

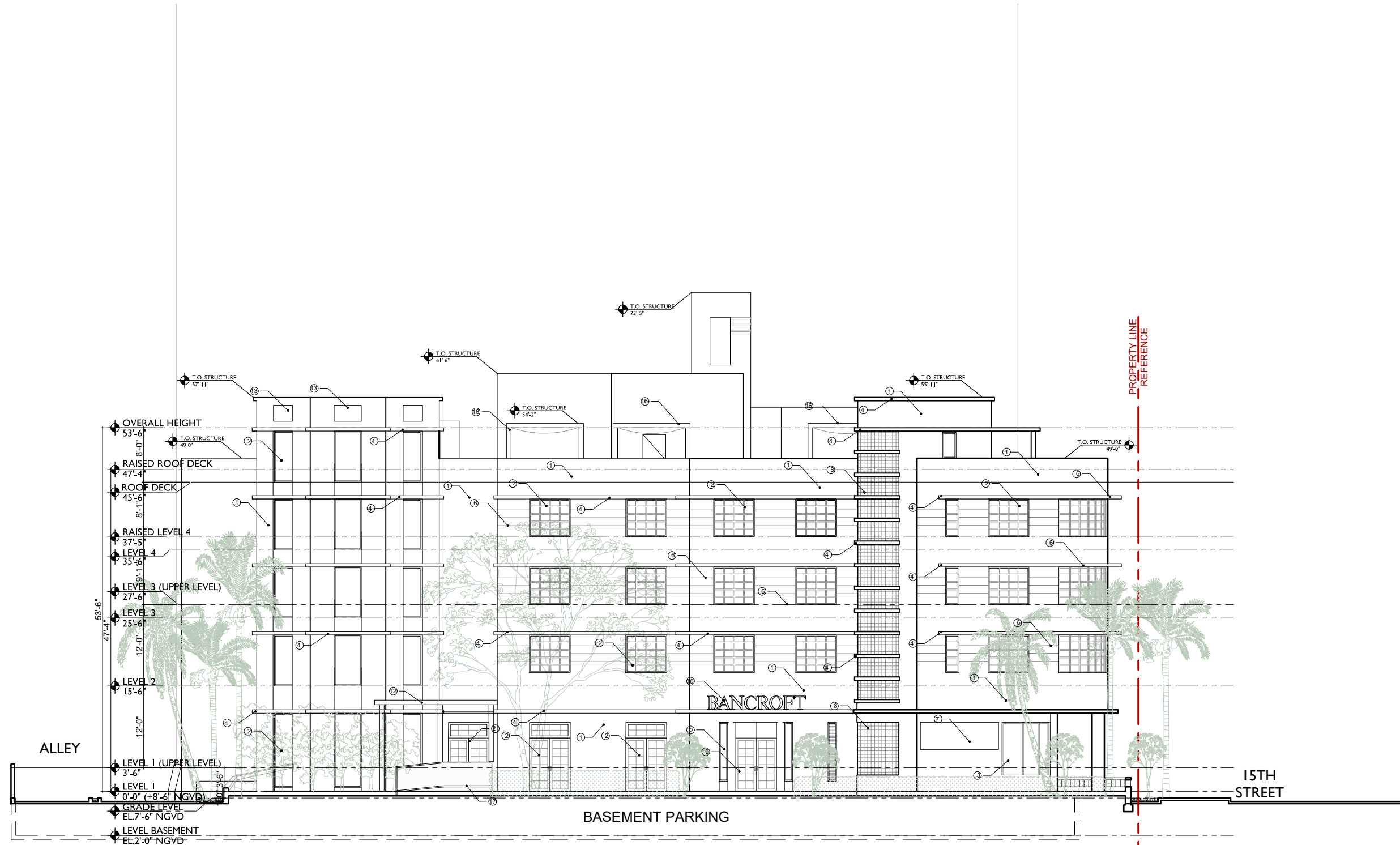
PROJECT:  
**BANCROFT  
EXECUTIVE  
OFFICE SUITES**

1501 COLLINS AVE  
MIAMI BEACH, FL 33139

DRAWING:

PROPOSED  
WEST  
ELEVATION

PROPERTY LINE  
REFERENCE



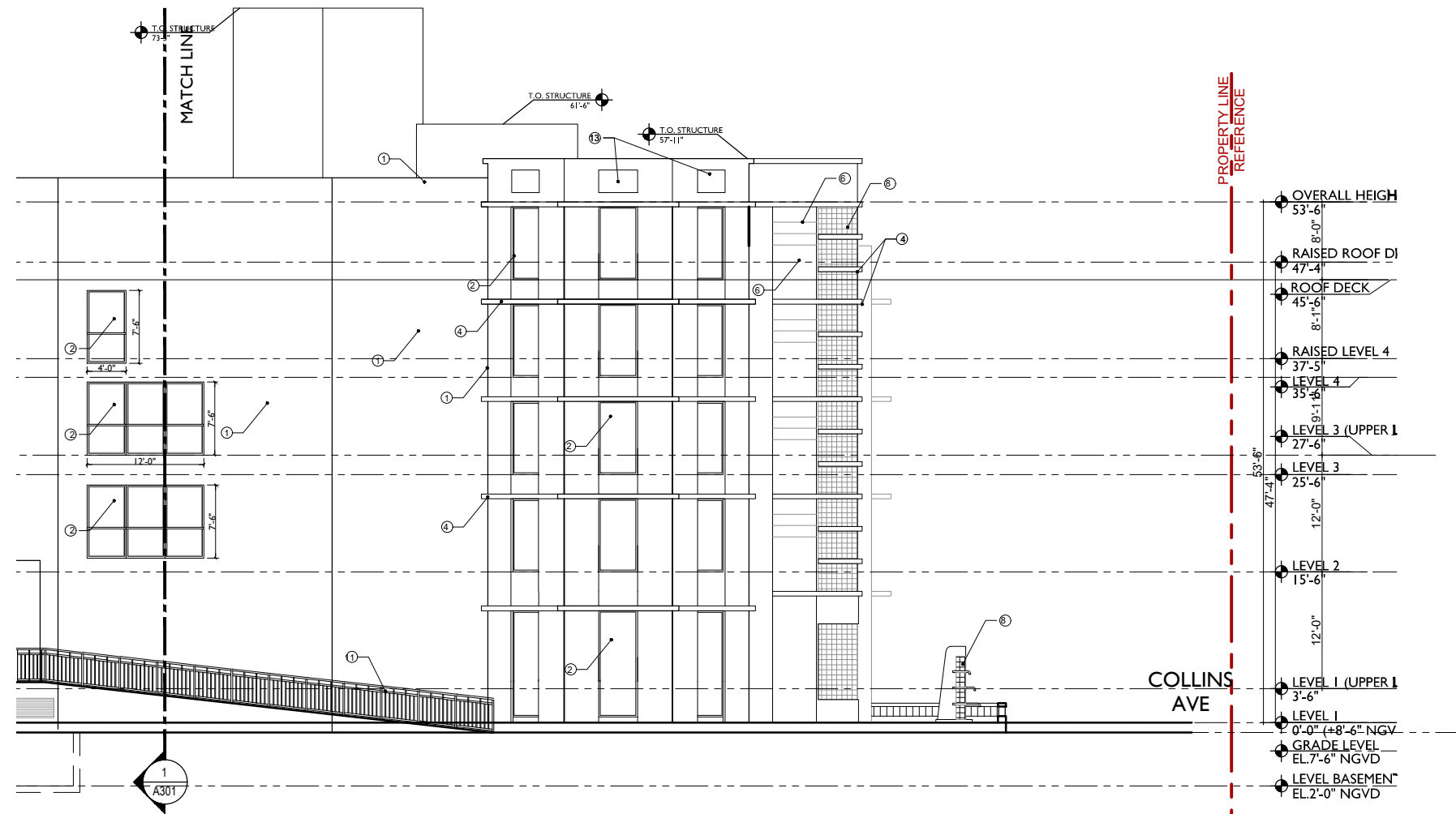
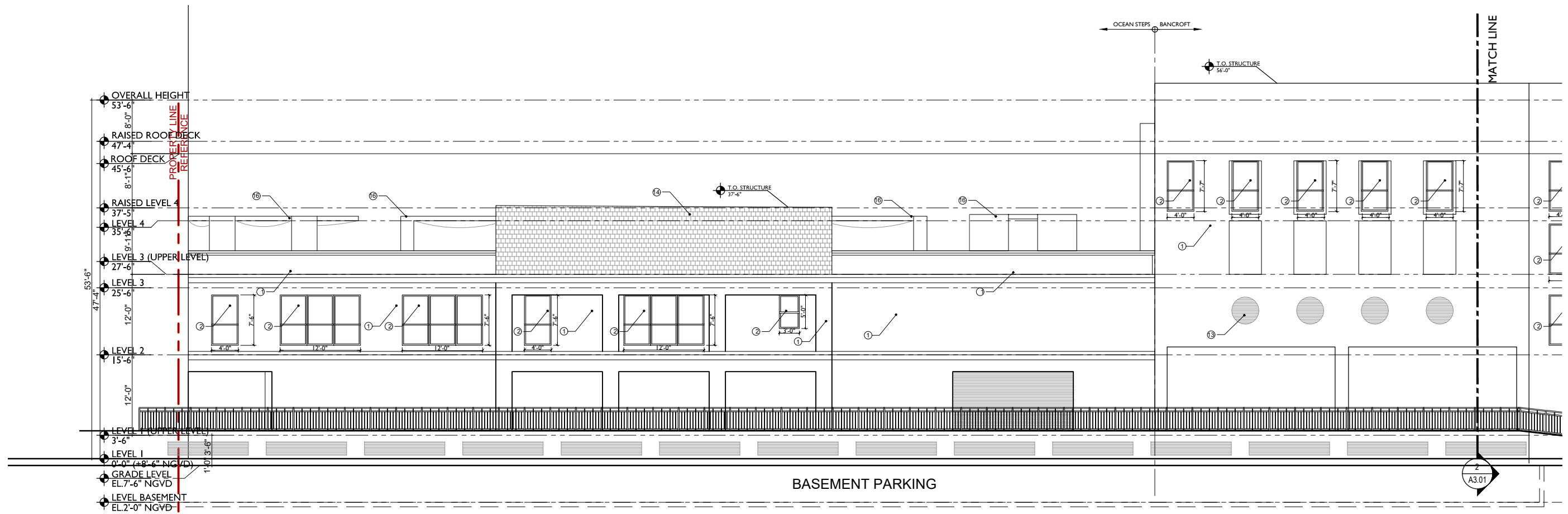
I. PROPOSED WEST ELEVATION 1/16" = 1'-0"

ELEVATION LEGEND:

- |                                                       |                                                   |
|-------------------------------------------------------|---------------------------------------------------|
| ① STUCCO COLOR 1                                      | ⑨ REPAIRED, PAINTED WOOD DOOR                     |
| ② NEW CLEAR ANODIZED ALUMINUM WINDOW FRAMES AND DOORS | ⑩ BACKLIT ALUMINUM SIGN TO MATCH EXISTING         |
| ③ NEW ALUMINUM SUSPENDED CANOPY                       | ⑪ REPAIRED, PAINTED STEEL GUARDRAILS TO MEET CODE |
| ④ REPAIRED, PAINTED STUCCO EYEBROW                    | ⑫ NEW WOOD TRELLIS                                |
| ⑤ STUCCO FASCIA                                       | ⑬ STUCCO REVEALS                                  |
| ⑥ REPAIRED, PAINTED STUCCO ORNAMENTAL REVEALS         | ⑭ REPAIRED, PAINTED TILE WALL                     |
| ⑦ REPAIRED, PAINTED ORNAMENTAL ENGRAVING              | ⑮ NEW / REPAIRED, PAINTED STUCCO PLANTER          |
| ⑧ REPAIRED, CLEANED GLASS BLOCK                       | ⑯ NEW WOOD CABANA                                 |
|                                                       | ⑰ NEW CAST ALUM RAILINGS, TYP. THROUGHOUT         |

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SCALE: 1/16" = 1'-0"  
CHECK: JMcG  
DATE: 1/25/2021  
SHEET NUMBER



**ELEVATION LEGEND:**

- ① STUCCO COLOR 1
- ② NEW CLEAR ANODIZED ALUMINUM WINDOW FRAMES AND DOORS
- ③ NEW ALUMINUM SUSPENDED CANOPY
- ④ REPAIRED, PAINTED STUCCO EYEBROW
- ⑤ STUCCO FASCIA
- ⑥ REPAIRED, PAINTED STUCCO ORNAMENTAL REVEALS
- ⑦ REPAIRED, PAINTED ORNAMENTAL ENGRAVING
- ⑧ REPAIRED, CLEANED GLASS BLOCK

**1. PROPOSED NORTH ELEVATION 1/16" = 1'-0"**

- ⑨ REPAIRED, PAINTED WOOD DOOR
- ⑩ BACKLIT ALUMINUM SIGN TO MATCH EXISTING
- ⑪ REPAIRED, PAINTED STEEL GUARDRAILS TO MEET CODE
- ⑫ NEW WOOD TRELLIS
- ⑬ STUCCO REVEALS
- ⑭ REPAIRED, PAINTED TILE WALL
- ⑮ NEW / REPAIRED, PAINTED STUCCO PLANTER
- ⑯ NEW WOOD CABANA
- ⑰ NEW CAST ALUM RAILINGS, TYP. THROUGHOUT

**PROPOSED  
NORTH  
ELEVATION**



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

**A3.01**

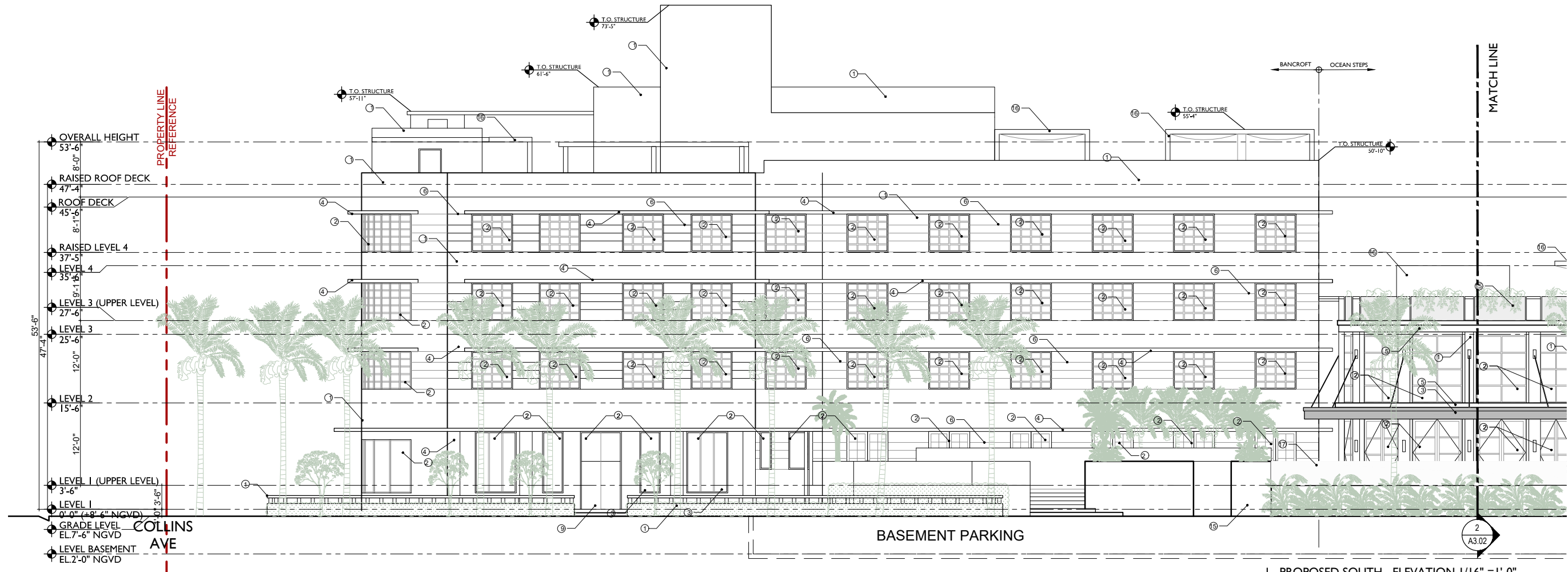
2. PROPOSED NORTH ELEVATION 1/16" = 1'-0"

MATERIALS AND FINISHES

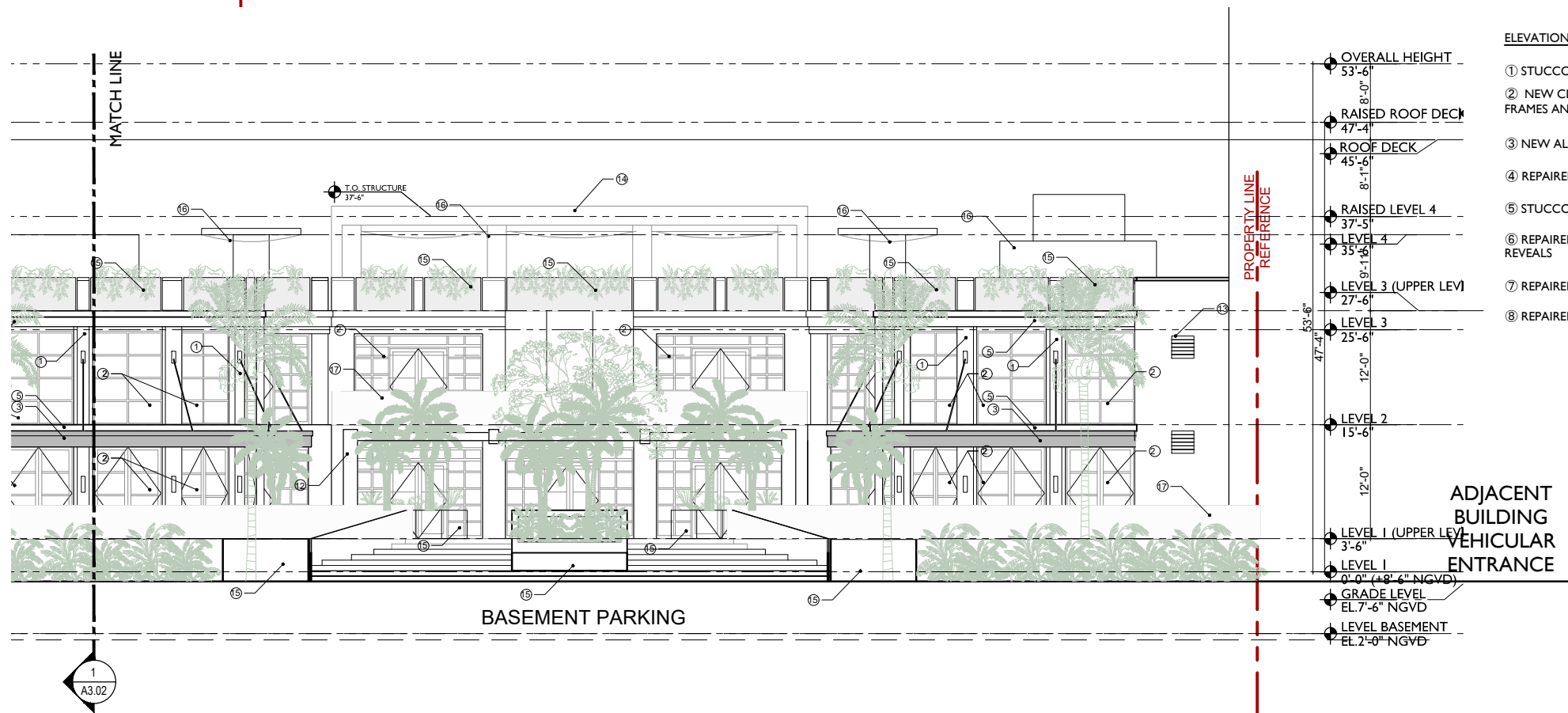
PROJECT:  
**BANCROFT  
EXECUTIVE  
OFFICE SUITES**

1501 COLLINS AVE  
MIAMI BEACH, FL 33139

DRAWING:



I. PROPOSED SOUTH ELEVATION 1/16" = 1'-0"



2. PROPOSED SOUTH ELEVATION 1/16" = 1'-0"

**ELEVATION LEGEND:**

- ① STUCCO COLOR 1
- ② NEW CLEAR ANODIZED ALUMINUM WINDOW FRAMES AND DOORS
- ③ NEW ALUMINUM SUSPENDED CANOPY
- ④ REPAIRED, PAINTED STUCCO EYEBROW
- ⑤ STUCCO FASCIA
- ⑥ REPAIRED, PAINTED STUCCO ORNAMENTAL REVEALS
- ⑦ REPAIRED, PAINTED ORNAMENTAL ENGRAVING
- ⑧ REPAIRED, CLEANED GLASS BLOCK

- ⑨ REPAIRED, PAINTED WOOD DOOR
- ⑩ BACKLIT ALUMINUM SIGN TO MATCH EXISTING
- ⑪ REPAIRED, PAINTED STEEL GUARDRAILS TO MEET CODE
- ⑫ NEW WOOD TRELLIS
- ⑬ STUCCO REVEALS
- ⑭ REPAIRED, PAINTED TILE WALL
- ⑮ NEW / REPAIRED, PAINTED STUCCO PLANTER
- ⑯ NEW WOOD CABANA
- ⑰ NEW CAST ALUM RAILINGS, TYP. THROUGHOUT



**PROPOSED  
SOUTH  
ELEVATION**

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SCALE: 1/16" = 1'-0"  
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DATE: 1/25/2021  
SHEET NUMBER

**A3.02**

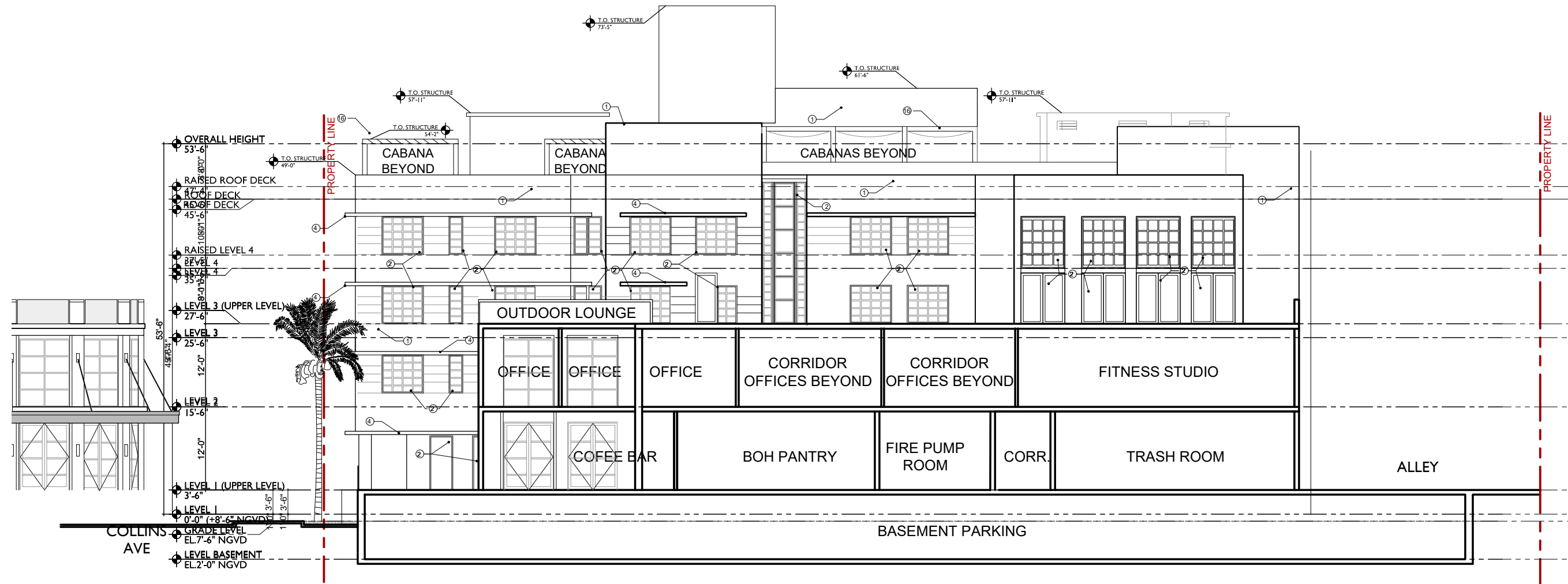
MATERIALS AND FINISHES

PROJECT:  
**BANCROFT  
EXECUTIVE  
OFFICE SUITES**

1501 COLLINS AVE  
MIAMI BEACH, FL 33139

DRAWING:

**PROPOSED  
EAST  
ELEVATION**



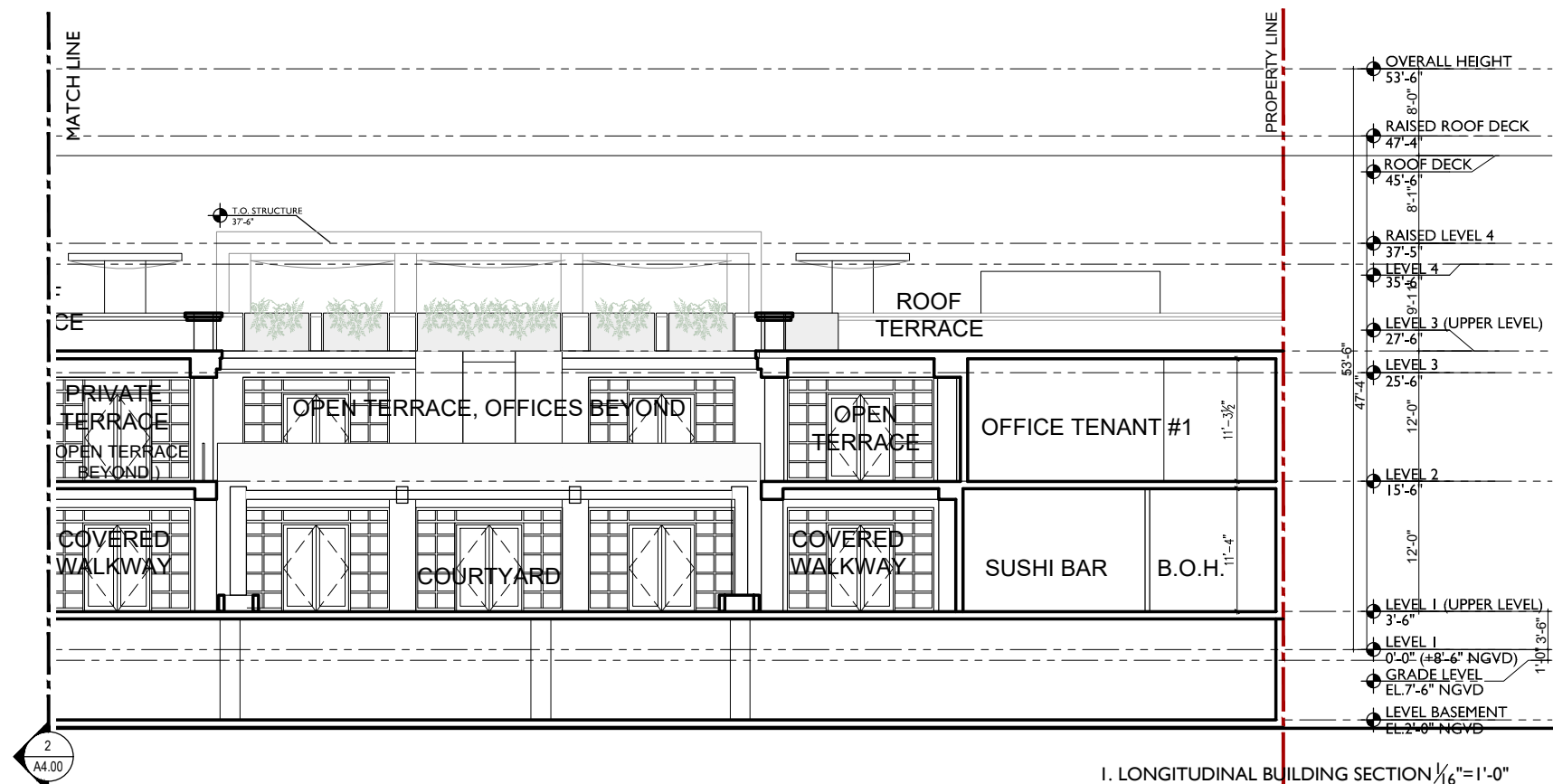
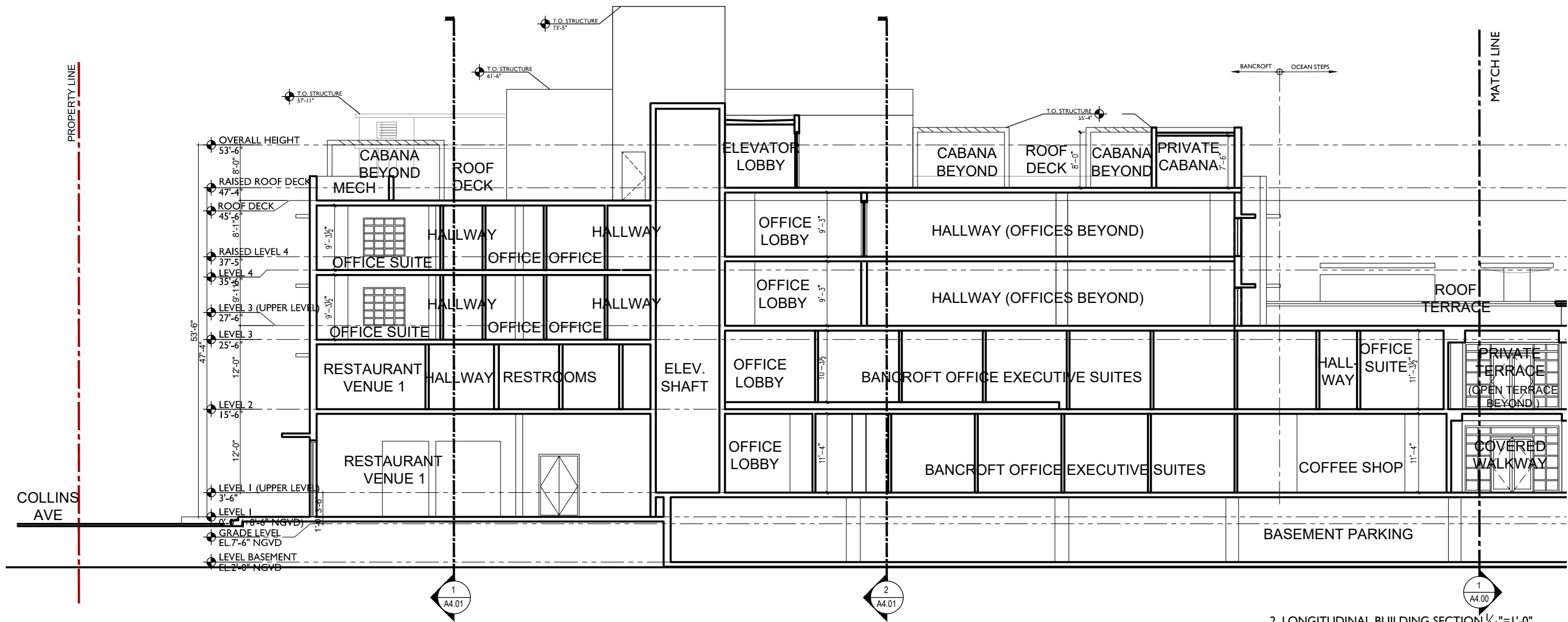
EAST ELEVATION 1/8"=1'-0"

**ELEVATION LEGEND:**

- |                                                       |                                                   |
|-------------------------------------------------------|---------------------------------------------------|
| ① STUCCO COLOR 1                                      | ⑨ REPAIRED, PAINTED WOOD DOOR                     |
| ② NEW CLEAR ANODIZED ALUMINUM WINDOW FRAMES AND DOORS | ⑩ BACKLIT ALUMINUM SIGN TO MATCH EXISTING         |
| ③ NEW ALUMINUM SUSPENDED CANOPY                       | ⑪ REPAIRED, PAINTED STEEL GUARDRAILS TO MEET CODE |
| ④ REPAIRED, PAINTED STUCCO EYEBROW                    | ⑫ NEW WOOD TRELLIS                                |
| ⑤ STUCCO FASCIA                                       | ⑬ STUCCO REVEALS                                  |
| ⑥ REPAIRED, PAINTED STUCCO ORNAMENTAL REVEALS         | ⑭ REPAIRED, PAINTED TILE WALL                     |
| ⑦ REPAIRED, PAINTED ORNAMENTAL ENGRAVING              | ⑮ NEW / REPAIRED, PAINTED STUCCO PLANTER          |
| ⑧ REPAIRED, CLEANED GLASS BLOCK                       | ⑯ NEW WOOD CABANA                                 |
|                                                       | ⑰ NEW CAST ALUM RAILINGS, TYP. THROUGHOUT         |

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SCALE: 1/8"=1'-0"  
CHECK: JMcG  
DATE: 1/25/2021  
SHEET NUMBER



CABANA TYPE - OPEN LOUVER

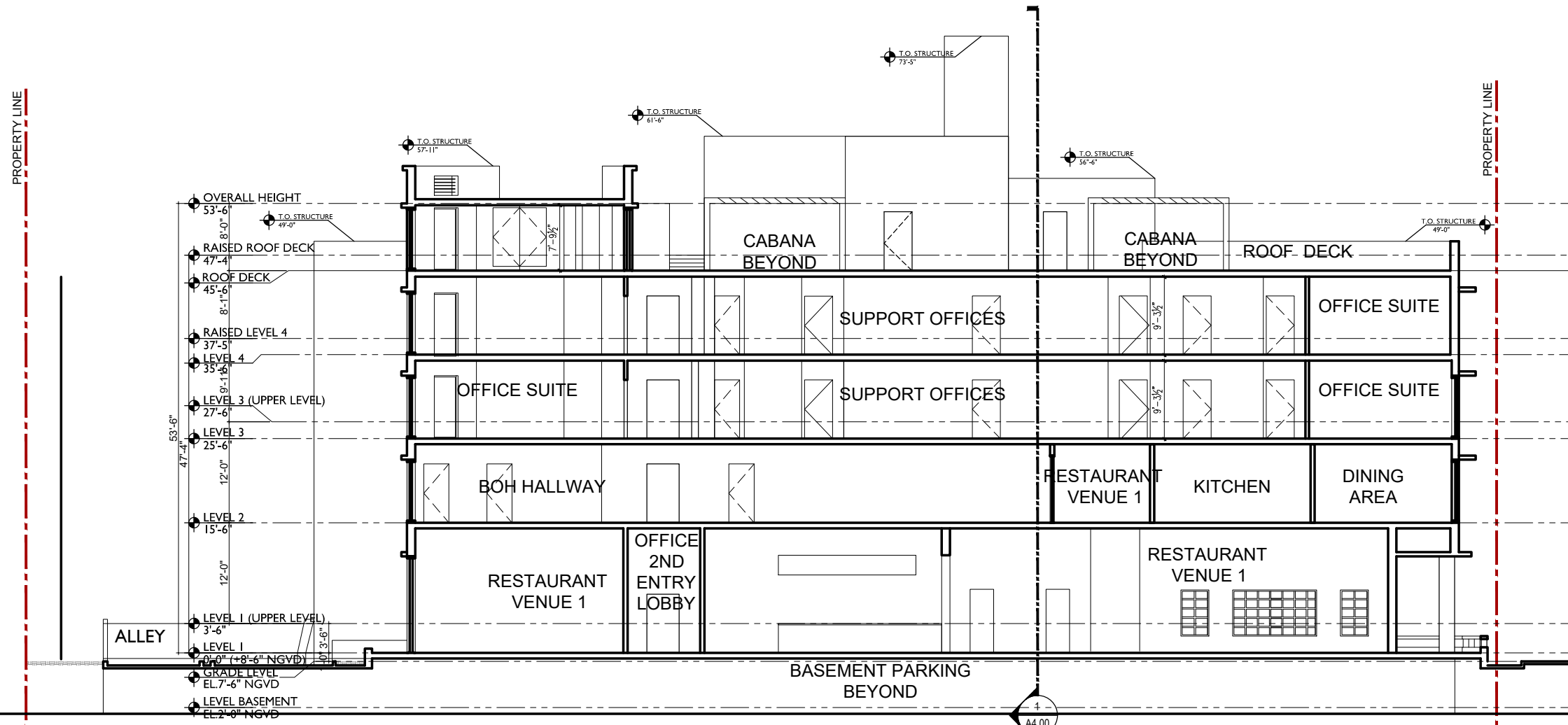
LONGITUDINAL  
BUILDING  
SECTION

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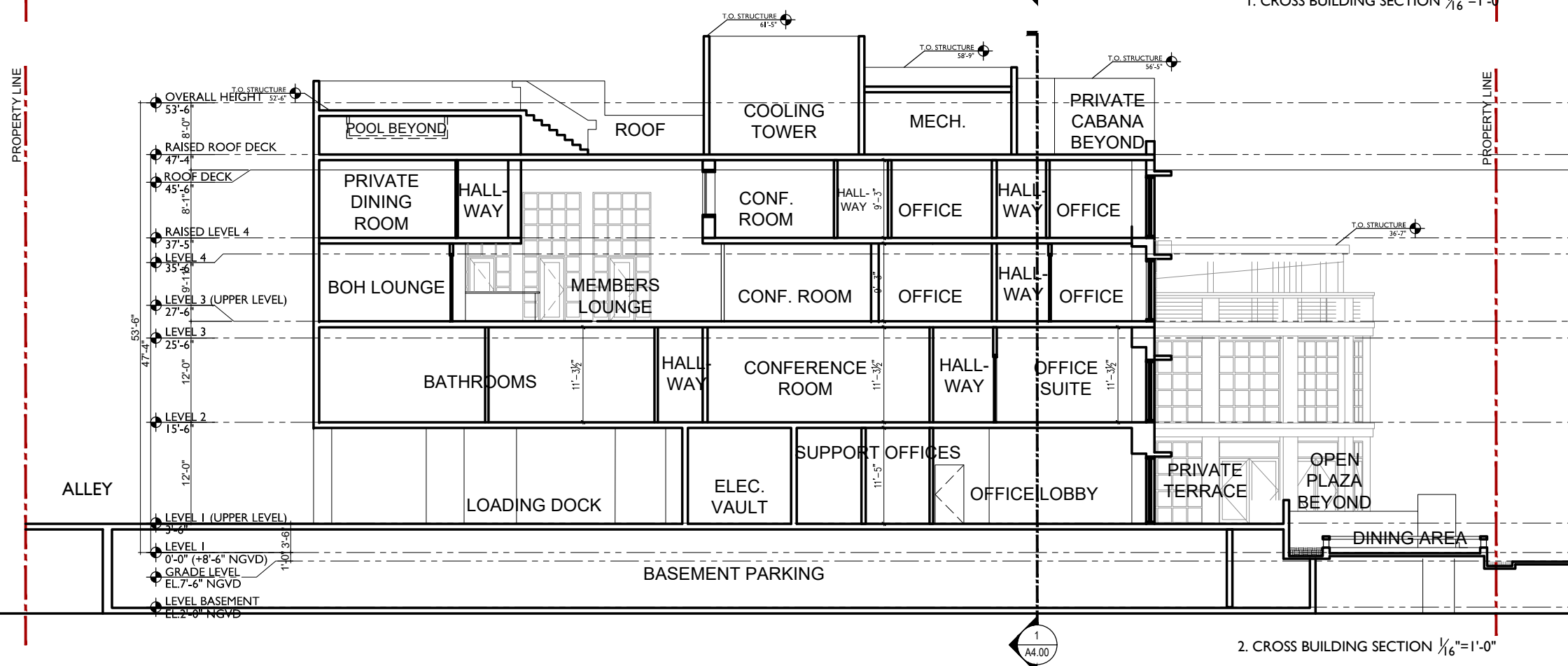
SCALE:  $\frac{1}{16}'' = 1'-0''$   
CHECK: JMcG  
DATE: 1/25/2021

SHEET NUMBER

A4.00



1. CROSS BUILDING SECTION 1/16"=1'-0"

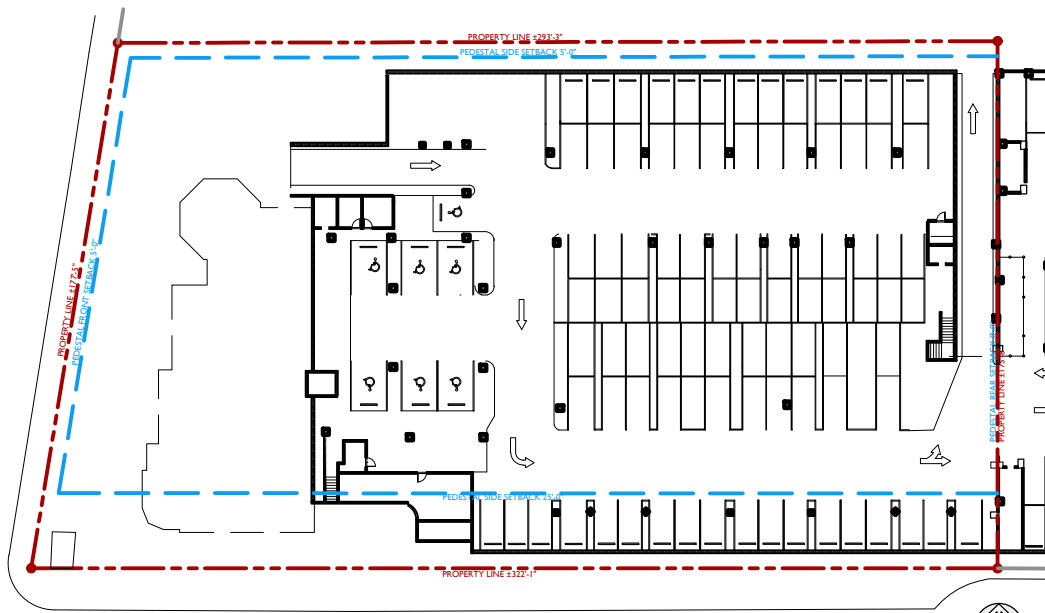


2. CROSS BUILDING SECTION 1/16"=1'-0"

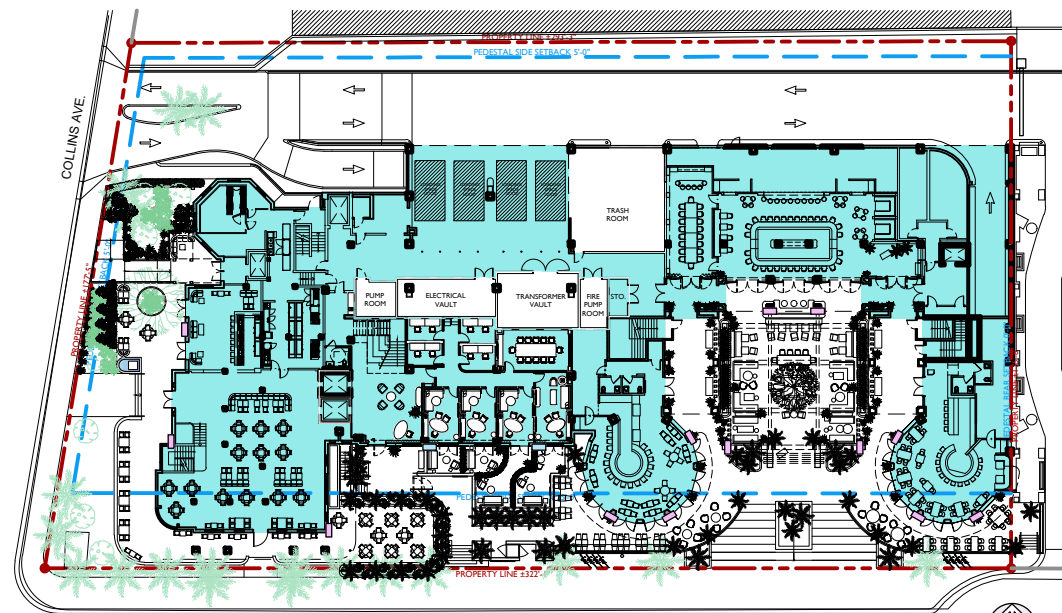
CROSS  
BUILDING  
SECTIONS

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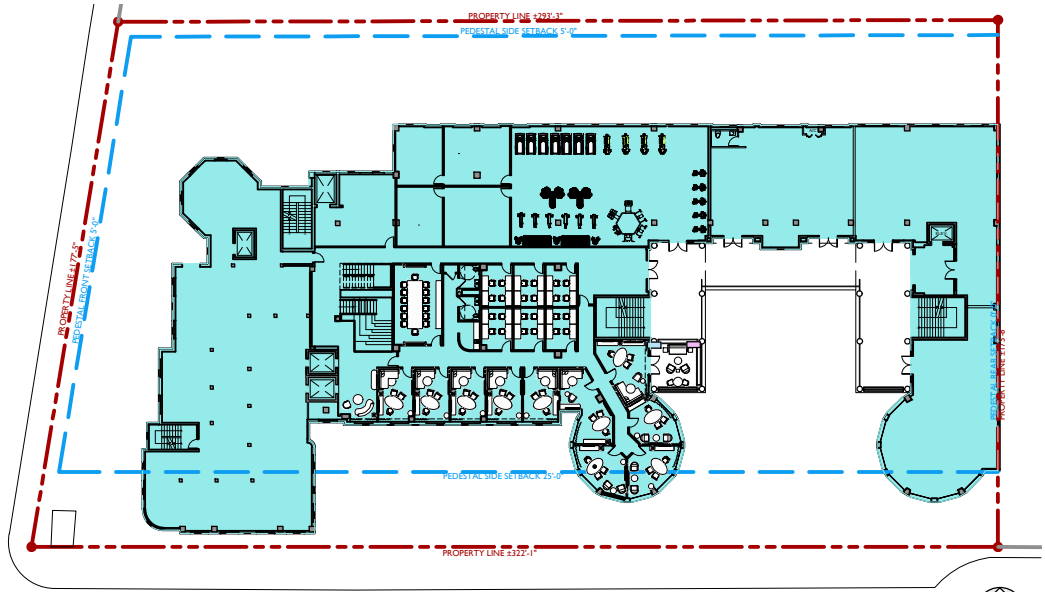
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SHEET NUMBER



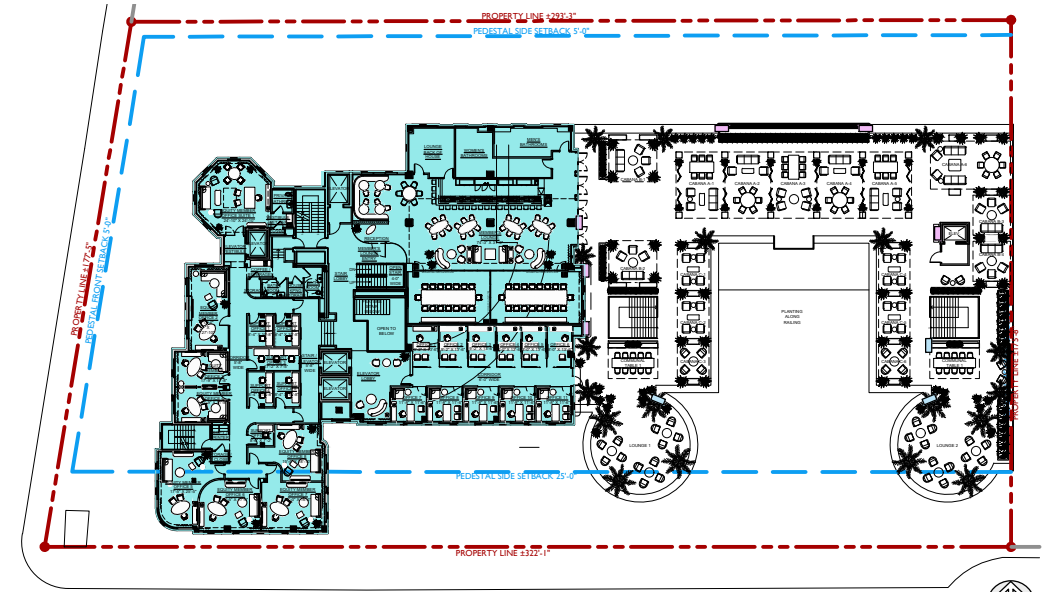
FAR LEVEL -1 PLAN 1/64"=1'-0"



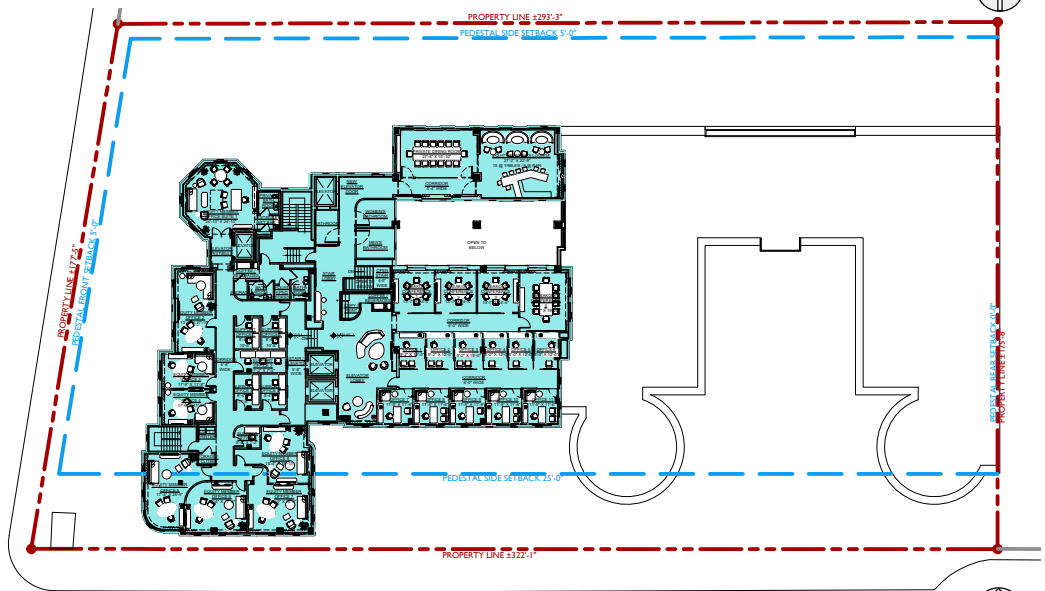
FAR LEVEL I PLAN 1/64"=1'-0"



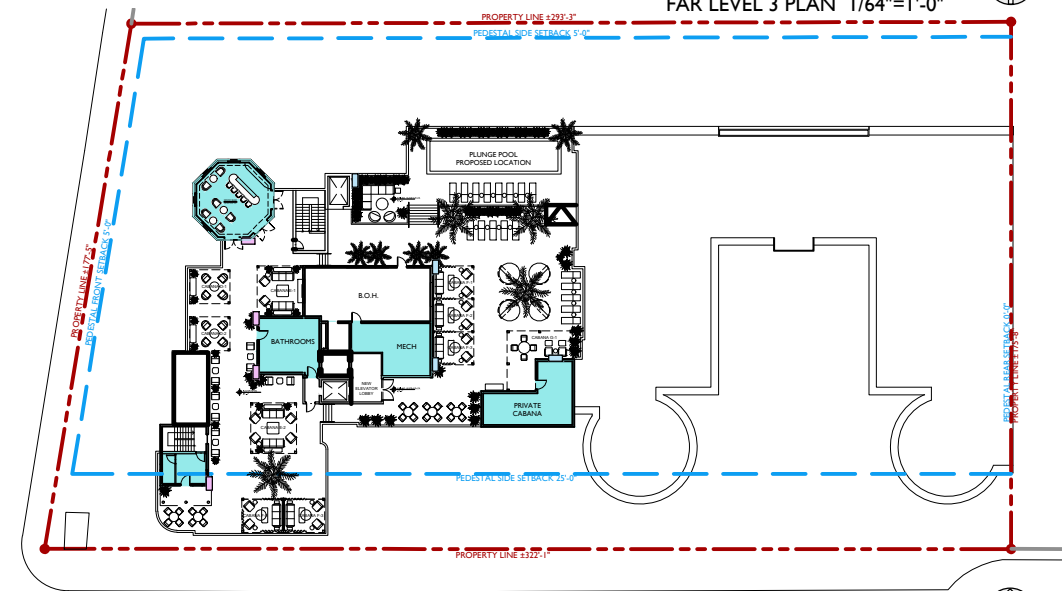
FAR LEVEL 2 PLAN 1/64"=1'-0"



FAR LEVEL 3 PLAN 1/64"=1'-0"



FAR LEVEL 4 PLAN 1/64"=1'-0"



FAR LEVEL 5 ROOF, MECH PLAN 1/64"=1'-0"

PROPOSED FAR AREA	
LEVEL	FAR AREA
<u>LEVEL -1</u>	0 SF
<u>LEVEL 1</u>	22,897 SF
<u>LEVEL 2</u>	24,791 SF
<u>LEVEL 3</u>	13,870 SF
<u>LEVEL 4</u>	12,650 SF
<u>LEVEL 5 ROOF</u>	2,127 SF
<b>GRAND TOTAL</b>	<b>76,335 SF</b>

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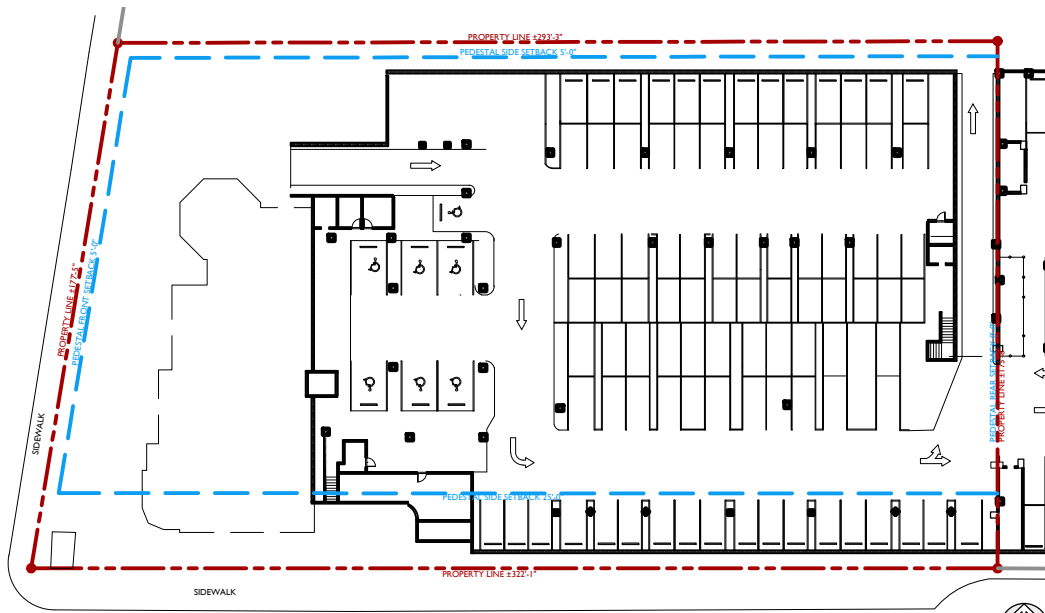
SCALE: 1/64"=1'-0"  
CHECK: JMcG  
DATE: 1/25/2021  
SHEET NUMBER

PROJECT:  
**BANCROFT  
EXECUTIVE  
OFFICE SUITES**

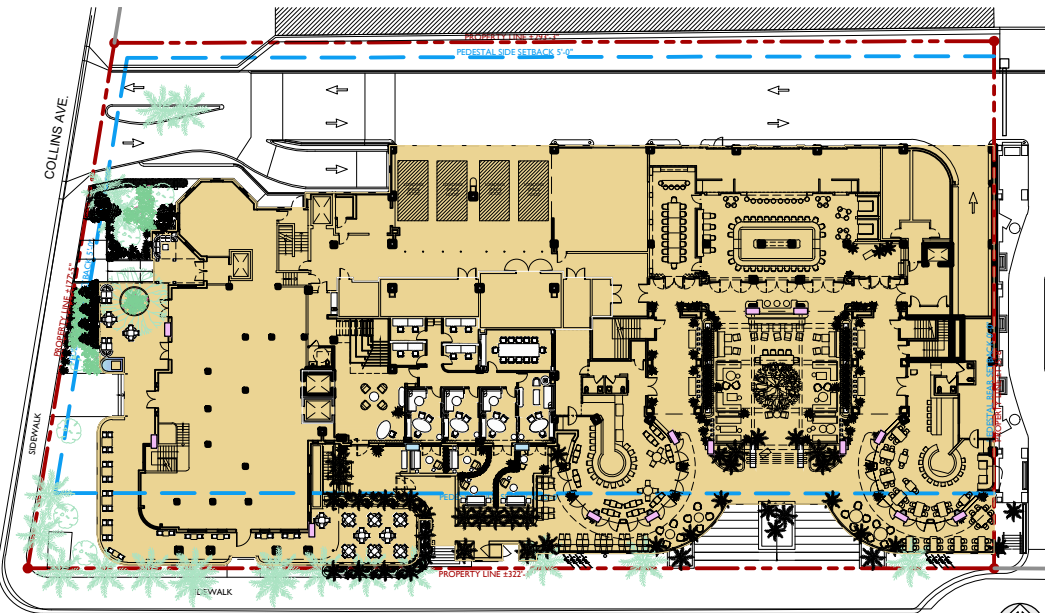
1501 COLLINS AVE  
MIAMI BEACH, FL 33139

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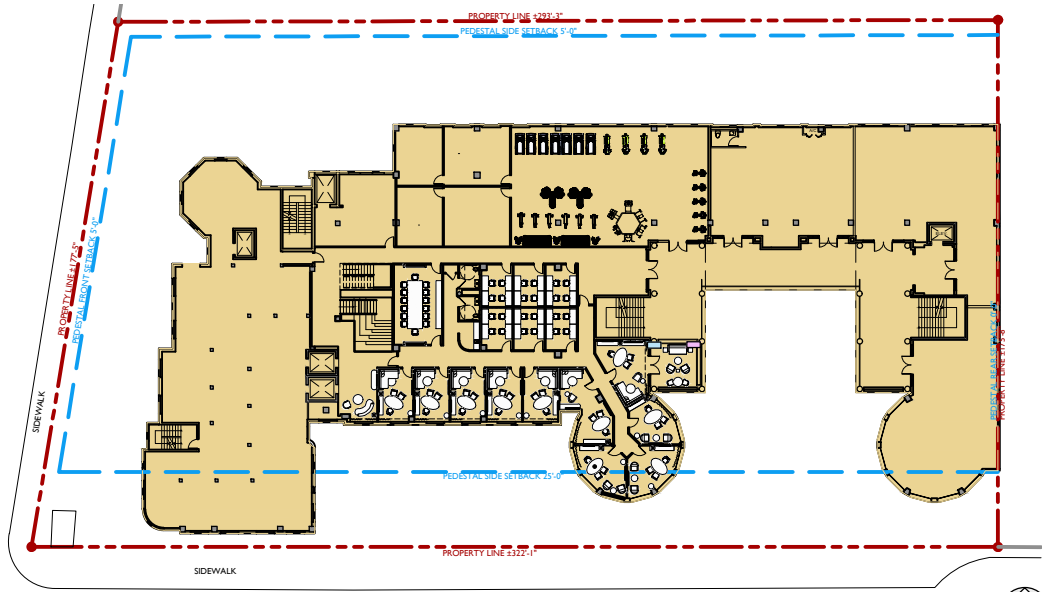
PROPOSED  
GROSS AREA  
DIAGRAMS



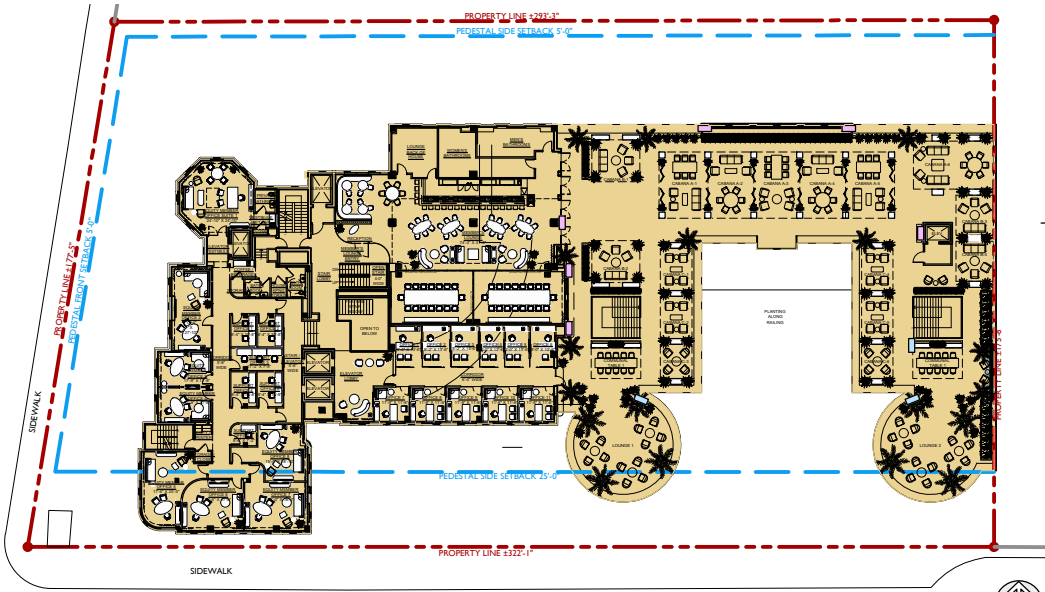
GROSS AREA LEVEL -1 PLAN 1/64"=1'-0"



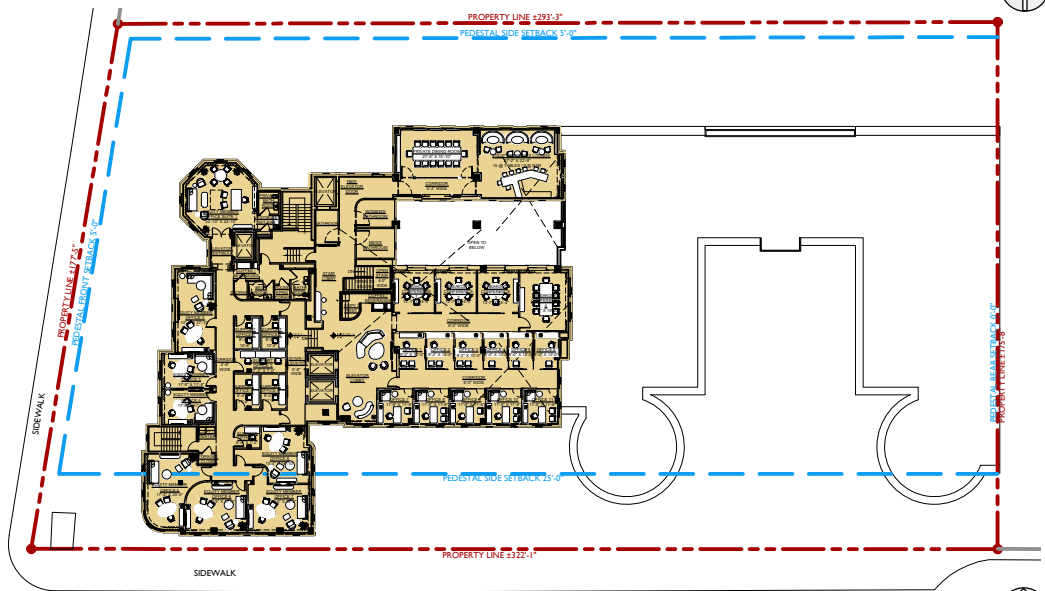
GROSS AREA LEVEL I PLAN 1/64"=1'-0"



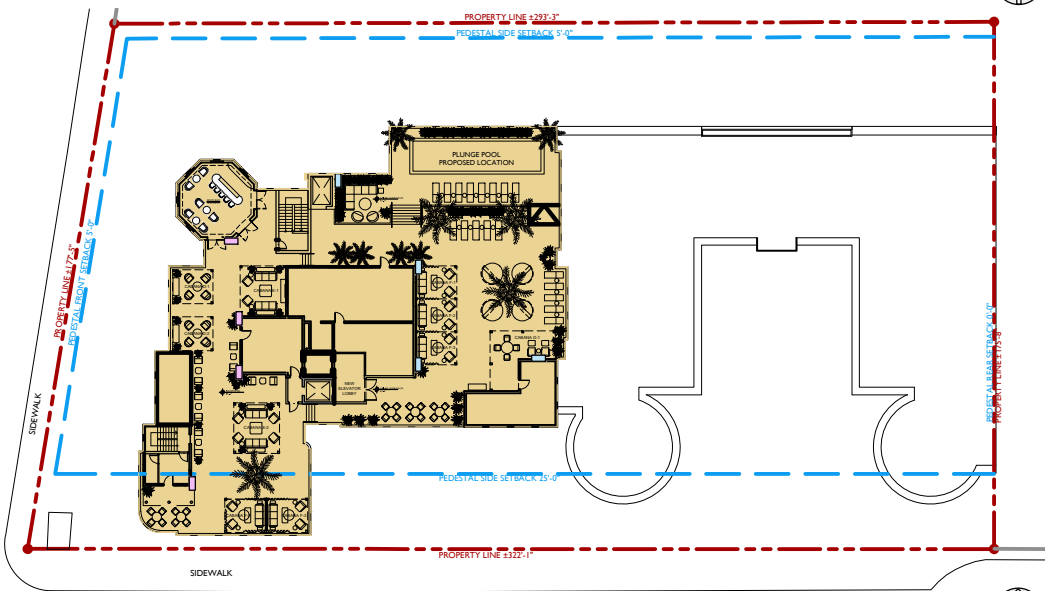
GROSS AREA LEVEL 2 PLAN 1/64"=1'-0"



GROSS AREA LEVEL 3 PLAN 1/64"=1'-0"



GROSS AREA LEVEL 4 PLAN 1/64"=1'-0"



GROSS AREA LEVEL 5 ROOF, MECH PLAN 1/64"=1'-0"

**PROPOSED GROSS AREA**

LEVEL	GROSS AREA
<u>LEVEL -1</u>	0 SF
<u>LEVEL 1</u>	37,786 SF
<u>LEVEL 2</u>	27,435 SF
<u>LEVEL 3</u>	26,699 SF
<u>LEVEL 4</u>	12,650 SF
<u>LEVEL 5 ROOF</u>	13,887 SF
<b>GRAND TOTAL</b>	<b>118,457 SF</b>

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

CHECK: JMcG

DATE: 1/25/2021

SHEET NUMBER

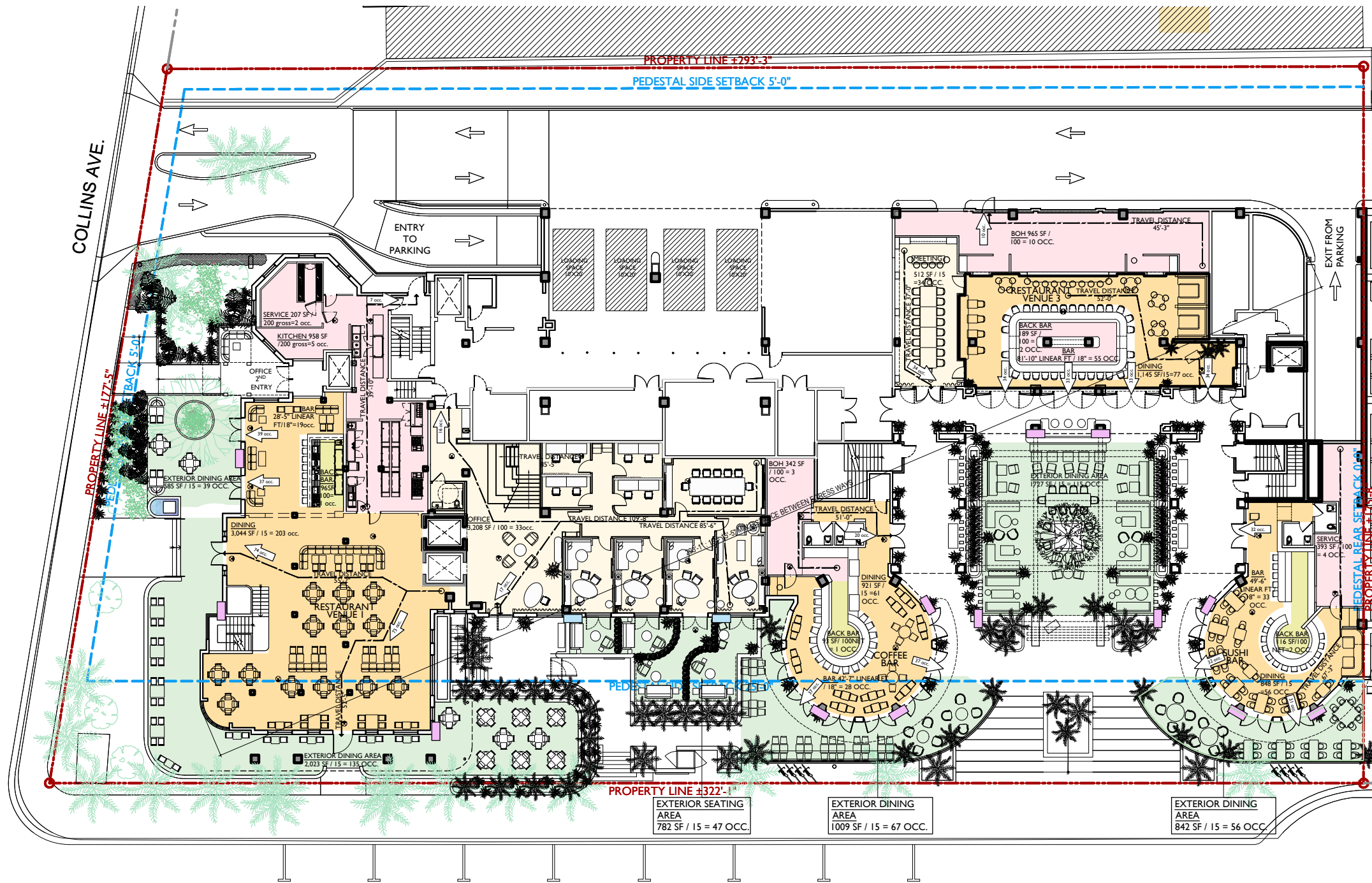


PROJECT:  
**BANCROFT EXECUTIVE OFFICE SUITES**

1501 COLLINS AVE  
MIAMI BEACH, FL 33139

DRAWING:

PROPOSED  
LEVEL I  
LIFE SAFETY



LEVEL I			
Function of Space	Area	Occupant Load Factor	Occupancy
<b>RESTAURANT VENUE 1</b>			
Exterior Dining Area within the Property	2,608 SF	15 net	174
Back Bar	96 SF	100 gross	1
Bar	28'5"	18 inches	19
Dining Area	3,044 SF	15 net	203
Service	207 SF	100 gross	3
Kitchen	958 SF	200 gross	5
<b>Subtotal</b>			<b>405</b>
<b>BANCROFT EXECUTIVE OFFICE SUITES</b>			
Office	3,208 SF	100 gross	33
Exterior seating	782 SF	15 net	52
<b>Subtotal</b>			<b>85</b>
<b>RESTAURANT VENUE 2</b>			
Exterior Dining Courtyard	1,727 SF	15 net	115
Back Bar	189 SF	100 gross	2
Bar	8'110"	18 inches	55
Dining Area	1,145 SF	15 net	76
Back of House	965 SF	100 gross	10
Meeting room	512 SF	15 net	34
<b>Subtotal</b>			<b>292</b>
<b>COFFEE BAR</b>			
Back Bar	93 SF	100 gross	1
Bar	42'7"	18 inches	28
Dining Area	921 SF	15 net	62
Service	342 SF	100 gross	4
Exterior seating	1,009 SF	15 net	68
<b>Subtotal</b>			<b>163</b>
<b>SUSHI BAR</b>			
Back Bar	116 SF	100 gross	2
Bar	49'6"	18 inches	33
Dining Area	848 SF	15 net	57
Service	393 SF	100 gross	4
Exterior seating	721 SF	15 net	49
<b>Subtotal</b>			<b>145</b>
<b>TOTAL</b>			<b>1,090</b>

EGRESS WIDTH  
FBC 2014, 1005.1 Minimum Required Egress Width  
EGRESS WIDTH REQUIRED  
1,090 PERSONS x 0.2" = 218" EGRESS WIDTH REQUIRED  
EGRESS WIDTH PROVIDED  
33 x 36" DOORS = 1,188" EGRESS WIDTH PROVIDED

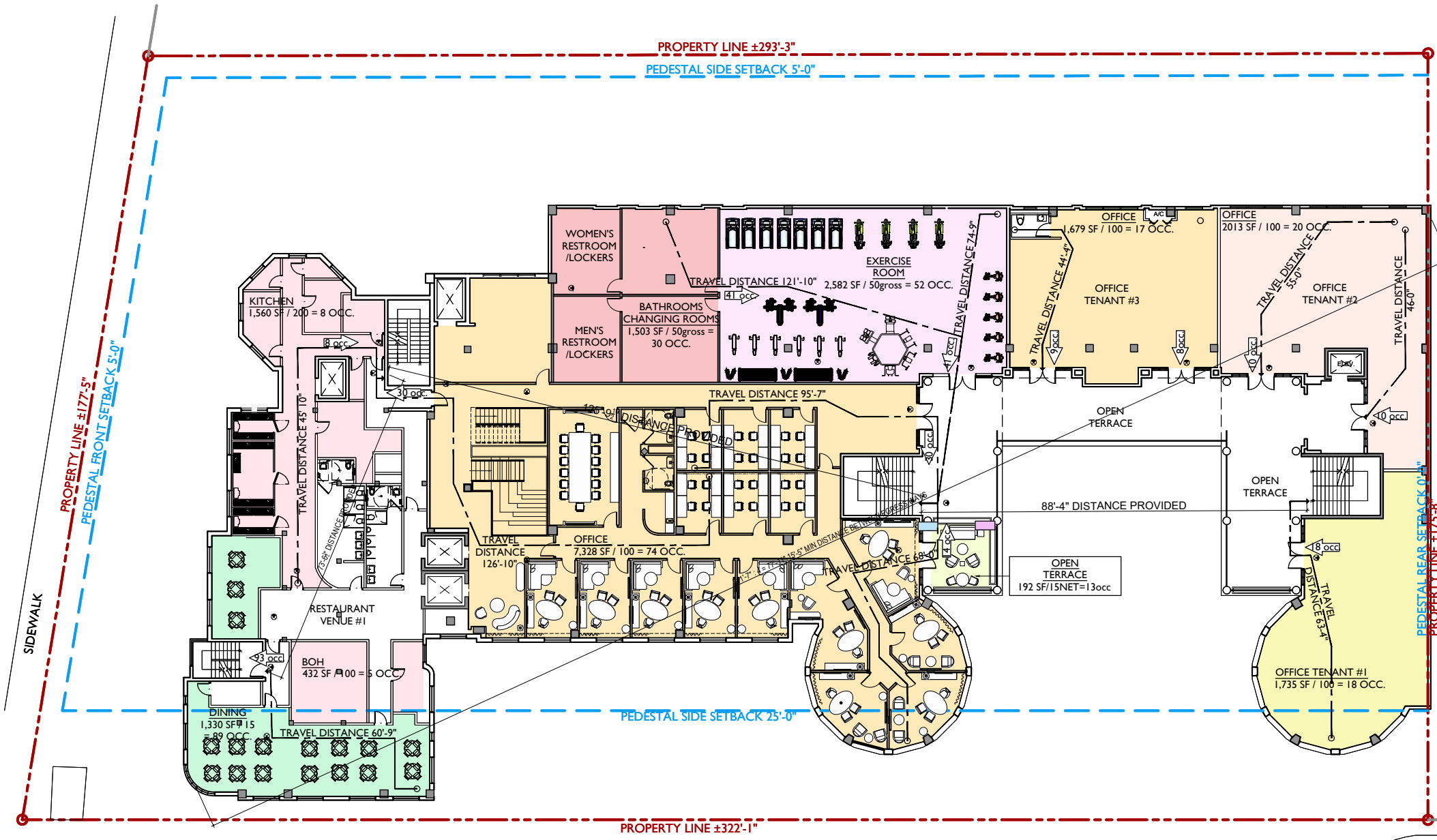
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SCALE: 1"=30'-0"  
CHECK: JMcG  
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SHEET NUMBER

PROJECT:  
**BANCROFT EXECUTIVE OFFICE SUITES**

1501 COLLINS AVE  
MIAMI BEACH, FL 33139

DRAWING:

PROPOSED  
**LEVEL 2 LIFE SAFETY**



LEVEL 2			
Function of Space	Area	Occupant Load Factor	Occupancy
<b>RESTAURANT VENUE I</b>			
Dining Area	1,330 SF	15 net	89
Kitchen	1,560 SF	200 gross	8
Back of House	432 SF	100 gross	5
<b>Subtotal</b>			<b>101</b>
<b>BANCROFT EXECUTIVE OFFICE SUITES</b>			
Office	7,328 SF	100 gross	74
Office Terrace	192 SF	15 net	13
<b>Subtotal</b>			<b>87</b>
<b>OFFICE TENANTS</b>			
Office 1	1,735 SF	100 gross	18
Office 2	2,013 SF	100 gross	21
Office 3	1,679 SF	100 gross	17
<b>Subtotal</b>			<b>56</b>
<b>FITNESS ROOM</b>			
Exercise room	2,582 SF	50 gross	52
Bathrooms/Changing rooms	1,503 SF	50 gross	30
<b>Subtotal</b>			<b>82</b>
<b>TOTAL</b>			<b>326</b>

EGRESS WIDTH  
 FBC 2014, 1005.1 Minimum Required Egress Width  
 EGRESS WIDTH REQUIRED  
 326 PERSONS x 0.3" = 98" EGRESS WIDTH REQUIRED  
 EGRESS WIDTH PROVIDED  
 3 x 36" DOORS = 108" EGRESS WIDTH PROVIDED

JENNIFER McCONNERY FLORIDA LIC# AR93044  
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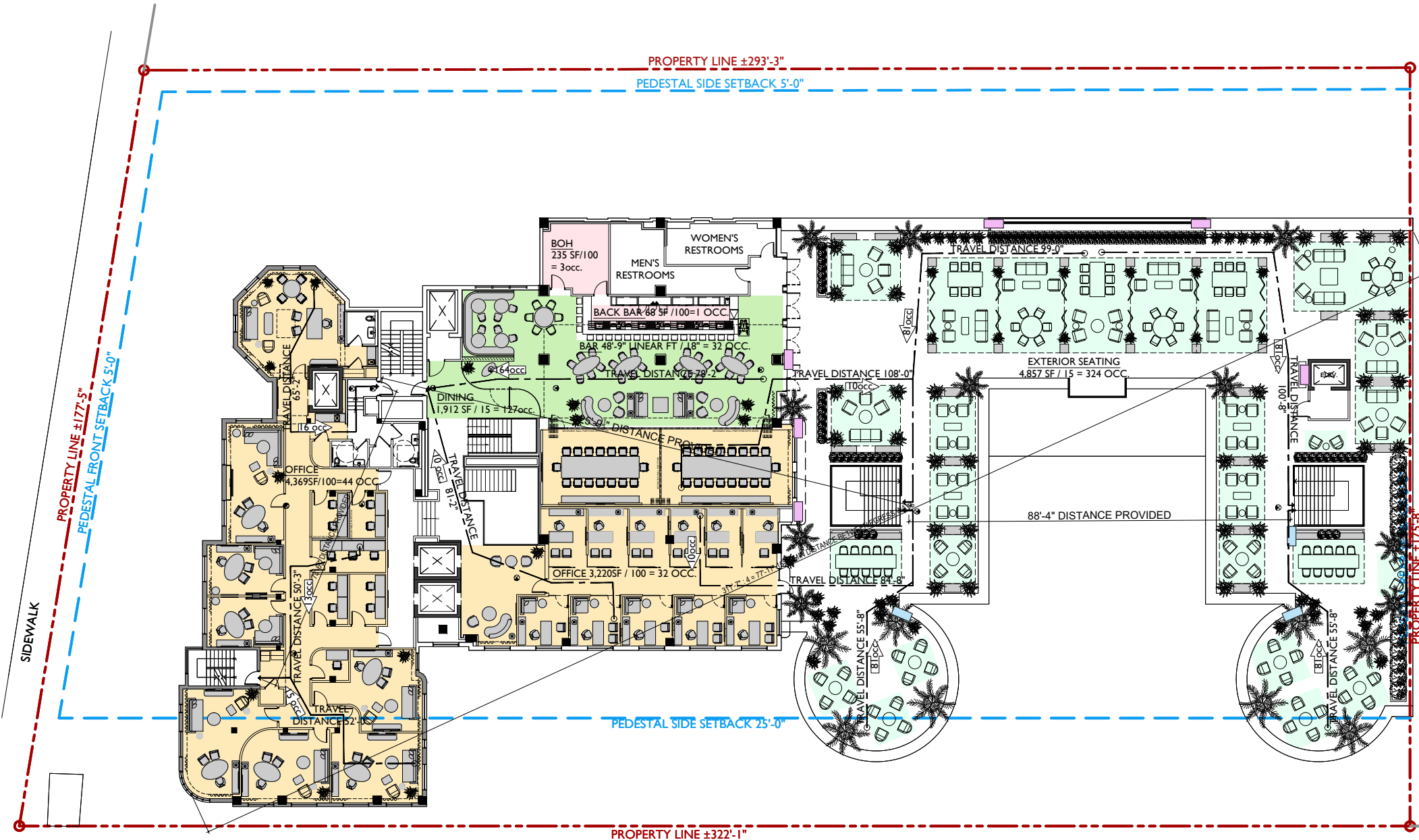
SCALE: 1"=20'-0"  
 CHECK: JMcG  
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 SHEET NUMBER

PROJECT:  
**BANCROFT  
EXECUTIVE  
OFFICE SUITES**

1501 COLLINS AVE  
MIAMI BEACH, FL 33139

DRAWING:

**PROPOSED  
LEVEL 3  
LIFE SAFETY**



LEVEL 3			
Function of Space	Area	Occupant Load Factor	Occupancy
<b>ROOFTOP OFFICE LOUNGE</b>			
Dining Area	1,912 SF	15 net	127
Exterior Seating	4,857 SF	15 net	324
Back Bar	68 SF	100 gross	1
Bar	48'8"	18 inches	32
Back of House	235 SF	100 gross	3
<b>Subtotal</b>			<b>488</b>
<b>BANCROFT EXECUTIVE OFFICE SUITES</b>			
Office	7,589 SF	100 gross	76
<b>Subtotal</b>			<b>76</b>
<b>TOTAL</b>			<b>564</b>

**EGRESS WIDTH**  
 FBC 2014, 1005.1 Minimum Required Egress Width  
**EGRESS WIDTH REQUIRED**  
 564 PERSONS x 0.3" = 170" EGRESS WIDTH REQUIRED  
**EGRESS WIDTH PROVIDED**  
 3 x 36" DOORS = 108" EGRESS WIDTH PROVIDED  
 2 x 81" OPEN STAIRWAY = 162" EGRESS WIDTH PROVIDED  
**TOTAL PROVIDED 270"**

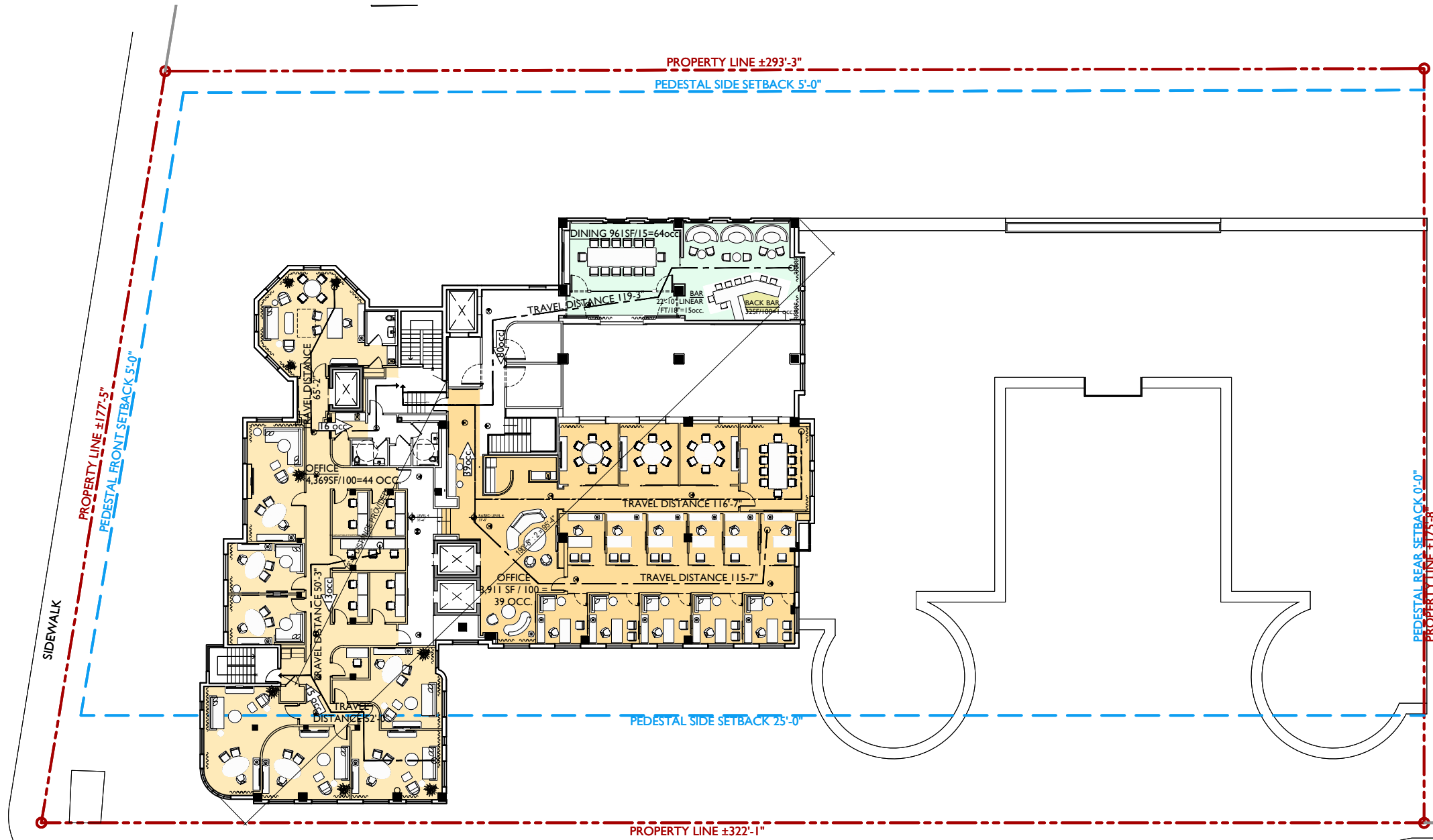
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PROJECT:  
**BANCROFT  
EXECUTIVE  
OFFICE SUITES**

1501 COLLINS AVE  
MIAMI BEACH, FL 33139

DRAWING:

**PROPOSED  
LEVEL 4  
LIFE SAFETY**



LEVEL 4			
Function of Space	Area	Occupant Load Factor	Occupancy
<b>OFFICE BAR</b>			
Dining Area	961 SF	15 net	64
Back Bar	68 SF	100 gross	1
Bar	22'10"	18 inches	15
<b>Subtotal</b>			<b>80</b>
<b>BANCROFT EXECUTIVE OFFICE SUITES</b>			
Office	8,280 SF	100 gross	83
<b>Subtotal</b>			<b>83</b>
<b>TOTAL</b>			<b>163</b>

EGRESS WIDTH  
FBC 2014, 1005.1 Minimum Required Egress Width  
EGRESS WIDTH REQUIRED  
163 PERSONS x 0.3" = 49" EGRESS WIDTH REQUIRED  
EGRESS WIDTH PROVIDED  
3 x 36" DOORS = 108" EGRESS WIDTH PROVIDED

JENNIFER McCONNERY FLORIDA LIC# AR93044

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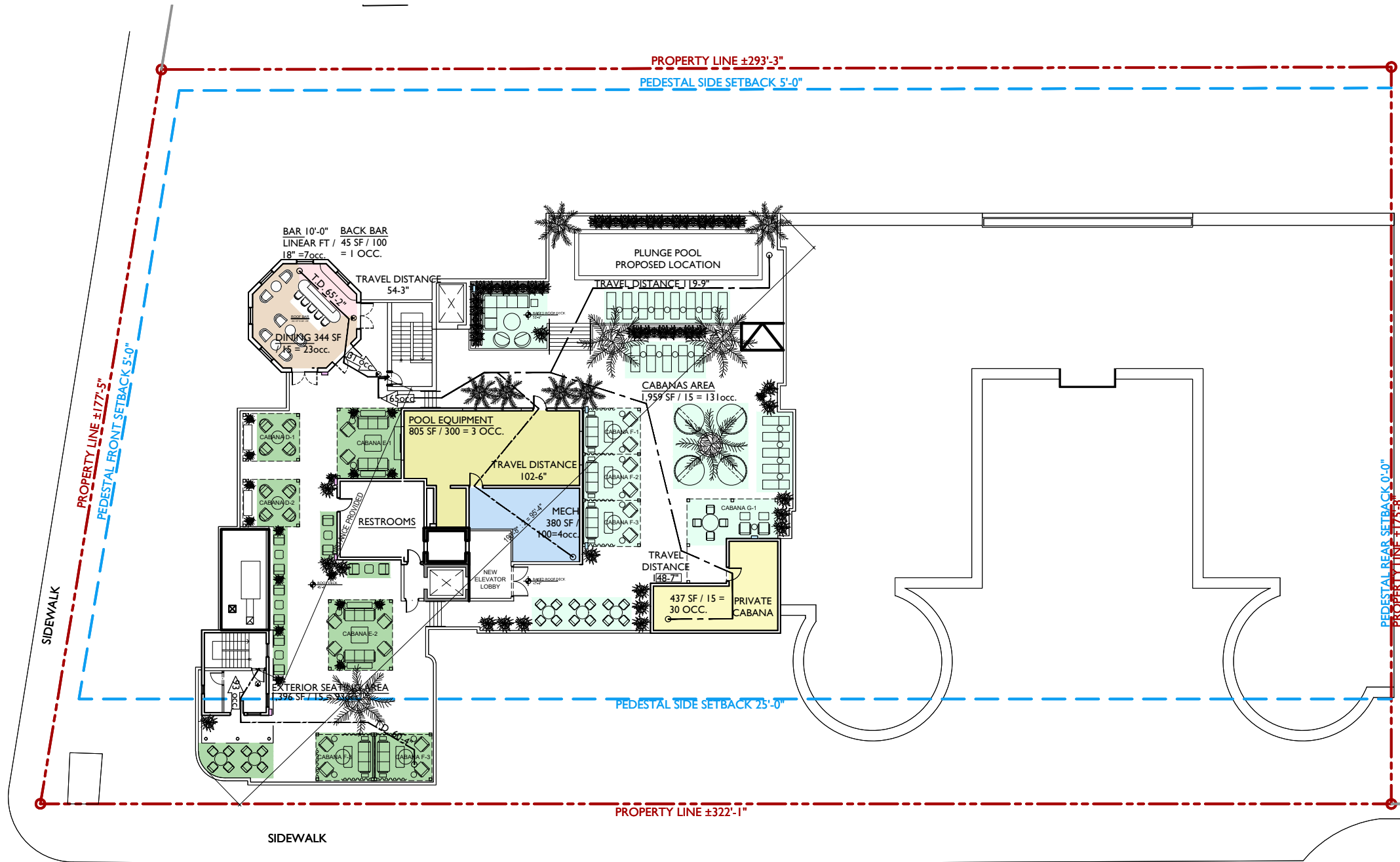
SCALE: 1"=30'-0"

CHECK: JMcG

DATE: 1/25/2021

SHEET NUMBER





ROOF LEVEL 5			
Function of Space	Area	Occupant Load Factor	Occupancy
<b>ROOFTOP AMENITIES</b>			
Exterior seating	1,396 SF	15 net	93
Exterior Cabanas	1,959 SF	15 net	131
Bar Dining	344 SF	15 net	23
Bar	10'0"	18 inches	7
Back Bar	68 SF	100 gross	1
Private Enclosed Cabana	437 SF	15 net	30
<b>Subtotal</b>			<b>284</b>
<b>MECHANICAL</b>			
Pool Equipment	805 SF	300 gross	3
Mechanical	380 SF	300 gross	1
<b>Subtotal</b>			<b>4</b>
<b>TOTAL</b>			<b>289</b>

**EGRESS WIDTH**  
 FBC 2014, 1005.1 Minimum Required Egress Width  
**EGRESS WIDTH REQUIRED**  
 289 PERSONS x 0.3" = 87" EGRESS WIDTH REQUIRED  
**EGRESS WIDTH PROVIDED**  
 3 x 36" DOORS = 108" EGRESS WIDTH PROVIDED

PROJECT:  
**BANCROFT  
 OFFICE  
 CLUB**

1501 COLLINS AVE  
 MIAMI BEACH, FL 33139

DRAWING:

**LANDSCAPE  
 COVER +  
 SHEET INDEX**



**MIAMI BEACH HISTORIC PRESERVATION BOARD SUBMITTAL 01.19.21  
 BANCROFT OFFICE CLUB | 11501 COLLINS AVE | MIAMI BEACH, FLORIDA**

**CLIENT / PROPERTY INFORMATION**

**BANCROFT OFFICE CLUB**

**PROPERTY ADDRESS**  
 1501 COLLINS AVE  
 MIAMI BEACH, FL 33139

**EXISTING VEGETATION SUMMARY**

The existing vegetation on site is composed of mature coconut palms, small native simpsons stopper trees, small japanese privet trees and small silver buttonwood trees along 15th Street and Collins Avenue. and native sabal palms, native silver buttonwood trees, small native simpsons stopper trees and a large native strangler fig along Collins Avenue. Please note that there is no specimen vegetation in conflict with the proposed improvements to the existing building. The landscape architect is proposing to remove small japanese privet, simpson stopper and silver buttonwood trees that are in conflict with the proposed improvements and native mitigation will be provided to offset the loss.

**SCOPE OF WORK**

- Preservation of existing vegetation and landscape
- New landscape design to complement renovations to the existing historic building

**INDEX OF SHEETS**

- L0.00** Landscape Cover Page + Sheet Index
- L1.00** Level 1 Landscape Plan
- L1.01** Level 3 Landscape Plan
- L1.02** Level 5 Roof Landscape Plan
- L2.00** Existing Tree Survey + Disposition Plan
- L3.00** Landscape Notes + Details

**CHRISTOPHER  
 CAWLEY  
 LANDSCAPE  
 ARCHITECTURE**  
780 NE 69TH STREET, SUITE 200  
 MIAMI, FLORIDA 33138  
 P | 305.586.2964  
 M | 305.979.1585  
 CHRISTOPHERCAWLEY.COM  
 FL LIC 2000960

CHRISTOPHER CAWLEY, RLA  
 Florida License LA 6666786

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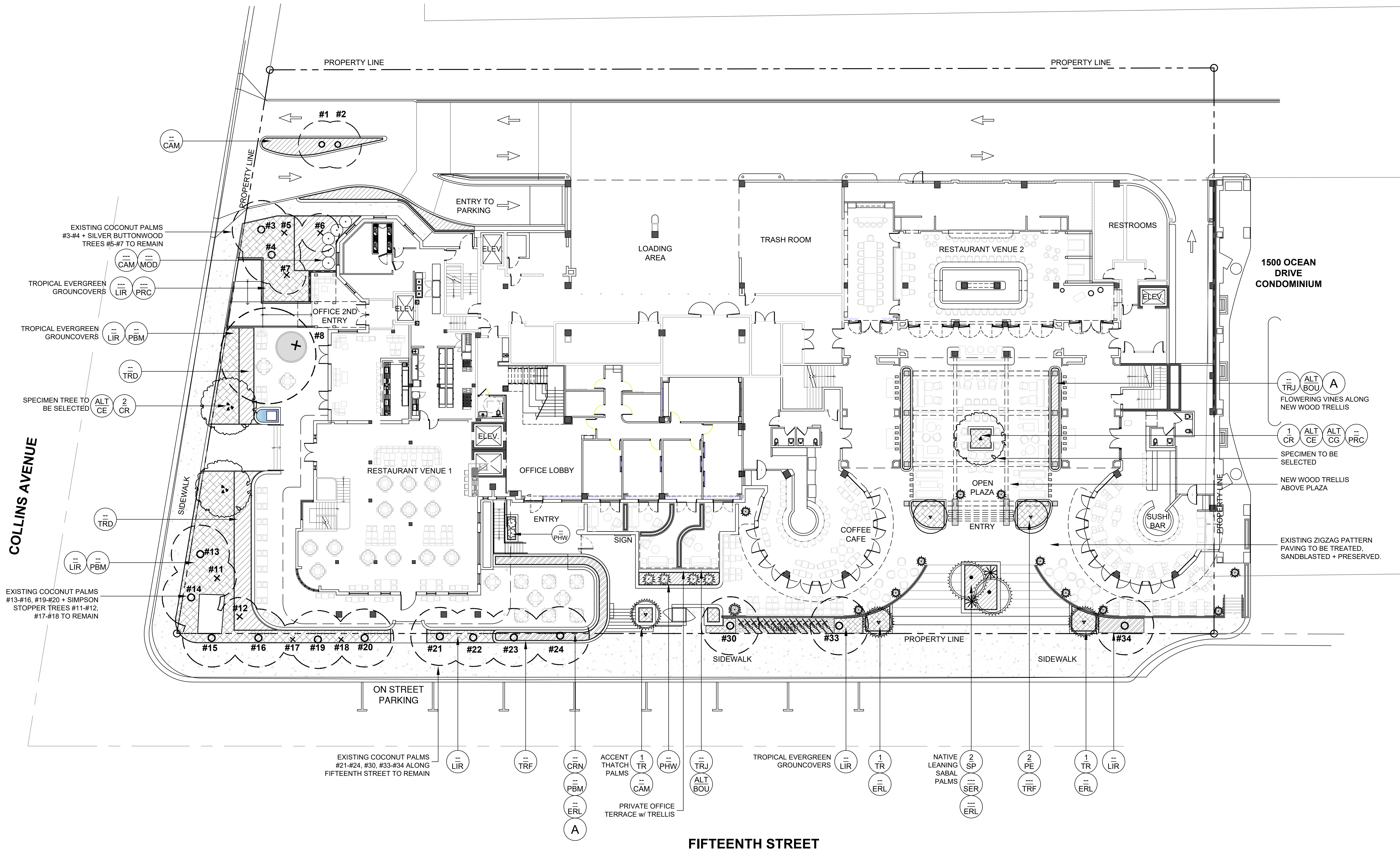
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DATE: 1/19/2021

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**L0.00**

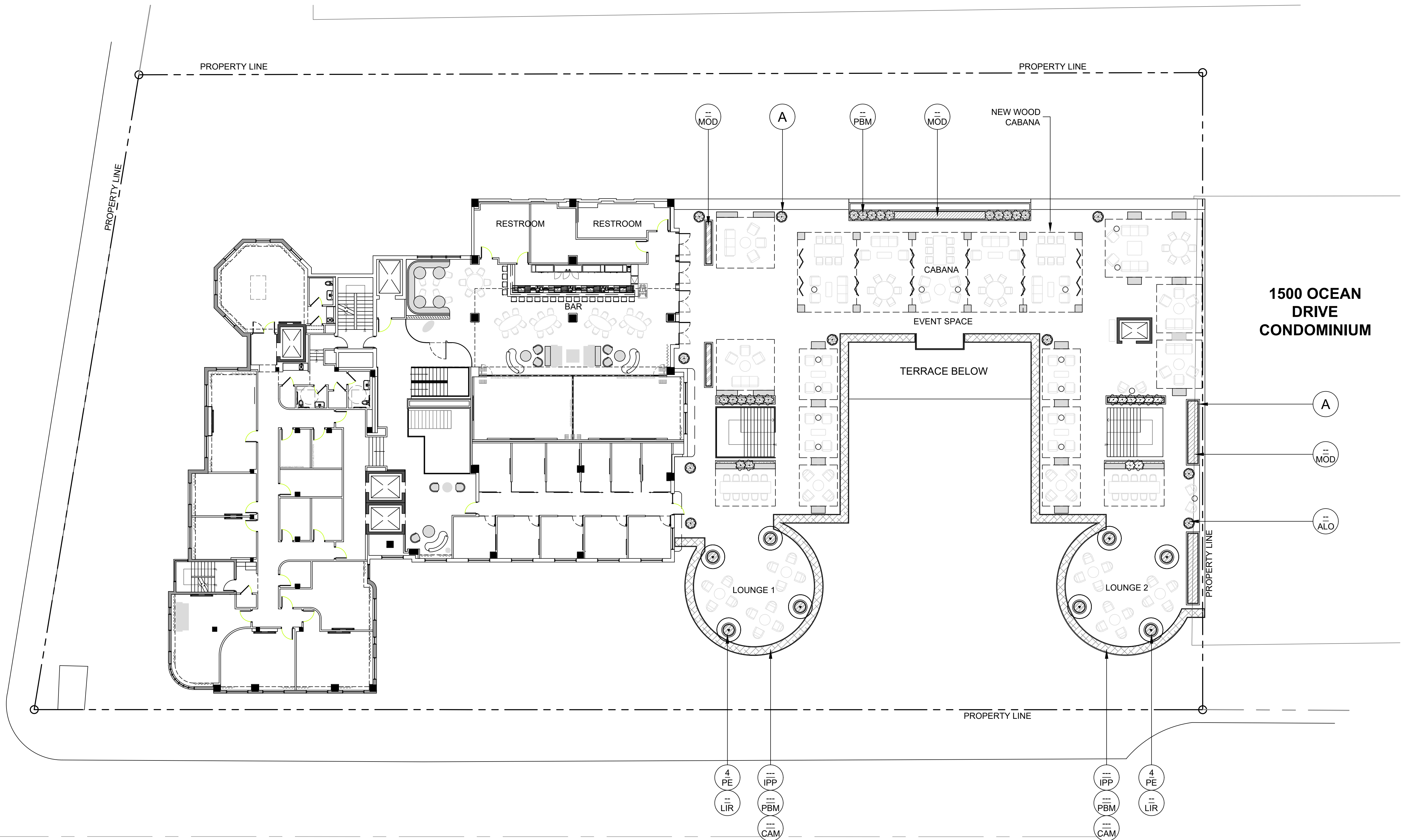


**LANDSCAPE PLAN LEGEND**

- (A) PLANTER, REFER TO ARCHITECTURE FOR MORE INFO



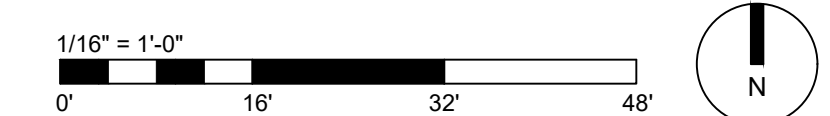
COLLINS AVENUE



FIFTEENTH STREET

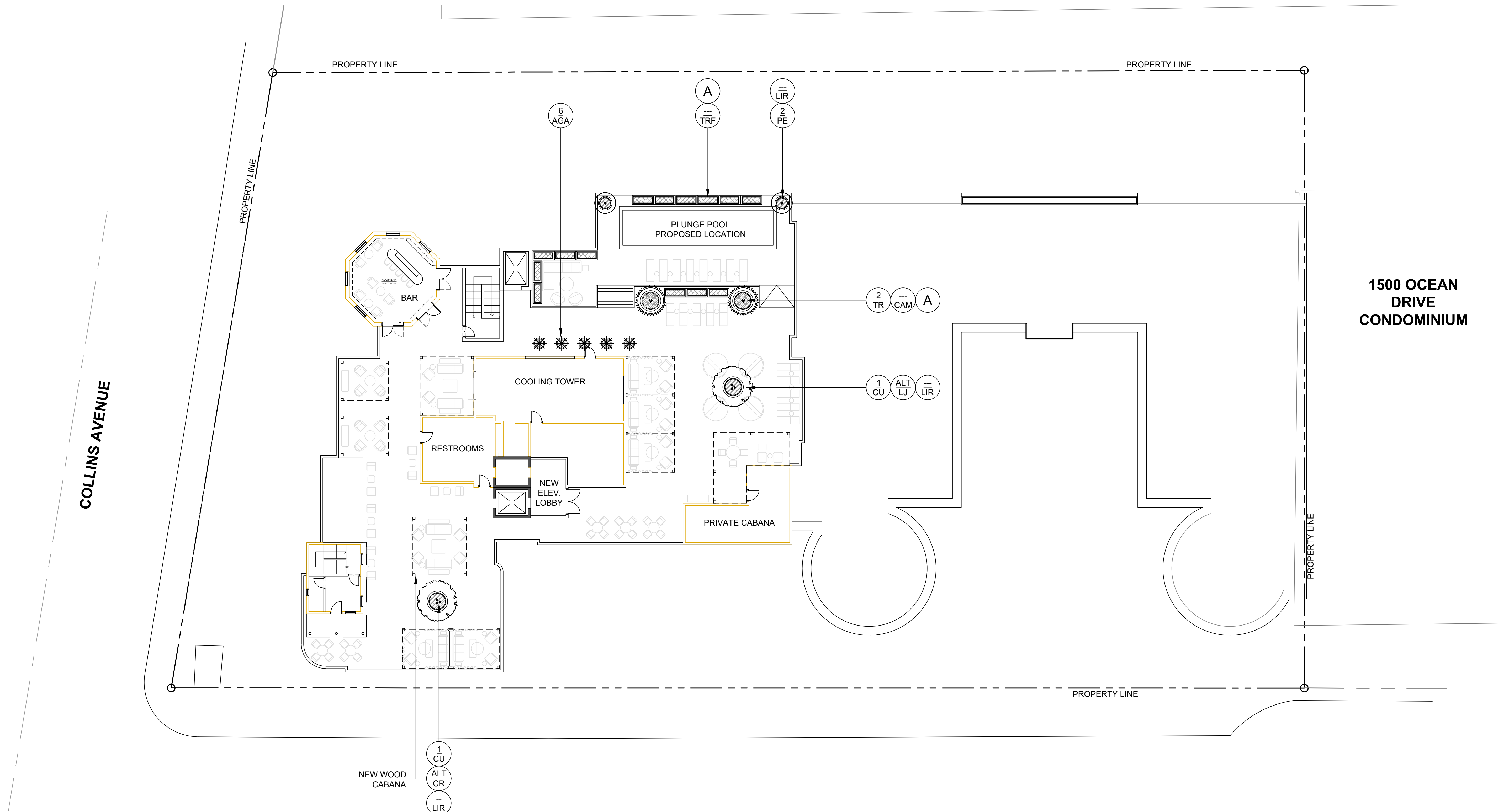
**LANDSCAPE PLAN LEGEND**

(A) PLANTER, REFER TO ARCHITECTURE FOR MORE INFO



**L1.01**

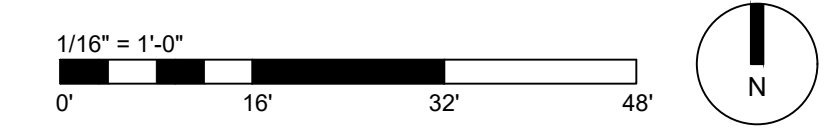




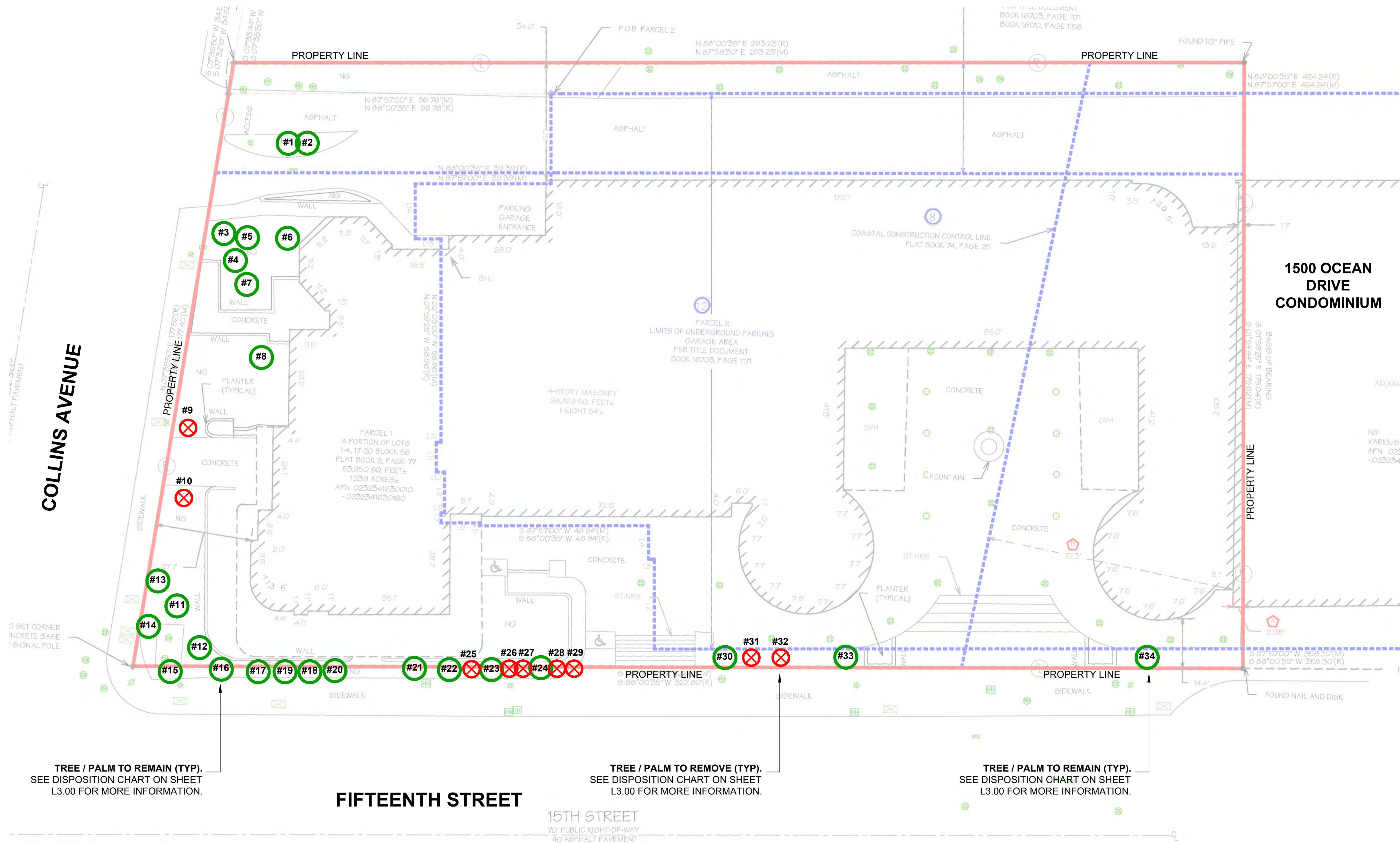
FIFTEENTH STREET

**LANDSCAPE PLAN LEGEND**

(A) PLANTER, REFER TO ARCHITECTURE FOR MORE INFO



**L1.02**



TREE / PALM TO REMAIN (TYP).  
SEE DISPOSITION CHART ON SHEET  
L3.00 FOR MORE INFORMATION.

TREE / PALM TO REMOVE (TYP).  
SEE DISPOSITION CHART ON SHEET  
L3.00 FOR MORE INFORMATION.

TREE / PALM TO REMAIN (TYP).  
SEE DISPOSITION CHART ON SHEET  
L3.00 FOR MORE INFORMATION.

**C.M.B. PUBLIC WORKS / GREENSPACE MANAGEMENT CONDITIONS**

- SHOULD ANY EXISTING TREES OR PALMS BE DAMAGED THEY SHALL BE EVALUATED BY THE CITY URBAN FORESTER TO DETERMINE CORRECTIVE ACTIONS THAT MAY INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTIONS REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH MIAMI BEACH CODE, THE MOST CURRENT ANSI A-300 PRUNING STANDARDS AND OR AN ISSUED CITY OF MIAMI BEACH TREE WORK PERMIT. ANY CORRECTIVE PRUNING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST AND THE CITY URBAN FORESTER SHALL BE CONSULTED.
- CARE SHALL BE TAKEN TO AVOID UTILITY OR CONSTRUCTION TRENCHING THROUGH EXISTING TREE OR PALM DRIFLINES OF TREES SLATED TO REMAIN IN PLACE OR BE RELOCATED. IF CONSTRUCTION REQUIRES THE CUTTING OF ANY ROOTS WITH A DIAMETER OF 2" OR GREATER, ROOTS SHALL BE CLEANLY CUT WITH A SHARP TOOL, AS DIRECTED BY AN ISA CERTIFIED ARBORIST, AND IN ACCORDANCE WITH THE ANSI A-300 STANDARDS. CUT ROOTS SHOULD BE IMMEDIATELY COVERED WITH SOIL TO PREVENT DRYING. ROOTS SHOULD NOT BE TORN OR BROKEN BY HEAVY EQUIPMENT, AND NO SHREDDED, RAGGED OR BROKEN ROOT ENDS SHOULD BE LEFT. THE CITY URBAN FORESTER SHALL BE NOTIFIED IN WRITING AND/OR CONSULTED PRIOR TO ANY ROOT PRUNING TAKING PLACE.
- SHOULD ANY CORRECTIVE STRUCTURAL PRUNING BE NECESSARY FOR TREES PROPOSED TO REMAIN ON SITE, DUE TO CLEARANCE, SAFETY OR FOR CONSTRUCTION RELATED REASONS THE PRUNING SHALL BE PERFORMED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES. THE CITY URBAN FORESTER SHALL BE PROVIDED WITH A WRITTEN COPY OF THE PROPOSED PRUNING PLAN INCLUDING THE REASONS WHY PRUNING IS NECESSARY, PRIOR TO THE PRUNING ACTIVITIES TAKING PLACE.
- ANY ROOT PRUNING, IF REQUIRED DURING THE PROJECT, SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST OR ASCA CONSULTING ARBORIST. ANY ROOT PRUNING, IF REQUIRED, WILL BE LIMITED TO WHAT IS ABSOLUTELY NECESSARY FOR CONSTRUCTION. ADDITIONALLY, ROOT PRUNING WORK WILL BE DOCUMENTED WITH COLOR PICTURES AND PROVIDED TO MR. MARK WILLIAMS AT C.M.B. PUBLIC WORKS / GREENSPACE MANAGEMENT + MR. RICARDO GUZMAN AT C.M.B. PLANNING + ZONING DEPARTMENTS ON A REGULAR BASIS.

**C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES**

- THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION AND PROTECTION ORDINANCE.
- EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY COS DUE DILIGENCE SERVICES, DATED 10/29/20.
- THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 12.21.20.
- THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. w/ a D.B.H. OF LESS THAN 3" WITHOUT OBTAINING A TREE REMOVAL PERMIT.
- THERE ARE NO TREES OR PALMS LOCATED ON THIS PROPERTY THAT WILL REQUIRE TEMPORARY IRRIGATION. ALL EXISTING TREES + PALMS ARE MATURE AND ARE CURRENTLY THRIVING WITHOUT SUPPLEMENTAL IRRIGATION WATER.

**C.M.B. EXISTING TREE SURVEY LEGEND**

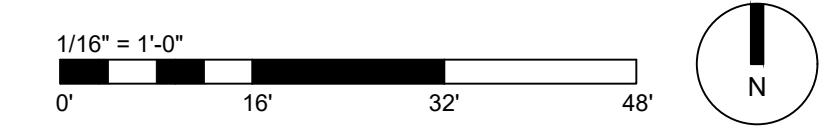
- TREE OR PALM TO REMAIN. PRESERVE + PROTECT
- ⊗ TREE OR PALM TO BE REMOVED. SEE CHART L3.00.

CHRISTOPHER CAWLEY, RLA  
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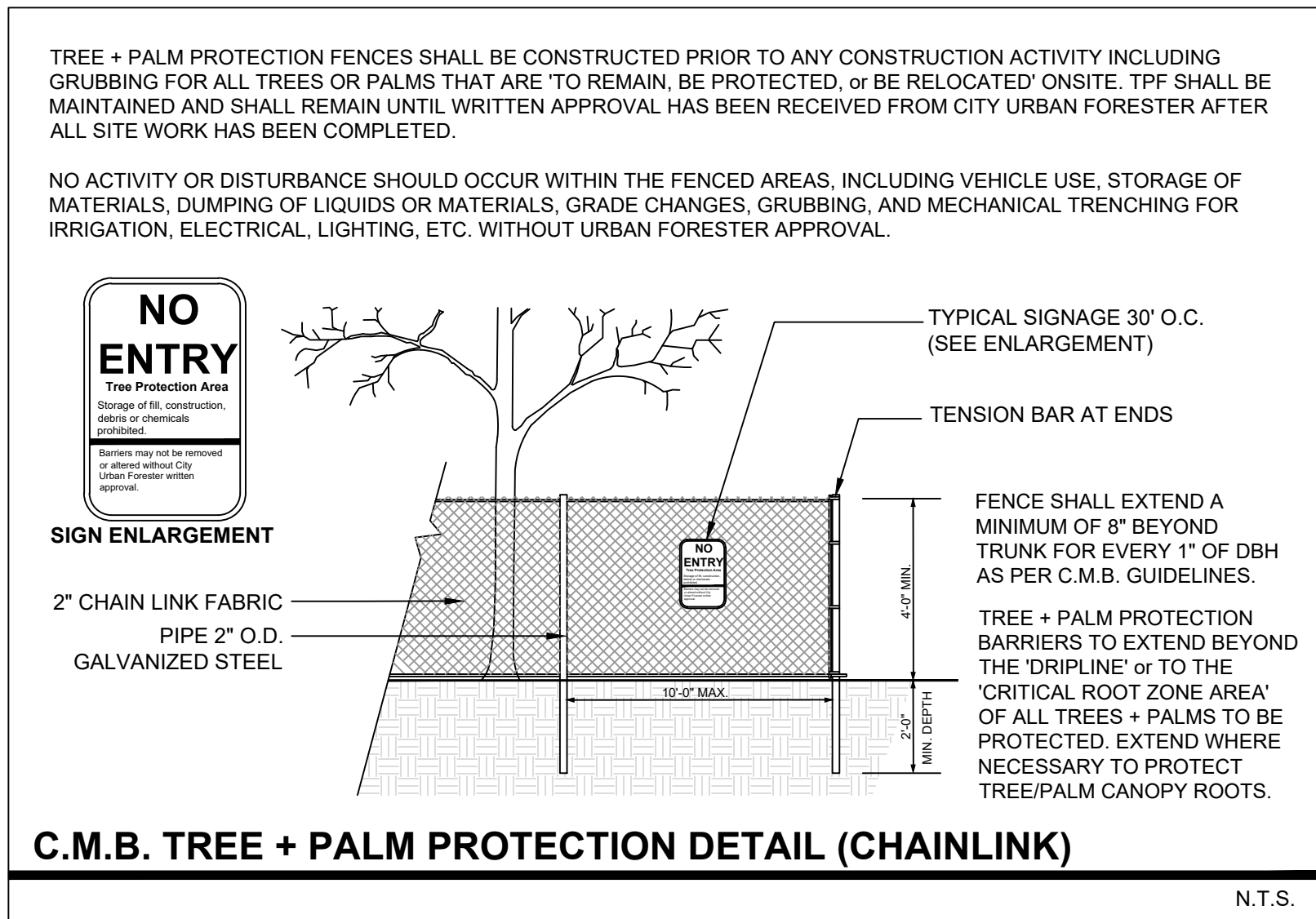
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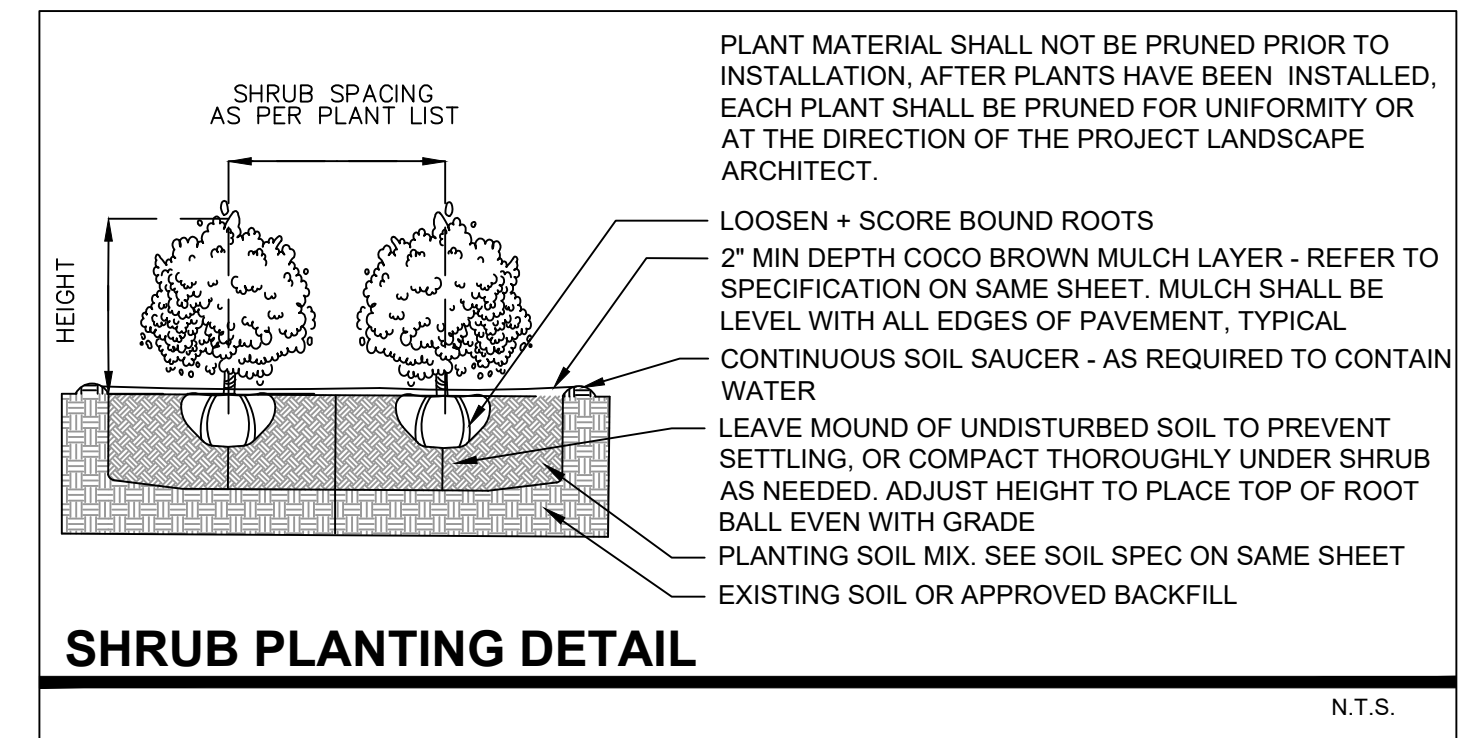
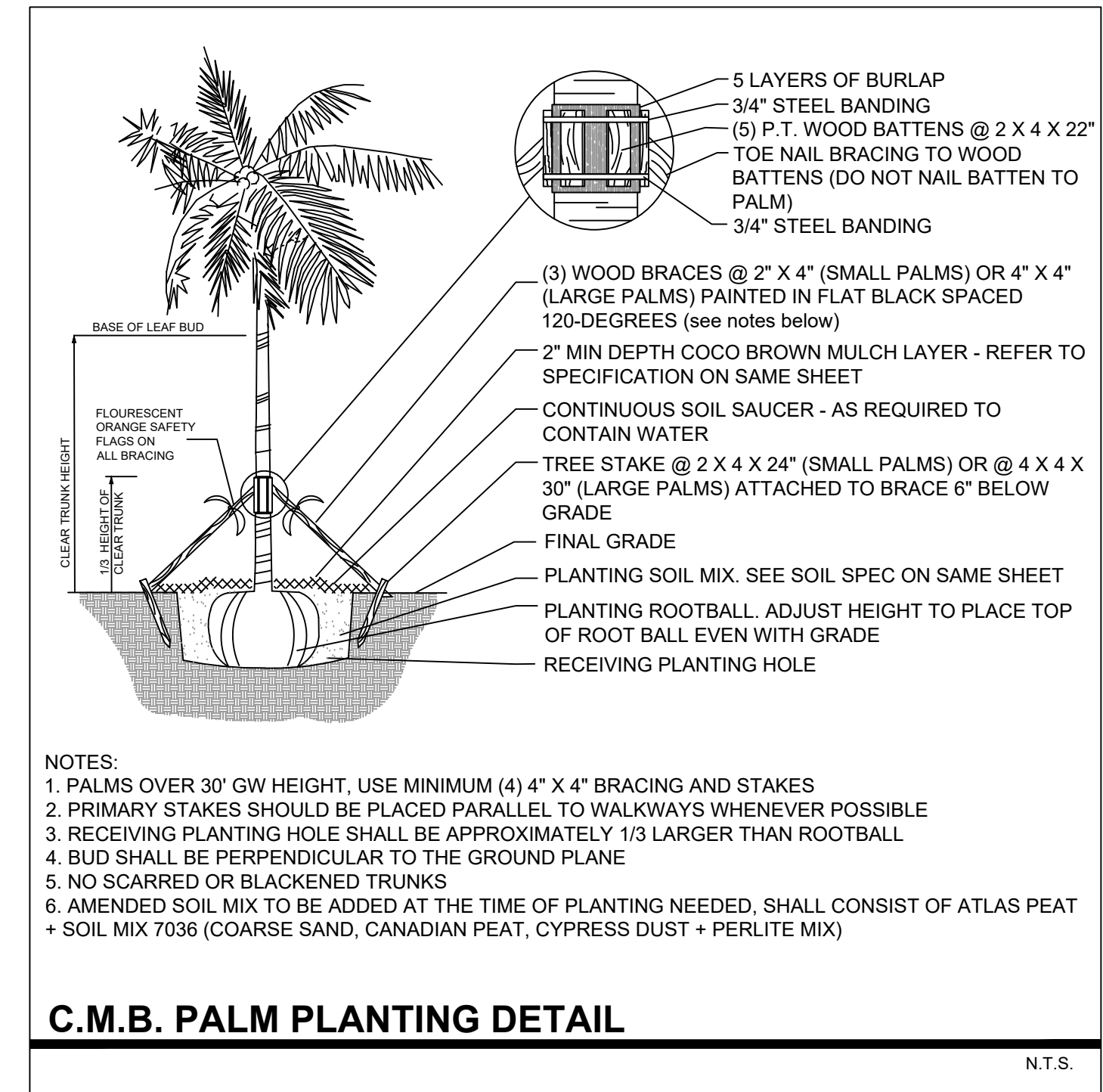
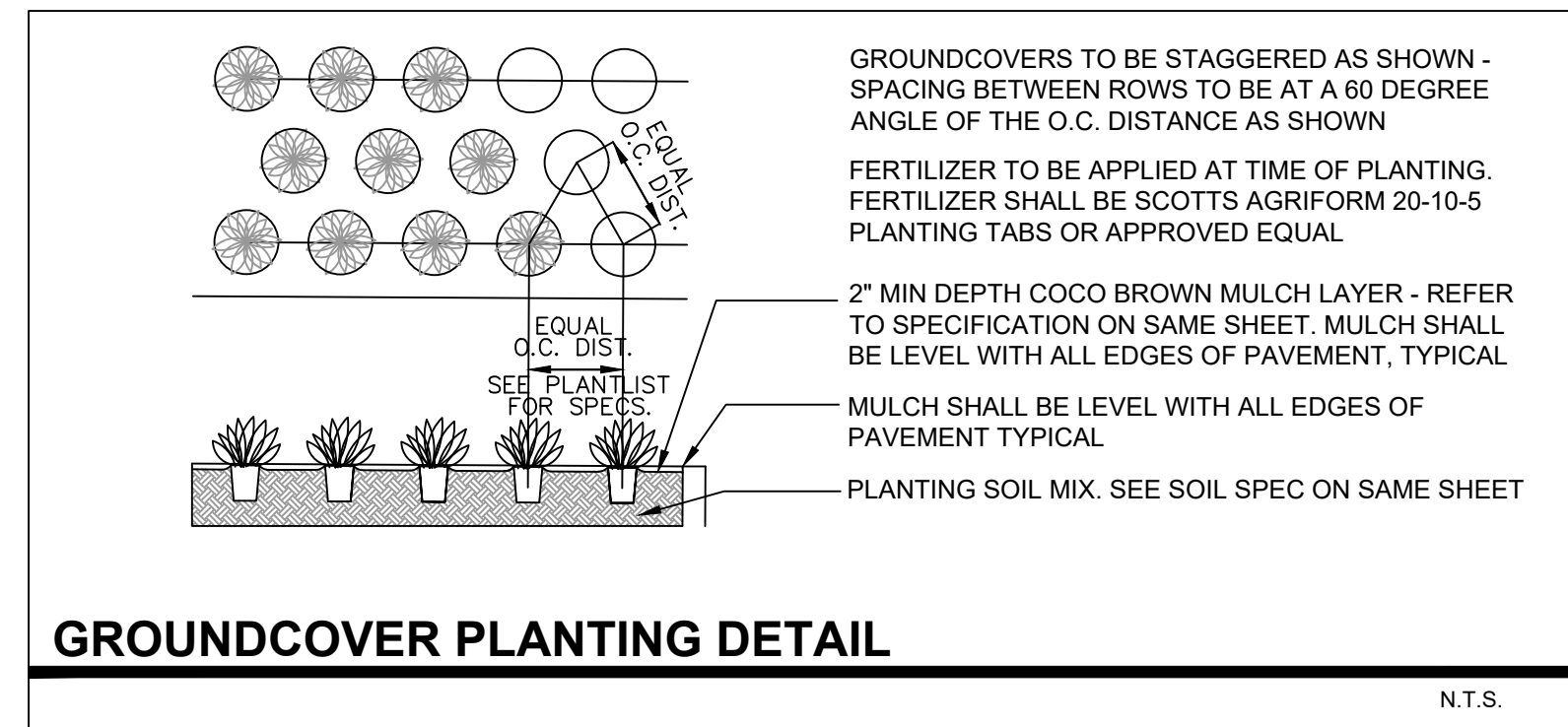
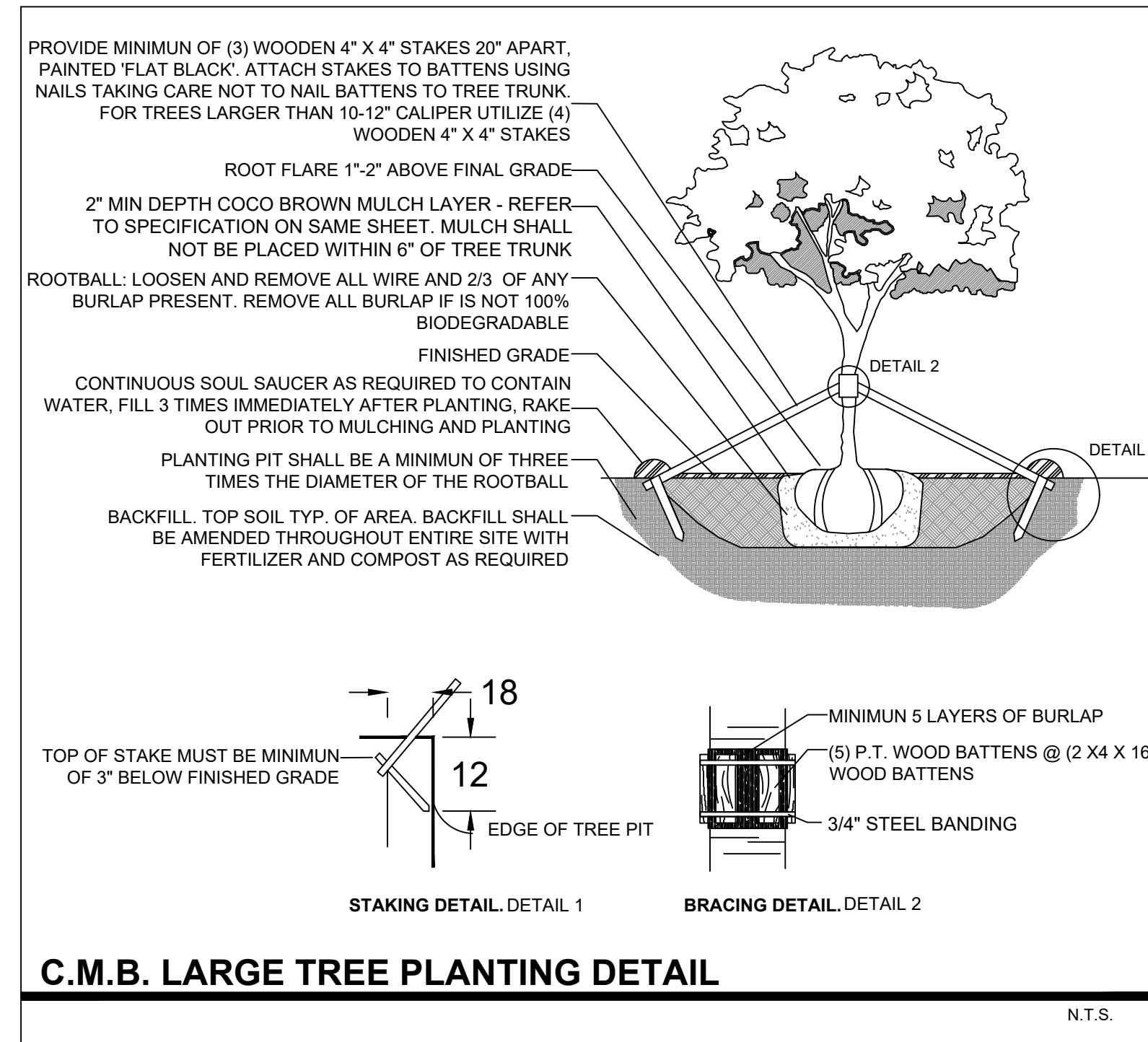


**L2.00**



**LANDSCAPE NOTES**

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 3" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.



**C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 1501 COLLINS AVE**

NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	MITIGATION	COMMENTS
#1-2	Sabal Palm	Sabal Palmetto	NO	+/- 10"	+/- 20'	+/- 10'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#3-4	Coconut Palm	Cocos nucifera	NO	+/- 10"	+/- 35'	+/- 15'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#5-7	Silver Buttonwood	Conocarpus erectus	NO	+/- 6"	+/- 13'	+/- 8'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#8	Strangler Fig	Ficus Aurea	YES	+/- 30"	+/- 40'	+/- 30'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#9-10	Simpsons Stopper	Myrcianthes fragrans	NO	+/- 2"	+/- 12'	+/- 6'	FAIR	REMOVE	4" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#11-12	Simpsons Stopper	Myrcianthes fragrans	NO	+/- 2"	+/- 12'	+/- 6'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#13-16	Coconut Palm	Cocos nucifera	NO	+/- 8"	+/- 30'	+/- 12'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#17-18	Simpsons Stopper	Myrcianthes fragrans	NO	+/- 2"	+/- 12'	+/- 6'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#19-24	Coconut Palm	Cocos nucifera	NO	+/- 8"	+/- 30'	+/- 12'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#25	Simpsons Stopper	Myrcianthes fragrans	NO	+/- 2"	+/- 8'	+/- 5'	FAIR	REMOVE	2" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#26-29	Japanese Privet	Ligustrum japonicum	NO	multi	+/- 10'	+/- 8'	FAIR	REMOVE	8" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#30	Coconut Palm	Cocos nucifera	NO	+/- 8"	+/- 30'	+/- 12'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#31-32	Silver Buttonwood	Conocarpus erectus	NO	multi	+/- 8'	+/- 8'	FAIR	REMOVE	4" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#33-34	Coconut Palm	Cocos nucifera	NO	+/- 8"	+/- 30'	+/- 12'	FAIR	REMAIN	N/A	PRESERVE + PROTECT

TOTAL TREE DBH LOSS: 18" \*  
TREE MITIGATION REQUIRED: (6) REPLACEMENT TREES @ 12HT X 2" DBH X 6' SPREAD

**CH. 46 TREE PRESERVATION + PROTECTION / TREE + PALM MITIGATION SUMMARY**

TOTAL TREE DBH LOSS: 18"

REPLACEMENT TREES REQUIRED:

(6) REPLACEMENT TREES REQUIRED @ 12' HEIGHT + 2" DBH + 6' SPREAD or (3) REPLACEMENT TREES REQUIRED @ 16' HEIGHT + 4" DBH + 8' SPREAD

REPLACEMENT TREES PROVIDED: 10 REPLACEMENT TREES PROVIDED @ 12HT + 2" DBH

BREAKDOWN:

(2) NATIVE SEA GRAPE TREES @ 16' HEIGHT + 4" DBH + 8' SPREAD = 4 REPLACEMENT TREES  
(3) NATIVE CLUSIA ROSEA TREES @ 16' HEIGHT + 4" DBH + 8' SPREAD = 6 REPLACEMENT TREES

**PLANT LIST - 1501 COLLINS AVE**

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
<b>TREES</b>					
BS	ALT	YES	GUMBO LIMBO TREE	Bursera simaruba	14' ht min, 8' spread min, 4" dbh, standard trunk, equal to Treeworld Wholesale
CE	ALT	YES	GREEN BUTTONWOOD TREE	Conocarpus erectus	14-16' ht min, 6' spread min, 3" dbh, standard trunk, equal to Treeworld Wholesale
CG	ALT	YES	BRIDAL VEIL TREE	Caesalpinia granadillo	12' ht min, 6' spread min, multi trunk, specimen
CR	3	YES	PITCH APPLE TREE	Clusia rosea	16-18' ht min, 8' spread, 6" dbh, multi trunk, Specimen to be selected
CU	2	YES	SEAGRAPE	Coccoloba uvifera	16-18' ht min, 8' spread, 6" dbh, multi trunk, specimen
LJ	ALT	NO	JAPANESE PRIVET	Ligustrum japonica	16-18' ht min, multi trunk, specimen
<b>PALMS</b>					
PE	12	NO	ALEXANDER PALM	Ptychosperma elegans	10' overall height min, multi, grade #2
RX	AS REQ	NO	LADY PALM	Rhapis excelsa	7 gallon, 4' ht
TR	5	NO	THATCH PALM	Thrinax radiata	3' - 5' clear trunk, varying heights
SP	2	YES	SABAL PALM	Sabal palmetto	10' - 18' clear trunk, varying heights, character trunks, slick
SR	AS REQ	NO	SILVER SAWPALMETTO	Serenoa repens 'Cinerea'	30 gallon, 3' height
<b>SHRUBS</b>					
CRN	AS REQ	YES	CLUSIA ROSEA 'NANA'	Clusia rosea 'Nana'	7 gallon, 24" height, 24" spread
BOU	AS REQ	YES	BOUGAINVILLEA	Bougainvillea	7 gallon, 24" height, 24" spread
TRJ	AS REQ	YES	CONFEDERATE JASMINE	Trachelospermum jasminoides	7 gallon, 24" height, 24" spread
<b>GROUNDCOVERS</b>					
ALO	AS REQ	NO	BROMELIAD 'ODORATA'	Alcantarea 'Odorata'	7 gallon, 30" x 30"
AGA	AS REQ	NO	'SOFT TIP' AGAVE	Agave attenuata	7 gallon, 30" x 30"
CAM	AS REQ	NO	CARISSA 'EMERALD BLANKET'	Carissa macrocarpa	1 gallon, 12" on center, full
DIS	AS REQ	NO	DIOON	Dioon spp	15 gallon, 4' x 4'
ERL	AS REQ	NO	BEACH GOLDEN CREEPER	Ermodea littoralis	3 gallon, 12" on center, full
IPP	AS REQ	NO	RAILROAD VINE	Ipomoea pes capraes subsp. brasiliensis	1 gallon, 12" on center, full
MIC	AS REQ	NO	WART FERN	Microsorium scolopendrium	3 gallon, 12" on center, full
MOD	AS REQ	NO	SWISS CHEESE PLANT	Monstera deliciosa	7 gallon, 30" spread, full
LIR	AS REQ	NO	LILYTURF	Liriope muscari	1 gallon, 12" on center, full
PBM	AS REQ	NO	PHILODENDRON 'BURLE MARX'	Same	3 gallon, 18" on center, full
PHW	AS REQ	NO	PHILODENDRON 'WILSONI'	Same	7 gallon, 18" on center, full
PRC	AS REQ	NO	PHILODENDRON 'ROJO CONGO'	Same	7 gallon, 18" on center, full
TRD	AS REQ	NO	FAKAHATCHEE GRASS	Tripsacum dactyloides	1 gallon, 12" on center, full
TRF	AS REQ	NO	DWARF FAKAHATCHEE GRASS	Tripsacum floridana	3 gallon, 18" on center, full
<b>SOD, AGGREGATE &amp; MULCH</b>					
MLC	AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH				
DGA	3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH				