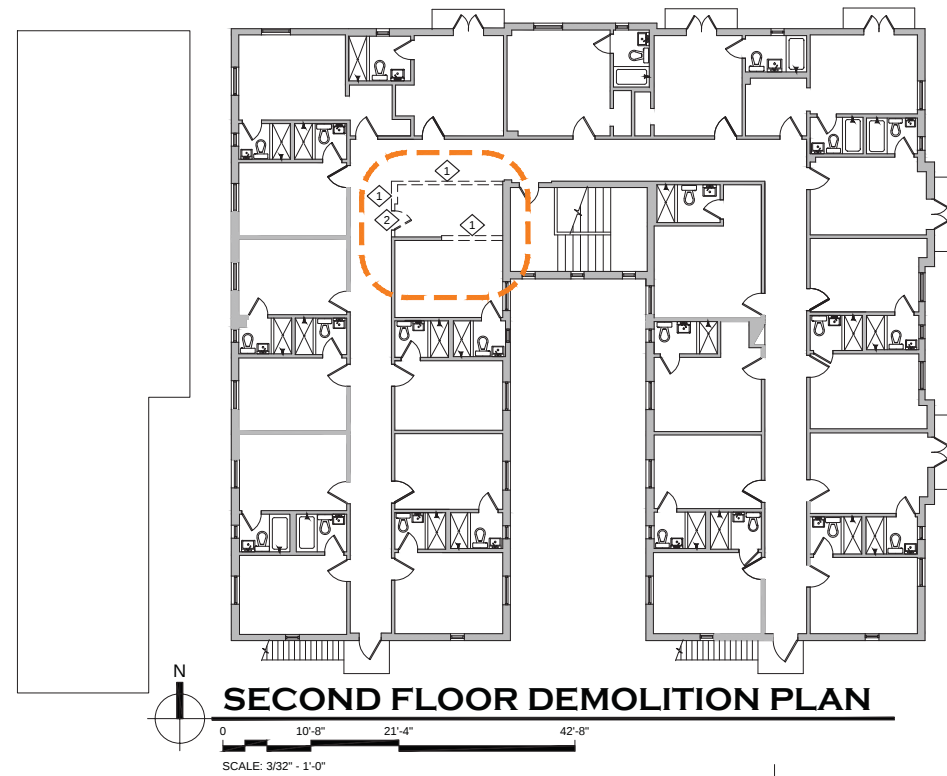
516 ESPANOLA WAY
MIAMI BEACH, FLORIDA 33139

DEMOLITION PLANS D-1

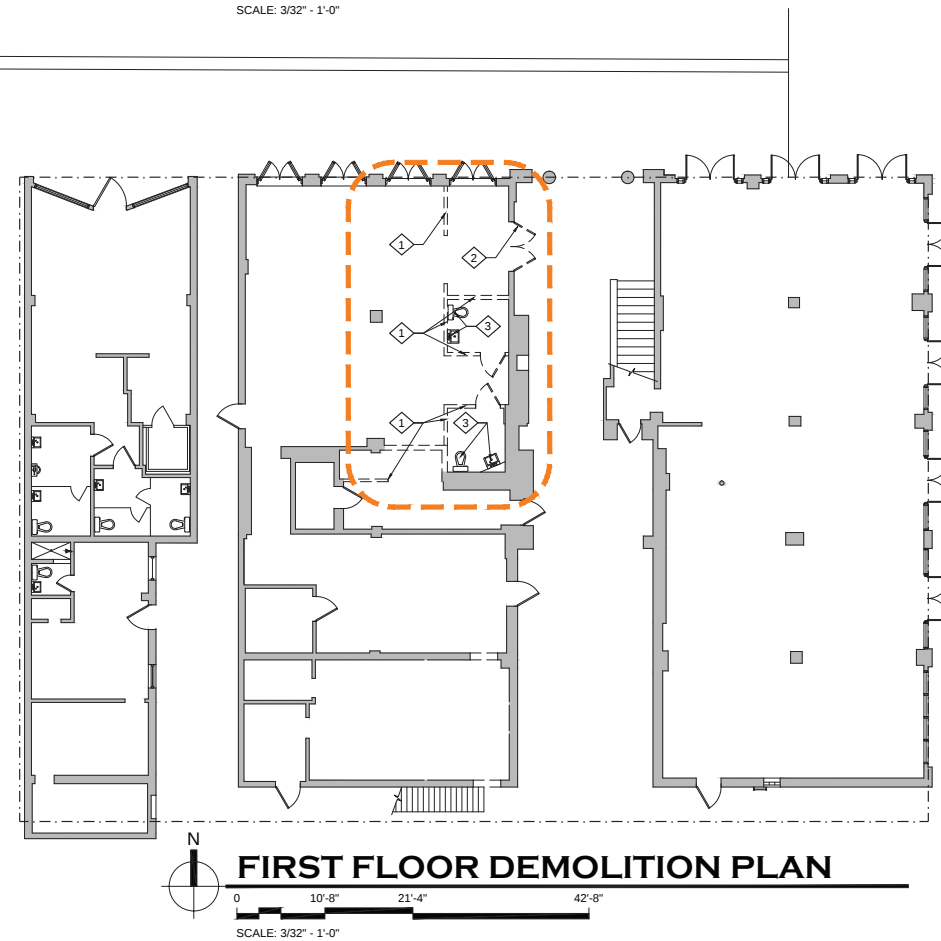
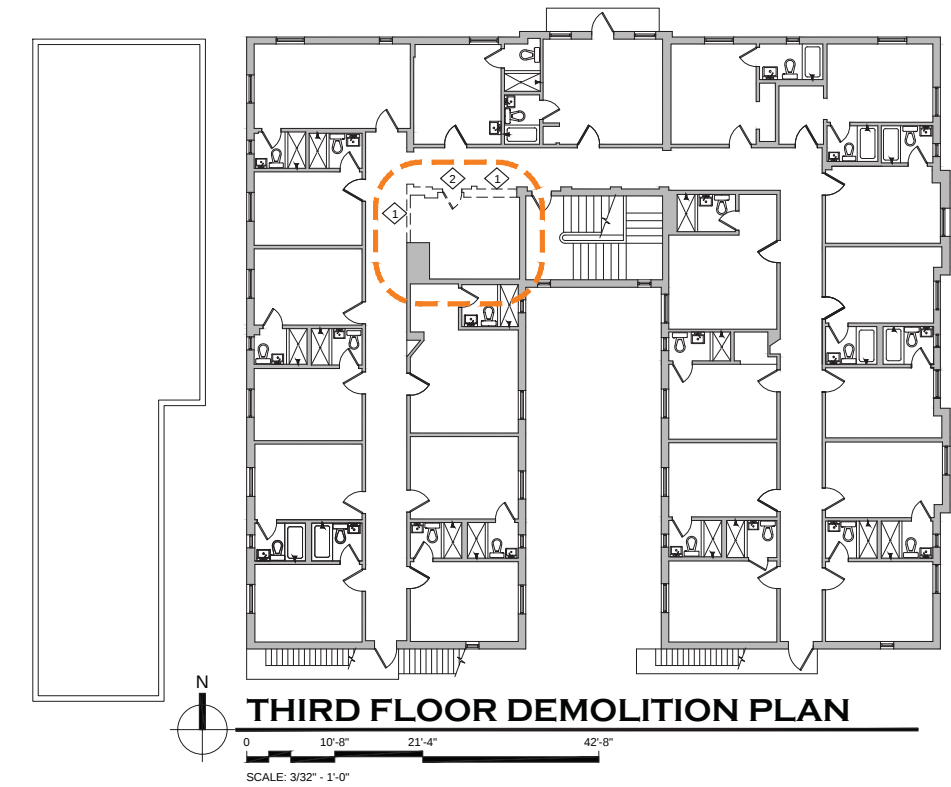
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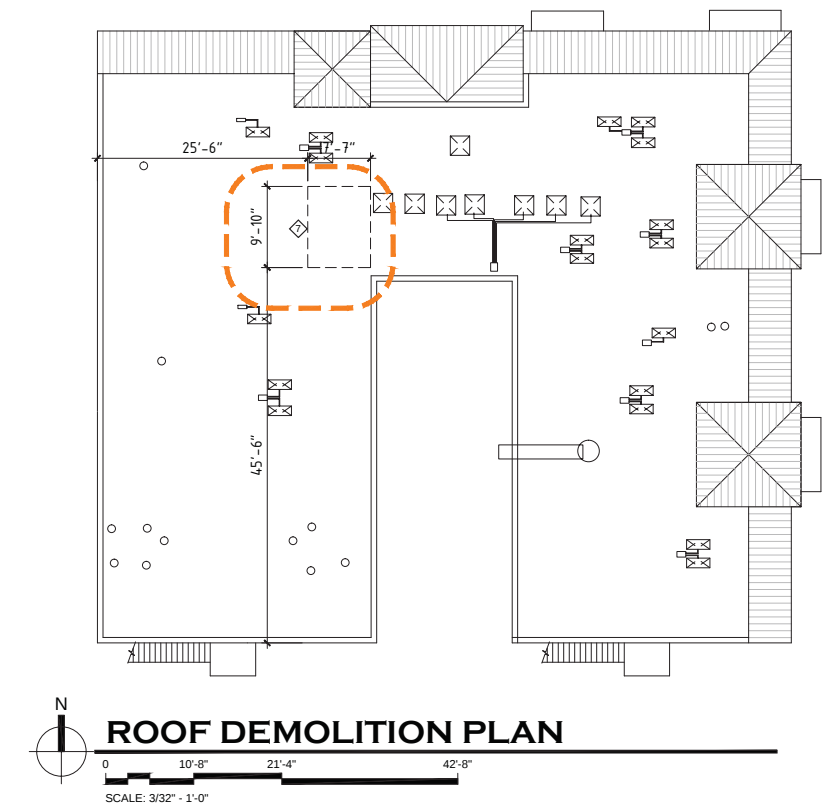
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MAIN: 305.444.5545
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DEMOLITION KEYNOTES	
①	EXISTING WALL TO BE REMOVED
②	EXISTING DOOR + FRAME TO BE REMOVED
③	EXISTING PLUMBING FIXTURES TO BE REMOVED
④	EXISTING STAIRS TO BE REMOVED
⑤	EXISTING WALK-IN 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



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
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DEMOLITION PLANS D-1

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