



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

DNB
DESIGN GROUP

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

INDEX OF DRAWINGS

EXISTING CONDITIONS

- SITE SURVEY
- C-1 ZONING INFORMATION & LOCATION MAPS
- C-2 EXTERIOR EXISTING CONDITIONS
- C-3 EXTERIOR EXISTING CONDITIONS
- C-4 EXTERIOR EXISTING CONDITIONS
- C-5 EXTERIOR EXISTING CONDITIONS
- C-6 EXTERIOR EXISTING CONDITIONS
- C-7 EXTERIOR EXISTING CONDITIONS
- C-8 EXTERIOR EXISTING CONDITIONS
- C-9 INTERIOR EXISTING CONDITIONS
- C-10 INTERIOR EXISTING CONDITIONS
- C-11 INTERIOR EXISTING CONDITIONS
- C-12 HISTORIC PHOTOS
- C-13 HISTORIC PHOTOS
- C-14 HISTORIC PHOTOS
- C-15 FIRST & SECOND FLOOR EXISTING F.A.R.
- C-16 THIRD FLOOR & ROOF EXISTING F.A.R.
- C-17 FIRST & SECOND FLOOR PROPOSED F.A.R
- C-18 THIRD FLOOR & ROOF PROPOSED F.A.R

EXISTING PLANS

- EX-1 EXISTING SITE PLAN
- EX-2 FIRST & SECOND FLOOR EXISTING PLANS
- EX-3 THIRD FLOOR & ROOF EXISTING PLANS
- EX-4 COURTYARD ELEVATIONS

DEMOLITION PLANS

- D-1 FIRST FLOOR DEMOLITION PLANS
- D-2 SECOND & THIRD FLOOR DEMOLITION PLANS

PROPOSED ARCHITECTURE

- A-1 FIRST & SECOND FLOOR PROPOSED PLANS
- A-2 THIRD FLOOR & ROOF PROPOSED PLANS

FACADE PROGRAM

- A-3 RENDERINGS
- A-4 PRECEDENT IMAGES
- A-5 PRECEDENT IMAGES
- A-6 ELEVATIONS
- A-7 ELEVATIONS
- A-8 ELEVATIONS
- A-9 AWNINGS, SIGNAGE, SHUTTERS DETAILS

LOBBY

- A-10 LOBBY RENDERING
- A-11 LOBBY CHANGES
- A-12 LOBBY CHANGES
- A-13 NORTH LOBBY PLANS & ELEVATIONS
- A-14 ENLARGED LOBBY PLAN
- A-15 LOBBY PROPOSED INTERIOR ELEVATIONS

COURTYARD ARCHITECTURE

- A-16 ROOF DECK RENDERINGS
- A-17 EXISTING COURTYARD ELEVATIONS
- A-18 PROPOSED COURTYARD ELEVATIONS
- A-19 COURTYARD RENDERINGS
- A-20 COURTYARD BUILDING #1 PLAN
- A-21 COURTYARD BUILDING #1 EXISTING ELEVATIONS
- A-22 COURTYARD BUILDING #1 EXISTING ELEVATIONS
- A-23 COURTYARD BUILDING #1 PROPOSED ELEVATIONS
- A-24 COURTYARD BUILDING #1 PROPOSED ELEVATIONS
- A-25 ROOF DECK PLAN & SECTION
- A-26 ROOF DECK DETAIL ELEVATIONS
- A-27 TRELLIS & PLANTER DETAILS

LANDSCAPE ARCHITECTURE

- L-1 LANDSCAPE PLAN

SCOPE OF WORK

1. PAINT EXTERIOR OF BUILDING
2. RENOVATE AND RECONFIGURE THE EXISTING LOBBY
3. ADDITION OF 3 NEW ELEVATORS
4. ADDITION OF RECREATION DECKS ON TOP OF COURTYARD BUILDINGS
5. CREATE LOUNGE AREA AT THE GROUND FLOOR OF ONE OF THE COURTYARD BUILDINGS
6. RECONFIGURE EXISTING LOBBY STAIRS
7. ADDITION OF COURTYARD BRIDGES

ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

CAP FINAL SUBMITTAL 12.15.2016

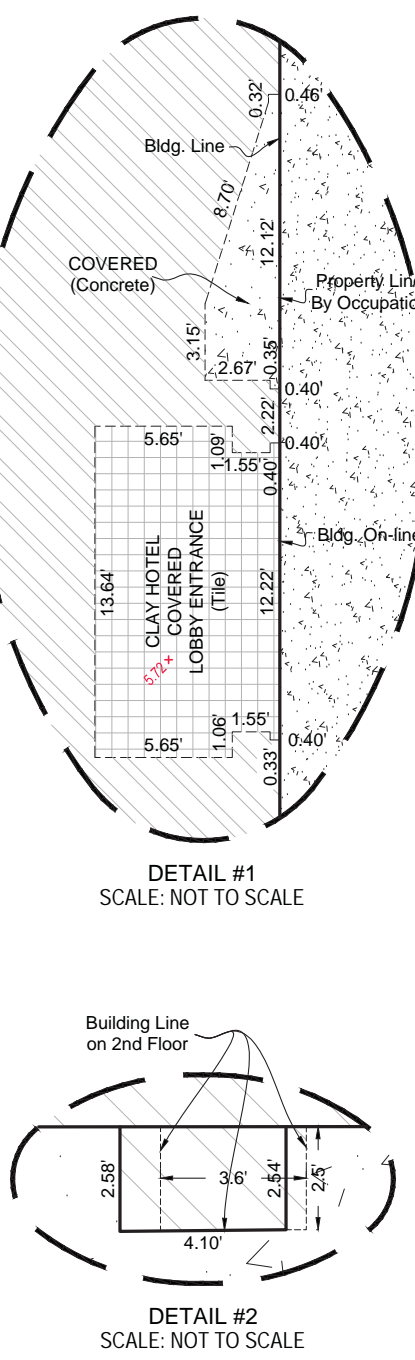
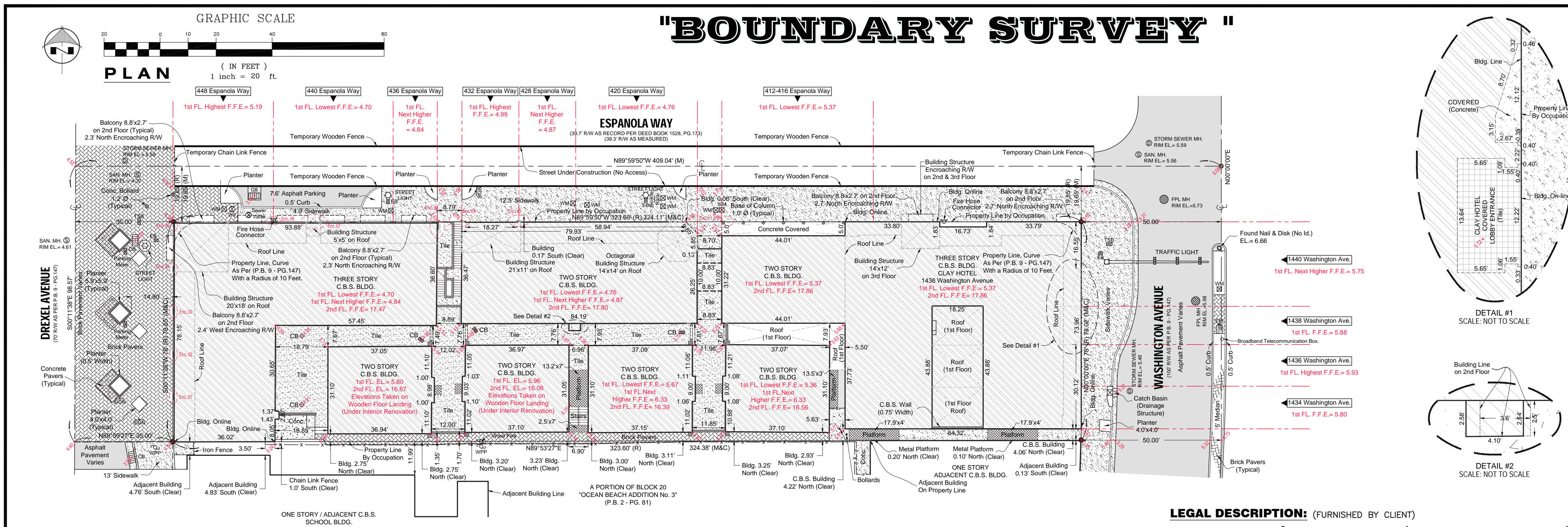
OWNER
INFINITY ESPANOLA HOTEL VENTURE, LLC
1407 BROADWAY, 30TH FLOOR
NEW YORK, NEW YORK 10018

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

EXISTING CONDITIONS

ESPAÑOLA HOTEL



SURVEY PREPARED FOR:

CLAY HOTEL PARTNERSHIP, LTD.
1434 WASHINGTON AVENUE,
MIAMI BEACH, FLORIDA, 33139

SURVEYOR'S REPORT:

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURE UNLESS OTHERWISE NOTED.

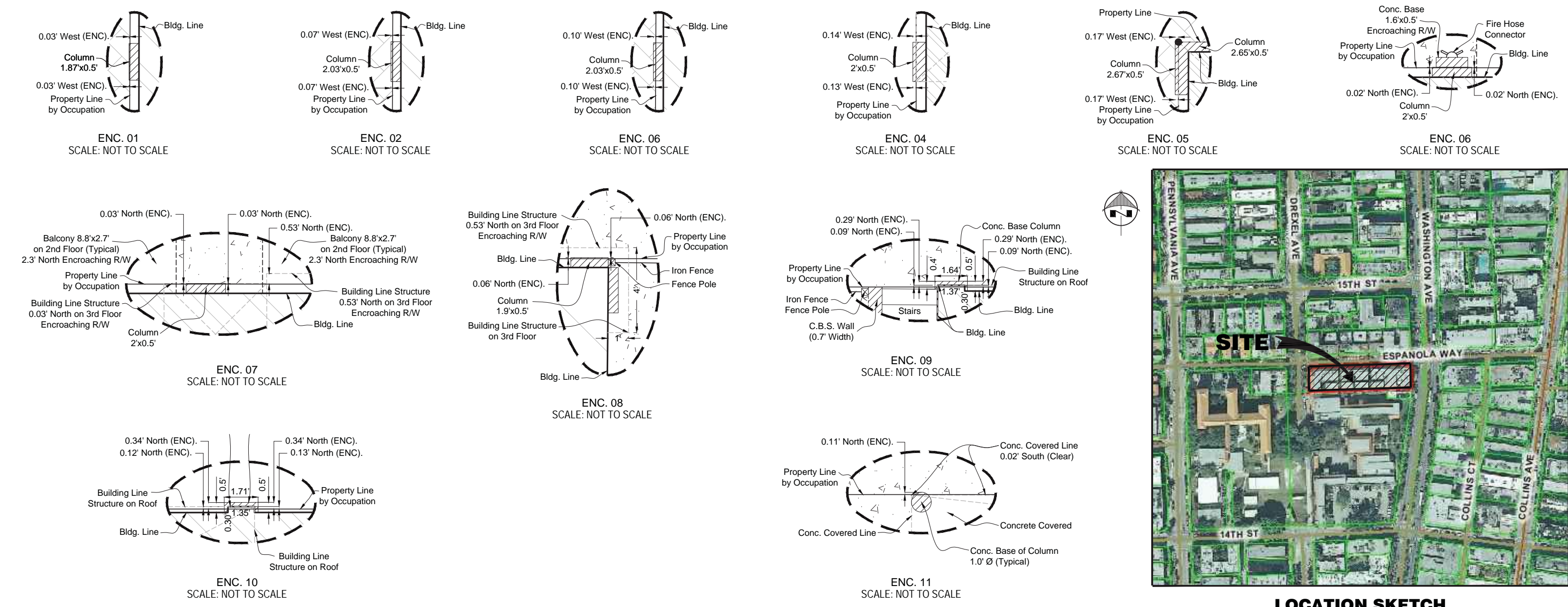
THE PROPERTY LINE AS SHOWN IN THIS BOUNDARY SURVEY HAS BEEN DETERMINED BY OCCUPATION AFTER HAVING CONSULTED THE SURVEY DEPARTMENT IN PUBLIC WORKS OF CITY OF MIAMI BEACH ON MAY 25th, 2010. THE DETERMINATION OF THE PROPERTY LINES HAVE BEEN DETERMINED BY OCCUPATION SAYING THAT THE EXTERIOR WALLS OF THE EXISTING BUILDINGS FACING THE MAIN STREETS OF DREXEL AVENUE, ESPANOLA WAY AND WASHINGTON AVENUE BECOMES THE PROPERTY LINE.

PROPERTY POINTS HAVE NOT BEEN FOUND BECAUSE OF A PHYSICAL INCONVENIENCE; EXISTING BUILDINGS ARE ON TOP THE PROPERTY LINE. NEITHER WITNESS POINTS HAVE BEEN FOUND.

ENCROACHMENT REPORT:

1. BALCONIES AND PARTS OF THE BUILDING STRUCTURE HAVE BEEN FOUND ALONG THE RIGHT-OF-WAY WHICH ARE ENCRUCHING ON DREXEL AVENUE AND ESPANOLA WAY, FURTHERMORE; EXISTING CANVAS NOT REFLECTED IN BOUNDARY SURVEY ARE ENCRUCHING WITH THE RIGHT-OF-WAY ON DREXEL AVENUE, ESPANOLA WAY AND WASHINGTON AVENUE.

THE FOLLOWING ARE DETAILED DRAWINGS NOT TO SCALE OF ENCROACHMENTS FOUND IN RIGHT-OF-WAY:



PROPERTY ADDRESS BY RECORD:

1434 WASHINGTON AVENUE,
MIAMI BEACH, FLORIDA, 33139

PROPERTY ADDRESS BY OCCUPATION:

- 1434 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA, 33139 A.K.A. POPBAR
- 1436 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA, 33139 A.K.A. DELICIOUS RESTAURANT CAFE & DELI
- 1438 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA, 33139 A.K.A. THE CLAY HOTEL
- 1440 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA, 33139 A.K.A. OH! MEXICO
- 412-416 ESPANOLA WAY, MIAMI BEACH, FLORIDA, 33139 A.K.A. MERCATO DE LA PESCHERIA (UNDER RENOVATION)
- 420 ESPANOLA WAY, MIAMI BEACH, FLORIDA, 33139 A.K.A. (THIS BUSINESS HAVE NO NAME)
- 428 ESPANOLA WAY, MIAMI BEACH, FLORIDA, 33139 A.K.A. VACANT
- 432 ESPANOLA WAY, MIAMI BEACH, FLORIDA, 33139 A.K.A. NUMERO 28 PIZZERIA
- 436 ESPANOLA WAY, MIAMI BEACH, FLORIDA, 33139 A.K.A. MILANO'S GELATERIA
- 440 ESPANOLA WAY, MIAMI BEACH, FLORIDA, 33139 A.K.A. PICCOLA CUCINA
- 448 ESPANOLA WAY, MIAMI BEACH, FLORIDA, 33139 A.K.A. TAPAS & TINTOS

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

ALL OF BLOCK 3-B, OF "FIRST ADDITION TO WHITMAN'S SUBDIVISION OF ESPANOLA VILLAS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, AT PAGE 147, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

FOLIO NUMBER: 02-3234-015-0020.

SURVEYOR'S NOTES:

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
LEGAL DESCRIPTION PROVIDED BY CLIENT.
OWNERSHIP OF FENCES WAS NOT DETERMINED.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF WASHINGTON AVENUE, WHICH IS N00°00'00"E.

FLOOD ZONE(S): AE ELEVATION: 8
COMMUNITY: CITY OF MIAMI BEACH NUMBER: 120651
DATE OF FIRM: SEPTEMBER 11th, 2009 SUFFIX: JL PANEL: 12086C0317

ELEVATIONS ARE REFERRED TO: NATIONAL GEODETIC VERTICAL DATUM OF 1929.

MIAMI-DADE COUNTY SURVEY SECTION BENCHMARK USED:
LOCATOR: 4230 NE
BENCHMARK NUMBER: D-149
ELEVATION: 4.18 (N.G.V.D.)

AREA OF PROPERTY: GROSS AREA: 40,171.71 sq. ft. and/or 0.92 ACRES MORE OR LESS.
NET AREA: 25,399.16 sq. ft. and/or 0.58 ACRES MORE OR LESS.

THE EXPECTED USE OF PROPERTY IS COMMERCIAL WITH A LINEAR CLOSURE OF: 1 FOOT IN 10,000 FEET.

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS OR OPERATING RESTRICTIONS WITHIN THE BOUNDARY SURVEY AREA.

THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE PROJECT AREA THAT ARE NOT SHOWN ON THE BOUNDARY SURVEY OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OF THE PROJECT AREA BY ANY ENTITY OR INDIVIDUAL WHO MAY APPEAR OF PUBLIC RECORD.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE PROJECT AREA IS SERVED BY UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND THEIR MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE AND TELEVISION, AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE PROJECT AREA WERE NOT LOCATED AND ARE NOT SHOWN. IN ADDITION, THE FOUNDATIONS OF THE EXISTING SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE BOUNDARY SURVEY AREA WERE NOT LOCATED OR DETERMINED IF ARE ENCRUCHED.

CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.

FIELD SURVEY DATE: MAY 21st, 22nd, 23rd, 28th, 2010, & SEP. 20th - 25th, 2016.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARY SURVEY OF THE REAL PROPERTY DESCRIBED HEREON.

I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF CHAPTER 5J-17-16, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

NOTE: THIS SURVEY IS NOT COVERED WITH PROFESSIONAL LIABILITY INSURANCE.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

GUILLERMO GUERRERO, P.S.M.
CERTIFICATE NO. L.S.-6453
STATE OF FLORIDA

LEGEND & ABBREVIATIONS table listing various symbols and their corresponding definitions for the survey drawing.

Vertical sidebar containing project information including the address (1434 Washington Avenue, Miami Beach, Florida, 33139), the surveyor's name (Guillermo Guerrero, P.S.M.), and contact information for SetofPlans.com.

ESPAÑOLA HOTEL
1434 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

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

SITE SURVEY
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: 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"

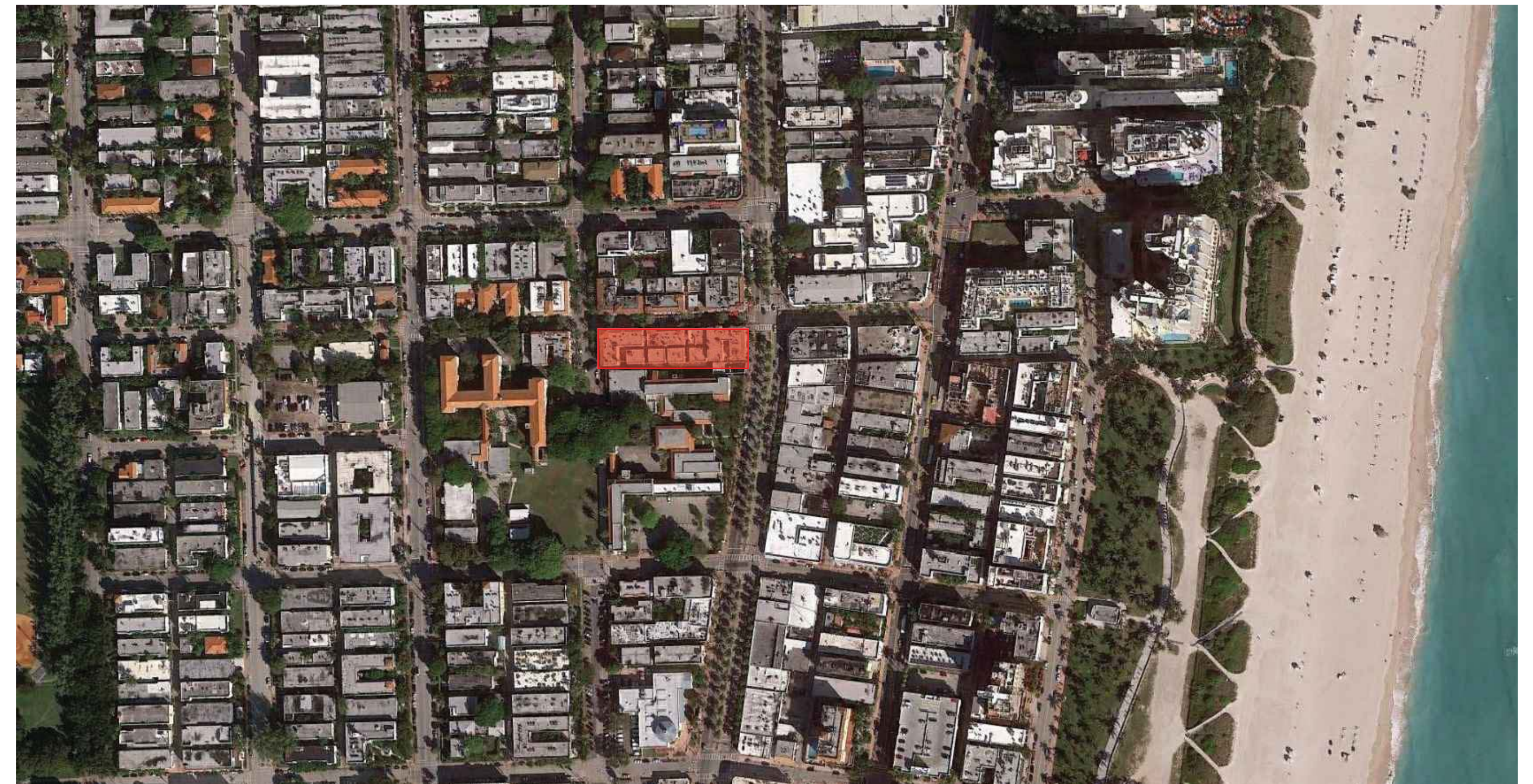
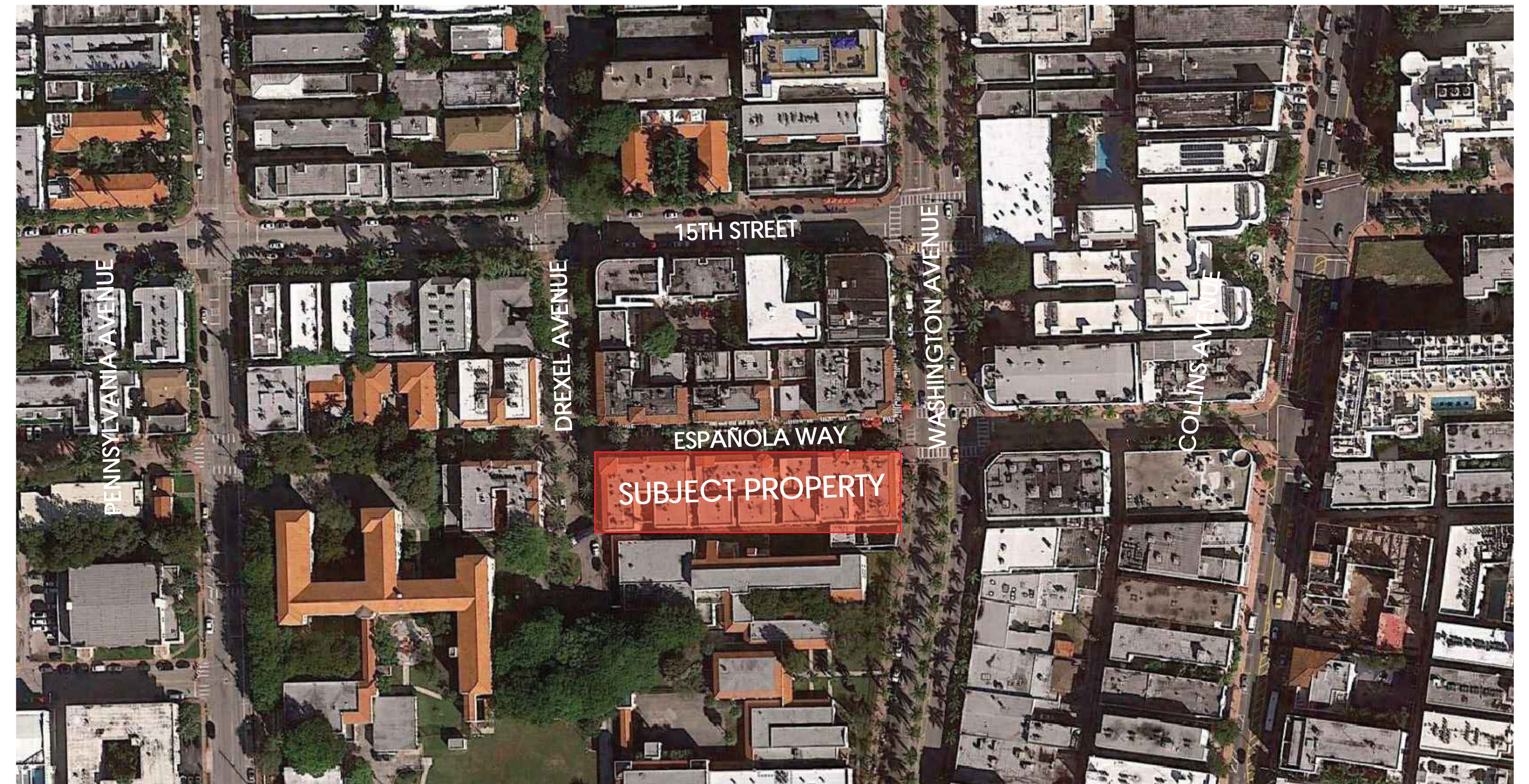
BUILDING HEIGHT	ALLOWED	EXISTING
STORIES	5-STORIES - 50'-0"	3-STORIES - 43'-5"

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 #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.



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

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



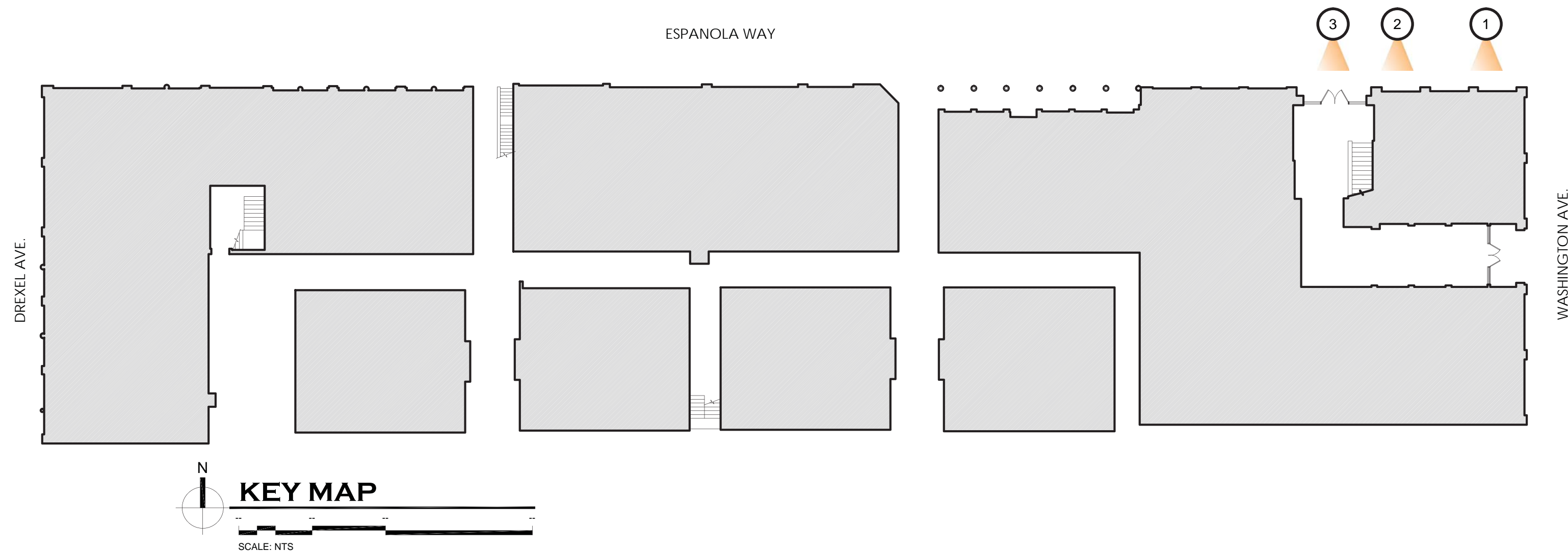
1 ESPAÑOLA WAY



2 ESPAÑOLA WAY



3 ESPAÑOLA WAY



ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

EXTERIOR EXISTING CONDITIONS C-2

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

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



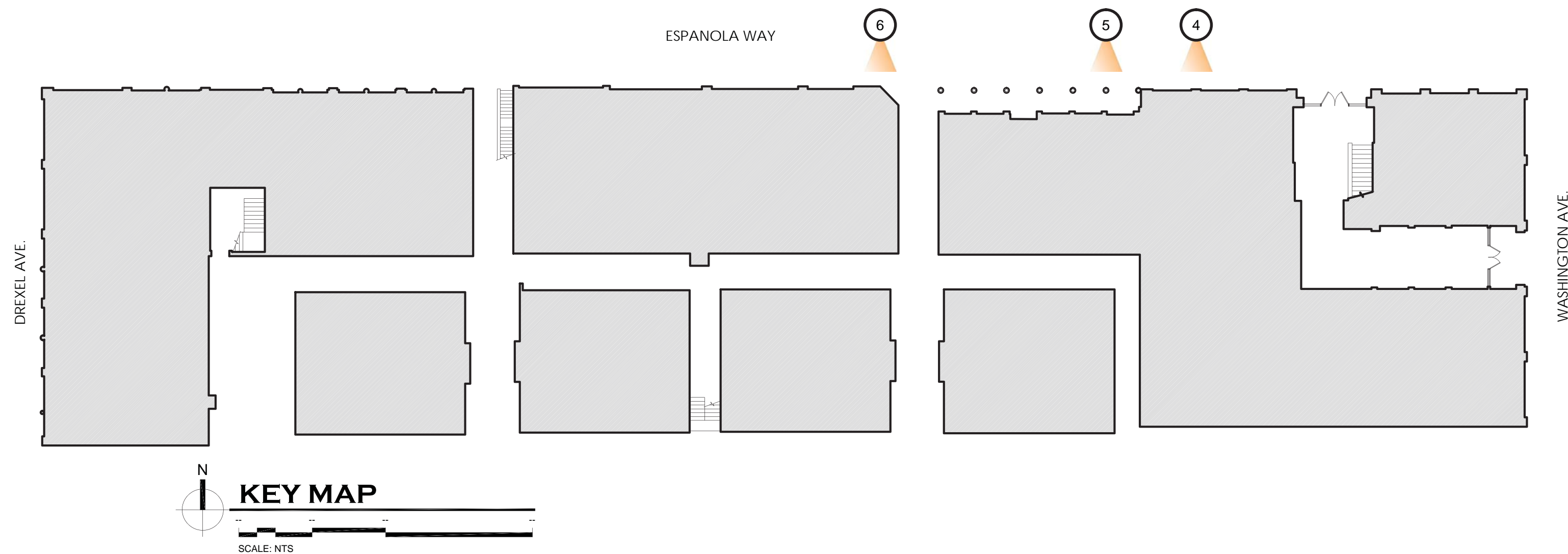
4 ESPAÑOLA WAY



5 ESPAÑOLA WAY



6 ESPAÑOLA WAY



ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

EXTERIOR EXISTING CONDITIONS C-3

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

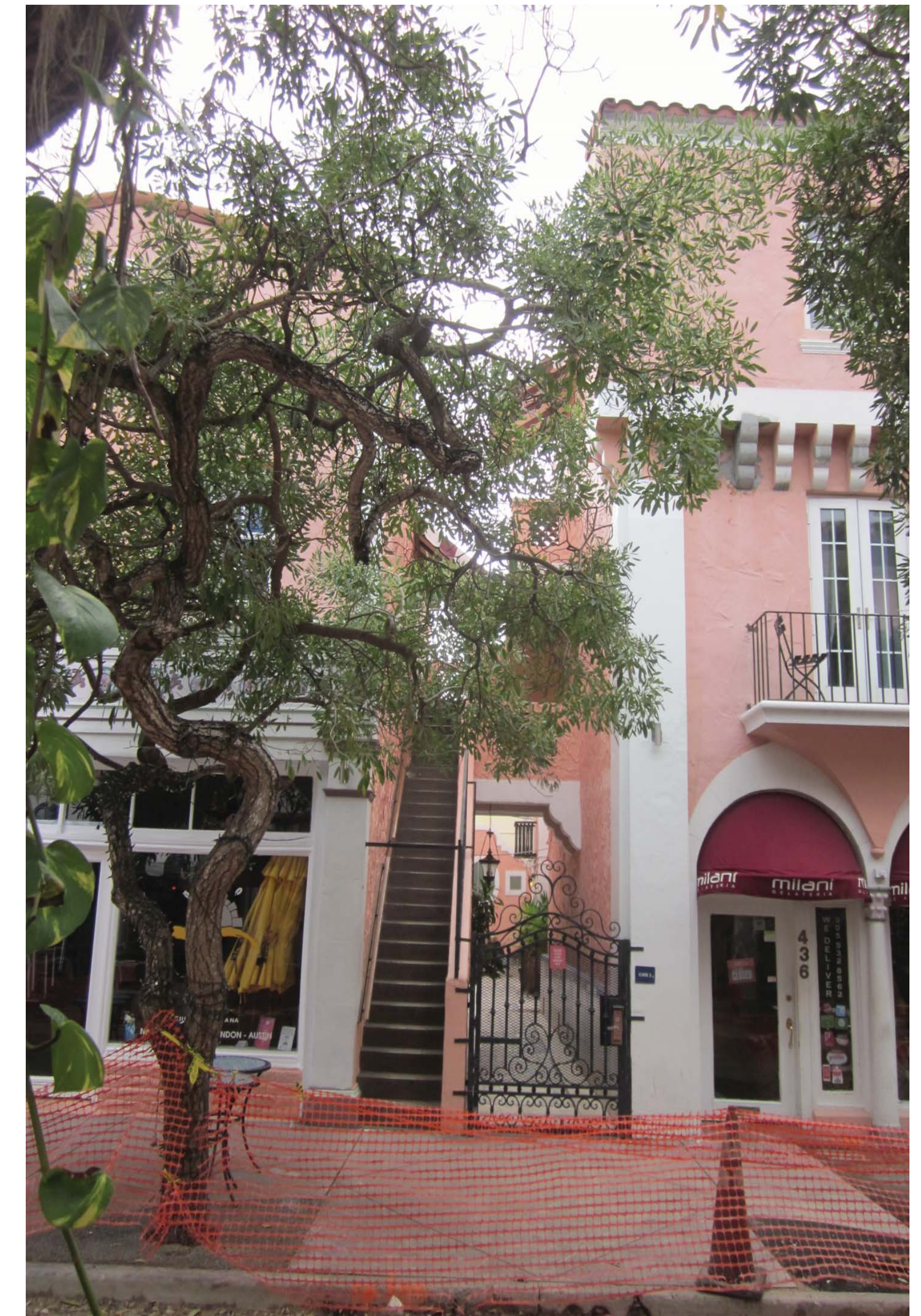
DNB
DESIGN GROUP
2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



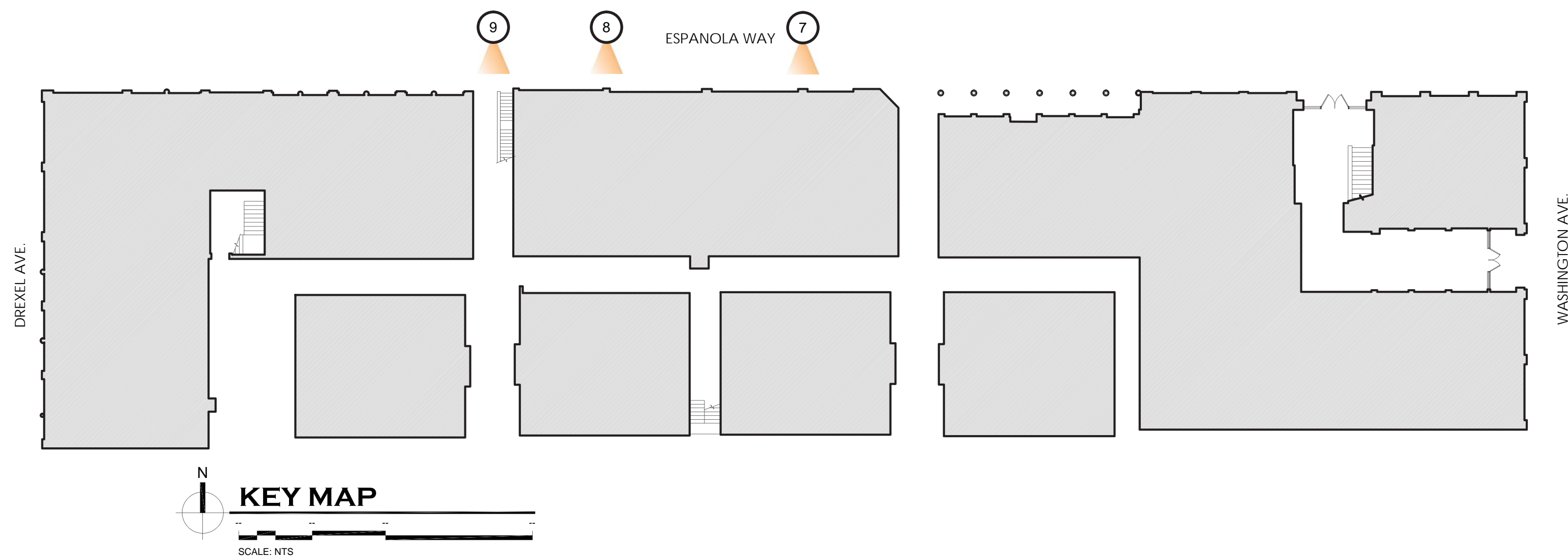
7 ESPAÑOLA WAY



8 ESPAÑOLA WAY



9 WASHINGTON AVENUE



ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

EXTERIOR EXISTING CONDITIONS C-4

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

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



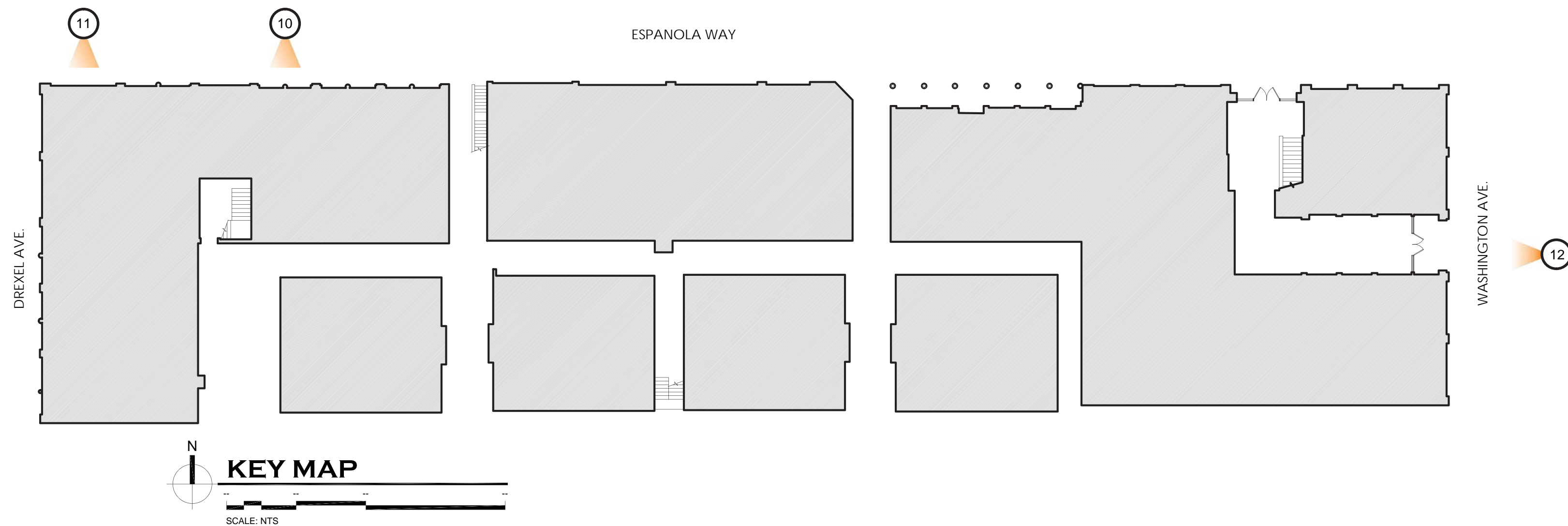
10 ESPAÑOLA WAY



11 ESPAÑOLA WAY



12 WASHINGTON AVENUE



ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

EXTERIOR EXISTING CONDITIONS C-5

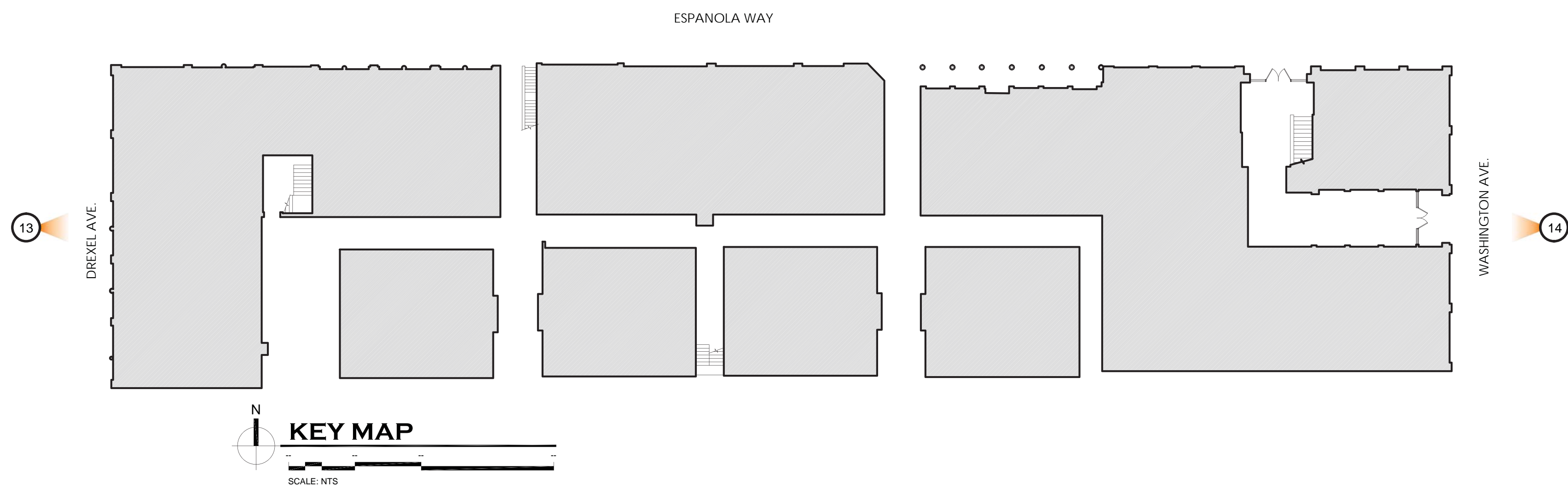
OWNER
INFINITY ESPAÑOLA HOTEL VENTURE, LLC
1407 BROADWAY, 30TH FLOOR
NEW YORK, NEW YORK 10018

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

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

EXTERIOR EXISTING CONDITIONS C-6

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

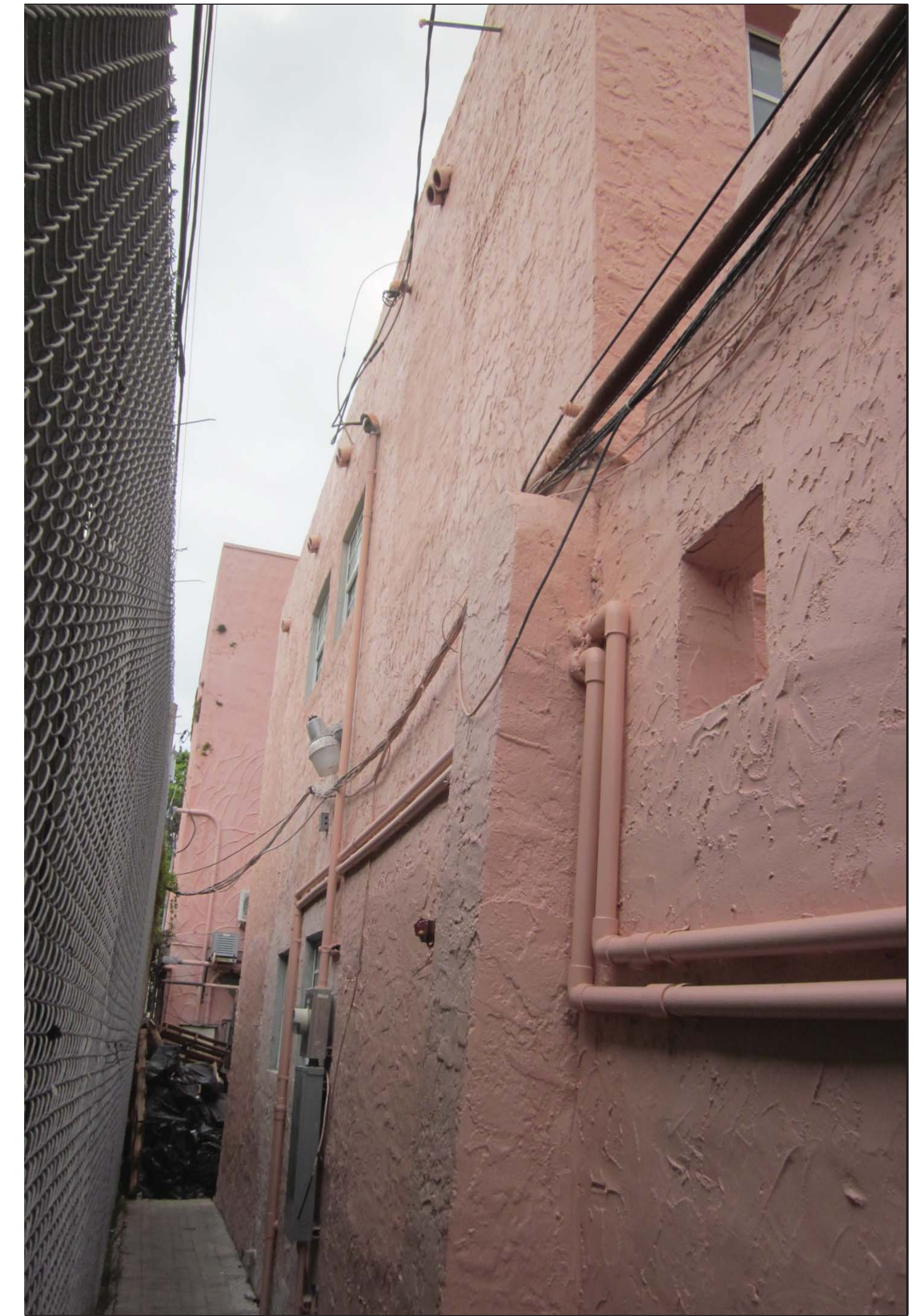
DNB
DESIGN GROUP
2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



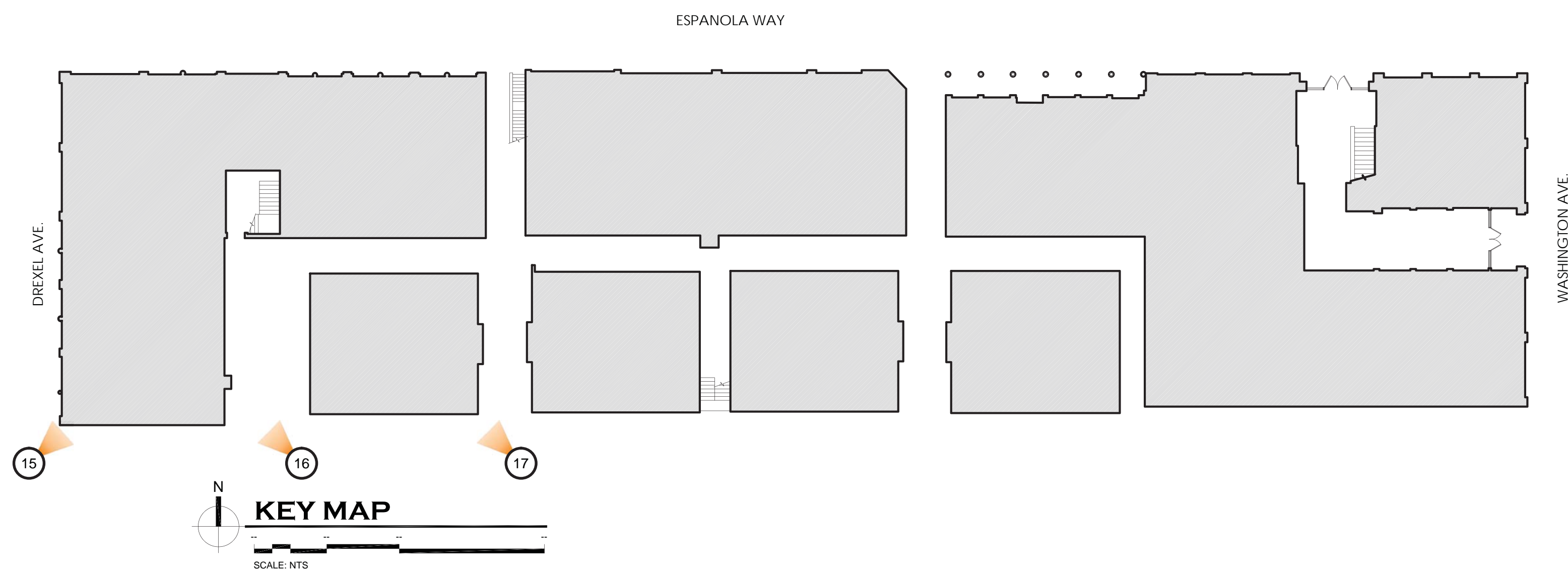
15 ESPAÑOLA WAY



16 ESPAÑOLA WAY



17 ESPAÑOLA WAY



ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

EXTERIOR EXISTING CONDITIONS C-7

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

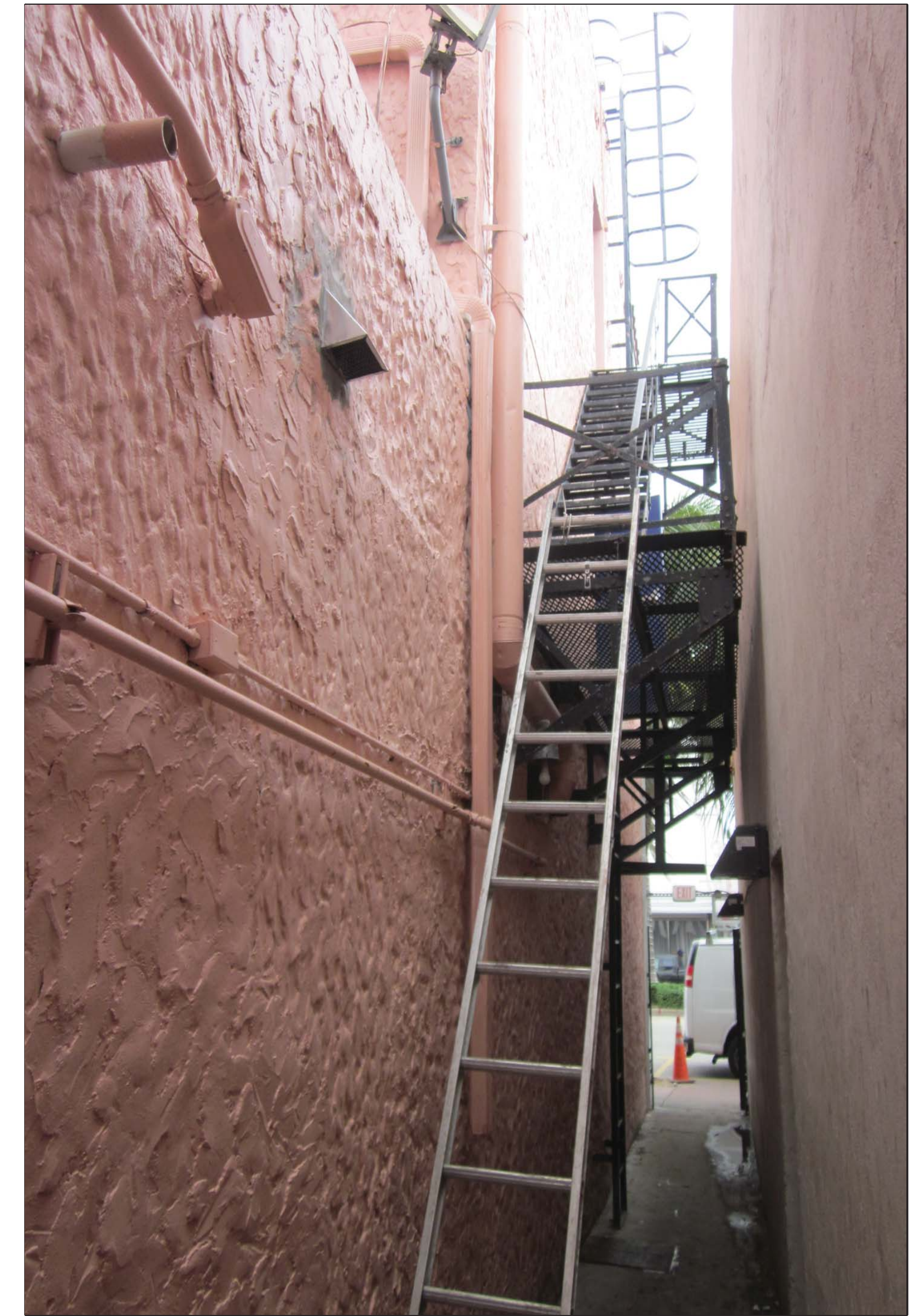
DNB
DESIGN GROUP
2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



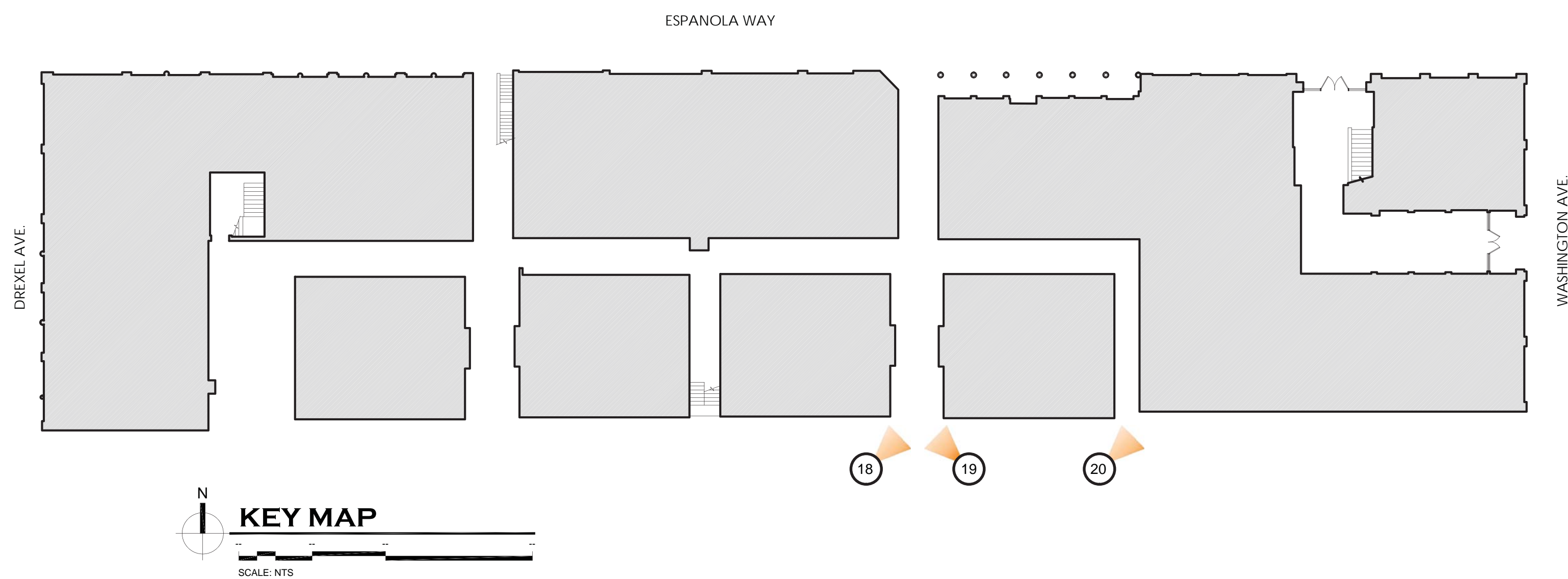
18 ESPAÑOLA WAY



19 ESPAÑOLA WAY



20 ESPAÑOLA WAY



ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

EXTERIOR EXISTING CONDITIONS C-8

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



1 COURTYARD ENTRANCE & STAIRS



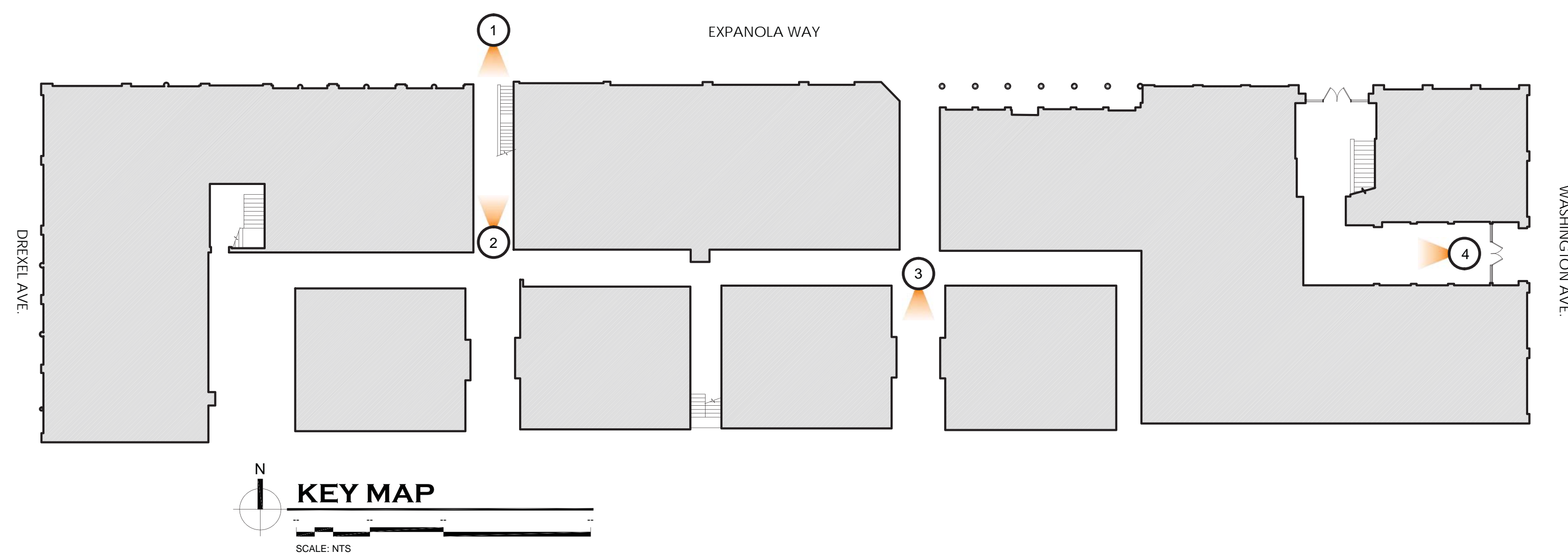
2 COURTYARD ALLEY



3 COURTYARD ALLEY



4 LOBBY CEILING



ESPAÑOLA HOTEL

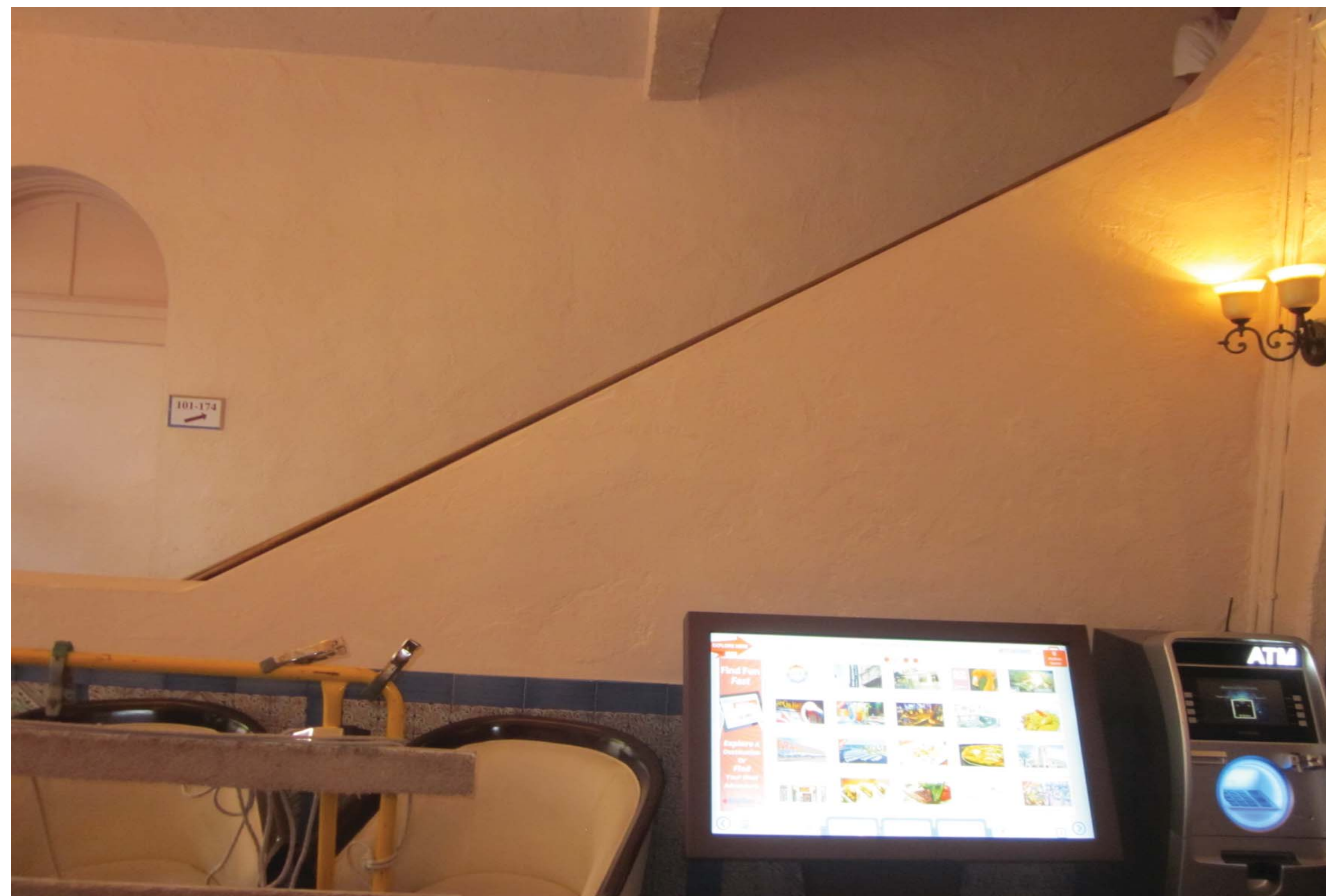
1434 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

EXISTING CONDITIONS C-9

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

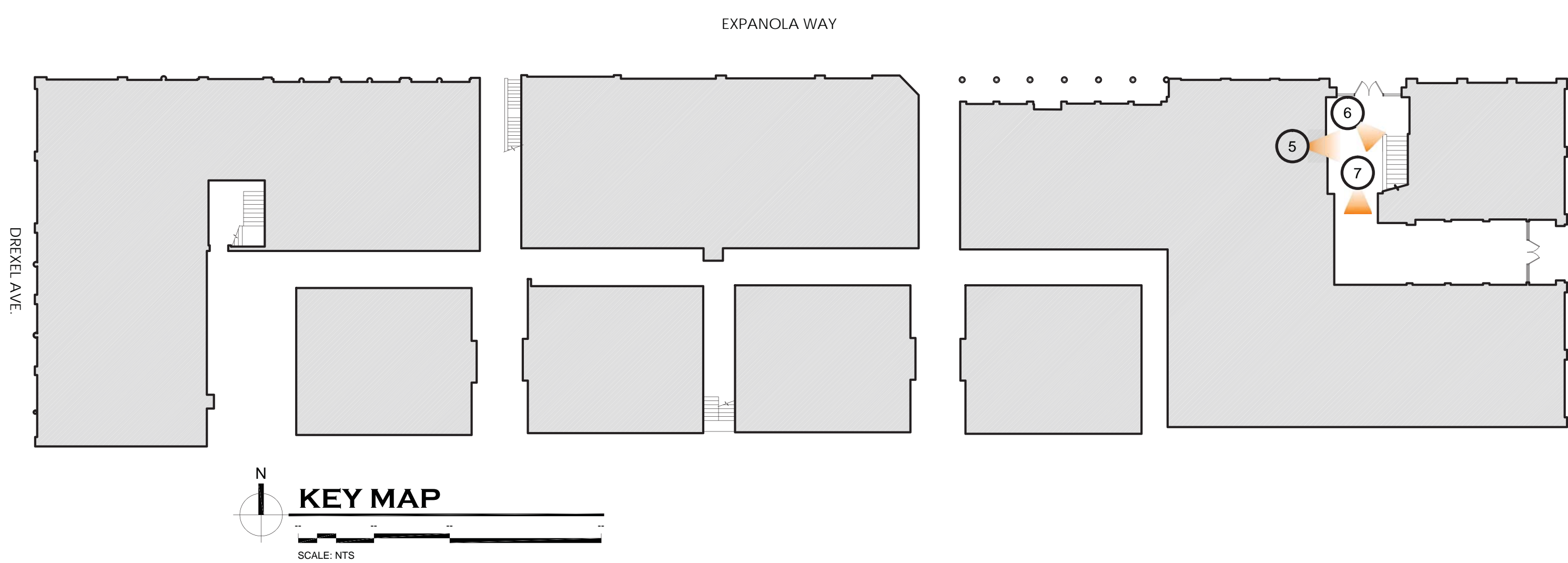
DNB
DESIGN GROUP
2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



5 LOBBY ARCH



6 LOBBY ARCH



7 LOBBY STAIRS

ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

INTERIOR EXISTING CONDITIONS C-10

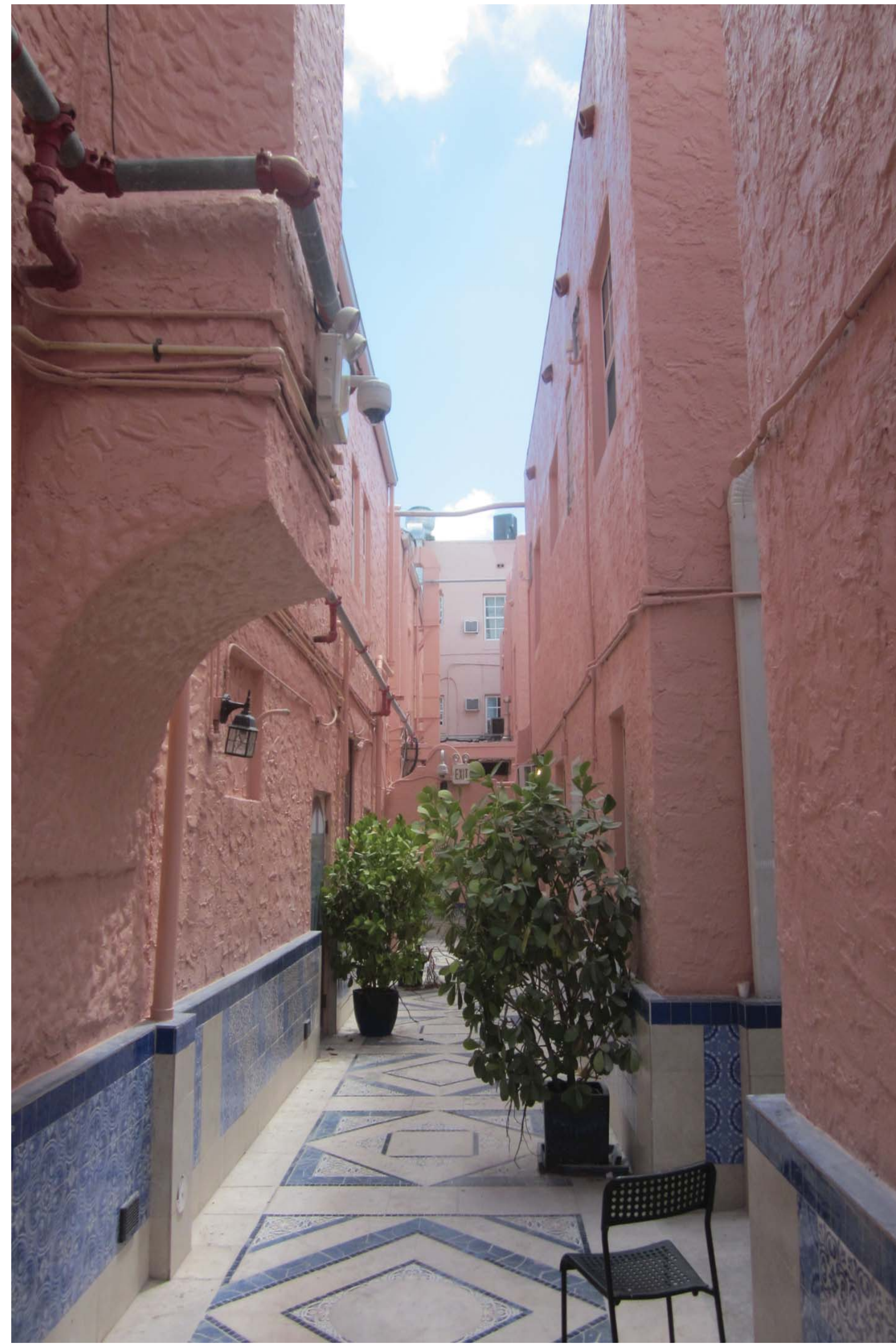
OWNER
INFINITY ESPANOLA HOTEL VENTURE, LLC
1407 BROADWAY, 30TH FLOOR
NEW YORK, NEW YORK 10018

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

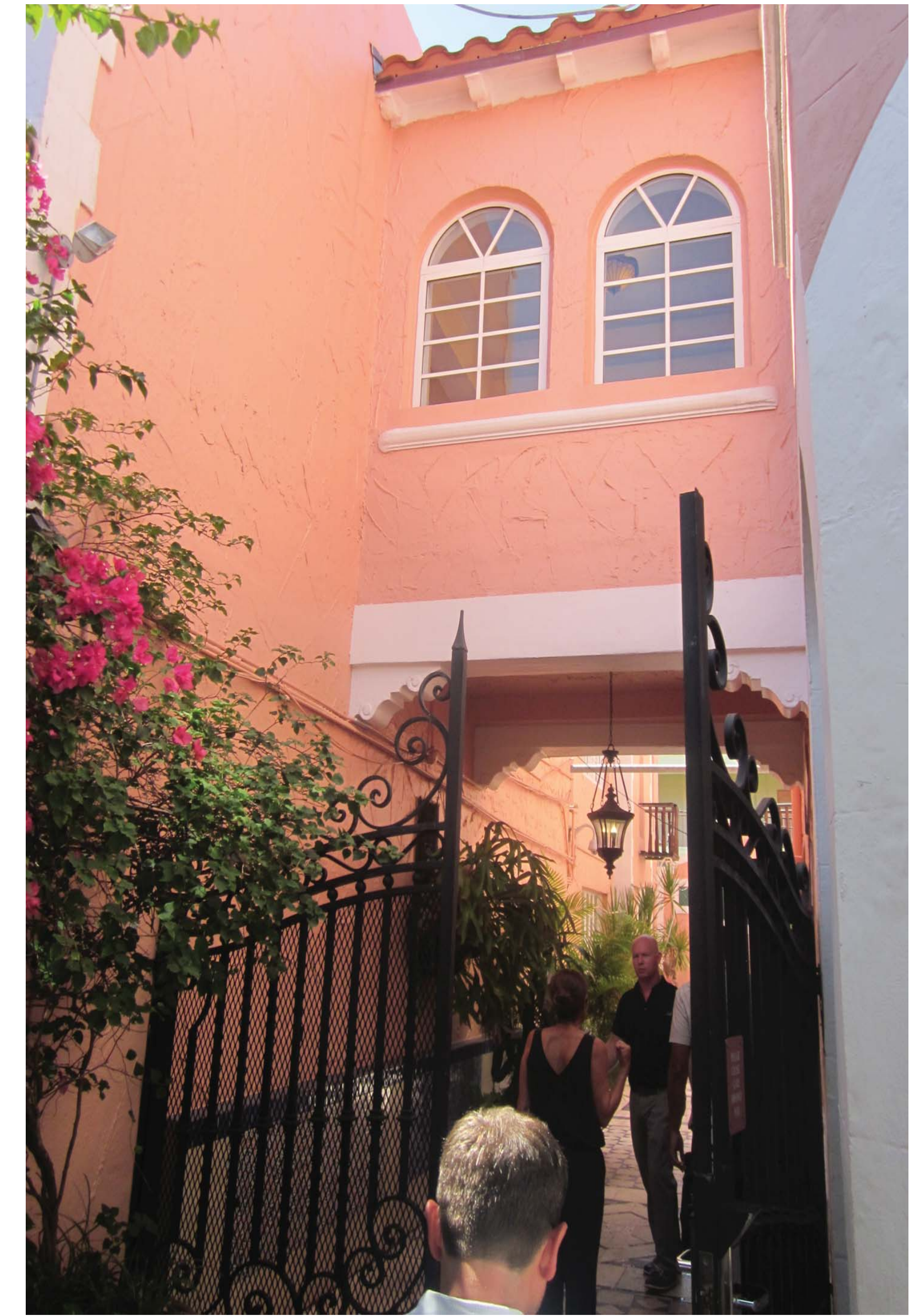
DNB
DESIGN GROUP
2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



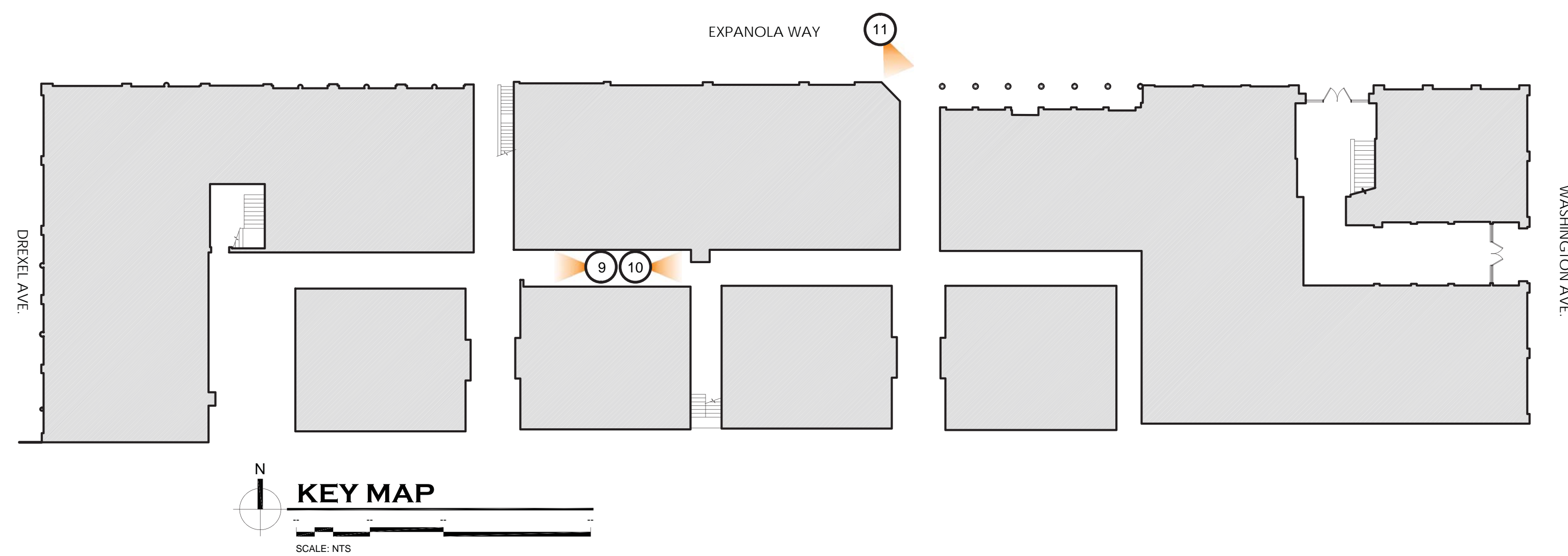
9 COURTYARD ALLEY



10 COURTYARD ALLEY



11 COURTYARD ENTRANCE



ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

COURTYARD EXISTING CONDITIONS C-11

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 WAY - CIRCA 1925



ESPAÑOLA WAY - CIRCA 1975



ESPAÑOLA WAY - CIRCA 1982



ESPAÑOLA WAY - CIRCA 2011

ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

HISTORIC PHOTOS C-12

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

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



VIEW FROM WASHINGTON AVENUE - CIRCA 1940'S



FLORIDA JULY 1955

VIEW FROM WASHINGTON AVENUE - CIRCA 1955



DEC • 59

VIEW FROM WASHINGTON AVENUE
CIRCA 1959



DEC • 67

VIEW FROM WASHINGTON AVENUE - CIRCA 1967



VIEW FROM WASHINGTON AVENUE
CIRCA 1970

ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

HISTORIC PHOTOS C-13

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



VIEW FROM ESPAÑOLA WAY & WASHINGTON AVENUE - CIRCA 1926



VIEW FROM ESPAÑOLA WAY & WASHINGTON AVENUE - CIRCA 1970



VIEW FROM ESPAÑOLA WAY & WASHINGTON AVENUE - CIRCA 1992



ESPAÑOLA WAY - CIRCA 1980

ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

HISTORIC PHOTOS C-14

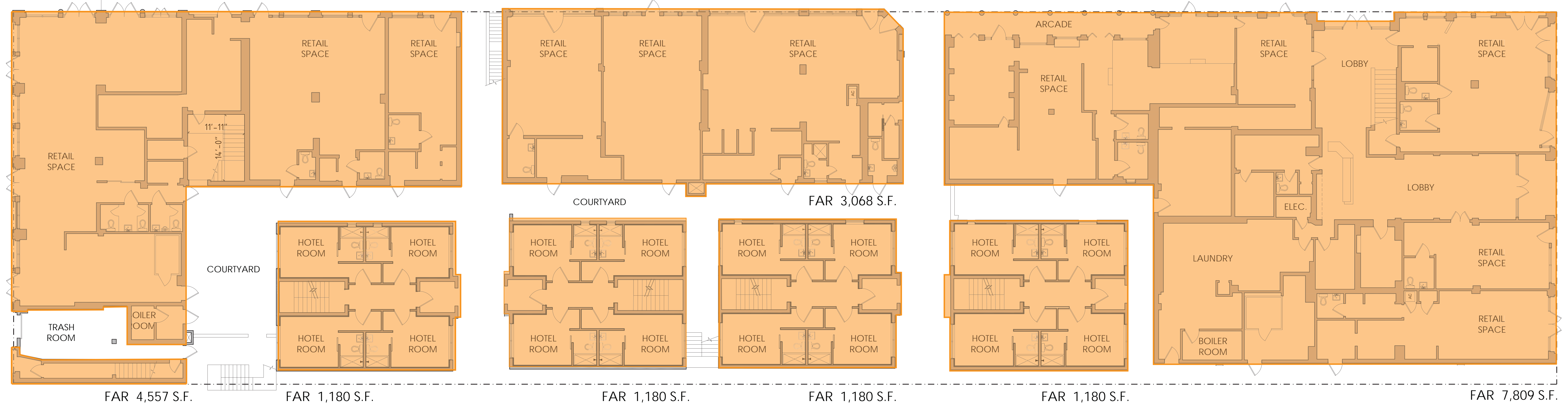
OWNER
INFINITY ESPANOLA HOTEL VENTURE, LLC
1407 BROADWAY, 30TH FLOOR
NEW YORK, NEW YORK 10018

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

DREXEL AVE.

WASHINGTON AVE.



FIRST FLOOR EXISTING FAR
 0 16' 32' 64'
 SCALE: 1/16" = 1'-0"



SECOND FLOOR EXISTING FAR
 0 16' 32' 64'
 SCALE: 1/16" = 1'-0"

ESPAÑOLA HOTEL

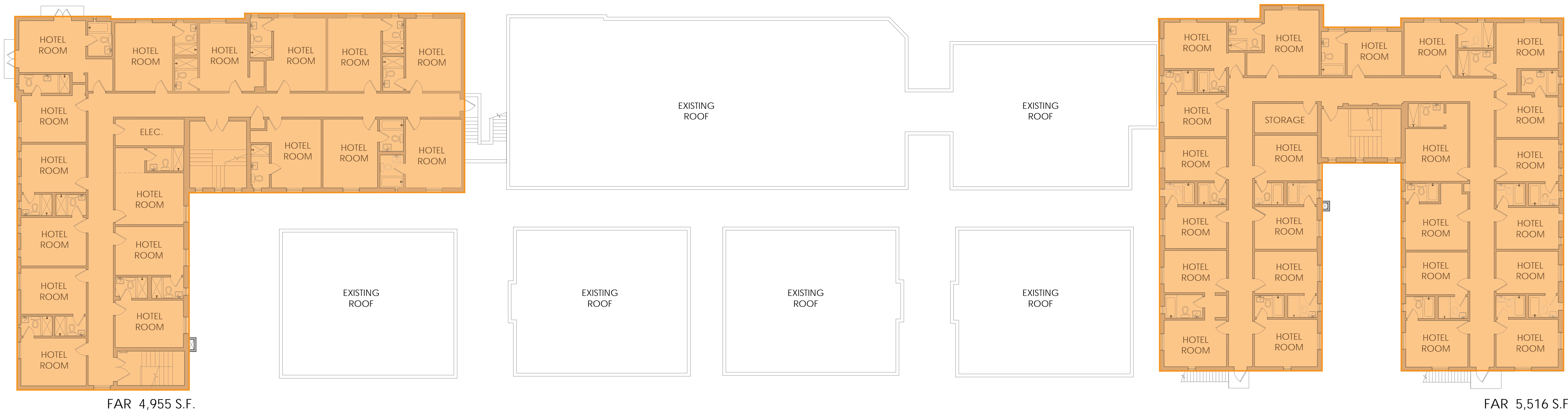
1434 WASHINGTON AVENUE
 MIAMI BEACH, FLORIDA 33139

EXISTING F.A.R C-15

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

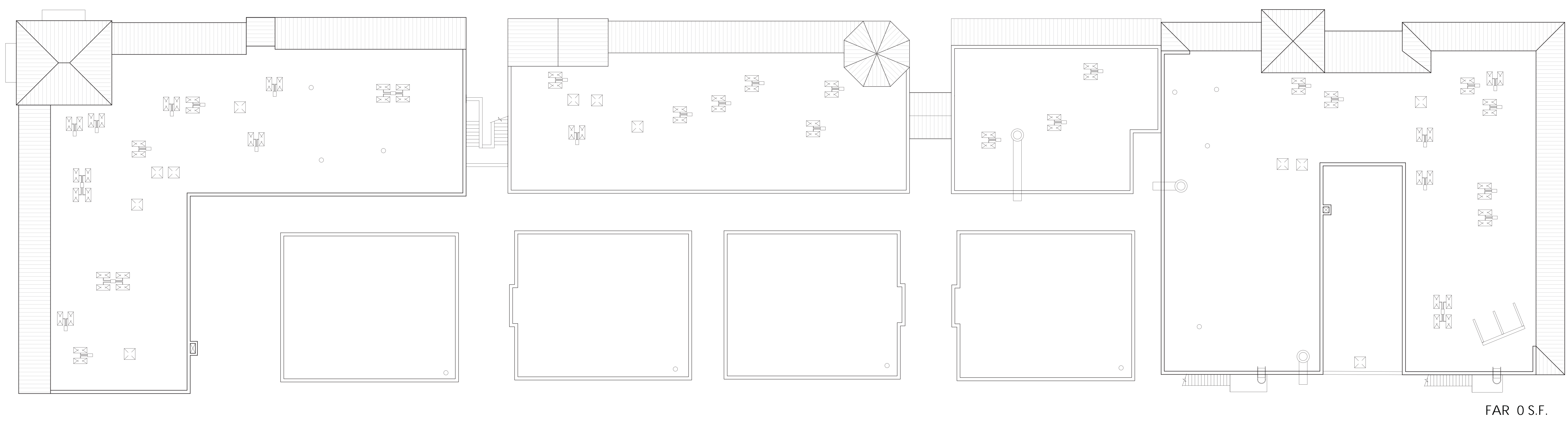
DESIGN ARCHITECT
 WILKINSON ARCHITECTS PLLC
 265 CANAL STREET / SUITE 507
 NEW YORK, NEW YORK 10013

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



CLAY
1ST FLOOR 20,154 S.F.
2nd FLOOR 19,514 S.F.
3rd FLOOR 10,471 S.F.
TOTAL 50,139 S.F.
EXISTING TOTAL F.A.R. 1.97

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



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

ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
 MIAMI BEACH, FLORIDA 33139

EXISTING F.A.R C-16

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

EXISTING PLANS

ESPAÑOLA HOTEL



ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
 MIAMI BEACH, FLORIDA 33139

EXISTING SITE PLAN EX-1

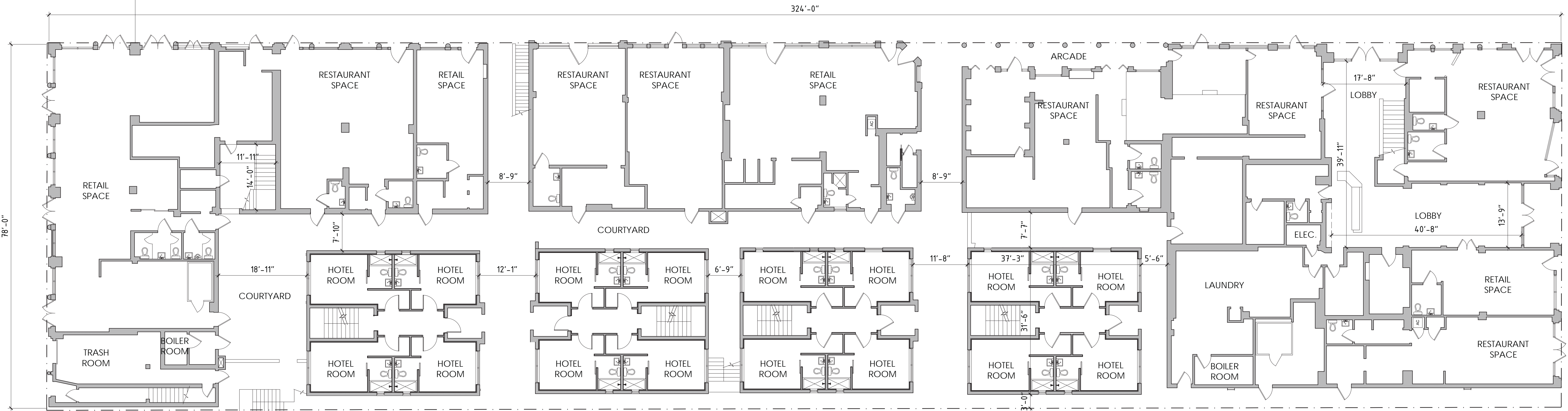
OWNER
 INFINITY ESPANOLA HOTEL VENTURE, LLC
 1407 BROADWAY, 30TH FLOOR
 NEW YORK, NEW YORK 10018

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

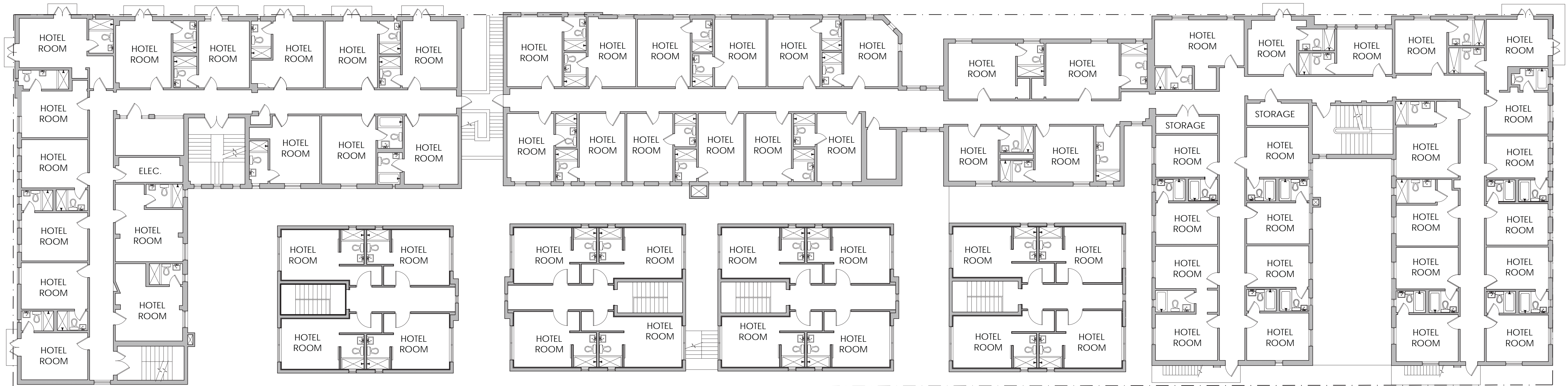
DNB
 DESIGN GROUP
 2020 PONCE DE LEON BOULEVARD
 CORAL GABLES, FLORIDA 33134
 MAIN: 305.444.5545
 FAX: 305.444.5509

DREXEL AVE.

WASHINGTON AVE.



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



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

ESPAÑOLA HOTEL

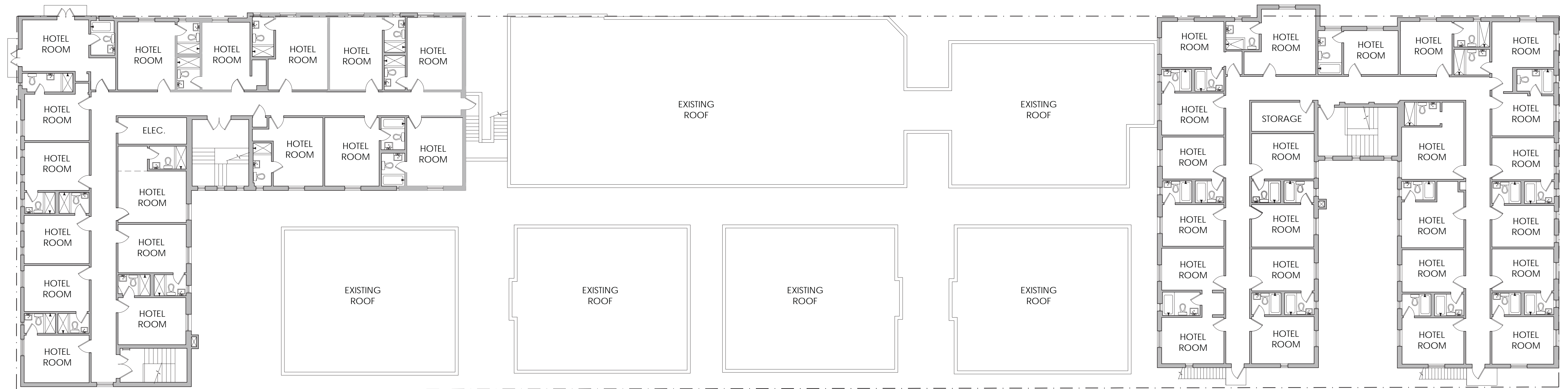
1434 WASHINGTON AVENUE
 MIAMI BEACH, FLORIDA 33139

EXISTING PLANS EX-2

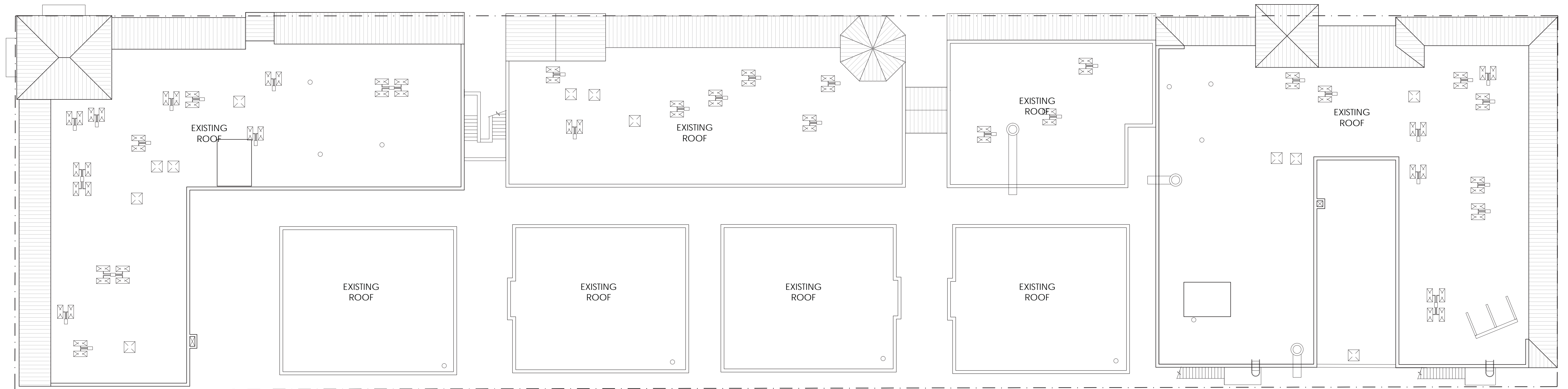
OWNER
 INFINITY ESPANOLA HOTEL VENTURE, LLC
 1407 BROADWAY, 30TH FLOOR
 NEW YORK, NEW YORK 10018

DESIGN ARCHITECT
 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



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

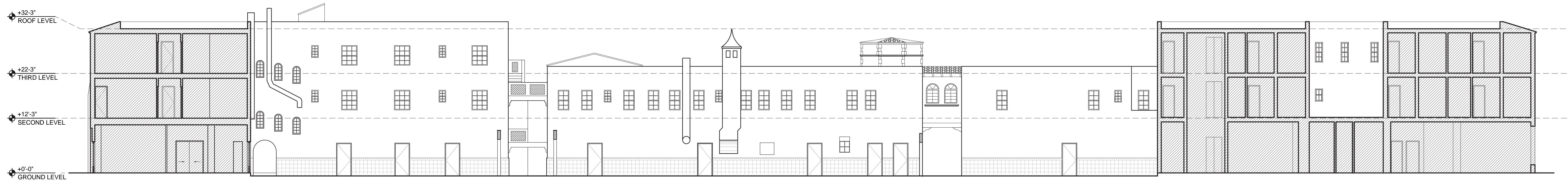
1434 WASHINGTON AVENUE
 MIAMI BEACH, FLORIDA 33139

EXISTING PLANS EX-3

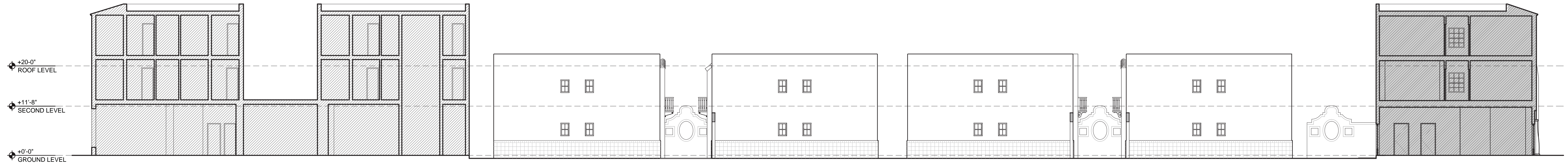
OWNER
 INFINITY ESPANOLA HOTEL VENTURE, LLC
 1407 BROADWAY, 30TH FLOOR
 NEW YORK, NEW YORK 10018

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

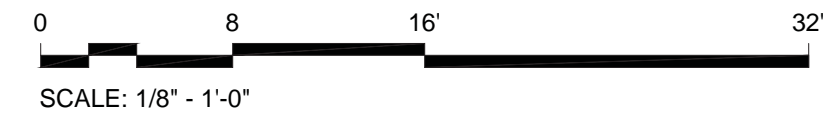
DNB
 DESIGN GROUP
 2020 PONCE DE LEON BOULEVARD
 CORAL GABLES, FLORIDA 33134
 MAIN: 305.444.5545
 FAX: 305.444.5509



**EXTERIOR ELEVATION
COURTYARD FACING NORTH**



**EXTERIOR ELEVATION
COURTYARD FACING SOUTH**



ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

EXISTING COURTYARD ELEVATIONS EX-4

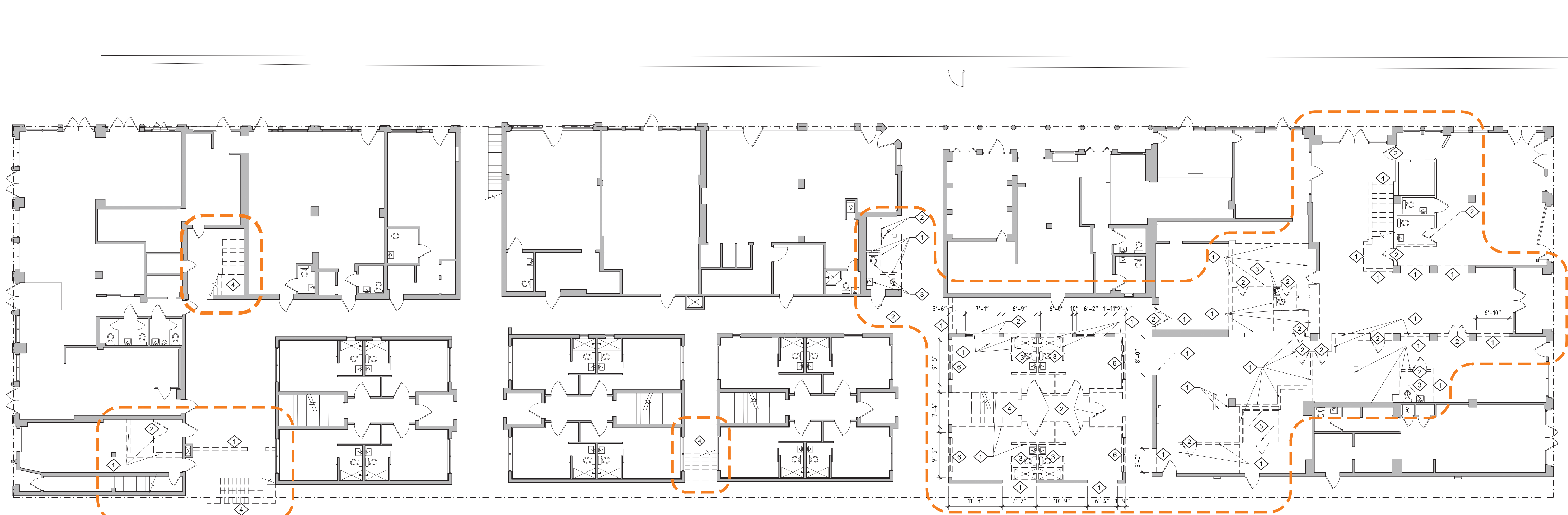
OWNER
INFINITY ESPANOLA HOTEL VENTURE, LLC
1407 BROADWAY, 30TH FLOOR
NEW YORK, NEW YORK 10018

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

DEMOLITION PLANS

ESPAÑOLA HOTEL



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

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	NOT USED
⑥	WINDOW + FRAME TO BE REMOVED

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

ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
 MIAMI BEACH, FLORIDA 33139

DEMOLITION PLANS D-1

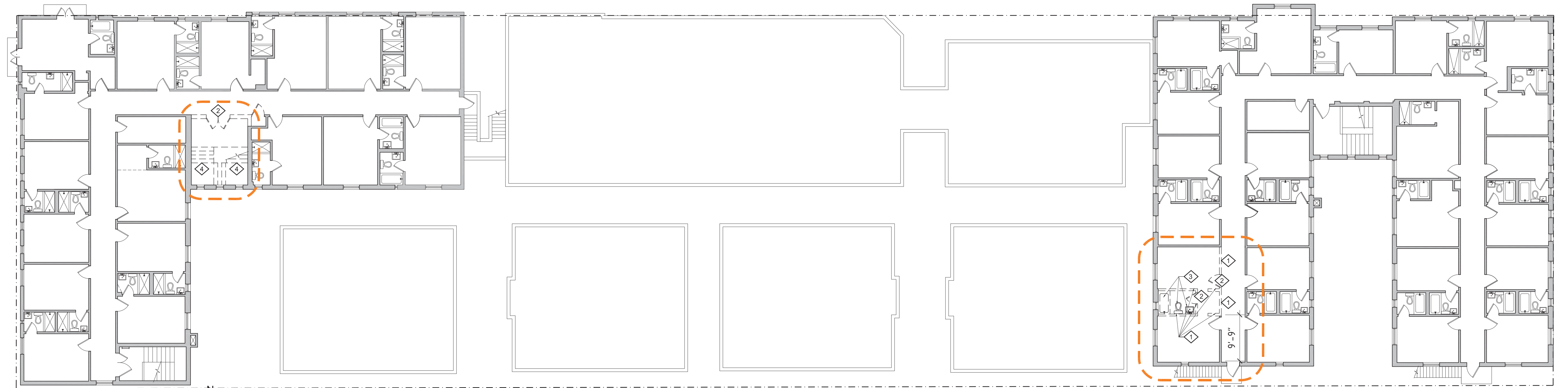
OWNER
 INFINITY ESPANOLA HOTEL VENTURE, LLC
 1407 BROADWAY, 30TH FLOOR
 NEW YORK, NEW YORK 10018

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

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



SECOND FLOOR DEMOLITION PLAN
 0 10'-8" 21'-4" 42'-8"
 SCALE: 3/32" = 1'-0"



THIRD FLOOR DEMOLITION PLAN
 0 10'-8" 21'-4" 42'-8"
 SCALE: 3/32" = 1'-0"

DEMOLITION KEYNOTES

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

DEMOLITION PLAN LEGEND

	EXIST WALL/PARTITION TO REMAIN
	EXIST WALL/PARTITION TO REMOVE
	EXIST DOOR TO BE REMOVED

ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
 MIAMI BEACH, FLORIDA 33139

DEMOLITION PLANS D-2

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