

LOCATION PLAN 1"=120'-0"

2026

PROJECT NUMBER

DESIGNER

allen
saunders
design

PROJECT:

**BANCROFT
EXECUTIVE
OFFICE SUITES**

1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

EXISTING
GARAGE
LEVEL

JENNIFER McCONNAY FLORIDA LIC# AR93044

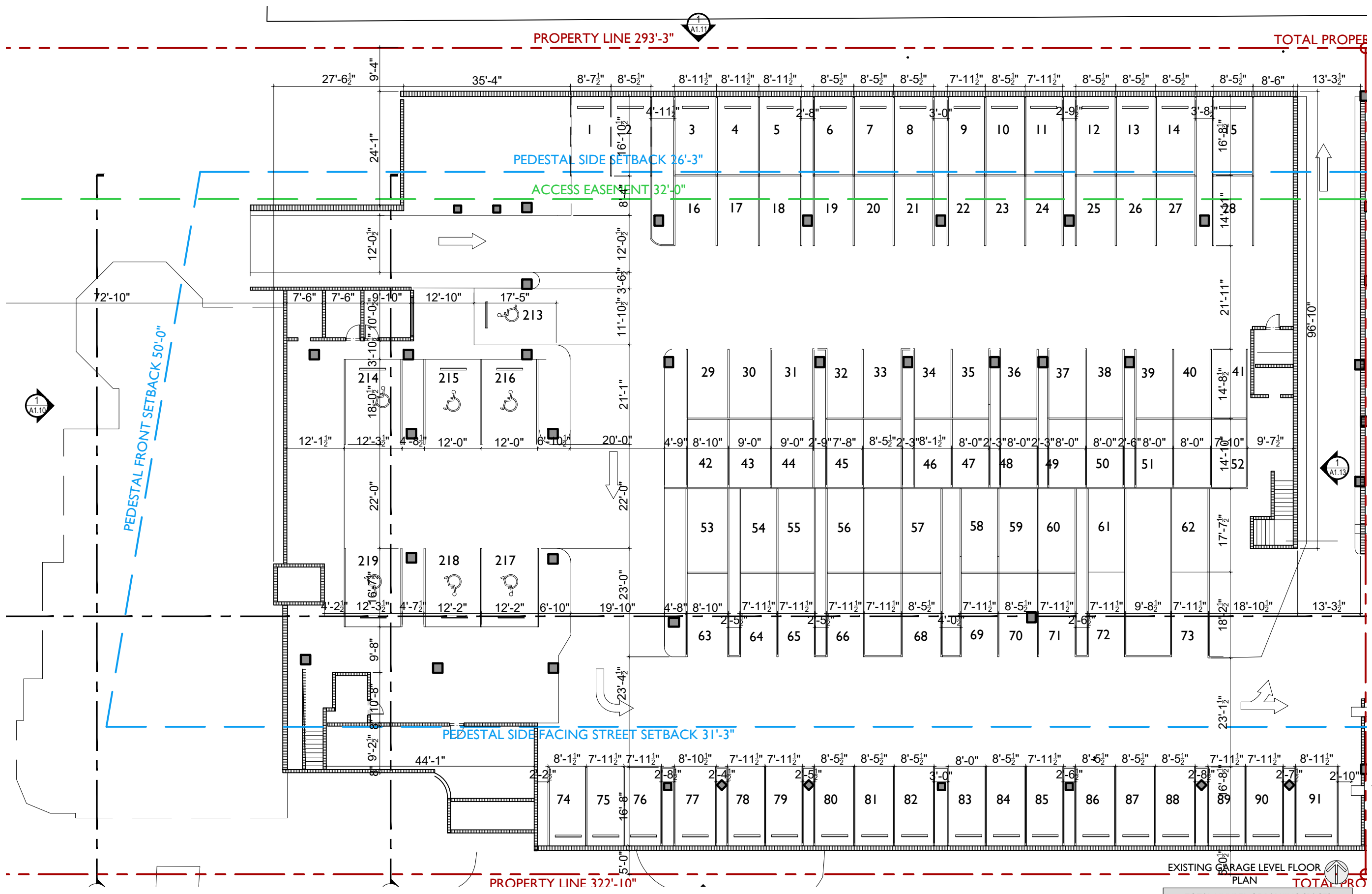
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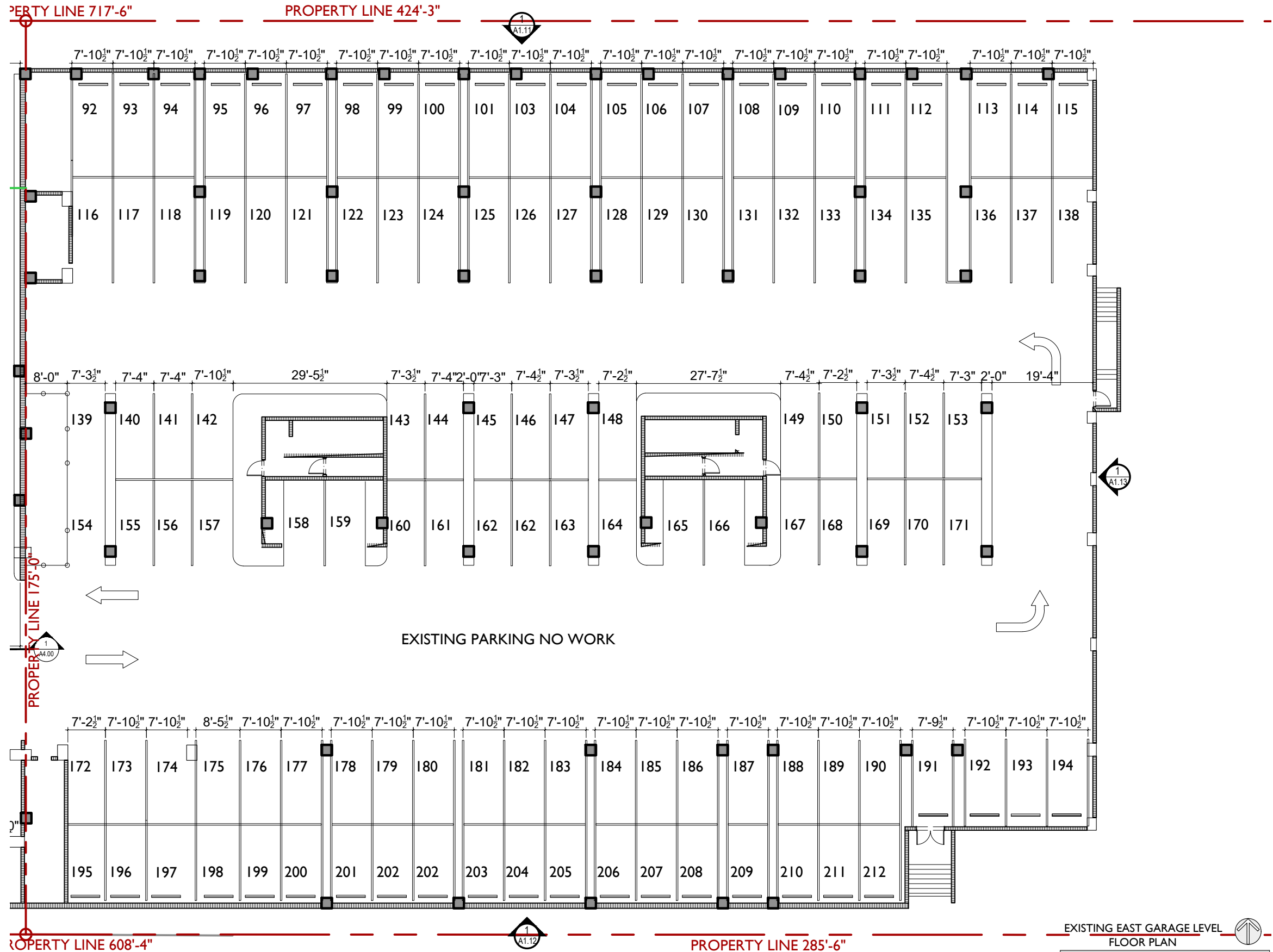
DATE: 3/8/2021

SHEET NUMBER



TOTAL NUMBER OF PARKING SPACES	
PARKING SPACES :	212 SPACES
ADA PARKING SPACES :	7 SPACES
TOTAL :	219 SPACES

A1.01A

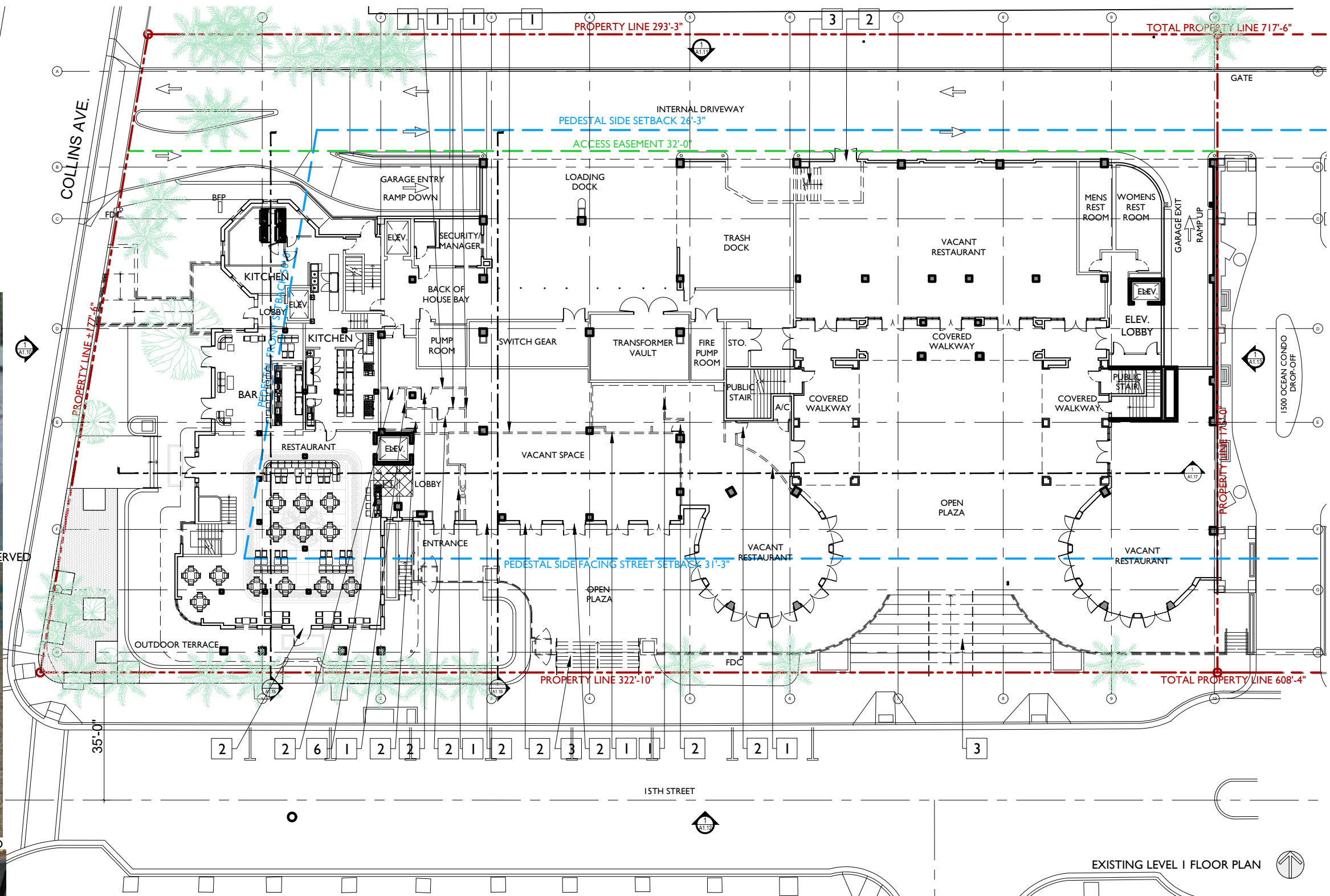


EXISTING EAST GARAGE LEVEL
FLOOR PLAN

TOTAL NUMBER OF PARKING SPACES	
PARKING SPACES :	212 SPACES
ADA PARKING SPACES :	7 SPACES
TOTAL :	219 SPACES

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



EXISTING ENTRANCE FLOOR MEDALLION TO BE PRESERVED



EXISTING FLOOR DECORATION TO BE PRESERVED



EXISTING FLOOR MEDALLION TO BE PRESERVED

NOTES

1. REPLACE ALL EXTERIOR WINDOWS WITH NEW WINDOWS
2. REPLACE ALL EXISTING GUARDRAILS WITH NEW

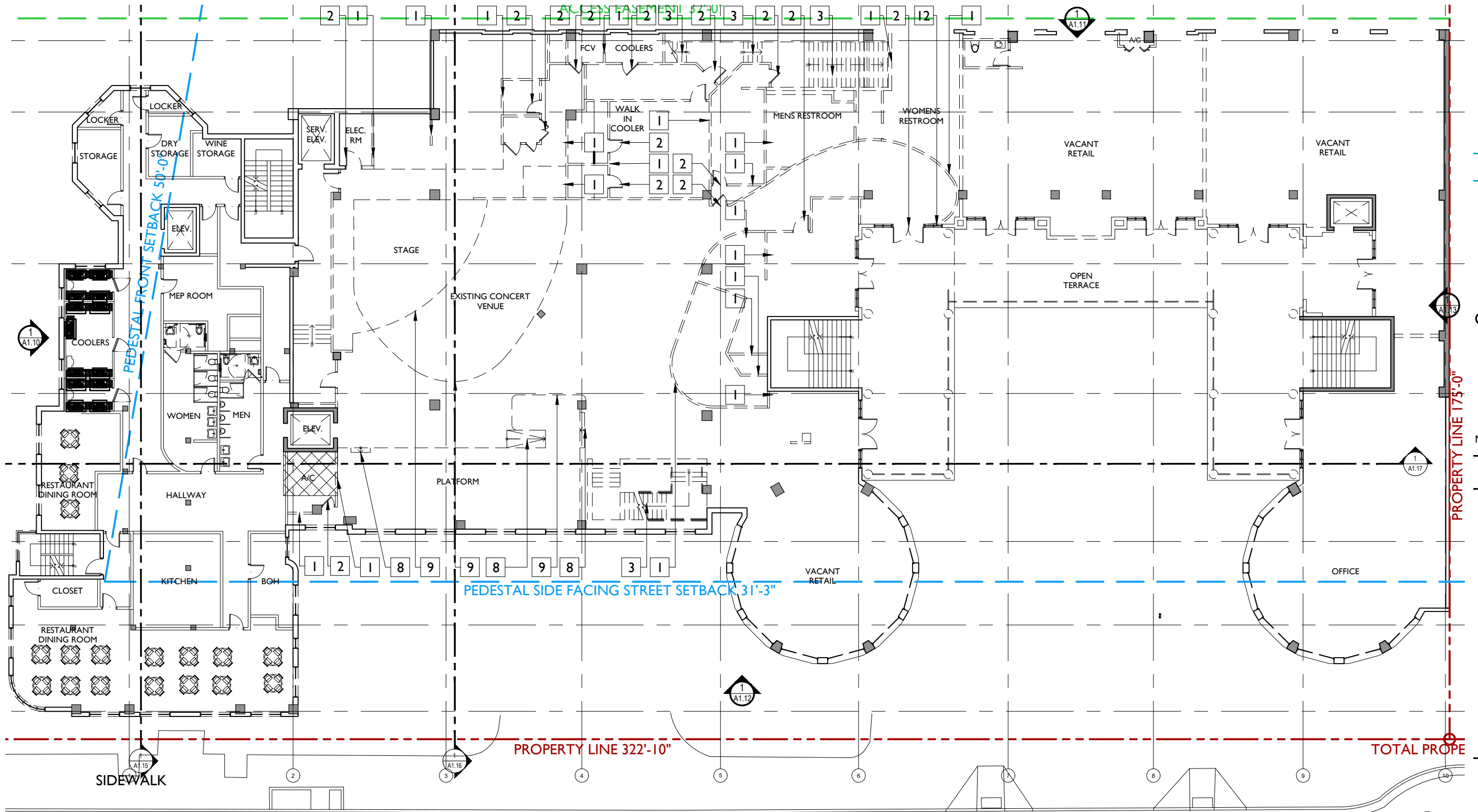
SELECTIVE DEMOLITION TAGS

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

EXISTING LEVEL I FLOOR PLAN

DEMOLITION LEGEND	
SYM.	DESCRIPTION
[Symbol]	EXISTING CONST. TO BE REMOVED
[Symbol]	EXISTING CONST. TO REMAIN, PROTECT FM DAMAGE
[Symbol]	AREA NOT IN SCOPE
[Symbol]	DEMO SLAB
[Symbol]	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.

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SCALE: 1"=30'-0"
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DATE: 3/8/2021
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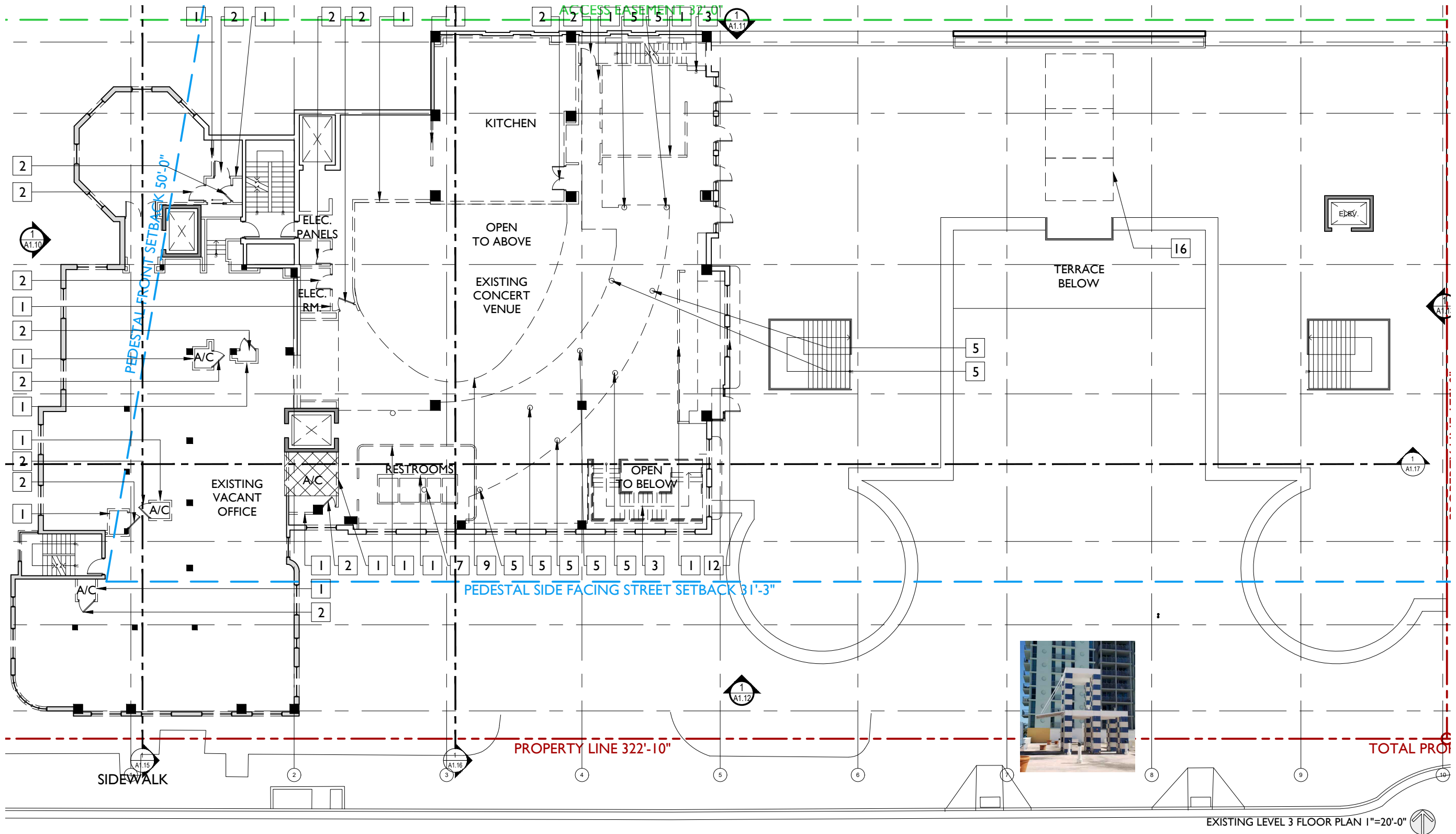


NOTES	
1.	REPLACE ALL EXTERIOR WINDOWS WITH NEW WINDOWS
2.	REPLACE ALL EXISTING GUARDRAILS WITH NEW

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
[Symbol]	EXISTING CONST. TO BE REMOVED
[Symbol]	EXISTING CONST. TO REMAIN, PROTECT FM DAMAGE
[Symbol]	AREA NOT IN SCOPE
[Symbol]	DEMO SLAB
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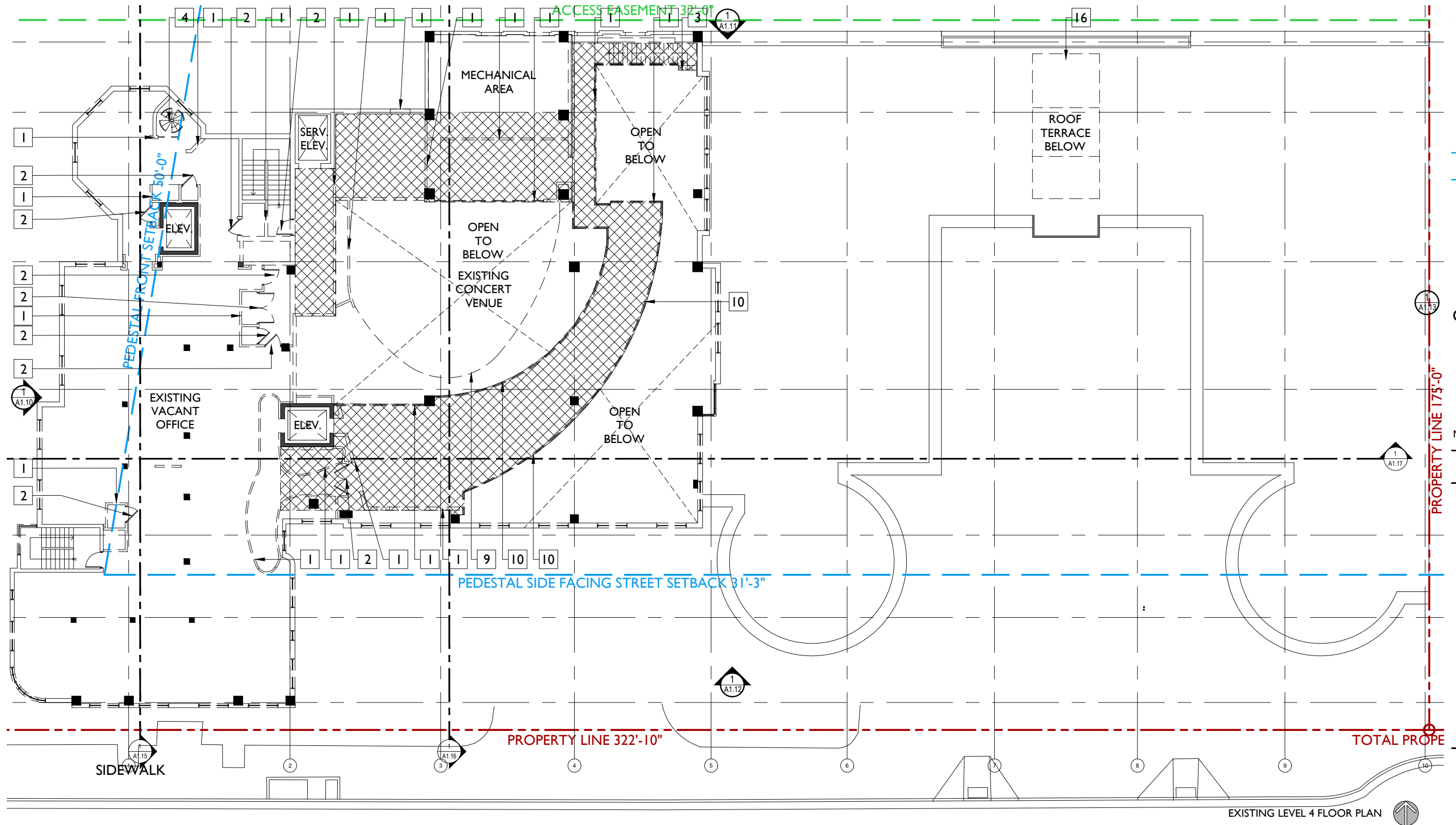
EXISTING LEVEL 3 FLOOR PLAN 1"=20'-0"

NOTES	
1.	REPLACE ALL EXTERIOR WINDOWS WITH NEW WINDOWS
2.	REPLACE ALL EXISTING GUARDRAILS WITH NEW

SELECTIVE DEMOLITION TAGS			
1	REMOVE DRYWALL PARTITIONS	9	REMOVE EXISTING STAGE
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8	REMOVE EXISTING RAMP	16	REMOVE NON-HISTORIC SPINE

DEMOLITION LEGEND	
SYM.	DESCRIPTION
[Empty Box]	EXISTING CONST. TO BE REMOVED
[Grey Box]	EXISTING CONST. TO REMAIN, PROTECT FM DAMAGE
[Diagonal Lines]	AREA NOT IN SCOPE
[Cross-hatch]	DEMO SLAB
[Dashed Line]	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.

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EXISTING LEVEL 4 FLOOR PLAN

NOTES	
1.	REPLACE ALL EXTERIOR WINDOWS WITH NEW WINDOWS
2.	REPLACE ALL EXISTING GUARDRAILS WITH NEW

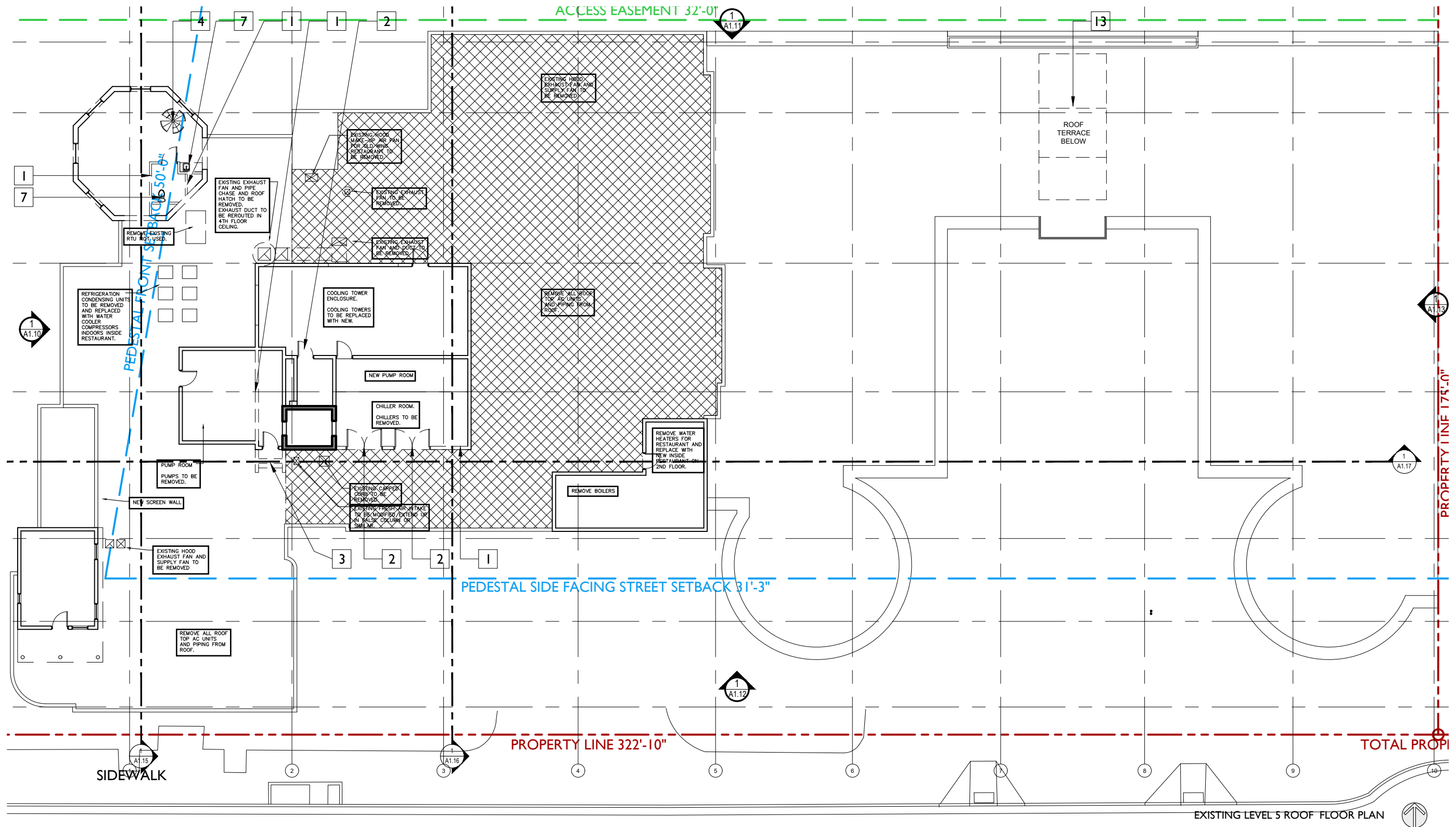
SELECTIVE DEMOLITION TAGS			
1	REMOVE DRYWALL PARTITIONS	9	REMOVE EXISTING STAGE
2	REMOVE EXISTING DOOR	10	REMOVE EXISTING CATWALK
3	REMOVE EXISTING STAIRS	11	REMOVE EXISTING A/C
4	REMOVE EXISTING SPIRAL STAIR	12	REMOVE EXISTING WINDOW
5	REMOVE EXISTING COLUMN	13	REMOVE EXISTING TERRACE
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8	REMOVE EXISTING RAMP	16	REMOVE NON-HISTORIC SPINE

DEMOLITION LEGEND	
SYM.	DESCRIPTION
	EXISTING CONST. TO BE REMOVED
	EXISTING CONST. TO REMAIN, PROTECT FM DAMAGE
	AREA NOT IN SCOPE
	DEMO SLAB
	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.

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SCALE: 1"=20'-0"
CHECK: JMcG
DATE: 3/8/2021

SHEET NUMBER



EXISTING LEVEL 5 ROOF FLOOR PLAN

NOTES	
1.	REPLACE ALL EXTERIOR WINDOWS WITH NEW WINDOWS
2.	REPLACE ALL EXISTING GUARDRAILS WITH NEW

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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8	REMOVE EXISTING RAMP	16	REMOVE NON-HISTORIC SPINE

DEMOLITION LEGEND	
SYM.	DESCRIPTION
[Empty Box]	EXISTING CONST. TO BE REMOVED
[Hatched Box]	EXISTING CONST. TO REMAIN, PROTECT FM DAMAGE
[Diagonal Lines]	AREA NOT IN SCOPE
[Cross-hatched Box]	DEMO SLAB
[Solid Box]	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.

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PROJECT NUMBER
DESIGNER

allen
saunders
design

PROJECT:
**BANCROFT
EXECUTIVE
OFFICE SUITES**

1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

**DEMO
WEST
ELEVATION**

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SCALE: 1/8"=1'-0"

CHECK: JMcG

DATE: 3/8/2021

SHEET NUMBER

A1.10

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
- ⑱ METAL RAILS TO BE REMOVED

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

PROPERTY LINE REFERENCE

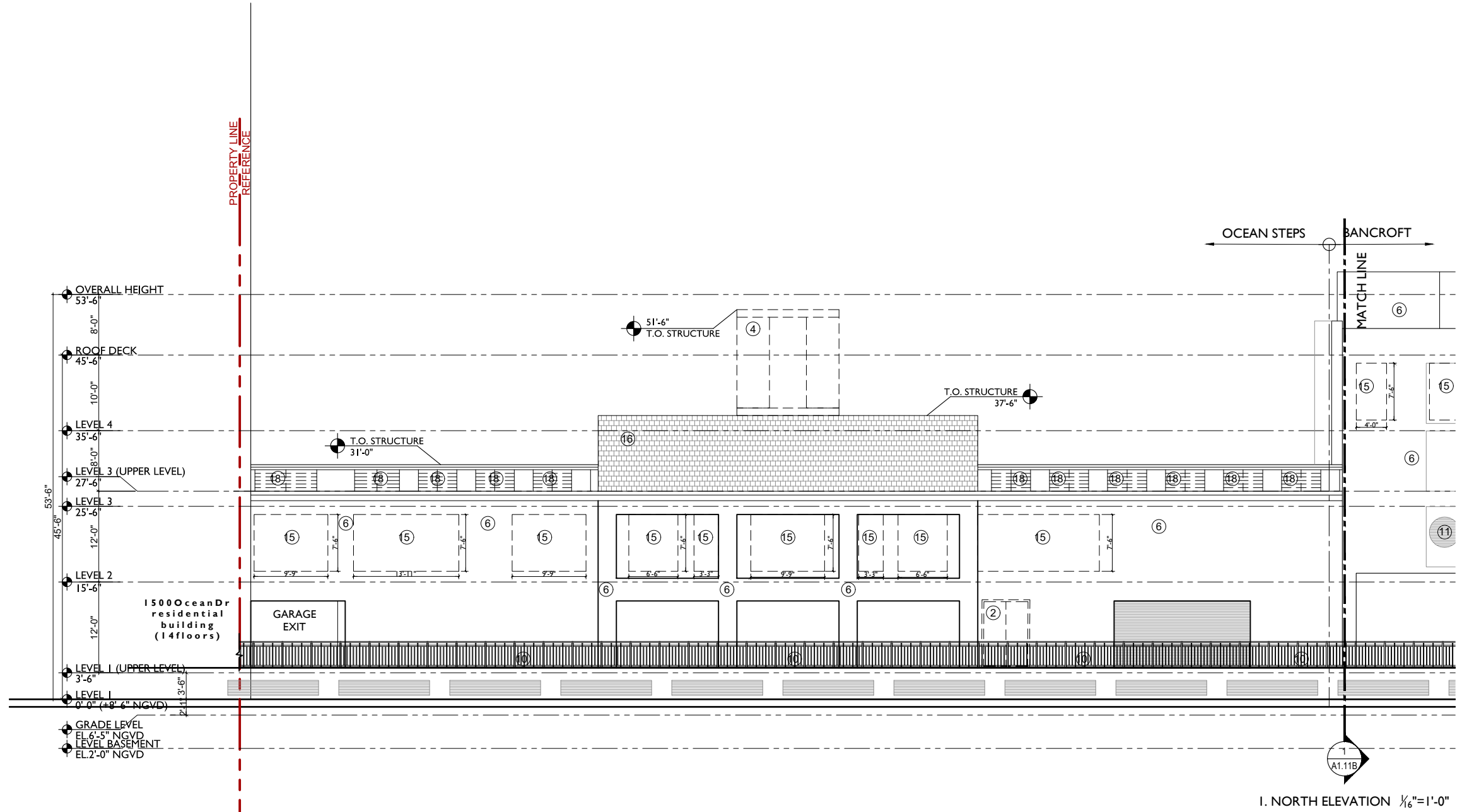


WEST ELEVATION 1/8"=1'-0"

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
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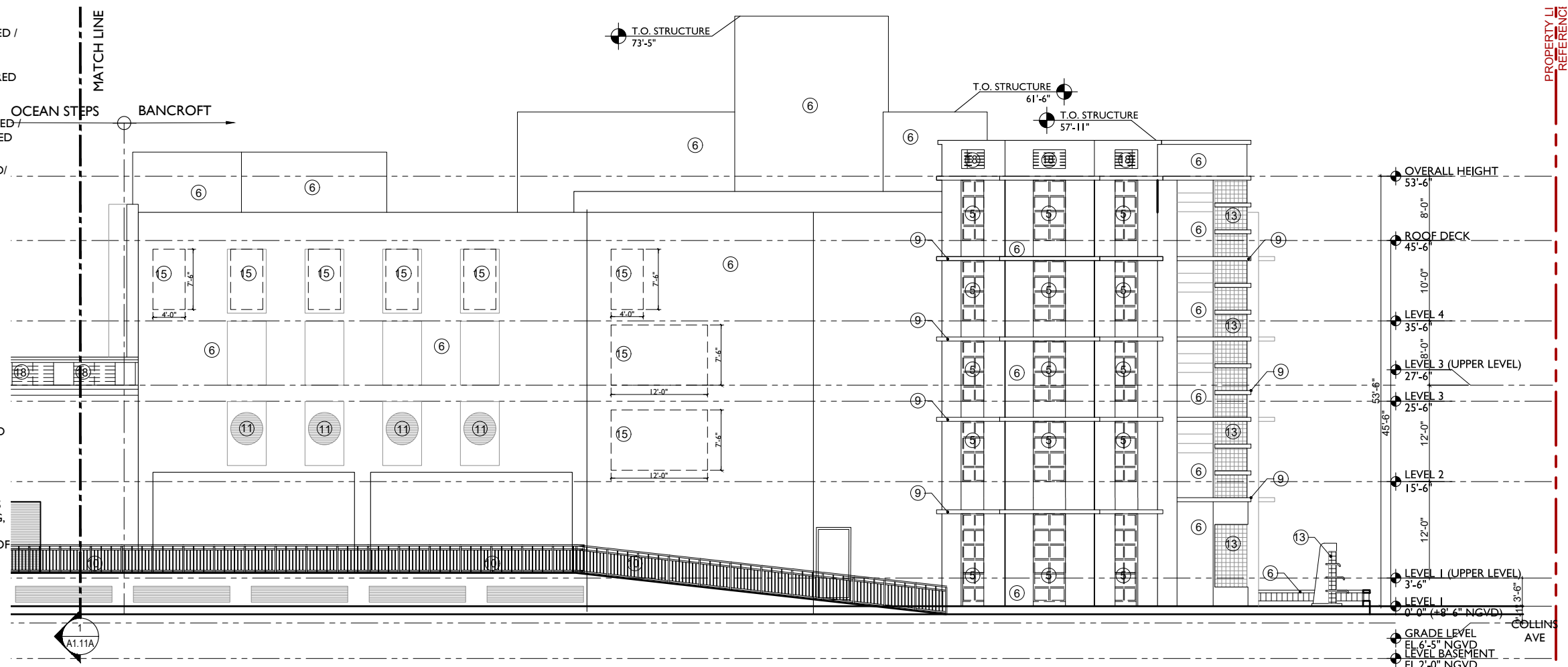


I. NORTH ELEVATION 1/16"=1'-0"

DEMOLITION LEGEND:

- ① STUCCO ORNAMENTAL REVEALS TO BE REPAIRED TO MATCH ORIGINAL AS NECESSARY
- ② REMOVE EXISTING DOOR
- ③ ADA LIFT TO BE REPLACED
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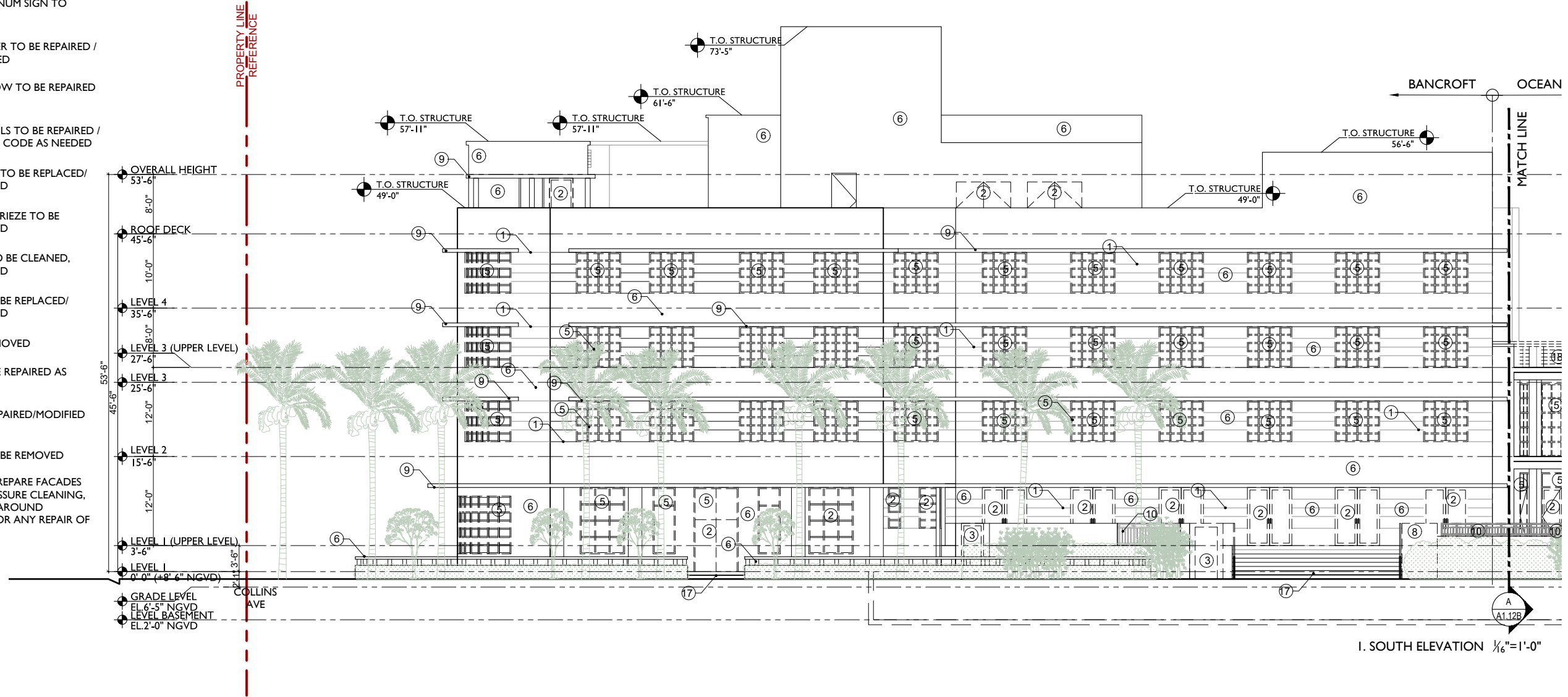


I. NORTH ELEVATION 1/16"=1'-0"

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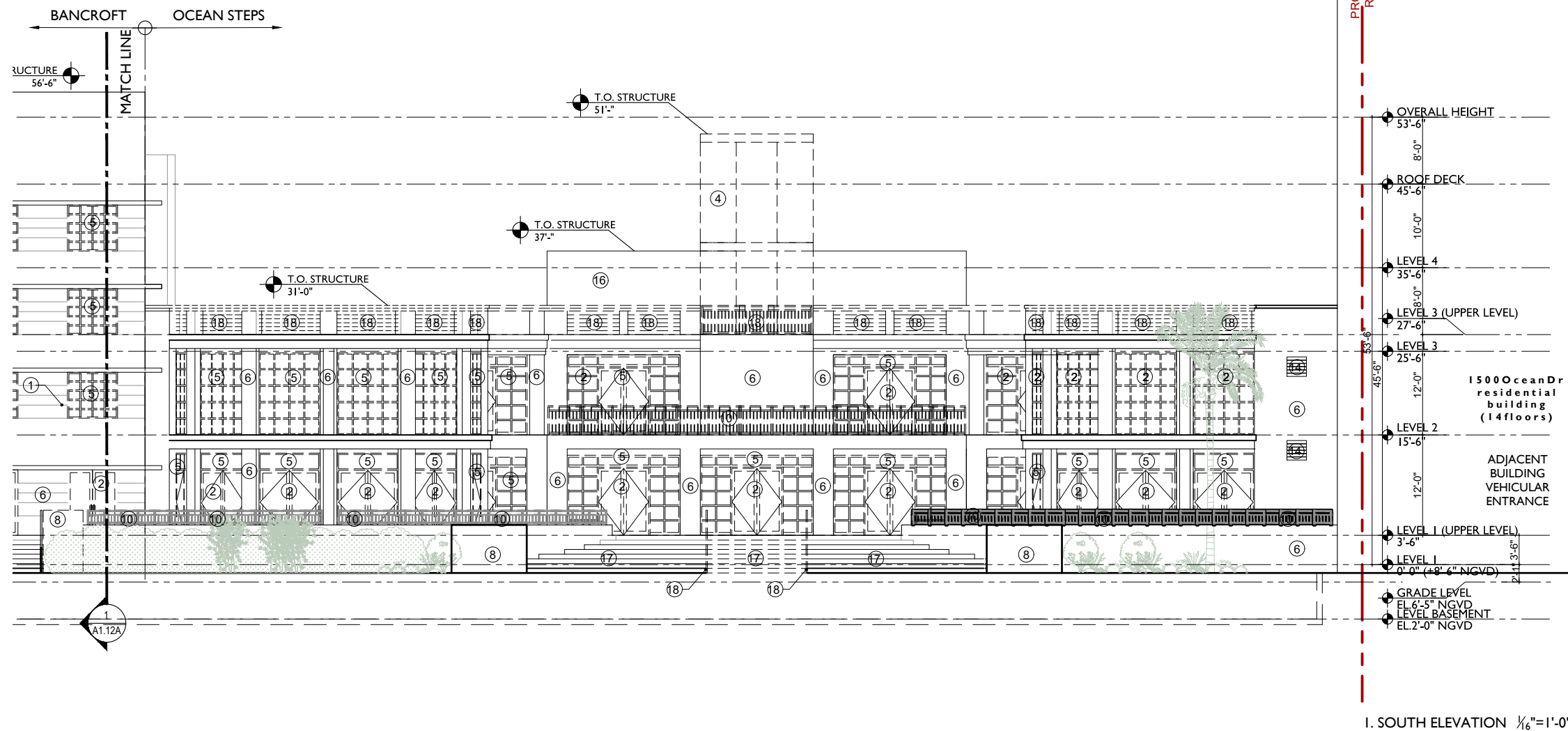
GENERAL NOTES: PREPARE FACADES FOR PAINTING, PRESSURE CLEANING, WATERPROOFING AROUND WINDOWS, AND FOR ANY REPAIR OF LOOSE STUCCO



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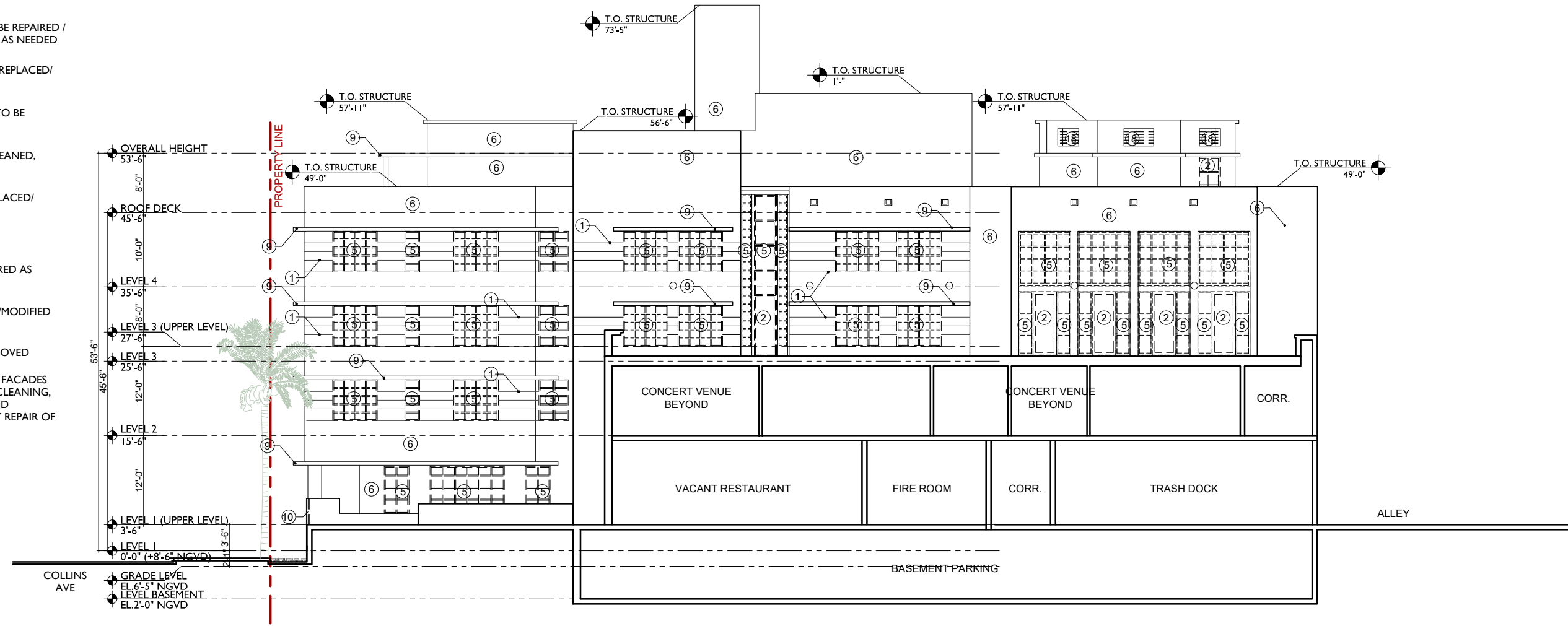
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DEMOLITION LEGEND:

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**DEMO
EAST ELEVATION**

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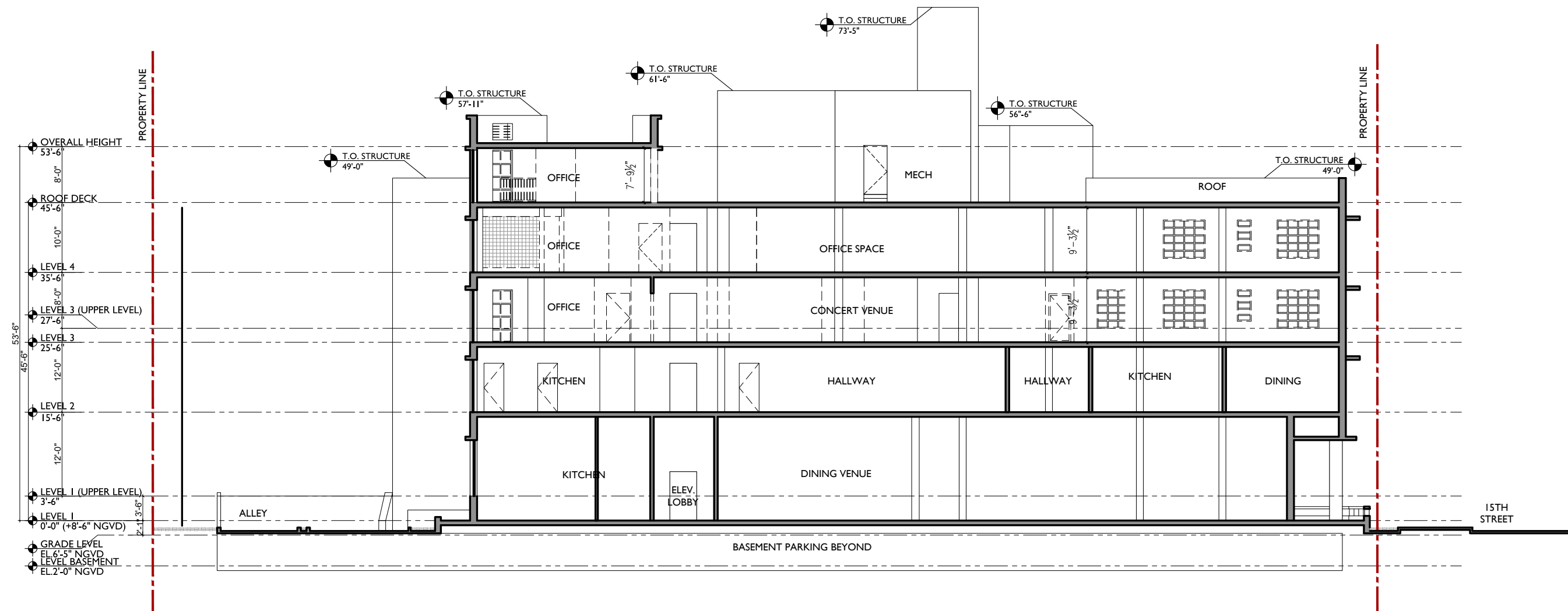
PROJECT NUMBER
DESIGNER
allen
saunders
design

PROJECT:
**BANCROFT
EXECUTIVE
OFFICE SUITES**

1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

EXISTING
BUILDING
SECTION



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SCALE: 1/16" = 1'-0"

CHECK: JMcG

DATE: 3/8/2021

SHEET NUMBER

AI.15

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

2026

PROJECT NUMBER

DESIGNER

allen
saunders
design

PROJECT:
**BANCROFT
EXECUTIVE
OFFICE SUITES**

1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

EXISTING
BUILDING
SECTION

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ARCHITECTURE, INC. (c) 2021

SCALE: 1/8" = 1'-0"

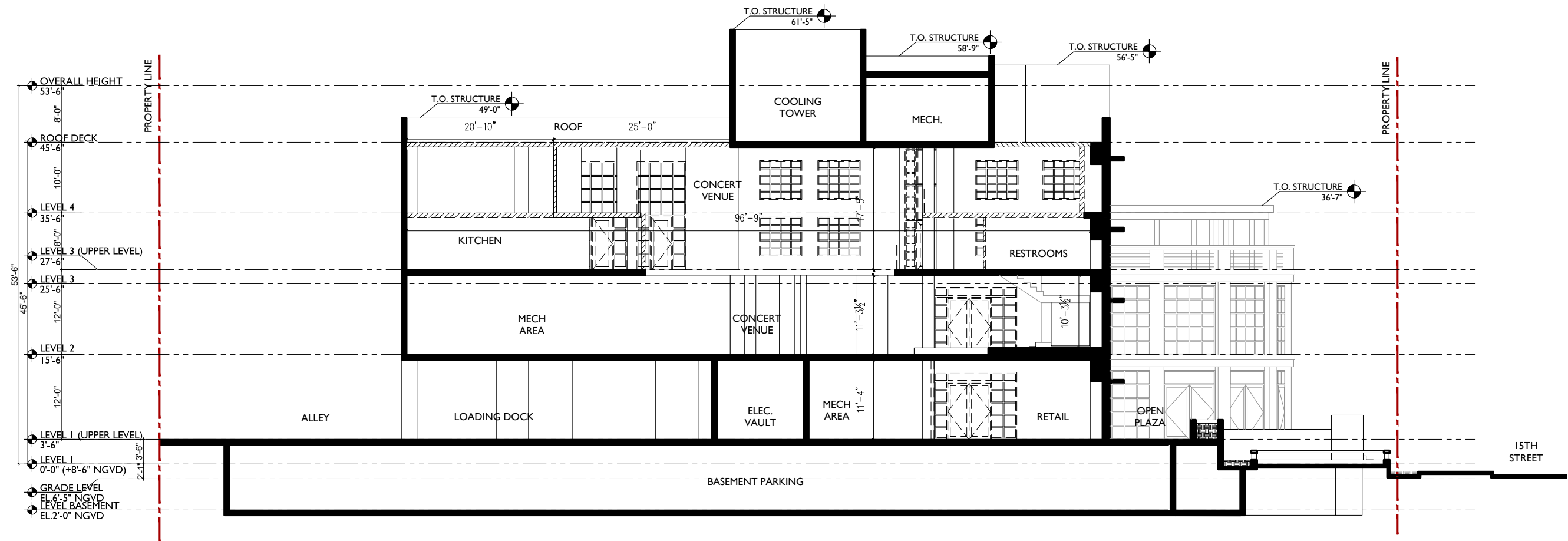
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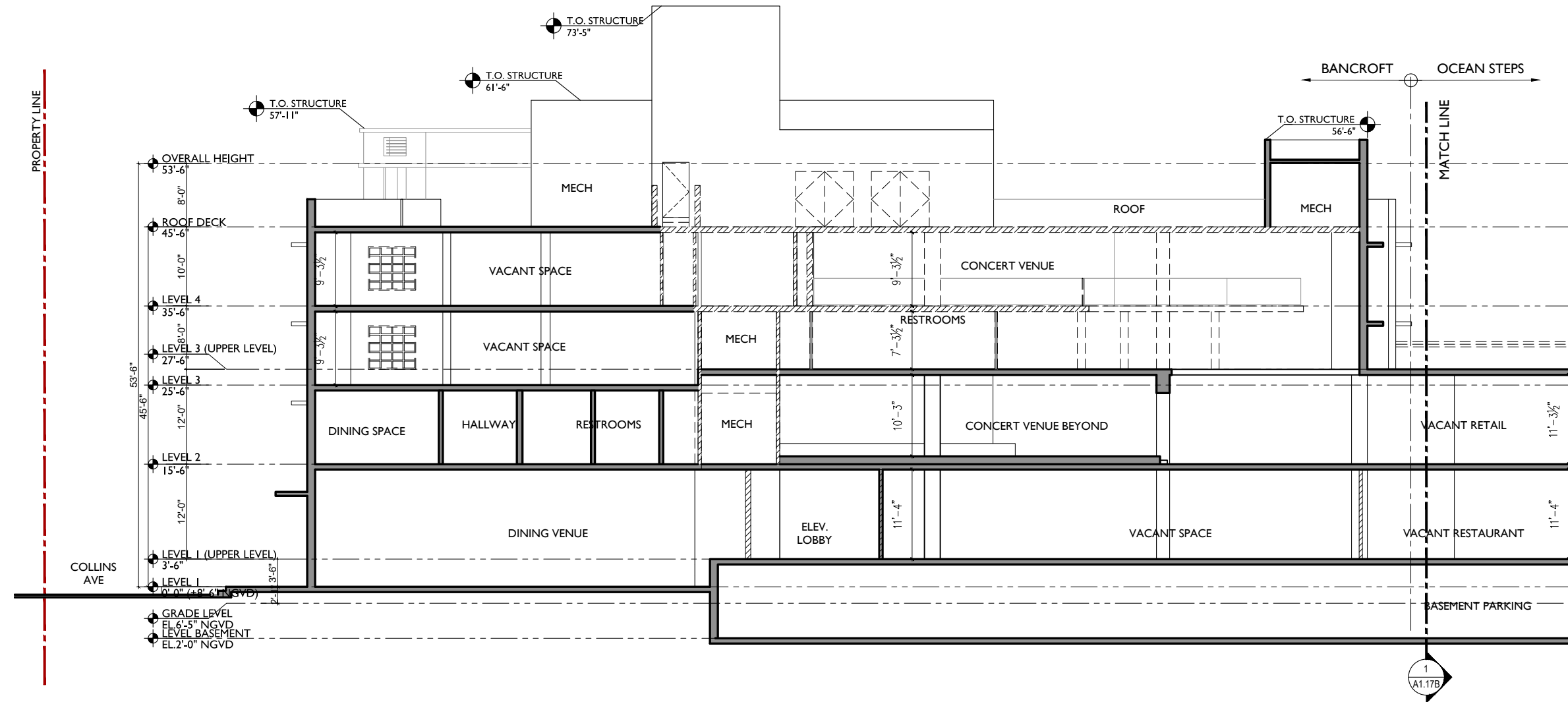
DATE: 3/8/2021

SHEET NUMBER

AI.16

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





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

2026

PROJECT NUMBER

DESIGNER

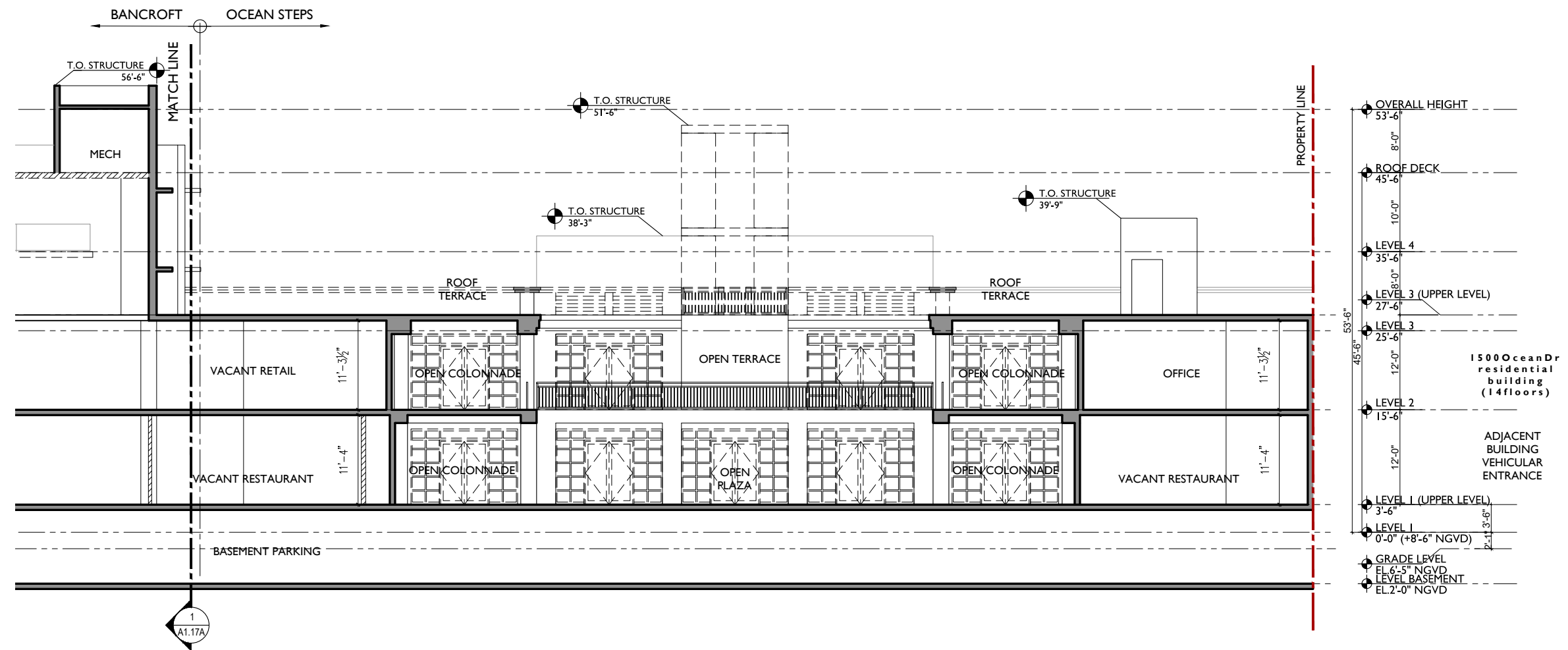
allen
saunders
design

PROJECT:
**BANCROFT
EXECUTIVE
OFFICE SUITES**

1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

EXISTING
BUILDING
SECTION



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

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

CHECK: JMcG

DATE: 3/8/2021

SHEET NUMBER

AI.17B

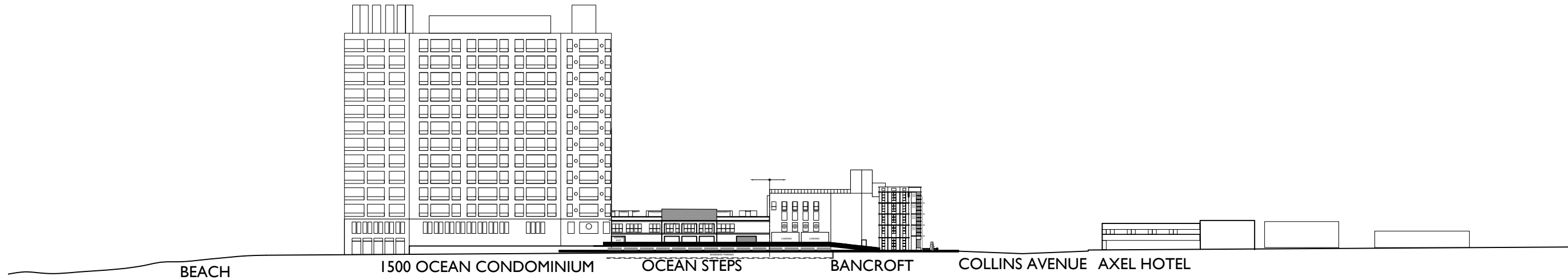
2026

PROJECT NUMBER

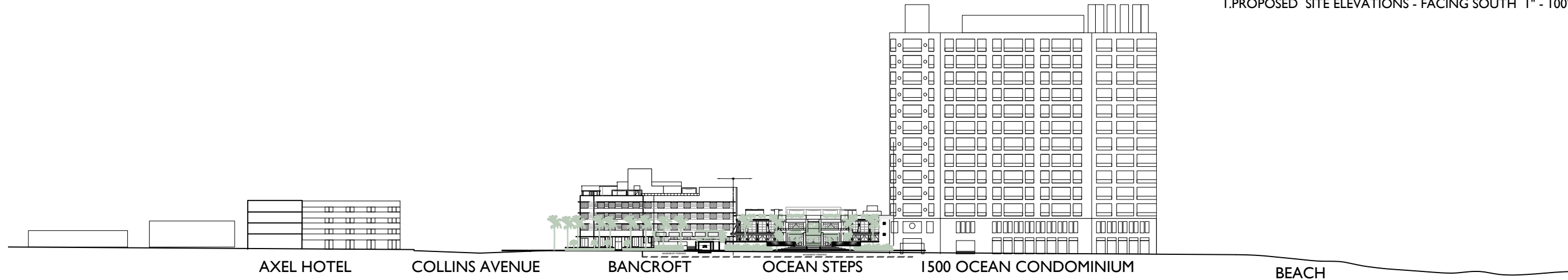
DESIGNER

allen
 saunders
 design

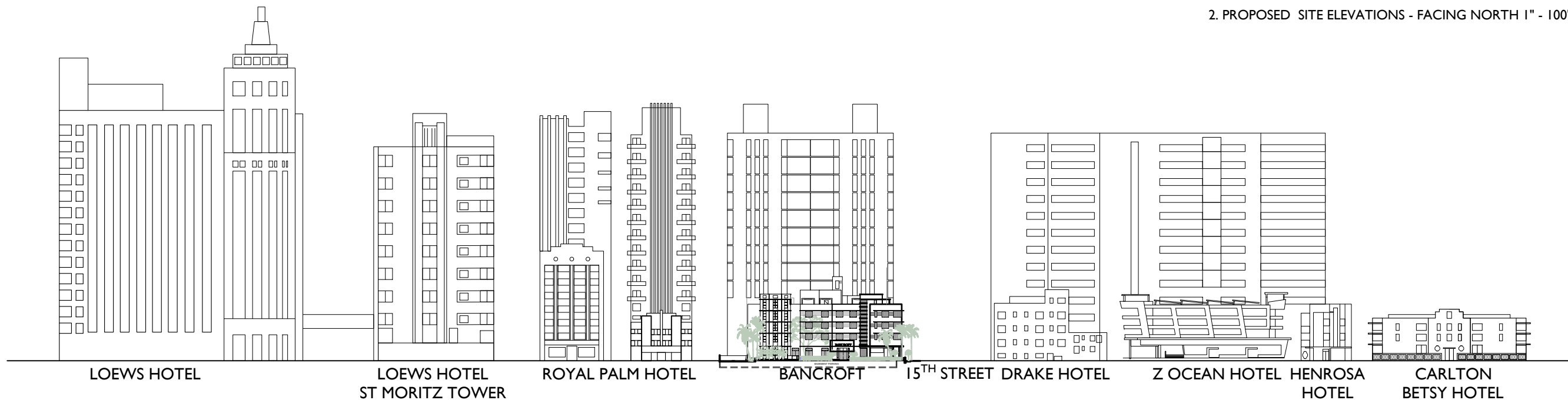
PROJECT:
**BANCROFT
 EXECUTIVE
 OFFICE SUITES**



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



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



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

1501 COLLINS AVE
 MIAMI BEACH, FL 33139

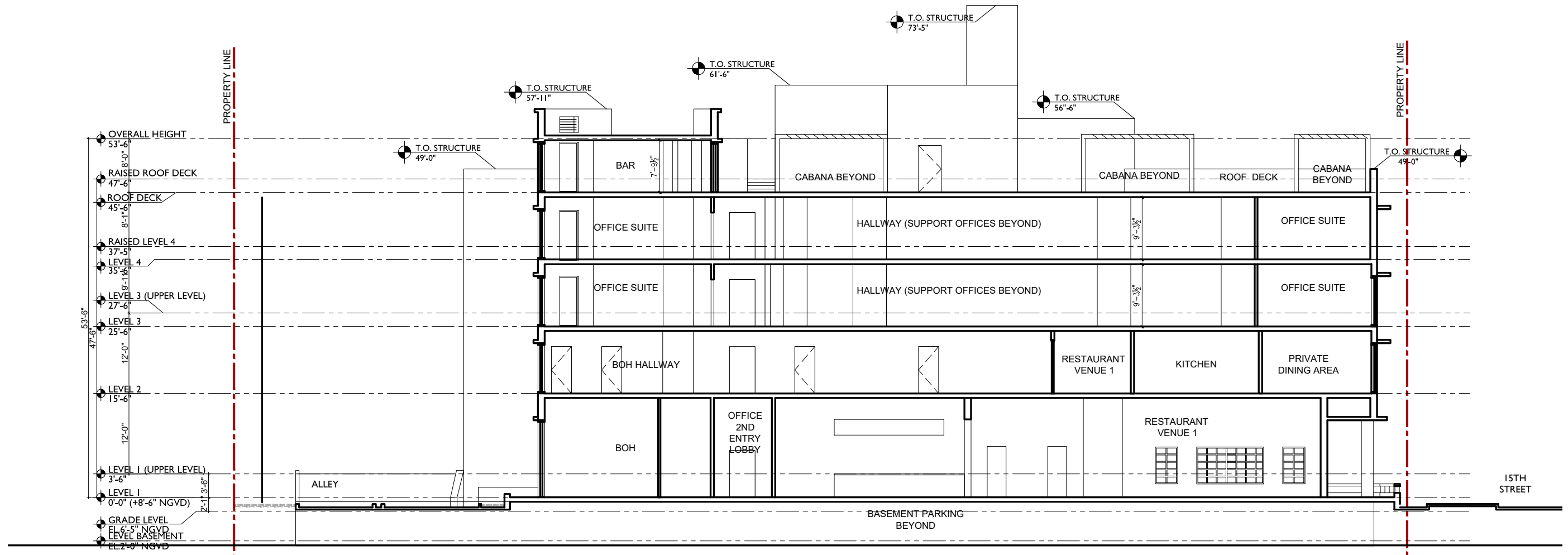
DRAWING:

PROPOSED SITE
 ELEVATIONS

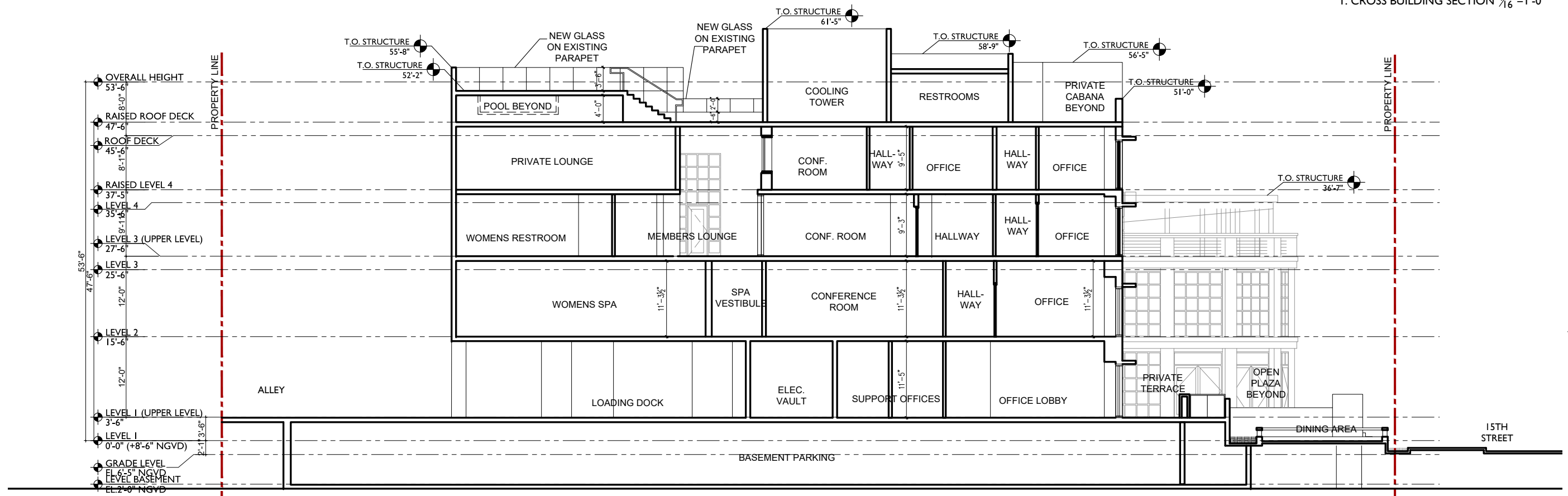
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 CHECK: JMcG
 DATE: 3/8/2021
 SHEET NUMBER

A1.21



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



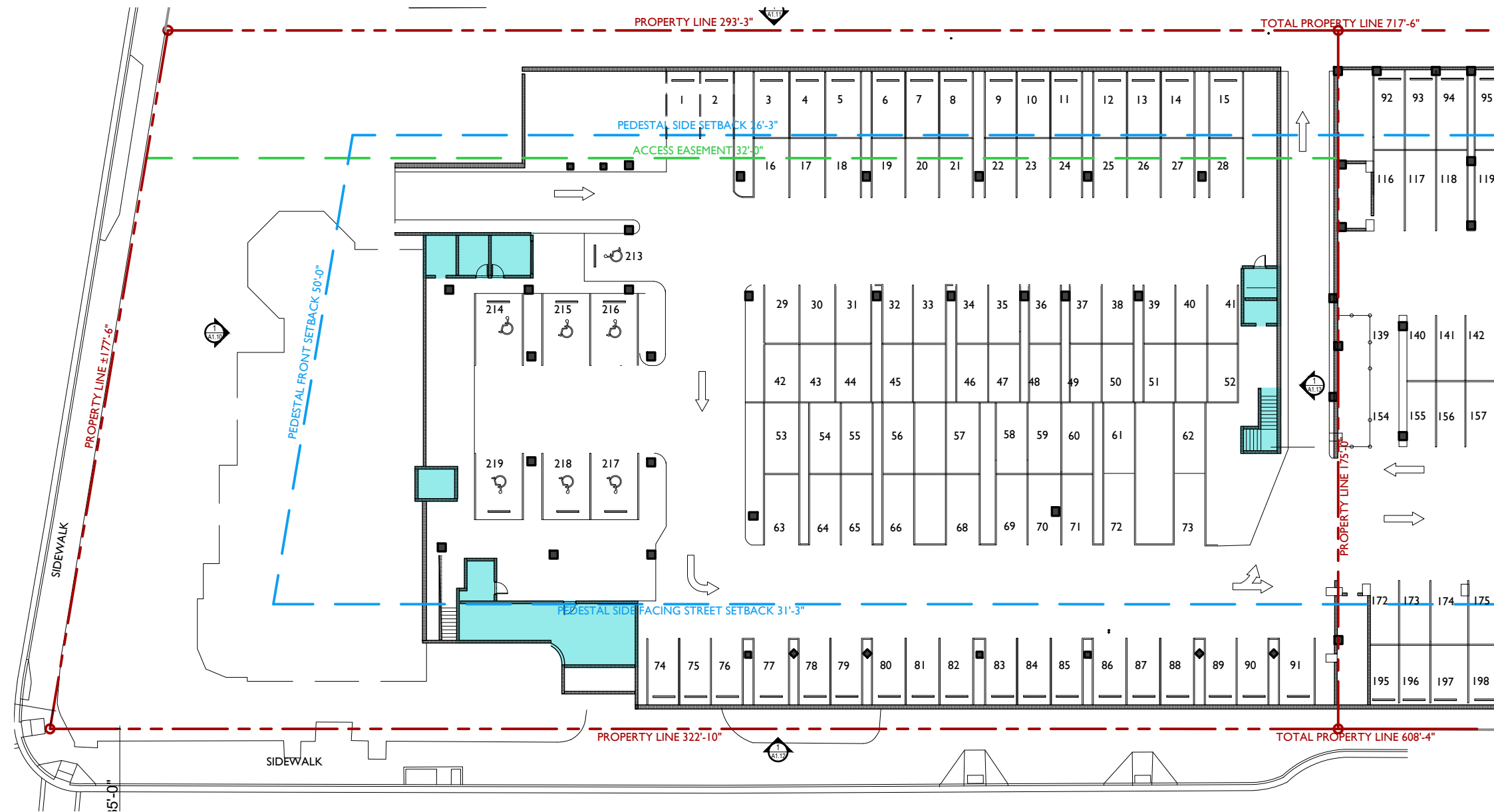
2. CROSS BUILDING SECTION 1/16"=1'-0"

CROSS
BUILDING
SECTIONS

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

EXISTING FAR AREA	
LEVEL	FAR AREA
LEVEL -1 (1/2 OF 1,373SF)	687 SF
LEVEL 1	23,717 SF
LEVEL 2	24,752 SF
LEVEL 3	13,490 SF
LEVEL 4	9,056 SF
LEVEL 5 ROOF	2,457 SF
GRAND TOTAL	74,159 SF



2026

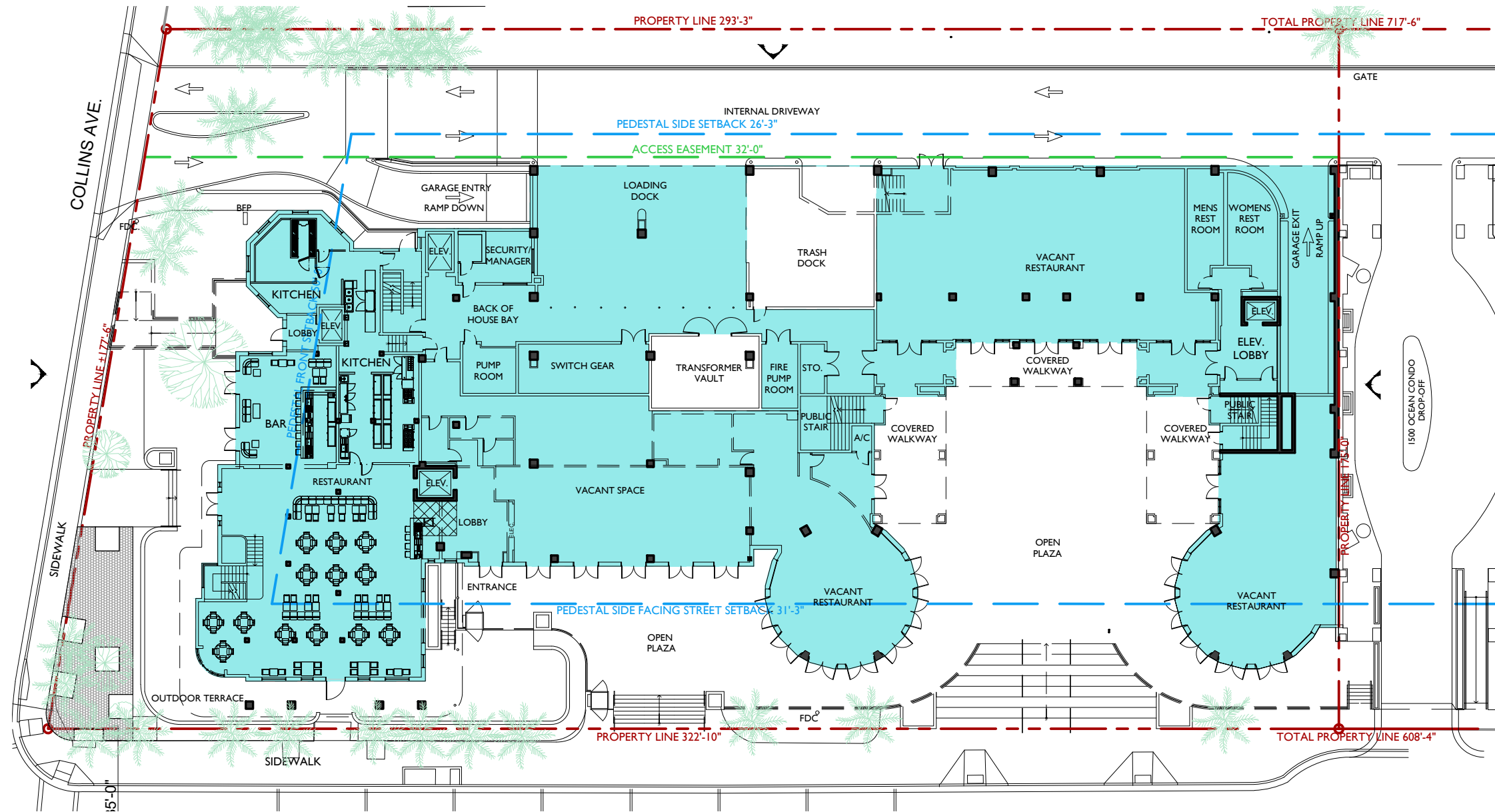
PROJECT NUMBER
DESIGNER
allen
saunders
design

PROJECT:
**BANCROFT
EXECUTIVE
OFFICE SUITES**

1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

EXISTING
FAR DIAGRAMS
LEVEL I



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SCALE: 1/32" = 1'-0"
CHECK: JMcG
DATE: 3/8/2021

SHEET NUMBER



2026

PROJECT NUMBER

DESIGNER

allen
saunders
design

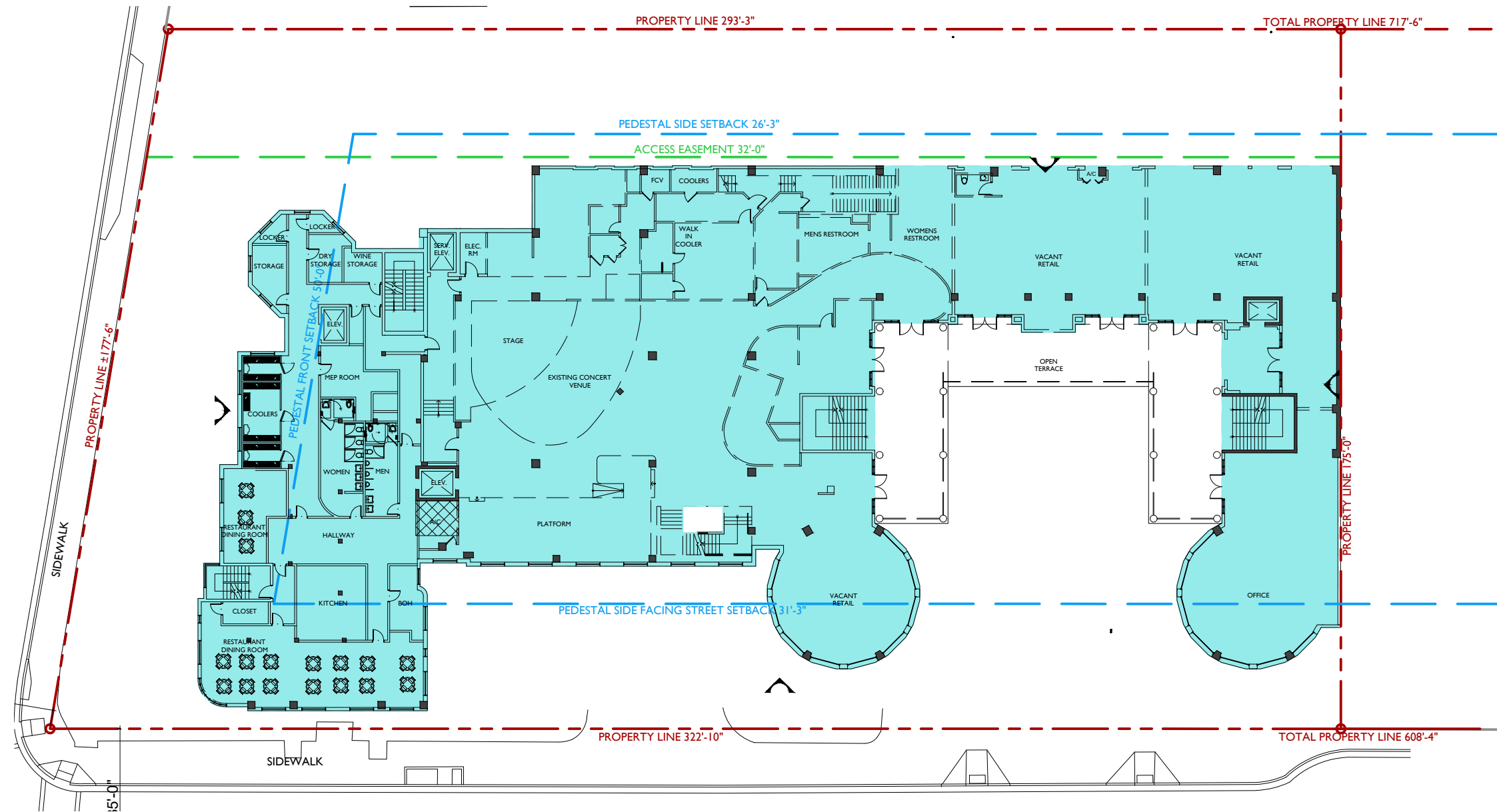
PROJECT:

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DRAWING:

EXISTING
FAR DIAGRAMS
LEVEL 2



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

CHECK: JMcG

DATE: 3/8/2021

SHEET NUMBER



2026

PROJECT NUMBER

DESIGNER

allen
saunders
design

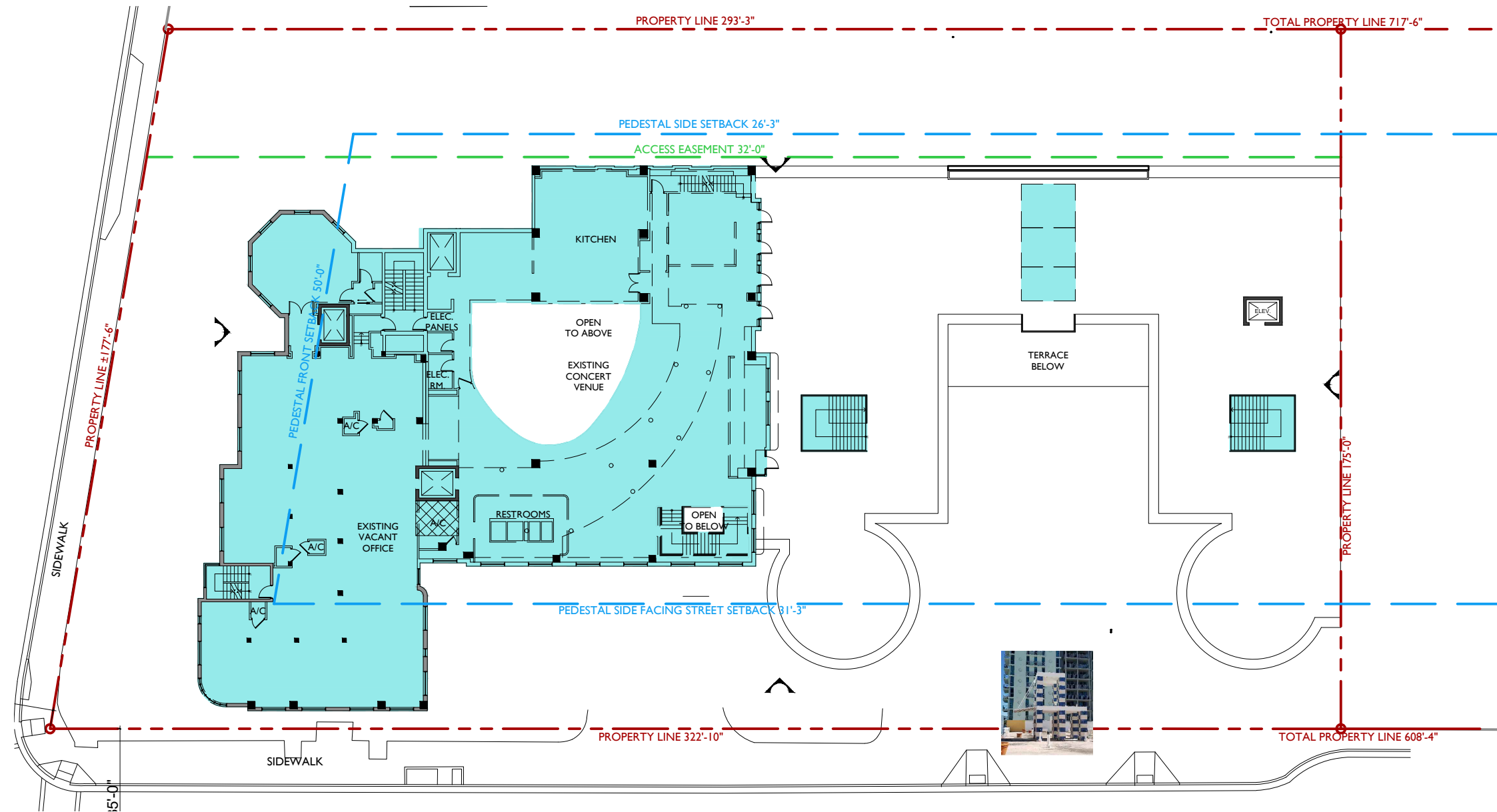
PROJECT:

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OFFICE SUITES**

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DRAWING:

**EXISTING
FAR DIAGRAMS
LEVEL 3**



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

CHECK: JMcG

DATE: 3/8/2021

SHEET NUMBER

