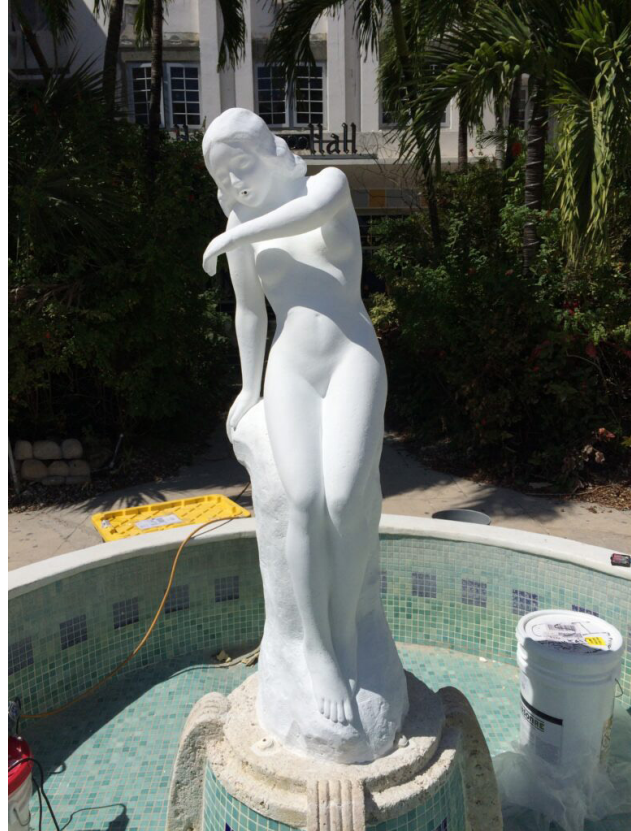


RESTORATION OF THE HISTORIC HADDON HALL



HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING



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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

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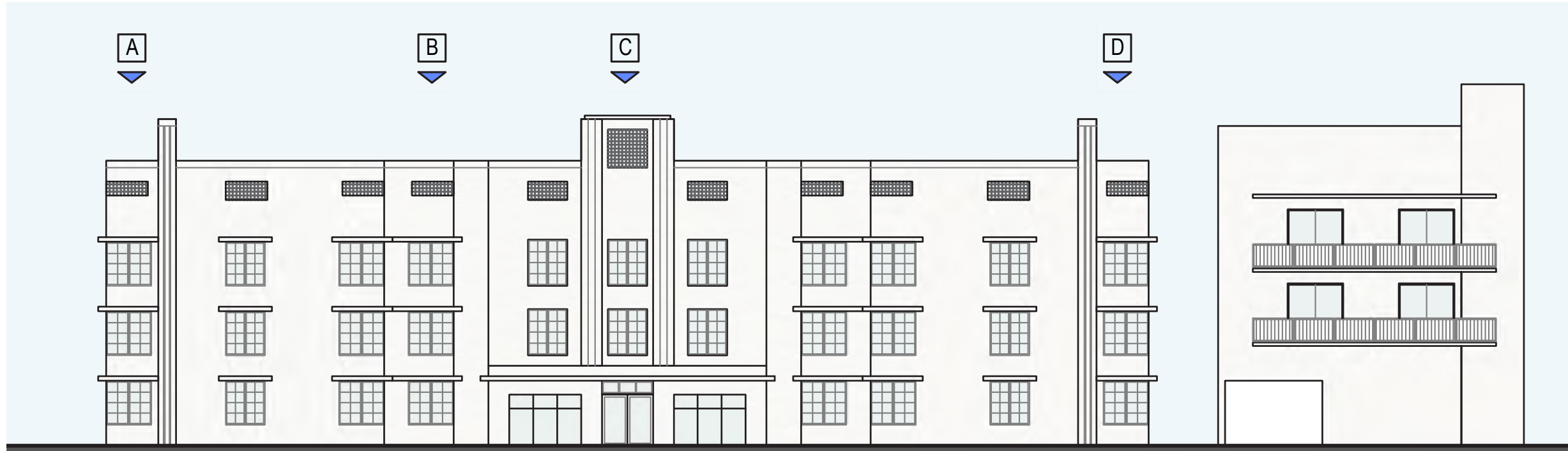
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HISTORIC PHOTOS
A1-01



COLLINS AVE.



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EXISTING CONDITIONS



A



B



C



D

HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING



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E



F



G

HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING



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DANIA BEACH, FLORIDA 33004
P: (954) 922-4551
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EXISTING CONDITIONS



COLLINS AVE.



H

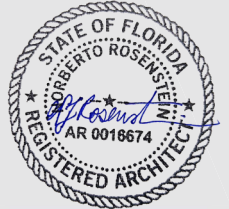


I



J

HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING



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128 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-4551
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P: (954) 922-6551
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HISTORIC CONTEXT



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P: (954) 922-4551
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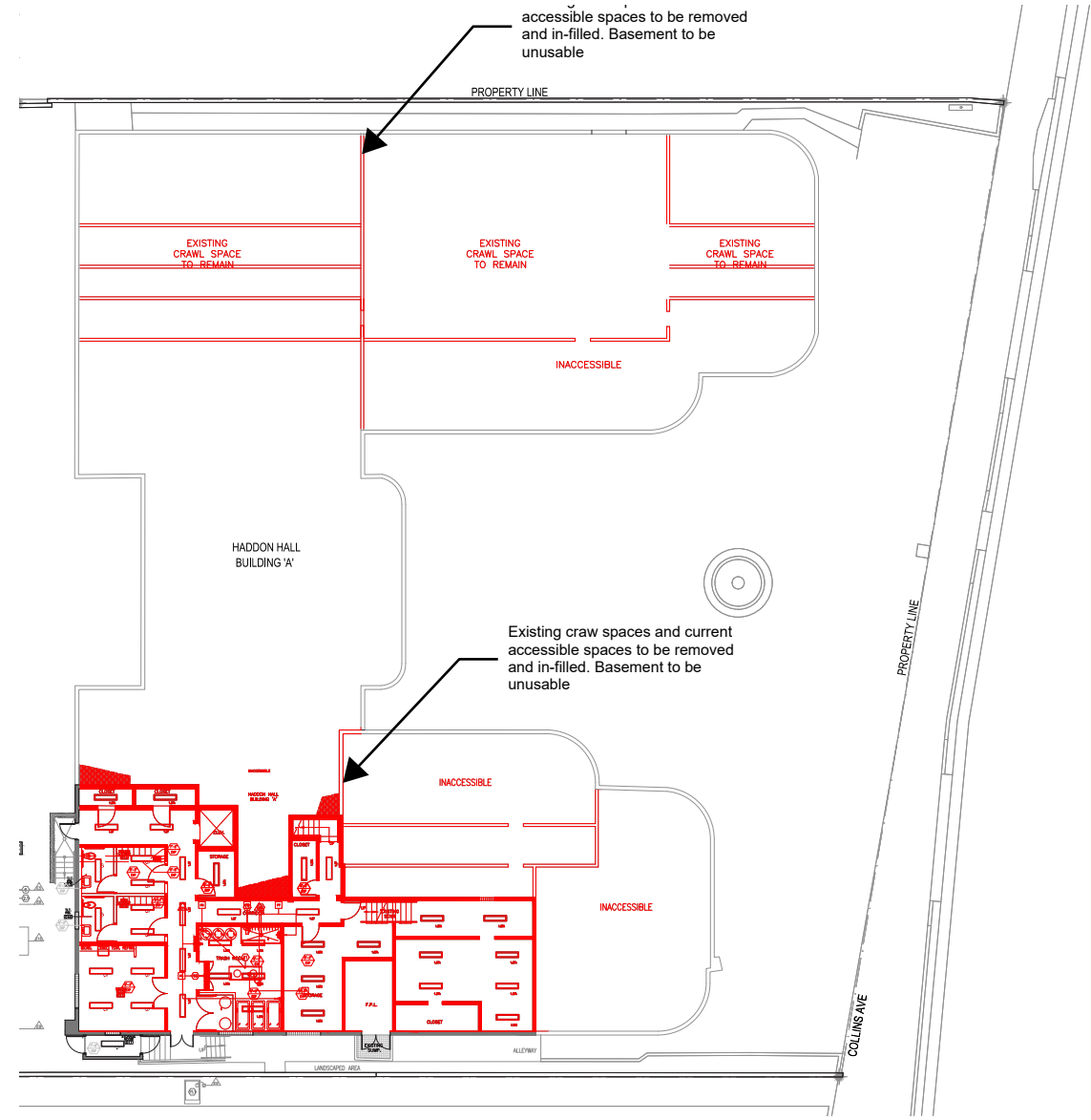
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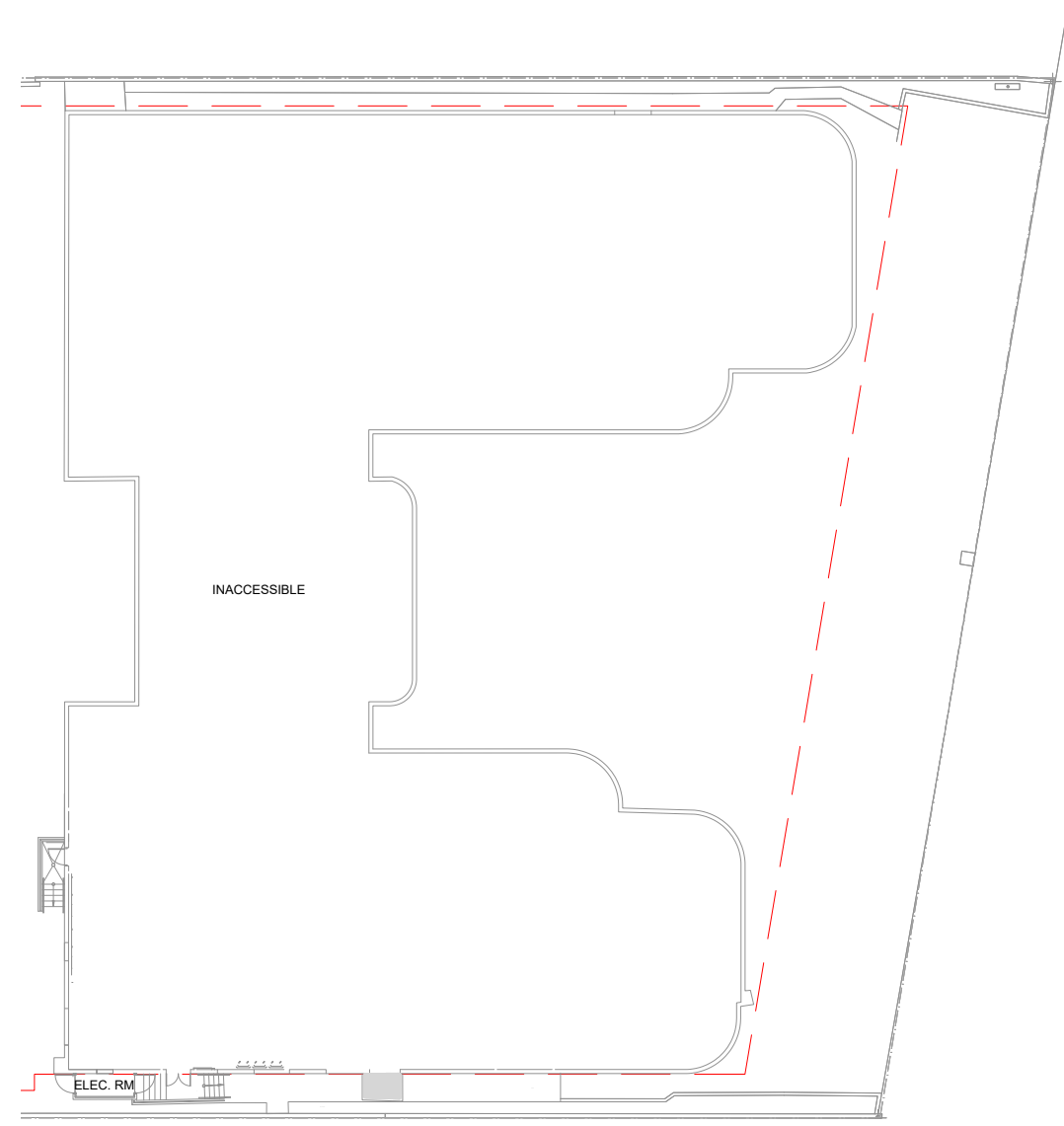
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**DEMOLITION / PROPOSED
- LEVEL 00**

A1-07



LEVEL 00: DEMOLITION PLAN



LEVEL 00: PROPOSED PLAN

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





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P: (954) 922-4551
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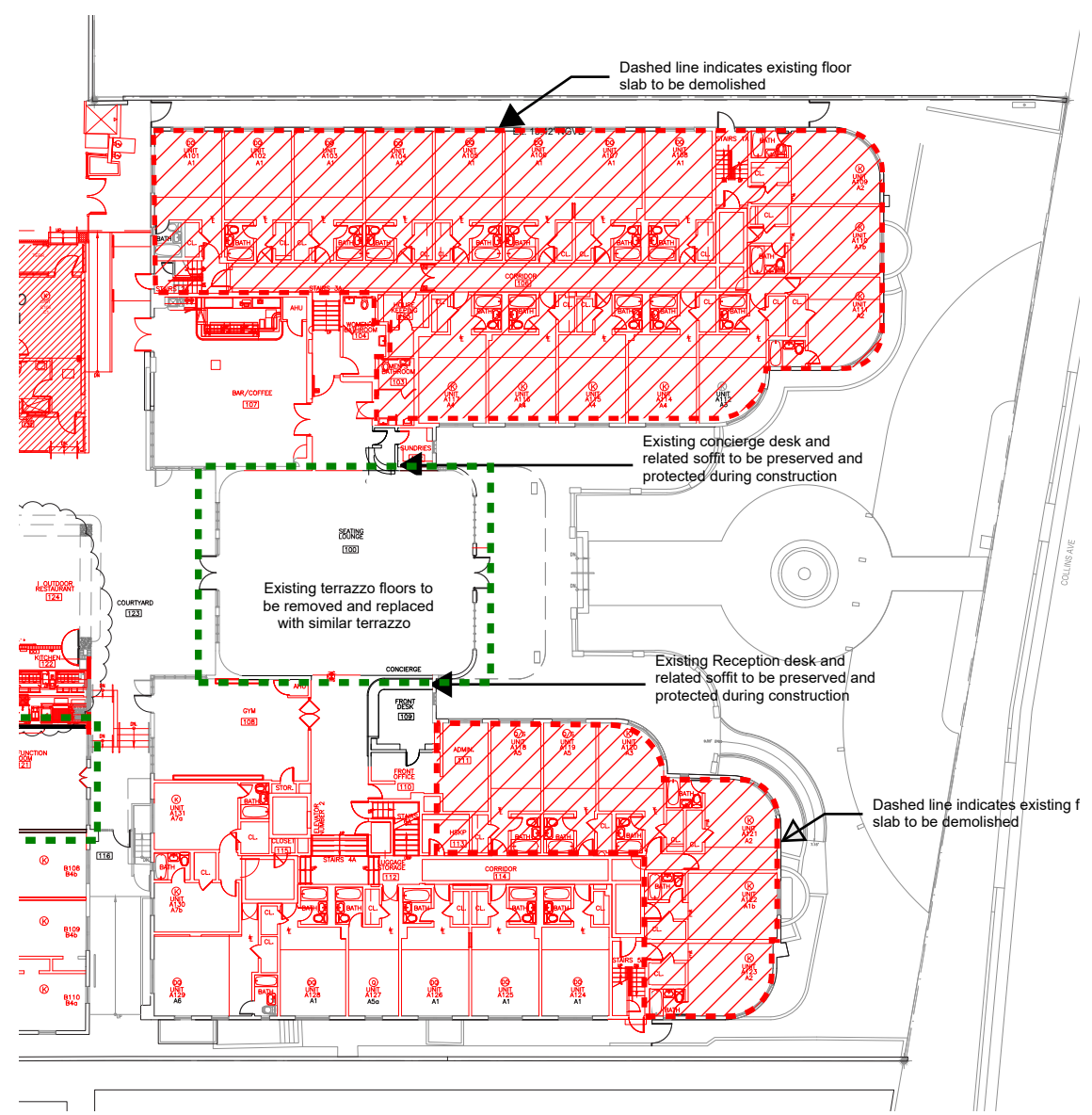
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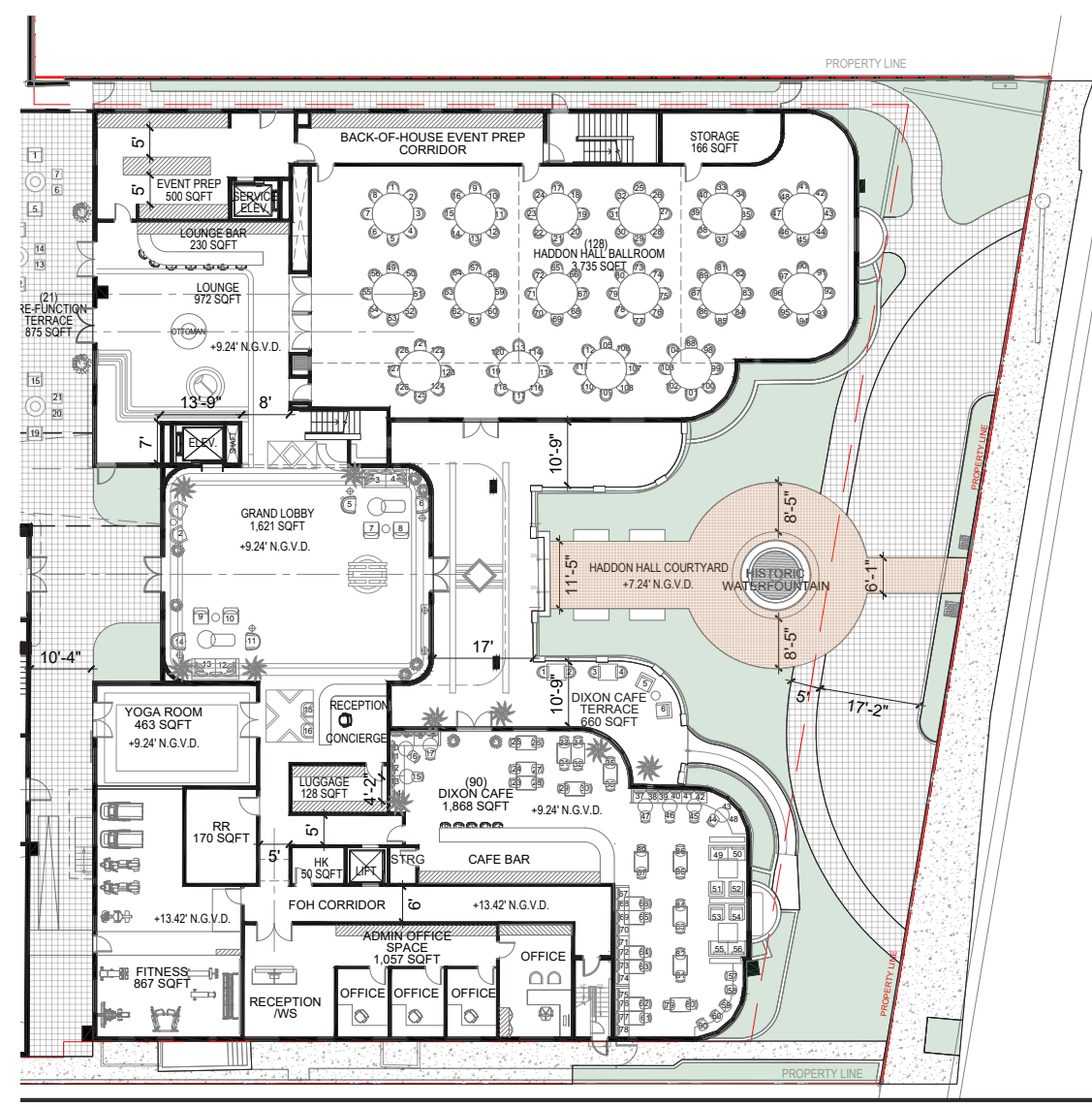
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DEMOLITION / PROPOSED
- LEVEL 01

A1-08



LEVEL 01: DEMOLITION PLAN



LEVEL 01: PROPOSED PLAN

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





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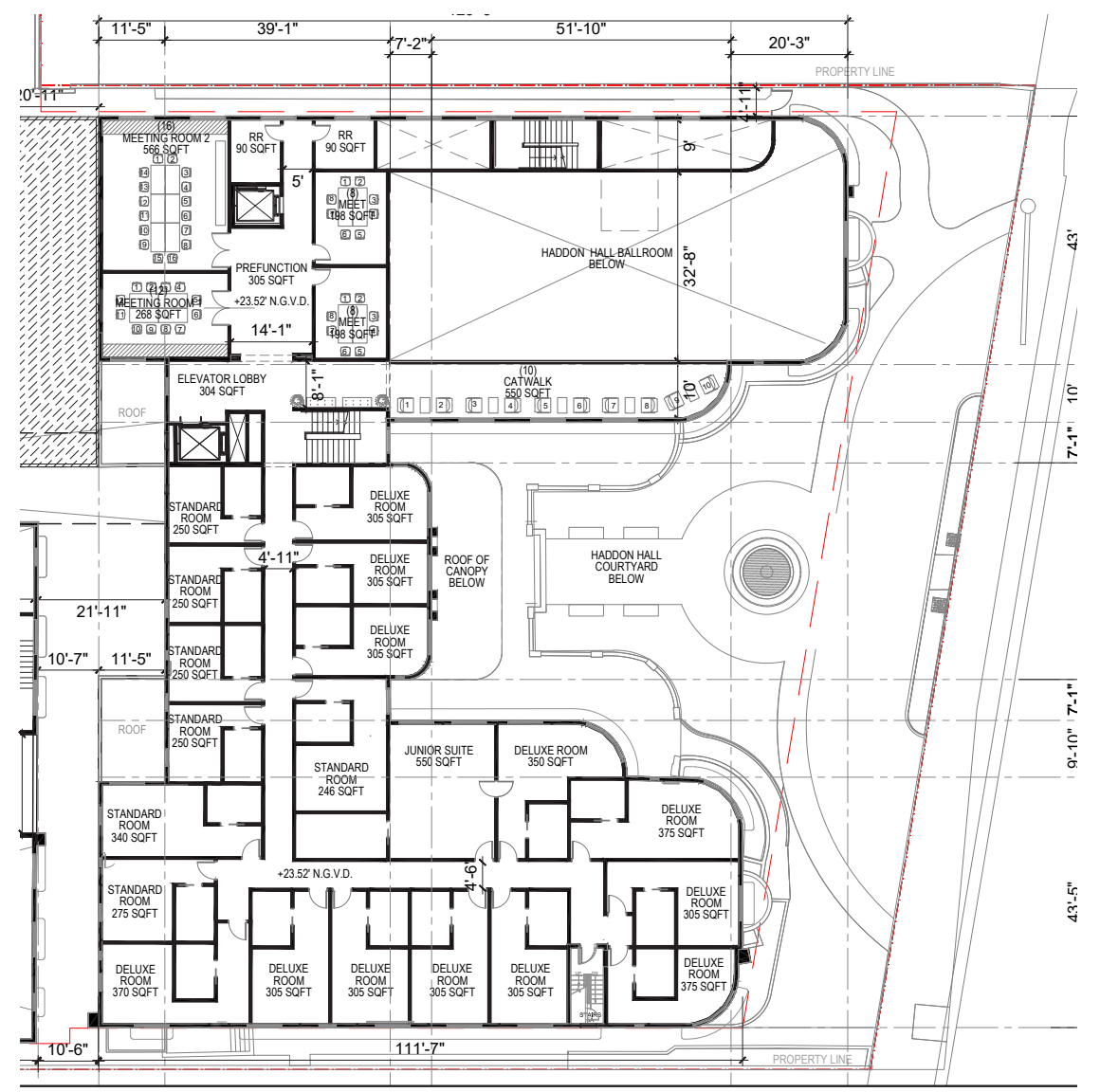
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DEMOLITION / PROPOSED - LEVEL 02

A1-09



LEVEL 02: DEMOLITION PLAN



LEVEL 02: PROPOSED PLAN

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





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DANIA BEACH, FLORIDA 33004
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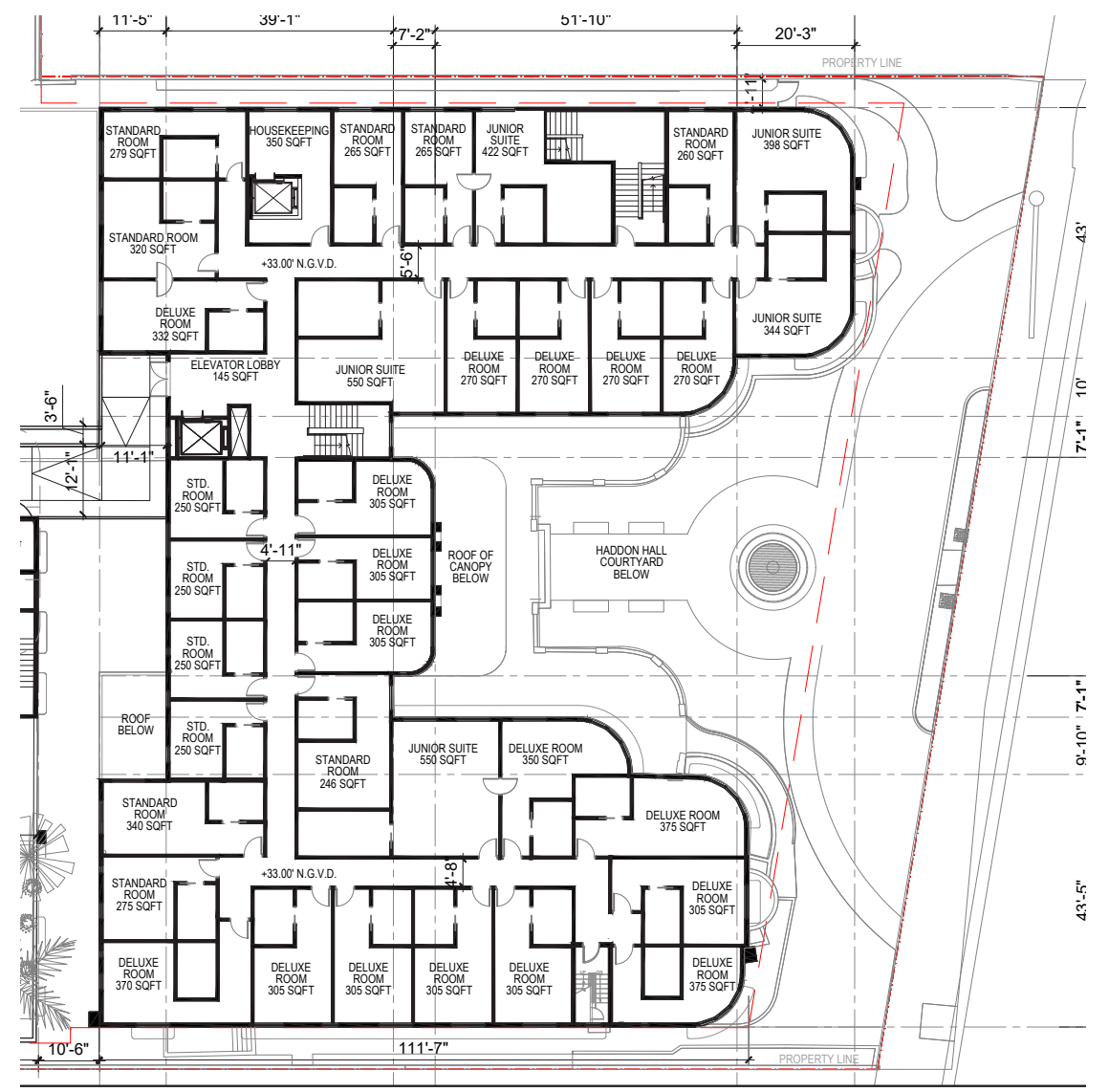
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**DEMOLITION / PROPOSED
- LEVEL 03**

A1-10



LEVEL 03: DEMOLITION PLAN



LEVEL 03: PROPOSED PLAN

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





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128 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-4551
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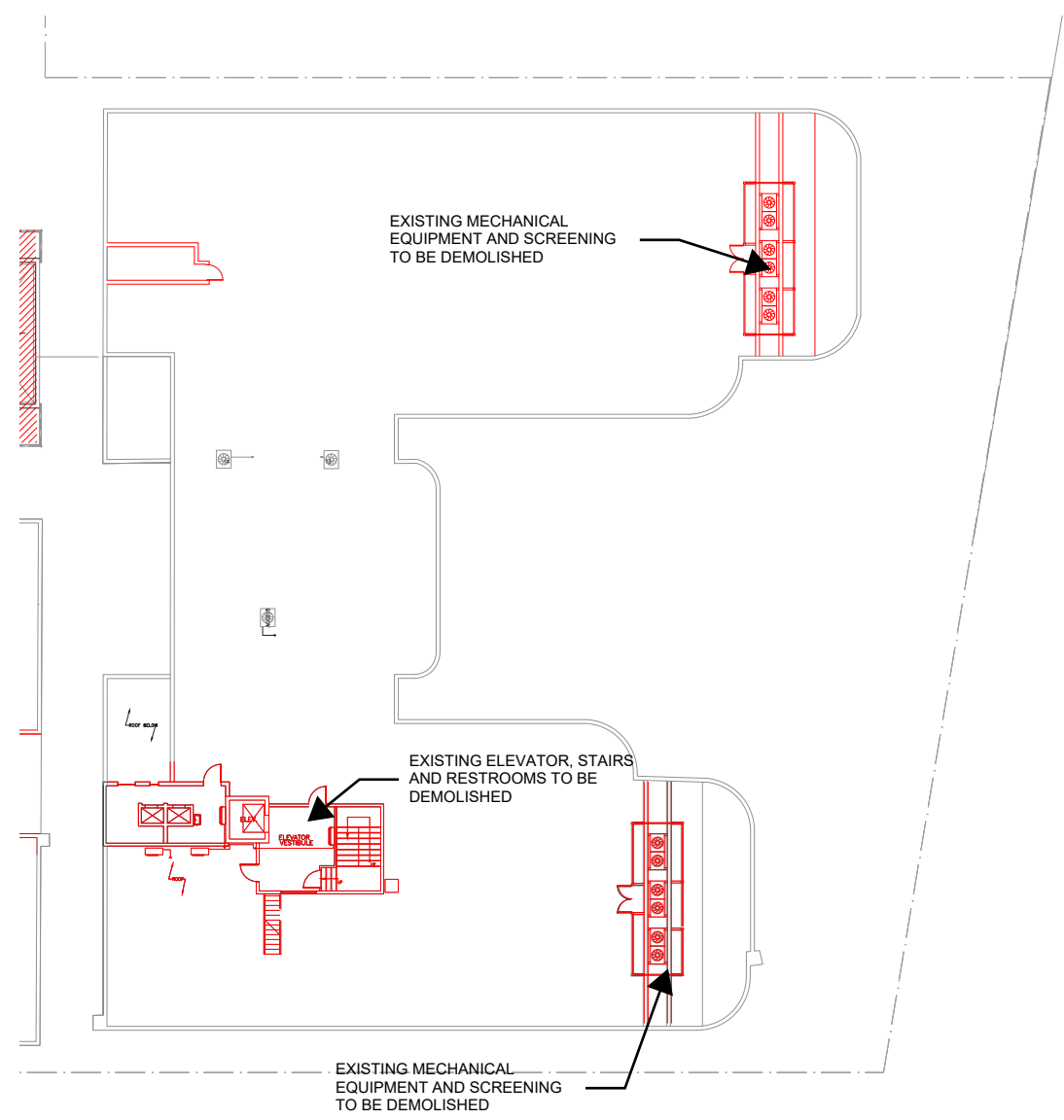
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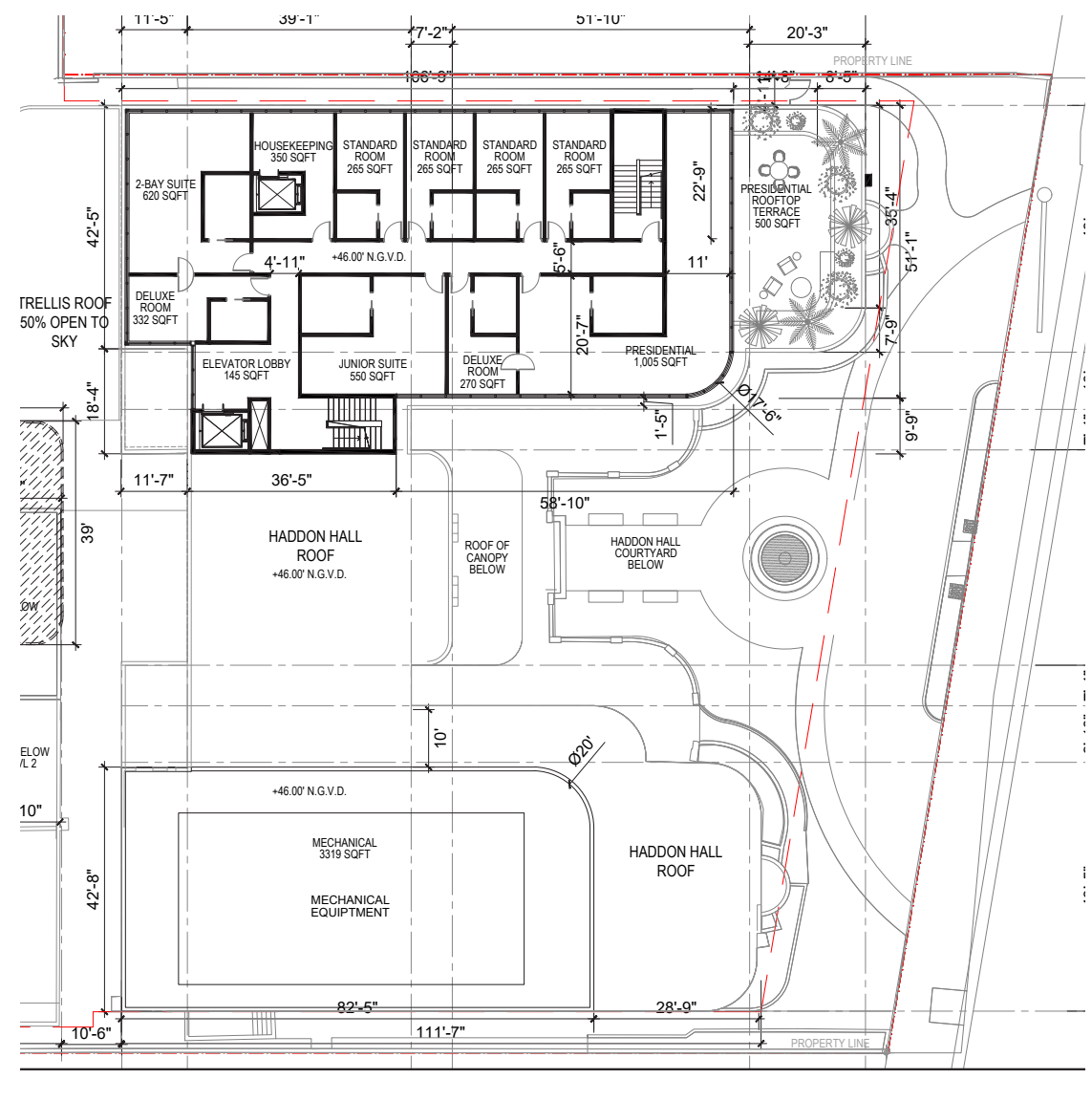
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DEMOLITION / PROPOSED - LEVEL 04
A1-11



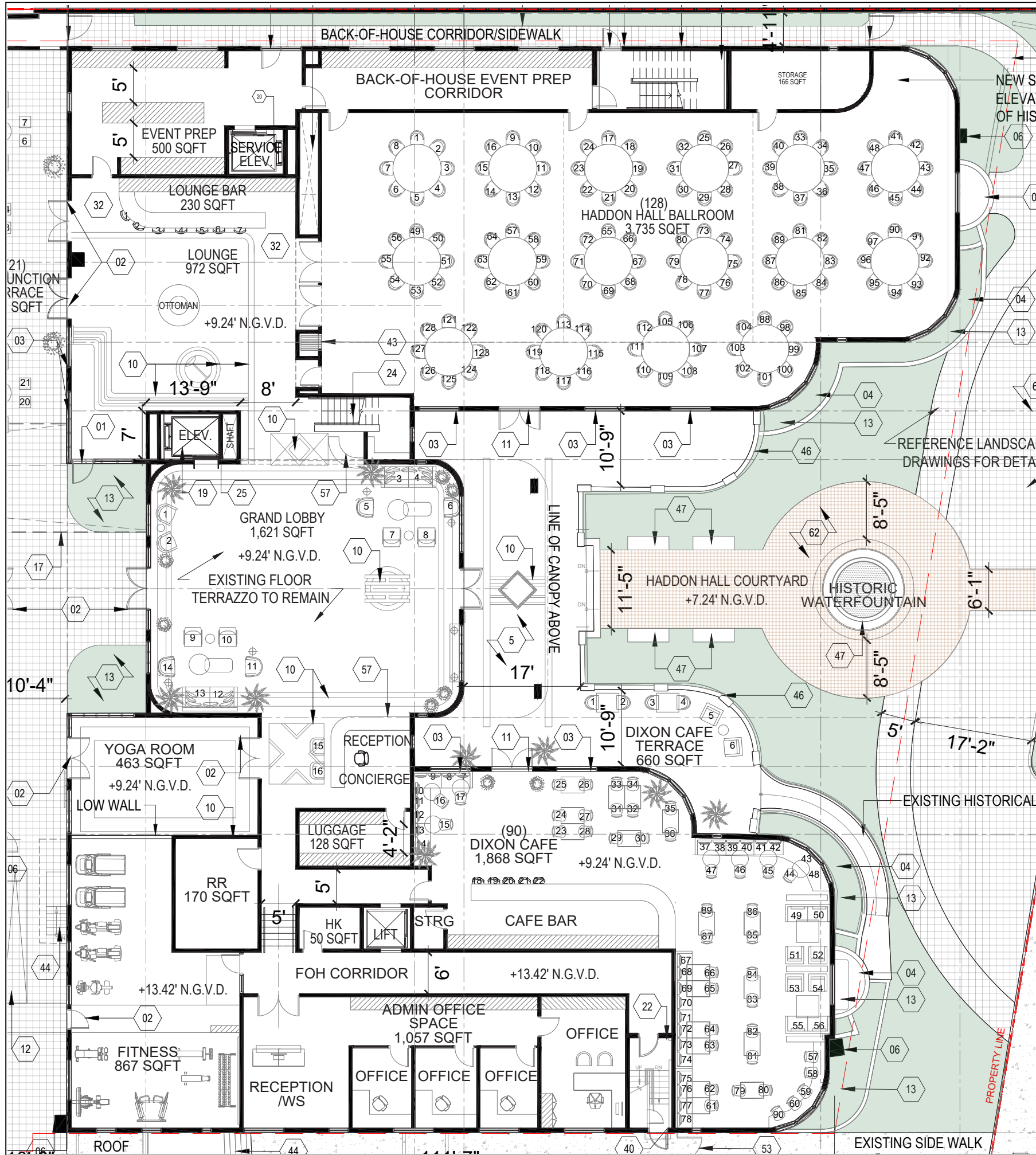
LEVEL 04: DEMOLITION PLAN



LEVEL 04: PROPOSED PLAN

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





GENERAL NOTES

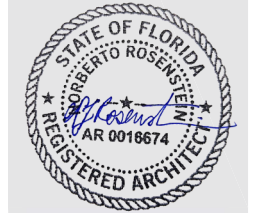
1. ALL SIGNIFICANT ORIGINAL ARCHITECTURAL FEATURES ARE TO BE RESTORED, PRESERVED AND RETAINED.
2. PROJECT DESIGN MAINTAINS EXISTING FLOOR FINISHES AND VOLUMETRIC INTENT OF ANCILLARY PUBLIC SPACES IN HADDON HALL.
3. EXISTING DOORS AND WINDOWS TO BE REMOVED AND REPLACED WITH NEW TO MEET HURRICANE CODE REQUIREMENTS.
4. PROJECT DESIGN WILL PRESERVE AND RESTORE ALL HISTORICAL ELEMENTS TO GENERAL OF EXTERIOR FACADE, HISTORIC LOBBY, WALLS, CEILING AND PORCH UNLESS STATED OTHERWISE.
5. ALL EXTERIOR WALLS MUST BE PROPERLY SHORED DURING AND AFTER DEMOLITION. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ADDITIONAL DETAIL.
6. 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
- 41 PAINTED STAINLESS STEEL TRELIS WITH INTEGRATED PLUMBING AND UP-LIGHTING; 50% OPEN TO SKY
- 42 18" ELEVATED COPING @ WATER FEATURE
- 43 OPERABLE PARTITIONS
- 44 EXISTING BASEMENT LEVEL ENTRY
- 45 EXISTING HISTORIC ADDRESS MONUMENT SIGN TO BE PRESERVED
- 46 EXISTING HISTORIC FRIEZE TO REMAIN
- 47 EXISTING HISTORIC STATUE AND FOUNTAIN TO REMAIN. NEW MOSAIC TILE ON BASE AND INSIDE HISTORIC BASIN
- 48 NEW BREEZE BLOCK GREEN WALL
- 49 NEW HOT TUB IN EXISTING LOCATION CONSTRUCTED 18" ABOVE FINISH FLOOR
- 50 NEW WROUGHT IRON FENCE
- 51 EXISTING LIMESTONE GARDENWALL
- 52 EXISTING CAMPTON ENTRY GATE TO BE PRESERVED
- 53 NEW IN-POOL WATER LEDGE WITH CUSTOM MOSAIC TILE
- 54 NEW POOL COPING
- 55 NEW STAIRS AND STONE GUARDRAIL
- 56 EXISTING FIREPLACE TO REMAIN AND BE PRESERVED
- 57 EXISTING HISTORIC COUNTER TO REMAIN AND BE PRESERVED
- 58 STONE BENCHES

- 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 VAULTS
- 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
- 30 GLAZING SYSTEM TYP.
- 31 STOREFRONT FACADE
- 32 NEW TERRAZZO TO COORDINATE BUT DIFFERENTIATE
- 33 GUEST SUITE GARDEN GATE CONNECTOR
- 34 DOOR AT CONNECTIONS BETWEEN GUESTROOMS
- 35 LINE OF HISTORICAL HADDON HALL CANOPY AND SIGNAGE BELOW
- 36 RECONSTRUCTED HISTORICAL WASHINGTON FACADE BELOW
- 37 PARAPET PLANTERS WITH INTEGRATED IRRIGATION AND DRAINAGE
- 38 PROPOSED WINDOW INFILL WITH BRICKS AND PAINTED TO MATCH STUCCO
- 39 PROJECTING CONCRETE BALCONY WITH WHITE STUCCO; GLASS GUARDRAIL WITH STAINLESS STEEL SHOE AND TOP CAP.
- 40 NEW EGRESS EXIT
- 59 COLUMN OF PAINTED STAINLESS STEEL TRELIS WITH INTEGRATED PLUMBING AND UP-LIGHTING; 50% OPEN TO SKY
- 60 LOCATION FOR SIGNAGE
- 61 EXISTING LANDSCAPE TO REMAIN
- 62 NEW HARDSCAPE (REF. LANDSCAPE)
- 63 WALK-UP WINDOW AND COUNTER
- 64 EXISTING LIMESTONE POOL DECK TO REMAIN
- 65 PROPOSED DOOR @ LEVEL 03 TO CONNECT TO ARCHITECTURAL BREEZEWAY/ELEVATED WALKWAY
- 66 NEW ROOF SYSTEM
- 67 BACKLIT TERRACOTTA BREEZE BLOCK MECHANICAL SCREENING
- 68 POWDER COATED STEEL GUARDRAIL
- 69 EXISTING COLUMN TO REMAIN

LEVEL 01: ENLARGED ENTRANCE PLAN
SCALE: 1/16" = 1'-0"



NR architect

NORBERTO ROSENSTEIN ARCHITECT, INC.
ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-4551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
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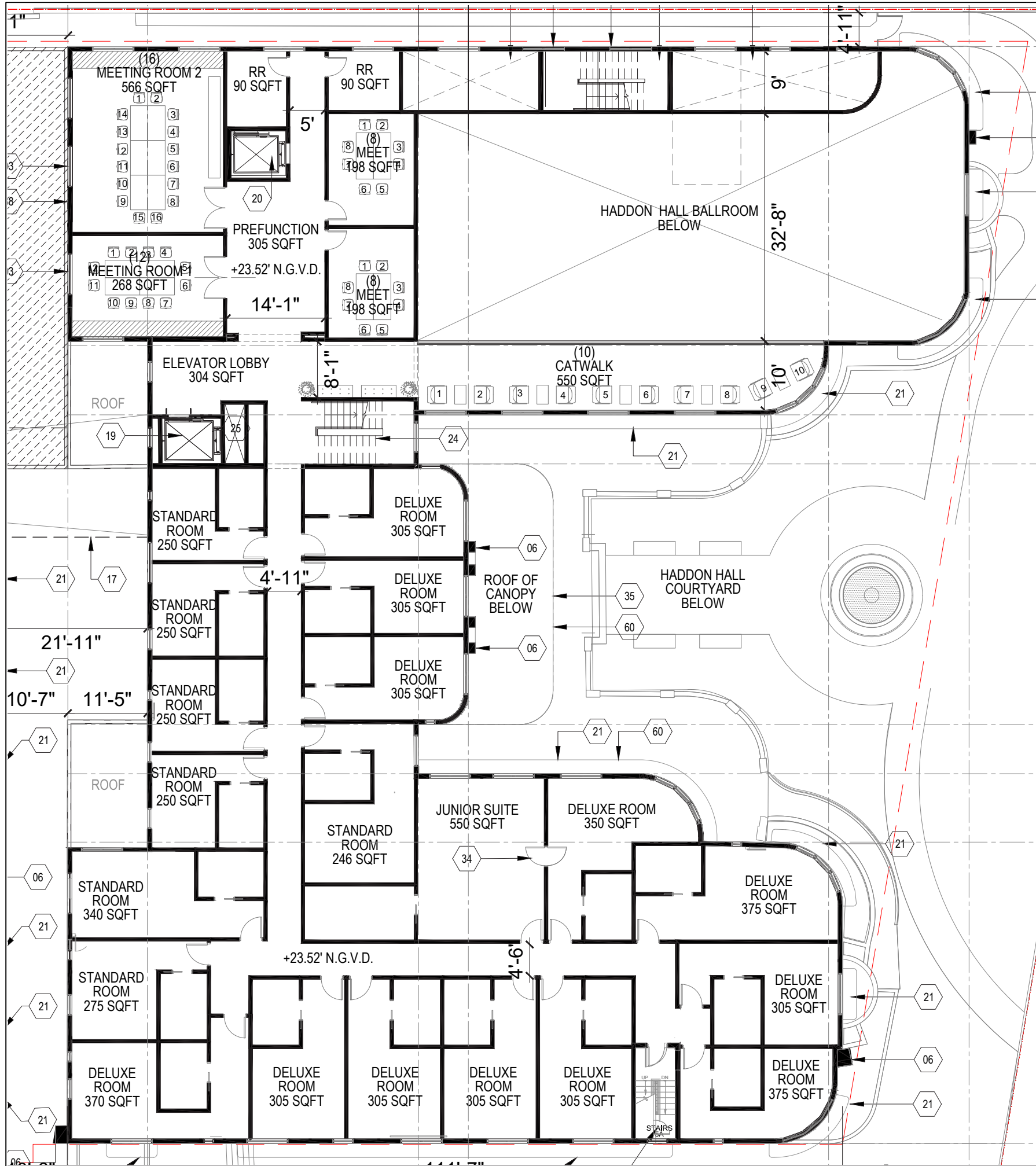
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REVISIONS	
COMM.	DATE

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

ENLARGED PLAN - HADDON HALL ENTRANCE
A1-12



GENERAL NOTES

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- 61 EXISTING LANDSCAPE TO REMAIN
- 62 NEW HARDSCAPE (REF. LANDSCAPE)
- 63 WALK-UP WINDOW AND COUNTER
- 64 EXISTING LIMESTONE POOL DECK TO REMAIN
- 65 PROPOSED DOOR @ LEVEL 03 TO CONNECT TO ARCHITECTURAL BREEZEWAY/ELEVATED WALKWAY
- 66 NEW ROOF SYSTEM
- 67 BACKLIT TERRACOTTA BREEZE BLOCK MECHANICAL SCREENING
- 68 POWDER COATED STEEL GUARDRAIL
- 69 EXISTING COLUMN TO REMAIN

LEVEL 02: ENLARGED PLAN

SCALE: 1/16" = 1'-0"



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architect

NORBERTO ROSENSTEIN ARCHITECT, INC.
ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-4551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

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REVISIONS	
COMM.	DATE

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1500 COLLINS +
1509-1515 WASHINGTON
AVE, MIAMI BEACH, FL,
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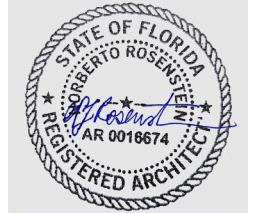
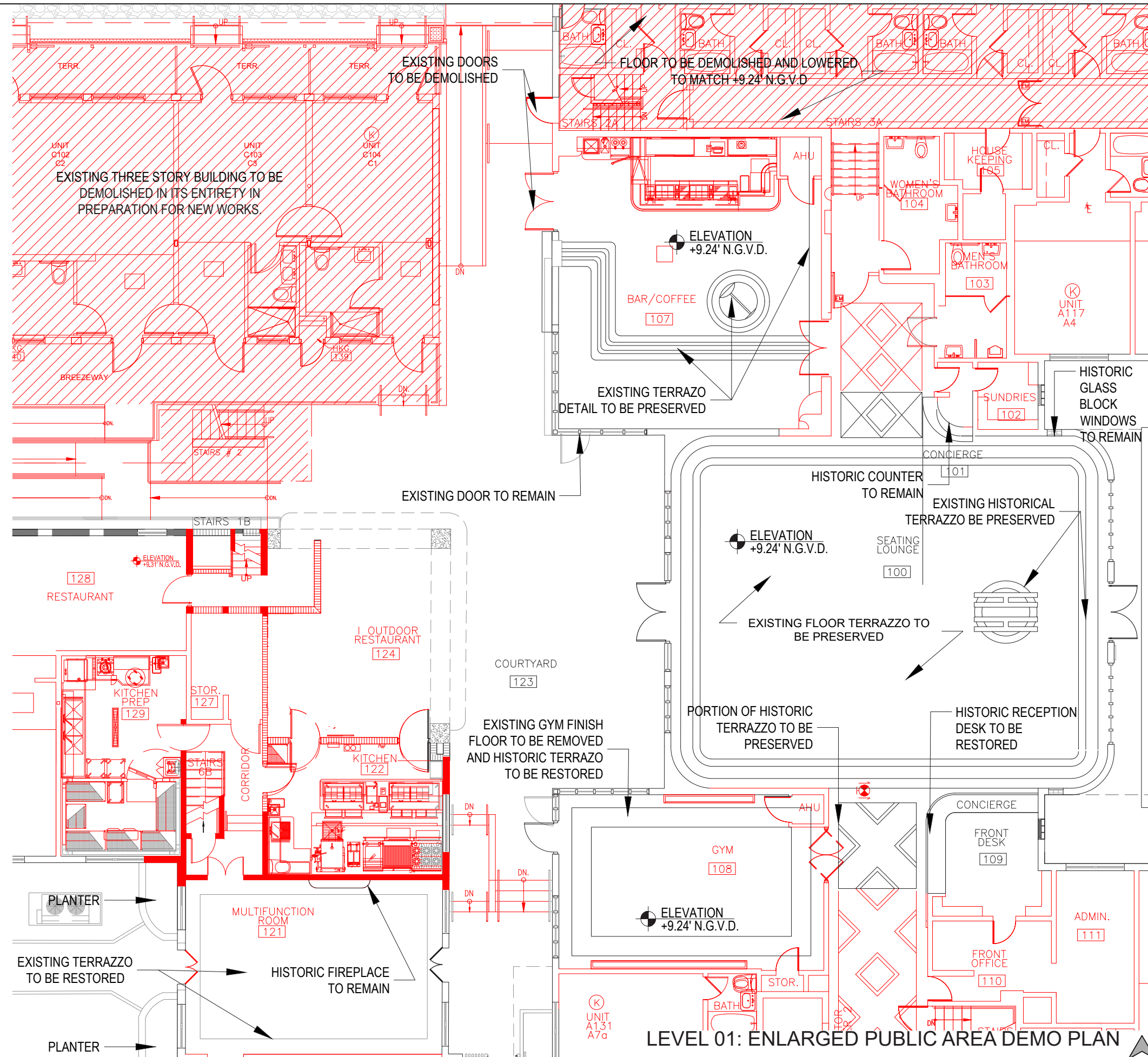
ENLARGED PLAN -
HADDON HALL 2ND LEVEL
A1-13

LEGEND

-  EXISTING STRUCTURE TO BE DEMOLISHED IN ITS ENTIRETY
-  EXISTING FLOOR TO BE DEMOLISHED
-  EXISTING STRUCTURE TO REMAIN, PRESERVE AND PROTECT

GENERAL NOTES

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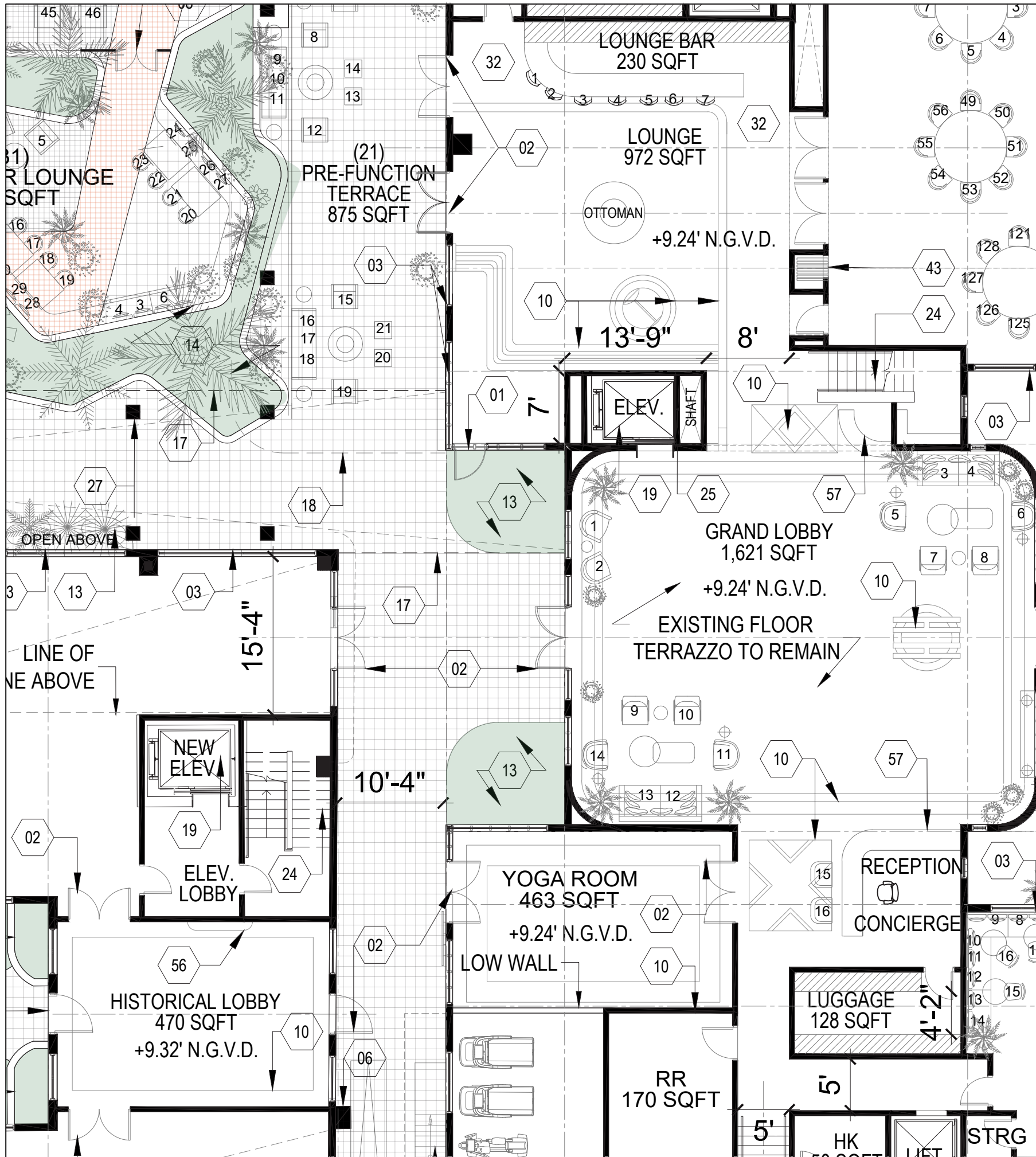
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ENLARGED PLAN -
PUBLIC AREA DEMOLITION
A1-14

LEVEL 01: ENLARGED PUBLIC AREA DEMO PLAN

SCALE: 3/32" = 1'-0"





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- 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.
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- 19 GUEST ELEVATOR
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- 41 PAINTED STAINLESS STEEL TRELLIS WITH INTEGRATED PLUMBING AND UP-LIGHTING; 50% OPEN TO SKY
- 42 18" ELEVATED COPING @ WATER FEATURE
- 43 OPERABLE PARTITIONS
- 44 EXISTING BASEMENT LEVEL ENTRY
- 45 EXISTING HISTORIC ADDRESS MONUMENT SIGN TO BE PRESERVED
- 46 EXISTING HISTORIC FRIEZE TO REMAIN
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NORBERTO ROSENSTEIN ARCHITECT, INC.
ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
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P: (954) 922-4551
WWW.ROSENSTEINARCHITECT.COM

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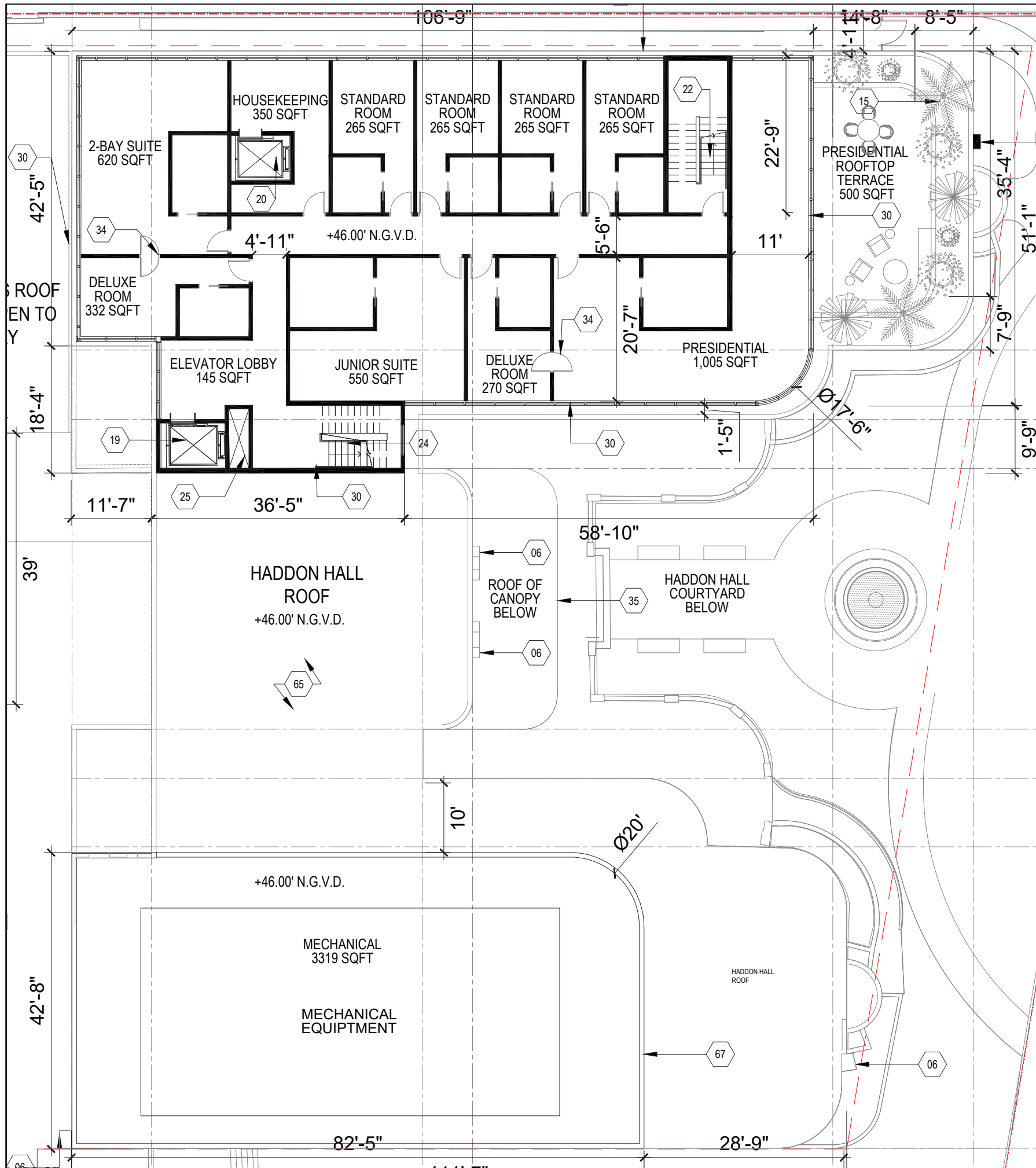
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1509-1515 WASHINGTON
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33139

ENLARGED PLAN -
PUBLIC AREA PROPOSED
A1-15

LEVEL 01: ENLARGED PUBLIC AREA PLAN

SCALE: 3/32" = 1'-0"





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NORBERTO ROSENSTEIN ARCHITECT, INC.
ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-4551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

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

ENLARGED PLAN - LEVEL 04 PROPOSED
A1-16

LEVEL 04: ENLARGED PLAN

SCALE: 1/16" = 1'-0"



LEGEND

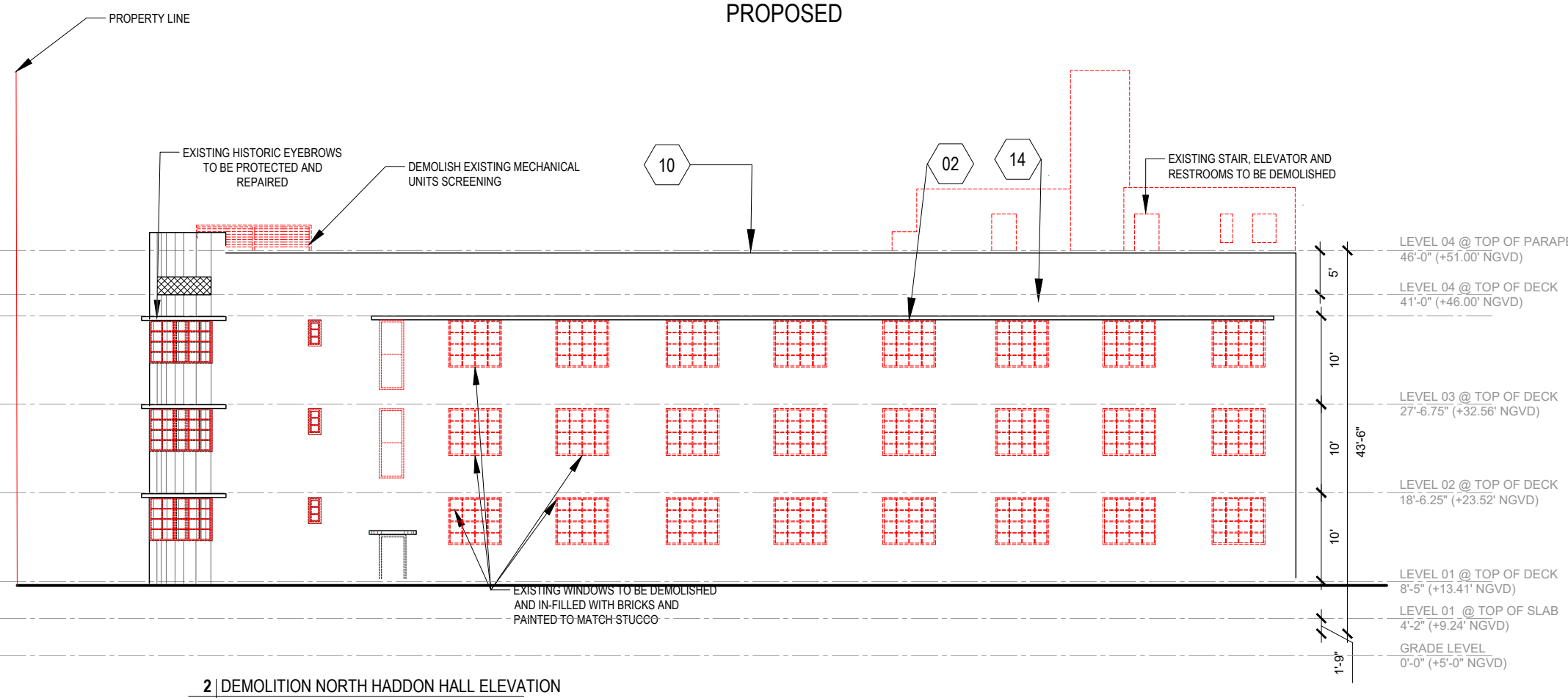
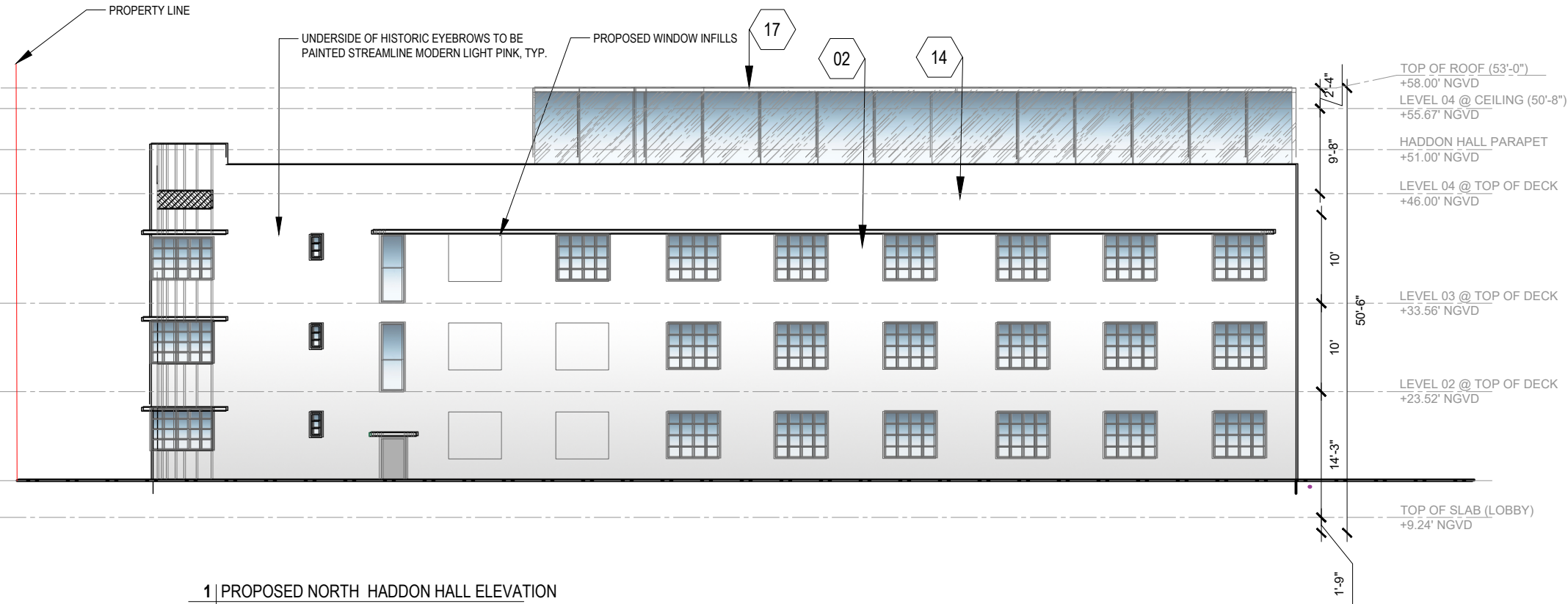
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KEYNOTES

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- 02 EXISTING WINDOWS @ ENTIRE FACADE TO BE REPLACED WITH SIMILAR, TYP.
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- 05 EXISTING TERRAZZO FLOOR DETAIL TO BE REPAIRED, RESTORED AND PRESERVED
- 06 EXISTING COLUMNS TO BE REMOVED
- 07 FLOORING TO BE DEMOLISHED, AND TO RECEIVE NEW STRUCTURE
- 08 HISTORIC FOUNTAIN LOCATION TO REMAIN, PRESERVED AND RETAINED
- 09 EXISTING HISTORIC DOORS AND FRAMES TO REMAIN
- 10 ROOFING TO BE REMOVED AND REDONE
- 11 EXISTING EXTERIOR AND ON-GRADE PAVING TO BE REMOVED AND REPLACED FOR NEW BREEZEWAY EXISTING OVERHANG TO REMAIN
- 12 EXISTING PAVING TO BE REMOVED
- 14 NEW PAINT AND RESTORED STUCCO AT ALL EXISTING BUILDING EXTERIORS THROUGHOUT AND NEW BUILDING CONSTRUCTION
- 15 WINDOW EYEBROWS TO BE RESTORED AND PRESERVED, AND UNDERSIDE OF EYEBROW TO BE PAINTED STREAMLINE MODERN PINK, TYP. NOT USED
- 17 GLAZING SYSTEM WITH ALUMINUM MULLIONS TO MATCH HISTORIC.
- 18 NEW STAIR MASSING

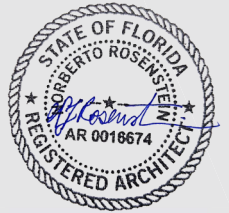


PROPOSED

DEMOLITION

HADDON HALL NORTH FACADE ELEVATION

SCALE: 1/16" = 1'-0"



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ARCHITECTURE - INTERIOR DESIGN - PLANNING
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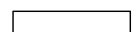
REVISIONS

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

DEMOLITION / PROPOSED NORTH ELEVATION

LEGEND

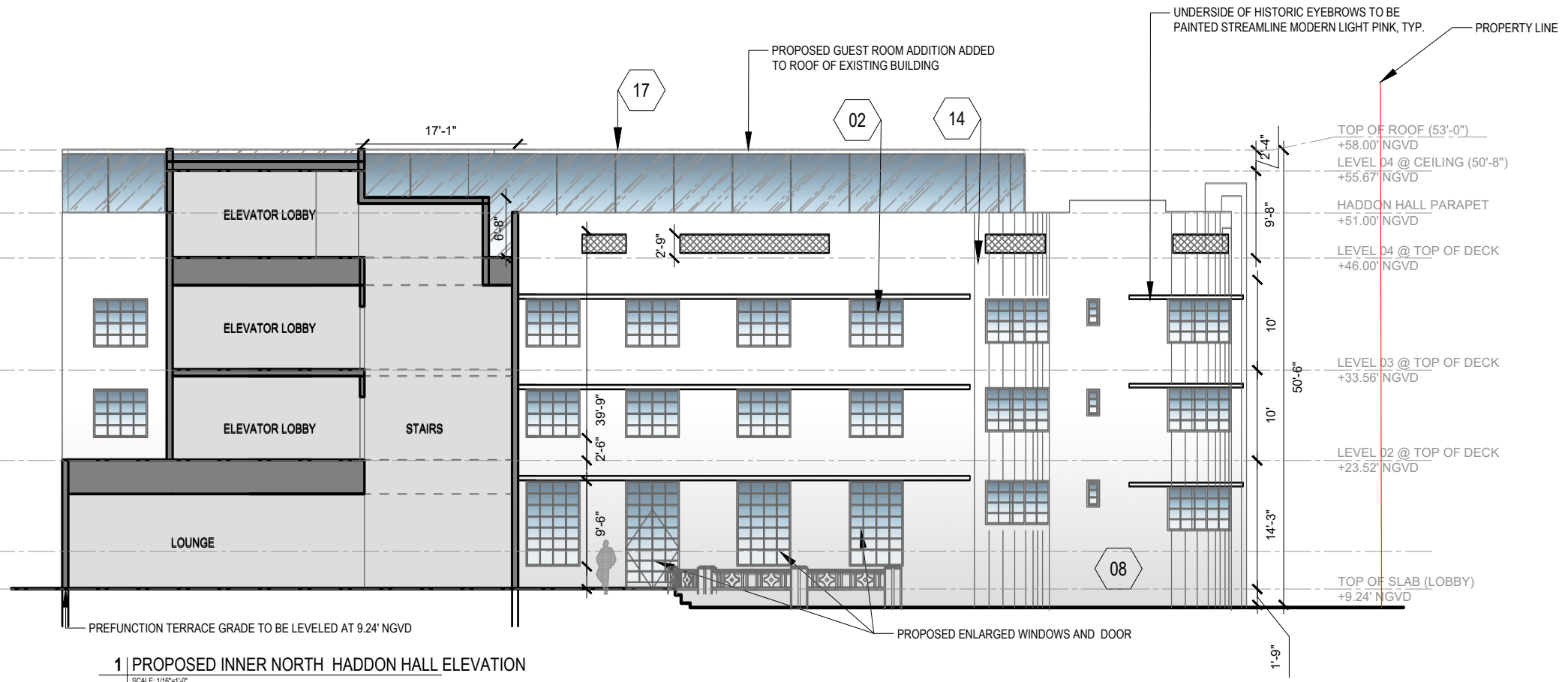
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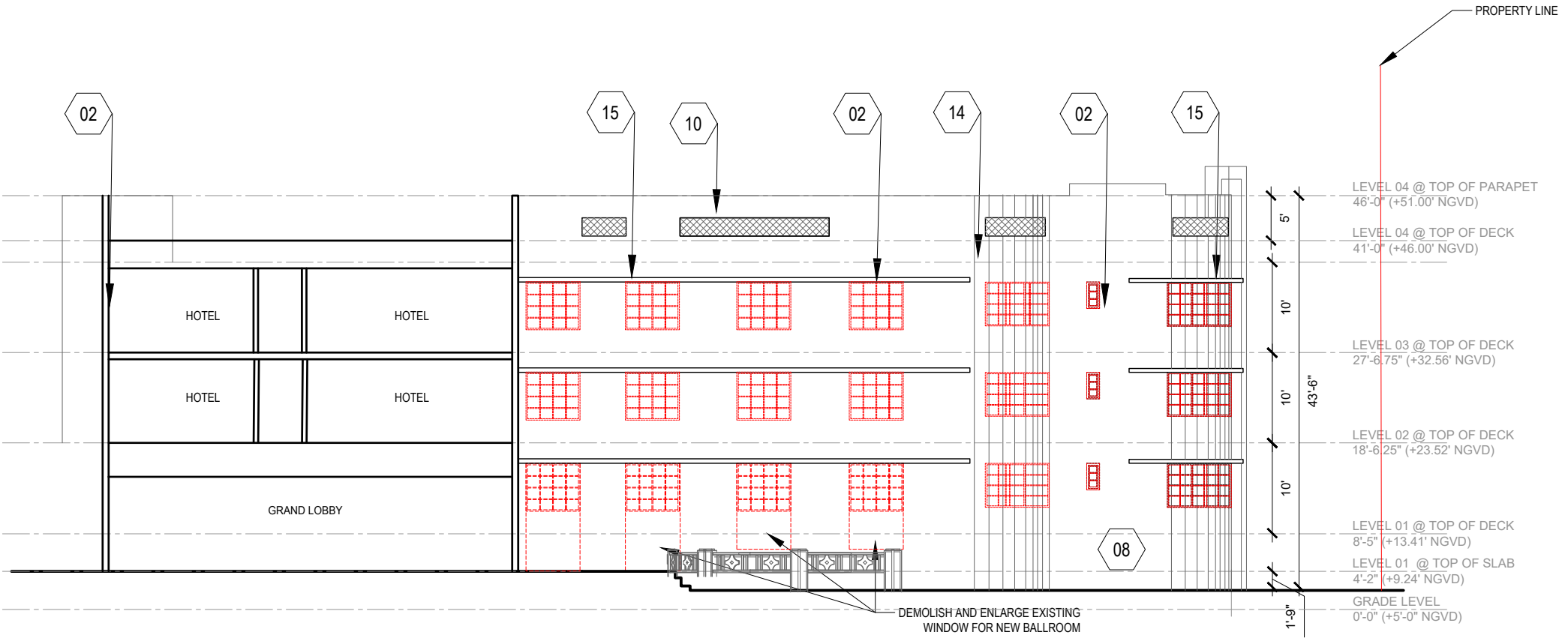
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- 12 EXISTING OVERHANG TO REMAIN
- 13 EXISTING PAVING TO BE REMOVED
- 14 NEW PAINT AND RESTORED STUCCO AT ALL EXISTING BUILDING EXTERIORS THROUGHOUT AND NEW BUILDING CONSTRUCTION
- 15 WINDOW EYEBROWS TO BE RESTORED AND PRESERVED, AND UNDERSIDE OF EYEBROW TO BE PAINTED STREAMLINE MODERN PINK, TYP. - NOT USED
- 16
- 17 GLAZING SYSTEM WITH ALUMINUM MULLIONS TO MATCH HISTORIC.
- 18 NEW STAIR MASSING



1 | PROPOSED INNER NORTH HADDON HALL ELEVATION
SCALE: 1/16" = 1'-0"

PROPOSED



2 | DEMOLITION INNER NORTH HADDON HALL ELEVATION
SCALE: 1/16" = 1'-0"

DEMOLITION

HADDON HALL NORTH TERRACE ELEVATION

SCALE: 1/16" = 1'-0"



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ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-4551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

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DESIGNED	DRAWN	CHECKED



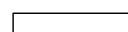
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DEMOLITION / PROPOSED NORTH ELEVATION

LEGEND

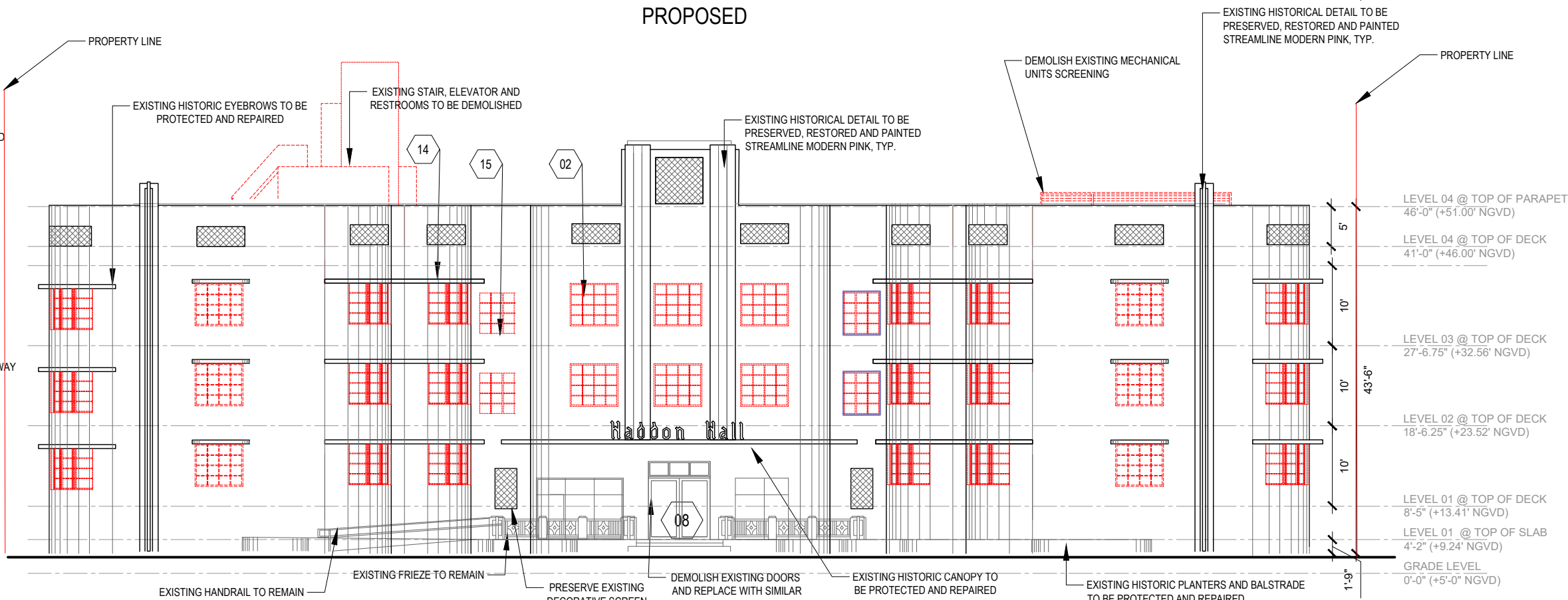
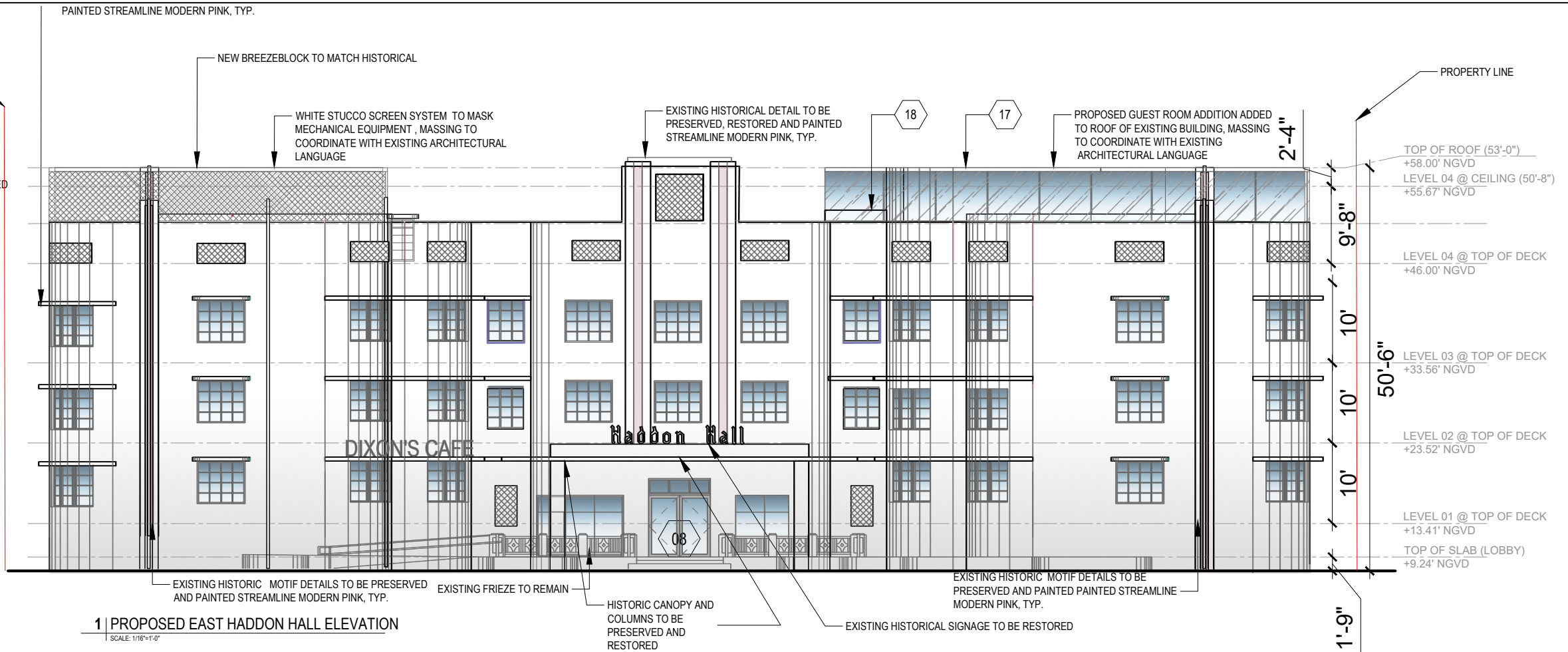
-  EXISTING STRUCTURE TO BE DEMOLISHED IN ITS ENTIRETY
-  EXISTING FLOOR TO BE DEMOLISHED
-  EXISTING STRUCTURE TO REMAIN, PRESERVE AND PROTECT

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HADDON HALL EAST FACADE ELEVATION

SCALE: 1/16" = 1'-0"



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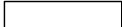
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DEMOLITION / PROPOSED EAST ELEVATION
A1-19

LEGEND

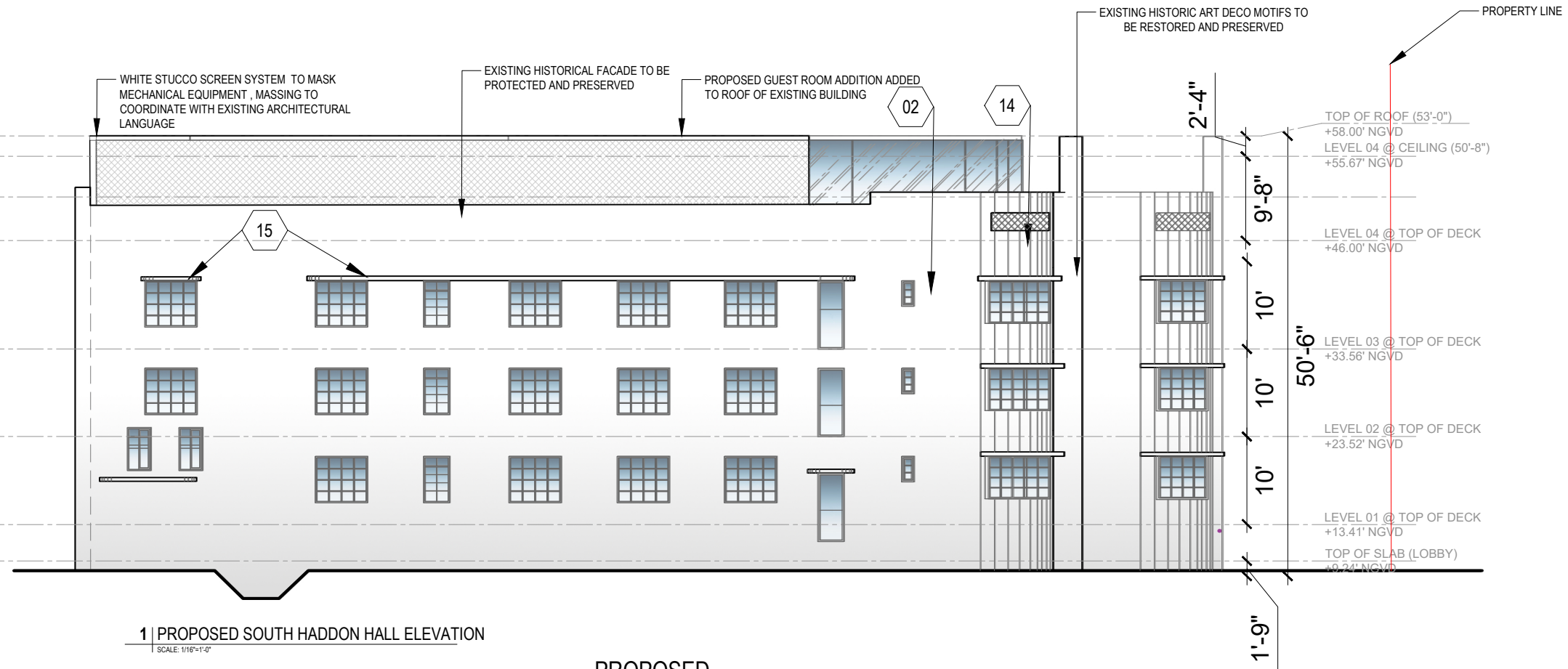
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KEYNOTES

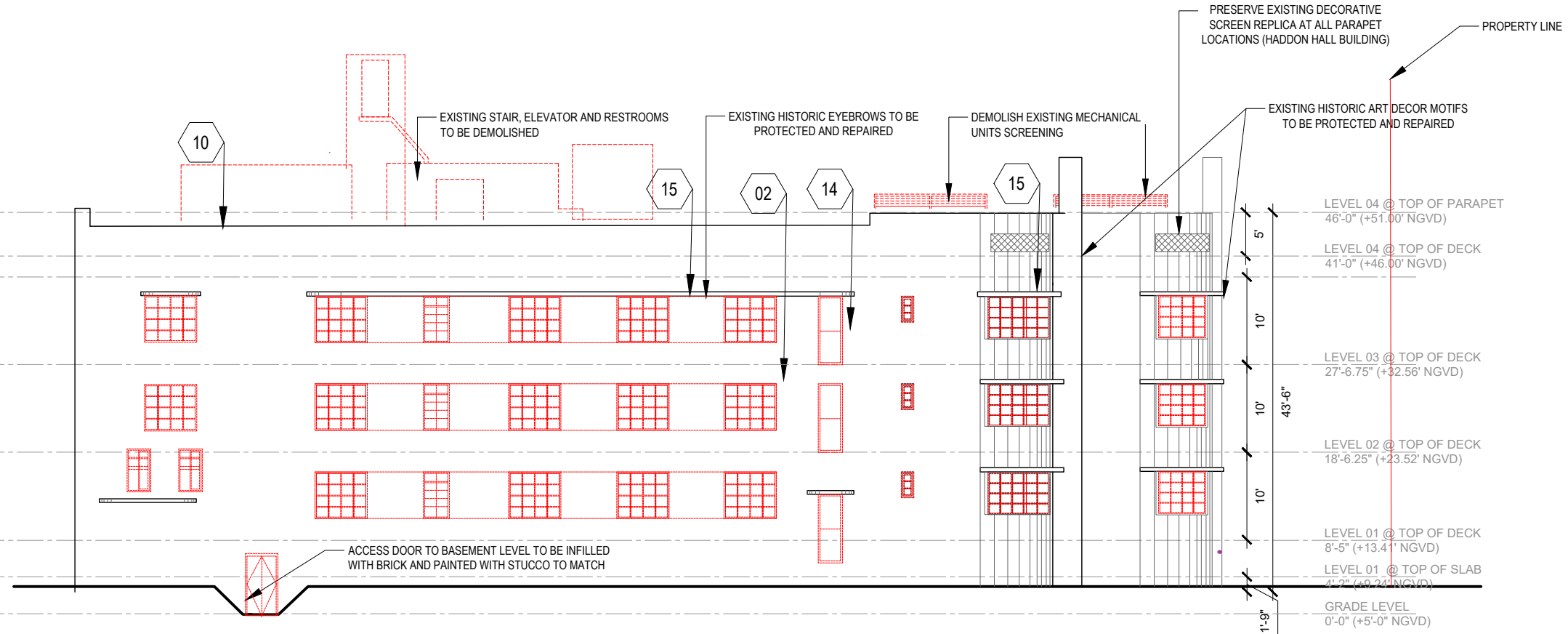
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1 | PROPOSED SOUTH HADDON HALL ELEVATION

SCALE: 1/16"=1'-0"

PROPOSED



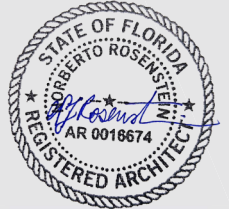
2 | DEMOLITION SOUTH HADDON HALL ELEVATION

SCALE: 1/16"=1'-0"

DEMOLITION

HADDON HALL SOUTH FACADE ELEVATION

SCALE: 1/16" = 1'-0"



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ARCHITECTURE - INTERIOR DESIGN - PLANNING
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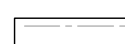
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DEMOLITION / PROPOSED SOUTH ELEVATION

LEGEND

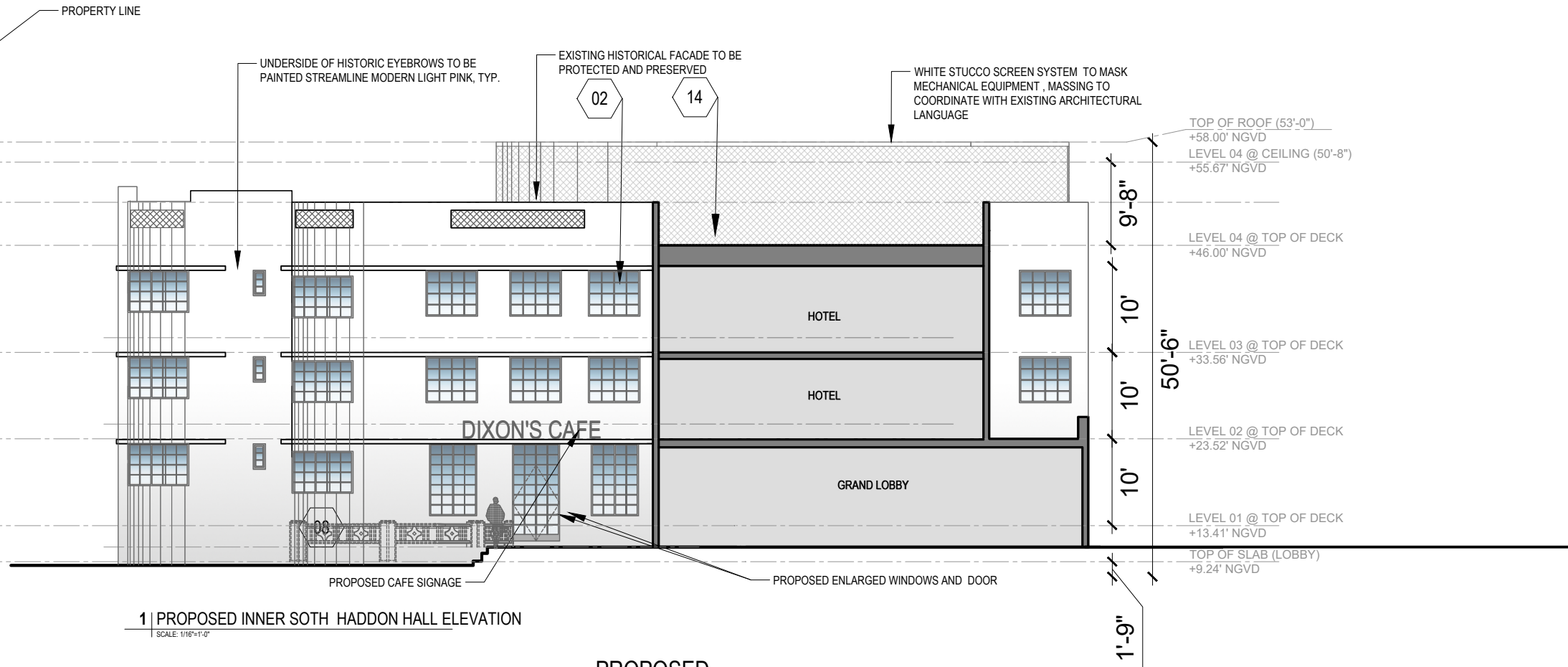
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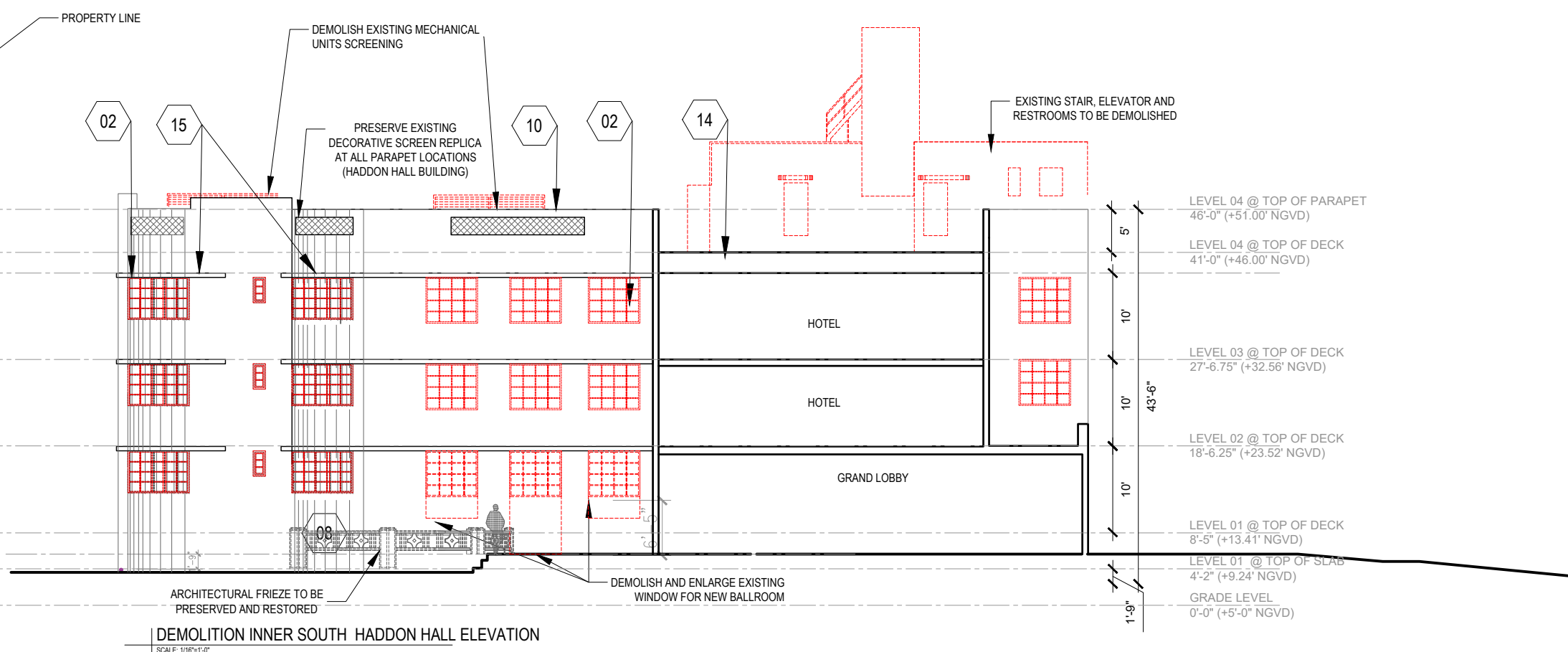
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1 | PROPOSED INNER SOTH HADDON HALL ELEVATION
SCALE: 1/16"=1'-0"

PROPOSED



DEMOLITION INNER SOUTH HADDON HALL ELEVATION
SCALE: 1/16"=1'-0"

DEMOLITION

HADDON HALL SOUTH TERRACE ELEVATION

SCALE: 1/16" = 1'-0"



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NORBERTO ROSENSTEIN ARCHITECT, INC.
ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-4551
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DEMOLITION / PROPOSED SOUTH ELEVATION

LEGEND

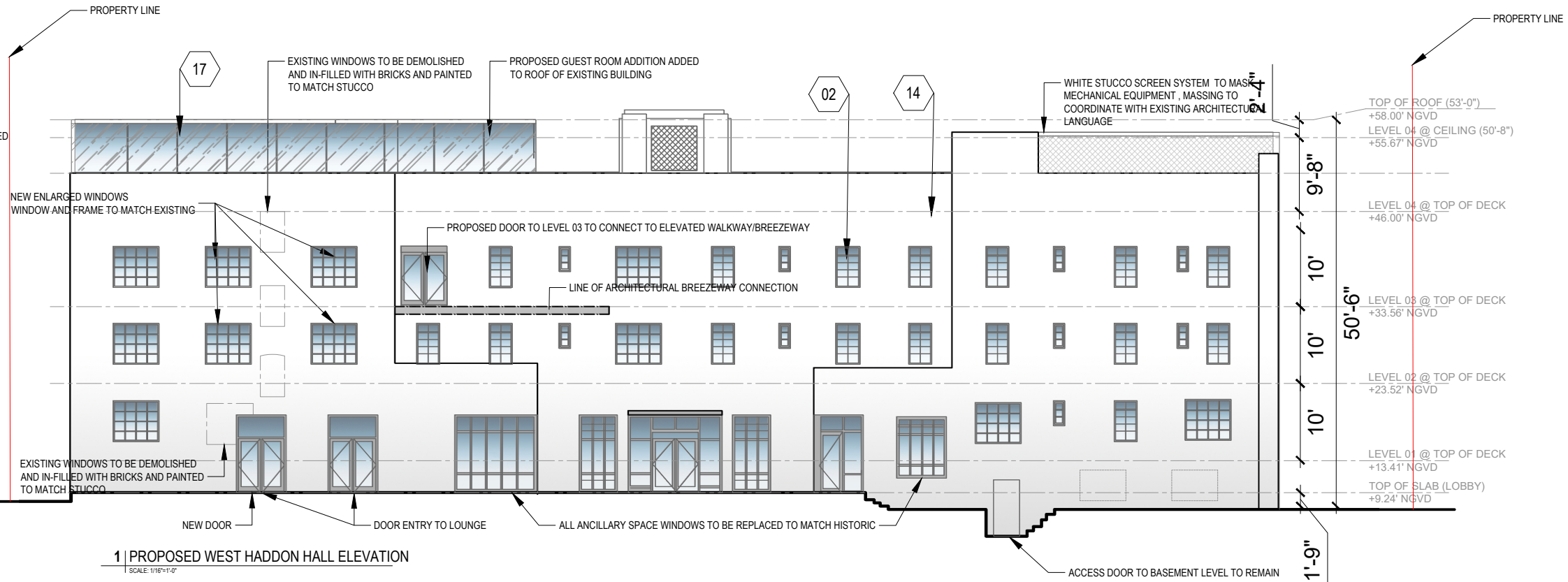
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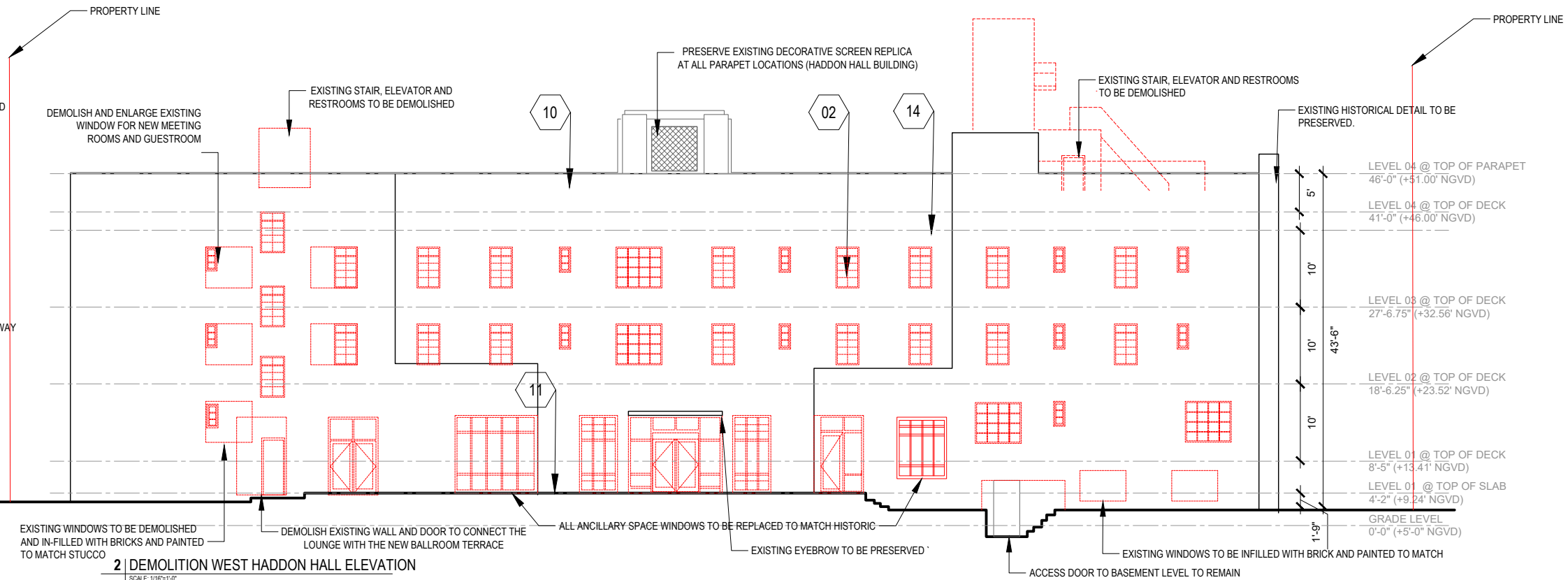
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1 | PROPOSED WEST HADDON HALL ELEVATION
SCALE: 1/16" = 1'-0"

PROPOSED

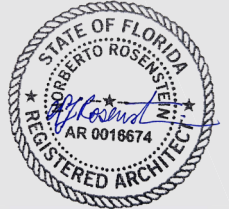


2 | DEMOLITION WEST HADDON HALL ELEVATION
SCALE: 1/16" = 1'-0"

DEMOLITION

HADDON HALL WEST FACADE ELEVATION

SCALE: 1/16" = 1'-0"



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ARCHITECTURE - INTERIOR DESIGN - PLANNING
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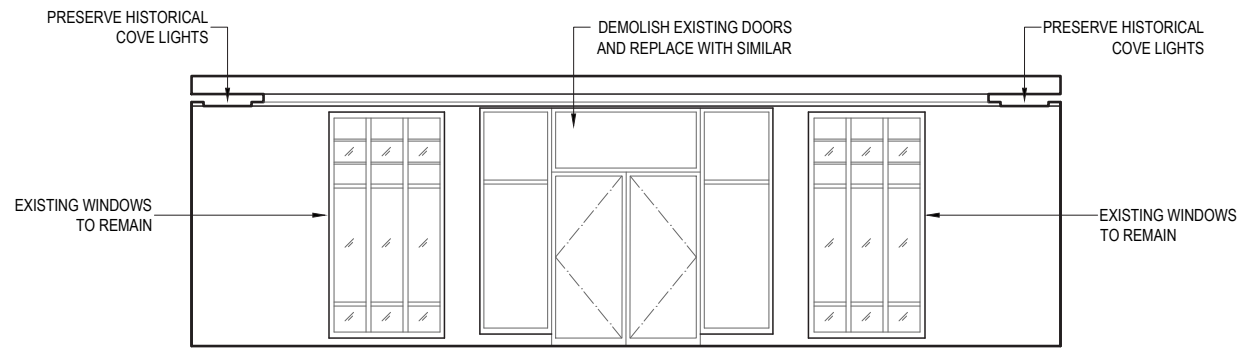
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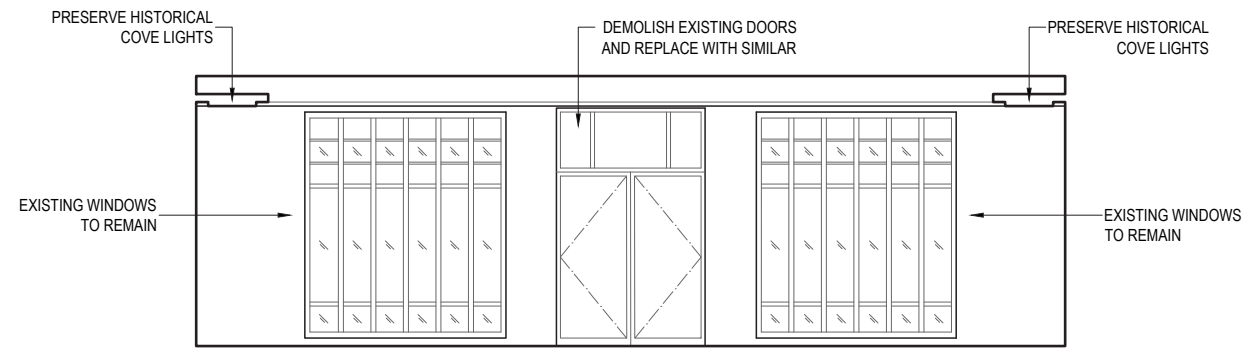
DEMOLITION / PROPOSED WEST ELEVATION



WEST PROPOSED LOBBY ELEVATION



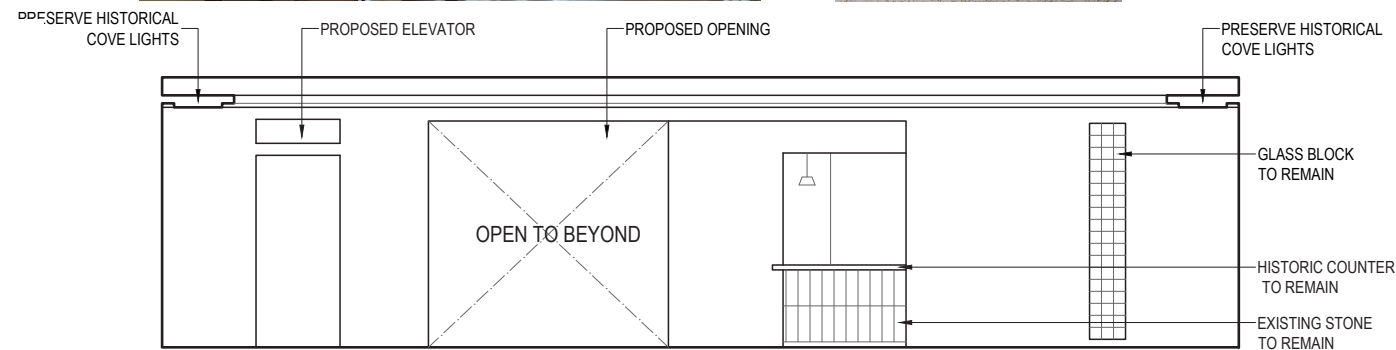
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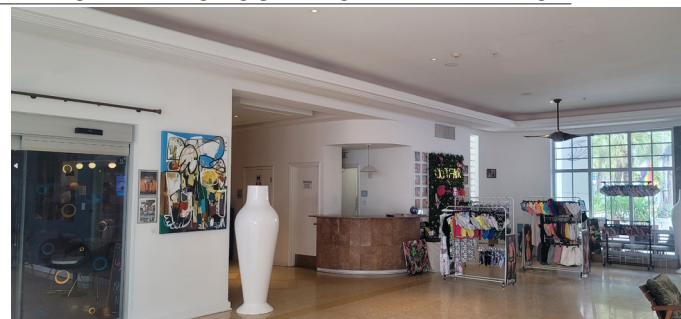
EAST PROPOSED LOBBY ELEVATION



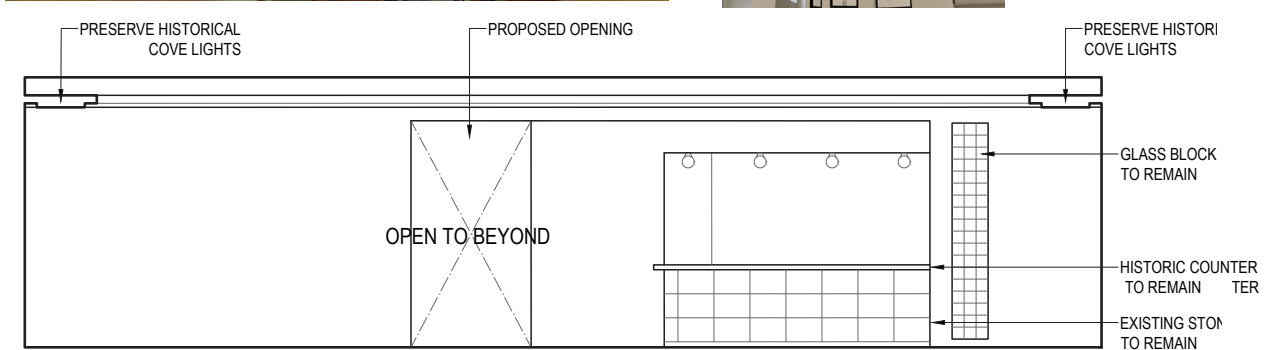
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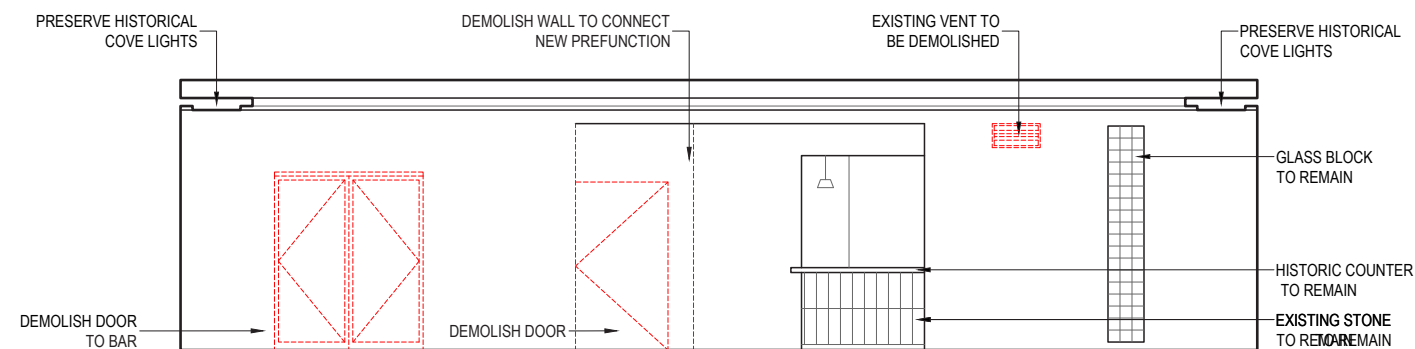
NORTH PROPOSED LOBBY ELEVATION



PROPOSED

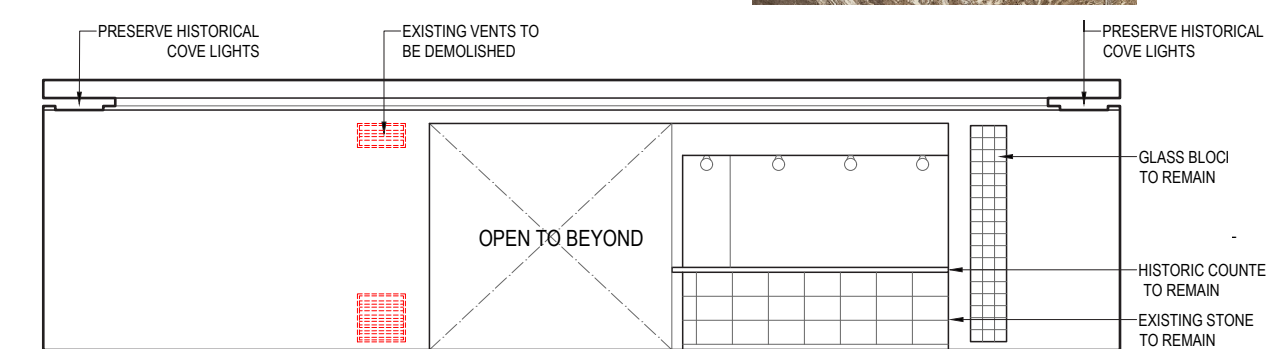


SOUTH PROPOSED LOBBY ELEVATION



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

DEMOLITION



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

HADDON HALL INTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"



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P: (954) 922-4551
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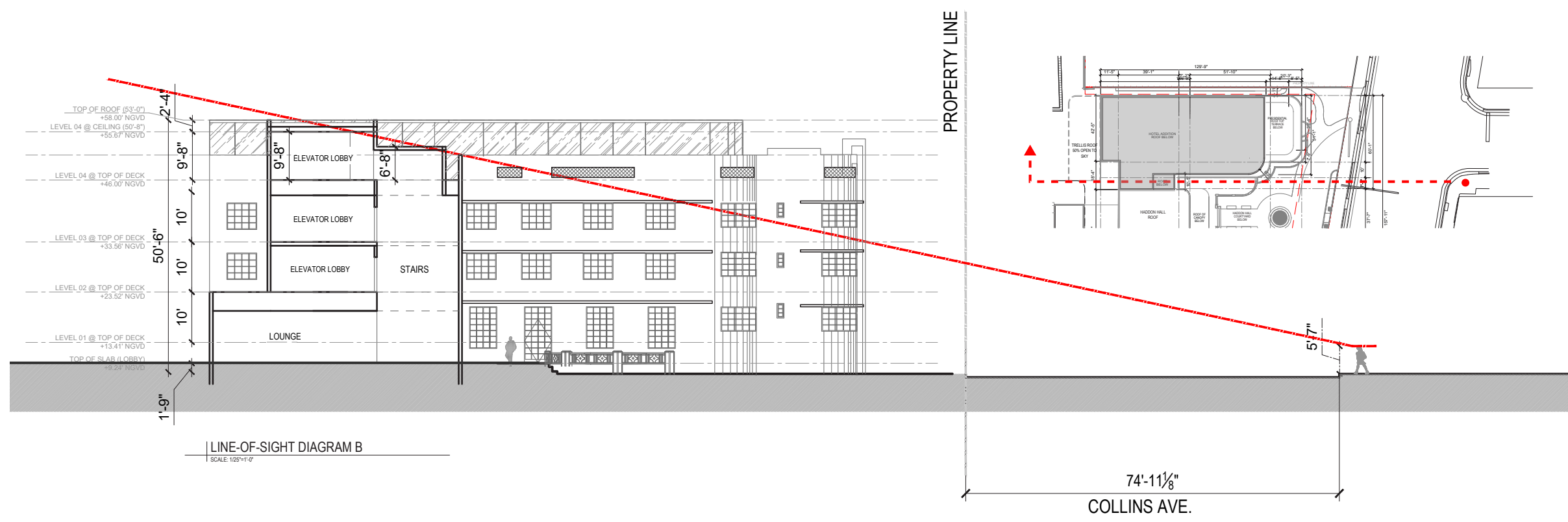
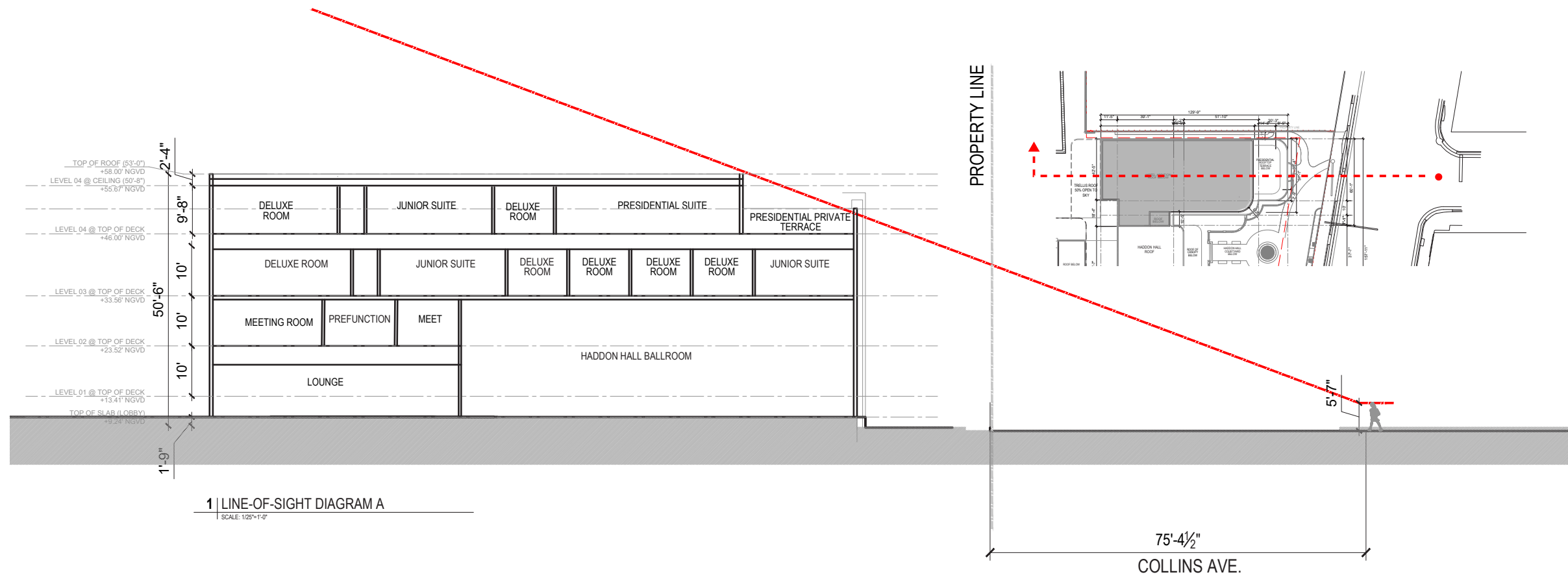
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INTERIOR ELEVATIONS



HADDON HALL LINE OF SIGHT DIAGRAM
SCALE: 1/25" = 1'-0"



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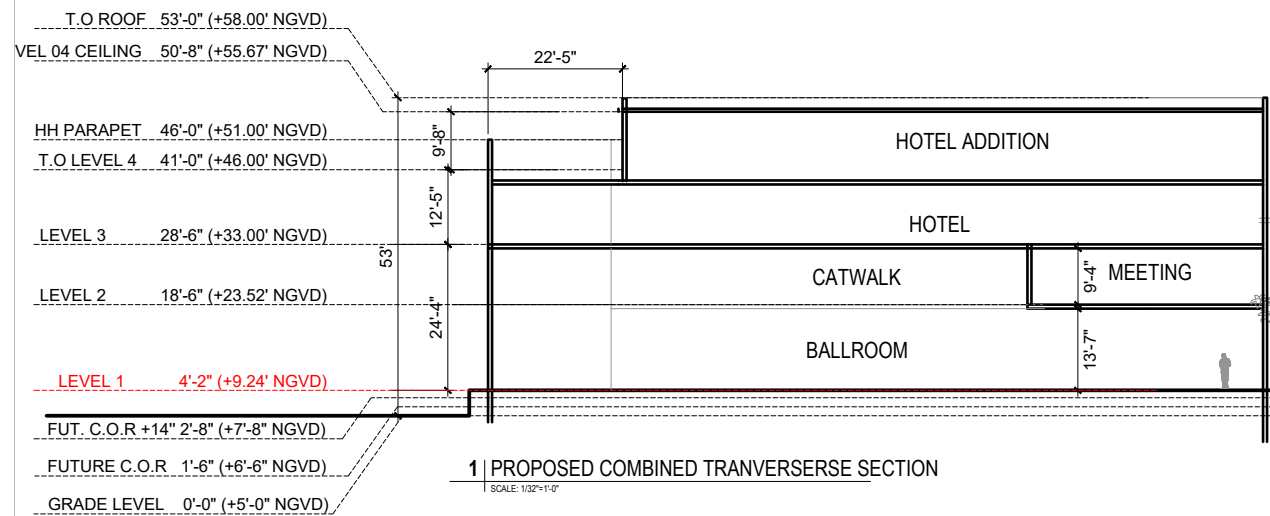
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REVISIONS	
COMM.	DATE

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

HADDON HALL LINE OF SIGHT DIAGRAM
A1-24



HADDON HALL SECTION CUT

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) 922-4551
 NROSENSTEIN@ROSENSTEINARCHITECT.COM
 WWW.ROSENSTEINARCHITECT.COM

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AVE, MIAMI BEACH, FL,
33139

SECTION AT
HADDON HALL

A1-25

