

# CLAY HOTEL (ADA WAIVER) FOR COURTYARD BUILDINGS

1434 WASHINGTON AVENUE  
MIAMI BEACH, FLORIDA 33139

## INDEX OF DRAWINGS:

COVER SHEET

### ARCHITECTURAL DRAWINGS:

- A-0.00 PROJECT DATA & LOCATION MAP
- A-0.000 SITE PLAN & PROJECT SCOPE
- A-0.01 EXISTING GROUND FLOOR OVERALL PLAN
- A-0.02 EXISTING SECOND FLOOR OVERALL PLAN
- A-0.03 EXISTING THIRD FLOOR OVERALL PLAN
- A-0.04 EXISTING OVERALL ROOF PLAN
- A-0.11 PROPOSED GROUND FLOOR OVERALL PLAN
- A-0.12 PROPOSED SECOND FLOOR OVERALL PLAN
- A-0.13 PROPOSED THIRD FLOOR OVERALL PLAN
- A-0.14 PROPOSED OVERALL ROOF PLAN
- A-2.1 COURTYARD BUILDINGS ELEVATIONS
- A-2.2 COURTYARD BUILDINGS ELEVATIONS
- A-2.3 COURTYARD BUILDINGS ELEVATIONS

ISSUED FOR:  
ADA WAIVER (FOR COURTYARD BUILDINGS)

DATE:  
JUNE 24, 2019

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

### CONSULTANTS:

D•N•B  
Design Group, LLC

2020 Ponce De Leon  
Coral Gables, Florida 33134  
Tel. 305.444.5545  
Fax 305.444.5509  
www.dnbdesigngroup.com

DESIGN ARCHITECT  
Winkinsin Architects LLC  
265 Canal Street / Suite 507  
New York, New York 10013

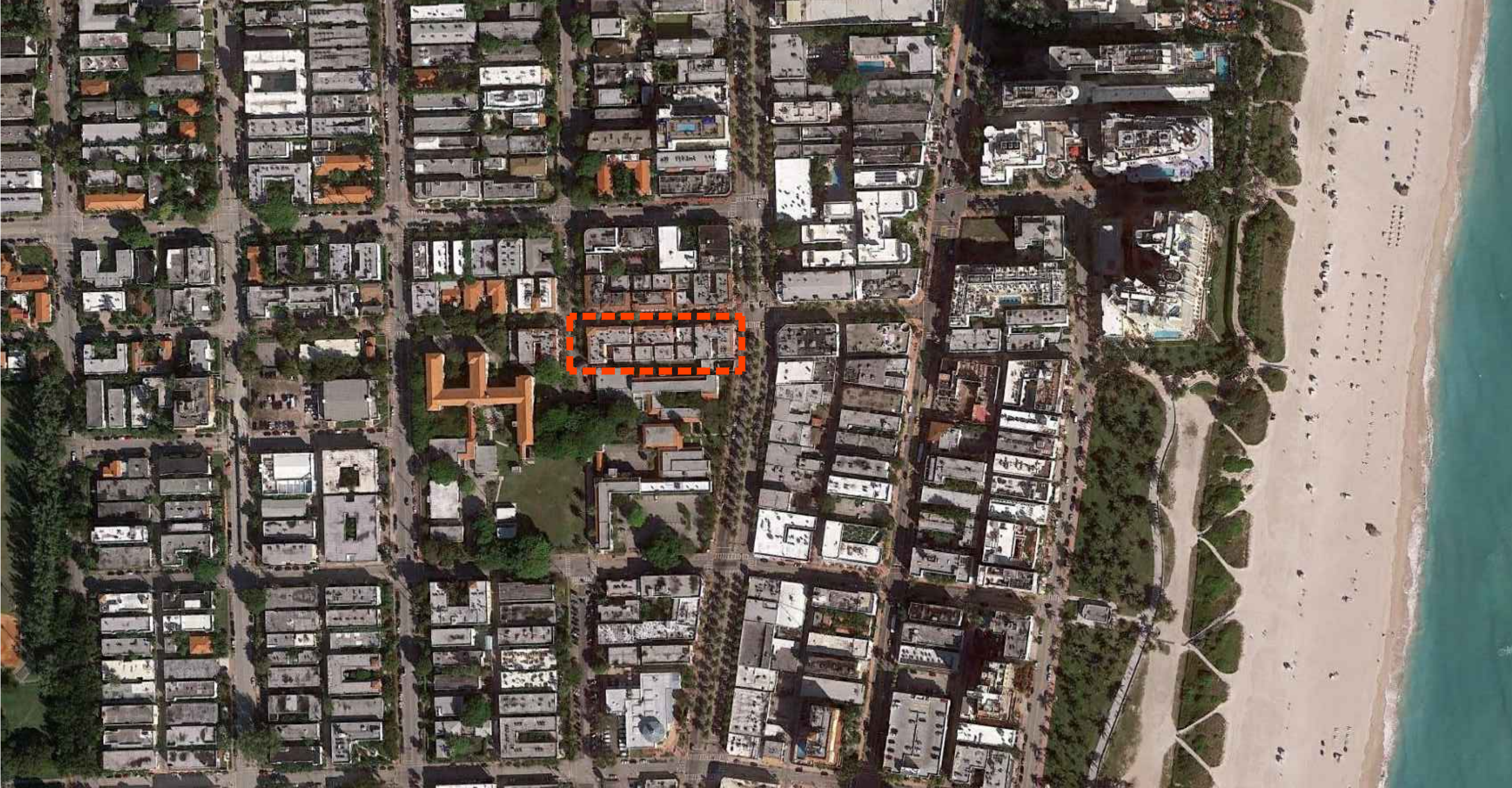
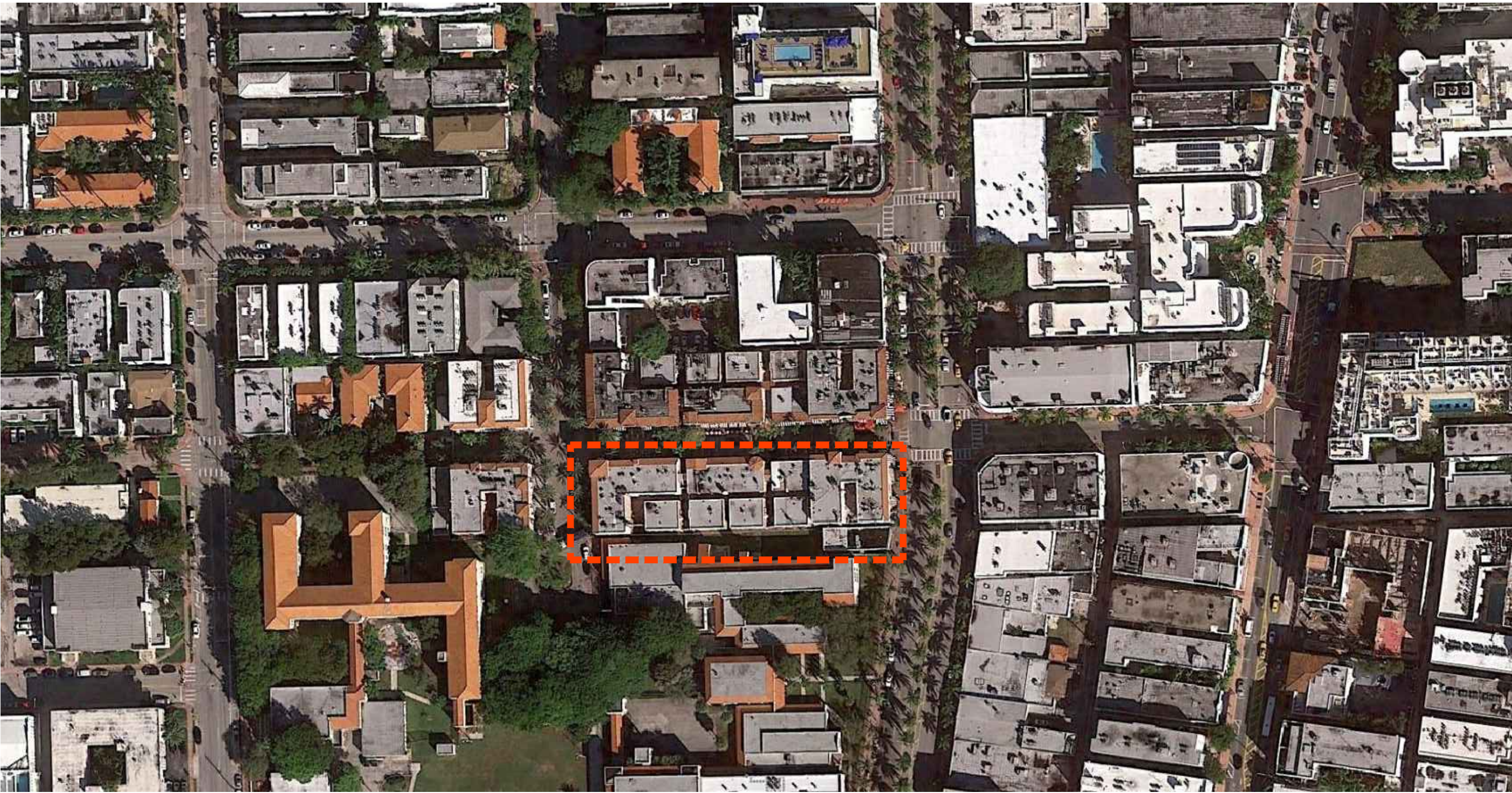
JMM Consulting Engineers, PE  
12651 South Dixie Highway Suite 209  
Pinecrest, Florida 33156  
T. 305.255.1621  
F. 305.255.1732



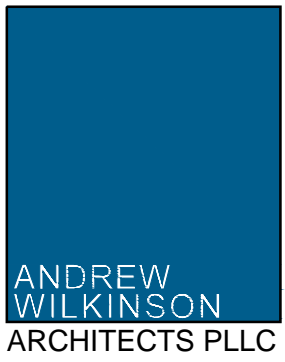
BUILDING RENOVATIONS	
PROJECT CRITERIA - ZONING / SETBACKS / OVERVIEW	
ADDRESS	
1434 WASHINGTON AVE MIAMI BEACH, FL	
ZONING CLASSIFICATION	
COMMERCIAL, MEDIUM INTENSITY DISTRICT (CD-2 )	
BUILDING CLASSIFICATION	
OCCUPANCY GROUP	GROUP "R-1" HOTEL TRANSIENT(FBC)
TYPE OF CONSTRUCTION: TYPE IIIB	
ALTERATION 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

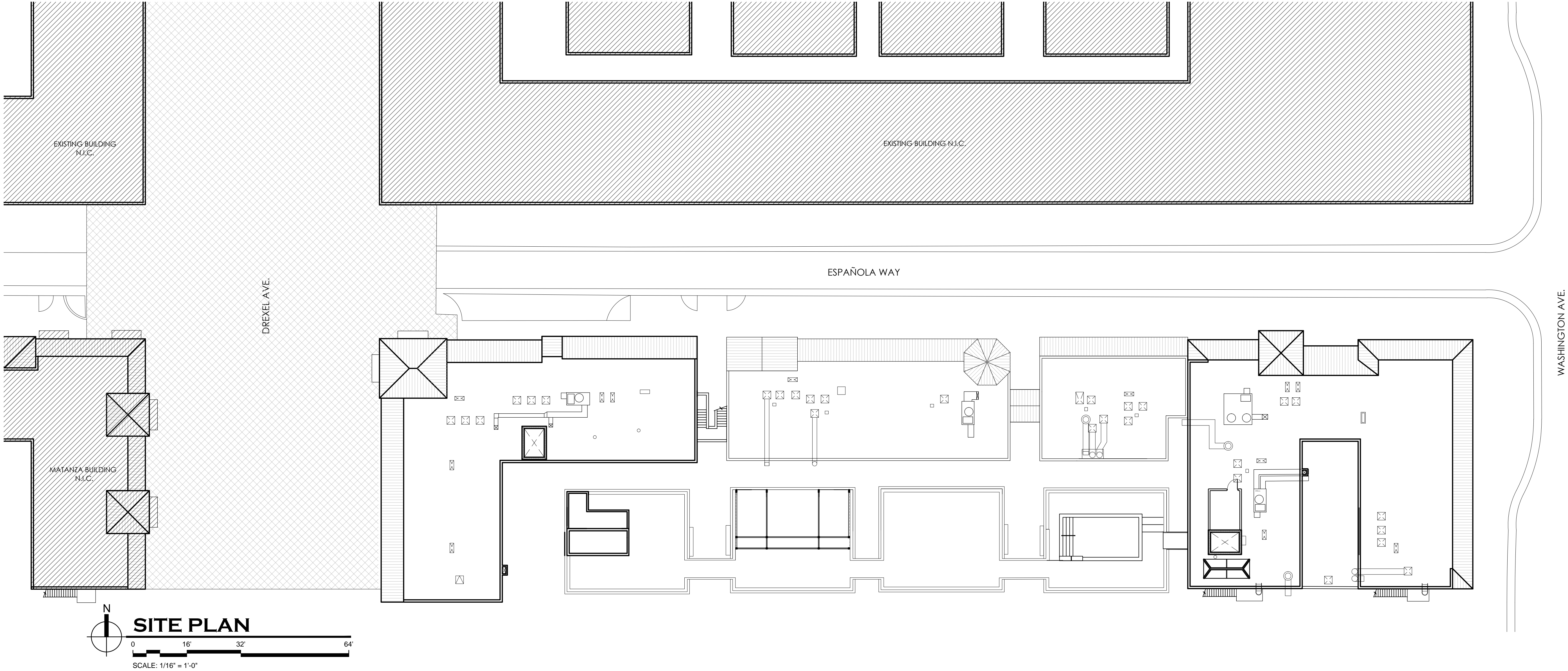
Classification of Structure for Flood-Resistant Design and Construction		CATEGORY II
SETBACKS	ALLOWED	EXISTING
FRONT	5'-0"	0'-0"
REAR	5'-0"	0'-0"
SIDE (81ST STREET)	5'-0"	0'-0"
SIDE	5'-0"	0'-0"
BUILDING HEIGHT	ALLOWED	EXISTING
STORIES	5-STORIES - 50'-0"	3-STORIES - 43'-5"



No.	DATE	REVISION	BY







SCOPE OF WORK

1. PAINT EXTERIOR OF BUILDING
2. RENOVATE AND RECONFIGURE THE EXISTING LOBBY
3. ADDITION OF 2 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
8. CREATE NEW ADA ROOMS AS REQUIRED PER CODE

MAIN BUILDINGS (100, 200, 300) PERMIT NUMBER: BC1705628  
COURTYARD BUILDINGS PERMIT NUMBER: RV1807611

D·N·B

Design Group, LLC  
A-26001282  
2020 PONCE DE LEON BLVD  
CORAL GABLES, Florida 33134  
Tel. 305.444.5545  
Fax. 305.444.5509  
www.dnbdesigngroup.com

ESPAÑOLA  
HOTEL  
INTERIOR REMODEL

1434 WASHINGTON AVE  
MIAMI BEACH, FLORIDA

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

DNB PROJECT NUMBER

19-130

OWNER'S PROJECT NUMBER

ISSUED FOR:

ADA WAIVER

TYPE OF DOCS:

CONSTRUCTION  
DOCUMENTS

No.	DATE	REVISION	BY

DRAWN BY: A.C. APPROVED BY: F.D.

DATE: 06.21.19 SCALE: AS SHOWN

CONSULTANTS:



SEAL/SIGNATURE

FRANCILIS J. DOMOND, R.A.  
AR - 93304

This drawing is the property of  
DNB Design Group and is not  
to be reproduced or copied  
in whole or part. It is not to be  
used on any other project  
and is to be returned on  
request.

COPYRIGHT © 2018

SHEET TITLE

SITE PLAN  
PROJECT SCOPE

SHEET NUMBER

A-0.000

[illegible]

DRAWN BY:	APPROVED BY
A.C.	F.D.

DATE:	SCALE:
06.21.19	AS SHOWN

## CONSULTANTS



ANDREW  
WILKINSON  
ARCHITECTS P

SEAL/SIGNATURE

FRANCILIS J. DOMOND, R.A.  
AR - 93304

This drawing is the property of DNB Design Group and is not to be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request.

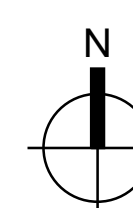
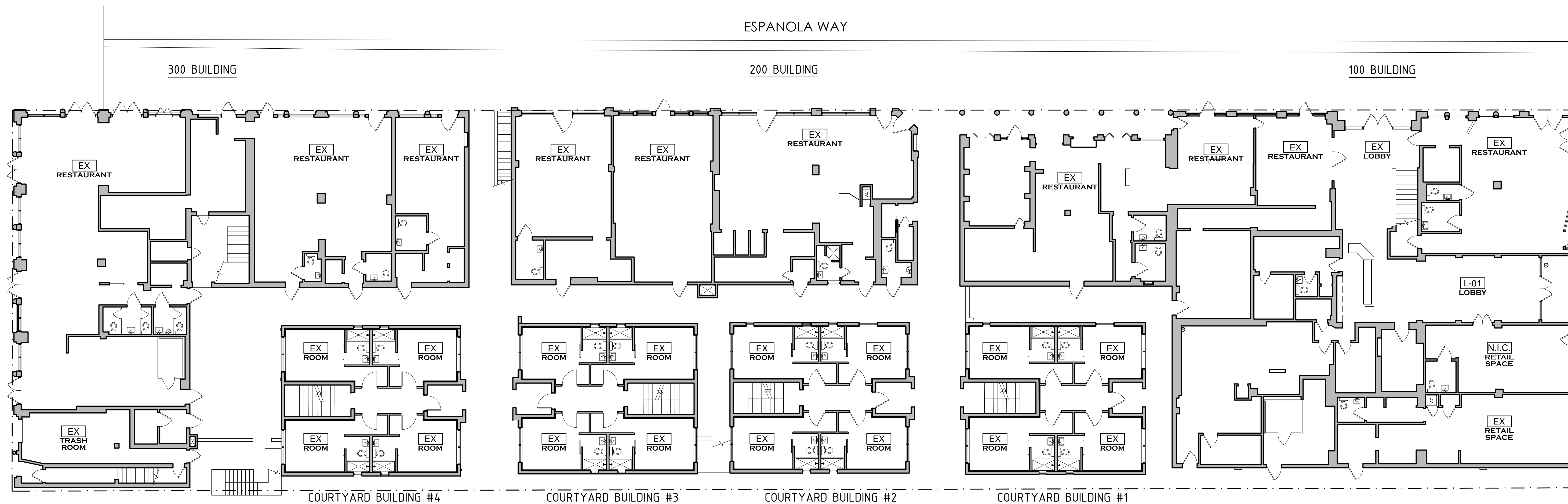
COPYRIGHT © 2018

SHEET TITLE

EXISTING  
FIRST  
FLOOR PLAN

SHEET NUMBER

A-0.01



## EXISTING GROUND FLOOR PLAN

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



1434 WASHINGTON AVE  
MIAMI BEACH, FLORIDA

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

DNB PROJECT NUMBER

19-130

OWNER'S PROJECT NUMBER

ISSUED FOR:

ADA WAIVER

TYPE OF DOCS:

CONSTRUCTION  
DOCUMENTS

[illegible]

DRAWN BY:	APPROVED BY:
A.C.	F.D.

DATE:	SCALE:
06.21.19	AS SHOWN

CONSULTANTS:

ANDREW  
WILKINSON  
ARCHITECTS PLLC

SEAL/SIGNATURE

FRANCILIS J. DOMOND, R.A.  
AR - 93304

This drawing is the property of DNB Design Group and is not to be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request.

COPYRIGHT © 2018

SHEET TITLE

EXISTING  
SECOND  
FLOOR PLAN

SHEET NUMBER

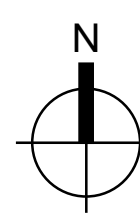
A-0.02



COURTYARD BUILDING #3

COURTYARD BUILDING #2

COURTYARD BUILDING #1



## EXISTING SECOND FLOOR PLAN

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

SCALE:  $\frac{3}{32}'' = 1'-0''$

A-0.02

1434 WASHINGTON AVE  
MIAMI BEACH, FLORIDA

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

DNB PROJECT NUMBER

19-130

OWNER'S PROJECT NUMBER

ISSUED FOR:

ADA WAIVER

TYPE OF DOCS:

CONSTRUCTION  
DOCUMENTS

[illegible]

DRAWN BY: A.C. APPROVED BY: F.D.

DATE:	SCALE:
06.21.19	AS SHOWN

CONSULTANTS:

ANDREW  
WILKINSON  
ARCHITECTS PLLC

SEAL/SIGNATURE

FRANCILIS J. DOMOND, R.A.  
AR - 93304

This drawing is the property of DNB Design Group and is not to be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request.

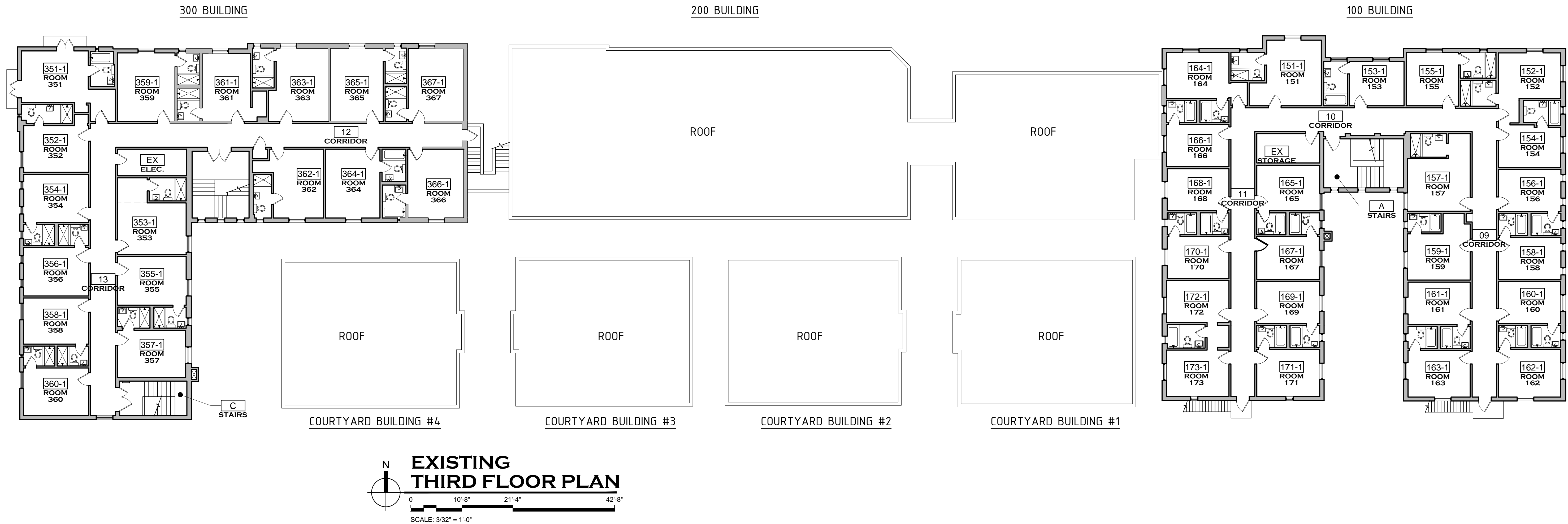
COPYRIGHT © 2018

SHEET TITLE

EXISTING  
THIRD  
FLOOR PLAN

SHEET NUMBER

A-0.03



1434 WASHINGTON AVE  
MIAMI BEACH, FLORIDA

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

DNB PROJECT NUMBER

19-130

OWNER'S PROJECT NUMBER

ISSUED FOR:

ADA WAIVER

TYPE OF DOCS:

CONSTRUCTION  
DOCUMENTS

[illegible]

DRAWN BY: A.C. APPROVED BY: F.D.

DATE:	SCALE:
06.21.19	AS SHOWN

CONSULTANTS:



SEAL/SIGNATURE

FRANCILIS J. DOMOND, R.A.  
AR - 93304

This drawing is the property of DNB Design Group and is not to be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request.

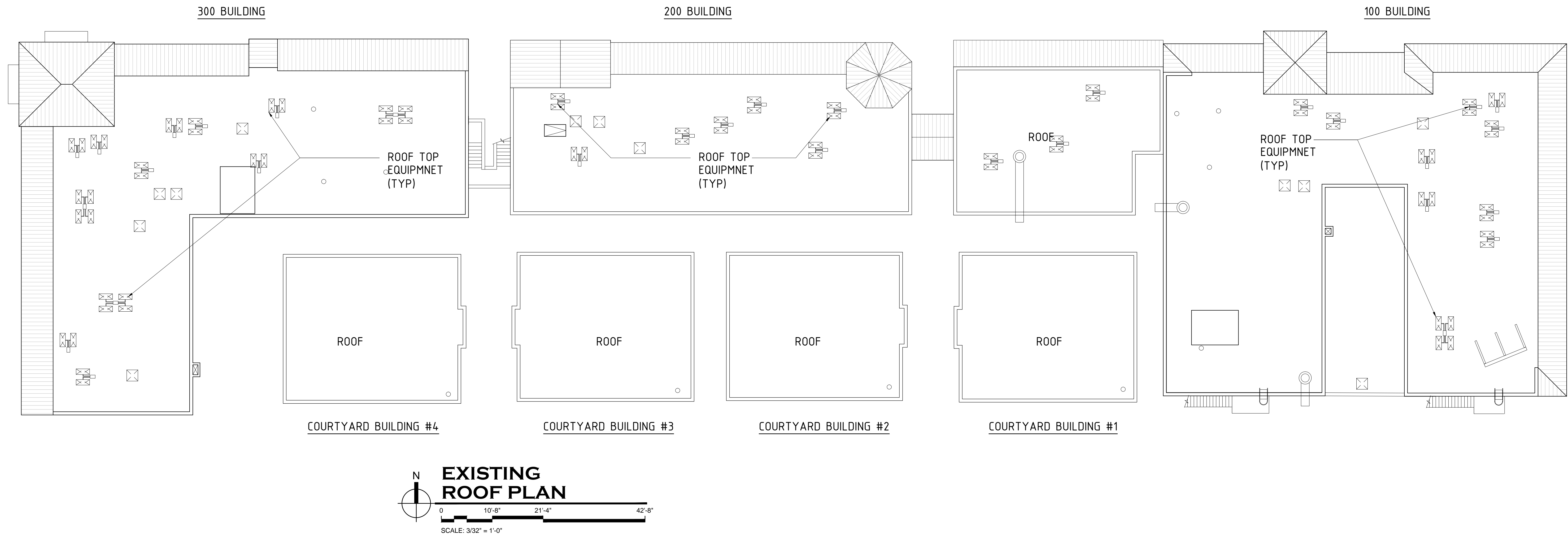
COPYRIGHT © 2018

SHEET TITLE

EXISTING  
ROOF PLAN

SHEET NUMBER

A-0.04





1434 WASHINGTON AVE  
MIAMI BEACH, FLORIDA

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

DNB PROJECT NUMBER

19-130

OWNER'S PROJECT NUMBER

ISSUED FOR:

## ADA WAIVER

## TYPE OF DOCS

CONSTRUCTION  
DOCUMENTS

[illegible]

DRAWN BY: A.C. APPROVED BY: F.D.

DATE:	SCALE:
06.21.19	AS SHOWN

## CONSULTANTS

ANDREW  
WILKINSON  
ARCHITECTS PLLC

SEAL/SIGNATURE

FRANCILIS J. DOMOND, R.A.  
AR - 93304

This drawing is the property of DNB Design Group and is not to be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request.

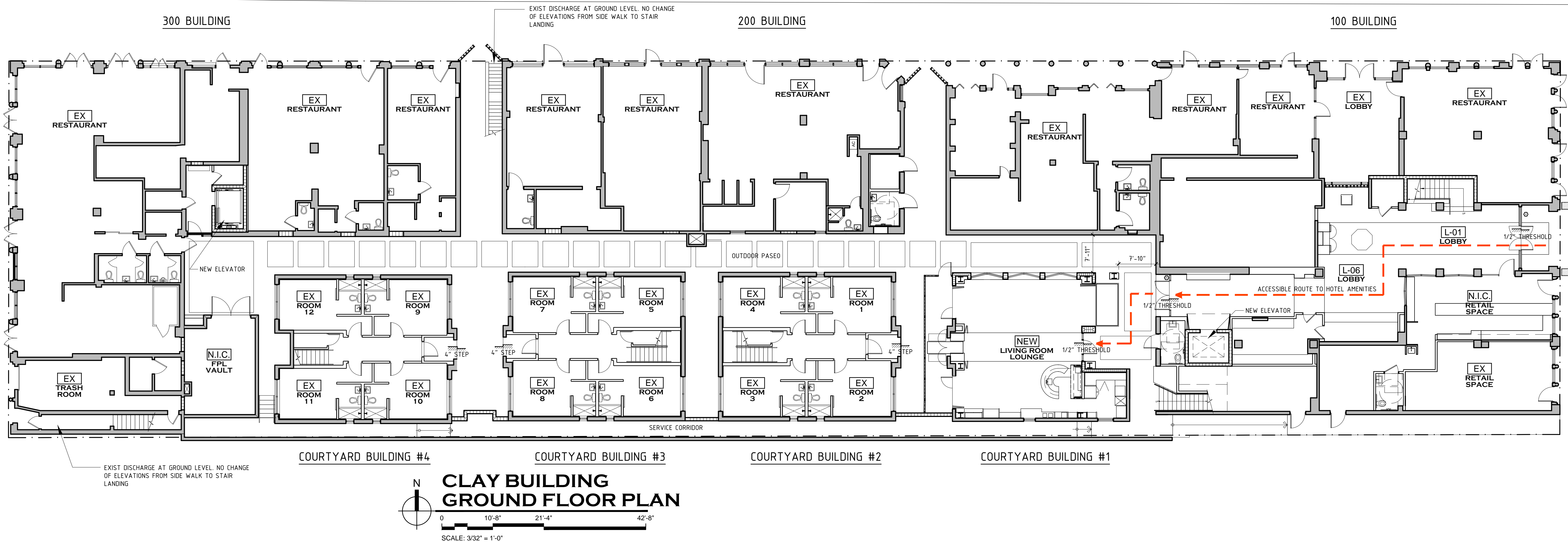
COPYRIGHT © 2018

SHEET TITLE

# FIRST (OVERALL) FLOOR PLAN & GENERAL NOTES

SHEET NUMBER

A-0.11



## GENERAL NOTES

1. PROVIDE FIRE RATED GYPSUM BOARD ON ALL WALLS INDICATED TO BE FIRE RATED.
2. PROVIDE CONTINUOUS FIRE RATED SEALANT AT THE PERIMETERS OF ALL FIRE RATED WALLS AND CHASES INCLUDING THE TOP, BOTTOM AND SIDE EDGES ON BOTH SIDES OF WALL OF GYPSUM BOARD PARTITIONS.
3. PROVIDE CONTINUOUS NON-HARDENING ACOUSTICAL SEALANT AT TOP, SIDES, AND EDGES, ON BOTH SIDES OF WALL AT ALL NON-RATED GYPSUM BOARD PARTITIONS.
4. ALL WALL PENETRATIONS SHALL BE SLEEVED AND PACKED AIRTIGHT WITH SAFING INSULATION AND SEALANT.
5. ALL JOINTS SHALL BE STAGGERED, TAPED AND SEALED AT ALL LAYERED GYPSUM BOARD INSTALLATIONS.
6. PROVIDE A MINIMUM OF TWO-STUD SEPARATION BETWEEN OUTLET BOXES AND OTHER PENETRATIONS OCCURRING AT OPPOSITE SIDES OF WALLS.
7. PROVIDE MOISTURE RESISTANT (MR) GYPSUM WALL BOARD AT ALL AREAS.
8. PROVIDE WALL REINFORCEMENT BETWEEN STUDS WHERE REQUIRED BY INSTALLATION OF MILLWORK AND/OR WALL HUNG EQUIPMENT.
9. PROVIDE BACKING FOR ITEMS SUCH AS TOILET ACCESSORIES, DOOR STOPS, DOOR BUMPERS, HAND RAELS, ETC.
10. METAL STUDS ARE 20 GA. UNLESS OTHERWISE NOTED, EXCEPT USE 18 GA. AT DOOR JAMBS.
11. PROVIDE 18 GA. OR HEAVIER METAL STUDS AT ALL OUTSIDE CORNERS OF CORRIDOR WALLS.
12. REFER TO WALL SECTIONS, ELEVATIONS, DETAILS, ETC., FOR ADDITIONAL INFORMATION REGARDING INTERIOR PARTITIONS.
13. PROVIDE FIRESTOPPING IN CONCEALED SPACES OF STUDS AND PARTITIONS, IN FURRED WALLS, CEILINGS AND FLOOR LEVELS, AND AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFIT, DROP CEILINGS AND SIMILAR FEATURES, TO LIMIT THE MAXIMUM DIMENSION OF ANY CONCEALED SPACE TO 8'-0".

LEGEND :

EXISTING CONC. COLUMNS TO REMAIN

EXISTING 8" C.M.U. WALL AND  
EXISTING 4" PARTITION TO REMAIN

NEW 8" C.M.U. WALL

NEW METAL STUD FRAMED PARTITION: STUD SPACING @ 16" O.C.  
SHEATH BOTH SIDES WITH 5/8" GYPSUM WALLBOARD SEE WALL  
TYPES FOR ADDITIONAL DETAILS

AREA NOT IN CONTRACT

## NOTES

1. ALIGN PARTITION FRAMING WITH 1 5/8" METAL FURRING ON MASONRY WALLS.
2. ALL TIMBER IN CONTACT WITH CONCRETE OR CONC. BLOCK SHALL BE P.T.
3. ALL GYPSUM WALLBOARD IN BATHROOMS SHALL BE 5/8" RATED MOISTURE-RESISTANT, SUBSTITUTE 5/8" DUROCK TILE BACKER BOARD WHERE WALL TILE IS SPECIFIED.

## PAINTING NOTES

1. ALL WALLS/PARTITIONS SHALL BE PRIMED AND FINISHED WITH TWO (2) COATS OF HIGH-QUALITY INTERIOR GRADE LATEX PAINT IN COLORS AND FINISHES SELECTED BY THE OWNER/INTERIOR DESIGNER.
2. ALL DOORS AND FRAMES, WOOD BASE & CROWN MOLDING, AND OTHER WOOD TRIM SHALL BE PRIMED AND FINISHED WITH TWO (2) COATS OF HIGH-QUALITY INTERIOR GRADE OIL BASE PAINT IN COLORS AND FINISHES SELECTED BY THE OWNER/INTERIOR DESIGNER.

## UNITS WITH ACCESSIBILITY ACCOMMODATIONS AND HEARING IMPAIRED

TOTAL GUEST ROOMS: 117 ROOMS (89 MAIN BUILDING + 28 COURTYARD BUILDINGS)

	REQUIRED	PROVIDED
MOBILITY ROOM WITH OUT ROLL-IN SHOWER	5 ROOM	5 ROOM
MOBILITY ROOM W/ ROLL-IN SHOWER	2 ROOM	2 ROOM
HEARING IMPAIRED ACCOMODATIONS	12 ROOMS	12 ROOMS

NOTE: SEE SHEET A-0.12, A-0.13 FOR ROOM NUMBERS AND LOCATIONS

ONLY UNITS THAT WERE MODIFIED OR CHANGED WERE THE ABOVE MENTIONED UNITS IN ORDER TO COMPLY WITH ADA ACCOMMODATIONS AND HEARING IMPAIRED



1434 WASHINGTON AVE  
MIAMI BEACH, FLORIDA

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

DNB PROJECT NUMBER

19-130

OWNER'S PROJECT NUMBER

ISSUED FOR:

ADA WAIVER

TYPE OF DOCS:

CONSTRUCTION  
DOCUMENTS

[illegible]

DRAWN BY:	APPROVED BY:
A.C.	F.D.
DATE:	SCALE:
06.21.19	AS SHOWN

CONSULTANTS:



ANDREW  
WILKINSON  
ARCHITECTS PLLC

SEAL/SIGNATURE

FRANCILIS J. DOMOND, R.A.  
AR - 93304

This drawing is the property of  
DNB Design Group and is not  
to be reproduced or copied  
in whole or part. It is not to be  
used on any other project  
and is to be returned on  
request.

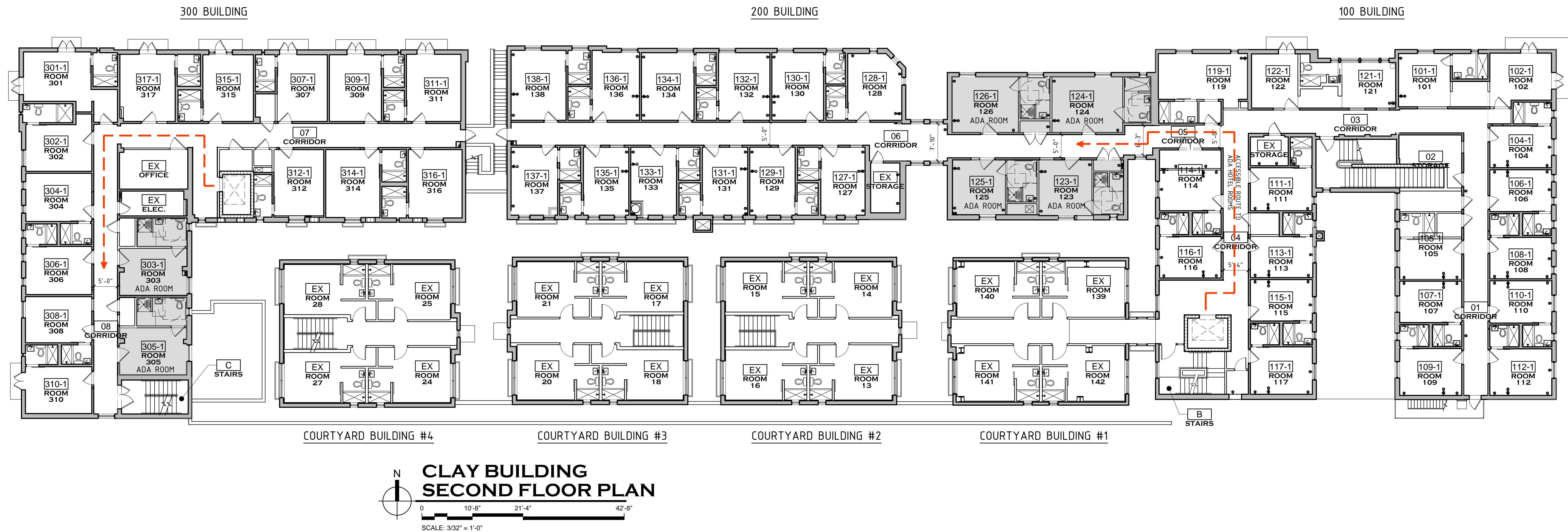
COPYRIGHT © 2018

SHEET TITLE

## SECOND (OVERALL) FLOOR PLAN & GENERAL NOTES

SHEET NUMBER

A-0.12



## GENERAL NOTES

1. PROVIDE FIRE RATED GYPSUM BOARD ON ALL WALLS INDICATED TO BE FIRE RATED.
2. PROVIDE CONTINUOUS FIRE RATED SEALANT AT THE PERIMETERS OF ALL FIRE RATED WALLS AND CHASES INCLUDING THE TOP, BOTTOM AND SIDE EDGES ON BOTH SIDES OF WALL OF GYPSUM BOARD PARTITIONS.
3. PROVIDE CONTINUOUS NON-HARDENING ACOUSTICAL SEALANT AT TOP, SIDES, AND EDGES ON BOTH SIDES OF WALL AT ALL NON-RATED GYPSUM BOARD PARTITIONS.
4. ALL WALL PENETRATIONS SHALL BE SLEEVED AND PACKED AIRTIGHT WITH SAFING INSULATION AND SEALANT.
5. ALL JOINTS SHALL BE STAGGERED, TAPED AND SEALED AT ALL LAYERED GYPSUM BOARD INSTALLATIONS.
6. PROVIDE A MINIMUM OF TWO-STUD SEPARATION BETWEEN OUTLET BOXES AND OTHER PENETRATIONS OCCURRING AT OPPOSITE SIDES OF WALLS.
7. PROVIDE MOISTURE RESISTANT (IMR) GYPSUM WALL BOARD AT ALL AREAS.
8. PROVIDE WALL REINFORCEMENT BETWEEN STUDS WHERE REQUIRED BY INSTALLATION OF MILLWORK AND/OR WALL HUNG EQUIPMENT.
9. PROVIDE BACKING FOR ITEMS SUCH AS TOILET ACCESSORIES, DOOR STOPS, DOOR BUMPERS, HAND RAELS, ETC.
10. METAL STUDS ARE 20 GA. UNLESS OTHERWISE NOTED, EXCEPT USE 18 GA. AT DOOR JAMBS.
11. PROVIDE 18 GA. OR HEAVIER METAL STUDS AT ALL OUTSIDE CORNERS OF CORRIDOR WALLS.
12. REFER TO WALL SECTIONS, ELEVATIONS, DETAILS, ETC., FOR ADDITIONAL INFORMATION REGARDING INTERIOR PARTITIONS.
13. PROVIDE FIRESTOPPING IN CONCEALED SPACES OF STUDS AND PARTITIONS, IN FURRED SPACES / CEILINGS AND FLOOR LEVELS, AND AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFIT, DROP CEILINGS AND SIMILAR FEATURES, TO LIMIT THE MAXIMUM DIMENSION OF ANY CONCEALED SPACE TO 8'-0".

## NOTES

1. ALIGN PARTITION FRAMING WITH 1 5/8" METAL FURRING ON MASONRY WALLS.
2. ALL TIMBER IN CONTACT WITH CONCRETE OR CONC. BLOCK SHALL BE P.T.
3. ALL GYPSUM WALLBOARD IN BATHROOMS SHALL BE 5/8" RATED MOISTURE-RESISTANT, SUBSTITUTE 5/8" DUROCK TILE BACKER BOARD WHERE WALL TILE IS SPECIFIED.

## PAINTING NOTES

1. ALL WALLS/PARTITIONS SHALL BE PRIMED AND FINISHED WITH TWO (2) COATS OF HIGH-QUALITY INTERIOR GRADE LATEX PAINT IN COLORS AND FINISHES SELECTED BY THE OWNER/INTERIOR DESIGNER.
2. ALL DOORS AND FRAMES, WOOD BASE & CROWN MOLDING, AND OTHER WOOD TRIM SHALL BE PRIMED AND FINISHED WITH TWO (2) COATS OF HIGH QUALITY INTERIOR GRADE OIL BASE PAINT IN COLORS AND FINISHES SELECTED BY THE OWNER/INTERIOR DESIGNER.

LEGEND :

- EXISTING CONC. COLUMNS TO REMAIN
- EXISTING 8" C.M.U. WALL AND  
EXISTING 4" PARTITION TO REMAIN
- NEW 8" C.M.U. WALL
- NEW METAL STUD FRAMED PARTITION: STUD  
SPACING @ 16" O.C. SHEATH BOTH SIDES WITH  
5/8" GYPSUM WALLBOARD SEE WALL TYPES  
FOR ADDITIONAL DETAILS
- AREA NOT IN CONTRACT



1434 WASHINGTON AVE  
MIAMI BEACH, FLORIDA

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

DNB PROJECT NUMBER

19-130

OWNER'S PROJECT NUMBER

ISSUED FOR:

ADA WAIVER

TYPE OF DOCS

CONSTRUCTION  
DOCUMENTS

[illegible]

DRAWN BY: A.C.	APPROVED BY: F.D.
DATE: 06.21.19	SCALE: AS SHOWN

## CONSULTANTS



ANDREW  
WILKINSON  
ARCHITECTS PLLC

SEAL/SIGNATURE

FRANCILIS J. DOMOND, R.A.  
AR - 93304

This drawing is the property of DNB Design Group and is not to be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request.

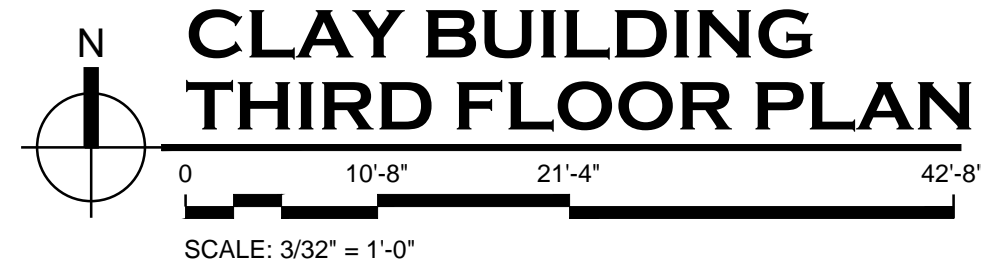
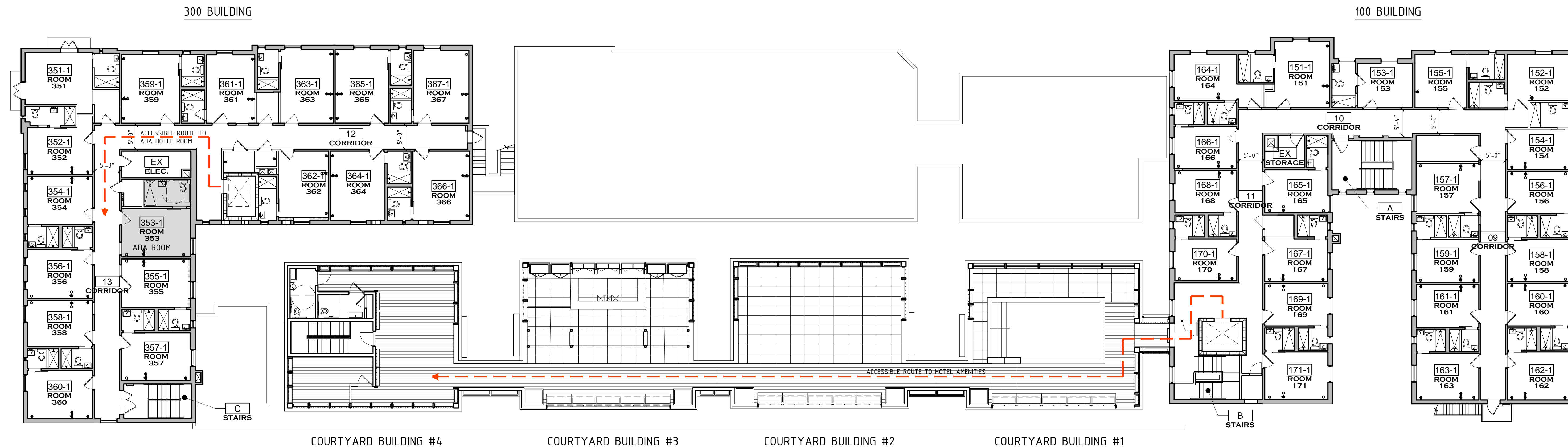
COPYRIGHT © 2018

SHEET TITLE

## THIRD (OVERALL) FLOOR PLAN & GENERAL NOTES

SHEET NUMBER

A-0.13



## GENERAL NOTES

1. PROVIDE FIRE RATED GYPSUM BOARD ON ALL WALLS INDICATED TO BE FIRE RATED.
2. PROVIDE CONTINUOUS FIRE RATED SEALANT AT THE PERIMETERS OF ALL FIRE RATED WALLS AND CHASES INCLUDING THE TOP, BOTTOM AND SIDE EDGES ON BOTH SIDES OF WALL OF GYPSUM BOARD PARTITIONS.
3. PROVIDE CONTINUOUS NON-HARDENING ACOUSTICAL SEALANT AT TOP, SIDES, AND EDGES ON BOTH SIDES OF WALL AT ALL NON-RATED GYPSUM BOARD PARTITIONS.
4. ALL WALL PENETRATIONS SHALL BE SLEEVED AND PACKED AIRTIGHT WITH SAFING INSULATION AND SEALANT.
5. ALL JOINTS SHALL BE STAGGERED, TAPED AND SEALED AT ALL LAYERED GYPSUM BOARD INSTALLATIONS.
6. PROVIDE A MINIMUM OF TWO-STUD SEPARATION BETWEEN OUTLET BOXES AND OTHER PENETRATIONS OCCURRING AT OPPOSITE SIDES OF WALLS.
7. PROVIDE MOISTURE RESISTANT (IMR) GYPSUM WALL BOARD AT ALL AREAS.
8. PROVIDE WALL REINFORCEMENT BETWEEN STUDS WHERE REQUIRED BY INSTALLATION OF MILLWORK AND/OR WALL HUNG EQUIPMENT.
9. PROVIDE BACKING FOR ITEMS SUCH AS TOILET ACCESSORIES, DOOR STOPS, DOOR BUMPERS, HAND RAELS, ETC.
10. METAL STUDS ARE 20 GA. UNLESS OTHERWISE NOTED, EXCEPT USE 18 GA. AT DOOR JAMBS.
11. PROVIDE 18 GA. OR HEAVIER METAL STUDS AT ALL OUTSIDE CORNERS OF CORRIDOR WALLS.
12. REFER TO WALL SECTIONS, ELEVATIONS, DETAILS, ETC., FOR ADDITIONAL INFORMATION REGARDING INTERIOR PARTITIONS.
13. PROVIDE FIRESTOPPING IN CONCEALED SPACES OF STUDS AND PARTITIONS, IN FURRED SPACES / CEILINGS AND FLOOR LEVELS, AND AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFIT, DROP CEILINGS AND SIMILAR FEATURES, TO LIMIT THE MAXIMUM DIMENSION OF ANY CONCEALED SPACE TO 8'-0".

## NOTES

1. ALIGN PARTITION FRAMING WITH 1 5/8" METAL FURRING ON MASONRY WALLS.
2. ALL TIMBER IN CONTACT WITH CONCRETE OR CONC. BLOCK SHALL BE P.T.
3. ALL GYPSUM WALLBOARD IN BATHROOMS SHALL BE 5/8" RATED MOISTURE-RESISTANT, SUBSTITUTE 5/8" DUROCK TILE BACKER BOARD WHERE WALL TILE IS SPECIFIED.

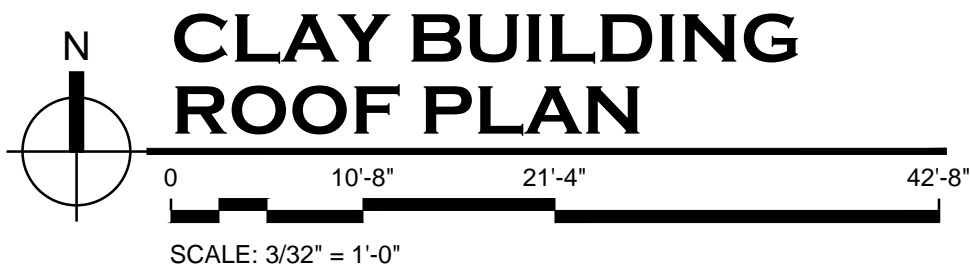
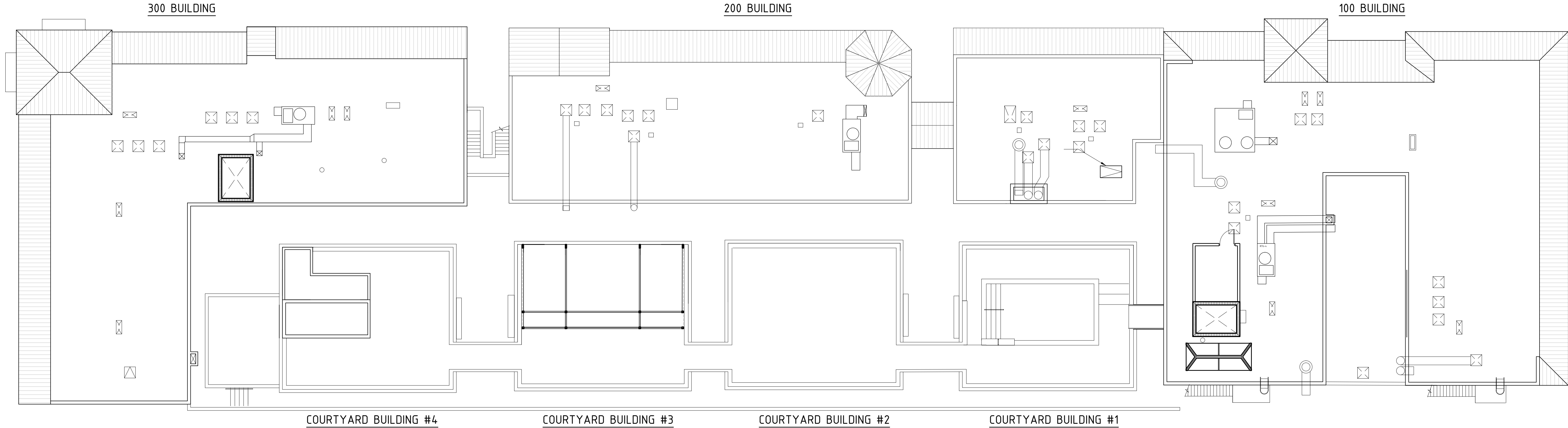
## PAINTING NOTES

1. ALL WALLS/PARTITIONS SHALL BE PRIMED AND FINISHED WITH TWO (2) COATS OF HIGH-QUALITY INTERIOR GRADE LATEX PAINT IN COLORS AND FINISHES SELECTED BY THE OWNER/INTERIOR DESIGNER.
2. ALL DOORS AND FRAMES, WOOD BASE & CROWN MOLDING, AND OTHER WOOD TRIM SHALL BE PRIMED AND FINISHED WITH TWO (2) COATS OF HIGH QUALITY INTERIOR GRADE OIL BASE PAINT IN COLORS AND FINISHES SELECTED BY THE OWNER/INTERIOR DESIGNER.

LEGEND :

- EXISTING CONC. COLUMNS TO REMAIN
- EXISTING 8" C.M.U. WALL AND  
EXISTING 4" PARTITION TO REMAIN
- NEW 8" C.M.U. WALL
- NEW METAL STUD FRAMED PARTITION: STUD  
SPACING @ 16" O.C. SHEATH BOTH SIDES WITH  
5/8" GYPSUM WALLBOARD SEE WALL TYPES  
FOR ADDITIONAL DETAILS
- AREA NOT IN CONTRACT





**D·N·B**  
Design Group, LLC  
AA26001262  
2020 PONCE DE LEON BLVD  
CORAL GABLES, Florida 33134  
Tel. 305.444.5545  
Fax. 305.444.5509  
www.dnbdesigngroup.com

**ESPANOLA  
HOTEL  
INTERIOR REMODEL**  
1434 WASHINGTON AVE  
MIAMI BEACH, FLORIDA

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

DNB PROJECT NUMBER

**19-130**

OWNER'S PROJECT NUMBER

ISSUED FOR:

**ADA WAIVER**

TYPE OF DOCS:

**CONSTRUCTION  
DOCUMENTS**

No.	DATE	REVISION	BY

DRAWN BY: A.C.      APPROVED BY: F.D.

DATE: 06.21.19      SCALE: AS SHOWN

CONSULTANTS:



SEAL/SIGNATURE

FRANCILIS J. DOMOND, R.A.  
AR - 93304

This drawing is the property of  
DNB Design Group and is not  
to be reproduced or copied  
in whole or part. It is not to be  
used on any other project  
and is to be returned on  
request.

COPYRIGHT © 2018

SHEET TITLE

**OVERALL  
ROOF PLAN  
& GENERAL NOTES**

SHEET NUMBER

**A-0.14**



1434 WASHINGTON AVE  
MIAMI BEACH, FLORIDA

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

DNB PROJECT NUMBER

19-130

OWNER'S PROJECT NUMBER

ISSUED FOR:

ADA WAIVER

TYPE OF DOCS:

CONSTRUCTION  
DOCUMENTS[illegible]

DRAWN BY: A.C. APPROVED BY: F.D.

DATE: 06.21.19 SCALE: AS SHOWN

CONSULTANTS:

ANDREW  
WILKINSON  
ARCHITECTS PLLC

SEAL/SIGNATURE

FRANCILIS J. DOMOND, R.A.  
AR - 93304

This drawing is the property of DNB Design Group and is not to be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request.

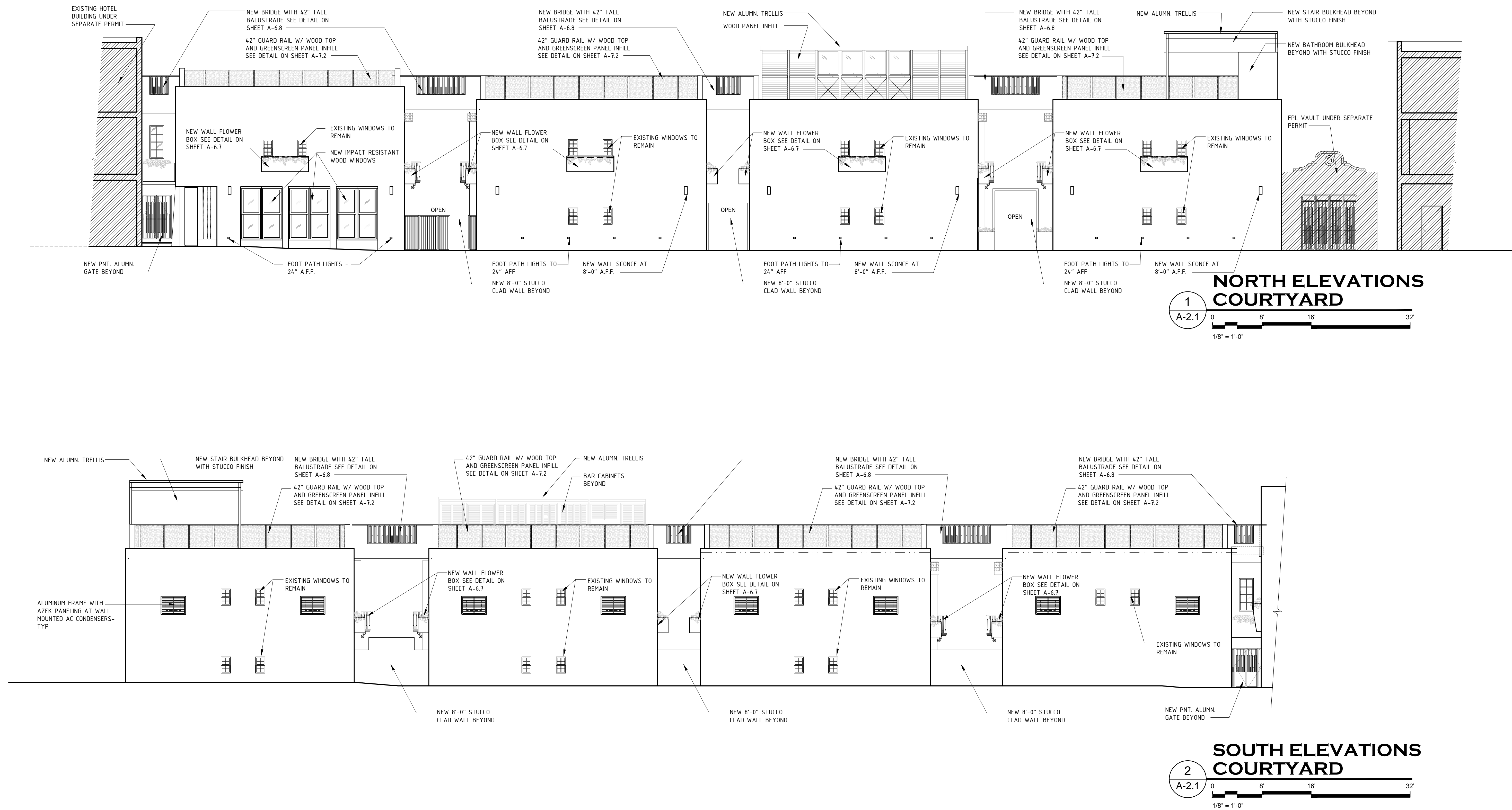
COPYRIGHT © 2018

SHEET TITLE

## ELEVATIONS

SHEET NUMBER

## A-2.1





1434 WASHINGTON AVE  
MIAMI BEACH, FLORIDA

DNB PROJECT NUMBER

DNB PROJECT NUMBER

19-130

OWNER'S PROJECT NUMBER

ISSUED FOR:  
ADA WAIVER

TYPE OF DOCS:  
CONSTRUCTION  
DOCUMENTS

[illegible]

DRAWN BY: A.C.	APPROVED BY: F.D.
DATE: 06.21.19	SCALE: AS SHOWN

CONSULTANTS:



ANDREW  
WILKINSON  
ARCHITECTS PLLC

SEAL/SIGNATURE

FRANCILIS J. DOMOND, R.A.  
AR - 93304

This drawing is the property of DNB Design Group and is not to be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request.

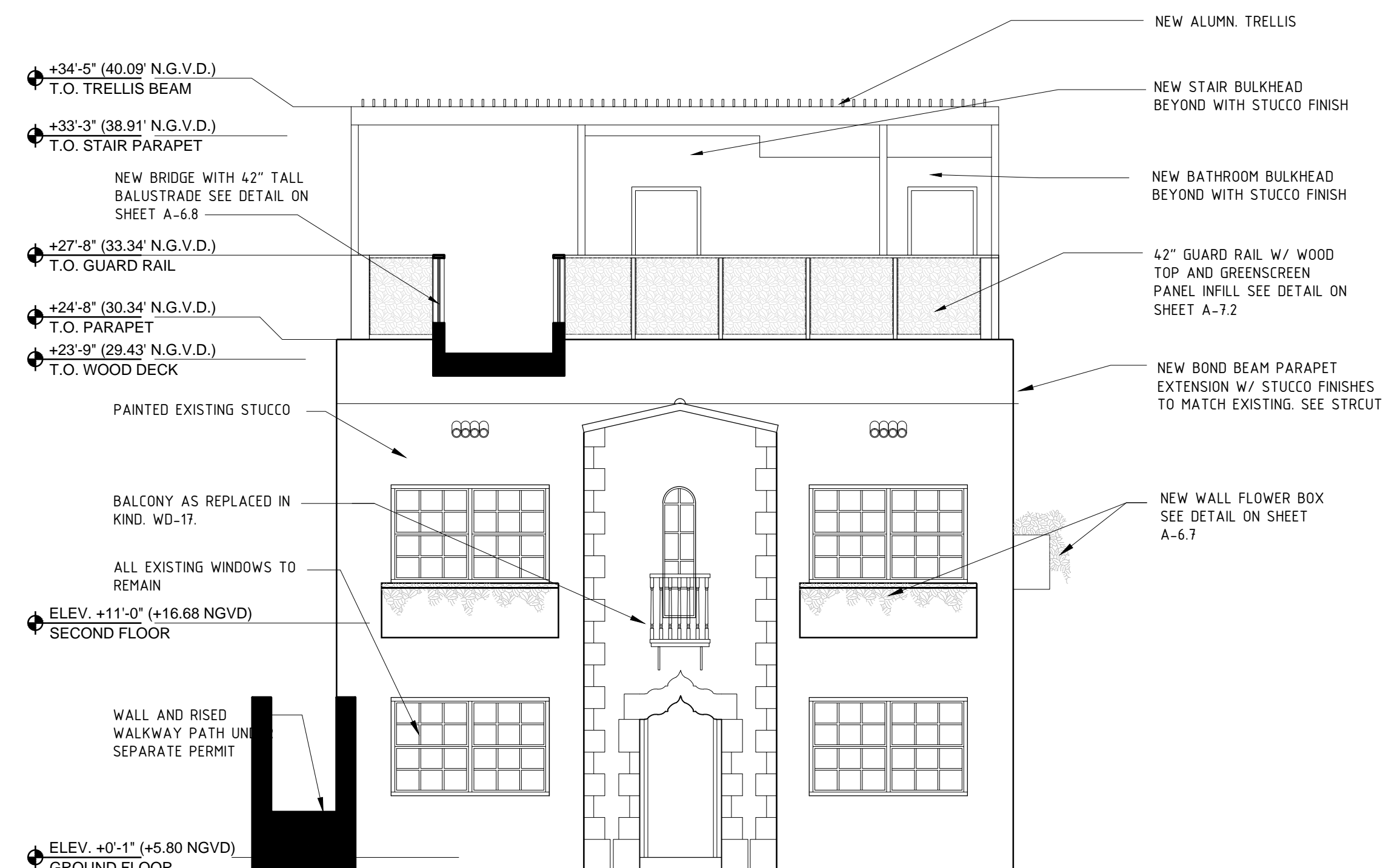
COPYRIGHT © 2018

SHEET TITLE

## ELEVATIONS

SHEET NUMBER

## A-2.2

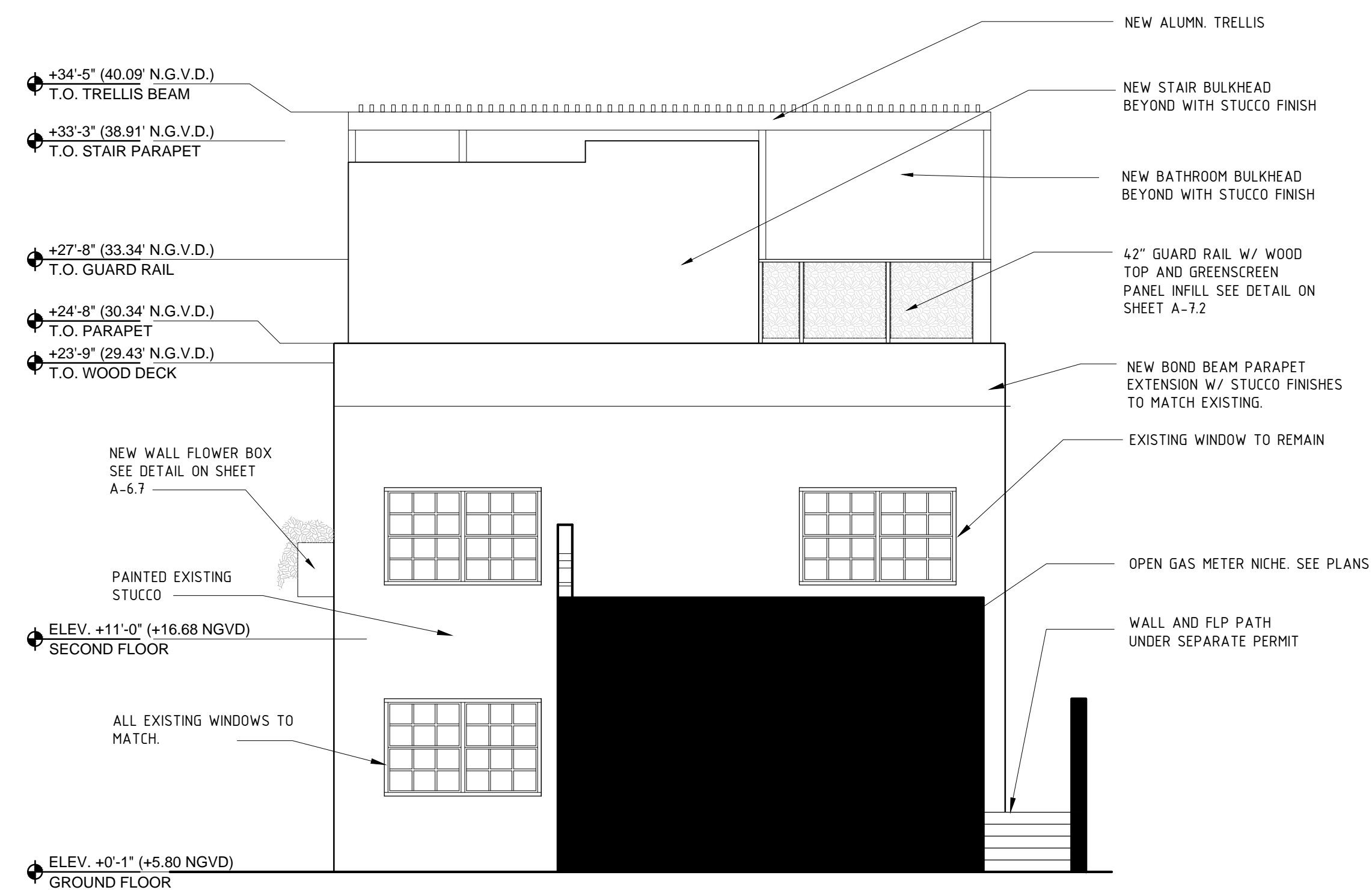


**BUILDING # 4**  
**EAST ELEVATION**

1  
A-2.2

0 8' 16' 32'

1/8" = 1'-0"

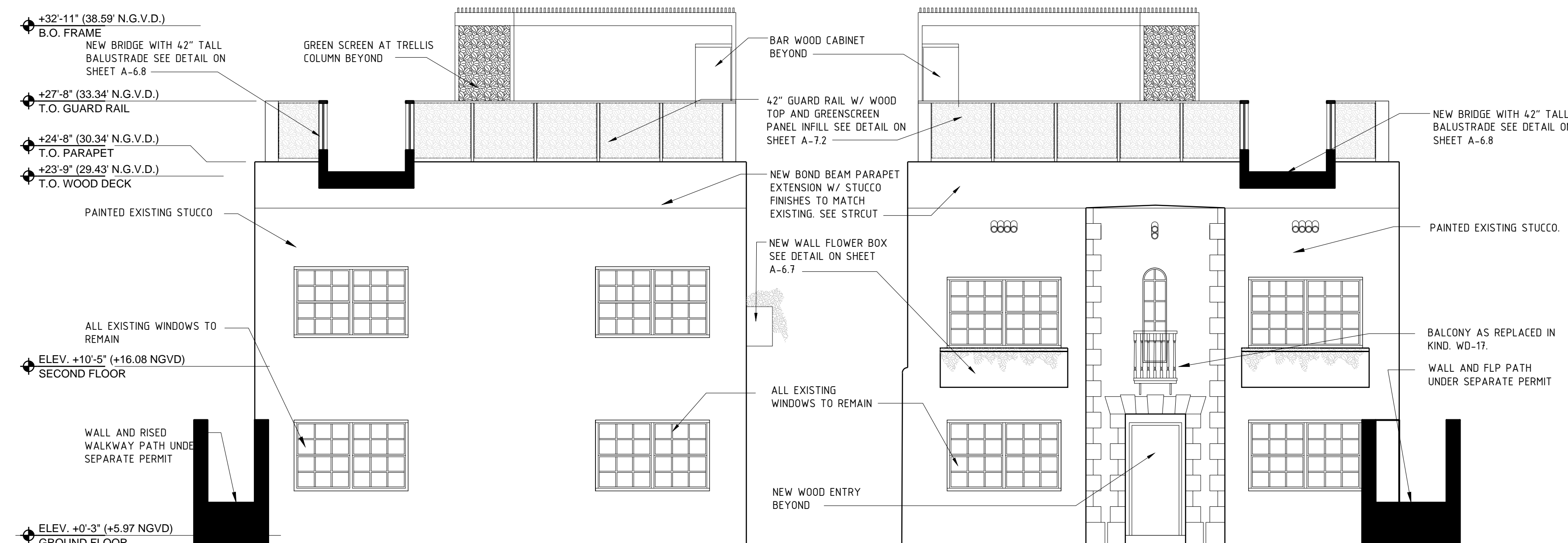


**BUILDING # 4**  
**WEST ELEVATION**

2  
A-2.2

0 8' 16' 32'

1/8" = 1'-0"

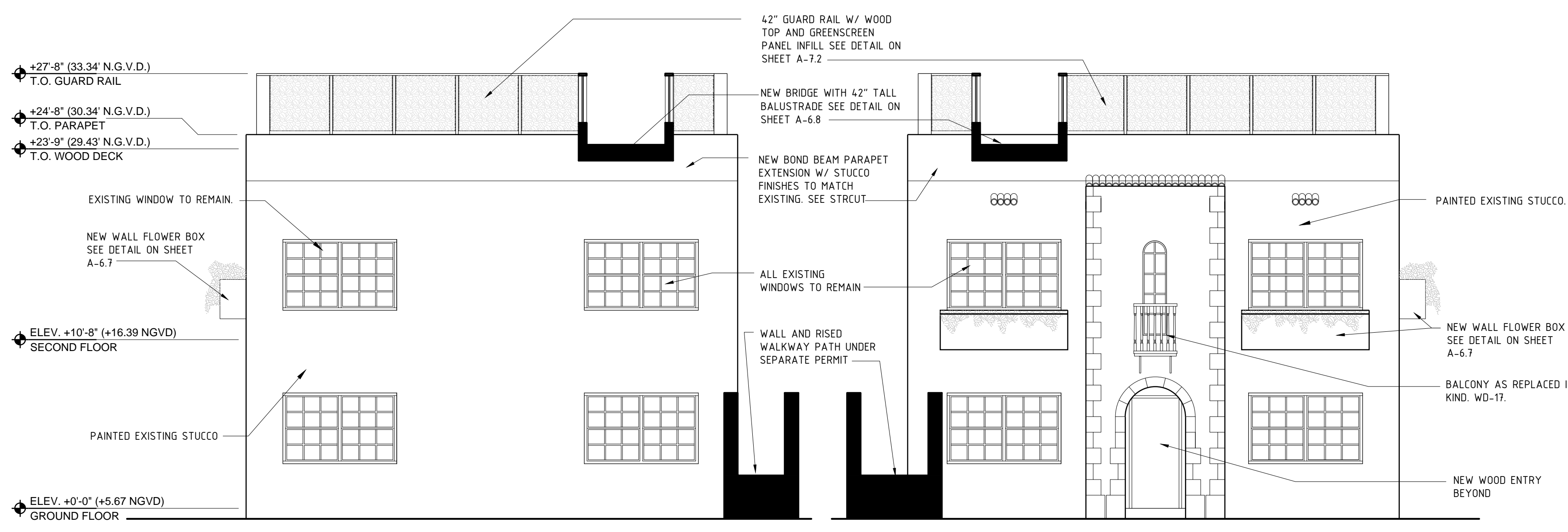


**BUILDING # 3**  
**EAST ELEVATION**

3  
A-2.2

0 8' 16' 32'

1/8" = 1'-0"

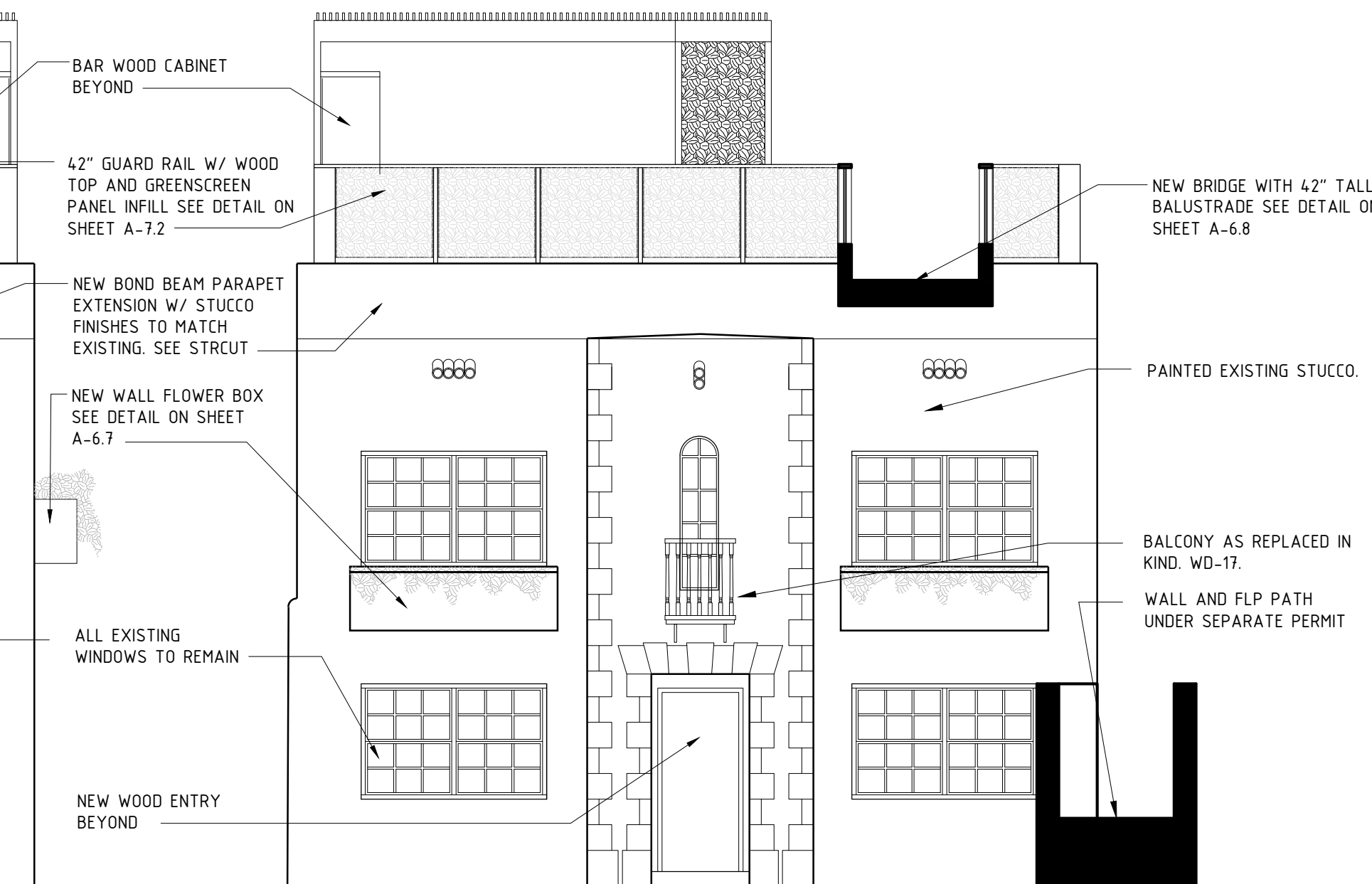


**BUILDING # 2**  
**EAST ELEVATION**

5  
A-2.2

0 8' 16' 32'

1/8" = 1'-0"

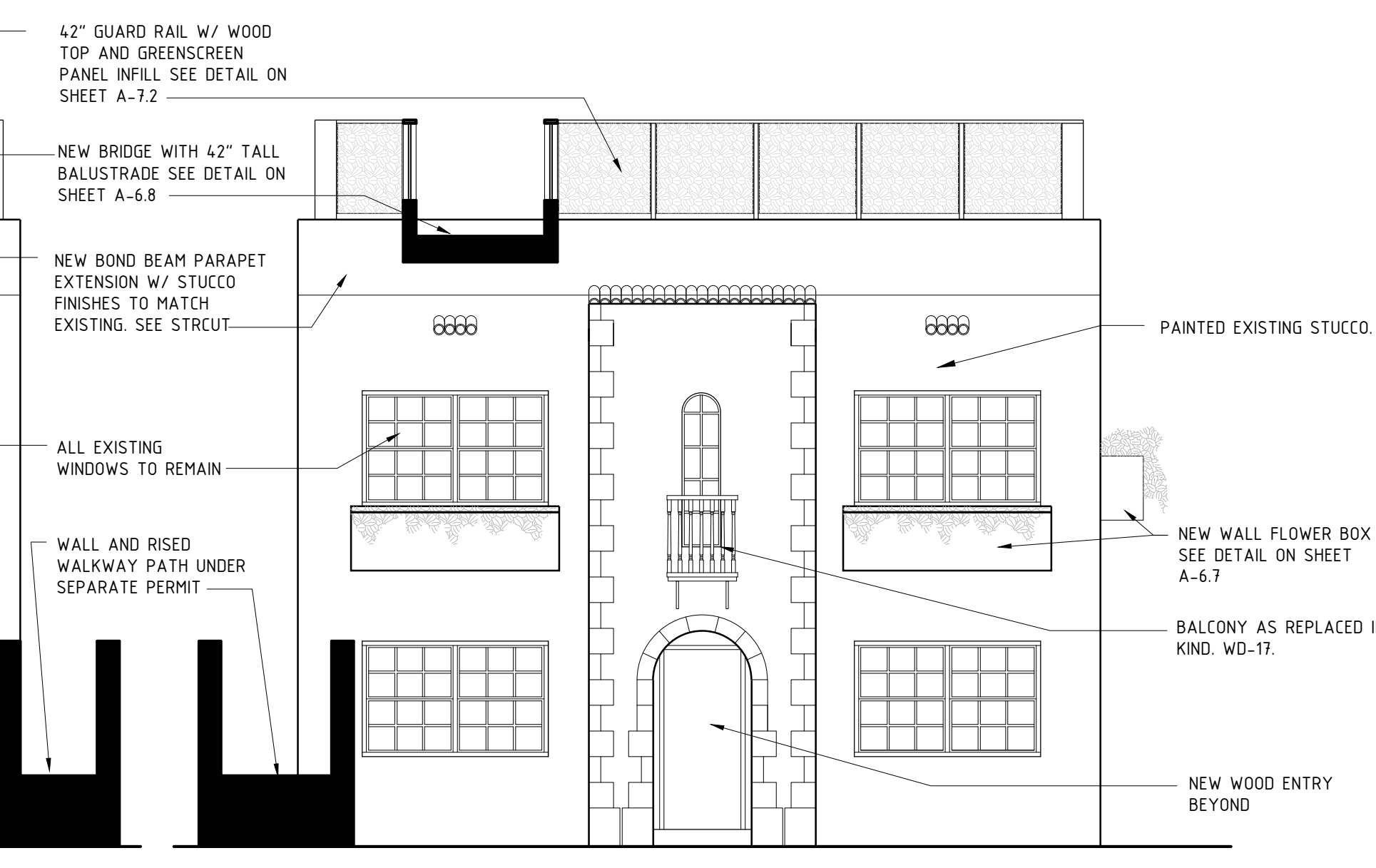


**BUILDING # 3**  
**WEST ELEVATION**

4  
A-2.2

0 8' 16' 32'

1/8" = 1'-0"



**BUILDING # 2**  
**WEST ELEVATION**

6  
A-2.2

0 8' 16' 32'

1/8" = 1'-0"



1434 WASHINGTON AVE  
MIAMI BEACH, FLORIDA

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

DNB PROJECT NUMBER

19-130

OWNER'S PROJECT NUMBER

ISSUED FOR:  
ADA WAIVER

TYPE OF DOCS:  
CONSTRUCTION  
DOCUMENTS

[illegible]

DRAWN BY:	APPROVED BY:
A.C.	F.D.

DATE: 06.21.19 SCALE: AS SHOWN

CONSULTANTS:



ANDREW  
WILKINSON  
ARCHITECTS PLLC

SEAL/SIGNATURE

FRANCILIS J. DOMOND, R.A.  
AR - 93304

This drawing is the property of DNB Design Group and is not to be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request.

SHEET TITLE

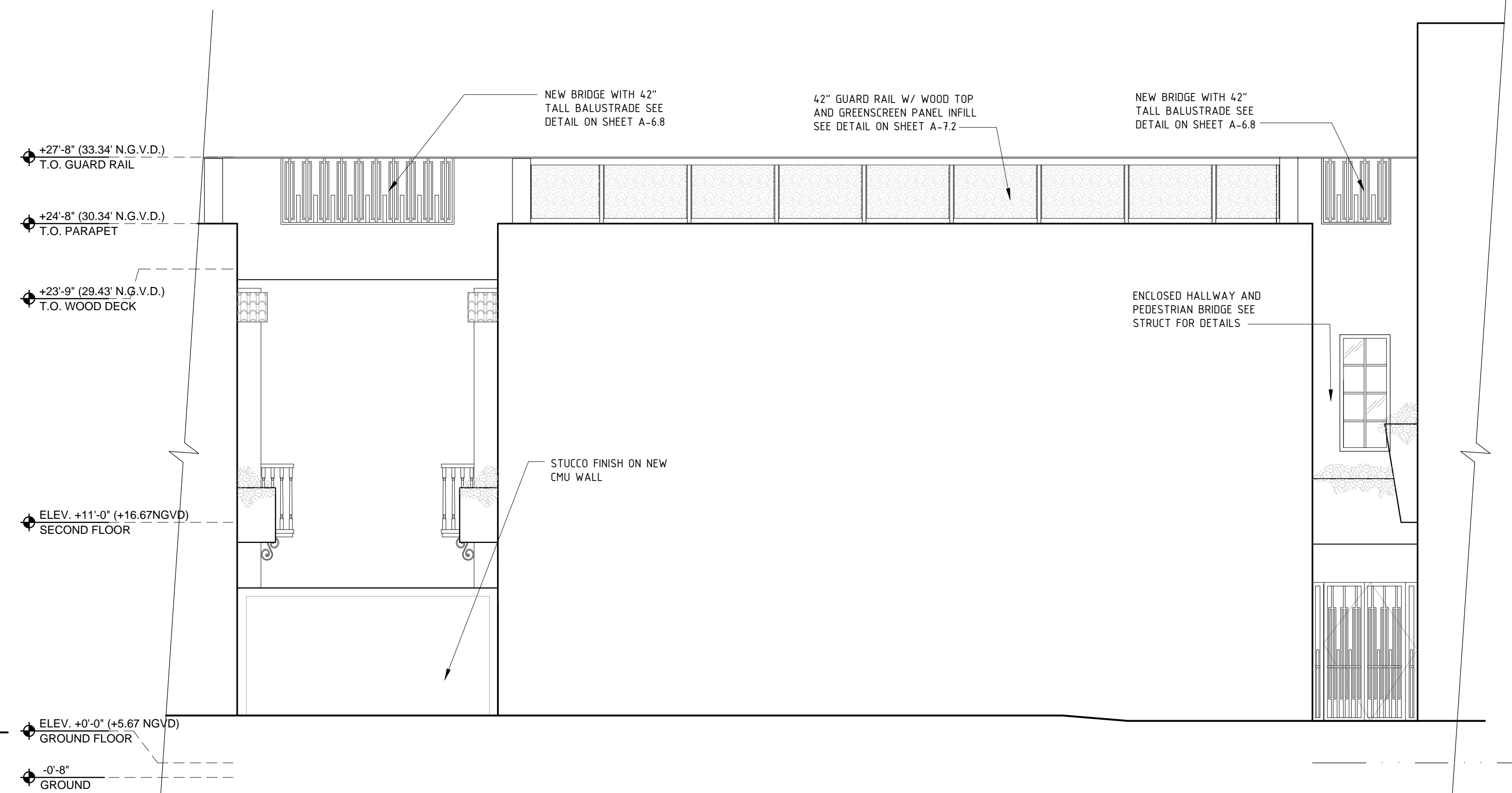
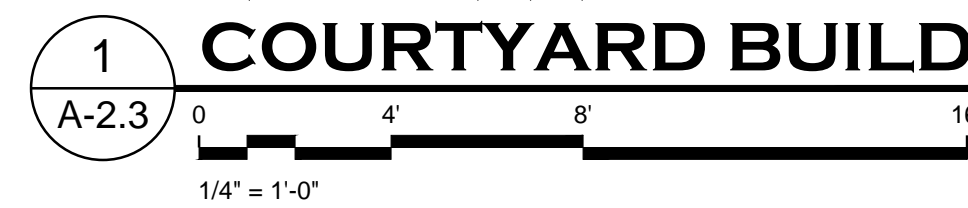
## ELEVATIONS

SHEET NUMBER

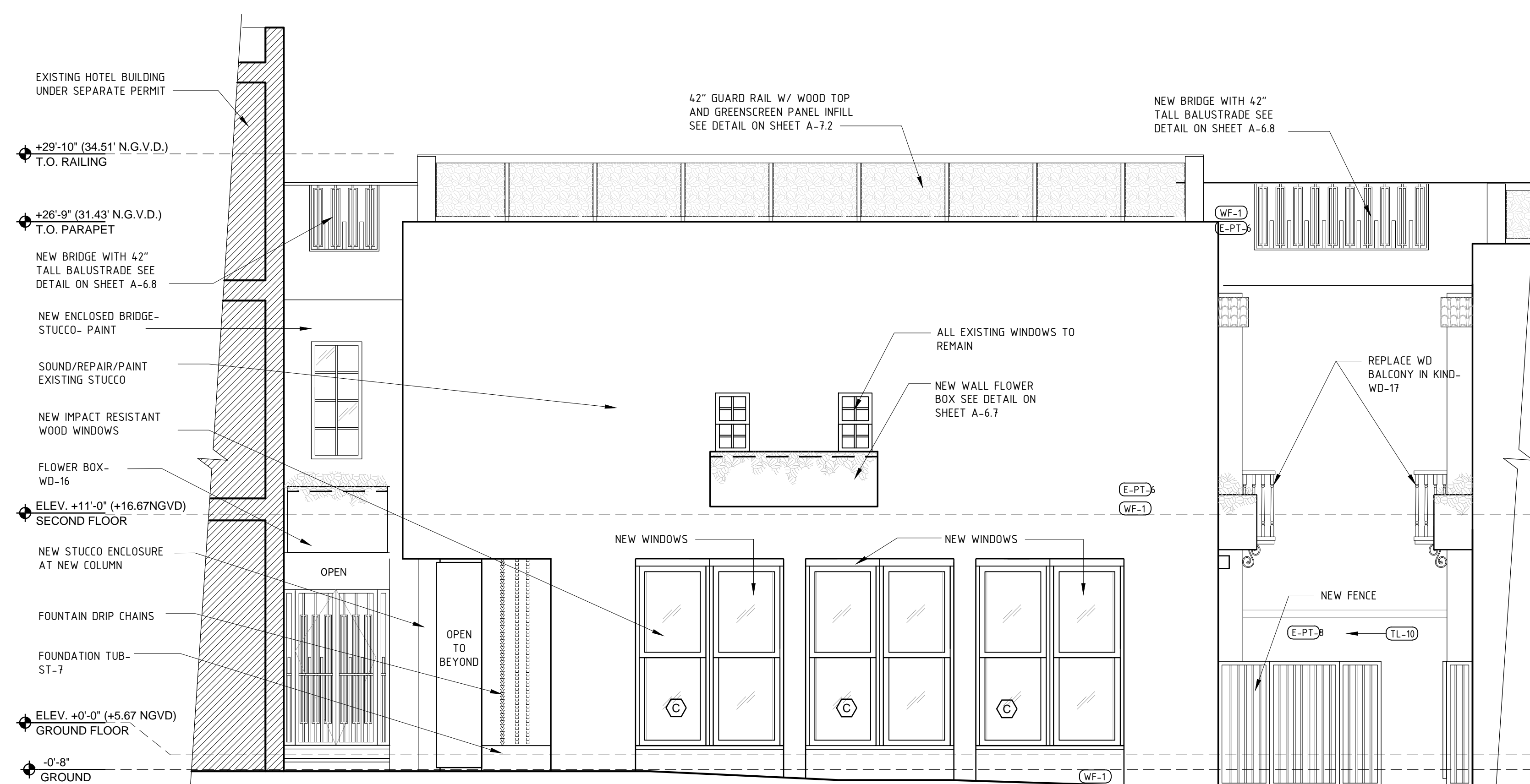
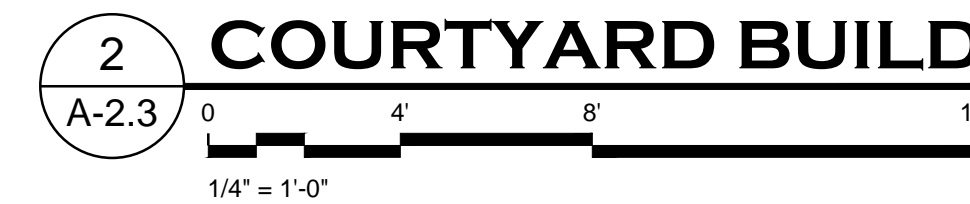
### A-2.3



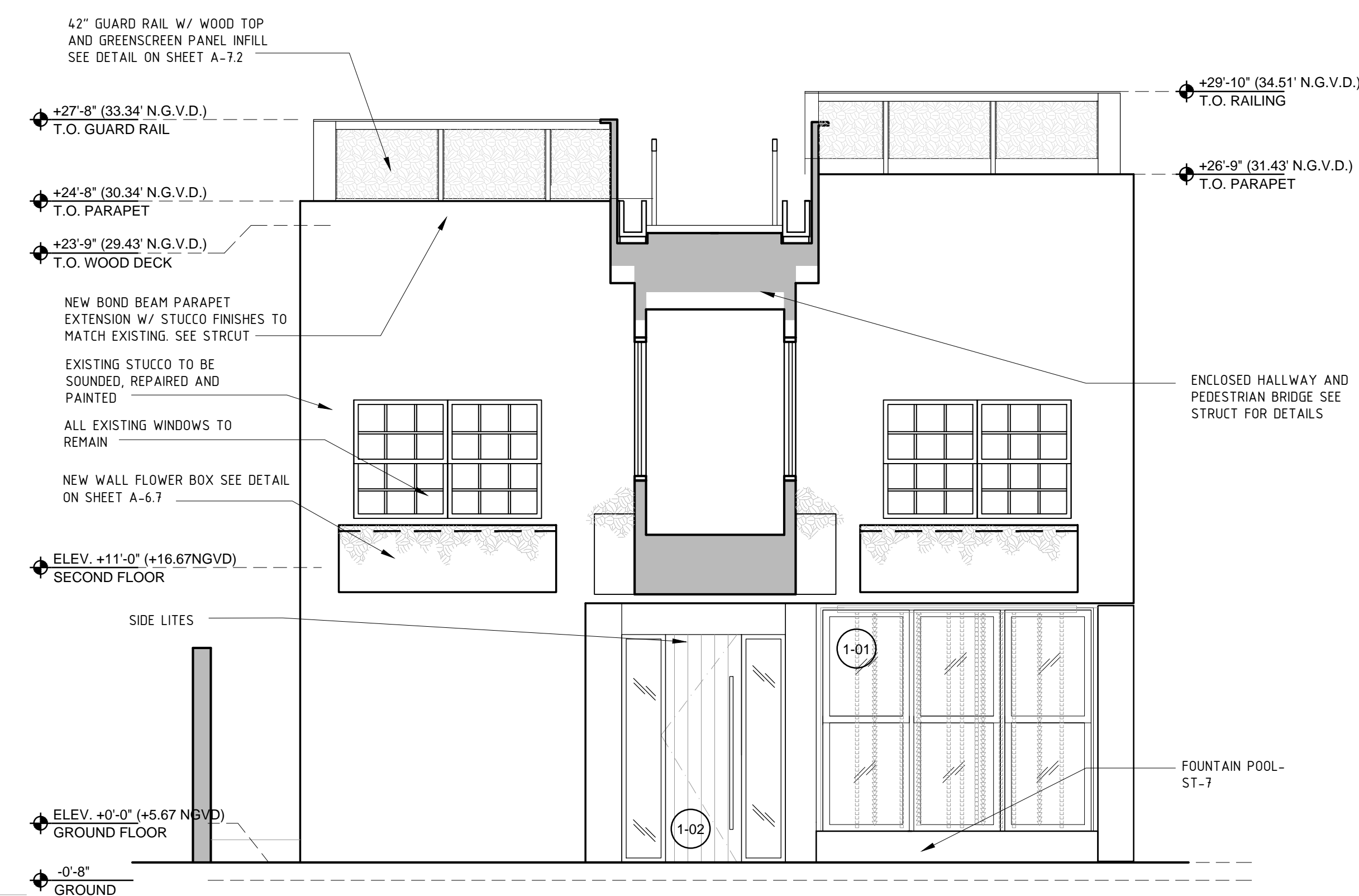
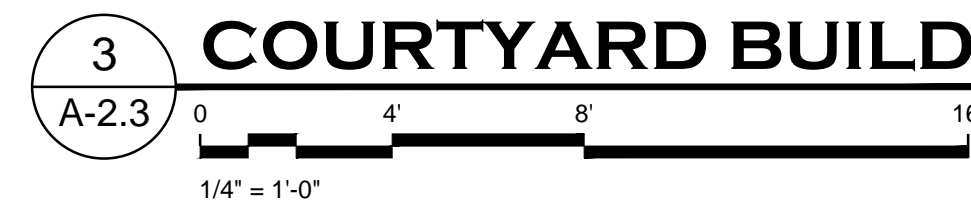
## EAST ELEVATIONS COURTYARD BUILDING #1



## SOUTH ELEVATIONS COURTYARD BUILDING #1



## NORTH ELEVATIONS COURTYARD BUILDING #1



## WEST ELEVATIONS COURTYARD BUILDING #1

