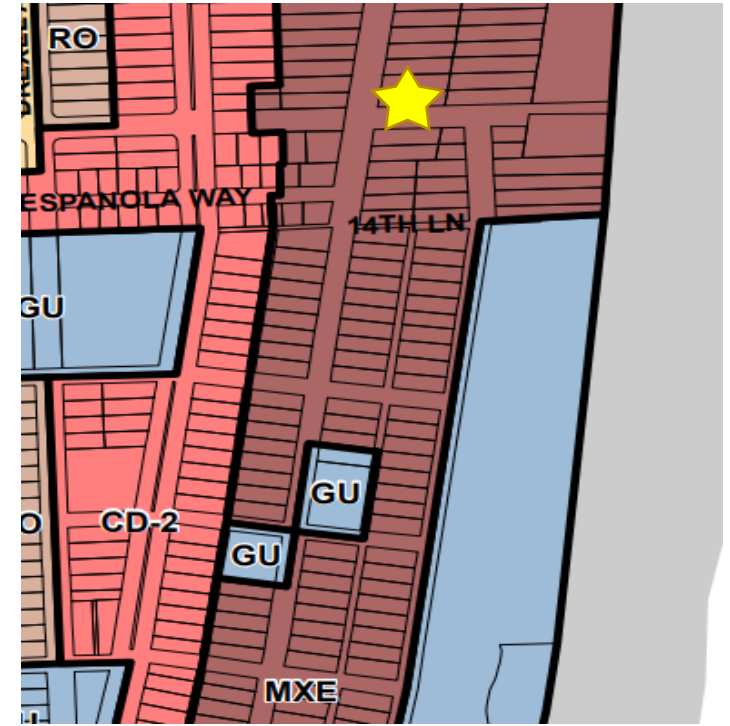
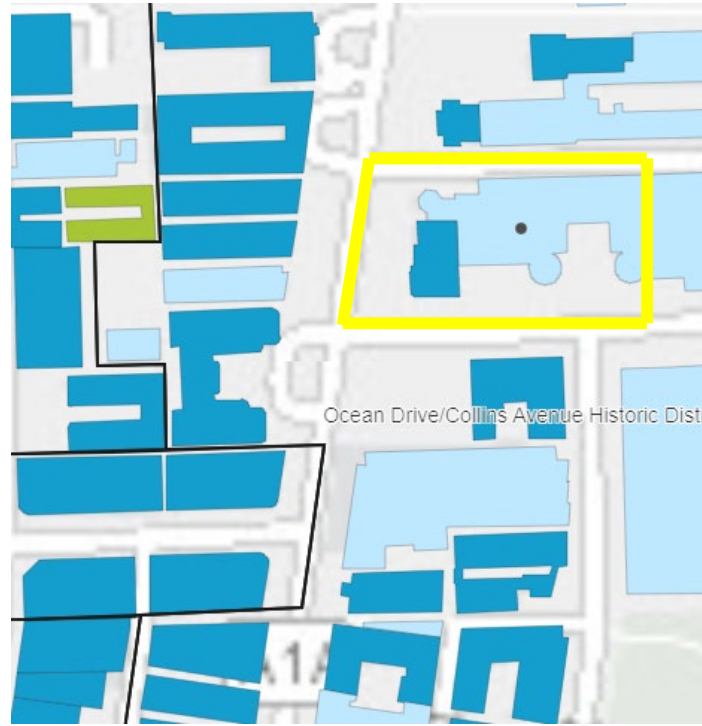




**HPB22-0559**

**1501 Collins Ave**





- Located at the Northeast corner of Collins Avenue and 15<sup>th</sup> Street
- Within the Ocean Drive/Collins Avenue Historic District
- FLUM Land Use designation of Mixed-Use Entertainment MXE





- On the property is the Bancroft building
- Contributing 1930 building
- Designed by architect Albert Anis in the Streamline Moderne Style

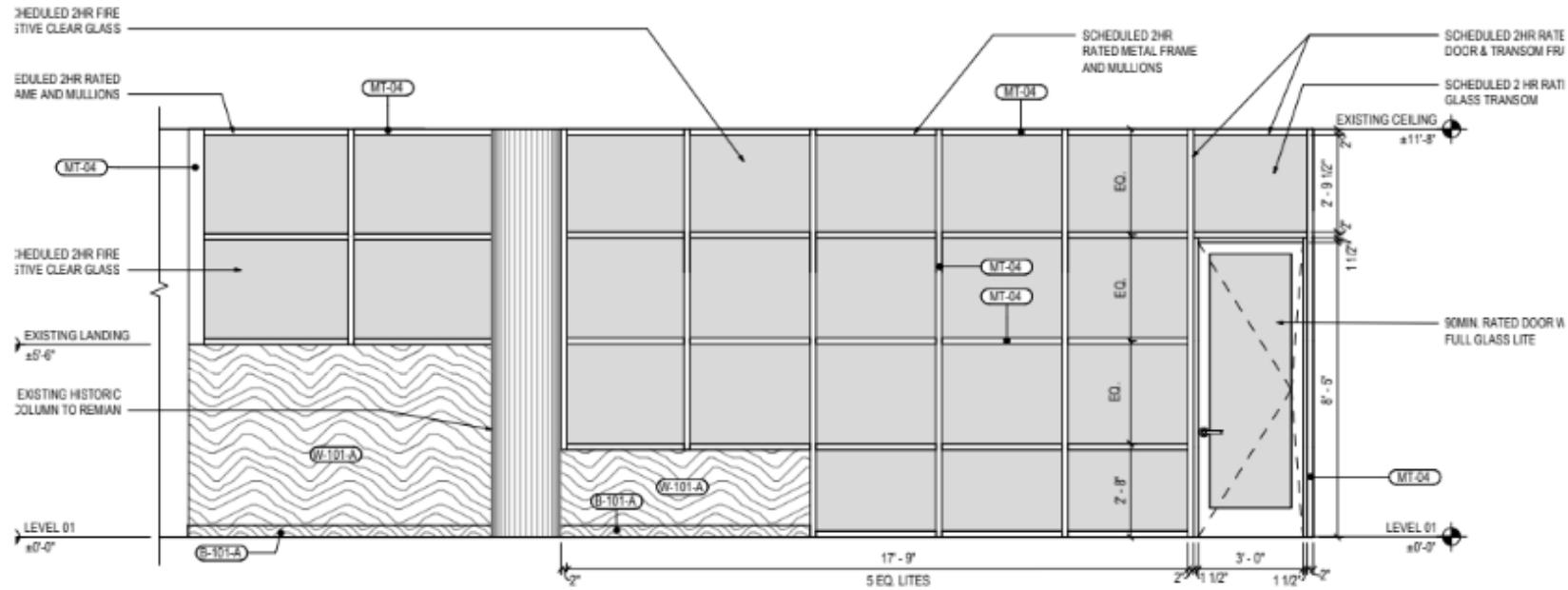
# APPROVAL HISTORY

- 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
  - Certificate of Appropriateness for partial demolition, renovation and restoration of the historic structure including the reconstruction of original floor plates.
- HPB22-0504 approved June 14, 2022
  - Modification to previously issued Certificate of Appropriateness for exterior design modifications and modifications to the original public lobby.

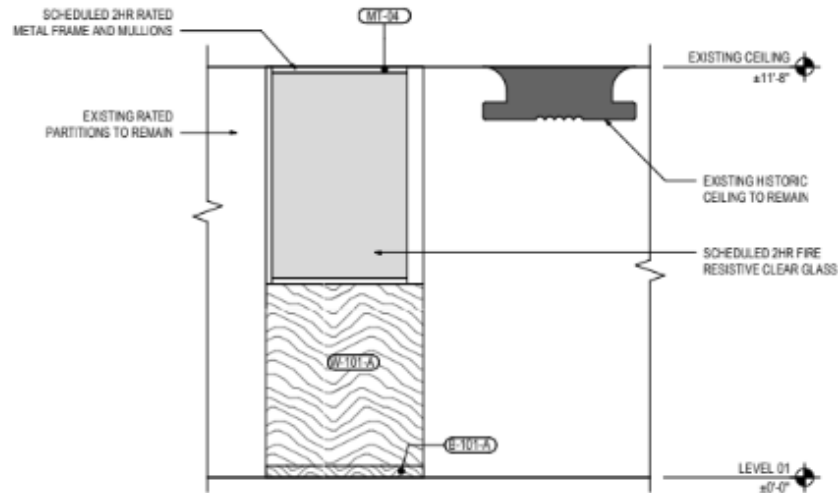
# Proposed Modifications

- 1) The addition of a fire-rated wall within the lobby required for a stairwell that is necessary for life-safety
- 2) Modification of Condition I.C.1.h of the 2022 Approval to permit the floor plan design for the placement of the bar in the lobby,

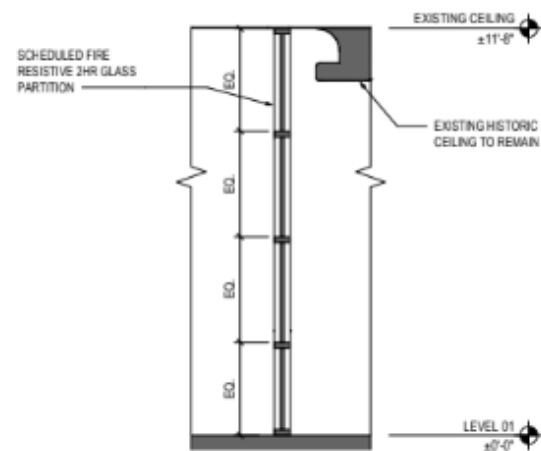
# Option 1



1 EAST ELEVATION GLASS ENCLOSURE - OPTION 1  
N.T.S.



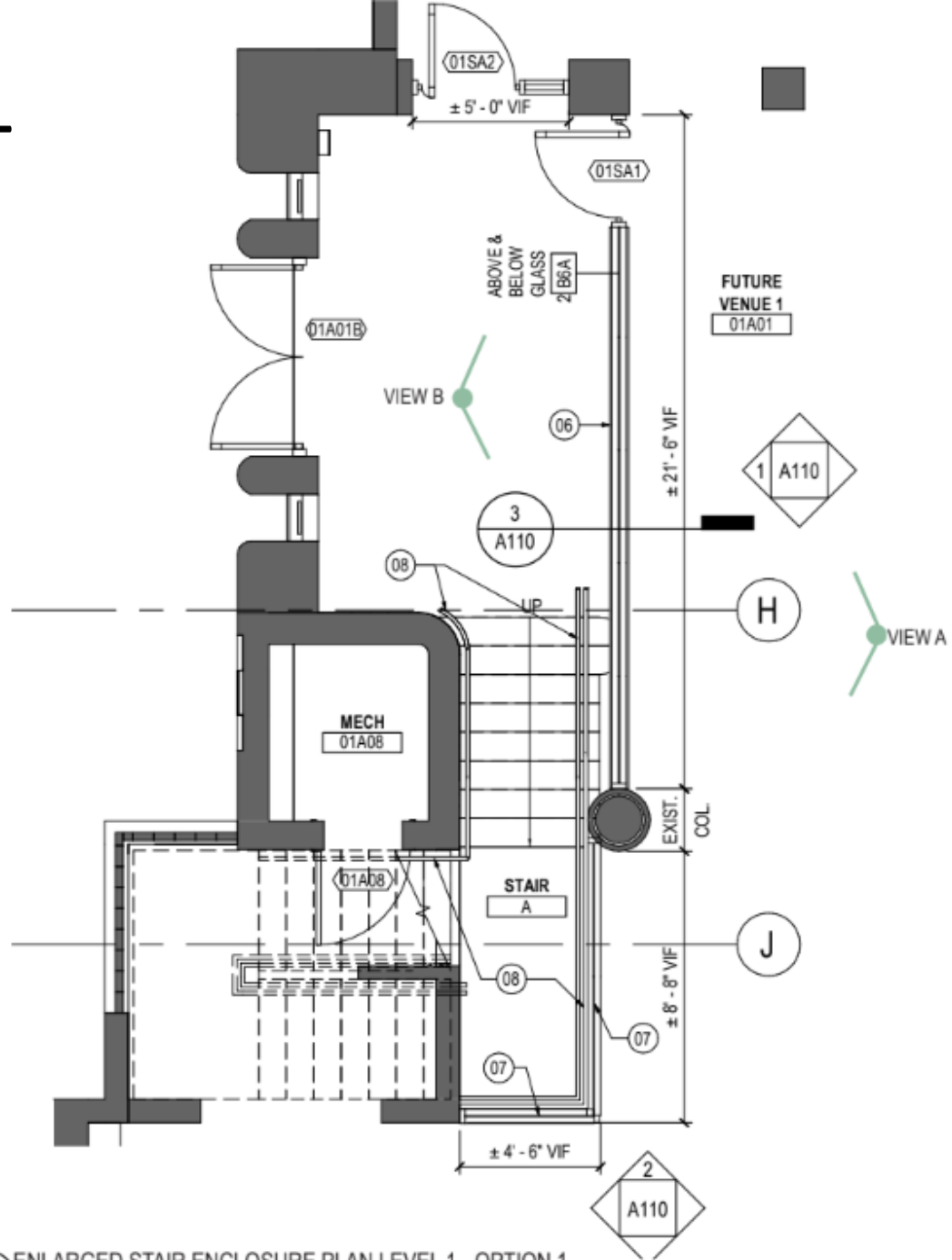
2 NORTH ELEVATION GLASS ENCLOSURE - OPTION 1  
N.T.S.



3 GLASS ENCLOSURE SECTION - OPTION 1  
N.T.S.

FINISH NUMBER	DESCRIPTION
<b>WALL FINISHES</b>	
W-101-A & W-103-A	STAIN GRADE WALNUT BURL SLIP AND STACK MATCHED VENEER PANEL
W-102-A & W-113-A	STAIN GRADE RPT SAWN WALNUT SOLID HARDWOOD
W-104-A, W-105-A	STAIN GRADE WALNUT BURL DIAMOND BO OGWATCHED VENEER PANEL
W-106-A	STAIN GRADE CLEAR ENIGM SAWN SOLID HARDWOOD
W-107-A	CALCUTTA VIOLA STONE
W-108-A & W-117-A	ANTIQUE BRASS FINISH
W-115-A	LAMINATED KLN ART GLASS
W-125-A	ANTIQUE BEVELLED MIRROR GLASS PANELS
ART-101-A	ART MURAL INSTALLATION
GL01	CLEAR TEMPERED GLASS
MT-04	2 HR FIRE RATED ANODIZED ALUMINUM
E-01-02	FIRE RESISTANT IMPACT GLAZING
<b>FLOOR FINISHES</b>	
F-101-A	STAIN GRADE RPT SAWN WALNUT SOLID HARDWOOD
<b>CEILING FINISHES</b>	
C-101-A	PAIN
C-102-A	PAIN
C-103-A	PAIN
C-104-A	CUSTOM PLASTER
C-105-A	ACRYLIC PAINT
C-106-A	RICH GLOSS ENAMEL PAINT

on 1



1 ENLARGED STAIR ENCLOSURE PLAN LEVEL 1 - OPTION 1  
N.T.S



1 STAIR ENCLOSURE VIEW A - OPTION 1  
N.T.S



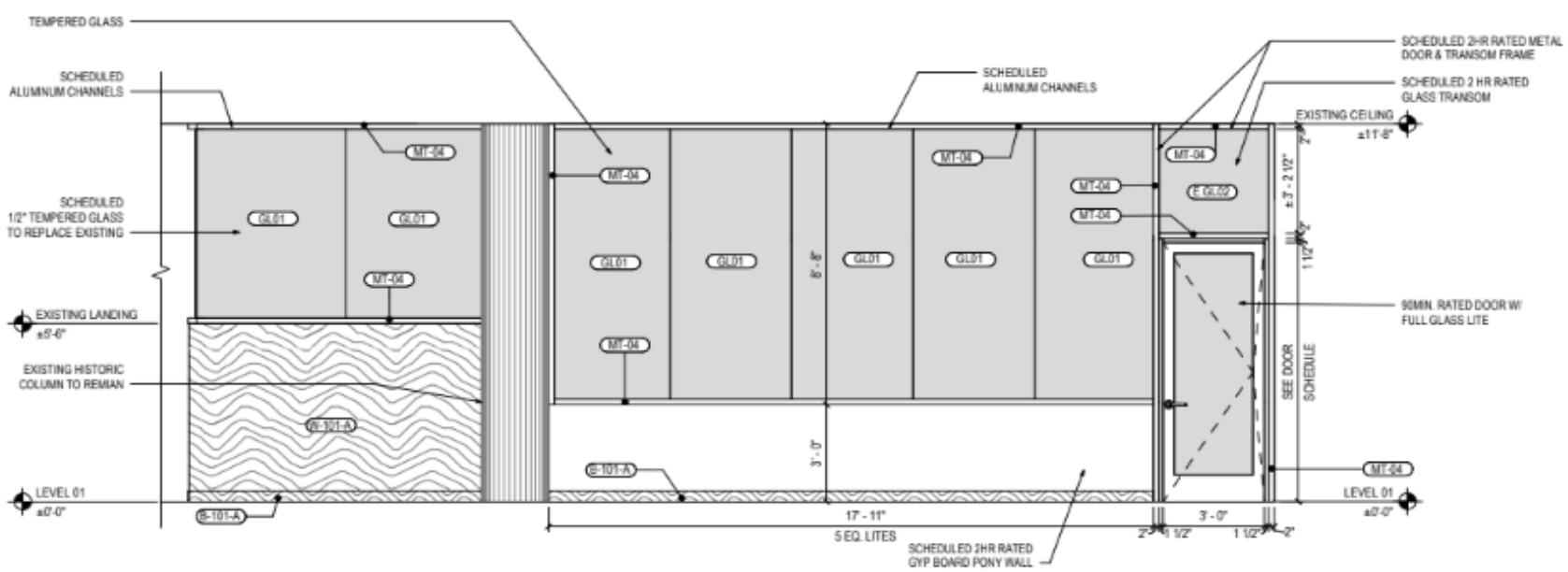
2 STAIR ENCLOSURE VIEW B - OPTION 1  
N.T.S



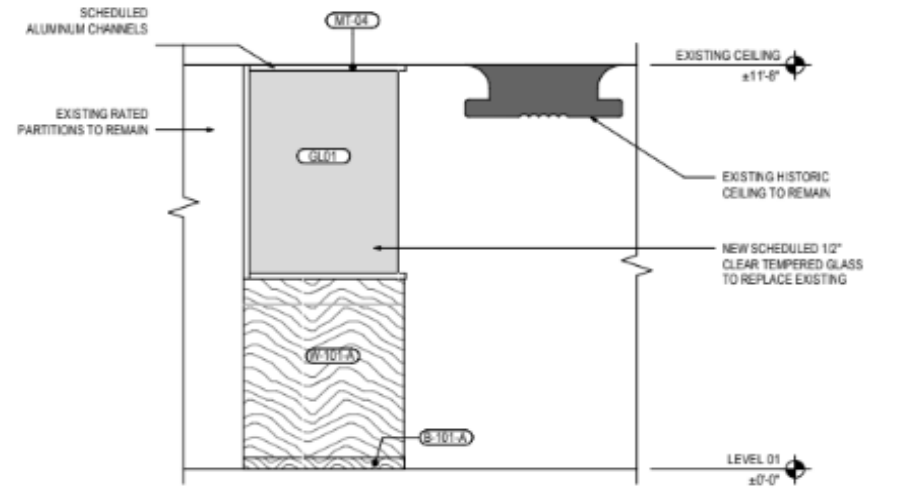




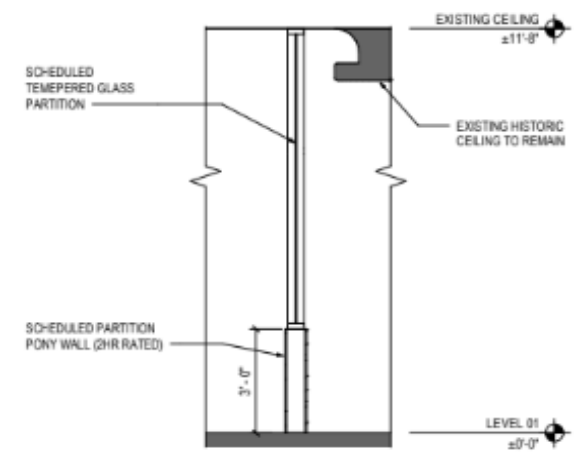
# Option 2



1 EAST ELEVATION GLASS ENCLOSURE - OPTION 2  
N.T.S.



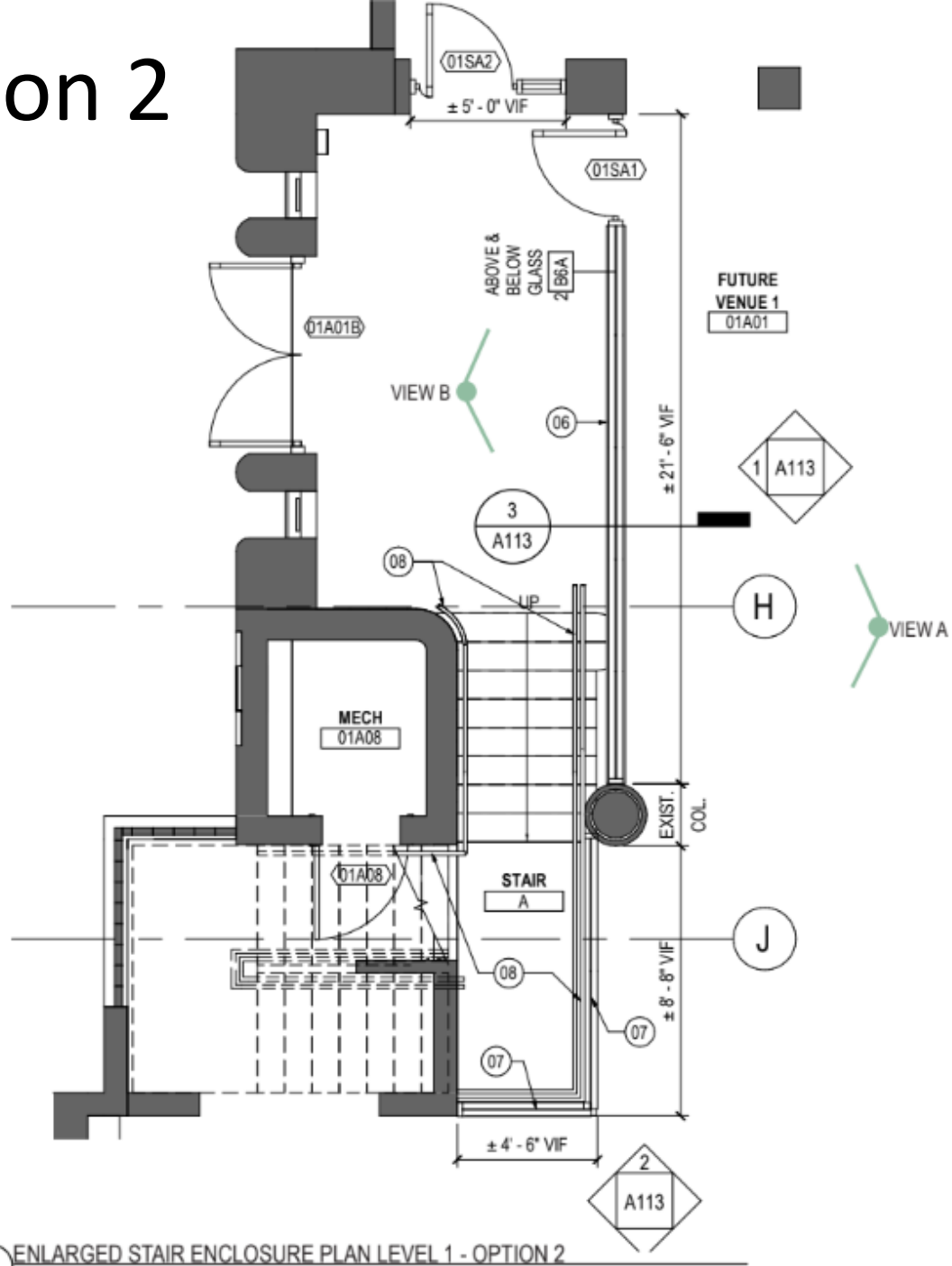
2 NORTH ELEVATION GLASS ENCLOSURE - OPTION 2  
N.T.S.



3 GLASS ENCLOSURE SECTION - OPTION 2  
N.T.S.

FINISH NUMBER	DESCRIPTION
<b>WALL FINISHES</b>	
W-101-A & W-103-A	STAIN GRADE WALNUT BURL SLIP AND STACK MATCHED VENEER PANEL
W-102-A & W-113-A	STAIN GRADE RPT SAWY WALNUT SOLID HARDWOOD
W-104-A, W-105-A	STAIN GRADE WALNUT BURL DIAMOND BODMATCHED VENEER PANEL
W-107-A	STAIN GRADE QUARTERED SAHN SOLID HARDWOOD
W-108-A	CALACATTA VIOLA STONE
W-108-A & W-117-A	ANTIQUE BRASS FINISH
W-115-A	LAMINATED KLN ART GLASS
W-123-A	ANTIQUE 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
<b>BASE FINISHES</b>	
B-101-A	STAIN GRADE RPT SAWY WALNUT SOLID HARDWOOD
<b>CEILING FINISHES</b>	
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

# Option 2



1 ENLARGED STAIR ENCLOSURE PLAN LEVEL 1 - OPTION 2  
N.T.S



1 STAIR ENCLOSURE VIEW A - OPTION 2  
N.T.S

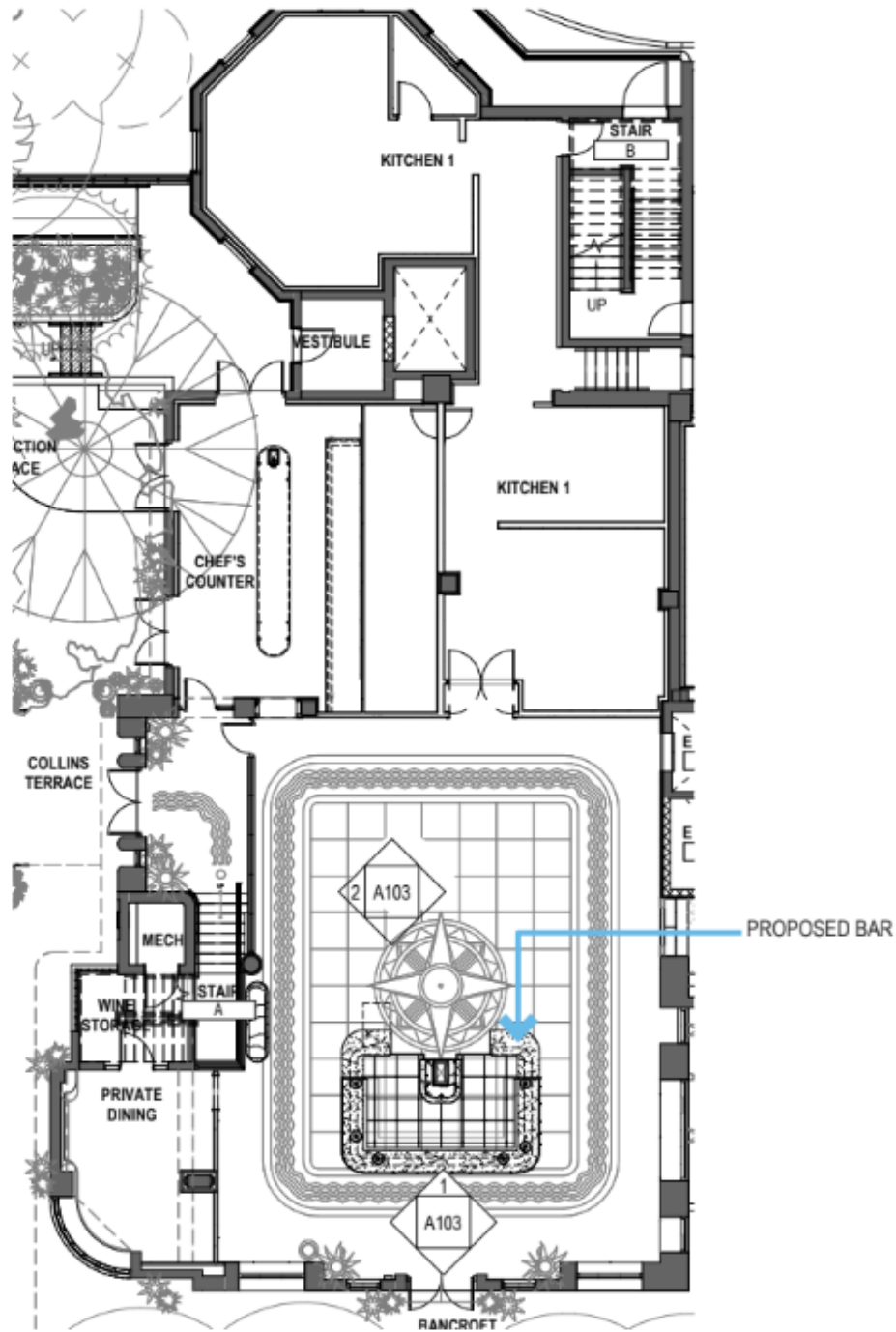


2 STAIR ENCLOSURE VIEW B - OPTION 2  
N.T.S

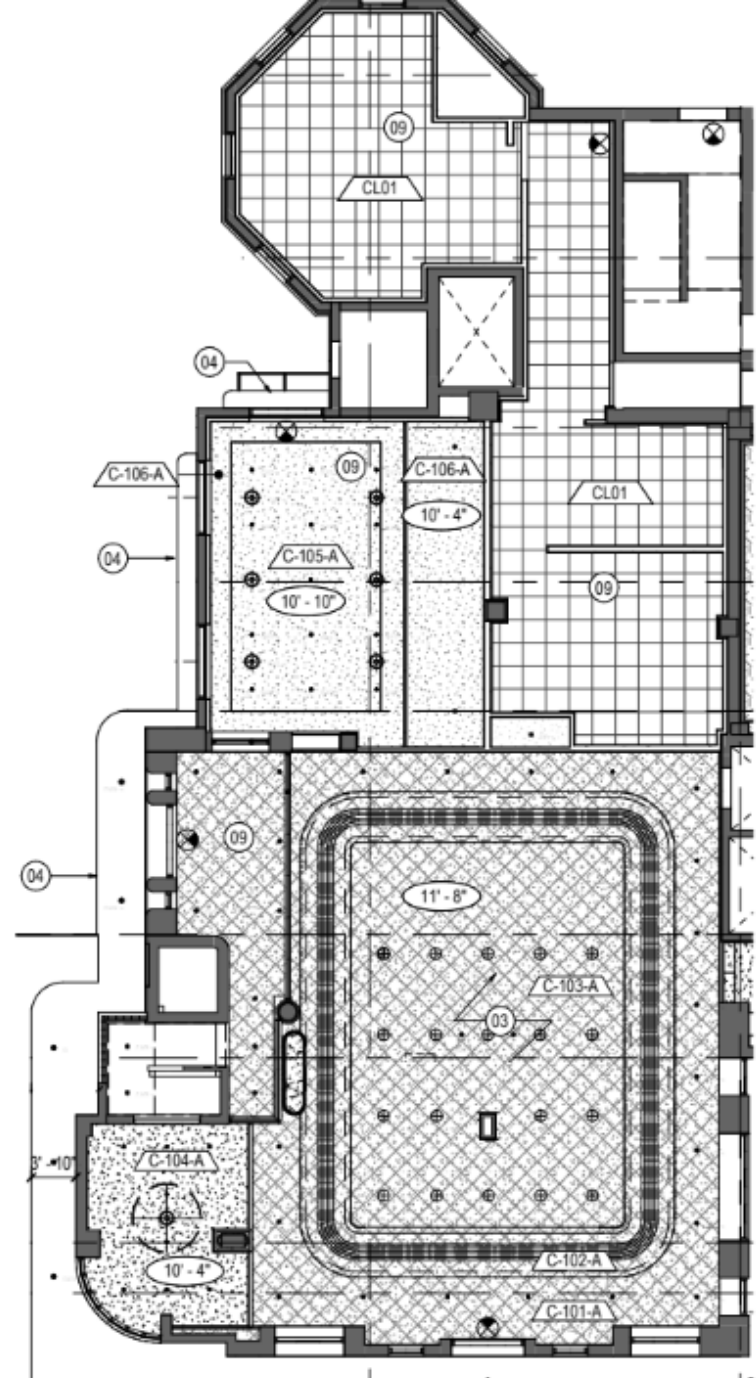






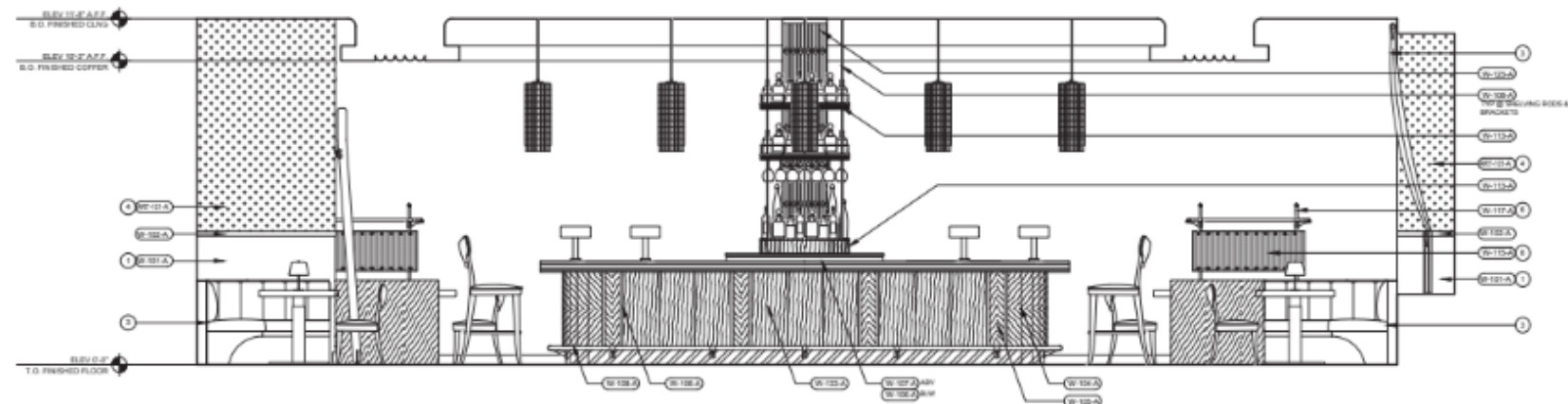


1 ENLARGED PLAN  
N.T.S

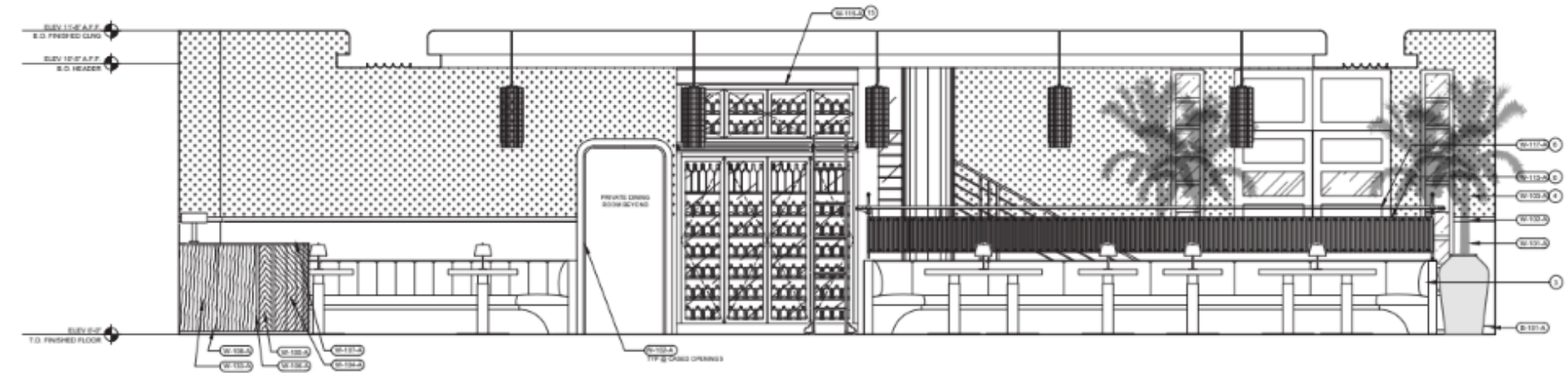


2 ENLARGED REFLECTED CEILING PLAN  
N.T.S

FINISH NUMBER	DESCRIPTION
<b>WALL FINISHES</b>	
W-101-A & W-103-A	STAIN GRADE WALNUT BURL SLP AND STACK MATCHED VENER PANEL
W-102-A & W-113-A	STAIN GRADE RPT SAWN WALNUT SOLID HARDWOOD
W-104-A, W-105-A	STAIN GRADE WALNUT BURL DIAMOND BOOKMATCHED VENER PANEL
W-106-A	STAIN GRADE QUARTERED SAWN SOLID HARDWOOD
W-107-A	CALACATTA VIOLA STONE
W-108-A & W-117-A	ANTIQUE BRASS FINISH
W-115-A	LAMINATED KLN ART GLASS
W-123-A	ANTIQUE BEVELLED MIRROR GLASS PANELS
ART-101-A	ART MURAL INSTALLATION
GL-01	5/8" CLEAR TEMPERED GLASS
BT-01	2 HR. FIRE RATED ANODIZED ALUMINUM
E-01-02	FIRE RESISTANT IMPACT GLAZING
<b>BASE FINISHES</b>	
B-101-A	STAIN GRADE RPT SAWN WALNUT SOLID HARDWOOD
<b>CEILING FINISHES</b>	
C-101-A	PAINT
C-102-A	PAINT
C-103-A	PAINT
C-104-A	CURTAIN 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.





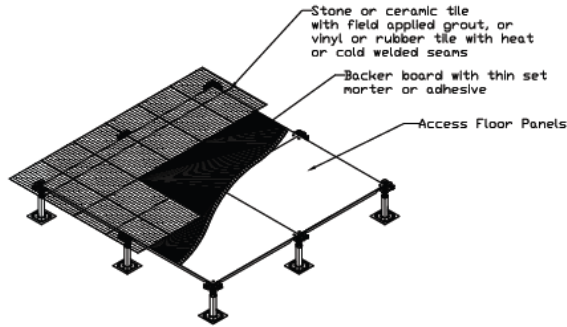






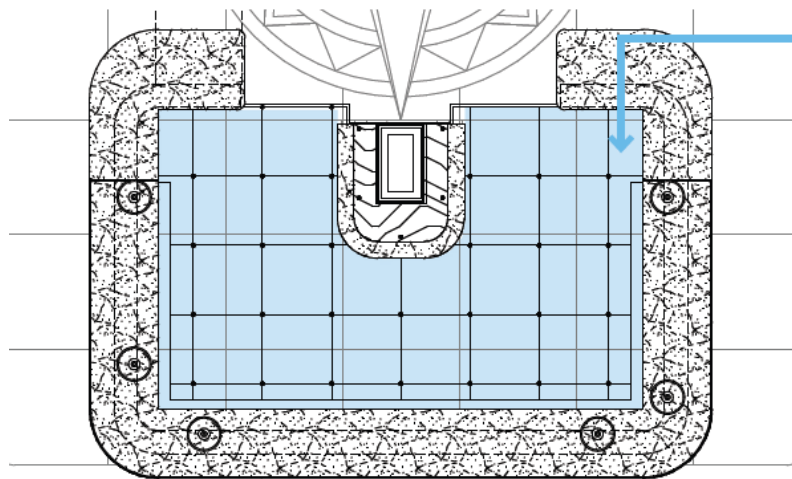




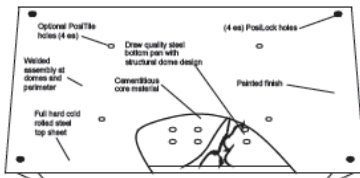


Suitable for use with virtually any conventional floor finish. In addition, provides a waterproof solution when used with the appropriate floor finish. This method does not allow access to the plenum.

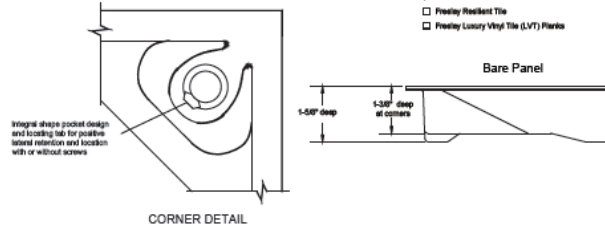
**1 RAISED FLOOR SYSTEM CUT SHEETS**  
N.T.S



**2 RAISED FLOOR SYSTEM**  
N.T.S



TOP VIEW

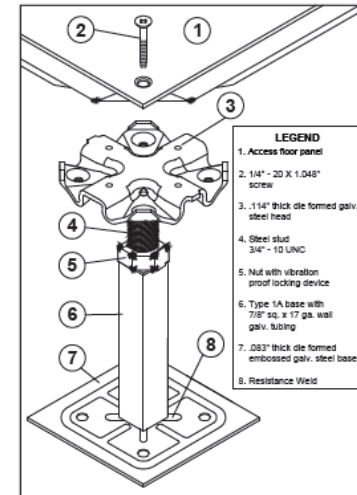


CORNER DETAIL

System Performance Criteria (Tested on Actual Understructure)

System Type	SYSTEM WEIGHT	STATIC LOADS			ROLLING LOADS		IMPACT LOADS
		Design Loads	Ultimate Loads	Safety Factor	10 Passes	10,000 Passes	
ConCore 1000-24"	Postlock 8.0 lbs/ft <sup>2</sup> 39 kg/m <sup>2</sup>	1000 lbs 454 kg	Min. 2000 lbs Min. 900 kg	Min. 2	600 lbs 272 kg	600 lbs 272 kg	500 lbs 227 kg
		LFFH Postlock 8.0 lbs/ft <sup>2</sup> 39 kg/m <sup>2</sup>	1000 lbs 454 kg	Min. 2000 lbs Min. 900 kg	Min. 2	600 lbs 272 kg	600 lbs 272 kg
LFFH Banded Striker	8.2 lbs/ft <sup>2</sup> 37.4 kg/m <sup>2</sup>	1000 lbs 454 kg	Min. 2000 lbs Min. 900 kg	Min. 2	600 lbs 272 kg	600 lbs 272 kg	500 lbs 227 kg
		LFFH Banded Striker	8.0 lbs/ft <sup>2</sup> 36.4 kg/m <sup>2</sup>	1000 lbs 454 kg	Min. 2000 lbs Min. 900 kg	Min. 2	600 lbs 272 kg

1. System Design Load is based on permanent set ≤ 0.010" and is verified by loading panels in accordance with the CBCA 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 CBCA test procedures.  
2. Safety Factor is Ultimate Load divided by Design Load.



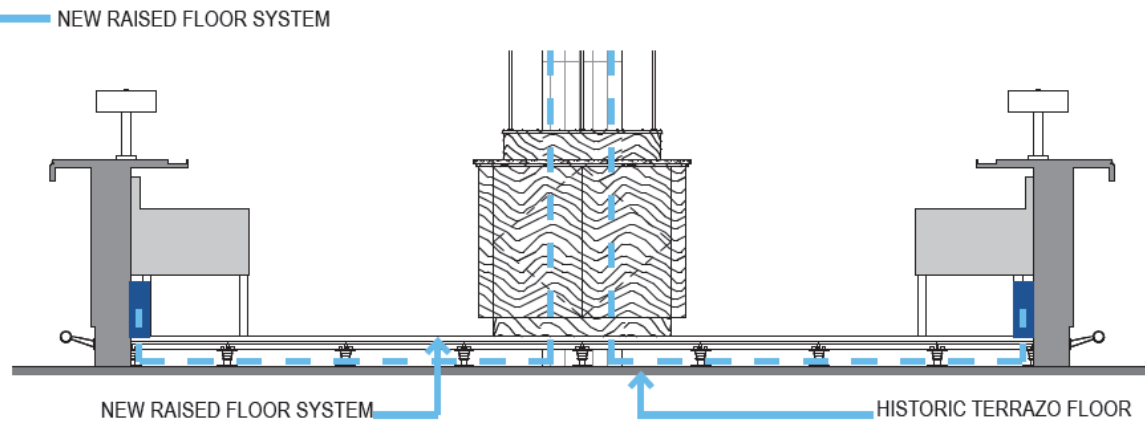
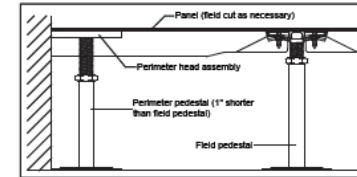
PEDESTAL SPECIFICATIONS

- 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 ft/lbs. when Tate recommended pedestal adhesive is utilized on a clean unsealed concrete slab.

- 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. (5" FFH or higher)

- 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.

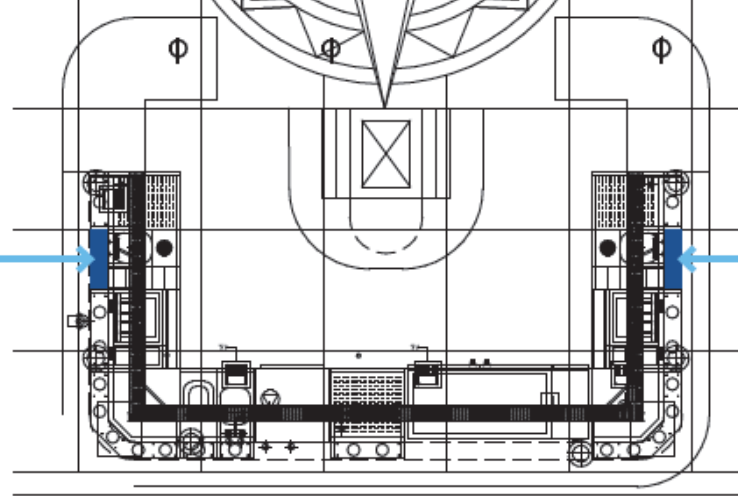


**3 RAISED FLOOR SYSTEM SECTION**  
N.T.S



Thank you.

MACERATOR LOCATION



MACERATOR LOCATION

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 correct plumbing code for your location.

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 silt 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. **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" inlet 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 (OT) 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

2 PLUMBING EQUIPMENT SPECIFICATIONS  
N.T.S

### TECHNICAL SPECIFICATIONS

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

**TECHNICAL SPECIFICATIONS**

Pump type: Macerator

Electric: 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 (10°F Max)

Power cord length: 48 inches

Noise level: <math>\leq 55 \text{ dBA (Lp)}</math> (measured at 3 ft.)

Discharge pipe diameter: 3/4" or 1"

Discharge rate at 3 ft: 17 GPH

Discharge rate at 5 ft: 27 GPH

Shut-off head: 30 ft.

Normal running time: Depends on toilet system

Capacity: 3.5 gallons / 13.2 liters (initial)

1-1/2" (side), 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, Sanisalem

Connections: Wall hung toilet, sink, shower

**DIMENSIONAL DRAWINGS**

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