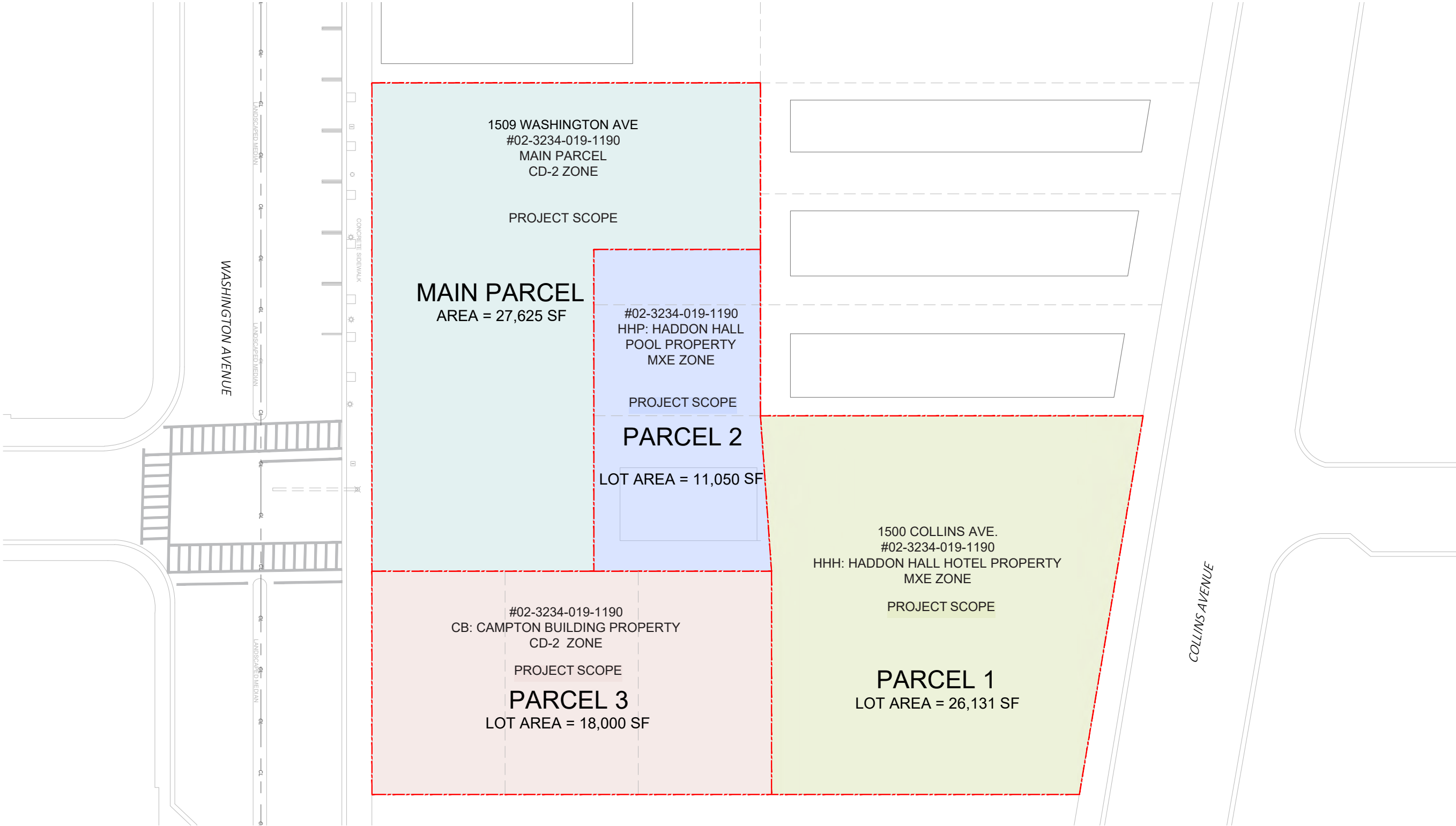


PROPERTY OVERVIEW + DATA



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ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-6551
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REVISIONS	
COMM.	DATE

TREEHOUSE HOTEL,
MIAMI BEACH

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

OVERALL PARCEL
PLAN

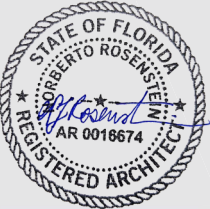
A0-01

ZONING INFORMATION

ZONING INFORMATION									
ITEM #	Zoning Information								
1	Address:	1509 - 1515 Washington Ave Mia1500 COLLINS + 1509-1515 WASHINGTON AVE. MIAMI BEACH, FL 33139							
2	Board and File number:	PB23-0625/ HPB23-0591							
3	Folio Number(s):	02-3234-019-1170; 02-3232-019-1180; 02-3234-019-1190							
4	Year Constructed:	1940-1949	Located within a local historic district (yes or no)				YES		
5	Zoning District / Overlay:	Washington Ave CD-2-3 - Commercial med. Density			MXE - Mixed use entertainment / CD-2 - Commercial med. Density				
6	Based Flood Elevation:	8'-0" NGVD	FEMA flood zone: AE						
		WASHINGTON AVE PARCEL			HADDON HALL PARCEL			GRAND TOTAL	
7	Lot Area:	27,625 SF			55,181			82,806 SF	
8	Lot Width / Lot Depth:	220' / 175'			245'-7" / 347'-4"				
9	Minimun Unit Size:	200 SF	Average Unit Size: 354 SF		200 SF	Average Unit Size: 354 SF			
10	Existing Use / Proposed Use:	RETAIL / HOTEL			HOTEL, RESIDENTIAL, AMENITY / HOTEL, AMENITY SPA			VARIOUS	
		Allowed	Existing	Proposed	Allowed	Existing	Proposed	Allowed	Proposed
11	Height	75'-0"	15'-0"	75'-0"	75'-0"	47'-4"	59'-4"		
12	Number of Stories	N/A	1 story	7 stories	N/A	3 Stories	4 Stories		
13	FAR	27,625 SF X 2.0 FAR = 55,250 SF	19,817 SF	108,709 SF	110,362 SF	68,692 SF	56,415 SF	82,806 x 2.0 = 165,612 SF	165,172.22
14	Gross Square Footage	N/A	N/A	108,709 SF	N/A	64,818 SF	56,415 SF	N/A	165,552 SF
15	Number of Units Residential:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16	Number of Units Hotel:	N/A	N/A	199	N/A	N/A	63	N/A	262
17	Number of Seats:	N/A	N/A	388	N/A	N/A	363	N/A	751
18	Occupancy Load:	N/A	N/A	1875	N/A	N/A	1538	N/A	3413
19	Density (per Comprehensive Plan)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Setbacks (CD-2-3)	Required	Existing	Proposed	Required	Existing	Proposed		
	Subterranean								
20	Front Setback	0'-0"	N/A	N/A	N/A	N/A	N/A		
21	Side Setback	0'-0"	N/A	N/A	N/A	N/A	N/A		
22	Side Setback	0'-0"	N/A	N/A	N/A	N/A	N/A		
23	Side Setback Facing Street	0'-0"	N/A	N/A	N/A	N/A	N/A		
24	Rear Setback	0'-0"	N/A	N/A	N/A	N/A	N/A		
	Ground Level								
25	Front Setback	0'-0"	0'-0"	0'-0"	0'-0"	24.3'	N/A		
26	Side Setback (North):	7'-6"	* 3'-3"	* 3'-3"	0'-0"	4.7'	N/A		
27	Side Setback (South):	7'-6"	4.7'	N/A	0'-0"	7.2'	N/A		
28	Side Setback Facing Street	7'-6"	N/A	N/A	0'-0"	N/A	N/A		
29	Rear Setback	0'-0"	4.8'/6.8'	6'-0"	0'-0"	5.3'	N/A		
	Above the ground level up to 35 feet in height								
30	Front Setback	15'-0"	N/A	30'-0"	0'-0"	24.3'	N/A		
31	Side Setback (North):	7'-6"	N/A	* 3'-3"	0'-0"	4.7'	N/A		
32	Side Setback (South):	7'-6"	N/A	N/A	0'-0"	7.2'	N/A		
33	Side Setback Facing Street	7'-6"	N/A	N/A	0'-0"	N/A	N/A		
34	Rear Setback (10% Lot Depth):	17'-6"	N/A	17'-6"	0'-0"	5.3'	N/A		
	Above 35 feet in height								
35	Front Setback	30'-0"	N/A	30'-0"	0'-0"	24.3'	N/A		
36	Side Setback (North):	7'-6"	N/A	* 3'-3" / 7'-6"	0'-0"	4.7'	N/A		
37	Side Setback (South):	7'-6"	N/A	N/A	0'-0"	7.2'	N/A		
38	Side Setback Facing Street	7'-6"	N/A	N/A	0'-0"	N/A	N/A		
39	Rear Setback (10% Lot Depth):	17'-6"	N/A	17'-6"	0'-0"	5.3'	N/A		
	Parking	Required	Existing	Proposed	Deficiencies				
40	Tier 2 area C - no off-street parking requirement								
41	Loading Spaces	4	4 on street loading berth	N/A	Waiver Req'd				
42	Short-term Bicycle Parking, location & # of racks	Commercial : 1 per business, 4 per project, or 1 per 10,000 SF (26,104 sf total)	4	4					
		Hotel : 2 per hotel or 1 per 10 rooms	27	27					
44	Long-term Bicycle Parking, location & # of racks	Commercial : 1 per business or 2 per 5,000 SF (26,104 sf total)	12	12					
		Hotel : 2 per hotel or 1 per 20 rooms	13	13					

OFF-STREET PARKING REQUIREMENT		
RESIDENTIAL		
Co-living units		No 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.
OFFICE		
Office		No parking requirement
COMMERCIAL		
Café, outdoor		No parking requirement
Retail	Retail existing as of the date of adoption of previous parking district no. 7 (now Tier 2 area c)	No parking requirement.
	New retail construction	One space per 300 square feet of floor area
	Notwithstanding the above, there shall be no parking requirement for retail uses, provided that a parking garage with publicly accessible parking spaces is located within 500 feet.	
Quality restaurants		No parking requirement.
OTHER		
Approved parklets		No parking requirement

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



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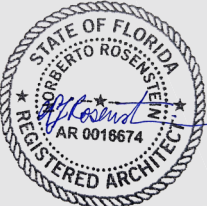
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ZONING DATA

A0-02



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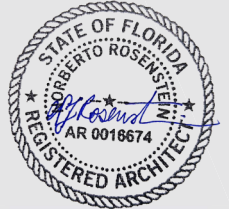
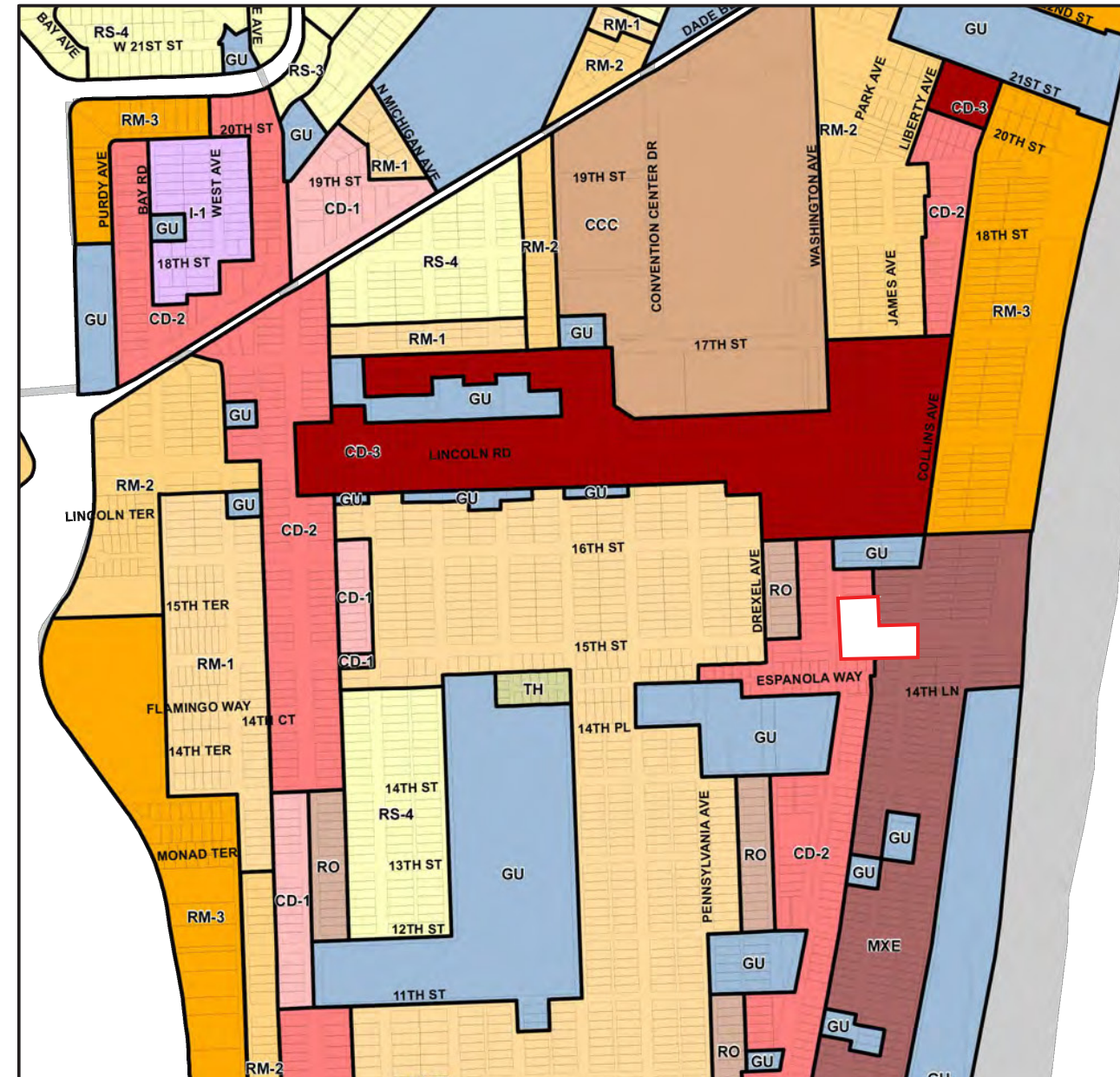
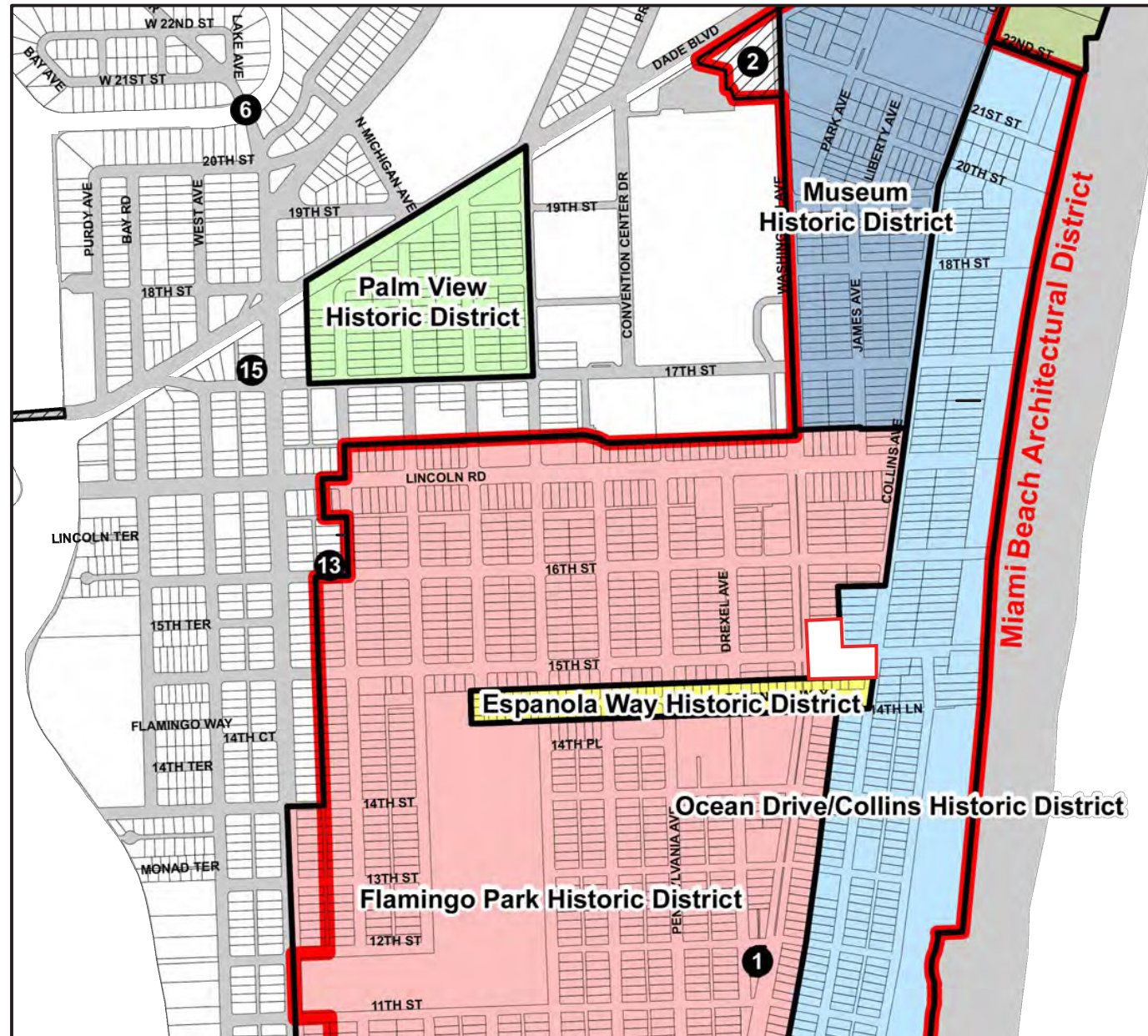
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TREEHOUSE HOTEL,
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ZONING MAP

A0-03



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**TREEHOUSE HOTEL,
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**HISTORIC DISTRICT
MAP / ZOING MAP**

A0-04



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**TREEHOUSE HOTEL,
MIAMI BEACH**

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

LOCATION MAP

A0-05



CURRENT SITE PLAN (2024)



PLAT MAP 1935 (REVISED 1940)
(REAL ESTATE PLAT BOOK OF THE CITY OF MIAMI BEACH, FLORIDA)



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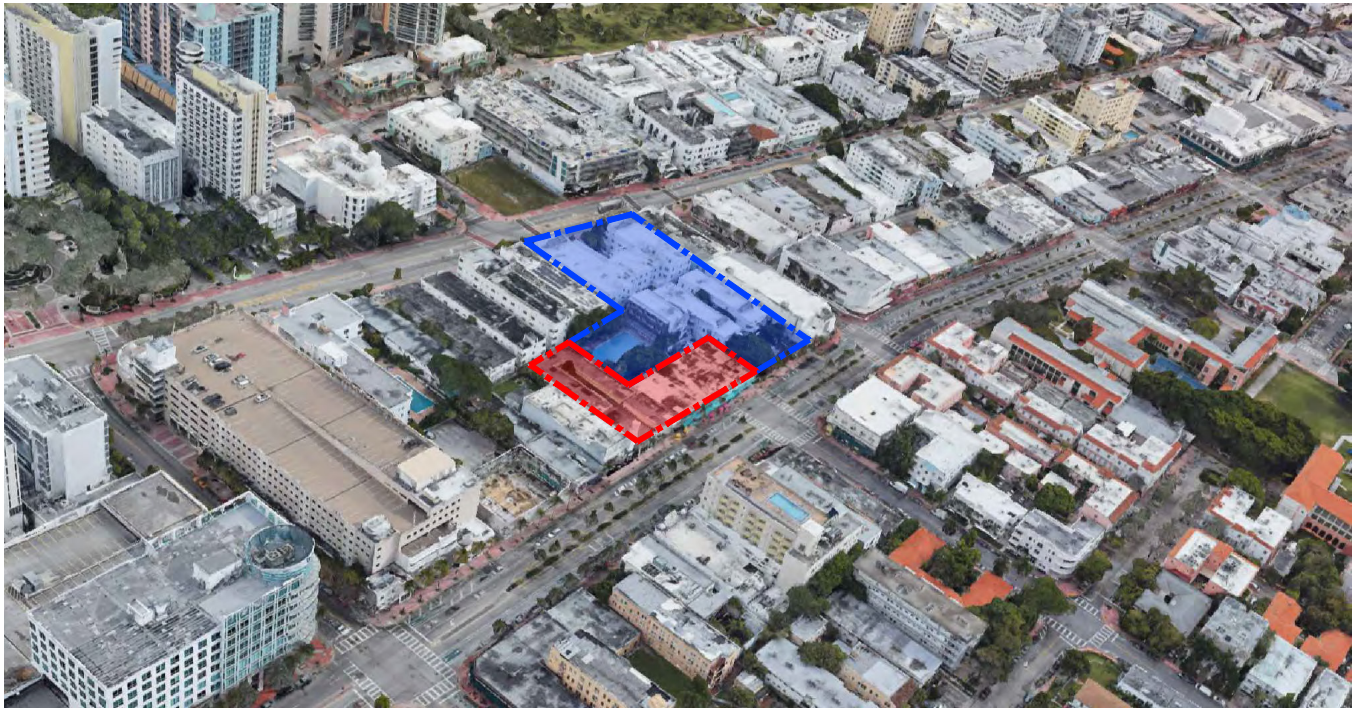
REVISIONS	
COMM.	DATE

TREEHOUSE HOTEL,
MIAMI BEACH

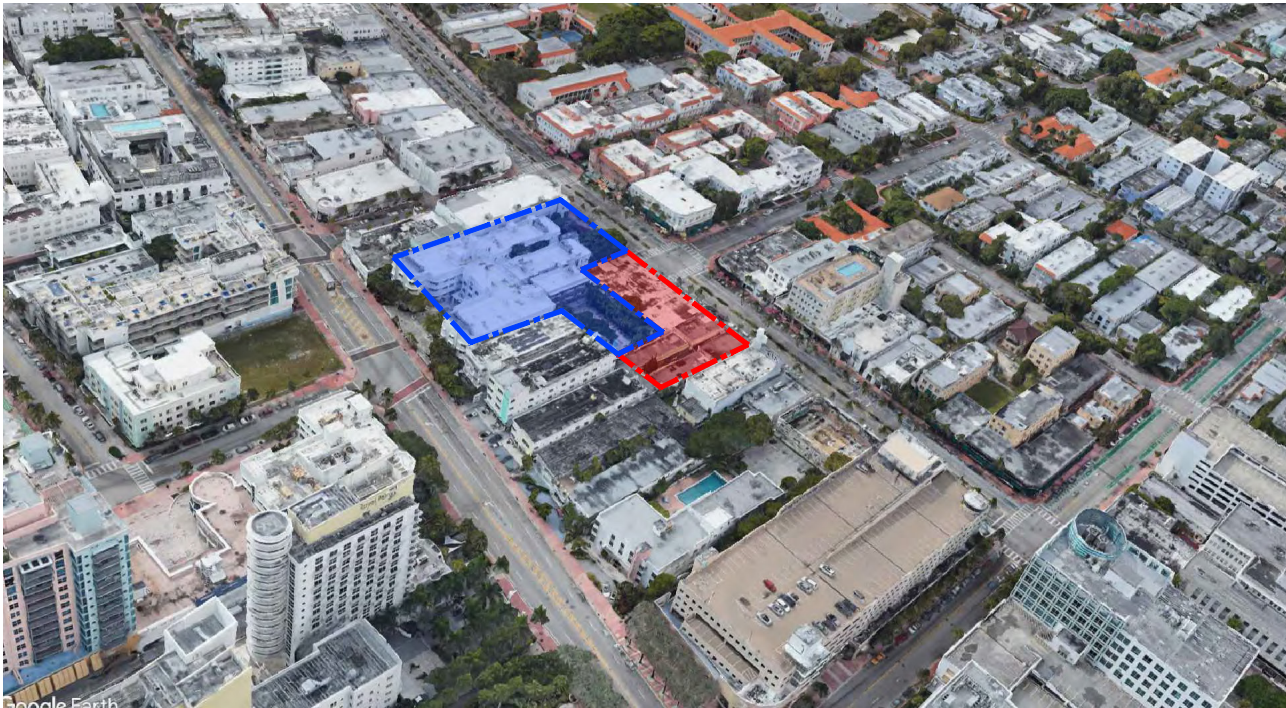
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33139

SITE HISTORIC
CONTEXT

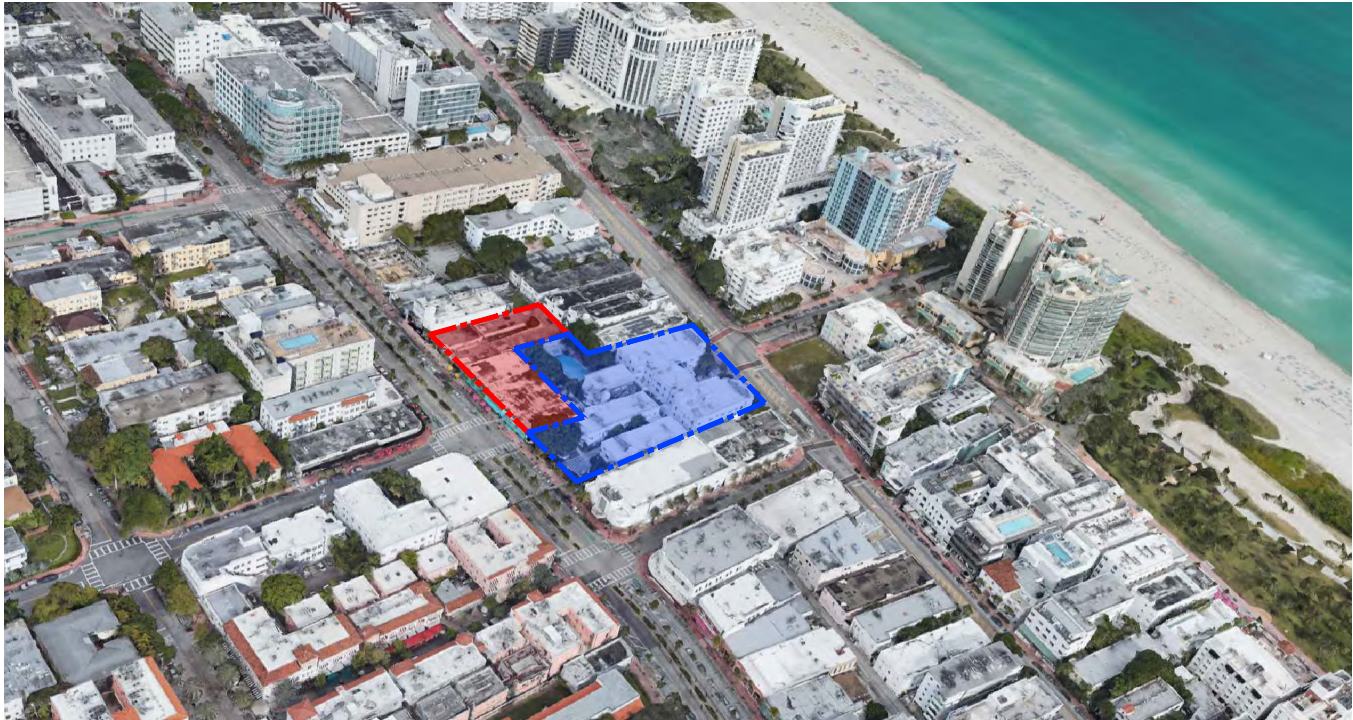
A0-06



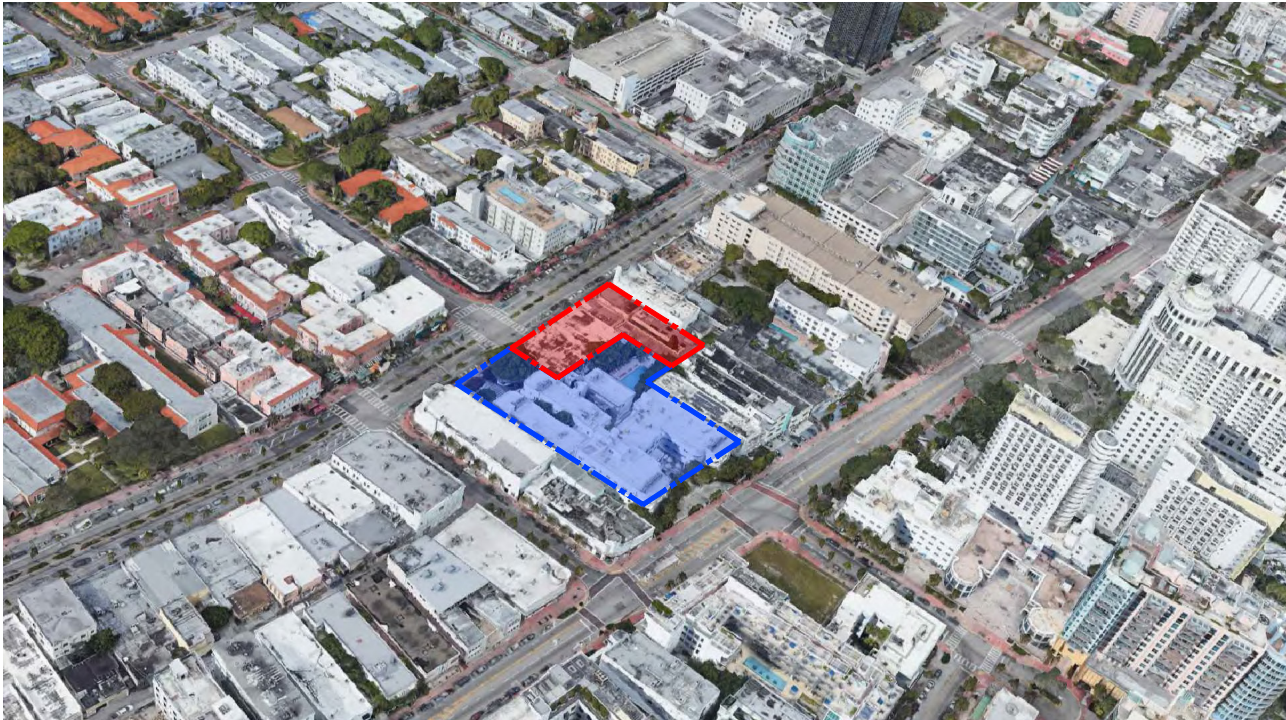
VIEW TOWARDS NORTH-WEST



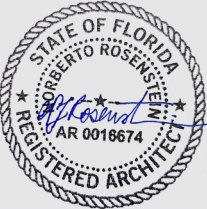
VIEW TOWARDS NORTH-EAST



VIEW TOWARDS SOUTH-WEST



VIEW TOWARDS SOUTH-EAST



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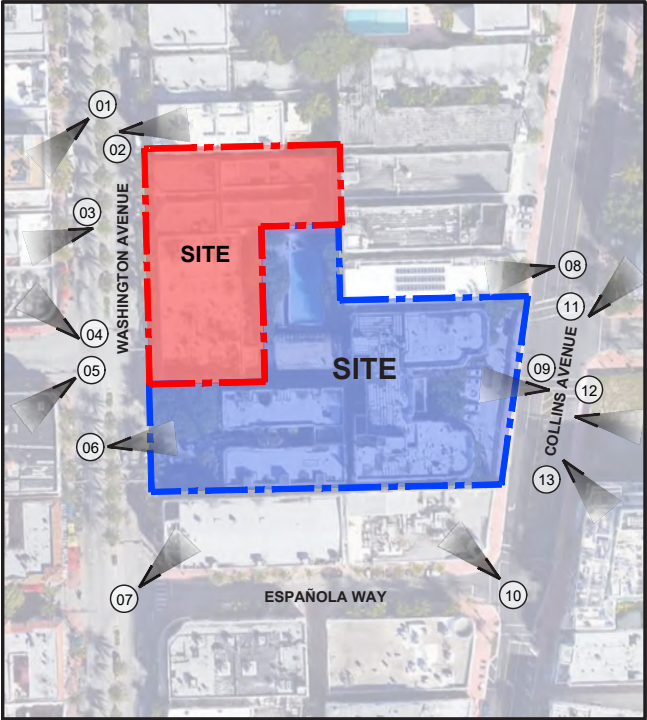
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MIAMI BEACH**

**1500 COLLINS +
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AVE, MIAMI BEACH, FL,
33139**

**CONTEXT - AERIAL
VIEWS**

A0-07



LOCATION MAP



VIEW 08



VIEW 09



VIEW 10



VIEW 11



VIEW 12



VIEW 13



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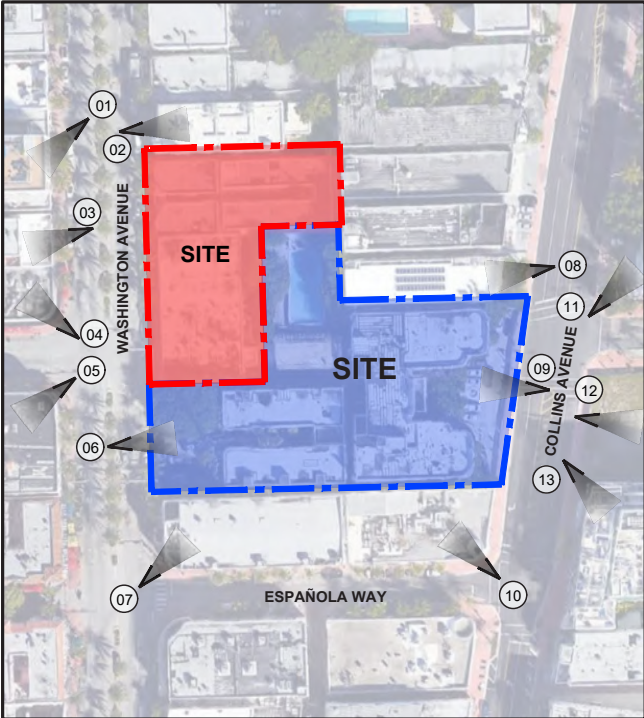
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CONTEXT PHOTOS
WASHINGTON AVENUE
A0-08



LOCATION MAP



VIEW 01



VIEW 02



VIEW 03



VIEW 04



VIEW 05



VIEW 06



VIEW 07



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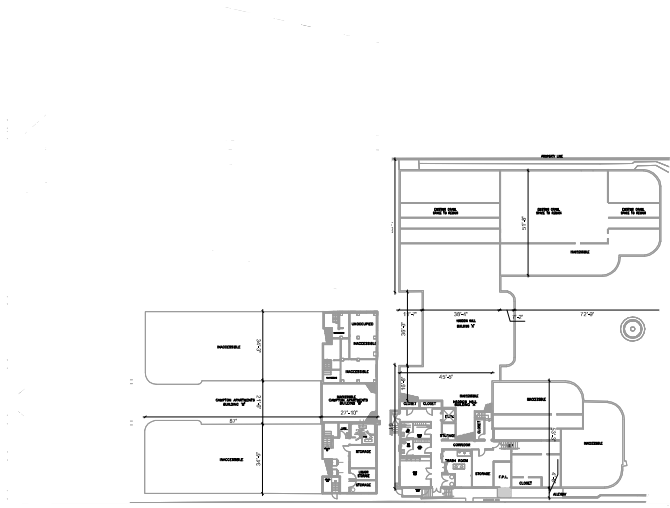
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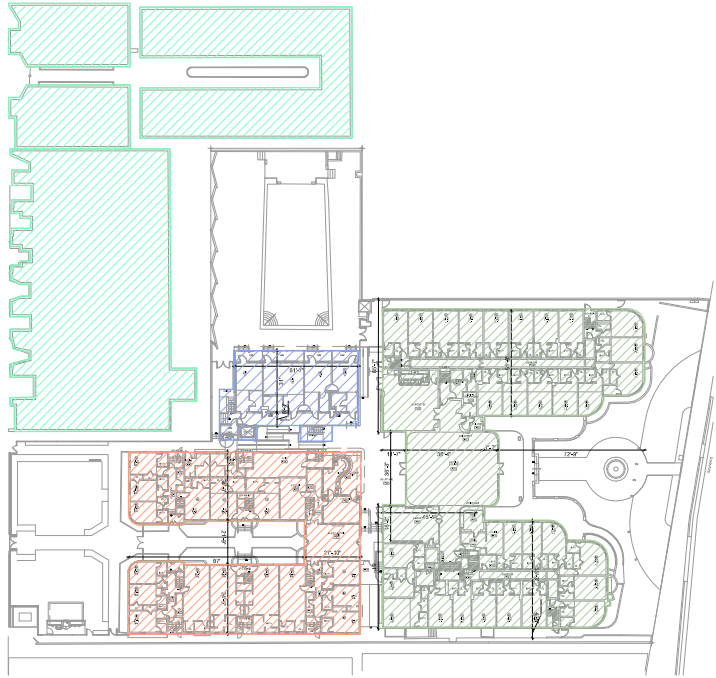
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33139**

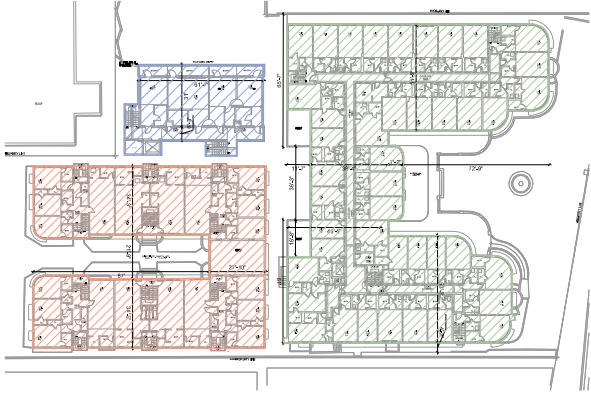
**CONTEXT PHOTOS
COLLINS AVENUE**



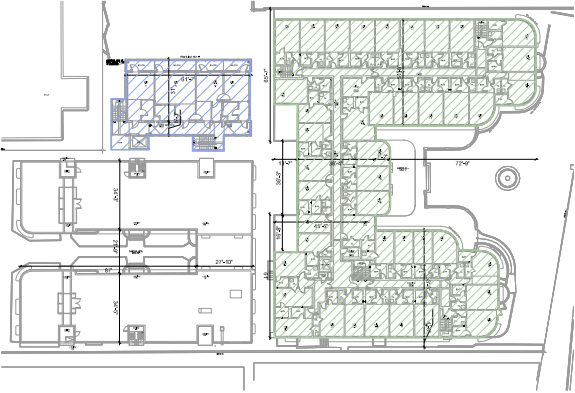
BASEMENT



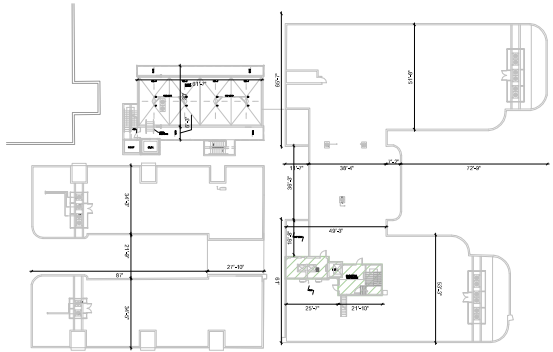
LEVEL 1



LEVEL 2



LEVEL 3



ROOF

EXISTING 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 00 TOTAL:	0.00	
LEVEL 1 BUILDING AREA	LEVEL 1	19,817.33		LEVEL 1	14,776.74		LEVEL 1	8,592.50		LEVEL 1	2,675.16		LEVEL 1 TOTAL:	43,186.57	
LEVEL 2 BUILDING AREA				LEVEL 2	14,352.48		LEVEL 2	8,592.50		LEVEL 2	2,675.16		LEVEL 2 TOTAL:	22,944.98	
LEVEL 3 BUILDING AREA				LEVEL 3	14,352.48					LEVEL 3	2,675.16		LEVEL 3 TOTAL:	14,352.48	
LEVEL 4 BUILDING AREA				LEVEL 4 (ROOF)	614.45								LEVEL 4 (ROOF) TOTAL:	614.45	
TOTAL SF:	TOTAL SF	19,817.33		TOTAL SF	44,096.15		TOTAL SF	17,185.00		TOTAL SF	8,025.48		TOTAL SF:	81,098.48	
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		2.0 FAR X 26,131 SF	52,262.00		2.0 FAR X 18,000 SF	36,000.00		2.0 FAR X 18,000 SF	22,100.00		2.0 FAR X 82,806 SF	165,612.00	81,098.48



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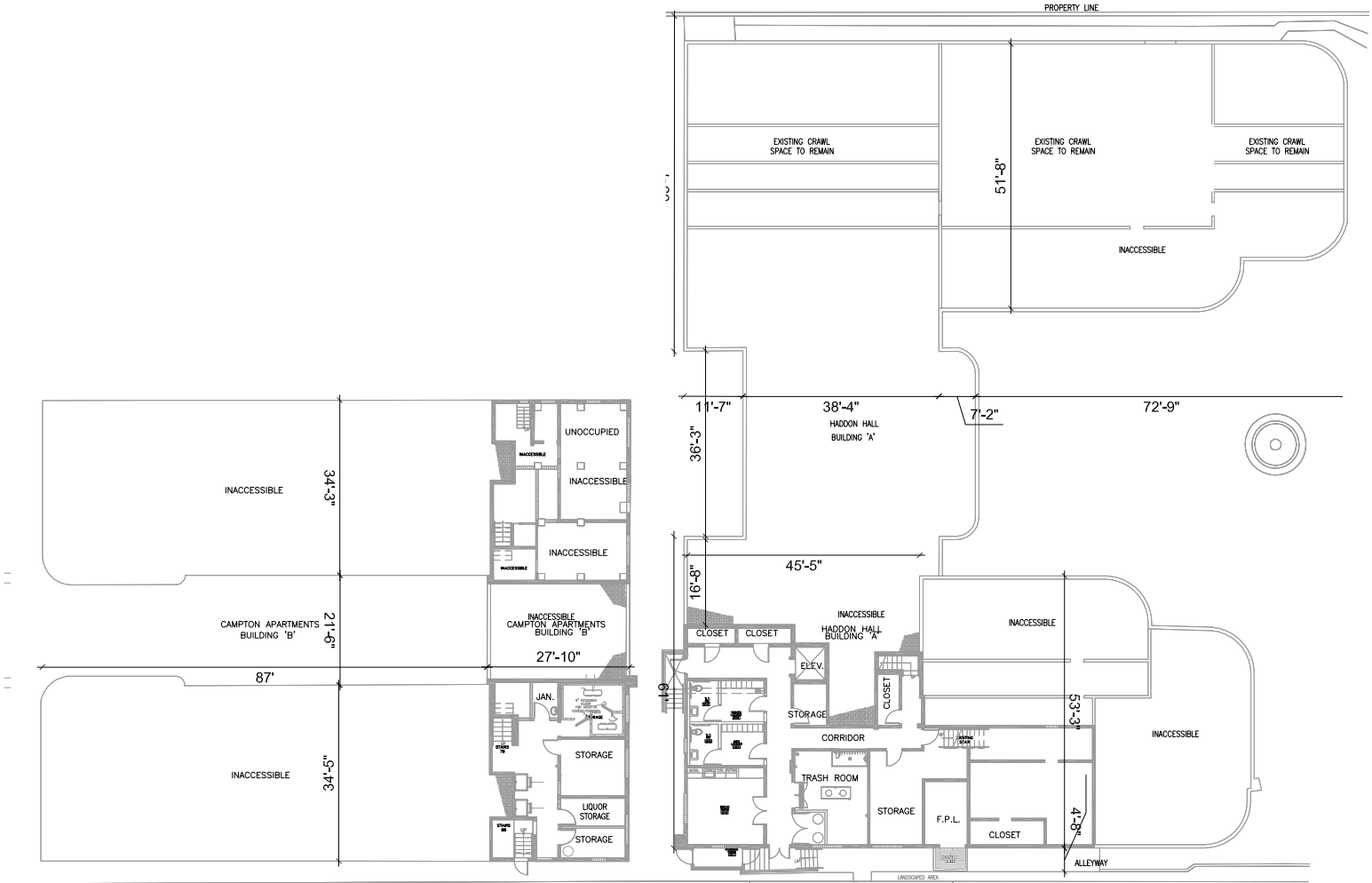
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TREEHOUSE HOTEL,
MIAMI BEACH

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

EXISTING FAR LEVELS:
00-04 (ROOF)
A0-10

LEVEL 00: EXISTING FAR DIAGRAM



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



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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

EXISTING FAR
LEVEL 00
A0-11



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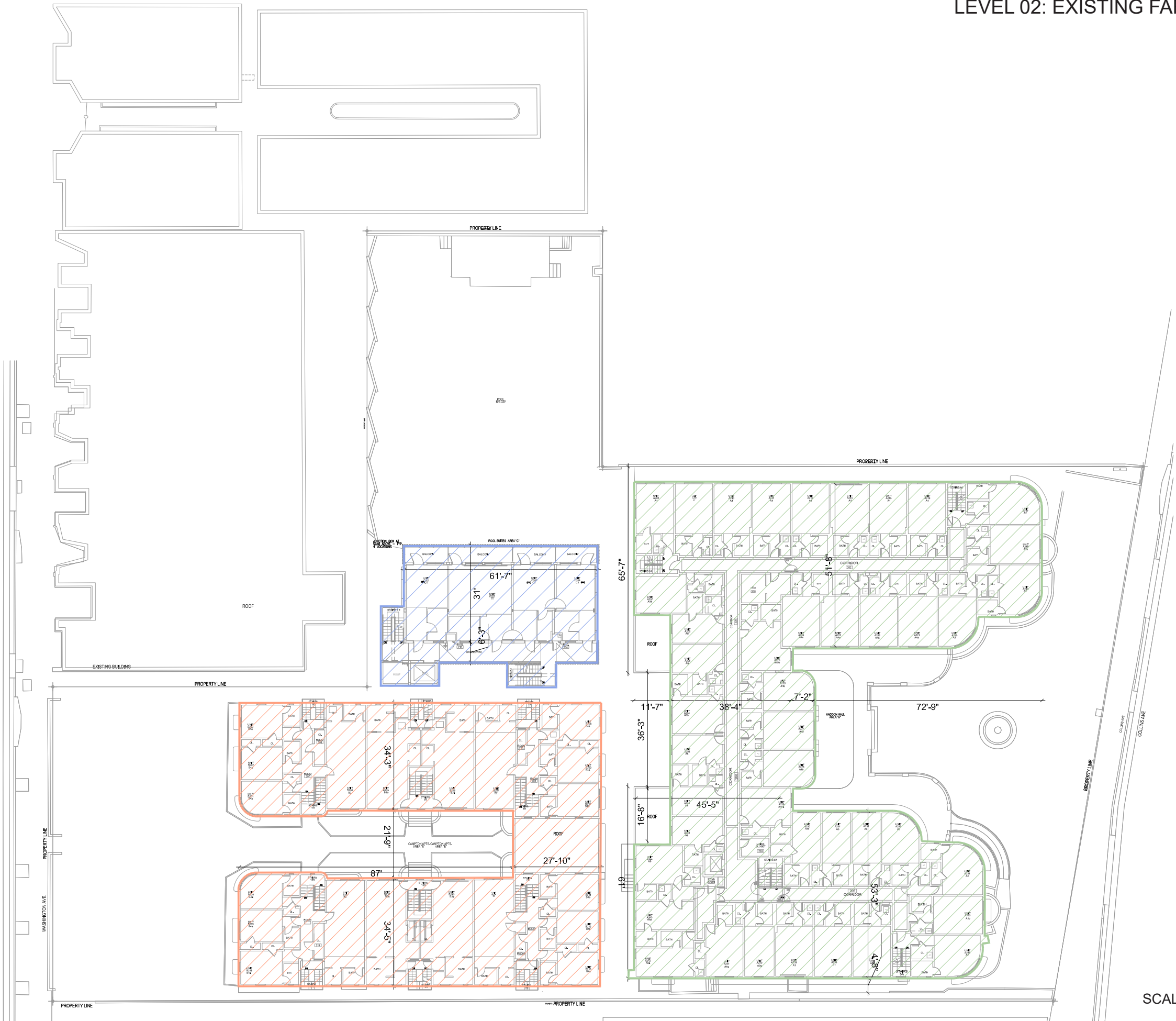
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R E V I S I O N S	
COMM.	DATE

EXISTING FAR
LEVEL 01
A0-12



LEVEL 02: EXISTING FAR DIAGRAM



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ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
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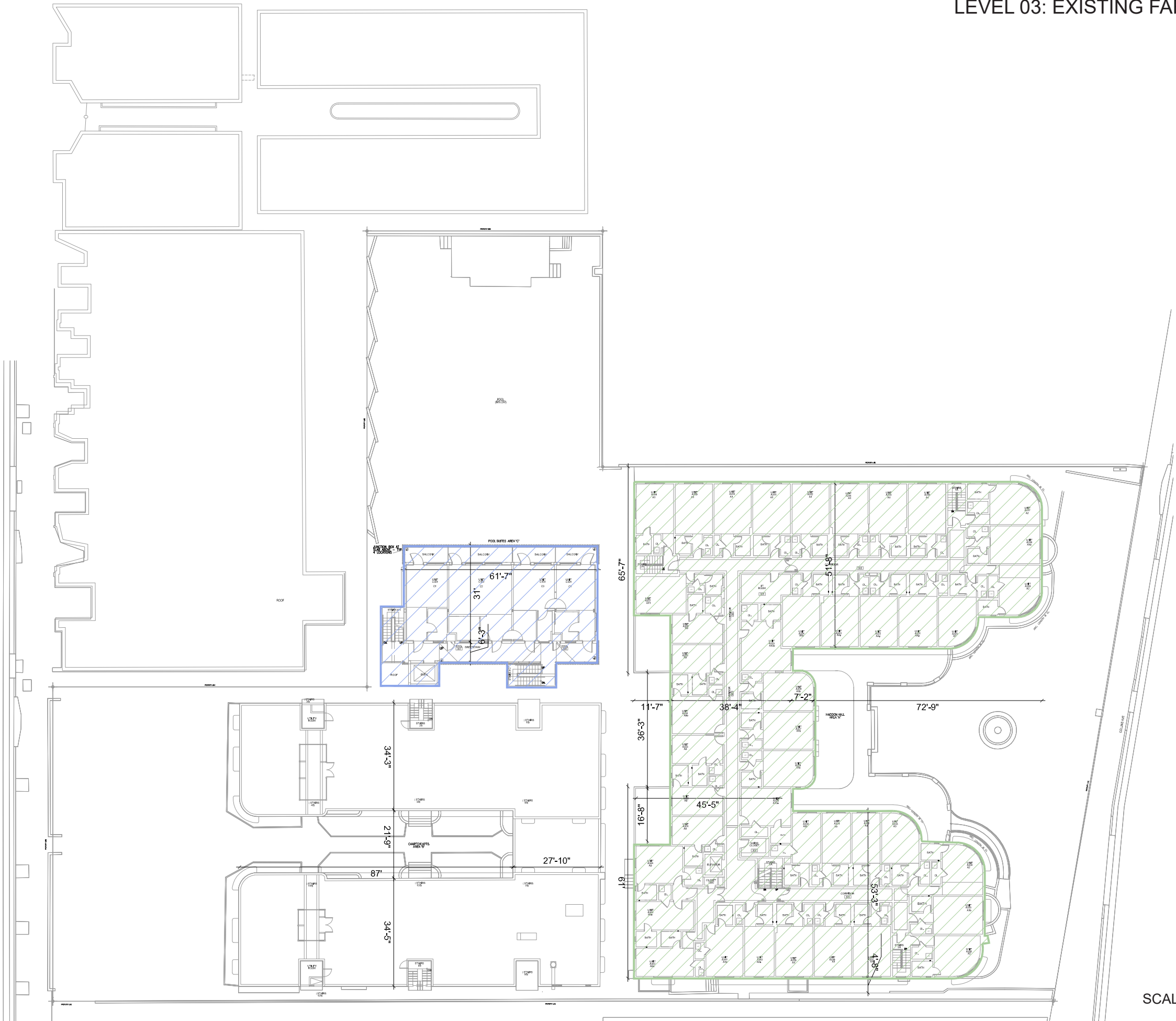
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**EXISTING FAR
LEVEL 02
A0-13**

LEVEL 03: EXISTING FAR DIAGRAM



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TREEHOUSE HOTEL,
MIAMI BEACH

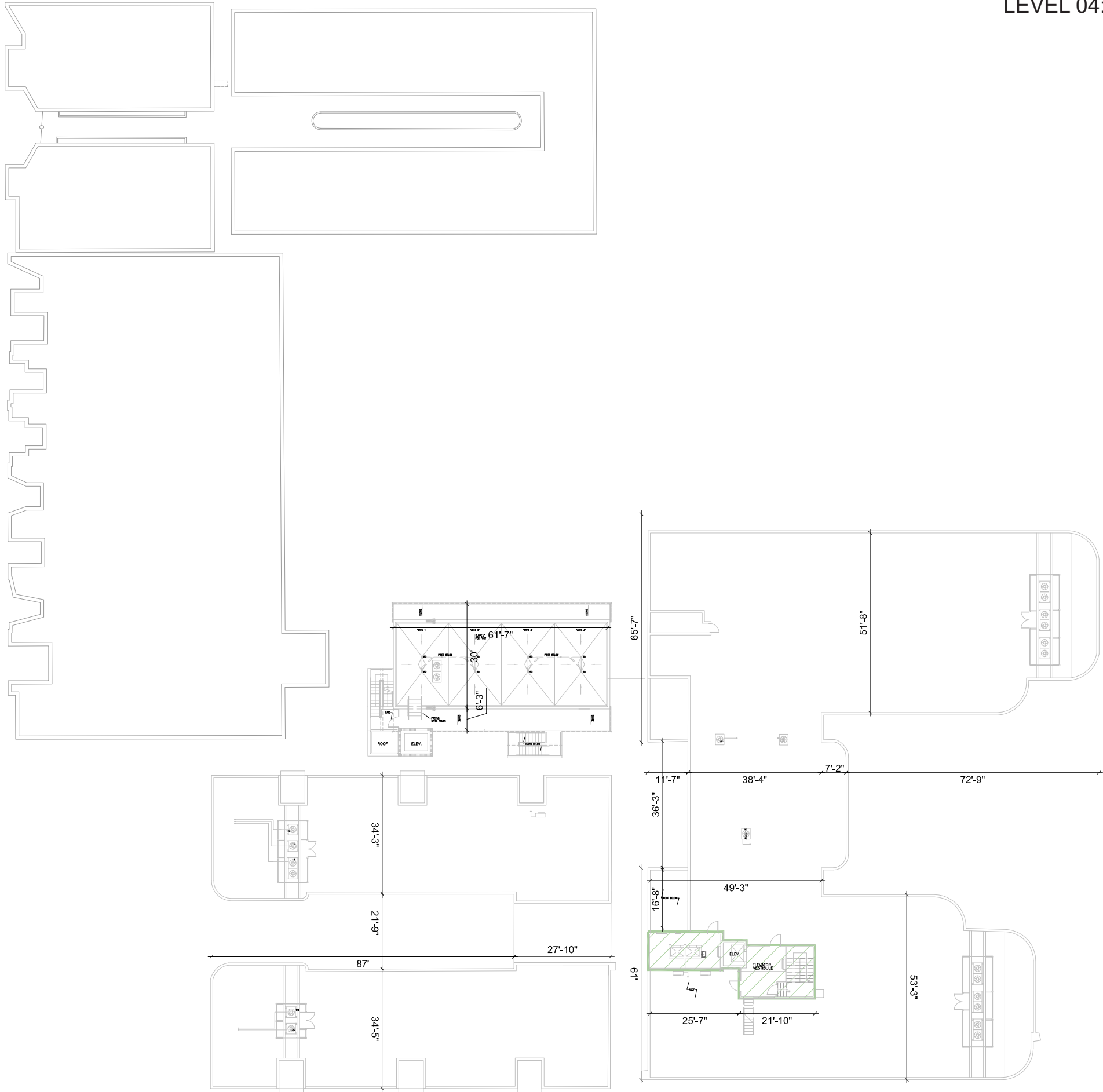
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EXISTING FAR
LEVEL 03
A0-14

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



LEVEL 04: EXISTING FAR DIAGRAM



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



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EXISTING FAR
LEVEL 04 (ROOF)
A0-15