

# **RESTORATION OF THE HISTORIC CAMPTON APARTMENTS**





HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING



**NR**  
architect

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MIAMI BEACH**

**1500 COLLINS +  
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**HISTORIC PHOTOS**





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**HISTORIC PHOTOS**  
  
**A2-02**





HISTORIC CONTEXT



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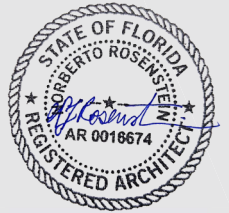
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HISTORIC PHOTOS  
A2-03





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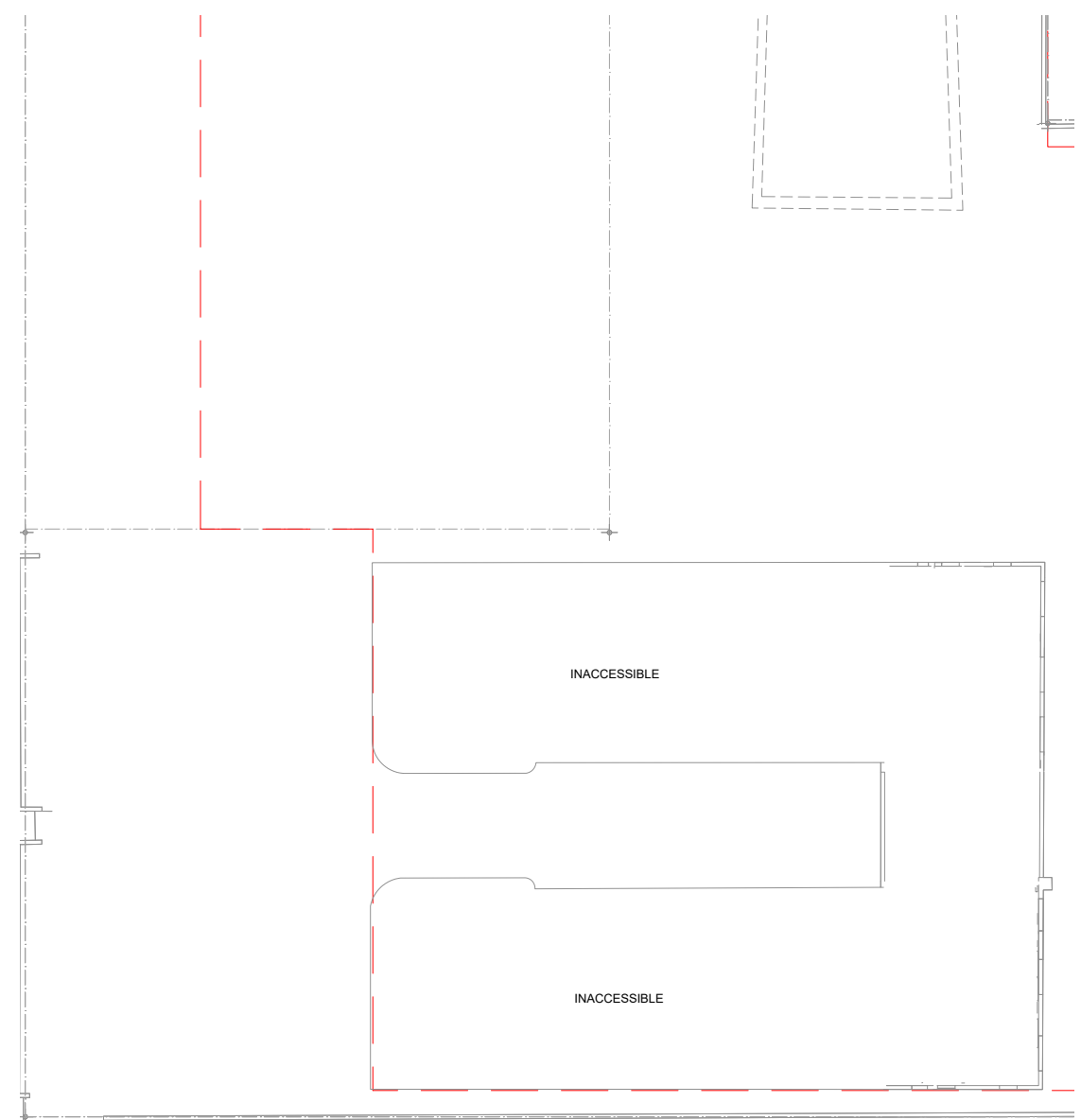
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DEMOLITION / PROPOSED  
- LEVEL 00  
  
A2-04



LEVEL 00: DEMOLITION

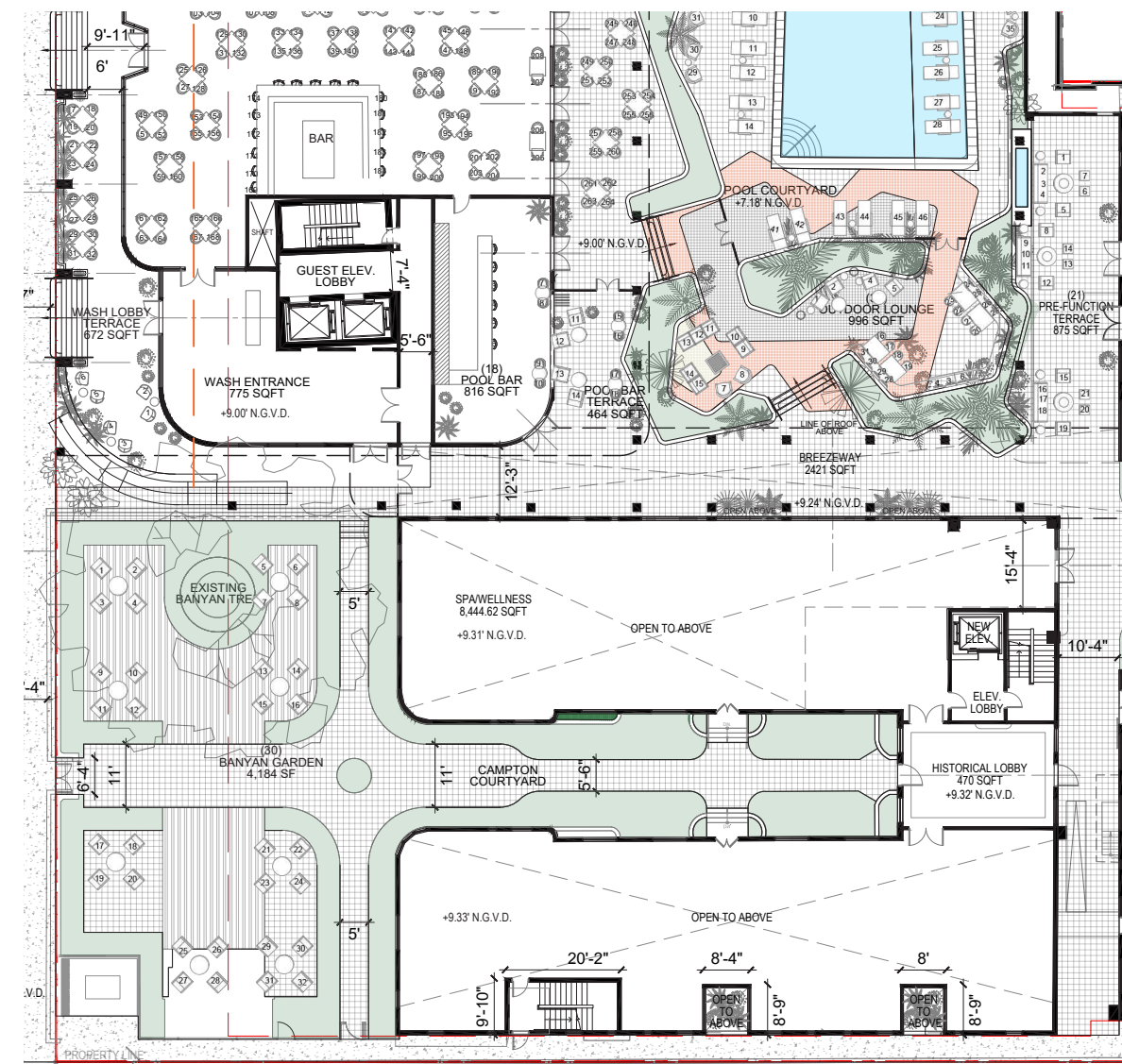
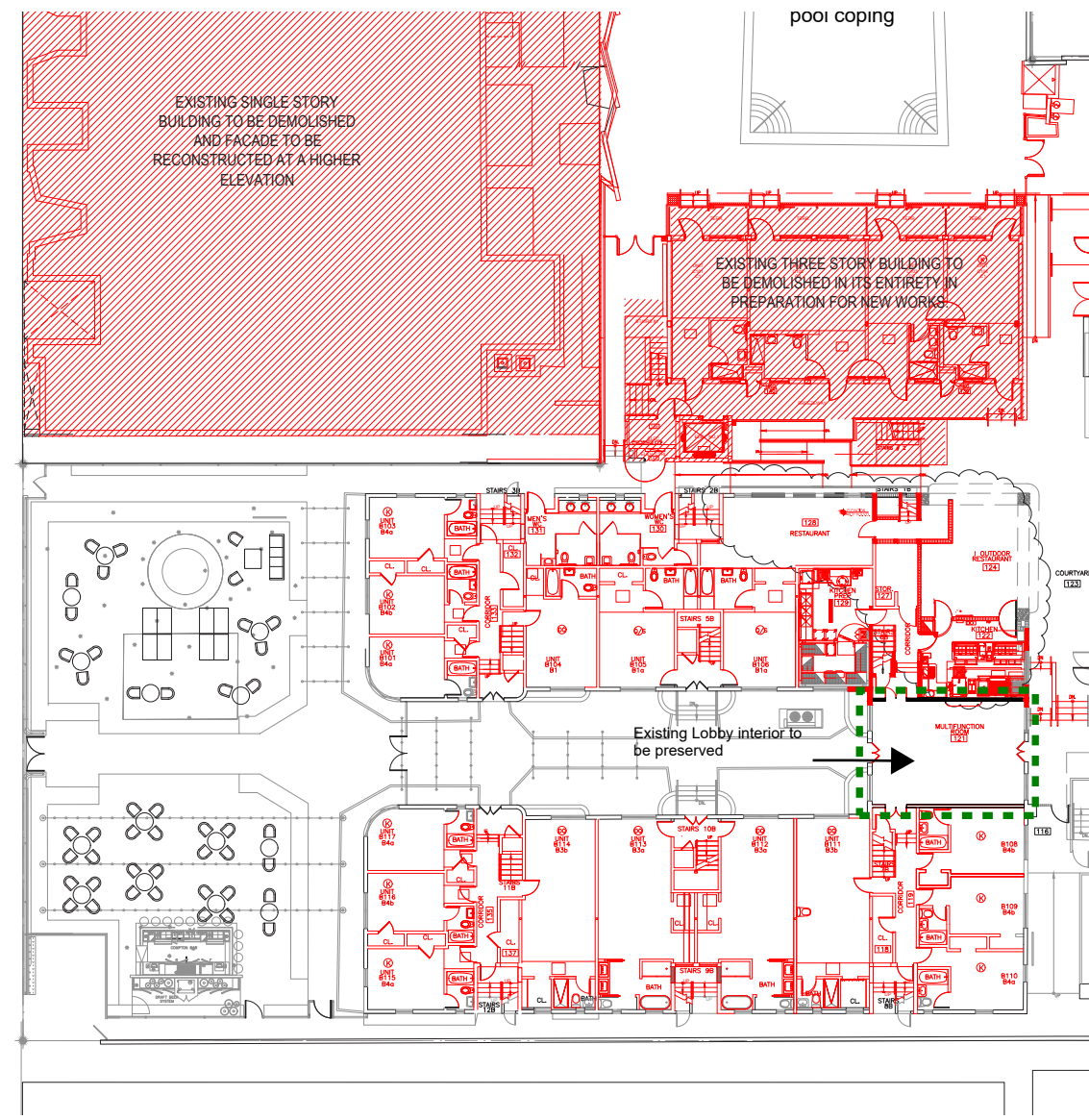


LEVEL 00: PROPOSED

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







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



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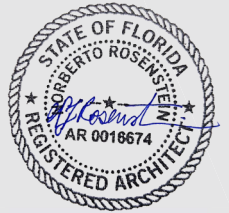
**DEMOLITION / PROPOSED**  
**- LEVEL 01**

A2-05









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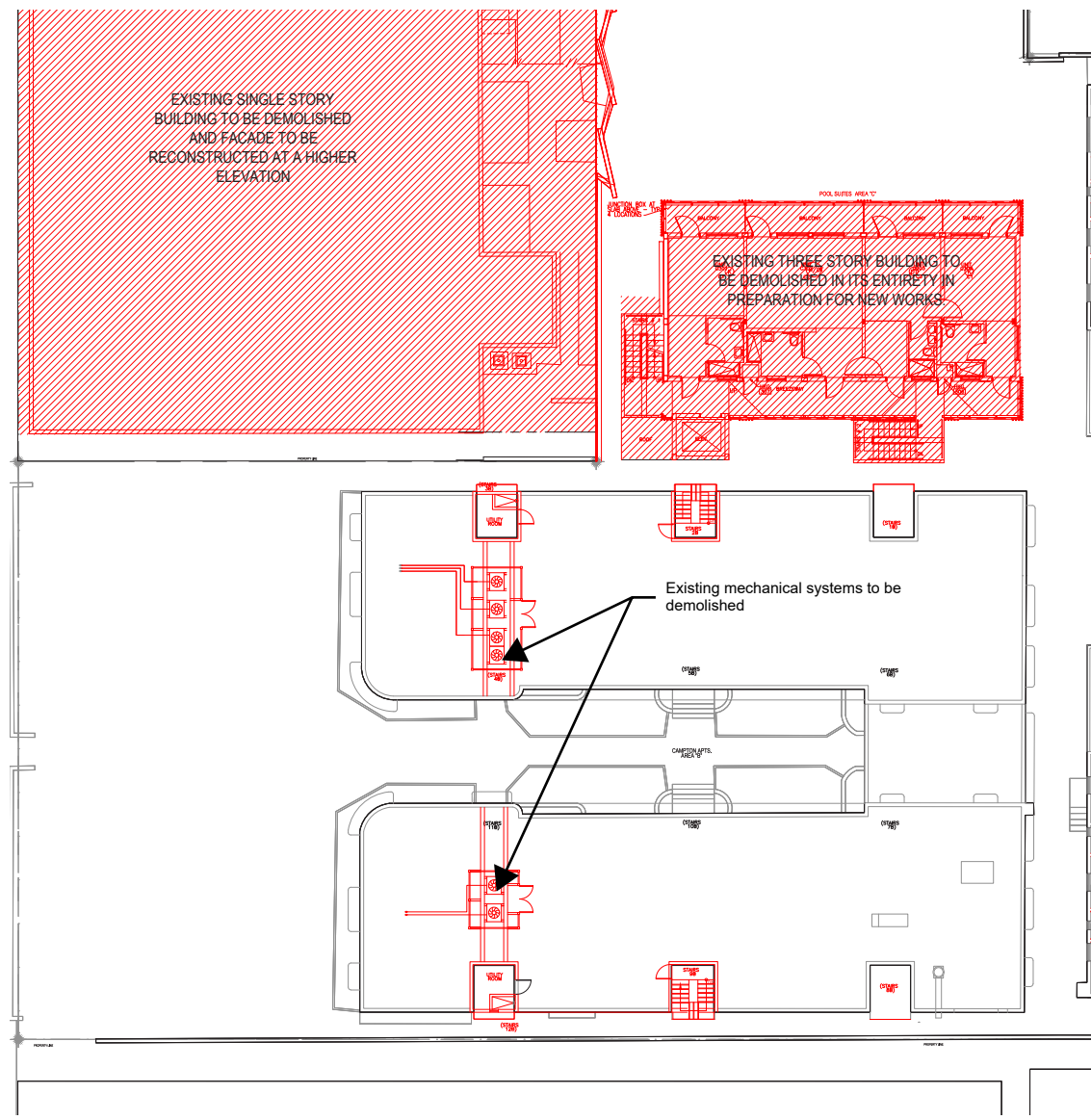
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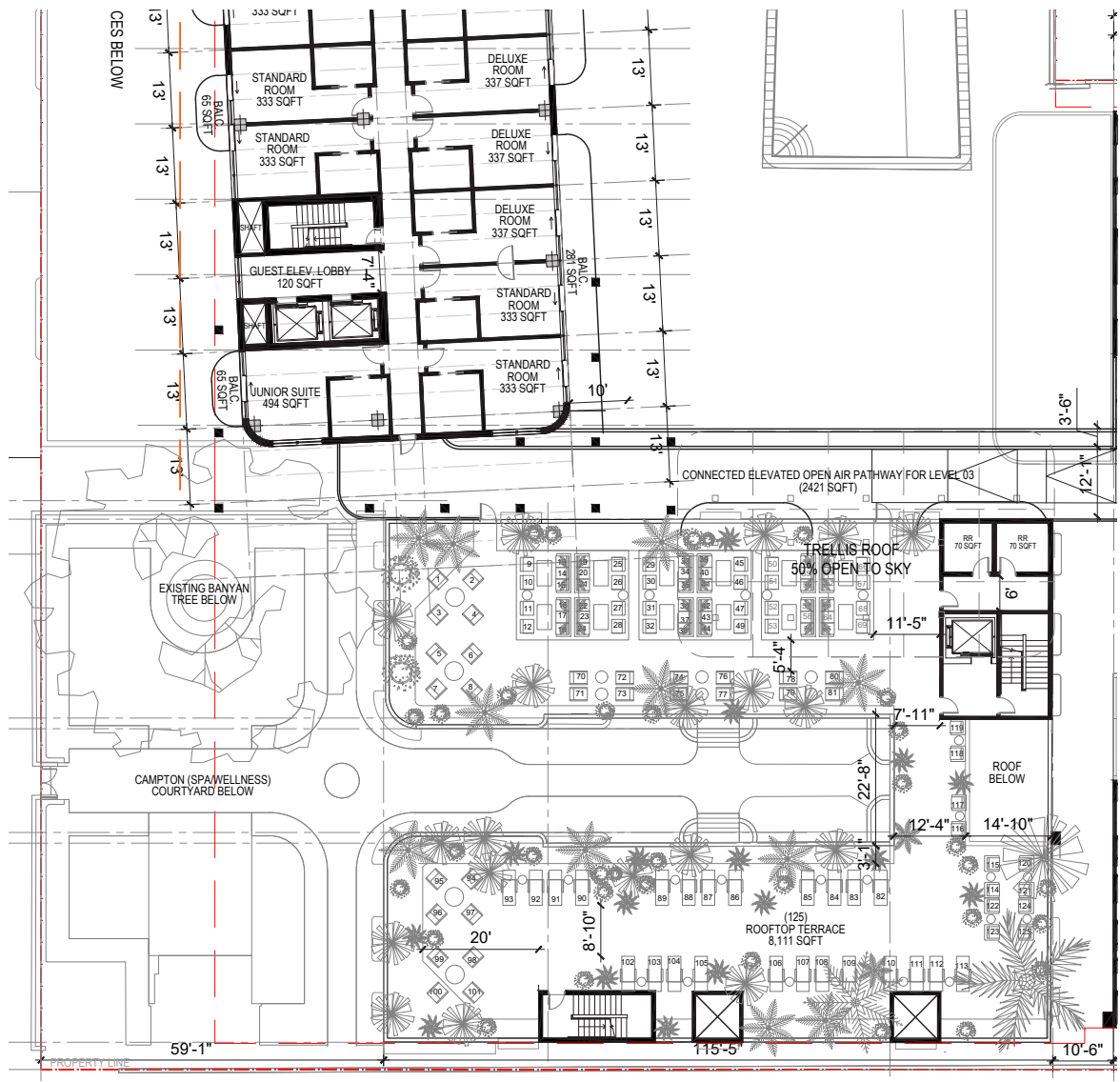
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DEMOLITION / PROPOSED  
- LEVEL 03  
  
A2-07



LEVEL 03: DEMOLITION

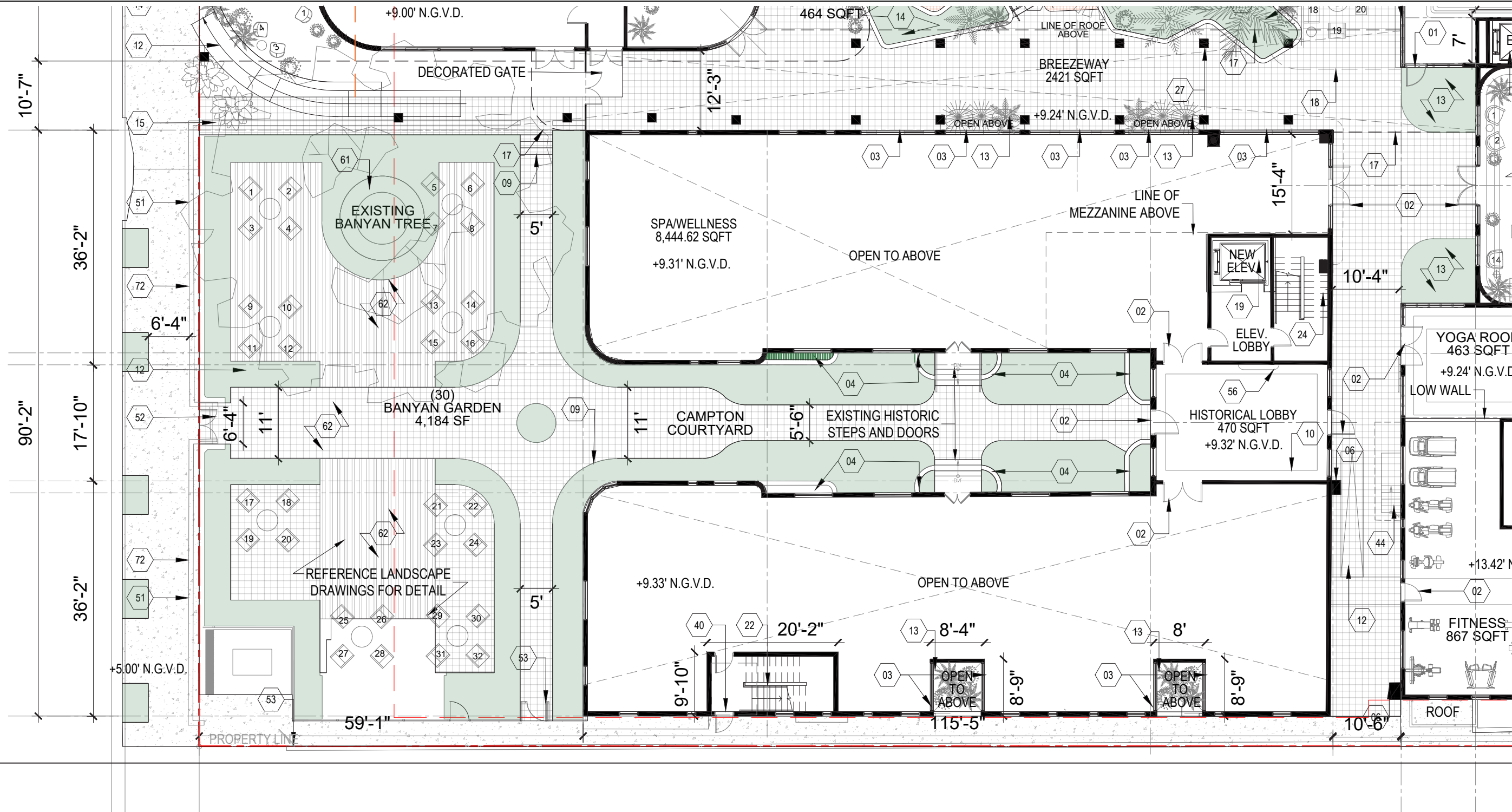


LEVEL 03: PROPOSED

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 ELEMETS 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

- 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
- 66

NEW ROOF SYSTEM
- 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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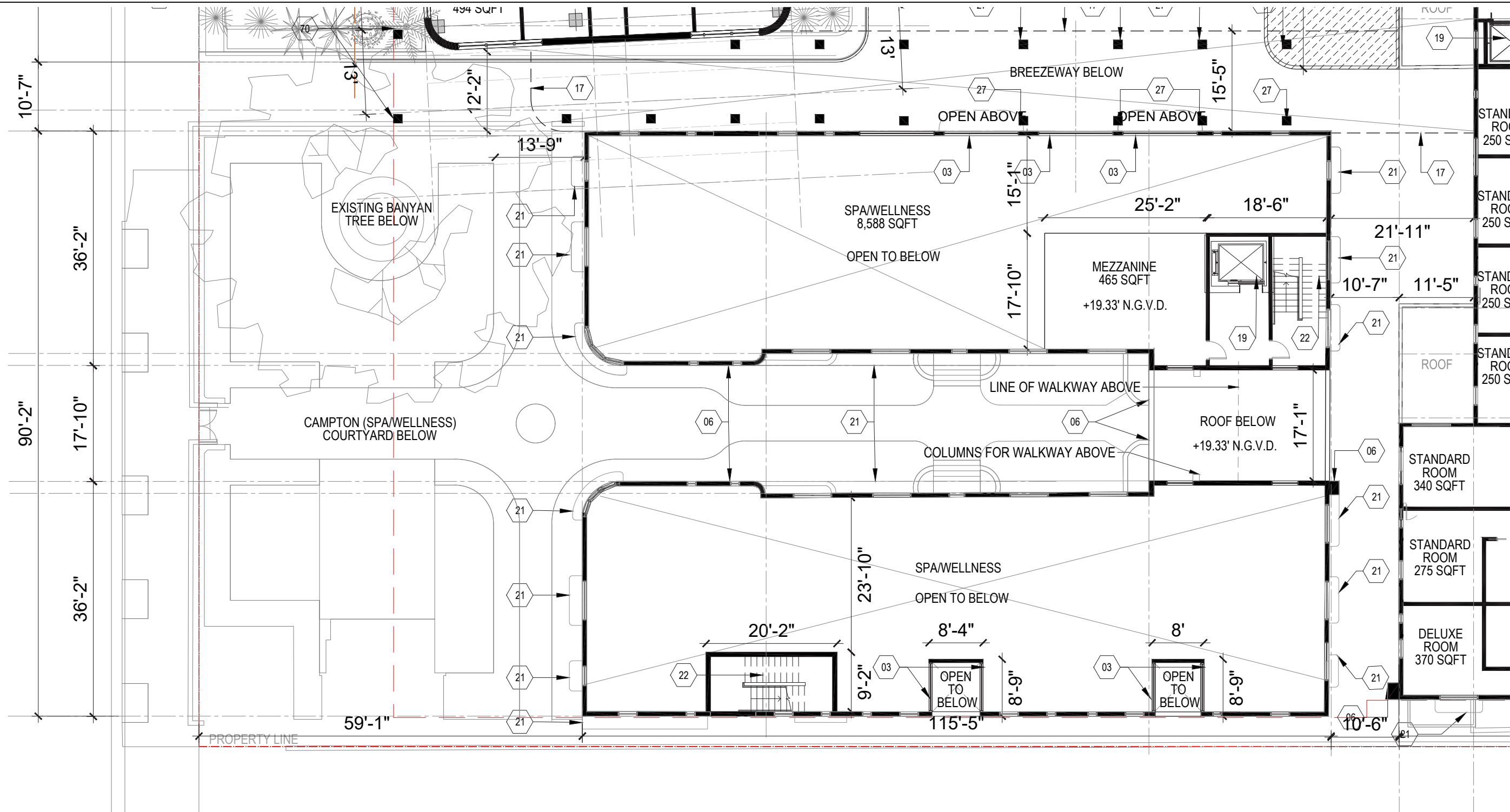
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ENLARGED PLAN -  
CAMPTON LEVEL 01  
  
A2-08





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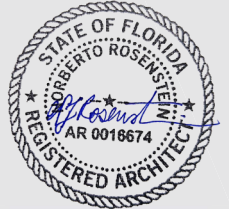
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### LEVEL 02: ENLARGED PLAN

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



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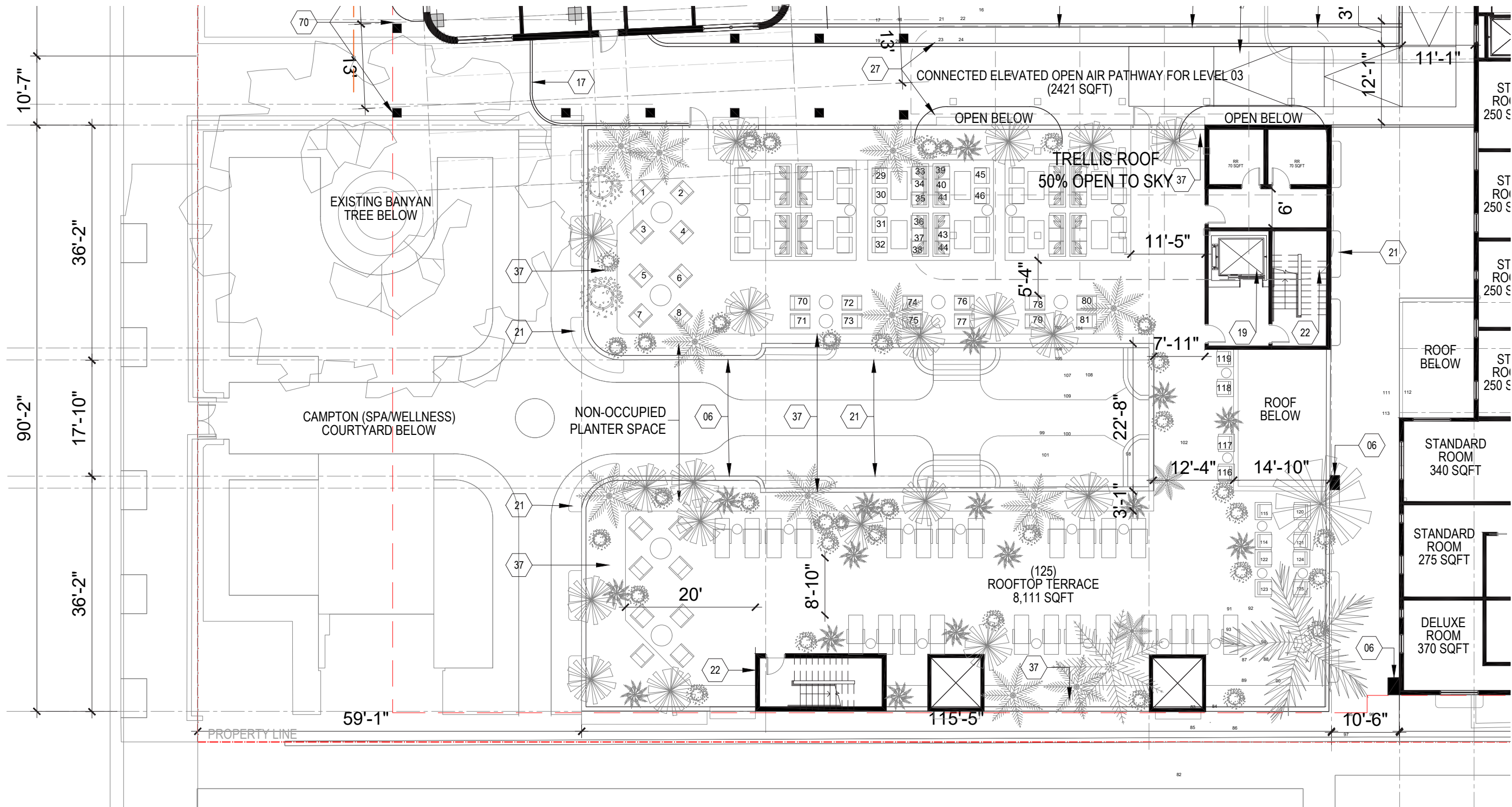
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ENLARGED PLAN -  
CAMPTON LEVEL 02

A2-09





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- POWDER COATED STEEL GUARDRAIL

**LEVEL 03: ENLARGED PLAN**

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



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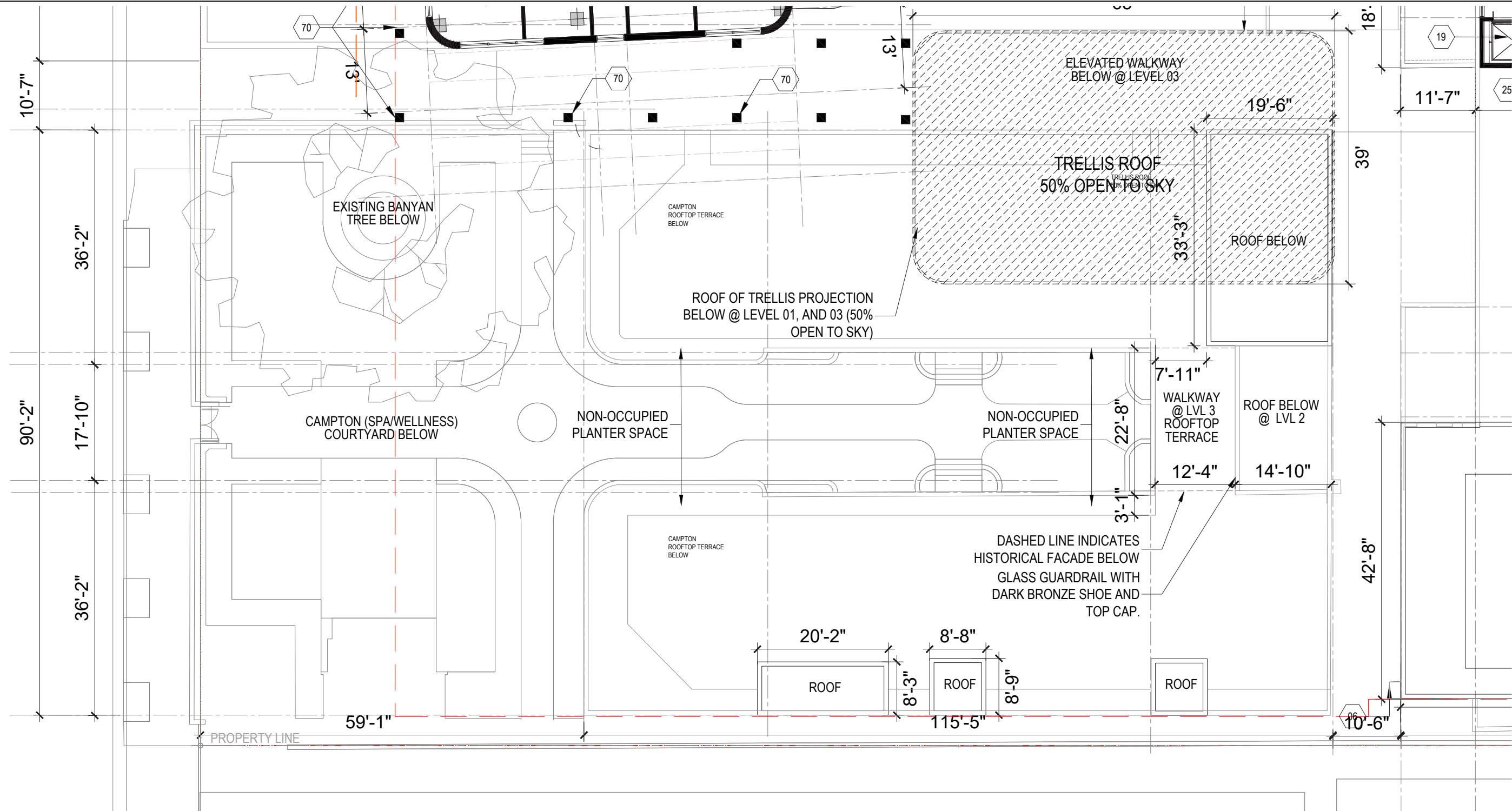
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**ENLARGED PLAN -**  
**CAMPTON LEVEL 03**

A2-10





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**LEVEL 04: ENLARGED PLAN**

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



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**ENLARGED PLAN -**  
**CAMPTON LEVEL 04**

A2-11



LEGEND

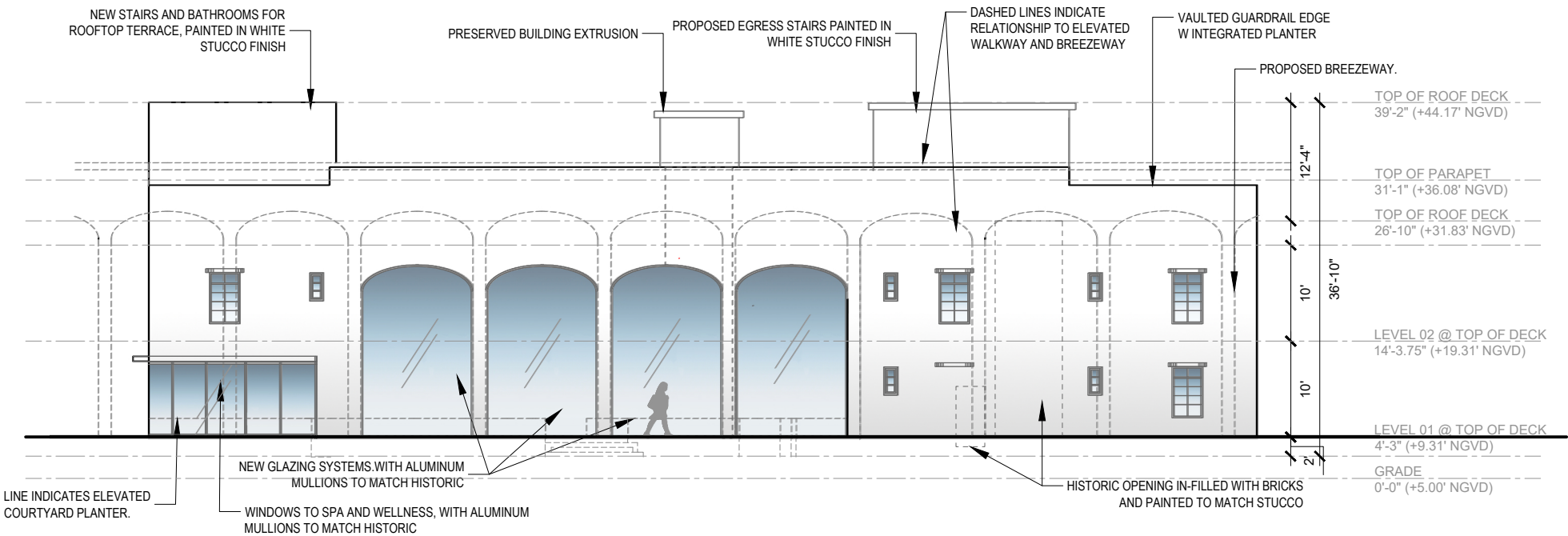
- EXISTING STRUCTURE TO BE DEMOLISHED IN ITS ENTIRETY
- EXISTING FLOOR TO BE DEMOLISHED
- EXISTING STRUCTURE TO REMAIN, PRESERVE AND PROTECT

GENERAL NOTES

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- 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
- 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

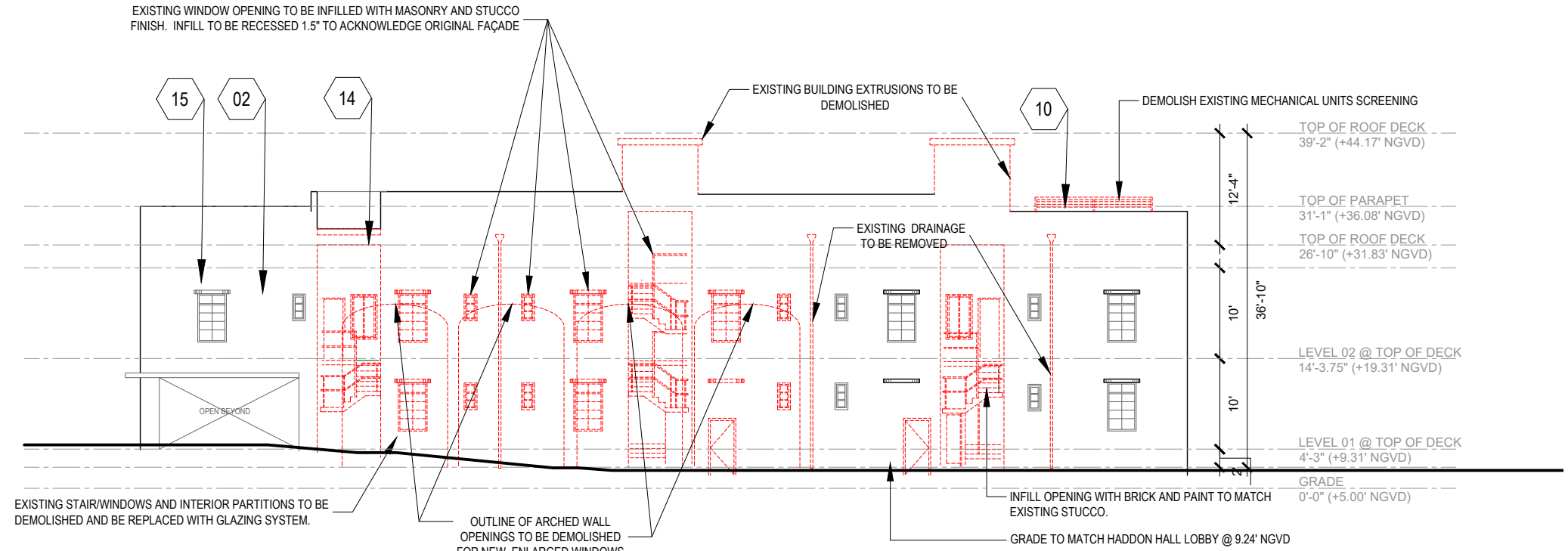
KEYNOTES

- EXISTING DOOR/WINDOW TO REMAIN
- EXISTING WINDOWS @ ENTIRE FACADE TO BE REPLACED WITH SIMILAR, TYP.
- EXISTING TERRAZZO FLOOR TO BE REMOVED AND REPLACED WITH SIMILAR
- EXISTING FINISH FLOOR ABOVE TERRAZZO TO BE REMOVED, TERRAZZO TO BE RESTORED
- EXISTING TERRAZZO FLOOR DETAIL TO BE REPAIRED, RESTORED AND PRESERVED
- EXISTING COLUMNS TO BE REMOVED
- FLOORING TO BE DEMOLISHED, AND TO RECEIVE NEW STRUCTURE
- HISTORIC FOUNTAIN LOCATION TO REMAIN, PRESERVED AND RETAINED
- EXISTING HISTORIC DOORS AND FRAMES TO REMAIN
- NEW ROOFING SYSTEM
- EXISTING EXTERIOR AND ON-GRADE PAVING TO BE REMOVED FOR NEW BREEZEWAY
- EXISTING OVERHANG TO REMAIN
- EXISTING PAVING TO BE REMOVED
- PAINTED STUCCO WALL, TYP.
- WINDOW EYEBROWS TO BE RESTORED AND PRESERVED, AND UNDERSIDE OF EYEBROW TO BE PAINTED STREAMLINE MODERN PINK, TYP.



1 | PROPOSED CAMPTON APT NORTH ELEVATION

PROPOSED



2 | DEMOLITION CAMPTON APT NORTH ELEVATION

DEMOLITION

CAMPTON APT. NORTH FACADE ELEVATION

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



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DEMOLITION / PROPOSED  
NORTH ELEVATION



LEGEND

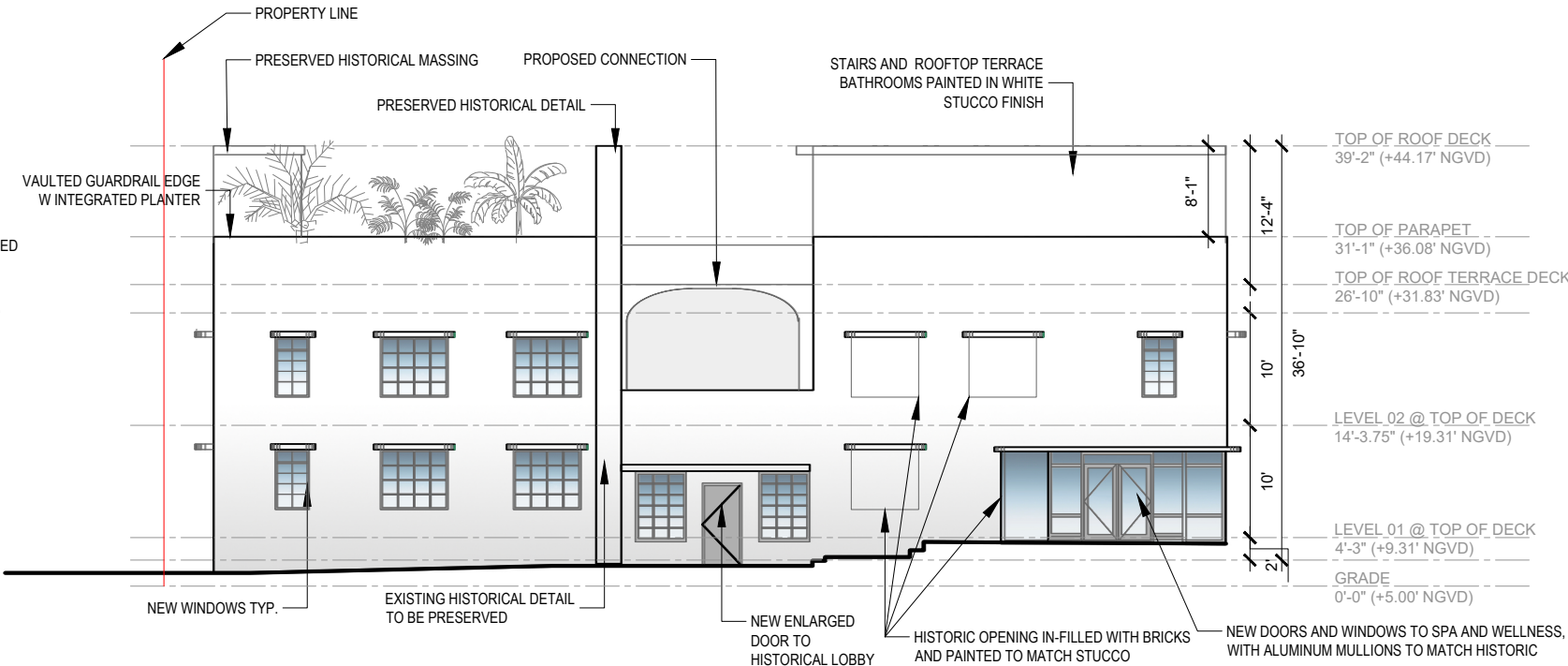
- EXISTING STRUCTURE TO BE DEMOLISHED IN ITS ENTIRETY
- EXISTING FLOOR TO BE DEMOLISHED
- EXISTING STRUCTURE TO REMAIN, PRESERVE AND PROTECT

GENERAL NOTES

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KEYNOTES

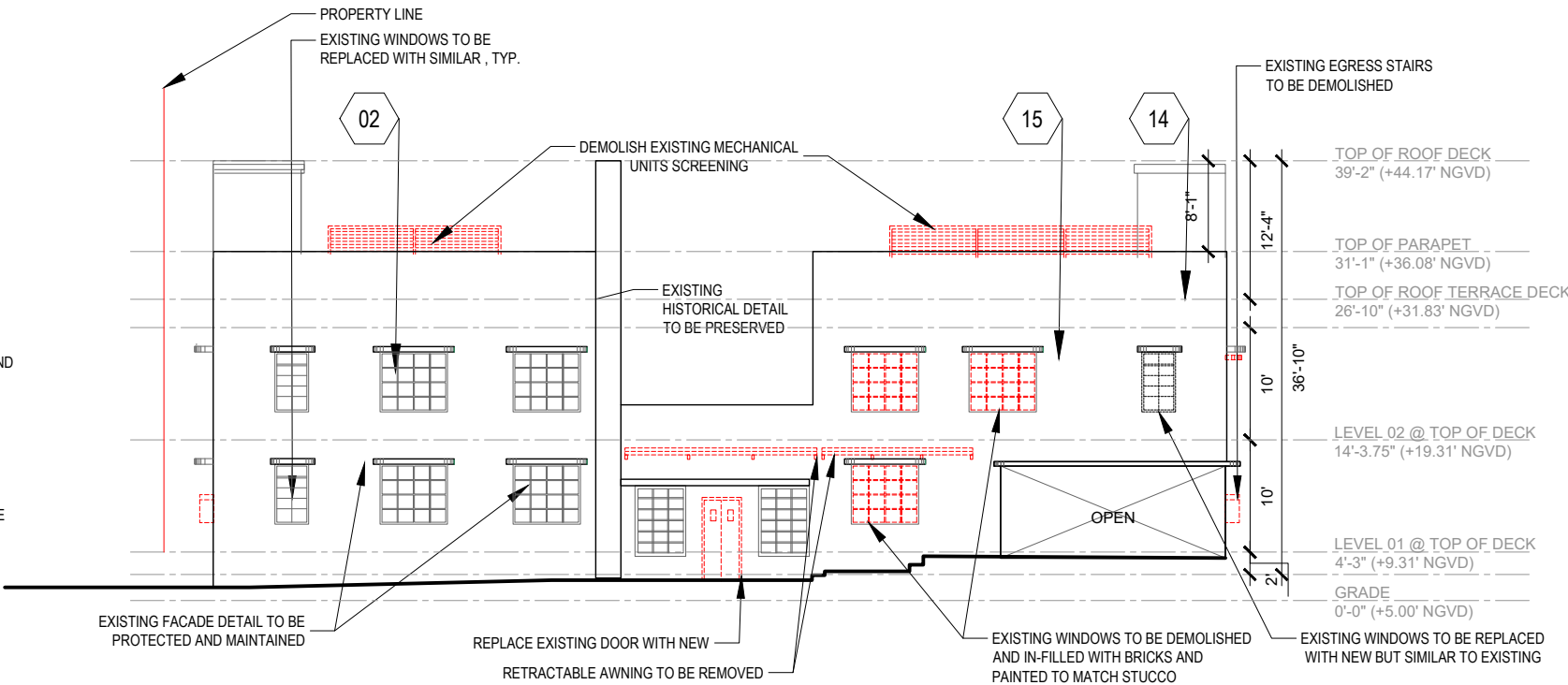
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1 | PROPOSED CAMPTON APT EAST ELEVATION

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

PROPOSED



2 | DEMOLITION CAMPTON APT EAST ELEVATION

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

DEMOLITION

CAMPTON APT. EAST FACADE ELEVATION

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



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33139**

**DEMOLITION / PROPOSED  
EAST ELEVATION**

**A2-13**



LEGEND

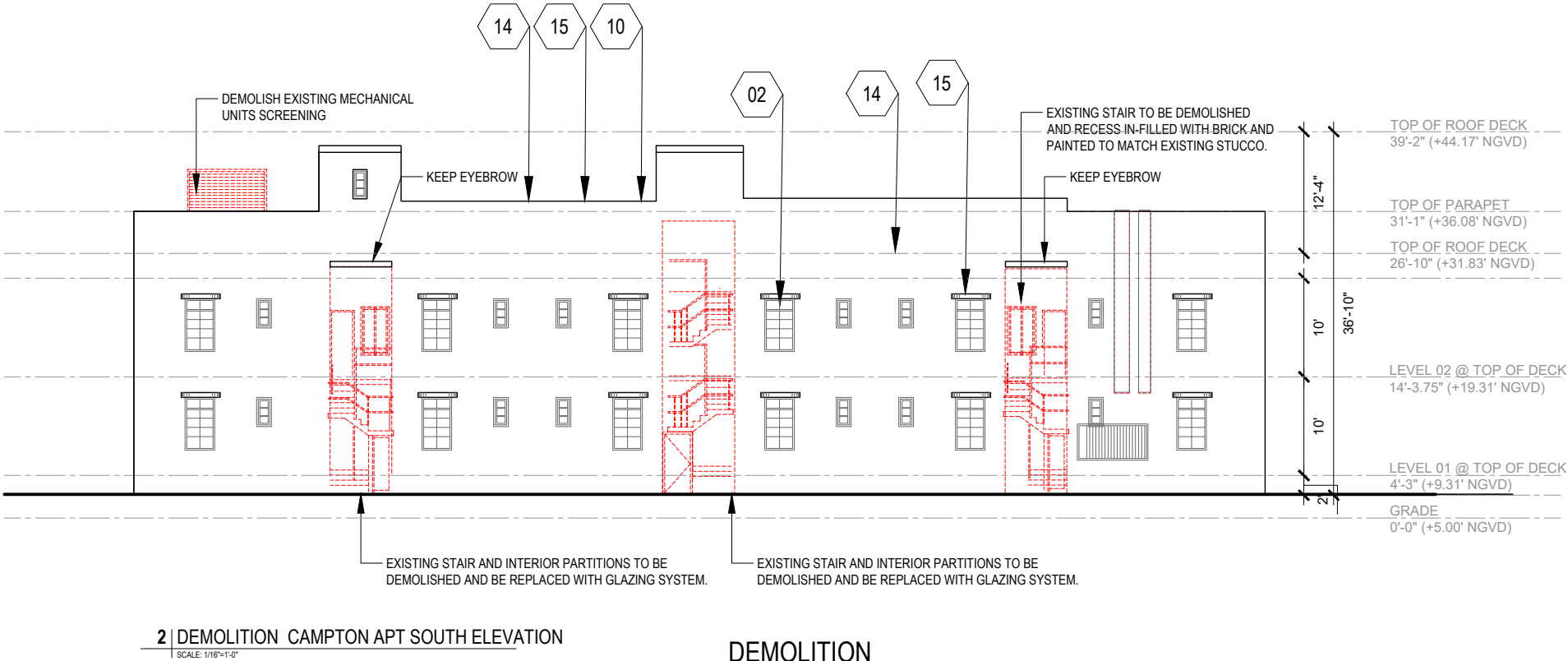
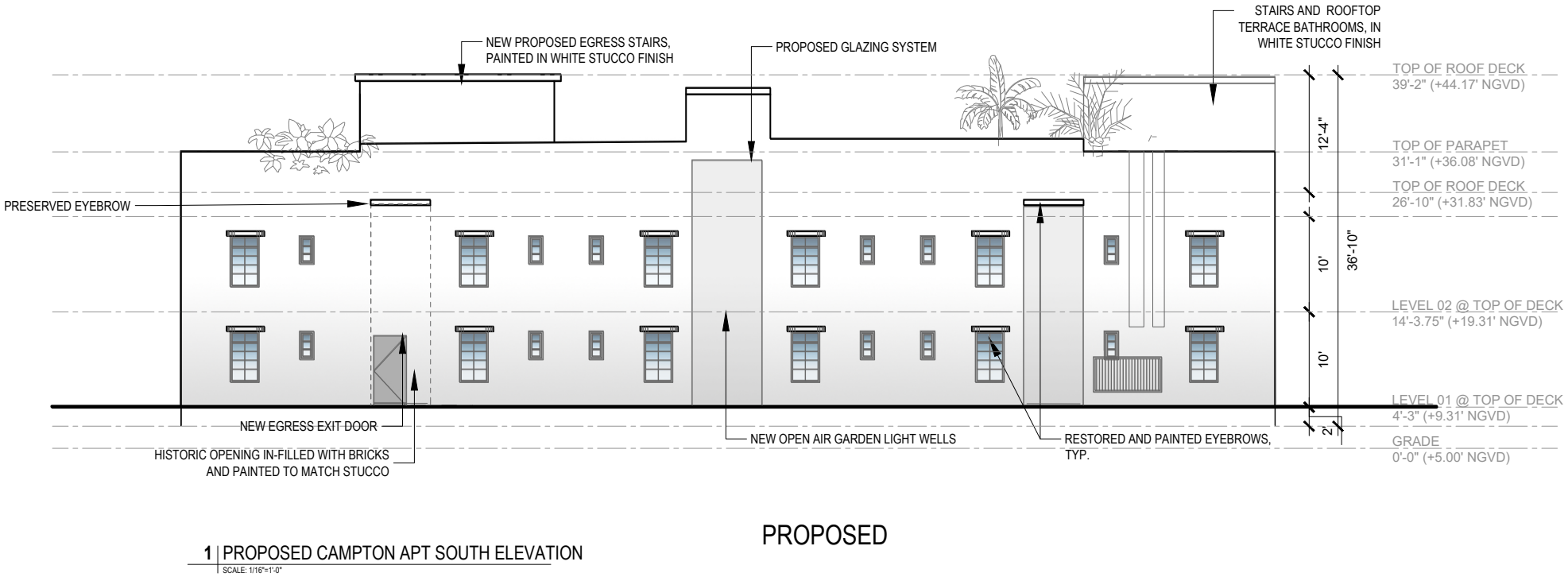
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- 15 WINDOW EYEBROWS TO BE RESTORED AND PRESERVED, AND UNDERSIDE OF EYEBROW TO BE PAINTED STREAMLINE MODERN PINK, TYP.
- 16 NOT USED



CAMPTON APT. SOUTH FACADE ELEVATION

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



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**DEMOLITION / PROPOSED  
SOUTH ELEVATION**  
A2-14



LEGEND

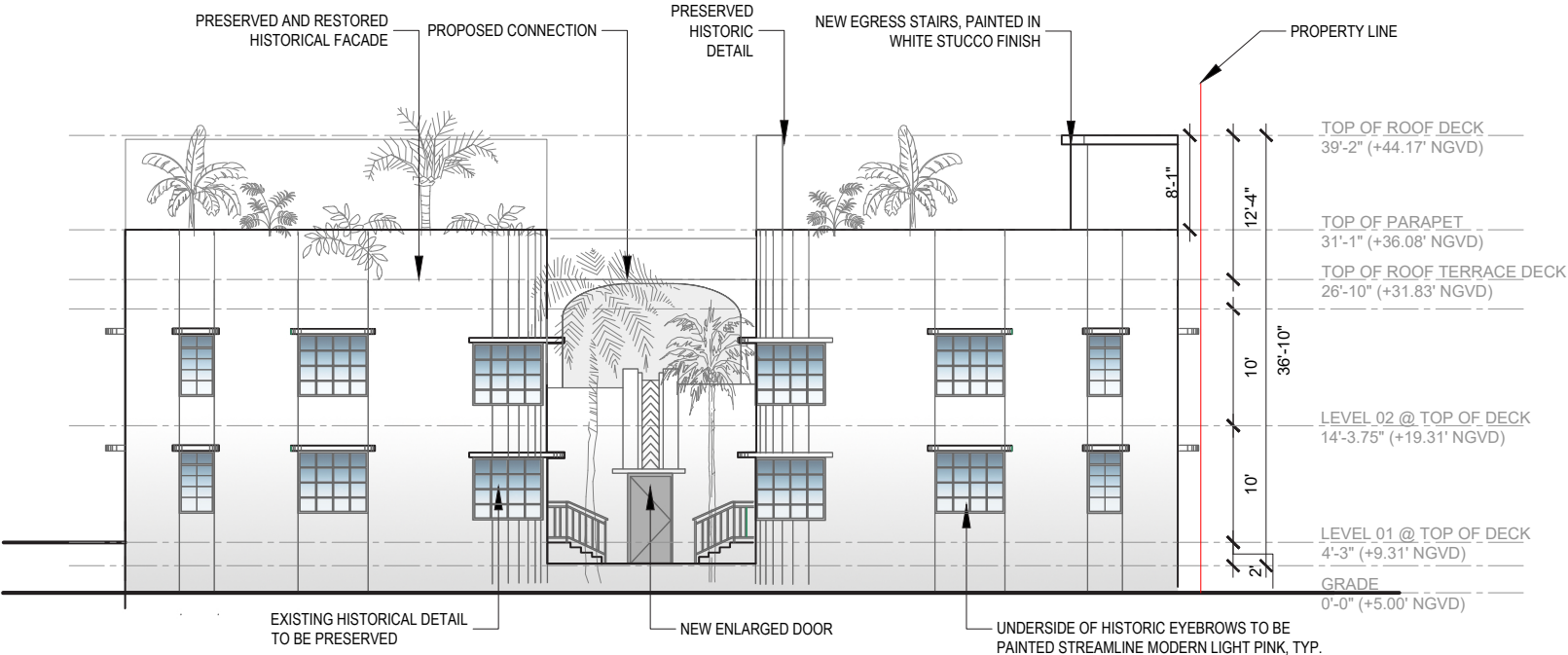
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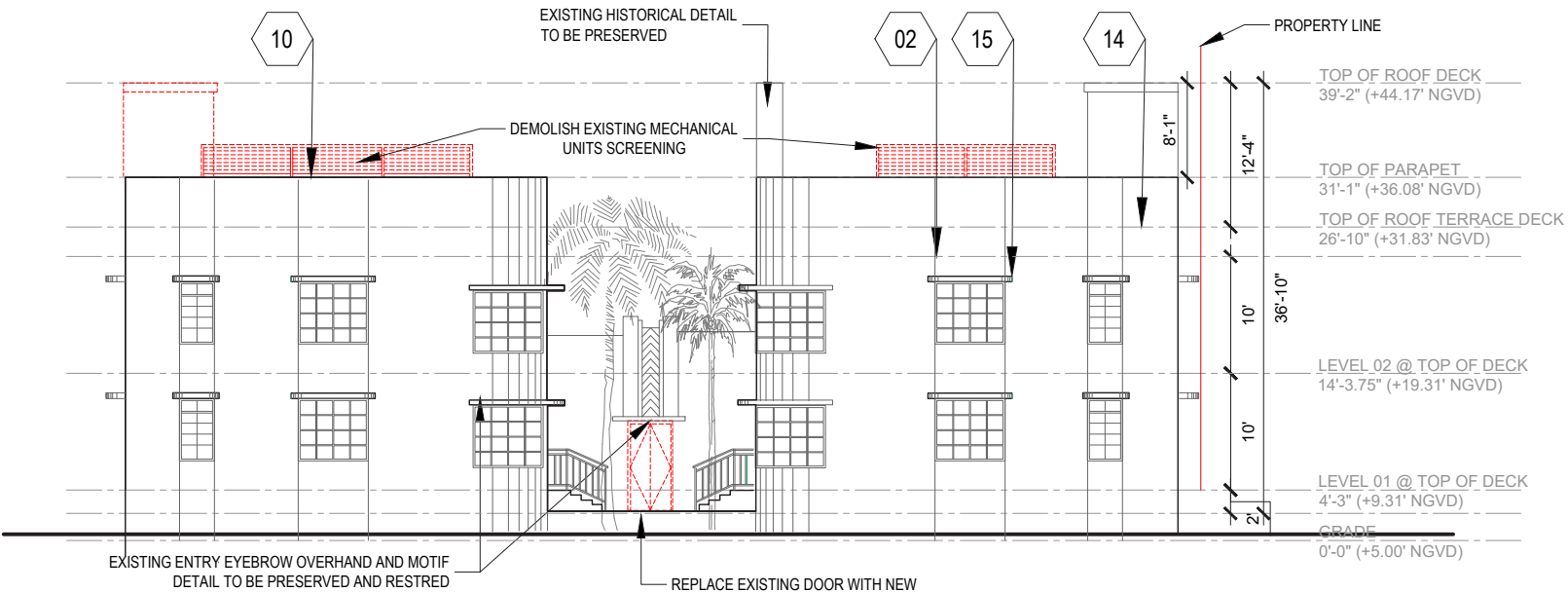
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1 | PROPOSED CAMPTON APT WEST ELEVATION

PROPOSED



2 | DEMOLITION CAMPTON APT WEST ELEVATION

DEMOLITION

CAMPTON APT. WEST FACADE ELEVATION

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



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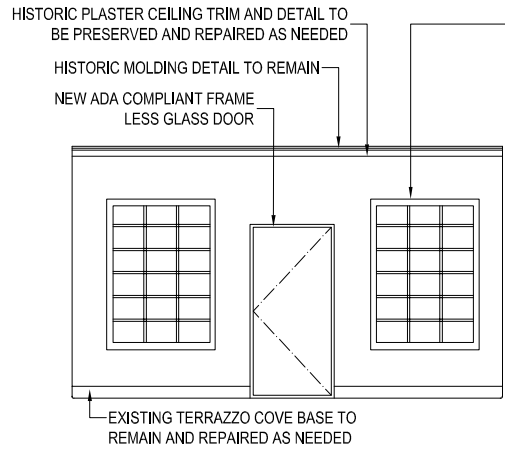
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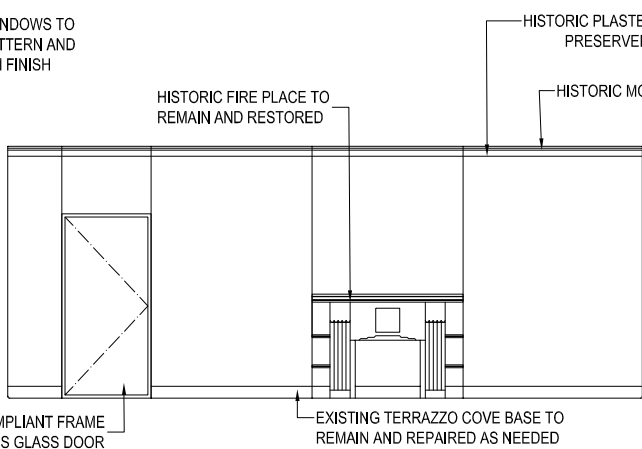
DEMOLITION / PROPOSED  
WEST ELEVATION

A2-15

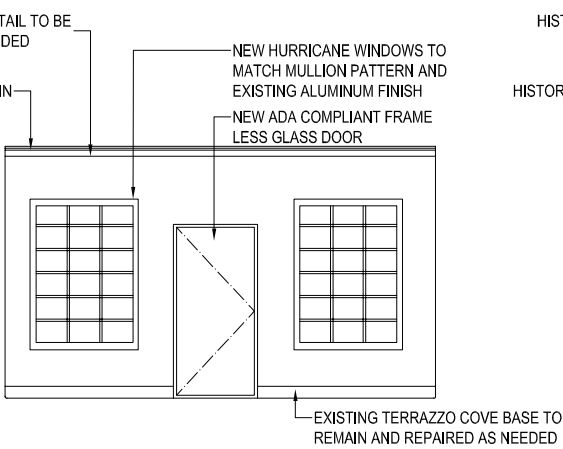




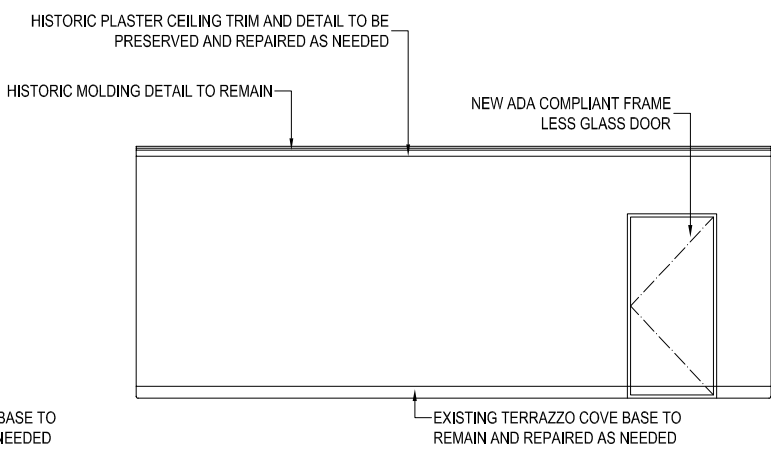
EAST PROPOSED LOBBY ELEVATION  
SCALE: 1/8" = 1' 0"



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



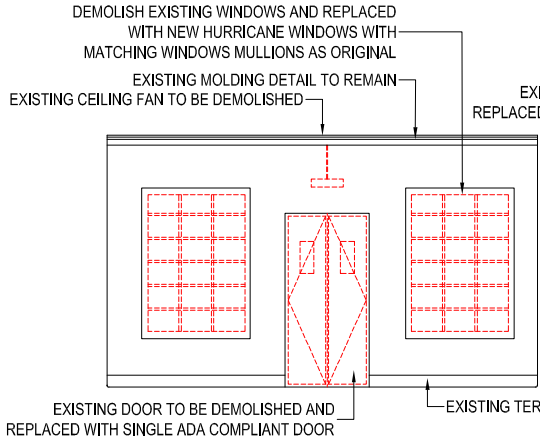
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SCALE: 1/8" = 1' 0"



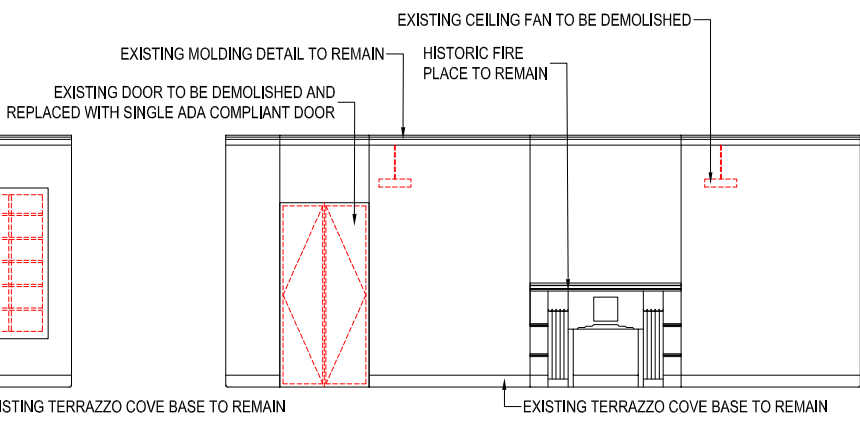
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SCALE: 1/8" = 1' 0"



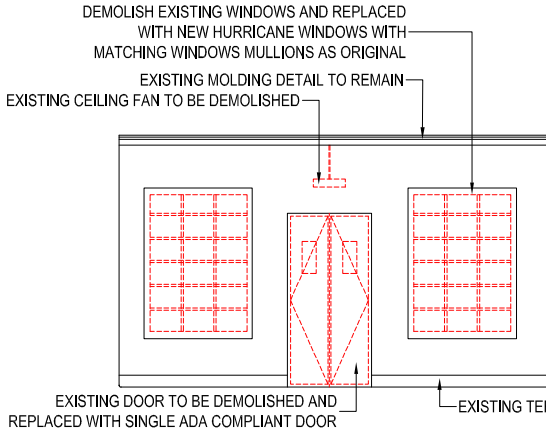
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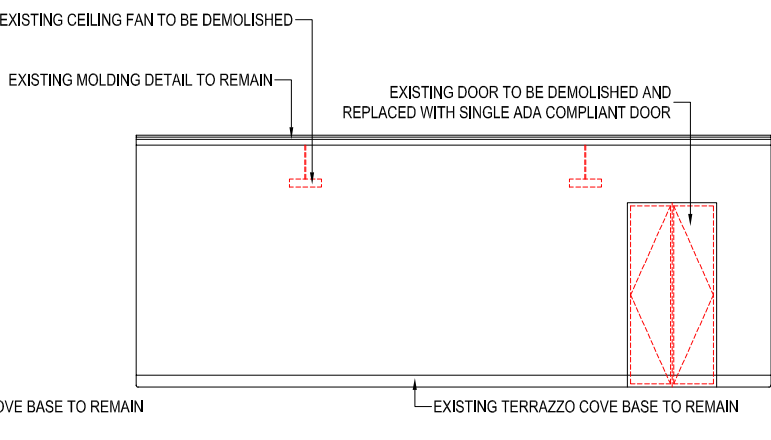
EAST PROPOSED LOBBY ELEVATION  
SCALE: 1/8" = 1' 0"



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



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



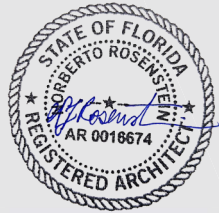
EAST PROPOSED LOBBY ELEVATION  
SCALE: 1/8" = 1' 0"



DEMOLITION



CAMPTON APT.  
INTERIOR ELEVATIONS  
SCALE: 1/8" = 1'-0"



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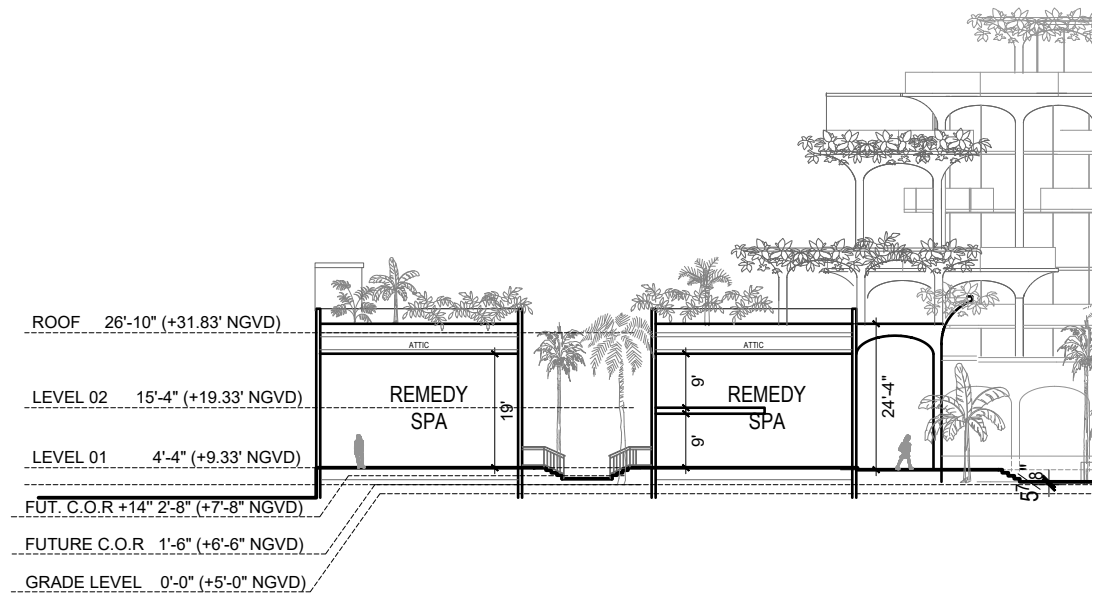
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33139  
  
INTERIOR ELEVATIONS  
  
A2-16





CAMPTON APT. SECTION CUT  
SCALE: 1/32" = 1'-0"



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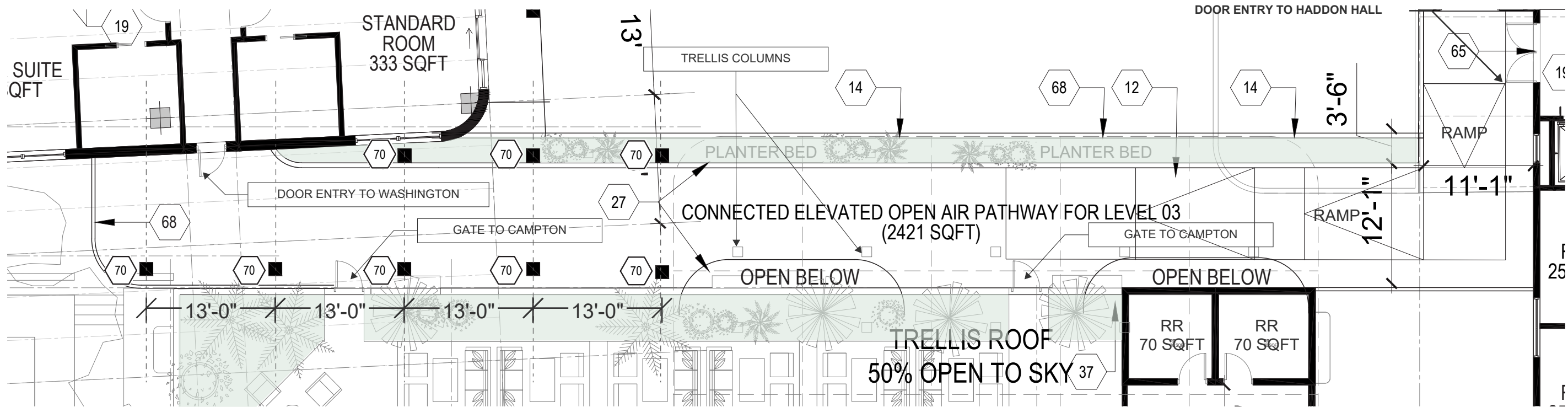
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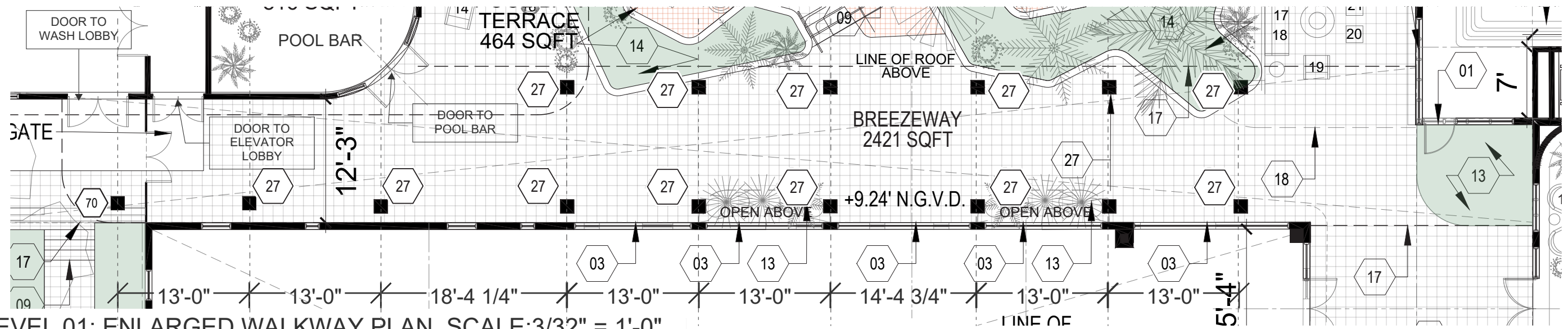
SECTION AT  
CAMPTON APT.

A2-17





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



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

#### GENERAL NOTES

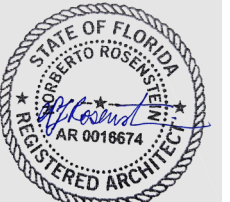
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- 03 NEW ENLARGED WINDOWS (REFERENCE ELEVATIONS)
- 12 NEW RAMP
- 13 GARDEN BED WITH INTEGRATED IRRIGATION
- 14 ELEVATED STUCCO PLANTER WITH INTEGRATED IRRIGATION AND DRAINAGE
- 15 PLANTER BEDS WITH INTEGRATED IRRIGATION AND DRAINAGE

- 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
- 67 BACKLIT TERRACOTTA BREEZE BLOCK MECHANICAL SCREENING
- 68 POWDER COATED STEEL GUARDRAIL
- 70 NON STRUCTURAL VERTICAL DETAIL



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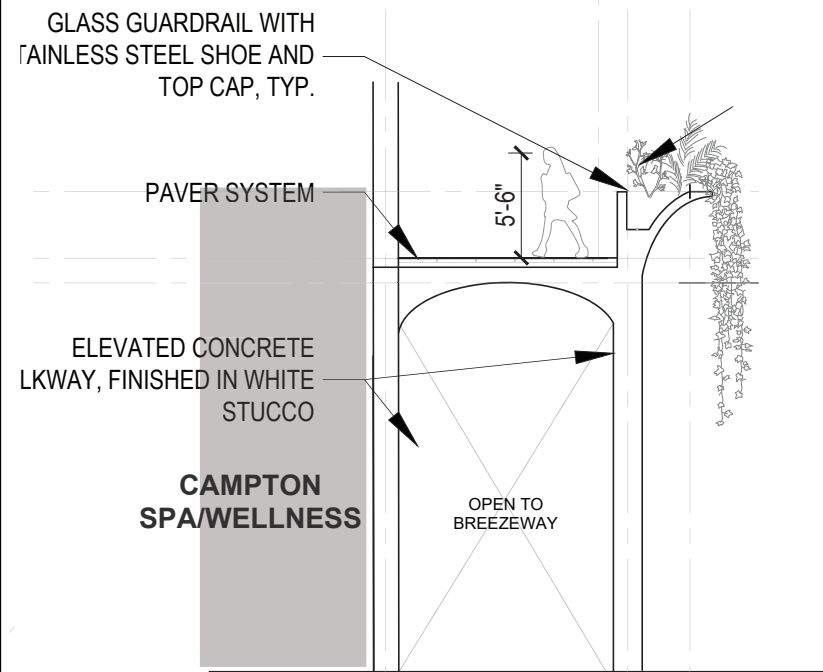
ENLARGED PLAN -  
WALKWAY AT CAMP APTS.

A2-18

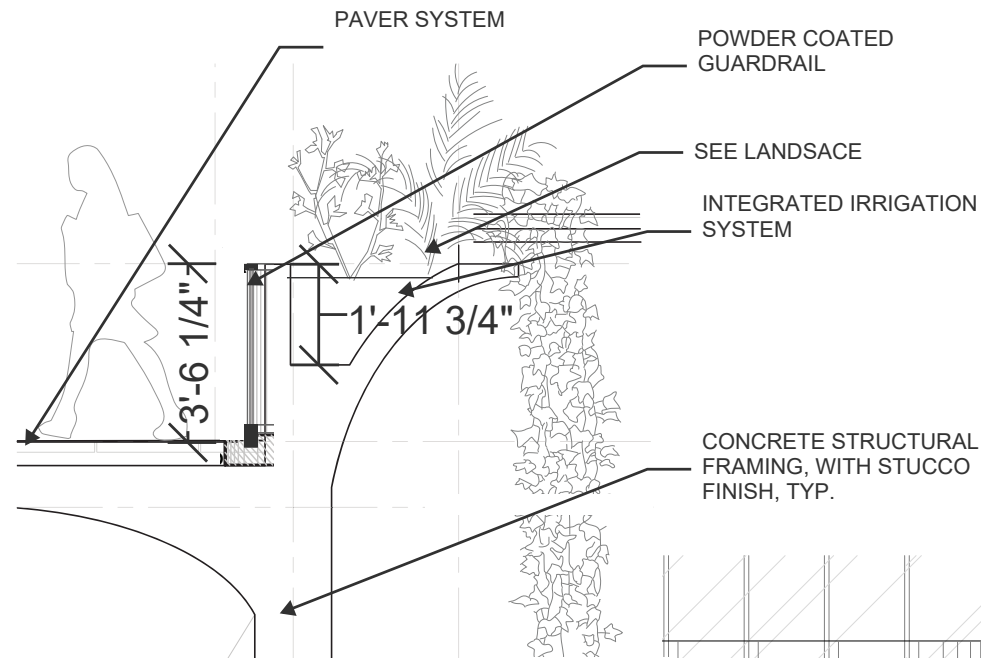
SCALE: 3/32" = 1'-0"



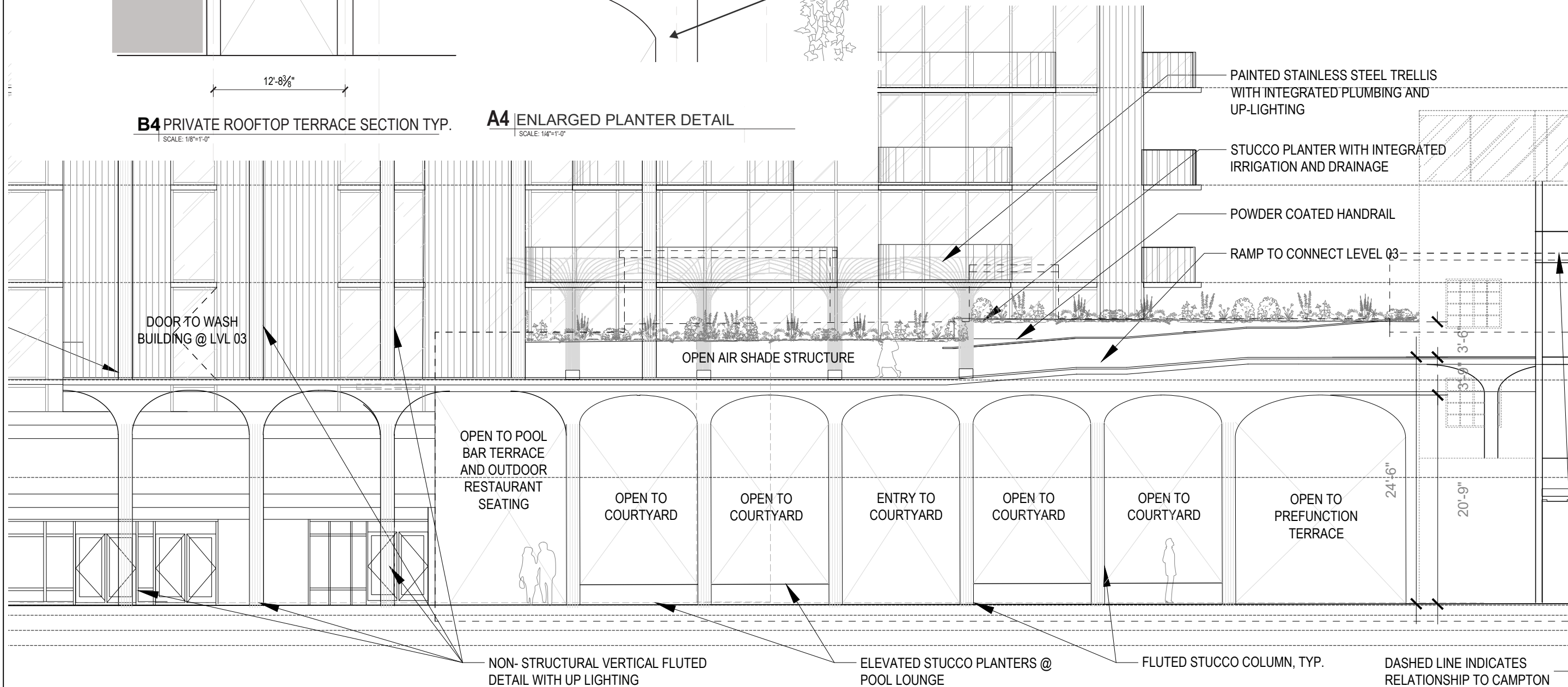




**B4** PRIVATE ROOFTOP TERRACE SECTION TYP.  
SCALE: 1/8"=1'-0"



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



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

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



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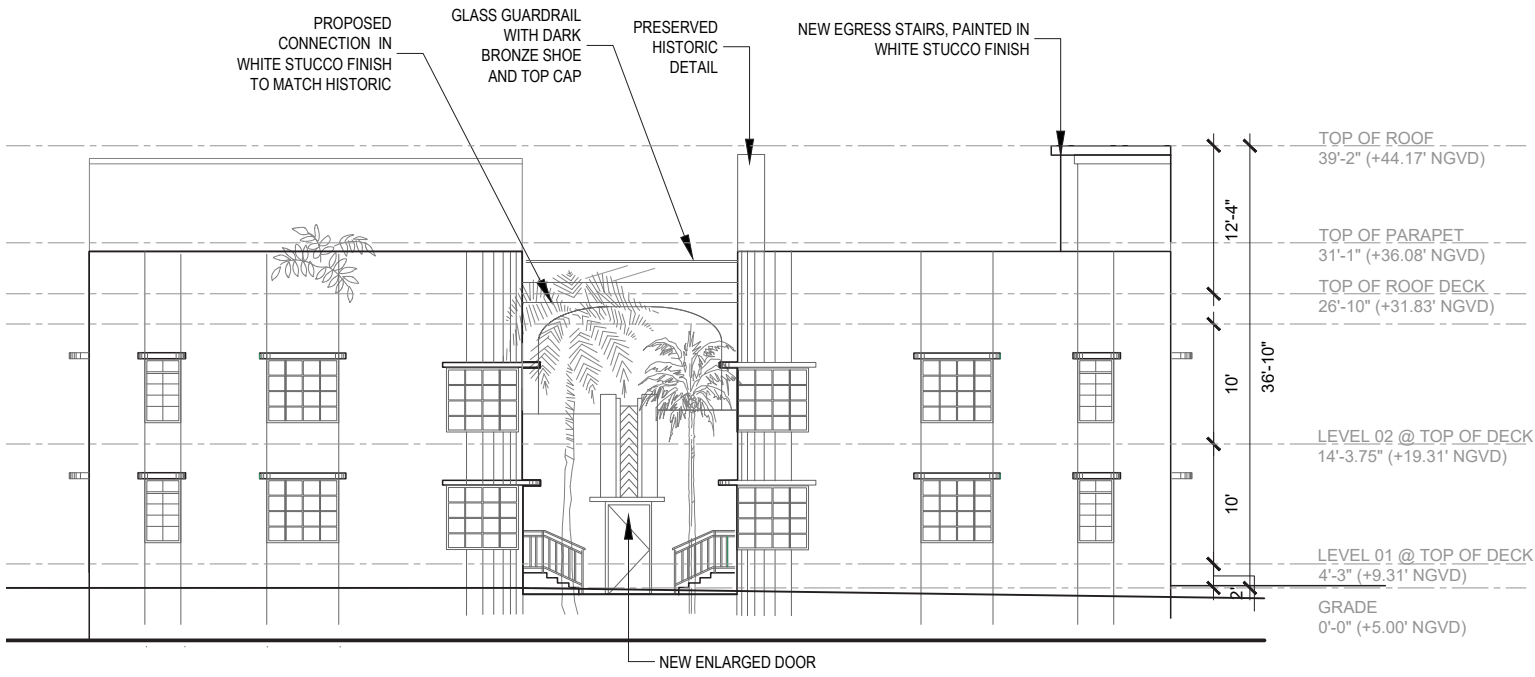
**TREEHOUSE HOTEL,  
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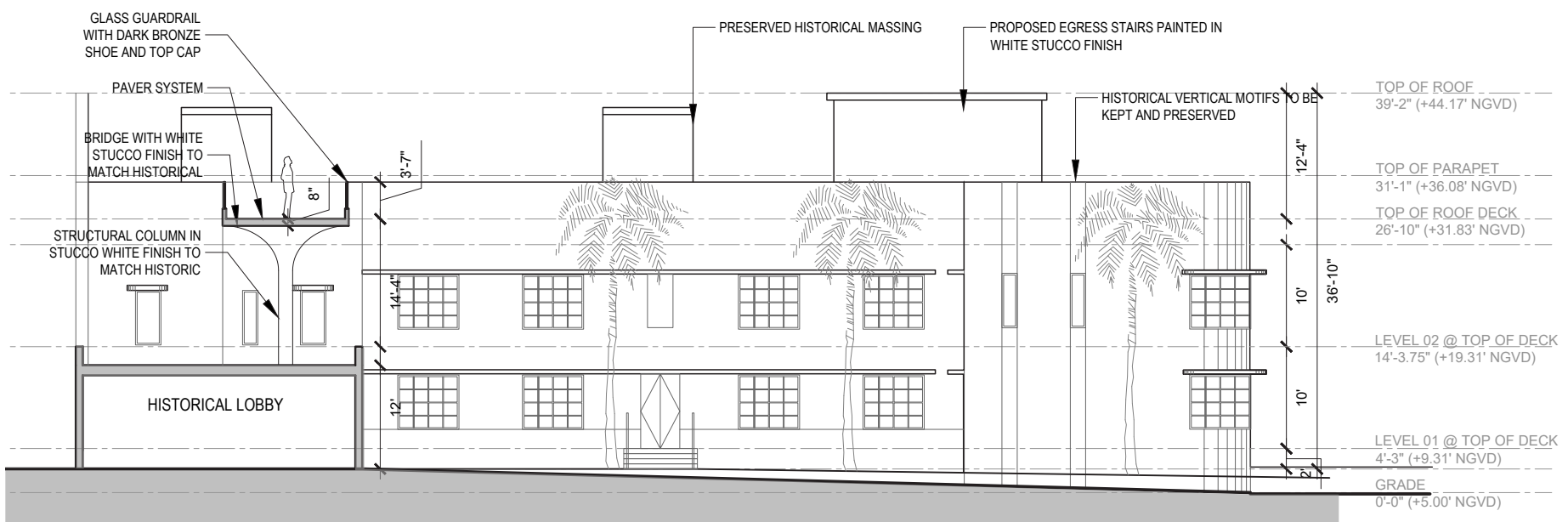
**ROOFTOP TERRACE &  
WALKWAY DETAILS**

A2-19



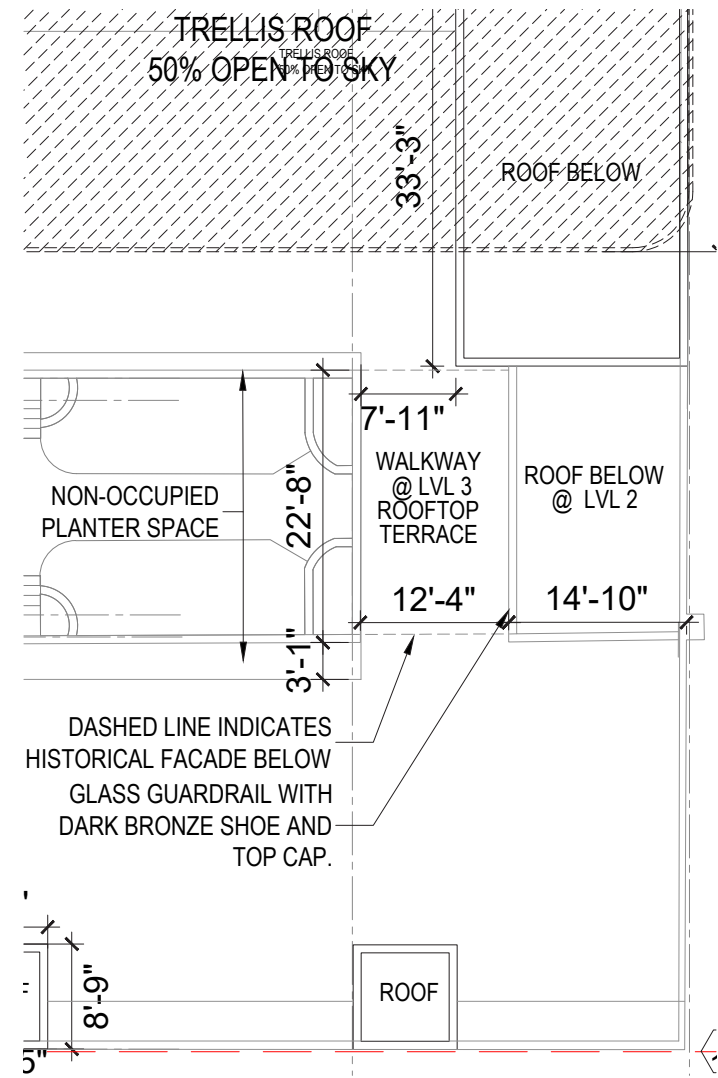


1 | PROPOSED CAMPTON BRIDGE ELEVATION  
SCALE: 1/16" = 1'-0"



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

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



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



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ROOFTOP TERRACE &  
WALKWAY DETAILS  
  
A2-20