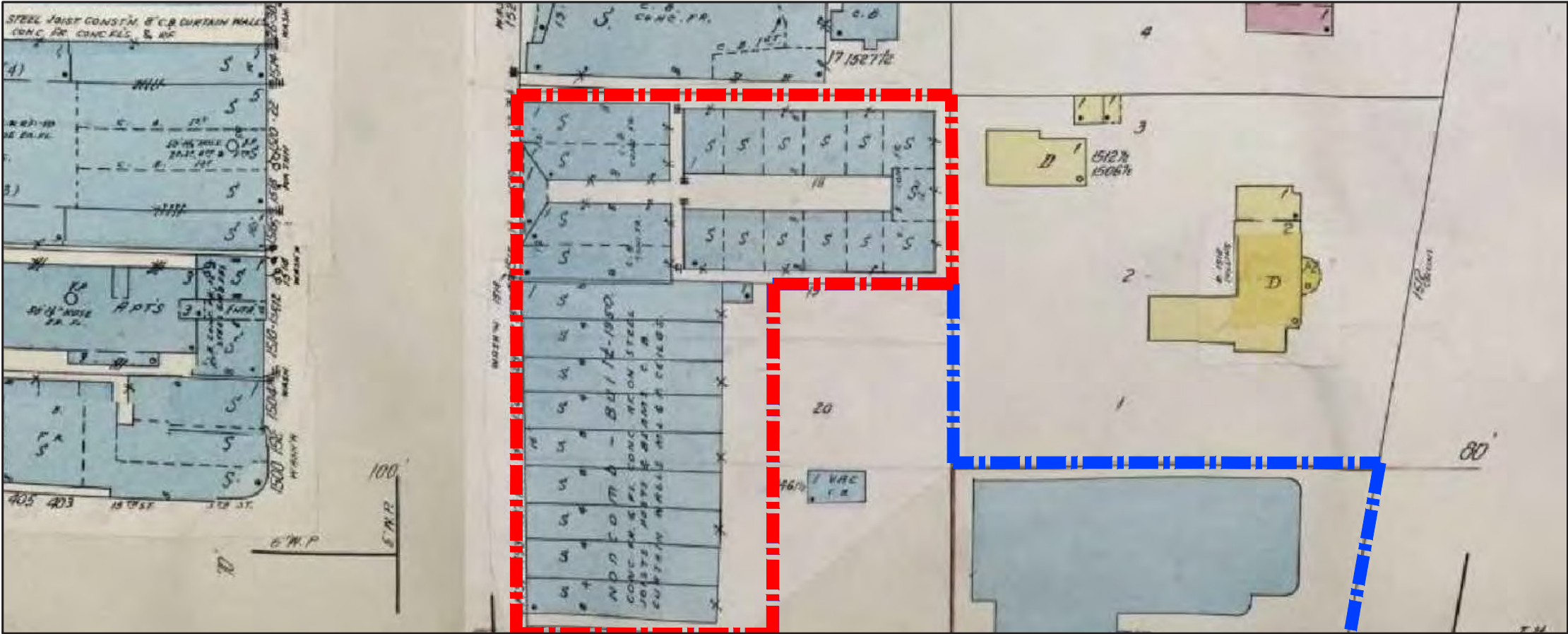


**RESTORATION OF THE HISTORIC WASHINGTON FACADE**

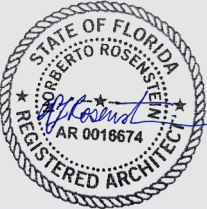


SANBORN MAP 1491-1513-1523 WASHINGTON AVE. (1951 LIBRARY OF CONGRESS)



AT MIAMI BEACH, this new commercial building, containing nine store units, has been completed at 15th st. and Washington ave. for Daniel I. Taradash. Constructed by the Leifert Construction Co. from plans drawn by Architect Albert Anis, the building fronts 140 feet on Washington ave. and extends 80 feet in depth. Management of the building is by Taradash Properties, 927 Lincoln rd.

HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING



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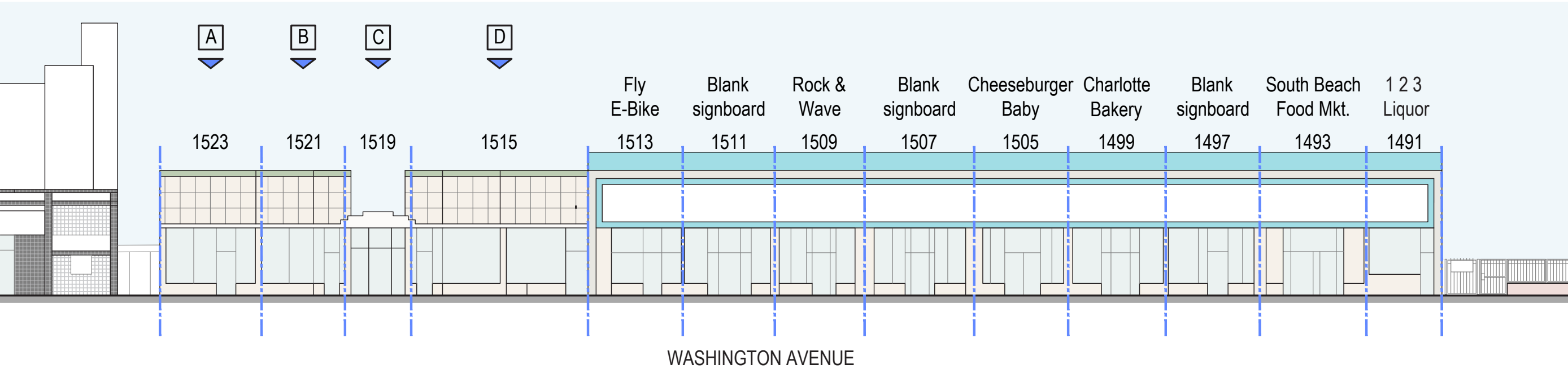
TREEHOUSE HOTEL,  
MIAMI BEACH

1500 COLLINS +  
1509-1515 WASHINGTON  
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33139

HISTORIC PHOTOS

A3-01





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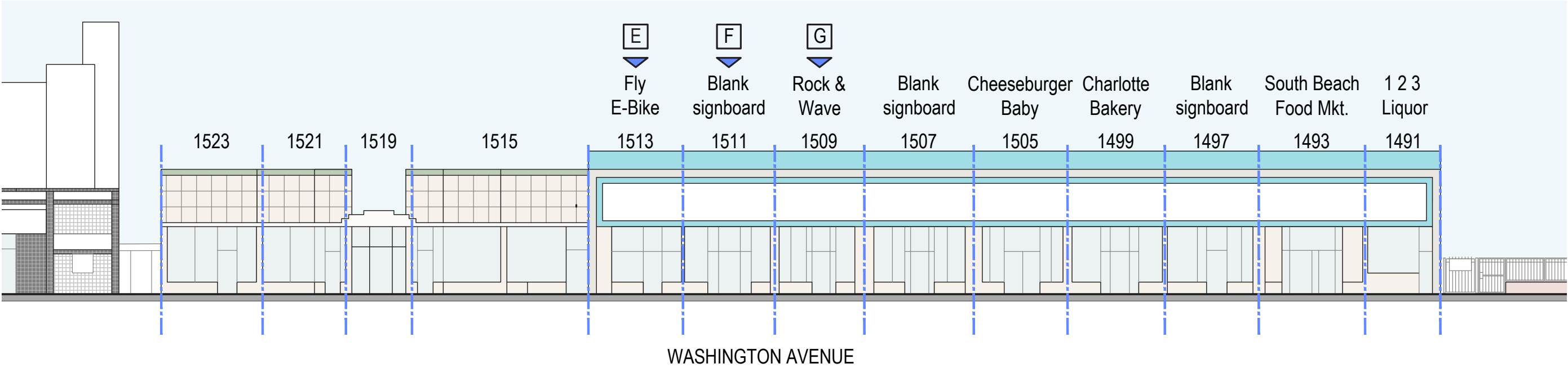
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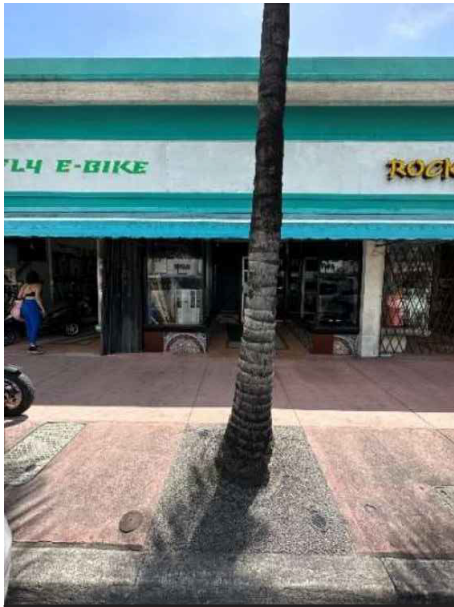
EXISTING CONDITIONS

A3-02





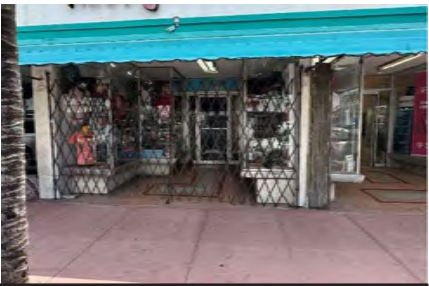
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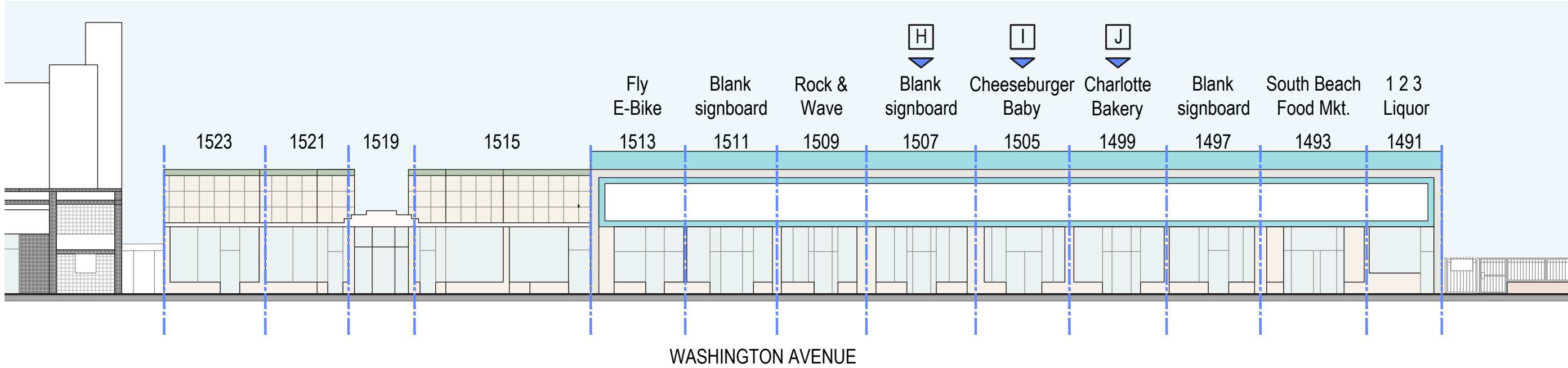
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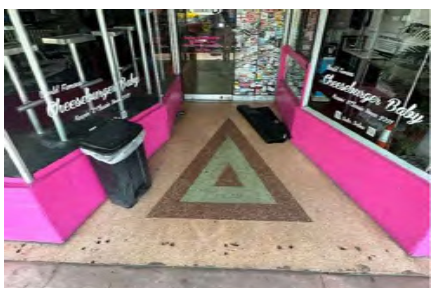
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EXISTING CONDITIONS  
A3-03





H



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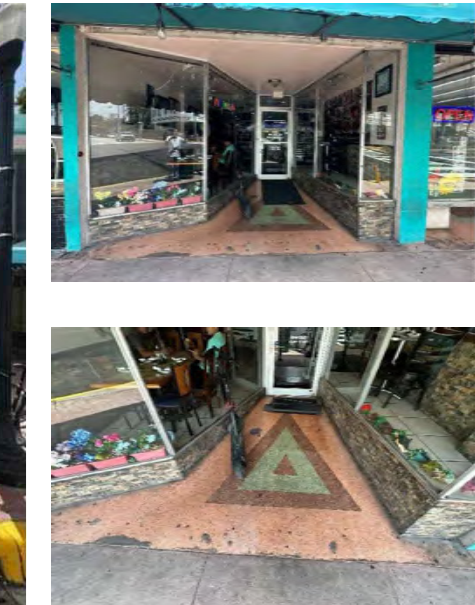
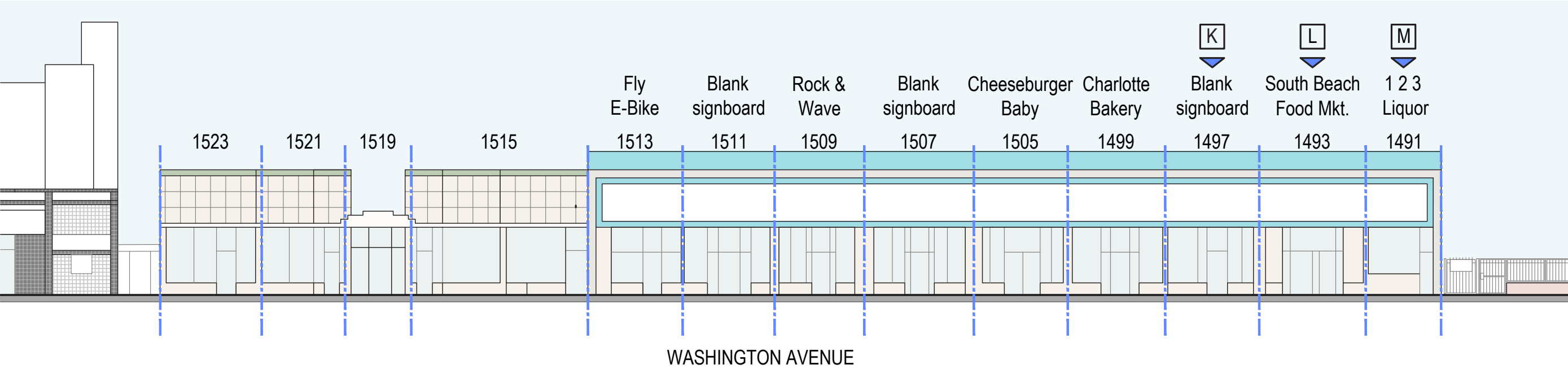
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EXISTING CONDITIONS  
A3-04

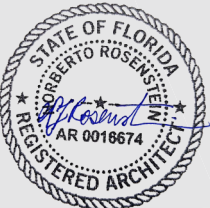




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TREEHOUSE HOTEL,  
MIAMI BEACH

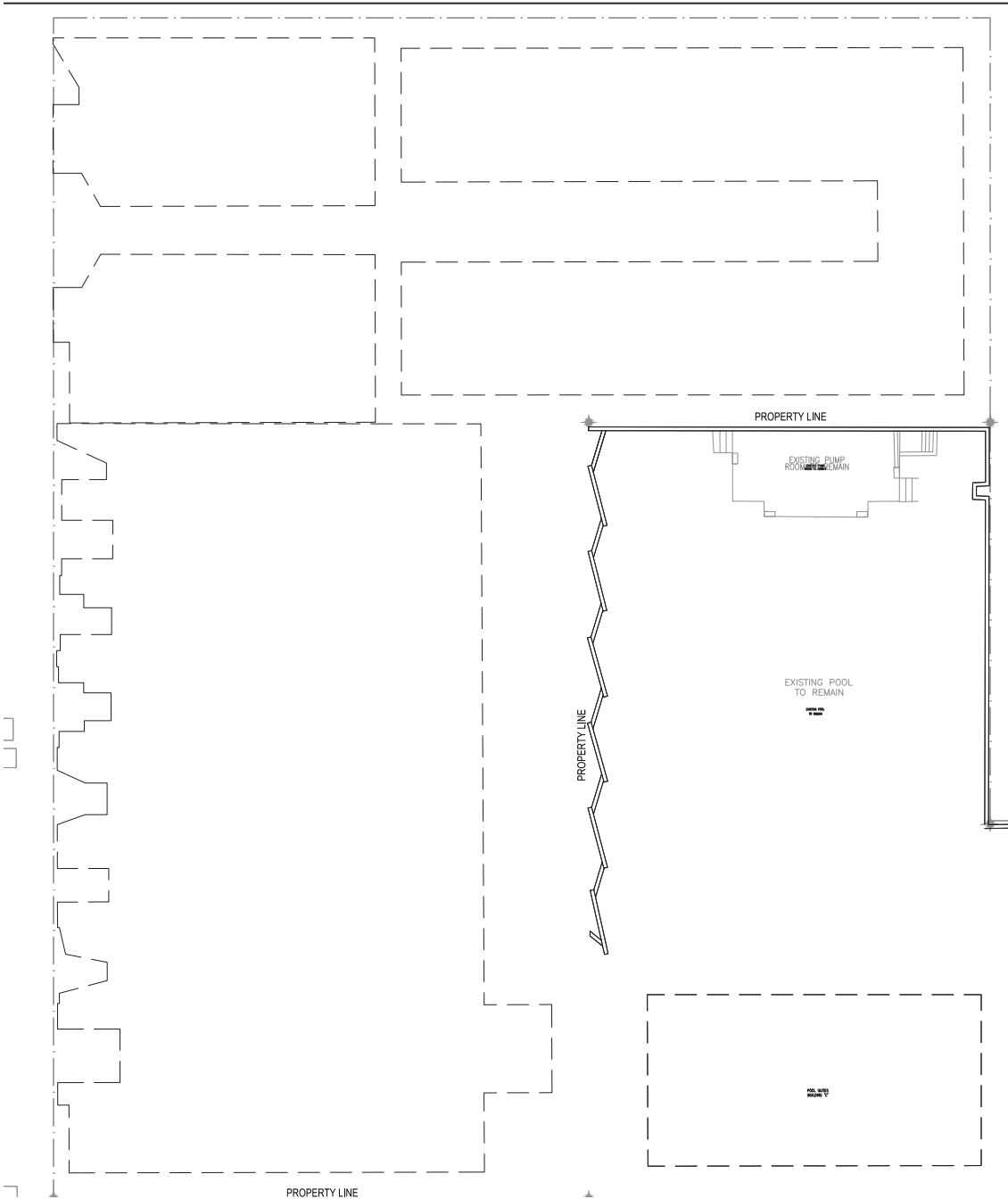
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EXISTING CONDITIONS

A3-05

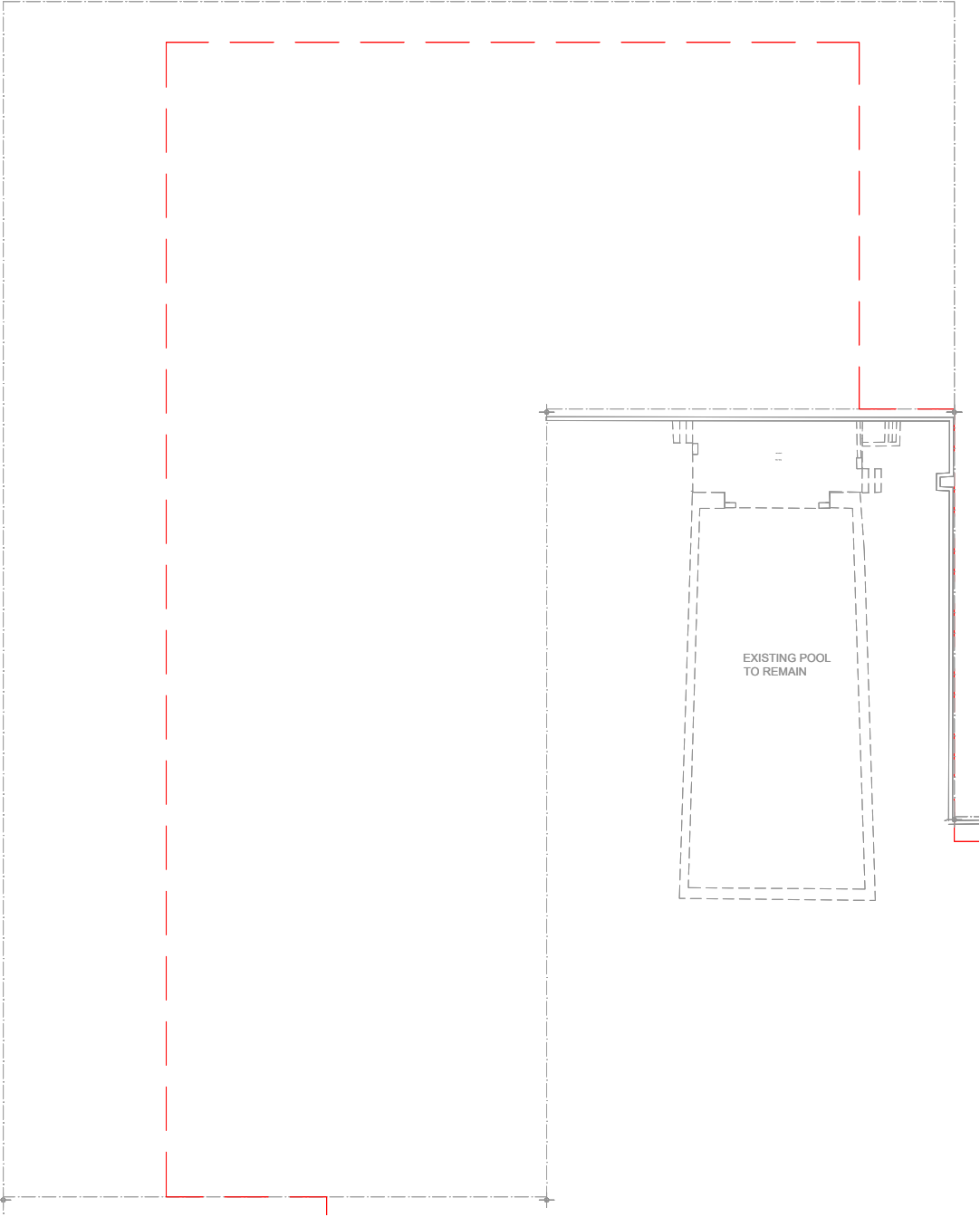


| MAIN PARCEL (1509 Washington Ave) |            |            |
|-----------------------------------|------------|------------|
| 27,625                            |            |            |
|                                   |            |            |
| LEVEL 00                          | 0.00       |            |
| LEVEL 1                           | 17,825.88  |            |
| LEVEL 2                           | 15,574.03  |            |
| LEVEL 3                           | 15,574.03  |            |
| LEVEL 4                           | 15,574.03  |            |
| LEVEL 5                           | 15,574.03  |            |
| LEVEL 6                           | 15,852.25  |            |
| LEVEL 7                           | 12,734.97  |            |
| LEVEL 8 (ROOF)                    | 0.00       |            |
|                                   |            |            |
| TOTAL SF                          | 108,709.22 |            |
|                                   |            |            |
| FAR                               | ALLOWED    | PROVIDED   |
| 2.0 FAR X 27,625 SF               | 55,250.00  | 108,709.22 |
|                                   |            |            |



LEVEL 00: FAR DIAGRAM

|                  | MAIN PARCEL<br>(1509 Washington Ave) |
|------------------|--------------------------------------|
|                  |                                      |
|                  |                                      |
| BASEMENT         |                                      |
| LEVEL 1          | 1,249                                |
| LEVEL 2          | 76                                   |
| LEVEL 3          | 76                                   |
| LEVEL 4          | 76                                   |
| LEVEL 5          | 76                                   |
| LEVEL 6          | 79                                   |
| LEVEL 7          | 245                                  |
|                  |                                      |
| TOTAL OCCUPANCY: | 1,877                                |



LEVEL 00: OCCUPANCY LOAD DIAGRAM

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



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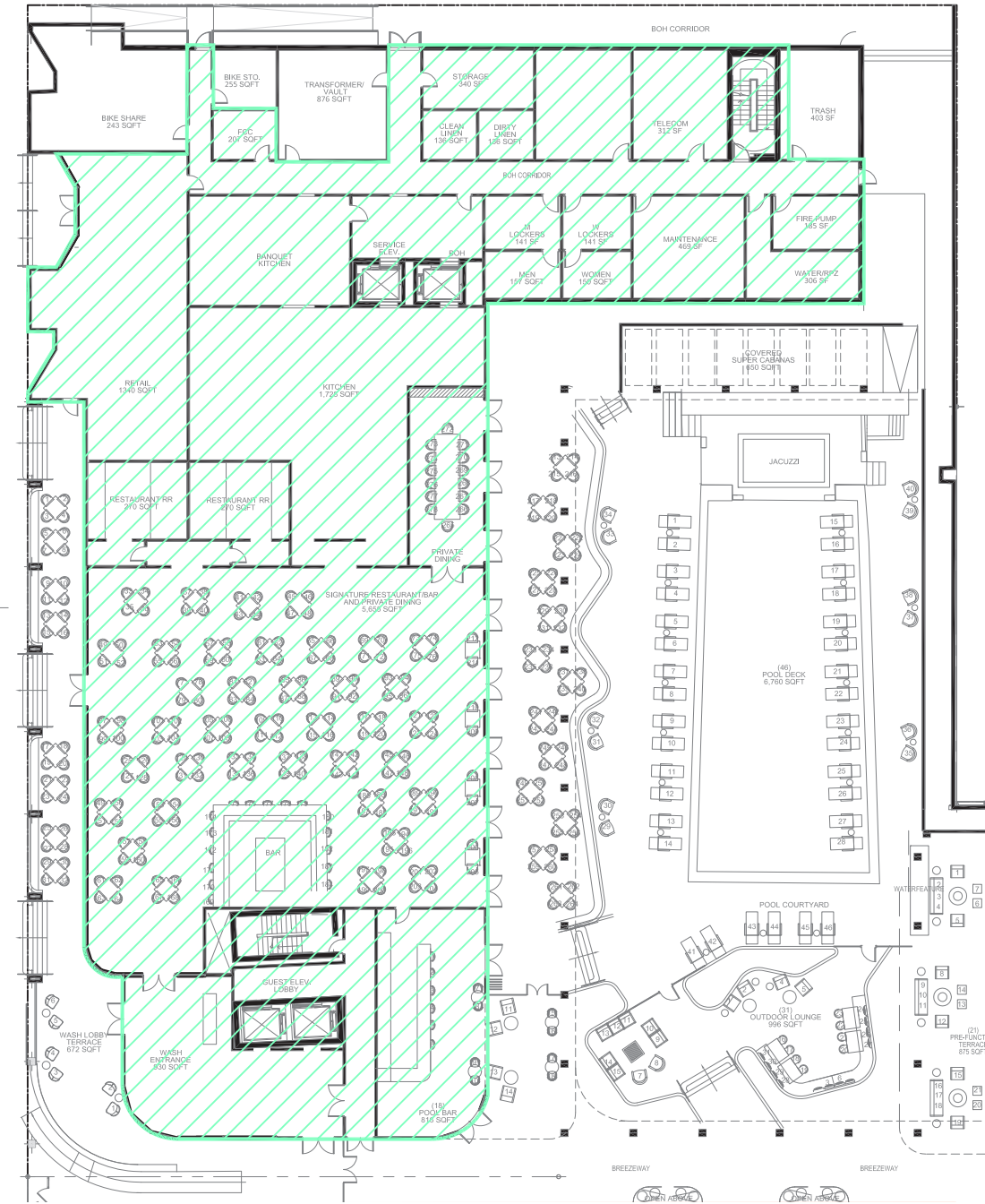
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MIAMI BEACH

1500 COLLINS +  
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FAR / OCCUPANCY  
LOAD - LEVEL 00

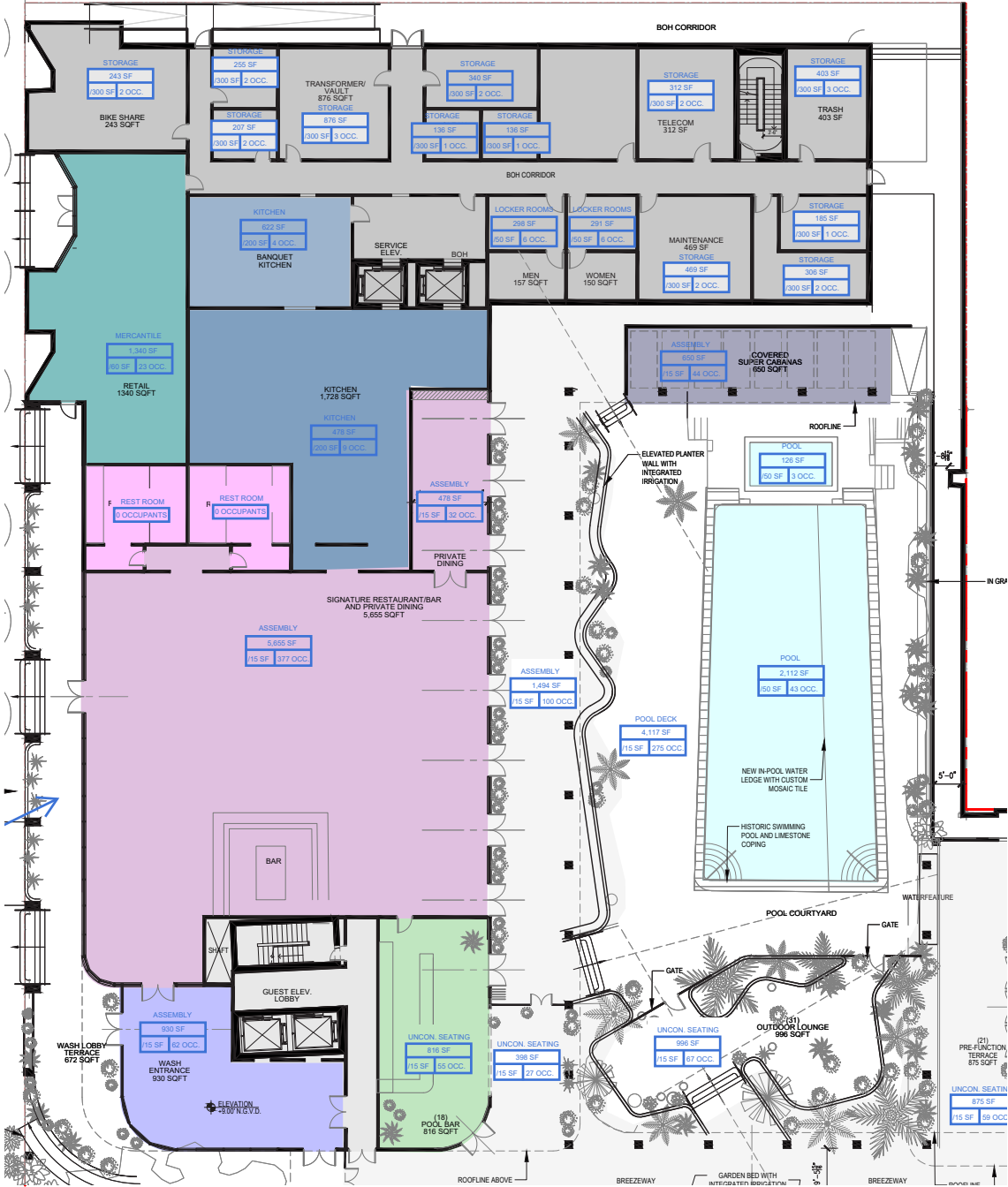
A3-06

| MAIN PARCEL (1509 Washington Ave) |            |            |
|-----------------------------------|------------|------------|
| 27,625                            |            |            |
| LEVEL 00                          | 0.00       |            |
| LEVEL 1                           | 17,825.88  |            |
| LEVEL 2                           | 15,574.03  |            |
| LEVEL 3                           | 15,574.03  |            |
| LEVEL 4                           | 15,574.03  |            |
| LEVEL 5                           | 15,574.03  |            |
| LEVEL 6                           | 15,852.25  |            |
| LEVEL 7                           | 12,734.97  |            |
| LEVEL 8 (ROOF)                    | 0.00       |            |
| TOTAL SF                          | 108,709.22 |            |
| FAR                               | ALLOWED    | PROVIDED   |
| 2.0 FAR X 27,625 SF               | 55,250.00  | 108,709.22 |



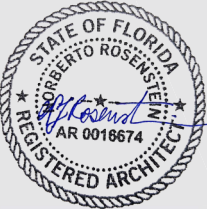
LEVEL 01: FAR DIAGRAM

| MAIN PARCEL<br>(1509 Washington Ave) |       |
|--------------------------------------|-------|
| BASEMENT                             |       |
| LEVEL 1                              | 1,249 |
| LEVEL 2                              | 76    |
| LEVEL 3                              | 76    |
| LEVEL 4                              | 76    |
| LEVEL 5                              | 76    |
| LEVEL 6                              | 79    |
| LEVEL 7                              | 245   |
| TOTAL OCCUPANCY:                     | 1,877 |



LEVEL 01: OCCUPANCY LOAD DIAGRAM

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



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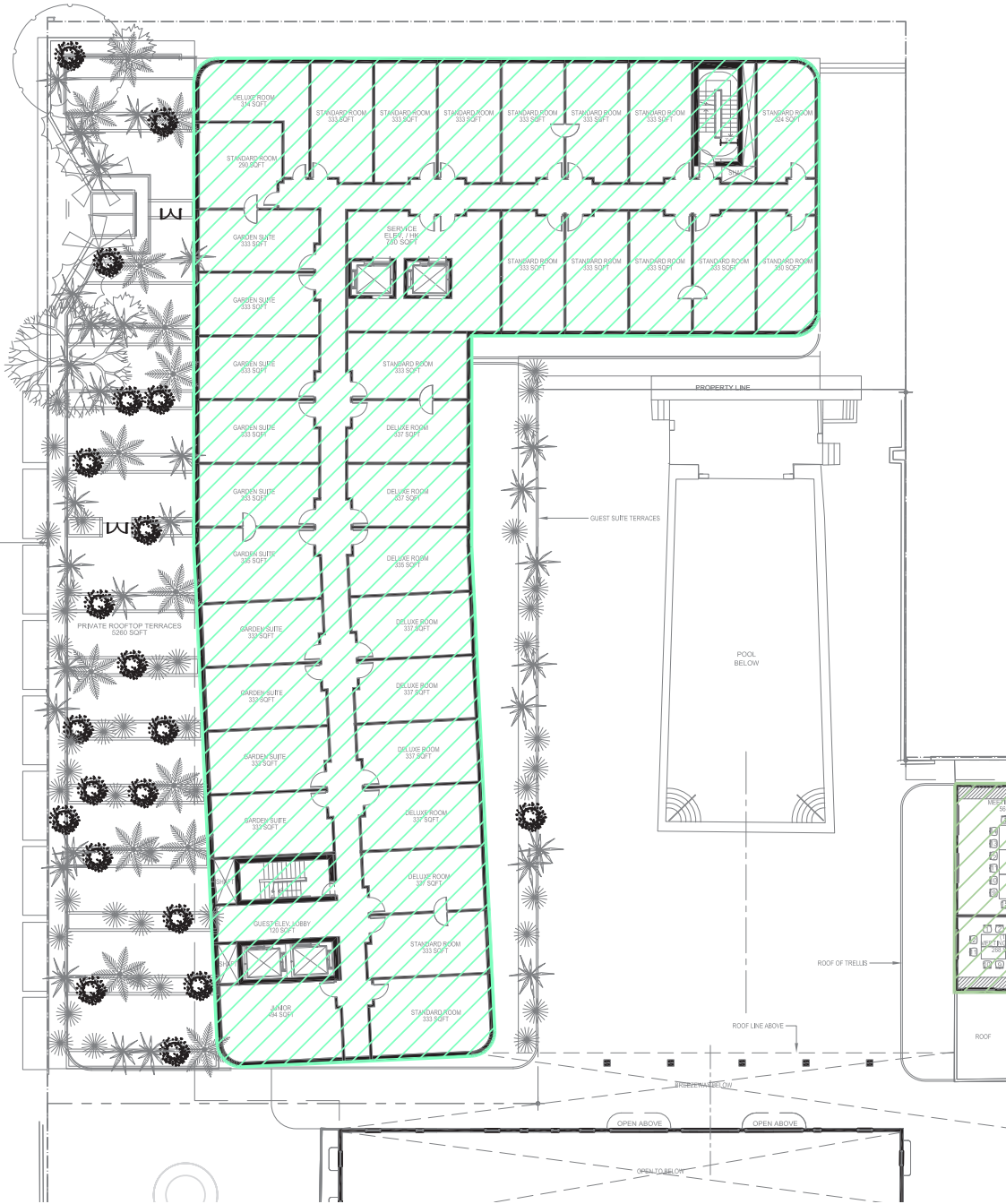
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FAR / OCCUPANCY  
LOAD - LEVEL 01

A3-07

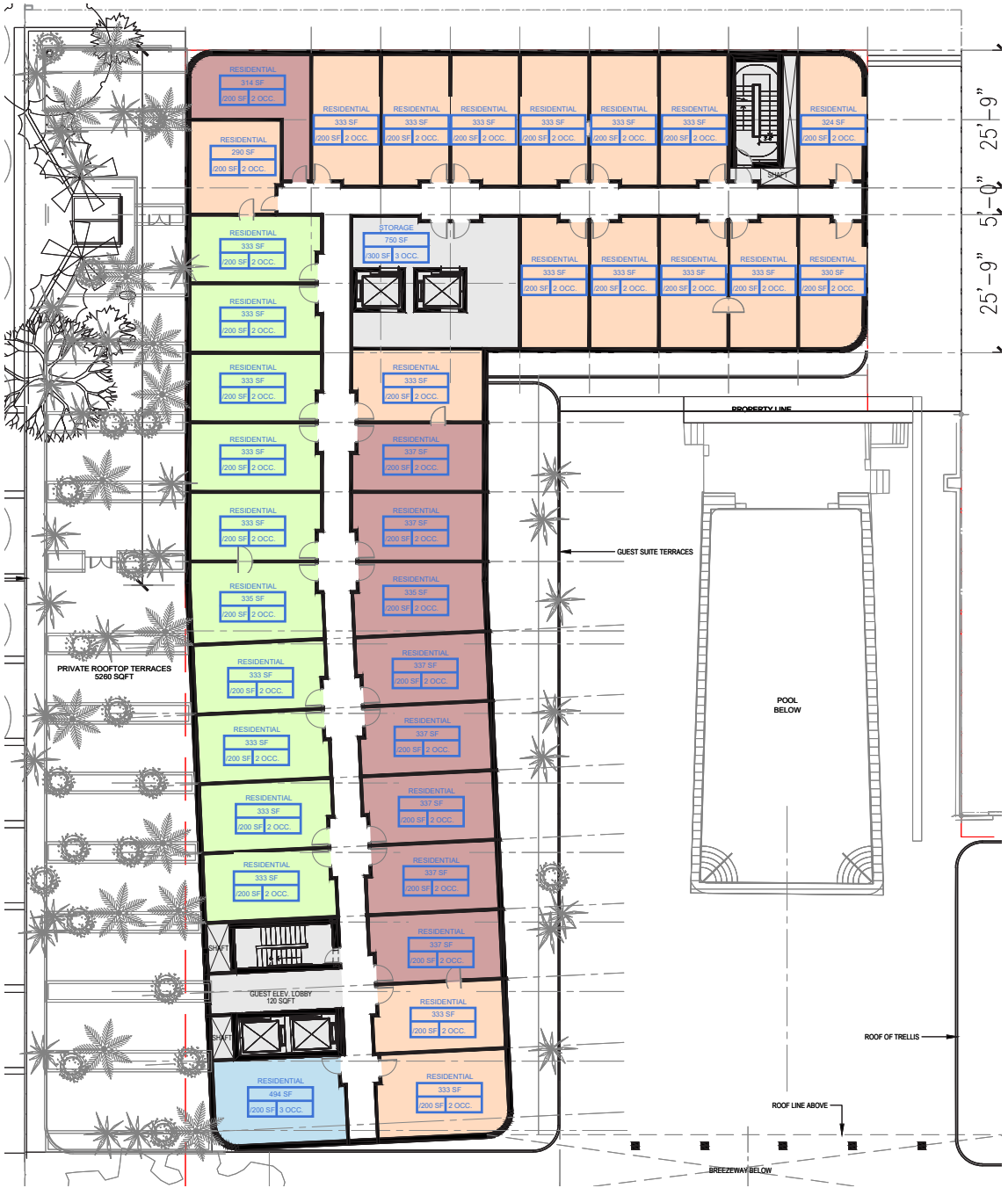


| MAIN PARCEL (1509 Washington Ave) |            |            |
|-----------------------------------|------------|------------|
| 27,625                            |            |            |
| LEVEL 00                          | 0.00       |            |
| LEVEL 1                           | 17,825.88  |            |
| LEVEL 2                           | 15,574.03  |            |
| LEVEL 3                           | 15,574.03  |            |
| LEVEL 4                           | 15,574.03  |            |
| LEVEL 5                           | 15,574.03  |            |
| LEVEL 6                           | 15,852.25  |            |
| LEVEL 7                           | 12,734.97  |            |
| LEVEL 8 (ROOF)                    | 0.00       |            |
| TOTAL SF                          | 108,709.22 |            |
| FAR                               | ALLOWED    | PROVIDED   |
| 2.0 FAR X 27,625 SF               | 55,250.00  | 108,709.22 |



LEVEL 02: FAR DIAGRAM

| MAIN PARCEL<br>(1509 Washington Ave) |       |
|--------------------------------------|-------|
| BASEMENT                             |       |
| LEVEL 1                              | 1,249 |
| LEVEL 2                              | 76    |
| LEVEL 3                              | 76    |
| LEVEL 4                              | 76    |
| LEVEL 5                              | 76    |
| LEVEL 6                              | 79    |
| LEVEL 7                              | 245   |
| TOTAL OCCUPANCY:                     | 1,877 |



LEVEL 02: OCCUPANCY LOAD DIAGRAM

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



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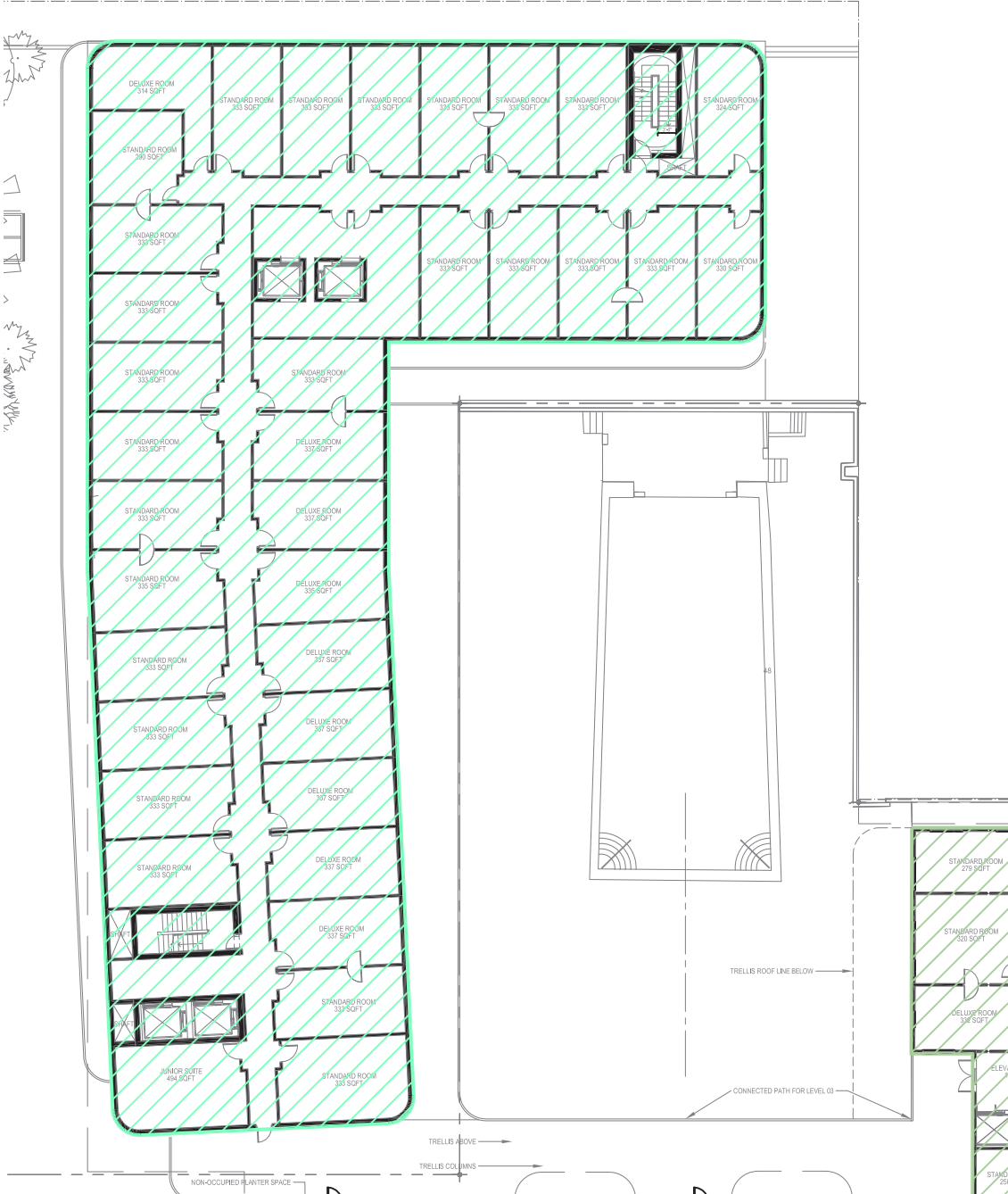
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TREEHOUSE HOTEL,  
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FAR / OCCUPANCY  
LOAD - LEVEL 02  
A3-08

| MAIN PARCEL (1509 Washington Ave) |            |            |
|-----------------------------------|------------|------------|
| 27,625                            |            |            |
| LEVEL 00                          | 0.00       |            |
| LEVEL 1                           | 17,825.88  |            |
| LEVEL 2                           | 15,574.03  |            |
| LEVEL 3                           | 15,574.03  |            |
| LEVEL 4                           | 15,574.03  |            |
| LEVEL 5                           | 15,574.03  |            |
| LEVEL 6                           | 15,852.25  |            |
| LEVEL 7                           | 12,734.97  |            |
| LEVEL 8 (ROOF)                    | 0.00       |            |
|                                   |            |            |
| TOTAL SF                          | 108,709.22 |            |
|                                   |            |            |
| FAR                               | ALLOWED    | PROVIDED   |
| 2.0 FAR X 27,625 SF               | 55,250.00  | 108,709.22 |



LEVEL 03: FAR DIAGRAM

|                  | MAIN PARCEL<br>(1509 Washington Ave) |
|------------------|--------------------------------------|
|                  |                                      |
|                  |                                      |
| BASEMENT         |                                      |
| LEVEL 1          | 1,249                                |
| LEVEL 2          | 76                                   |
| LEVEL 3          | 76                                   |
| LEVEL 4          | 76                                   |
| LEVEL 5          | 76                                   |
| LEVEL 6          | 79                                   |
| LEVEL 7          | 245                                  |
|                  |                                      |
| TOTAL OCCUPANCY: | 1,877                                |



LEVEL 03: OCCUPANCY LOAD DIAGRAM

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



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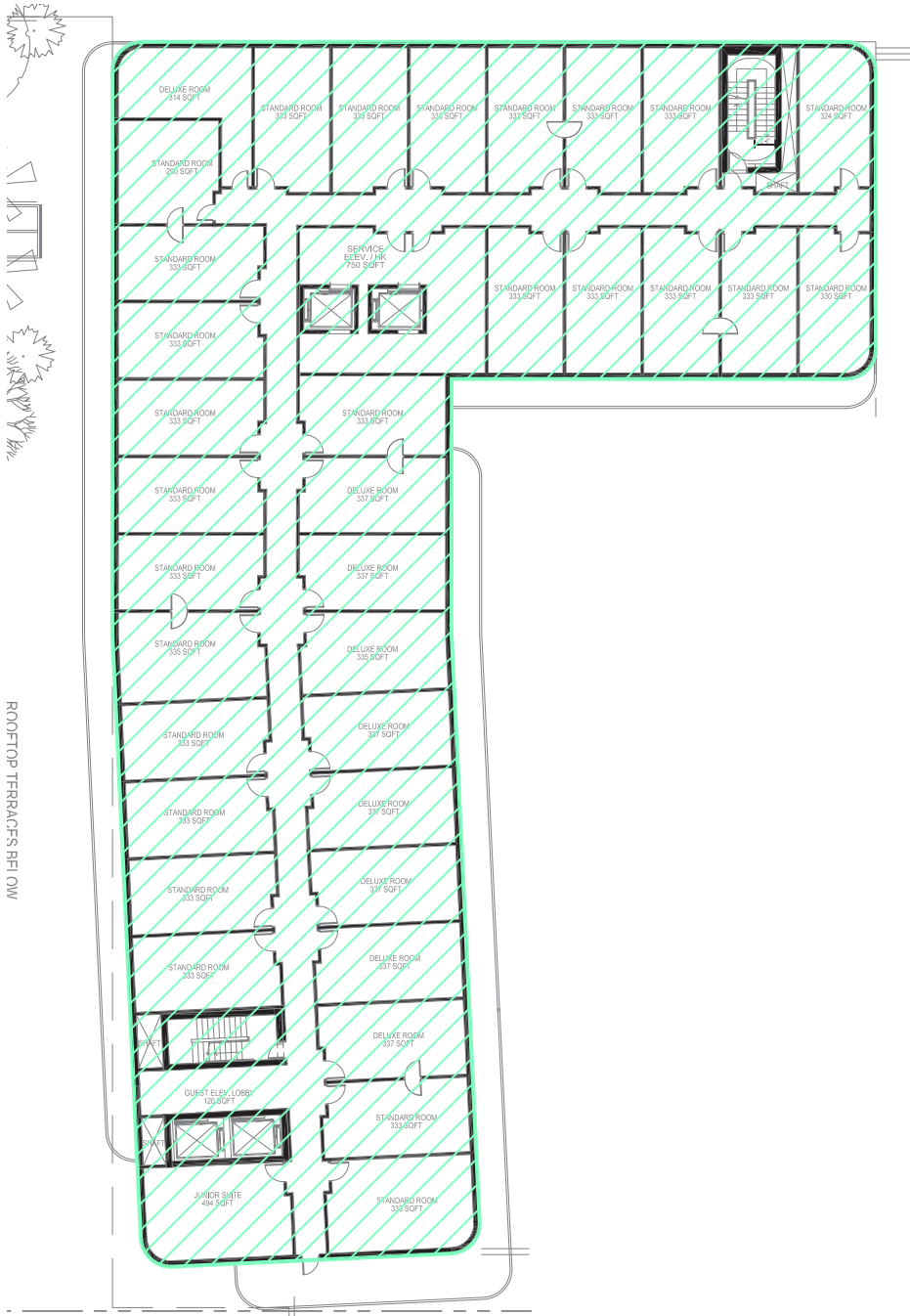
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AVE, MIAMI BEACH, FL,  
33139

FAR / OCCUPANCY  
LOAD - LEVEL 03  
A3-09





| MAIN PARCEL (1509 Washington Ave) |            |            |
|-----------------------------------|------------|------------|
| 27,625                            |            |            |
| LEVEL 00                          | 0.00       |            |
| LEVEL 1                           | 17,825.88  |            |
| LEVEL 2                           | 15,574.03  |            |
| LEVEL 3                           | 15,574.03  |            |
| LEVEL 4                           | 15,574.03  |            |
| LEVEL 5                           | 15,574.03  |            |
| LEVEL 6                           | 15,852.25  |            |
| LEVEL 7                           | 12,734.97  |            |
| LEVEL 8 (ROOF)                    | 0.00       |            |
|                                   |            |            |
| TOTAL SF                          | 108,709.22 |            |
|                                   |            |            |
| FAR                               | ALLOWED    | PROVIDED   |
| 2.0 FAR X 27,625 SF               | 55,250.00  | 108,709.22 |
|                                   |            |            |



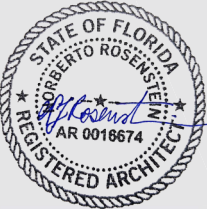
LEVEL 05: FAR DIAGRAM

| MAIN PARCEL (1509 Washington Ave) |       |
|-----------------------------------|-------|
|                                   |       |
| BASEMENT                          |       |
| LEVEL 1                           | 1,249 |
| LEVEL 2                           | 76    |
| LEVEL 3                           | 76    |
| LEVEL 4                           | 76    |
| LEVEL 5                           | 76    |
| LEVEL 6                           | 79    |
| LEVEL 7                           | 245   |
|                                   |       |
| TOTAL OCCUPANCY:                  | 1,877 |



LEVEL 05: OCCUPANCY LOAD DIAGRAM

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



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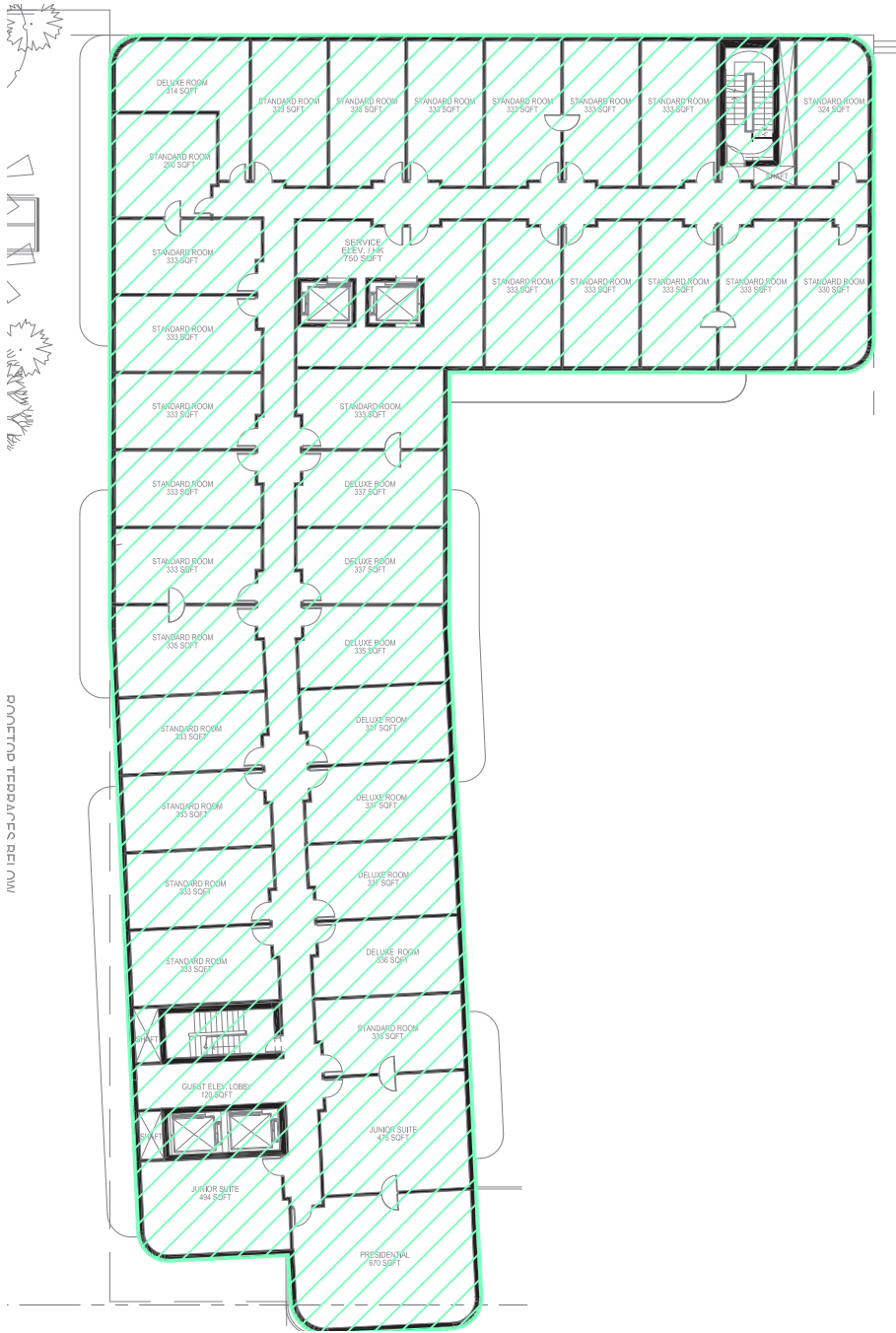
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| MAIN PARCEL (1509 Washington Ave) |            |            |
|-----------------------------------|------------|------------|
| 27,625                            |            |            |
| LEVEL 00                          | 0.00       |            |
| LEVEL 1                           | 17,825.88  |            |
| LEVEL 2                           | 15,574.03  |            |
| LEVEL 3                           | 15,574.03  |            |
| LEVEL 4                           | 15,574.03  |            |
| LEVEL 5                           | 15,574.03  |            |
| LEVEL 6                           | 15,852.25  |            |
| LEVEL 7                           | 12,734.97  |            |
| LEVEL 8 (ROOF)                    | 0.00       |            |
|                                   |            |            |
| TOTAL SF                          | 108,709.22 |            |
|                                   |            |            |
| FAR                               | ALLOWED    | PROVIDED   |
| 2.0 FAR X 27,625 SF               | 55,250.00  | 108,709.22 |



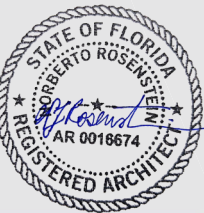
LEVEL 06: FAR DIAGRAM

| MAIN PARCEL<br>(1509 Washington Ave) |       |
|--------------------------------------|-------|
|                                      |       |
|                                      |       |
| BASEMENT                             |       |
| LEVEL 1                              | 1,249 |
| LEVEL 2                              | 76    |
| LEVEL 3                              | 76    |
| LEVEL 4                              | 76    |
| LEVEL 5                              | 76    |
| LEVEL 6                              | 79    |
| LEVEL 7                              | 245   |
|                                      |       |
| TOTAL OCCUPANCY:                     | 1,877 |



LEVEL 06: OCCUPANCY LOAD DIAGRAM

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



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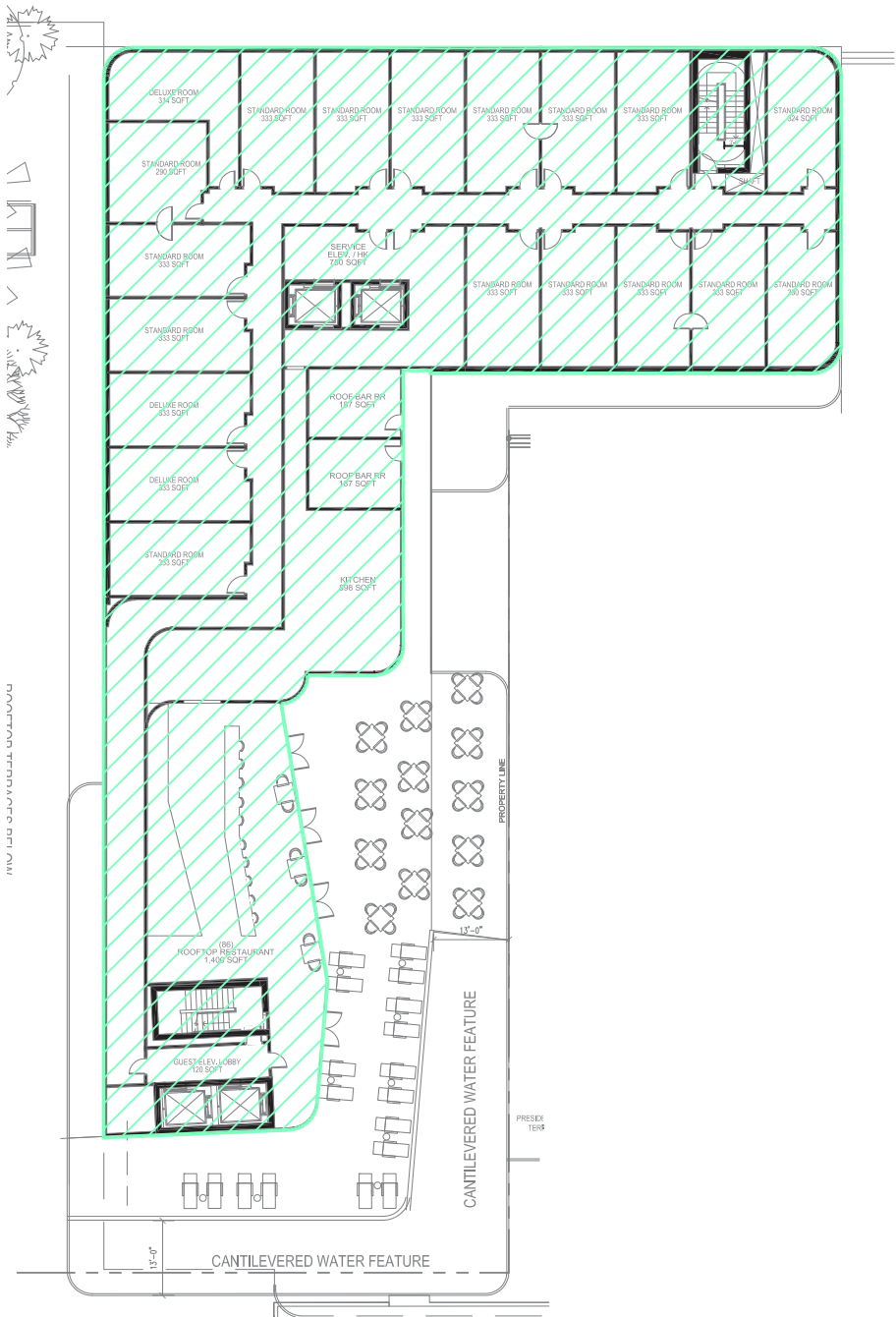
TREEHOUSE HOTEL,  
MIAMI BEACH

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1509-1515 WASHINGTON  
AVE, MIAMI BEACH, FL,  
33139

FAR / OCCUPANCY  
LOAD - LEVEL 06

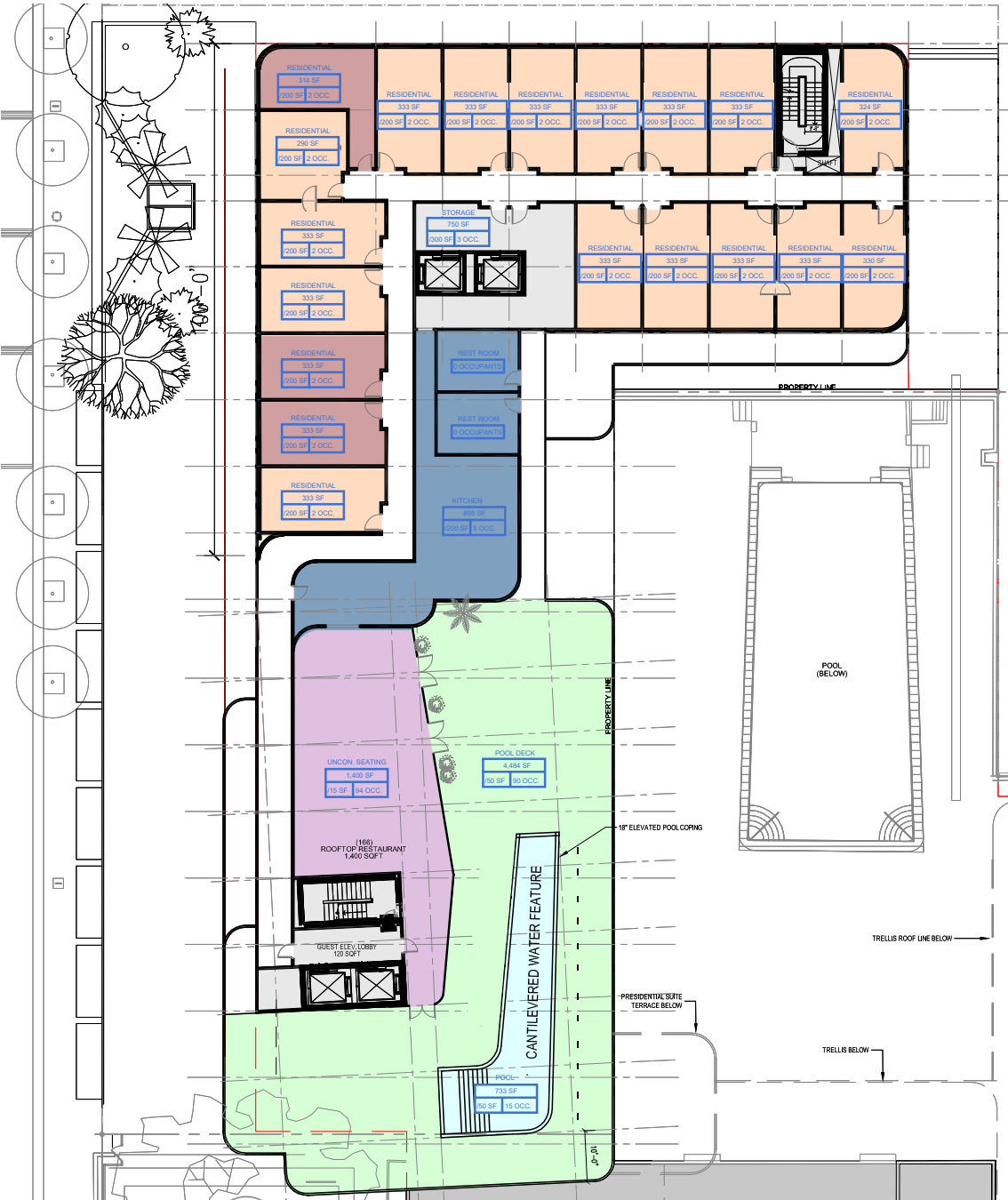
A3-12

| MAIN PARCEL (1509 Washington Ave) |            |            |
|-----------------------------------|------------|------------|
| 27,625                            |            |            |
| LEVEL 00                          | 0.00       |            |
| LEVEL 1                           | 17,825.88  |            |
| LEVEL 2                           | 15,574.03  |            |
| LEVEL 3                           | 15,574.03  |            |
| LEVEL 4                           | 15,574.03  |            |
| LEVEL 5                           | 15,574.03  |            |
| LEVEL 6                           | 15,852.25  |            |
| LEVEL 7                           | 12,734.97  |            |
| LEVEL 8 (ROOF)                    | 0.00       |            |
|                                   |            |            |
| TOTAL SF                          | 108,709.22 |            |
|                                   |            |            |
| FAR                               | ALLOWED    | PROVIDED   |
| 2.0 FAR X 27,625 SF               | 55,250.00  | 108,709.22 |
|                                   |            |            |



LEVEL 07: FAR DIAGRAM

| MAIN PARCEL<br>(1509 Washington Ave) |       |
|--------------------------------------|-------|
|                                      |       |
|                                      |       |
| BASEMENT                             |       |
| LEVEL 1                              | 1,249 |
| LEVEL 2                              | 76    |
| LEVEL 3                              | 76    |
| LEVEL 4                              | 76    |
| LEVEL 5                              | 76    |
| LEVEL 6                              | 79    |
| LEVEL 7                              | 245   |
|                                      |       |
| TOTAL OCCUPANCY:                     | 1,877 |



LEVEL 07: OCCUPANCY LOAD DIAGRAM

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



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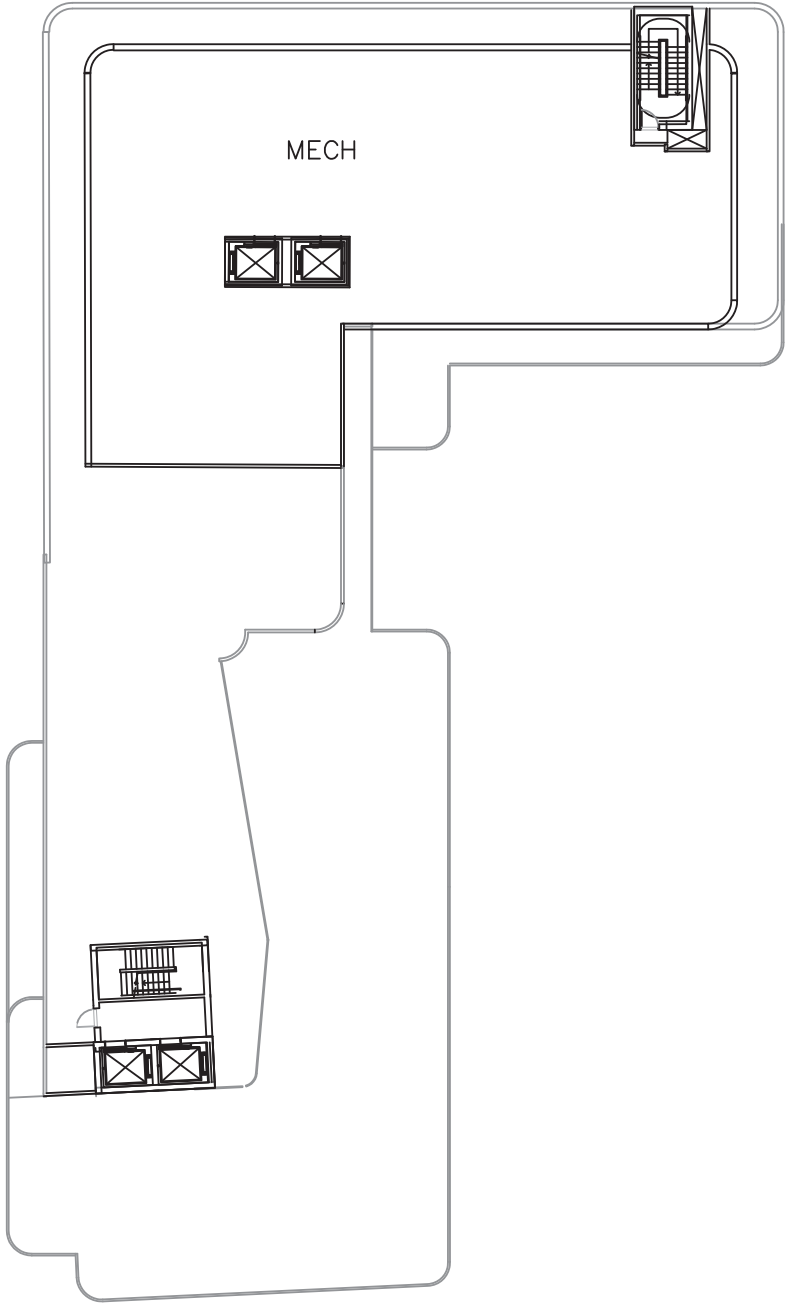
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33139

FAR / OCCUPANCY  
LOAD - LEVEL 07

A3-13

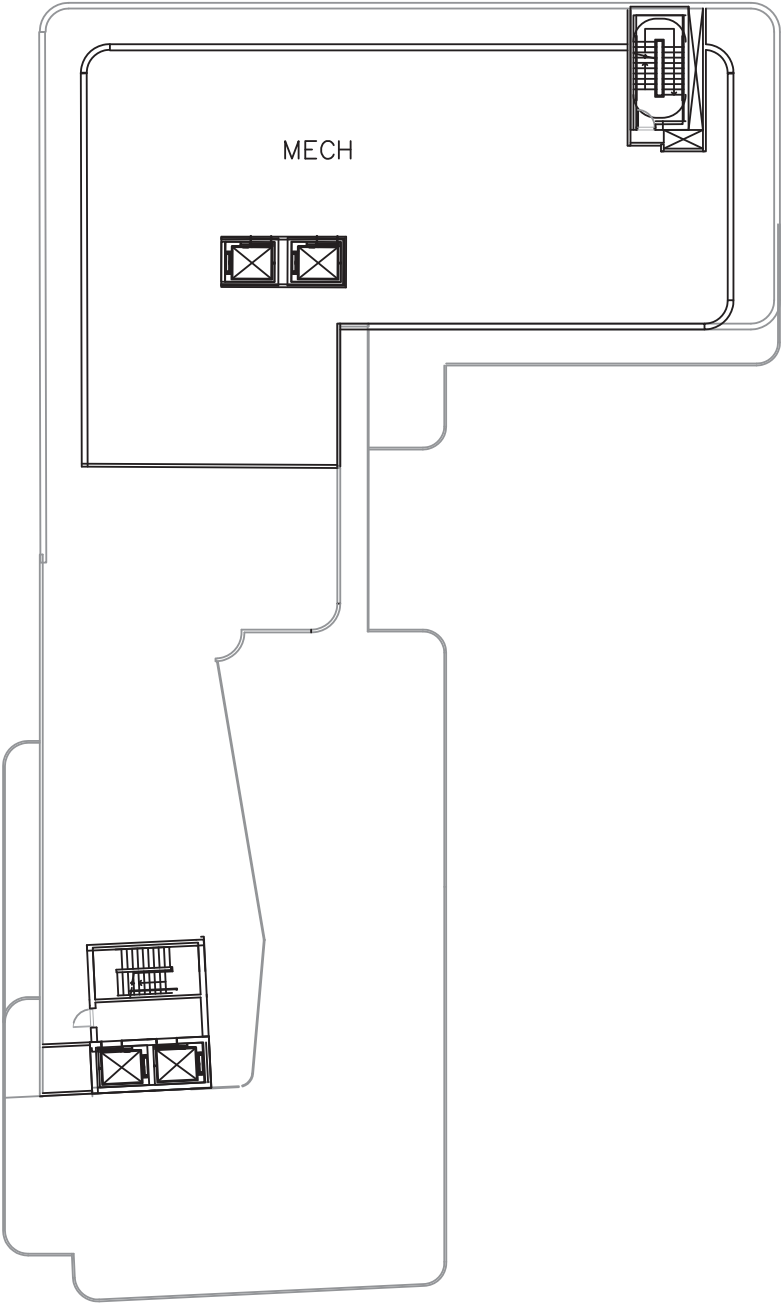


| MAIN PARCEL (1509 Washington Ave) |            |            |
|-----------------------------------|------------|------------|
| 27,625                            |            |            |
| LEVEL 00                          | 0.00       |            |
| LEVEL 1                           | 17,825.88  |            |
| LEVEL 2                           | 15,574.03  |            |
| LEVEL 3                           | 15,574.03  |            |
| LEVEL 4                           | 15,574.03  |            |
| LEVEL 5                           | 15,574.03  |            |
| LEVEL 6                           | 15,852.25  |            |
| LEVEL 7                           | 12,734.97  |            |
| LEVEL 8 (ROOF)                    | 0.00       |            |
| TOTAL SF                          | 108,709.22 |            |
| FAR                               | ALLOWED    | PROVIDED   |
| 2.0 FAR X 27,625 SF               | 55,250.00  | 108,709.22 |



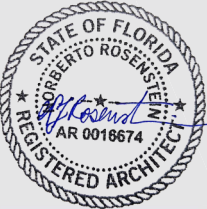
LEVEL 08: FAR DIAGRAM

|                  | MAIN PARCEL<br>(1509 Washington Ave) |
|------------------|--------------------------------------|
| BASEMENT         |                                      |
| LEVEL 1          | 1,249                                |
| LEVEL 2          | 76                                   |
| LEVEL 3          | 76                                   |
| LEVEL 4          | 76                                   |
| LEVEL 5          | 76                                   |
| LEVEL 6          | 79                                   |
| LEVEL 7          | 245                                  |
| TOTAL OCCUPANCY: | 1,877                                |



LEVEL 08: OCCUPANCY LOAD DIAGRAM

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



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FAR / OCCUPANCY  
LOAD - LEVEL 08 (ROOF)



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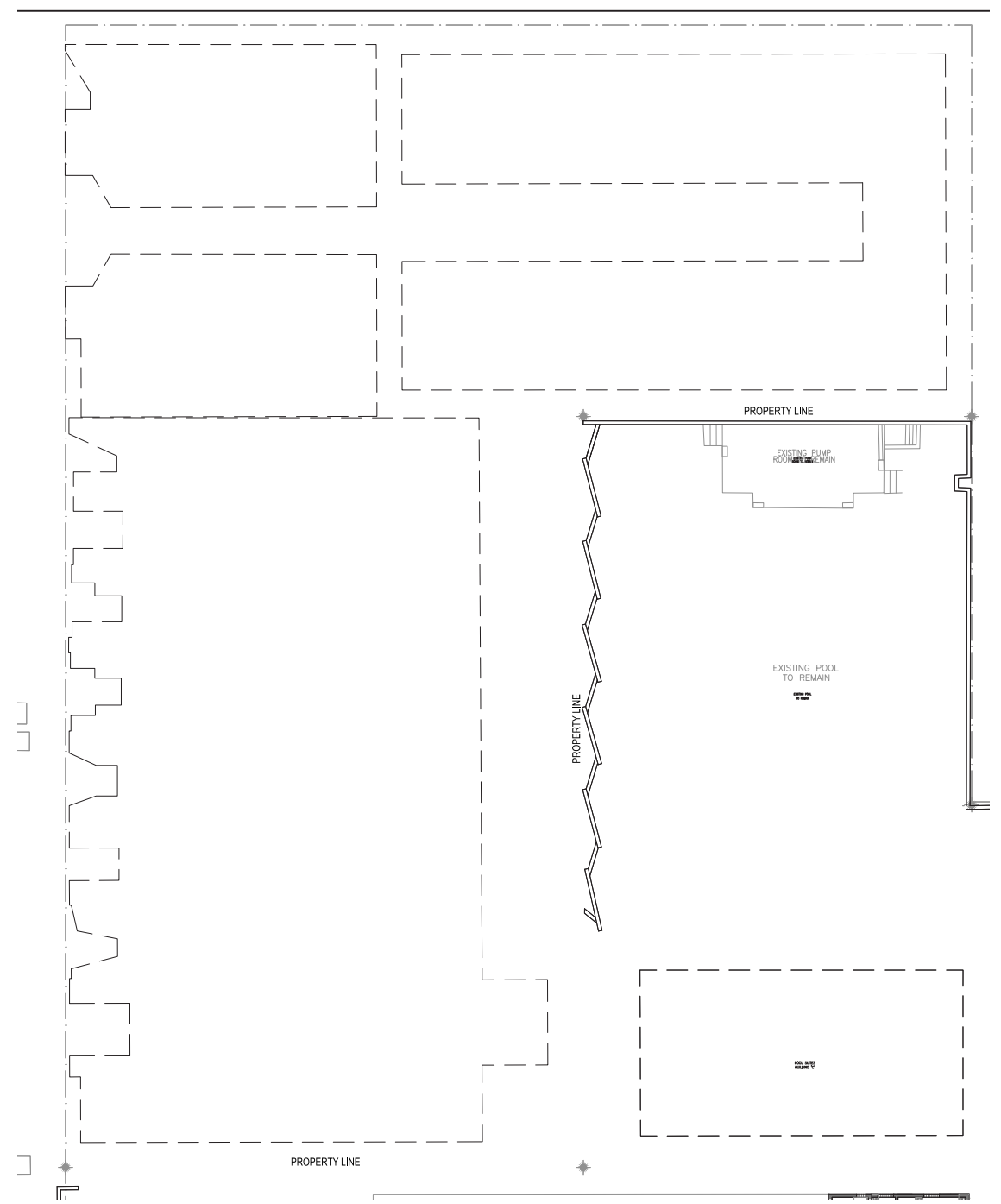
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MIAMI BEACH

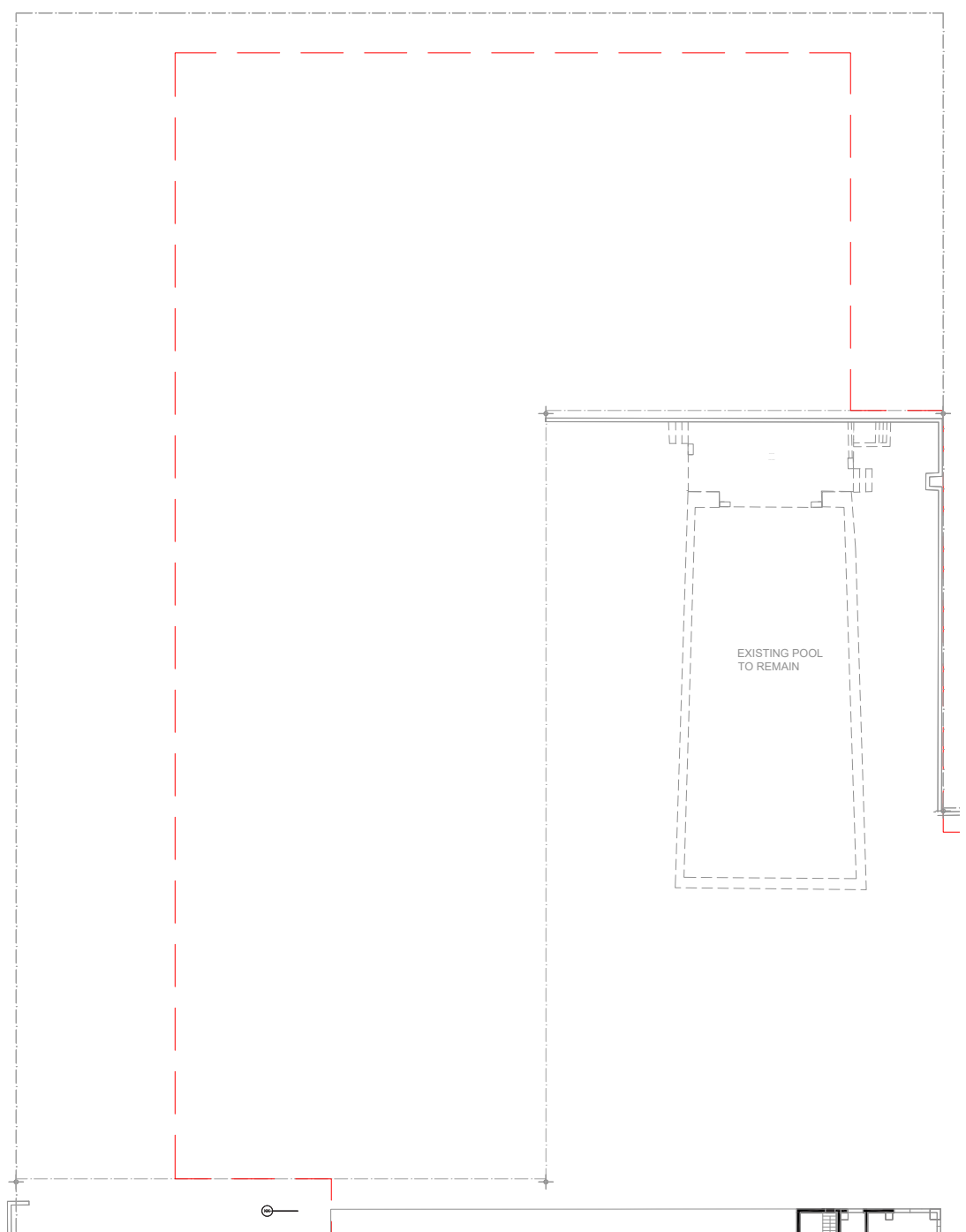
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33139

DEMOLITION / PROPOSED  
- LEVEL 00

A3-15



LEVEL 00: DEMOLITION



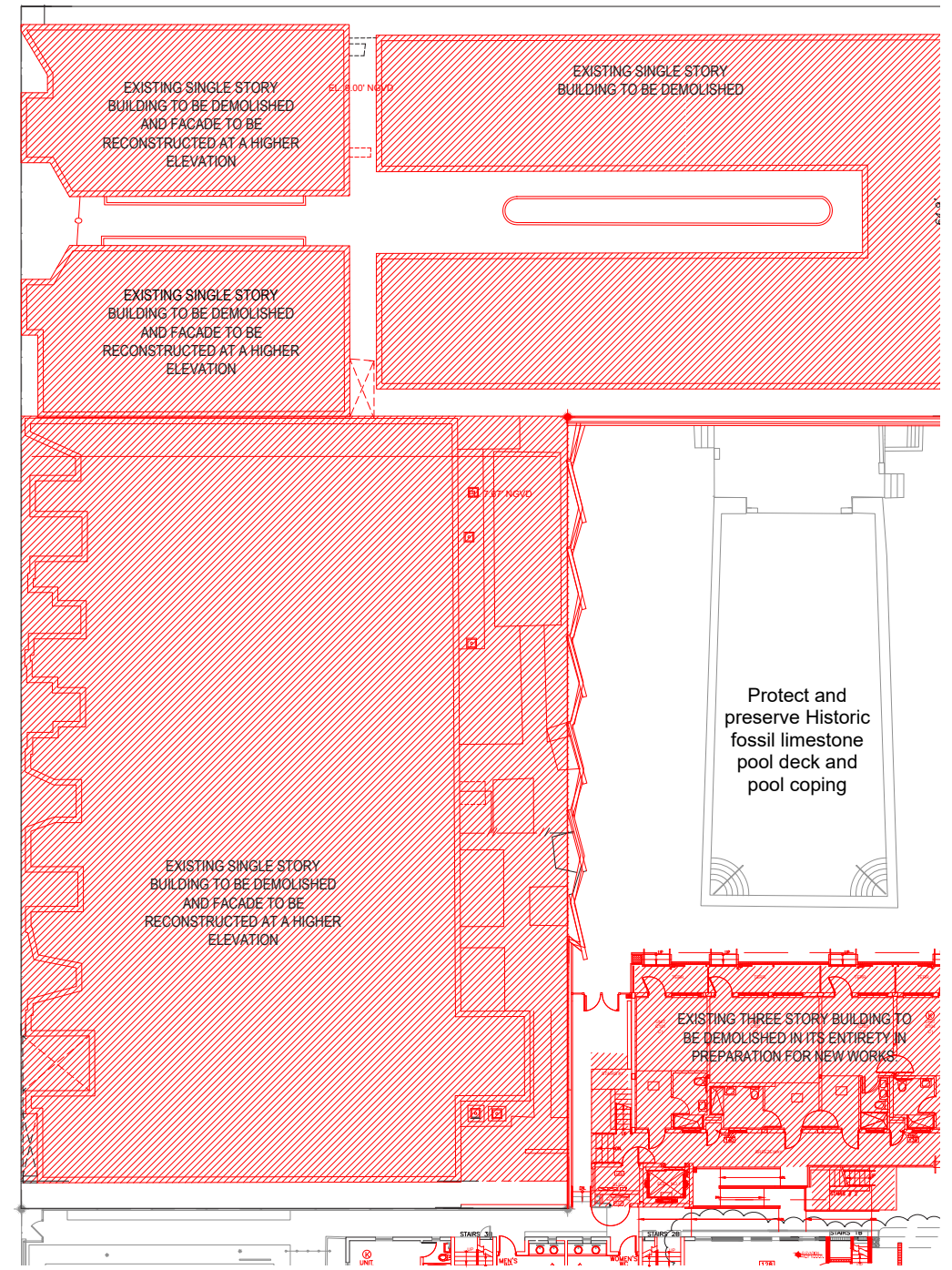
LEVEL 00: PROPOSED

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

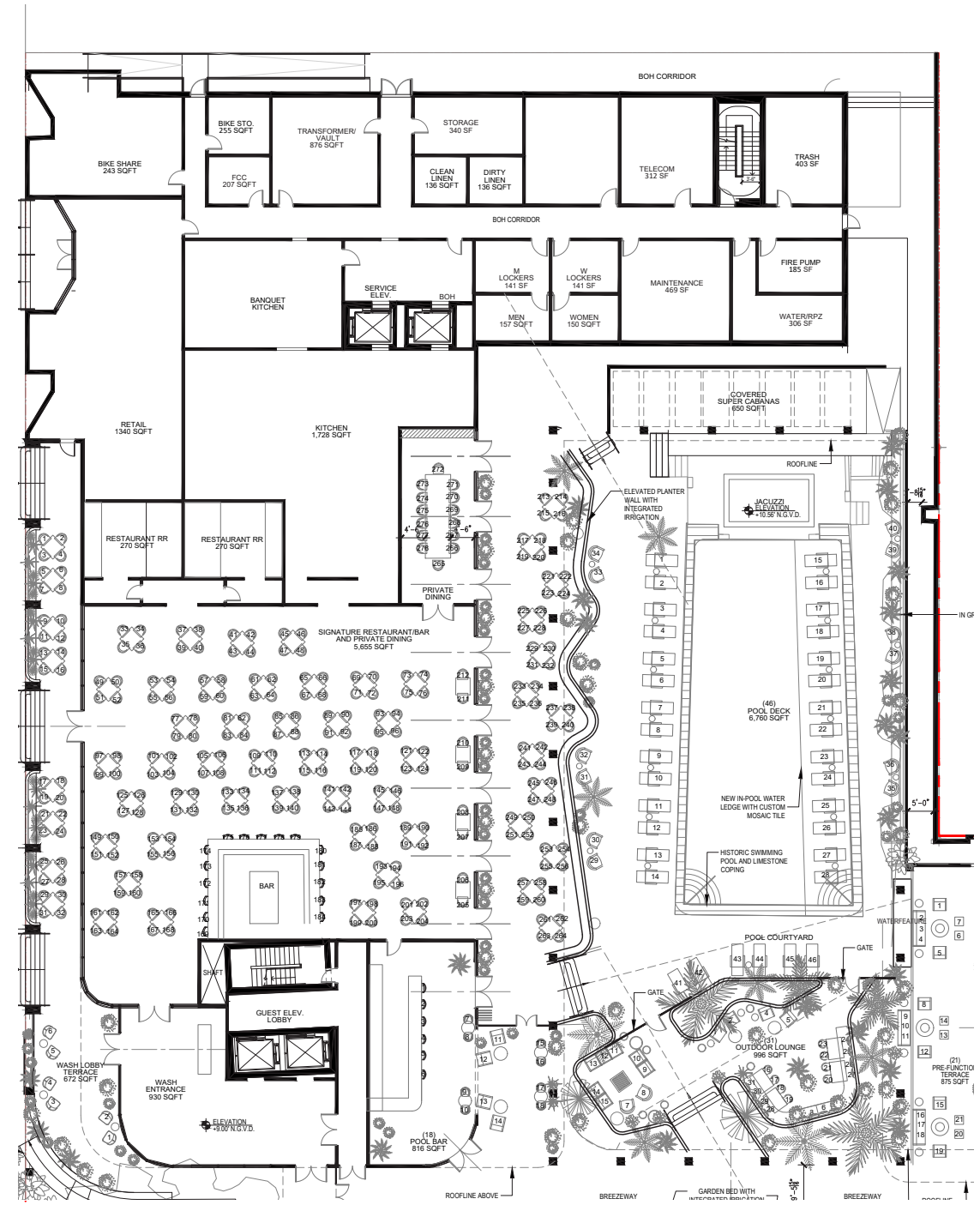




EL. 5.00' NGVD  
(EX. SIDEWALK)  
EL. 6.50' NGVD  
(FUTURE C.O.R.)



LEVEL 01: DEMOLITION



LEVEL 01: PROPOSED



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**TREEHOUSE HOTEL,  
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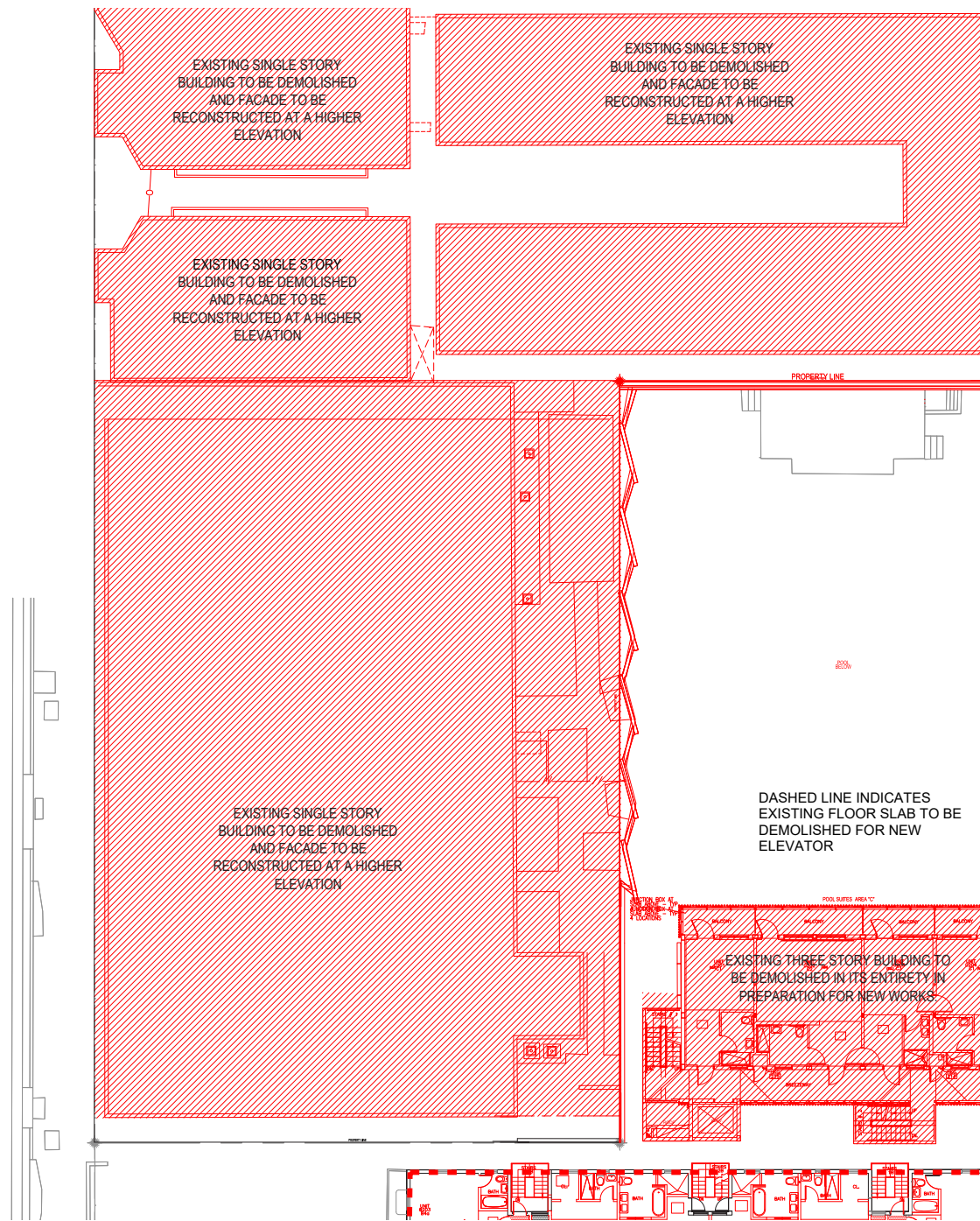
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**DEMOLITION / PROPOSED  
- LEVEL 01**

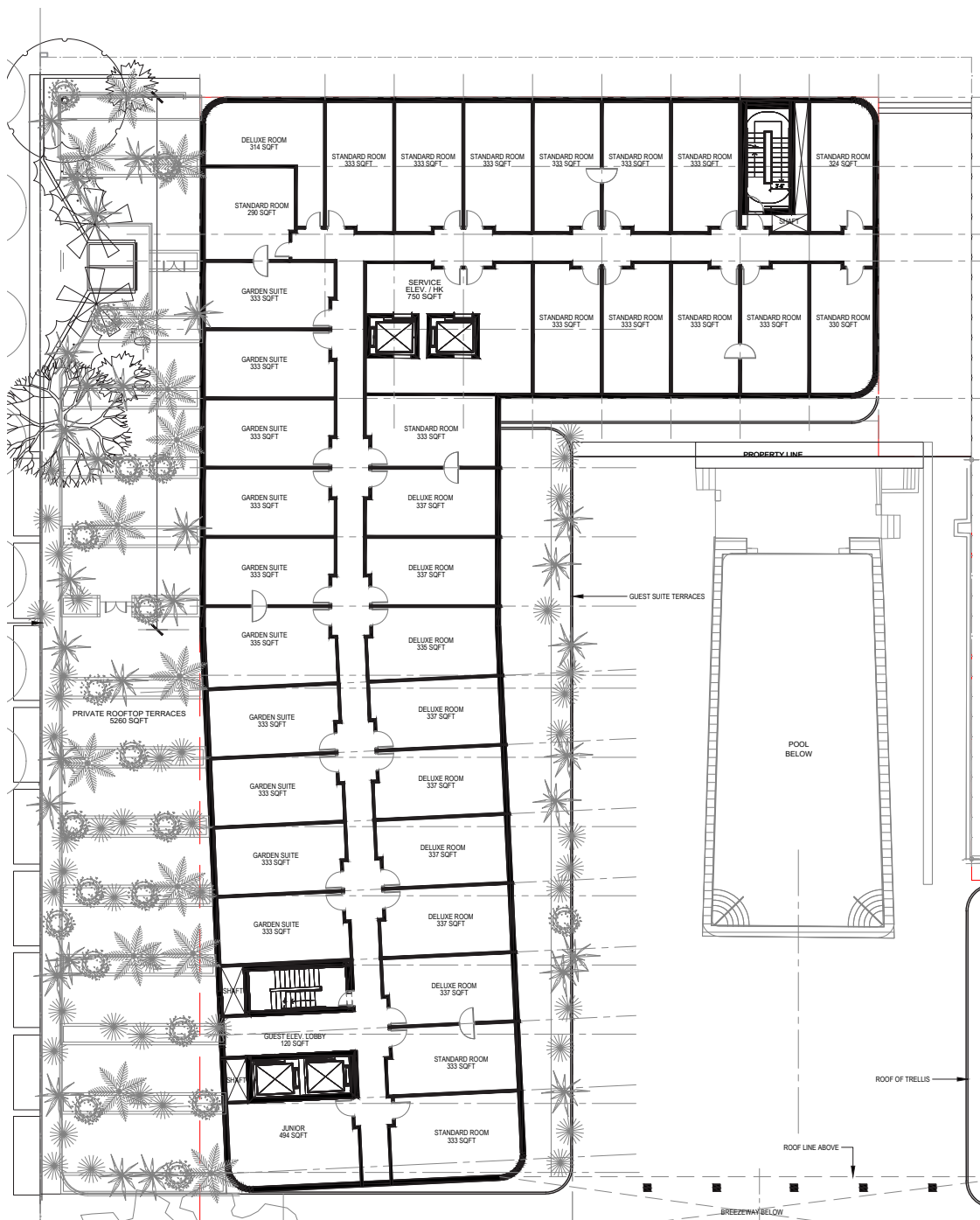
A3-16

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





LEVEL 02: DEMOLITION



LEVEL 02: PROPOSED

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



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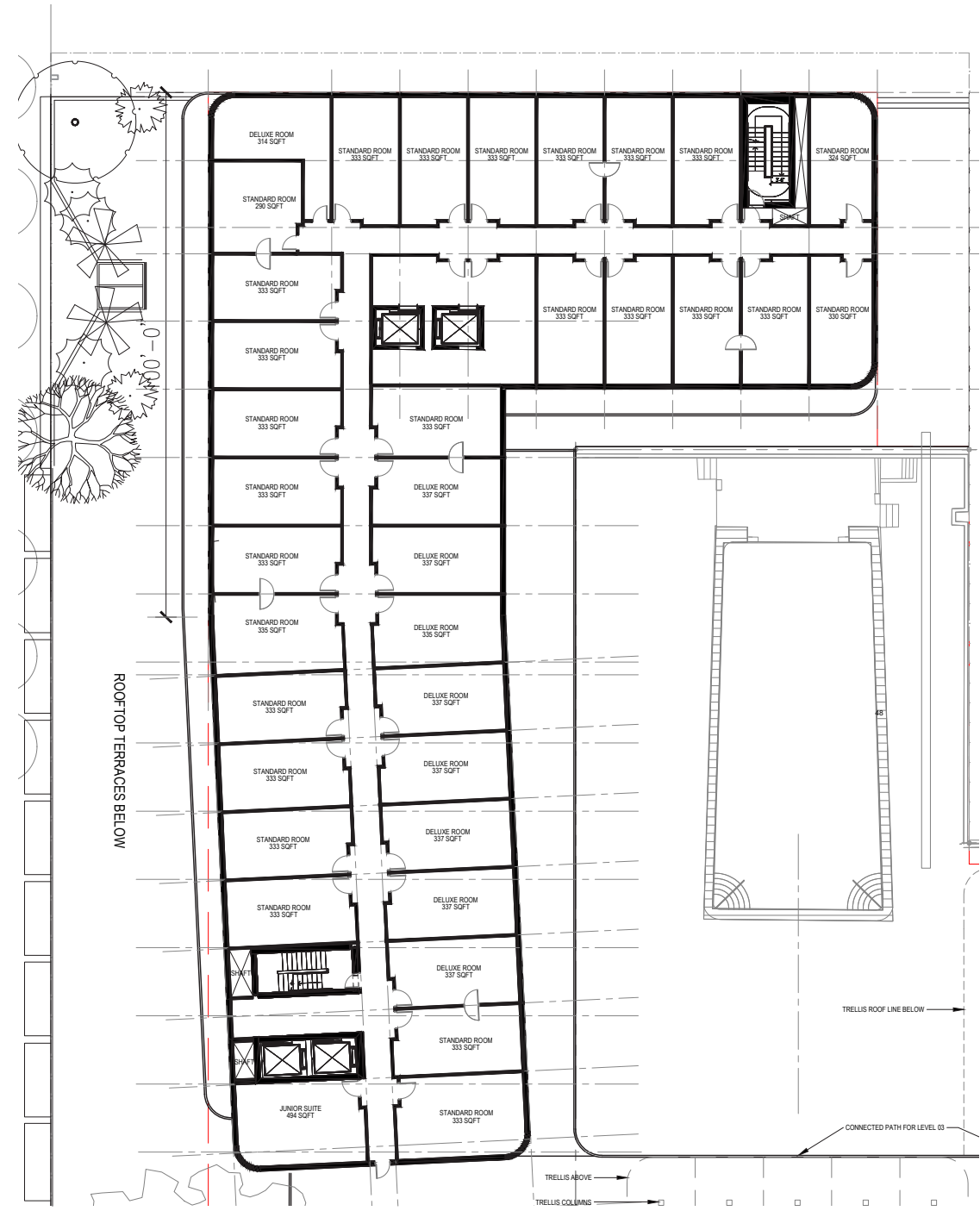
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33139  
  
DEMOLITION / PROPOSED  
- LEVEL 02  
  
A3-17





LEVEL 03: PROPOSED

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



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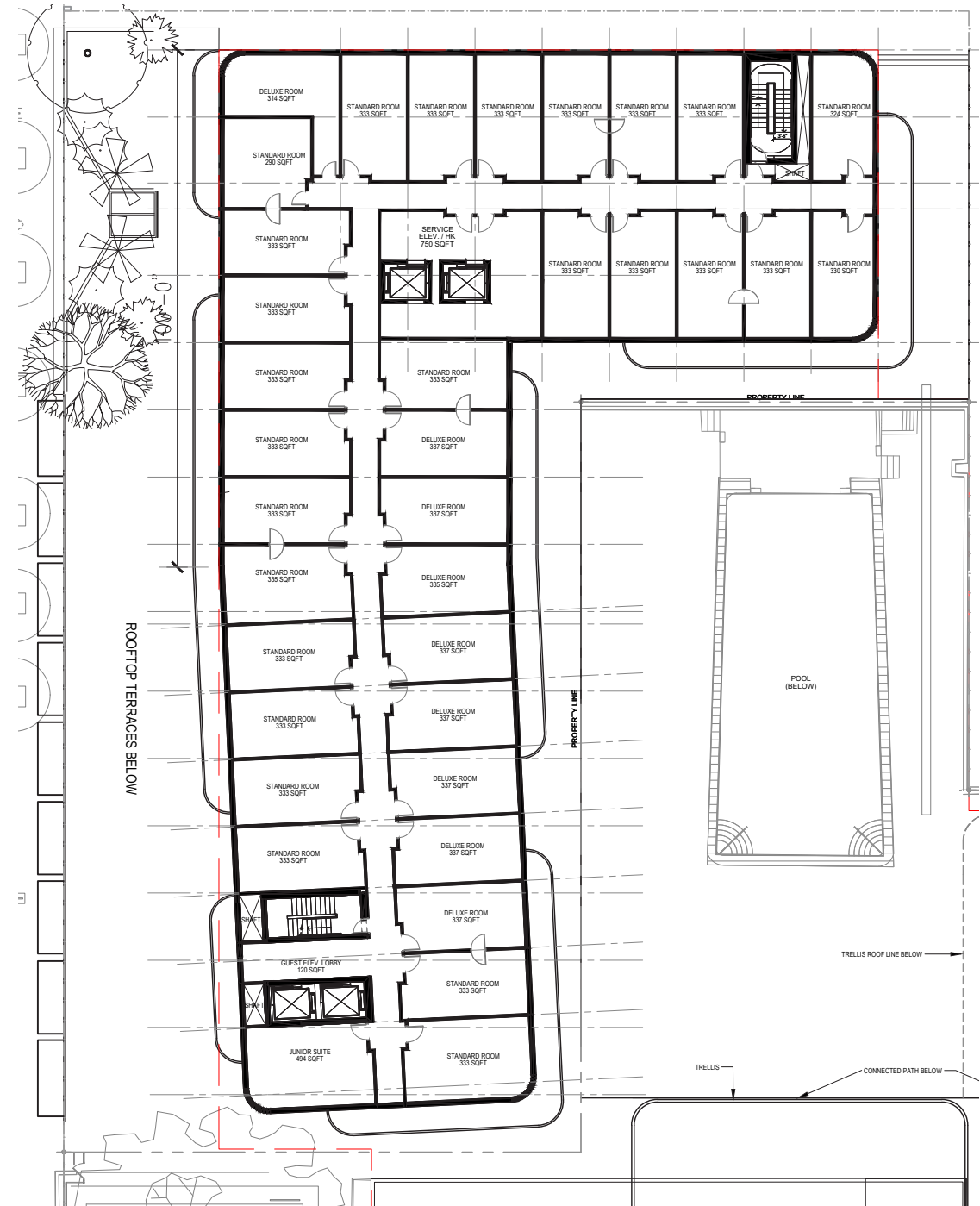
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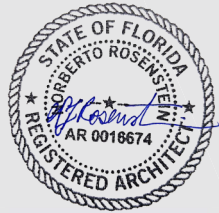
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**PROPOSED PLAN  
- LEVEL 03**  
  
A3-18



LEVEL 04: PROPOSED

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



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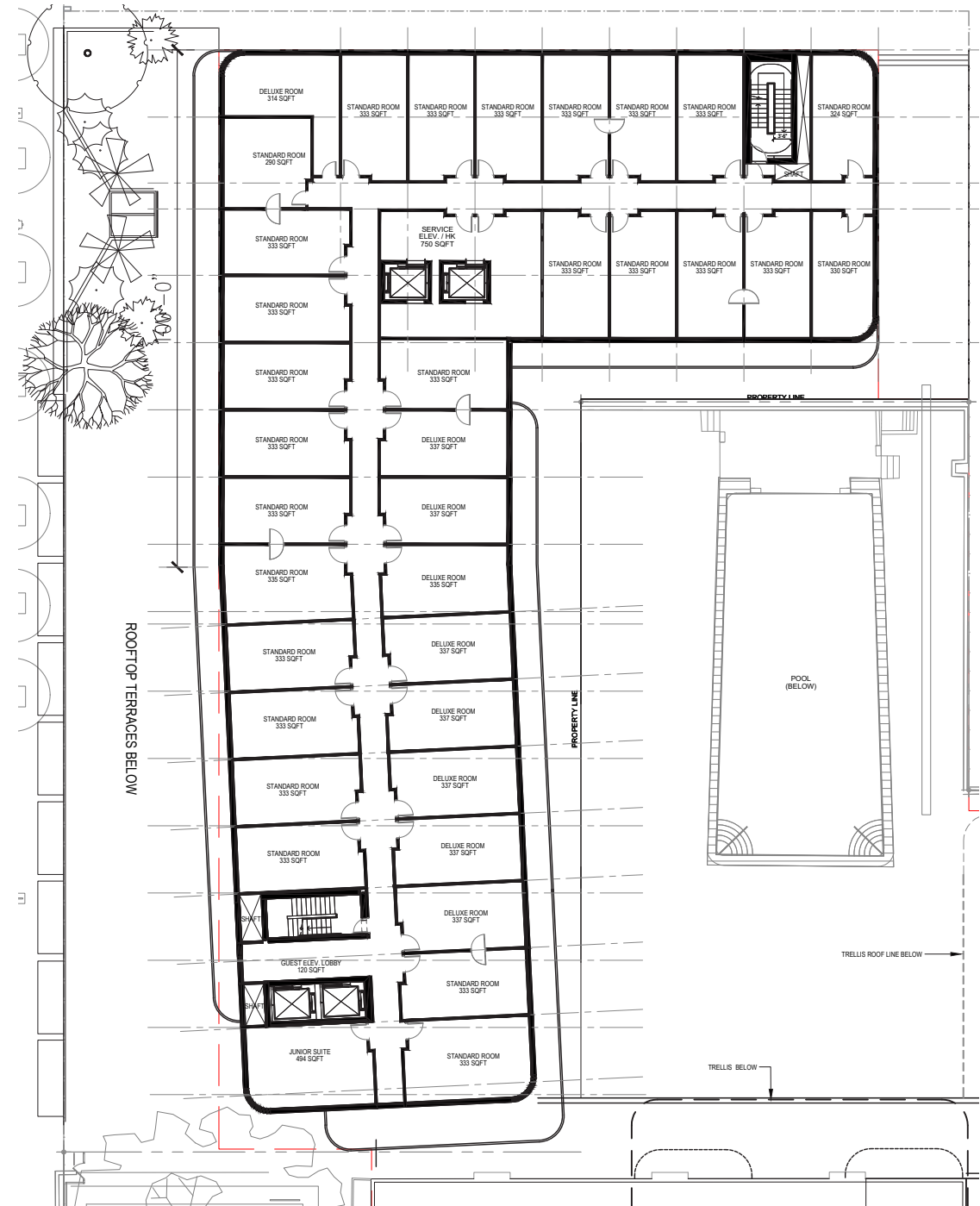
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33139**

**PROPOSED PLAN  
- LEVEL 04**

**A3-19**





LEVEL 05: PROPOSED

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



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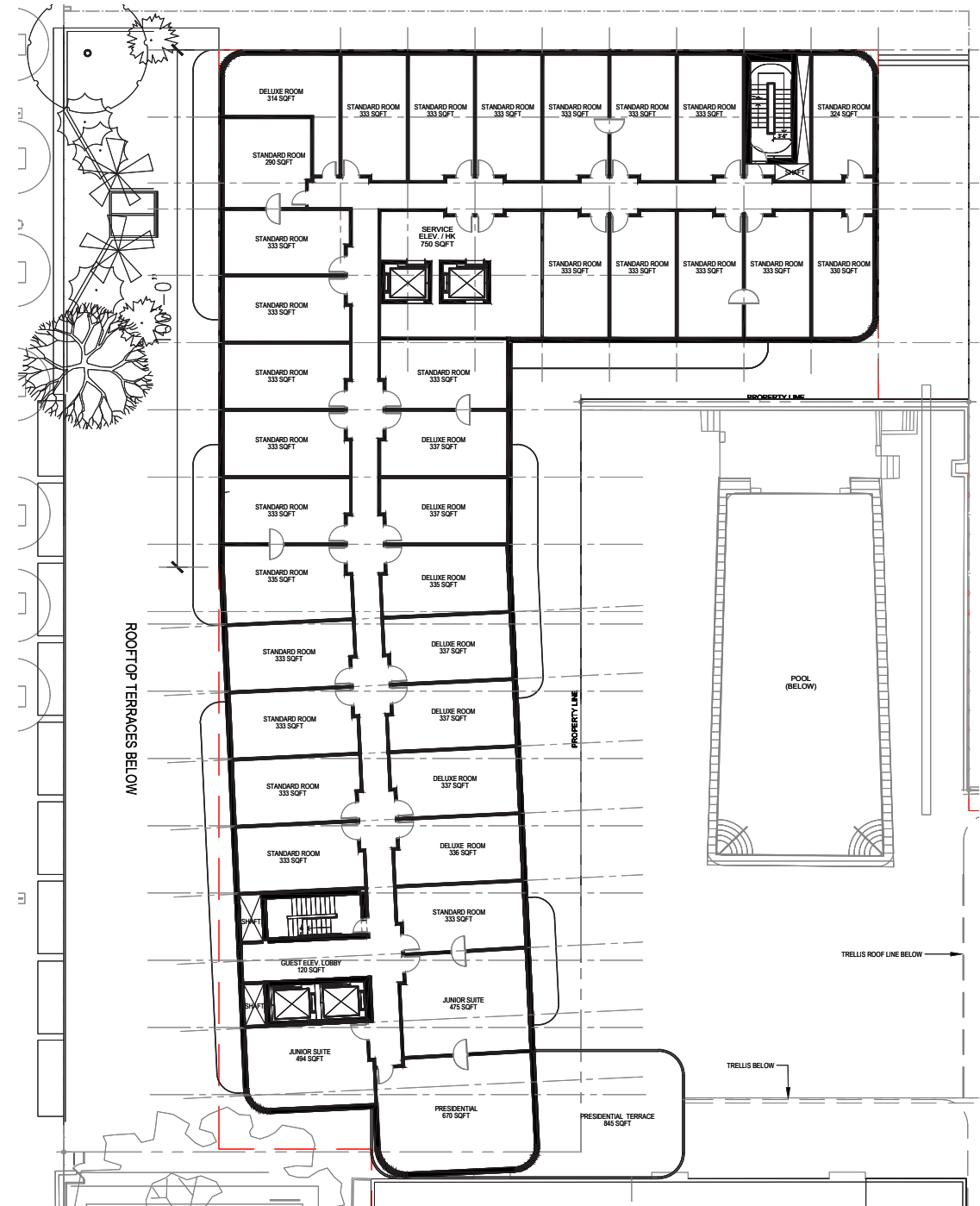
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MIAMI BEACH**

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

**PROPOSED PLAN  
- LEVEL 05**

**A3-20**



LEVEL 06: PROPOSED

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



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126 S. FEDERAL HIGHWAY SUITE #202  
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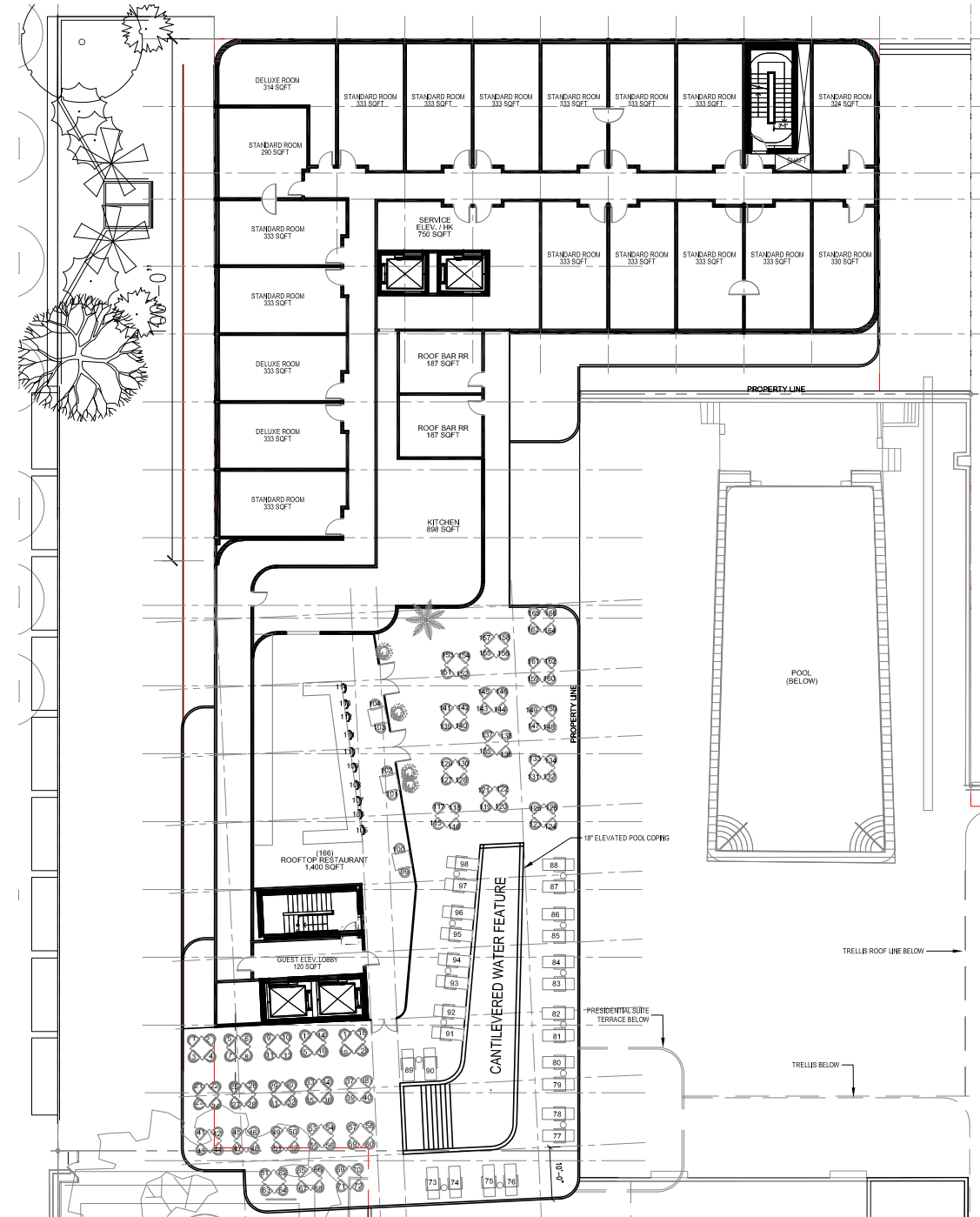
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**TREEHOUSE HOTEL,  
MIAMI BEACH**

1500 COLLINS +  
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**PROPOSED PLAN  
- LEVEL 06**

A3-21



LEVEL 07: PROPOSED

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



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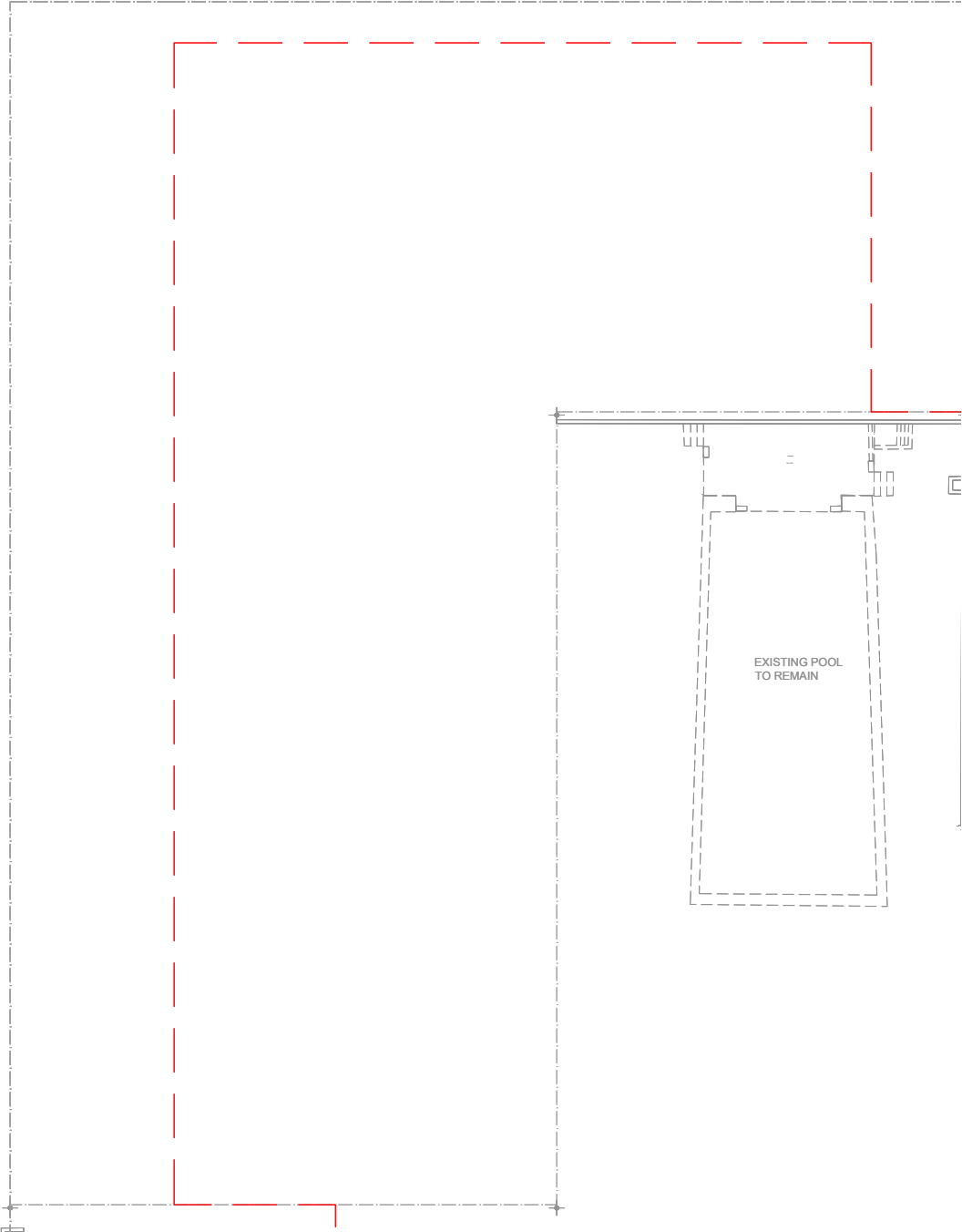
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**PROPOSED PLAN  
- LEVEL 07**

**A3-22**

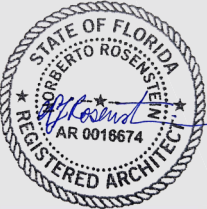




LEVEL 00: GSF DIAGRAM

| WASHINGTON BUILDING GSF | SQFT |
|-------------------------|------|
| LEVEL 00                | 0.00 |

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



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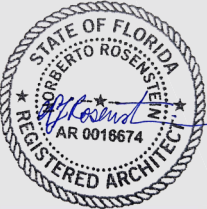




LEVEL 02: GSF DIAGRAM

| WASHINGTON BUILDING GSF | SQFT      |
|-------------------------|-----------|
| LEVEL 02                | 15,574.03 |

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



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MIAMI BEACH

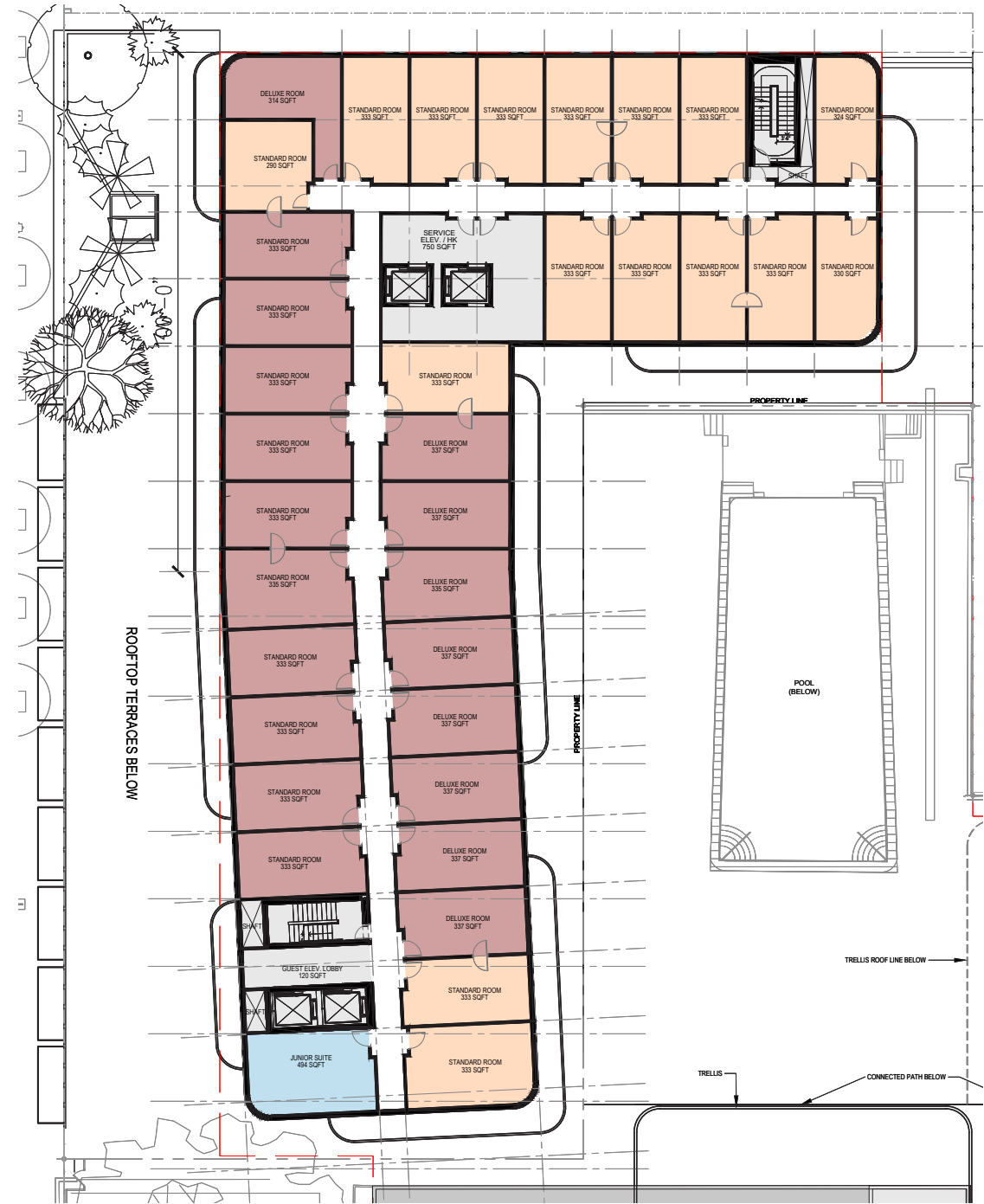
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33139

GSF DIAGRAM  
- LEVEL 02

A3-25



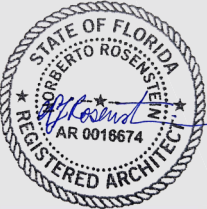




LEVEL 04: GSF DIAGRAM

| WASHINGTON BUILDING GSF | SQFT      |
|-------------------------|-----------|
| LEVEL 04                | 15,574.03 |

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



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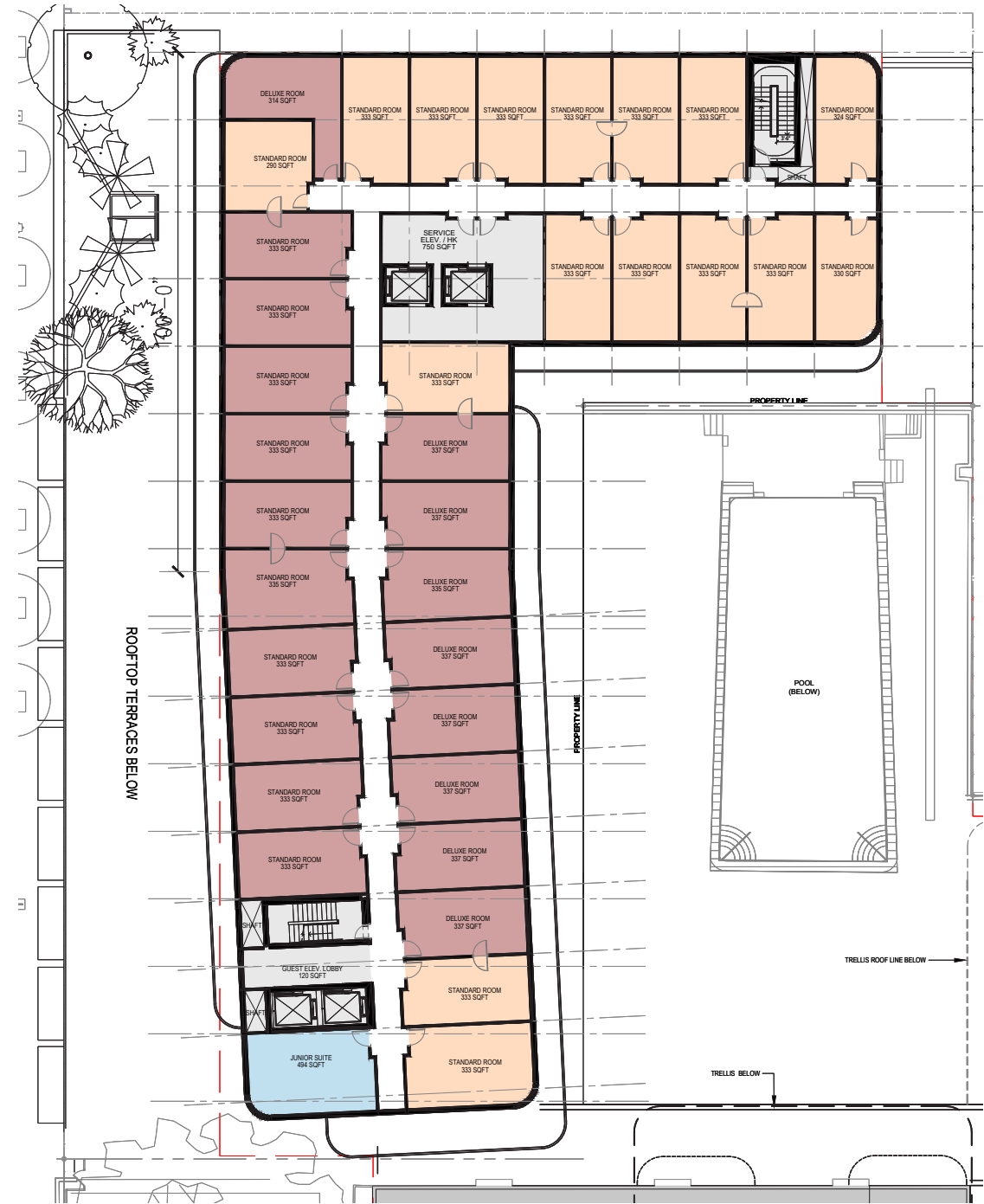
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GSF DIAGRAM  
- LEVEL 04

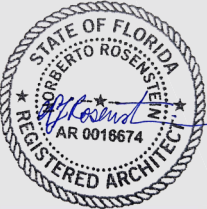
A3-27



LEVEL 05: GSF DIAGRAM

| WASHINGTON BUILDING GSF | SQFT      |
|-------------------------|-----------|
| LEVEL 05                | 15,574.03 |

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



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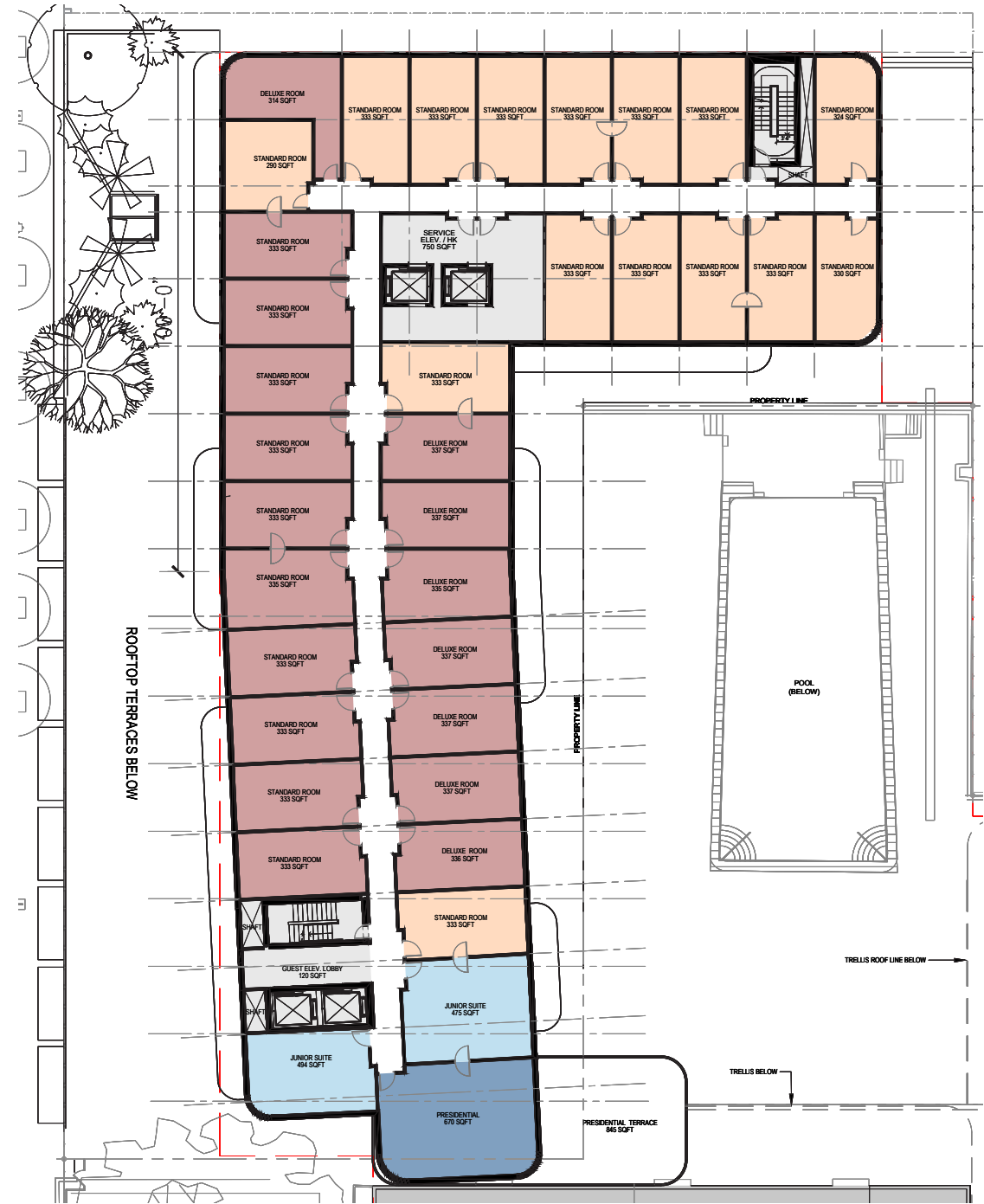
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33139

GSF DIAGRAM  
- LEVEL 05

A3-28





LEVEL 06: GSF DIAGRAM

| WASHINGTON BUILDING GSF | SQFT      |
|-------------------------|-----------|
| LEVEL 06                | 15,852.25 |

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



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**TREEHOUSE HOTEL,  
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33139**

**GSF DIAGRAM  
- LEVEL 06**

**A3-29**



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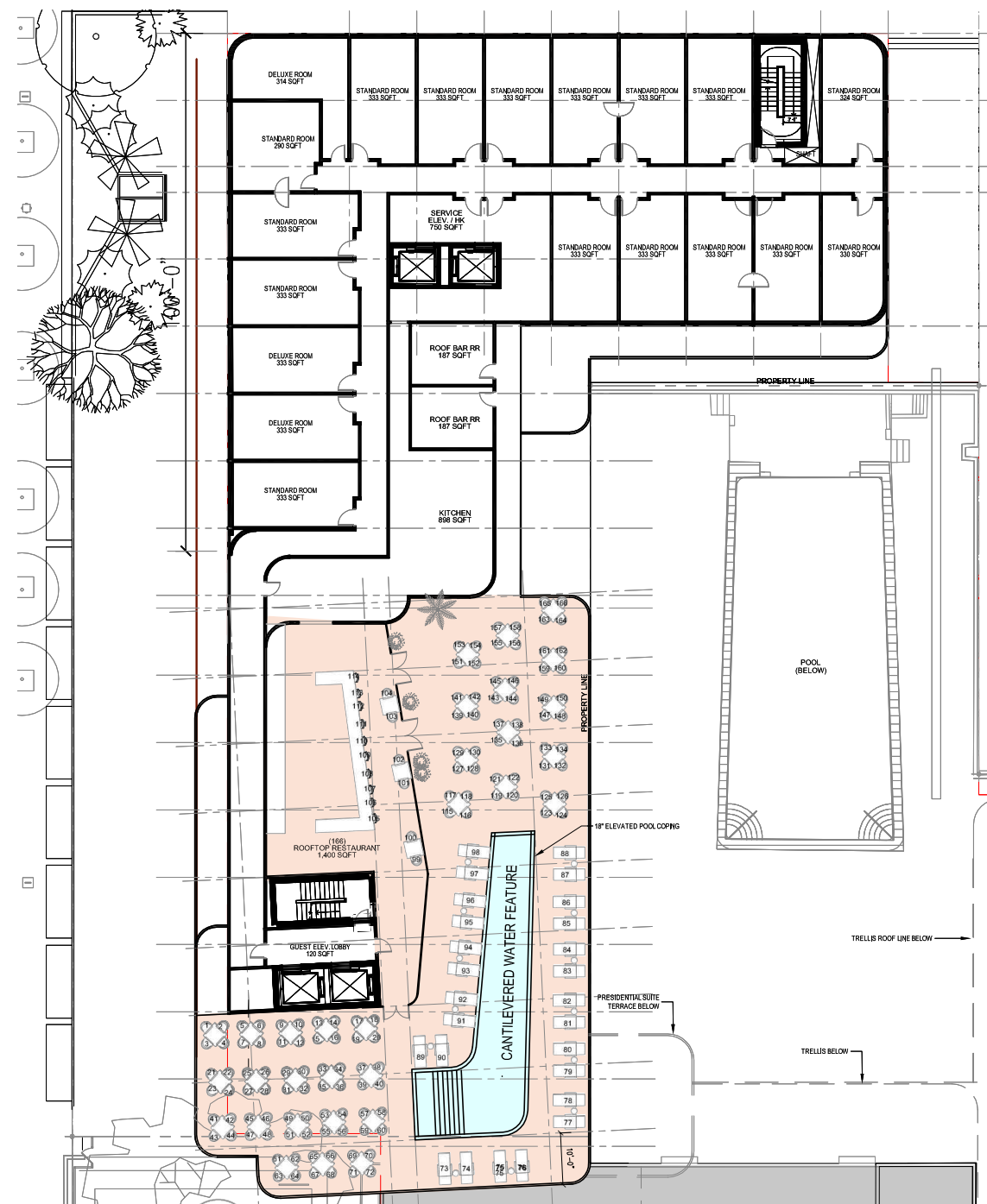
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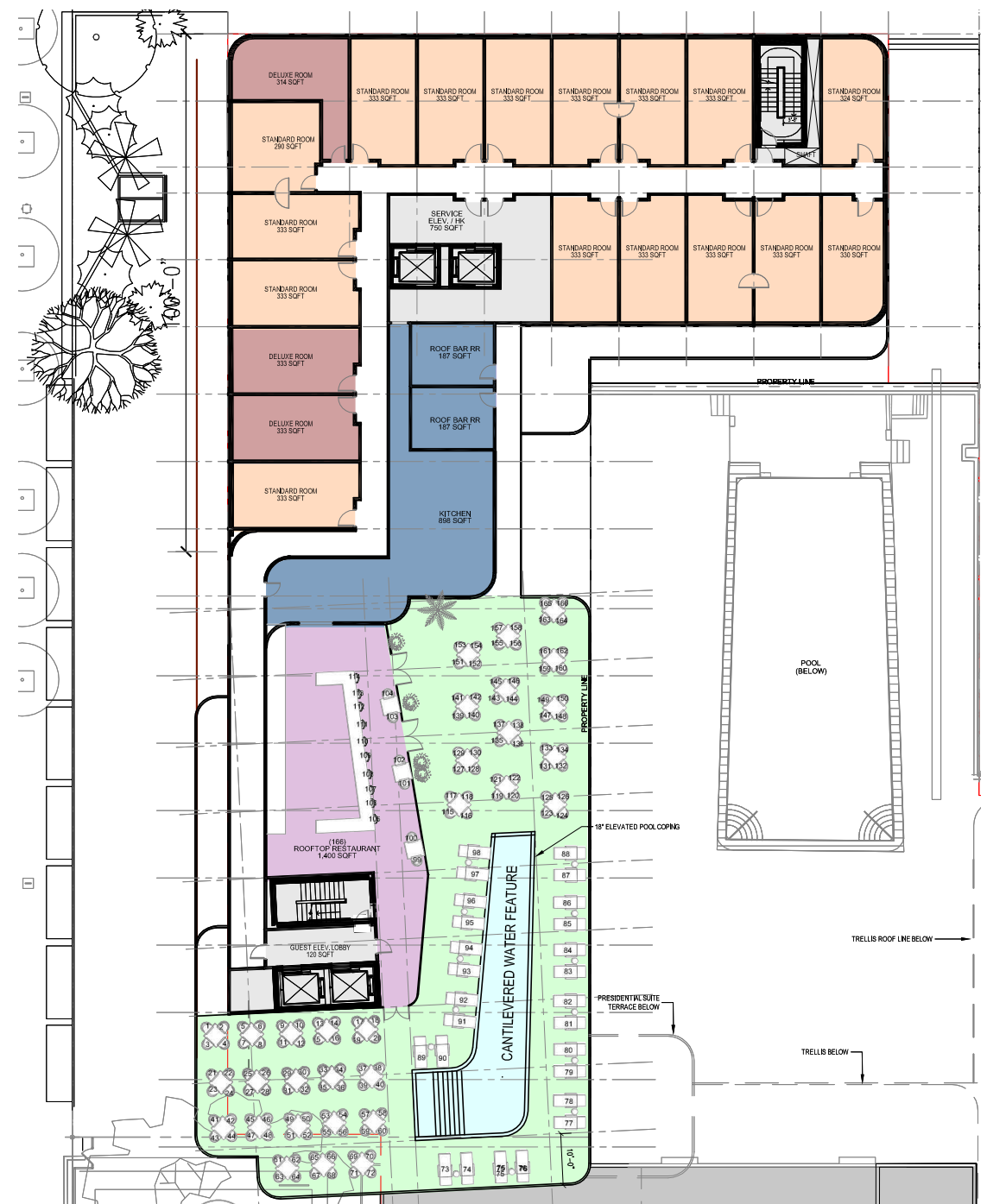
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1500 COLLINS +  
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AVE, MIAMI BEACH, FL,  
33139  
  
GSF / AMENITY DIAGRAM -  
LEVEL 07  
  
A3-30



LEVEL 07: AMENITY DIAGRAM

NON F&B  
F&B

| WASHINGTON: AMENITIES | NON-F&B  | F&B          | SUBTOTALS    |
|-----------------------|----------|--------------|--------------|
| LEVEL 07              | SQFT     | SQFT         | SQFT         |
| ROOFTOP RESTAURANT    |          | 1,400        |              |
| ROOFTOP TERRACE       |          | 5,400        |              |
| <b>TOTAL PROVIDED</b> | <b>0</b> | <b>6,800</b> | <b>6,800</b> |

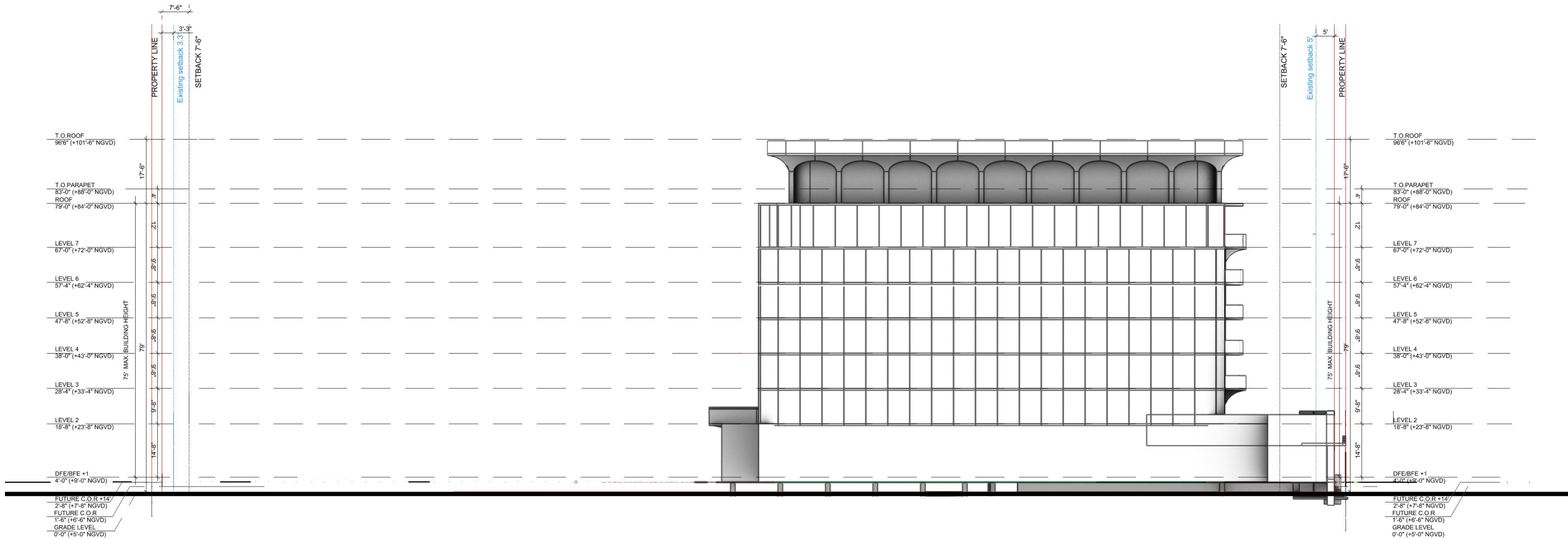


LEVEL 07: GSF DIAGRAM

| WASHINGTON BUILDING GSF | SQFT      |
|-------------------------|-----------|
| LEVEL 07                | 12,734.97 |

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





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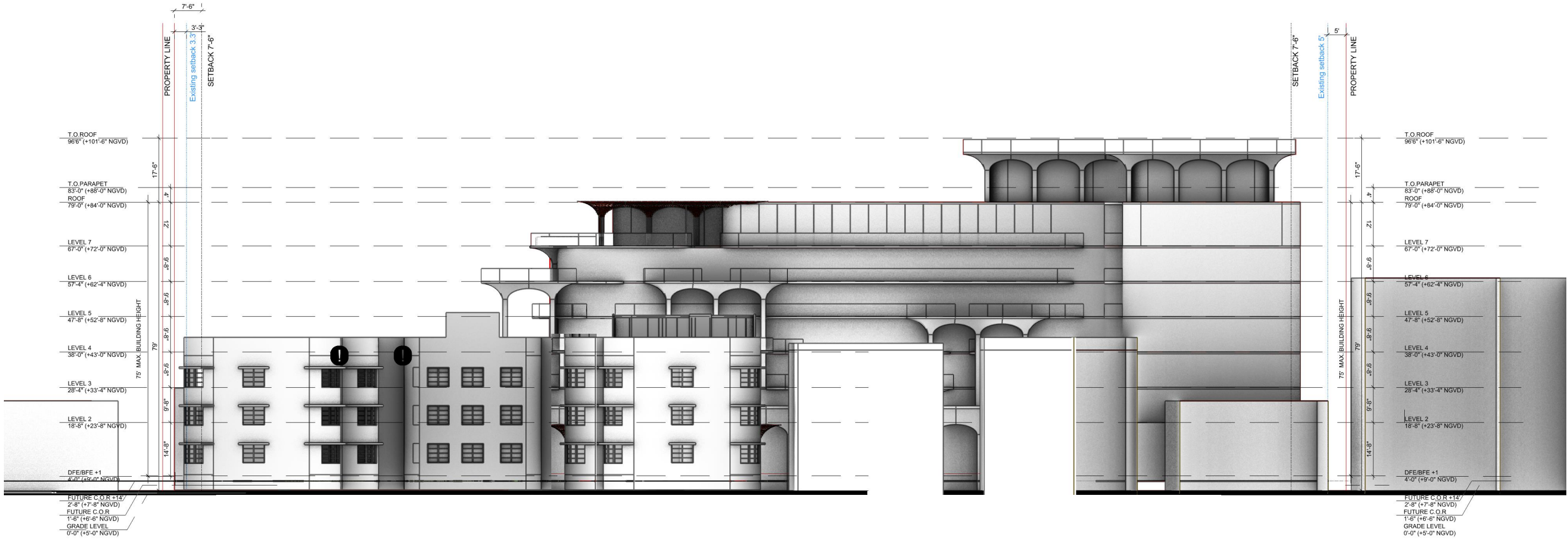
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33139**

**DEMOLITION / PROPOSED  
NORTH ELEVATION**





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33139  
  
DEMOLITION / PROPOSED  
EAST ELEVATION  
  
A3-32



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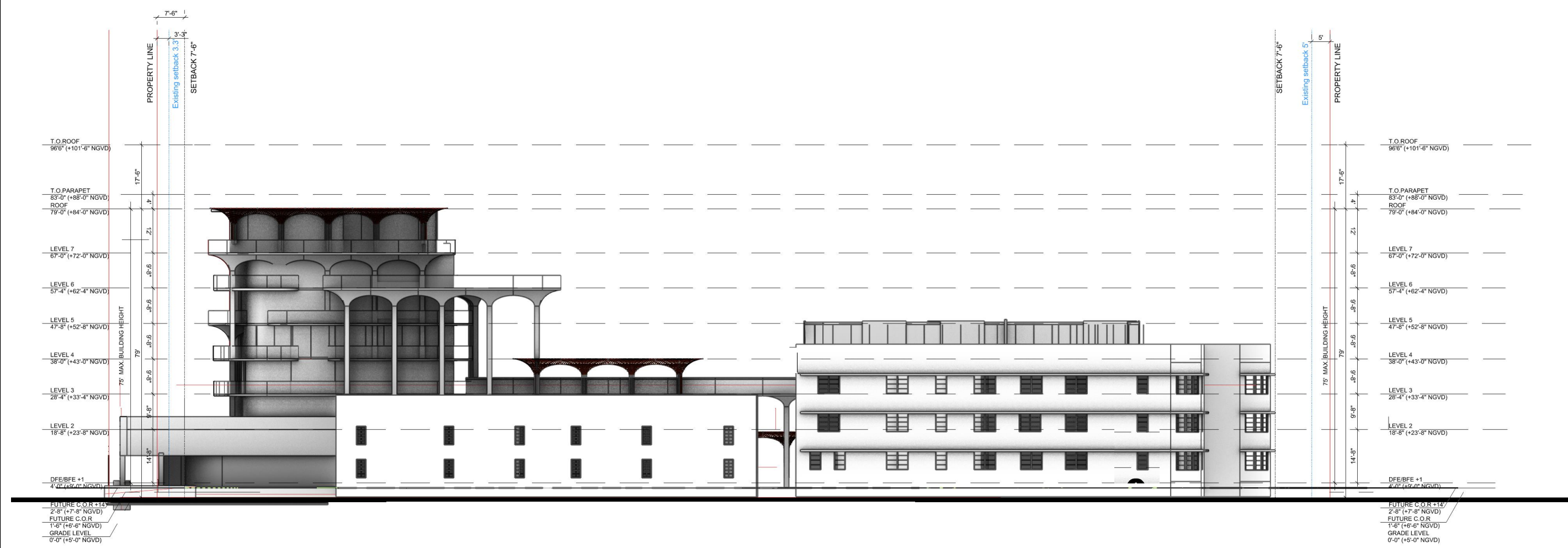
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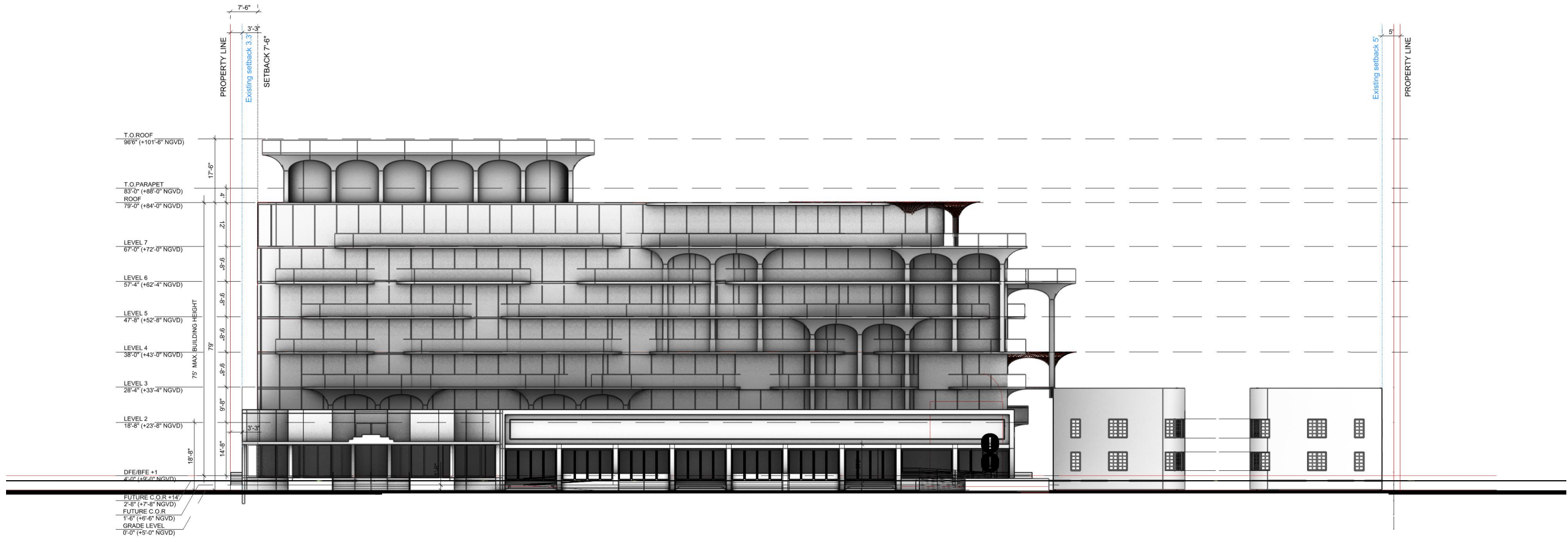
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TREEHOUSE HOTEL,  
MIAMI BEACH

DEMOLITION / PROPOSED  
SOUTH ELEVATION

A3-33





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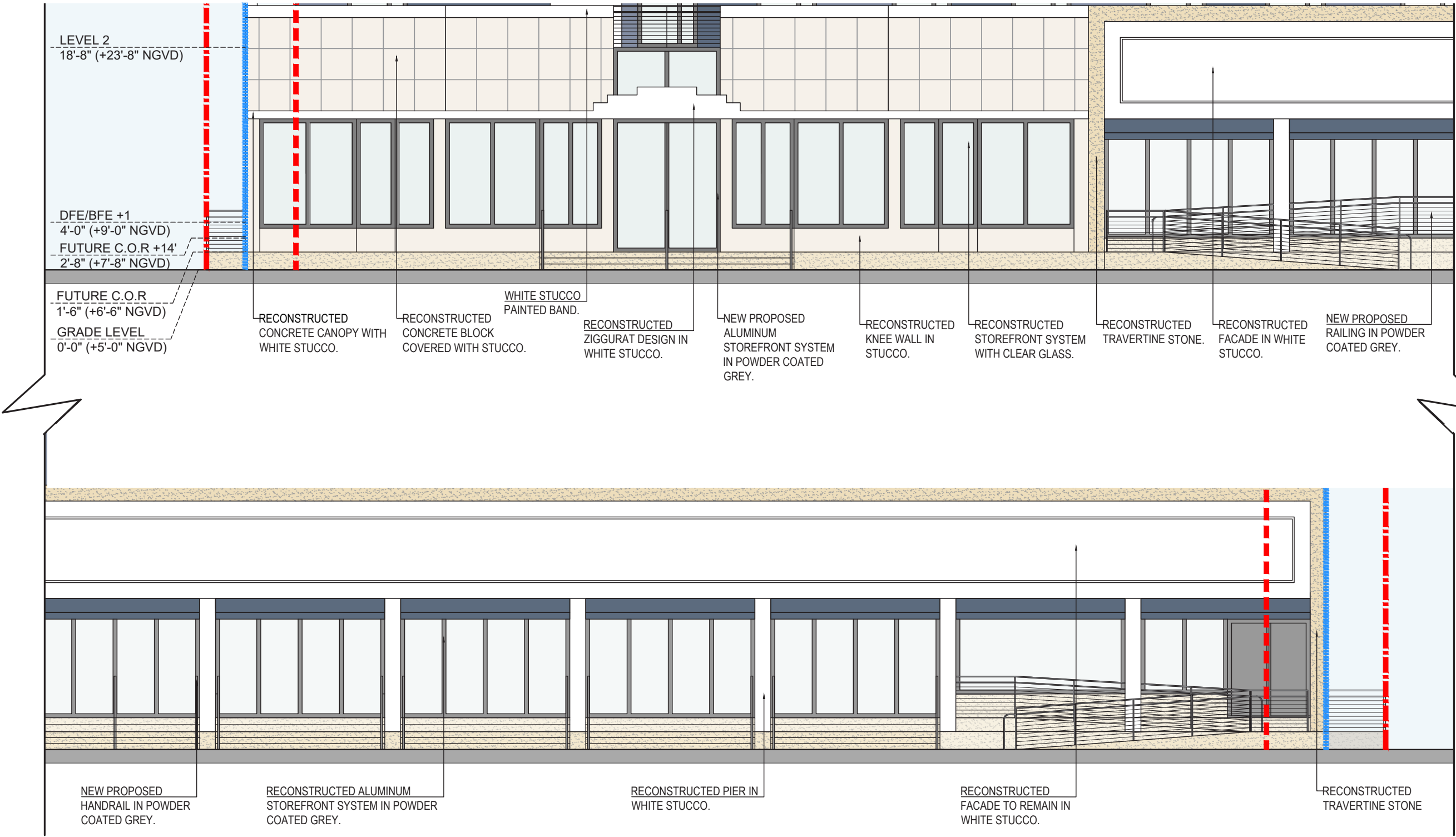
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MIAMI BEACH**

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33139**

**DEMOLITION / PROPOSED  
SOUTH ELEVATION**





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DEMOLITION / PROPOSED  
SOUTH ELEVATION ENLG.

A3-35