

PROJECT: AN ICONIC HOTEL, MIAMI BEACH

OPERATIONS PLAN

AN ICONIC HOTEL, MIAMI BEACH RENNOVATION AND EXPANSION OF HADDON HALL HOTEL

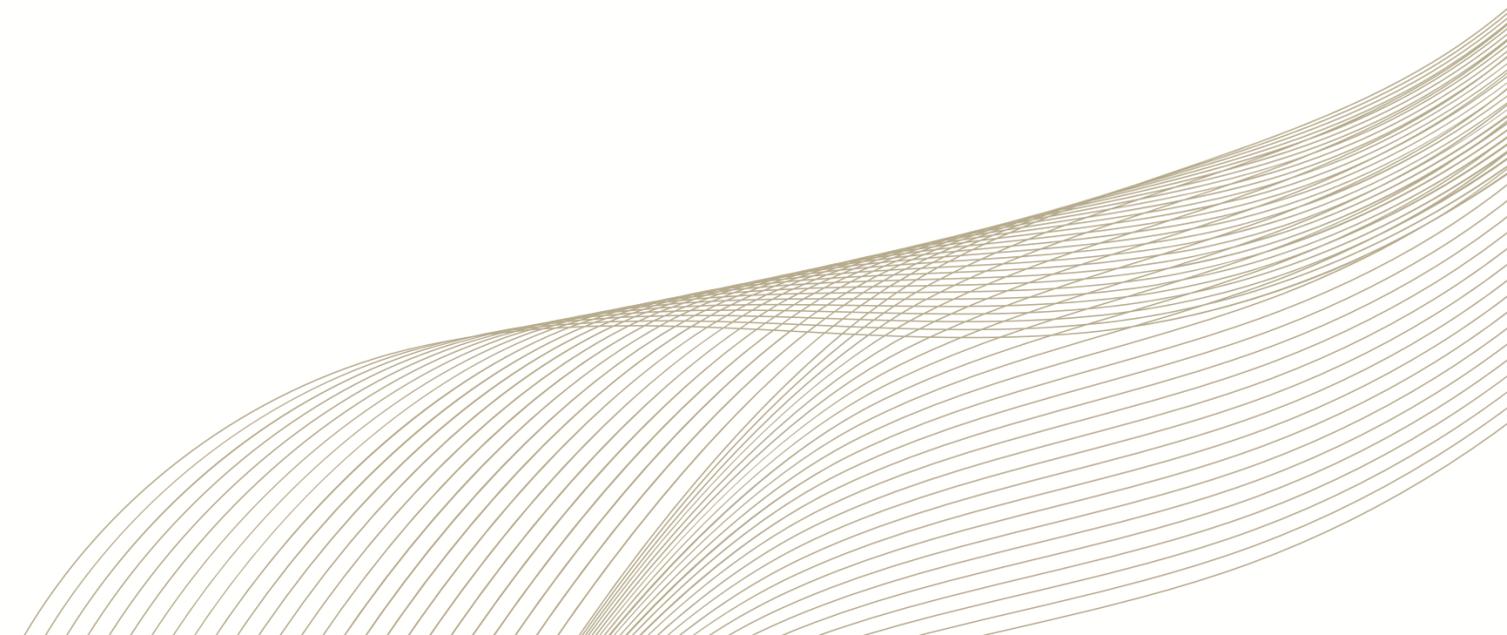
**1500 COLLINS AVENUE & 1509 - 1515 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA, 33139**

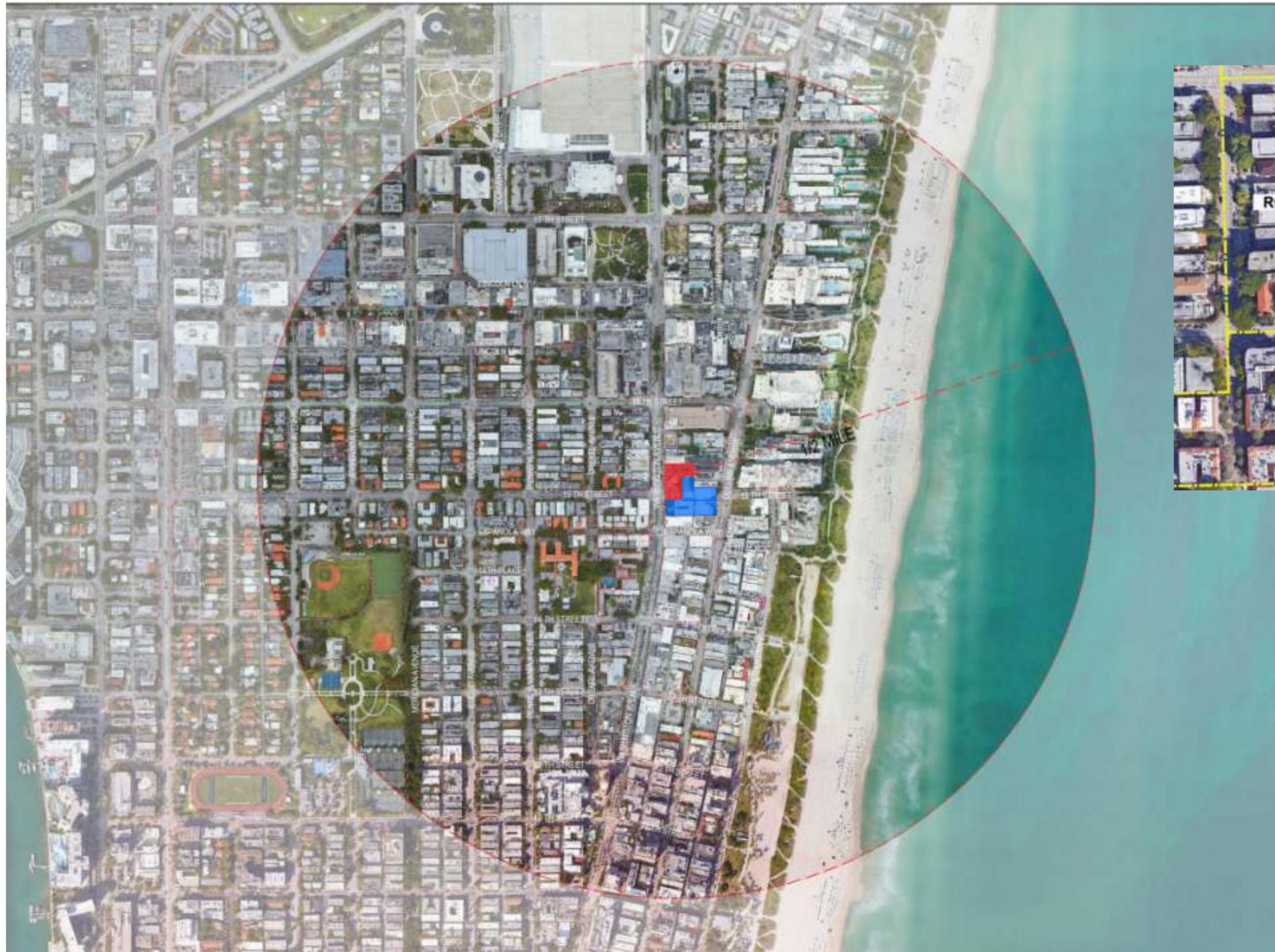
September 28, 2024


**GRUP
PERALADA**



01	SITE	05	DELIVERIES & COLLECTIONS
02	VENUES	06	SECURITY
03	STAFFING LEVELS	07	CONDITIONAL USE PERMIT SUMMARY
04	HOTEL ACCESS		

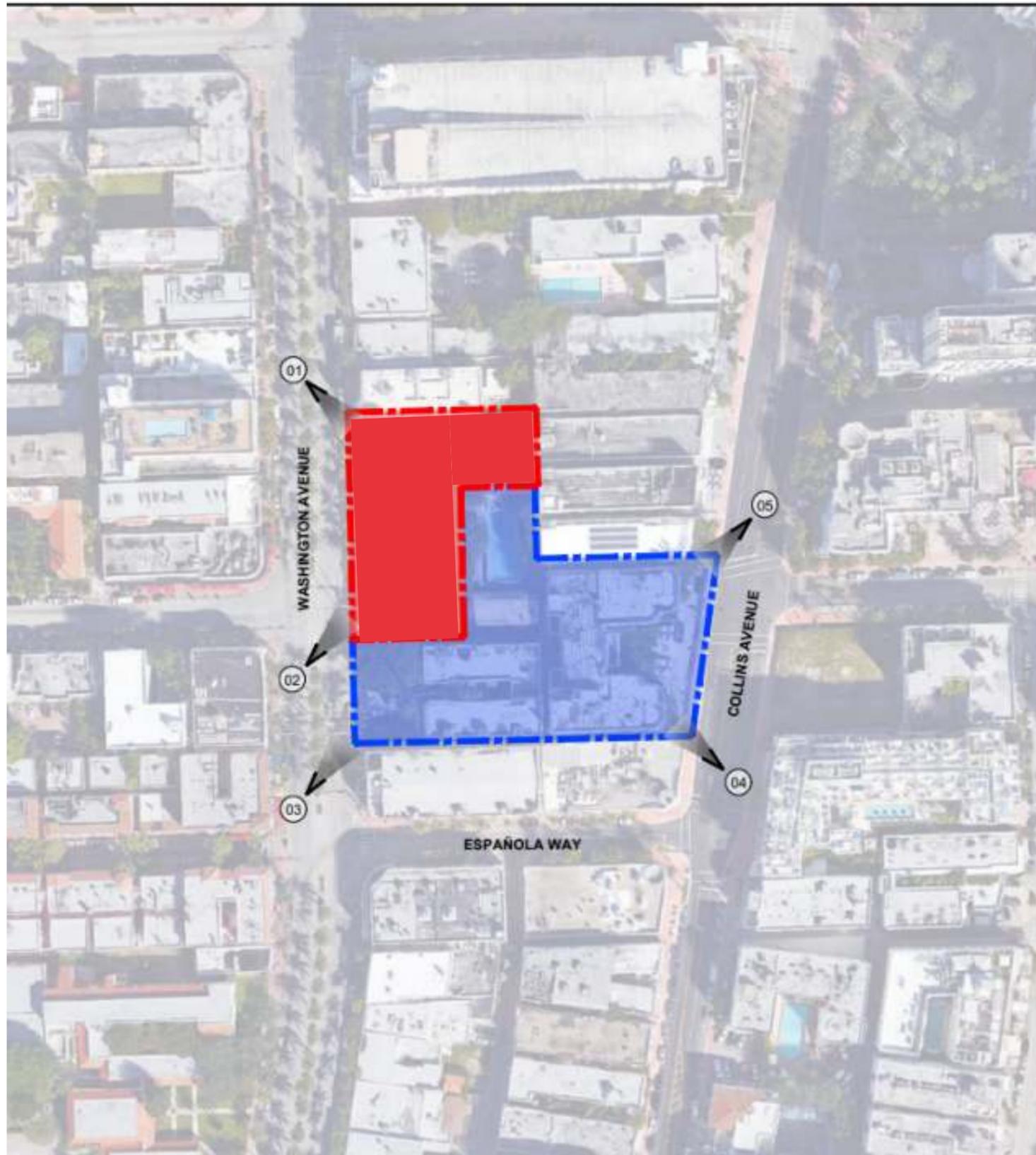




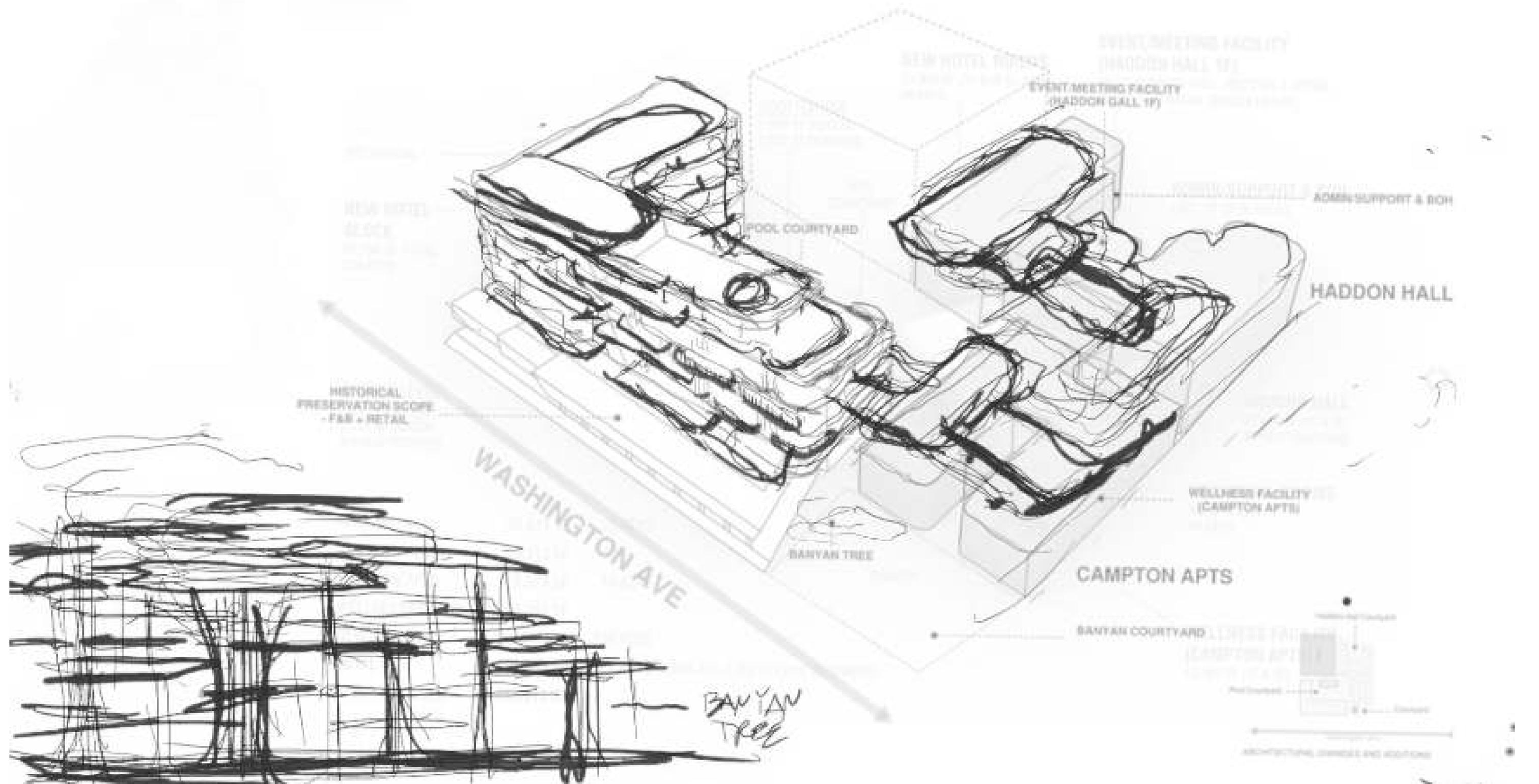
-  **1500 Collins**
-  **1509 - 1515 Washington**

SITE: UNIFIED TAX LOT

Haddon Hall Hotel, Miami Beach

















HOTEL

- 262 keys
- Targeting creatives, environmentally conscious travelers, families and sophisticated trendsetters



MEETING & EVENT FACILITIES

- Haddon Hall North Wing converted into Ballroom, opening up to garden
- 7,000 SF of event, meeting room and pre-function facilities



RETAIL

- 1,340 Retail Unit Tenant on Washington Avenue



GARDEN OASIS POOL COURTYARD

- Pool Bar & Terrace, Super Cabanas, Pool Deck and Garden Lounge



HOTEL FITNESS AREA

- 1,380 SF additional fitness and exercise room for hotel guests



FOOD & BEVERAGE (Hotel Operated)

- Signature All-Day Dining
- Rooftop Terrace F&B
- Pool Bar and Garden Lounge
- Dixon's Cafe (Collins)
- Grand Lobby Bar

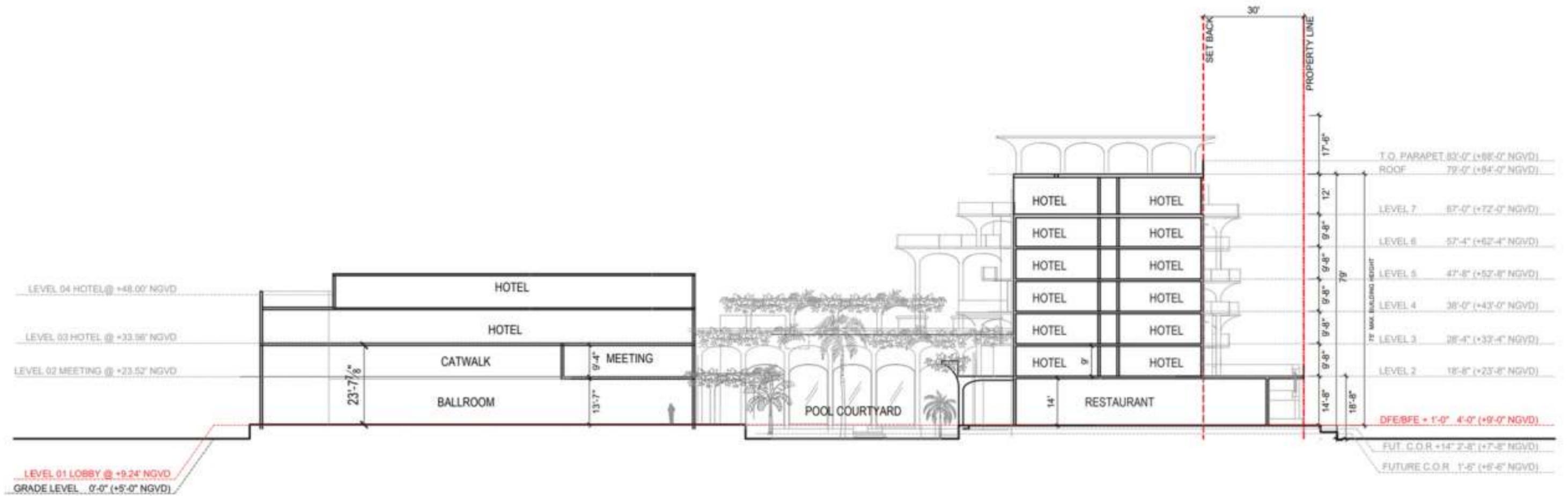


SOCIAL WELLNESS CLUB

- 10k SF dedicated public access wellness club + 8k SF rooftop garden
- Open to members and non-members
- Located in Campton Buildings on Washington Avenue

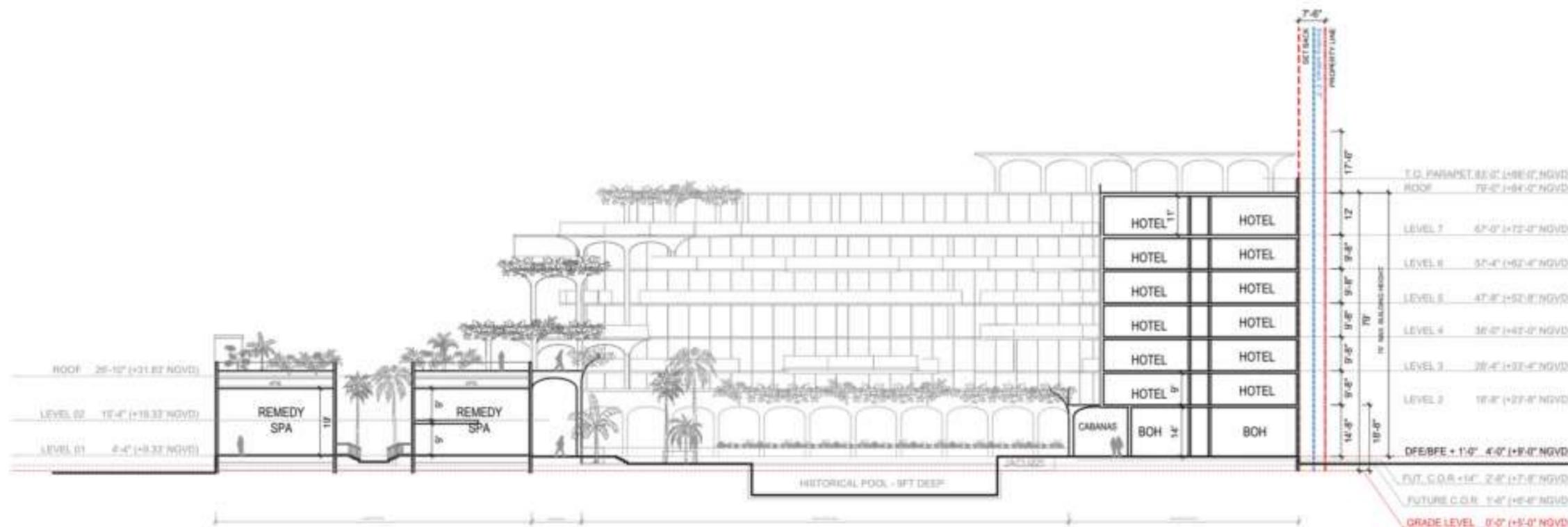
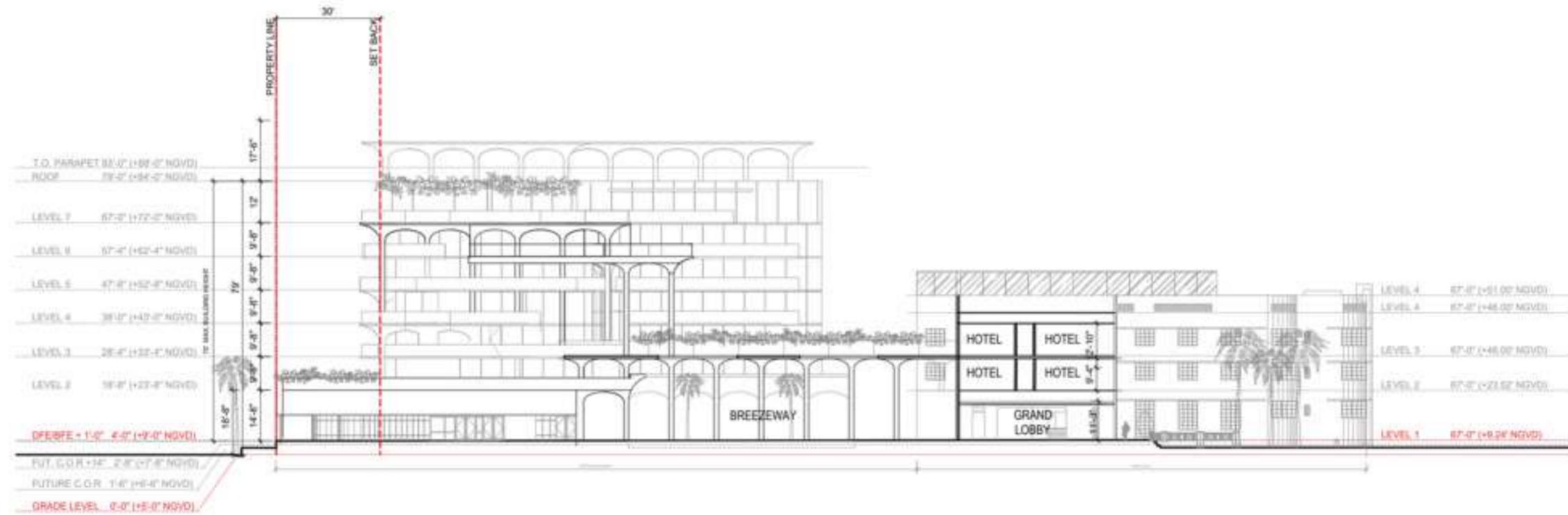
SITE: AMENITIES OVERVIEW - PROPOSED LONGITUDINAL SECTION

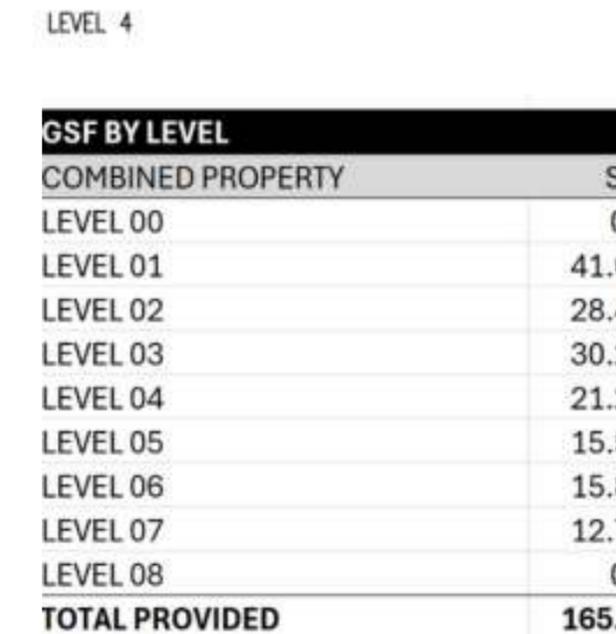
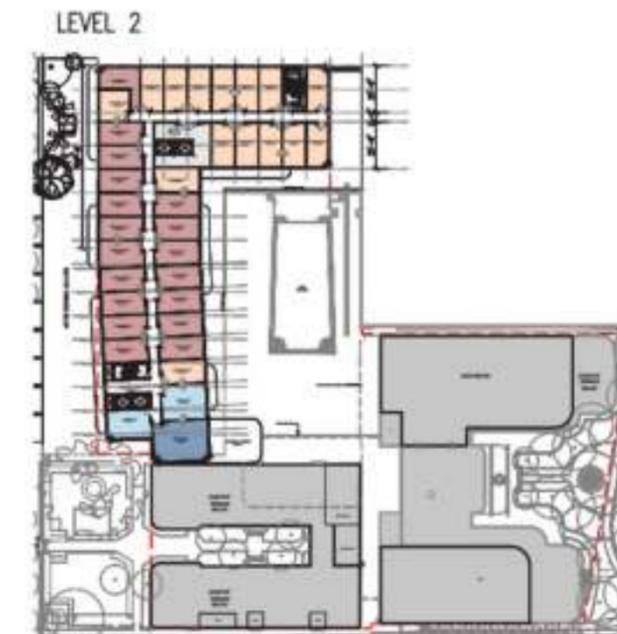
Haddon Hall Hotel, Miami Beach



SITE: AMENITIES OVERVIEW - PROPOSED TRANSVERSE SECTION

Haddon Hall Hotel, Miami Beach





LEVEL 1

LEVEL 2

LEVEL 3

LEVEL 4

LEVEL 5

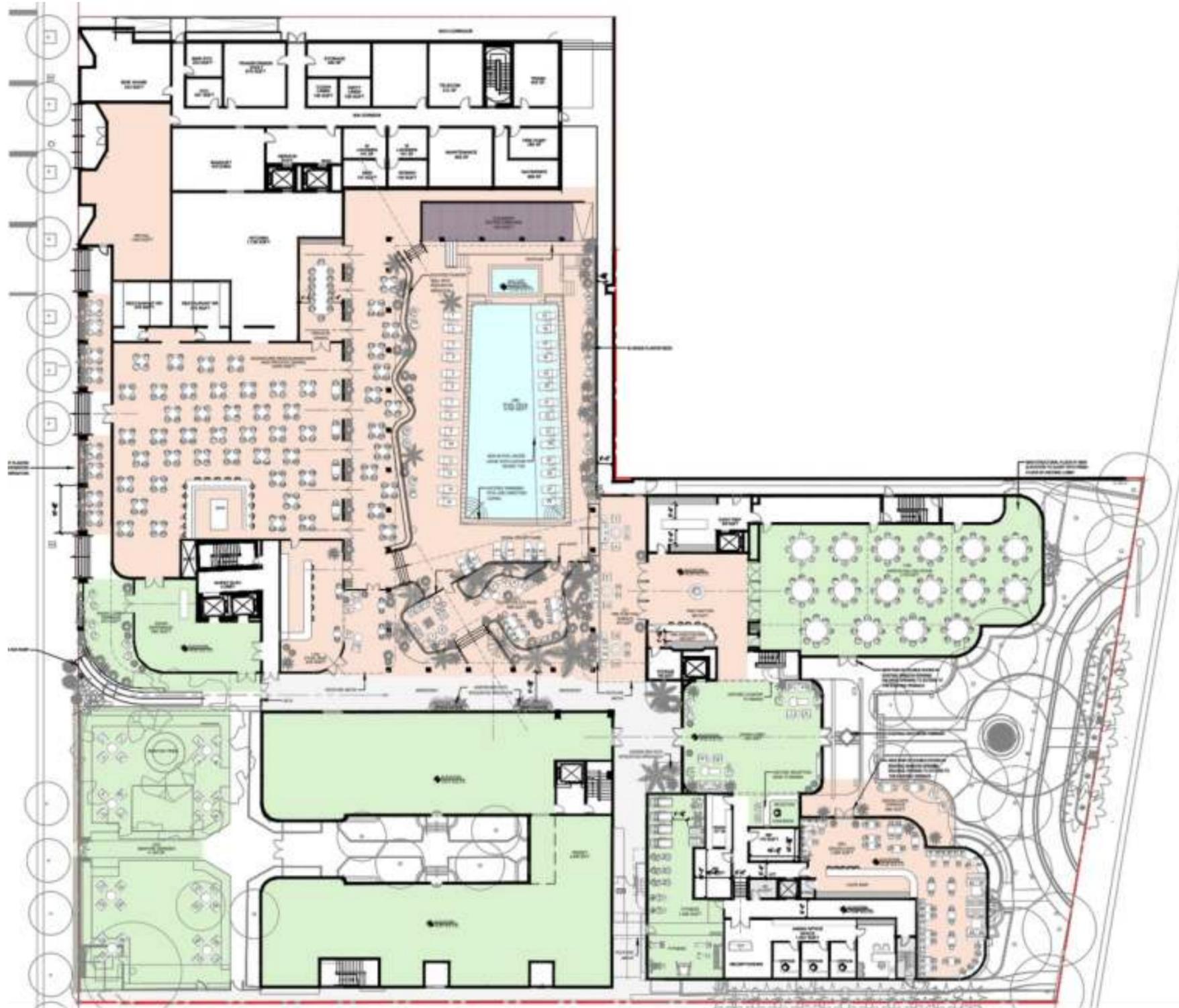
LEVEL 6

GSF BY LEVEL	
COMBINED PROPERTY	SQFT
LEVEL 00	0,00
LEVEL 01	41.061,36
LEVEL 02	28.413,48
LEVEL 03	30.236,26
LEVEL 04	21.251,76
LEVEL 05	15.574,03
LEVEL 06	15.852,25
LEVEL 07	12.734,97
LEVEL 08	0,00
TOTAL PROVIDED	165.124,11

SITE: AMENITIES OVERVIEW

Haddon Hall Hotel, Miami Beach

LEVEL 1



LEVEL 01: AMENITIES	NON-F&B	F&B	SUBTOTALS
LOCATION	SQFT	SQFT	SQFT
GRAND LOBBY	1,652		
WASHINGTON LOBBY TERRACE	672		
WASHINGTON LOBBY	930		
PREFUNCTION BAR		200	
PRE-FUNCTION	800		
PRE-FUNCTION TERRACE	875		
HADDON HALL BALLROOM	3,735		
DIXON CAFÉ		1,868	
DIXON CAFÉ TERRACE		660	
SIGNATURE RESTAURANT/BAR AND PRIVATE DINING		5,655	
SIGNATURE RESTURANT OUTDOOR DINING (WASHINGTON SIDE)		625	
SIGNATURE RESTURANT OUTDOOR DINING (POOL SIDE)		2,280	
POOL BAR		816	
POOL BAR TERRACE		464	
GARDEN LOUNGE		996	
POOL DECK		6,760	
CABANAS		650	
RETAIL SPACE		1,340	
HOTEL FITNESS	1,380		
BANYAN GARDEN	4,184		
SOCIAL WELLNESS SPA	8,477		
TOTAL PROVIDED	22,705	22,314	45,019

NON F&B
 F&B

LEVEL 2



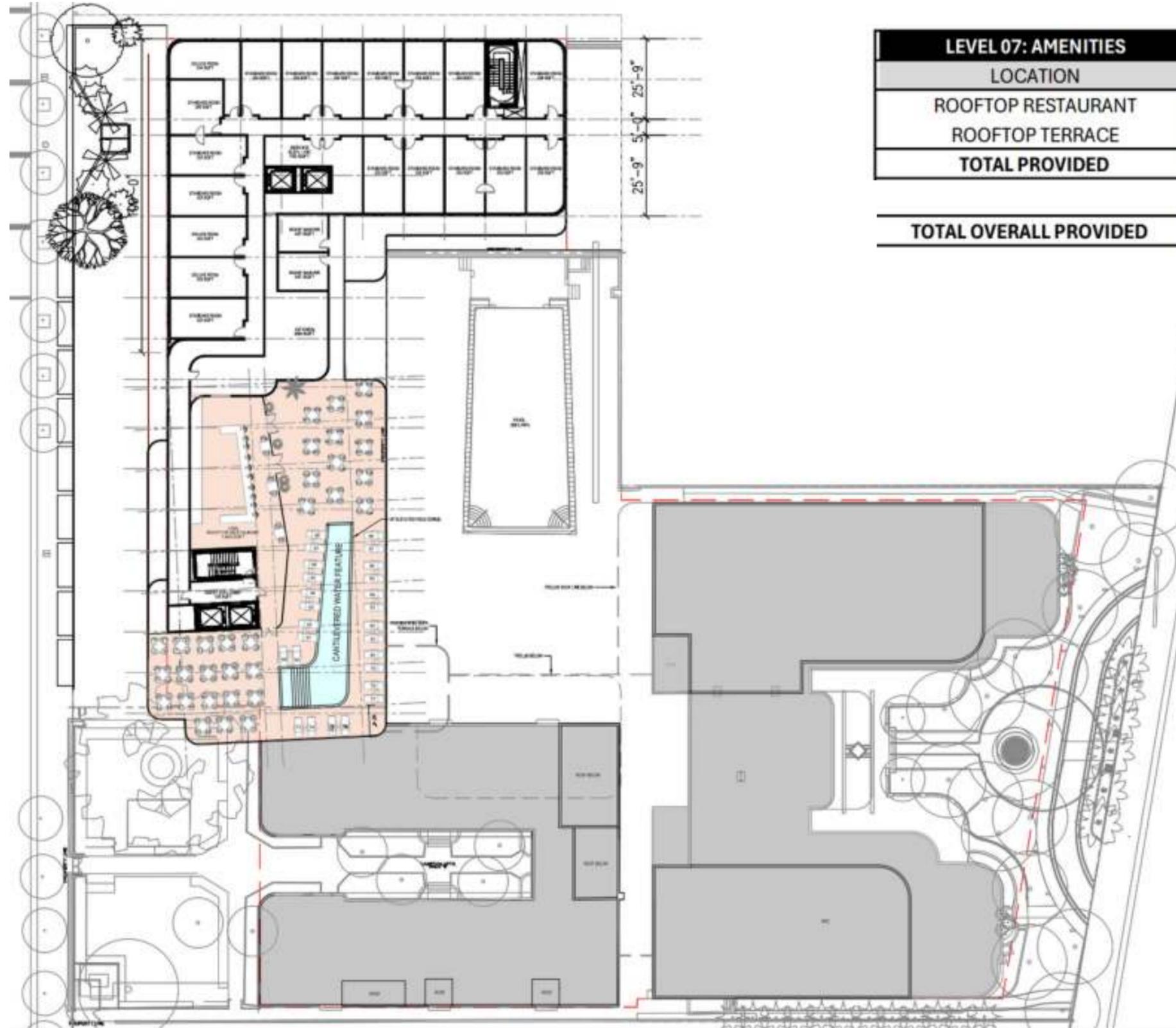
LEVEL 02: AMENITIES	NON-F&B	F&B	SUBTOTALS
LOCATION	SQFT	SQFT	SQFT
PRE-FUNCTION	305		
MEETING ROOMS	834		
SOCIAL WELLNESS SPA	1.200		
TOTAL PROVIDED	2.339	0	2.339

LEVEL 3



LEVEL 03: AMENITIES	NON-F&B	F&B	SUBTOTALS
LOCATION	SQFT	SQFT	SQFT
WELLNESS ROOFTOP TERRACE	8.111		
TOTAL PROVIDED	8.111	0	8.111

LEVEL 7



LEVEL 07: AMENITIES	NON-F&B	F&B	SUBTOTALS
LOCATION	SQFT	SQFT	SQFT
ROOFTOP RESTAURANT		1.400	
ROOFTOP TERRACE		5.400	
TOTAL PROVIDED	0	6.800	6.800
TOTAL OVERALL PROVIDED	33.155	29.114	62.269

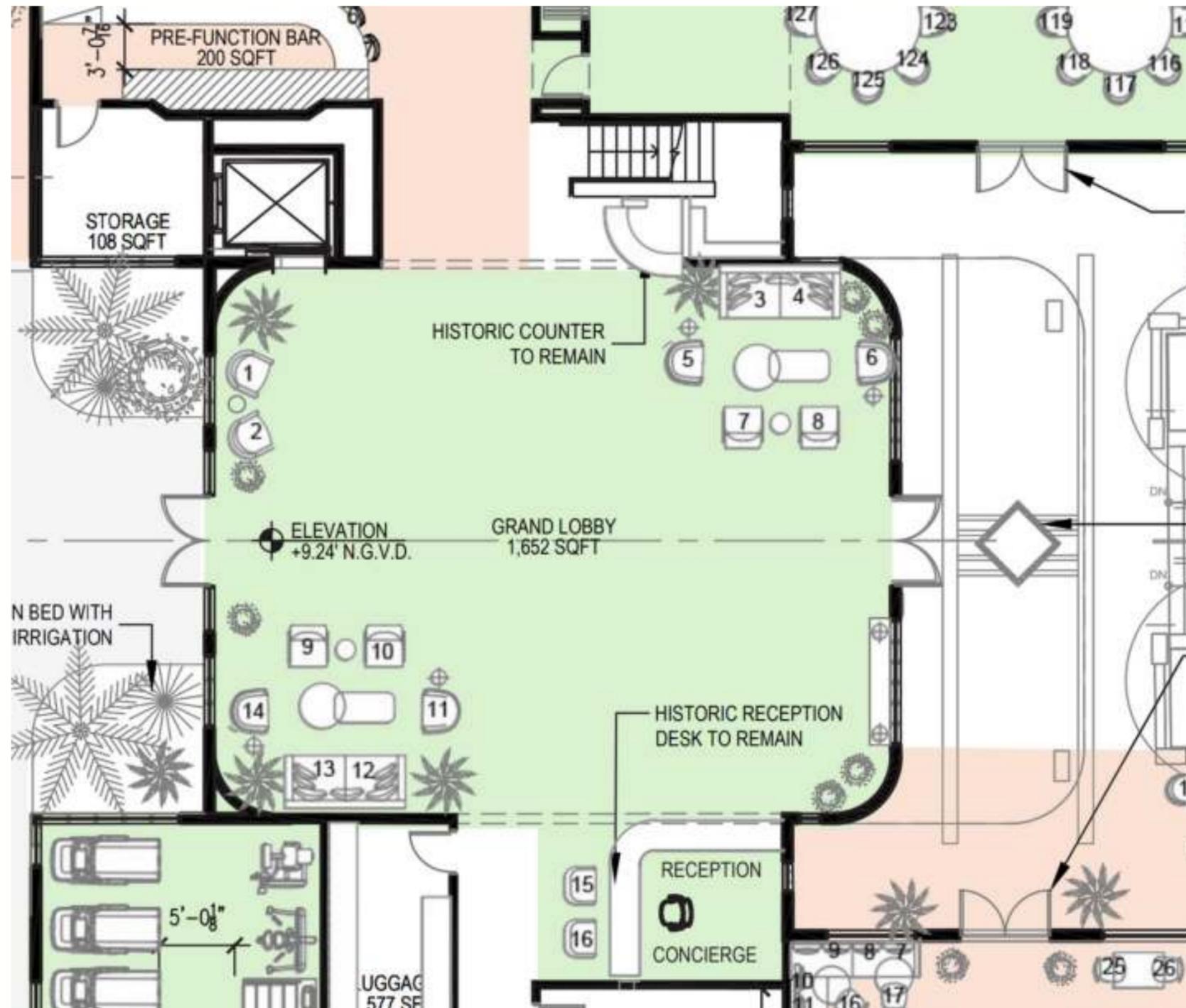
NON F&B
 F&B

VENUES: GRAND LOBBY (COLLINS AVENUE)

Haddon Hall Hotel, Miami Beach

LEVEL 1

1,652 SF Non F&B



GRAND LOBBY (Collins Ave.)

Main entrance for hotel guests and visitors from Collins Avenue. Valet reception leading hotel guests to front desk check-in. Access to Pre-Function Bar and The Dixon Cafe.

Operator: Hotel Operated

Employees: 10

Occupancy: **Total: 111**
**Based on code occupancy per sf*

Seats: **Total: 16**

Hours of Operation: 24 HR

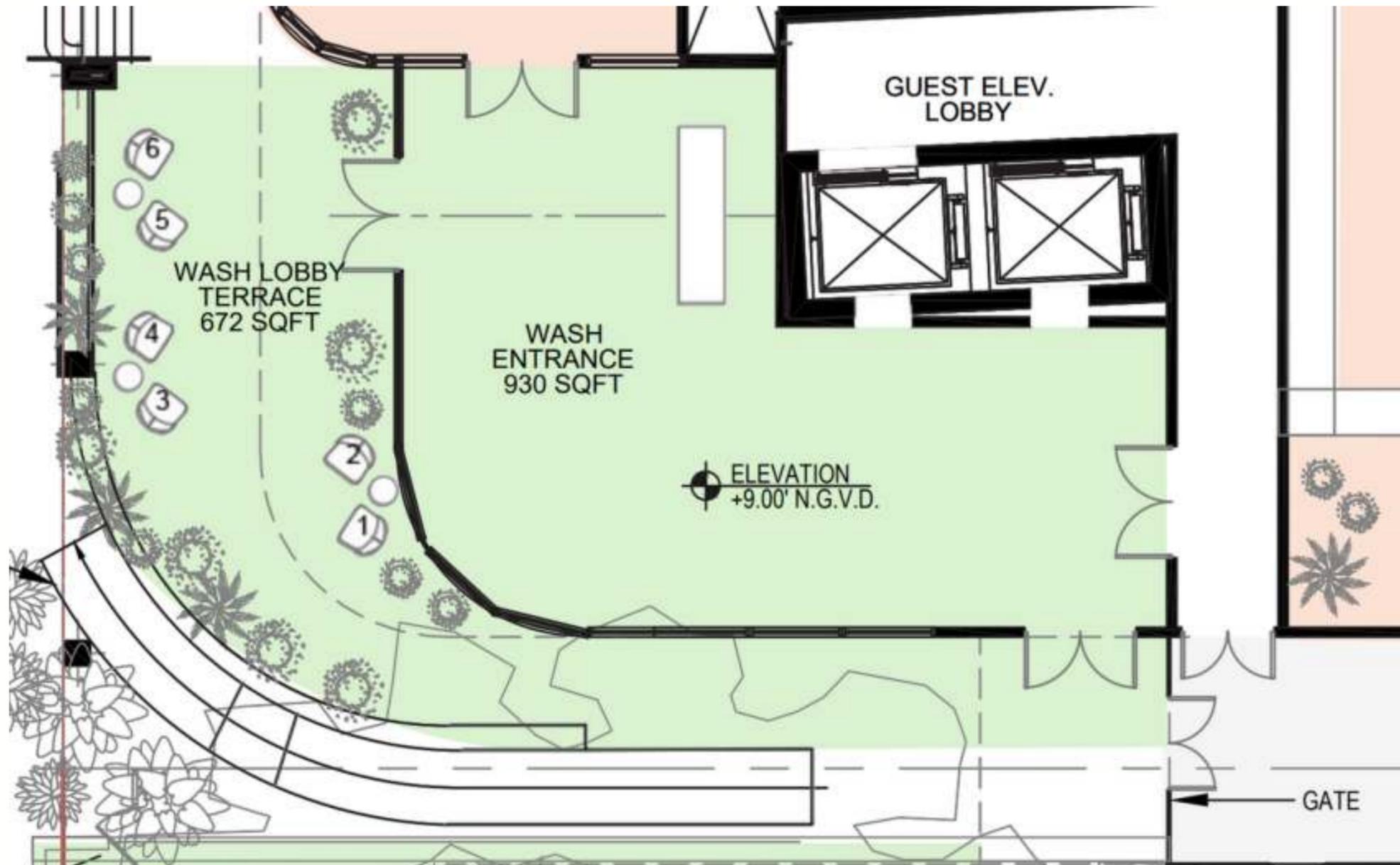
Hours of Entertainment:
No live entertainment, Ambient background music only

VENUES: SECOND LOBBY (WASHINGTON AVENUE)

Haddon Hall Hotel, Miami Beach

LEVEL 1

Lobby Terrace: 672 SF Non-F&B
Lobby Entrance: 930 SF Non-F&B
1,602 SF Non-F&B



SECOND LOBBY (Washington Ave.)

Secondary key card access entrance for hotel guests from Washington Avenue. Unstaffed for reception purposes. Access to rooftop for hotel guests. Entrance and hostess to signature restaurant on Washington Ave.

Operator: Hotel Operated

Employees: 2 (F&B host staff used)

Occupancy: **Total: 62**

**Based on code occupancy per sf*

Seats: **Total: 6**

Hours of Operation: 24 HR

Hours of Entertainment:

No live entertainment, Ambient background music only

VENUES: MEETINGS & EVENTS FACILITIES

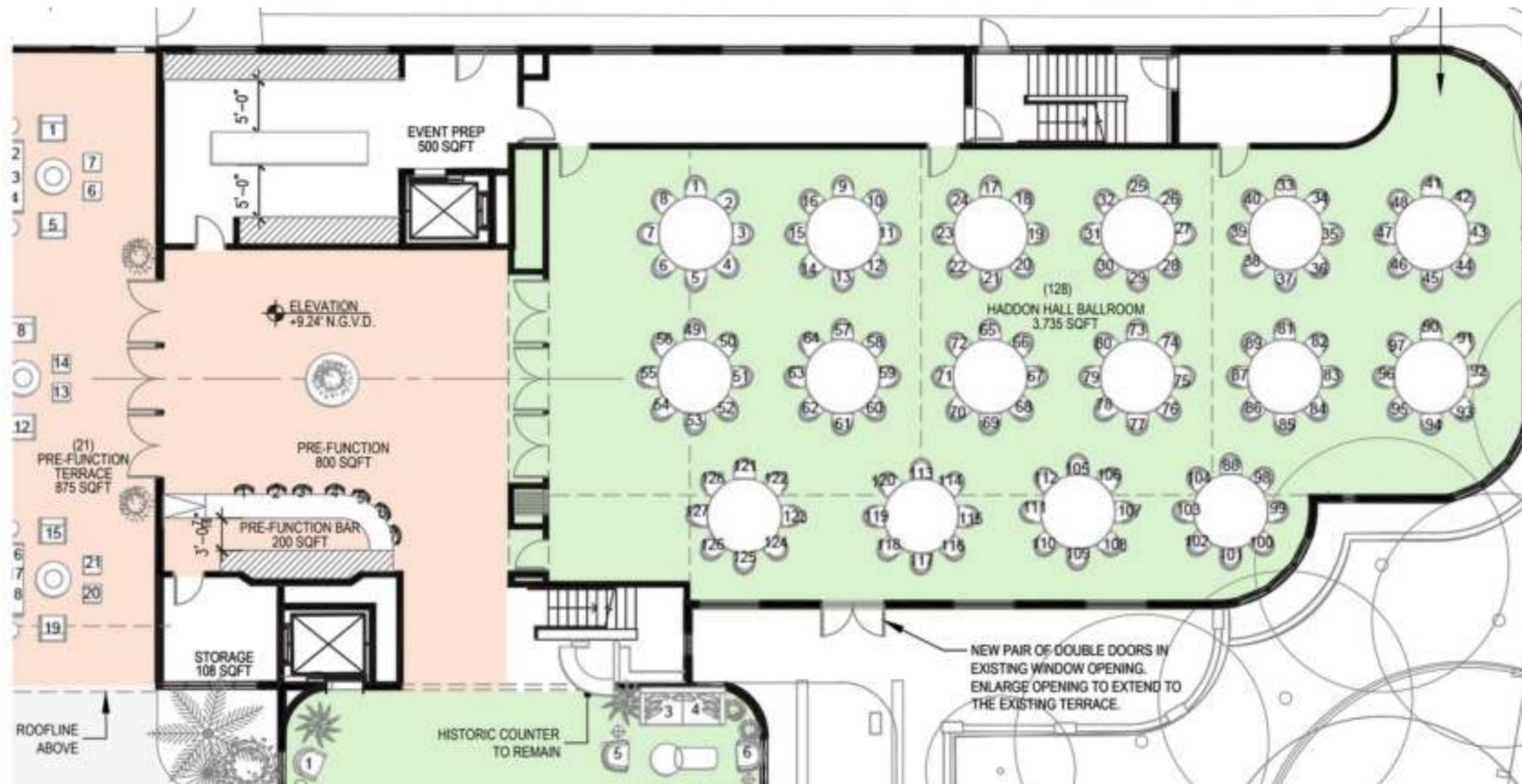
Haddon Hall Hotel, Miami Beach

LEVEL 1

5,410 SF Non F&B (Ballroom, Pre-Function, Pre-Function Terrace)

200 SF F&B (Bar)

5,610 Total SF



MEETINGS & EVENTS FACILITIES

Accessible via the hotel Grand Lobby, for event guests. Pre-Function Bar open for hotel guests when not part of an event. Serviced by event prep kitchen and Signature Restaurant. Entertainment will vary depending on specific event function. Open to non hotel guests for private events only.

Operator: Hotel Operated

Employees: 12 (plus on call staff when necessary)

Occupancy: Pre-Function Areas: 75
Ballroom: 249 **Total: 324**

**Based on code occupancy per sf*

Seats: Pre-Function Bar: 7
Pre-Function: 0
Pre-Function Terrace: 21
Ballroom: 128 **Total: 156**

Hours of Operation: 7AM - 10PM

Hours of Entertainment:

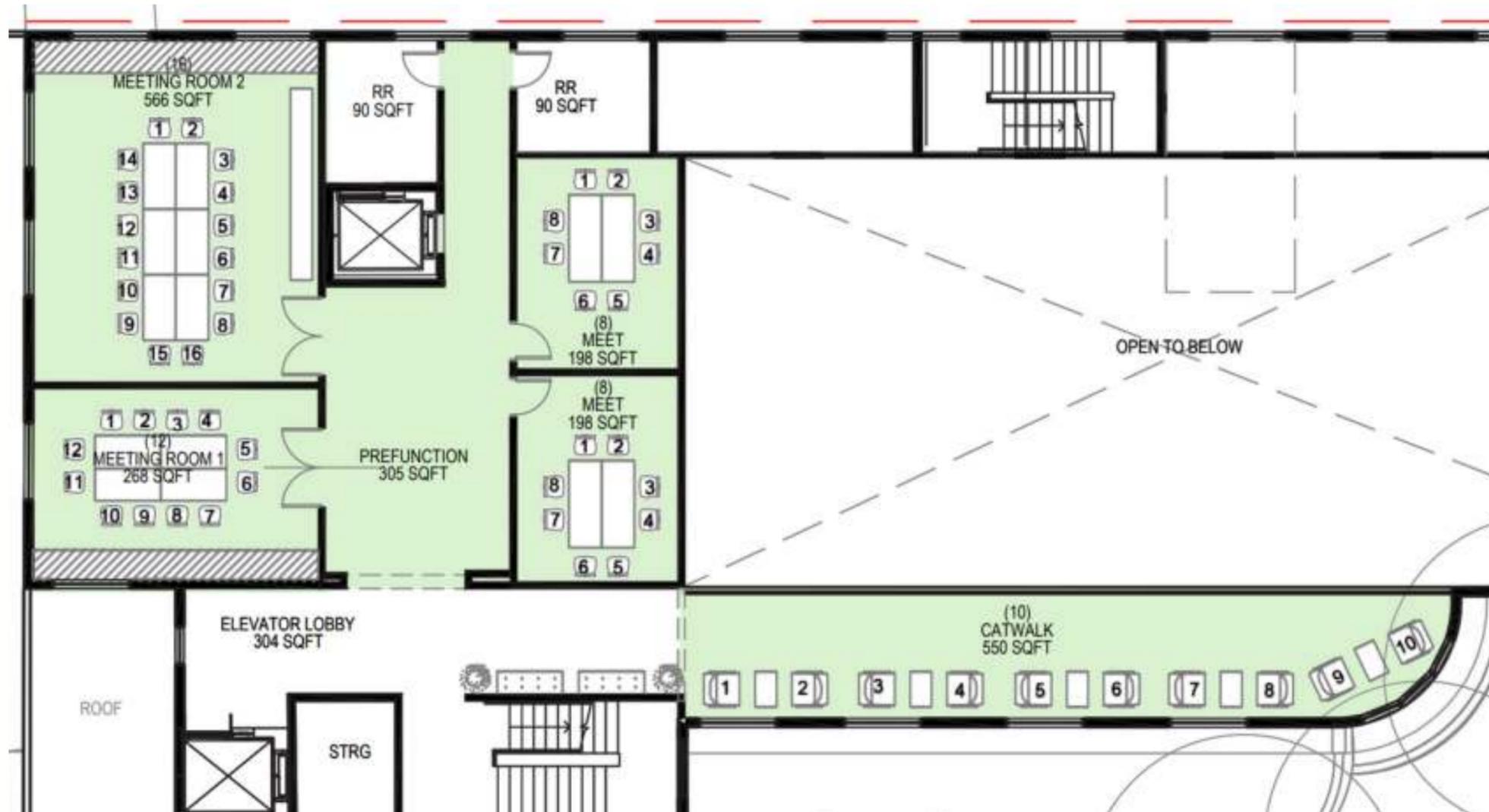
Full A/V Abilities through 10PM

VENUES: MEETINGS ROOMS

Haddon Hall Hotel, Miami Beach

LEVEL 2

Meeting Room 1: 268 SF Meeting Room 3: 198 SF
 Meeting Room 2: 566 SF Meeting Room 4: 198 SF
 Pre-Function: 305 SF Catwalk: 550 SF
2,085 SF Non F&B



MEETING ROOMS

Operator: Hotel Operated

Employees: Event Specific

Occupancy: Meeting Room 1: 18
 Meeting Room 2: 38
 Meeting Room 3: 14
 Meeting Room 4: 14
 Pre-Function: 21
 Catwalk: 39

Total: 144

**Based on code occupancy per sf*

Seats: Meeting Room 1: 12
 Meeting Room 2: 16
 Meeting Room 3: 8
 Meeting Room 4: 8
 Pre-Function: 0
 Catwalk: 10

Total: 54

Hours of Operatiion: 7AM -10PM

Hours of Entertainment:

Not applicable

VENUES: POOL BAR

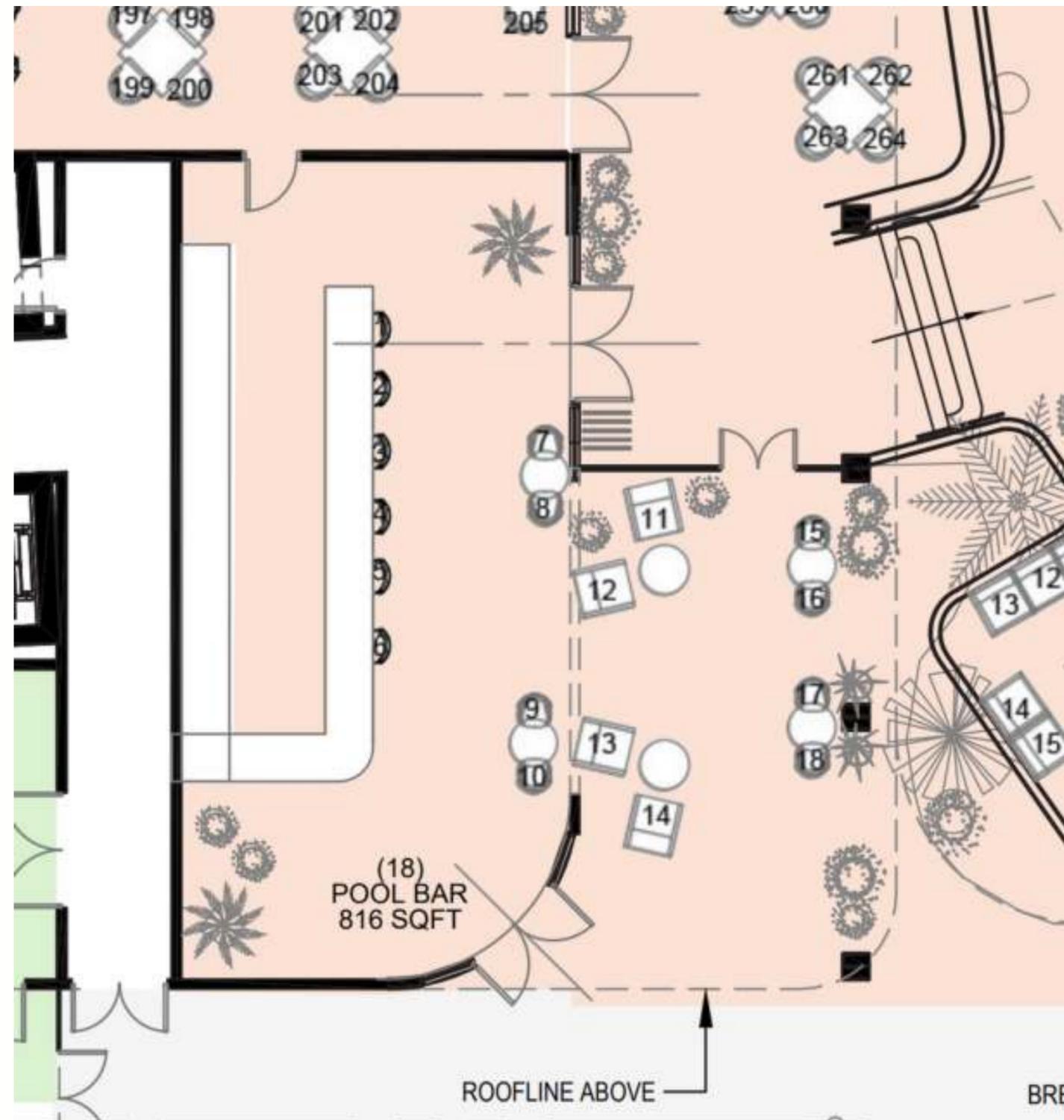
Haddon Hall Hotel, Miami Beach

LEVEL 1

Pool Bar: 816 SF F&B

Terrace: 464 SF F&B

1280 SF F&B



POOL BAR

Indoor/Outdoor pool deck and bar lounge. Public and Accessible to hotel guests and the public from the Grand Lobby and Washington Ave. Lobby.

Operator: Hotel Operated

Employees: 9

Occupancy: Indoor Bar: 55
Terrace: 27 **Total: 82**

**Based on code occupancy per sf*

Seats: Indoor Bar: 10 **Total: 18**
Terrace: 8

Hours of Operation: 12PM - 2AM

Hours of Entertainment:
Ambient background music only.

VENUES: GARDEN POOL DECK

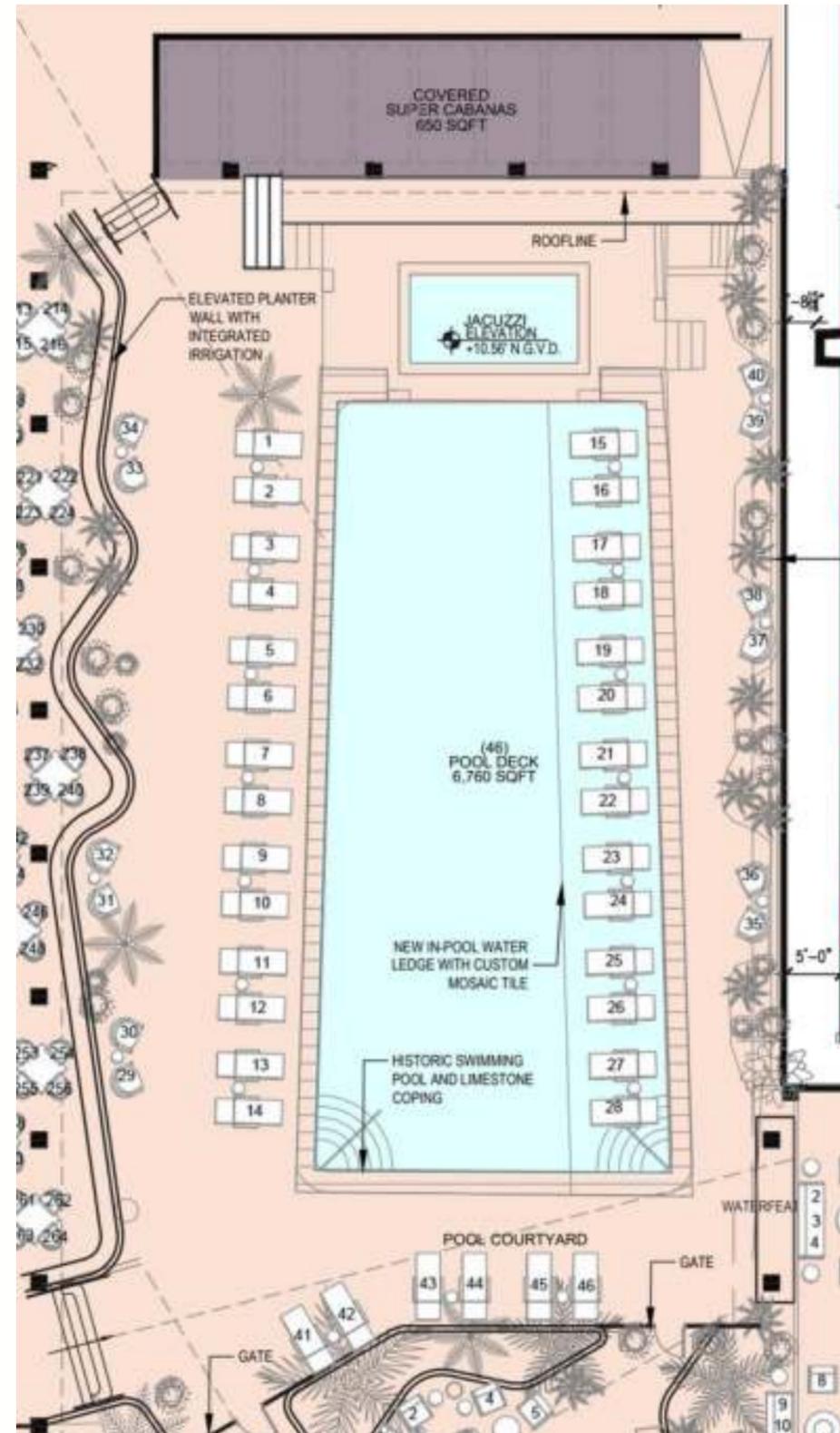
Haddon Hall Hotel, Miami Beach

LEVEL 1

Pool Deck: 6,760 SF F&B

Super Cabanas: 650 SF F&B

7,410 SF F&B



GARDEN POOL DECK

Landscaped courtyard pool deck for hotel guests, operated by hotel operator. Gated access. Lifeguard on duty at all hours of operation. No entertainment, ambient music only.

Operator: Hotel Operated

Employees: 6

Occupancy: Pool Deck: 366
Super Cabanas: 45 **Total: 411**

**Based on code occupancy per sf*

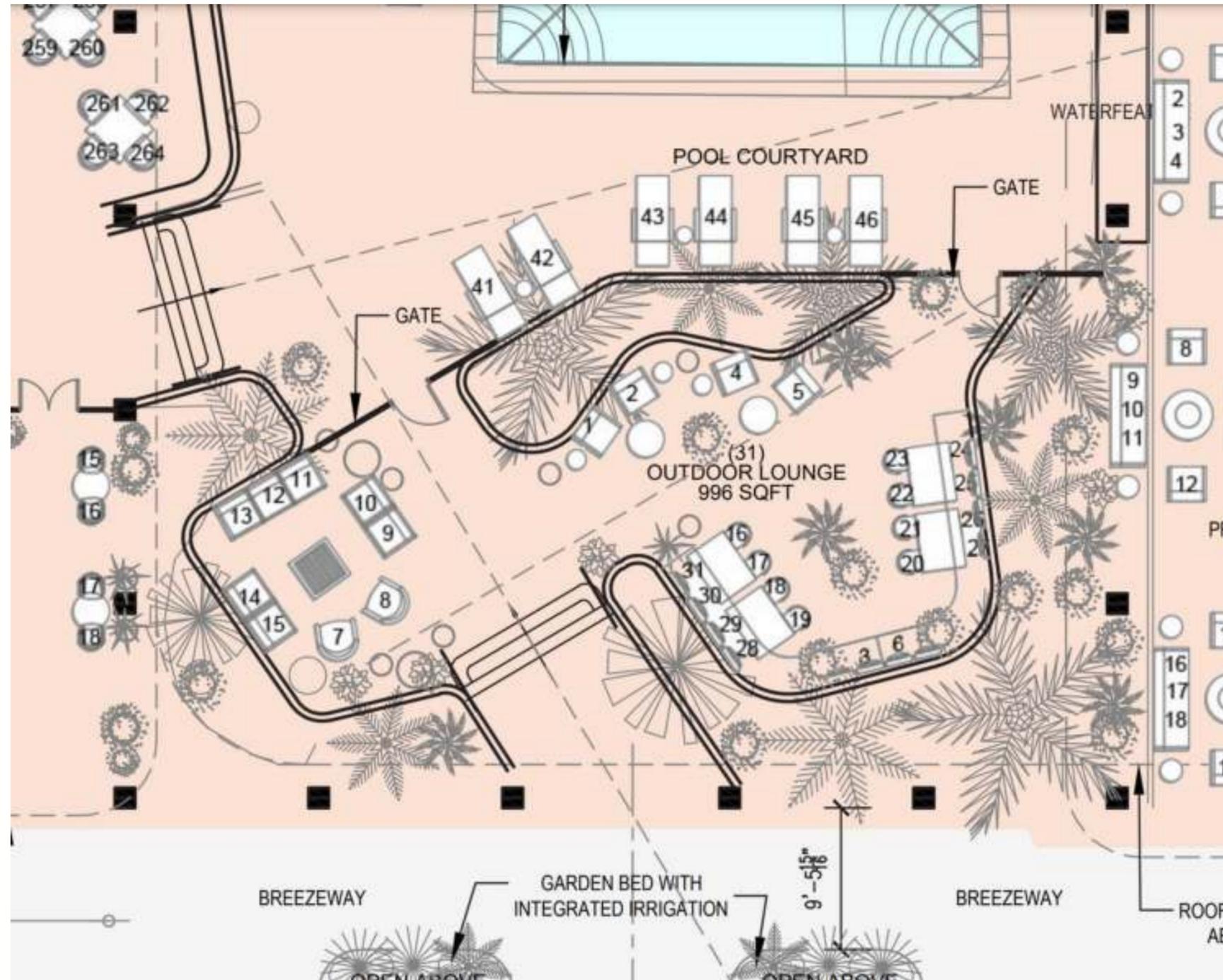
Seats: Pool Deck: 46
Super Cabanas: 12 (4 per cabin)
Total: 58

Hours of Operation: 9AM - 10PM

Hours of Entertainment:
Ambient background music only.

LEVEL 1

996 SF F&B



GARDEN LOUNGE

Garden dining area for hotel guests and used for pre-function event space. Accessible from the lobby, Washington hotel entrance and garden pathway.

Operator: Hotel Operated

Employees: 12

Occupancy: **Total: 67**

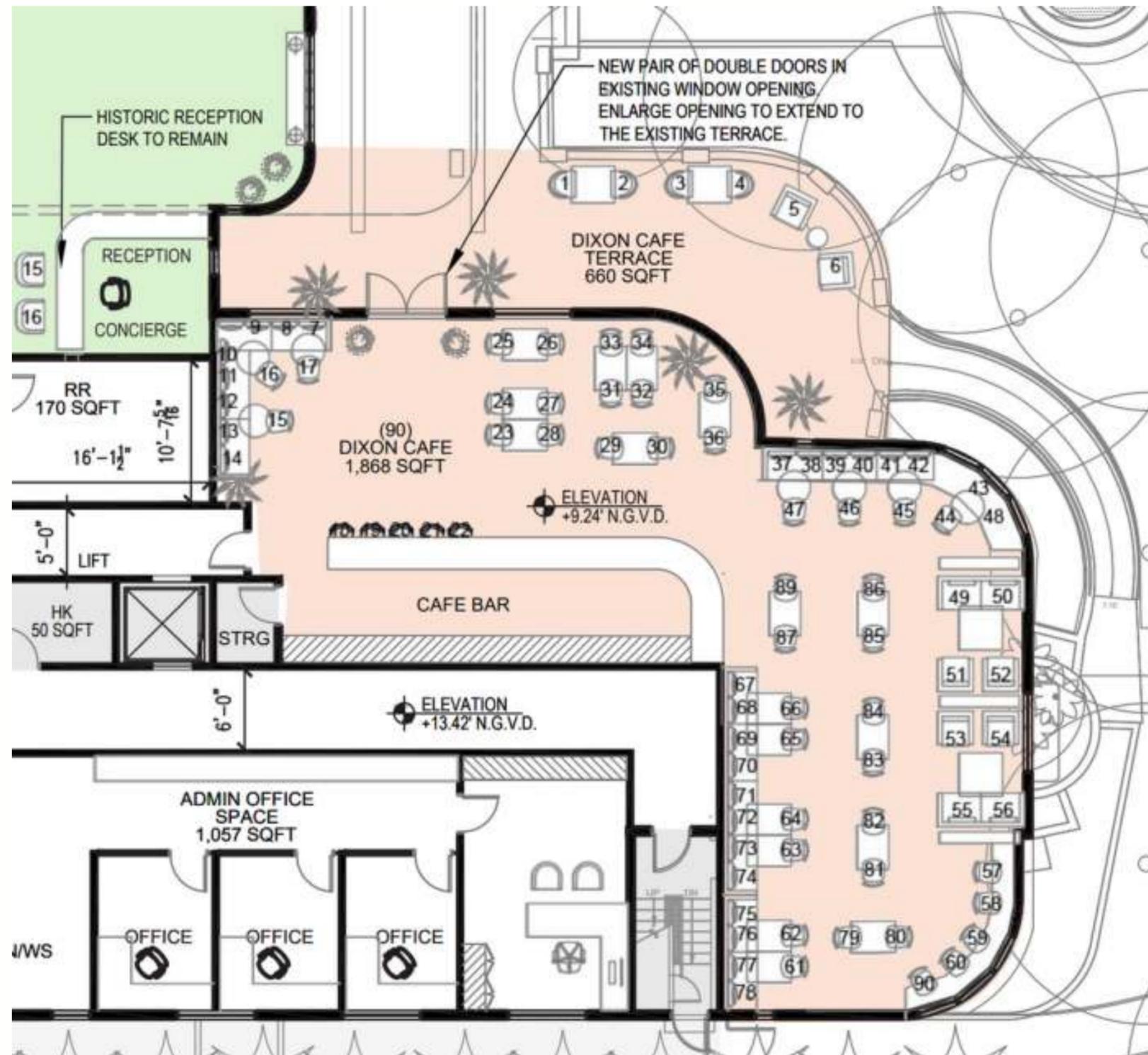
**Based on code occupancy per sf*

Seats: **Total: 31**

Hours of Operation: 9AM - 10PM

Hours of Entertainment:
Ambient background music only.

LEVEL 1
2,528 F&B



DIXON'S CAFE

Health and wellness Cafe named after Murray Dixon, the original architect of Haddon Hall. The cafe will be accessible to the public from Collins Avenue and through the hotel lobby.

Operator: Hotel Operated

Concept: Health & Wellness Cafe, themed after one of Miami Beach's signature architects, Lawrence Murray Dixon,

Employees: 16

Occupancy: Indoor 125
Terrace: 10
Total: 135
**Based on code occupancy per sf*

Seats: Indoor 84
Terrace: 6
Total: 90

Hours of Operation: 630 AM - 2PM

Hours of Entertainment:
No live entertainment, Ambient background music only

VENUES: WASHINGTON AVENUE SIGNATURE RESTAURANT

Haddon Hall Hotel, Miami Beach

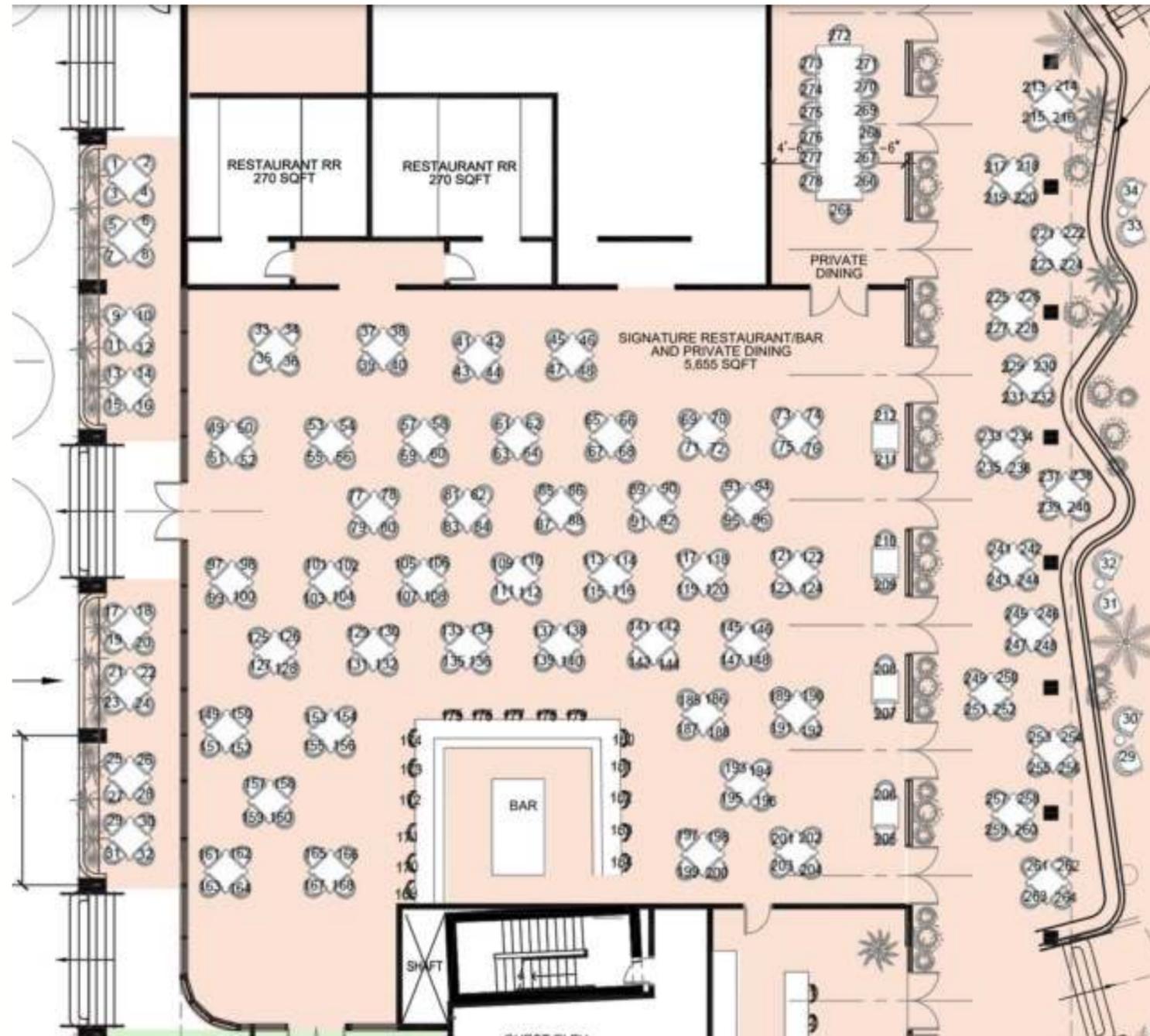
LEVEL 1

Restaurant/Bar/Private Dining: 5,655 SF F&B

Washington Terrace: 625 SF F&B

Courtyard Terrace: 2,280 SF F&B

8,560 SF F&B



SIGNATURE RESTAURANT

Signature all-day-dining restaurant, featuring a high-profile chef. Public access from Washington Avenue. Guest access from pool courtyard or Washington Avenue lobby.

Operator: Hotel Operated

Concept: All-Day Dining

Employees: 52

Occupancy: Indoor: 377
Outdoor: 100 **Total: 477**
**Based on code occupancy per sf*

Seats: Indoor: 188
Outdoor: 90 **Total: 278**

Hours of Operation: 7AM - 2AM

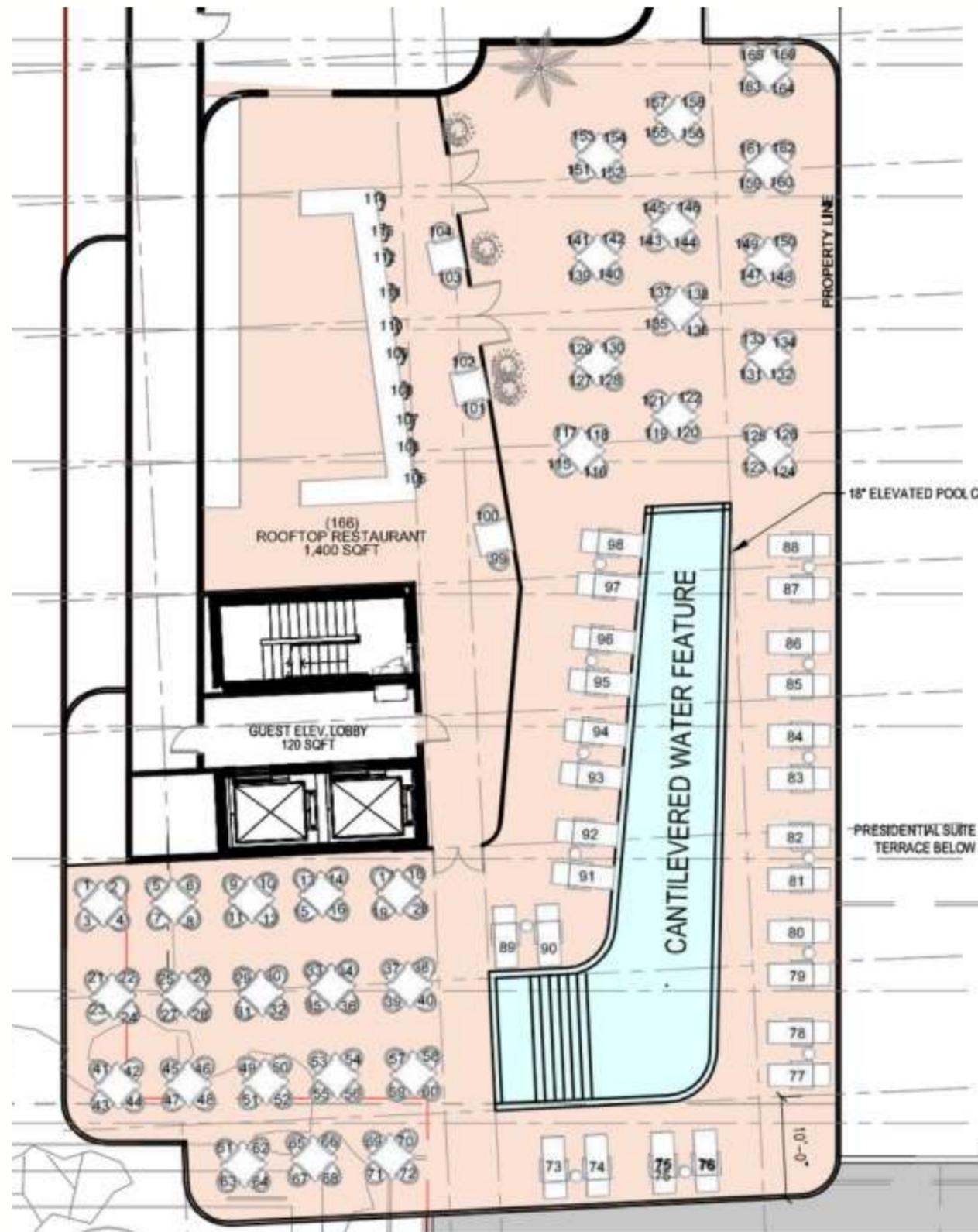
Hours of Entertainment:
No live entertainment, Ambient background music only

VENUES: ROOFTOP RESTAURANT LOUNGE (JIMMY'S)

Haddon Hall Hotel, Miami Beach

LEVEL 7

1,400 SF Indoor F&B
3,164 SF Outdoor F&B
4,564 SF Total F&B



ROOFTOP RESTAURANT LOUNGE

Indoor/Outdoor lounge and rooftop pool deck. Public and hotel guest access via Washington Lobby elevator.

Operator: Hotel Operated

Employees: 10

Concept: Sunset Lounge

Occupancy (based on code occ. per sqft):

Indoor: 94

Outdoor: 90

Total: 184

Seats:

Indoor: 16

Outdoor: 150

Total: 166

Hours of Operation: 7AM - 2AM

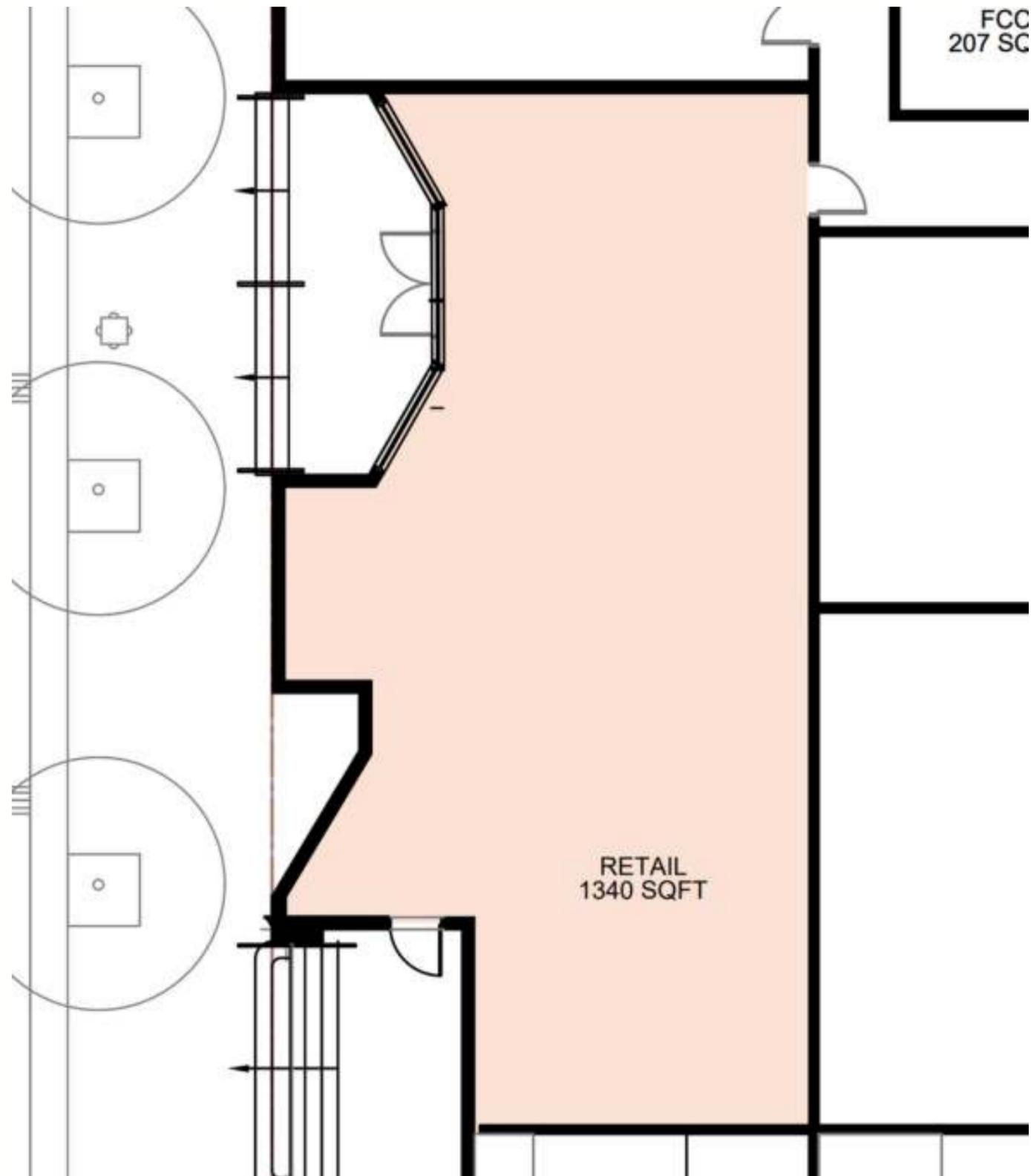
Hrs. of Entertainment:

Ambient background music only.

VENUES: RETAIL UNIT - WASHINGTON AVENUE

Haddon Hall Hotel, Miami Beach

LEVEL 1
1,340 SF



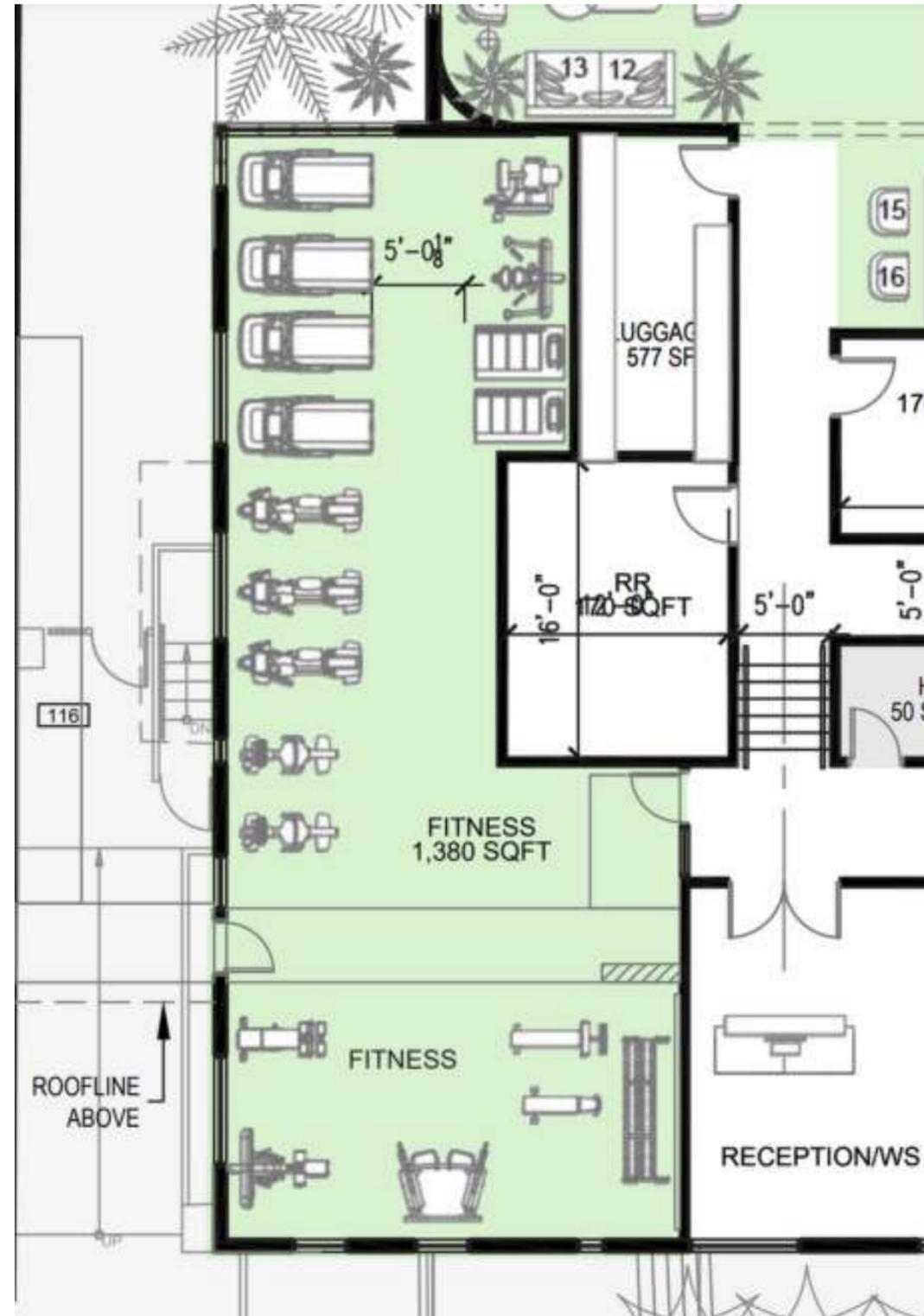
RETAIL UNIT (Washington Ave.)

1,340 SF of retail available for third party tenant, located on northwest corner of property. Dedicated entry access from Washington Avenue.

Operator: TBD

LEVEL 1

1,380 SF Non-F&B



HOTEL FITNESS AREA

Separate fitness area for hotel guests. Access through Grand Lobby or Courtyard with guest key card.

Operator: Hotel Operated

Employees: 5

Occupancy: **Total: 92**

**Based on code occupancy per sf*

Seats: **Total: 0**

Hours of Operation: 24 HR

Hours of Entertainment:

No live entertainment, Ambient background music only

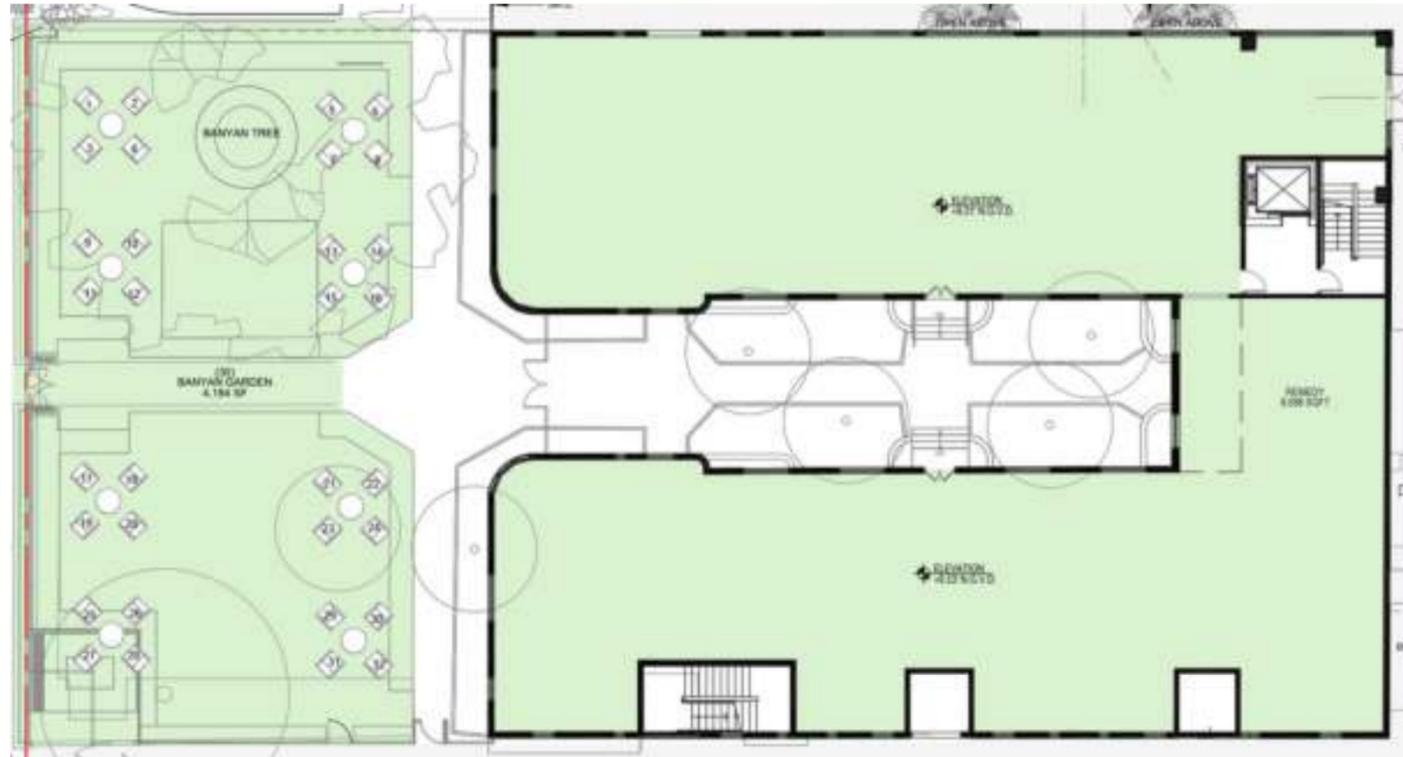
VENUES: SOCIAL WELLNESS SPA

Haddon Hall Hotel, Miami Beach

LEVEL 1-2

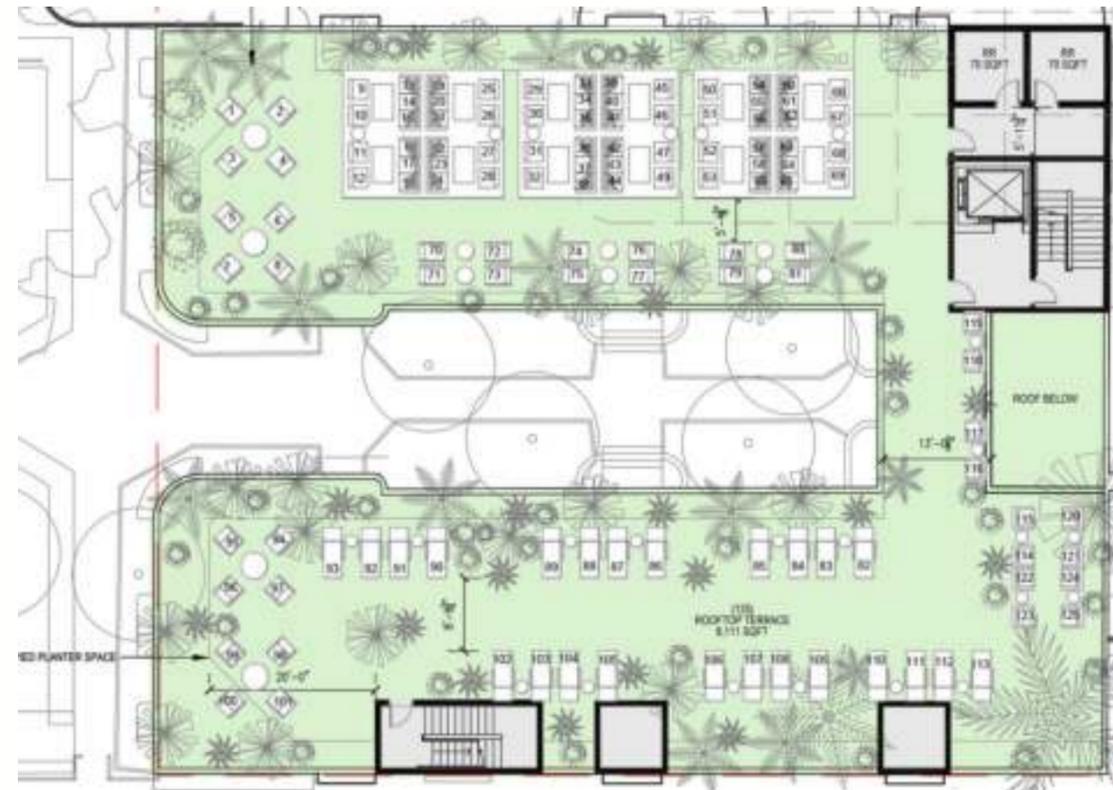
Wellness: 10,000 SF
 Banyan Garden: 4,184 SF
14,184 SF Non-F&B

LEVEL 2



LEVEL 3 (Rooftop Garden)

8,111 SF Non-F&B



SOCIAL WELLNESS SPA

Flagship location of leading Social Wellness Spa. Open to the public and residents (members, non-members) and hotel guests. Dedicated entrance from Washington Avenue through Banyan tree garden.

8,000 SF activated rooftop wellness garden and sun deck for spa guests. Access via dedicated Remedy Place entrance.

Operator: Spa Operator/Tenant

Employees: 10

Occupancy: Wellness (Indoor): 329
 Rooftop Garden: 269 **Total: 598**
**Based on code occupancy per sf*

Seats: Banyan Garden (Outdoor) : 32
 Wellness (Indoor): tbd
 Rooftop Garden: (Outdoor) 125 **Total: 157**

Hours of Operation: 9AM - 9PM

Hours of Entertainment:

No live entertainment, Ambient background music only. Loudspeakers: 6" bass drivers or smaller (low mounted, no subwoofers).

AMENITIES BREAKDOWN

TOTAL FIGURES			
LEVEL	NON-F&B	F&B	SUBTOTALS
	SQFT	SQFT	SQFT
LEVEL 00	0	0	0
LEVEL 01	22.705	22.314	45.019
LEVEL 02	2.339	0	2.339
LEVEL 03	8.111	0	8.111
LEVEL 07	0	6.800	6.800
TOTAL PROVIDED	33.155	29.114	62.269
TOTAL GSF			165.124,11
REQUIRED (20% OF GSF)			33.025
TOTAL NON F&B SQFT			33.155
50% SQFT FROM F&B			14.557
TOTAL AMENITIES PROVIDED			47.712

STAFFING LEVELS

Haddon Hall Hotel, Miami Beach

VENUE	FLOOR	EMPLOYEES
OPERATED BY: HOTEL MANAGEMENT COMPANY		
Signature Restaurant (Washington Ave.)	Level 1	52
Rooftop Restaurant (Jimmy's)	Level 7	18
Dixon Cafe (Collins Ave.)	Level 1	16
Pool Deck/Pool Bar/Garden Lounge	Level 1	27
Meeting & Events Facilities	Level 1 & 2	12*
Hotel Fitness Area	Level 1	2
Second Lobby (Washington Ave.)	Level 1	0**
Grand Lobby (Collins Ave.)	Level 1	10
OPERATED BY: THIRD PARTY TENANTS		
Social Wellness Spa	Level 1-3	10
TBD Retail Unit (Washington)	Level 1	tbc
TOTAL:		135

**Plus on call staff when necessary*

***Hostess for F&B included in restaurant figure*

. The employee count as noted above is based on high season and high occupancy at any given time and full-time equivalents..

Employees will be given monthly Miami-Dade County public transportation passes.

THE FOLLOWING GROUPS MAY ACCESS THE HOTEL AND PUBLIC AREAS:**HOTEL GUESTS:**

Hotel guests will check into the hotel from the main entrance on Collins Avenue. Guests with their own vehicle will valet their car and be directed to the hotel reception. Access to Dixon's Cafe and banquet facilities are through the lobby. Secondary hotel access for checked-in or returning guests via Washington Avenue lobby is available with access key card for guest floors.

THE PUBLIC:

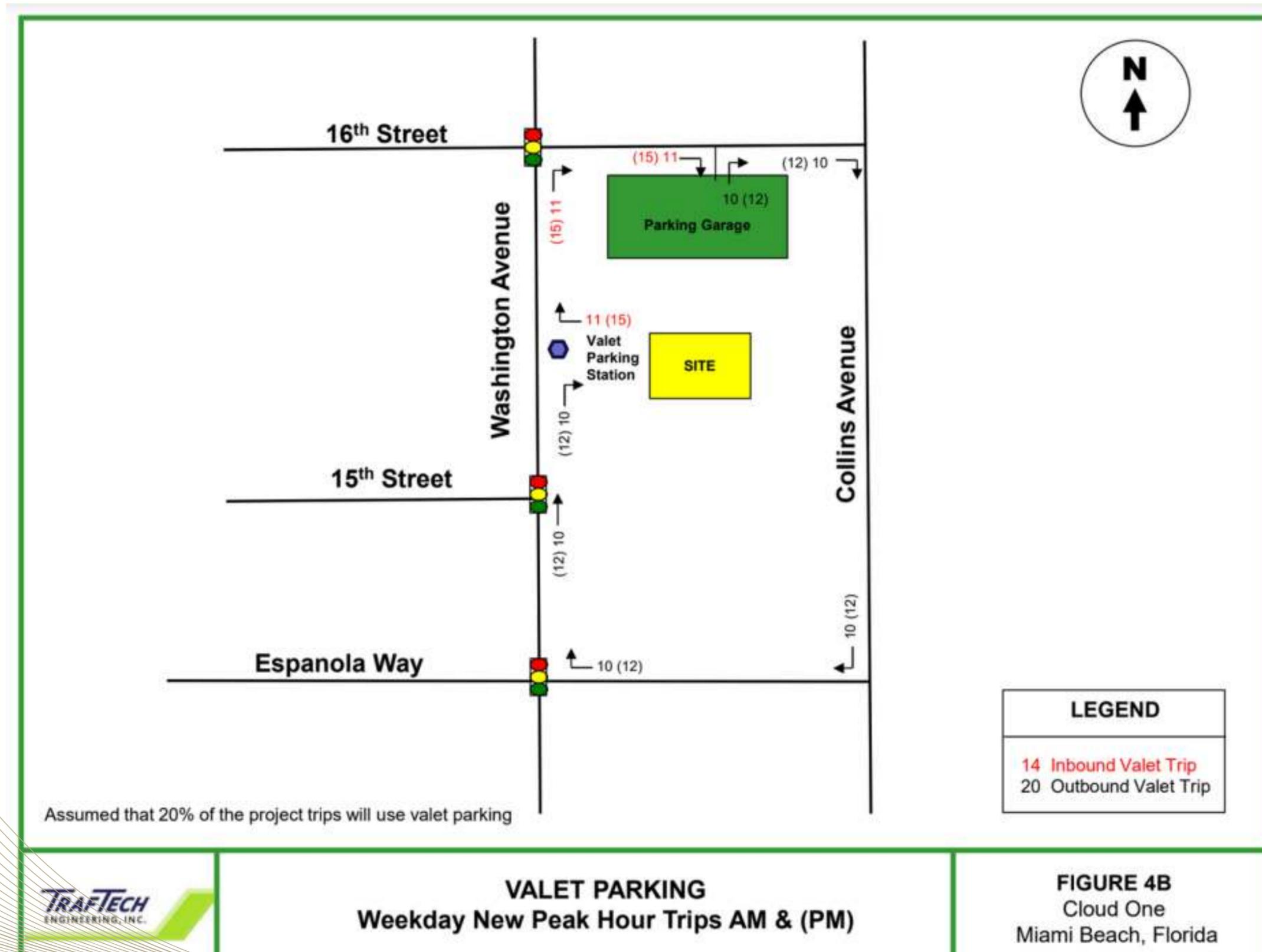
Public access to Dixon's Cafe from Collins Avenue with separate cafe entrance. Entrance to Signature Restaurant from Washington Avenue and access to rooftop lounge through Washington Avenue lobby entrance. The event, meeting facilities and ballroom are open to authorized guests and visitors for events only.

Employees will be given monthly Miami-Dade County public transportation passes.

VENUES - SUMMARY OF VENUES OPEN TO PUBLIC

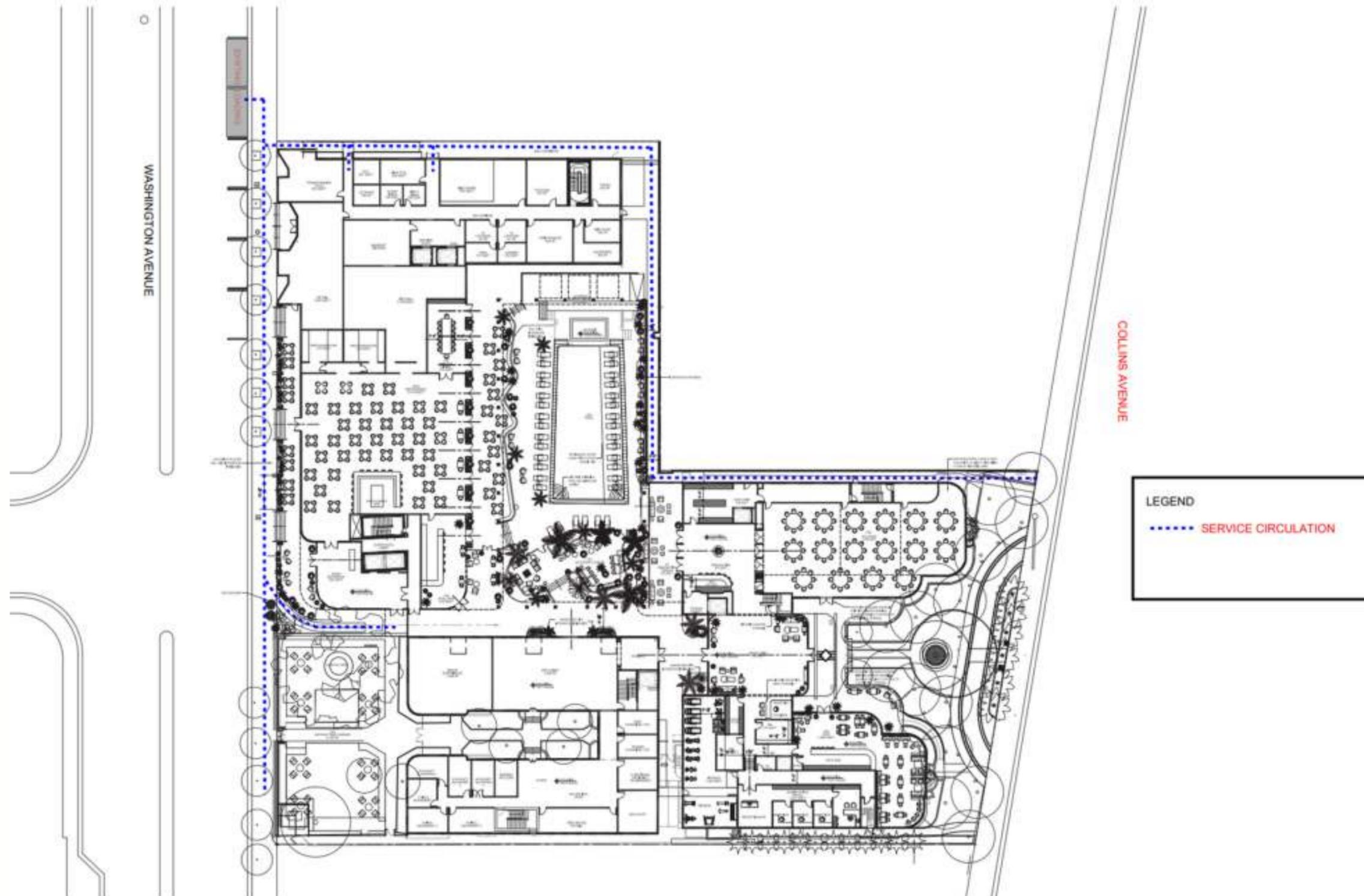
Haddon Hall Hotel, Miami Beach

VENUE	FLOOR	INDOOR / OUTDOOR	CAPACITY	SEATS	ACCESS	HRS. OF OPERATION
Signature Restaurant (Washington Ave.)						
<i>Indoor Dining & Bar</i>	Level 1	Indoor	377	188	Public after 12PM	7AM - 2AM
<i>Outdoor Dining</i>	Level 1	Outdoor	100	90	Public after 12PM	7AM - 2AM
TOTAL			477	278		
Rooftop Restaurant & Lounge (Jimmy's)						
<i>Outdoor Terrace</i>	Level 7	Outdoor	90	150	Public after 12PM	7AM - 2AM
<i>Indoor Restaurant</i>	Level 7	Indoor	94	16	Public after 12PM	7AM - 2AM
TOTAL			184	166		
Dixon's Cafe (Collins Ave)						
<i>Outdoor Terrace</i>	Level 1	Outdoor	10	6	Public	630AM - 2PM
<i>Indoor Cafe & Bar</i>	Level 1	Indoor	125	84	Public	630AM - 2PM
TOTAL			135	90		
Pool Bar						
<i>Terrace</i>	Level 1	Outdoor	27	8	Public after 5PM	12PM - 2AM
<i>Bar</i>	Level 1	Indoor	55	10	Public after 5PM	12PM - 2AM
TOTAL			82	18		
Garden Lounge						
<i>Terrace</i>	Level 1	Outdoor	67	31	Public after 5PM	9AM - 10PM
TOTAL			67	31		
Meeting & Event Facilities						
<i>Pre-Function Bar</i>	Level 1	Indoor	7	7	Authorized Attendees	7AM - 10PM
<i>Pre-Function Terrace</i>	Level 1	Outdoor	59	21	Authorized Attendees	7AM - 10PM
<i>Meeting Rooms</i>	Level 2	Indoor	84	44	Authorized Attendees	7AM - 10PM
<i>Catwalk</i>	Level 2	Indoor	39	10	Authorized Attendees	7AM - 10PM
<i>Ballroom</i>	Level 1	Indoor	249	128	Authorized Attendees	7AM - 10PM
TOTAL			438	210		
Second Lobby (Washington Ave.)						
Rooftop Access	Level 1	Indoor	62	6	Public	24HRS (key card access for guests)
TOTALS:			1,445	768		



WASHINGTON AVENUE: HOTEL ACCESS - SERVICE CIRCULATION

Haddon Hall Hotel, Miami Beach



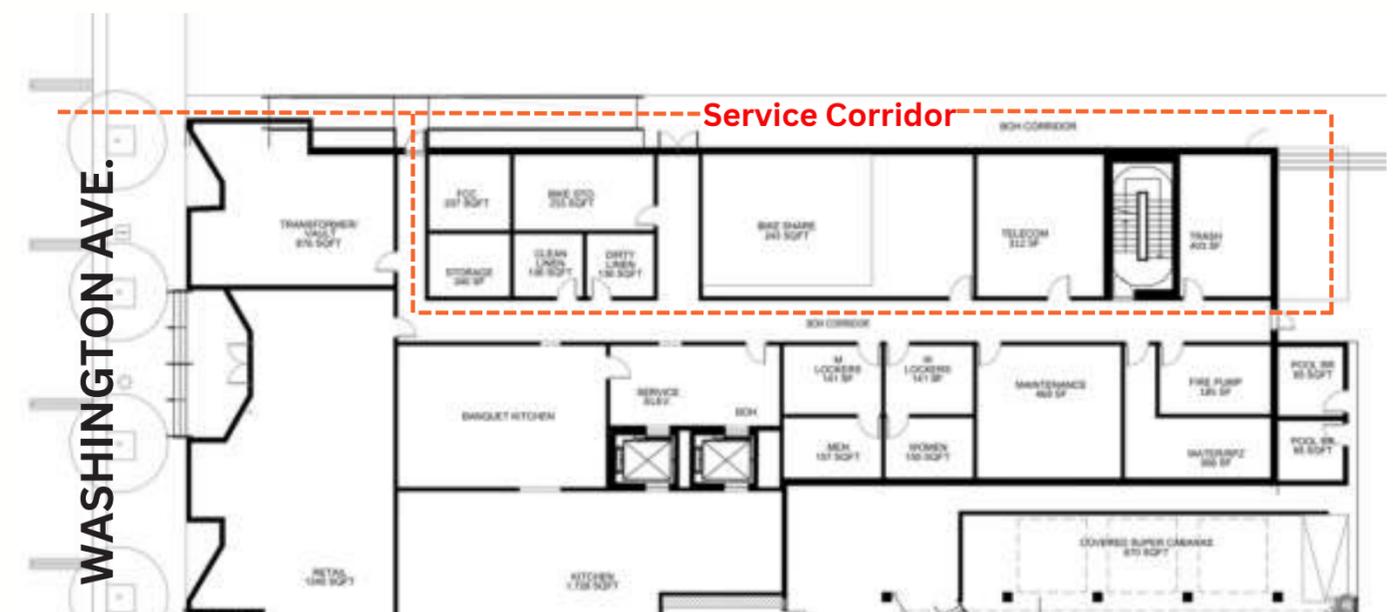
IN AN EFFORT TO ENSURE MINIMAL IMPACT ON LOCAL RESIDENTS, HOTEL GUESTS AND STREET TRAFFIC, THE FOLLOWING PROCEDURES WILL TAKE PLACE:

DELIVERIES:

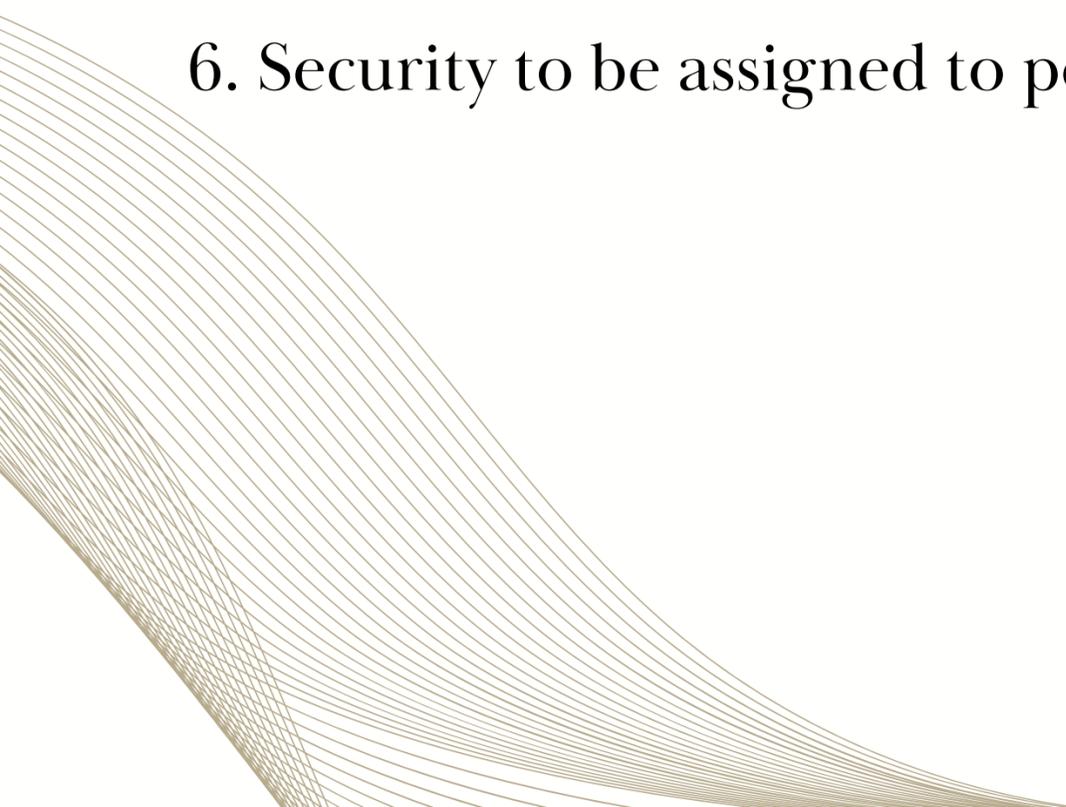
- The Project has been designed to accommodate large and small scale deliveries.
- Small and Large deliveries will be accommodated in a designated loading area on Collins Avenue main entrance.
- No deliveries will take place earlier than 6AM.

REFUSE & RECYCLING

- Refuse and Recycling will be no earlier than 8AM.
- Allocated trash disposal and collection areas. Collection accessible via the northern service corridor from Washington Avenue (see diagram)

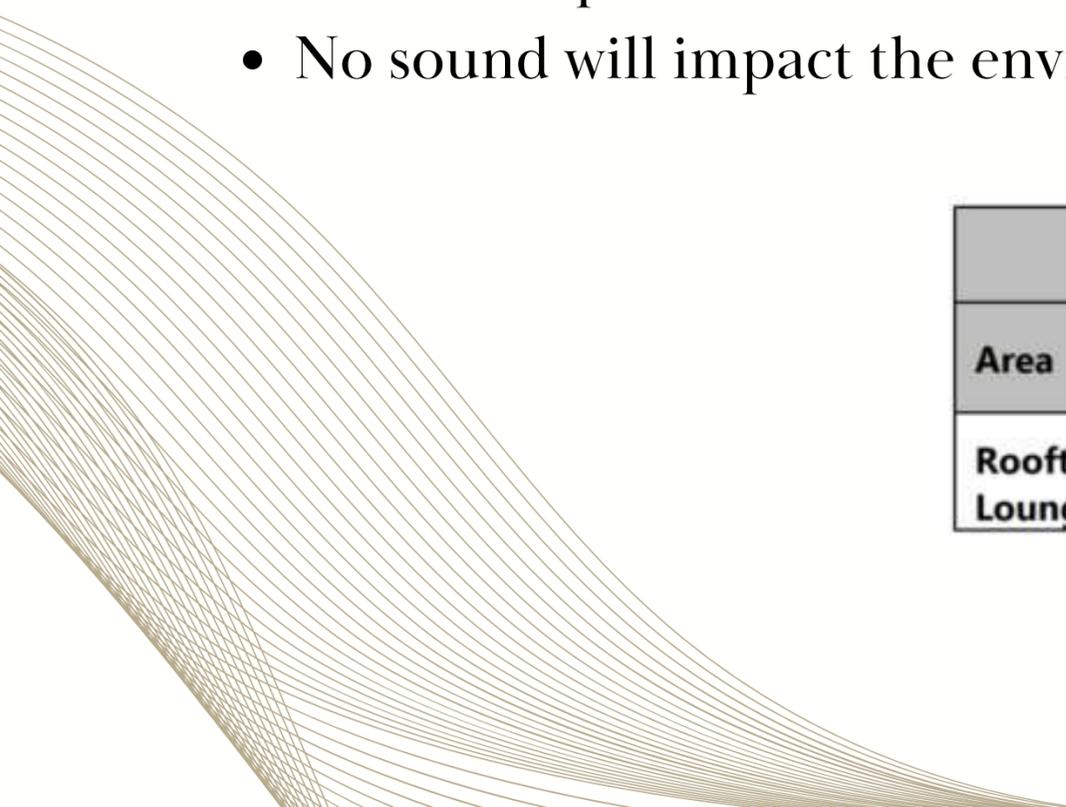


PURSUANT TO THE POLICIES OF THE HOTEL, ALL SECURITY WILL BE ADMINISTERED BY HOTEL MANAGEMENT AND THE FOLLOWING MEASURES WILL BE IMPLEMENTED:

1. Security will be present 24-hours a day.
 2. Security cameras will be located at the major entrance and exit points of the property.
 3. Security cameras will be installed to monitor all points of sale.
 4. Security cameras will be installed in elevators to monitor guest flow.
 5. Extra security will be scheduled on high occupancy days.
 6. Security to be assigned to pool deck as required.
- 

- Loudspeakers for audio playback shall use 6” bass drivers or smaller, be mounted as low as possible, and distributed, keeping individual sound levels low. Subwoofers will not be used on the Pool Deck or Roof Lounge.
- A digital tamper-resistant sound level input limiter will be installed and configured after on-site sound level calibration to ensure that the calibrated level is never exceeded. This limiter and output gain settings will only be accessible by corporate management and will have no local operational access.
- Sound will be directed away from the neighbors to the south. The sound level in the outdoor areas will kept sufficiently low to not disturb the peace of these buildings. (see table i)
- The ambient, environmental background sound level is approximately 60 dBA. The audio playback systems will not impact this level.
- No sound will impact the environment or other establishments

Table i – Suggested Sound Level Maximum Level Limitation							
(Leq “average” sound level)							
Area	31.5 [Hz]	63 [Hz]	125 [Hz]	250 [Hz]	500 [Hz]	Overall [dBA]	Overall [dBC]
Rooftop Lounge	-	72	72	72	72	75	79



CONDITIONAL USE PERMIT SUMMARY

Haddon Hall Hotel, Miami Beach

VENUE	FLOOR	INDOOR / OUTDOOR	CAPACITY	SEATS	ACCESS	HRS. OF OPERATION	ENTERTAINMENT	HRS. OF ENTERTAINMENT
OPERATED BY: HOTEL MANAGEMENT COMPANY								
Signature Restaurant (Washington Ave.)								
<i>Indoor Dining & Bar</i>	Level 1	Indoor	377	188	Public after 12PM	7AM - 2AM	Ambient Music Only	N/A
<i>Outdoor</i>	Level 1	Outdoor	100	90	Public after 12PM	7AM - 2AM	Ambient Music Only	N/A
Rooftop Restaurant (Jimmy's)								
<i>Outdoor Terrace</i>	Level 7	Outdoor	90	150	Public after 12PM	7AM - 2AM	Ambient Music Only	N/A
<i>Indoor Restaurant</i>	Level 7	Indoor	94	16	Public after 12PM	7AM - 2AM	Ambient Music Only	N/A
Dixon Cafe								
<i>Outdoor Terrace</i>	Level 1	Outdoor	10	6	Public	630AM - 2PM	Ambient Music Only	N/A
<i>Indoor Cafe & Bar</i>	Level 1	Indoor	125	84	Public	630AM - 2PM	Ambient Music Only	N/A
Pool Deck								
<i>Pool Bar Terrace</i>	Level 1	Outdoor	27	8	Public after 5pm	12PM - 2AM	Ambient Music Only	N/A
<i>Pool Bar - Indoor</i>	Level 1	Indoor	55	10	Public after 5pm	12PM - 2AM	Ambient Music Only	N/A
<i>Garden Lounge</i>	Level 1	Outdoor	67	31	Authorized Guests	9AM - 10PM	Ambient Music Only	N/A
<i>Pool Deck</i>	Level 1	Outdoor	366	46	Authorized Guests	9AM - 10PM	Ambient Music Only	N/A
<i>Cabanas</i>	Level 1	Outdoor	45	12	Authorized Guests	9AM - 10PM	Ambient Music Only	N/A
Meeting & Event Facilities								
<i>Pre-Function Bar</i>	Level 1	Indoor	7	7	Authorized Guests	7AM -10PM	Live Entertainment Option	End at 10PM
<i>Pre-Function Terrace</i>	Level 1	Outdoor	59	21	Authorized Guests	7AM -10PM	Live Entertainment Option	End at 10PM
<i>Ballroom</i>	Level 1	Indoor	249	128	Authorized Guests	7AM -10PM	Live Entertainment Option	End at 10PM
<i>Meeting Rooms 1-4</i>	Level 2	Indoor	84	44	Authorized Guests	7AM -10PM	None	N/A
<i>Pre-Function/Catwalk</i>	Level 2	Indoor	39	10	Authorized Guests	7AM -10PM	Ambient Music Only	N/A
Second Lobby (Washington Ave.)	Level 1	Indoor	62	6	Public	24 HR	Ambient Music Only	N/A
Grand Lobby (Collins Ave.)	Level 1	Indoor	111	16	Hotel Guests Only	24 HR	Ambient Music Only	N/A
Hotel Fitness	Level 1	Indoor	92	0	Hotel Guests Only	24 HR	Ambient Music Only	N/A
OPERATED BY: THIRD PARTY TENANTS								
Social Wellness Spa								
<i>Wellness Spa</i>	Level 1-2	Indoor	329	tbd	Authorized Guests	9AM - 9PM	Ambient Music Only	N/A
<i>Rooftop Garden</i>	Level 3	Outdoor	269	125	Authorized Guests	9AM - 9PM	Ambient Music Only	N/A
<i>Banyan Garden</i>	Level 1	Outdoor	209	32	Authorized Guests	9AM - 9PM	Ambient Music Only	N/A
Retail Unit (Washington Ave.)	Level 1	Indoor	tbd	tbd	Public	tbd	Ambient Music Only	N/A