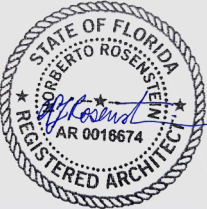


RESTORATION OF THE HISTORIC HADDON HALL



HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING



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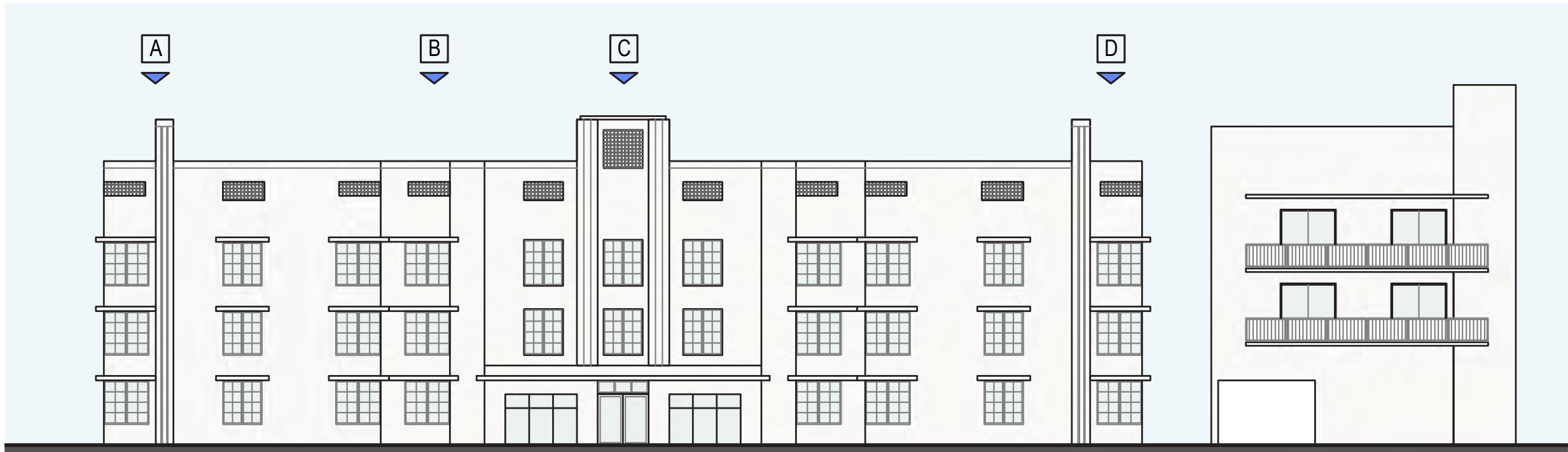
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COMM.	DATE

**TREEHOUSE HOTEL,
MIAMI BEACH**

**1500 COLLINS +
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HISTORIC PHOTOS



COLLINS AVE.



A

B

C

D

HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING



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EXISTING CONDITIONS



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E

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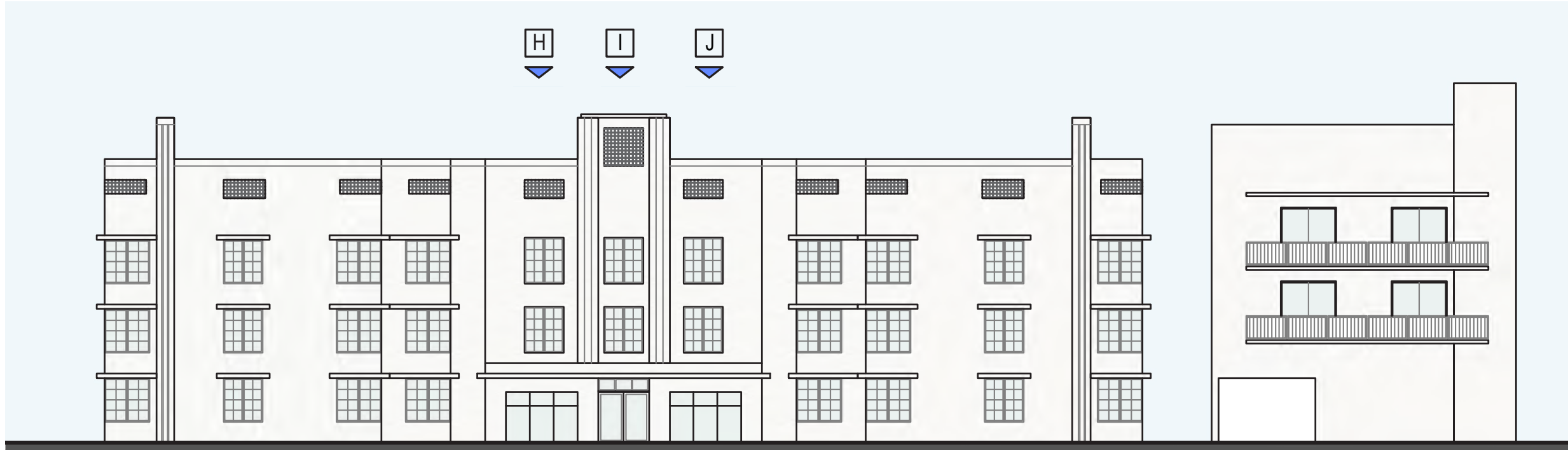
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EXISTING CONDITIONS



COLLINS AVE.



H

I

I

HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING



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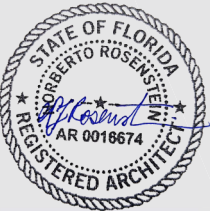
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HISTORIC CONTEXT



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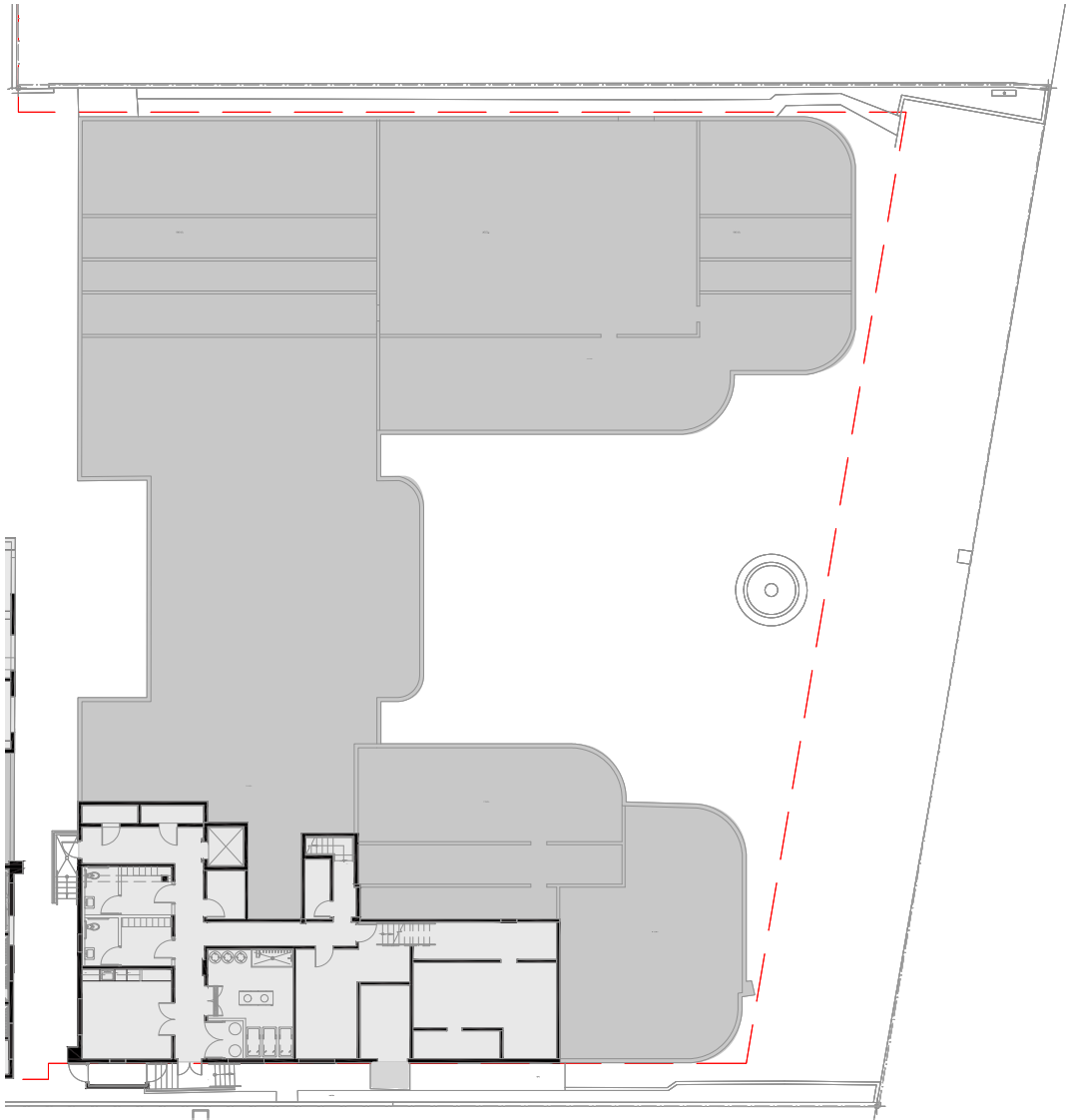
EXISTING CONDITIONS

HADDON HALL HOTEL PARCEL (PARCEL 1)		
26,131		
LEVEL 00	0.00	
LEVEL 1	14,758.61	
LEVEL 2	11,639.45	
LEVEL 3	14,339.10	
LEVEL 4	5,677.73	
TOTAL SF	46,414.89	
FAR	ALLOWED	PROVIDED
2.0 FAR X 26,131 SF	52,262.00	46,414.89



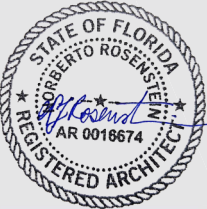
LEVEL 00: FAR DIAGRAM

	HADDON HALL HOTEL PARCEL (PARCEL 1)
BASEMENT	13
LEVEL 1	755
LEVEL 2	88
LEVEL 3	74
LEVEL 4	28
LEVEL 5	
LEVEL 6	
LEVEL 7	
TOTAL OCCUPANCY:	958



LEVEL 00: OCCUPANCY LOAD DIAGRAM

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



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FAR / OCCUPANCY
LOAD - LEVEL 00

A1-06

HADDON HALL HOTEL PARCEL (PARCEL 1)		
26,131		
LEVEL 00	0.00	
LEVEL 1	14,758.61	
LEVEL 2	11,639.45	
LEVEL 3	14,339.10	
LEVEL 4	5,677.73	
TOTAL SF	46,414.89	
FAR	ALLOWED	PROVIDED
2.0 FAR X 26,131 SF	52,262.00	46,414.89

	HADDON HALL HOTEL PARCEL (PARCEL 1)
BASEMENT	13
LEVEL 1	755
LEVEL 2	88
LEVEL 3	74
LEVEL 4	28
LEVEL 5	
LEVEL 6	
LEVEL 7	
TOTAL OCCUPANCY:	958



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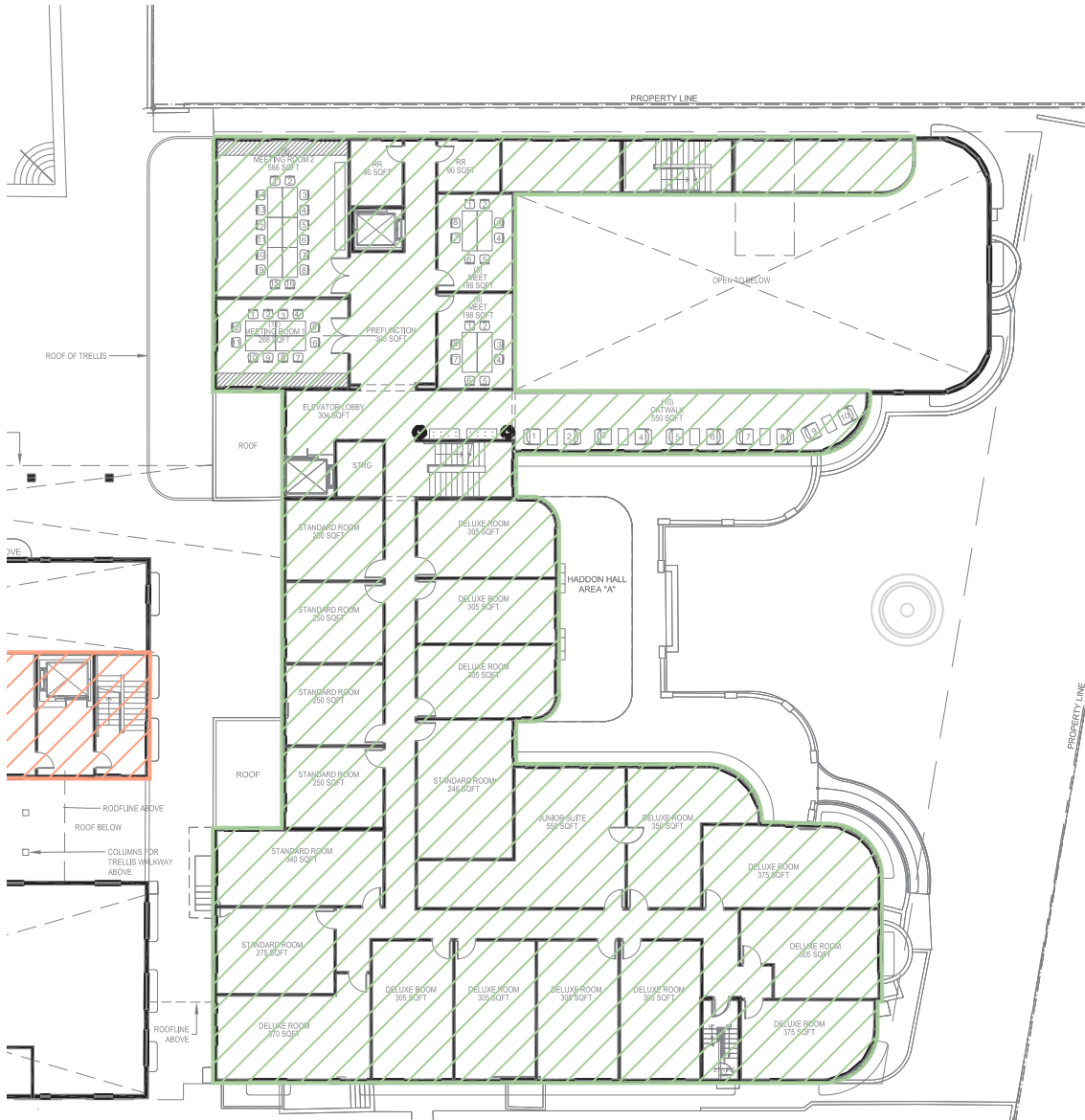
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FAR / OCCUPANCY
LOAD - LEVEL 02

A1-08



LEVEL 02: FAR DIAGRAM



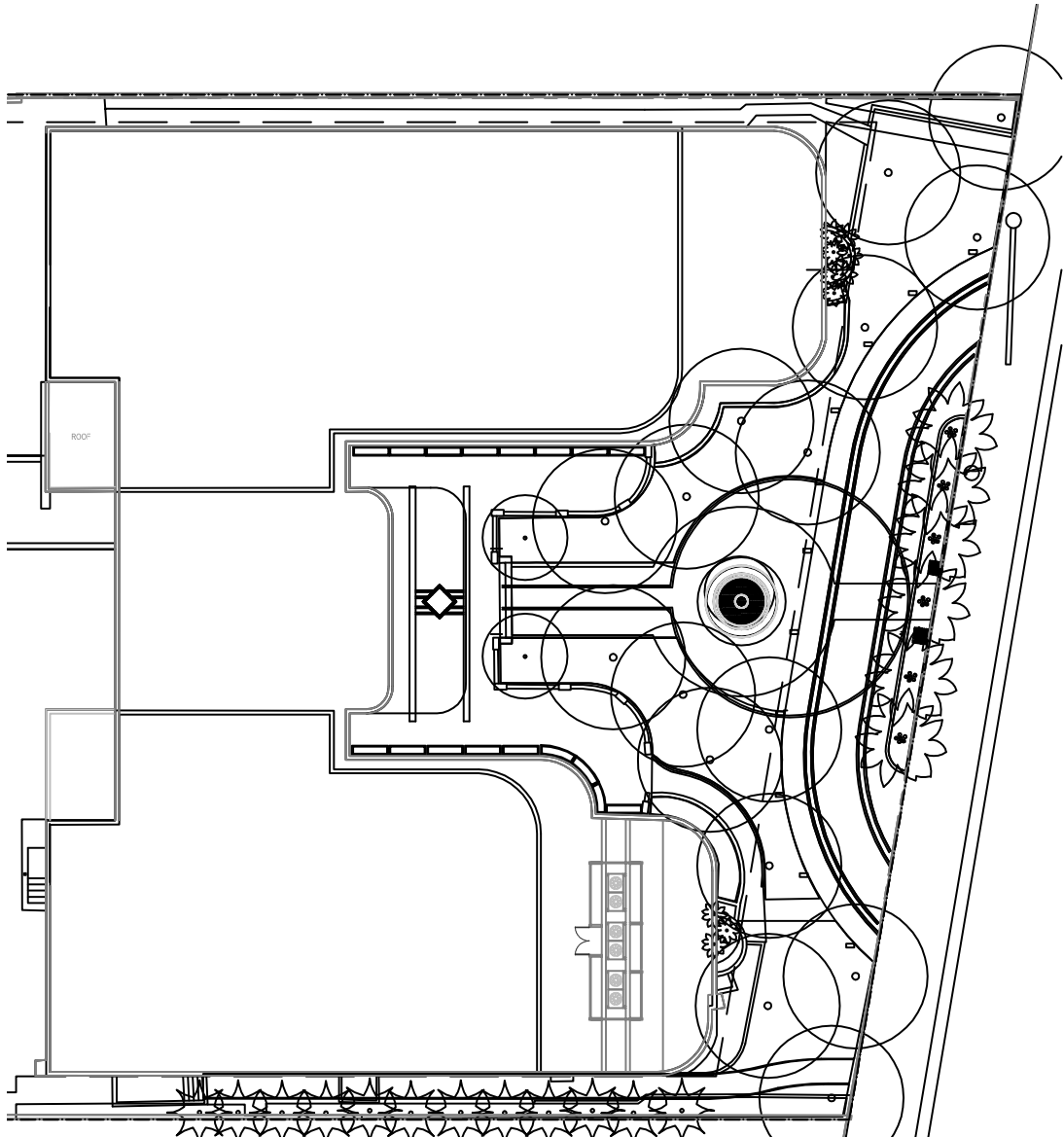
LEVEL 02: OCCUPANCY LOAD DIAGRAM

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



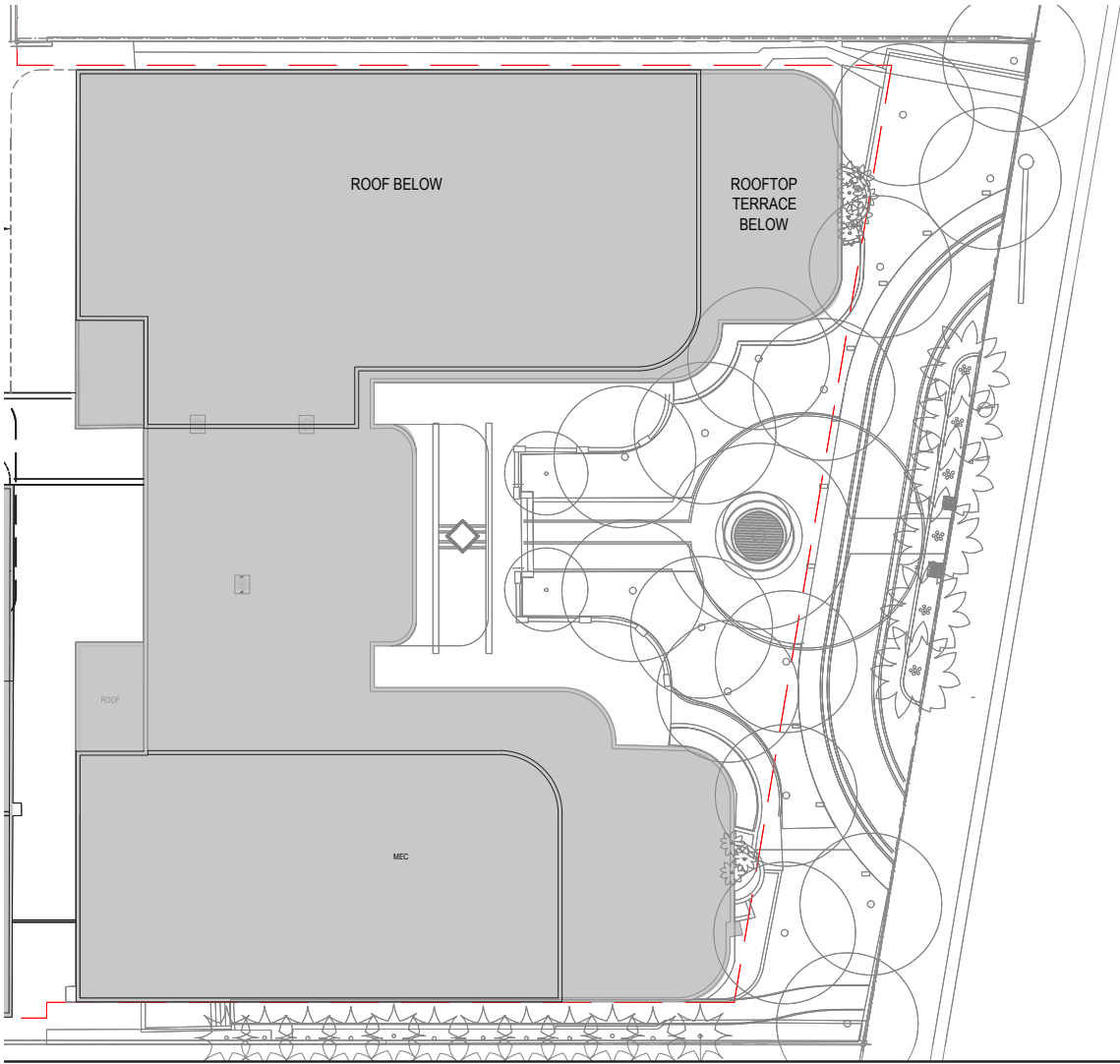
HADDON HALL HOTEL PARCEL (PARCEL 1)		
26,131		
LEVEL 00	0.00	
LEVEL 1	14,758.61	
LEVEL 2	11,639.45	
LEVEL 3	14,339.10	
LEVEL 4	5,677.73	
TOTAL SF	46,414.89	
FAR	ALLOWED	PROVIDED
2.0 FAR X 26,131 SF	52,262.00	46,414.89

HADDON HALL HOTEL PARCEL (PARCEL 1)		
26,131		
LEVEL 00	0.00	
LEVEL 1	14,758.61	
LEVEL 2	11,639.45	
LEVEL 3	14,339.10	
LEVEL 4	5,677.73	
TOTAL SF	46,414.89	
FAR	ALLOWED	PROVIDED
2.0 FAR X 26,131 SF	52,262.00	46,414.89



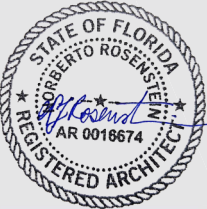
LEVEL 05: FAR DIAGRAM

	HADDON HALL HOTEL PARCEL (PARCEL 1)
BASEMENT	13
LEVEL 1	755
LEVEL 2	88
LEVEL 3	74
LEVEL 4	28
LEVEL 5	
LEVEL 6	
LEVEL 7	
TOTAL OCCUPANCY:	958



LEVEL 05: OCCUPANCY LOAD DIAGRAM

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



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FAR / OCCUPANCY
LOAD - LEVEL 05

A1-11



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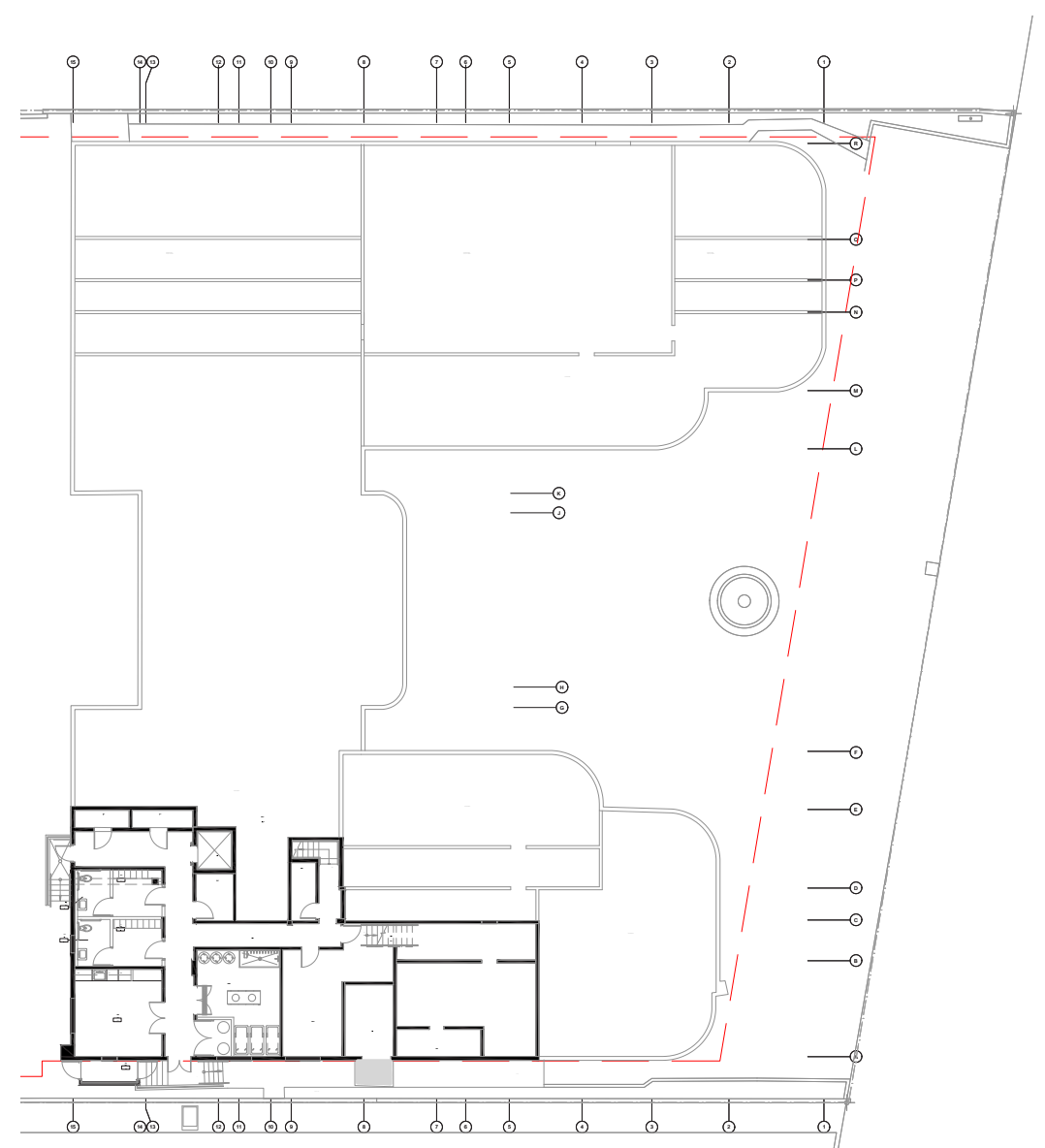
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**DEMOLITION / PROPOSED
- LEVEL 00**
A1-12



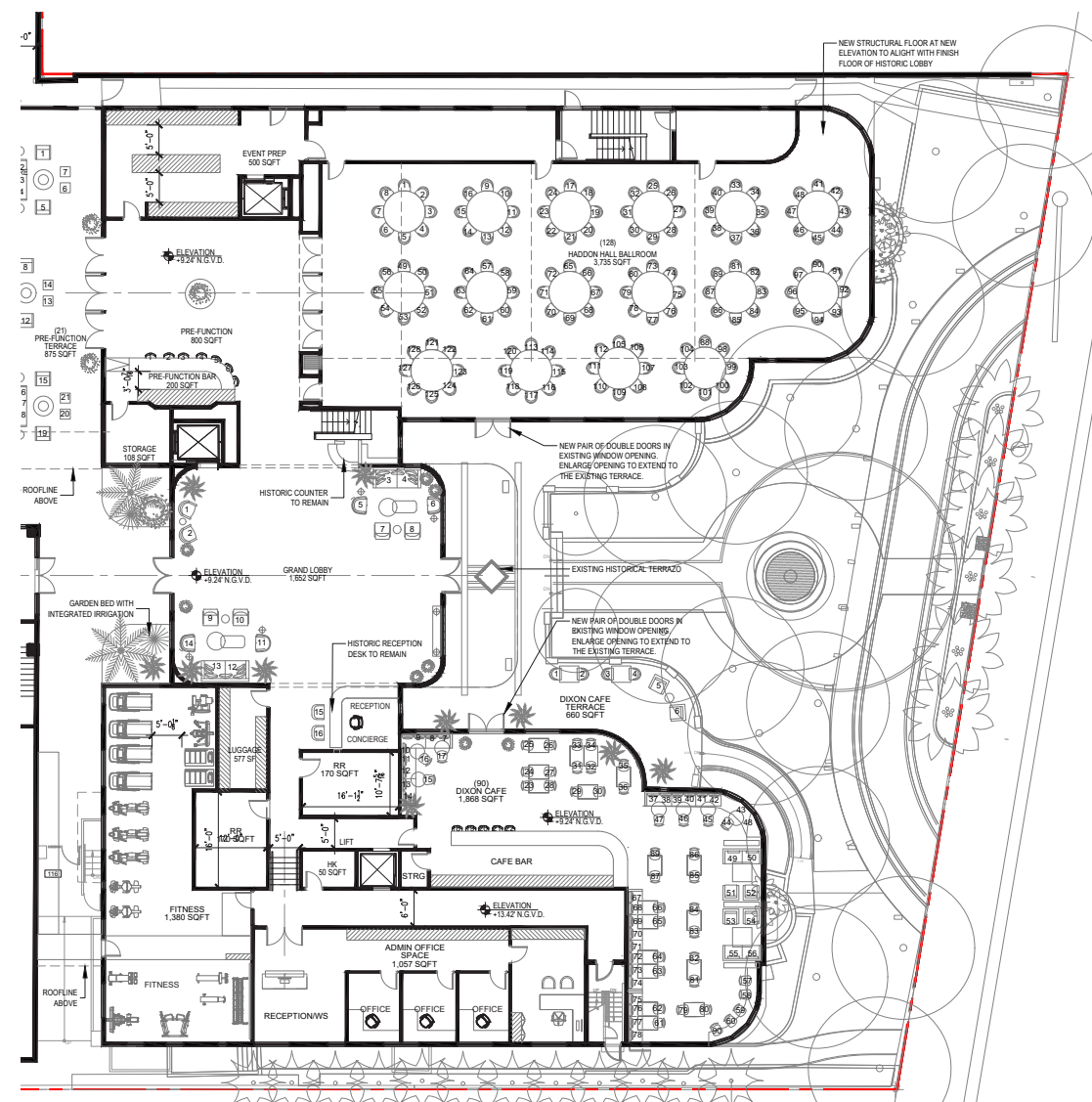
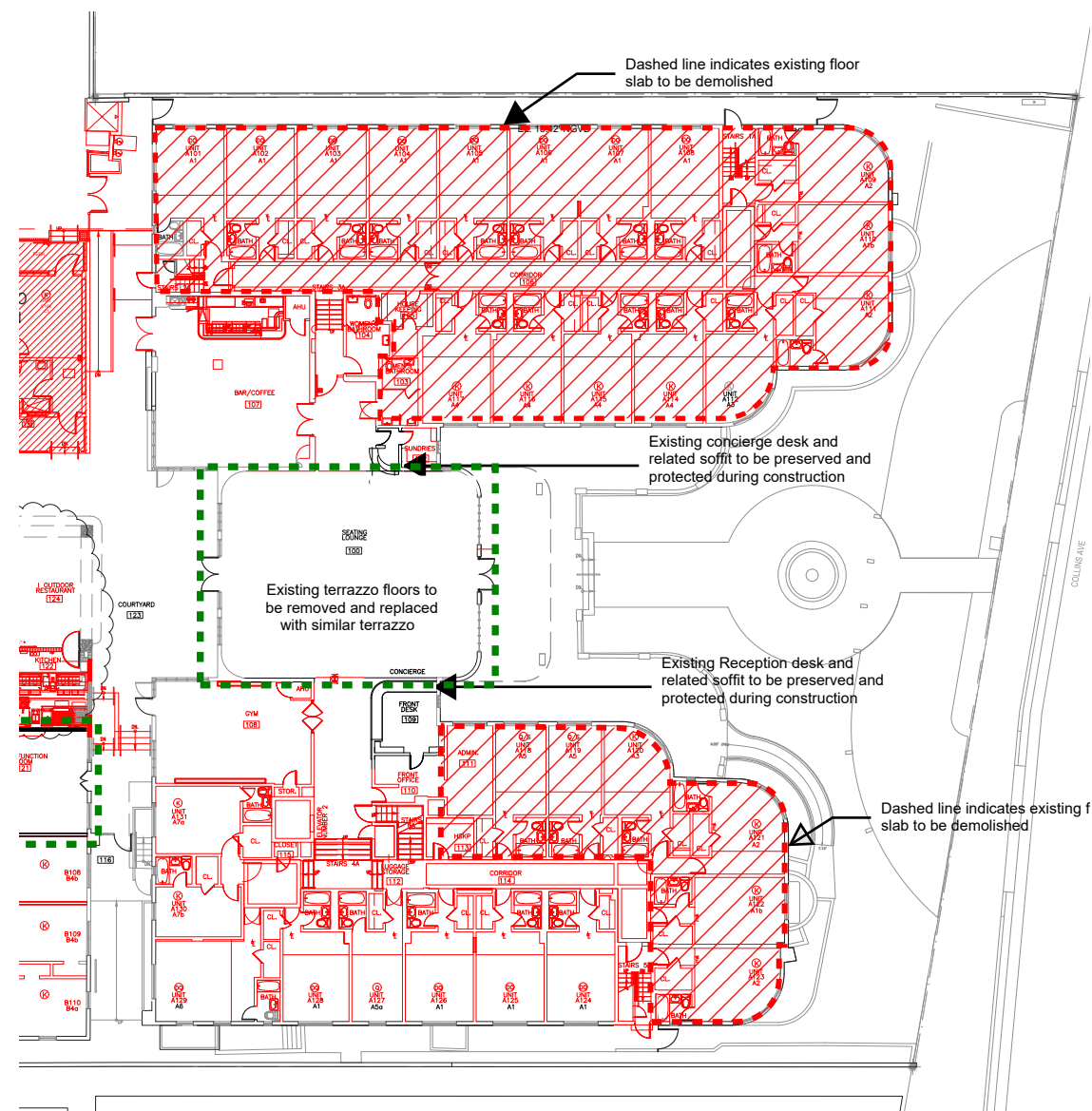
LEVEL 00: DEMOLITION PLAN



LEVEL 00: PROPOSED PLAN

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





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

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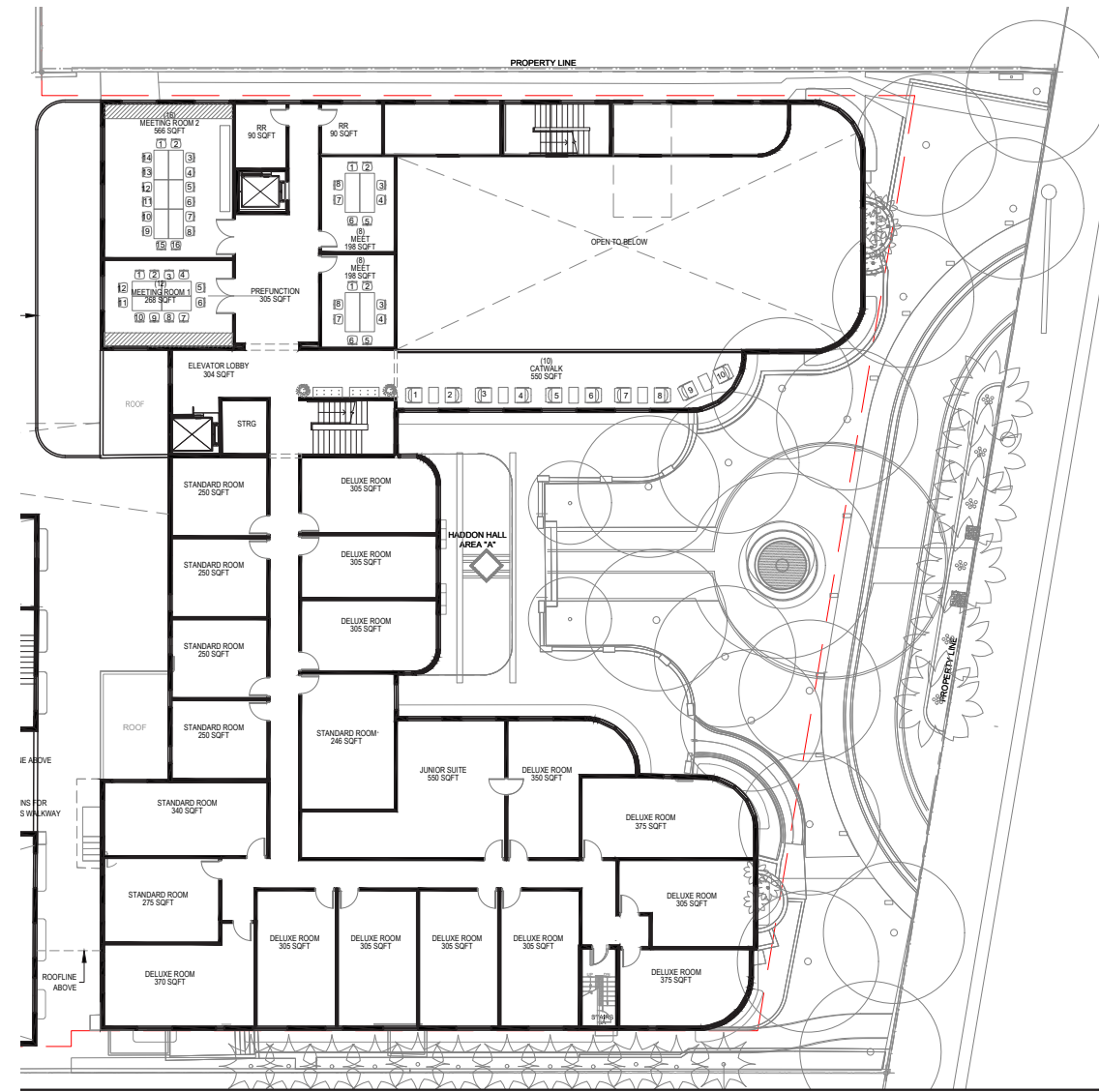
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DEMOLITION / PROPOSED
- LEVEL 01

A1-13

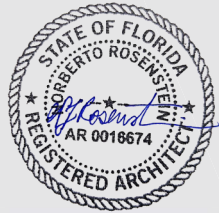


LEVEL 02: DEMOLITION PLAN



LEVEL 02: PROPOSED PLAN

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



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**DEMOLITION / PROPOSED
- LEVEL 02**

A1-14

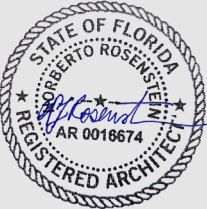


LEVEL 03: DEMOLITION PLAN



LEVEL 03: PROPOSED PLAN

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



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DEMOLITION / PROPOSED
- LEVEL 03

A1-15



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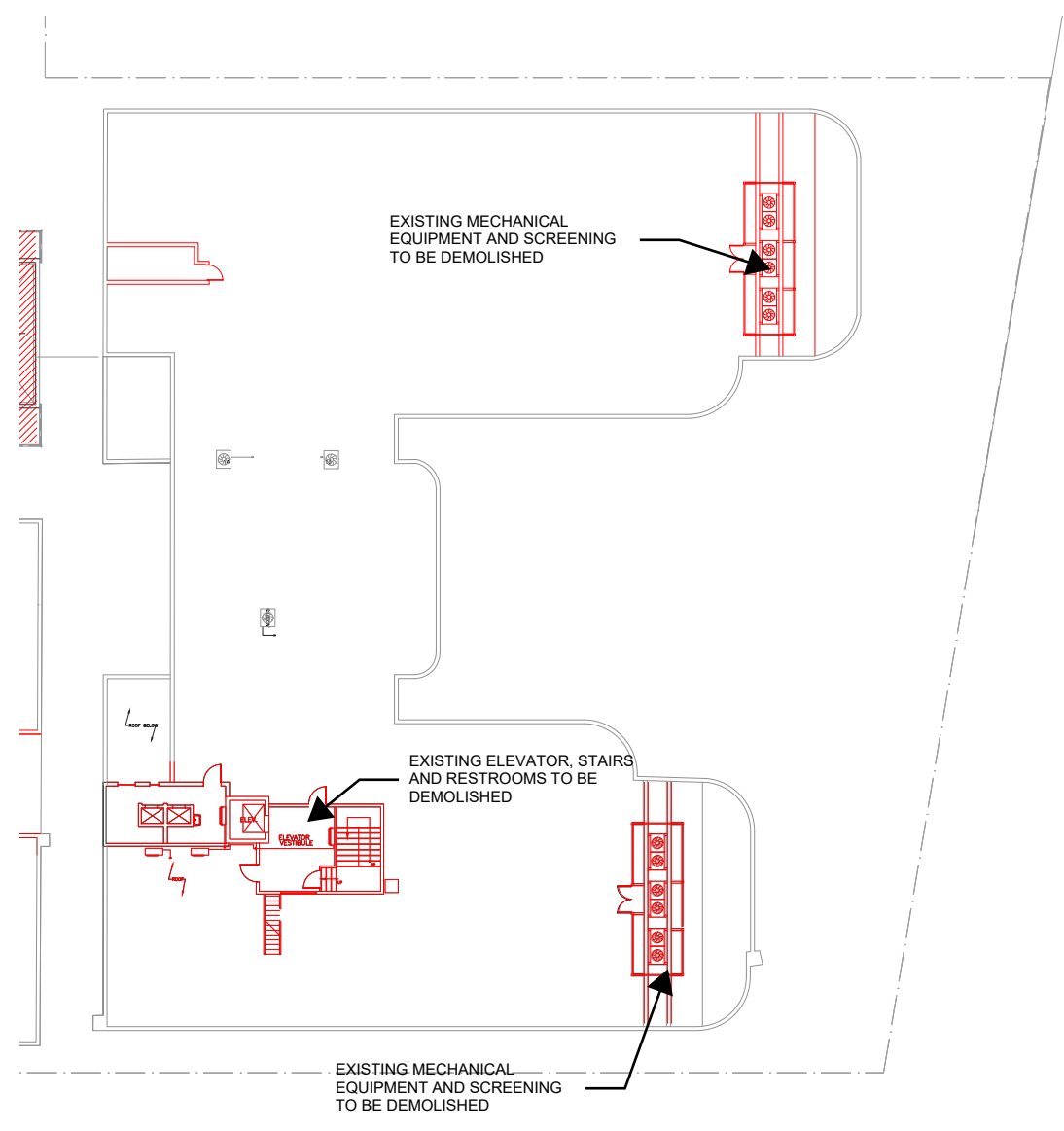
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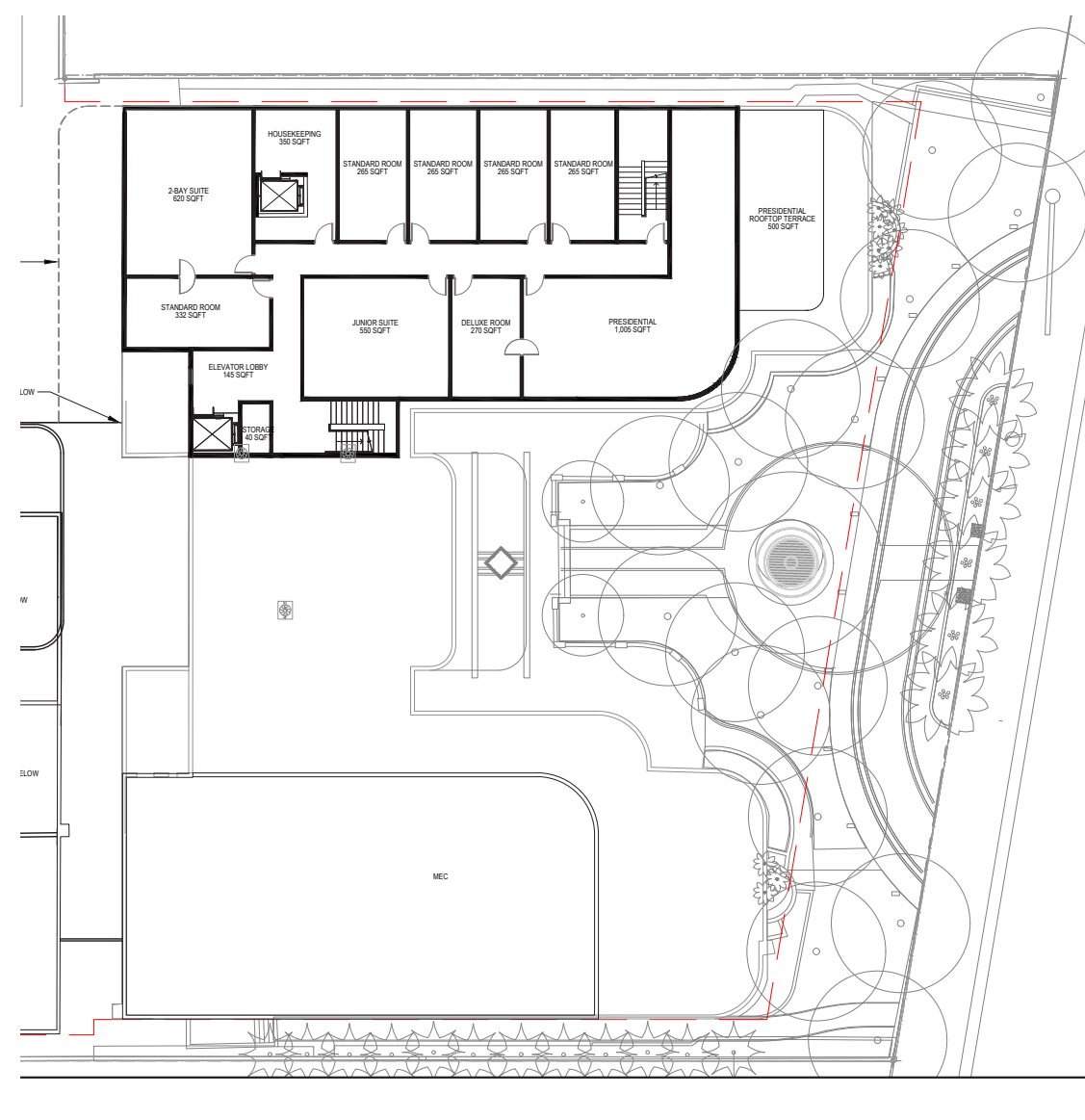
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DEMOLITION / PROPOSED
- LEVEL 04

A1-16



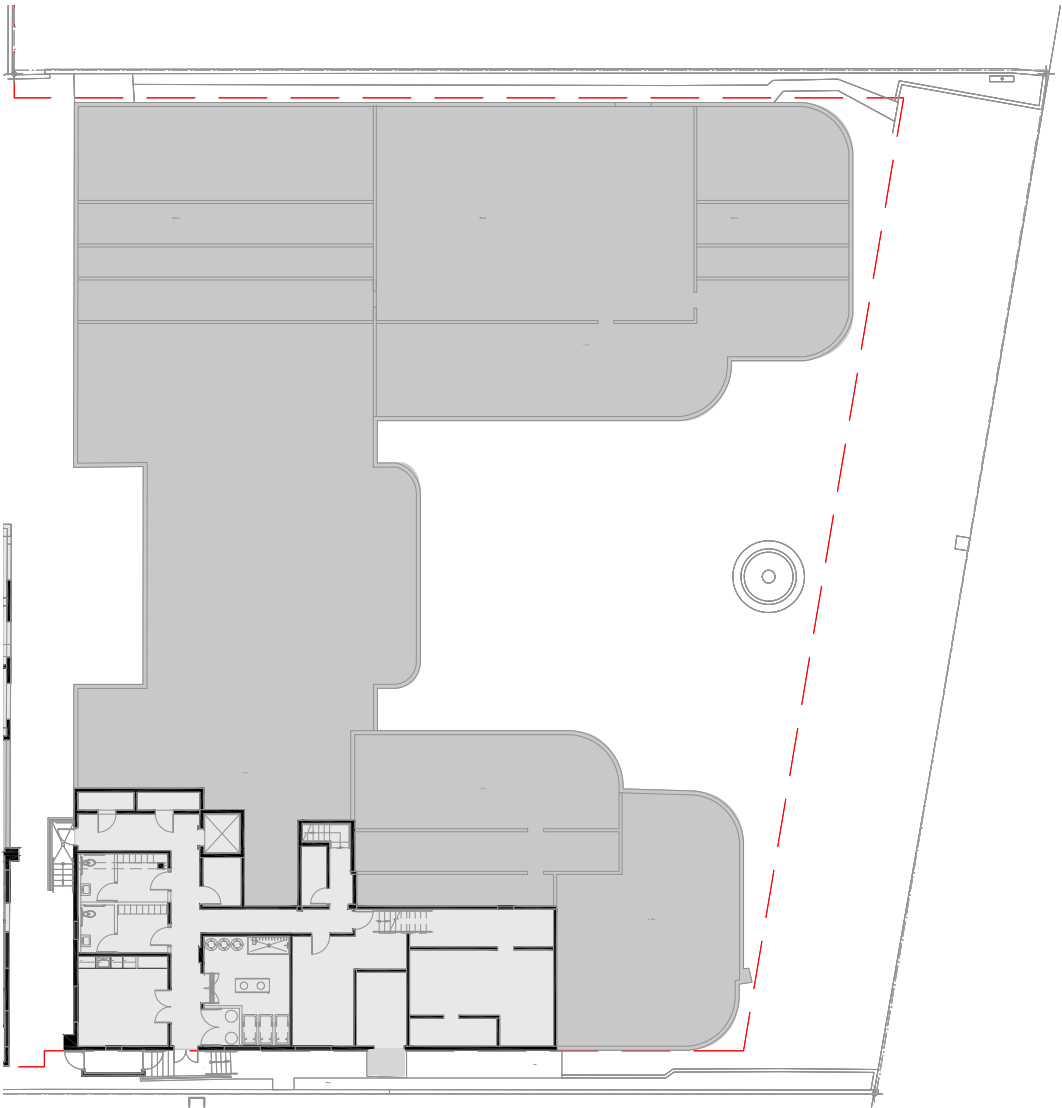
LEVEL 04: DEMOLITION PLAN



LEVEL 04: PROPOSED PLAN

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

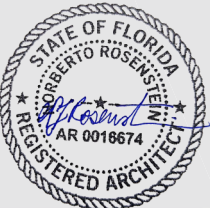




LEVEL 00: GSF DIAGRAM

HADDON HALL GSF	SQFT
LEVEL 00	0.00

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



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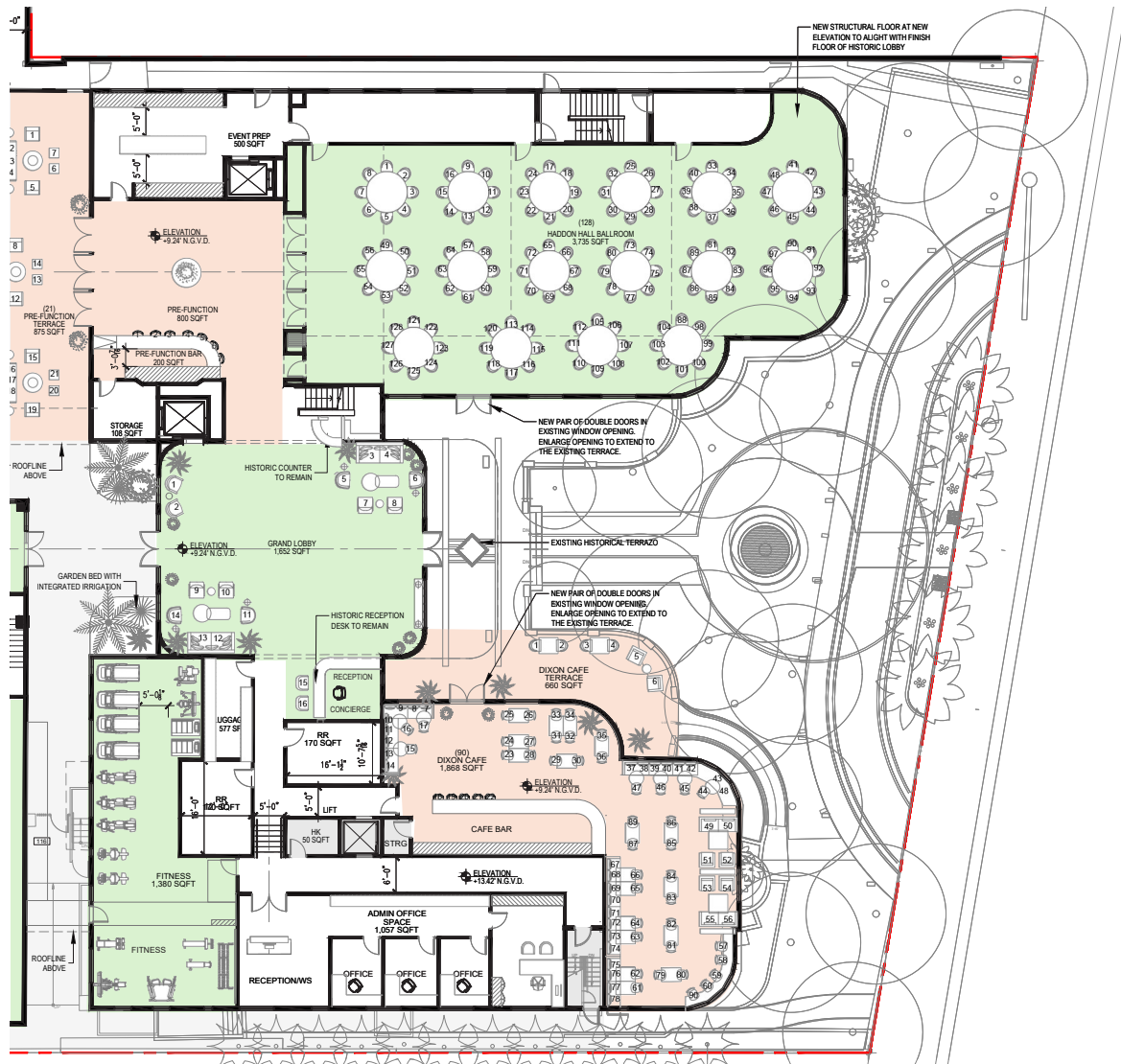
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GSF DIAGRAM
- LEVEL 00

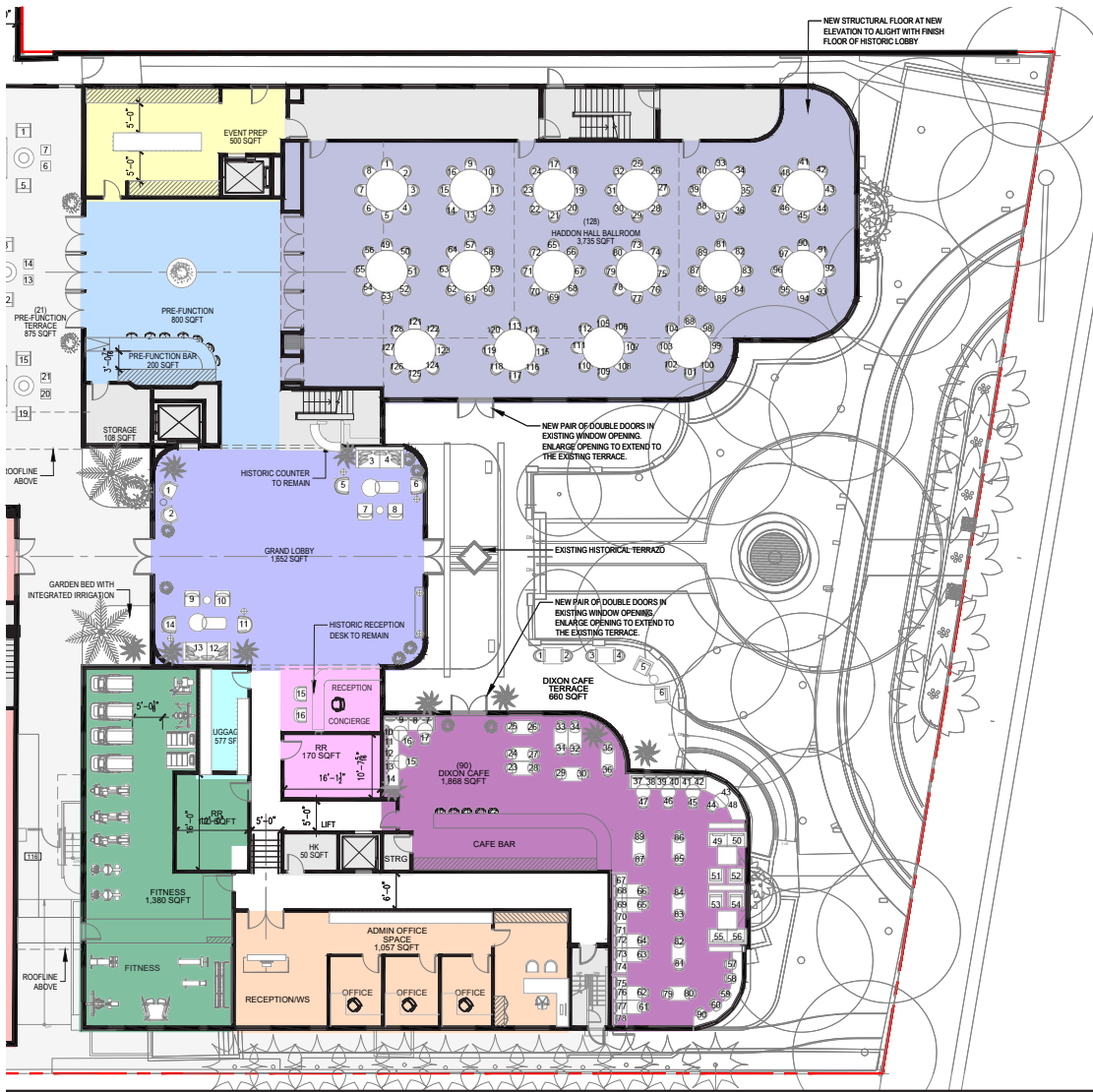
A1-17



LEVEL 01: AMENITY DIAGRAM

NON F&B
F&B

HADDON HALL: AMENITIES	NON-F&B	F&B	SUBTOTALS
LEVEL 01	SQFT	SQFT	SQFT
GRAND LOBBY	1,652		
PREFUNCTION BAR		200	
PREFUNCTION	800		
PREFUNCTION TERRACE	875		
HADDON HALL BALLROOM	3,735		
DIXON CAFÉ		1,868	
DIXON CAFÉ TERRACE		660	
FITNESS	1,380		
TOTAL PROVIDED	8,442	2,728	11,170



LEVEL 01: GSF DIAGRAM

HADDON HALL GSF	SQFT
LEVEL 01	14,758.61

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



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GSF / AMENITY DIAGRAM
- LEVEL 01

A1-18



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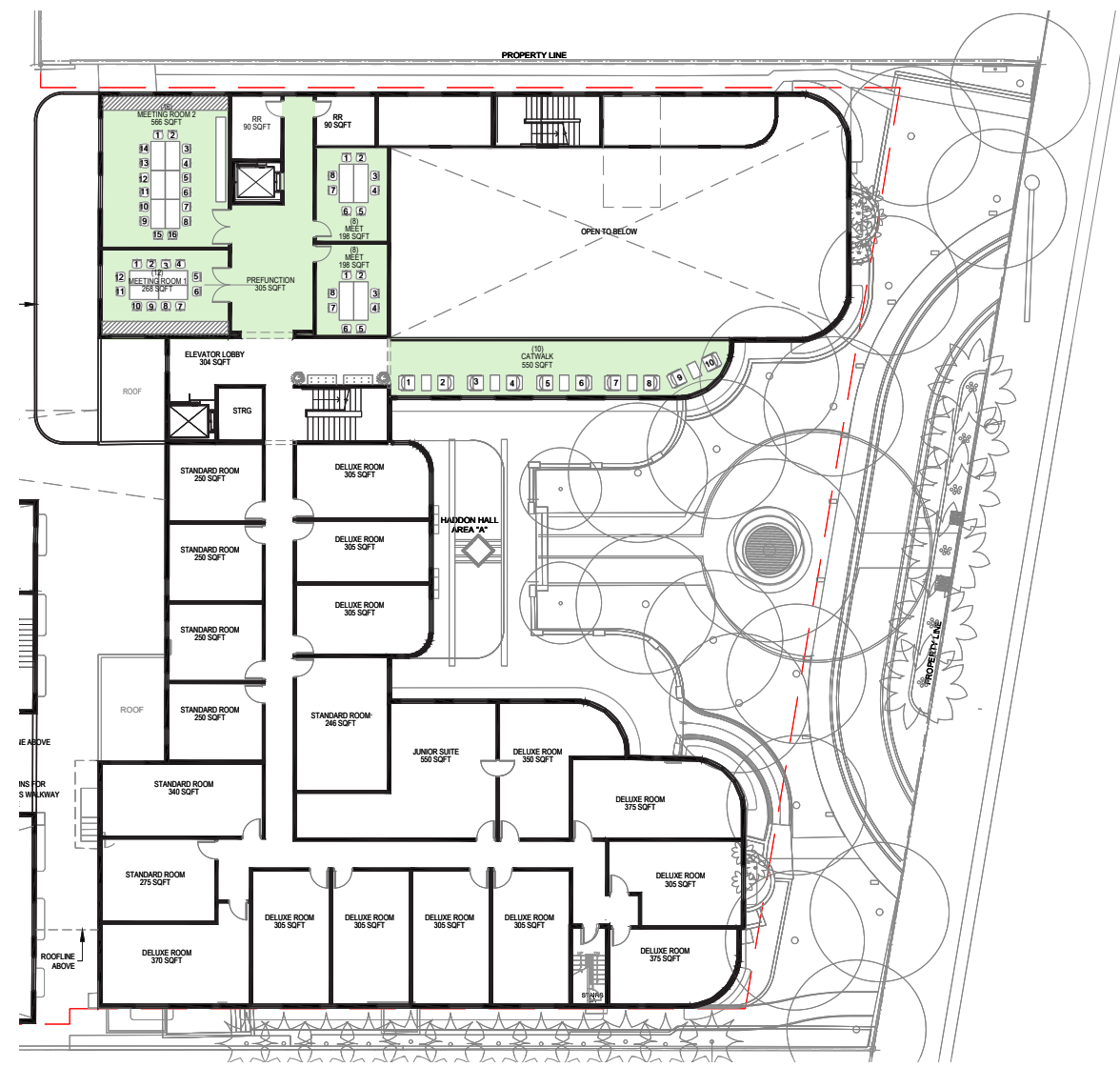
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GSF / AMENITY DIAGRAM
- LEVEL 02

A1-19



LEVEL 02: AMENITY DIAGRAM

HADDON HALL: AMENITIES	NON-F&B	F&B	SUBTOTALS
LEVEL 02	SQFT	SQFT	SQFT
PRE-FUNCTION	305		
MEETING ROOMS	834		
TOTAL PROVIDED	1,139	0	1,139



LEVEL 02: GSF DIAGRAM

HADDON HALL GSF	SQFT
LEVEL 02	11,639.45

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

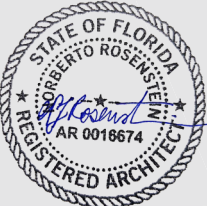




LEVEL 03: GSF DIAGRAM

HADDON HALL GSF	SQFT
LEVEL 03	14,339.10

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



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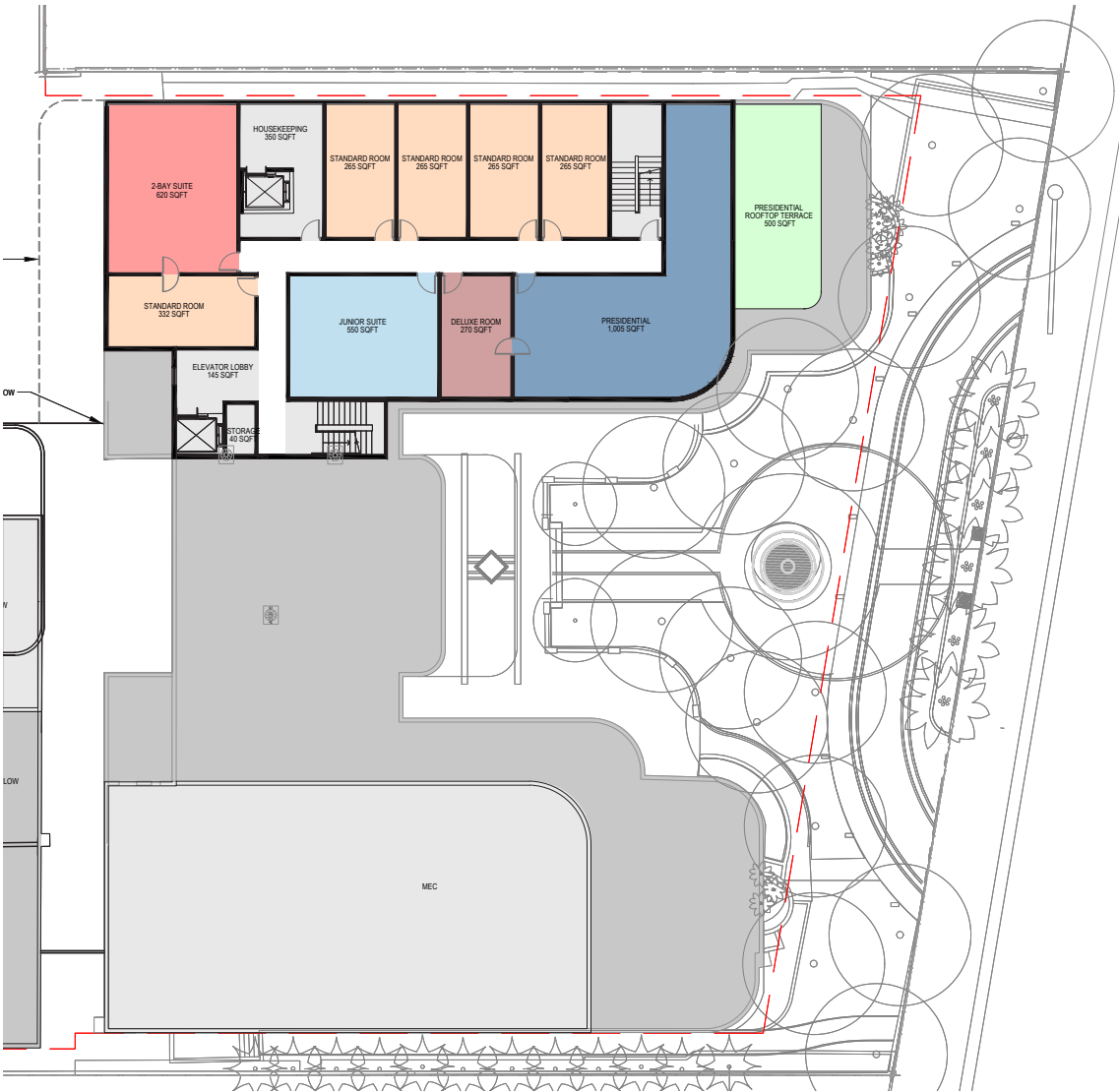
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GSF DIAGRAM
- LEVEL 03

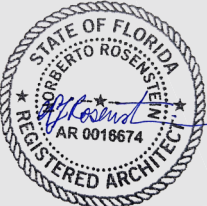
A1-20



LEVEL 04: GSF DIAGRAM

HADDON HALL GSF	SQFT
LEVEL 04	5,677.73

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



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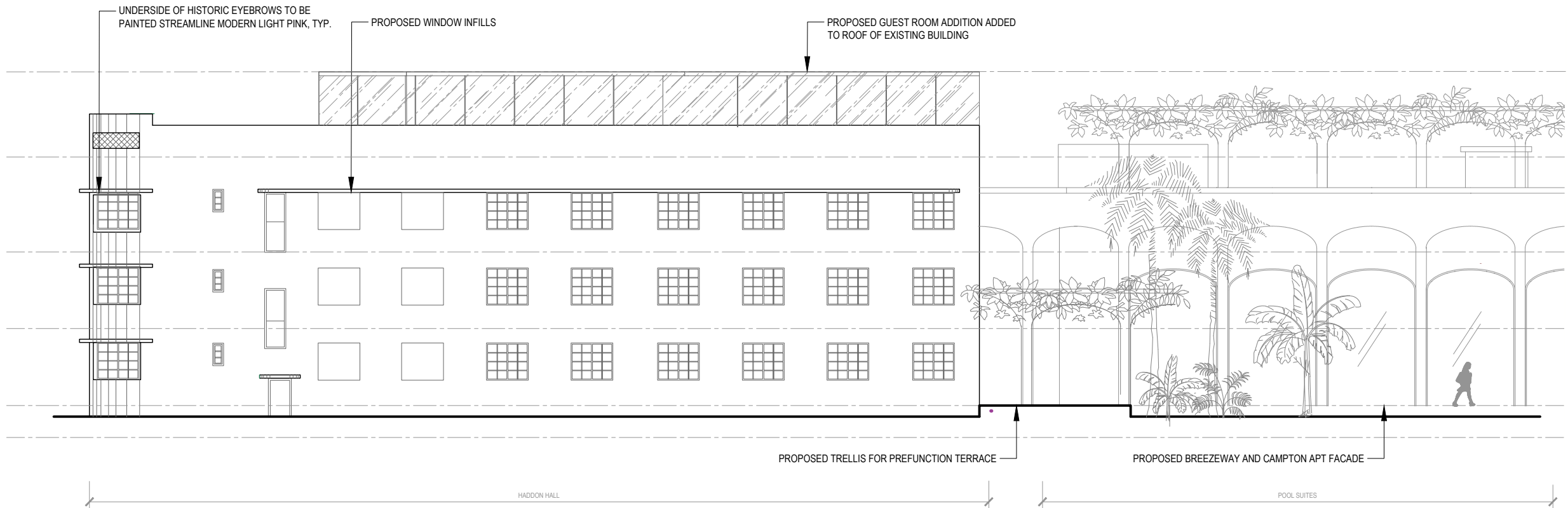
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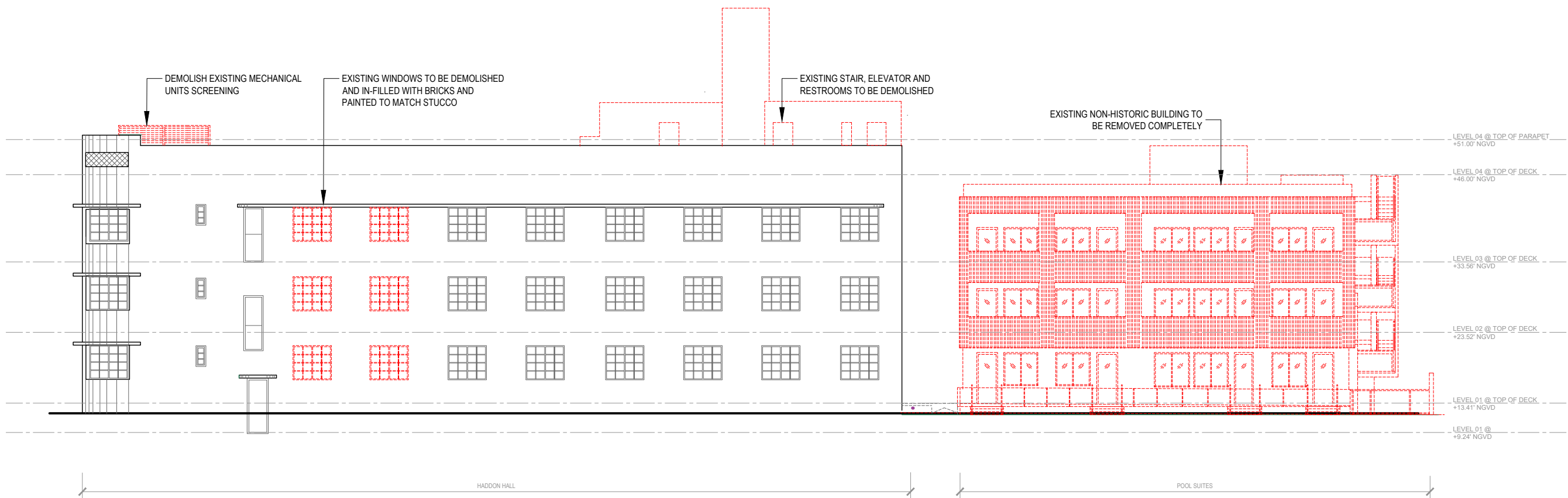
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GSF DIAGRAM
- LEVEL 04

A1-21



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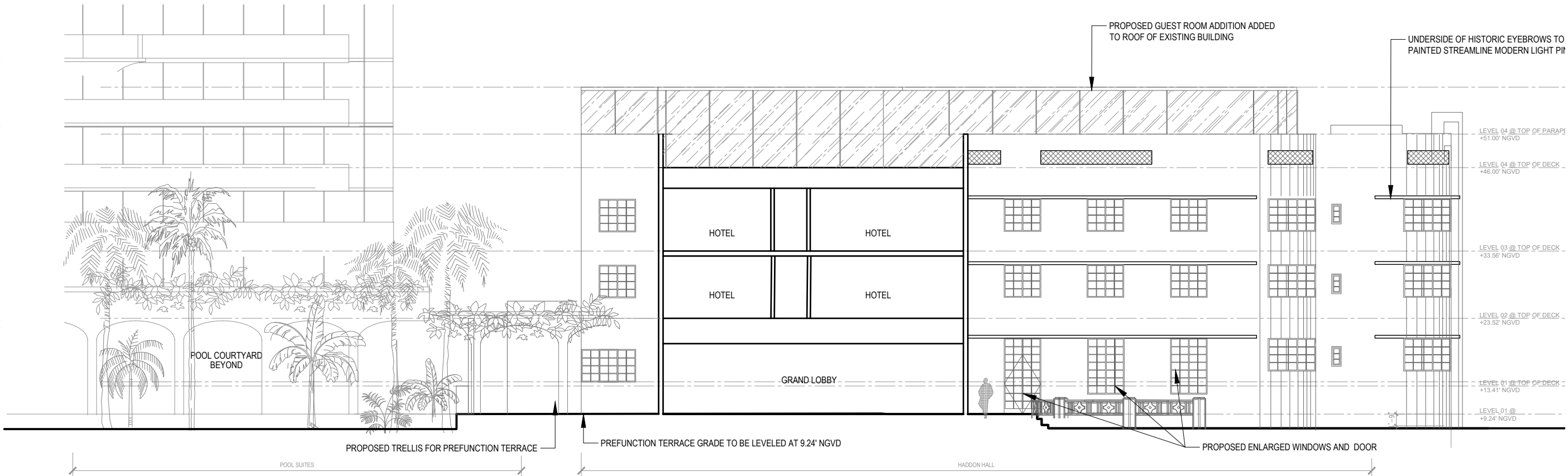
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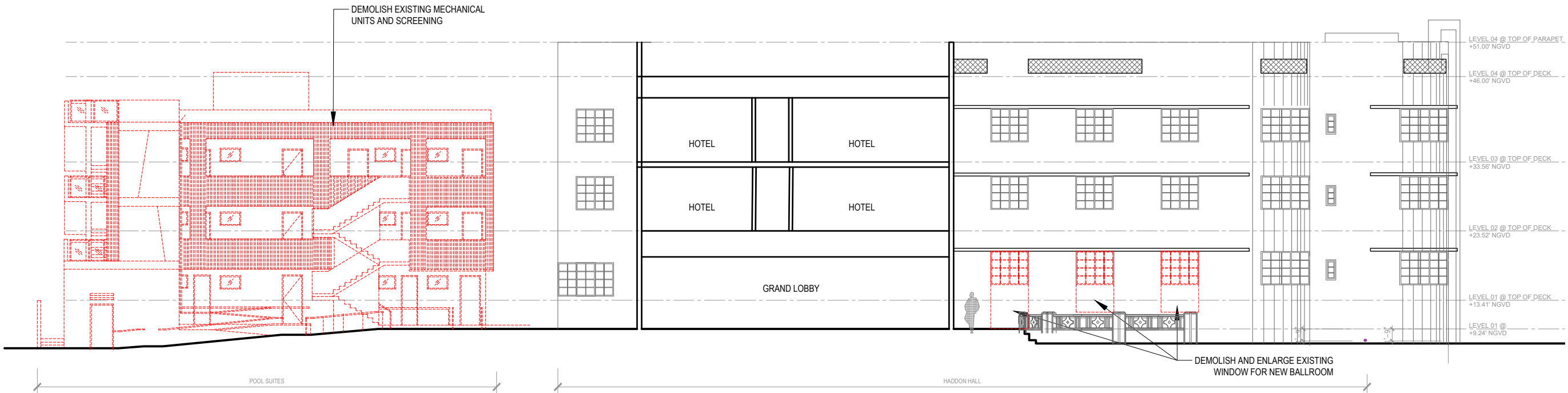
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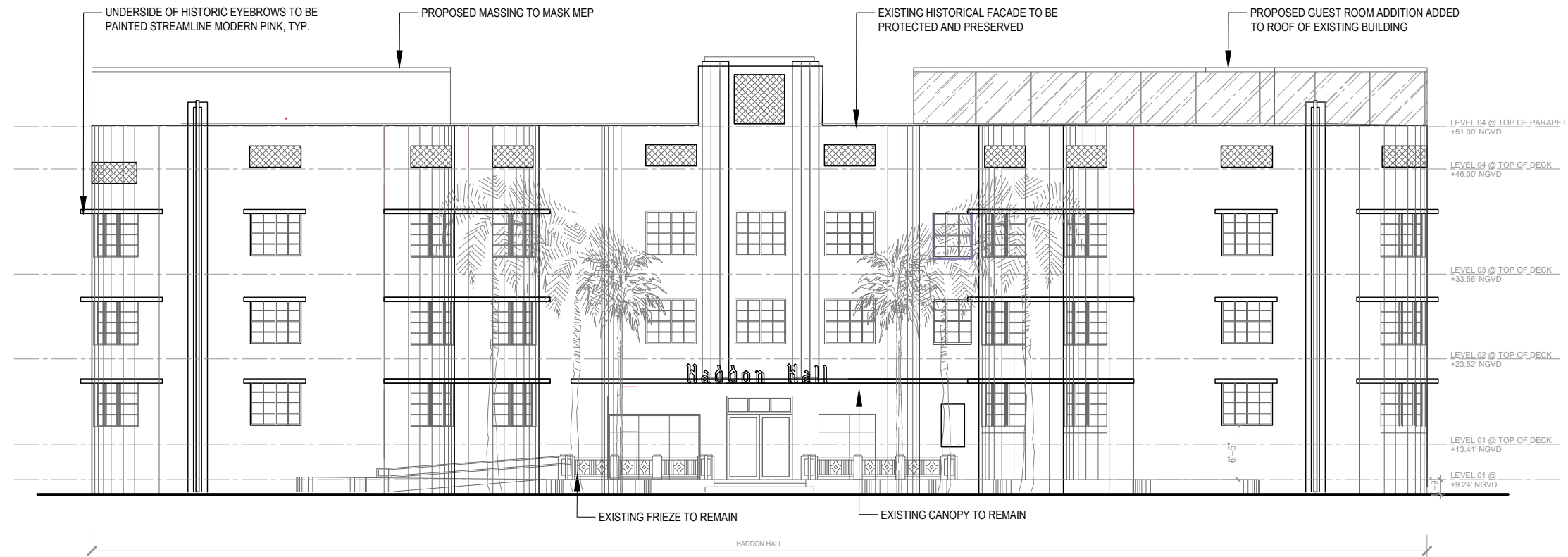
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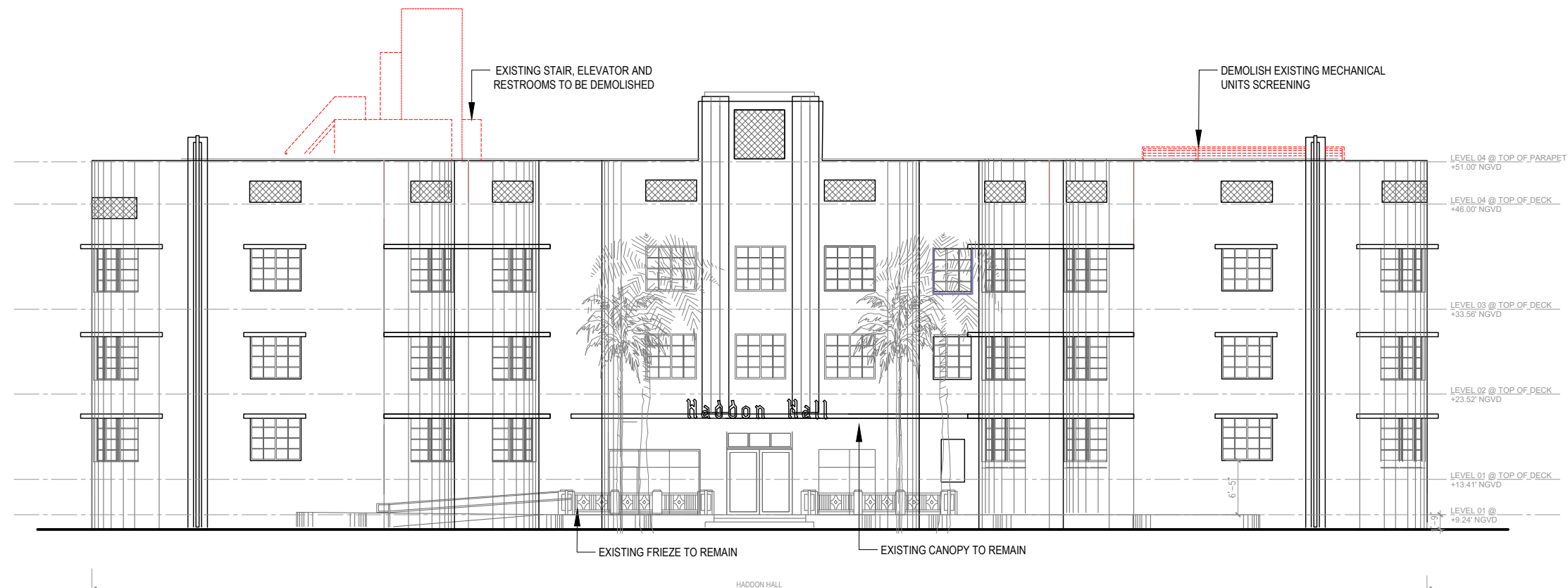
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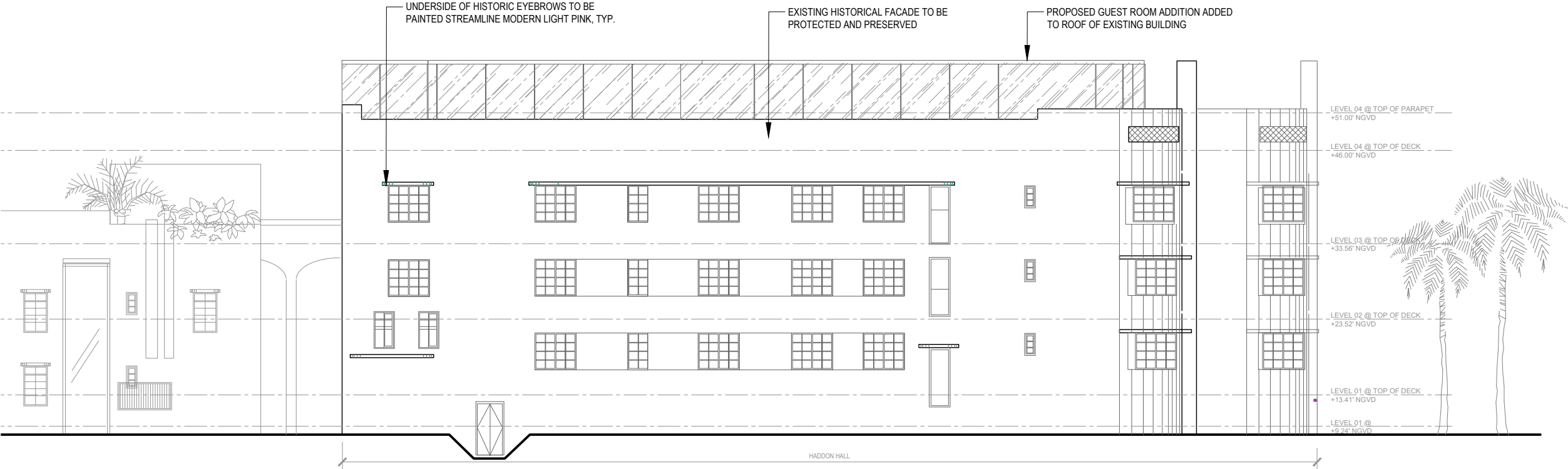
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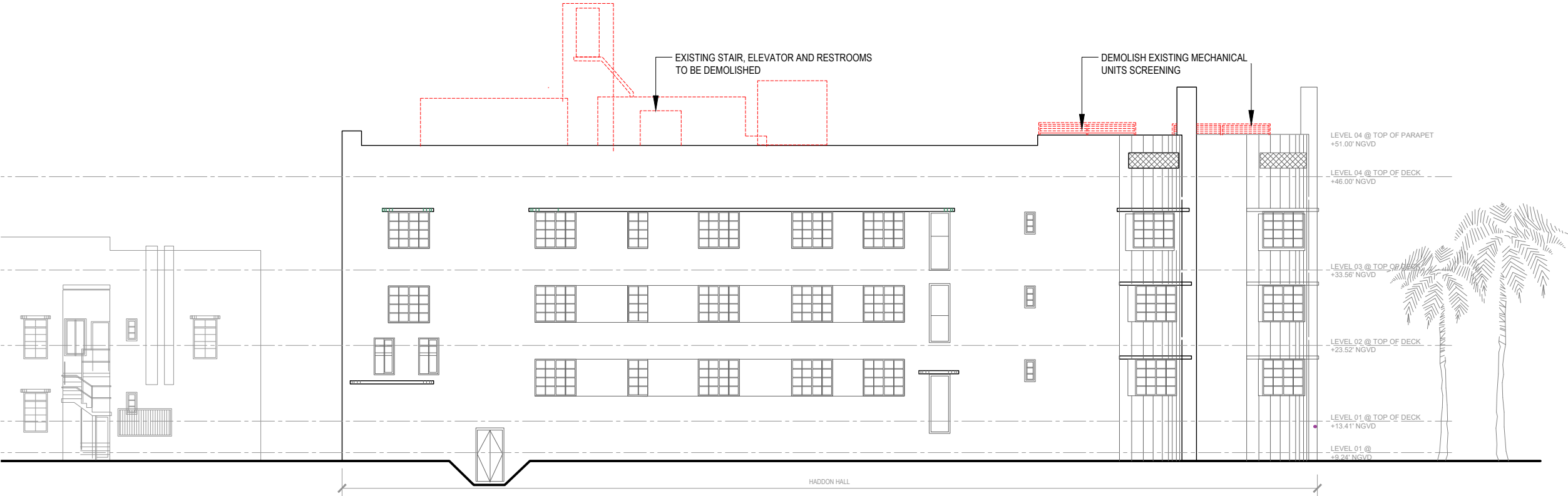
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**DEMOLITION / PROPOSED
EAST ELEVATION**

A1-24



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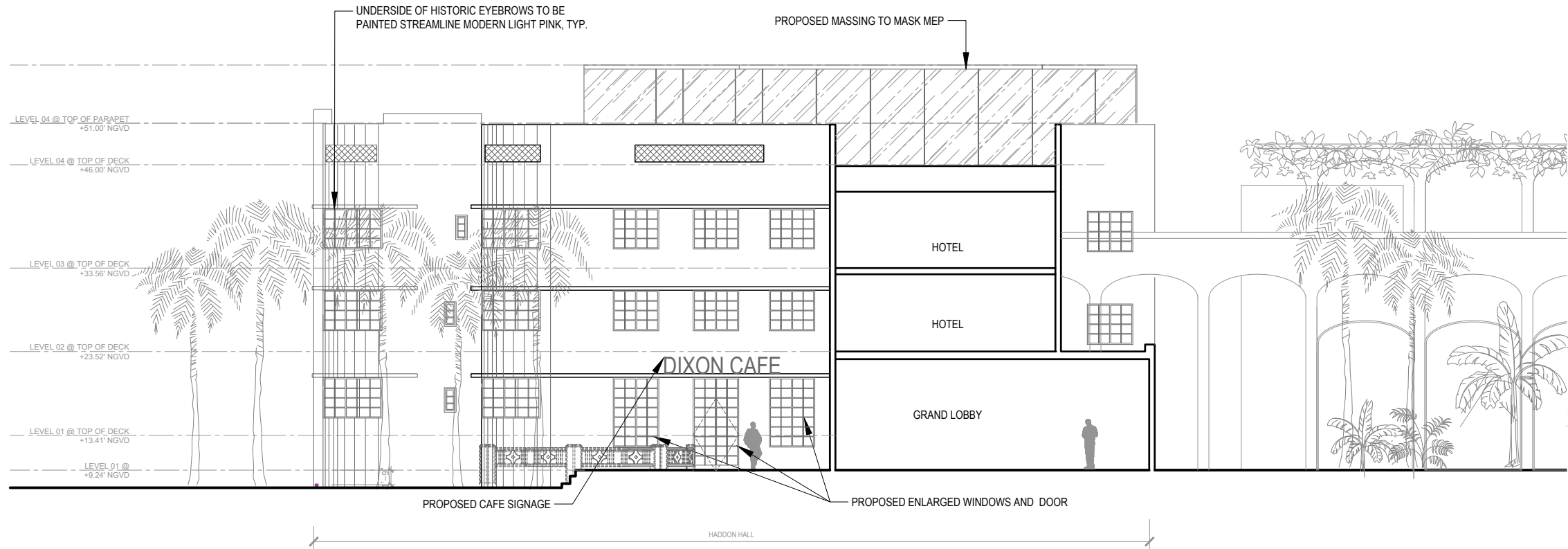
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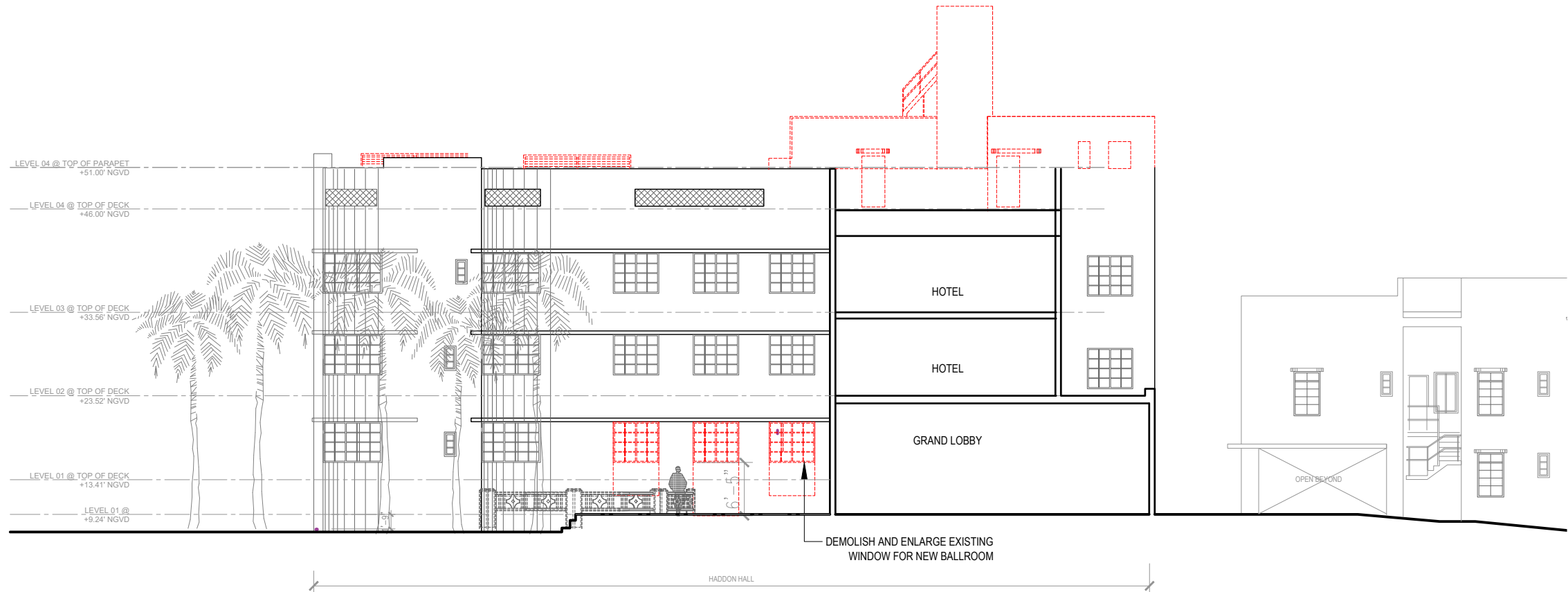
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**DEMOLITION / PROPOSED
SOUTH ELEVATION**



PROPOSED



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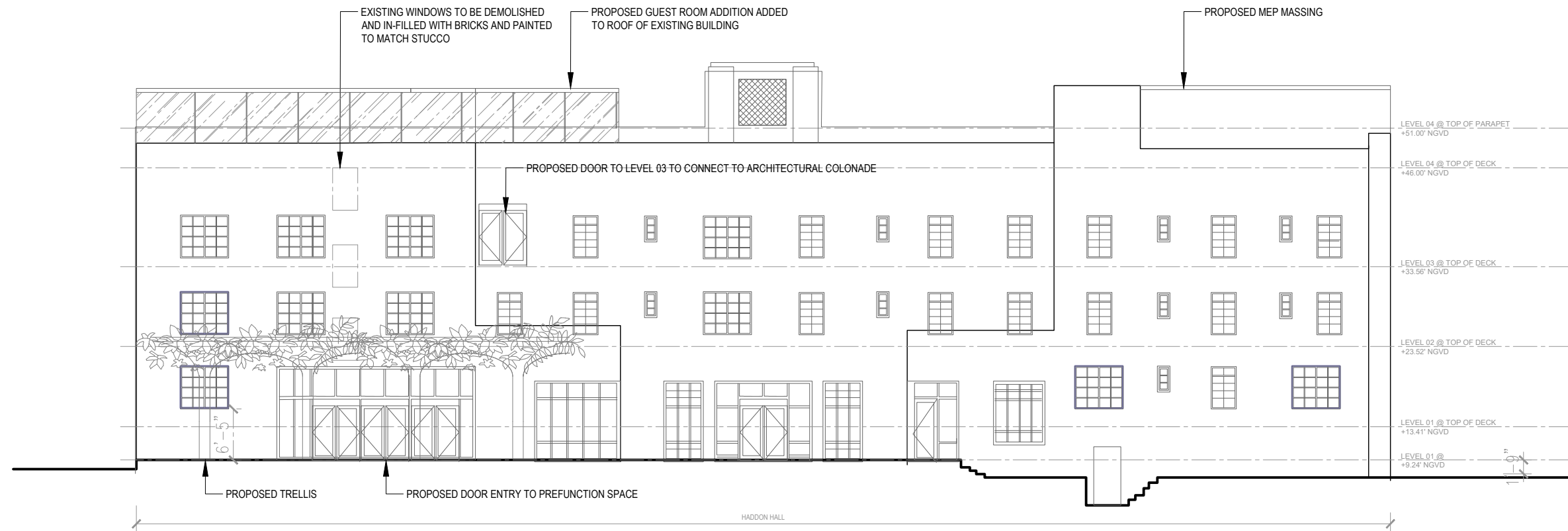
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**DEMOLITION / PROPOSED
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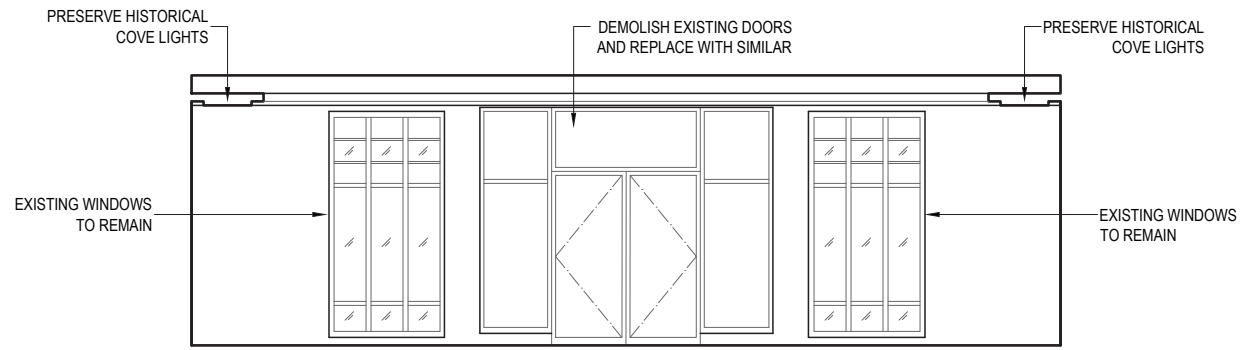
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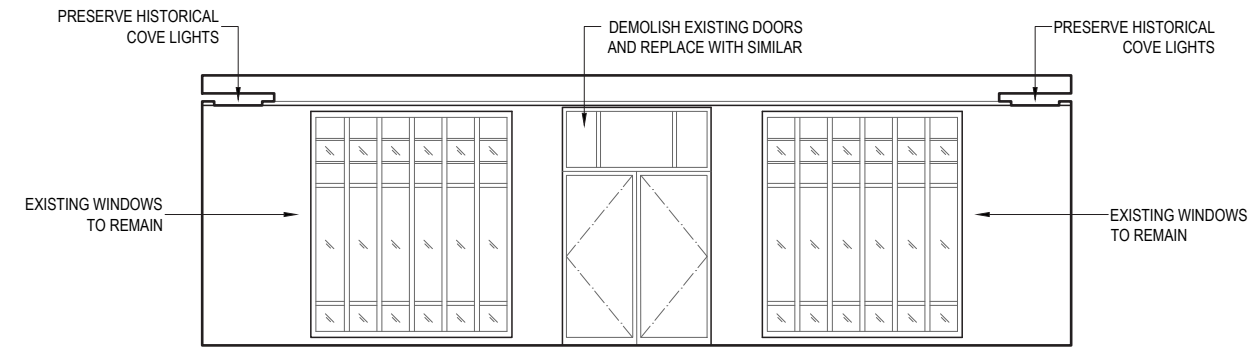
**DEMOLITION / PROPOSED
WEST ELEVATION**

A1-27



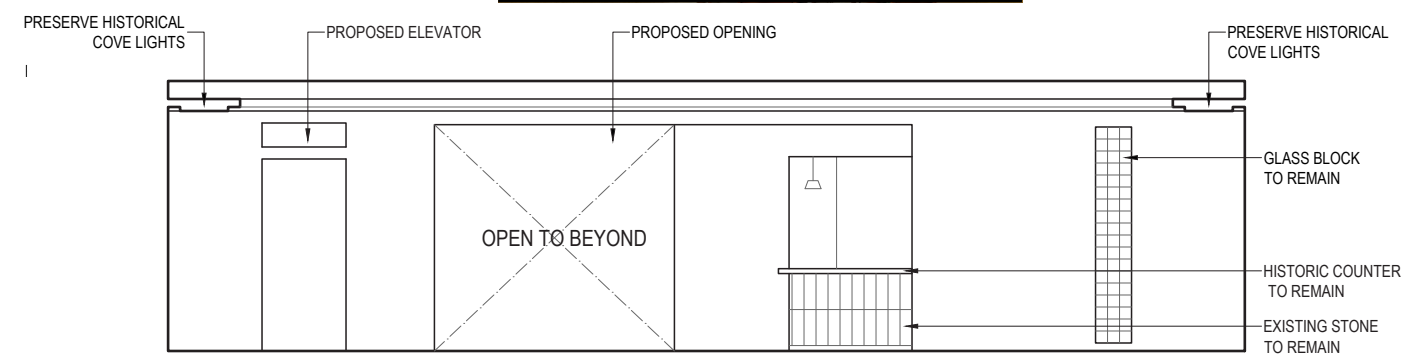
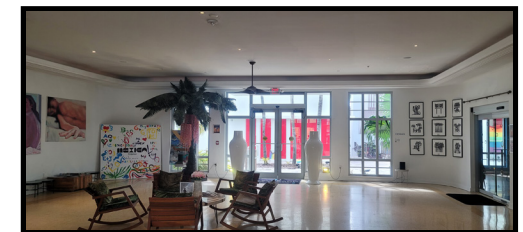
WEST PROPOSED LOBBY ELEVATION
SCALE: 1/8" = 1' 0"

(EXISTING ELEVATION
WITH NO CHANGES)

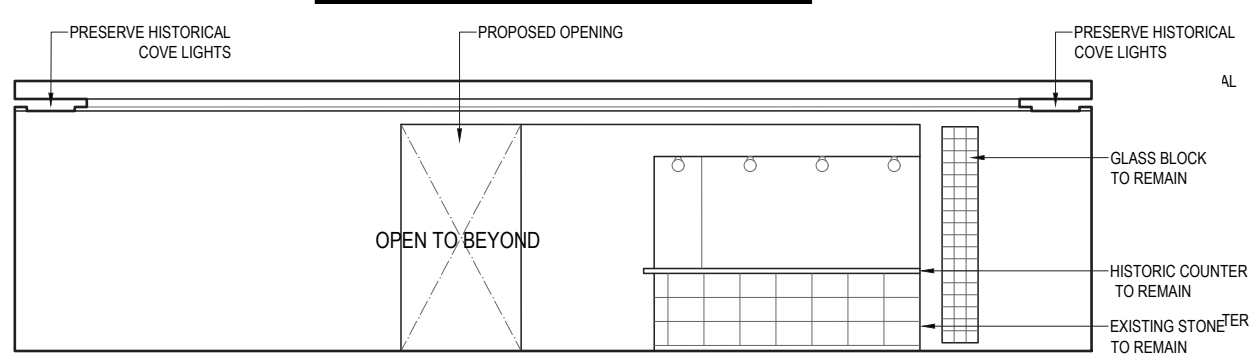


EAST PROPOSED LOBBY ELEVATION
SCALE: 1/8" = 1' 0"

(EXISTING ELEVATION
WITH NO CHANGES)

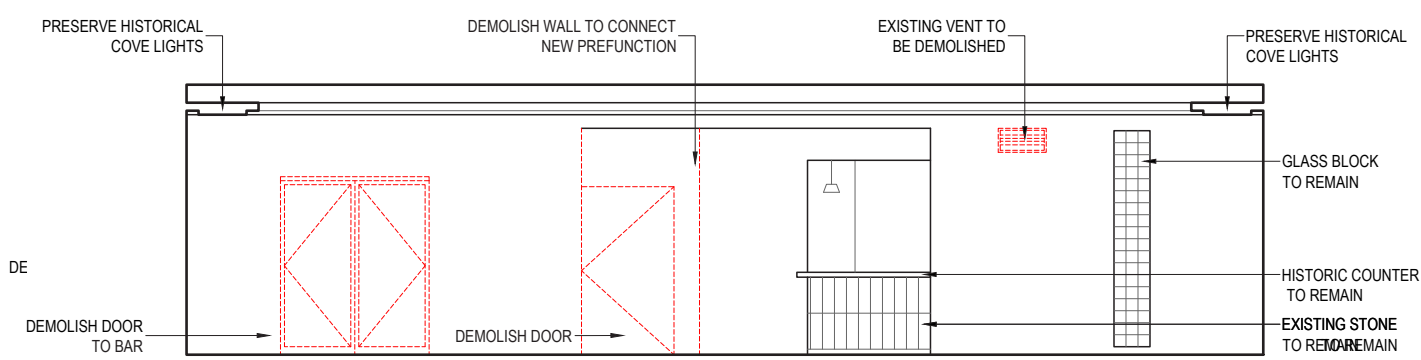
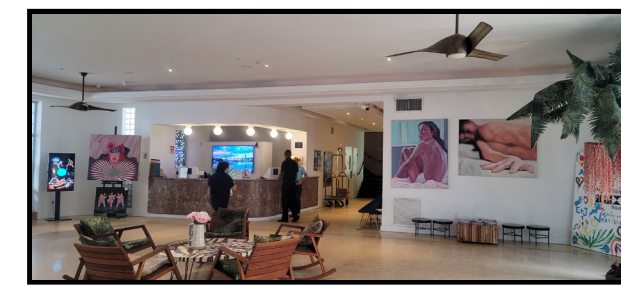


NORTH PROPOSED LOBBY ELEVATION
SCALE: 1/8" = 1' 0"

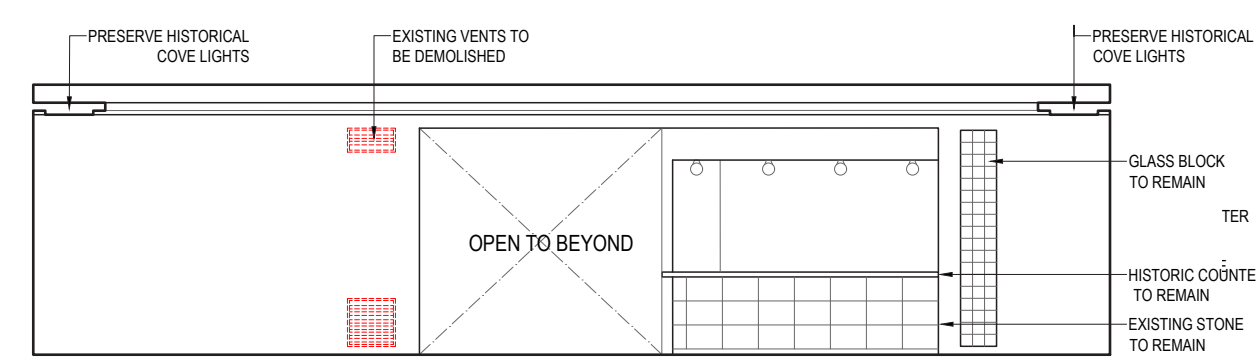


SOUTH PROPOSED LOBBY ELEVATION
SCALE: 1/8" = 1' 0"

PROPOSED



NORTH EXISTING LOBBY ELEVATION
SCALE: 1/8" = 1' 0"



SOUTH EXISTING LOBBY ELEVATION
SCALE: 1/8" = 1' 0"

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