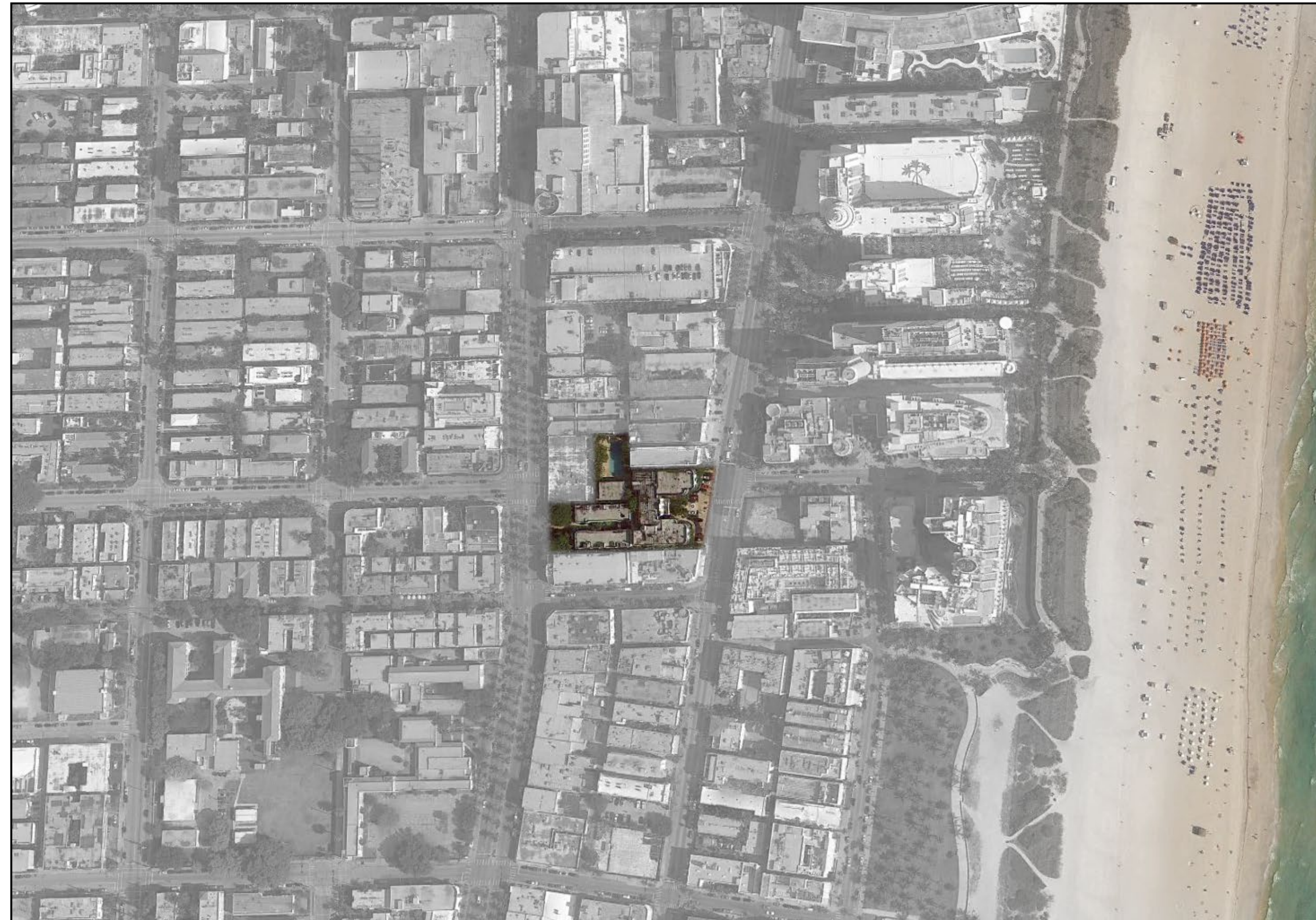


THE HADDON HALL HOTEL & CAMPTON APARTMENTS - RENOVATION
1500 Collins Avenue
CONDITIONAL USE PERMIT
MIAMI BEACH, FL 33139



Architect: ADD Inc
Owner: Rockwood Capital Inc.
Planning Board Hearing - Conditional Use Permit
Final Submission (February 03, 2016)
Public Hearing (March 22, 2016)

A-0 Location

- A-1: Boundary Location and Topographic Survey S-1
- A-2: Locational Site Plan and Zoning Data
- A-3: Site Photographs
- A-4: Site Photographs
- A-5: Site Photographs
- A-6: Site Photographs
- A-7: Site Photographs
- A-8: Site Photographs
- A-9: Site Photographs
- A-10: Site Photographs
- A-11: Site Photographs
- A-12: Site Photographs
- A-13: Site Photographs
- A-14: FAR Analysis
- A-15: FAR Analysis

C-0 Floor Plans

- C-1: Existing/Demolition Basement Level Floor Plan
- C-1A: Existing Underground Level Floor Plan
- C-2: Existing/Demolition Ground Level Floor Plan
- C-3: Existing/Demolition Second Level Floor Plan
- C-4: Existing/Demolition Third Level Floor Plan
- C-5: Existing/Demolition Roof Level Floor Plan
- C-6: Proposed Basement Level Floor Plan
- C-7: Proposed Ground Level Floor Plan
- C-8: Proposed Second Level Floor Plan
- C-9: Proposed Third Level Floor Plan
- C-10: Proposed Roof Level Floor Plan
- C-11: Enlarged Existing Ground Level Floor Plan
- C-12: Enlarged Proposed Ground Level Floor Plan
- C-13: Enlarged Bldg Sections through Courtyard

D-0 Building Elevations

- D-1: Existing East Elevations
- D-2: Existing West Elevations
- D-3: Existing North Elevations
- D-4: Existing Campton Apartments and Pool Suites Elevations
- D-5: Campton Yard Bar - Proposed Elevation and Materials

E-0 Documentation

- E-1: City of Miami Beach Fire Department Occupant Content
- E-2: Board of Adjustments Order - March 7, 2014
- E-3: Board of Adjustments Order - March 7, 2014
- E-4: HPB Order - January 14, 2014
- E-5: HPB Order - January 14, 2014
- E-6: HPB Order - January 14, 2014
- E-7: HPB Supplemental Order - March 11, 2014
- E-8: HPB Supplemental Order - March 11, 2014

L-0 Landscape Plans

- LP-1.1: Landscape Planting and Hardscape Plan

A-0 LOCATION

Boundary Location and Topographic Survey S-1

A-1: Location Map

A-2: Locational Site Plan and Zoning Data

A-3: Site Photographs

A-4: Site Photographs

A-5: Site Photographs

A-6: Site Photographs

A-7: Site Photographs

A-8: Site Photographs

A-9: Site Photographs

A-10: Site Photographs

A-11: Site Photographs

A-12: Site Photographs

A-13: Site Photographs

A-14: FAR Analysis

A-15: FAR Analysis

LOCATION

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1500 Collins Avenue
MIAMI BEACH, FL 33139

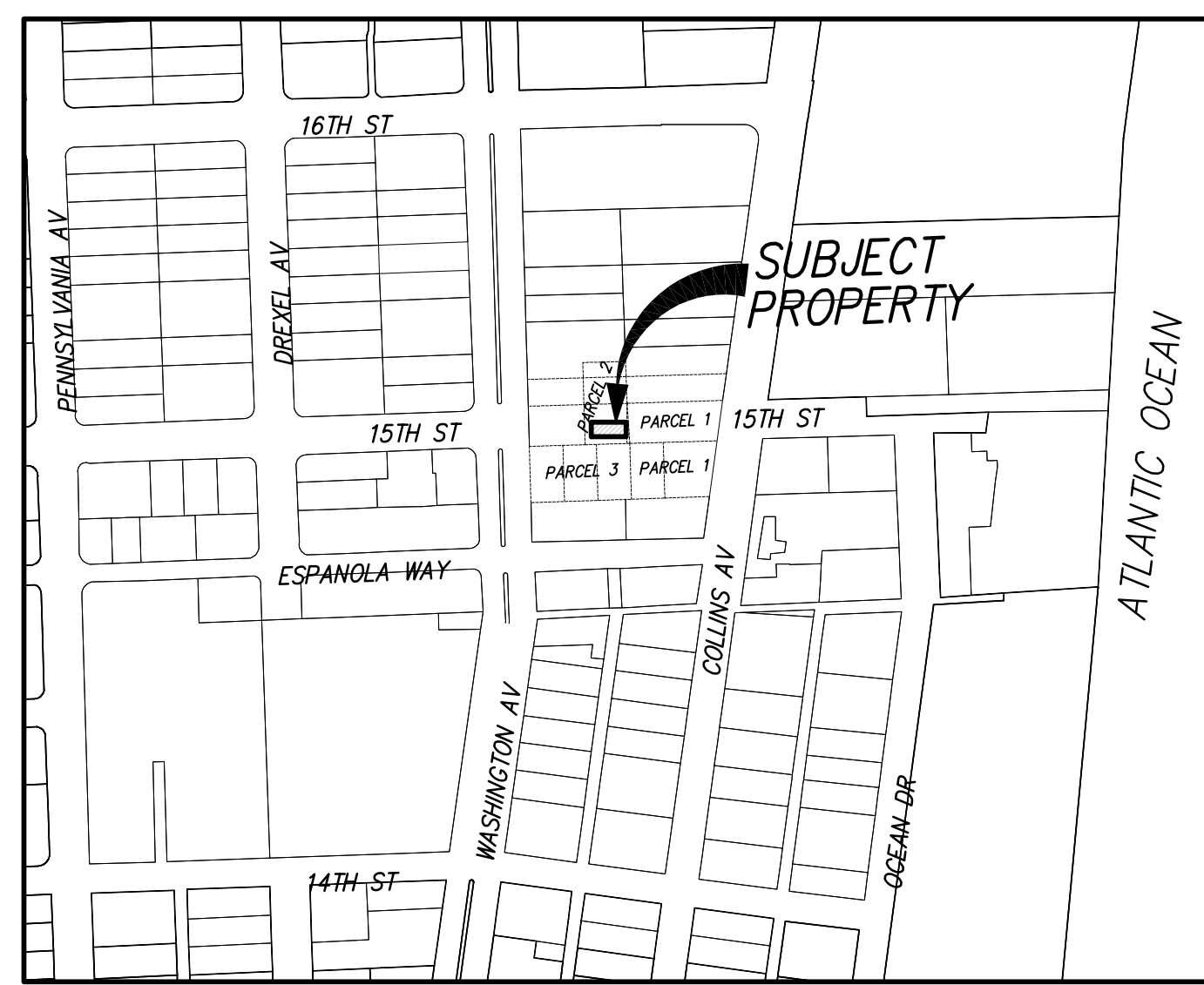
ADD Inc

One Biscayne Tower
Suite 1670
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T: 305.482.8700
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Lic#: AA26001507

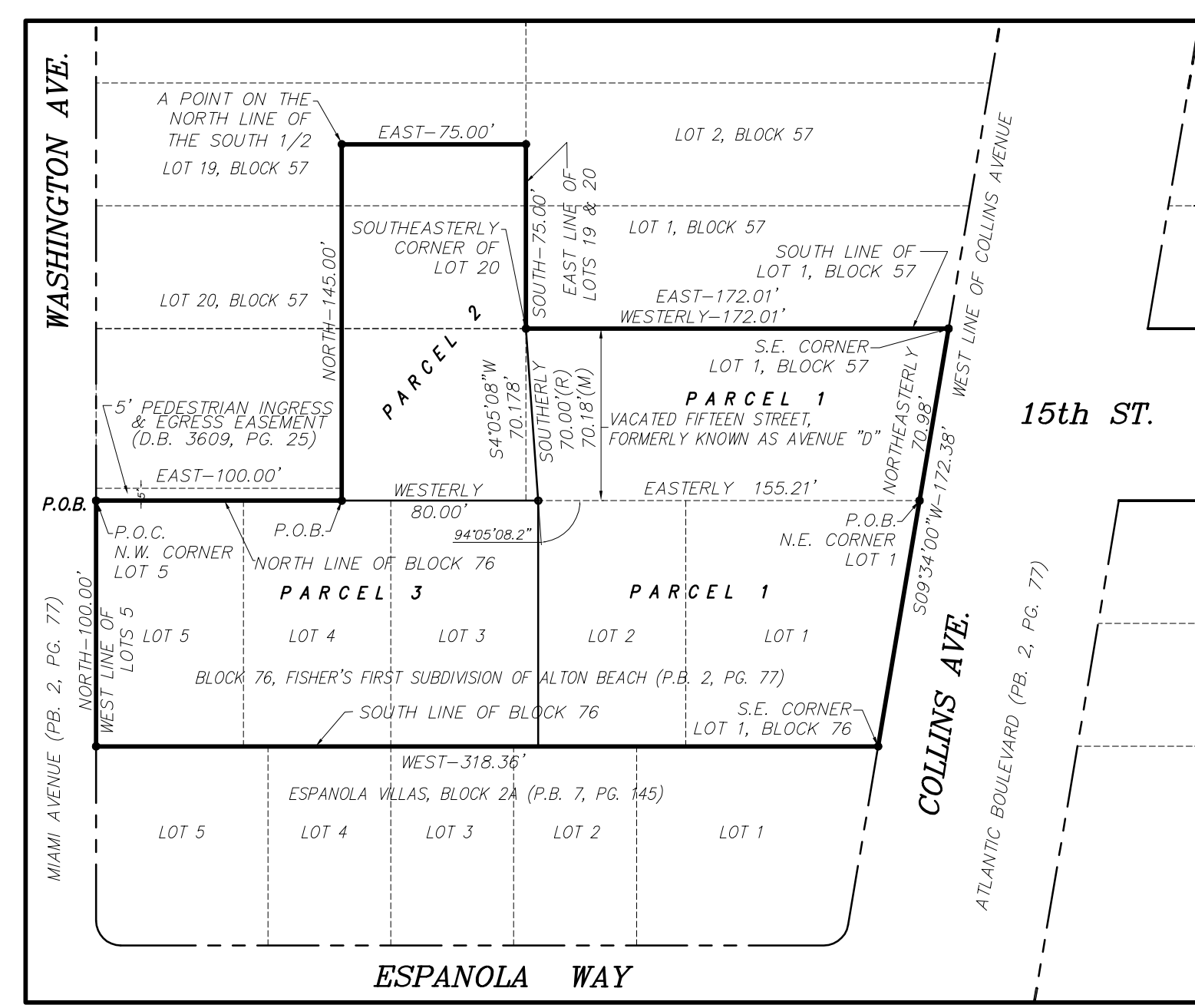
Jonathan Cardello
Lic#: AR93391

ARCHITECTURE + DESIGN

- GENERAL LEGEND:**
- AERIAL TARGET
 - ALUMINUM LIGHT POST (SINGLE)
 - ALUMINUM LIGHT POST (DOUBLE)
 - ALUMINUM LIGHT POST (TRIPLE)
 - ALUMINUM LIGHT POST (QUAD)
 - ANCHOR/GUY WIRE
 - BACKFLOW PREVENTER ASSEMBLY
 - CABLE TELEVISION BOX
 - CATCH BASIN
 - CENTERLINE
 - CHECK VALVE ASSEMBLY
 - CIRCULAR MANHOLE
 - COLUMN (CIRCULAR)
 - COLUMN (SQUARE)
 - CONCRETE LIGHT POLE
 - CONCRETE LIGHT POLE (DOUBLE)
 - CONCRETE POWER POLE
 - CONTROL POINT
 - CURB INLET
 - ELECTRIC BOX
 - ELECTRIC HAND HOLE
 - ELEVATIONS (SEE NOTES FOR DATUM)
 - FIRE HYDRANT
 - FLAGPOLE
 - FLOW LINE
 - FORCE MAIN MANHOLE
 - FORCE MAIN VALVE
 - F.P.L. ELECTRIC MANHOLE
 - F.P.L. TRANSFORMER PAD
 - F.P.L. TRANSMISSION POLE
 - GAS MANHOLE
 - GAS METER
 - GAS PUMP
 - GAS VALVE
 - GREASE TRAP MANHOLE
 - GROUND LIGHTING
 - GUARD POST
 - IRRIGATION HAND HOLE
 - IRRIGATION VALVE
 - MALEBOY
 - MONITOR WELL
 - MONUMENT LINE
 - OVERHEAD WIRES (APPROXIMATE)
 - P-5 INLET
 - P-6 INLET
 - PARKING METER
 - PEDESTRIAN CROSSING SIGNAL
 - PERMANENT REFERENCE MONUMENT
 - POST INDICATOR VALVE
 - VACUUM BREAKER ASSEMBLY
 - PROPERTY LINE
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - SIAMSE CONNECTION
 - SIGN POST
 - SPRINKLER PUMP
 - STANDPIPE
 - STORM SEWER MANHOLE
 - STREET LIGHT HAND HOLE
 - SWALE INLET
 - TELEPHONE BOX (SOUTHERN BELL)
 - TELEPHONE HAND HOLE
 - TELEPHONE MANHOLE (ISO BELL)
 - TELEPHONE PAYPHONE
 - TRAFFIC HAND HOLE
 - TRAFFIC UTILITY BOX
 - TRAFFIC SIGNAL POST
 - UNDERGROUND UTILITY MARKER
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- ABBREVIATIONS:**
- R denotes RADIUS
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 - PB denotes PLAT BOOK
 - PC denotes PAGE
 - P.O.C. denotes POINT OF COMMENCEMENT
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 - OWH denotes OVERHEAD UTILITY WIRES
 - ORB denotes OFFICIAL RECORDS BOOK
 - P.C. denotes POINT OF CURVATURE
 - CBS denotes CONCRETE BLOCK STRUCTURE
 - CONC denotes CONCRETE
 - CLF denotes CHAINING FENCE
 - WF denotes WOOD FENCE
 - F.I.P. denotes FOUND IRON PIPE
 - S.I.P. denotes SET IRON PIPE & LB-BT CAP
 - F.N.D. denotes FOUND NAIL & BRASS DISC
 - S.K.D. denotes SET LB-BT NAIL & BRASS DISC
 - CL denotes CLEAR
 - ENCR. denotes ENCROACHMENT
- PAINTED UNDERGROUND UTILITIES (APPROXIMATE)**
- COMBINATION IRON
 - DRAINAGE
 - ELECTRIC
 - FORCE MAIN
 - IRRIGATION
 - NATURAL GAS
 - SANITARY SEWER
 - WATER



LOCATION MAP
SCALE = N.T.S.
A PORTION OF
SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST



SKETCH OF PARCELS
SCALE: 1"=60'

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Schwabke-Shiskin & Associates, Inc.

BY: MARK STEVEN JOHNSON, SEC./TREASURER
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

REVISIONS				
Date	Order No.	Field Book	Remarks	By
9-16-2015	204612	2020V	FINAL SURVEY	L.E.G.

BOUNDARY SURVEY

PREPARED FOR: HADDON HALL HOTEL OWNER, LLC

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

- SURVEYOR'S NOTES:**
- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S09°34'00"W ALONG THE WEST RIGHT-OF-WAY LINE OF COLLINS AVENUE.
 - 2) LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
 - 3) PROPERTY AS SHOWN HEREON CONTAINS 55,181± Sq.ft. (1.27 ACRES)
 - 4) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED 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" (EL 8) PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL No.120651 0317 L OF MAP DATED SEPTEMBER 11, 2009. WITH AND INDEX DATE OF SEPTEMBER 11, 2009 (MAP No. 12086C0317 L).
 - 7) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
 - 8) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED, UNLESS OTHERWISE STATED.
 - 9) THIS "BOUNDARY SURVEY" IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT LANDS.
 - 10) ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.) AND ARE EXPRESSED IN FEET.
 - 11) BENCHMARKS:
 - a) MIAMI-DADE BENCHMARK D-148-R, ELEV. (NGVD 29) 6.35
15 ST --- 105' SOUTH OF C/L-HWY A-1-A (COLLINS AVE) - 33' EAST OF C/L
BM DESCRIPTION PK NAIL AND ALUMINUM WASHER IN CONC CATCH BASIN.
 - b) MIAMI-DADE BENCHMARK D-149, ELEV. (NGVD 29) 4.18
NE 15 ST --- 37' SOUTH OF C/L - MERIDIAN AVE --- 32' WEST OF C/L
BM DESCRIPTION PK NAIL AND BRASS WASHER IN CONC GUTTER AT SW CORNER OF INTERSECTION
 - 12) SUBJECT PROPERTY ARE MIAMI-DAE PROPERTY APPRAISER NUMBER:
 - FOLIO No. 02-3234-019-1190 - 1500 COLLINS AVENUE (MAIN BUILDING).
 - FOLIO No. 02-3234-019-1191 - 1500 COLLINS AVENUE (POOL BUILDING).
 - FOLIO No. 02-3234-019-1200 - 1455 WASHINGTON AVENUE.
 - 13) THERE ARE NO VISIBLE ENCROACHMENTS, OTHER THAN THOSE SHOWN HEREON.

LEGAL DESCRIPTION:

PARCEL 1

LOTS ONE (1) AND TWO (2) OF BLOCK SEVENTY-SIX (76) OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGE 77 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND ALSO THE FOLLOWING DESCRIBED LAND: THAT PART OF VACATED FIFTEENTH STREET FORMERLY KNOWN AS AVENUE D, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 1 OF BLOCK 76 OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG WEST LINE OF COLLINS AVENUE A DISTANCE OF 70.98 FEET TO THE SOUTHEAST CORNER OF LOT 1, OF BLOCK 57 OF THE AFORESAID SUBDIVISION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 57 OF THE AFORESAID SUBDIVISION A DISTANCE OF 172.01 FEET, MORE OR LESS, TO A POINT WHERE THE WESTERLY LINE OF LOT 2 OF BLOCK 76 OF THE AFORESAID SUBDIVISION EXTENDED NORTHERLY INTERSECTS THE SOUTHERLY LINE OF LOT 1, OF BLOCK 57 OF THE AFORESAID SUBDIVISION; THENCE SOUTHERLY A DISTANCE OF 70 FEET TO THE NORTHWEST CORNER OF LOT 2 OF BLOCK 76 OF THE AFORESAID SUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF LOT 2 AND 1 OF BLOCK 76 OF THE AFORESAID SUBDIVISION, A DISTANCE OF 155.21 FEET TO THE POINT OF BEGINNING.

PARCEL 2

COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 76 OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS SAME IS SHOWN UPON A RECORDED PLAT OF SAID SUBDIVISION, RECORDED IN PLAT BOOK 2, AT PAGE 77, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN EAST ALONG THE NORTH LINE OF SAID BLOCK 76, A DISTANCE OF ONE HUNDRED (100) FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED:

FROM SAID POINT OF BEGINNING RUN NORTH ALONG A LINE DEFLECTING 90 DEGREES TO THE LEFT, SAID LINE BEING PARALLEL TO AND ONE HUNDRED (100) FEET DISTANT EASTERLY FROM THE EASTERLY LINE OF WASHINGTON AVENUE, AS ABOVE RECORDED, A DISTANCE OF ONE HUNDRED FORTY-FIVE (145) FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF LOT 19, BLOCK 57, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS RECORDED IN PLAT BOOK 2, AT PAGE 77, PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG A LINE DEFLECTING 90 DEGREES TO THE RIGHT ALONG THE NORTH LINE OF THE SOUTH 1/2 OF LOT 19, BLOCK 57, A DISTANCE OF SEVENTY-FIVE (75) FEET TO A POINT ON THE WEST LINE OF LOT 2, OF SAID BLOCK 57, THENCE RUN SOUTHERLY ALONG A LINE DEFLECTING 90 DEGREES TO THE RIGHT ALONG THE DIVIDING LINE BETWEEN LOTS 1 AND 2, AND LOT 20 AND THE SOUTH 1/2 OF LOT 19, BLOCK 57, A DISTANCE OF SEVENTY-FIVE (75) FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT 20, OR THE SOUTHWESTERLY CORNER OF LOT 1, OF SAID BLOCK 57; THENCE RUN SOUTHEASTERLY ALONG A LINE DEFLECTING TO THE LEFT 4°05'08.2", A DISTANCE OF 70.178 FEEL TO A POINT, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 3, OF SAID BLOCK 76, FISHER'S FIRST SUBDIVISION; THENCE RUN WESTERLY ALONG A LINE DEFLECTING TO THE RIGHT 94°05'08.2" ALONG THE NORTHERLY LINE OF SAID BLOCK 76, A DISTANCE OF EIGHTY (80) FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, CONTAINING 0.254 ACRES, MORE OR LESS.

PARCEL 3

LOT 3, 4 AND 5, IN BLOCK 76, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 77, OF THE PUBLIC RECORD OF DADE COUNTY, FLORIDA.

Schwabke-Shiskin & Associates, Inc.

LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY, MIAMI, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288

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.

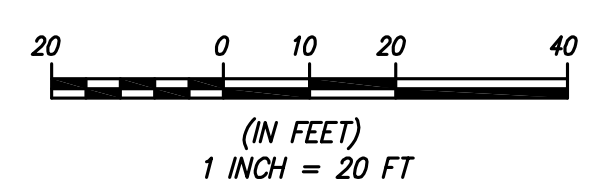
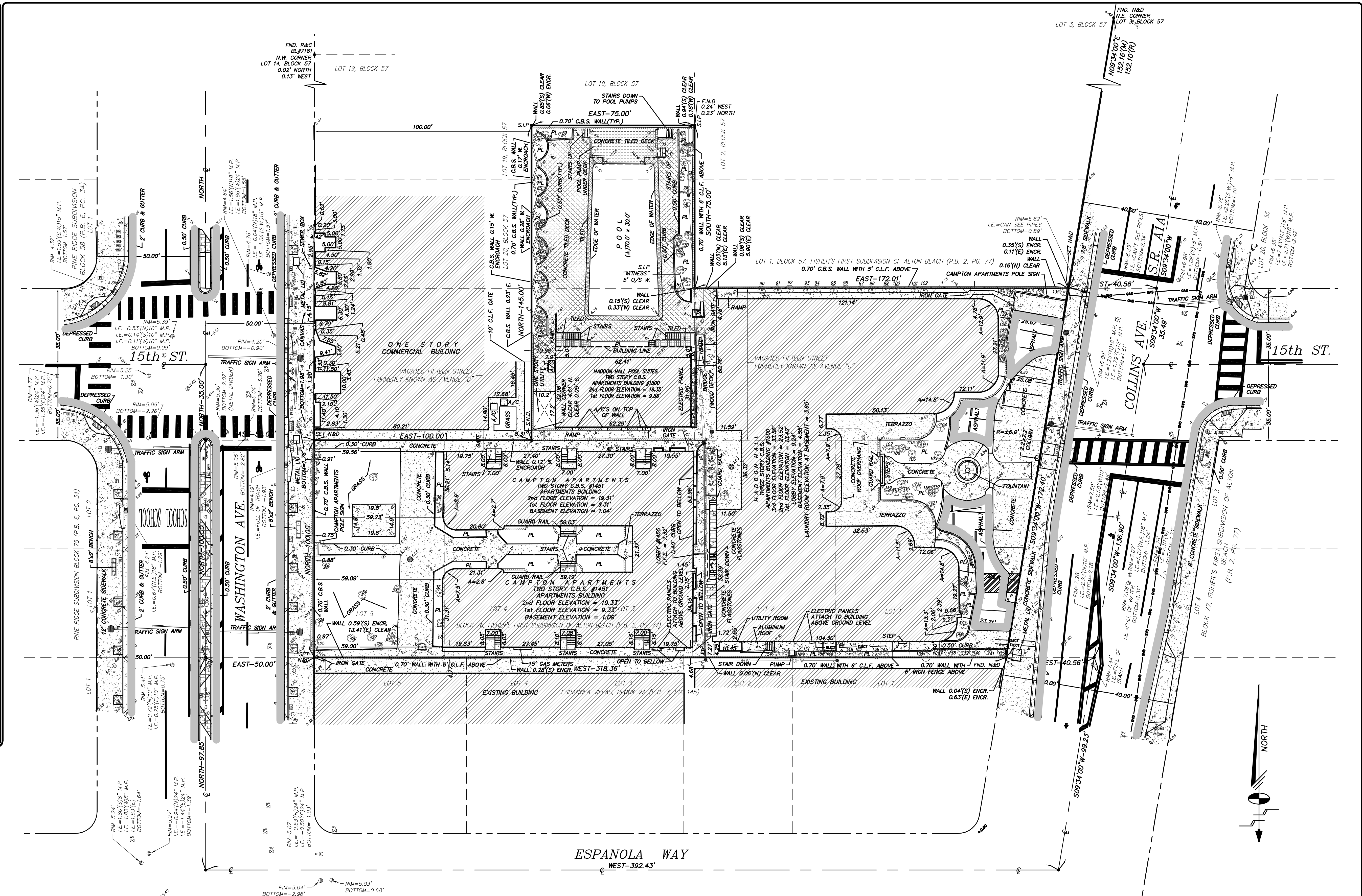
Drawn By: L.E.G. Survey Date: 9-21-13 Checked By: M.S.J. Date: 9-23-13

Order No. 201812 F.B. No.: 2020 Pg.30 Scale: AS SHOWN

This is a "Boundary Survey."

File No. AJ-5101 Sheet 1 of 2 Sheet(s)

- GENERAL LEGEND:**
- AERIAL TARGET
 - ALUMINUM LIGHT POST
 - ALUMINUM LIGHT POST (SINGLE)
 - ALUMINUM LIGHT POST (DOUBLE)
 - ALUMINUM LIGHT POST (TRIPLE)
 - ALUMINUM LIGHT POST (QUAD)
 - AND/OR CITY WIRE
 - BACKFLOW PREVENTER ASSEMBLY
 - CABLE TELEVISION BOX
 - CATCH BASIN
 - CENTERLINE
 - CHECK VALVE ASSEMBLY
 - CIRCULAR DRAIN
 - COLUMN (CIRCULAR)
 - COLUMN (SQUARE)
 - CONCRETE LIGHT POLE
 - CONCRETE LIGHT POLE (DOUBLE)
 - CSP
 - CONCRETE POWER POLE
 - CONTROL POINT
 - CURB INLET
 - ELECTRIC BOX
 - ELECTRIC HAND HOLE
 - ELEVATIONS (SEE NOTES FOR DATUM)
 - FIRE HYDRANT
 - FLAGPOLE
 - FLOW LINE
 - FORCE MAIN MANHOLE
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 - F.P.L. ELECTRIC MANHOLE
 - F.P.L. TRANSFORMER PAD
 - F.P.L. TRANSMISSION POLE
 - GAS MANHOLE
 - GAS METER
 - GAS PUMP
 - GAS VALVE
 - GRASS TRAP MANHOLE
 - GROUND LIGHTING
 - GUARD POST
 - IRRIGATION HAND HOLE
 - IRRIGATION VALVE
 - MAILBOX
 - MONITOR WELL
 - MONUMENT LINE
 - OVERHEAD WIRES (APPROXIMATE)
 - P-5 INLET
 - P-6 INLET
 - PARKING METER
 - PEDESTRIAN CROSSING SIGNAL
 - PERMANENT REFERENCE MONUMENT
 - POST INDICATOR VALVE
 - VACUUM BREAKER ASSEMBLY
 - PROPERTY LINE
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 - SANITARY SEWER MANHOLE
 - SANITARY CONNECTION
 - SIGN POST
 - SPRINKLER PUMP
 - STANDPIPE
 - STORM SEWER MANHOLE
 - STREET LIGHT HAND HOLE
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 - TELEPHONE BOX (SOUTHERN BELL)
 - TELEPHONE HAND HOLE
 - TELEPHONE MANHOLE (S.B. BELL)
 - TELEPHONE PAYPHONE
 - TRAFFIC HAND HOLE
 - TRAFFIC UTILITY BOX
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 - ∠ denotes SET IRON PIPE & LB-87 CAP
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(L) denotes DISTANCE BY LEGAL DESCRIPTION
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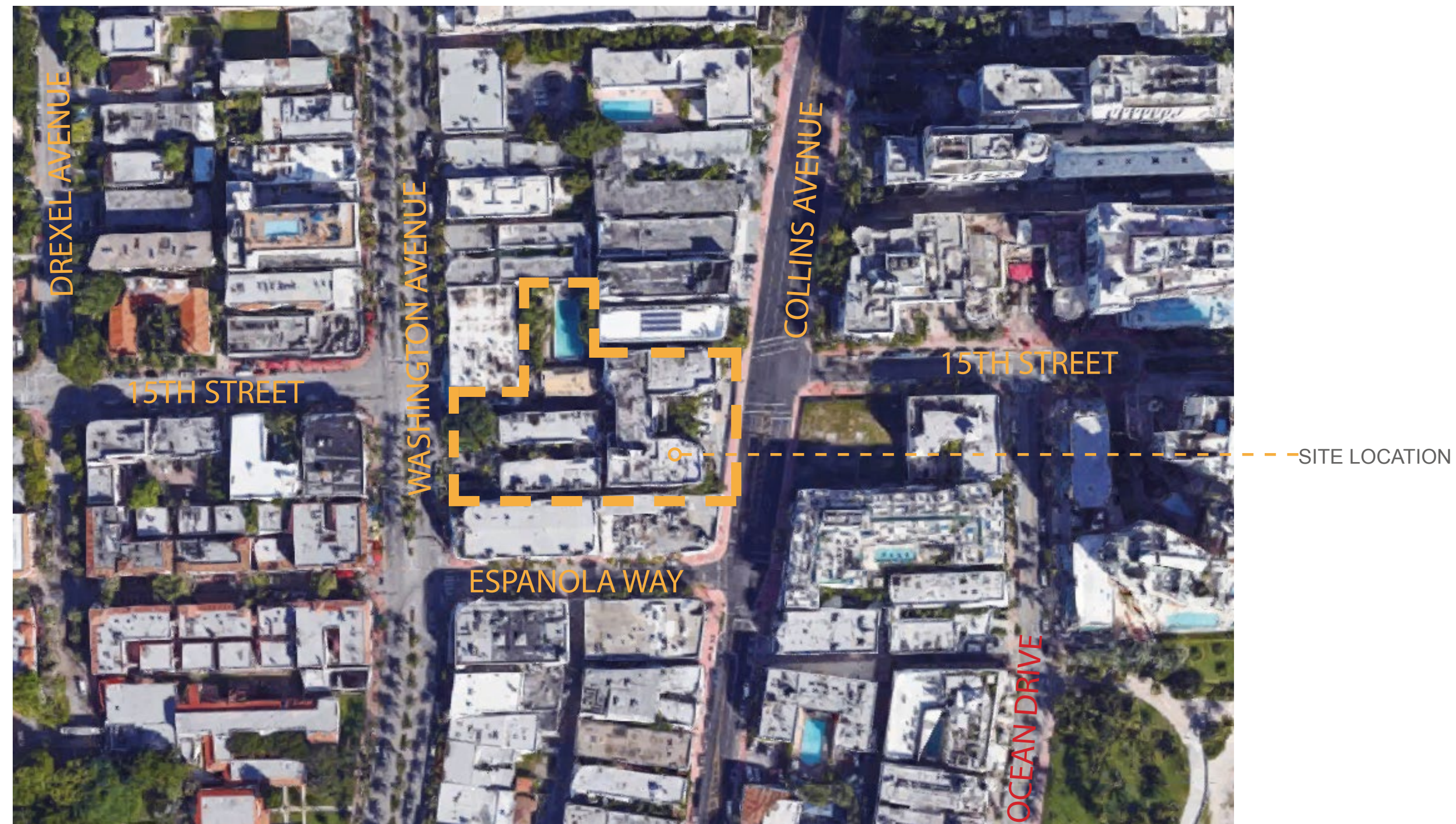
REVISIONS				
Date	Order No.	Field Book	Remarks	By

BOUNDARY SURVEY

PREPARED FOR: HADDON HALL HOTEL OWNER, LLC

Section 17, Township 54 South, Range 41 East, Miami-Dade County, Florida

<p align="center">Schwelke-Shiskin & Associates, Inc. LAND PLANNERS ENGINEERS LAND SURVEYORS 3240 CORPORATE WAY, MIAMI, FLORIDA 33025 TEL: (854) 435-7010 FAX: (854) 438-3288</p>		<p align="center">CERTIFICATE OF AUTHORIZATION No. LB-87</p>
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<p>File No. AJ-5101</p>		



1 | LOCATION MAP

LOCATION MAP

Final Submission (February 03, 2016)
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MIAMI BEACH, FL 33139

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Lic#: AA26001507

Jonathan Cardello
Lic#: AR93391

ARCHITECTURE + DESIGN

Project Information

Site Information		Remarks
Net Lot Area		
Haddon Hall	31,570 SF	
Haddon Hall Pool Suites	10,875 SF	
Campton Apartments	18,000 SF	
Total	60,445 SF	
Existing Zoning Designation		
Haddon Hall	MXE	
Haddon Hall Pool Suites	MXE	
Campton Apartments	CD2	
Minimum Unit Size		
Haddon Hall	200 SF	See Sec. 142-545
Haddon Hall Pool Suites	200 SF	See Sec. 142-545
Campton Apartments	15%: 300-335 SF 85%: 335+ SF	See Sec. 142-306

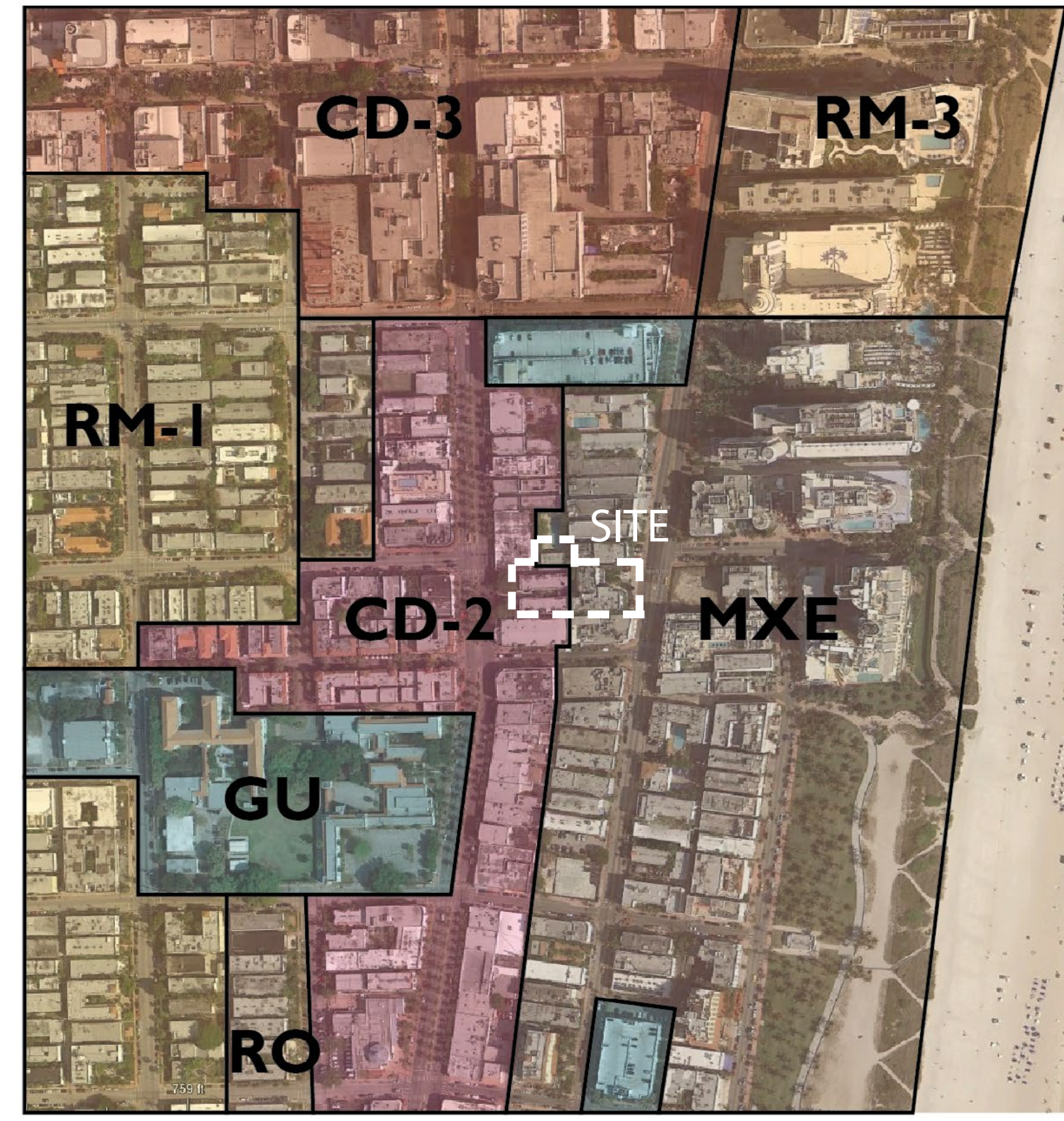
Parking Analysis		Remarks
Number of Units		
Haddon Hall	Existing: 116 Units Proposed: 116 Units	
Haddon Hall Pool Suites	Existing: 7 Units Proposed: 12 Units	
Campton Apartments	Existing: 44 Units Proposed: 34 Units	
Total	Existing: 168 Units Proposed: 162 Units	
Parking	*Required: 5 spaces **Existing: 14 spaces Proposed: 0 spaces	<i>*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</i>

Floor Area Ratio (FAR)		Remarks
Maximum FAR		
Haddon Hall	Allowed: 2.00 Existing: 1.36 Proposed: 1.36	See Sec. 142-545
Haddon Hall Pool Suites	Allowed: 2.00 Existing: 0.37 Proposed: 0.55	
Campton Apartments	Allowed: 1.50 Existing: 0.94 Proposed: 0.92	See Sec. 142-306

Existing Area Breakdown		Remarks
Haddon Hall		
Ground Floor	Existing FAR: 14,624 SF Proposed FAR: 14,624 SF	
Second Floor	Existing FAR: 14,230 SF Proposed FAR: 14,230 SF	
Third Floor	Existing FAR: 14,230 SF Proposed FAR: 14,230 SF	
Fourth Floor Rooftop	Existing FAR: 500 SF Proposed FAR: 500 SF	
Total	Existing FAR: 43,084 SF Proposed FAR: 43,584 SF	
Haddon Hall Pool Suites		
Ground Floor	Existing FAR: 1,990 SF Proposed FAR: 1,990 SF	
Second Floor	Existing FAR: 1,990 SF Proposed FAR: 1,990 SF	
Third Floor	Existing FAR: 1,990 SF Proposed FAR: 1,990 SF	
Total	Existing FAR: 3,980 SF Proposed FAR: 5,970 SF	
Campton Apartments		
Ground Floor	Existing FAR: 8,723 SF Proposed FAR: 8,258 SF	
Second Floor	Existing FAR: 8,205 SF Proposed FAR: 8,205 SF	
Total	Existing FAR: 16,928 SF Proposed FAR: 16,463 SF	
Total	Existing FAR: 63,992 SF Proposed FAR: 66,017 SF	

Setbacks		Remarks
Haddon Hall		
Front (Collins Ave)	Required: 20'-0" Existing: 25'-0" Proposed: 25'-0"	See Sec. 142-547
Side, Interior (North)	Required: 5'-0" Existing: 7'-6" Proposed: 7'-6"	
Side, Interior (South)	Required: 5'-0" Existing: 7'-6" Proposed: 7'-6"	
Rear (West)	Required: 0'-0" Existing: 5'-0" Proposed: 5'-0"	
Haddon Hall Pool Suites		
Side, Interior (North)	Required: 5'-0" Existing: 106'-3" Proposed: 106'-3"	See Sec. 142-547
Side, Interior (South)	Required: 5'-0" Existing: 6'-9" Proposed: N/A	
Side, Interior (East)	Required: 5'-0" Existing: 6'-9" Proposed: 6'-9"	
Side, Interior (West)	Required: 5'-0" Existing: 10'-5" Proposed: 10'-5"	
Campton Apartments		
Front (Washington Ave)	Required: 0'-0" Existing: 60'-0" Proposed: 60'-0"	See Sec. 142-307
Side, Interior (North)	Required: 0'-0" Existing: 5'-0" Proposed: 5'-0"	
Side, Interior (South)	Required: 0'-0" Existing: 4'-0" Proposed: 4'-0"	
Rear (East)	Required: 5'-0" Existing: 4'-6" Proposed: 4'-6"	

Heights		Remarks
Maximum Building Height		
Haddon Hall	Allowed: 50'-0" Existing: 50'-0" Proposed: 50'-0"	
Haddon Hall Pool Suites	Allowed: 50'-0" Existing: 37'-0" Proposed: 41'-0"	
Campton Apartments	Allowed: 50'-0" Existing: 37'-0" Proposed: 37'-0"	See Sec. 142-306
Maximum Number of Stories		
Haddon Hall	Allowed: 5 Existing: 3 Proposed: 4	*Fourth floor rooftop solarium
Haddon Hall Pool Suites	Allowed: 5 Existing: 2 Proposed: 3	
Campton Apartments	Allowed: 5 Existing: 2 Proposed: 2	See Sec. 142-306



LOCATION SITE PLAN/EXISTING ZONING DESIGNATIONS

1500 COLLINS AVE

ZONING DATA

Final Submission (February 03, 2016)
Public Hearing (March 22, 2016)

1500 Collins Avenue
MIAMI BEACH, FL 33139

1500 Collins Ave Unit Count	HISTORIC HADDON HALL				HISTORIC CAMPTON APTS.				NON-HISTORIC POOL SUITES			
	HADDON HALL				CAMPTON APARTMENTS				POOL SUITES BUILDING			
	UNIT COUNT	< 300 SF	300 - 335 SF	> 335 SF	UNIT COUNT	< 300 SF	300 - 335 SF	> 335 SF	UNIT COUNT	< 300 SF	300 - 335 SF	> 335 SF
	116	105	10	1	34	20	2	12	12	0	0	12
100%	90.5%	8.6%	0.9%	100%	59%	5.9%	35.3%	100%	0.0%	0.0%	100.0%	
SUMMARY OF ENTIRE BUILDING (%)												
UNIT COUNT		<300 SF		300 SF - 335 SF		>335 SF						
162		125		12		25						
		77%		7%		15%						

1500 Collins Unit BREAKOUT	FIRST FLOOR SECOND FLOOR THIRD FLOOR	HISTORIC HADDON			HISTORIC CAMPTON			POOL SUITES		
		<300 SF	300 - 335 SF	>335 SF	<300 SF	300 - 335 SF	>335 SF	<300 SF	300 - 335 SF	>335 SF
TOTAL UNITS	162	105	10	1	20	2	12	0	0	12

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ARCHITECTURE + DESIGN