

***Reference Only - Previously Approved Plans**



**BANCROFT
EXECUTIVE OFFICE
SUITES**
BUILDING RESTORATION

Miami Beach, Florida
PLANNING BOARD
Final Submission
January 25th, 2021

Scope of Work

- Restoration of the historic Bancroft and change of use from a Restaurant and Nightclub venue to an office building with Accessory Restaurants
- Approval of Neighborhood Impact Establishment with no entertainment

JENNIFER MCCONNEY FLORIDA LIC# AR93044
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SCALE:
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DATE: 1/25/2021
SHEET NUMBER

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DATA

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITE M #	Zoning Information		
1	Address:	1501 Collins avenue, Miami Beach FL 33139	
2	Board and File numbers:	HPB20-0420.	
3	Folio number(s):	0232341630010 - 0232341630190	
4	Year constructed:	1939/1996	Zoning District: Mixed Use Entertainment District
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD: 4.25' NGVD
6	Adjusted grade (Flood+Grade/2)	7.75	Lot Area: 53,950 SF 1.239 acres
7	Lot Width	175'-8"	322'-0"
8	Minimum Unit Size	N/A	N/A
9	Existing User	Entertainment/Commercial	Proposed Use: Office



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:

INDEX AND
DATA

JENNIFER McCONNERY FLORIDA LIC# AR93044
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SCALE: 3/32"=1'-0"
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A0.01

LOADING CALCULATIONS

Venue	Area	Requirement	Provided
Food & Beverage		Over 20,000 but not over	
Venues	34,617 SF	40,000: 4 loading spaces	4 loading spaces
Venue 1	12,496 SF		
Venue 2	5,387 SF		
Coffee Bar	2,690 SF		
Sushi Bar	2,453 SF		
Rooftop Office Lounge	11,591 SF		
		Over 10,000 but not over	
Office Venues	35,022 SF	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		

SEATING COUNTS & PARKING						
Venue	Description	Occupancy	Area	Description	Seat Count	Parking spaces required
Venue 1 (Restaurant)	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	
Coffee Bar	Interior	95	1,701 SF	interior	47 seats	87 / 4 = 21.75
	Exterior Seating	68	989 SF	exterior	40 seats	
	Total	163	2,690 SF	Total	87 seats	
Venue 2 (Restaurant)	Interior	177	3,359 SF	interior	100 seats	188 / 4 = 47
	Exterior Seating	115	2,028 SF	exterior	88 seats	
	Total	292	5,387 SF	Total	188 seats	
Sushi Bar	Interior	96	1,750 SF	interior	54 seats	86 / 4 = 21
	Exterior Seating	49	703 SF	exterior	32 seats	
	Total	145	2,453 SF	Total	86 seats	
Bancroft Executive Office Suites						Level 1: 3,208SF/300=10.7; Levels 2-4: 26,306SF/400=65.8 (total 76.5). 0 p.s. since located in a historic building
		331	29,514 SF	interior		
	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.

	Maximum	Existing	Proposed	Deficiencies
10 Height	50'-0"	45'-6"	45'-6"	
11 Number of Stories	N/A	415	415	-
12 FAR	2.0	1.41	1.4	-
13 FLOOR AREA Square Footage	107,900 SF	76,335 SF	73,940 SF	-
14 Square Footage by use	N/A		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	-

	Required	Existing	Proposed	Deficiencies
Setbacks				
At Grade Parking:				
19 Front Setback (SOUTH):	N/A	N/A	N/A	-
20 Rear Setback (NORTH):	N/A	N/A	N/A	-
21 Side Setback (EAST):	N/A	N/A	N/A	-
22 Side Setback facing Collins Ave (WEST):	N/A	N/A	N/A	-
Pedestal LEVEL I				
23 Front Setback facing Collins (West):	5'-0"	29'-1"	29'-1"	-
24 Rear Setback (East):	0'-0"	0'-0"	0'-0"	-
25 Side Setback (North):	5'-0"	34'-5"	34'-5"	-
26 Side Setback 15 Street (South):	25'-0"	4'-6"	4'-6"	-
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	-

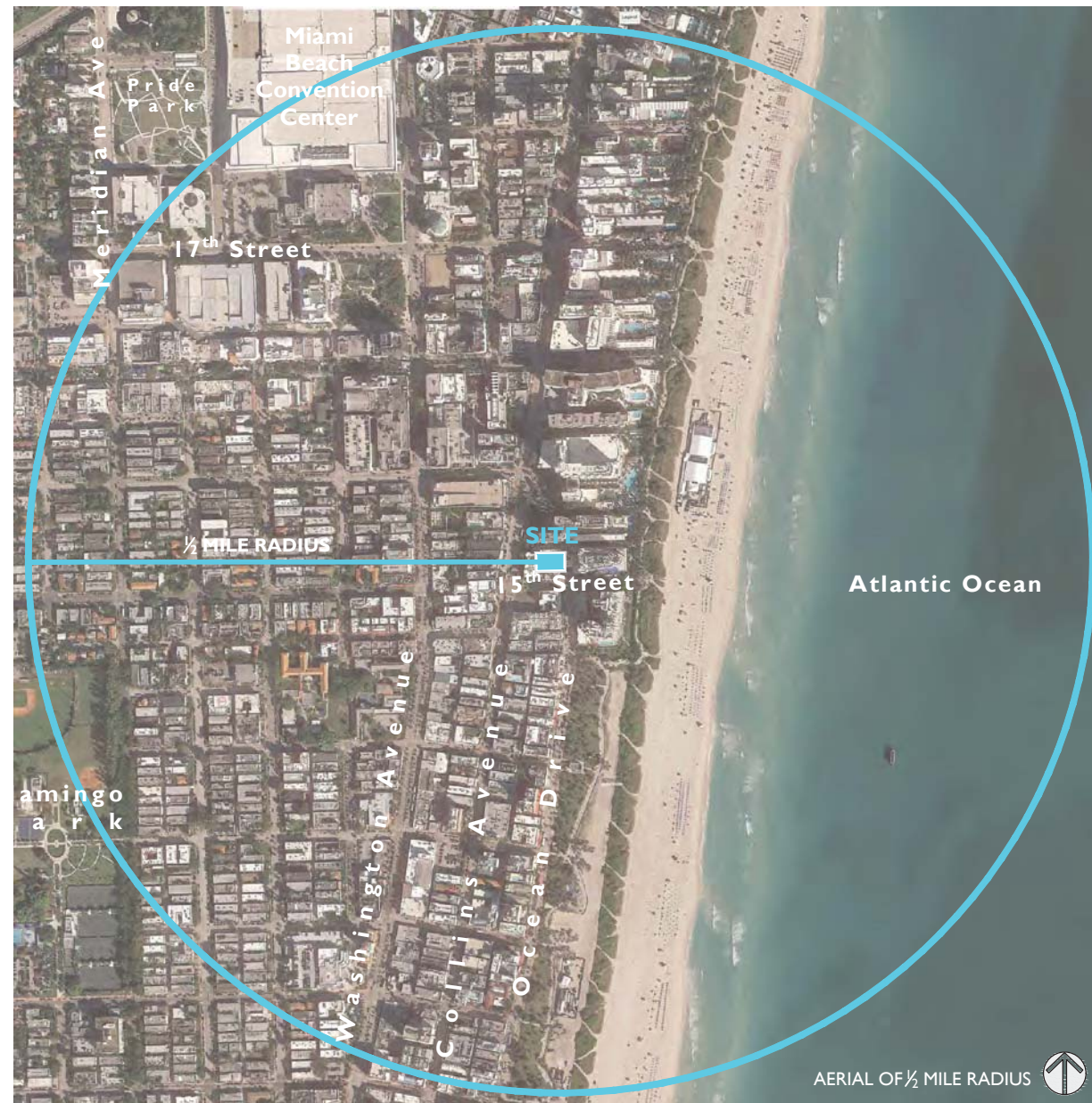
	Parking	Required	Existing	Proposed	Deficiencies
31	Parking District	1	1	1	-
32	Total # of parking spaces	0	89	225	-
33	# of parking spaces required	0 (Offices located within historic Bancroft Hotel Structure and pursuant to the zoning code, there is no required parking for uses within a historic structure)	89	89	-
34	Parking Space Dimensions	8.5' X 18'	VARIABLES	VARIABLES	Existing 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)



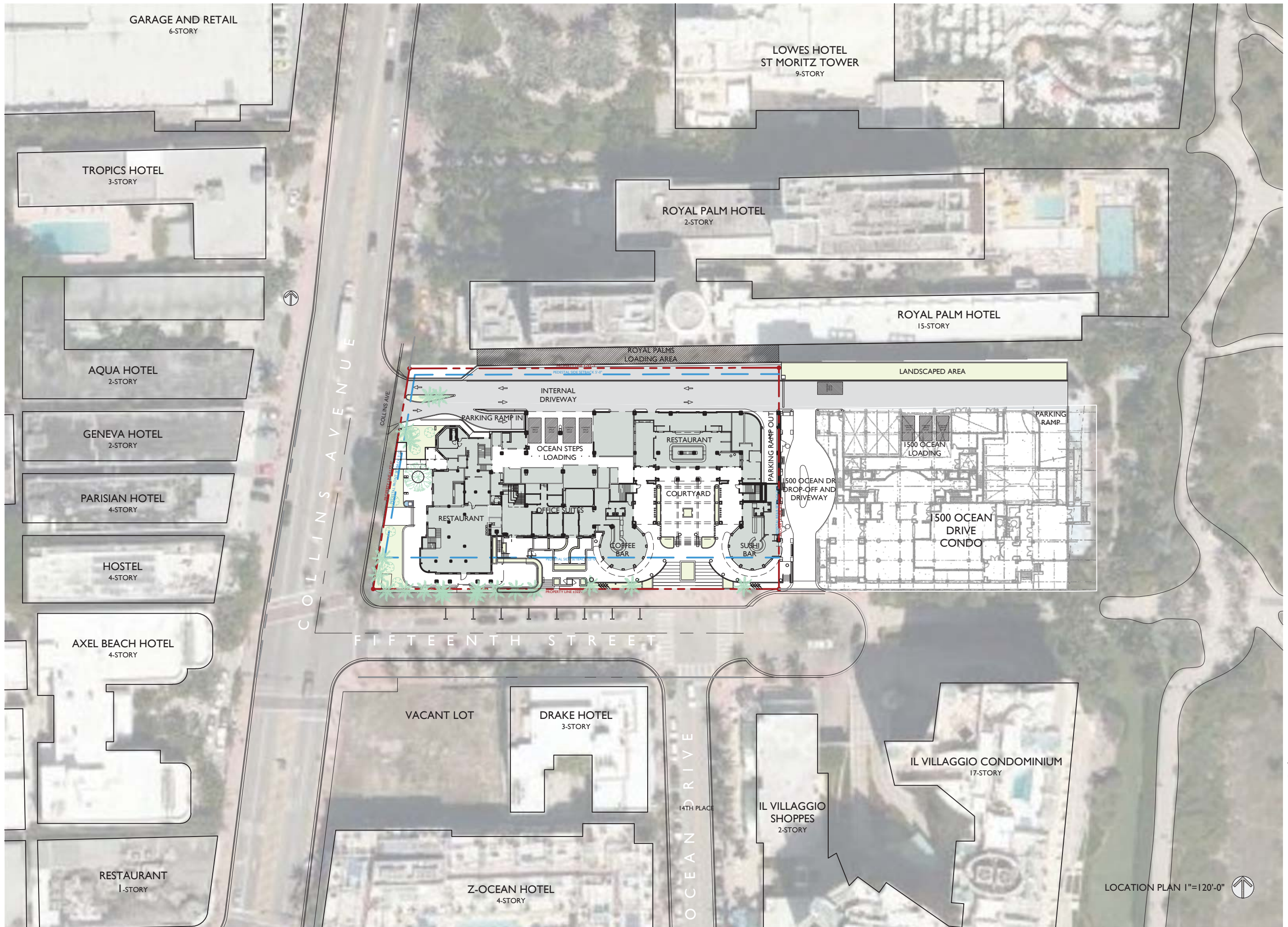
SATELLITE IMAGE



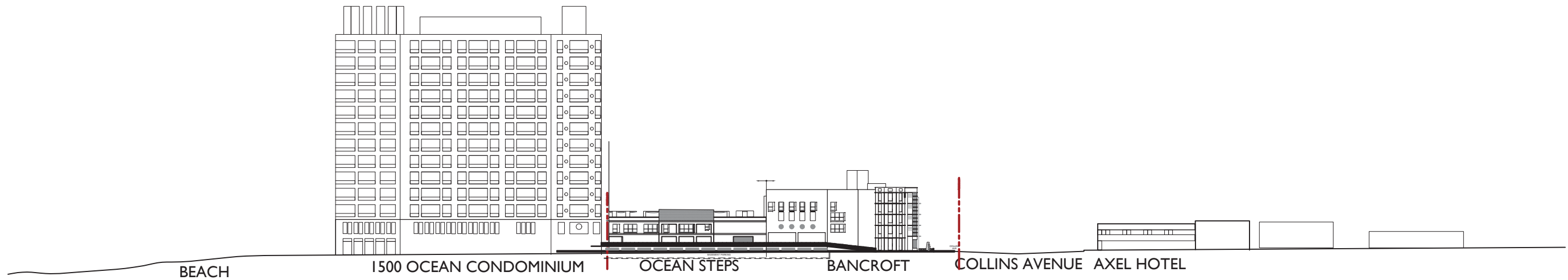
AERIAL OF 1/2 MILE RADIUS



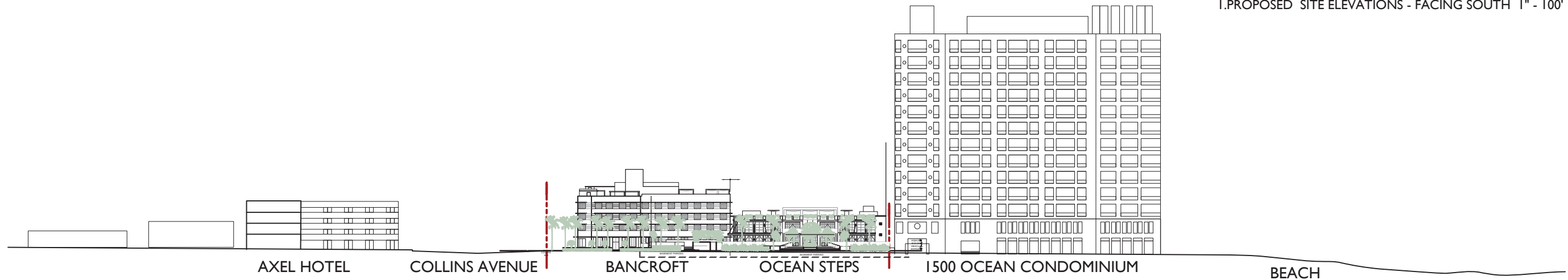
AERIAL VIEW



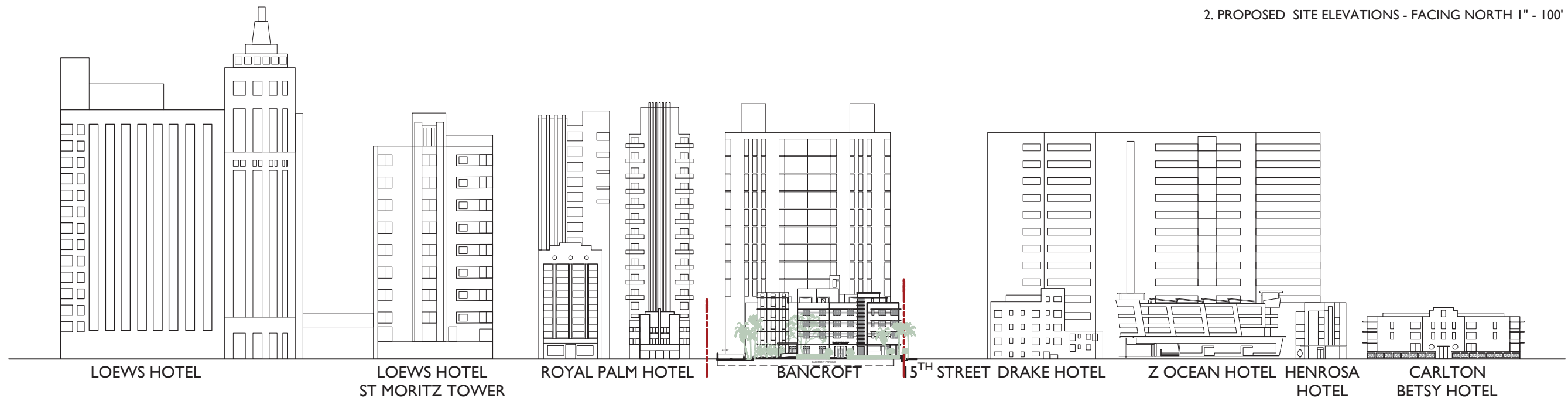
LOCATION PLAN 1"=120'-0"



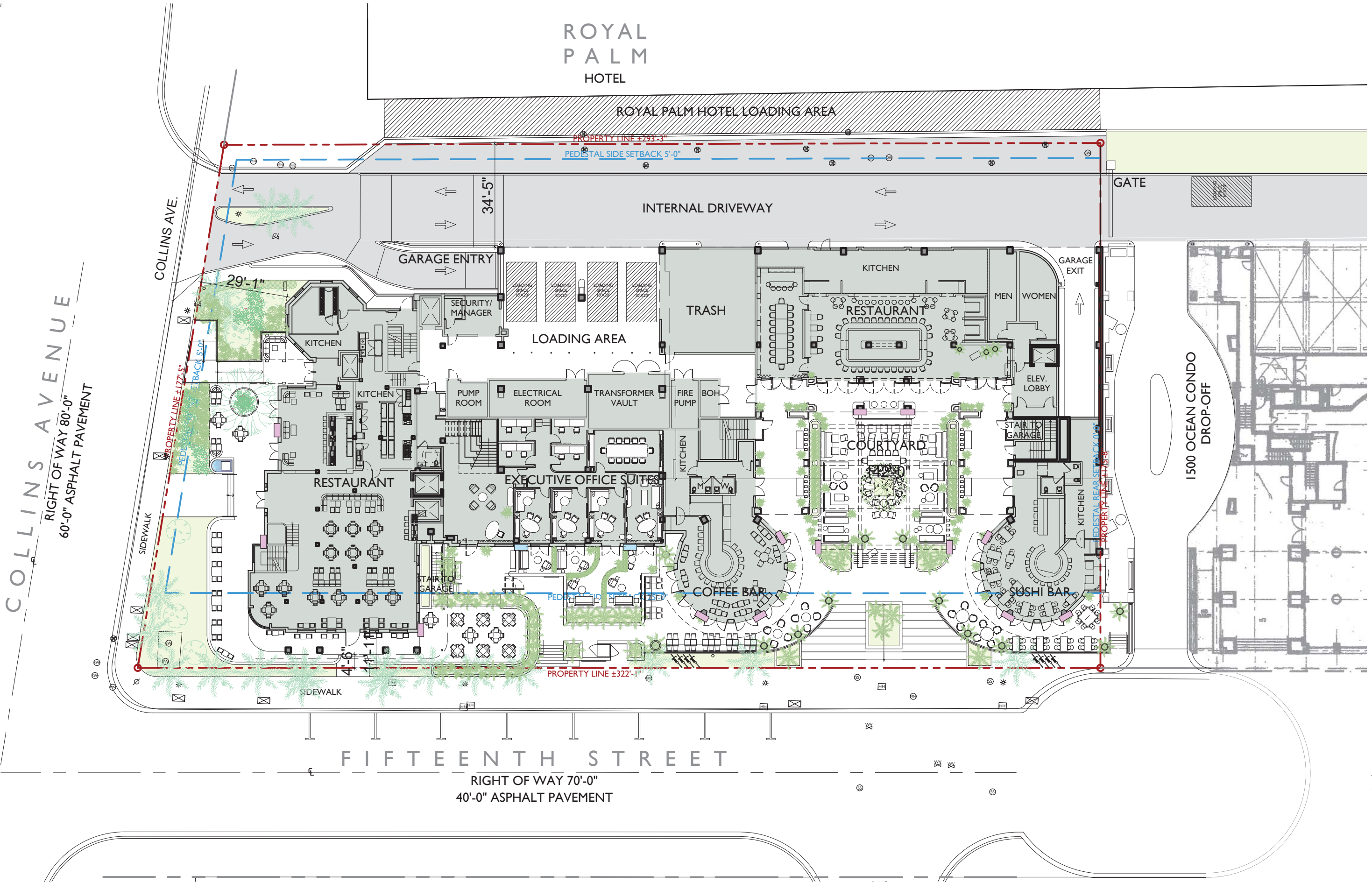
1. PROPOSED SITE ELEVATIONS - FACING SOUTH 1" - 100'



2. PROPOSED SITE ELEVATIONS - FACING NORTH 1" - 100'



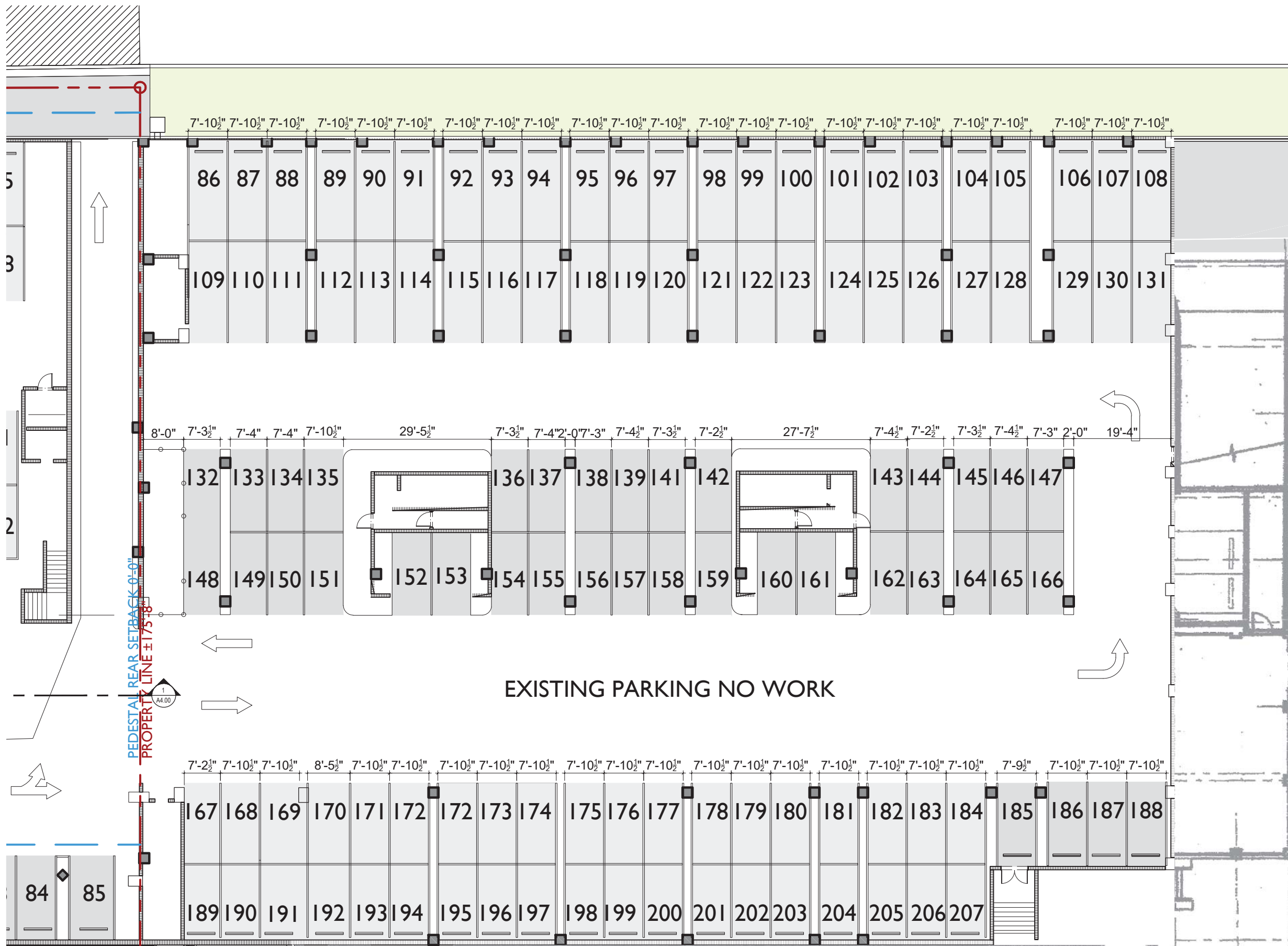
3. PROPOSED SITE ELEVATIONS - FACING EAST 1" - 100'



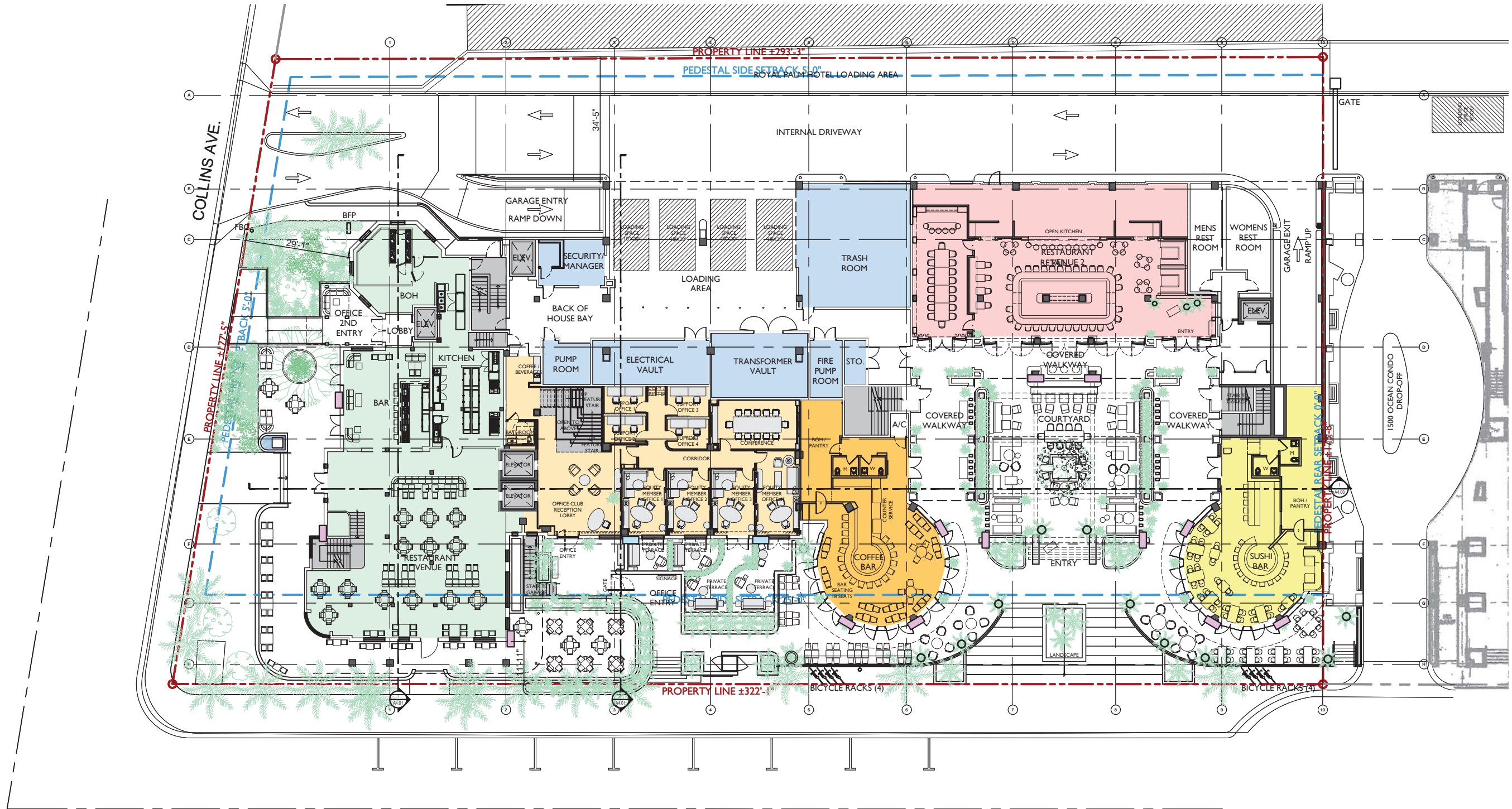


- VALET PARKING
- SELF PARKING / LOADING ZONE
- HANDICAP PARKING


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



PROPOSED EAST GARAGE LEVEL FLOOR PLAN



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).

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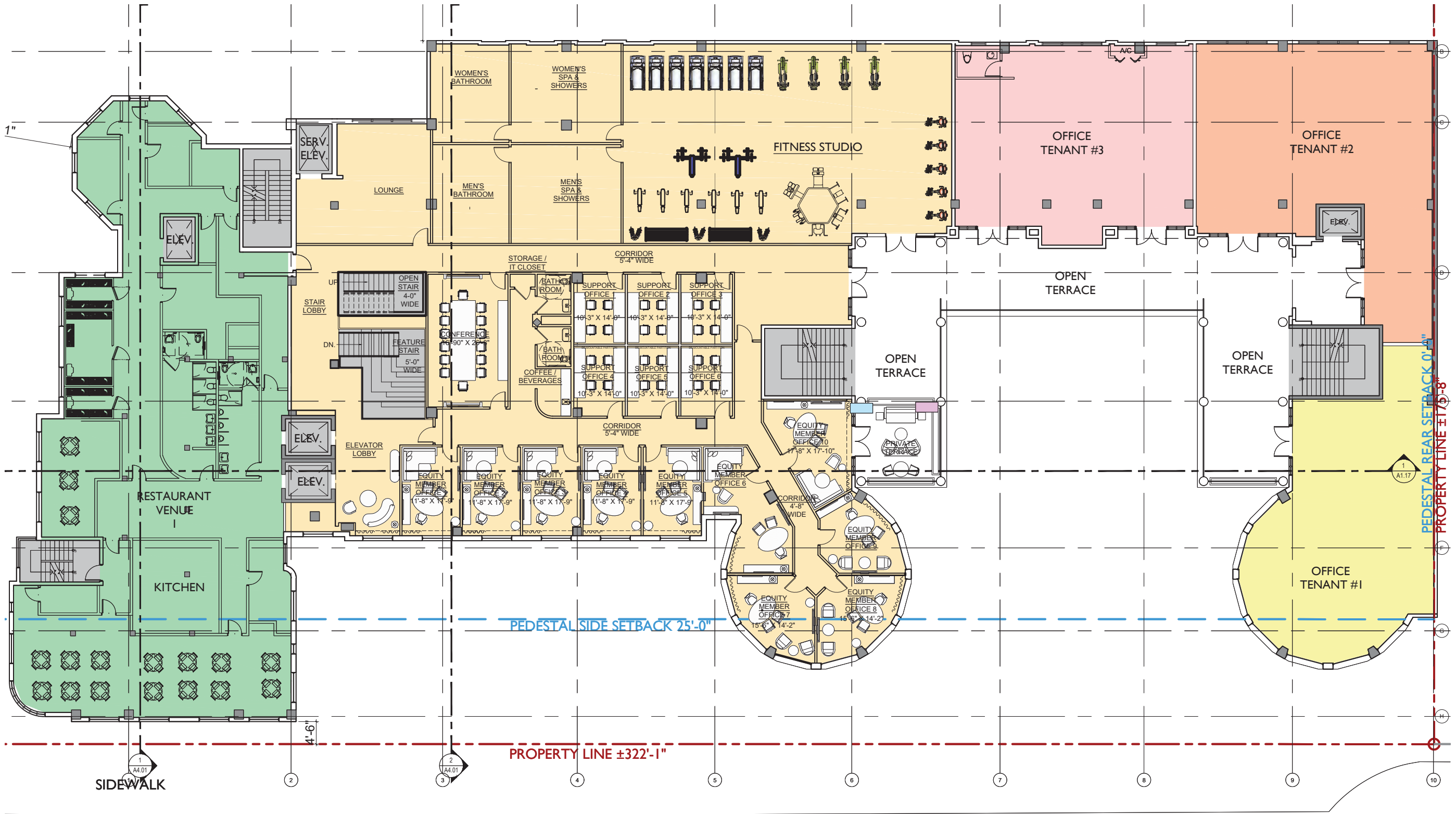
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SCALE: 1"=30'-0"

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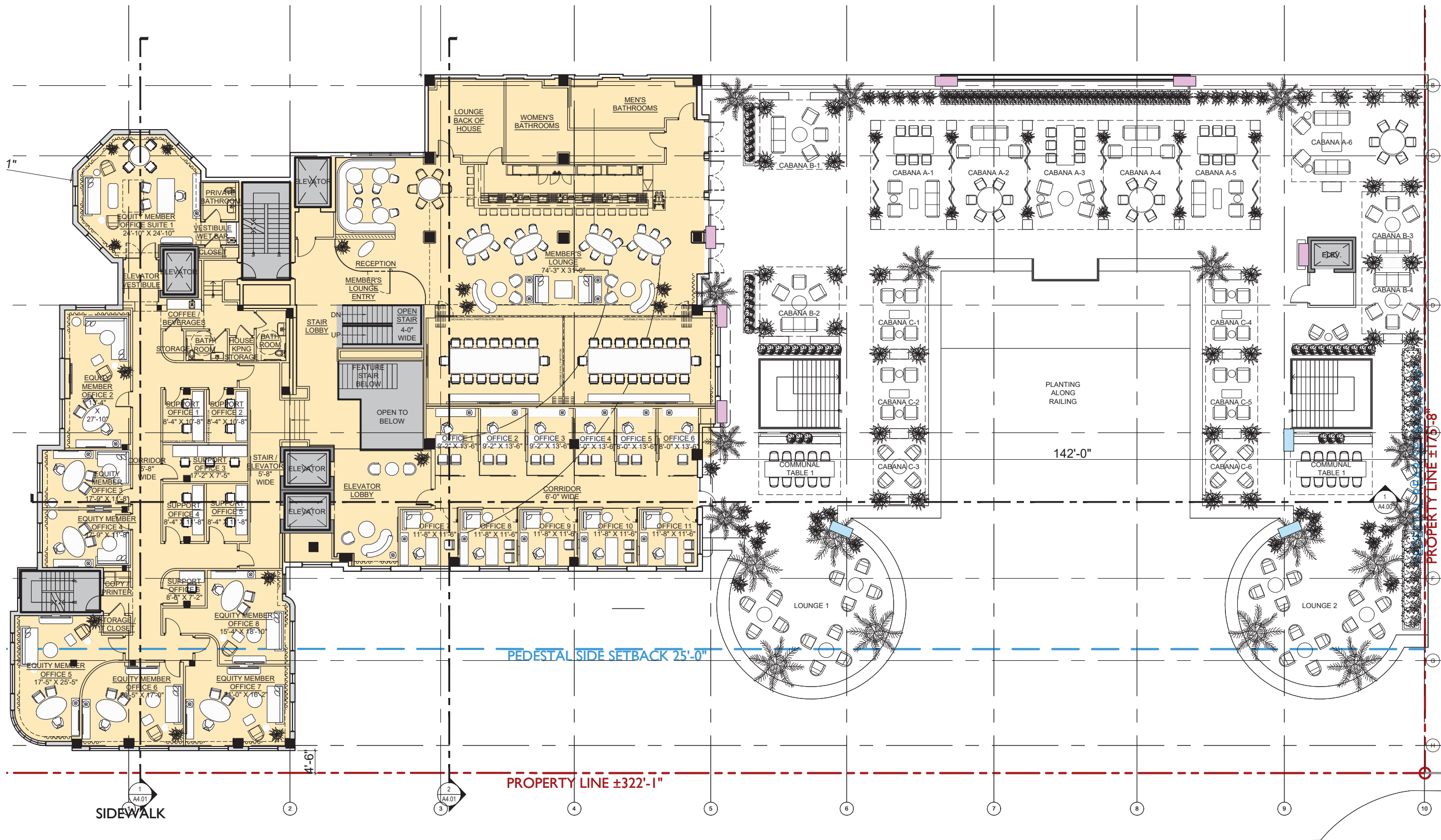
PROPOSED LEVEL 2 FLOOR PLAN



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- 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).

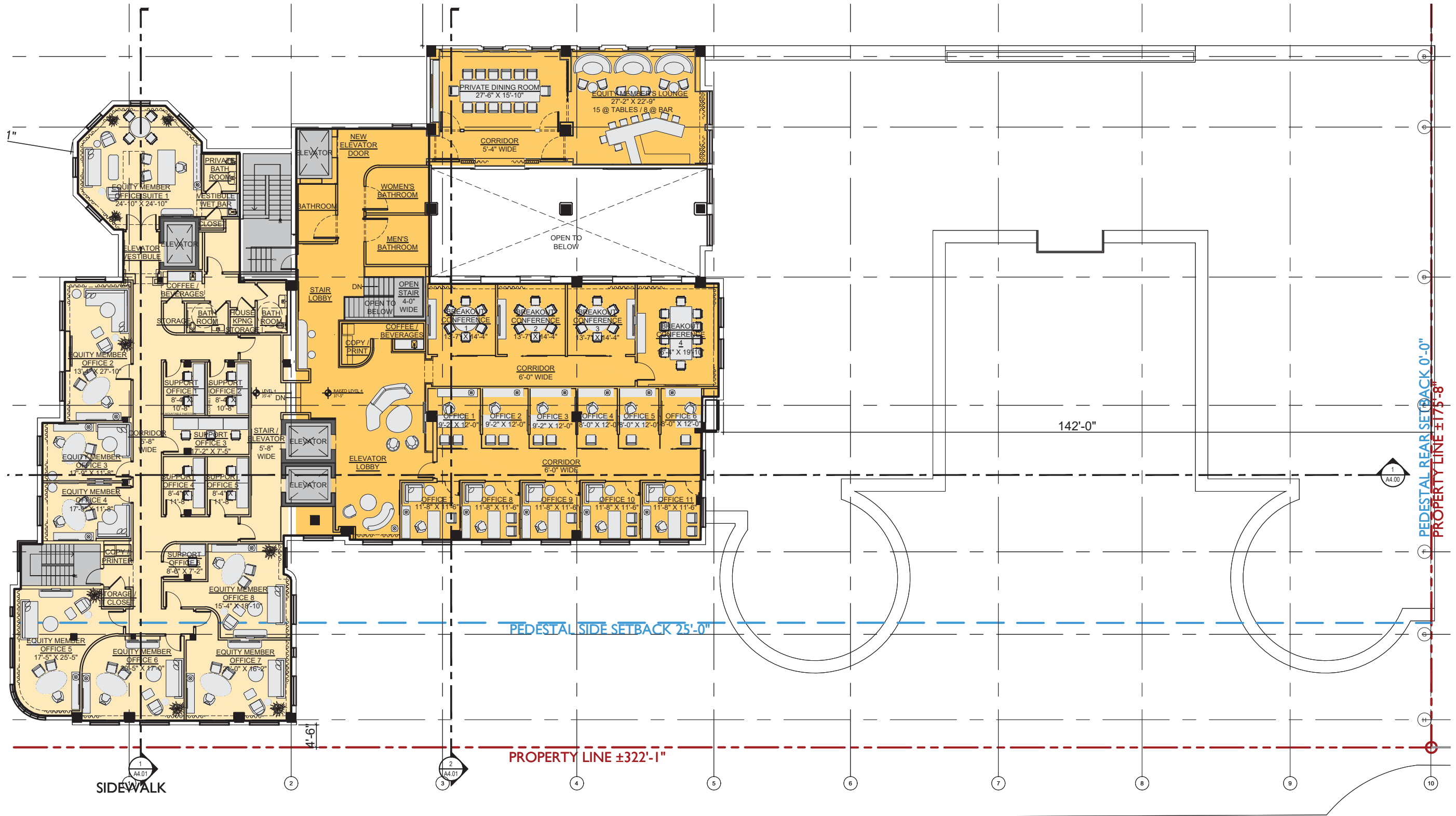


PROPOSED LEVEL 3 PLAN

- SPEAKER HUNG FROM CEILING
 - SPEAKER ON POWER STAND FACING INWARD
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PROPOSED LEVEL 4 PLAN



NEW SLAB

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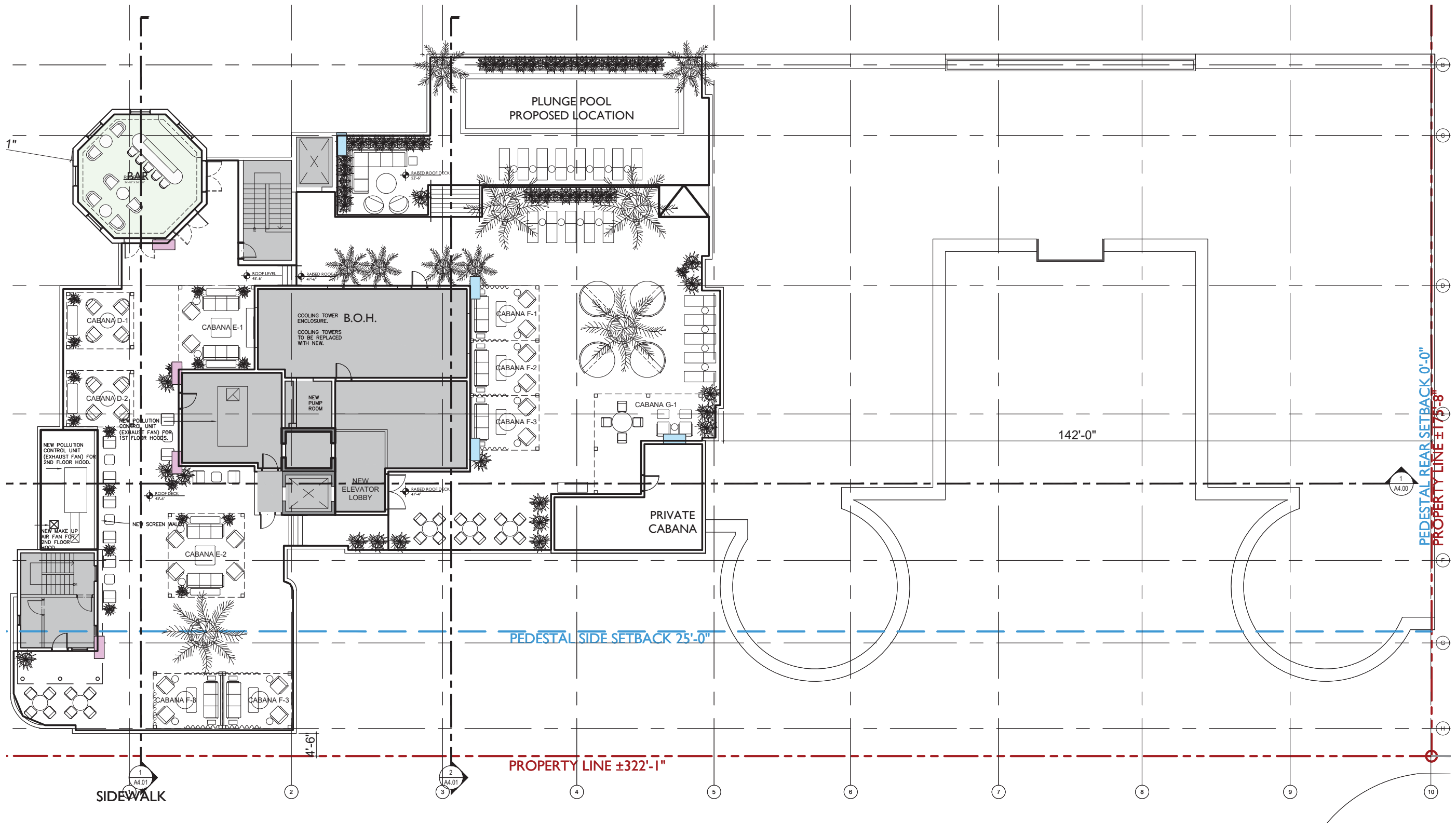
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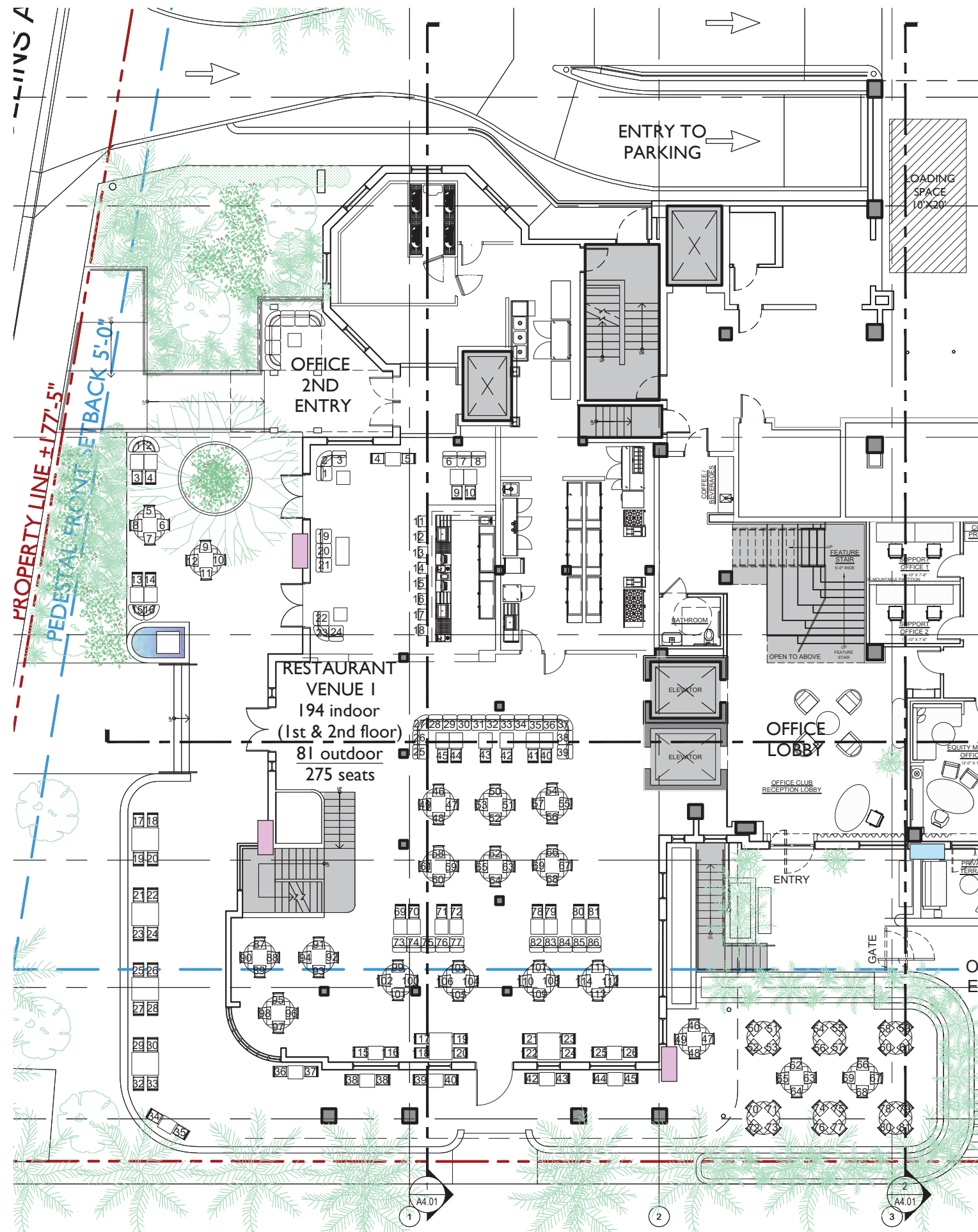


PROPOSED LEVEL 5 ROOF PLAN

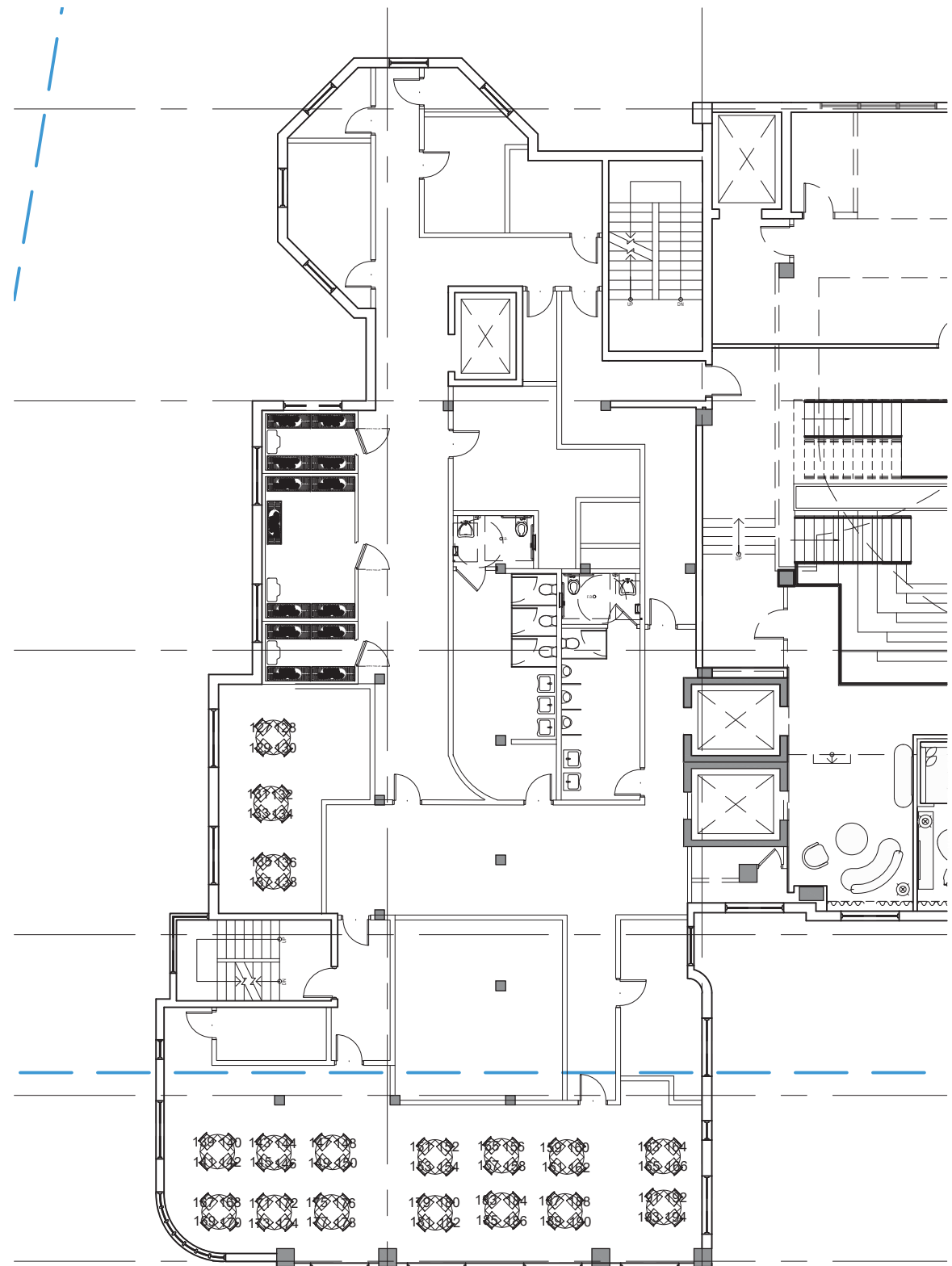
SPEAKER HUNG FROM CEILING
 SPEAKER ON POWER STAND FACING INWARD
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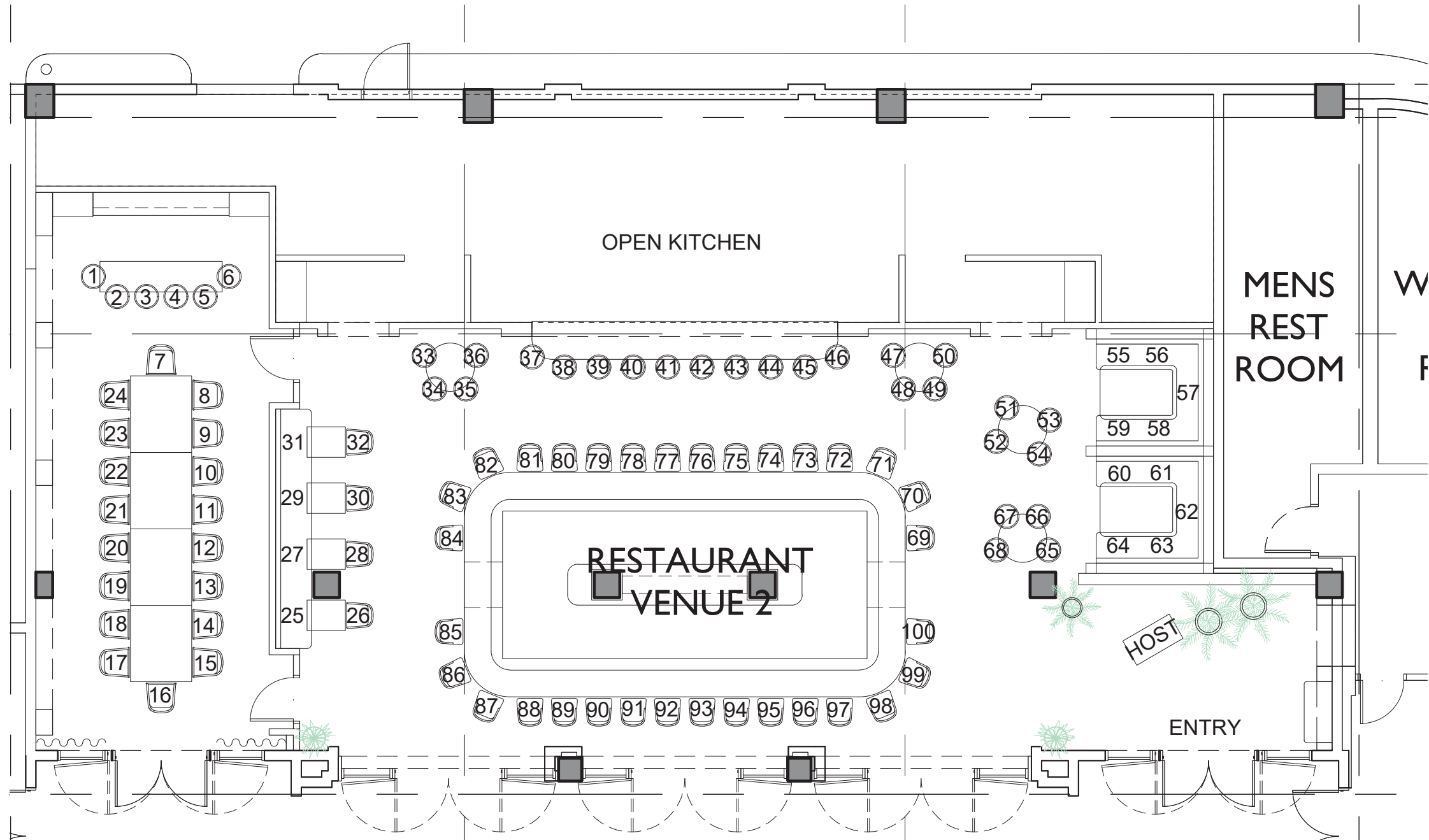


ENLARGED PROPOSED LEVEL 1 RESTAURANT VENUE I



ENLARGED PROPOSED LEVEL 2 RESTAURANT VENUE I

SEATING LEGEND	
RESTAURANT VENUE I INTERIOR :	194 SEATS
RESTAURANT VENUE I EXTERIOR :	81 SEATS
TOTAL :	275 SEATS



ENLARGED PROPOSED LEVEL 1 RESTAURANT VENUE 2



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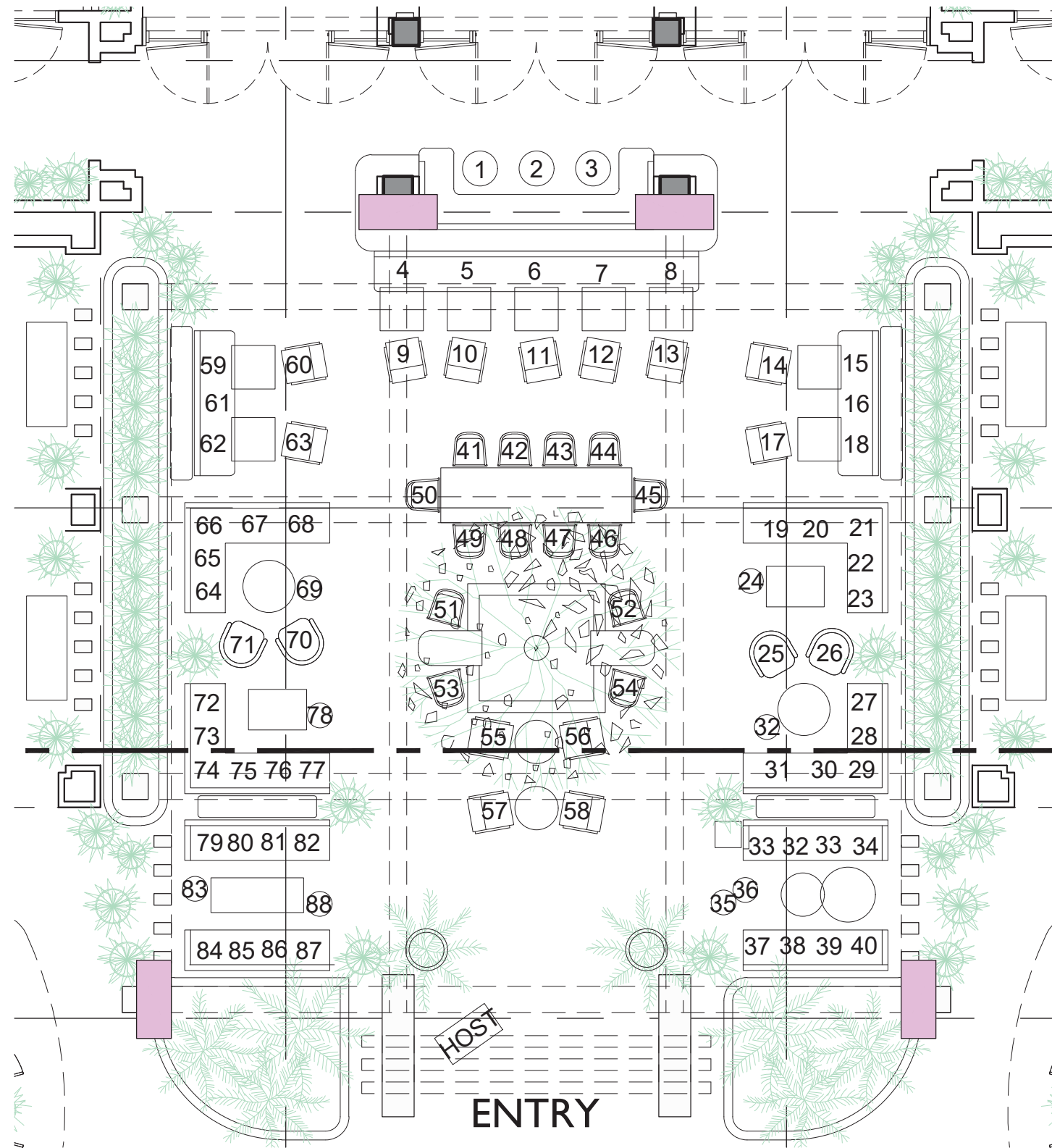
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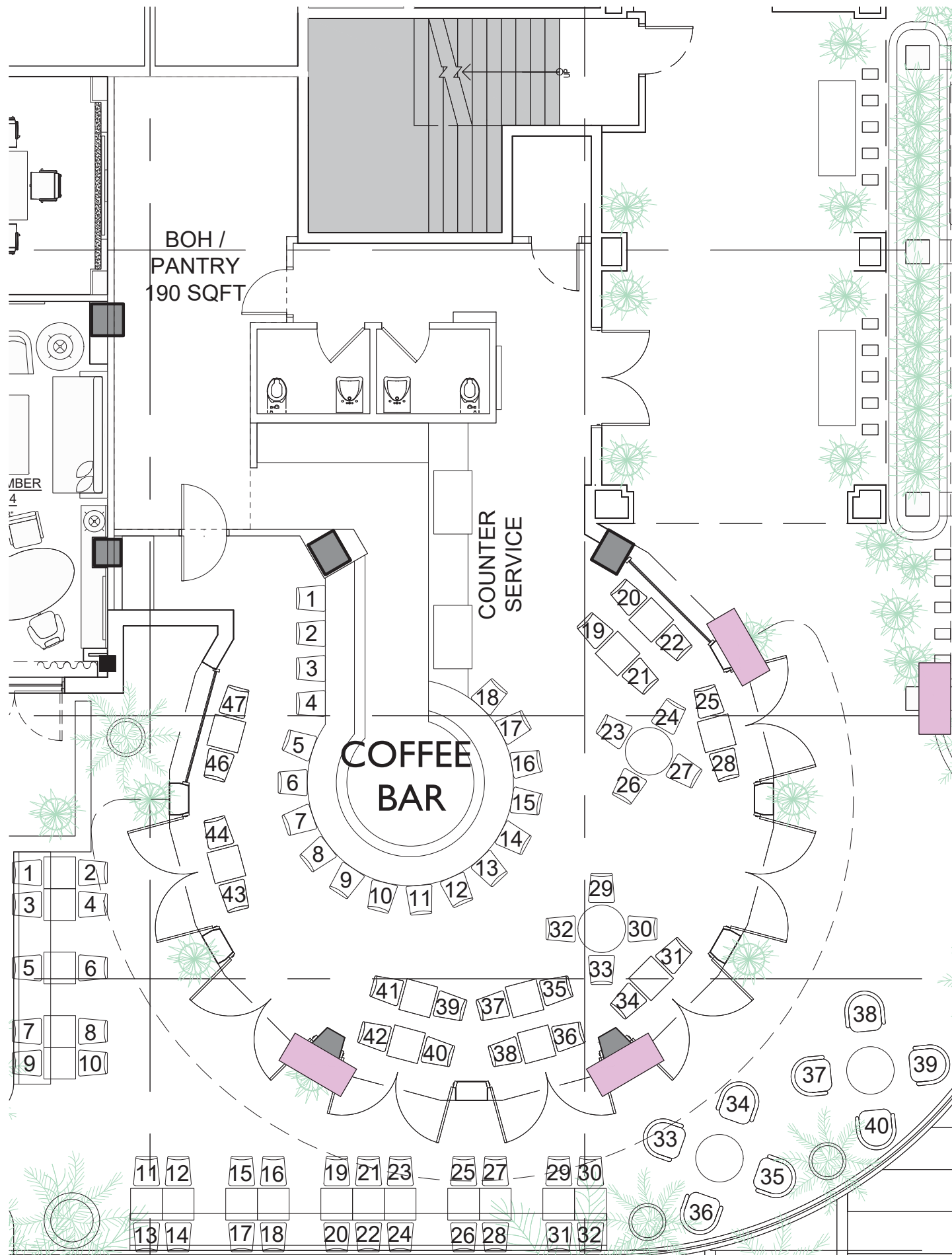
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SEATING LEGEND	
RESTAURANT VENUE 2 INTERIOR :	100 SEATS
RESTAURANT VENUE 2 EXTERIOR :	88 SEATS
TOTAL :	188 SEATS



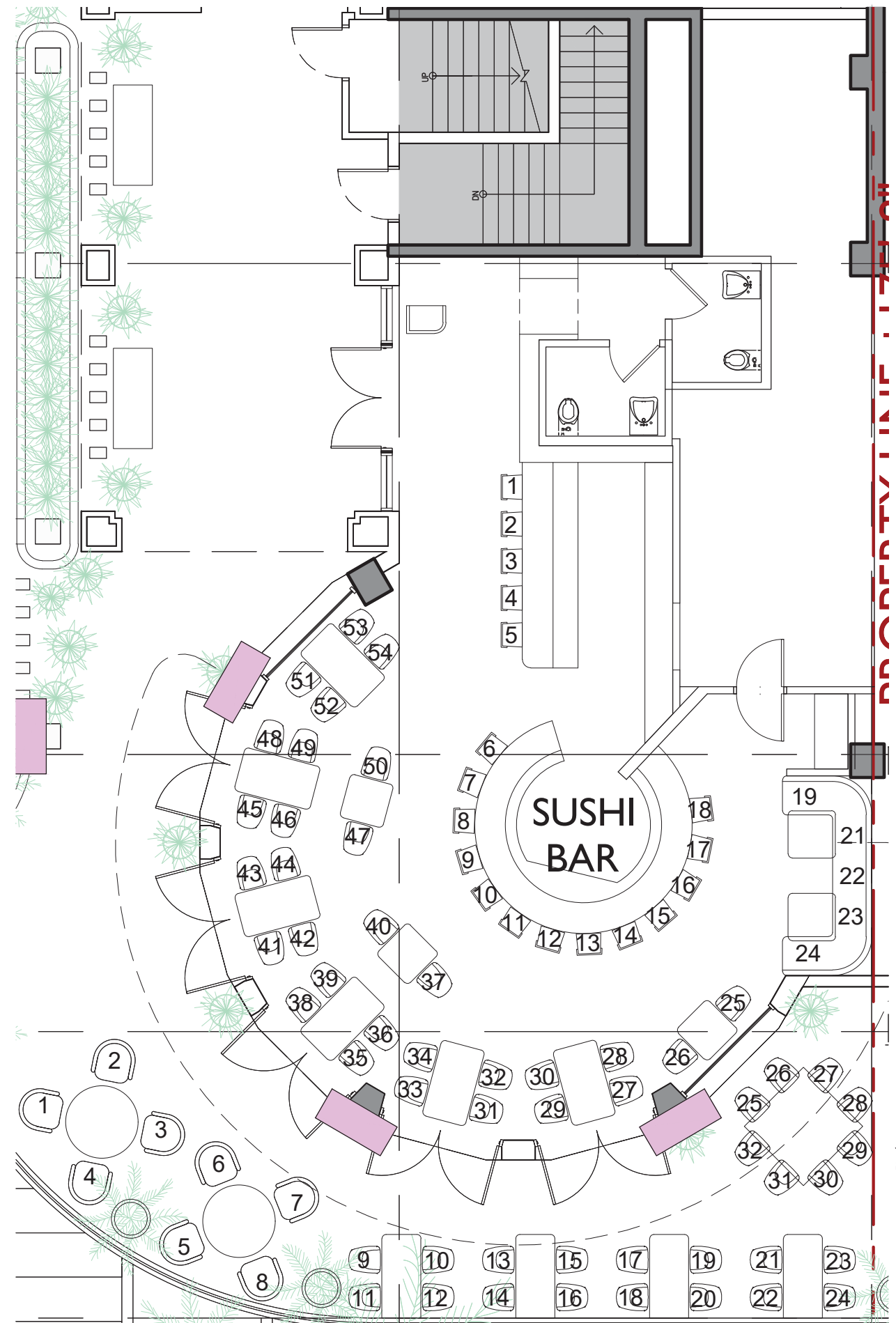
ENLARGED PROPOSED VENUE 2 EXTERIOR SEATING FLOOR PLAN

SEATING LEGEND	
RESTAURANT VENUE 2 INTERIOR :	100 SEATS
RESTAURANT VENUE 2 EXTERIOR :	80 SEATS
TOTAL :	188 SEATS



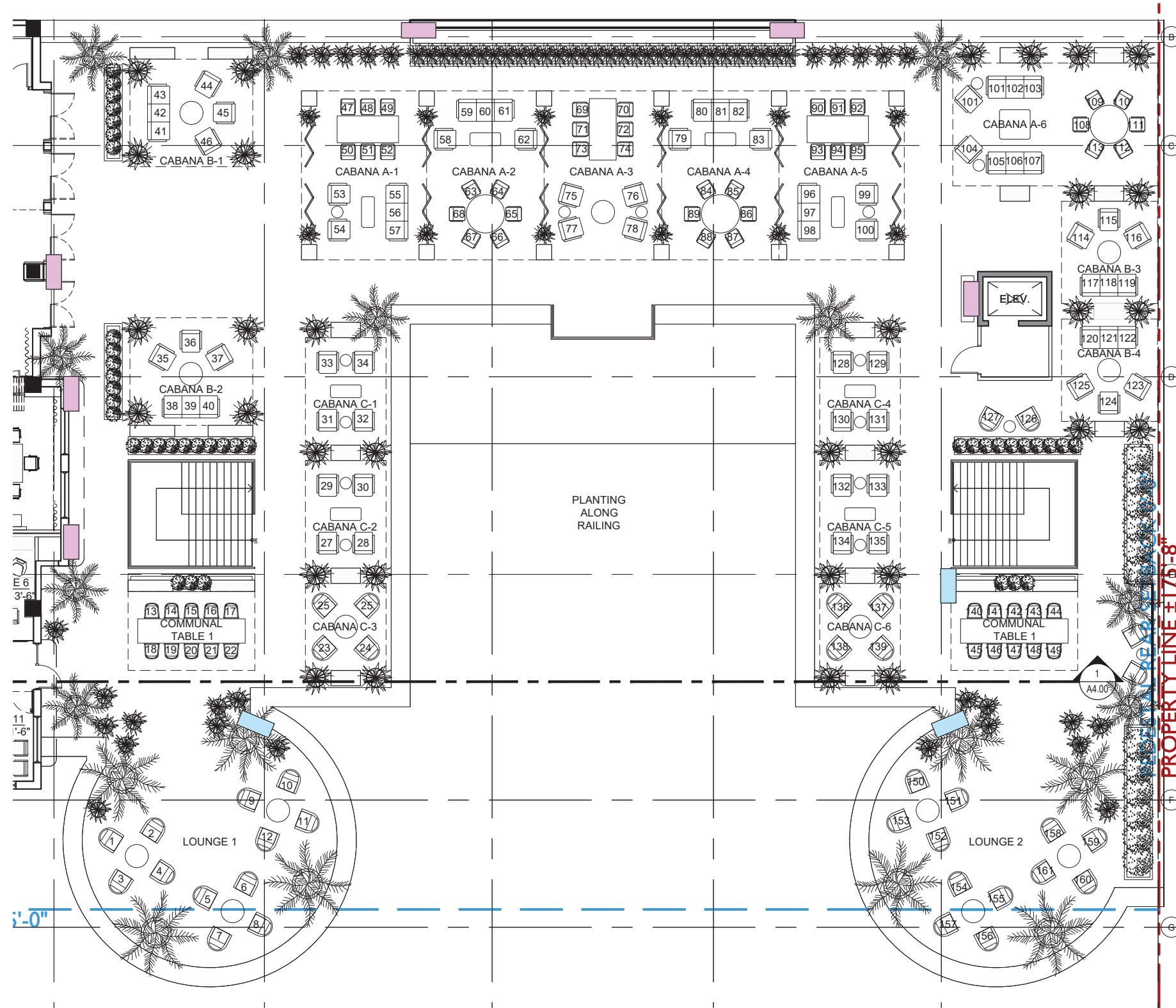
SEATING LEGEND	
COFFEE BAR INTERIOR :	47 SEATS
COFFEE BAR EXTERIOR :	40 SEATS
TOTAL :	86 SEATS

PROPOSED LEVEL I ENLARGED CAFE VENUE FLOOR PLAN



SEATING LEGEND	
SUSHI BAR INTERIOR :	54 SEATS
SUSHI BAR EXTERIOR :	32 SEATS
TOTAL :	86 SEATS

PROPOSED LEVEL I ENLARGED SUSHI BAR FLOOR PLAN



ENLARGED PROPOSED LEVEL 3 TERRACE PLAN

SEATING LEGEND	
LEVEL 3 TERRACE :	161 SEATS
TOTAL :	161 SEATS

- SPEAKER HUNG FROM CEILING
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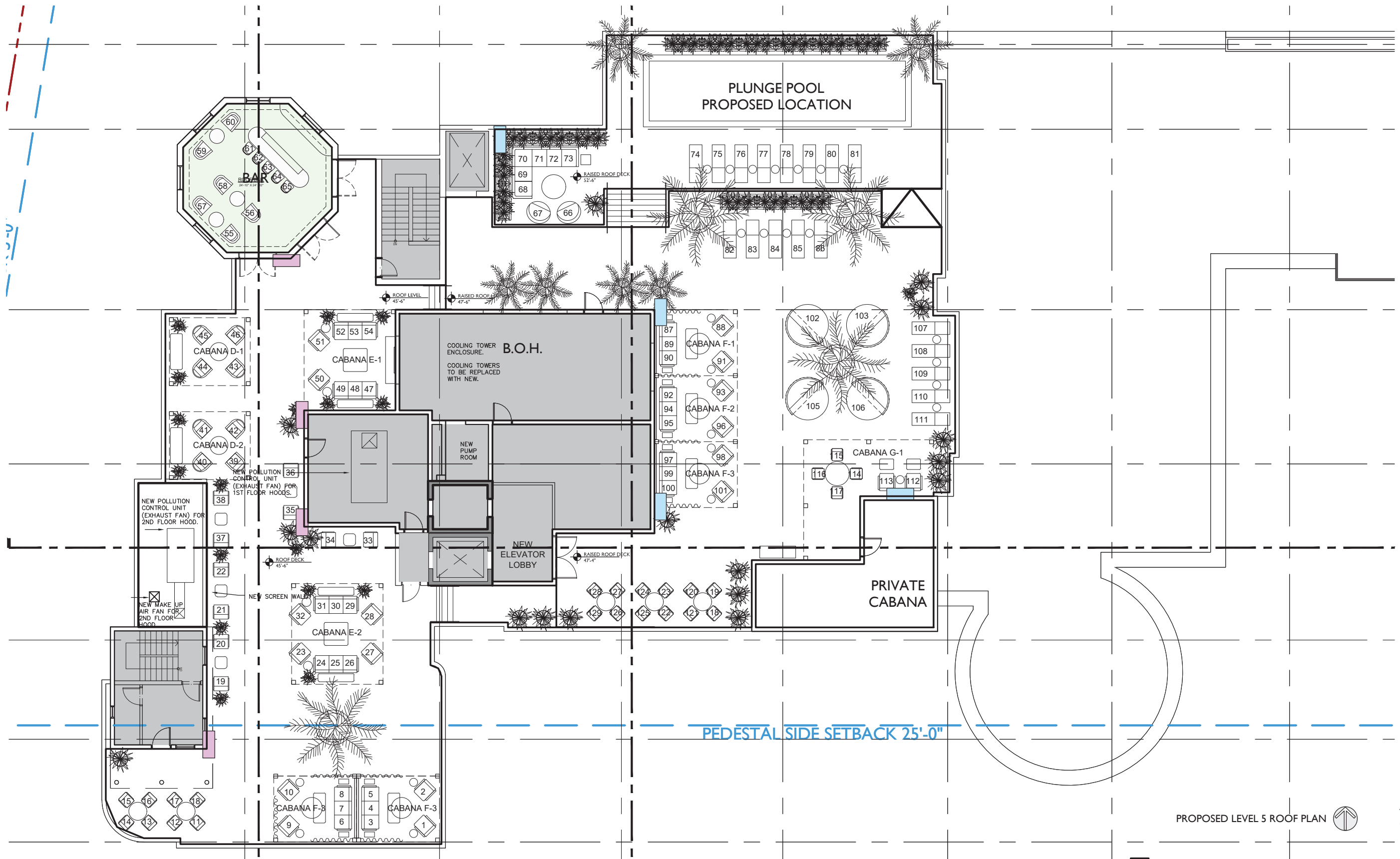
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SCALE: 1/16"=20'-0"

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PEDESTAL SIDE SETBACK 25'-0"

SEATING LEGEND	
AMENITY DECK SEATING :	129 SEATS
TOTAL :	129 SEATS

PROPOSED LEVEL 5 ROOF PLAN

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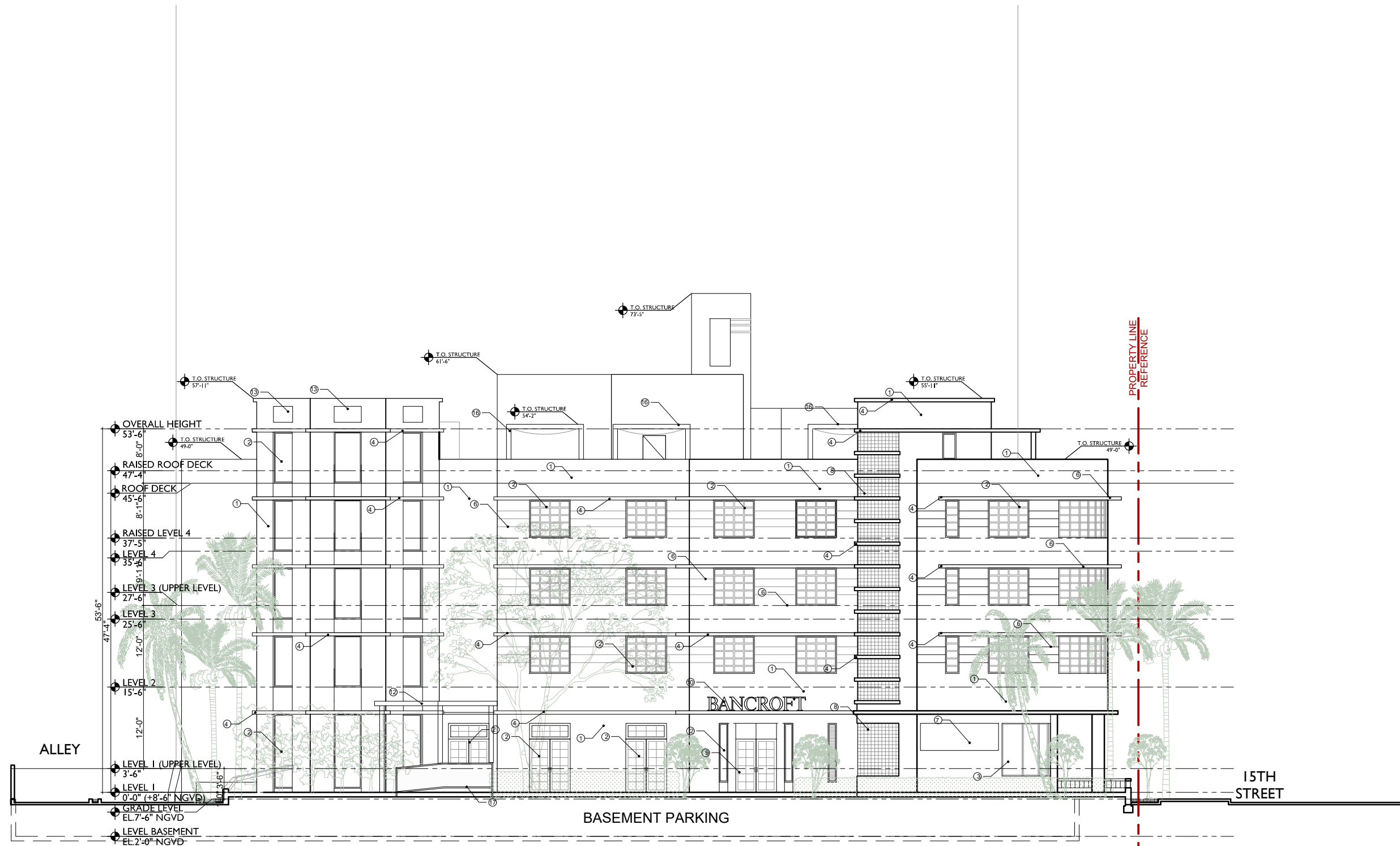
PROJECT:
**BANCROFT
EXECUTIVE
OFFICE SUITES**

1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

PROPOSED
WEST
ELEVATION

PROPERTY LINE
REFERENCE



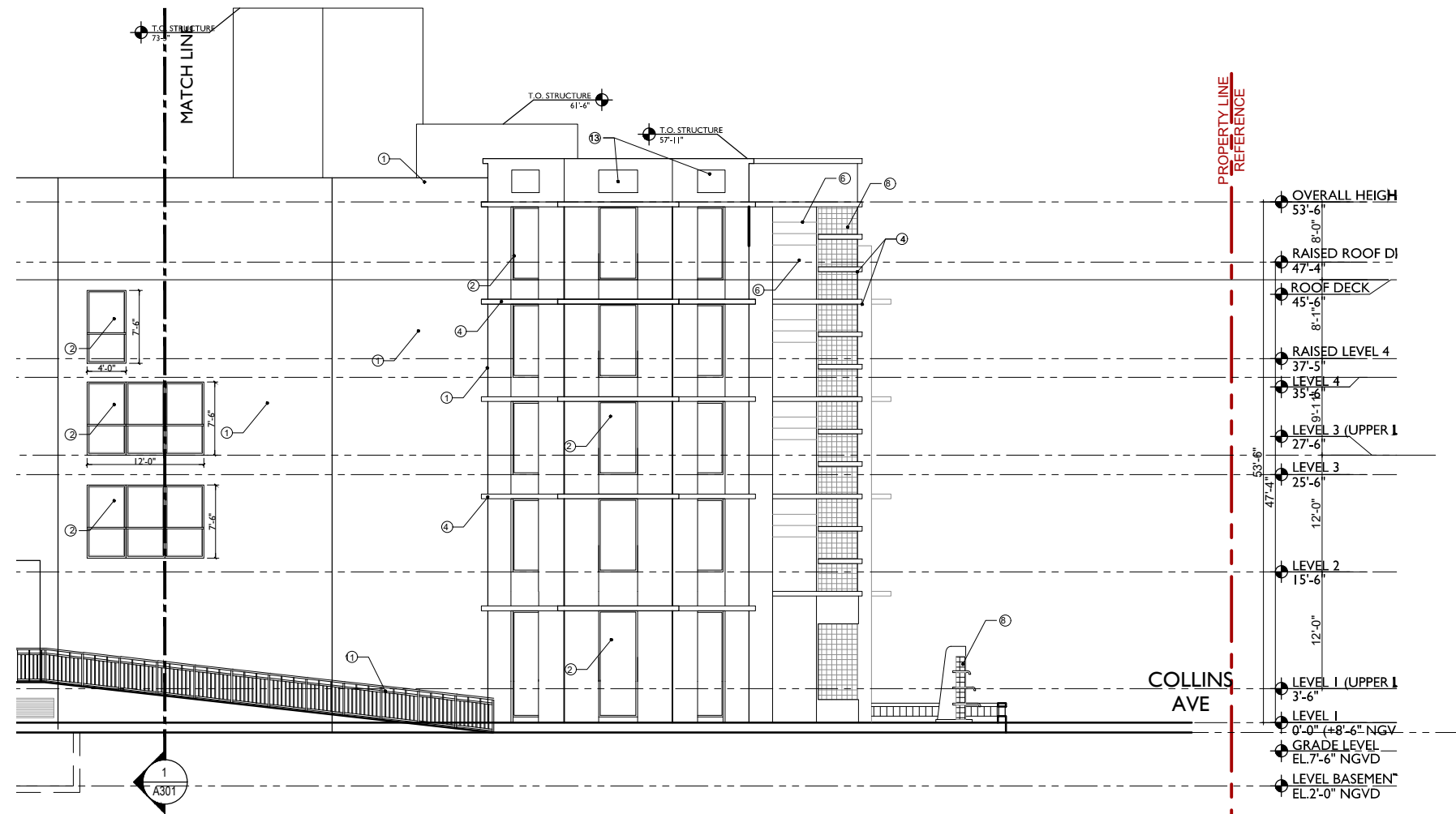
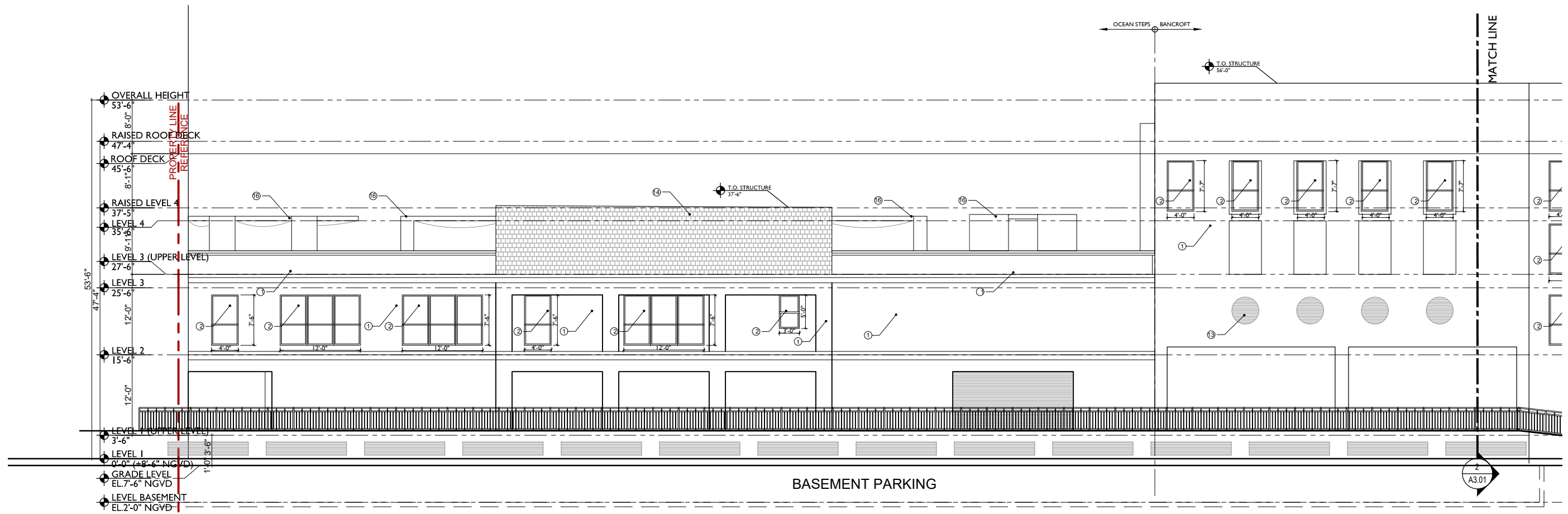
I. PROPOSED WEST ELEVATION 1/16" = 1'-0"

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



2. PROPOSED NORTH 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

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

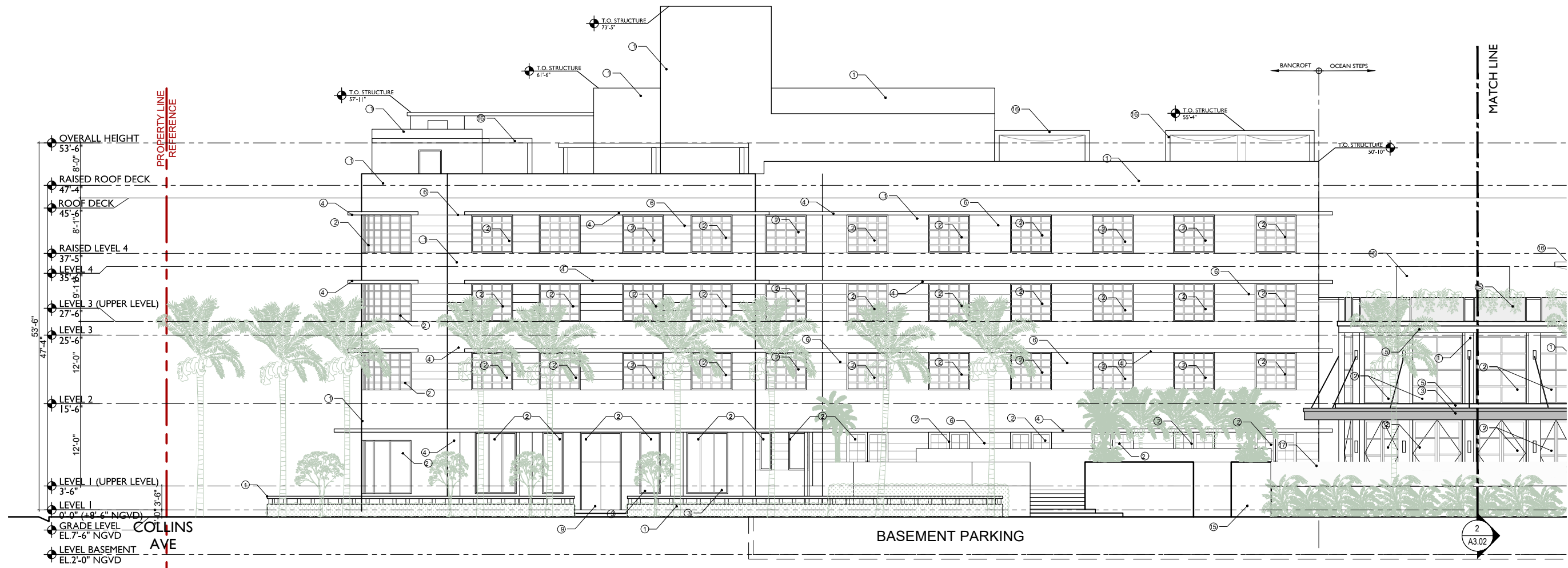


MATERIALS AND FINISHES

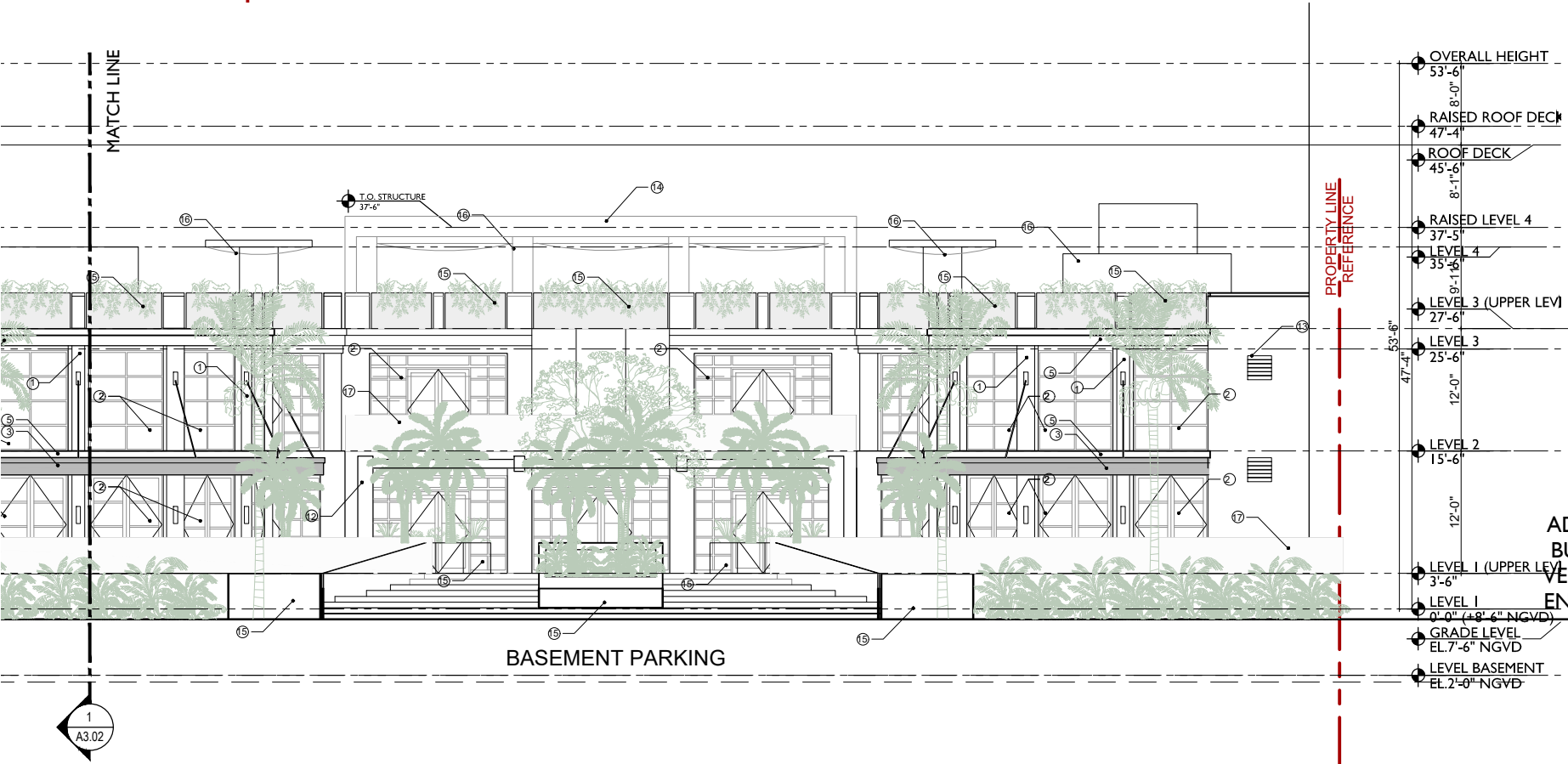
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SCALE: 1/8" = 1'-0"
CHECK: JMcG
DATE: 1/25/2021
SHEET NUMBER

A3.01



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

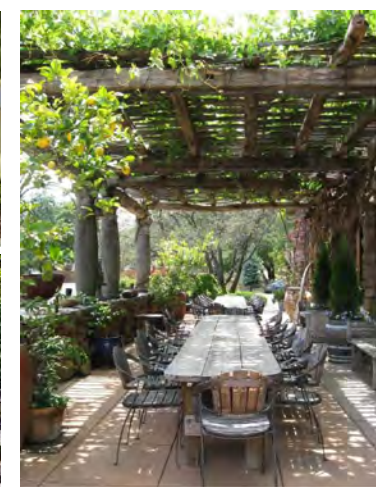


2. PROPOSED SOUTH ELEVATION 1/16" = 1'-0"

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



**ADJACENT
BUILDING
VEHICULAR
ENTRANCE**

MATERIALS AND FINISHES

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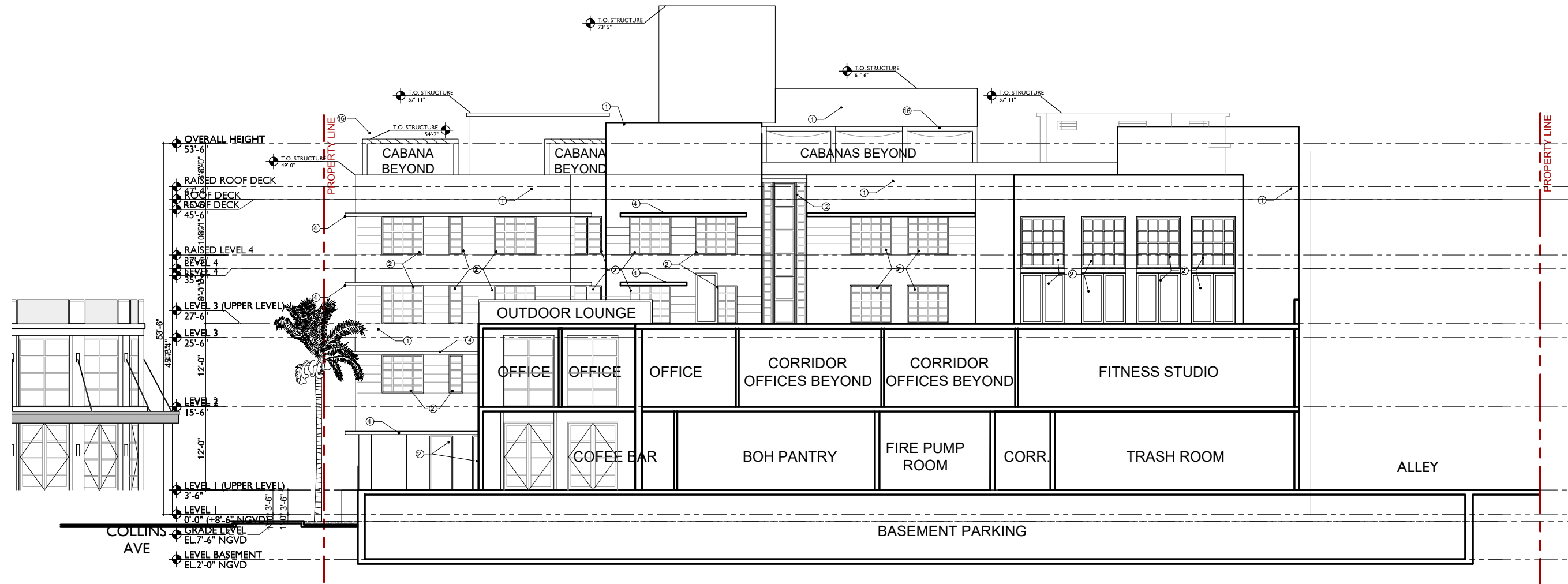
SCALE: 1/16" = 1'-0"
CHECK: JMcG
DATE: 1/25/2021
SHEET NUMBER

PROJECT:
**BANCROFT
EXECUTIVE
OFFICE SUITES**

1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

**PROPOSED
EAST
ELEVATION**



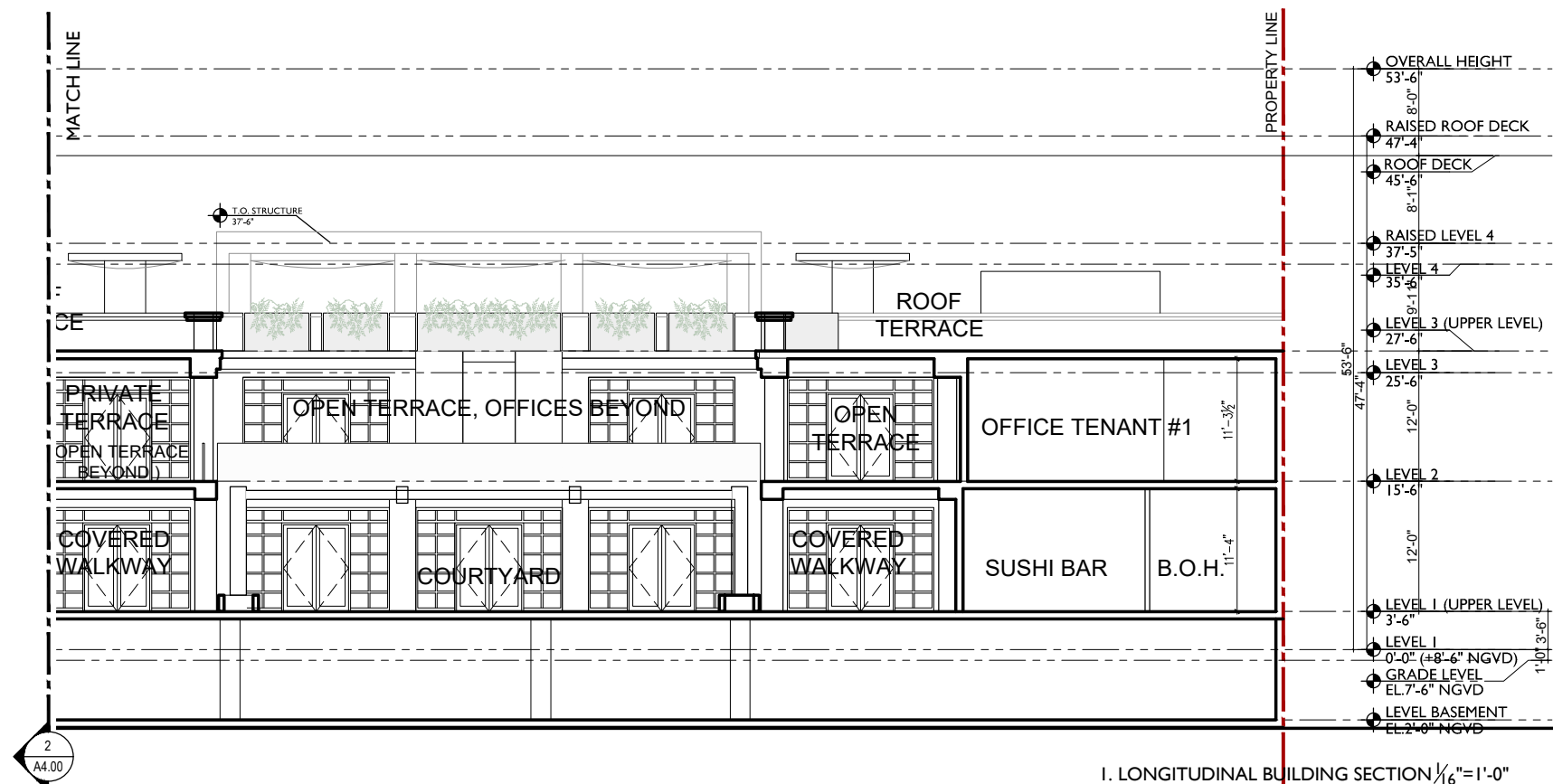
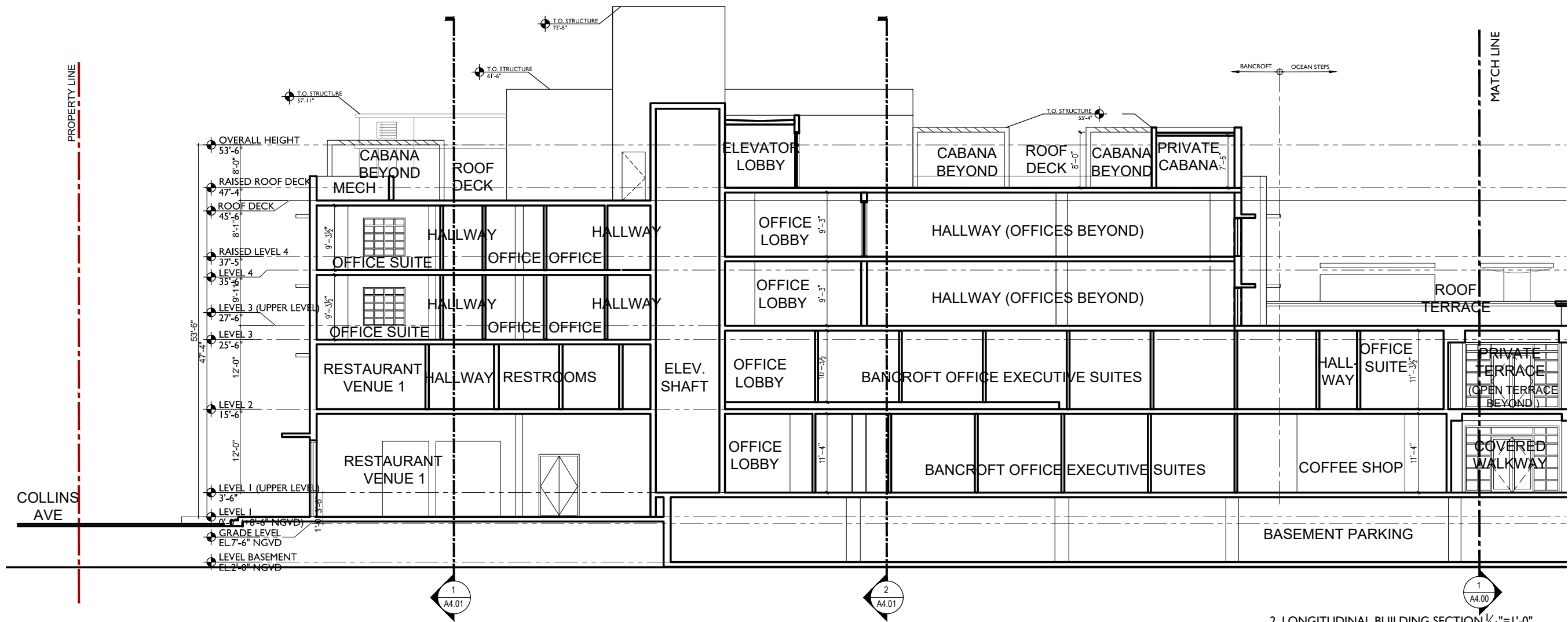
EAST ELEVATION 1/8"=1'-0"

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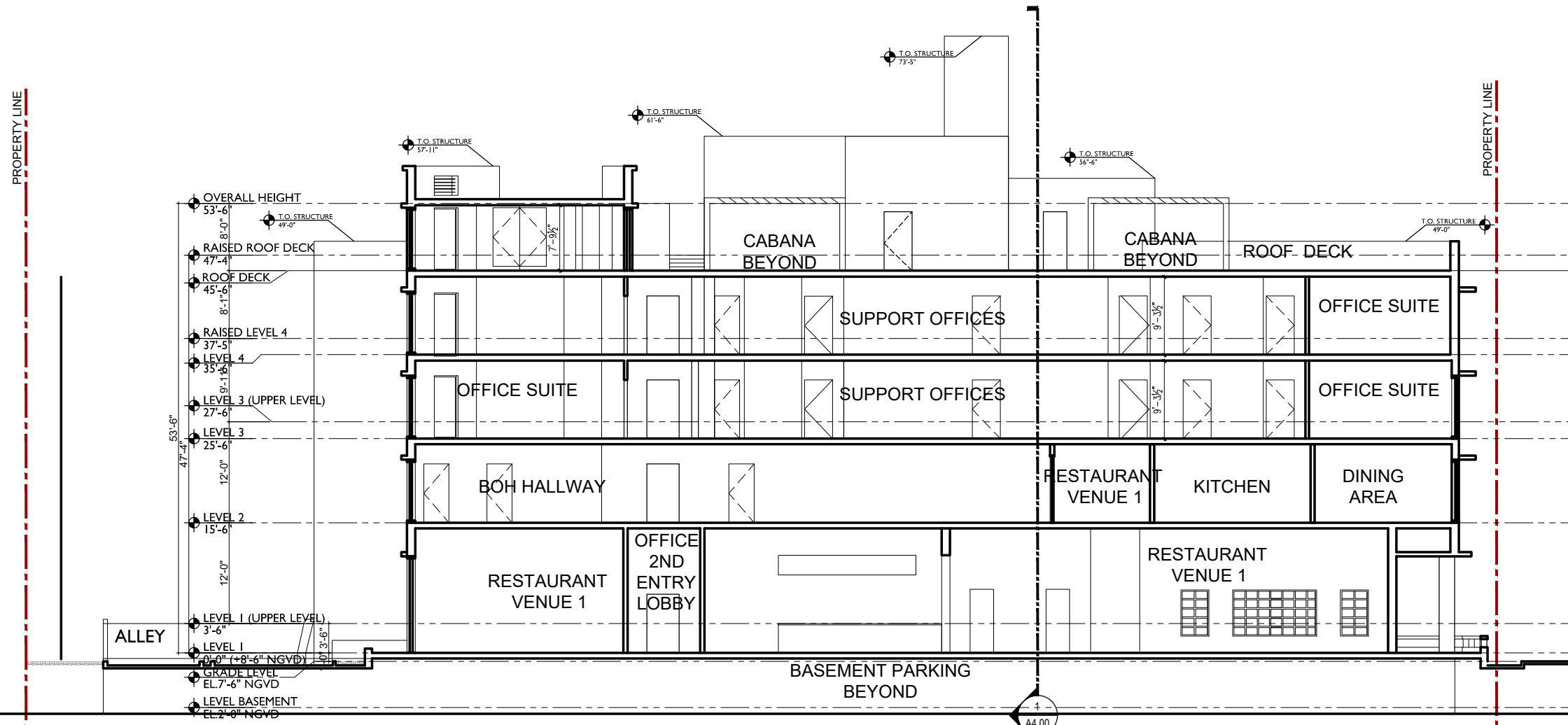
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CHECK: JMcG
DATE: 1/25/2021
SHEET NUMBER



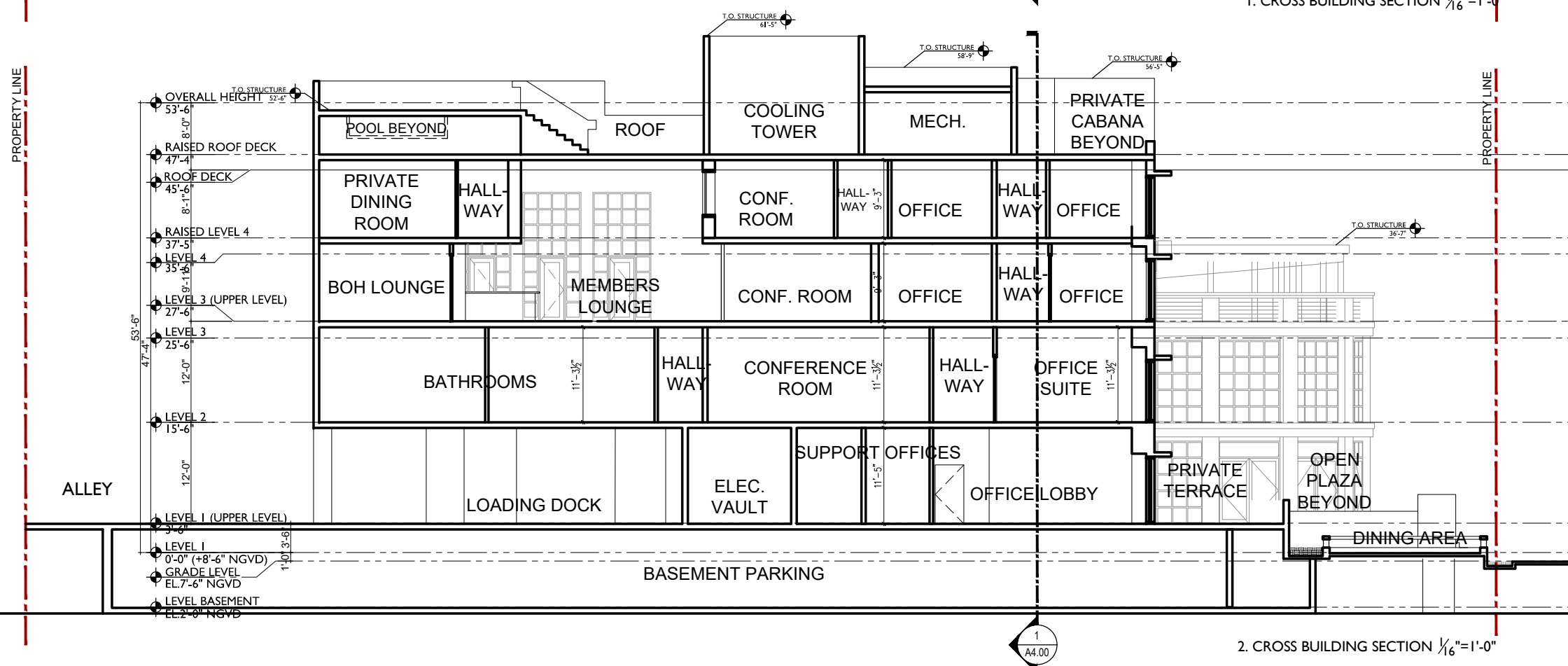
CABANA TYPE - OPEN LOUVER

LONGITUDINAL
BUILDING
SECTION

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



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



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

CROSS
BUILDING
SECTIONS

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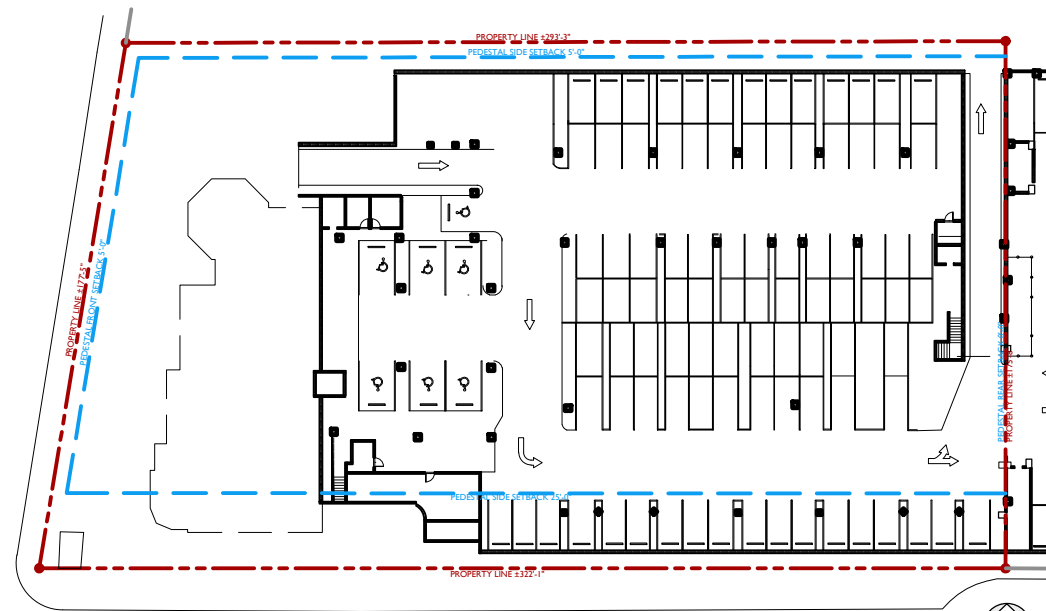
SCALE: 1/16"=1'-0"
CHECK: JMcG
DATE: 1/25/2021
SHEET NUMBER

PROJECT:
**BANCROFT
EXECUTIVE
OFFICE SUITES**

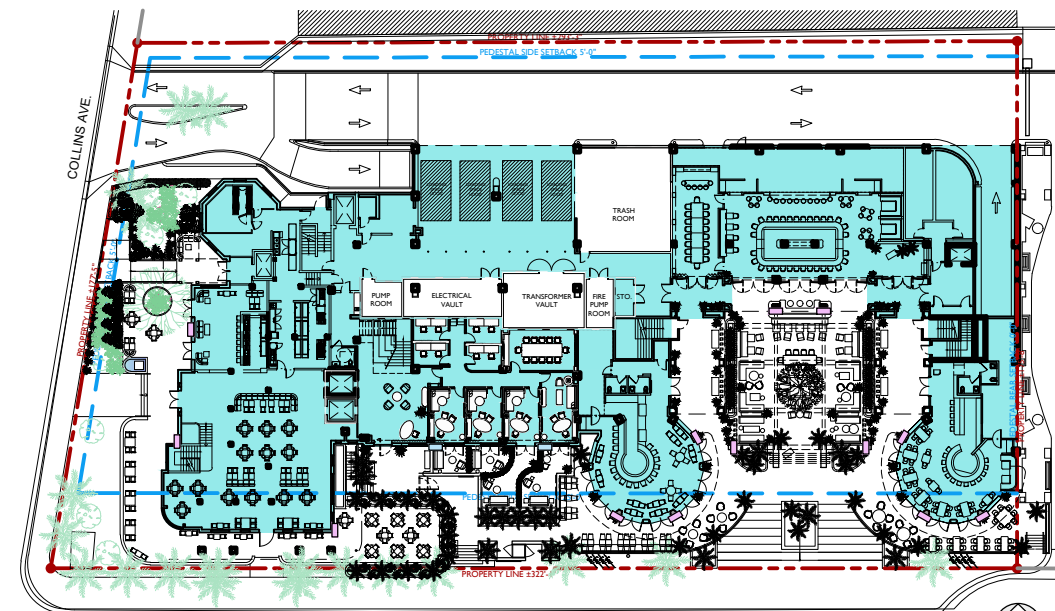
1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

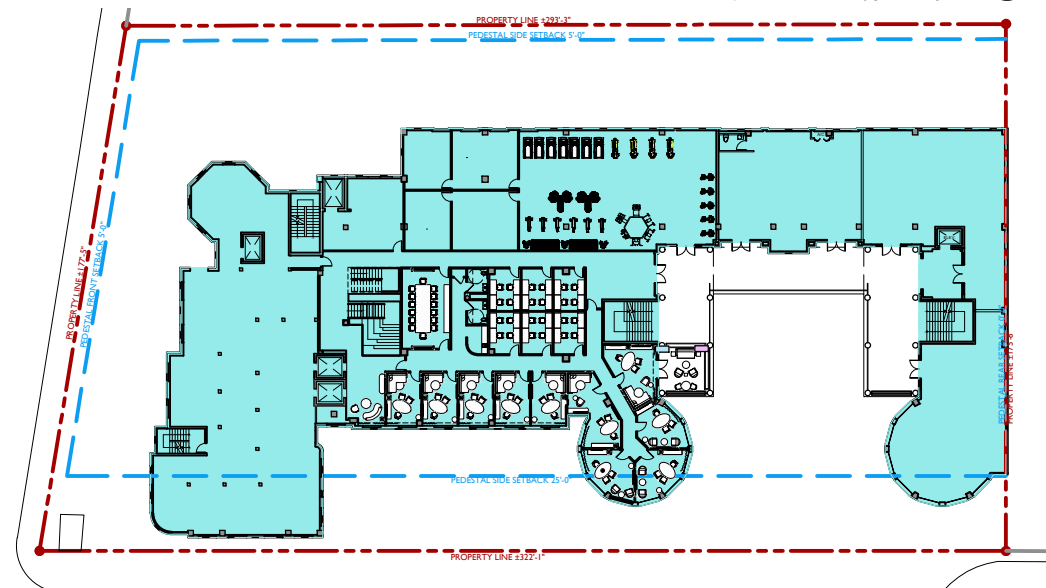
PROPOSED
FAR DIAGRAMS



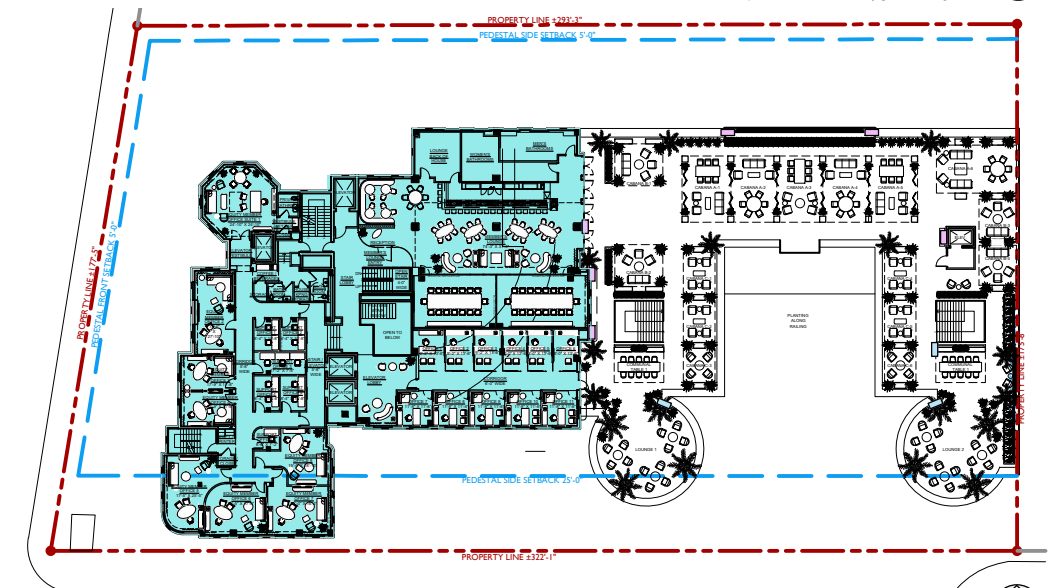
FAR LEVEL -1 PLAN 1/64"=1'-0"



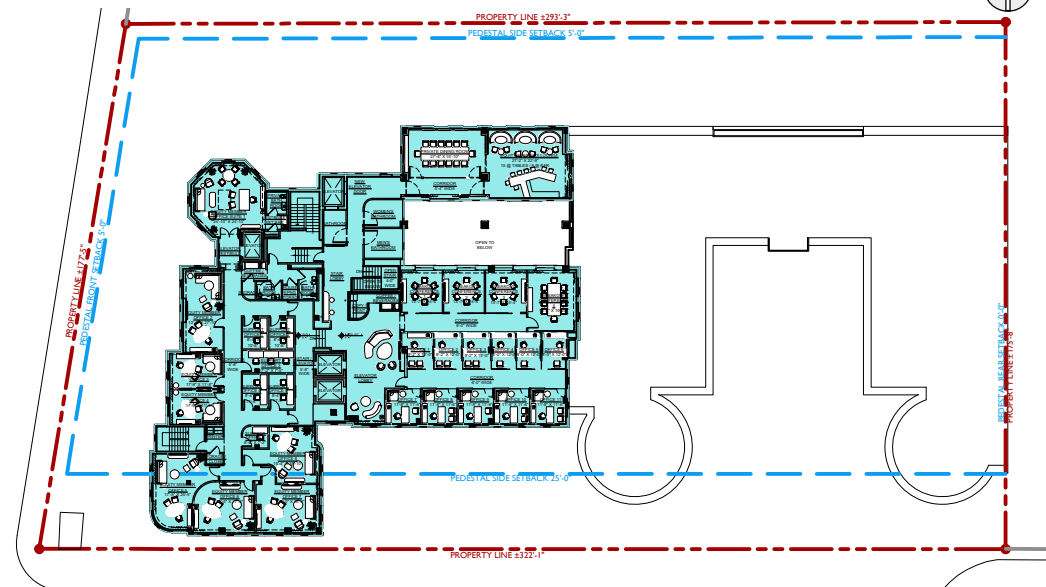
FAR LEVEL 1 PLAN 1/64"=1'-0"



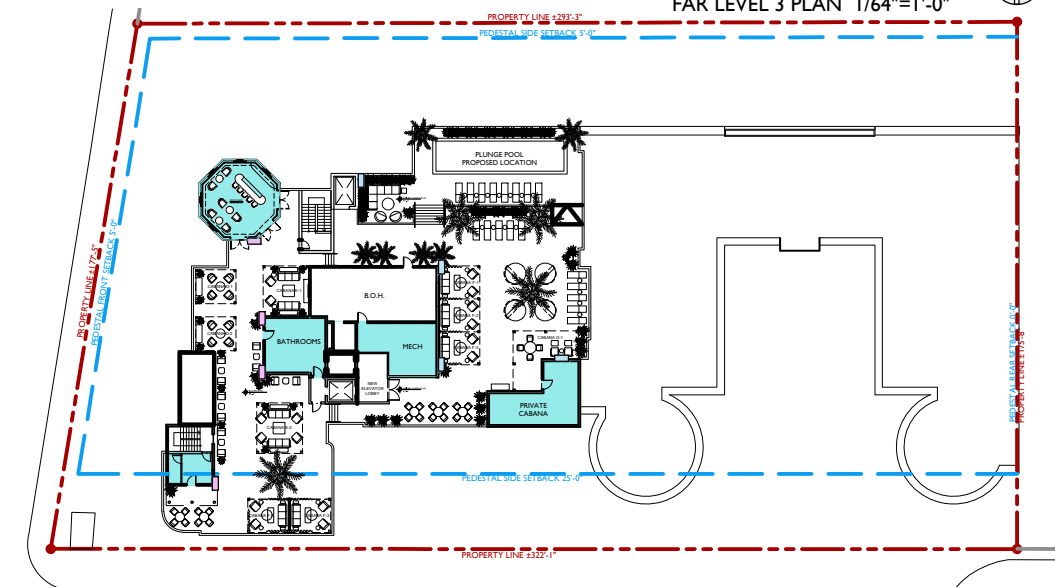
FAR LEVEL 2 PLAN 1/64"=1'-0"



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
GRAND TOTAL	76,335 SF

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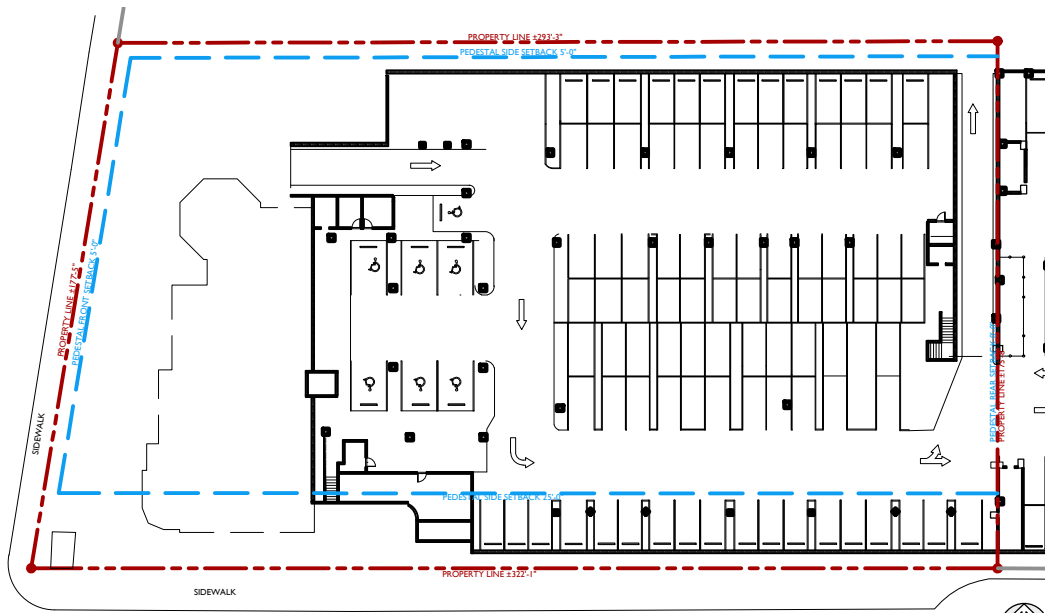
SCALE: 1/64"=1'-0"
CHECK: JMcG
DATE: 1/25/2021
SHEET NUMBER

PROJECT:
**BANCROFT
EXECUTIVE
OFFICE SUITES**

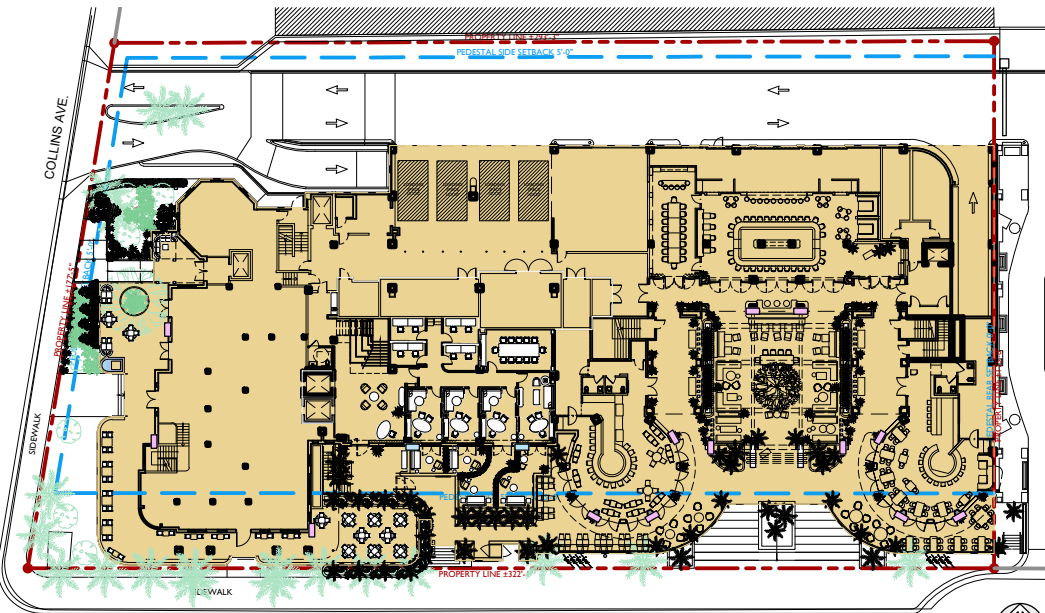
1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

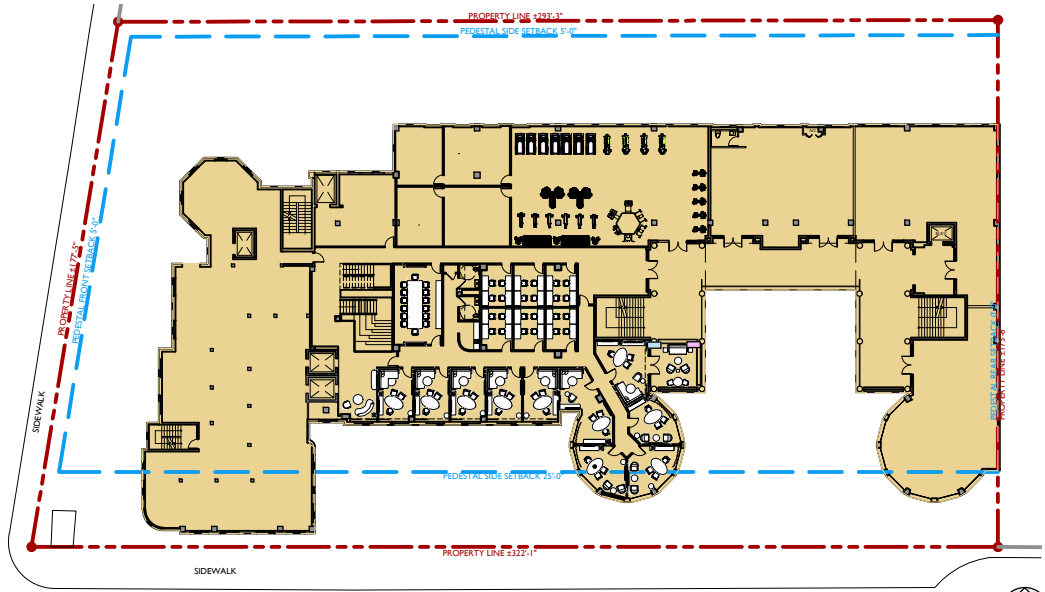
PROPOSED
GROSS AREA
DIAGRAMS



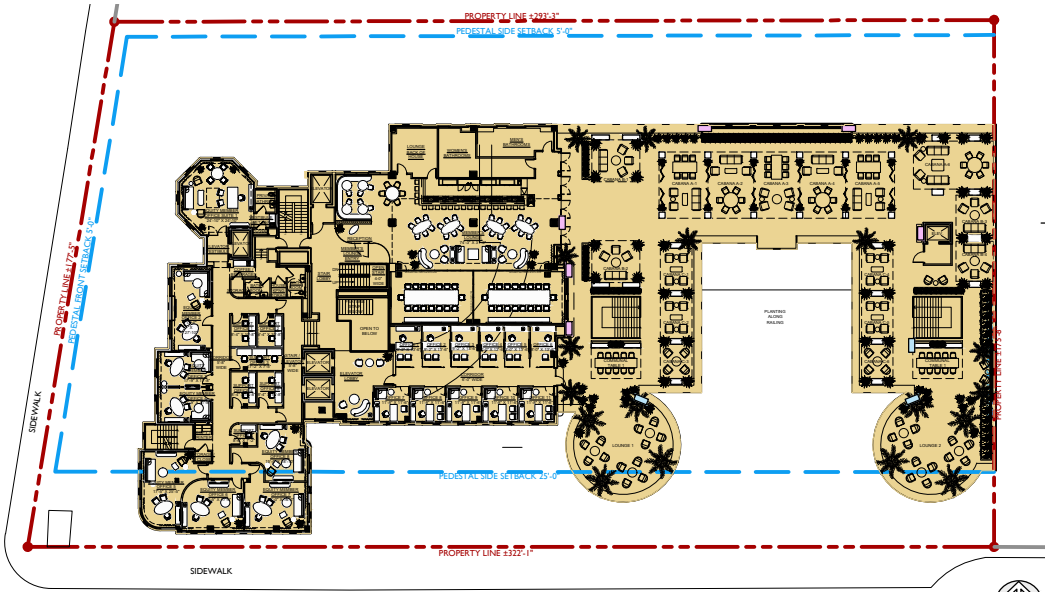
GROSS AREA LEVEL -1 PLAN 1/64"=1'-0"



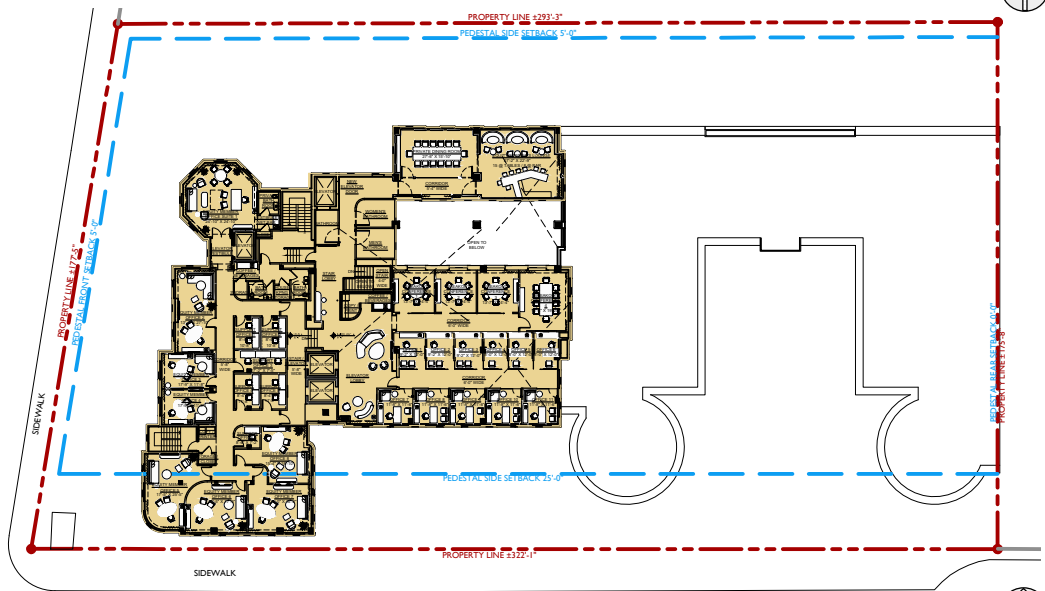
GROSS AREA LEVEL I PLAN 1/64"=1'-0"



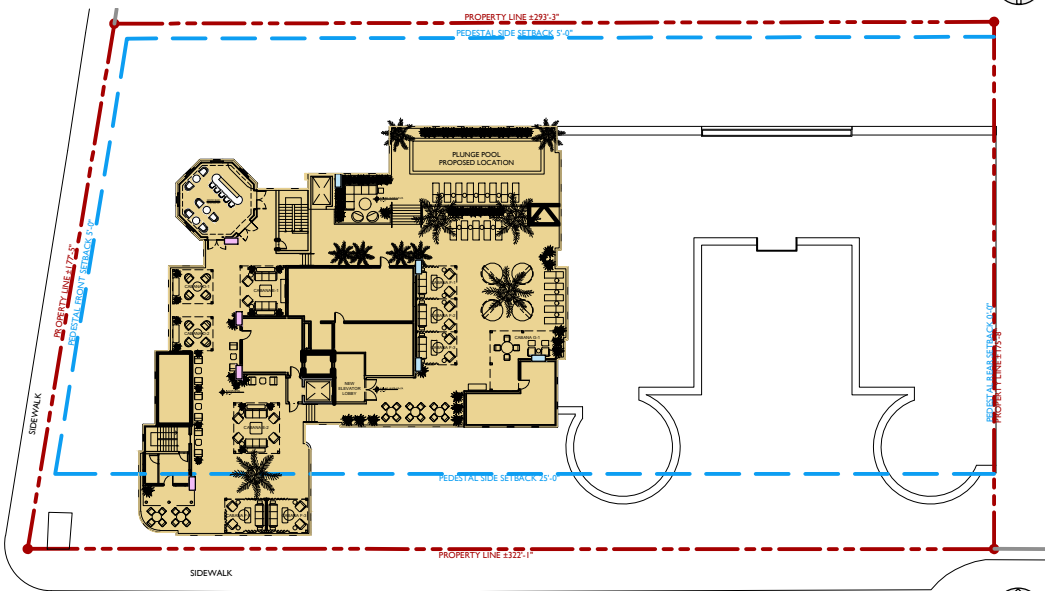
GROSS AREA LEVEL 2 PLAN 1/64"=1'-0"



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
LEVEL -1	0 SF
LEVEL 1	37,786 SF
LEVEL 2	27,435 SF
LEVEL 3	26,699 SF
LEVEL 4	12,650 SF
LEVEL 5 ROOF	13,887 SF
GRAND TOTAL	118,457 SF

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

CHECK: JMcG

DATE: 1/25/2021

SHEET NUMBER