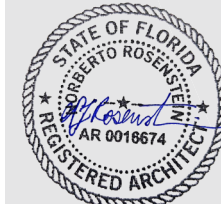


**RESTORATION OF THE HISTORIC CAMPTON APARTMENTS**



HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING



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NO.	DESCRIPTION	DATE

REVISIONS

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33139

HISTORIC PHOTOS



HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING



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NO.	DESCRIPTION	DATE

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COMM.	DATE

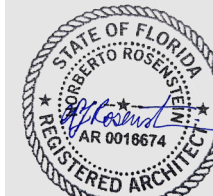
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HISTORIC PHOTOS



HISTORIC CONTEXT



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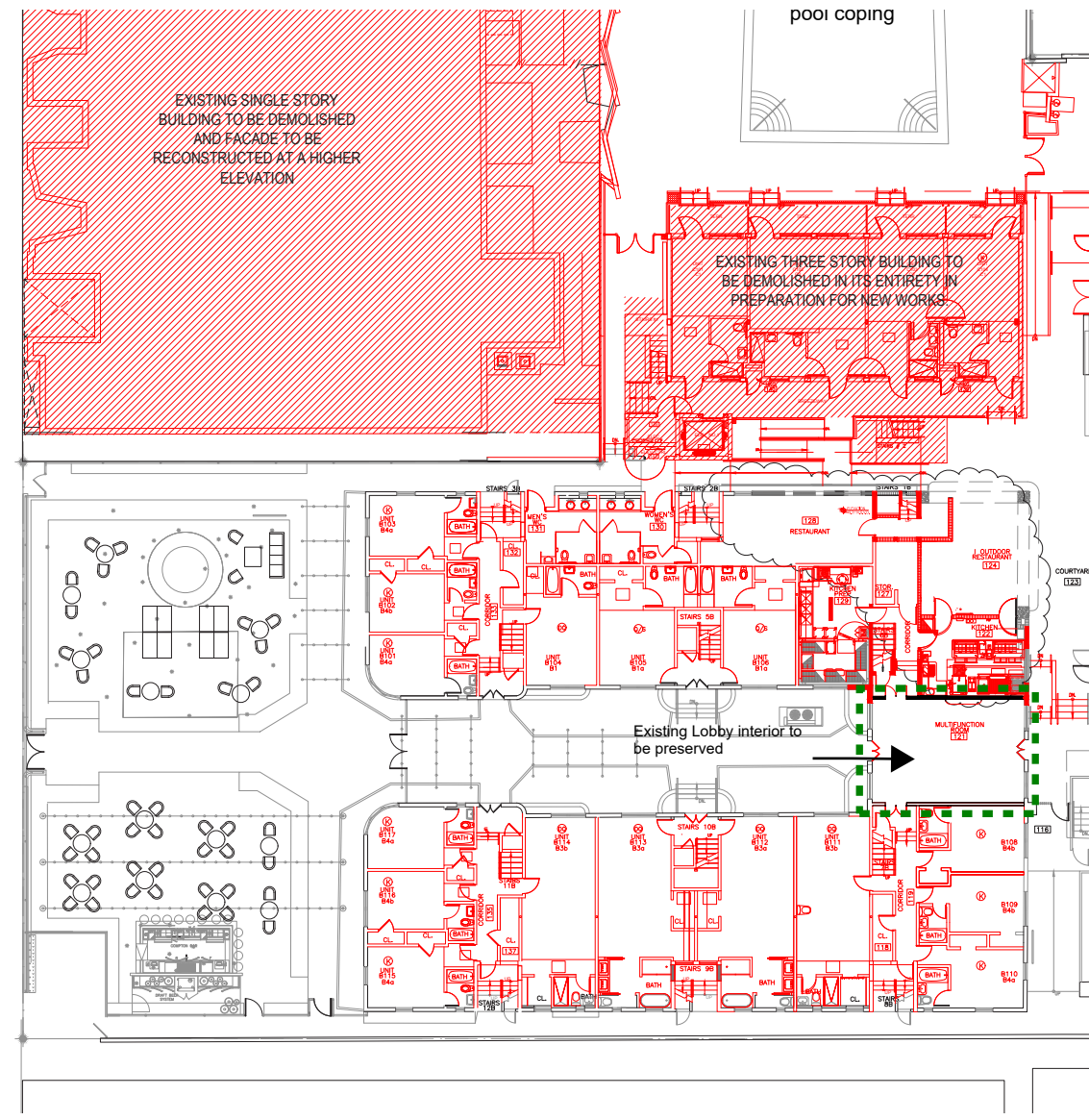
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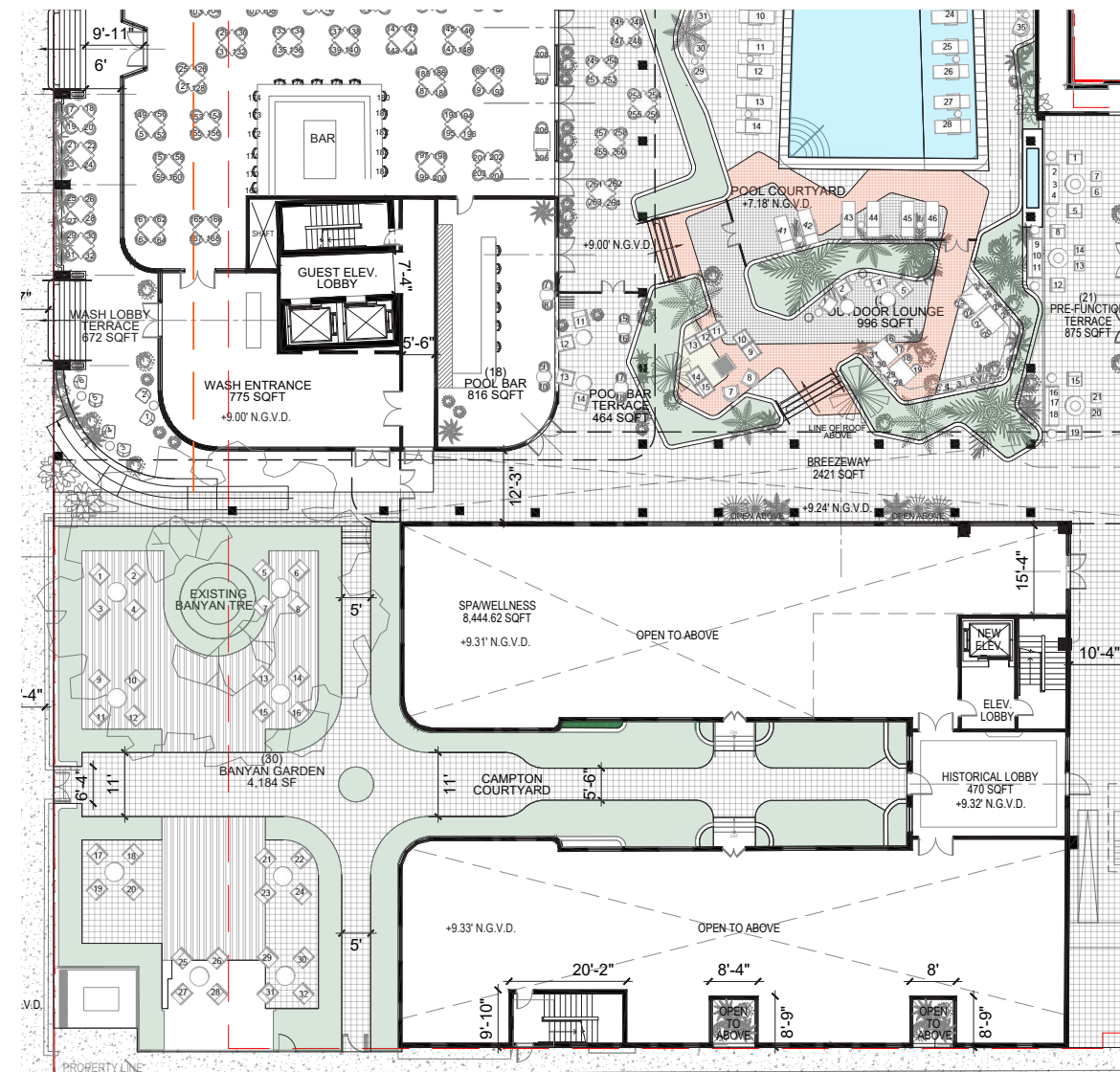
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HISTORIC PHOTOS





LEVEL 01: DEMOLITION



LEVEL 01: PROPOSED



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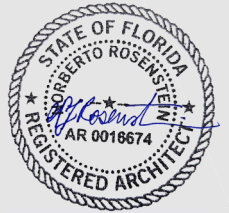
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DEMOLITION / PROPOSED  
- LEVEL 01

A2-05

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





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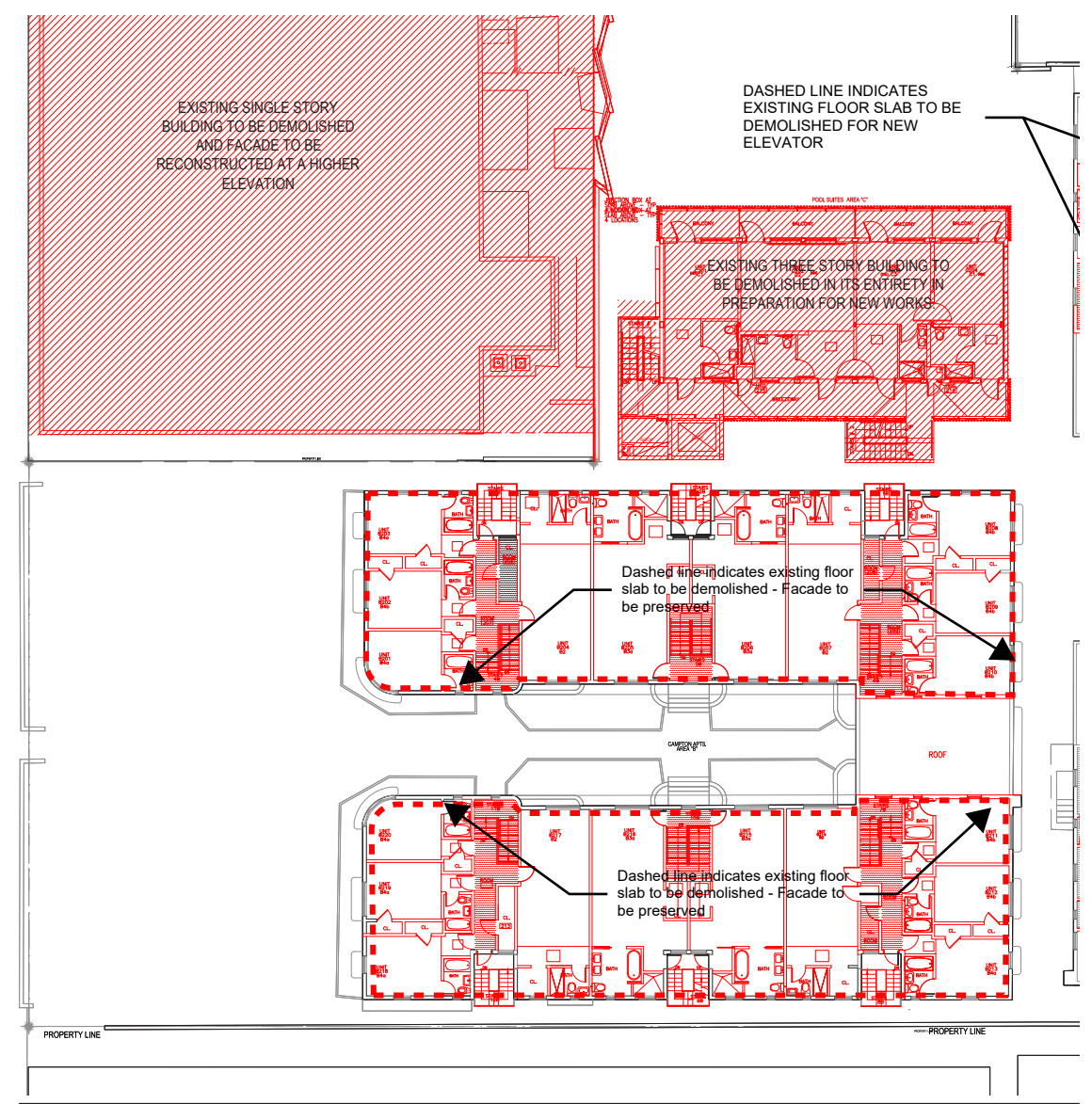
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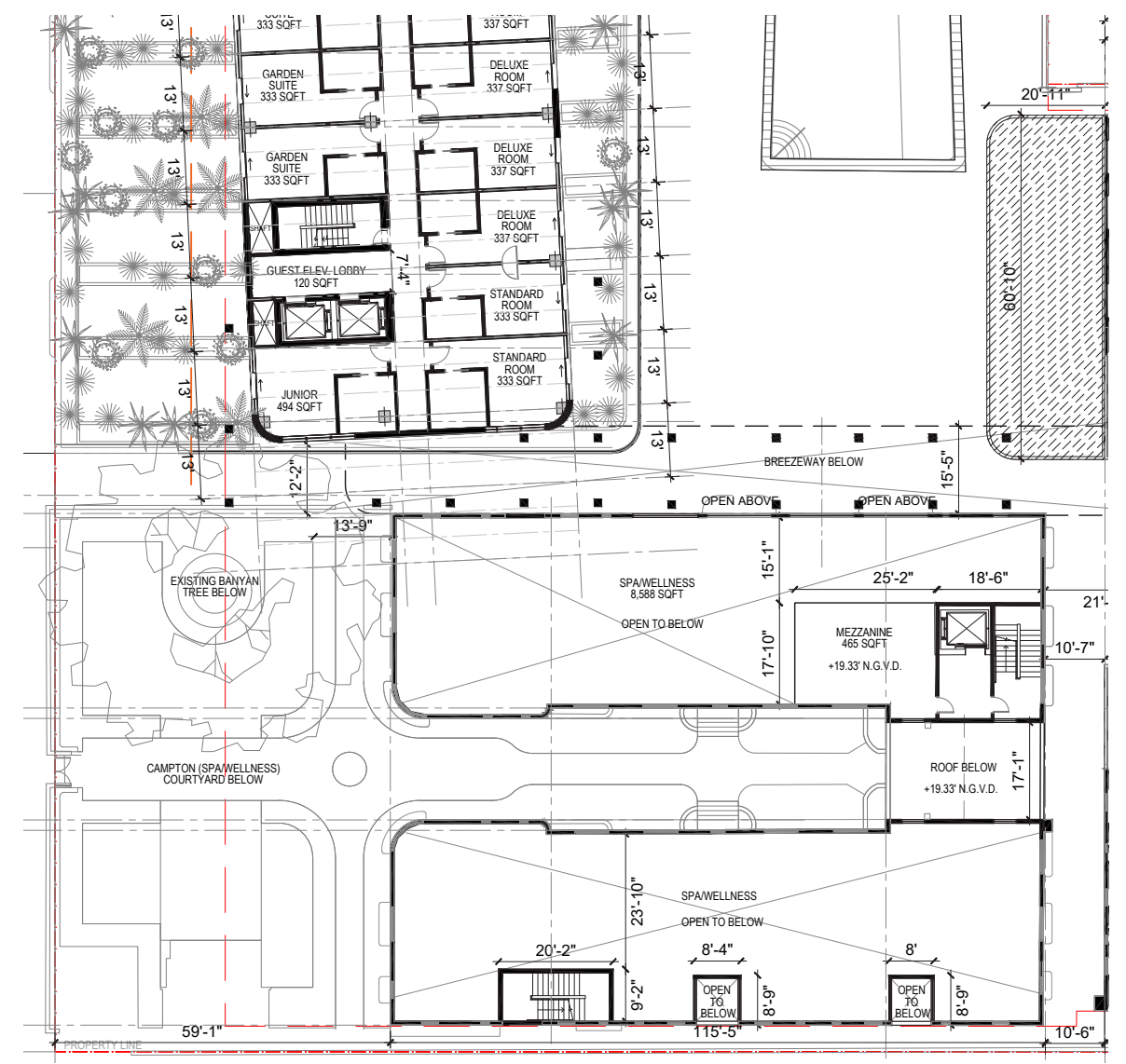
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COMM.	DATE

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**DEMOLITION / PROPOSED - LEVEL 02**  
A2-06



LEVEL 02: DEMOLITION



LEVEL 02: PROPOSED

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





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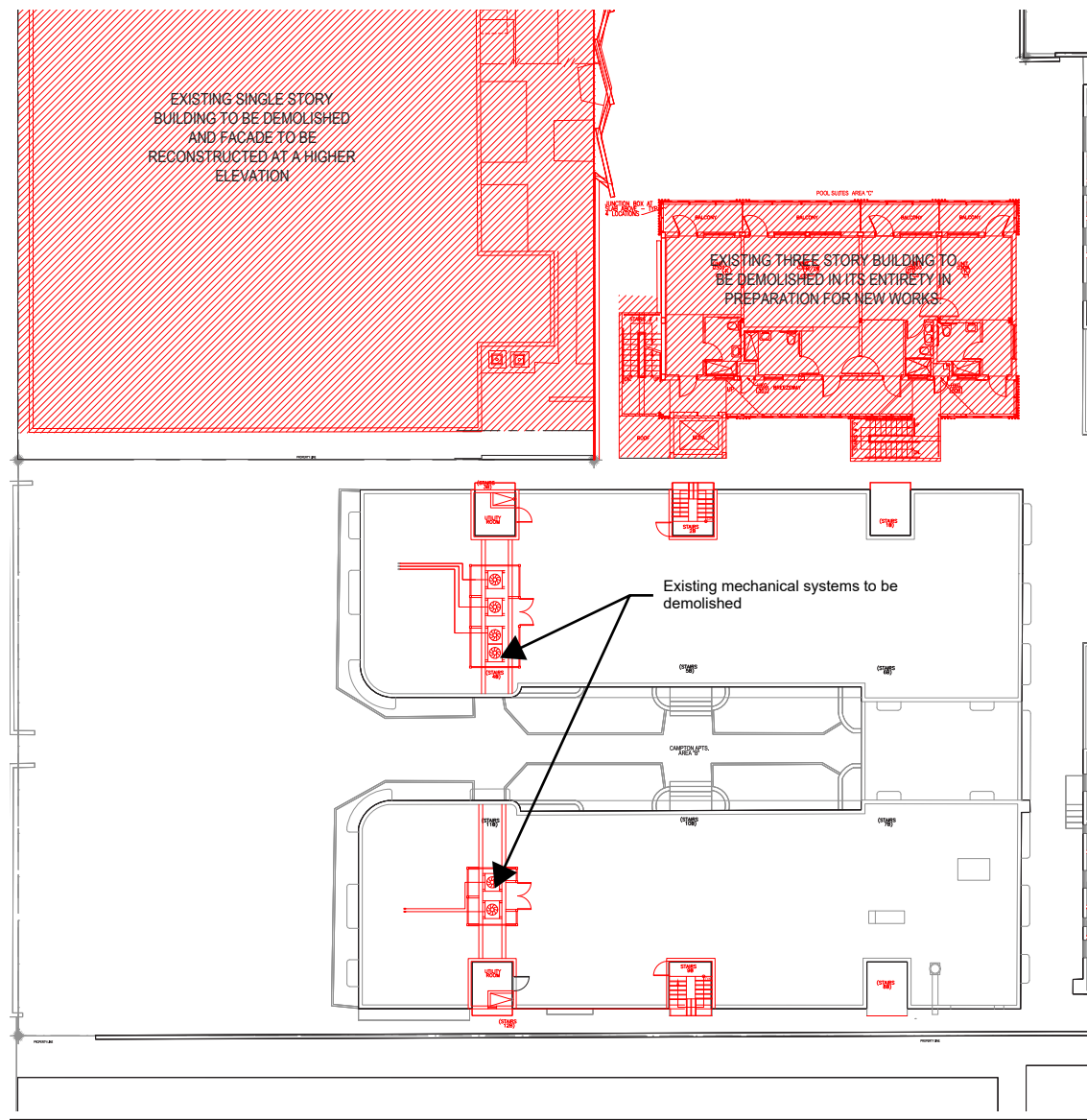
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MIAMI BEACH**

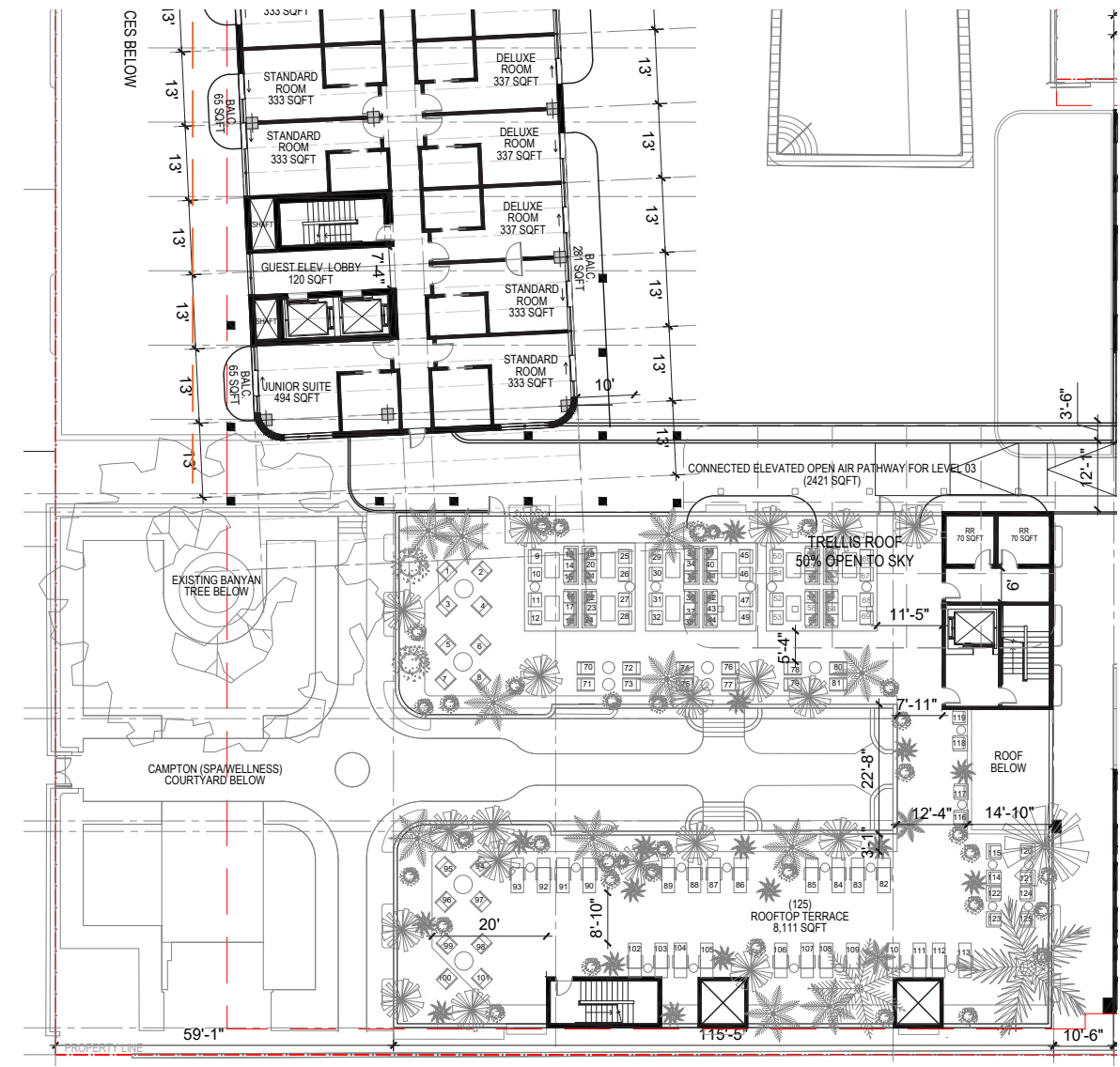
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**DEMOLITION / PROPOSED  
- LEVEL 03**

A2-07



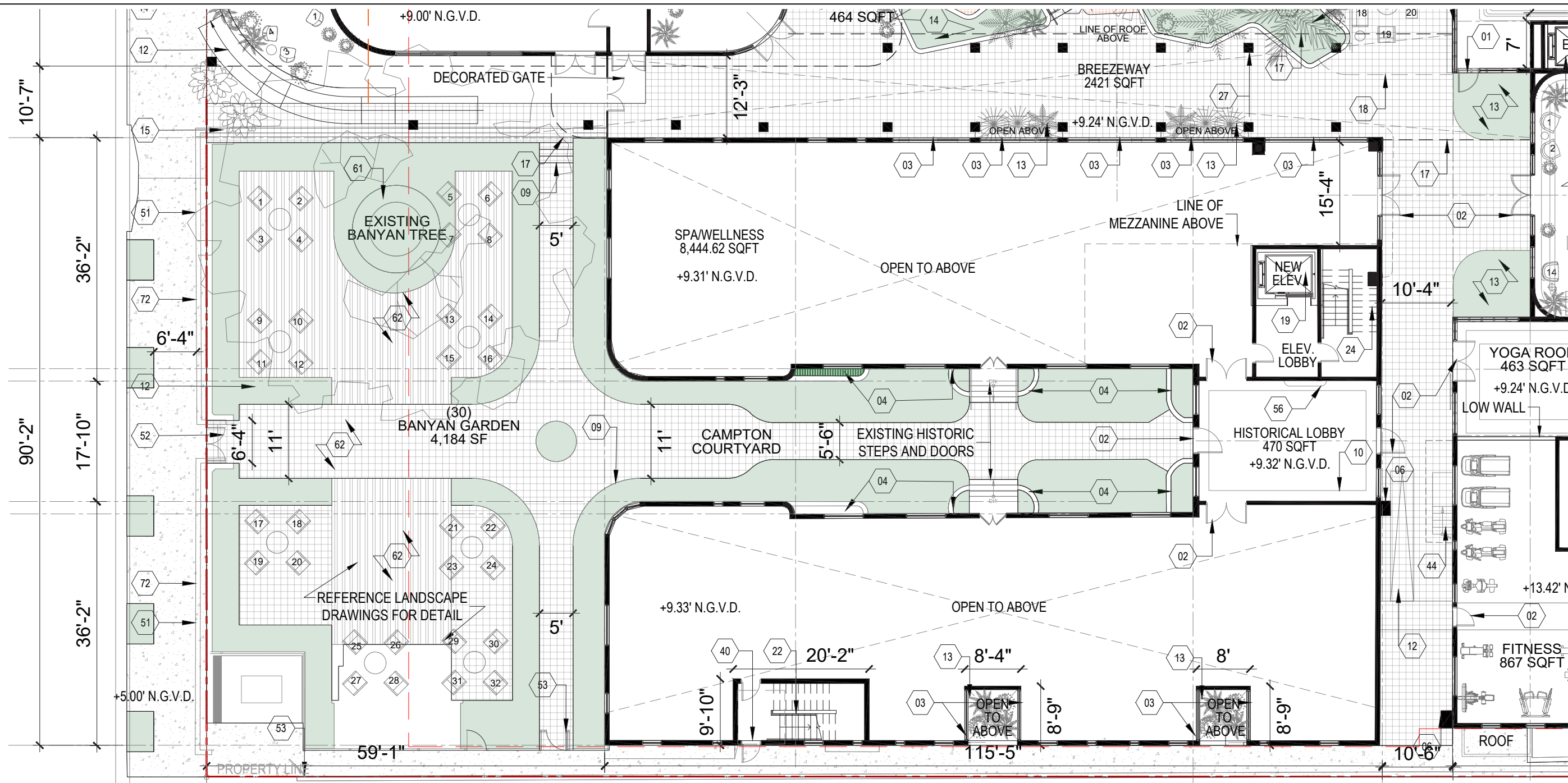
LEVEL 03: DEMOLITION



LEVEL 03: PROPOSED

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





**GENERAL NOTES**

- ALL SIGNIFICANT ORIGINAL ARCHITECTURAL FEATURES ARE TO BE RESTORED, PRESERVED AND RETAINED.
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- ALL BUILDING STUCCO EXTERIORS TO BE RESTORED AND REPAINTED TO MATCH EXISTING

- 03 NEW ENLARGED WINDOWS (REFERENCE ELEVATIONS)
- 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 TRELLIS PROJECTION ABOVE @ 50% OPEN TO SKY
- 19 GUEST ELEVATOR
- 20 SERVICE ELEVATOR
- 27 FLUTED WHITE STUCCO COLUMN, TYP.
- 51 EXISTING LIMESTONE GARDENWALL
- 52 EXISTING CAMPTON ENTRY GATE TO BE PRESERVED

- 65 PROPOSED DOOR @ LEVEL 03 TO CONNECT TO ARCHITECTURAL BREEZEWAY/ELEVATED WALKWAY NEW ROOF SYSTEM
- 66
- 67 BACKLIT TERRACOTTA BREEZE BLOCK MECHANICAL SCREENING
- 68 POWDER COATED STEEL GUARDRAIL
- 72 NEW LOW HEDGE, SEE LANDSCAPE

**LEVEL 01: ENLARGED PLAN**

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



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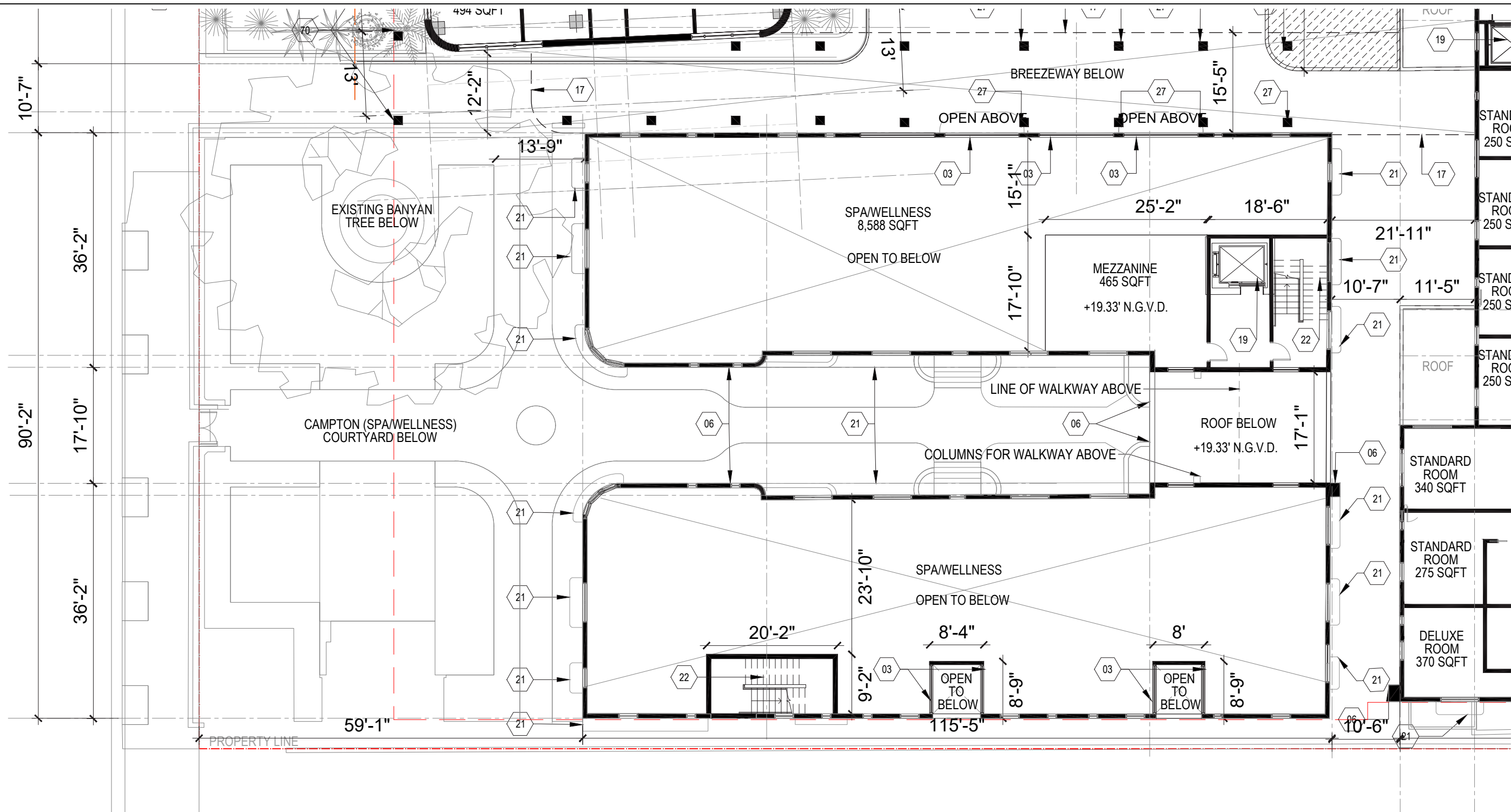
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ENLARGED PLAN - CAMPTON LEVEL 01  
A2-08



**GENERAL NOTES**

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- ALL BUILDING STUCCO EXTERIORS TO BE RESTORED AND REPAINTED TO MATCH EXISTING

- 03 NEW ENLARGED WINDOWS (REFERENCE ELEVATIONS)
- 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 TRELLIS PROJECTION ABOVE @ 50% OPEN TO SKY
- 19 GUEST ELEVATOR
- 20 SERVICE ELEVATOR
- 27 FLUTED WHITE STUCCO COLUMN, TYP.

- 65 PROPOSED DOOR @ LEVEL 03 TO CONNECT TO ARCHITECTURAL BREEZEWAY/ELEVATED WALKWAY NEW ROOF SYSTEM
- 66
- 67 BACKLIT TERRACOTTA BREEZE BLOCK MECHANICAL SCREENING
- 68 POWDER COATED STEEL GUARDRAIL

**LEVEL 02: ENLARGED PLAN**

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



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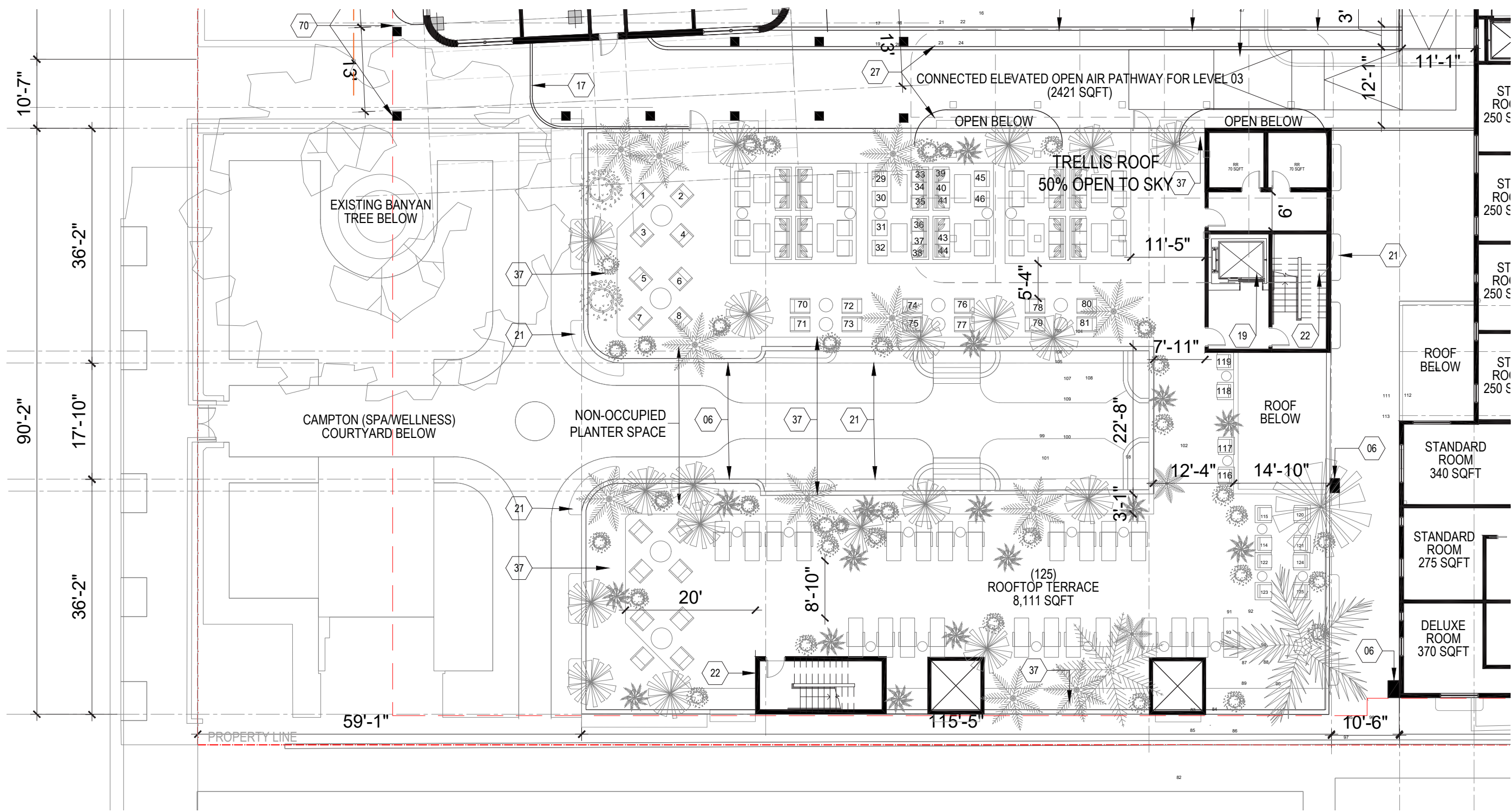
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ENLARGED PLAN - CAMPTON LEVEL 02  
A2-09



**GENERAL NOTES**

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- ALL BUILDING STUCCO EXTERIORS TO BE RESTORED AND REPAINTED TO MATCH EXISTING

- 03 NEW ENLARGED WINDOWS (REFERENCE ELEVATIONS)
- 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 TRELLIS PROJECTION ABOVE @ 50% OPEN TO SKY
- 19 GUEST ELEVATOR
- 20 SERVICE ELEVATOR
- 27 FLUTED WHITE STUCCO COLUMN, TYP.

- 65 PROPOSED DOOR @ LEVEL 03 TO CONNECT TO ARCHITECTURAL BREEZEWAY/ELEVATED WALKWAY NEW ROOF SYSTEM
- 66
- 67 BACKLIT TERRACOTTA BREEZE BLOCK MECHANICAL SCREENING
- 68 POWDER COATED STEEL GUARDRAIL

**LEVEL 03: ENLARGED PLAN**

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



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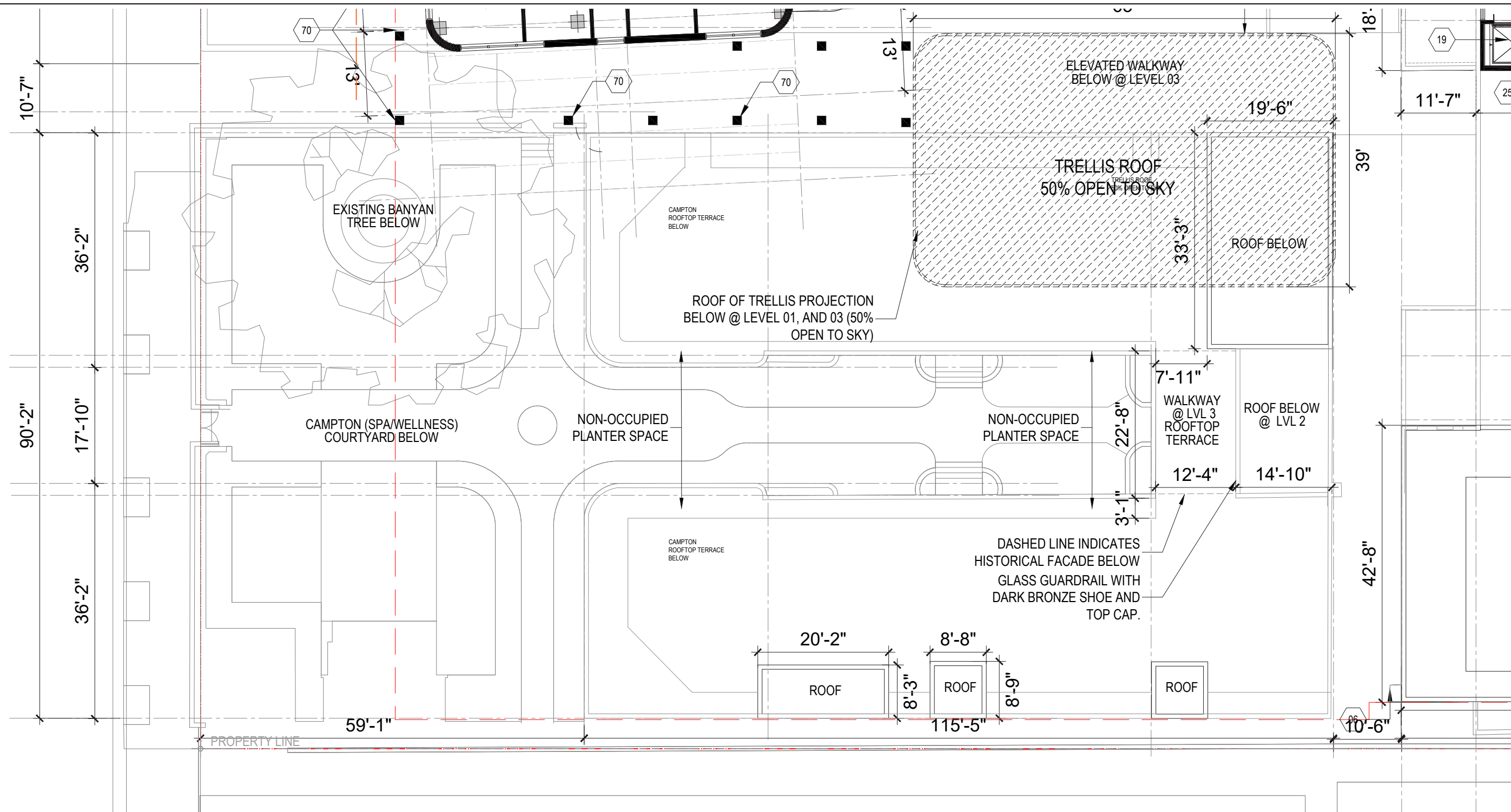
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ENLARGED PLAN - CAMPTON LEVEL 03  
A2-10



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- ALL BUILDING STUCCO EXTERIORS TO BE RESTORED AND REPAINTED TO MATCH EXISTING

- 70 NEW ENLARGED WINDOWS (REFERENCE ELEVATIONS)
- 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 TRELLIS PROJECTION ABOVE @ 50% OPEN TO SKY
- 19 GUEST ELEVATOR
- 20 SERVICE ELEVATOR
- 27 FLUTED WHITE STUCCO COLUMN, TYP.

- 65 PROPOSED DOOR @ LEVEL 03 TO CONNECT TO ARCHITECTURAL BREEZEWAY/ELEVATED WALKWAY NEW ROOF SYSTEM
- 67 BACKLIT TERRACOTTA BREEZE BLOCK MECHANICAL SCREENING
- 68 POWDER COATED STEEL GUARDRAIL

**LEVEL 04: ENLARGED PLAN**

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



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ENLARGED PLAN - CAMPTON LEVEL 04  
A2-11



**LEGEND**

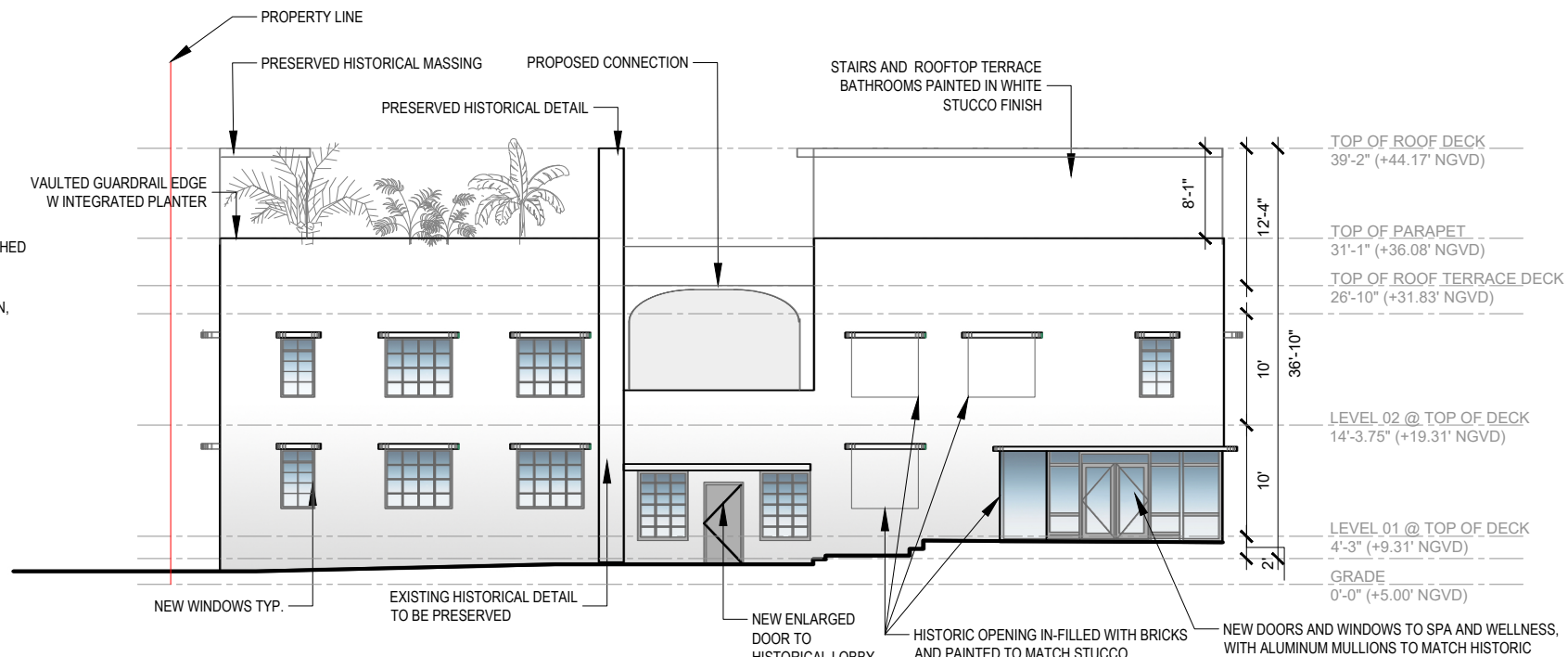
- EXISTING STRUCTURE TO BE DEMOLISHED IN ITS ENTIRETY
- EXISTING FLOOR TO BE DEMOLISHED
- EXISTING STRUCTURE TO REMAIN, PRESERVE AND PROTECT

**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. PROJECT DESIGN WILL PRESERVE AND RESTORE ALL HISTORICAL ELEMENTS TO GENERAL OF EXTERIOR FACADE, HISTORIC LOBBY, WALLS, CEILING AND PORCH UNLESS STATED OTHERWISE.
4. ALL EXTERIOR WALLS MUST BE PROPERLY SHORED DURING AND AFTER DEMOLITION. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ADDITIONAL DETAIL.
5. ALL BUILDING STUCCO EXTERIORS TO BE RESTORED AND REPAINTED TO MATCH EXISTING
6. PLEASE NOTE THAT PRIVATE AMENITIES ARE LOCATED WITHIN THE CORE OF THE NEW HADDON HALL ARCHITECTURAL MASSING. DRAPERY WILL ALSO BE USED TO PROVIDE PRIVACY WITHIN GUEST SUITES
7. REPLACE ALL EXTERIOR WINDOWS/FRAMES WITH NEW (CODE COMPLIANT) WITH ALL ASSOCIATED FINISHES TO BE RESTORED. ALL MUNTINS/MULLIONS AT HISTORIC BUILDINGS TO MATCH ORIGINAL HISTORIC PATTERNS
- 8.

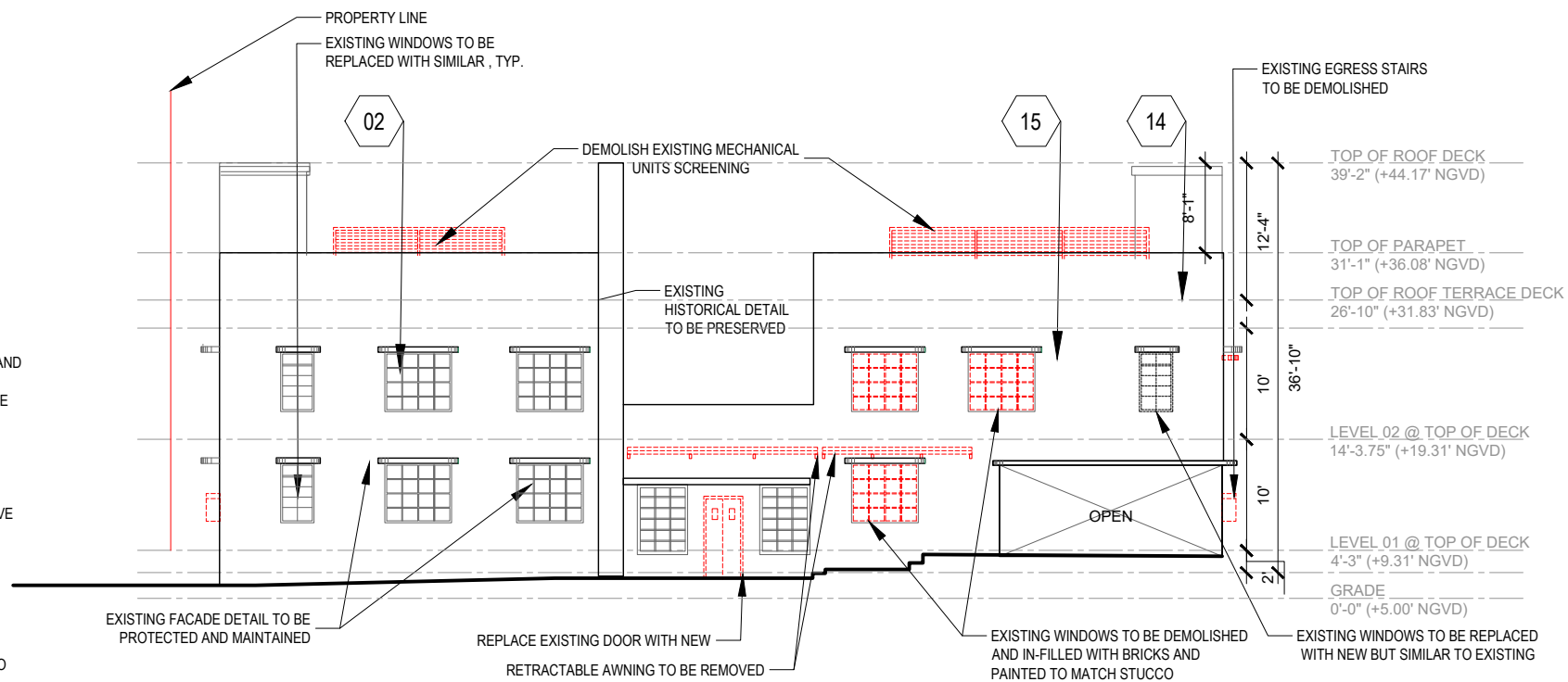
**KEYNOTES**

- 01 EXISTING DOOR/WINDOW TO REMAIN
- 02 EXISTING WINDOWS @ ENTIRE FACADE TO BE REPLACED WITH SIMILAR, TYP.
- 03 EXISTING TERRAZZO FLOOR TO BE REMOVED AND REPLACED WITH SIMILAR
- 04 EXISTING FINISH FLOOR ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
- 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 NEW ROOFING SYSTEM
- 11 EXISTING EXTERIOR AND ON-GRADE PAVING TO BE REMOVED FOR NEW BREEZEWAY
- 12 EXISTING OVERHANG TO REMAIN
- 13 EXISTING PAVING TO BE REMOVED
- 14 PAINTED STUCCO WALL, TYP.
- 15 WINDOW EYEBROWS TO BE RESTORED AND PRESERVED, AND UNDERSIDE OF EYEBROW TO



1 | PROPOSED CAMPTON APT EAST ELEVATION

PROPOSED



2 | DEMOLITION CAMPTON APT EAST ELEVATION

DEMOLITION

**CAMPTON APT. EAST FACADE ELEVATION**

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



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ARCHITECTURE - INTERIOR DESIGN - PLANNING  
126 S. FEDERAL HIGHWAY SUITE #202  
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COMM.	DATE

TREEHOUSE HOTEL, MIAMI BEACH

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

DEMOLITION / PROPOSED EAST ELEVATION

A2-13

**LEGEND**

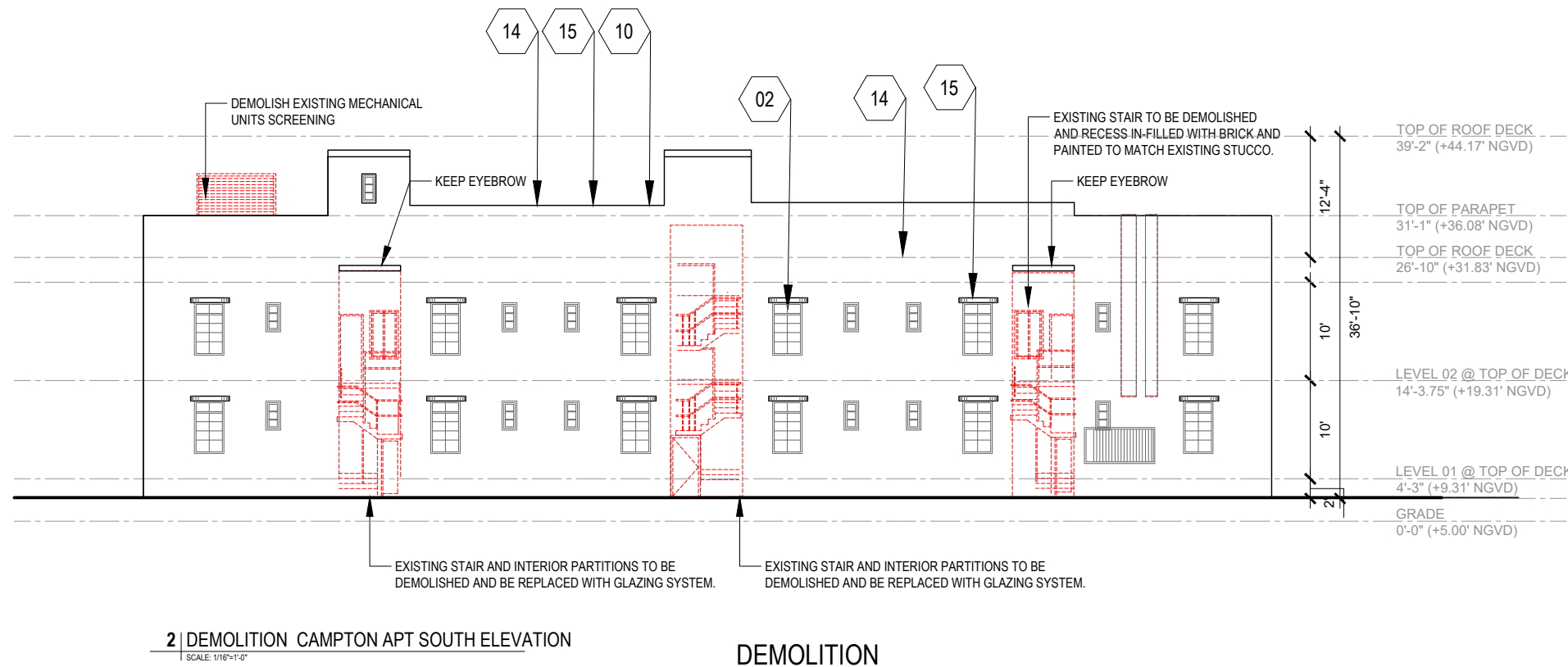
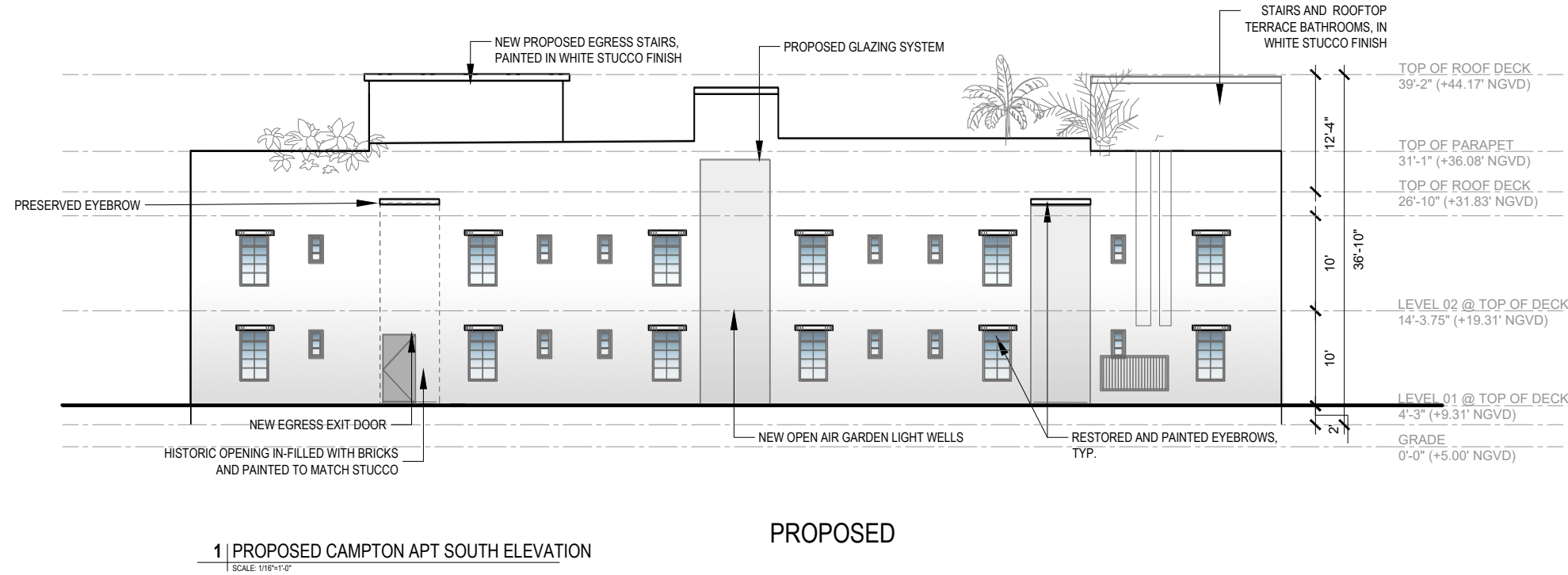
- EXISTING STRUCTURE TO BE DEMOLISHED IN ITS ENTIRETY
- EXISTING FLOOR TO BE DEMOLISHED
- EXISTING STRUCTURE TO REMAIN, PRESERVE AND PROTECT

**GENERAL NOTES**

1. 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.
2. 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.
3. ALL EXTERIOR WALLS MUST BE PROPERLY SHORED DURING AND AFTER DEMOLITION. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ADDITIONAL DETAIL.
4. ALL BUILDING STUCCO EXTERIORS TO BE RESTORED AND REPAINTED TO MATCH EXISTING
5. PLEASE NOTE THAT PRIVATE AMENITIES ARE LOCATED WITHIN THE CORE OF THE NEW HADDON HALL ARCHITECTURAL MASSING. DRAPERY WILL ALSO BE USED TO PROVIDE PRIVACY WITHIN GUEST SUITES
6. REPLACE ALL EXTERIOR WINDOWS/FRAMES WITH NEW (CODE COMPLIANT) WITH ALL ASSOCIATED FINISHES TO BE RESTORED. ALL MUNTINS/MULLIONS AT HISTORIC BUILDINGS TO MATCH ORIGINAL HISTORIC PATTERNS

**KEYNOTES**

- 01 EXISTING DOOR/WINDOW TO REMAIN
- 02 EXISTING WINDOWS @ ENTIRE FACADE TO BE REPLACED WITH SIMILAR, TYP.
- 03 EXISTING TERRAZZO FLOOR TO BE REMOVED AND REPLACED WITH SIMILAR
- 04 EXISTING FINISH FLOOR ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
- 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 NEW ROOFING SYSTEM
- 11 EXISTING EXTERIOR AND ON-GRADE PAVING TO BE REMOVED FOR NEW BREEZEWAY
- 12 EXISTING OVERHANG TO REMAIN
- 13 EXISTING PAVING TO BE REMOVED
- 14 PAINTED STUCCO WALL, TYP.
- 15 WINDOW EYEBROWS TO BE RESTORED AND PRESERVED, AND UNDERSIDE OF EYEBROW TO BE PAINTED STREAMLINE MODERN PINK, TYP.
- 16 NOT USED



**CAMPTON APT. SOUTH FACADE ELEVATION**

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



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**TREEHOUSE HOTEL, MIAMI BEACH**  
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**DEMOLITION / PROPOSED SOUTH ELEVATION**

**LEGEND**

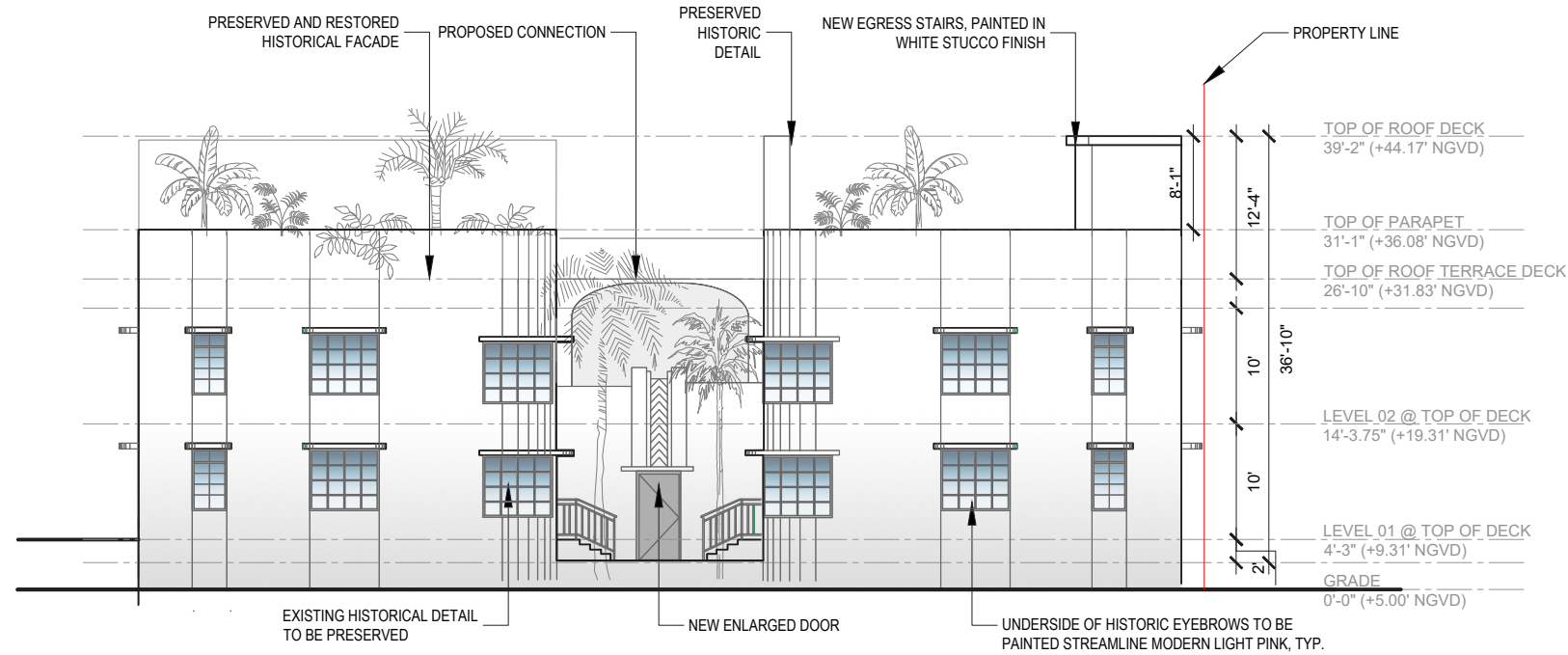
- EXISTING STRUCTURE TO BE DEMOLISHED IN ITS ENTIRETY
- EXISTING FLOOR TO BE DEMOLISHED
- EXISTING STRUCTURE TO REMAIN, PRESERVE AND PROTECT

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4. ALL BUILDING STUCCO EXTERIORS TO BE RESTORED AND REPAINTED TO MATCH EXISTING
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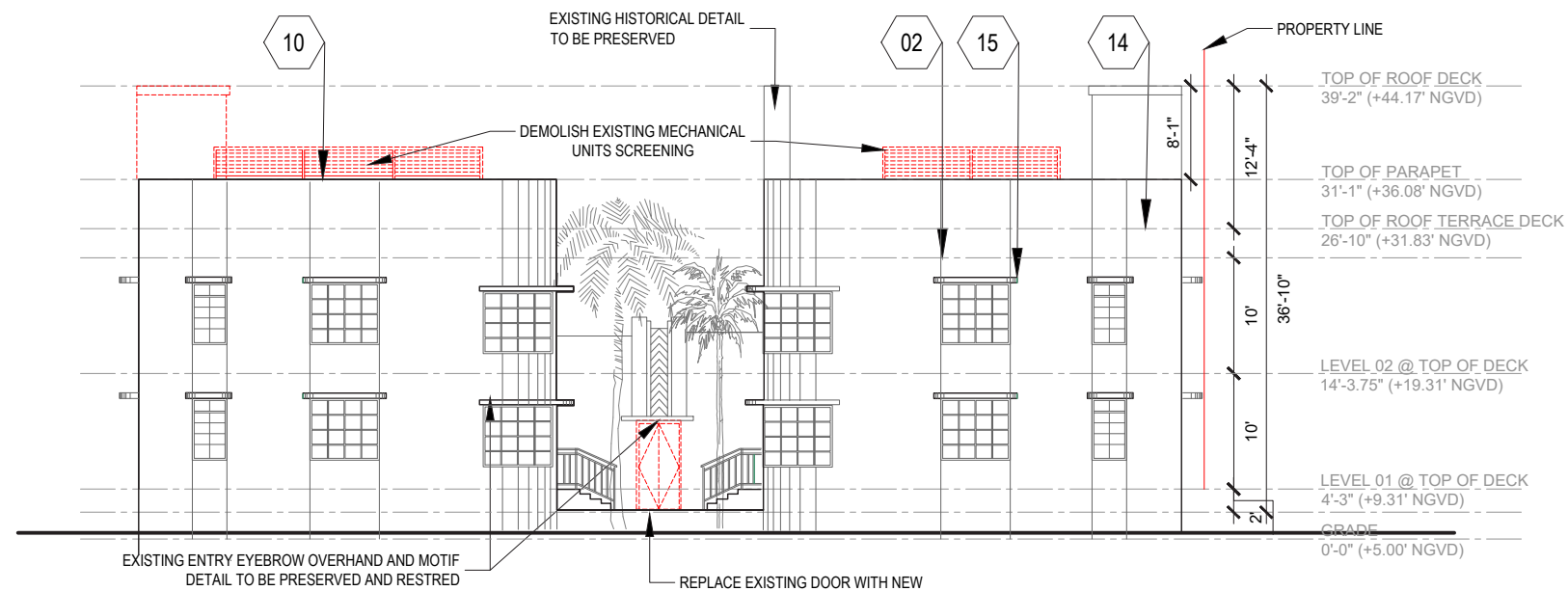
**KEYNOTES**

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- 02 EXISTING WINDOWS @ ENTIRE FACADE TO BE REPLACED WITH SIMILAR, TYP.
- 03 EXISTING TERRAZZO FLOOR TO BE REMOVED AND REPLACED WITH SIMILAR
- 04 EXISTING FINISH FLOOR ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
- 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
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- 14 PAINTED STUCCO WALL, TYP.
- 15 WINDOW EYEBROWS TO BE RESTORED AND PRESERVED, AND UNDERSIDE OF EYEBROW TO BE PAINTED STREAMLINE MODERN PINK, TYP.



**1 | PROPOSED CAMPTON APT WEST ELEVATION** PROPOSED

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

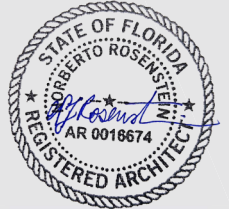


**2 | DEMOLITION CAMPTON APT WEST ELEVATION** DEMOLITION

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

**CAMPTON APT. WEST FACADE ELEVATION**

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



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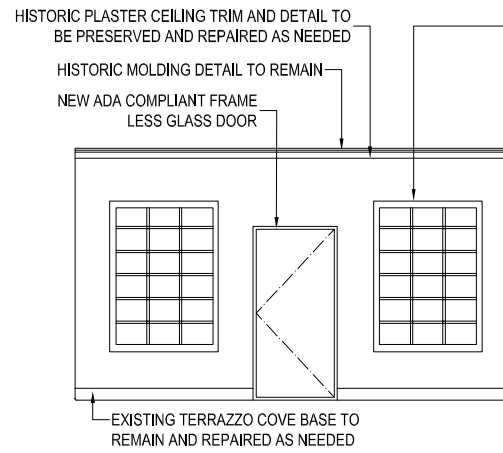
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**TREEHOUSE HOTEL, MIAMI BEACH**

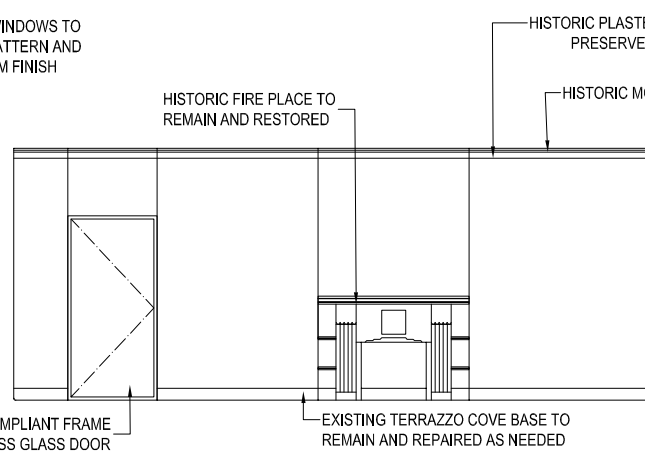
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1509-1515 WASHINGTON  
AVE, MIAMI BEACH, FL,  
33139

**DEMOLITION / PROPOSED WEST ELEVATION**

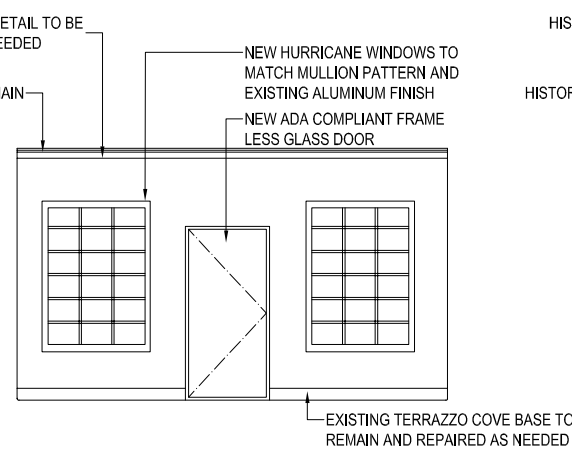
A2-15



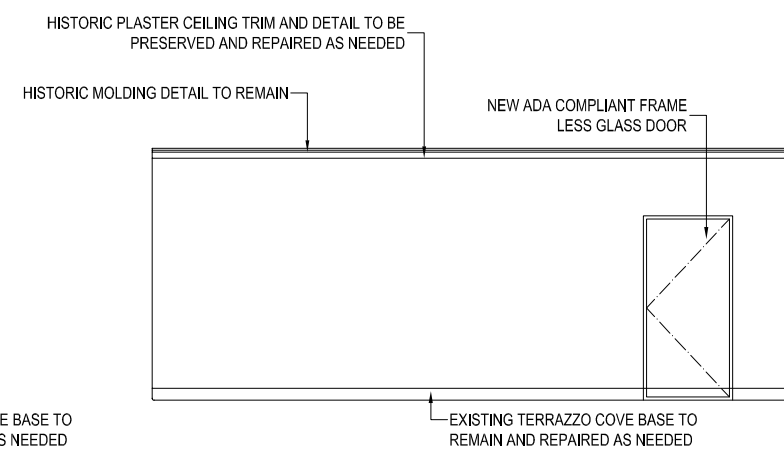
**EAST PROPOSED LOBBY ELEVATION**  
SCALE: 1/8" = 1' 0"



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



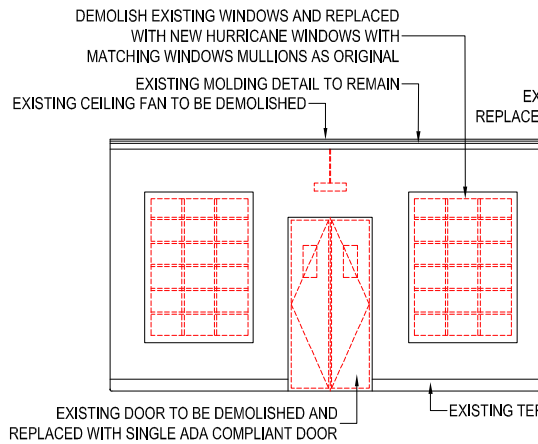
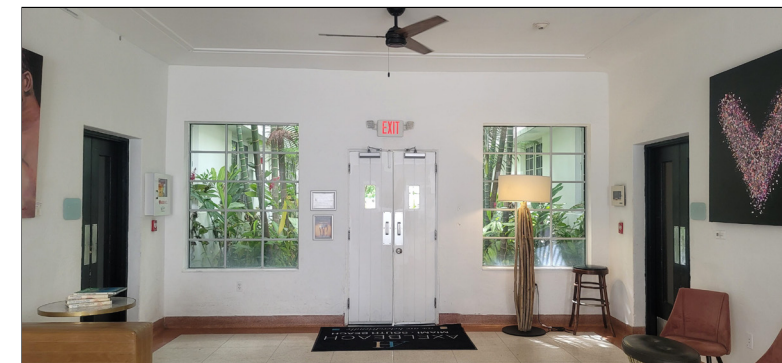
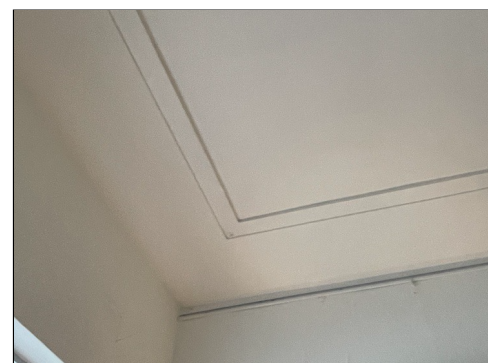
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SCALE: 1/8" = 1' 0"



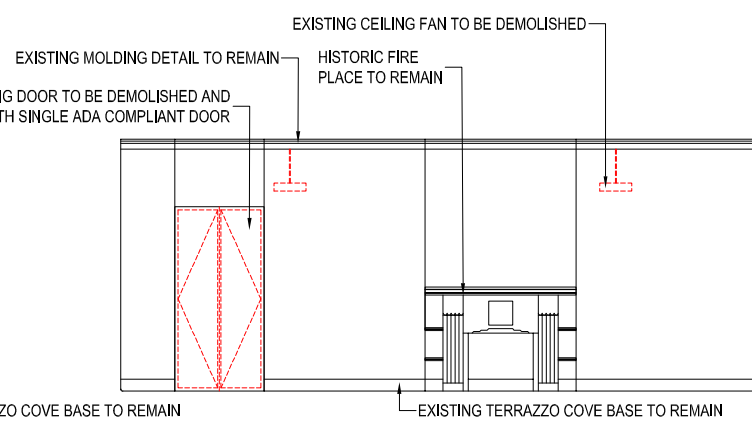
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SCALE: 1/8" = 1' 0"



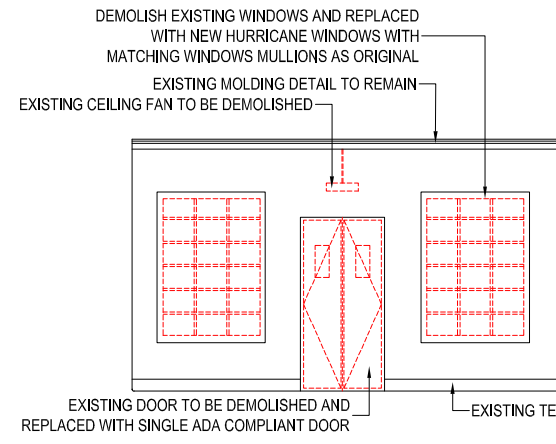
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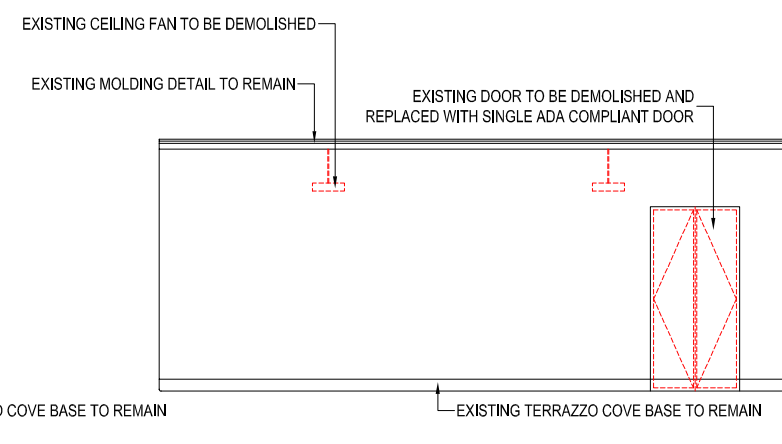
**EAST PROPOSED LOBBY ELEVATION**  
SCALE: 1/8" = 1' 0"



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



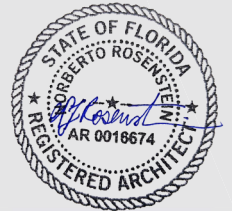
**WEST PROPOSED LOBBY ELEVATION**  
SCALE: 1/8" = 1' 0"



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



**DEMOLITION**



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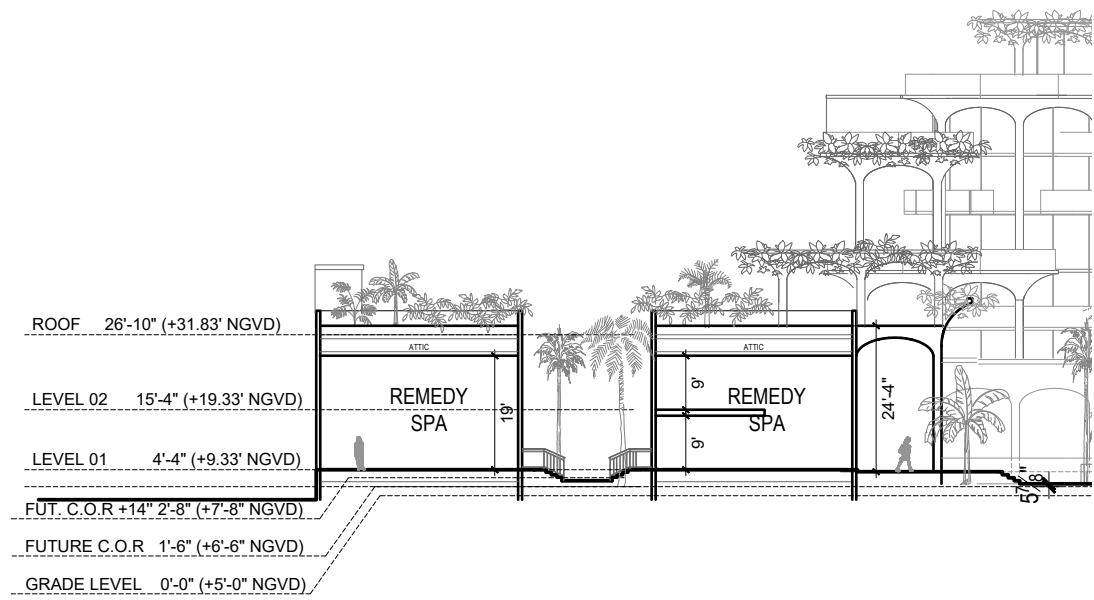
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1500 COLLINS + 1509-1515 WASHINGTON AVE, MIAMI BEACH, FL, 33139

**INTERIOR ELEVATIONS**

A2-16

**CAMPTON APT. INTERIOR ELEVATIONS**

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



CAMPTON APT. SECTION CUT

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



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NO.	DESCRIPTION	DATE

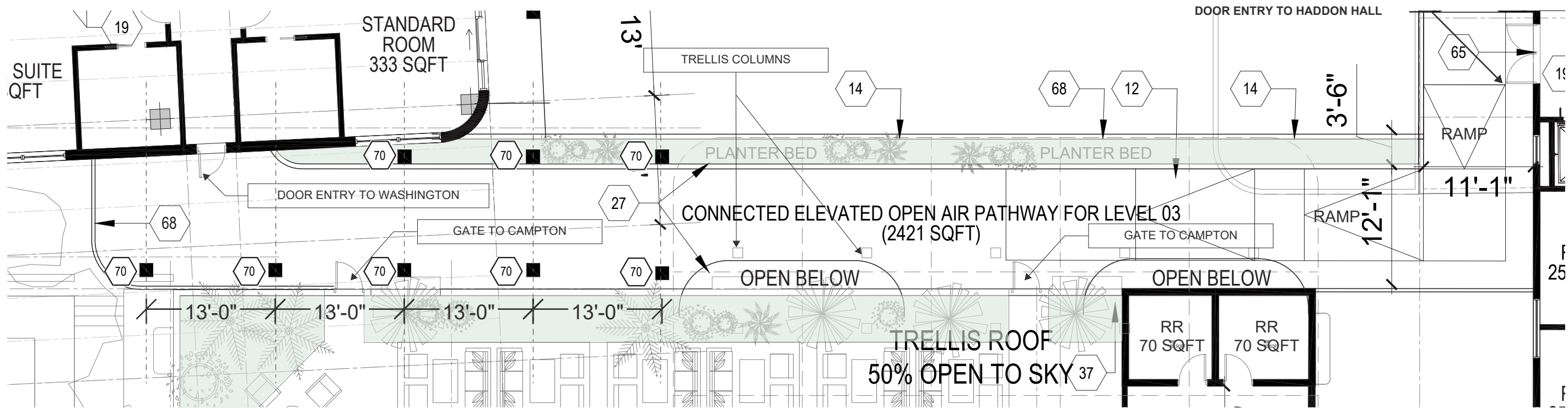
REVISIONS	
COMM.	DATE

TREEHOUSE HOTEL,  
MIAMI BEACH

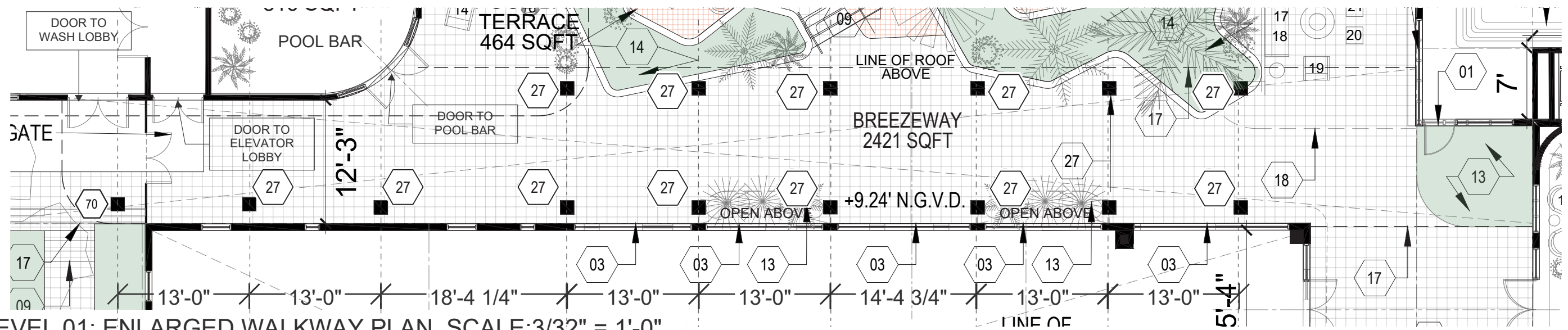
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33139

SECTION AT  
CAMPTON APT.

A2-17



LEVEL 03: ENLARGED WALKWAY PLAN, SCALE: 3/32" = 1'-0"



LEVEL 01: ENLARGED WALKWAY PLAN, SCALE: 3/32" = 1'-0"

**GENERAL NOTES**

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- ALL BUILDING STUCCO EXTERIORS TO BE RESTORED AND REPAINTED TO MATCH EXISTING

- 03 NEW ENLARGED WINDOWS (REFERENCE ELEVATIONS)
- 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 TRELLIS PROJECTION ABOVE @ 50% OPEN TO SKY
- 19 GUEST ELEVATOR
- 20 SERVICE ELEVATOR
- 27 FLUTED WHITE STUCCO COLUMN, TYP.

- 65 PROPOSED DOOR @ LEVEL 03 TO CONNECT TO ARCHITECTURAL BREEZEWAY/ELEVATED WALKWAY NEW ROOF SYSTEM
- 66 BACKLIT TERRACOTTA BREEZE BLOCK MECHANICAL SCREENING
- 68 POWDER COATED STEEL GUARDRAIL
- 70 NON STRUCTURAL VERTICAL DETAIL



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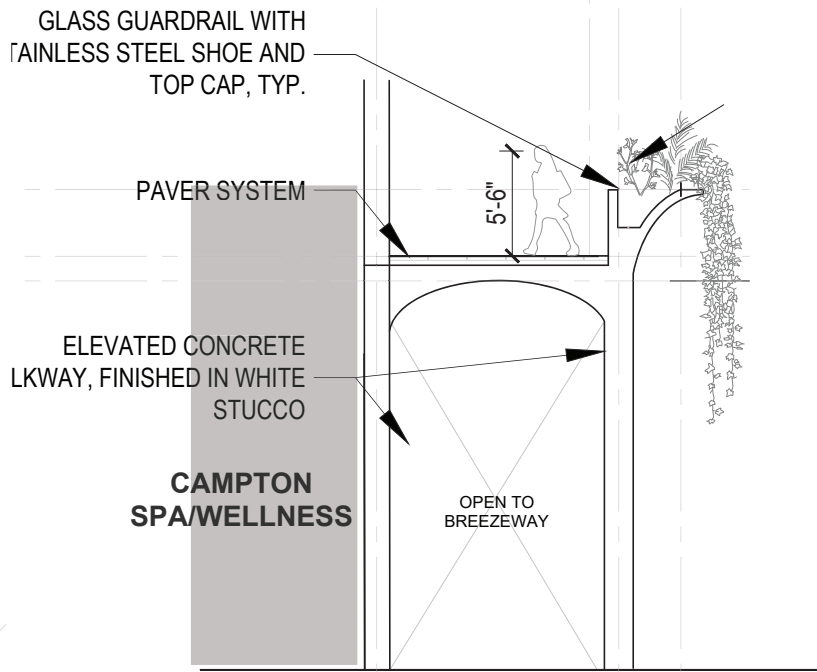
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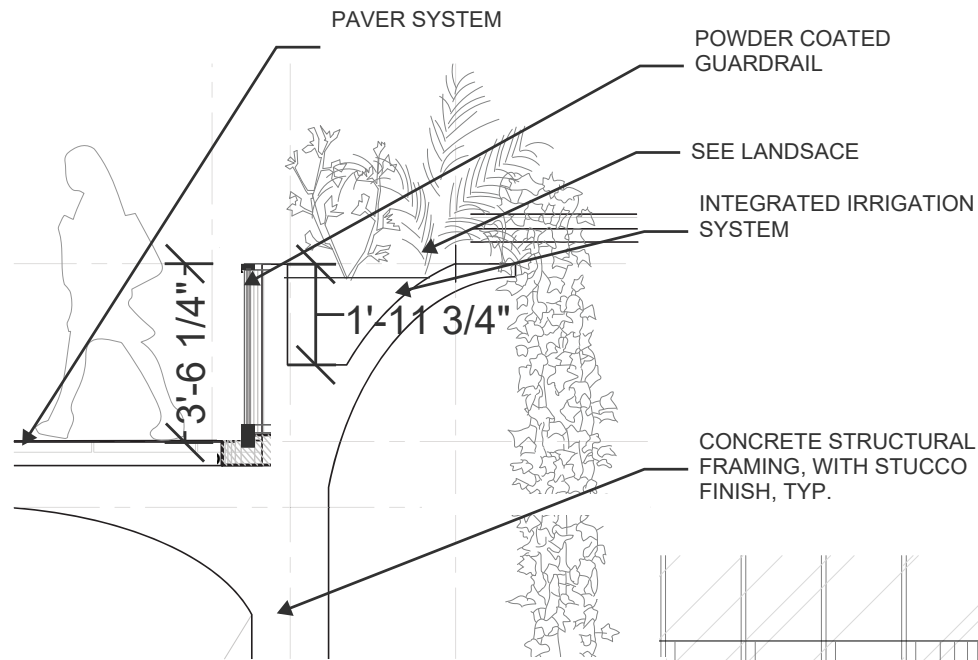
ENLARGED PLAN -  
WALKWAY AT CAMP APTS.  
A2-18

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

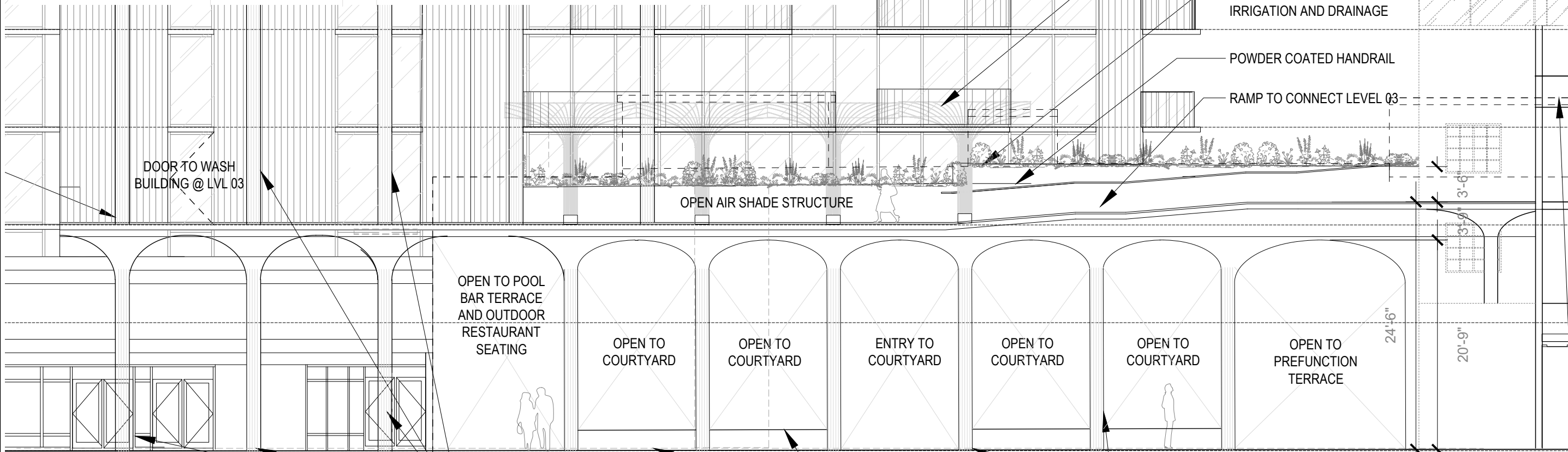




**B4** PRIVATE ROOFTOP TERRACE SECTION TYP.  
SCALE: 1/8"=1'-0"



**A4** ENLARGED PLANTER DETAIL  
SCALE: 1/4"=1'-0"



**A3** PRIVATE ROOFTOP TERRACE SECTION TYP.  
SCALE: 1/8"=1'-0"

NON- STRUCTURAL VERTICAL FLUTED  
DETAIL WITH UP LIGHTING

ELEVATED STUCCO PLANTERS @  
POOL LOUNGE

FLUTED STUCCO COLUMN, TYP.

DASHED LINE INDICATES  
RELATIONSHIP TO CAMPTON



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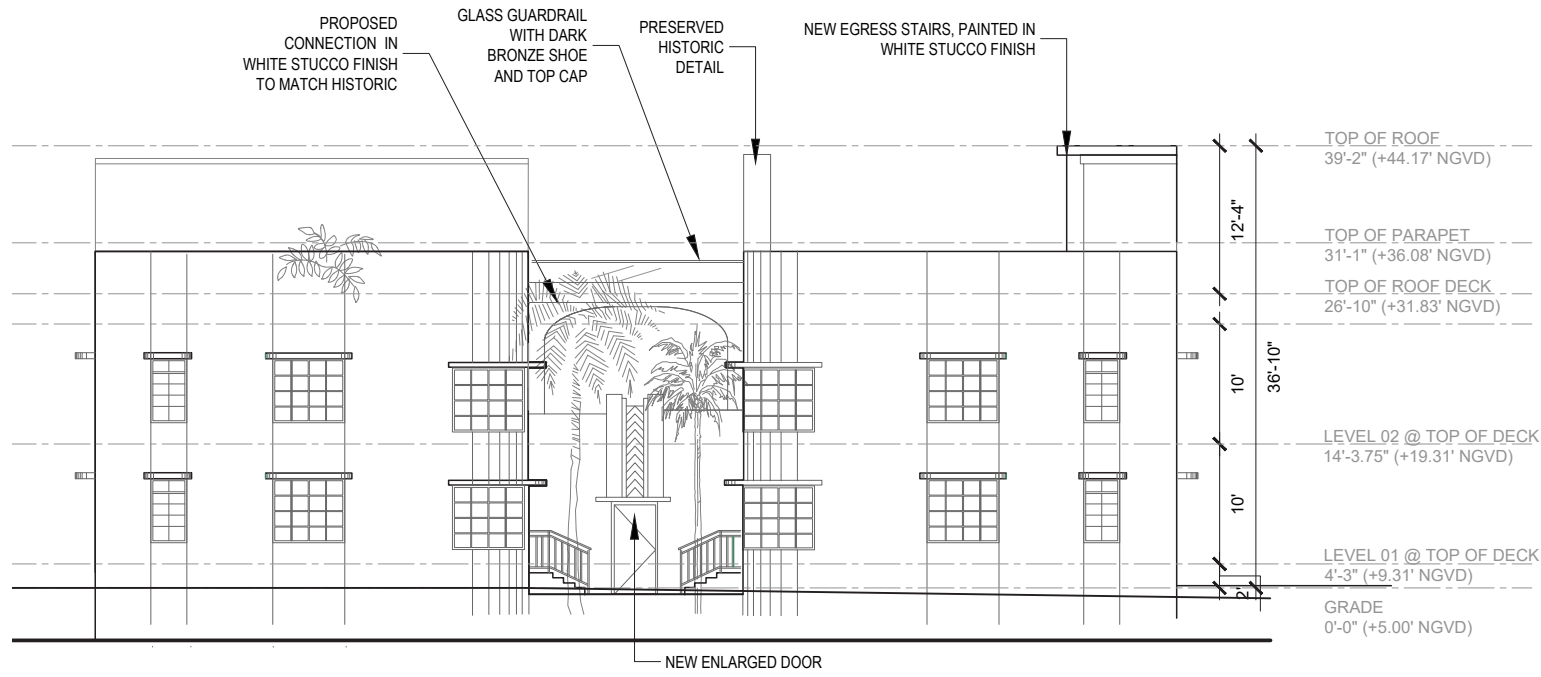
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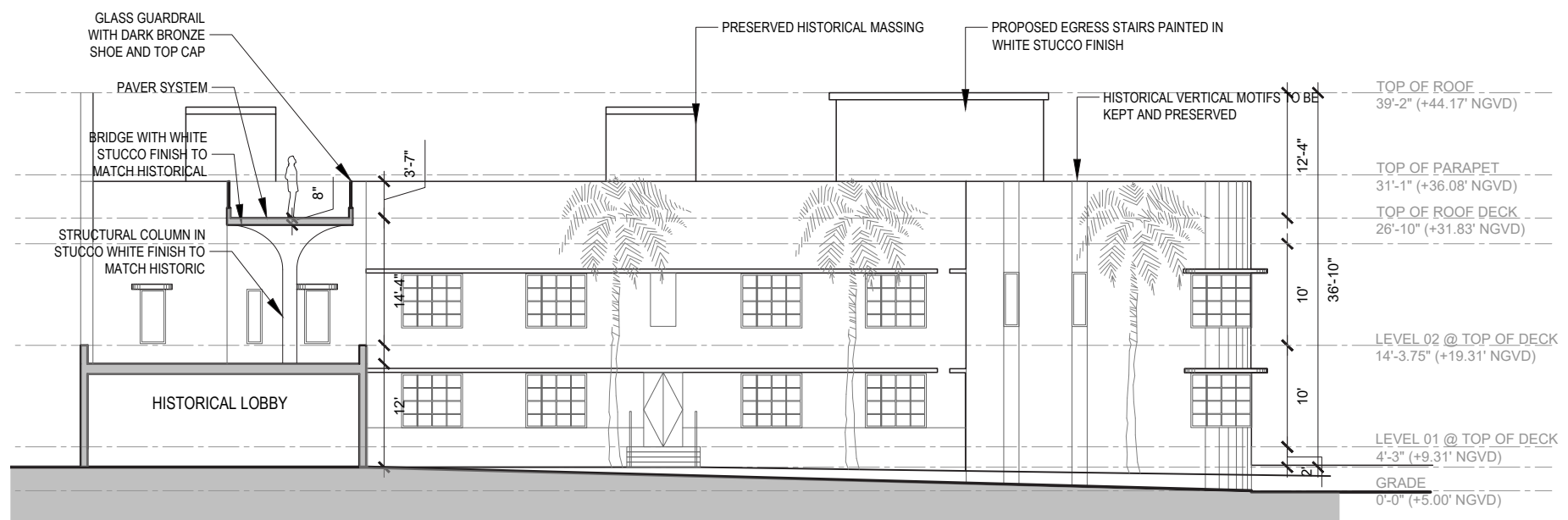
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**ROOFTOP TERRACE & WALKWAY DETAILS**  
A2-19

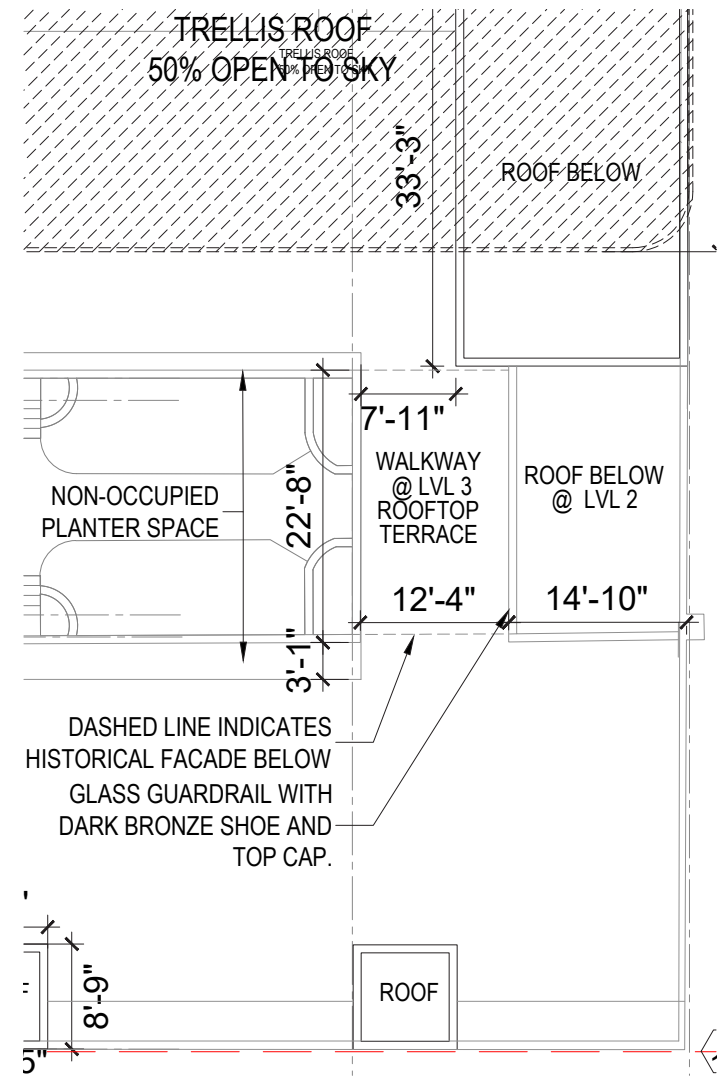
SCALE: 1/8" = 1'-0"



1 | PROPOSED CAMPTON BRIDGE ELEVATION  
SCALE: 1/16" = 1'-0"



2 | PROPOSED CAMPTON APT SOUTH TERRACE SECTION  
SCALE: 1/16" = 1'-0"



PROPOSED CAMPTON APT ENLARGED PLAN  
SCALE: 1/16" = 1'-0"



BRIDGE AT CAMPTON BUILDING  
SCALE: 1/16" = 1'-0"



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**ROOFTOP TERRACE & WALKWAY DETAILS**  
A2-20