

# 1501 Collins, LLC

## HPB22-0504



**Historic Preservation Board**  
**June 14, 2022**

An aerial photograph of a residential complex. A central building is highlighted with a black and white checkered border. The word "PROPERTY" is overlaid in large, bold, black letters with a white outline on this highlighted building. The surrounding area includes other multi-story buildings, swimming pools, palm trees, and a street labeled "15TH ST".

**PROPERTY**

15TH ST

# APPROVAL HISTORY

Ordinance No. 2020-4383 approved December 9, 2020

Amended Code Sec. 118-395(b)(3) allowing the reconstruction of original interior floor plates even if the underlying lot is non-conforming as to FAR, subject to certain criteria.

PB20-0416 approved March 23, 2021

Conditional Use Permit for a Neighborhood Impact Establishment that included the renovation of the historic structure and existing commercial uses, as well as the introduction of office use

HPB20-0444 approved May 11, 2021

Conditional Use Permit for a Neighborhood Impact Establishment that included the renovation of the historic structure and existing commercial uses, as well as the introduction of office use

# PROPOSED MODIFICATIONS

#4: GROUND FLOOR SOUTHWEST CORNER. New awnings

#6: COLLINS AVENUE FRONTAGE. Addition of hedge.

#8: HISTORIC LOBBY. Addition of bar.

#1: 3RD FLOOR EAST FACADE. Removal of eyebrow and replacement of windows to doors.

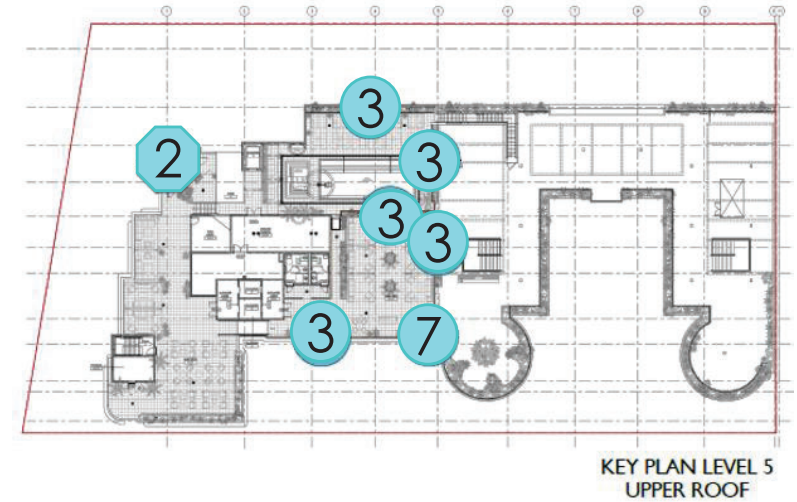
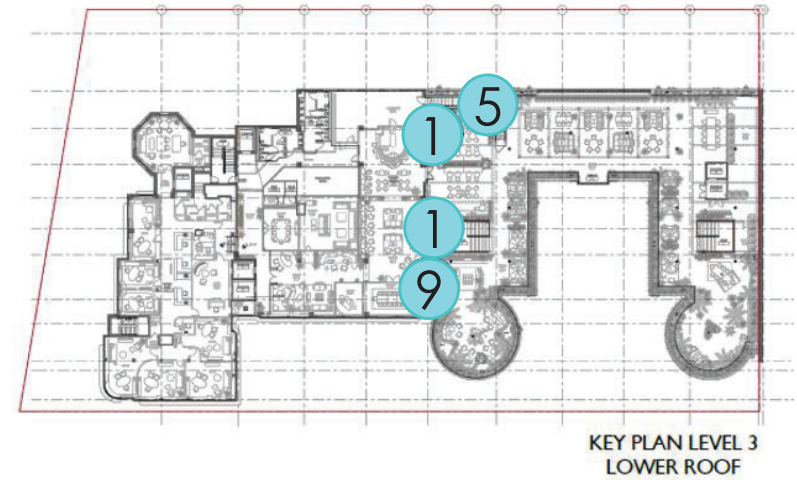
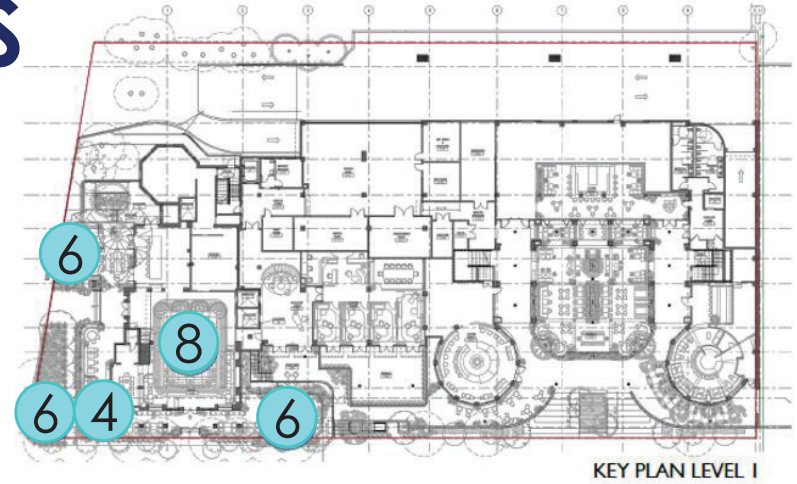
#5: FIRE EGRESS STAIR. Addition of exterior fire stair from upper roof to lower roof.

#9: 3RD LEVEL EAST FAÇADE. Addition of glass block.

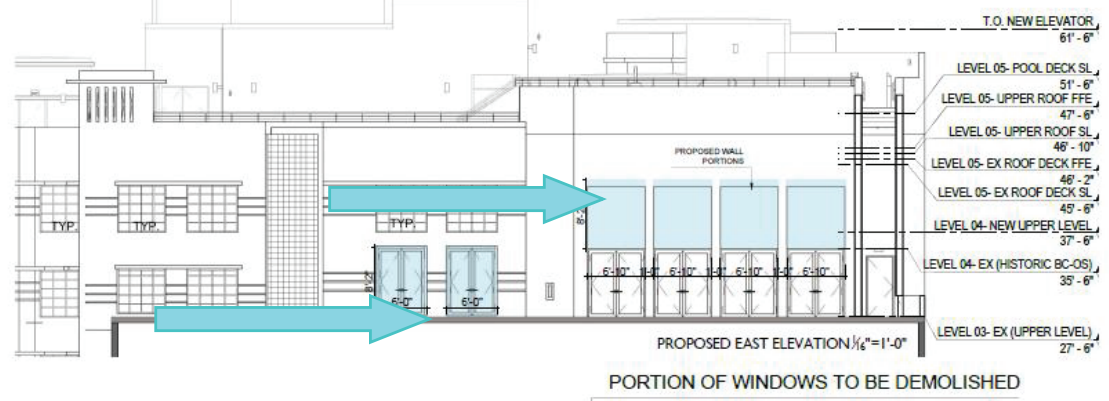
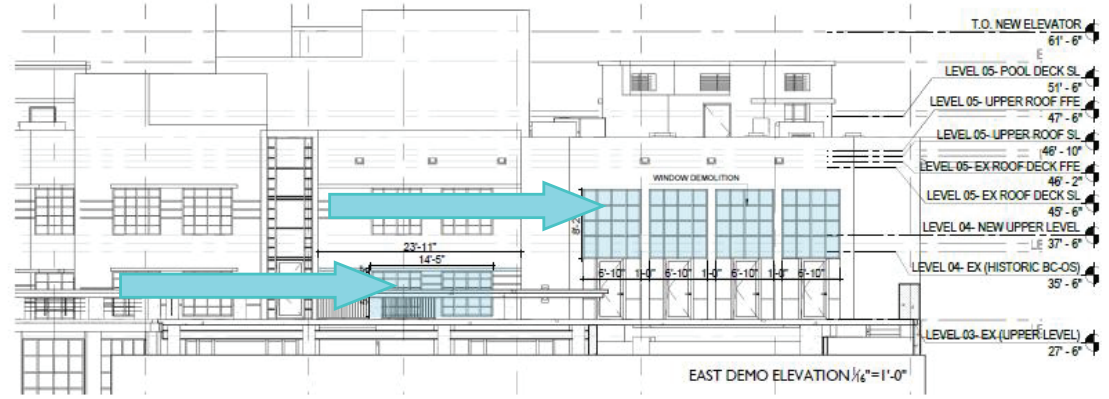
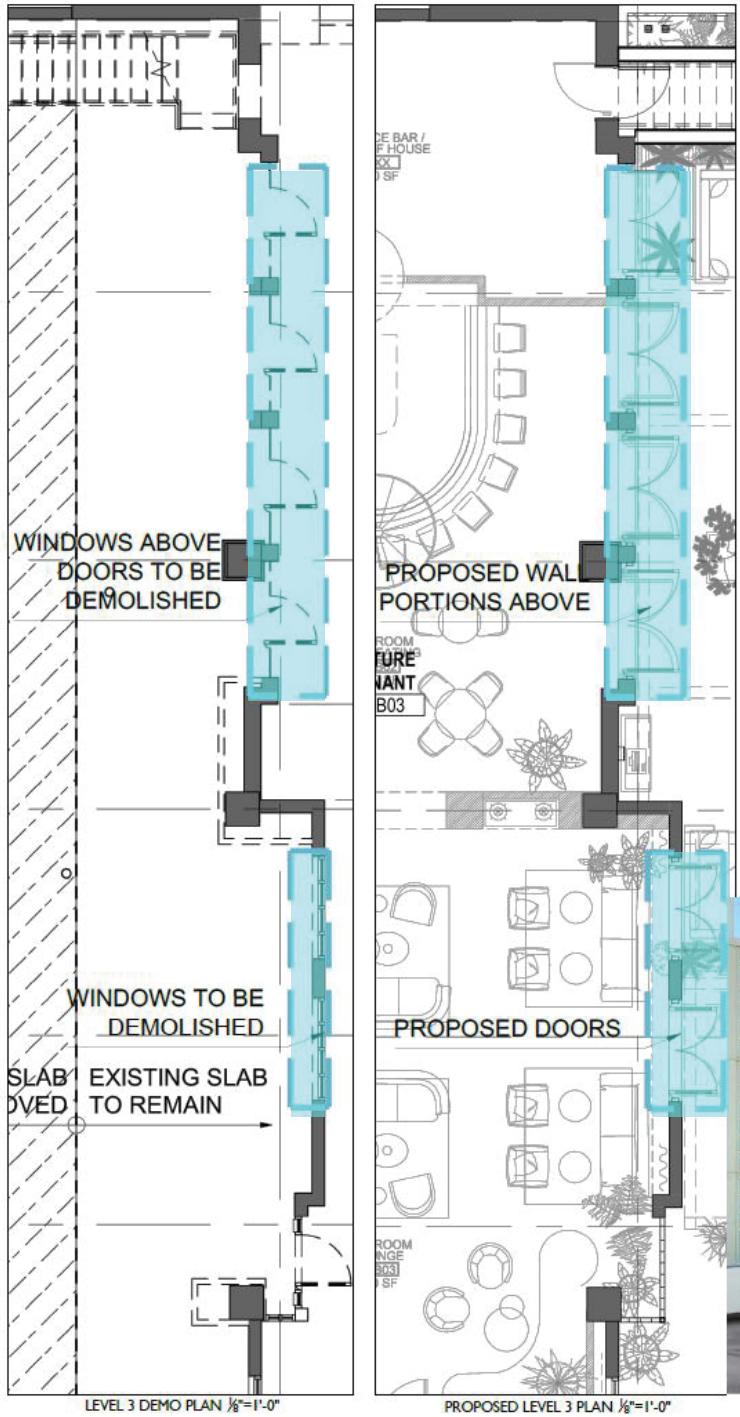
#2: 1996 OCTAGONAL TOWER MODIFICATION. Raise tower 3' in height.

#3: UPPER ROOF RAILING HEIGHT MODIFICATION. Add one course of CMU blocks and cable rail.

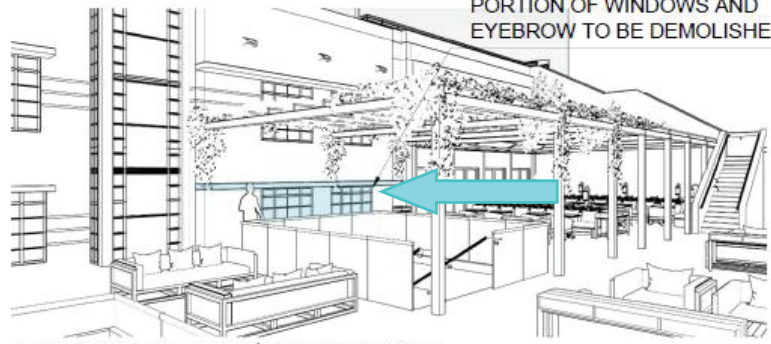
#7: SOUTH FACADE OF BANCROFT ROOF MODIFICATIONS. Proposed openings.



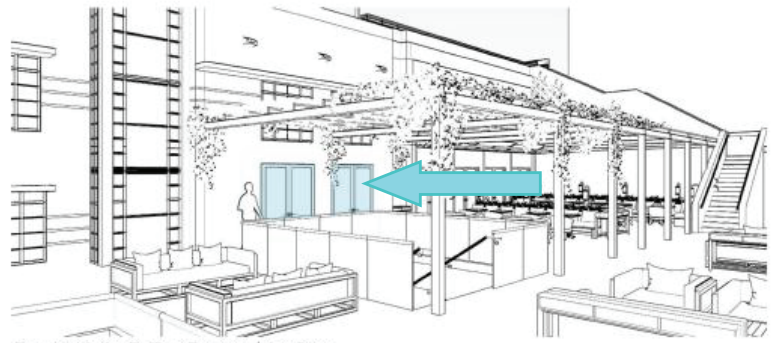
# 1. 3RD FLOOR EAST FACADE. Remove eyebrow and replace windows to doors.



PORTION OF WINDOWS AND EYEBROW TO BE DEMOLISHED

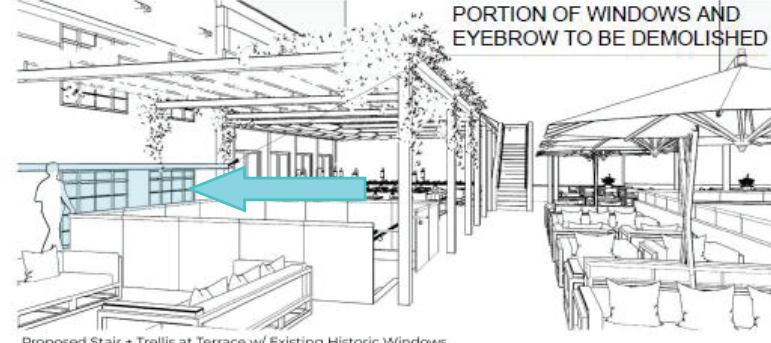


Proposed Stair + Trellis at Terrace w/ Existing Historic Windows



Proposed Stair + Trellis at Terrace w/ New Doors

PORTION OF WINDOWS AND EYEBROW TO BE DEMOLISHED



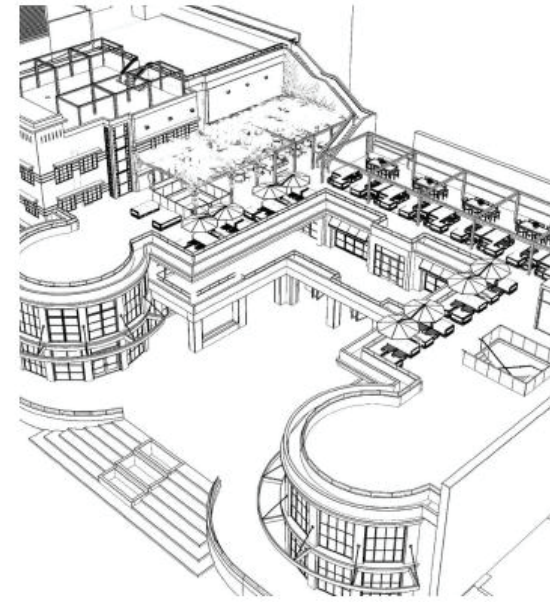
Proposed Stair + Trellis at Terrace w/ Existing Historic Windows



Proposed Stair + Trellis at Terrace w/ New Doors

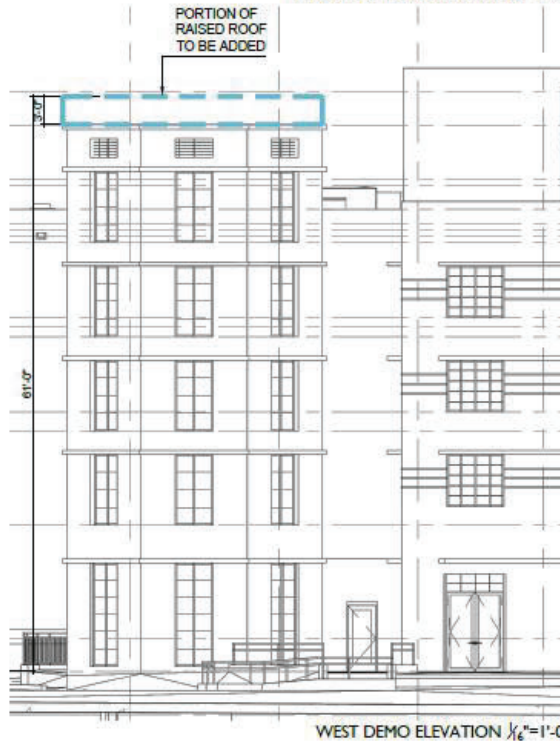
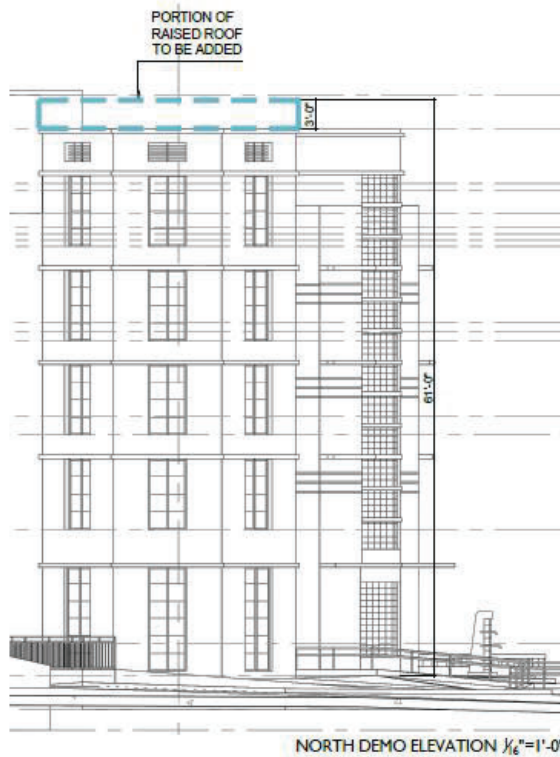
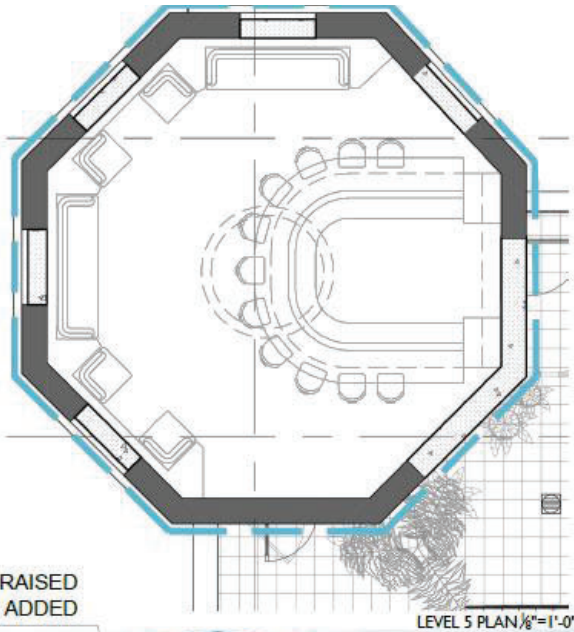


PHOTOS OF LEVEL 3 TERRACE EXISTING CONDITIONS

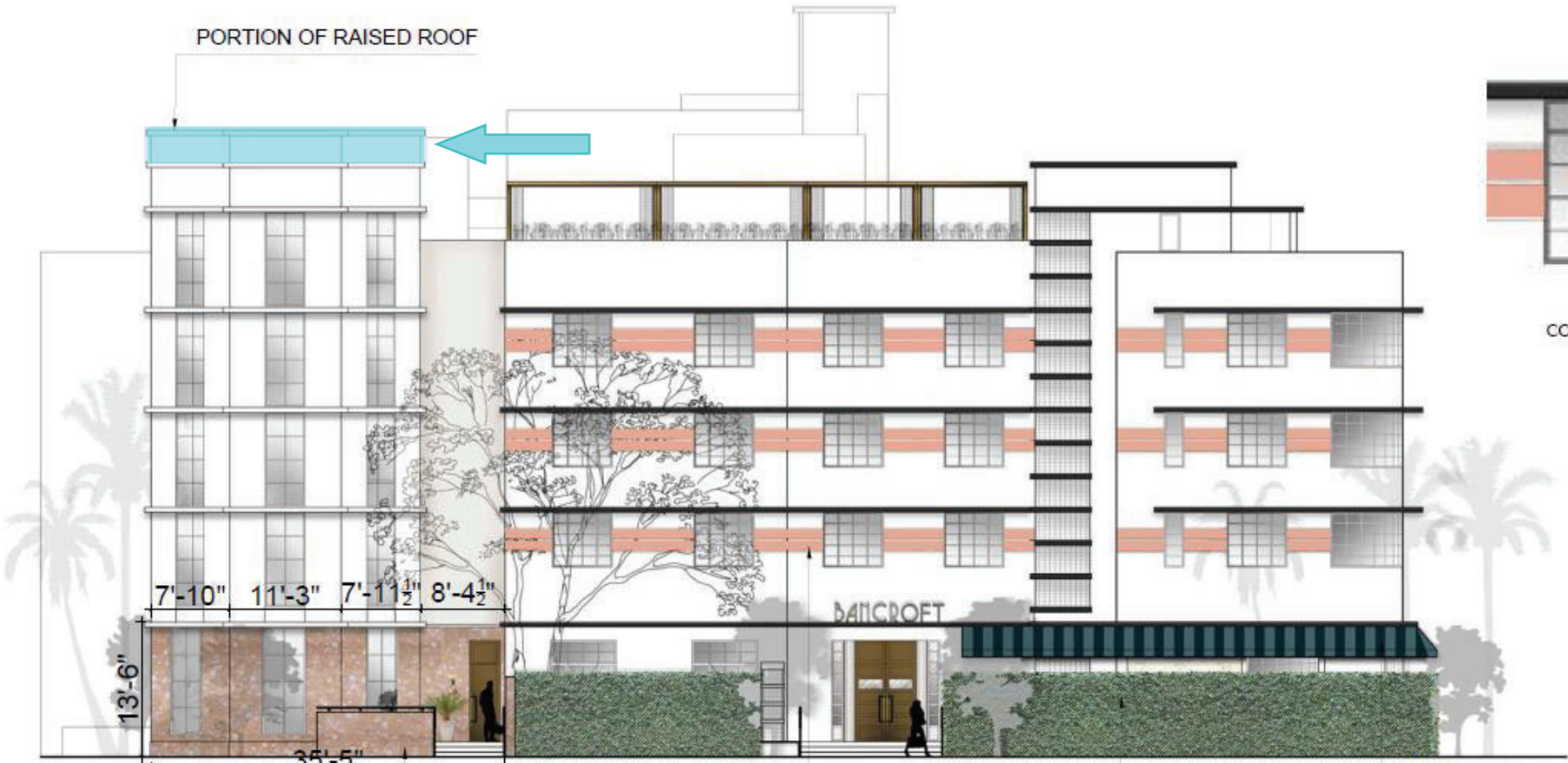


ISOMETRIC VIEW OF PROPOSED CONDITIONS FACING NW AT TERRACE AND STAIR

## 2. 1996 OCTAGONAL TOWER MODIFICATION. Raise tower 3' in height.



PORTION OF RAISED ROOF



COLOR BANDS DETAIL

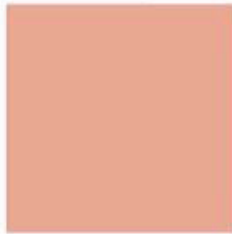
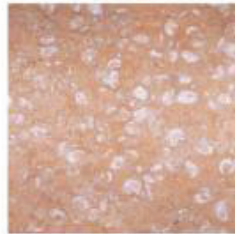
PROPOSED STONE CLADDING

PROPOSED COLOR BANDS

PROPOSED HEDGE

PROPOSED AWNING

WEST ELEVATION NTS



**PANTONE  
BLACK C**

Limestone at  
Horizontal  
Bands

**PANTONE  
487 C**

**PANTONE  
5463 C**

Anodized  
Aluminum  
Windows

"Eyebrow" Accent  
Color

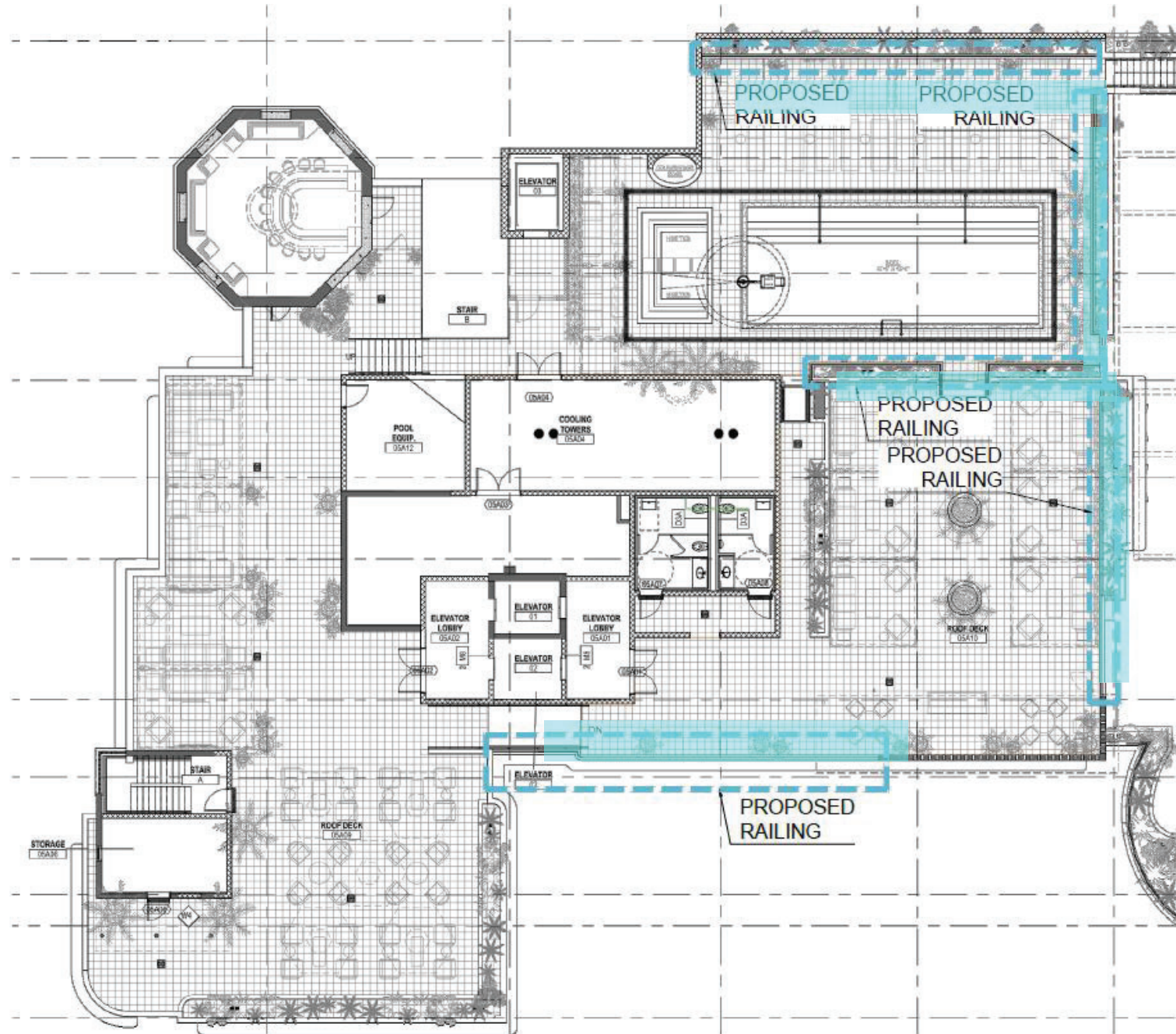
Accent Color

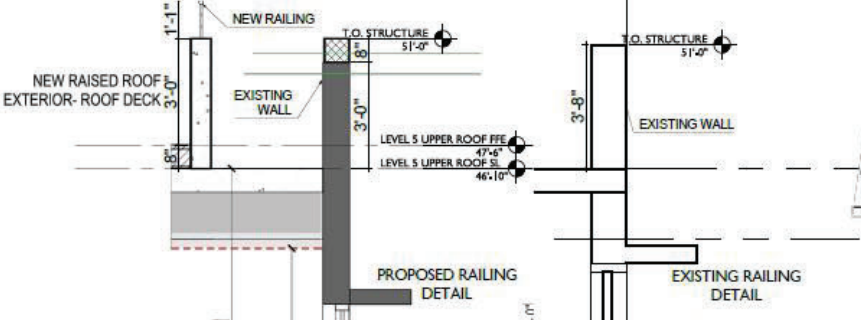
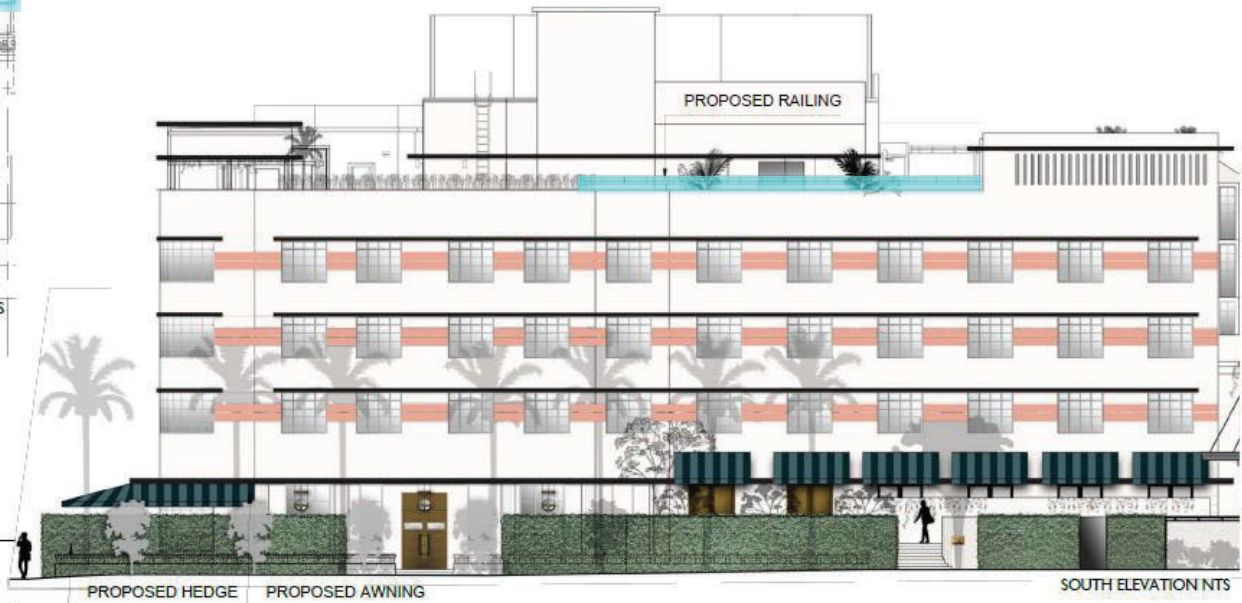
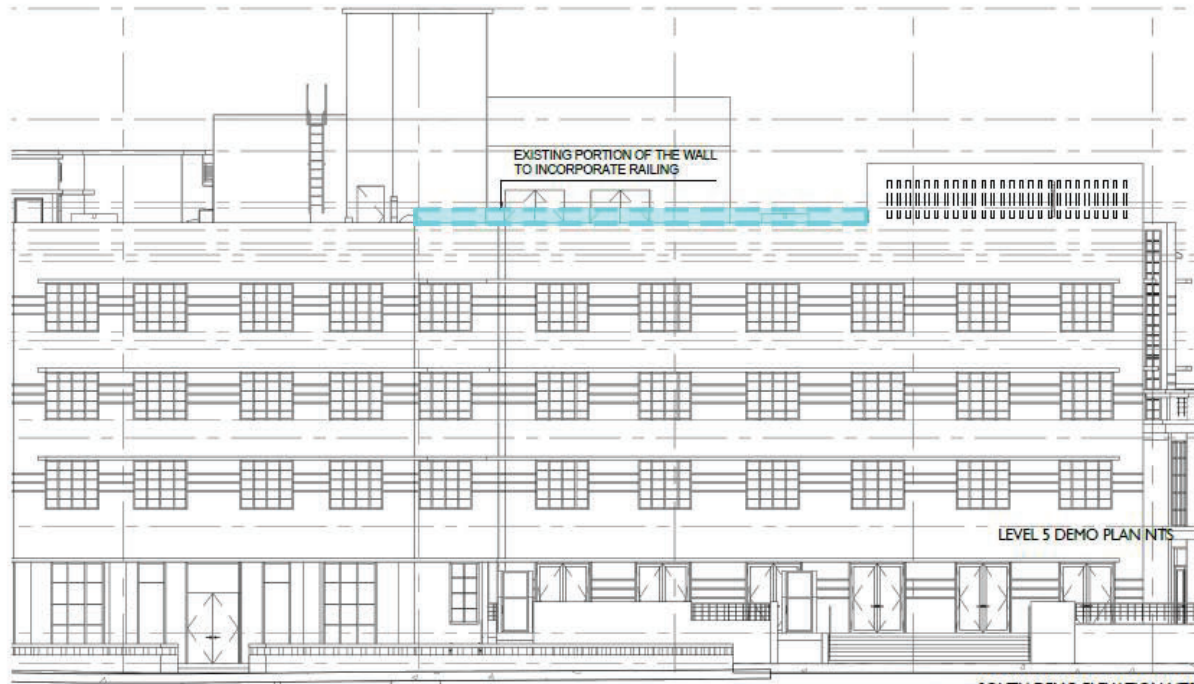
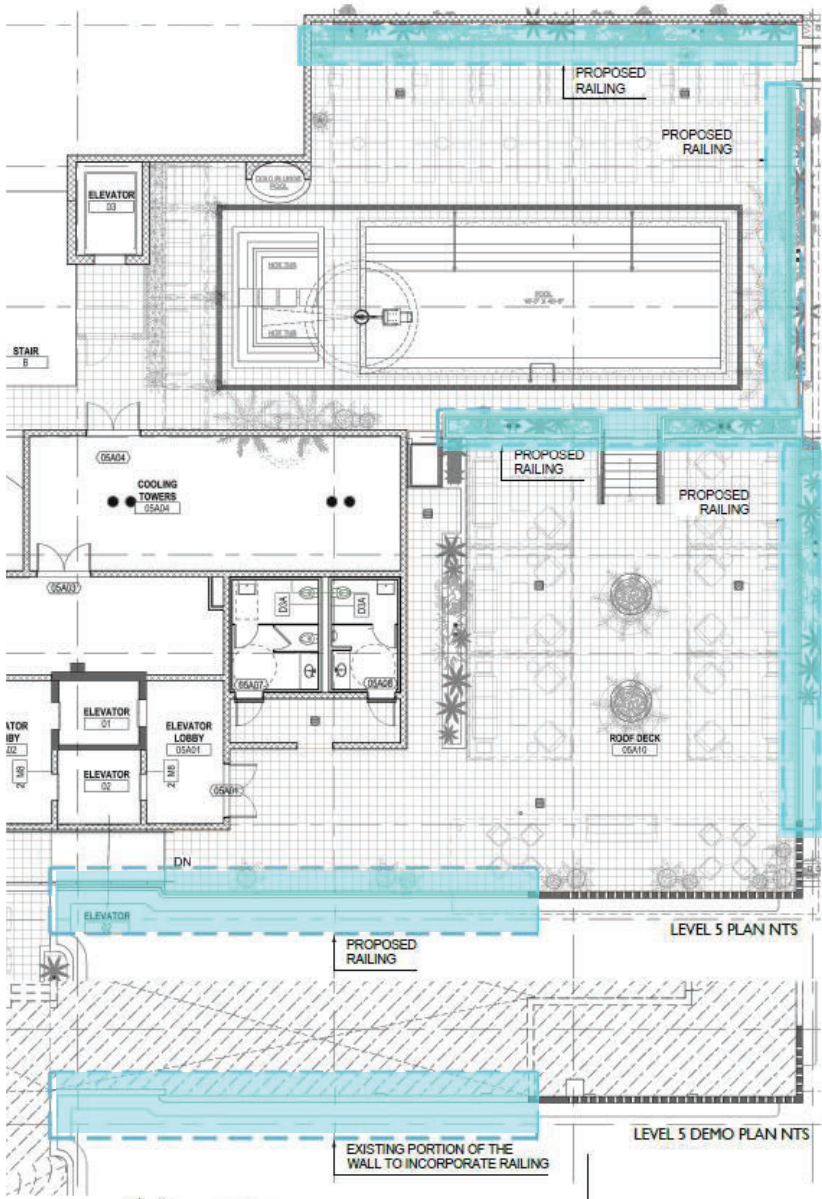
Potential Fabric  
Color at Awnings



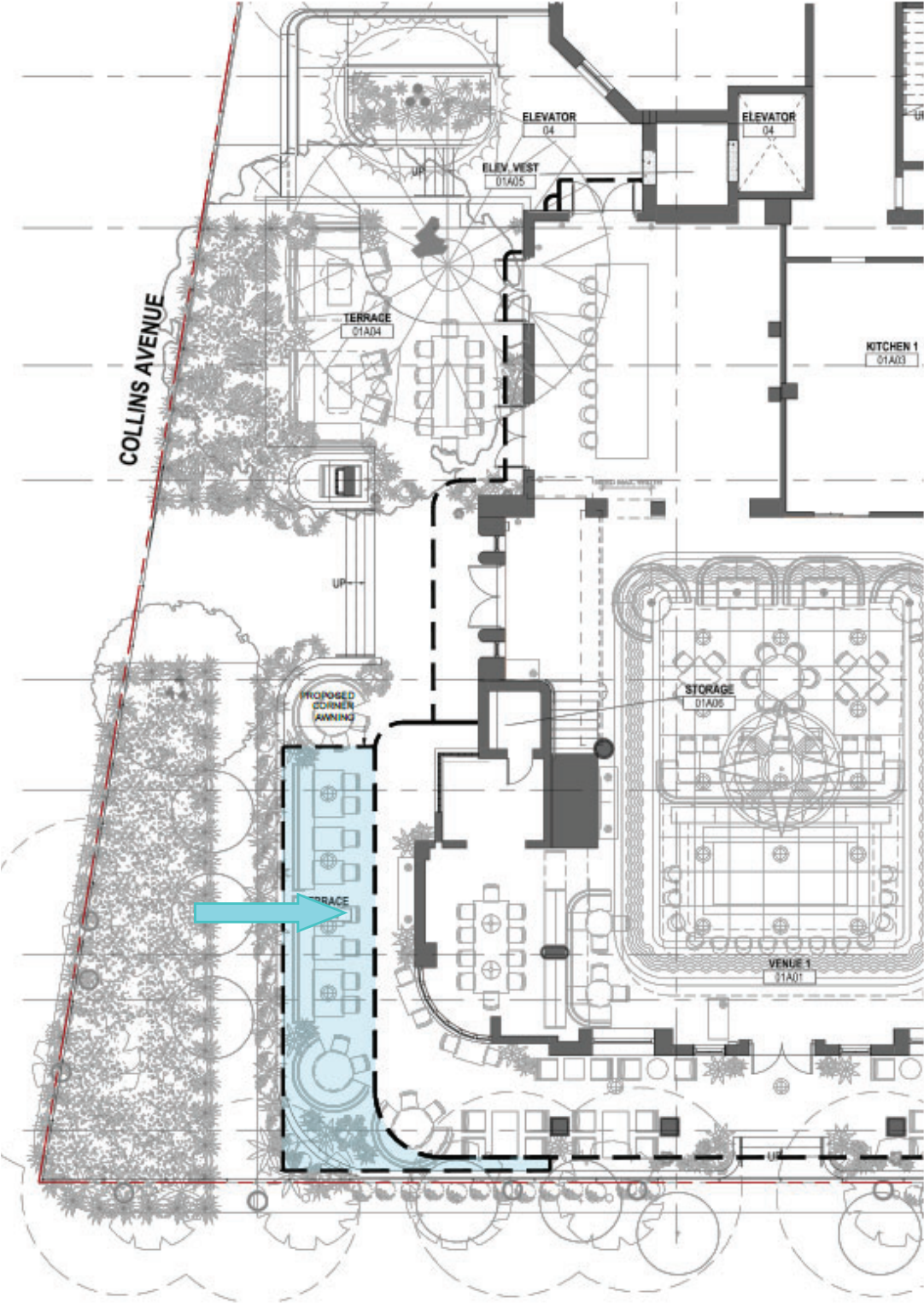
### 3. UPPER ROOF RAILING HEIGHT MODIFICATION.

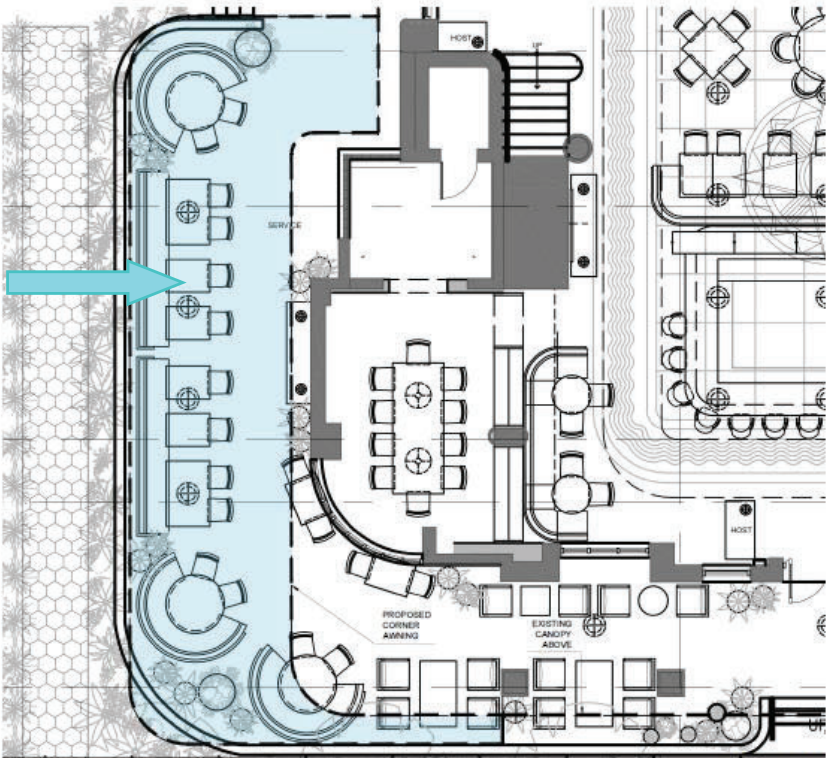
Add one course of CMU blocks and cable rail.





4. GROUND FLOOR SOUTHWEST CORNER. New awnings.





LEVEL I PLAN

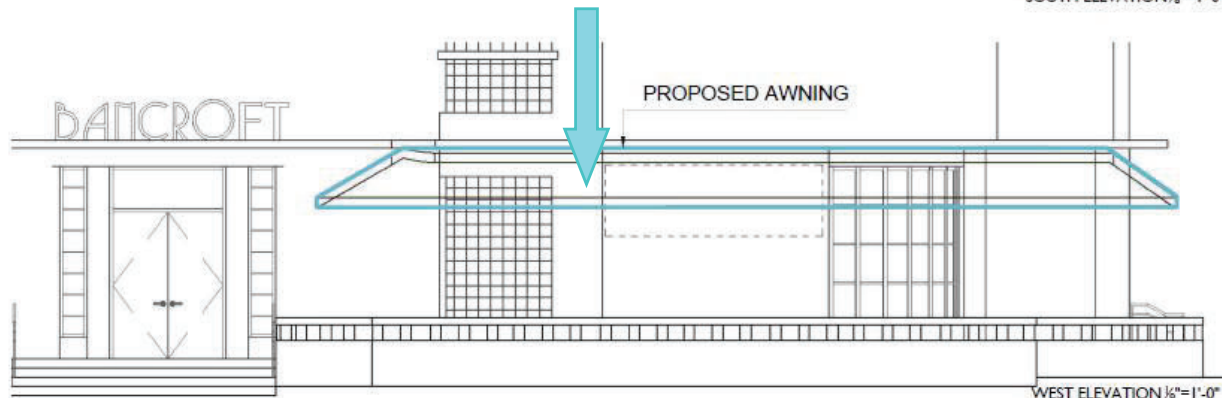


PROPOSED AWNING

PROPOSED AWNING



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



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

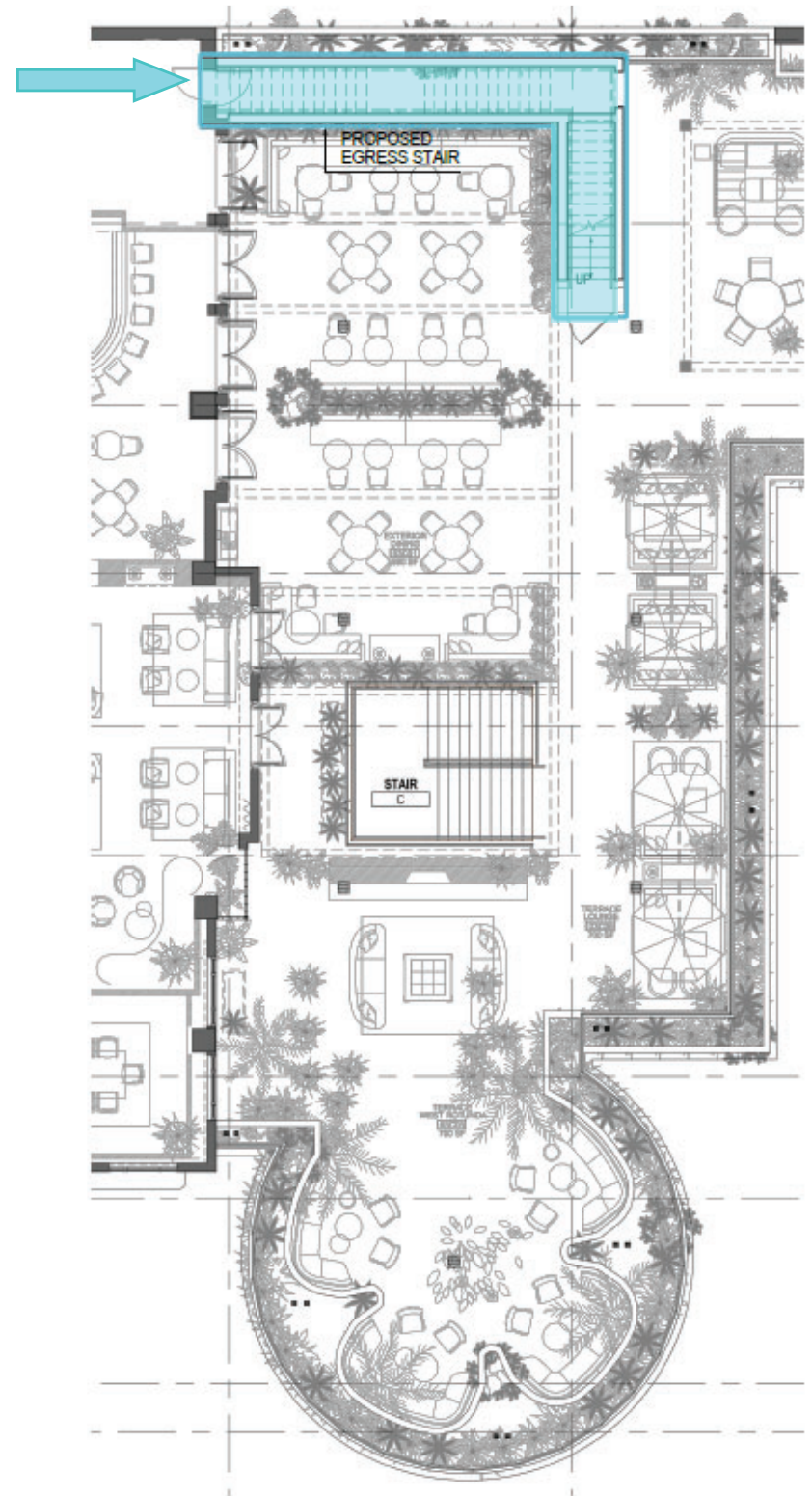
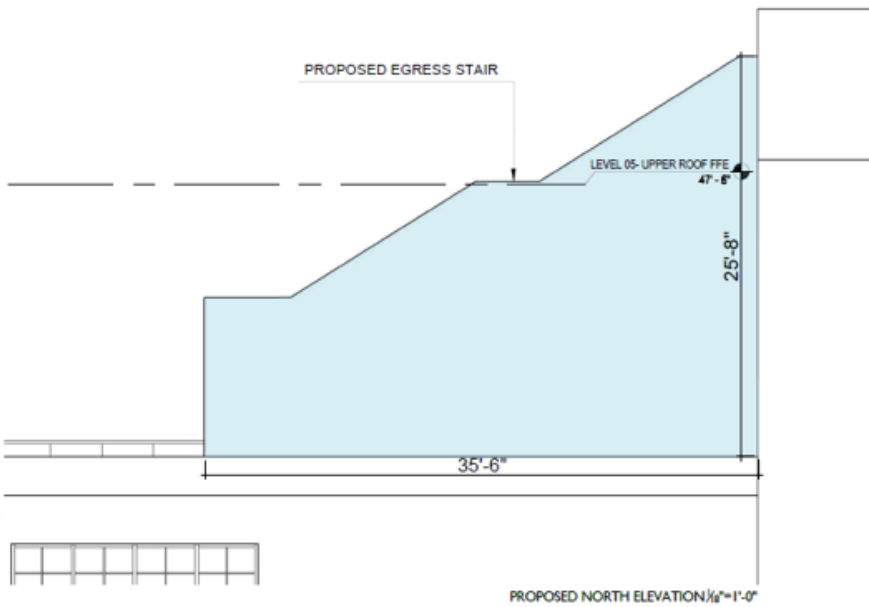
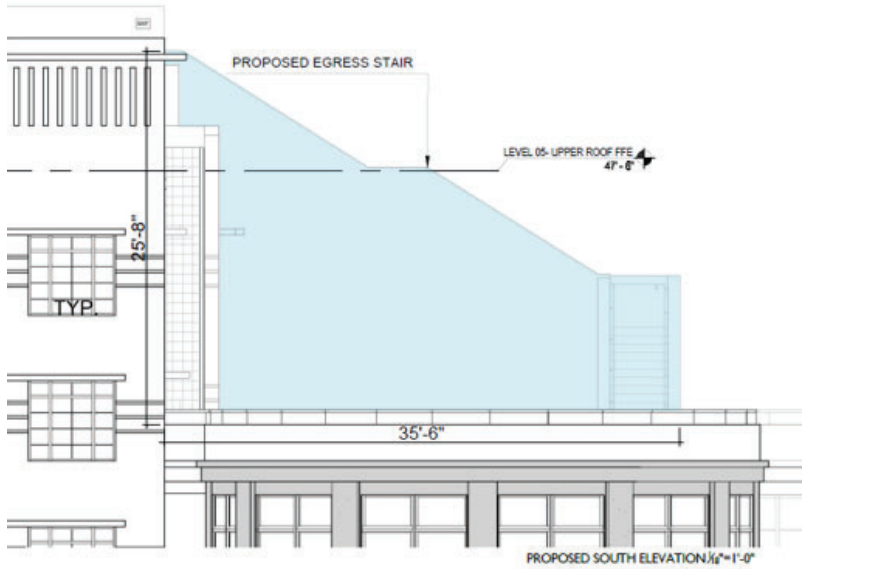


AWNING EXAMPLE. QUALITY AND MATERIALS TO BE EQUAL TO SUNBRELLA AWNINGS.



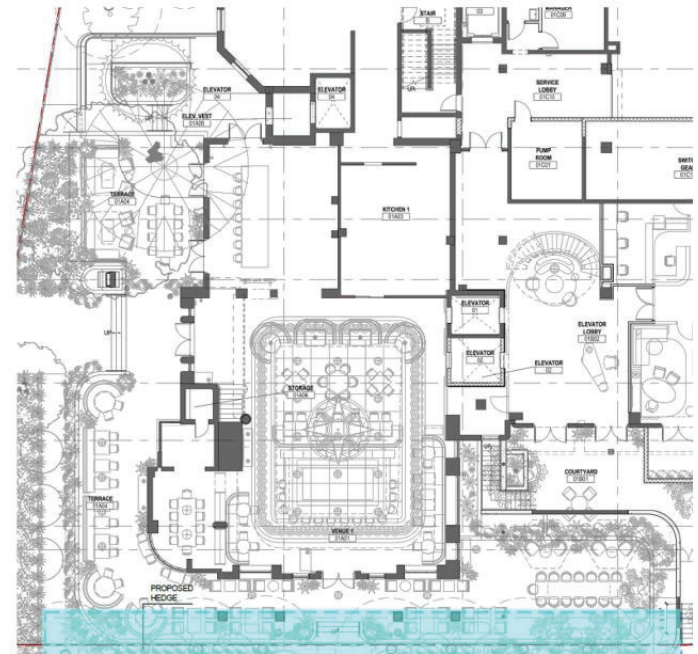
EXISTING CORNER FACADE

5. FIRE EGRESS STAIR. Addition of exterior fire stair from upper roof to lower roof.



# 6. COLLINS AVENUE FRONTAGE.

Addition of hedge.



PROPOSED HEDGE

PROPOSED HEDGE

PROPOSED HEDGE

SOUTH ELEVATION NTS



PROPOSED STONE CLADDING

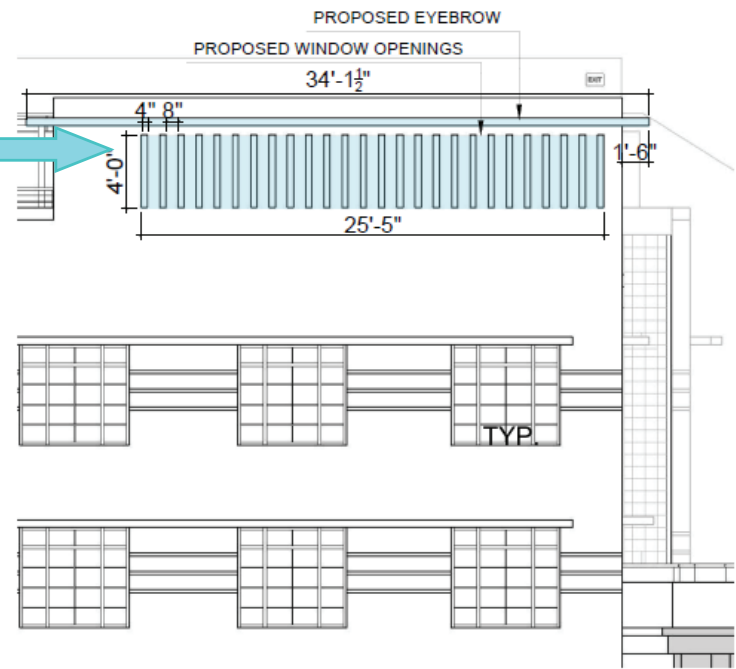
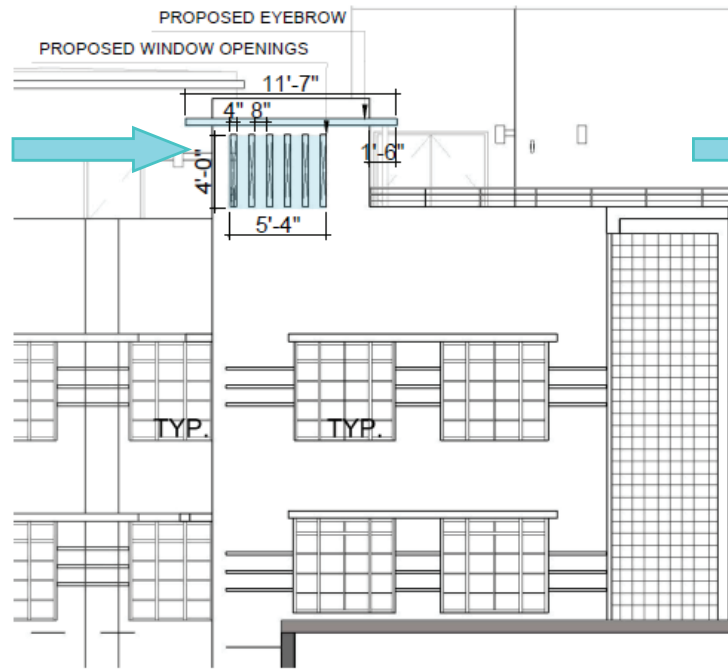
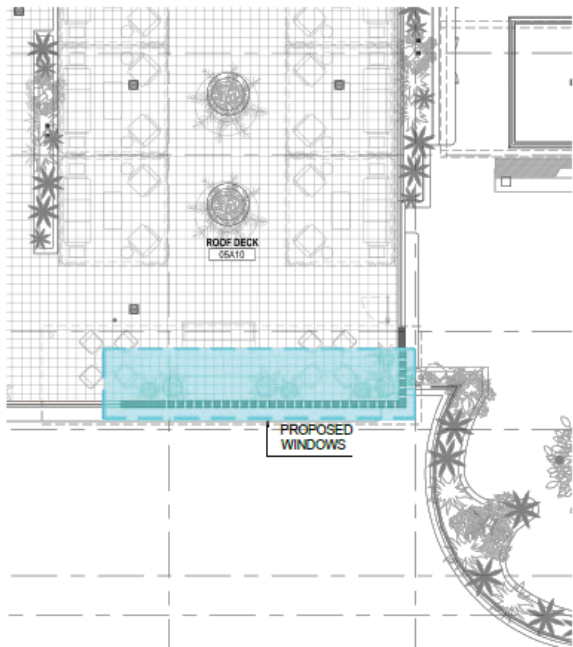
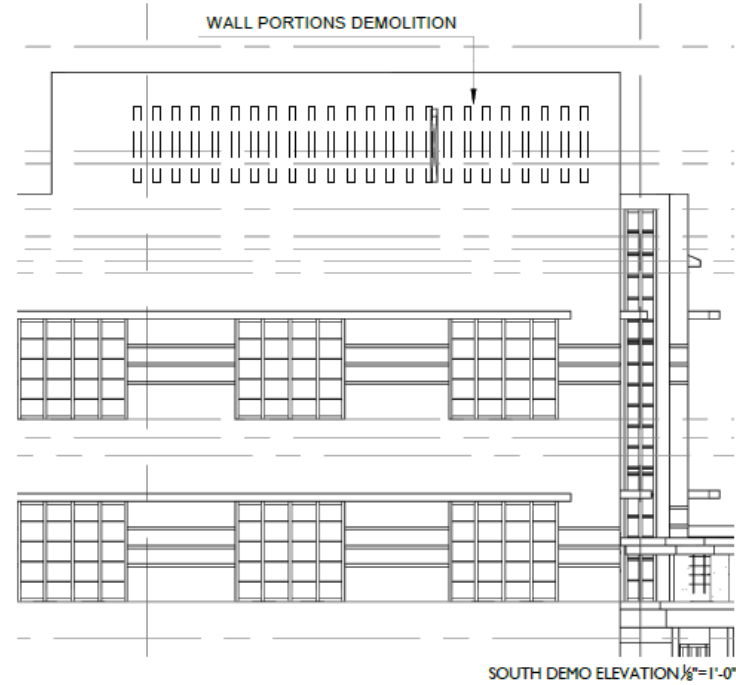
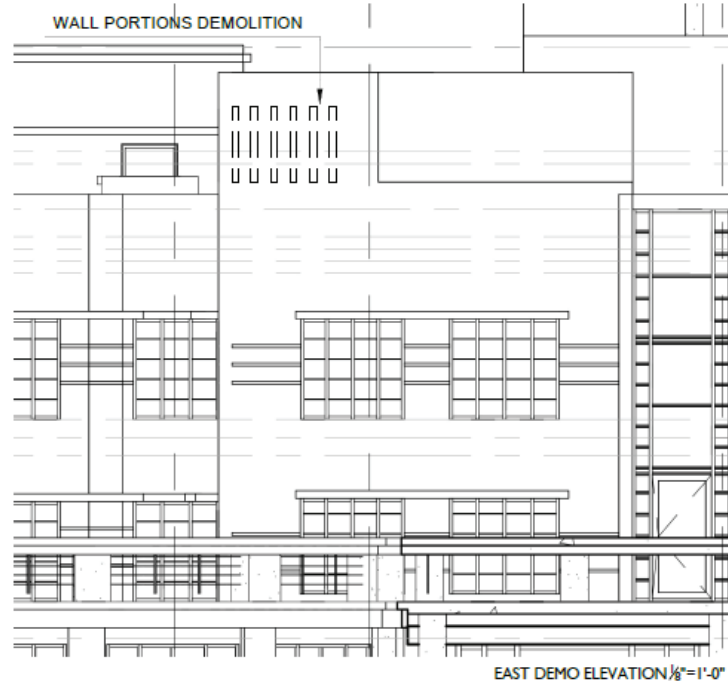
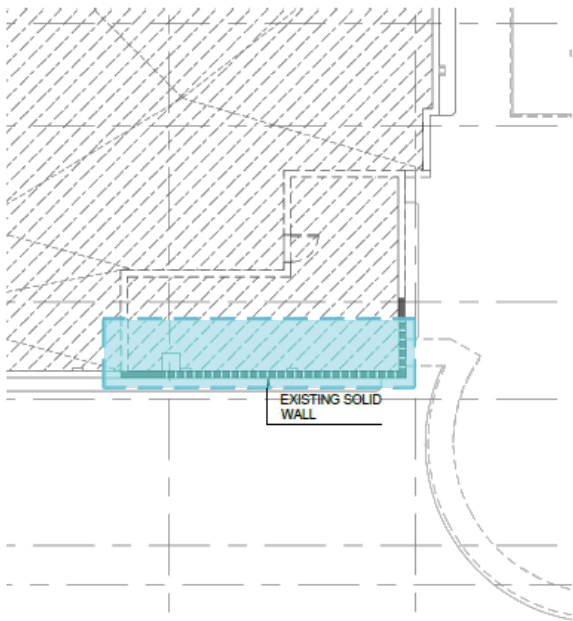
PROPOSED HEDGE

PROPOSED HEDGE

PROPOSED AWNING

WEST ELEVATION NTS

# 7. SOUTH FACADE OF BANCROFT ROOF MODIFICATIONS. Proposed openings.



LEVEL 5 ROOF DECK PROPOSED FLOOR PLAN 1/8"=1'-0"

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

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



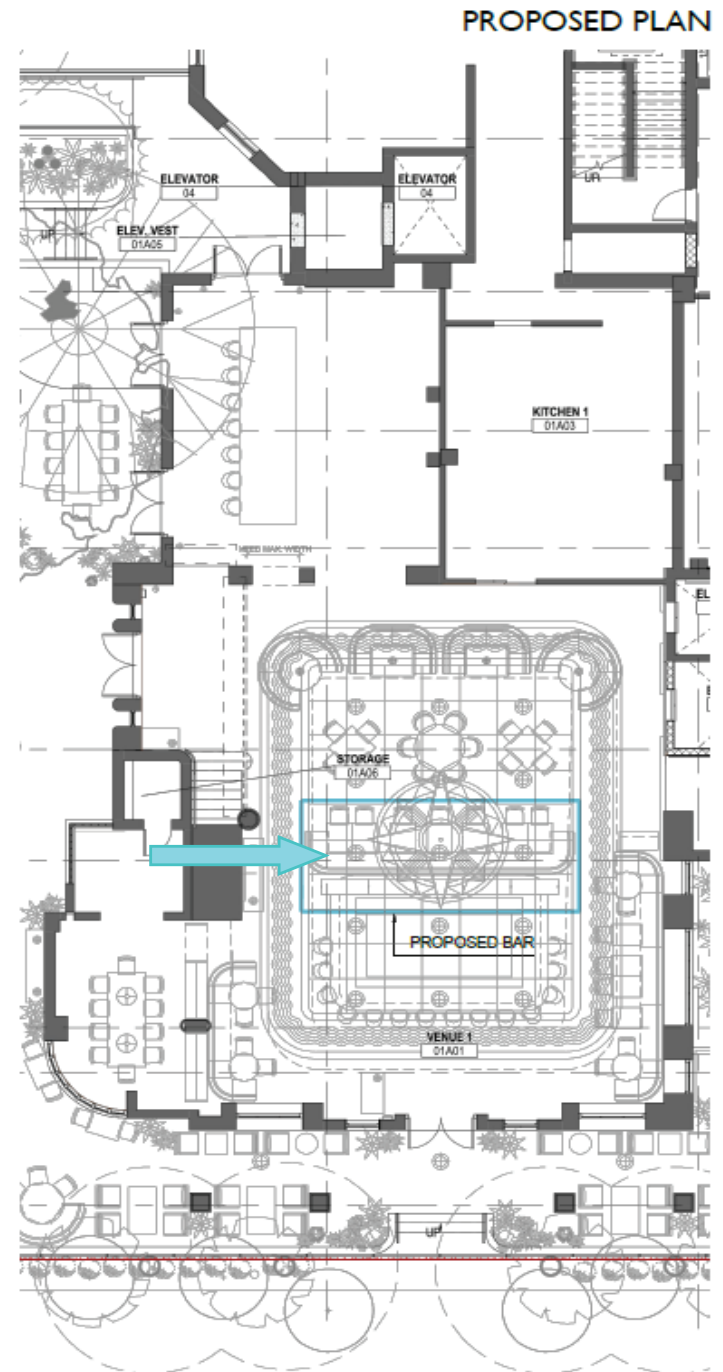
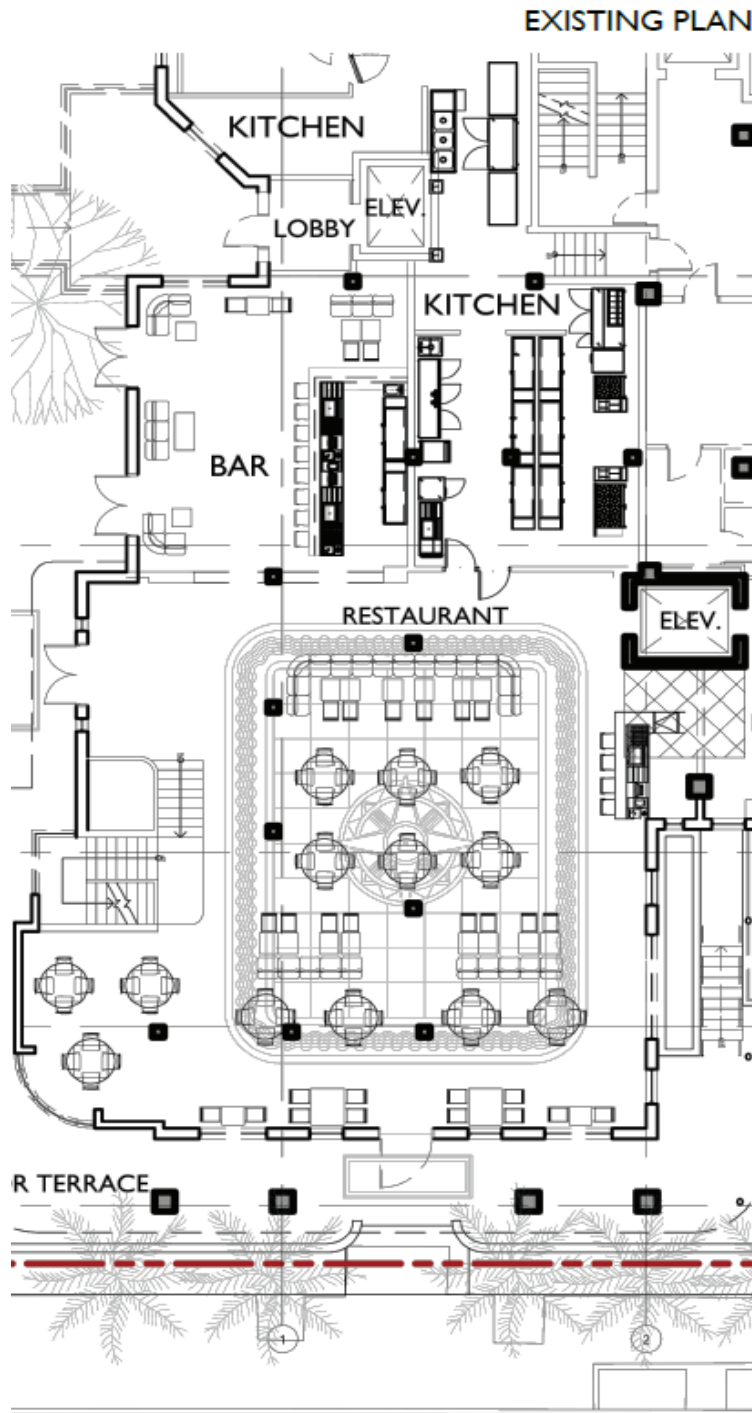
PHOTO OF EXISTING FACADE PORTION

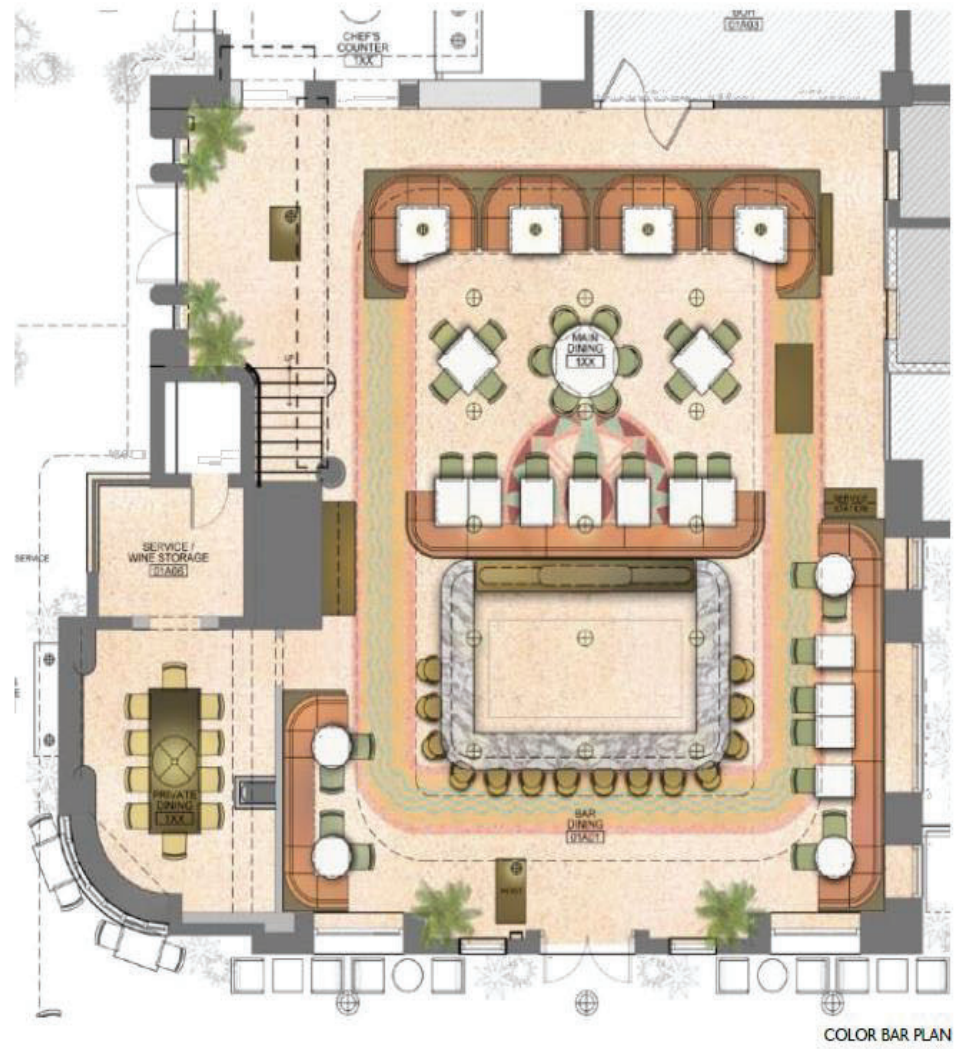
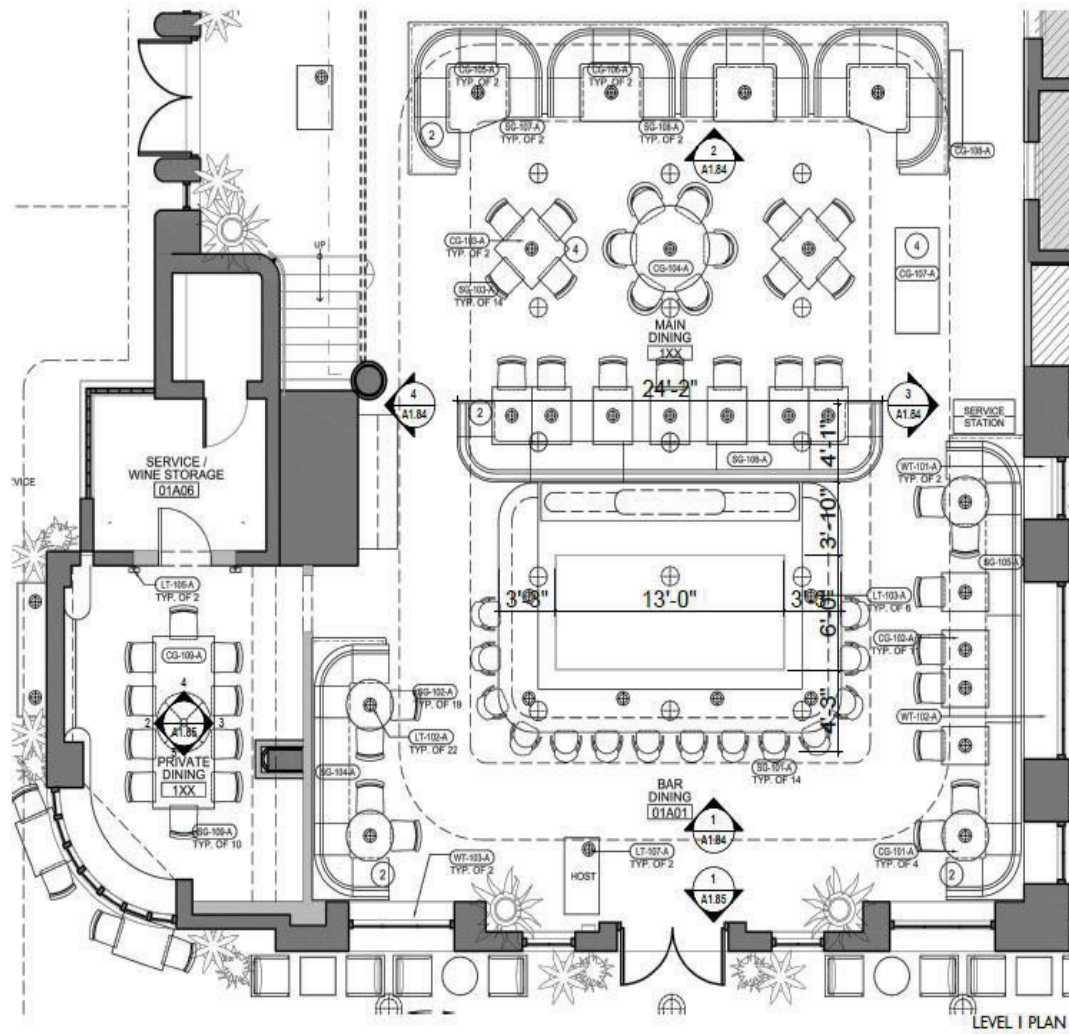


EXTERIOR VIEW FROM 15TH STREET



# 8. HISTORIC LOBBY. Addition of bar.

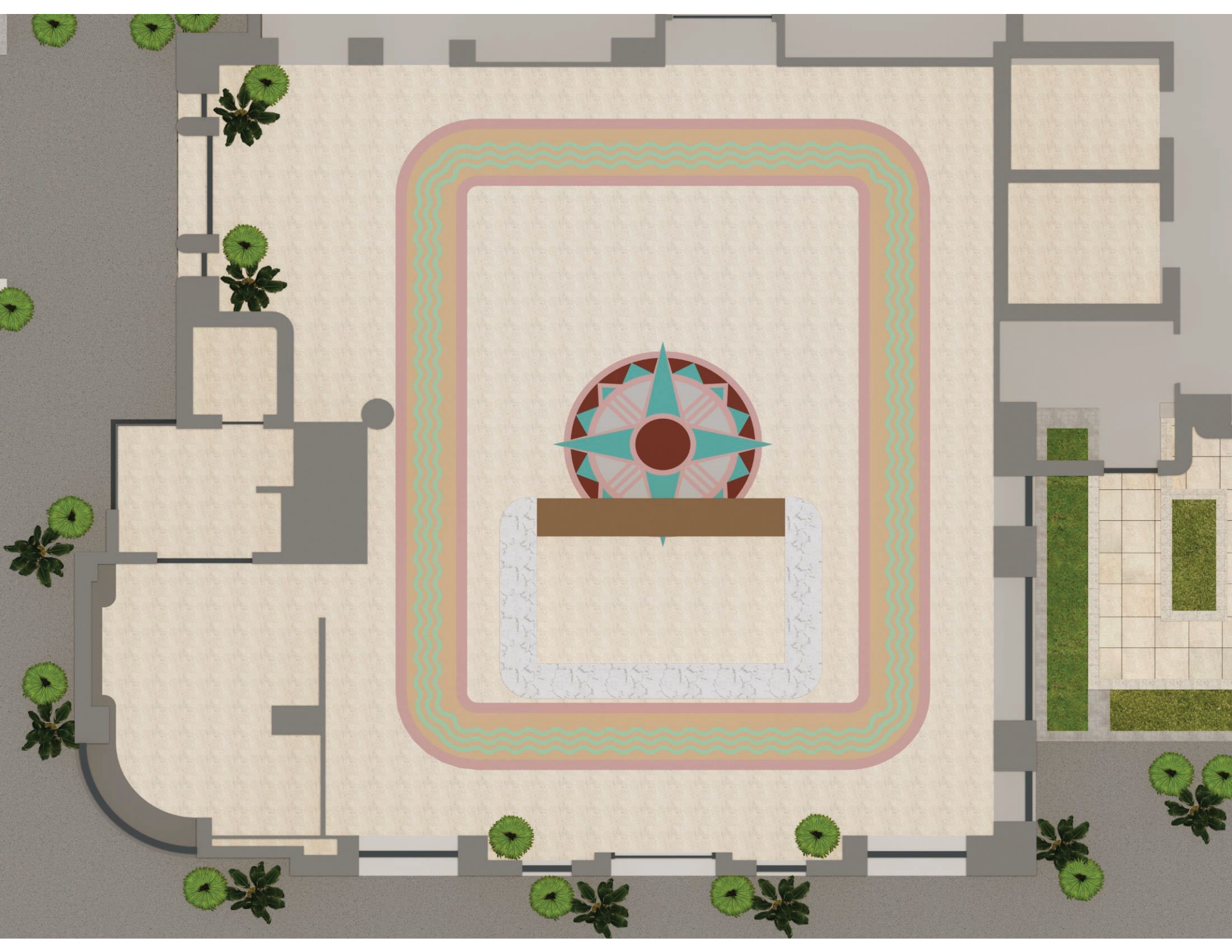




1 ELEVATION FACING NORTH AT ENTRY  
SCALE 3/8" = 1'-0"



4 ELEVATION FACING WEST AT MAIN DINING  
SCALE 3/8" = 1'-0"

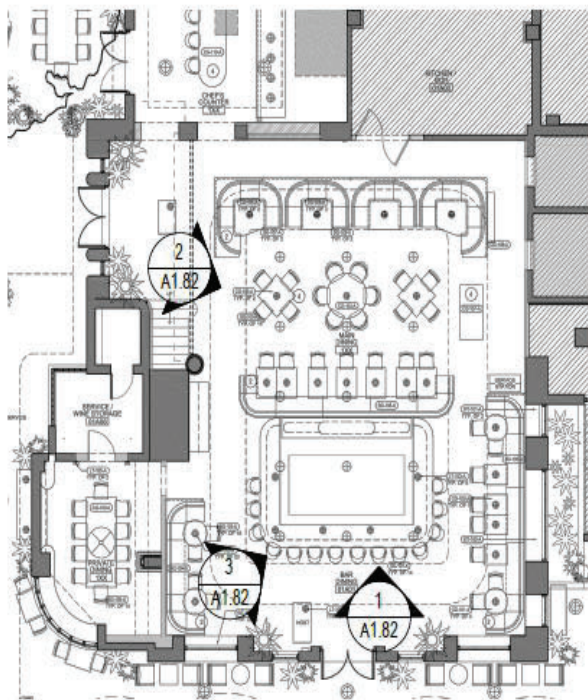




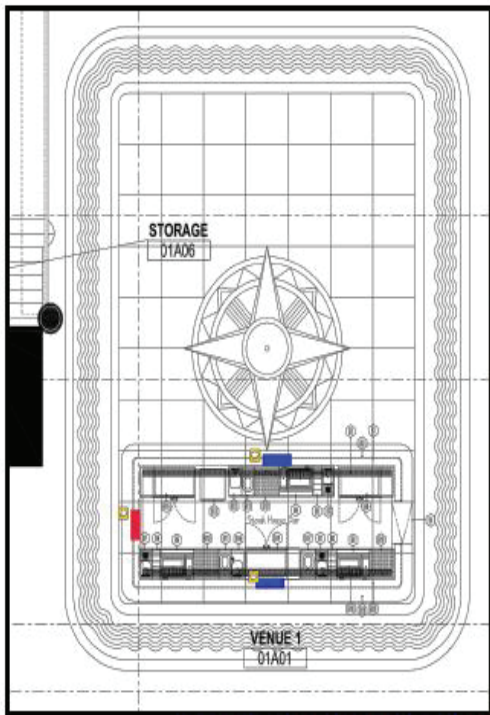
1. VIEW TOWARDS THE MAIN BAR



2. VIEW TOWARDS THE MAIN SEATING



3. CORNER VIEW TOWARDS THE MAIN BAR



BAR EQUIPMENT- POTENTIAL LOCATIONS OF SANIFLOW SYSTEM TO AVOID PENETRATING EXISTING FLOOR

## TECHNICAL SPECIFICATIONS

### CONNECTIONS



TOILET SINK



SHOWER

### APPLICATION



RESIDENTIAL



### PUMPING DISTANCE

15 Ft



150 Ft

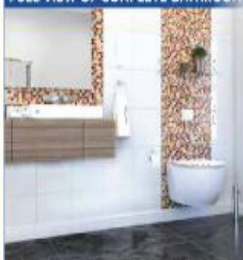
2+1

YEAR

LIMITED WARRANTY

## Sanipack® Macerator

### FULL VIEW OF COMPLETE BATHROOM



Example of installation. Follow local plumbing codes for actual install.

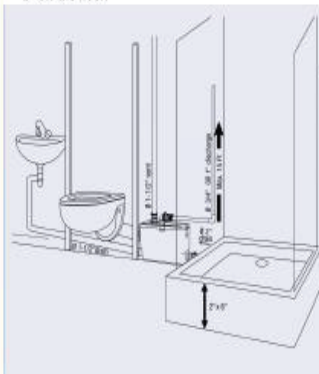
### CLOSE-UP VIEW OF PRODUCT



Example of installation. Follow local plumbing codes for actual install.

The Sanipack is a 1/2 HP pump system used to install a complete bathroom up to 15 feet below the sewer line, or even up to 150 feet away from a soil stack. It incorporates a macerating system which can handle human waste and toilet paper in residential applications. The blade is made out of a hardened stainless steel material which eliminates the need for any service or replacement.

- Discharges the waste through a 3/4" or 1" rigid pipe. A non-return valve is included on the discharge elbow assembly provided with the system. This elbow can be rotated 360 degrees depending on the discharge installation.
- Has been designed with a 1-1/2" vent connection on the top of the lid. All plumbing codes require connection to a vent system. Please note that the vent system should be a two-way air vent as air needs to freely flow both ways. Note: The use of mechanical vents, air admittance valves or similar devices is not permitted.
- This pump is designed to be connected to any wall-hung toilet (not supplied by Saniflo). Note that there should be a minimum 1/4" per foot gravity fall on the waste pipe coming from the toilet into the pump.
- Will also discharge gray water from any sink, shower or urinal. The wastewater will drain into the system via two 1-1/2" inlets with built-in check valves on either side of the housing. Note that when adding a shower, the base should be raised up by a minimum of 6" off the floor.



### USE ANY WALL-HUNG TOILET TO COMPLETE YOUR BATHROOM INSTALLATION

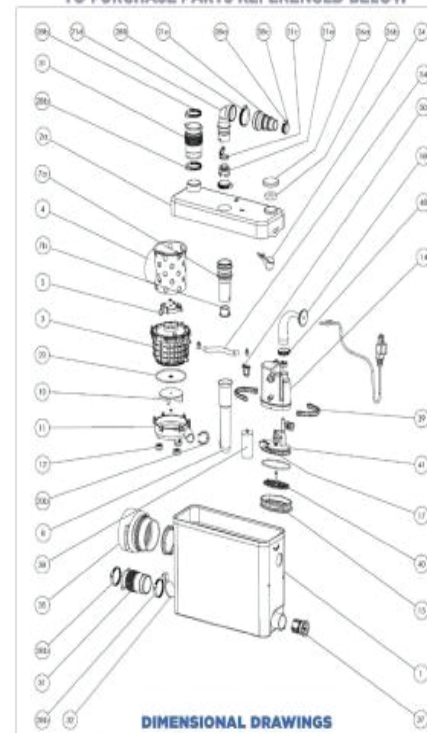
There are no limitations when it comes to designing your bathroom around the Sanipack (011) system as you can select any wall-hung toilet of your choice. Mix and match your fixtures (shower, sink) from other brands to complete your installation. The macerating system is easy to conceal as it can be installed behind or even in-between walls. This type of installation gives you the clean look of a European bathroom.

Sanipack • PART N° 011

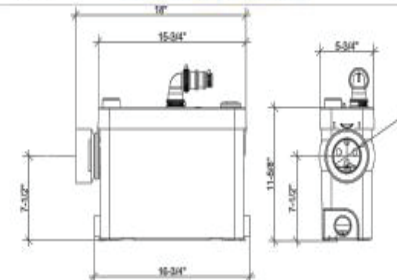


## TECHNICAL SPECIFICATIONS

PLEASE CALL US TOLL-FREE AT  
800-571-8191 (US) / 800-363-5874 (CDN)  
TO PURCHASE PARTS REFERENCED BELOW



### DIMENSIONAL DRAWINGS



Choose any wall-hung toilet, shower or sink and enjoy your dream bathroom.

### TECHNICAL SPECIFICATIONS

#### Pump type:

Macerator

#### Electrical:

110 V - 60 Hz / 4.5 Amps (Max)

#### Motor:

0.5 HP oil-filled thermally protected motor

#### Capacitor ratings:

45 microfarad

#### Operating Temperature:

104°F (10°F Max.)

#### Power cord length:

48 inches

#### Noise level:

≤ 53 dBA (Ld) (measured at 3 ft.)

#### Discharge pipe diameter:

3/4" or 1"

#### Discharge rate at 15 ft:

17 GPM

#### Discharge rate at 3 ft:

27 GPM

#### Shut-off head:

30 ft.

#### Normal running time:

Depends on toilet system

#### Capacity:

3.5 gallons / 13.2 liters

#### Inlets:

1-1/2" (sides), 1-1/2" vent (top)

#### Method of activation:

Membrane/microswitch

#### Shower/bathtub base height:

6" min

#### Weight:

17 lbs / 7.7 kg

#### Certifying agencies:

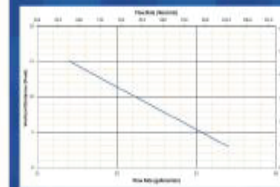
CSA (IPC, NSPC), IAPMO (UPC)

#### Recommended accessories:

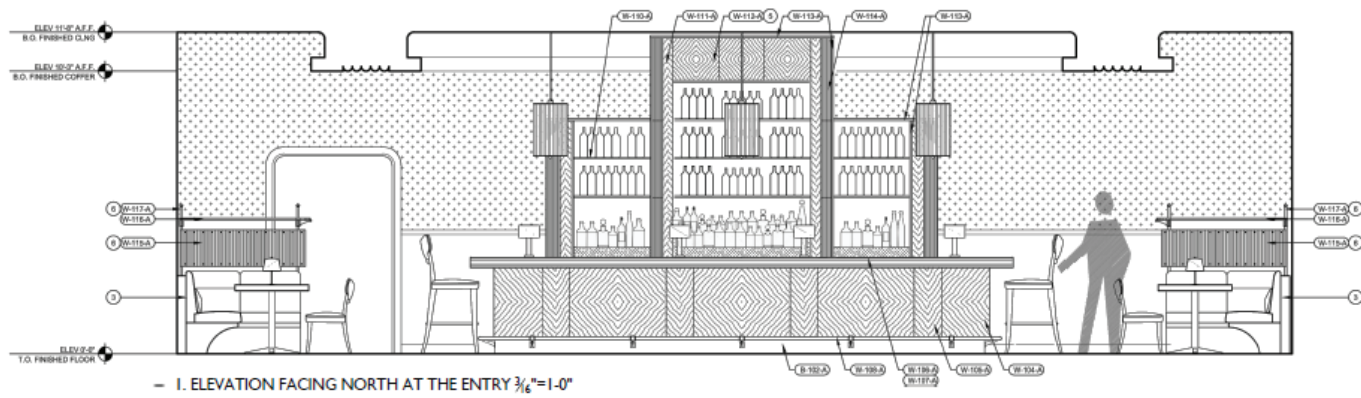
Descaler, Sanialarm

#### Connections:

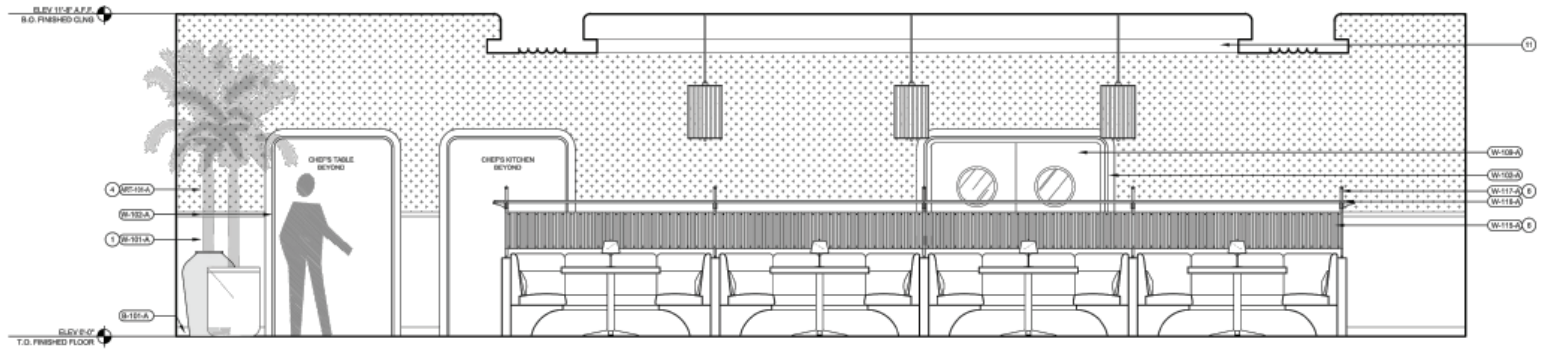
Wall hung toilet, sink, shower



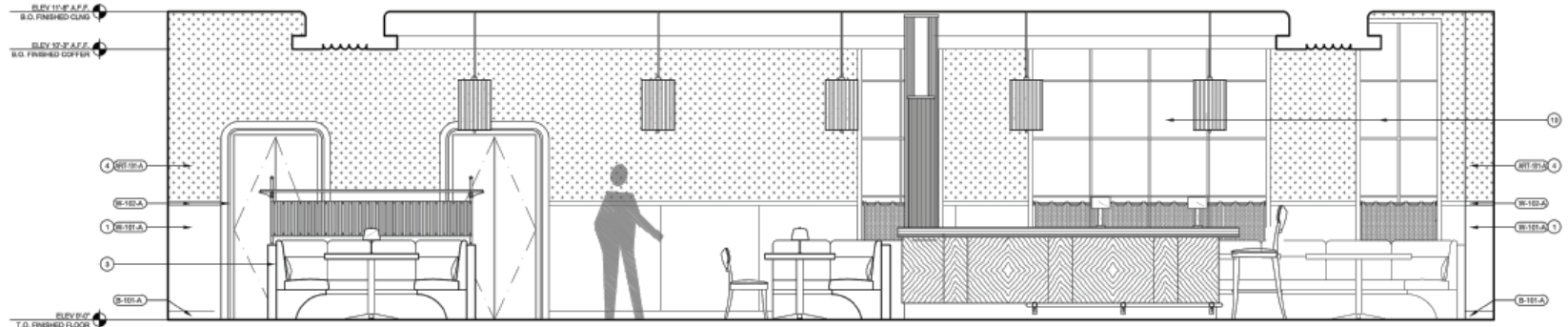
PROPOSED PLUMBING EQUIPMENT TO AVOID PENETRATING EXISTING FLOOR TO BE USED AT BAR



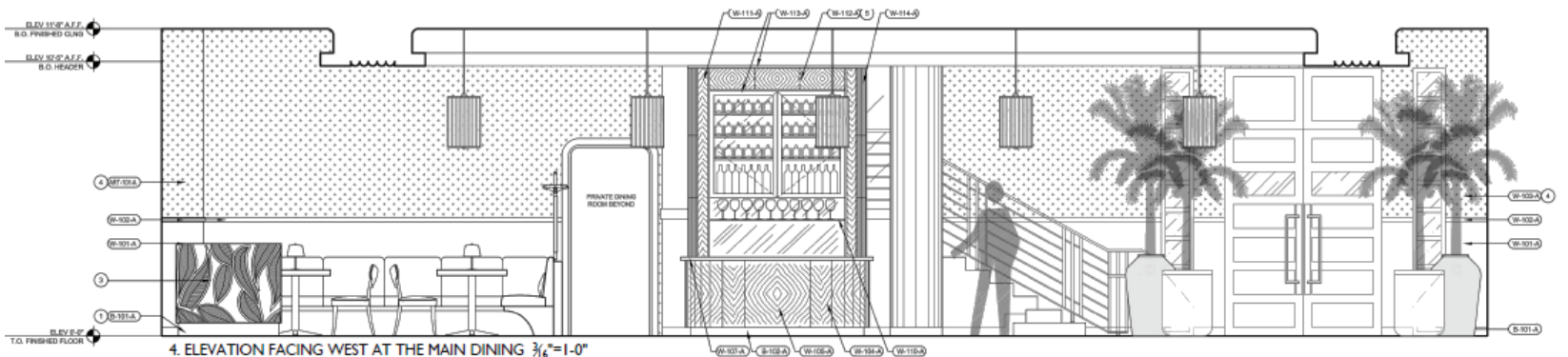
1. ELEVATION FACING NORTH AT THE ENTRY  $\frac{3}{16}"=1'-0"$



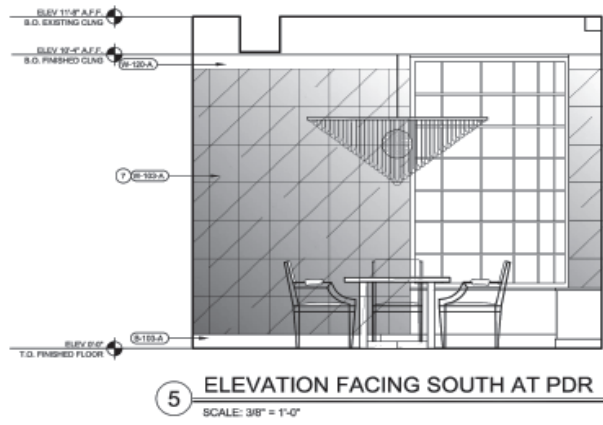
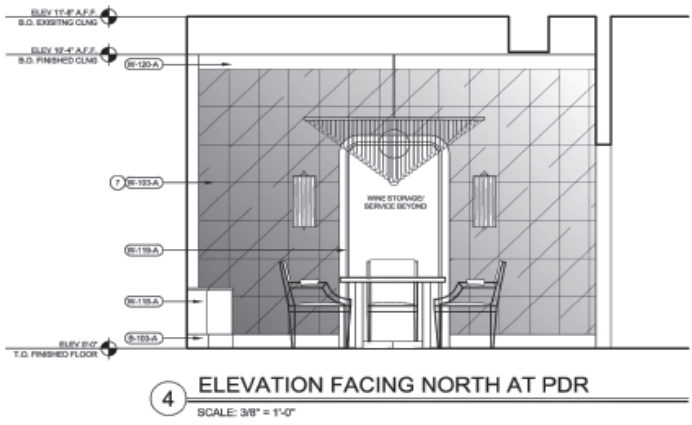
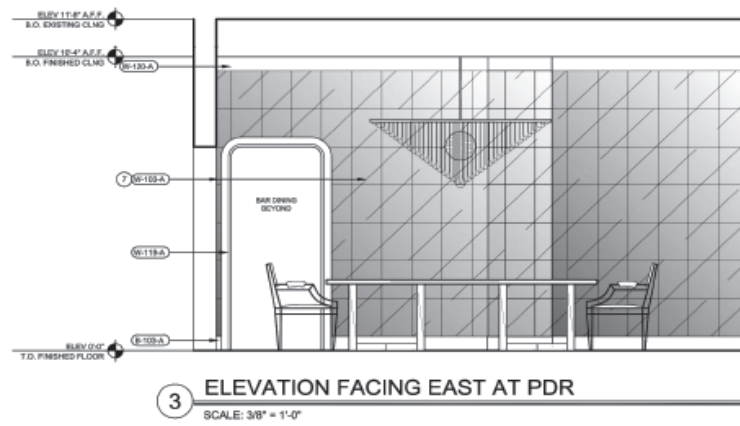
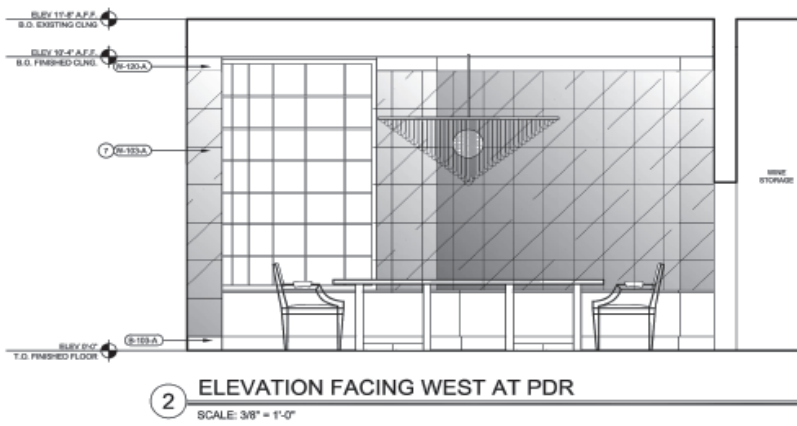
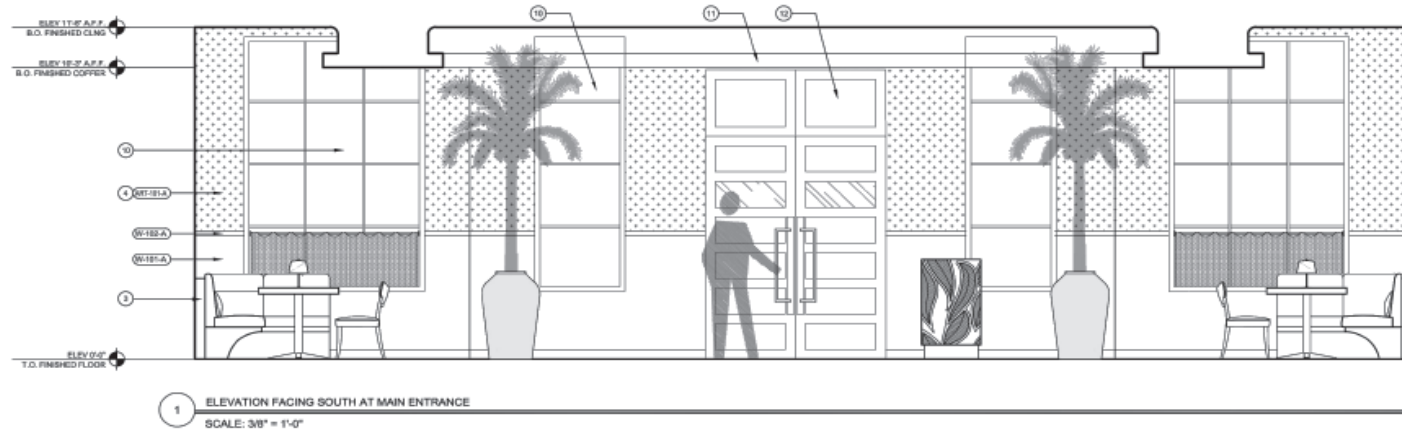
2. ELEVATION FACING NORTH AT THE MAIN DINING  $\frac{3}{16}"=1'-0"$

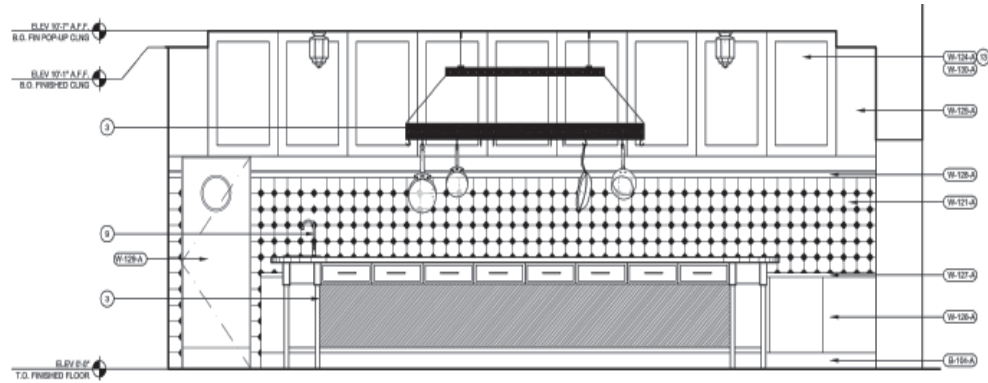


3. ELEVATION FACING EAST AT THE MAIN DINING  $\frac{3}{16}"=1'-0"$



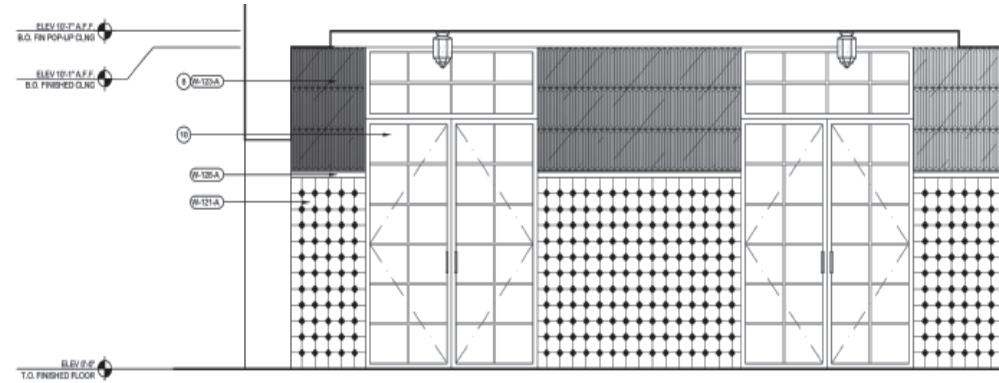
4. ELEVATION FACING WEST AT THE MAIN DINING  $\frac{3}{16}"=1'-0"$





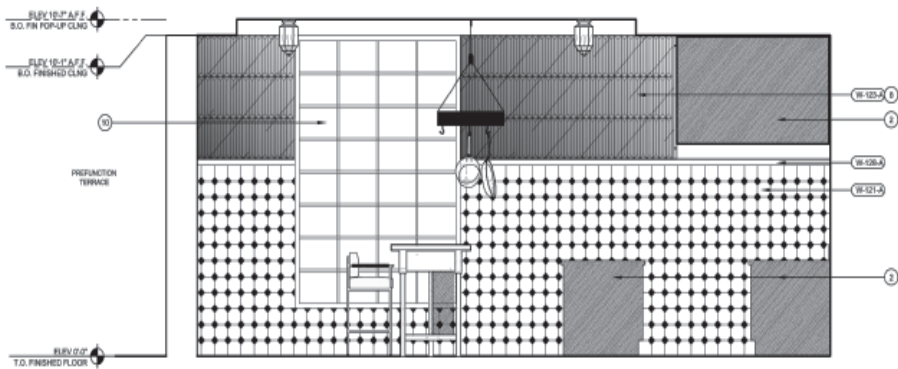
1 ELEVATION FACING EAST AT CHEF'S TABLE

SCALE: 3/8" = 1'-0"



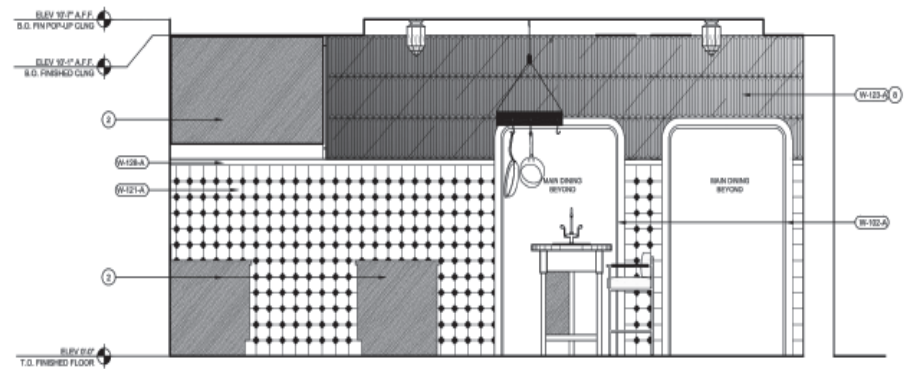
2 ELEVATION FACING WEST AT CHEF'S COUNTER

SCALE: 3/8" = 1'-0"



3 ELEVATION FACING NORTH AT CHEF'S COUNTER

SCALE: 3/8" = 1'-0"

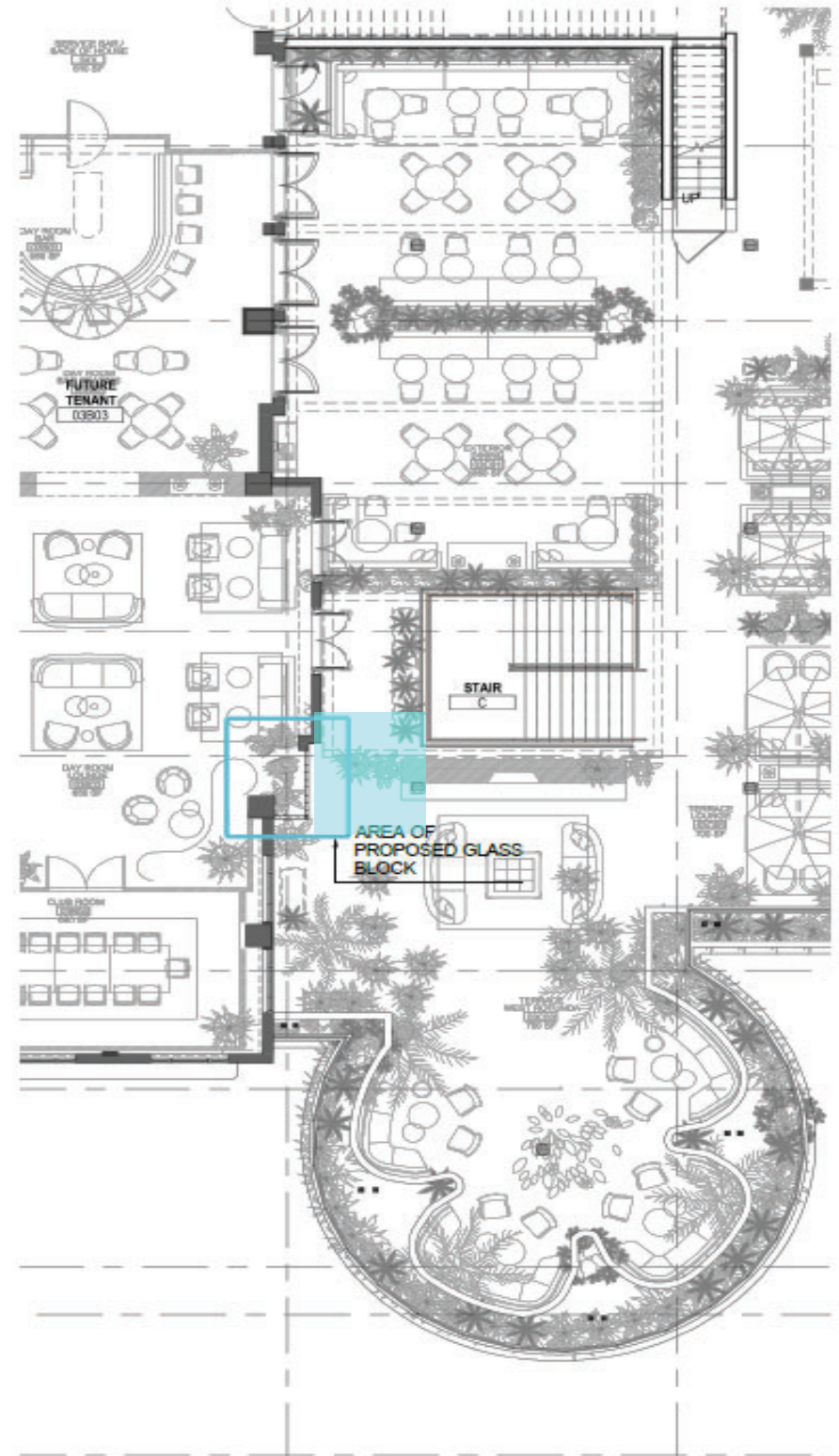


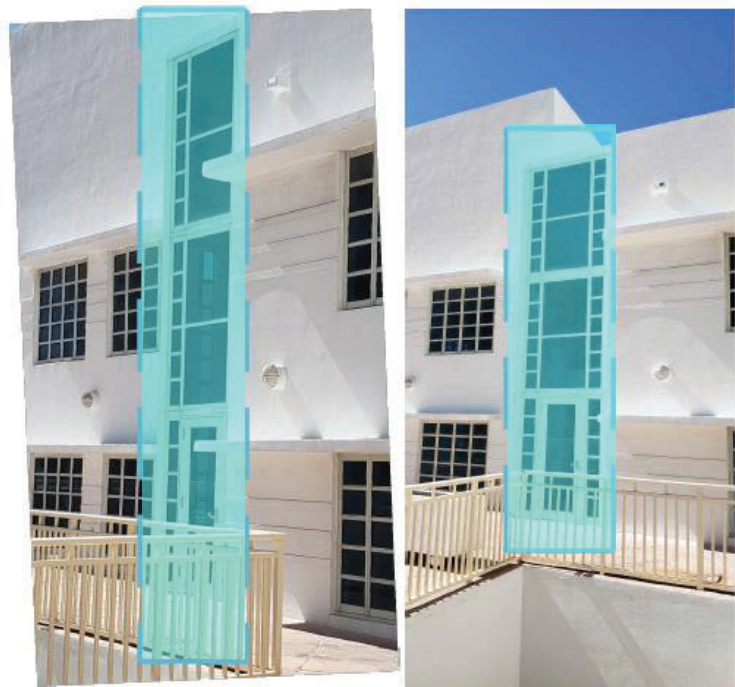
4 ELEVATION FACING SOUTH AT CHEF'S COUNTER

SCALE: 3/8" = 1'-0"



9. 3RD LEVEL EAST FAÇADE.  
ADDITION OF GLASS BLOCK.





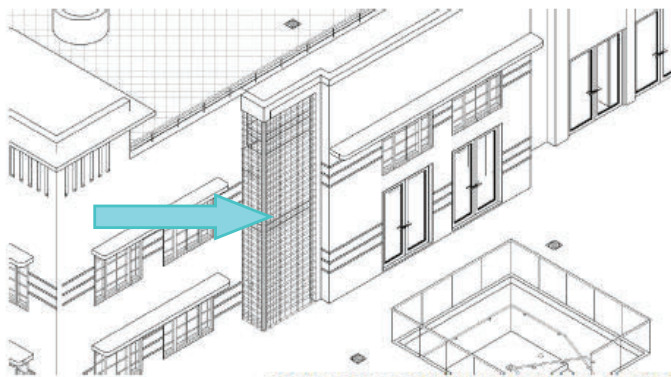
VIEWS OF AREA TO REMOVE AT LEVEL 3 TO BE REMOVED



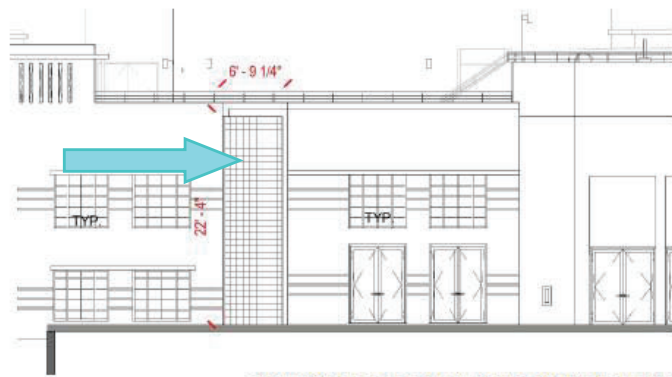
VIEW OF AREA TO REMOVE AT LEVEL 3 TO BE REMOVED



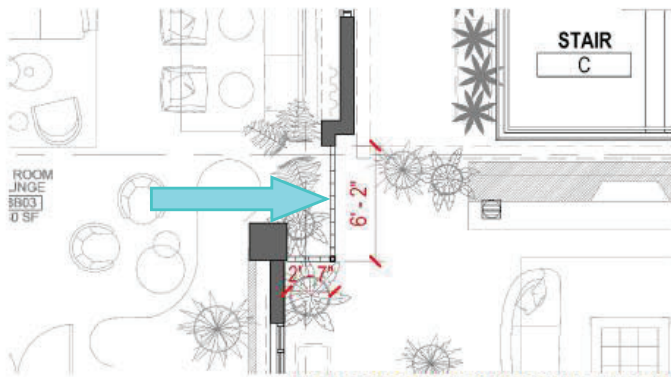
REFERENCE VIEW OF EXISTING GLASS BLOCK AT GROUND LEVEL (TO REMAIN)



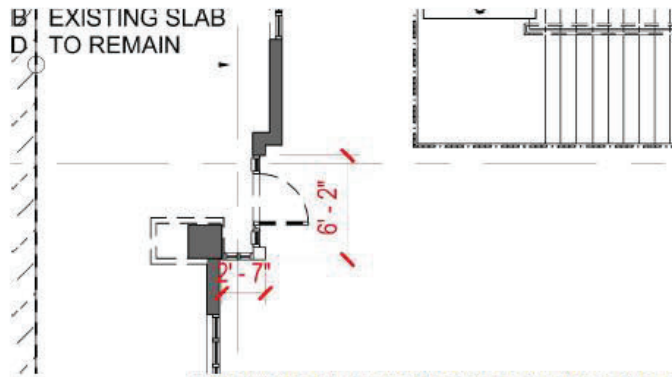
3D VIEW OF PROPOSED GLASS BLOCK WALL AT LEVEL 3



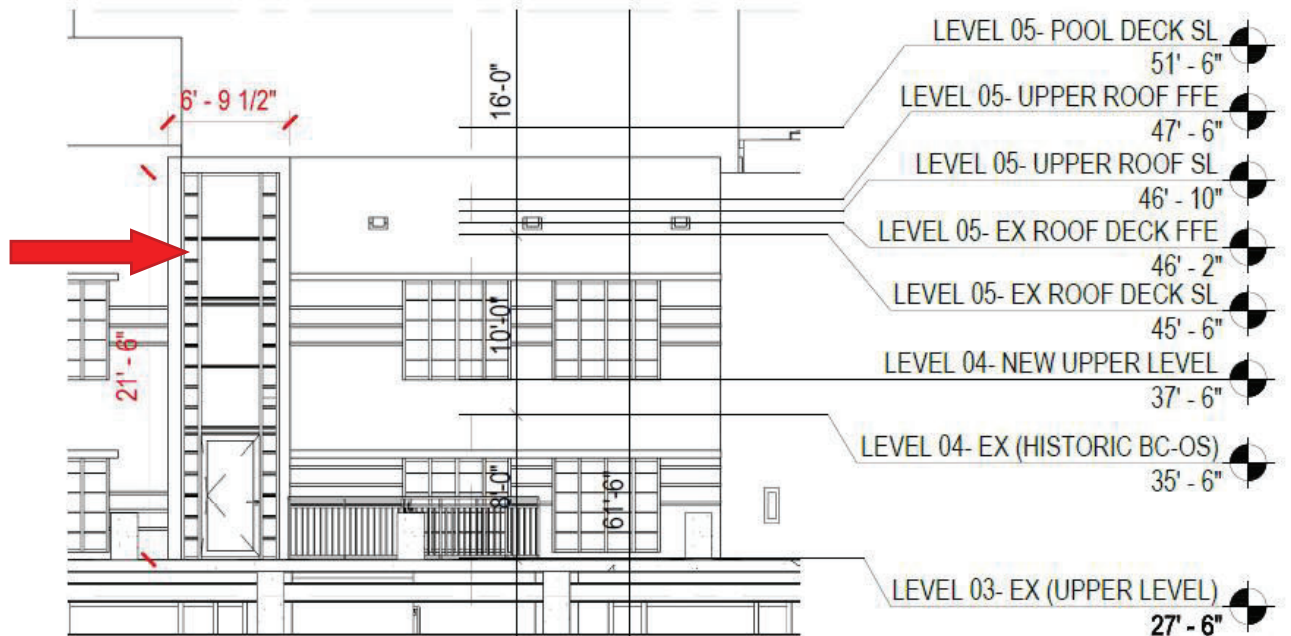
ELEVATION OF PROPOSED GLASS BLOCK WALL AT LEVEL 3



PLAN OF PROPOSED GLASS BLOCK WALL AT LEVEL 3



DEMOLITION PLAN OF PROPOSED GLASS BLOCK WALL AT LEVEL 3



DEMOLITION ELEVATION OF PROPOSED GLASS BLOCK WALL AT LEVEL 3

- LEVEL 05- POOL DECK SL 51' - 6"
- LEVEL 05- UPPER ROOF FFE 47' - 6"
- LEVEL 05- UPPER ROOF SL 46' - 10"
- LEVEL 05- EX ROOF DECK FFE 46' - 2"
- LEVEL 05- EX ROOF DECK SL 45' - 6"
- LEVEL 04- NEW UPPER LEVEL 37' - 6"
- LEVEL 04- EX (HISTORIC BC-OS) 35' - 6"
- LEVEL 03- EX (UPPER LEVEL) 27' - 6"



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