

**BANCROFT
EXECUTIVE OFFICE SUITES
BUILDING RESTORATION**

Miami Beach, Florida

**HISTORIC PRESERVATION BOARD
RESUBMISSION
Final Submission
APRIL 11TH 2022**

SCOPE OF WORK

- 1. 3RD FLOOR EAST FACADE. REMOVAL OF EYEBROW AND REPLACEMENT OF WINDOWS TO DOORS
- 2. 1996 OCTAGONAL TOWER MODIFICATION. RAISE TOWER 3 FEET IN HEIGHT.
- 3. UPPER ROOF RAILING HEIGHT MODIFICATION. ADD ONE COURSE OF CMU BLOCKS AND CABLE RAIL.
- 4. NEW AWNINGS ON THE SOUTHWEST CORNER OF GROUND FLOOR
- 5. ADDITION OF EXTERIOR FIRE EGRESS STAIR FROM UPPER ROOF TO LOWER ROOF
- 6. ADDITION OF HEDGE ALONG COLLINS AVENUE
- 7. MODIFICATIONS TO SOUTH FACADE OF BANCROFT ROOF TO ALLOW FOR OPENINGS
- 8. ADDITION OF BAR TO HISTORIC LOBBY
- 9. ADDITION OF GLASS BLOCK TO PORTION OF EAST FACADE AT 3RD LEVEL



AREA 1501 COLLINS AVENUE:

53,915 SQ.FT. (1.238 ACRES)

AREA 1500 COLLINS AVENUE:

51,428 sq.ft. 1.181 Acres

LEGEND AND ABBREVIATIONS											
	CONCRETE POLE		HANDICAP PAINT MARK		ELECTRIC BOX		COMMUNICATION MANHOLE		SQUARE COLUMN		FIRE HYDRANT
	CONCRETE POWER POLE		BABY STROLLER PAINT MARK		COMMUNICATION BOX		BELL SOUTH MANHOLE		ROUND COLUMN		DOUBLE DETECTOR CHECK VALVE
	CONCRETE LIGHT POLE		WATER MANHOLE		CABLE T.V. BOX		UNKNOWN MANHOLE		MAIL BOX		BACK FLOW PREVENTER
	ALUMINUM POLE		SEWER MANHOLE		TRAFFIC CONTROL BOX		CLEANOUT		PROPERTY LINE		CIRCULAR DRAINAGE
	WOOD POLE		PHONE MANHOLE		ARM GATE		SOLLARD		GUARD POST		ACCESS MANHOLE
	WOOD POWER POLE		IRRIGATION MANHOLE		ANCHOR		FLAG POLE		DRAINAGE WELL		SMILE INLET
	TRAFFIC BOX		GREASE TRAP MANHOLE		WATER METER		GAS VALVE		FORCE MAIN VALVE		TRAFFIC SIGNAL POLE
	STREET LIGHT BOX		GAS MANHOLE		IRRIGATION METER		GAS METER		VACUUM BREAKER ASSEMBLY		SURVEILLANCE CAMERA
	PHONE BOX		ELECTRICITY MANHOLE		GAS METER		ELECTRIC METER		SAME CONNECTION		PEDESTRIAN CROSS SIGNAL
	IRRIGATION BOX		DRAINAGE MANHOLE		POST INDICATOR VALVE		SQUARE DRAINAGE		PS INLET		PAVEMENT ASPHALT
							PS INLET		CURB INLET		CONCRETE

AREA PARCEL 1 (COMMERCIAL PARCEL)

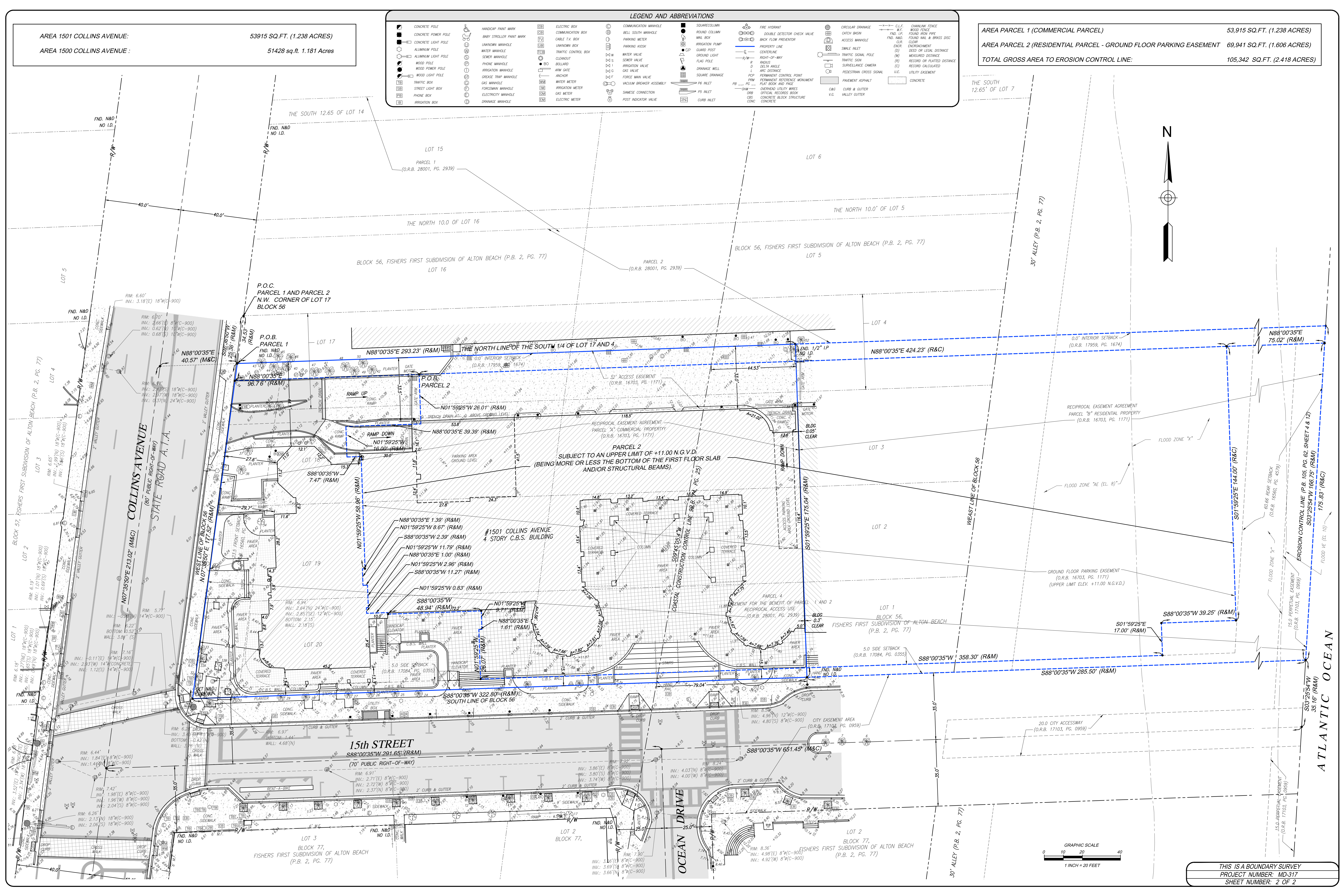
53,915 SQ.FT. (1.238 ACRES)

AREA PARCEL 2 (RESIDENTIAL PARCEL - GROUND FLOOR PARKING EASEMENT

69,941 SQ.FT. (1.606 ACRES)

TOTAL GROSS AREA TO EROSION CONTROL LINE:

105,342 SQ.FT. (2.418 ACRES)



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A1.60	Modification Hedge
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L0.00	Landscape Cover Page + Sheet Index
L0.01	Previously Approved Plan
L1.00	Master Landscape Plan
L1.01	Level 1 Landscape Plan
L1.02	Level 2 Landscape Plan
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L2.01	Existing Tree Chart
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Venue	Area	Requirement	Provided
Food & Beverage Venues	34,617 SF	Over 20,000 but not over 40,000: 4 loading spaces	4 loading spaces
Venue 1	12,496 SF		
Venue 2	5,387 SF		
Venue 3	2,690 SF		
Venue 4	2,453 SF		
Rooftop Office Lounge	11,591 SF		
Office Venues	35,022 SF	Over 10,000 but not over 100,000: 2 loading spaces	2 loading spaces
Bancroft Executive Office Suites	29,514 SF		
Office Tenant #1	1,736 SF		
Office Tenant #2	2,014 SF		
Office Tenant #3	1,758 SF		

BANCROFT OFFICE CLUB PROPSOED SEATING COUNTS & PARKING						
Venue	Description	Occupancy	Area	Description	Seat Count	Parking spaces required
Venue 1	Level 1	231	4,745 SF	interior	194 seats	located in an historic building
	Level 2	101	5,046 SF	interior		
	Exterior Seating	115	2,705 SF	exterior	81 seats	
	Total	448	12,496 SF	Total	275 seats	0
Venue 2	Interior	95	1,701 SF	interior	47 seats	87 / 4 =
	Exterior Seating	68	989 SF	exterior	40 seats	
	Total	163	2,690 SF	Total	87 seats	21.75
Venue 3	Interior	177	3,359 SF	interior	100 seats	188 / 4 =
	Exterior Seating	115	2,028 SF	exterior	88 seats	
	Total	292	5,387 SF	Total	188 seats	47
Venue 4	Interior	96	1,750 SF	interior	54 seats	86 / 4 =
	Exterior Seating	49	703 SF	exterior	32 seats	
	Total	145	2,453 SF	Total	86 seats	21
Bancroft Executive Office Suites		331	29,514 SF	interior		Level 1: 3,208SF/300=10.7; Levels2-4: 26,306SF/400=65.8 (total 76.5). 0 p.s. since located in a historic building
Office Tenant #1		18	1,736 SF	interior		1736sf / 300 = 5.7
Office Tenant #2		21	2,014 SF	interior		2014sf / 300 = 6.7
Office Tenant #3		17	1,758 SF	interior		1758sf / 300 = 5.8
Rooftop Office Lounge		488	11,591 SF	exterior	161 seats	161 / 4 = 40.25
Upper Roof Amenity Deck		284	12,289 SF	exterior	140 seats	0 p.s. since located in an historic building
Total		2,207 occupants	81,928 SF		937 seats	149 p.s.

DATA

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET			
ITEM #	Zoning Information		
1	Address:	1501 Collins avenue, Miami Beach FL 33139	
2	Board and File numbers:	HPB20-0420.	
3	Folio number(s):	0232341 630010 - 0232341 630190	
4	Year constructed:	1939/1996	Zoning District: Mixed Use Entertainment District
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD: 6.43 'NGVD
6	Adjusted grade (Flood+Grade/2)	11.22 'NGVD	±105,342 SF ±2.42 acres
7	Lot Width	175'-0"	Lot Length 578'-5"
8	Minimum Unit Size	N/A	N/A
9	Existing User	Entertainment/Commercial	Proposed Use: Office

		Maximum	Existing	Proposed	Deficiencies
10	Height	150'-0"	45'-6"	53'-6"	
11	Number of Stories	N/A	4/5	4/5	-
12	FAR	2.0	2.83	2.9	Approved non-conforming area
13	FLOOR AREA Square Footage	210,684 SF	297,837 SF	303,022 SF	-
14	Square Footage by use	N/A	see chart	see chart	-
15	Number of Units Residential	N/A	N/A	N/A	-
16	Number of Units Hotel	N/A	N/A	N/A	-
17	Number of Seats	N/A	322	920	-
18	Occupancy Load	N/A	643	950	-

	Setbacks	Required	Existing	Proposed	Deficiencies
	At Grade Parking:				
19	Front Setback facing Collins (West):	N/A	N/A	N/A	-
20	Rear Setback (East):	N/A	N/A	N/A	-
21	Side Setback (North):	N/A	N/A	N/A	-
22	Side Setback 15 Street (South):	N/A	N/A	N/A	-
	Pedestal LEVEL 1				
23	Front Setback facing Collins (West):	50'-0"	29'-1"	29'-1"	Approved non-conforming setback
24	Rear Setback (Ocean):	106'-0"	60'-8"	60'-8"	Approved non-conforming setback
25	Side Setback (North):	26'-3"	34'-5"	34'-5"	-
26	Side Setback 15 Street (South):	31'-3"	4'-6"	4'-6"	Approved non-conforming setback
	Tower				
27	Front Setback (SOUTH):	N/A	N/A	N/A	-
28	Rear Setback (NORTH):	N/A	N/A	N/A	-
29	Side Setback (EAST):	N/A	N/A	N/A	-
30	Side Setback facing Collins Ave (WEST):	N/A	N/A	N/A	-

	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District	I	I	I	-
32	Total # of parking spaces	0	89	225	-
33	# of parking spaces required	0 (Offices located within historic Bancroft Hotel Structure and pursuant to the zoning code, there is no required parking for uses within a historic structure)	89	89	-
34	Parking Space Dimensions	8.5' X 18'	VARIES	VARIES	Approved non-conforming parking
35	Parking Space Configurations (45°,60°,90° Parallel)	90 DEGREE	90 DEGREE	90 DEGREE	-
36	ADA Spaces	0	6	6	-
37	Tandem Spaces	N/A	N/A	N/A	-
38	Drive Aisle Width	22'	22'	22'	-
39	Valet Drop off and pick up	11'	11'	11'	-
40	Loading zones and Trash collection areas	6	4	6	-
41	Bike Racks (15% of required parking)	N/A	N/A	22	-

	Restaurants, Cafes, Bars, Lounges,	Required	Existing	Proposed	Deficiencies
42	Type of use	N/A	HOTEL/COMMERCIAL	OFFICE/COMMERCIAL	-
43	Total # of Seats	N/A	N/A	See Chart	-
44	Total # of Seats per venue	N/A	N/A	See Chart	-
45	Total Occupant Content	N/A	N/A	Please see occupancy chart	-
46	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	Please see occupancy chart	-

47	Is this a contributing building?	YES, ONLY BANCROFT. OCEAN STEPS IS NOT CONTRIBUTING.			
48	Located within a Local Historic District?	YES			

Notes: If not applicable write N/A
All other data information may be required and presented like the above format.
* SEE PARKING REQUIREMENTS (A)



7500 NE 4th Court
Studio 102
Miami, FL 33138

2026

PROJECT NUMBER

ARCHITECT
Gensler
DESIGNER
BEYOND THE WEST
los angeles | california

PROJECT:
**BANCROFT
EXECUTIVE
OFFICE SUITES**

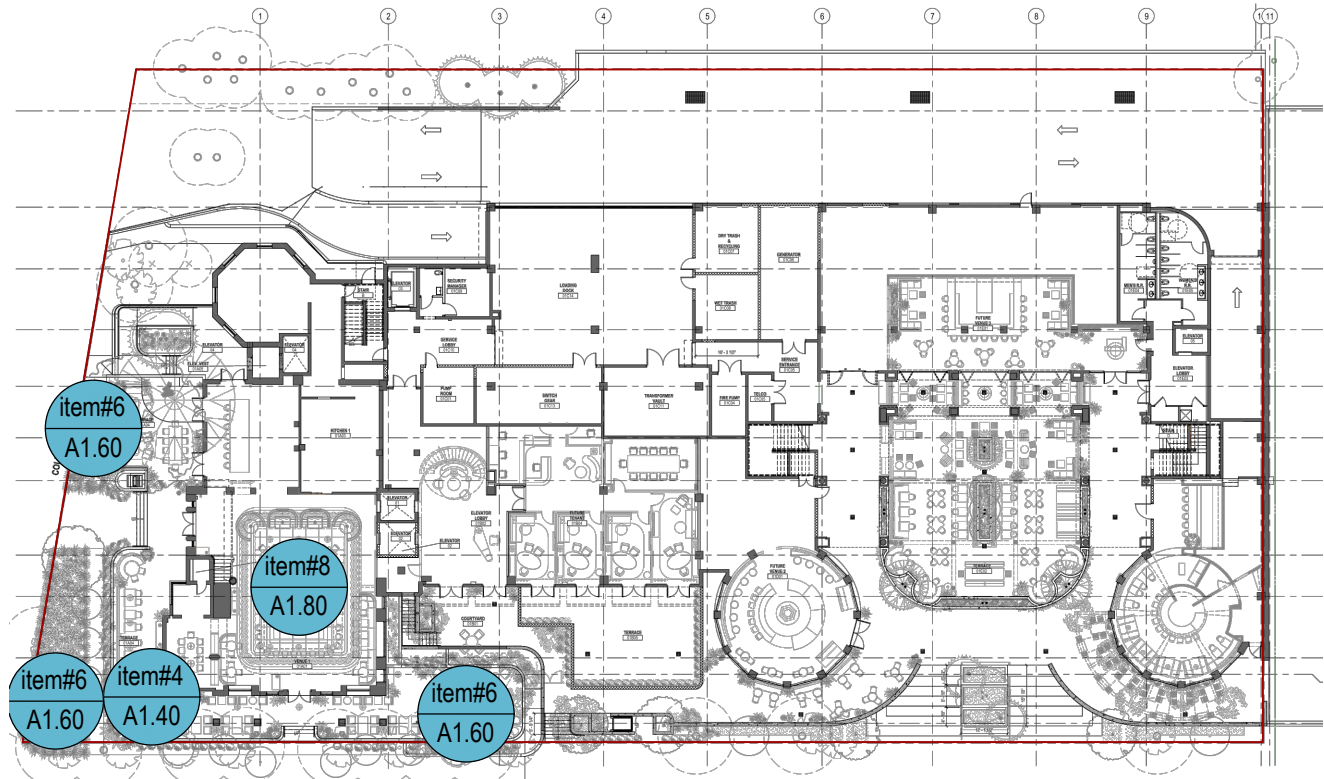
1501 COLLINS AVE
MIAMI BEACH , FL 33139

DRAWING:

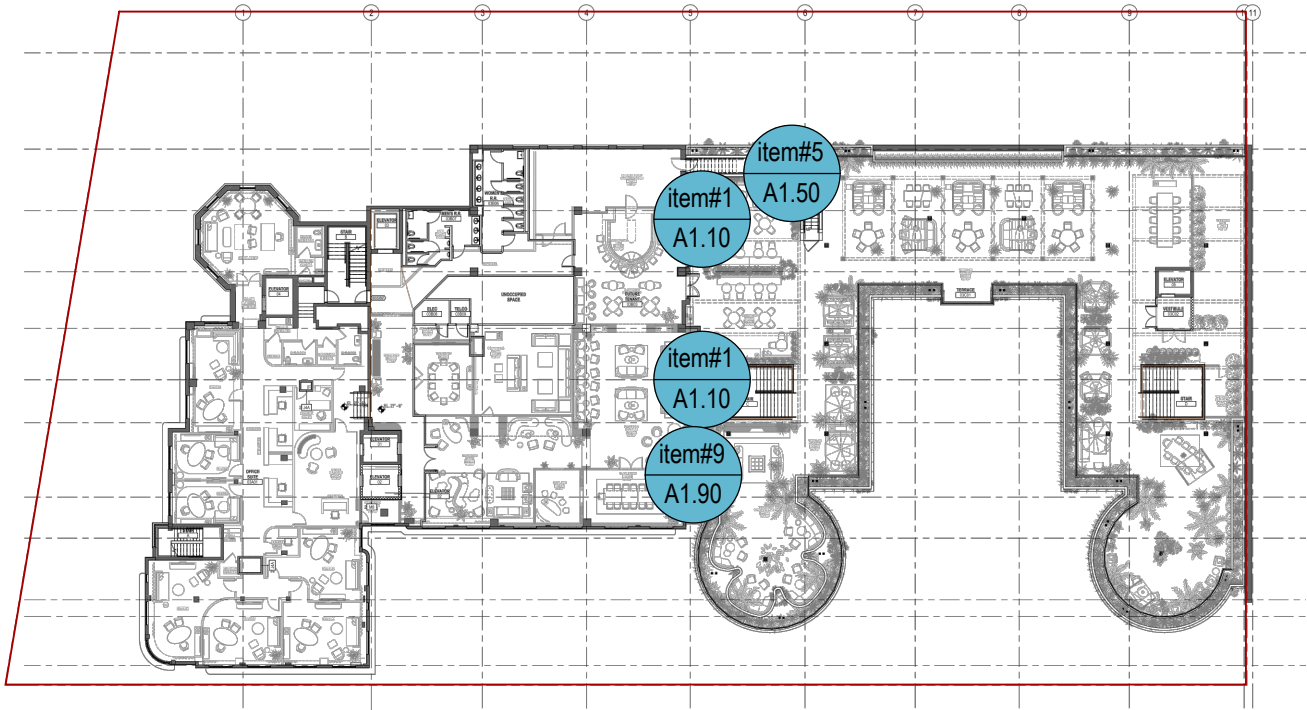
INDEX AND DATA

JENNIFER McCONNERY FLORIDA LIC# AR93044
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CHECK: JMcG
DATE: 4/11/2022
SHEET NUMBER

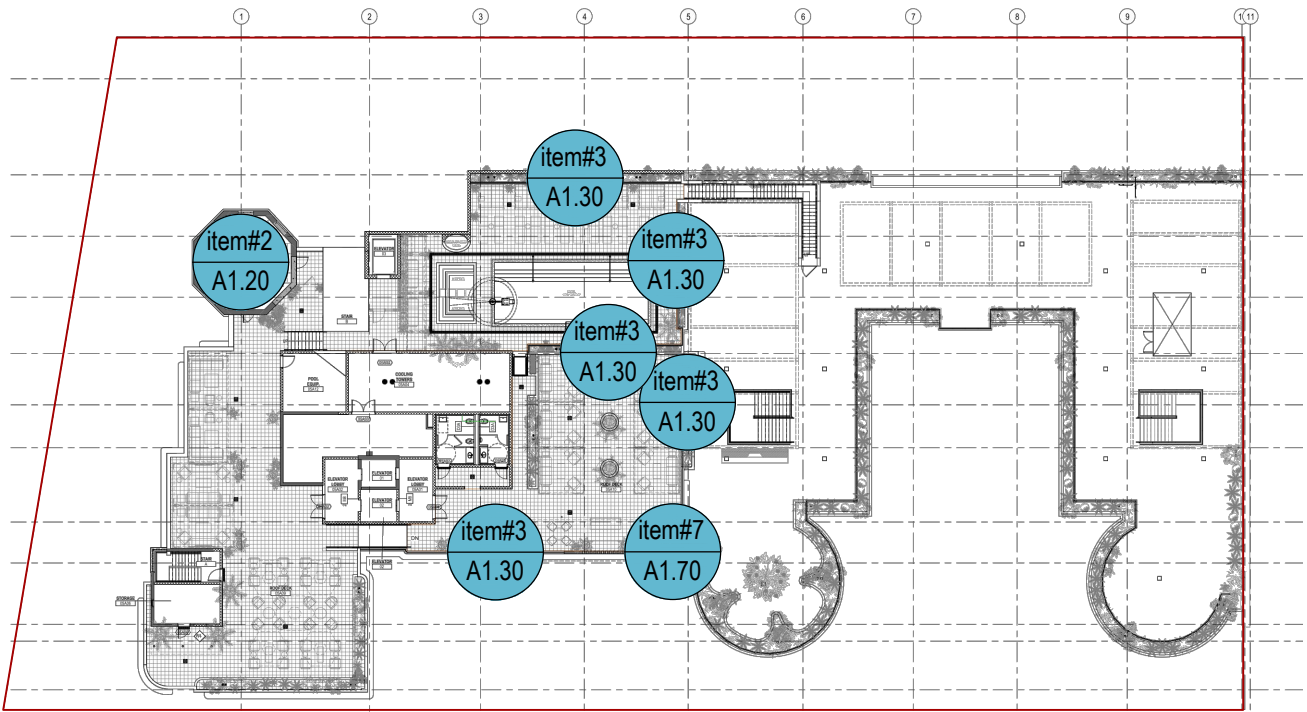
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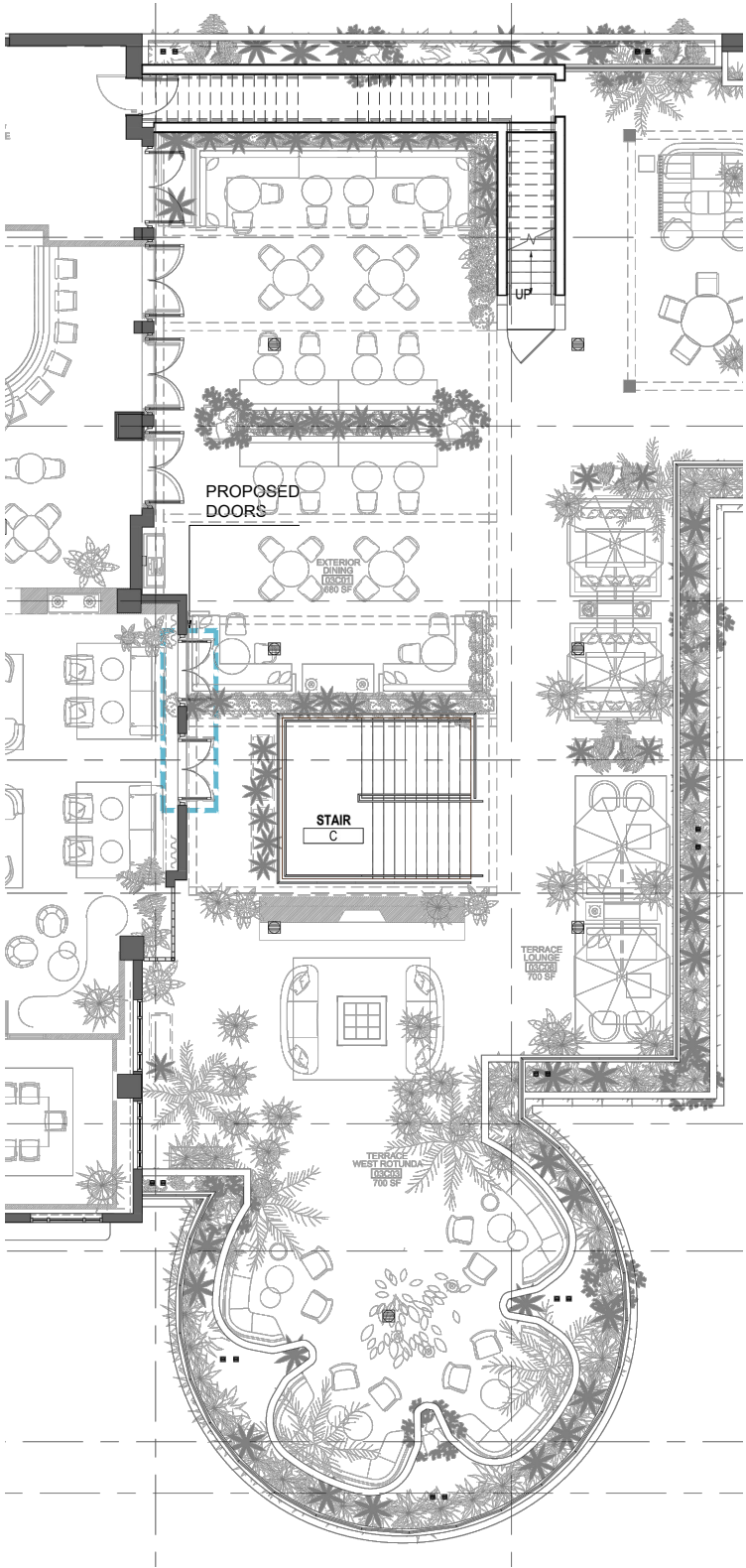
KEY PLAN LEVEL 1



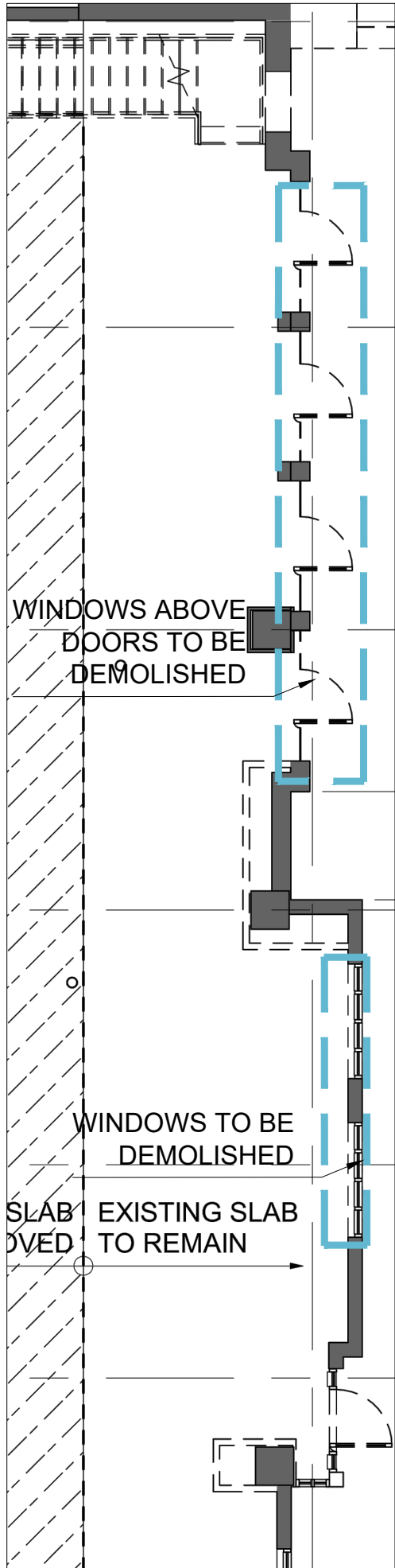
KEY PLAN LEVEL 3
LOWER ROOF



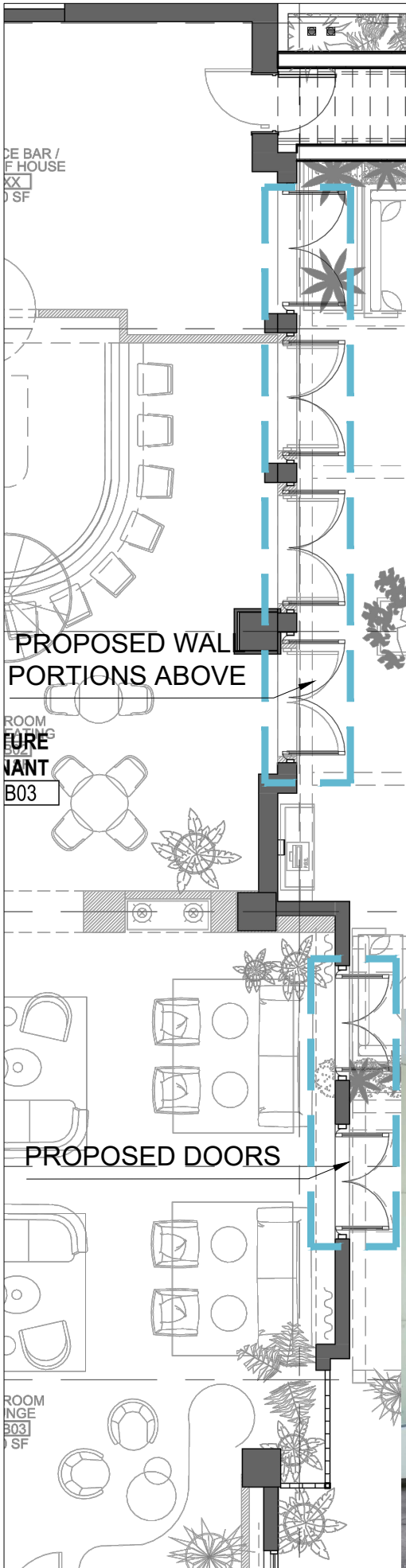
KEY PLAN LEVEL 5
UPPER ROOF



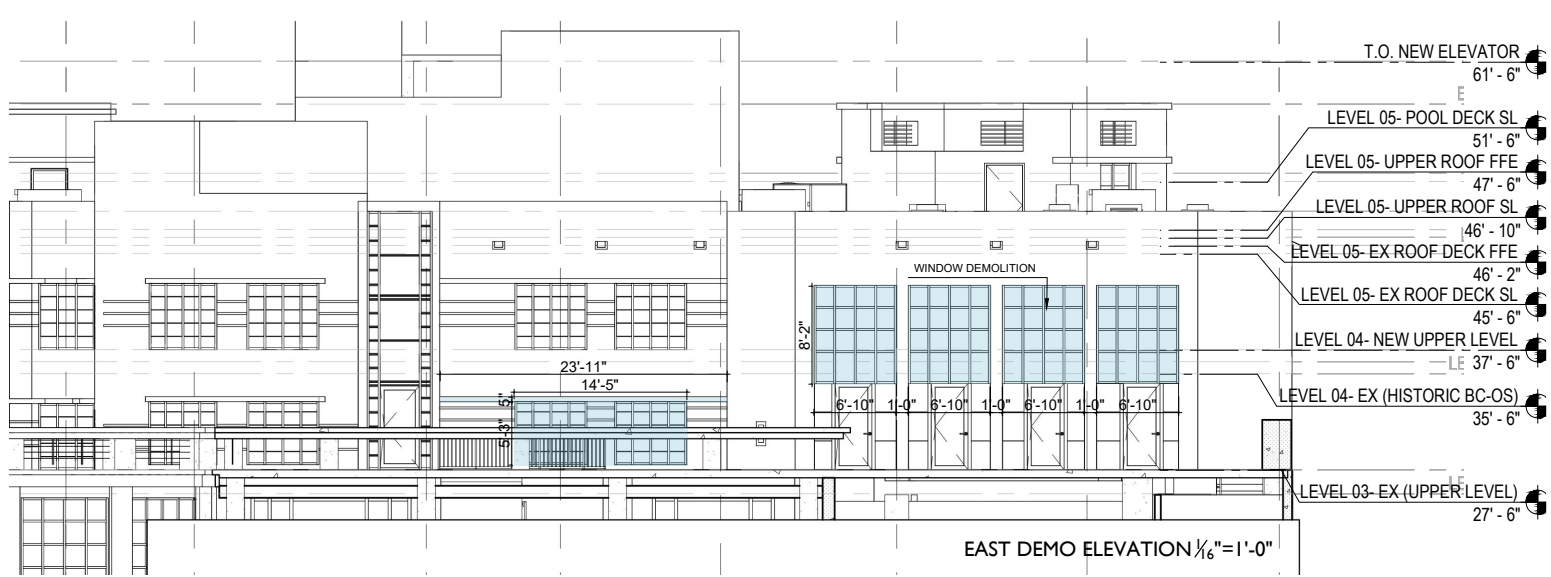
3RD FLOOR EAST FACADE. REMOVAL OF EYEBROW AND
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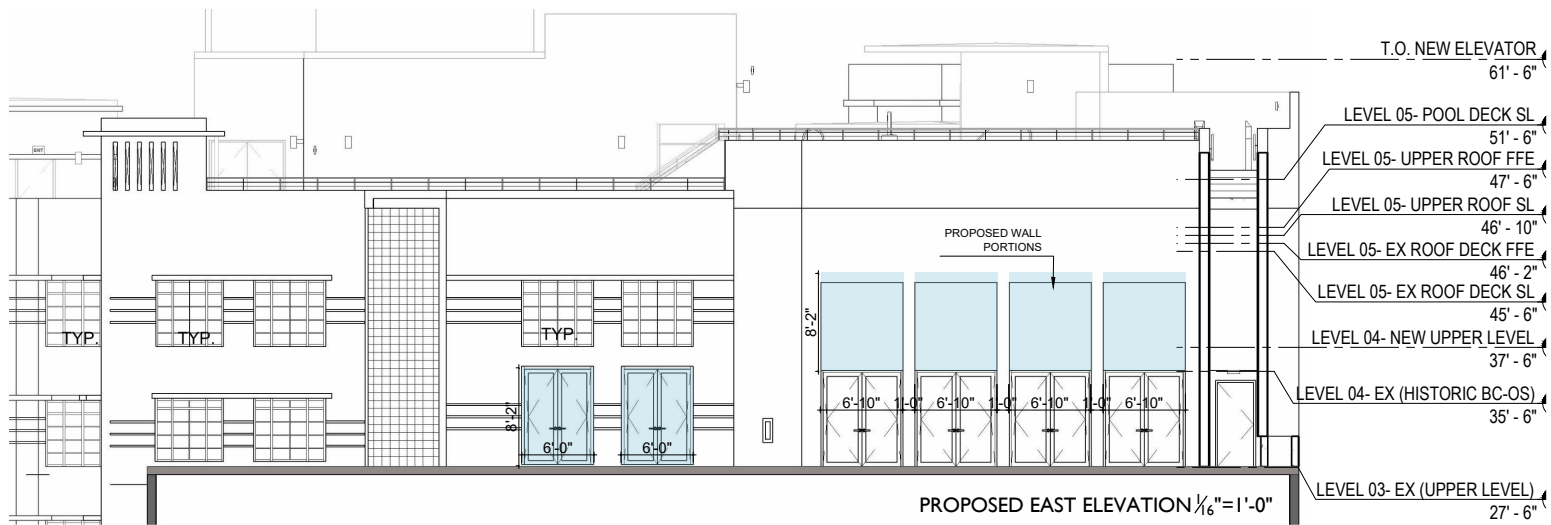
LEVEL 3 DEMO PLAN 1/8"=1'-0"



PROPOSED LEVEL 3 PLAN 1/8"=1'-0"



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

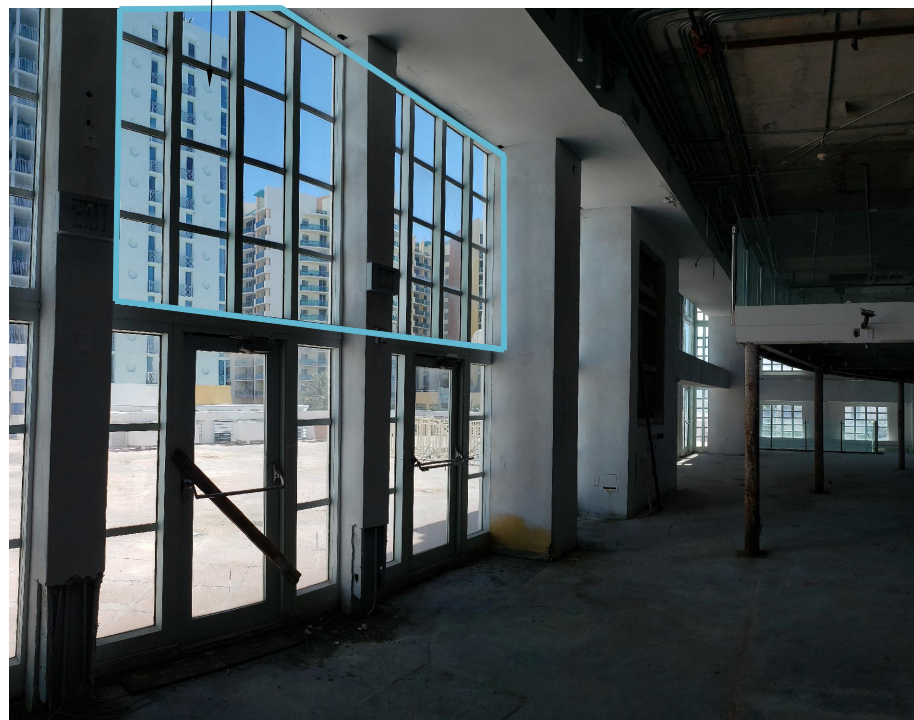


PROPOSED EAST ELEVATION 1/8"=1'-0"

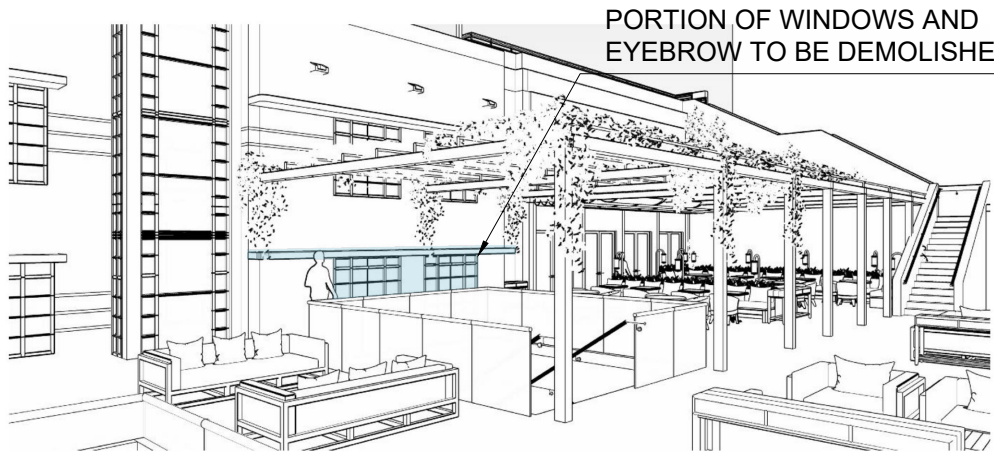
PORTION OF WINDOWS TO BE DEMOLISHED



PHOTOS OF LEVEL 3 TERRACE EXISTING CONDITIONS



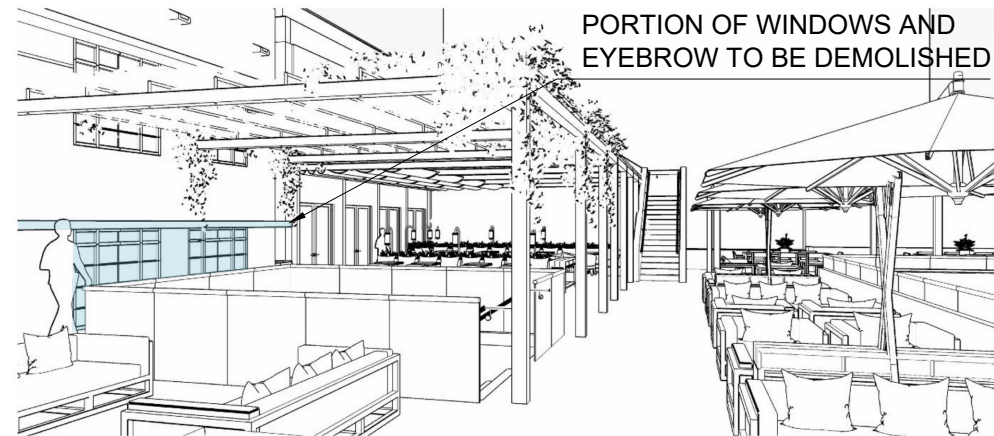
LEVEL 3 EXISTING WINDOWS



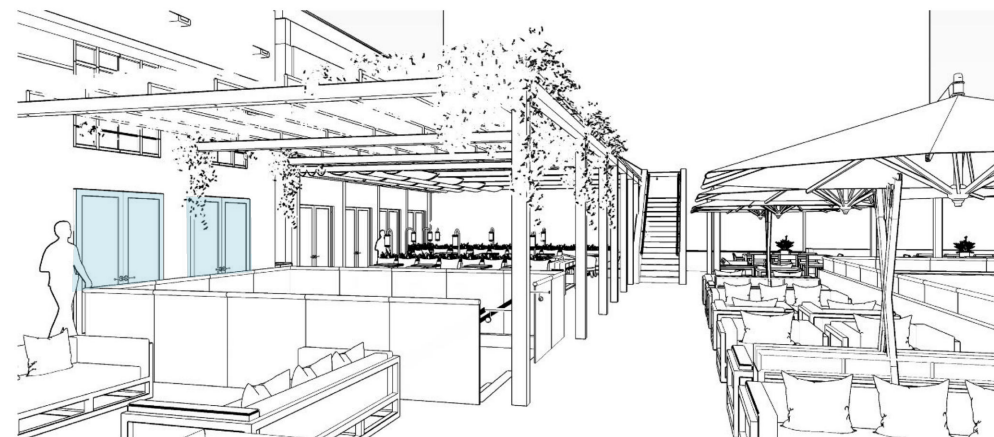
Proposed Stair + Trellis at Terrace w/ Existing Historic Windows



Proposed Stair + Trellis at Terrace w/ New Doors



Proposed Stair + Trellis at Terrace w/ Existing Historic Windows



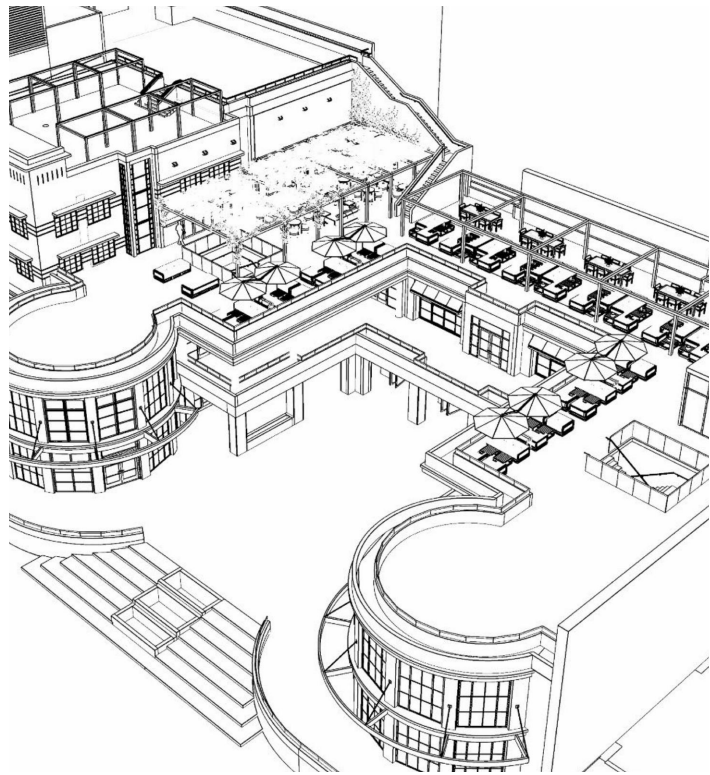
Proposed Stair + Trellis at Terrace w/ New Doors

PORTION OF WINDOWS AND
EYEBROW TO BE DEMOLISHED

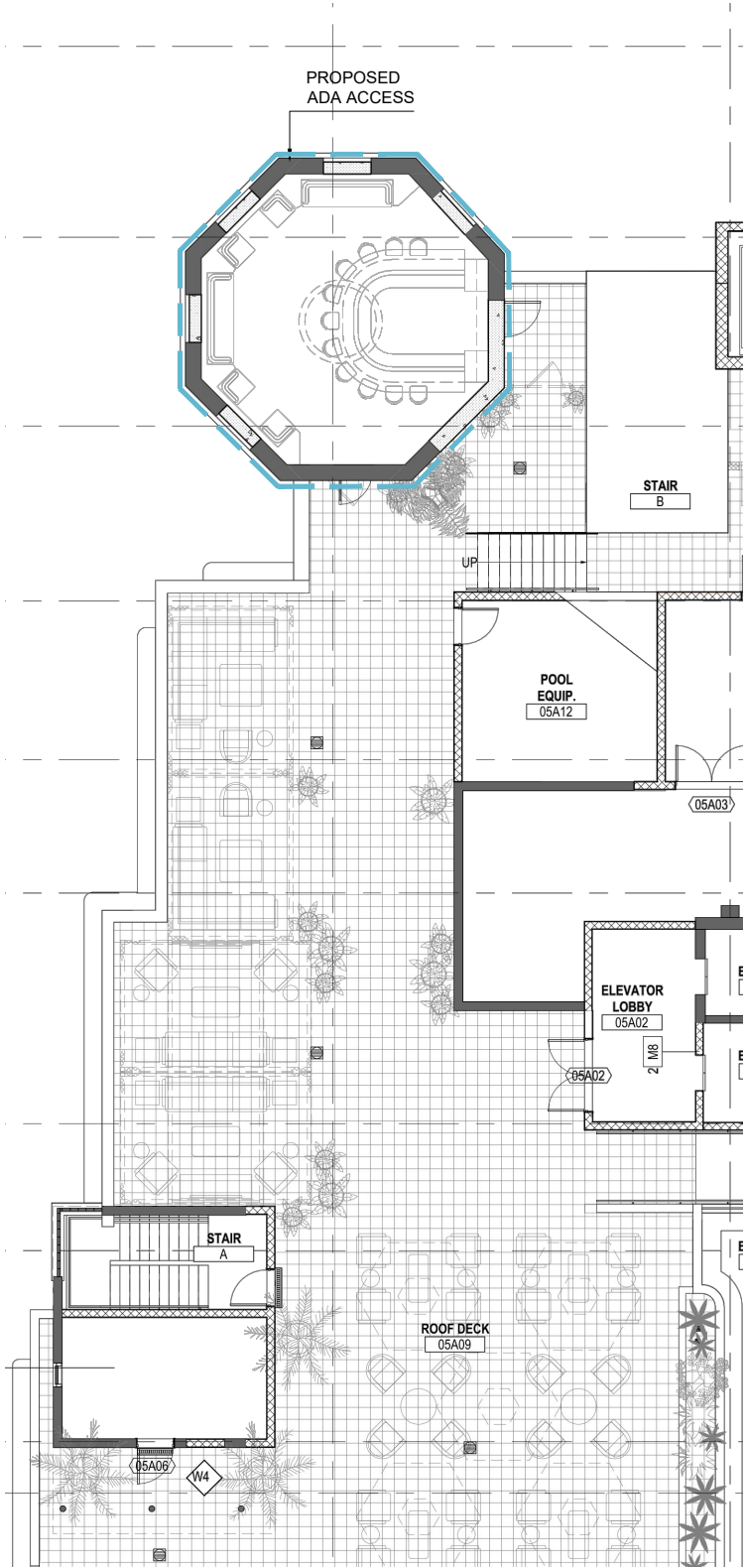
PORTION OF WINDOWS AND
EYEBROW TO BE DEMOLISHED



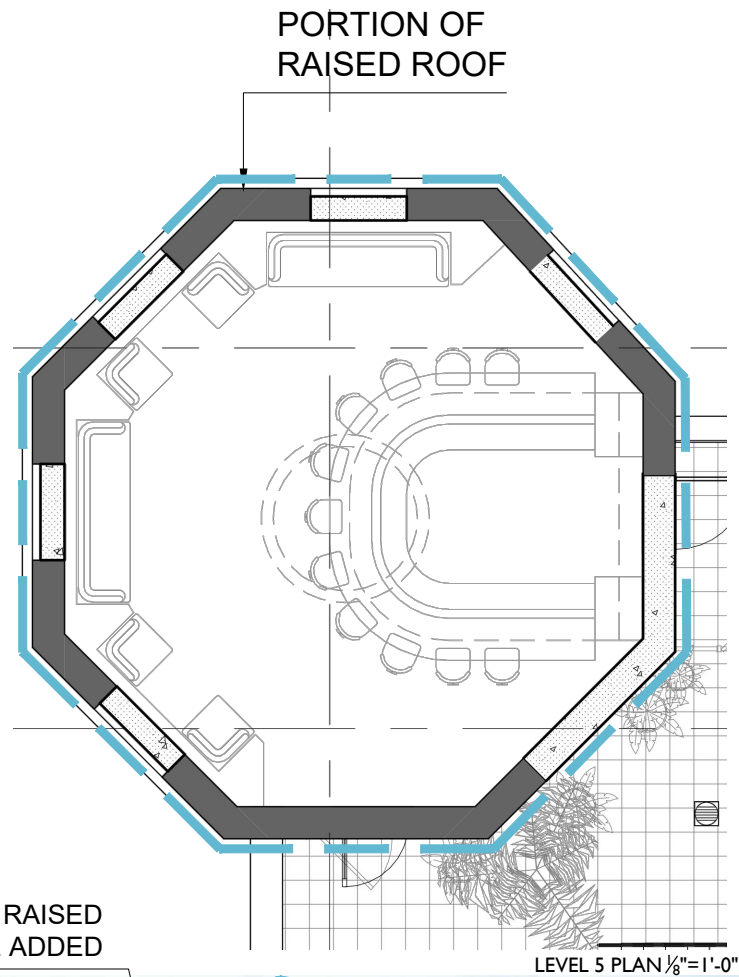
PHOTOS OF LEVEL 3 TERRACE EXISTING CONDITIONS



ISOMETRIC VIEW OF PROPOSED CONDITIONS FACING NW AT
TERRACE AND STAIR



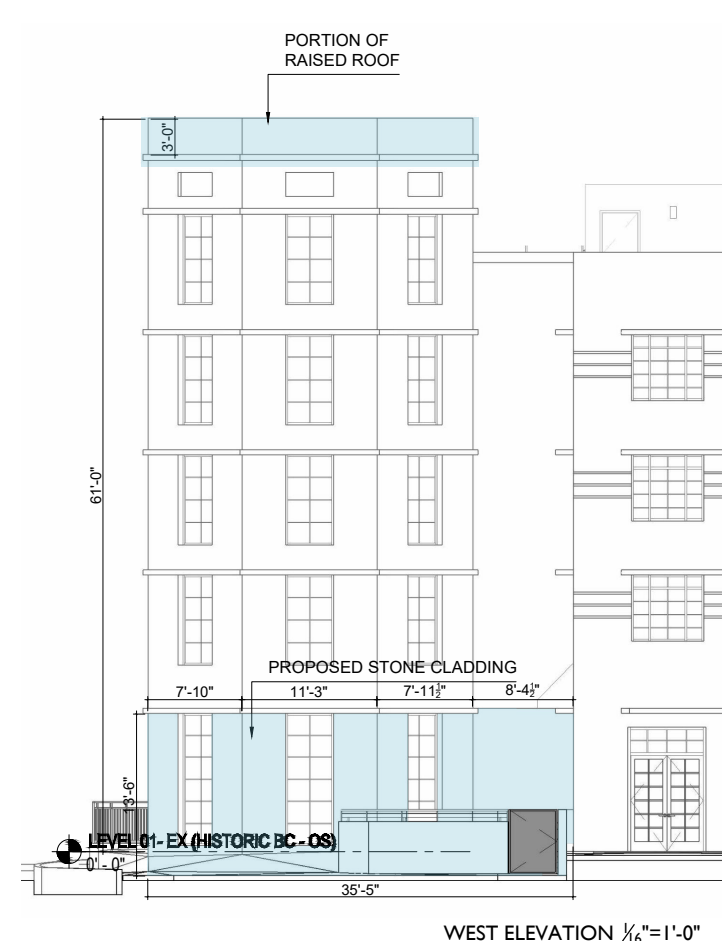
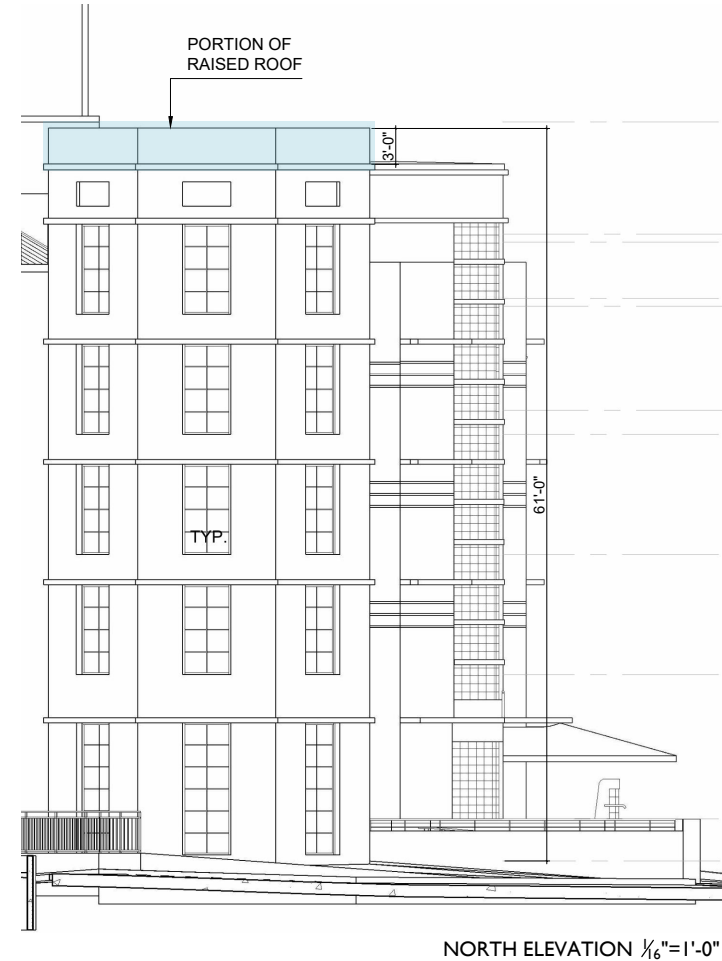
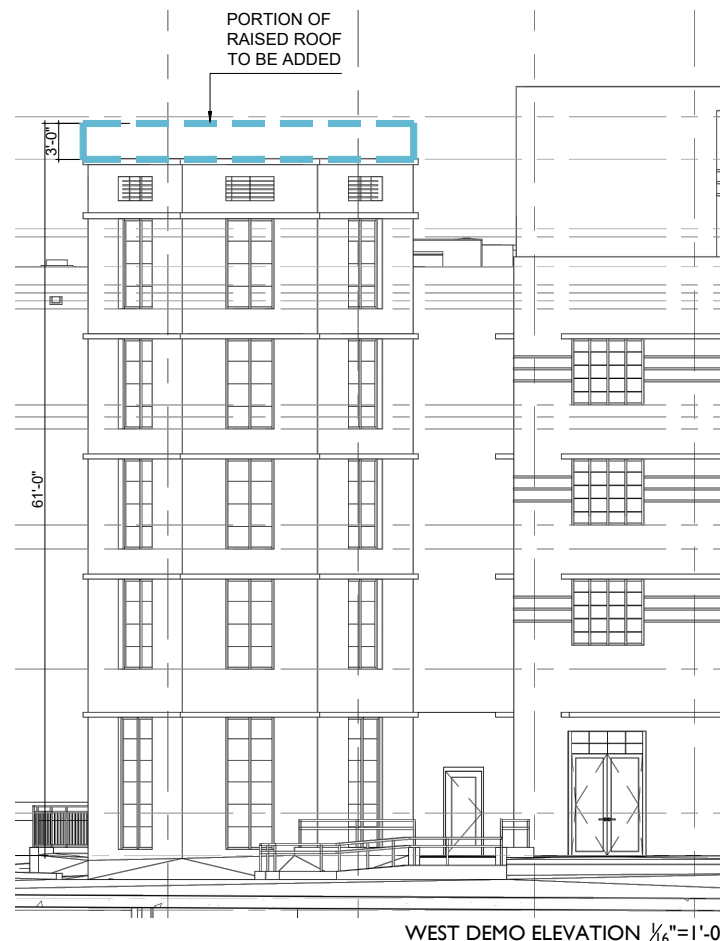
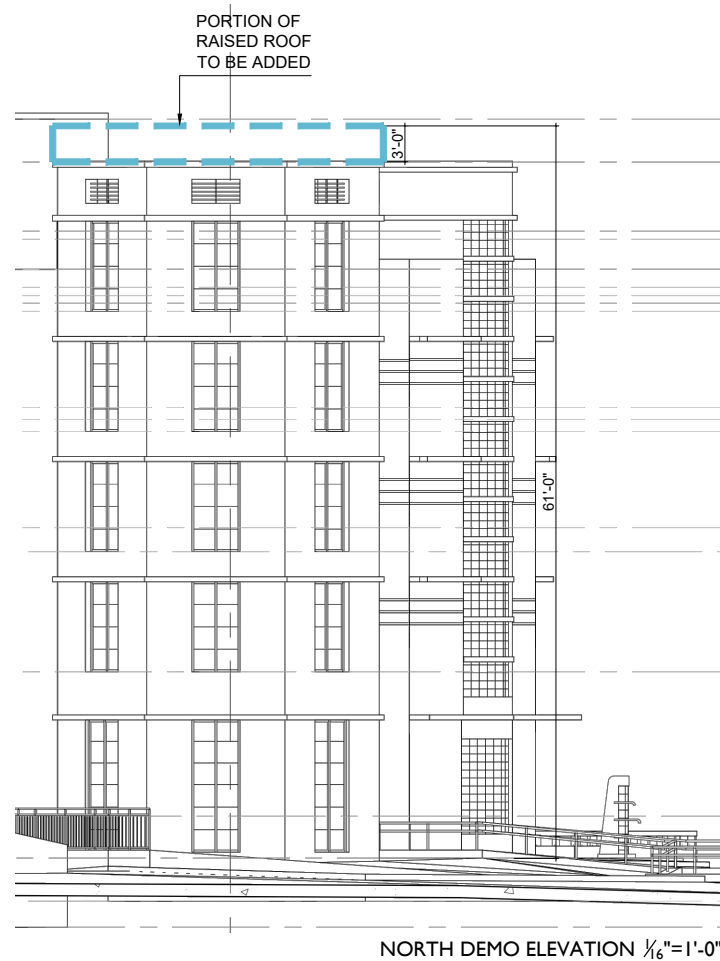
1996 OCTAGONAL TOWER MODIFICATION. RAISE TOWER 3 FEET IN HEIGHT.



PORTION OF RAISED ROOF TO BE ADDED



WEST ELEVATION PHOTO



OCTAGONAL
TOWER RAISED
ROOF

