



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
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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

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CAP FINAL SUBMITTAL 12.15.2016

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| 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" |

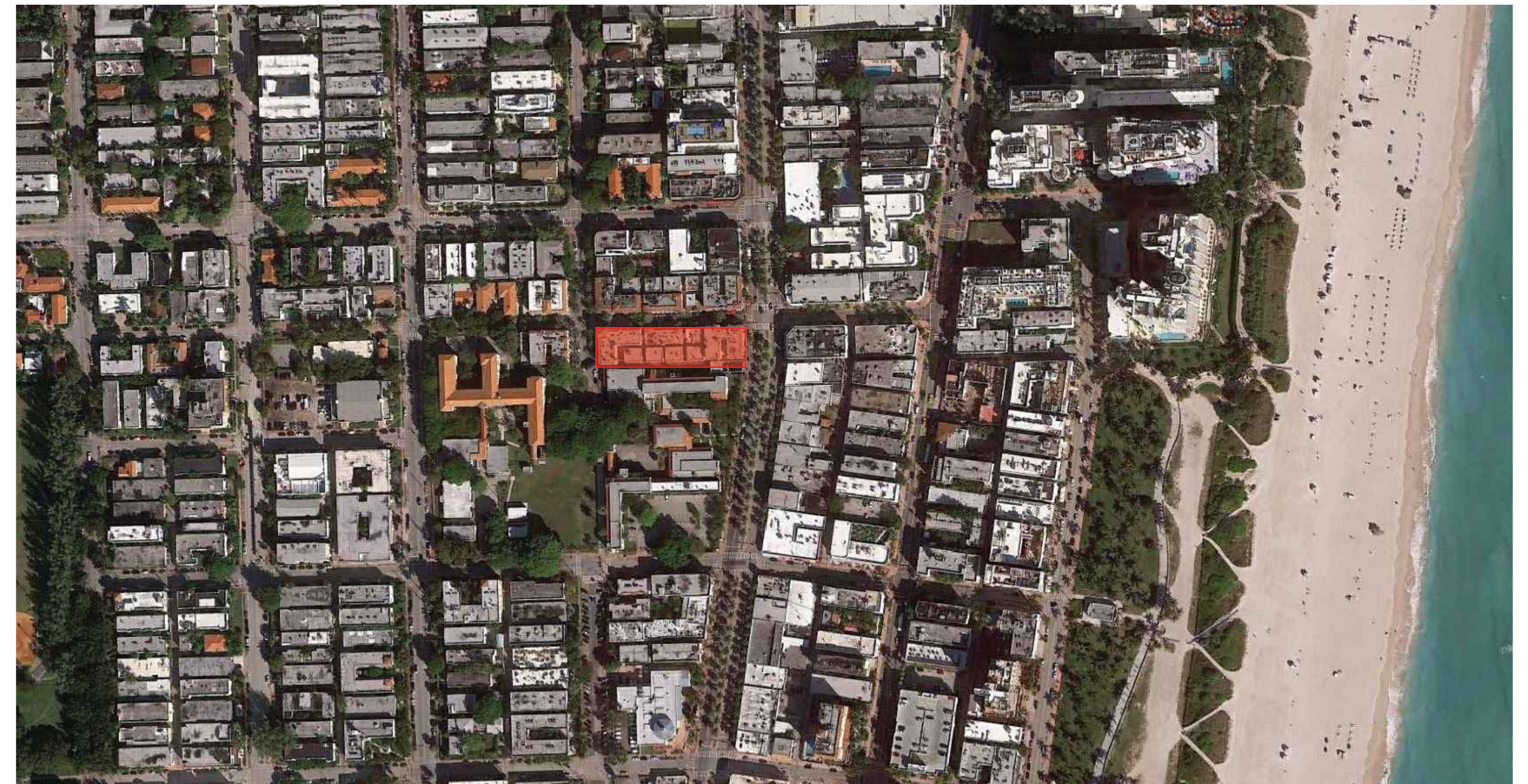
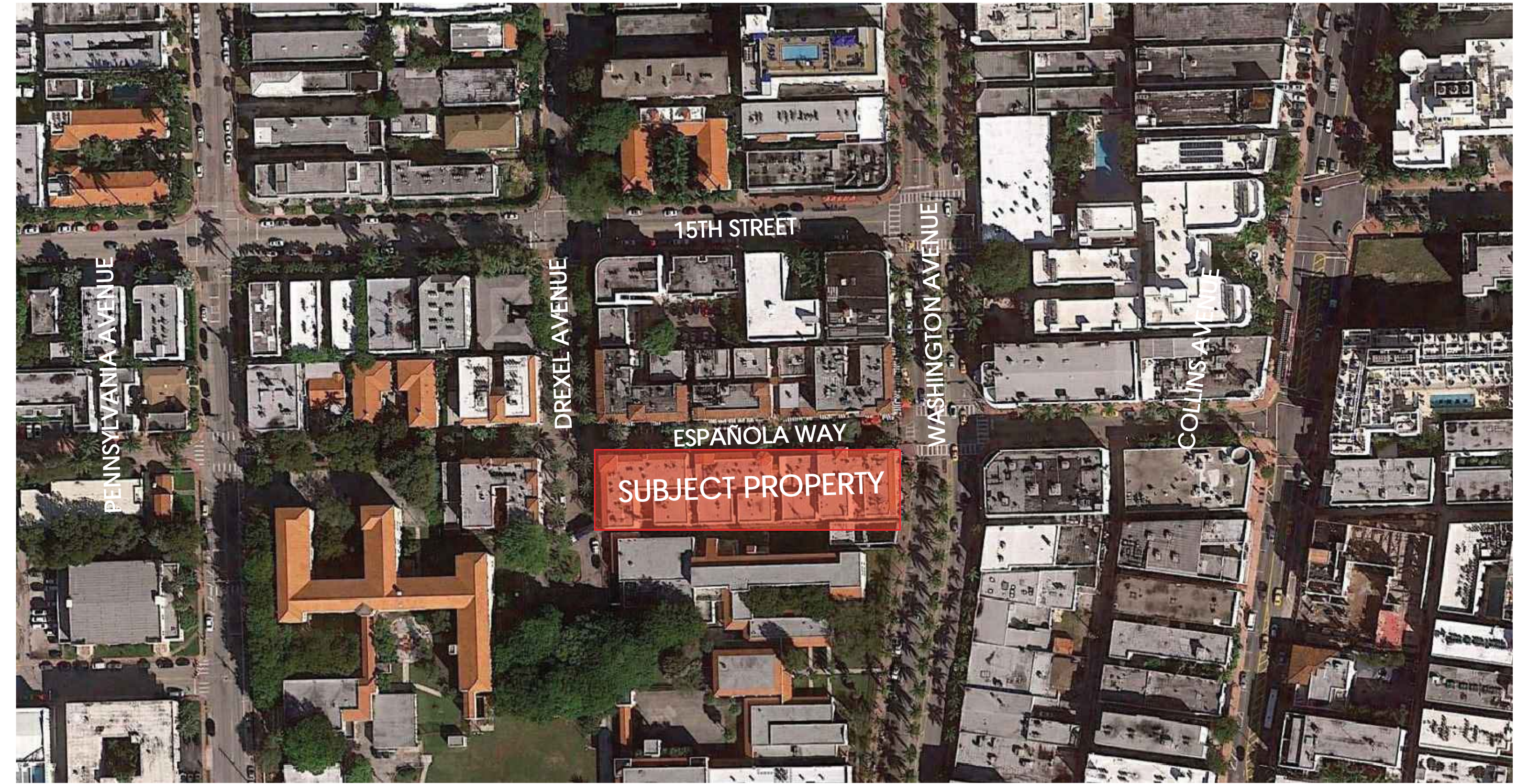
| BUILDING HEIGHT | ALLOWED | EXISTING |
|-----------------|--------------------|--------------------|
| STORIES | 5-STORIES - 50'-0" | 3-STORIES - 43'-5" |

| 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. |



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ZONING INFORMATION & LOCATION MAPS C-1

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



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

ESPAÑOLA HOTEL

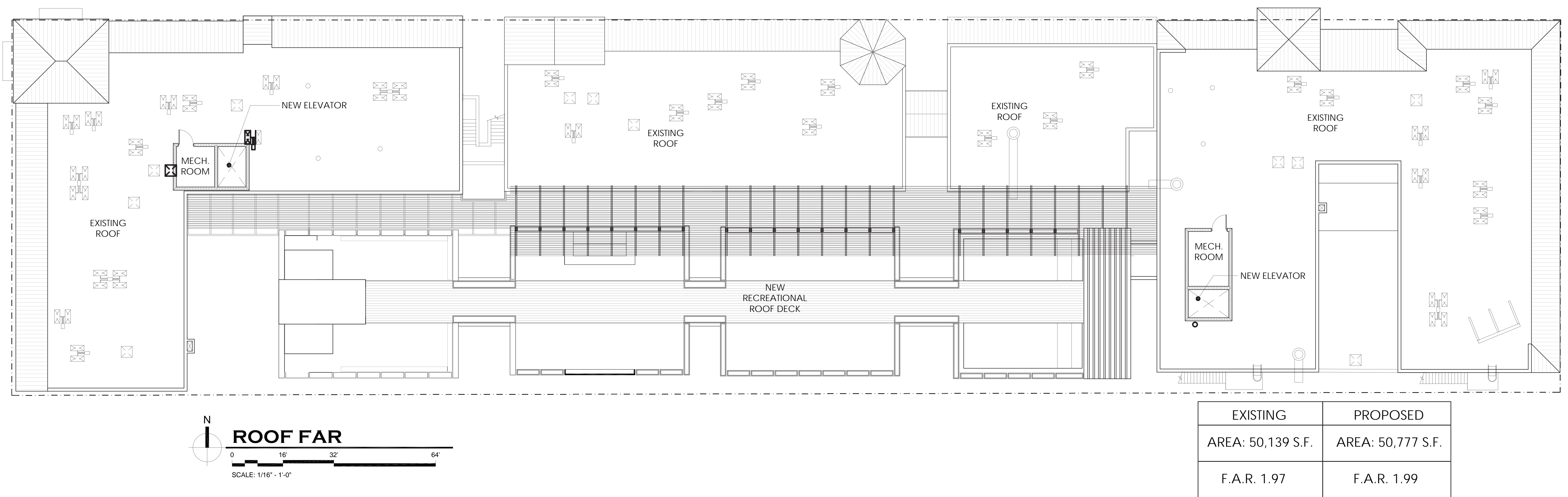
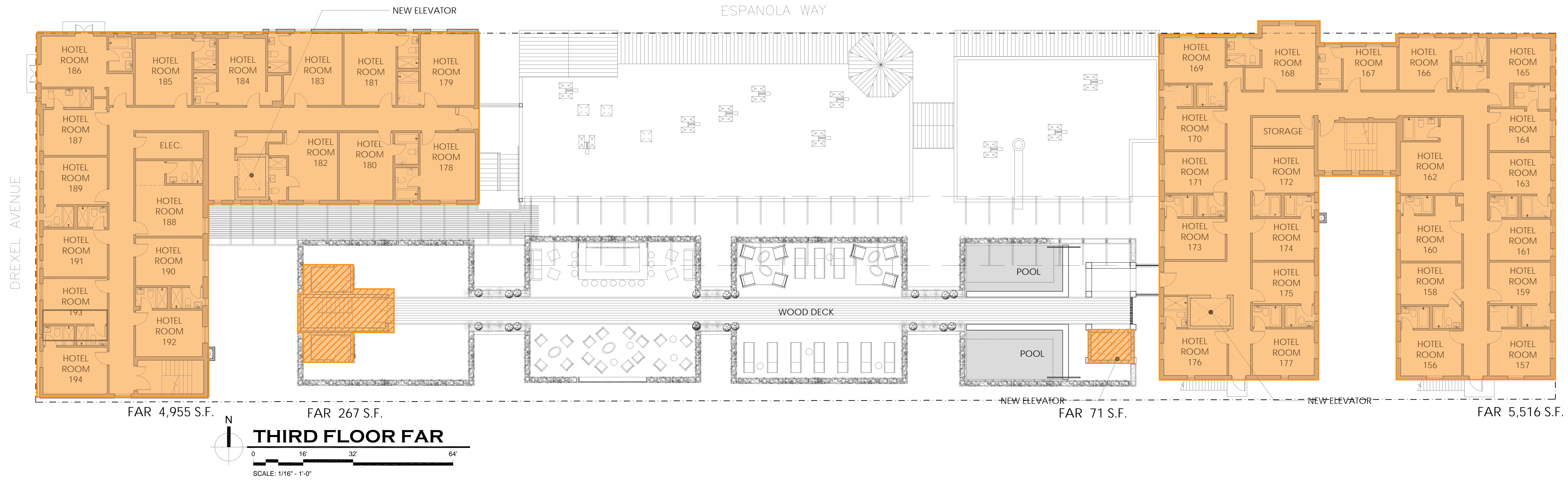
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PROPOSED F.A.R C-17

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PROPOSED F.A.R. C-18

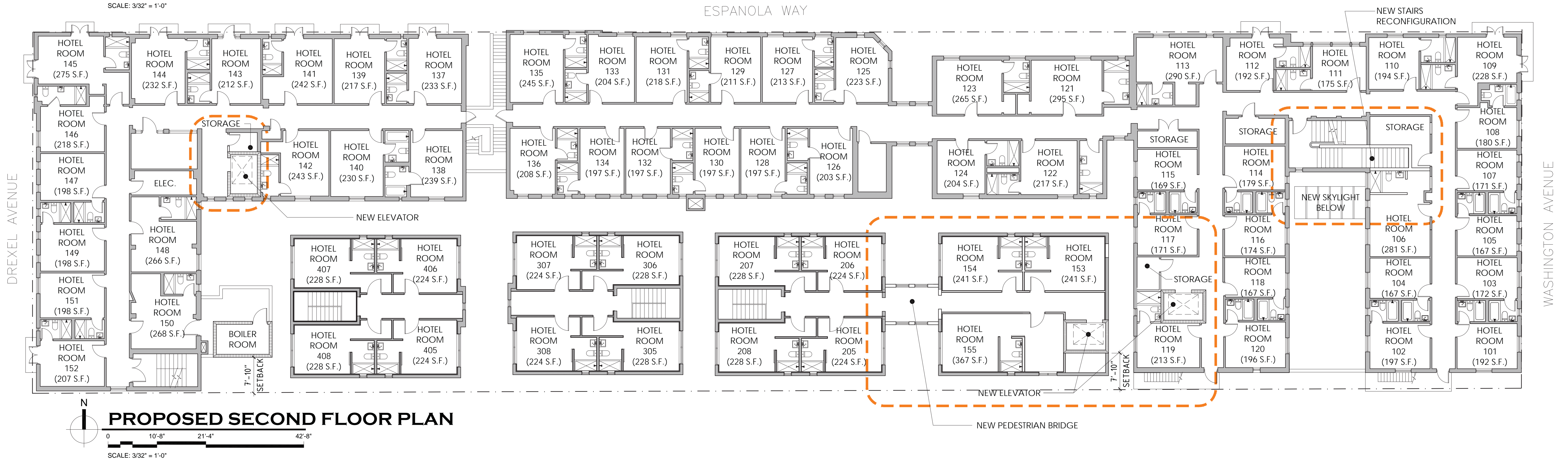
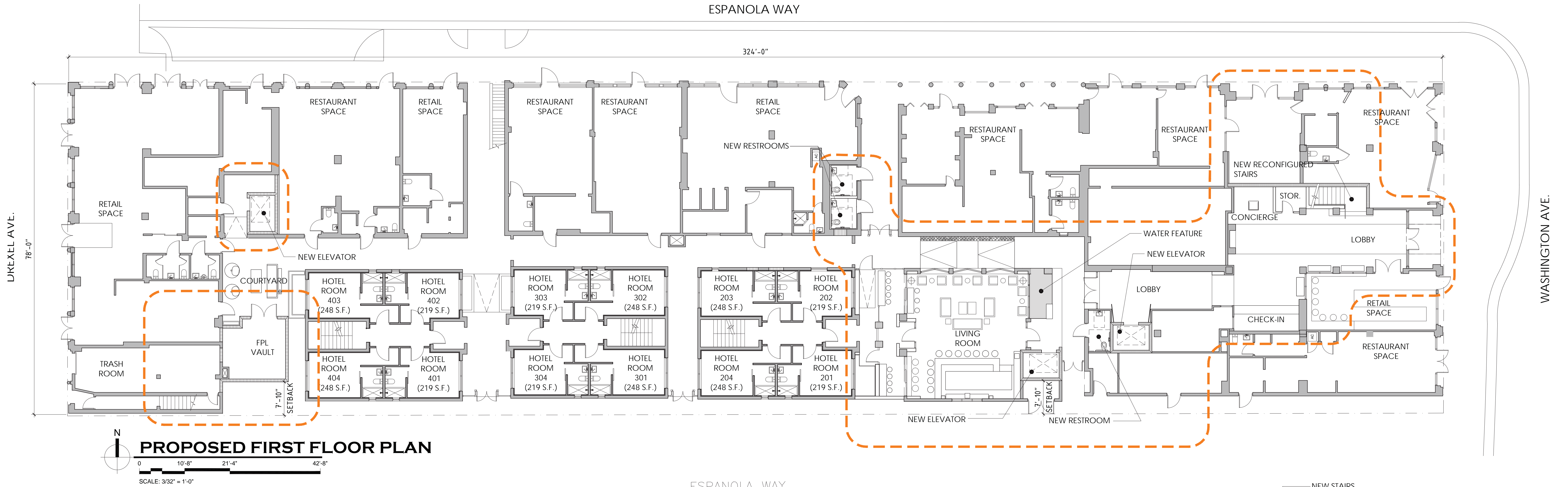
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PROPOSED ARCHITECTURE

ESPAÑOLA HOTEL



ESPAÑOLA HOTEL

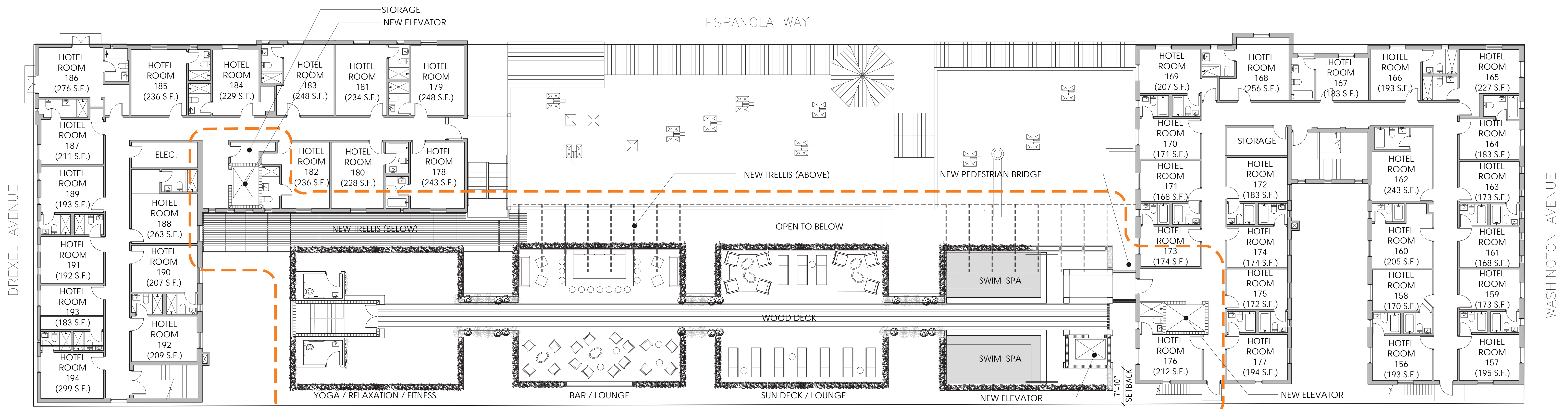
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PROPOSED PLANS A-1

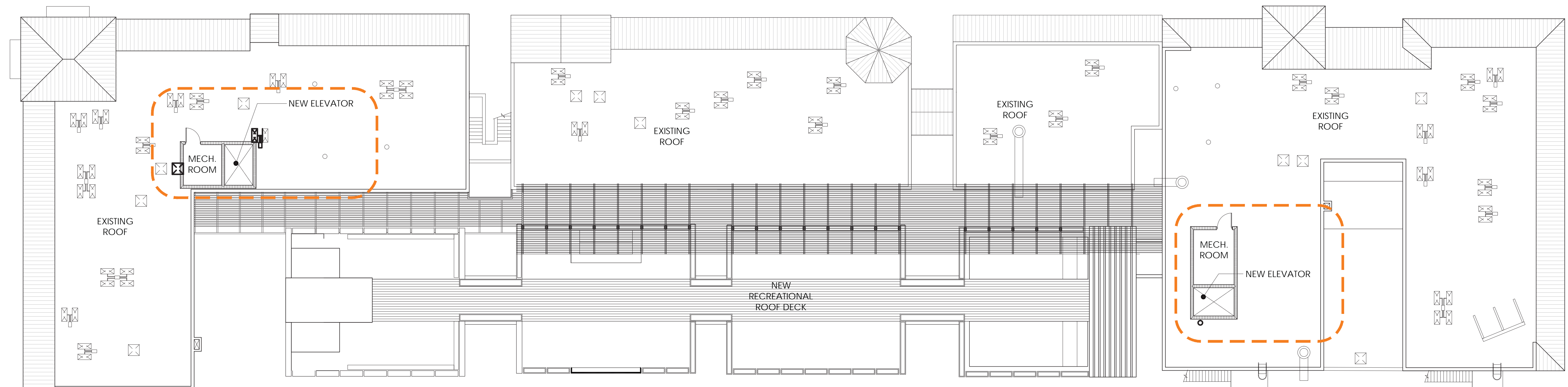
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PROPOSED THIRD FLOOR PLAN
 0 10'-8" 21'-4" 42'-8"
 SCALE: 3/32" = 1'-0"



PROPOSED ROOF PLAN
 0 10'-8" 21'-4" 42'-8"
 SCALE: 3/32" = 1'-0"

ESPAÑOLA HOTEL - MAIN BUILDING

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PROPOSED PLANS A-2

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FACADE PROGRAM

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RENDERINGS A-3

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PRECEDENT IMAGES A-4

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PRECEDENT IMAGES A-5

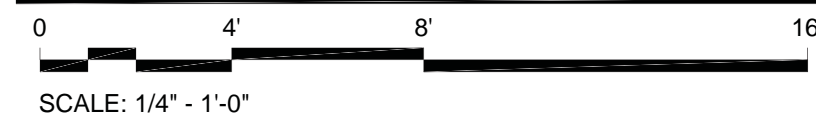
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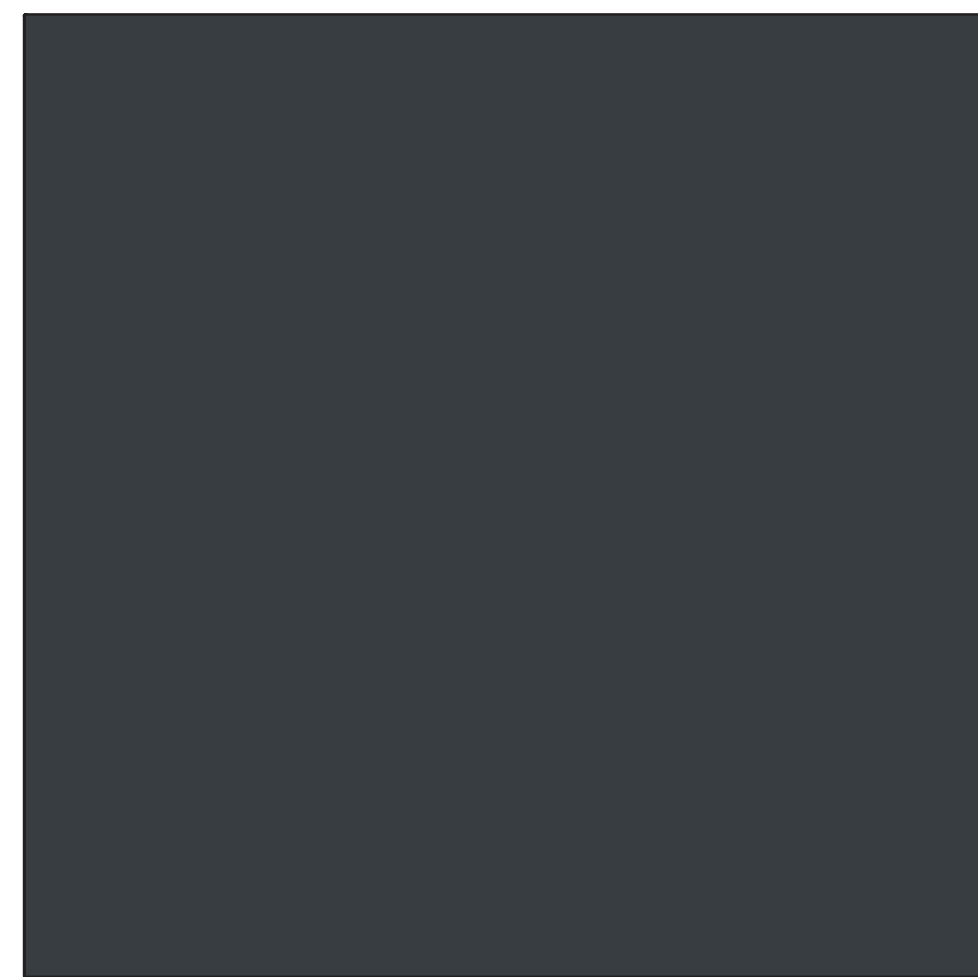
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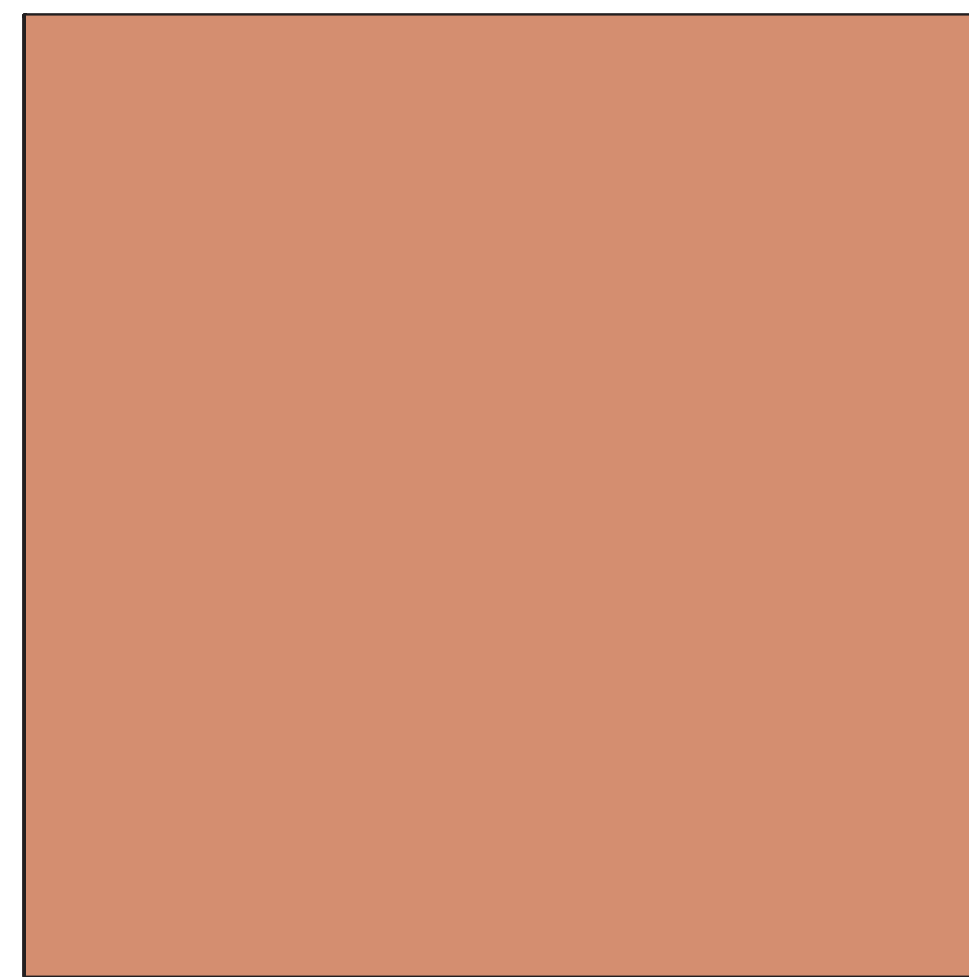
**EXTERIOR ELEVATION
ESPAÑOLA WAY - NORTH**



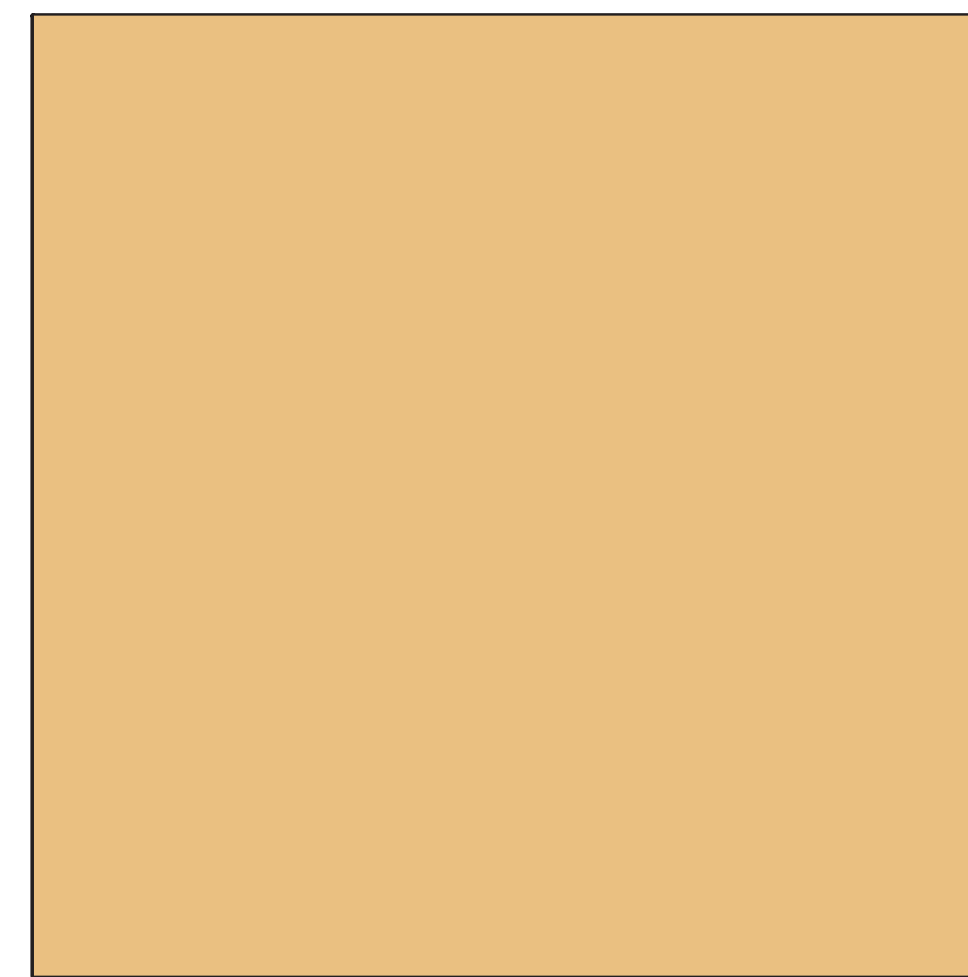
1 BENJAMIN MOORE - A LA MODE - 2109-70



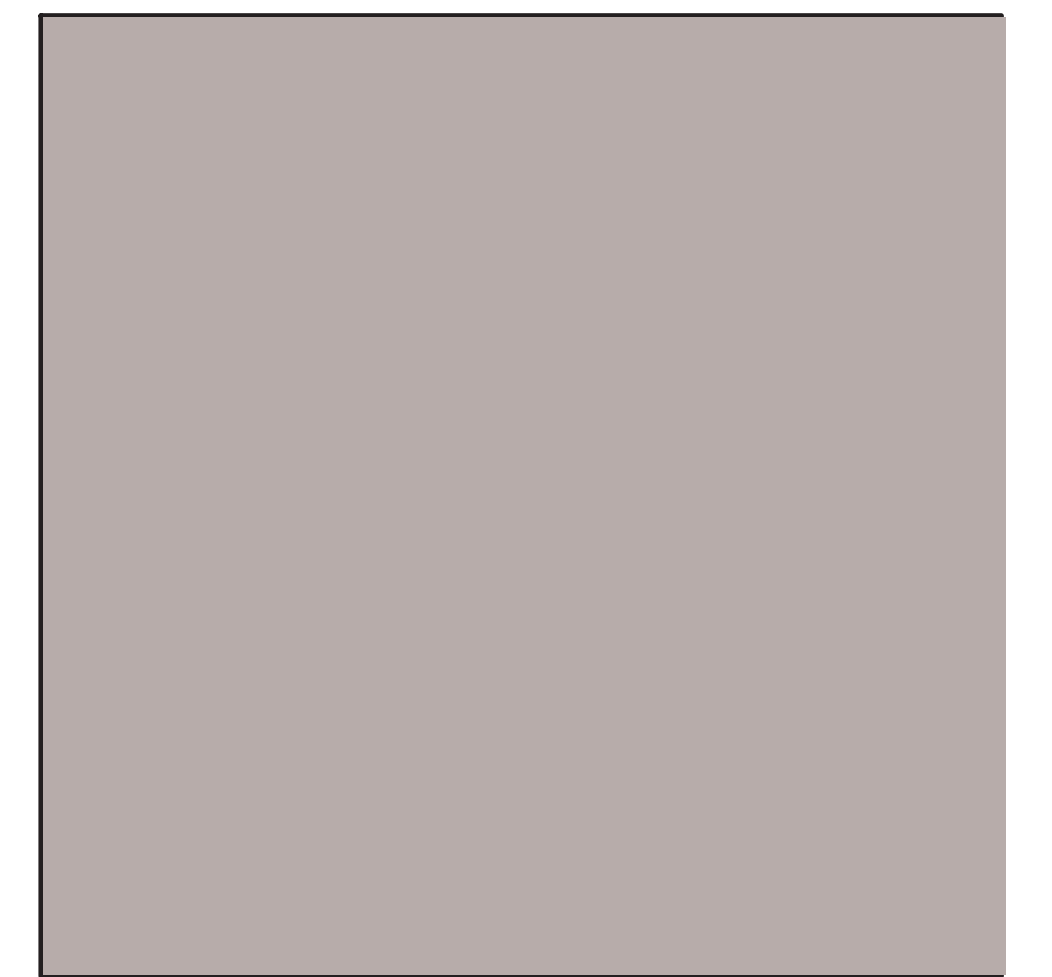
2 BENJAMIN MOORE - SOOT - 2129-20



3 BENJAMIN MOORE - ADOBE DUST - 2175-40



4 BENJAMIN MOORE
YORK HARBOR YELLOW - 2154-40



5 BENJAMIN MOORE - ELEPHANT GRAY - 2109-50

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ELEVATIONS A-6

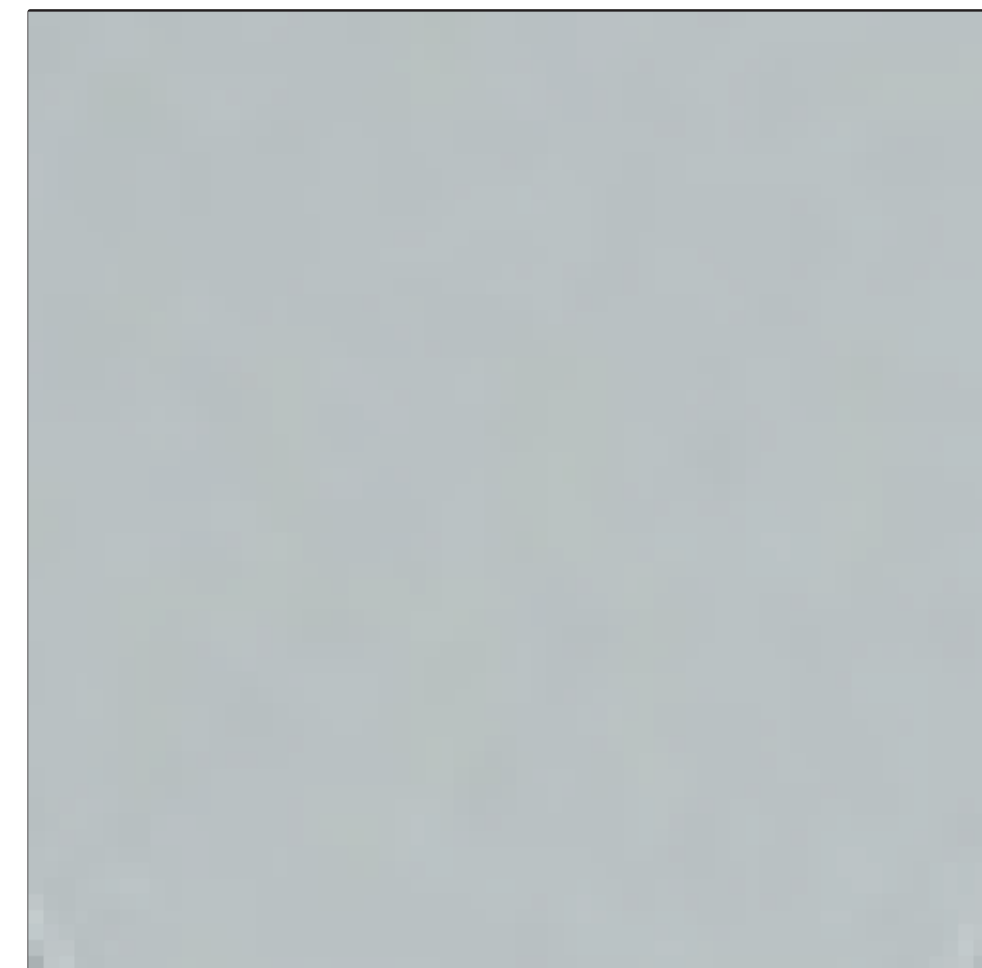
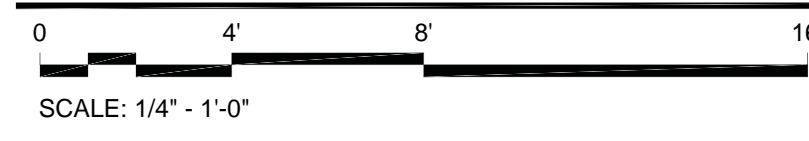
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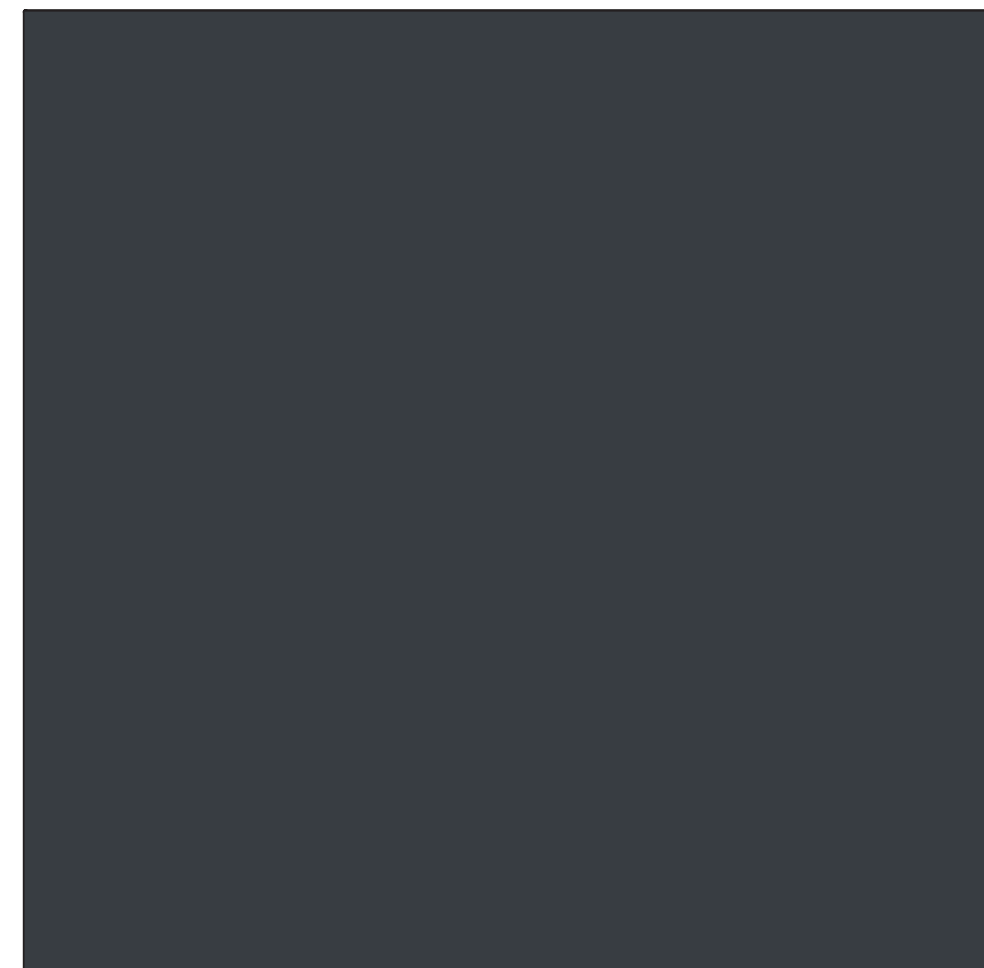
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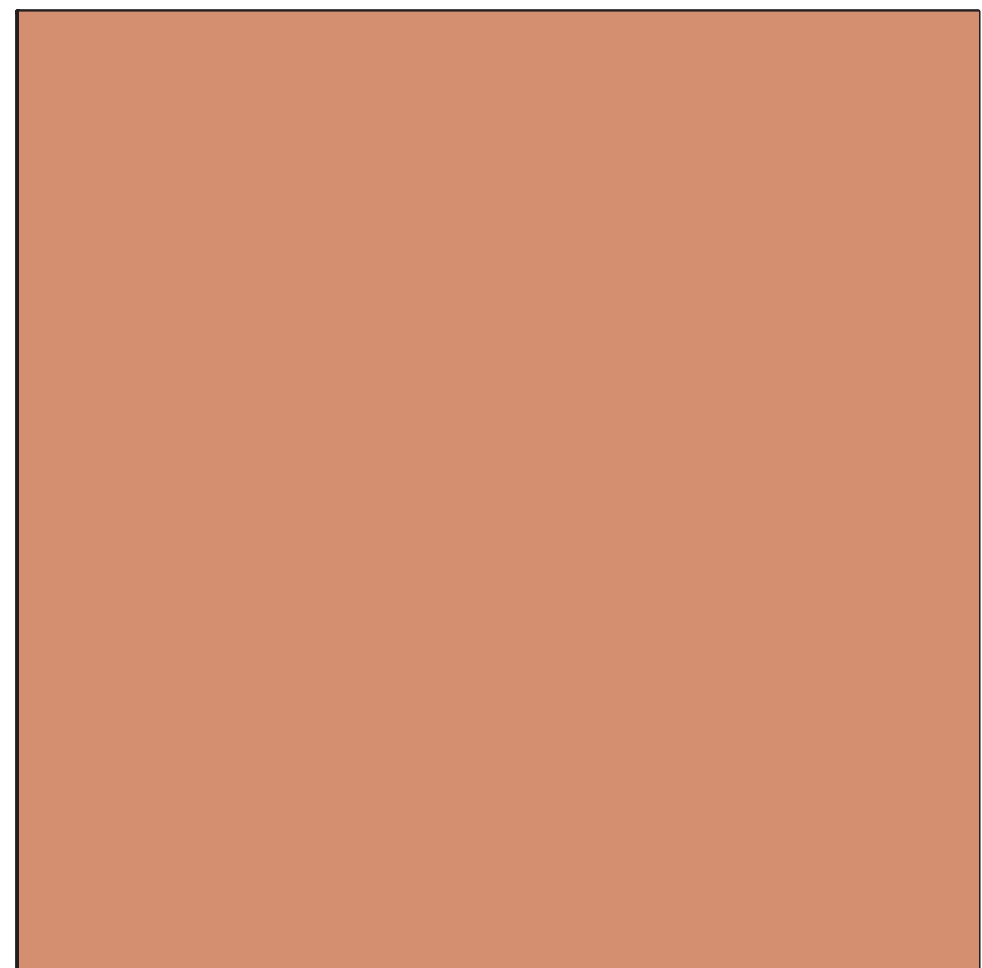
**EXTERIOR ELEVATION
ESPAÑOLA WAY - NORTH**



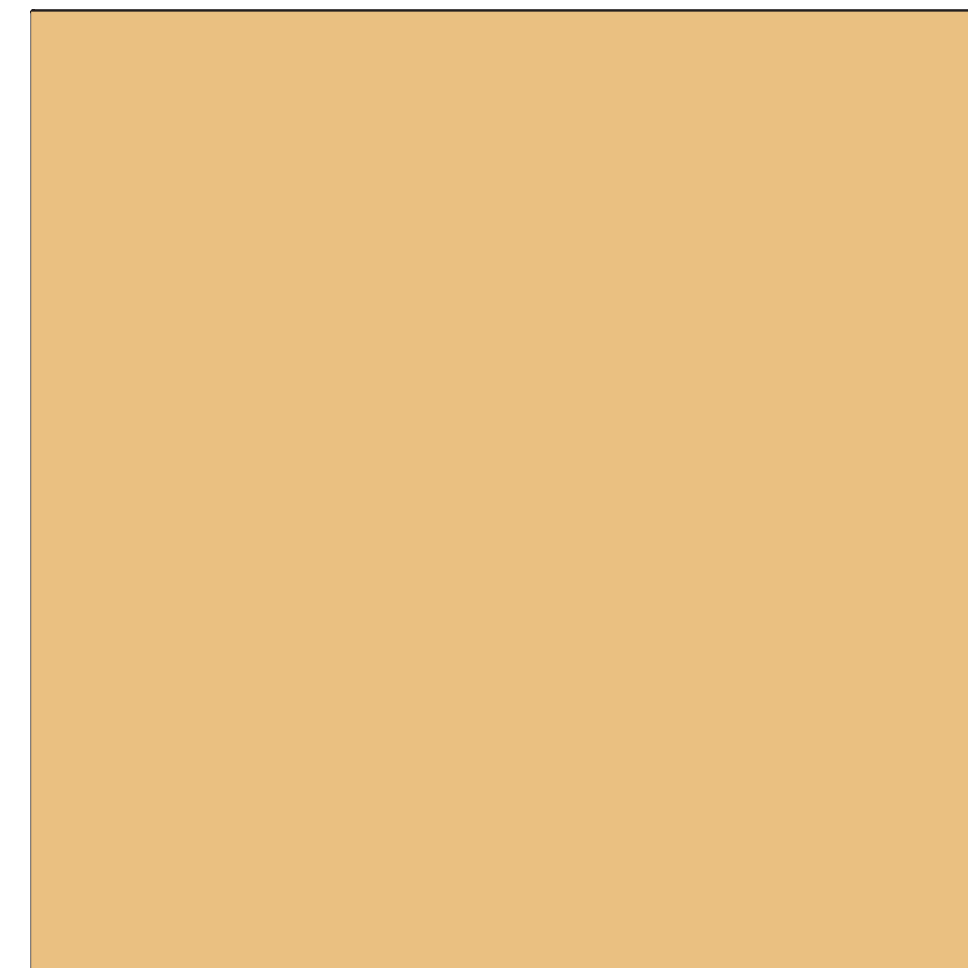
1 BENJAMIN MOORE - A LA MODE - 2109-70



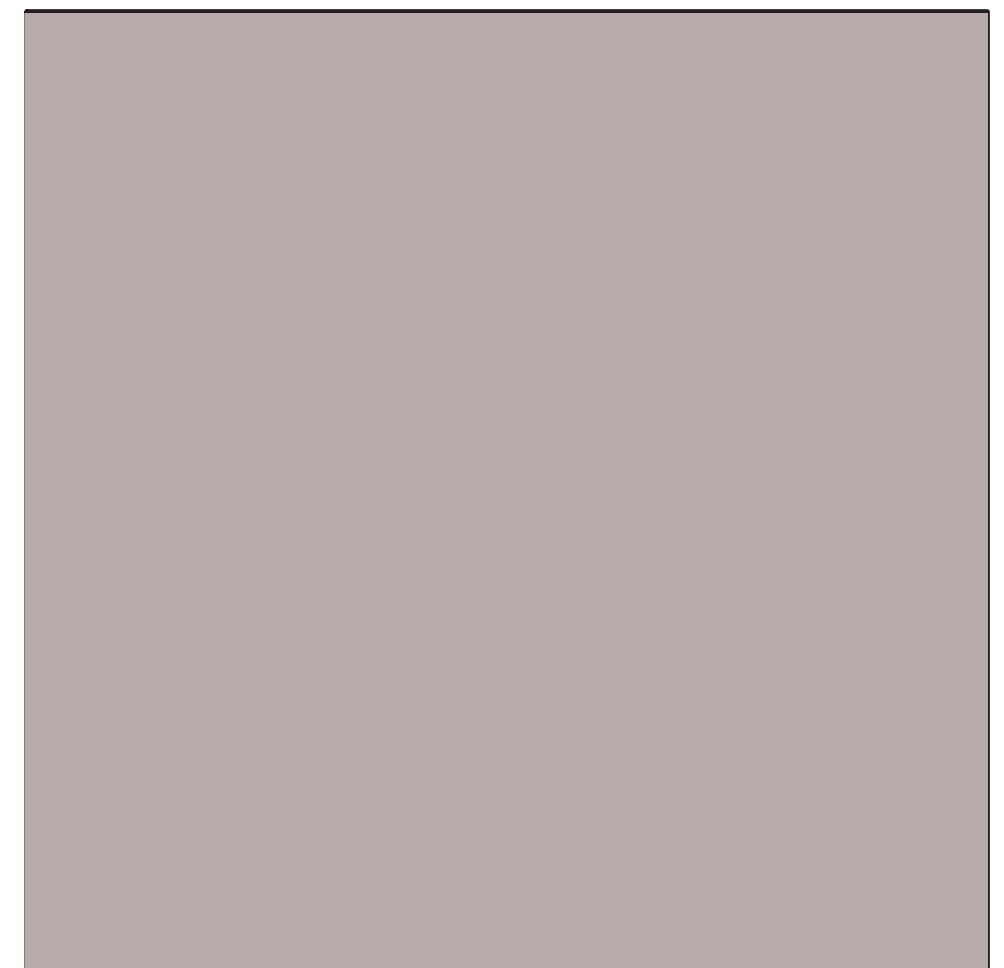
2 BENJAMIN MOORE - SOOT - 2129-20



3 BENJAMIN MOORE - ADOBE DUST - 2175-40



4 BENJAMIN MOORE
YORK HARBOR YELLOW - 2154-40



5 BENJAMIN MOORE - ELEPHANT GRAY - 2109-50

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ELEVATIONS A-7

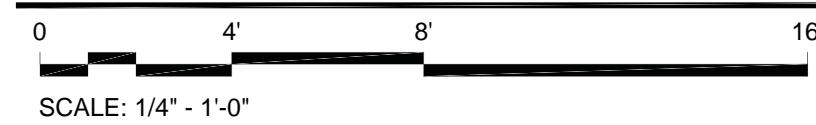
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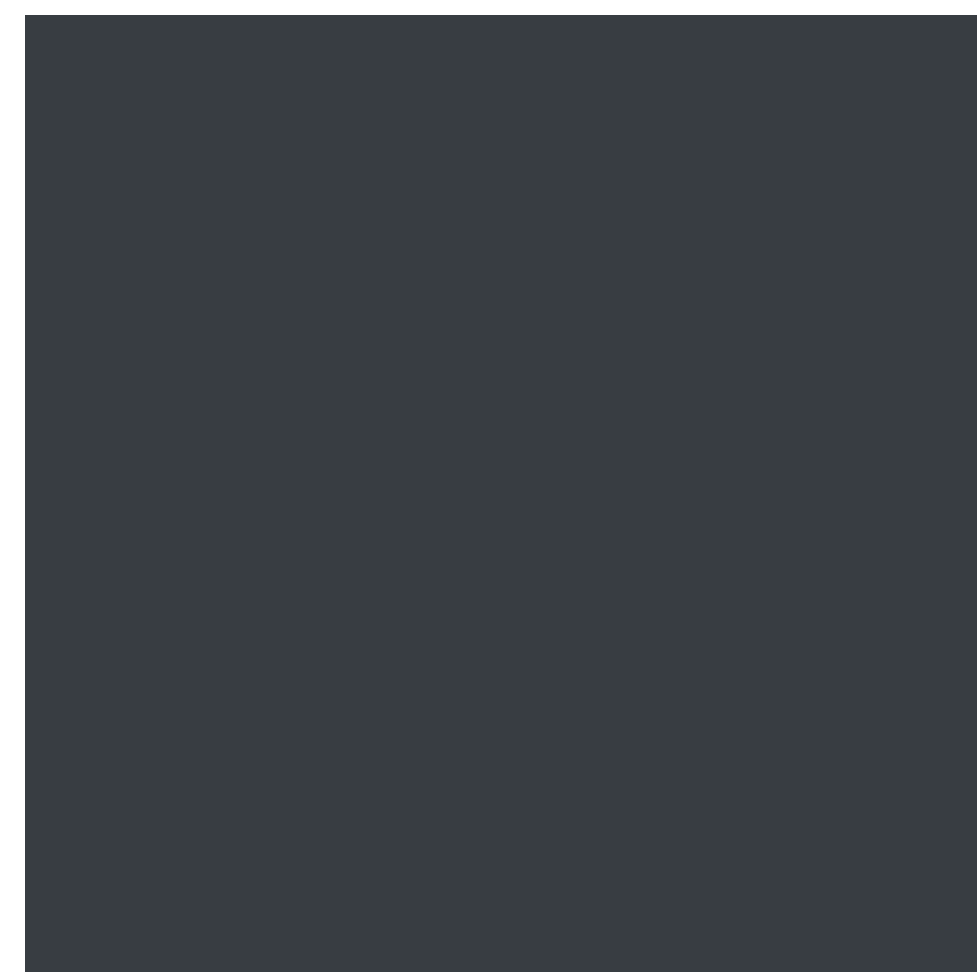
**EXTERIOR ELEVATION
WASHINGTON AVENUE - EAST**



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



1 BENJAMIN MOORE - A LA MODE - 2109-70



2 BENJAMIN MOORE - SOOT - 2129-20



3 BENJAMIN MOORE - ADOBE DUST - 2175-40



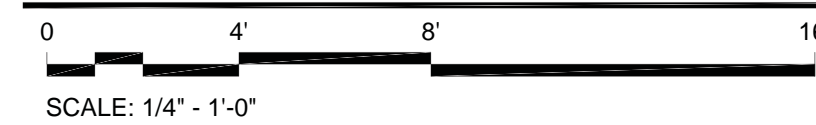
4 BENJAMIN MOORE - YORK HARBOR YELLOW - 2154-40



5 BENJAMIN MOORE - ELEPHANT GRAY - 2109-50



**EXTERIOR ELEVATION
DREXEL AVENUE - WEST**



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

ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

ELEVATIONS A-8

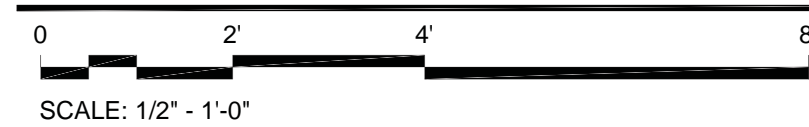
OWNER
INFINITY ESPANOLA HOTEL VENTURE, LLC
1407 BROADWAY, 30TH FLOOR
NEW YORK, NEW YORK 10018

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

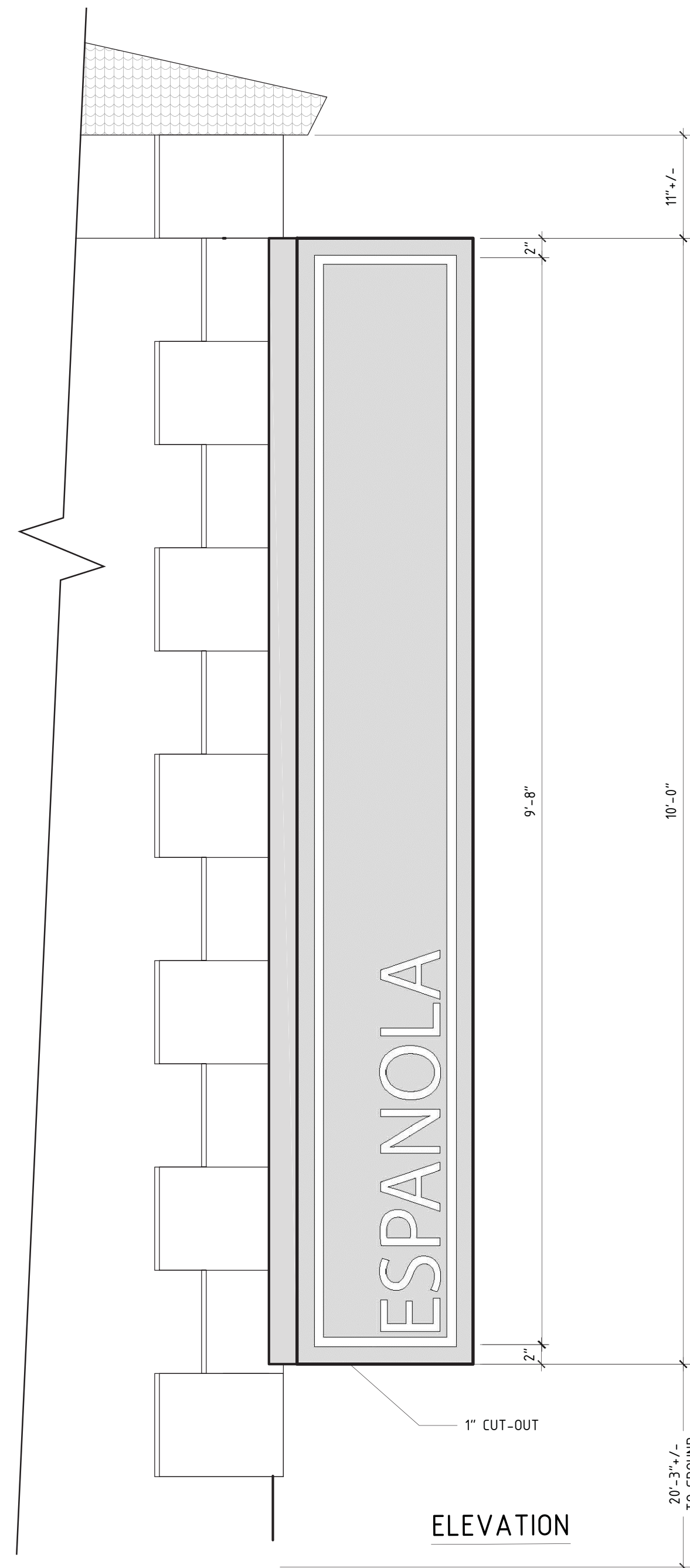
DNB
DESIGN GROUP
2020 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
MAIN: 305.444.5545
FAX: 305.444.5509



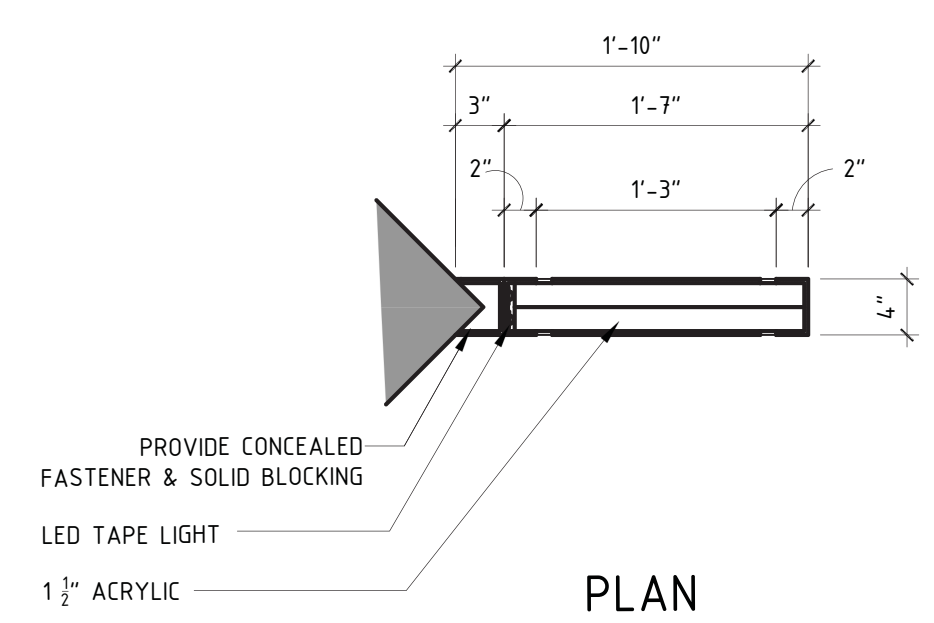
**EXTERIOR ELEVATION
ESPAÑOLA WAY - NORTH**



SCALE: 1/2" = 1'-0"

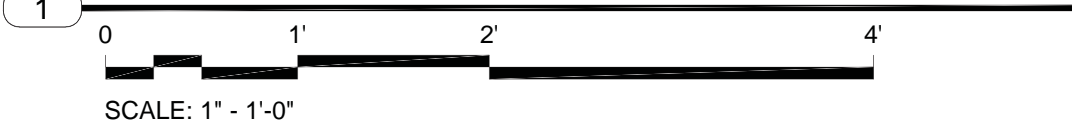


ELEVATION

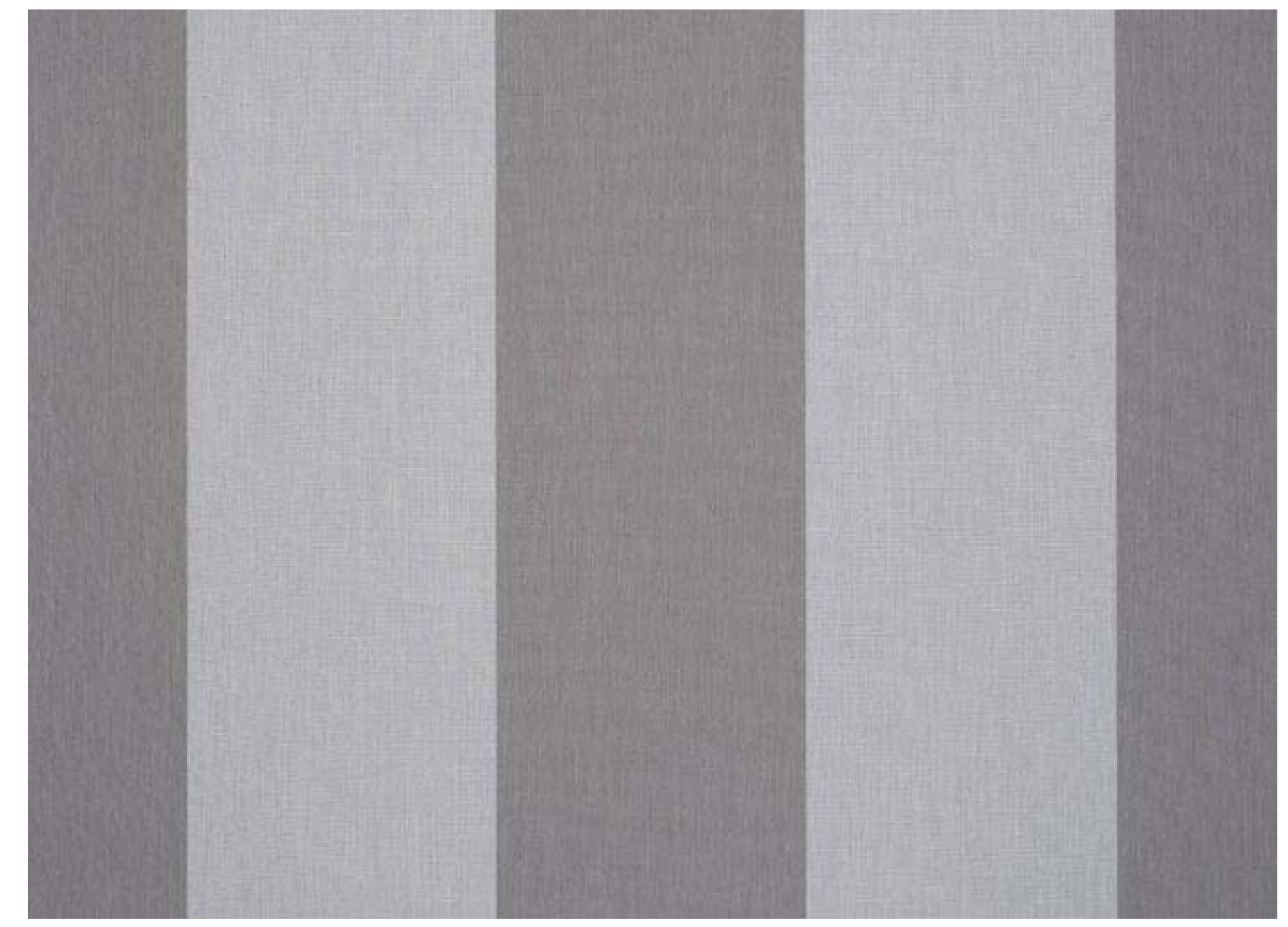


PLAN

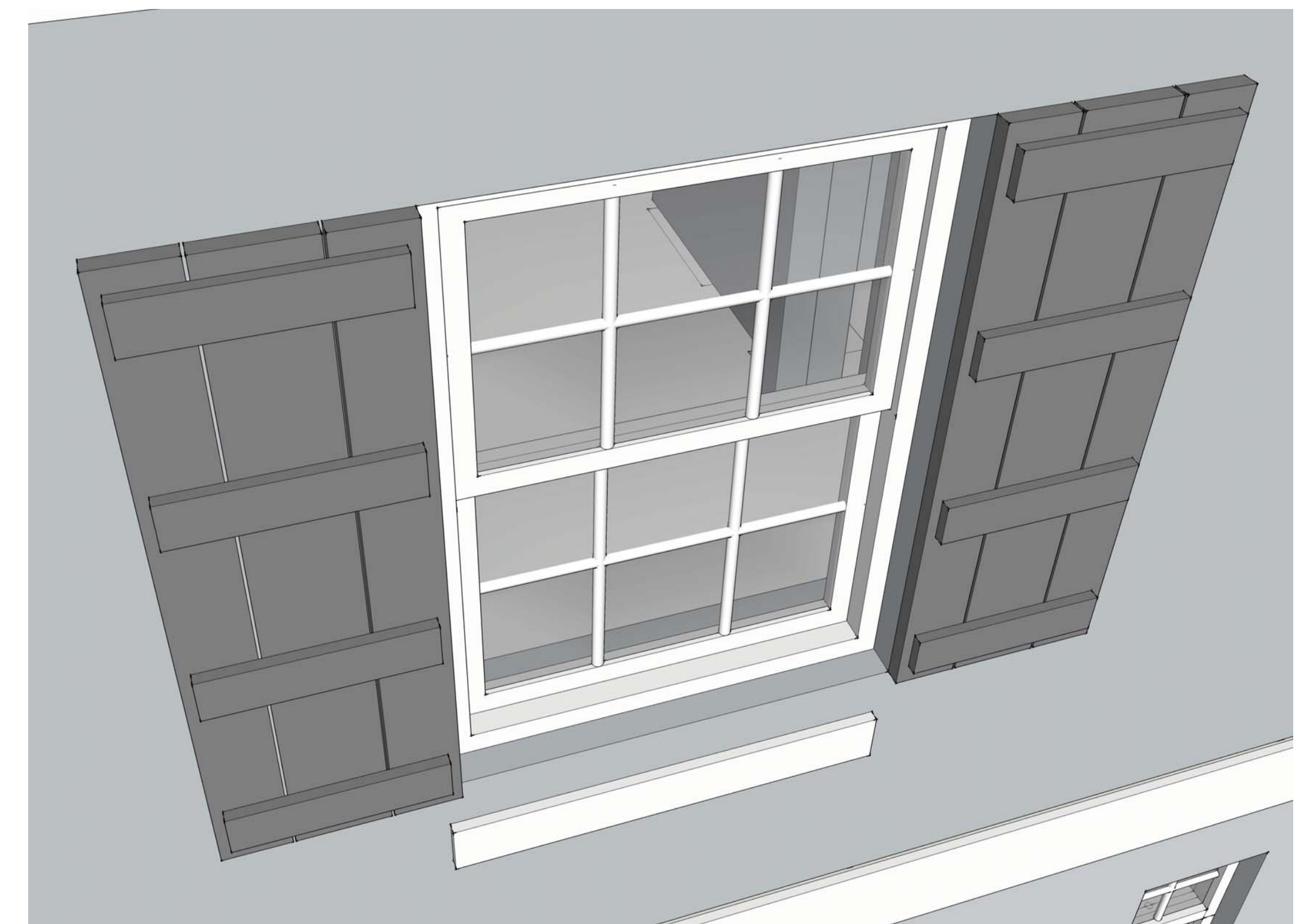
SIGNAGE DETAILS



SCALE: 1" = 1'-0"



2 AWNING - DIXON ORCHESTRA - WIDE CHINE GRAY



3 SATTLER - ART 364544

ESPAÑOLA HOTEL

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AWNINGS, SIGNAGE & SHUTTERS DETAILS A-9

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LOBBY

ESPAÑOLA HOTEL



1 MAIN BUILDING LOBBY
INTERIOR RENDERING

SCALE: NTS

ESPAÑOLA HOTEL

1434 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

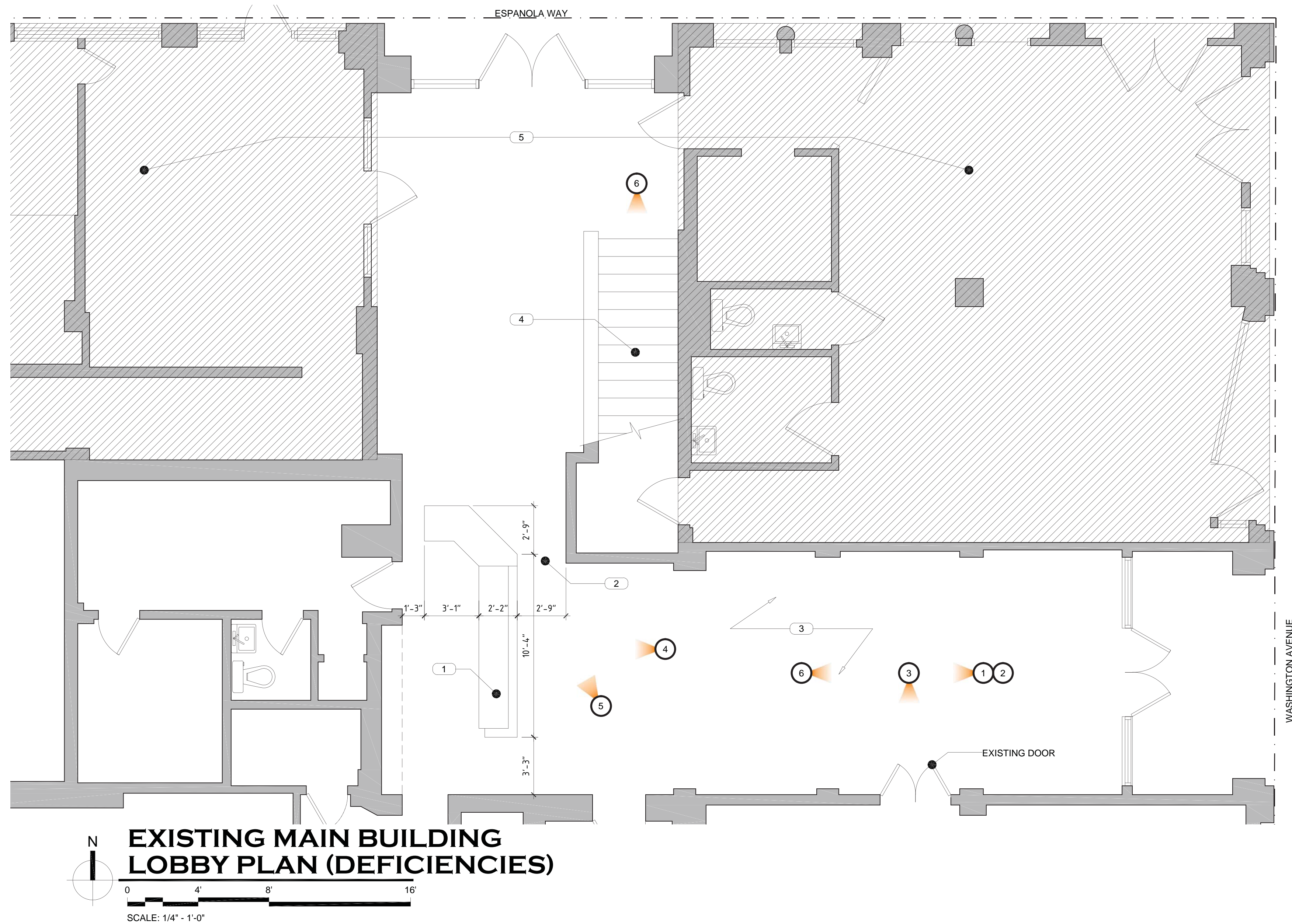
RENDERINGS A-10

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EXISTING MAIN BUILDING LOBBY PLAN (DEFICIENCIES)

LEGEND:

EXISTING HOTEL LOBBY DEFICIENCIES

1. **EXISTING FRONT DESK:**
 - NOT IN GOOD CONDITIONS
 - HAS BEEN MODIFIED THROUGHOUT THE YEARS
2. **LOCATION OF DESK:**
 - DOES NOT ALLOWED FOR PROPER CIRCULATION WITHIN THE SPACE
 - SPACE BETWEEN DESK AND WALL NOT ADA ACCESSIBLE
3. **EXISTING CEILING:**
 - HAS BEEN STAINED THROUGHOUT THE YEARS, DARKER AND DARKER
4. **EXISTING STAIRS:**
 - NOT IN IDEAL LOCATION FOR HOTEL OPERATIONS
 - MAIN ENTRANCE IS ON WASHINGTON AVENUE
 - HOTEL PEDESTRIAN TRAFFIC IS INTERRUPTED BY RESTAURANT OPERATIONS
5. **OH MEXICO:**
 - EXISTING RESTAURANT IS DIVIDED INTO TWO SPACES SEPARATED BY HOTEL LOBBY
 - RESTAURANT USES PART OF LOBBY TO CARRY FOOD FROM ONE SIDE TO THE OTHER
 - SMELL OF FOOD IN EXISTING LOBBY SPACE

PROPOSED SOLUTIONS TO HOTEL LOBBY DEFICIENCIES

- PROVIDE NEW RECEPTION DESK AT NEW LOCATION
- RESTORE CEILING LOBBY (PECKY CYPRESS)
- RELOCATE EXISTING STAIR TO NEW LOCATION CLOSER TO WASHINGTON AVE
- GIVE PORTION OF EXISTING LOBBY TO THE RESTAURANT SPACE FOR PROPER OPERATIONS



1 RECEPTION DESK (CIRCA 1996)



2 RECEPTION DESK (PRESENT)

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LOBBY CHANGES A-11

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