

LEVEL 00: EXISTING CONDITIONS



NORBERTO ROSENSTEIN ARCHITECT, INC.
 ARCHITECTURE - INTERIOR DESIGN - PLANNING
 128 S. FEDERAL HIGHWAY SUITE #202
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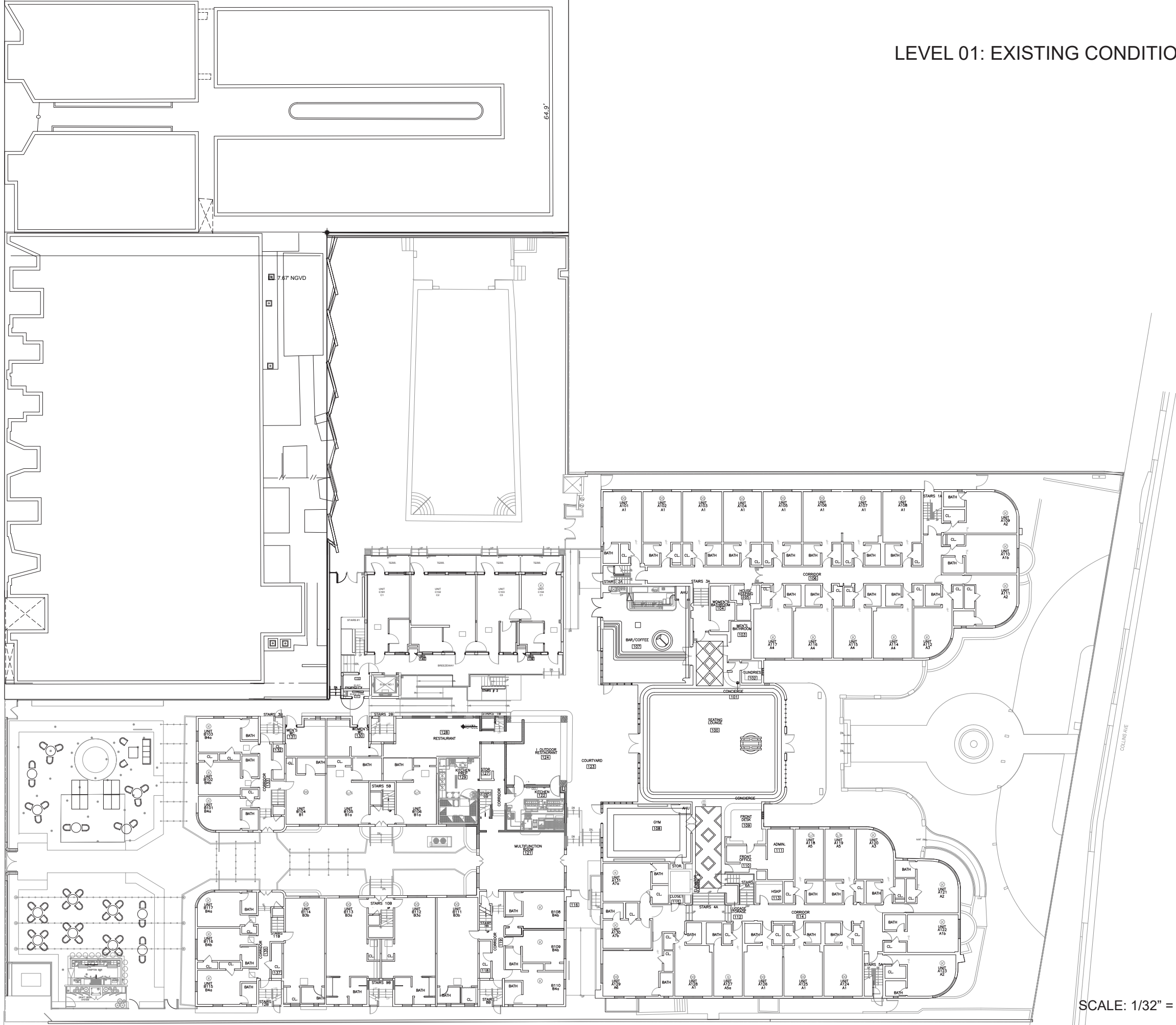
TREEHOUSE HOTEL, MIAMI BEACH
 1500 COLLINS + 1509-1515 WASHINGTON AVE, MIAMI BEACH, FL, 33139

EXISTING CONDITIONS
 PLAN LEVEL 00
 A0-33

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



LEVEL 01: EXISTING CONDITIONS



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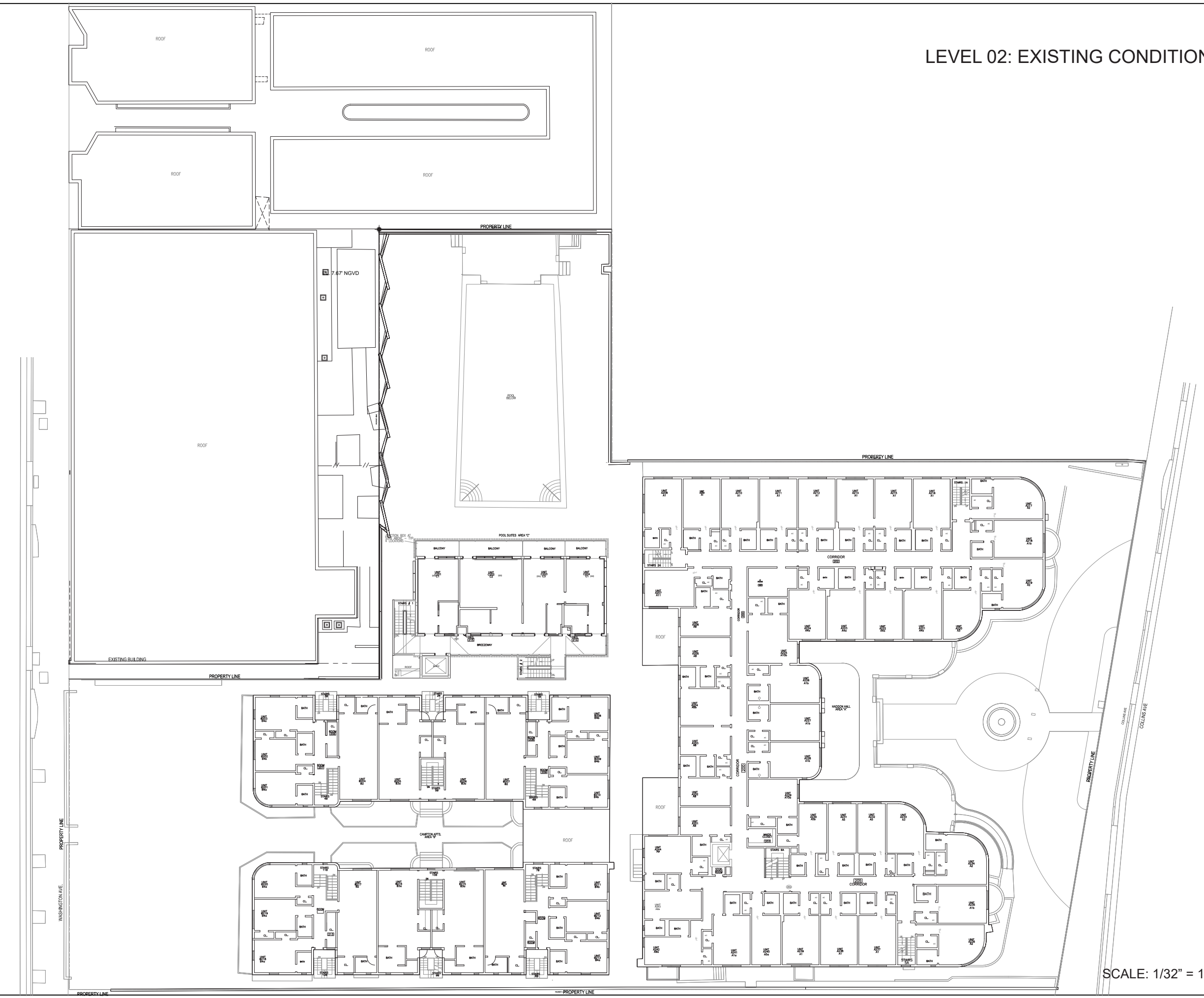
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EXISTING CONDITIONS PLAN LEVEL 01
A0-34

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



LEVEL 02: EXISTING CONDITIONS



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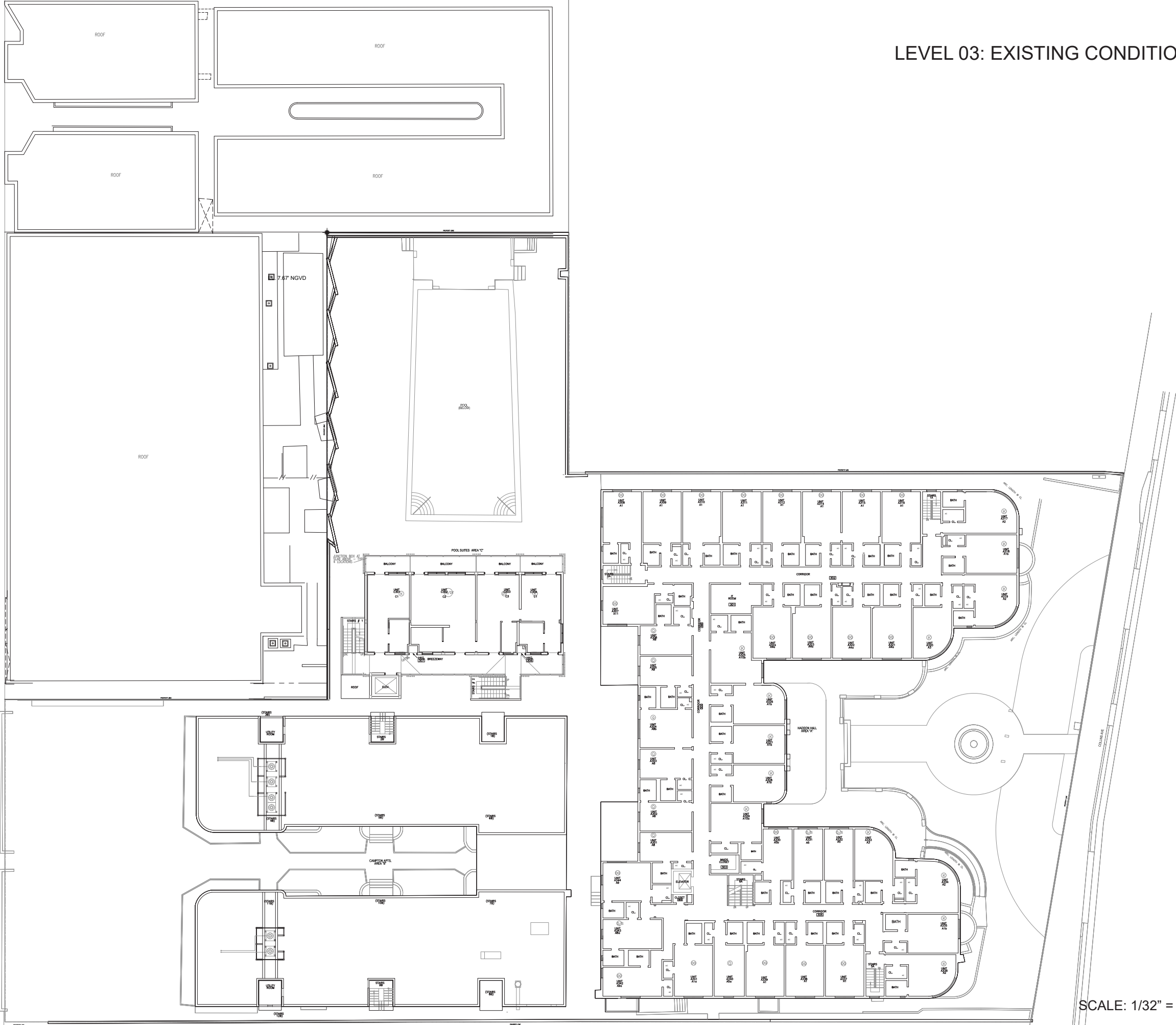
EXISTING CONDITIONS
PLAN LEVEL 02

A0-35

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



LEVEL 03: EXISTING CONDITIONS



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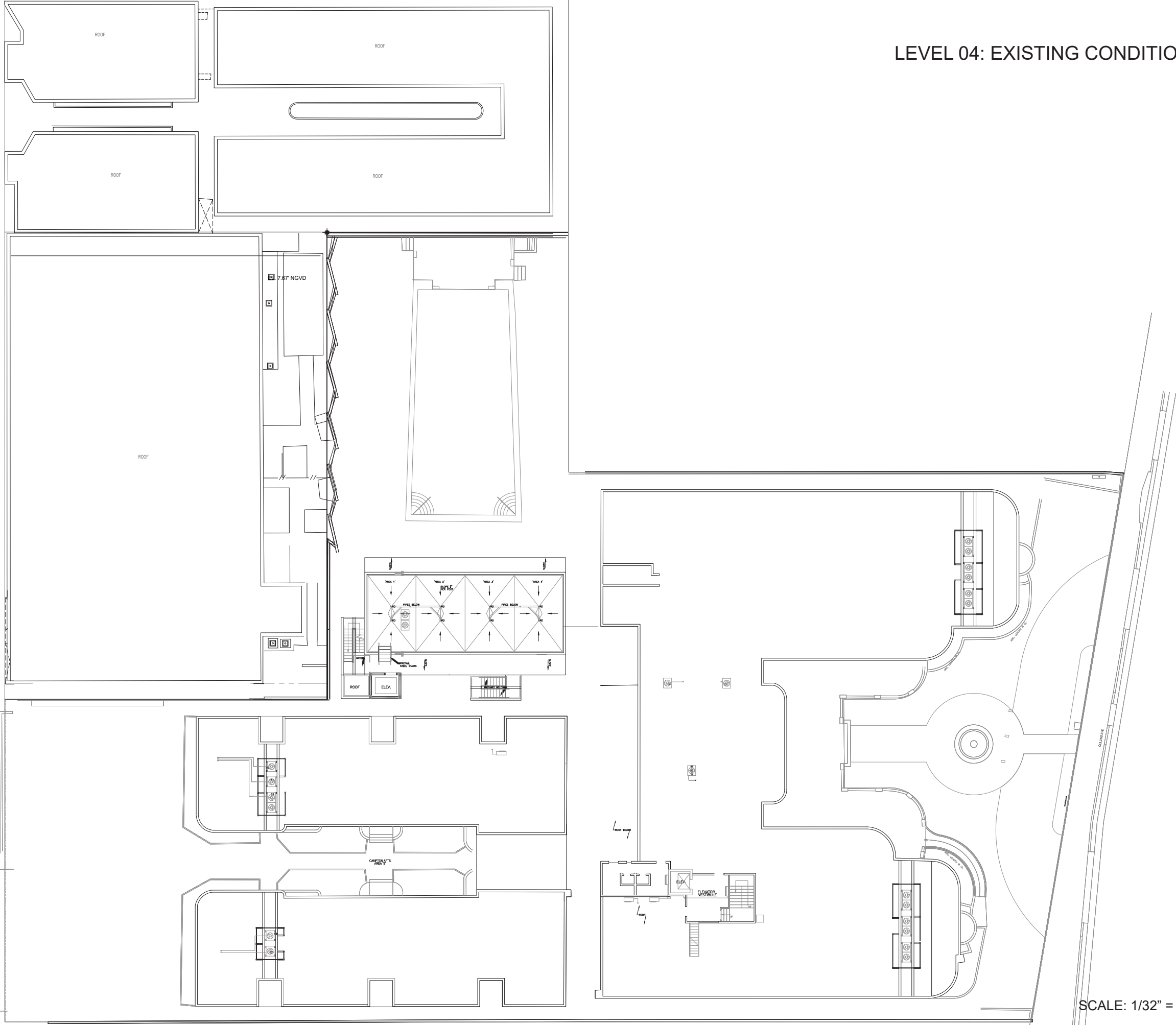
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EXISTING CONDITIONS PLAN LEVEL 03
A0-36

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



LEVEL 04: EXISTING CONDITIONS



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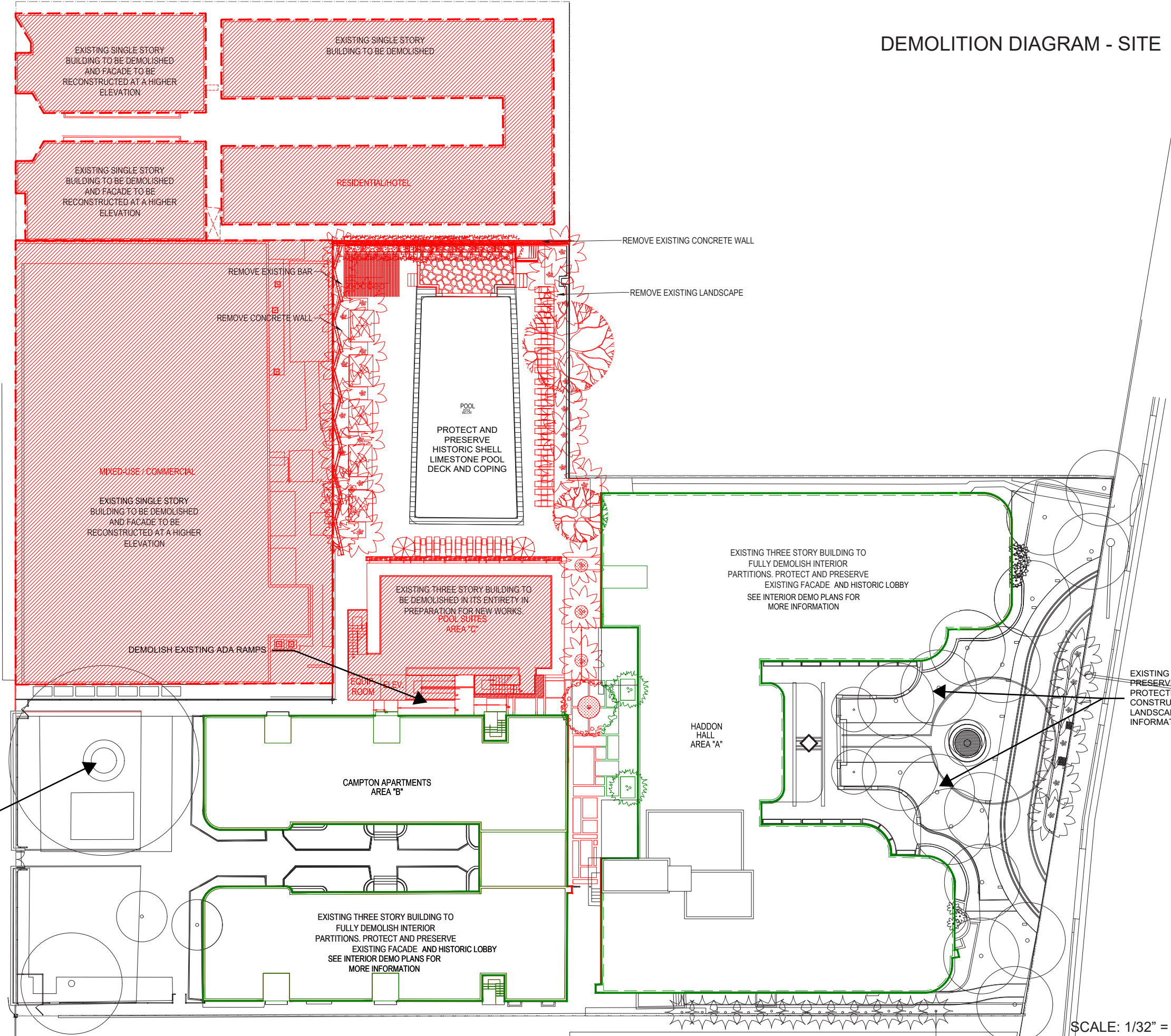
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EXISTING CONDITIONS PLAN LEVEL 04
A0-37

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



DEMOLITION DIAGRAM - SITE



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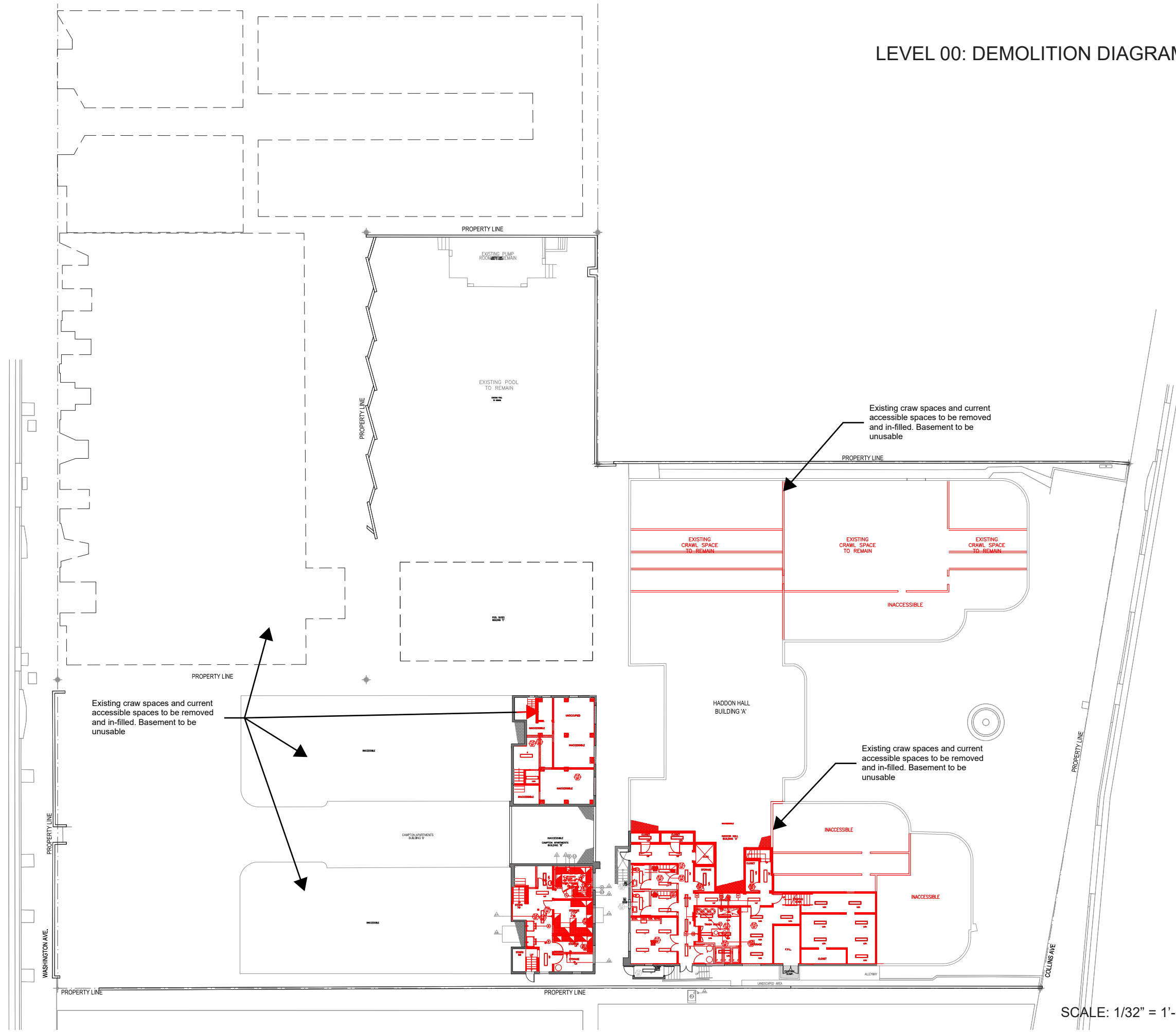
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DEMOLITION DIAGRAM
- SITE
A0-38

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



LEVEL 00: DEMOLITION DIAGRAM



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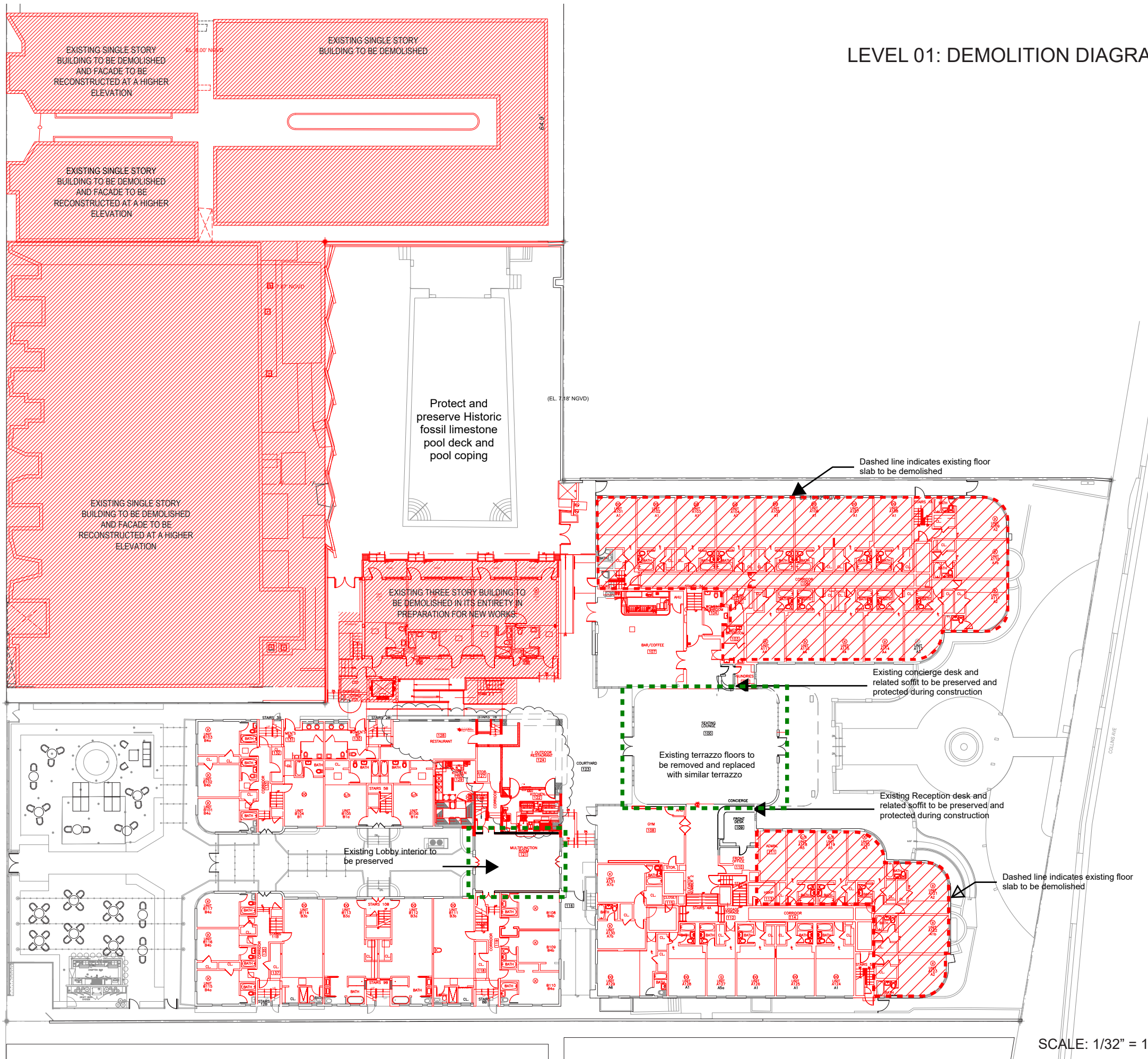
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DEMOLITION DIAGRAM LEVEL 00
A0-39

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



EL. 5.00' NGVD
(EX. SIDEWALK)
EL. 6.50' NGVD
(FUTURE C.O.R.)



LEVEL 01: DEMOLITION DIAGRAM

Protect and preserve Historic fossil limestone pool deck and pool coping

Dashed line indicates existing floor slab to be demolished

Existing concierge desk and related soffit to be preserved and protected during construction

Existing terrazzo floors to be removed and replaced with similar terrazzo

Existing Reception desk and related soffit to be preserved and protected during construction

Dashed line indicates existing floor slab to be demolished

EXISTING THREE STORY BUILDING TO BE DEMOLISHED IN ITS ENTIRETY IN PREPARATION FOR NEW WORKS

EXISTING SINGLE STORY BUILDING TO BE DEMOLISHED AND FACADE TO BE RECONSTRUCTED AT A HIGHER ELEVATION

EXISTING SINGLE STORY BUILDING TO BE DEMOLISHED AND FACADE TO BE RECONSTRUCTED AT A HIGHER ELEVATION

EXISTING SINGLE STORY BUILDING TO BE DEMOLISHED AND FACADE TO BE RECONSTRUCTED AT A HIGHER ELEVATION

Existing Lobby interior to be preserved

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



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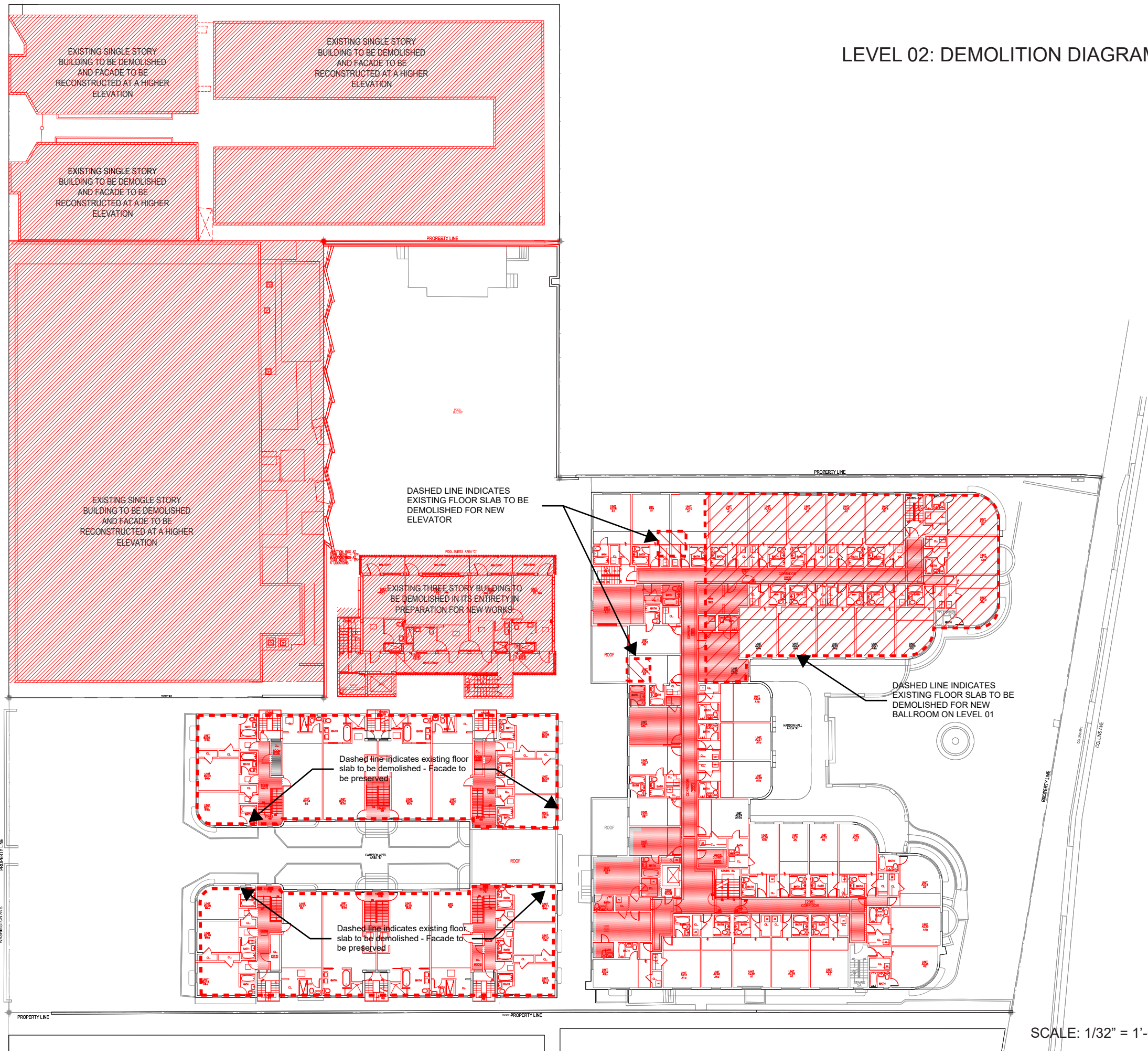
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TREEHOUSE HOTEL, MIAMI BEACH

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DEMOLITION DIAGRAM LEVEL 01
A0-40

LEVEL 02: DEMOLITION DIAGRAM



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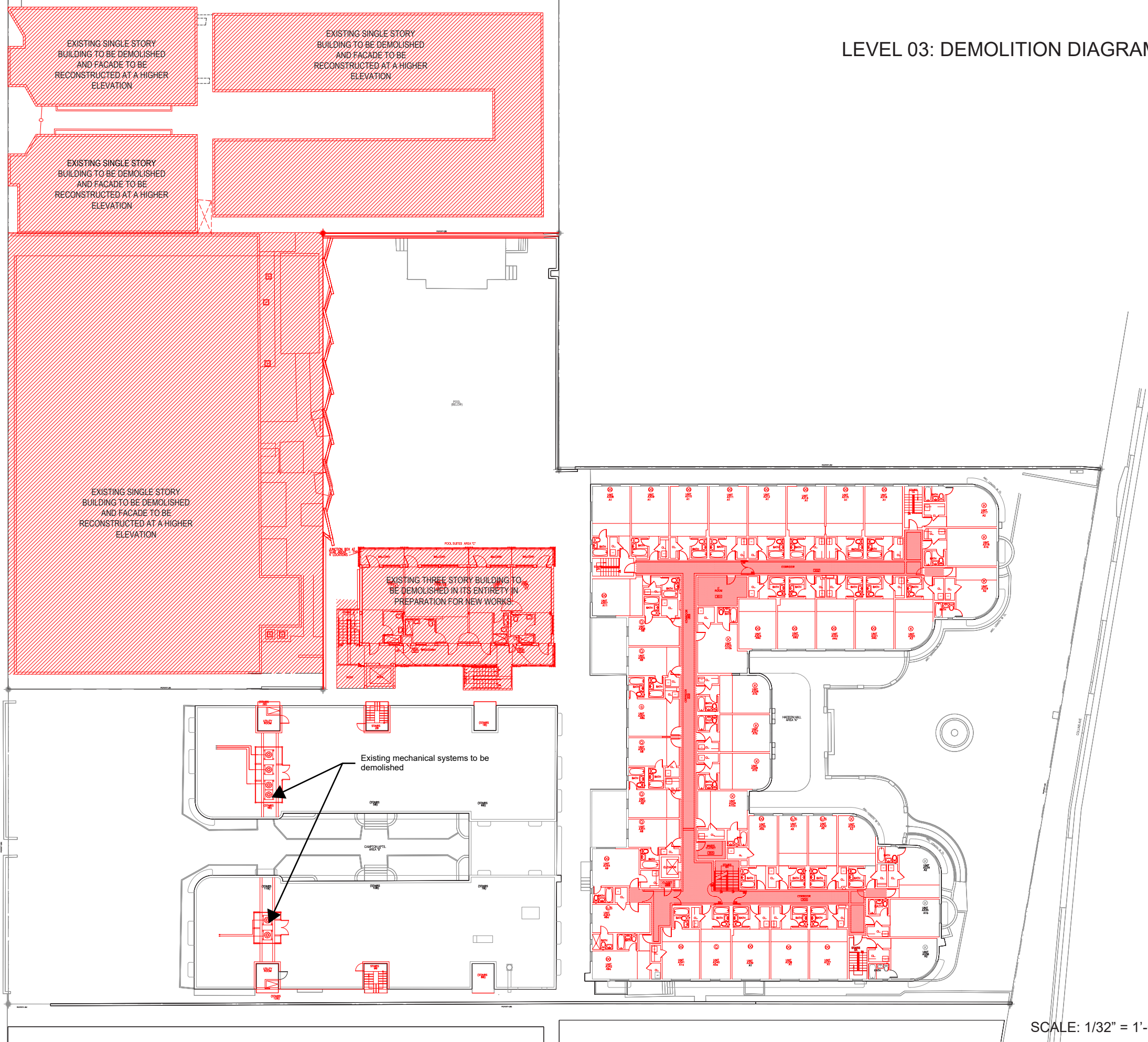
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DEMOLITION DIAGRAM LEVEL 02
A0-41

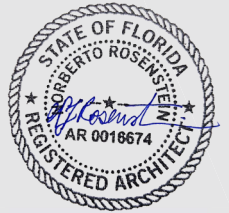
SCALE: 1/32" = 1'-0"



LEVEL 03: DEMOLITION DIAGRAM



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



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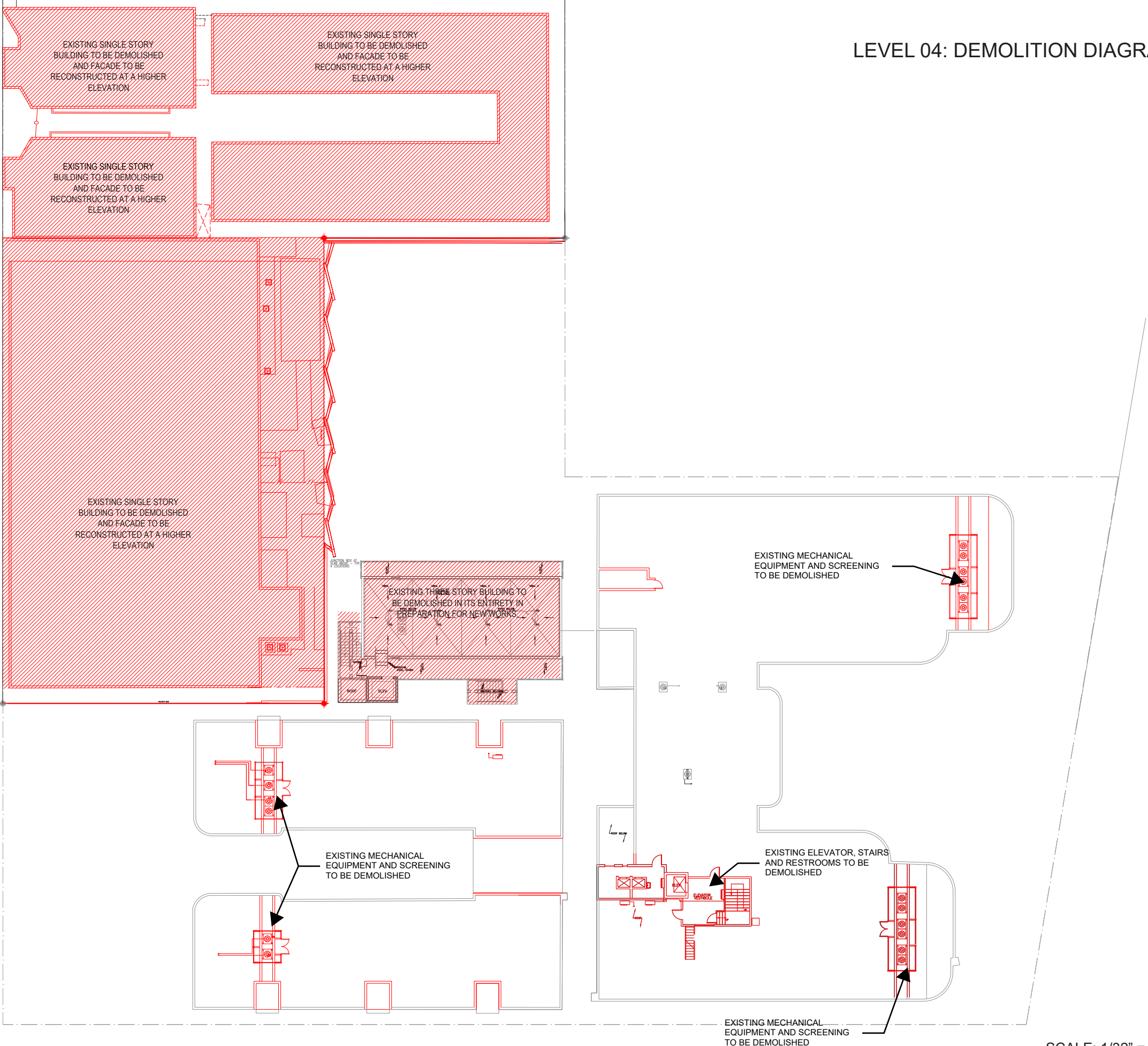
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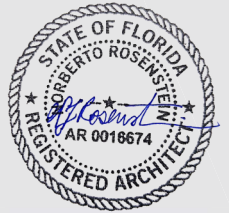
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TREEHOUSE HOTEL, MIAMI BEACH
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 DEMOLITION DIAGRAM LEVEL 03
 A0-42

LEVEL 04: DEMOLITION DIAGRAM



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



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TREEHOUSE HOTEL, MIAMI BEACH

1500 COLLINS + 1509-1515 WASHINGTON AVE, MIAMI BEACH, FL, 33139
DEMOLITION DIAGRAM LEVEL 04
A0-43

TOTAL PROPERTY GUESTROOM AVERAGES:

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 GUESTROOM AVERAGES:

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 GUESTROOM AVERAGES:

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					
			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	8	29	21	6	150
NUMBER OF SEATS INSIDE	N/A	N/A	170	10	0	128	84	16
TOTAL NUMBER OF SEATS	N/A	N/A	254	18	29	149	90	166
TOTAL OCCUPANT CONTENT	N/A	N/A	599	82	67	373	169	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 AND PRIVATE DINING	GROUND	INDOOR	388	170	PUBLIC	12PM TO 2AM
		OUTDOOR	211	84	PUBLIC	12PM TO 2AM
POOL BAR	GROUND	INDOOR	55	10	PUBLIC AFTER 5PM	12PM TO 2AM
		OUTDOOR	27	8		
OUTDOOR LOUNGE	GROUND	OUTDOOR	67	29	PUBLIC AFTER 5PM	12PM TO 2AM
HADDONHALL BALLROOM	GROUND	INDOOR	314	128	PRIVATE	12PM TO 2AM
		OUTDOOR	59	21		
DIXON CAFÉ BAR	GROUND	INDOOR	125	84	PUBLIC	12PM TO 2AM
		OUTDOOR	44	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		26	5	31
LEVEL 1	1,235	704	337	2,276
LEVEL 2	76	88	8	172
LEVEL 3	76	74	269	419
LEVEL 4	76	27		103
LEVEL 5	76			76
LEVEL 6	79			79
LEVEL 7	244			244
TOTAL OCCUPANCY:	1,862	919	619	3,400



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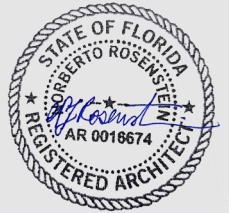
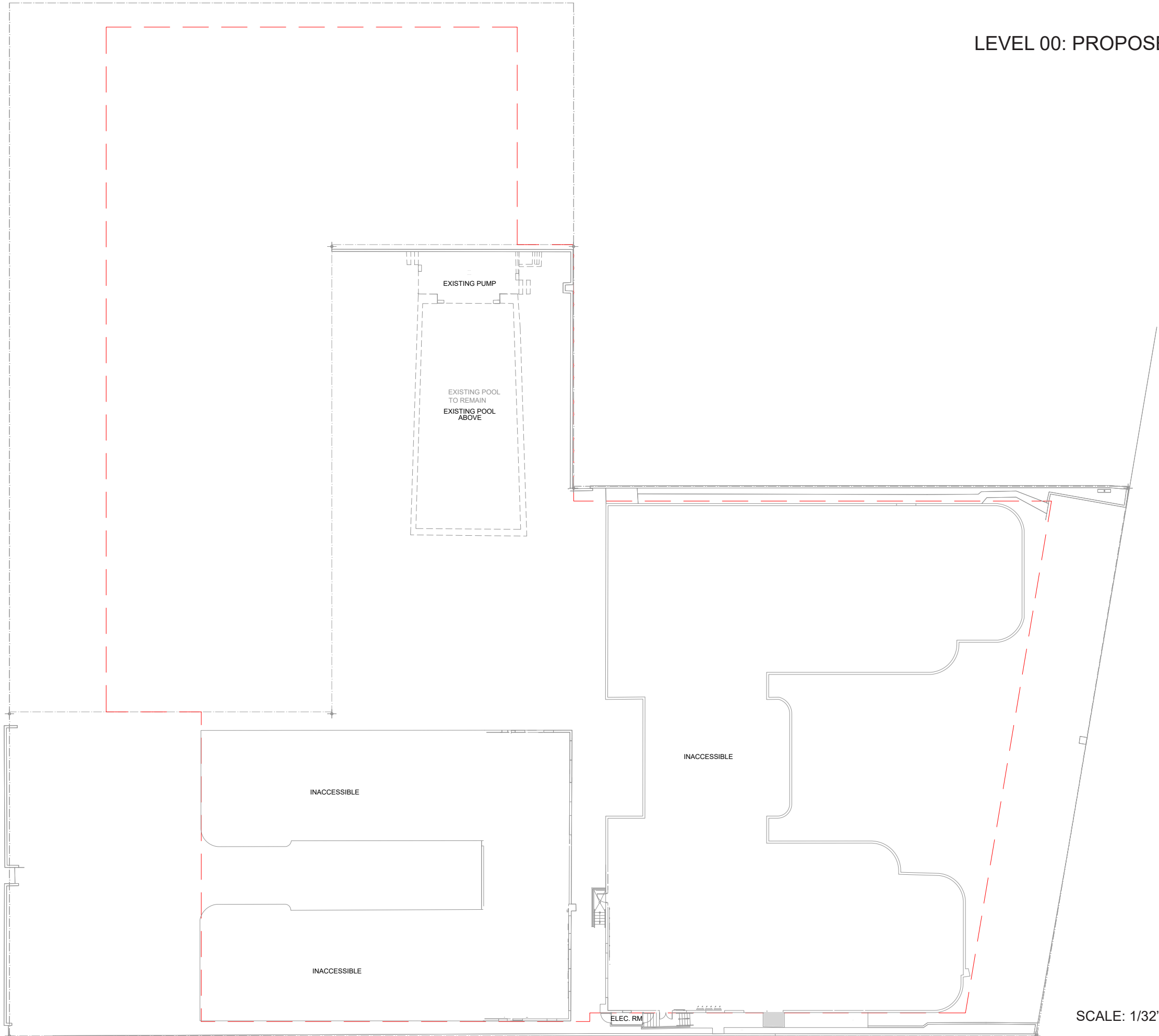
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PROPOSED GUESTROOM & VENUE MATRIX

LEVEL 00: PROPOSED PLAN



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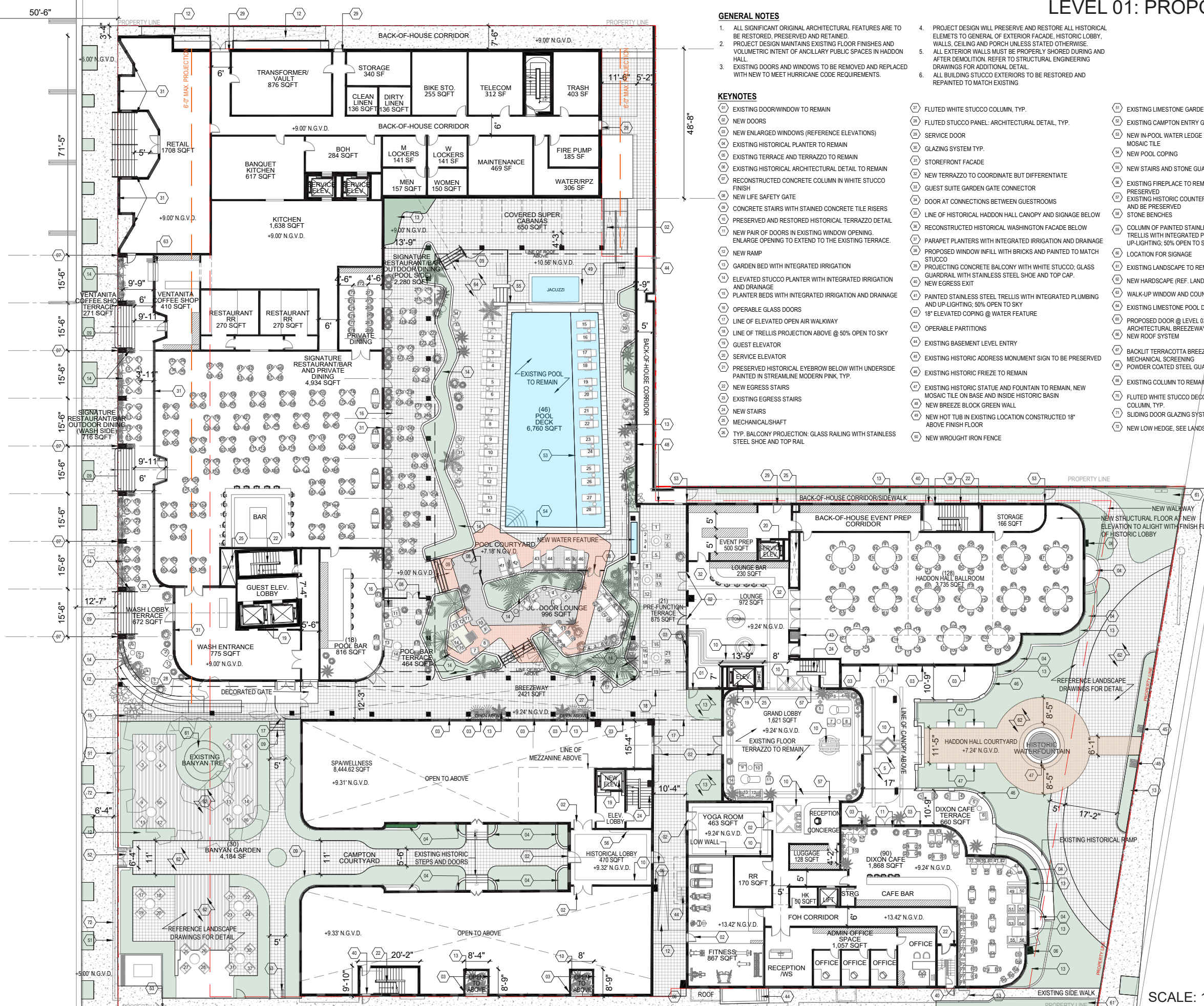
PROPOSED PLAN -
LEVEL 00

A0-45

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



LEVEL 01: PROPOSED PLAN

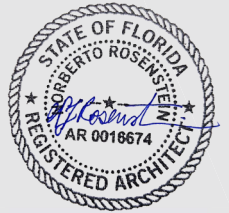


GENERAL NOTES

- ALL SIGNIFICANT ORIGINAL ARCHITECTURAL FEATURES ARE TO BE RESTORED, PRESERVED AND RETAINED.
- PROJECT DESIGN MAINTAINS EXISTING FLOOR FINISHES AND VOLUMETRIC INTENT OF ANCILLARY PUBLIC SPACES IN HADDON HALL.
- EXISTING DOORS AND WINDOWS TO BE REMOVED AND REPLACED WITH NEW TO MEET HURRICANE CODE REQUIREMENTS.
- PROJECT DESIGN WILL PRESERVE AND RESTORE ALL HISTORICAL ELEMENTS TO GENERAL OF EXTERIOR FACADE, HISTORIC LOBBY, WALLS, CEILING AND PORCH UNLESS STATED OTHERWISE.
- ALL EXTERIOR WALLS MUST BE PROPERLY SHORED DURING AND AFTER DEMOLITION. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ADDITIONAL DETAIL.
- ALL BUILDING STUCCO EXTERIORS TO BE RESTORED AND REPAINTED TO MATCH EXISTING

KEYNOTES

- 01 EXISTING DOOR/WINDOW TO REMAIN
- 02 NEW DOORS
- 03 NEW ENLARGED WINDOWS (REFERENCE ELEVATIONS)
- 04 EXISTING HISTORICAL PLANTER TO REMAIN
- 05 EXISTING TERRACE AND TERRAZZO TO REMAIN
- 06 EXISTING HISTORICAL ARCHITECTURAL DETAIL TO REMAIN
- 07 RECONSTRUCTED CONCRETE COLUMN IN WHITE STUCCO FINISH
- 08 NEW LIFE SAFETY GATE
- 09 CONCRETE STAIRS WITH STAINED CONCRETE TILE RISERS
- 10 PRESERVED AND RESTORED HISTORICAL TERRAZZO DETAIL
- 11 NEW PAIR OF DOORS IN EXISTING WINDOW OPENING. ENLARGE OPENING TO EXTEND TO THE EXISTING TERRACE.
- 12 NEW RAMP
- 13 GARDEN BED WITH INTEGRATED IRRIGATION
- 14 ELEVATED STUCCO PLANTER WITH INTEGRATED IRRIGATION AND DRAINAGE
- 15 PLANTER BEDS WITH INTEGRATED IRRIGATION AND DRAINAGE
- 16 OPERABLE GLASS DOORS
- 17 LINE OF ELEVATED OPEN AIR WALKWAY
- 18 LINE OF TRELIS PROJECTION ABOVE @ 50% OPEN TO SKY
- 19 GUEST ELEVATOR
- 20 SERVICE ELEVATOR
- 21 PRESERVED HISTORICAL EYEBROW BELOW WITH UNDERSIDE PAINTED IN STREAMLINE MODERN PINK, TYP.
- 22 NEW EGRESS STAIRS
- 23 EXISTING EGRESS STAIRS
- 24 NEW STAIRS
- 25 MECHANICAL/SHAFT
- 26 TYP. BALCONY PROJECTION: GLASS RAILING WITH STAINLESS STEEL SHOE AND TOP RAIL
- 27 FLUTED WHITE STUCCO COLUMN, TYP.
- 28 FLUTED STUCCO PANEL; ARCHITECTURAL DETAIL, TYP.
- 29 SERVICE DOOR
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- 31 STOREFRONT FACADE
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- 41 18" ELEVATED COPING @ WATER FEATURE
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- 44 EXISTING HISTORIC ADDRESS MONUMENT SIGN TO BE PRESERVED
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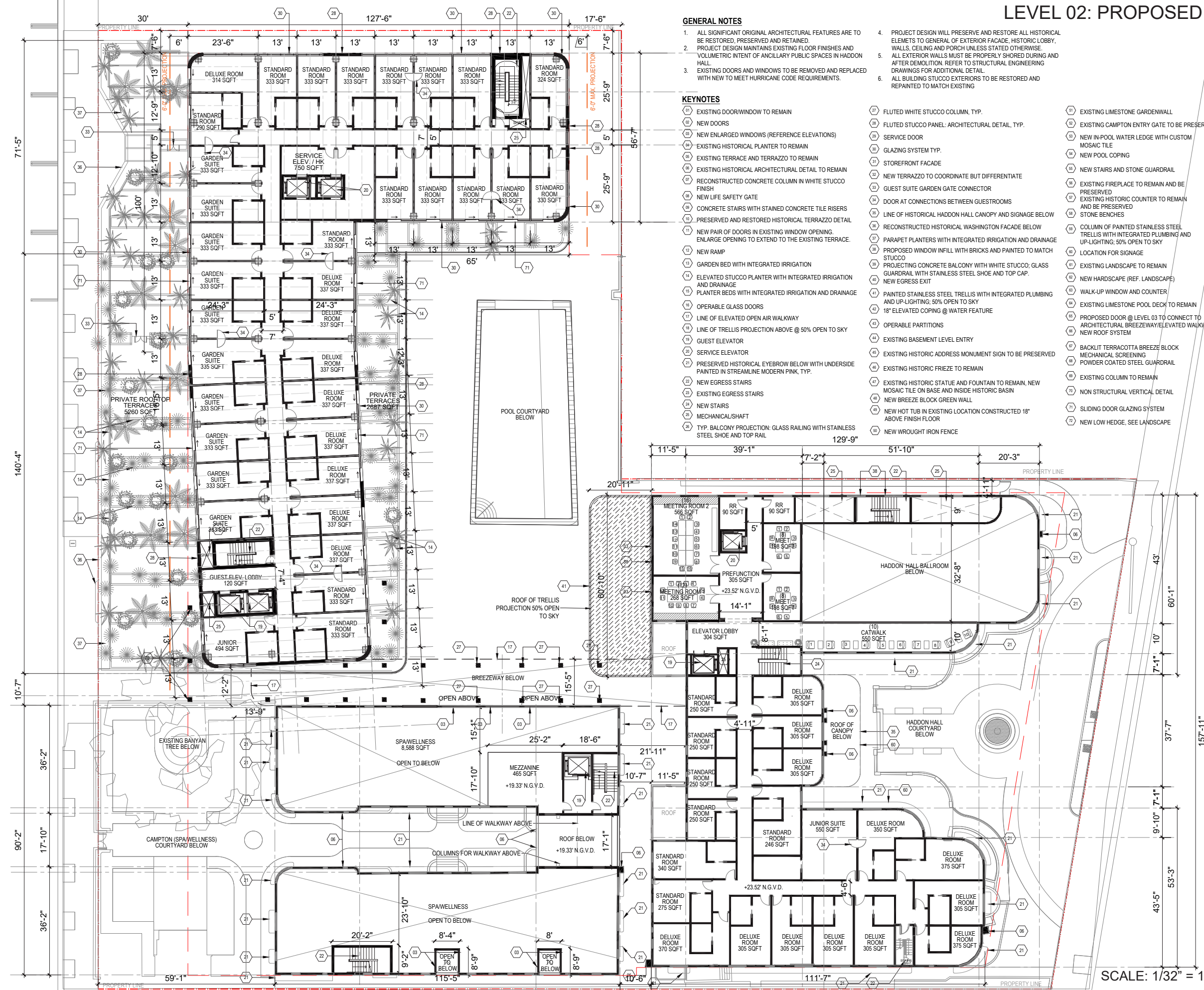
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 33139

PROPOSED PLAN - LEVEL 01
 A0-46

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



LEVEL 02: PROPOSED PLAN



GENERAL NOTES

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- (1) EXISTING DOOR/WINDOW TO REMAIN
- (2) NEW DOORS
- (3) NEW ENLARGED WINDOWS (REFERENCE ELEVATIONS)
- (4) EXISTING HISTORICAL PLANTER TO REMAIN
- (5) EXISTING TERRACE AND TERRAZZO TO REMAIN
- (6) EXISTING HISTORICAL ARCHITECTURAL DETAIL TO REMAIN
- (7) RECONSTRUCTED CONCRETE COLUMN IN WHITE STUCCO FINISH
- (8) NEW LIFE SAFETY GATE
- (9) CONCRETE STAIRS WITH STAINED CONCRETE TILE RISERS
- (10) PRESERVED AND RESTORED HISTORICAL TERRAZZO DETAIL
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- (12) NEW RAMP
- (13) GARDEN BED WITH INTEGRATED IRRIGATION
- (14) ELEVATED STUCCO PLANTER WITH INTEGRATED IRRIGATION AND DRAINAGE
- (15) PLANTER BEDS WITH INTEGRATED IRRIGATION AND DRAINAGE
- (16) OPERABLE GLASS DOORS
- (17) LINE OF ELEVATED OPEN AIR WALKWAY
- (18) LINE OF TRELIS PROJECTION ABOVE @ 50% OPEN TO SKY
- (19) GUEST ELEVATOR
- (20) SERVICE ELEVATOR
- (21) PRESERVED HISTORICAL EYEBROW BELOW WITH UNDERSIDE PAINTED IN STREAMLINE MODERN PINK, TYP.
- (22) NEW EGRESS STAIRS
- (23) EXISTING EGRESS STAIRS
- (24) NEW STAIRS
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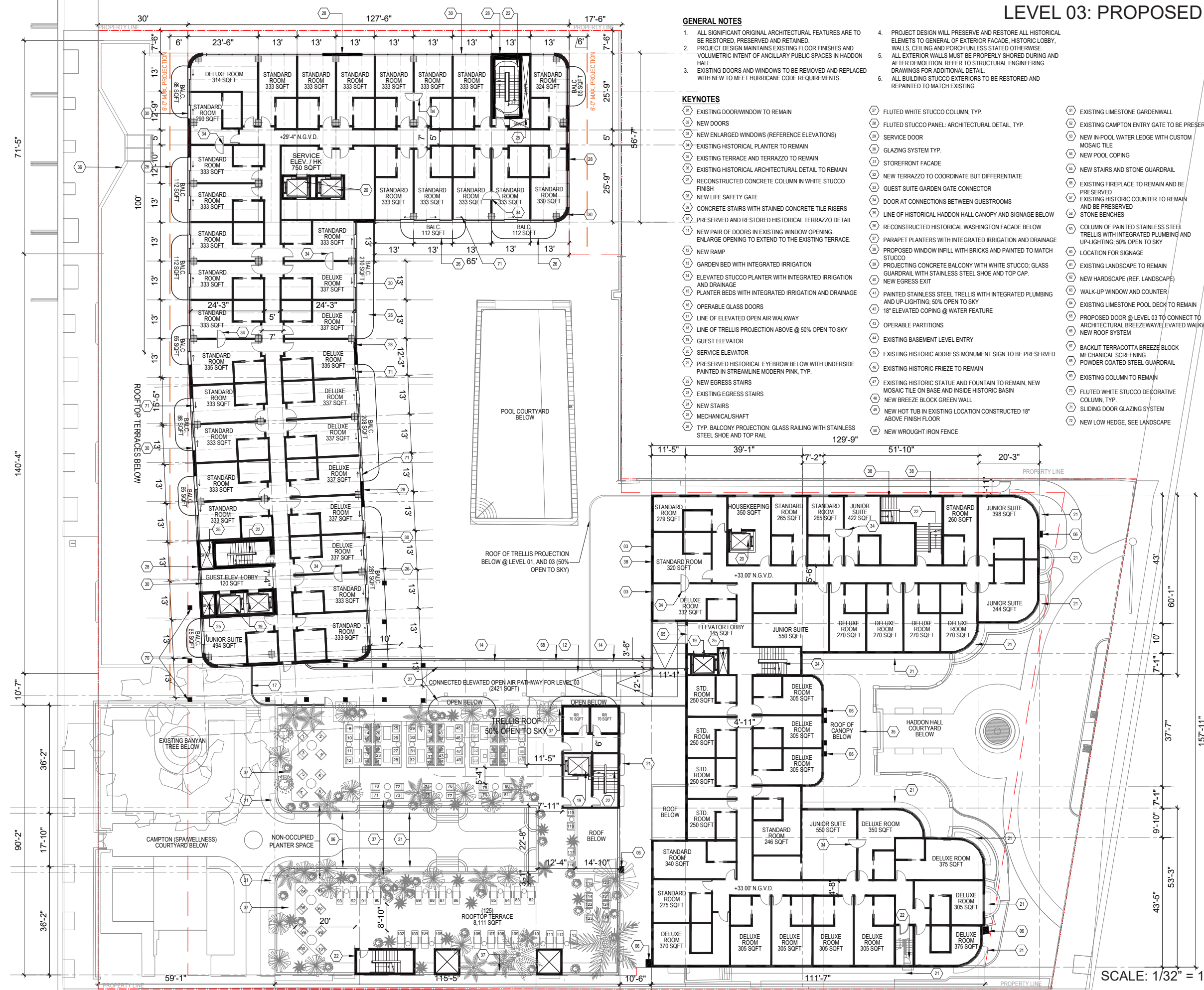
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 33139

PROPOSED PLAN - LEVEL 02
 A0-47

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



LEVEL 03: PROPOSED PLAN



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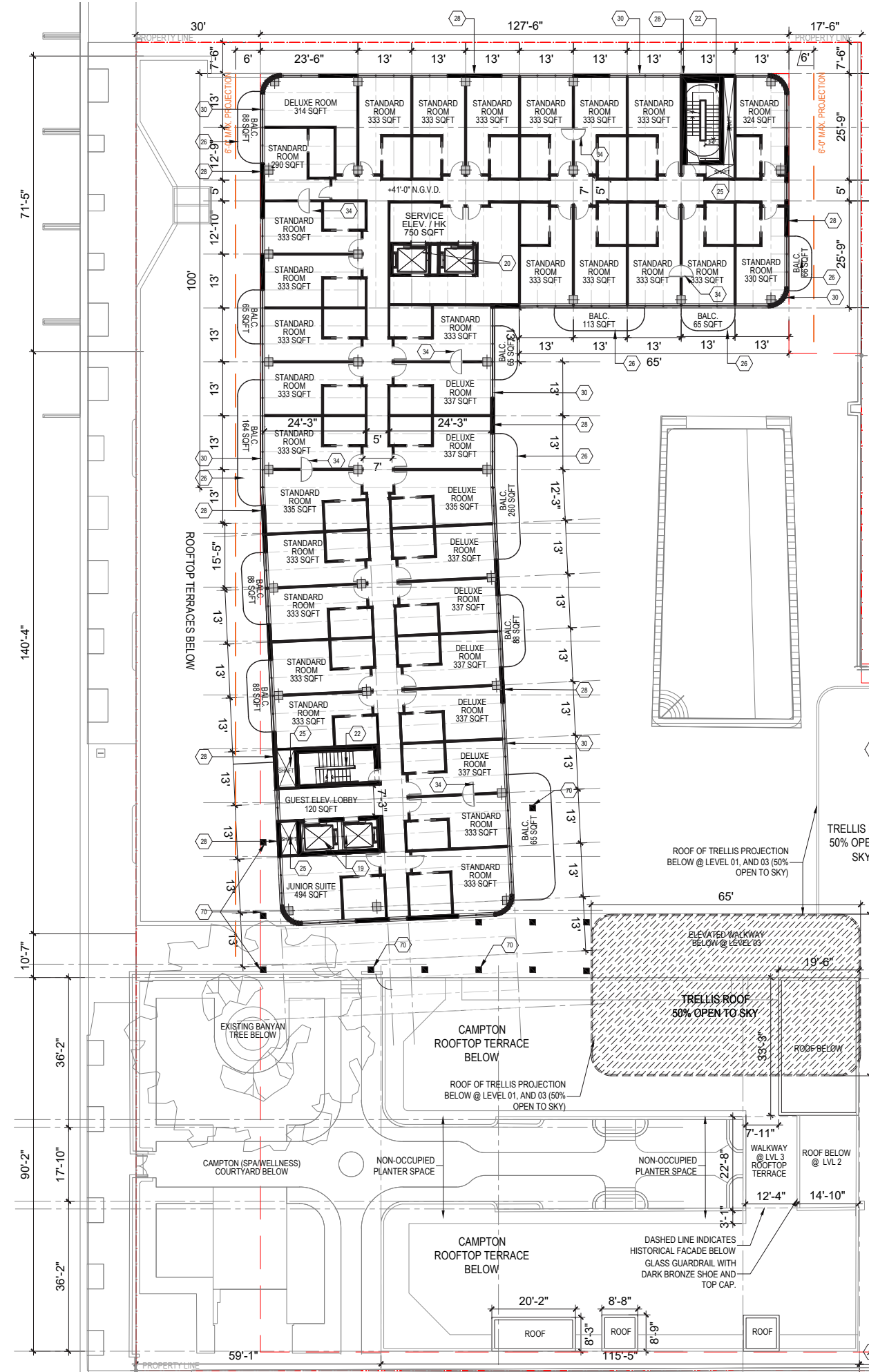
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 1509-1515 WASHINGTON
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 33139

PROPOSED PLAN - LEVEL 03
 A0-48

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



LEVEL 04: PROPOSED PLAN

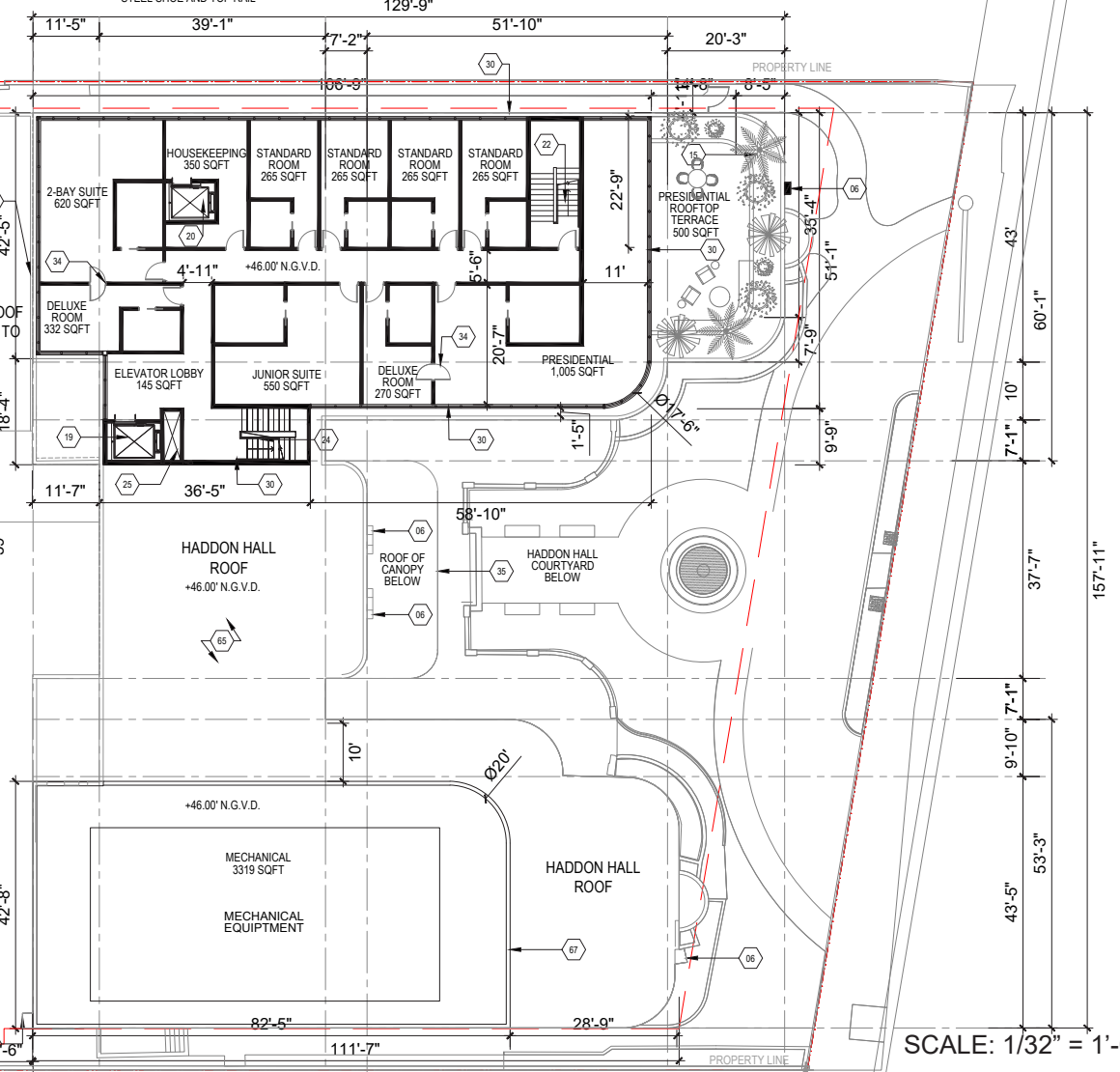


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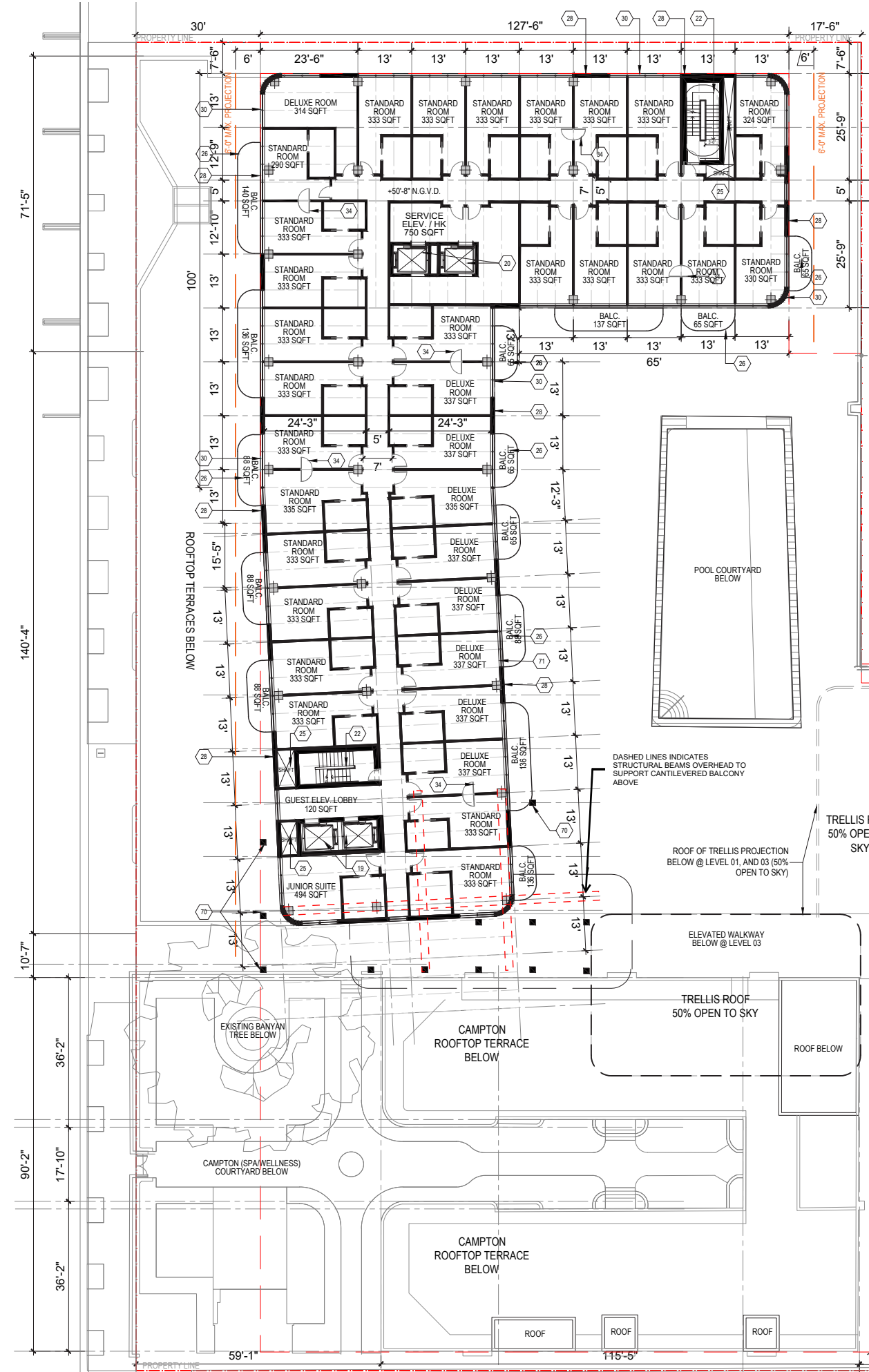
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PROPOSED PLAN -
 LEVEL 04
 A0-49

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



LEVEL 05: PROPOSED PLAN



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- 11. NEW PAIR OF DOORS IN EXISTING WINDOW OPENING. ENLARGE OPENING TO EXTEND TO THE EXISTING TERRACE.
- 12. NEW RAMP
- 13. GARDEN BED WITH INTEGRATED IRRIGATION
- 14. ELEVATED STUCCO PLANTER WITH INTEGRATED IRRIGATION AND DRAINAGE
- 15. PLANTER BEDS WITH INTEGRATED IRRIGATION AND DRAINAGE
- 16. OPERABLE GLASS DOORS
- 17. LINE OF ELEVATED OPEN AIR WALKWAY
- 18. LINE OF TRELIS PROJECTION ABOVE @ 50% OPEN TO SKY
- 19. GUEST ELEVATOR
- 20. SERVICE ELEVATOR
- 21. PRESERVED HISTORICAL EYEBROW BELOW WITH UNDERSIDE PAINTED IN STREAMLINE MODERN PINK, TYP.
- 22. NEW EGRESS STAIRS
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- 25. MECHANICAL/SHAFT
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- 69. SLIDING DOOR GLAZING SYSTEM
- 70. NEW LOW HEDGE, SEE LANDSCAPE

DASHED LINES INDICATES STRUCTURAL BEAMS OVERHEAD TO SUPPORT CANTILEVERED BALCONY ABOVE

ROOF OF TRELIS PROJECTION BELOW @ LEVEL 01, AND 03 (50% OPEN TO SKY)

ELEVATED WALKWAY BELOW @ LEVEL 03

TRELIS ROOF 50% OPEN TO SKY

ROOF BELOW

TRELIS ROOF 50% OPEN TO SKY

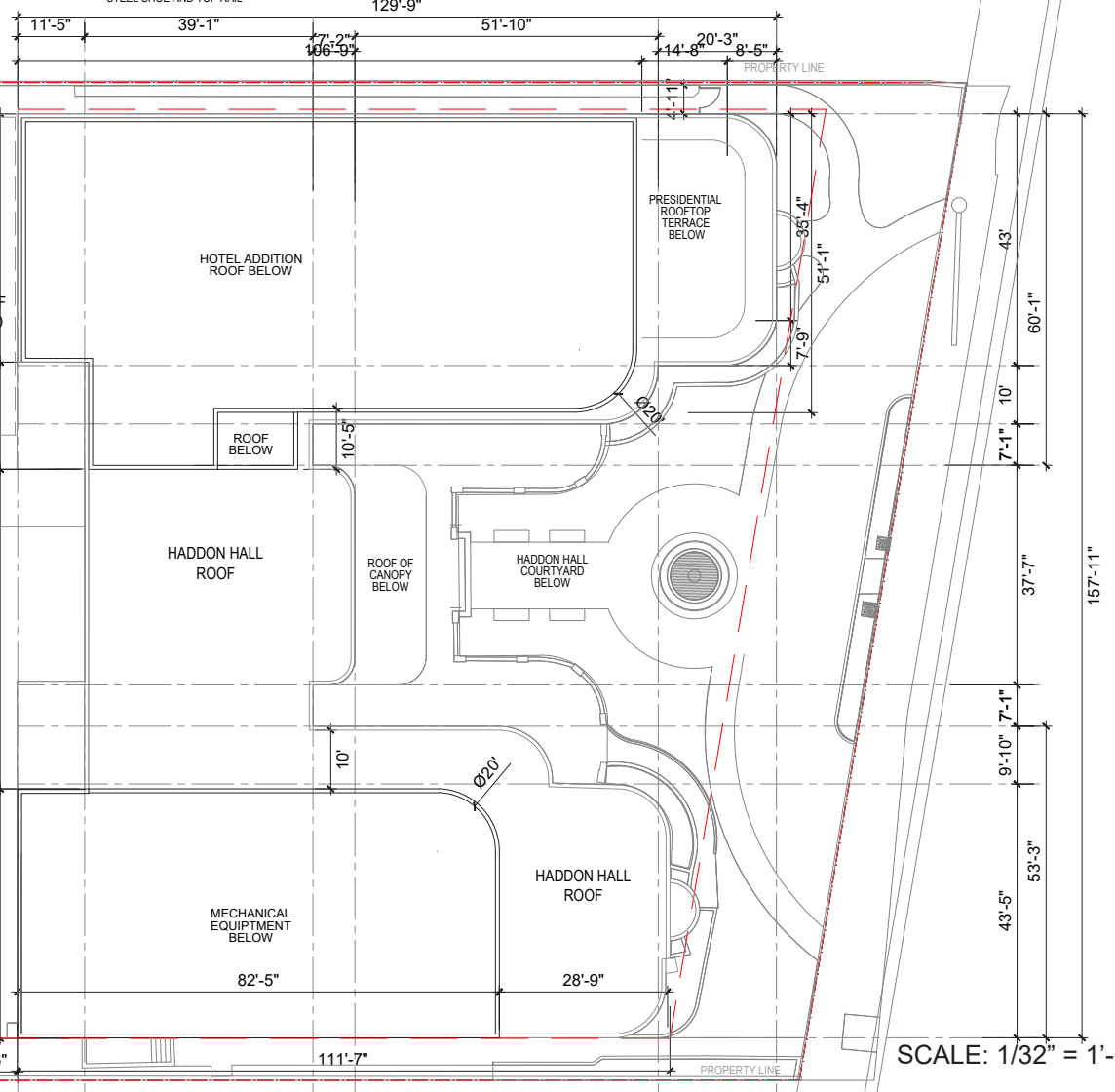
ROOF BELOW

CAMPTON ROOFTOP TERRACE BELOW

ROOF

CAMPTON ROOFTOP TERRACE BELOW

ROOF



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



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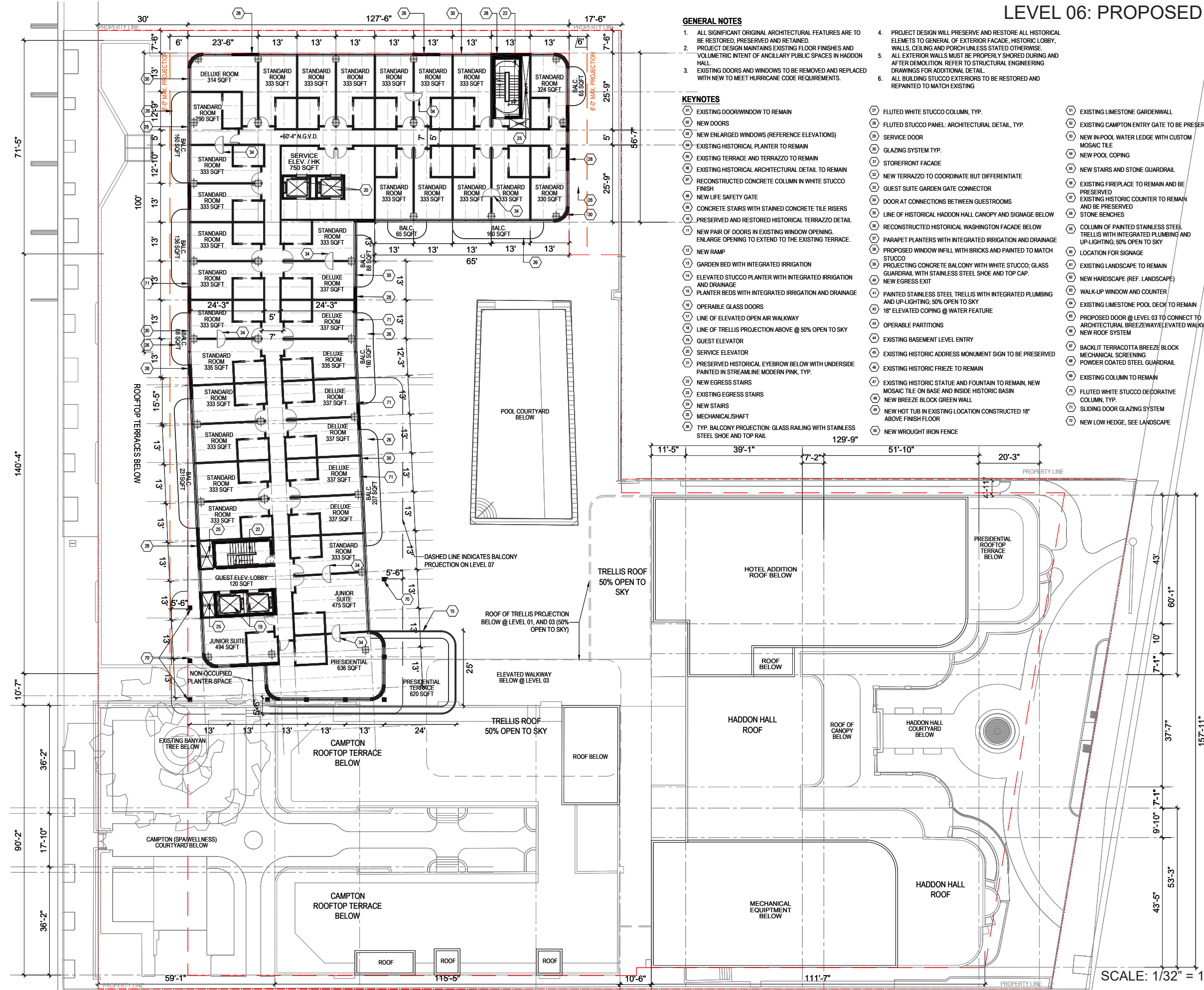
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TREEHOUSE HOTEL,
MIAMI BEACH

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

PROPOSED PLAN -
LEVEL 05
A0-50

LEVEL 06: PROPOSED PLAN

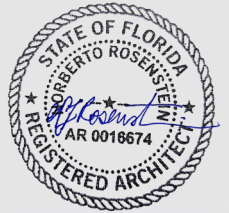


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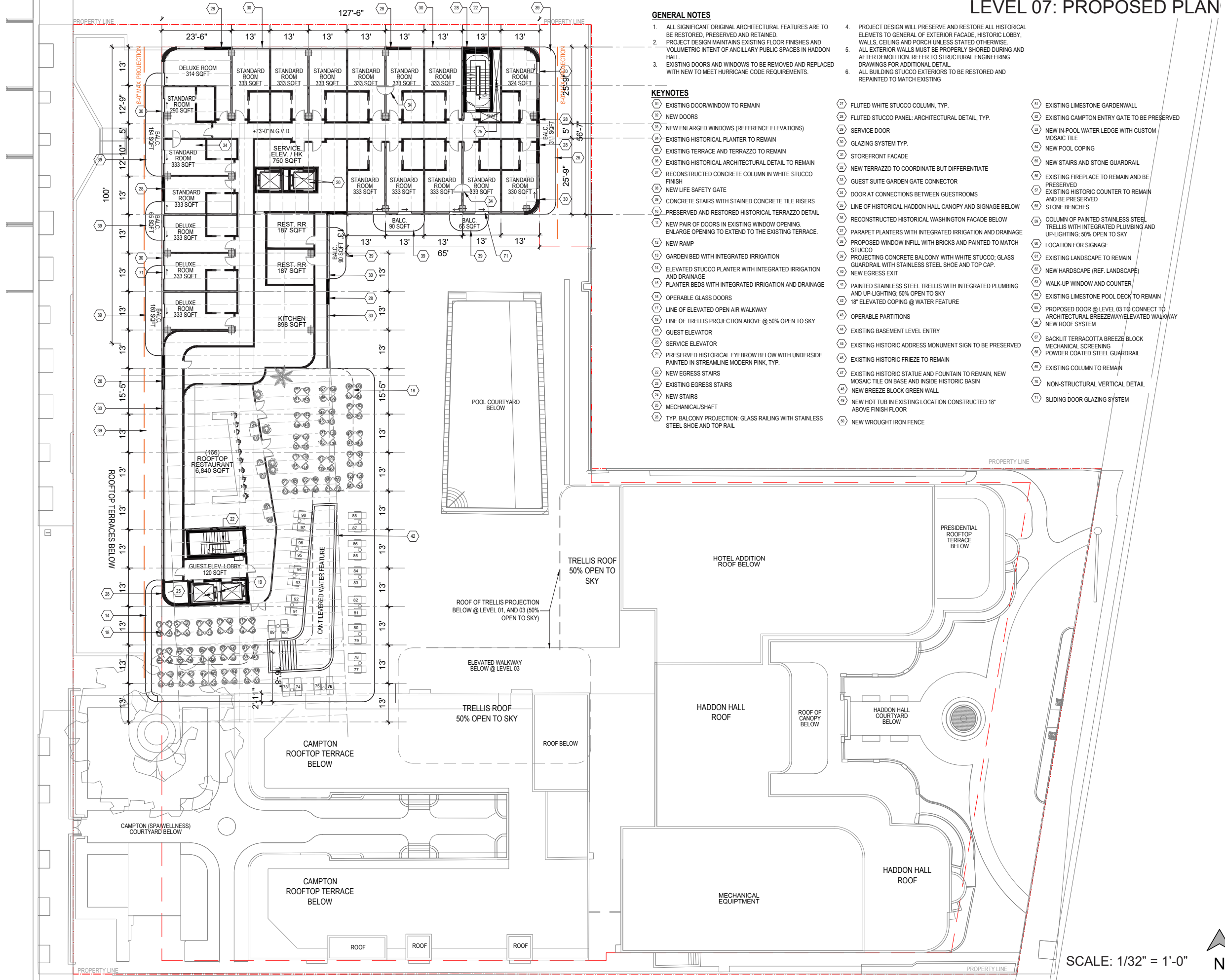
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 1500 COLLINS + 1509-1515 WASHINGTON AVE, MIAMI BEACH, FL, 33139

PROPOSED PLAN - LEVEL 06
 A0-51

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



LEVEL 07: PROPOSED PLAN



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- 79 SLIDING DOOR GLAZING SYSTEM



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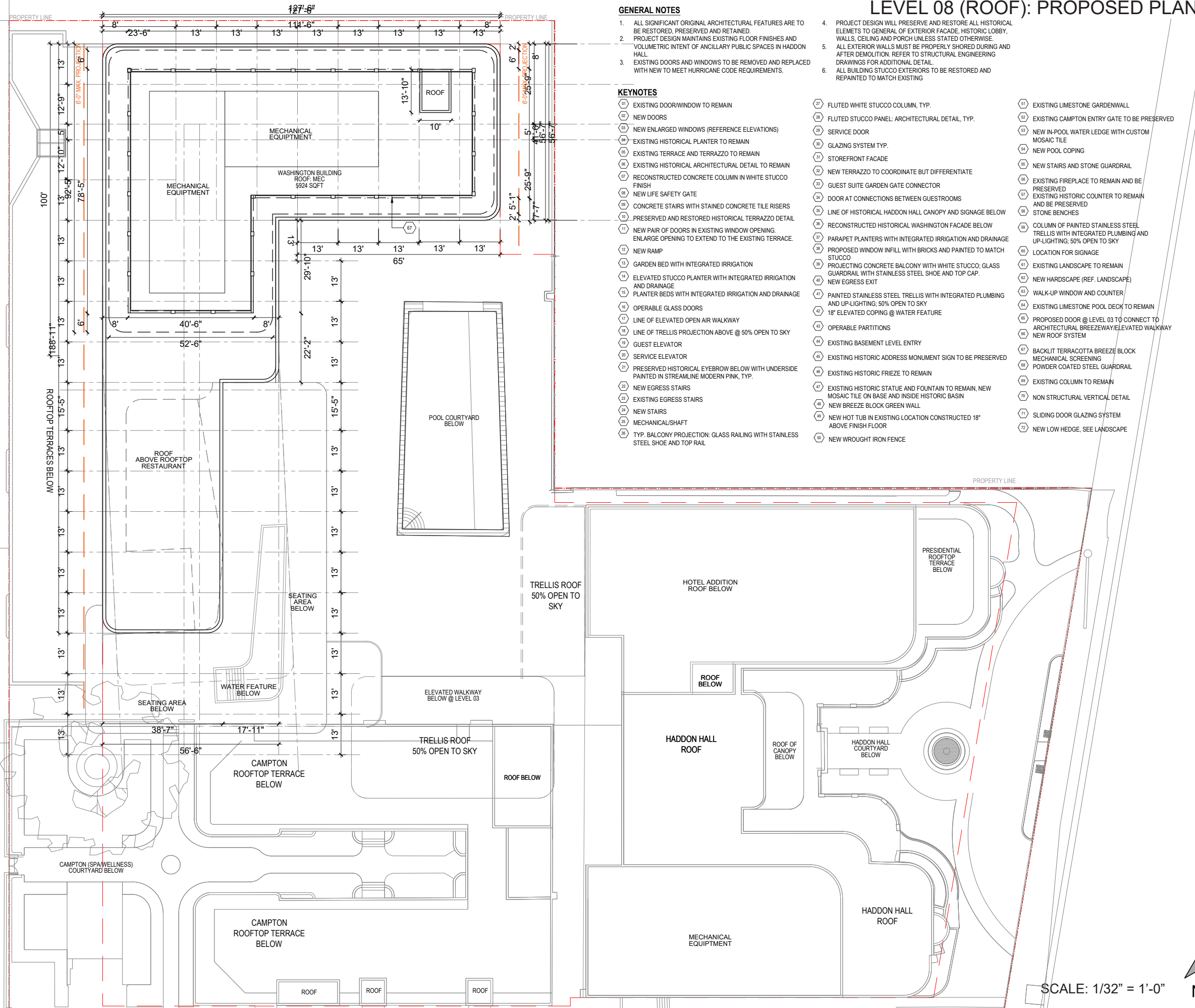
TREEHOUSE HOTEL, MIAMI BEACH
 1500 COLLINS + 1509-1515 WASHINGTON AVE, MIAMI BEACH, FL, 33139

PROPOSED PLAN - LEVEL 07
 A0-52

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



LEVEL 08 (ROOF): PROPOSED PLAN



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 A0-53

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