

LOCATION PLAN 1"=120'-0" 



11. VIEW FACING OCEAN STEPS



12. VIEW OF BANCROFT BUILDING FACING NW



13. VIEW FACING ADA LIFT ON OCEAN STEPS



14. VIEW OF BANCROFT BUILDING FACING NW

PROJECT:
**BANCROFT
 EXECUTIVE
 OFFICE SUITES**

1501 COLLINS AVE
 MIAMI BEACH, FL 33139

DRAWING:

**BUILDING
 PHOTOS**



2020-11-24
 31. VIEW OF OCEAN STEPS FACING NORTH



2020-11-24
 32. VIEW OF OCEAN STEPS FACING NORTH



2020-11-24
 33. VIEW OF OCEAN STEPS STOREFRONT



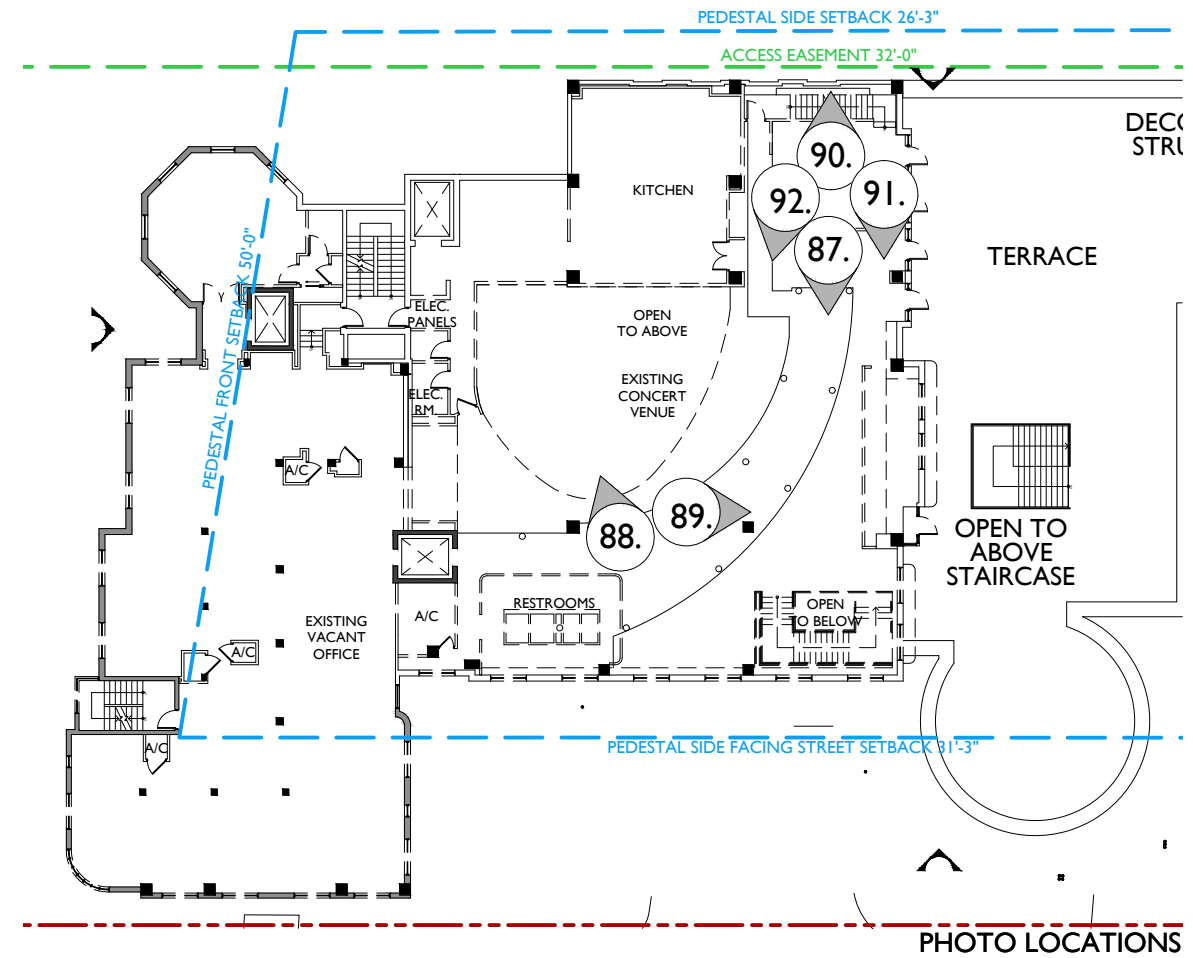
2020-11-24
 34. VIEW OF OCEAN STEPS FACING WEST

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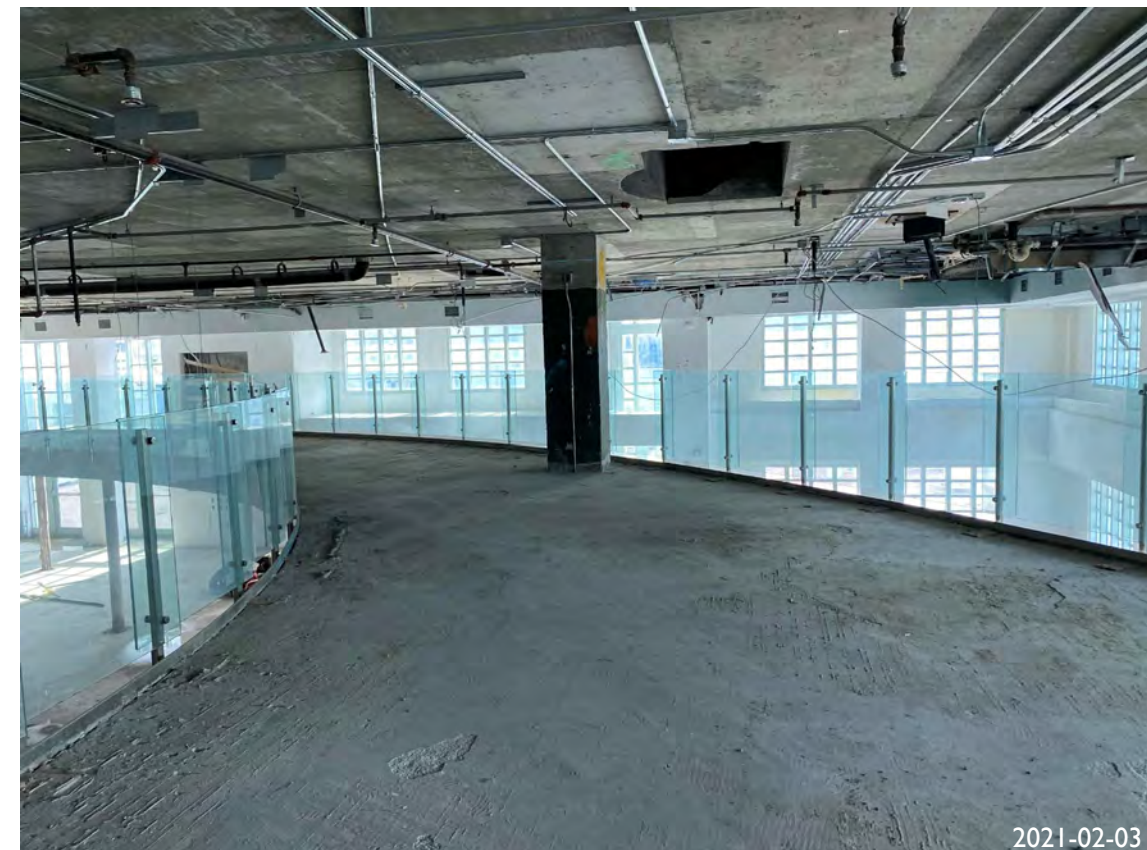
SCALE:
 CHECK: JMcG
 DATE: 1/19/2021
 SHEET NUMBER



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

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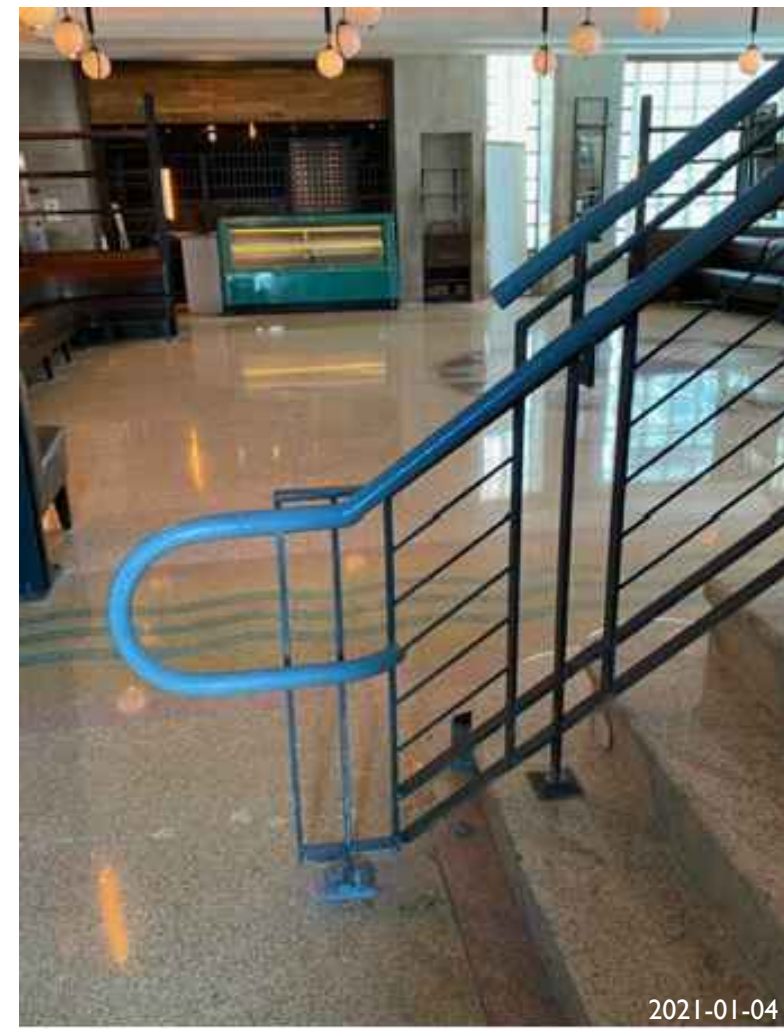
2021-01-04

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

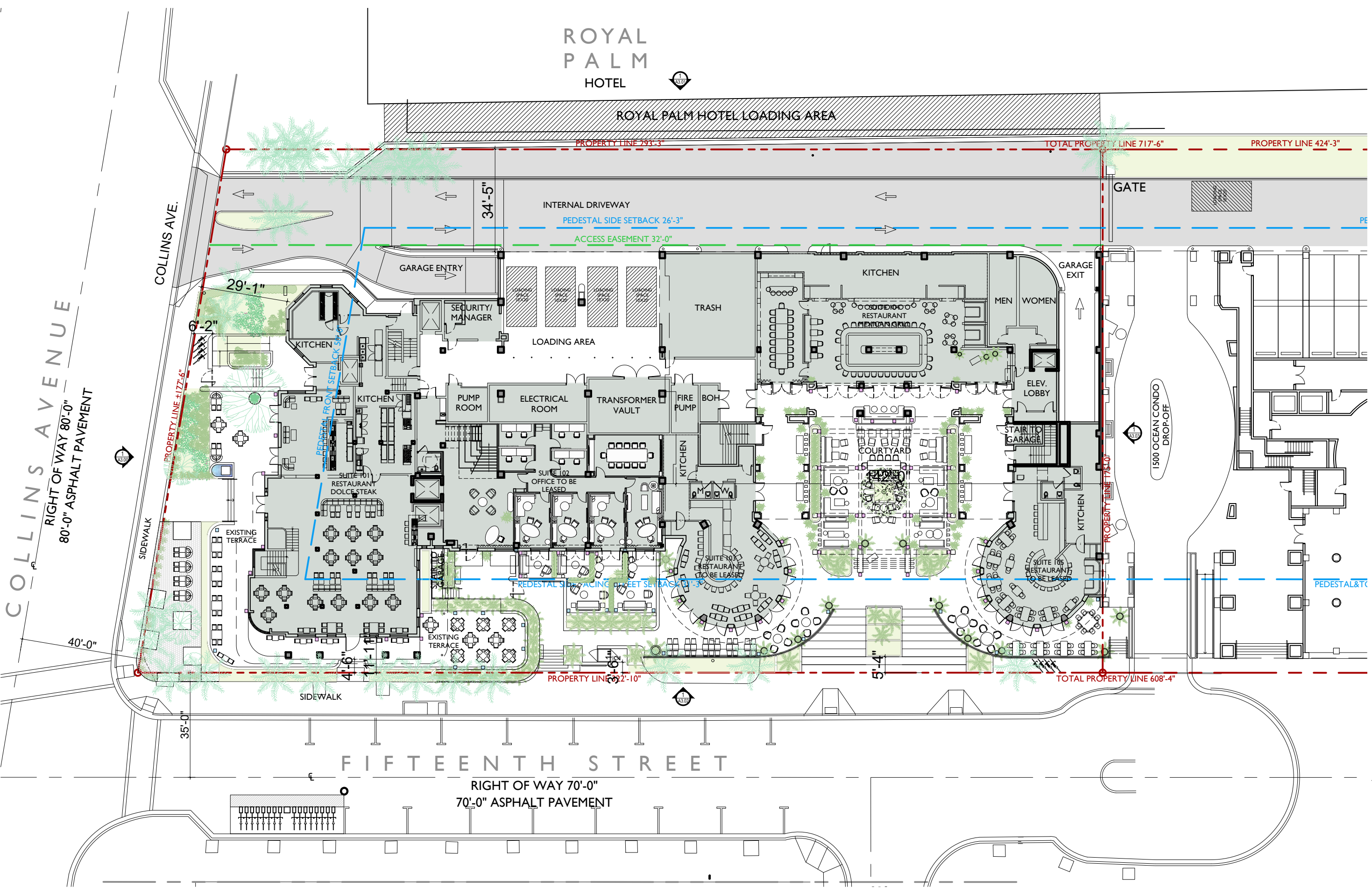
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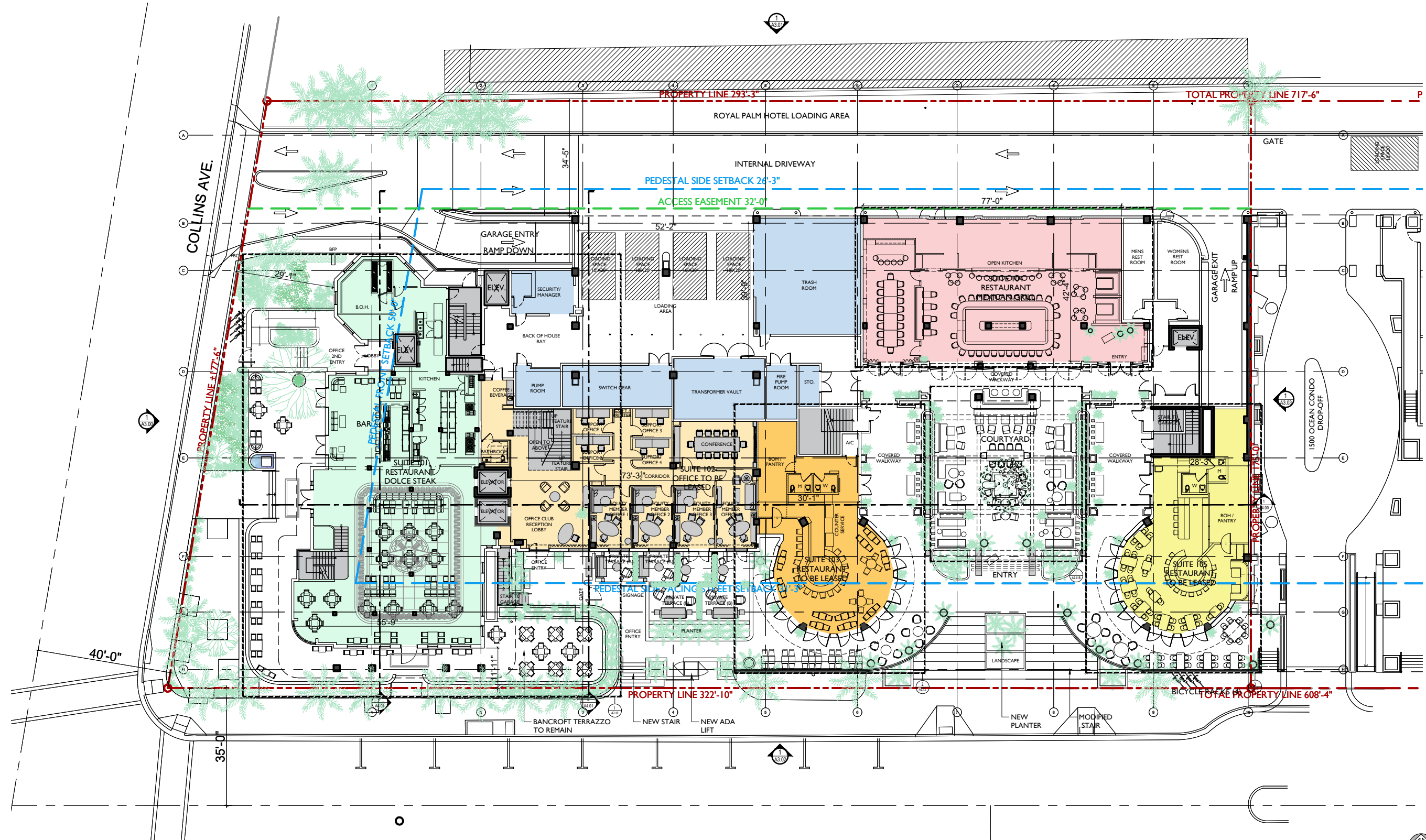
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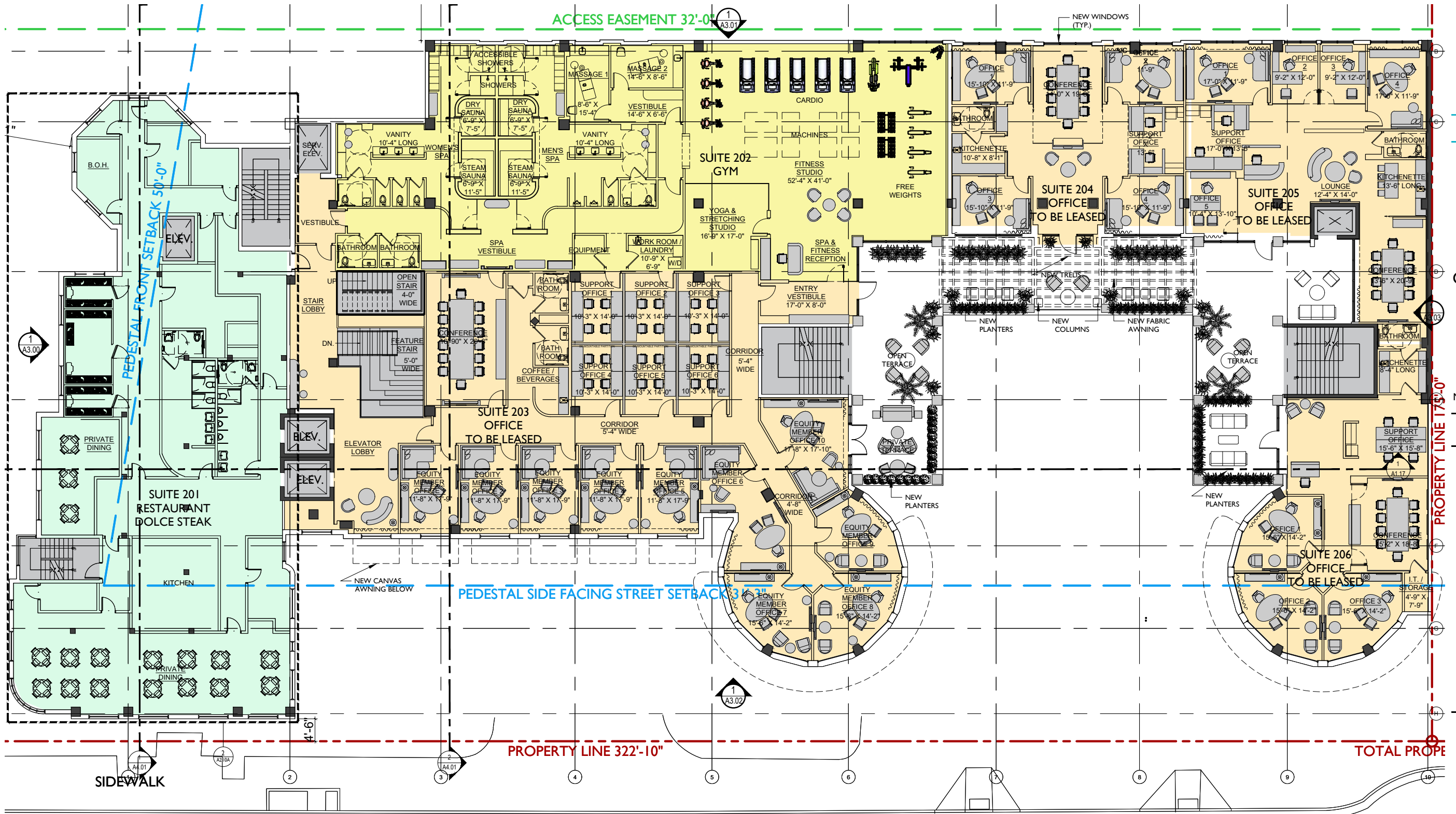


PROPOSED LEVEL I FLOOR PLAN

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

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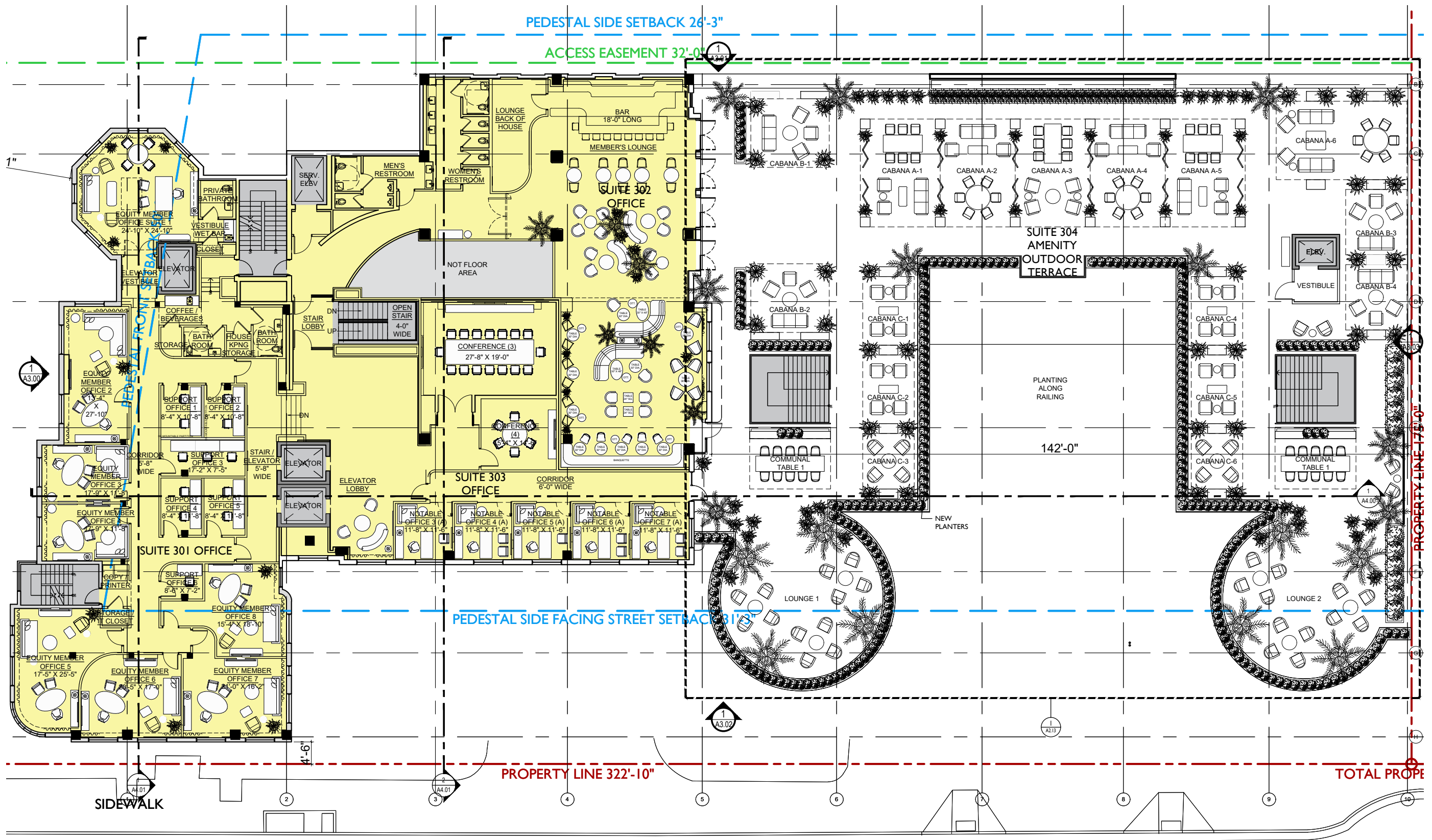


PROPOSED LEVEL 2 FLOOR PLAN

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

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PROPOSED LEVEL 3 PLAN



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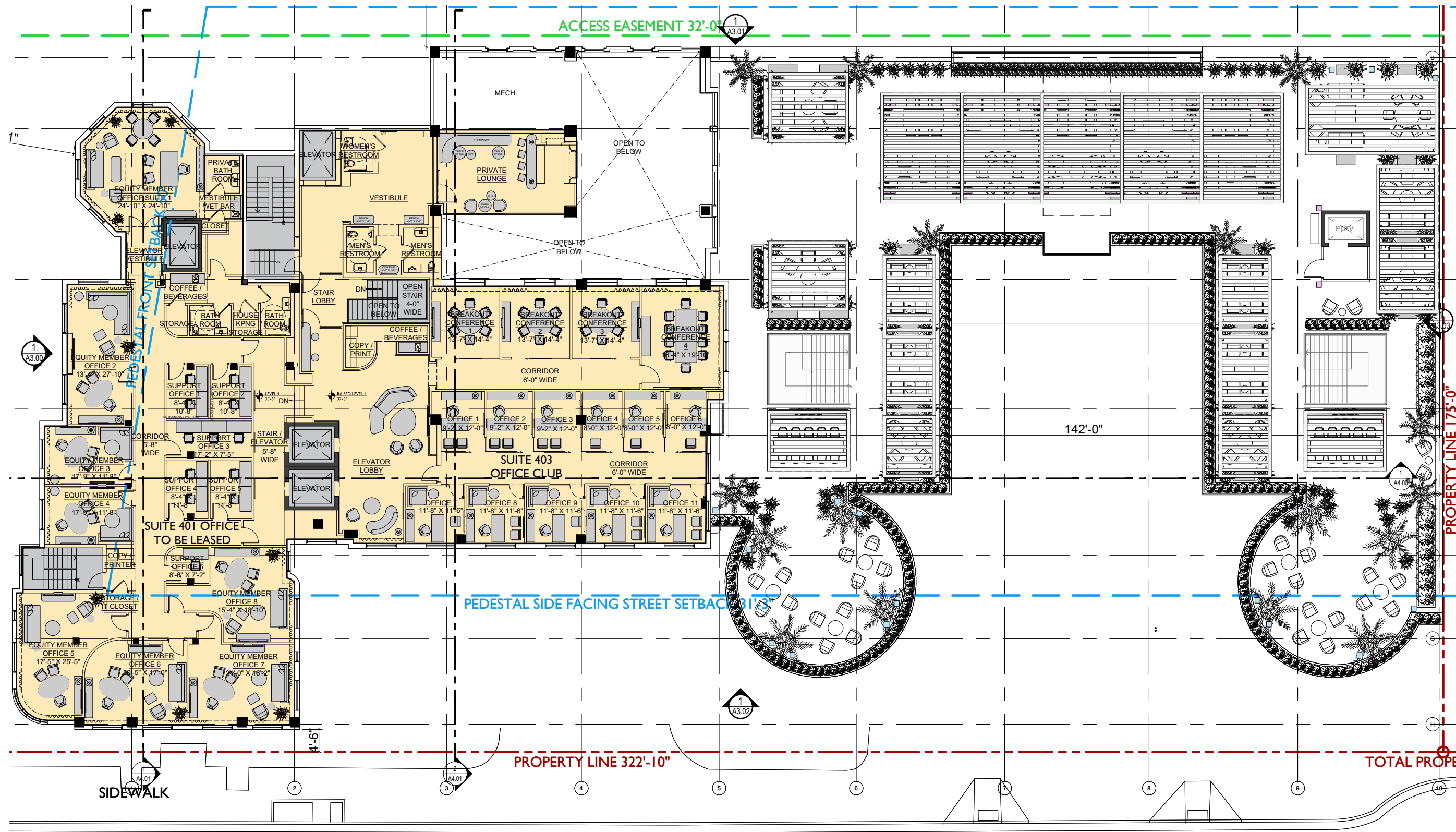
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CHECK: JMcG

DATE: 3/8/2021

SHEET NUMBER

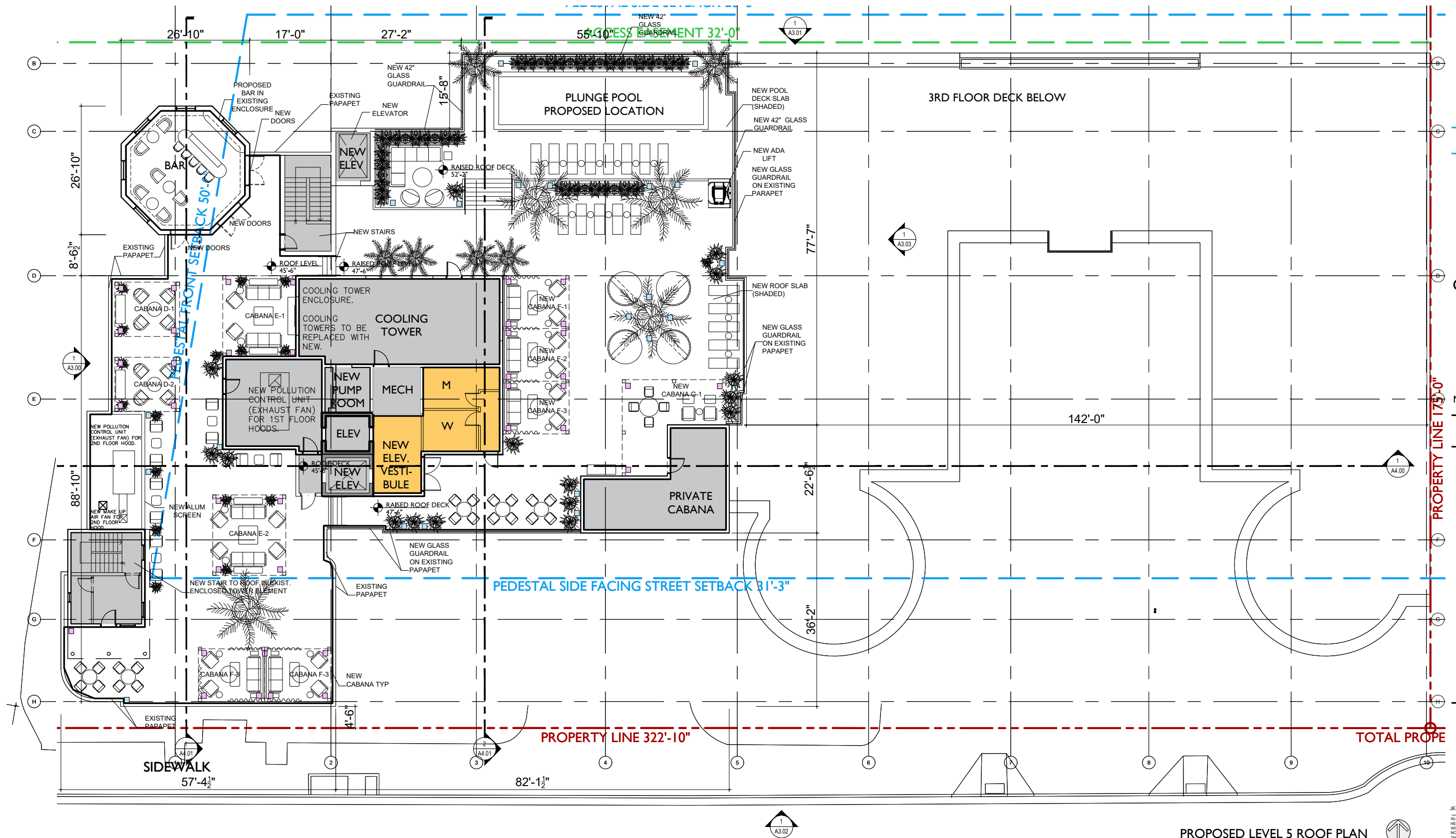
- EGRESS
- SUITES 301-303 OFFICE



- EGRESS
- SUITE 401-403 OFFICE, AMENITY BOARDROOM

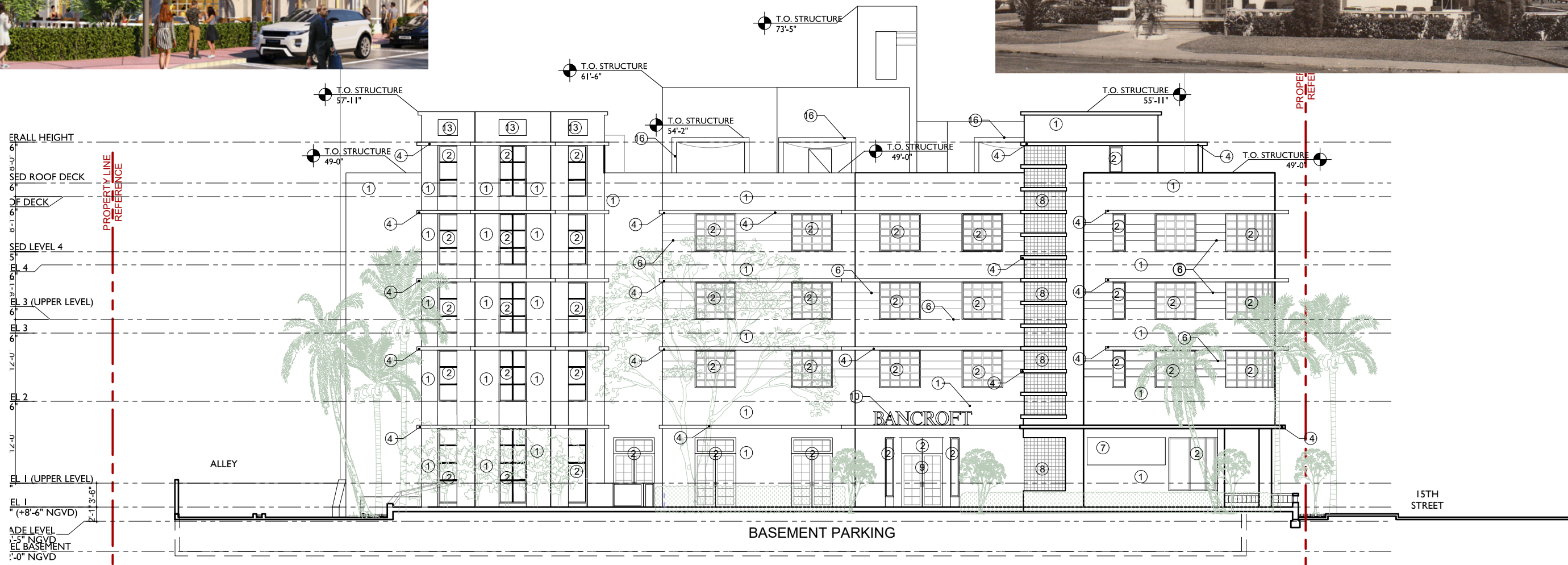
PROPOSED LEVEL 4 PLAN

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PROPOSED LEVEL 5 ROOF PLAN

- EGRESS
- SUITE 501 AMENITY ROOFTOP DECK
- BAR IN EXISTING ENCLOSURE



ELEVATION LEGEND:

- | | |
|---|---|
| ① STUCCO REPAIRED, PAINTED AS NEEDED | ⑨ REPAIRED, PAINTED WOOD DOOR |
| ② NEW CLEAR ANODIZED ALUMINUM WINDOW FRAMES AND DOORS | ⑩ REPAIRED/CLEANED BACKLIT ALUMINUM SIGN |
| 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 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 |
| | ⑱ NEW GLASS GUARDRAIL |
| | ⑲ NEW CANVAS AWING |

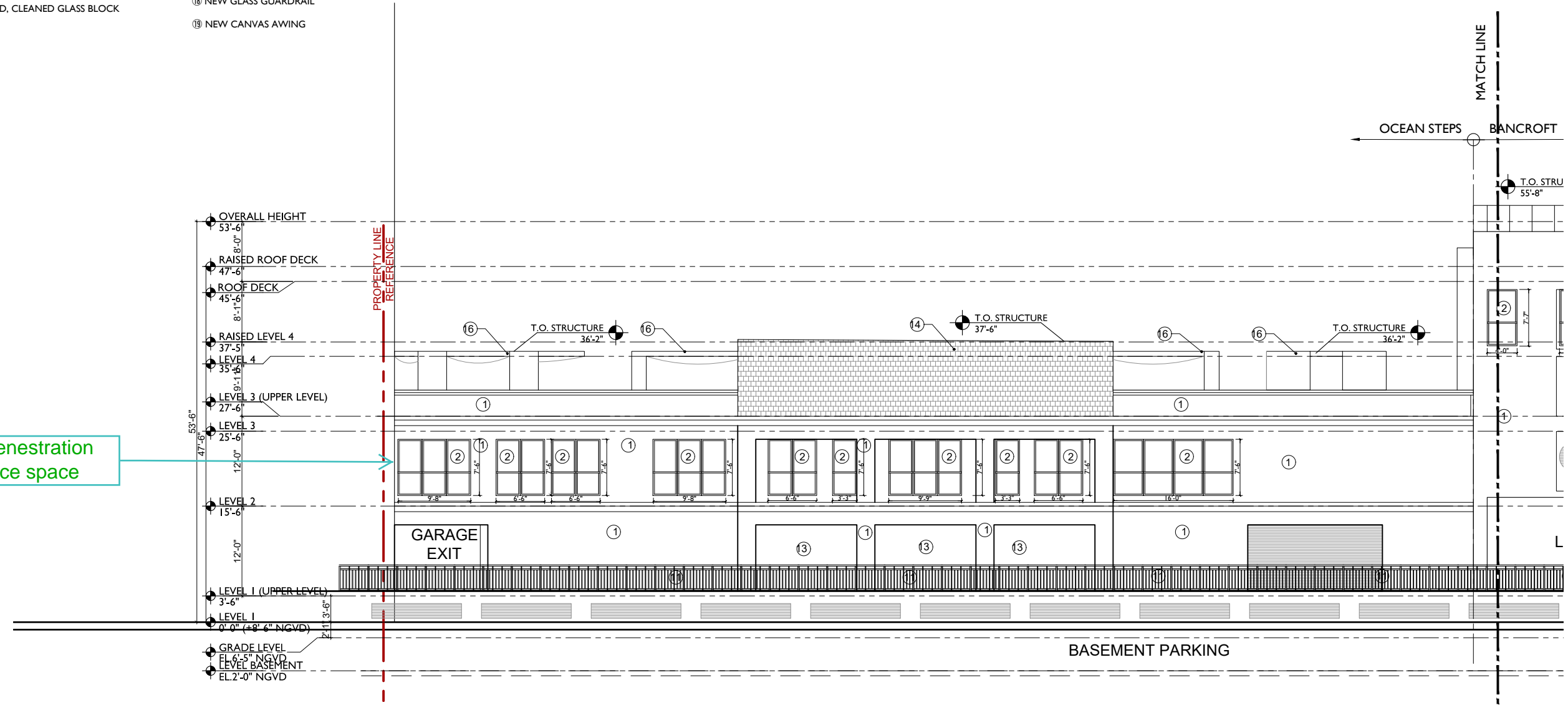
I. PROPOSED WEST ELEVATION 1/16" = 1'-0"

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

- ELEVATION LEGEND:**
- ① STUCCO REPAIRED, PAINTED AS NEEDED
 - 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
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 - ⑪ REPAIRED, PAINTED STEEL GUARDRAILS TO MEET CODE
 - ⑫ NEW WOOD TRELLIS
 - ⑬ STUCCO REVEALS
 - ⑭ REPAIRED TILE WALL
 - ⑮ NEW / REPAIRED, PAINTED STUCCO PLANTER
 - ⑯ NEW WOOD CABANA
 - ⑰ NEW CAST ALUM RAILINGS, TYP. THROUGHOUT
 - ⑱ NEW GLASS GUARDRAIL
 - ⑲ NEW CANVAS AWING

New fenestration for office space



ALLEY ELEVATION

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

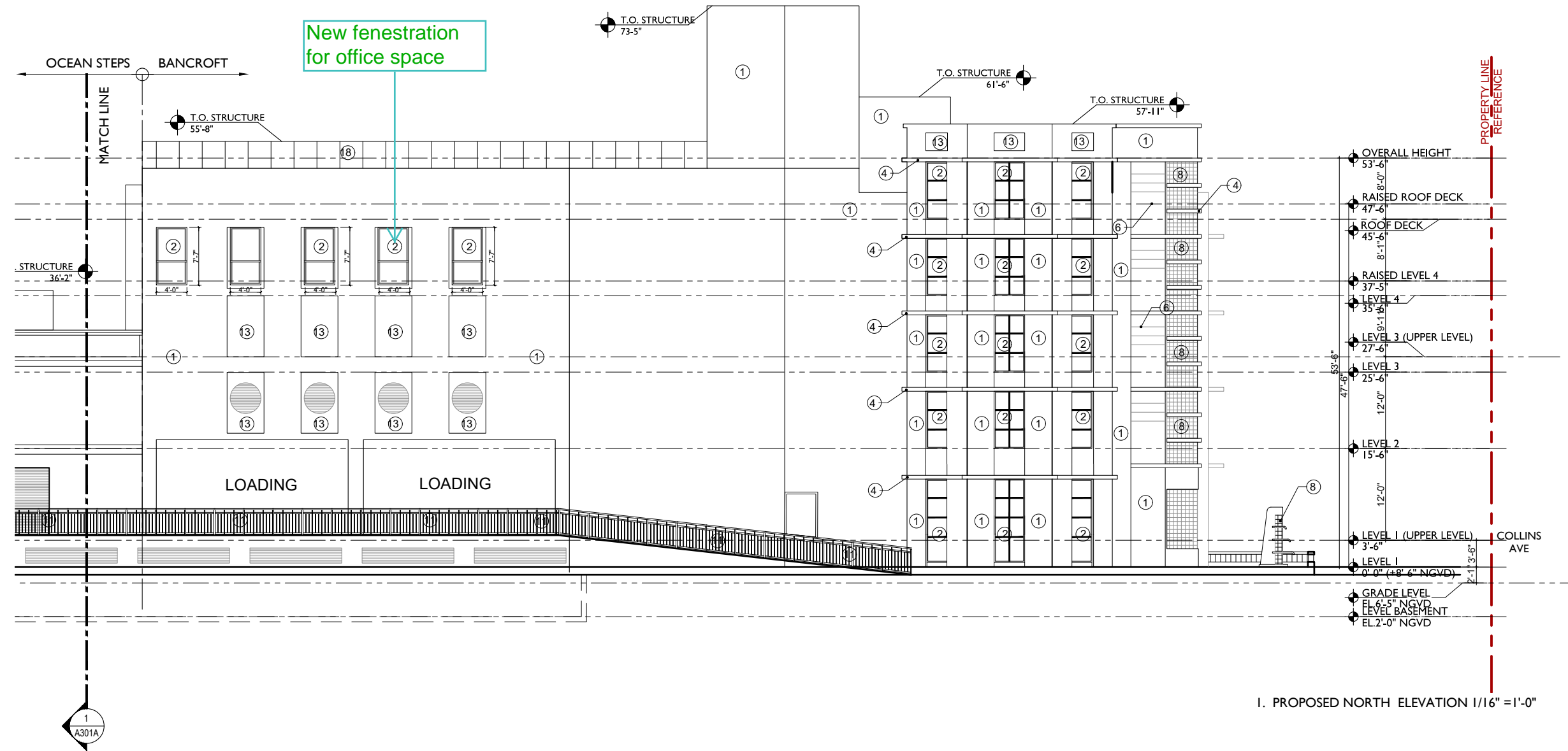


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SCALE: 1/16" = 1'-0"
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SHEET NUMBER

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 - ⑱ NEW GLASS GUARDRAIL
 - ⑲ NEW CANVAS AWING



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

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

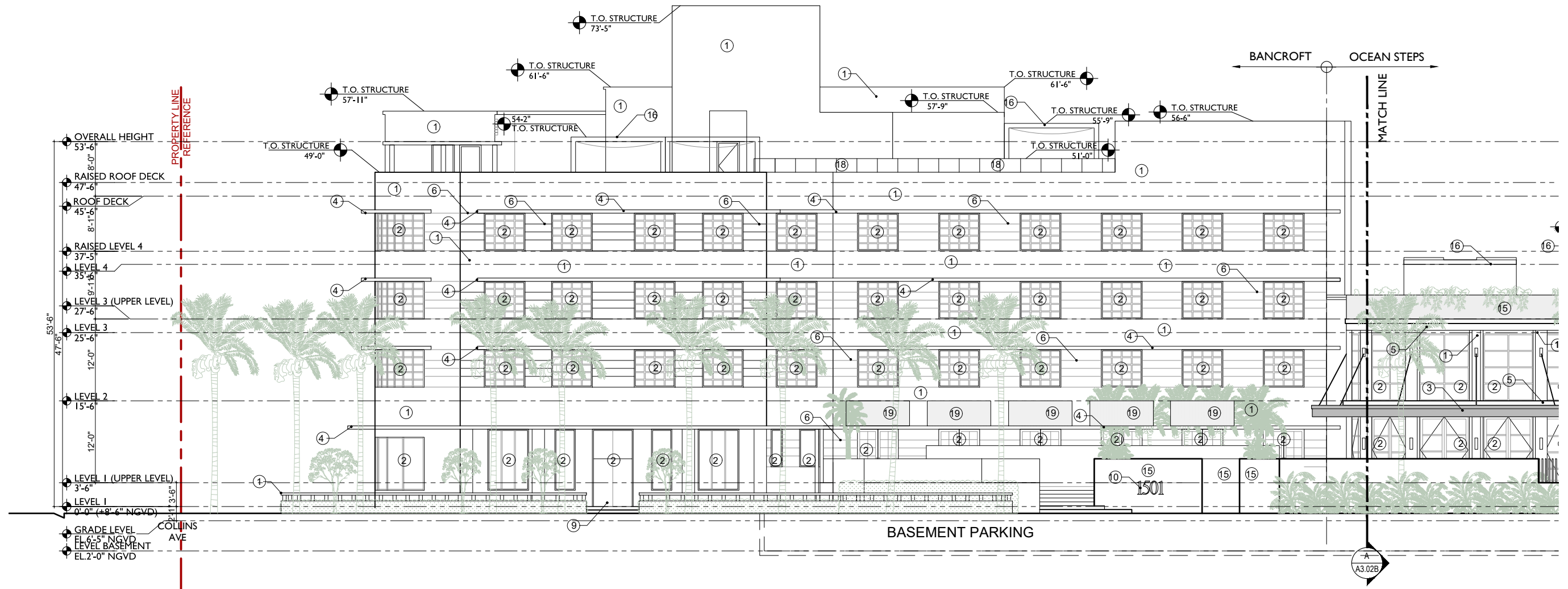
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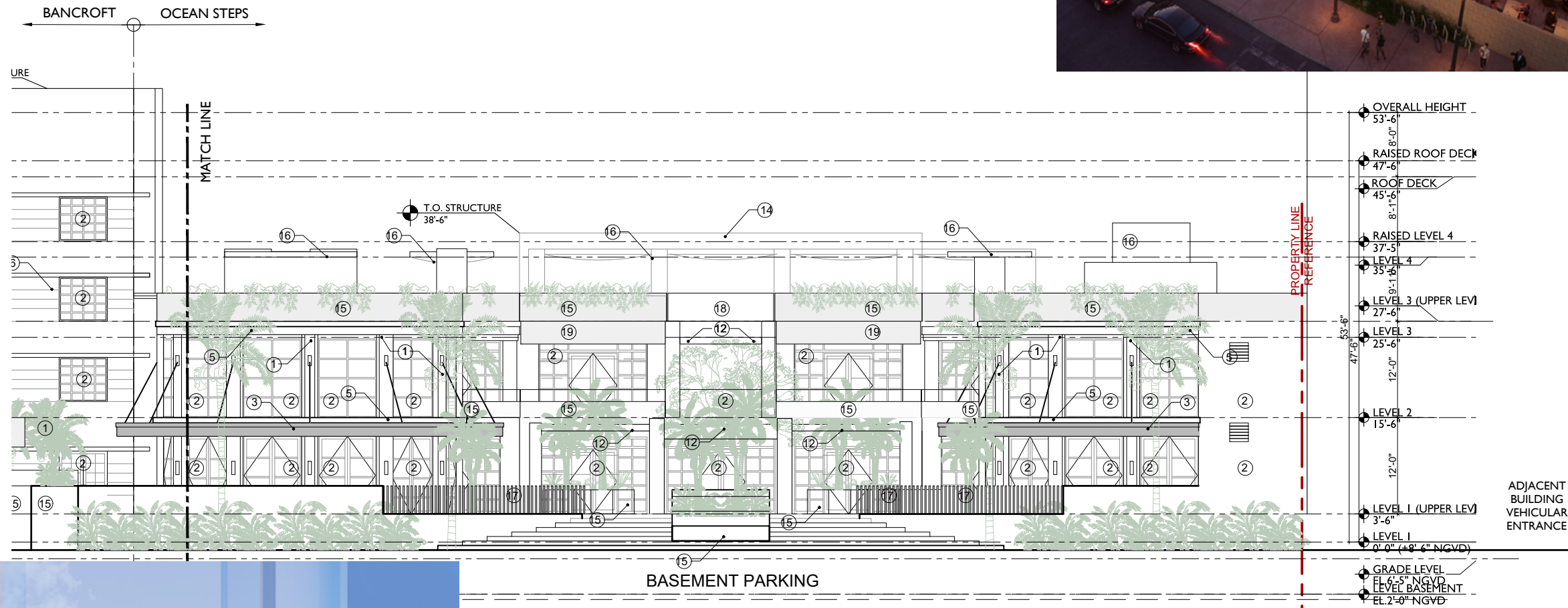
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ELEVATION LEGEND:

- ① STUCCO REPAIRED, PAINTED AS NEEDED
- ② NEW CLEAR ANODIZED ALUMINUM WINDOW FRAMES AND DOORS
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- ⑰ NEW CAST ALUM RAILINGS, TYP. THROUGHOUT
- ⑱ NEW GLASS GUARDRAIL
- ⑲ NEW CANVAS AWING



1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

**PROPOSED
SOUTH
ELEVATION**

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

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

CHECK: JMcG

DATE: 3/8/2021

SHEET NUMBER

A3.02B

MATERIALS AND FINISHES





1. BLACK CANVAS AWNING



2. BLACK LEATHER FINISH GRANITE



3. BLACK ALUMINUM CANOPY



4. BLACK METAL RAILING VERTICAL CANOPY



5. GREY BASALT STONE EXTERIOR



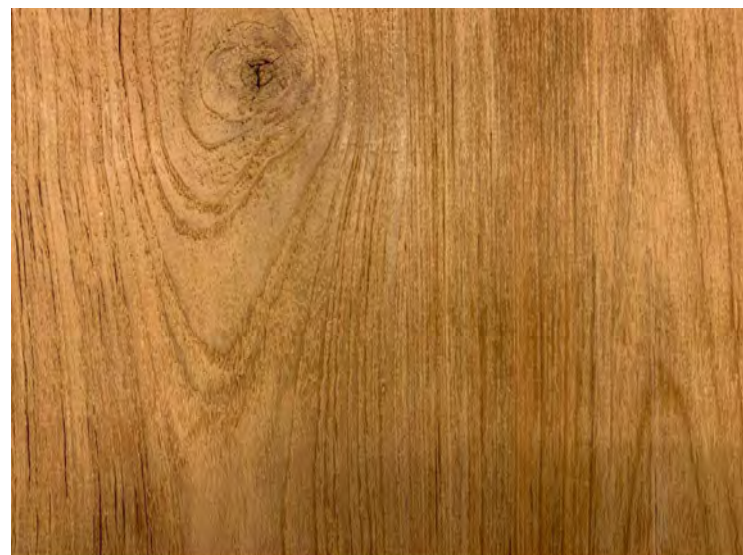
6. LANDSCAPE ELEMENTS



7. LANDSCAPE ELEMENTS



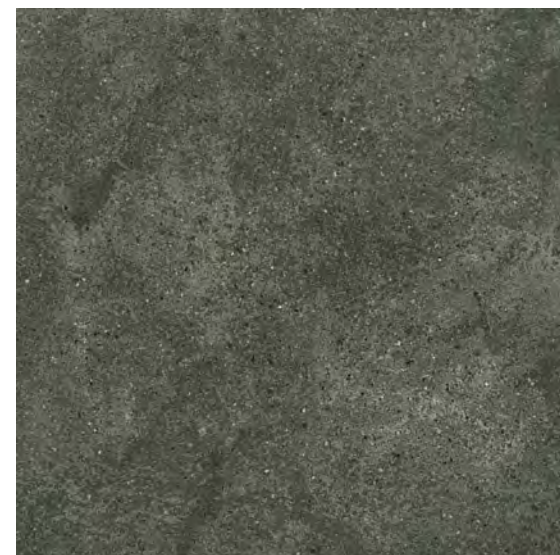
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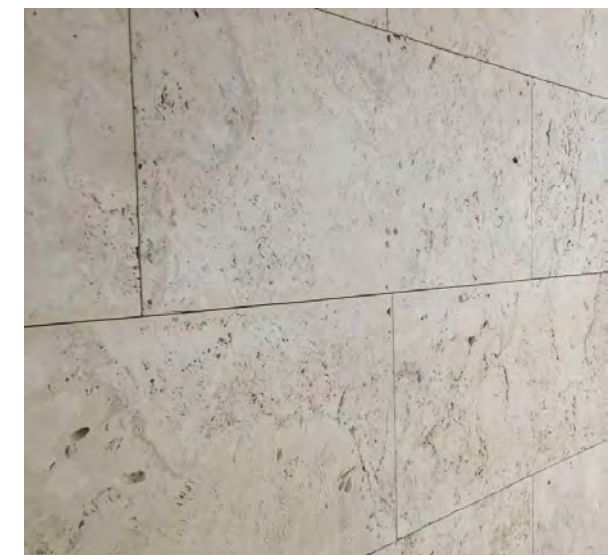
9. NATURAL TEAK WOOD



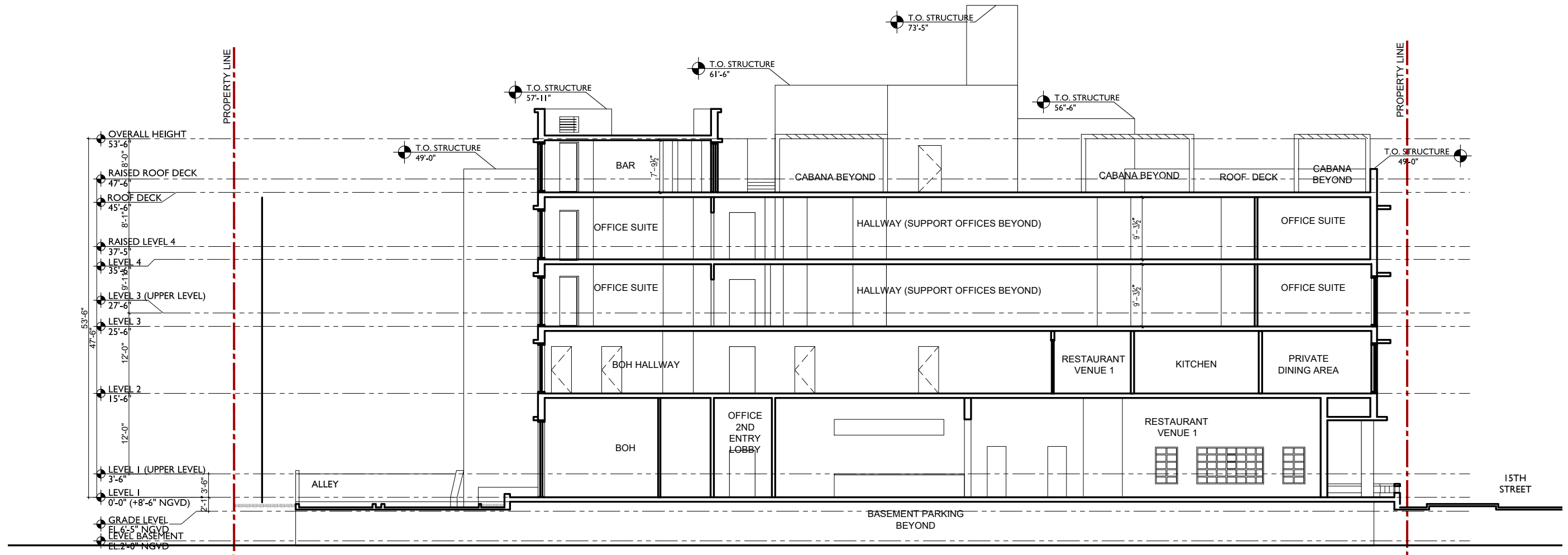
10. PORCELAIN PAVERS - EXTERIOR



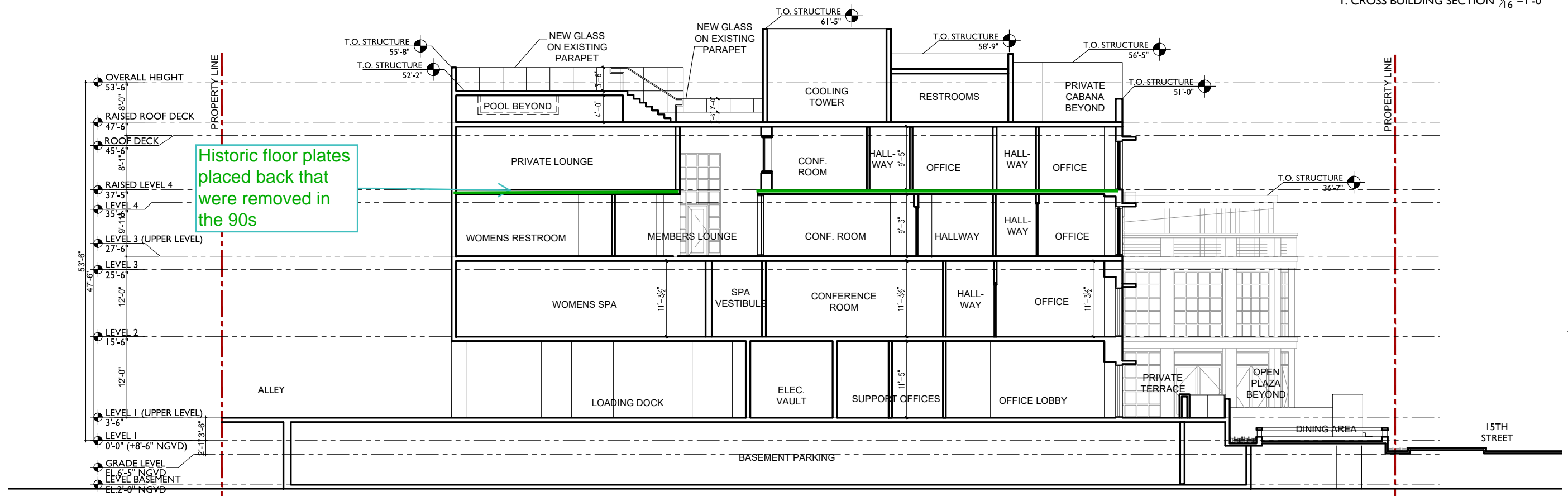
11. PORCELAIN PAVERS - EXTERIOR



12. WHITE CORAL STONE



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



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

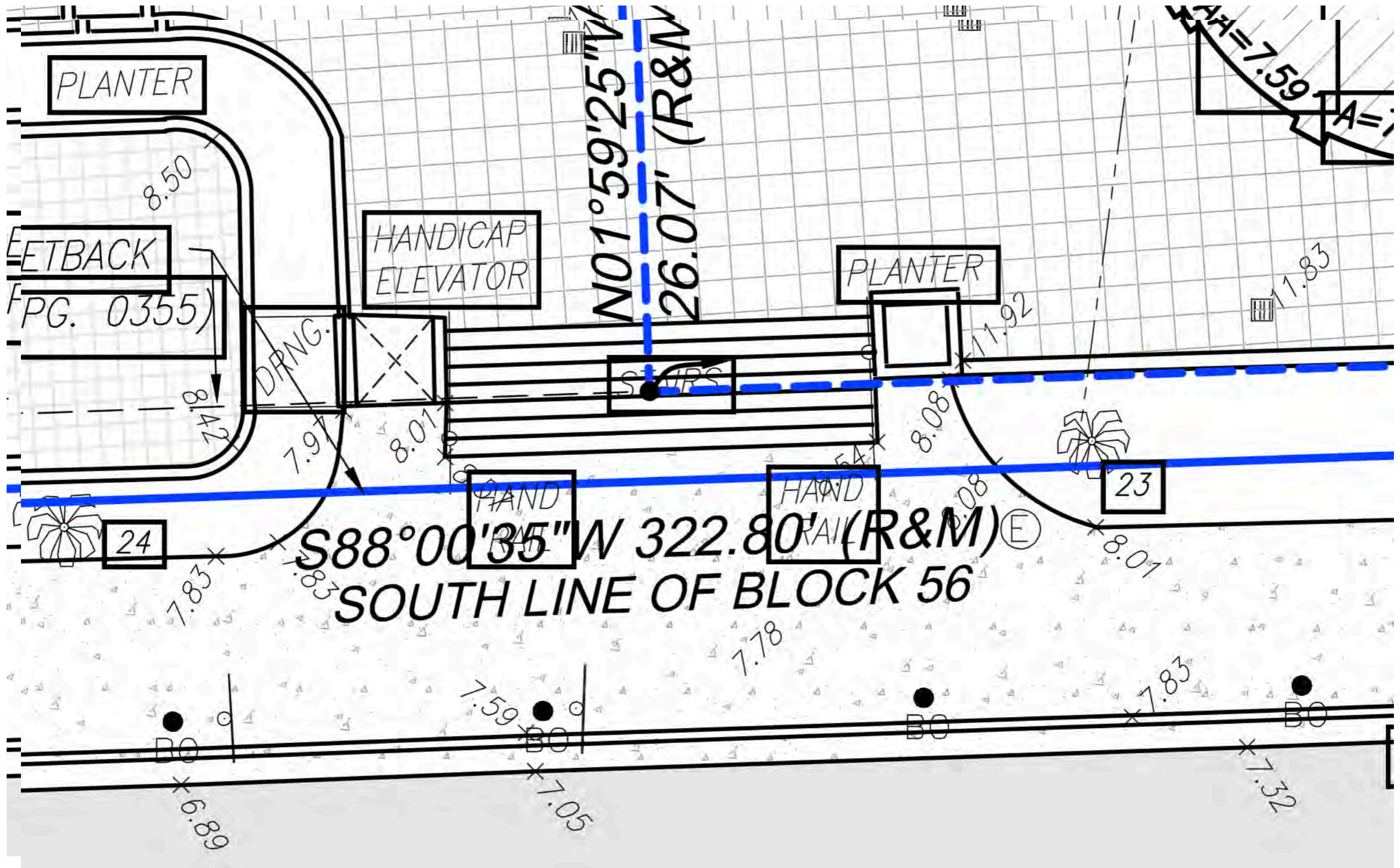
CROSS
BUILDING
SECTIONS

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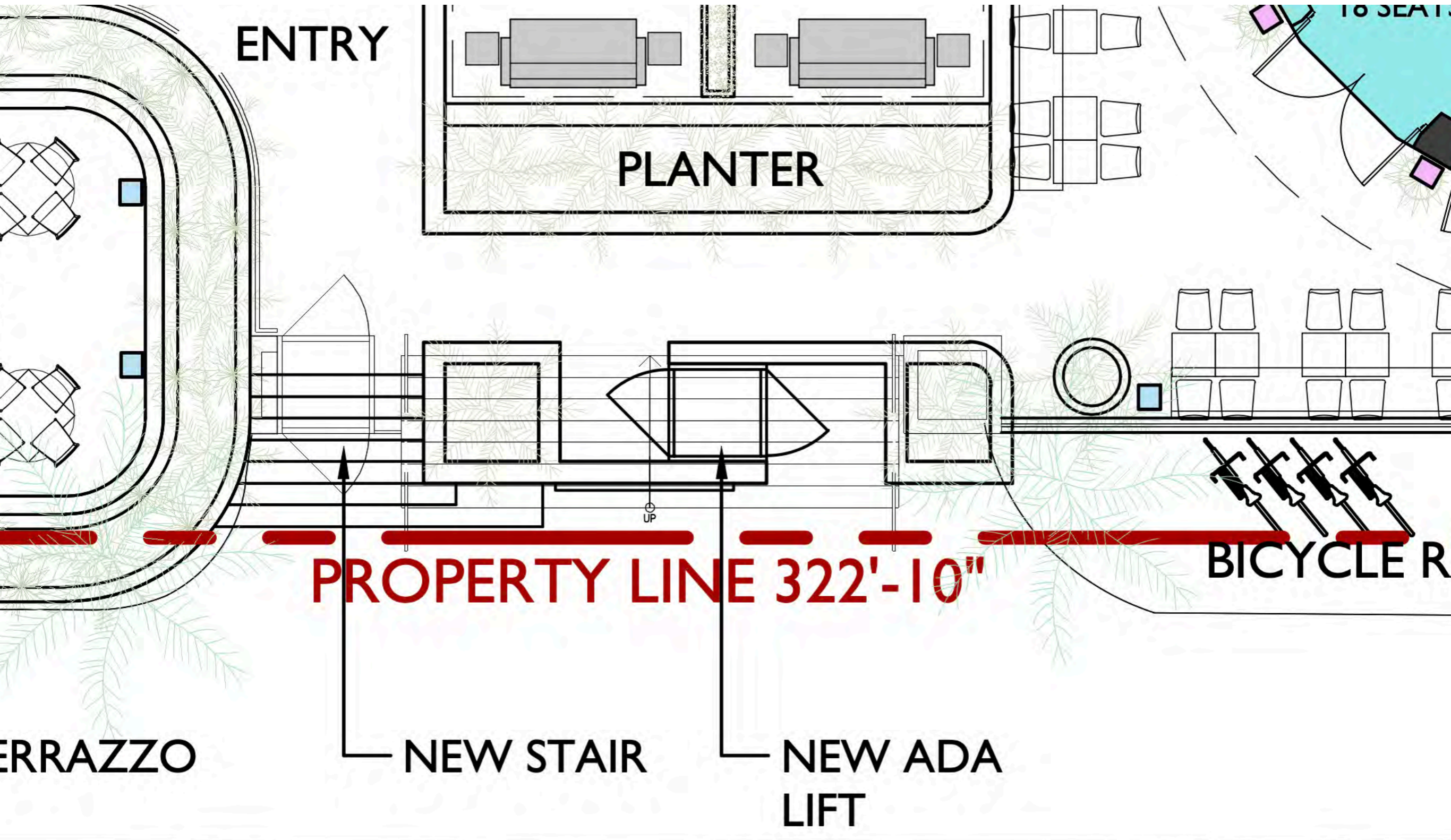
Requested Variance

A variance to reduce the existing street side setback to introduce a vertical accessibility lift, wall and planters at ~~2'-6"~~ 3'-6" from the south street side property line facing 15th Street.

Status Quo



Proposal



Neighborhood Outreach on Use

1. All Surrounding Condominiums

- **Drake — Noise, Hours, Street Parking**
- **Il Villaggio — Noise, Hours, Traffic**
- **1500 Ocean — Noise, Hours, Operations**

2. SOBE Safe.

3. Police Department Representatives.

4. Ocean Drive Business Association.

5. Miami Beach Chamber of Commerce.

Proposed Additional Limits Based on Neighbor Conversations.

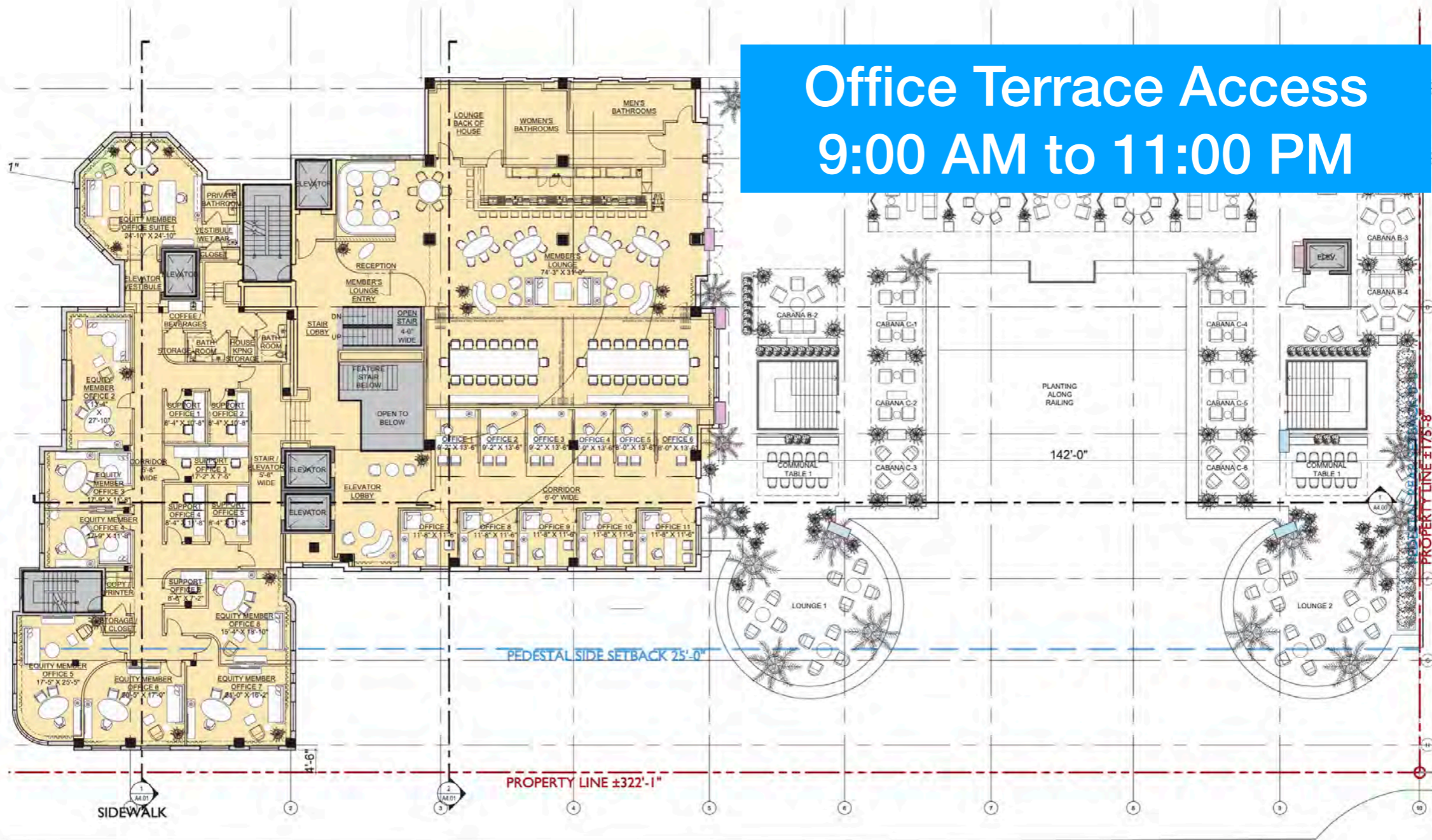
1. Clarification on Maximum Venue Seating and Occupancy.
2. Reduced Hours.
3. Explicit Details and Limits on Ambient Music System.
4. Limits on Valet Operation.
5. Direct Contact Number Shared with Neighbors.
6. Details on Loading / Trash.
7. Limits on Special Events.
8. Limits on Kitchen Venting.
9. Additional Limits on Outdoor Bar Counters.



Proposed Use Mix:

- 1. New Restaurant in Historic Hotel
(Quality Meats Space)**
- 2. Office Uses in Rest of Historic
Building and Top of Ocean Steps**
- 3. New Restaurant in Ocean Steps**
- 4. 2 Additional Small Commercial
Spaces**

Office Terrace Access 9:00 AM to 11:00 PM

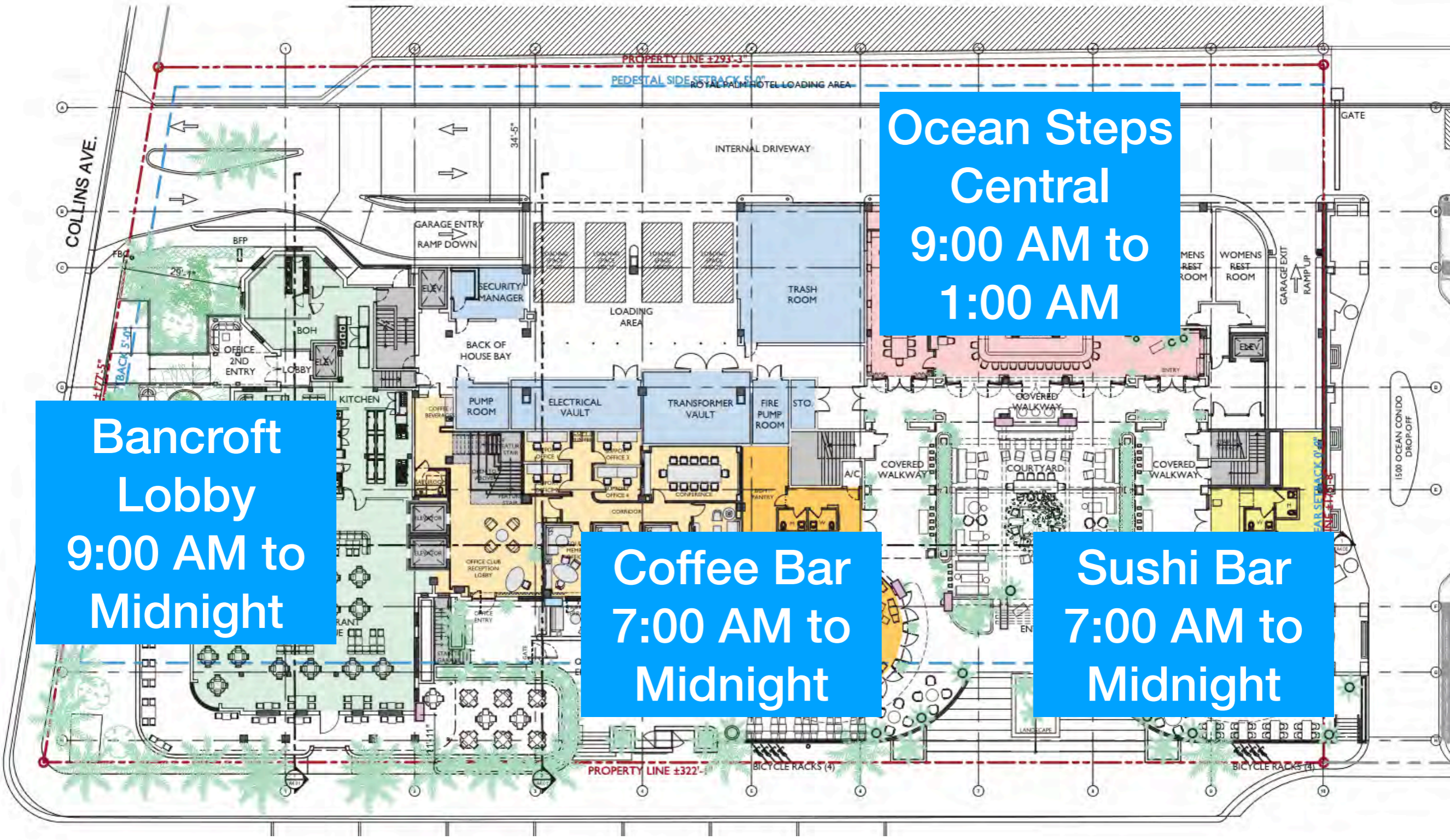


PROPOSED LEVEL 3 PLAN

- 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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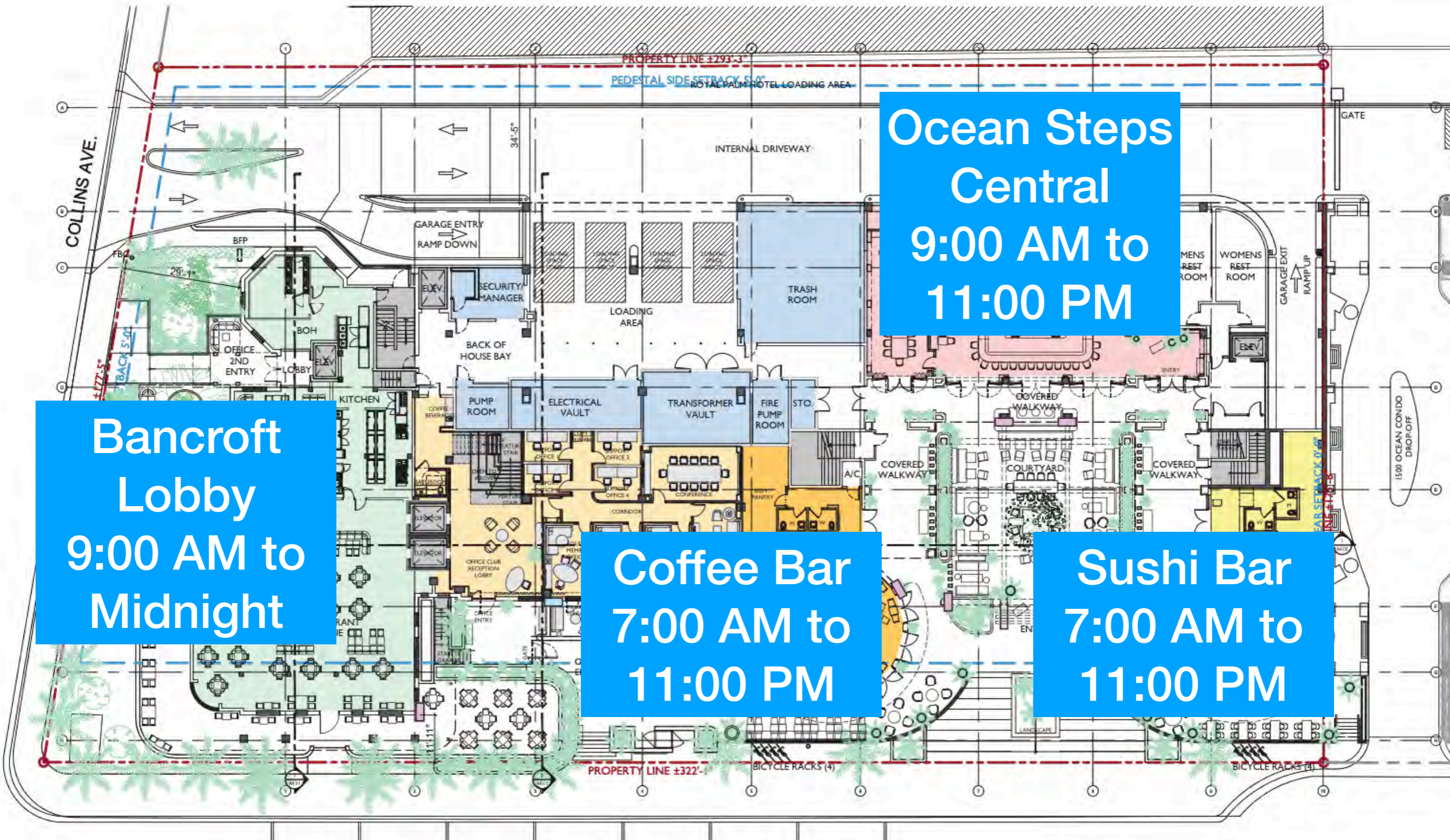
Ocean Steps
Central
9:00 AM to
1:00 AM

Bancroft
Lobby
9:00 AM to
Midnight

Coffee Bar
7:00 AM to
Midnight

Sushi Bar
7:00 AM to
Midnight

Interior Restaurant Hours



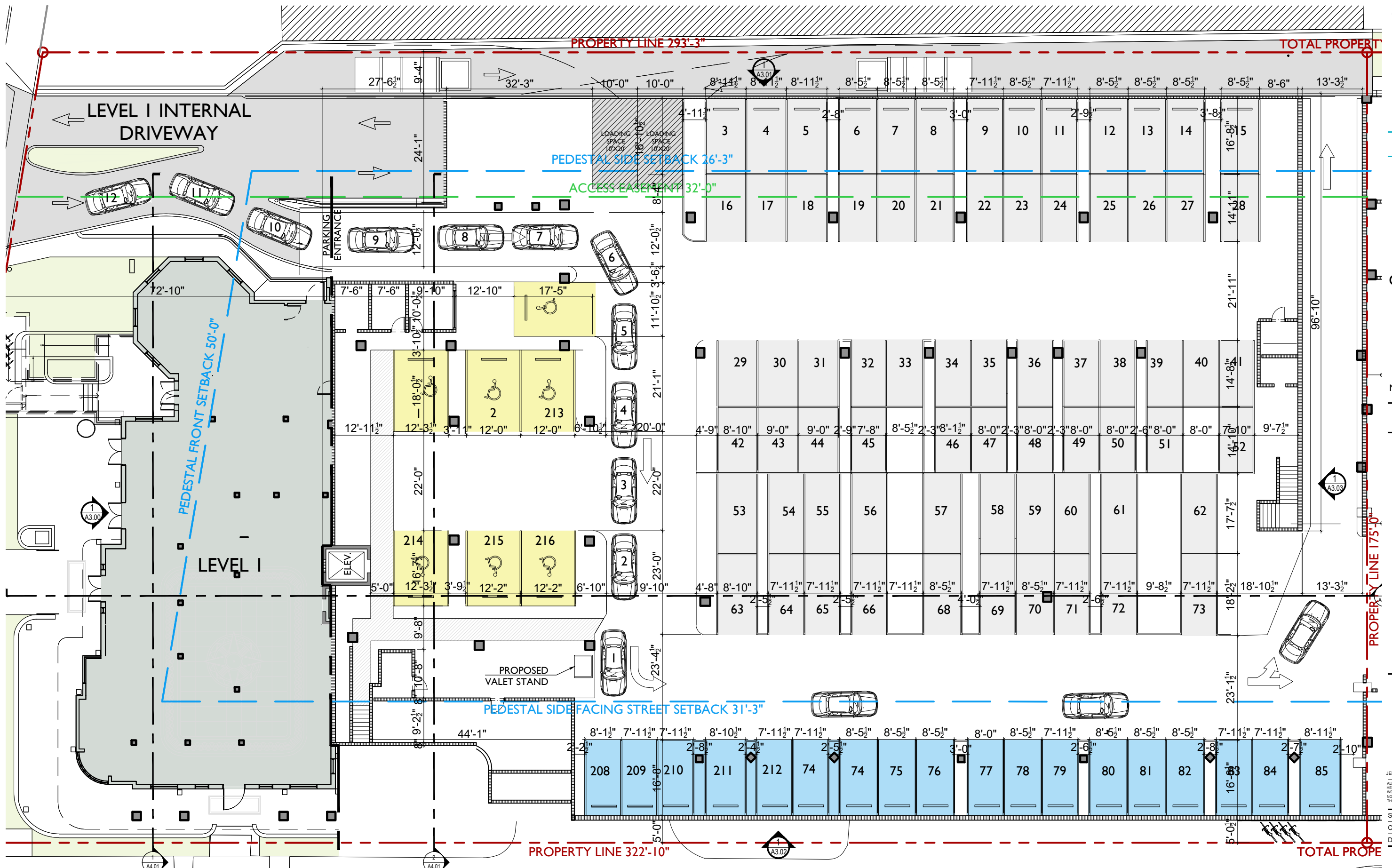
**Ocean Steps
Central
9:00 AM to
11:00 PM**

**Bancroft
Lobby
9:00 AM to
Midnight**

**Coffee Bar
7:00 AM to
11:00 PM**

**Sushi Bar
7:00 AM to
11:00 PM**

Exterior Restaurant Hours



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

**PROPOSED WEST GARAGE LEVEL
FLOOR PLAN**

TOTAL NUMBER OF PARKING SPACES	
TOTAL:	216 SPACES

ROYAL PALM HOTEL LOADING AREA

2026

PROJECT NUMBER

DESIGNER

allen
saunders
design

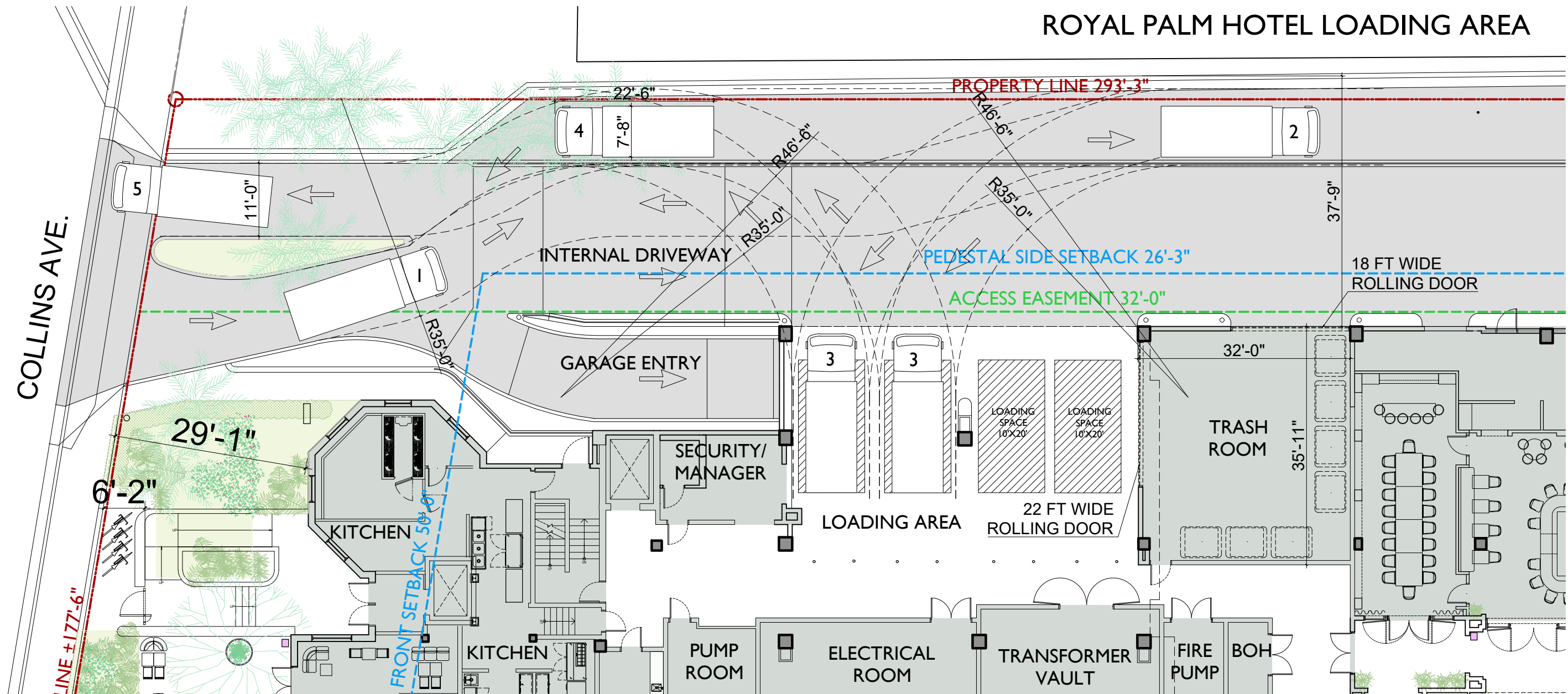
PROJECT:

**BANCROFT
EXECUTIVE
OFFICE SUITES**

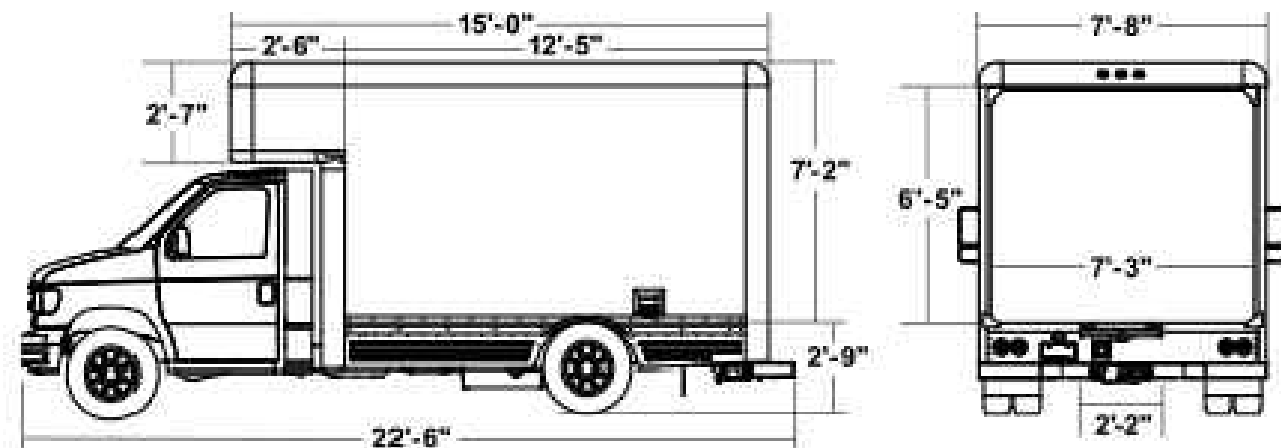
1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

**LOADING
TRUCK
OPERATION
PLAN**



SITE PLAN 1/16"=1'-0"



15 FEET TRUCK

- DIMENSIONS 15' X 7'8" X 7'2"
- DECK HEIGHT: 2'9" LENGTH: 12'5"
- DOOR OPENING: 7'3" X 6'5" (WXH)
- LOADING RAMP WIDTH: 2'2"

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DATE: 3/8/2021

SHEET NUMBER

A2.00B

ROYAL PALM HOTEL LOADING AREA

2026

PROJECT NUMBER

DESIGNER

allen
saunders
design

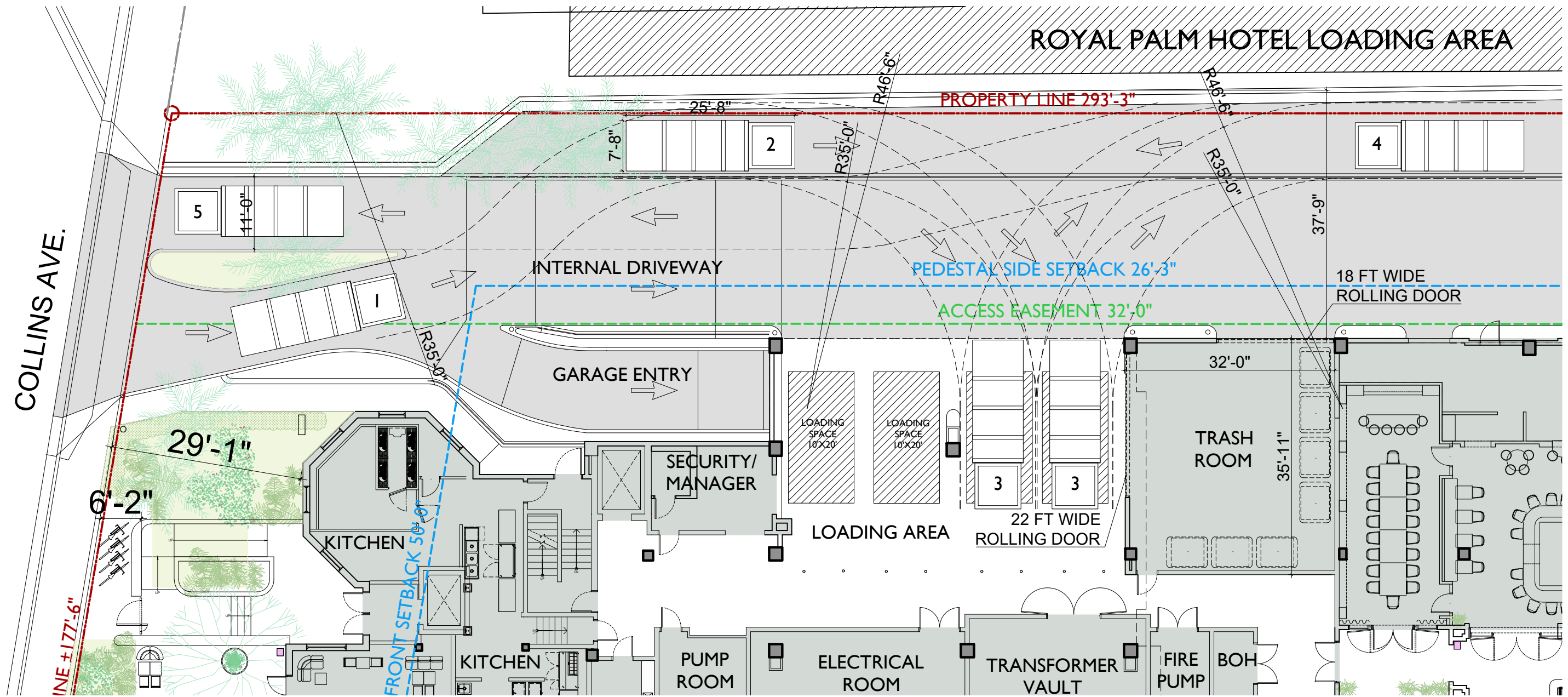
PROJECT:

**BANCROFT
EXECUTIVE
OFFICE SUITES**

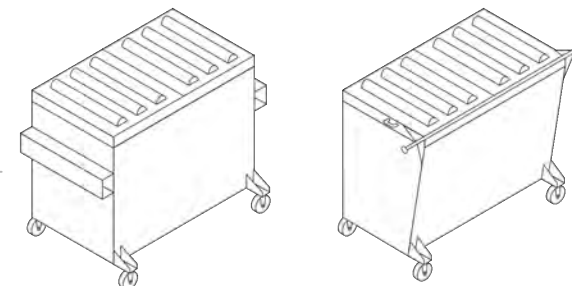
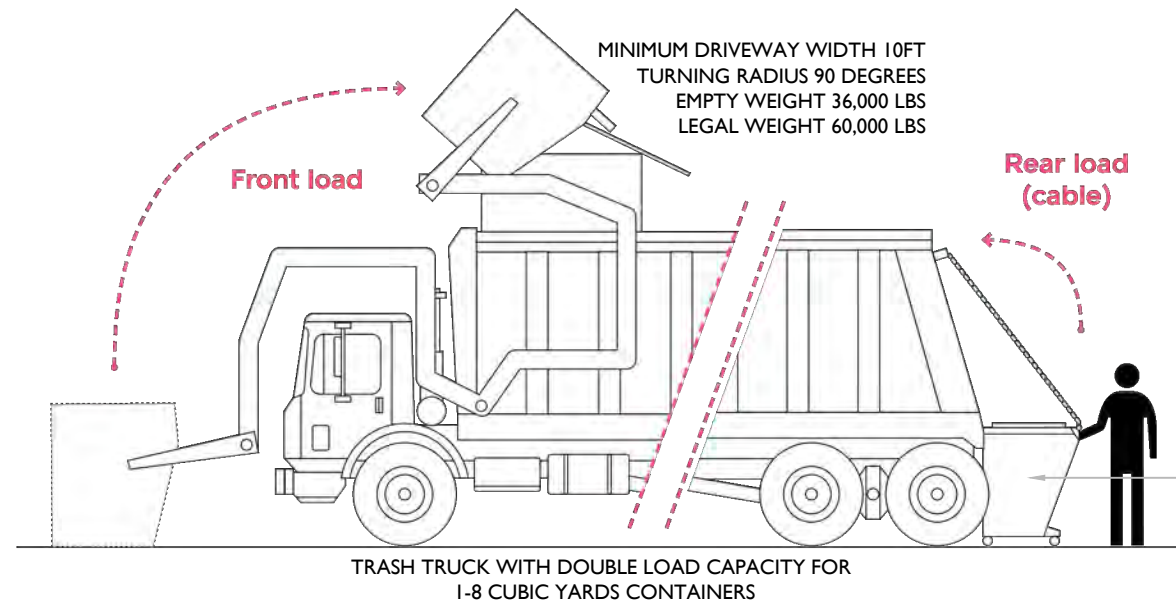
1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

**TRASH TRUCK
OPERATION
PLAN**



SITE PLAN 1/16"=1'-0"



- 1-8 CUBIC YARD CONTAINERS
- USED FOR STORAGE AND SET OUT
- CONTAINERS ARE ON WHEELS
- VARIETY OF SIZES

JENNIFER McCONNERY FLORIDA LIC# AR93044
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SCALE: 1/16"=1'-0"
CHECK: JMcG
DATE: 3/8/2021