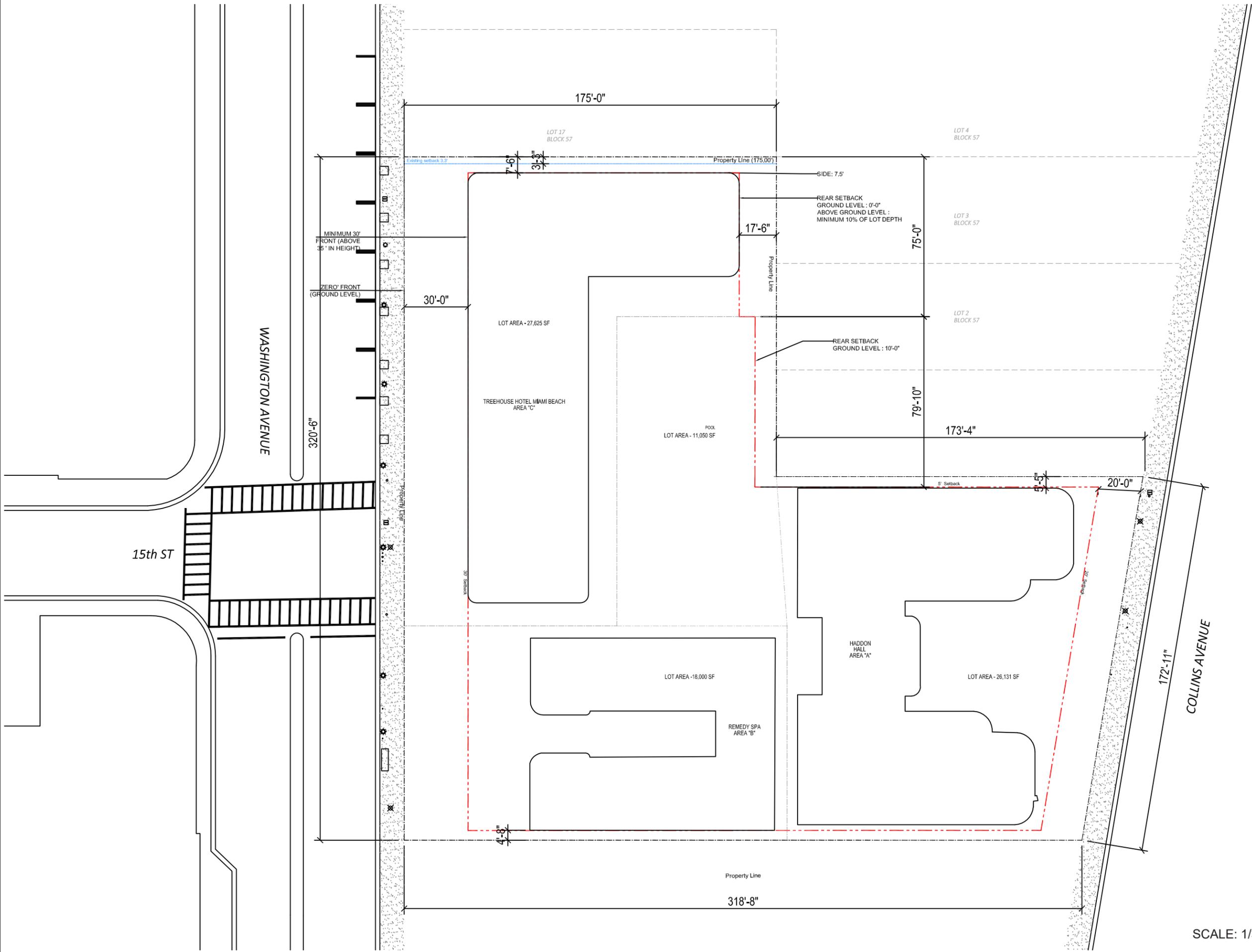


PROPERTY OVERVIEW + DATA



NR
architect

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REVISIONS

COMM.	DATE

TREEHOUSE HOTEL, MIAMI BEACH

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

PROJECT SITE
A0-01

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



ZONING INFORMATION

ITEM #	Zoning Information																									
1	Address:	1509 - 1515 Washington Ave Mia1500 COLLINS + 1509-1515 WASHINGTON AVE. MIAMI BEACH, FL 33139mi Beach																								
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					MXE - Mixed use entertainment									
6	Based Flood Elevation:	8'-0" NGVD					FEMA flood zone: AE																			
		MAIN PARCEL (1509 Washington Ave)					HADDON HALL HOTEL PARCEL (PARCEL 1)					CAMPTON BUILDING PARCEL (PARCEL 3)					HADDON HALL POOL (PARCEL 2)					GRAND TOTAL				
7	Lot Area:	27,625 SF					26,131 SF					18,000 SF					11,050 SF					82,806 SF				
8	Lot Width / Lot Depth:	220' / 175'					172'-11" / 172'-4"					100' / 180'					145' / 80'									
9	Minimum Unit Size:	200 SF					Average Unit Size: 354 SF					200 SF					Average Unit Size: 354 SF					N/A				
10	Existing Use / Proposed Use:	RETAIL / HOTEL					HOTEL					RESIDENTIAL / AMENITY SPA					AMENITY					VARIOUS				
		Allowed	Existing	Proposed	Allowed	Existing	Proposed	Allowed	Existing	Proposed	Allowed	Existing	Proposed	Allowed	Existing	Proposed	Allowed	Existing	Proposed	Allowed	Existing	Proposed	Allowed	Existing	Proposed	
11	Height	75'-0"	15'-0"	75'-0"	N/A	47'-4"	59'-4"	75'-0"	N/A	EXIST.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
12	Number of Stories	N/A	1 story	7 stories	N/A	3 Stories	4 Stories	N/A	2 stories	2 stories	N/A	3 stories	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
13	FAR	27,625 SF X 2.0 FAR = 55,250 SF	19,817 SF	108,709 SF	52,262 SF	43,482 SF	46,415 SF	36,000 SF	17,185 SF	10,000 SF	22,100 SF	8,025 SF	0 SF	82,806 x 2.0 = 165,612 SF	165,124 SF											
14	Gross Square Footage	N/A	N/A	108,709 SF	N/A	43,463 SF	46,415 SF	N/A	15,553 SF	10,000 SF	N/A	5,802 SF	0 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	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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	N/A	N/A	N/A	N/A	N/A	N/A	262											
17	Number of Seats:	N/A	N/A	388	N/A	N/A	262	N/A	N/A	30	N/A	N/A	71	N/A	751											
18	Occupancy Load:	N/A	N/A	1877	N/A	N/A	958	N/A	N/A	617	N/A	N/A	N/A	N/A	3452											
19	Density (per Comprehensive Plan)	N/A	N/A	N/A	N/A	N/A	N/A	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	Required	Existing	Proposed	Required	Existing	Proposed	Required	Existing	Proposed	Required	Existing	Proposed	Required	Existing	Proposed	Required	Existing	Proposed	
	Subterranean																									
20	Front Setback	0'-0"	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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	N/A	59.5'	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
26	Side Setback (North):	7'-6"	* 3'-3"	* 3'-3"	0'-0"	4.7'	N/A	N/A	5.3'	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
27	Side Setback (South):	7'-6"	4.7'	N/A	0'-0"	7.2'	N/A	N/A	4.6'	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
28	Side Setback Facing Street	7'-6"	N/A	N/A	0'-0"	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
29	Rear Setback	0'-0"	4.8'/6.8'	6'-0"	0'-0"	3.8'	N/A	N/A	5.3'	N/A	N/A	4.8'	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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	N/A	59.5'	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
31	Side Setback (North):	7'-6"	N/A	* 3'-3"	0'-0"	4.7'	N/A	N/A	5.3'	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
32	Side Setback (South):	7'-6"	N/A	N/A	0'-0"	7.2'	N/A	N/A	4.6'	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
33	Side Setback Facing Street	7'-6"	N/A	N/A	0'-0"	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
34	Rear Setback (10% Lot Depth):	17'-6"	N/A	17'-6"	0'-0"	3.8'	N/A	N/A	5.3'	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Above 35 feet in height																									
35	Front Setback	30'-0"	N/A	30'-0"	0'-0"	24.3'	N/A	N/A	59.5'	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
36	Side Setback (North):	7'-6"	N/A	* 3'-3" / 7'-6"	0'-0"	4.7'	N/A	N/A	5.3'	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
37	Side Setback (South):	7'-6"	N/A	N/A	0'-0"	7.2'	N/A	N/A	4.6'	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
38	Side Setback Facing Street	7'-6"	N/A	N/A	0'-0"	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
39	Rear Setback (10% Lot Depth):	17'-6"	N/A	17'-6"	0'-0"	3.8'	N/A	N/A	5.3'	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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																						

* Variance required

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



NR architect

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REVISIONS	
COMM.	DATE

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

ZONING DATA
 A0-02

TOTAL PROPERTY GUESTROOMS:

STANDARD DB/DB	160	322 SF
DELUXE KING	76	366 SF
GARDEN (WASHINGTON)	10	333 SF
JUNIOR SUITE	13	485 SF
2-BAY SUITE	1	620 SF
PRESIDENTIAL SUITE	2	838 SF
TOTAL	262	gross sqft +/-

HADDON HALL GUESTROOMS:

STANDARD DB/DB	25	273 SF
DELUXE KING	29	316 SF
GARDEN (WASHINGTON)	0	0 SF
JUNIOR SUITE	7	481 SF
2-BAY SUITE	1	620 SF
PRESIDENTIAL SUITE	1	1,005 SF
TOTAL	63	gross sqft +/-

WASHINGTON BUILDING GUESTROOMS:

STANDARD DB/DB	135	331 SF
DELUXE KING	47	348 SF
GARDEN (WASHINGTON)	10	333 SF
JUNIOR SUITE	6	491 SF
2-BAY SUITE	0	0 SF
PRESIDENTIAL SUITE	1	670 SF
TOTAL	199	gross sqft +/-

GUESTROOM CONNECTIONS:

HADDON HALL	6
WASHINGTON BUILDING	33
TOTAL	39

RESTAURANTS, CAGES, BARS, LOUNGES, NIGHTCLUBS	REQUIRED	EXISTING	PROPOSED					
			RESTAURANT	POOL BAR	OUTDOOR LOUNGE	HADDONHALL BALLROOM	DIXON CAFÉ BAR	ROOFTOP RESTAURANT
TYPE OF USE	N/A	N/A						
NUMBER OF SEATS LOCATED OUTSIDE ON PRIVATE PROPERTY	N/A	N/A	84	18	31	0	6	70
NUMBER OF SEATS INSIDE	N/A	N/A	164	0	0	128	84	16
TOTAL NUMBER OF SEATS	N/A	N/A	248	18	31	128	90	86
TOTAL OCCUPANT CONTENT	N/A	N/A	477	82	67	308	135	184
PROPOSED HOURS OF OPERATION	SEE HOURS OF OPERATION LISTEN BELOW							
IS THIS AN NIE? (NEIGHBORHOOD IMPACT ESTABLISHMENT, SEE CMB 141 1361)	YES							
IS DANCING AND/OR ENTERTAINMENT PROPOSED? (SEE CMB 141-1361)	NO							
IS THIS A CONTRIBUTING BUILDING?	YES							
LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	YES							

VENUE	FLOOR	INDOOR/OUTDOOR	OCCUPANCY	SEATS	ACCESS	HOURS OF OPERATION
SIGNATURE RESTAURANT / BAR	GROUND	INDOOR	377	188	PUBLIC	12PM TO 2AM
		OUTDOOR	100	90	PUBLIC	12PM TO 2AM
POOL BAR	GROUND	INDOOR	55	10	PUBLIC AFTER 5PM	12PM TO 2AM
		OUTDOOR	27	8		
OUTDOOR LOUNGE	GROUND	OUTDOOR	67	31	PUBLIC AFTER 5PM	12PM TO 2AM
HADDONHALL BALLROOM	GROUND	INDOOR	249	135	PRIVATE	12PM TO 2AM
		OUTDOOR	59	21		
DIXON CAFÉ BAR	GROUND	INDOOR	125	84	PUBLIC	12PM TO 2AM
		OUTDOOR	10	6		
ROOFTOP RESTAURANT	7	INDOOR	94	16	PUBLIC	12PM TO 2AM
		OUTDOOR	90	150		

PROPOSED OCCUPANCY

	MAIN PARCEL (1509 Washington Ave)	HADDON HALL HOTEL PARCEL (PARCEL 1)	CAMPTON BUILDING PARCEL (PARCEL 3)	GRAND TOTAL
BASEMENT		13	3	16
LEVEL 1	1,249	755	337	2,341
LEVEL 2	76	88	8	172
LEVEL 3	76	74	269	419
LEVEL 4	76	28		104
LEVEL 5	76			76
LEVEL 6	79			79
LEVEL 7	245			245
TOTAL OCCUPANCY:	1,877	958	617	3,452



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REVISIONS	
COMM.	DATE

TREEHOUSE HOTEL, MIAMI BEACH
 1500 COLLINS +
 1509-1515 WASHINGTON
 AVE, MIAMI BEACH, FL,
 33139
PROPOSED GUESTROOM & VENUE MATRIX
 A0-03



CD-2 COMMERCIAL,
MEDIUM INTENSITY
DISTRICT
NLA: 27,625 sf (0.634 AC)
Max height: lots that have a
frontage equal to or greater
than 200 feet: 75 feet
Max FAR: (1.5) mixed use
buildings: When more than
25 percent of the total area
of a building is used for
residential or hotel units, the
floor area ratio range shall
be as set forth in the RM-2
district = (2.0)



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REVISIONS	
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**TREEHOUSE HOTEL,
MIAMI BEACH**

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

ZONING MAP
A0-04



NR
architect

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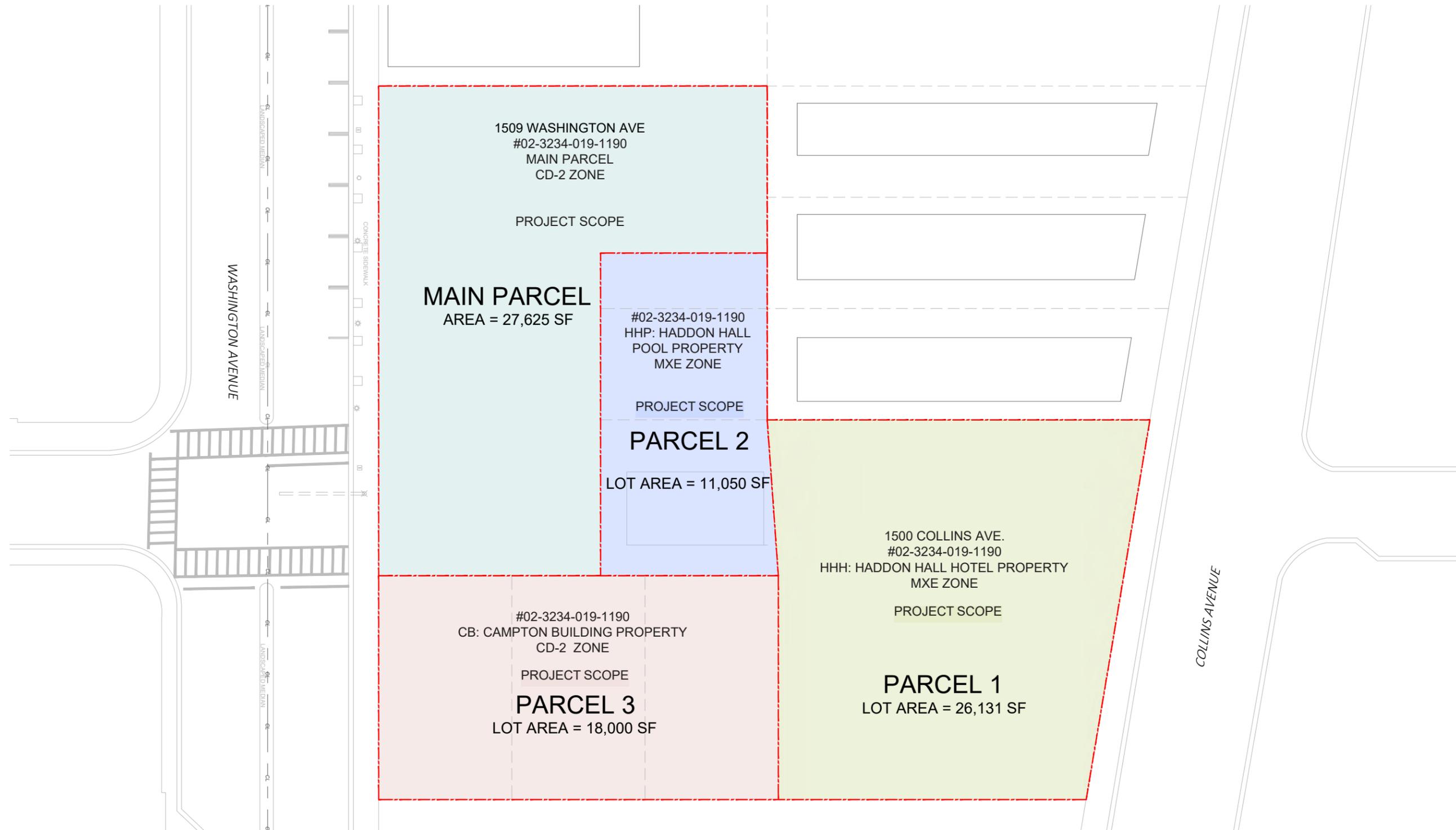
REVISIONS	
COMM.	DATE

TREEHOUSE HOTEL, MIAMI BEACH

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

LOCATION MAP

A0-06



1509 WASHINGTON AVE
#02-3234-019-1190
MAIN PARCEL
CD-2 ZONE

PROJECT SCOPE

MAIN PARCEL
AREA = 27,625 SF

#02-3234-019-1190
HHP: HADDON HALL
POOL PROPERTY
MXE ZONE

PROJECT SCOPE

PARCEL 2
LOT AREA = 11,050 SF

#02-3234-019-1190
CB: CAMPTON BUILDING PROPERTY
CD-2 ZONE

PROJECT SCOPE

PARCEL 3
LOT AREA = 18,000 SF



1500 COLLINS AVE.
#02-3234-019-1190
HHH: HADDON HALL HOTEL PROPERTY
MXE ZONE

PROJECT SCOPE

PARCEL 1
LOT AREA = 26,131 SF

WASHINGTON AVENUE

COLLINS AVENUE



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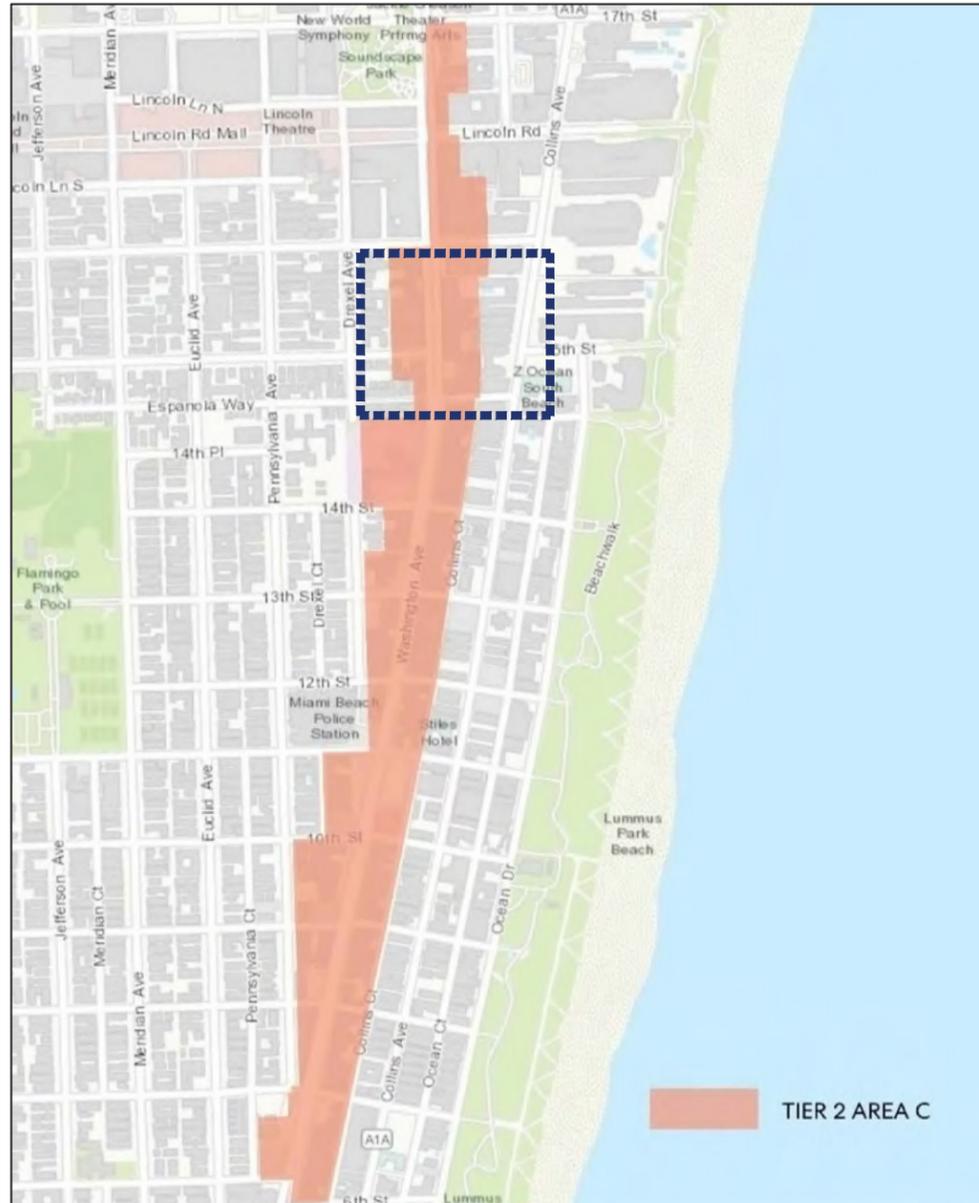
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REVISIONS	
COMM.	DATE

TREEHOUSE HOTEL, MIAMI BEACH

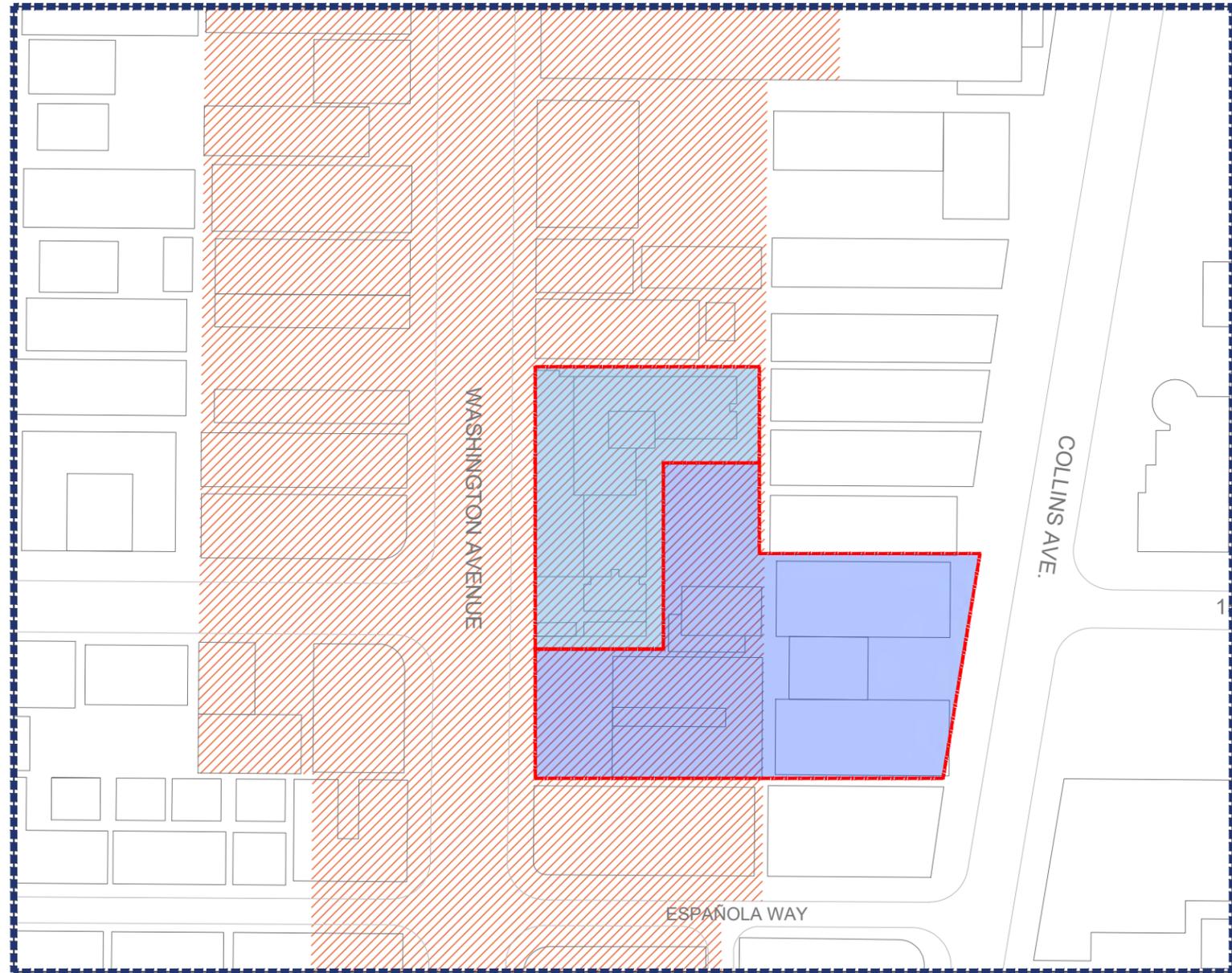
1500 COLLINS +
1509-1515 WASHINGTON
AVE, MIAMI BEACH, FL,
33139

OVERALL PARCEL PLAN
A0-07



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

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



BICYCLE PARKING REQUIREMENTS

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



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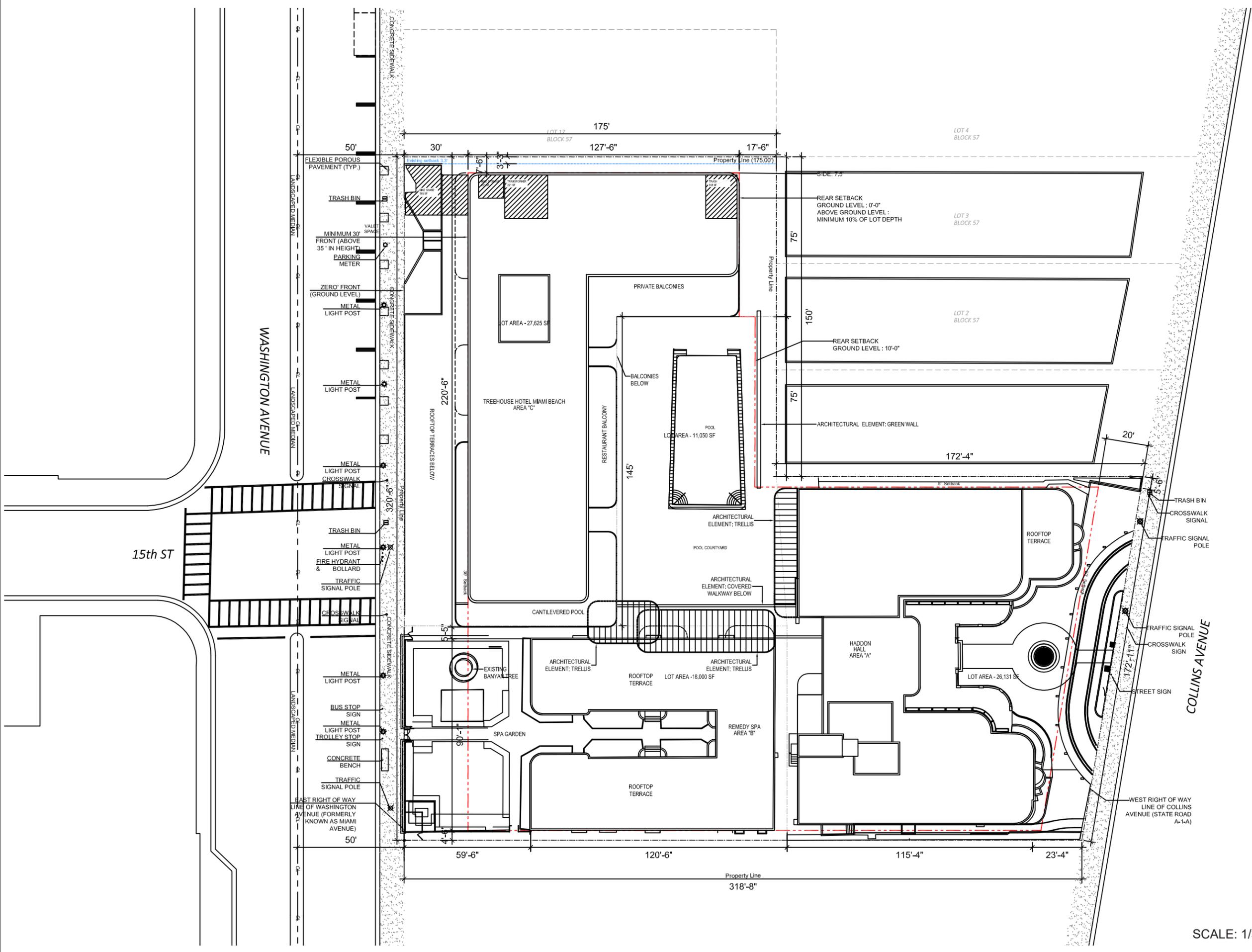
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NO.	REVISIONS

REVISIONS	
COMM.	DATE

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



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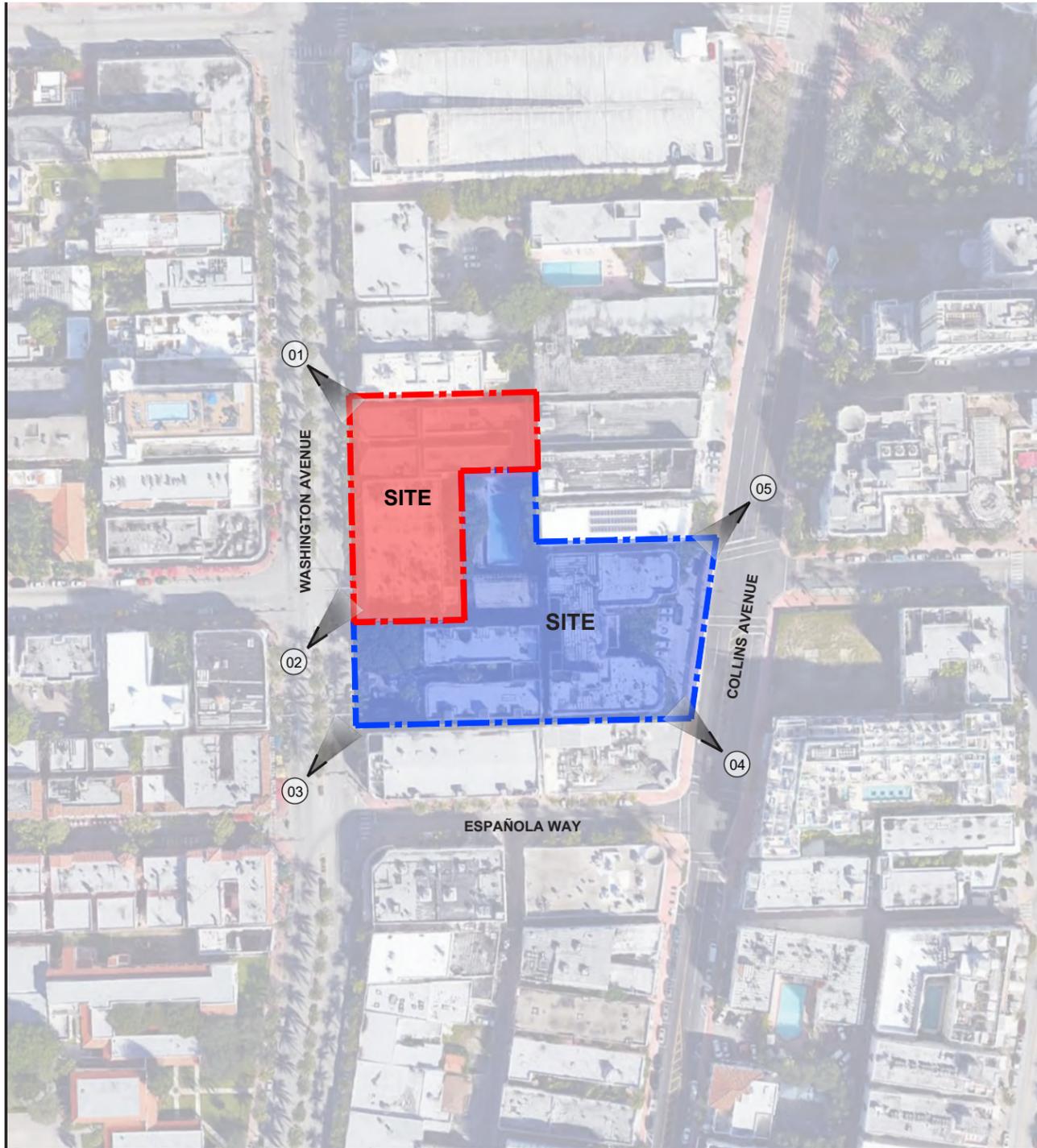
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1500 COLLINS + 1509-1515 WASHINGTON AVE, MIAMI BEACH, FL, 33139

SITE PLAN
A0-09

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





LOCATION MAP



VIEW 01



VIEW 02



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SITE PHOTOS
A0-10



VIEW 03



VIEW 04



VIEW 05



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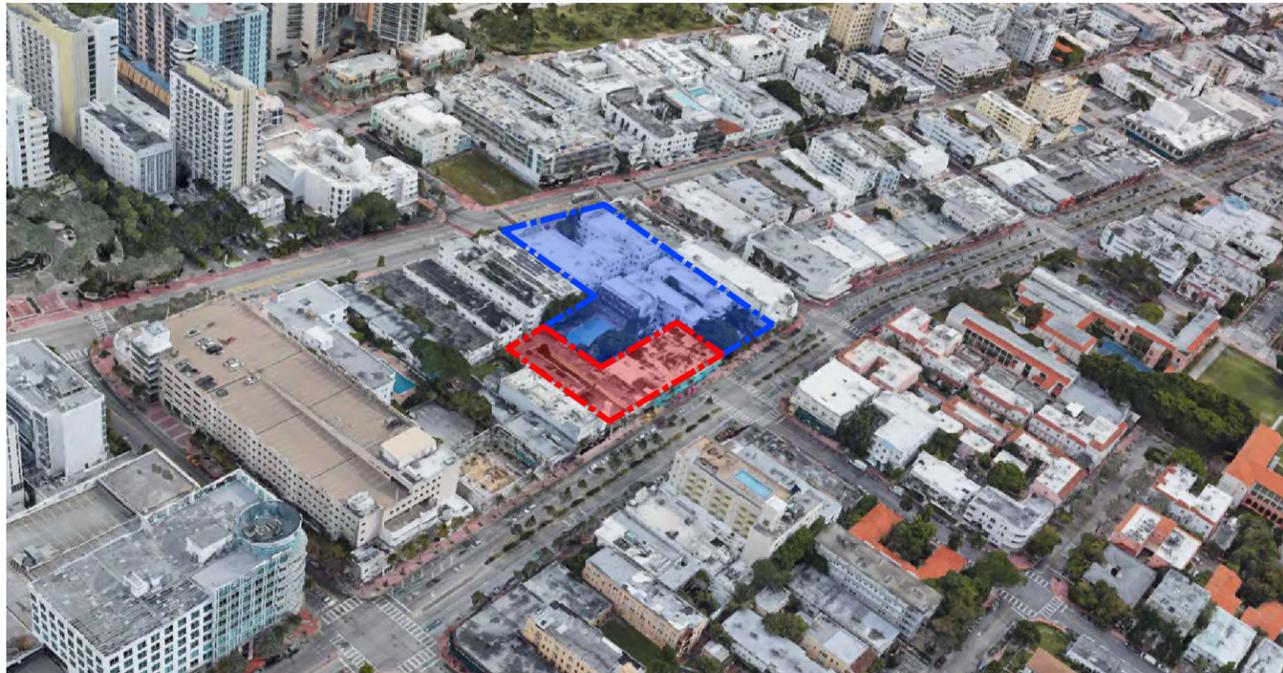
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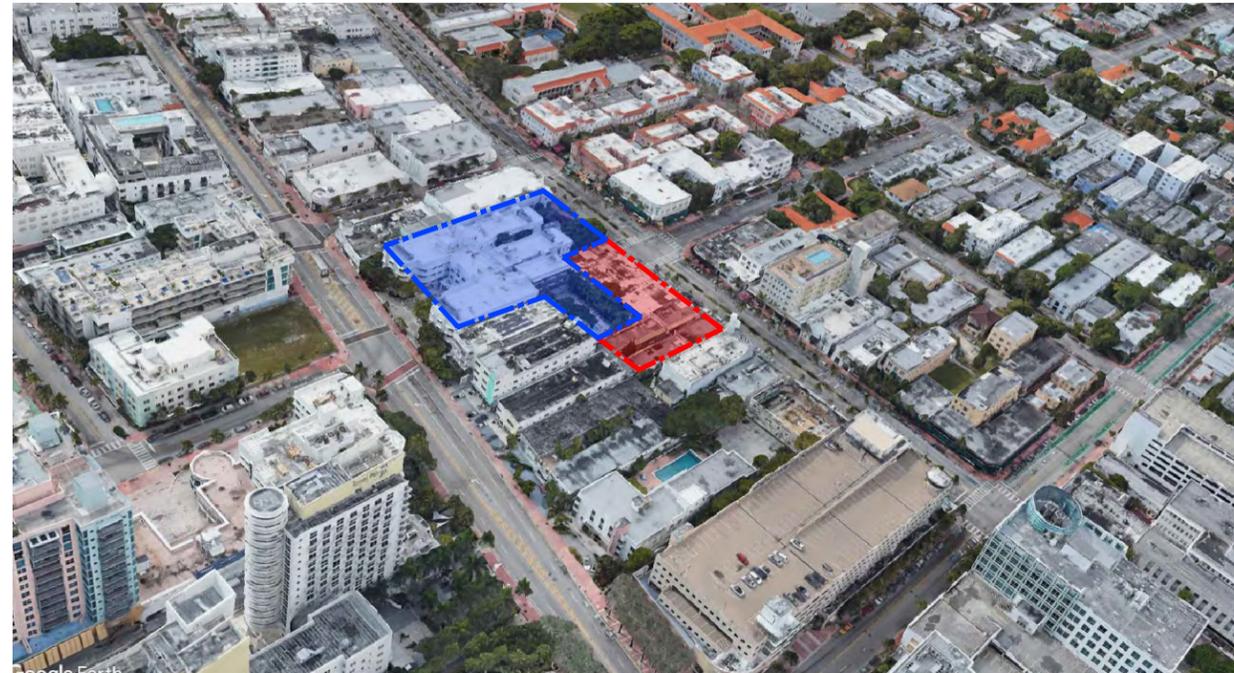
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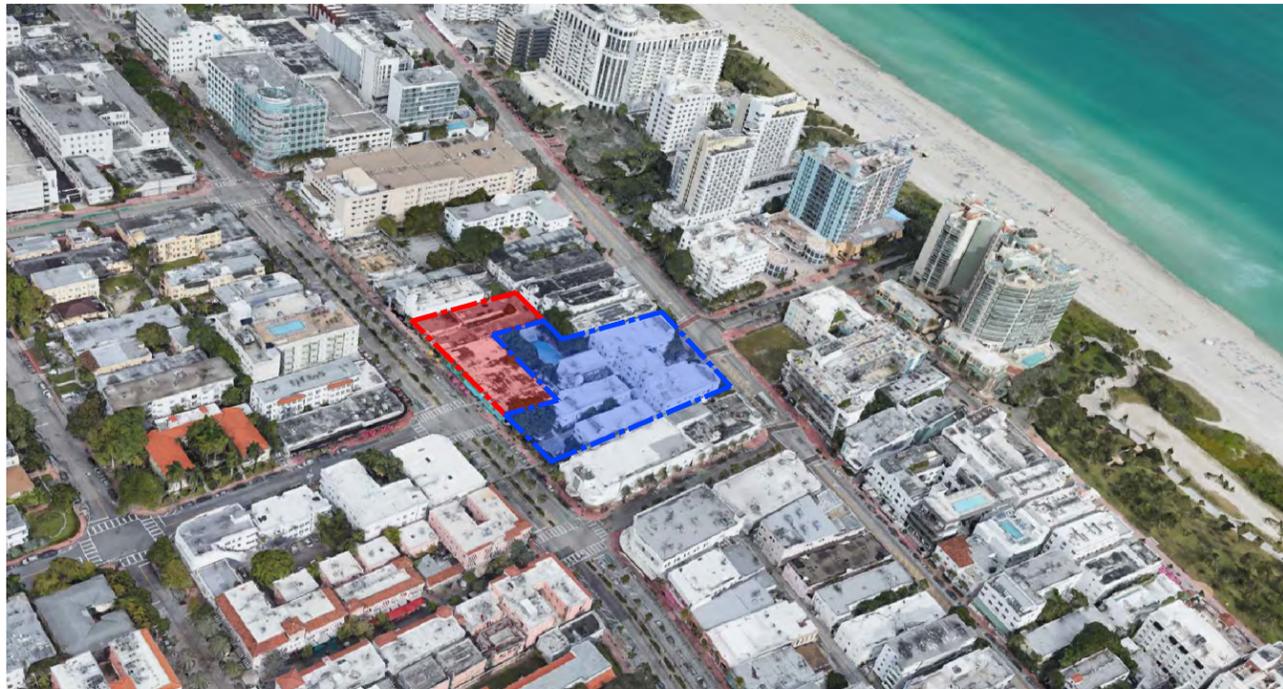
SITE PHOTOS
A0-11



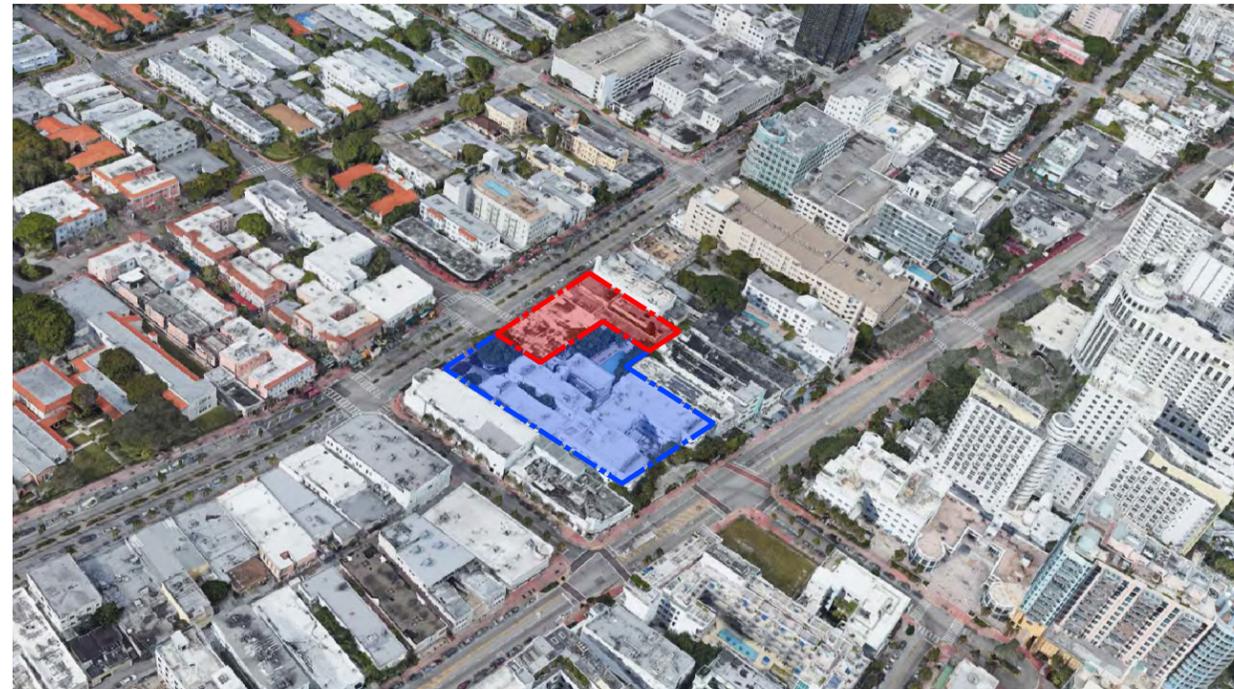
VIEW TOWARDS NORTH-WEST



VIEW TOWARDS NORTH-EAST



VIEW TOWARDS SOUTH-WEST



VIEW TOWARDS SOUTH-EAST



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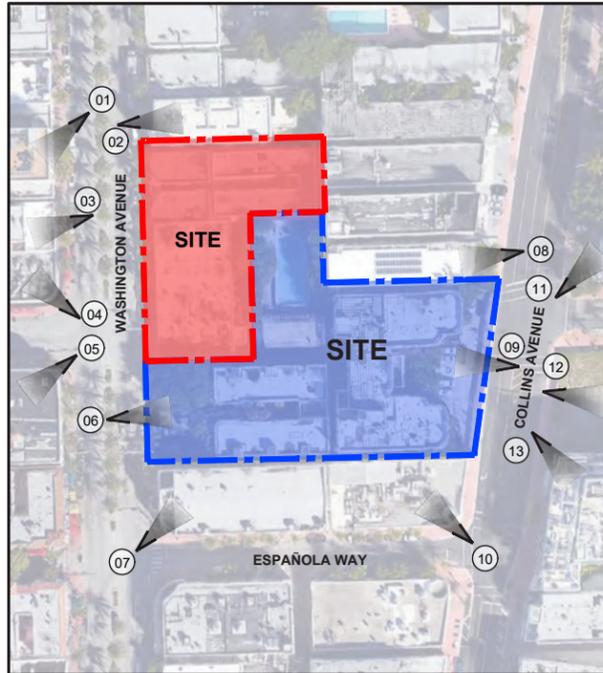
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CONTEXT - AERIAL
VIEWS
A0-12



LOCATION MAP



VIEW 01



VIEW 02



VIEW 03



VIEW 04



VIEW 05



VIEW 06



VIEW 07



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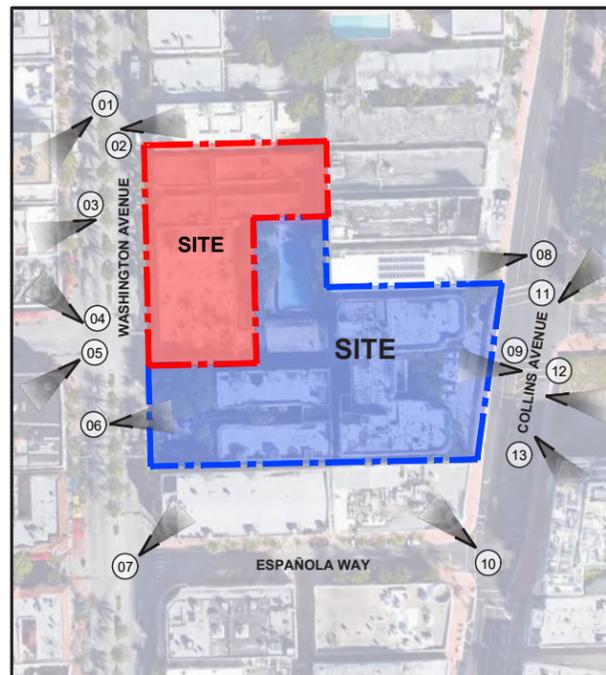
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CONTEXT PHOTOS
WASHINGTON AVENUE
A0-13



LOCATION MAP



VIEW 08



VIEW 09



VIEW 10



VIEW 11



VIEW 12



VIEW 13



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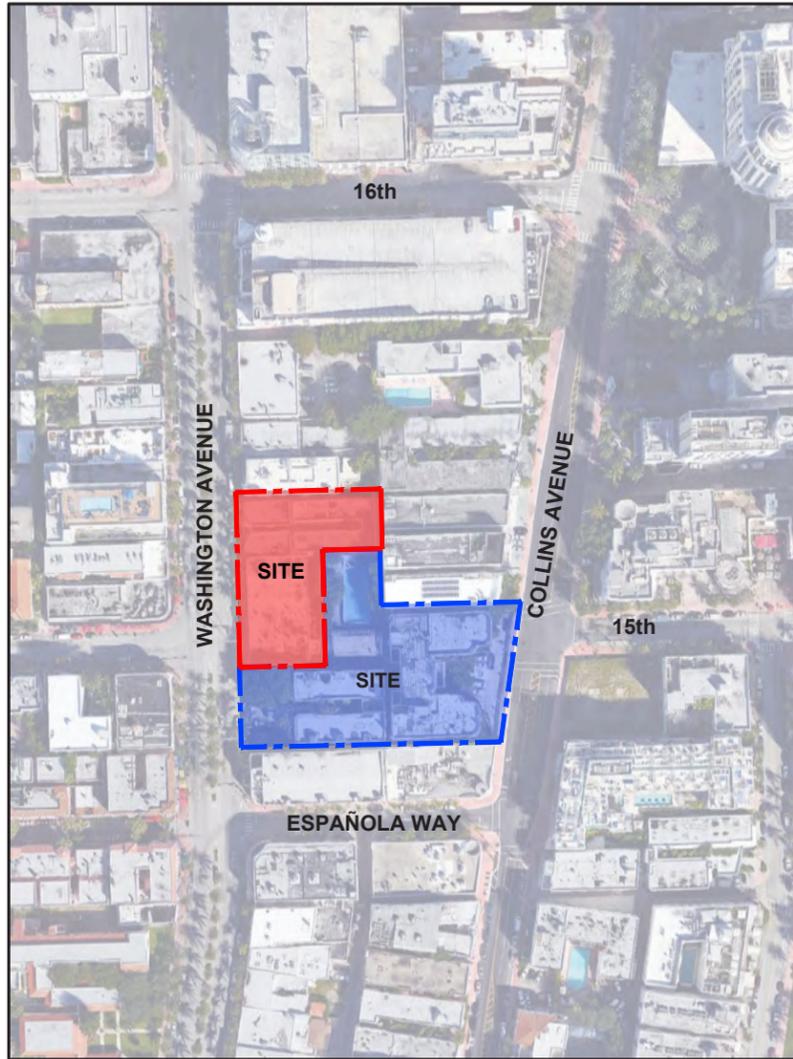
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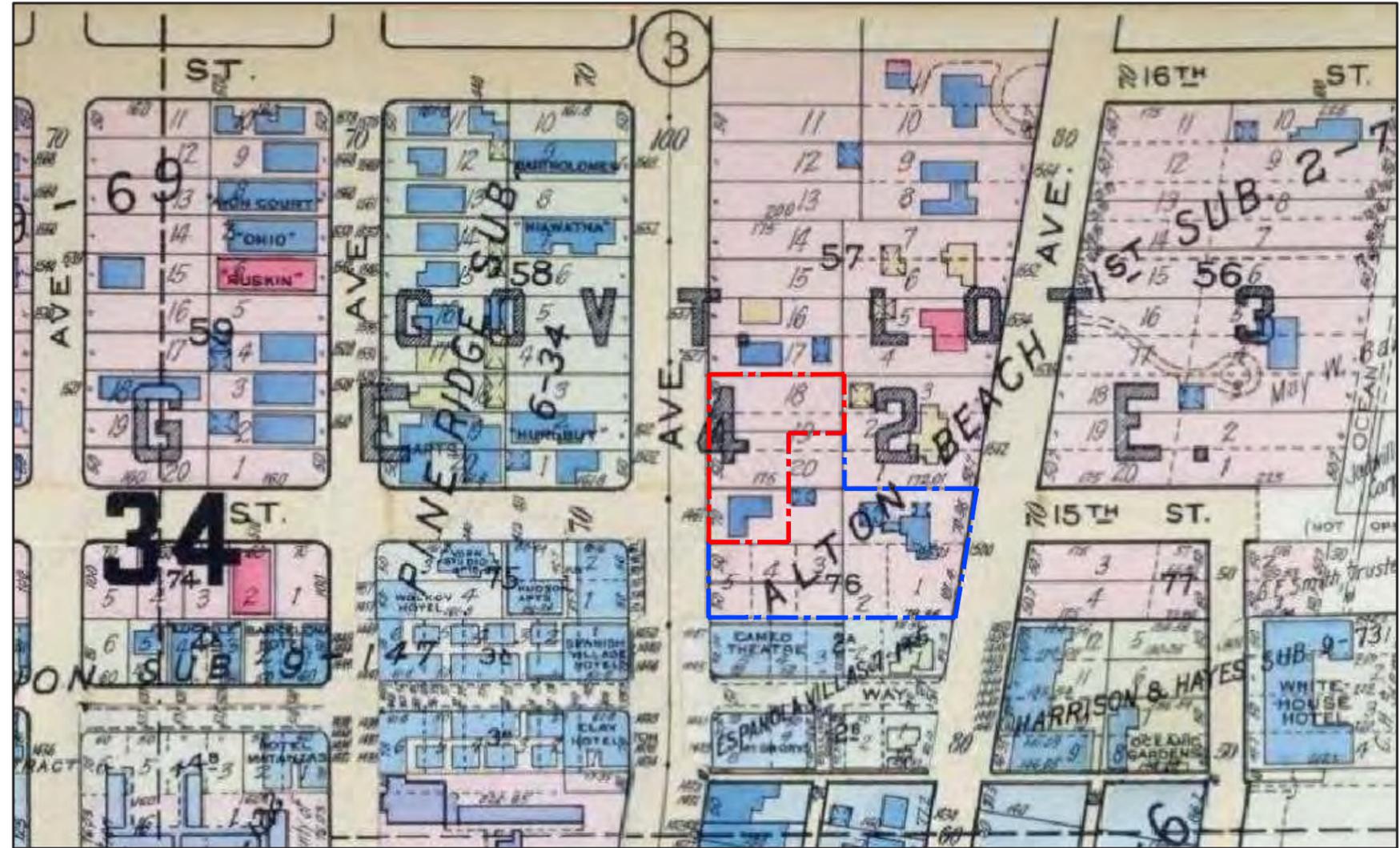
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CONTEXT PHOTOS
COLLINS AVENUE



CURRENT SITE PLAN (2024)



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



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SITE HISTORIC
CONTEXT