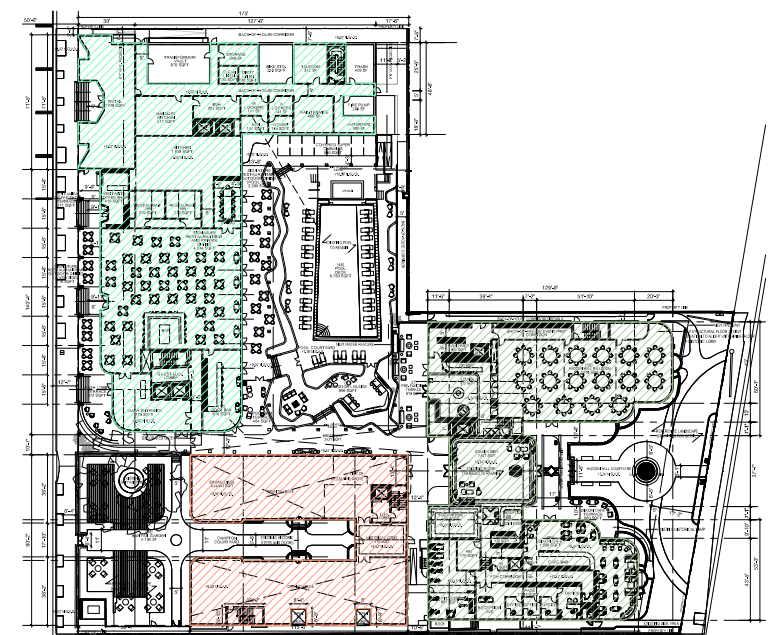
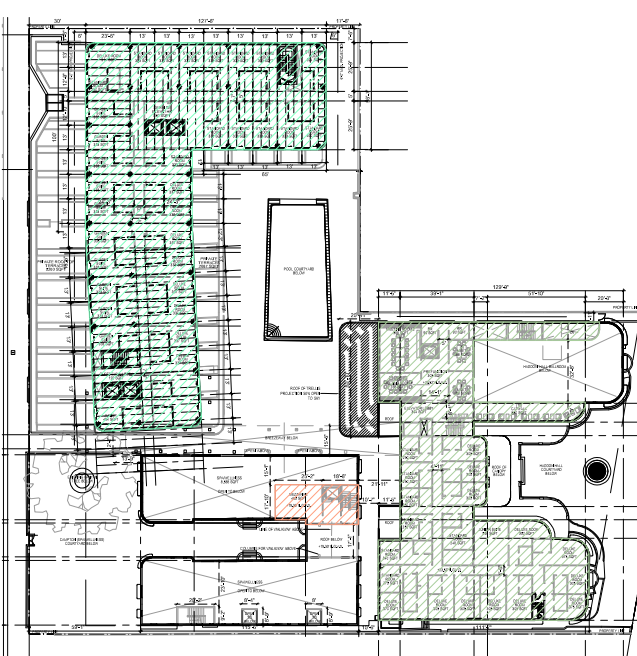


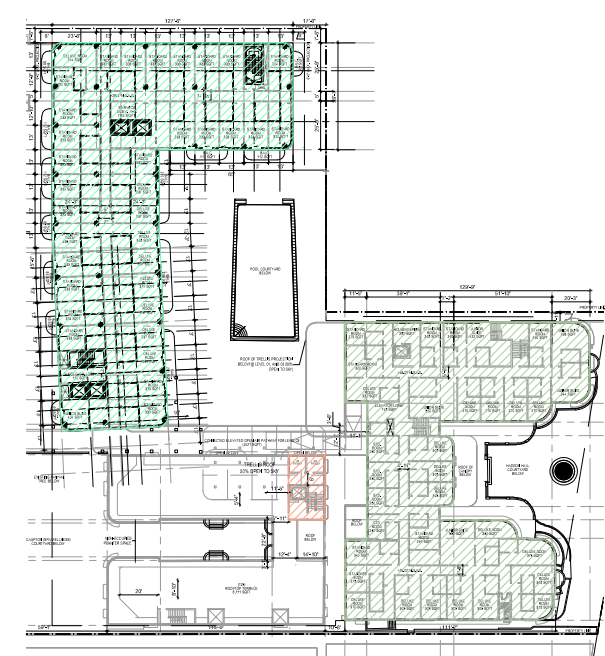
BASEMENT - LEVEL 00



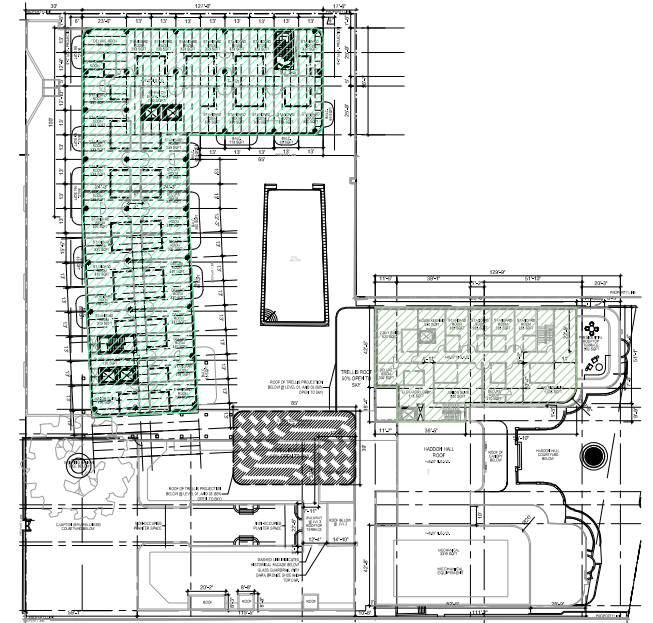
LEVEL 1



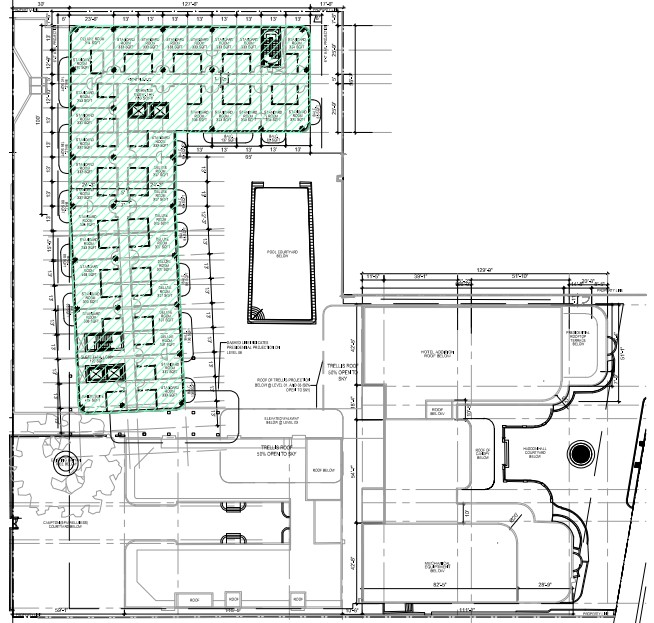
LEVEL 2



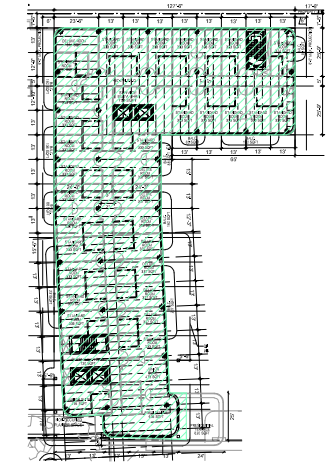
LEVEL 3



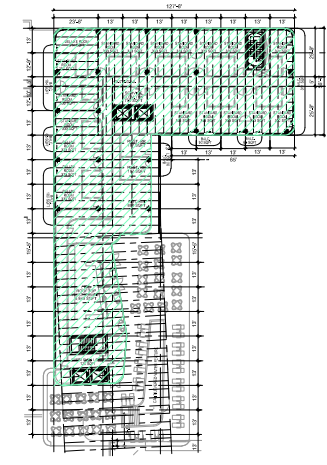
LEVEL 4



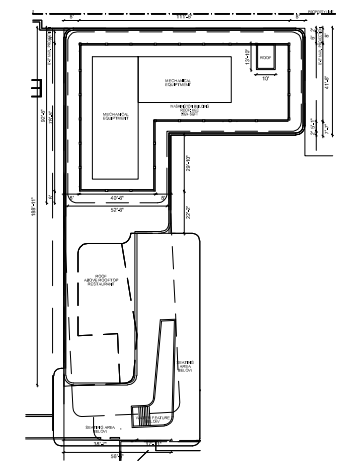
LEVEL 5



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 |



NR
architect

NORBERTO ROSENSTEIN ARCHITECT, INC.
ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-4551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

| | | |
|----------|-------|---------|
| DESIGNED | DRAWN | CHECKED |
|----------|-------|---------|

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES.

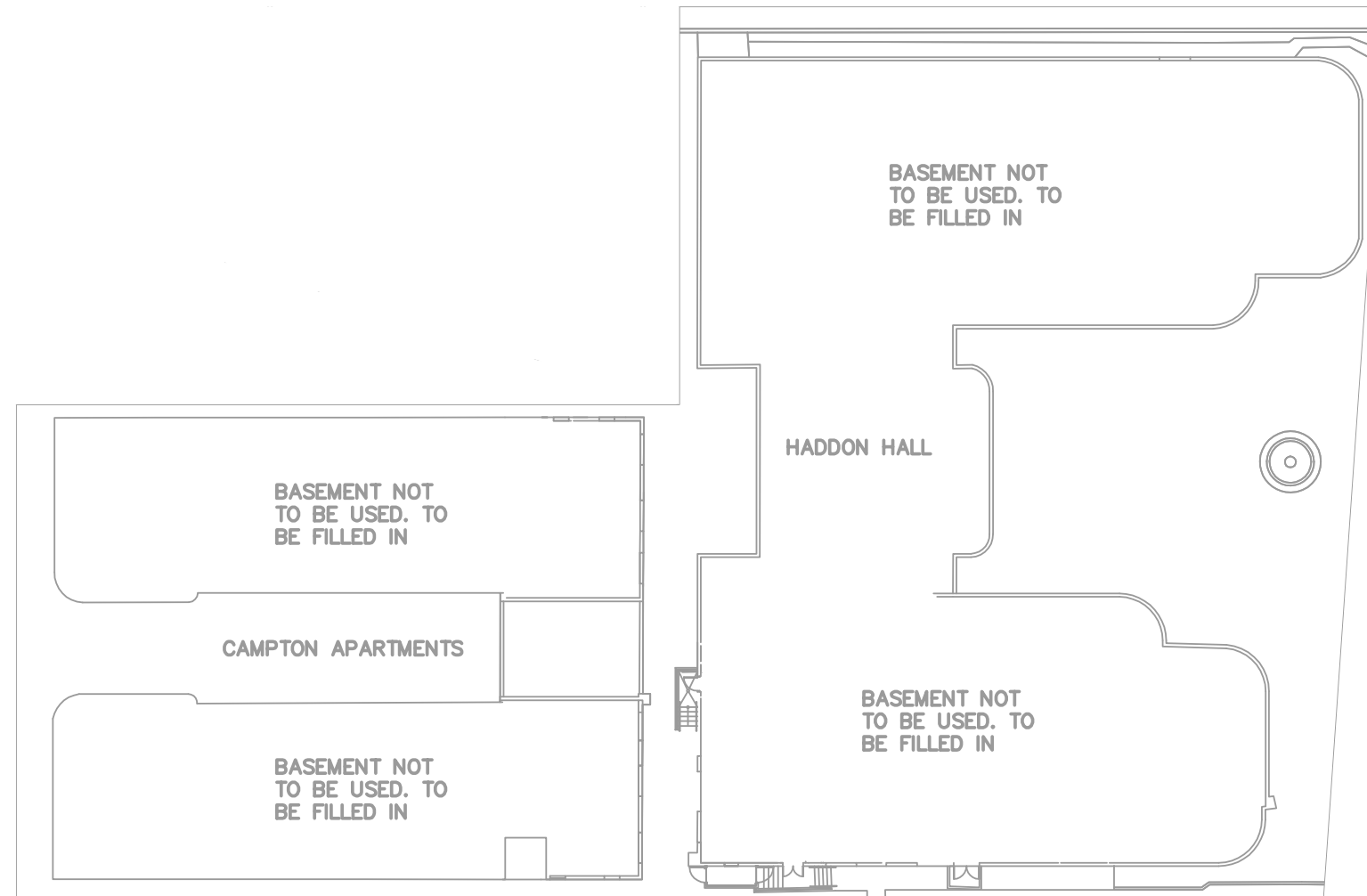
| REVISIONS | |
|-----------|------|
| COMM. | DATE |
| | |

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

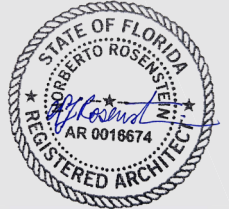
PROPOSED FAR
LEVELS: 00-08 (ROOF)
A0-16

| 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"



NR
architect

NORBERTO ROSENSTEIN
ARCHITECT, INC.

ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-4551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN
ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS
DOCUMENT OR PARTS THEREOF,
MAY NOT BE REPRODUCED IN ANY
FORM WITHOUT PERMISSION.

| DESIGNED | DRAWN | CHECKED |
|----------|-------|---------|
| | | |

I HEREBY CERTIFY THAT THESE
PLANS WERE PREPARED BY ME
OR UNDER
MY SUPERVISION, AND TO THE
BEST OF MY KNOWLEDGE,
COMPLY WITH ALL APPLICABLE
CODES.

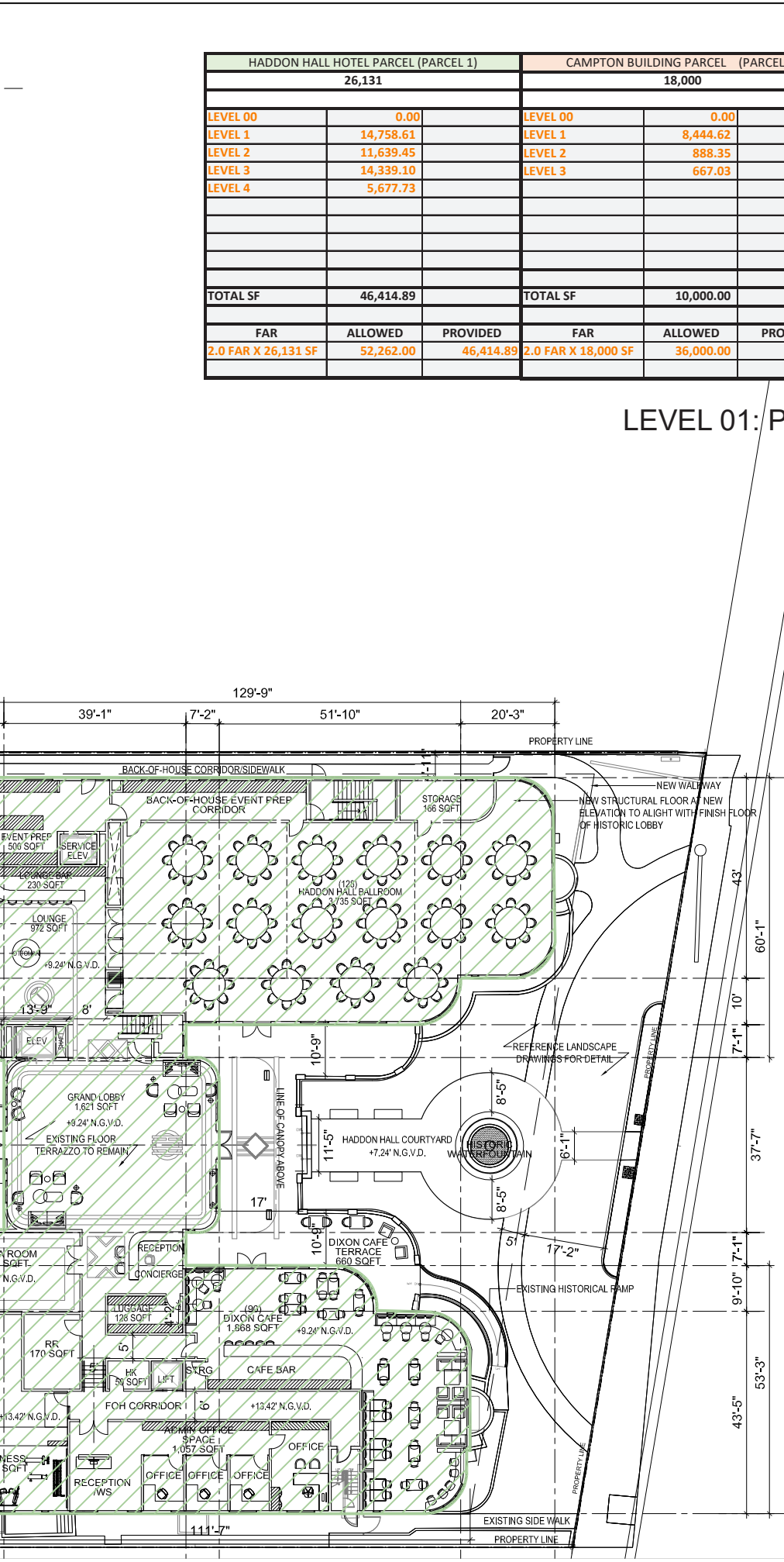
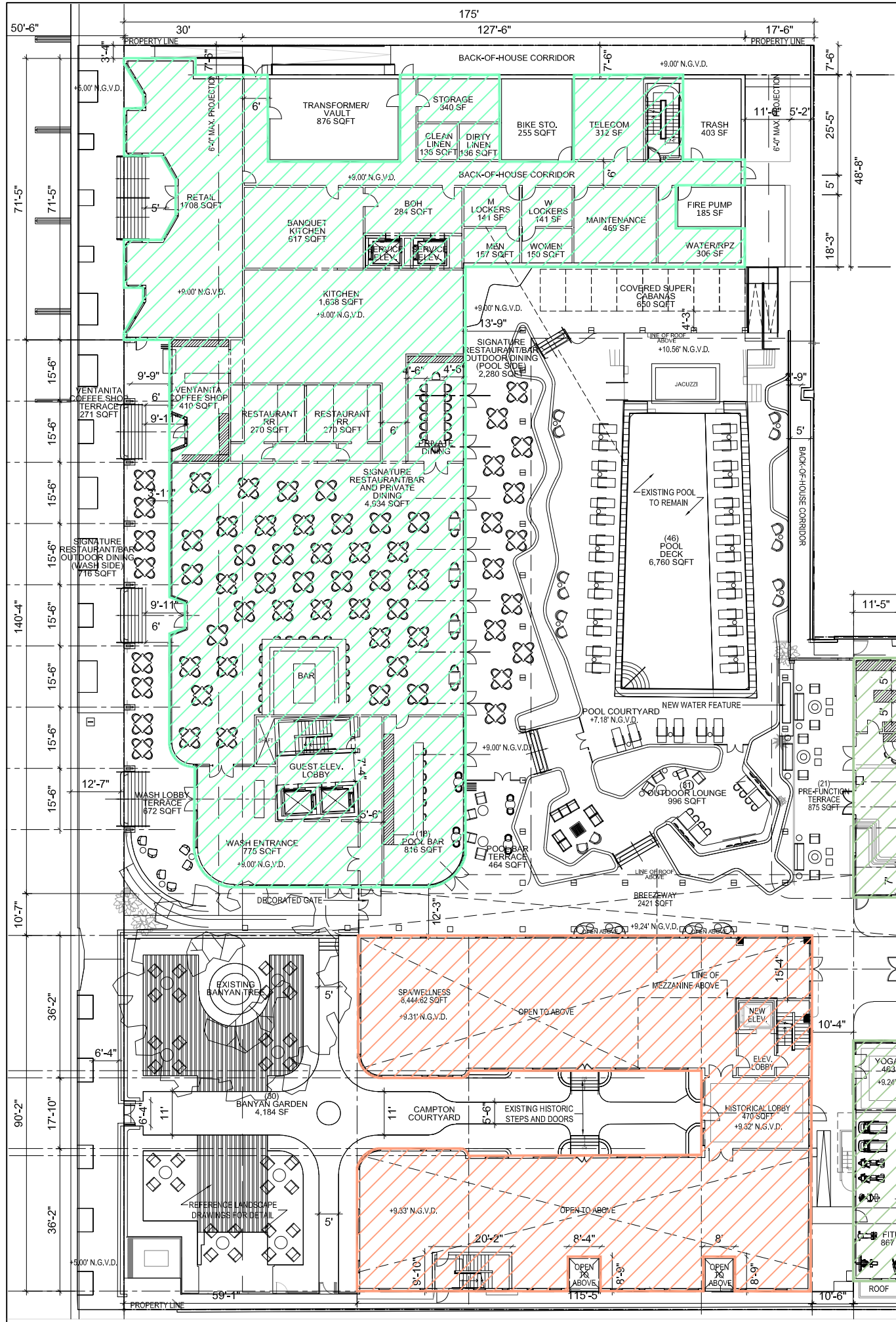
| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |

| REVISIONS | |
|-----------|------|
| COMM. | DATE |
| | |
| | |

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

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



NR
architect

NORBERTO ROSENSTEIN ARCHITECT, INC.
ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 924-5551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

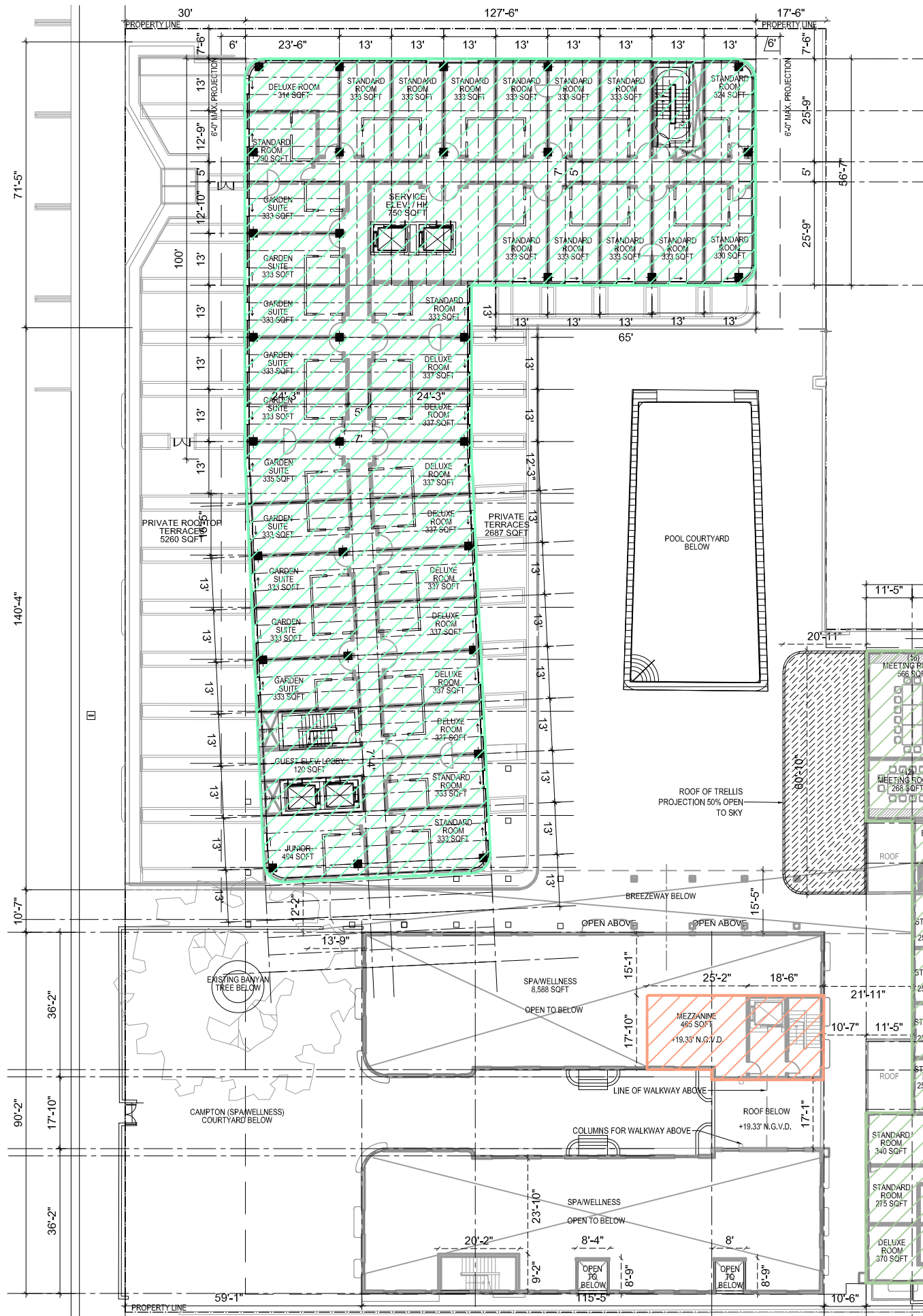
| | | |
|----------|-------|---------|
| DESIGNED | DRAWN | CHECKED |
| | | |

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES.

| REVISIONS | |
|-----------|------|
| COMM. | DATE |
| | |
| | |

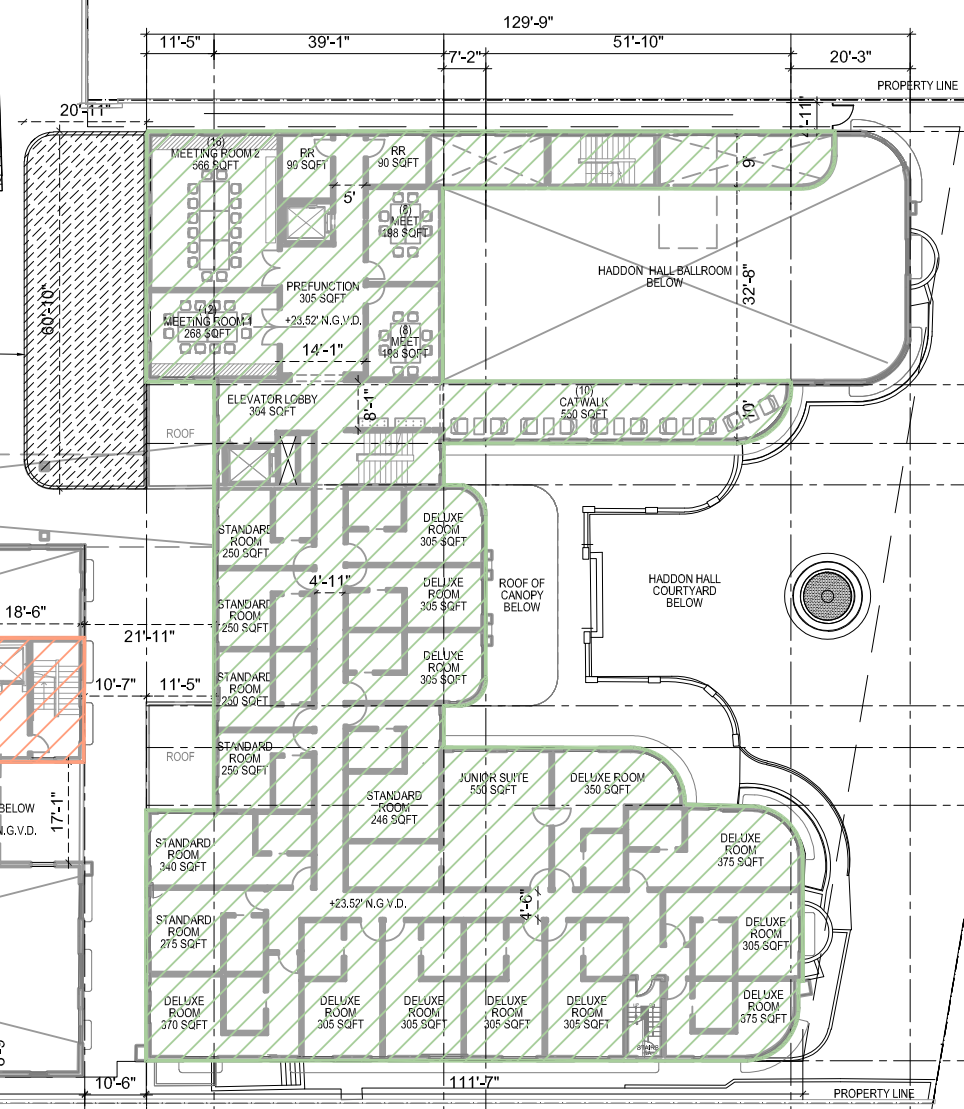
TREEHOUSE HOTEL, MIAMI BEACH
1500 COLLINS + 1509-1515 WASHINGTON AVE, MIAMI BEACH, FL, 33139

PROPOSED FAR LEVEL 01
A0-18



| 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 02: PROPOSED FAR DIAGRAM



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



NR
architect

NORBERTO ROSENSTEIN ARCHITECT, INC.

ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-4551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

| DESIGNED | DRAWN | CHECKED |
|----------|-------|---------|
| | | |

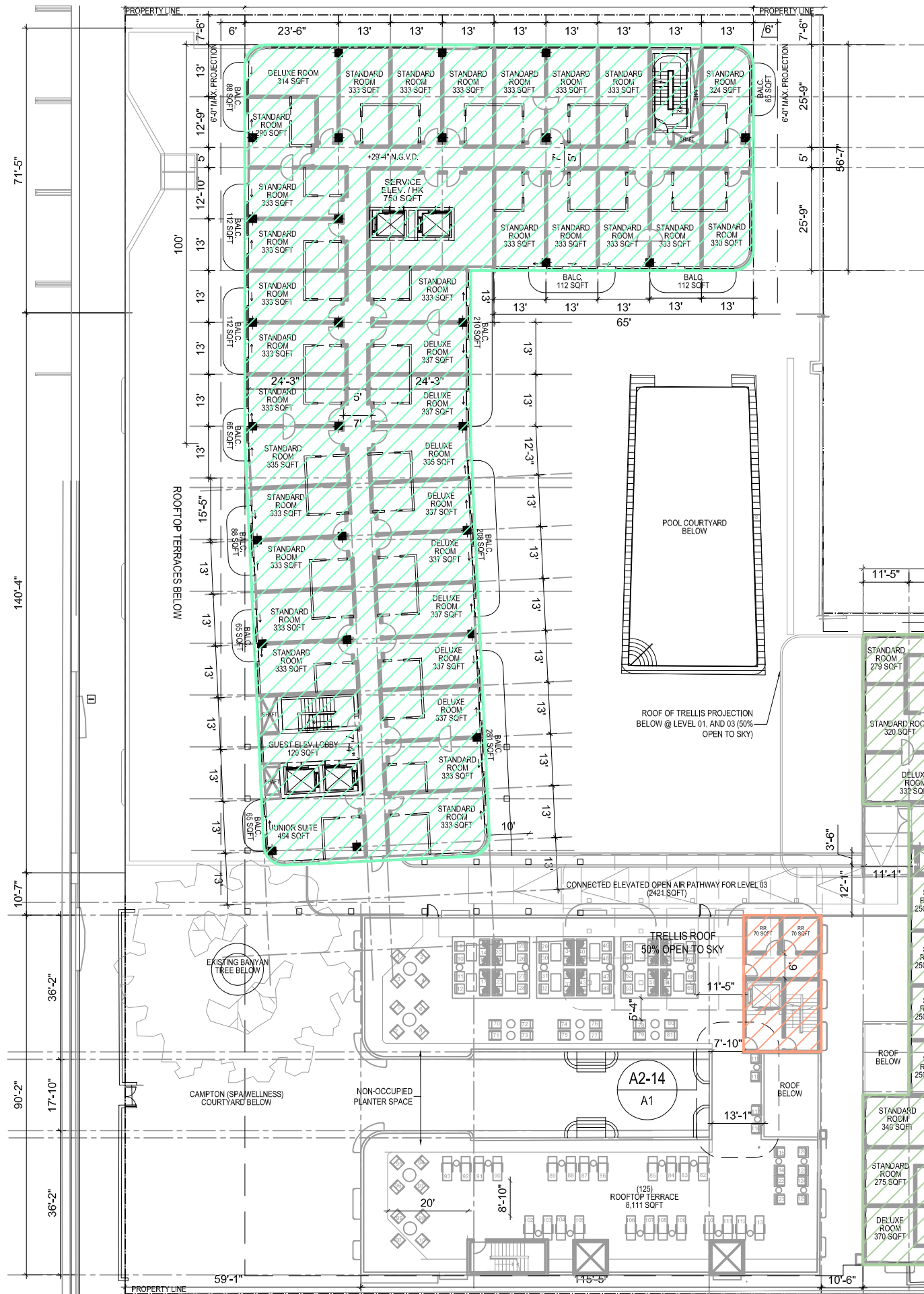
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES.

| REVISIONS | |
|-----------|------|
| COMM. | DATE |
| | |

TREEHOUSE HOTEL,
MIAMI BEACH

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

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 | 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 03: PROPOSED FAR DIAGRAM



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



NR
architect

NORBERTO ROSENSTEIN ARCHITECT, INC.
ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-4551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

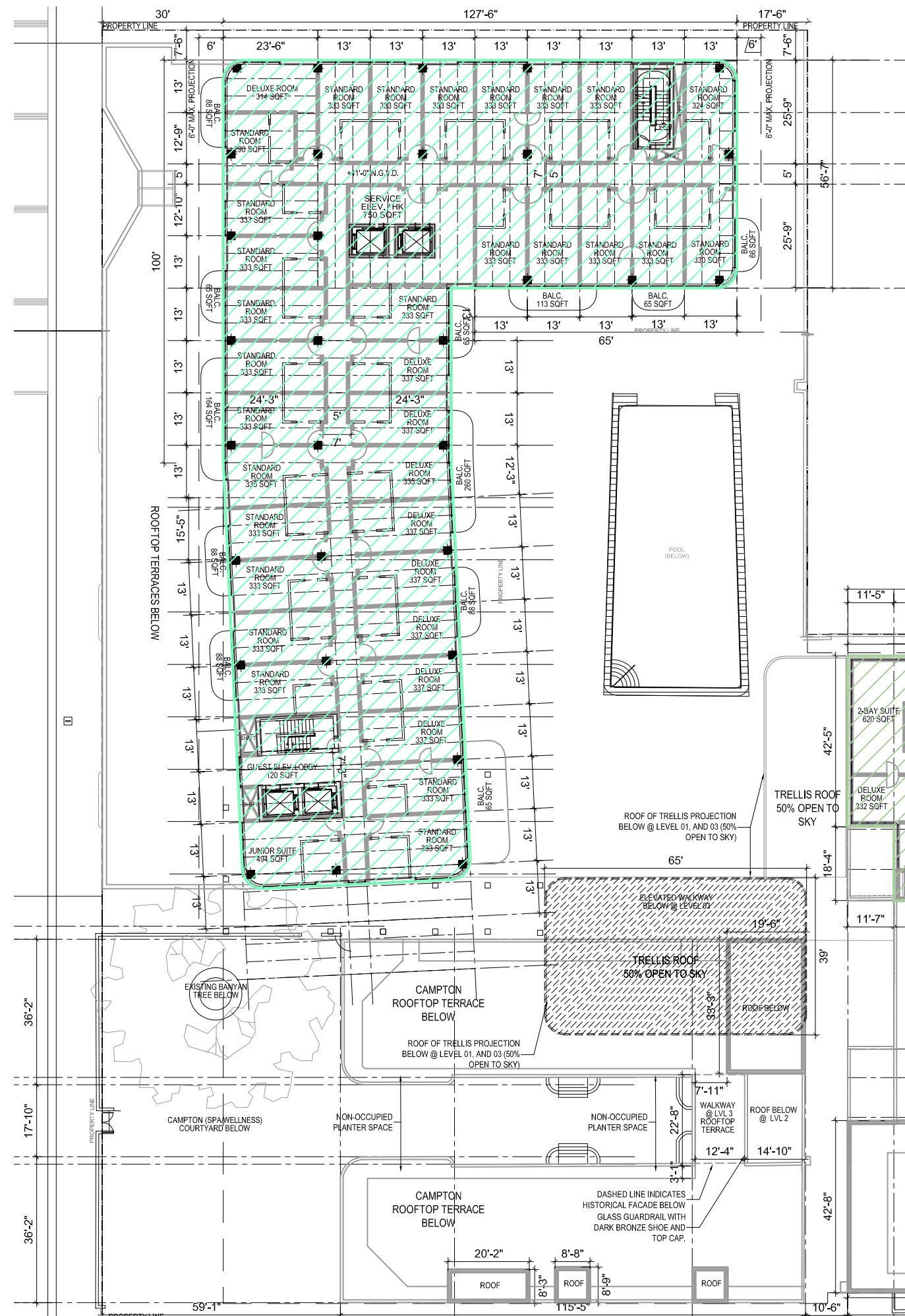
| DESIGNED | DRAWN | CHECKED |
|----------|-------|---------|
| | | |

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES.

| REVISIONS | |
|-----------|------|
| COMM. | DATE |
| | |

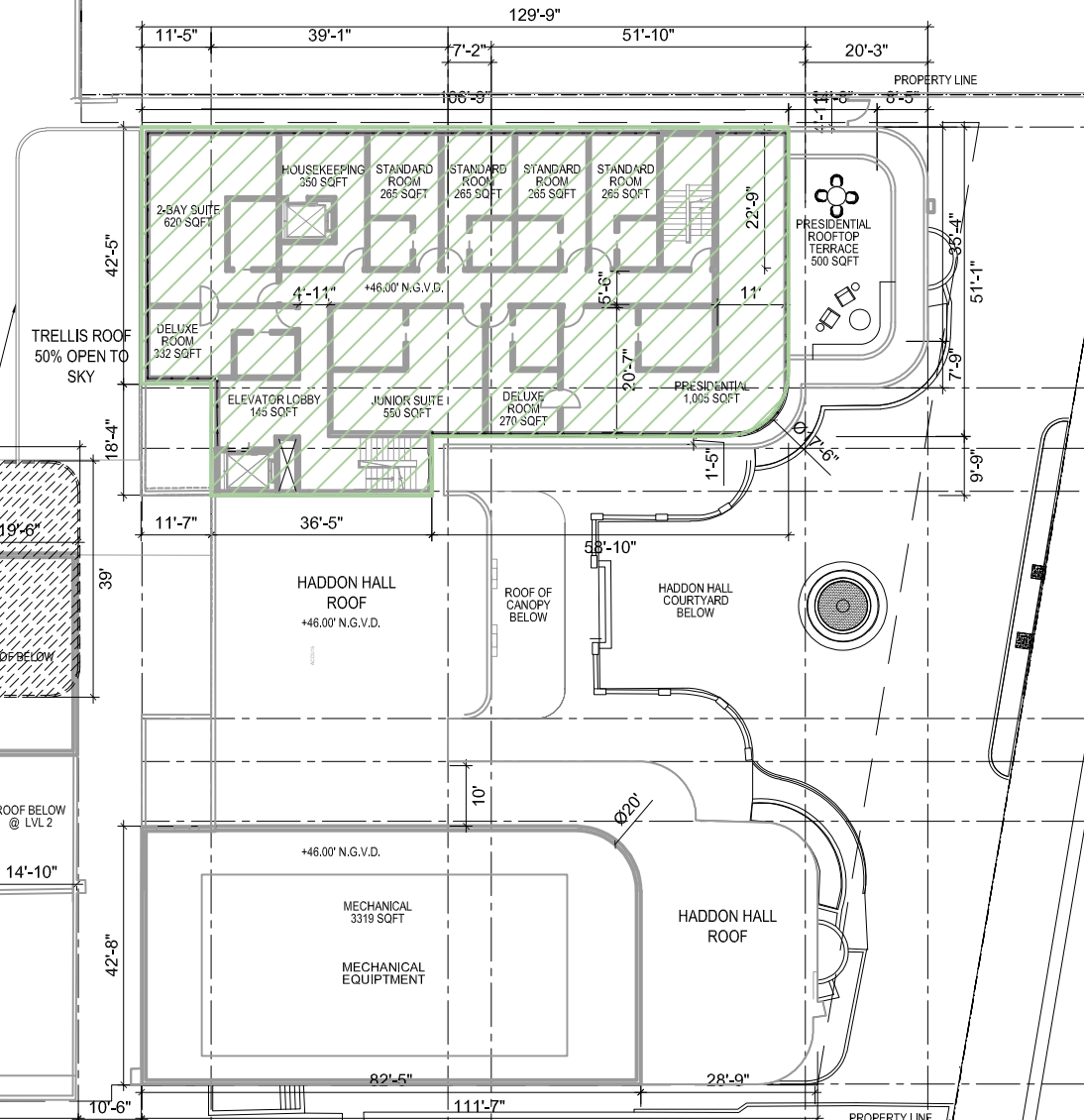
TREEHOUSE HOTEL, MIAMI BEACH
1500 COLLINS + 1509-1515 WASHINGTON AVE, MIAMI BEACH, FL, 33139

PROPOSED FAR LEVEL 03
A0-20



| 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 | | |
| 46,414.89 | | | 10,000.00 | | | 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 04: PROPOSED FAR DIAGRAM



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



NR
architect

NORBERTO ROSENSTEIN ARCHITECT, INC.
ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 924-5551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

| DESIGNED | DRAWN | CHECKED |
|----------|-------|---------|
| | | |

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES.

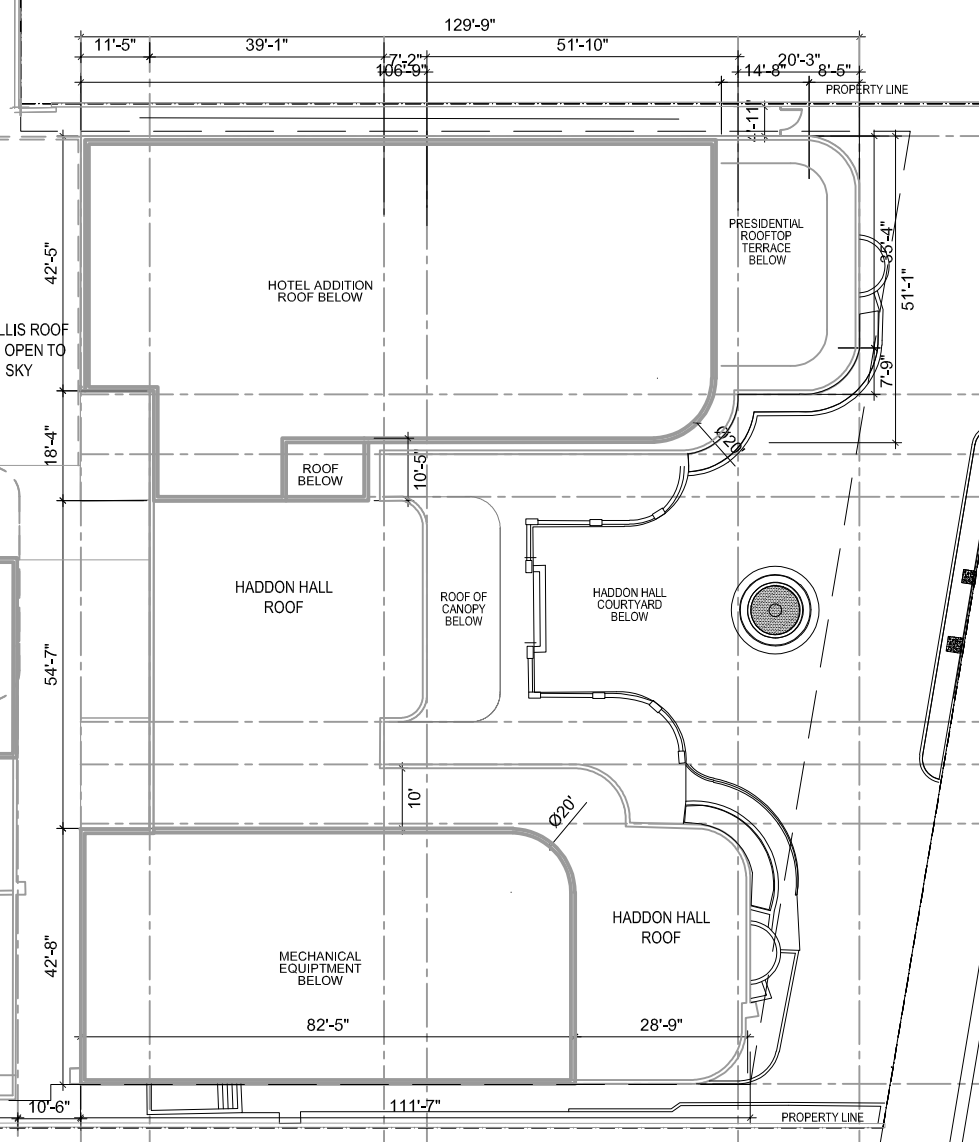
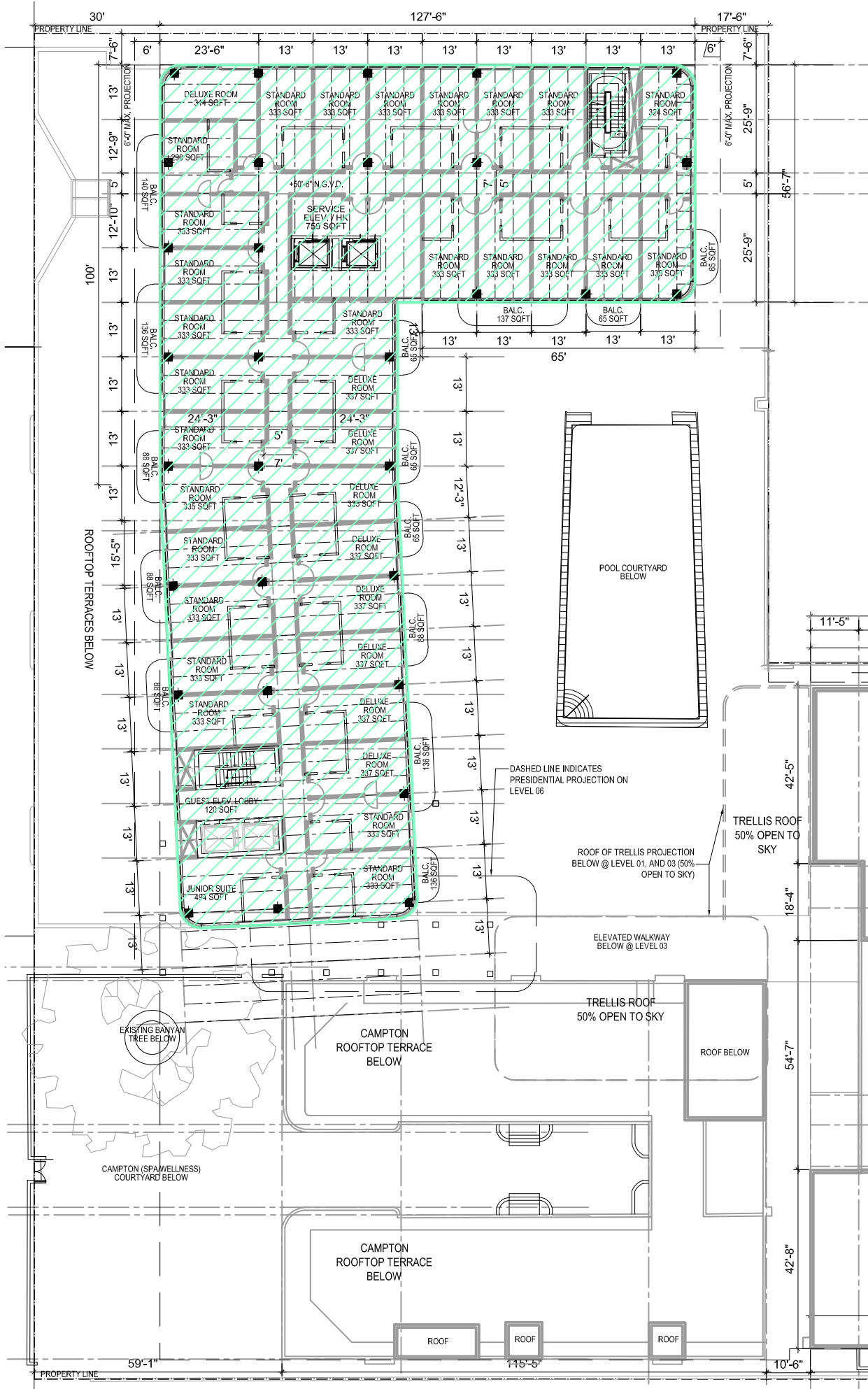
| REVISIONS | |
|-----------|------|
| COMM. | DATE |
| | |

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

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 | 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 05: PROPOSED FAR DIAGRAM



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



NR
architect

NORBERTO ROSENSTEIN ARCHITECT, INC.
ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 924-5551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

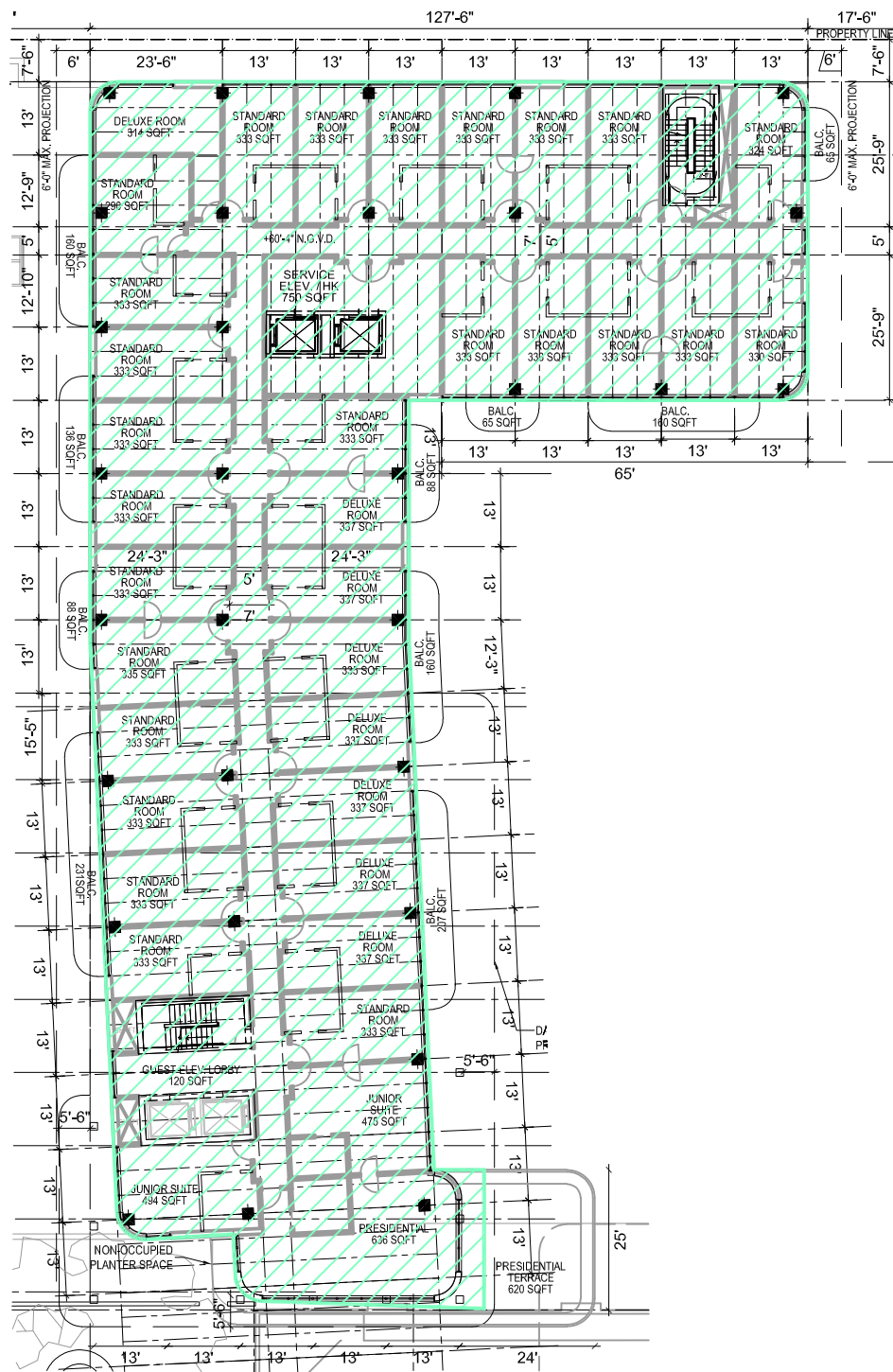
| | | |
|----------|-------|---------|
| DESIGNED | DRAWN | CHECKED |
| | | |

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES.

| REVISIONS | |
|-----------|------|
| COMM. | DATE |
| | |
| | |

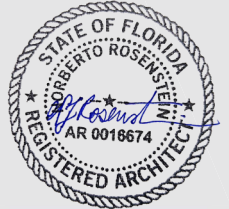
TREEHOUSE HOTEL, MIAMI BEACH
1500 COLLINS + 1509-1515 WASHINGTON AVE, MIAMI BEACH, FL, 33139

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



NR
architect

NORBERTO ROSENSTEIN
ARCHITECT, INC.

ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-4551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN
ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS
DOCUMENT OR PARTS THEREOF,
MAY NOT BE REPRODUCED IN ANY
FORM WITHOUT PERMISSION.

DESIGNED DRAWN CHECKED

I HEREBY CERTIFY THAT THESE
PLANS WERE PREPARED BY ME
OR UNDER
MY SUPERVISION, AND TO THE
BEST OF MY KNOWLEDGE,
COMPLY WITH ALL APPLICABLE
CODES.

| REVISIONS | |
|-----------|------|
| COMM. | DATE |
| | |
| | |
| | |
| | |

TREEHOUSE HOTEL,
MIAMI BEACH

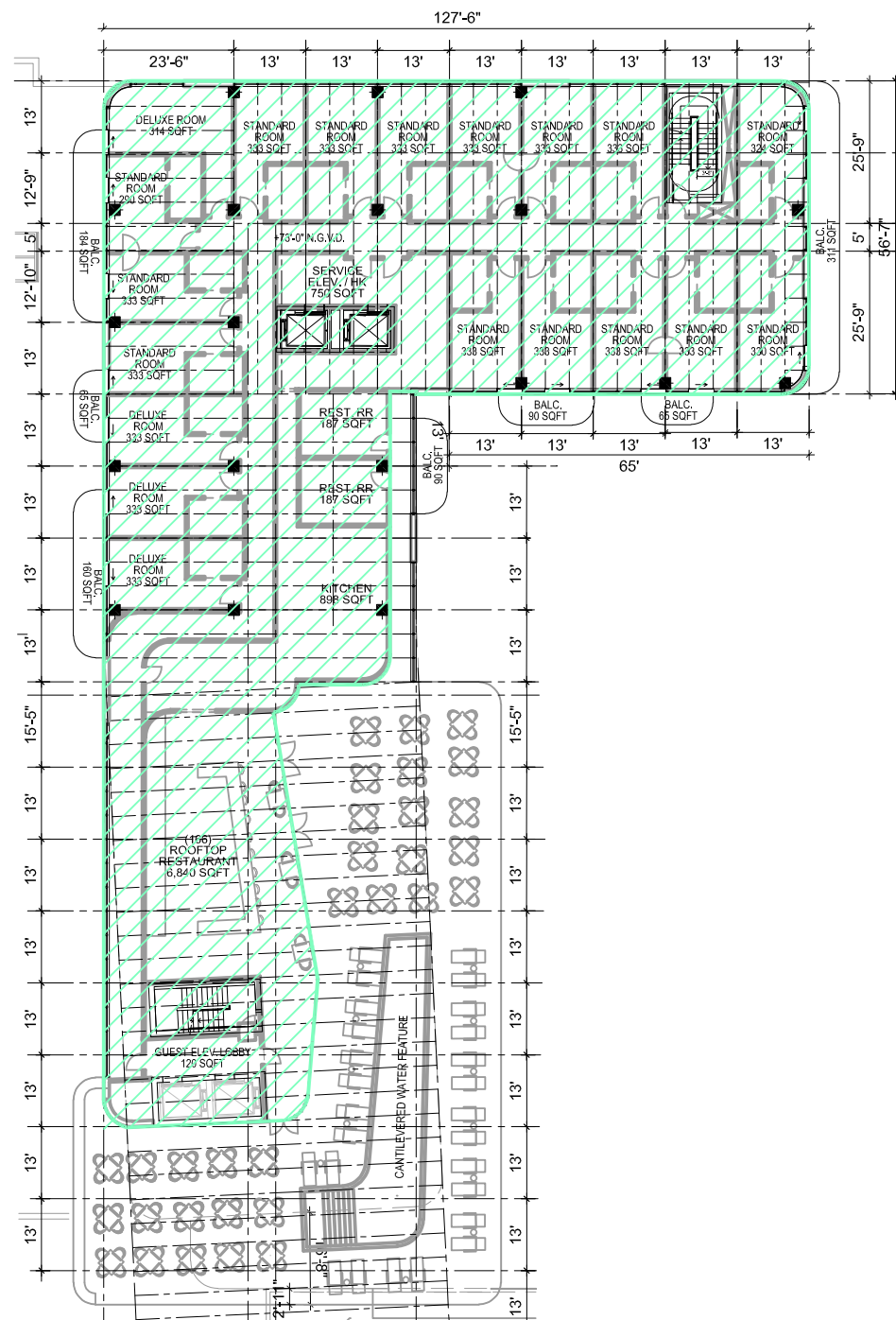
1500 COLLINS +
1509-1515 WASHINGTON
AVE, MIAMI BEACH, FL,
33139

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 | 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 07: PROPOSED FAR DIAGRAM



NR
architect

NORBERTO ROSENSTEIN
ARCHITECT, INC.
ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-4551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN
ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS
DOCUMENT OR PARTS THEREOF,
MAY NOT BE REPRODUCED IN ANY
FORM WITHOUT PERMISSION.

| | | |
|----------|-------|---------|
| DESIGNED | DRAWN | CHECKED |
| | | |

I HEREBY CERTIFY THAT THESE
PLANS WERE PREPARED BY ME
OR UNDER
MY SUPERVISION, AND TO THE
BEST OF MY KNOWLEDGE,
COMPLY WITH ALL APPLICABLE
CODES.

| | |
|--|--|
| | |
| | |
| | |
| | |

| REVISIONS | |
|-----------|------|
| COMM. | DATE |
| | |

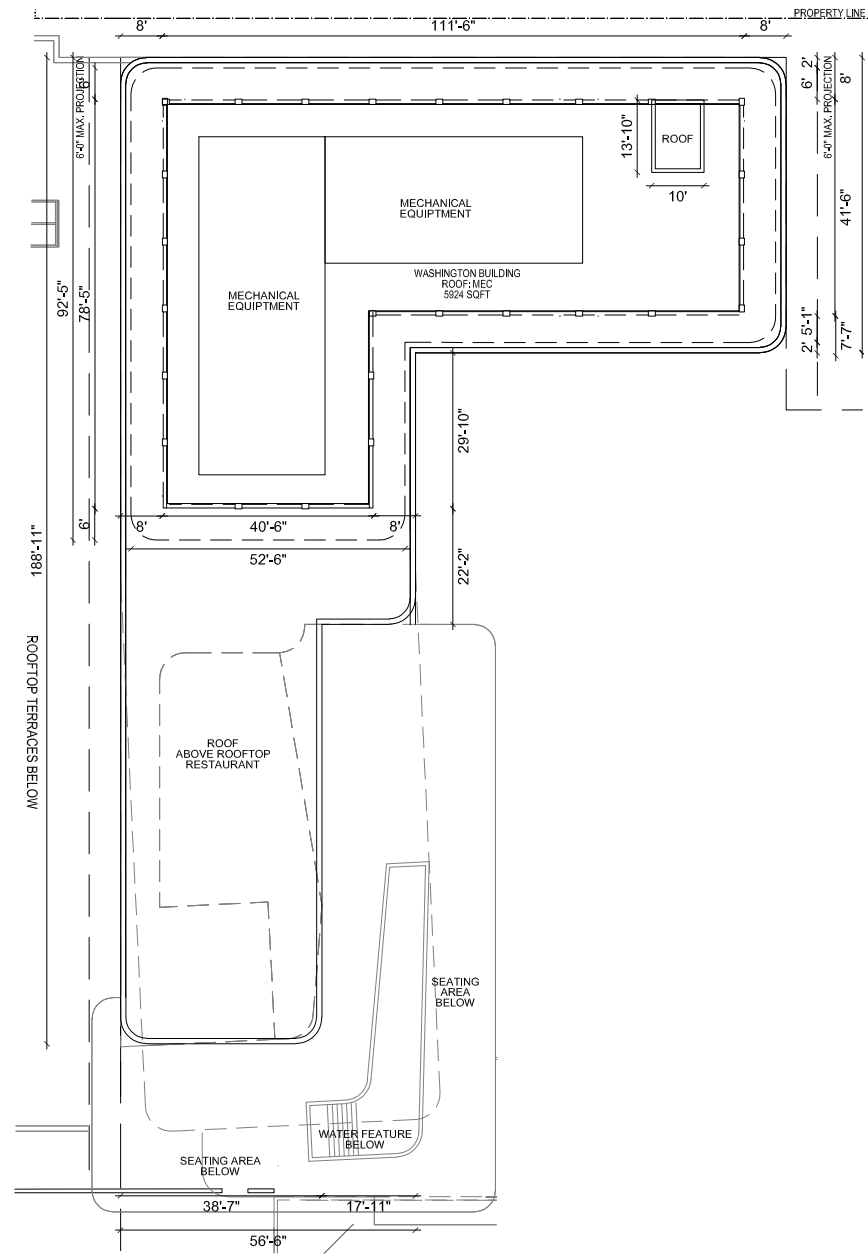
TREEHOUSE HOTEL,
MIAMI BEACH

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

PROPOSED FAR
LEVEL 07
A0-24

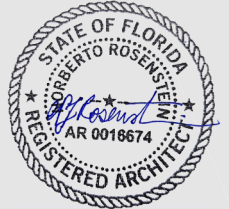
SCALE: 1/32" = 1'-0"





| 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 | 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



NR
architect

NORBERTO ROSENSTEIN
ARCHITECT, INC.

ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-4551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN
ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS
DOCUMENT OR PARTS THEREOF,
MAY NOT BE REPRODUCED IN ANY
FORM WITHOUT PERMISSION.

| | | |
|----------|-------|---------|
| DESIGNED | DRAWN | CHECKED |
| | | |

I HEREBY CERTIFY THAT THESE
PLANS WERE PREPARED BY ME
OR UNDER
MY SUPERVISION, AND TO THE
BEST OF MY KNOWLEDGE,
COMPLY WITH ALL APPLICABLE
CODES.

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |

| REVISIONS | |
|-----------|------|
| COMM. | DATE |
| | |

TREEHOUSE HOTEL,
MIAMI BEACH

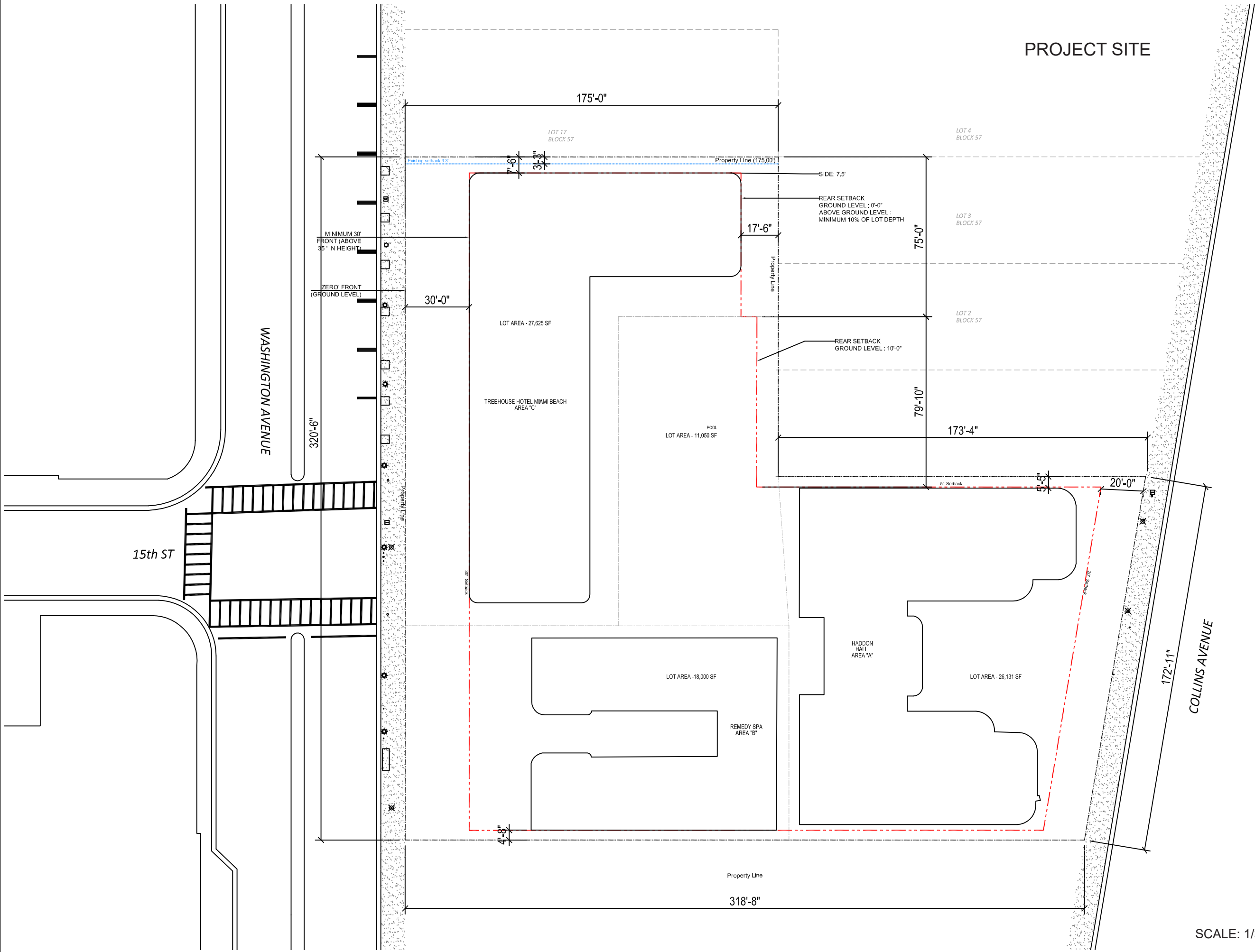
1500 COLLINS +
1509-1515 WASHINGTON
AVE, MIAMI BEACH, FL,
33139

PROPOSED FAR
LEVEL 08 (ROOF)

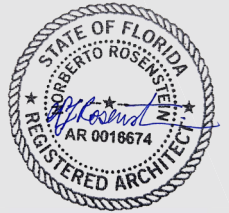
A0-25

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





PROJECT SITE



NR
architect

NORBERTO ROSENSTEIN ARCHITECT, INC.
ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-4551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

| | | |
|----------|-------|---------|
| DESIGNED | DRAWN | CHECKED |
| | | |

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES.

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |

REVISIONS

| COMM. | DATE |
|-------|------|
| | |
| | |
| | |

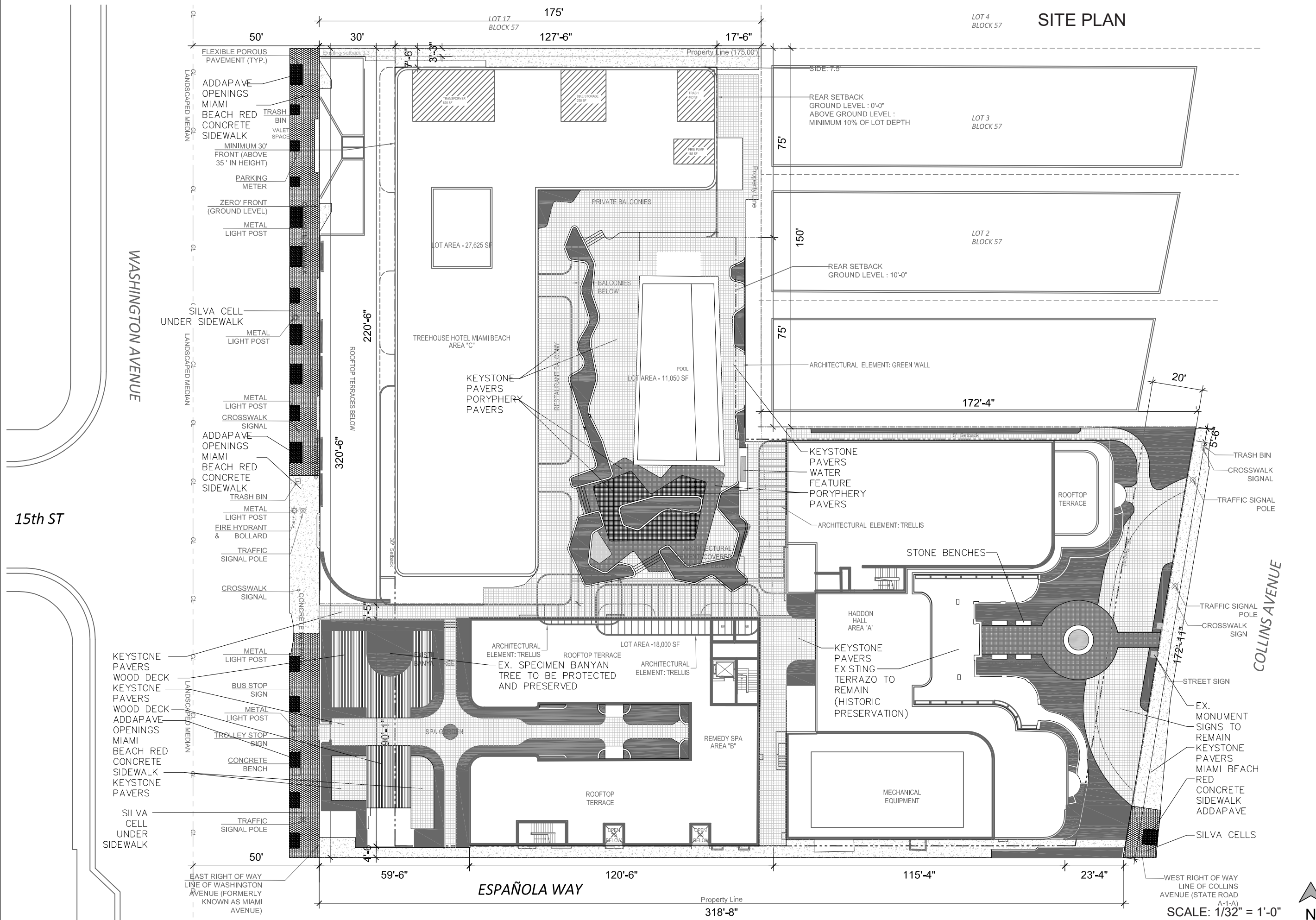
TREEHOUSE HOTEL, MIAMI BEACH
1500 COLLINS + 1509-1515 WASHINGTON AVE, MIAMI BEACH, FL, 33139

PROJECT SITE
A0-26

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



SITE PLAN



NR
architect

NORBERTO ROSENSTEIN ARCHITECT, INC.
ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-4551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

| DESIGNED | DRAWN | CHECKED |
|----------|-------|---------|
| | | |

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES.

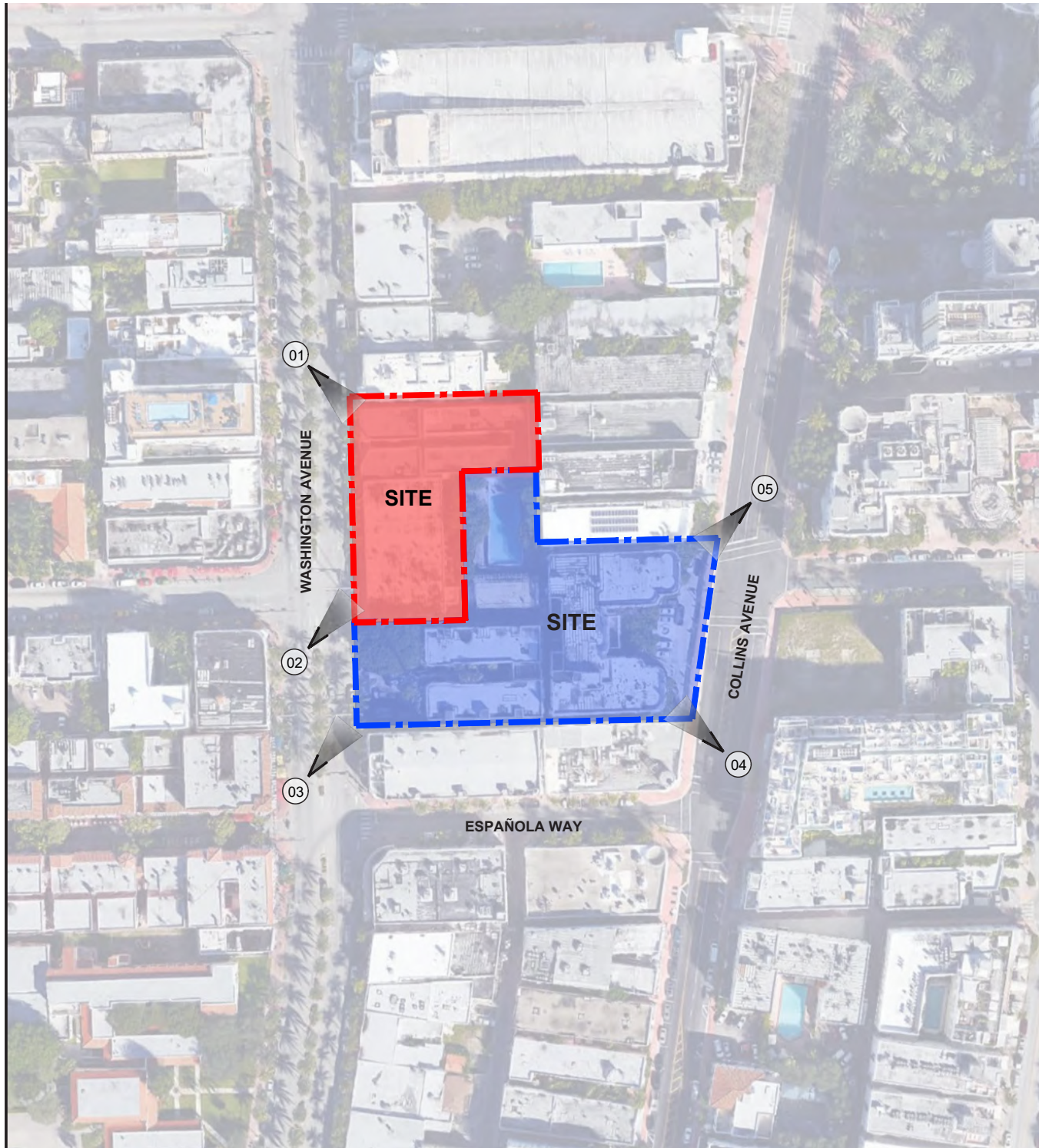
| REVISIONS | |
|-----------|------|
| COMM. | DATE |
| | |
| | |
| | |
| | |

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

SITE PLAN
A0-27.B

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





LOCATION MAP



VIEW 01



VIEW 02



NR
architect

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

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

| DESIGNED | DRAWN | CHECKED |
|----------|-------|---------|
| | | |

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES.

| | |
|--|--|
| | |
| | |
| | |
| | |

| REVISIONS | |
|-----------|------|
| COMM. | DATE |
| | |
| | |

**TREEHOUSE HOTEL,
MIAMI BEACH**

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

SITE PHOTOS
A0-28



VIEW 03



VIEW 04



VIEW 05



NR
architect

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

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

| DESIGNED | DRAWN | CHECKED |
|----------|-------|---------|
| | | |

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES.

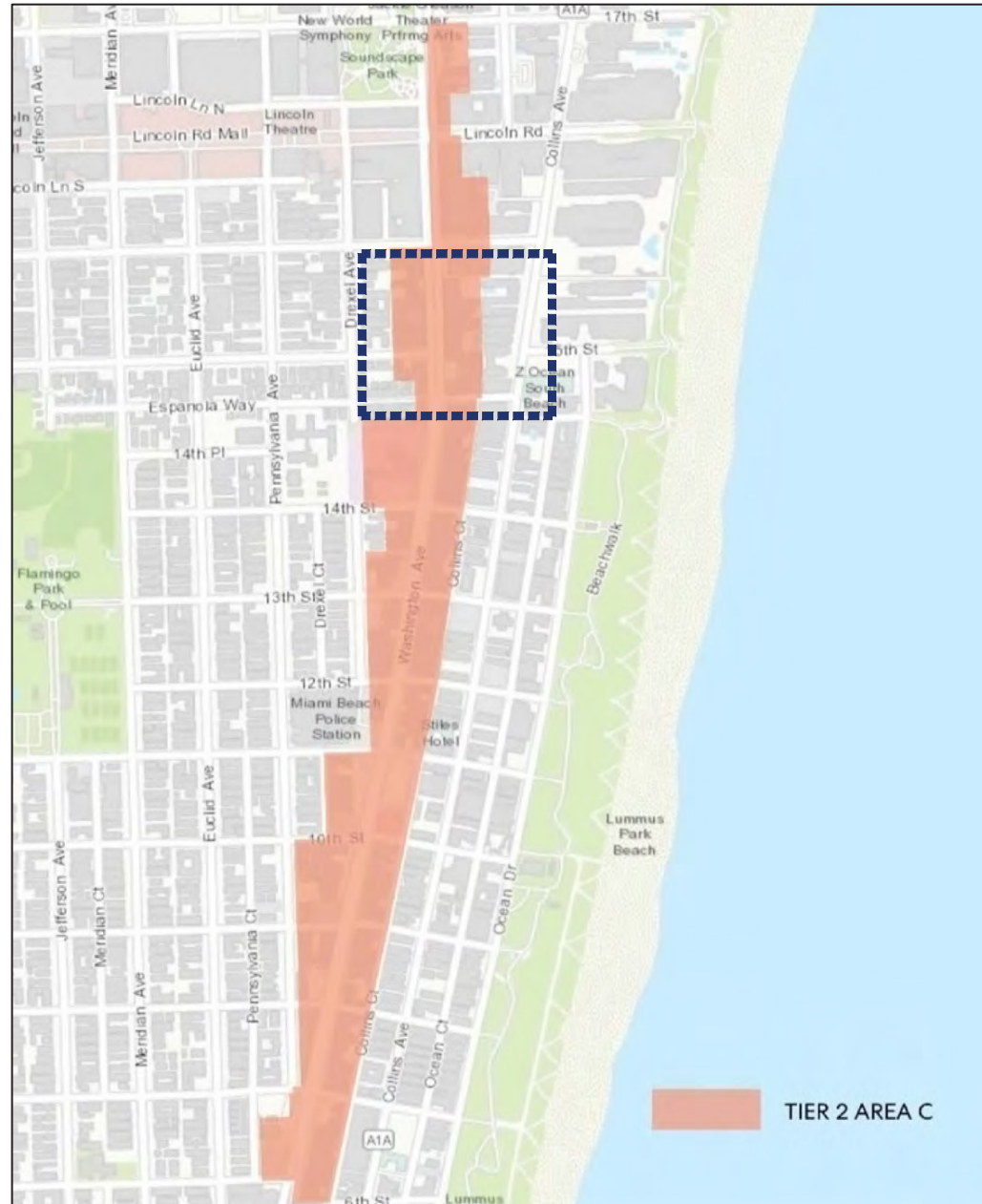
| | |
|--|--|
| | |
| | |
| | |
| | |

| REVISIONS | |
|-----------|------|
| COMM. | DATE |
| | |
| | |

**TREEHOUSE HOTEL,
MIAMI BEACH**

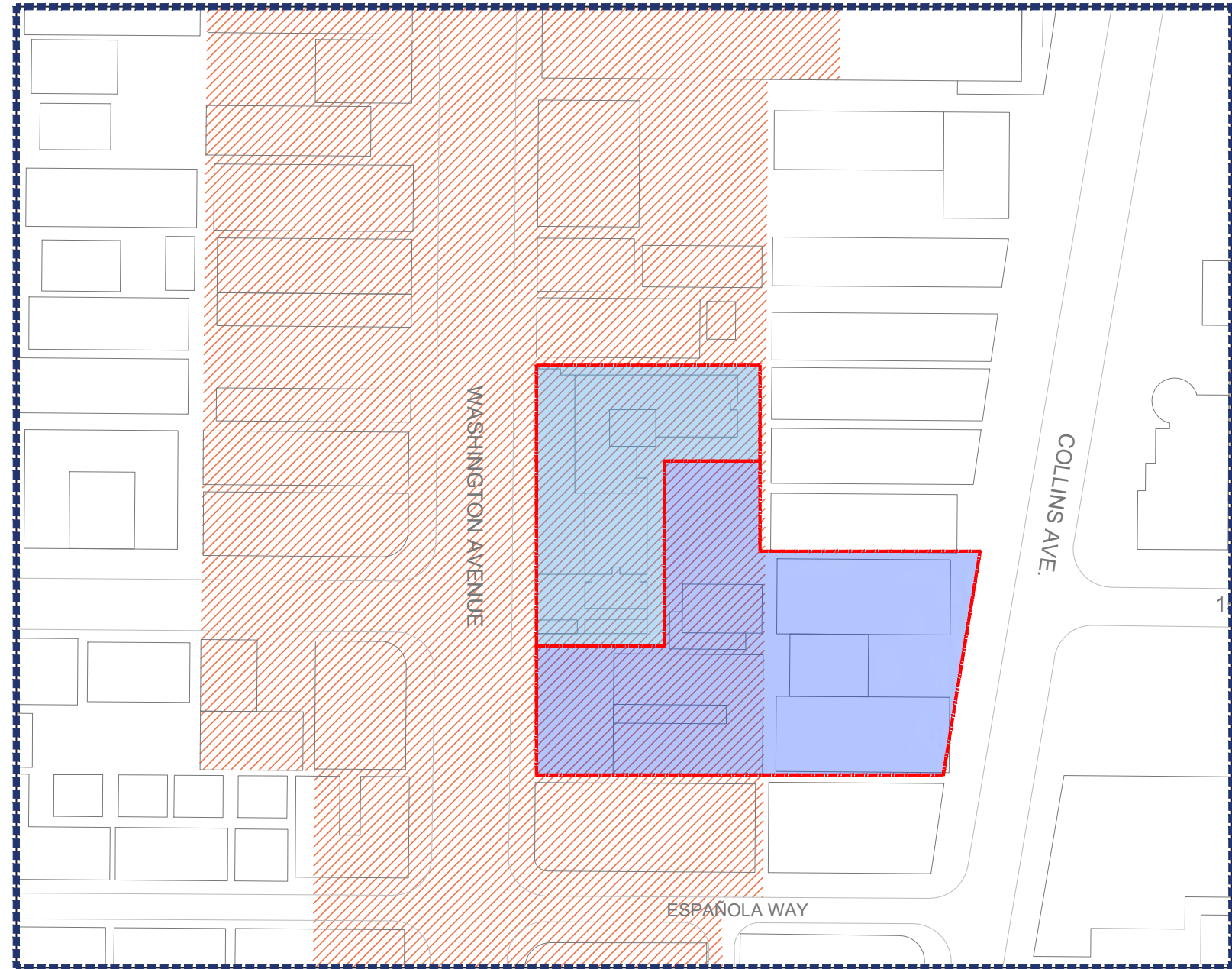
1500 COLLINS +
1509-1515 WASHINGTON
AVE, MIAMI BEACH, FL,
33139

SITE PHOTOS
A0-29



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 |



NR
architect

NORBERTO ROSENSTEIN ARCHITECT, INC.
ARCHITECTURE - INTERIOR DESIGN - PLANNING
128 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-4551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

| DESIGNED | DRAWN | CHECKED |
|----------|-------|---------|
| | | |

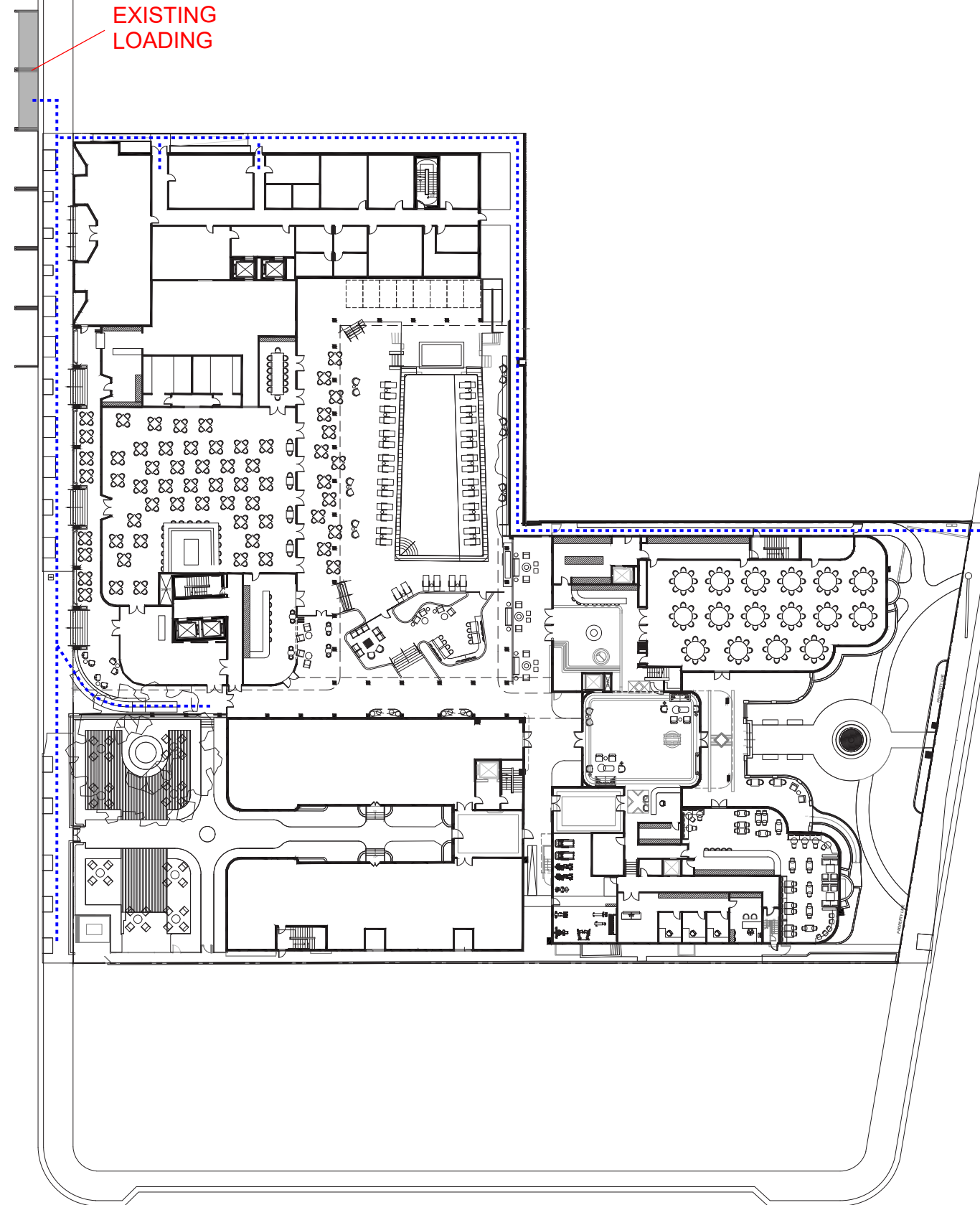
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES.

| REVISIONS |
|-----------|
| |
| |
| |
| |
| |

| COMM. | DATE |
|-------|------|
| | |

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

LOADING DIAGRAM



COLLINS AVENUE

LEGEND

..... SERVICE CIRCULATION



NR
architect

NORBERTO ROSENSTEIN ARCHITECT, INC.
ARCHITECTURE - INTERIOR DESIGN - PLANNING
128 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-4551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

| DESIGNED | DRAWN | CHECKED |
|----------|-------|---------|
| | | |

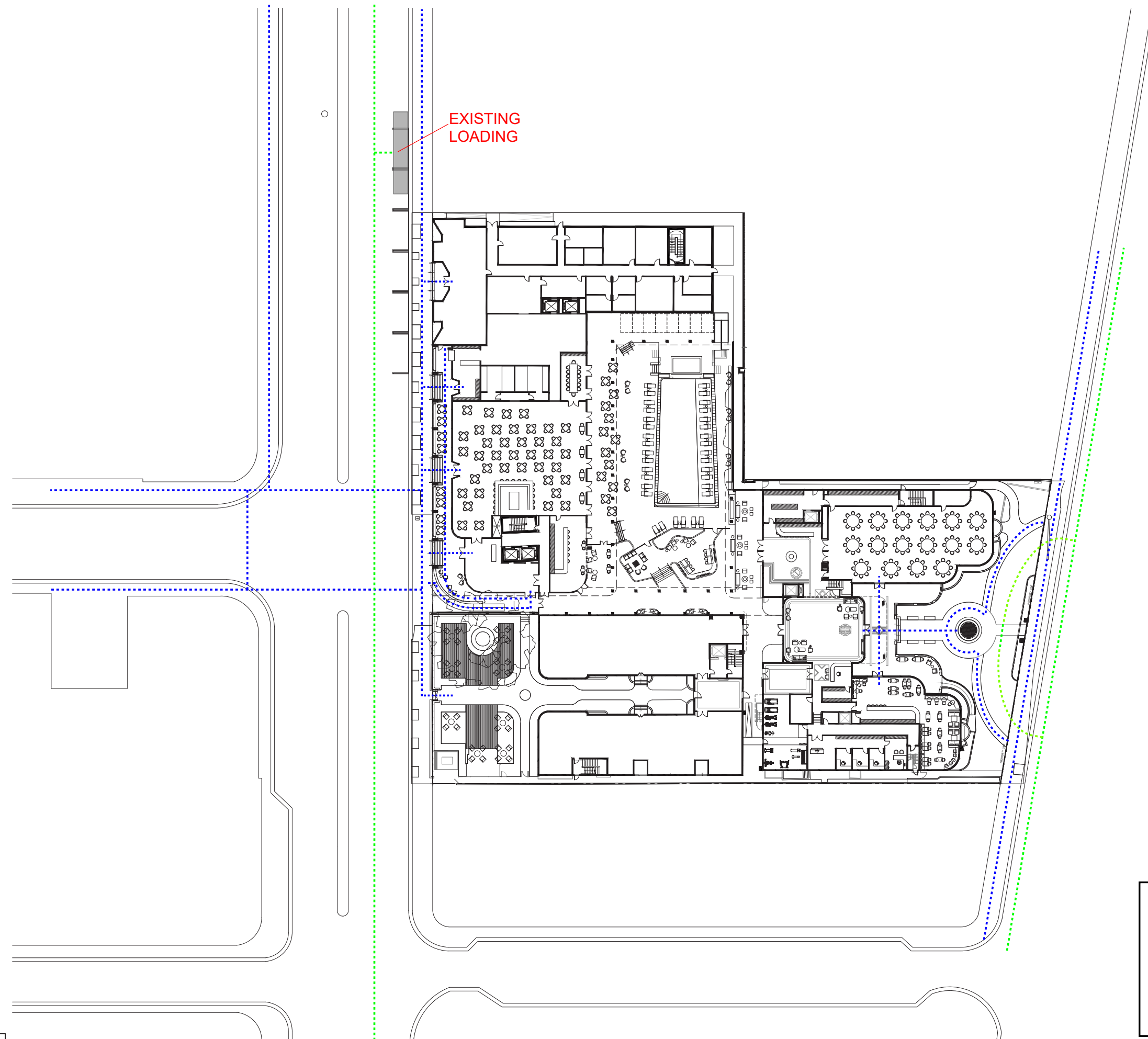
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES.

| REVISIONS | |
|-----------|------|
| COMM. | DATE |
| | |
| | |
| | |
| | |

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

LOADING DIAGRAM
A0-31

ACCESS DIAGRAM



COLLINS AVENUE

LEGEND

- PEDESTRIAN ACCESS
- VEHICULAR ACCESS



NORBERTO ROSENSTEIN ARCHITECT, INC.
 ARCHITECTURE - INTERIOR DESIGN - PLANNING
 126 S. FEDERAL HIGHWAY SUITE #202
 DANIA BEACH, FLORIDA 33004
 P: (954) 922-4551
 NROSENSTEIN@ROSENSTEINARCHITECT.COM
 WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674
 NATL. REG. NO. 69178
 COPYRIGHT © 2024
 NORBERTO ROSENSTEIN ARCHITECT, INC.
 ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

| DESIGNED | DRAWN | CHECKED |
|----------|-------|---------|
| | | |

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES.

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |
| | | |
| | | |

REVISIONS

| COMM. | DATE |
|-------|------|
| | |

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

ACCESS DIAGRAM
 A0-32