

AXELBEACH - MIAMI

FINAL SUBMITTAL
MAY 04, 2018

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Sheet Name: COVER SHEET AND
SHEET INDEX

Scale: N.T.S.

Issue Date: 05/04/18
FINAL SUBMITTAL



Project Name: AXELBEACH - MIAMI

Project Address: 1500 COLLINS AVE
MIAMI BEACH, FL 33139

Project Number: 18118.01

TSAO DesignGroup

7636 NE 4th Court,
Suite 101
Miami, FL 33138
T 305-576-2006
F 305-576-2005
www.tsaodesign.com

SK-00

AXEL BEACH - MIAMI

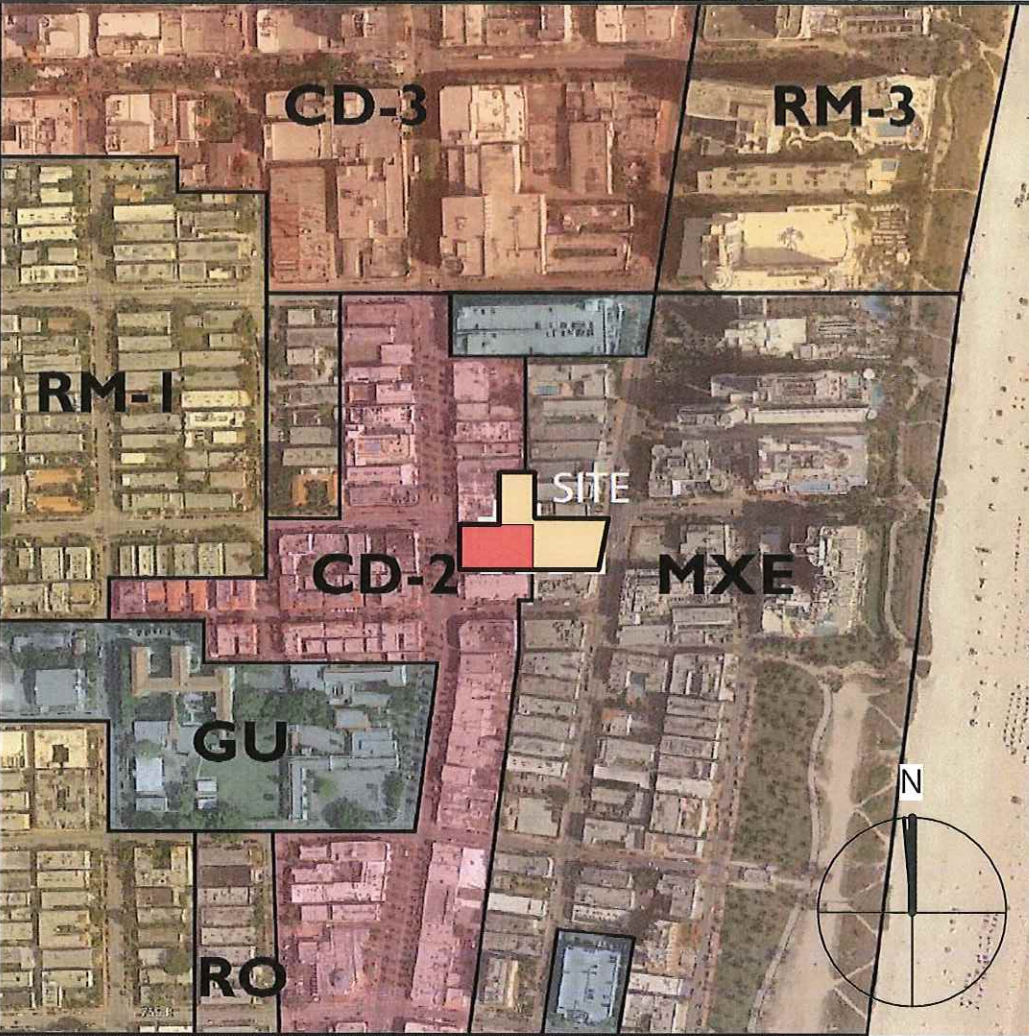
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SCOPE OF WORK

- INSTALL 2 ILLUMINATED SIGNS AT THE COLLINS AVENUE FRONTAGE
- REFRESH WASHINGTON AVENUE COURTYARD WITH NEW LANDSCAPING
- RELOCATE EXISTING BAR LOCATED AT THE SOUTH END OF WASHINGTON AVENUE COURTYARD TO THE NORTH END OF THE WASHINGTON AVENUE COURTYARD NEAR EXISTING TREE.
- PARTIALLY REPLACE PAVERS LOCATED AT WASHINGTON AVENUE ENTRANCE WITH NEW ILLUMINATED FLOOR TILES.
- ADD NEW OPENING AND DOOR IN BETWEEN EXISTING CAFE/BAR AND LOBBY.

CONTEXT LOCATION PLAN



ZONING DATA

SITE ADDRESS		FOLIO NUMBER		
1500 COLLINS AVENUE MIAMI BEACH, FL 33139		02-3234-019-1190		
LEGAL DESCRIPTION (REFER TO SITE SURVEY (SK-3) FOR FULL LEGAL DESCRIPTION)				
ALTON BEACH 1ST SUB PB 2-77, LOTS 1 & 2 & ST LYG N & ADJ & LOTS 3-4-5 BLK 76 & S1/2 OF LOT 19 & ALL OF LOT 20 LESS W100FT & ST LYG & ADJ BLK 57 LOT SIZE 60445 SQ FT M/L OR 15687-2007 1092 5 (2)				
SITE INFORMATION	ZONING CODE	NET LOT AREA	MINIMUM UNIT SIZE	
HADDON HALL: POOL SUITES: CAMPTON APARTMENTS:	MXE MXE CD2	31,571 SF 10,875 SF 18,000 SF	200 SF 200 SF 15% 300-335 SF 85% 335 + SF	
PARKING ANALYSIS		EXISTING	PROPOSED	
NUMBER OF UNITS HADDON HALL: POOL SUITES: CAMPTON APARTMENTS: TOTAL:		116 UNITS 12 UNITS 34 UNITS 162 UNITS	NO CHANGE NO CHANGE NO CHANGE NO CHANGE	
PARKING REQUIRED 5 SPACES*		14 SPACES**	NO CHANGE	
HEIGHTS		ALLOWED	EXISTING	PROPOSED
MAXIMUM BUILDING HEIGHTS HADDON HALL: POOL SUITES: CAMPTON APARTMENTS:		50'-0" 50'-0" 50'-0"	50'-0" 41'-0" 37'-0"	NO CHANGE NO CHANGE NO CHANGE
MAXIMUM NUMBER OF STORIES HADDON HALL: POOL SUITES: CAMPTON APARTMENTS:		5 5 5	4*** 3 2	NO CHANGE NO CHANGE NO CHANGE
FLOOR AREA RATIO (FAR)		ALLOWED	EXISTING	PROPOSED
HADDON HALL:		2.00 63,140SF	1.36 43,584SF	NO CHANGE
POOL SUITES:		2.00 21,750SF	0.55 5,970SF	NO CHANGE
CAMPTON APARTMENTS:		1.50 27,000SF	0.92 16,463SF	NO CHANGE

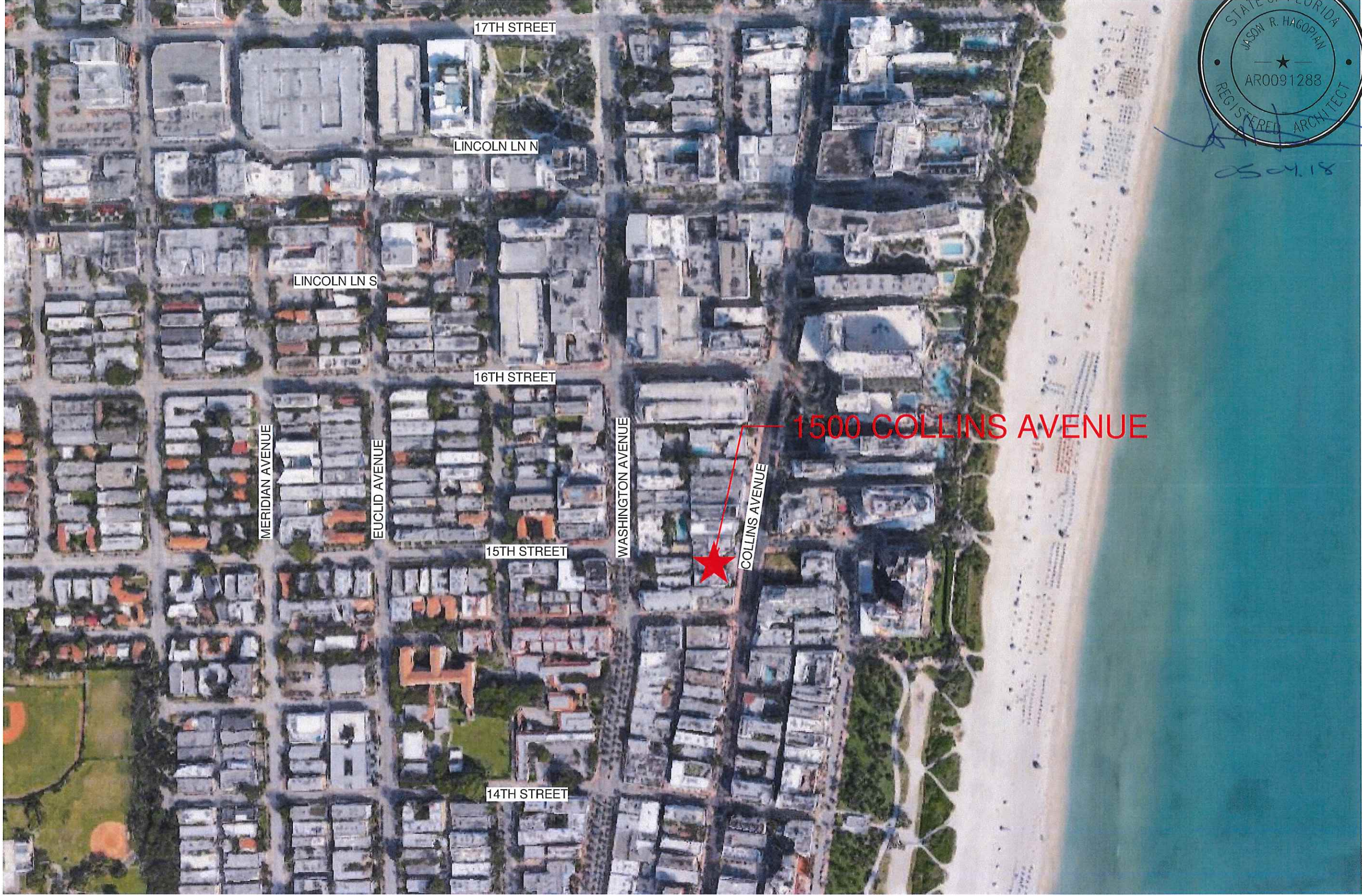
EXISTING AREA BREAKDOWN				
HADDON HALL:		EXISTING FAR	PROPOSED FAR	
GROUND FLOOR		14,624SF	NO CHANGE	
SECOND FLOOR		14,230SF	NO CHANGE	
THIRD FLOOR		14,230SF	NO CHANGE	
TOTAL		43,084SF	NO CHANGE	
POOL SUITES:		EXISTING FAR	PROPOSED FAR	
GROUND FLOOR		1,990SF	NO CHANGE	
SECOND FLOOR		1,990SF	NO CHANGE	
THIRD FLOOR		1,990SF	NO CHANGE	
TOTAL		5,970SF	NO CHANGE	
CAMPTON APTS:		EXISTING FAR	PROPOSED FAR	
GROUND FLOOR		8,258SF	NO CHANGE	
SECOND FLOOR		8,205SF	NO CHANGE	
TOTAL		16,463SF	NO CHANGE	
GRAND TOTAL:		63,992SF	NO CHANGE	
SETBACKS:				
HADDON HALL:		REQUIRED	EXISTING	PROPOSED
FRONT (COLLINS AVE)		20'-0"	25'-0"	NO CHANGE
SIDE, INTERIOR (NORTH)		5'-0"	7'-6"	
SIDE, INTERIOR (SOUTH)		5'-0"	7'-6"	
REAR (WEST)		0'-0"	5'-0"	
POOL SUITES:				
FRONT (COLLINS AVE)		5'-0"	106'-3"	NO CHANGE
SIDE, INTERIOR (NORTH)		5'-0"	N/A	
SIDE, INTERIOR (SOUTH)		5'-0"	6'-9"	
REAR (WEST)		5'-0"	10'-5"	
CAMPTON APARTMENTS:				
FRONT (COLLINS AVE)		0'-0"	60'-0"	NO CHANGE
SIDE, INTERIOR (NORTH)		0'-0"	5'-0"	
SIDE, INTERIOR (SOUTH)		0'-0"	4'-0"	
REAR (WEST)		0'-0"	4'-6"	

* :Section 130-31(b) of the City Code eliminates off-street parking requirements for contributing structures within a local historic district.

** :14 existing parking spaces are non-conforming

*** :Forth Floor rooftop solarium

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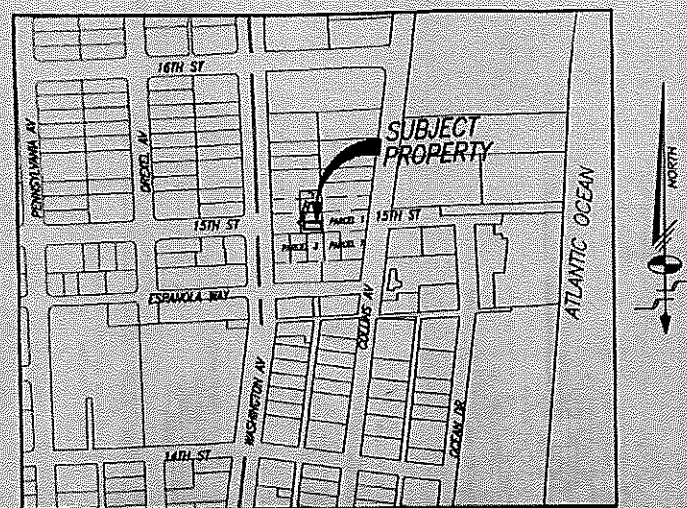


Sheet Name: CONTEXT LOCATION MAP

Scale: N.T.S.

Issue Date: 05/04/18
FINAL SUBMITTAL

SK-02

[illegible]

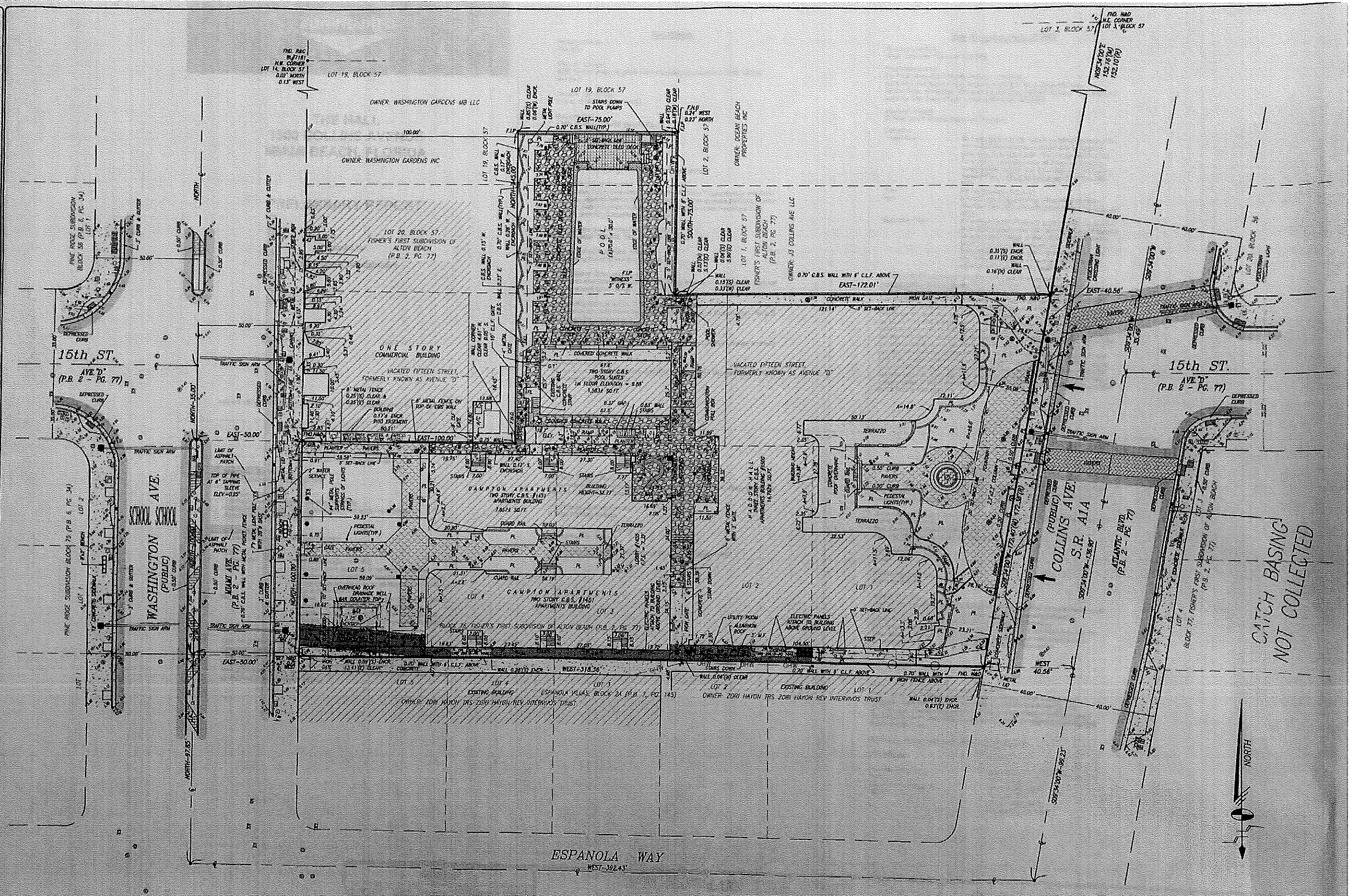
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 1775
STATE OF FLORIDA

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 1; BLOCK 76; THENCE S. 80°00'00" W. ALONG THE SOUTHERLY LINE OF SAID BLOCK 76 FOR 318.96 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N. 00°00'00" E. ALONG THE WESTERLY LINE OF SAID BLOCK 76 FOR 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; SAID WESTERLY LINE OF BLOCK 76 BEING COINCIDENT WITH THE EASTERN RIGHT-OF-WAY LINE OF WASHINGTON AVENUE; THENCE S. 80°00'00" W. ALONG THE SOUTHERLY LINE OF SAID LOT 3 FOR 143.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 16; BLOCK 57; THENCE N. 00°00'00" E. ALONG THE WESTERLY LINE OF SAID LOT 16 FOR 50.70 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16; BLOCK 57; THENCE S. 00°00'00" W. ALONG THE EASTERN LINE OF SAID SOUTH 1/2 OF LOT 16 AND THE EASTERN LINE OF LOT 30 FOR 75.00 FEET TO THE SOUTHWEST CORNER OF LOT 30 AND THE SOUTHWEST CORNER OF SAID LOT 1; BLOCK 57; SAID EASTERN LINES BEING COINCIDENT WITH THE WESTERLY LINE OF SAID LOT 30; THENCE S. 80°00'00" W. ALONG THE SOUTHERLY LINE OF SAID LOT 30 FOR 122.40 FEET TO THE SOUTHWEST CORNER OF LOT 30 AND THE SOUTHWEST CORNER OF PRESTON STREET FORMERLY KNOWN AS AVENUE "D"; FOR 172.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COLLINS AVENUE; SAID POINT ALSO BEING THE SOUTHWEST-CORNER OF LOT 1, BLOCK 57; THENCE S. 00°00'00" W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF COLLINS AVENUE AND THE EASTERN LINE OF BLOCK 76 FOR 172.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; OF BLOCK 76 AND END OF BEGINNING.

Section 34, Township 53 South, Range 42 East, Miami-Dade County, Florida

- 1) BEARINGS SHOWN HEREON REFER TO AN ASSAUED BEARING OF S09°11'00" E ALONG THE WEST RIGHT-OF-WAY LINE OF COLLINS AVENUE.
- 2) THE LEGAL DESCRIPTION SHOWN HEREON IS THE SAME AS DESCRIBED IN THE CURRENT TITLE COMMITMENT (SEE NOTE #9 BELOW).
- 3) PROPERTY AS SHOWN HEREON CONTAINS 58,161.6 S.G.A. (1.67 ACRES).
- 4) THERE ARE NO OTHERS OTHERWISE NOTED, HAS THIS WAS NOT ATTENDED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- 5) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 6) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "AE" (1, 8) PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL 4610081, 01317 L OF MAP DATED SEPTEMBER 11, 2009, WITH INDEX DATE OF SEPTEMBER 11, 2009 (NAD 83: 125800317 L).
- 7) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON. HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND UTILITIES.
- 8) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORDED AND MEASURED, UNLESS OTHERWISE STATED.
- 9) THIS SURVEY REFLECTS ALL PROBABLE EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS LISTED AS EXCEPTIONS IN SCHEDULE B-1 OF THIS CERTAIN TITLE COMMITMENT ORDER NO. 02-0384-019-1500, ISSUED BY CHARGED TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF APRIL 11, 2017 AT 11:00 P.M. (RECORD B - APRIL 25, 2017).
- 10) ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.A.D.83) AND ARE EXPRESSED IN FEET.
- 11) BENCHMARKS:
 - a) MM-44-000 BENCHMARK 0-148.4 N.E. (INDIC 35) 8.35
 - b) 19 ST --- 105' SOUTH OF C/L---HWT 4-1-4 (COLLINS AVE) --- 33' EAST OF C/L
 - c) BENCHMARK PN WAL AND ALUMINUM WASHER IN CONC. CULVERT BASIN.
 - d) MM-44-000 BENCHMARK 0-148, ELEV. (INDIC 20) 4.18
 - e) NE 15 ST --- 37' SOUTH OF C/L --- MORGAN AVE --- 32' WEST OF C/L
 - f) BUL DESCRIPTION PN WAL AND BRASS WASHER IN CONC. CULVERT AT SW CORNER OF INTERSECTION
- 12) SUBJECT PROPERTY ARE MM-44-000 PROPERTY APPRAXER NUMBER:
FEDAL NO. 02-384-019-1500 1500 COLLINS AVENUE
- 13) THESE ENCUMBRANCES ARE AS FOLLOWS:
 - A. Encumbrance of One-Story Commercial Building by 0.17's into Pedestrian Ingress & Egress Easement recorded in Official Record Book 3600, Page 25.
 - B. Wet encroachments on several boundaries as shown on survey.
 - C. Storm, sewerage, fuel, drain, metal/pillar fence, gate, gas meter and wall located on FPA/L Easement recorded in Official Record 2414, Page 145.
- 14) THERE IS NO OBSERVED EVIDENCE OF SITE AS A SOLID MASS GRAMP, SLUMP OF SANITARY LANDFILL.
- 15) THERE IS NO OBSERVED EVIDENCE OF WATERCOURSES OR WETLANDS WITHIN THE PROPERTY.
- 16) THERE ARE NO DELINEATED PARKING SPACES WITHIN THE SUBJECT PROPERTY.
- 17) SUBJECT PROPERTY HAS DIRECT ACCESS TO COLLINS AVENUE AND WASHINGTON AVENUE, BOTH BEING PUBLICLY OPENED ROADS OF 30' WIDE.
- 18) THERE IS NO CURRENT OBSERVED EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY (EXCEPTING THE SITE REMONSTRATIONS THAT HAVE OCCURRED WITHIN THE LAST YEAR).
- 19) THERE IS NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL DROUPOUS ON THE SUBJECT PROPERTY.
- 20) THERE IS NO EVIDENCE OF CHANGES TO RIGHT OF WAYS AT THE TIME OF SURVEY.
- 21) THERE WAS EVIDENCE OF STREET AND SIDEWALK REPAIR WITHIN THE COLLINS AVENUE RIGHT OF WAY AT THE TIME OF SURVEY.
- 22) THERE ARE NO GAPS, SPACES, OVERLAPS OR HAVES INHERENT TO THE SUBJECT PROPERTY, AND SUBJECT PARCELS ARE CONTIGUOUS TO EACH OTHER WITHOUT GAPS OR GURVES.

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- 100. 1/4" = 20' FT



CATCH BASING
NOT COLLECTED

20 0 10 20 10
(IN FEET)
1" = 20' FT

REVISIONS				
No.	Date	By	Description	Rev.
1	11-11-2011	ALTA	INITIAL SURVEY	1.0
2	11-11-2011	ALTA	REVISION 1	1.1
3	11-11-2011	ALTA	REVISION 2	1.2
4	11-11-2011	ALTA	REVISION 3	1.3
5	11-11-2011	ALTA	REVISION 4	1.4
6	11-11-2011	ALTA	REVISION 5	1.5
7	11-11-2011	ALTA	REVISION 6	1.6
8	11-11-2011	ALTA	REVISION 7	1.7
9	11-11-2011	ALTA	REVISION 8	1.8
10	11-11-2011	ALTA	REVISION 9	1.9
11	11-11-2011	ALTA	REVISION 10	1.10
12	11-11-2011	ALTA	REVISION 11	1.11
13	11-11-2011	ALTA	REVISION 12	1.12
14	11-11-2011	ALTA	REVISION 13	1.13
15	11-11-2011	ALTA	REVISION 14	1.14
16	11-11-2011	ALTA	REVISION 15	1.15
17	11-11-2011	ALTA	REVISION 16	1.16
18	11-11-2011	ALTA	REVISION 17	1.17
19	11-11-2011	ALTA	REVISION 18	1.18
20	11-11-2011	ALTA	REVISION 19	1.19
21	11-11-2011	ALTA	REVISION 20	1.20
22	11-11-2011	ALTA	REVISION 21	1.21
23	11-11-2011	ALTA	REVISION 22	1.22
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26	11-11-2011	ALTA	REVISION 25	1.25
27	11-11-2011	ALTA	REVISION 26	1.26
28	11-11-2011	ALTA	REVISION 27	1.27
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30	11-11-2011	ALTA	REVISION 29	1.29
31	11-11-2011	ALTA	REVISION 30	1.30
32	11-11-2011	ALTA	REVISION 31	1.31
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37	11-11-2011	ALTA	REVISION 36	1.36
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39	11-11-2011	ALTA	REVISION 38	1.38
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42	11-11-2011	ALTA	REVISION 41	1.41
43	11-11-2011	ALTA	REVISION 42	1.42
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45	11-11-2011	ALTA	REVISION 44	1.44
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96	11-11-2011	ALTA	REVISION 95	1.95
97	11-11-2011	ALTA	REVISION 96	1.96
98	11-11-2011	ALTA	REVISION 97	1.97
99	11-11-2011	ALTA	REVISION 98	1.98
100	11-11-2011	ALTA	REVISION 99	1.99
101	11-11-2011	ALTA	REVISION 100	1.100

ALTA/NSPS LAND TITLE SURVEY

Section 34, Township 03 South, Range 42 East, Miami-Dade County, Florida

Schwabke-Shishin & Associates, Inc.
LAND PLANNERS • ENGINEERS
3240 CORPORATE WAY, MIAMI, FLORIDA 33155
TEL: (305) 433-7010 FAX: (305) 438-3008

LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION No. 18-57

Drawn By: L.E.G. Scale: 1" = 20' - 11-11-2011

Order No. 201812 F.B. No. 2020 Pg. 30

File No. AJ-5101

Sheet 2 of 4


Checked By: M.S.J. Date: 8-23-13

AS SHOWN

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey."

SYMBOL	DESCRIPTION
1	ADJACENT LOT
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THE HALL

1500 COLLINS AVENUE

MIAMI BEACH, FLORIDA

PRELIMINARY REPORT

Prepared for:

Apollo Global Management

February 6, 2017 Site # 49111

3550 N.W. 5th Street | Suite 409 | Oklahoma City, OK 73112 | 405.525.2998 | www.zoning-info.com

Site Requirements (CD-2)

Minimum Lot Size:
None Required (Section 142-300)

Maximum Density:
1.5 Floor Area Ratio (FAR) (Section 142-300)
Minimum 200 Square Feet of Hotel Unit Size for a Local Historic District Site (Section 142-305)

Maximum Height:
50 Feet and 5 Stories (Section 142-304)

Setbacks:
Front/Street: 0 Feet (Section 142-307)
Side: 10 Feet when abutting a residential district, otherwise none required (Section 142-307)—The Property does not abut a residential district along the Side Property Lines.
Rear: 5 Feet; 10 Feet when abutting a residential district unless separated by a street or walkway, in which case it shall be 0 Feet (Section 142-307)—The Property does not abut a residential district along the Rear Property Line.

Does the existing property meet the current site requirements?
Campton Apartments: Yes; the FAR is 0.92 ±; there is 200 Square Feet of Floor Area per Hotel Unit; the Building Height is 57 Feet and 2 Stories; the Building is Setback from the Front Property Line (along Washington Avenue) by 55.03 Feet; the Building is Setback from the Rear Property Line by 4.5 Feet (See Additional Notes)

Site Status

Property Name:
The Hall

Property Address:
1500 Collins Avenue (AKA 1451 Washington Avenue & 1500 Collins Avenue)

Property Jurisdiction:
City of Miami Beach, Florida

Property Size:
1.388 Acres or 60,455 Square Feet ±

Number of Buildings:
3

Current Use:
Hotel (with Accessory Restaurant and Bar/Lounge)

Current Zoning of Property:
"MXE" Mixed Use Entertainment District & "CD-2" Commercial, Medium Intensity, partially within the Ocean Drive/Collins Avenue Historic District (Haddon Hall and Pool Suites) and partially within the Flamingo Park Historic District (Campton Apartments)

Is the current use permitted in this district?
Yes (Sections 142-302, 142-341, and 142-304)

Current Zoning Ordinance Attached:
Yes, last updated November 7, 2016

Certificates of Occupancy Attached:
All documents have been requested by the Research Department and will be forwarded upon receipt

Outstanding Building and/or Zoning Code Violations:
All documents have been requested by the Research Department and will be forwarded upon receipt

Outstanding Fire Code Violations:
All documents have been requested by the Research Department and will be forwarded upon receipt

Correspondence Plans:
All documents have been requested by the Research Department and will be forwarded upon receipt

Parking Requirements

Minimum Parking Required:
None required for buildings that existed prior to October 1, 1993, which are located within a local historic district (Section 130-31)

Total Parking Spaces Required:
0 Total Parking Spaces

Total Parking Spaces Existing:
0 Total Parking Spaces

Does the existing parking meet the current parking requirements?
Yes

Site Requirements (MXE)

Minimum Lot Size:
None Required (Section 142-345)

Maximum Density:
2.0 Floor Area Ratio (FAR) (Section 142-345)
Minimum 200 Square Feet of Hotel Unit Size for a Local Historic District Site, otherwise 15% may be between 300-335 Square Feet and 85% must be 335 Square Feet or more (Section 142-345)

Maximum Height:
50 Feet and 5 Stories (Section 142-345)

Setbacks:
Front/Street: 20 Feet; for Lots 100 Feet in width or greater, the Front Setback shall be extended to include at least one courtyard with a minimum width of 10 Feet and a minimum area of 3 Square Feet for every Linear Foot of Lot Frontage (172.4 Feet x 3 Square Feet = 517.2 Square Feet) (Section 142-347)
Side: 5 Feet (Section 142-347)
Rear: 0 Feet if abutting an alley, otherwise 10 Feet (Section 142-347)—The Property does not abut an alley.

Swimming Pool:
6 Feet from Rear Property Line to Swimming Pool Deck or Platform, with 7.5 Feet from Rear Property Line to water's edge of Swimming Pool (Section 142-1133); 0 Feet from North Side Property Line to Swimming Pool Deck (per Approved Variance), with 9 Feet from Side Property Line to water's edge of Swimming Pool (Section 142-1133)

Does the existing property meet the current site requirements?
Haddon Hall and Pool Suites: Yes; the FAR is 1.18 ±; there is 215 Square Feet of Floor Area per Hotel Unit within Haddon Hall (Local Historic Site) and all of the Hotel Units within the Pool Suites are greater than 335 Square Feet in size; the Building Heights are 50 Feet and 4 Stories and lower; the Buildings are Setback from the Front Property Line (along Collins Avenue) by 23.21 Feet and greater, with a courtyard that has a minimum width of 51 Feet ± and an area of 1,593 Square Feet ±; the Buildings are Setback from the Side Property Lines by 4.78 Feet and greater (See Additional Notes); the Buildings are Setback from the Rear Property Line by 11.7 Feet and greater; the Swimming Pool Deck is Setback from the Rear Property Line by 4 Feet ± and greater; the water's edge of the Swimming Pool is Setback from the Rear Property Line by 26 Feet ± and greater; the Swimming Pool Deck is Setback from the Side Property Lines by 0 Feet and greater; the water's edge of the Swimming Pool is Setback from the Side Property Lines by 17 Feet ± and greater

Conformance Status

Is it important to note and understand how a nonconformity may affect the Use and Property (land, structures, and parking) separately; therefore, we have provided separate conformance statuses for Use and Property

Is the existing property in conformance with current applicable zoning regulations previously addressed in this report?
Yes; the Use is Legal/Conforming
Yes; the Property is Legal/Conforming

Deficiencies:
None

Reconstruction Clause:
Not Applicable

Additional Notes:
1) It is noted that the Haddon Hall Building encroaches into the North Side Setback by up to 0.22 Feet. However, this minor encroachment is considered inconsequential for the purposes of this report.
2) It is noted that the Campton Apartments Building encroaches into the Rear Setback by up to 0.5 Feet. However, this minor encroachment is considered inconsequential for the purposes of this report.

Historical Designation and/or Landmark Status:
The Property is located within the Ocean Drive/Collins Avenue and Flamingo Park Historic Districts, which are within the Miami Beach Architectural District. Haddon Hall (1600 Collins Avenue) and Campton Apartments (1451 Washington Avenue) are both considered contributing Historic Buildings.

Information in this report was provided by the following:

City Official: Thomas R. Mooney Planning Director City of Miami Beach, FL 305.673.7550	Survey: Schwebke-Shiskin & Associates, Inc. 3240 Corporate Way Miami, FL 33125 954.435.7010 Dated: 09.23.2013 Revised: 12.27.2016
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[Signature]

REVISED	DATE	BY	REASON
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ALTA/NSPS LAND TITLE SURVEY

Section 34, Township 53 South, Range 42 East, Miami-Dade County, Florida

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS
ENGINEERS
3240 CORPORATE WAY, MIAMI, FLORIDA 33125
TEL: (954) 435-7010 FAX: (954) 435-3388

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

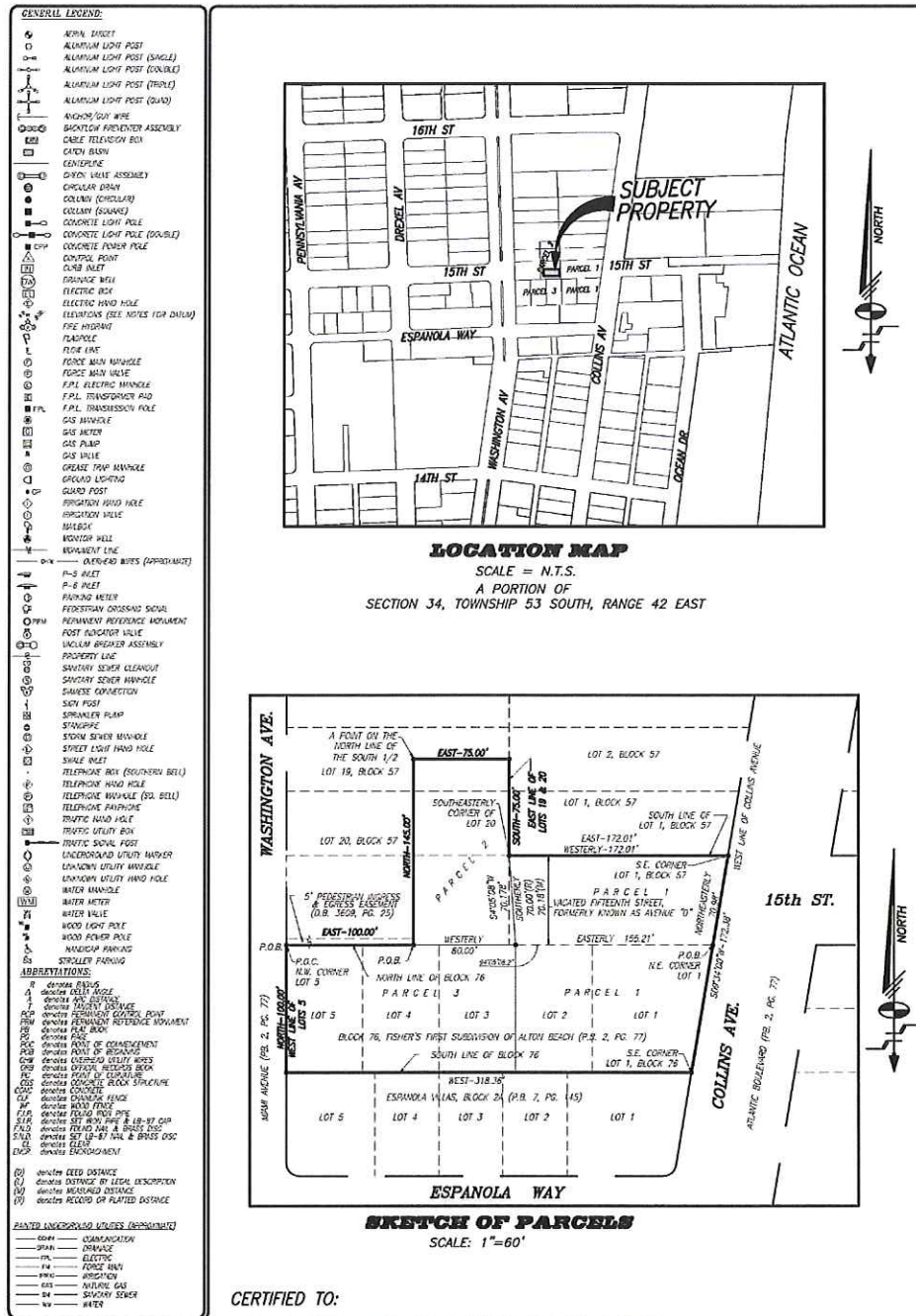
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Drawn By: LEO
Date: 9-21-13
Order No: 201312
P.B. No.: 2010
Page: 31

Checked By: M.S.J.
Date: 9-22-13
AS SHOWN

File No.: AJ-5101
Sheet: 3 of 4

- 1. ALTA/NSPS LAND TITLE SURVEY
- 2. LOT 19
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- 837. LOT 834
- 838. LOT 835</



CERTIFIED TO:

- HADDON HALL HOTEL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY
- CHICAGO TITLE INSURANCE COMPANY
- INVERARA USA CORP., A FLORIDA CORPORATION
- GREENBERG TRAURIG, P.A.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION ON APRIL 16, 2018. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES SJ-17.051 AND SJ-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.


Schwebke-Shiskin & Associates, Inc.

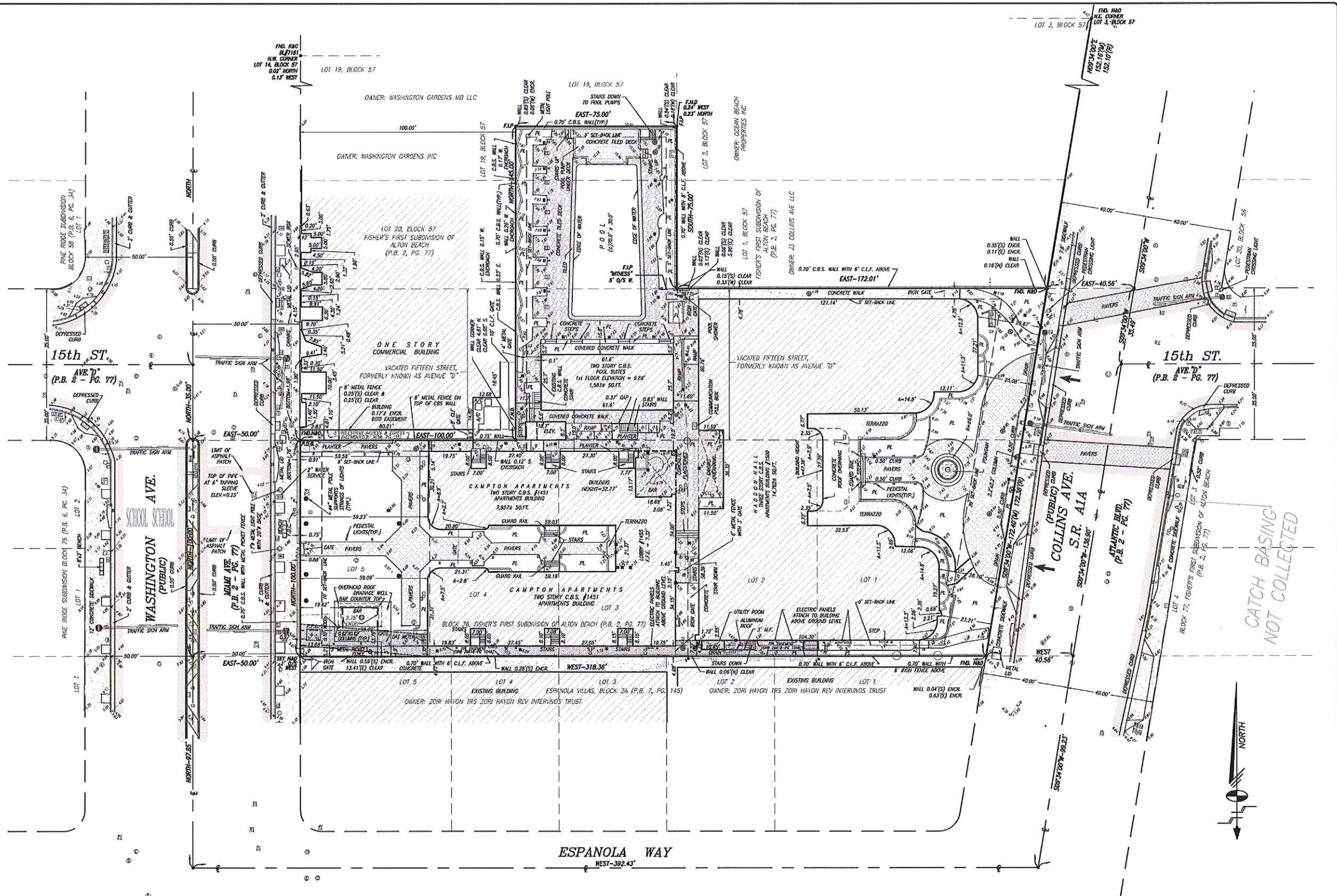
BY: MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA

REVIEWS					
Date:	Order No.	Folio Book	Remarks		By:
1-18-2018	20418	20418	PRV SURV		LEA
1-18-2018	20510	20510	DOUG NEW BUNK FALC AND KINGDOM BOX		CU
1-18-2018	20415	20415	DOUG RULES BUNK AND DRIVE		CU
1-18-2018	20413	20413	UPDATE FOR REVISED LANDINGS (BUNK AND)		CU
1-18-2018	20611	20611	UPDATE SURV		CU
1-18-2018	20512	20512	DOUG RULES BUNK FALC COMPASS		CU
1-18-2018	20513	20513	UPDATE FOR REVISED BUNK COMPASS		CU
1-18-2018	20516	20516	LANDING & ZONE SURV		LEA
04-12-2018	20416	20416	UPDATE ALTA SURV		EM

BOUNDARY SURVEY

Section 34, Township 53 South, Range 42 East, Miami-Dade County, Florida


<p><i>Schwelbe-Shishin & Associates, Inc.</i> LAND PLANNERS ENGINEERS 3540 CORPORATE WAY MIAMI, FLORIDA 33133 TEL (305) 435-7019 FAX (305) 435-3268</p>		<p> CERTIFICATE OF AUTHORIZATION No. LB-87</p>
<p>NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida Licensed surveyor and mapper.</p>		
<p>Drawn By: L.L.C. <i>LLC</i> Date: 9-21-13 File No. 201812 F.B. No. 2020 pg. 30</p>	<p>Checked By: M.S.J. <i>MSJ</i> Date: 9-21-13</p>	<p>AS SHOWN</p>
<p>This is a "Boundary Survey."</p>	<p>Sheet 1 of 2</p>	<p>Sheet () of 2 Sheet(s)</p>



REVISIONS					
Date:	Draw No.	File Book	Revised	By	
1-13-1915	20419	2050	FINAL SURVEY		L.E.R.
1-14-1915	20510	2050	COAST NEW BAY F.A.C. AND BRINGTON BOY		T.H.T.
2-10-1915	20511	2050	LOCAL REVISIONS AND SURVEY		C.W.
2-16-1915	20513	2050	UPON R.R. REVISIONS (DANES AND)		C.W.
7-27-1915	20517	2050	UPDATE SURVEY		
11-19-1915	20521	2050	REVISION FOR UPDATING BILL COMPLAINT		
12-13-1915	20576	2050	REVISION FOR UPDATING BILL COMPLAINT		C.W.
11-18-1916	20589	20510	LANDS & MINING REPORT		L.E.R.
04-13-1917	20615	20720	UPON R.R. SURVEY		E.M.

BOUNDARY SURVEY

Section 34, Township 5J South, Range 42 East, Miami-Dade County, Florida

<i>Schwelbke Shishin & Associates, Inc.</i> LAND PLANNERS ENGINEERS LAND SURVEYORS 3240 CORPORATE BLVD. MIAMI, FLORIDA 33025 TEL: (305) 435-7010 FAX: (305) 438-3268		 CERTIFICATE OF AUTHORIZATION No. LB-87
NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.		
Drawn By: L.L.C. Order No. 201812	DATE: 9-21-13 F.B.I. No. 2020 Pg. 30	Checked By: M.S.J. Scale: AS SHOWN
This is a "Boundary Survey." File No. AJ-5101		Sheet 2 of 2 Sheet(s)

Project Name: AXELBEACH - MIAMI

Project Address: 1500 COLLINS AVE
MIAMI BEACH, FL 33139

Project Number: 18118.01

Sheet Name: SITE SURVEY (20F 2)

Scale: N.T.S.

Issue Date: 05/04/18
FINAL SUBMITTAL

TSAO Design Group

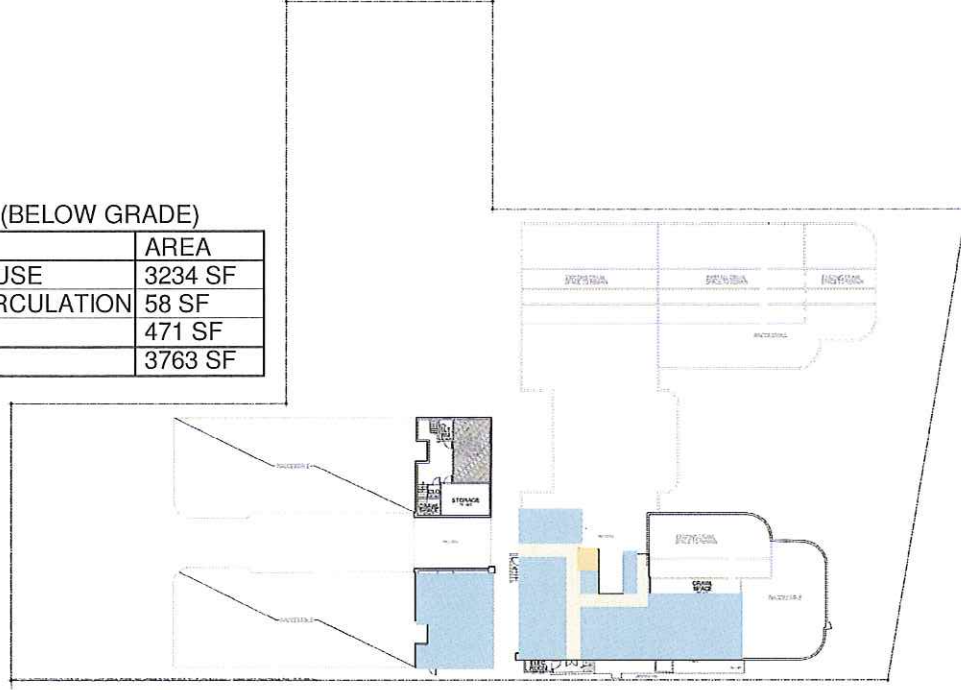
7636 NE 4th Court,
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Miami, FL 33138
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F 305-576-2005
www.tsaodesign.com

800-370-2003
www.tsaodesign.com

SK-04

FAR BREAKDOWN (BELOW GRADE)

TYPE	AREA
BACK OF HOUSE	3234 SF
VERTICAL CIRCULATION	58 SF
CORRIDOR	471 SF
TOTAL	3763 SF



FAR BREAKDOWN (SECOND LEVEL)

TYPE	AREA
HOUSEKEEPING / B.O.H.	407 SF
VERTICAL CIRCULATION	672 SF
CORRIDOR	1592 SF
GUEST ROOMS	20354 SF
TOTAL	23025 SF



FAR BREAKDOWN (FIRST GRADE)

TYPE	AREA
HOUSEKEEPING/BOH	1225 SF
FOOD AND BEVERAGE	1423 SF
HOTEL PUBLIC SPACES	3368 SF
VERTICAL CIRCULATION	654 SF
CORRIDOR	2365 SF
GUEST ROOMS	14617 SF
TOTAL	23652 SF

WASHINGTON BAR
• 54 SEATS OUTDOORS

PUBLIC RESTROOM

GYM

MULTIFUNCTION ROOM

LIBRARY



POOL AND PULL DECK
• 45 SEATS OUTDOORS

INDOOR/OUTDOOR RESTAURANT
• 38 SEATS INDOORS
• 49 SEATS OUTDOOR

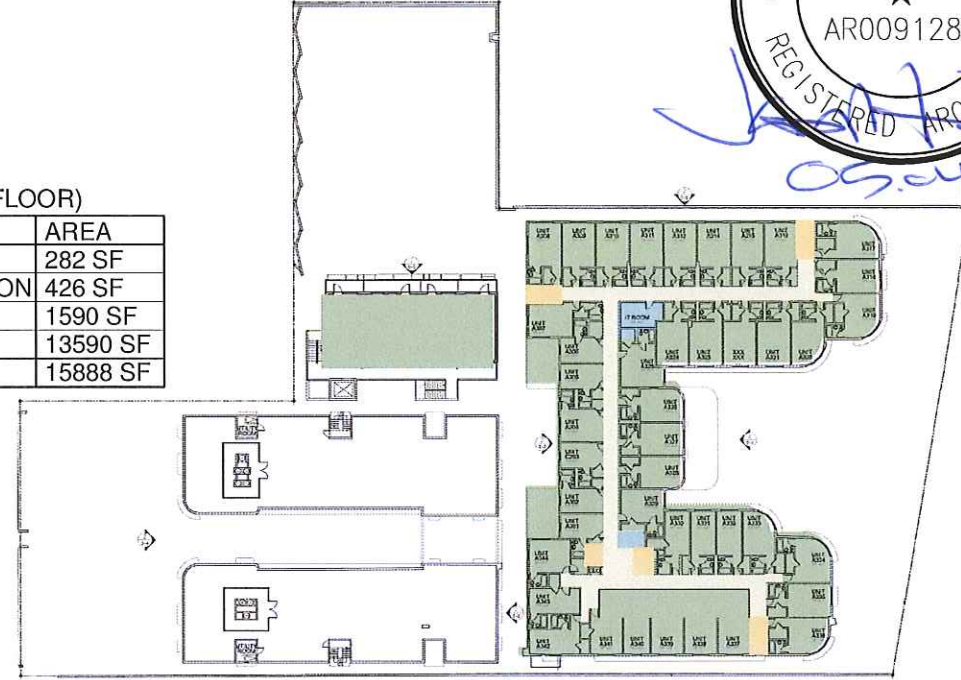
BAR/CAFE
• 36 SEATS INDOORS

PUBLIC RESTROOMS

LOBBY/LOUNGE/CONCIERGE

FAR BREAKDOWN (THIRD FLOOR)

TYPE	AREA
HOUSEKEEPING	282 SF
VERTICAL CIRCULATION	426 SF
CORRIDOR	1590 SF
GUEST ROOMS	13590 SF
TOTAL	15888 SF



- NO EXISTING SETBACKS WILL BE CHANGED
- ONLY AREAS SHADED IN COLOR WILL LIE IN THE SCOPE OF WORK
- SEAT COUNT LOCATED AT WASHINGTON BAR WILL NOT EXCEED EXISTING CUP ALLOWANCE
- NO SEAT COUNTS WILL CHANGE AT THE CAFE/BAR



SCOPE OF WORK #1

- BAR RELOCATION
- NEW LANDSCAPE
- NEW HARDSCAPING
- ILLUMINATED FLOOR

(SEE SK-07 & SK-16)

EXISTING FPL
TRANSFORMER TO
REMAIN

EXISTING SIDE, _____
INTERIOR SETBACK TO
REMAIN AT 7'-6"

CAFE/BAR

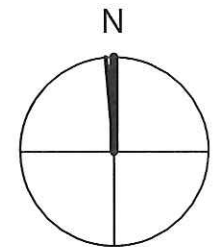
- SCOPE OF WORK #2
- NEW SECOND ENTRANCE TO EXISTING CAFE
- NEW SLIDER DOORS

(SEE SK-17)

EXISTING FRONT
SETBACK TO
REMAIN AT 25'-0"

43' - 0"

3' - 7"



Issue Date: 05/04/18
FINAL SUBMITTAL

SK-06

Project Number: 18118.01

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NEW LANDSCAPE DESIGN

EXISTING TREE TO REMAIN AND PROTECTED.

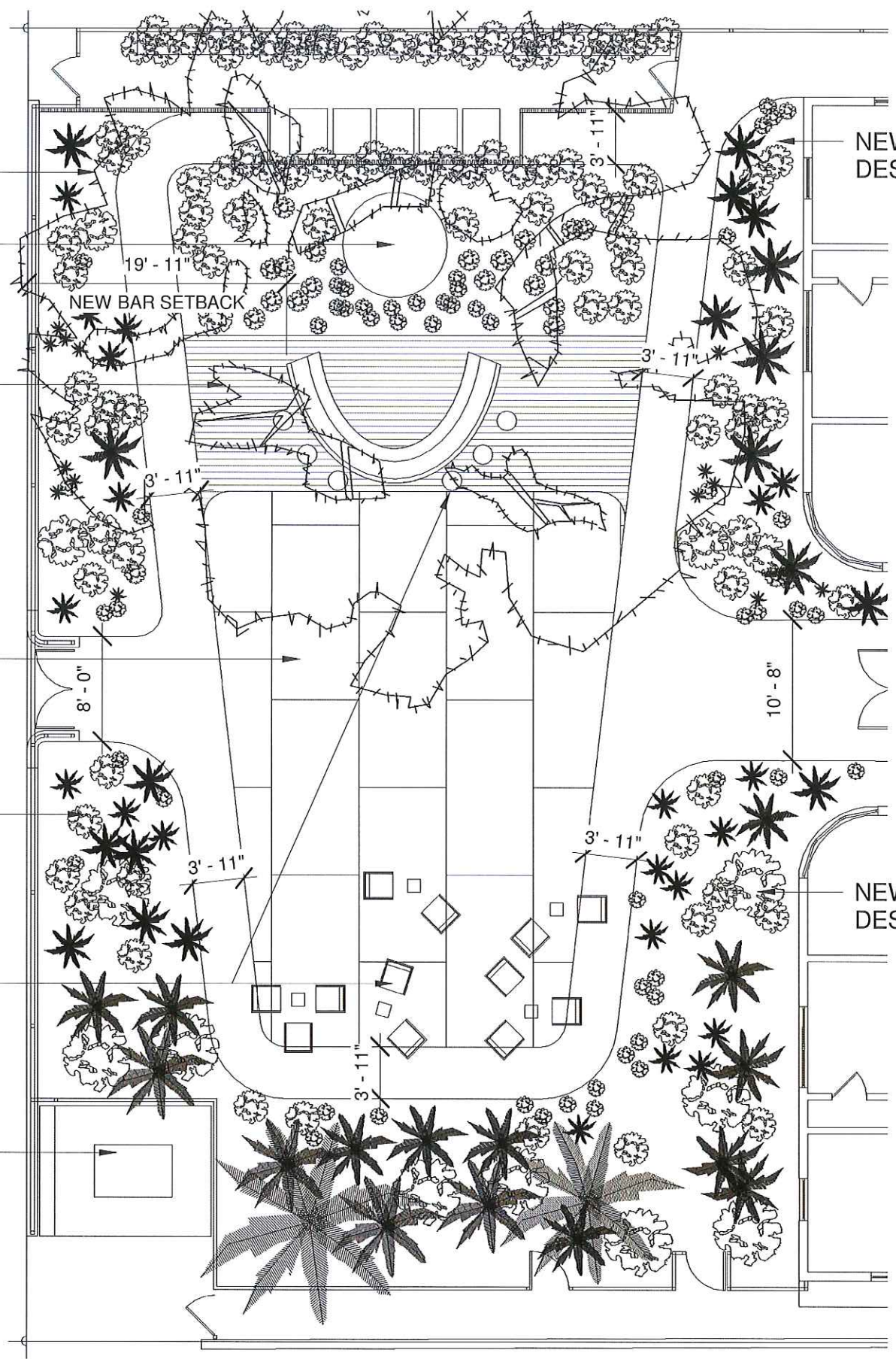
NEW PERVIOUS RAISED IPE WOOD DECK AROUND BAR. UNDER THE SUPERVISION OF A LICENCED ARBORIST, INVESTIGATIVE DIGGING CAN DETERMINE THE EXACT LOCATION OF THE PLACEMNT OF PIN PILES IN ORDER TO PROVIDE AMPLE ROOM FOR THE LARGE ROOT STRUCTURE. (REFER TO ATTACHED ARBORIST'S REPORT DATED 4/25/18)

PROPOSED NEW ILLUMINATED FLOOR DECK.

NEW LANDSCAPE DESIGN

NEW SEATING LAYOUT. NEW SEAT COUNT 18, LOWER THAN EXISTING SEAT COUNT WHICH WAS AT 52

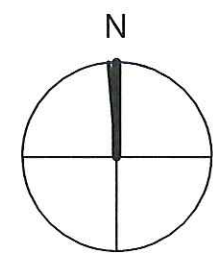
EXISTING FP&L EQUIPMENT TO REMAIN



NEW LANDSCAPE DESIGN

NEW LANDSCAPE DESIGN

NOTE:
REFER TO LANDSCAPE
PACKAGE FOR MORE INFO



PROPOSED WASHINGTON AVENUE GARDEN BAR DESIGN

TS&A DesignGroup

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Project Name: AXELBEACH - MIAMI

Project Address: 1500 COLLINS AVE
MIAMI BEACH, FL 33139

Project Number: 18118.01

Sheet Name: SCOPE OF WORK #1
PROPOSED DESIGN

Scale: N.T.S.

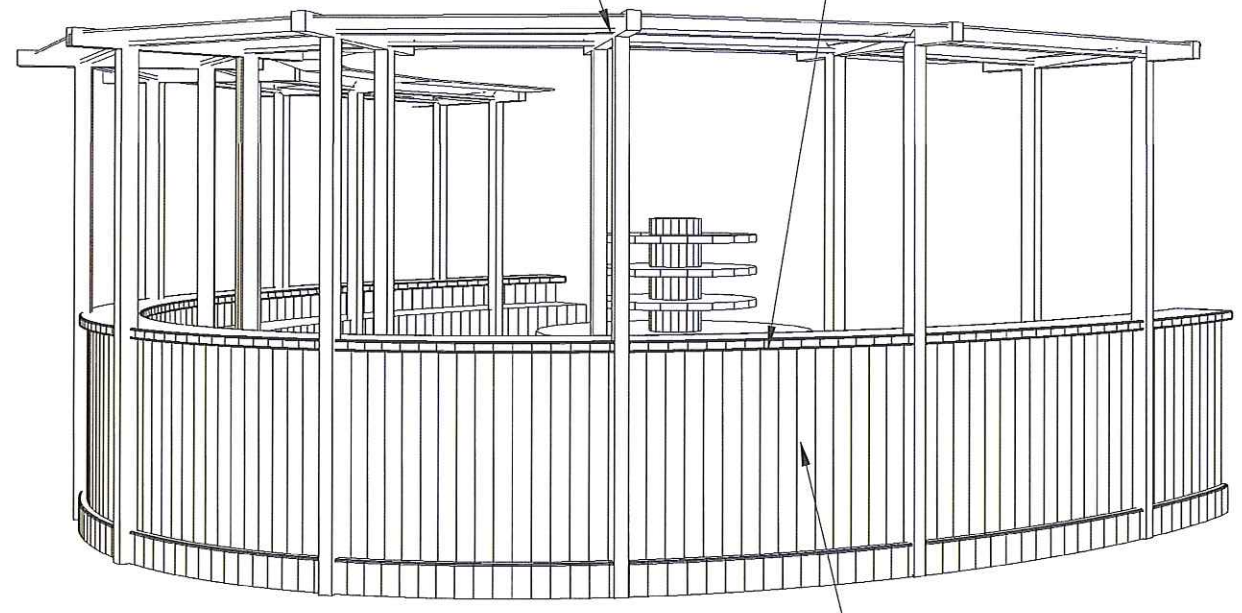
Issue Date: 05/04/18
FINAL SUBMITTAL

SK-07

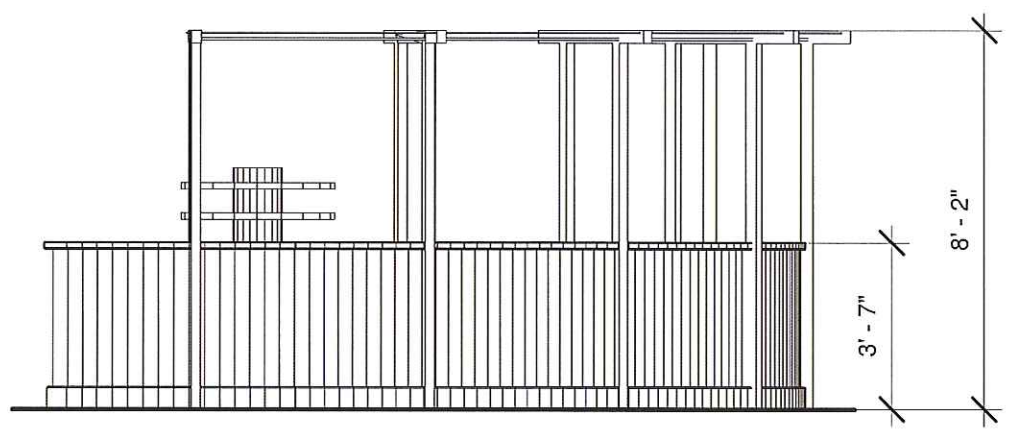
POWDER COATED METAL BAR
FRAMING AND SHADE
STRUCTURE

ILLUMINATED BAR
COUNTERTOPS 2" THICK SOLID
SURFACE MATERIAL - CHROMA
XT W/GHOST DIFFUSION LAYER
BY 3FORM

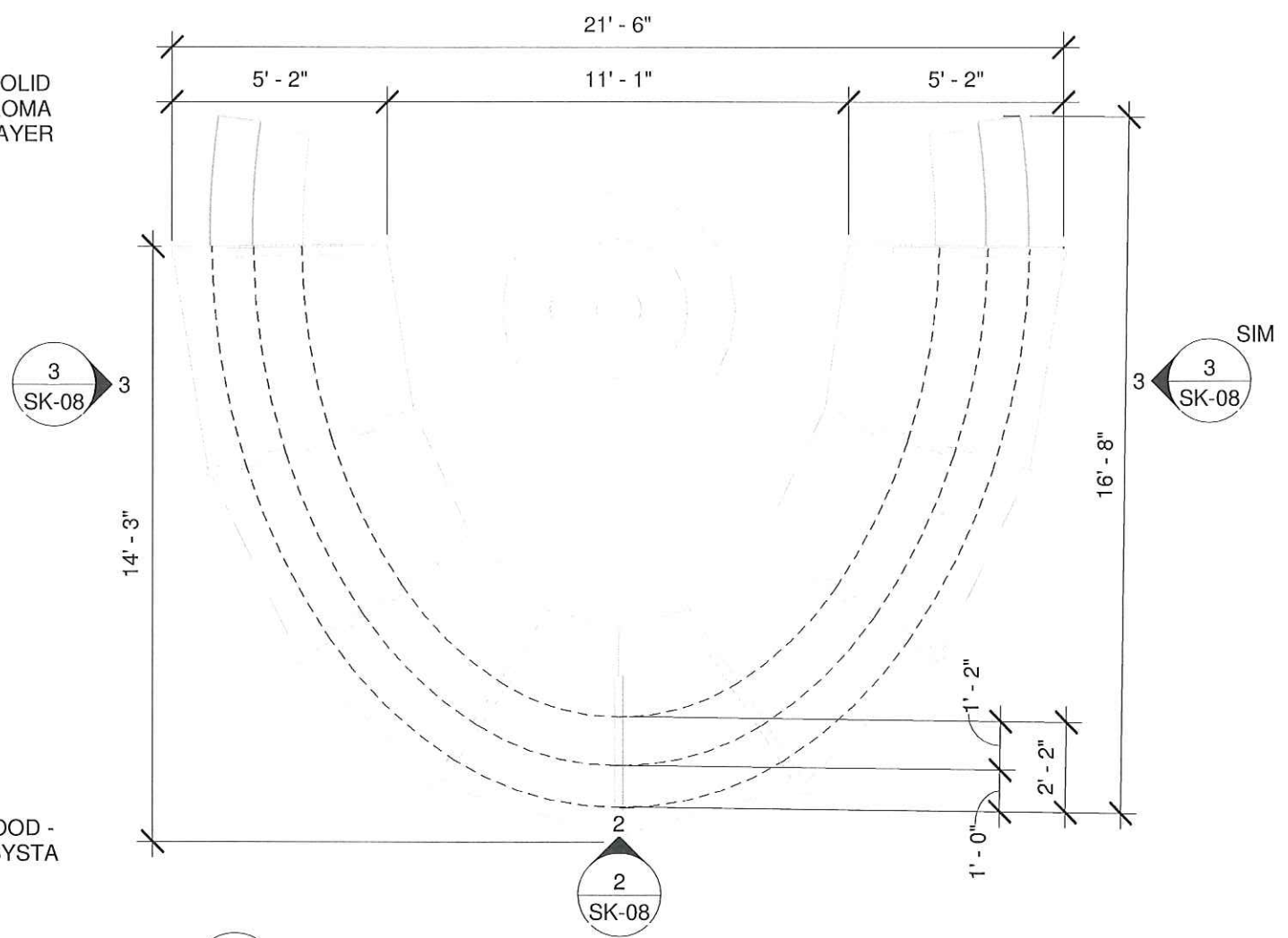
RESILIENT COMPOSITE WOOD -
LOOK BAR CLADDING, RESYSTA
OR EQUAL



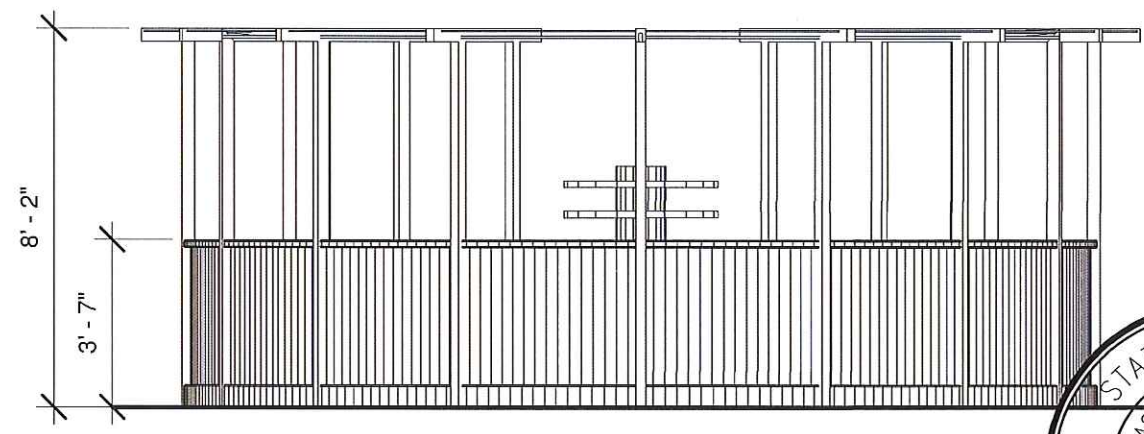
4 BAR - 3D VIEW



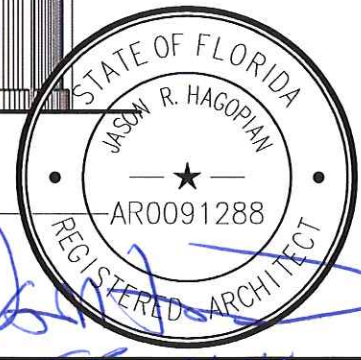
3 BAR - SIDE ELEVATION
1/4" = 1'-0"



1 BAR - FLOOR PLAN
1/4" = 1'-0"



2 BAR - FRONT ELEVATION
1/4" = 1'-0"



SK-08

Sheet Name: SCOPE OF WORK #1
PROPOSED BAR PLANS
AND ELEVATIONS

Scale: N.T.S.

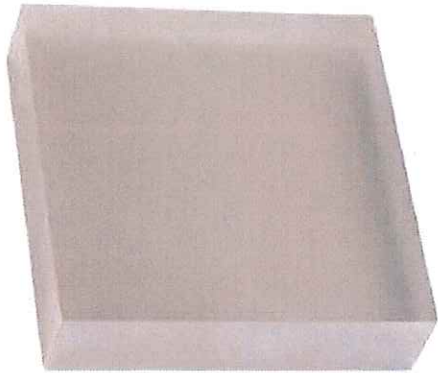
Issue Date: 05/04/18
FINAL SUBMITTAL

Project Name: AXELBEACH - MIAMI

Project Address: 1500 COLLINS AVE
MIAMI BEACH, FL 33139

Project Number: 18118.01

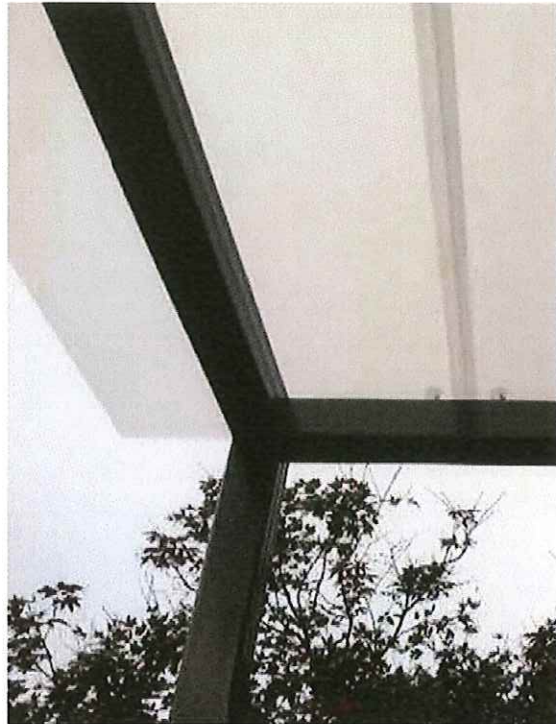
TSAO DesignGroup
7636 NE 4th Court,
Suite 101
Miami, FL 33138
T 305-576-2006
F 305-576-2005
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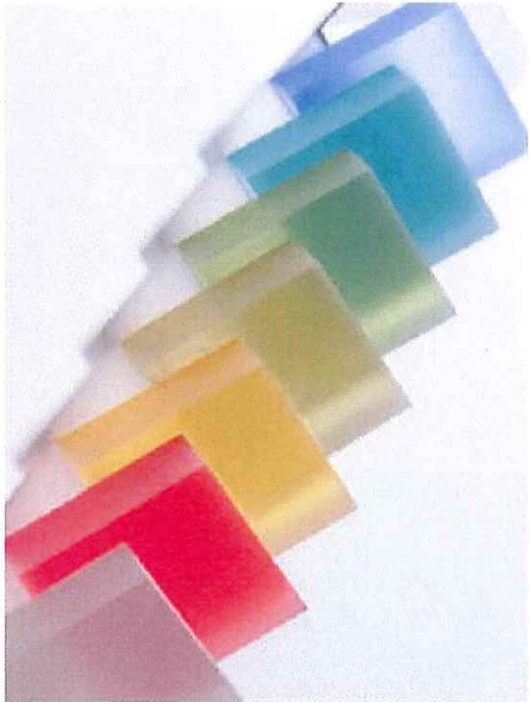
ILLUMINATED BAR COUNTERS 2" THICK SOLID SURFACE MATERIAL - CHROMA XT W/ GHOST DIFFUSION LAYER BY 3FORM



RESILIENT COMPOSITE WOOD-LOOK BAR CLADDING, RESYSTA OR EQUAL



POWDER COATED METAL BAR FRAMING & SHADE STRUCTURE



SEMI-TRANSLUCENT ACRYLIC ACCENTS

_OUTDOOR BAR SURFACES



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Project Name: AXELBEACH - MIAMI

Project Address: 1500 COLLINS AVE
MIAMI BEACH, FL 33139

Project Number: 18118.01



Sheet Name: SCOPE OF WORK #1
OUTDOOR FINISH
CONCEPTS

Scale: N.T.S.

Issue Date: 05/04/18
FINAL SUBMITTAL

SK-09

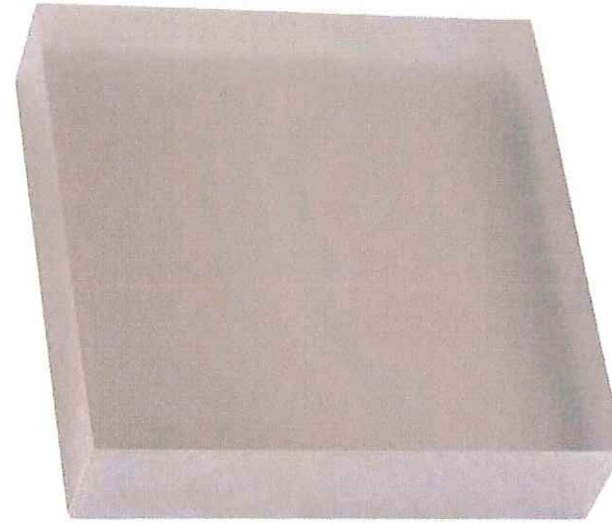
_OUTDOOR PAVERS, DECK TYPES AND SPECIAL SURFACES



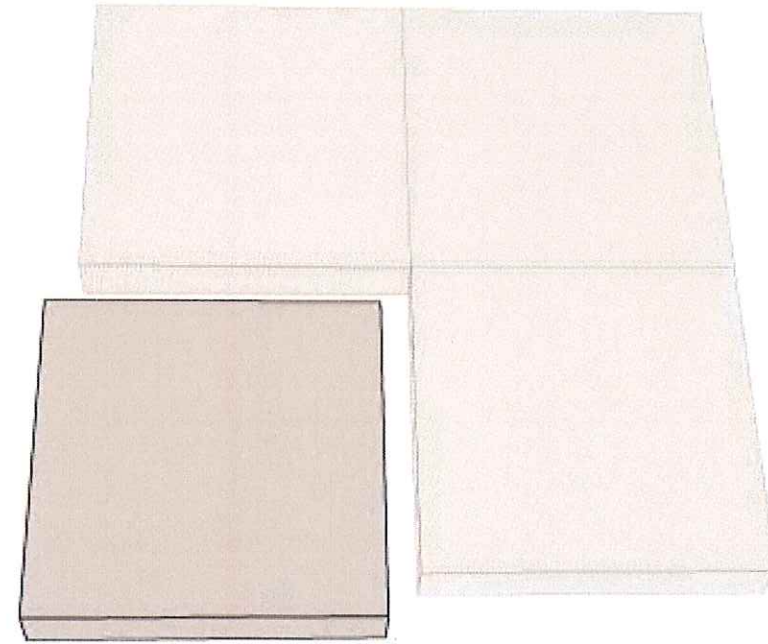
CORAL ROCK PAVERS TO MATCH EXISTING



RESILIENT COMPOSITE WOOD-LOOK DECKING
RESYSTA OR EQUAL – UV & WATER RESISTANT
ANTI SLIP & PERMEABLE



ILLUMINATED FLOOR - 36"X36" UNDERLIT GROUND SURFACE 2" THICK CHROMA XT BY
3FORM WITH GHOST DIFFUSION LAYER



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Project Address: 1500 COLLINS AVE
MIAMI BEACH, FL 33139
Project Number: 18118.01



Sheet Name: SCOPE OF WORK #1
OUTDOOR FINISH
CONCEPTS
Scale: N.T.S.
Issue Date: 05/04/18
FINAL SUBMITTAL

SK-10

Specimen Tree Report

4/25/2018

On April 14th, 2018 I visited the property located at 1500 Collins Avenue at the request of Tsao Design Group. This is the historic Haddon Hall which is being renovated into the Axel Hotel Miami Beach. I evaluated the large Ficus Tree located at the rear of the property, on the Washington Avenue side, in anticipation of future redesign of the outdoor courtyard. My findings are summarized below in the following report.

Please feel free to contact me should any questions arise. Thank-you for the opportunity to assist in this manner.

Alexis Alvey

Contact Information -

Alexis Alvey
ISA Certified Arborist #NY-5539A

Alvey Tree Consulting LLC
516-728-1366 alveytree@gmail.com
alveytree.weebly.com

Property Location -

1500 Collins Avenue
Miami Beach, FL 33139

Client -

Jason Hagopian - Tsao Design Group
7610 NE 4th Court, #5, Suite 101
Miami, FL 33138
305-576-2006x15 / jhagopian@tsaodesign.com



ALVEY TREE CONSULTING LLC
ALEXIS ALVEY -
ISA CERTIFIED ARBORIST #NY-5539A

Specimen Tree Report

1500 Collins Avenue
Miami Beach

4/25/2018



SK-11

Sheet Name: SCOPE OF WORK #1
ARBORIST SPECIMEN
TREE REPORT

Scale: N.T.S.

Issue Date: 05/04/18
FINAL SUBMITTAL

The logo for Haddon Hall, featuring a stylized 'H' and 'A' in a square frame.

Project Name: AXELBEACH - MIAMI

Project Address: 1500 COLLINS AVE
MIAMI BEACH, FL 33139

Project Number: 18118.01

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Evaluation

Canopy -
The canopy of the Ficus is wide-spreading at 60ft in spread, covering the entire northern half of the courtyard. The canopy is symmetrical and reaches from the Washington Ave sidewalk to the hotel building in the west-east direction, and from the neighboring building to halfway across the courtyard in the north-south direction. The lowest limbs are at approximately 15ft above ground, and some of the outer foliage is at approximately 10ft above ground.



Common Name - Strangler Fig	DBH (ft) - 7.5	Condition - Good	Native? - Yes
Scientific Name - <i>Ficus aurea</i>	Height (ft) - 35	Canopy Spread (ft) - 60	Disposition - Remain

Introduction

This Specimen Tree Report is for the Ficus Tree (*Ficus aurea*) located at the rear of the property, along Washington Avenue. This tree is quite large and in good health. The tree provides substantial environmental benefits to the urban forest of Miami Beach, and can be a central, inviting feature of the outdoor courtyard. Recommendations are provided to help ensure the health of the tree during the hotel renovation process and for many years to come. Like all large trees, this tree should be monitored on a periodic basis for health and structural integrity.



Project Name: AXELBEACH - MIAMI
Project Address: 1500 COLLINS AVE
MIAMI BEACH, FL 33139
Project Number: 18118.01

Sheet Name: SCOPE OF WORK #1
ARBORIST SPECIMEN
TREE REPORT
Scale: N.T.S.
Issue Date: 05/04/18
FINAL SUBMITTAL



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Evaluation

Trunk -

The trunk of the tree is 7.5 feet in diameter. The trunk has formed from aerial roots. No signs of decay were observed. There is some vegetation growing in the trunk which can be removed.



Evaluation

Canopy -

This Ficus has been routinely pruned over the years and little deadwood exists in the canopy presently. Small deadwood and one long, dead branch stub about 4 inches in diameter can be removed (circled in red, top photo).

The canopy is full, dense, and healthy green. The canopy is slightly more open on the south side where epicormic shoots are growing vigorously, perhaps following loss of foliage after Hurricane Irma seven months ago (bottom photo).

Numerous aerial roots are growing from the canopy. These can be pruned periodically if desired.

The existing hanging lights have a negligible effect on the tree and can remain.





Recommendations

Canopy Pruning -

The canopy can be crown cleaned to remove the small amount of deadwood that exists. Dead limbs are more likely to break and have the potential to host disease. The amount of live foliage to be removed should be minimized. Annual pruning away from the hotel to the east and neighboring structure to the north will ensure that only small diameter branches are cut at each pruning session. Canopy pruning shall be performed or supervised by a Certified Arborist and ANSI A300 Pruning Standards shall be followed.

Evaluation

Root System -

The underground root system is likely extensive, and occupies the soil beneath the tree's canopy and perhaps beyond. The area closest to the trunk is mulched. This area is most conducive to root growth and extends 24ft in the north-south direction, and 18ft in the east-west direction. Large surface structural roots were observed in this mulched area (see bottom two photos). A gravel area is beyond this, and is bordered on three sides by planting beds. The gravel area plus planting beds is approximately 40ft in the north-south direction, and 45ft in the east-west direction. No surface roots were observed in this area.



Recommendations

Soil Amendment -

It is important to maintain soil fertility and thereby the health and nutrient status of a tree, especially after stressful events such as site construction. Fertilize the tree with a slow-release fertilizer based upon results from a soil test in order to encourage new root and shoot growth. Water as needed with supplemental irrigation in order to maintain adequate soil moisture. Maintain a 2-3 inch layer of organic, non-cypress mulch within the mulched area, being sure to keep a 6" distance from the tree trunk, in order to maintain soil moisture and provide a soil environment conducive to root growth.



Note: Trees inherently pose a certain degree of hazard and risk from breakage, failure or other causes and conditions. Recommendations that are made are intended to minimize or reduce such hazardous conditions. However, there can be no guarantee or warranty that efforts to discover or correct unsafe conditions will prevent future breakage or failure, nor can there be any guarantee that all hazardous conditions have been detected. The client should not infer that a tree is safe either because services have been recommended or done to reduce risk, or because no services have been recommended or done on a specific tree. The client assumes any and all risks associated with pursuing consultant's advice and fully understands that he or she is engaged in securing professional consultation regarding the above-mentioned property.

Recommendations

Tree Protection During Construction -

This tree is to be protected during all construction activities. The currently mulched area (24ft NS, 18ft WE) can be considered the critical root zone in which no activities occur, save for groundcover/shrub planting and irrigation installation. The currently gravel/planting beds area (40ft NS, 45ft WE) can be considered the tree protection zone in which protective barriers are installed around the perimeter.

If the tiki bar, deck, or other structure is to be installed within the tree protection zone, consideration must be given to large diameter roots greater than 1 inch. If this is the case, exploratory digging with hand tools can be performed to locate roots. A trench 2ft deep and 1.5ft wide can be dug along the length of the proposed construction within the tree protection zone. Investigative digging can determine the exact location of the placement of pin piles in order to provide ample room for large structural roots. If another pervious material such as pavers, is placed within the tree protection zone (but not the critical root zone), this would be permissible if placed above grade utilizing a sand base.

As per Miami Beach tree protection code, all protective barriers shall be installed prior to the start of any construction or site development, including tree removal, demolition or land-clearing activities, and shall remain in place throughout all phases of construction. Protective barriers shall be maintained in place until development is completed, and shall not be removed until the environment and sustainability department inspects the site and authorizes their removal. Barriers shall be a minimum of four feet high, and shall be constructed of continuous chain link fence with metal posts at eight-foot spacing, or of two-by-four-inch posts with three equally spaced two-by-four-inch rails. Posts may be shifted to avoid roots. No oil, fill, equipment, building materials, building debris, or any other material shall be placed within the areas surrounded by protective barriers. No disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar, or any other material shall occur within the areas surrounded by protective barriers. Natural grade shall be maintained in areas surrounded by protective barriers. No vehicles or equipment shall be permitted within areas surrounded by protective barriers.

If any roots greater than two inches in diameter are found beyond the tree protection zone during construction, city approval will be needed to conduct root cutting according to approved techniques. Roots may not be torn off with power equipment, and cut roots shall not be left with ripped, ragged or shredded ends. Roots must be cleanly severed with sharp hand tools or power root saws.

Sheet Name: SCOPE OF WORK #1
ARBORIST SPECIMEN
TREE REPORT

Scale: N.T.S.

Issue Date: 05/04/18
FINAL SUBMITTAL



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