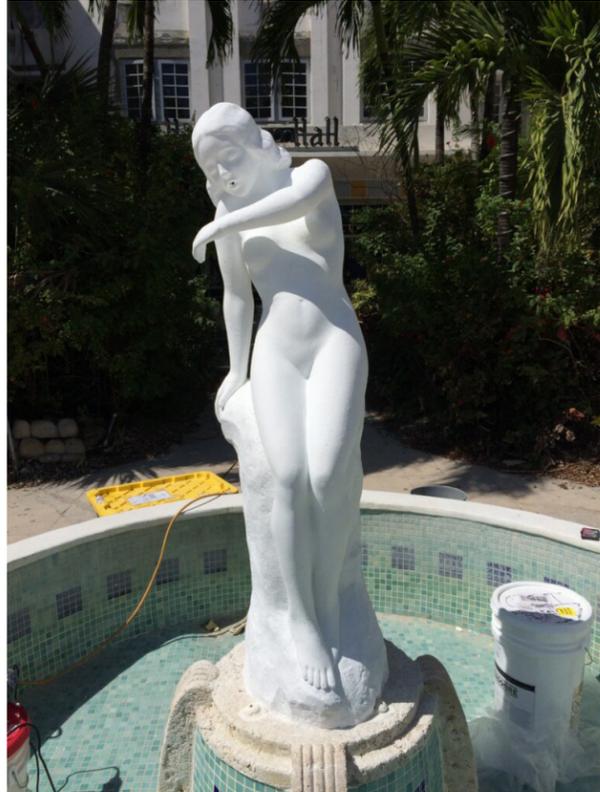


RESTORATION OF THE HISTORIC HADDON HALL



HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING



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P: (954) 922-6551
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HISTORIC PHOTOS
A1-01



COLLINS AVE.



A

B

C

D

HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING



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EXISTING CONDITIONS



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E



F



G

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H



I



I

HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING



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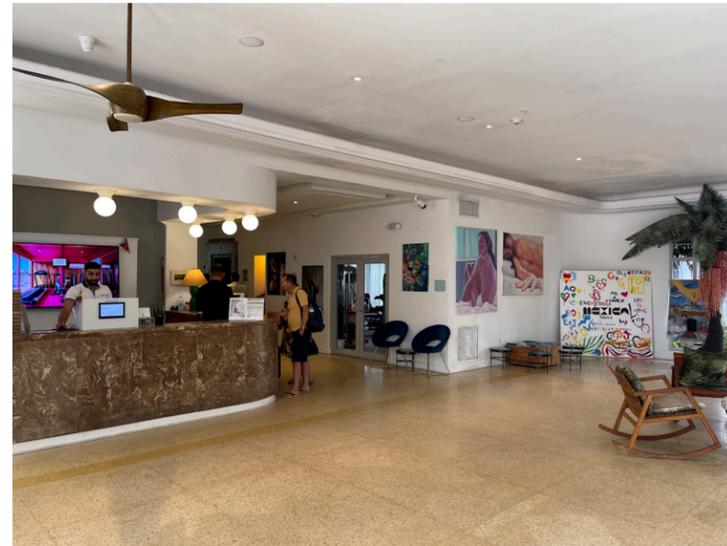
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HISTORIC CONTEXT



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MIAMI BEACH**

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1509-1515 WASHINGTON
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33139

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

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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NO.	REVISIONS

COMM.	DATE

TREEHOUSE HOTEL, MIAMI BEACH

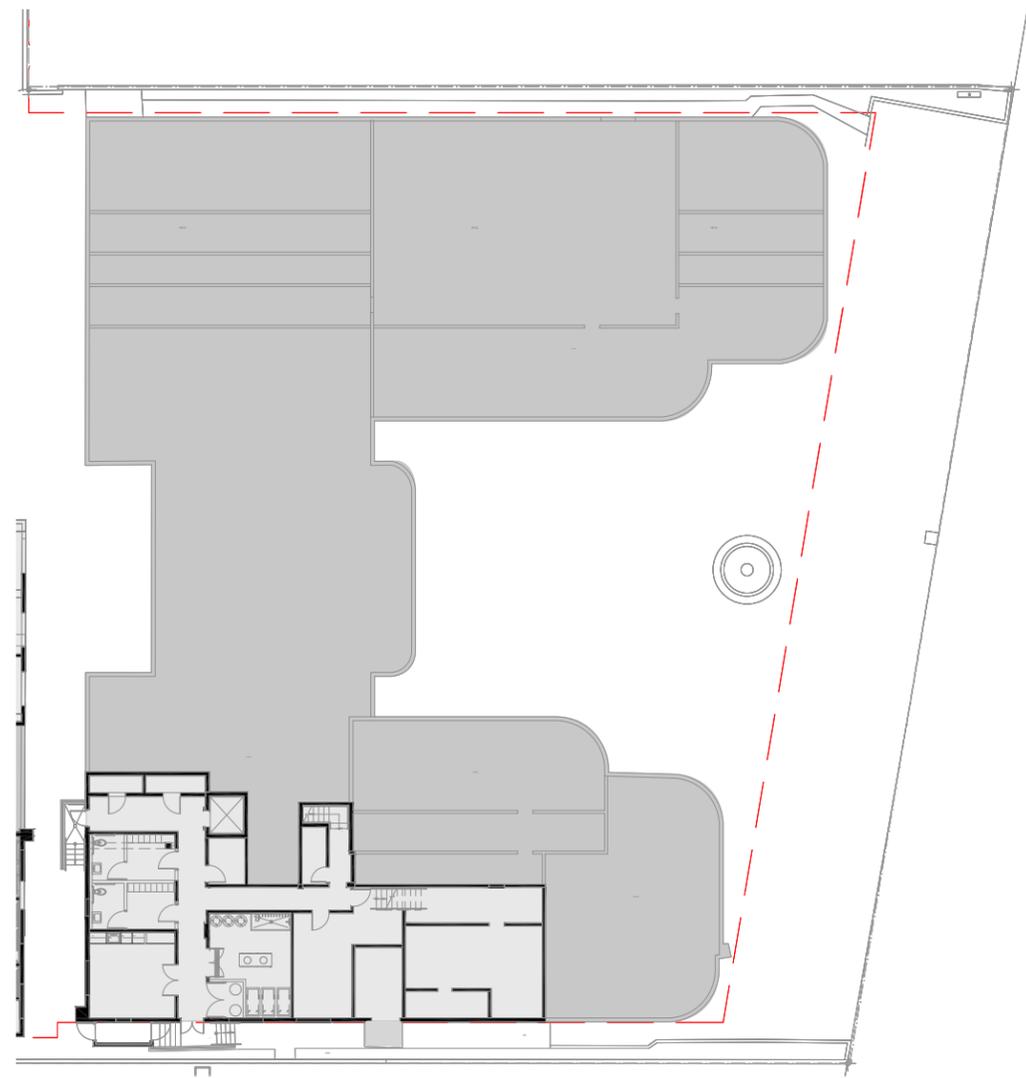
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 33139

FAR / OCCUPANCY
 LOAD - LEVEL 00

A1-06



LEVEL 00: FAR DIAGRAM



LEVEL 00: 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
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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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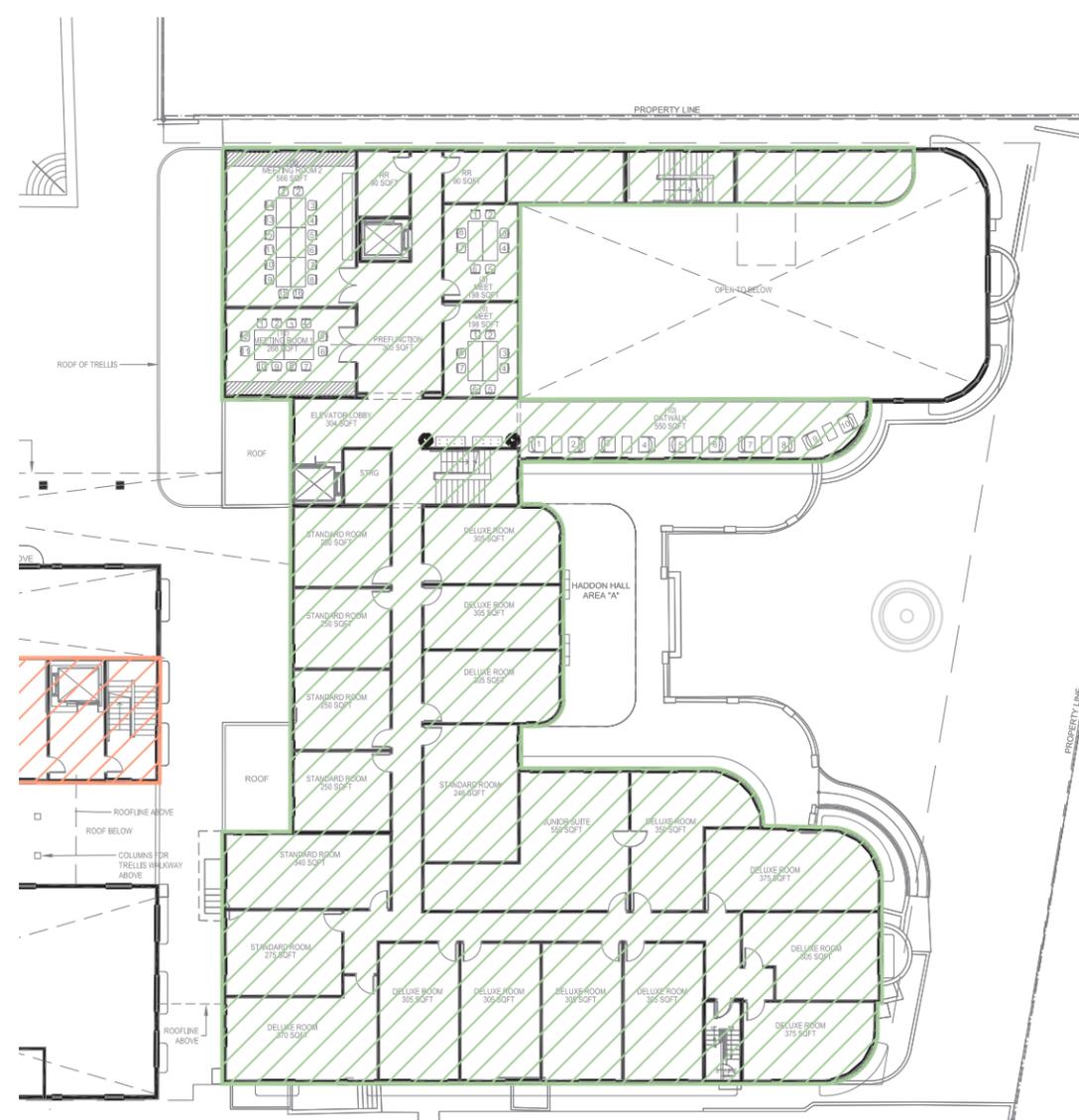
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FAR / OCCUPANCY LOAD - LEVEL 02
 A1-08



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)	
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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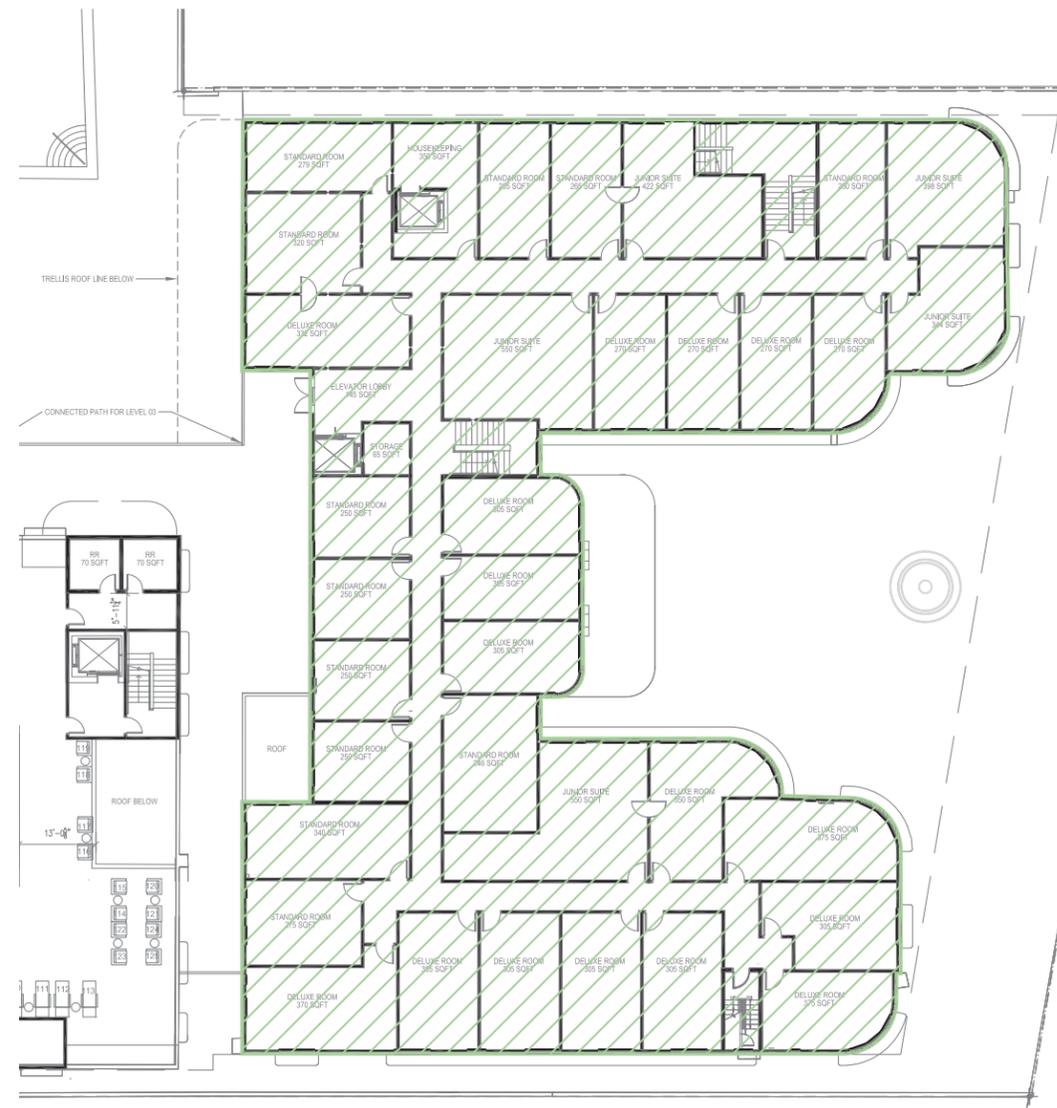
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COMM.	DATE

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FAR / OCCUPANCY LOAD - LEVEL 03
 A1-09



LEVEL 03: FAR DIAGRAM



LEVEL 03: 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)	
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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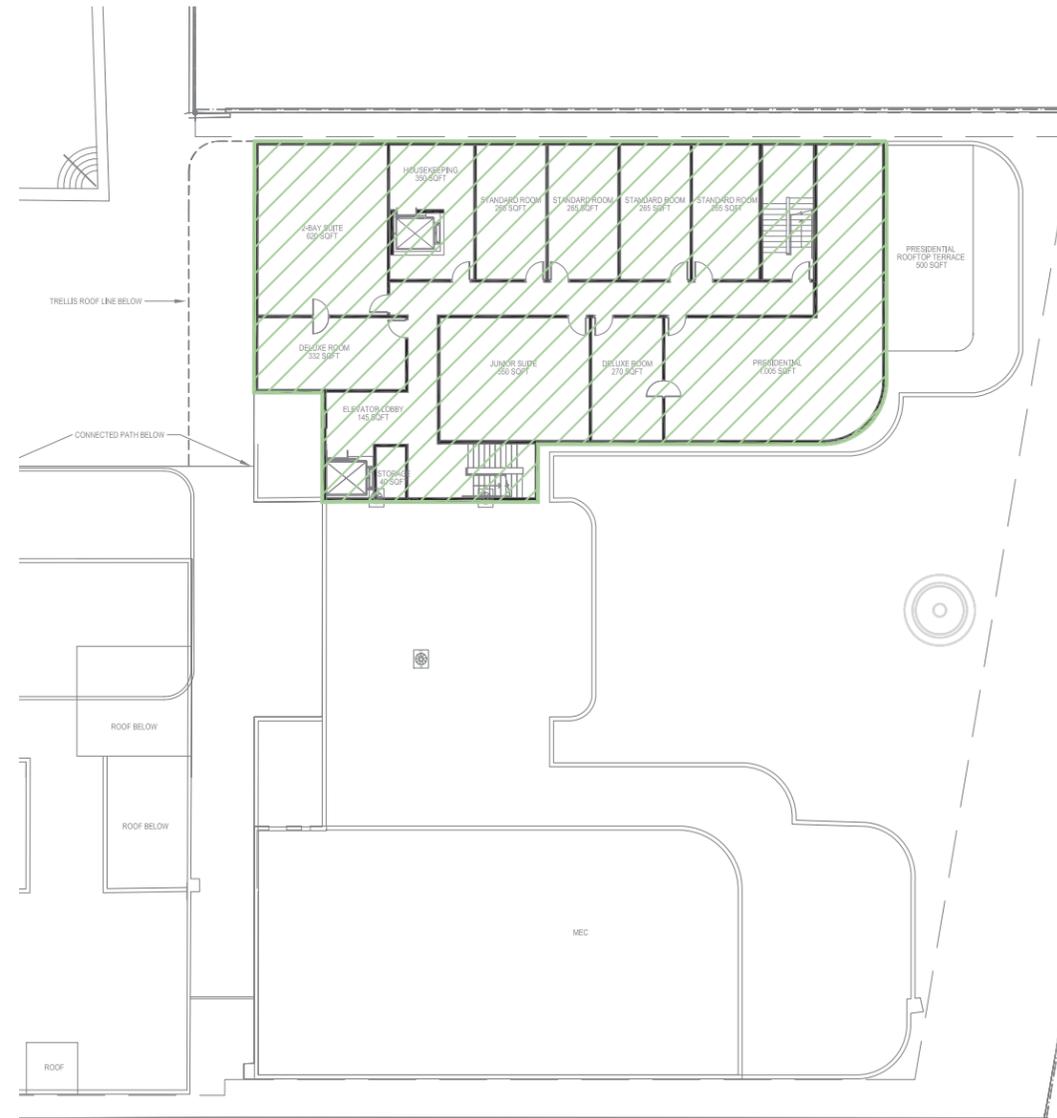
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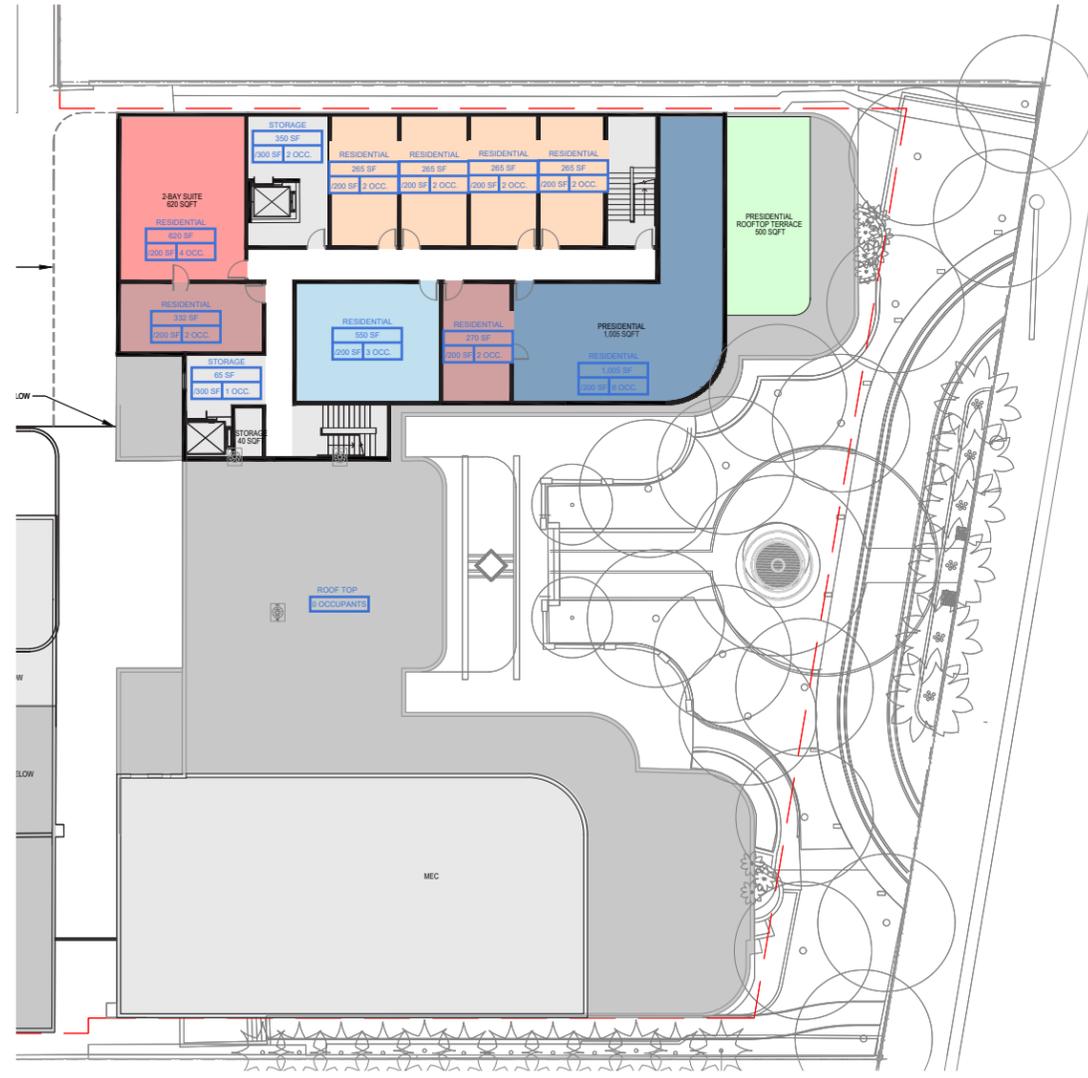
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FAR / OCCUPANCY LOAD - LEVEL 04

A1-10



LEVEL 04: FAR DIAGRAM



LEVEL 04: 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)	
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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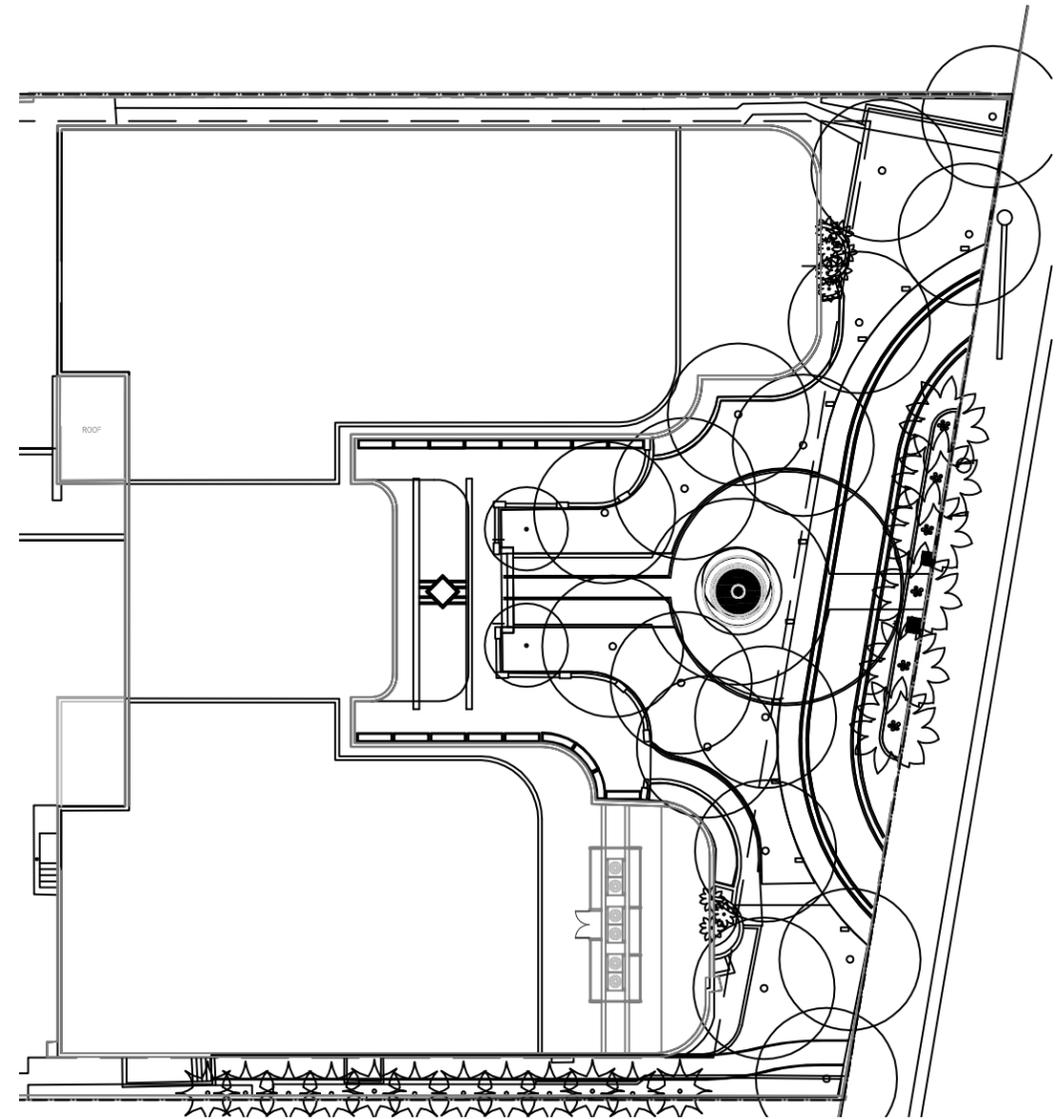
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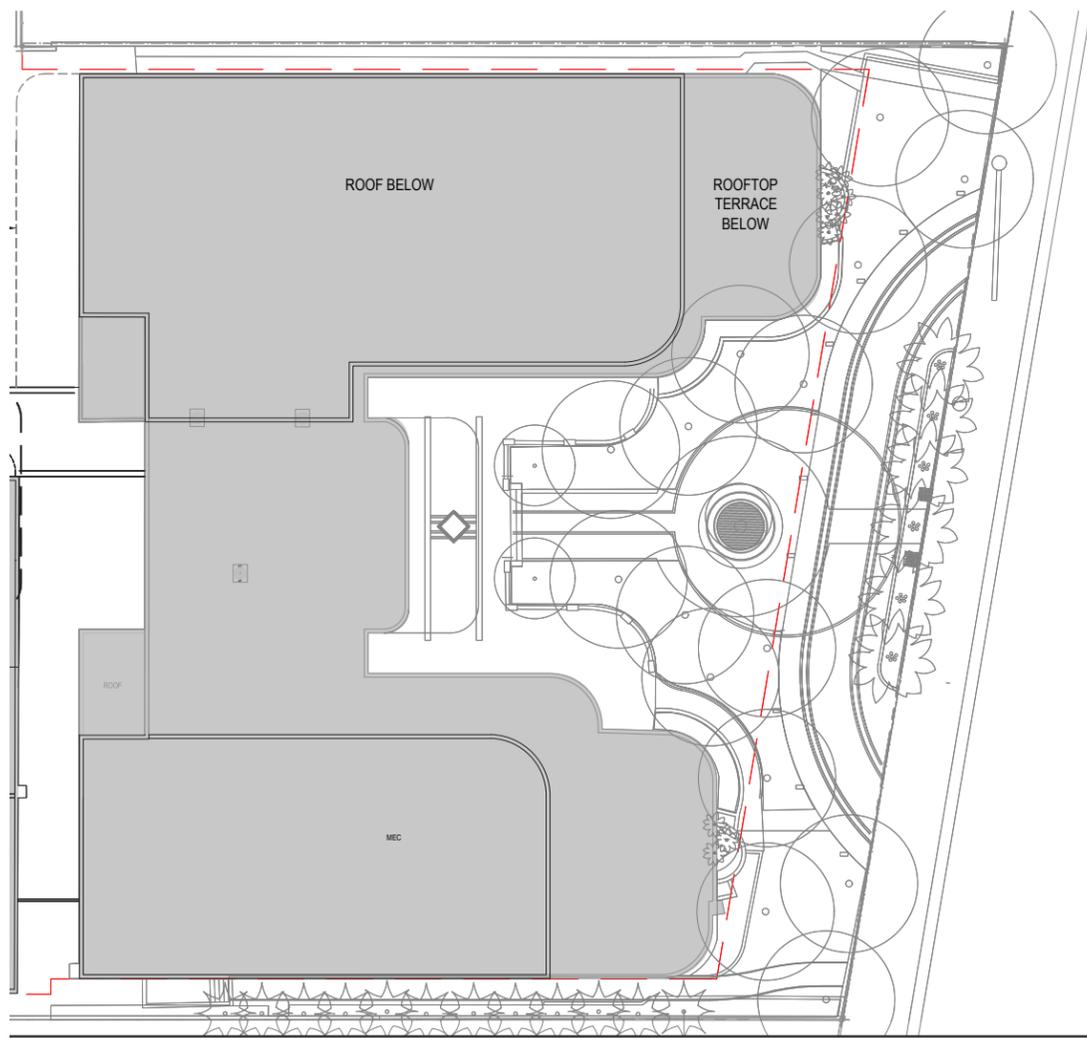
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FAR / OCCUPANCY LOAD - LEVEL 05
 A1-11



LEVEL 05: FAR DIAGRAM



LEVEL 05: OCCUPANCY LOAD DIAGRAM

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





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COMM.	DATE

TREEHOUSE HOTEL, MIAMI BEACH

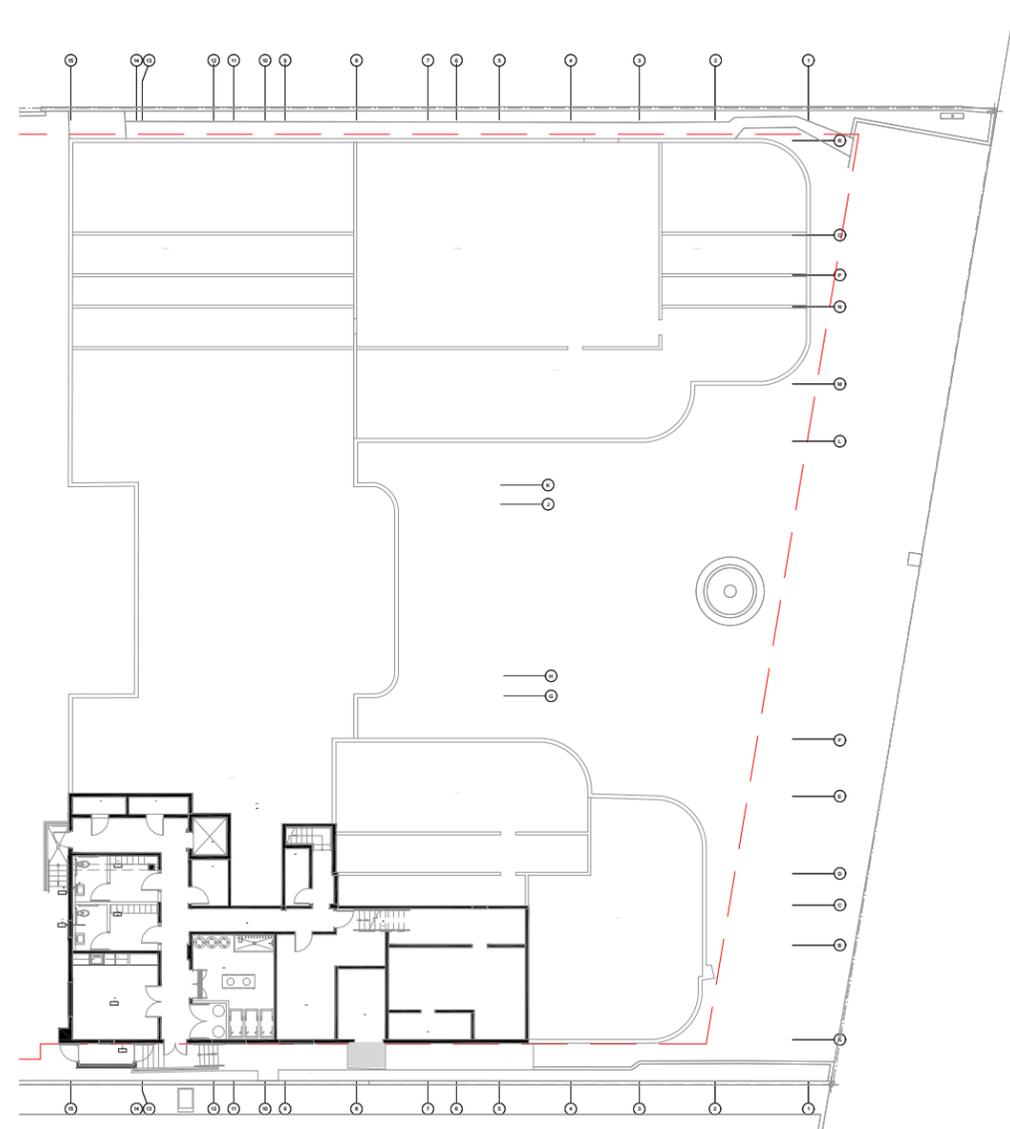
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**DEMOLITION / PROPOSED
 - LEVEL 00**

A1-12



LEVEL 00: DEMOLITION PLAN



LEVEL 00: PROPOSED PLAN

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





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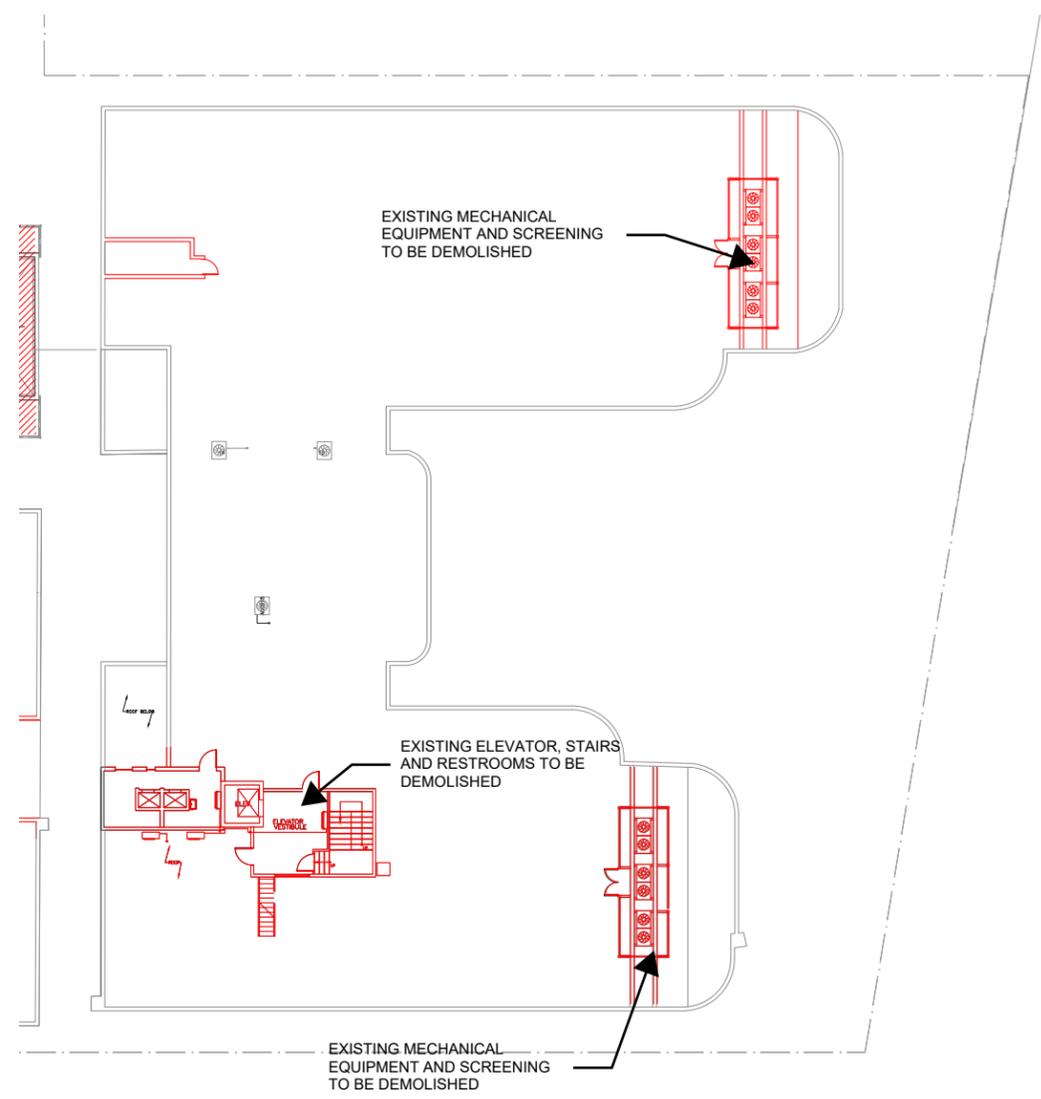
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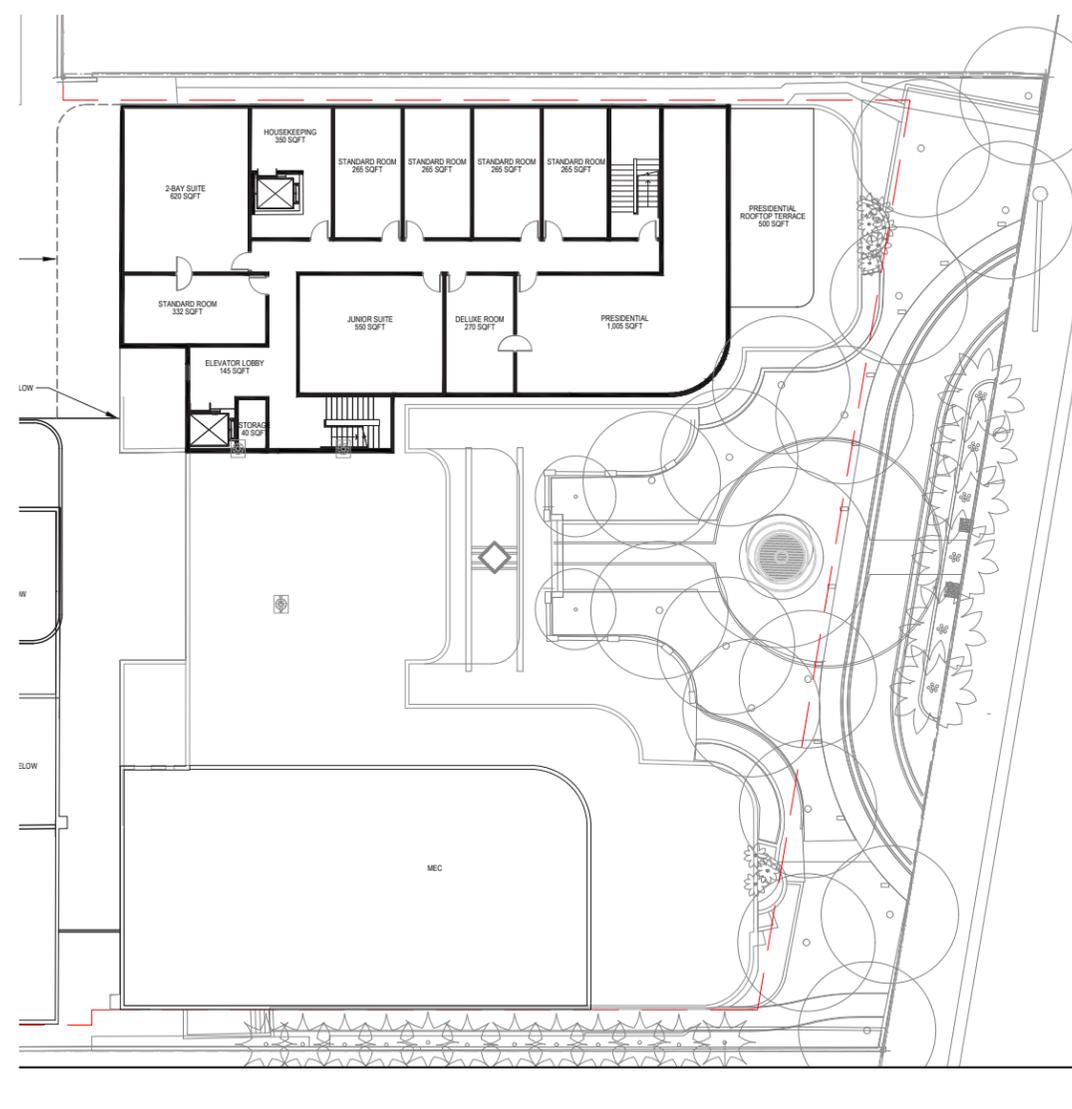
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DEMOLITION / PROPOSED - LEVEL 04
 A1-16



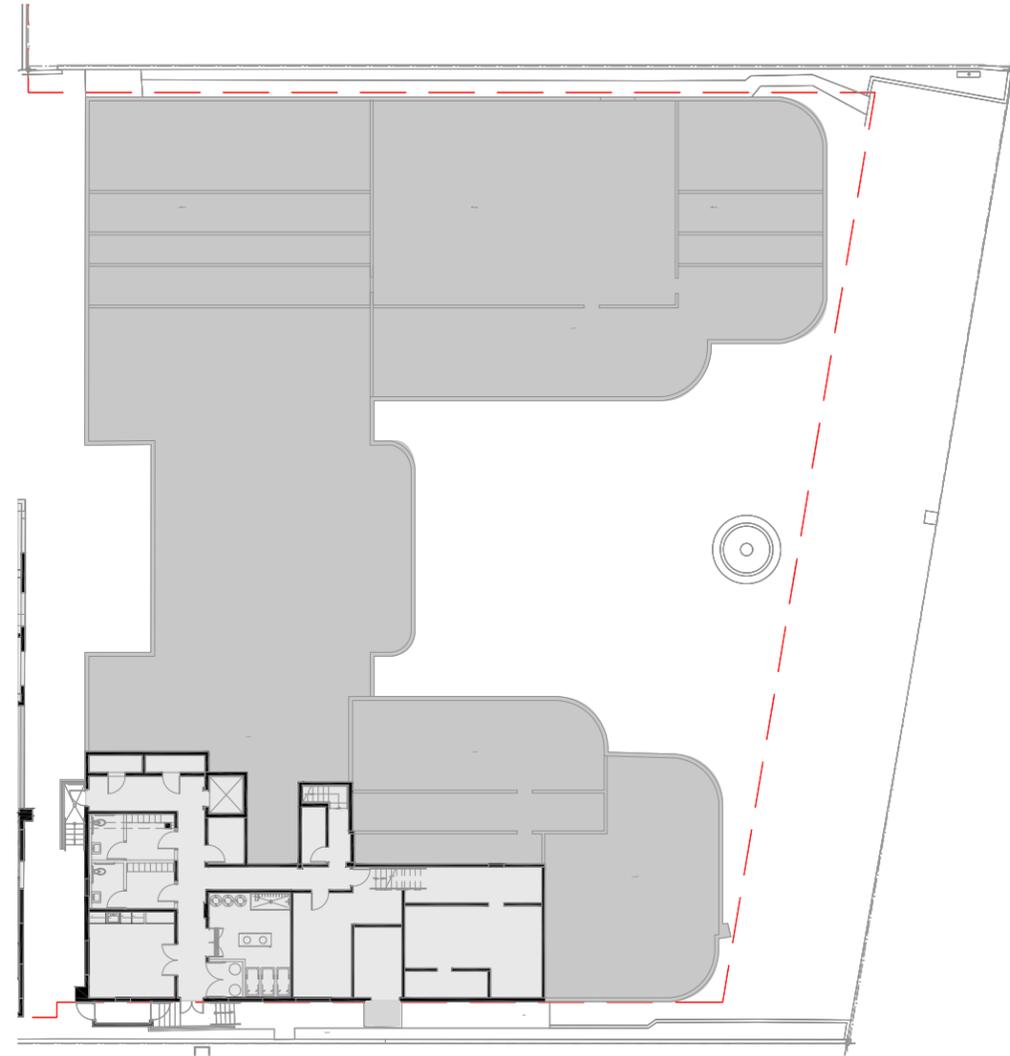
LEVEL 04: DEMOLITION PLAN



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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GSF DIAGRAM
- LEVEL 00

A1-17



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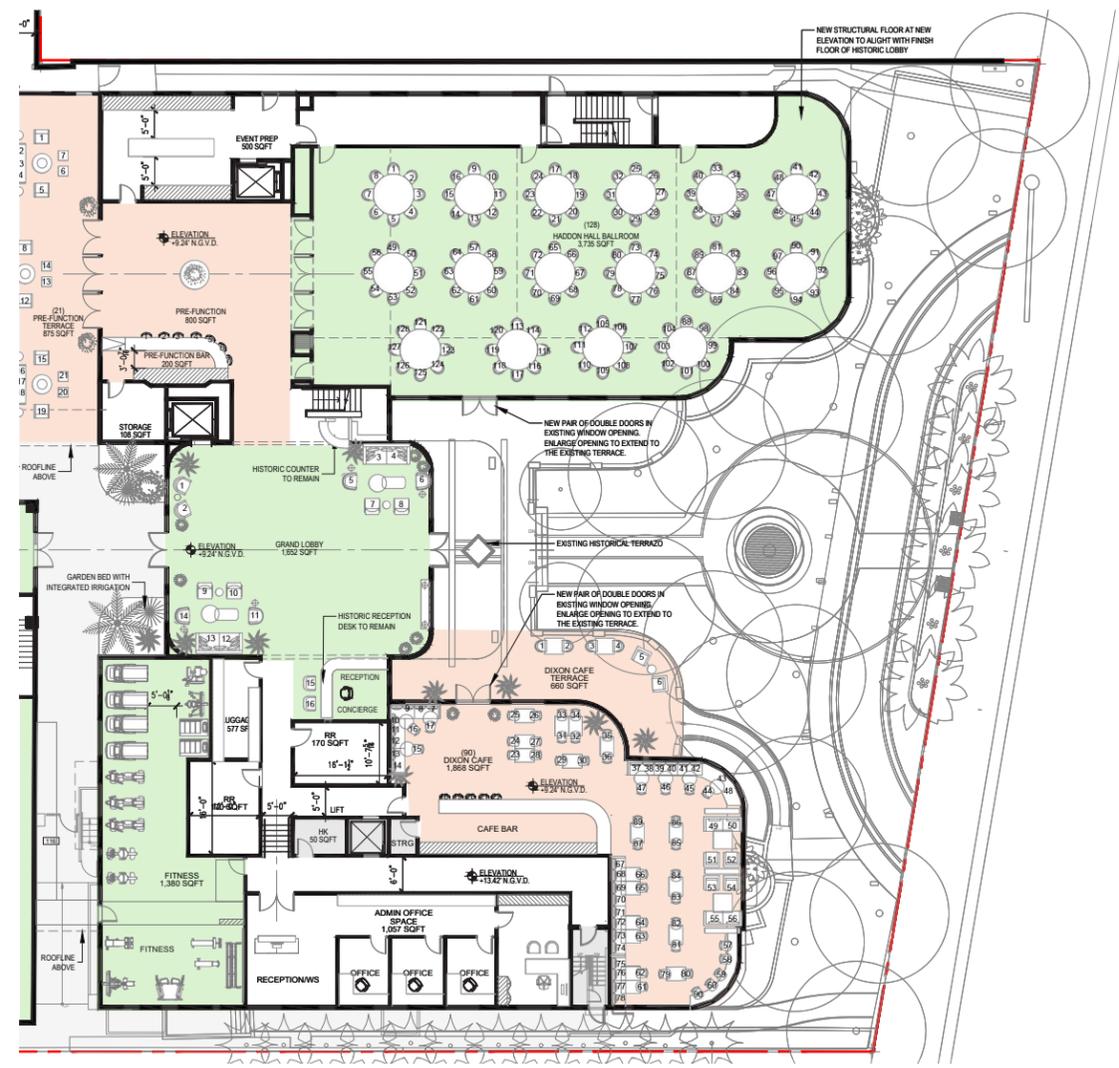
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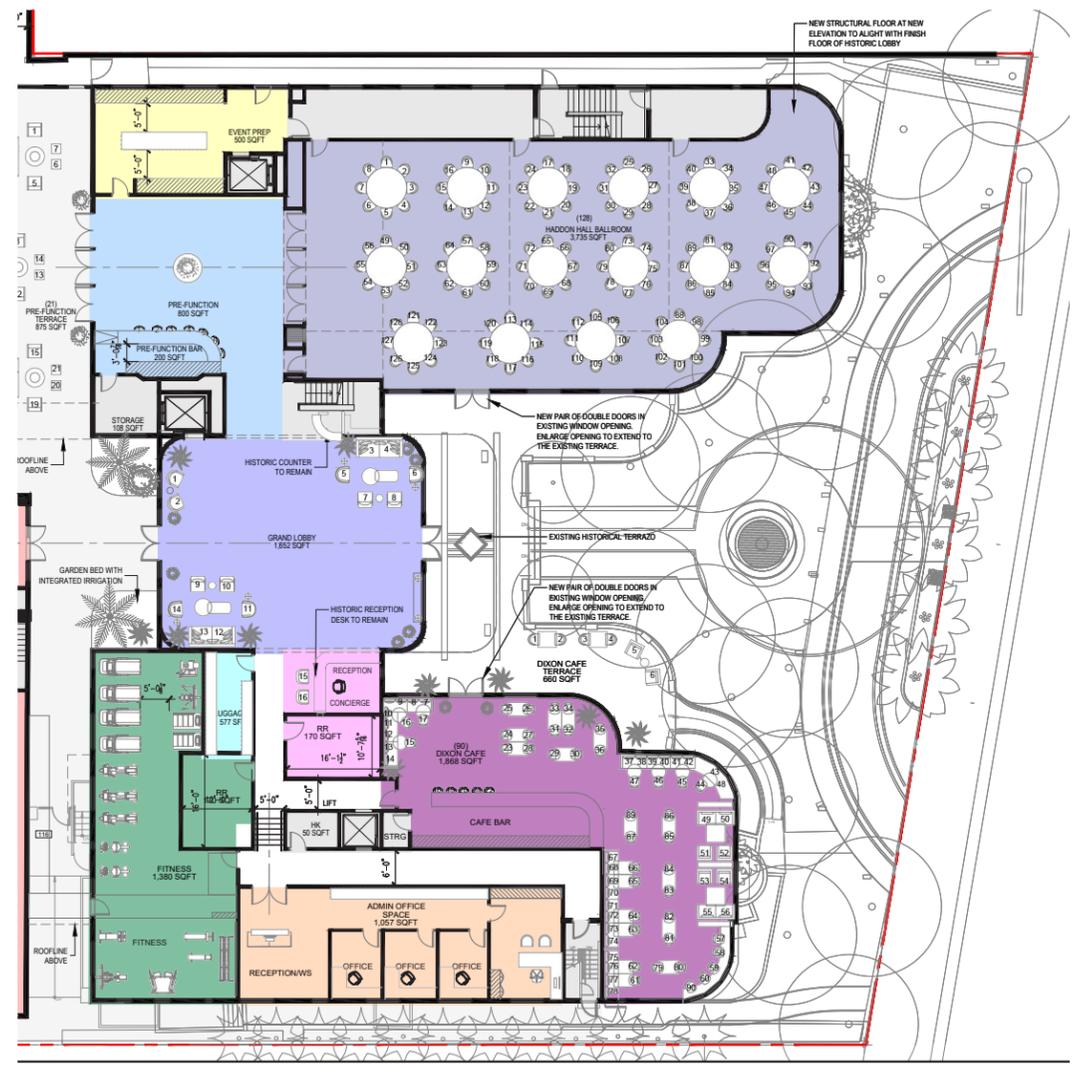
GSF / AMENITY DIAGRAM
- LEVEL 01
A1-18



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	
PRE-FUNCTION	800		
PRE-FUNCTION 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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DESIGNED	DRAWN	CHECKED

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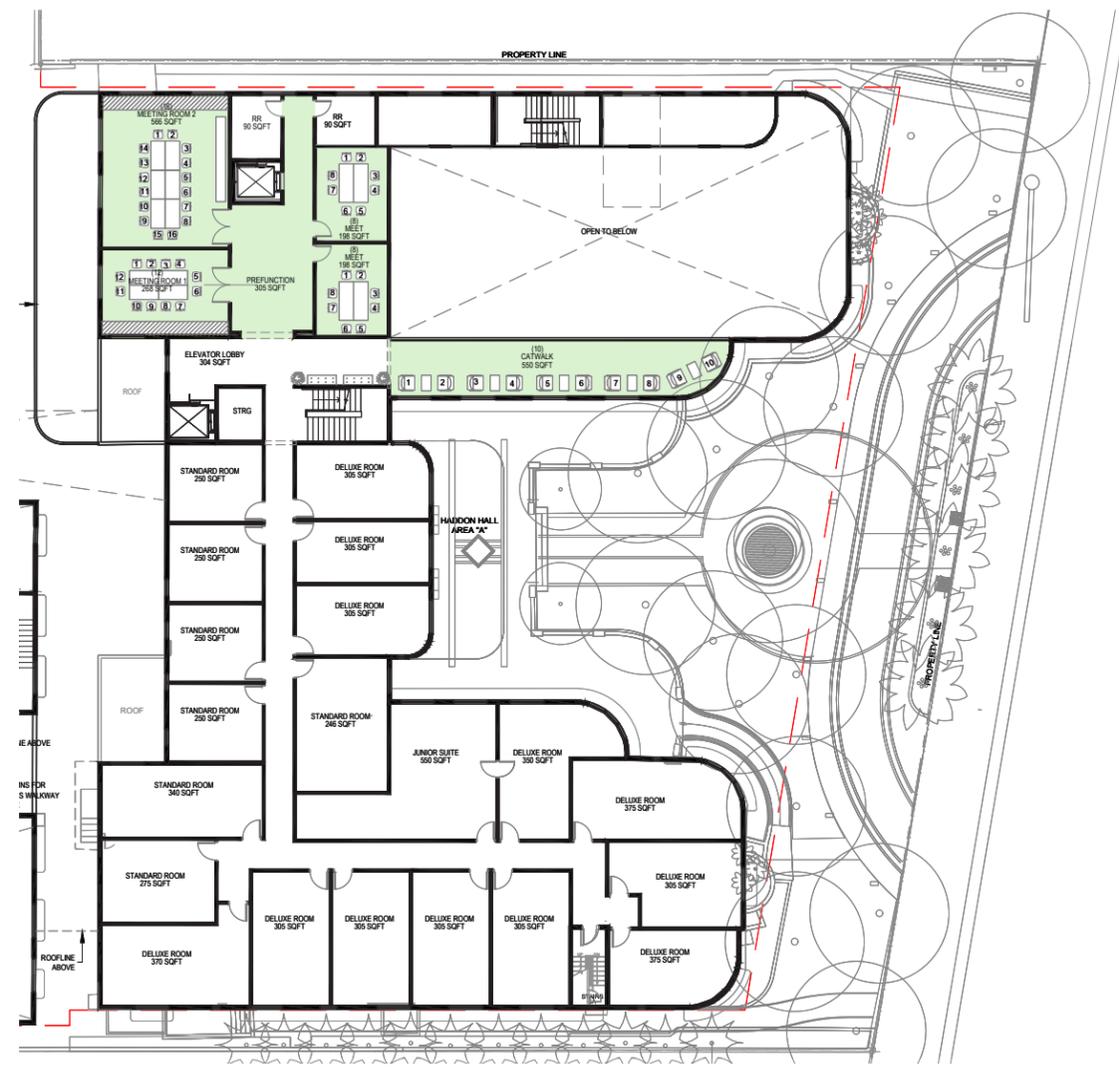
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33139

GSF / AMENITY DIAGRAM
- LEVEL 02

A1-19



LEVEL 02: AMENITY DIAGRAM

NON F&B
F&B

HADDON HALL: AMENITIES	NON-F&B	F&B	SUBTOTALS
LEVEL 02	SQFT	SQFT	SQFT
PRE-FUNCTION MEETING ROOMS	305	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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DANIA BEACH, FLORIDA 33004
P: (954) 922-4551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
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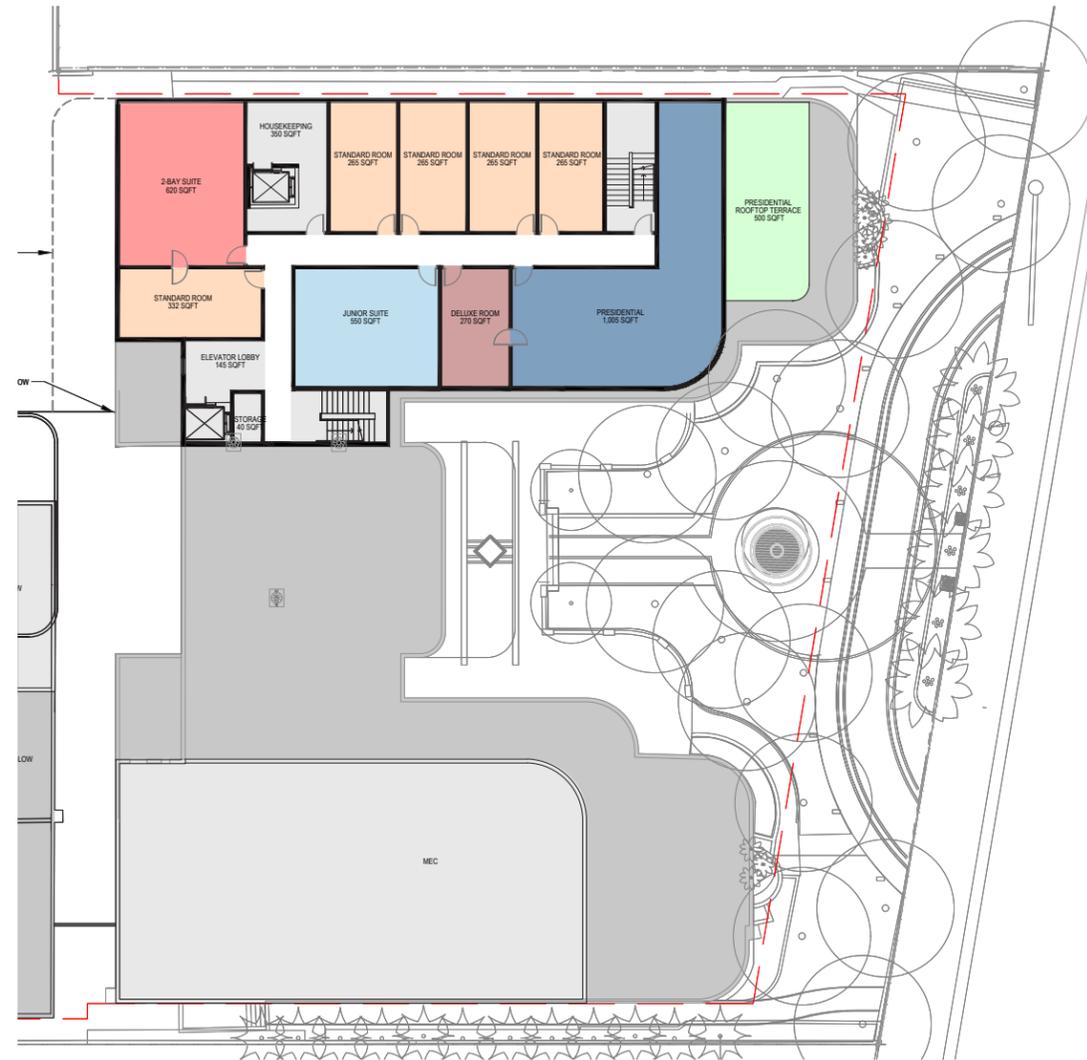
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**GSF DIAGRAM
- LEVEL 03**

A1-20



LEVEL 04: GSF DIAGRAM

HADDON HALL GSF	SQFT
LEVEL 04	5,677.73

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



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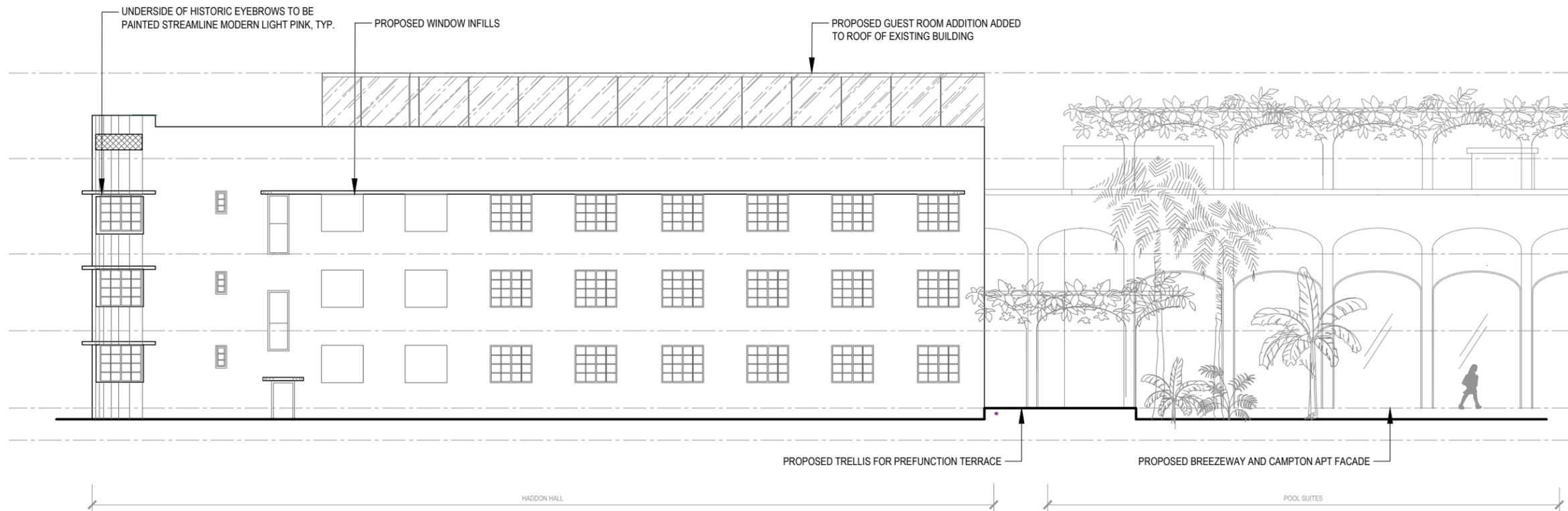
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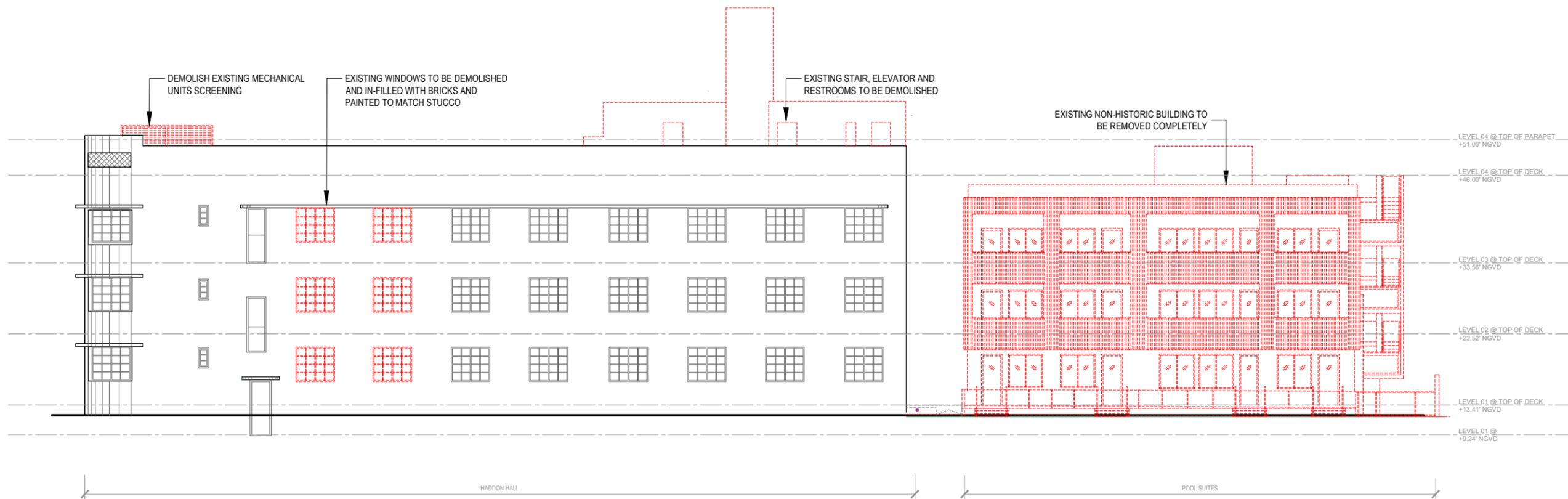
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GSF DIAGRAM
- LEVEL 04

A1-21



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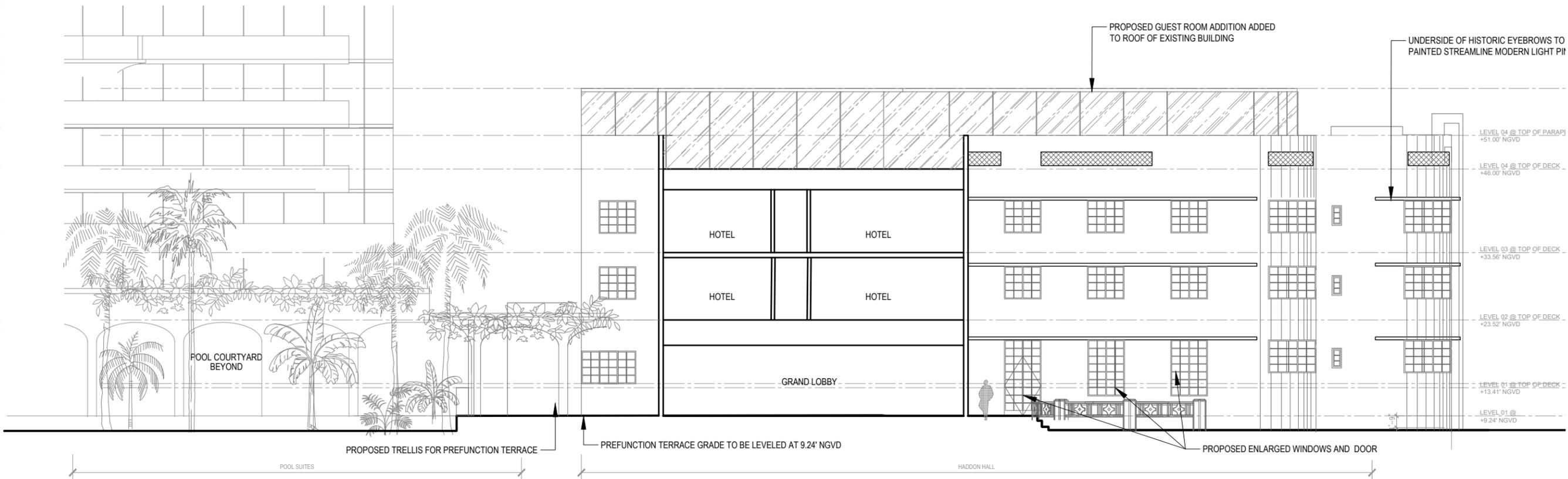
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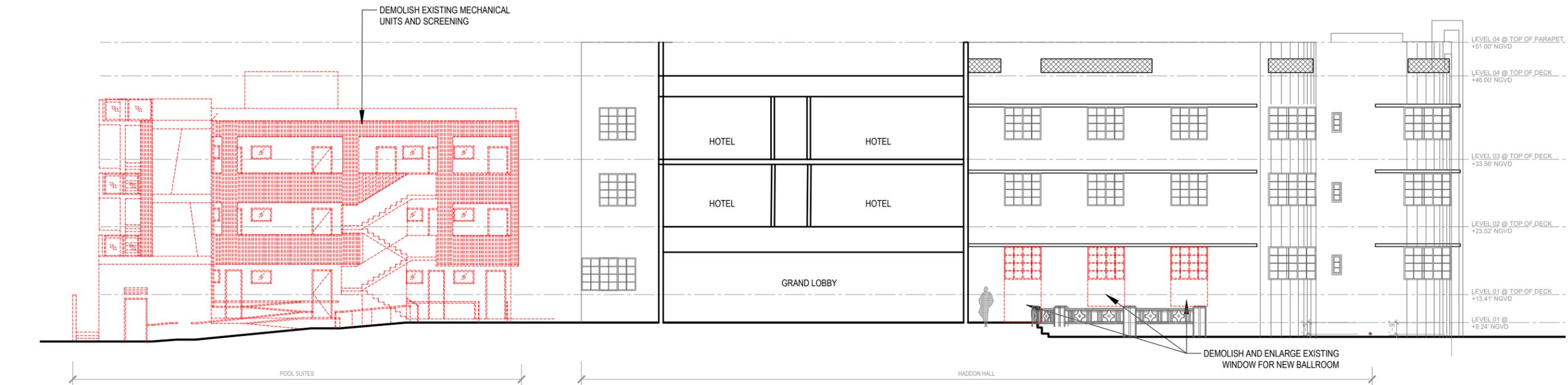
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DEMOLITION / PROPOSED NORTH ELEVATION



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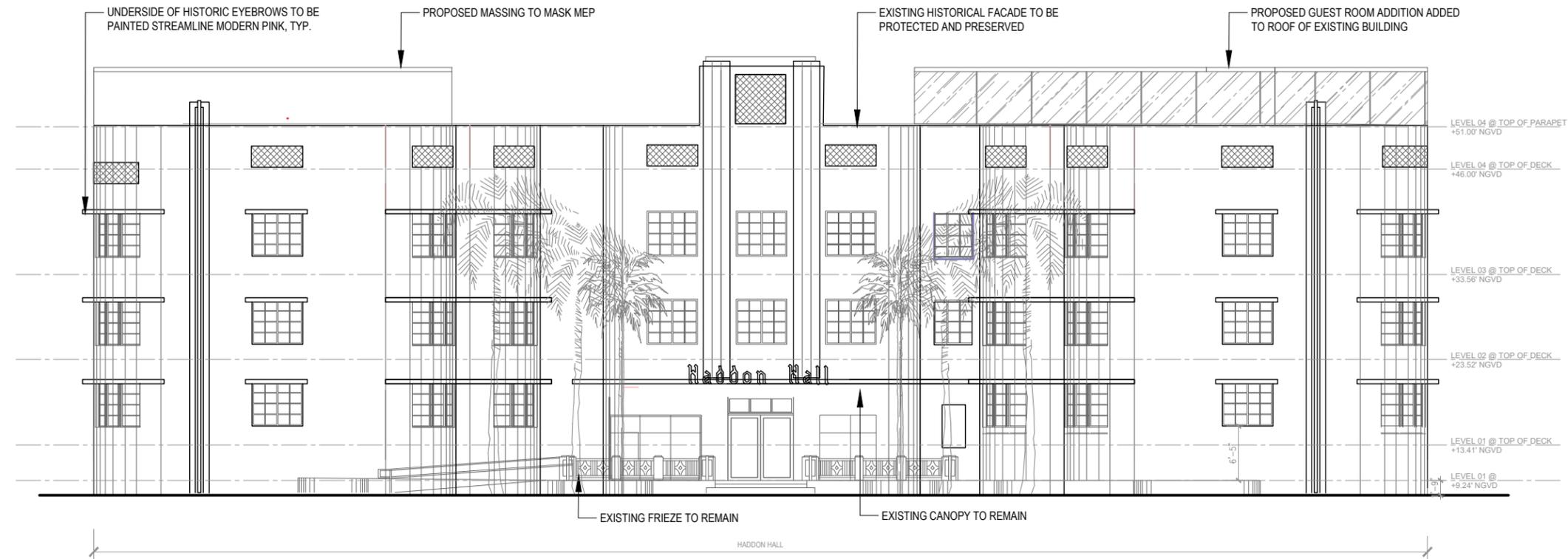
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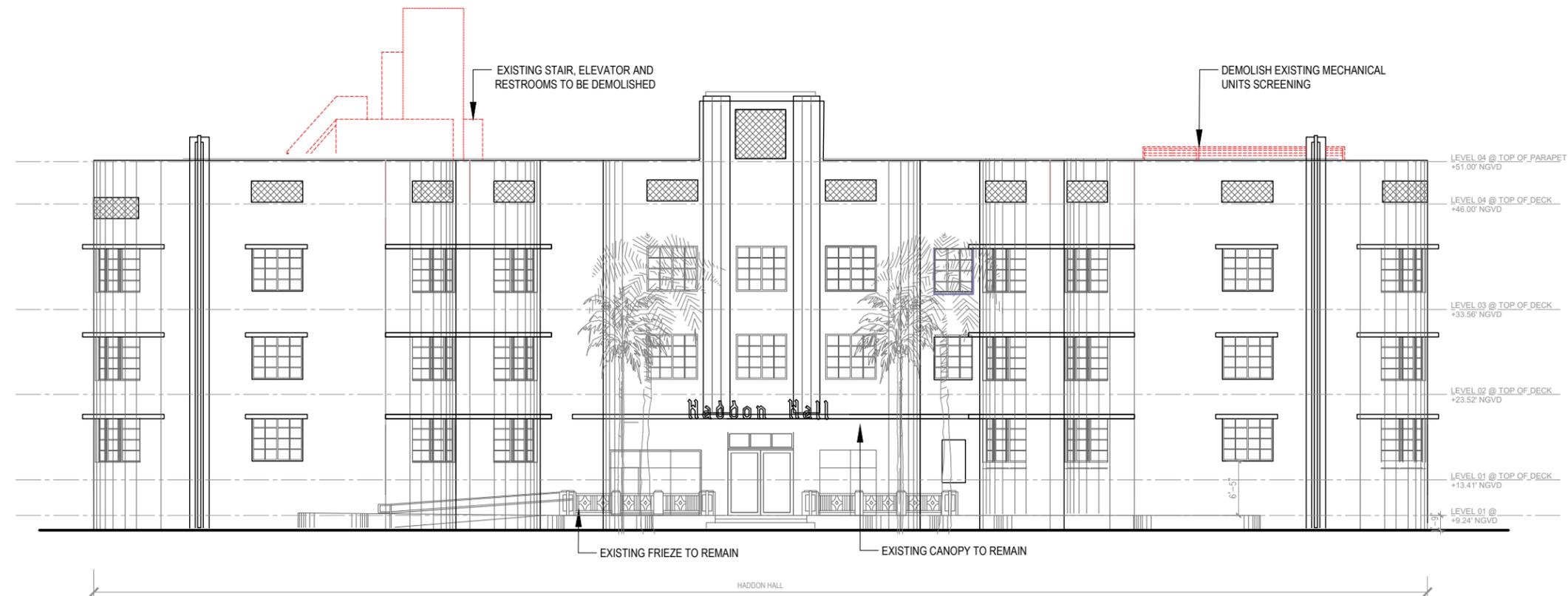
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**DEMOLITION / PROPOSED
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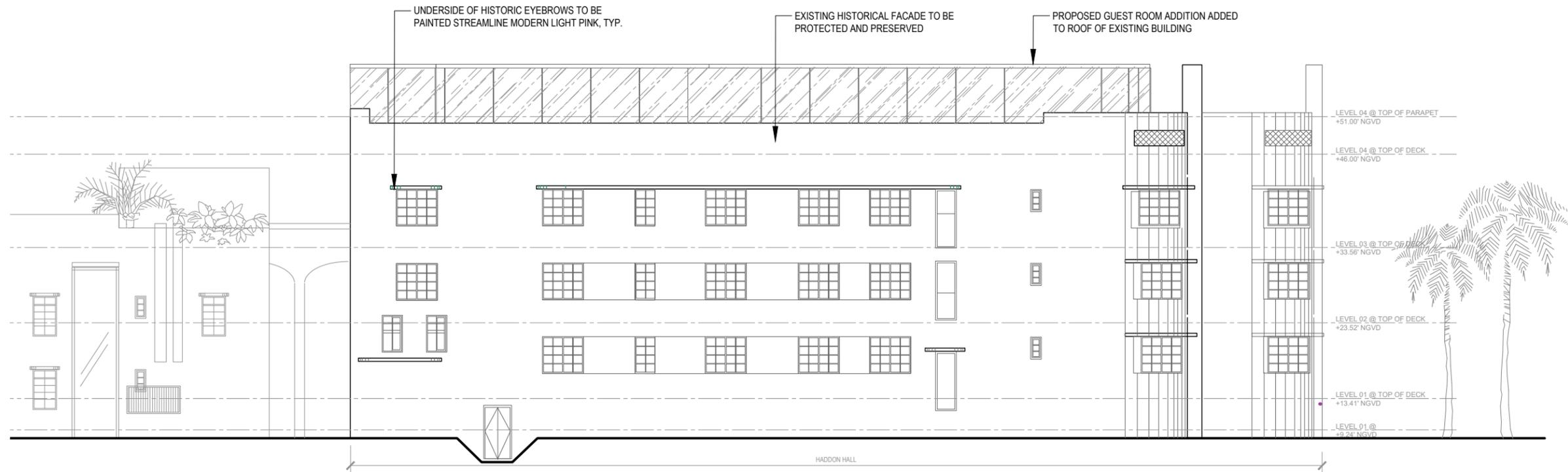
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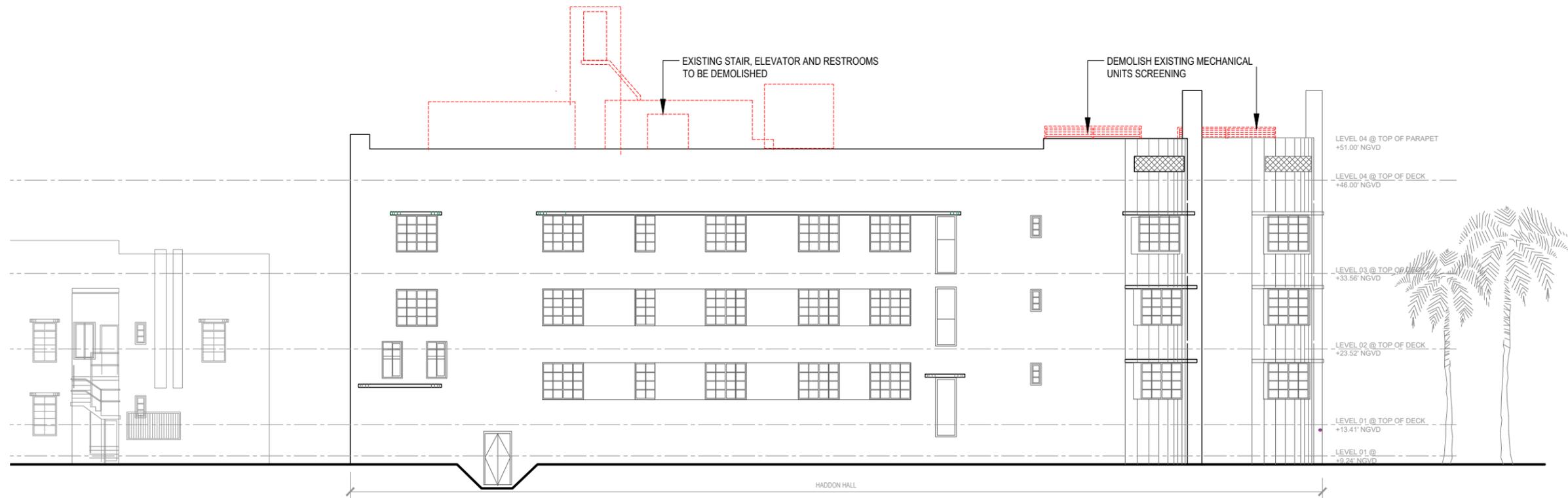
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DEMOLITION / PROPOSED
EAST ELEVATION



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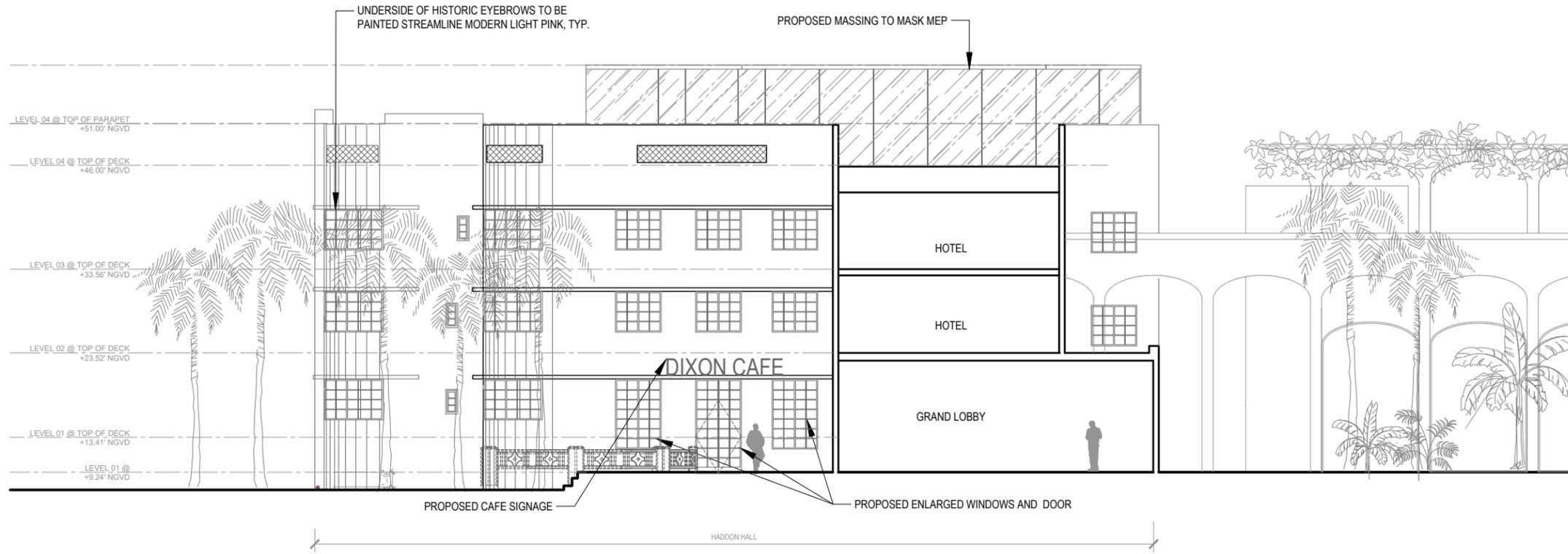
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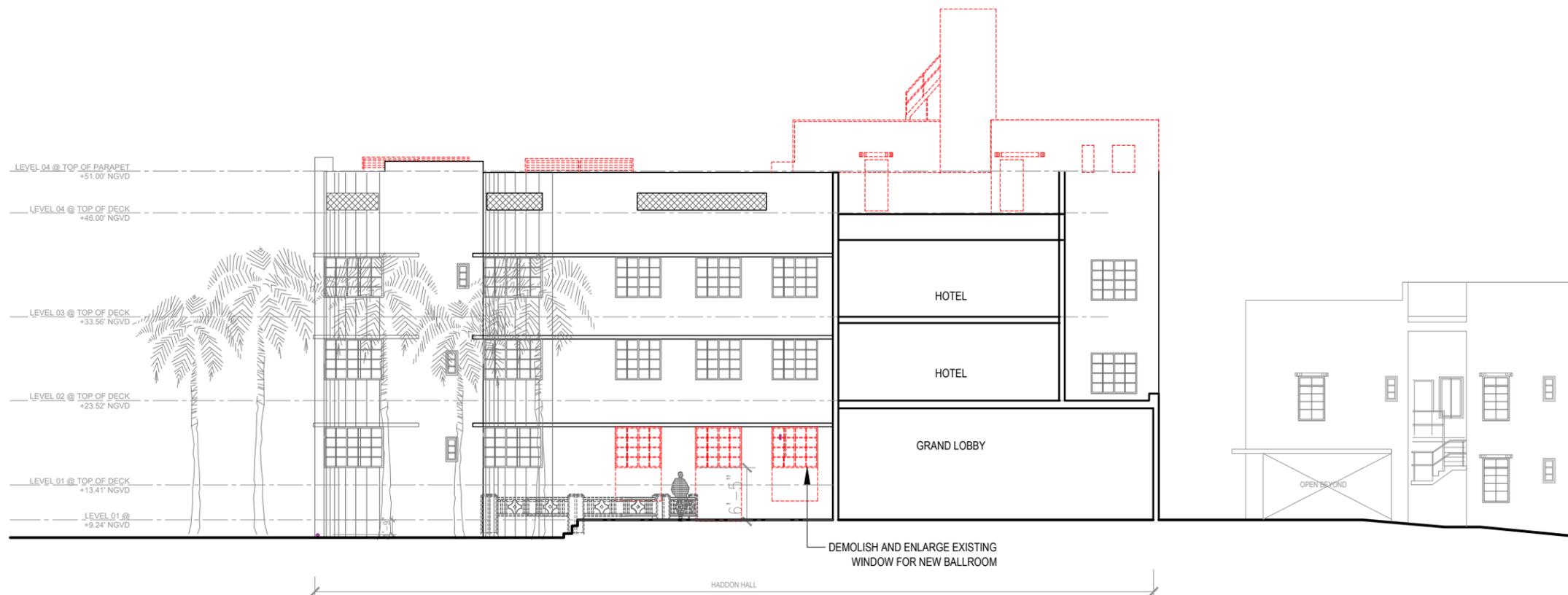
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DEMOLITION / PROPOSED SOUTH ELEVATION



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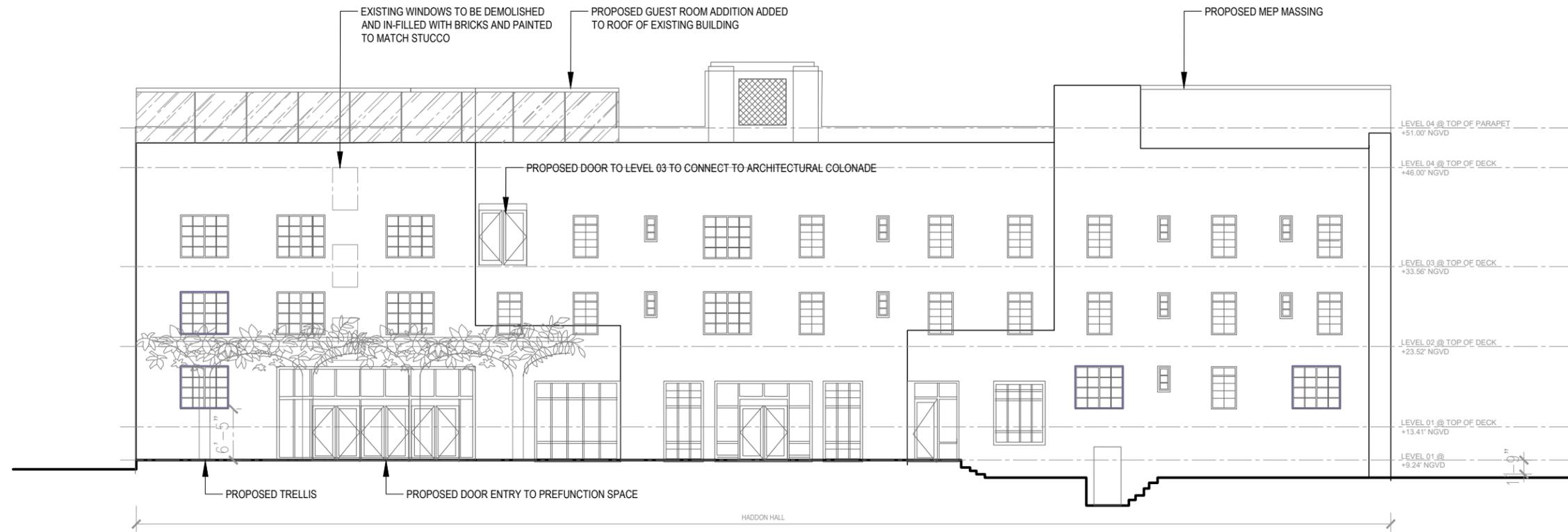
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DEMOLITION / PROPOSED SOUTH ELEVATION



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DEMOLITION



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 DANIA BEACH, FLORIDA 33004
 P: (954) 922-4551
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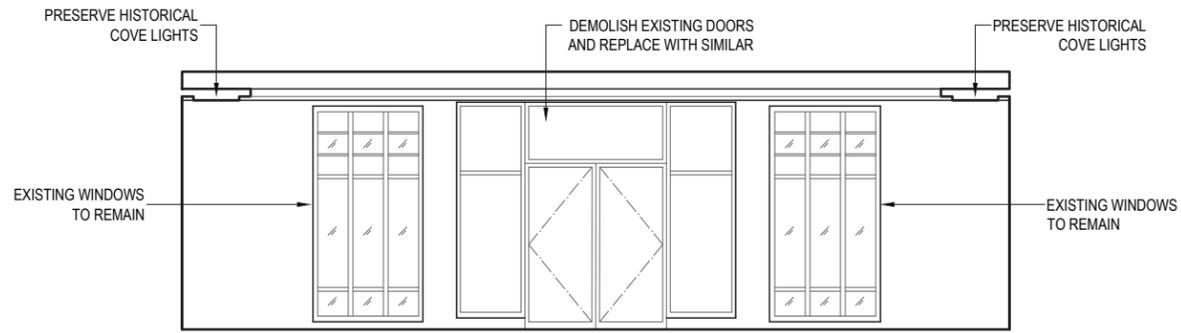
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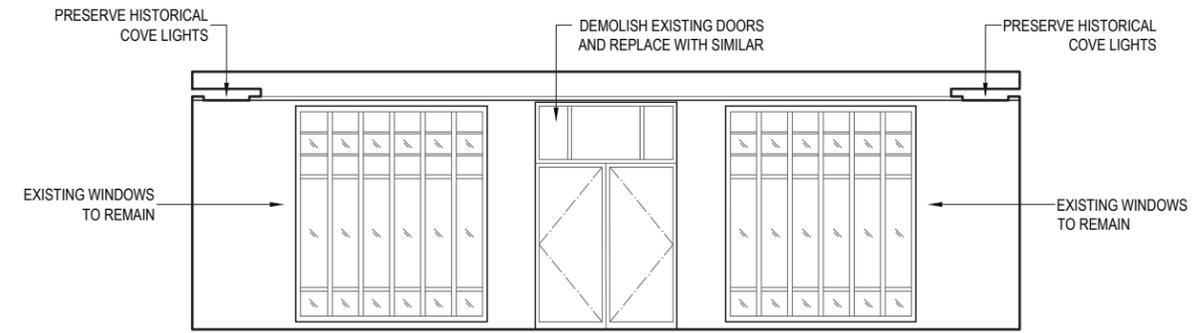
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DEMOLITION / PROPOSED WEST ELEVATION



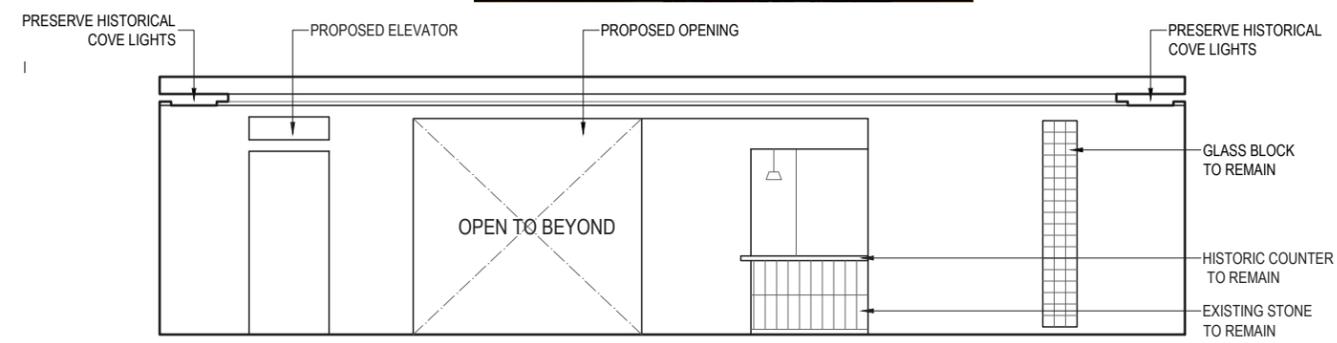
WEST PROPOSED LOBBY ELEVATION
SCALE: 1/8" = 1' 0"

(EXISTING ELEVATION WITH NO CHANGES)

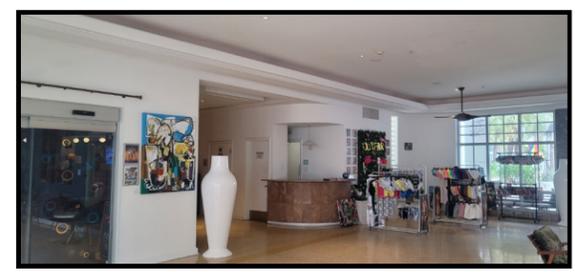


EAST PROPOSED LOBBY ELEVATION
SCALE: 1/8" = 1' 0"

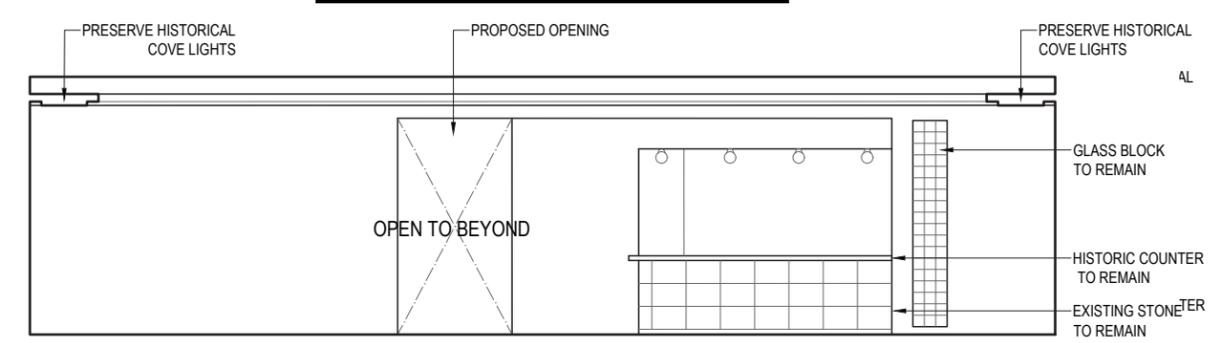
(EXISTING ELEVATION WITH NO CHANGES)



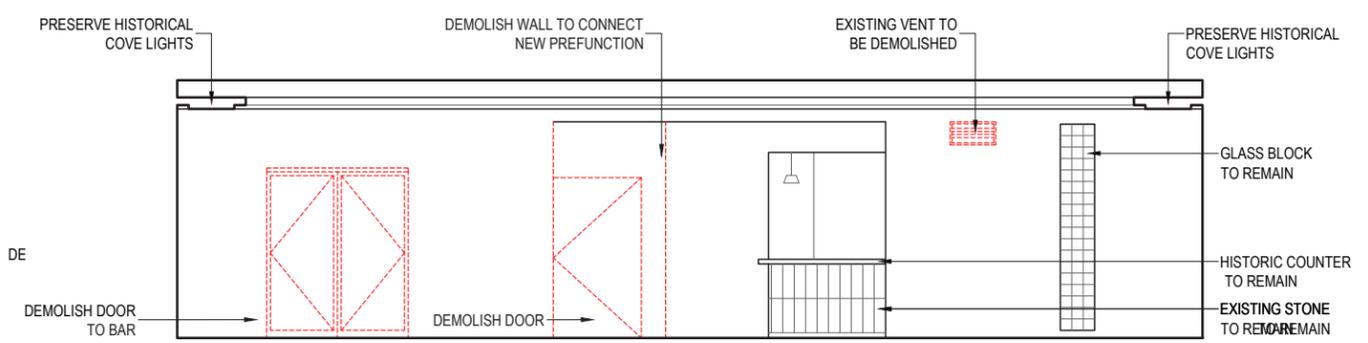
NORTH PROPOSED LOBBY ELEVATION
SCALE: 1/8" = 1' 0"



PROPOSED

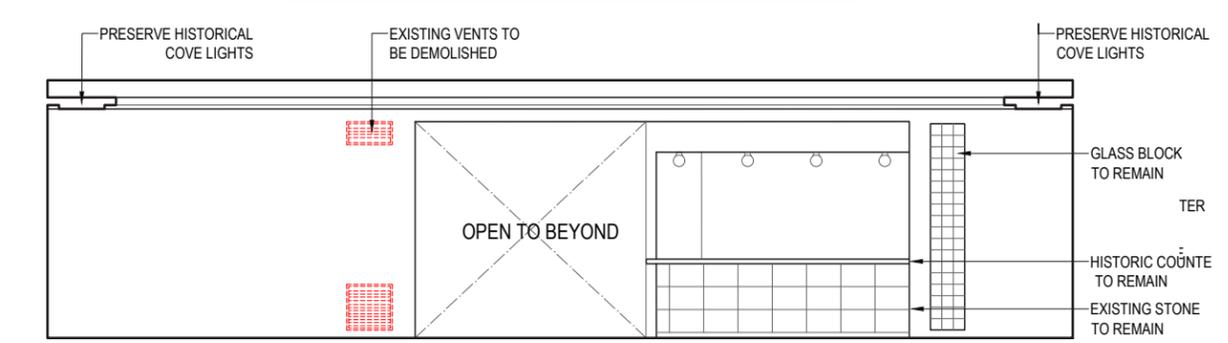


SOUTH PROPOSED LOBBY ELEVATION
SCALE: 1/8" = 1' 0"



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

DEMOLITION



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



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DANIA BEACH, FLORIDA 33004
P: (954) 922-4551
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INTERIOR ELEVATIONS
A1-28