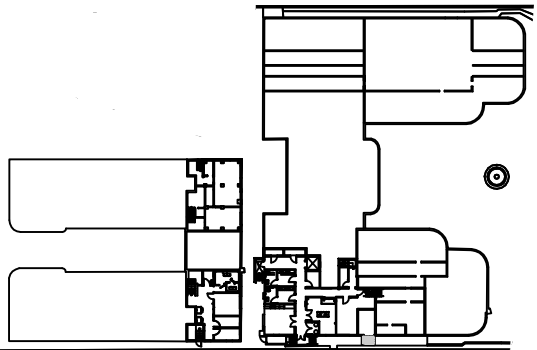
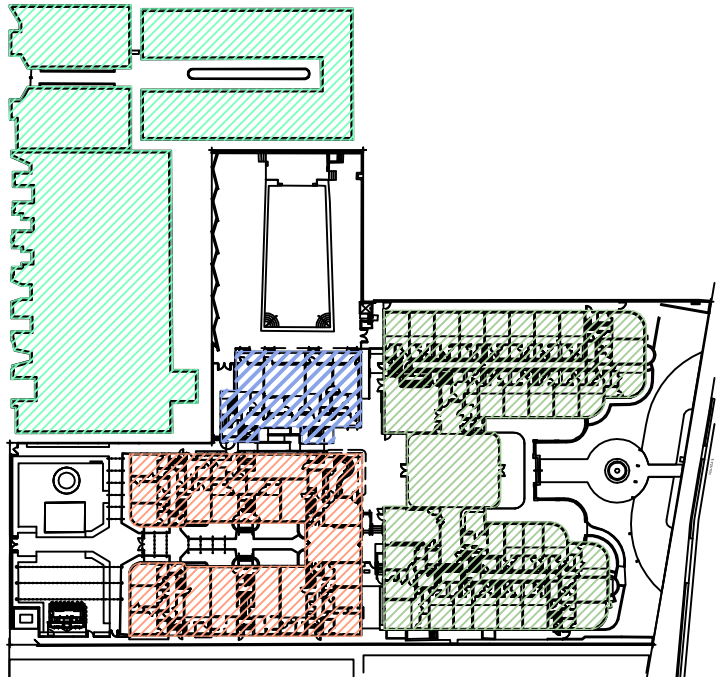


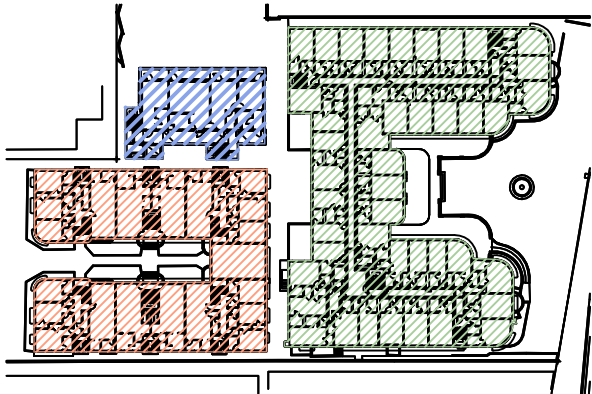
BASEMENT



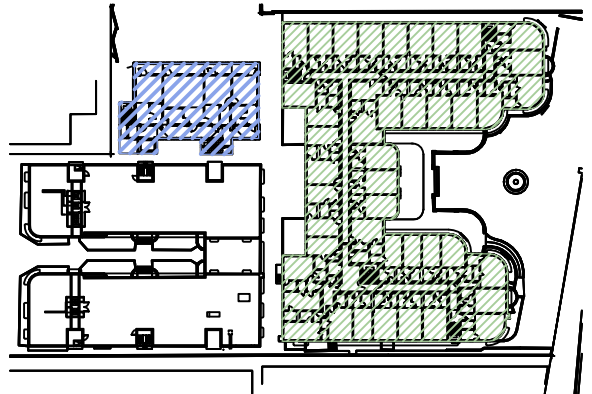
LEVEL 1



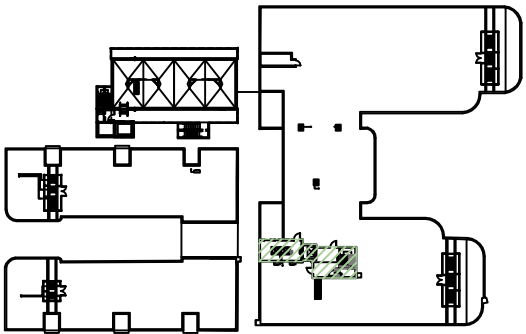
LEVEL 2



LEVEL 3



ROOF



EXISTING FLOOR AREA RATIO

EXISTING FLOOR AREA RATIO															
	MAIN PARCEL (1509 Washington Ave)			HADDON HALL HOTEL PARCEL (PARCEL 1)			CAMPTON BUILDING PARCEL (PARCEL 3)			HADDON HALL POOL (PARCEL 2)			GRAND TOTAL		
Lot Area:	27,625			26,131			18,000			11,050			82,806		
LEVEL 00 BUILDING AREA	LEVEL 00	0.00		LEVEL 00	0.00		LEVEL 00	0.00		LEVEL 00	0.00		LEVEL 00 TOTAL:	0.00	
LEVEL 1 BUILDING AREA	LEVEL 1	19,817.33		LEVEL 1	14,776.74		LEVEL 1	8,592.50		LEVEL 1	2,675.16		LEVEL 1 TOTAL:	43,186.57	
LEVEL 2 BUILDING AREA				LEVEL 2	14,352.48		LEVEL 2	8,592.50		LEVEL 2	2,675.16		LEVEL 2 TOTAL:	22,944.98	
LEVEL 3 BUILDING AREA				LEVEL 3	14,352.48					LEVEL 3	2,675.16		LEVEL 3 TOTAL:	14,352.48	
LEVEL 4 BUILDING AREA				LEVEL 4 (ROOF)	614.45								LEVEL 4 (ROOF) TOTAL:	614.45	
TOTAL SF:	TOTAL SF	19,817.33		TOTAL SF	44,096.15		TOTAL SF	17,185.00		TOTAL SF	8,025.48		TOTAL SF:	81,098.48	
FAR	FAR	ALLOWED	PROVIDED	FAR	ALLOWED	PROVIDED	FAR	ALLOWED	PROVIDED	FAR	ALLOWED	PROVIDED	FAR	ALLOWED	PROVIDED
2.0 FAR	2.0 FAR X 27,625 SF	55,250.00		2.0 FAR X 26,131 SF	52,262.00		2.0 FAR X 18,000 SF	36,000.00		2.0 FAR X 18,000 SF	22,100.00		2.0 FAR X 82,806 SF	165,612.00	81,098.48



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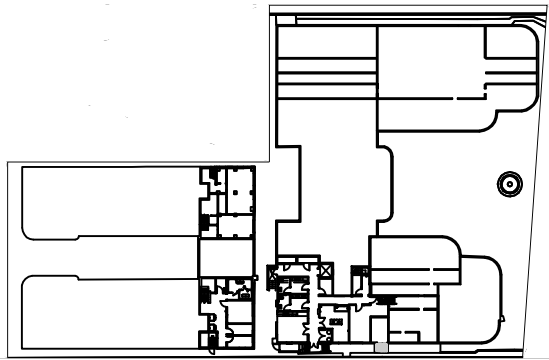
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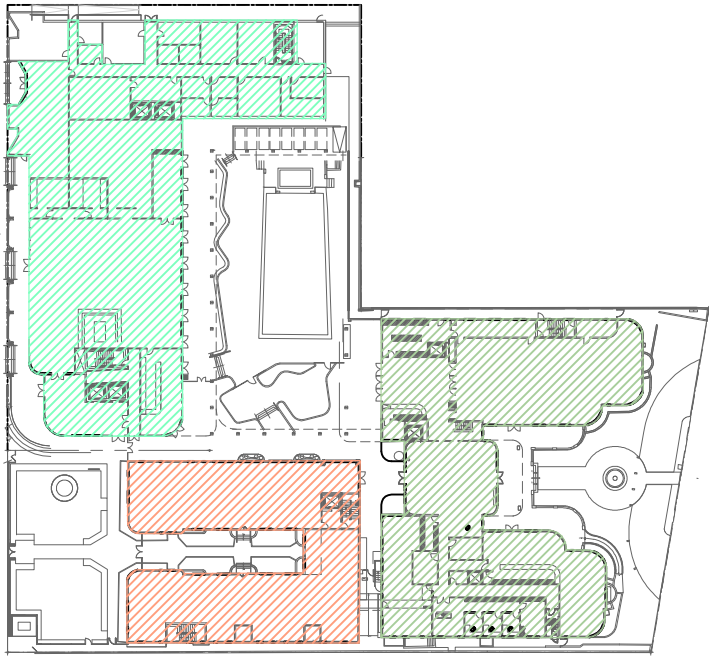
TREEHOUSE HOTEL,
MIAMI BEACH

1500 COLLINS +
1509-1515 WASHINGTON
AVE, MIAMI BEACH, FL,
33139

EXISTING FAR
LEVELS: 00-03
A0-16



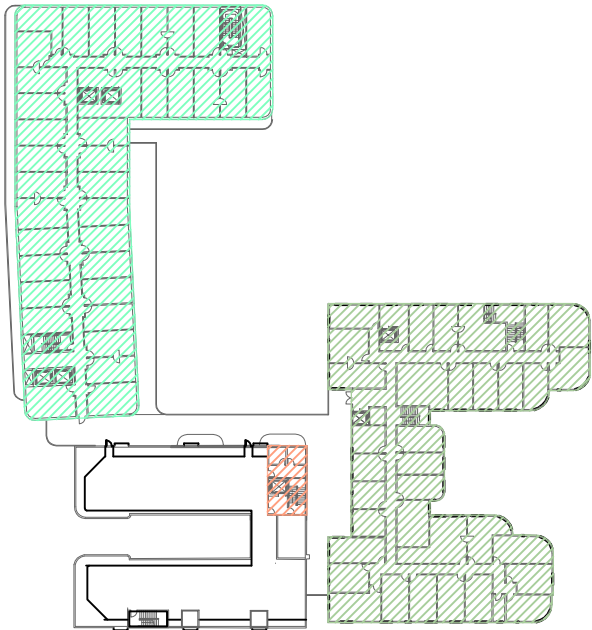
BASEMENT – LEVEL 00



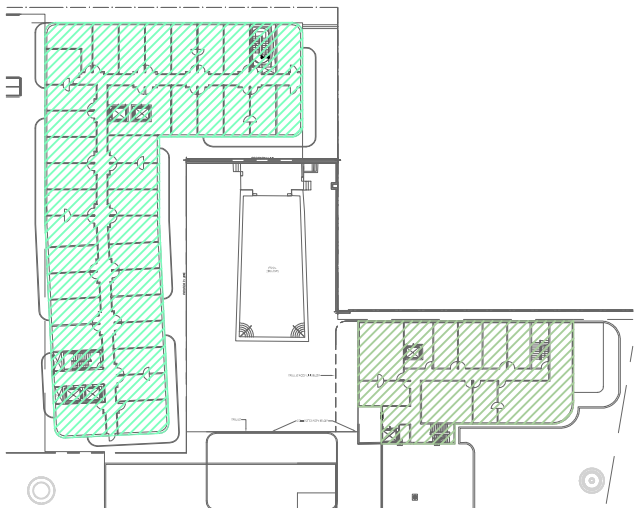
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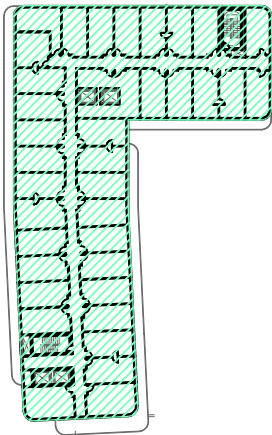
LEVEL 2



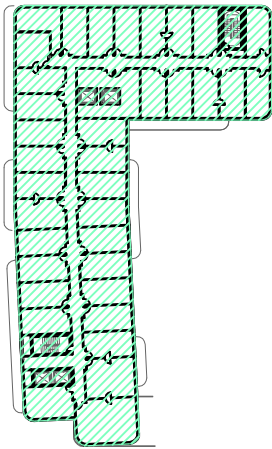
LEVEL 3



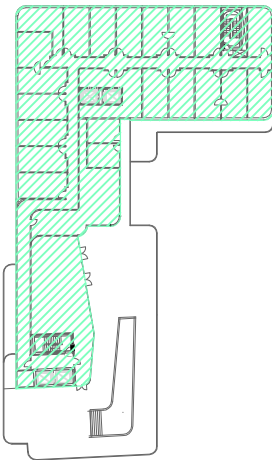
LEVEL 4



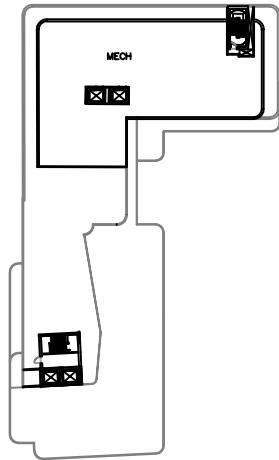
LEVEL 5



LEVEL 6



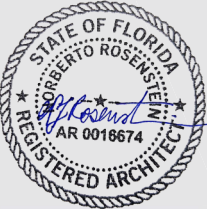
LEVEL 7



ROOF

PROPOSED FLOOR AREA RATIO

	MAIN PARCEL (1509 Washington Ave)			HADDON HALL HOTEL PARCEL (PARCEL 1)			CAMPTON BUILDING PARCEL (PARCEL 3)			HADDON HALL POOL (PARCEL 2)			GRAND TOTAL		
Lot Area:	27,625			26,131			18,000			11,050			82,806		
LEVEL 00 BUILDING AREA	LEVEL 00	0.00		LEVEL 00	0.00		LEVEL 00	0.00					LEVEL 00:	0.00	
LEVEL 1 BUILDING AREA	LEVEL 1	17,825.88		LEVEL 1	14,758.61		LEVEL 1	8,476.87					LEVEL 1 TOTAL:	41,061.36	
LEVEL 2 BUILDING AREA	LEVEL 2	15,574.03		LEVEL 2	11,639.45		LEVEL 2	1,200.00					LEVEL 2 TOTAL:	28,413.48	
LEVEL 3 BUILDING AREA	LEVEL 3	15,574.03		LEVEL 3	14,339.10		LEVEL 3	323.13					LEVEL 3 TOTAL:	30,236.26	
LEVEL 4 BUILDING AREA	LEVEL 4	15,574.03		LEVEL 4	5,677.73								LEVEL 4 TOTAL:	21,251.76	
LEVEL 5 BUILDING AREA	LEVEL 5	15,574.03											LEVEL 5 TOTAL:	15,574.03	
LEVEL 6 BUILDING AREA	LEVEL 6	15,852.25											LEVEL 6 TOTAL:	15,852.25	
LEVEL 7 BUILDING AREA	LEVEL 7	12,734.97											LEVEL 7 TOTAL:	12,734.97	
LEVEL 8 BUILDING AREA	LEVEL 8 (ROOF)	0.00											LEVEL 8 (ROOF) TOTAL:	0.00	
TOTAL SF:	TOTAL SF	108,709.22		TOTAL SF	46,414.89		TOTAL SF	10,000.00					TOTAL SF:	165,124.11	
FAR	FAR	ALLOWED	PROVIDED	FAR	ALLOWED	PROVIDED	FAR	ALLOWED	PROVIDED	FAR	ALLOWED	PROVIDED	FAR	ALLOWED	PROVIDED
2.0 FAR	2.0 FAR X 27,625 SF	55,250.00	108,709.22	2.0 FAR X 26,131 SF	52,262.00	46,414.89	2.0 FAR X 18,000 SF	36,000.00	10,000	2.0 FAR X 18,000 SF	22,100.00	N/A	2.0 FAR X 82,806 SF	165,612.00	165,124.11



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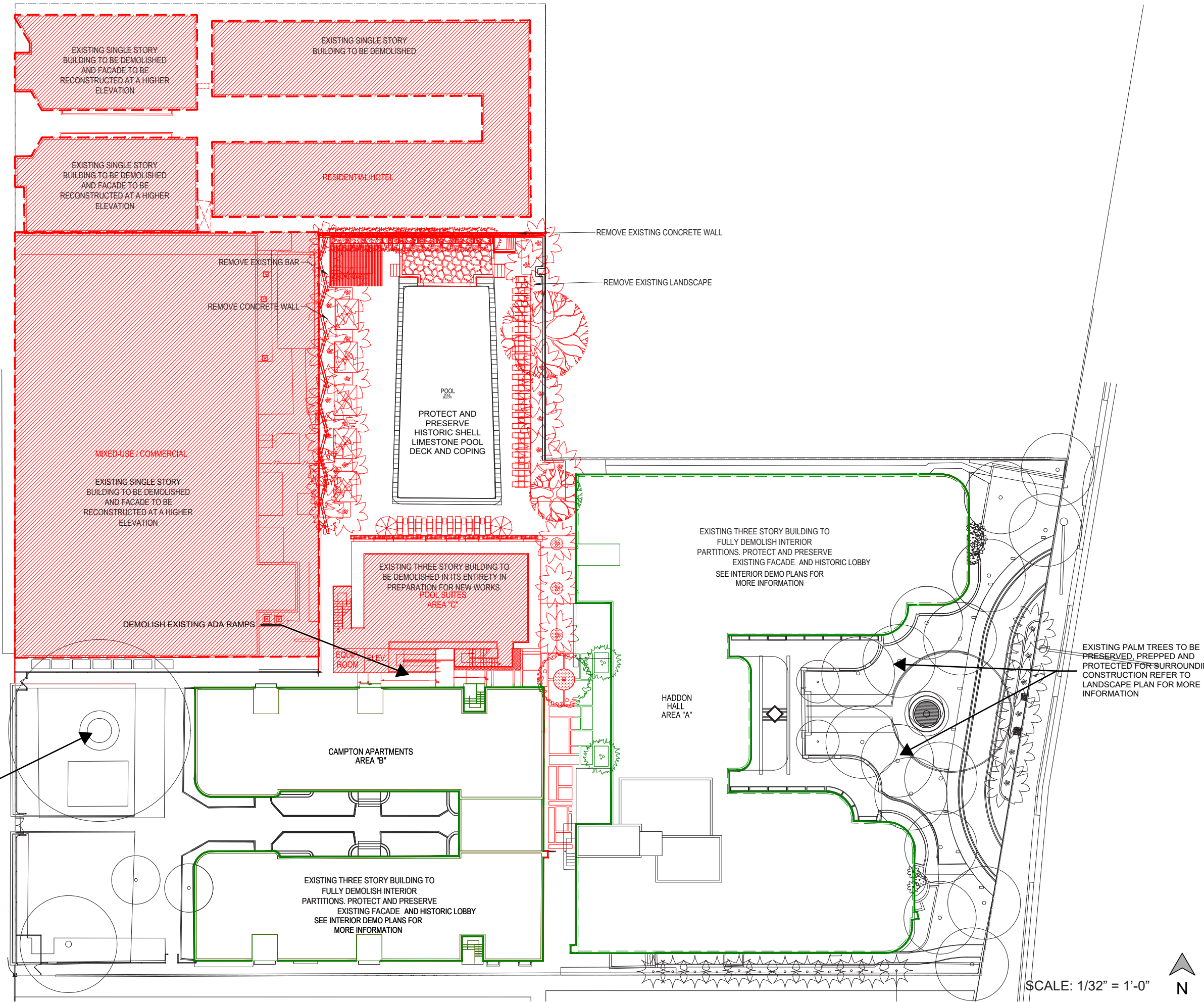
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COMM.	DATE

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MIAMI BEACH

1500 COLLINS +
1509-1515 WASHINGTON
AVE, MIAMI BEACH, FL,
33139

PROPOSED FAR
LEVELS: 01-07
A0-17



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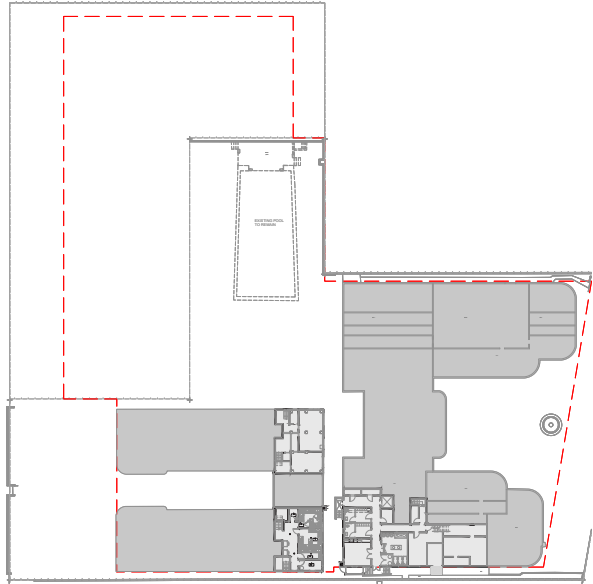
REVISIONS	
COMM.	DATE

**TREEHOUSE HOTEL,
MIAMI BEACH**

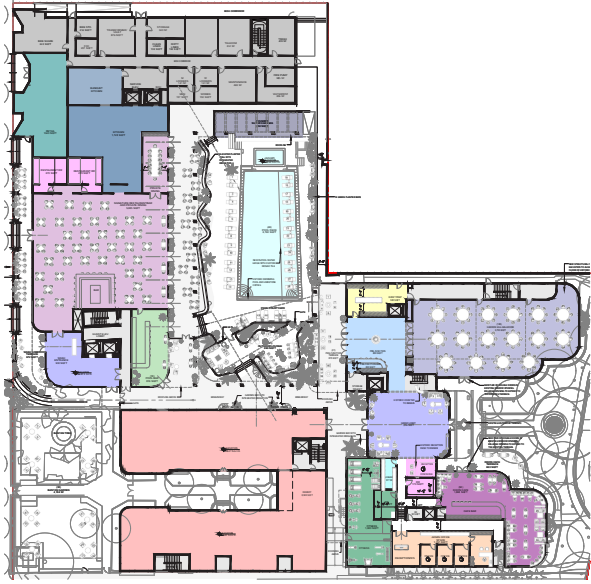
**1500 COLLINS +
1509-1515 WASHINGTON
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33139**

**DEMOLITION DIAGRAM
- SITE**

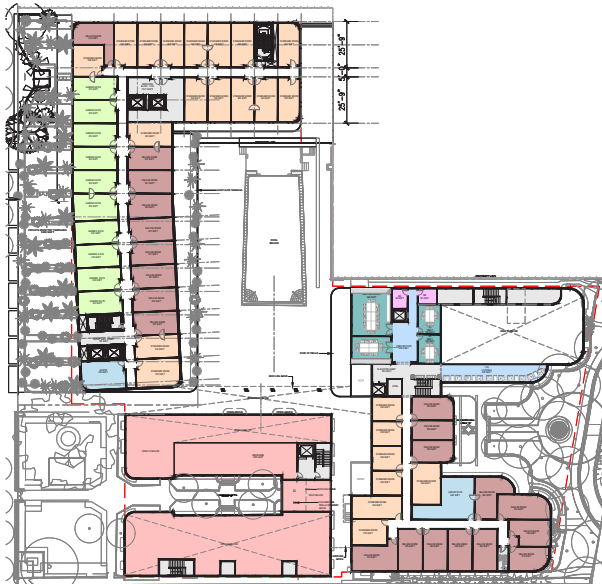
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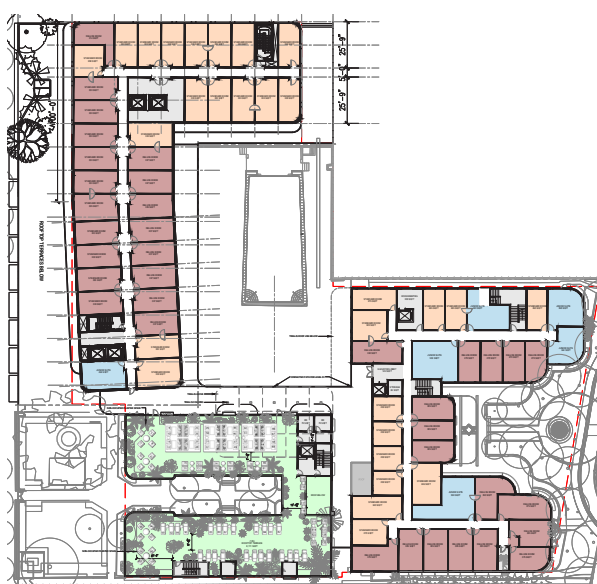
LEVEL 0



LEVEL 1



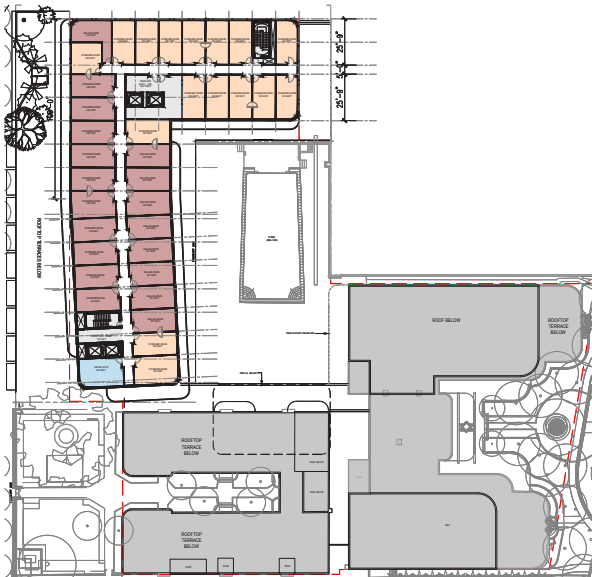
LEVEL 2



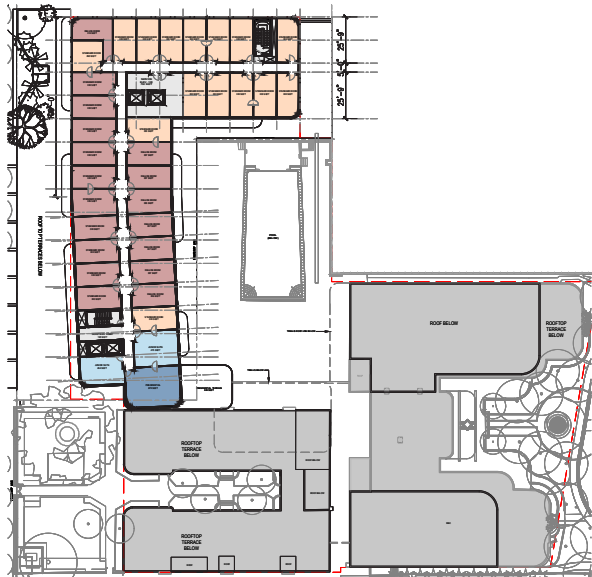
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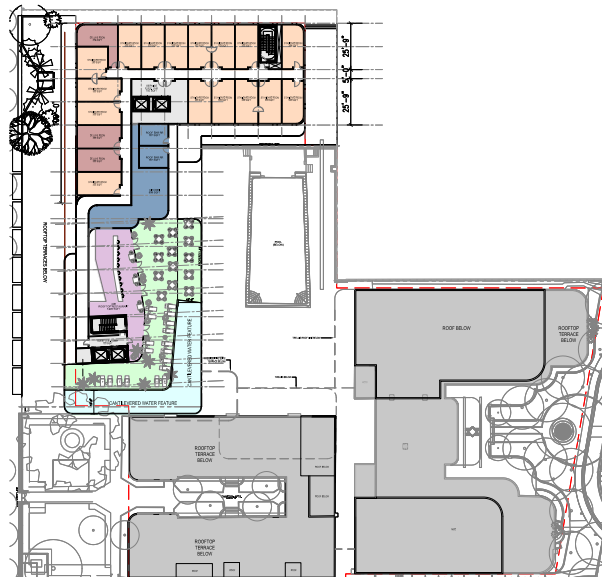
LEVEL 4



LEVEL 5

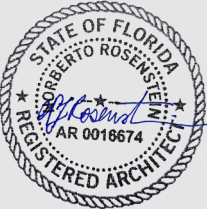


LEVEL 6



LEVEL 7

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



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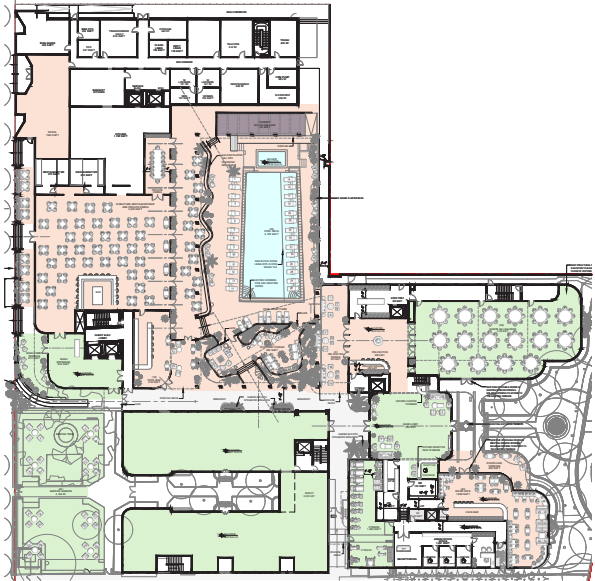
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COMM.	DATE

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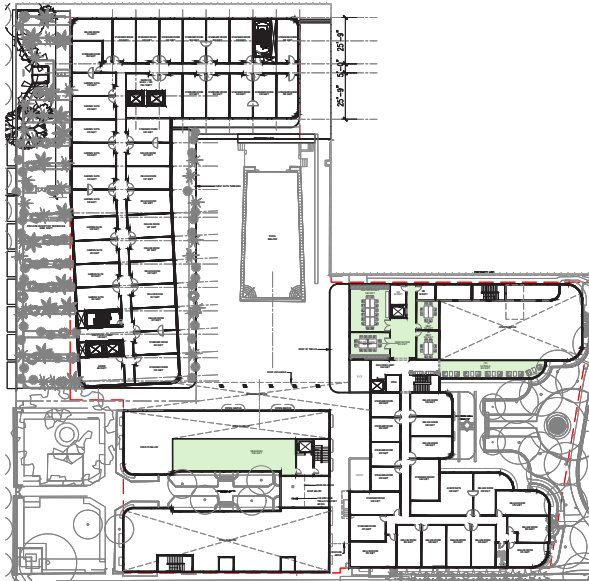
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GSF DIAGRAMS
LEVELS: 00-07

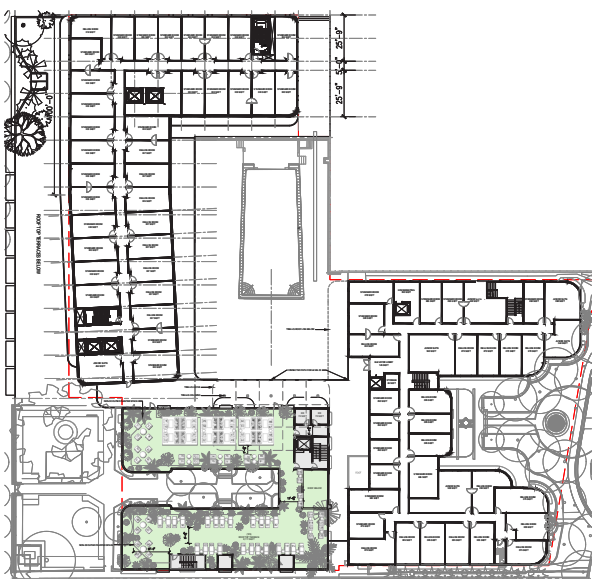
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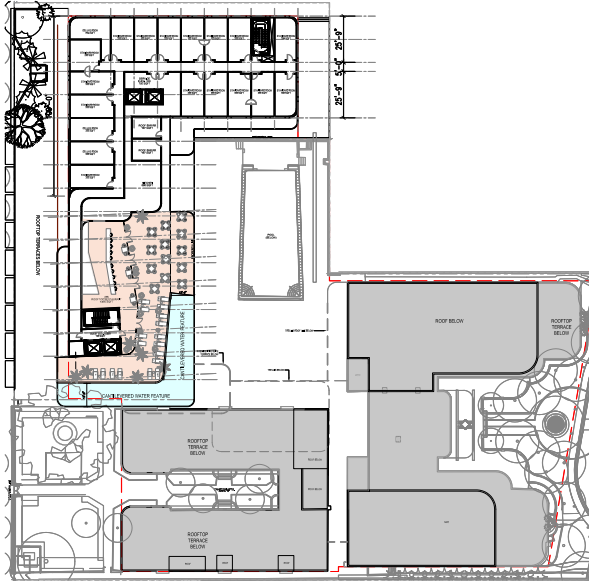
LEVEL 1



LEVEL 2



LEVEL 3



LEVEL 7

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		
HADDOON 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	
OUTDOOR LOUNGE		996	
POOL DECK		6,760	
CABANAS		650	
RETAIL SPACE		1,340	
FITNESS	1,380		
BANYAN GARDEN	4,184		
REMEDY	8,477		
TOTAL PROVIDED	22,705	22,314	45,019

LEVEL 02: AMENITIES	NON-F&B	F&B	SUBTOTALS
LOCATION	SQFT	SQFT	SQFT
PRE-FUNCTION	305		
MEETING ROOMS	834		
REMEDY	1,200		
TOTAL PROVIDED	2,339	0	2,339

LEVEL 03: AMENITIES	NON-F&B	F&B	SUBTOTALS
LOCATION	SQFT	SQFT	SQFT
REMEDY ROOFTOP TERRACE	8,111		
TOTAL PROVIDED	8,111	0	8,111

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

AMENITIES BREAKDOWN: SUMMARY

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

NON F&B
F&B



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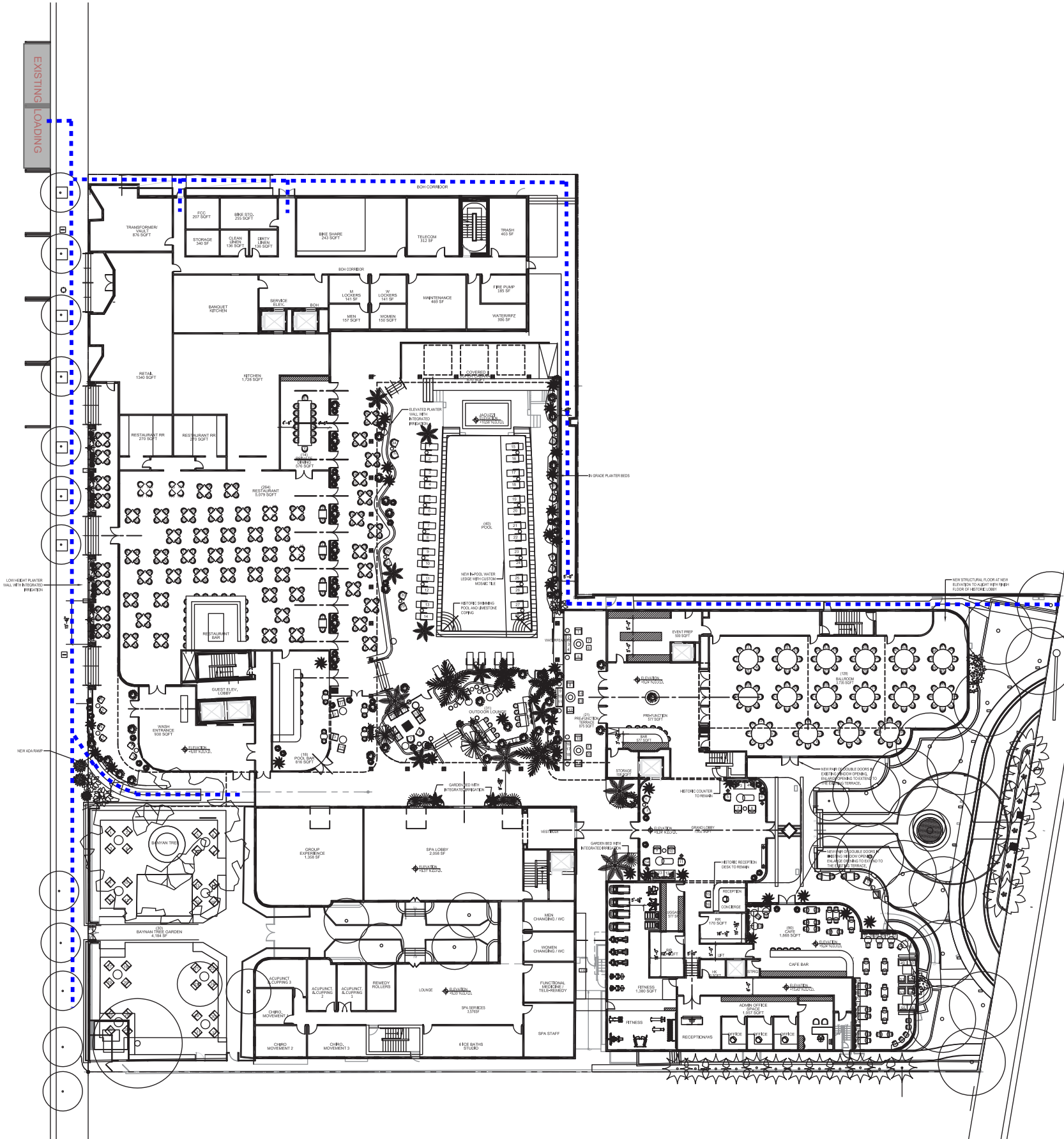
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AMENITY DIAGRAM
LEVELS: 01-07

WASHINGTON AVENUE

EXISTING LOADING



COLLINS AVENUE

LEGEND

..... SERVICE CIRCULATION



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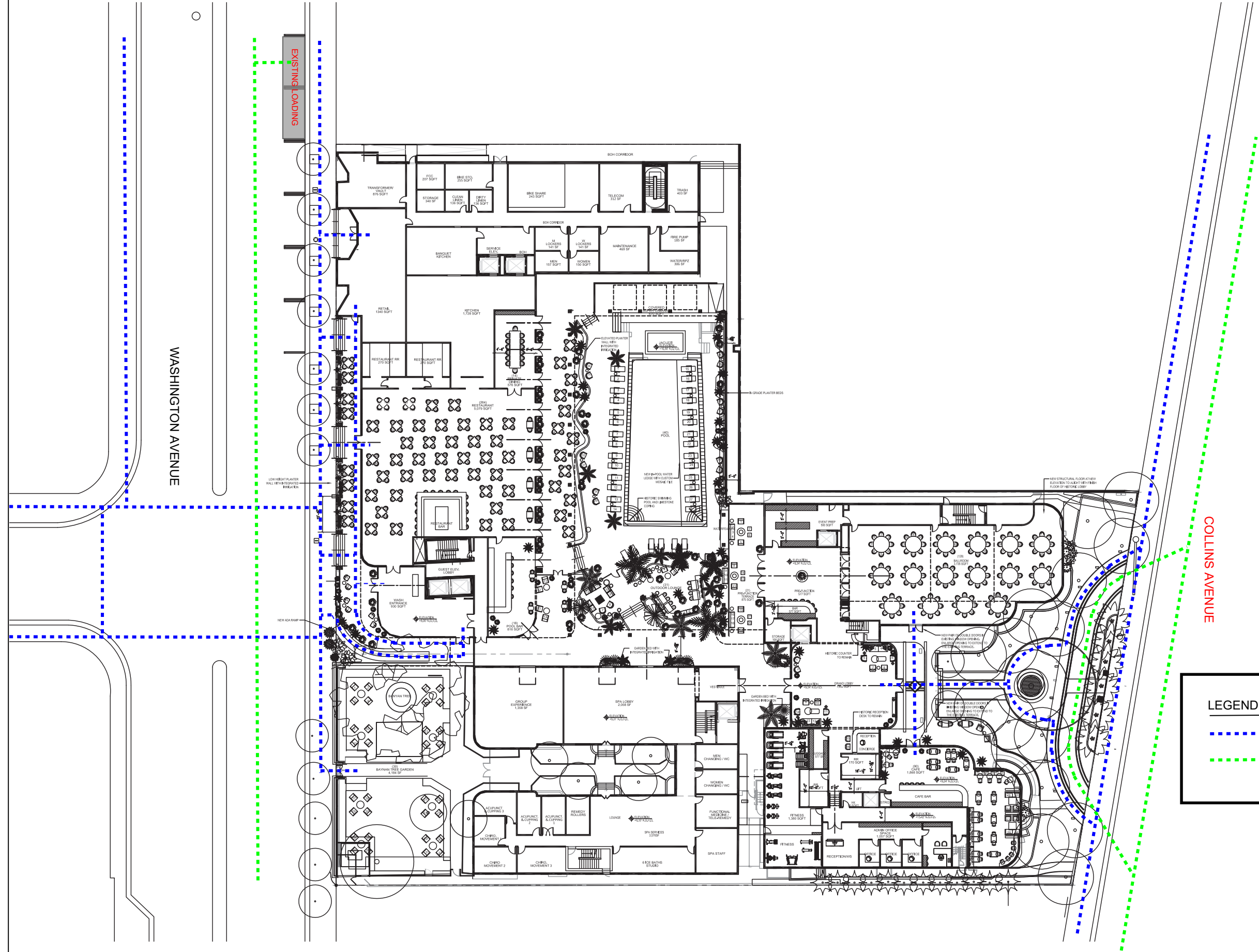
REVISIONS	
COMM.	DATE

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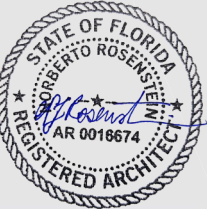
LOADING DIAGRAM

A0-21



COLLINS AVENUE

- LEGEND
- PEDESTRIAN ACCESS
 - VEHICULAR ACCESS



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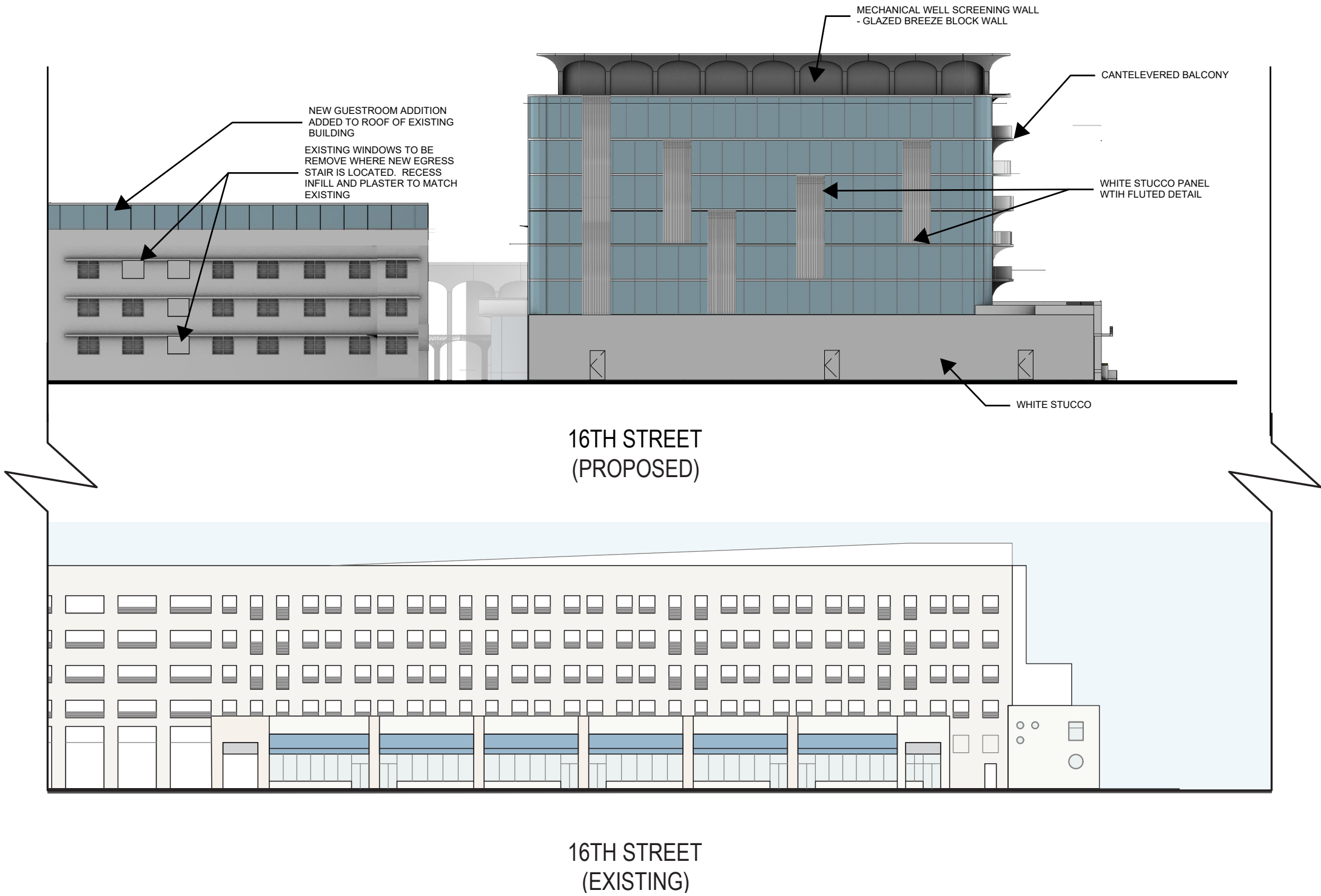
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ACCESS DIAGRAM

A0-22



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PROPOSED COMBINED
NORTH ELEVATION

A0-23

NEW GUESTROOM LEVEL

EXISTING HISTORIC FACADE TO BE PROECTED AND REPAIRED

EXISTING PLANTERS AND BALSTRADE TO BE PROTECTED AND REPAIRED

EXISTING HISTORIC CANOPY TO BE PROTECTED AND REPAIRED

COLLINS AVE.
(PROPOSED)

COLLINS AVE.
(EXISTING)



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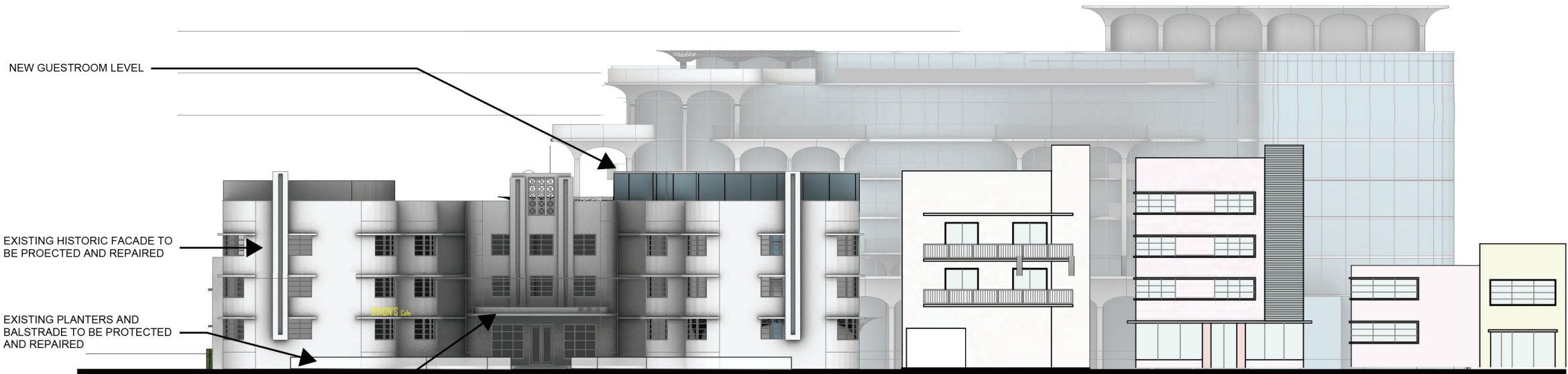
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COMM.	DATE

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MIAMI BEACH

1500 COLLINS +
1509-1515 WASHINGTON
AVE, MIAMI BEACH, FL,
33139

PROPOSED COMBINED
EAST ELEVATION



COLLINS AVE.
(PROPOSED)



COLLINS AVE.
(EXISTING)



NR
architect

**NORBERTO ROSENSTEIN
ARCHITECT, INC.**
ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-6551
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WWW.ROSENSTEINARCHITECT.COM

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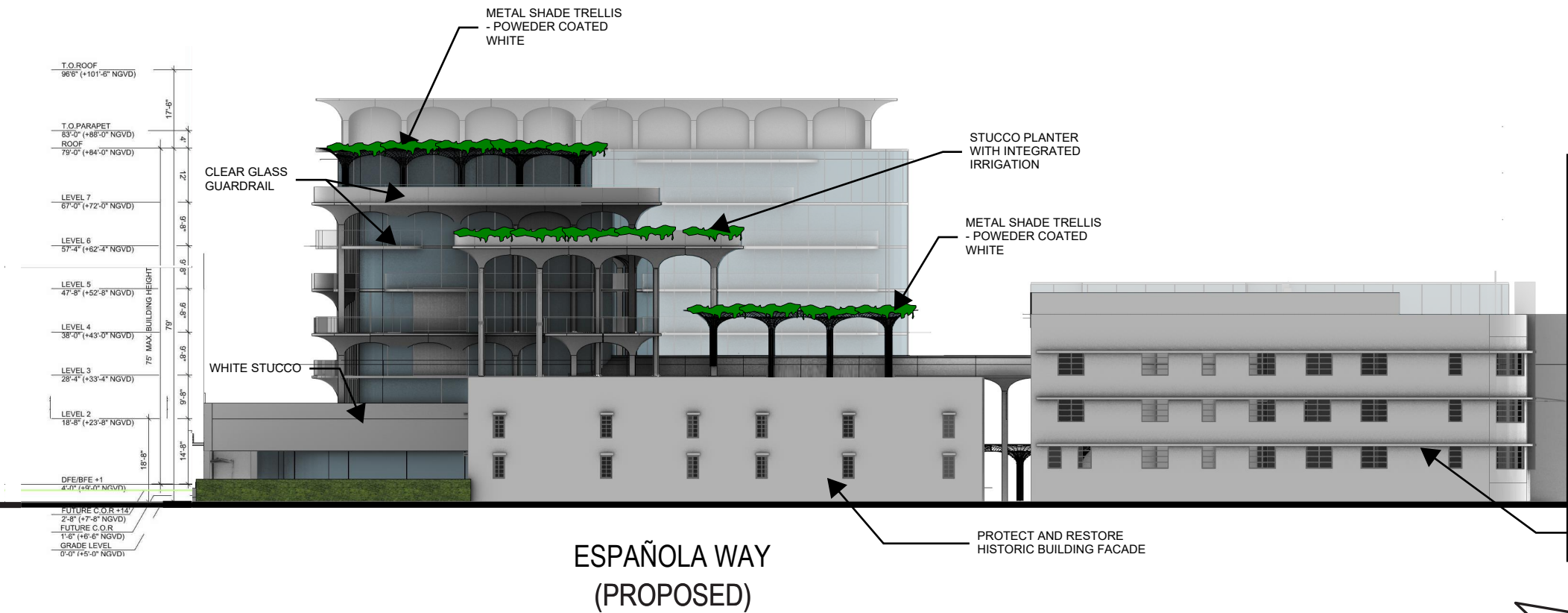
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REVISIONS	
COMM.	DATE

**TREEHOUSE HOTEL,
MIAMI BEACH**

1500 COLLINS +
1509-1515 WASHINGTON
AVE, MIAMI BEACH, FL,
33139

**PROPOSED COMBINED
EAST ELEVATION**



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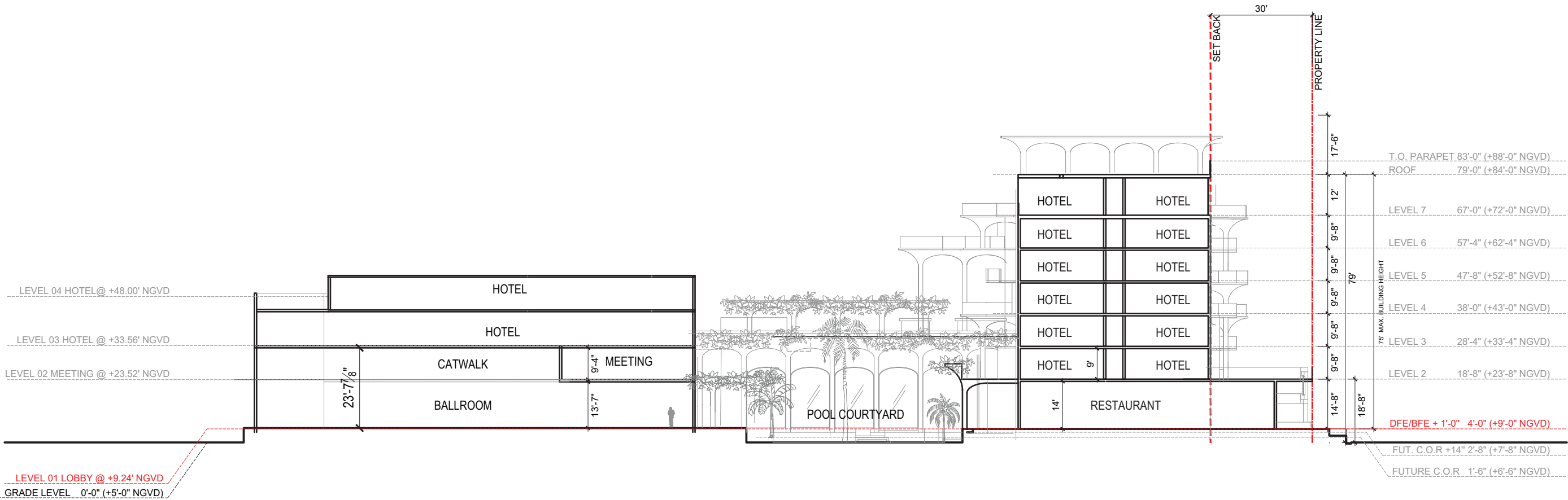
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MIAMI BEACH

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AVE, MIAMI BEACH, FL,
33139

PROPOSED COMBINED
SOUTH ELEVATION



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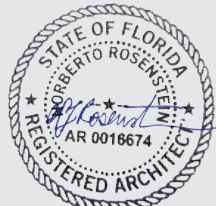
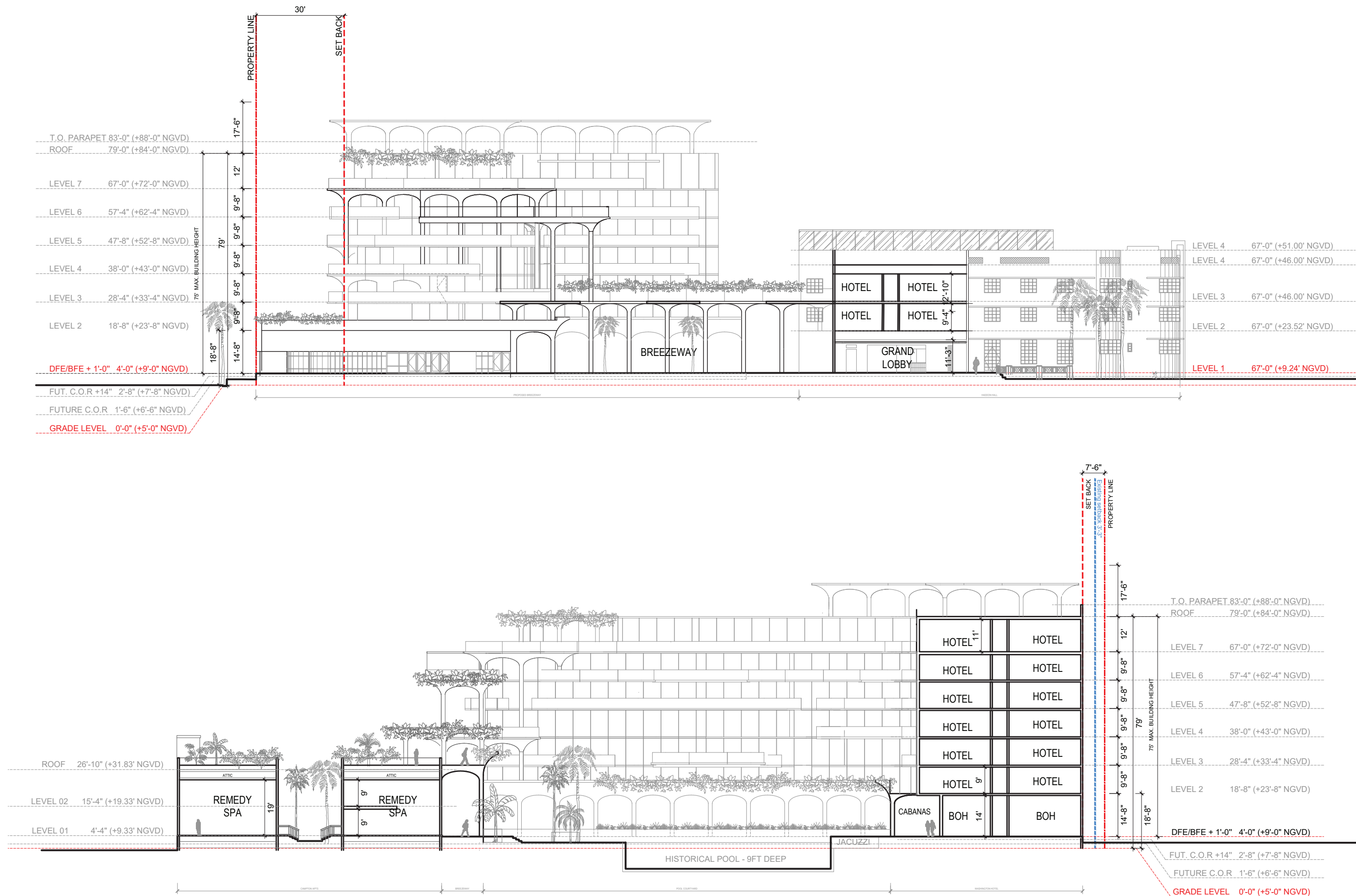
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COMM.	DATE

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MIAMI BEACH**

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AVE, MIAMI BEACH, FL,
33139

**PROPOSED COMBINED
LONGITUDINAL SECTION**

A0-27



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PROPOSED COMBINED
TRANSVERSE SECTION
A0-28