

BANCROFT EXECUTIVE OFFICE SUITES

BUILDING RESTORATION
MIAMI BEACH, FLORIDA

HISTORIC PRESORVATION BOARD
RESUBMISSION
SECOND SUBMISSION
FEBRUARY 6TH, 2023

SCOPE OF WORK:

- 1- ADDITION OF BAR TO HISTORIC LOBBY
- 2- ADDITION OF FIRE RATED GLASS STAIR ENCLOSURE AT HISTORIC STAIR AND LOBBY



PEBB
CAPITAL

PEBB CAPITAL
1501 COLLINS AVENUE, MIAMI BEACH, FL 33139

Gensler

M. Arthur Gensler Jr. & Associates, Inc.
FL Lic. No. AA0002837

MAIN OFFICE

45 Fremont Street
Suite 1500
San Francisco, CA 94105
USA
T 415.433.3700

MIAMI OFFICE

545 NW 26th St
Suite 250
Miami, FL 33127
USA
T 305.350.7070

INTERIOR DESIGN
BEYOND THE WEST, INC.

Linden Ave.
Venice, CA 90291, USA

Bryan Alzati AIA, REG. FL. NO. AR97800

Seal / Signature

△ Date Description

Project Name

1501 COLLINS AVENUE

Project Number

79.0585.000

Description

Scale

A000



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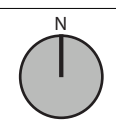
1501 COLLINS AVENUE

Project Number

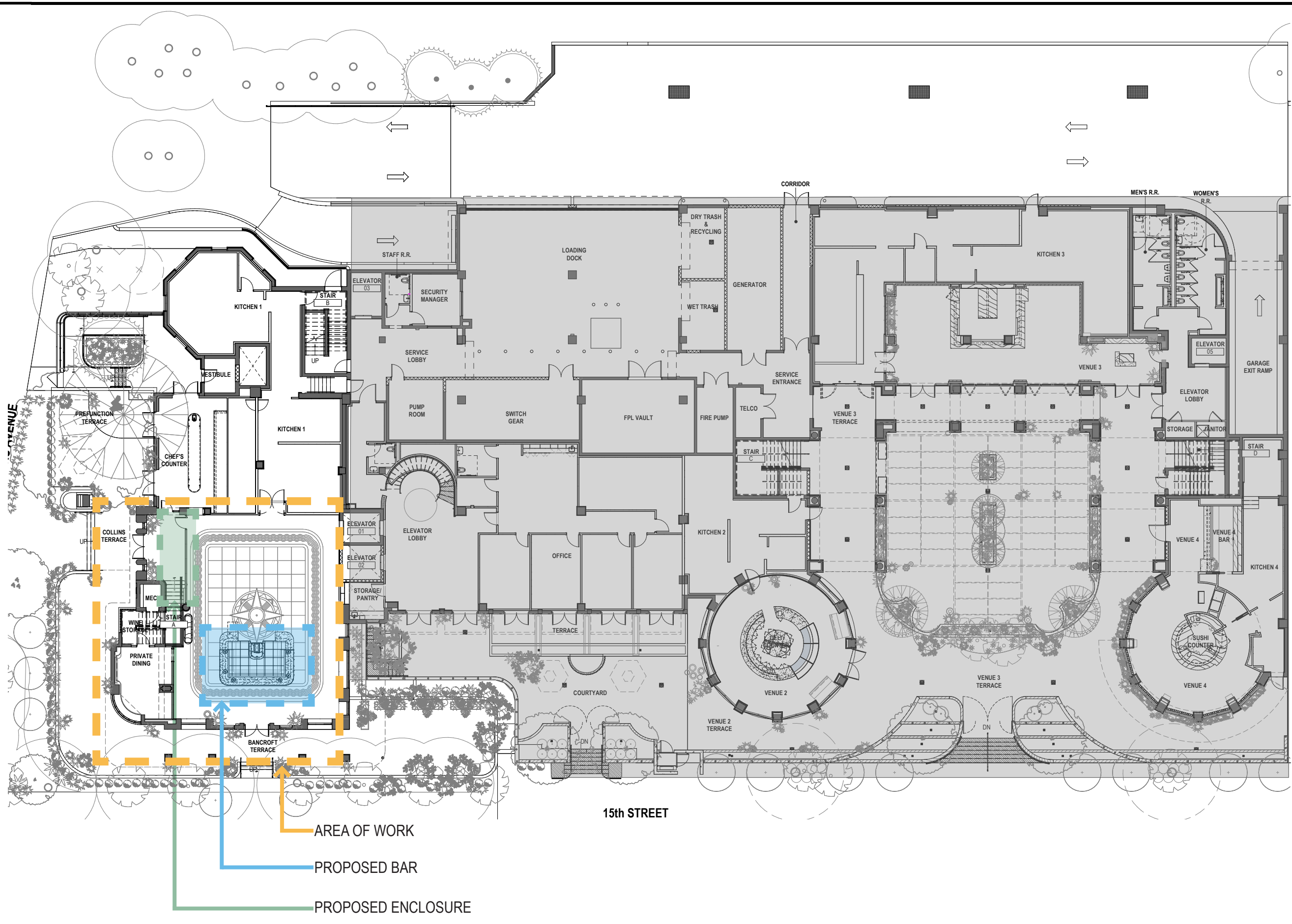
79.0585.000

Description

Scale



A101



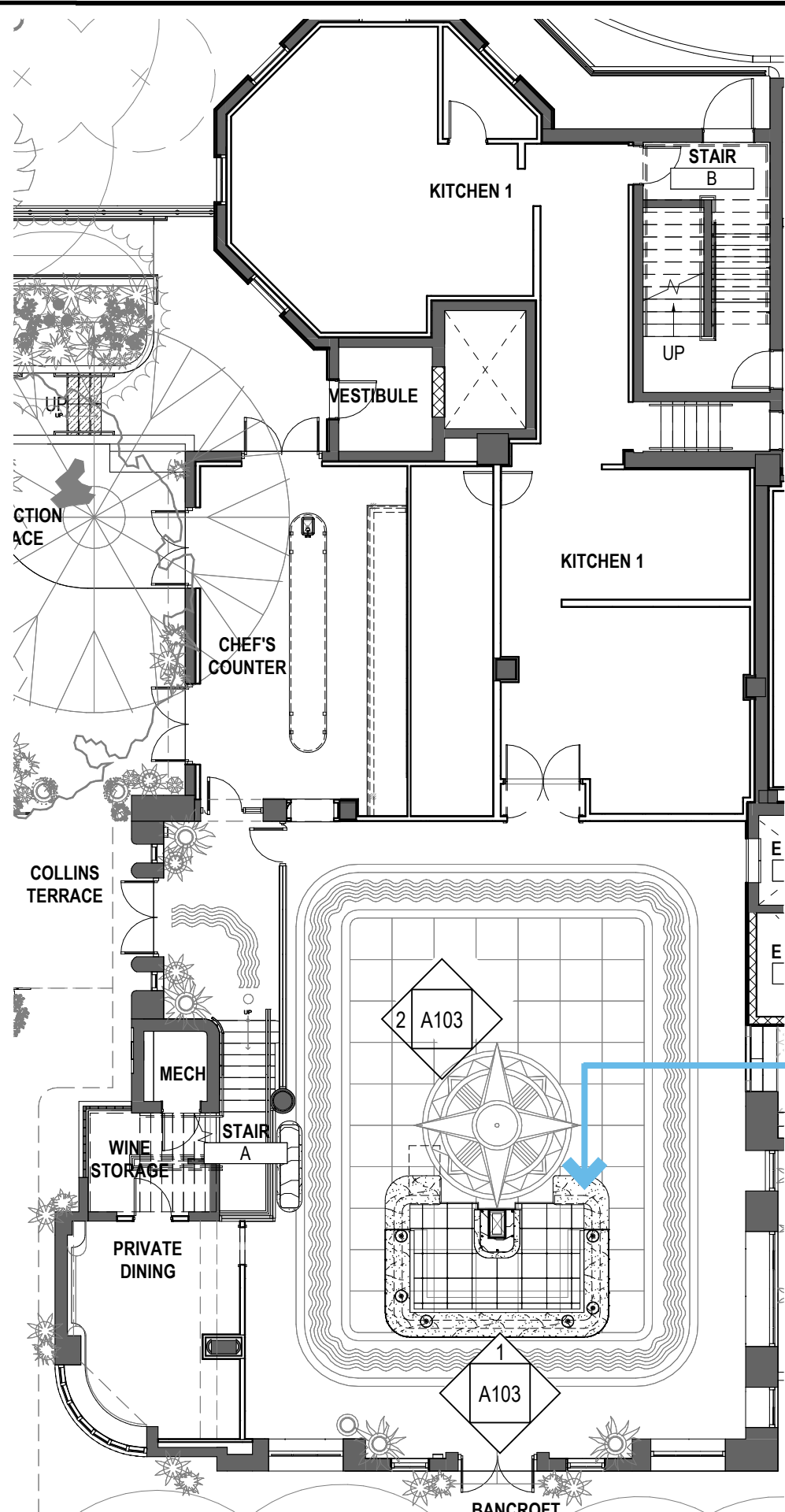
15th STREET

AREA OF WORK

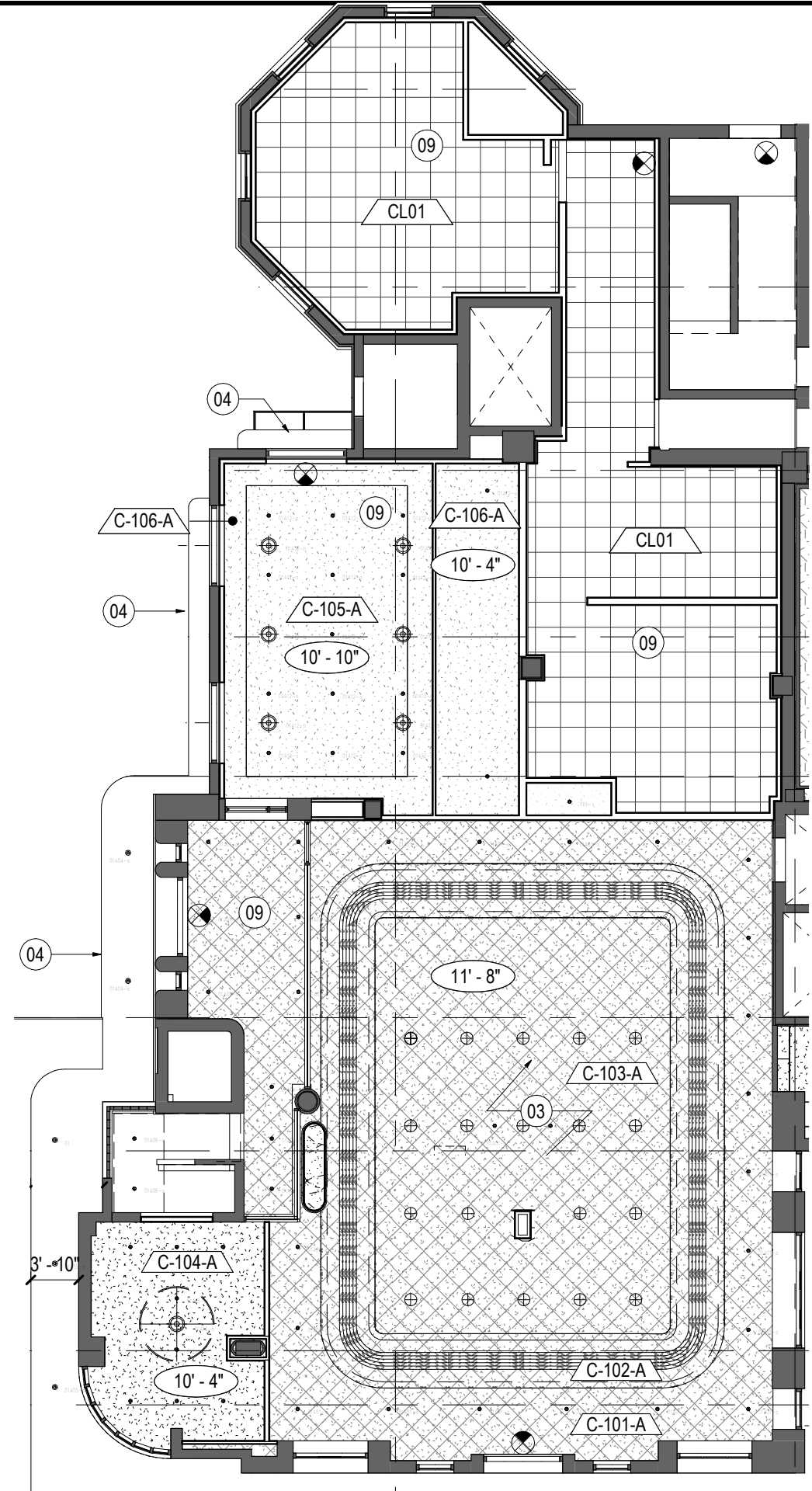
PROPOSED BAR

PROPOSED ENCLOSURE

1 OVERALL PLAN
N.T.S



1 ENLARGED PLAN
N.T.S



2 ENLARGED REFLECTED CEILING PLAN
N.T.S



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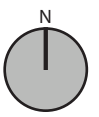
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A102



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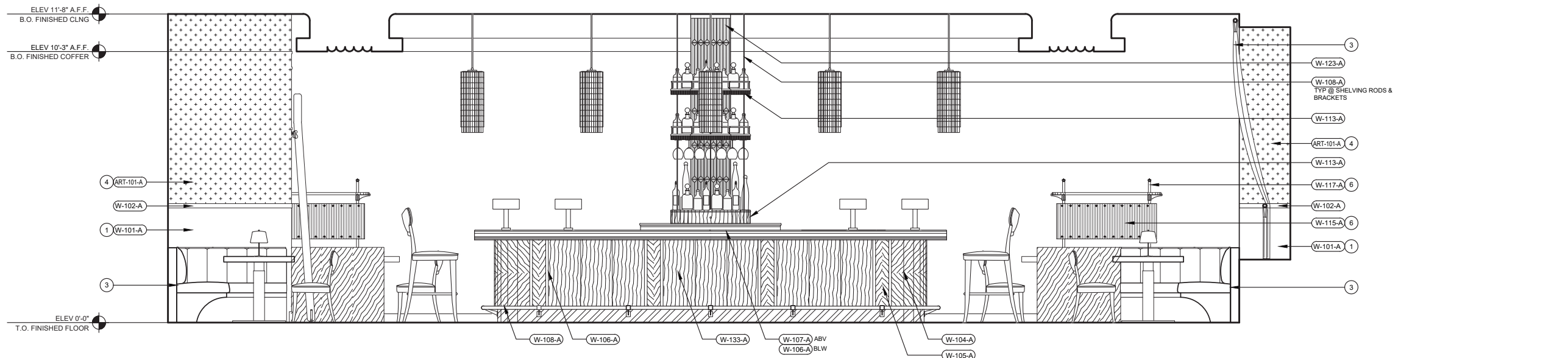
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Suite 250
Miami, FL 33127
USA
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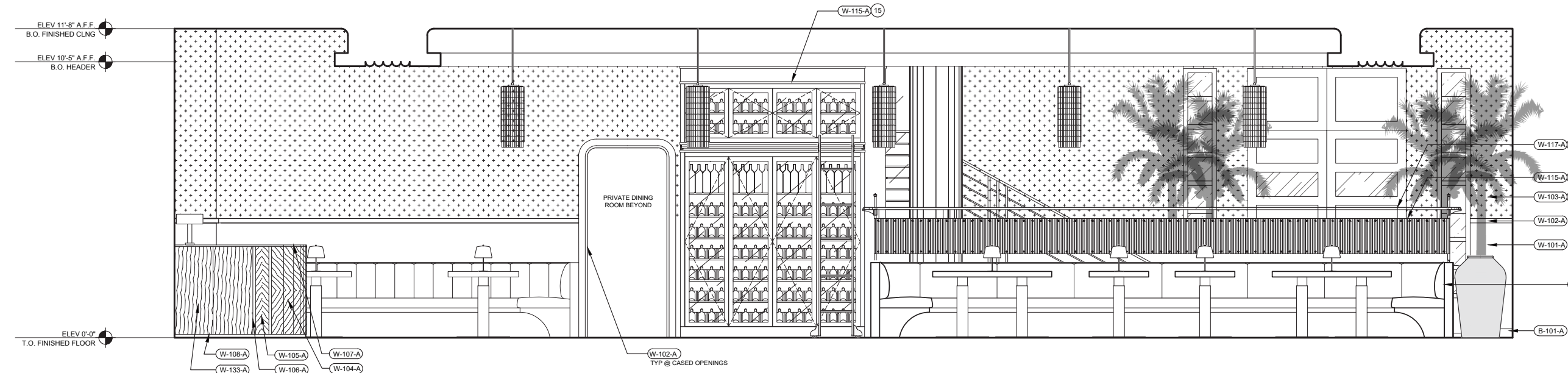
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FINISH NUMBER	DESCRIPTION
WALL FINISHES	
W-101-A & W-133-A	STAIN GRADE WALNUT BURL SLIP AND STACK MATCHED VENEER PANEL
W-102-A & W-113-A	STAIN GRADE RIFT SAWN WALNUT SOLID HARDWOOD
W-104-A, W-105-A	STAIN GRADE WALNUT BURL DIAMOND BOOKMATCHED VENEER PANEL
W-106-A	STAIN GRADE QUARTERED SAWN SOLID HARDWOOD
W-107-A	CALACATTA VIOLA STONE
W-108-A & W-117-A	ANTIQUÉ BRASS FINISH
W-115-A	LAMINATED KILN ART GLASS
W-123-A	ANTIQUÉ BEVELLED MIRROR GLASS PANELS
ART-101-A	ART MURAL INSTALLATION
GL01	CLEAR TEMPERED GLASS
MT-04	2 HR. FIRE RATED ANODIZED ALUMINUM
E.GL02	FIRE RESISTANT IMPACT GLAZING
BASE FINISHES	
B-101-A	STAIN GRADE RIFT SAWN WALNUT SOLID HARDWOOD
CEILING FINISHES	
C-101-A	PAINT
C-102-A	PAINT
C-103-A	PAINT
C-104-A	CUSTOM PLASTER
C-105-A	ACRYLIC PAINT
C-106-A	HIGH GLOSS ENAMEL PAINT



1 ELEVATION FACING NORTH AT ENTRY
N.T.S



2 ELEVATION FACING WEST AT MAIN DINING
N.T.S

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1501 COLLINS AVENUE

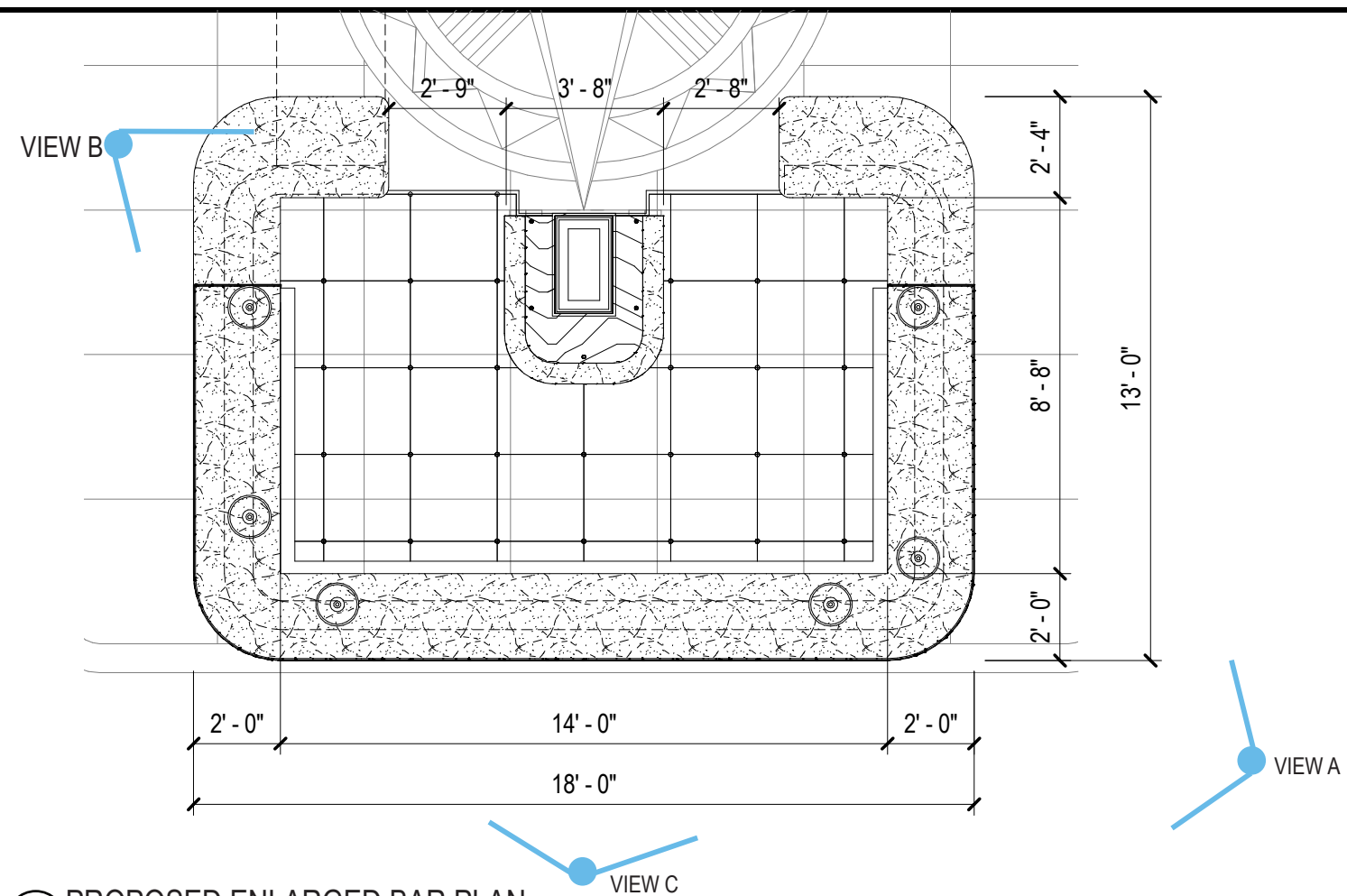
Project Number

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Description

Scale

A103



1 PROPOSED ENLARGED BAR PLAN
N.T.S



2 VIEW A
N.T.S

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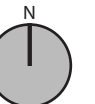
△ Date Description

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1 VIEW B
N.T.S



2 VIEW C
N.T.S



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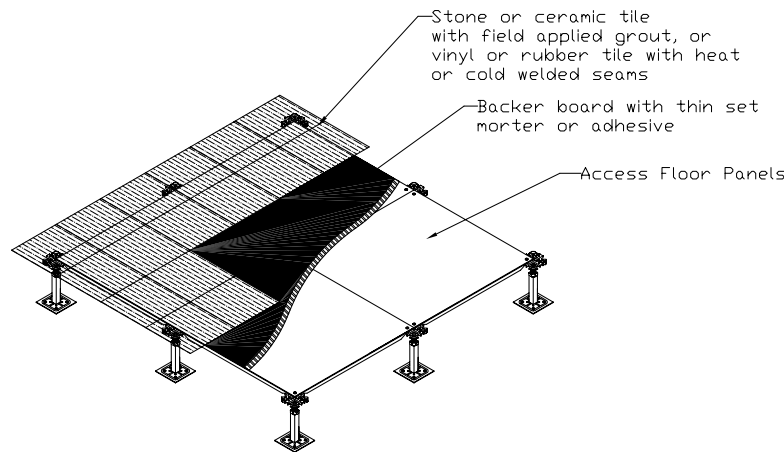
79.0585.000

Description

Scale

A105

Field Applied Tile for Wet Areas



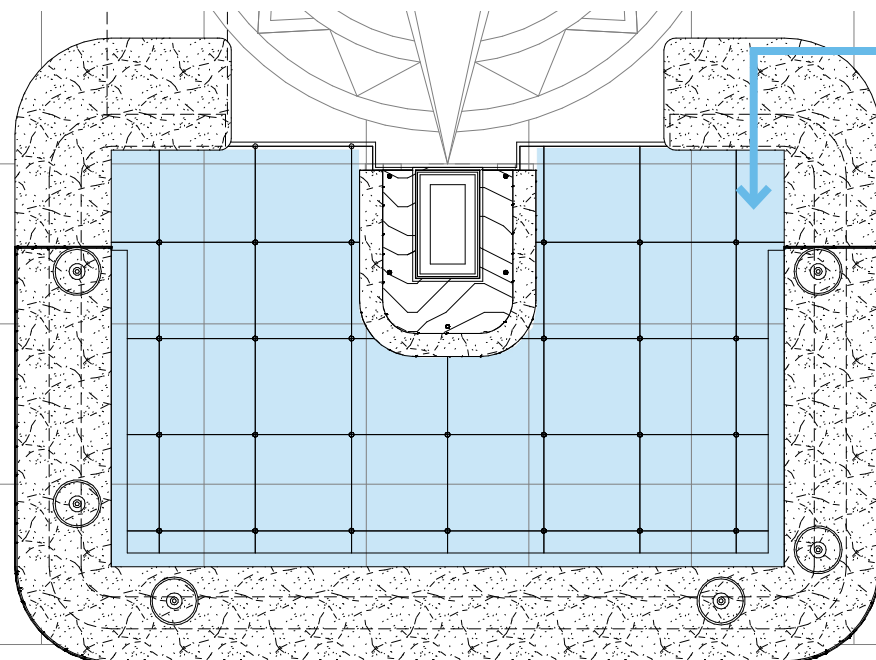
Suitable for use with virtually any conventional floor finish. In addition, provides a waterproof solution when used with the appropriate floor finish. This method does not allow access to the plenum.

Tate Access Floors, Inc.
7510 Montevideo Road
Jessup, MD 20794
Tel (410) 799-4200 Fax (410) 799-4207

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1 RAISED FLOOR SYSTEM CUT SHEETS

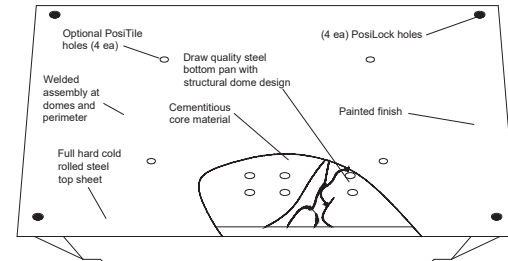
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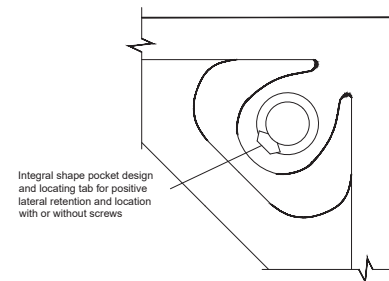
2 RAISED FLOOR SYSTEM

N.T.S

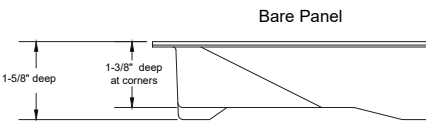
ConCore® 1000 Bare Panel-24"



TOP VIEW



CORNER DETAIL



Bare Panel

SPECIFICATIONS

General information

- Panel weight: 7.5 lbs./ft² bare.
- All steel welded construction filled internally with a cementitious core material.
- Protected from corrosion by an epoxy paint finish.
- Class A flame spread rating.
- Non-combustible material.

UNDERSTRUCTURE OPTIONS

- 2" Bolted Stringer
- LFFH Bolted Stringer
- 4" Bolted Stringer
- PosiLock
- LFFH PosiLock

COVERING OPTIONS

- Bare Painted Finish to accept carpet tile application
- Bare Painted Finish to accept PosiTile application

FIELD APPLIED FREELAY OPTIONS

- (REQUIRES RIGID UNDERLAYMENT, BY OTHERS)
- Freelay Resilient Tile
- Freelay Luxury Vinyl Tile (LVT) Planks

System Performance Criteria (Tested on Actual Understructure)

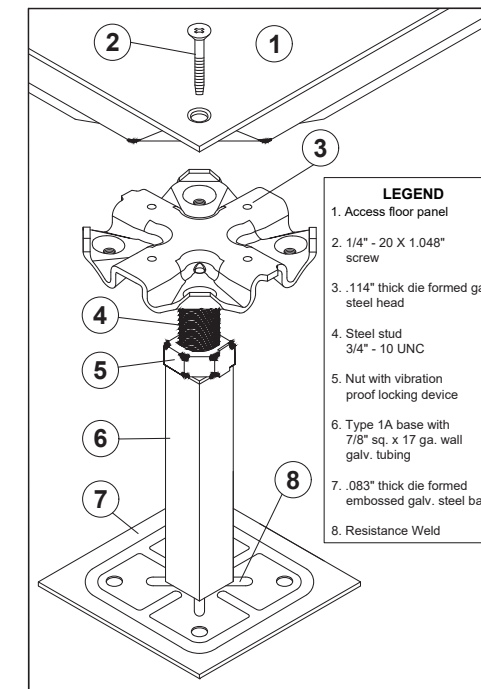
System Type	Understructure	SYSTEM WEIGHT	STATIC LOADS			ROLLING LOADS		IMPACT LOADS
			Design Loads	Ultimate Loads	Safety Factor	10 Passes	10,000 Passes	
ConCore 1000-24"	PosiLock	8.0 lbs / ft ² 39 kg / m ²	1000 lbs 454 kg	Min. 2000lbs Min. 908kg	Min. 2	800 lbs 363 kg	600 lbs 272 kg	150 lbs 68 kg
	LFFH PosiLock	8.0 lbs / ft ² 39 kg / m ²	1000 lbs 454 kg	Min. 2000lbs Min. 908kg	Min. 2	800 lbs 363 kg	600 lbs 272 kg	150 lbs 68 kg
	Bolted Stringer	9.0 lbs / ft ² 43.94 kg / m ²	1000 lbs 454 kg	Min. 2000lbs Min. 908kg	Min. 2	800 lbs 363 kg	600 lbs 272 kg	150 lbs 68 kg
	LFFH Bolted Stringer	9.0 lbs / ft ² 43.94 kg / m ²	1000 lbs 454 kg	Min. 2000lbs Min. 908kg	Min. 2	800 lbs 363 kg	600 lbs 272 kg	150 lbs 68 kg

1. System Design Load is based on permanent set ≤ 0.010" and is verified by loading panels in accordance with the CISCAs concentrated load method but with panels installed on actual understructure instead of steel blocks. (Testing on blocks does not represent performance of an actual installation.) Ultimate, Rolling, and Impact Load tests are performed using CISCAs test procedures.
2. Safety Factor is Ultimate Load divided by Design Load.

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7510 Montevideo Road
Jessup, MD 20794
Tel (410) 799-4200 Fax (410) 799-4207

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ECN 15067

PosiLock/Cornerlock Understructure for ConCore® and All Steel Access Floor Panels-24". Type 1A Pedestal.



PEDESTAL SPECIFICATIONS

Pedestal Assembly

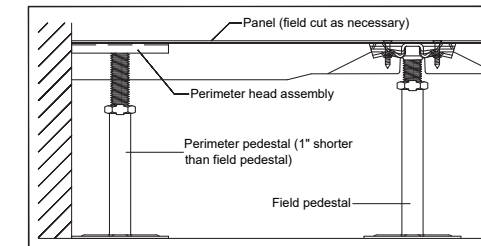
- Assembly up to 24" FFH shall provide an 6,000 lb. axial load without permanent deformation.
- Assembly shall provide a 2" total adjustment with a minimum finished floor height of 6".
- Standard finished floor heights of 5" to 24". For lower finished floor heights and seismic concerns, refer to low FFH and seismic submittal details.
- Overturning moment of 1,000 in./lbs. when Tate recommended pedestal adhesive is utilized on a clean unsealed concrete slab.

Pedestal Head

- .114" thick die formed galvanized steel pedestal head projection welded to a threaded rod with adjustment nut.
- Pedestal head shall have tapped holes for engagement of PosiLock screws and shall incorporate alignment guides and locating points to laterally contain and positively position the floor panel with or without the use of screws.
- PosiLock fastener shall be self capturing 1/4" - 20 flat-head machine screw.
- Solid steel stud shall be 3/4" - 10 UNC.
- Corrosion resistant nut shall be 3/4" - 10 UNC and shall include an anti-rotation feature when engaged onto the base assembly.
- Stud shall provide an anti-rotation feature when engaged with the pedestal base assembly. (6" FFH or higher)

Pedestal Base

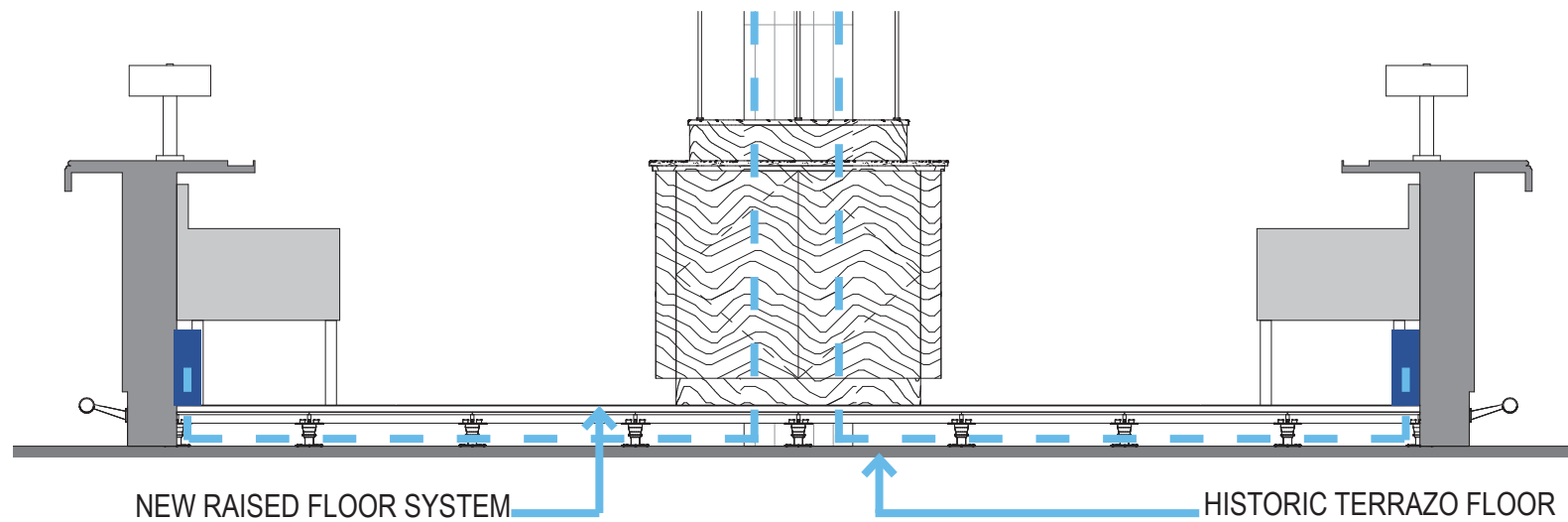
- Base to be at least 16" square and galvanized steel.
 - Pedestal tube shall be 7/8" square x 17 ga. wall galvanized tubing.
- Perimeter**
- Perimeter pedestal assembly with hat channel shall provide support for panels around columns, at walls, curbs and fascia.
 - Pedestal base at perimeter shall be 1" shorter than base in field area.



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ECN 15129

NEW RAISED FLOOR SYSTEM



3 RAISED FLOOR SYSTEM SECTION

N.T.S

MAIN OFFICE

45 Fremont Street
Suite 1500
San Francisco, CA 94105
USA
T 415.433.3700

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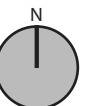
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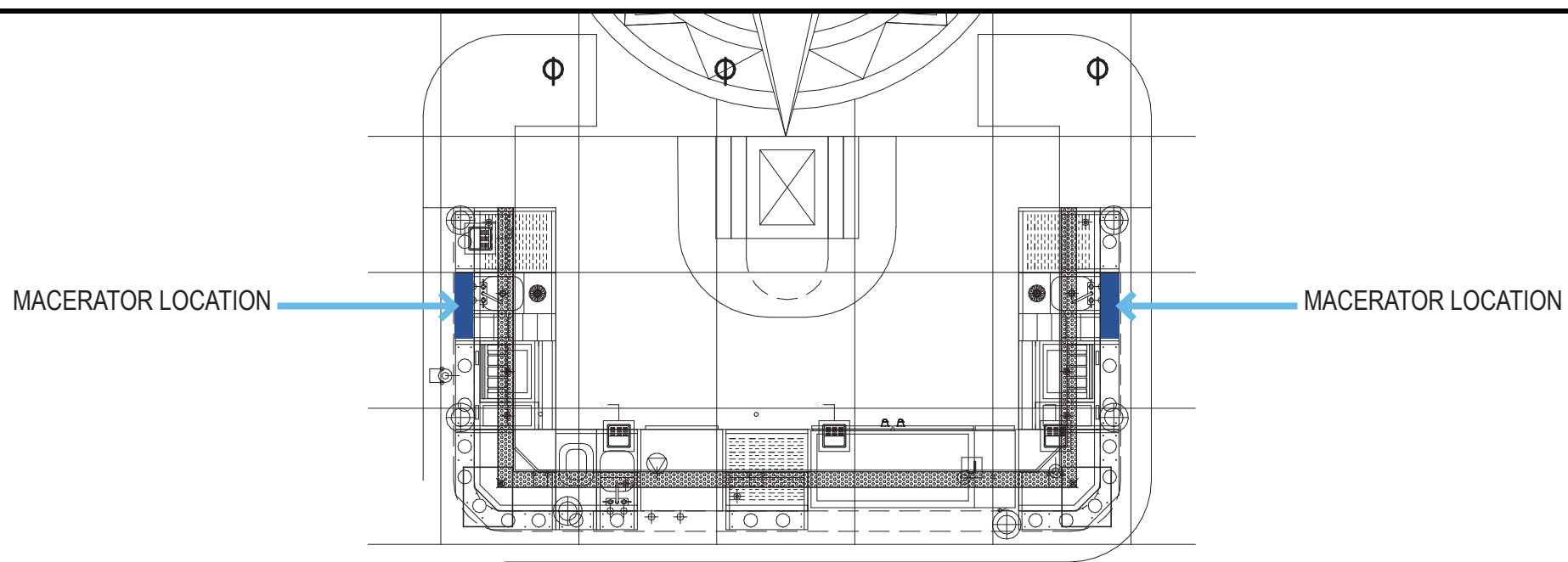
Project Name
1501 COLLINS AVENUE

Project Number
79.0585.000

Description

Scale





1 PLUMBING EQUIPMENT LOCATION
N.T.S

TECHNICAL SPECIFICATIONS

CONNECTIONS

TOILET SINK
SHOWER

APPLICATION

RESIDENTIAL

Sanipack[®] Macerator

FULL VIEW OF COMPLETE BATHROOM

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 **macerator 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

PUMPING DISTANCE

15 Ft
150 Ft

2+1 YEAR LIMITED WARRANTY

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 rating:
45 microfarad

Operating Temperature:
104°F (110°F Max.)

Power cord length:
48 inches

Noise level:
≤ 53 dBA (Lp) (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

2 PLUMBING EQUIPMENT SPECIFICATIONS
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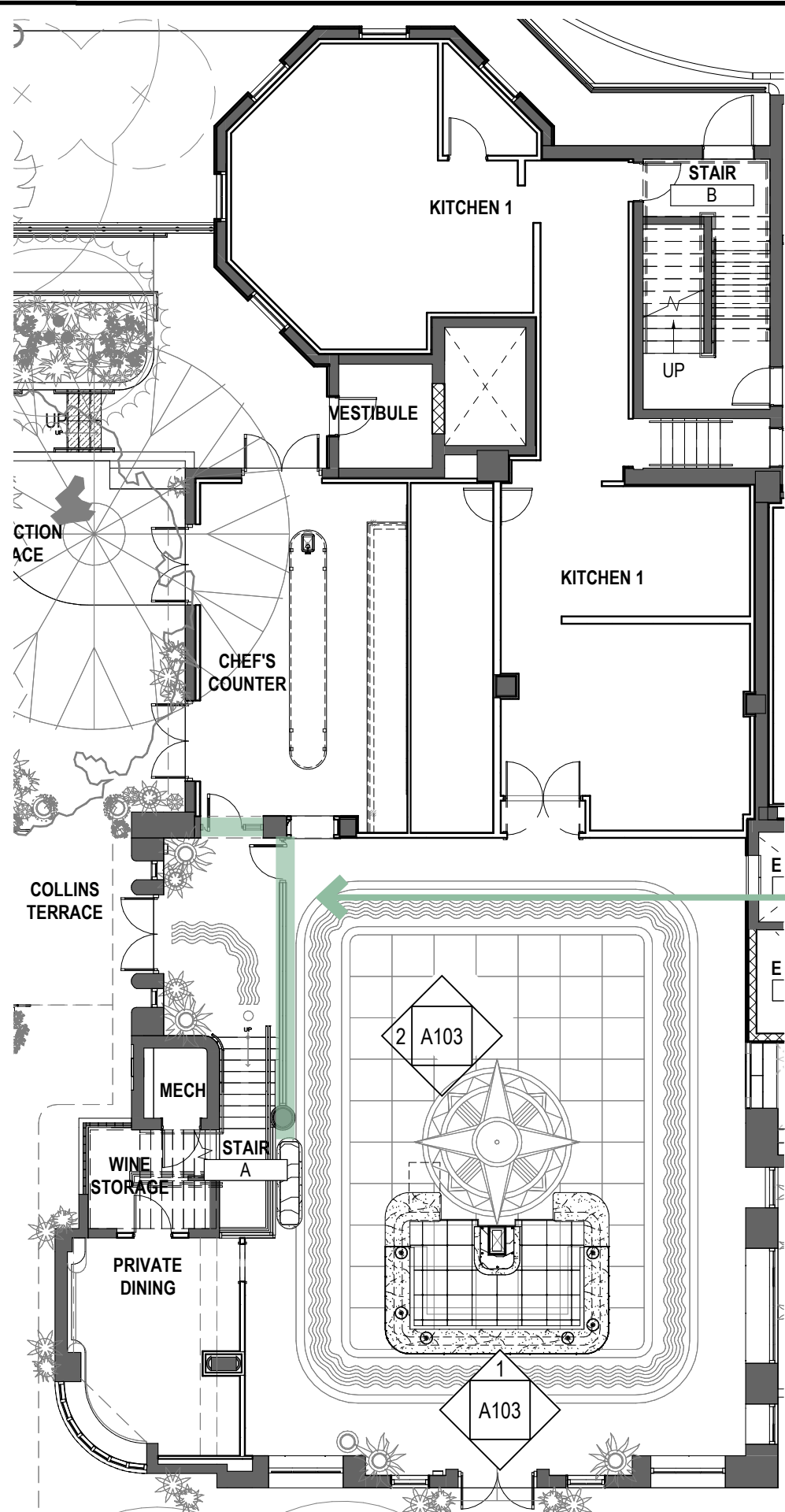
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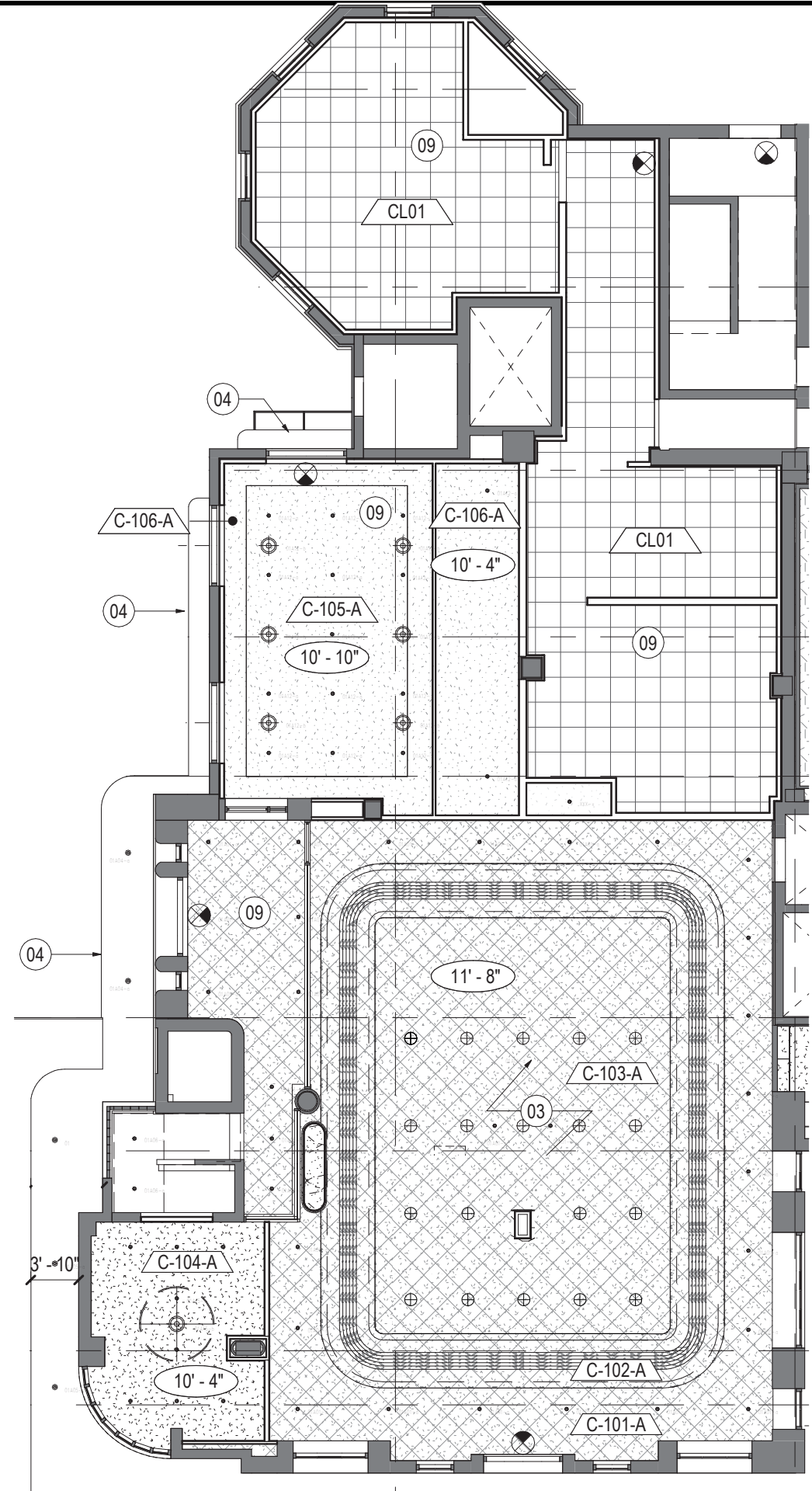
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1 ENLARGED PLAN
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PROPOSED ENCLOSURE



2 ENLARGED REFLECTED CEILING PLAN
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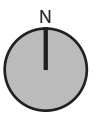
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