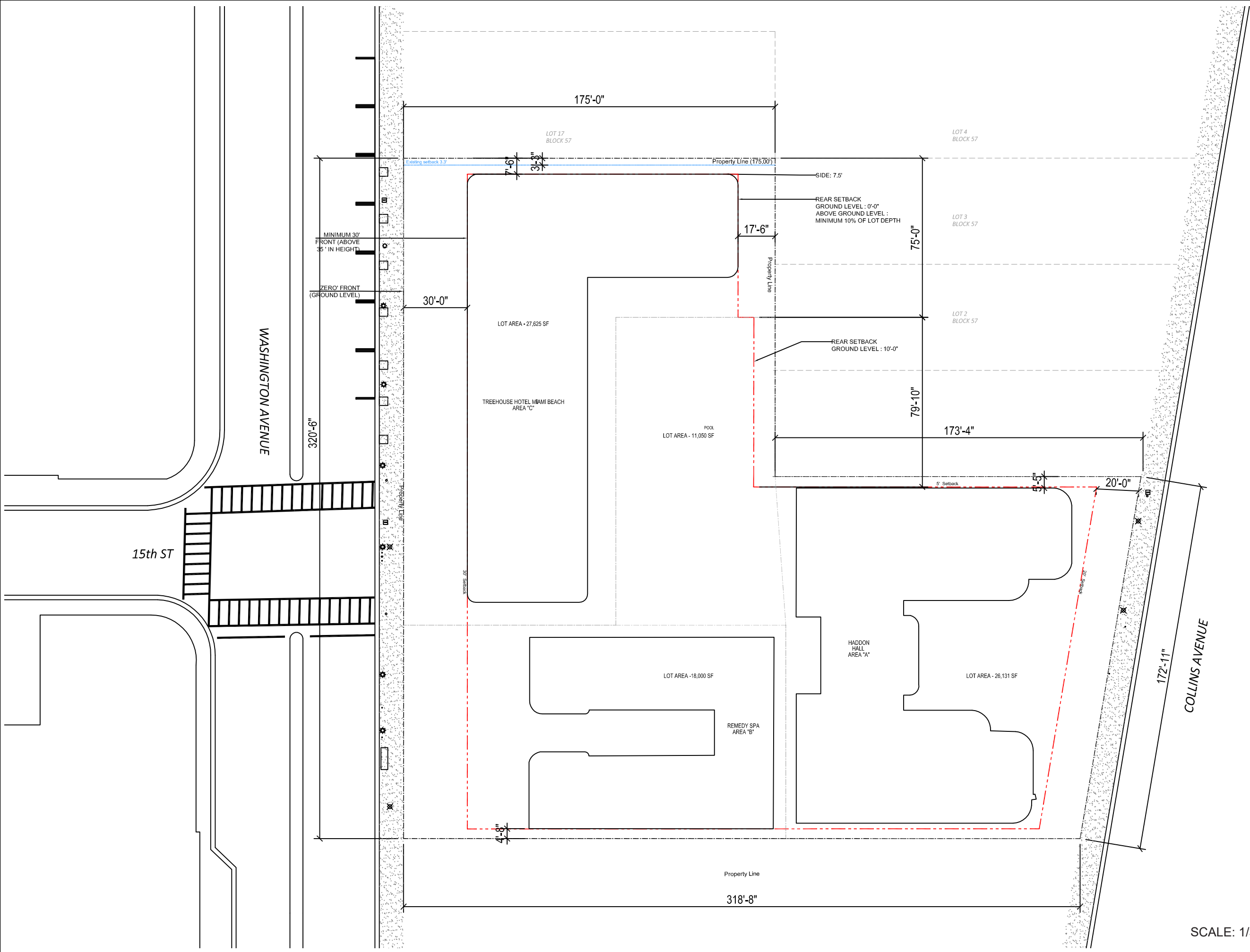


PROPERTY OVERVIEW + DATA



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NORBERTO ROSENSTEIN
ARCHITECT, INC.

ARCHITECTURE - INTERIOR DESIGN - PLANNING

126 S. FEDERAL HIGHWAY SUITE #202

DANIA BEACH, FLORIDA 33004

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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	Minimun 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																										
11	Height		75'-0"			15'-0"			75'-0"			75'-0"			N/A			EXIST.			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								
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		
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			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								
	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								
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								
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								
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								
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								
	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								
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								
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								
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								
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			N/A			4.8'			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								
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								
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								
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								
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								
	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								
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								
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								
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								
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								
	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



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R E V I S I O N S	
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
	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
	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
	199	gross sqft +/-

GUESTROOM CONNECTIONS:

HADDON HALL	6
WASHINGTON BUILDING	33
TOTAL	39

RESTAURANTS, CAGES, BARS, LOUNGES, NIGHTCLUBS	REQUIRED	EXISTING	PROPOSED					
TYPE OF USE	N/A	N/A	RESTAURANT	POOL BAR	OUTDOOR LOUNGE	HADDONHALL BALLROOM	DIXON CAFÉ BAR	ROOFTOP RESTAURANT
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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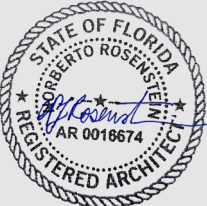
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COMM.	DATE

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

PROPOSED GUESTROOM
& VENUE MATRIX



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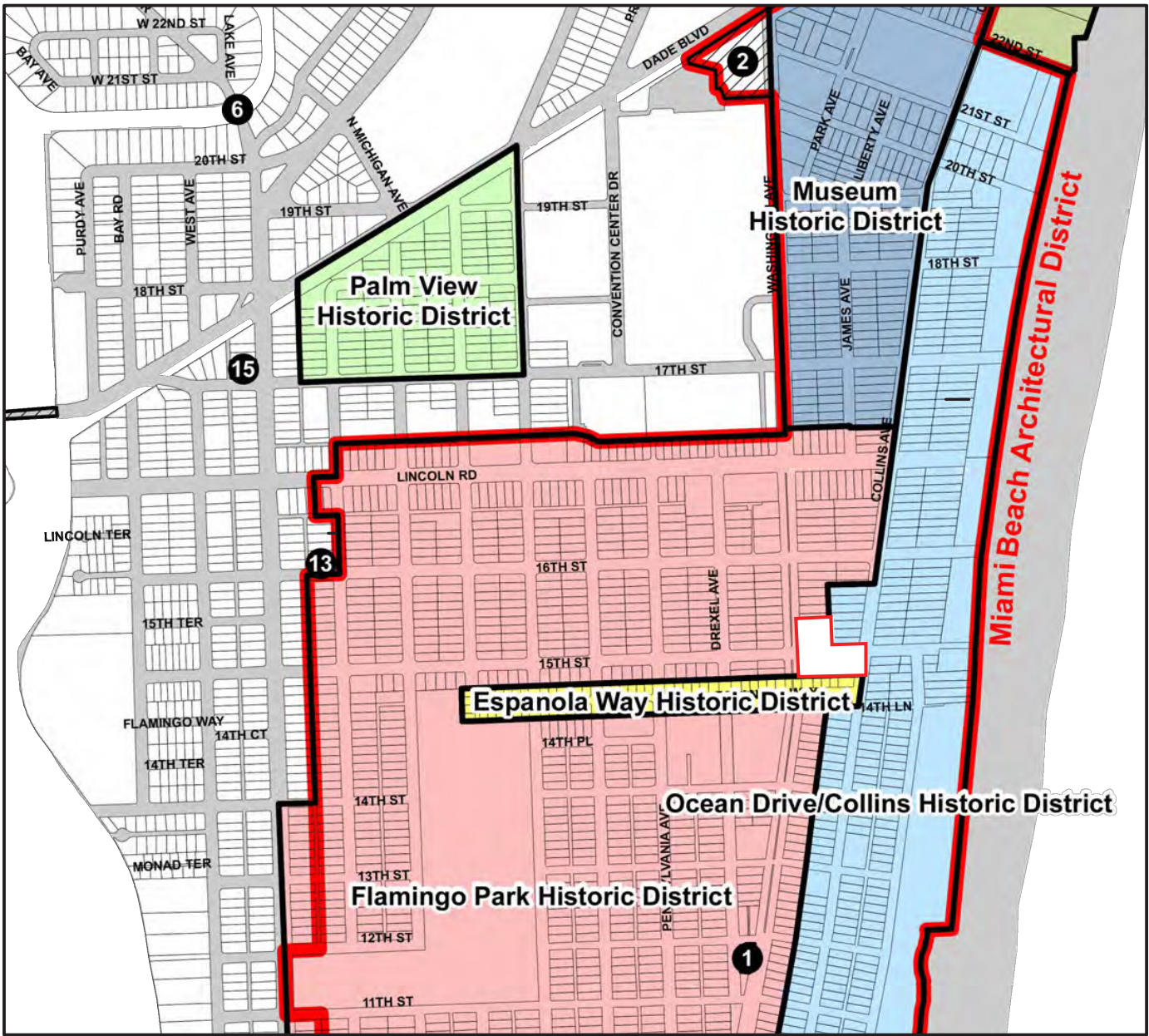
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TREEHOUSE HOTEL,
MIAMI BEACH

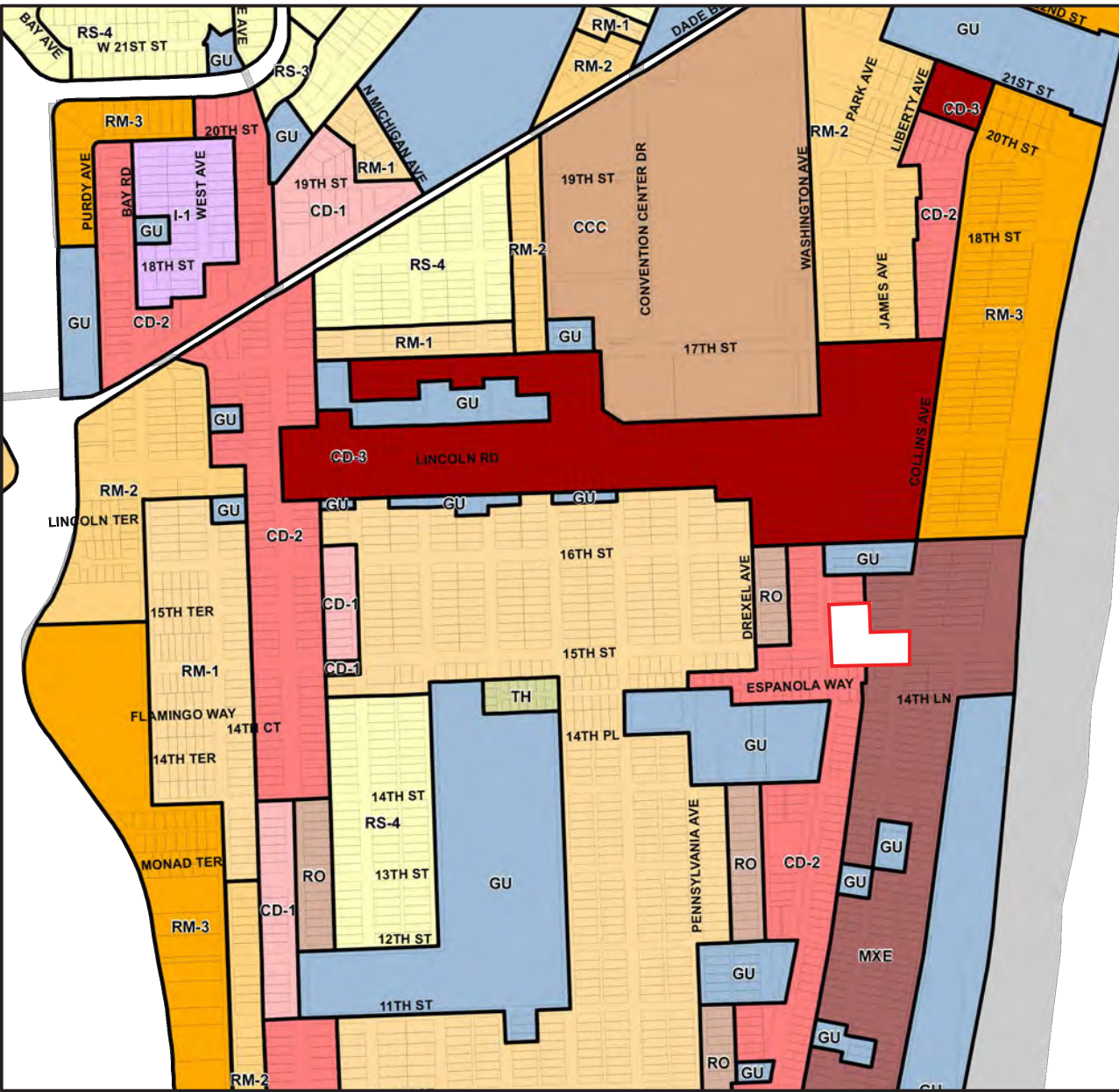
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ZONING MAP

A0-04



HISTORIC DISTRICT MAP



ZONING MAP



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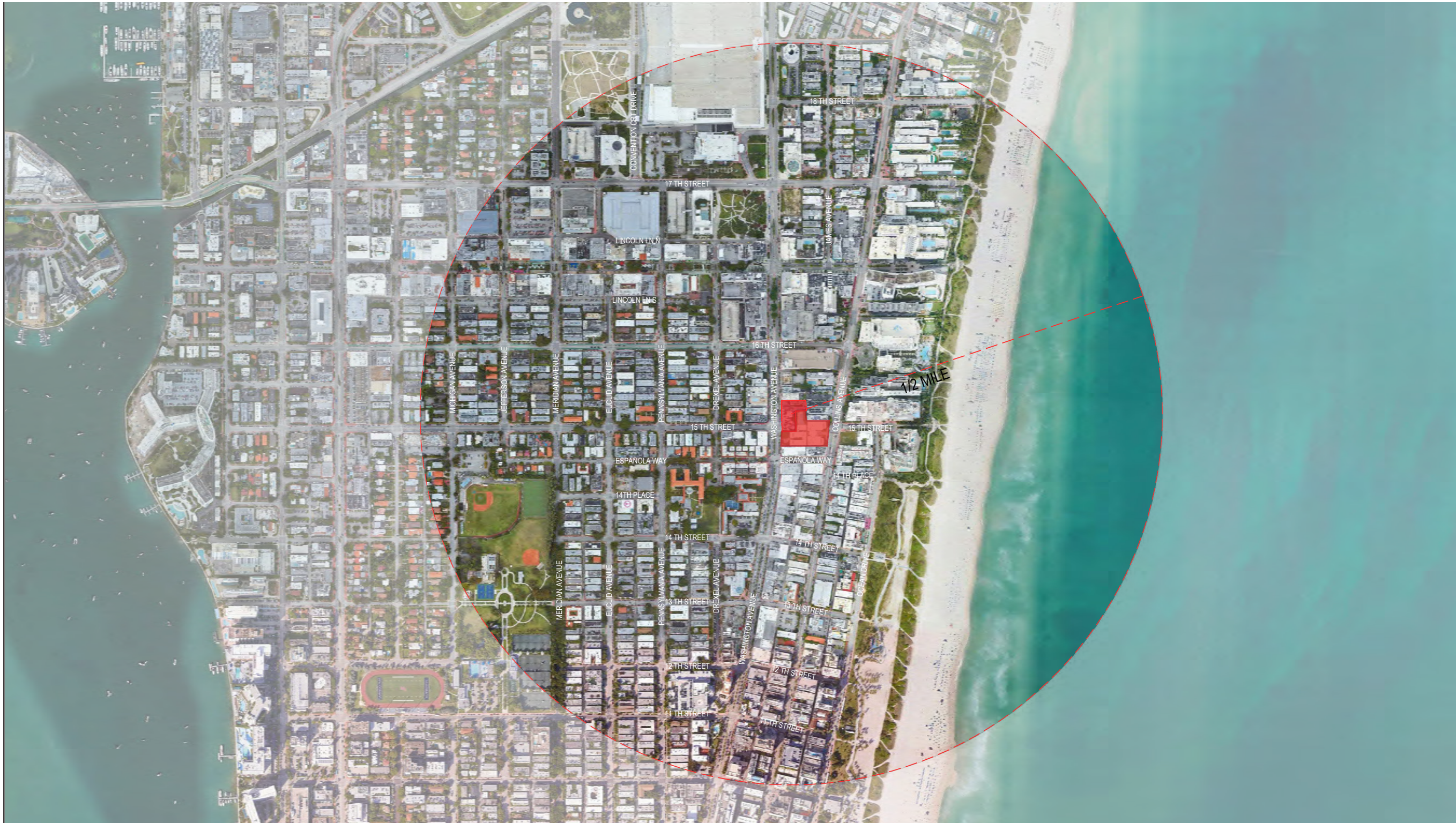
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**TREEHOUSE HOTEL,
MIAMI BEACH**

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

HISTORIC DISTRICT
MAP / ZONING MAP

A0-05



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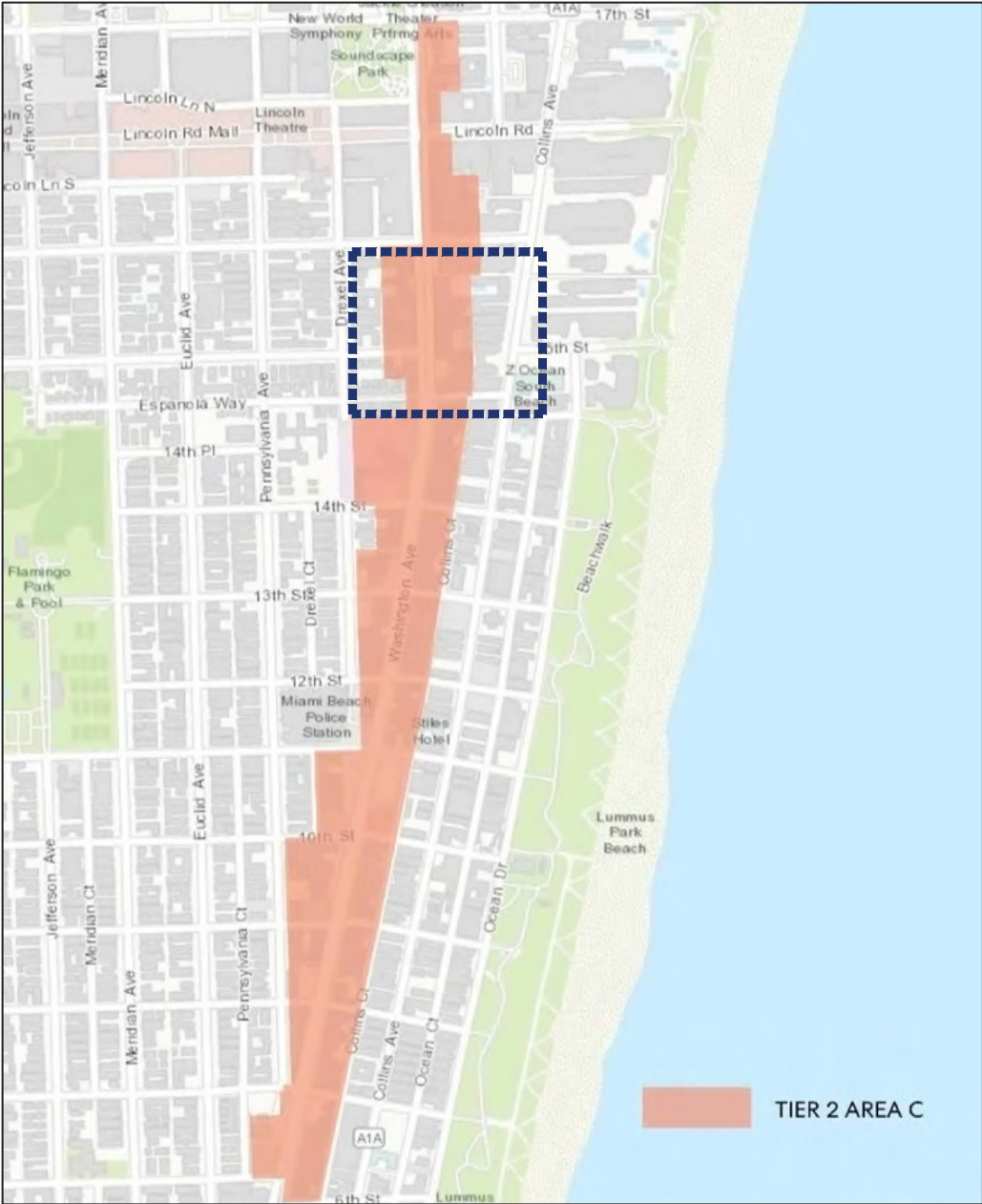
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**TREEHOUSE HOTEL,
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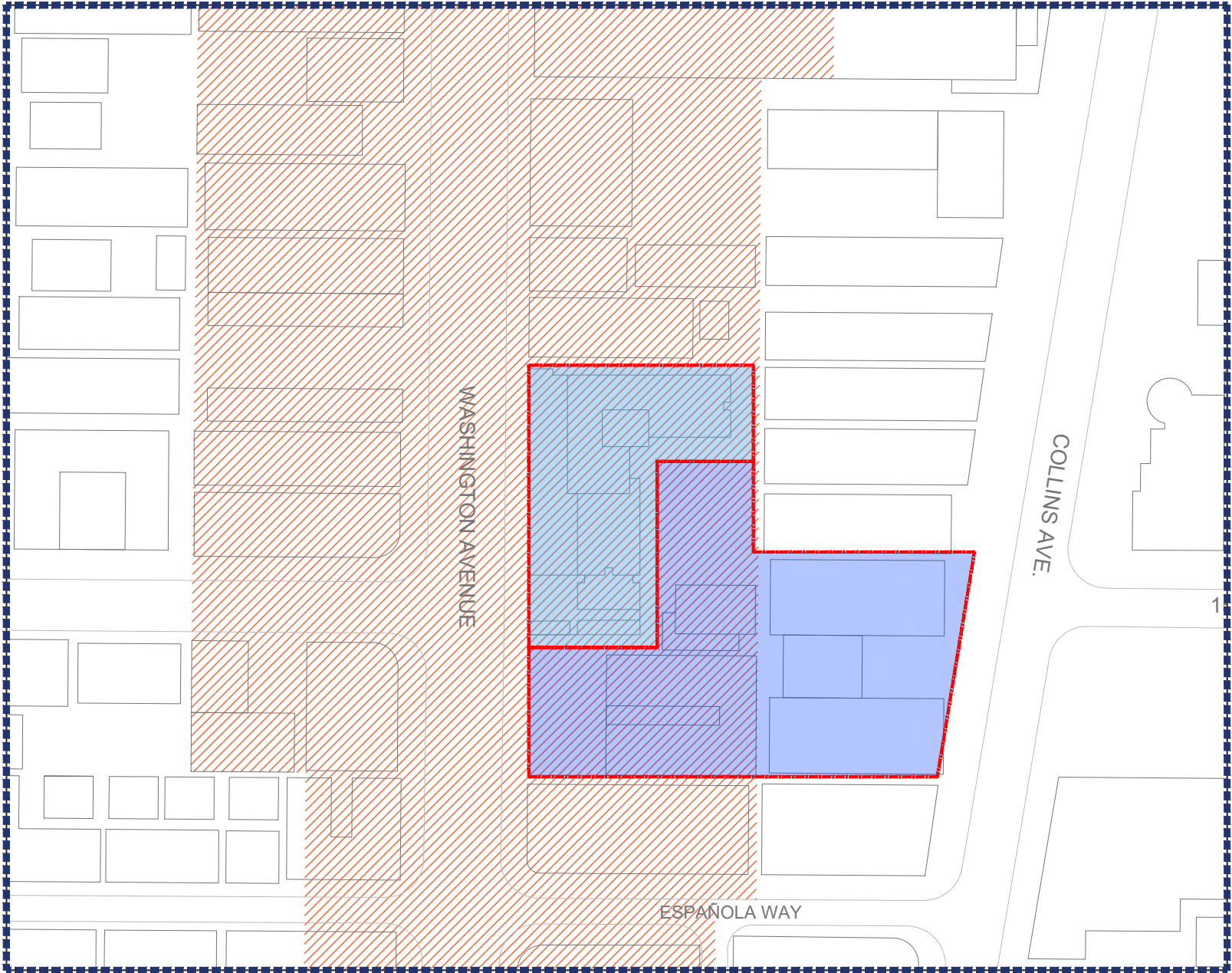
LOCATION MAP

A0-06



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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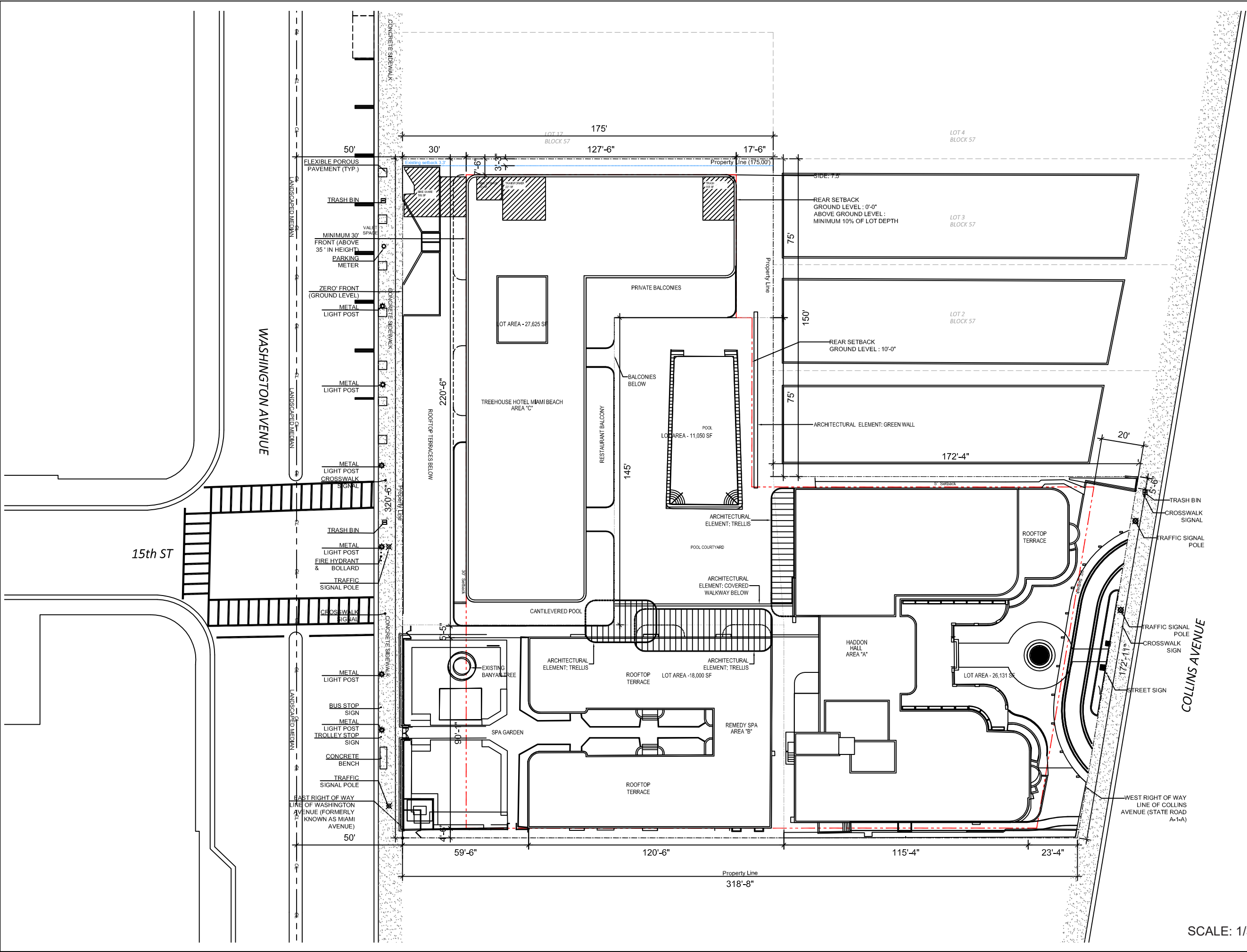
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TIER 2 AREA C MAP
A0-08



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REVISIONS	
COMM.	DATE

**TREEHOUSE HOTEL,
MIAMI BEACH**

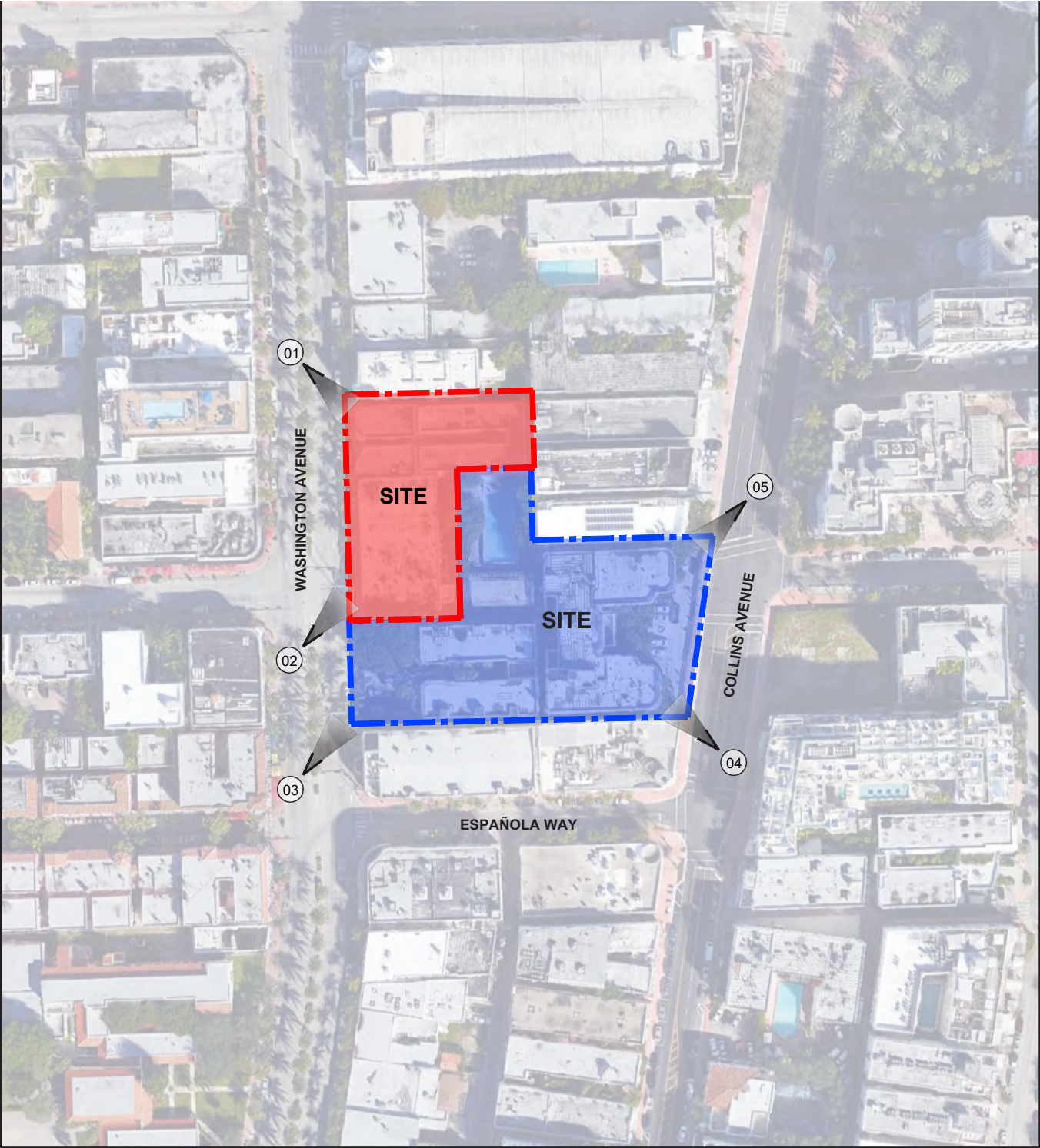
**1500 COLLINS +
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AVE, MIAMI BEACH, FL,
33139**

SITE PLAN

A0-09

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





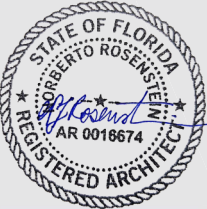
LOCATION MAP



VIEW 01



VIEW 02



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SITE PHOTOS

A0-10



VIEW 03



VIEW 04



VIEW 05



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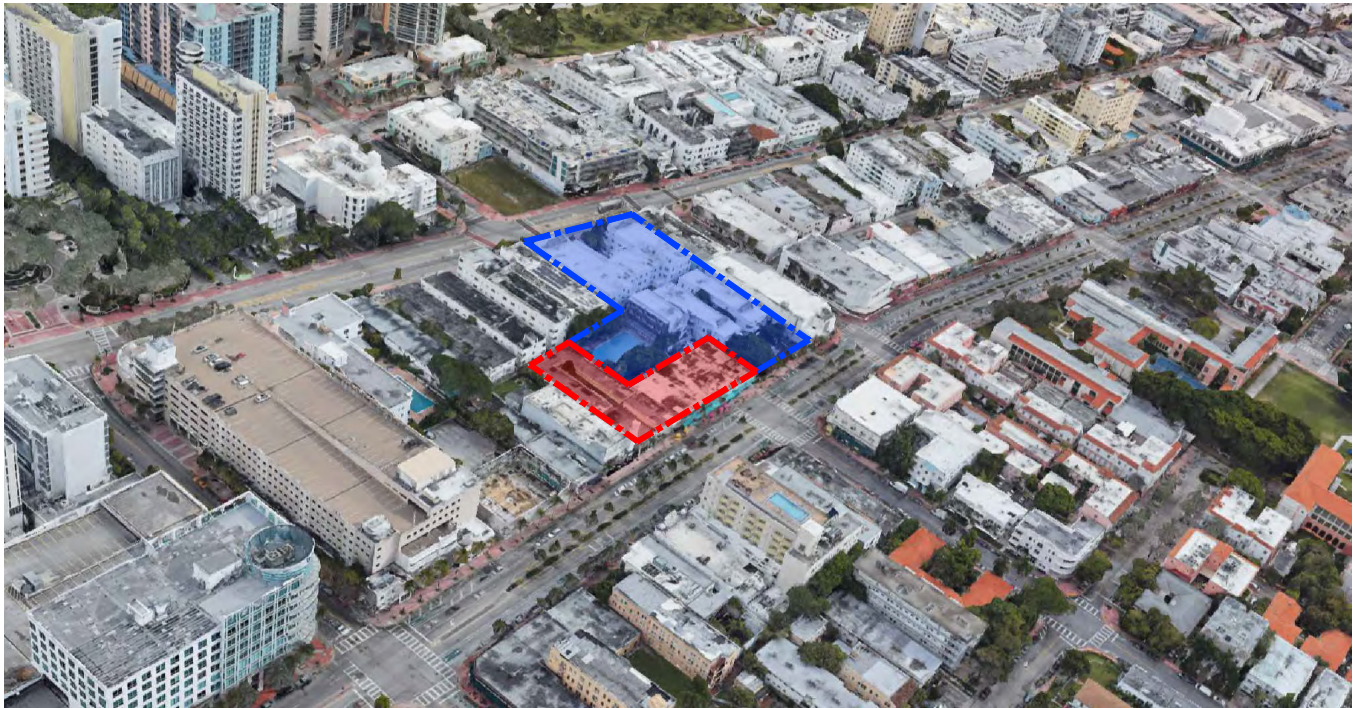
R E V I S I O N S	
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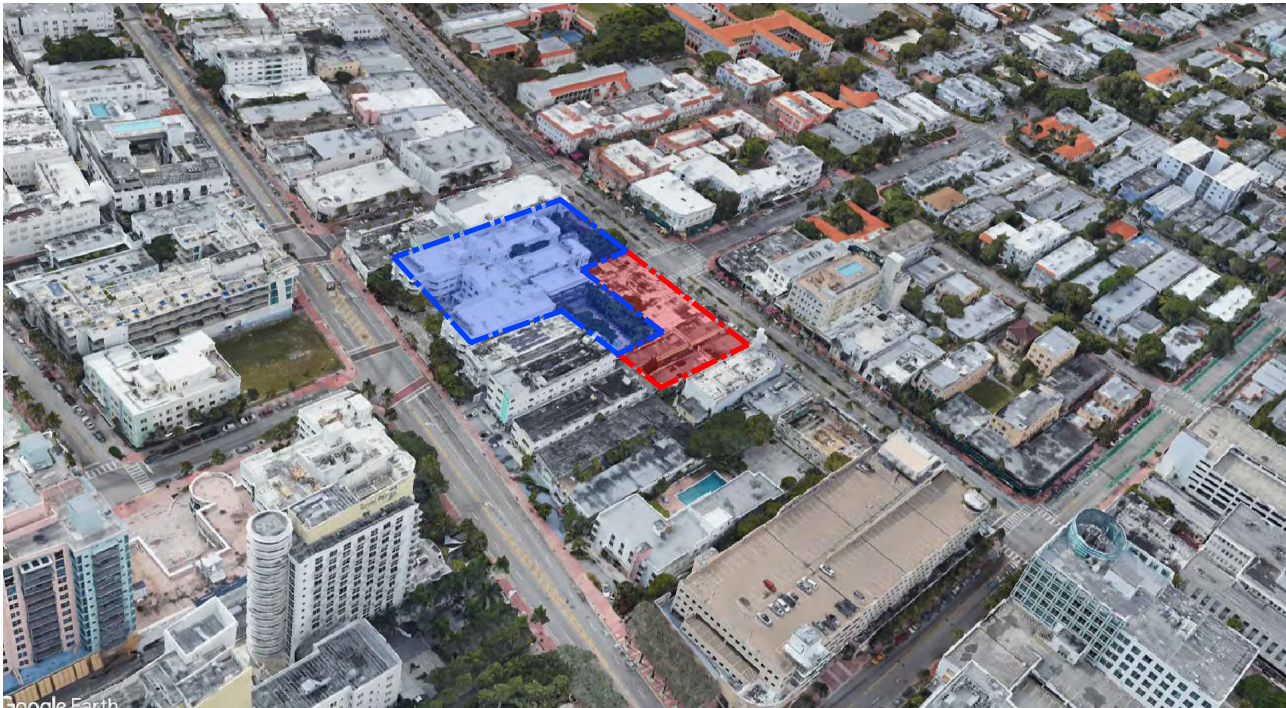
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SITE PHOTOS

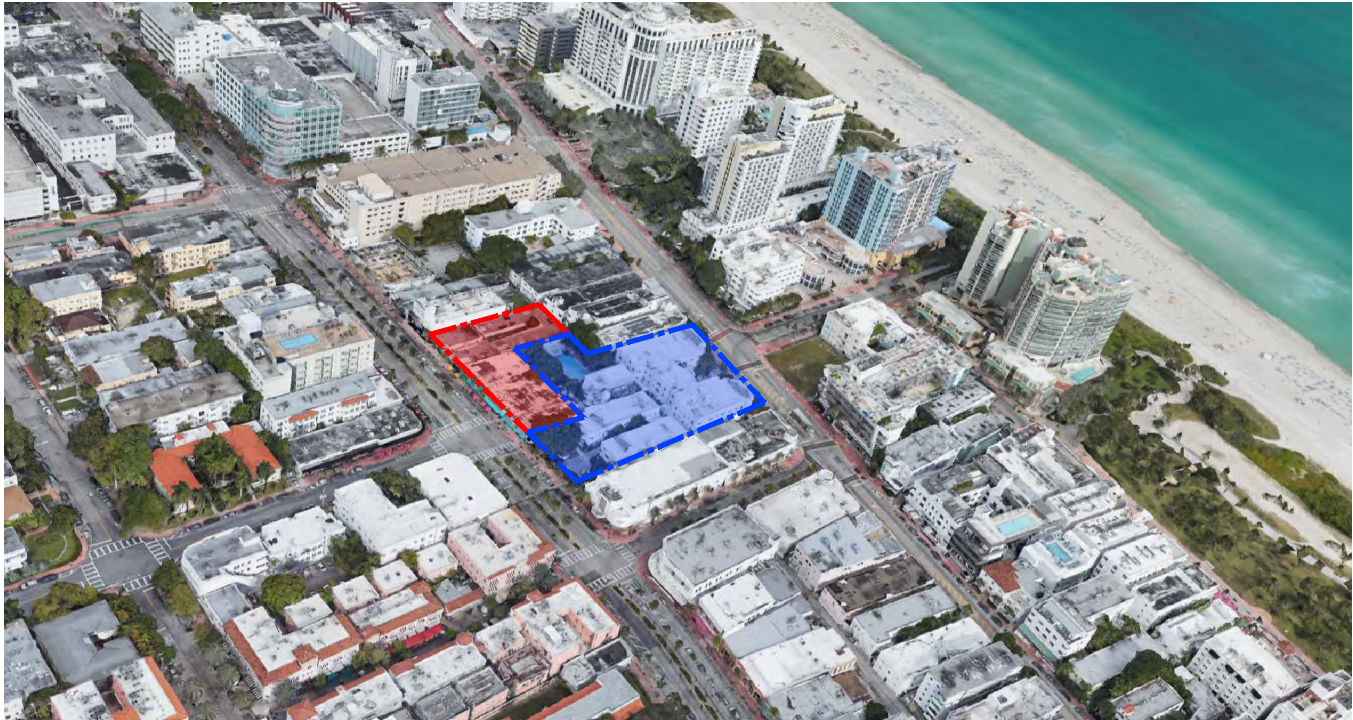
A0-11



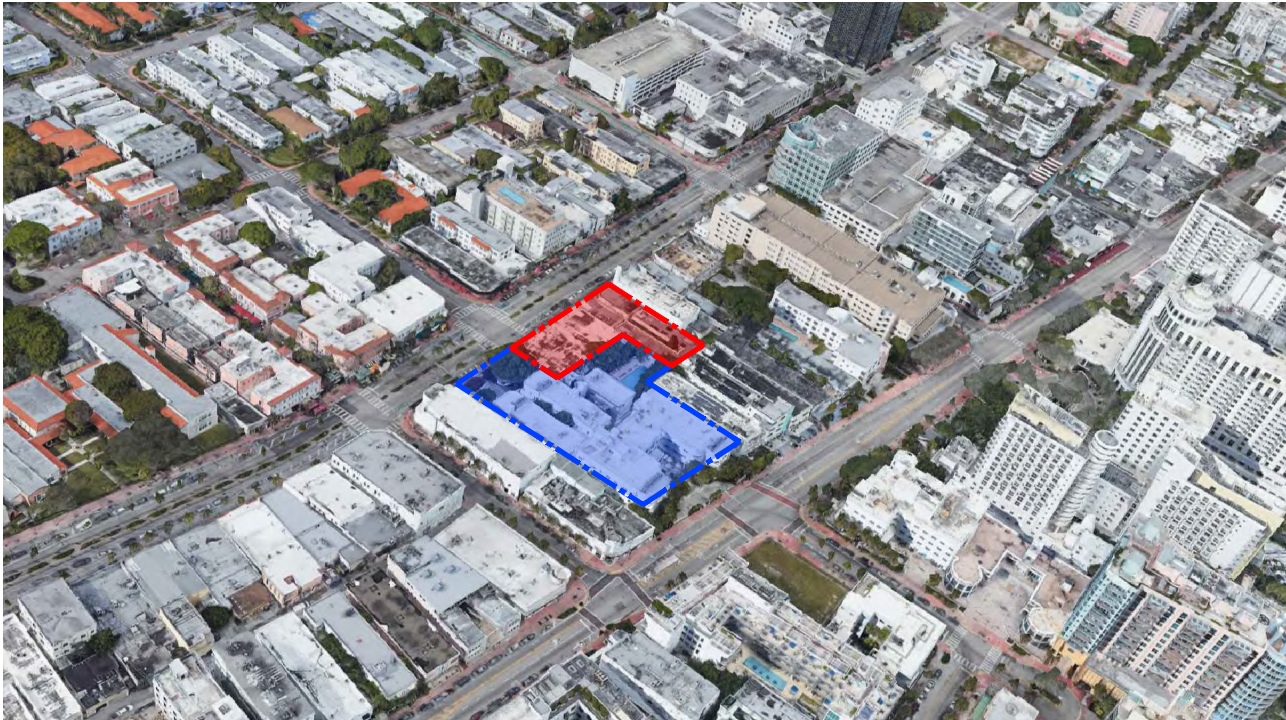
VIEW TOWARDS NORTH-WEST



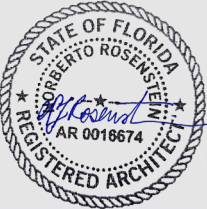
VIEW TOWARDS NORTH-EAST



VIEW TOWARDS SOUTH-WEST



VIEW TOWARDS SOUTH-EAST



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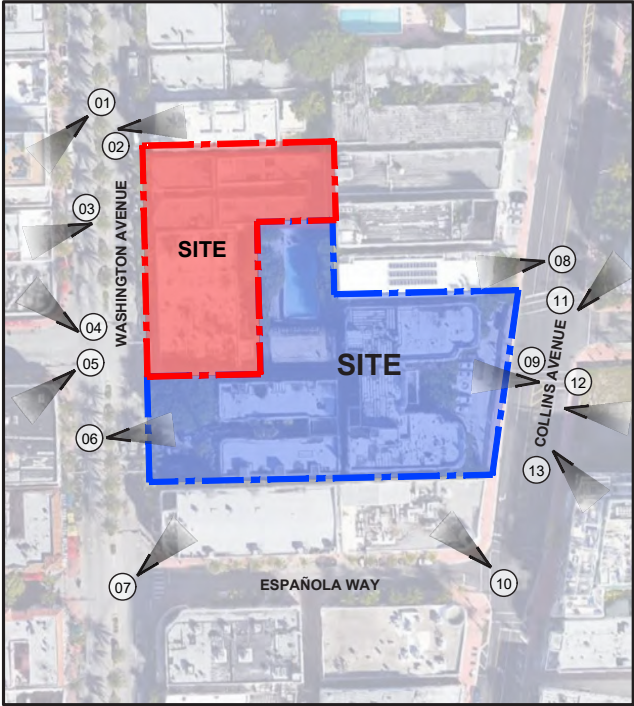
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**CONTEXT - AERIAL
VIEWS**

A0-12



LOCATION MAP



VIEW 01



VIEW 02



VIEW 03



VIEW 04



VIEW 05



VIEW 06



VIEW 07



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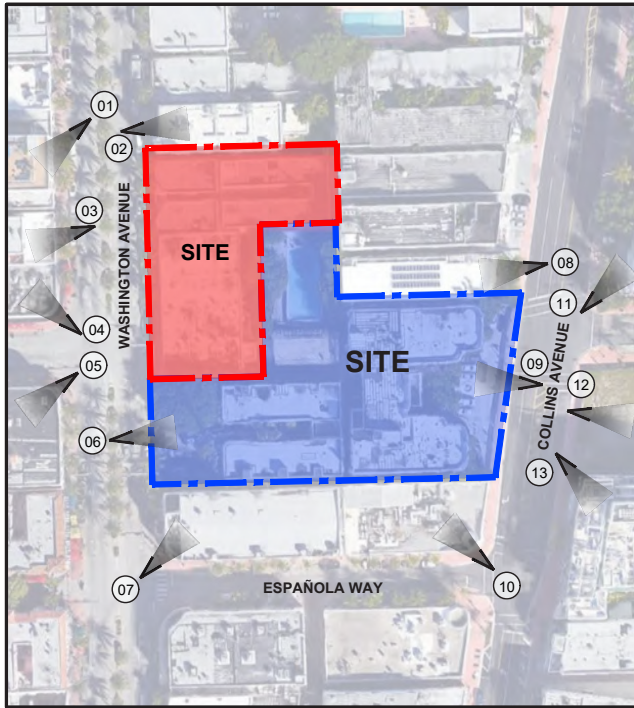
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**CONTEXT PHOTOS
WASHINGTON AVENUE**



LOCATION MAP



VIEW 08



VIEW 09



VIEW 10



VIEW 11



VIEW 12



VIEW 13



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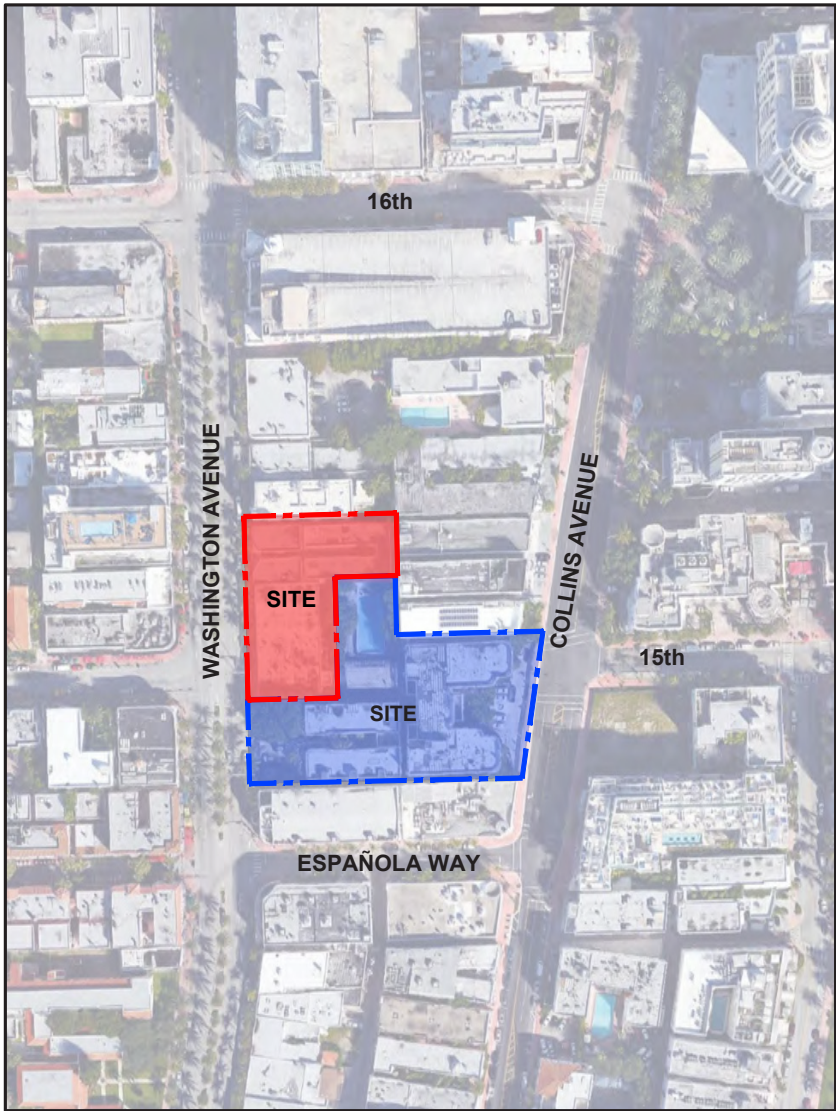
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**CONTEXT PHOTOS
COLLINS AVENUE**

A0-14



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