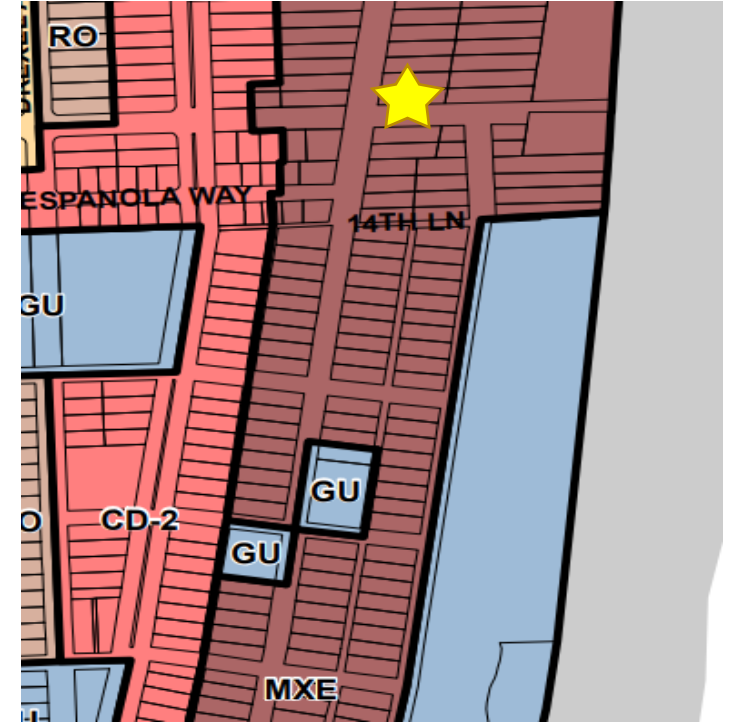
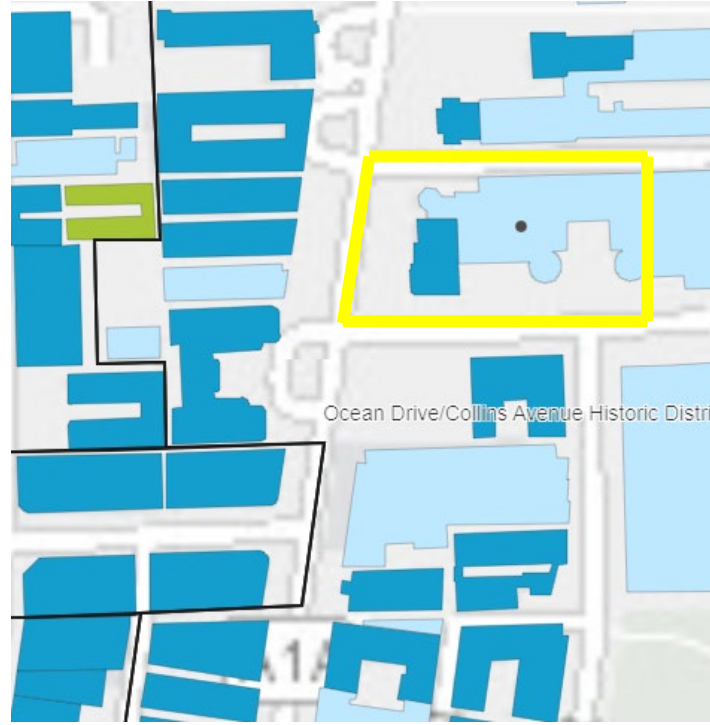




HPB22-0559

1501 Collins Ave





- Located at the Northeast corner of Collins Avenue and 15th 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,

SCHEDULED 2HR RATED METAL FRAME AND MULLIONS

EXISTING CEILING ±11'-8"

EXISTING HISTORIC CEILING TO REMAIN

SCHEDULED 2HR FIRE RESISTIVE CLEAR GLASS

LEVEL 01 ±0'-0"

W-101-A

E-101-A

D-101-A

SCHEDULED FIRE RESISTIVE 2HR GLASS PARTITION

EQ.

EQ.

EQ.

EQ.

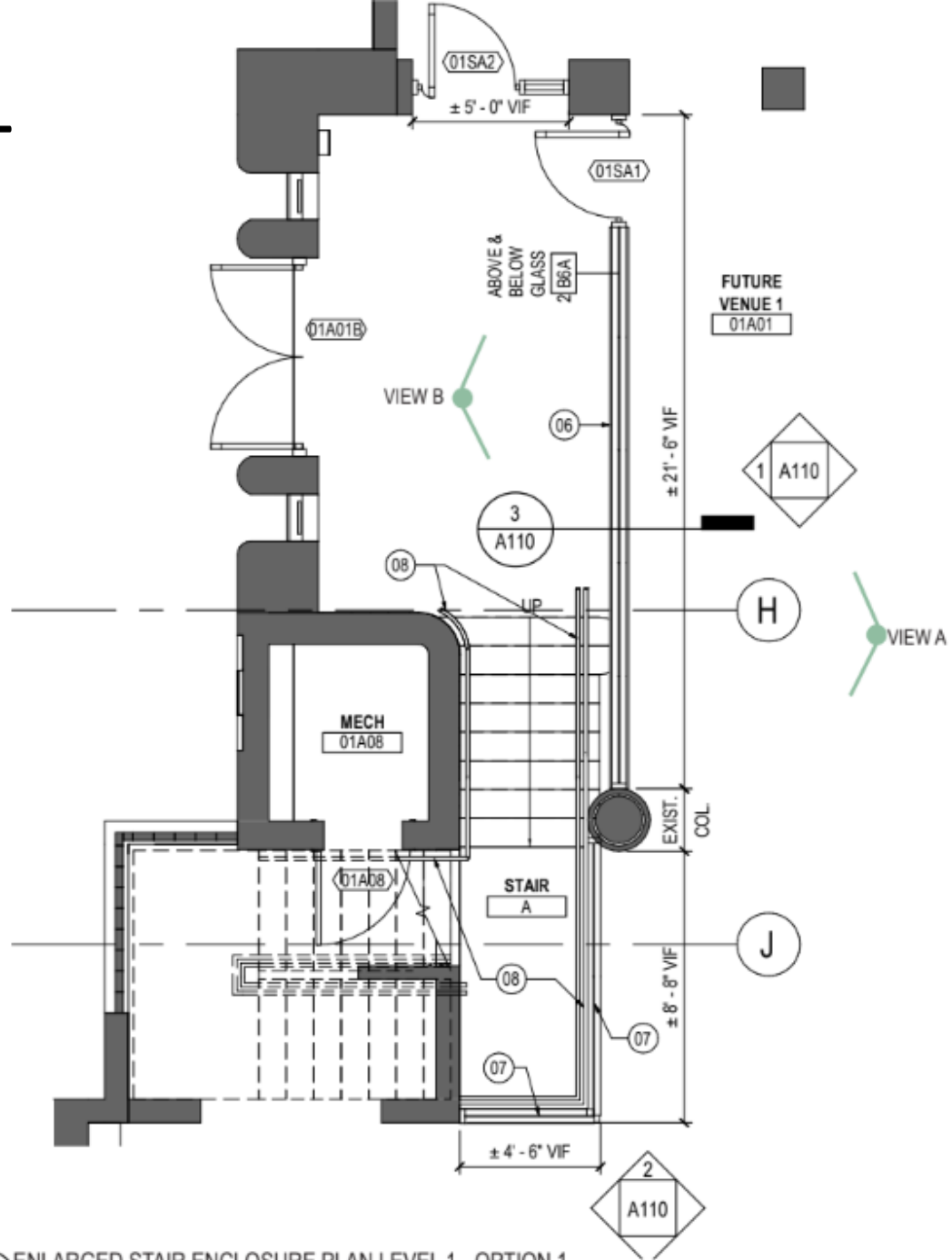
EXISTING CEILING ±11'-6"

EXISTING HISTORIC CEILING TO REMAIN

LEVEL 01 ±0'-0"

FURN NUMBER	DESCRIPTION
W-101-A & W-103-A	STAIN GRADE WALNUT BURL SLP AND STACK MATCHED VENEER PANEL
W-102-A & W-113-A	STAIN GRADE RPT SAWN WALNUT SOLID HARDWOOD
W-104-A & W-109-A	STAIN GRADE WALNUT BURL, DAMBRO BO DQ MATCHED VENEER PANEL
W-106-A	STAIN GRADE QUARTZED SAWN SOLID HARDWOOD
W-107-A & W-110-A	CALCUTTA V&A STONE
W-108-A & W-117-A	ANTIQUE BRASS FRAMES
W-115-A	LAMINATED KILN ARD GLASS
W-123-A	ANTIQUE BEVELLED MIRROR GLASS PANELS
ART-101-A	ART BURAL INSTALLATION
GLD1	CLERK TINTED GLASS
PT-06	PT TYPE SATED ANODIZED ALUMINUM
E-10-03	WRL RESISTANT IMPACT GLAZING
BASE FINISHES	
B-10-1-A	STAIN GRADE RPT SAWN WALNUT SOLID HARDWOOD
CABING FINISHES	
C-101-A	PANT
C-102-A	PANT
C-103-A	PANT
C-104-A	CLUTON PLASTER
C-106-A	ACRYLIC PAINT
C-108-A	ROUST GLASS ENAMEL PAINT

on 1



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



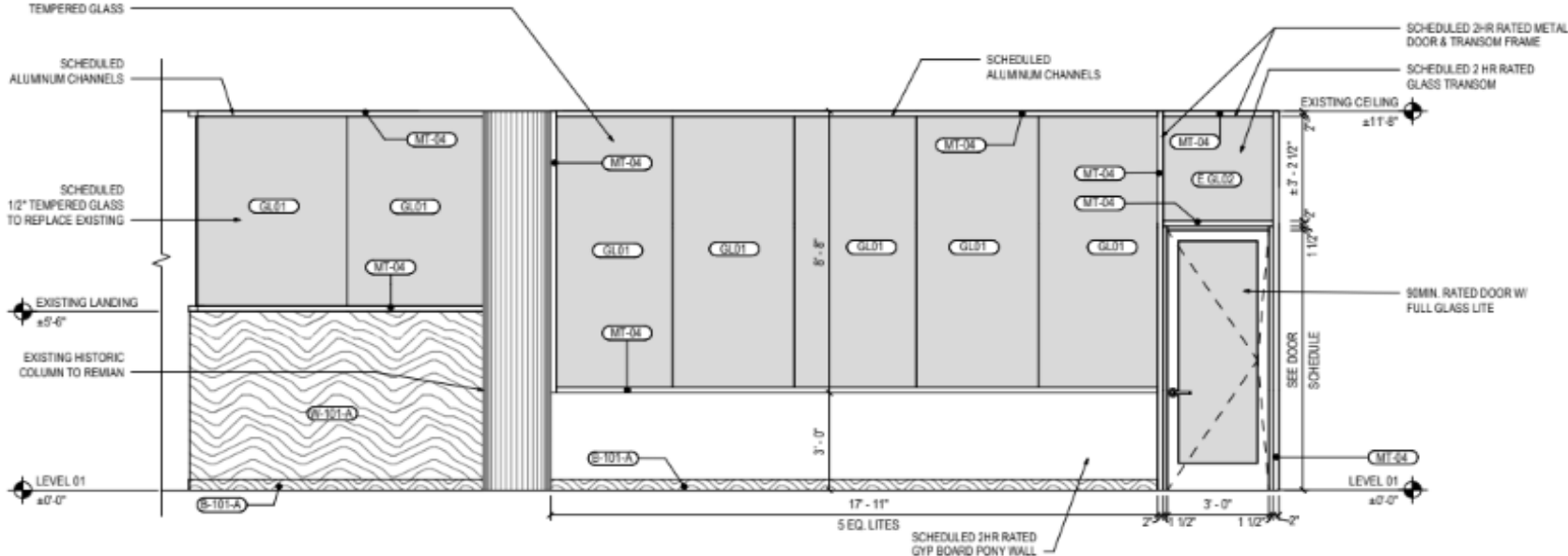
1 STAIR ENCLOSURE VIEW A - OPTION 1
N.T.S



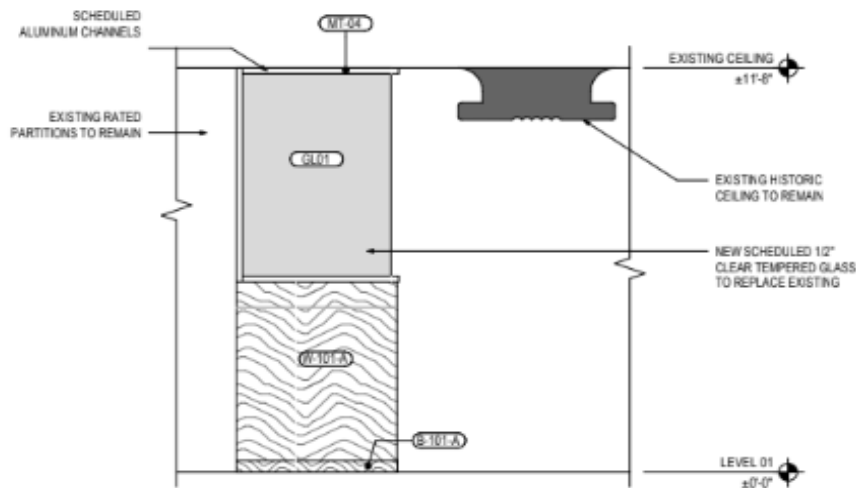
2 STAIR ENCLOSURE VIEW B - OPTION 1
N.T.S



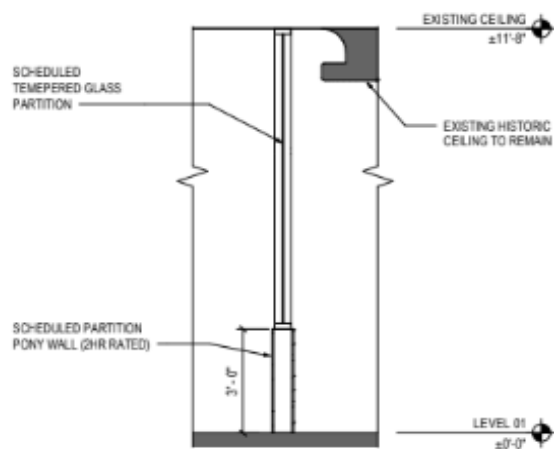
Option 2



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

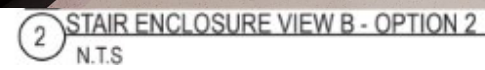
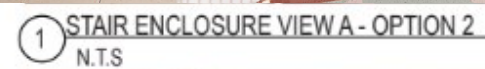


2 NORTH ELEVATION GLASS ENCLOSURE - OPTION 2
N.T.S

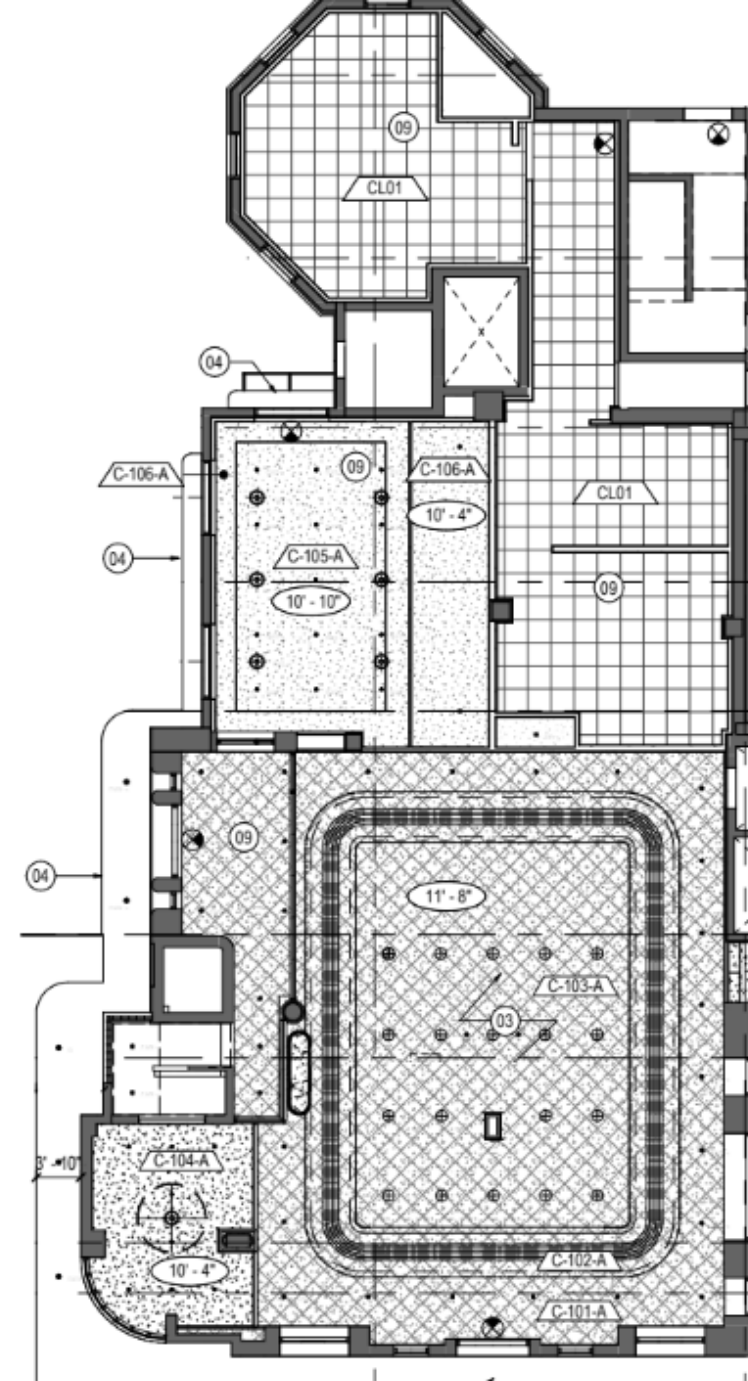
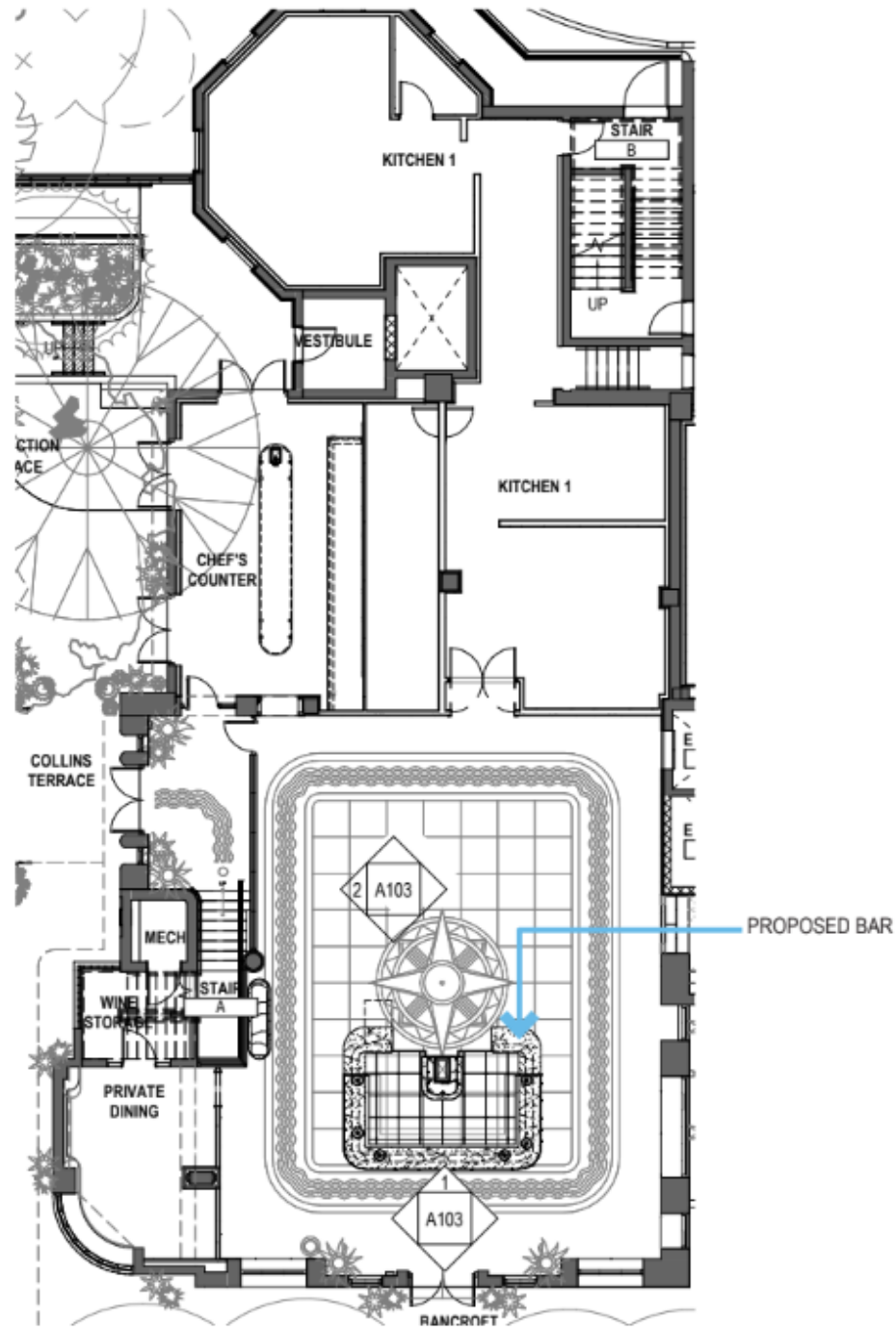


3 GLASS ENCLOSURE SECTION - OPTION 2
N.T.S

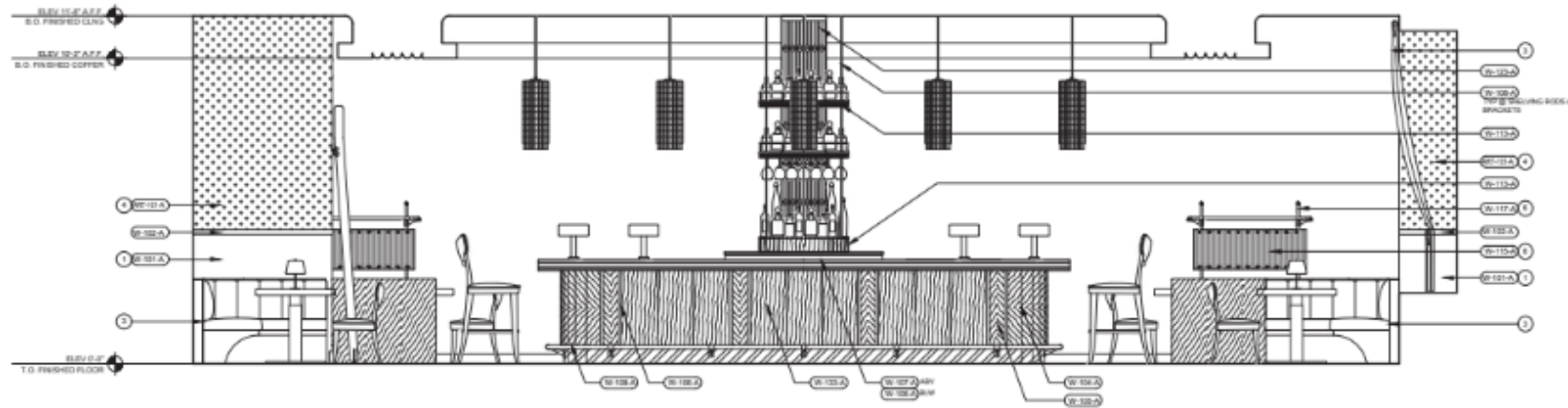
FINISH NUMBER	DESCRIPTION
WALL FINISHES	
W-101-A & W-103-A	STAIN GRADE WALNUT BURL SLIP AND STACK MATCHED VENEER PANEL
W-102-A & W-113-A	STAIN GRADE RIFT SAWN WALNUT SOLID HARDWOOD
W-104-A, W-105-A	STAIN GRADE WALNUT BURL DIAMOND BOLDMATCHED VENEER PANEL
W-106-A	STAIN GRADE QUARTERED SAWN SOLID HARDWOOD
W-107-A	CALACATTA VIOLA STONE
W-108-A & W-117-A	ANTIQUE BRASS FINISH
W-115-A	LAMINATED KUN ART GLASS
W-123-A	ANTIQUE BRILLIANT MIRROR GLASS PANELS
W-124-A	ART MURAL INSTALLATION
GL-01	CLEAR TEMPERED GLASS
MT-04	2 HR FIRE RATED ANODIZED ALUMINUM
E-GL-02	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	FRONT LOBBY ENAMEL PAINT

[illegible]

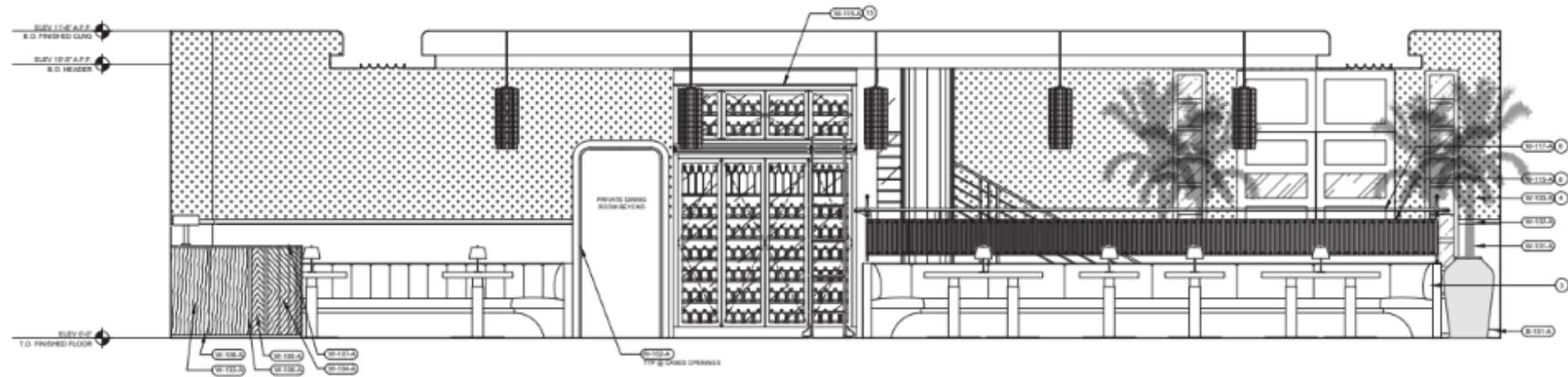




FINISH NUMBER	DESCRIPTION
WALL FINISHES	
W-101-A & W-123-A	STAIN GRADE WALNUT BURL SLIP AND STACK MATCHED VENEER PANEL
W-102-A & W-113-A	STAIN GRADE RFT SAWN WALNUT SOLID HARDWOOD
W-104-A, W-125-A	STAIN GRADE WALNUT BURL DIAMOND BOOKMATCHED VENEER PANEL
W-106-A	STAIN GRADE QUARTERED SAWN SOLID HARDWOOD
W-107-A	CALACATTA VIOLA STONE
W-108-A & W-117-A	ANTIQUE BRASS FINISH
W-115-A	LAMINATED KILN ART GLASS
W-123-A	ANTIQUE BEVELLED MIRROR GLASS PANELS
WRT-101-A	ART MURAL INSTALLATION
GL-01	CL-EAR TEMPERED GLASS
RT-01	2 HR FIRE RATED ANODIZED ALUMINUM
IC-032	FIRE RESISTANT IMPACT GLAZING
BASE FINISHES	
B-101-A	STAIN GRADE RFT SAWN WALNUT SOLID HARDWOOD
CEILING FINISHES	
C-101-A	PAINT
C-102-A	PAINT
C-103-A	PAINT
C-104-A	STUCCO PLASTER
C-105-A	ACRYLIC PAINT
C-106-A	HIGH GLOSS ENAMEL PAINT



1 ELEVATION FACING NORTH AT ENTRY
N.T.S.

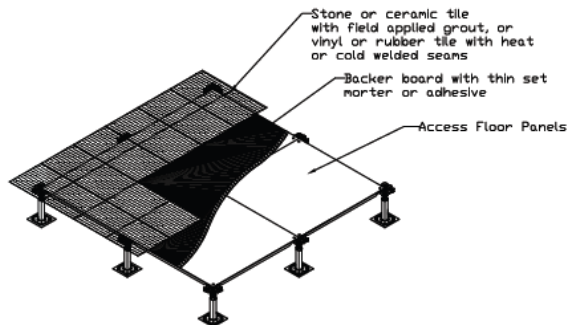


2 ELEVATION FACING WEST AT MAIN DINING
N.T.S.



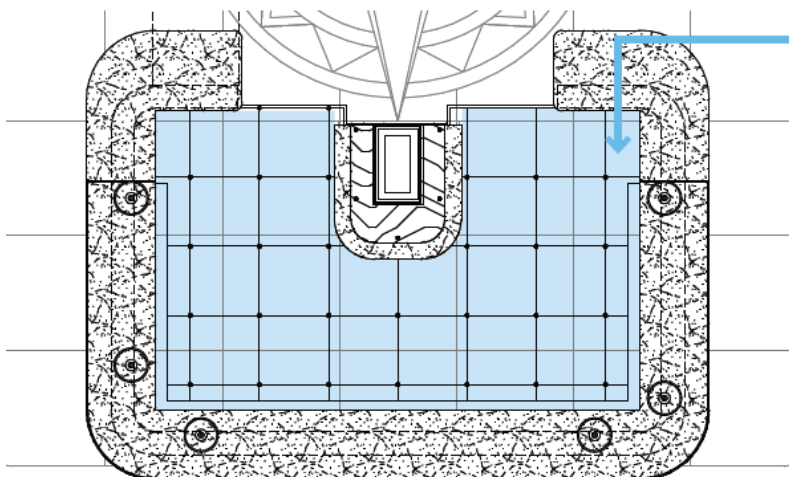




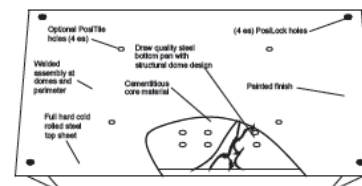


Suitable for use with virtually any conventional floor finish. In addition, provides a waterproof solution when used with the appropriate floor finish. This method does not allow access to the plenum.

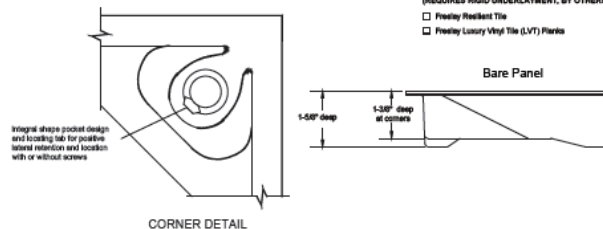
1 RAISED FLOOR SYSTEM CUT SHEETS N.T.S



2 RAISED FLOOR SYSTEM N.T.S



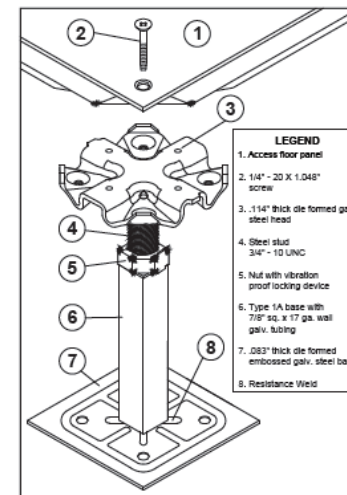
TOP VIEW



CORNER DETAIL

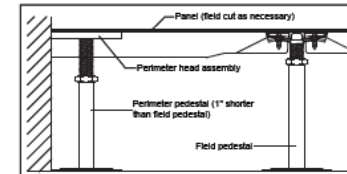
System Performance Criteria (Tested on Actual Understructure)									
System Type	Understructure	SYSTEM WEIGHT	STATIC LOADS		ROLLING LOADS		IMPACT LOADS		
ConCore 1000-24"	Postlock	5.0 lbs/sq ft 24 kg/sq m	Design Load	Ultimate Load	10 Passes	10,000 Passes			
			Min. 2000 lbs 900 kg	Min. 2	500 lbs 225 kg	500 lbs 225 kg	500 lbs 225 kg	500 lbs 225 kg	500 lbs 225 kg
	LPHH Postlock	5.0 lbs/sq ft 24 kg/sq m	Min. 2000 lbs 900 kg	Min. 2	500 lbs 225 kg	500 lbs 225 kg	500 lbs 225 kg	500 lbs 225 kg	500 lbs 225 kg
	Bolted Stringer	5.0 lbs/sq ft 24 kg/sq m	Min. 2000 lbs 900 kg	Min. 2	500 lbs 225 kg	500 lbs 225 kg	500 lbs 225 kg	500 lbs 225 kg	500 lbs 225 kg
	LPHH Bolted Stringer	5.0 lbs/sq ft 24 kg/sq m	Min. 2000 lbs 900 kg	Min. 2	500 lbs 225 kg	500 lbs 225 kg	500 lbs 225 kg	500 lbs 225 kg	500 lbs 225 kg
	Bolted Stringer	5.0 lbs/sq ft 24 kg/sq m	Min. 2000 lbs 900 kg	Min. 2	500 lbs 225 kg	500 lbs 225 kg	500 lbs 225 kg	500 lbs 225 kg	500 lbs 225 kg

1. System Design Load is based on permanent wet ≤ 0.010\"/>

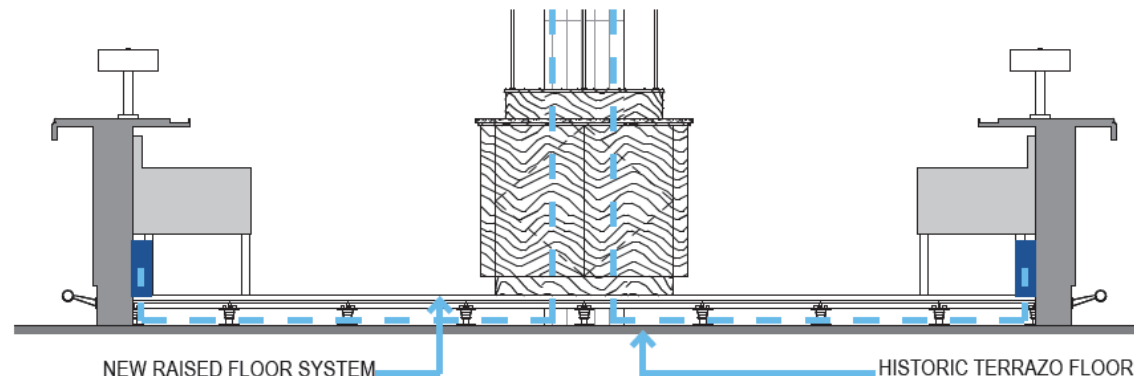


PEDESTAL SPECIFICATIONS

- Pedestal Assembly**
- Assembly up to 24\"/>
- Pedestal Head**
- .114\"/>
- Pedestal Base**
- Base to be at least 16\"/>



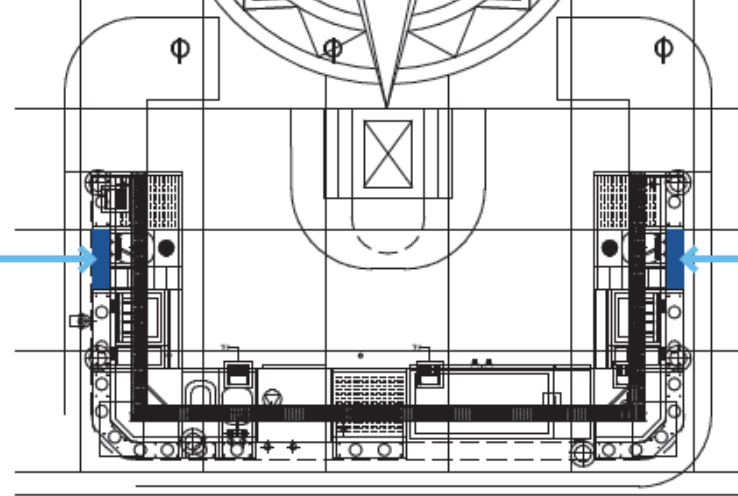
NEW RAISED FLOOR SYSTEM



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

PUMPING DISTANCE

15 Ft
150 Ft

2+1 YEAR

Sanipack® Macerator

FULL VIEW OF COMPLETE BATHROOM **CLOSE-UP VIEW OF PRODUCT**

Example of installation. Follow best plumbing practices for correct installation.

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 3/4" 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

TECHNICAL SPECIFICATIONS

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

TECHNICAL SPECIFICATIONS

Pump types
Macerator
Electricity
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 levels
≤ 55 dBA (Lp) (measured at 3 ft.)
Discharge pipe diameter
3/4" or 1"
Discharge rate at 15 ft
17 GPH
Discharge rate at 3 ft
27 GPH
Shot-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
Weights
17 lbs / 7.7 kg
Certifying agencies
CSA (IPC, NSCP), 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.

2 PLUMBING EQUIPMENT SPECIFICATIONS

N.T.S