

2026

PROJECT NUMBER

DESIGNER

allen
saunders
design

PROJECT:

**BANCROFT
EXECUTIVE
OFFICE SUITES**

BANCROFT EXECUTIVE OFFICE SUITES BUILDING RESTORATION

1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

Miami Beach, Florida
**HISTORIC PRESERVATION
BOARD**
Final Submission
March 8th, 2021

COVER SHEET

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
- Exterior modifications to Ocean Steps Commercial Center

JENNIFER MCCONNEY FLORIDA LIC# AR93044

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DATE: 3/8/2021

SHEET NUMBER

A0.00



INDEX

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	Survey	A2.03	Level 2 Plan	A5.25	Proposed Level 5 Roof FAR
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A5.24	Proposed Level 4 FAR
A5.25	Proposed Level 5 Roof FAR
A5.30	Existing Gross Diagram
A5.30	Proposed Gross Diagram
A6.00	Demo plans 1996
A6.01	Proposed Plans 1996
A6.02	Buildout Billboard 1997
A6.03	Proposed Plans 2021
L0.00	Landscape Cover Page + Sheet Index
L1.00	Level 1 Landscape Plan
L1.01	Level 3 Landscape Plan
L1.02	Level 5 Roof Landscape Plan
L2.00	Existing Tree Survey + Disposition Plan
L3.00	Landscape Notes + Details

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	77 / 4 = 19.25
	Exterior Seating	68	989 SF	exterior	30 seats	
	Total	163	2,690 SF	Total	77 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		331	29,514 SF	interior		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
	Office Tenant #1	18	1,736 SF	interior		
	Office Tenant #2	21	2,014 SF	interior		
	Office Tenant #3	17	1,758 SF	interior		
	Rooftop Office Lounge	488	11,591 SF	exterior	161 seats	
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		927 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):	0232341630010 - 0232341630190		
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	Existing 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	

	Required	Existing	Proposed	Deficiencies	
Setbacks					
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	-

	Required	Existing	Proposed	Deficiencies	
Pedestal LEVEL 1					
23	Front Setback facing Collins (West):	50'-0"	29'-1"	29'-1"	Existing non-conforming setback
24	Rear Setback (Ocean):	106'-0"	60'-8"	60'-8"	Existing 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"	Existing 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	-

	Required	Existing	Proposed	Deficiencies	
Parking					
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'	VARIES	VARIES	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	-

	Required	Existing	Proposed	Deficiencies	
Restaurants, Cafes, Bars, Lounges,					
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 103
Miami, FL 33138

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DESIGNER
allen saunders design

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BANCROFT EXECUTIVE OFFICE SUITES

1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

INDEX AND DATA

JENNIFER MCCONNEY FLORIDA LIC# AR93044

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**BANCROFT
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1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

RENDERING

JENNIFER McCONNEY FLORIDA LIC# AR93044

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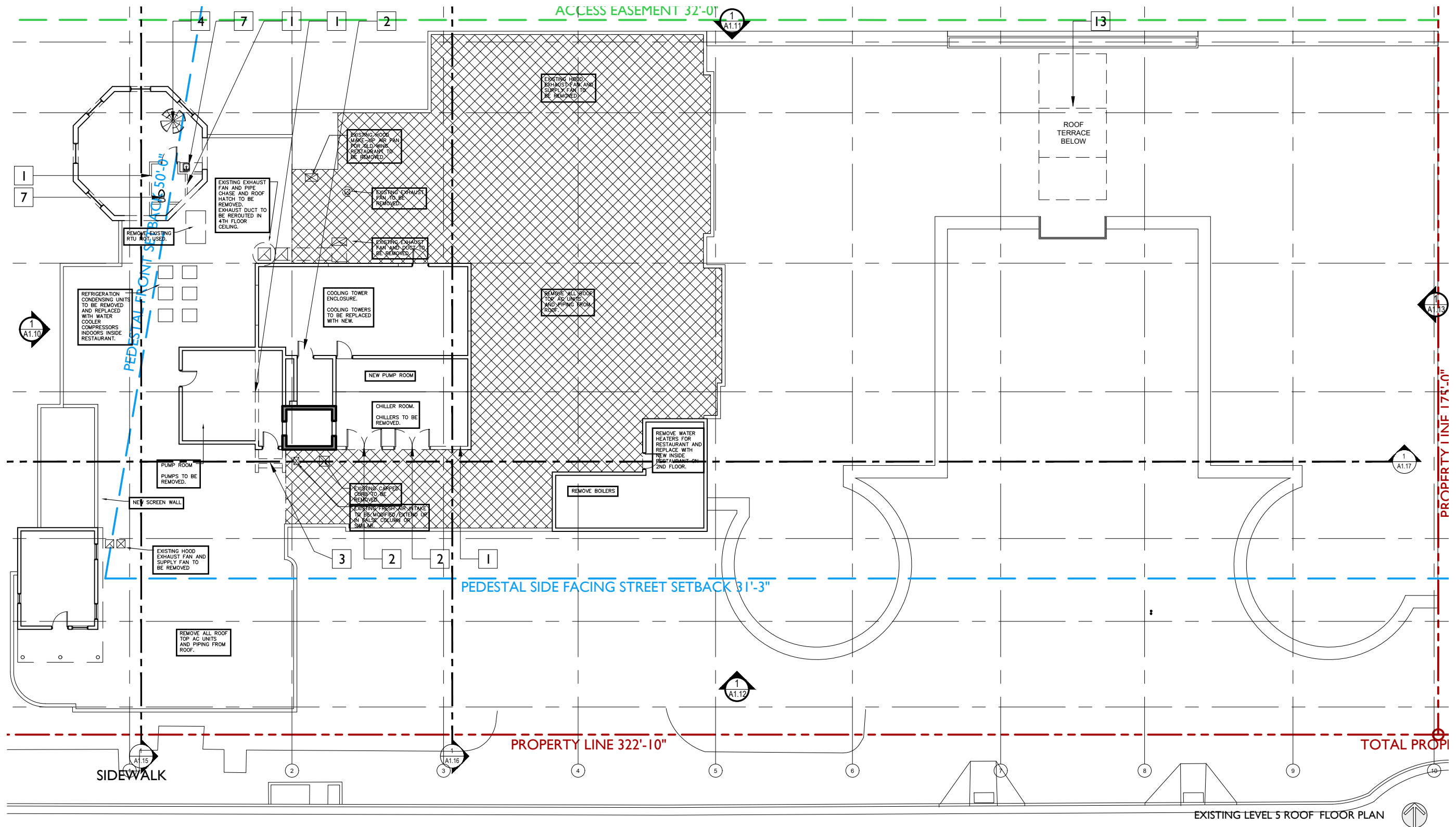
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STUDIO
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EXISTING LEVEL 5 ROOF FLOOR PLAN

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
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
[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.

JENNIFER McCONNERY FLORIDA LIC# AR93044
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SCALE: 1"=20'-0"
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allen
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PROJECT:
**BANCROFT
EXECUTIVE
OFFICE SUITES**

1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

**DEMO
WEST
ELEVATION**

JENNIFER McCONNAY FLORIDA LIC# AR93044

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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

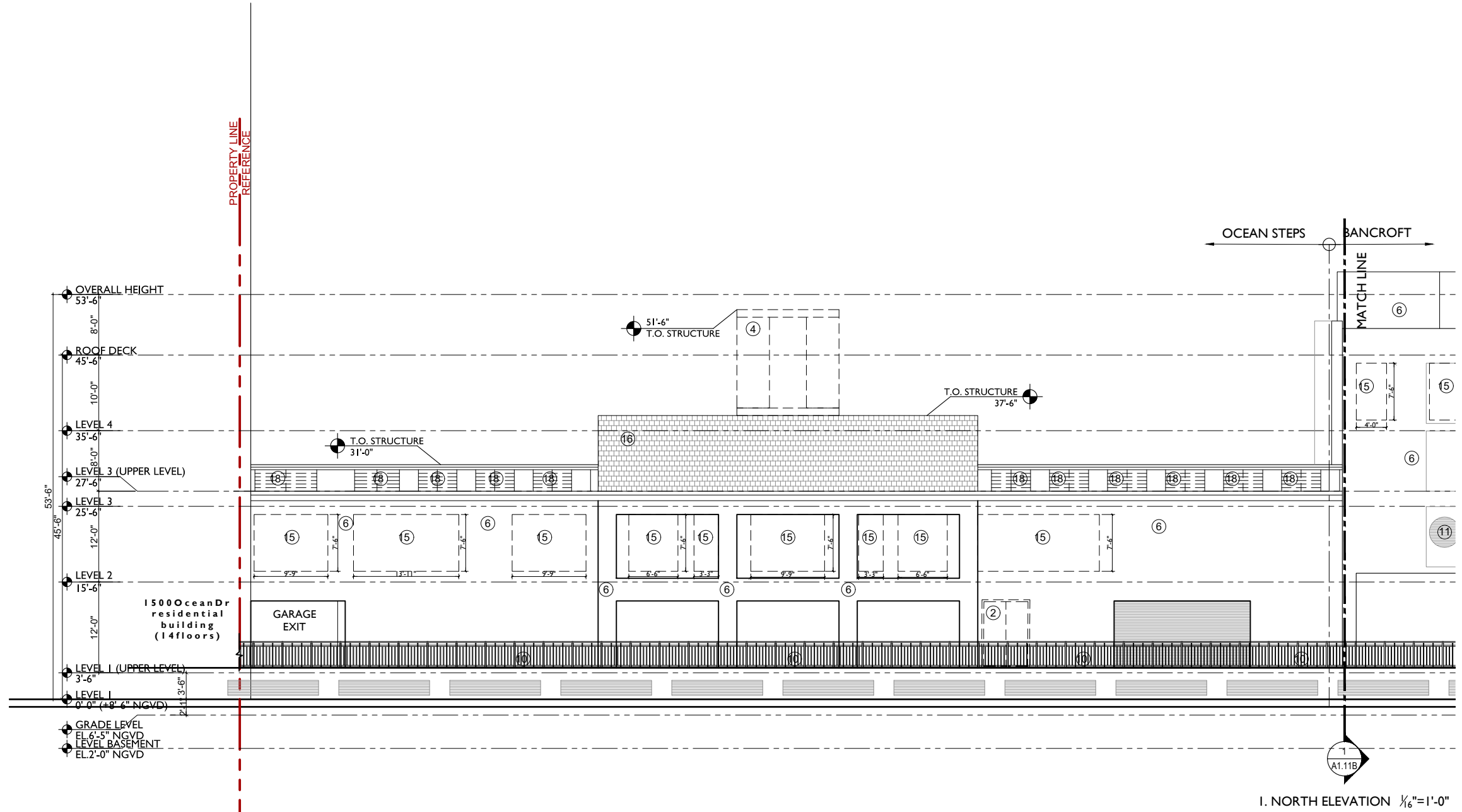


WEST ELEVATION 1/8"=1'-0"

DEMOLITION LEGEND:

- ① STUCCO ORNAMENTAL REVEALS TO BE REPAIRED TO MATCH ORIGINAL AS NECESSARY
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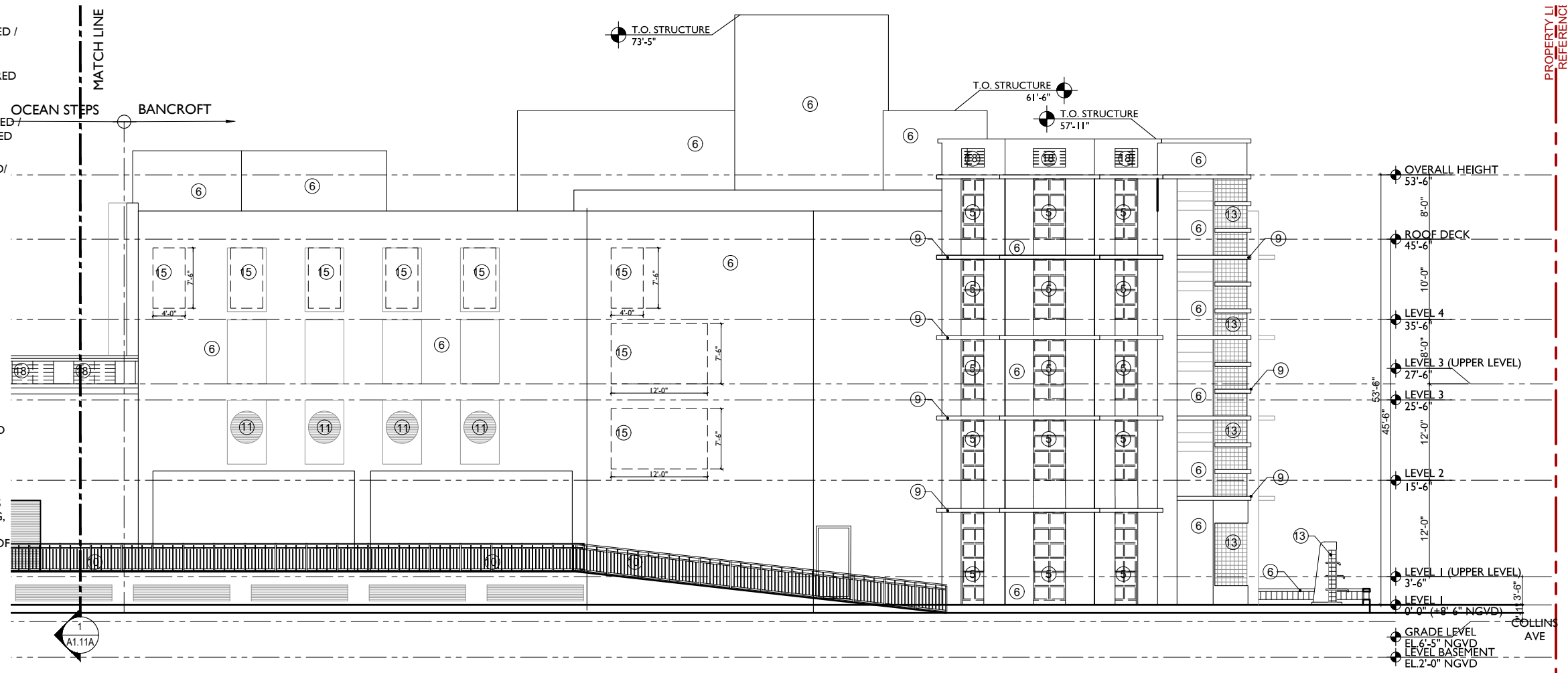
I. NORTH ELEVATION 1/16"=1'-0"

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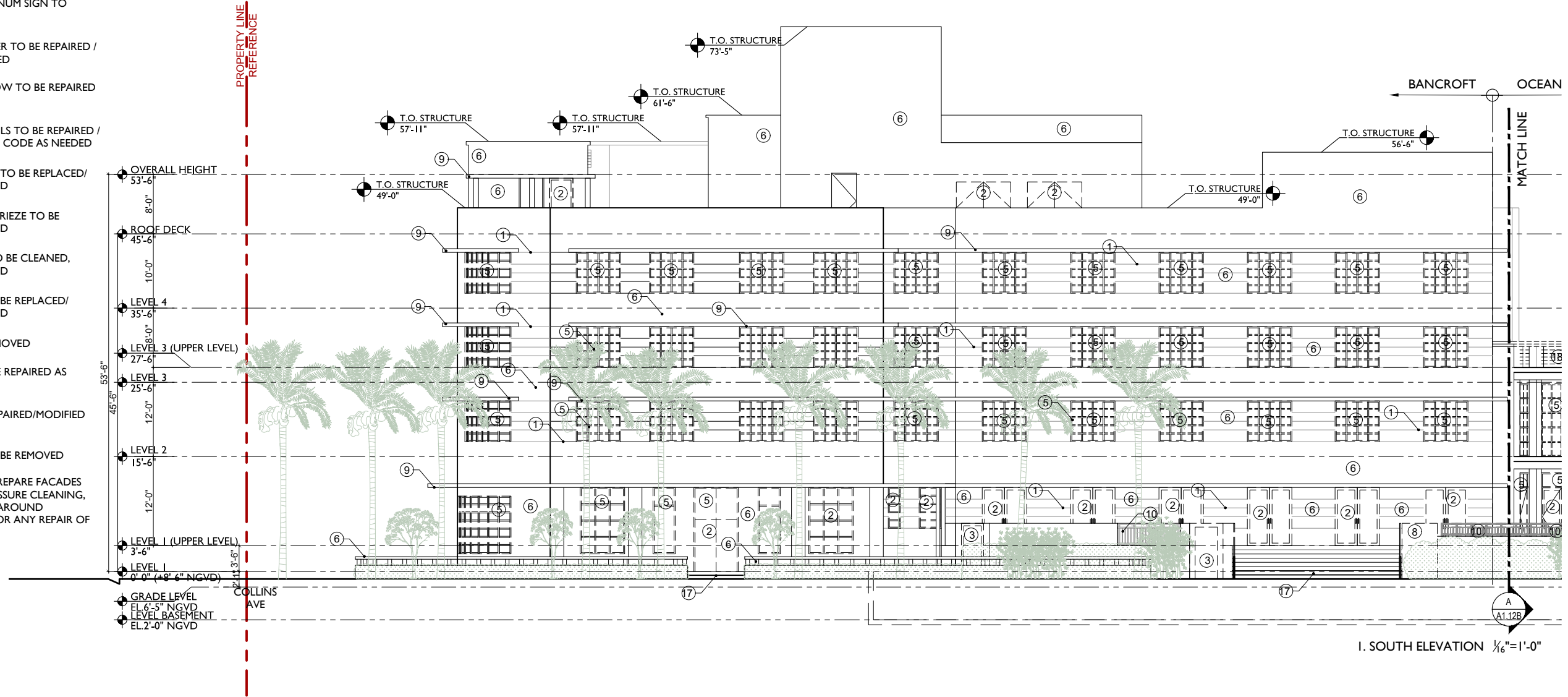


I. NORTH ELEVATION 1/16"=1'-0"

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- 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

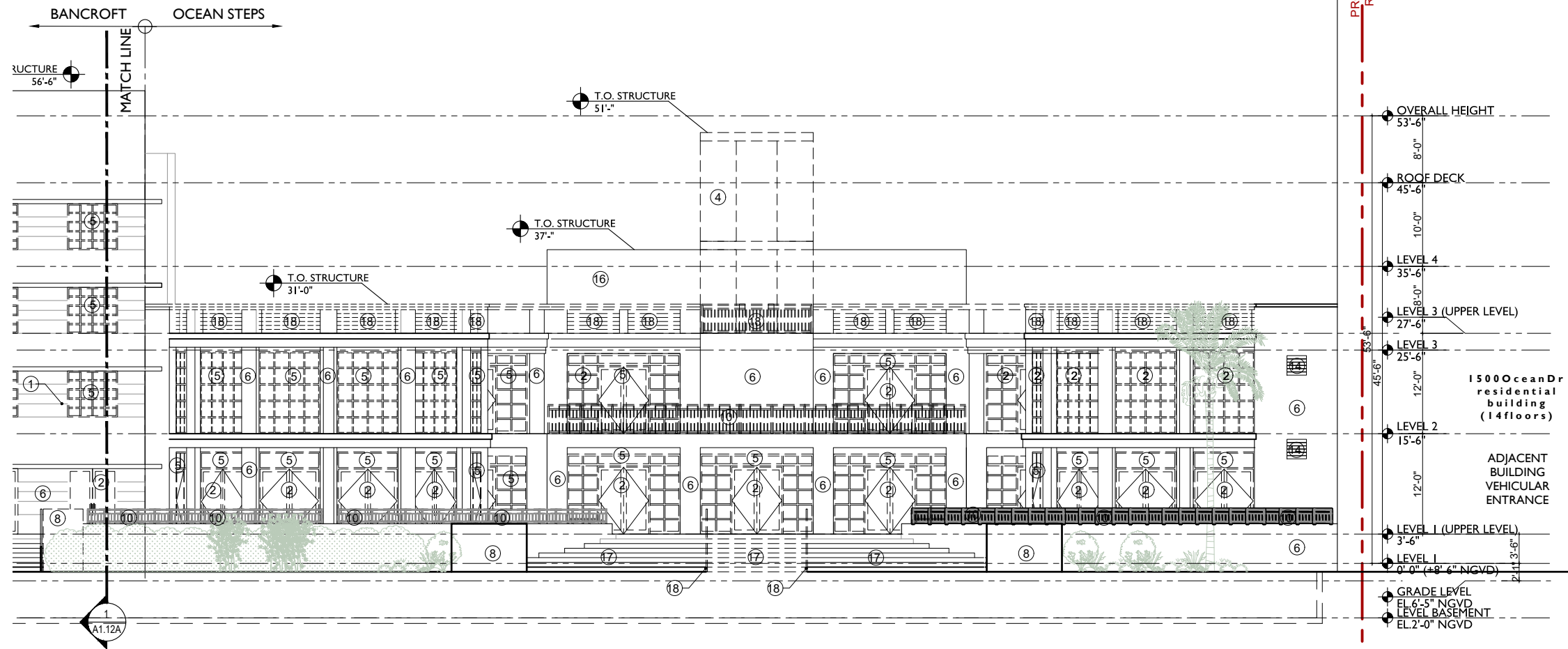
GENERAL NOTES: PREPARE FACADES FOR PAINTING, PRESSURE CLEANING, WATERPROOFING AROUND WINDOWS, AND FOR ANY REPAIR OF LOOSE STUCCO



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

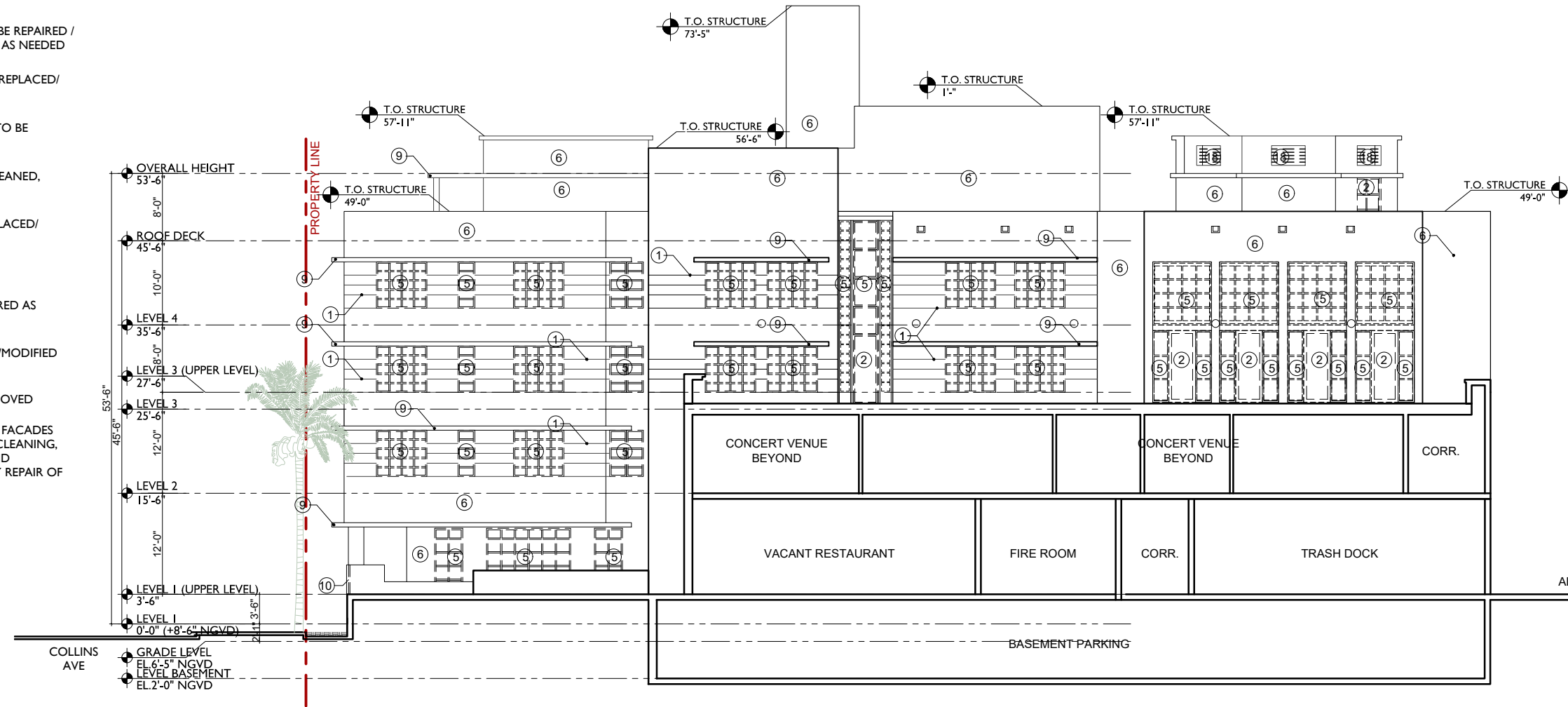
GENERAL NOTES: PREPARE FACADES FOR PAINTING, PRESSURE CLEANING, WATERPROOFING AROUND WINDOWS, AND FOR ANY REPAIR OF LOOSE STUCCO



DEMOLITION LEGEND:

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- ② REMOVE EXISTING DOOR
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- ⑪ METAL LOUVERS TO BE REPLACED/ REPAIRED AS NEEDED
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- 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



2026

PROJECT NUMBER

DESIGNER

allen
saunders
design

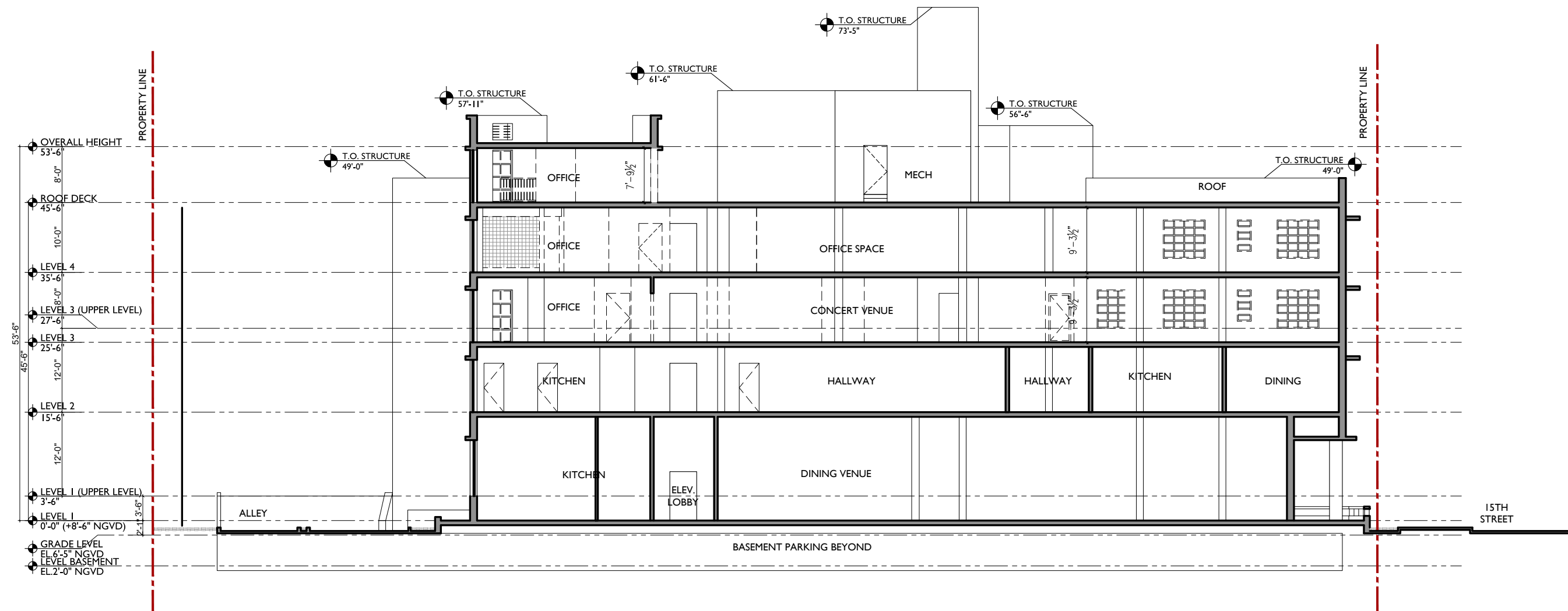
PROJECT:

**BANCROFT
EXECUTIVE
OFFICE SUITES**

1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

EXISTING
BUILDING
SECTION



JENNIFER McCONNERY FLORIDA LIC# AR93044

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

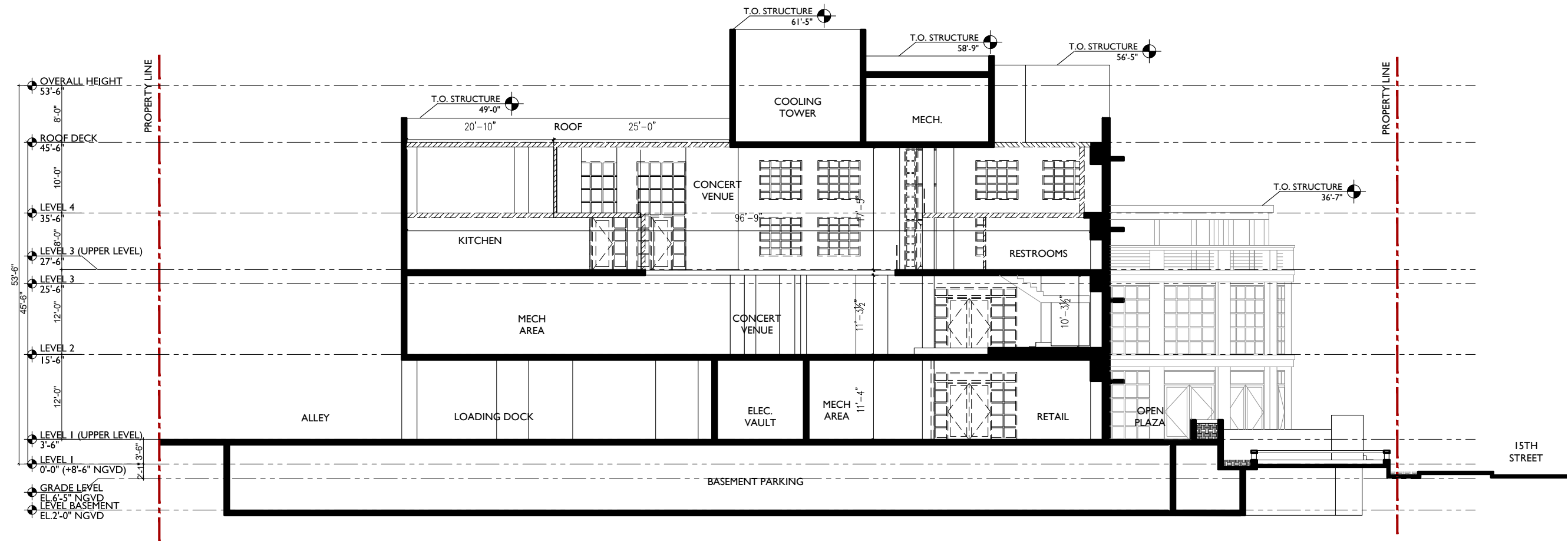
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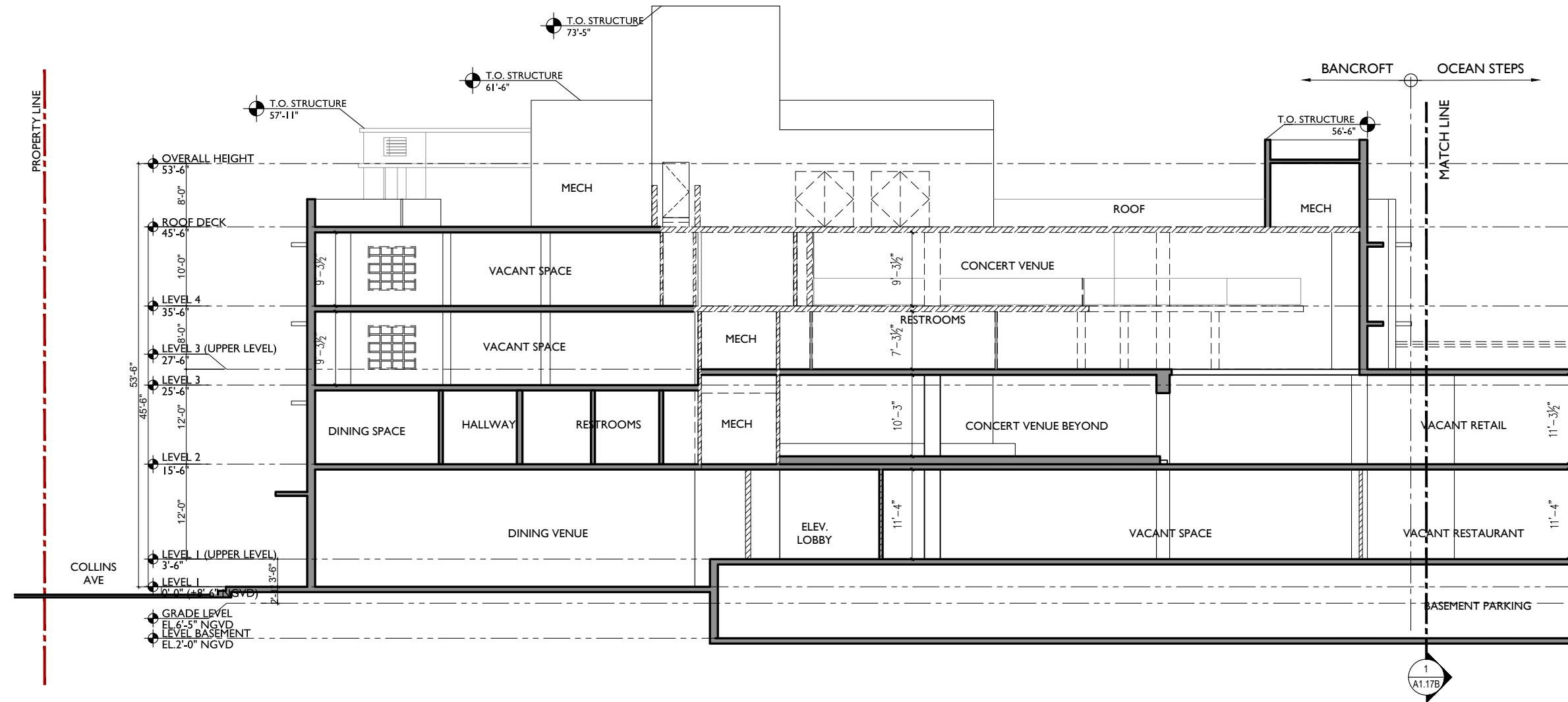
DATE: 3/8/2021

SHEET NUMBER

AI.16

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





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

2026

PROJECT NUMBER

DESIGNER

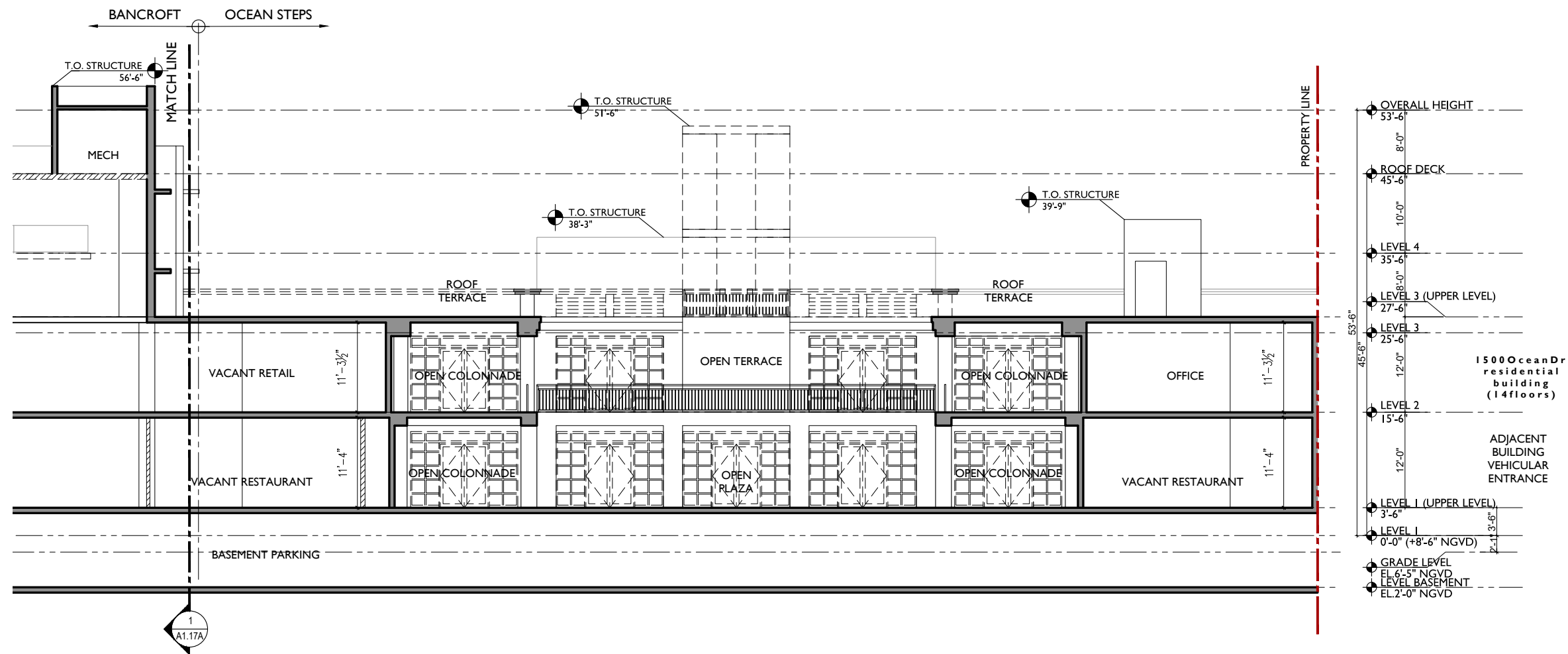
allen
saunders
design

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

A1.17B

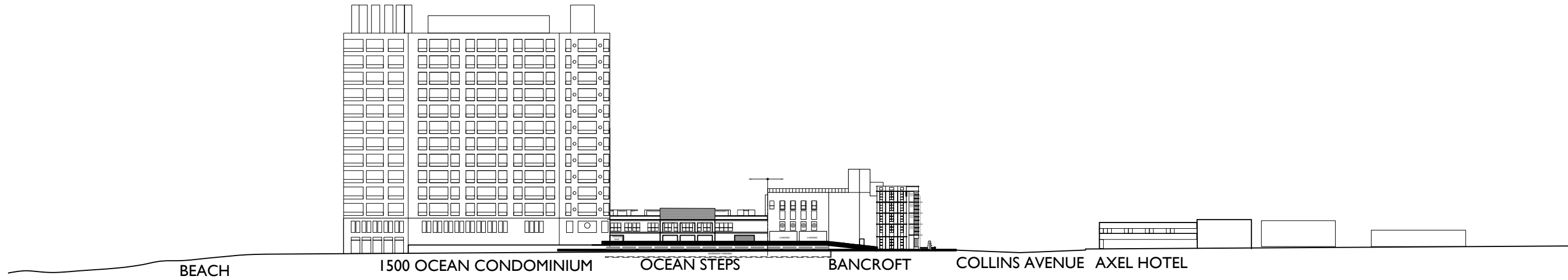
2026

PROJECT NUMBER

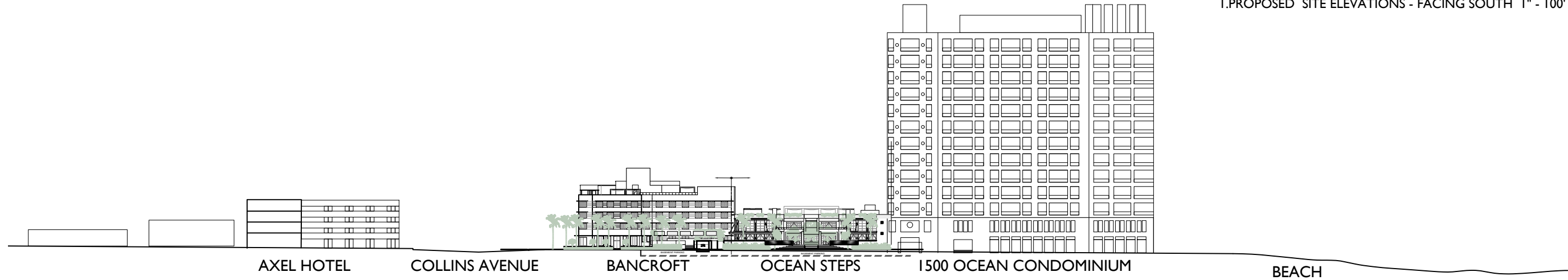
DESIGNER

allen
 saunders
 design

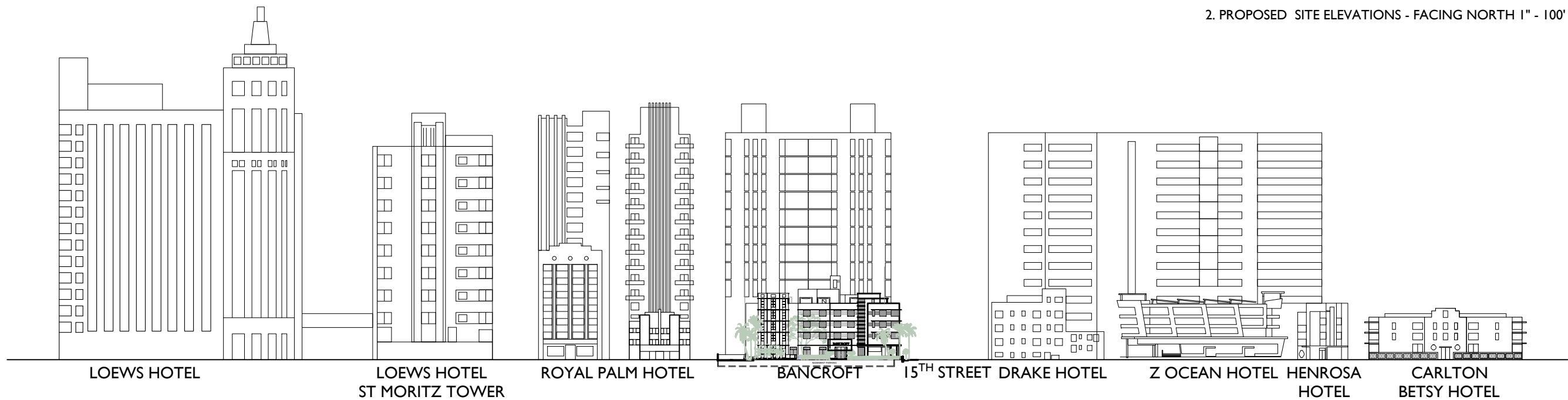
PROJECT:
**BANCROFT
 EXECUTIVE
 OFFICE SUITES**



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

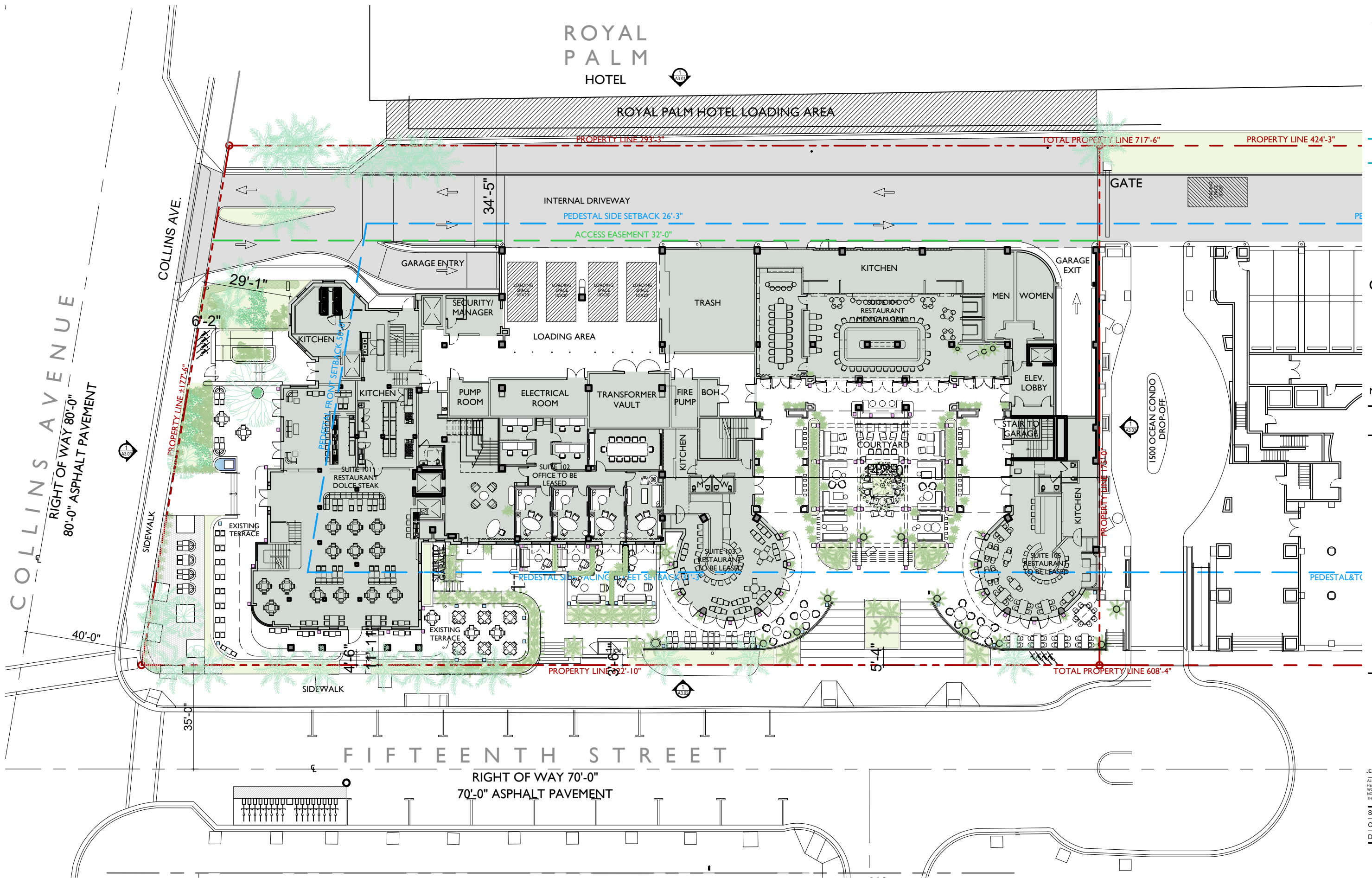
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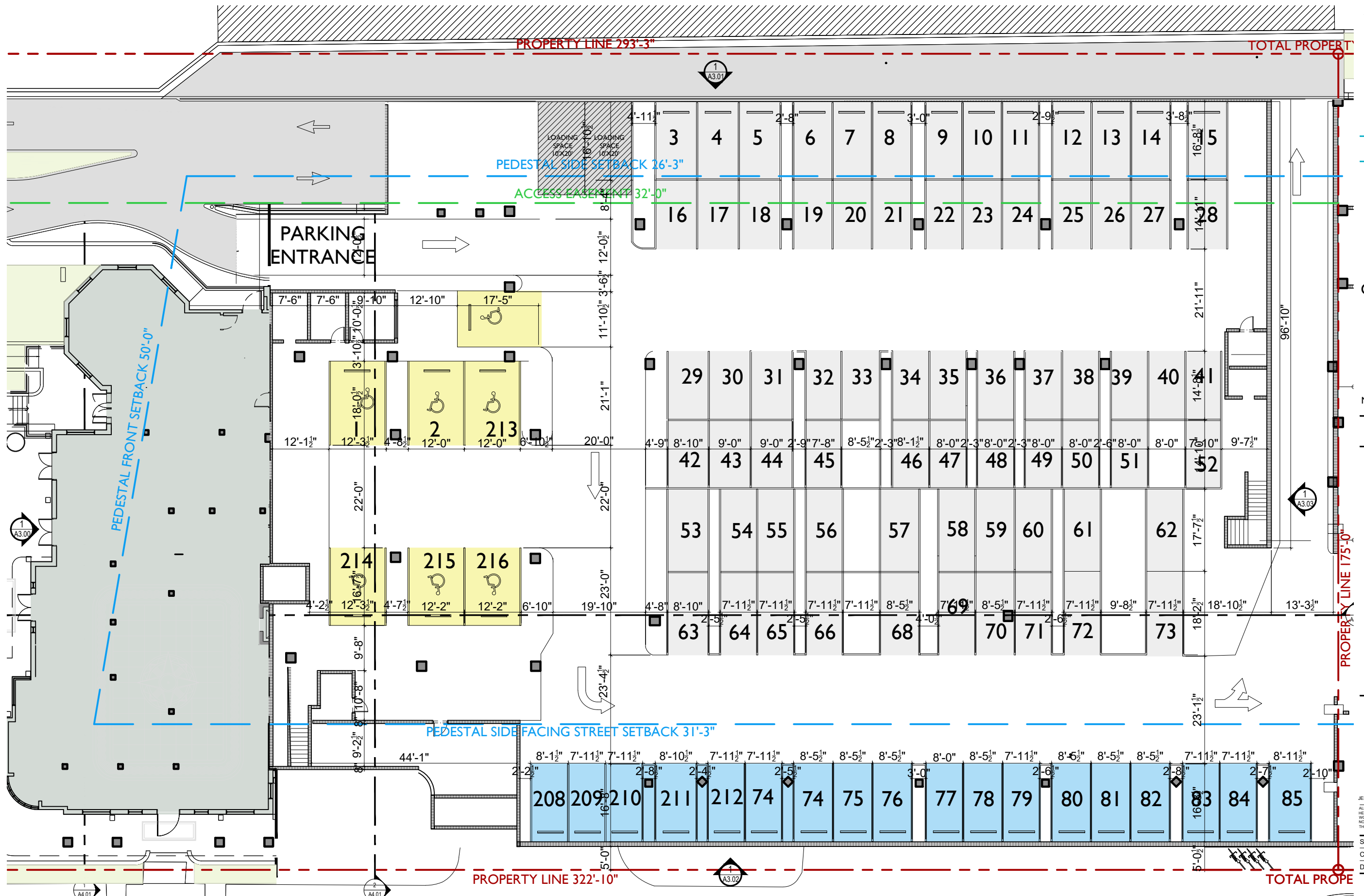
PROPOSED SITE
 ELEVATIONS

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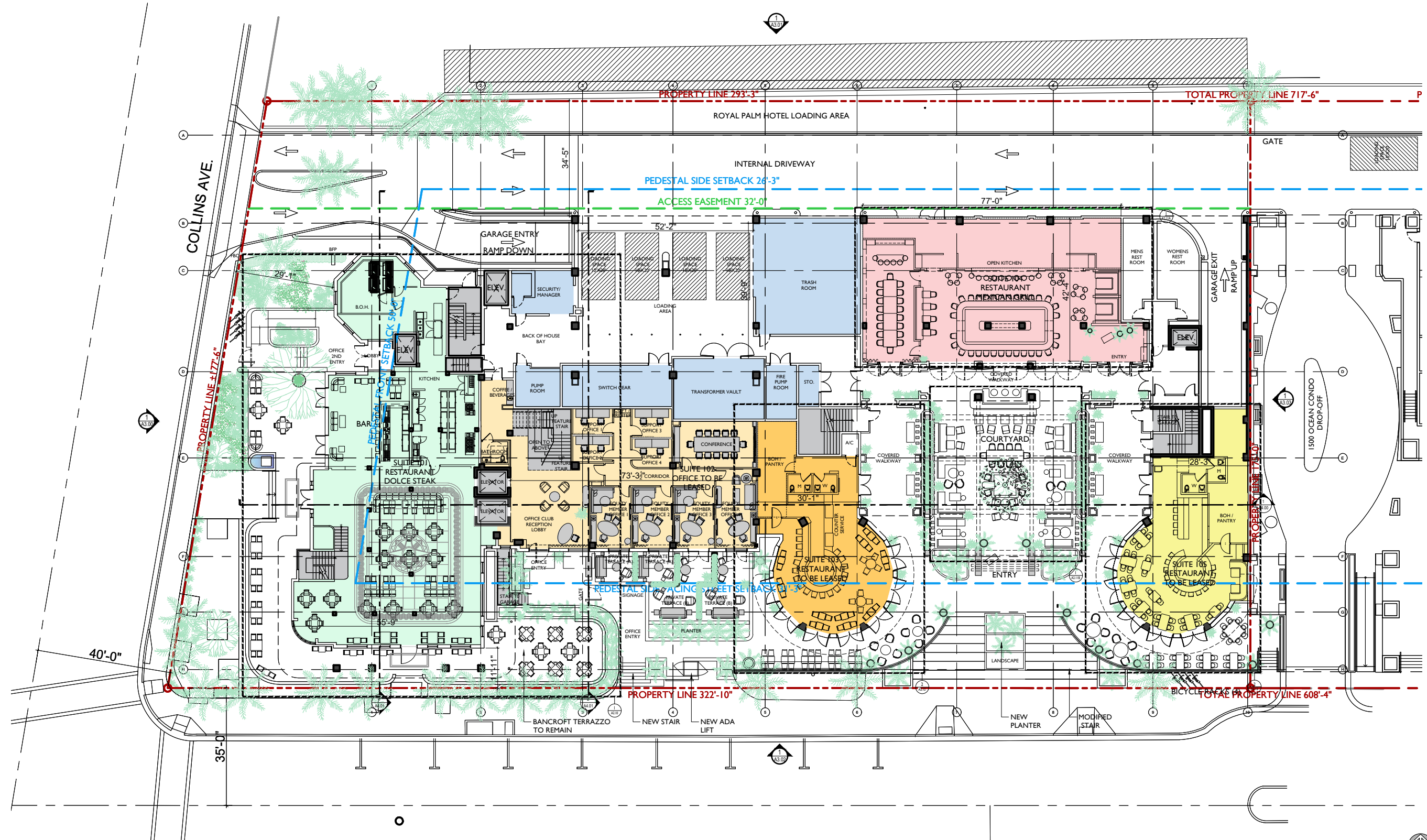
SCALE: _____
 CHECK: JMcG
 DATE: 3/8/2021
 SHEET NUMBER

A1.21





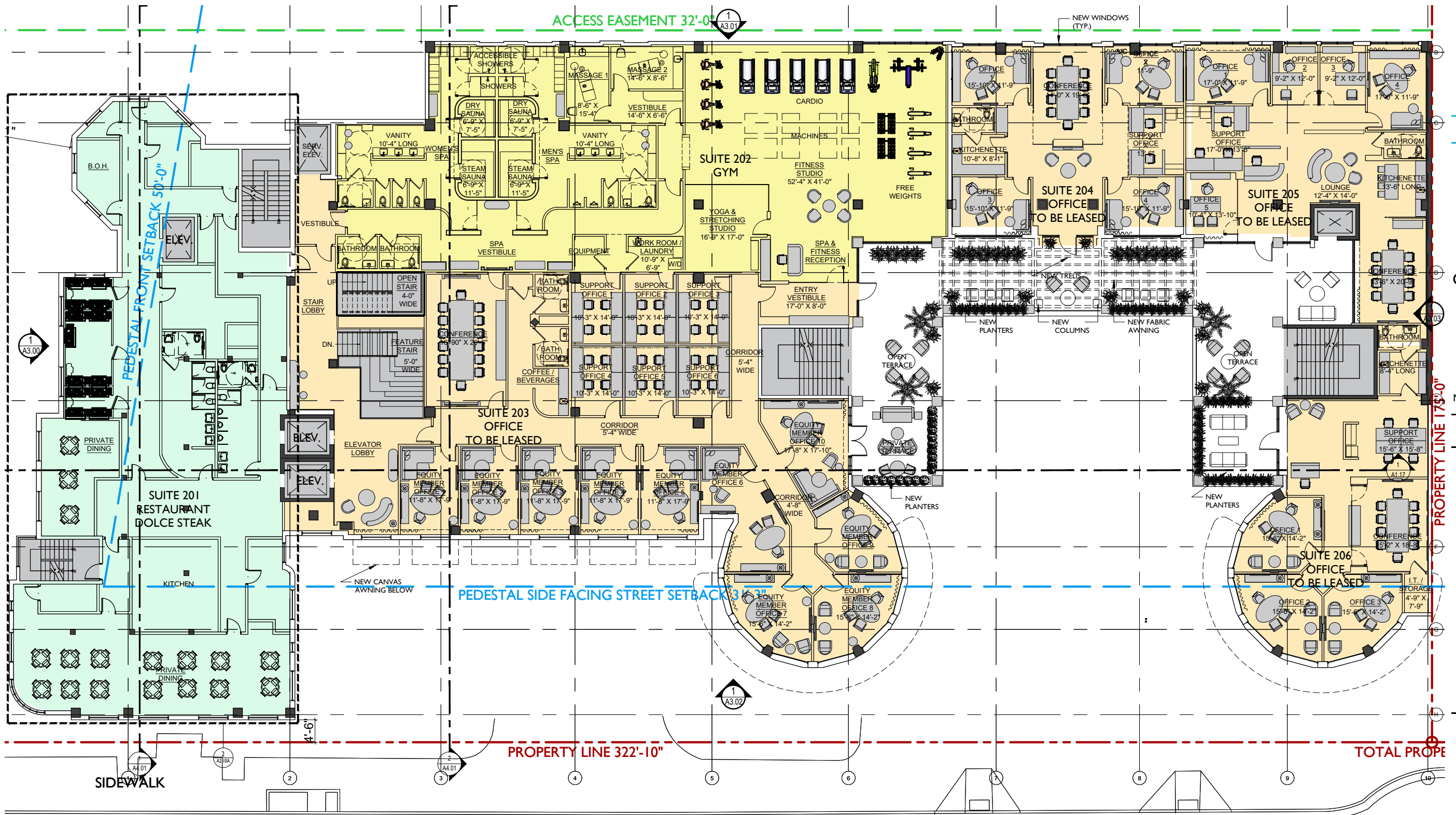
	VALET PARKING	PROPOSED WEST GARAGE LEVEL FLOOR PLAN TOTAL NUMBER OF PARKING SPACES TOTAL: 216 SPACES
	SELF PARKING / LOADING ZONE	
	HANDICAP PARKING	



PROPOSED LEVEL I FLOOR PLAN

- EGRESS
- SUITE 101 RESTAURANT DOLCE STEAK
- SUITE 102 OFFICE
- SUITE 103 RESTAURANT
- SUITE 104 RESTAURANT MEXICAN GRILL
- SUITE 105 RESTAURANT

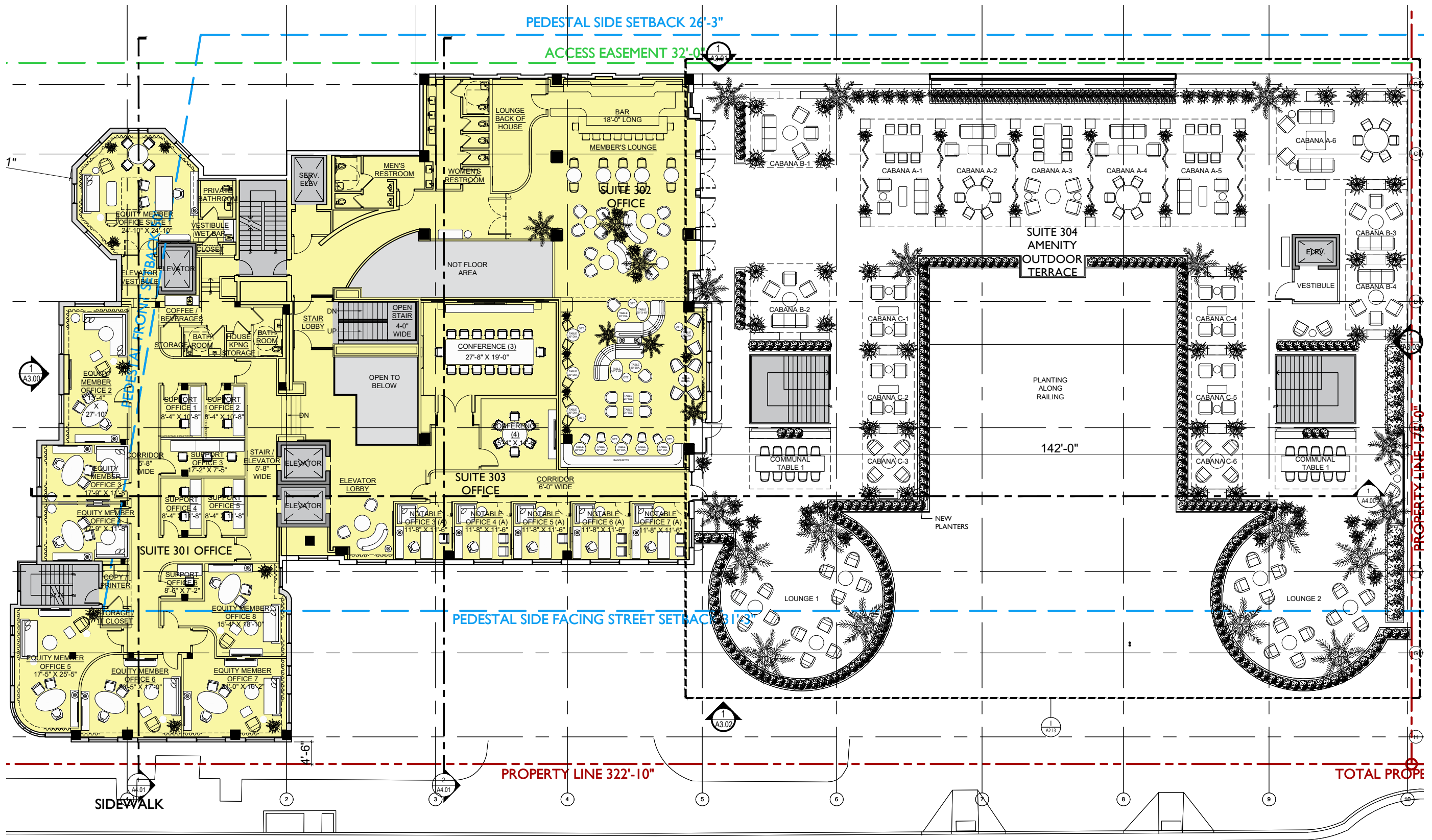
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 SCALE: 1"=30'-0"
 CHECK: JMcG
 DATE: 3/8/2021
 SHEET NUMBER



PROPOSED LEVEL 2 FLOOR PLAN

- EGRESS
- SUITE 201 RESTAURANT
- SUITE 202 GYM
- SUITES 203-206 OFFICE

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



PROPOSED LEVEL 3 PLAN



JENNIFER MCCONNEY FLORIDA LIC# AR93044

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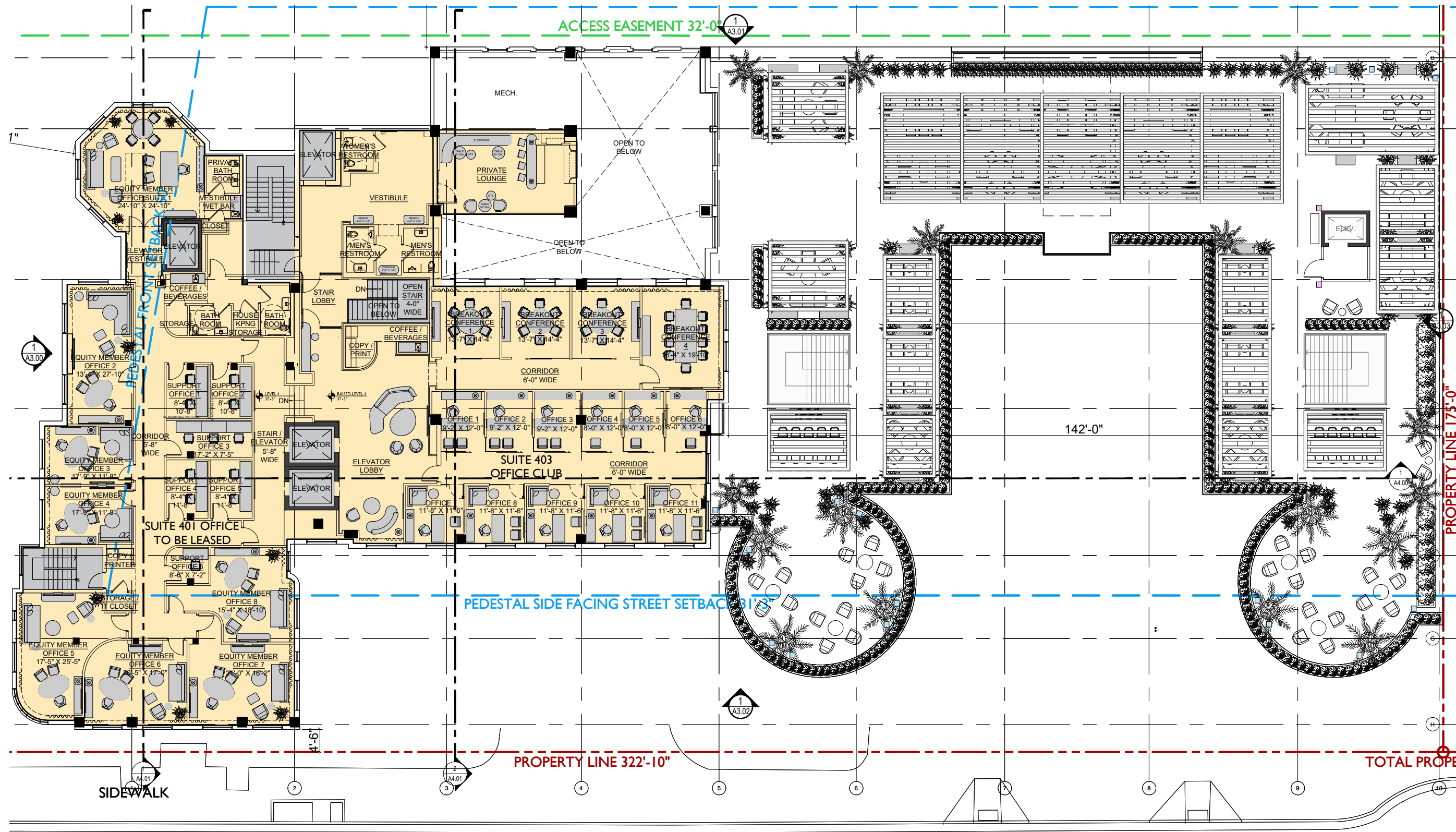
SCALE: 1"=20'-0"

CHECK: JMcG

DATE: 3/8/2021

SHEET NUMBER

- EGRESS
- SUITES 301-303 OFFICE

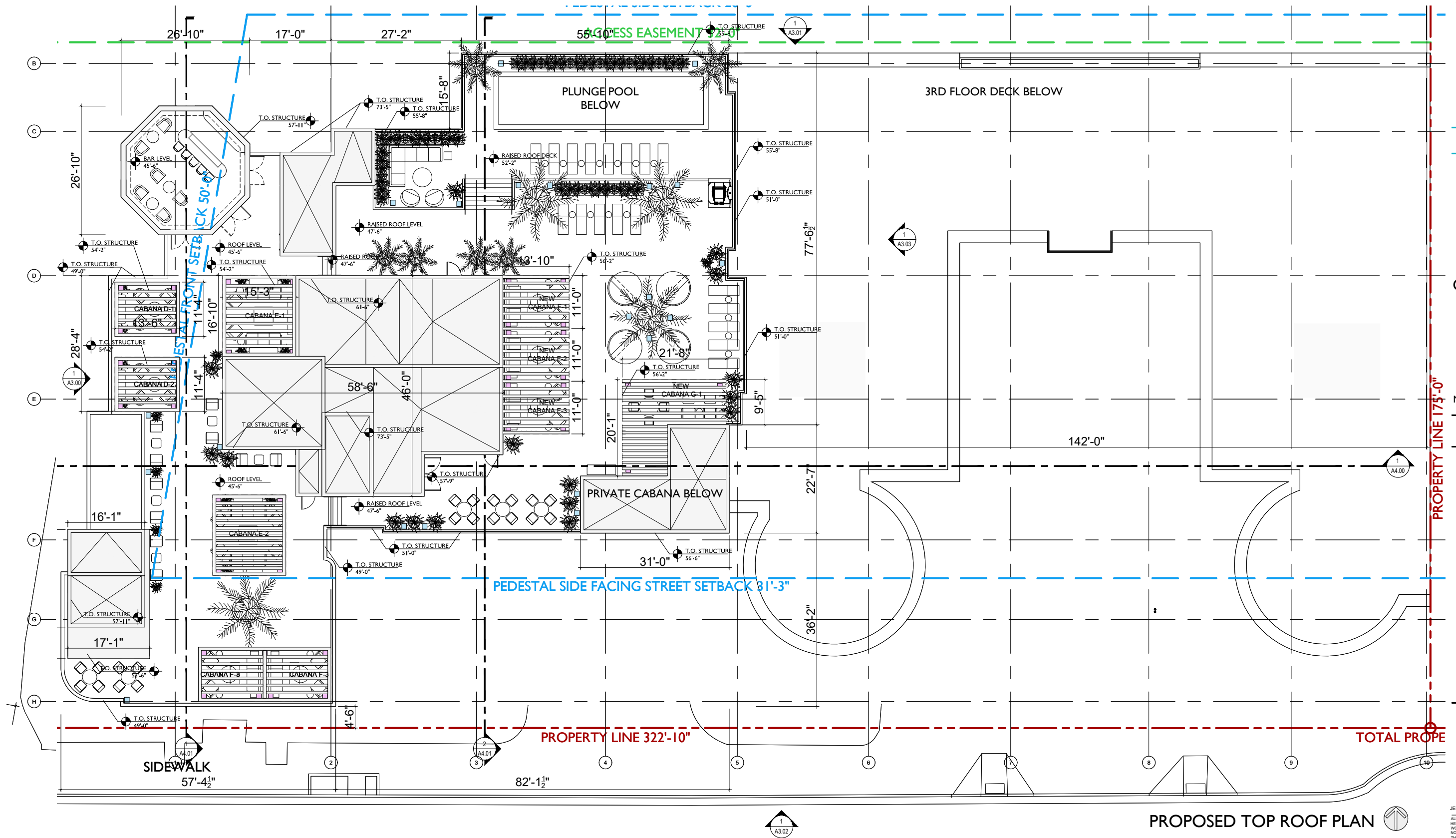


- EGRESS
- SUITE 401-403 OFFICE, AMENITY BOARDROOM

PROPOSED LEVEL 4 PLAN

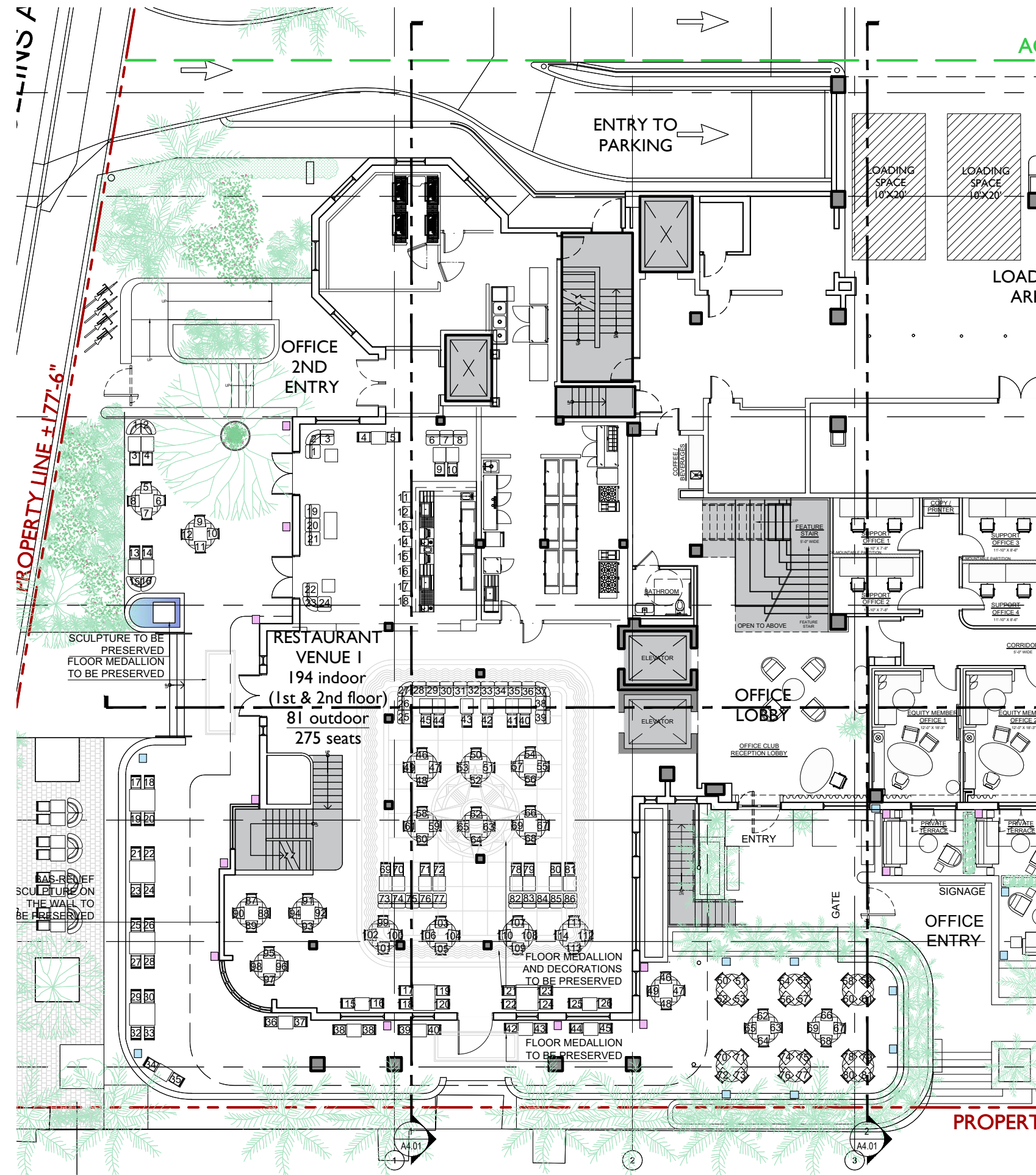
JENNIFER McCONNERY FLORIDA LIC# AR93044
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CHECK: JMcG
DATE: 3/8/2021
SHEET NUMBER

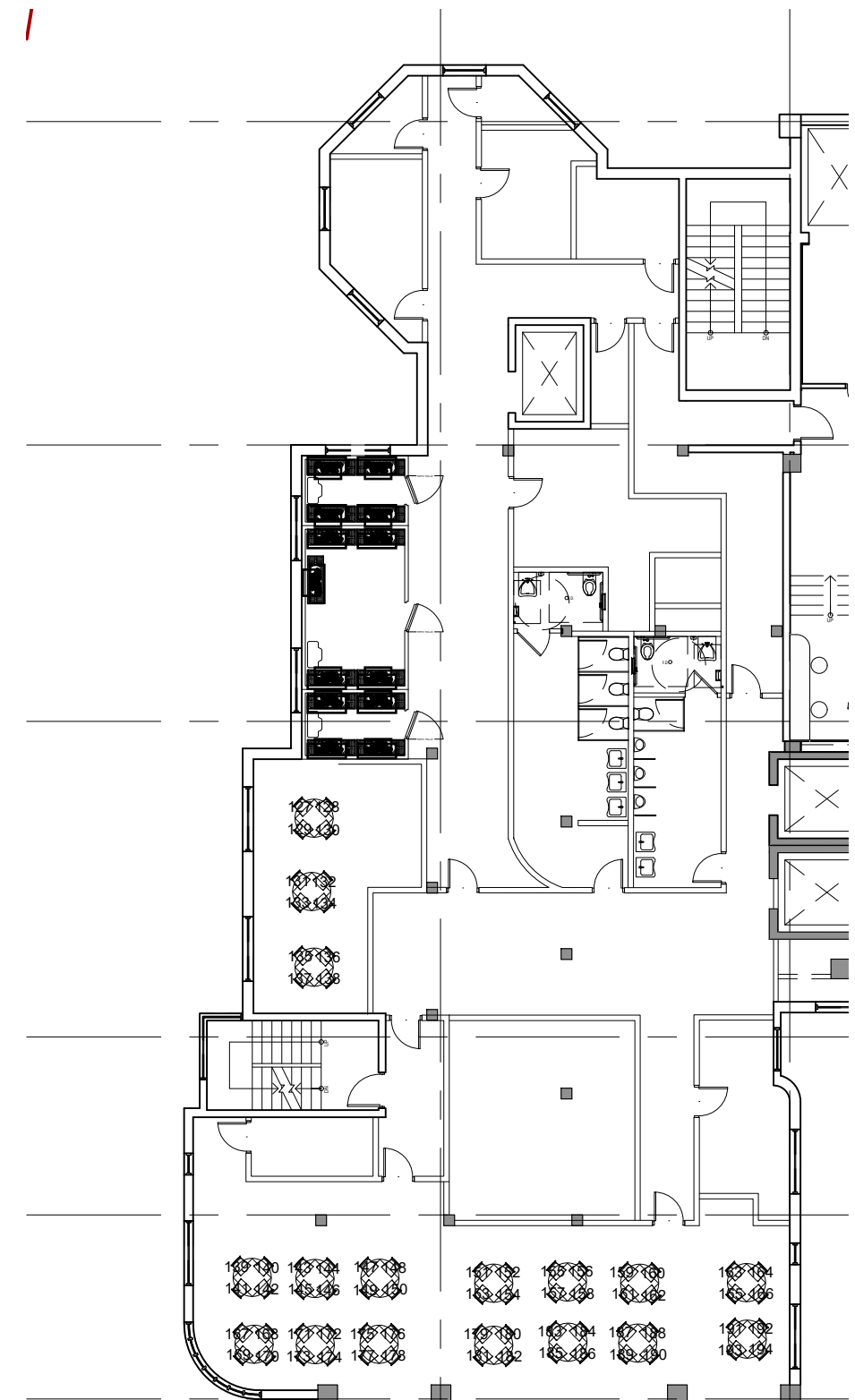


PROPOSED TOP ROOF PLAN

JENNIFER MCCONNEY FLORIDA LIC# AR93044
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SCALE: 1"=20'-0"
CHECK: JMcG
DATE: 3/8/2021
SHEET NUMBER



ENLARGED PROPOSED LEVEL I RESTAURANT VENUE I

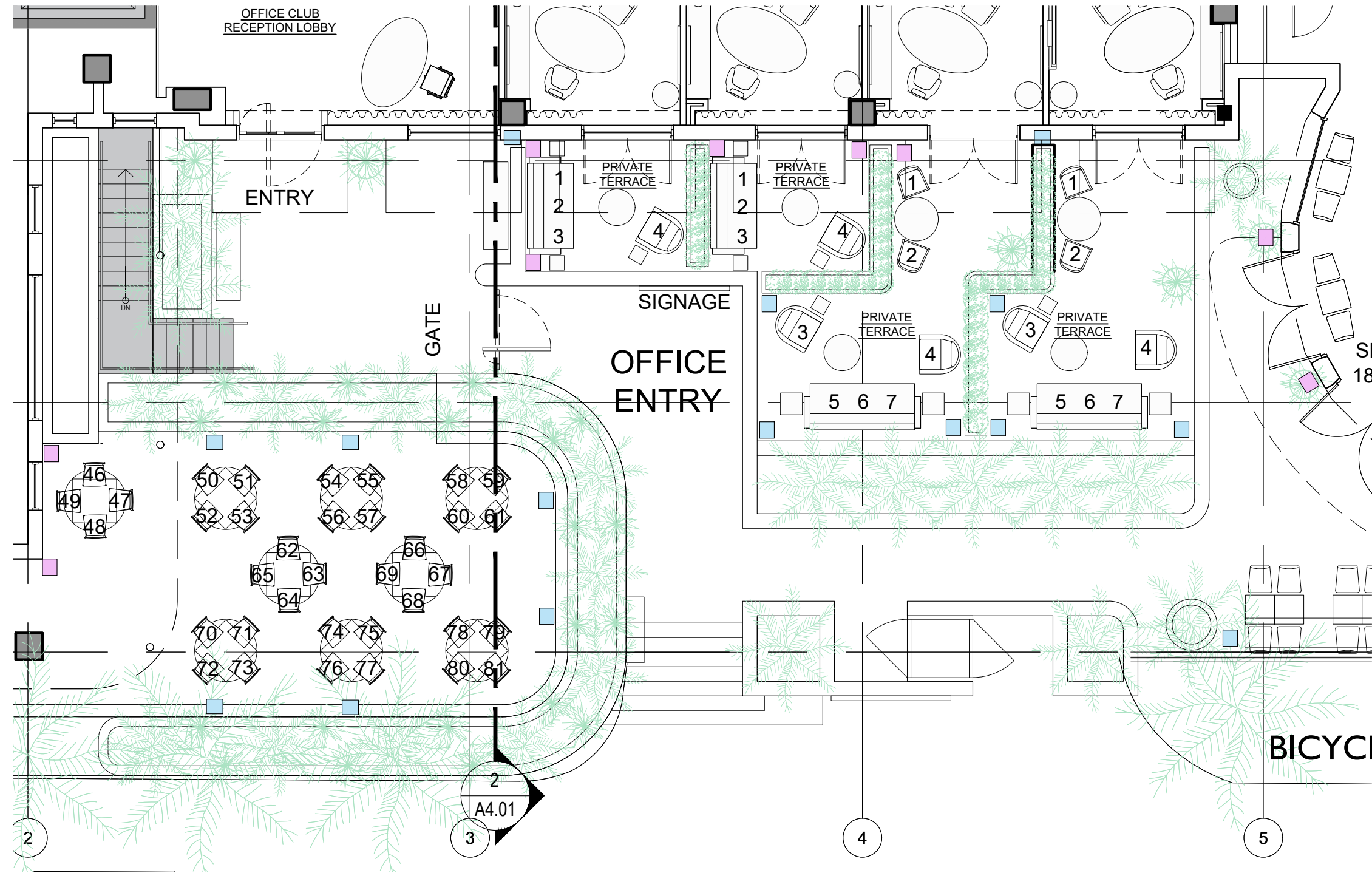


ENLARGED PROPOSED LEVEL 2 RESTAURANT VENUE I



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

- 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).



ENLARGED PROPOSED BANCROFT OFFICE ENTRANCE 

-  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).

JENNIFER MCCONNEY FLORIDA LIC# AR93044
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SCALE: 1/8"=1'-0"
CHECK: JMcG
DATE: 3/8/2021
SHEET NUMBER

2026

PROJECT NUMBER

DESIGNER

allen
saunders
design

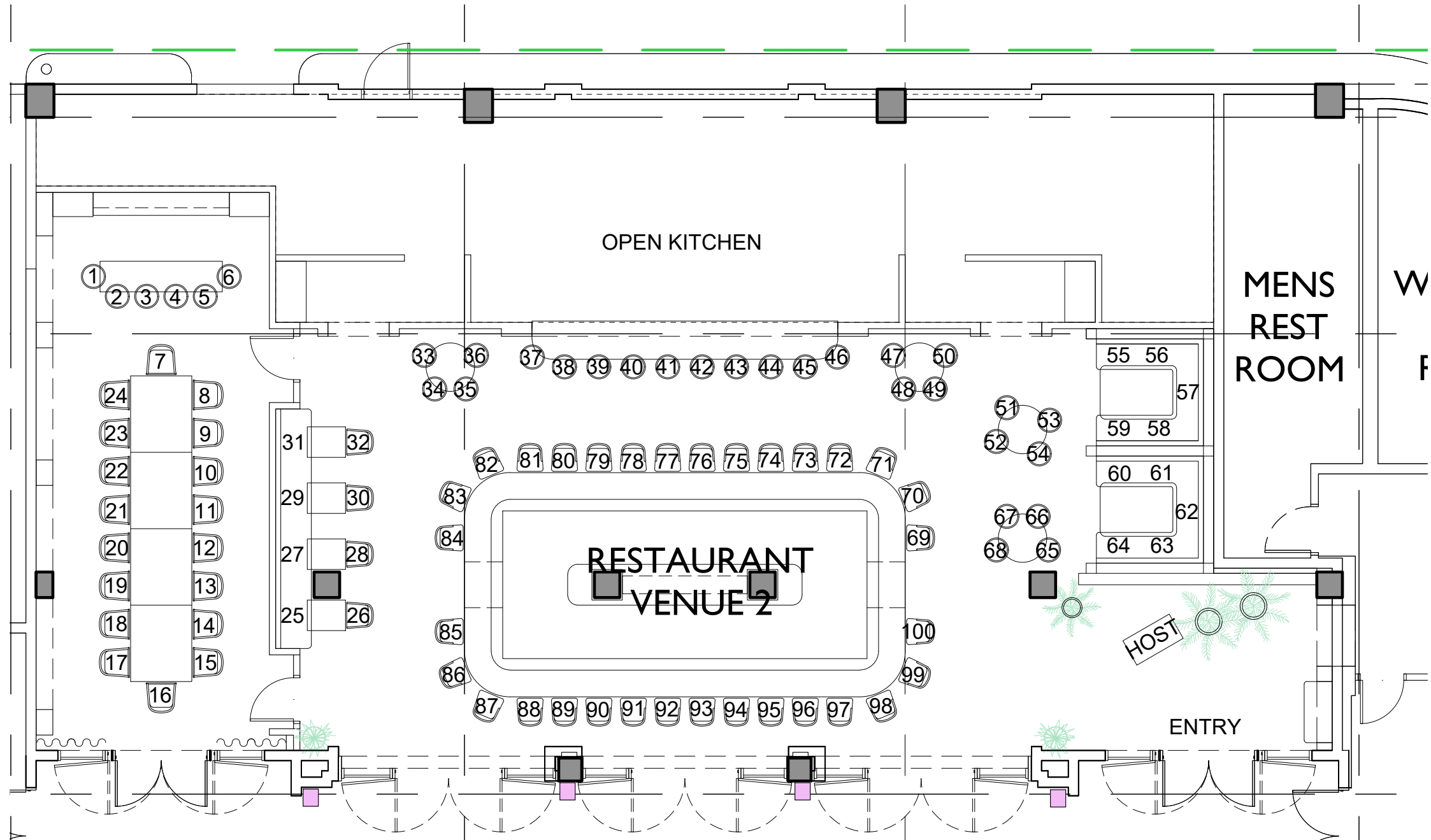
PROJECT:

**BANCROFT
EXECUTIVE
OFFICE SUITES**

1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

**ENLARGED
RESTAURANT
VENUE 2
FLOOR
PLAN**



ENLARGED PROPOSED LEVEL 1 RESTAURANT VENUE 2



JENNIFER McCONNAY FLORIDA LIC# AR93044

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

CHECK: JMcG

DATE: 3/8/2021

SHEET NUMBER

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

A2.11A

2026

PROJECT NUMBER

DESIGNER

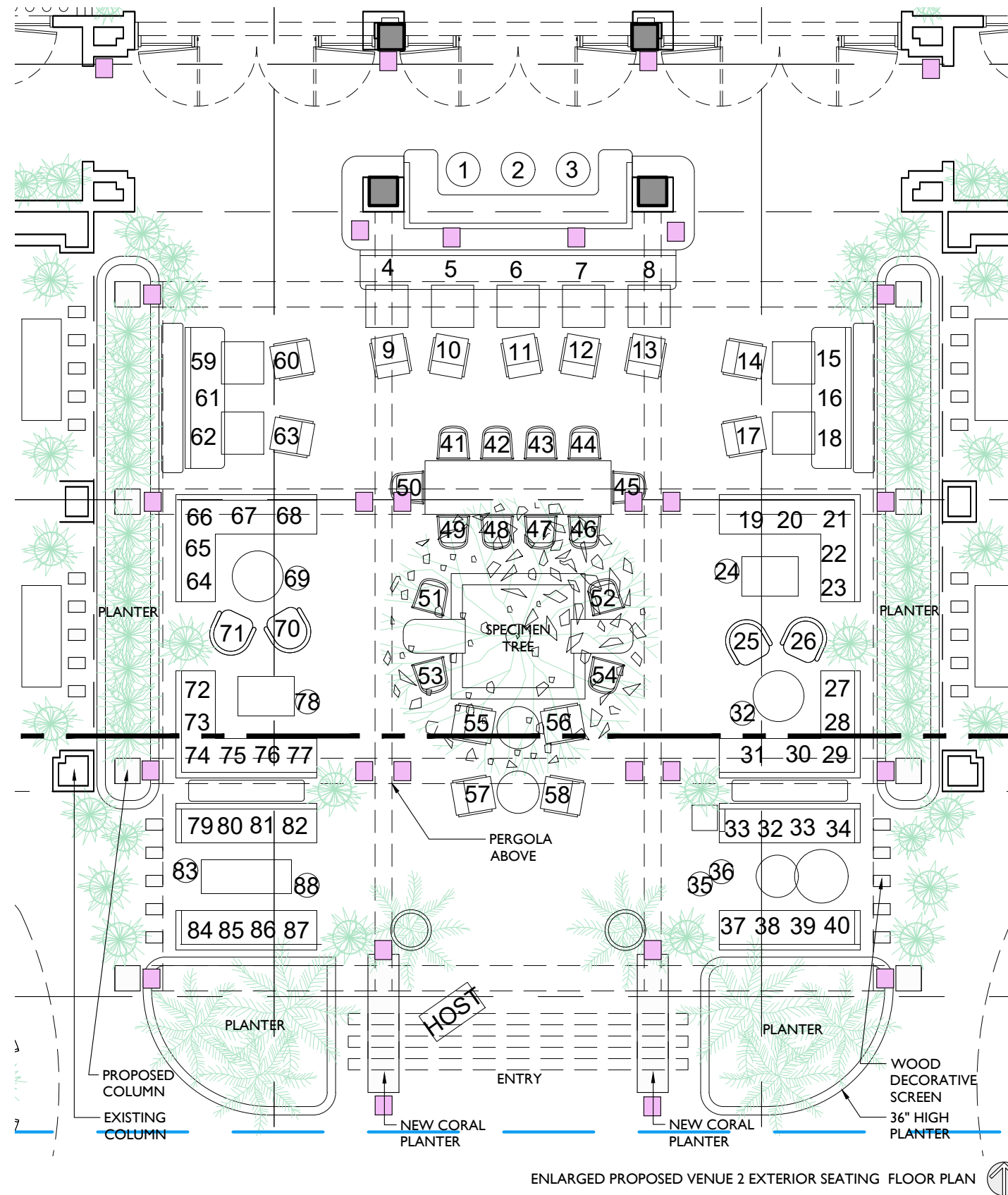
allen
saunders
design

PROJECT:
**BANCROFT
EXECUTIVE
OFFICE SUITES**

1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

ENLARGED
EXTERIOR
RESTAURANT
VENUE 2
FLOOR
PLAN



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

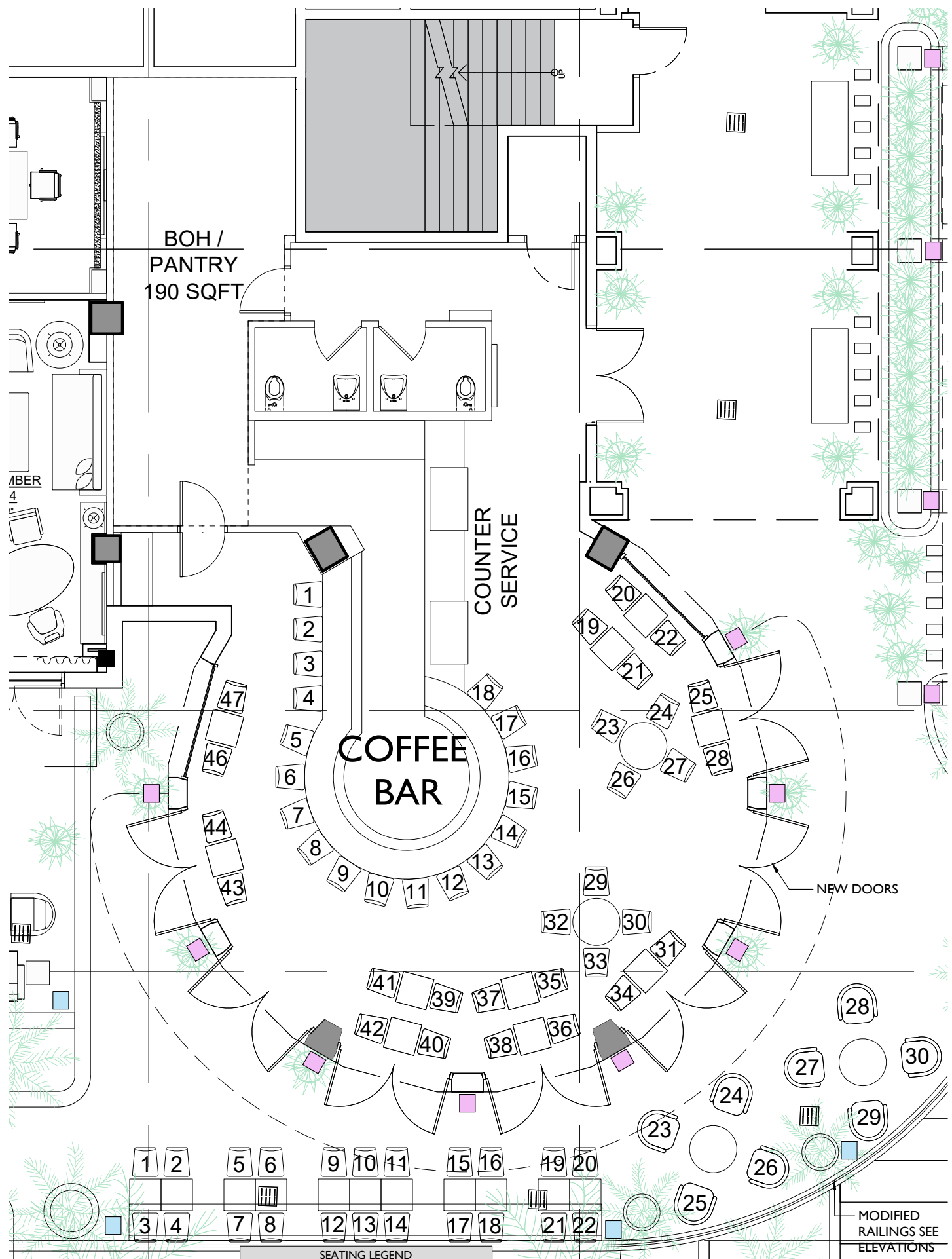
- SPEAKER HUNG FROM CEILING
- SPEAKER ON POWER STAND FACING INWARD

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).

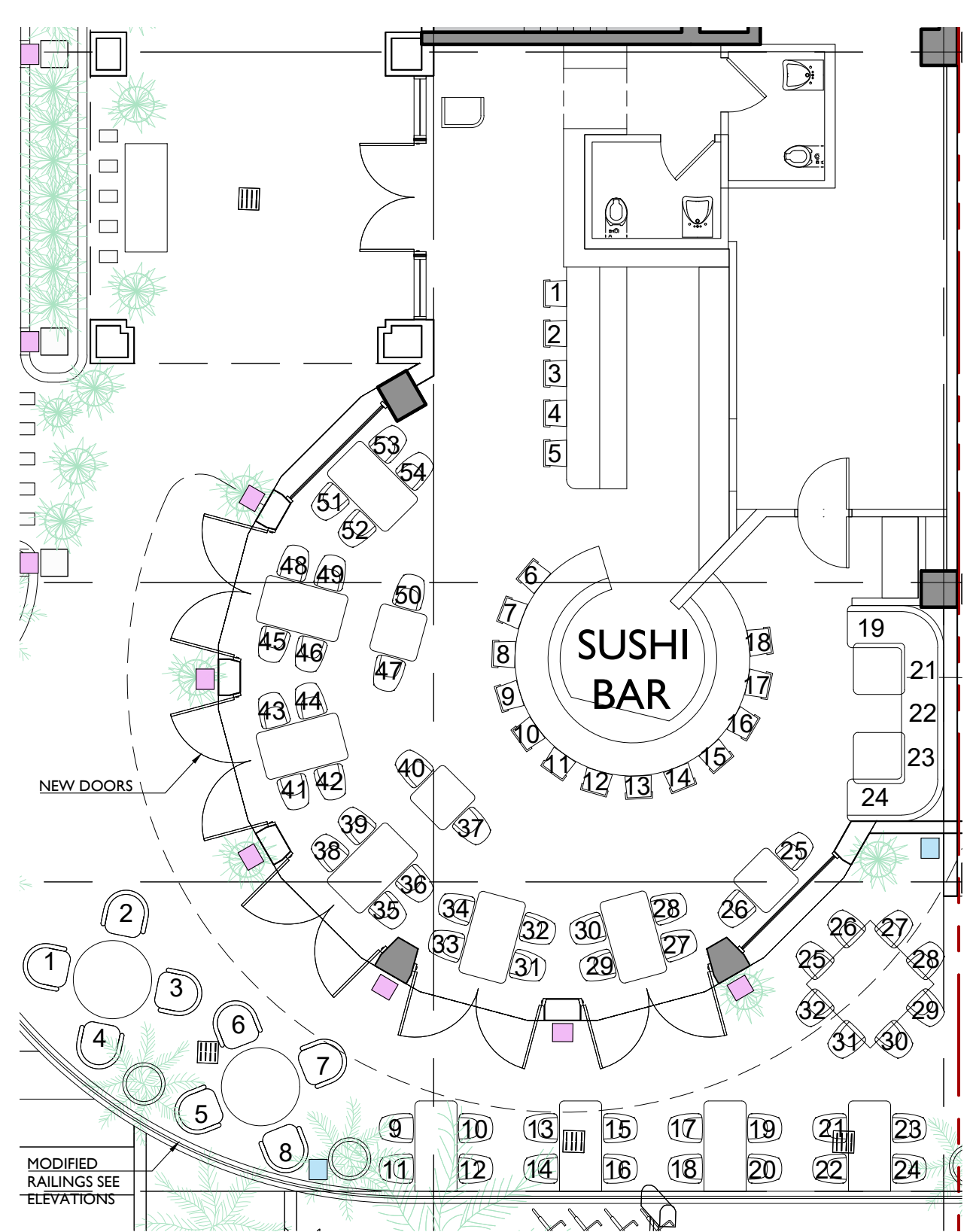
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SCALE: 1/8" = 1'-0"
CHECK: JMcG
DATE: 3/8/2021
SHEET NUMBER

A2.11B

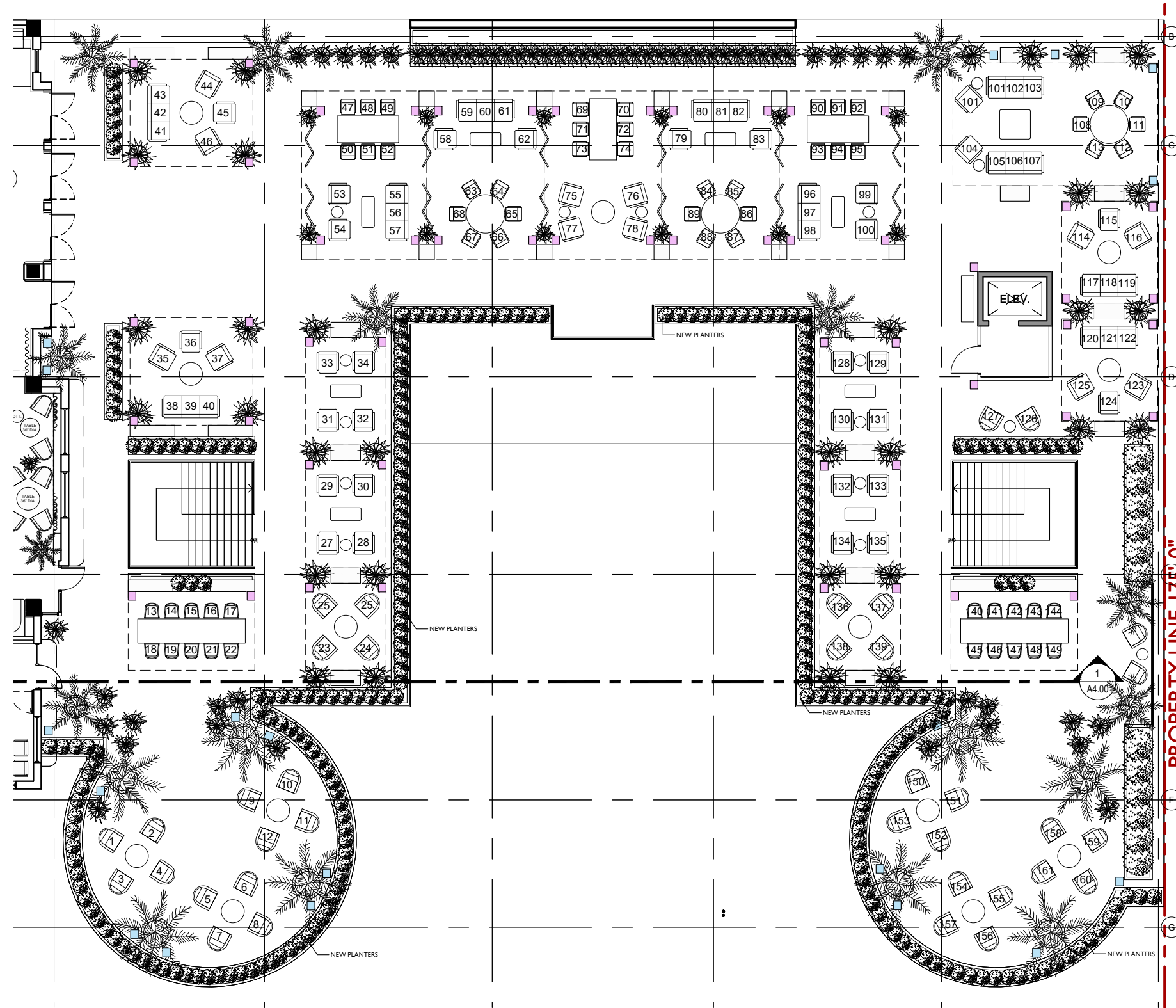


PROPOSED LEVEL I ENLARGED CAFE VENUE FLOOR PLAN



PROPOSED LEVEL I ENLARGED SUSHI BAR 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).



ENLARGED PROPOSED LEVEL 3 TERRACE PLAN

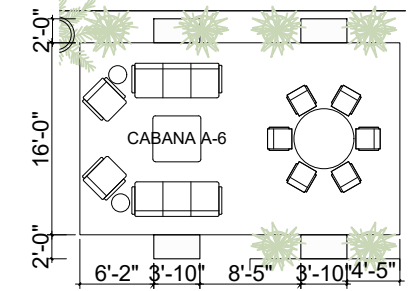
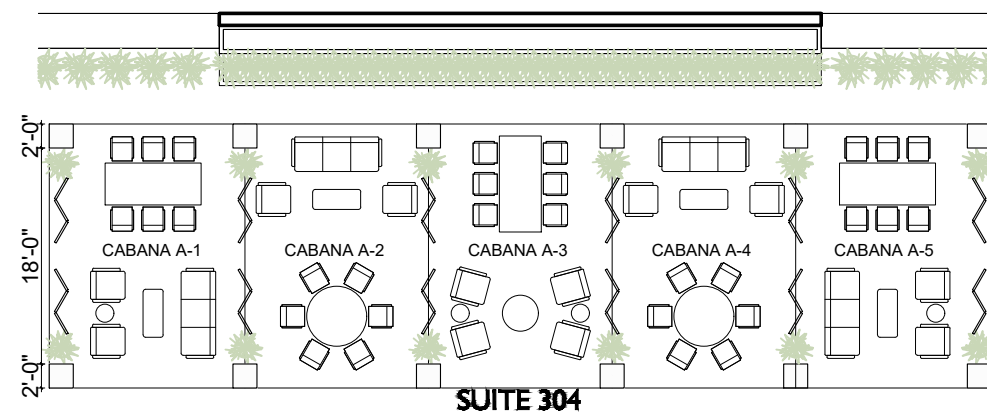
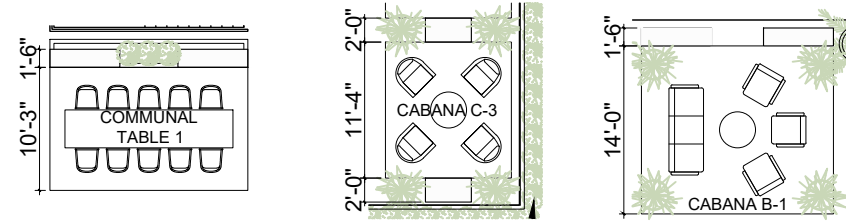
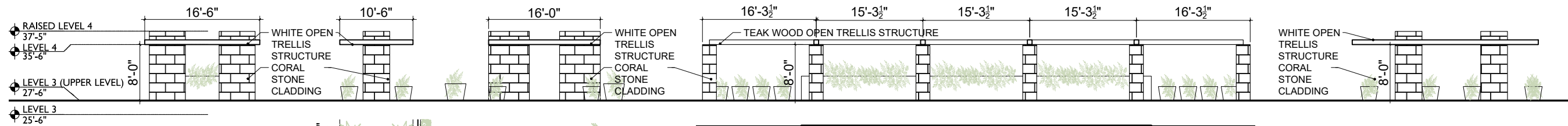
SEATING LEGEND	
LEVEL 3 TERRACE :	161 SEATS
TOTAL :	161 SEATS

- SPEAKER HUNG FROM CEILING
- SPEAKER ON POWER STAND FACING INWARD

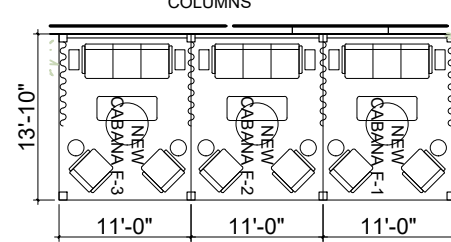
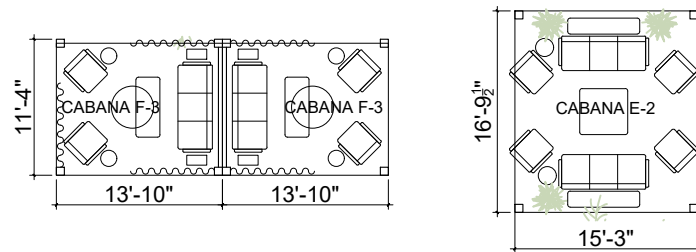
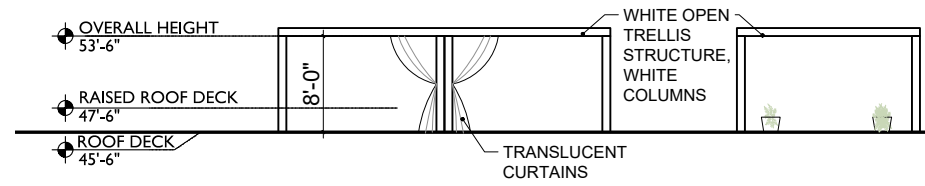
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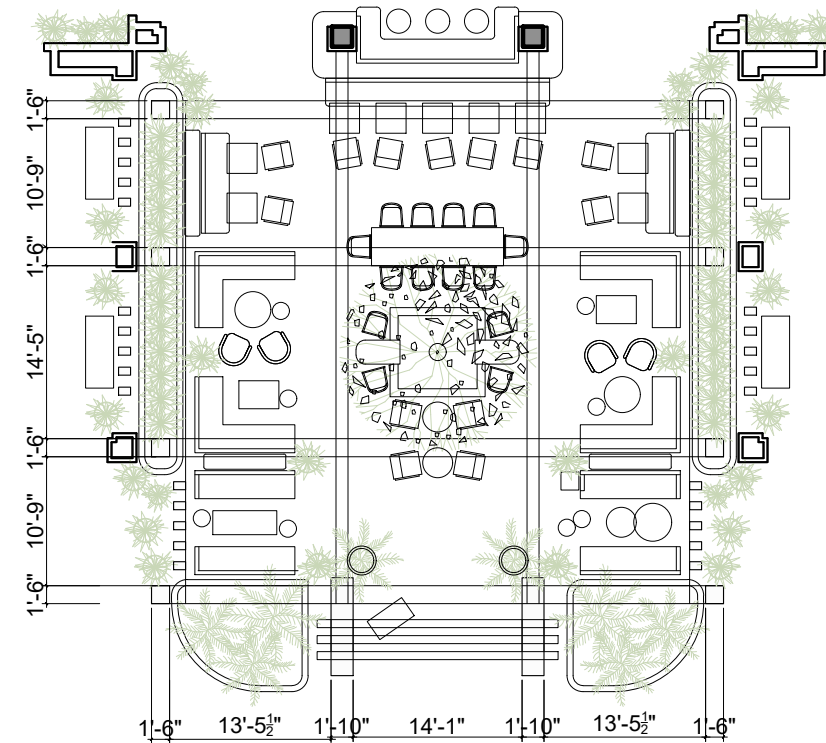
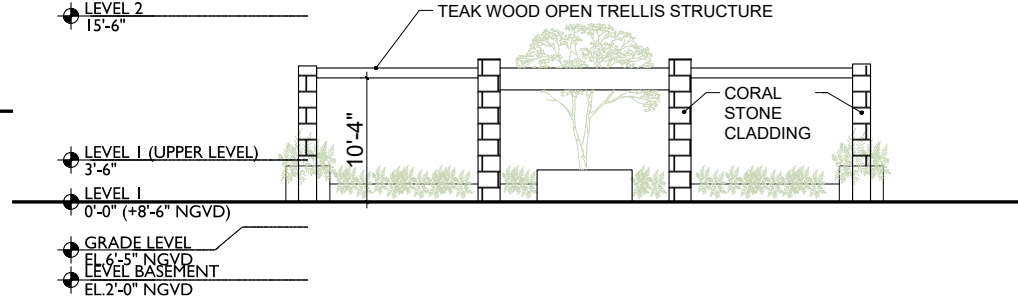
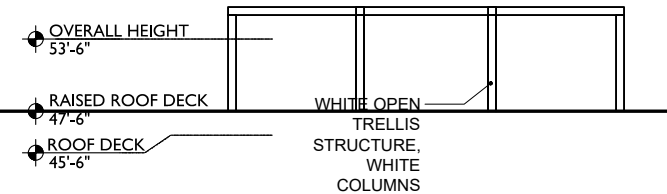
SCALE: 1/16"=20'-0"
CHECK: JMcG
DATE: 3/8/2021
SHEET NUMBER



CABANAS/TRELLIS 3RD FLOOR 1/16"=1'-0"



CABANAS/TRELLIS 5TH FLOOR 1/16"=1'-0"



CABANAS/TRELLIS 1ST FLOOR 1/16"=1'-0"