

2026

PROJECT NUMBER
 DESIGNER
 allen
 saunders
 design

PROJECT:
**BANCROFT
 EXECUTIVE
 OFFICE SUITES**

1501 COLLINS AVE
 MIAMI BEACH, FL 33139

DRAWING:

**BUILDING
 PHOTOS**

JENNIFER McCONNAY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
 HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
 WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY
 NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT
 THE EXPRESS WRITTEN CONSENT OF STUDIO MCG
 ARCHITECTURE, INC. (c) 2021

SCALE:
 CHECK: JMcG
 DATE: 3/8/2021
 SHEET NUMBER

A0.13



2020-11-24

35. VIEW OF OCEAN STEPS



2020-11-24

36. VIEW OF OCEAN STEPS FACING SOUTH



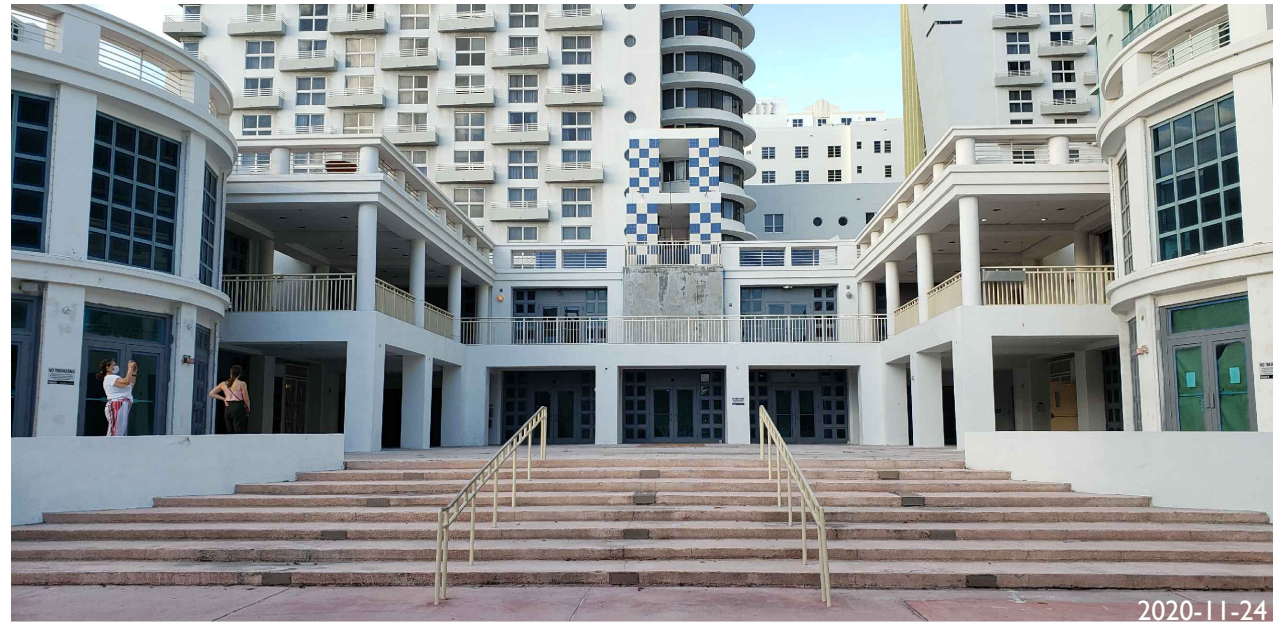
2020-11-24

37. VIEW OF OCEAN STEPS SOUTH

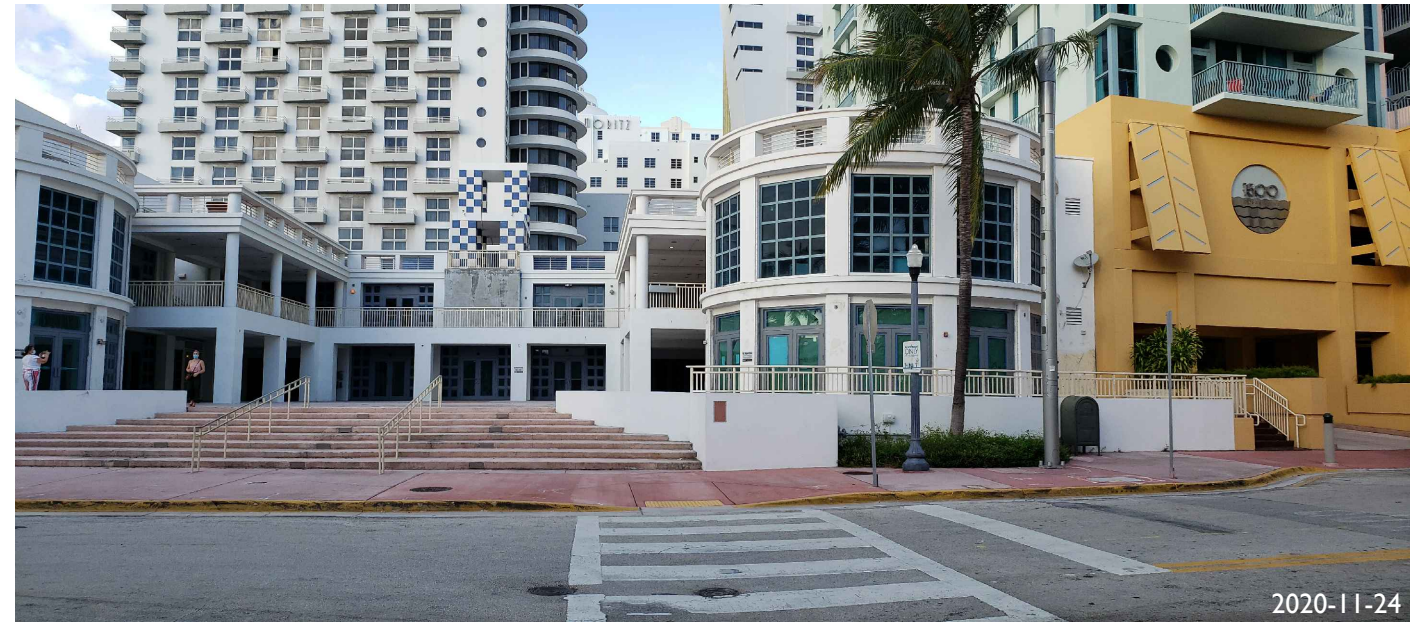


2020-11-24

38. VIEW OF OCEAN STEPS FACING EAST



39. VIEW OF OCEAN STEPS



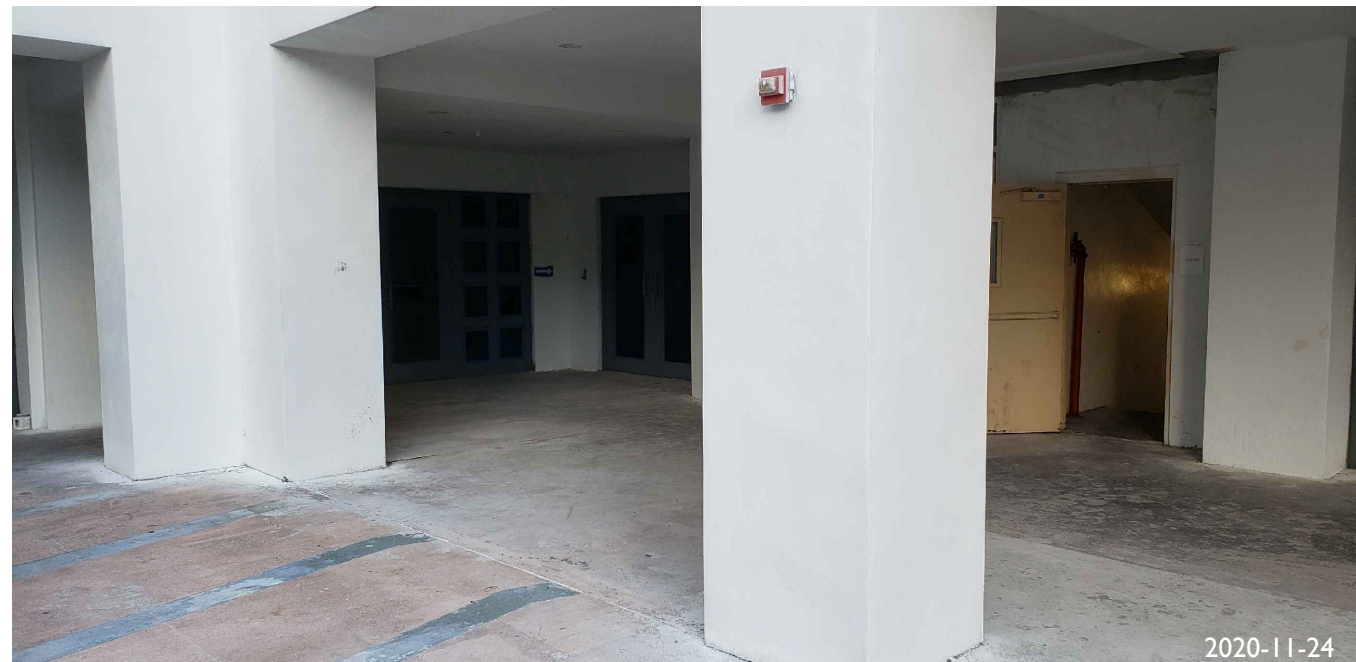
40. VIEW OF OCEAN STEPS FACING SOUTH



41. VIEW OF OCEAN STEPS SOUTH



42. VIEW OF OCEAN STEPS FACING EAST



2020-11-24

43. VIEW OF OCEAN STEPS COURTYARD



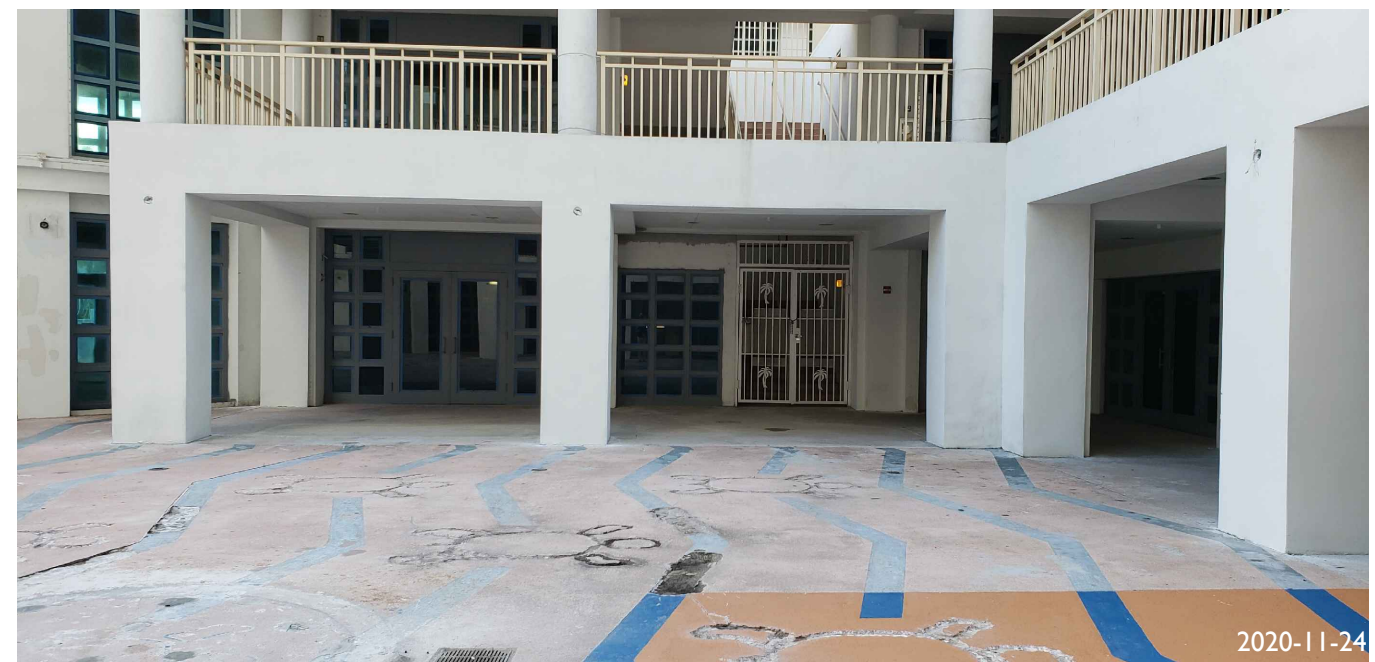
2020-11-24

44. VIEW OF OCEAN STEPS COURTYARD



2020-11-24

45. VIEW OF OCEAN STEPS COURTYARD



2020-11-24

46. VIEW OF OCEAN STEPS COURTYARD

**BUILDING
 PHOTOS**

JENNIFER MCCONNEY FLORIDA LIC# AR93044
 ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
 HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
 WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY
 NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT
 THE EXPRESS WRITTEN CONSENT OF STUDIO MCG
 ARCHITECTURE, INC. (c) 2021

SCALE:

CHECK: JMcG

DATE: 3/8/2021

SHEET NUMBER

2026

PROJECT NUMBER

DESIGNER

allen
saunders
design

PROJECT:

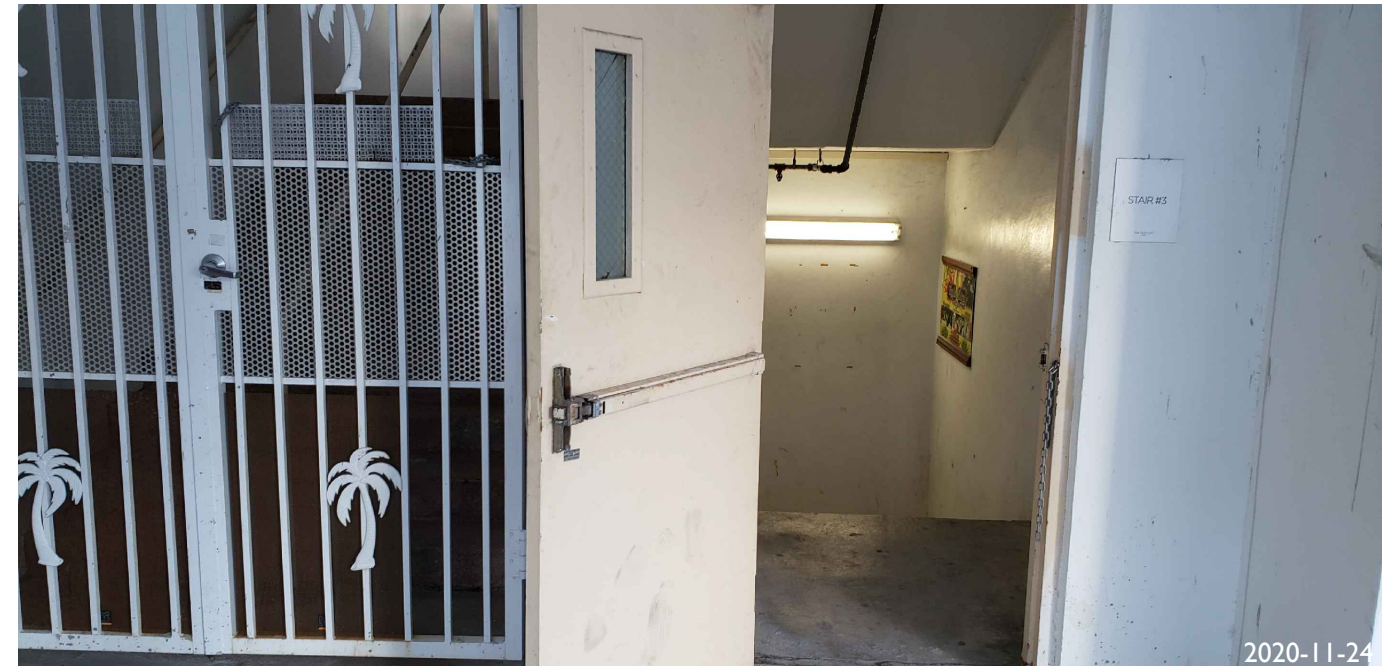
**BANCROFT
EXECUTIVE
OFFICE SUITES**

1501 COLLINS AVE
MIAMI BEACH, FL 33139

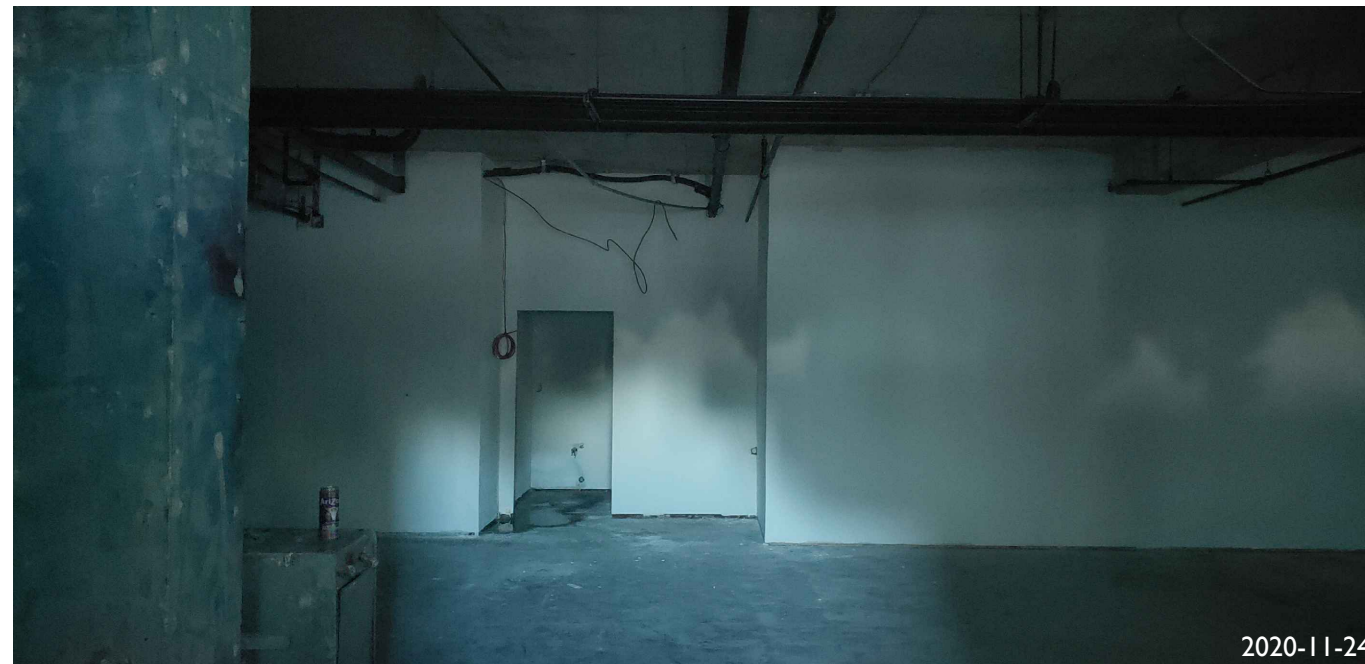
DRAWING:



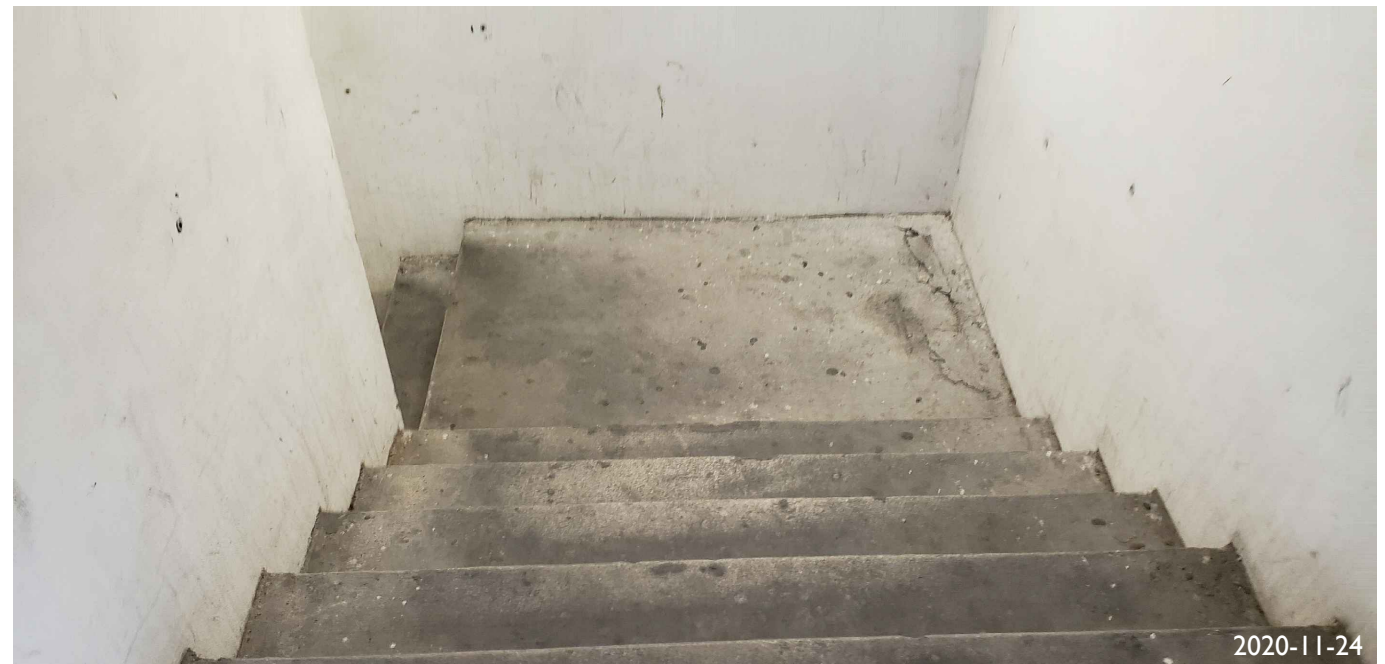
47. VIEW OF OCEAN STEPS COURTYARD



48. VIEW OF OCEAN STEPS COURTYARD



49. VIEW OF OCEAN STEPS - INTERIOR OF COMMERCIAL SPACE



50. VIEW OF OCEAN STEPS STAIRS TO BASEMENT

**BUILDING
PHOTOS**

JENNIFER McCONNIEY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG
ARCHITECTURE, INC. (c) 2021

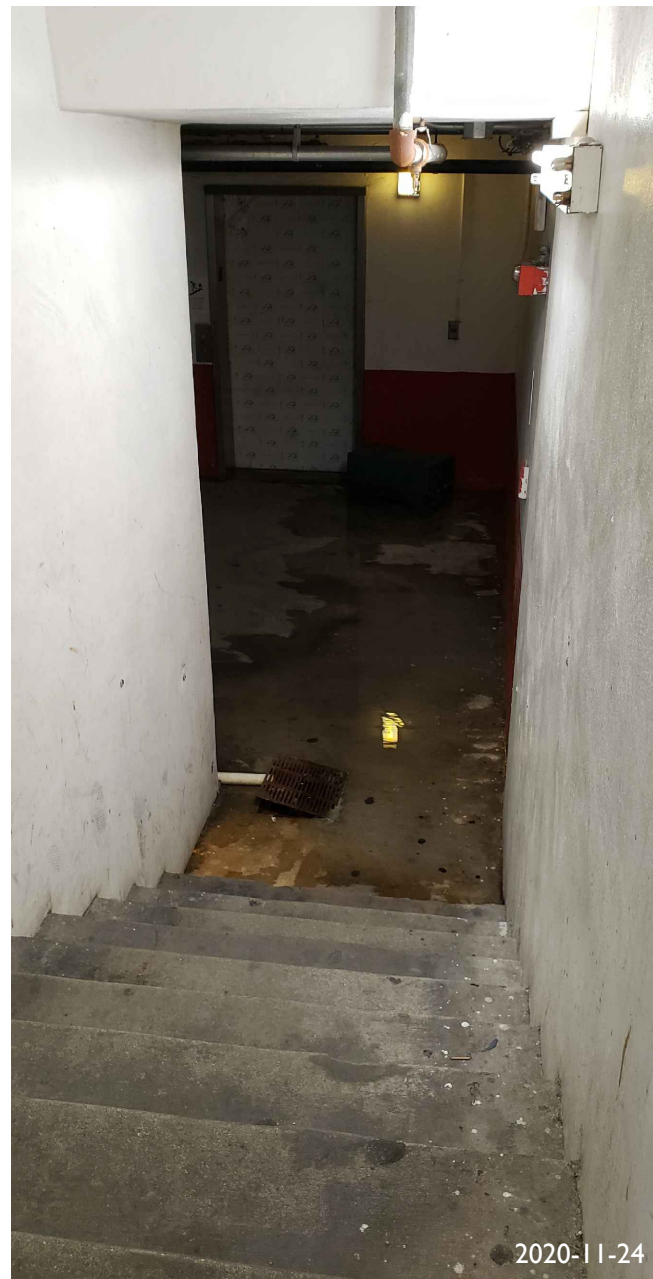
SCALE:

CHECK: JMcG

DATE: 3/8/2021

SHEET NUMBER

A0.16



51. VIEW OF OCEAN STEPS BASEMENT



52. VIEW OF OCEAN STEPS COURTYARD



53. VIEW OF LOADING AREA, ALLEY FACING SE



54. VIEW OF LOADING AREA, ALLEY FACING SOUTH

2026

PROJECT NUMBER
DESIGNER
allen
saunders
design

PROJECT:
**BANCROFT
EXECUTIVE
OFFICE SUITES**

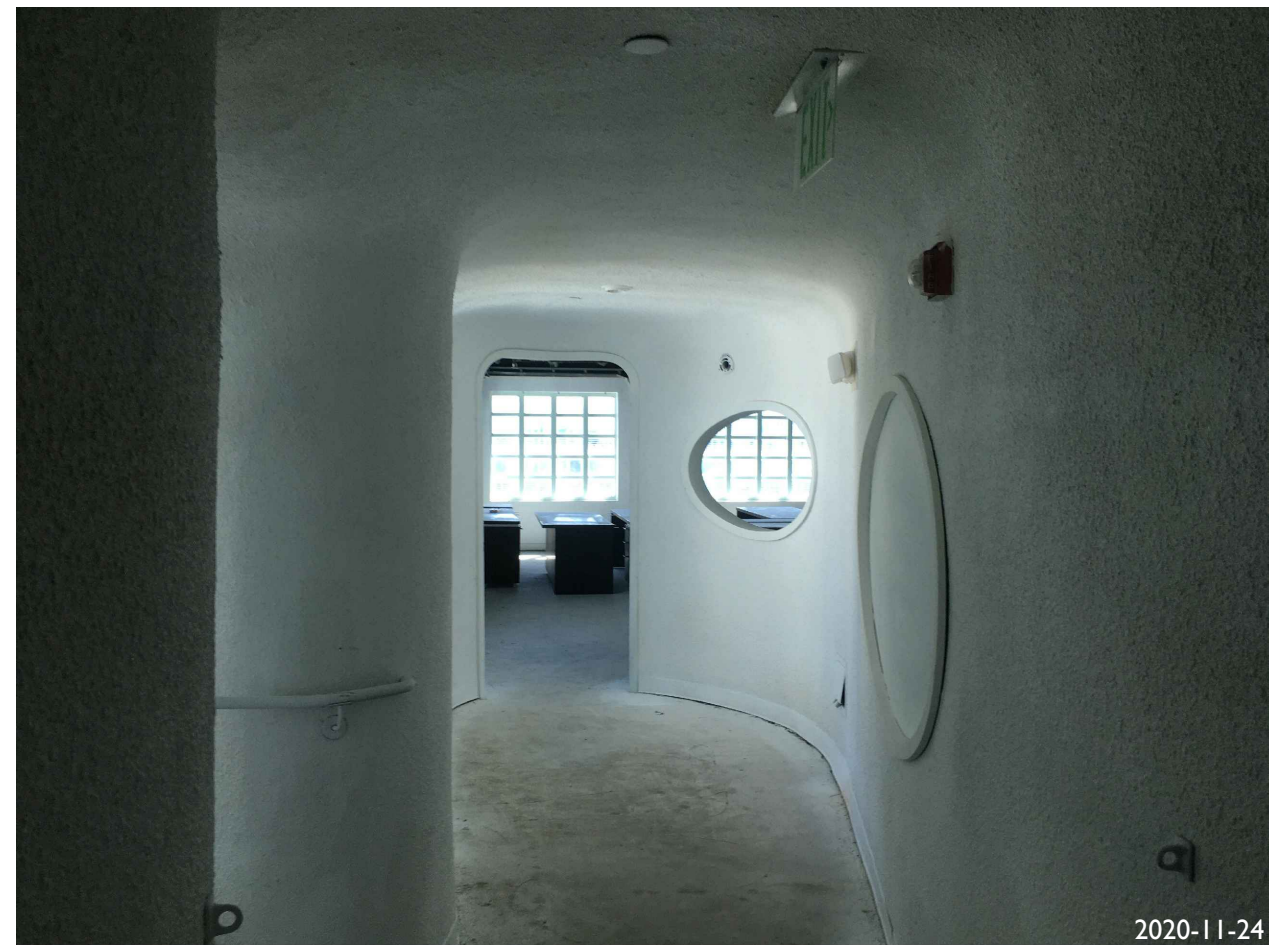
1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:



2020-11-24

55. VIEW OF BANCROFT BUILDING INTERIOR



2020-11-24

56. VIEW OF BANCROFT BUILDING INTERIOR



2020-11-24

57. VIEW OF BANCROFT BUILDING INTERIOR



2020-11-24

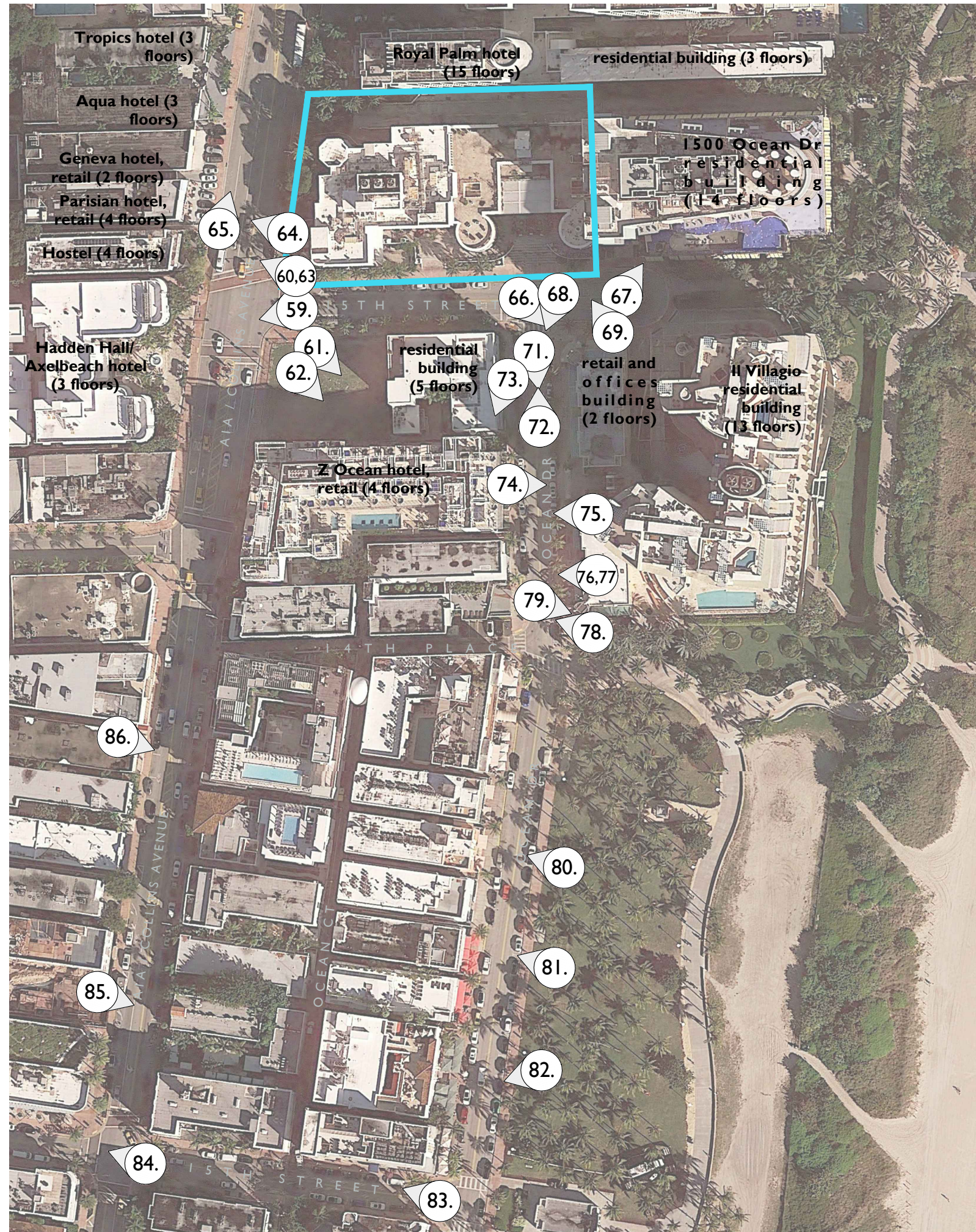
58. VIEW OF LOADING AREA, ALLEY FACING SOUTH

**BUILDING
PHOTOS**

JENNIFER McCONNIEY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG
ARCHITECTURE, INC. (c) 2021

SCALE:
CHECK: JMcG
DATE: 3/8/2021
SHEET NUMBER

A0.18

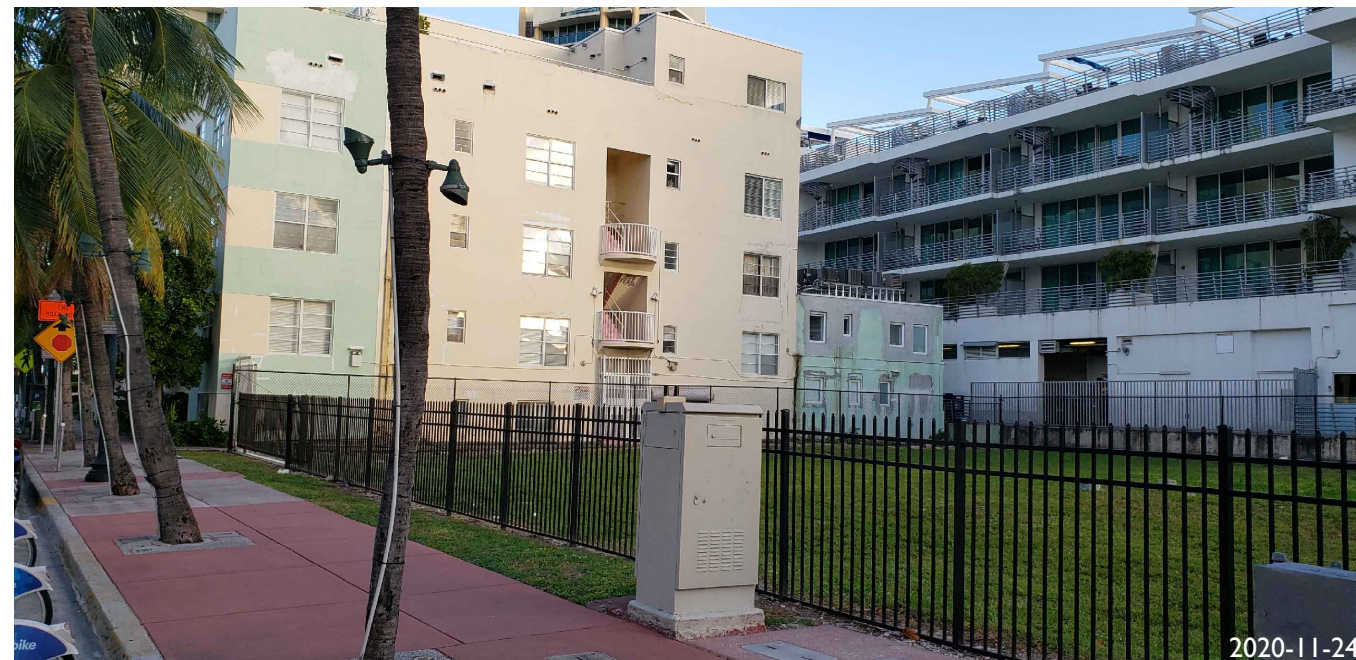




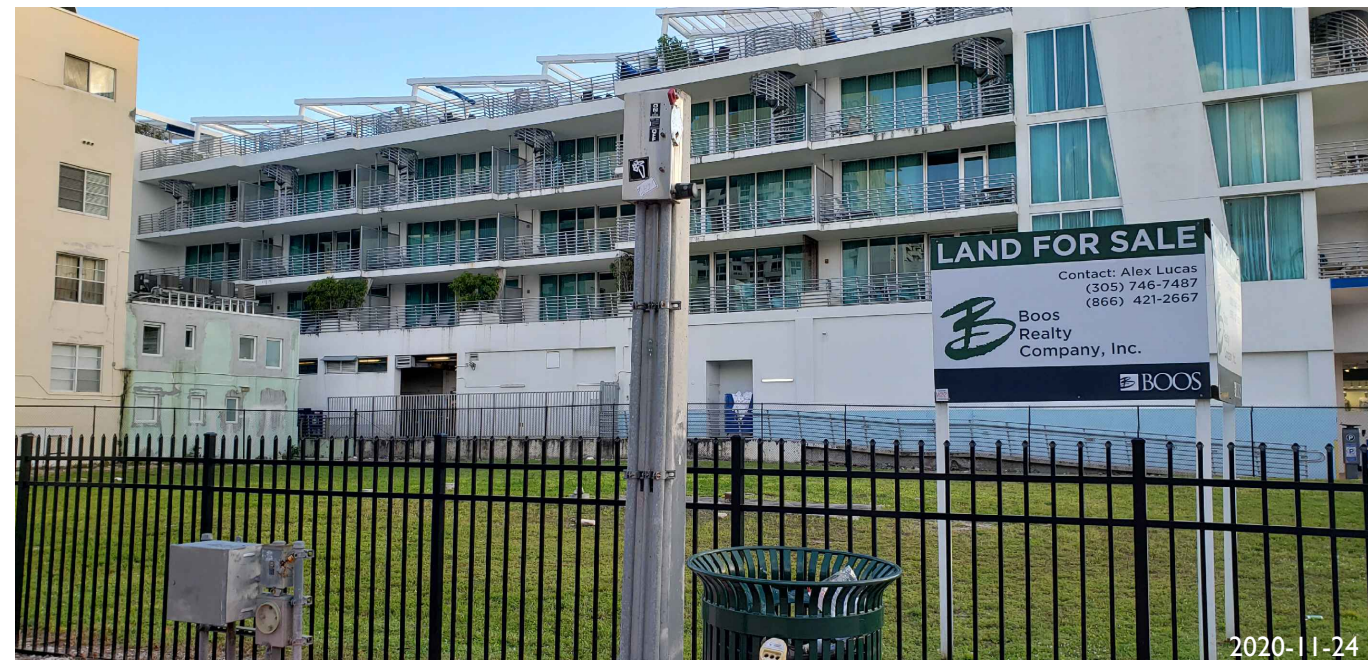
59. VIEW OF HADDEN HALL/ AXELBEACH HOTEL FACING SW



60. VIEW OF HOTELS, RETAIL ON COLLINS AVE FACING NW



61. VIEW OF RESIDENTIAL BUILDING, ZOCEAN HOTEL FACING SE



62. VIEW OF LOADING AREA, ALLEY FACING SOUTH

SURROUNDING
BUILDING
PHOTOS

JENNIFER McCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG
ARCHITECTURE, INC. © 2021

SCALE:

CHECK: JMcG

DATE: 3/8/2021

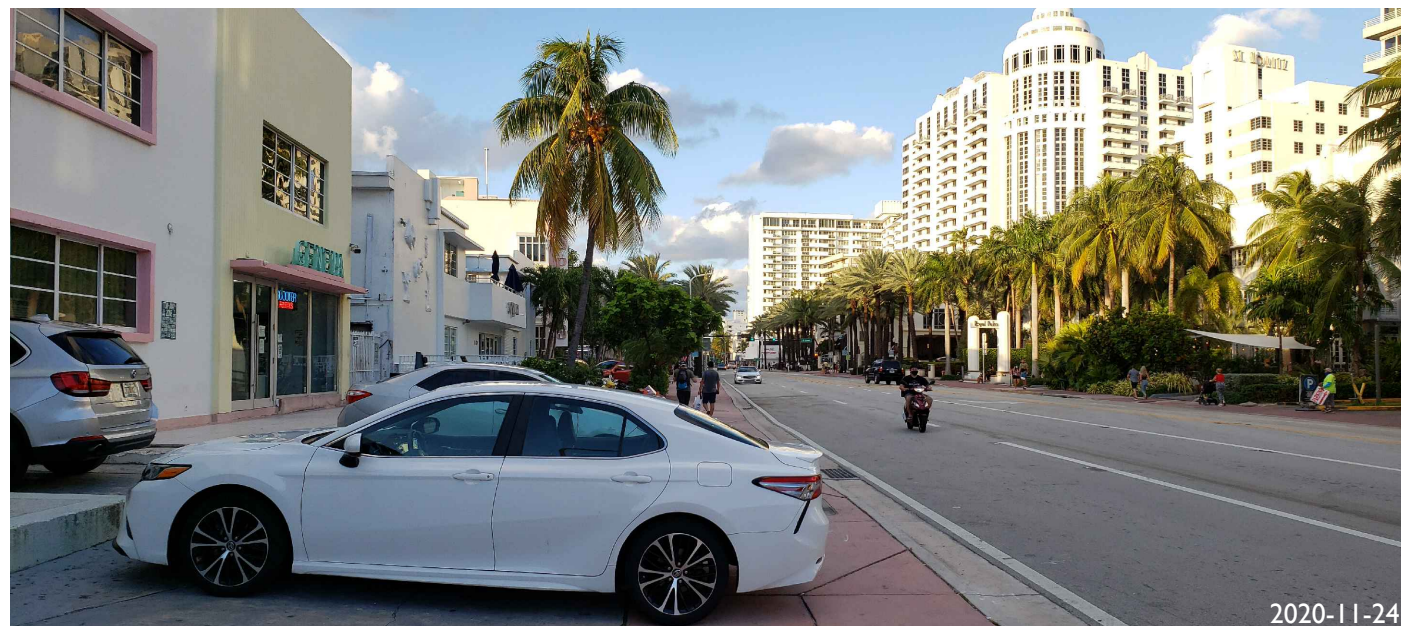
SHEET NUMBER



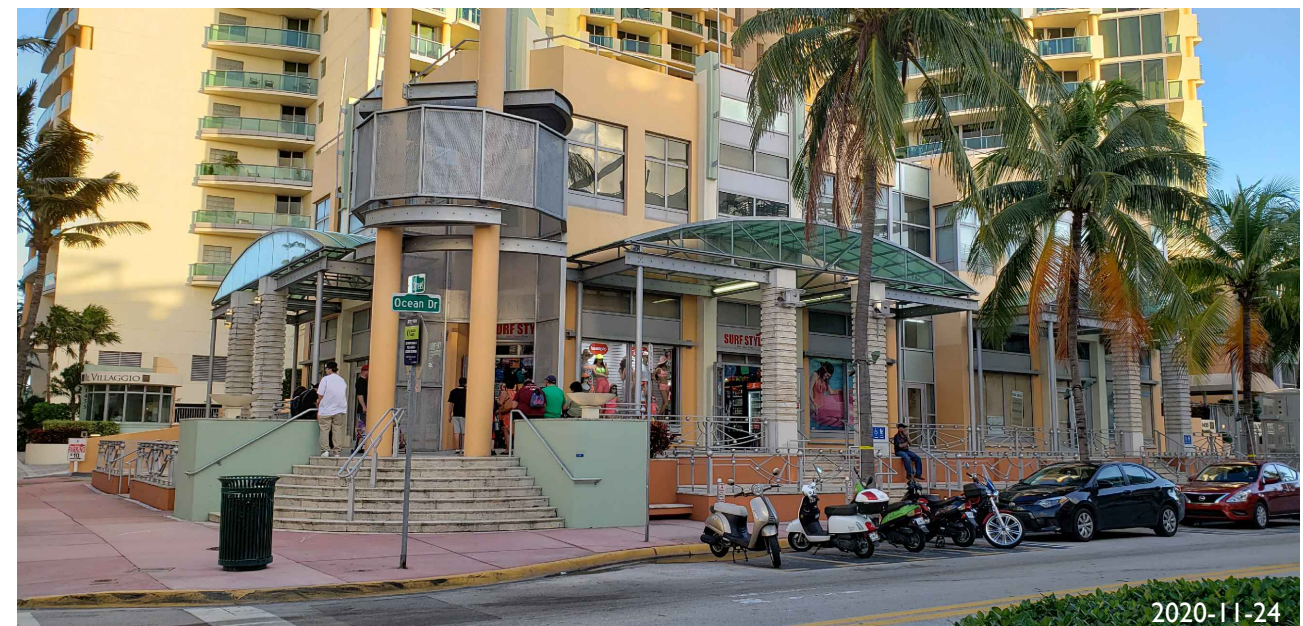
63. HOSTEL AT 1506 LINCOLN



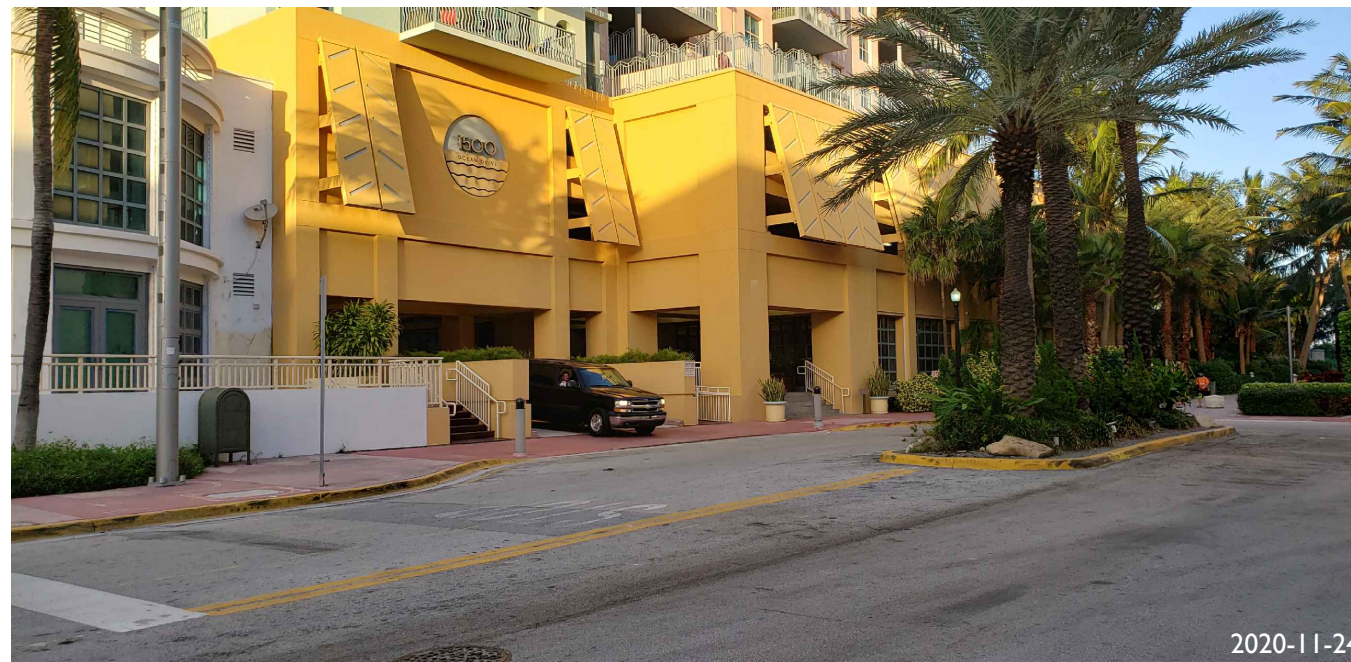
64. PARISIAN HOTEL



65. VIEW COLLINS AVE FACING NORTH



66. VIEW OF COMMERCIAL BUILDING FACING SE



2020-11-24

67. 1500 OCEAN DR RESIDENTIAL BUILDING



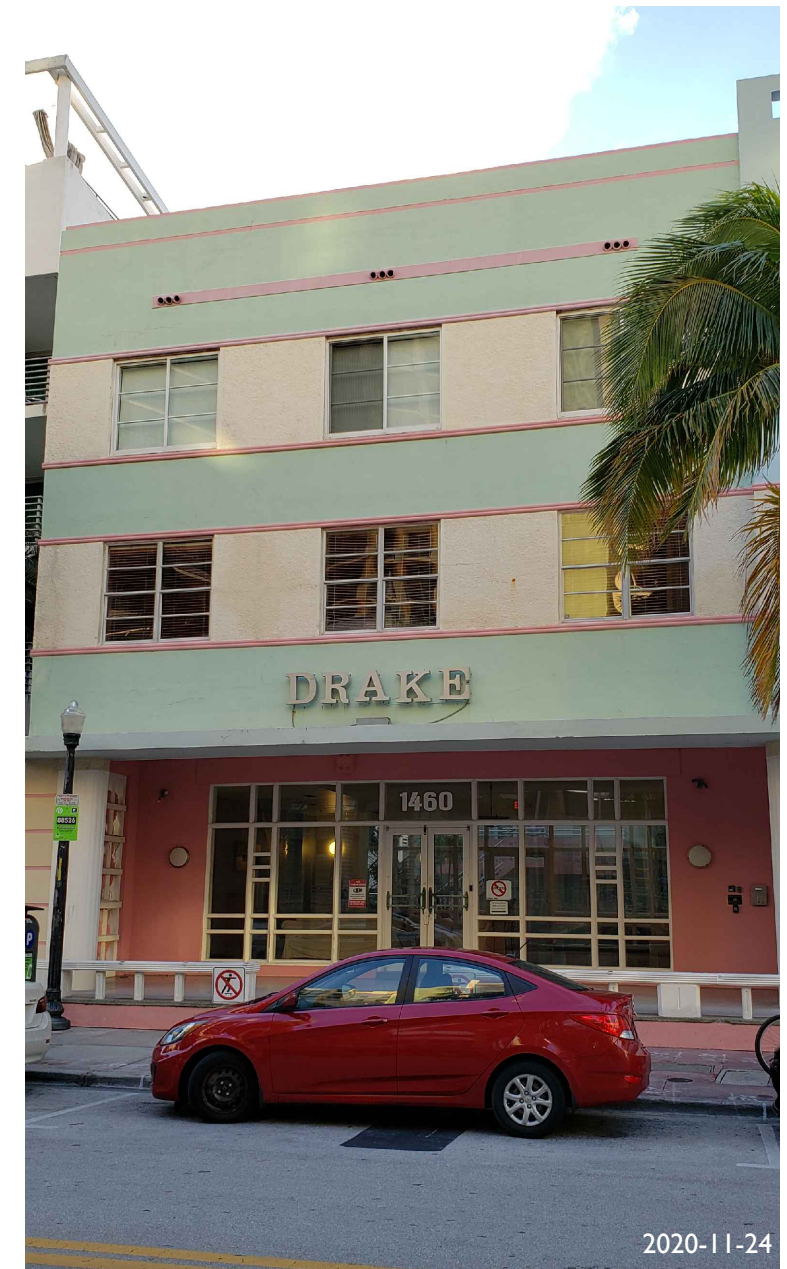
2020-11-24

68. DRAKE BUILDING, 4 FLOORS. 1460 OCEAN DR



2020-11-24

69. BANCROFT BUILDING VIEW FROM OCEAN DR.



2020-11-24

70. DRAKE BUILDING, 4 FLOORS. 1460 OCEAN DR

2026

PROJECT NUMBER

DESIGNER

allen
saunders
design

PROJECT:
**BANCROFT
EXECUTIVE
OFFICE SUITES**

1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

**SURROUNDING
BUILDING
PHOTOS**

JENNIFER McCONNAY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG
ARCHITECTURE, INC. (c) 2021

SCALE:

CHECK: JMcG

DATE: 3/8/2021

SHEET NUMBER

A0.23



71. VIEW FACING SOUTH ON OCEAN DRIVE



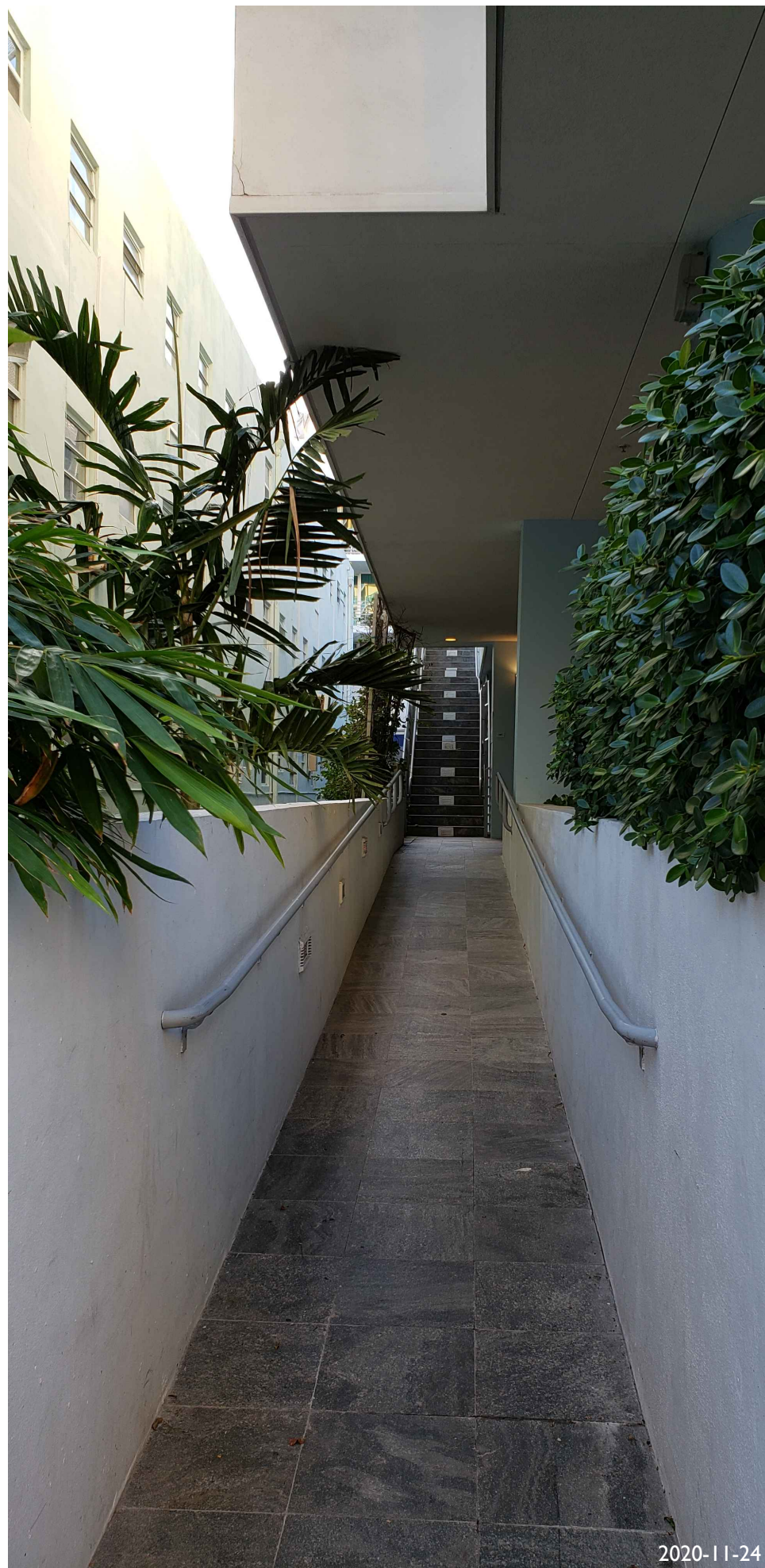
72. VIEW OF ROYAL PALM HOTEL FACING NORTH ON OCEAN DRIVE



73. VIEW OF DRAKE BUILDING'S LOBBY (1460 OCEAN DR)



74. VIEW FACING SE: IL VILLAGGIO CONDOS



2020-11-24

75. VIEW OF Z OCEAN LOBBY HOTEL



2020-11-24

76. VIEW OF 1446 OCEAN DR 3 FLOOR RESIDENTIAL BUILDING FACING WEST



2020-11-24

77. 1446 OCEAN DR RETAIL COMPONENT



2020-11-24

78. 1446 OCEAN DR 3 FLOOR RESIDENTIAL BUILDING FACING NW



2020-11-24

79. VIEW OF PUBLIC BEACH PARK FACING SOUTH



2020-11-24

80. HILTON GRAND HOTEL AT MCALPIN-OCEAN PLAZA



2020-11-24

81. PENGUIN HOTEL



2020-11-24

82. MARRIOTT VACATION CLUB PULSE HOTEL

2026

PROJECT NUMBER
DESIGNER
allen
saunders
design

PROJECT:
**BANCROFT
EXECUTIVE
OFFICE SUITES**

1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

**SURROUNDING
BUILDING
PHOTOS**



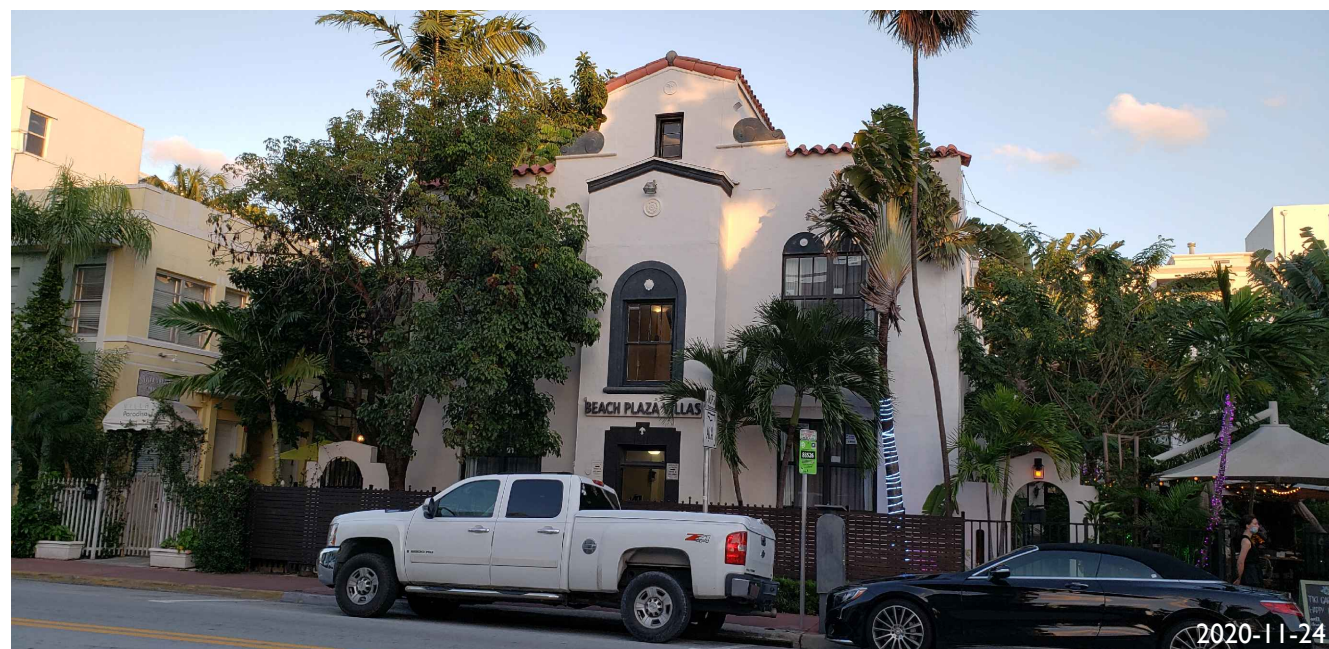
2020-11-24

83. WINTER HAVEN, AUTOGRAPH COLLECTION HOTEL



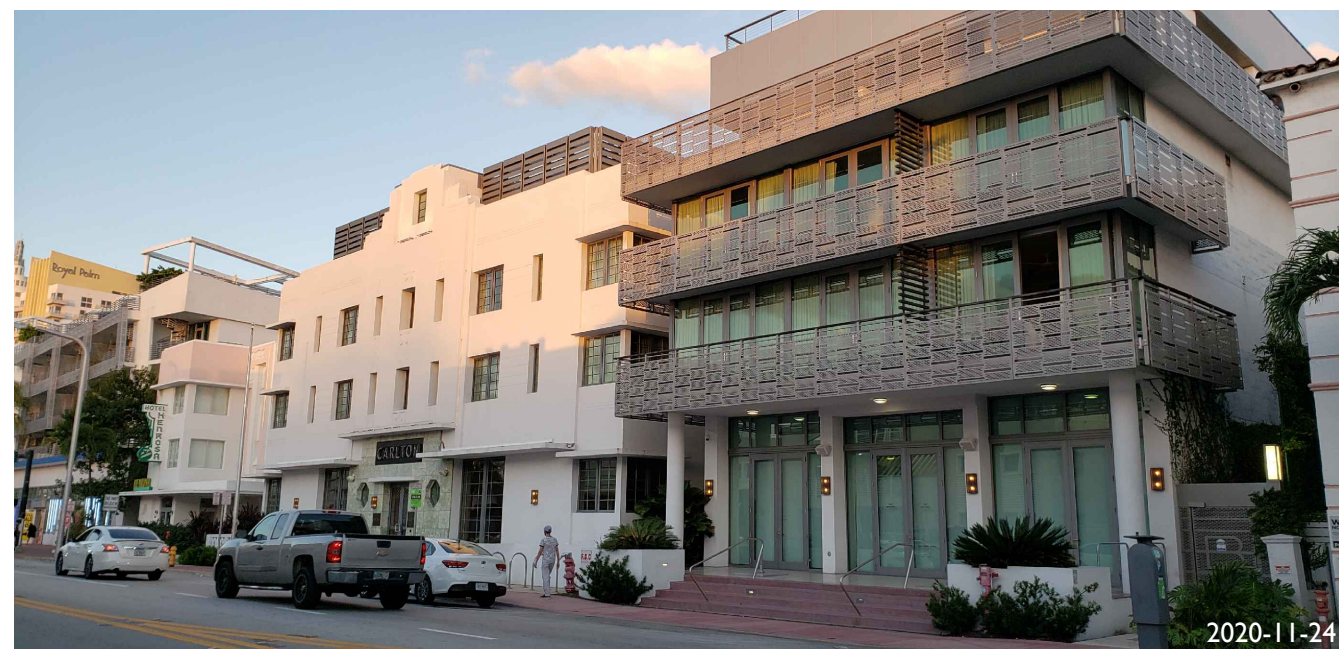
2020-11-24

84. WALGREENS



2020-11-24

85. THE SOUTH BEACH PLAZA VILLAS HOTEL



2020-11-24

86. HOTEL MIAMI I

JENNIFER McCONNAY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG
ARCHITECTURE, INC. (c) 2021

SCALE:
CHECK: JMcG
DATE: 3/8/2021
SHEET NUMBER

A0.26





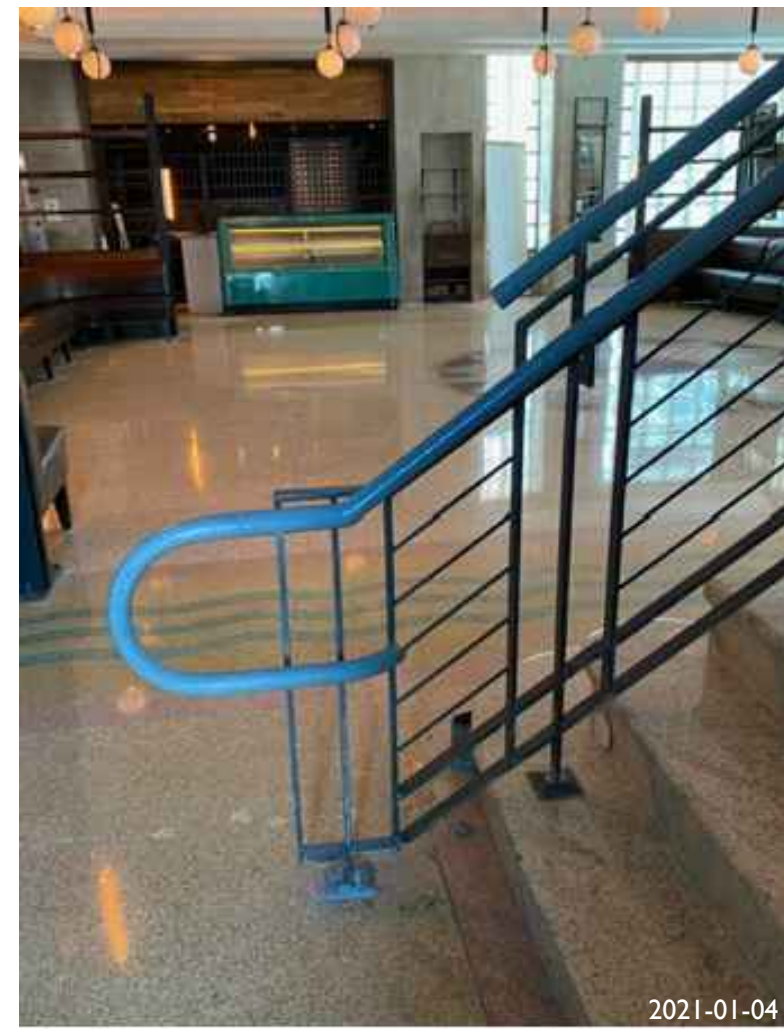
2021-01-04

Former hotel lobby with terrazzo floors



2021-01-04

Former hotel lobby with terrazzo bands decoration and ceiling moldings



2021-01-04

Historic handrail with ADA railing attachment



2021-01-04

Former restaurant's reception stand



2021-01-04

Decoration medallion embedded in the terrazzo floors

INTERIOR
PHOTOS

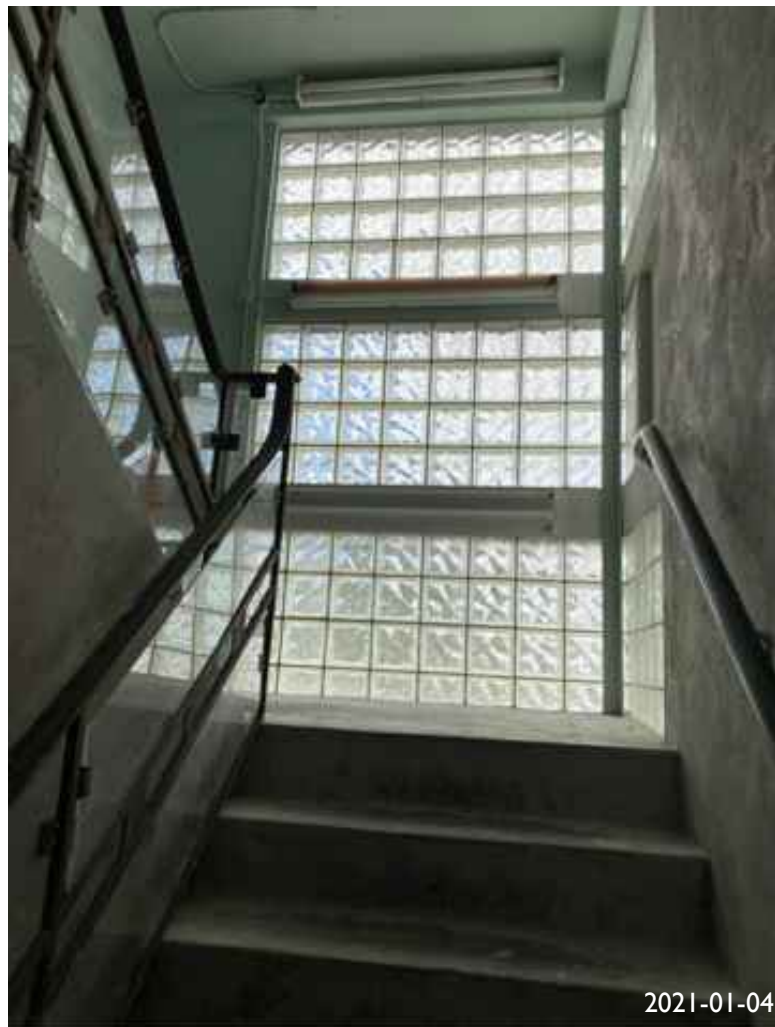
JENNIFER MCCONNEY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG
ARCHITECTURE, INC. © 2021

SCALE:

CHECK: JMcG

DATE: 3/8/2021

SHEET NUMBER



2021-01-04
Interior view of a stairwell located inside the glass block tower



2021-01-04
Bar area with terrazzo floor design



2021-01-04
Storage area with terrazzo floor design



2021-01-04
Non-historic mirror decoration



2021-01-04
Second floor with faux, non-historic wall and ceiling paneling



2021-01-04
Interior view of the 4th floor looking towards Collins Avenue

INTERIOR
PHOTOS

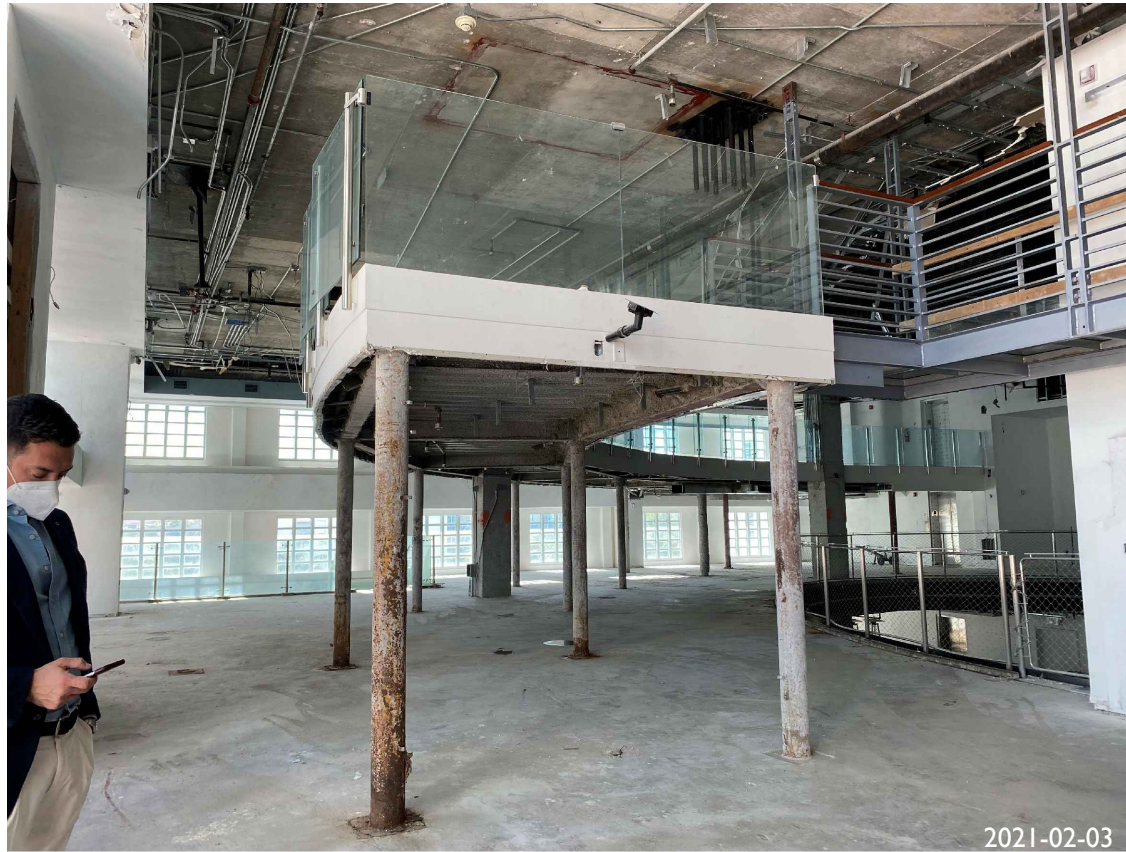
JENNIFER McCONNAY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG
ARCHITECTURE, INC. (c) 2021

SCALE:

CHECK: JMcG

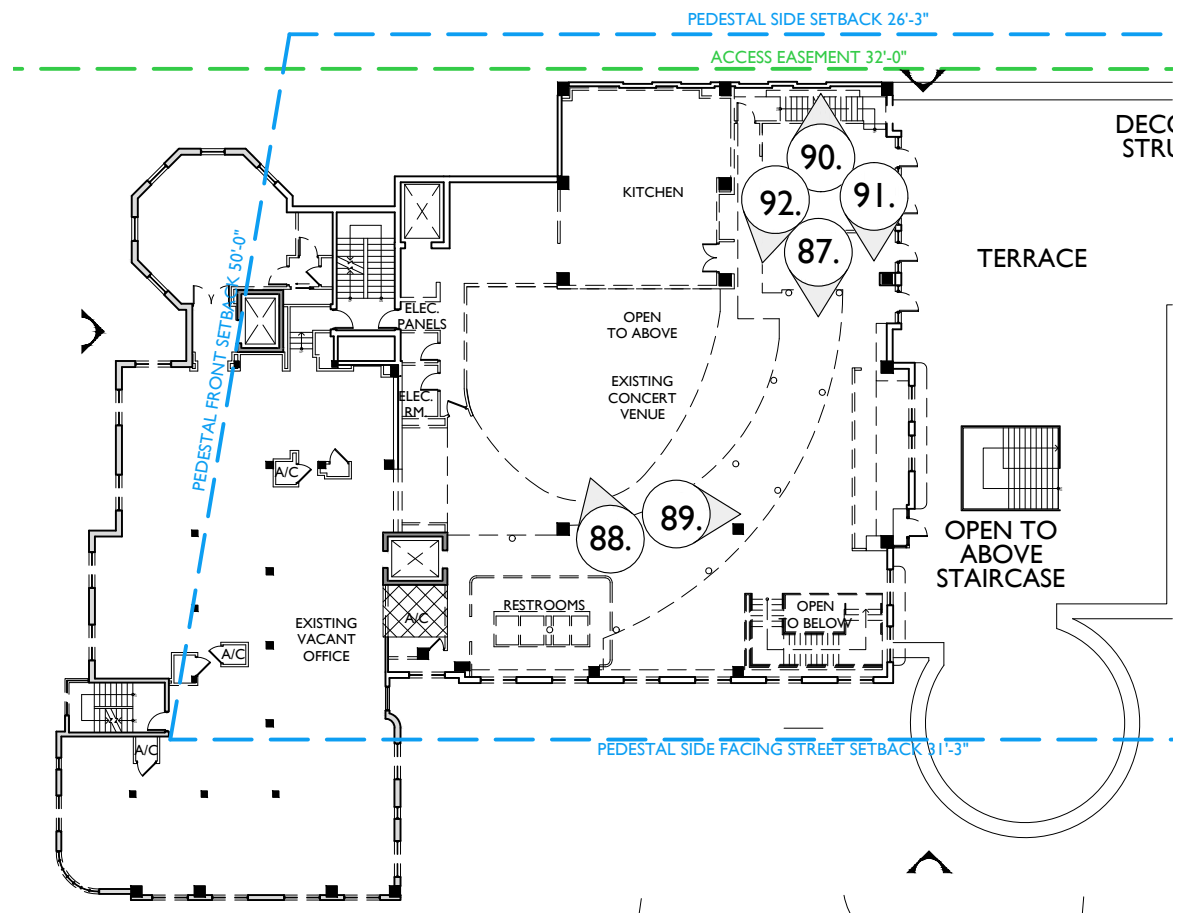
DATE: 3/8/2021

SHEET NUMBER



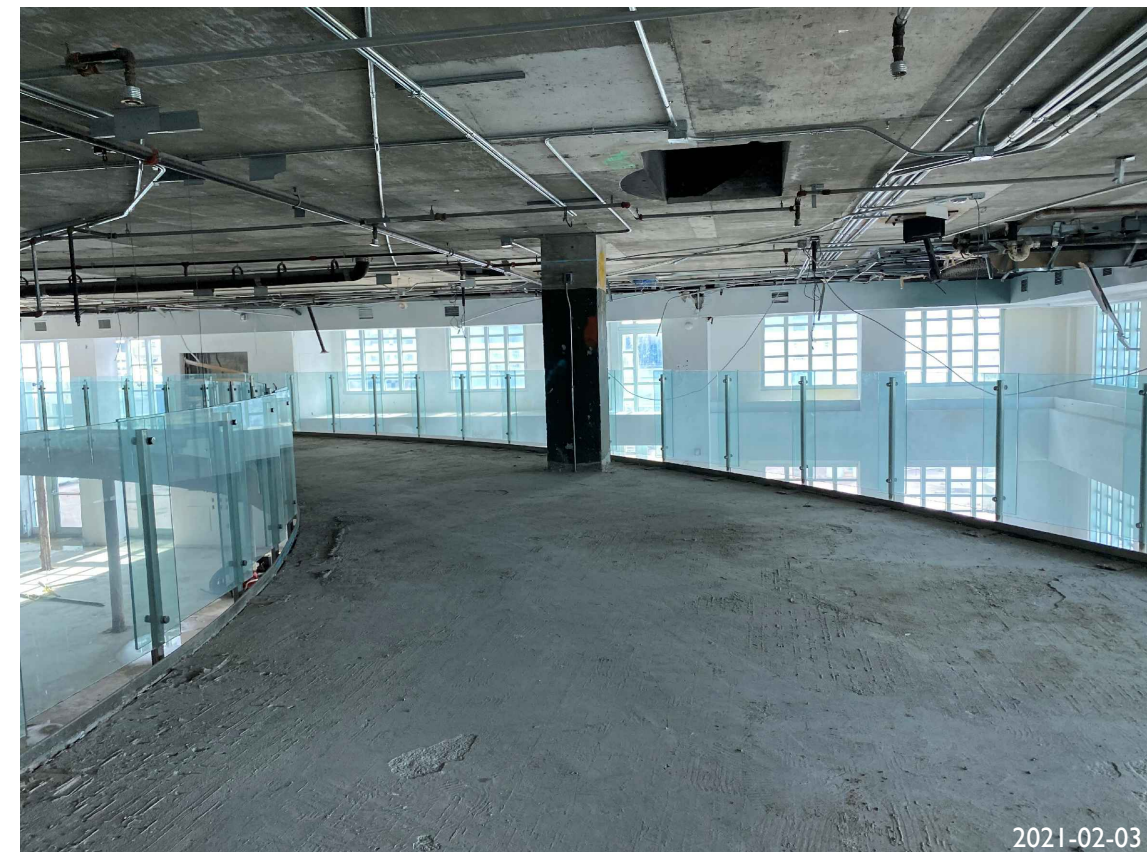
2021-02-03

87. EXISTING WALKWAY TO BE DEMOLISHED



2021-02-03

88. VIEW TOWARDS DOUBLE HEIGHT SPACE FROM EXISTING WALKWAY



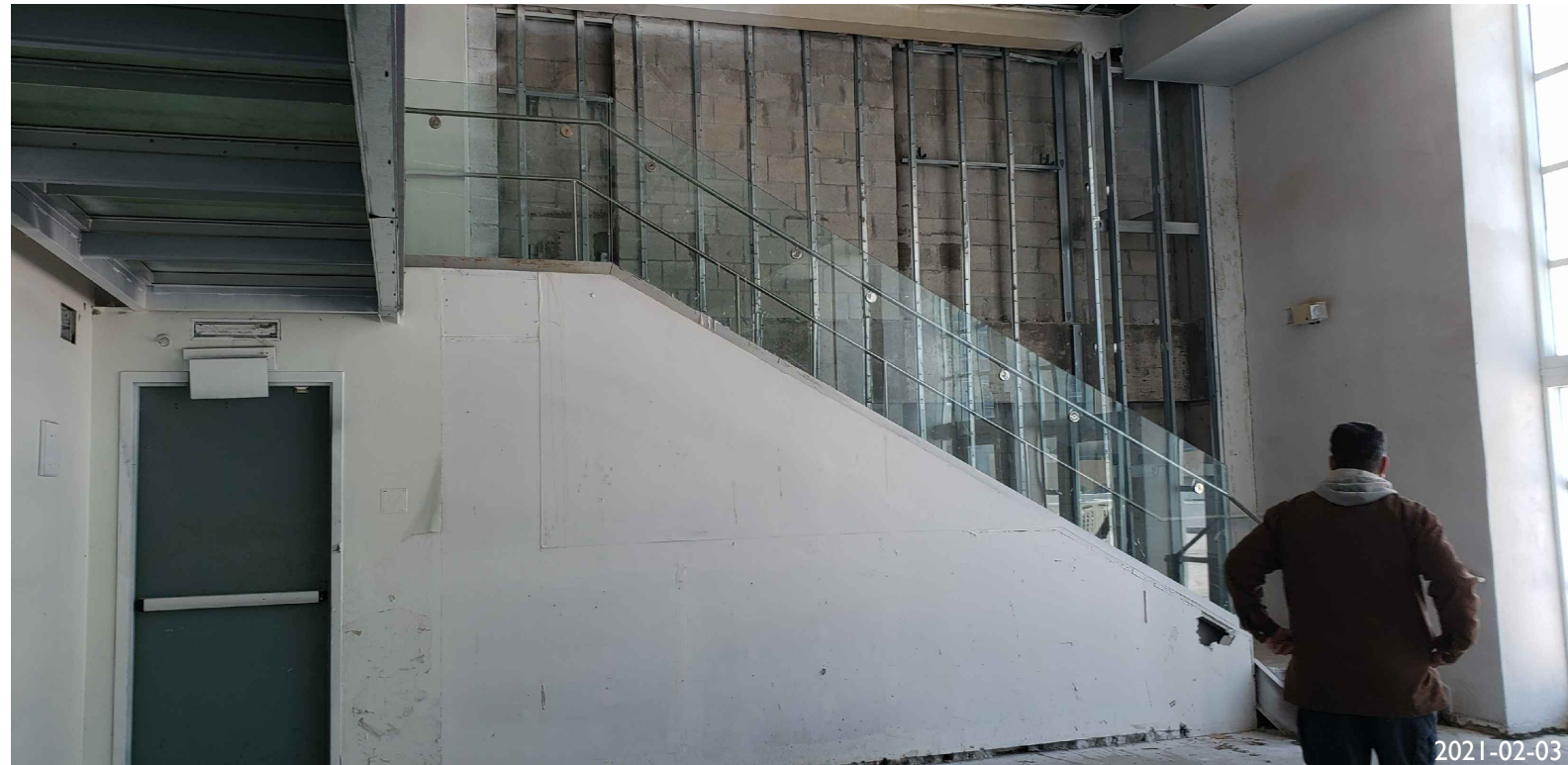
2021-02-03

89. EXISTING WALKWAY WITH GLASS RAILINGS

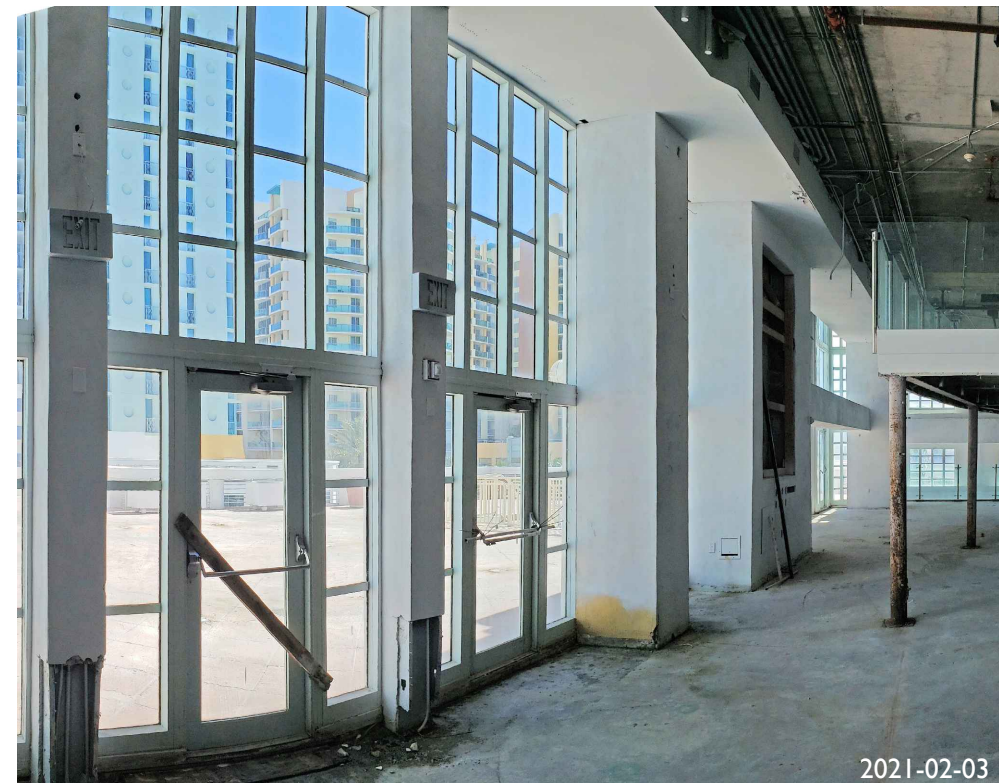
INTERIOR
LEVEL 4
PHOTOS

JENNIFER McCONNERY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG
ARCHITECTURE, INC. © 2021

SCALE:
CHECK: JMcG
DATE: 3/8/2021
SHEET NUMBER



90. STAIR TOWARDS THE WALKWAY



91. EXISTING DOUBLE HEIGHT GLAZING



2021-02-03
92. DOUBLE HEIGHT SPACE

INTERIOR
LEVEL 3
PHOTOS

JENNIFER MCCONNEY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG
ARCHITECTURE, INC. (c) 2021

SCALE:
CHECK: JMcG
DATE: 3/8/2021
SHEET NUMBER



2021-02-03

93. AREA IN FRONT OF STORAGE ROOM

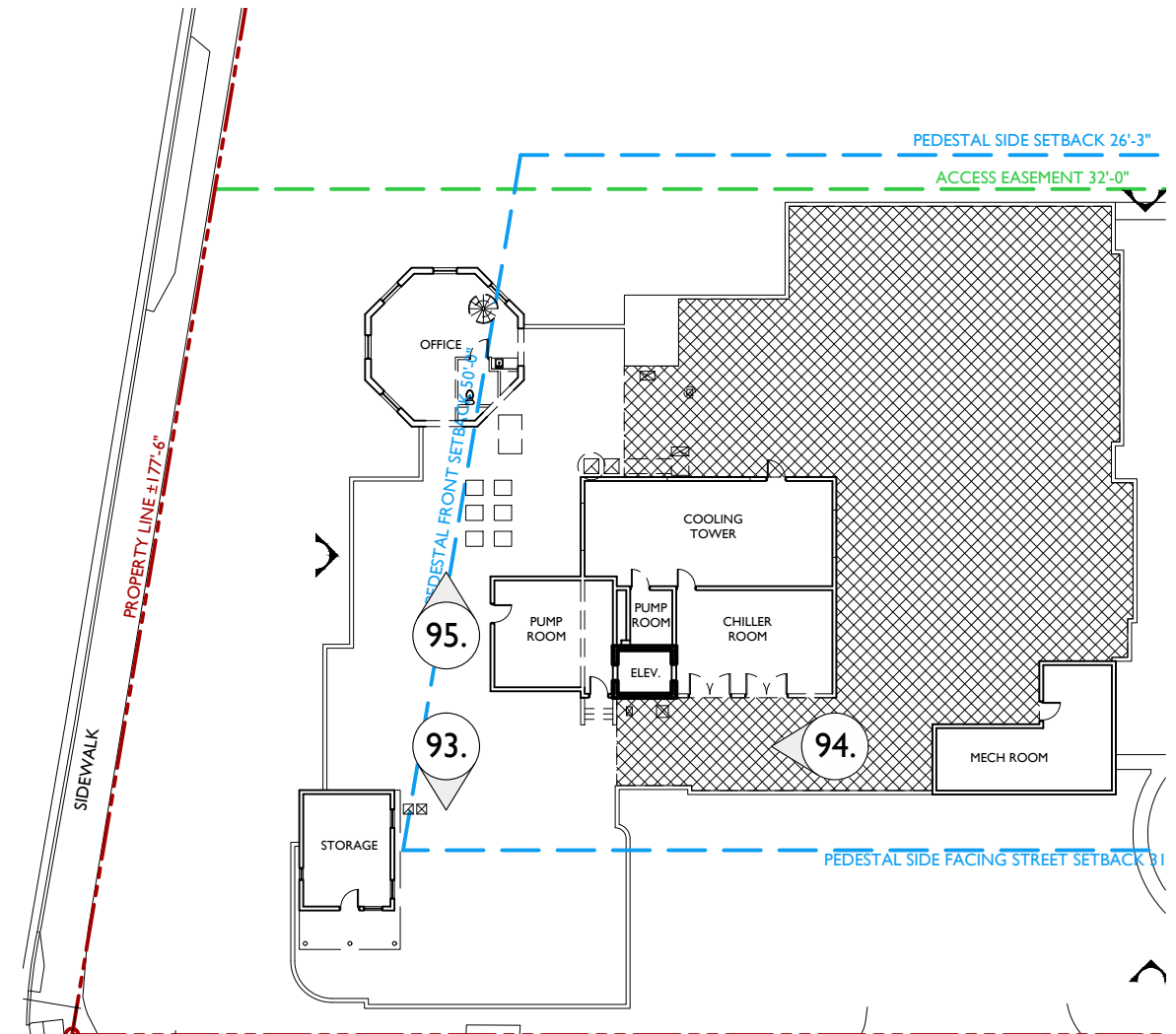


PHOTO LOCATIONS



2021-02-03

94. PUMP ROOM ENTRANCE



2021-02-03

95. CHILLER ROOM ENTRANCE

ROOFTOP
LEVEL 5
PHOTOS

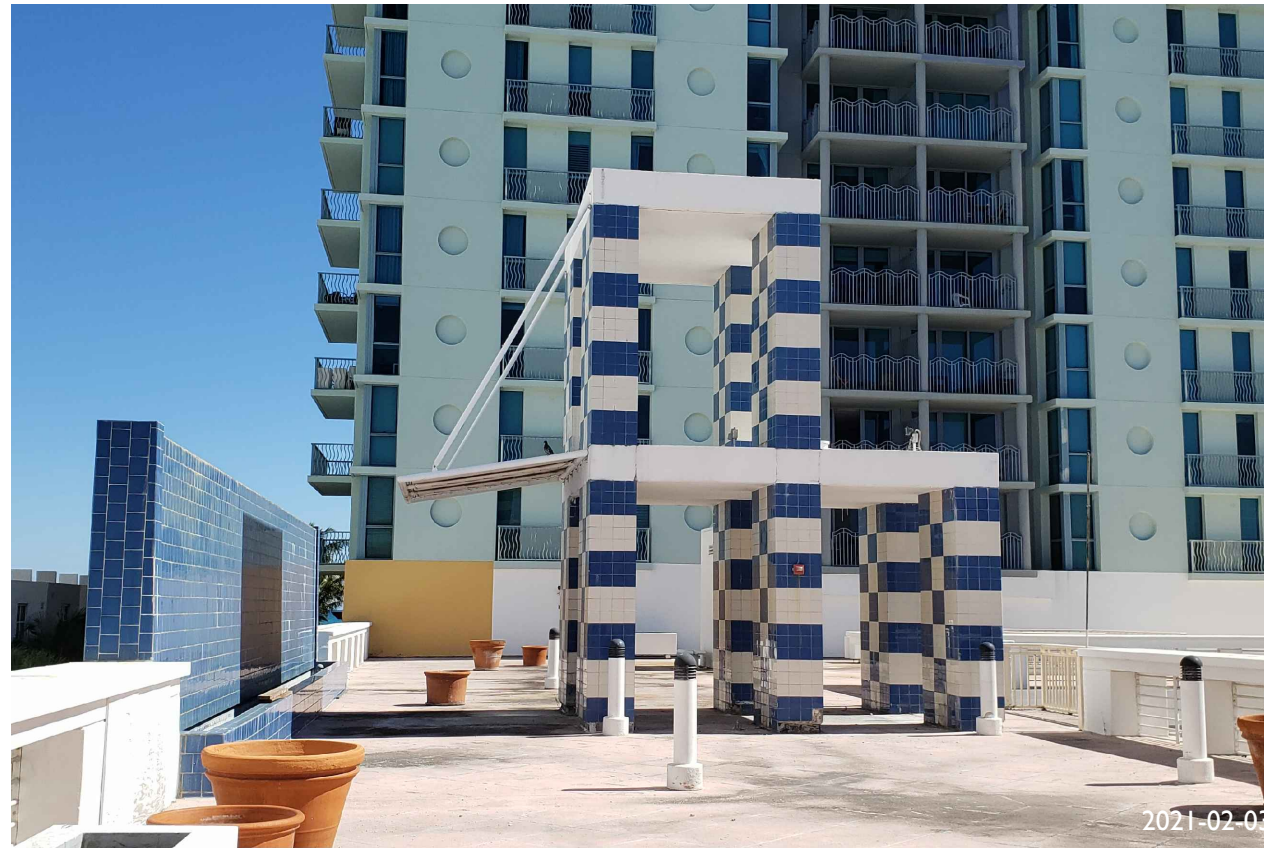
JENNIFER McCONNAY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG
ARCHITECTURE, INC. (c) 2021

SCALE:

CHECK: JMcG

DATE: 3/8/2021

SHEET NUMBER



96. DECORATIVE STRUCTURE TO BE DEMOLISHED

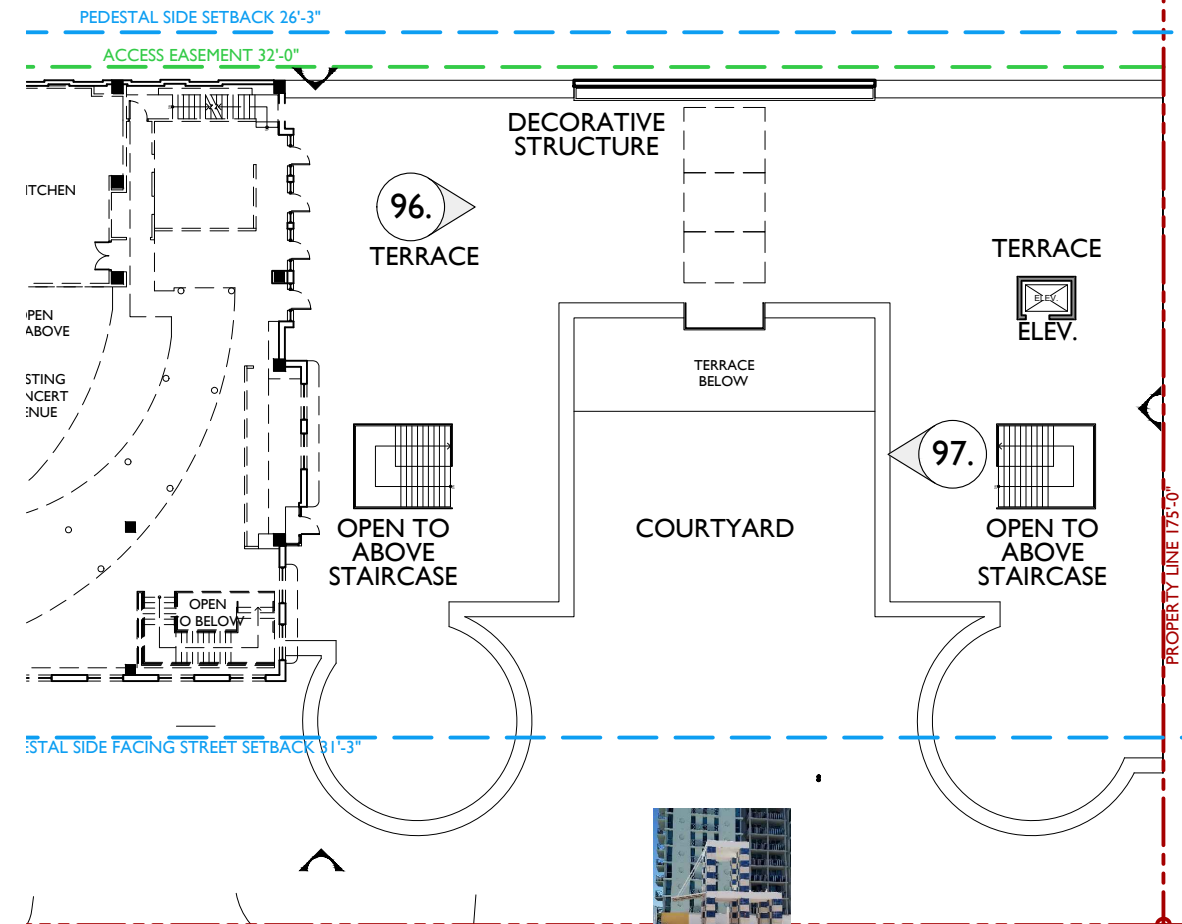


PHOTO LOCATIONS



97. 3RD FLOOR TERRACE