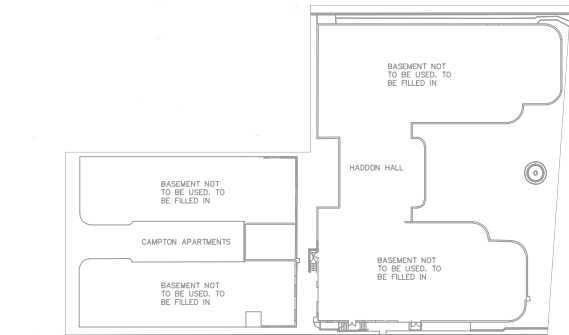
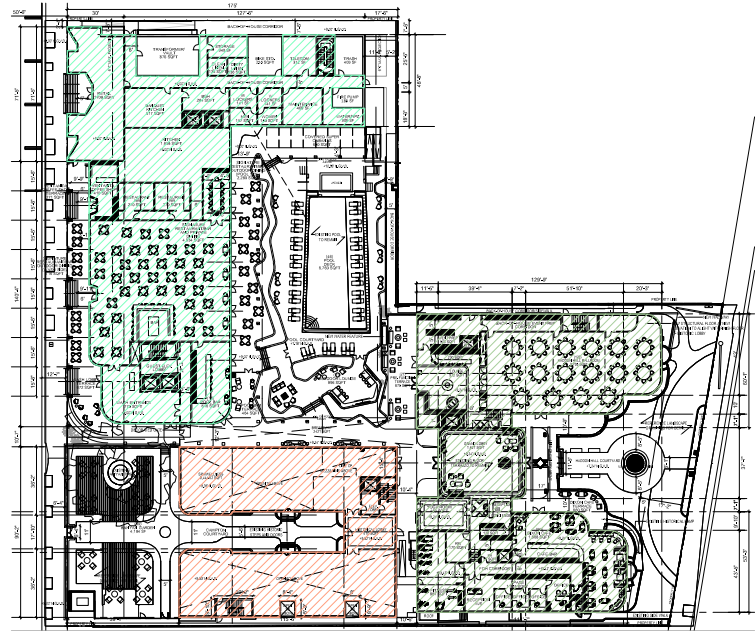
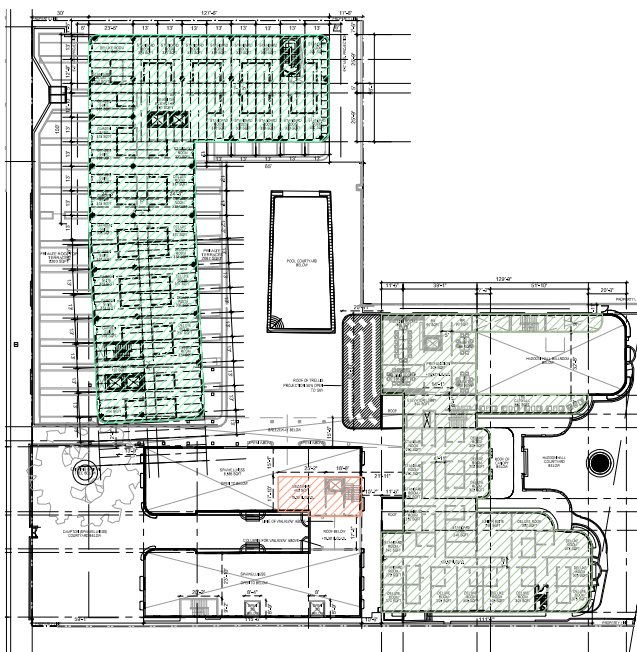




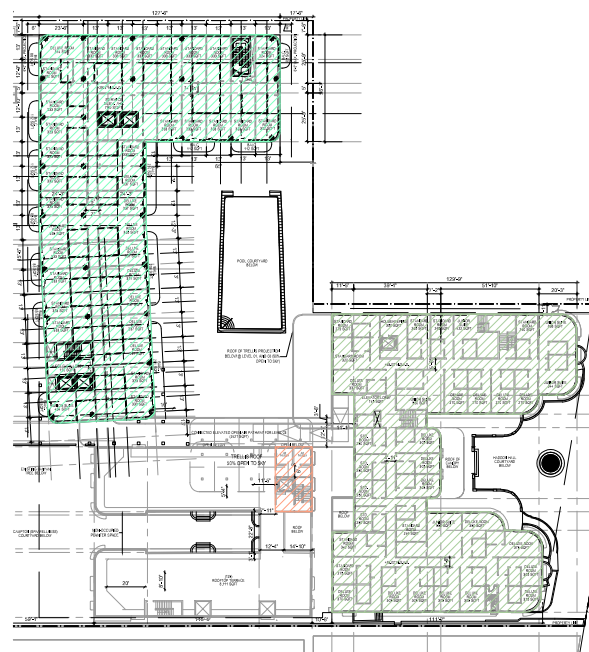
BASEMENT – LEVEL 00



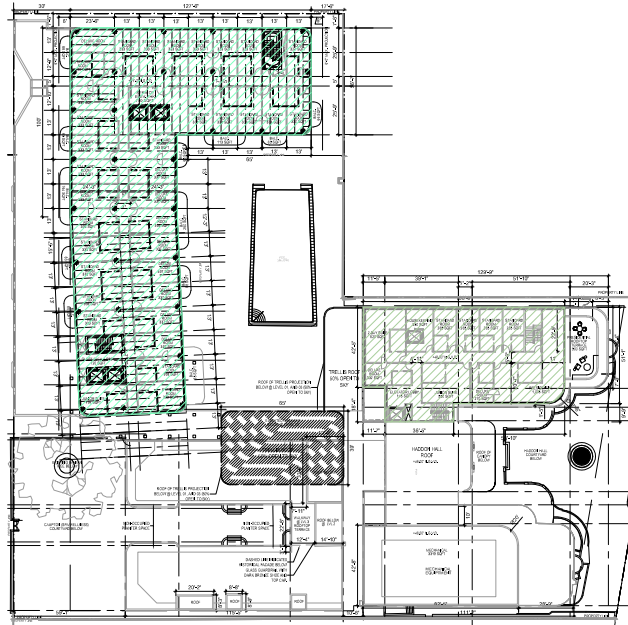
LEVEL 1



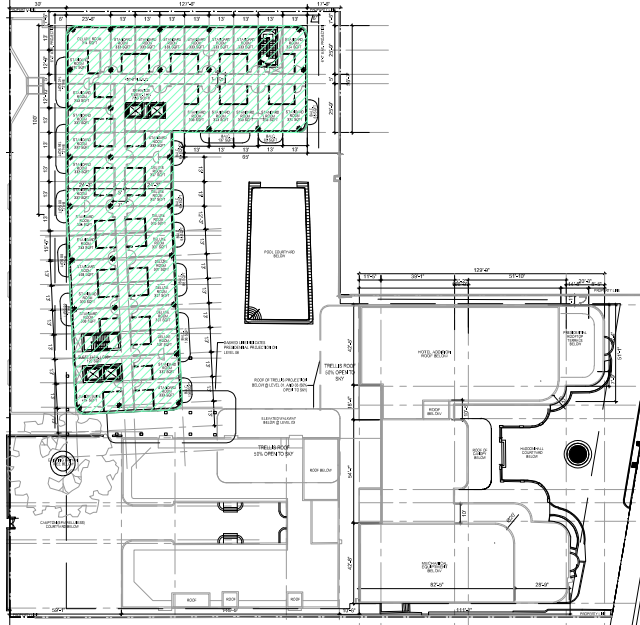
LEVEL 2



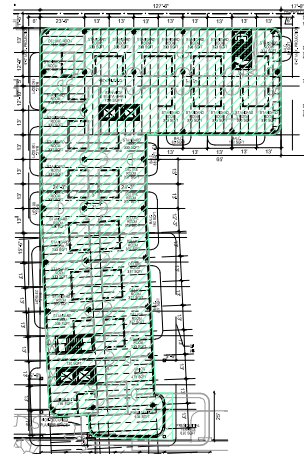
LEVEL 3



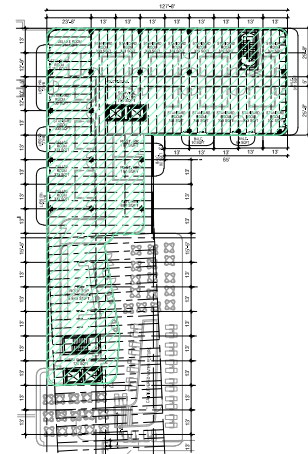
LEVEL 4



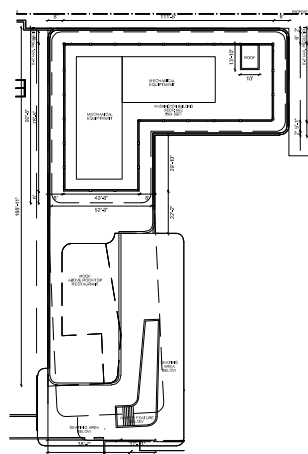
LEVEL 5



LEVEL 6



LEVEL 7



ROOF – LEVEL 8

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	17,478.24		LEVEL 1	14,758.61		LEVEL 1	8,444.62					LEVEL 1 TOTAL:	40,681.47	
LEVEL 2 BUILDING AREA	LEVEL 2	15,574.03		LEVEL 2	11,639.45		LEVEL 2	888.35					LEVEL 2 TOTAL:	28,101.83	
LEVEL 3 BUILDING AREA	LEVEL 3	15,574.03		LEVEL 3	14,339.10		LEVEL 3	667.03					LEVEL 3 TOTAL:	30,580.16	
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	16,248.08											LEVEL 6 TOTAL:	16,248.08	
LEVEL 7 BUILDING AREA	LEVEL 7	12,734.89											LEVEL 7 TOTAL:	12,734.89	
LEVEL 8 BUILDING AREA	LEVEL 8 (ROOF)	0.00											LEVEL 8 (ROOF) TOTAL:	0.00	
TOTAL SF:	TOTAL SF	108,757.33		TOTAL SF	46,414.89		TOTAL SF	10,000.00					TOTAL SF:	165,172.22	
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	108,757.33	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	165,172.22



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ARCHITECTURE - INTERIOR DESIGN - PLANNING

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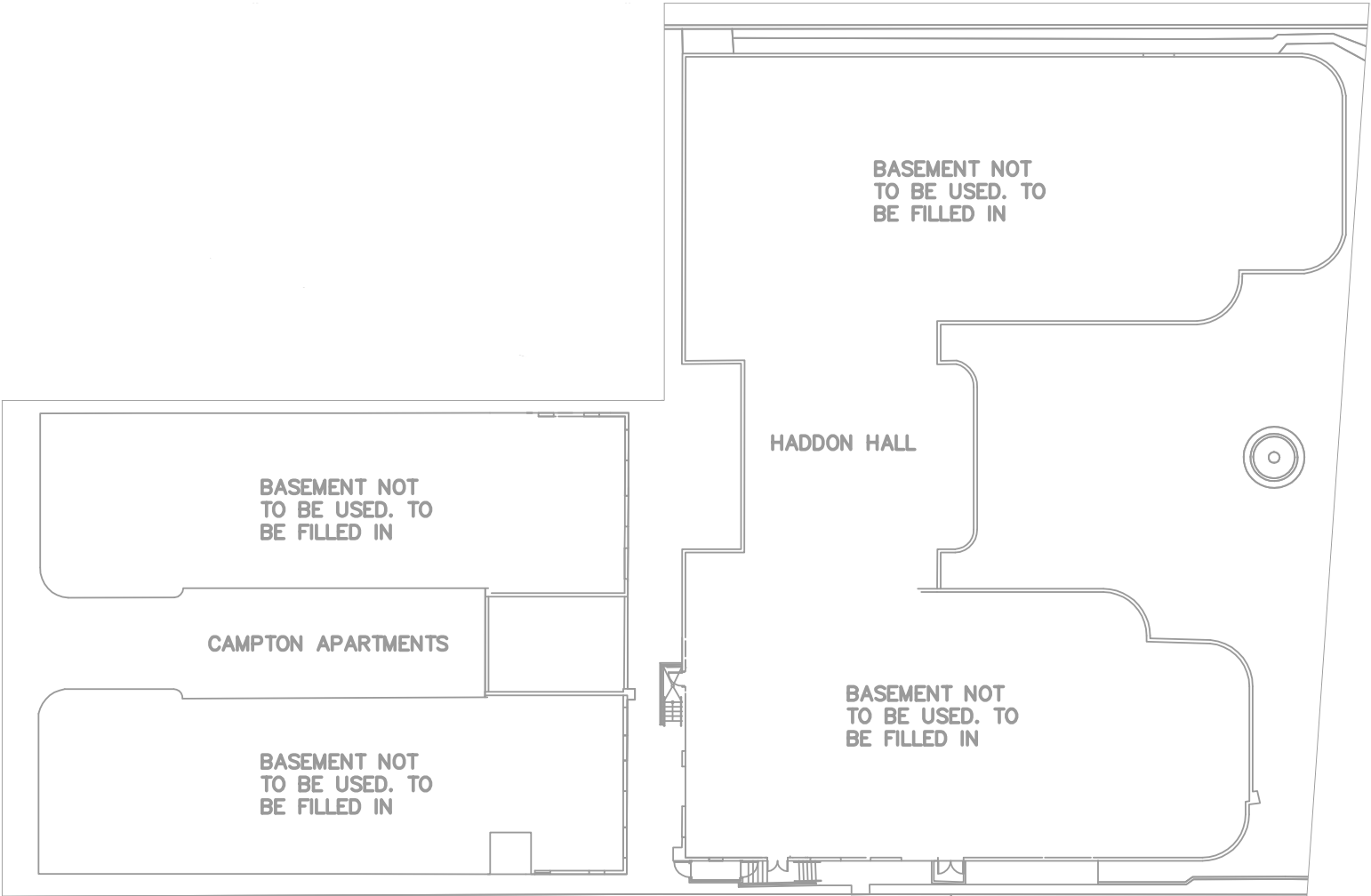
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HADDON HALL HOTEL PARCEL (PARCEL 1)			CAMPTON BUILDING PARCEL (PARCEL 3)			MAIN PARCEL (1509 Washington Ave)		
26,131			18,000			27,625		
LEVEL 00	0.00		LEVEL 00	0.00		LEVEL 00	0.00	
LEVEL 1	14,758.61		LEVEL 1	8,444.62		LEVEL 1	17,478.24	
LEVEL 2	11,639.45		LEVEL 2	888.35		LEVEL 2	15,574.03	
LEVEL 3	14,339.10		LEVEL 3	667.03		LEVEL 3	15,574.03	
LEVEL 4	5,677.73					LEVEL 4	15,574.03	
						LEVEL 5	15,574.03	
						LEVEL 6	16,248.08	
						LEVEL 7	12,734.89	
						LEVEL 8 (ROOF)	0.00	
TOTAL SF	46,414.89		TOTAL SF	10,000.00		TOTAL SF	108,757.33	
FAR	ALLOWED	PROVIDED	FAR	ALLOWED	PROVIDED	FAR	ALLOWED	PROVIDED
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 27,625 SF	55,250.00	108,757.33

LEVEL 00: PROPOSED FAR DIAGRAM



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



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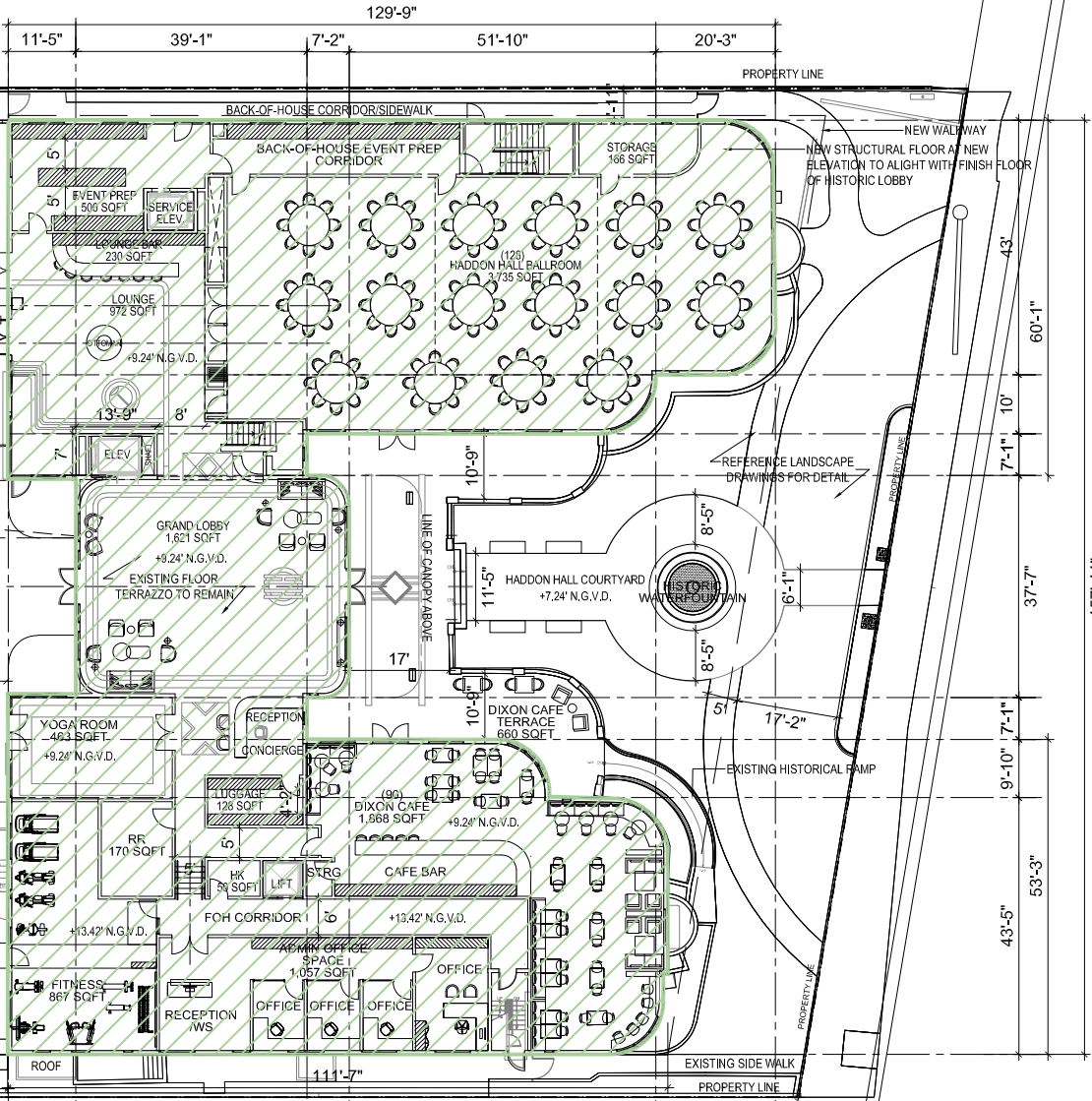
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TREEHOUSE HOTEL,
MIAMI BEACH

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

PROPOSED FAR
LEVEL 00
A0-17



HADDON HALL HOTEL PARCEL (PARCEL 1)			CAMPTON BUILDING PARCEL (PARCEL 3)			MAIN PARCEL (1509 Washington Ave)		
26,131			18,000			27,625		
LEVEL 00	0.00		LEVEL 00	0.00		LEVEL 00	0.00	
LEVEL 1	14,758.61		LEVEL 1	8,444.62		LEVEL 1	17,478.24	
LEVEL 2	11,639.45		LEVEL 2	888.35		LEVEL 2	15,574.03	
LEVEL 3	14,339.10		LEVEL 3	667.03		LEVEL 3	15,574.03	
LEVEL 4	5,677.73					LEVEL 4	15,574.03	
						LEVEL 5	15,574.03	
						LEVEL 6	16,248.08	
						LEVEL 7	12,734.89	
						LEVEL 8 (ROOF)	0.00	
TOTAL SF	46,414.89		TOTAL SF	10,000.00		TOTAL SF	108,757.33	
FAR	ALLOWED	PROVIDED	FAR	ALLOWED	PROVIDED	FAR	ALLOWED	PROVIDED
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 27,625 SF	55,250.00	108,757.33

LEVEL 01: PROPOSED FAR DIAGRAM



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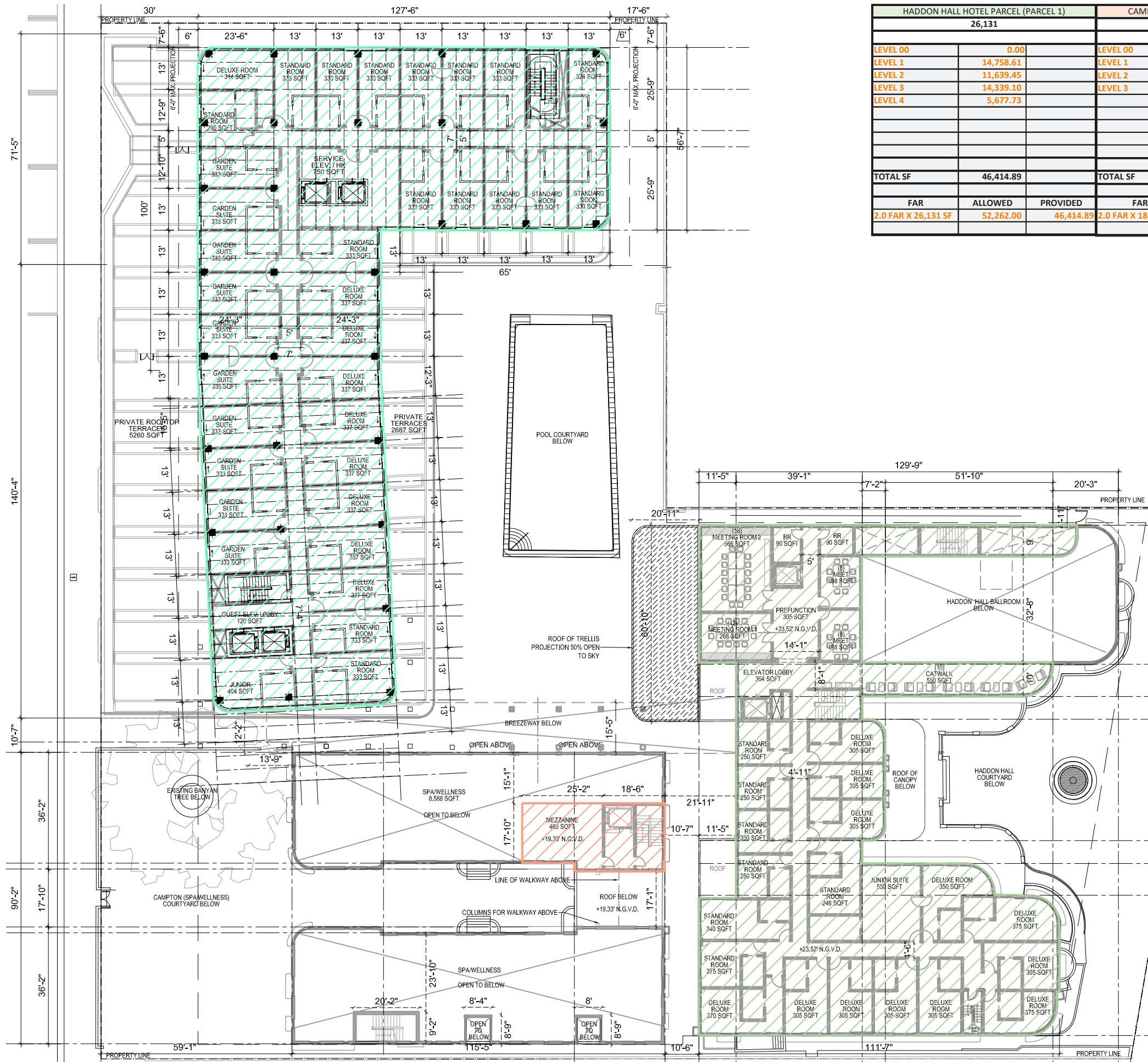
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1500 COLLINS +
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33139

PROPOSED FAR
LEVEL 01
A0-18

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





HADDON HALL HOTEL PARCEL (PARCEL 1)			CAMPTON BUILDING PARCEL (PARCEL 3)			MAIN PARCEL (1509 Washington Ave)		
26,131			18,000			27,625		
LEVEL 00	0.00		LEVEL 00	0.00		LEVEL 00	0.00	
LEVEL 1	14,758.61		LEVEL 1	8,444.62		LEVEL 1	17,478.24	
LEVEL 2	11,639.45		LEVEL 2	888.35		LEVEL 2	15,574.03	
LEVEL 3	14,339.10		LEVEL 3	667.03		LEVEL 3	15,574.03	
LEVEL 4	5,677.73					LEVEL 4	15,574.03	
						LEVEL 5	15,574.03	
						LEVEL 6	16,248.08	
						LEVEL 7	12,734.89	
						LEVEL 8 (ROOF)	0.00	
TOTAL SF			TOTAL SF			TOTAL SF		
FAR			FAR			FAR		
2.0 FAR X 26,131 SF			2.0 FAR X 18,000 SF			2.0 FAR X 27,625 SF		
ALLOWED			ALLOWED			ALLOWED		
52,262.00			36,000.00			55,250.00		
PROVIDED			PROVIDED			PROVIDED		
46,414.89			10,000.00			108,757.33		

LEVEL 02: PROPOSED FAR DIAGRAM

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



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PROPOSED FAR
LEVEL 02
A0-19



HADDON HALL HOTEL PARCEL (PARCEL 1)			CAMPTON BUILDING PARCEL (PARCEL 3)			MAIN PARCEL (1509 Washington Ave)		
26,131			18,000			27,625		
LEVEL 00	0.00		LEVEL 00	0.00		LEVEL 00	0.00	
LEVEL 1	14,758.61		LEVEL 1	8,444.62		LEVEL 1	17,478.24	
LEVEL 2	11,639.45		LEVEL 2	888.35		LEVEL 2	15,574.03	
LEVEL 3	14,339.10		LEVEL 3	667.03		LEVEL 3	15,574.03	
LEVEL 4	5,677.73					LEVEL 4	15,574.03	
						LEVEL 5	15,574.03	
						LEVEL 6	16,248.08	
						LEVEL 7	12,734.89	
						LEVEL 8 (ROOF)	0.00	
TOTAL SF			TOTAL SF			TOTAL SF		
FAR			FAR			FAR		
2.0 FAR X 26,131 SF	52,262.00	PROVIDED	2.0 FAR X 18,000 SF	36,000.00	PROVIDED	2.0 FAR X 27,625 SF	55,250.00	PROVIDED
	46,414.89			10,000.00			108,757.33	

LEVEL 03: PROPOSED FAR DIAGRAM



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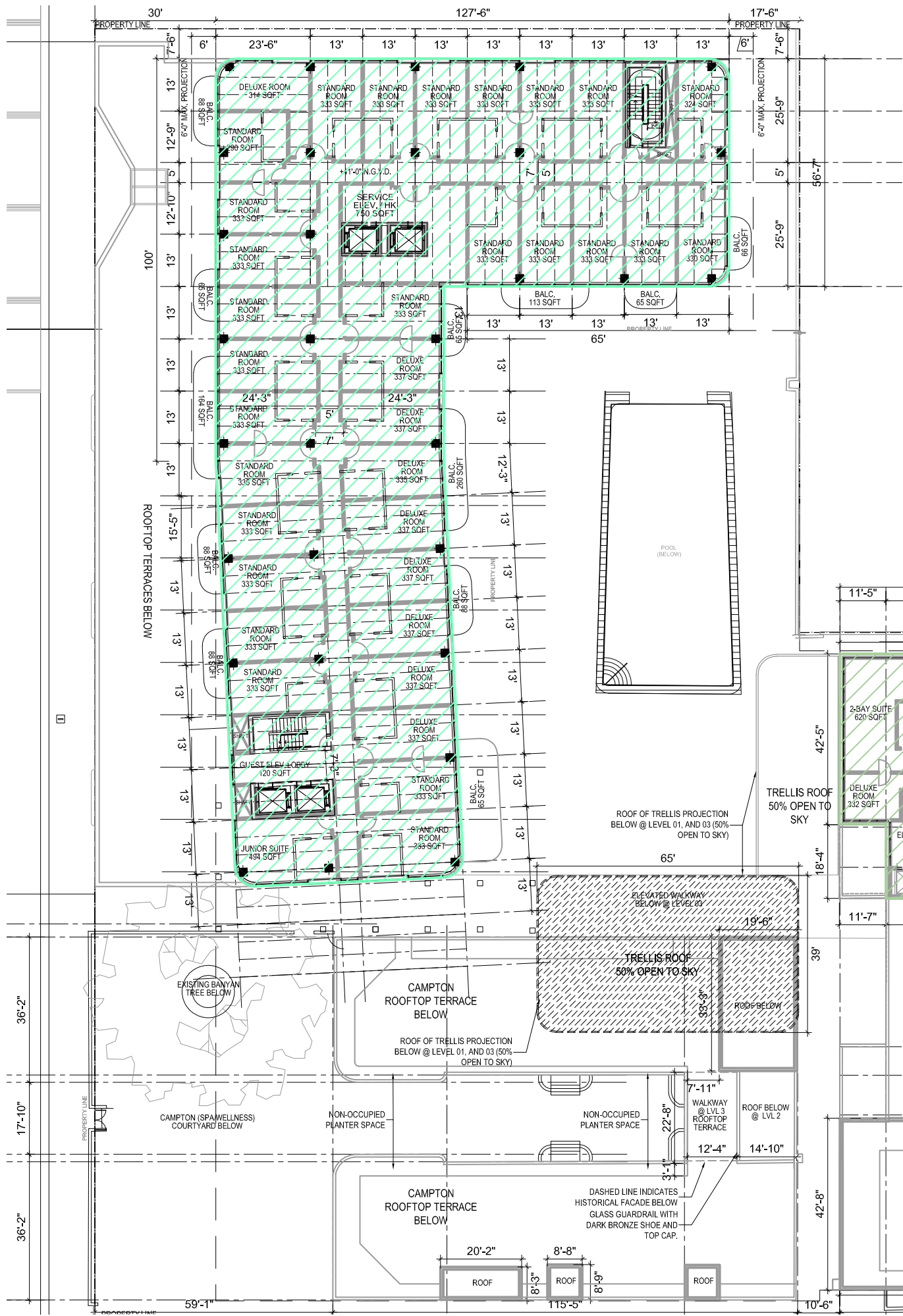
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**PROPOSED FAR
LEVEL 03**
A0-20

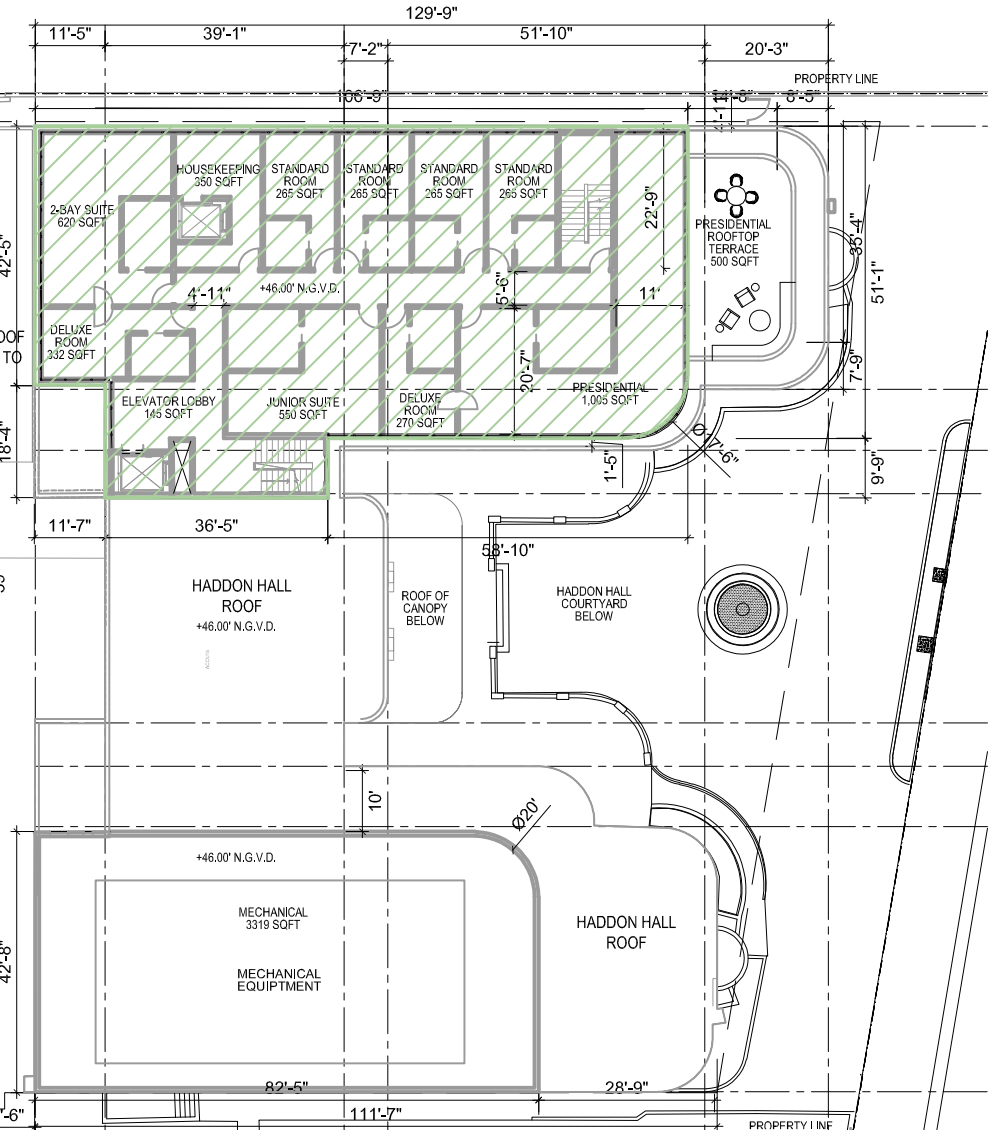
SCALE: 1/32" = 1'-0"





HADDON HALL HOTEL PARCEL (PARCEL 1)			CAMPTON BUILDING PARCEL (PARCEL 3)			MAIN PARCEL (1509 Washington Ave)		
26,131			18,000			27,625		
LEVEL 00	0.00		LEVEL 00	0.00		LEVEL 00	0.00	
LEVEL 1	14,758.61		LEVEL 1	8,444.62		LEVEL 1	17,478.24	
LEVEL 2	11,639.45		LEVEL 2	888.35		LEVEL 2	15,574.03	
LEVEL 3	14,339.10		LEVEL 3	667.03		LEVEL 3	15,574.03	
LEVEL 4	5,677.73					LEVEL 4	15,574.03	
						LEVEL 5	15,574.03	
						LEVEL 6	16,248.08	
						LEVEL 7	12,734.89	
						LEVEL 8 (ROOF)	0.00	
TOTAL SF			TOTAL SF			TOTAL SF		
FAR	ALLOWED	PROVIDED	FAR	ALLOWED	PROVIDED	FAR	ALLOWED	PROVIDED
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 27,625 SF	55,250.00	108,757.33

LEVEL 04: PROPOSED FAR DIAGRAM



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



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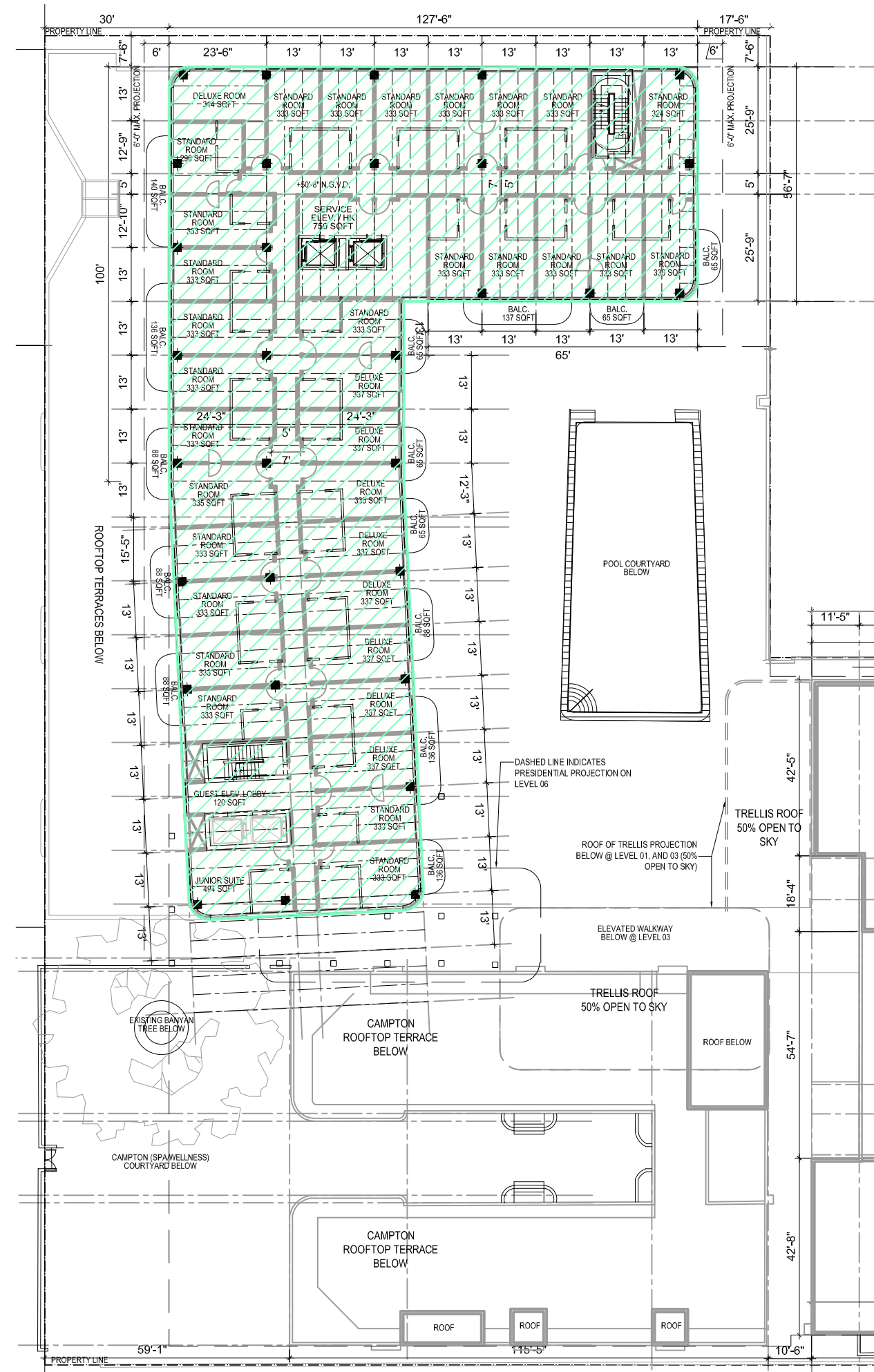
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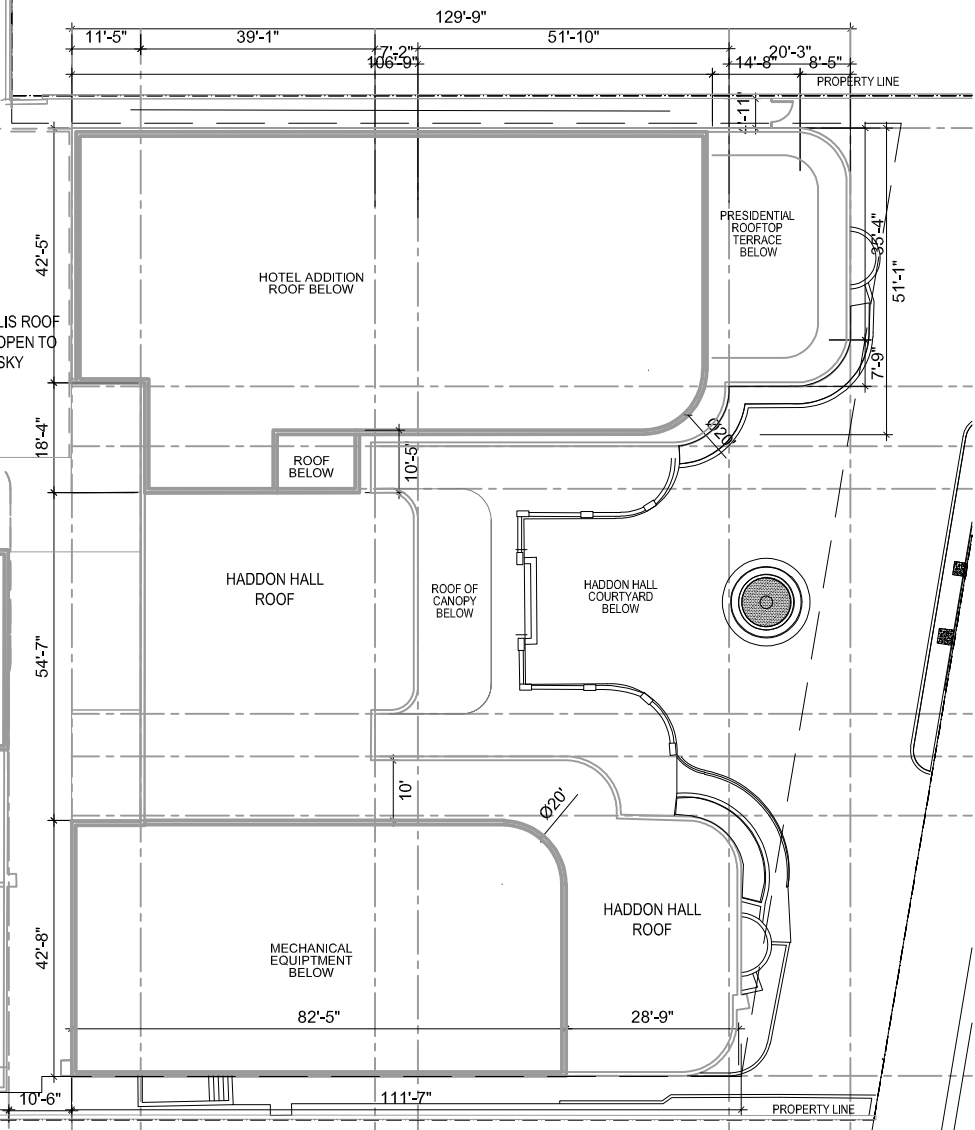
PROPOSED FAR
LEVEL 04

A0-21



HADDON HALL HOTEL PARCEL (PARCEL 1)			CAMPTON BUILDING PARCEL (PARCEL 3)			MAIN PARCEL (1509 Washington Ave)		
26,131			18,000			27,625		
LEVEL 00	0.00		LEVEL 00	0.00		LEVEL 00	0.00	
LEVEL 1	14,758.61		LEVEL 1	8,444.62		LEVEL 1	17,478.24	
LEVEL 2	11,639.45		LEVEL 2	888.35		LEVEL 2	15,574.03	
LEVEL 3	14,339.10		LEVEL 3	667.03		LEVEL 3	15,574.03	
LEVEL 4	5,677.73					LEVEL 4	15,574.03	
						LEVEL 5	15,574.03	
						LEVEL 6	16,248.08	
						LEVEL 7	12,734.89	
						LEVEL 8 (ROOF)	0.00	
TOTAL SF			TOTAL SF			TOTAL SF		
FAR	ALLOWED	PROVIDED	FAR	ALLOWED	PROVIDED	FAR	ALLOWED	PROVIDED
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 27,625 SF	55,250.00	108,757.33

LEVEL 05: PROPOSED FAR DIAGRAM



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



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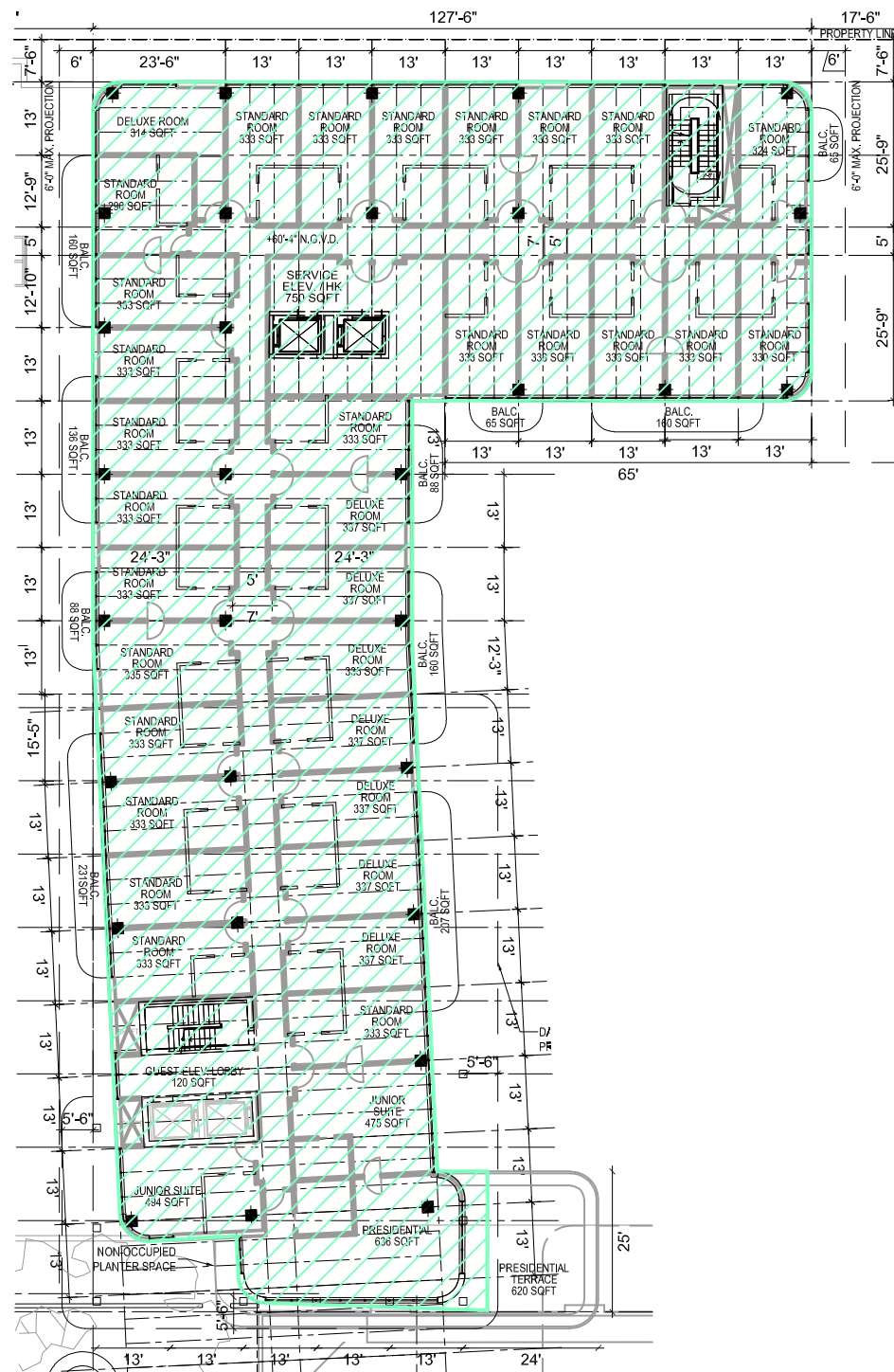
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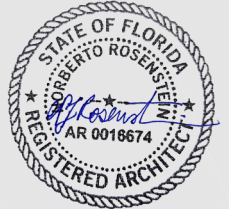
1500 COLLINS +
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PROPOSED FAR
LEVEL 05
A0-22



HADDON HALL HOTEL PARCEL (PARCEL 1)			CAMPTON BUILDING PARCEL (PARCEL 3)			MAIN PARCEL (1509 Washington Ave)		
26,131			18,000			27,625		
LEVEL 00	0.00		LEVEL 00	0.00		LEVEL 00	0.00	
LEVEL 1	14,758.61		LEVEL 1	8,444.62		LEVEL 1	17,478.24	
LEVEL 2	11,639.45		LEVEL 2	888.35		LEVEL 2	15,574.03	
LEVEL 3	14,339.10		LEVEL 3	667.03		LEVEL 3	15,574.03	
LEVEL 4	5,677.73					LEVEL 4	15,574.03	
						LEVEL 5	15,574.03	
						LEVEL 6	16,248.08	
						LEVEL 7	12,734.89	
						LEVEL 8 (ROOF)	0.00	
TOTAL SF	46,414.89		TOTAL SF	10,000.00		TOTAL SF	108,757.33	
FAR	ALLOWED	PROVIDED	FAR	ALLOWED	PROVIDED	FAR	ALLOWED	PROVIDED
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 27,625 SF	55,250.00	108,757.33

LEVEL 06: PROPOSED FAR DIAGRAM



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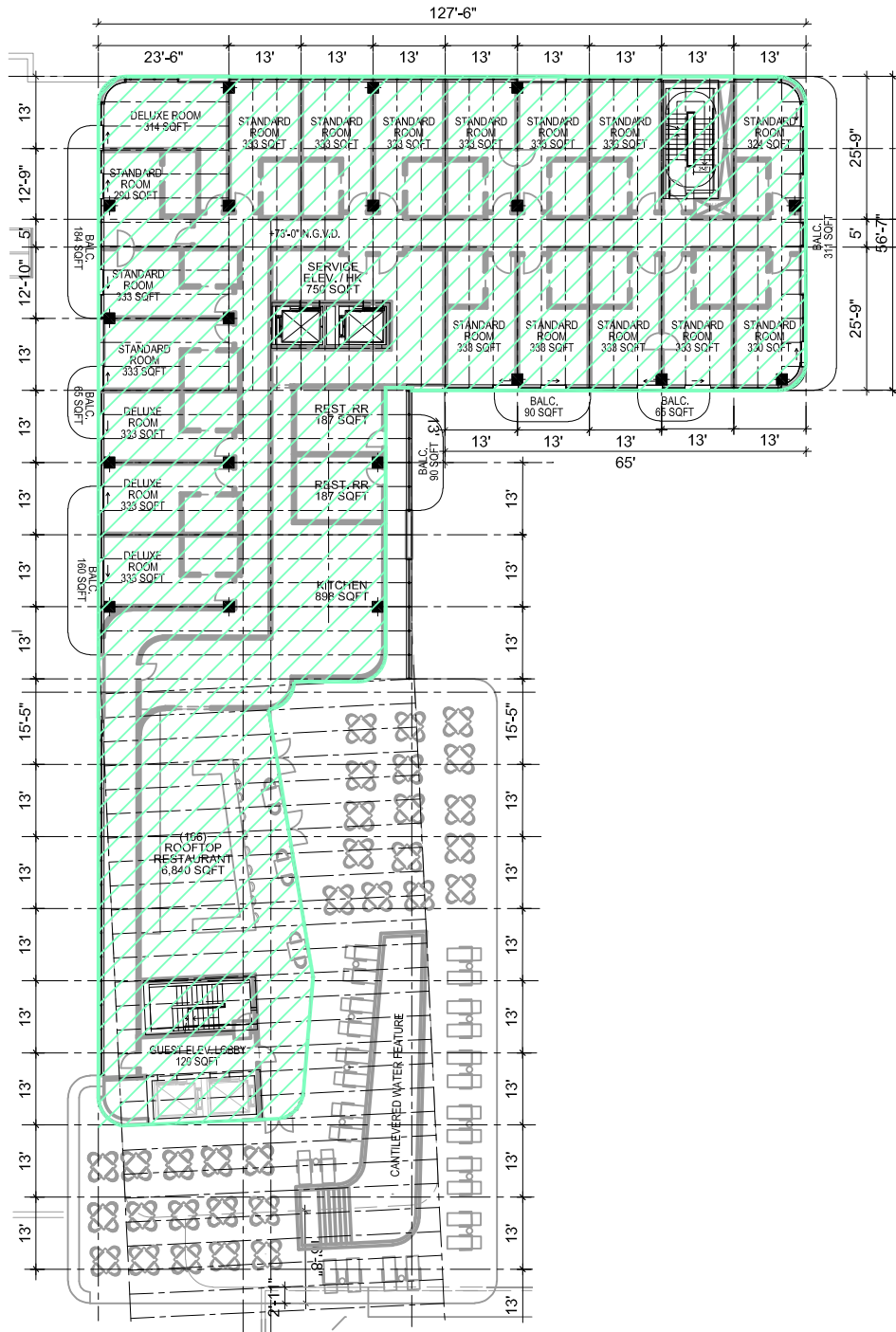
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**PROPOSED FAR
LEVEL 06**

A0-23

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





HADDON HALL HOTEL PARCEL (PARCEL 1)			CAMPTON BUILDING PARCEL (PARCEL 3)			MAIN PARCEL (1509 Washington Ave)		
26,131			18,000			27,625		
LEVEL 00	0.00		LEVEL 00	0.00		LEVEL 00	0.00	
LEVEL 1	14,758.61		LEVEL 1	8,444.62		LEVEL 1	17,478.24	
LEVEL 2	11,639.45		LEVEL 2	888.35		LEVEL 2	15,574.03	
LEVEL 3	14,339.10		LEVEL 3	667.03		LEVEL 3	15,574.03	
LEVEL 4	5,677.73					LEVEL 4	15,574.03	
						LEVEL 5	15,574.03	
						LEVEL 6	16,248.08	
						LEVEL 7	12,734.89	
						LEVEL 8 (ROOF)	0.00	
TOTAL SF			TOTAL SF			TOTAL SF		
FAR	ALLOWED	PROVIDED	FAR	ALLOWED	PROVIDED	FAR	ALLOWED	PROVIDED
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 27,625 SF	55,250.00	108,757.33

LEVEL 07: PROPOSED FAR DIAGRAM

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



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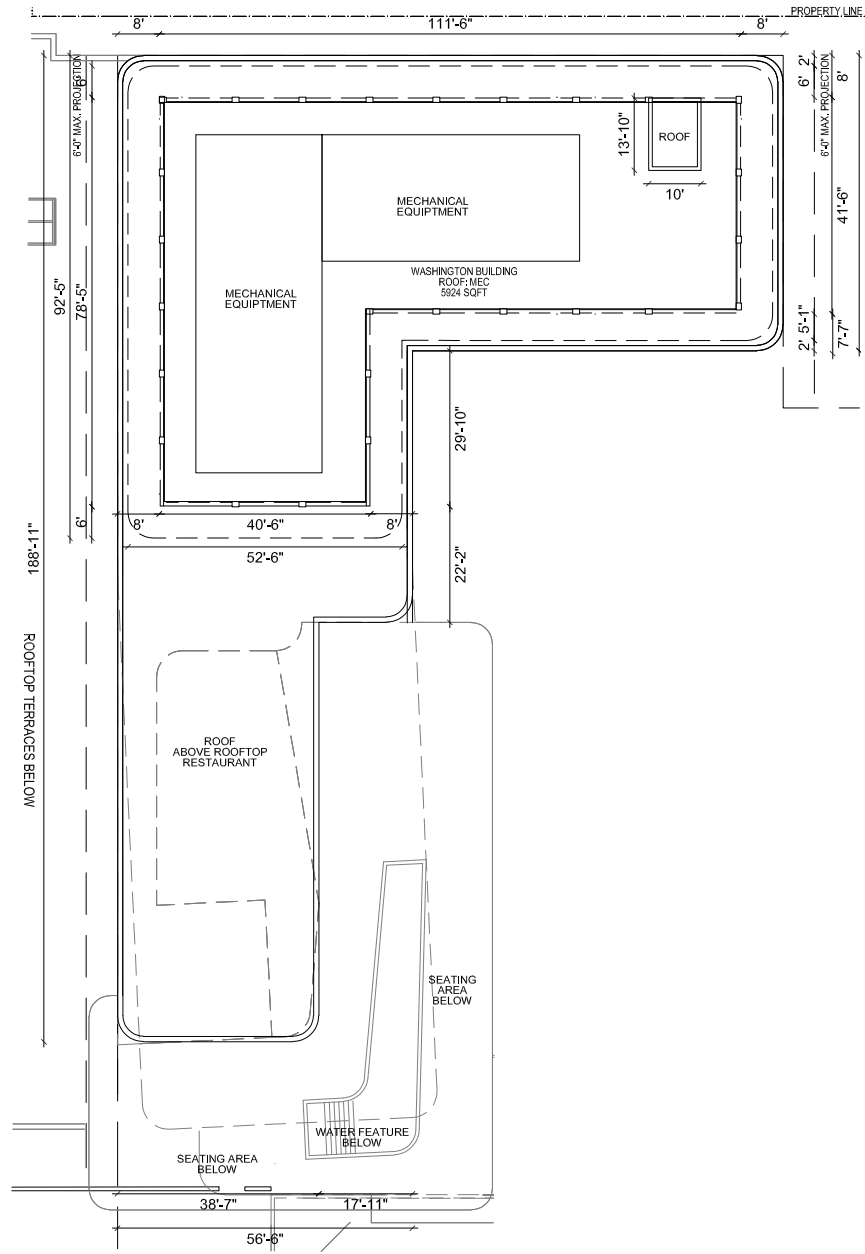
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PROPOSED FAR
LEVEL 07
A0-24



HADDON HALL HOTEL PARCEL (PARCEL 1)			CAMPTON BUILDING PARCEL (PARCEL 3)			MAIN PARCEL (1509 Washington Ave)		
26,131			18,000			27,625		
LEVEL 00	0.00		LEVEL 00	0.00		LEVEL 00	0.00	
LEVEL 1	14,758.61		LEVEL 1	8,444.62		LEVEL 1	17,478.24	
LEVEL 2	11,639.45		LEVEL 2	888.35		LEVEL 2	15,574.03	
LEVEL 3	14,339.10		LEVEL 3	667.03		LEVEL 3	15,574.03	
LEVEL 4	5,677.73					LEVEL 4	15,574.03	
						LEVEL 5	15,574.03	
						LEVEL 6	16,248.08	
						LEVEL 7	12,734.89	
						LEVEL 8 (ROOF)	0.00	
TOTAL SF	46,414.89		TOTAL SF	10,000.00		TOTAL SF	108,757.33	
FAR	ALLOWED	PROVIDED	FAR	ALLOWED	PROVIDED	FAR	ALLOWED	PROVIDED
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 27,625 SF	55,250.00	108,757.33

LEVEL 08: PROPOSED FAR DIAGRAM



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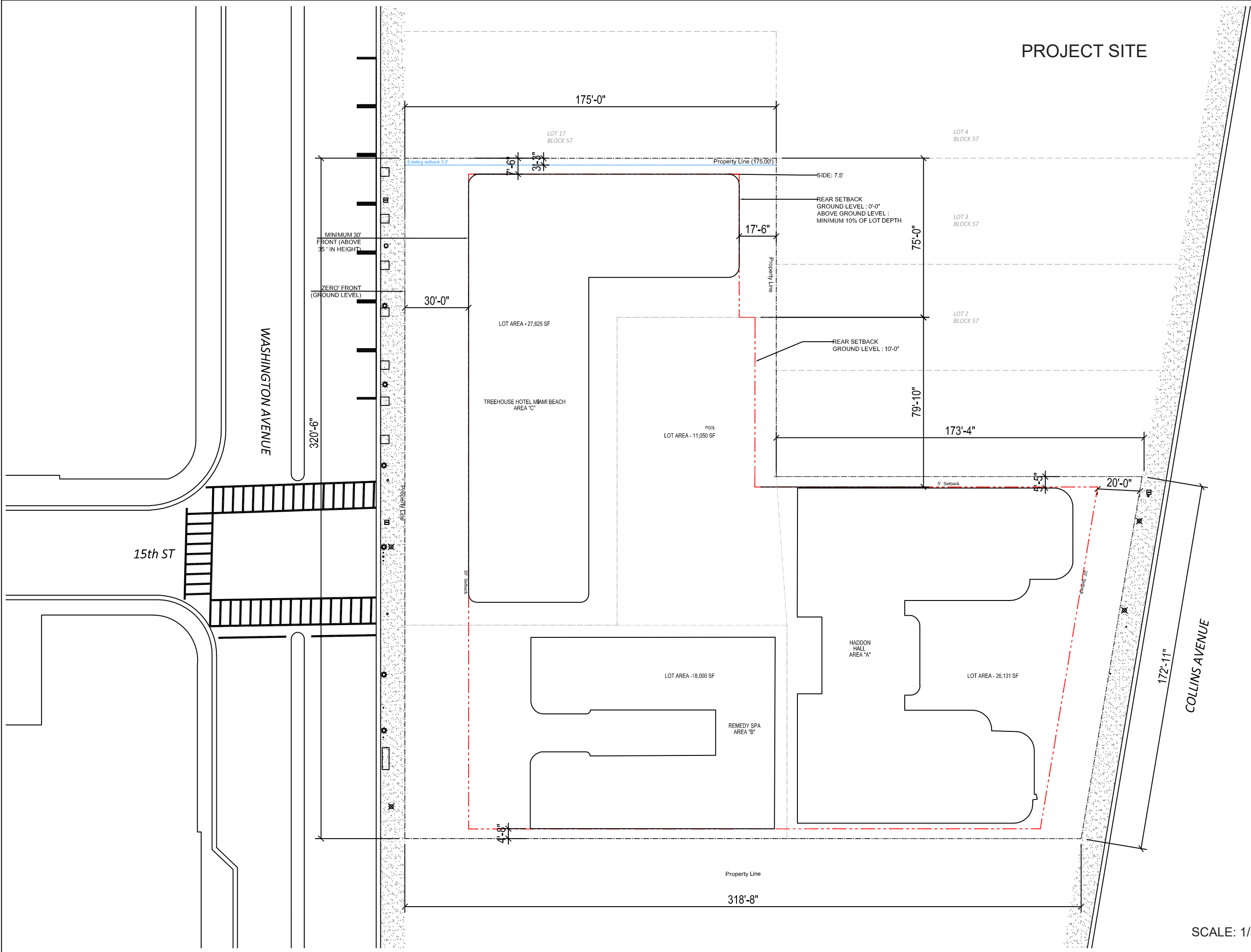
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PROPOSED FAR
LEVEL 08 (ROOF)
A0-25

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





PROJECT SITE



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PROJECT SITE

A0-26

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





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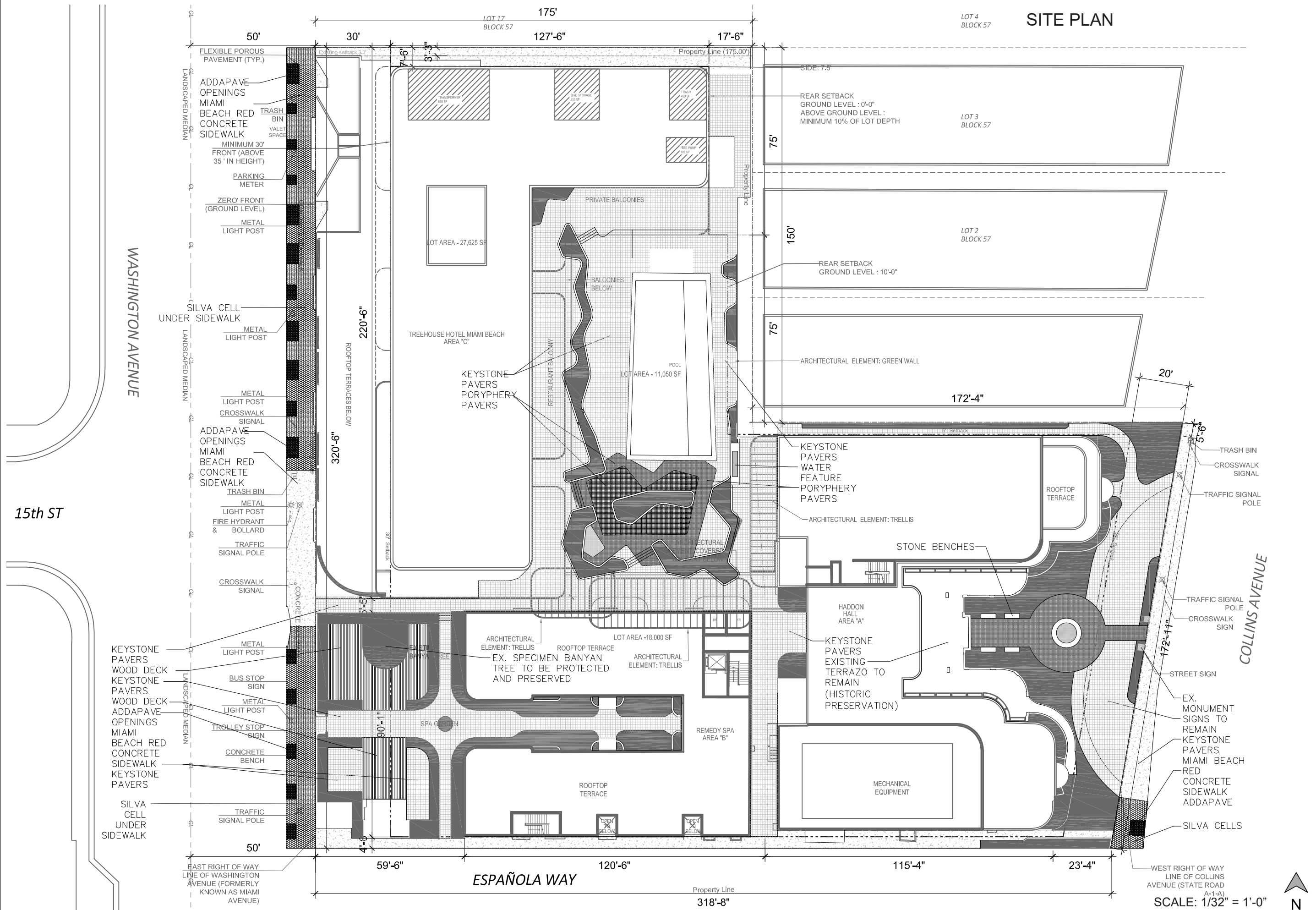
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SITE PLAN
A0-27.A





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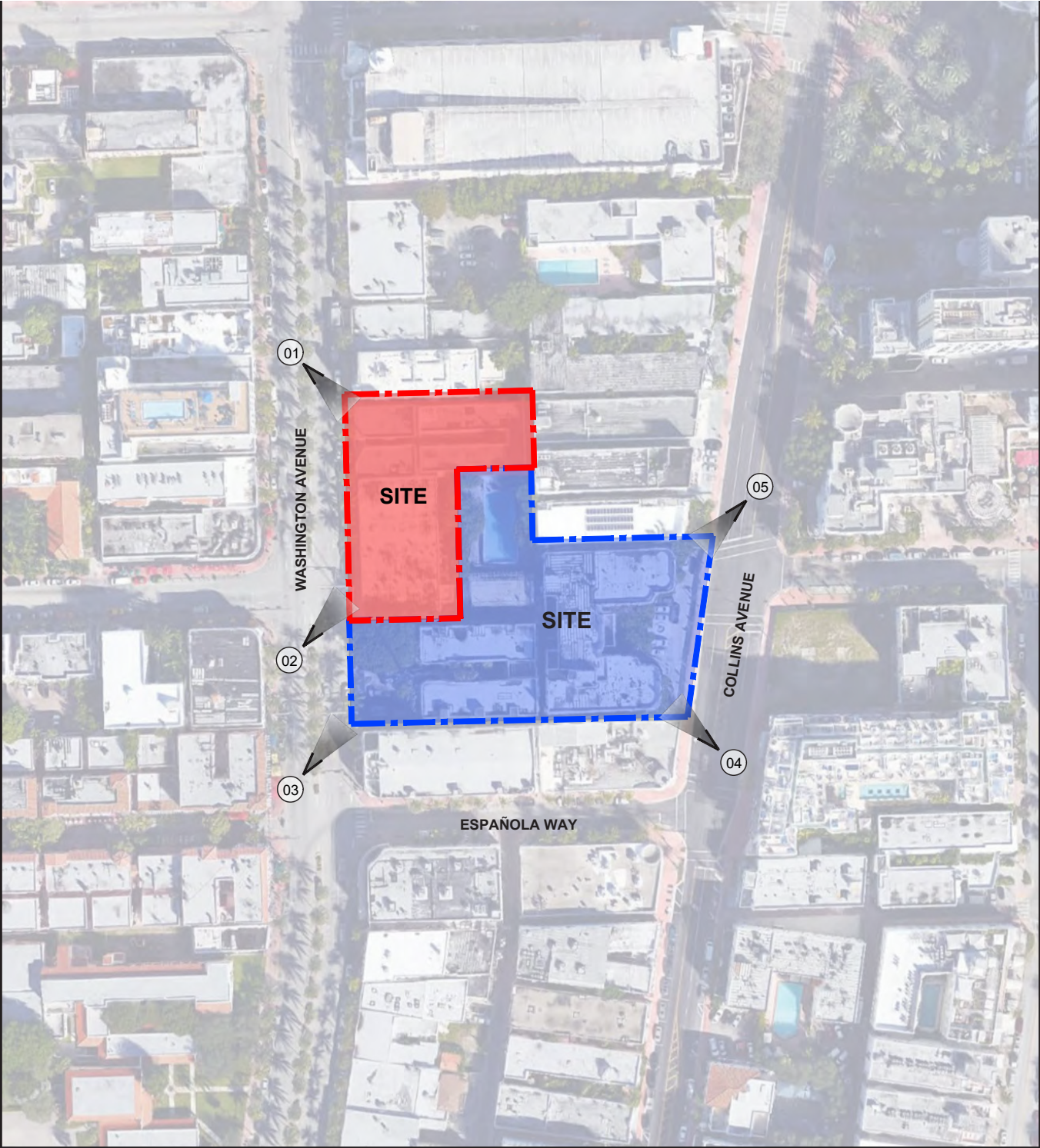
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SITE PLAN
A0-27.B



LOCATION MAP



VIEW 01



VIEW 02



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SITE PHOTOS
A0-28



VIEW 03



VIEW 04



VIEW 05



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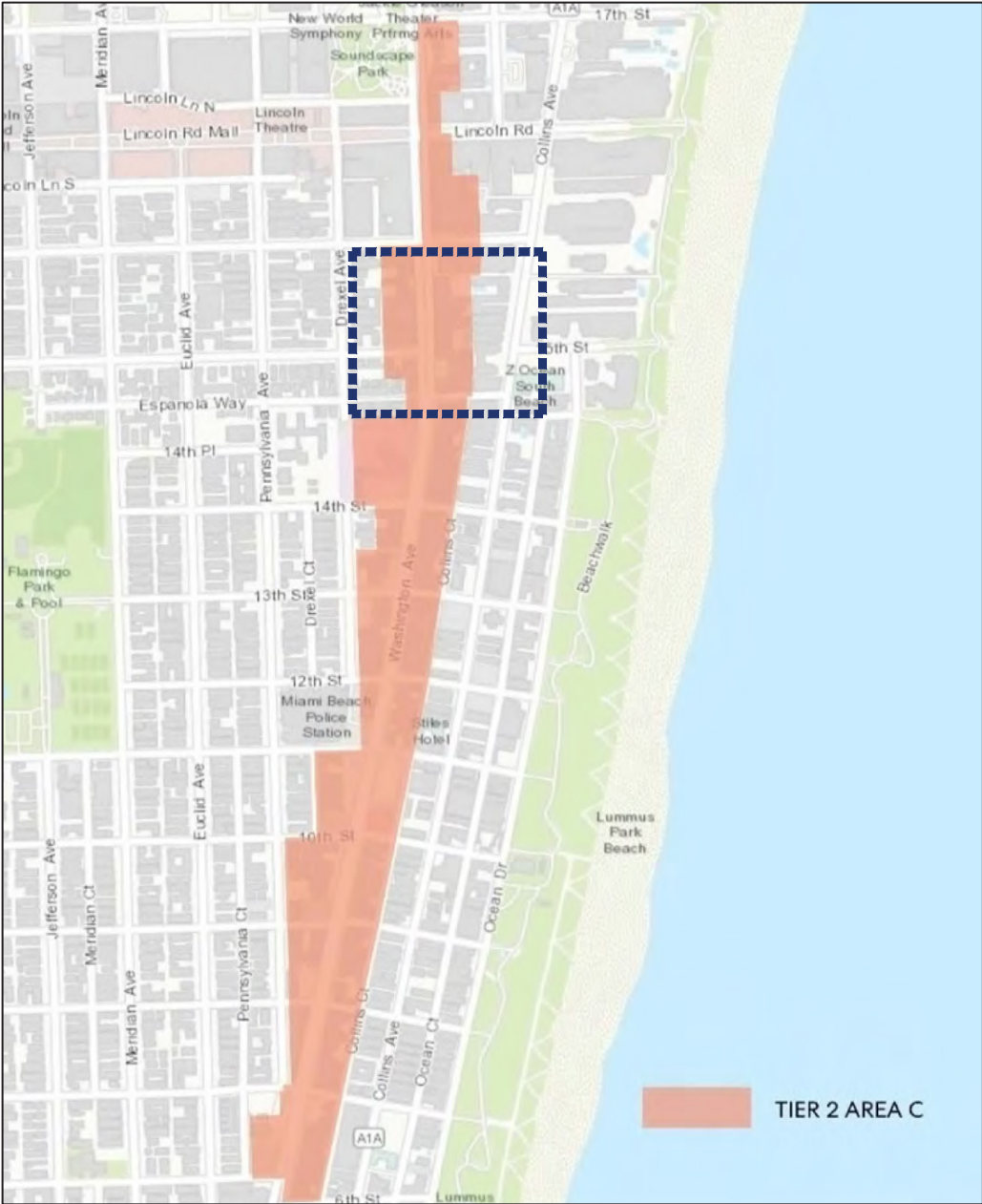
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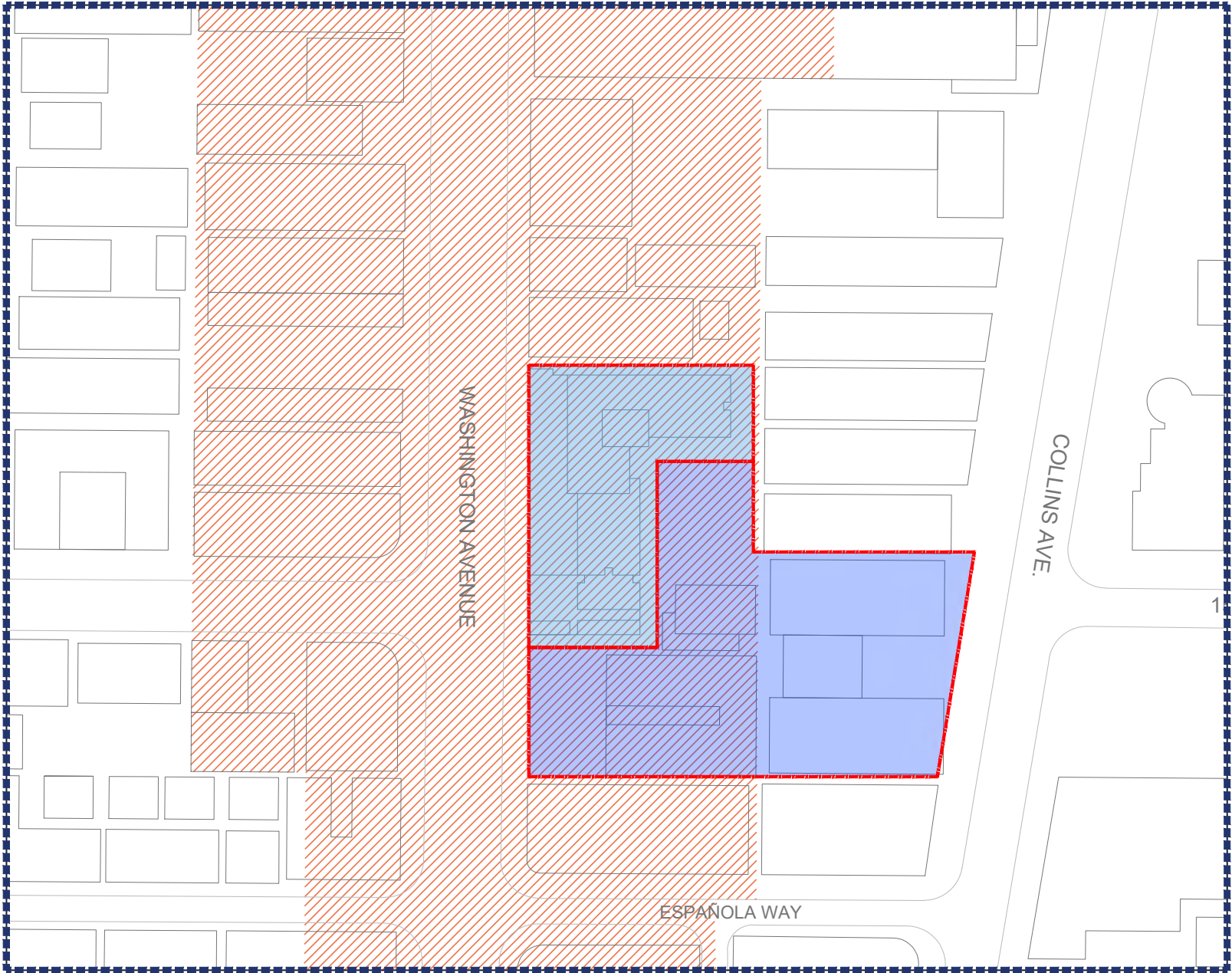
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SITE PHOTOS



OFF STREET PARKING REQUIREMENTS FOR PROPERTIES LOCATED WITHIN TIER 2 AREA C

USE	OFF-STREET PARKING REQUIREMENT
LODGING	
Hotel and hostel	No parking requirement. For accessory uses to a hotel or hostel, the minimum parking is as set forth in parking tier. 1.



BICYCLE PARKING REQUIREMENTS

LAND USE	◦ MINIMUM SHORT-TERM BICYCLE PARKING SPACES (WHICHEVER IS GREATER)	◦ MINIMUM LONG-TERM BICYCLE PARKING SPACES (WHICHEVER IS GREATER)
◦ Commercial	◦ 1 per business, 4 per project or 1 per 10,000 square feet	◦ 1 per business, or 2 per 5,000 square feet
◦ Hotel	◦ 2 per hotel or 1 per 10 rooms	◦ 2 per hotel or 1 per 20 rooms



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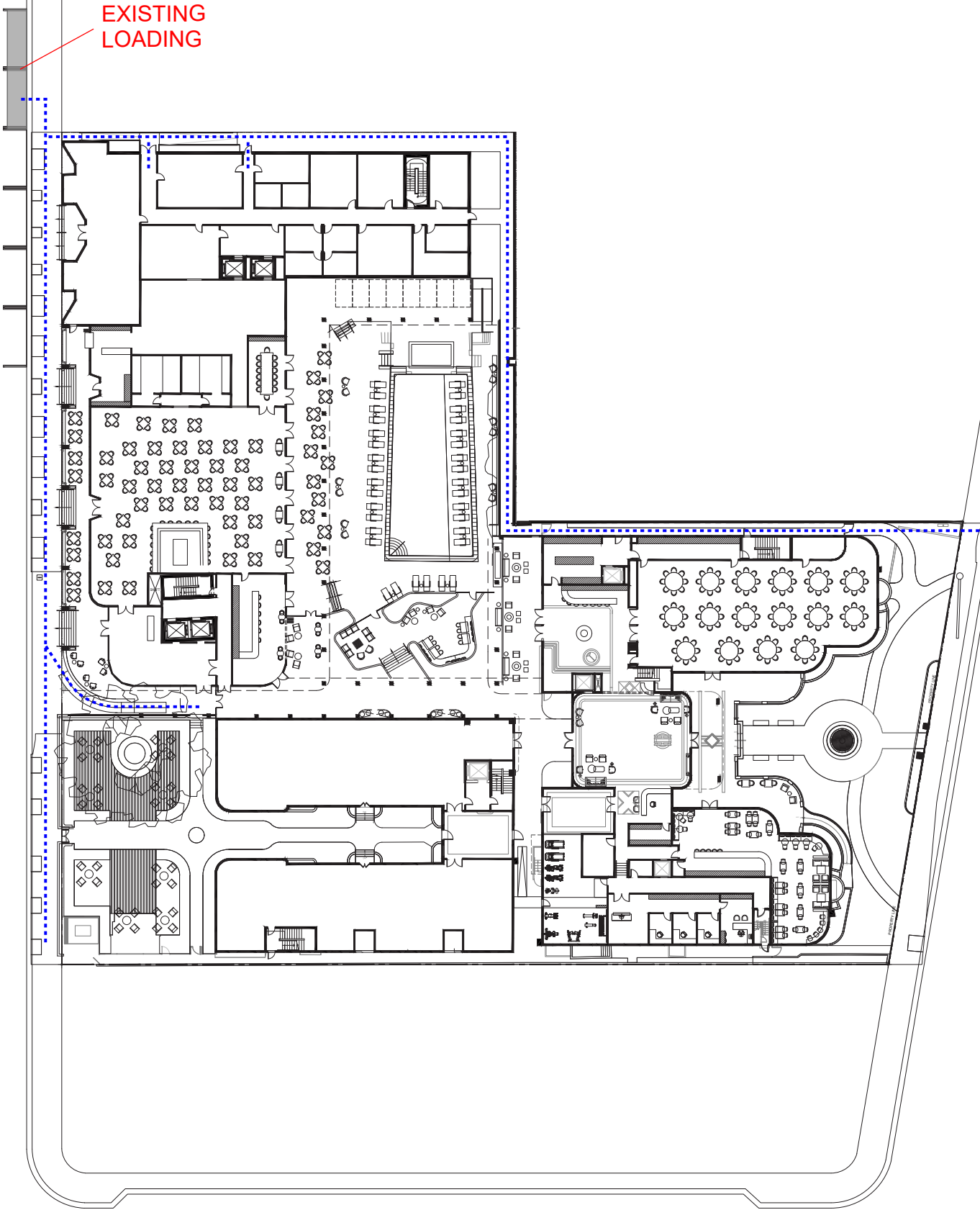
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TIER 2 AREA C MAP
A0-30

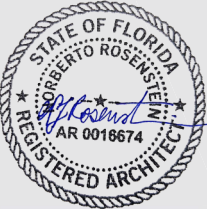
LOADING DIAGRAM



COLLINS AVENUE

LEGEND

..... SERVICE CIRCULATION



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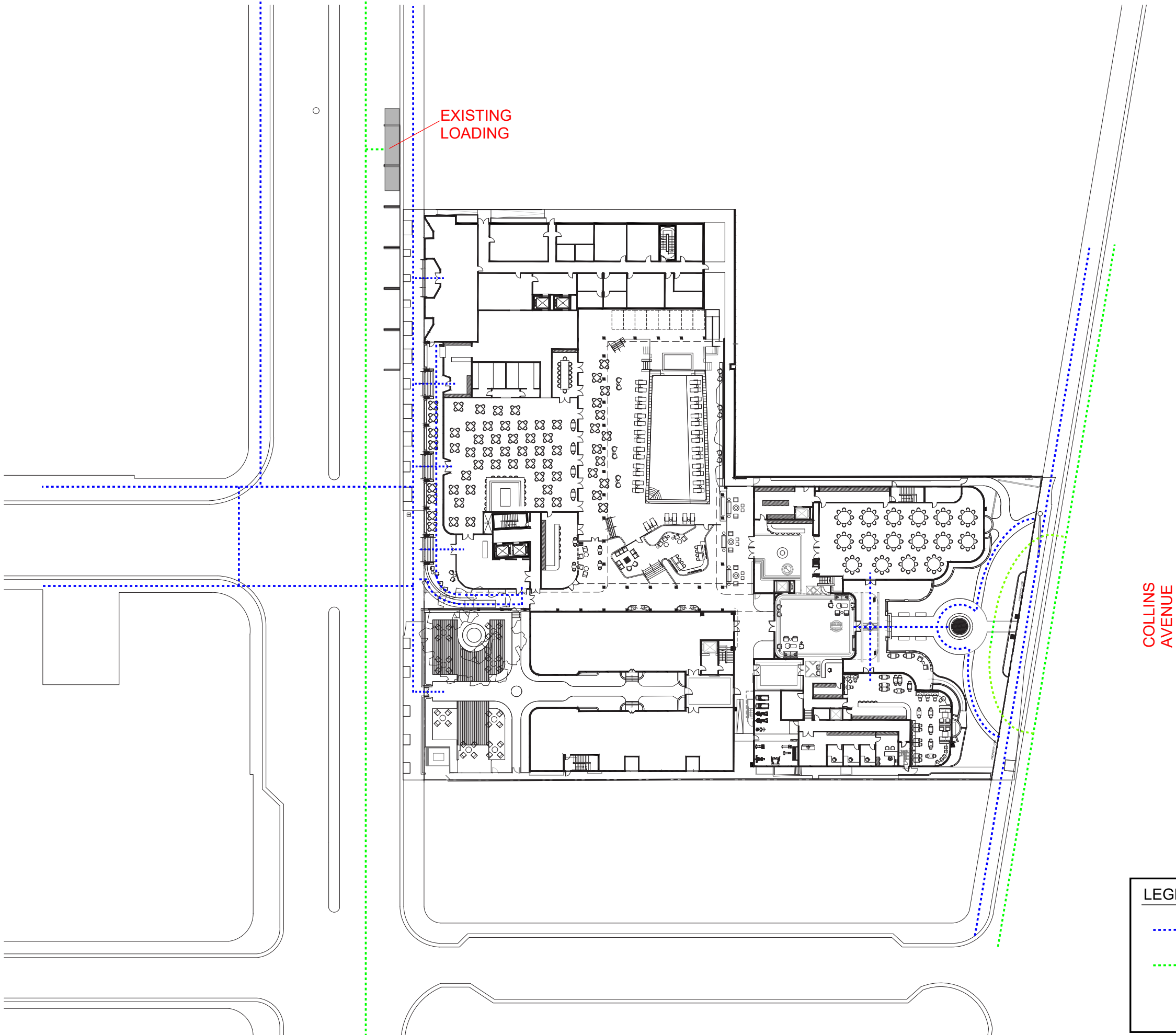
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LOADING DIAGRAM

ACCESS DIAGRAM



COLLINS AVENUE

LEGEND

.....

PEDESTRIAN ACCESS

.....

VEHICULAR ACCESS



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