

RESTORATION OF THE HISTORIC CAMPTON APARTMENTS



HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING



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**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

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COMM.	DATE

**TREEHOUSE HOTEL,
MIAMI BEACH**

**1500 COLLINS +
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HISTORIC PHOTOS

A2-01



HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING



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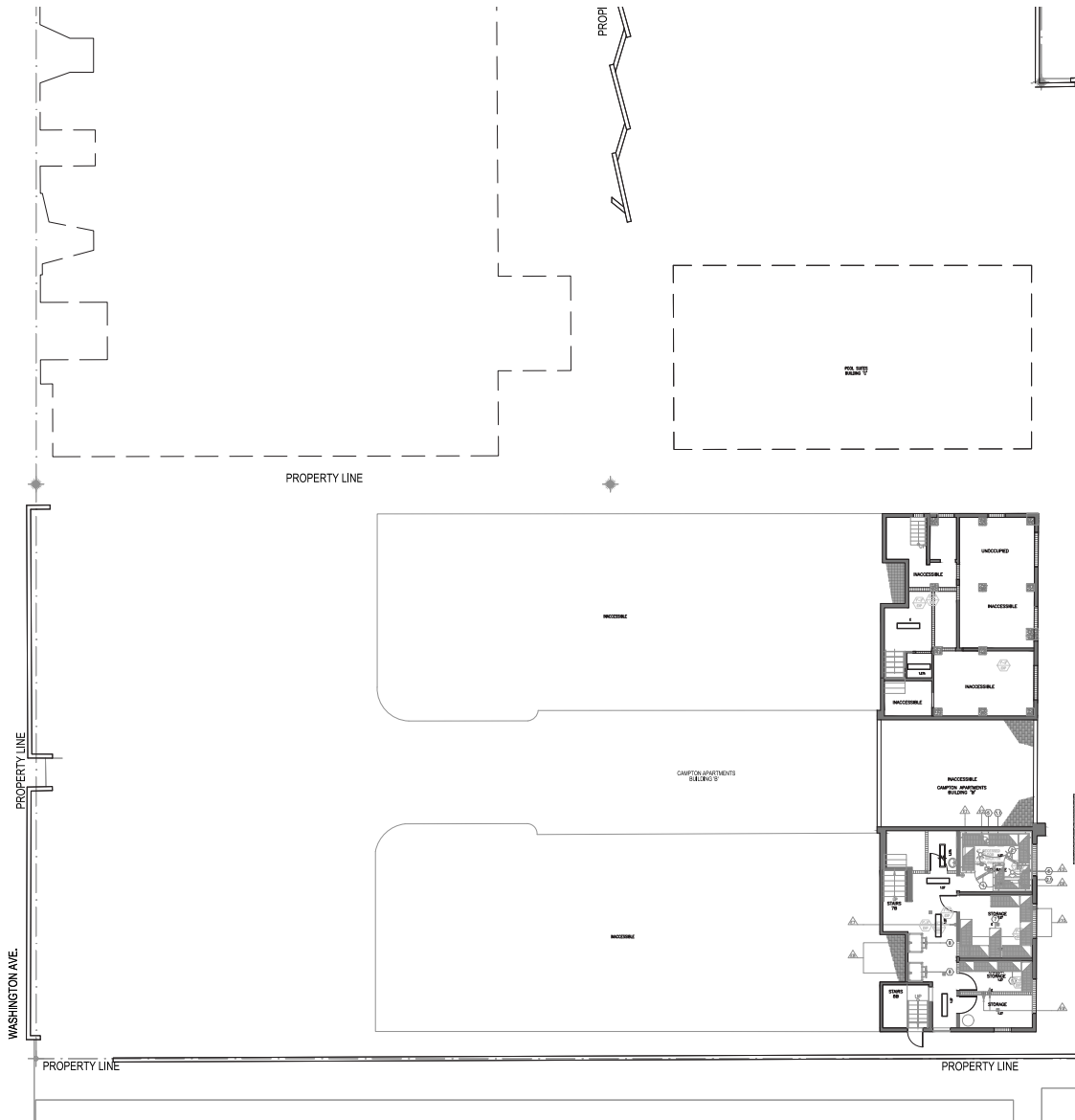
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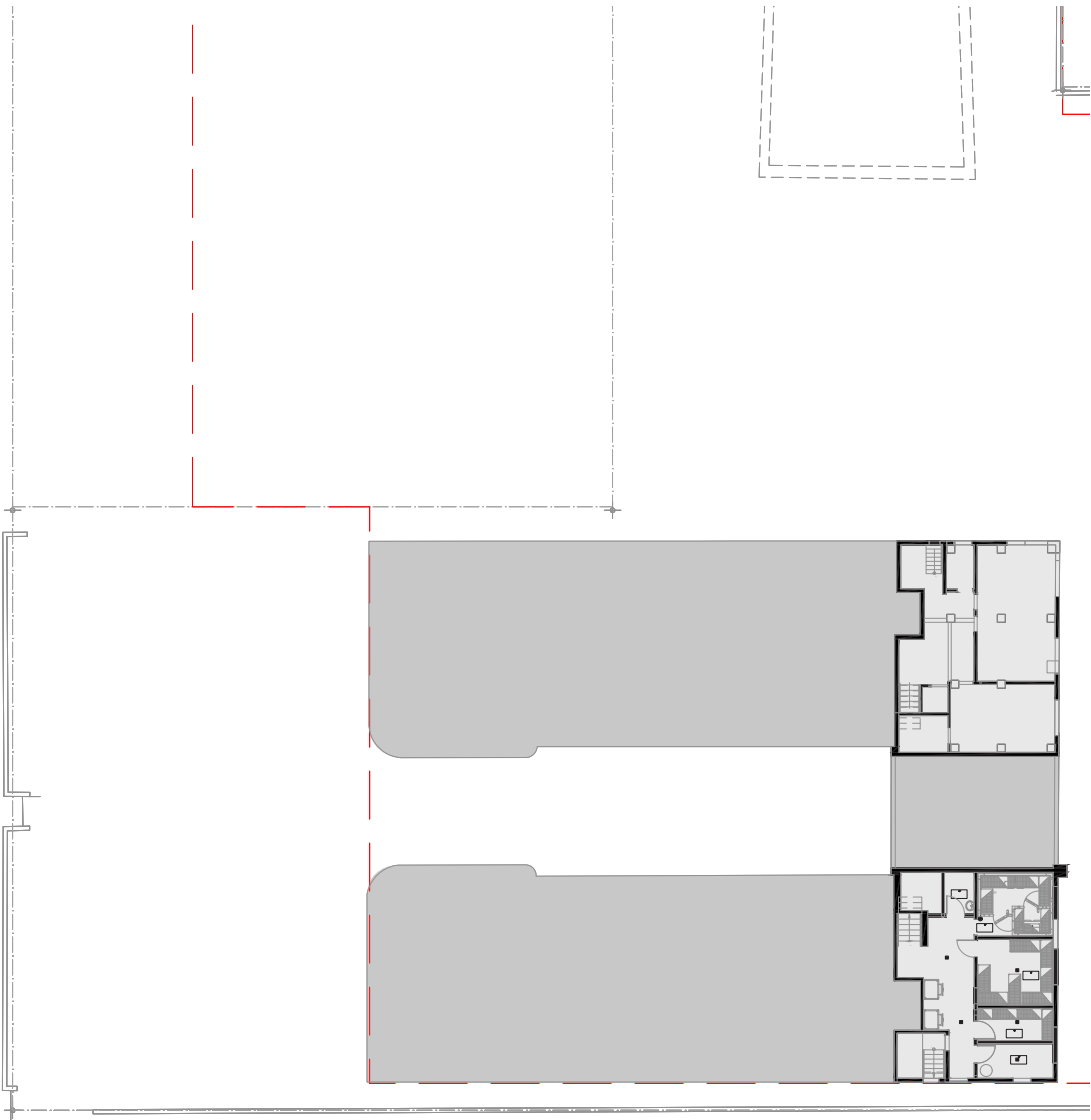
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CAMPTON BUILDING PARCEL (PARCEL 3)		
18,000		
LEVEL 00	0.00	
LEVEL 1	8,588.87	
LEVEL 2	744.06	
LEVEL 3	667.07	
TOTAL SF	10,000.00	
FAR	ALLOWED	PROVIDED
2.0 FAR X 18,000 SF	36,000.00	10,000



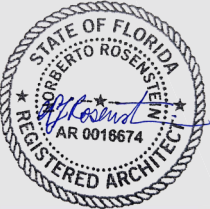
LEVEL 00: FAR DIAGRAM

	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 00: OCCUPANCY LOAD DIAGRAM

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



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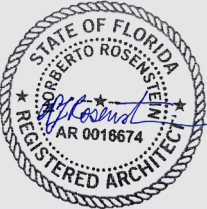
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FAR / OCCUPANCY
LOAD - LEVEL 00

A2-03

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
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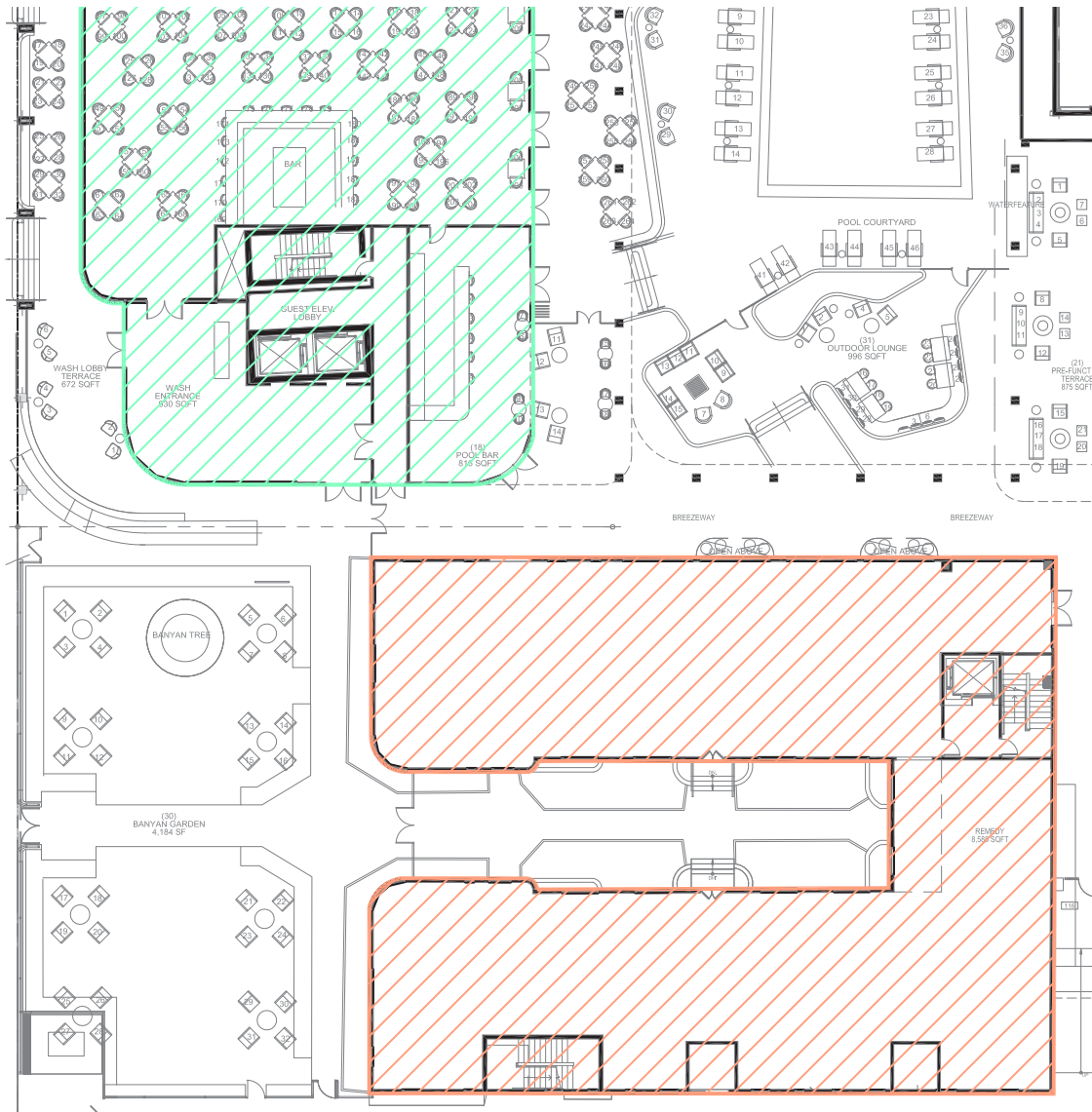
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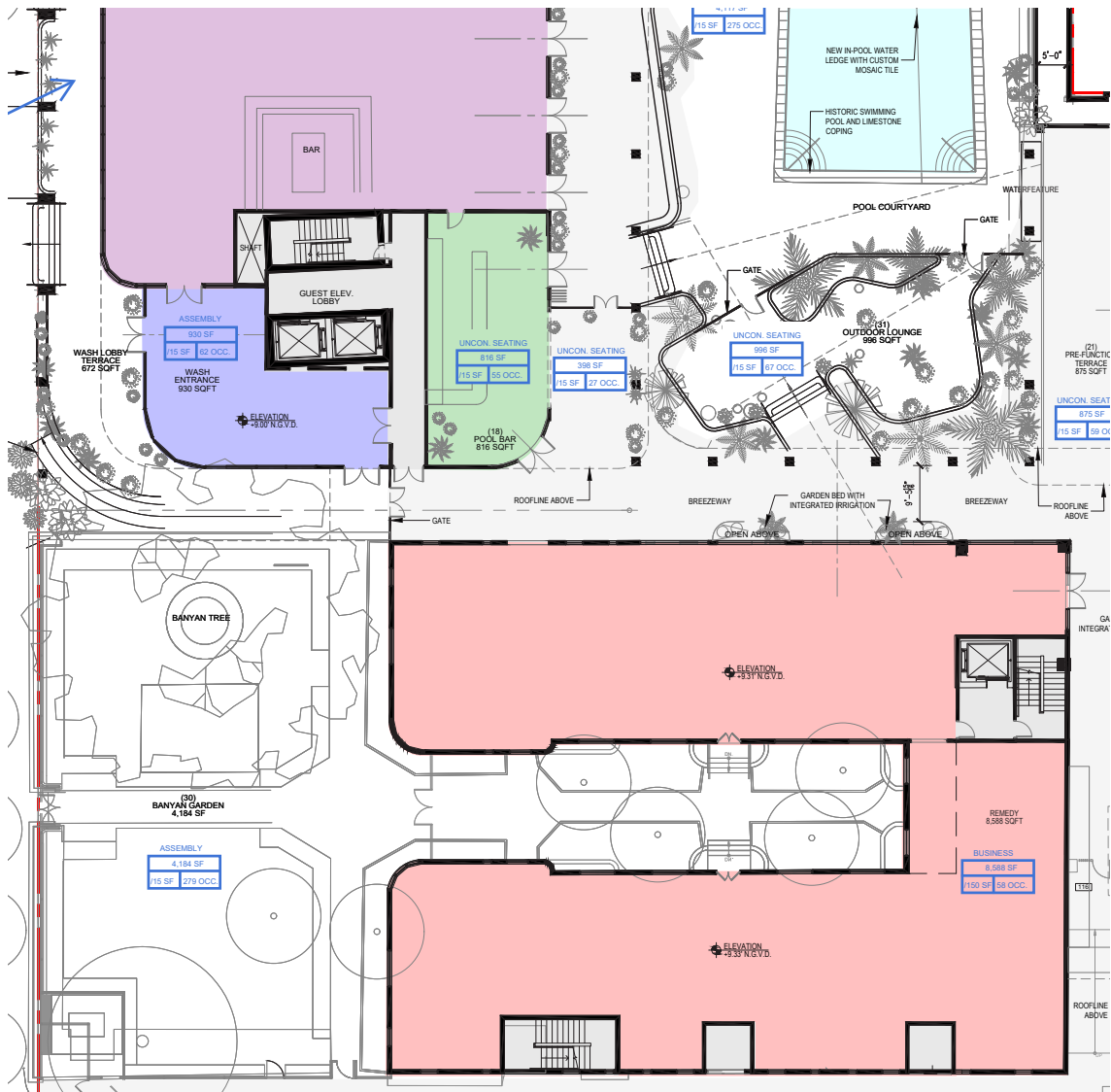
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FAR / OCCUPANCY
LOAD - LEVEL 01

A2-04



LEVEL 01: FAR DIAGRAM

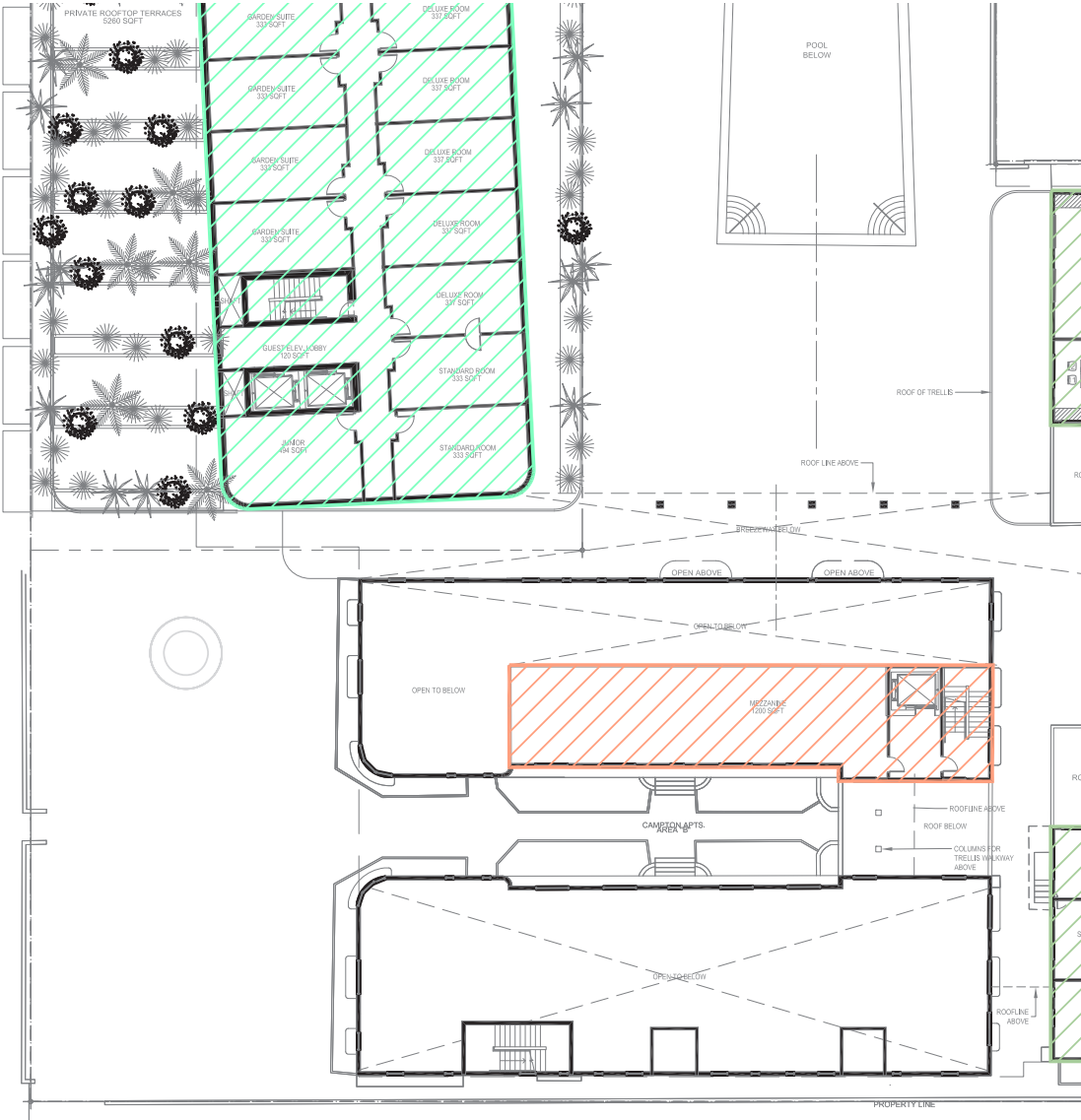


LEVEL 01: OCCUPANCY LOAD DIAGRAM

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

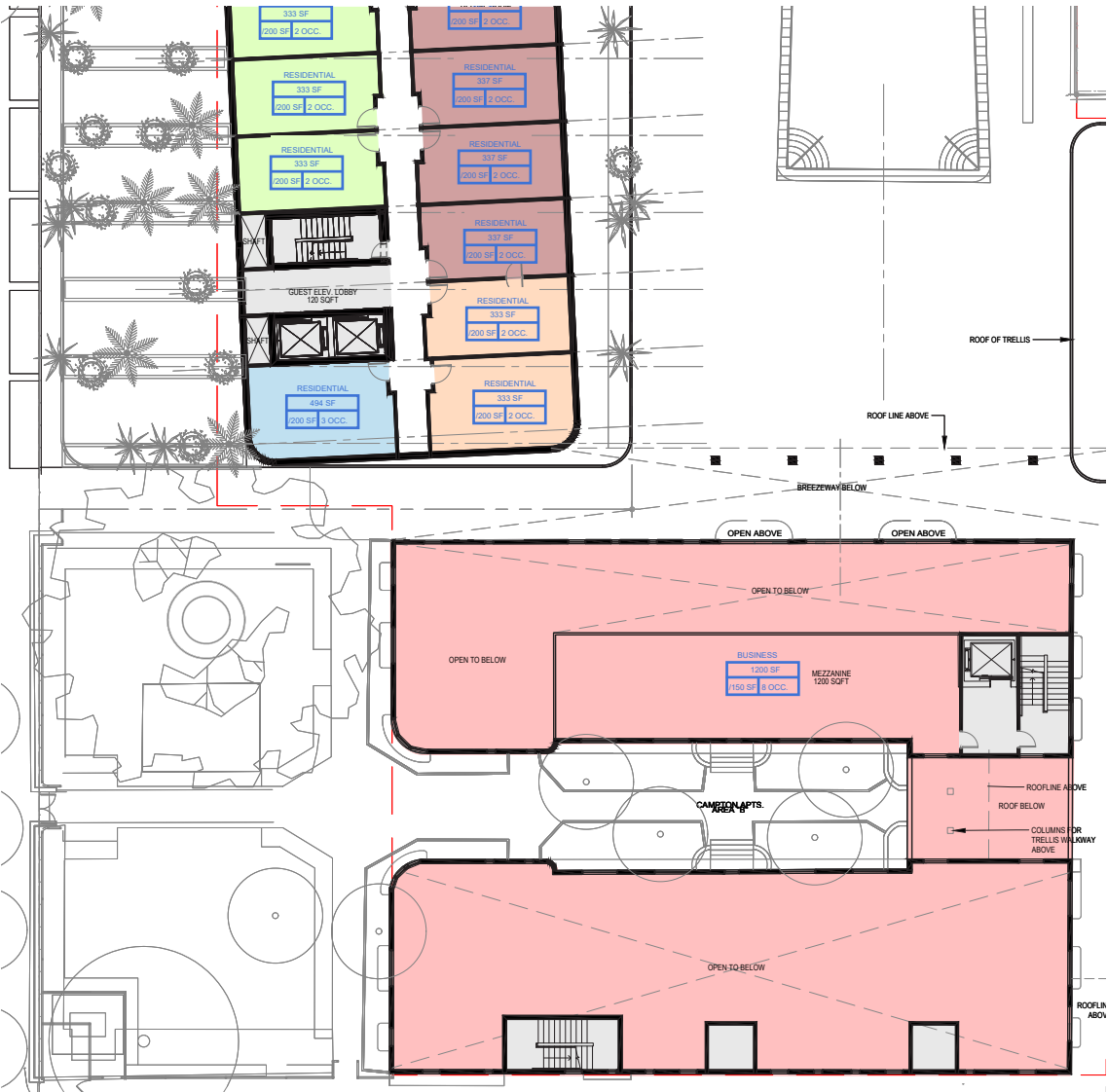


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18,000		
LEVEL 00	0.00	
LEVEL 1	8,588.87	
LEVEL 2	744.06	
LEVEL 3	667.07	
TOTAL SF	10,000.00	
FAR	ALLOWED	PROVIDED
2.0 FAR X 18,000 SF	36,000.00	10,000



LEVEL 02: FAR DIAGRAM

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: OCCUPANCY LOAD DIAGRAM



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FAR / OCCUPANCY
LOAD - LEVEL 02

A2-05

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

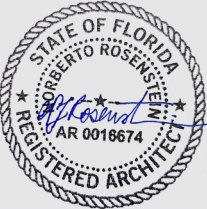


LEVEL 03: FAR DIAGRAM



LEVEL 03: OCCUPANCY LOAD DIAGRAM

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



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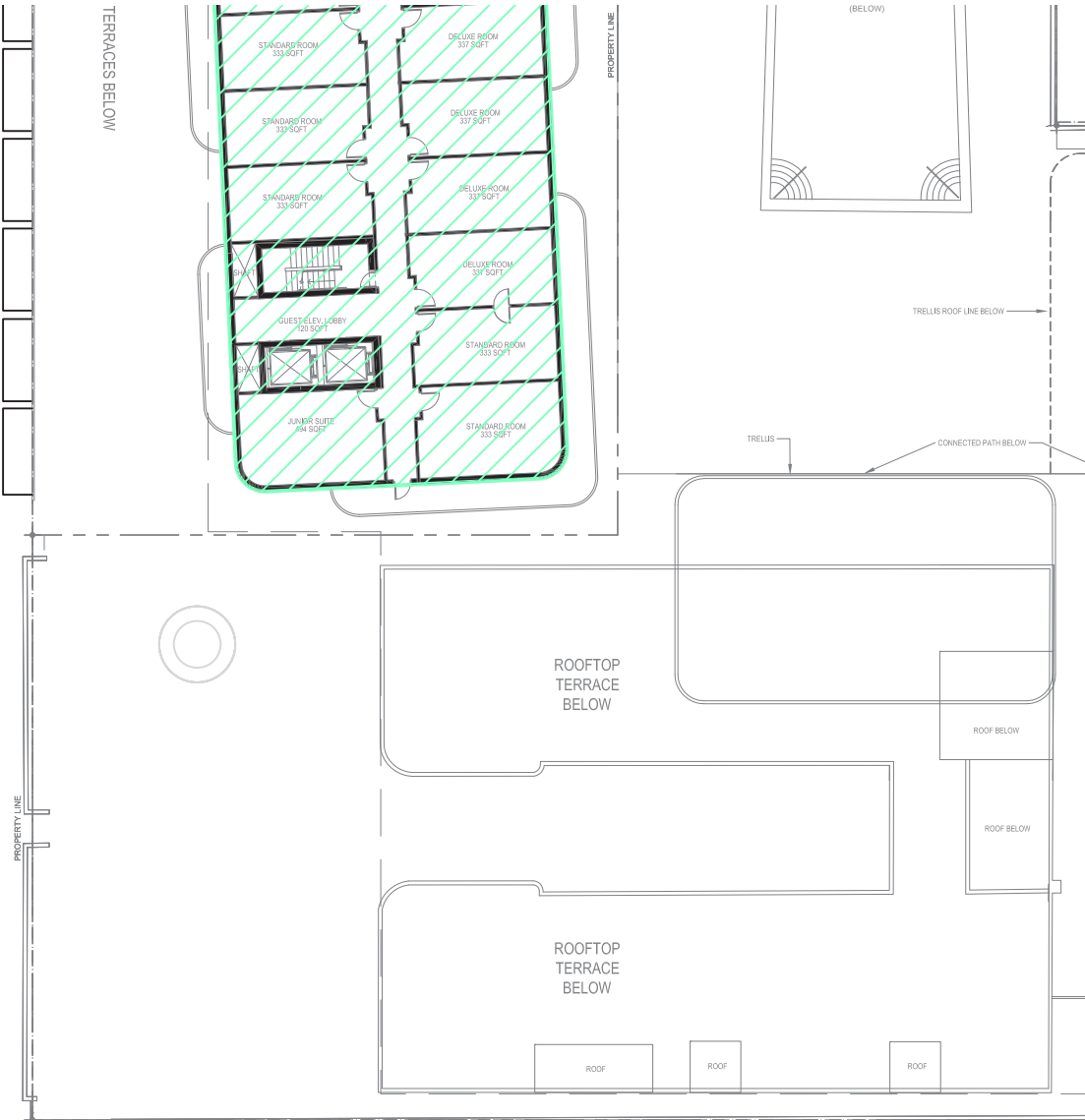
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FAR / OCCUPANCY
LOAD - LEVEL 03

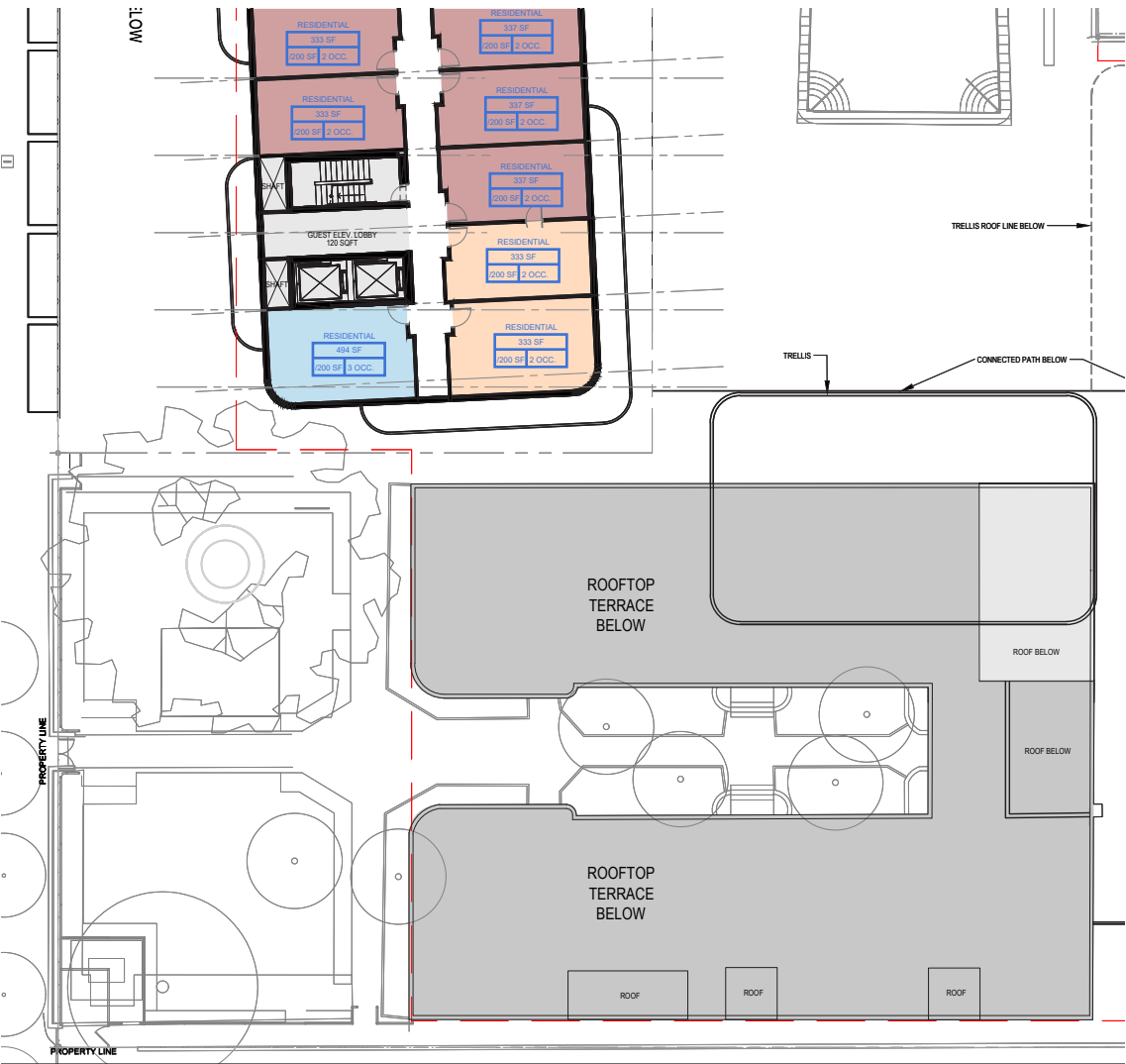
A2-06

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



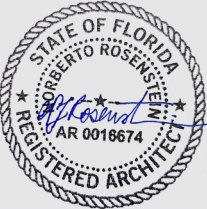
LEVEL 04: FAR DIAGRAM

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 04: OCCUPANCY LOAD DIAGRAM

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



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FAR / OCCUPANCY
LOAD - LEVEL 04

A2-07



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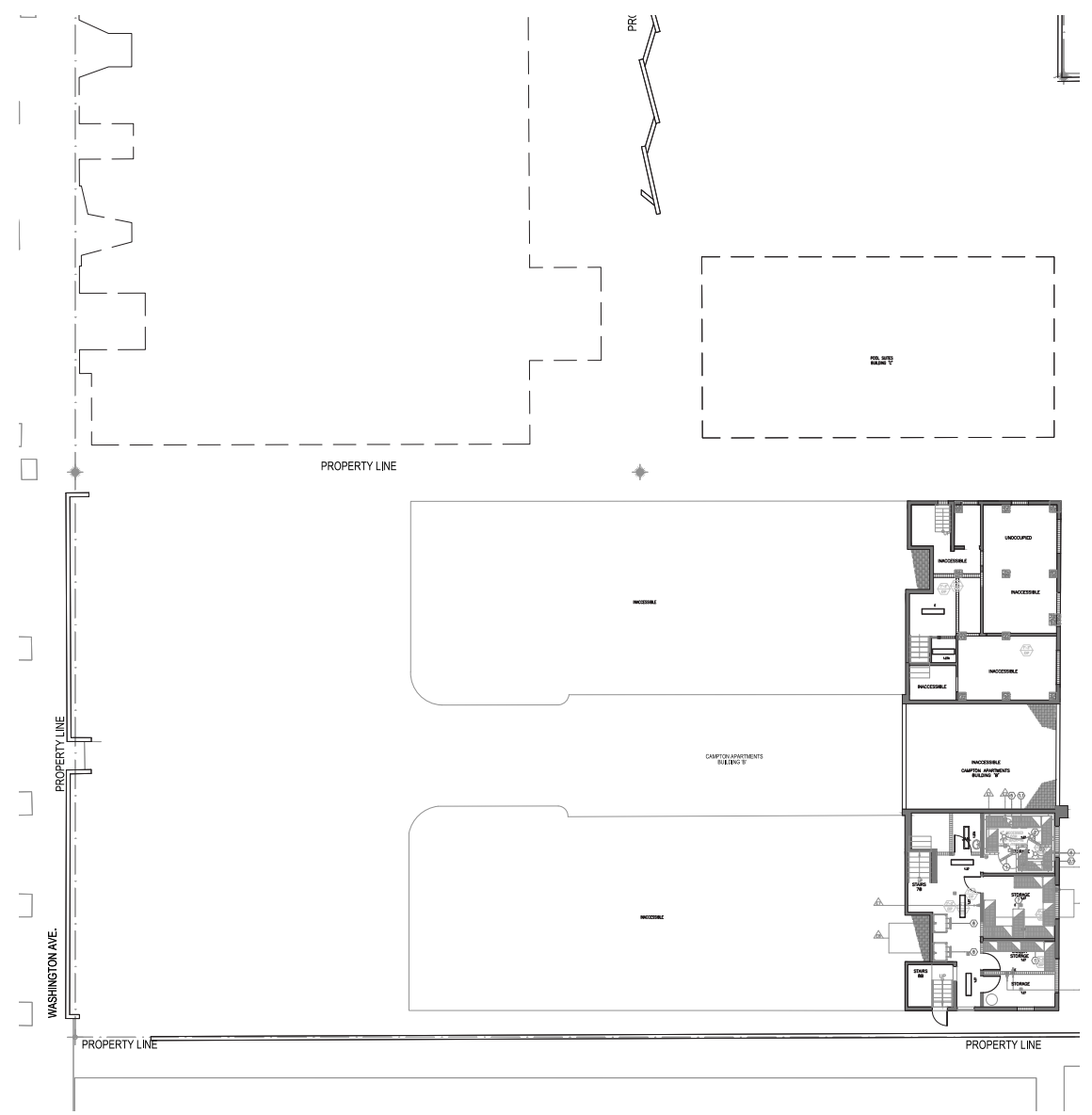
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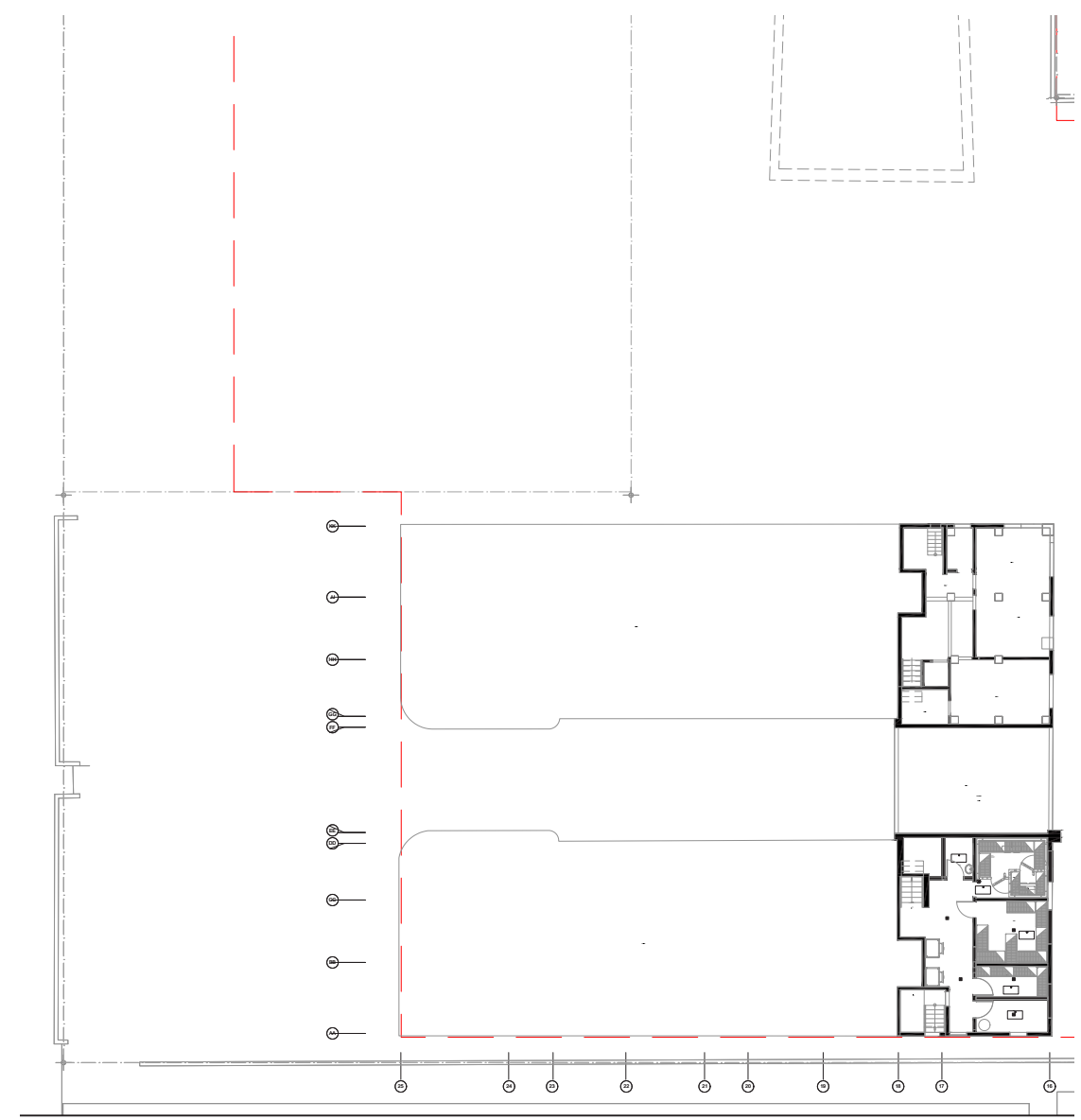
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DEMOLITION / PROPOSED
- LEVEL 00

A2-08



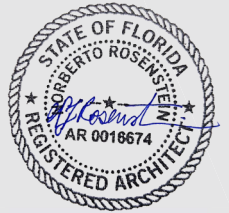
LEVEL 00: DEMOLITION



LEVEL 00: PROPOSED

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





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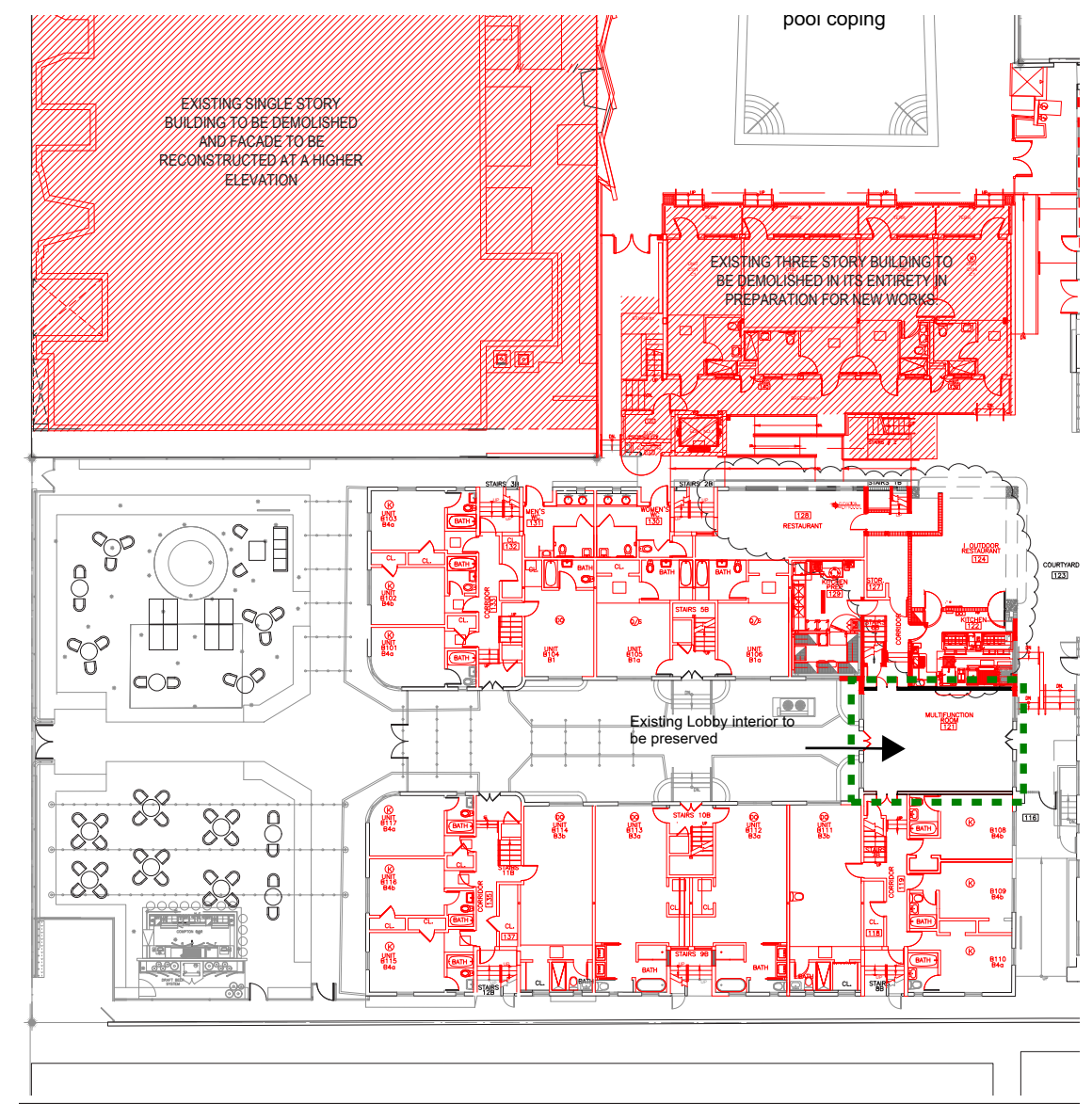
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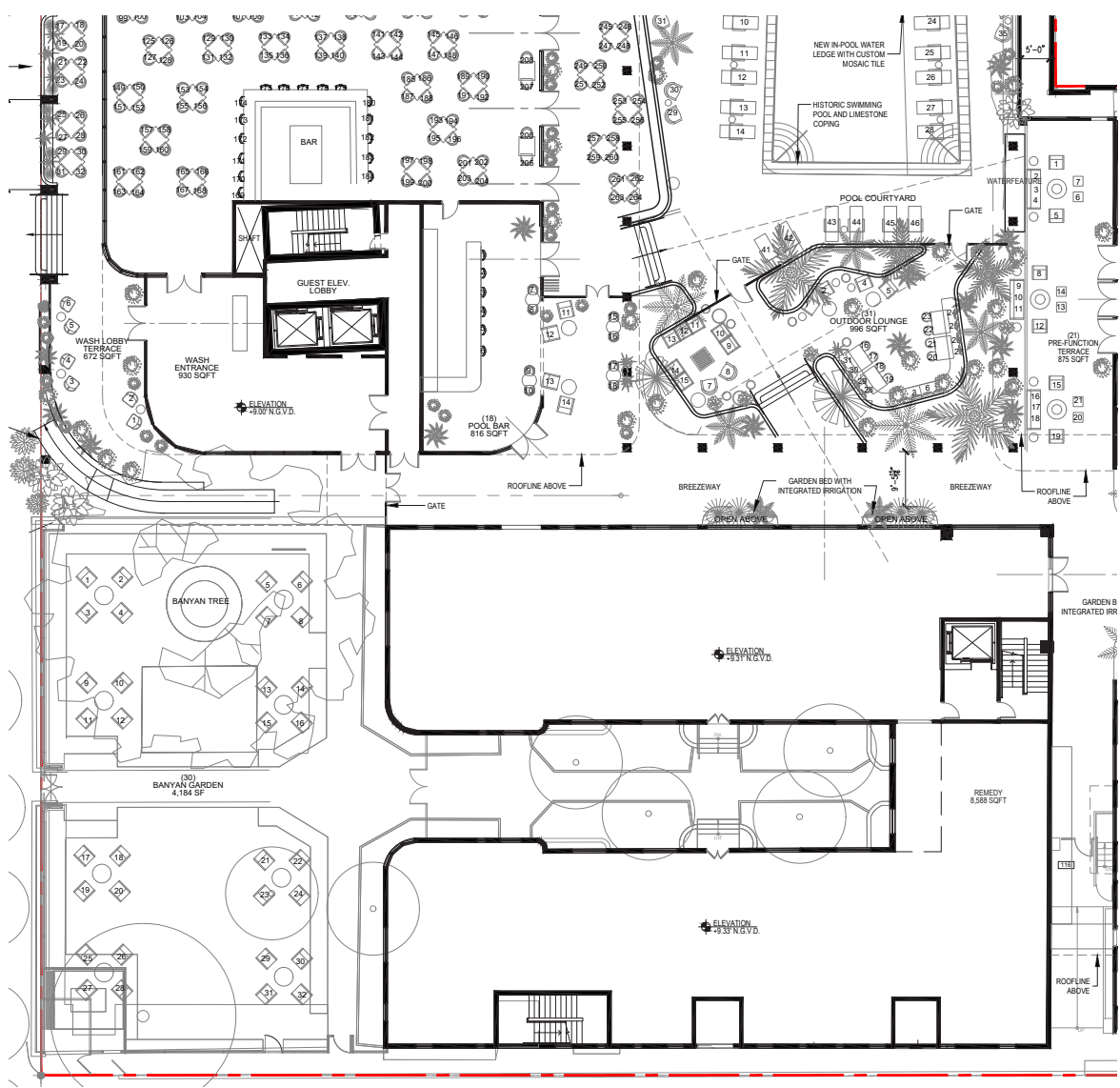
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**DEMOLITION / PROPOSED
- LEVEL 01**

A2-09



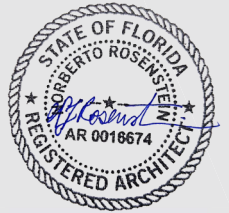
LEVEL 01: DEMOLITION



LEVEL 01: PROPOSED

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





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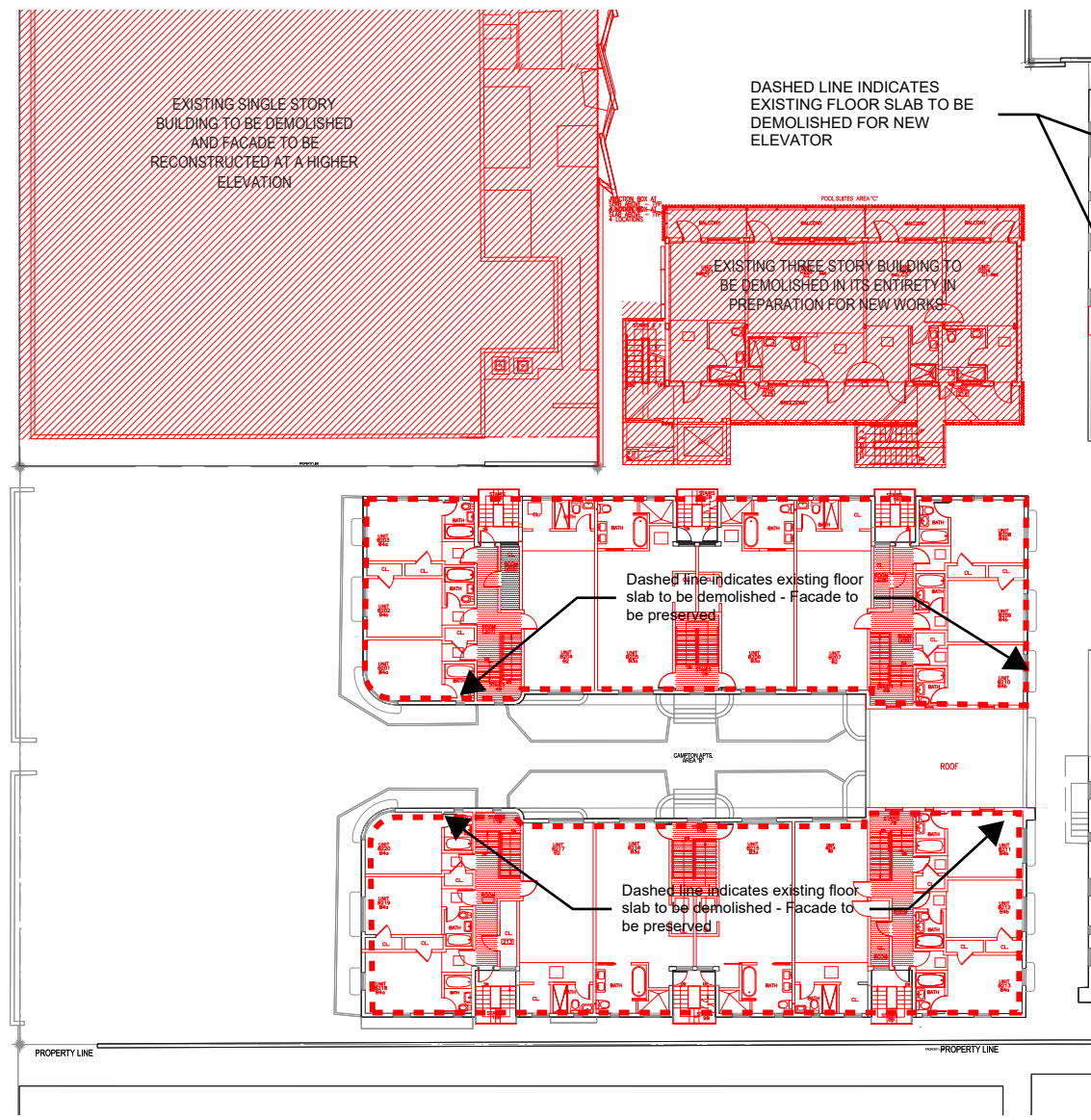
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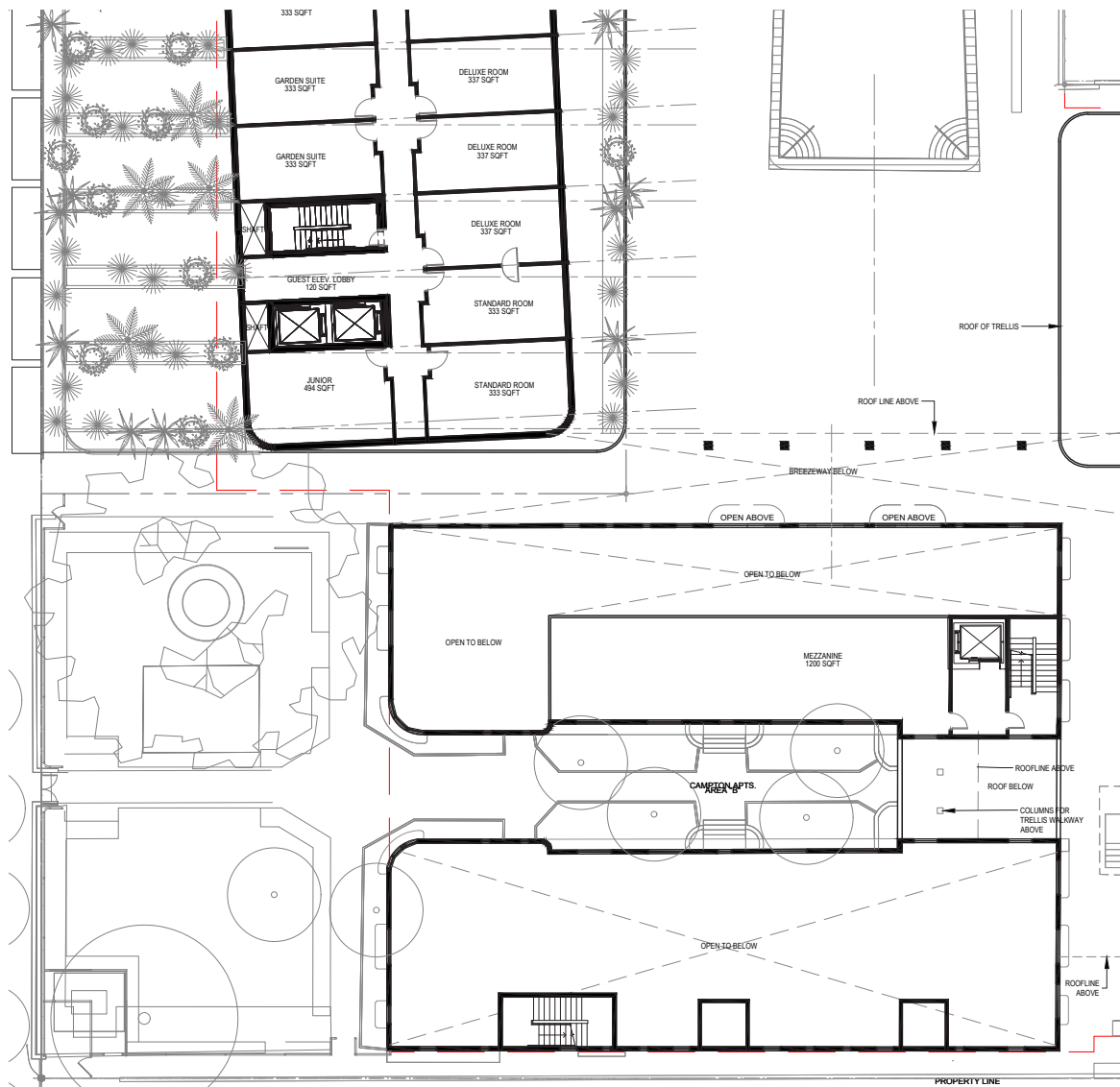
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DEMOLITION / PROPOSED
- LEVEL 02

A2-10



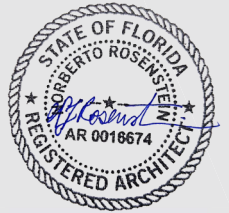
LEVEL 02: DEMOLITION



LEVEL 02: PROPOSED

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





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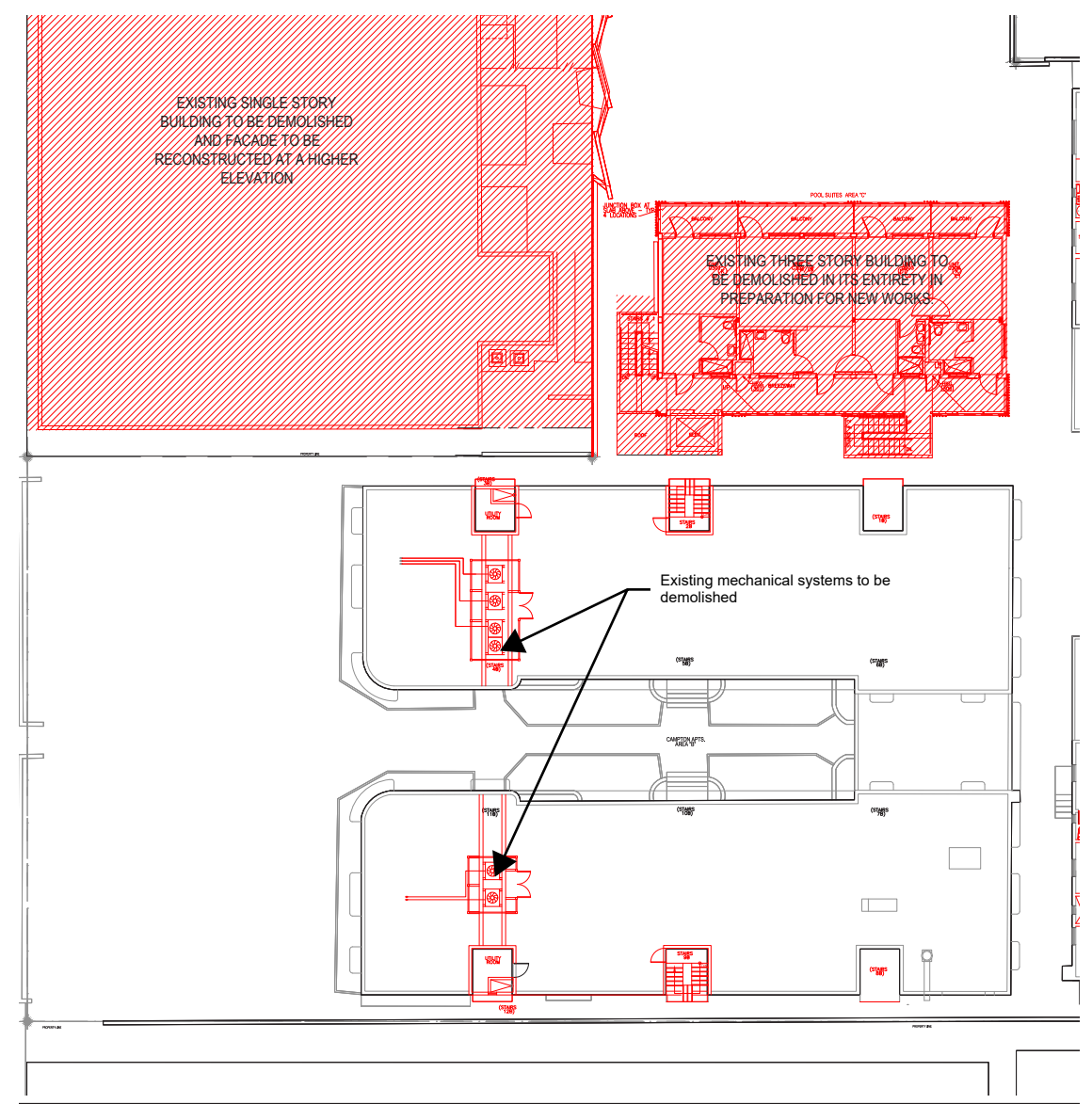
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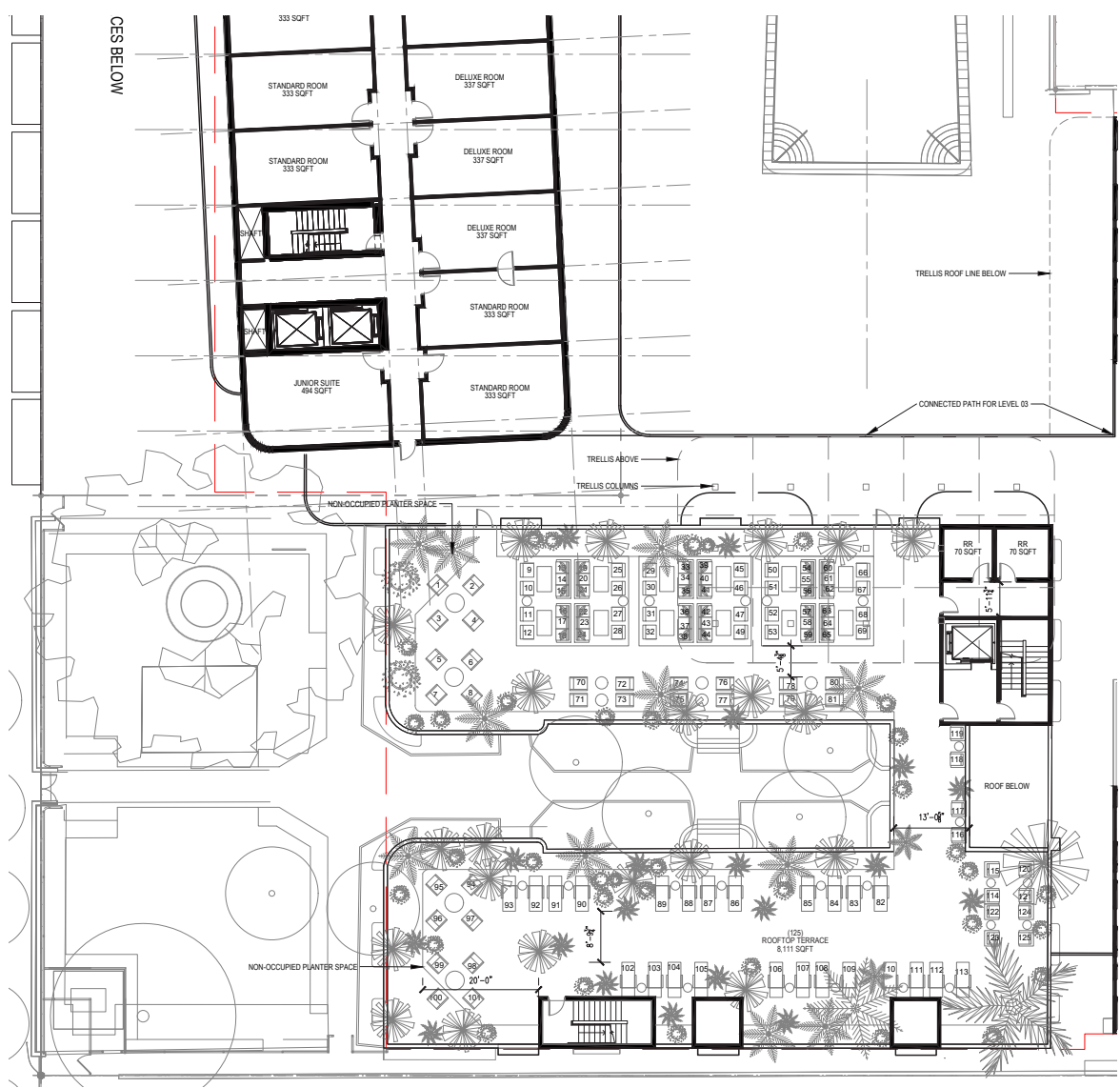
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DEMOLITION / PROPOSED
- LEVEL 03

A2-11



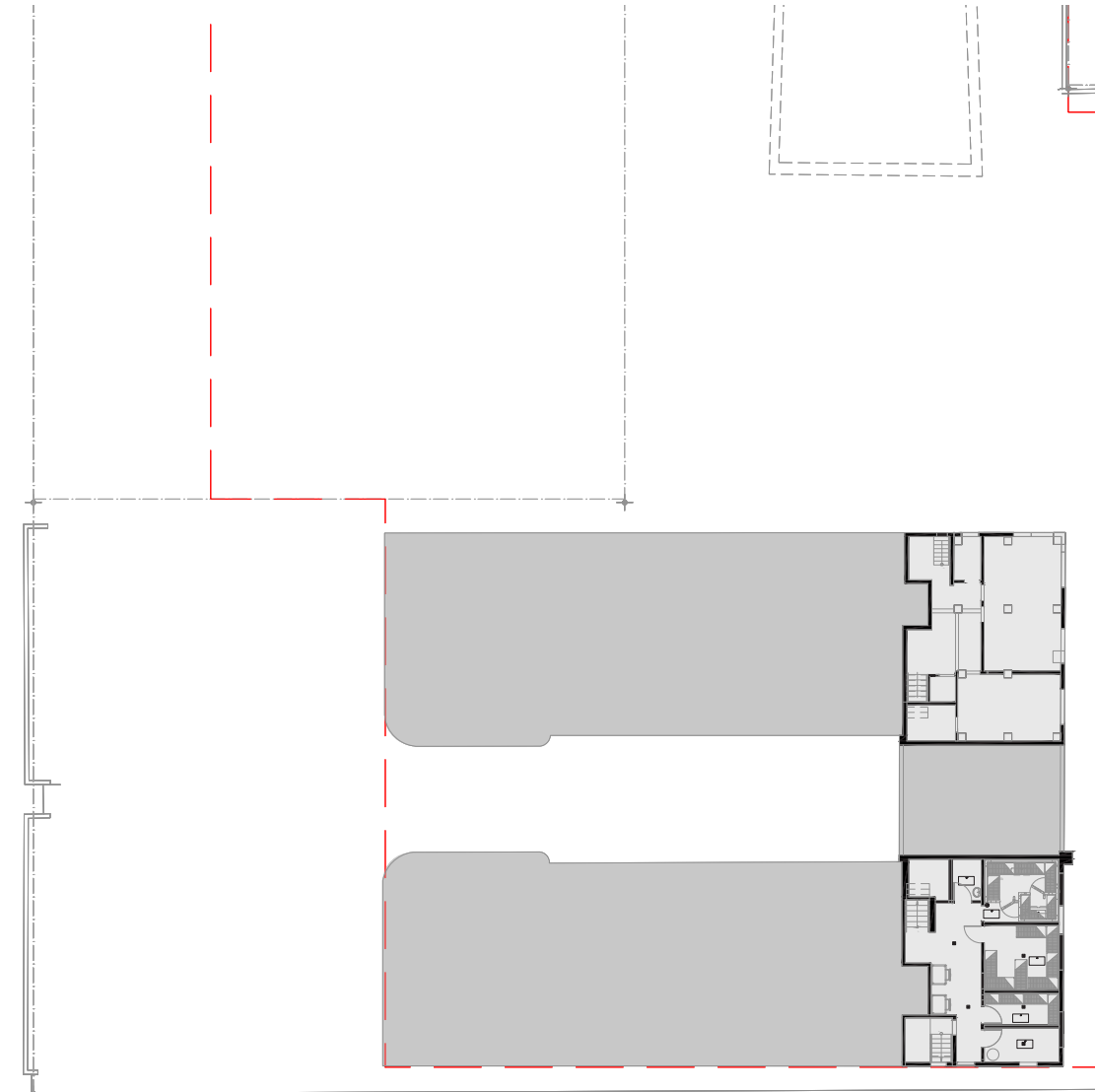
LEVEL 03: DEMOLITION



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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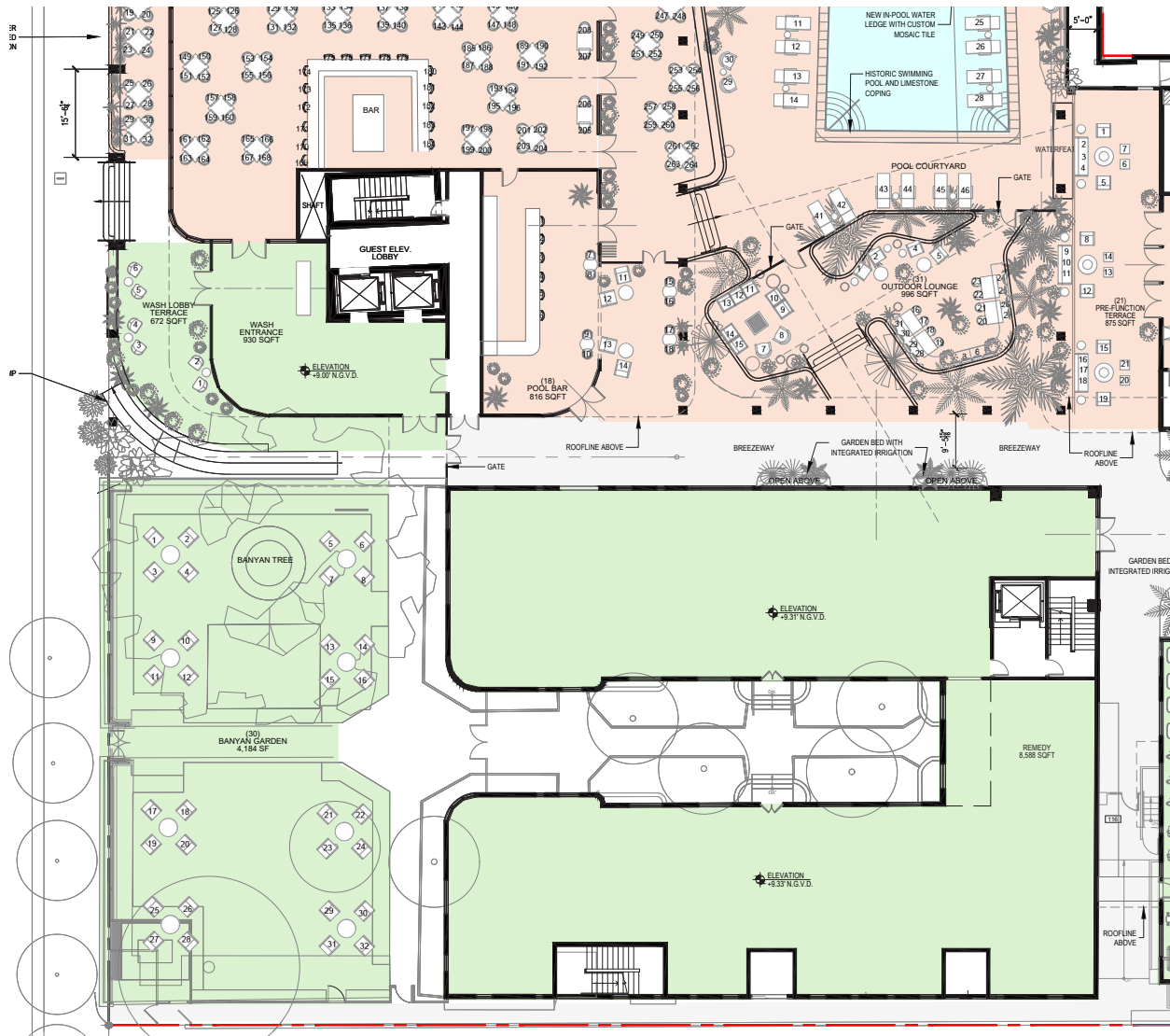
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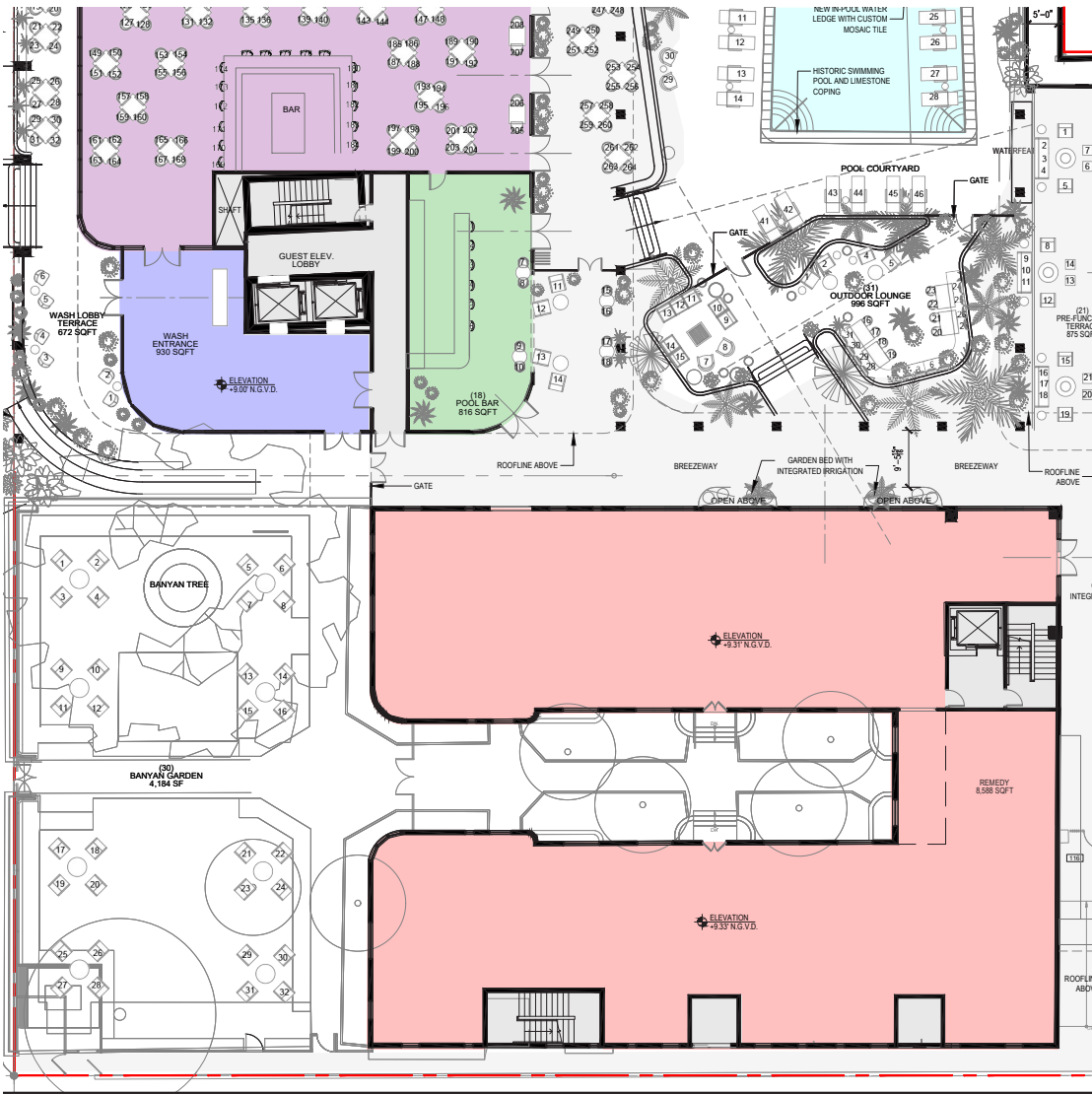
GSF DIAGRAM
- LEVEL 00

A2-12



LEVEL 01: AMENITY DIAGRAM

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



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GSF / AMENITY DIAGRAM
- LEVEL 01

A2-13



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NROSENSTEIN@NORBERTOARCHITECT.COM
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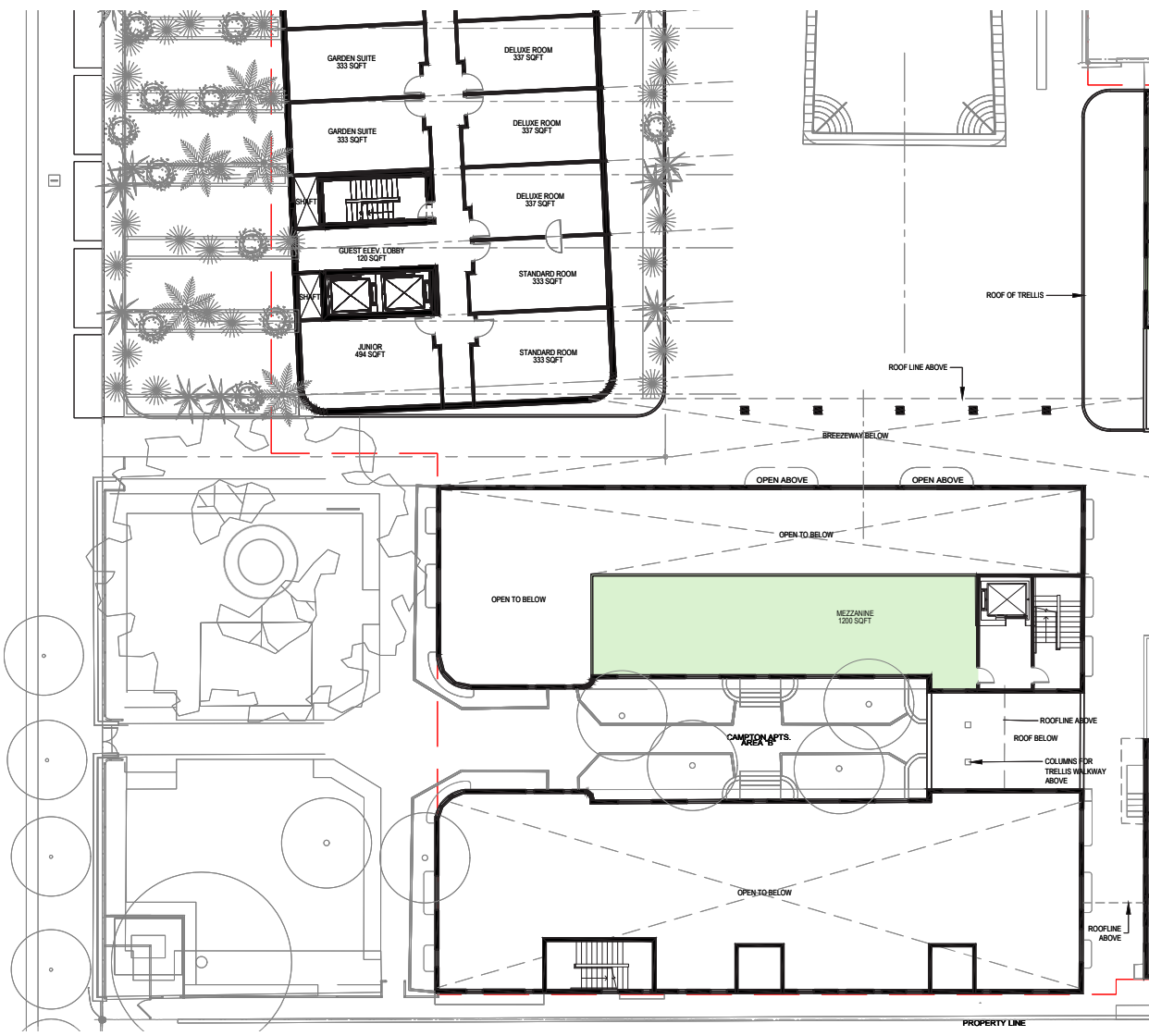
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**TREEHOUSE HOTEL,
MIAMI BEACH**

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GSF / AMENITY DIAGRAM
- LEVEL 02

A2-14



LEVEL 02: AMENITY DIAGRAM

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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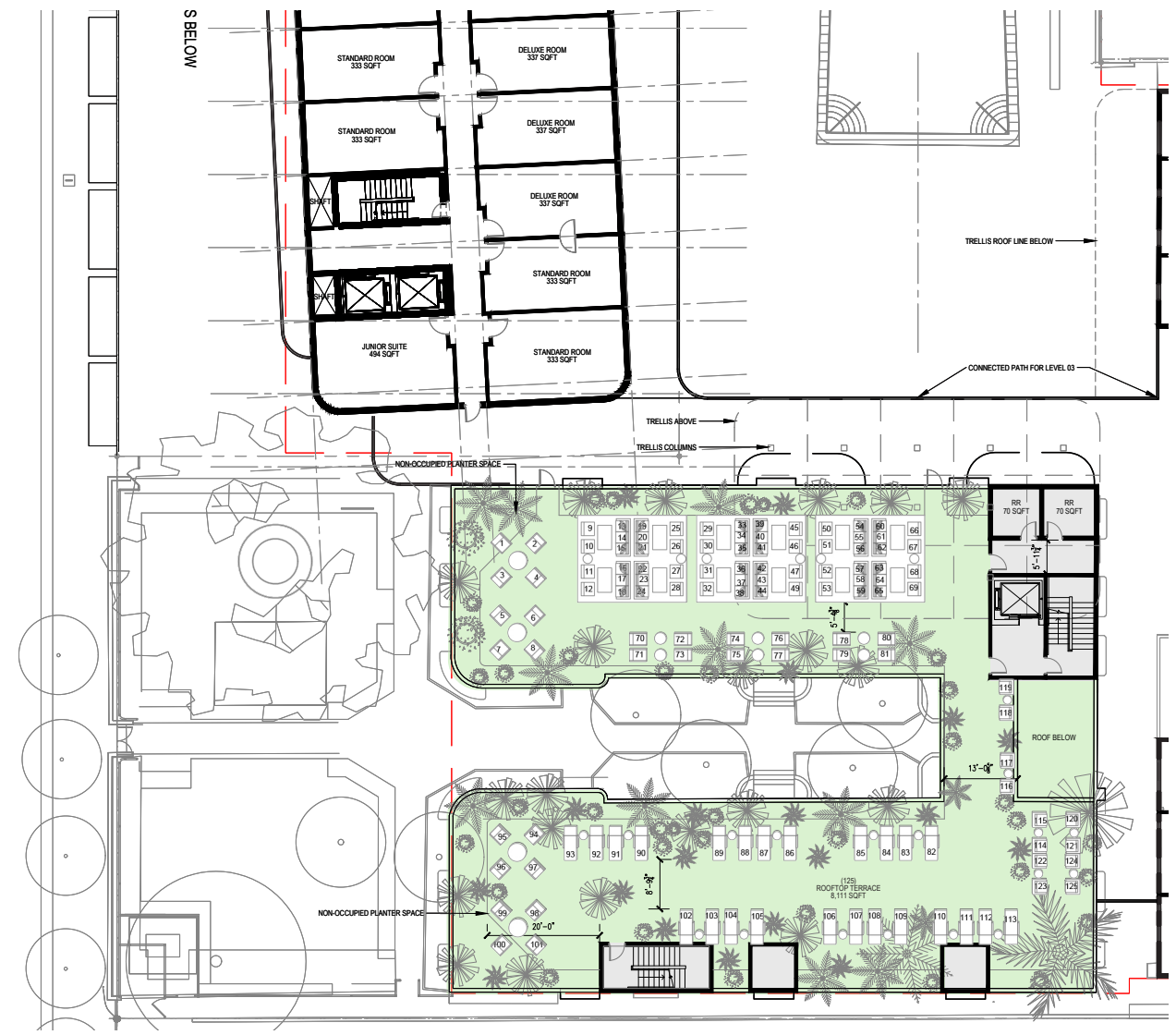
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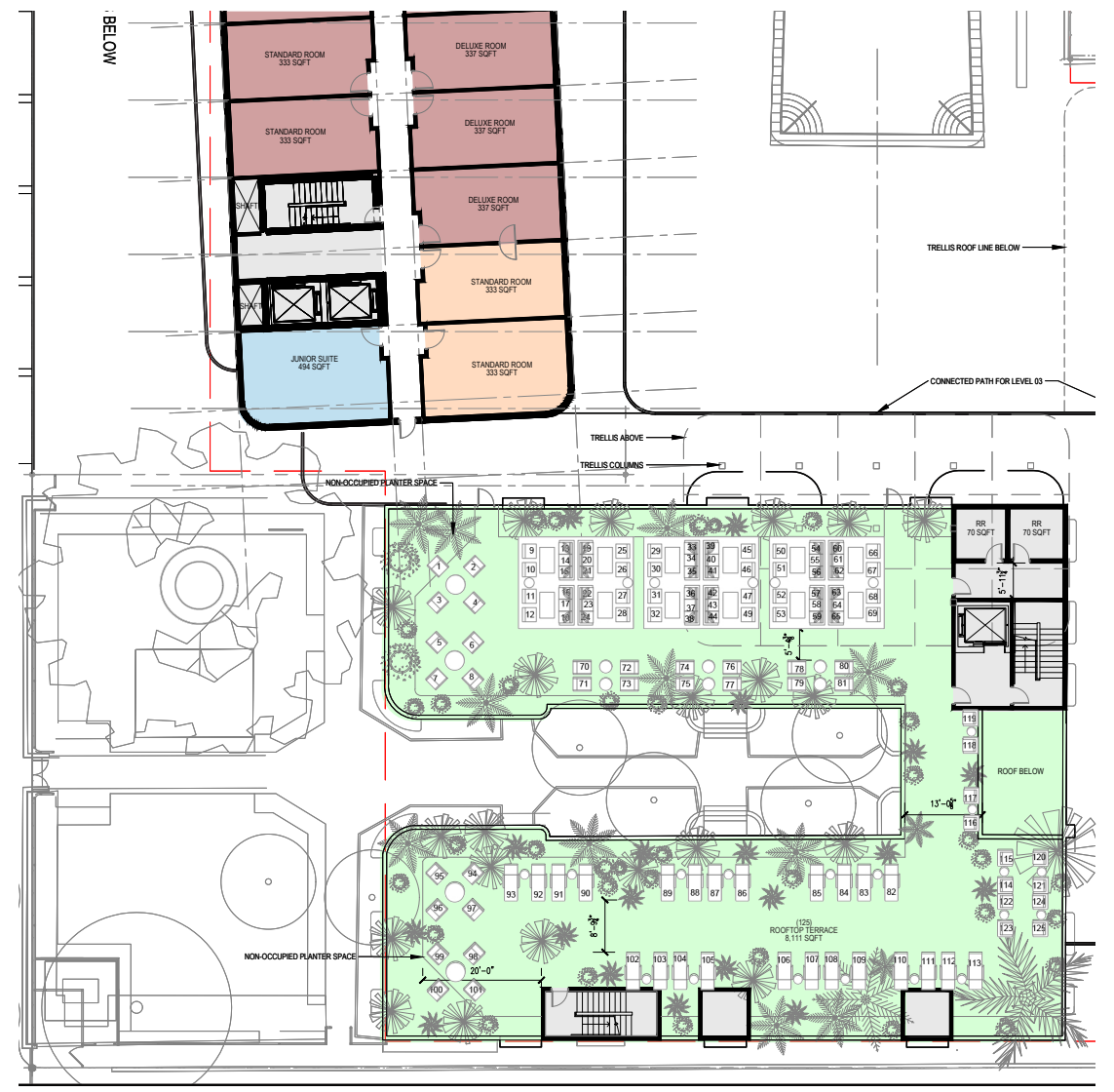
GSF / AMENITY DIAGRAM
- LEVEL 03

A2-15



LEVEL 03: AMENITY DIAGRAM

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

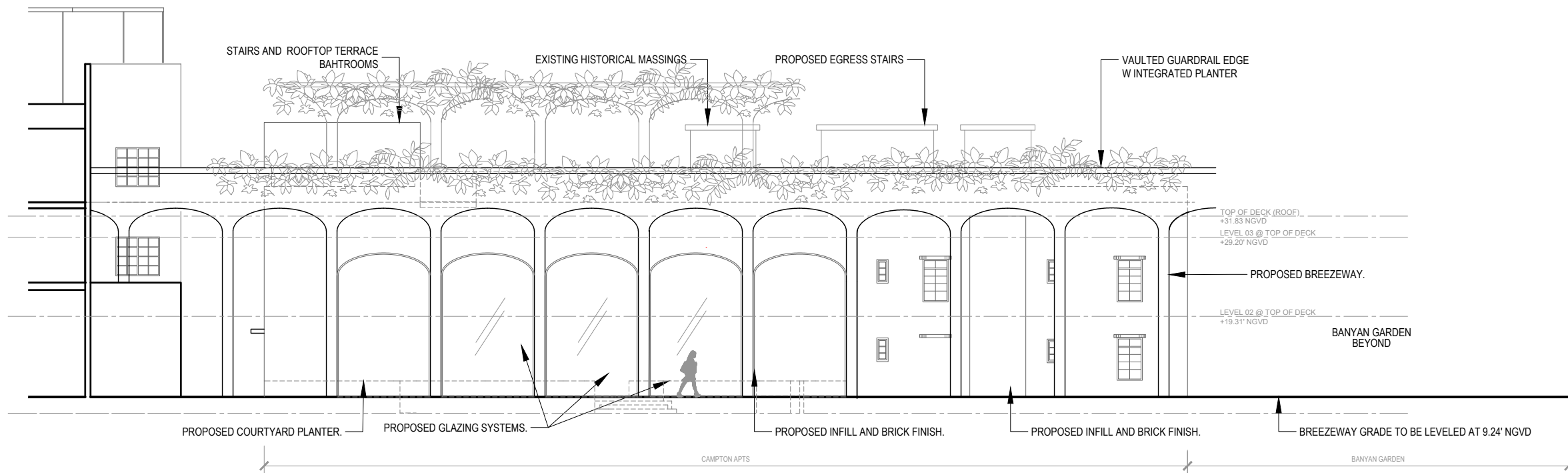


LEVEL 03: GSF DIAGRAM

CAMPTON GSF	SQFT
LEVEL 03	323.13

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





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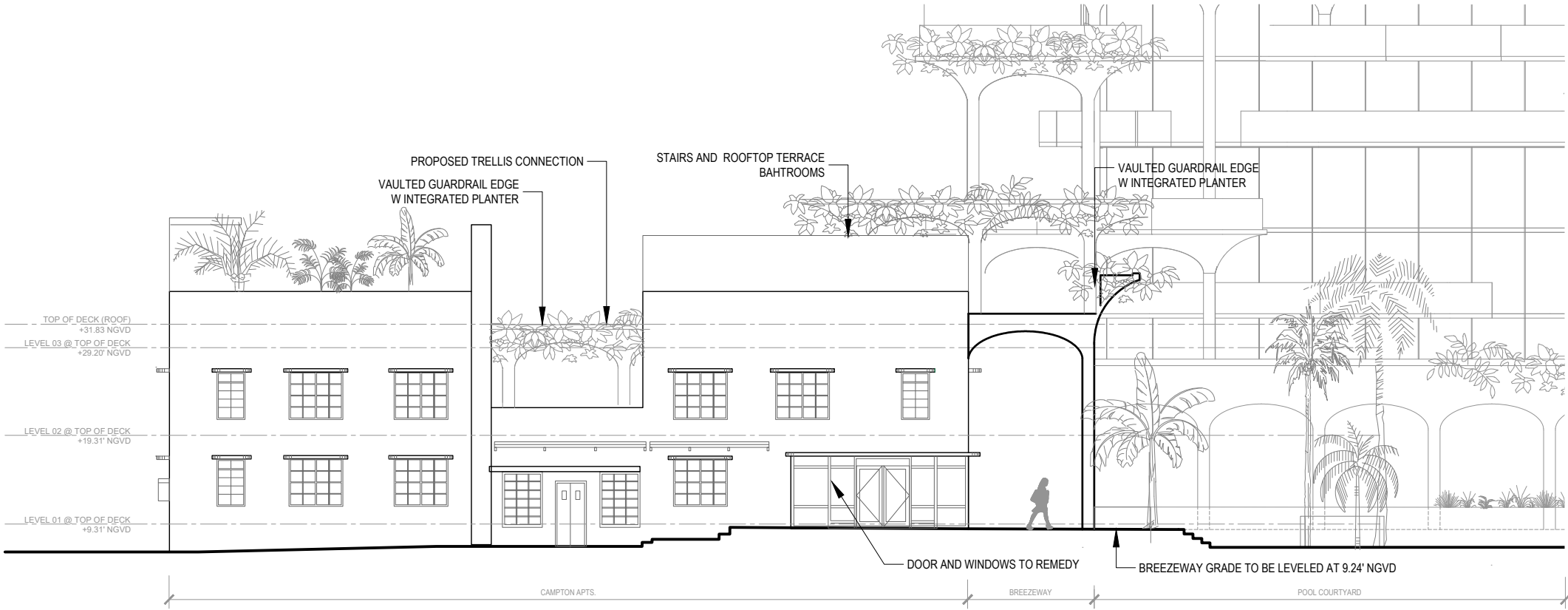
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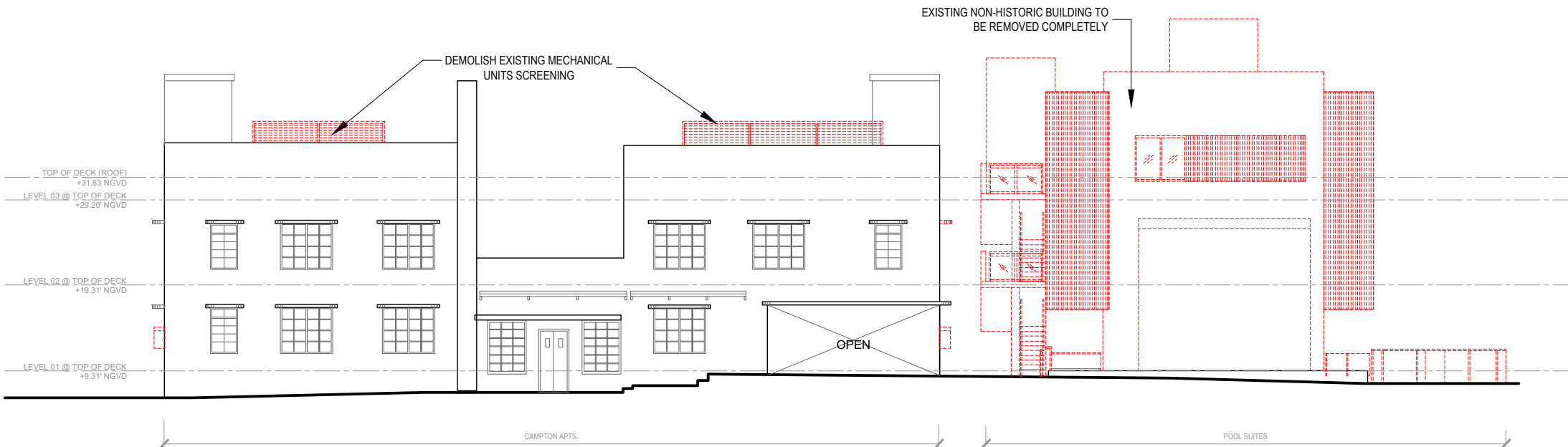
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**DEMOLITION / PROPOSED
NORTH ELEVATION**



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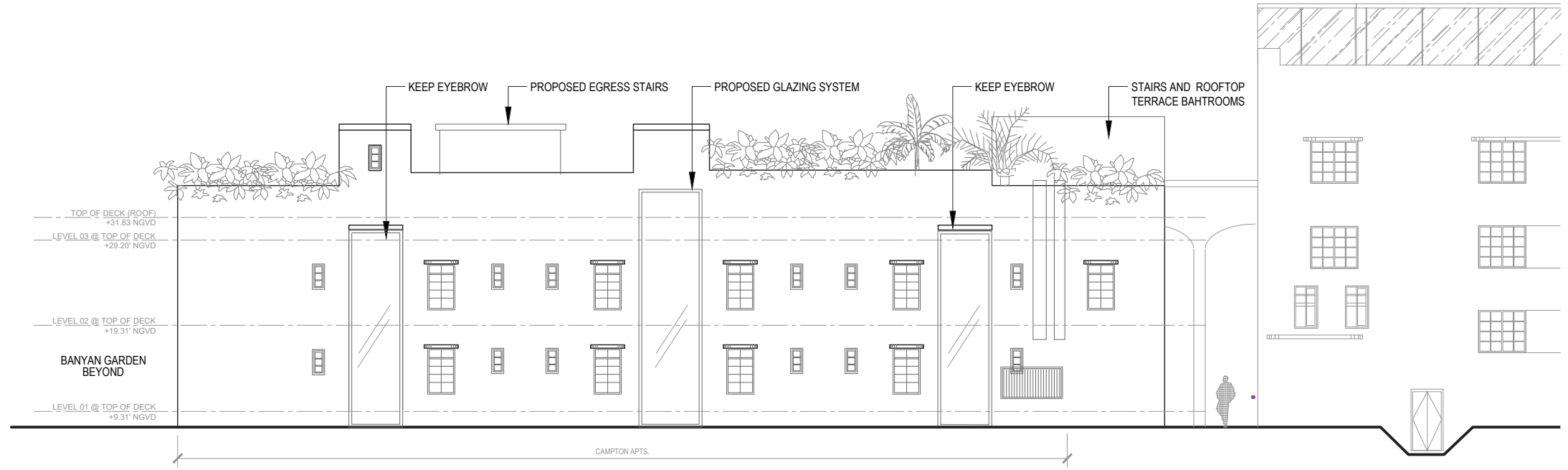
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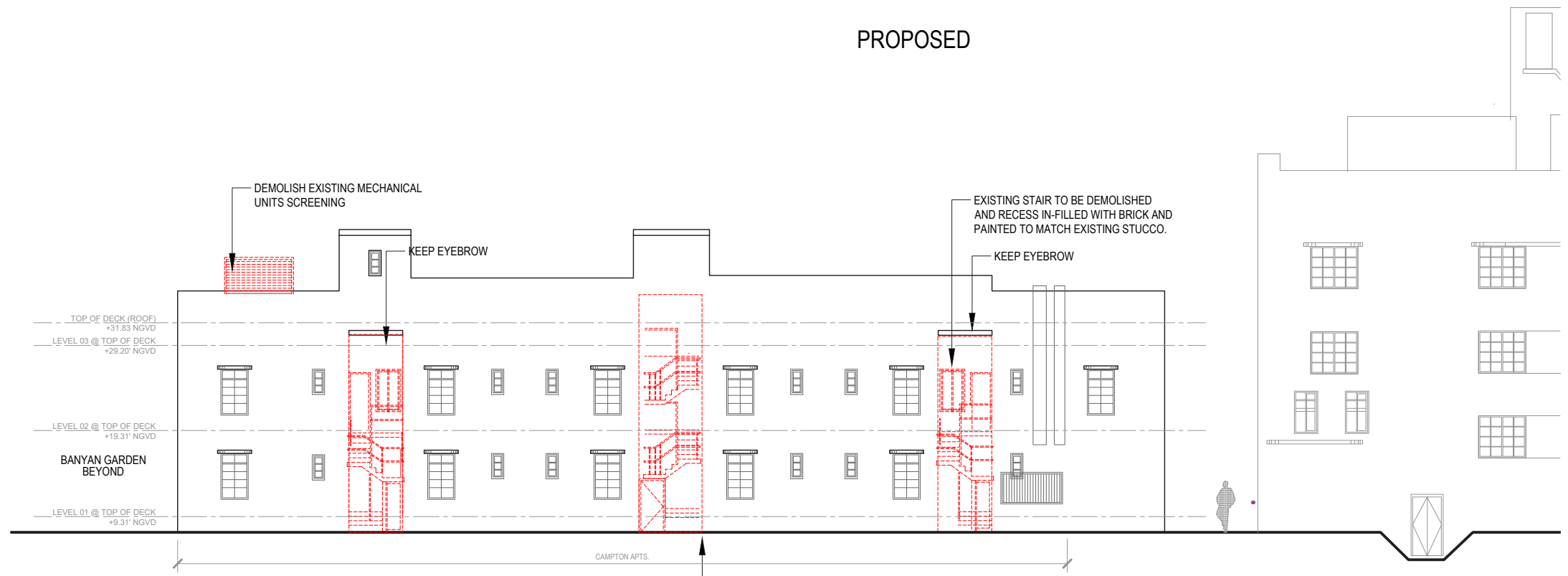
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**DEMOLITION / PROPOSED
EAST ELEVATION**



PROPOSED

PROPOSED



DEMOLITION



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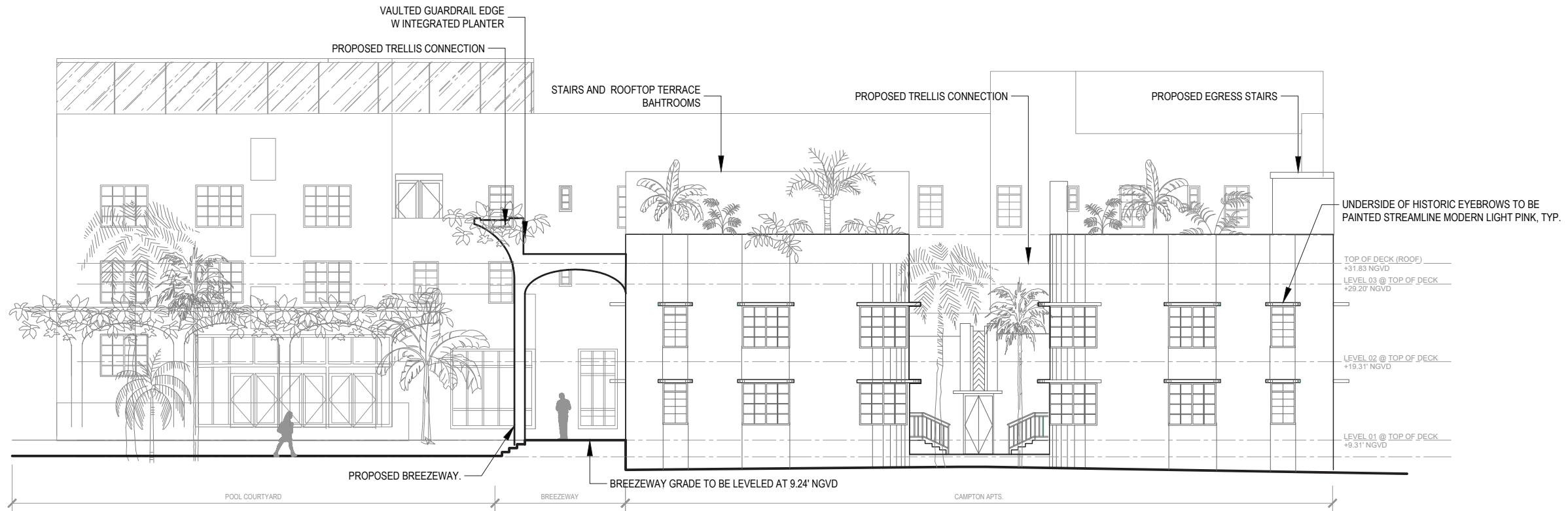
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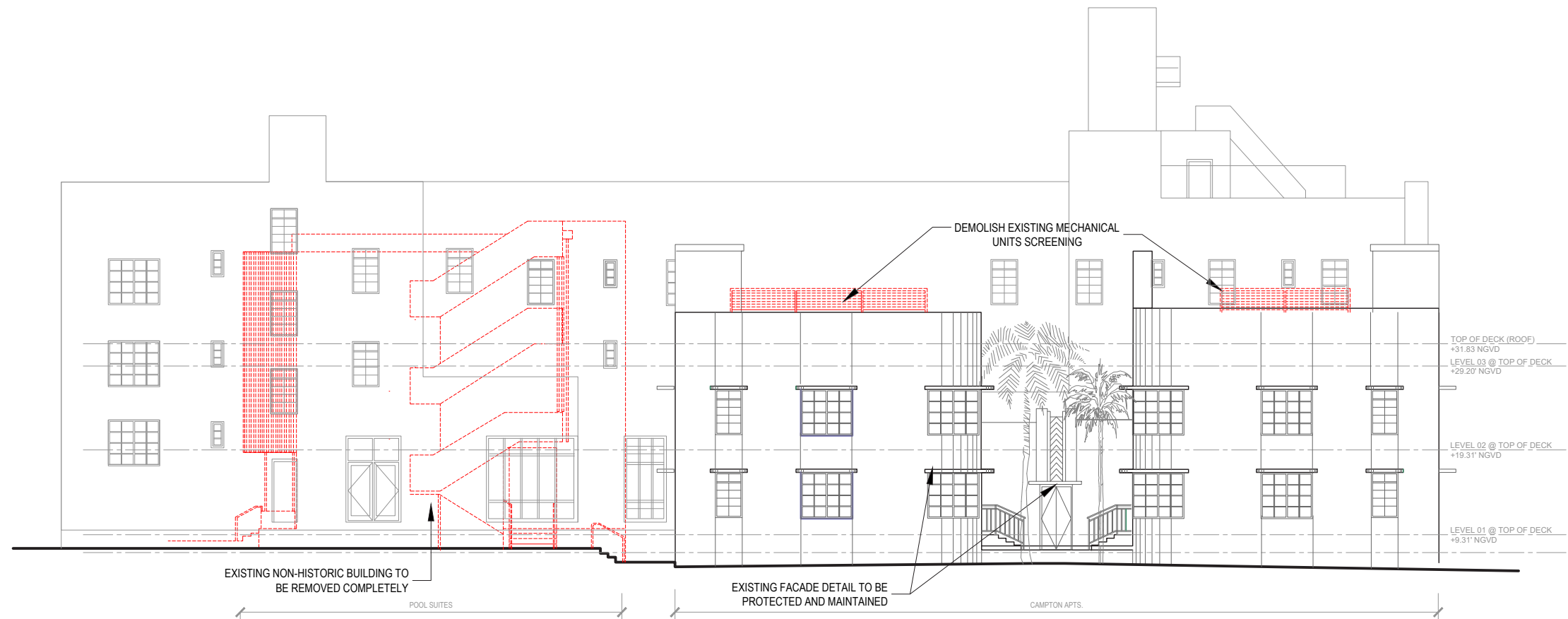
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**DEMOLITION / PROPOSED
SOUTH ELEVATION**



PROPOSED



DEMOLITION



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**DEMOLITION / PROPOSED
WEST ELEVATION**