

UPPER ROOF RAILING HEIGHT MODIFICATION. ADD ONE COURSE OF CMU BLOCKS AND CABLE RAIL.



7500 NE 4th Court Studio 102 Miami, FL 33138

2026

PROJECT NUMBER



DESIGNER BEYOND THE WEST los angeles | california

PROJECT: BANCROFT EXECUTIVE OFFICE SUITES

1501 COLLINS AVE MIAMI BEACH , FL 33139

DRAWING:

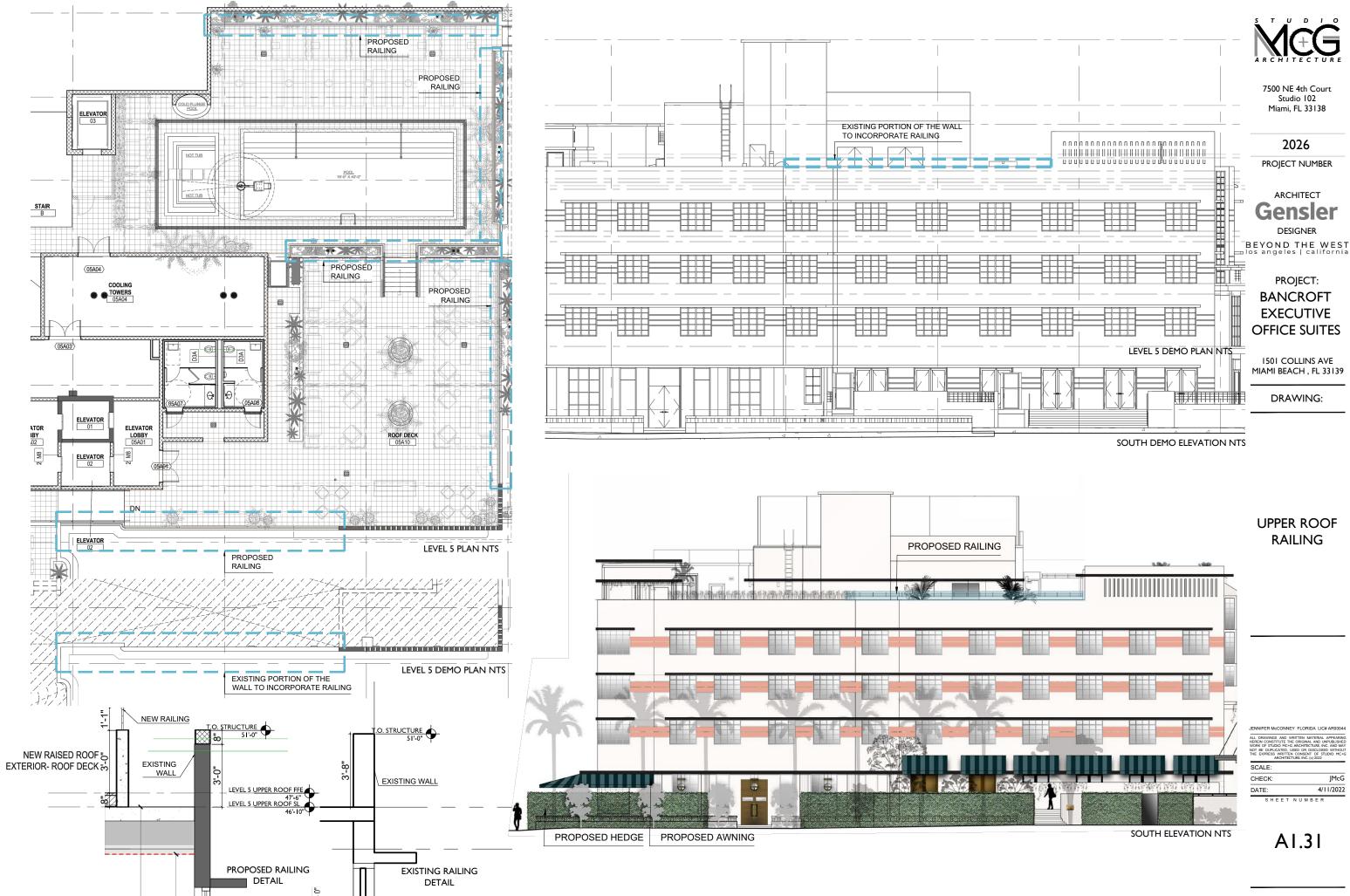
SCOPE OF WORK ITEM#3

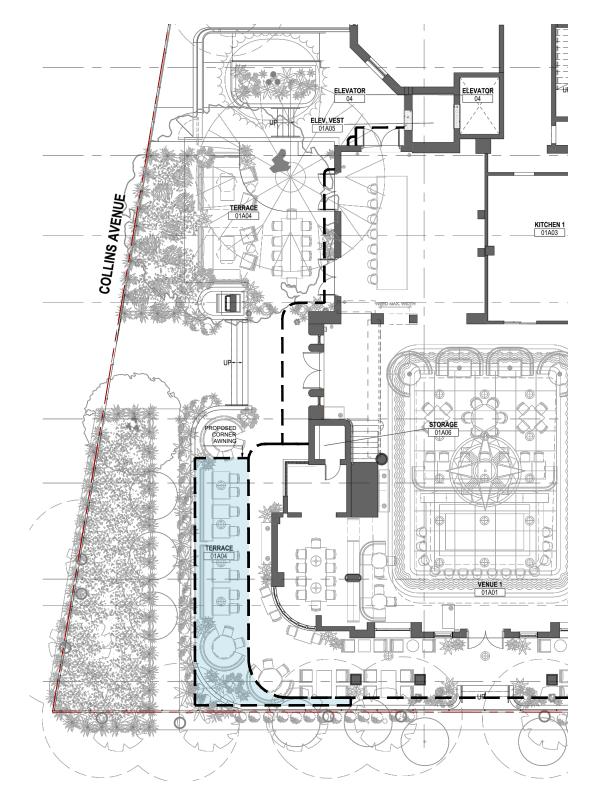
JENNIFER McCONNEY FLORIDA LIC# AR93044

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NEW AWNINGS ON THE SOUTHWEST CORNER OF GROUND FLOOR



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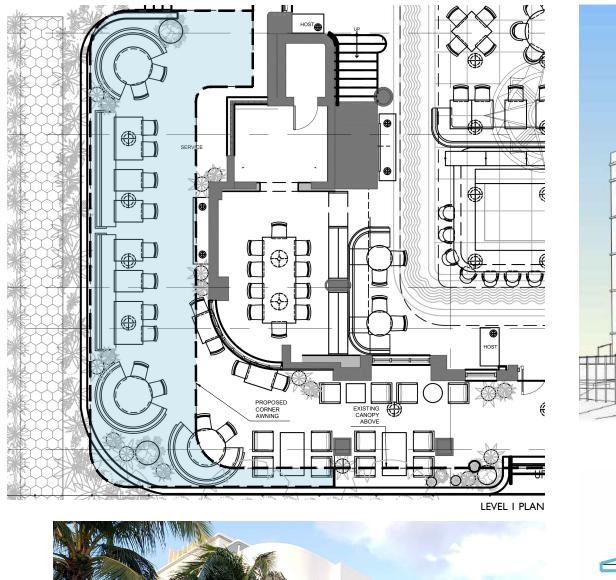
SCOPE OF WORK ITEM#4

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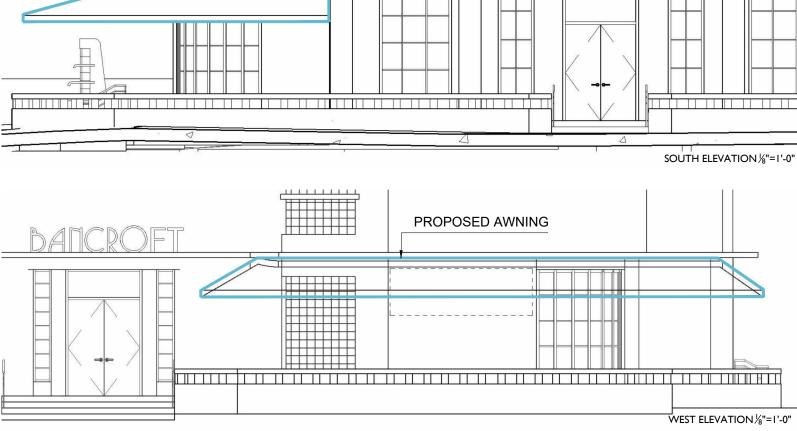
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PROPOSED AWNING



EXISTING CORNER FACADE



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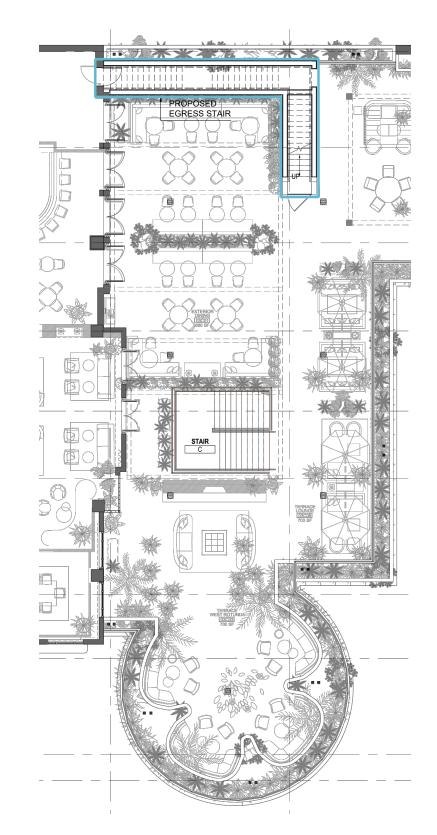
AWNING EXAMPLE. QUALITY AND MATERIALS TO BE EQUAL TO SUNBRELLA AWNINGS.

NEW AWNING

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ADDITION OF EXTERIOR FIRE EGRESS STAIR FROM UPPER ROOF TO LOWER ROOF



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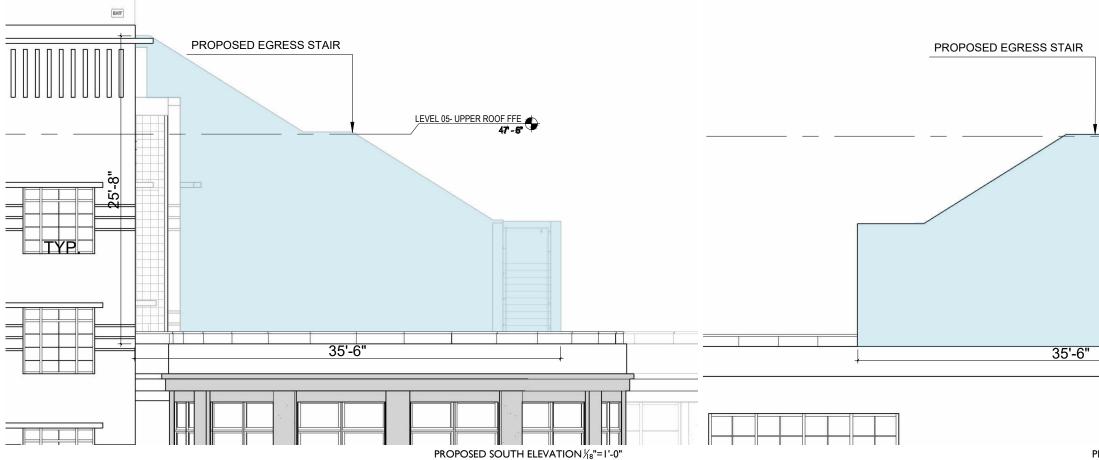
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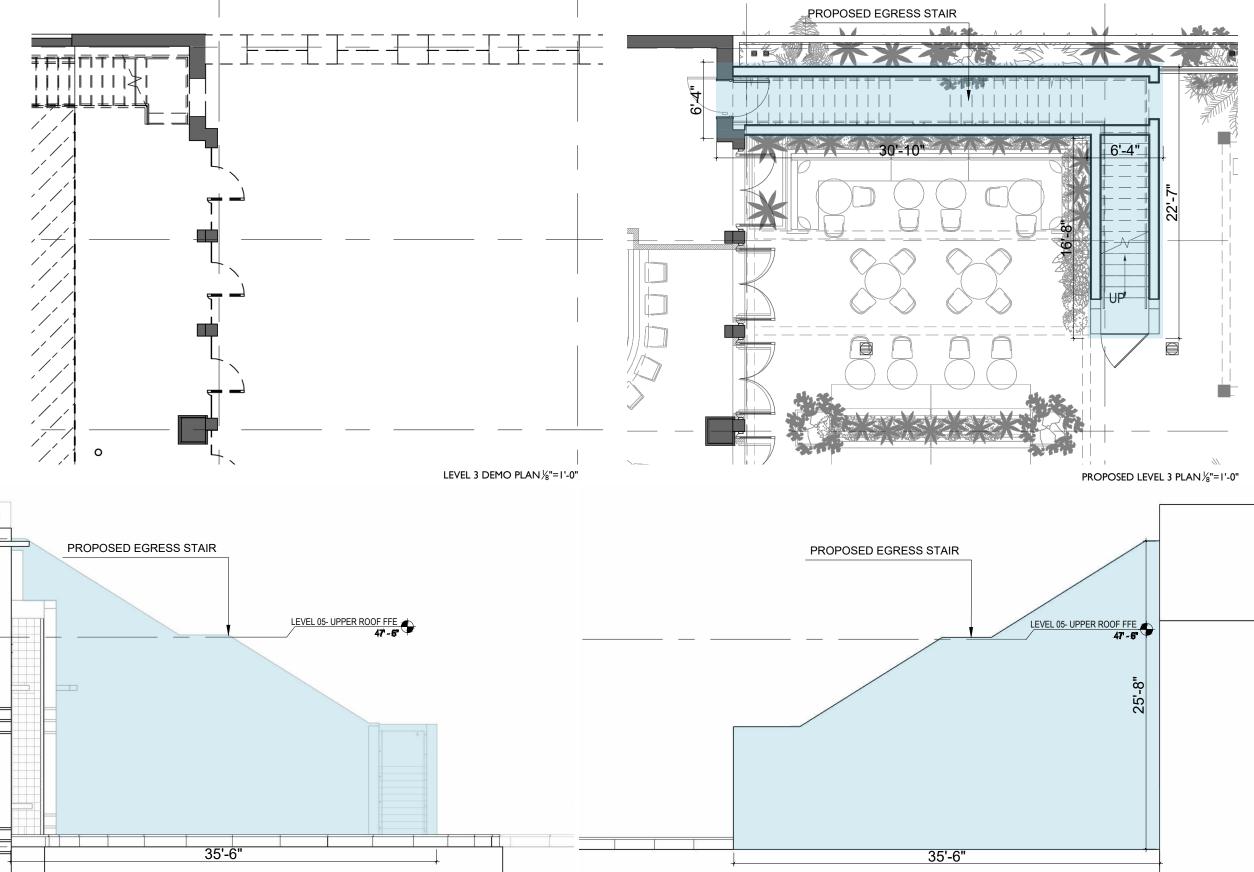
SCOPE OF WORK ITEM#5

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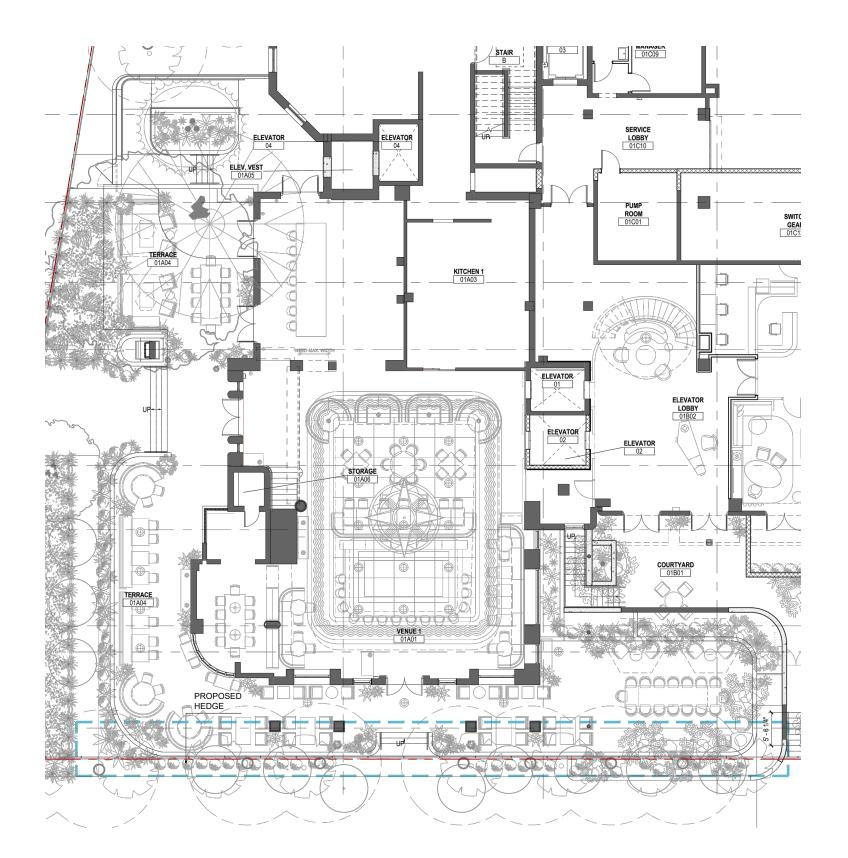
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FIRE EGRESS STAIR ADDITION

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ADDITION OF HEDGE ALONG COLLINS AVENUE



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SCOPE OF WORK ITEM 6

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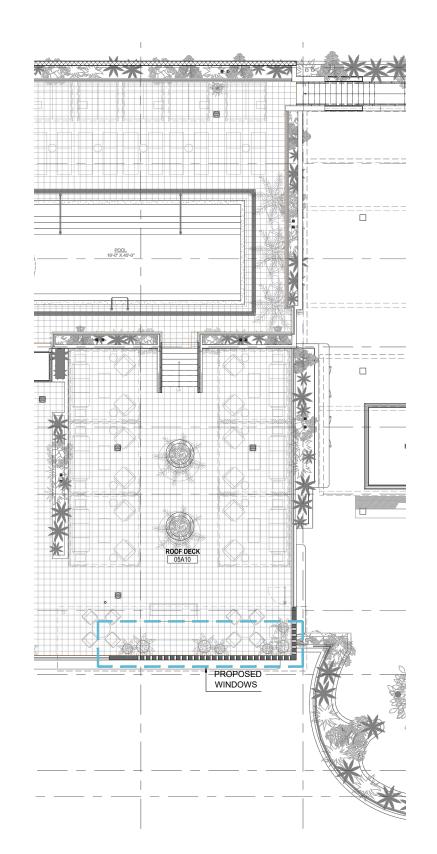
PROPOSED HEDGE

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MODIFICATIONS TO SOUTH FACADE OF BANCROFT ROOF TO ALLOW FOR OPENINGS

LEVEL 5 ROOF DECK PROPOSED FLOOR PLAN



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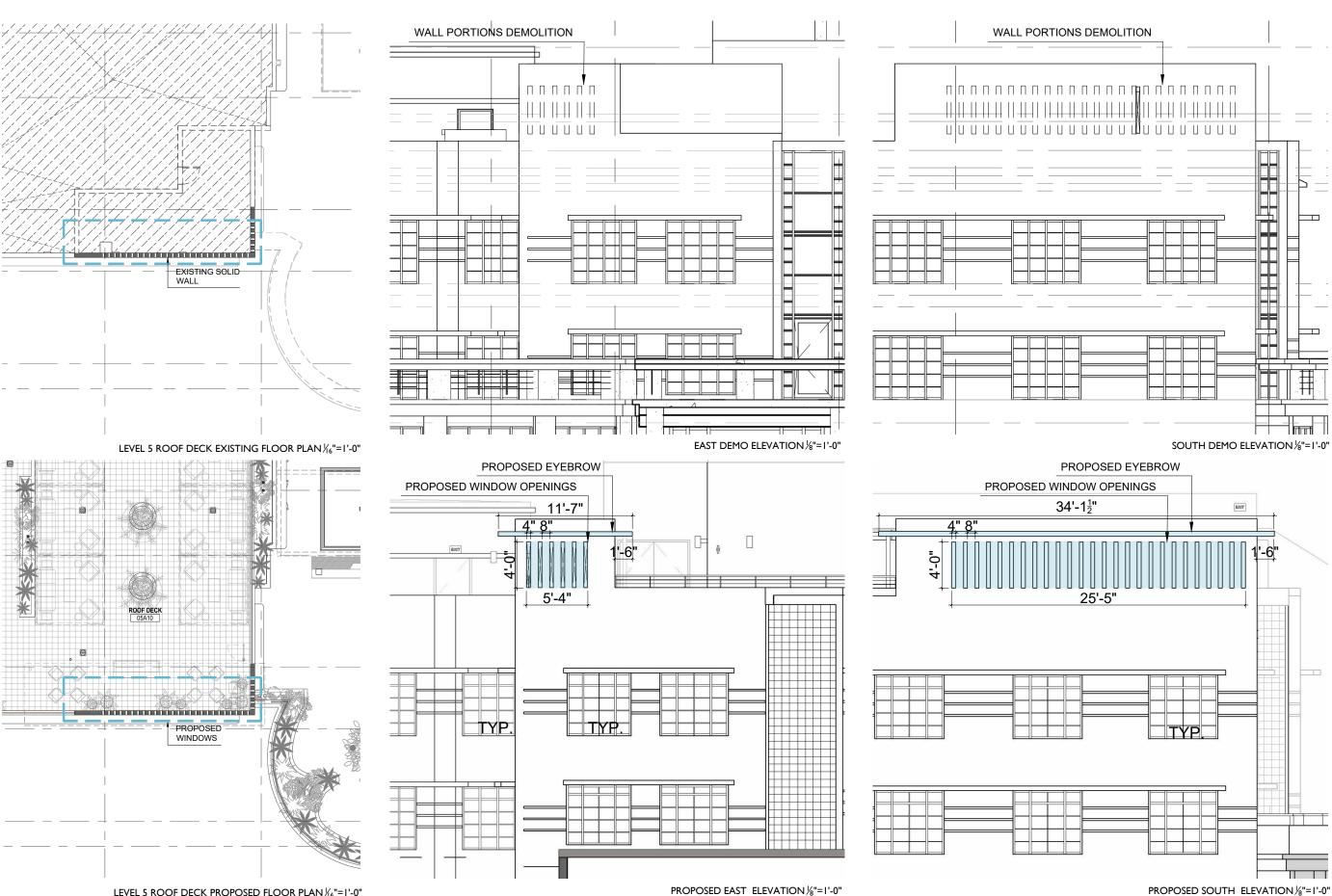
SCOPE OF WORK ITEM#7

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LEVEL 5 ROOF DECK PROPOSED FLOOR PLAN 1/6"=1'-0"

PROPOSED EAST ELEVATION 1/8"=1'-0"



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EXTERIOR VIEW FROM 15TH STREET



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SOUTH FACADE MODIFICATIONS

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