

RESTORATION OF THE HISTORIC CAMPTON APARTMENTS



HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING



NR
architect

NORBERTO ROSENSTEIN
ARCHITECT, INC.

ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-6551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN
ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS
DOCUMENT OR PARTS THEREOF,
MAY NOT BE REPRODUCED IN ANY
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE
PLANS WERE PREPARED BY ME
OR UNDER
MY SUPERVISION, AND TO THE
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

HISTORIC PHOTOS

A2-01



HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING



NR
architect

**NORBERTO ROSENSTEIN
ARCHITECT, INC.**

ARCHITECTURE - INTERIOR DESIGN - PLANNING

126 S. FEDERAL HIGHWAY SUITE #202

DANIA BEACH, FLORIDA 33004

P: (954) 922-6551

NROSENSTEIN@ROSENSTEINARCHITECT.COM

WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674

NATL. REG. NO. 69178

COPYRIGHT © 2024

NORBERTO ROSENSTEIN

ARCHITECT, INC.

ALL RIGHTS RESERVED. THIS

DOCUMENT OR PARTS THEREOF,

MAY NOT BE REPRODUCED IN ANY

FORM WITHOUT PERMISSION.

DESIGNED DRAWN CHECKED

CAMPTON BUILDING PARCEL (PARCEL 3)		
18,000		
LEVEL 00	0.00	
LEVEL 1	8,588.87	
LEVEL 2	744.06	
LEVEL 3	667.07	
TOTAL SF	10,000.00	
FAR	ALLOWED	PROVIDED
2.0 FAR X 18,000 SF	36,000.00	10,000

	CAMPTON BUILDING PARCEL (PARCEL 3)
BASEMENT	3
LEVEL 1	337
LEVEL 2	8
LEVEL 3	269
LEVEL 4	
LEVEL 5	
LEVEL 6	
LEVEL 7	
TOTAL OCCUPANCY:	617



NR
architect

NORBERTO ROSENSTEIN
ARCHITECT, INC.
ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-6551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. AROO16674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN
ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS
DOCUMENT OR PARTS THEREOF,
MAY NOT BE REPRODUCED IN ANY
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

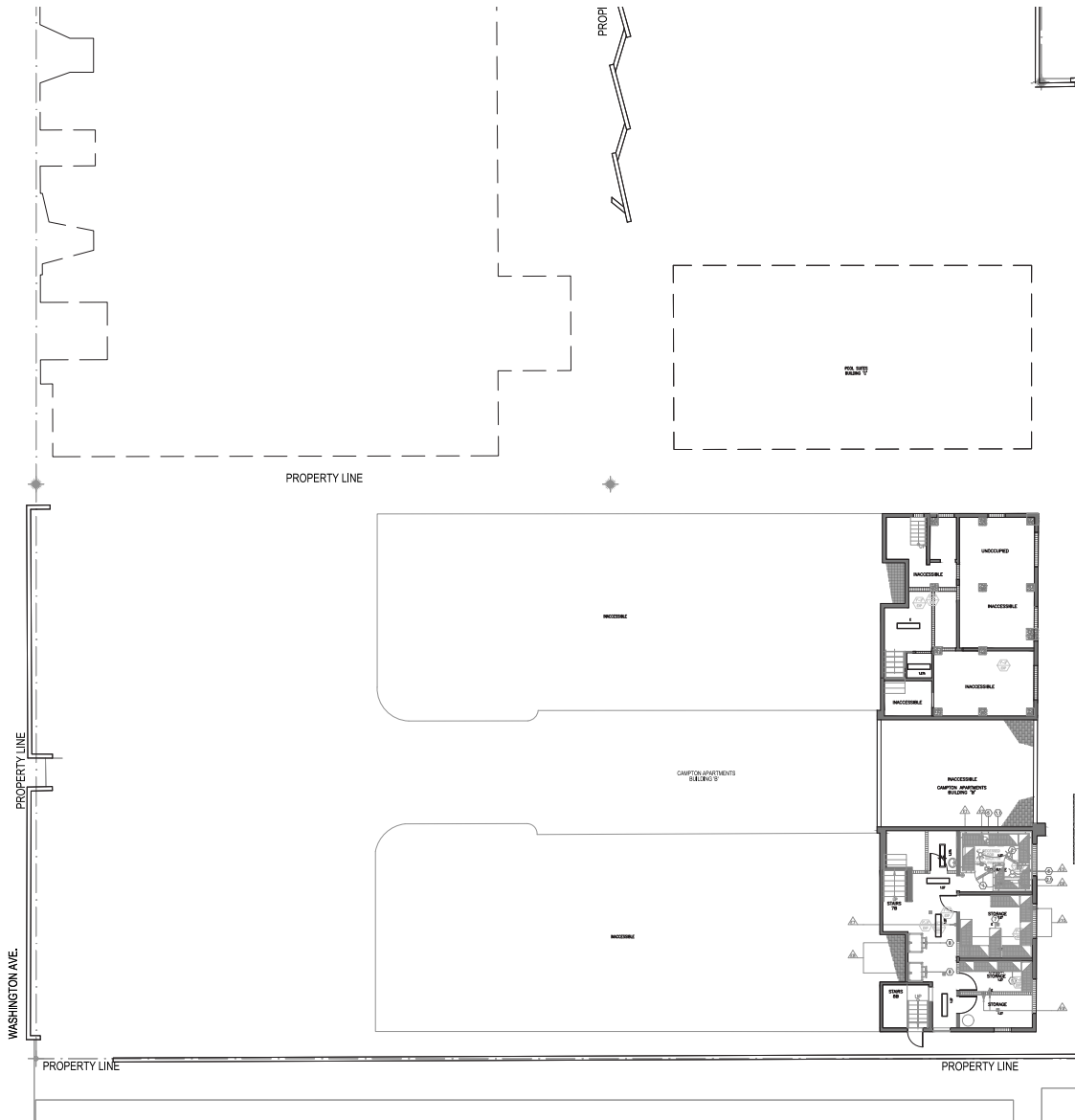
I HEREBY CERTIFY THAT THESE
PLANS WERE PREPARED BY ME
OR UNDER
MY SUPERVISION, AND TO THE
BEST OF MY KNOWLEDGE,
COMPLY WITH ALL APPLICABLE
CODES.

REVISIONS	
COMM.	DATE

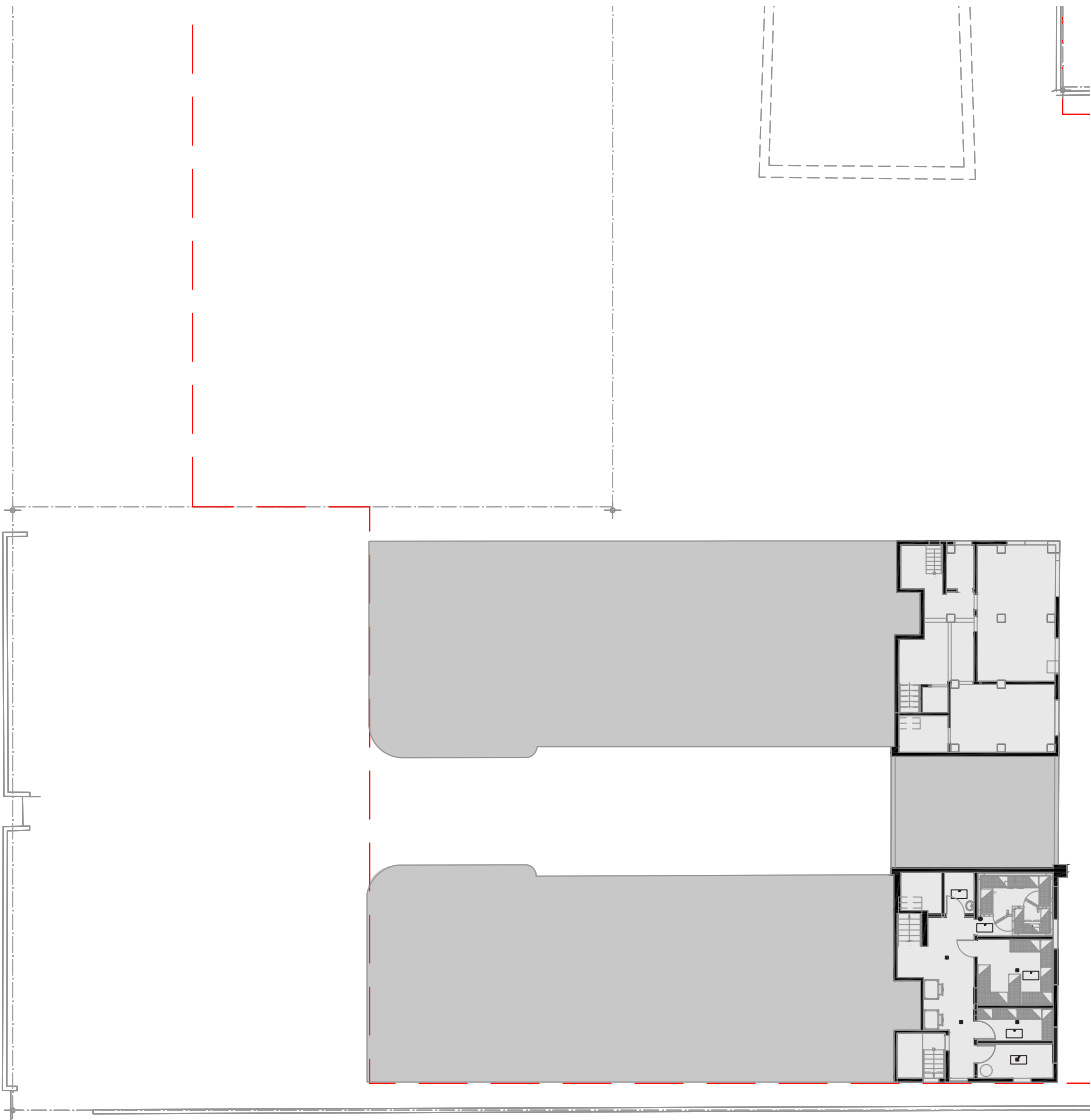
TREEHOUSE HOTEL,
MIAMI BEACH

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

FAR / OCCUPANCY
LOAD - LEVEL 00
A2-03



LEVEL 00: FAR DIAGRAM



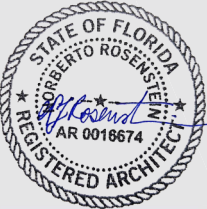
LEVEL 00: OCCUPANCY LOAD DIAGRAM

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



CAMPTON BUILDING PARCEL (PARCEL 3)		
18,000		
LEVEL 00	0.00	
LEVEL 1	8,588.87	
LEVEL 2	744.06	
LEVEL 3	667.07	
TOTAL SF	10,000.00	
FAR	ALLOWED	PROVIDED
2.0 FAR X 18,000 SF	36,000.00	10,000

	CAMPTON BUILDING PARCEL (PARCEL 3)
BASEMENT	3
LEVEL 1	337
LEVEL 2	8
LEVEL 3	269
LEVEL 4	
LEVEL 5	
LEVEL 6	
LEVEL 7	
TOTAL OCCUPANCY:	617



NR
architect

NORBERTO ROSENSTEIN
ARCHITECT, INC.

ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-6551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN
ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS
DOCUMENT OR PARTS THEREOF,
MAY NOT BE REPRODUCED IN ANY
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED
----------	-------	---------

I HEREBY CERTIFY THAT THESE
PLANS WERE PREPARED BY ME
OR UNDER
MY SUPERVISION, AND TO THE
BEST OF MY KNOWLEDGE,
COMPLY WITH ALL APPLICABLE
CODES.

REVISIONS

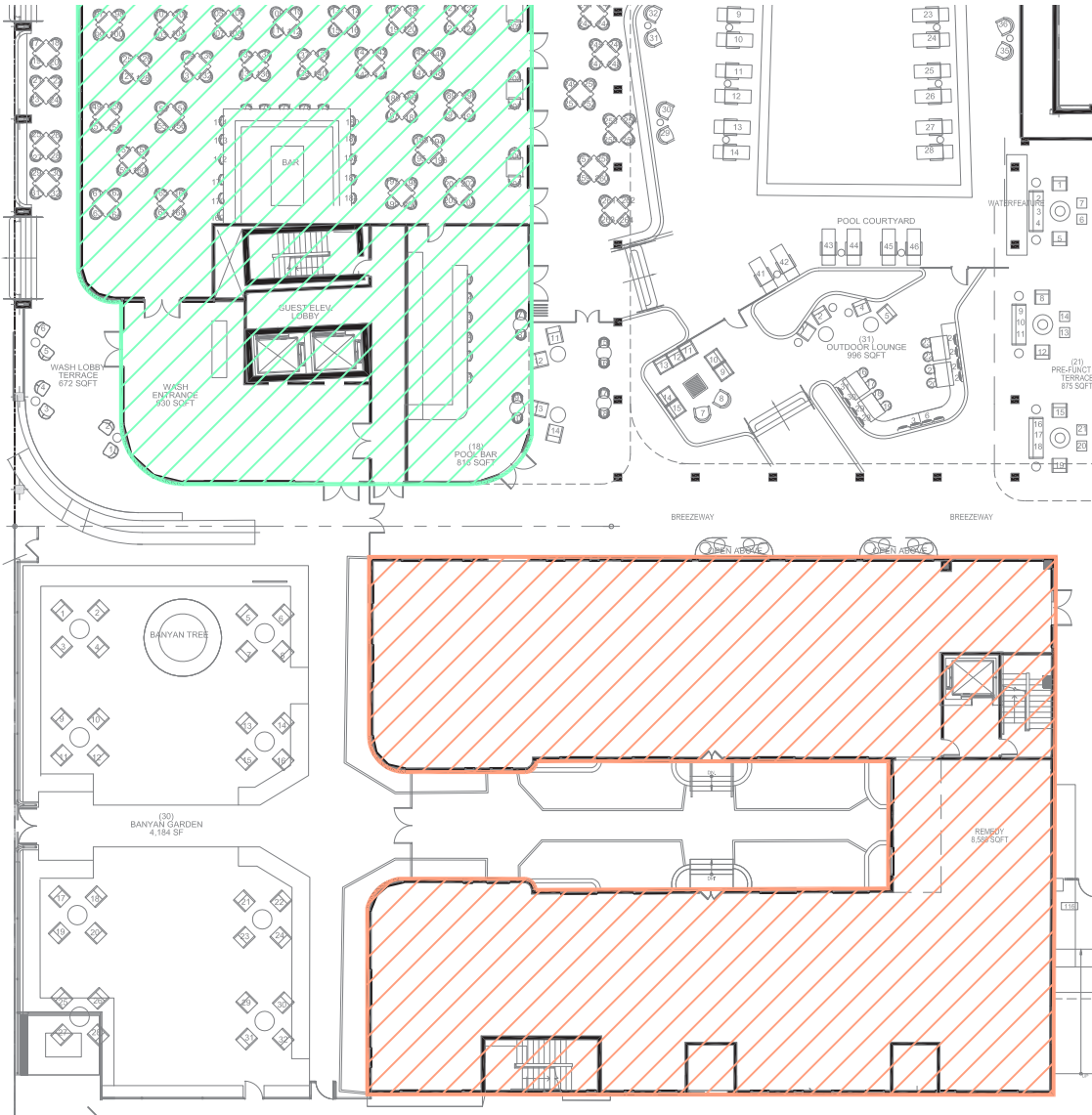
COMM.	DATE
-------	------

TREEHOUSE HOTEL,
MIAMI BEACH

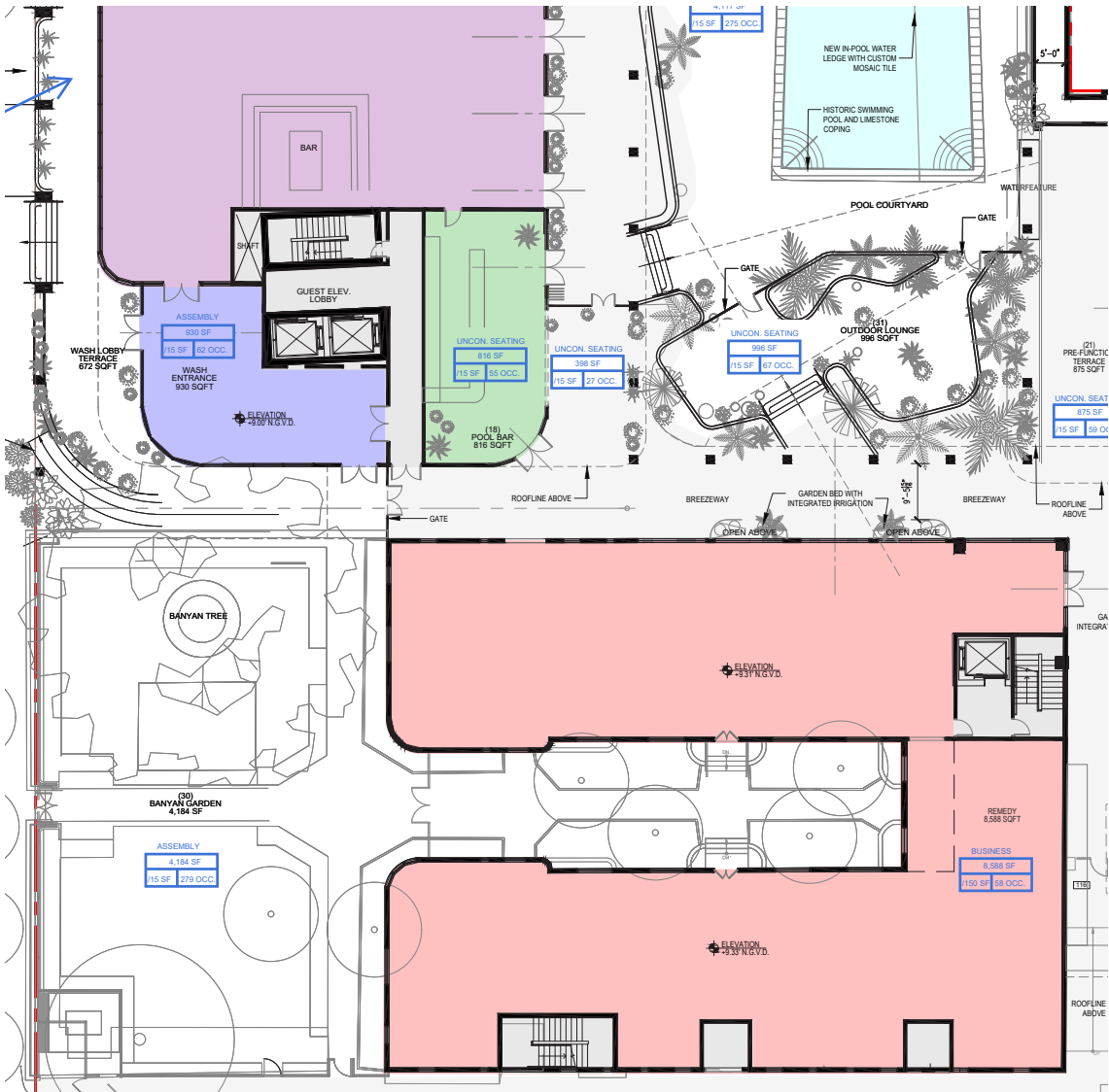
1500 COLLINS +
1509-1515 WASHINGTON
AVE, MIAMI BEACH, FL,
33139

FAR / OCCUPANCY
LOAD - LEVEL 01

A2-04



LEVEL 01: FAR DIAGRAM

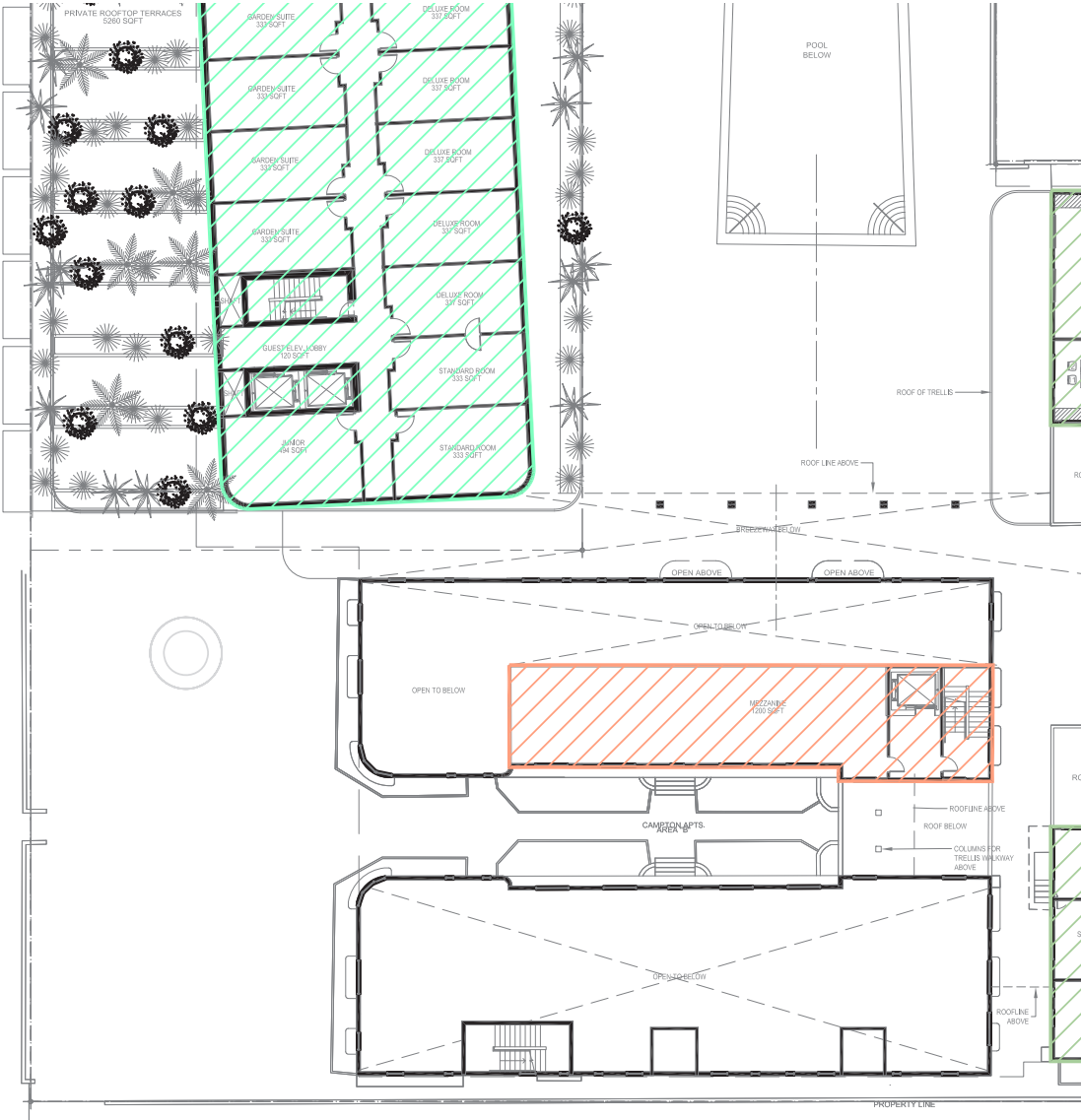


LEVEL 01: OCCUPANCY LOAD DIAGRAM

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

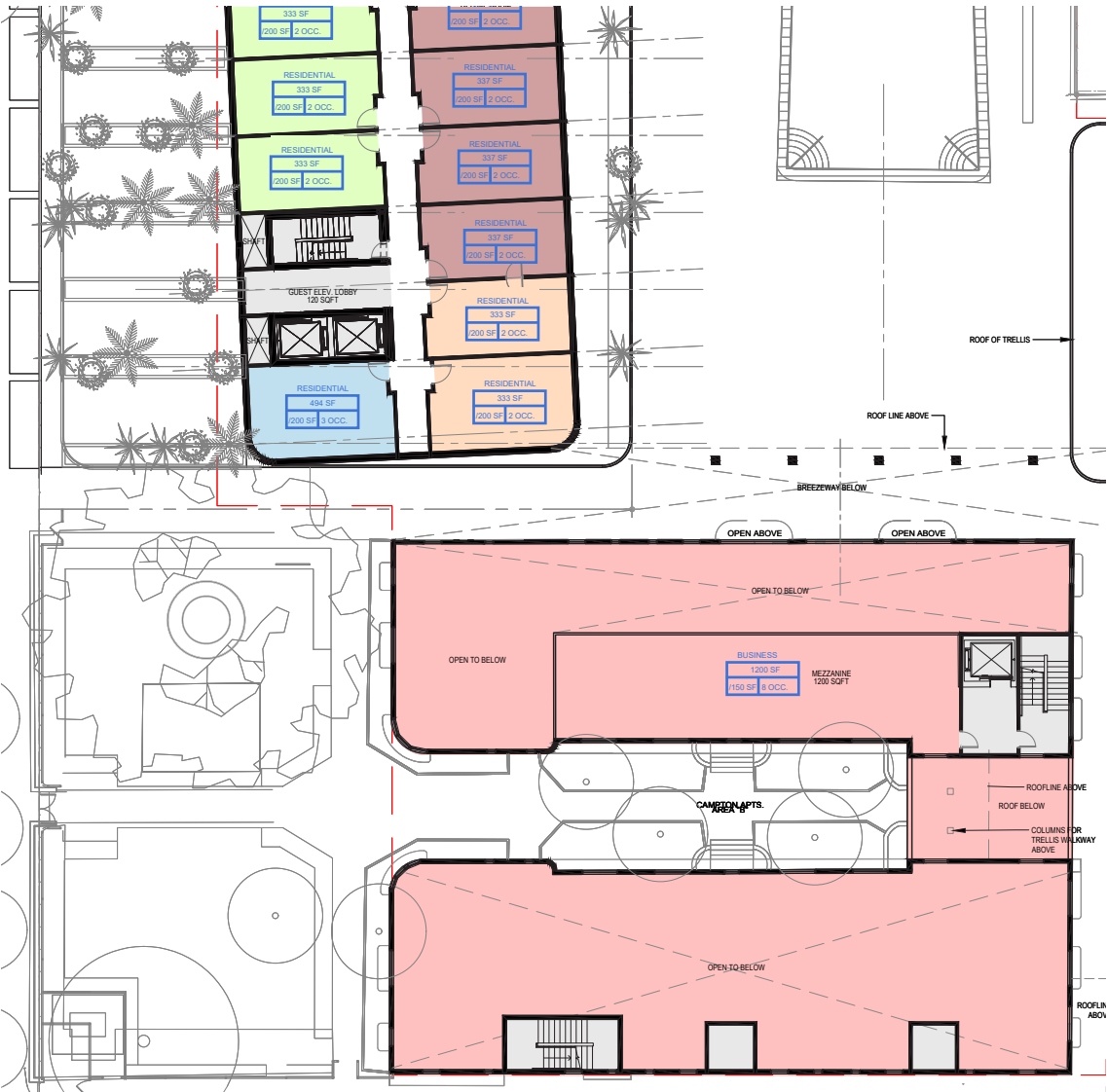


CAMPTON BUILDING PARCEL (PARCEL 3)		
18,000		
LEVEL 00	0.00	
LEVEL 1	8,588.87	
LEVEL 2	744.06	
LEVEL 3	667.07	
TOTAL SF	10,000.00	
FAR	ALLOWED	PROVIDED
2.0 FAR X 18,000 SF	36,000.00	10,000

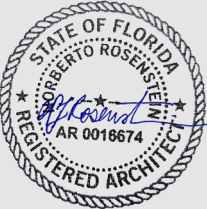


LEVEL 02: FAR DIAGRAM

CAMPTON BUILDING PARCEL (PARCEL 3)	
BASEMENT	3
LEVEL 1	337
LEVEL 2	8
LEVEL 3	269
LEVEL 4	
LEVEL 5	
LEVEL 6	
LEVEL 7	
TOTAL OCCUPANCY:	617



LEVEL 02: OCCUPANCY LOAD DIAGRAM



NR
architect

NORBERTO ROSENSTEIN
ARCHITECT, INC.

ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-6551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN
ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS
DOCUMENT OR PARTS THEREOF,
MAY NOT BE REPRODUCED IN ANY
FORM WITHOUT PERMISSION.

DESIGNED DRAWN CHECKED

I HEREBY CERTIFY THAT THESE
PLANS WERE PREPARED BY ME
OR UNDER
MY SUPERVISION, AND TO THE
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

FAR / OCCUPANCY
LOAD - LEVEL 02

A2-05

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



CAMPTON BUILDING PARCEL (PARCEL 3)		
18,000		
LEVEL 00	0.00	
LEVEL 1	8,588.87	
LEVEL 2	744.06	
LEVEL 3	667.07	
TOTAL SF	10,000.00	
FAR	ALLOWED	PROVIDED
2.0 FAR X 18,000 SF	36,000.00	10,000

CAMPTON BUILDING PARCEL (PARCEL 3)	
BASEMENT	3
LEVEL 1	337
LEVEL 2	8
LEVEL 3	269
LEVEL 4	
LEVEL 5	
LEVEL 6	
LEVEL 7	
TOTAL OCCUPANCY:	617



LEVEL 03: FAR DIAGRAM



LEVEL 03: OCCUPANCY LOAD DIAGRAM

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



NR
architect

NORBERTO ROSENSTEIN
ARCHITECT, INC.

ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-6551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN
ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS
DOCUMENT OR PARTS THEREOF,
MAY NOT BE REPRODUCED IN ANY
FORM WITHOUT PERMISSION.

DESIGNED DRAWN CHECKED

I HEREBY CERTIFY THAT THESE
PLANS WERE PREPARED BY ME
OR UNDER
MY SUPERVISION, AND TO THE
BEST OF MY KNOWLEDGE,
COMPLY WITH ALL APPLICABLE
CODES.

REVISIONS

COMM. DATE

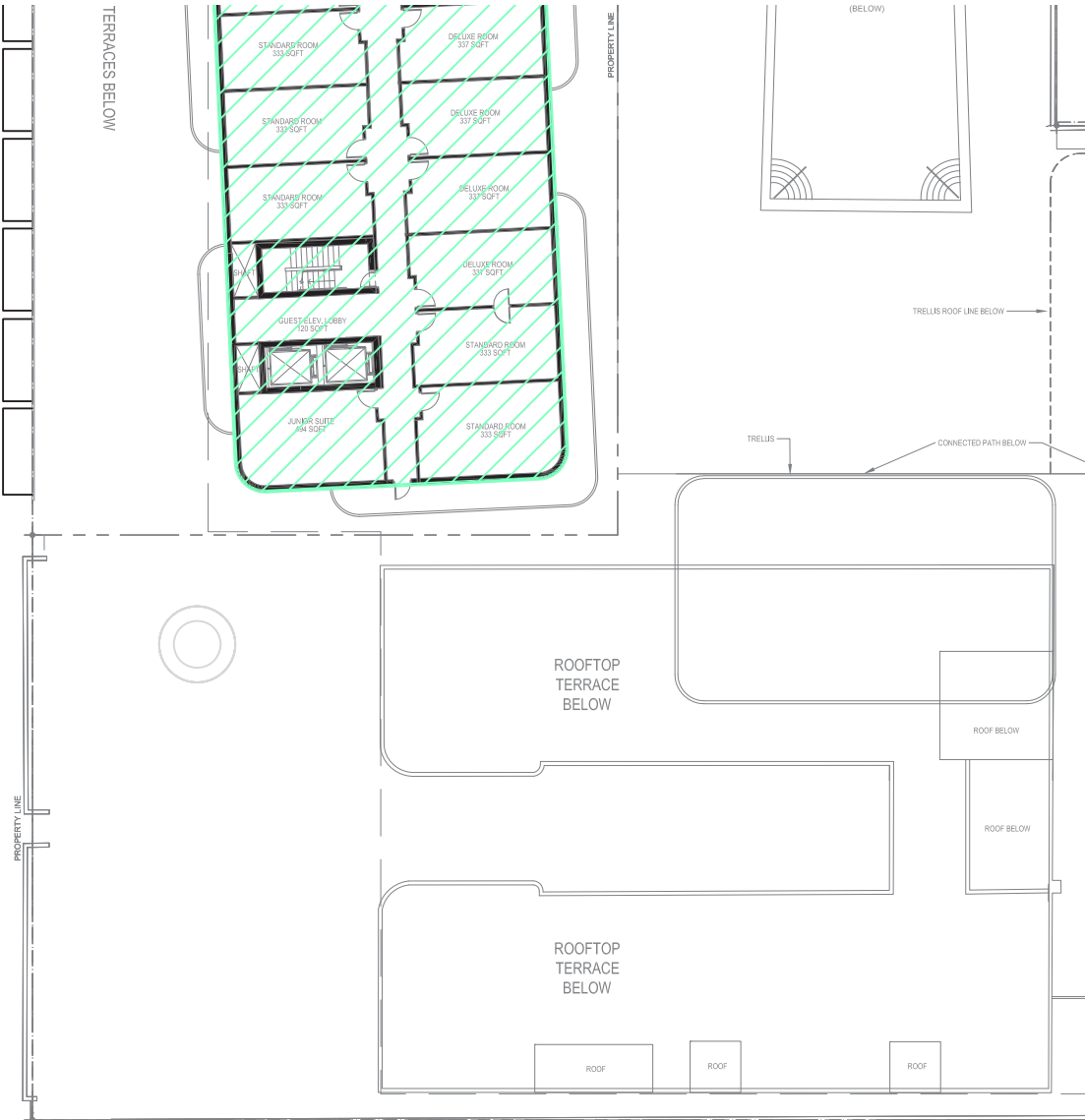
TREEHOUSE HOTEL,
MIAMI BEACH

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

FAR / OCCUPANCY
LOAD - LEVEL 03

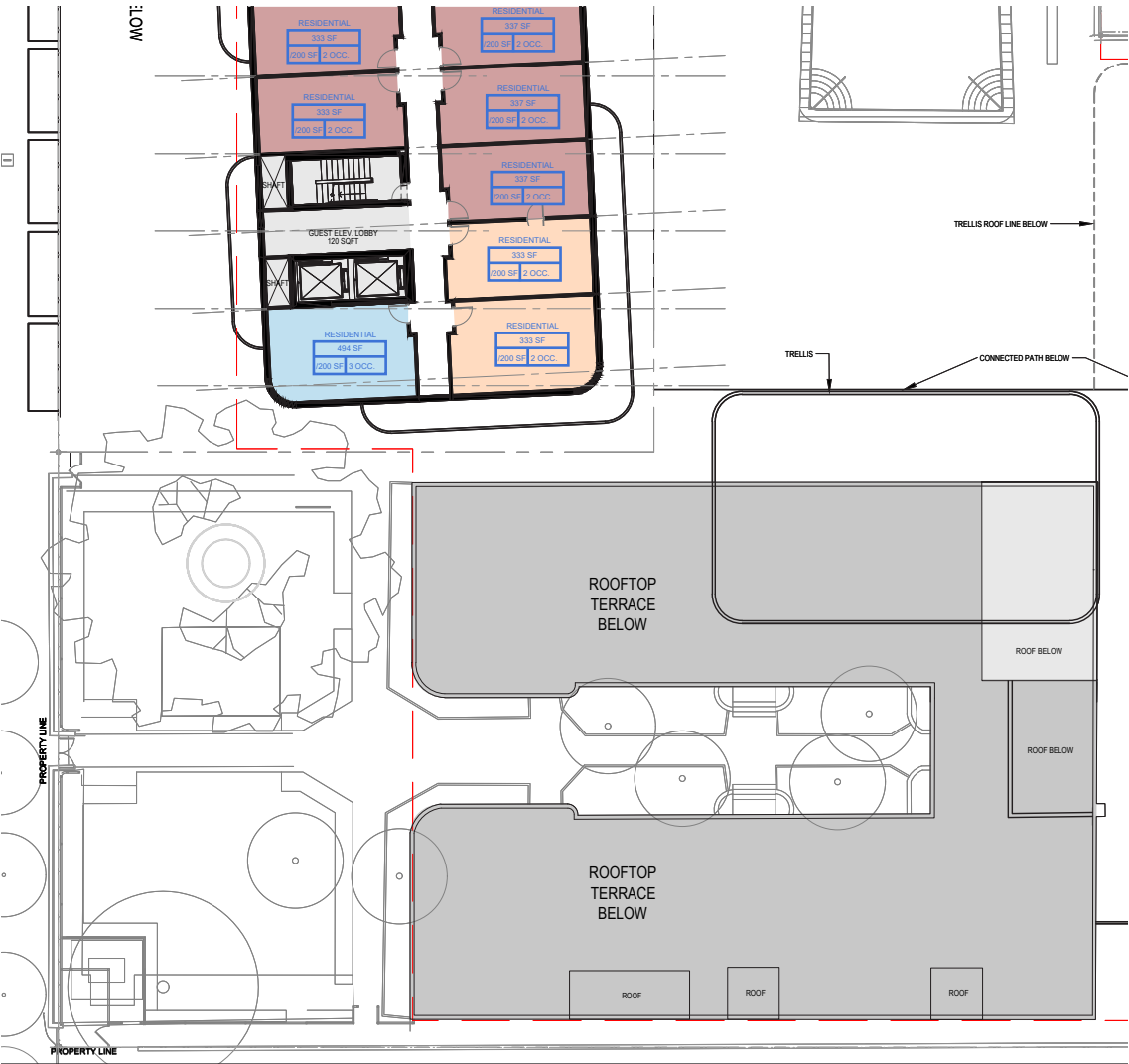
A2-06

CAMPTON BUILDING PARCEL (PARCEL 3)		
18,000		
LEVEL 00	0.00	
LEVEL 1	8,588.87	
LEVEL 2	744.06	
LEVEL 3	667.07	
TOTAL SF	10,000.00	
FAR	ALLOWED	PROVIDED
2.0 FAR X 18,000 SF	36,000.00	10,000



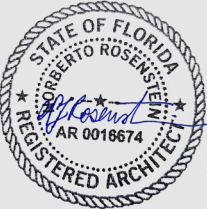
LEVEL 04: FAR DIAGRAM

CAMPTON BUILDING PARCEL (PARCEL 3)	
BASEMENT	3
LEVEL 1	337
LEVEL 2	8
LEVEL 3	269
LEVEL 4	
LEVEL 5	
LEVEL 6	
LEVEL 7	
TOTAL OCCUPANCY:	617



LEVEL 04: OCCUPANCY LOAD DIAGRAM

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



NR
architect

NORBERTO ROSENSTEIN
ARCHITECT, INC.

ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-6551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN
ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS
DOCUMENT OR PARTS THEREOF,
MAY NOT BE REPRODUCED IN ANY
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE
PLANS WERE PREPARED BY ME
OR UNDER
MY SUPERVISION, AND TO THE
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

FAR / OCCUPANCY
LOAD - LEVEL 04
A2-07



NORBERTO ROSENSTEIN
ARCHITECT, INC.
ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-6551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. AROO16674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN
ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS
DOCUMENT OR PARTS THEREOF,
MAY NOT BE REPRODUCED IN ANY
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE
PLANS WERE PREPARED BY ME
OR UNDER
MY SUPERVISION, AND TO THE
BEST OF MY KNOWLEDGE,
COMPLY WITH ALL APPLICABLE
CODES.

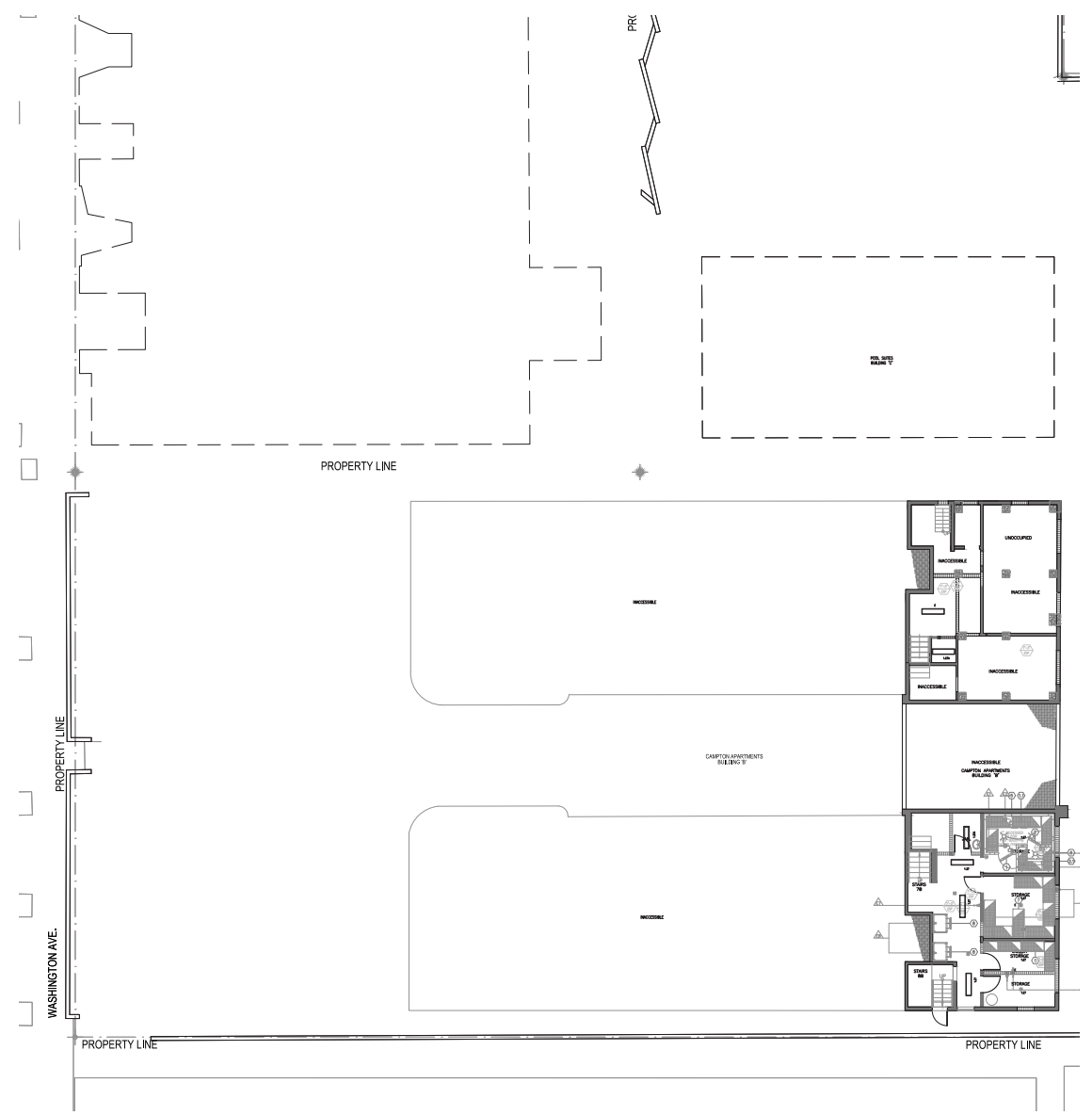
REVISIONS	
COMM.	DATE

TREEHOUSE HOTEL,
MIAMI BEACH

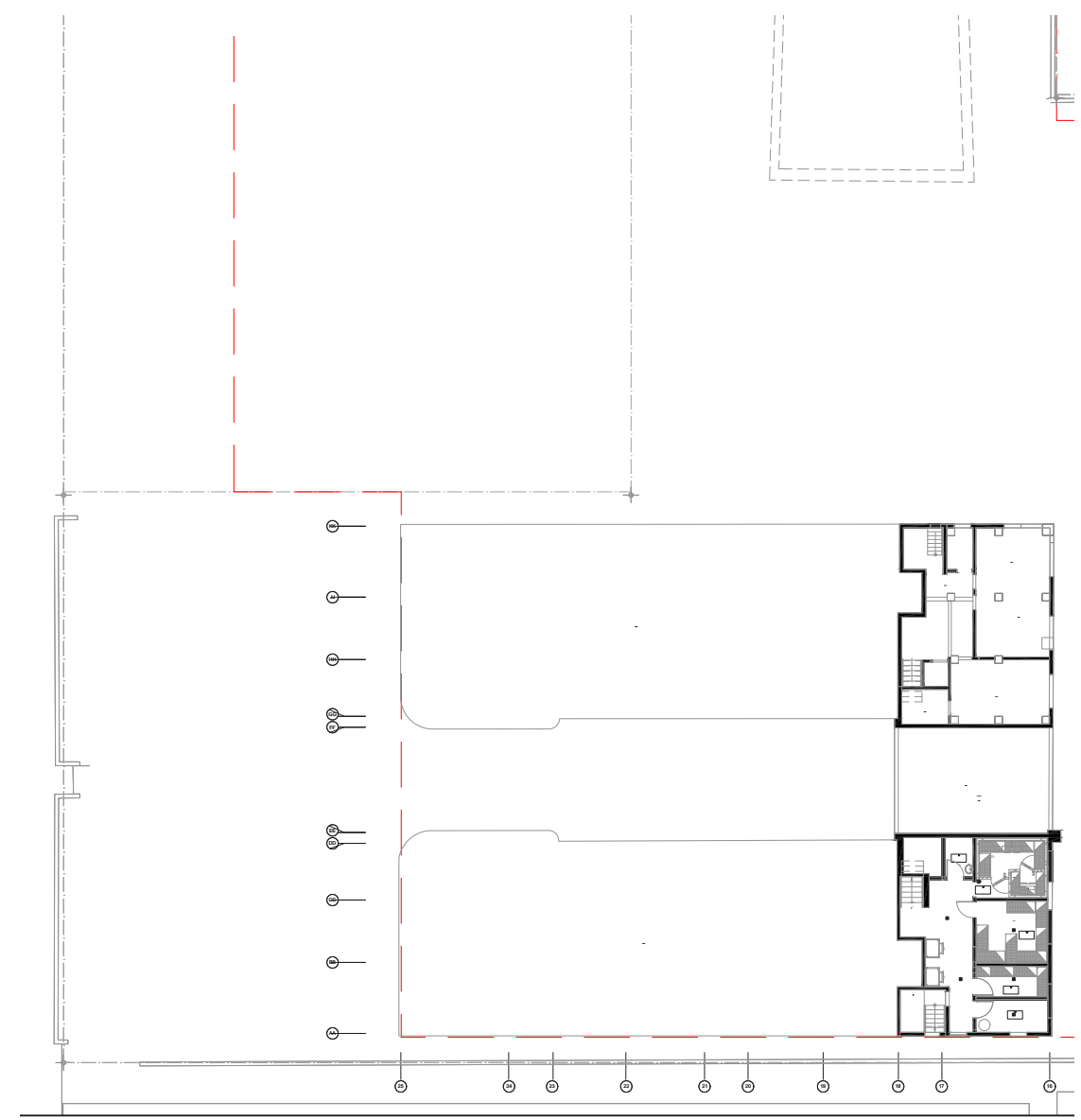
1500 COLLINS +
1509-1515 WASHINGTON
AVE, MIAMI BEACH, FL,
33139

DEMOLITION / PROPOSED
- LEVEL 00

A2-08



LEVEL 00: DEMOLITION



LEVEL 00: PROPOSED

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





NR
architect

**NORBERTO ROSENSTEIN
ARCHITECT, INC.**

ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-6551
NROSENSTEIN@NORBERTOARCHITECT.COM
WWW.NORBERTOARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN
ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS
DOCUMENT OR PARTS THEREOF,
MAY NOT BE REPRODUCED IN ANY
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE
PLANS WERE PREPARED BY ME
OR UNDER
MY SUPERVISION, AND TO THE
BEST OF MY KNOWLEDGE,
COMPLY WITH ALL APPLICABLE
CODES.

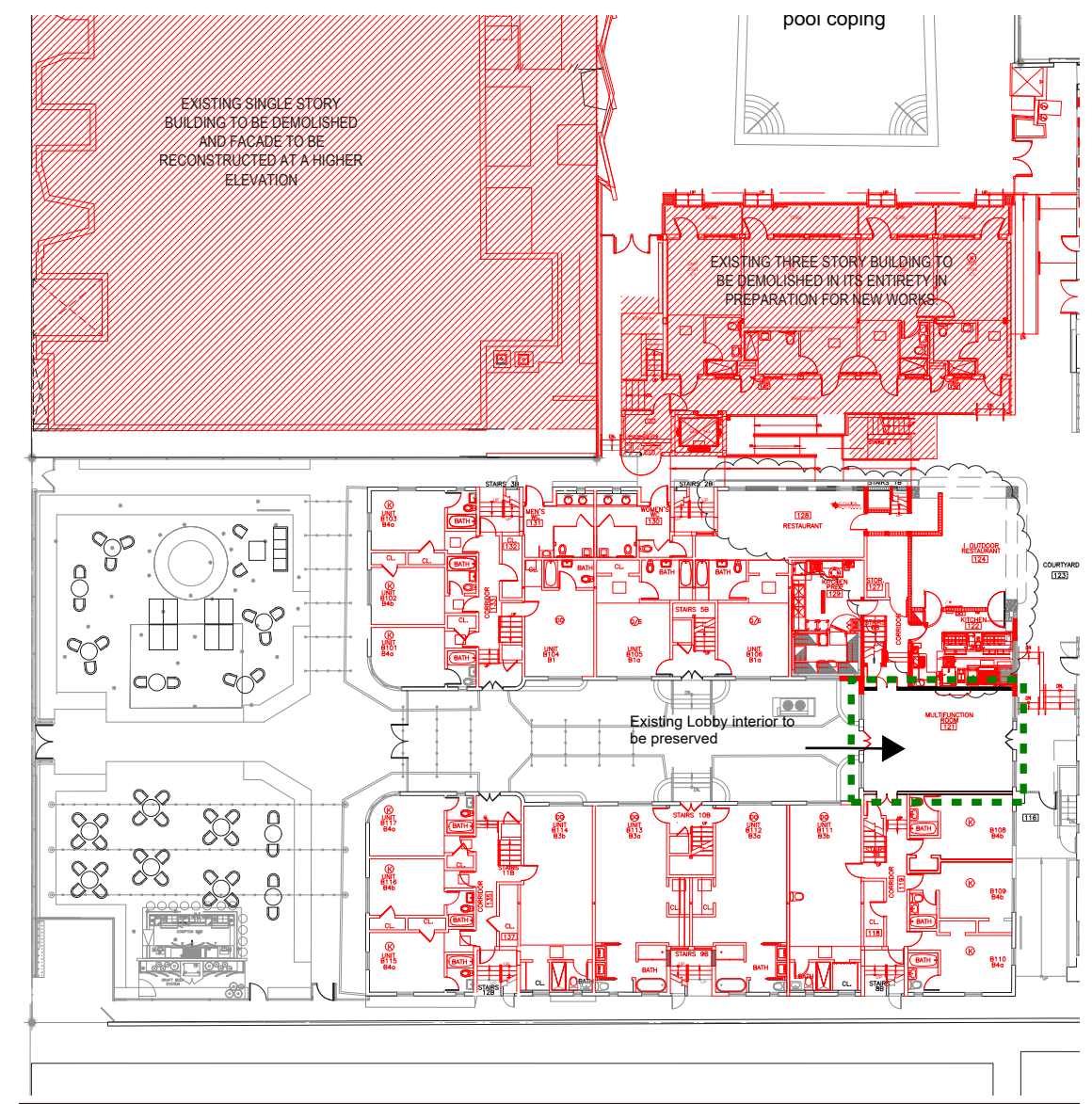
REVISIONS	
COMM.	DATE

**TREEHOUSE HOTEL,
MIAMI BEACH**

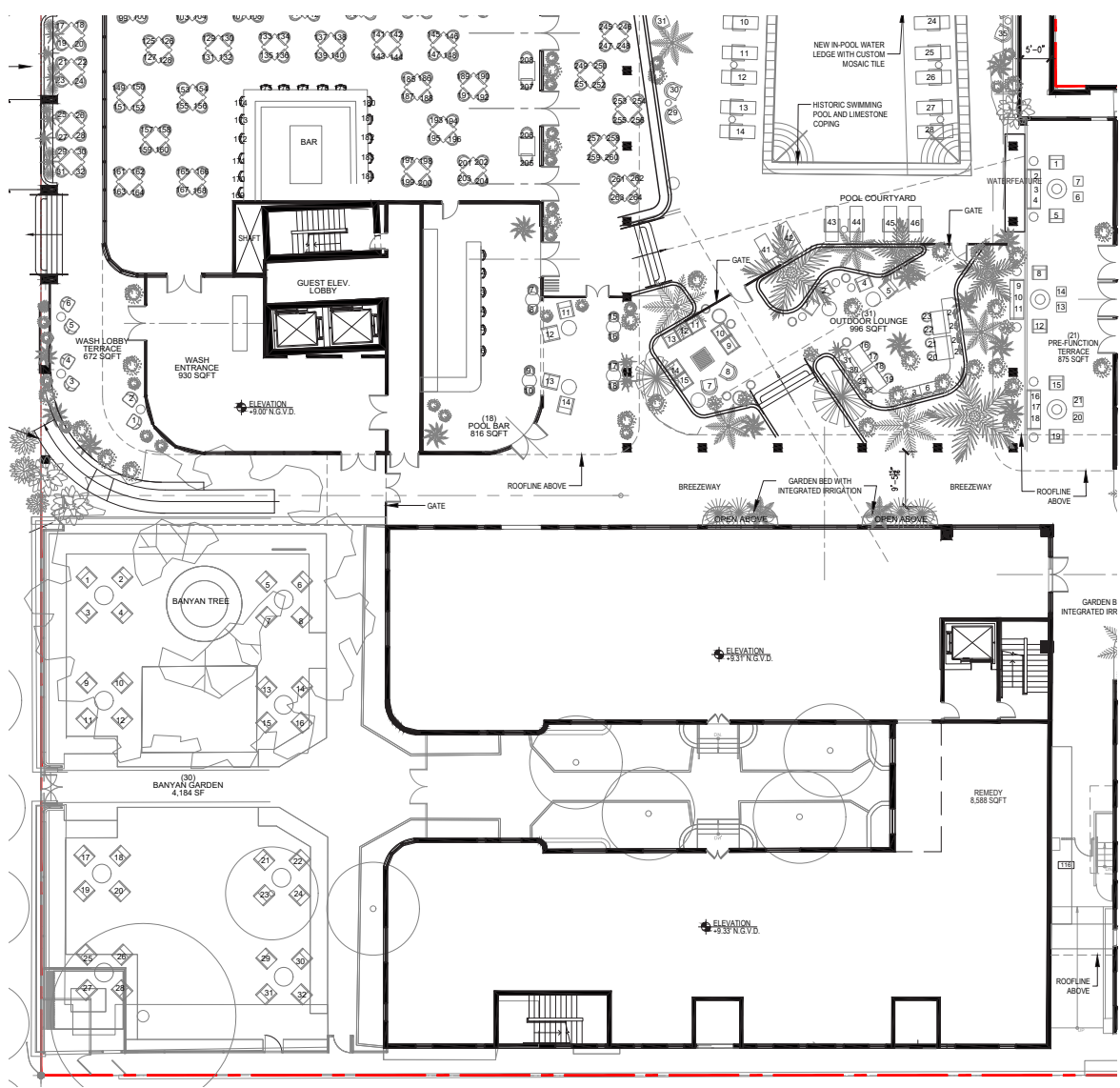
**1500 COLLINS +
1509-1515 WASHINGTON
AVE, MIAMI BEACH, FL,
33139**

**DEMOLITION / PROPOSED
- LEVEL 01**

A2-09



LEVEL 01: DEMOLITION



LEVEL 01: PROPOSED

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





NR
architect

**NORBERTO ROSENSTEIN
ARCHITECT, INC.**
ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-6551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN
ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS
DOCUMENT OR PARTS THEREOF,
MAY NOT BE REPRODUCED IN ANY
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE
PLANS WERE PREPARED BY ME
OR UNDER
MY SUPERVISION, AND TO THE
BEST OF MY KNOWLEDGE,
COMPLY WITH ALL APPLICABLE
CODES.

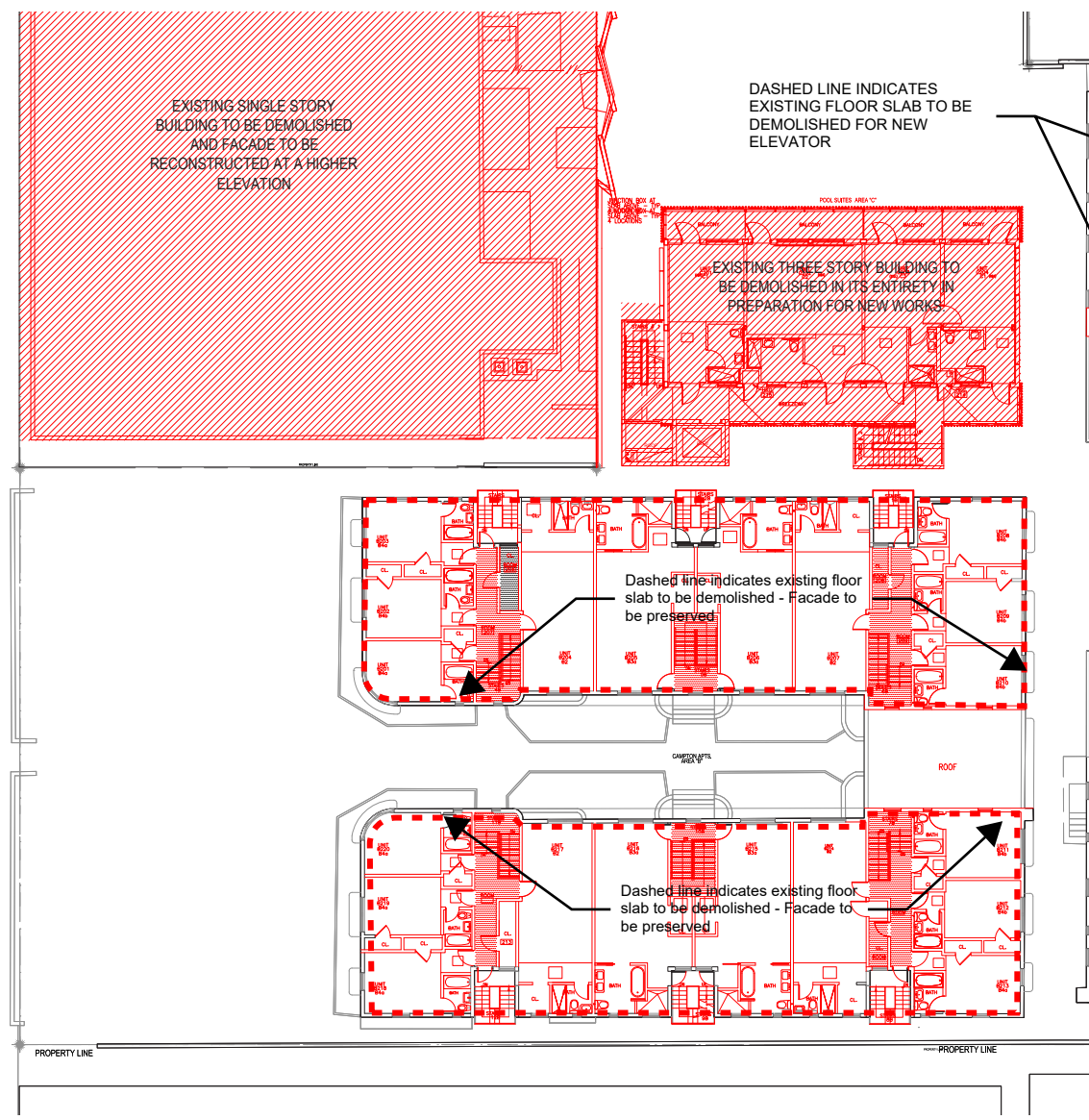
REVISIONS	
COMM.	DATE

**TREEHOUSE HOTEL,
MIAMI BEACH**

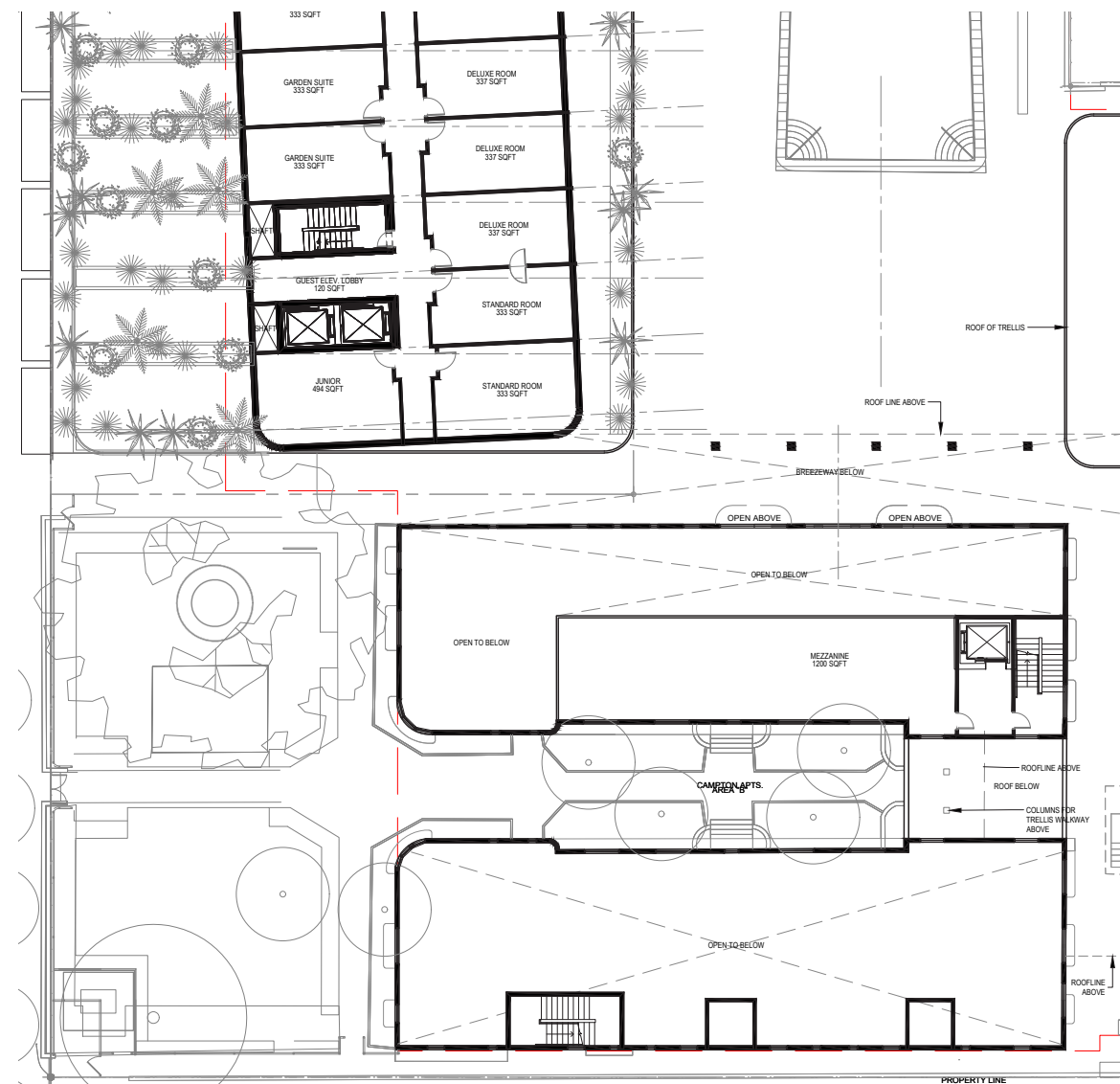
1500 COLLINS +
1509-1515 WASHINGTON
AVE, MIAMI BEACH, FL,
33139

DEMOLITION / PROPOSED
- LEVEL 02

A2-10



LEVEL 02: DEMOLITION



LEVEL 02: PROPOSED

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





NR
architect

**NORBERTO ROSENSTEIN
ARCHITECT, INC.**
ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-6551
NROSENSTEIN@NORBERTOARCHITECT.COM
WWW.NORBERTOARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN
ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS
DOCUMENT OR PARTS THEREOF,
MAY NOT BE REPRODUCED IN ANY
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE
PLANS WERE PREPARED BY ME
OR UNDER
MY SUPERVISION, AND TO THE
BEST OF MY KNOWLEDGE,
COMPLY WITH ALL APPLICABLE
CODES.

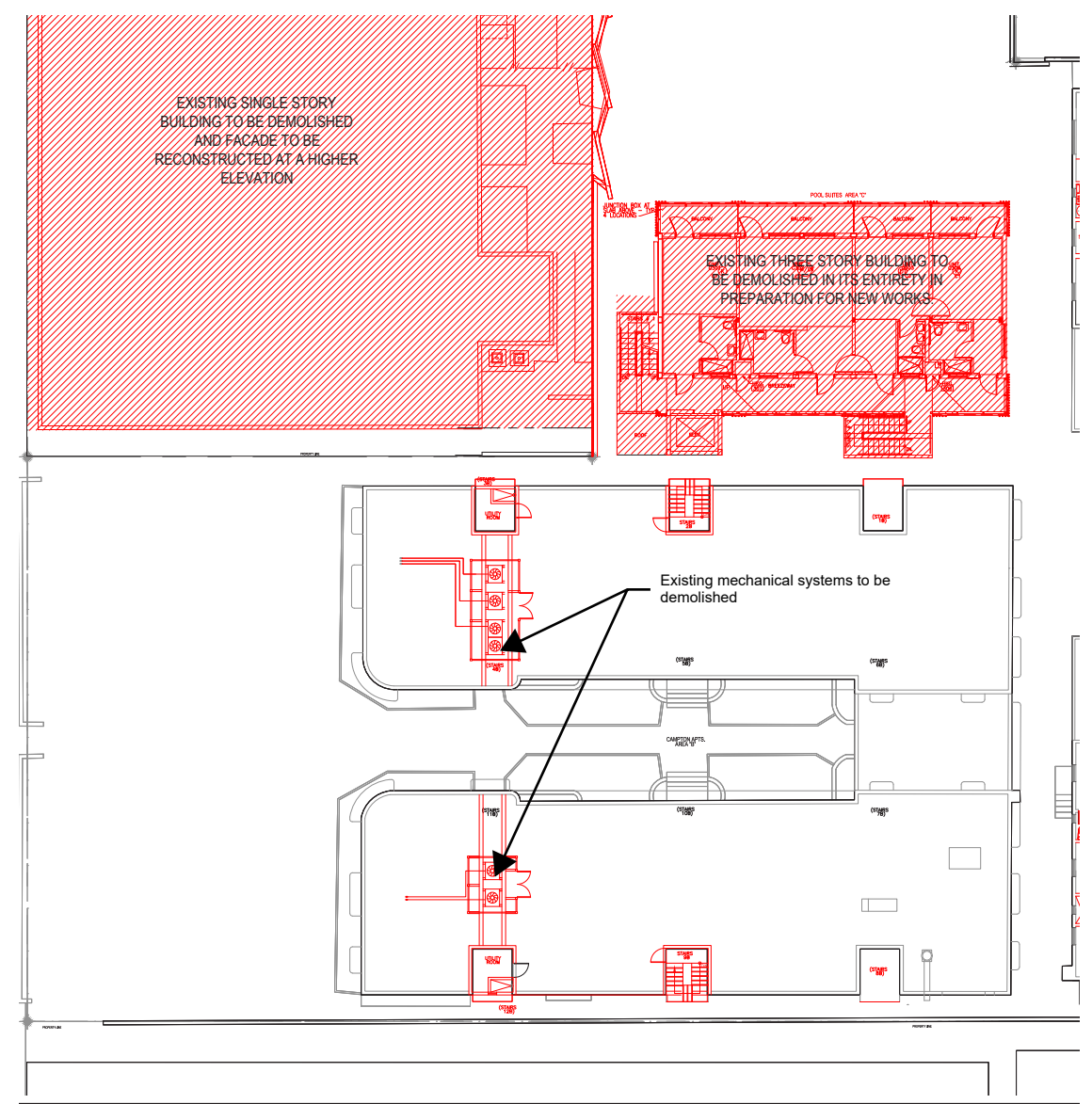
REVISIONS	
COMM.	DATE

**TREEHOUSE HOTEL,
MIAMI BEACH**

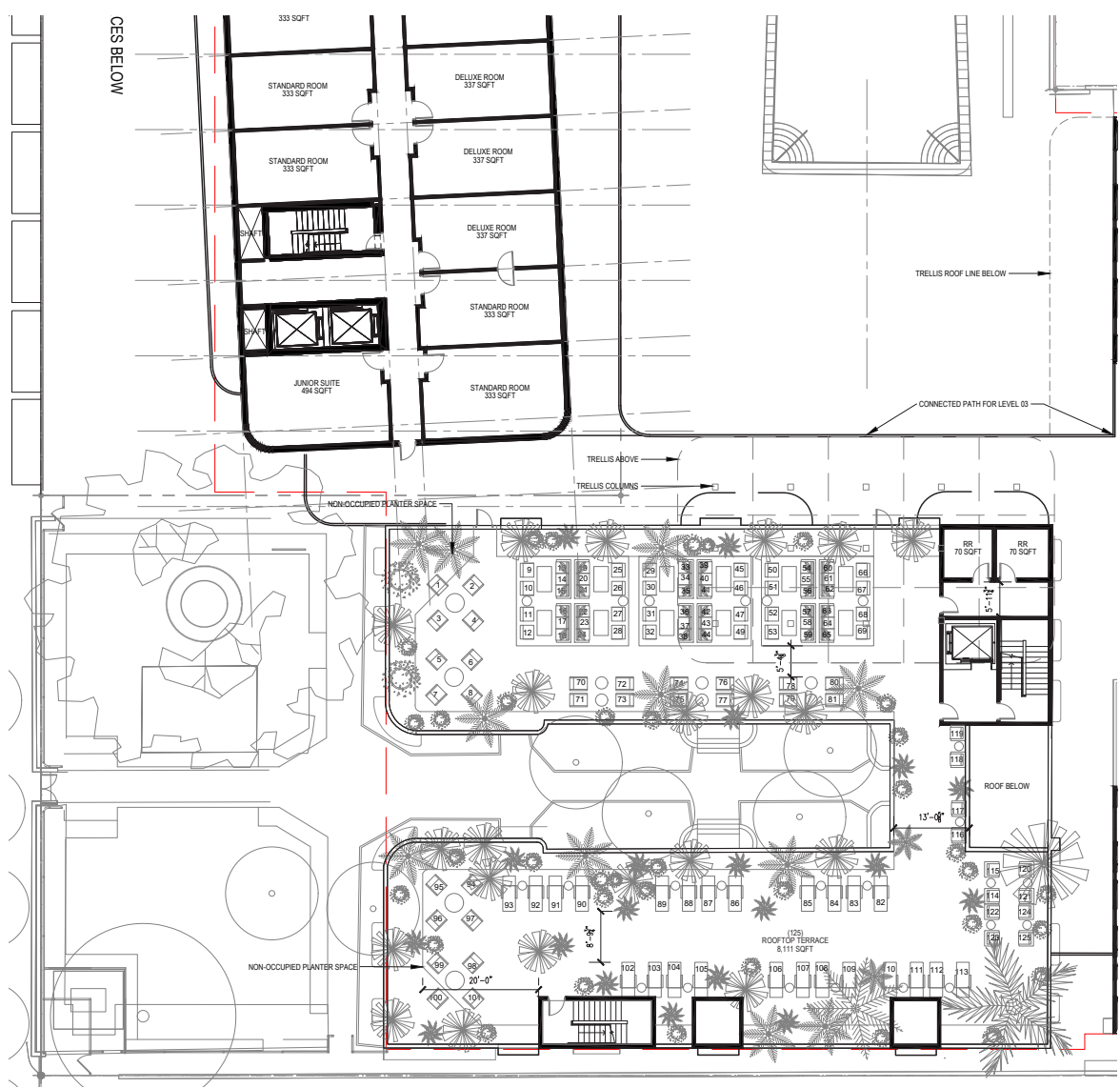
1500 COLLINS +
1509-1515 WASHINGTON
AVE, MIAMI BEACH, FL,
33139

DEMOLITION / PROPOSED
- LEVEL 03

A2-11



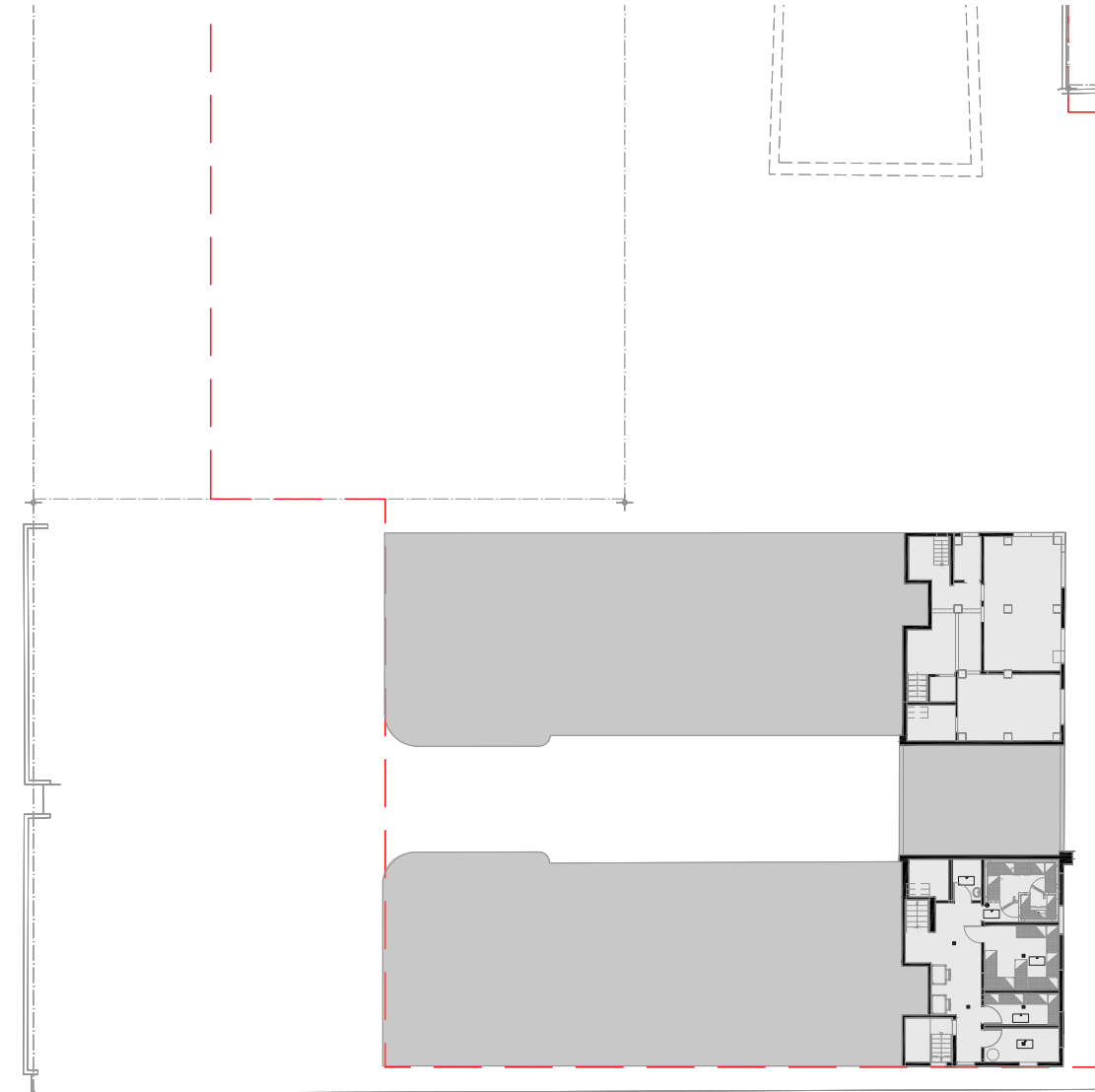
LEVEL 03: DEMOLITION



LEVEL 03: PROPOSED

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

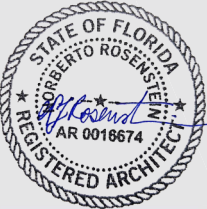




LEVEL 00: GSF DIAGRAM

CAMPTON GSF	SQFT
LEVEL 00	0.00

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



NORBERTO ROSENSTEIN
ARCHITECT, INC.

ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-6551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. AROO16674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN
ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS
DOCUMENT OR PARTS THEREOF,
MAY NOT BE REPRODUCED IN ANY
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE
PLANS WERE PREPARED BY ME
OR UNDER
MY SUPERVISION, AND TO THE
BEST OF MY KNOWLEDGE,
COMPLY WITH ALL APPLICABLE
CODES.

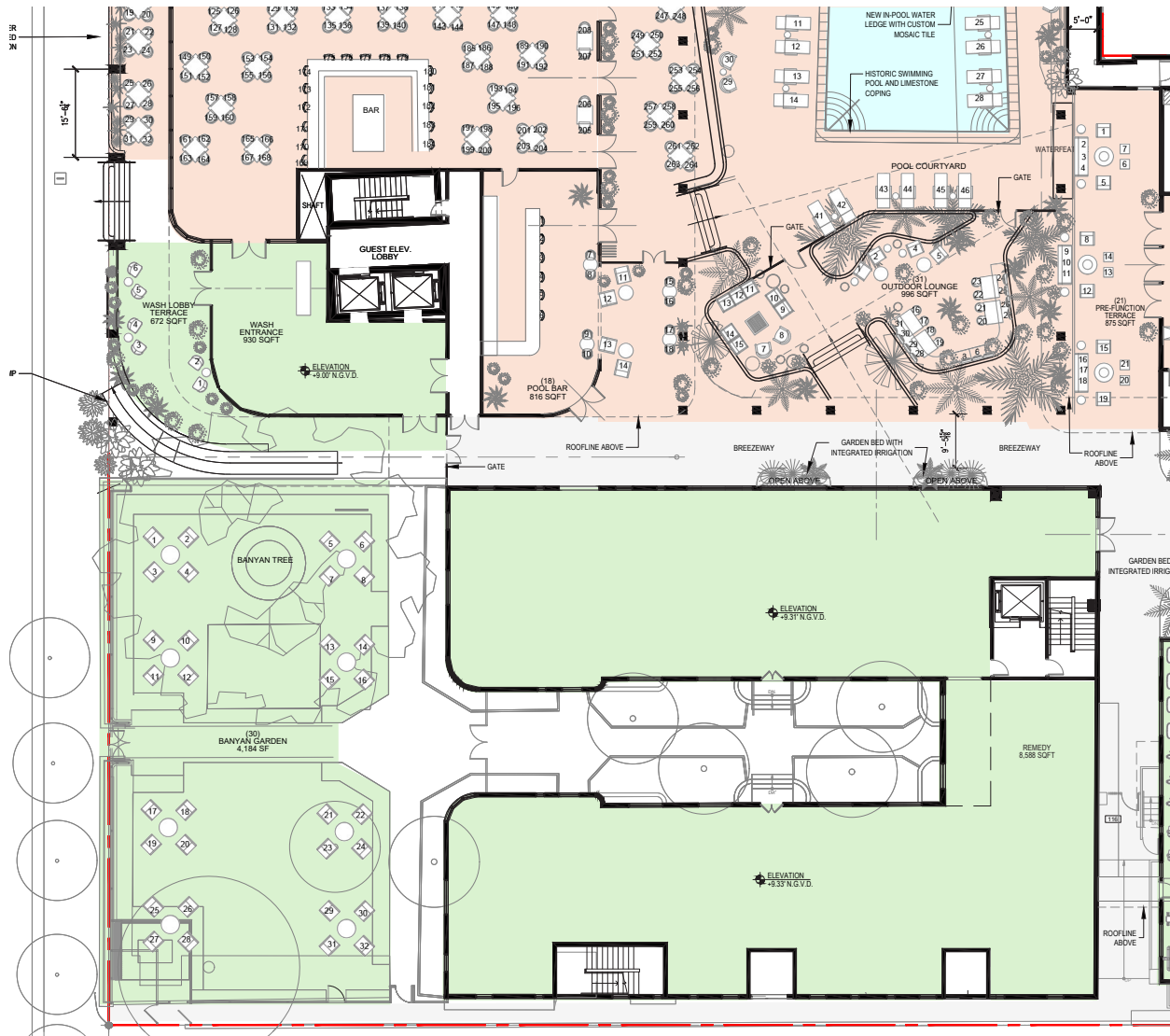
REVISIONS	
COMM.	DATE

TREEHOUSE HOTEL,
MIAMI BEACH

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

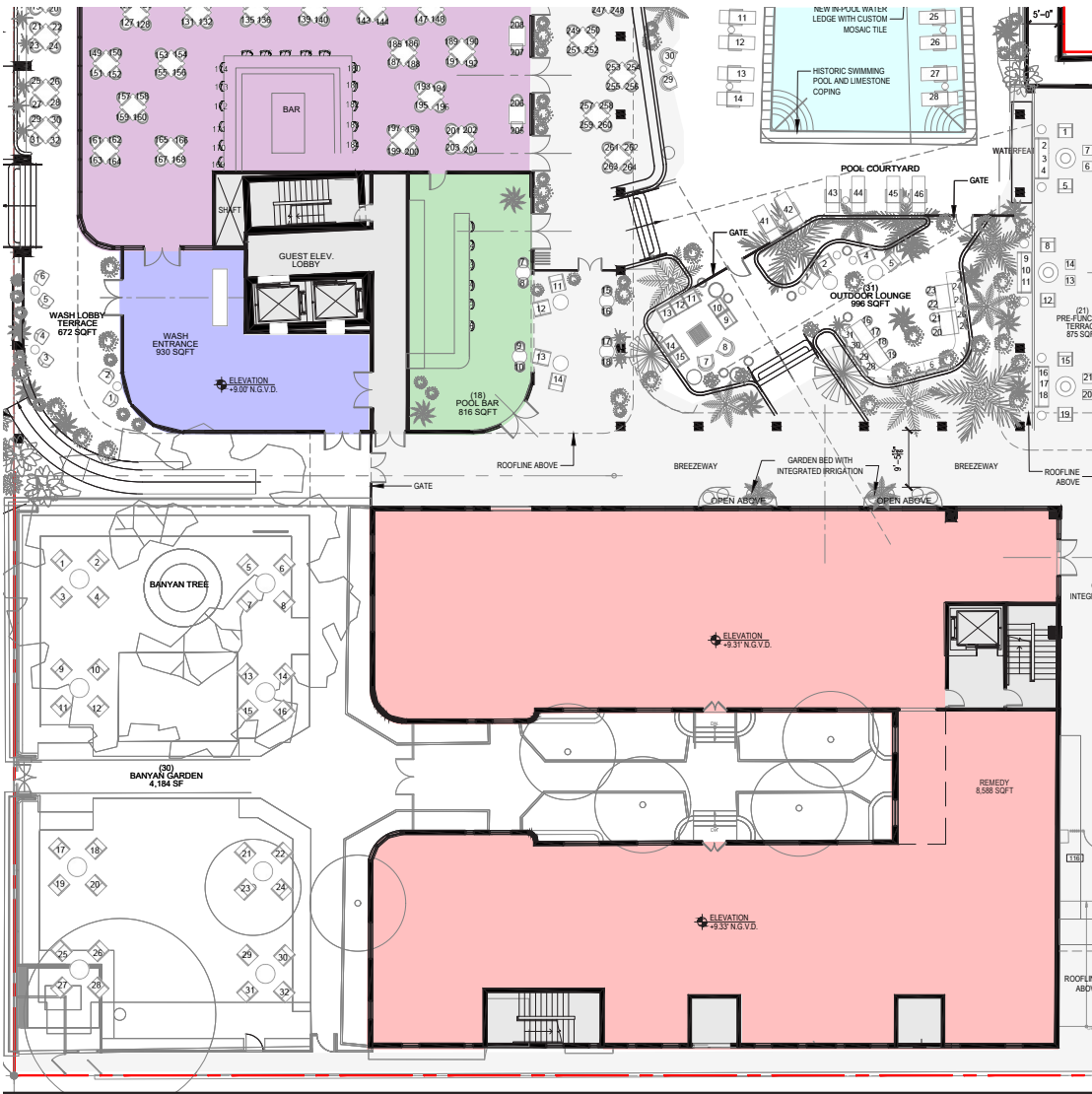
GSF DIAGRAM
- LEVEL 00

A2-12



LEVEL 01: AMENITY DIAGRAM

CAMPTON: AMENITIES	NON-F&B	F&B	SUBTOTALS
LEVEL 01	SQFT	SQFT	SQFT
BANYAN GARDEN	4,184		
REMEDY	8,477		
TOTAL PROVIDED	12,661	0	12,661



LEVEL 01: GSF DIAGRAM

CAMPTON GSF	SQFT
LEVEL 01	8,476.87



NR
architect

NORBERTO ROSENSTEIN
ARCHITECT, INC.
ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-6551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN
ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS
DOCUMENT OR PARTS THEREOF,
MAY NOT BE REPRODUCED IN ANY
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE
PLANS WERE PREPARED BY ME
OR UNDER
MY SUPERVISION, AND TO THE
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

GSF / AMENITY DIAGRAM
- LEVEL 01

A2-13



NR
architect

**NORBERTO ROSENSTEIN
ARCHITECT, INC.**
ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-6551
NROSENSTEIN@NORBERTOARCHITECT.COM
WWW.NORBERTOARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN
ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS
DOCUMENT OR PARTS THEREOF,
MAY NOT BE REPRODUCED IN ANY
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE
PLANS WERE PREPARED BY ME
OR UNDER
MY SUPERVISION, AND TO THE
BEST OF MY KNOWLEDGE,
COMPLY WITH ALL APPLICABLE
CODES.

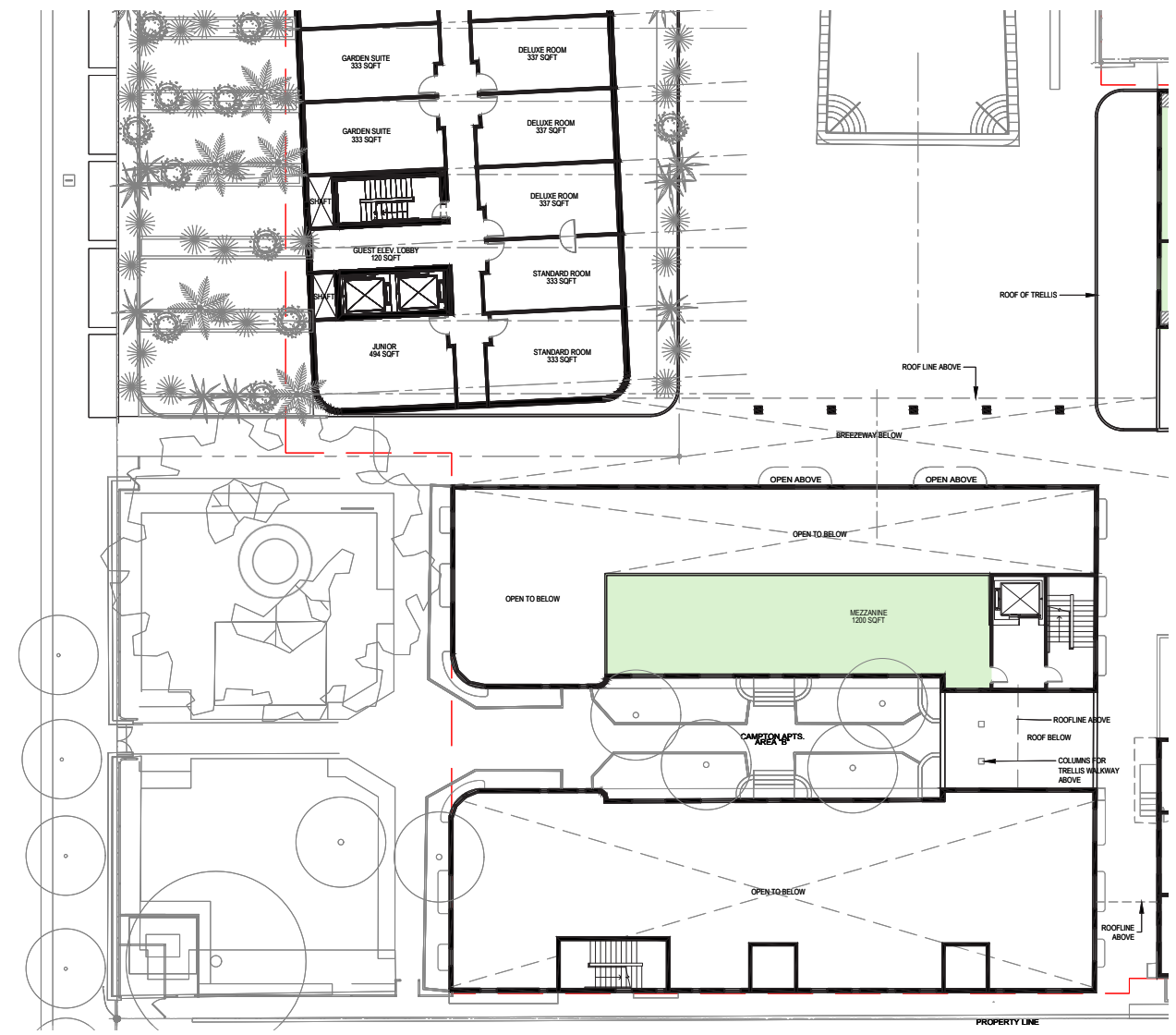
REVISIONS	
COMM.	DATE

**TREEHOUSE HOTEL,
MIAMI BEACH**

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

GSF / AMENITY DIAGRAM
- LEVEL 02

A2-14



LEVEL 02: AMENITY DIAGRAM

NON F&B
F&B

CAMPTON: AMENITIES	NON-F&B	F&B	SUBTOTALS
LEVEL 02	SQFT	SQFT	SQFT
REMEDY	1,200	0	1,200
TOTAL PROVIDED	1,200	0	1,200



LEVEL 02: GSF DIAGRAM

CAMPTON GSF	SQFT
LEVEL 02	1,200.00

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





NR
architect

**NORBERTO ROSENSTEIN
ARCHITECT, INC.**
ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-6551
NROSENSTEIN@NORBERTOARCHITECT.COM
WWW.NORBERTOARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN
ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS
DOCUMENT OR PARTS THEREOF,
MAY NOT BE REPRODUCED IN ANY
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE
PLANS WERE PREPARED BY ME
OR UNDER
MY SUPERVISION, AND TO THE
BEST OF MY KNOWLEDGE,
COMPLY WITH ALL APPLICABLE
CODES.

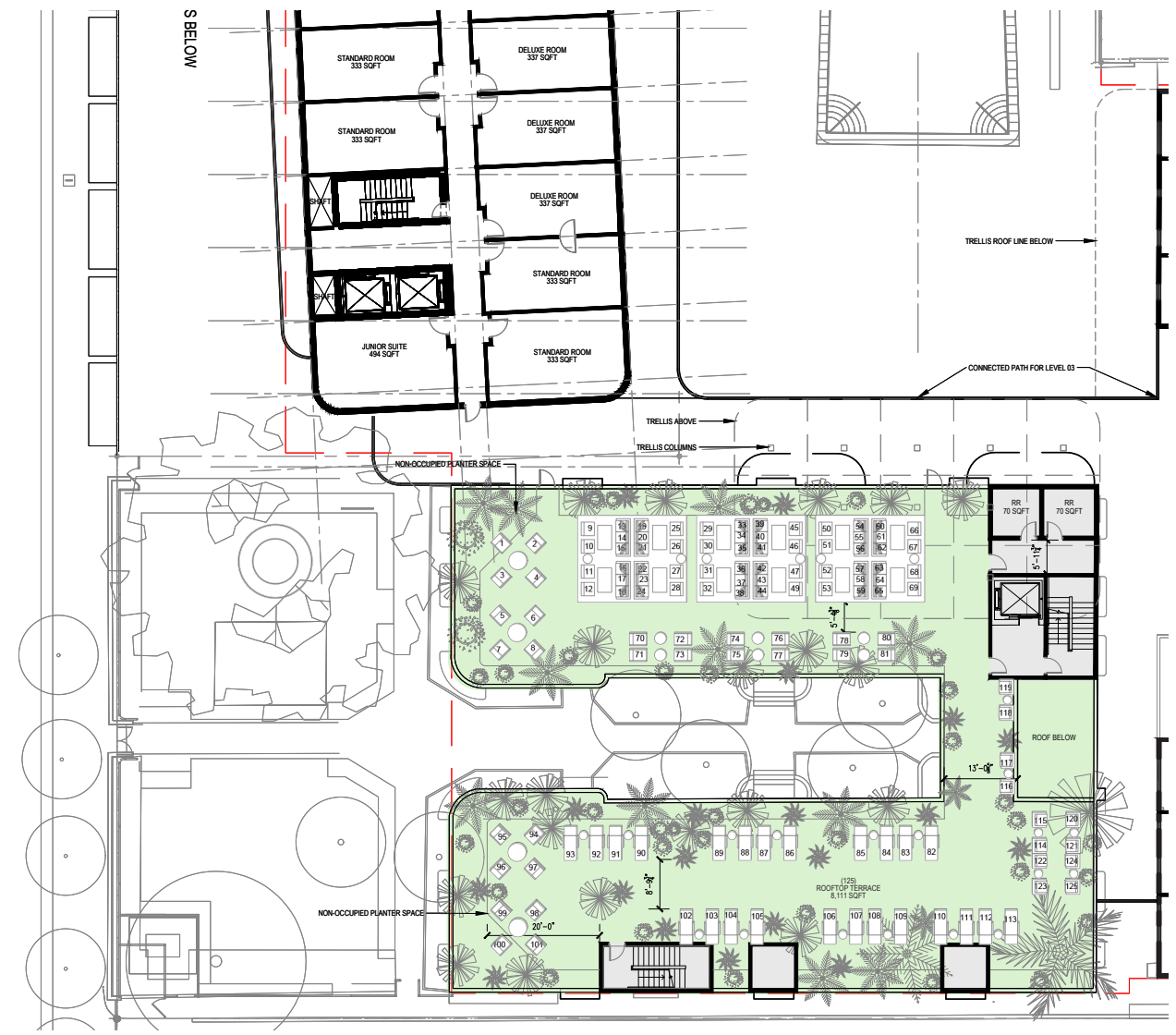
REVISIONS	
COMM.	DATE

**TREEHOUSE HOTEL,
MIAMI BEACH**

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

GSF / AMENITY DIAGRAM
- LEVEL 03

A2-15



LEVEL 03: AMENITY DIAGRAM

CAMPTON: AMENITIES	NON-F&B	F&B	SUBTOTALS
LEVEL 03	SQFT	SQFT	SQFT
REMEDY ROOFTOP TERRACE	8,111	0	8,111
TOTAL PROVIDED	8,111	0	8,111

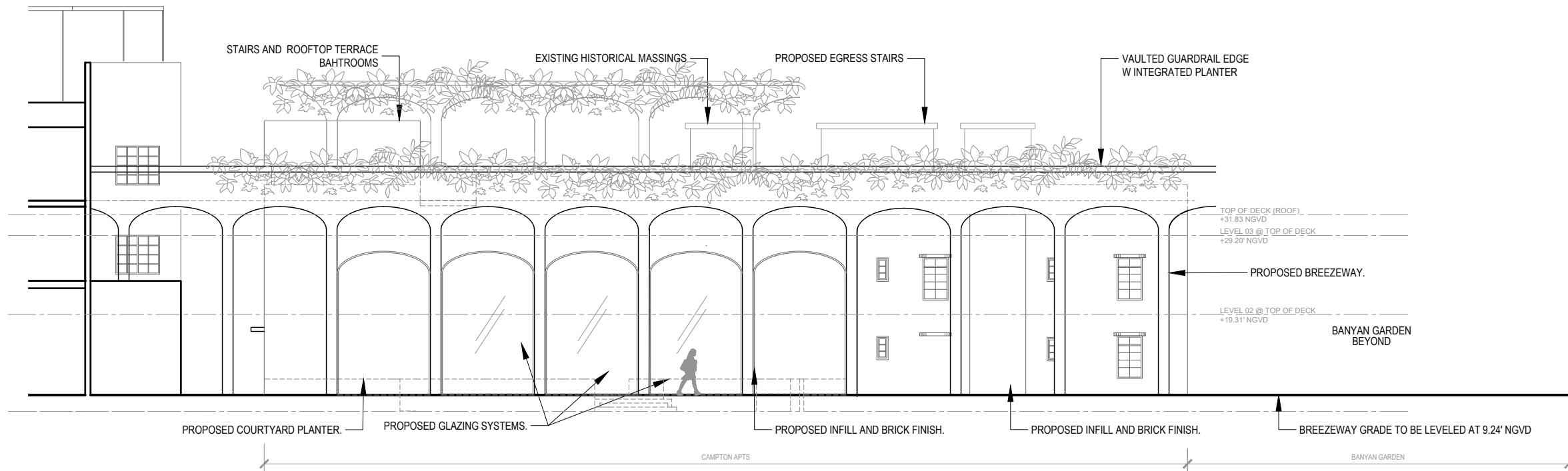


LEVEL 03: GSF DIAGRAM

CAMPTON GSF	SQFT
LEVEL 03	323.13

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





PROPOSED



DEMOLITION



NR
architect

**NORBERTO ROSENSTEIN
ARCHITECT, INC.**
ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-6551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN
ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS
DOCUMENT OR PARTS THEREOF,
MAY NOT BE REPRODUCED IN ANY
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE
PLANS WERE PREPARED BY ME
OR UNDER
MY SUPERVISION, AND TO THE
BEST OF MY KNOWLEDGE,
COMPLY WITH ALL APPLICABLE
CODES.

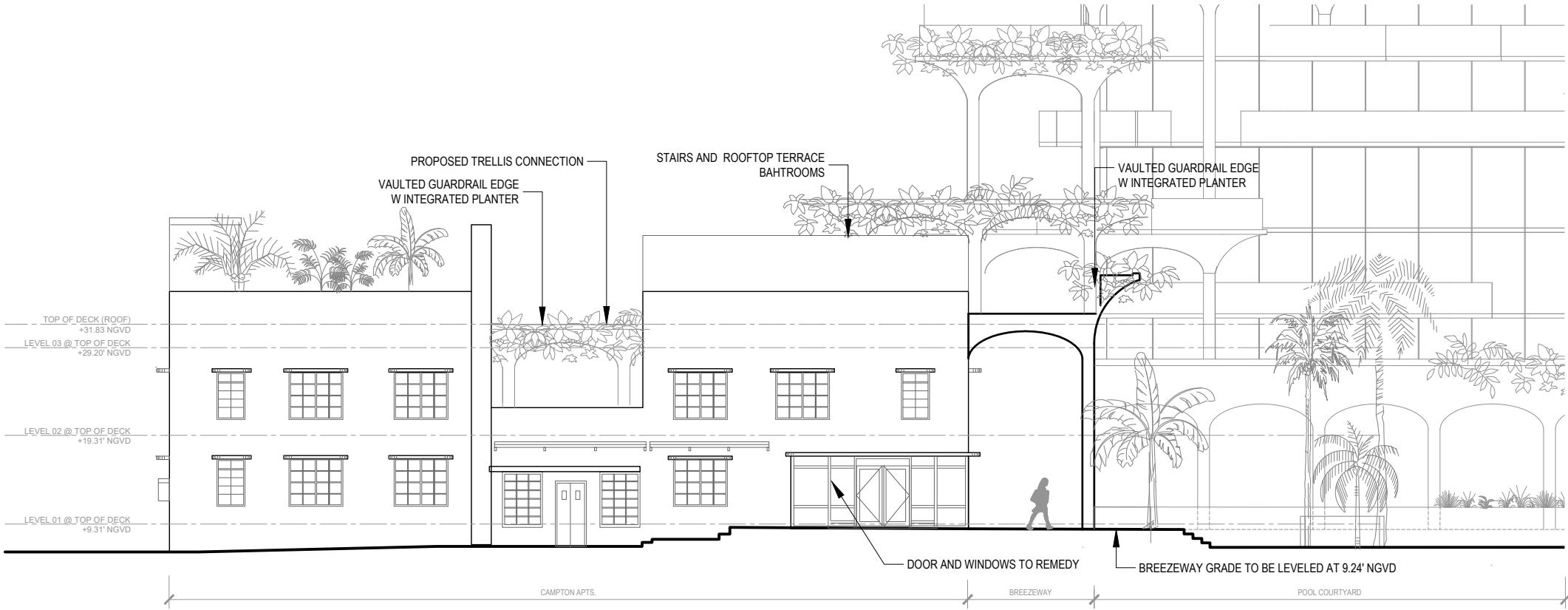
REVISIONS

COMM.	DATE

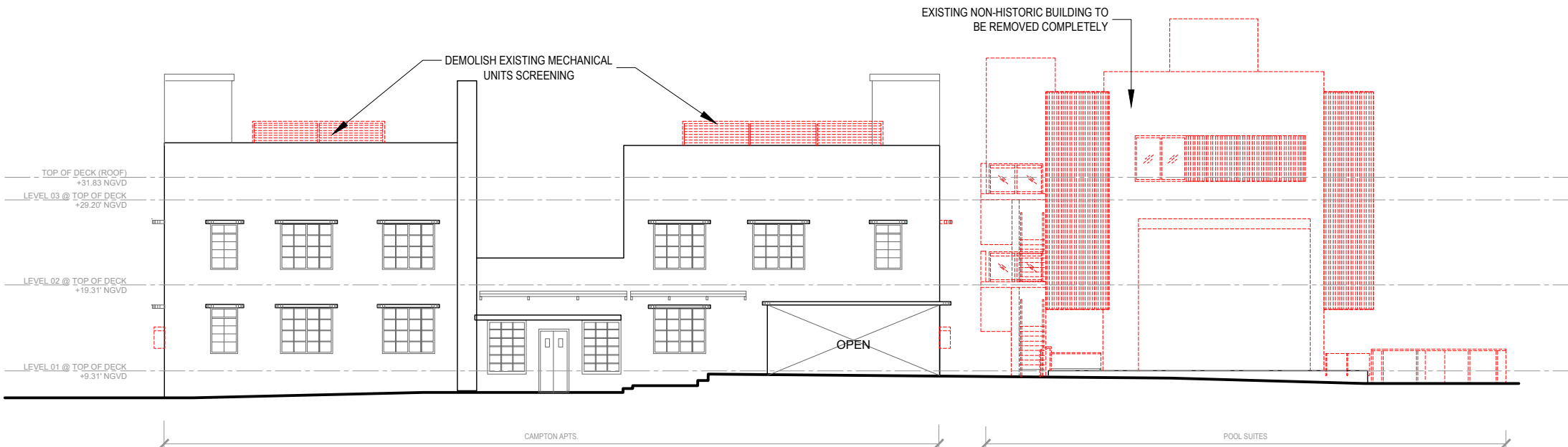
**TREEHOUSE HOTEL,
MIAMI BEACH**

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

**DEMOLITION / PROPOSED
NORTH ELEVATION**



PROPOSED



DEMOLITION



NR
architect

**NORBERTO ROSENSTEIN
ARCHITECT, INC.**
ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-6551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. AROO16674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN
ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS
DOCUMENT OR PARTS THEREOF,
MAY NOT BE REPRODUCED IN ANY
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

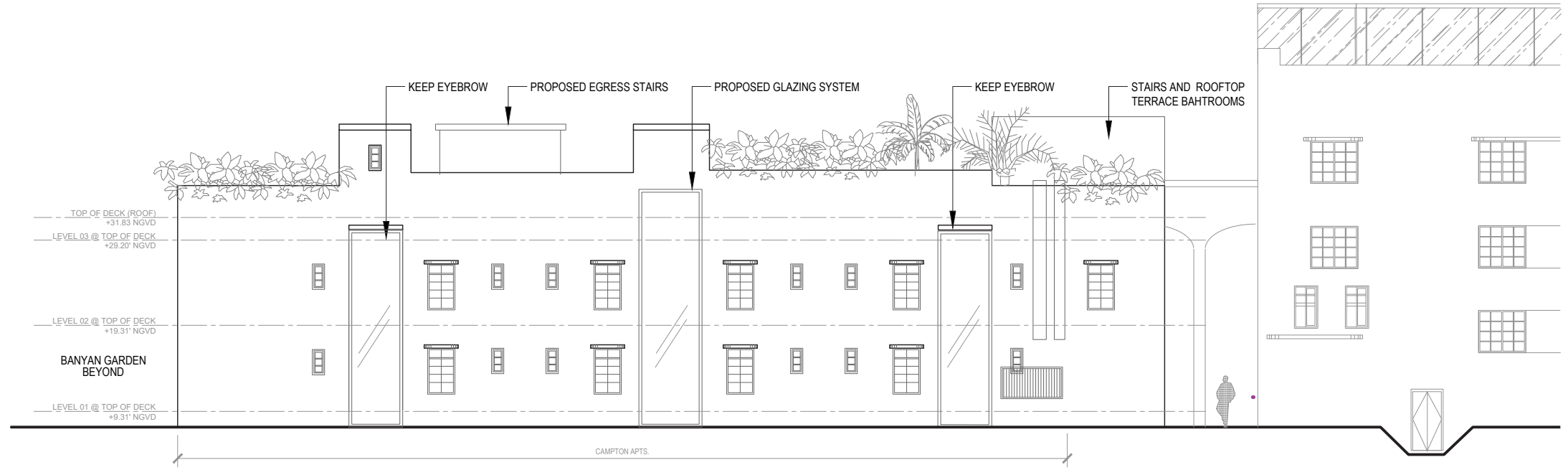
I HEREBY CERTIFY THAT THESE
PLANS WERE PREPARED BY ME
OR UNDER
MY SUPERVISION, AND TO THE
BEST OF MY KNOWLEDGE,
COMPLY WITH ALL APPLICABLE
CODES.

REVISIONS	
COMM.	DATE

**TREEHOUSE HOTEL,
MIAMI BEACH**

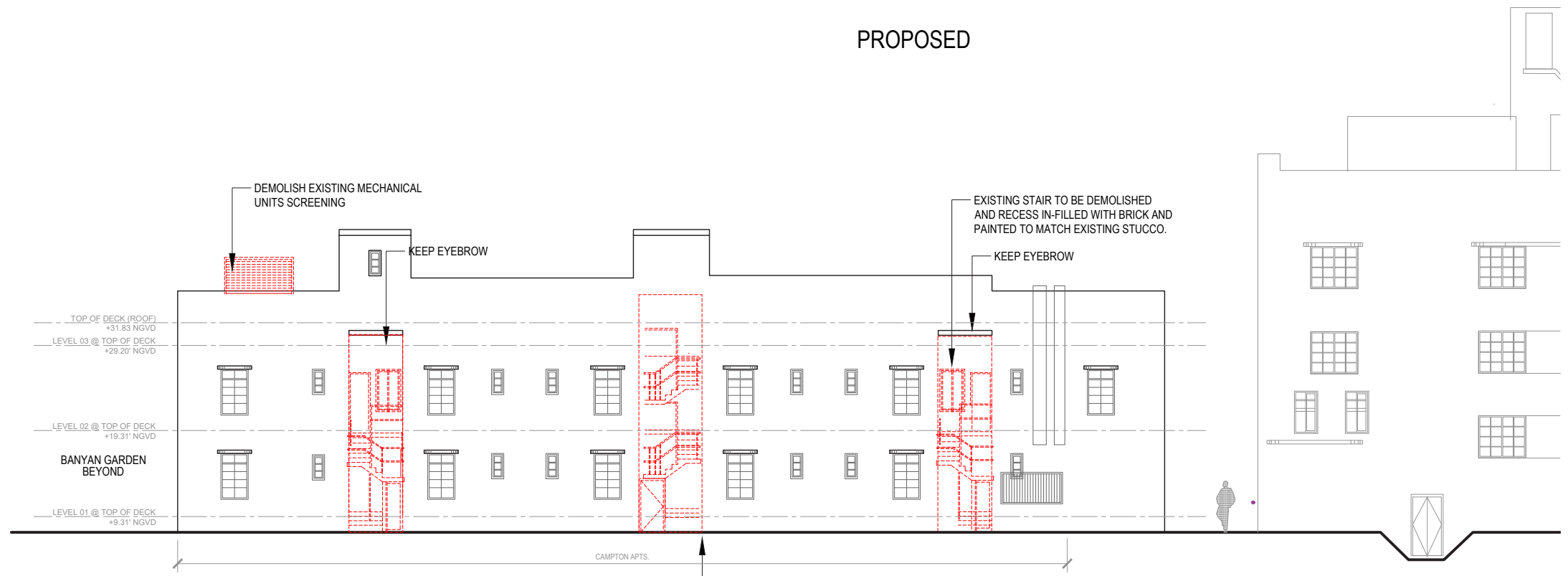
1500 COLLINS +
1509-1515 WASHINGTON
AVE, MIAMI BEACH, FL,
33139

**DEMOLITION / PROPOSED
EAST ELEVATION**



PROPOSED

PROPOSED



DEMOLITION



NR
architect

**NORBERTO ROSENSTEIN
ARCHITECT, INC.**

ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-6551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN
ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS
DOCUMENT OR PARTS THEREOF,
MAY NOT BE REPRODUCED IN ANY
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

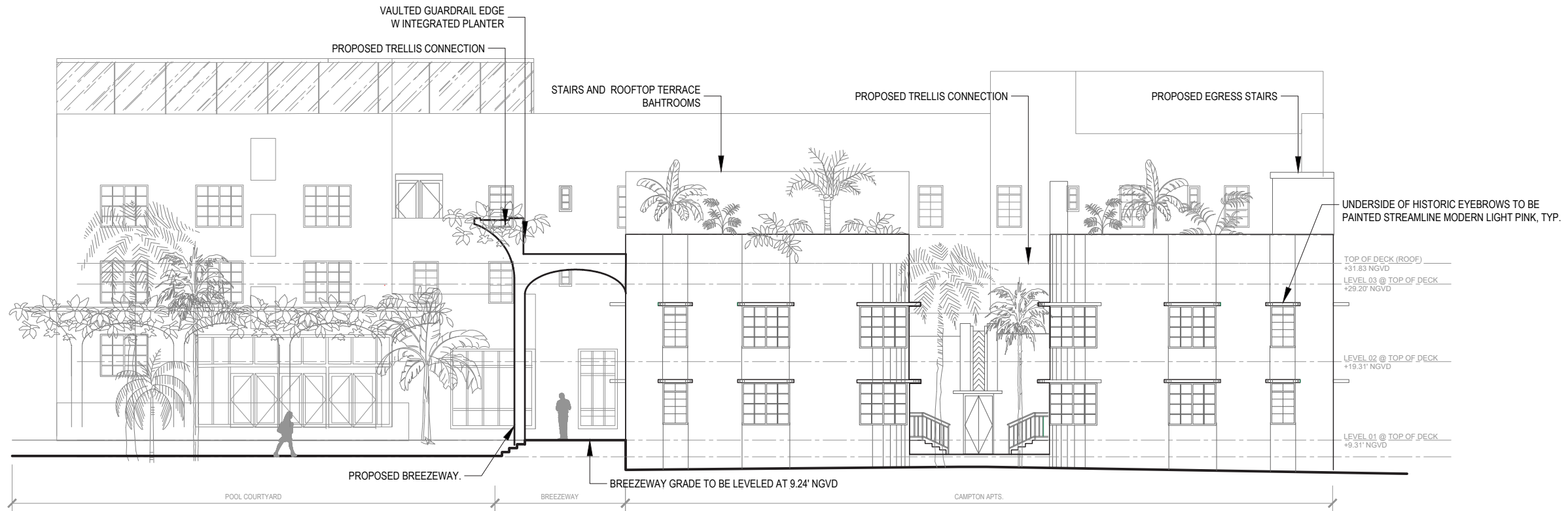
I HEREBY CERTIFY THAT THESE
PLANS WERE PREPARED BY ME
OR UNDER
MY SUPERVISION, AND TO THE
BEST OF MY KNOWLEDGE,
COMPLY WITH ALL APPLICABLE
CODES.

REVISIONS	
COMM.	DATE

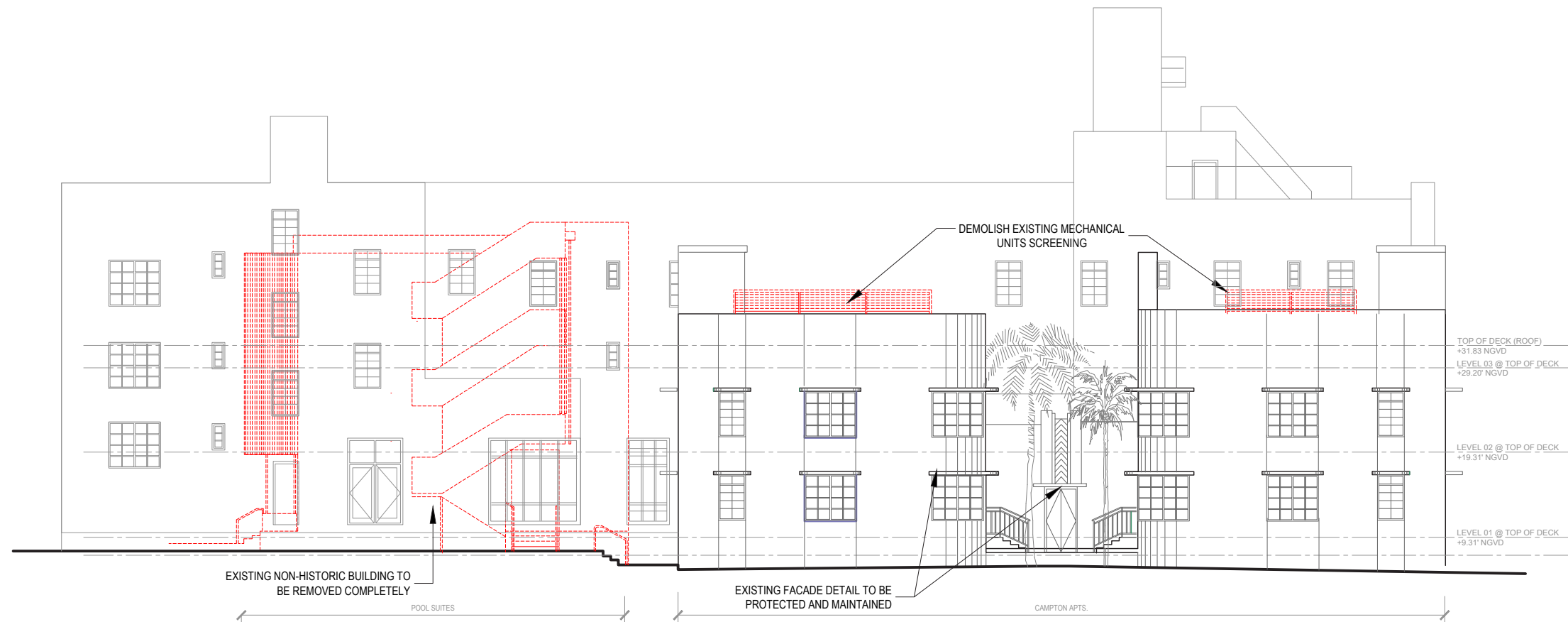
**TREEHOUSE HOTEL,
MIAMI BEACH**

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

**DEMOLITION / PROPOSED
SOUTH ELEVATION**



PROPOSED



DEMOLITION



NR
architect

**NORBERTO ROSENSTEIN
ARCHITECT, INC.**

ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-6551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. AROO16674
NATL. REG. NO. 69178
COPYRIGHT © 2024
NORBERTO ROSENSTEIN
ARCHITECT, INC.
ALL RIGHTS RESERVED. THIS
DOCUMENT OR PARTS THEREOF,
MAY NOT BE REPRODUCED IN ANY
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE
PLANS WERE PREPARED BY ME
OR UNDER
MY SUPERVISION, AND TO THE
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**

**DEMOLITION / PROPOSED
WEST ELEVATION**