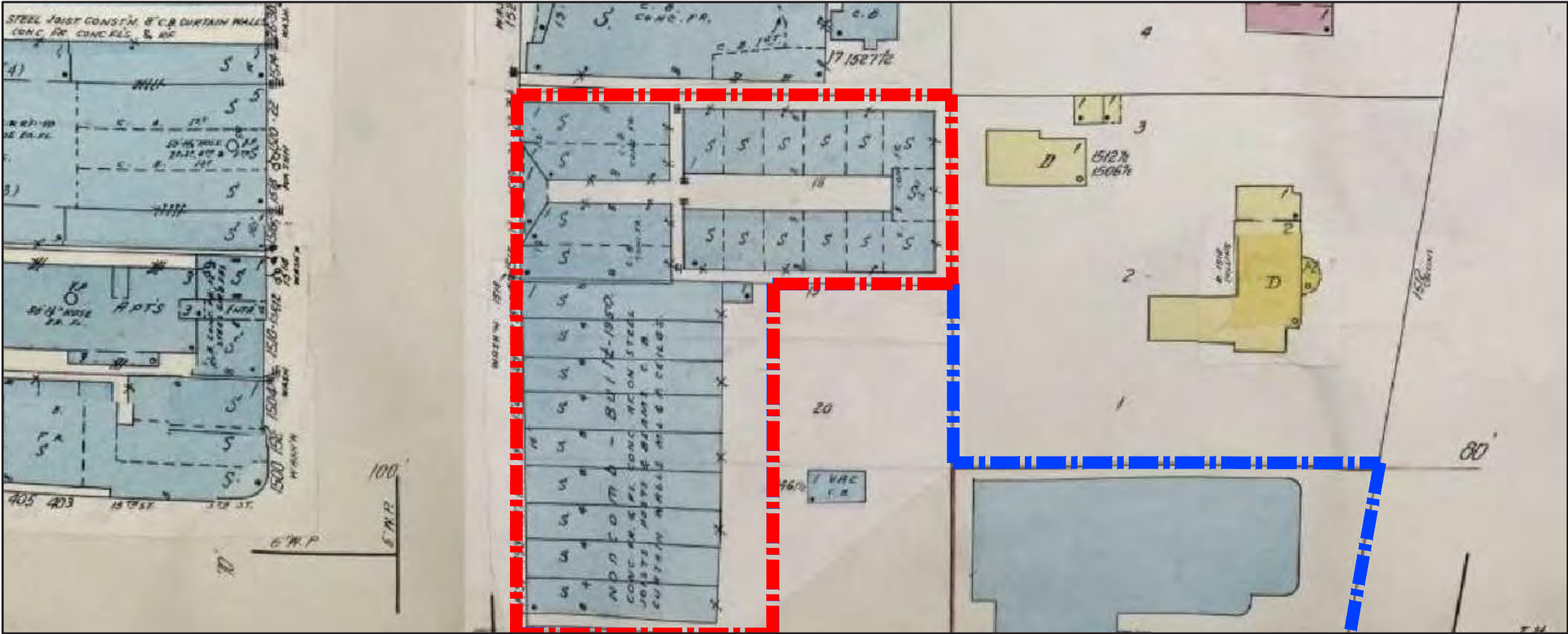


# **RESTORATION OF THE HISTORIC WASHINGTON FACADE**

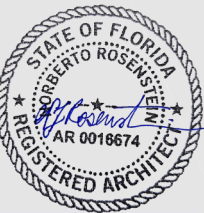


SANBORN MAP 1491-1513-1523 WASHINGTON AVE. (1951 LIBRARY OF CONGRESS)



AT MIAMI BEACH, this new commercial building, containing nine store units, has been completed at 15th st. and Washington ave. for Daniel I. Taradash. Constructed by the Leifert Construction Co. from plans drawn by Architect Albert Anis, the building fronts 140 feet on Washington ave. and extends 80 feet in depth. Management of the building is by Taradash Properties, 927 Lincoln rd.

HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING



**NR**  
architect

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

STATE REG. NO. ARO016674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.

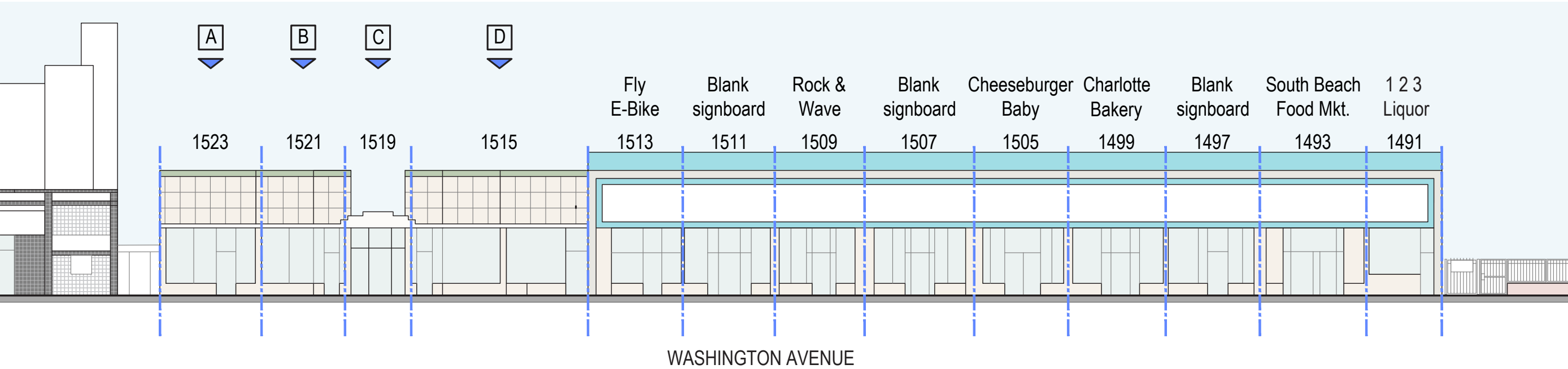

REVISIONS	
COMM.	DATE

TREEHOUSE HOTEL,  
MIAMI BEACH

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

HISTORIC PHOTOS





A

B

C

D



**NR**  
architect

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

STATE REG. NO. ARO016674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.


REVISIONS	
COMM.	DATE

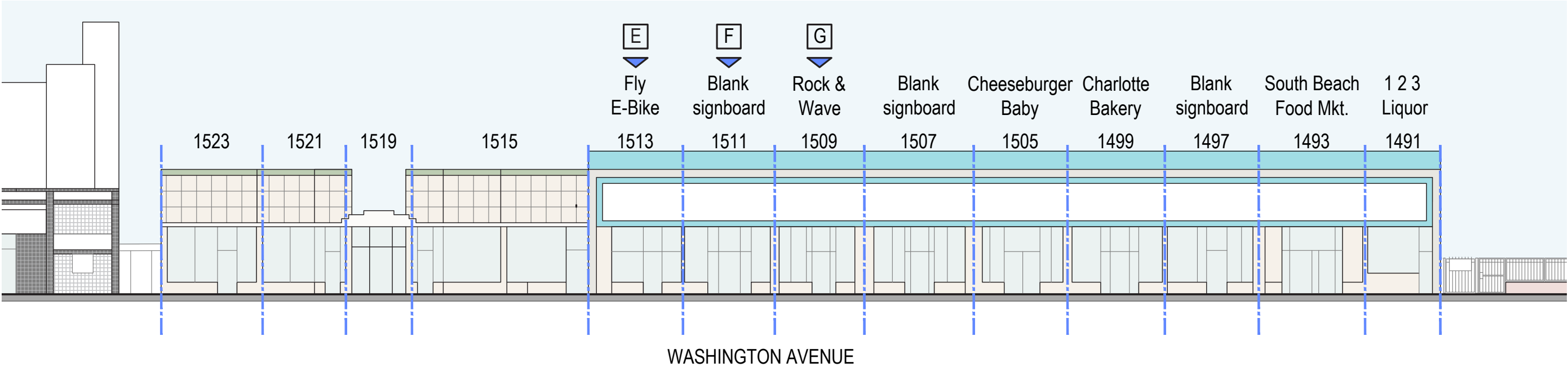
TREEHOUSE HOTEL,  
MIAMI BEACH

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

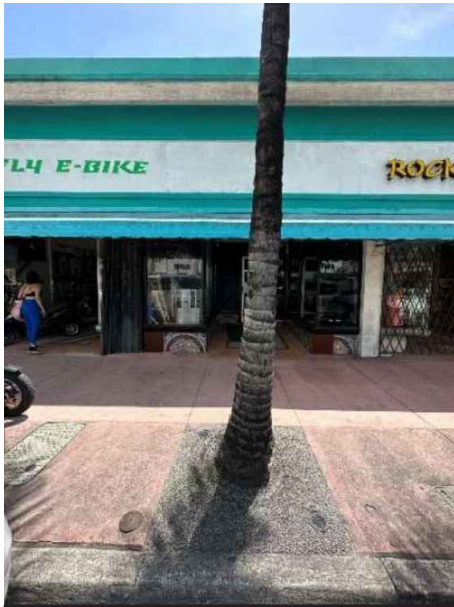
EXISTING CONDITIONS

A3-02





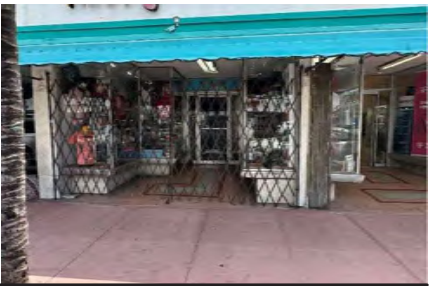
E



F



G



**NR**  
architect

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

STATE REG. NO. AROO16674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

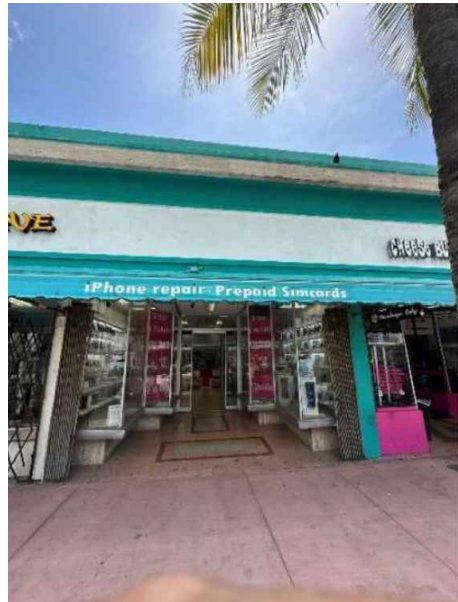
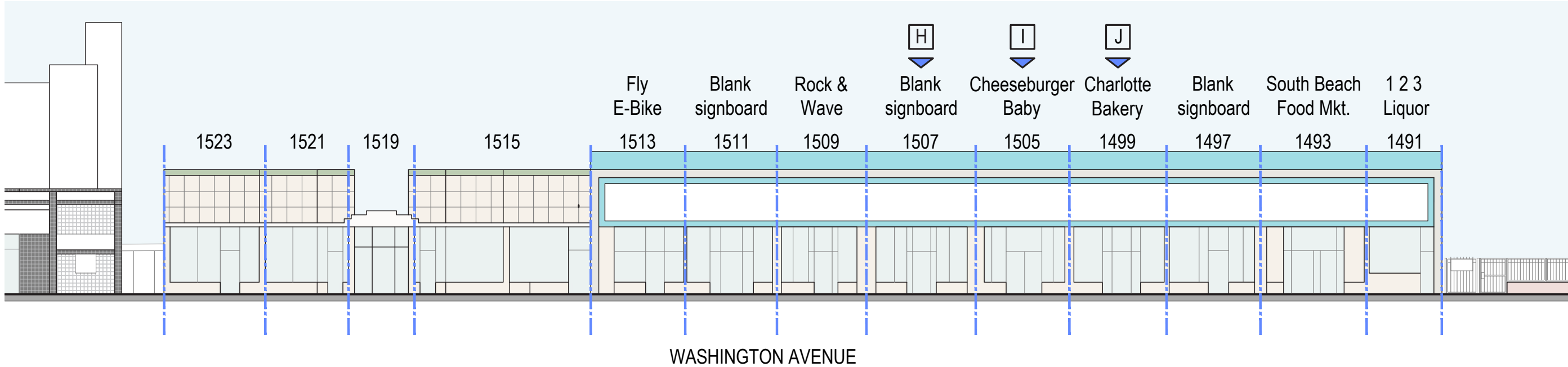
I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.


REVISIONS	
COMM.	DATE

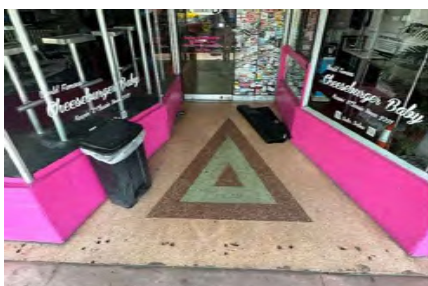
TREEHOUSE HOTEL,  
MIAMI BEACH  
1500 COLLINS +  
1509-1515 WASHINGTON  
AVE, MIAMI BEACH, FL,  
33139

EXISTING CONDITIONS  
A3-03





H



I



J



**NR**  
architect

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

STATE REG. NO. ARO016674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

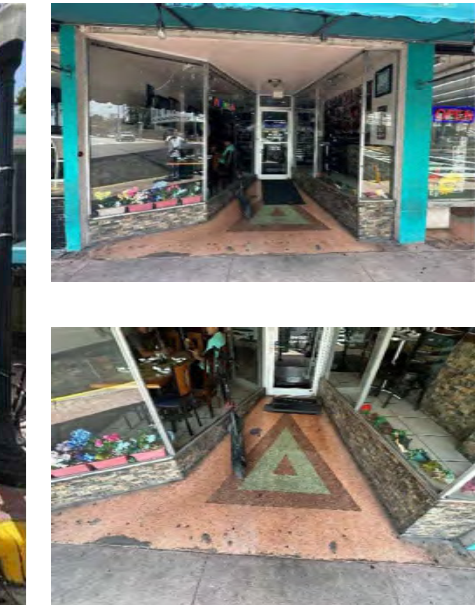
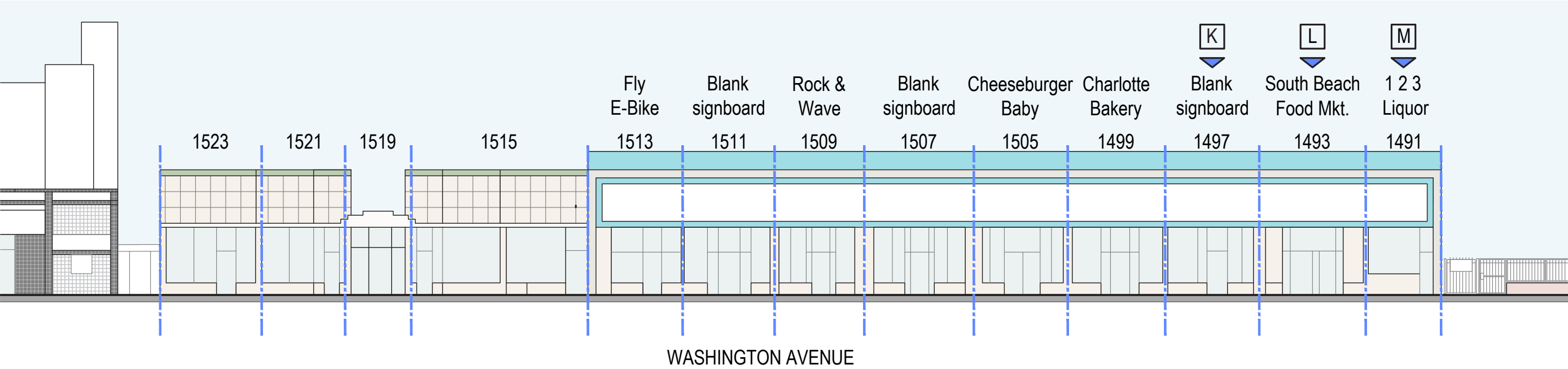
I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.


REVISIONS	
COMM.	DATE

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

EXISTING CONDITIONS  
A3-04

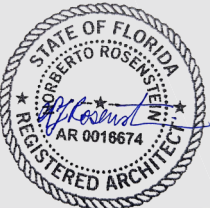




K

L

M



**NR**  
architect

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

STATE REG. NO. AROO16674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.


REVISIONS	
COMM.	DATE

TREEHOUSE HOTEL,  
MIAMI BEACH

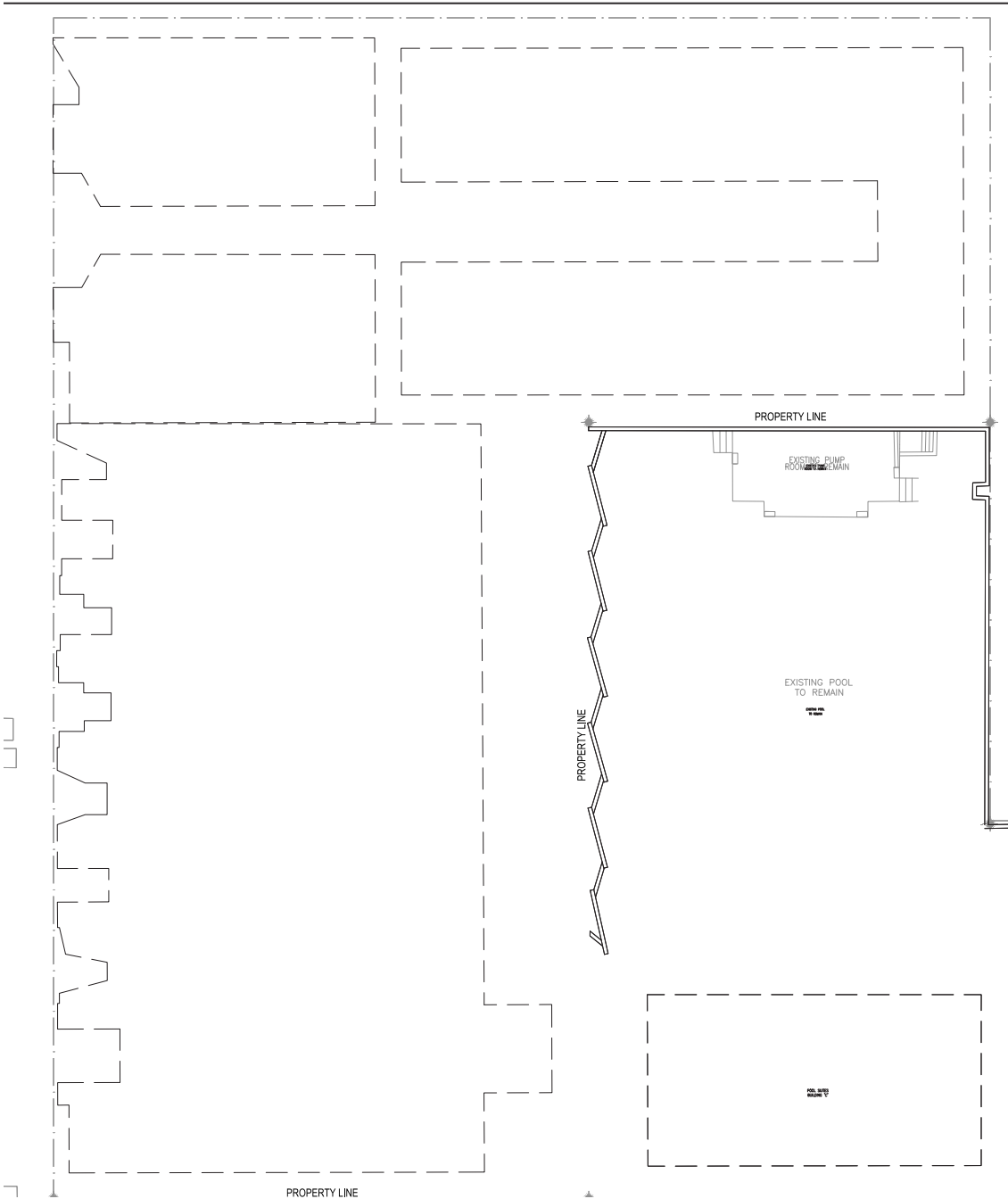
1500 COLLINS +  
1509-1515 WASHINGTON  
AVE, MIAMI BEACH, FL,  
33139

EXISTING CONDITIONS

A3-05

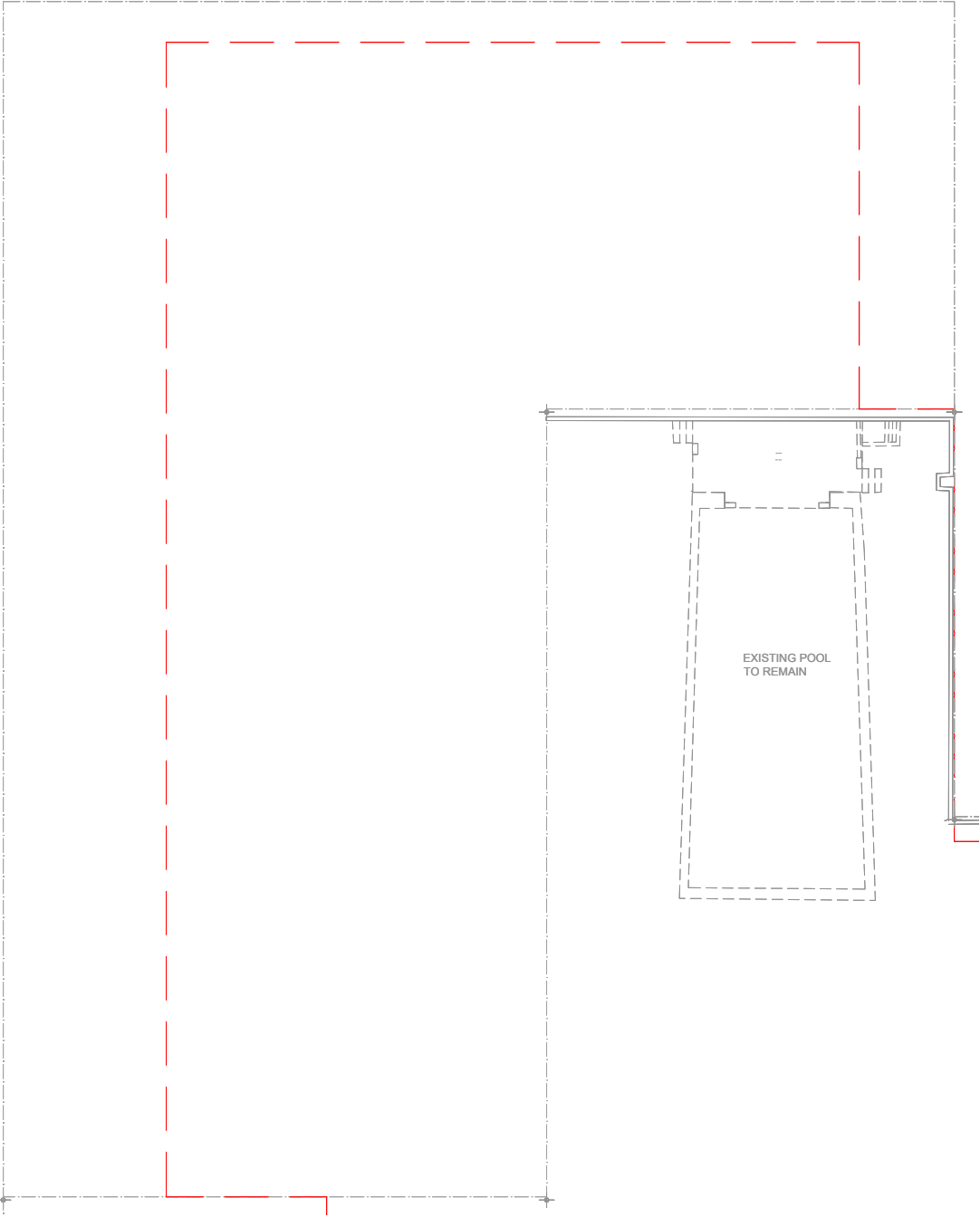


MAIN PARCEL (1509 Washington Ave)		
27,625		
LEVEL 00	0.00	
LEVEL 1	17,825.88	
LEVEL 2	15,574.03	
LEVEL 3	15,574.03	
LEVEL 4	15,574.03	
LEVEL 5	15,574.03	
LEVEL 6	15,852.25	
LEVEL 7	12,734.97	
LEVEL 8 (ROOF)	0.00	
TOTAL SF	108,709.22	
FAR	ALLOWED	PROVIDED
2.0 FAR X 27,625 SF	55,250.00	108,709.22



LEVEL 00: FAR DIAGRAM

	MAIN PARCEL (1509 Washington Ave)
BASEMENT	
LEVEL 1	1,249
LEVEL 2	76
LEVEL 3	76
LEVEL 4	76
LEVEL 5	76
LEVEL 6	79
LEVEL 7	245
TOTAL OCCUPANCY:	1,877



LEVEL 00: OCCUPANCY LOAD DIAGRAM

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) 922-6551  
NROSENSTEIN@ROSENSTEINARCHITECT.COM  
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. AROO16674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.


REVISIONS	
COMM.	DATE

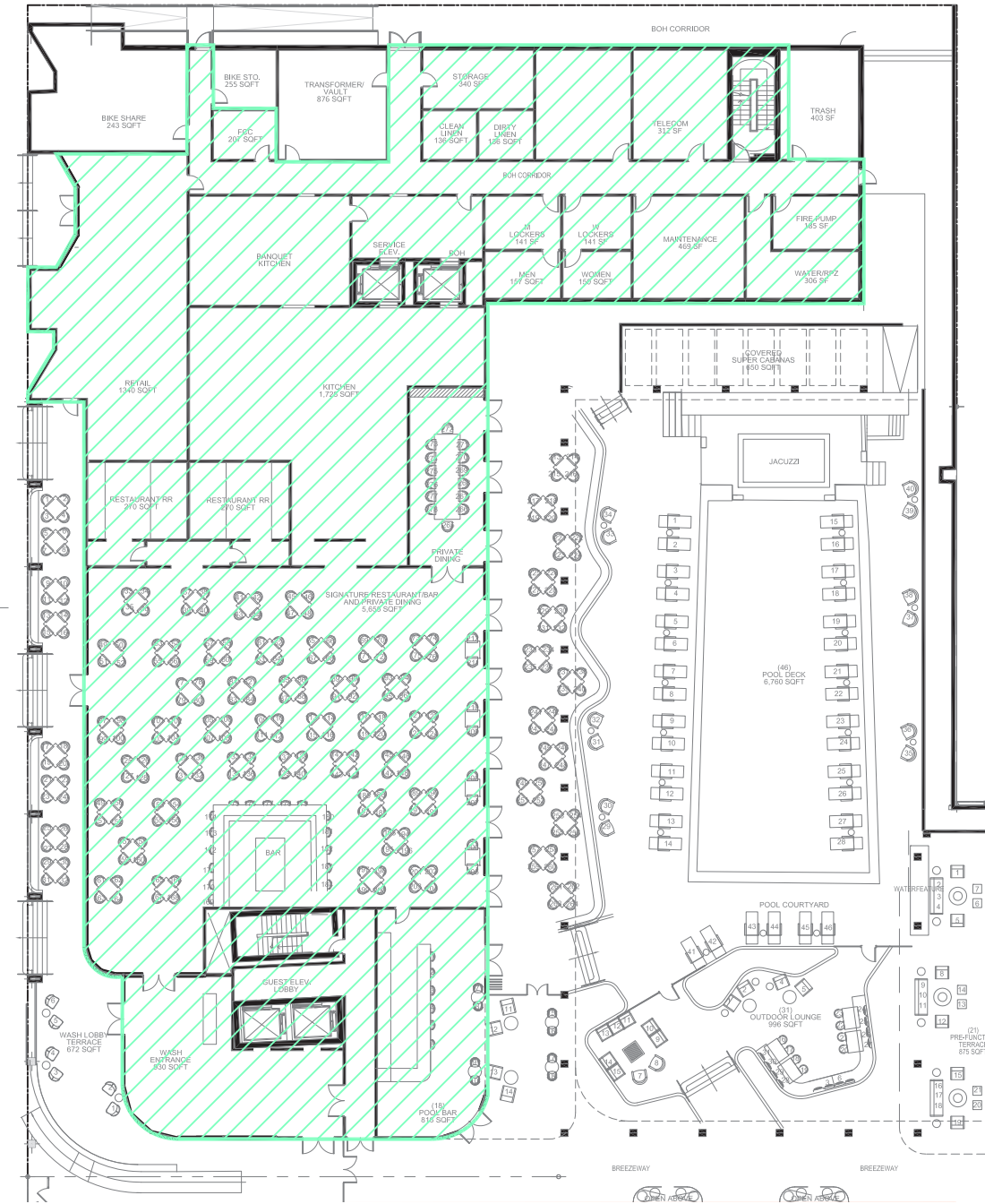
TREEHOUSE HOTEL,  
MIAMI BEACH

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

FAR / OCCUPANCY  
LOAD - LEVEL 00

A3-06

MAIN PARCEL (1509 Washington Ave)		
27,625		
LEVEL 00	0.00	
LEVEL 1	17,825.88	
LEVEL 2	15,574.03	
LEVEL 3	15,574.03	
LEVEL 4	15,574.03	
LEVEL 5	15,574.03	
LEVEL 6	15,852.25	
LEVEL 7	12,734.97	
LEVEL 8 (ROOF)	0.00	
TOTAL SF	108,709.22	
FAR	ALLOWED	PROVIDED
2.0 FAR X 27,625 SF	55,250.00	108,709.22



LEVEL 01: FAR DIAGRAM

MAIN PARCEL (1509 Washington Ave)	
BASEMENT	
LEVEL 1	1,249
LEVEL 2	76
LEVEL 3	76
LEVEL 4	76
LEVEL 5	76
LEVEL 6	79
LEVEL 7	245
TOTAL OCCUPANCY:	1,877



LEVEL 01: OCCUPANCY LOAD DIAGRAM

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) 922-6551  
NROSENSTEIN@ROSENSTEINARCHITECT.COM  
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED DRAWN CHECKED

I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.

REVISIONS	
COMM.	DATE

TREEHOUSE HOTEL,  
MIAMI BEACH

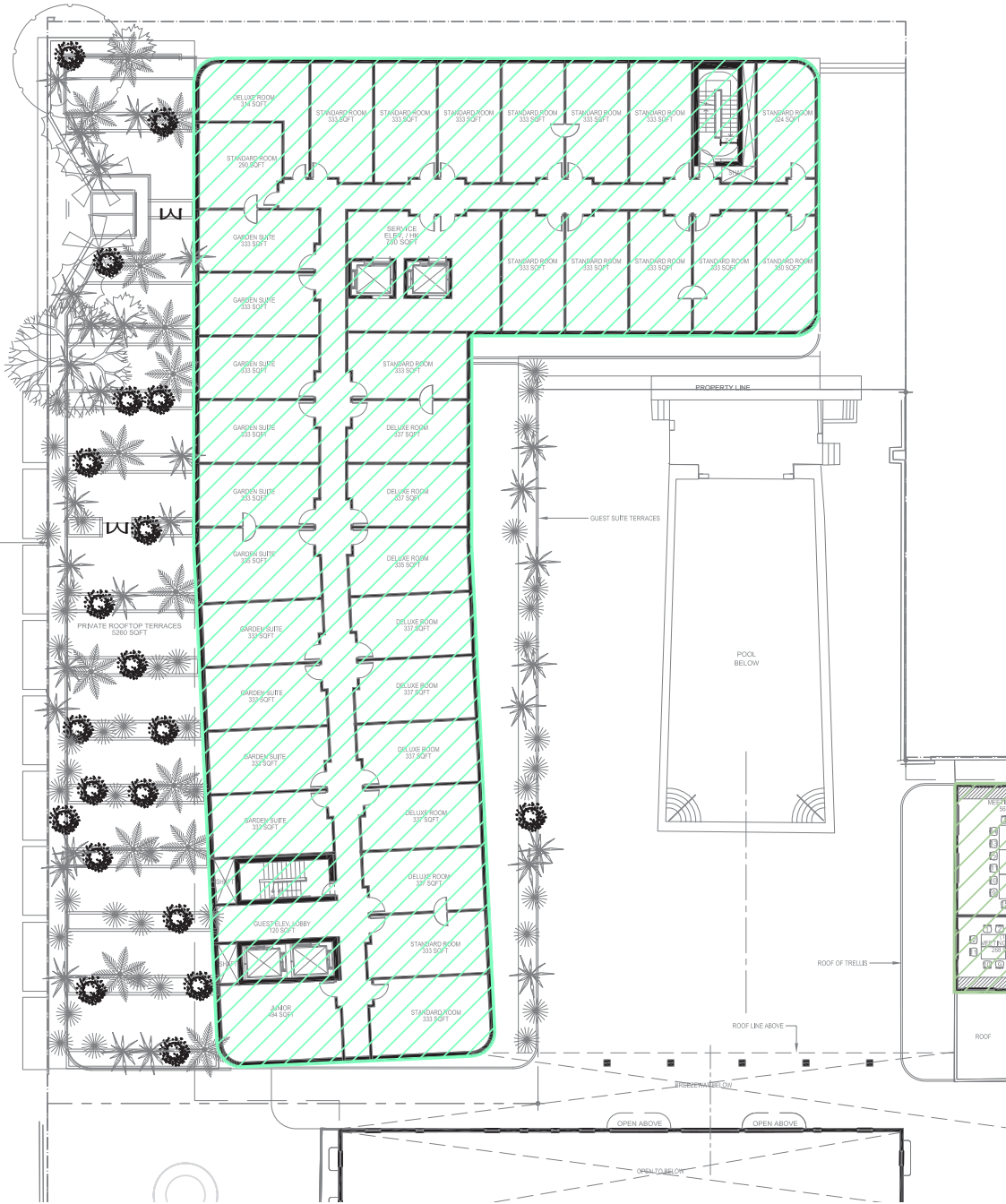
1500 COLLINS +  
1509-1515 WASHINGTON  
AVE, MIAMI BEACH, FL,  
33139

FAR / OCCUPANCY  
LOAD - LEVEL 01

A3-07

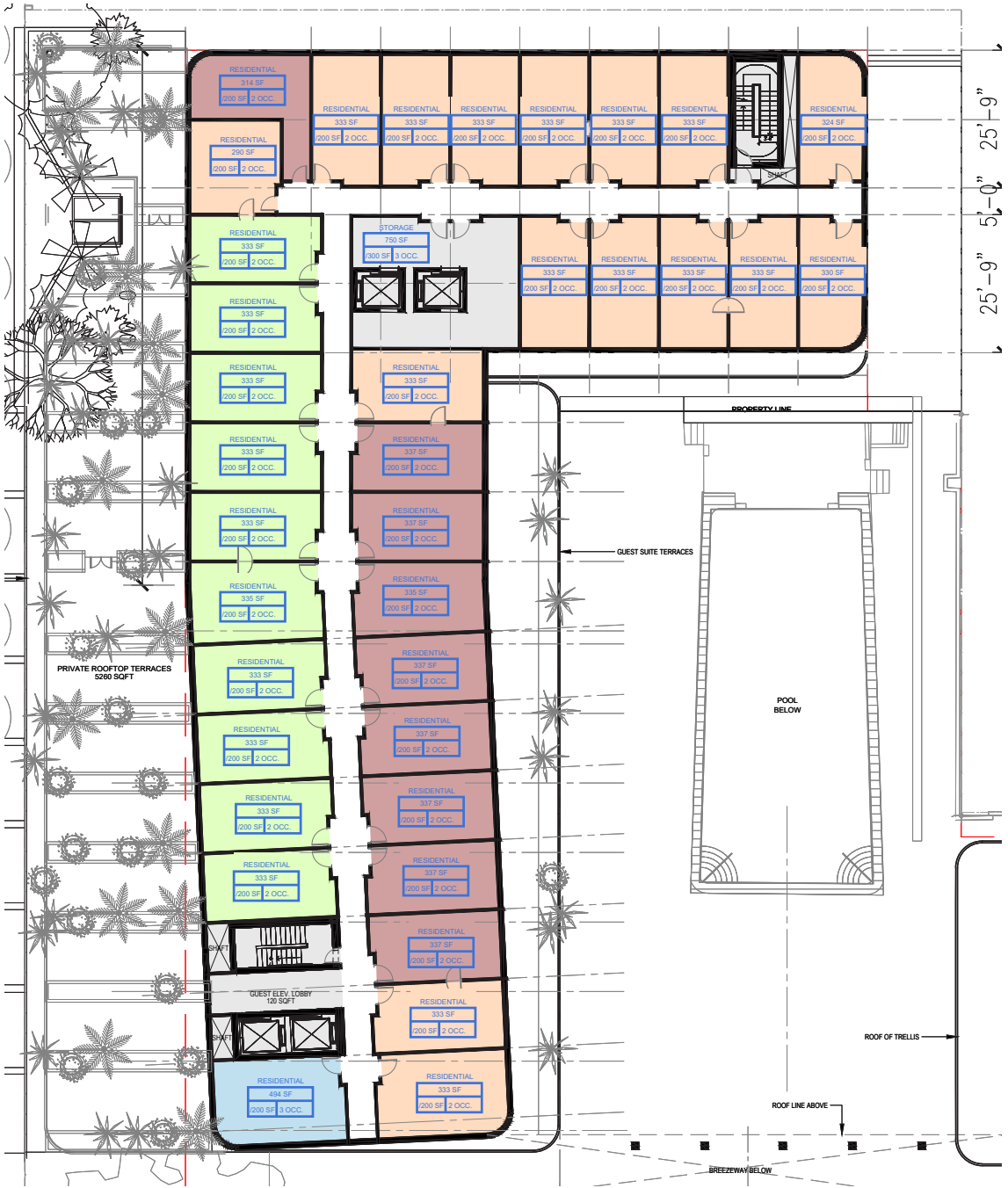


MAIN PARCEL (1509 Washington Ave)		
27,625		
LEVEL 00	0.00	
LEVEL 1	17,825.88	
LEVEL 2	15,574.03	
LEVEL 3	15,574.03	
LEVEL 4	15,574.03	
LEVEL 5	15,574.03	
LEVEL 6	15,852.25	
LEVEL 7	12,734.97	
LEVEL 8 (ROOF)	0.00	
TOTAL SF	108,709.22	
FAR	ALLOWED	PROVIDED
2.0 FAR X 27,625 SF	55,250.00	108,709.22



LEVEL 02: FAR DIAGRAM

MAIN PARCEL (1509 Washington Ave)	
BASEMENT	
LEVEL 1	1,249
LEVEL 2	76
LEVEL 3	76
LEVEL 4	76
LEVEL 5	76
LEVEL 6	79
LEVEL 7	245
TOTAL OCCUPANCY:	1,877



LEVEL 02: OCCUPANCY LOAD DIAGRAM

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) 922-6551  
NROSENSTEIN@ROSENSTEINARCHITECT.COM  
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

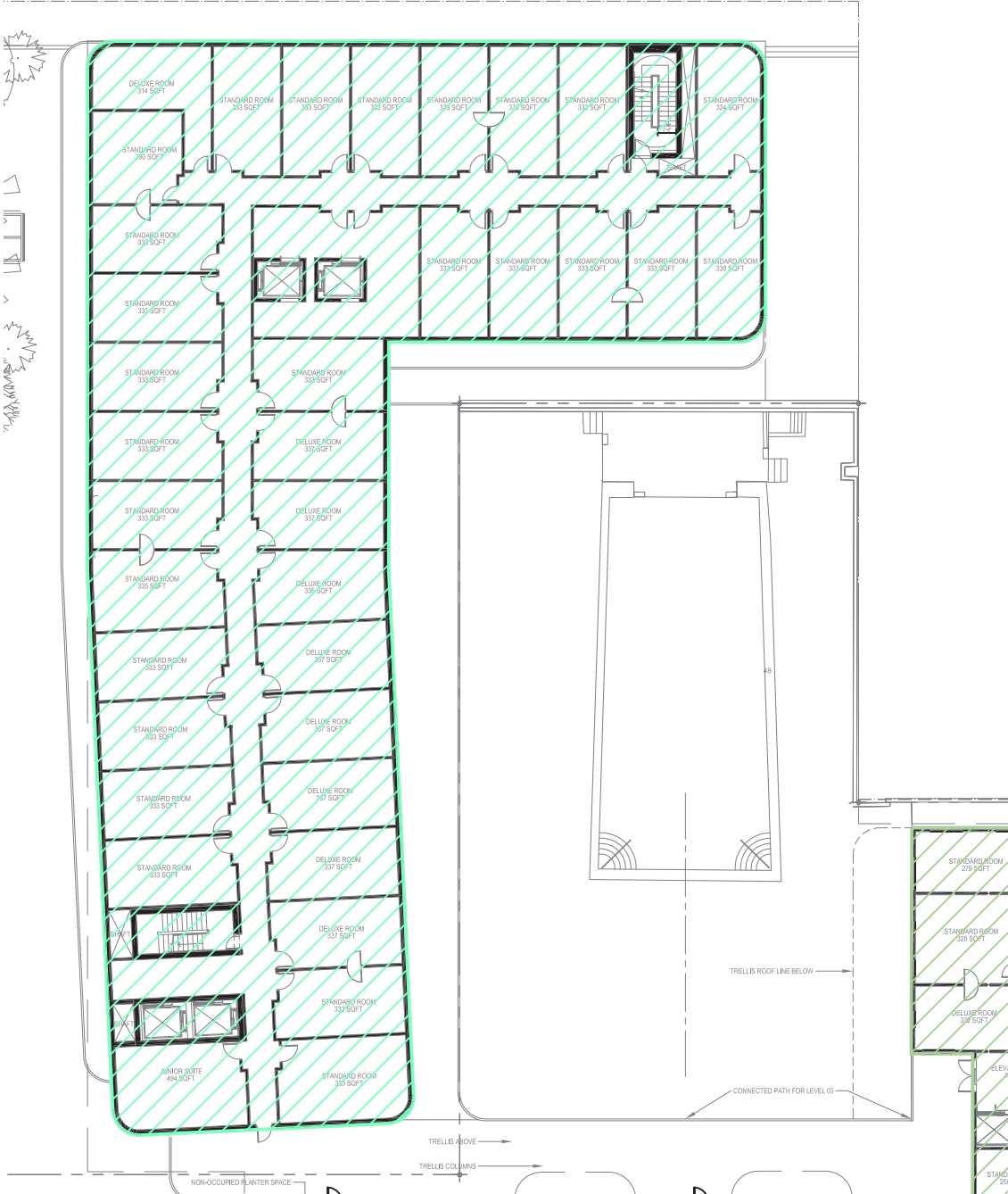
I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.


REVISIONS	
COMM.	DATE

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

FAR / OCCUPANCY  
LOAD - LEVEL 02  
A3-08

MAIN PARCEL (1509 Washington Ave)		
27,625		
LEVEL 00	0.00	
LEVEL 1	17,825.88	
LEVEL 2	15,574.03	
LEVEL 3	15,574.03	
LEVEL 4	15,574.03	
LEVEL 5	15,574.03	
LEVEL 6	15,852.25	
LEVEL 7	12,734.97	
LEVEL 8 (ROOF)	0.00	
TOTAL SF	108,709.22	
FAR	ALLOWED	PROVIDED
2.0 FAR X 27,625 SF	55,250.00	108,709.22



LEVEL 03: FAR DIAGRAM

	MAIN PARCEL (1509 Washington Ave)
BASEMENT	
LEVEL 1	1,249
LEVEL 2	76
LEVEL 3	76
LEVEL 4	76
LEVEL 5	76
LEVEL 6	79
LEVEL 7	245
TOTAL OCCUPANCY:	1,877



LEVEL 03: OCCUPANCY LOAD DIAGRAM

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) 922-6551  
NROSENSTEIN@ROSENSTEINARCHITECT.COM  
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED DRAWN CHECKED

I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.

REVISIONS

COMM. DATE

TREEHOUSE HOTEL,  
MIAMI BEACH

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

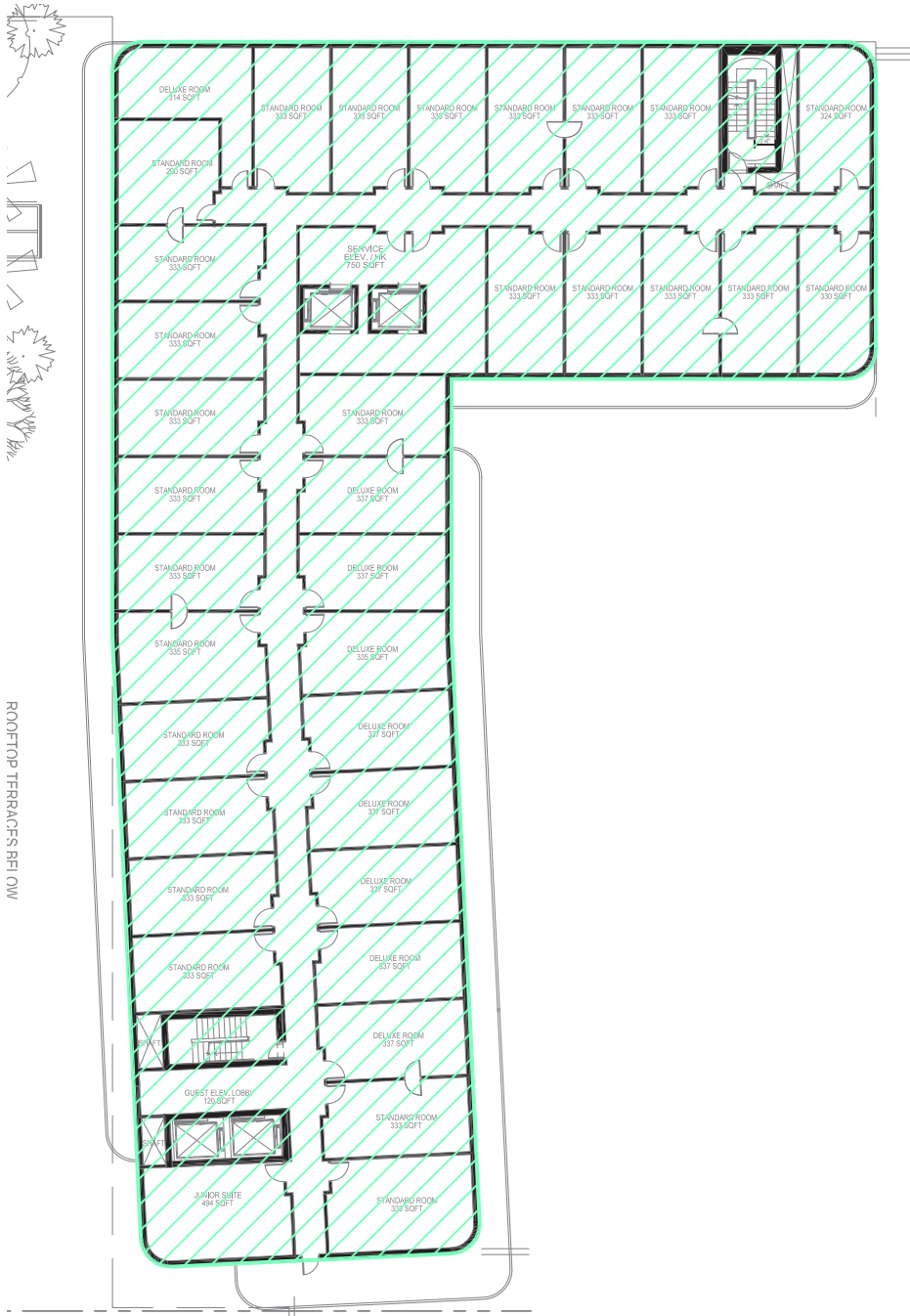
FAR / OCCUPANCY  
LOAD - LEVEL 03

A3-09





MAIN PARCEL (1509 Washington Ave)		
27,625		
LEVEL 00	0.00	
LEVEL 1	17,825.88	
LEVEL 2	15,574.03	
LEVEL 3	15,574.03	
LEVEL 4	15,574.03	
LEVEL 5	15,574.03	
LEVEL 6	15,852.25	
LEVEL 7	12,734.97	
LEVEL 8 (ROOF)	0.00	
TOTAL SF	108,709.22	
FAR	ALLOWED	PROVIDED
2.0 FAR X 27,625 SF	55,250.00	108,709.22



LEVEL 05: FAR DIAGRAM

	MAIN PARCEL (1509 Washington Ave)
BASEMENT	
LEVEL 1	1,249
LEVEL 2	76
LEVEL 3	76
LEVEL 4	76
LEVEL 5	76
LEVEL 6	79
LEVEL 7	245
TOTAL OCCUPANCY:	1,877



LEVEL 05: OCCUPANCY LOAD DIAGRAM

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) 922-6551  
NROSENSTEIN@ROSENSTEINARCHITECT.COM  
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED DRAWN CHECKED

I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.

REVISIONS

COMM. DATE

TREEHOUSE HOTEL,  
MIAMI BEACH

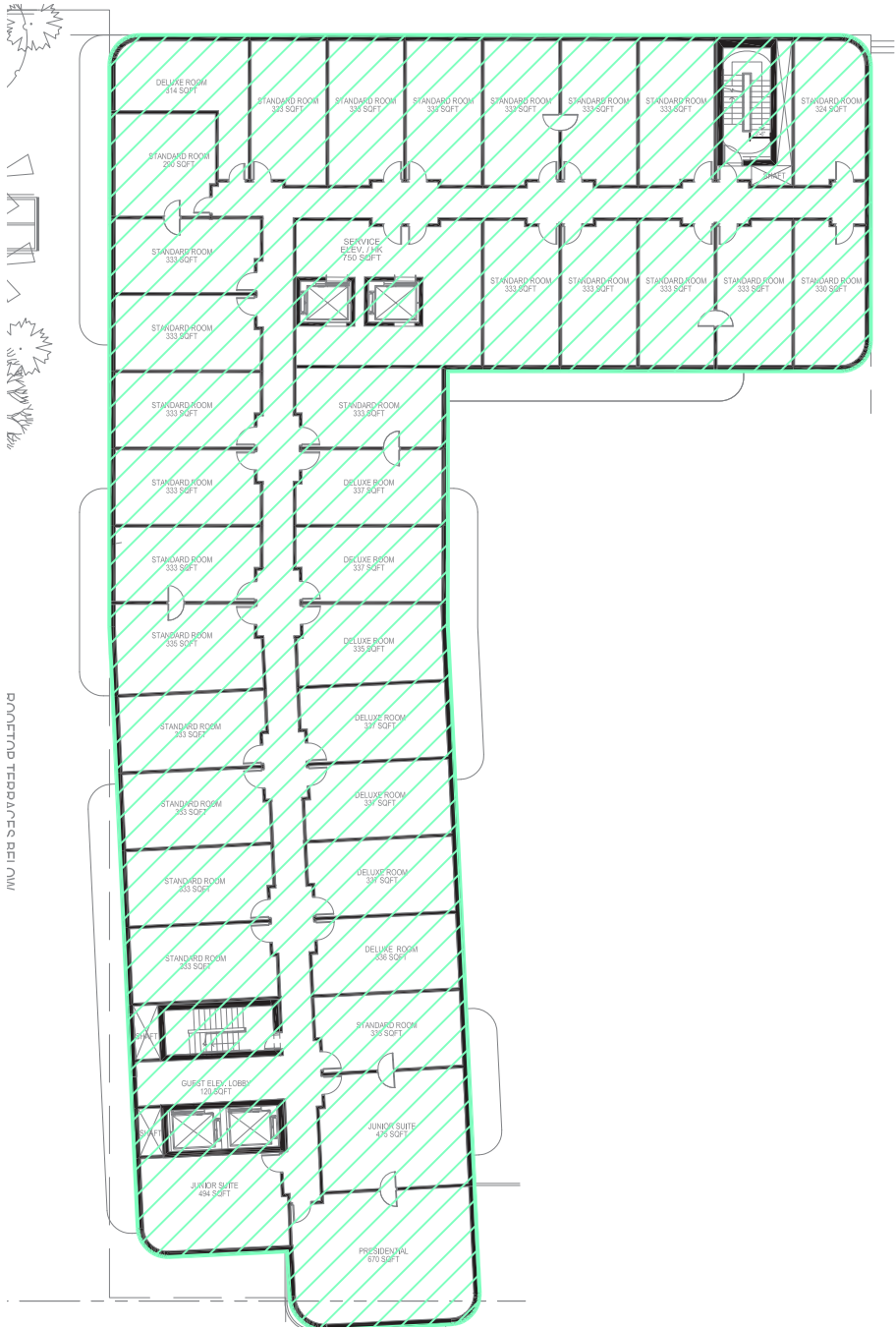
1500 COLLINS +  
1509-1515 WASHINGTON  
AVE, MIAMI BEACH, FL,  
33139

FAR / OCCUPANCY  
LOAD - LEVEL 05

A3-11



MAIN PARCEL (1509 Washington Ave)		
27,625		
LEVEL 00	0.00	
LEVEL 1	17,825.88	
LEVEL 2	15,574.03	
LEVEL 3	15,574.03	
LEVEL 4	15,574.03	
LEVEL 5	15,574.03	
LEVEL 6	15,852.25	
LEVEL 7	12,734.97	
LEVEL 8 (ROOF)	0.00	
TOTAL SF	108,709.22	
FAR	ALLOWED	PROVIDED
2.0 FAR X 27,625 SF	55,250.00	108,709.22



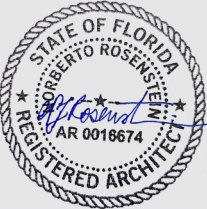
LEVEL 06: FAR DIAGRAM

MAIN PARCEL (1509 Washington Ave)	
BASEMENT	
LEVEL 1	1,249
LEVEL 2	76
LEVEL 3	76
LEVEL 4	76
LEVEL 5	76
LEVEL 6	79
LEVEL 7	245
TOTAL OCCUPANCY:	1,877



LEVEL 06: OCCUPANCY LOAD DIAGRAM

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) 922-6551  
NROSENSTEIN@ROSENSTEINARCHITECT.COM  
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED DRAWN CHECKED

I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.

REVISIONS

COMM. DATE

**TREEHOUSE HOTEL,  
MIAMI BEACH**

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

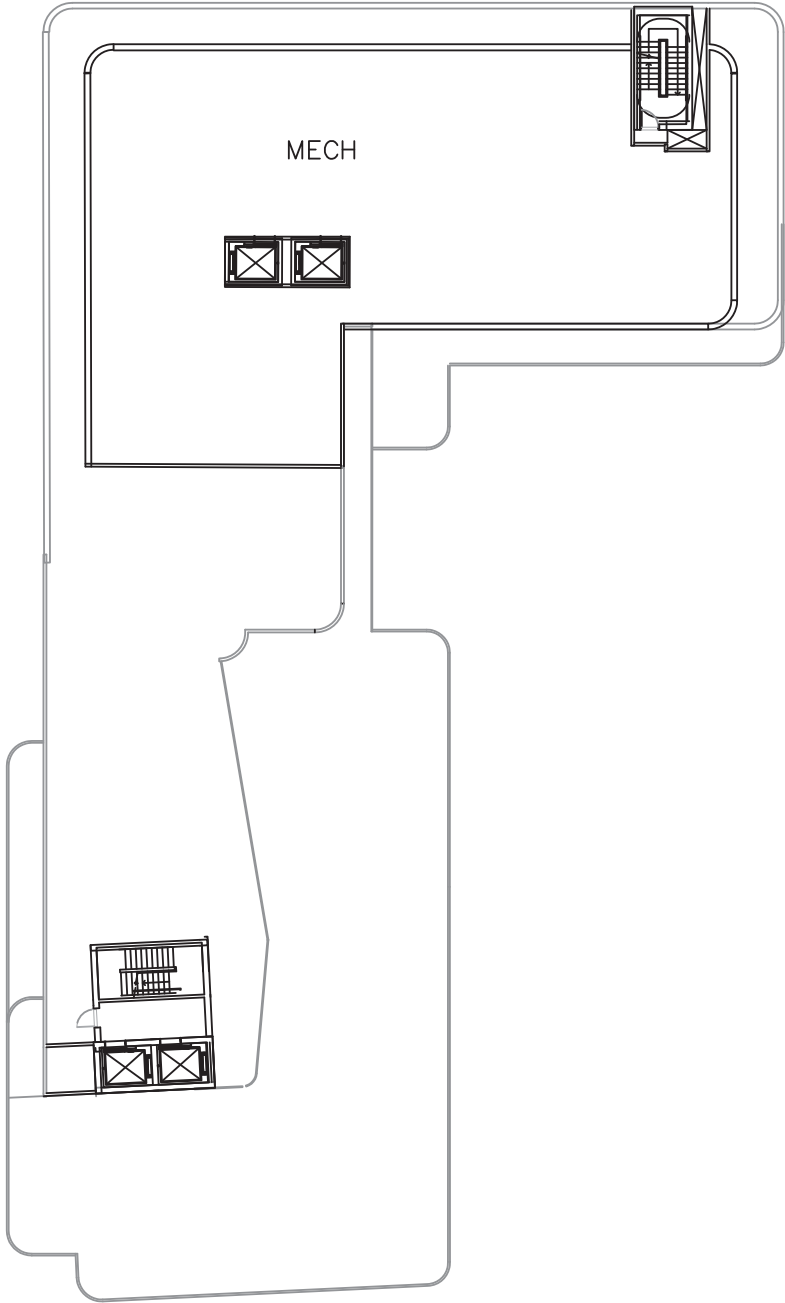
**FAR / OCCUPANCY  
LOAD - LEVEL 06**

A3-12



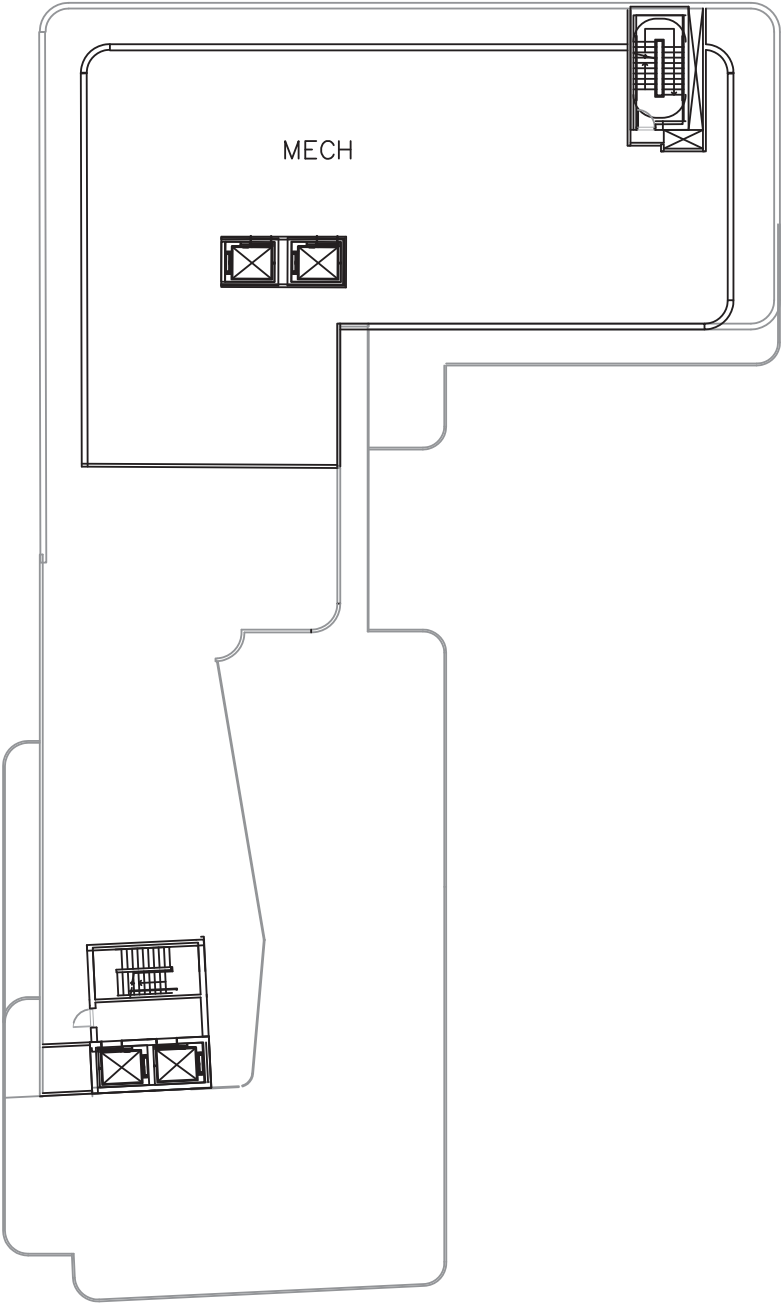


MAIN PARCEL (1509 Washington Ave)		
27,625		
LEVEL 00	0.00	
LEVEL 1	17,825.88	
LEVEL 2	15,574.03	
LEVEL 3	15,574.03	
LEVEL 4	15,574.03	
LEVEL 5	15,574.03	
LEVEL 6	15,852.25	
LEVEL 7	12,734.97	
LEVEL 8 (ROOF)	0.00	
TOTAL SF	108,709.22	
FAR	ALLOWED	PROVIDED
2.0 FAR X 27,625 SF	55,250.00	108,709.22



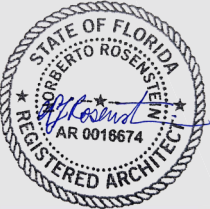
LEVEL 08: FAR DIAGRAM

	MAIN PARCEL (1509 Washington Ave)
BASEMENT	
LEVEL 1	1,249
LEVEL 2	76
LEVEL 3	76
LEVEL 4	76
LEVEL 5	76
LEVEL 6	79
LEVEL 7	245
TOTAL OCCUPANCY:	1,877



LEVEL 08: OCCUPANCY LOAD DIAGRAM

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) 922-6551  
NROSENSTEIN@ROSENSTEINARCHITECT.COM  
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. AROO16674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.


REVISIONS	
COMM.	DATE

TREEHOUSE HOTEL,  
MIAMI BEACH

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

FAR / OCCUPANCY  
LOAD - LEVEL 08 (ROOF)



**NR**  
architect

**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

STATE REG. NO. ARO016674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.

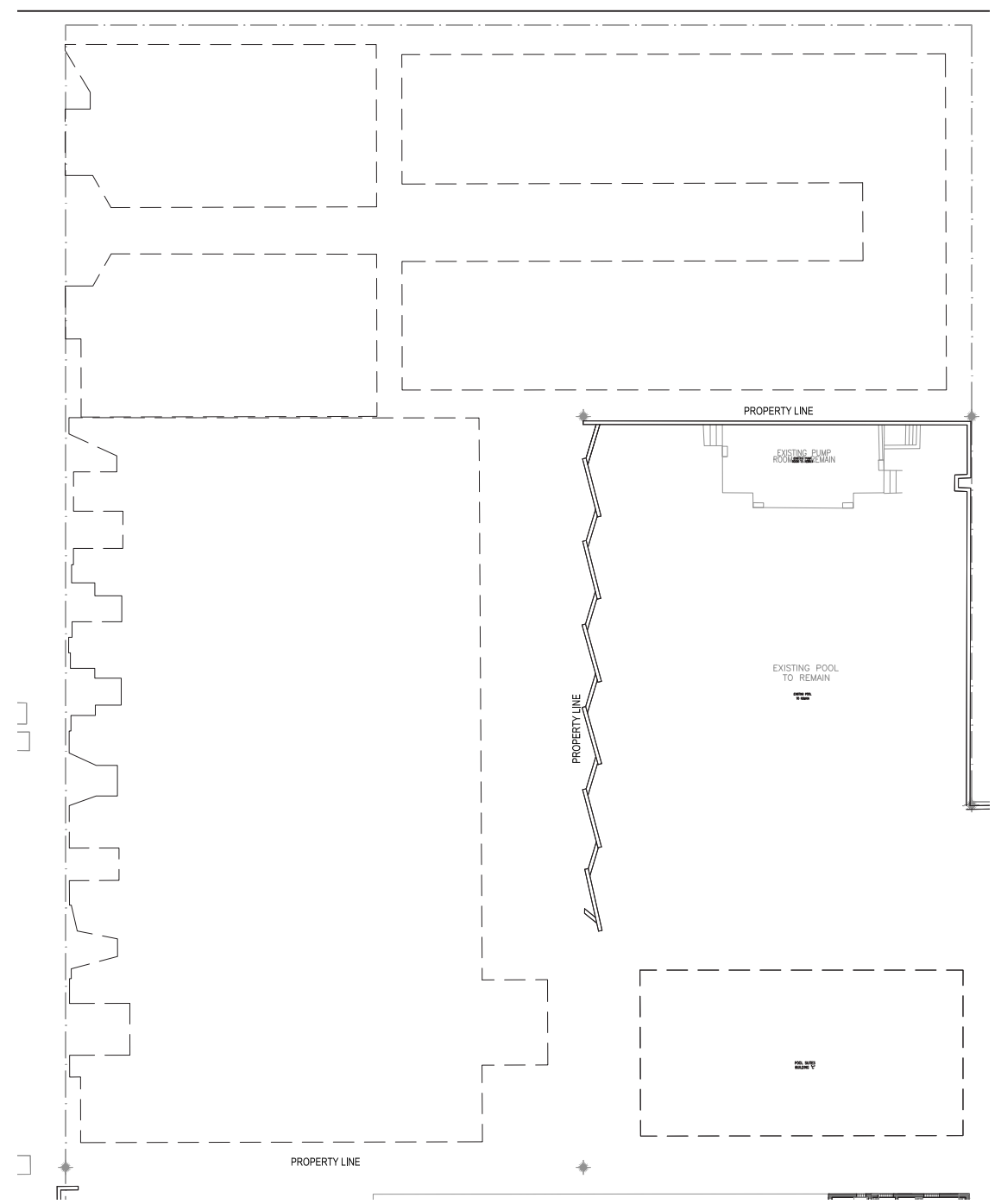

REVISIONS	
COMM.	DATE

TREEHOUSE HOTEL,  
MIAMI BEACH

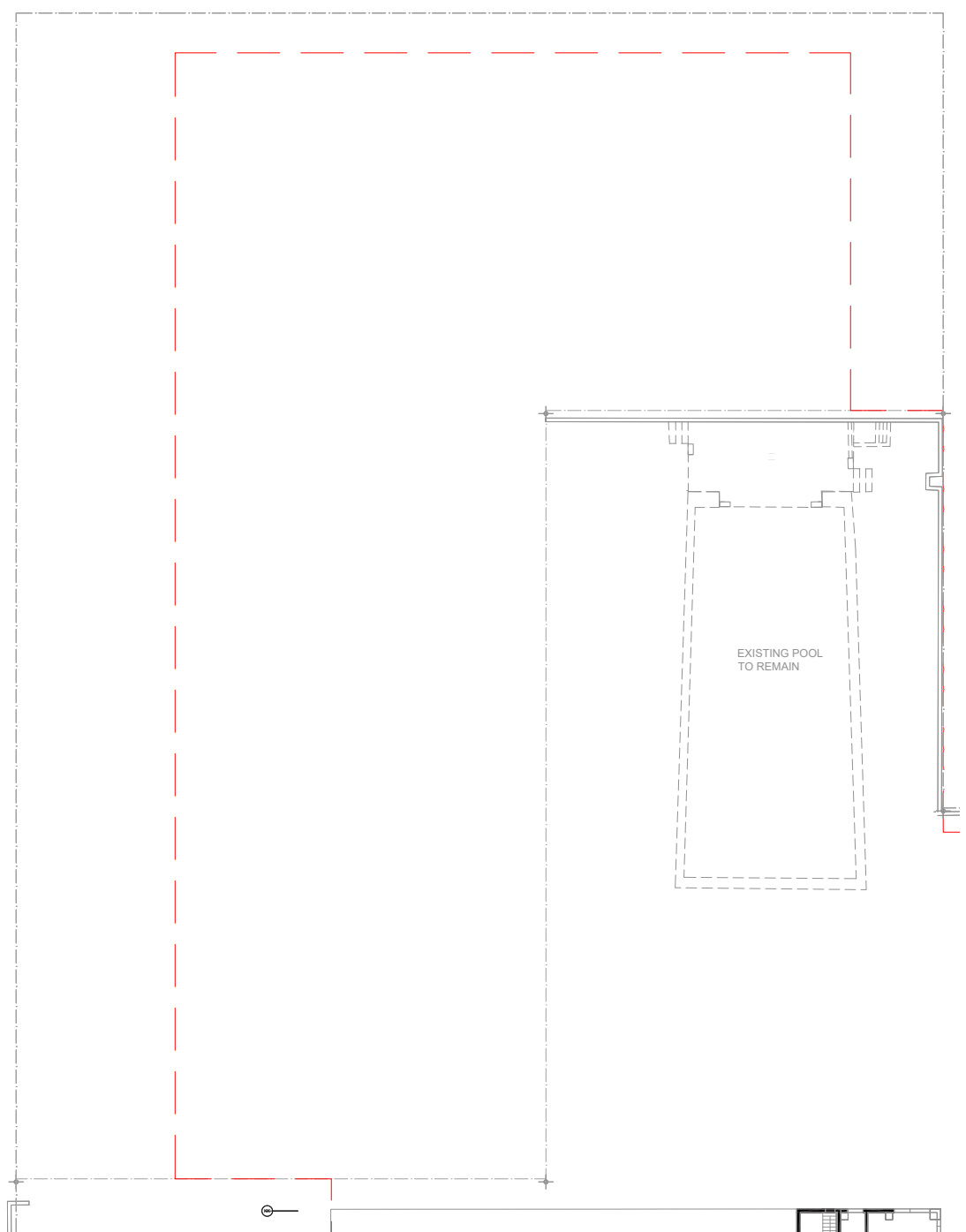
1500 COLLINS +  
1509-1515 WASHINGTON  
AVE, MIAMI BEACH, FL,  
33139

DEMOLITION / PROPOSED  
- LEVEL 00

A3-15



LEVEL 00: DEMOLITION



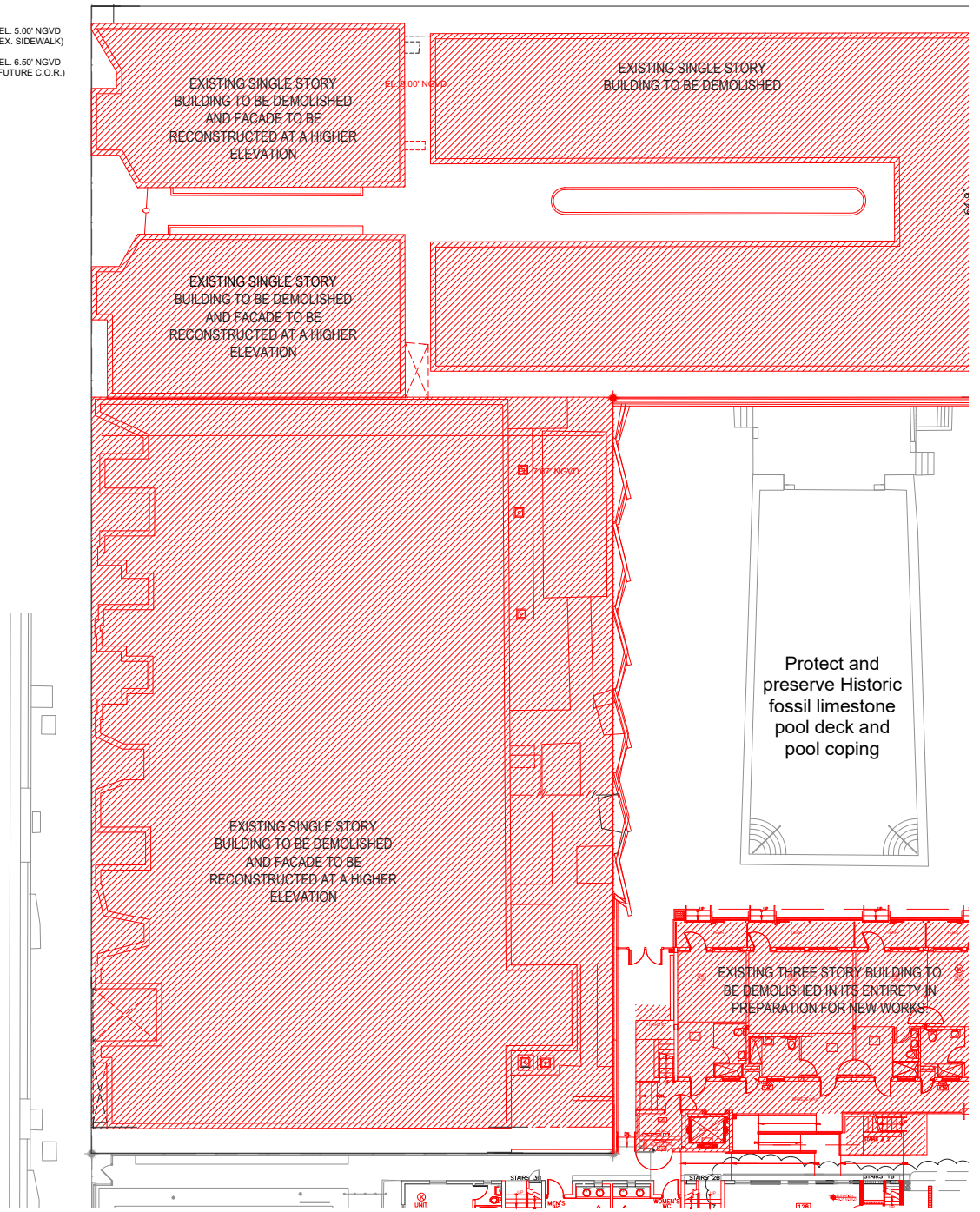
LEVEL 00: PROPOSED

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

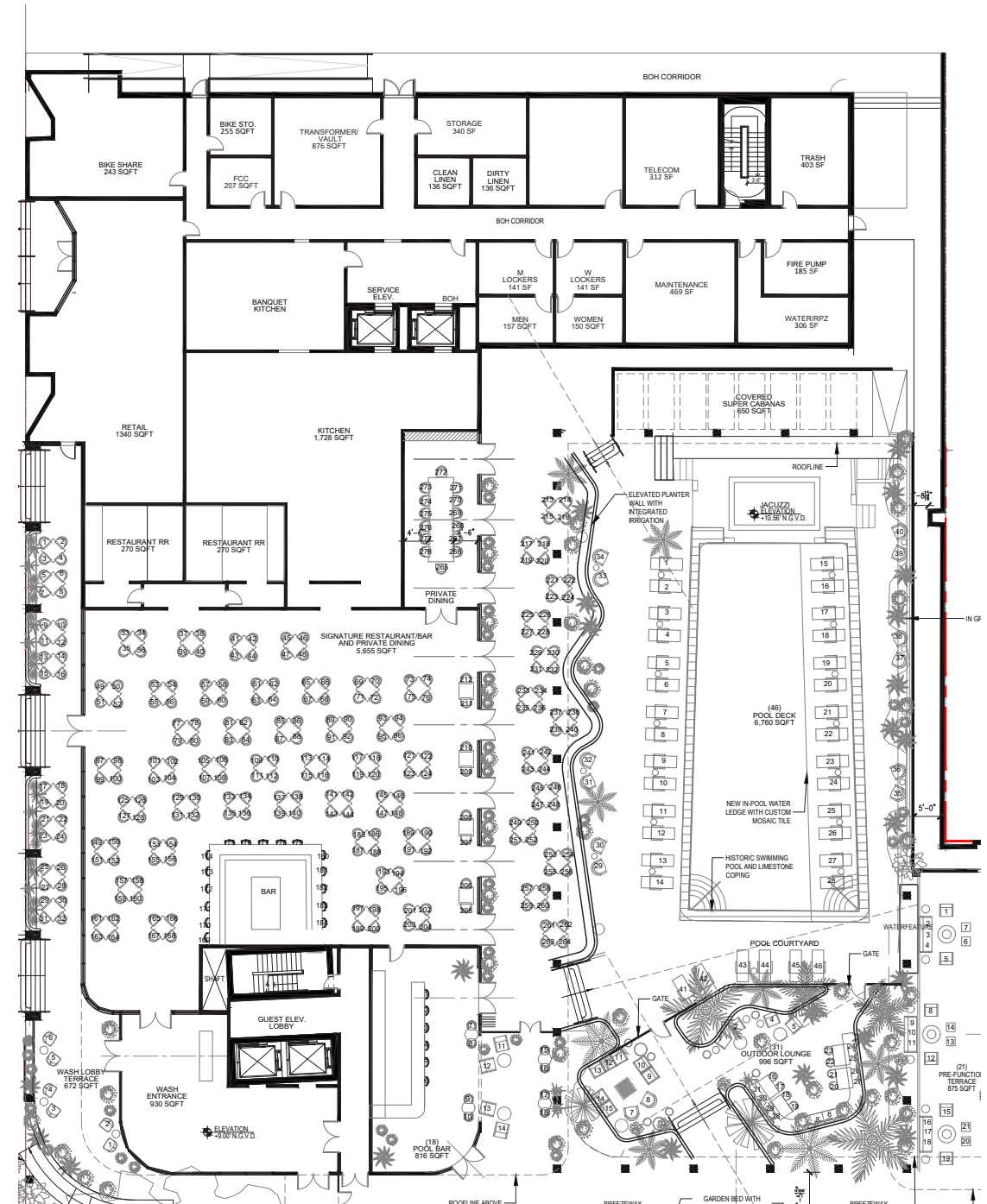




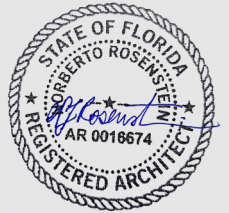
EL. 5.00' NGVD  
(EX. SIDEWALK)  
EL. 6.50' NGVD  
(FUTURE C.O.R.)



LEVEL 01: DEMOLITION



LEVEL 01: PROPOSED



**NR**  
architect

**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

STATE REG. NO. ARO016674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.


REVISIONS	
COMM.	DATE

**TREEHOUSE HOTEL,  
MIAMI BEACH**

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

**DEMOLITION / PROPOSED  
- LEVEL 01**

A3-16

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





**NORBERTO ROSENSTEIN  
ARCHITECT, INC.**

ARCHITECTURE - INTERIOR DESIGN - PLANNING

126 S. FEDERAL HIGHWAY SUITE #202

P: (954) 922-6551

WWW.ROSENSTEINARCHITECT.COM

---

STATE REG. NO. AROO16674  
NATL. REG. NO. 69178

**COPYRIGHT © 2024**  
**LORENZO BOGNETTI**

ARCHITECT, INC.

ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF

MAY NOT BE REPRODUCED IN AN

FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED
----------	-------	---------

[illegible]

I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.


## REVISIONS

COMM.	DATE
-------	------

**TREEHOUSE HOTEL,  
MIAMI BEACH**

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

DEMOLITION / PROPOSE  
- LEVEL 02

A3-17

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







STATE REG. NO. ARO016674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.

R E V I S I O N S	
COMM.	DATE

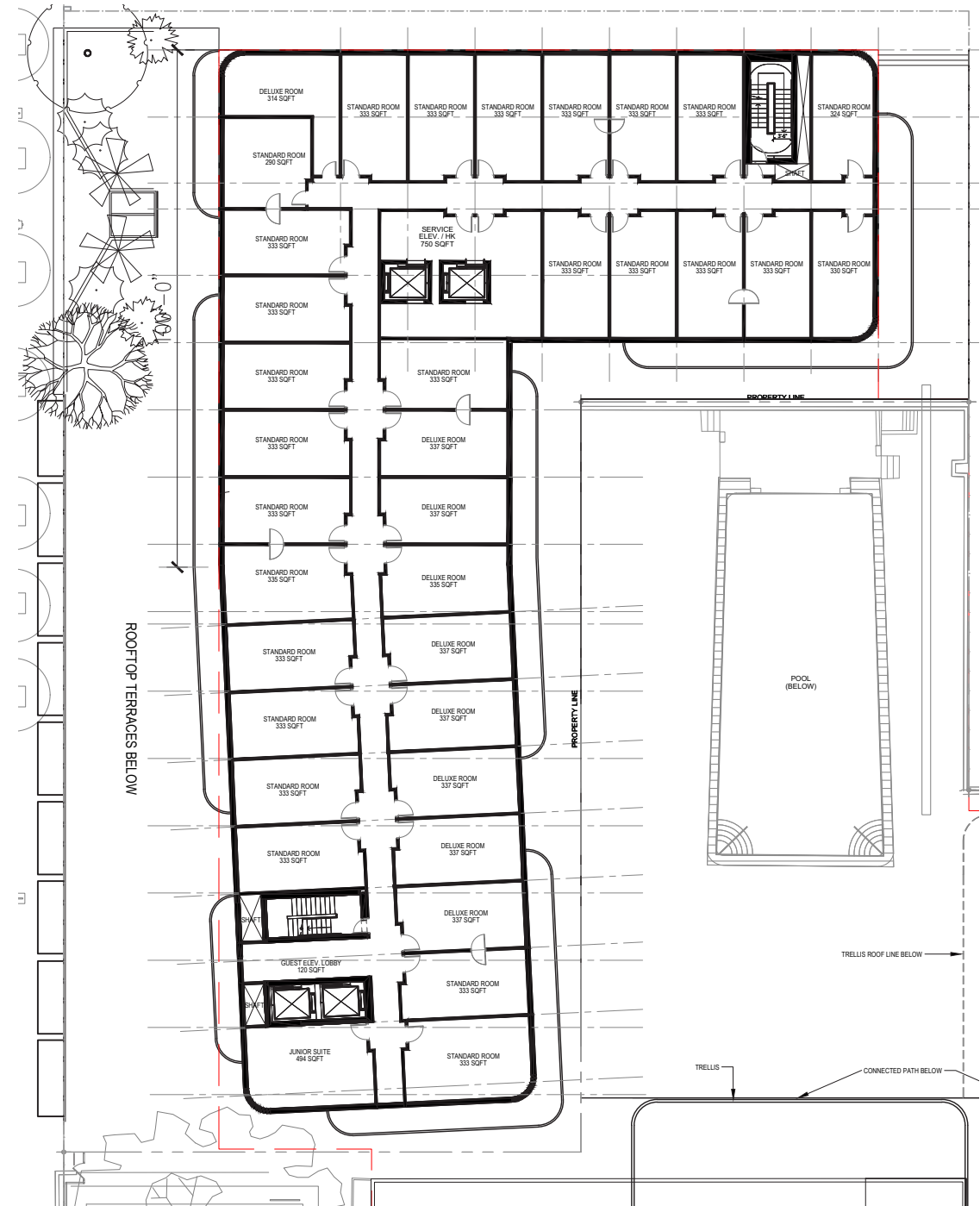
**TRUTHHOUSE HOTEL,  
 MIAMI BEACH**  
  
**1500 COLLINS +  
 1509-1515 WASHINGTON  
 AVE, MIAMI BEACH, FL,  
 33139**  


---

**PROPOSED PLAN  
 - LEVEL 03**  

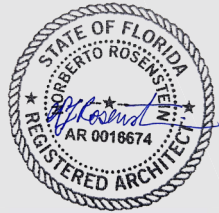

---

**A3-18**



LEVEL 04: PROPOSED

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) 922-6551  
NROSENSTEIN@ROSENSTEINARCHITECT.COM  
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.


REVISIONS	
COMM.	DATE

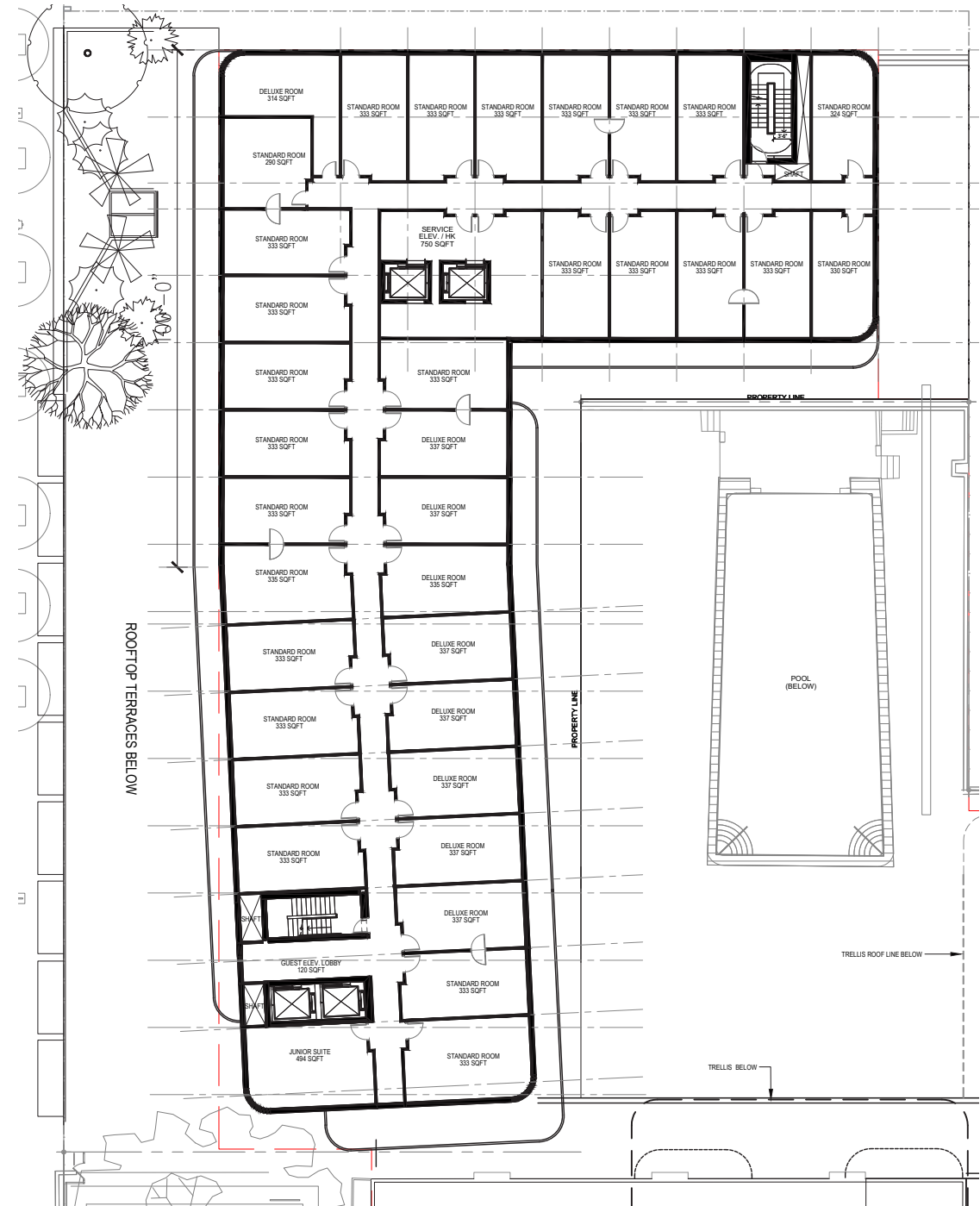
**TREEHOUSE HOTEL,  
MIAMI BEACH**

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

**PROPOSED PLAN  
- LEVEL 04**

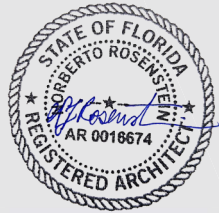
**A3-19**





LEVEL 05: PROPOSED

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) 922-6551  
NROSENSTEIN@ROSENSTEINARCHITECT.COM  
WWW.ROSENSTEINARCHITECT.COM

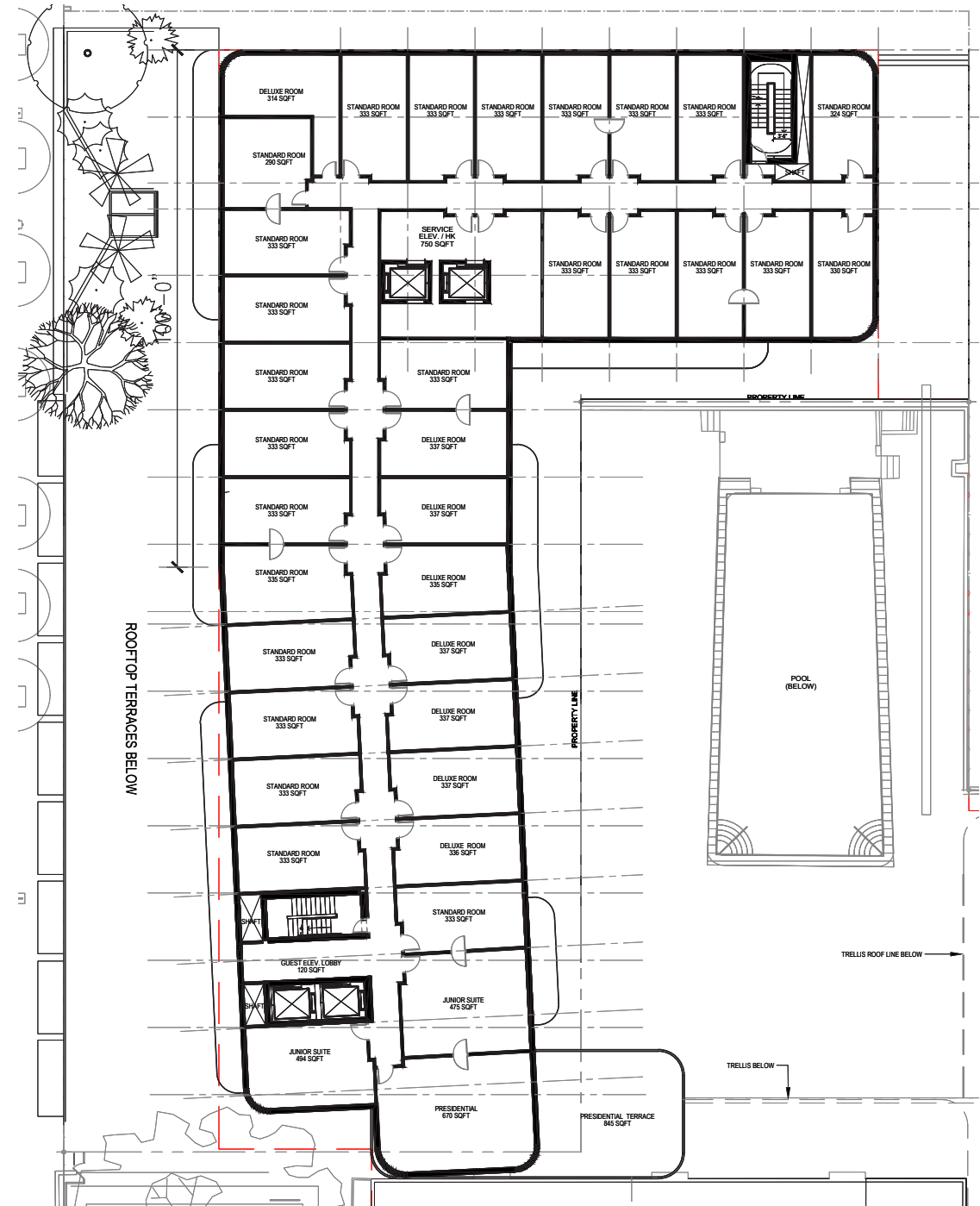
STATE REG. NO. ARO016674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.


REVISIONS	
COMM.	DATE

**TREEHOUSE HOTEL,  
MIAMI BEACH**  
  
1500 COLLINS +  
1509-1515 WASHINGTON  
AVE, MIAMI BEACH, FL,  
33139  
  
**PROPOSED PLAN  
- LEVEL 05**  
  
A3-20



LEVEL 06: PROPOSED

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



NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ARCHITECTURE - INTERIOR DESIGN - PLANNING  
126 S. FEDERAL HIGHWAY SUITE #202  
DANIA BEACH, FLORIDA 33004  
P: (954) 922-6551  
NROSENSTEIN@NROSENSTEINARCHITECT.COM  
WWW.NROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

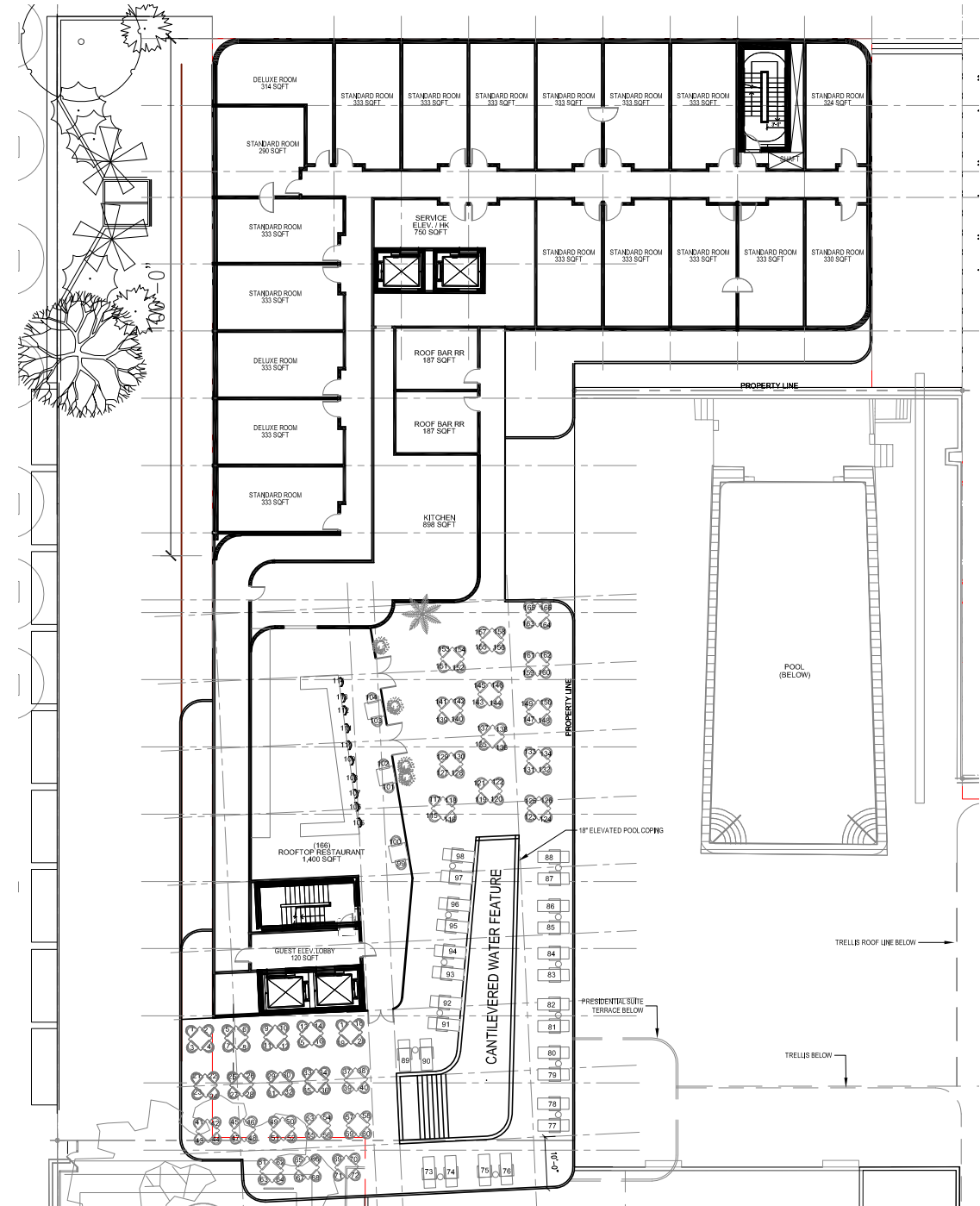
DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.


REVISIONS	
COMM.	DATE

TREEHOUSE HOTEL,  
MIAMI BEACH  
  
1500 COLLINS +  
1509-1515 WASHINGTON  
AVE, MIAMI BEACH, FL,  
33139  
  
PROPOSED PLAN  
- LEVEL 06  
  
A3-21





LEVEL 07: PROPOSED

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



NORBERTO ROSENSTEIN  
ARCHITECT, INC.

ARCHITECTURE - INTERIOR DESIGN - PLANNING  
126 S. FEDERAL HIGHWAY SUITE #202  
DANIA BEACH, FLORIDA 33004  
P: (954) 922-6551  
NROSENSTEIN@NORBERTOARCHITECT.COM  
WWW.NORBERTOARCHITECT.COM

STATE REG. NO. ARO016674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.

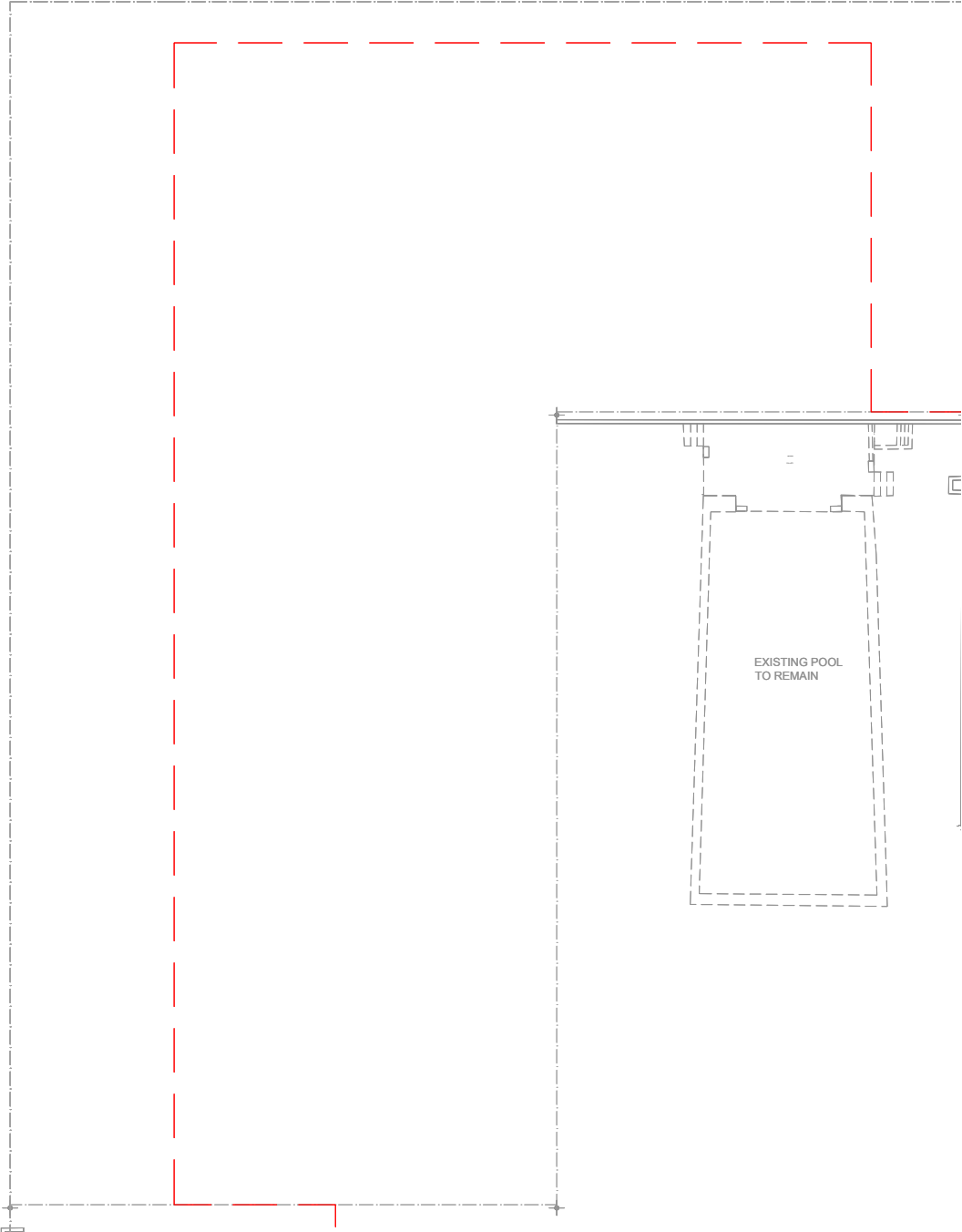

REVISIONS	
COMM.	DATE

TREEHOUSE HOTEL,  
MIAMI BEACH

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

PROPOSED PLAN  
- LEVEL 07

A3-22



LEVEL 00: GSF DIAGRAM

WASHINGTON BUILDING GSF	SQFT
LEVEL 00	0.00

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



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

STATE REG. NO. ARO016674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.


REVISIONS	
COMM.	DATE

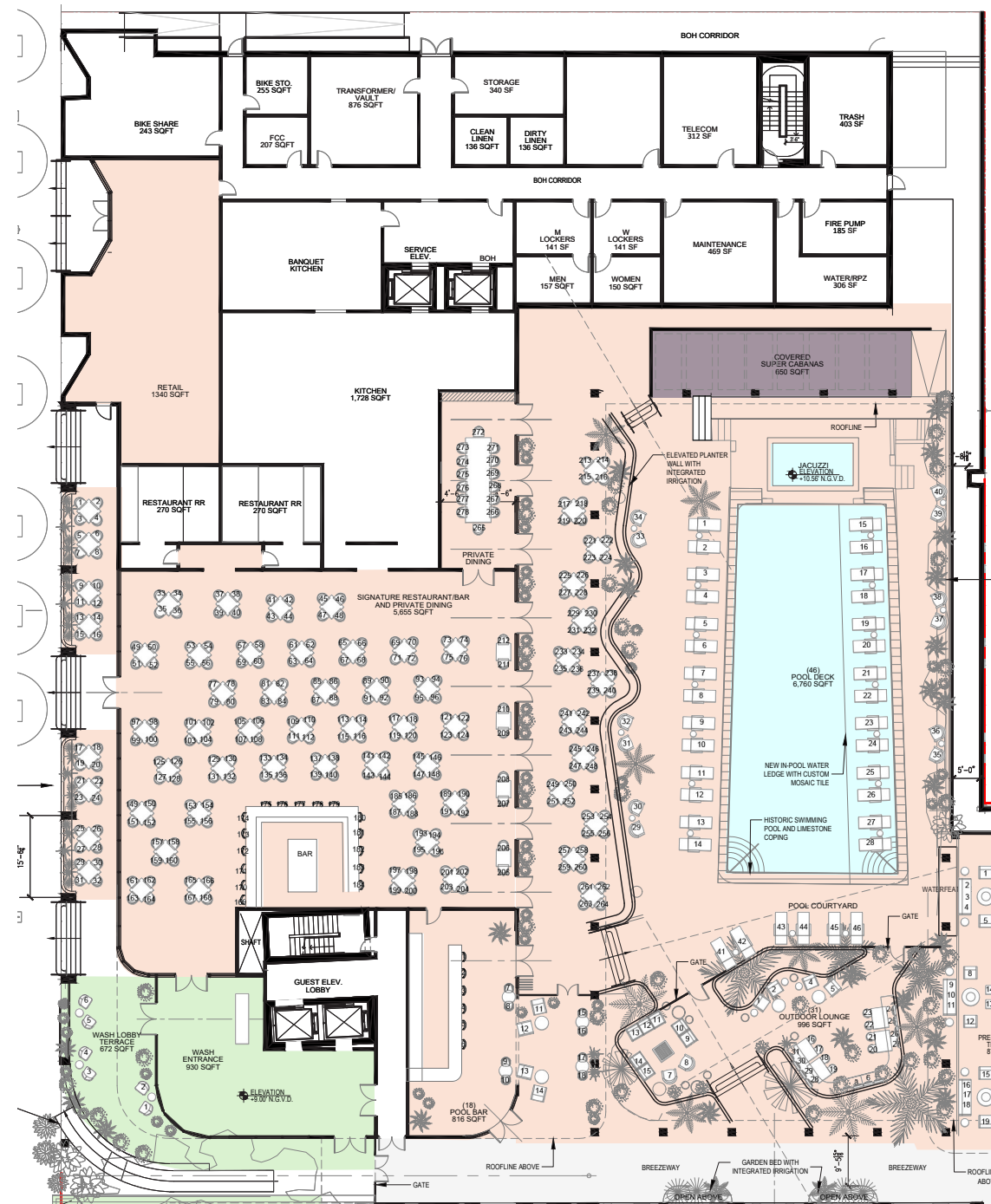
TREEHOUSE HOTEL,  
MIAMI BEACH

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

GSF DIAGRAM  
- LEVEL 00

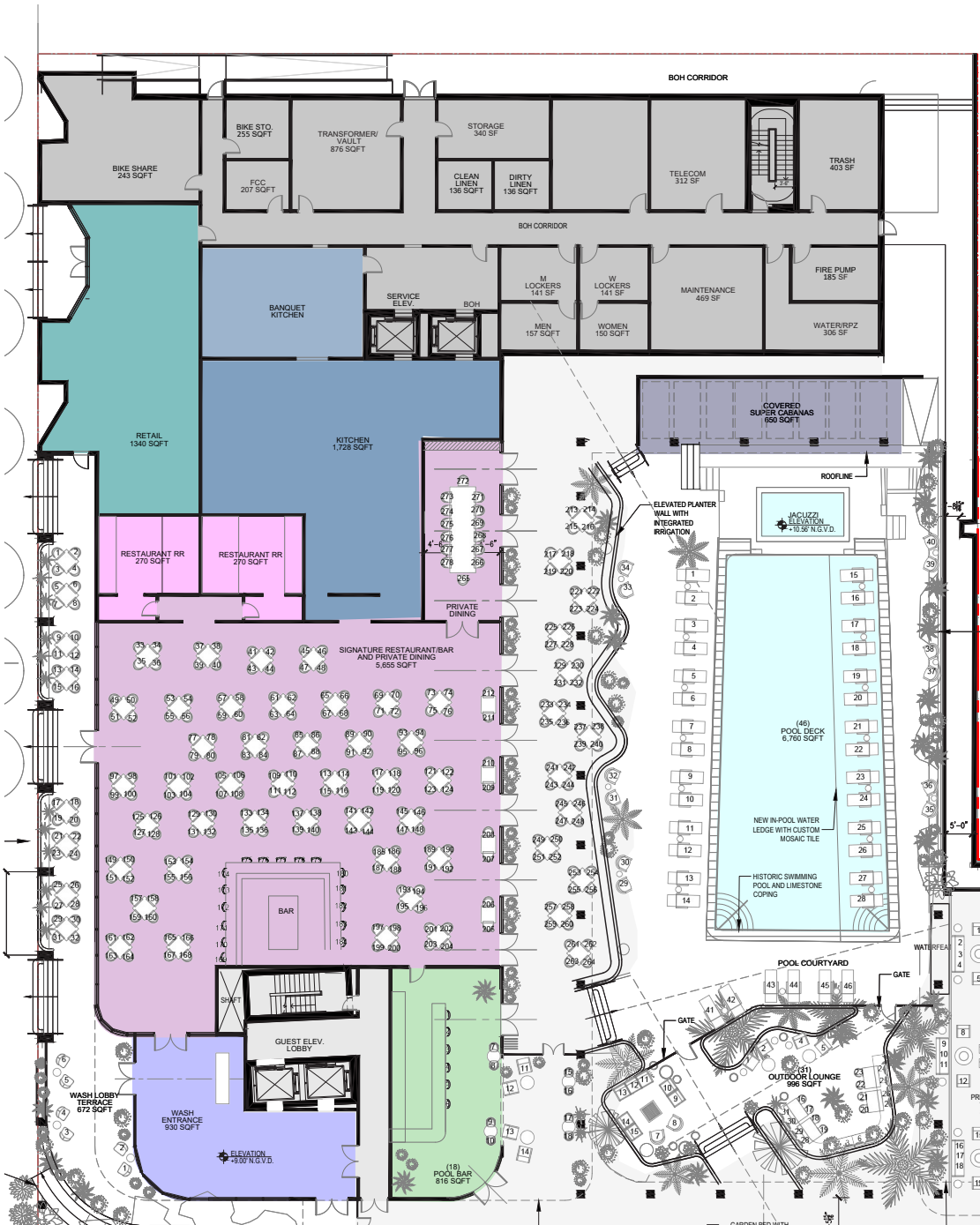
A3-23





LEVEL 01: AMENITY DIAGRAM

WASHINGTON: AMENITIES	NON-F&B	F&B	SUBTOTALS
LEVEL 01	SQFT	SQFT	SQFT
WASHINGTON LOBBY TERRACE	672		
WASHINGTON LOBBY	930		
SIGNATURE RESTAURANT/BAR AND PRIVATE DINING		5,655	
SIGNATURE RESTURANT OUTDOOR DINING (WASHINGTON SIDE)		625	
SIGNATURE RESTURANT OUTDOOR DINING (POOL SIDE)		2,280	
POOL BAR		816	
POOL BAR TERRACE		464	
OUTDOOR LOUNGE		996	
POOL DECK		6,760	
CABANAS		650	
RETAIL SPACE		1,340	
TOTAL PROVIDED	1,602	19,586	21,188



LEVEL 01: GSF DIAGRAM

WASHINGTON BUILDING GSF	SQFT
LEVEL 01	17,825.88



**NR**  
architect

**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

STATE REG. NO. ARO016674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS DOCUMENT OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES.

REVISIONS	
COMM.	DATE

TREEHOUSE HOTEL,  
MIAMI BEACH

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

GSF / AMENITY DIAGRAM -  
LEVEL 01

A3-24

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

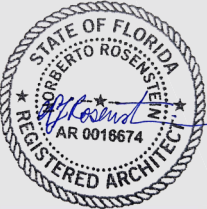




LEVEL 02: GSF DIAGRAM

WASHINGTON BUILDING GSF	SQFT
LEVEL 02	15,574.03

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) 922-6551  
NROSENSTEIN@NORBERTOARCHITECT.COM  
WWW.NORBERTOARCHITECT.COM

STATE REG. NO. AROO16674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.


REVISIONS	
COMM.	DATE

TREEHOUSE HOTEL,  
MIAMI BEACH

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

GSF DIAGRAM  
- LEVEL 02

A3-25





## LEVEL 04: GSF DIAGRAM

WASHINGTON BUILDING GSF	SQFT
LEVEL 04	15,574.03

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) 922-6551  
NROSENSTEIN@ROSENSTEINARCHITECT.COM  
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. AROO16674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED
----------	-------	---------

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES.


## REVISIONS

COMM.	DATE
-------	------

**TREEHOUSE HOTEL,  
MIAMI BEACH**

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

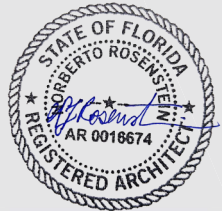
GSF DIAGRAM  
- LEVEL 04

A3-27

## LEVEL 05: GSF DIAGRAM

WASHINGTON BUILDING GSF	SQFT
LEVEL 05	15,574.03

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) 922-6551  
NROSENSTEIN@ROSENSTEINARCHITECT.COM  
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. AROO16674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED
----------	-------	---------

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES.


## REVISIONS

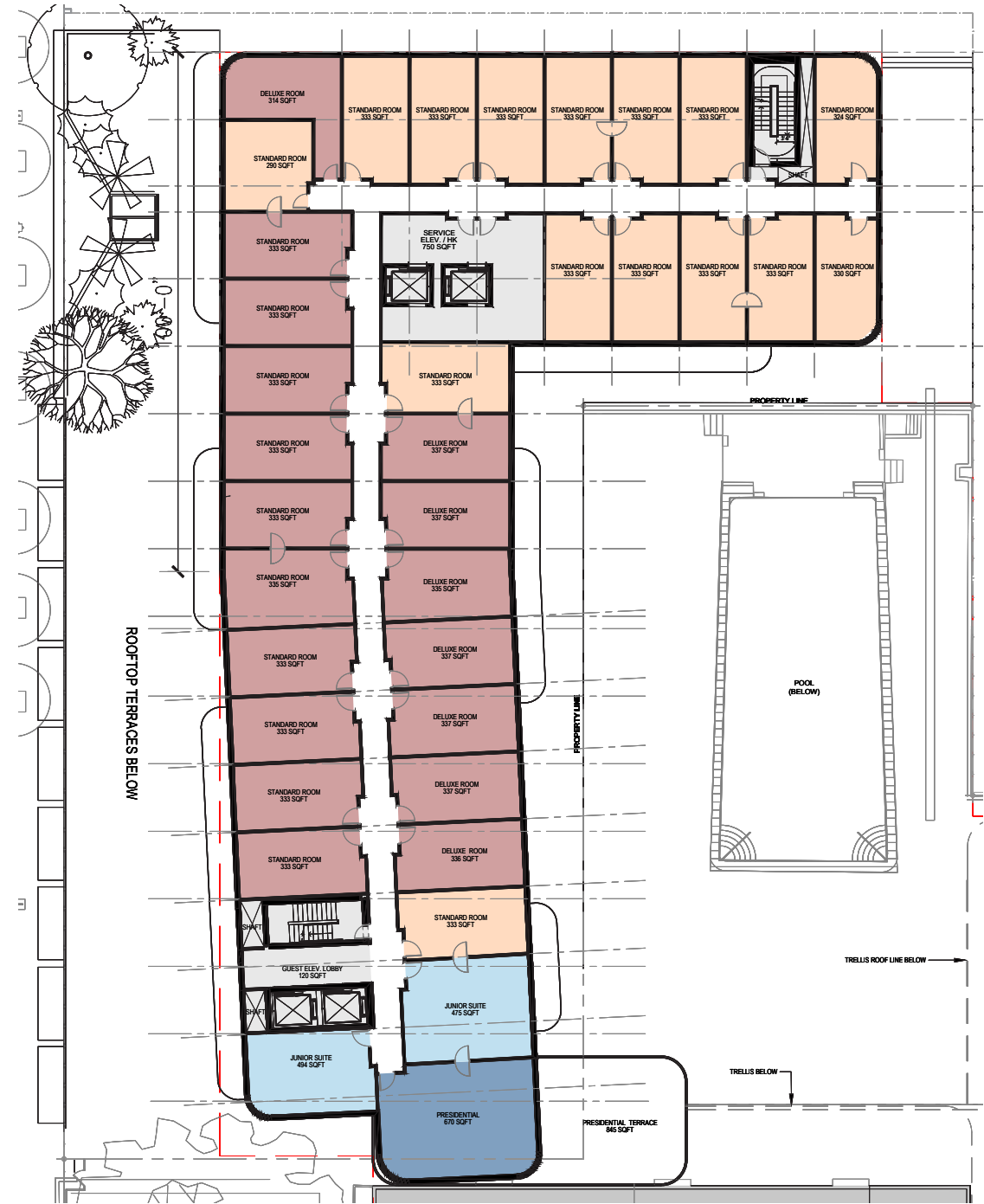
COMM.	DATE
-------	------

**TREEHOUSE HOTEL,  
MIAMI BEACH**

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

**GSF DIAGRAM**  
**- LEVEL 05**

A3-28



LEVEL 06: GSF DIAGRAM

WASHINGTON BUILDING GSF	SQFT
LEVEL 06	15,852.25

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) 922-6551  
NROSENSTEIN@ROSENSTEINARCHITECT.COM  
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED
----------	-------	---------

I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.


REVISIONS

COMM.	DATE
-------	------

TREEHOUSE HOTEL,  
MIAMI BEACH

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

GSF DIAGRAM  
- LEVEL 06

A3-29





**NR**  
architect

**NORBERTO ROSENSTEIN  
ARCHITECT, INC.**  
ARCHITECTURE - INTERIOR DESIGN - PLANNING  
126 S. FEDERAL HIGHWAY SUITE #202  
DANIA BEACH, FLORIDA 33004  
P: (954) 922-6551  
NROSENSTEIN@NORBERTOARCHITECT.COM  
WWW.NORBERTOARCHITECT.COM

STATE REG. NO. ARO016674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.

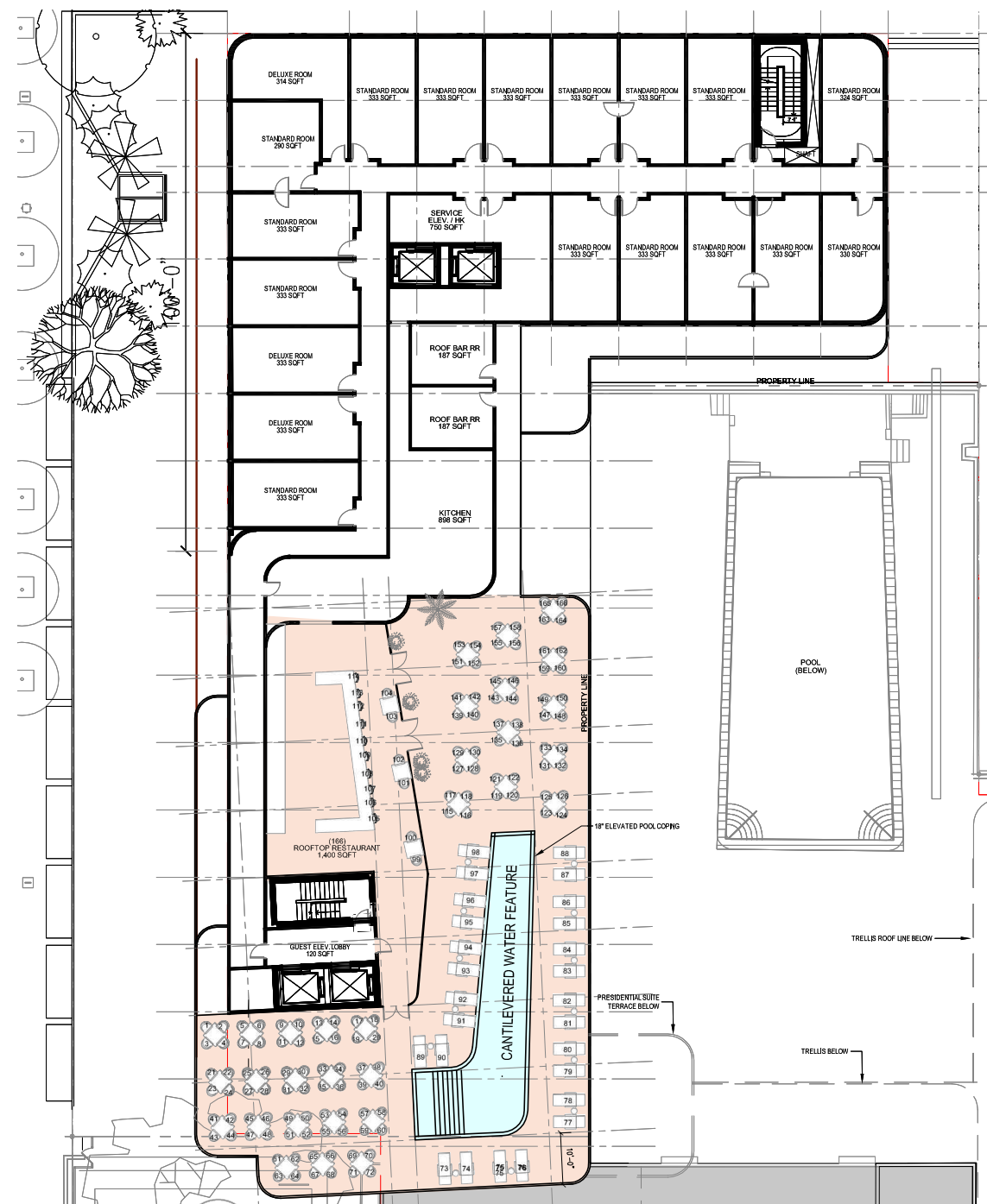

REVISIONS	
COMM.	DATE

**TREEHOUSE HOTEL,  
MIAMI BEACH**

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

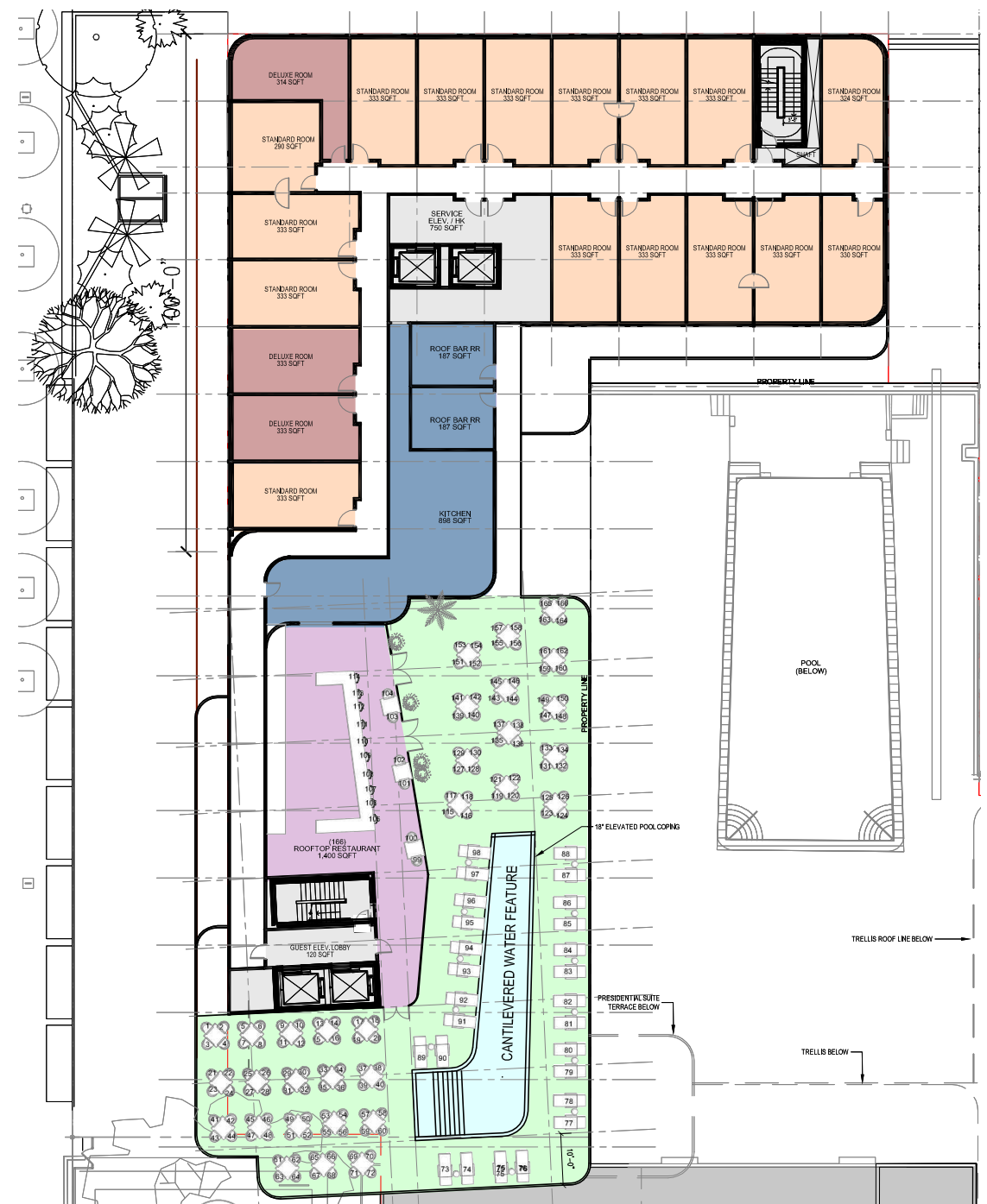
**GSF / AMENITY DIAGRAM -  
LEVEL 07**

**A3-30**



LEVEL 07: AMENITY DIAGRAM

WASHINGTON: AMENITIES	NON-F&B	F&B	SUBTOTALS
LEVEL 07	SQFT	SQFT	SQFT
ROOFTOP RESTAURANT		1,400	
ROOFTOP TERRACE		5,400	
<b>TOTAL PROVIDED</b>	<b>0</b>	<b>6,800</b>	<b>6,800</b>

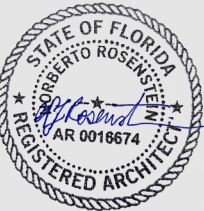
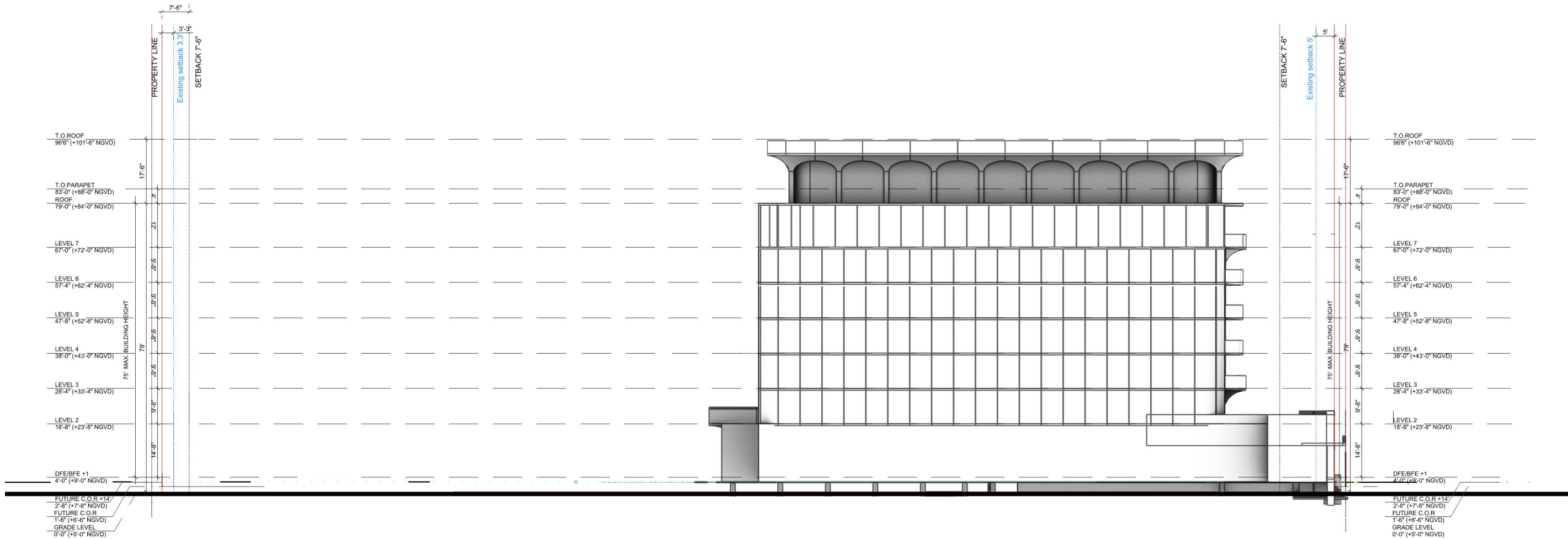


LEVEL 07: GSF DIAGRAM

WASHINGTON BUILDING GSF	SQFT
LEVEL 07	12,734.97

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) 922-6551  
NROSENSTEIN@ROSENSTEINARCHITECT.COM  
WWW.ROSENSTEINARCHITECT.COM

STATE REG. NO. ARO016674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.


REVISIONS

COMM.	DATE

**TREEHOUSE HOTEL,  
MIAMI BEACH**

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

**DEMOLITION / PROPOSED  
NORTH ELEVATION**

A3-31



100 2000 3000 4000 5000 6000 7000 8000 9000 10000

DESIGNED	DRAWN	CHECKED
----------	-------	---------

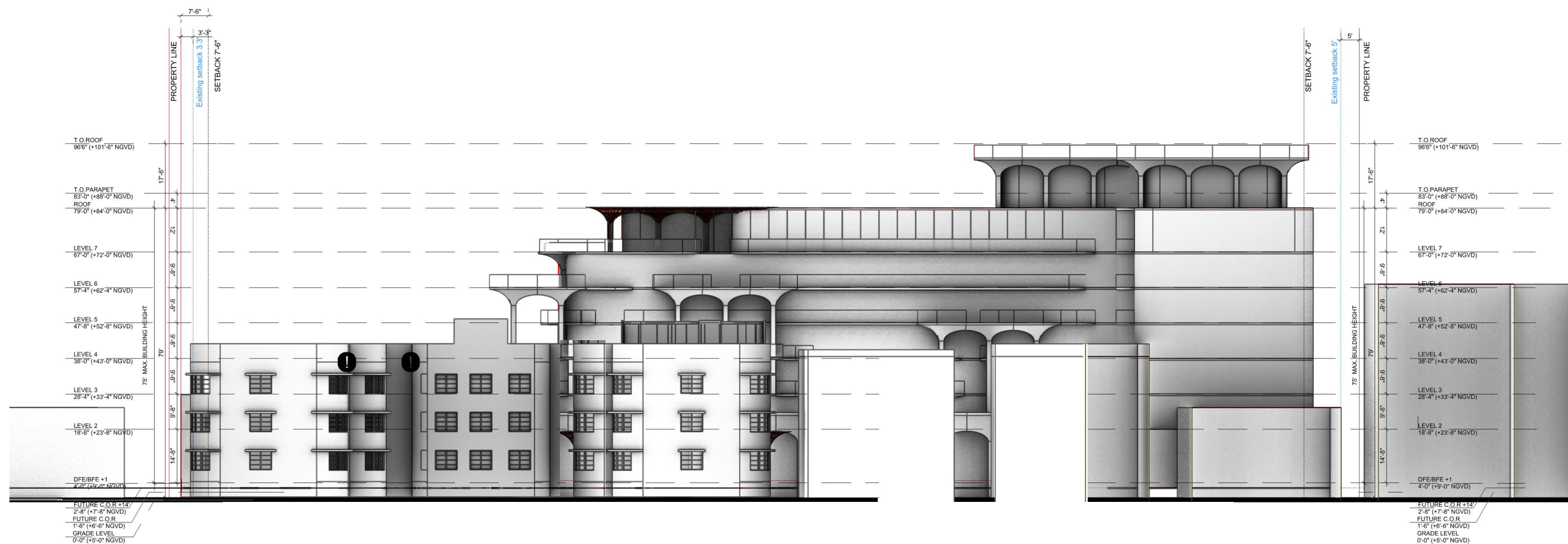
I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.


## REVISIONS

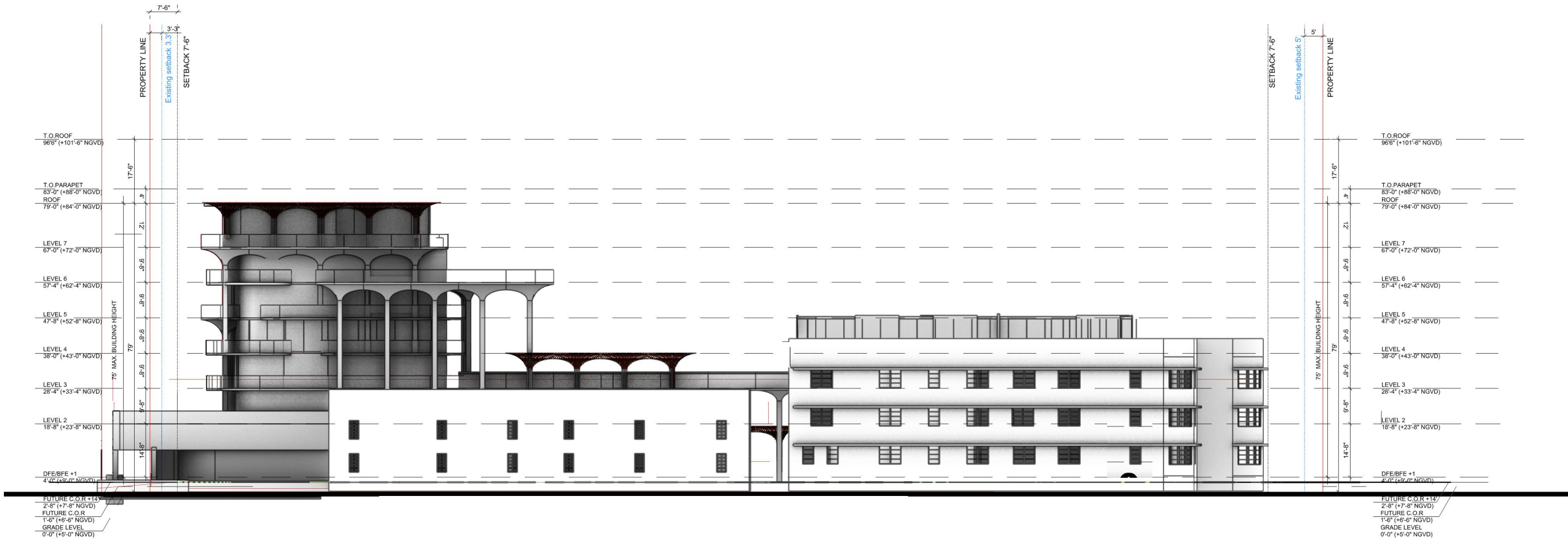
COMM.	DATE
-------	------

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

A3-32







**NR**  
architect

**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

STATE REG. NO. ARO016674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.

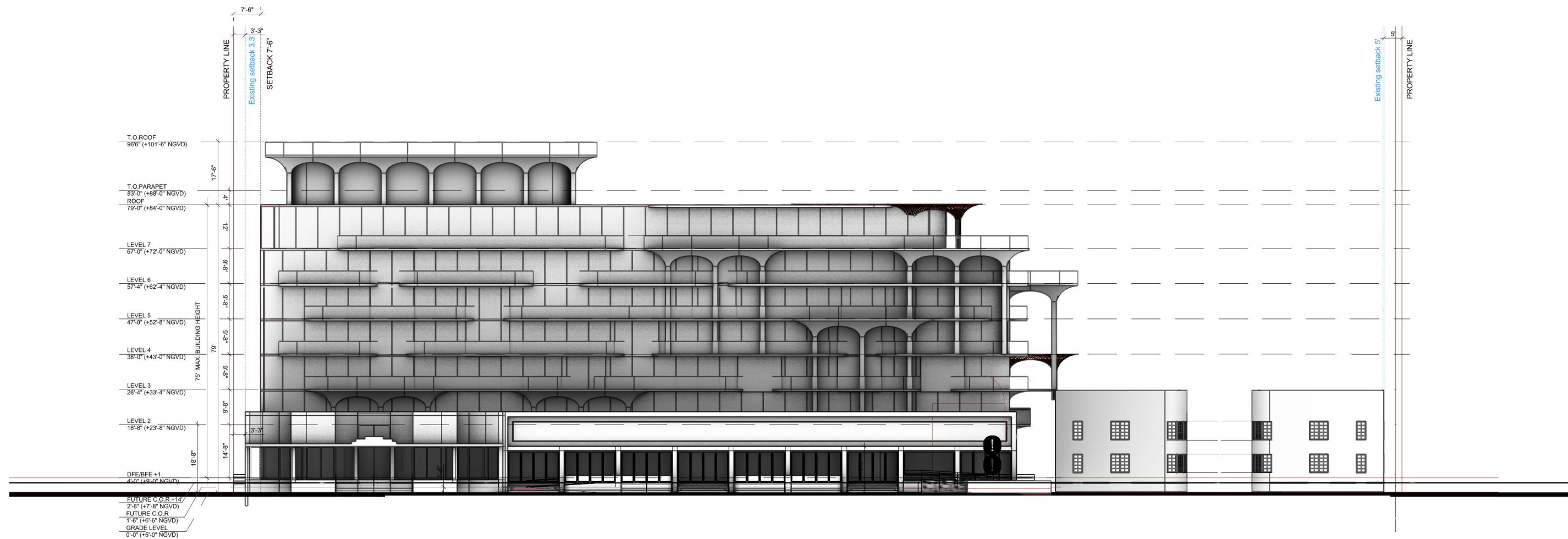

REVISIONS

COMM.	DATE

**TREEHOUSE HOTEL,  
MIAMI BEACH**

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

**DEMOLITION / PROPOSED  
SOUTH ELEVATION**



**NR**  
architect

**NORBERTO ROSENSTEIN  
ARCHITECT, INC.**

STATE REG. NO. AROO16674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED
----------	-------	---------

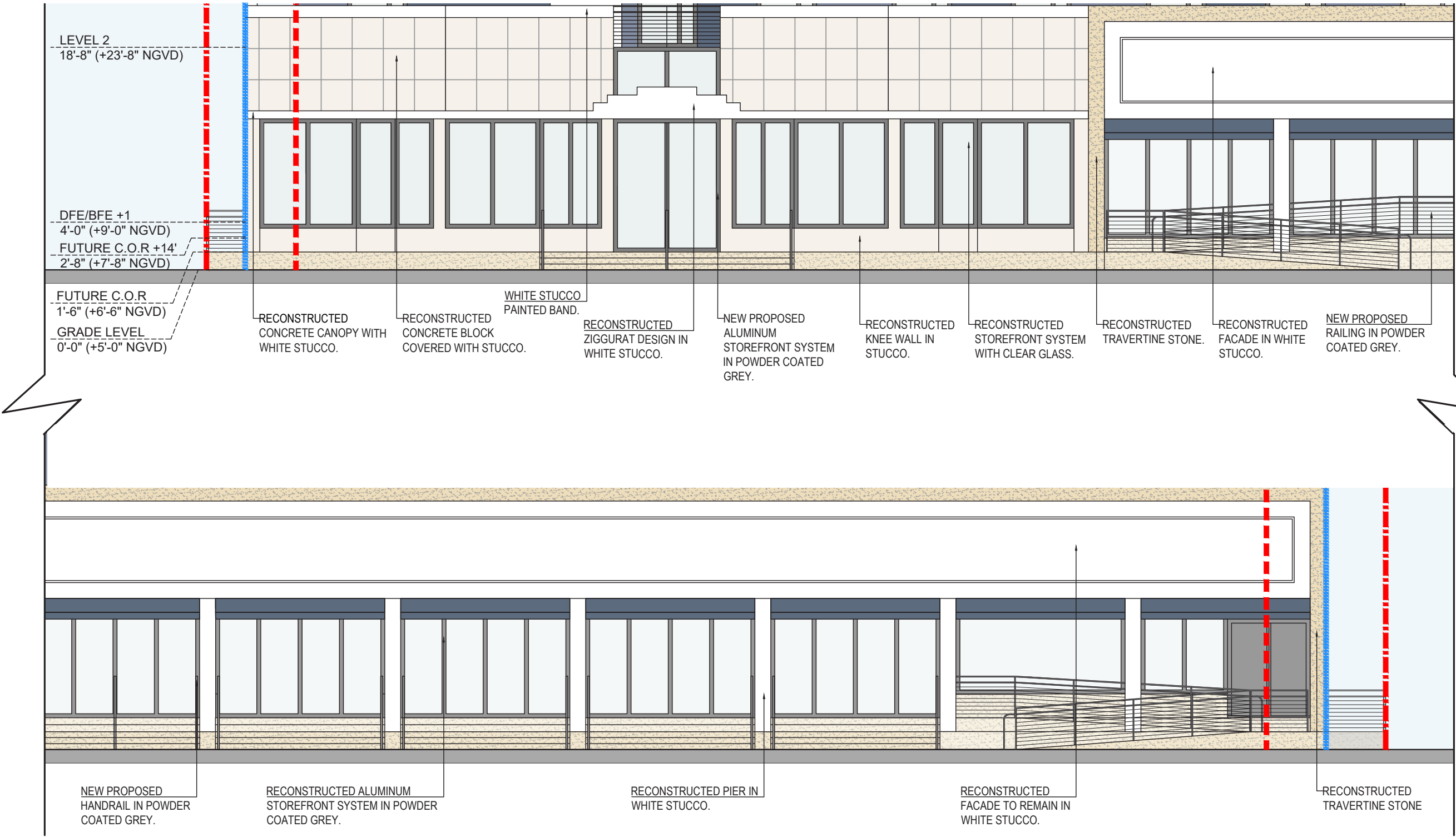
I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.


## REVISIONS

COMM.	DATE
-------	------

**TREEHOUSE HOTEL,  
MIAMI BEACH**

DEMOLITION / PROPOSED  
SOUTH ELEVATION



**NR**  
architect

**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

STATE REG. NO. AROO16674  
NATL. REG. NO. 69178  
COPYRIGHT © 2024  
NORBERTO ROSENSTEIN  
ARCHITECT, INC.  
ALL RIGHTS RESERVED. THIS  
DOCUMENT OR PARTS THEREOF,  
MAY NOT BE REPRODUCED IN ANY  
FORM WITHOUT PERMISSION.

DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE  
PLANS WERE PREPARED BY ME  
OR UNDER  
MY SUPERVISION, AND TO THE  
BEST OF MY KNOWLEDGE,  
COMPLY WITH ALL APPLICABLE  
CODES.


REVISIONS	
COMM.	DATE

**TREEHOUSE HOTEL,  
MIAMI BEACH**

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

DEMOLITION / PROPOSED  
SOUTH ELEVATION ENLG.

A3-35