

RESTORATION OF THE HISTORIC CAMPTON APARTMENTS



HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING



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architect

NORBERTO ROSENSTEIN ARCHITECT, INC.

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126 S. FEDERAL HIGHWAY SUITE #202
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NO.	DESCRIPTION	DATE

REVISIONS	
COMM.	DATE

**TREEHOUSE HOTEL,
MIAMI BEACH**

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

HISTORIC PHOTOS



HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING



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HISTORIC PHOTOS
A2-02

CAMPTON BUILDING PARCEL (PARCEL 3)		
18,000		
LEVEL 00	0.00	
LEVEL 1	8,588.87	
LEVEL 2	744.06	
LEVEL 3	667.07	
TOTAL SF	10,000.00	
FAR	ALLOWED	PROVIDED
2.0 FAR X 18,000 SF	36,000.00	10,000

CAMPTON BUILDING PARCEL (PARCEL 3)	
BASEMENT	3
LEVEL 1	337
LEVEL 2	8
LEVEL 3	269
LEVEL 4	
LEVEL 5	
LEVEL 6	
LEVEL 7	
TOTAL OCCUPANCY:	617



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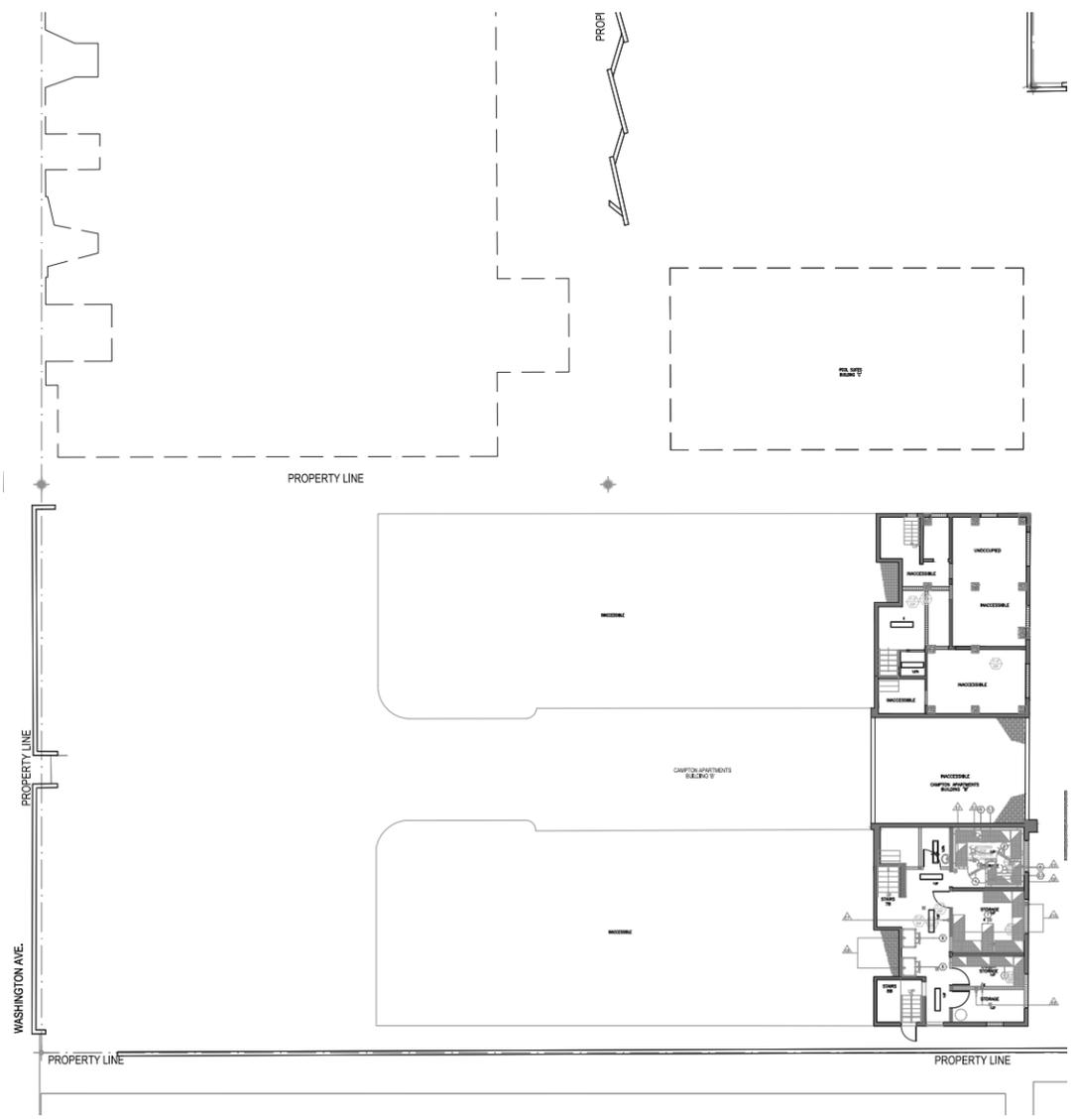
COMM.	DATE

TREEHOUSE HOTEL, MIAMI BEACH

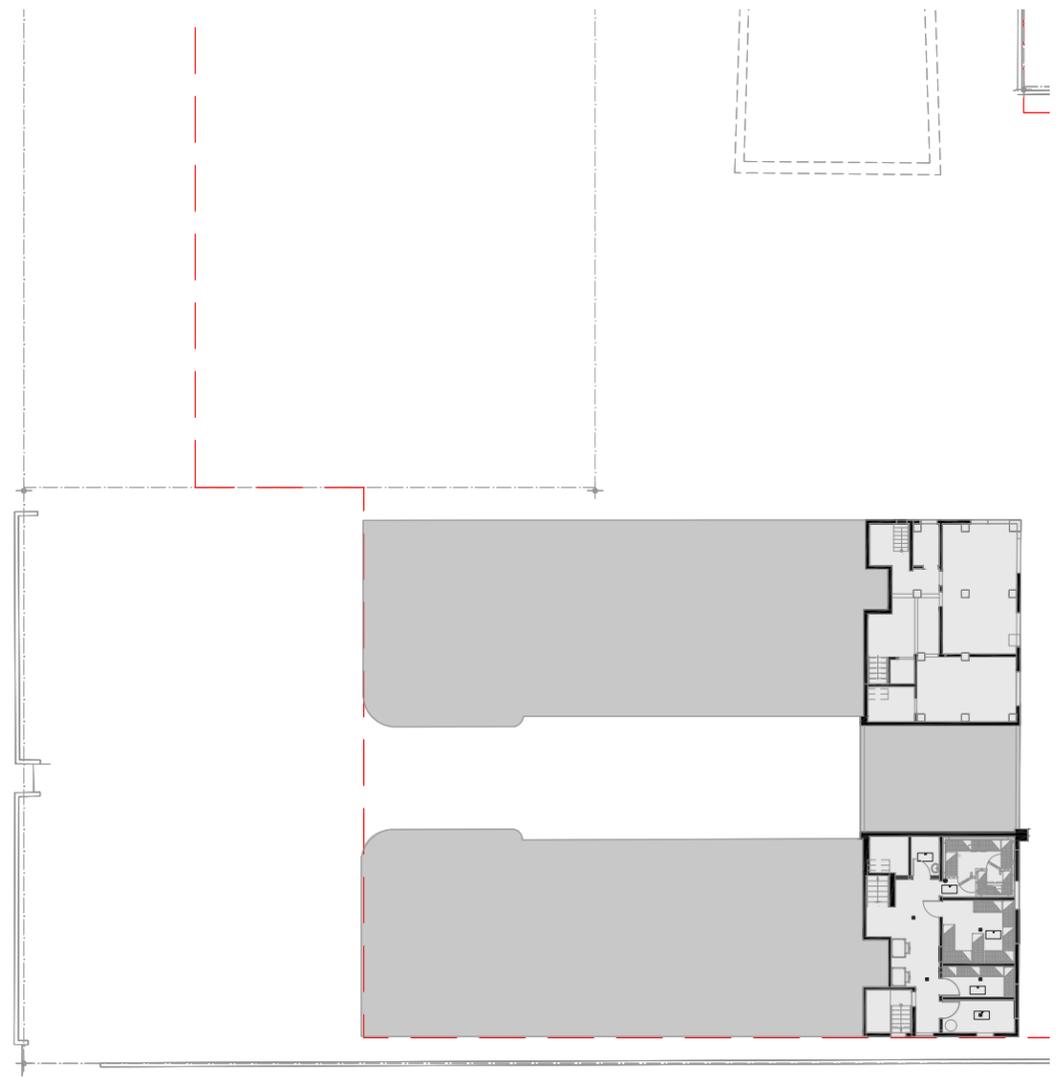
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FAR / OCCUPANCY LOAD - LEVEL 00

A2-03



LEVEL 00: FAR DIAGRAM



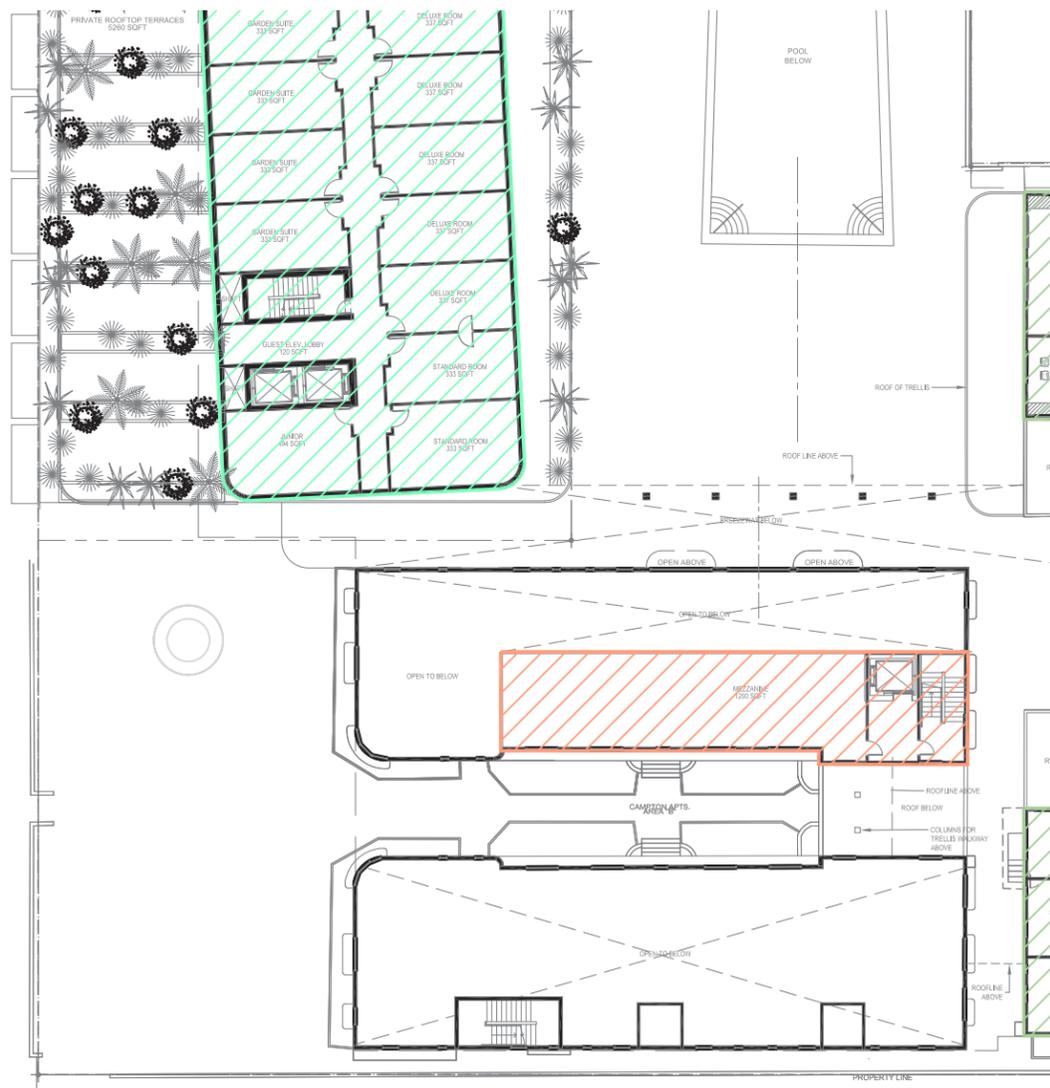
LEVEL 00: OCCUPANCY LOAD DIAGRAM

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



CAMPTON BUILDING PARCEL (PARCEL 3)		
18,000		
LEVEL 00	0.00	
LEVEL 1	8,588.87	
LEVEL 2	744.06	
LEVEL 3	667.07	
TOTAL SF	10,000.00	
FAR	ALLOWED	PROVIDED
2.0 FAR X 18,000 SF	36,000.00	10,000

CAMPTON BUILDING PARCEL (PARCEL 3)	
BASEMENT	3
LEVEL 1	337
LEVEL 2	8
LEVEL 3	269
LEVEL 4	
LEVEL 5	
LEVEL 6	
LEVEL 7	
TOTAL OCCUPANCY:	617



LEVEL 02: FAR DIAGRAM



LEVEL 02: OCCUPANCY LOAD DIAGRAM



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FAR / OCCUPANCY LOAD - LEVEL 02

A2-05

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





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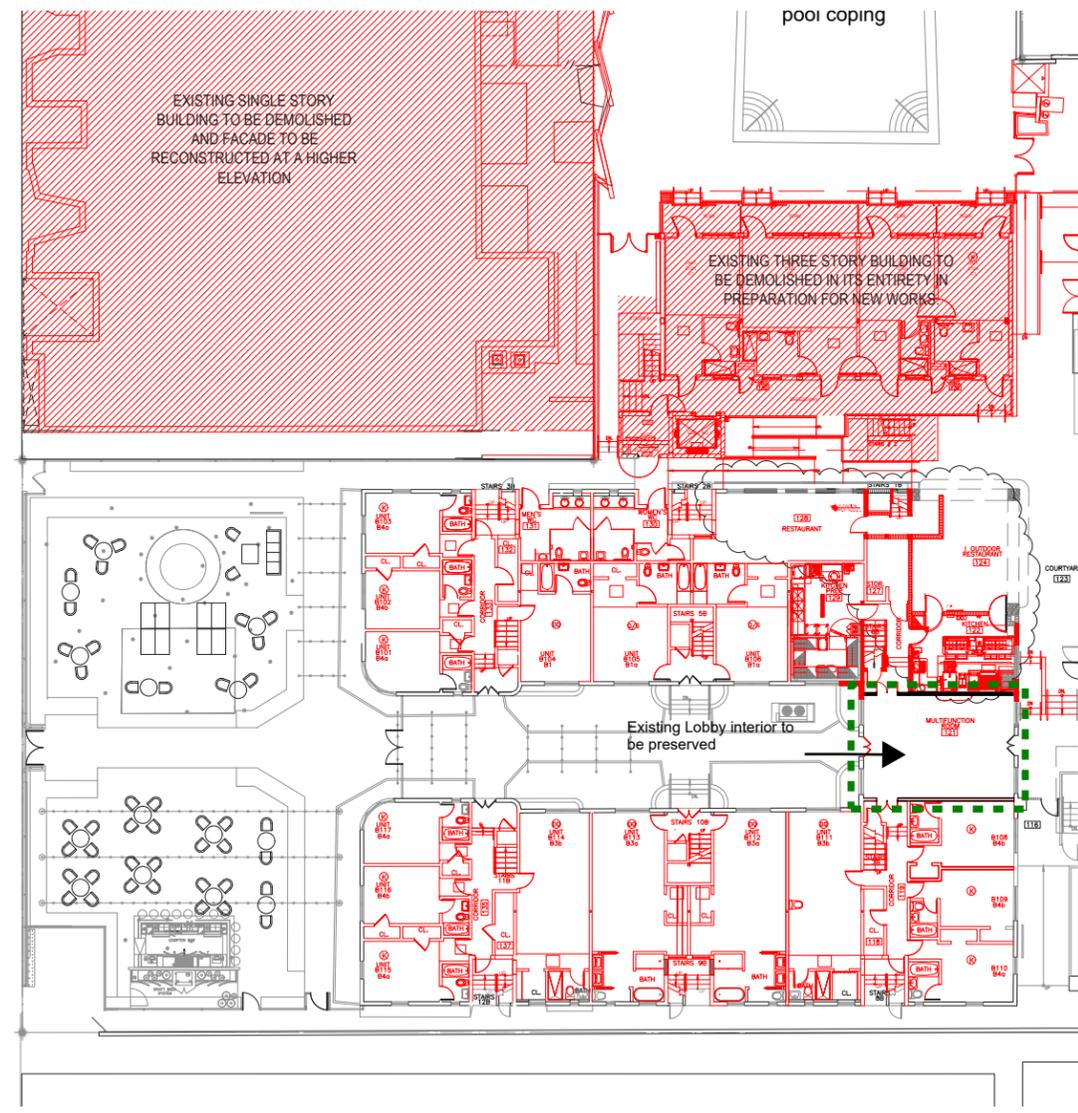
REVISIONS	
COMM.	DATE

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MIAMI BEACH

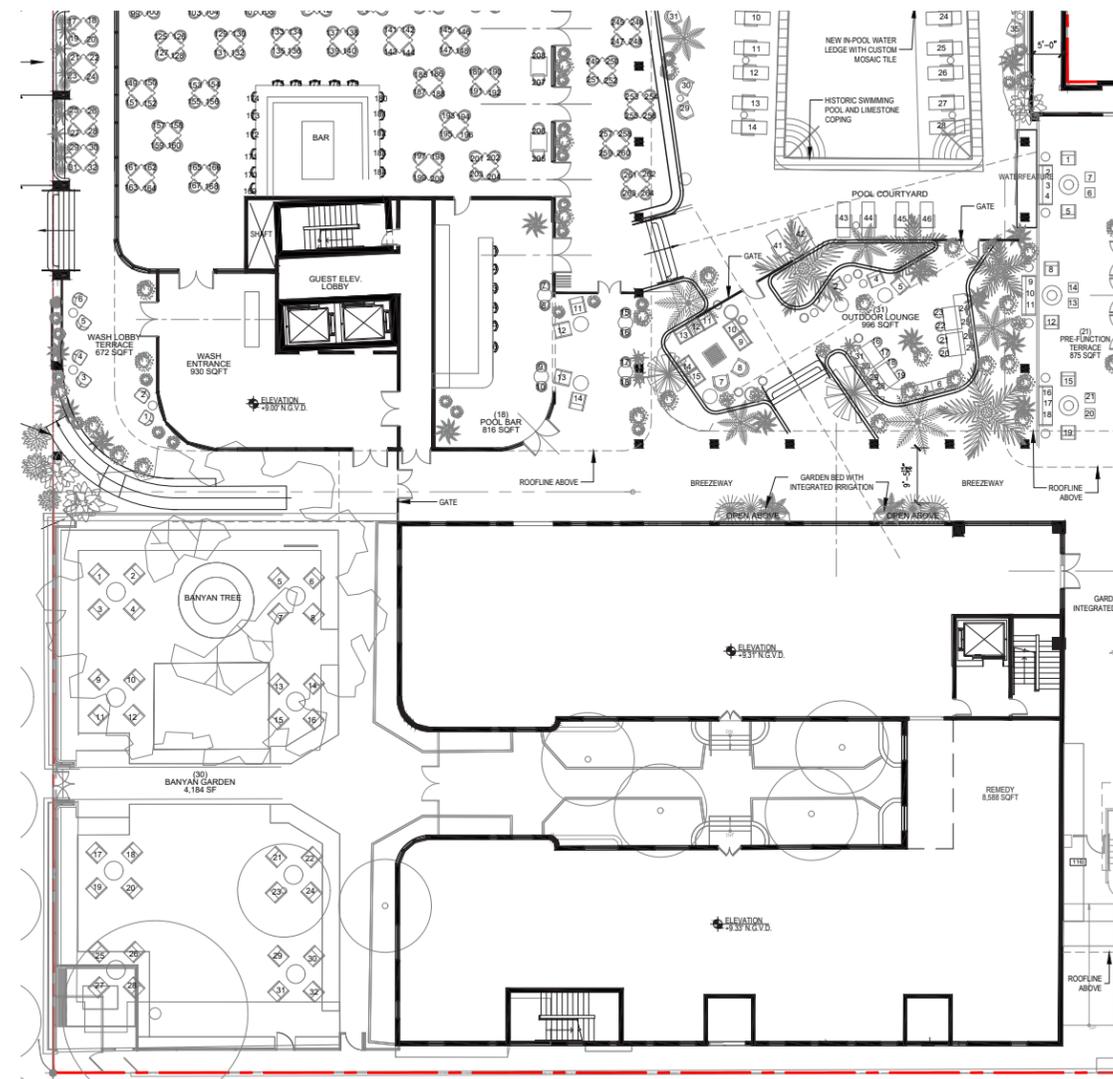
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DEMOLITION / PROPOSED
- LEVEL 01

A2-09



LEVEL 01: DEMOLITION



LEVEL 01: PROPOSED

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





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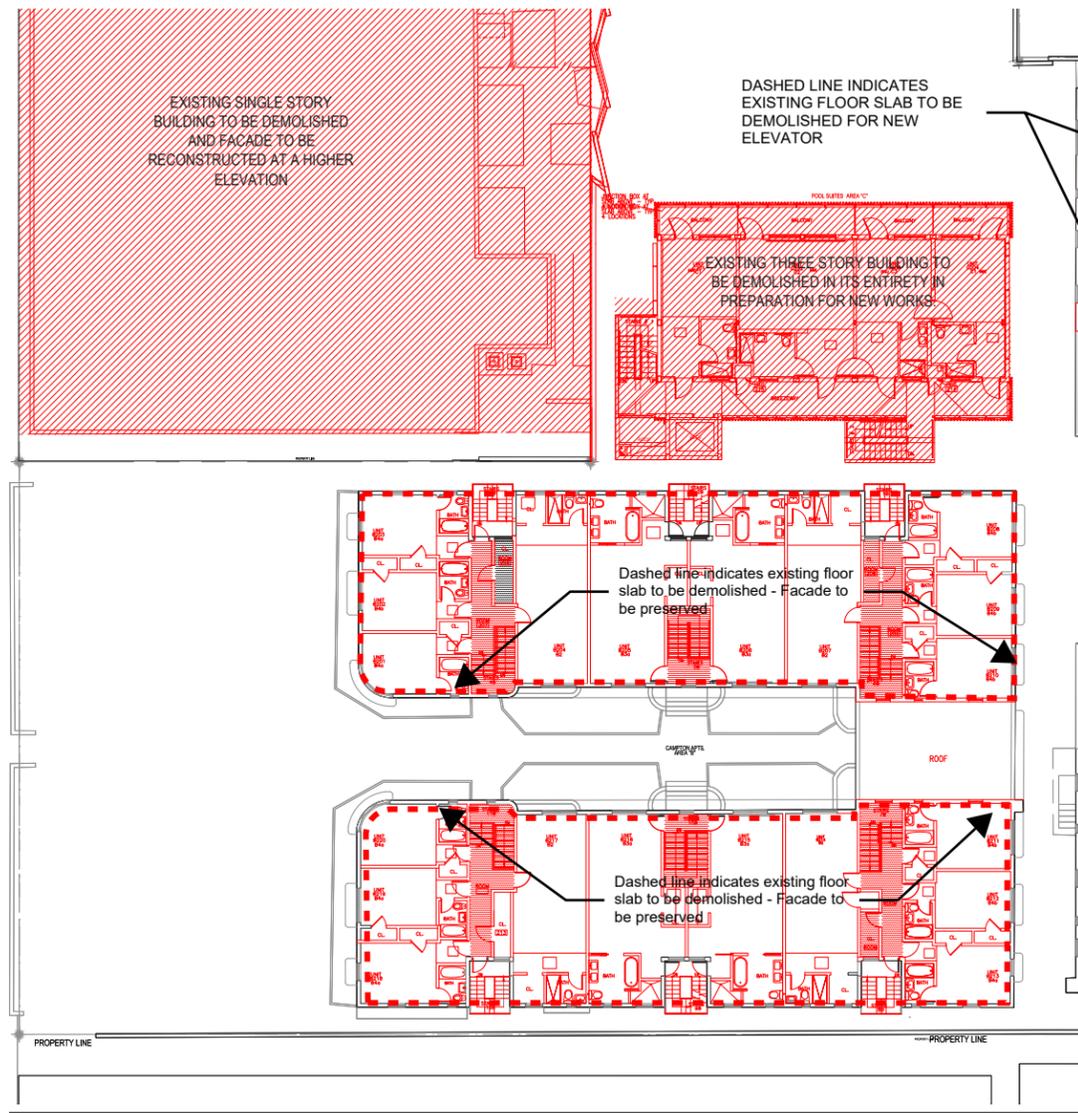
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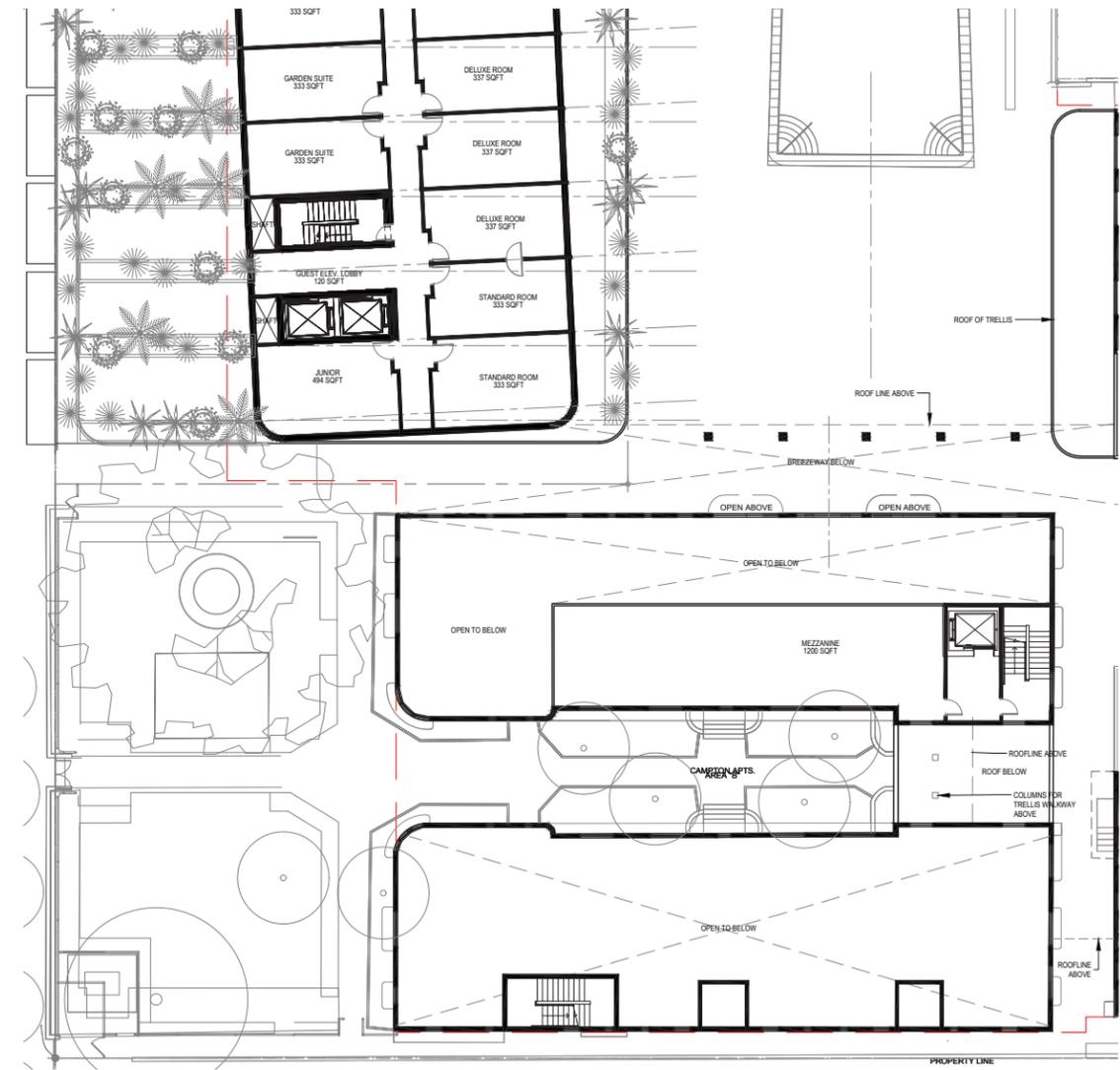
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DEMOLITION / PROPOSED - LEVEL 02
A2-10



LEVEL 02: DEMOLITION



LEVEL 02: PROPOSED

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





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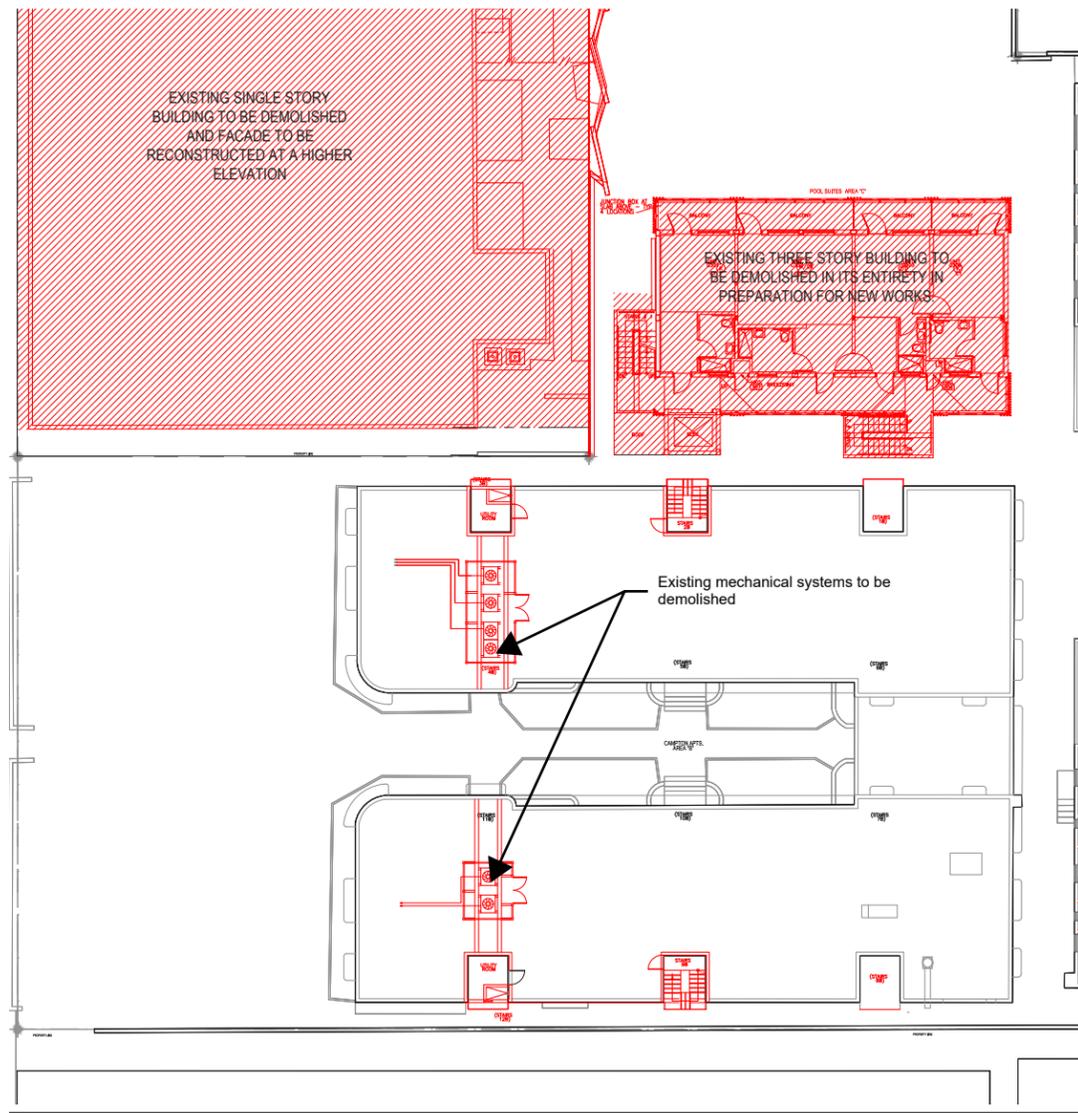
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COMM.	DATE

**TREEHOUSE HOTEL,
MIAMI BEACH**

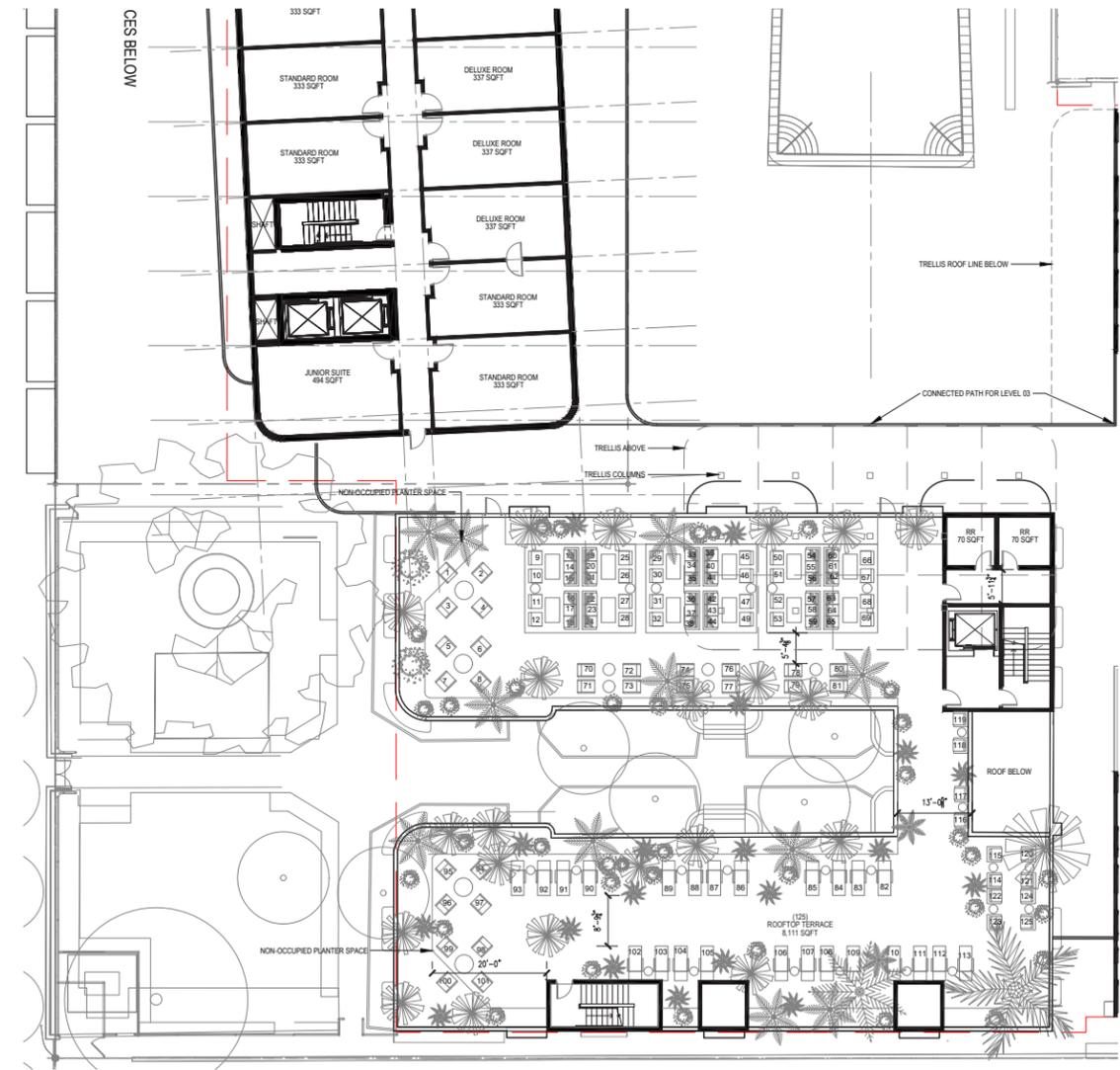
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**DEMOLITION / PROPOSED
- LEVEL 03**

A2-11



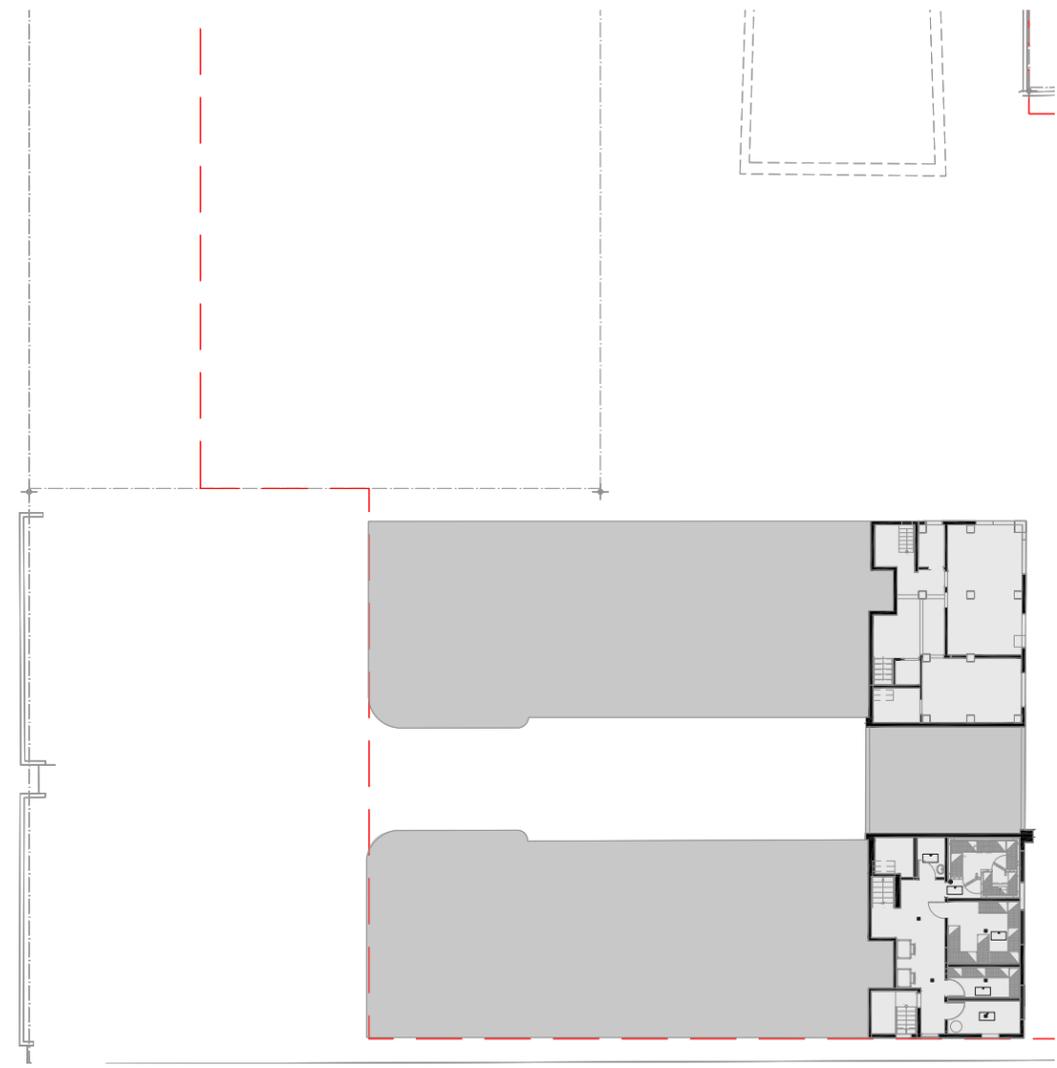
LEVEL 03: DEMOLITION



LEVEL 03: PROPOSED

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





LEVEL 00: GSF DIAGRAM

CAMPTON GSF	SQFT
LEVEL 00	0.00

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



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GSF DIAGRAM - LEVEL 00



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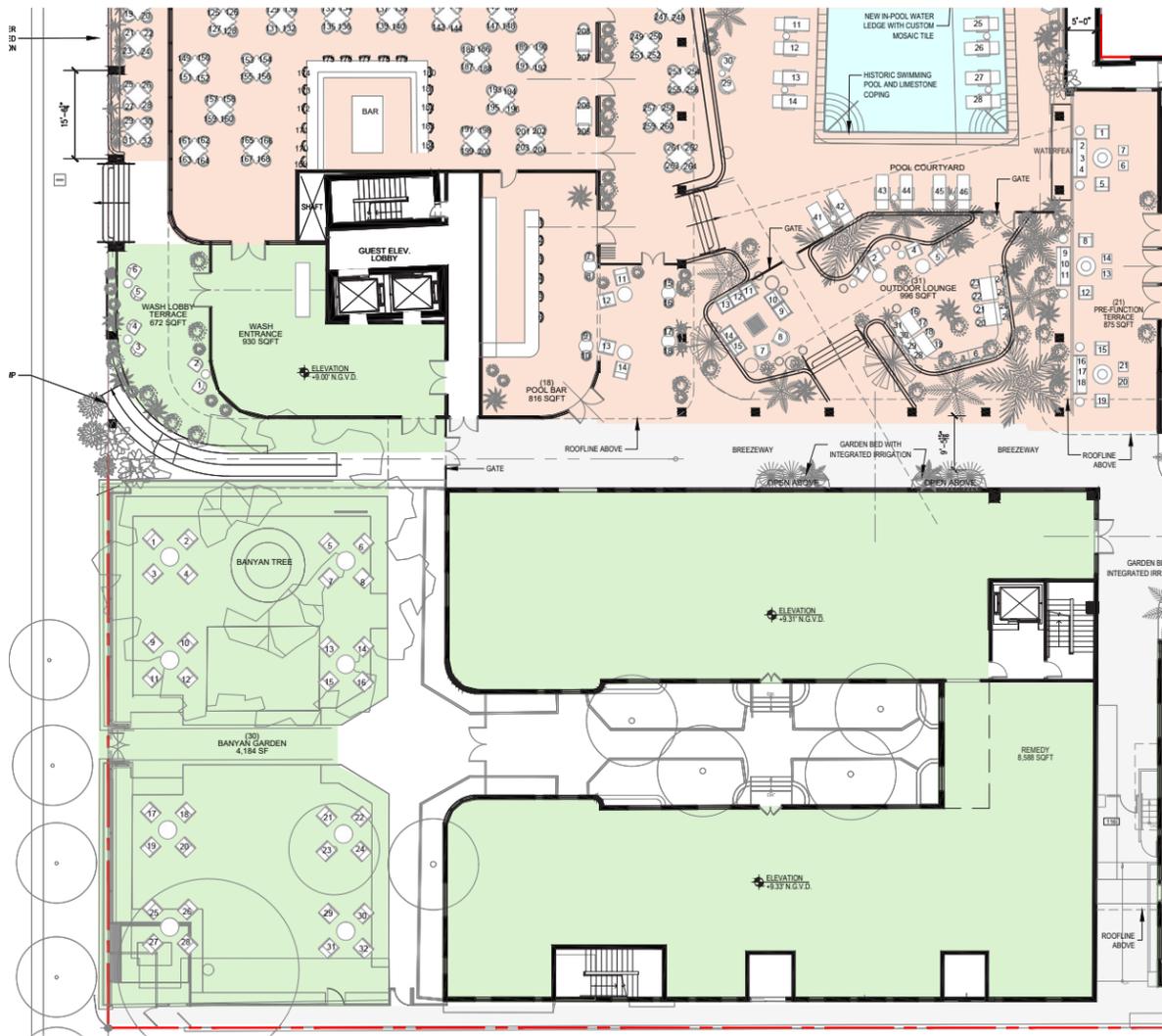
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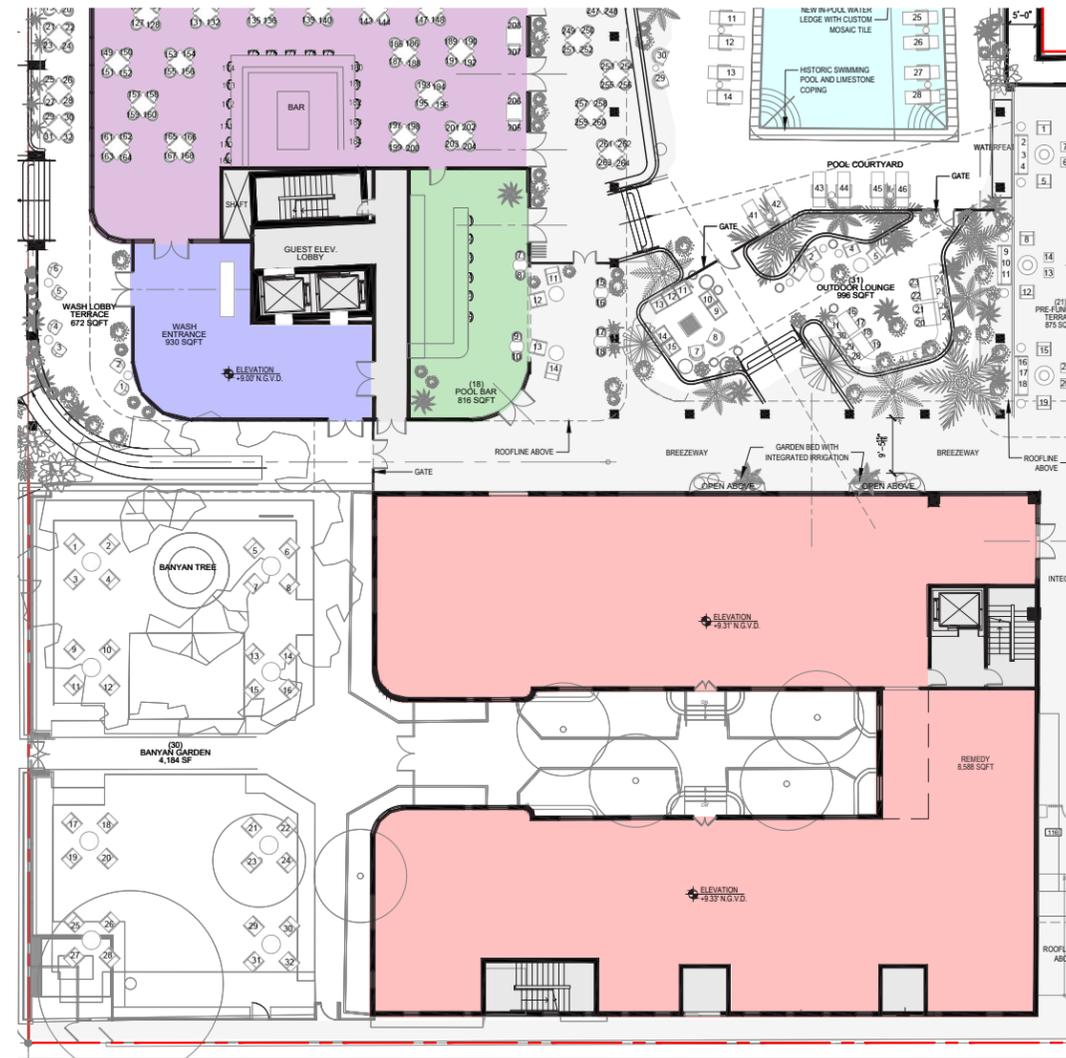
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GSF / AMENITY DIAGRAM - LEVEL 01
A2-13



LEVEL 01: AMENITY DIAGRAM

NON F&B
F&B

CAMPTON: AMENITIES	NON-F&B	F&B	SUBTOTALS
LEVEL 01	SQFT	SQFT	SQFT
BANYAN GARDEN	4,184		
REMEDY	8,477		
TOTAL PROVIDED	12,661	0	12,661



LEVEL 01: GSF DIAGRAM

CAMPTON GSF	SQFT
LEVEL 01	8,476.87

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





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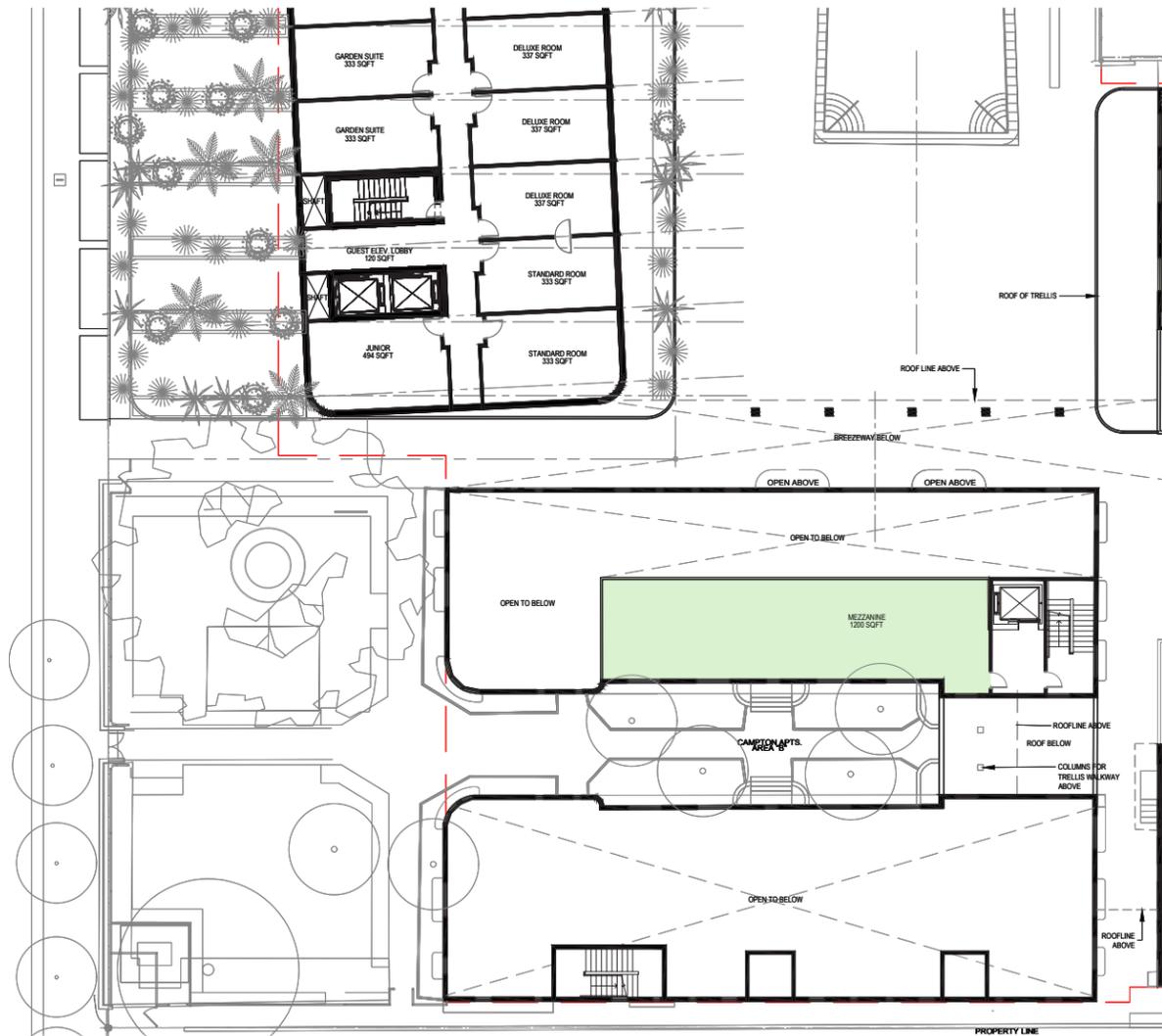
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GSF / AMENITY DIAGRAM
- LEVEL 02

A2-14



LEVEL 02: AMENITY DIAGRAM

NON F&B
F&B

CAMPTON: AMENITIES	NON-F&B	F&B	SUBTOTALS
LEVEL 02	SQFT	SQFT	SQFT
REMEDY	1,200	0	1,200
TOTAL PROVIDED	1,200	0	1,200



LEVEL 02: GSF DIAGRAM

CAMPTON GSF	SQFT
LEVEL 02	1,200.00

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





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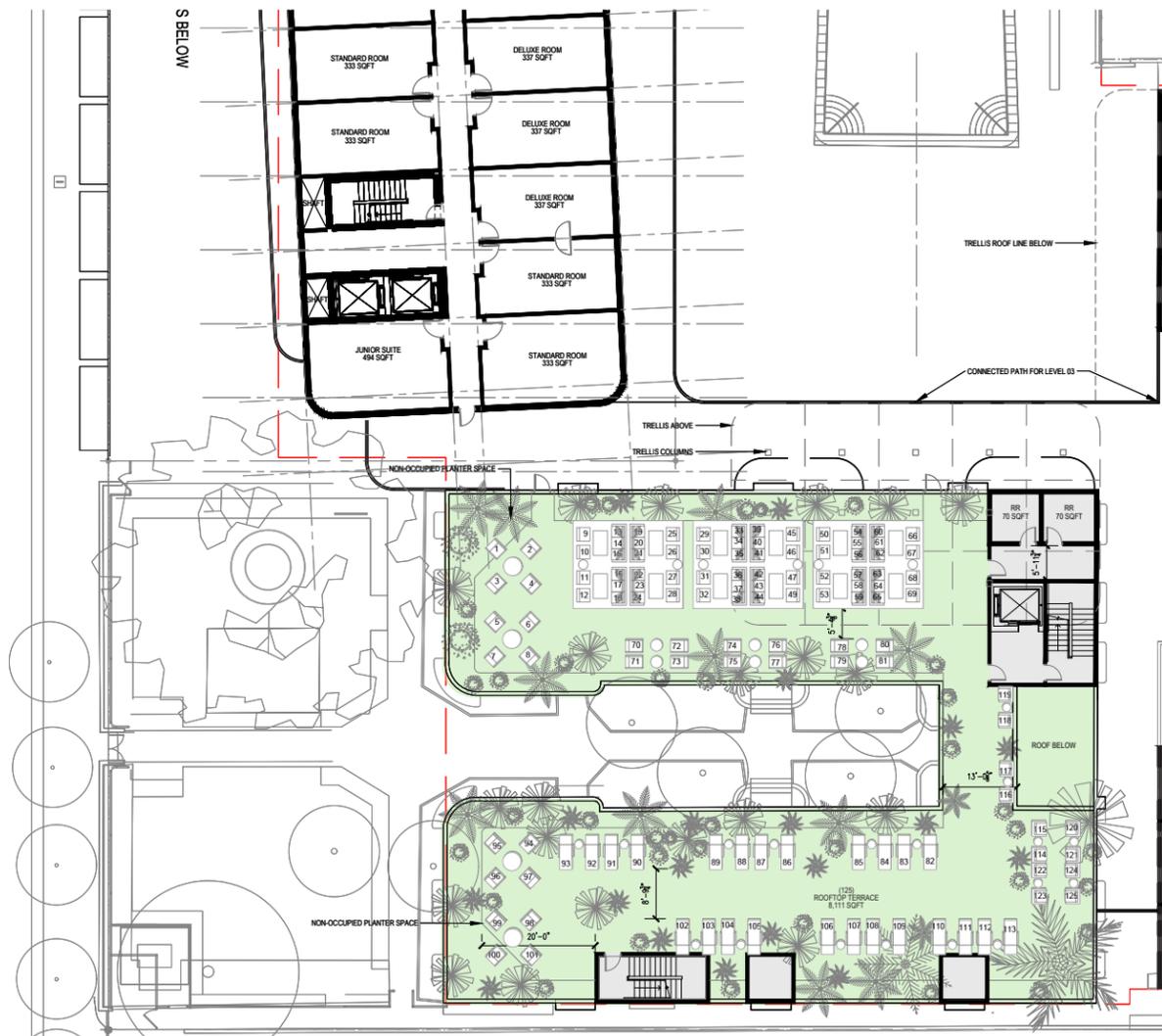
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GSF / AMENITY DIAGRAM - LEVEL 03
A2-15



LEVEL 03: AMENITY DIAGRAM

NON F&B
F&B

CAMPTON: AMENITIES	NON-F&B	F&B	SUBTOTALS
LEVEL 03	SQFT	SQFT	SQFT
REMEDY ROOFTOP TERRACE	8,111	0	8,111
TOTAL PROVIDED	8,111	0	8,111

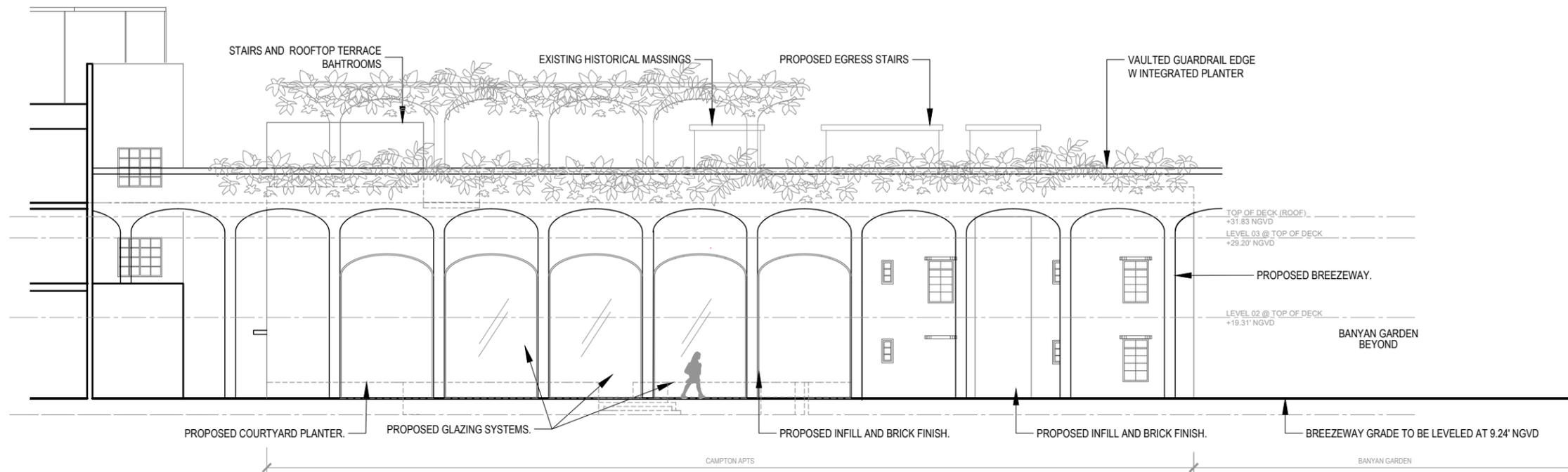


LEVEL 03: GSF DIAGRAM

CAMPTON GSF	SQFT
LEVEL 03	323.13

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





PROPOSED



DEMOLITION



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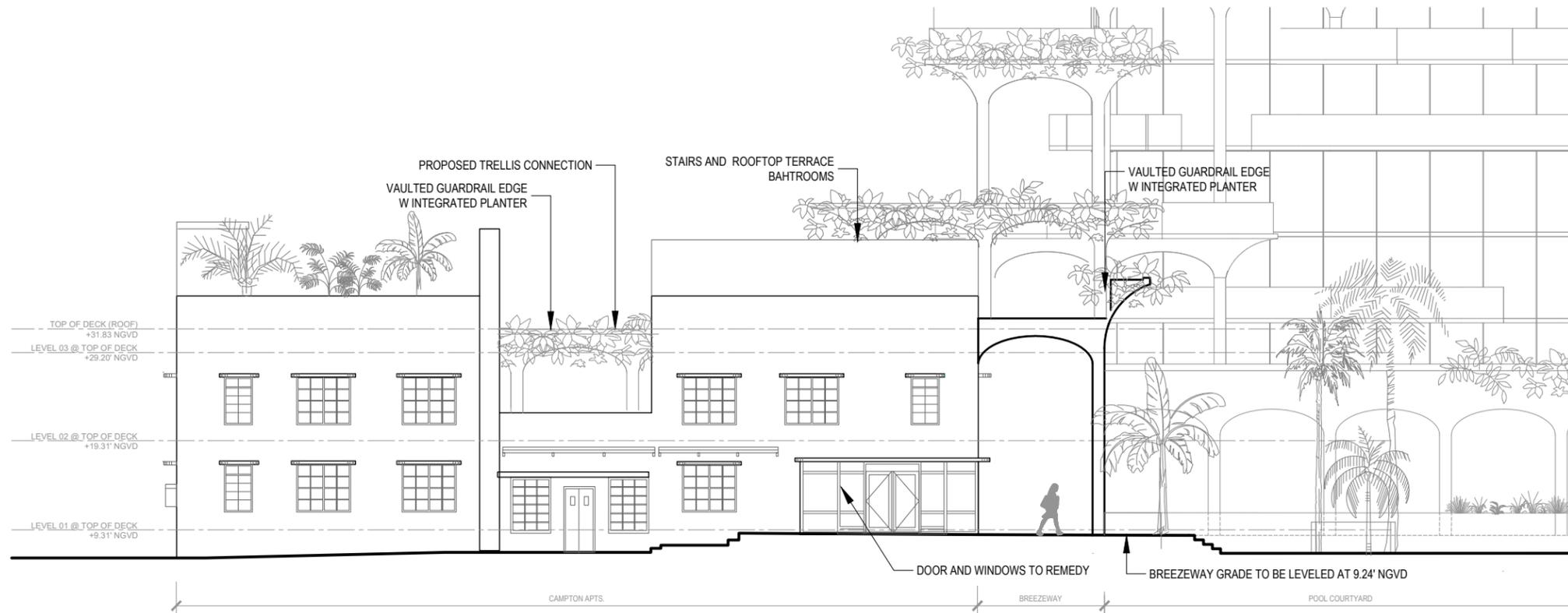
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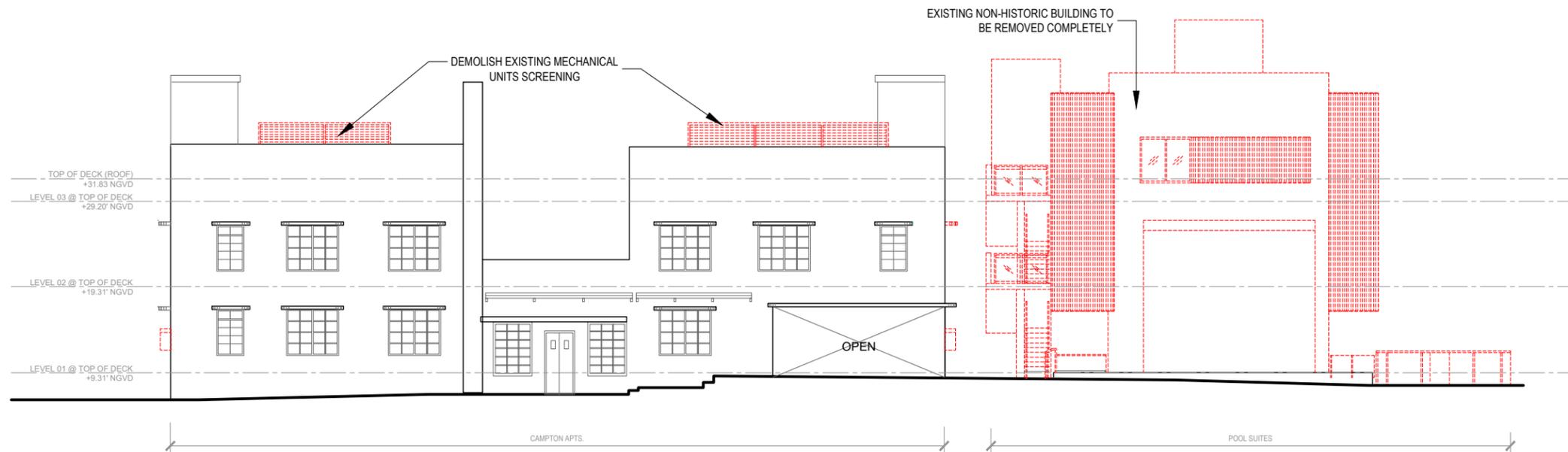
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DEMOLITION / PROPOSED NORTH ELEVATION



PROPOSED



DEMOLITION



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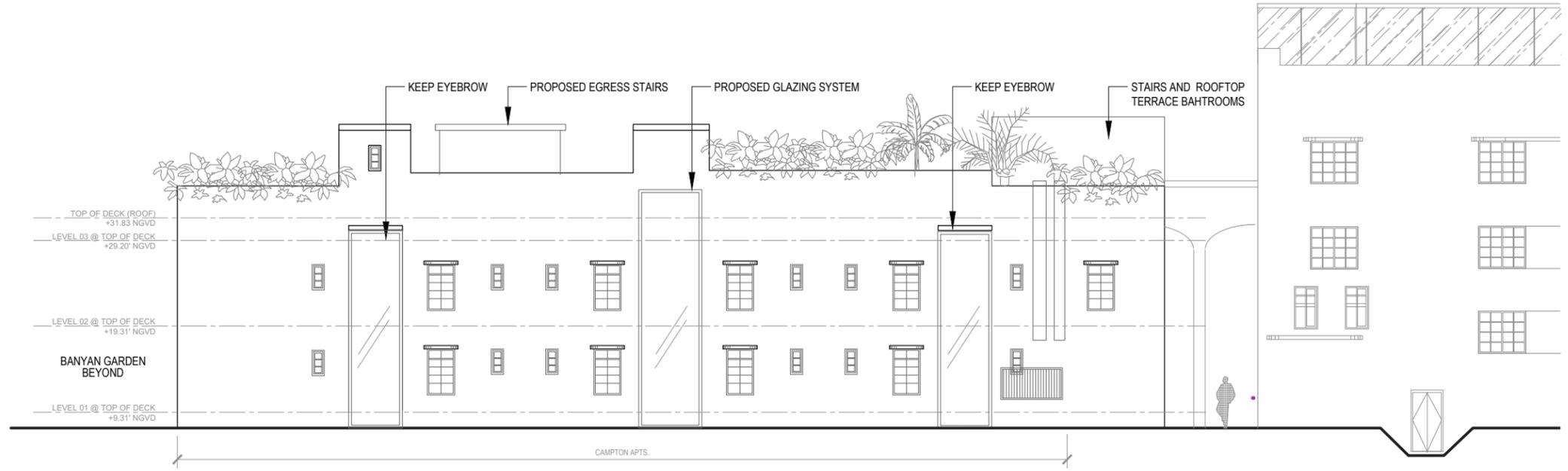
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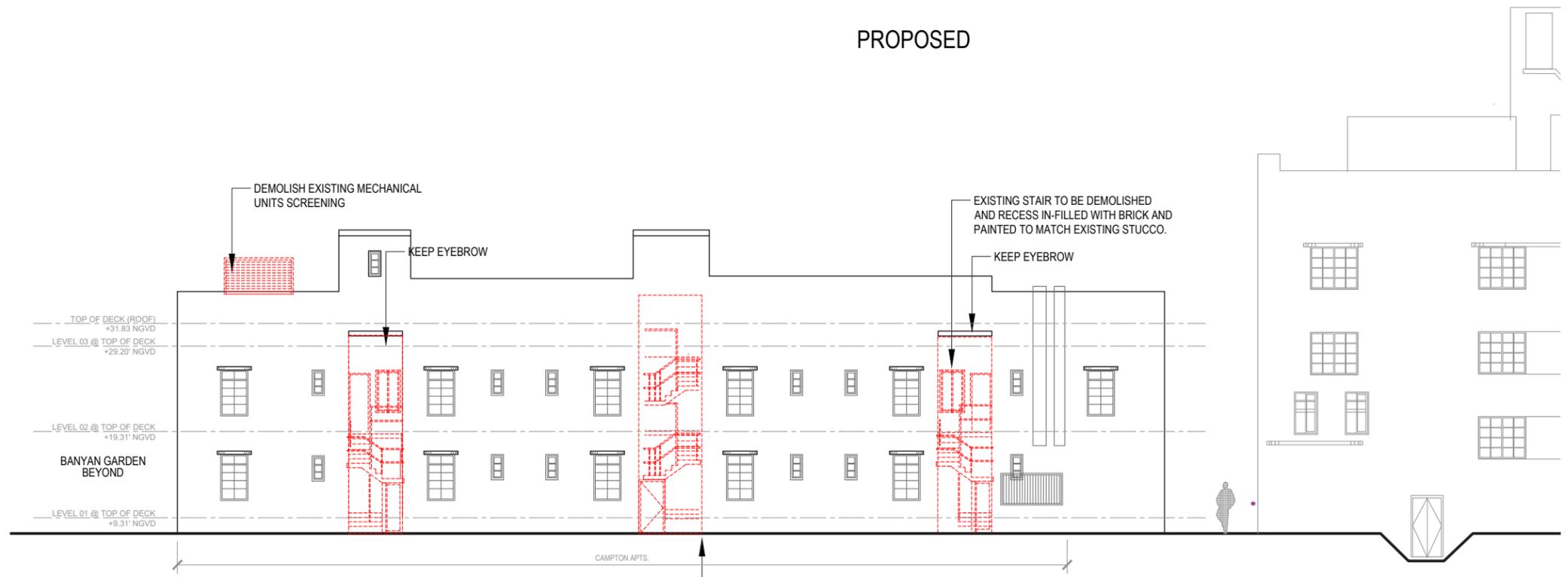
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DEMOLITION / PROPOSED
EAST ELEVATION



PROPOSED

PROPOSED



DEMOLITION



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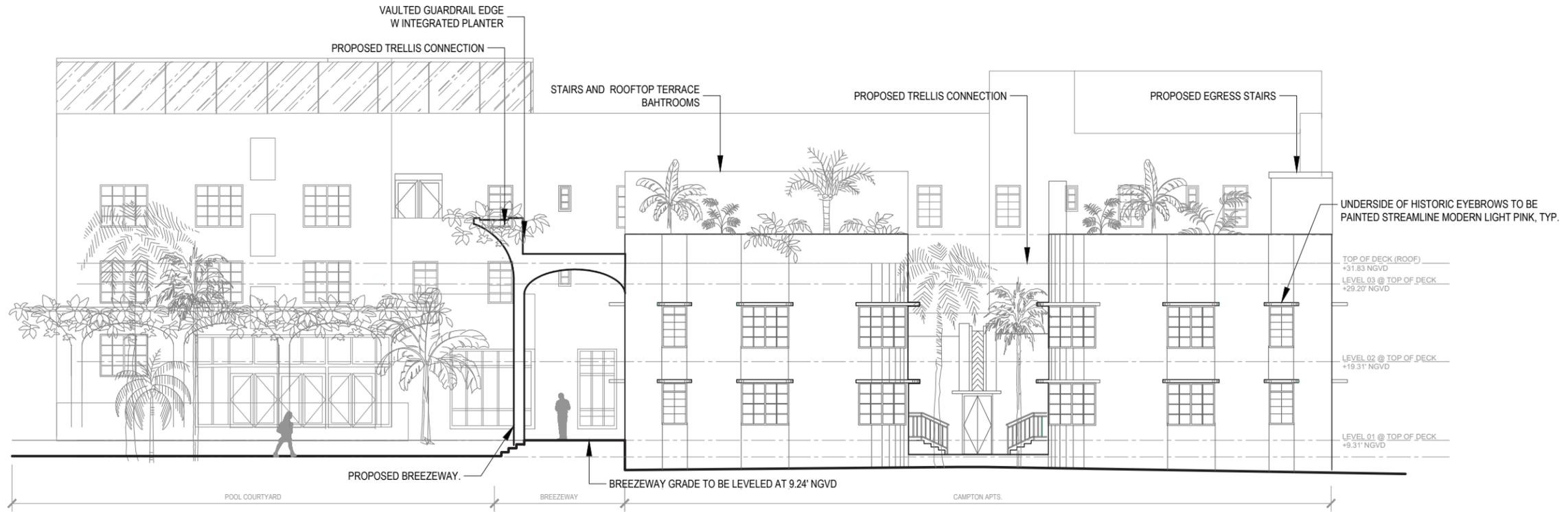
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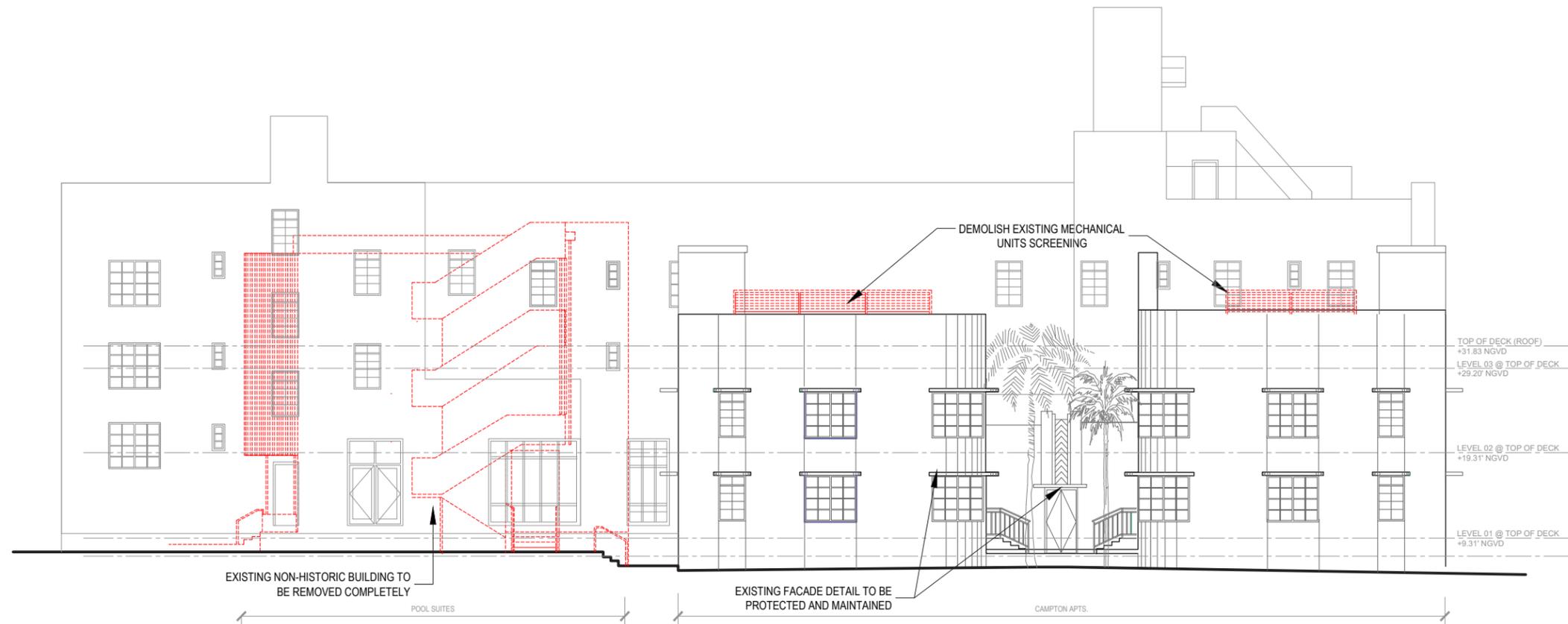
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DEMOLITION / PROPOSED
SOUTH ELEVATION



PROPOSED



DEMOLITION



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DEMOLITION / PROPOSED WEST ELEVATION