

PROJECT NUMBER

1501 COLLINS AVE
MIAMI BEACH , FL 33139

DRAWING:

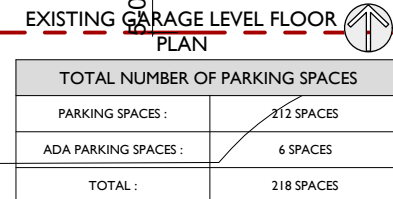
EXISTING
GARAGE
LEVEL

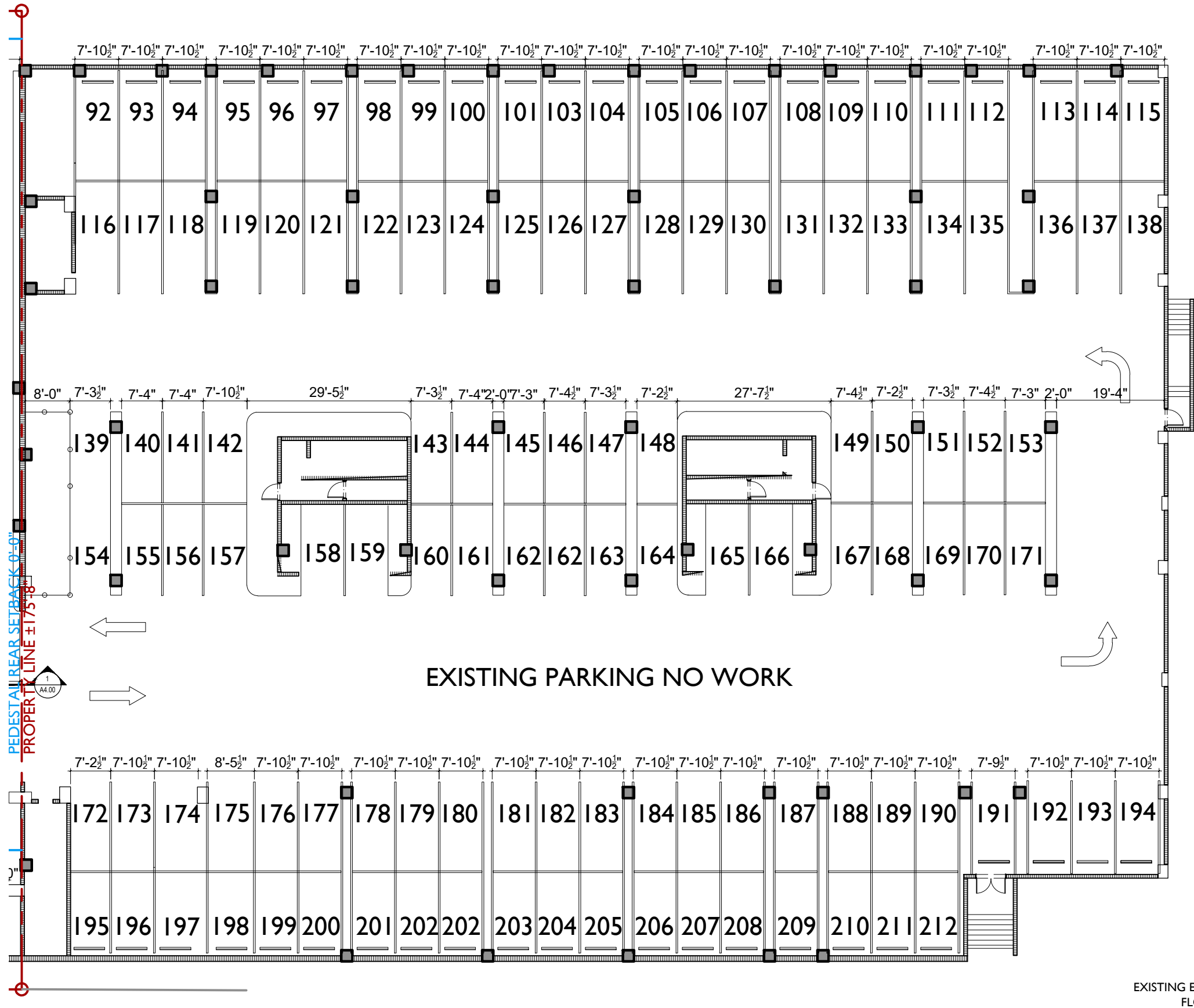
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DATE: |/25/202|

SHEET NUMBER

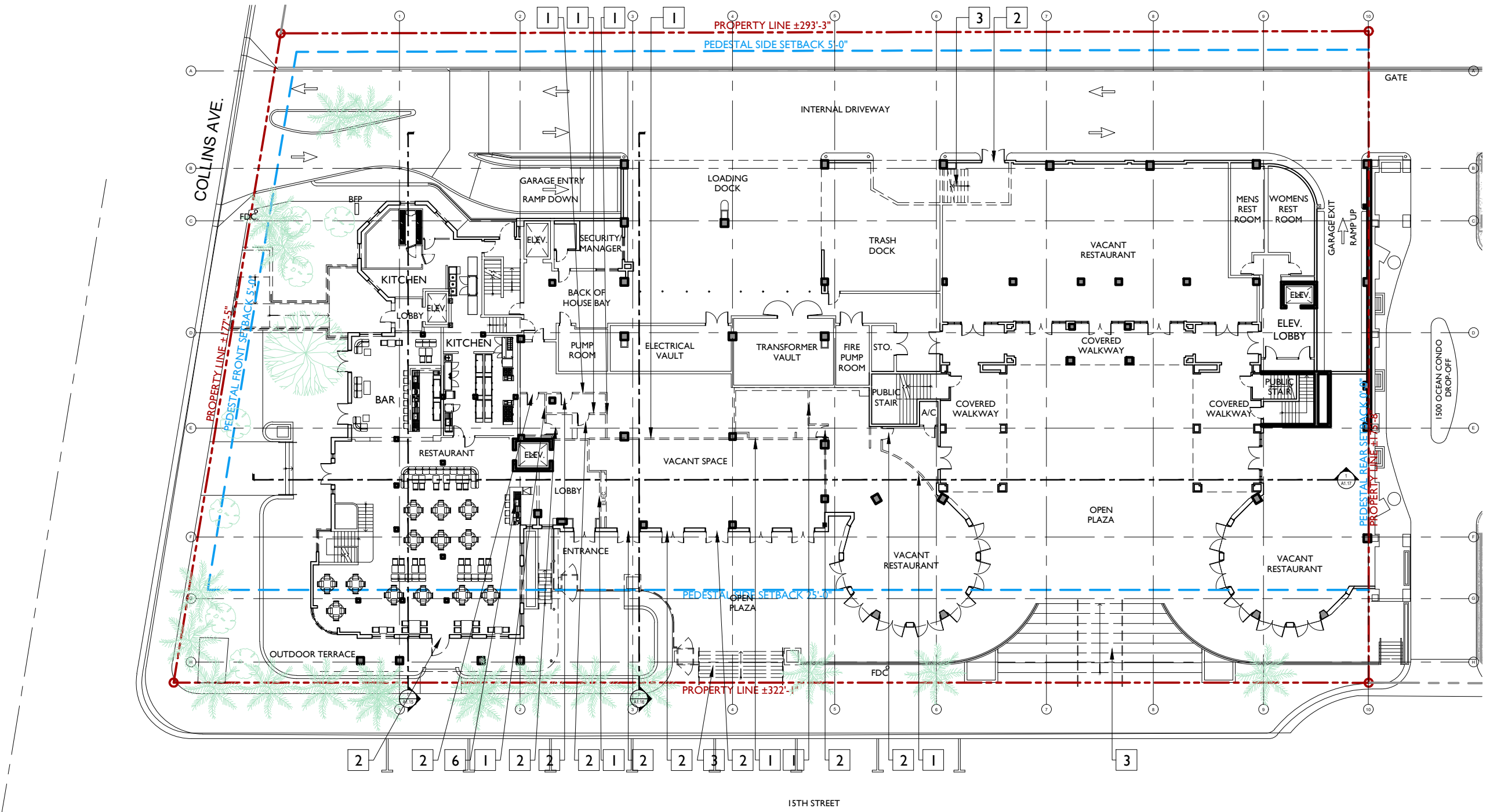
AI.01A





EXISTING EAST GARAGE LEVEL
FLOOR PLAN

TOTAL NUMBER OF PARKING SPACES	
PARKING SPACES :	212 SPACES
ADA PARKING SPACES :	6 SPACES
TOTAL :	218 SPACES



EXISTING LEVEL I FLOOR PLAN

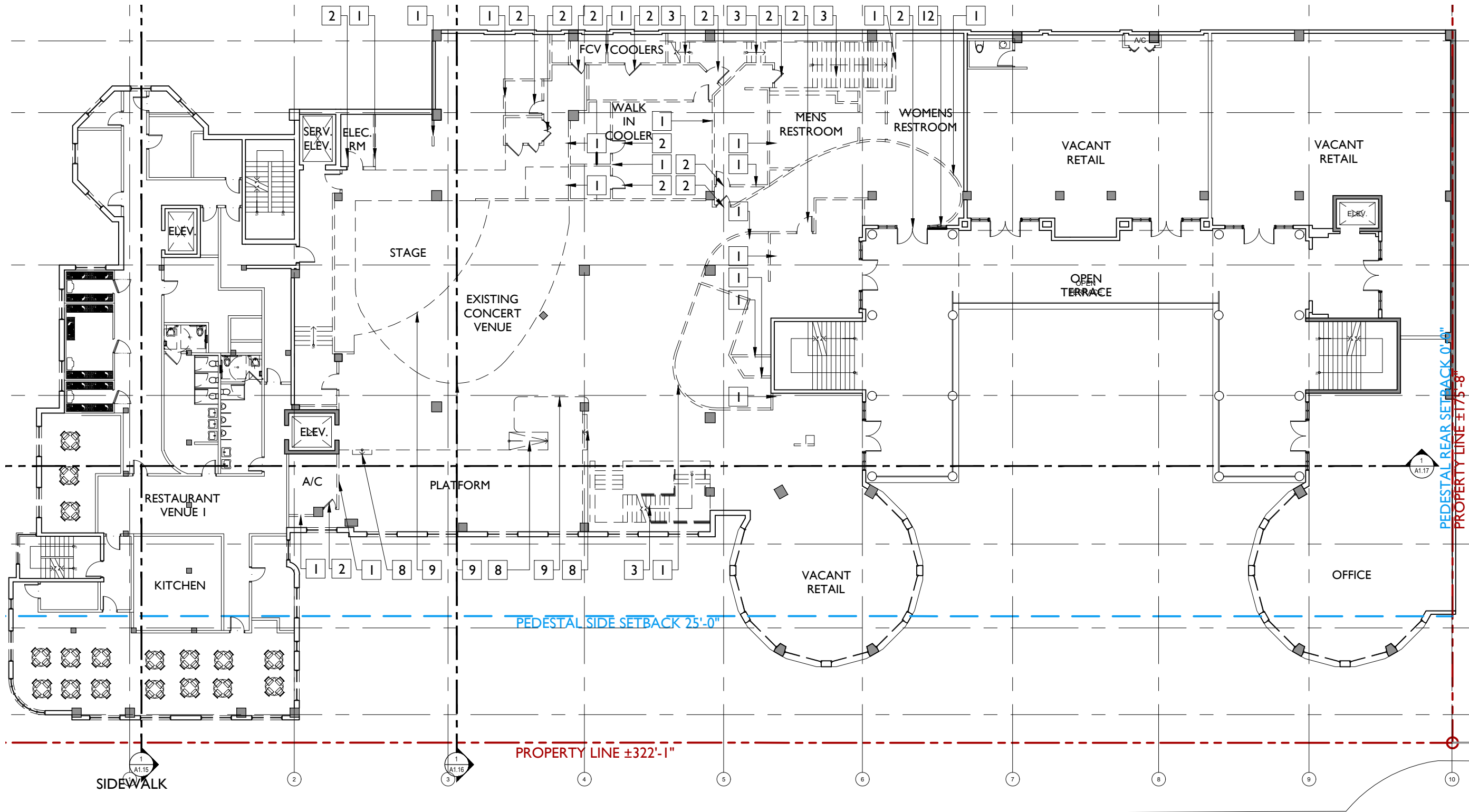


NOTES	
I. REPLACE ALL EXTERIOR WINDOWS WITH NEW WINDOWS	

SELECTIVE DEMOLITION TAGS			
1	REMOVE DRYWALL PARTITIONS	9	REMOVE EXISTING STAGE
2	REMOVE EXISTING DOOR	10	REMOVE EXISTING CATWALK
3	REMOVE EXISTING STAIRS	11	REMOVE EXISTING A/C
4	REMOVE EXISTING SPIRAL STAIR	12	REMOVE EXISTING WINDOW
5	REMOVE EXISTING COLUMN	13	REMOVE EXISTING TERRACE
6	REMOVE EXISTING BAR	14	PREPARE EXISTING CONCRETE FLOOR FOR SEALING
7	REMOVE IN ITS ENTIRETY PLUMBING FIXTURES AND CAPPED AT ITS SOURCE	15	EXISTING CEILINGS EXPOSED. REMOVE UN USED DUCTWORK
8	REMOVE EXISTING RAMP	16	REMOVE NON-HISTORIC SPINE

DEMOLITION LEGEND	
SYM.	DESCRIPTION
	EXISTING CONST. TO BE REMOVED
	EXISTING CONST. TO REMAIN, PROTECT FROM DAMAGE
	AREA NOT IN SCOPE
	EXISTING 1 HR RATED PARTITION TO REMAIN, IF COMPROMISED, GC SHALL REPAIR AND PROPERLY INSTALL FIRE SAFE TO RECTIFY CONDITION PRIOR TO NEW WALL FINISH.

JENNIFER McCONNEY FLORIDA LIC# AR93044
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SCALE: 1"=30'-0"
CHECK: JMcG
DATE: 1/25/2021
SHEET NUMBER



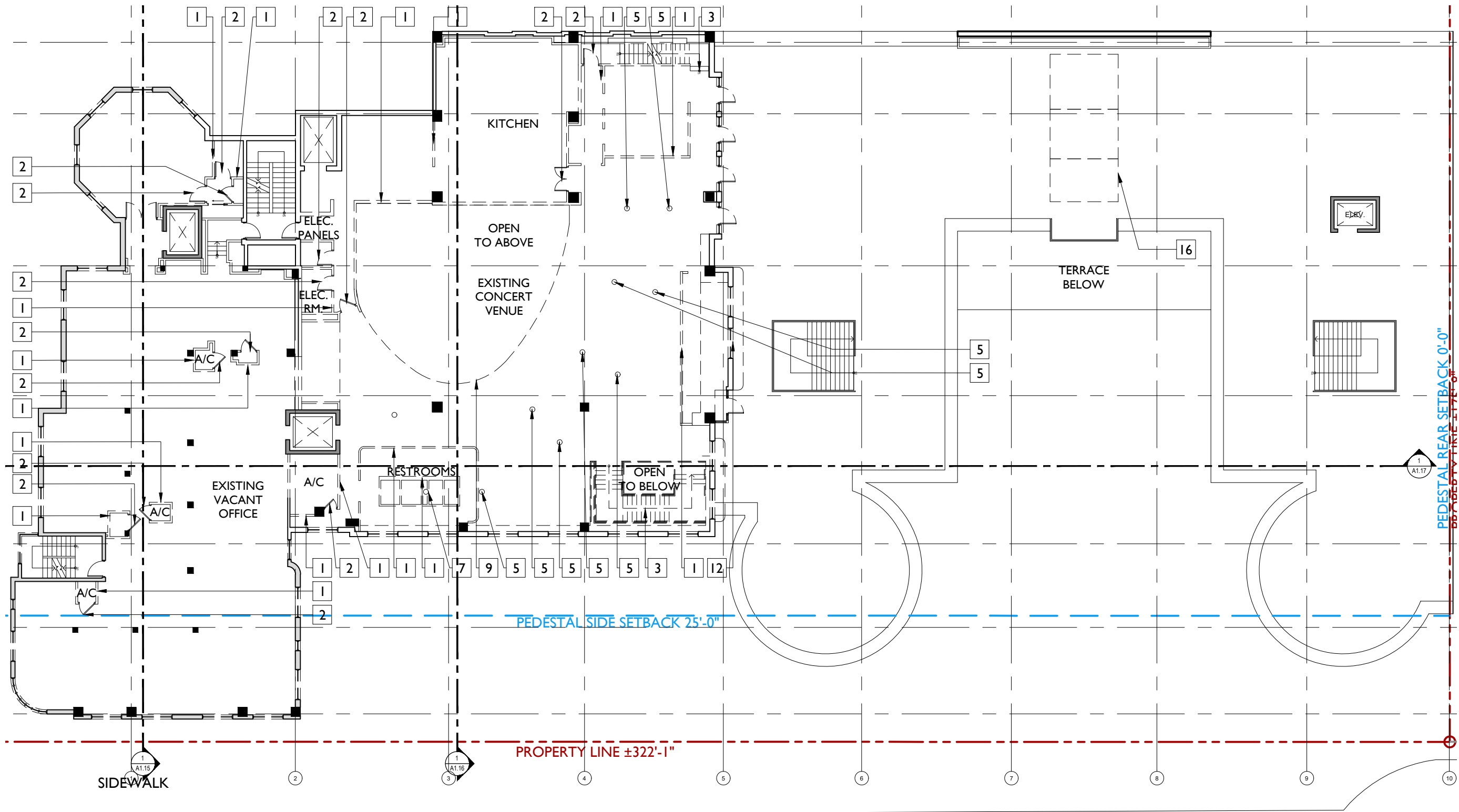
EXISTING LEVEL 2 FLOOR PLAN



NOTES
1. REPLACE ALL EXTERIOR WINDOWS WITH NEW WINDOWS

SELECTIVE DEMOLITION TAGS			
1	REMOVE DRYWALL PARTITIONS	9	REMOVE EXISTING STAGE
2	REMOVE EXISTING DOOR	10	REMOVE EXISTING CATWALK
3	REMOVE EXISTING STAIRS	11	REMOVE EXISTING A/C
4	REMOVE EXISTING SPIRAL STAIR	12	REMOVE EXISTING WINDOW
5	REMOVE EXISTING COLUMN	13	REMOVE EXISTING TERRACE
6	REMOVE EXISTING BAR	14	PREPARE EXISTING CONCRETE FLOOR FOR SEALING
7	REMOVE IN ITS ENTIRETY PLUMBING FIXTURES AND CAPPED AT ITS SOURCE	15	EXISTING CEILINGS EXPOSED. REMOVE UN USED DUCTWORK
8	REMOVE EXISTING RAMP	16	REMOVE NON-HISTORIC SPINE

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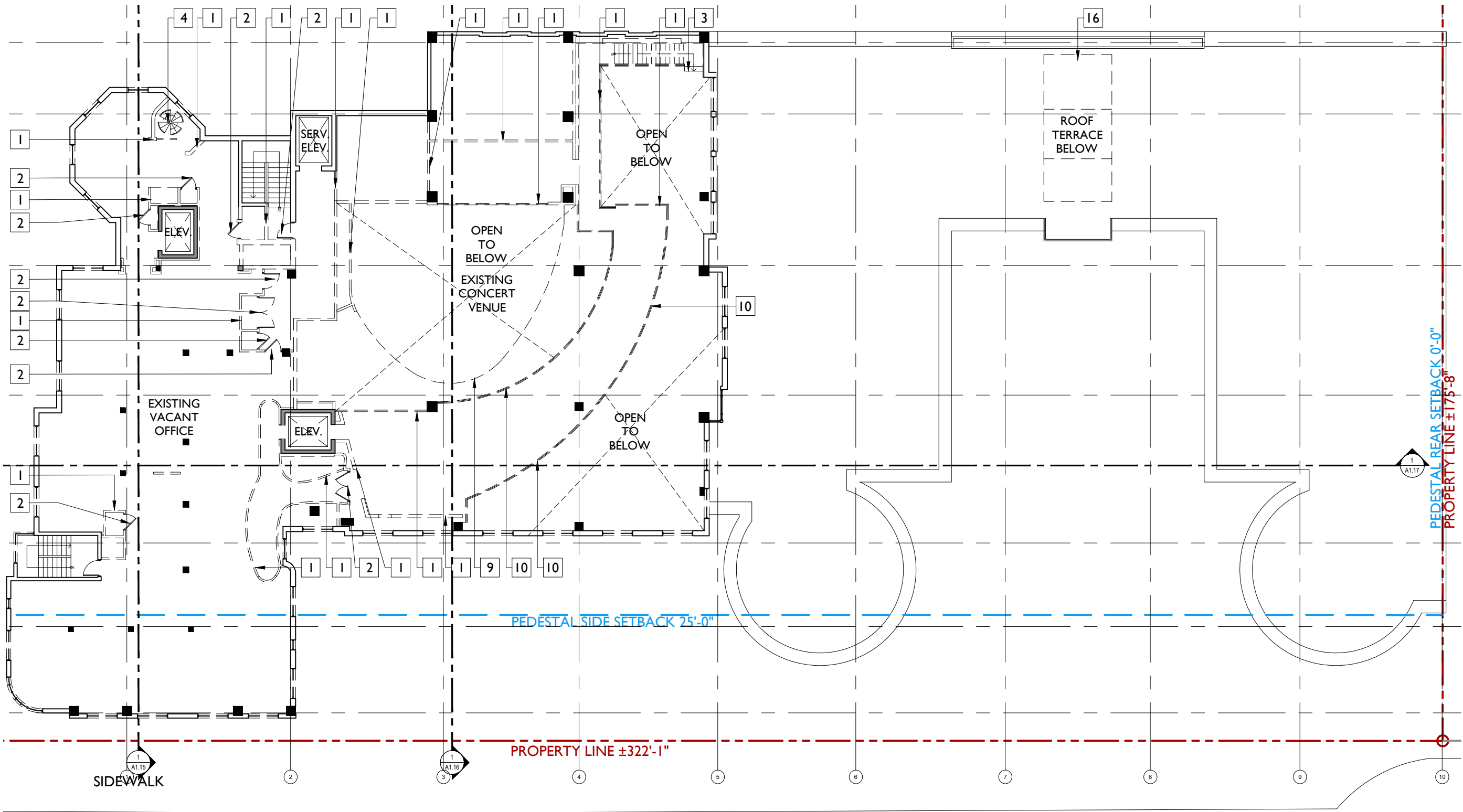


EXISTING LEVEL 3 FLOOR PLAN 1"=20'-0"

NOTES
1. REPLACE ALL EXTERIOR WINDOWS WITH NEW WINDOWS

SELECTIVE DEMOLITION TAGS			
1	REMOVE DRYWALL PARTITIONS	9	REMOVE EXISTING STAGE
2	REMOVE EXISTING DOOR	10	REMOVE EXISTING CATWALK
3	REMOVE EXISTING STAIRS	11	REMOVE EXISTING A/C
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DEMOLITION LEGEND	
SYM.	DESCRIPTION
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	AREA NOT IN SCOPE
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EXISTING LEVEL 4 FLOOR PLAN

NOTES
1. REPLACE ALL EXTERIOR WINDOWS WITH NEW WINDOWS

SELECTIVE DEMOLITION TAGS			
1	REMOVE DRYWALL PARTITIONS	9	REMOVE EXISTING STAGE
2	REMOVE EXISTING DOOR	10	REMOVE EXISTING CATWALK
3	REMOVE EXISTING STAIRS	11	REMOVE EXISTING A/C
4	REMOVE EXISTING SPIRAL STAIR	12	REMOVE EXISTING WINDOW
5	REMOVE EXISTING COLUMN	13	REMOVE EXISTING TERRACE
6	REMOVE EXISTING BAR	14	PREPARE EXISTING CONCRETE FLOOR FOR SEALING
7	REMOVE IN ITS ENTIRETY PLUMBING FIXTURES AND CAPPED AT ITS SOURCE	15	EXISTING CEILINGS EXPOSED. REMOVE UN USED DUCTWORK
8	REMOVE EXISTING RAMP	16	REMOVE NON-HISTORIC SPINE

DEMOLITION LEGEND	
SYM.	DESCRIPTION
	EXISTING CONST. TO BE REMOVED
	EXISTING CONST. TO REMAIN, PROTECT FROM DAMAGE
	AREA NOT IN SCOPE
	EXISTING 1 HR RATED PARTITION TO REMAIN, IF COMPROMISED, GC SHALL REPAIR AND PROPERLY INSTALL FIRE SAFE TO RECTIFY CONDITION PRIOR TO NEW WALL FINISH.

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

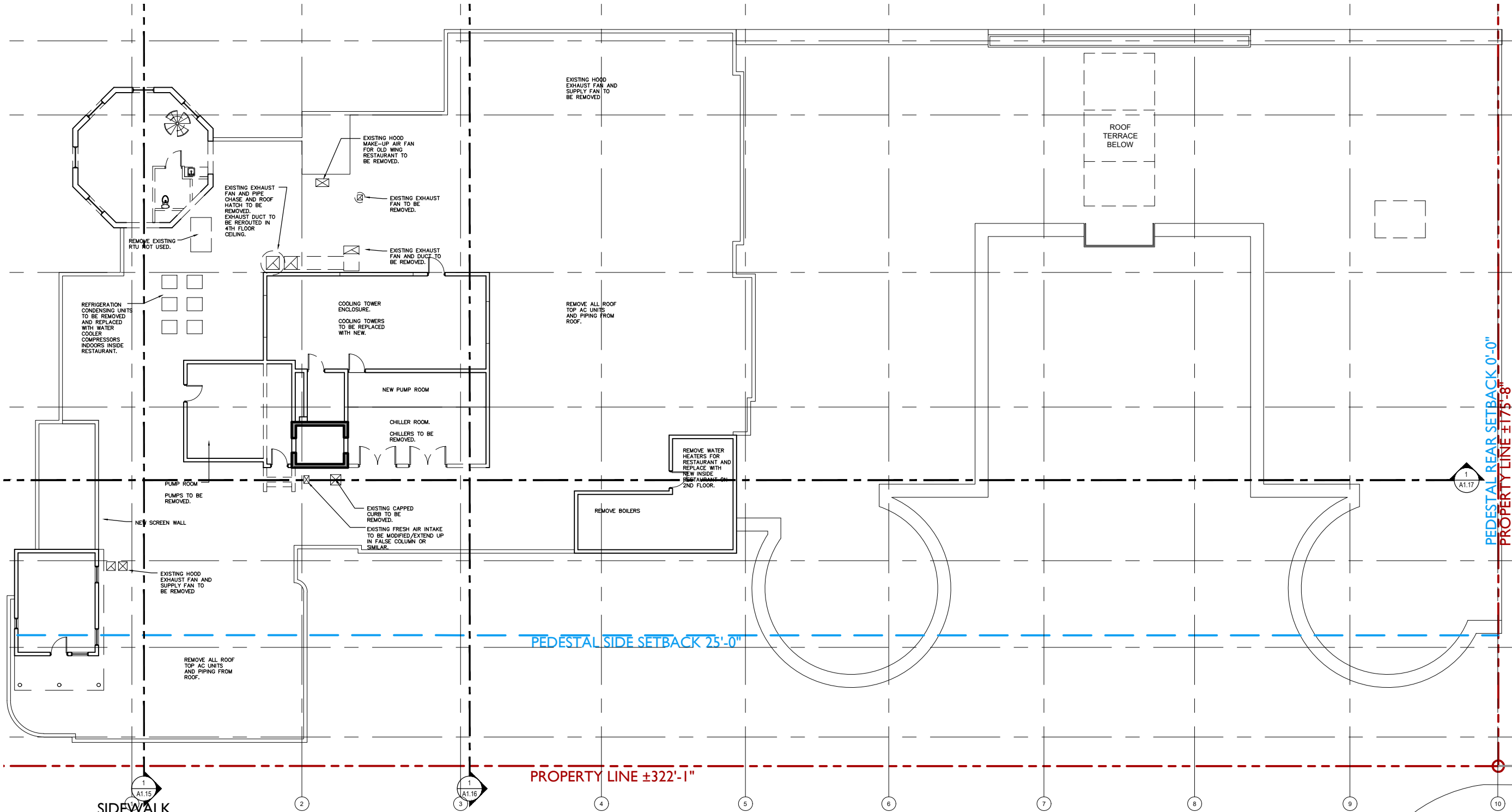
DRAWING:

EXISTING
LEVEL 4 PLAN

JENNIFER McCONNEY FLORIDA LIC# AR93044
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SCALE: 1"=20'-0"
CHECK: JMcG
DATE: 1/25/2021
SHEET NUMBER

A1.05



EXISTING LEVEL 5 ROOF FLOOR PLAN



NOTES
I. REPLACE ALL EXTERIOR WINDOWS WITH NEW WINDOWS

SELECTIVE DEMOLITION TAGS			
1	REMOVE DRYWALL PARTITIONS	9	REMOVE EXISTING STAGE
2	REMOVE EXISTING DOOR	10	REMOVE EXISTING CATWALK
3	REMOVE EXISTING STAIRS	11	REMOVE EXISTING A/C
4	REMOVE EXISTING SPIRAL STAIR	12	REMOVE EXISTING WINDOW
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DEMOLITION LEGEND	
SYM.	DESCRIPTION
	EXISTING CONST. TO BE REMOVED
	EXISTING CONST. TO REMAIN, PROTECT FROM DAMAGE
	AREA NOT IN SCOPE
	EXISTING 1 HR RATED PARTITION TO REMAIN, IF COMPROMISED, GC SHALL REPAIR AND PROPERLY INSTALL FIRE SAFE TO RECTIFY CONDITION PRIOR TO NEW WALL FINISH.

DEMOLITION LEGEND:

- ① STUCCO ORNAMENTAL REVEALS TO BE REPAIRED TO MATCH ORIGINAL AS NECESSARY
- ② REMOVE EXISTING DOOR
- ③ ADA LIFT TO BE REPLACED
- ④ NON-HISTORIC SPIRE STRUCTURE TO BE REMOVED
- ⑤ REMOVE EXISTING WINDOW TYP.
- ⑥ ALL STUCCO TO BE PATCHED AND REPAIRED WHERE NECESSARY
- ⑦ EXISTING ALUMINUM SIGN TO REMAIN
- ⑧ STUCCO PLANTER TO BE REPAIRED / REMOVED AS NEEDED
- ⑨ STUCCO EYEBROW TO BE REPAIRED AS NEEDED
- ⑩ STEEL GUARDRAILS TO BE REPAIRED / REPLACED TO MEET CODE AS NEEDED
- ⑪ METAL LOUVERS TO BE REPLACED/ REPAIRED AS NEEDED
- ⑫ ORNAMENTAL FRIEZE TO BE REPAIRED AS NEEDED
- ⑬ GLASS BLOCK TO BE CLEANED, REPAIRED AS NEEDED
- ⑭ METAL RAILS TO BE REPLACED/ REPAIRED AS NEEDED
- ⑮ WALL TO BE REMOVED
- ⑯ TILE WALL TO BE REPAIRED AS NEEDED
- ⑰ STAIRS TO BE REPAIRED/MODIFIED PER PLAN

GENERAL NOTES: PREPARE FACADES FOR PAINTING, PRESSURE CLEANING, WATERPROOFING AROUND WINDOWS, AND FOR ANY REPAIR OF LOOSE STUCCO

PROPERTY LINE
REFERENCE

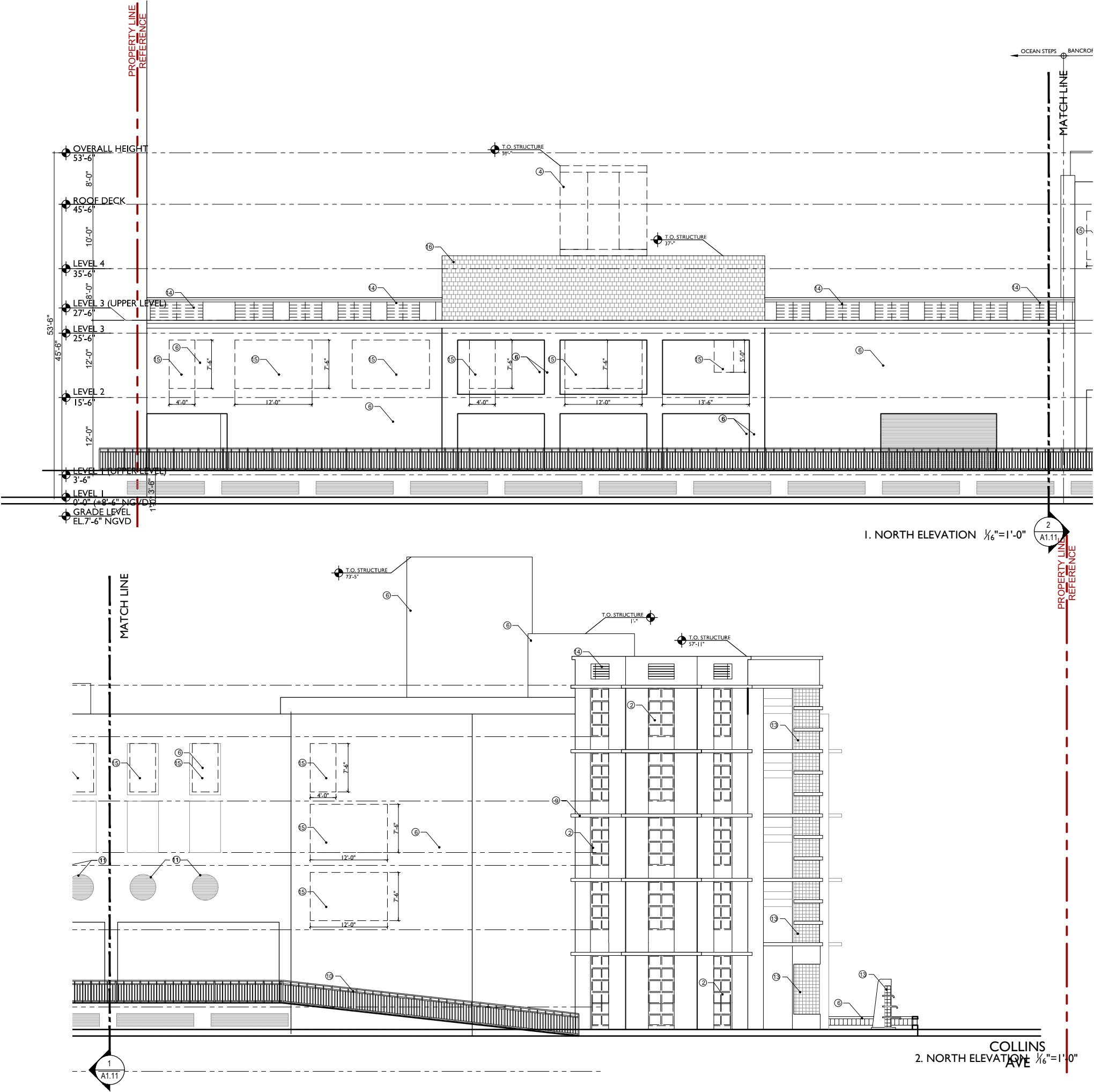


WEST ELEVATION 1/8"=1'-0"

DEMOLITION LEGEND:

- ① STUCCO ORNAMENTAL REVEALS TO BE REPAIRED TO MATCH ORIGINAL AS NECESSARY
- ② REMOVE EXISTING DOOR
- ③ ADA LIFT TO BE REPLACED
- ④ NON-HISTORIC SPIRE STRUCTURE TO BE REMOVED
- ⑤ REMOVE EXISTING WINDOW TYP.
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- ⑫ ORNAMENTAL FRIEZE TO BE REPAIRED AS NEEDED
- ⑬ GLASS BLOCK TO BE CLEANED, REPAIRED AS NEEDED
- ⑭ METAL RAILS TO BE REPLACED/ REPAIRED AS NEEDED
- ⑮ WALL TO BE REMOVED
- ⑯ TILE WALL TO BE REPAIRED AS NEEDED
- ⑰ STAIRS TO BE REPAIRED/MODIFIED PER PLAN

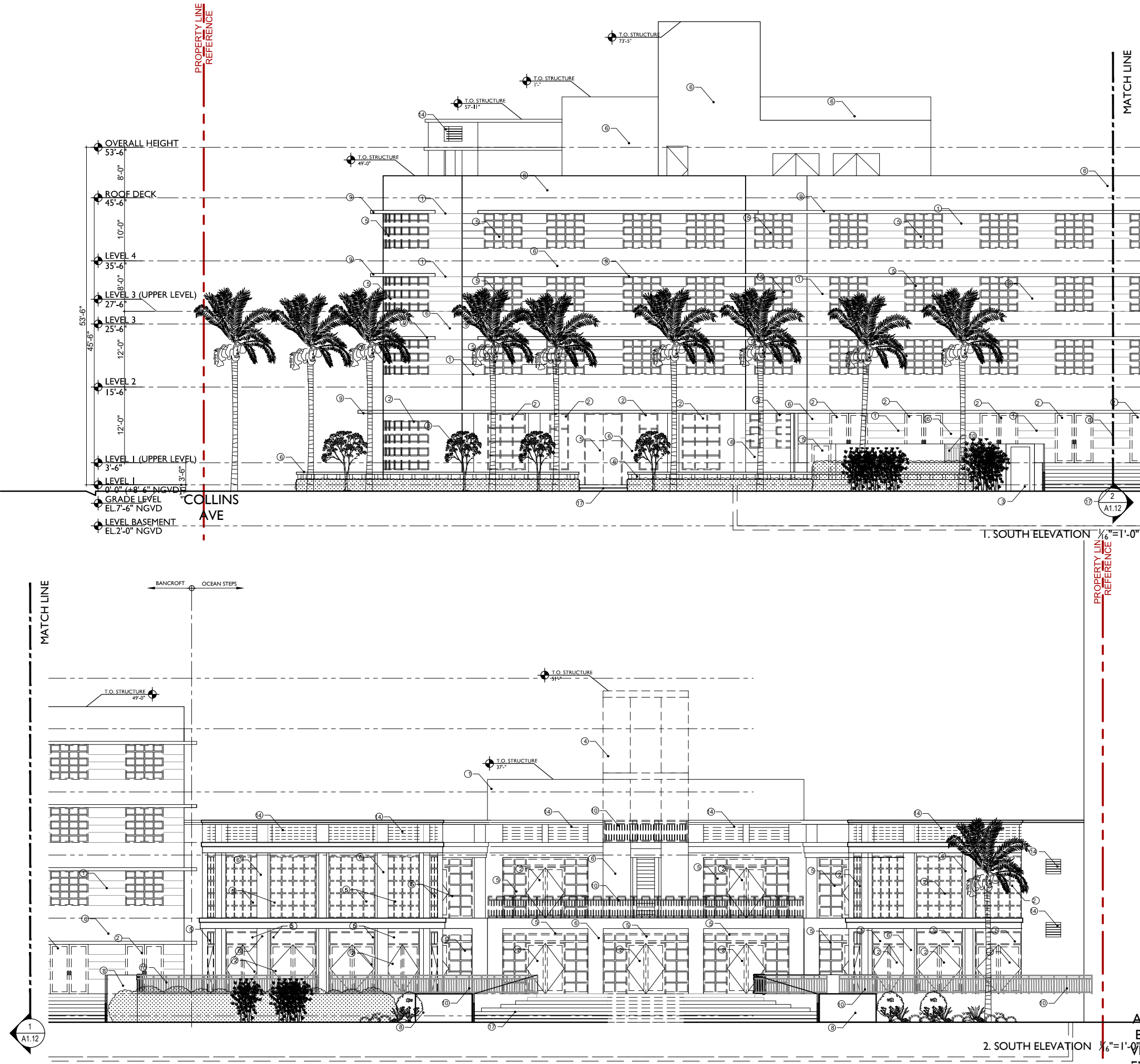
GENERAL NOTES: PREPARE FACADES FOR PAINTING, PRESSURE CLEANING, WATERPROOFING AROUND WINDOWS, AND FOR ANY REPAIR OF LOOSE STUCCO



DEMOLITION LEGEND:

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GENERAL NOTES: PREPARE FACADES FOR PAINTING, PRESSURE CLEANING, WATERPROOFING AROUND WINDOWS, AND FOR ANY REPAIR OF LOOSE STUCCO



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③ ADA LIFT TO BE REPLACED

④ NON-HISTORIC SPIRE STRUCTURE TO BE REMOVED

⑤ REMOVE EXISTING WINDOW TYP.

⑥ ALL STUCCO TO BE PATCHED AND REPAIRED WHERE NECESSARY

⑦ EXISTING ALUMINUM SIGN TO REMAIN

⑧ STUCCO PLANTER TO BE REPAIRED /
REMOVED AS NEEDED

⑨ STUCCO EYEBROW TO BE REPAIRED
AS NEEDED

⑩ STEEL GUARDRAILS TO BE REPAIRED /
REPLACED TO MEET CODE AS NEEDED

⑪ METAL LOUVERS TO BE REPLACED/
REPAIRED AS NEEDED

⑫ ORNAMENTAL FRIEZE TO BE REPAIRED AS NEEDED

⑬ GLASS BLOCK TO BE CLEANED,
REPAIRED AS NEEDED

⑭ METAL RAILS TO BE REPLACED/
REPAIRED AS NEEDED

⑮ WALL TO BE REMOVED

⑩ TILE WALL TO BE REPAIRED AS
NEEDED

⑪ STAIRS TO BE REPAIRED/MODIFIED
PER PLAN

GENERAL NOTES: PREPARE FACADES FOR PAINTING, PRESSURE CLEANING, WATERPROOFING AROUND WINDOWS, AND FOR ANY REPAIR OF LOOSE STUCCO



500 NE 4th Court
Studio 103
Miami, FL 33138

2026

PROJECT NUMBER

PROJECT:
BANCROFT
EXECUTIVE
OFFICE SUITES

1501 COLLINS AVE
MIAMI BEACH , FL 33139

DRAWING:

DEMO
EAST ELEVATION

ANNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE: $\chi_6'' = 1'-0''$

CHECK: JMcG

DATE: 1/25/2021

SHEET NUMBER

EAST ELEVATION $\frac{1}{16}"=1'-0"$

AI.13

PROJECT:
BANCROFT
EXECUTIVE
OFFICE SUITES

1501 COLLINS AVE
MIAMI BEACH , FL 33139

DRAWING:

EXISTING
BUILDING
SECTION

JENNIFER McCONNEY FLORIDA LIC# AR93044

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HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
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SCALE: 1/16" = 1'-0"

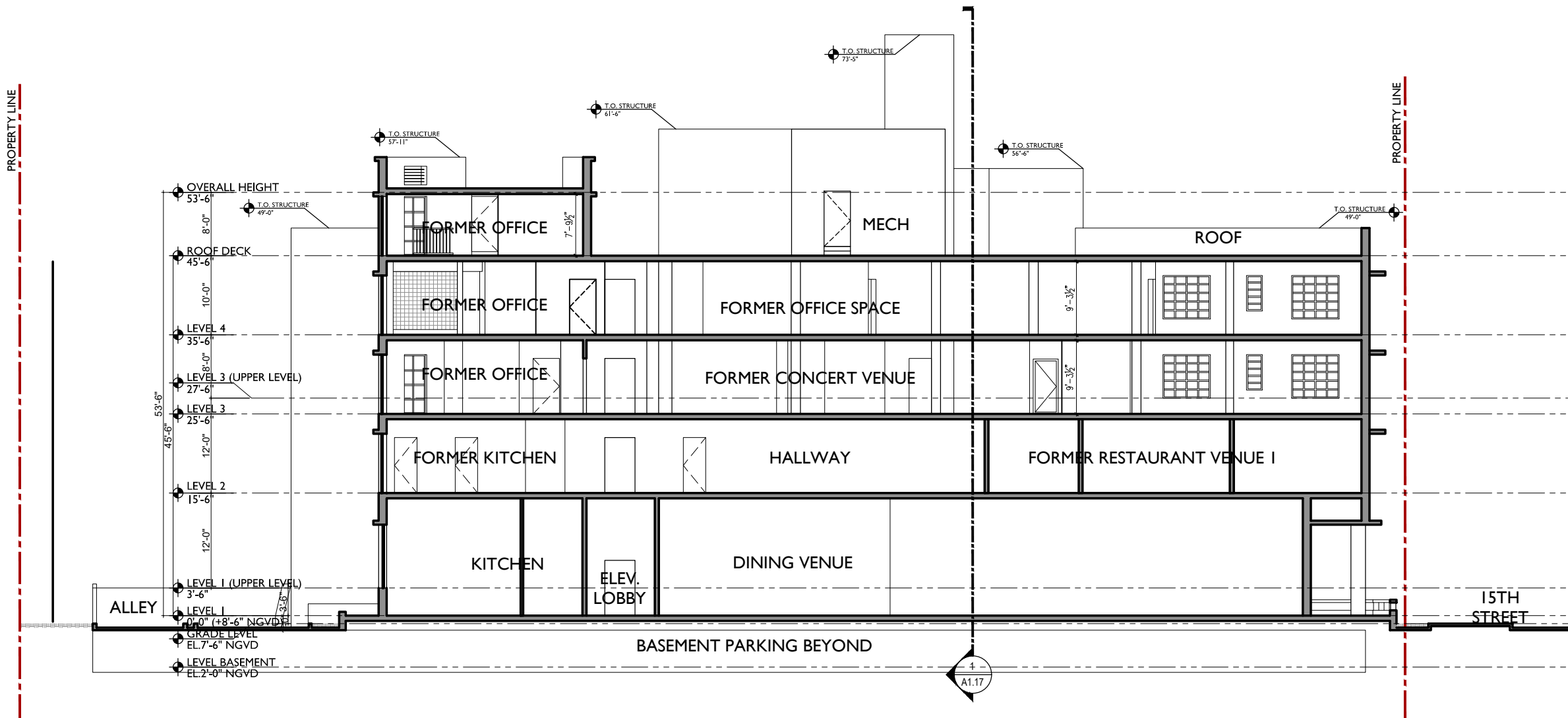
CHECK: JMcG

DATE: 1/25/2021

SHEET NUMBER

AI.15

I. TRANSVERSE SECTION 1/16" = 1'-0"

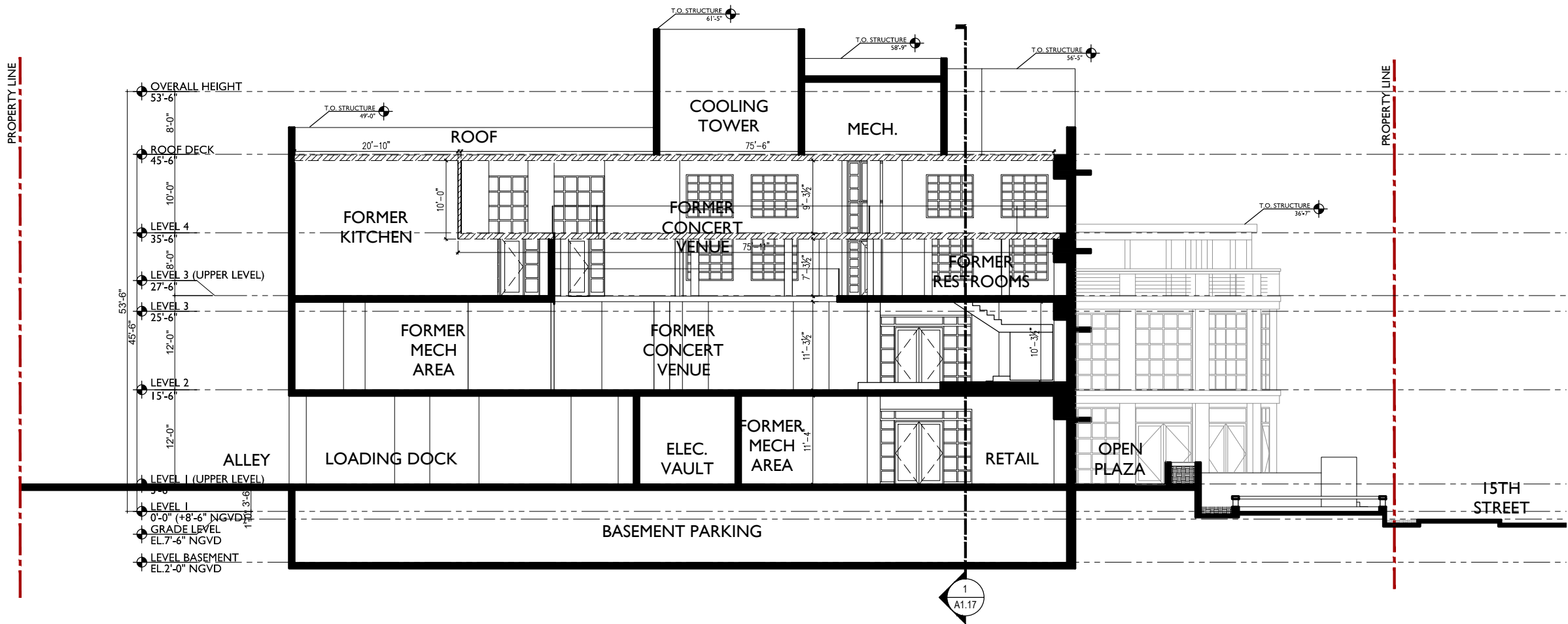


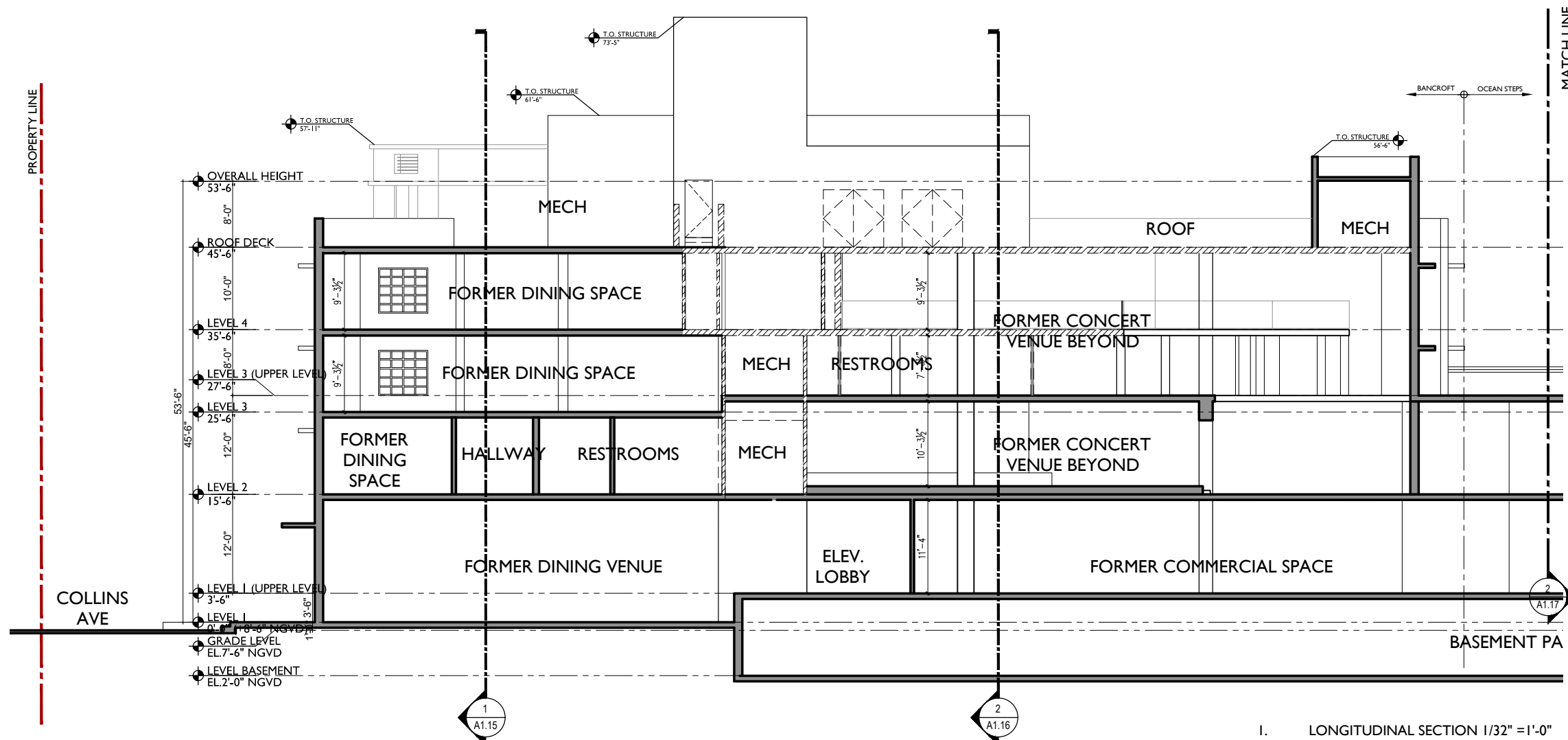
PROJECT:
BANCROFT
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1501 COLLINS AVE
MIAMI BEACH , FL 33139

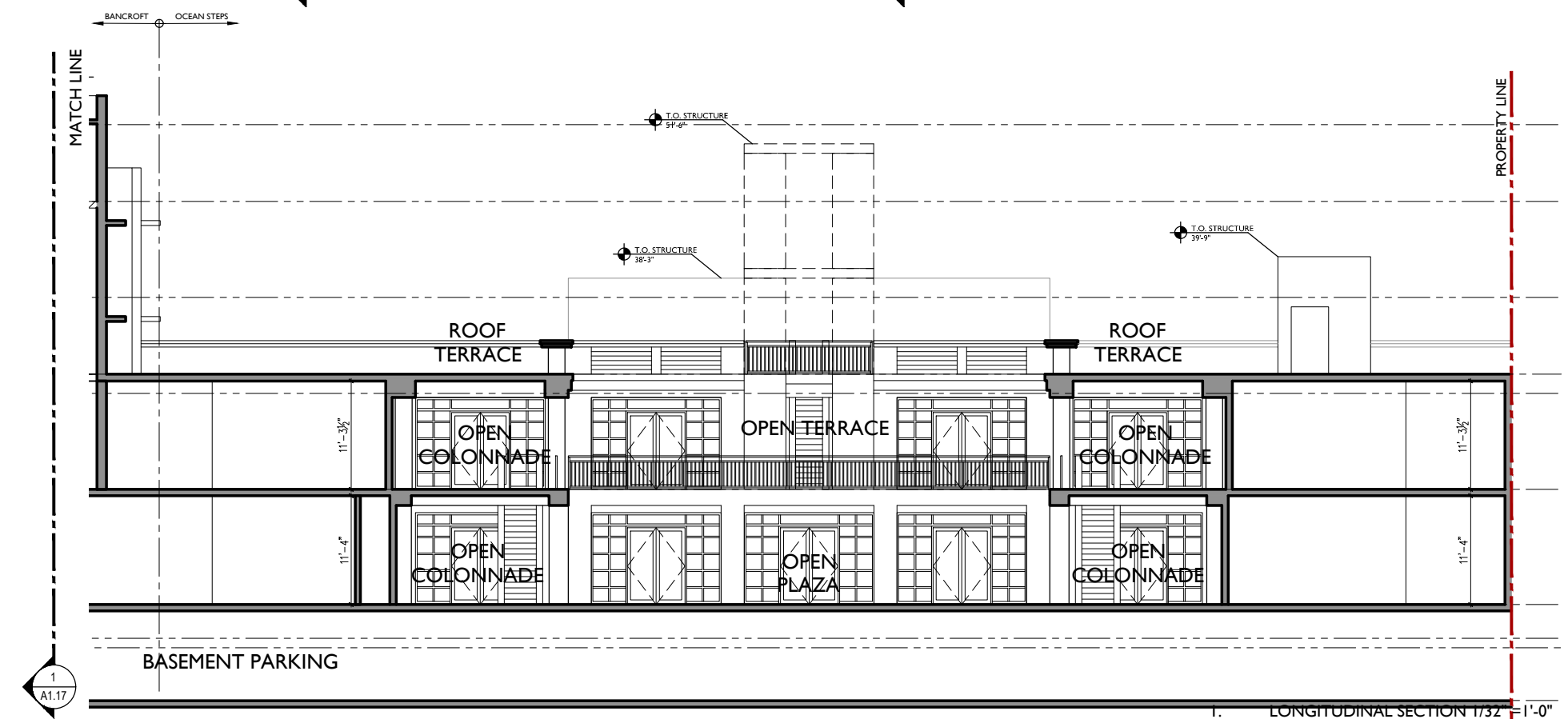
DRAWING:

EXISTING
BUILDING
SECTION





I. LONGITUDINAL SECTION 1/32" = 1'-0"



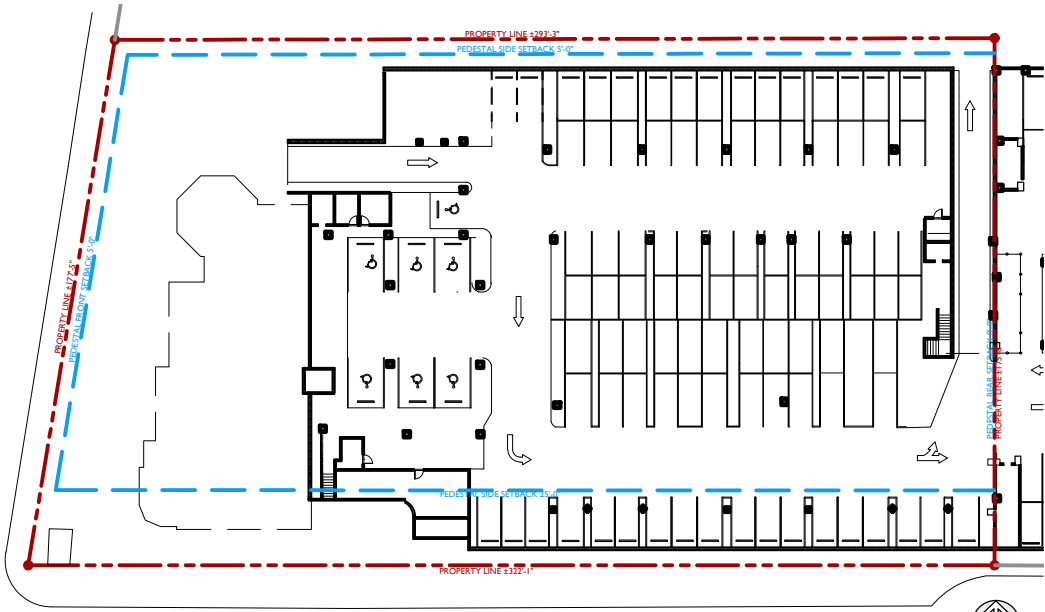
II. LONGITUDINAL SECTION 1/32" = 1'-0"

PROJECT:
BANCROFT
EXECUTIVE
OFFICE SUITES

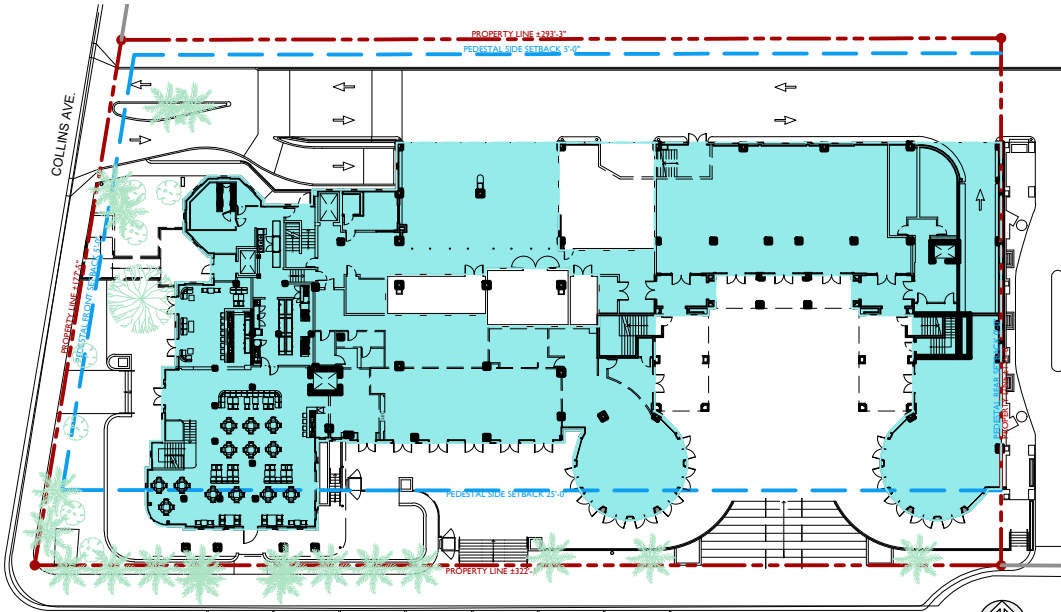
1501 COLLINS AVE
MIAMI BEACH , FL 33139

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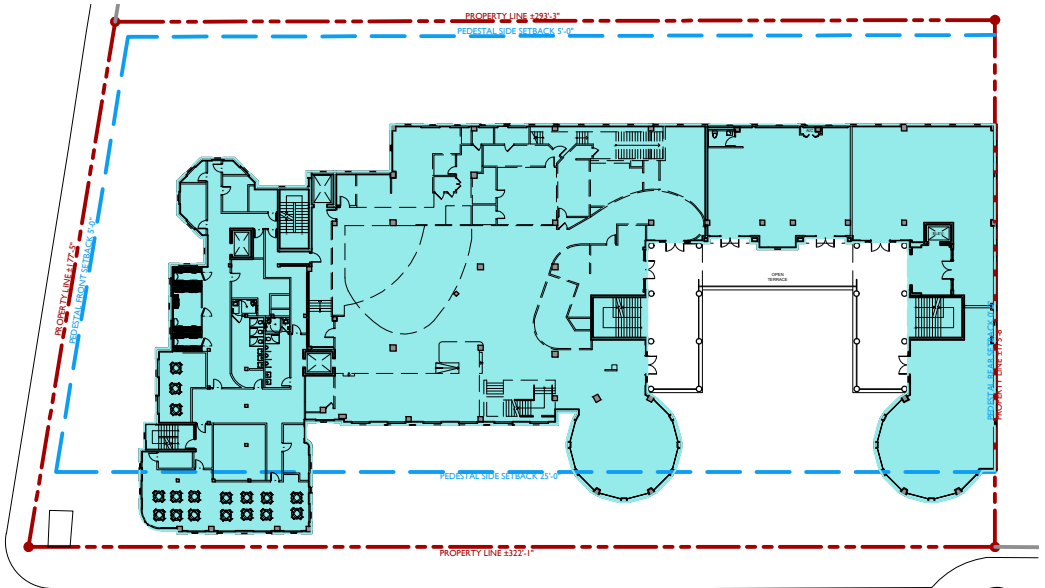
EXISTING
FAR DIAGRAMS



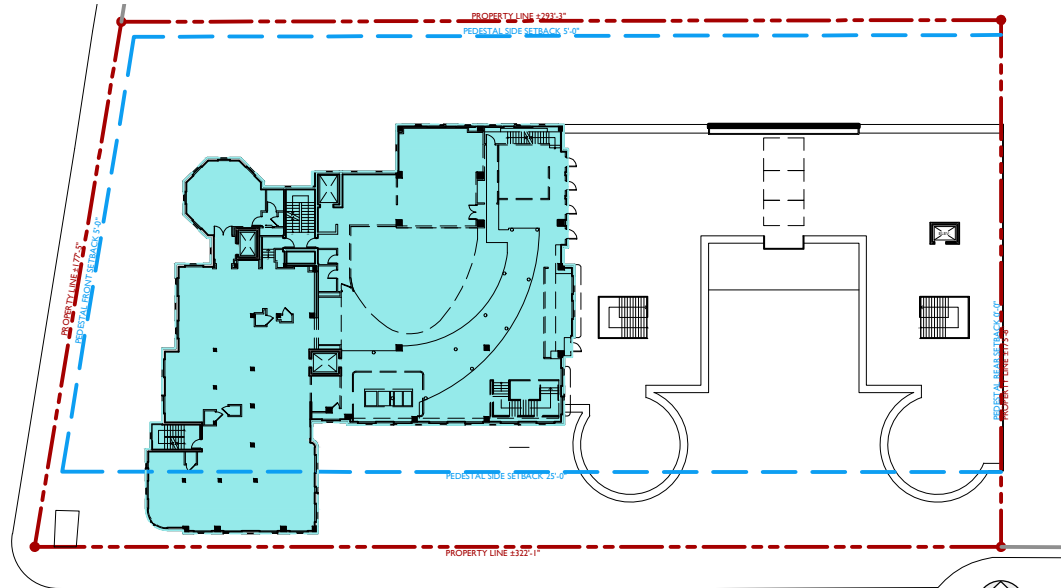
FAR LEVEL -1 PLAN 1/64"=1'-0"



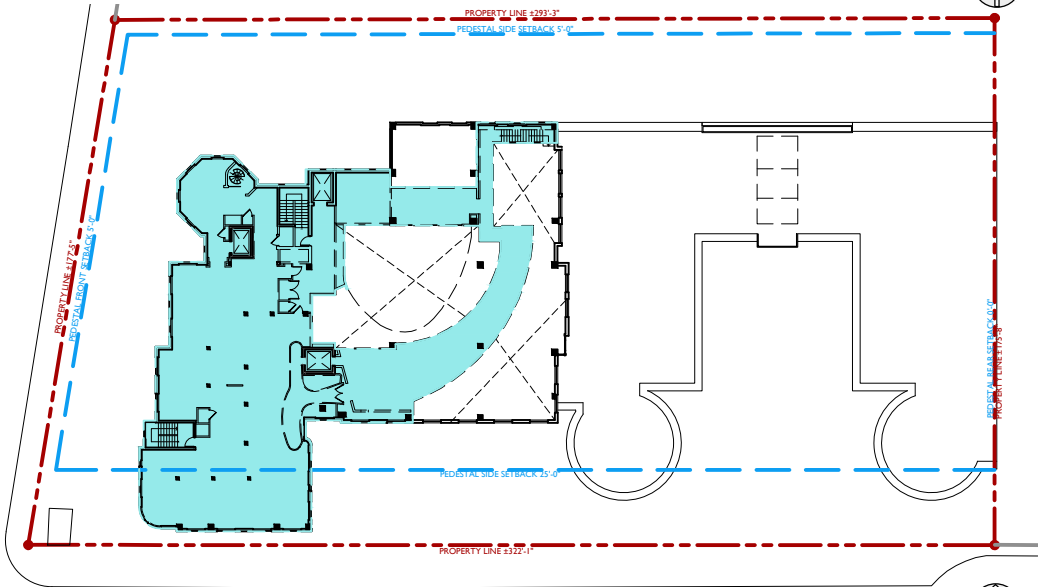
FAR LEVEL 1 PLAN 1/64"=1'-0"



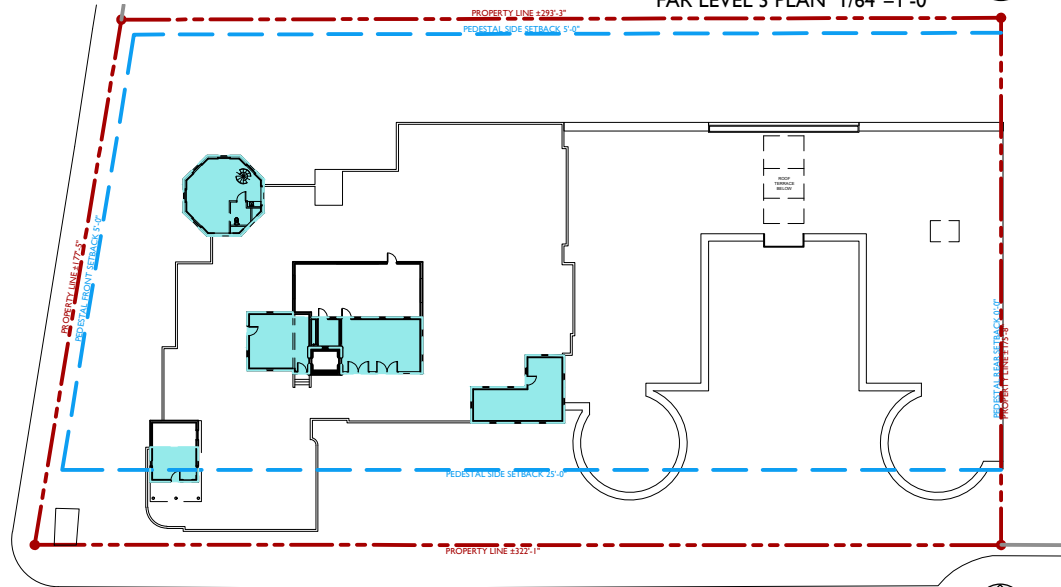
FAR LEVEL 2 PLAN 1/64"=1'-0"



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"

EXISTING FAR AREA	
LEVEL	FAR AREA
LEVEL -1	0 SF
LEVEL 1	23,100 SF
LEVEL 2	24,820 SF
LEVEL 3	13,892 SF
LEVEL 4	9,056 SF
LEVEL 5 ROOF	2,304 SF
GRAND TOTAL	73,172 SF