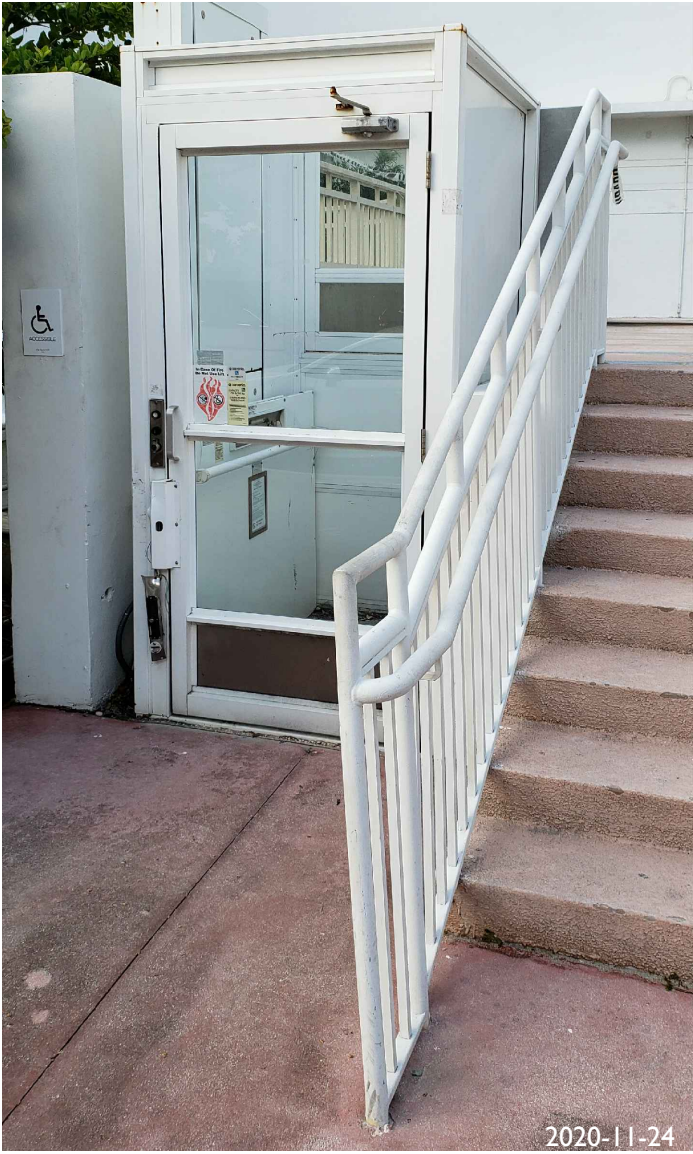




11. VIEW FACING OCEAN STEPS



12. VIEW OF BANCROFT BUILDING FACING NW



13. VIEW FACING ADA LIFT ON OCEAN STEPS



14. VIEW OF BANCROFT BUILDING FACING NW



31. VIEW OF OCEAN STEPS FACING NORTH



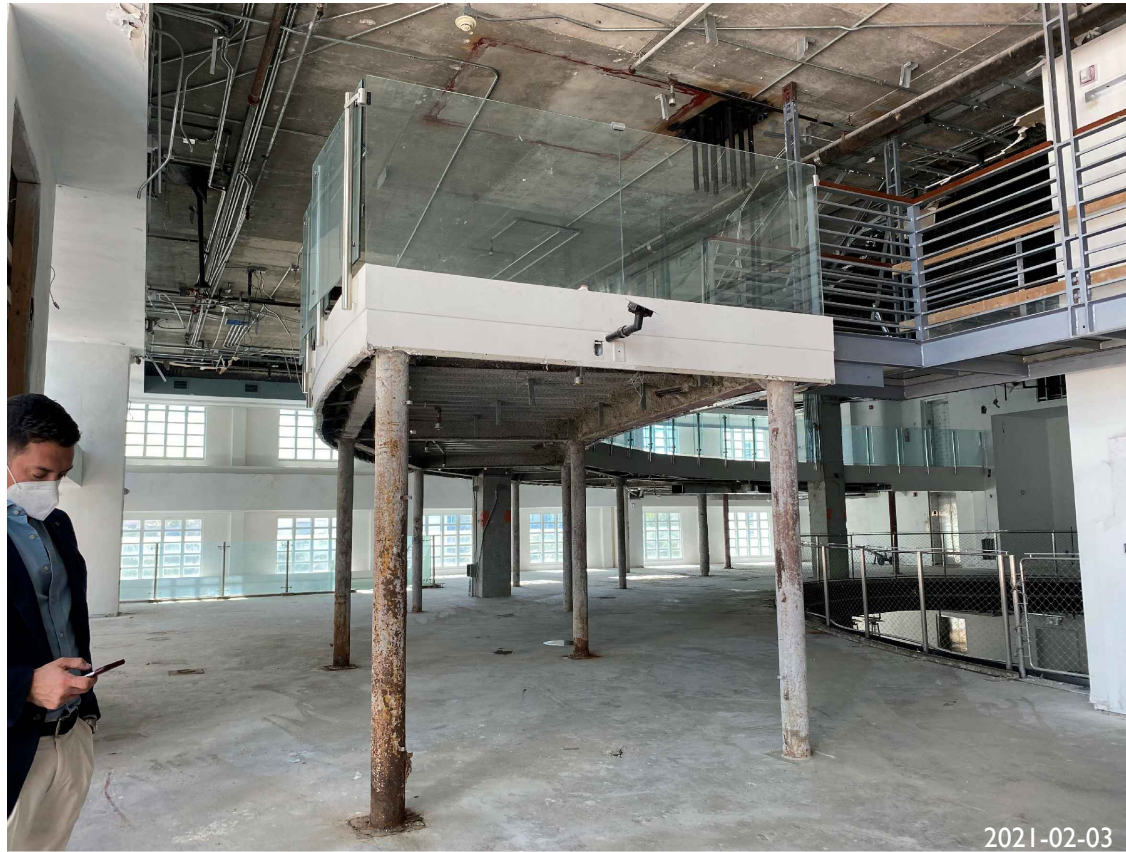
32. VIEW OF OCEAN STEPS FACING NORTH



33. VIEW OF OCEAN STEPS STOREFRONT



34. VIEW OF OCEAN STEPS FACING WEST



2021-02-03

87. EXISTING WALKWAY TO BE DEMOLISHED

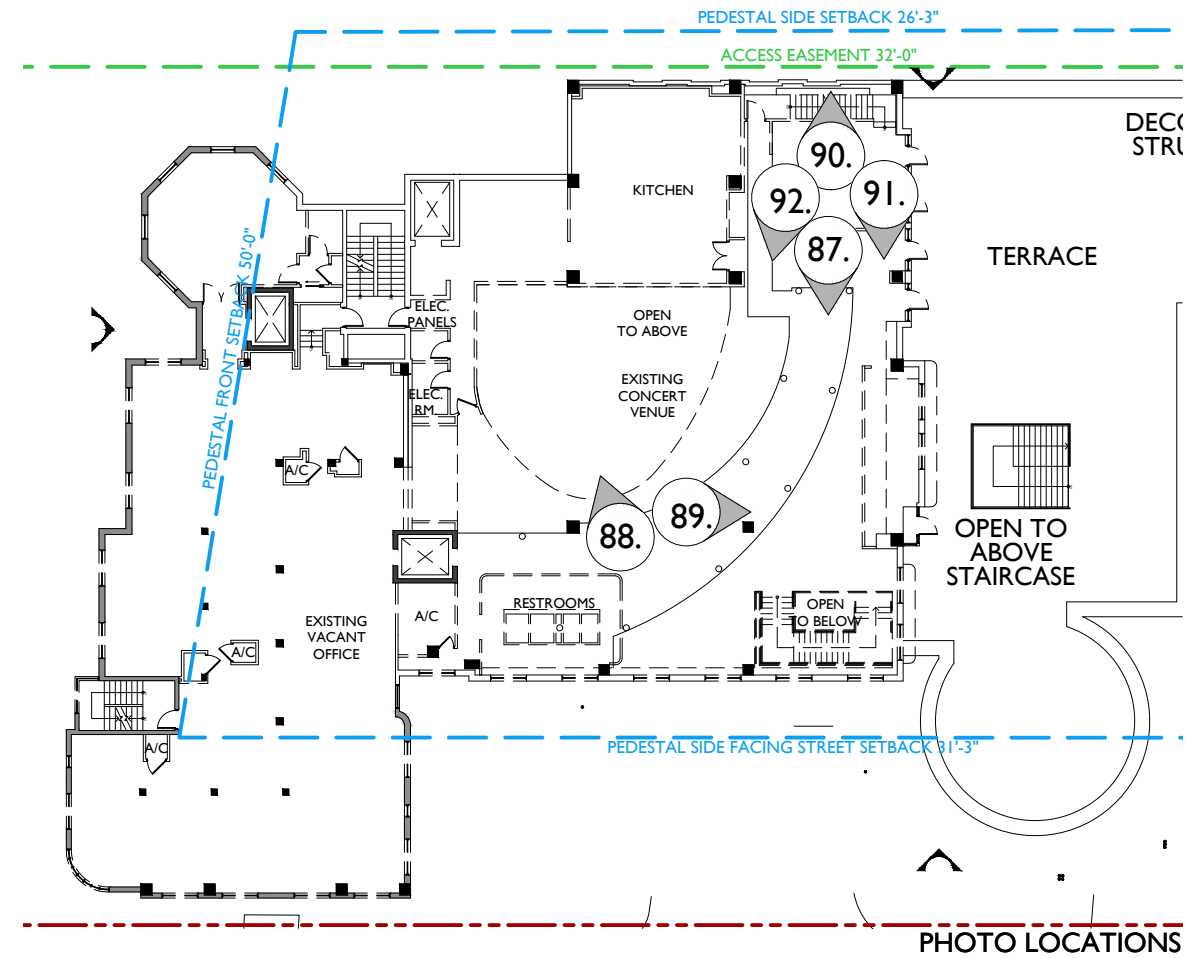
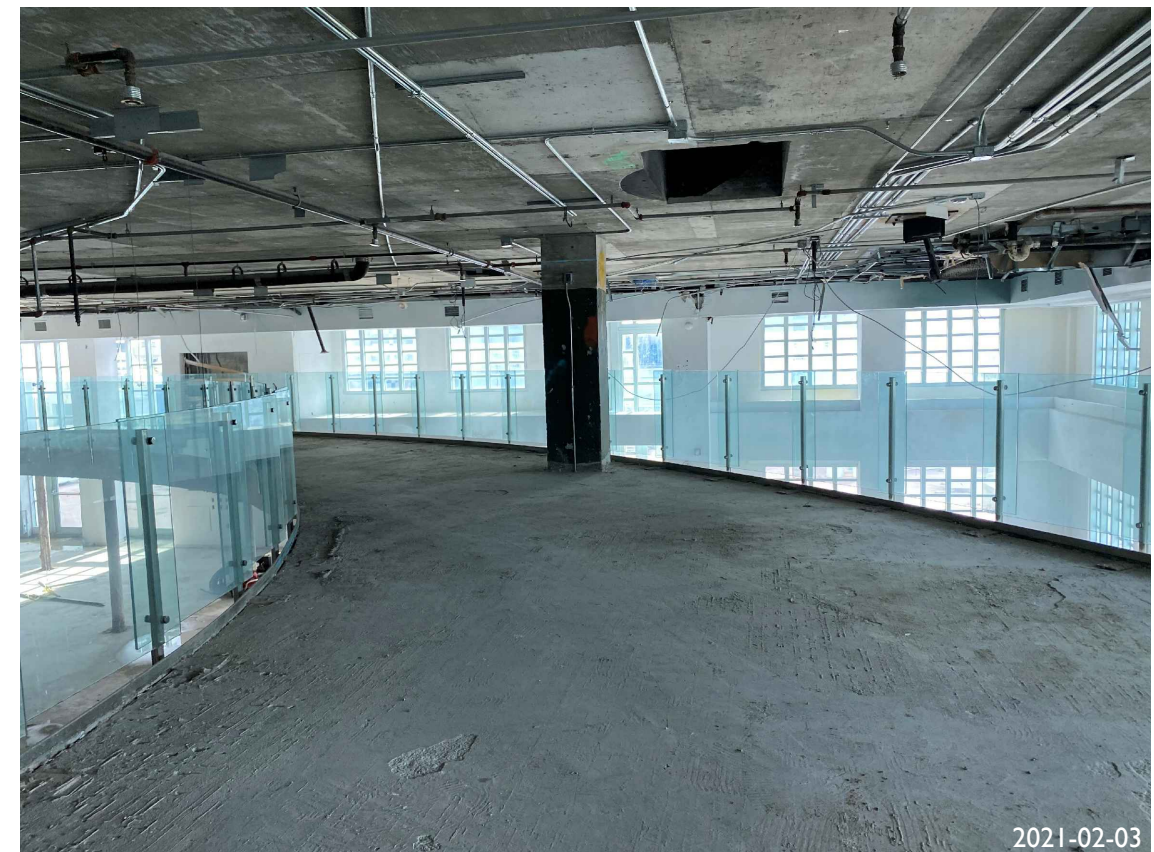


PHOTO LOCATIONS



2021-02-03

88. VIEW TOWARDS DOUBLE HEIGHT SPACE FROM EXISTING WALKWAY



2021-02-03

89. EXISTING WALKWAY WITH GLASS RAILINGS

INTERIOR  
LEVEL 4  
PHOTOS

JENNIFER McCONNERY FLORIDA LIC# AR93044

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SCALE:

CHECK: JMcG

DATE: 2/8/2021

SHEET NUMBER

A0.30

## **Proposed Use Mix:**

- 1. New Restaurant in Historic Hotel  
(Quality Meats Space)**
- 2. Office Uses in Rest of Historic  
Building and Top of Ocean Steps**
- 3. New Restaurant in Ocean Steps**
- 4. 2 Additional Small Commercial  
Spaces**

# **Office Use**

- 1. Not Open to the General Public**
- 2. Lounges / Fitness / Meeting Rooms  
for Office Tenants**
- 3. Outdoor Areas on Top of Ocean  
Steps and Historic Structure**
- 4. Food Prepared by On-Site  
Restaurants**

ROYAL  
PALMS  
HOTEL

PROPERTY LINE ±293'-3"

COLLINS AVE.

COLLINS AVENUE  
RIGHT OF WAY 80'-0"  
60'-0" ASPHALT PAVEMENT

SIDEWALK

PROPERTY LINE ±171'-5"

SIDEWALK

PROPERTY LINE ±322'-1"

BICYCLE RACKS (4)

BICYCLE RACKS (4)

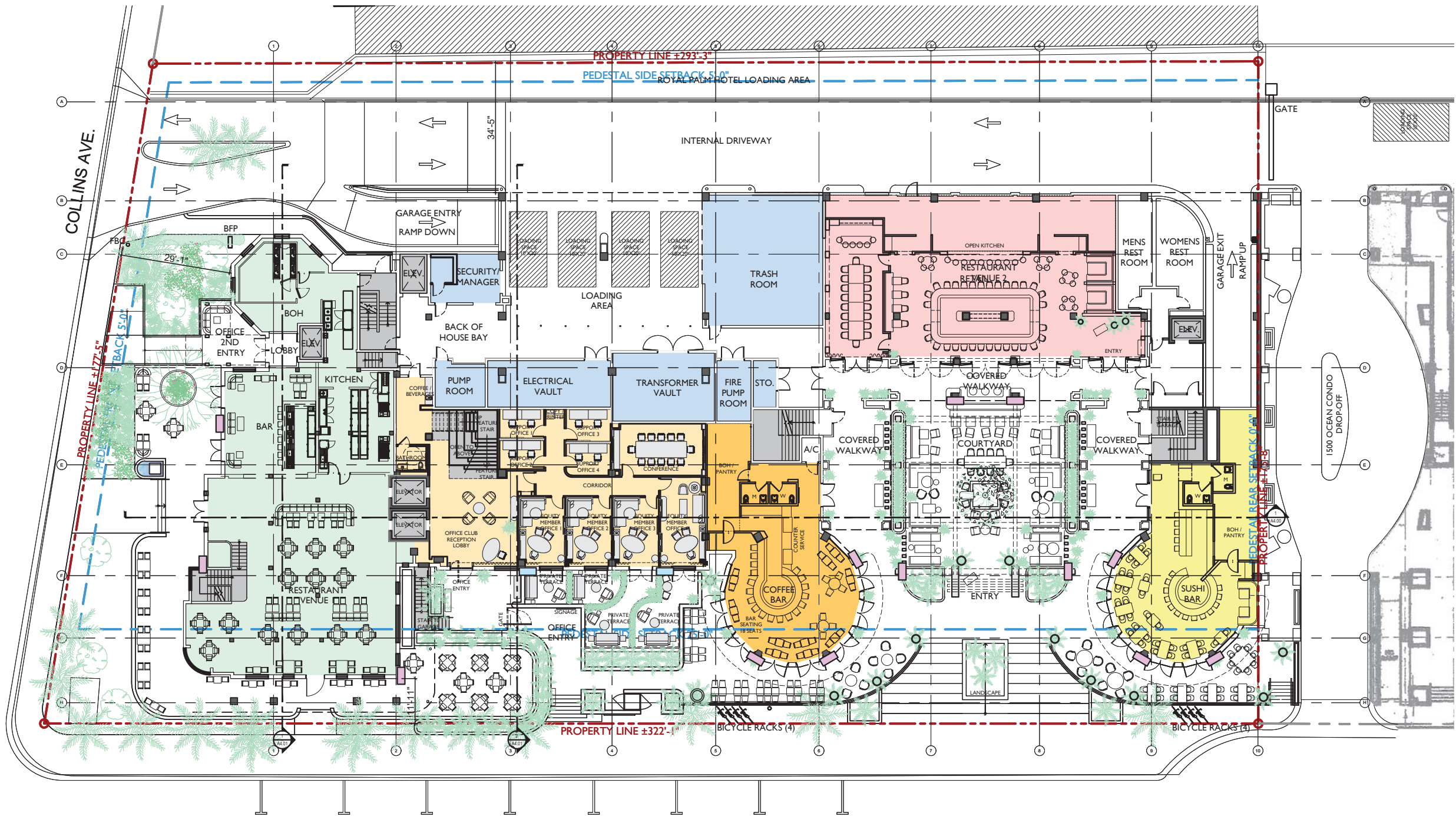
FIFTEENTH STREET

RIGHT OF WAY 70'-0"  
40'-0" ASPHALT PAVEMENT

VE

SITE PLAN 1"=30'-0"

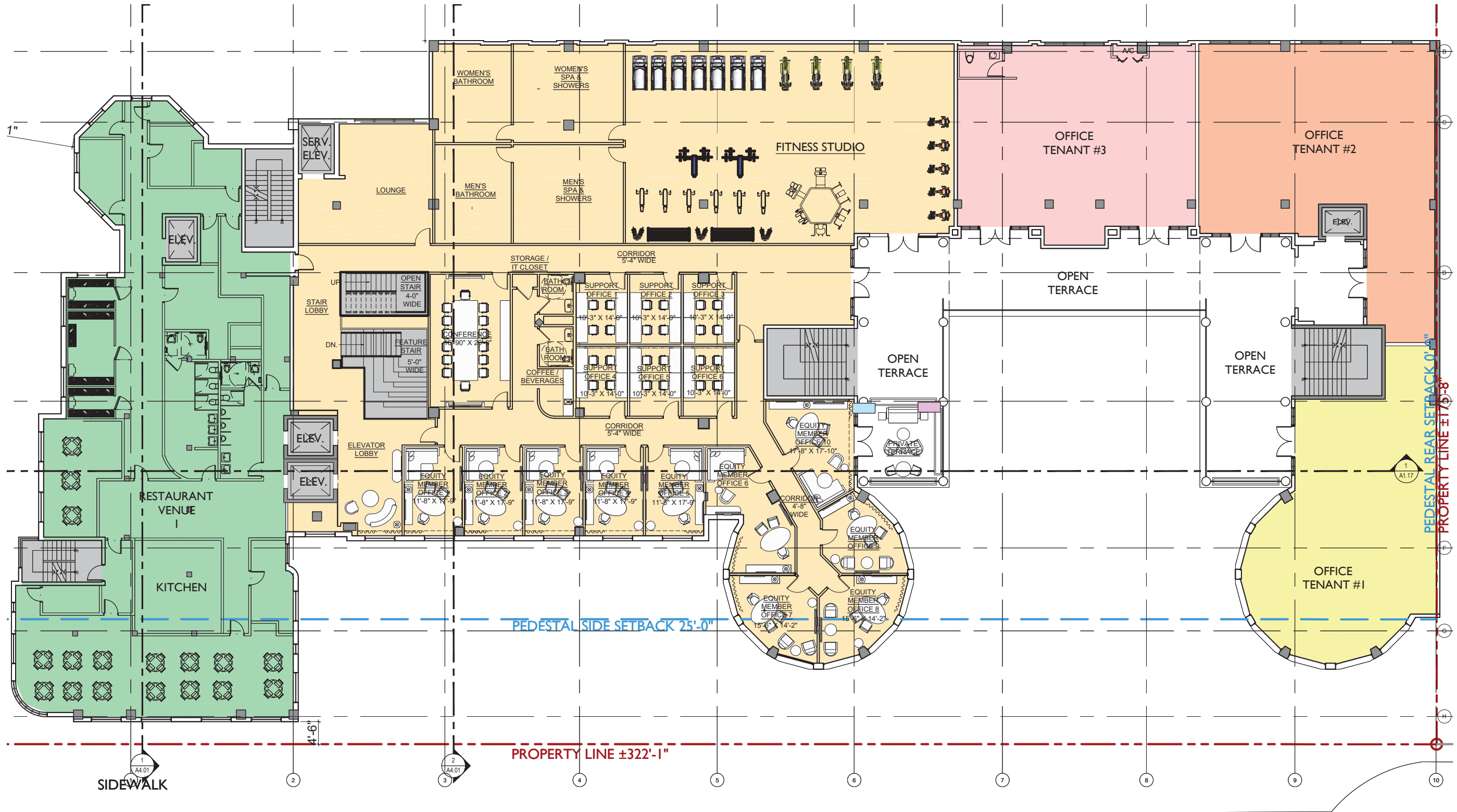




PROPOSED LEVEL I FLOOR PLAN

# Ground Level Plan

- SPEAKER HUNG FROM CEILING
  - SPEAKER ON POWER STAND FACING INWARD
- SIZE OF OUTDOOR SPEAKERS SHALL BE LIMITED TO SMALL WOOFERS (NOT TO EXCEED 8" NOMINAL) INCAPABLE OF PRODUCING APPRECIABLE LEVELS OF LOW FREQUENCY ENERGY, AS LOWER FREQUENCIES (LONGER WAVELENGTHS) CAN TRAVEL GREATER DISTANCES THAN HIGHER FREQUENCIES (SHORTER WAVELENGTHS).



PROPOSED LEVEL 2 FLOOR PLAN



# Second Level Plan

SPEAKER HUNG FROM CEILING  
 SPEAKER ON POWER STAND FACING INWARD

SIZE OF OUTDOOR SPEAKERS SHALL BE LIMITED TO SMALL WOOFERS (NOT TO EXCEED 8" NOMINAL) INCAPABLE OF PRODUCING APPRECIABLE LEVELS OF LOW FREQUENCY ENERGY. AS LOWER FREQUENCIES (LONGER WAVELENGTHS) CAN TRAVEL GREATER DISTANCES THAN HIGHER FREQUENCIES (SHORTER WAVELENGTHS).

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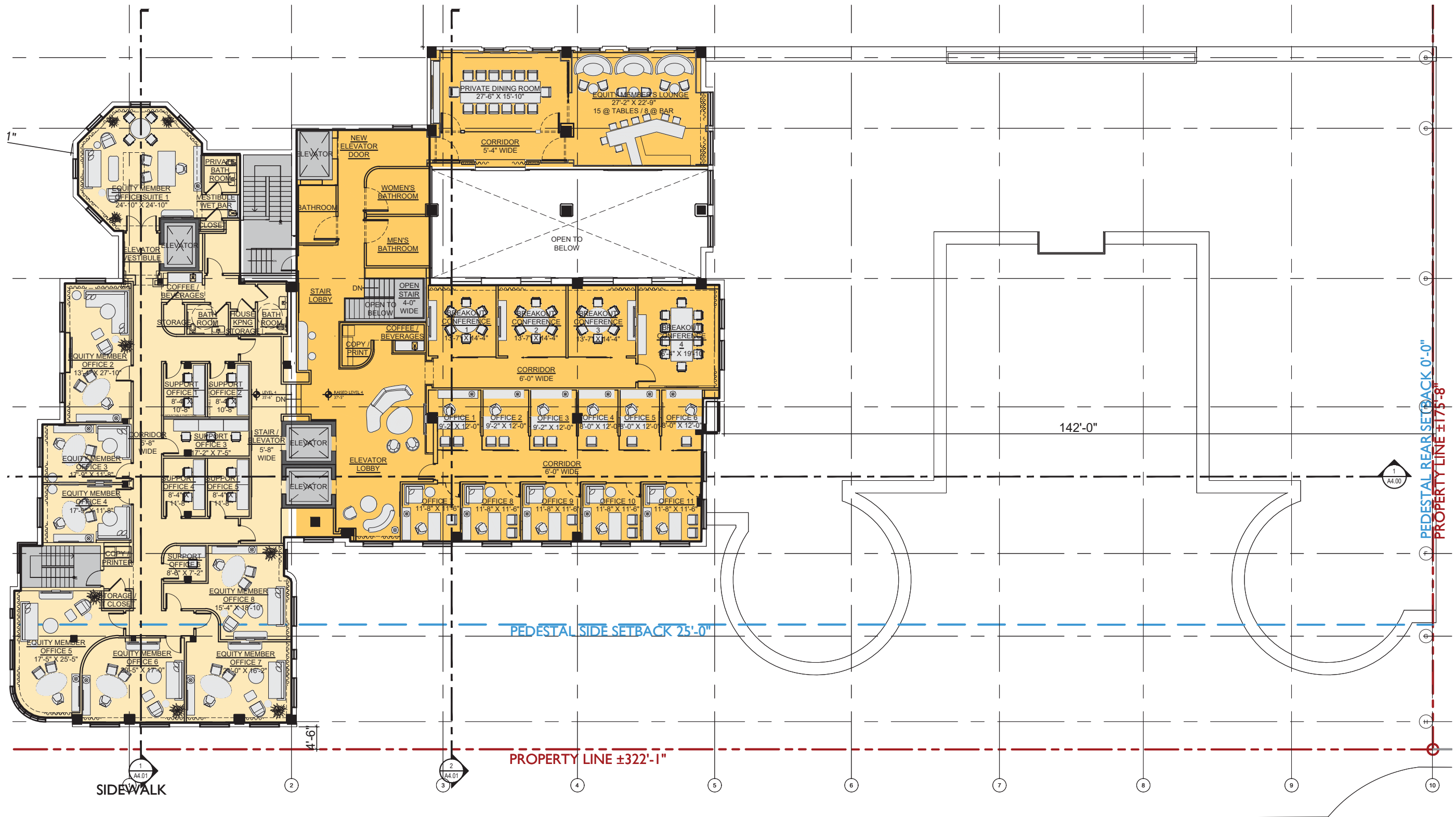
SCALE: 1"=20'-0"  
 CHECK: JMcG  
 DATE: 1/25/2021  
 SHEET NUMBER



# Third Level Plan

**SPEAKER HUNG FROM CEILING**  
**SPEAKER ON POWER STAND FACING INWARD**

SIZE OF OUTDOOR SPEAKERS SHALL BE LIMITED TO SMALL WOOFERS (NOT TO EXCEED 8" NOMINAL) INCAPABLE OF PRODUCING APPRECIABLE LEVELS OF LOW FREQUENCY ENERGY, AS LOWER FREQUENCIES (LONGER WAVELENGTHS) CAN TRAVEL GREATER DISTANCES THAN HIGHER FREQUENCIES (SHORTER WAVELENGTHS).



PROPOSED LEVEL 4 PLAN



NEW SLAB

# Fourth Level Plan

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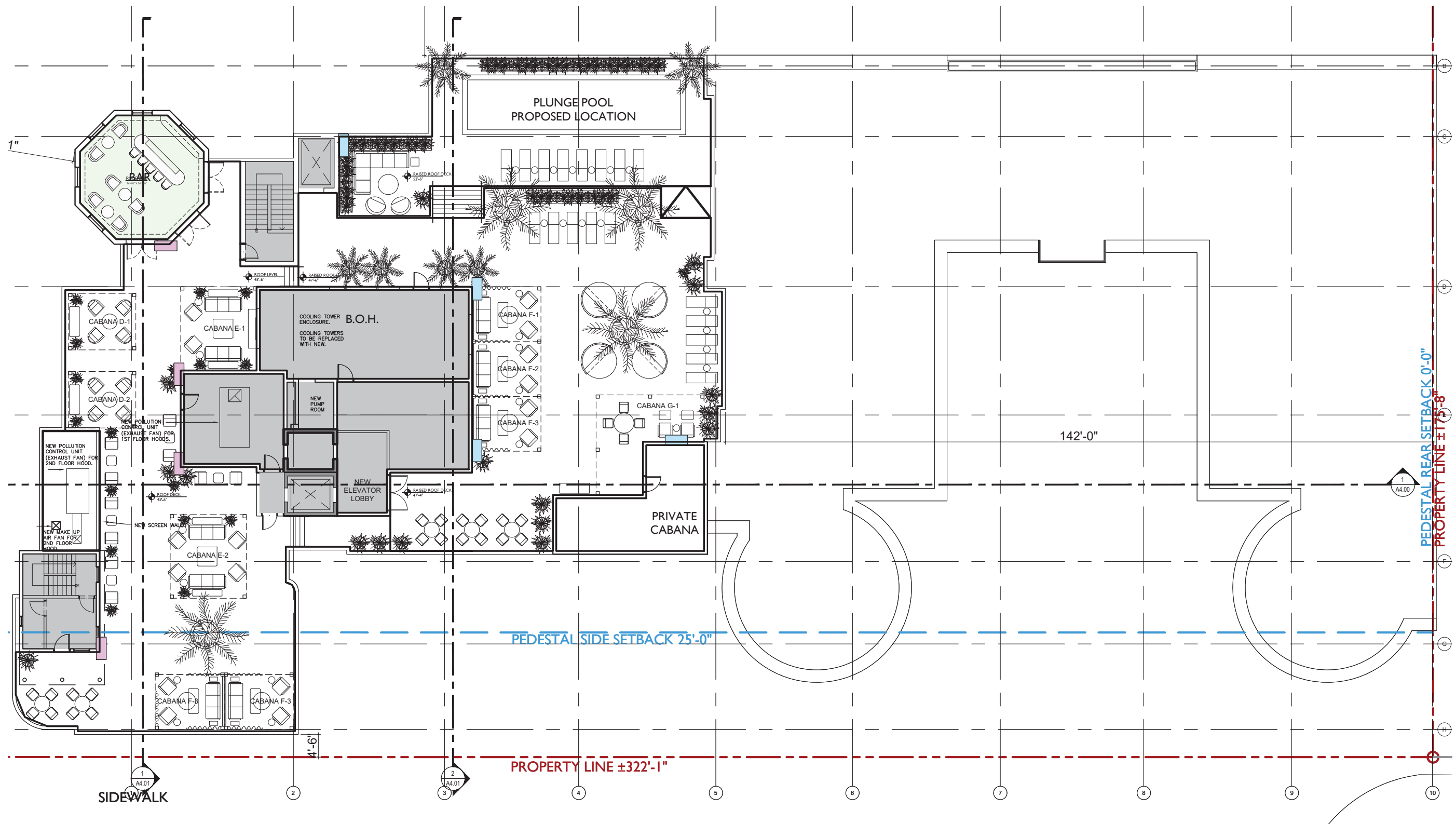
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SHEET NUMBER



PROPOSED LEVEL 5 ROOF PLAN



- SPEAKER HUNG FROM CEILING
  - SPEAKER ON POWER STAND FACING INWARD
- SIZE OF OUTDOOR SPEAKERS SHALL BE LIMITED TO SMALL WOOFERS (NOT TO EXCEED 8" NOMINAL) INCAPABLE OF PRODUCING APPRECIABLE LEVELS OF LOW FREQUENCY ENERGY. AS LOWER FREQUENCIES (LONGER WAVELENGTHS) CAN TRAVEL GREATER DISTANCES THAN HIGHER FREQUENCIES (SHORTER WAVELENGTHS).

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SCALE: 1"=20'-0"  
CHECK: JMcG  
DATE: 1/25/2021  
SHEET NUMBER

# Roof Plan







# **General Operational Details:**

- 1. Self Parking and Valet in the Building**
- 2. Valet Ramp on 15th Street**
- 3. All Outdoor Bar Counters Closed at  
8:00 PM**
- 4. Outside of City-Approved Special  
Events, No Entertainment**
- 5. Centralized Ambient Speaker System**



# **Neighborhood Outreach on Use**

## **1. All Surrounding Condominiums**

- Drake — Noise, Hours, Street Parking
- Il Villaggio — Noise, Hours, Traffic
- 1500 Ocean — Noise, Hours, Operations

## **2. SOBE Safe.**

## **3. Police Department Representatives.**

## **4. Ocean Drive Business Association.**

## **5. Miami Beach Chamber of Commerce.**

# **Proposed Additional Limits Based on Neighbor Conversations.**

1. Clarification on Maximum Venue Seating and Occupancy.
2. Reduced Hours.
3. Explicit Details and Limits on Ambient Music System.
4. Limits on Valet Operation.
5. Direct Contact Number Shared with Neighbors.
6. Details on Loading / Trash.
7. Limits on Special Events.
8. Limits on Kitchen Venting.
9. Additional Limits on Outdoor Bar Counters.

# **Outdoor Bar Counters**

**1. 11:00 AM to 8:00 PM**

**Only.**

**2. Not Permitted on Ocean  
Steps Roof.**

## Interior Restaurant Hours

<b>Venue</b>	<b>Staff Recommendation</b>	<b>Applicant's Proposed Revision</b>
Venue 1 (Bancroft Lobby)	9:00 AM to <b>11:00 PM</b>	9:00 AM to <b>Midnight</b>
Venue 2 (Ocean Steps Central)	9:00 AM to <b>2:00 AM</b>	9:00 AM to <b>1:00 AM</b>
Sushi / Coffee Bars	9:00 AM to <b>2:00 AM</b>	<b>7:00 AM</b> to <b>Midnight</b>



PROPOSED LEVEL 1 FLOOR PLAN

# Outdoor Dining Hours and Ambient Music

Building Element	Staff Recommendation	Applicant's Proposed Revision
Restaurant <u>Exterior</u> Ambient Music	Ends at 11:00 PM	One Hour Before Relevant Closing (10:00 or 11:00 PM)
<u>All</u> Outdoor Dining	Close at Midnight	Bancroft Lobby – Midnight All Others – <b>11:00 PM</b>

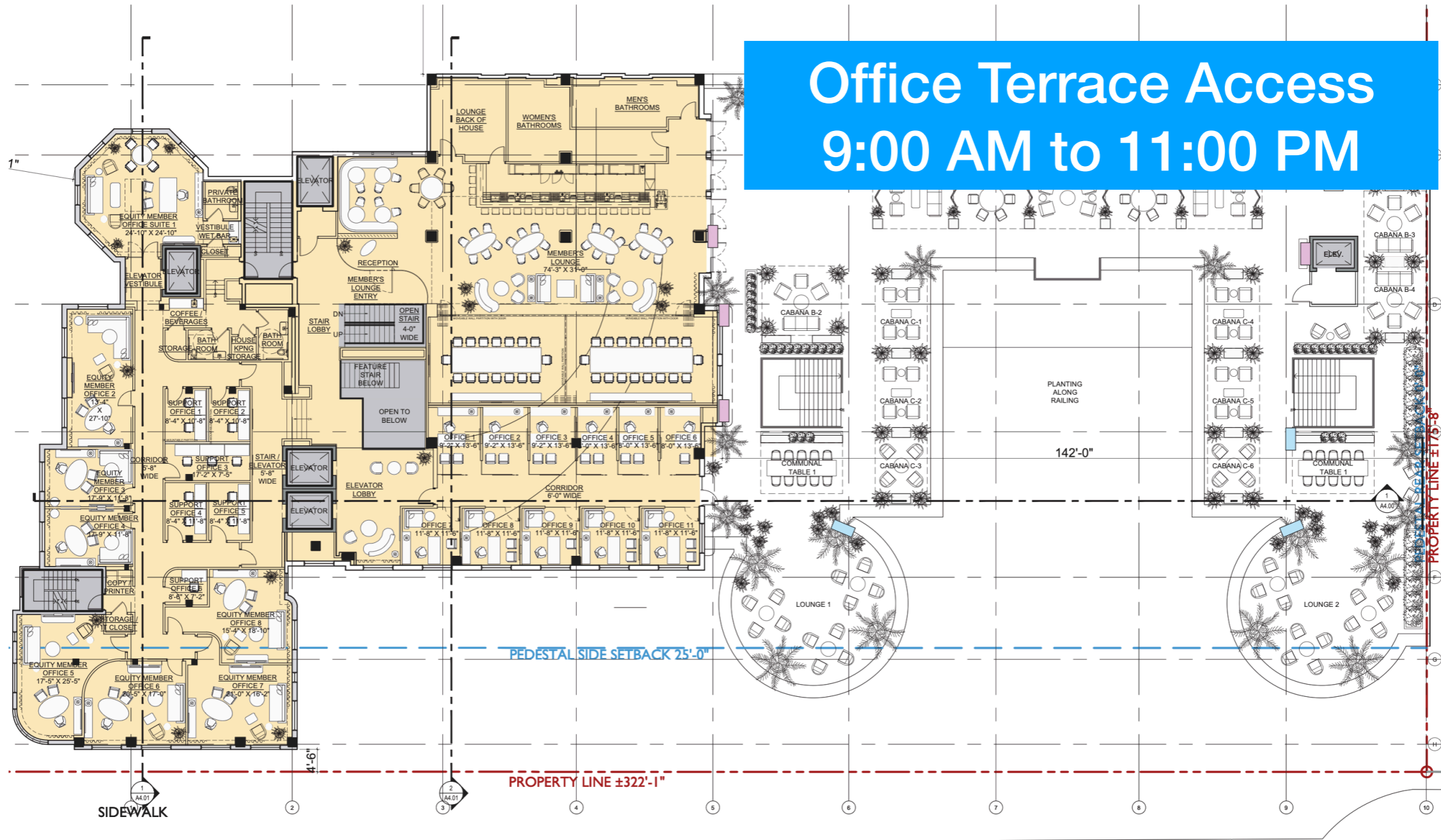


# Exterior Restaurant Hours

# Office Terraces Operational Limits

Building Element	Staff Recommendation	Applicant's Proposed Revision
Office Rooftop Terraces	Close at 11:00 PM	Bancroft Roof – Midnight Ocean Steps – <b>11:00 PM</b>
Rooftop Ambient Music	Ends at 10:00 PM	One Hour Before Relevant Closing

# Office Terrace Access 9:00 AM to 11:00 PM



PROPOSED LEVEL 3 PLAN

- SPEAKER HUNG FROM CEILING
- SPEAKER ON POWER STAND FACING INWARD

SIZE OF OUTDOOR SPEAKERS SHALL BE LIMITED TO SMALL WOOFERS (NOT TO EXCEED 8" NOMINAL) INCAPABLE OF PRODUCING APPRECIABLE LEVELS OF LOW FREQUENCY ENERGY, AS LOWER FREQUENCIES (LONGER WAVELENGTHS) CAN TRAVEL GREATER DISTANCES THAN HIGHER FREQUENCIES (SHORTER WAVELENGTHS).

## **New Proposed Limit — Ambient Music**

Maximum long-term outdoor system levels shall be limited to **65 dBA / 70 dBC** with user access restricted to the selection of program material and manual reduction only of system levels. No increase above maximum design sound levels will be possible. All speakers and other sound equipment shall be plainly labeled, and physically unable to operate at a level higher than 65 dBA / 70 dBC. **The house sound system must limit the output of speakers on the eastern sixty-five (65) feet of the third floor to no more than 60 decibels.**

## ***Decibel Level Comparison Chart***

<b>Environmental Noise</b>	<b><i>dBA</i></b>
Jet engine at 100'	140
<b>Pain Begins</b>	<i>125</i>
Pneumatic chipper at ear	120
Chain saw at 3'	110
Power mower	107
Subway train at 200'	95
Walkman on 5/10	94
<i>Level at which sustained exposure may result in hearing loss</i>	<i>80-90</i>
City Traffic	85
Telephone dial tone	80
Chamber music, in a small auditorium	75-85
Vacuum cleaner	75
<b>Normal conversation</b>	60-70
<b>Business Office</b>	60-65
Household refrigerator	55
Suburban area at night	40
Whisper	25
Quiet natural area with no wind	20
Threshold of hearing	0

Note: dBA = Decibels, A weighted

## **New Proposed Limit — Special Events**

**3. A maximum of **nine (9)** special events utilizing exterior areas of the property may be requested each year, with a maximum of **two (2)** such special events occurring in a given month. No more than **three (3)** of the above special events may occur on more than one consecutive day and multi-day events may only be requested during Citywide special event periods. No special events may include the open areas of the Ocean Steps building without the prior approval of the 1500 Ocean Drive Condominium Association.**

