



Interior Restaurant Hours

Venue	Original Proposal	Staff Original Recommendation	Applicant's Proposed Revision
Venue 1 (Bancroft Lobby)	11:00 PM Closing	9:00 AM to 11:00 PM	9:00 AM to Midnight
Venue 2 (Ocean Steps Central)	2:00 AM Closing	9:00 AM to 2:00 AM	9:00 AM to 1:00 AM
Sushi / Coffee Bars	No Limits	9:00 AM to 2:00 AM	7:00 AM to Midnight

Outdoor Dining Hours and Ambient Music

Building Element	Original Proposal	Staff Original Recommendation	Applicant's Proposed Revision
<u>All</u> Outdoor Dining	2:00 AM	Close at Midnight	Bancroft Lobby – Midnight All Others – 11:00 PM
Restaurant <u>Exterior</u> Ambient Music	2:00 AM	Ends at 11:00 PM	One Hour Before Relevant Closing (10:00 or 11:00 PM)

Office Terraces Operational Limits

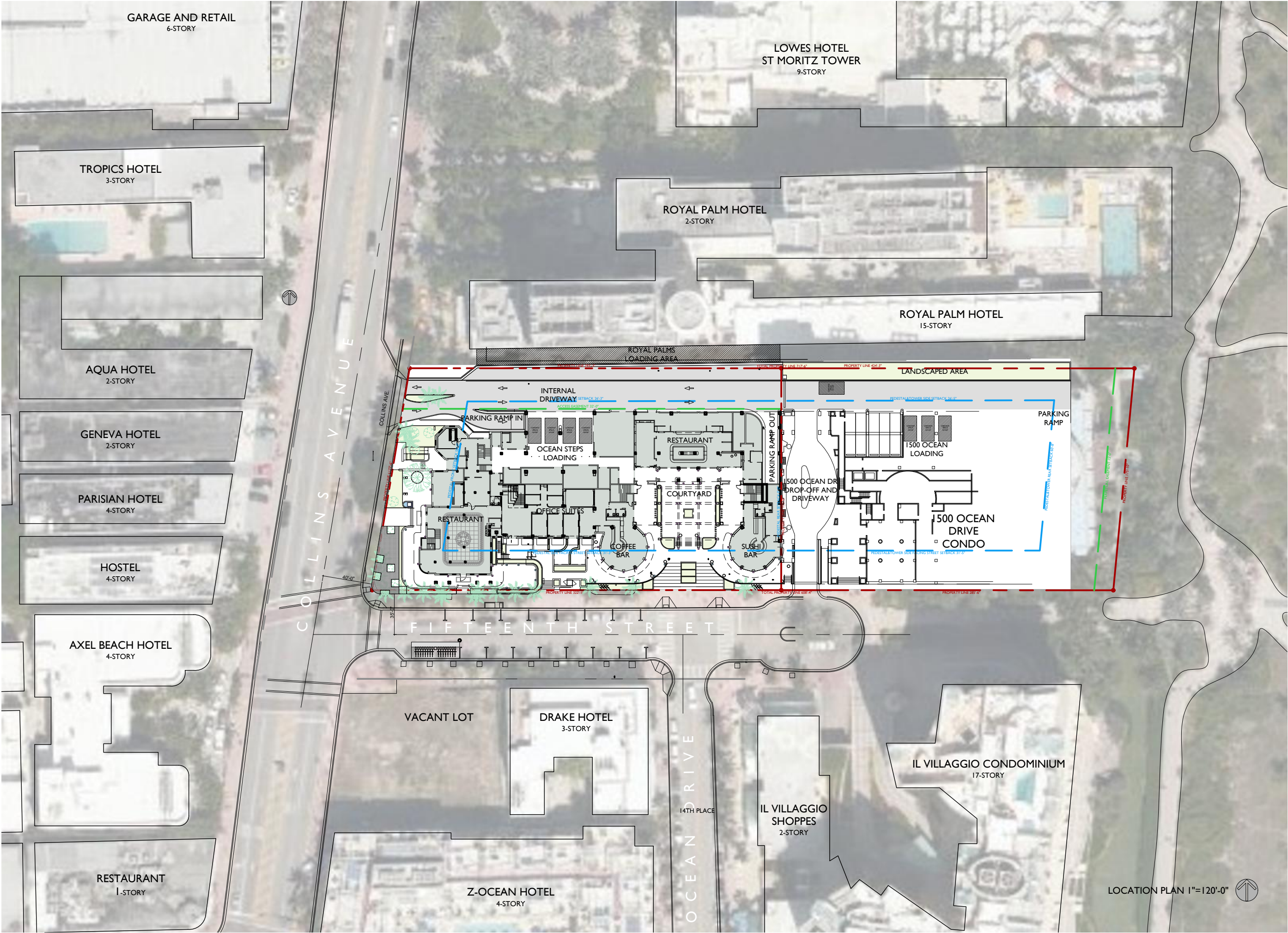
Building Element	Original Proposal	Staff Original Recommendation	Applicant's Proposed Revision
Office Rooftop Terrace Access	2:00 AM	Close at 11:00 PM	Bancroft Roof – Midnight Ocean Steps – 11:00 PM
Office Rooftop Food and Beverage	Midnight	Midnight	One Hour Before Relevant Closing
Rooftop Ambient Music	No Limit	Ends at 10:00 PM	One Hour Before Relevant Closing

Seating/Occupant Load Restaurants

Venue	Total Occupant Load	Actual Indoor Seating	Actual Outdoor Seating
Venue 1 (Bancroft Lobby)	448	194	97
Venue 2 (Ocean Center)	388	194	97
Sushi	143	54	32
Coffee	163	47	30

Only Restaurant that Would
Require CUP Review







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

PROJECT:
**BANCROFT
EXECUTIVE
OFFICE SUITES**

1501 COLLINS AVE
MIAMI BEACH , FL 33139

DRAWING:

**BUILDING
PHOTOS**



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

JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:

CHECK: JMcG

DATE: 1/19/2021

SHEET NUMBER

A0.12



2021-02-03
87. EXISTING WALKWAY TO BE DEMOLISHED



2021-02-03
88. VIEW TOWARDS DOUBLE HEIGHT SPACE FROM EXISTING WALKWAY

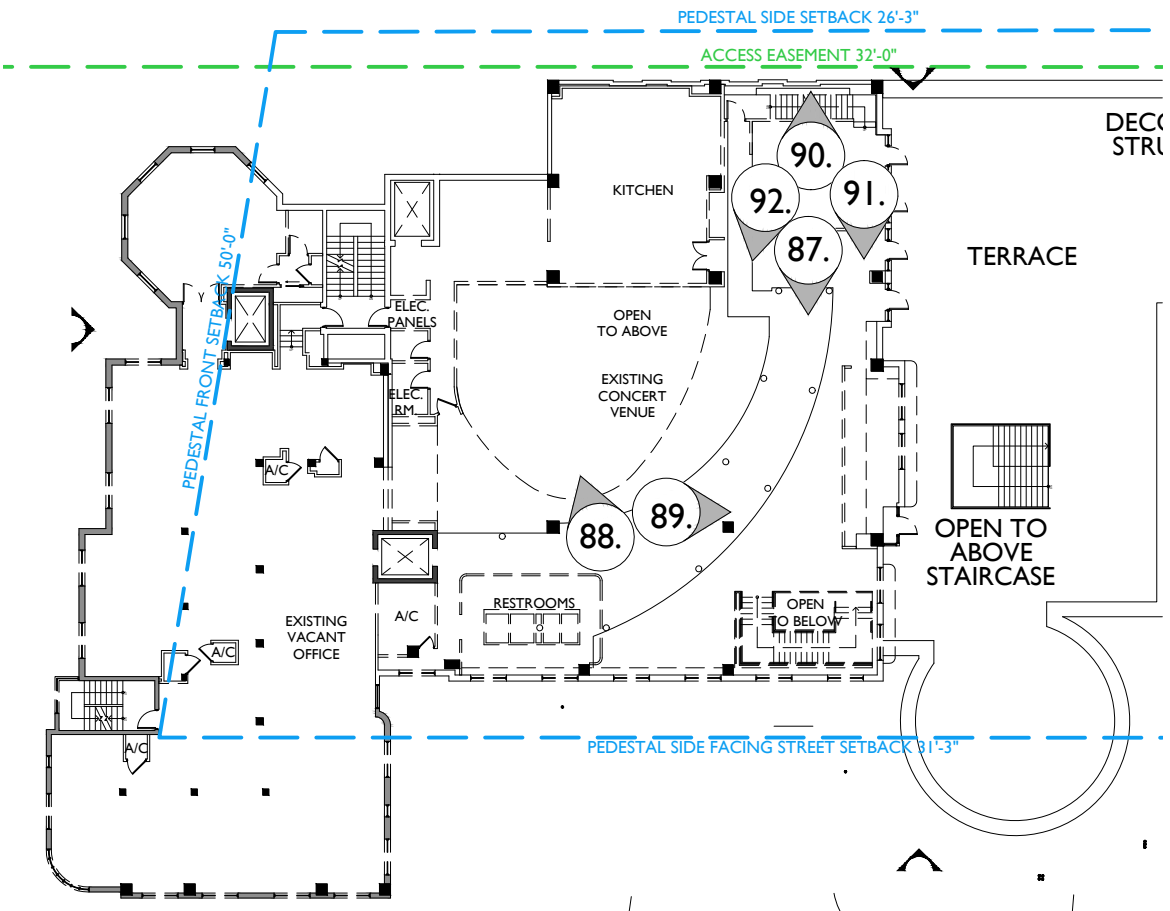
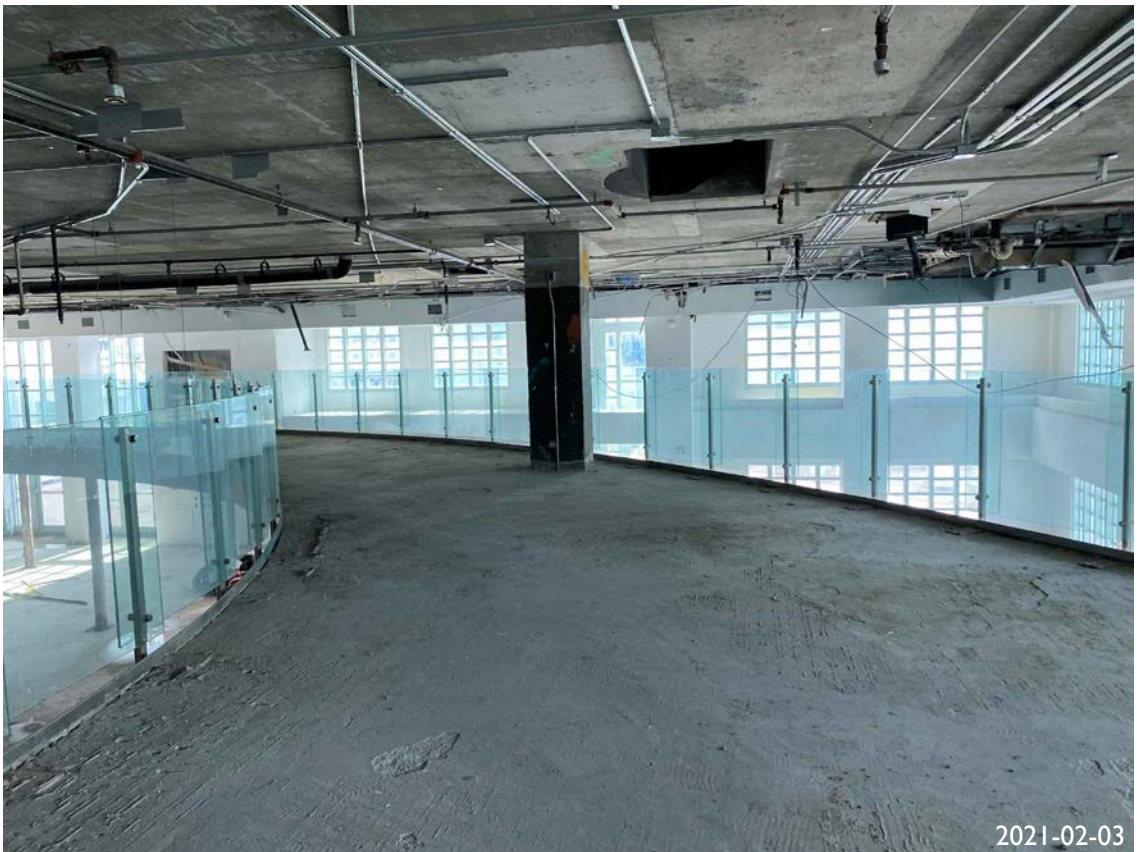


PHOTO LOCATIONS



2021-02-03
89. EXISTING WALKWAY WITH GLASS RAILINGS

Billboard Live

**Estimated
Interior
Occupancy:
1,553**



Billboard Live First Floor

BILLBOARD LIVE!
MIAMI, FL.

STA ARCHITECTURAL GROUP
3326 NORTH MIAMI AVENUE
MIAMI, FL. 33127
TELEPHONE (305) 571-1811
FACSIMILE (305) 571-1821

JEFFREY BEERS INTERNATIONAL
91 FIFTH AVENUE, SUITE 801
NEW YORK, NY 10003
TELEPHONE (212) 352-2020
FACSIMILE (212) 352-2195

R.D. HALE, INC.
Architect-Consultant
Fire Protection and Life Safety
7382 Gary Avenue, Miami Beach, Florida 33141
(305) 868-9650 fax. (305) 868-9648
AR#00011350

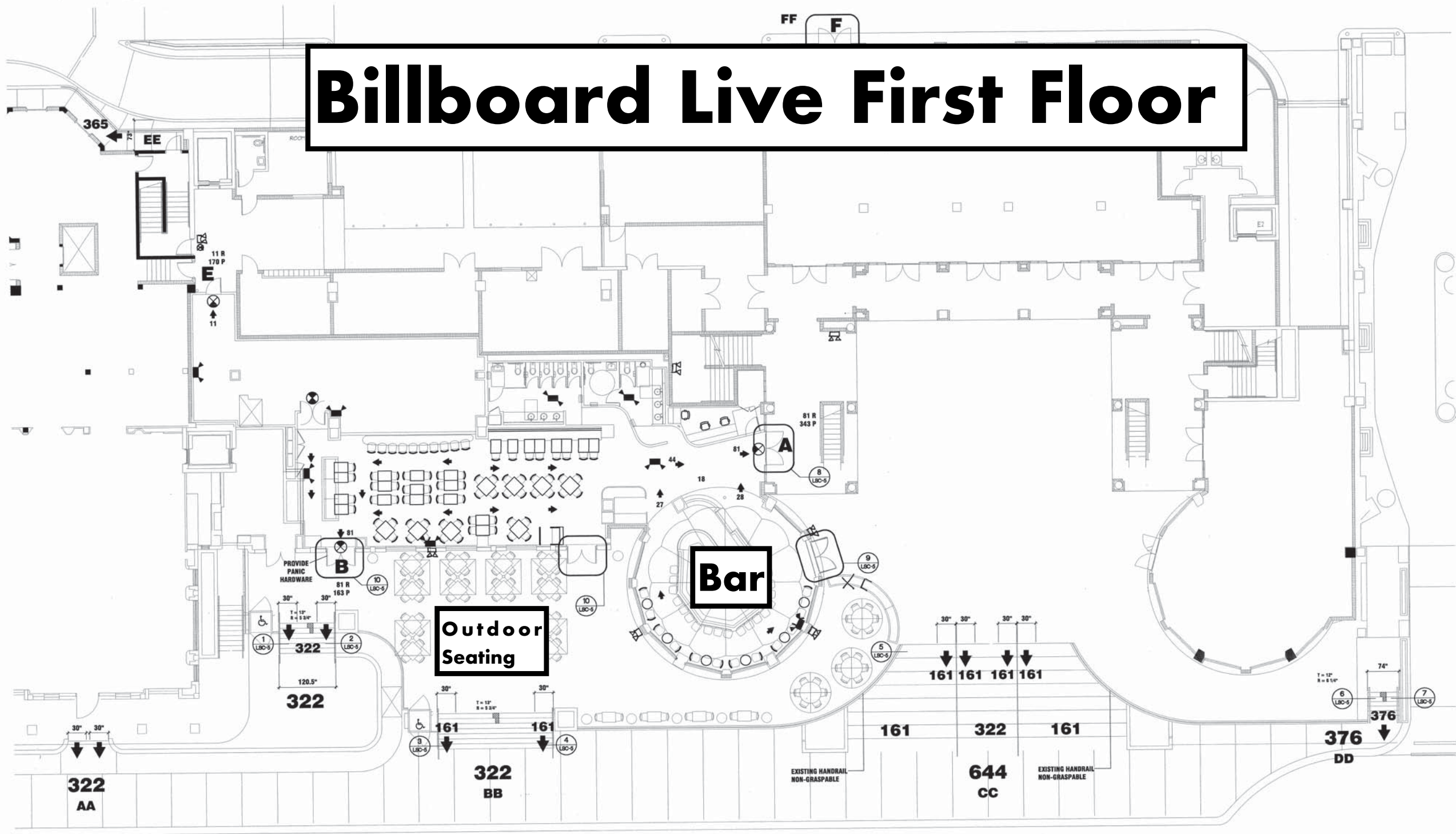
No. _____ Date _____ Issue For: _____
T. H. HALL
F. H. HALL
E. H. HALL
M. H. HALL
J. H. HALL
S. H. HALL
W. H. HALL
N. H. HALL
E. H. HALL
S. H. HALL
W. H. HALL
N. H. HALL

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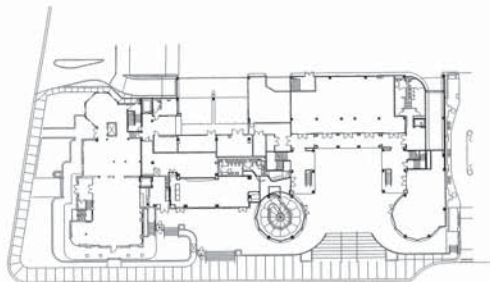
Issue Date: _____
Scale: SHOWN
Drawn by: AS

Drawing Title:
FIRST FLOOR SEATING / EGRESS CAPACITY
DRAWING ANALYSIS

Drawing No.
LSC-1
JEFFREY BEERS INTERNATIONAL



1 FIRST FLOOR SEATING / EGRESS CAPACITY PLAN
SCALE: 1/8"=1'-0"



1ST FLOOR - 15 OCEAN

MAIN DINING
1,326 NET SQ. FT. @ 15 SQ. FT. = 89
WAITING
54 NET SQ. FT. @ 3 SQ. FT. = 18
SUB TOTAL = 107

BAR
SEATING @ 1 PERSON PER EACH LINEAR 18" = 33
REMAINING NET SQ. FT. = 320 SQ. FT. @ 15 SQ. FT. = 22
SUB TOTAL = 55
TOTAL FIRST FLOOR = 162
AVERAGE SQ. FT. PER PERSON = 13.72

EXIT NUMBER	PROVIDED
AA	322
BB	322
CC	644
DD	376
EE	365
FF	338
TOTAL REQUIRED	
TOTAL	1,721

TOTAL NUMBER OF EXITS = 4
TOTAL NUMBER OF REMOTE EXITS = 4
TOTAL CAPACITY = 1,042
MAXIMUM ANTICIPATED OCCUPANT LOAD = 162

EXIT NUMBER	REQUIRED	PROVIDED
A	81	343
B	81	163
TOTAL	162	506

Billboard Live Second Floor

BILLBOARD LIVE!

MIAMI, FL.

STA ARCHITECTURAL GROUP
1335 NORTH MIAMI AVENUE
MIAMI, FL. 33127
TELEPHONE: (305) 571-1811
FACSIMILE: (305) 571-1821

JEFFREY BEERS INTERNATIONAL
91 FIFTH AVENUE, SUITE 801
NEW YORK, NY 10003
TELEPHONE: (212) 552-2020
FACSIMILE: (212) 552-2195

R.D. HALE, INC.
Architect-Consultant
Fire Protection and Life Safety
7382 Gary Avenue, Miami Beach, Florida 33141
(305) 868-9650 fax (305) 868-9648
AR#00011350

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1		FOR PERMIT
2		FOR CONSTRUCTION
3		FOR RECORD
4		FOR ARCHIVE
5		FOR EGRESS
6		FOR SAFETY
7		FOR FIRE
8		FOR LIFE
9		FOR PROTECTION
10		FOR SAFETY
11		FOR FIRE
12		FOR LIFE
13		FOR PROTECTION
14		FOR SAFETY
15		FOR FIRE
16		FOR LIFE
17		FOR PROTECTION
18		FOR SAFETY
19		FOR FIRE
20		FOR LIFE

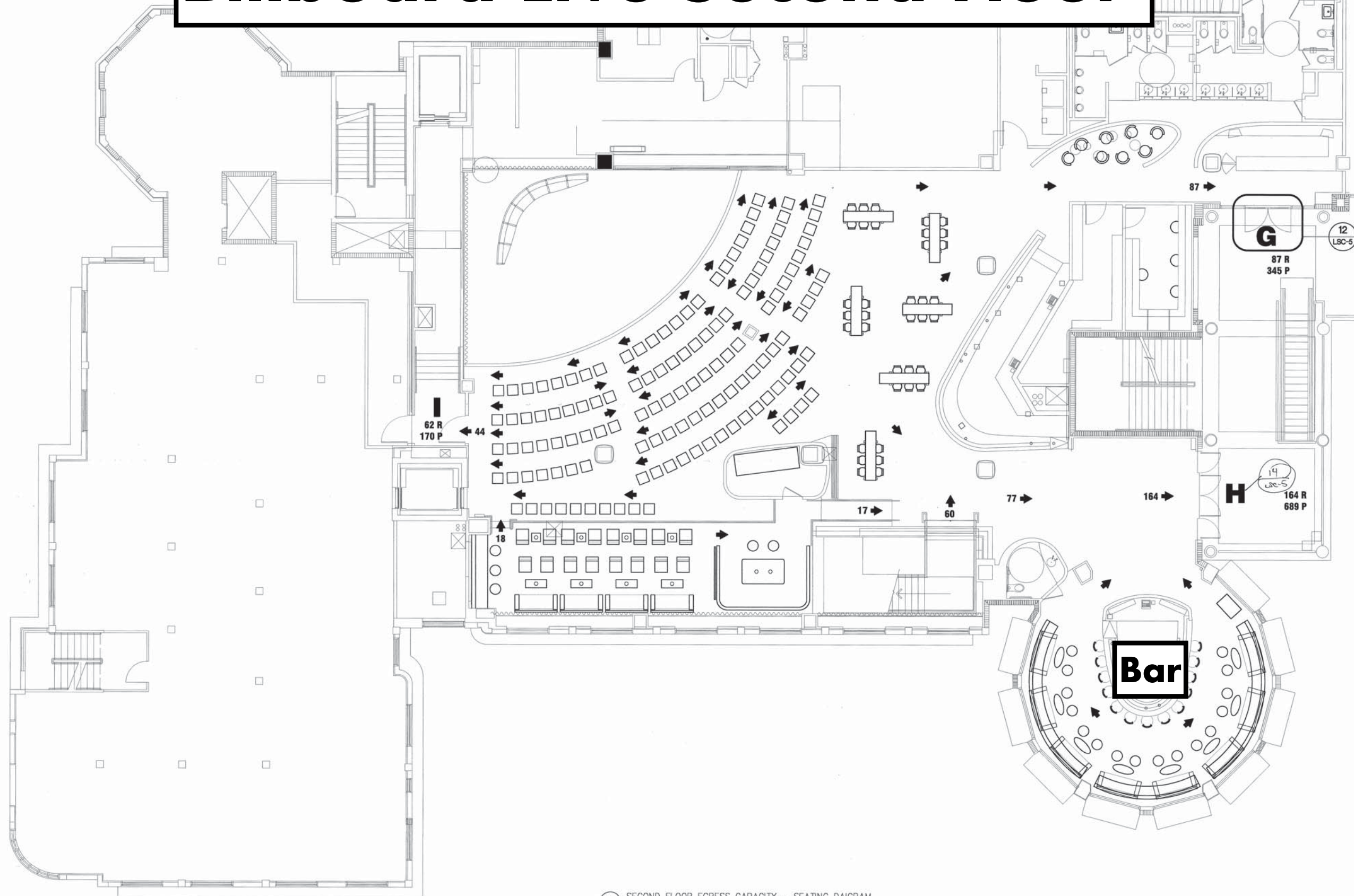
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Issue Date:

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AS

Drawing Title:
SECOND FLOOR
EGRESS CAPACITY
SEATING DIAGRAM

Drawing No.
LSC-2
JEFFREY BEERS INTERNATIONAL



1 SECOND FLOOR EGRESS CAPACITY - SEATING DIAGRAM
SCALE: 3/16"=1'-0"

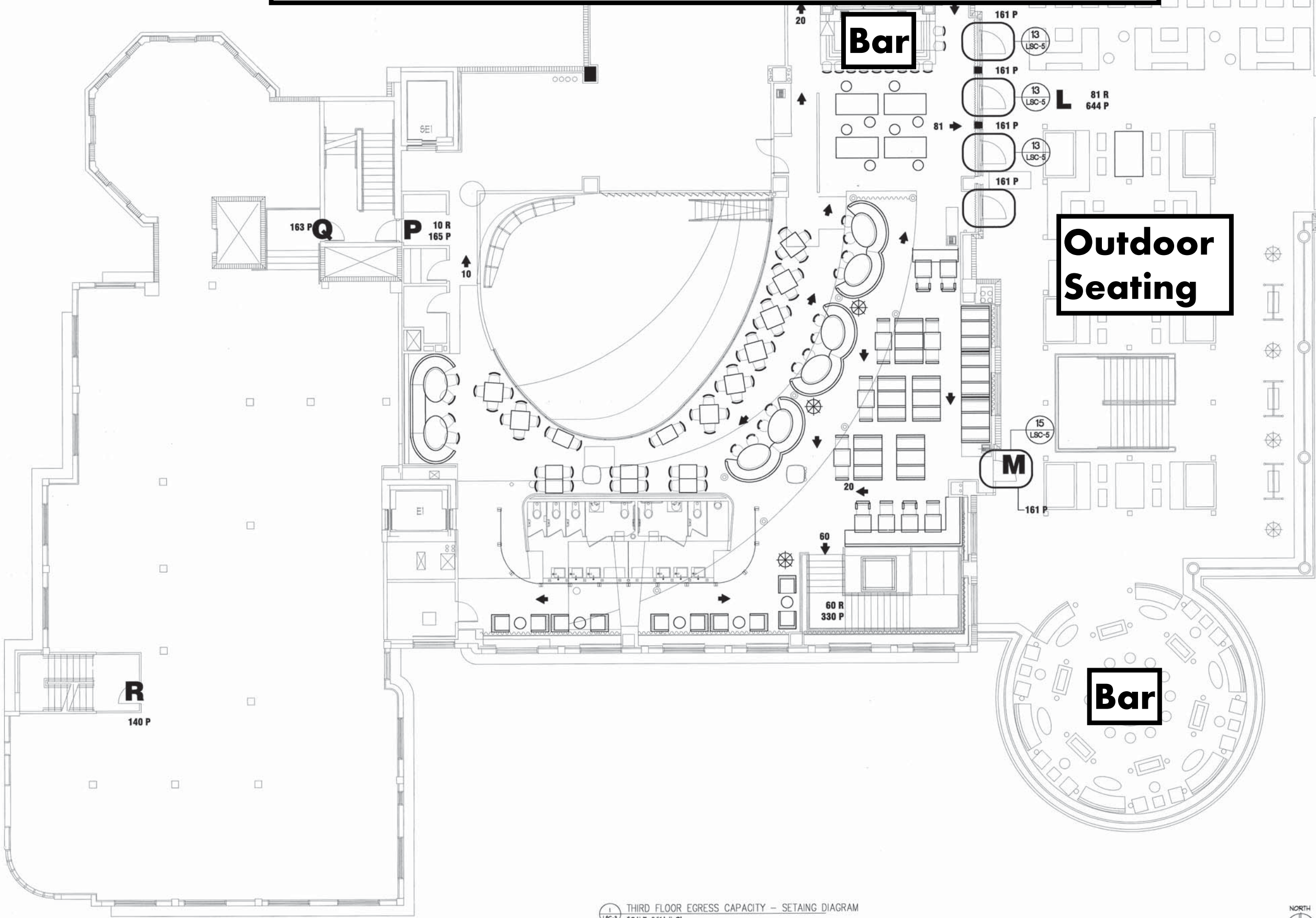


Billboard Live Third Floor

BILLBOARD LIVE!
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STA ARCHITECTURAL GROUP
3526 NORTH MIAMI AVENUE
MIAMI, FL. 33127
TELEPHONE (305) 771-1811
FACSIMILE (305) 771-1821

JEFFREY BEERS INTERNATIONAL
91 FIFTH AVENUE, SUITE 801
NEW YORK, NY 10003
TELEPHONE (212) 352-2000
FACSIMILE (212) 352-2195



Outdoor
Seating

Bar

Bar

R.D. HALE, INC.
Architect-Consultant
Fire Protection and Life Safety
7382 Gary Avenue, Miami Beach, Florida 33141
(305) 868-9650 fax (305) 868-9648
AR#00011350

No.	Date	Issue For
1	01/10/01	ISSUED FOR THE FOLLOWING:
2	01/10/01	ISSUED FOR THE FOLLOWING:
3	01/10/01	ISSUED FOR THE FOLLOWING:
4	01/10/01	ISSUED FOR THE FOLLOWING:
5	01/10/01	ISSUED FOR THE FOLLOWING:
6	01/10/01	ISSUED FOR THE FOLLOWING:
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Issue Date:
Scale:
SHOWN
Drawn by:
AS

Drawing Title:
THIRD FLOOR
EGRESS CAPACITY
SEATING DIAGRAM

Drawing No.
LSC-3
JEFFREY BEERS INTERNATIONAL

THIRD FLOOR EGRESS CAPACITY - SEATING DIAGRAM
SCALE: 3/16"=1'-0"



Billboard Live Fourth Floor

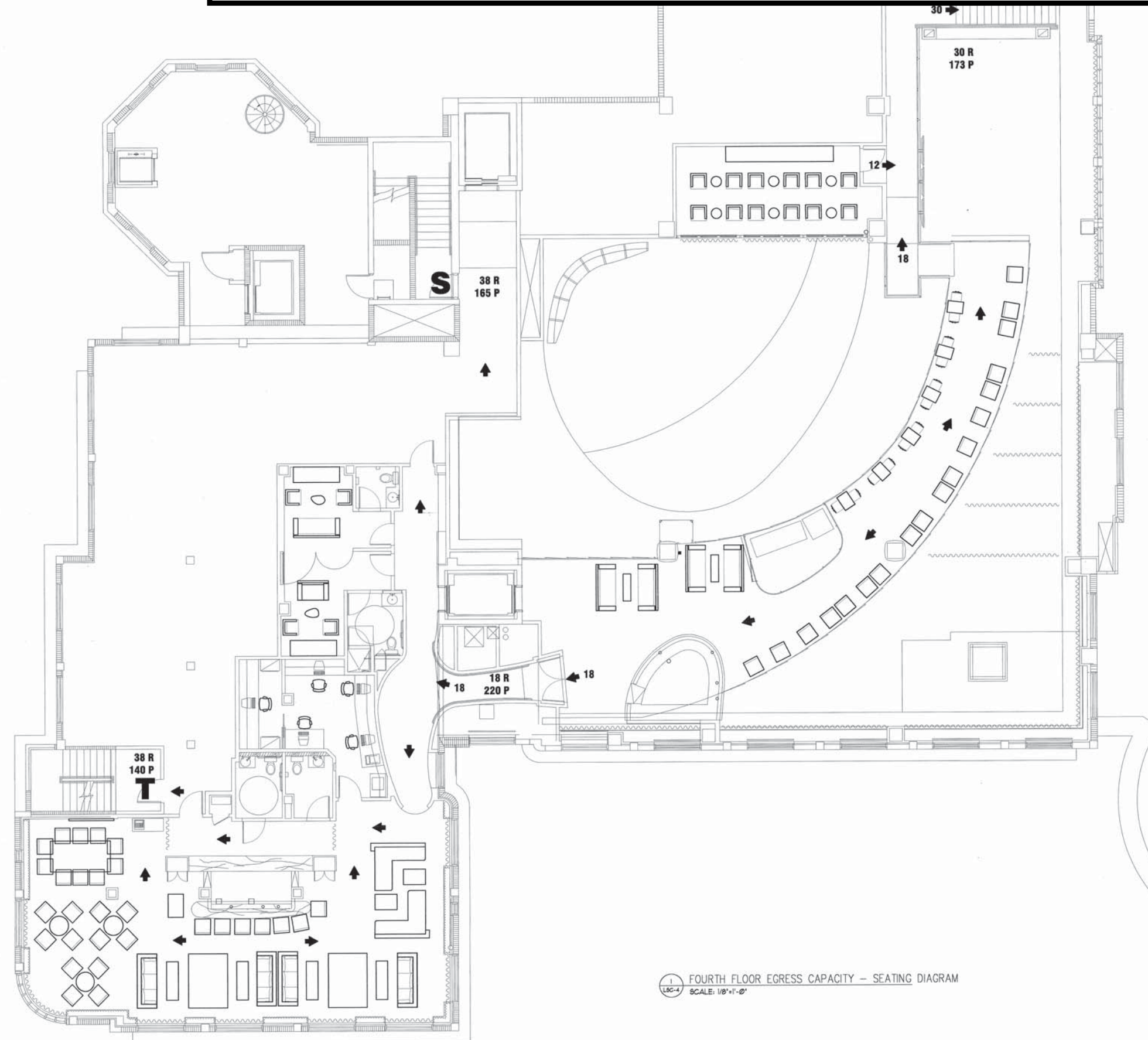
BILLBOARD LIVE!

MIAMI, FL.

STA ARCHITECTURAL GROUP
3526 NORTH MIAMI AVENUE
MIAMI, FL. 33127
TELEPHONE (305) 571-1811
FACSIMILE (305) 571-1821

JEFFREY BEERS INTERNATIONAL
91 FIFTH AVENUE, SUITE 801
NEW YORK, NY 10003
TELEPHONE (212) 352-2020
FACSIMILE (212) 352-2195

R.D. HALE, INC.
Architect-Consultant
Fire Protection and Life Safety
7382 Gary Avenue, Miami Beach, Florida 33141
(305) 868-9650 fax (305) 868-9648
AR#00011350



1 FOURTH FLOOR EGRESS CAPACITY - SEATING DIAGRAM
SCALE: 1/8"=1'-0"

No.	Date	Issue For
1		FOR THE POLICE
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10		FOR THE POLICE

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Scale:
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Drawn by:
AS

Drawing Title:
FOURTH FLOOR
EGRESS CAPACITY
SEATING DIAGRAM

Drawing No.
LSC-4
JEFFREY BEERS INTERNATIONAL



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)

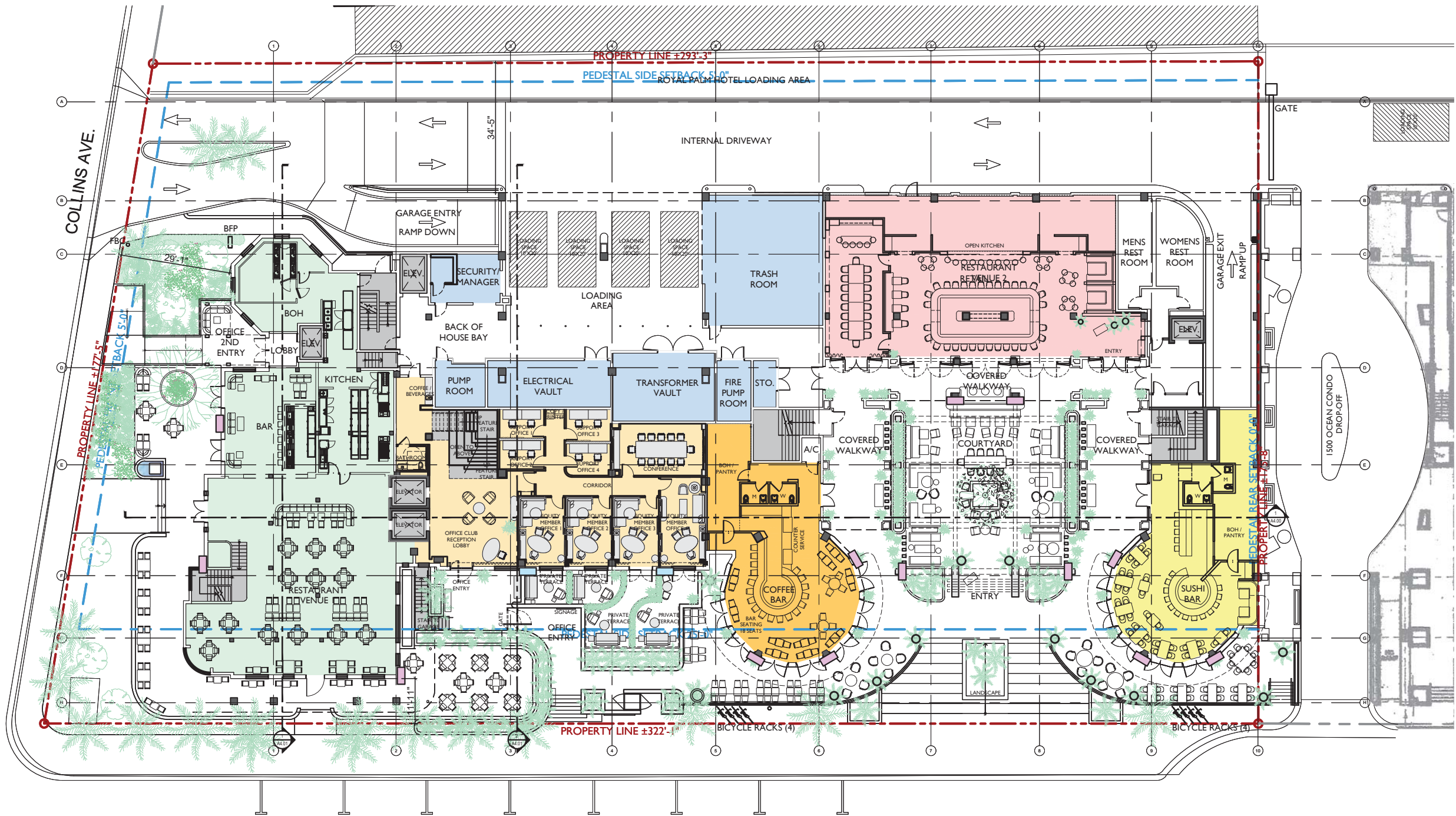
FIFTEENTH STREET

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).

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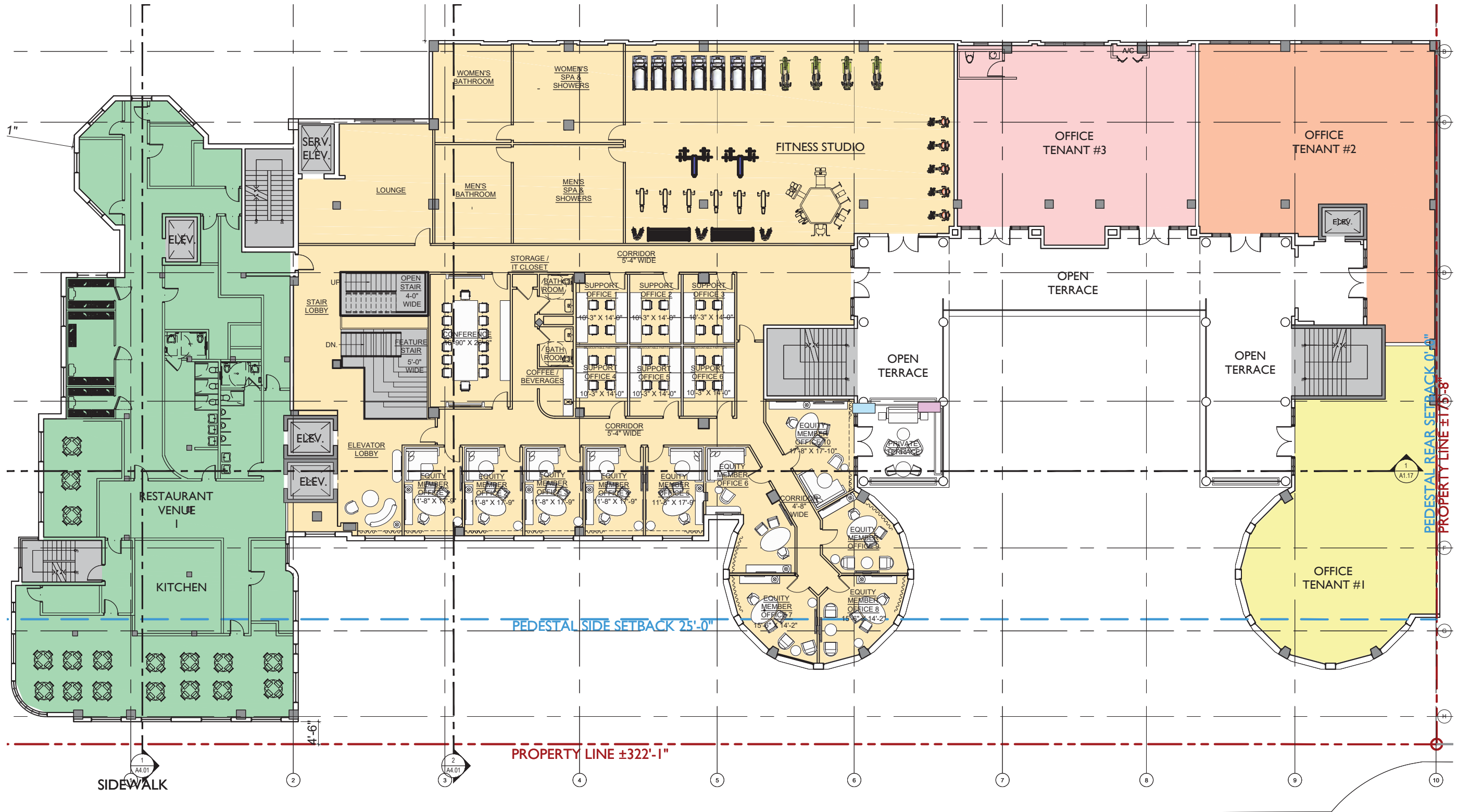
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PROPOSED LEVEL 2 FLOOR PLAN



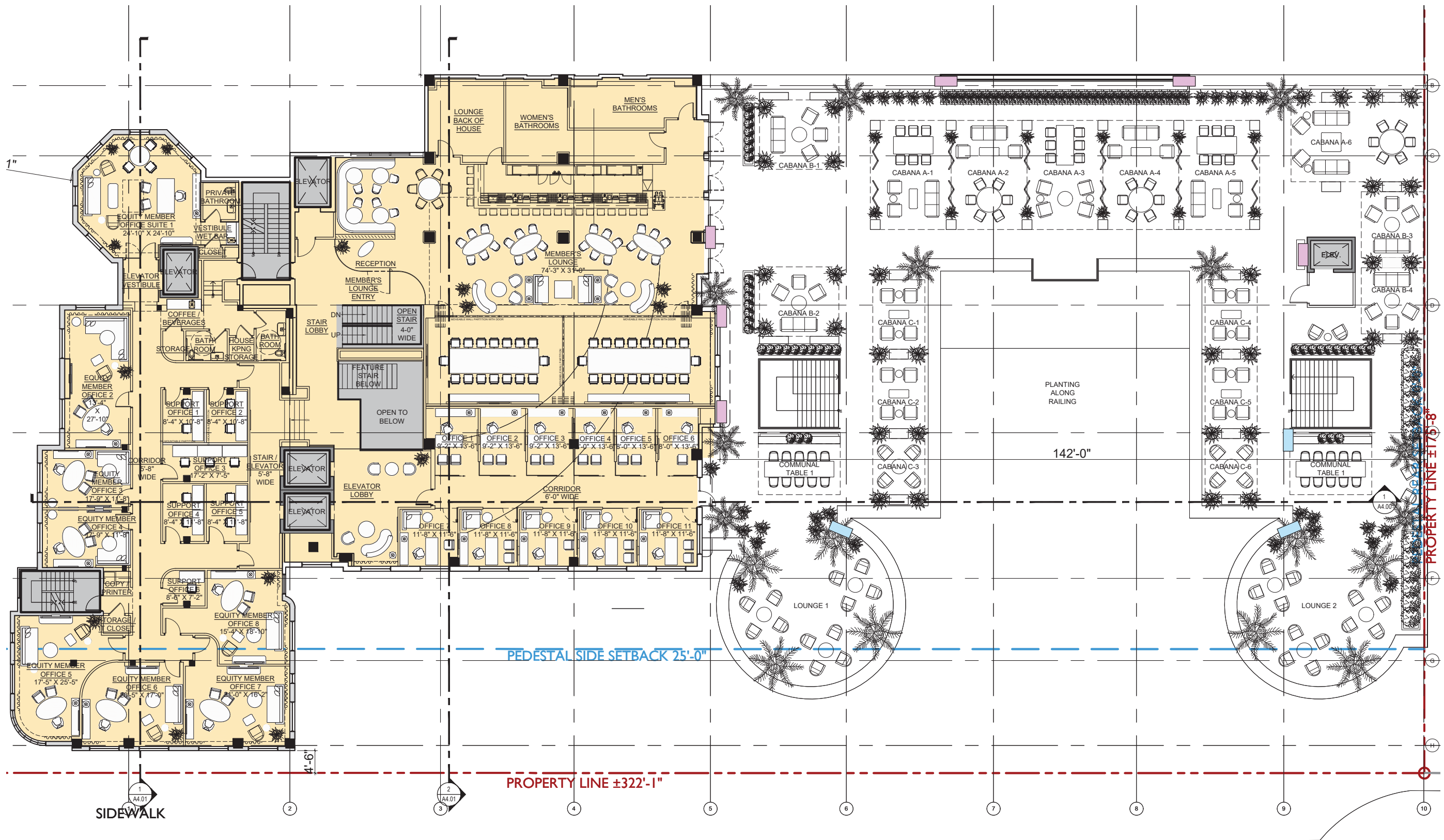
Second Level Plan

SPEAKER HUNG FROM CEILING
SPEAKER ON POWER STAND FACING INWARD

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Third Level Plan

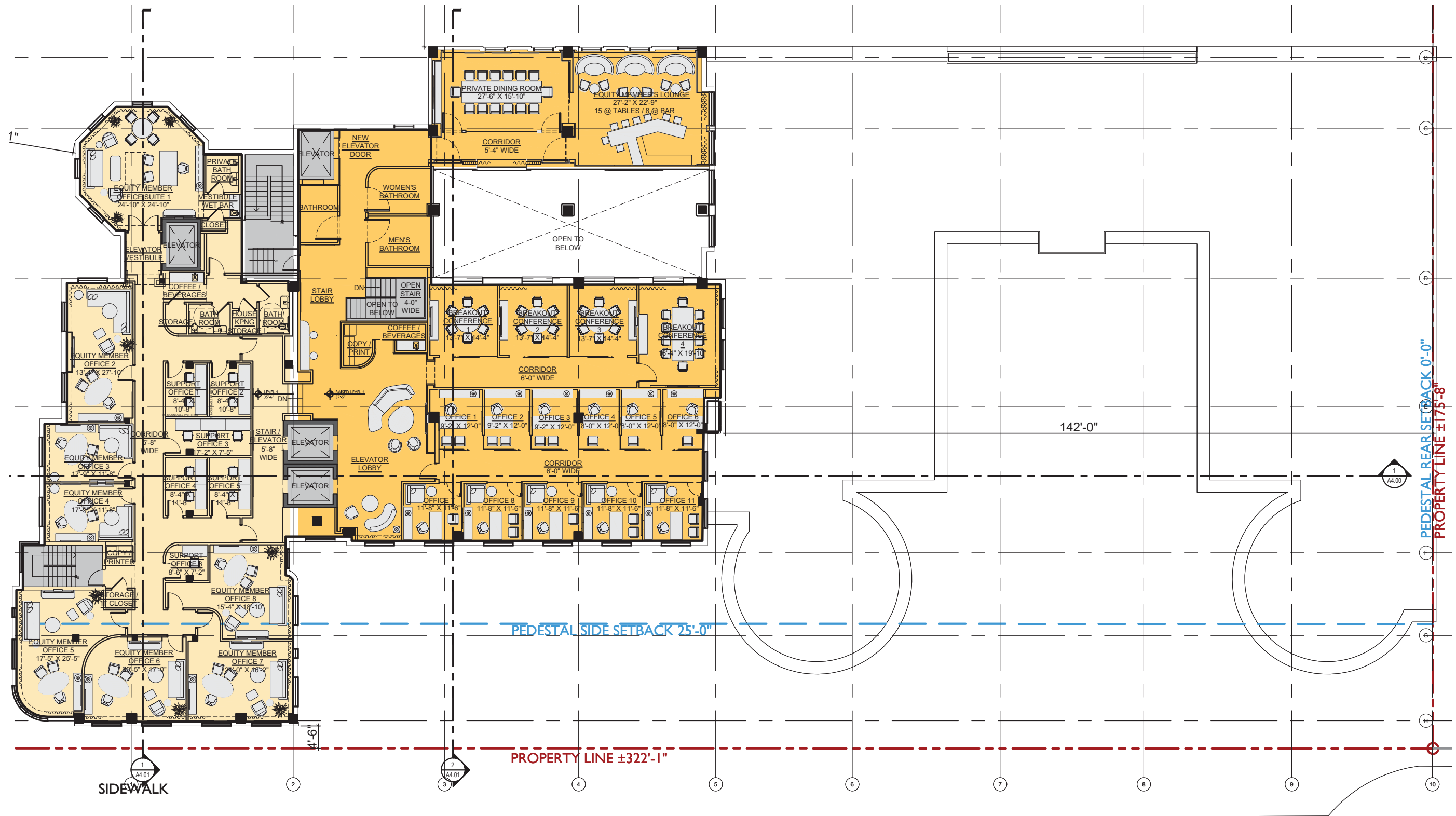
PROPOSED LEVEL 3 PLAN



- 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).

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 NEW SLAB

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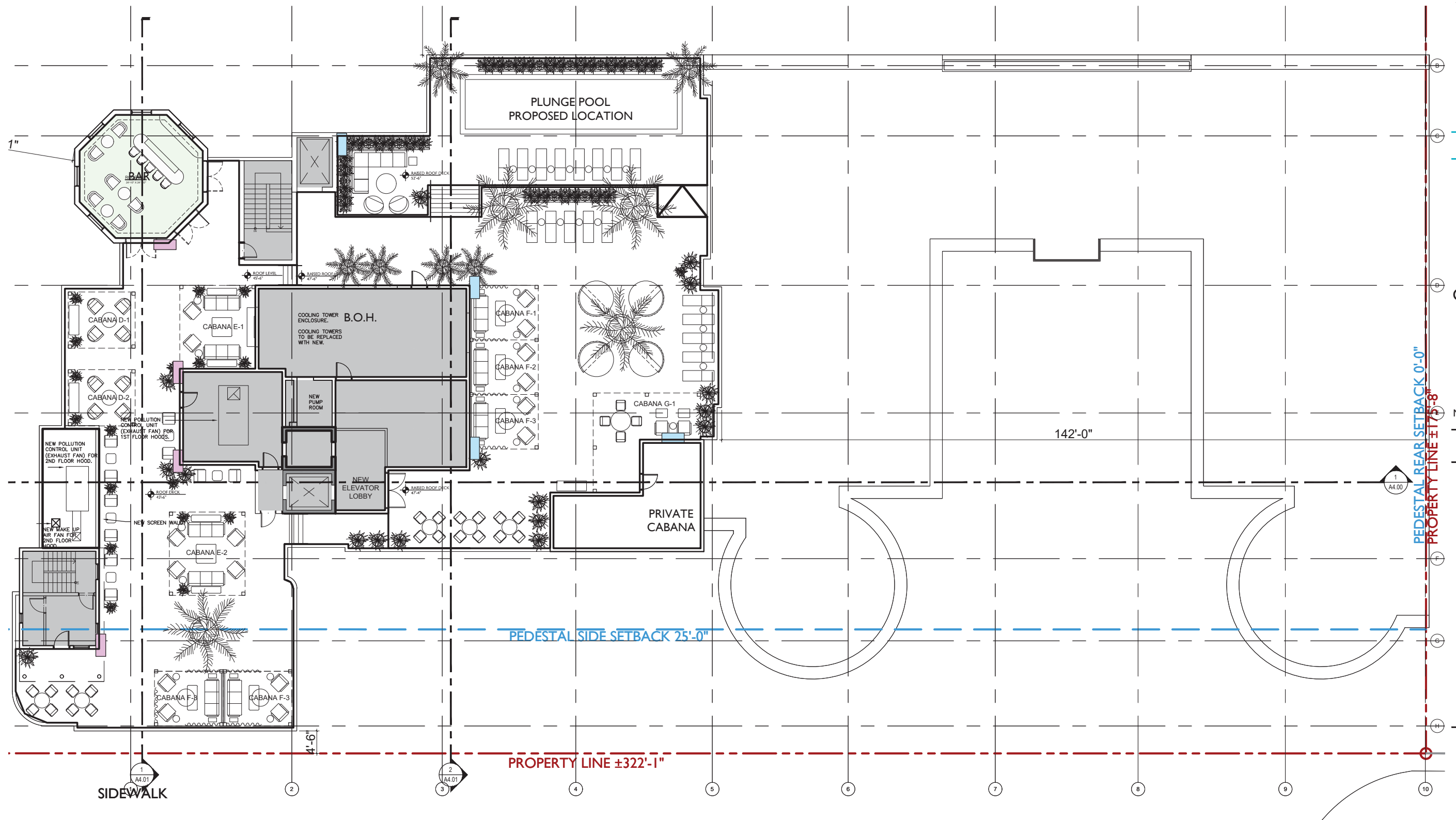
CHECK: JMcG

DATE: 1/25/2021

EET NUMBER

A2.05

Fourth Level Plan



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).

Roof Plan





General Operational Details:

- 1. Self Parking and Valet in the Building**
- 2. Valet Ramps on 15th Street and in the Garage**
- 3. Outside of City-Approved Special Events, No Entertainment**
- 4. Centralized Ambient Speaker System**

Outdoor Bar Counters

1. 11:00 AM to 8:00 PM

Only.

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

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.

Seating/Occupant Load Restaurants

Venue	Total Occupant Load	Actual Indoor Seating	Actual Outdoor Seating
Venue 1 (Bancroft Lobby)	448	194	97
Venue 2 (Ocean Steps Central)	292	100	88
Sushi	145	54	32
Coffee	163	47	30

Seating/Occupant Load Restaurants

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Sushi	143	54	32
Coffee	163	47	30

Only Restaurant that Would
Require CUP Review

Interior Restaurant Hours

Venue	Original Proposal	Staff Original Recommendation	Applicant's Proposed Revision
Venue 1 (Bancroft Lobby)	11:00 PM Closing	9:00 AM to 11:00 PM	9:00 AM to Midnight
Venue 2 (Ocean Steps Central)	2:00 AM Closing	9:00 AM to 2:00 AM	9:00 AM to 1:00 AM
Sushi / Coffee Bars	No Limits	9:00 AM to 2:00 AM	7:00 AM to Midnight



**Ocean Steps
Central
9:00 AM to
1:00 AM**

**Bancroft
Lobby
9:00 AM to
Midnight**

Coffee Bar
7:00 AM to
Midnight

Sushi Bar
7:00 AM to
Midnight

Outdoor Dining Hours and Ambient Music

Building Element	Original Proposal	Staff Original Recommendation	Applicant's Proposed Revision
<u>All</u> Outdoor Dining	2:00 AM	Close at Midnight	Bancroft Lobby – Midnight All Others – 11:00 PM
Restaurant <u>Exterior Ambient</u> Music	2:00 AM	Ends at 11:00 PM	One Hour Before Relevant Closing (10:00 or 11:00 PM)



Office Space Breakdown

2nd Floor Tenants	3 Standalone Office Spaces
Office Suites (Will Vary Based on Market Demand)	26 Equity Member Offices 18 Support Staff Offices 22 Member Offices
Exterior Meeting Room / Cabanas	18 – Third Floor 10 – Bancroft Roof

Occupant Load Office Amenity Areas

Facility	Occupant Load
Second Floor Terrace	13
Interior Third Floor Lounge and Rooftop	488 (150 outdoor seats)
Fourth Floor Dining and Bar	80
Bancroft Roof	284

Use of Office Amenities

All roof-top areas, including, but not limited to the roof-top pool, cabanas, meeting spaces, and open air meeting areas shall be part of the office component. The use of, and access to, the roof-top area **shall be limited to the office tenants and their invited guests.** The roof-top area shall not constitute, nor be licensed as a separate commercial establishment.

"Real World" Office Occupancy



7500 NE 4th Court
Studio 103
Miami, FL 33138

2026

PROJECT NUMBER

PROJECT:
BANCROFT
EXECUTIVE
OFFICE SUITES

1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

PROPOSED
LEVEL 3

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).

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CHECK: JMcG
DATE: 1/25/2021
SHEET NUMBER

A2.04

"Real World" Office Occupancy



STUDIO
McG
ARCHITECTURE

7500 NE 4th Court
Studio 103
Miami, FL 33138

2026

PROJECT NUMBER

PROJECT:
**BANCROFT
EXECUTIVE
OFFICE SUITES**

1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

PROPOSED
LEVEL 3

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).

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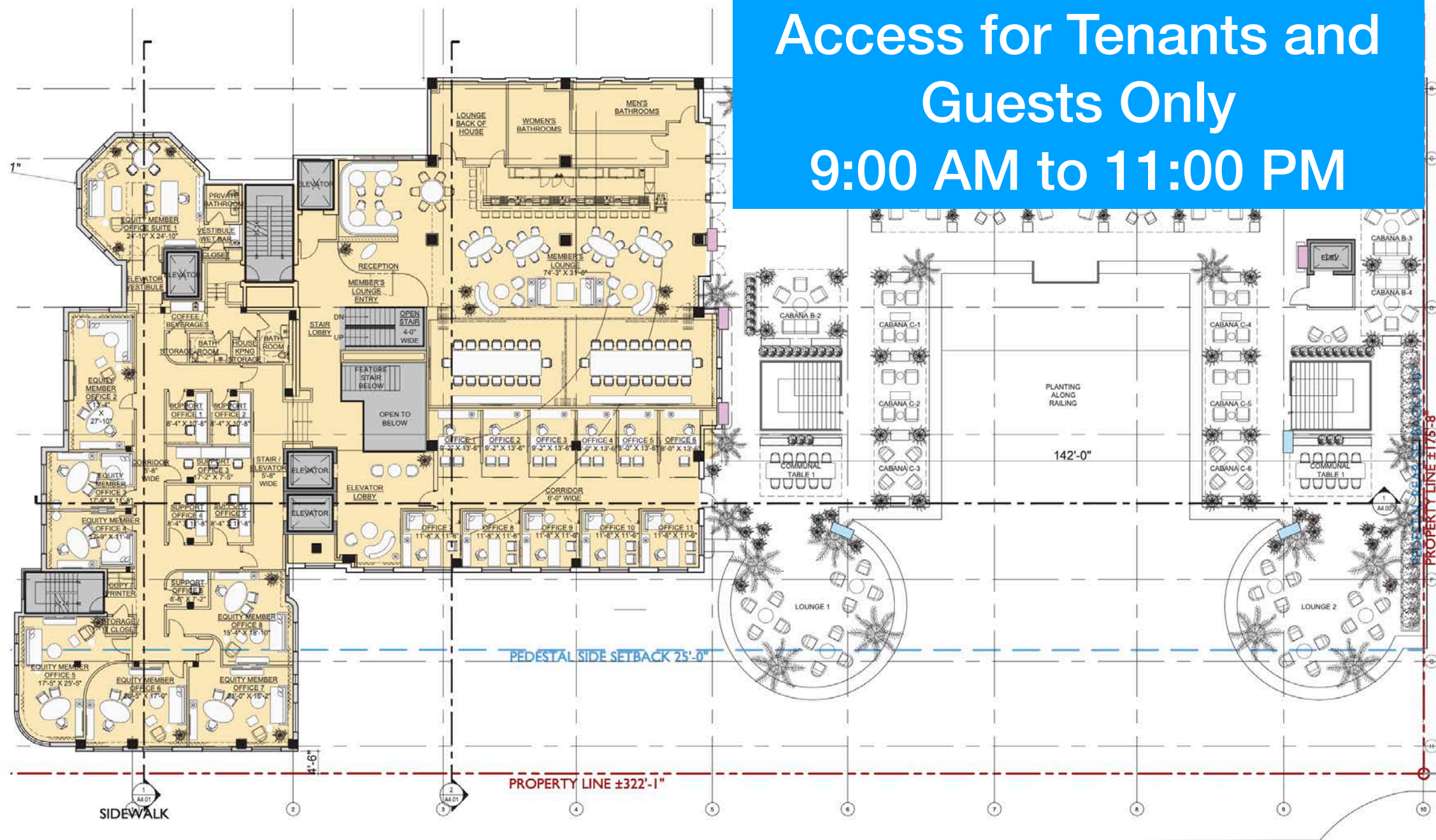
CHECK: JMcG

DATE: 1/25/2021

SHEET NUMBER

A2.04

A2.04



Office Terraces Operational Limits

Building Element	Original Proposal	Staff Original Recommendation	Applicant's Proposed Revision
Office Rooftop Terrace Access	2:00 AM	Close at 11:00 PM	Bancroft Roof – Midnight Ocean Steps – 11:00 PM
Office Rooftop Food and Beverage	Midnight	Midnight	One Hour Before Relevant Closing
Rooftop Ambient Music	No Limit	Ends at 10:00 PM	One Hour Before Relevant Closing

Ambient Music

- **Centralized System for Entire Building.**
- **Password Protected.**
- **No Outside Sound System or Equipment.**
- **Speaker Size Limited to 8".**
- **Oriented to Minimize Propagation Off Property.**

Joaquin Vargas, PE

Traffic and Valet Analysis

Traf Tech
ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Transportation Engineer

Education

Master of Science in Civil Engineering (Transportation Engineering) – Georgia Institute of Technology, 1987
Bachelor of Science in Civil Engineering – Santo Domingo Institute of Technology (INTEC), 1986

Registration

Professional Engineer – Florida (PE# 44174), 1991
Professional Traffic Operations Engineer (PTOE# 1262), 2003

Private Sector Experience

Joaquin Vargas is an accomplished transportation engineer specializing in traffic engineering, parking studies, traffic impact studies, access, internal-site circulation and queuing, traffic concurrency, Development of Regional Impacts, and signal warrant studies. He has conducted over 1,000 traffic studies in Southeast Florida. His studies have been reviewed and approved by the Florida Department of Transportation (FDOT), numerous municipalities, counties, and other consulting firms acting as consultants to public agencies.

Florida Department of Transportation (FDOT) Experience

Between 1996 and 2006, Mr. Vargas served as traffic operations and safety consultant to the Florida Department of Transportation (FDOT). During this period, he conducted over 200 traffic engineering assignments for the FDOT, including the Florida Keys Hurricane Evacuation Study completed in 2001. Mr. Vargas has also presented at the FDOT's scoping committee, attended meetings, city commission meetings, and public workshops on behalf of the FDOT. Furthermore, he conducted over 100 fatal crash studies throughout Miami-Dade and Monroe Counties.

Municipal Experience

Mr. Vargas has served as traffic consultant to the cities of Coral Springs, Sunrise, Tamarac, Miramar, Pembroke Pines, Oakland Park, Miami, North Miami Beach, Miami Beach, Homestead, Surfside, Miramar, Lauderdale-By-The-Sea, Pompano Beach, Hollywood, Key West, Ocala, and Destin. He has reviewed hundreds of traffic studies and site plans on behalf of municipalities.

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 582-0988 Fax: (954) 582-0989

Valet System

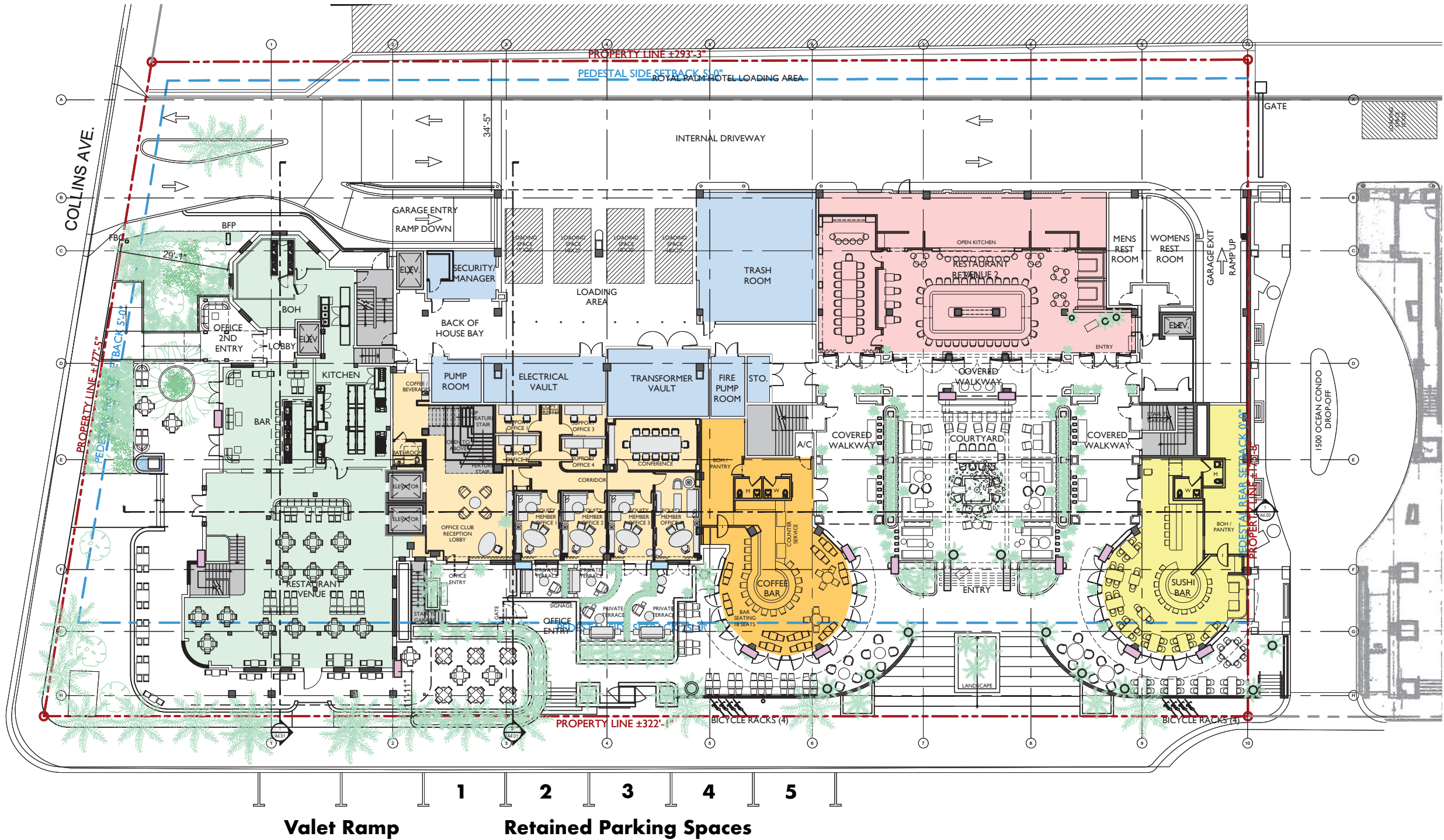
- 1. Re-Introduction of 2-Space
Ramp on 15th Street**
- 2. Valet Ramp in Garage**

PROJECT:
**BANCROFT
EXECUTIVE
OFFICE SUITES**

1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

PROPOSED
LEVEL I



PROPOSED LEVEL I FLOOR 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).

JENNIFER McCONNEY FLORIDA LIC# AR93044

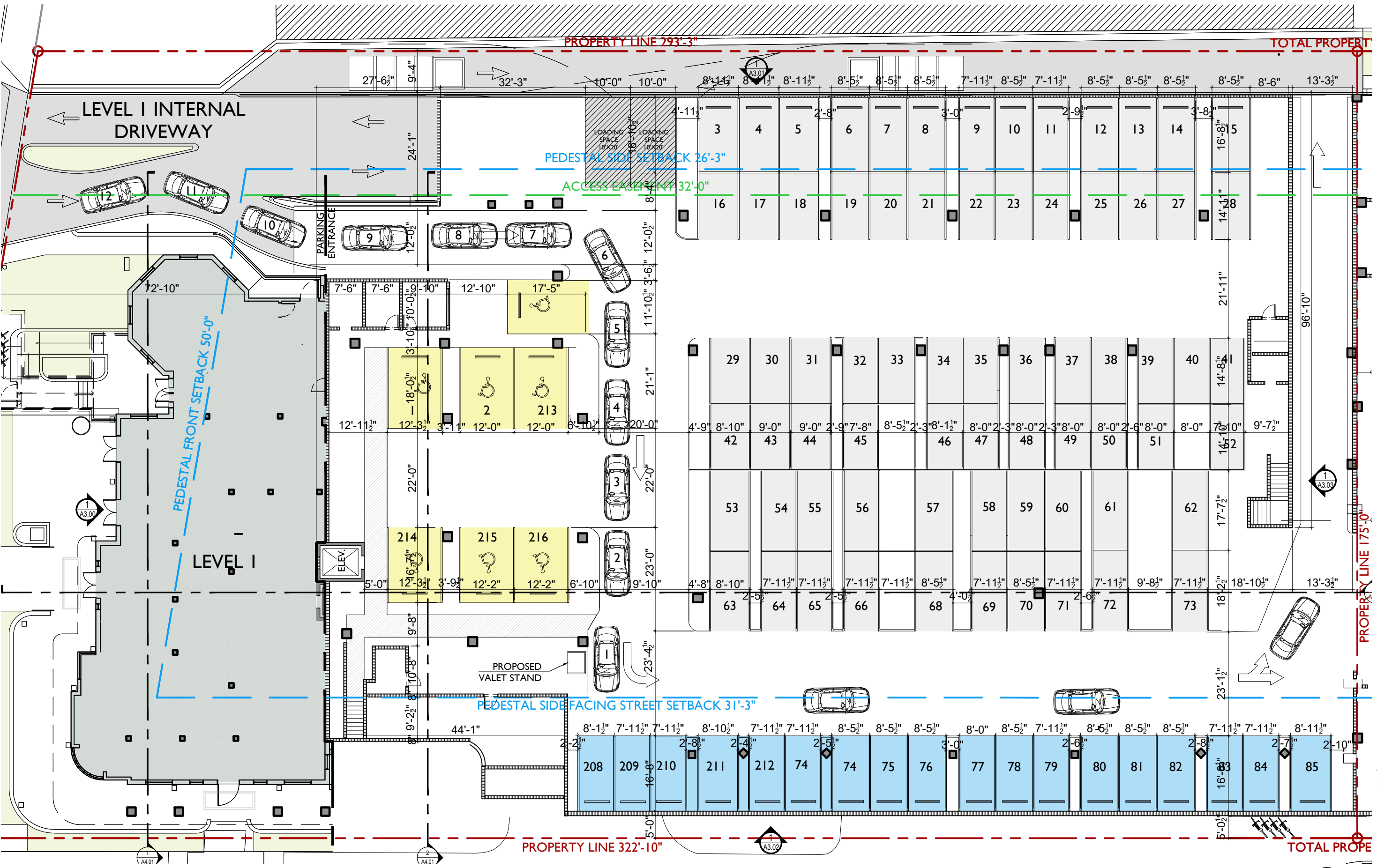
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SCALE: 1"=30'-0"

CHECK: JMcG

DATE: 1/25/2021

SHEET NUMBER



- VALET PARKING
- SELF PARKING / LOADING ZONE
- HANDICAP PARKING

PROPOSED WEST GARAGE LEVEL FLOOR PLAN	
TOTAL NUMBER OF PARKING SPACES	
TOTAL :	216 SPACES



Trash and Loading

- Deliveries and pick-ups, including trash, garbage, and recycling pick-ups may only occur between **9:00 AM and 4:00 PM, each day.**
- No loading or unloading of vehicles engaged in deliveries and/or pick-ups, including trash, garbage, and recycling pick-ups shall be conducted from 15th Street or Collins Avenue or other public rights of way.
- The Applicant shall assign a dock master to manage all delivery and pick-up operations to reduce potential conflicts with pedestrians on the east Collins Avenue crosswalk where it intersects the shared driveway, and ensure that blocking of the shared driveway for the passage of vehicles does not occur at any time.

Joint Accessway – ORB 18170 Page 1156

PTL TEL LOADING AREA



7500 NE 4th Court
Studio 102
Miami, FL 33138

2026

PROJECT NUMBER

allen
saunders
design

PROJECT:
BANCROFT
EXECUTIVE
OFFICE SUITES

1501 COLLINS AVE
MIAMI BEACH , FL 33139

DRAWING:

TRASH TRUCK OPERATION PLAN

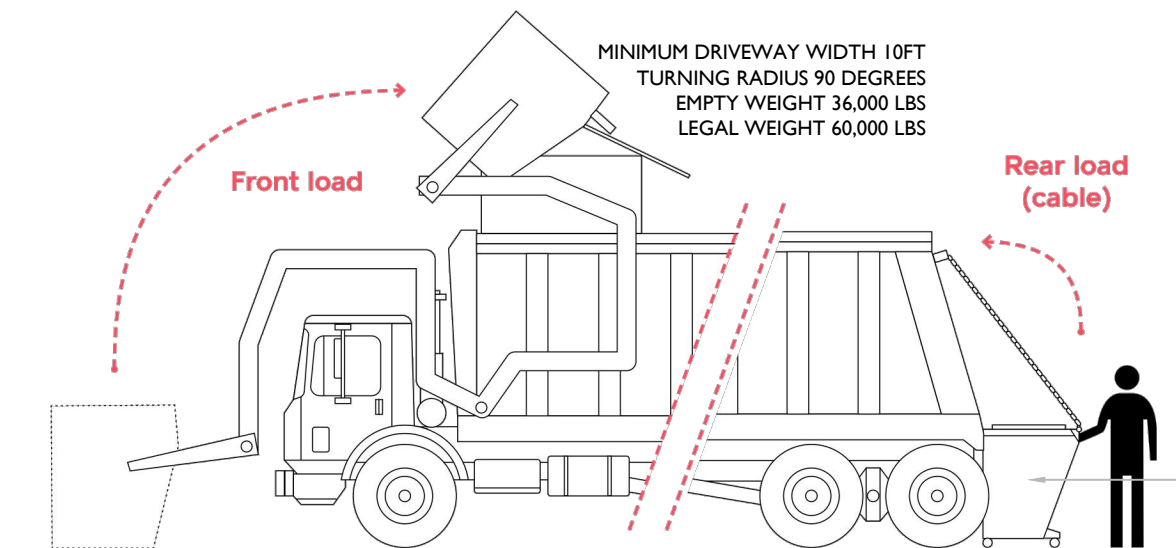
SITE PLAN 1/16"=1'-0"



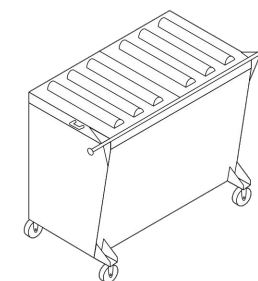
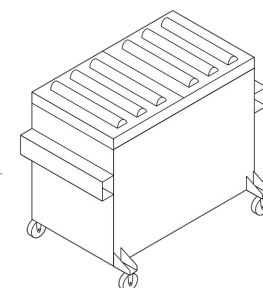
MINIMUM DRIVEWAY WIDTH 10FT
TURNING RADIUS 90 DEGREES
EMPTY WEIGHT 36,000 LBS
LEGAL WEIGHT 60,000 LBS

Front load

**Rear load
(cable)**



TRASH TRUCK WITH DOUBLE LOAD CAPACITY FOR
1-8 CUBIC YARDS CONTAINERS



- 1-8 CUBIC YARD CONTAINERS
- USED FOR STORAGE AND SET OUT
- CONTAINERS ARE ON WHEELS
- VARIETY OF SIZES

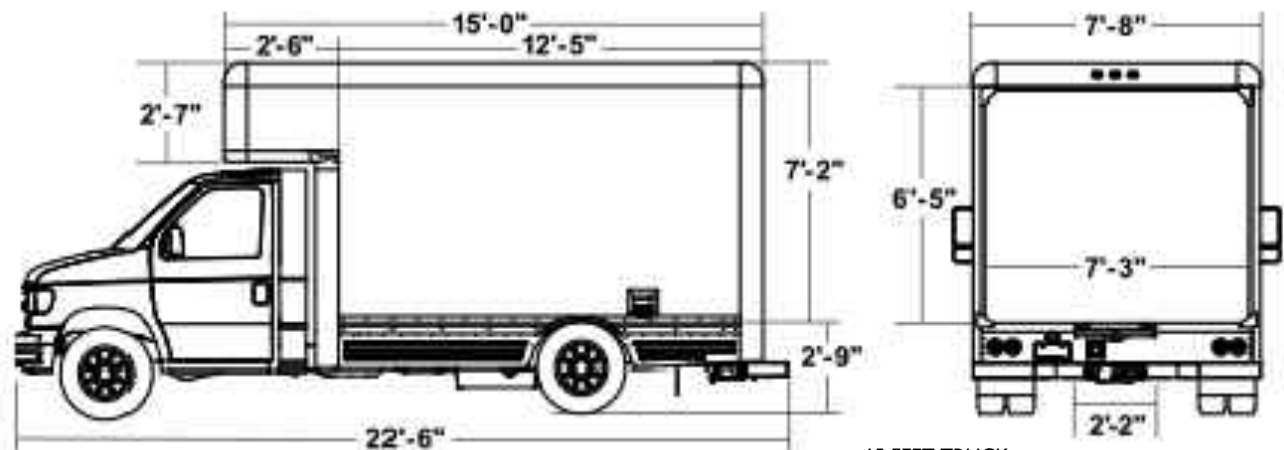
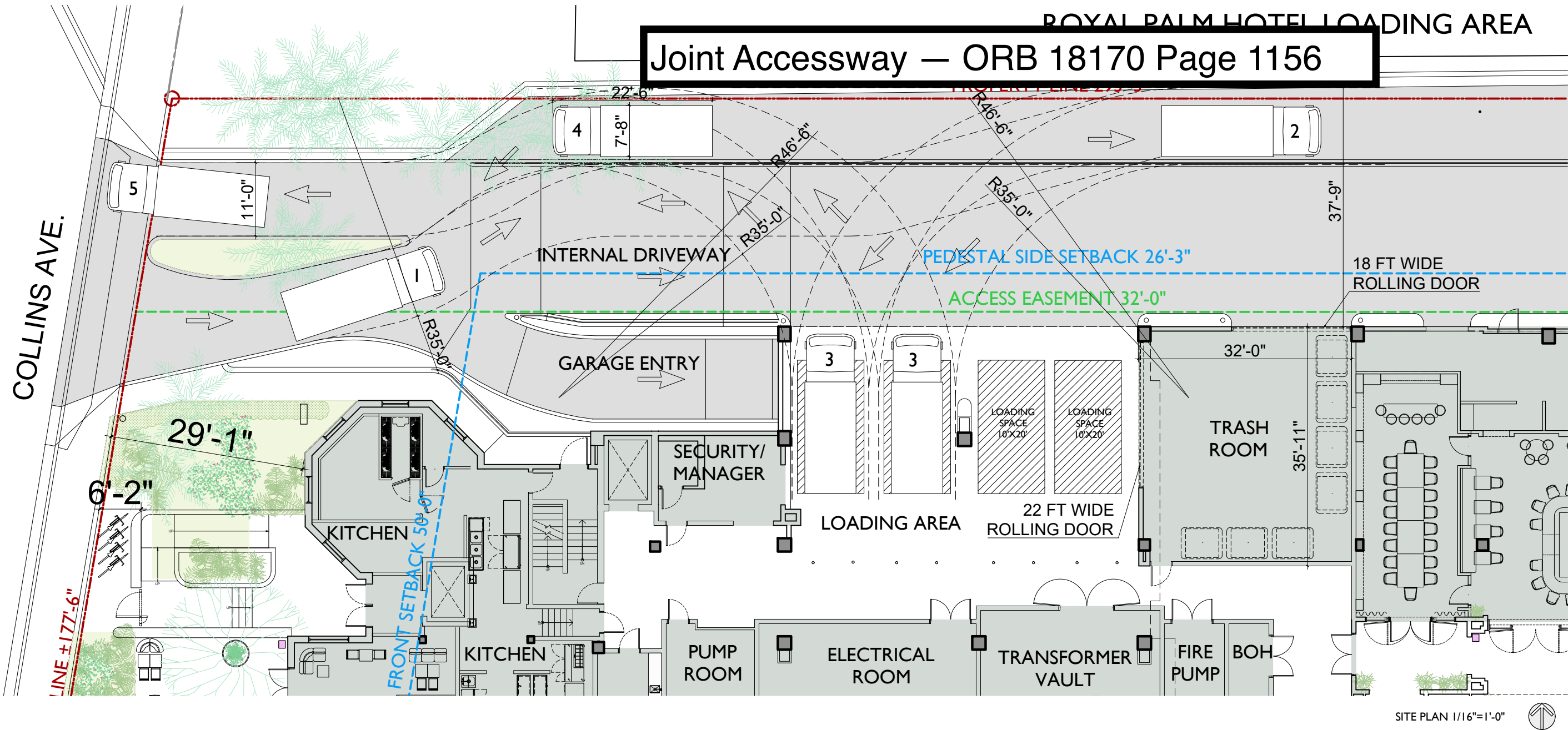
JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:	1/16"=1'-0"
CHECK:	JMcG
DATE:	3/8/2021

HEET NUMBER

A2.00A



15 FEET TRUCK

- DIMENSIONS 15' X 7'8" X 7'2"
- DECK HEIGHT: 2'9" LENGTH: 12'5"
- DOOR OPENING: 7'3" X 6'5" (WXH)
- LOADING RAMP WIDTH: 2'2"

Special Events

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.

New Proposed Limit — Special Events

Within 10 business days of the filing of any special event application seeking to utilize the open areas of the Ocean Steps building or the Bancroft ground floor terrace area along 15th Street, the applicant shall hand-deliver to the property manager of the **Drake Condominium, the Il Villaggio Condominium, and the 1500 Ocean Drive Condominium** a complete set of copies of the application and all attachments and exhibits in the same form and to the same extent as filed with the City.

No special event permit application utilizing the open areas of the Ocean Steps building or the Bancroft ground floor terrace area **shall request an exemption under City Code Sec. 12-5(8) from Chapter 46 of the City Code. . . .**

