

DESIGN REVIEW BOARD

1901 ALTON ROAD

FINAL SUBMITTAL
12/10/2023

FILE NO. DRB23-0956

COMMERCIAL PROJECT
1901 ALTON ROAD MIAMI BEACH, FLORIDA, 33139
SCOPE OF WORK: NEW CONSTRUCTION OF 4 STORY BUILDING WITH GROUND FLOOR RETAIL AND 3 LEVELS OF PARKING



OPPENHEIM
ARCHITECTURE



7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
2314

PROJECT NAME
**WHOLE FOODS
AND
WELLS FARGO**
1901 ALTON ROAD
MIAMI BEACH, FL 33141

OWNER
CRESCENT HEIGHTS

FACADE ARCHITECT
OPPENHEIM ARCHITECTURE
AND DESIGN

DRAWING

COVER-DRB

JENNIFER McCONNEY FLORIDA LIC# AR93044

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SCALE:

DRAWN: CV, JDB

CHECK: JMcG

DATE: 12/10/23

SHEET NUMBER
A0.00

SURVEYOR'S CERTIFICATION

THAT (A) THIS SURVEY WAS PREPARED UNDER MY SUPERVISION; (B) THE LEGAL DESCRIPTION OF THE PROPERTY AS SET FORTH HEREIN, AND THE LOCATION OF ALL IMPROVEMENTS, FENCES, EASEMENTS, ROADWAYS, RIGHTS OF WAY AND SETBACK LINES WHICH ARE EITHER VISIBLE OR OF RECORD IN MIAMI/DADE COUNTY, FLORIDA (ACCORDING TO TITLE SEARCH REPORT; (FILE NUMBER: , EFFECTIVE DATE 20), ARE ACCURATELY REFLECTED HEREON; AND (C) THIS SURVEY ACCURATELY DEPICTS THE STATE OF FACTS AS THEY APPEAR ON THE GROUND. THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ("ALTA"), THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM") AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN 2021, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11 (A), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT:

THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"

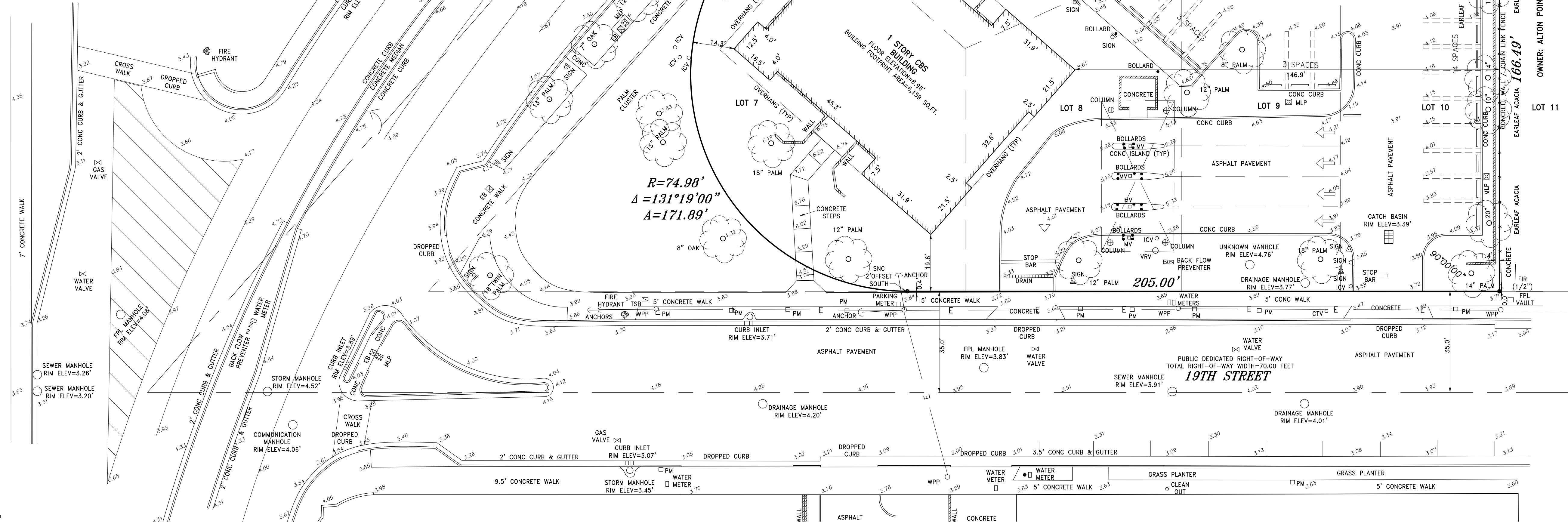
DATED: 08/28/23 FOR THE FIRM BY: RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY EFFECTIVE DATE: 20 . FILE NO. :
- THIS SURVEY WAS DONE SOLEY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # A-36 ELEVATION=7.31'
- ZONING : CD-1 COMMERCIAL - NEIGHBORHOOD
SETBACK : 5.00 FEET FROM ALL LOT LINES
MAXIMUM BUILDING HEIGHT= 40.00 FEET / 4 STORIES
EXISTING PARKING SPACES :

LAND DESCRIPTION:

LOTS 4 THROUGH 10, INCLUSIVE, OF "RESUBDIVISION OF BLOCK 11-A, OF ISLAND VIEW ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 12 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

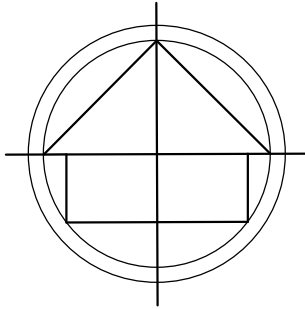


FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120651
PANEL NUMBER	0317 L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09

LOCATION MAP (NTS)



ALTA/ACSM LAND TITLE SURVEY



LEGEND:	
CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE & CAP #6448
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
M/D.C.R.	MIAMI/DADE COUNTY RECORDS
-X-	CHAIN LINK/ WOOD FENCE
CBS	CONCRETE BLOCK STRUCTURE
PM	PARKING METER
CLP	CONCRETE LIGHT POLE
FH	FIRE HYDRANT
TSB	TRAFFIC SIGNAL BOX
EB	ELECTRIC BOX
CTV	CABLE RISER
ELEVATION	ELEVATION
GV	GAS VALVE
TSP	TRAFFIC SIGNAL POST
WM	WATER METER
WV	WATER VALVE
MLP	METAL LIGHT POLE
SL	SPOT LIGHT
BFP	BACK FLOW PREVENTER
WPP	WOOD POWER POLE
A	ARC DISTANCE
R	RADIUS
Δ	DELTA ANGLE
ALTA	AMERICAN LAND TITLE ASSOCIATION
ACSM	AMERICAN CONGRESS ON SURVEYING & MAPPING
ORB	OFFICIAL RECORDS BOOK
PSX	PEDESTRIAN CROSSING SIGN
	HANDICAP PARKING

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766

CLIENT :

CRESCENT HEIGHTS

1901 ALTON ROAD
MIAMI BEACH, FLORIDA 33139

ALTA/ACSM LAND TITLE SURVEY

REVISIONS

	DATE	FB/PG	DWN	CKD
ALTA/ACSM LAND TITLE SURVEY	08/11/14	DATA/COLL	AM	REC
RIGHT-OF-WAY SURVEY	03/24/15	DATA/COLL	AM	REC
UPDATE SURVEY	08/08/23	-----	REC	REC
ADDITIONAL REVISIONS MADE TO UPDATE	08/28/23	-----	JD	REC

PROJECT NUMBER : 7384-14

SCALE : 1" = 20'

SHEET

1
OF
1
SHEET

INDEX OF DRAWINGS	
SHEET #	DESCRIPTION
_____	SURVEY
A0.00	COVER-DRB
A0.01	INDEX OF DRAWINGS AND SITE DATA
A0.02	GROSS AREA DIAGRAMS
A0.03	FAR DIAGRAMS
A0.04	RENDERING VIEW OF SOUTH AND ALTON RD FACADES
A0.07	AERIAL VIEWS
A0.08	EXISTING PHOTOGRAPHY
A0.09	EXISTING PHOTOGRAPHY
A0.10	EXISTING PHOTOGRAPHY
A0.11	EXISTING PHOTOGRAPHY
A0.12	EXISTING PHOTOGRAPHY
A0.13	EXISTING PHOTOGRAPHY
A0.14	EXISTING PHOTOGRAPHY
A0.14.1	EXISTING PHOTOGRAPHY
A0.15	SITE ELEVATIONS
A0.16	SITE ELEVATIONS
A0.17	EXPLODED AXONOMETRIC DIAGRAM
AI.00	SITE PLAN
AI.01	LEVEL 1 FLOOR PLAN
AI.02	LEVEL 1.5 FLOOR PLAN
AI.03	LEVEL 2 FLOOR PLAN
AI.04	LEVEL 3 FLOOR PLAN
AI.05	LEVEL 4 FLOOR PLAN AND ROOF PLAN
AI.06	LOADING DOCK DIAGRAMS-TRUCK
AI.07	LOADING DOCK DIAGRAMS-WASTE TRUCKS
AI.08	LOADING DOCK DIAGRAMS - PASSENGER CAR
AI.10	DEMO FLOOR PLAN
A2.01	BUILDING ELEVATIONS
A2.02	BUILDING ELEVATIONS
A2.03	BUILDING SECTIONS
A2.10	WALL SECTION
A2.11	WALL SECTION
A2.12	WALL SECTION
L001	COVER SHEET-LANDSCAPE
L002	TREE DISPOSITION PLAN
L003	EXISTING TREE SCHEDULE
L004	LANDSCAPE LEGEND AND MITIGATION
L100	SITE HARDSCAPE PLAN
L200	SITE PLANTING PLAN
L201	2ND LEVEL PLANTING PLAN
L202	PLANTING DETAILS
L203	SITE LIGHTING PLAN

ZONING DATA SHEET

ITEM #	Zoning Information LAND USE: CD-2			
1	Address:	1901 Alton Rd, Miami Beach, FL 33139		
2	Board and File numbers:			
3	Folio number(s):	02-3234-001-0030		
4	Year constructed:	1986	Zoning District:	CD-1 COMMERCIAL, LOW INTENSITY DISTRICT
5	Base Flood Elevation:	8'-0 " NGVD	Grade Value in NGVD:	3.7 NGVD (existing) 8' 0 NGVD proposed (road elevation to be raised in 2025 per City of Miami Beach
6	Adjusted grade (Flood+Grade/2)	8'-0"	Lot Area:	55,377 SF
7	Lot Width	N/A	Lot Depth:	N/A
8	Minimum Unit Size	N/A		
9	Existing User	WELLS FARGO	Proposed Use:	GROCERY STORE MAIN USE, BANK ACCESSORY USE

		Maximum	Existing	Proposed	Deficiencies
10	Height	45'-0"		43'-0"	-
11	Number of Stories	N/A	1	4	-
12	FAR	1	0.00	0.94	-
13	FLOOR AREA Square Footage	55,377 SF	0 SF	52,100 SF	-
14	GROSS Square Footage	N/A	N/A	199,772 SF	-
15	Number of Units Residential	N/A	N/A	N/A	-
16	Number of Units Hotel	N/A	N/A	N/A	-
17	Number of Seats	N/A	N/A	N/A	-
18	Occupancy Load	N/A	N/A	SEE CHART	-

	Setbacks	Required	Existing	Proposed	Deficiencies
	Pedestal (CD-1) COMMERCIAL, LOW INTENSITY DISTRICT				
19	Front Setback (ALTON RD):	0'-0"	N/A	0' - 0"	-
20	Interior side Setback (NE):	10'-0"	N/A	10'-0"	-
21	Rear Setback (E):	10'-0"	N/A	10'-0"	-
22	Side Setback facing Street (NE 19th ST):	0'-0"	N/A	0'-0"	-

	Parking	Required	Existing	Proposed	Deficiencies
23	Parking District (DISTRICT #1) TIER 1	163		277	-
24	Total # of parking spaces required	163	N/A	277	-
25	Parking Space Dimensions	8.5' X 18'	N/A	8.5' X 18'	
26	Parking Space Configurations (45°,60°,90°,Parallel)		N/A	90 DEG	-
27	ADA Spaces		N/A	12	-
28	Tandem Spaces	0	N/A	0	-
29	Drive Aisle Width	22'	N/A	22'	-
30	Valet Drop off and pick up	N/A	N/A	N/A	-
31	Loading zones and Trash collection areas	2	N/A	2	-
32	Bikes (SHORT TERM)	4	N/A	4	
33	Bikes (LONG TERM)	15	N/A	15	-
34	loading spaces: 3 for 20-40k sf	3	N/A	3	-

35	Is this a contributing building?	NO
36	Located within a Local Historic District?	NO

PARKING REQUIREMENTS				
SPACE	REQUIRED	GROSS AREA/ SEATS	FACTOR	PARKING SPACES
GROCERY STORE	1 SPACE / 250 SF	34,953	250	140
CAFÉ (WITHIN STORE)	1 SPACE / 4 SEATS	60	4	15
BANK	1 SPACE / 400 SF	3,908	400	10
			TOTAL PROVIDED	165 277
			EXCESS	-112



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OPPENHEIM ARCHITECTURE
AND DESIGN

DRAWING

INDEX OF
DRAWINGS
AND SITE
DATA

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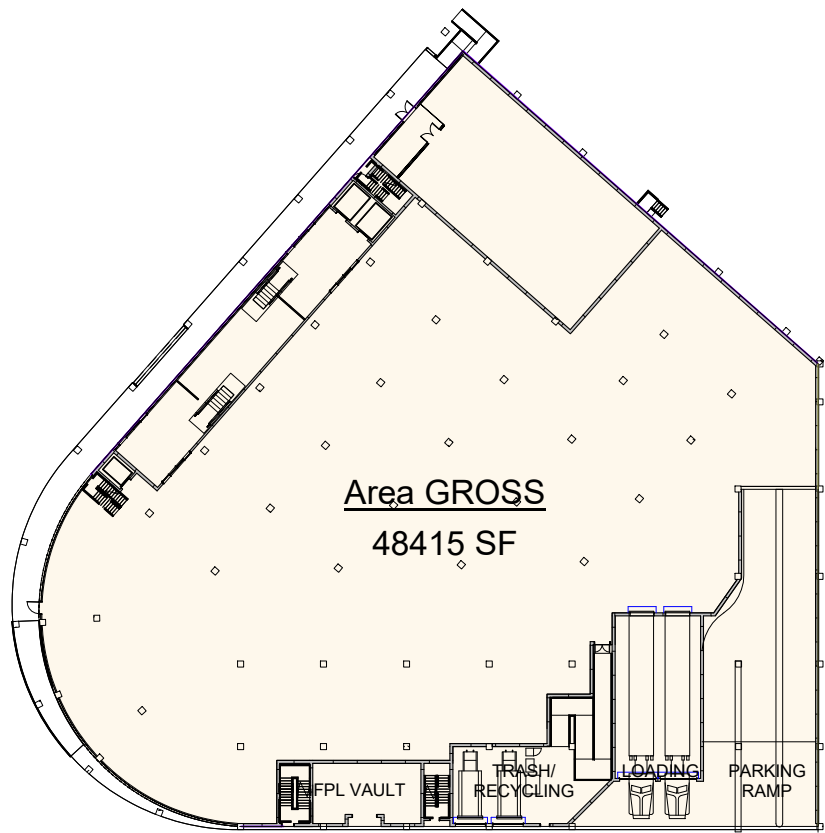
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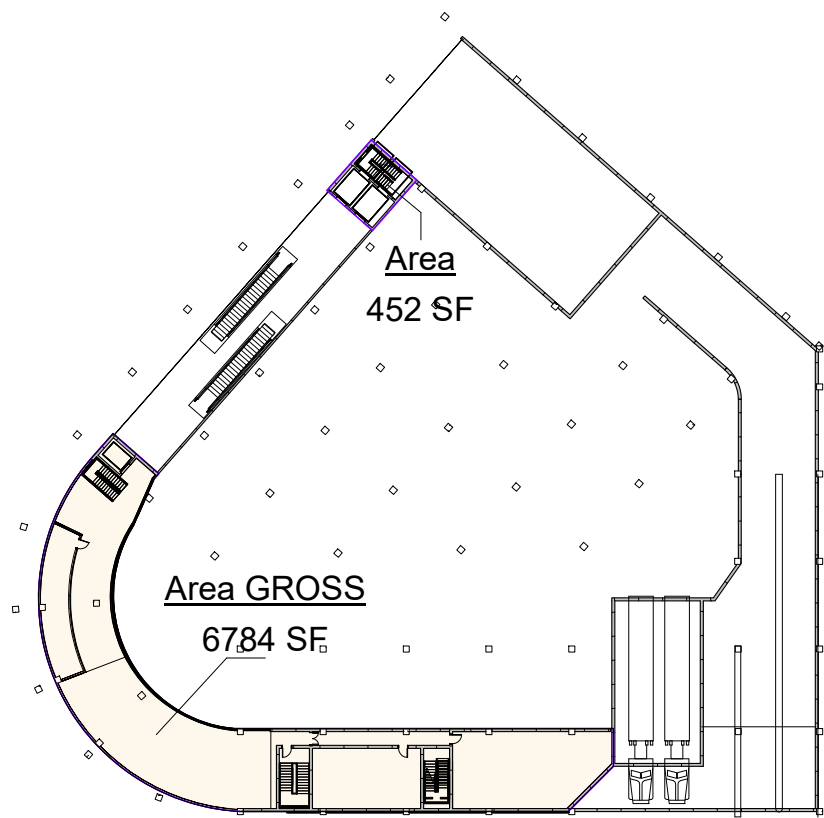
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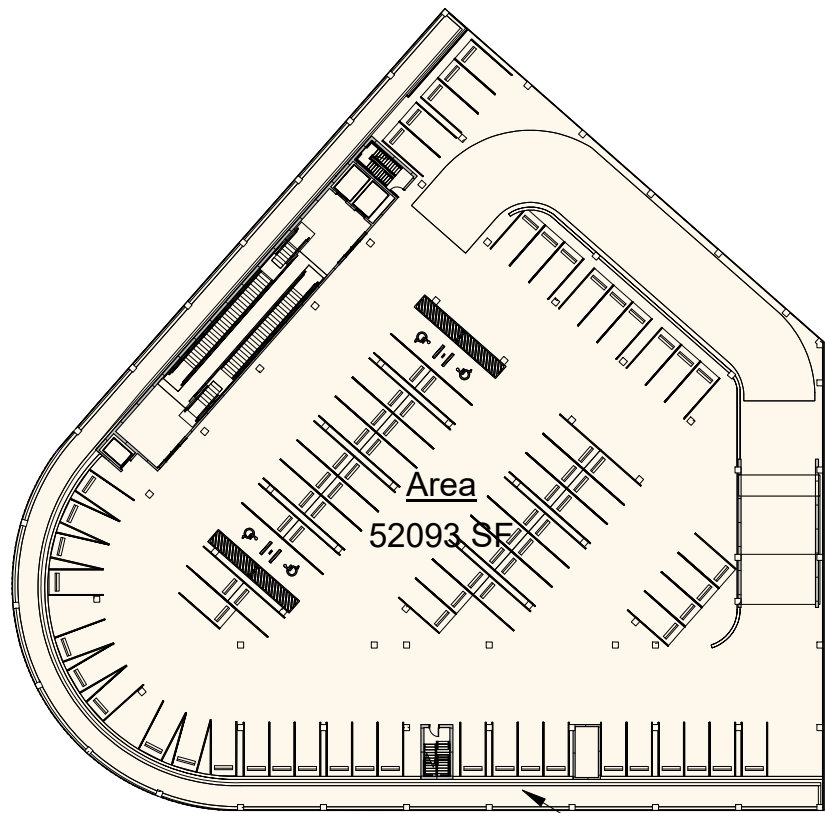
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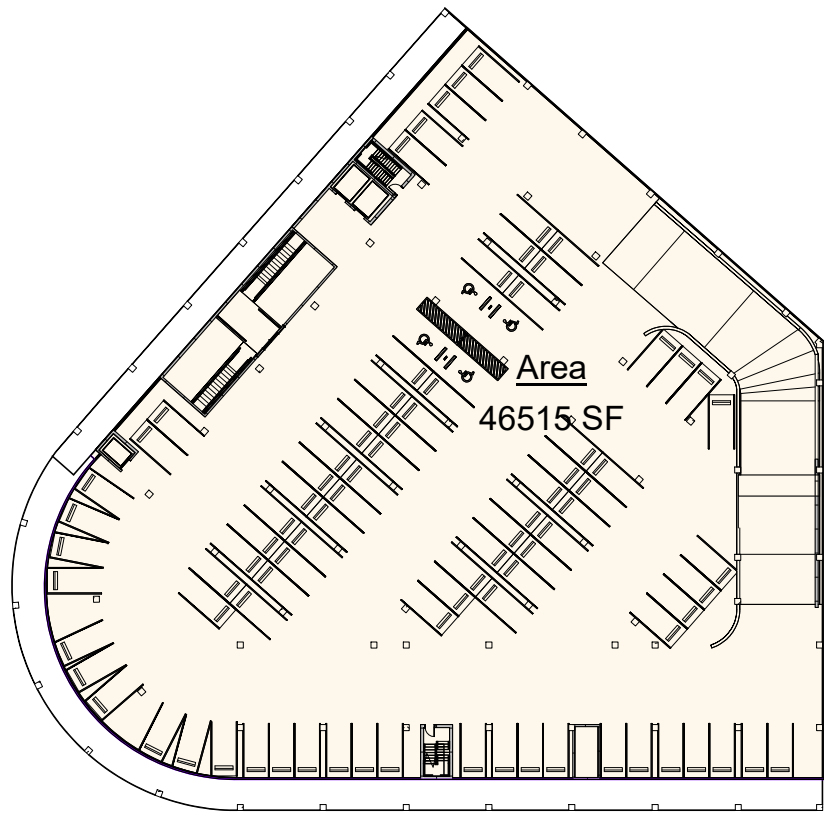
1 L1 FLOOR
1/64" = 1'-0"



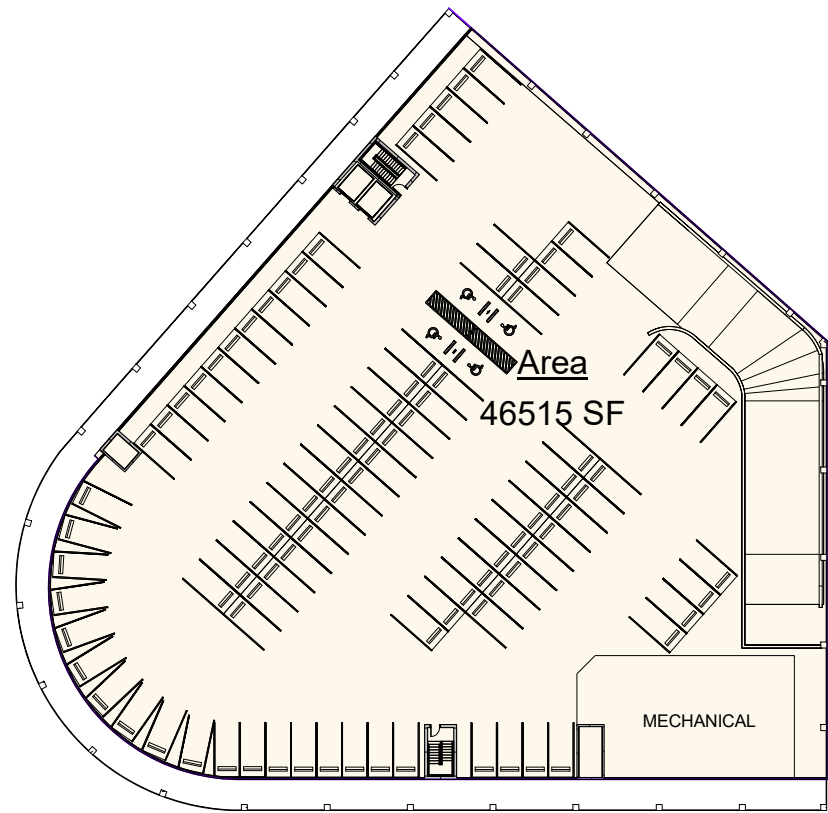
2 L1.5 FLOOR
1/64" = 1'-0"



3 L2 PARKING
1/64" = 1'-0"



4 L3 PARKING
1/64" = 1'-0"



5 L4 PARKING
1/64" = 1'-0"

Area Schedule (Gross Building)	
Area	Level
48415 SF	L1 FLOOR
452 SF	MEZZANINE
6784 SF	MEZZANINE
52093 SF	L2 PARKING
46515 SF	L3 PARKING
46515 SF	L4 PARKING
200774 SF	

**GROSS AREA
DIAGRAMS**

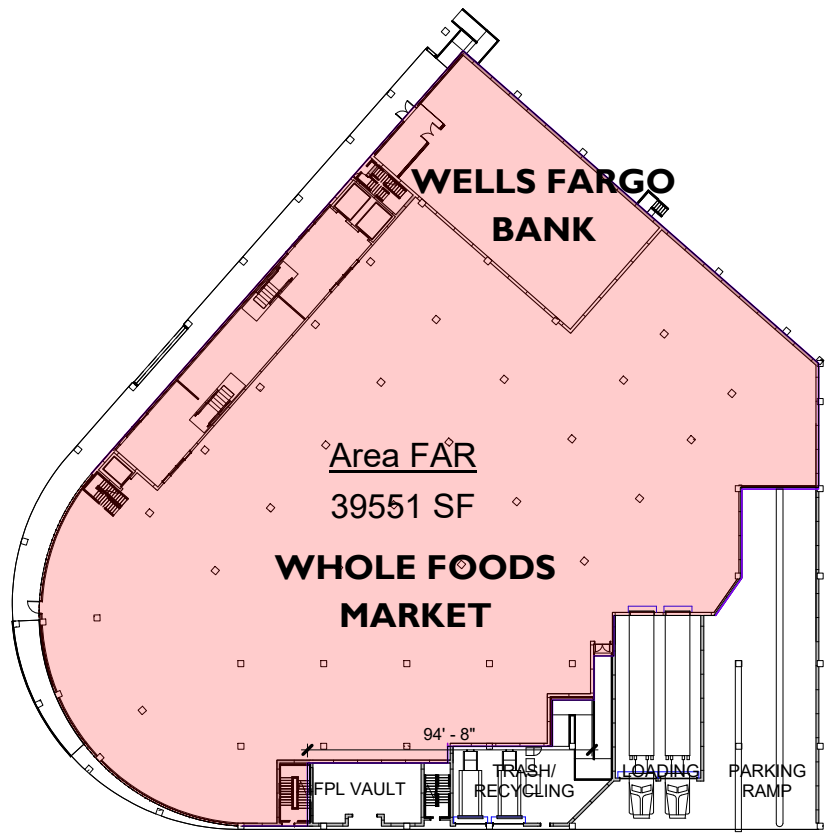
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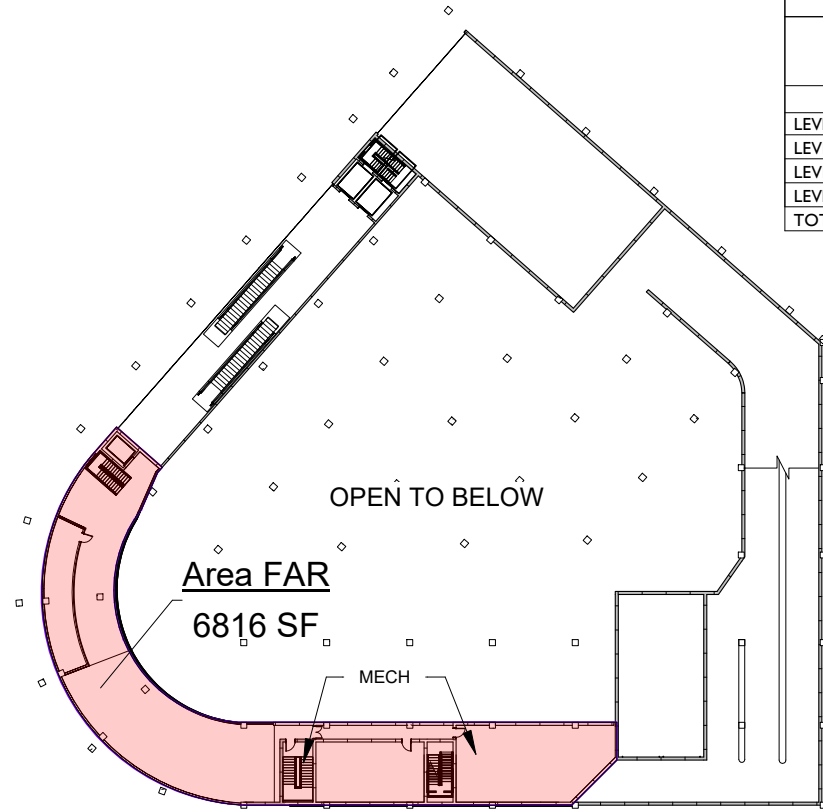
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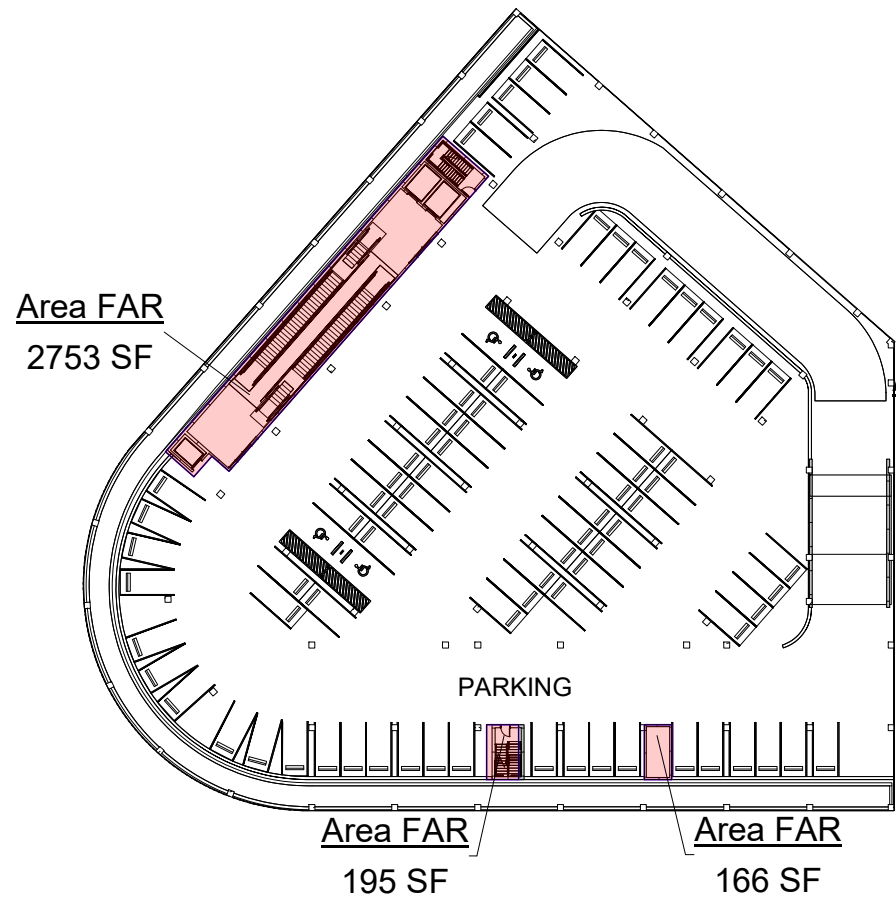
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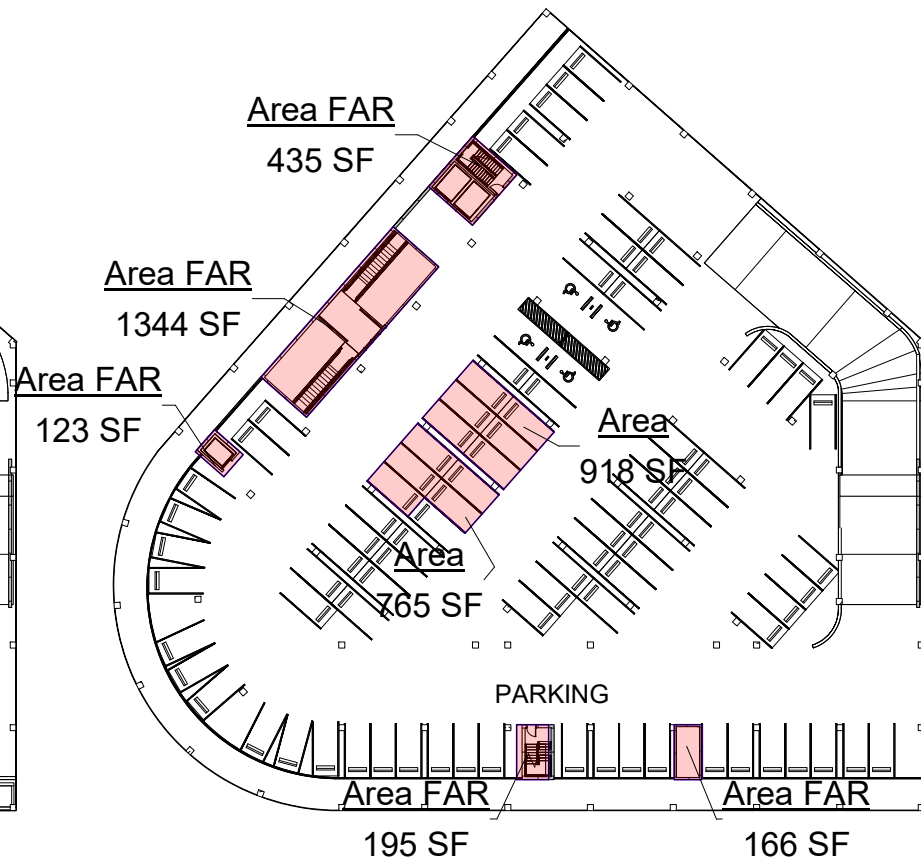
1 L1 FLOOR
1/64" = 1'-0"



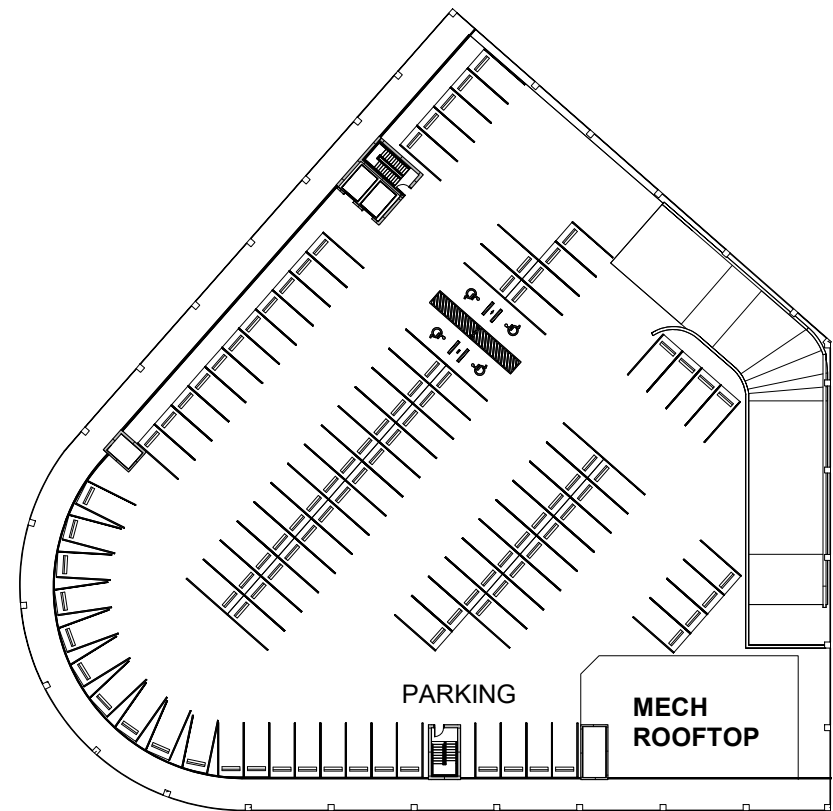
2 MEZZANINE
1/64" = 1'-0"



3 L2 PARKING
1/64" = 1'-0"



4 L3 PARKING
1/64" = 1'-0"



5 L4 PARKING
1/64" = 1'-0"

FAR calculation for excess parking:				
	NUMBER OF STALLS	PARKING EXEMPT FROM FAR	PARKING TOWARDS FAR	AREA OF EXCESS PARKING AS FAR (SF)
LEVEL 1 (STREET PARKING)	2	2		
LEVEL 2	83	83		
LEVEL 3	91	78	11	1683
LEVEL 4 (OPEN TO ABOVE)	101	101		
TOTAL	277			

Area Schedule FAR	
Area	Level

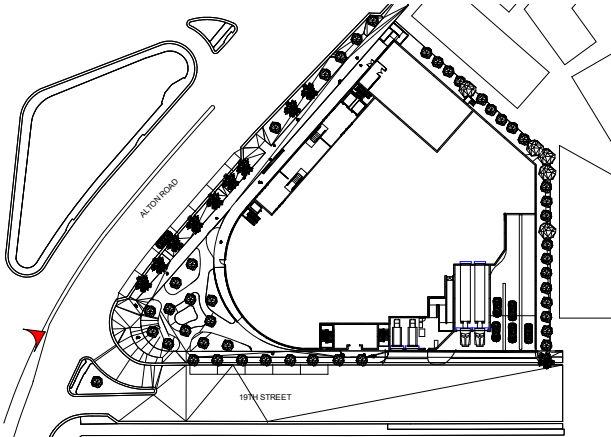
39551 SF	L1 FLOOR
6816 SF	MEZZANINE
3113 SF	L2 PARKING
3945 SF	L3 PARKING
53425 SF	

FAR 1.0
GROSS LOT AREA 55,377 SF



STUDIO
McG
ARCHITECTURE

OPPENHEIM
ARCHITECTURE



S T U D I O
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FACADE ARCHITECT
OPPENHEIM ARCHITECTURE
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DRAWING

**RENDERING
VIEW OF
SOUTH AND
ALTON RD
FACADES**

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SCALE: 1" = 160'-0"

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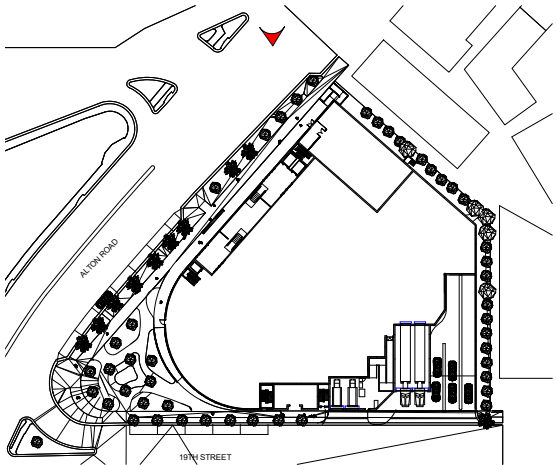
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* GRADES DEPICTED IN RENDERINGS ARE BASED
ON CITY OF MIAMI BEACH 2025 MINIMUM ROAD
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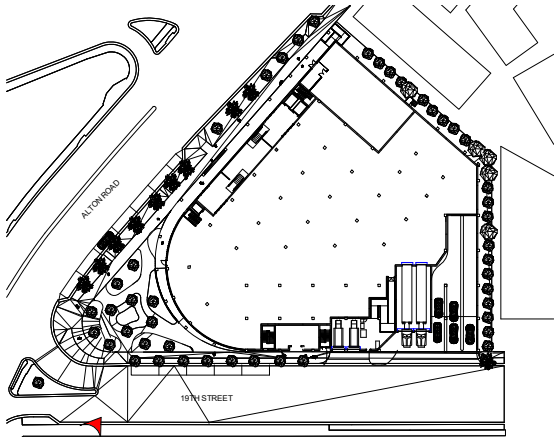
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1. VIEW OF ALTON RD FROM NORTH OF SITE



2. VIEW OF SITE FROM NORTH PEDESTRIAN WALKWAY

**EXISTING
PHOTOGRAPHY**

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SCALE: 1" = 1'-0"

DRAWN: CV, JDB

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3. VIEW OF WELLS FARGO FROM PARKING EAST IN SITE



4. VIEW OF 20TH STREET AND SUNSET DR



5. VIEW OF PARK PARALEL TO SITE ON ALTON RD



6. VIEW OF EXISTING WELLS FARGO BANK FROM PARKING



7. VIEW OF PURA VIDA ON SUNSET DR



8. VIEW OF FRESH MARKET ON 18TH STREET



9. VIEW OF SUSHI GARAGE RESTAURANT ON 18TH STREET



10. VIEW OF CITIBANK ON 18TH STREET



11. VIEW OF ALTON RD SOUTHWEST OF SITE



12. VIEW OF ALTON RD AND DADE BLVD INTERSECTION



13. VIEW OF PUBLIX AND SITE ON 19TH STREET



14. VIEW OF CHASE BANK SOUTH OF SITE

**EXISTING
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15. VIEW OF N MICHIGAN AVE, NORTHEAST OF SITE



16. EXISTING SITE VIEW FROM SIDEWALK ON ALTON RD.



17. WELLS FARGO ENTRANCE ON ALTON RD.



18. VIEW OF LANDSCAPE ON SITE FROM ALTON RD. SIDEWALK



19. VIEW OF SITE FROM ALTON RD. AND 19TH ST INTERSECTION



20. VIEW OF SUNSET DR. FROM SW OF SITE



21. VIEW OF SITE FROM ALTON RD. AND 19TH ST. INTERSECTION



22. VIEW OF PARALLEL BUILDINGS FROM 19TH ST.

**EXISTING
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23.EXISTING DRIVE THRU BANK ON SITE



24. VIEW OF WELLS FARGO FROM EXISTING PARKING



25. VIEW OF WELLS FARGO ENTRANCE FROM EXISTING PARKING



26. VIEW OF ALTON RD. FROM SIDEWALK

**EXISTING
PHOTOGRAPHY**

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SCALE: 1" = 1'-0"

DRAWN: CV, JDB

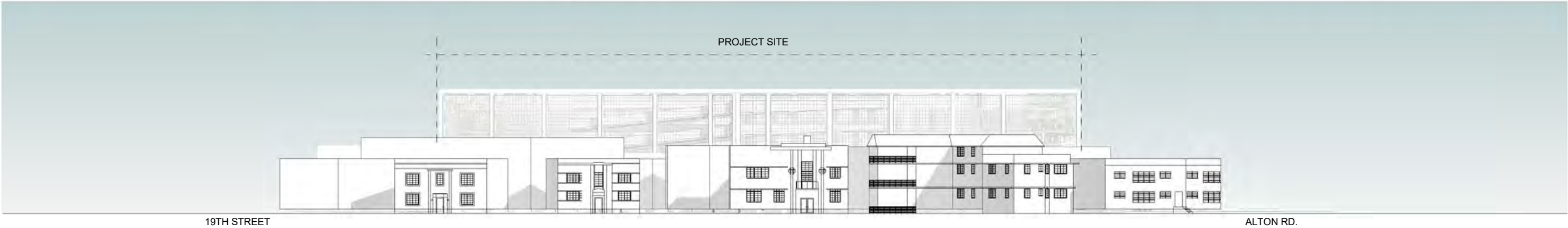
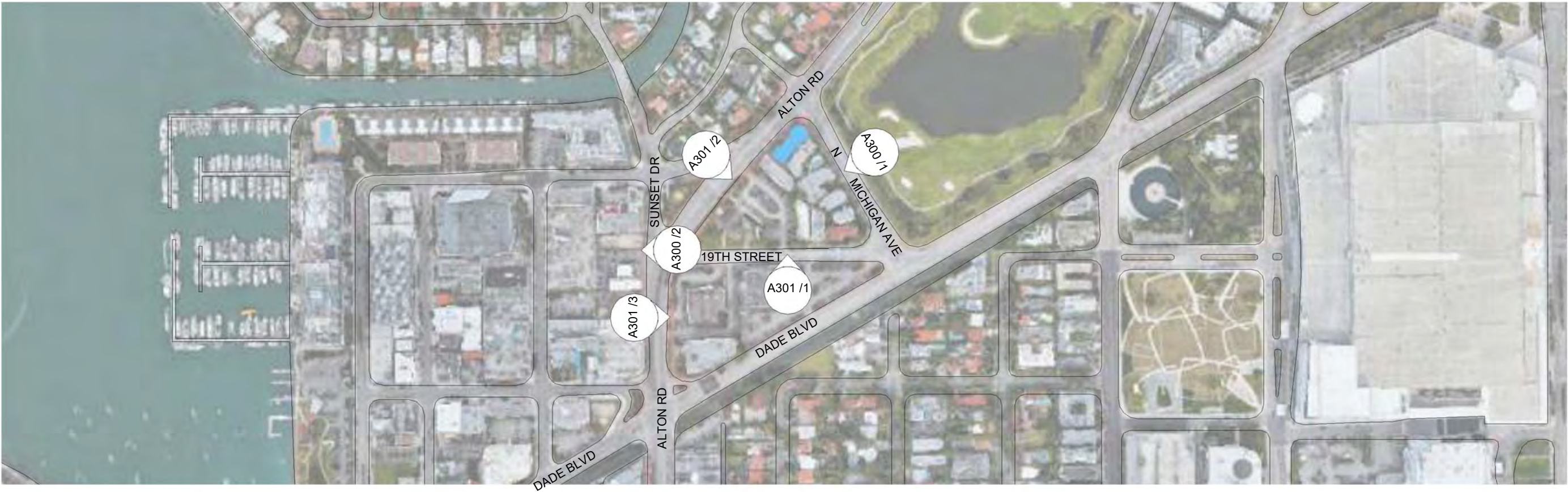
CHECK: JMcG

DATE: 12/10/23



27. VIEW OF EXISTING PARKING FROM SIDEWALK

**EXISTING
PHOTOGRAPHY**



1 N. MICHIGAN AVENUE ELEVATION
1" = 50'-0"



4 SUNSET DR - EAST ELEVATION
1" = 50'-0"



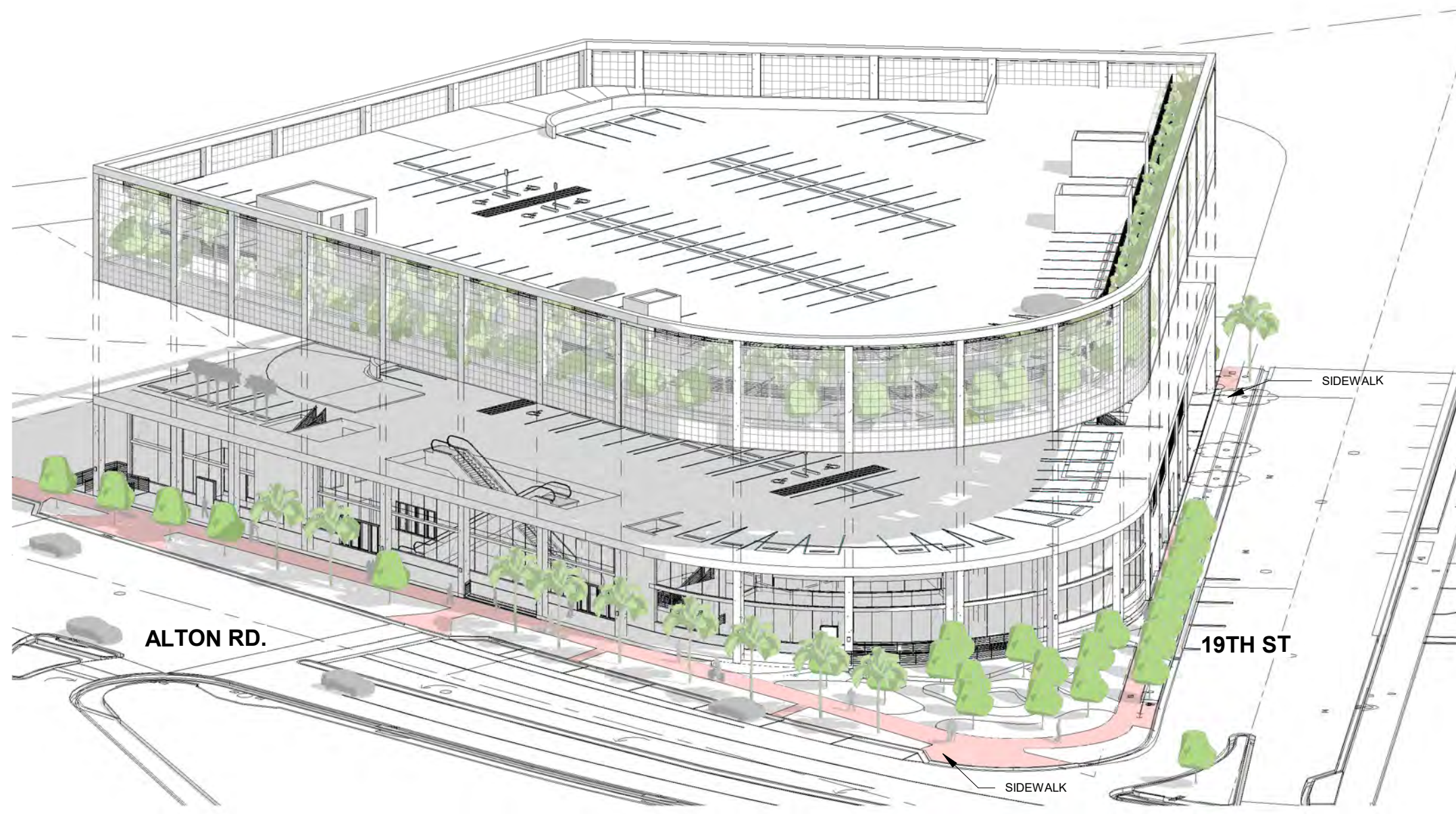
1 19TH STREET - SOUTH ELEVATION
1" = 50'-0"



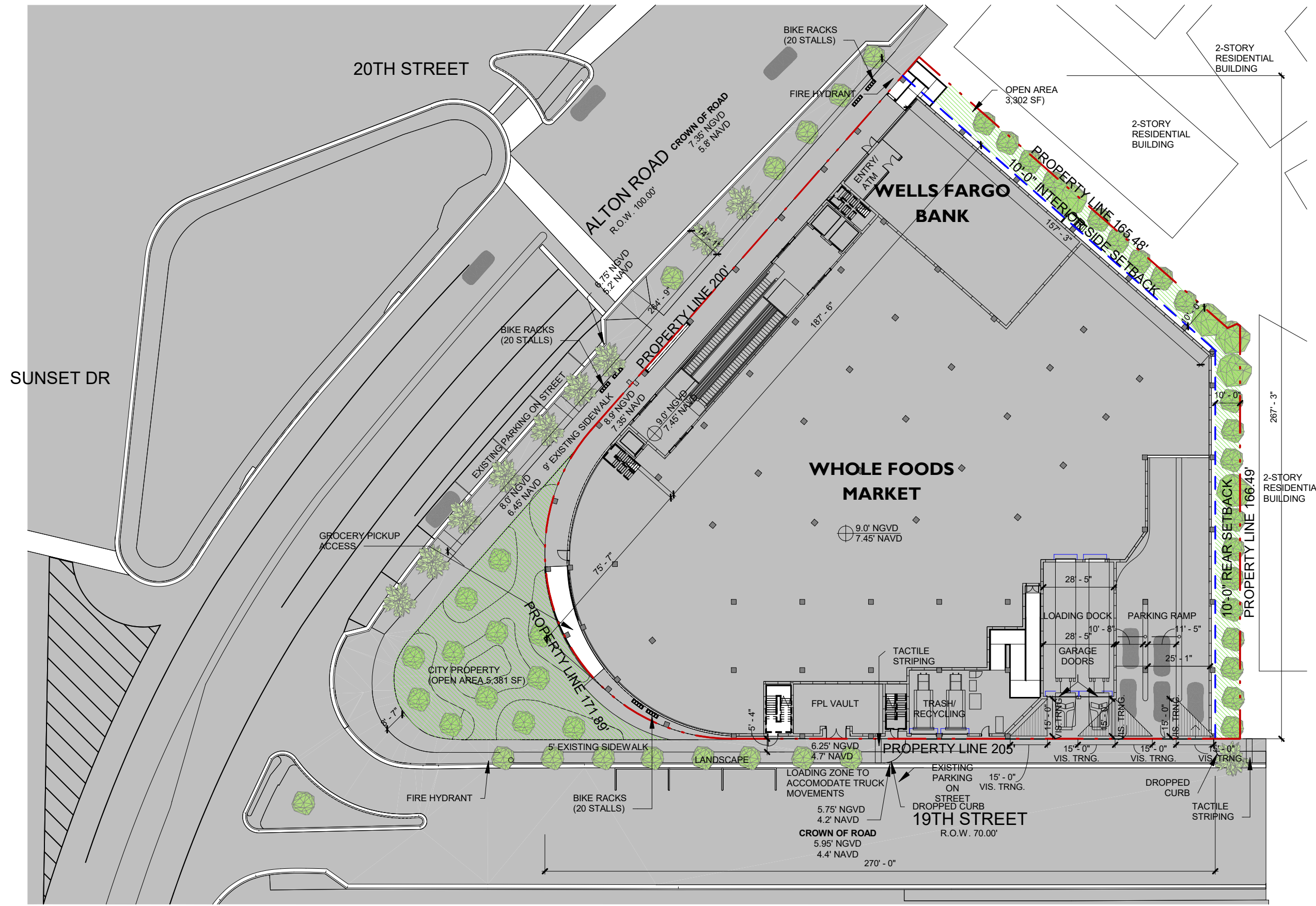
2 ALTON ROAD - NW ELEVATION
1" = 50'-0"



3 ALTON ROAD - WEST ELEVATION
1" = 50'-0"



1 EXPLODED AXO



7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
2314

PROJECT NAME
**WHOLE FOODS
AND
WELLS FARGO**
1901 ALTON ROAD
MIAMI BEACH, FL 33141

OWNER
CRESCENT HEIGHTS

FACADE ARCHITECT
OPPENHEIM ARCHITECTURE
AND DESIGN

DRAWING

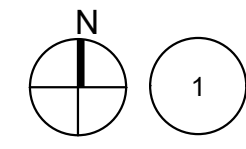
SITE PLAN

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SCALE: 1" = 40'-0"
DRAWN: CV, JDB
CHECK: JMcG
DATE: 12/10/23

SHEET NUMBER
A1.00

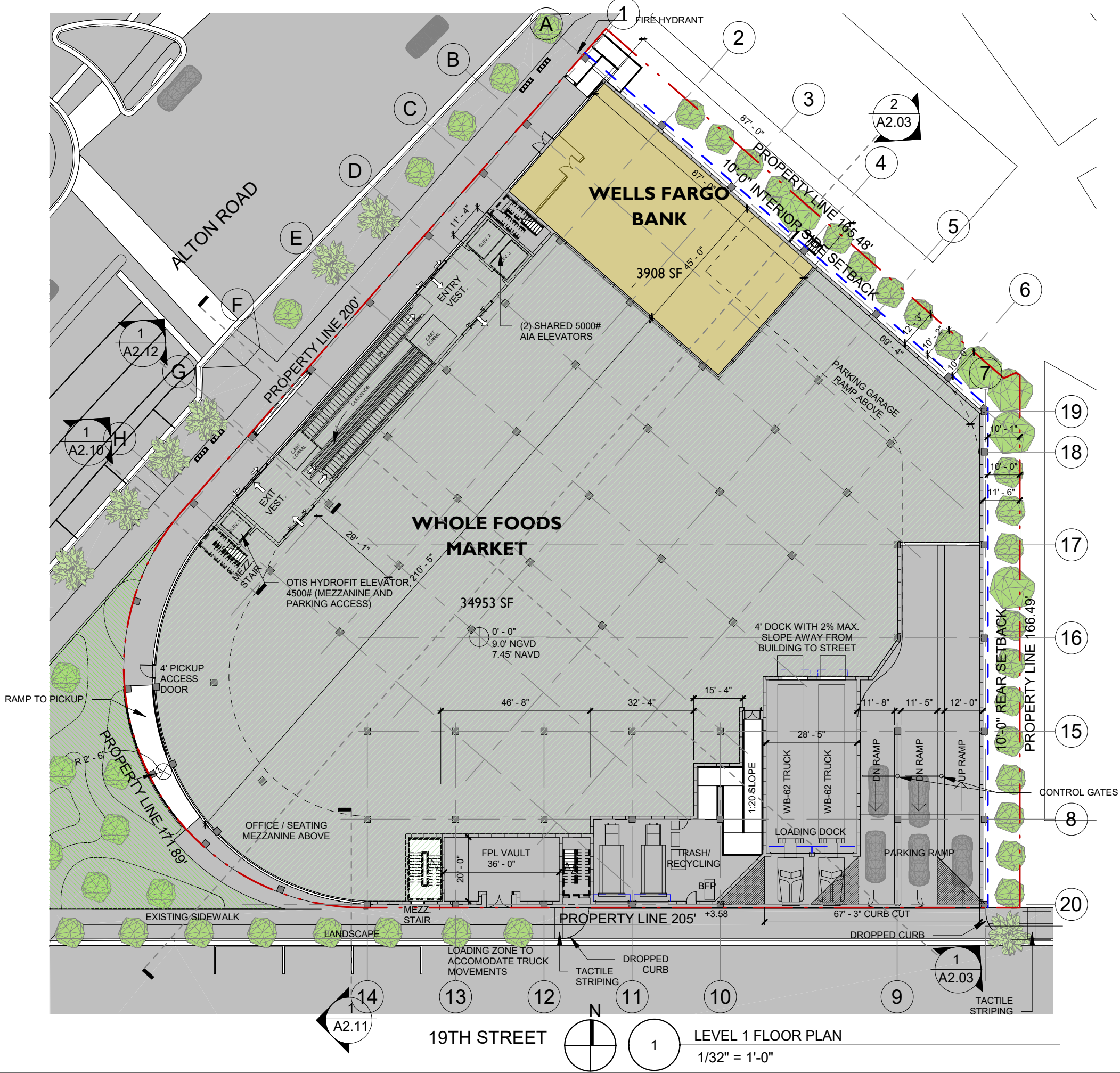
WALGREENS

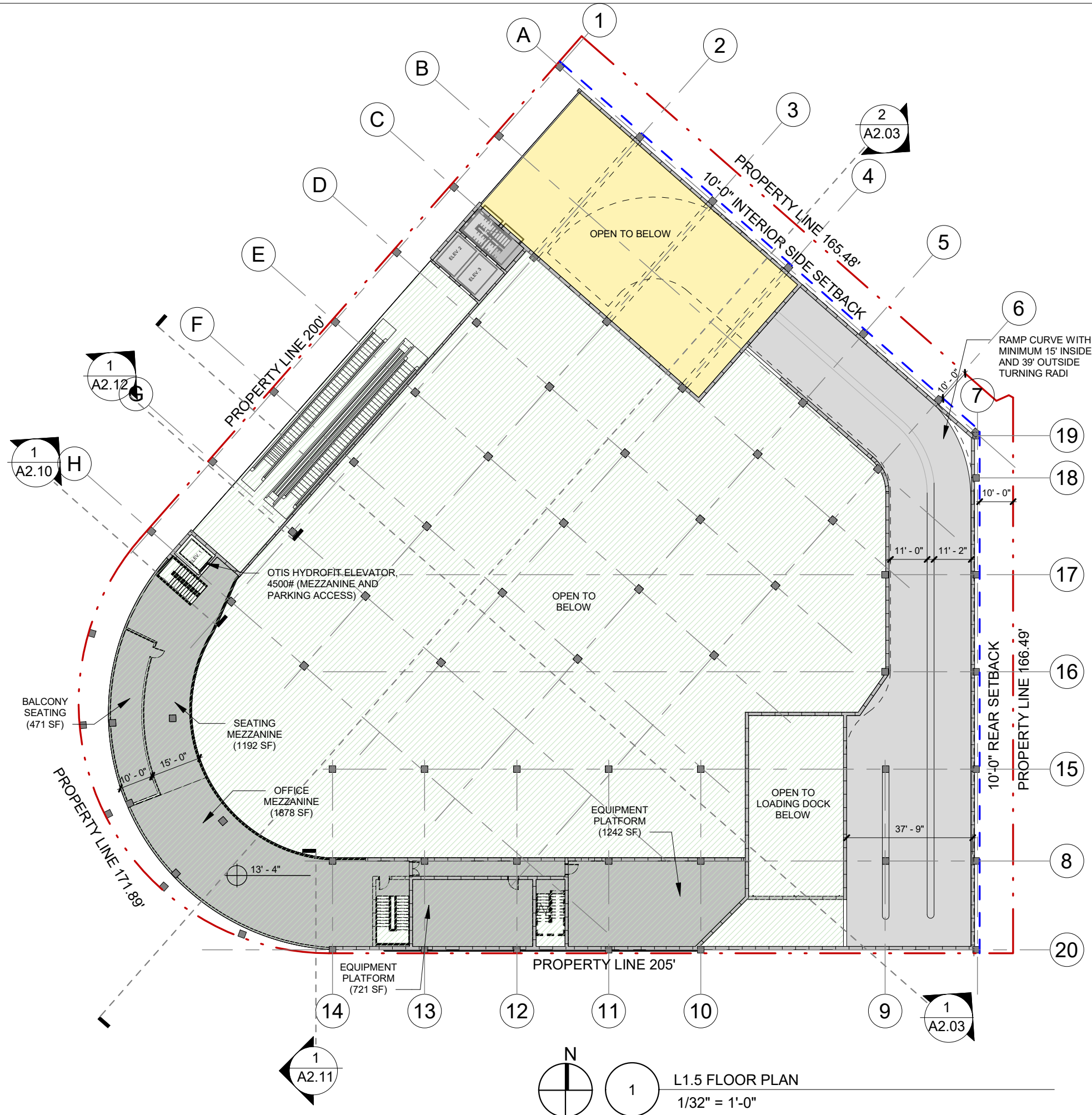


SITE PLAN
1" = 40'-0"

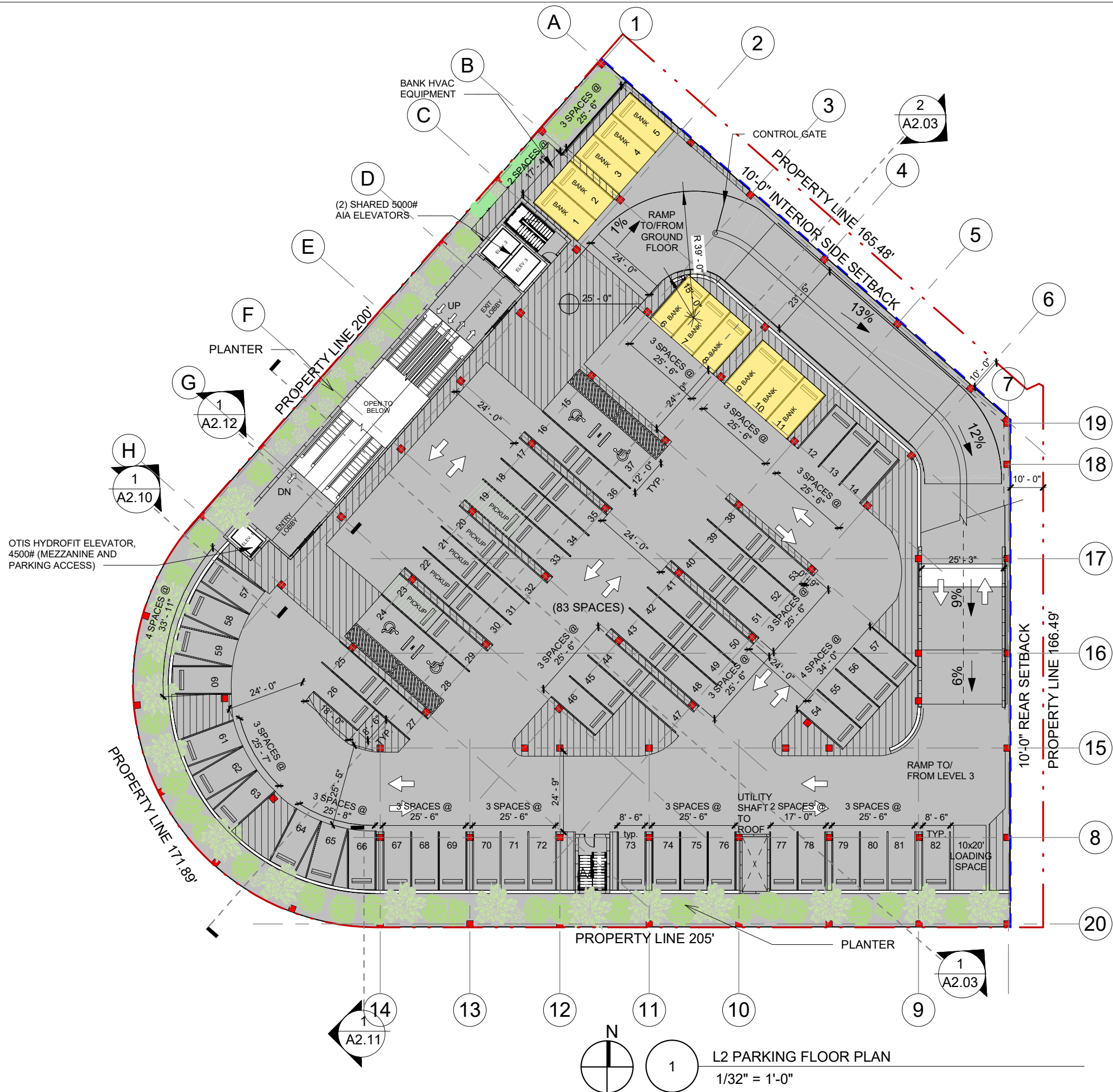
Parking Schedule		
Level	Comments	Count
	PARKING ON STREET	3
L2 PARKING	PARKING 1 CAR TYP.	79
L2 PARKING	PARKING SINGLE ADA	4
L3 PARKING	PARKING 1 CAR TYP.	85
L3 PARKING	PARKING SINGLE ADA	6
L4 PARKING	PARKING 1 CAR TYP.	96
L4 PARKING	PARKING SINGLE ADA	4

277





Parking Schedule		
Level	Comments	Count
	PARKING ON STREET	3
L2 PARKING	PARKING 1 CAR TYP.	79
L2 PARKING	PARKING SINGLE ADA	4
L3 PARKING	PARKING 1 CAR TYP.	85
L3 PARKING	PARKING SINGLE ADA	6
L4 PARKING	PARKING 1 CAR TYP.	96
L4 PARKING	PARKING SINGLE ADA	4
		277



Parking Schedule		
Level	Comments	Count
	PARKING ON STREET	3
L2 PARKING	PARKING 1 CAR TYP.	79
L2 PARKING	PARKING SINGLE ADA	4
L3 PARKING	PARKING 1 CAR TYP.	85
L3 PARKING	PARKING SINGLE ADA	6
L4 PARKING	PARKING 1 CAR TYP.	96
L4 PARKING	PARKING SINGLE ADA	4

277



L3 FLOOR PLAN
1/32" = 1'-0"



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1901 ALTON ROAD
MIAMI BEACH, FL 33141

OWNER
CRESCENT HEIGHTS

FACADE ARCHITECT
OPPENHEIM ARCHITECTURE
AND DESIGN

DRAWING

LEVEL 3 FLOOR PLAN

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SCALE: 1/32" = 1'-0"

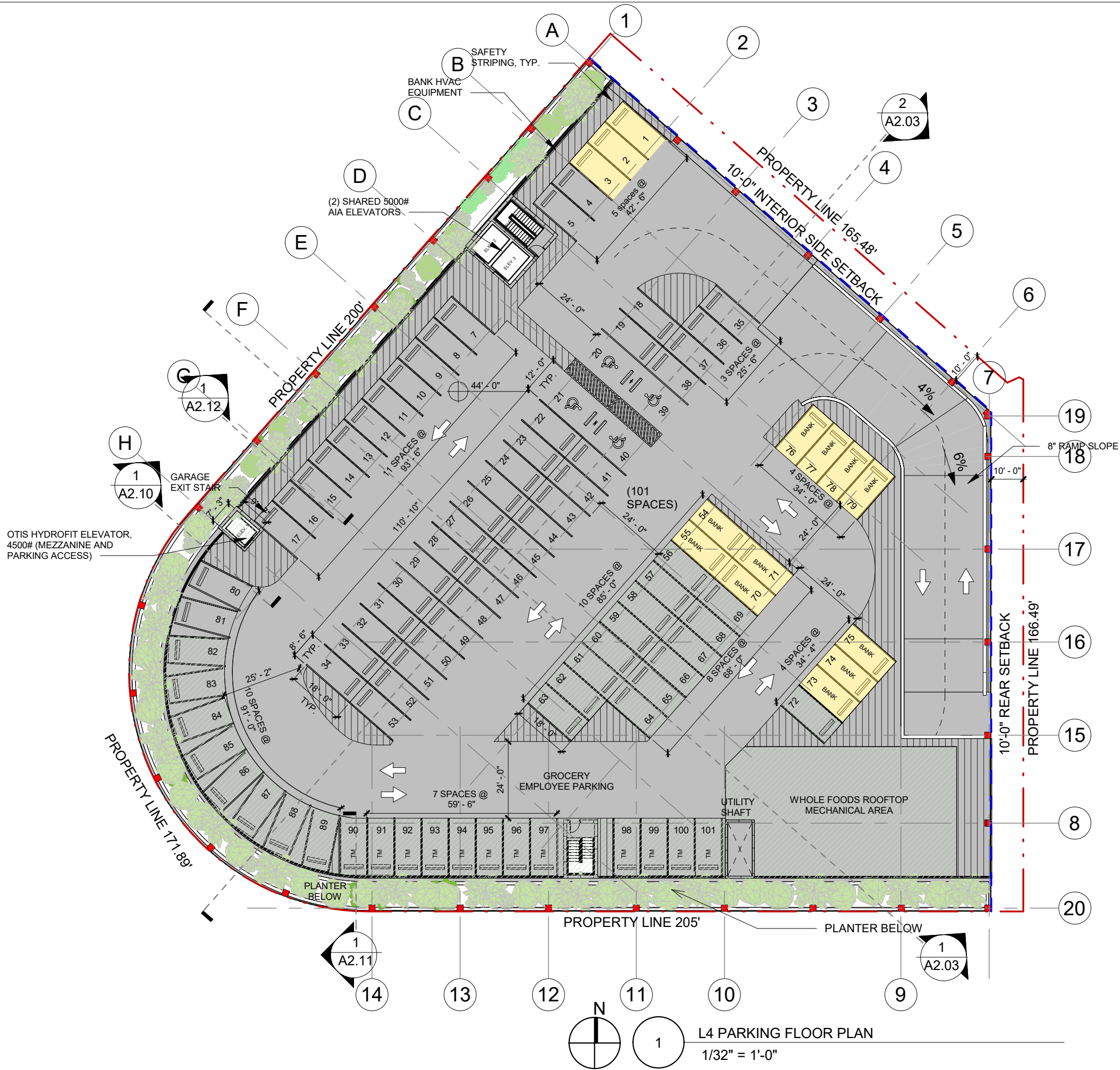
DRAWN: CV, JDB

CHECK: JMcG

DATE: 12/10/23

SHEET NUMBER
A1.04

Parking Schedule		
Level	Comments	Count
	PARKING ON STREET	3
L2 PARKING	PARKING 1 CAR TYP.	79
L2 PARKING	PARKING SINGLE ADA	4
L3 PARKING	PARKING 1 CAR TYP.	85
L3 PARKING	PARKING SINGLE ADA	6
L4 PARKING	PARKING 1 CAR TYP.	96
L4 PARKING	PARKING SINGLE ADA	4
		277



LEVEL 4
FLOOR PLAN
AND ROOF
PLAN

LOADING
DOCK
DIAGRAMS-TRUCK

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SCALE: 1" = 60'-0"

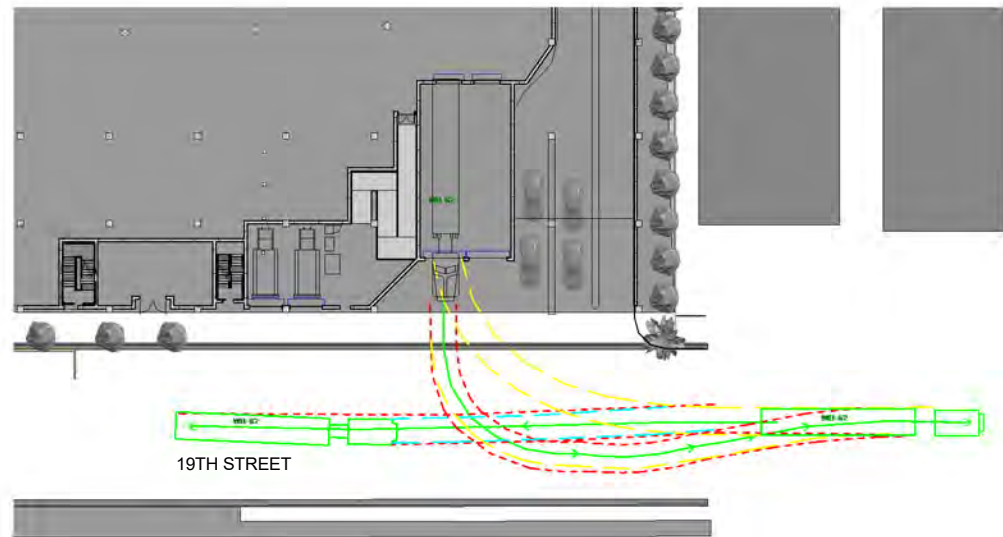
DRAWN: CV, JDB

CHECK: JMcG

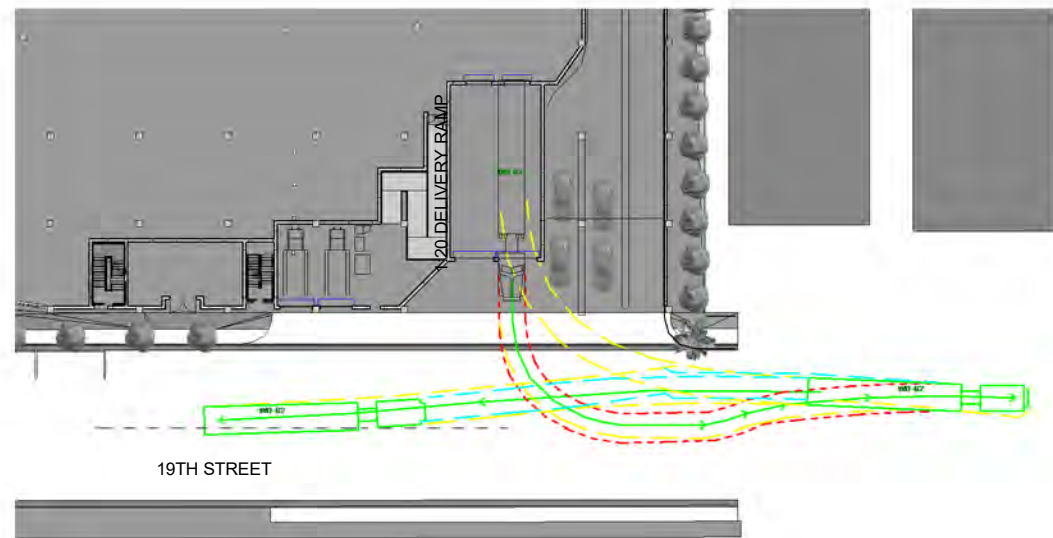
DATE: 12/10/23

SHEET NUMBER

A1.06



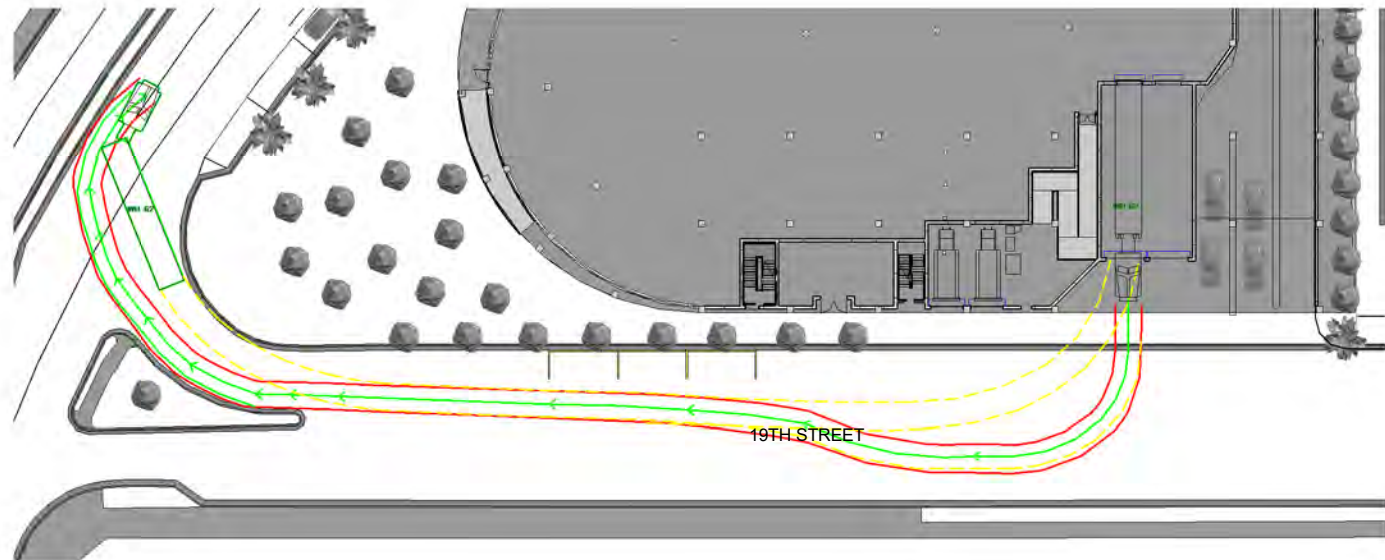
3 MANEUVERABILITY STUDY. WB62 TRUCK BAY 1 INGRESS
1" = 60'-0"



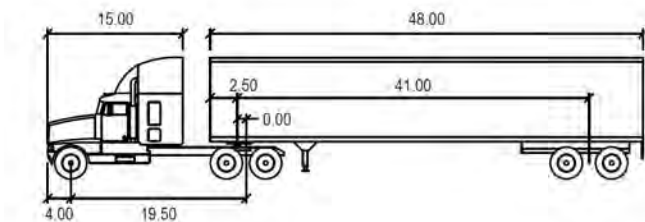
4 MANEUVERABILITY STUDY. WB62 TRUCK BAY 2 INGRESS
1" = 60'-0"



2 MANEUVERABILITY STUDY. WB62 TRUCK BAY 2 EGRESS
1" = 60'-0"

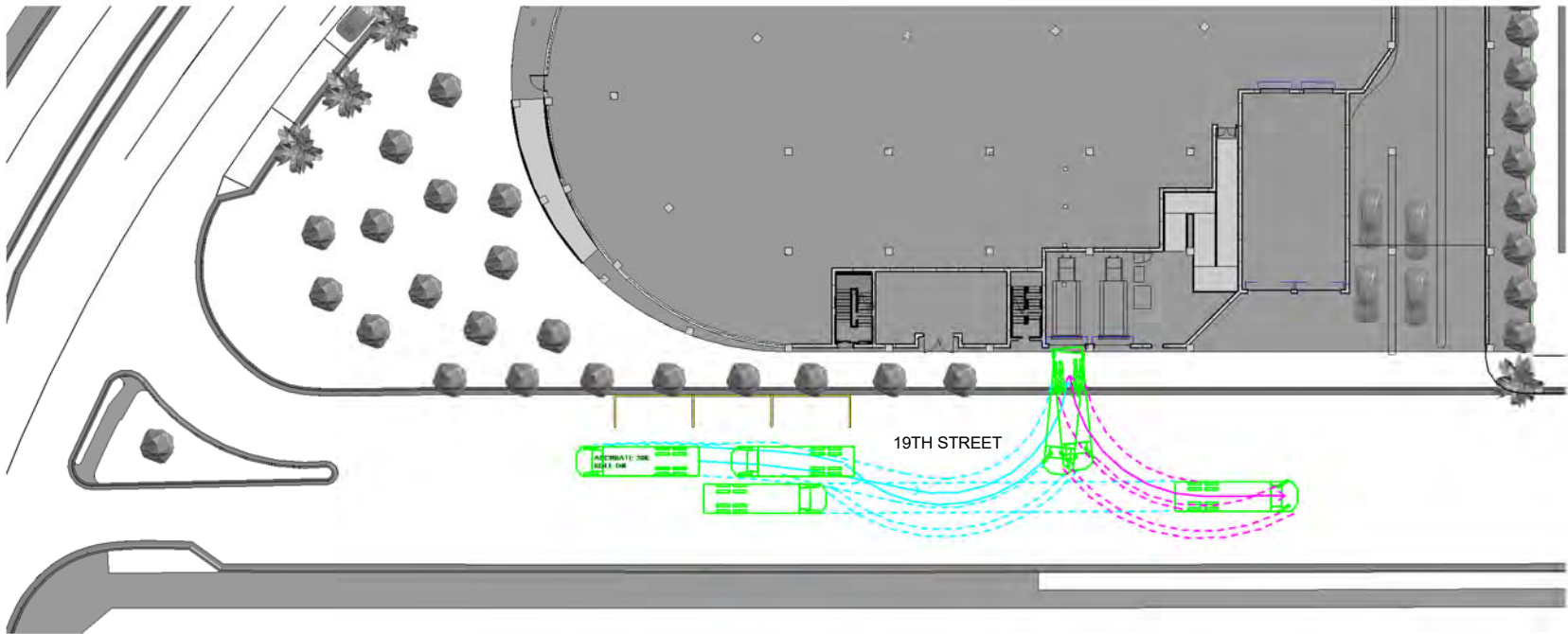


1 MANEUVERABILITY STUDY. WB62 TRUCK BAY 1 EGRESS
1" = 60'-0"

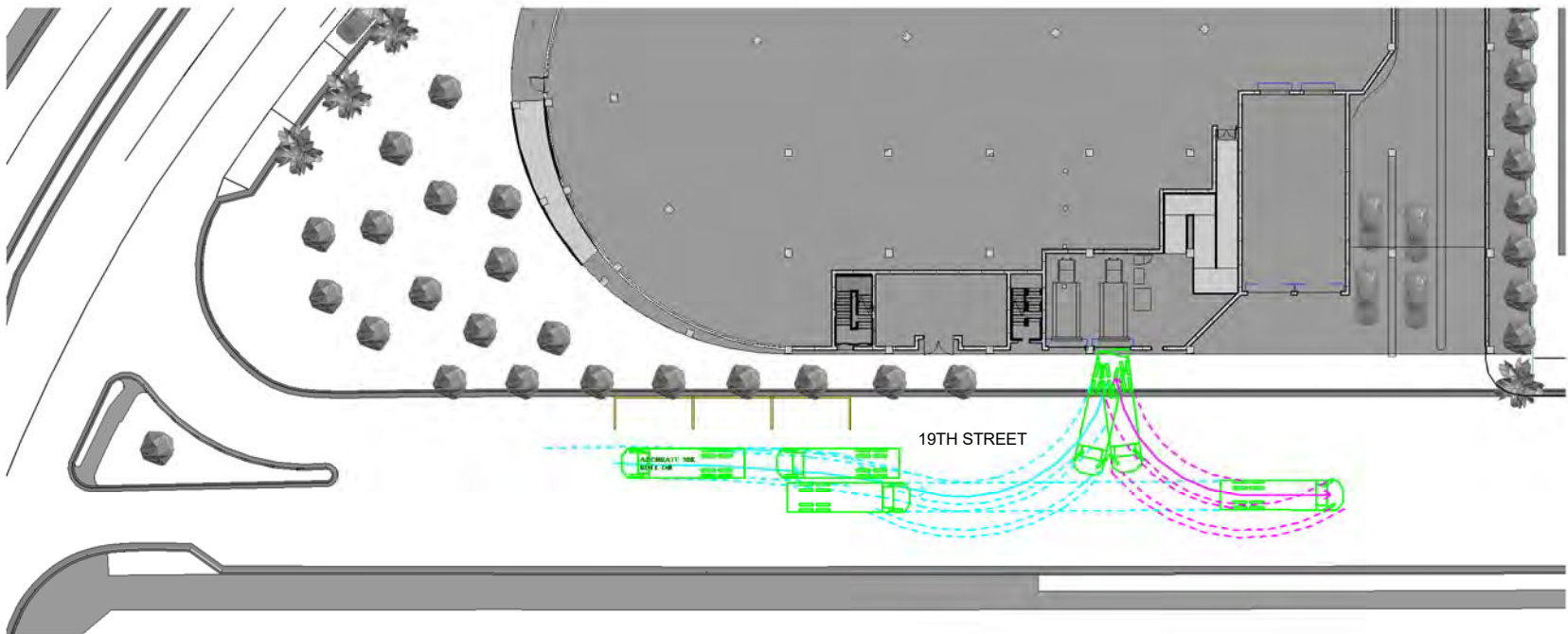


WB-62

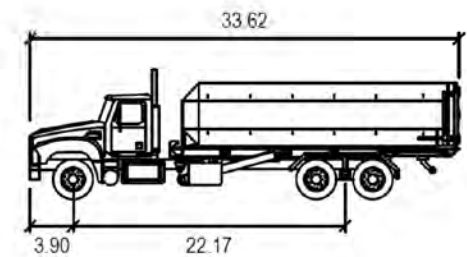
Tractor Width	8.00	Look to Look Time	6.0
Trailer Width	8.50	Steering Angle	28.4
Tractor Track	8.00	Articulating Angle	70.0
Trailer Track	8.50		



② MANEUVERABILITY STUDY. TRASH TRUCK BAY 1
1" = 50'-0"

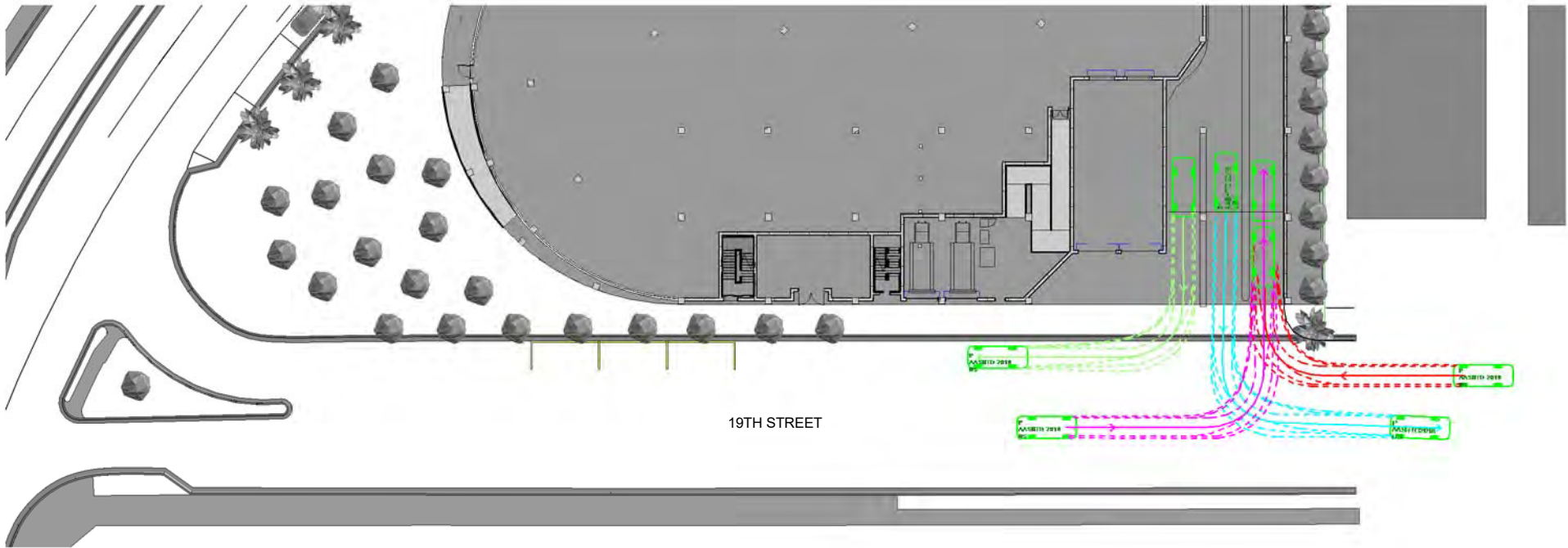


① MANEUVERABILITY STUDY. TRASH TRUCK BAY 2
1" = 50'-0"



Accurate 30k Roll-Off

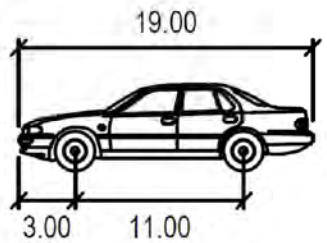
	feet
Width	8.17
Track	8.02
Lock to Lock Time	6.0
Steering Angle	32.7



19TH STREET

1

MANEUVERABILITY STUDY. PASSENGER CAR
1" = 50'-0"



P

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



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Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
2314

PROJECT NAME
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AND
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1901 ALTON ROAD
MIAMI BEACH, FL 33141

OWNER
CRESCENT HEIGHTS

FACADE ARCHITECT
OPPENHEIM ARCHITECTURE
AND DESIGN

DRAWING

**LOADING
DOCK
DIAGRAMS -
PASSENGER
CAR**

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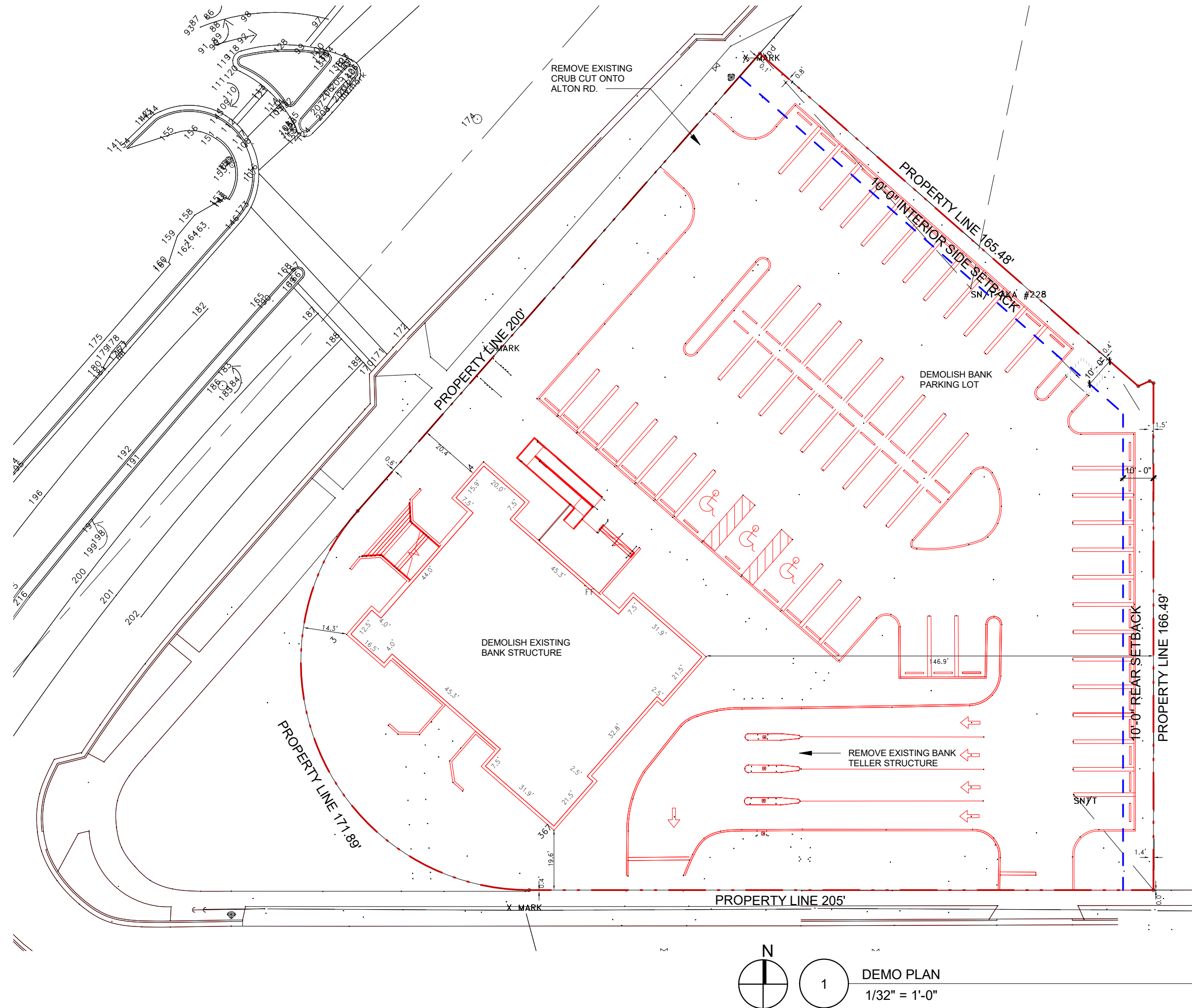
SCALE: 1" = 50'-0"

DRAWN: CV, JDB

CHECK: JMcG

DATE: 12/10/23

SHEET NUMBER
A1.08



DEMO FLOOR PLAN

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SCALE: 1/32" = 1'-0"

DRAWN: CV, JDB

CHECK: JMcG

DATE: 12/10/23

SHEET NUMBER

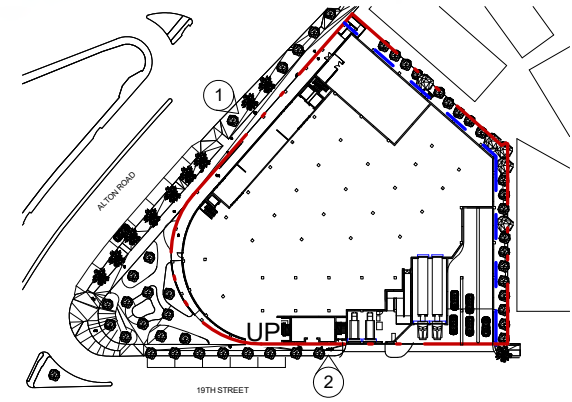
A1.10



1 NW ELEVATION
3/64" = 1'-0"



2 SOUTH ELEVATION
3/64" = 1'-0"



1 STUCCO FINISH (WHITE COLOR)



2 ALUMINUM-FRAMED
STOREFRONT SYSTEM, W/
IMPCT-RESISTANT GLASS



3 S.S. OR ALUMINUM SQUARE
PENING WIRE MESH PAINTED
WHITE. OPENINGS 4"



4 LOUIS POULSEN, ALBERTSLUND
MAXI POST. STREET LIGHT

* GRADES DEPICTED IN ELEVATIONS ARE BASED
ON CITY OF MIAMI BEACH 2025 MINIMUM ROAD
ELEVATIONS FOR FUTURE ROAD PROJECTS

BUILDING ELEVATIONS

JENNIFER McCONNERY FLORIDA LIC# AR93044

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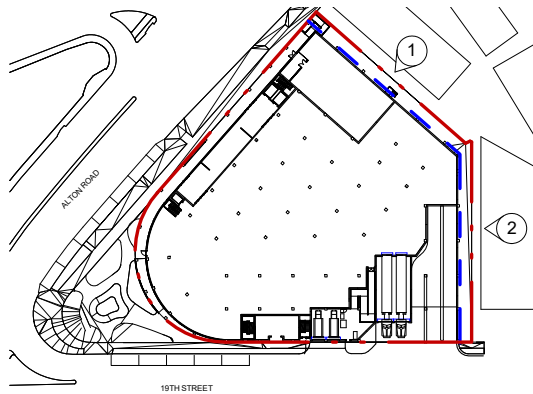
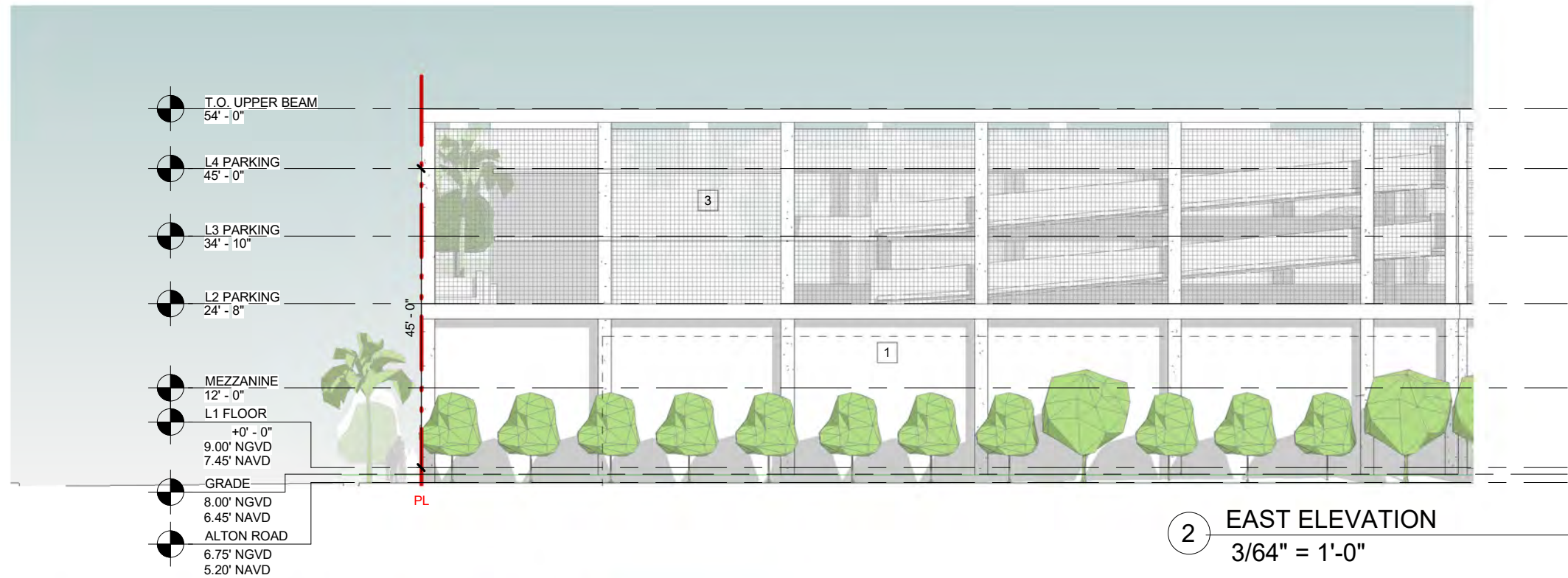
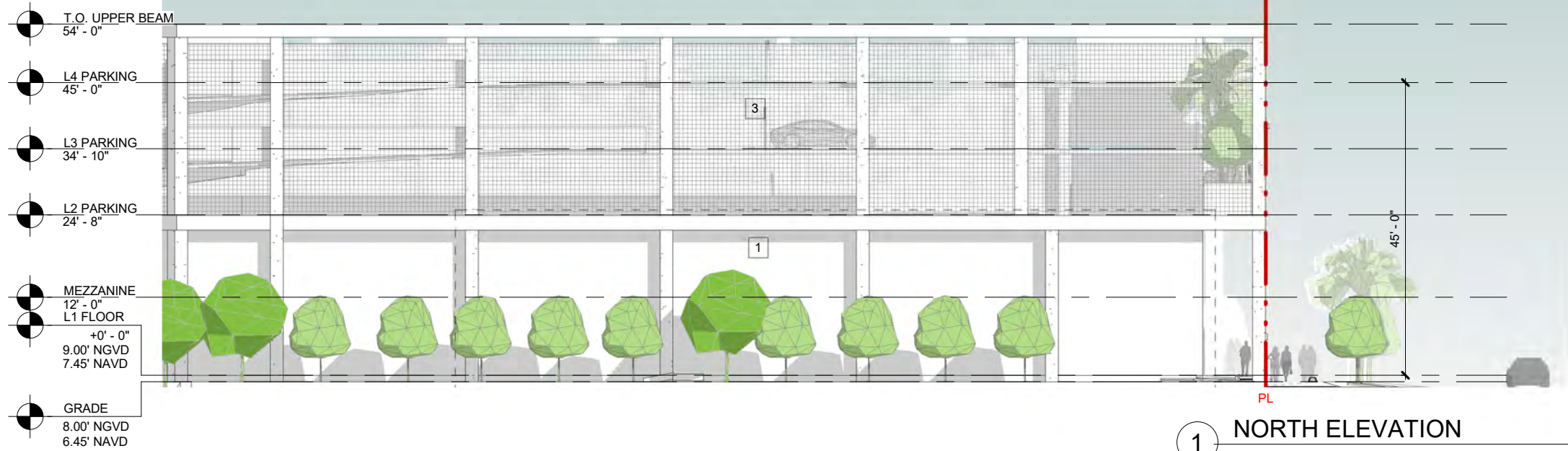
SCALE: As indicated

DRAWN: CV, JDB

CHECK: JMcG

DATE: 12/10/23

SHEET NUMBER
A2.02



1 STUCCO FINISH (WHITE COLOR)



2 ALUMINUM-FRAMED
STOREFRONT SYSTEM, W/
IMPCT-RESISTANT GLASS



3 S.S. OR ALUMINUM SQUARE
PENING WIRE MESH PAINTED
WHITE. OPENINGS 4"



4 LOUIS POULSEN, ALBERTSLUND
MAXI POST. STREET LIGHT

* GRADES DEPICTED IN ELEVATIONS ARE BASED
ON CITY OF MIAMI BEACH 2025 MINIMUM ROAD
ELEVATIONS FOR FUTURE ROAD PROJECTS

**BUILDING
SECTIONS**

JENNIFER McCONNERY FLORIDA LIC# AR93044

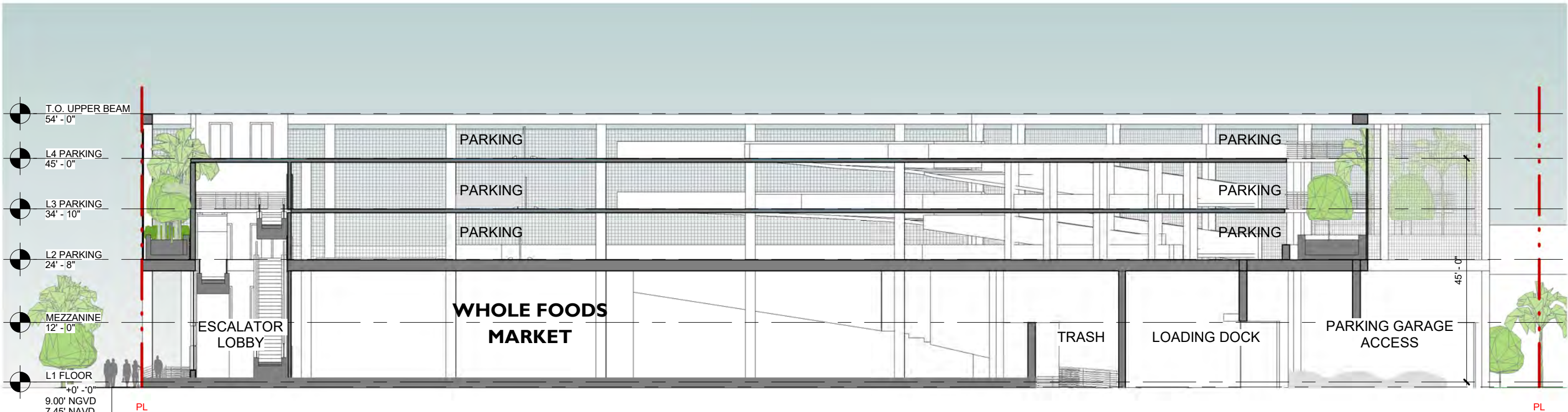
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SCALE: 3/64" = 1'-0"

DRAWN: CV, JDB

CHECK: JMcG

DATE: 12/10/23



1 **BUILDING SECTION A**
3/64" = 1'-0"



2 **BUILDING SECTION B**
3/64" = 1'-0"

* GRADES DEPICTED IN SECTIONS ARE BASED ON
CITY OF MIAMI BEACH 2025 MINIMUM ROAD
ELEVATIONS FOR FUTURE ROAD PROJECTS

**WALL
SECTION**

JENNIFER McCONNERY FLORIDA LIC# AR93044

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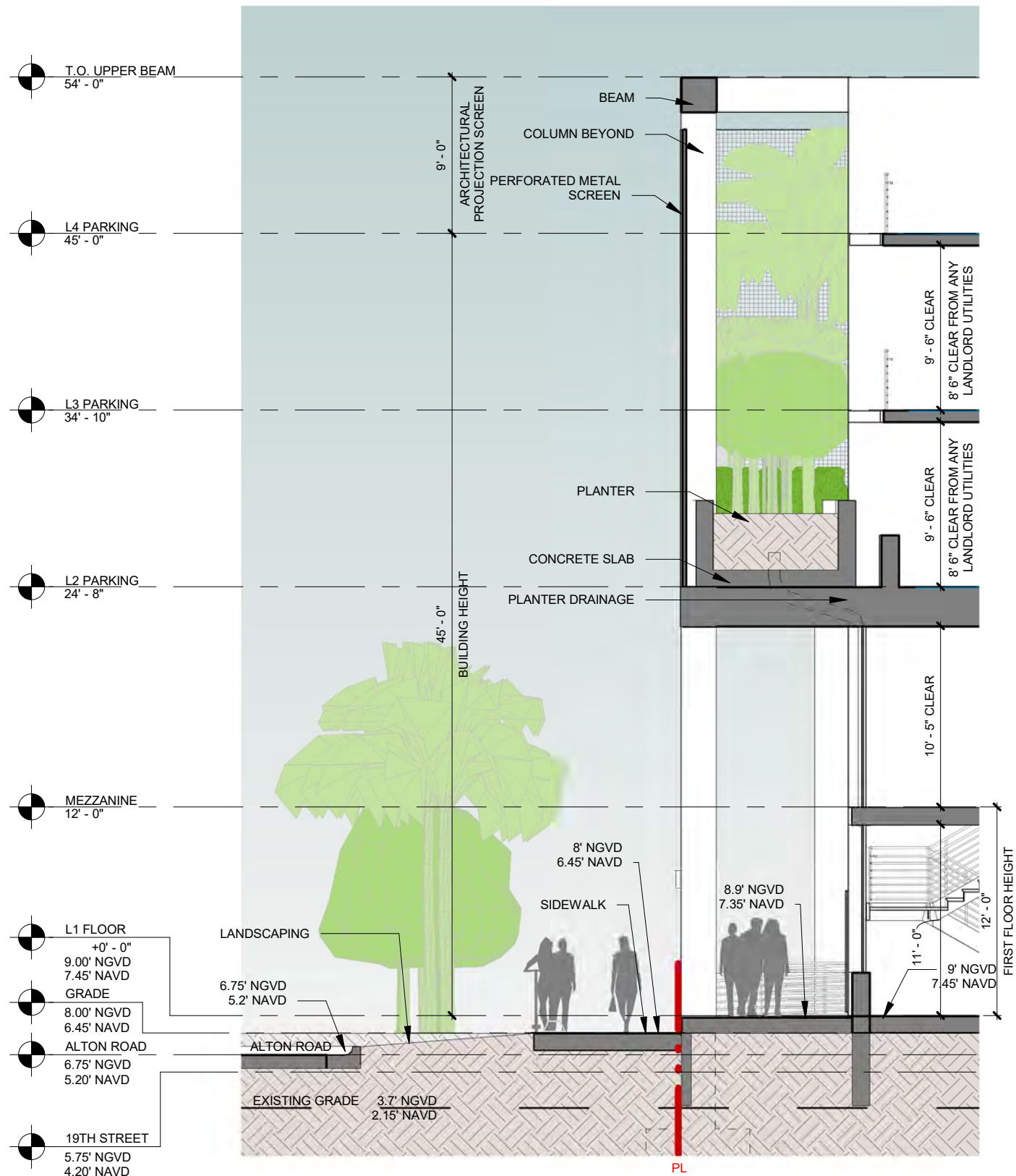
SCALE: 1/8" = 1'-0"

DRAWN: CV, JDB

CHECK: JMcG

DATE: 12/10/23

SHEET NUMBER
A2.10



* GRADES DEPICTED IN SECTIONS ARE BASED ON
CITY OF MIAMI BEACH 2025 MINIMUM ROAD
ELEVATIONS FOR FUTURE ROAD PROJECTS

1 **WALL SECTION**
1/8" = 1'-0"

**WALL
SECTION**

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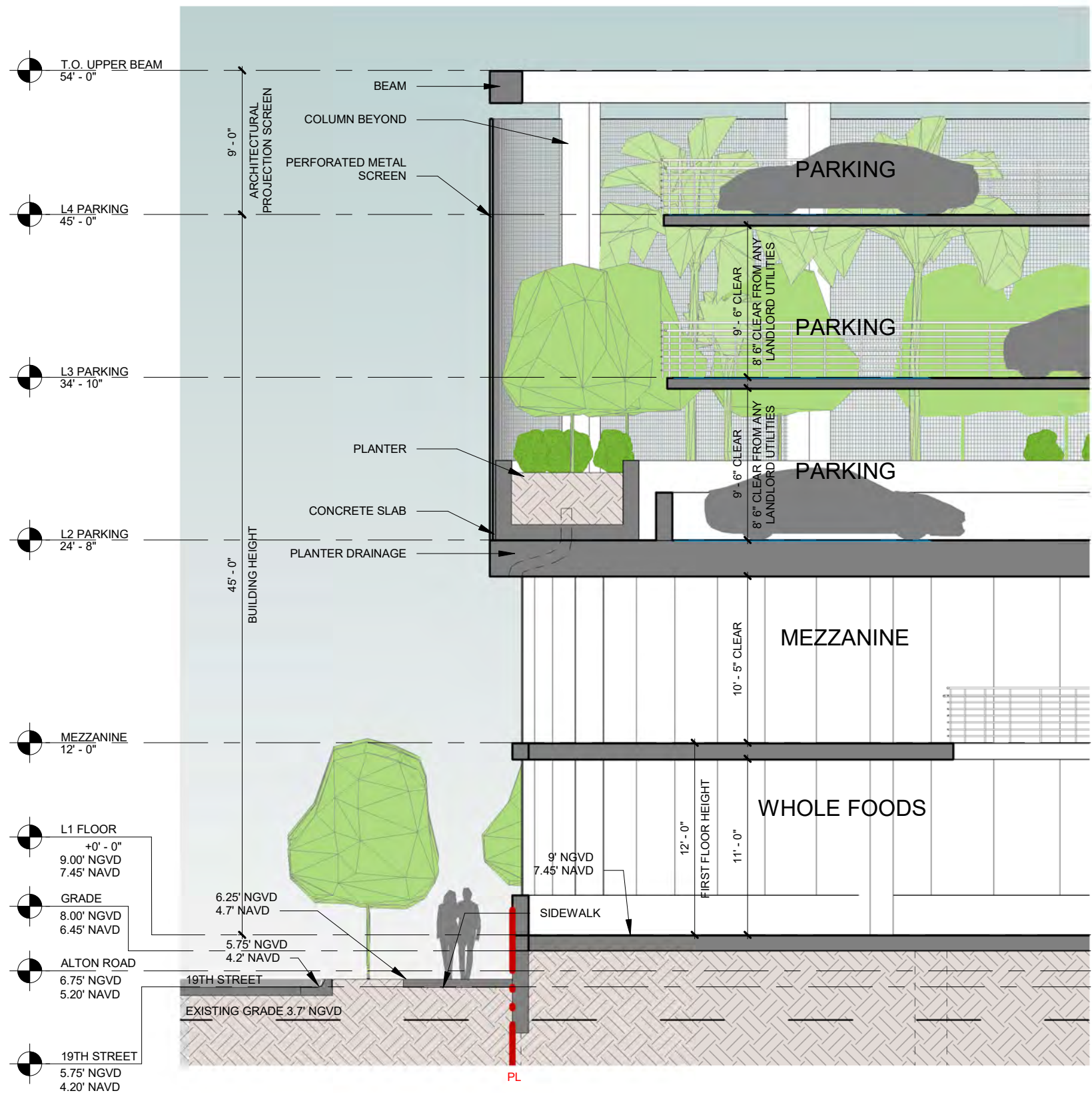
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DRAWN: CV, JDB

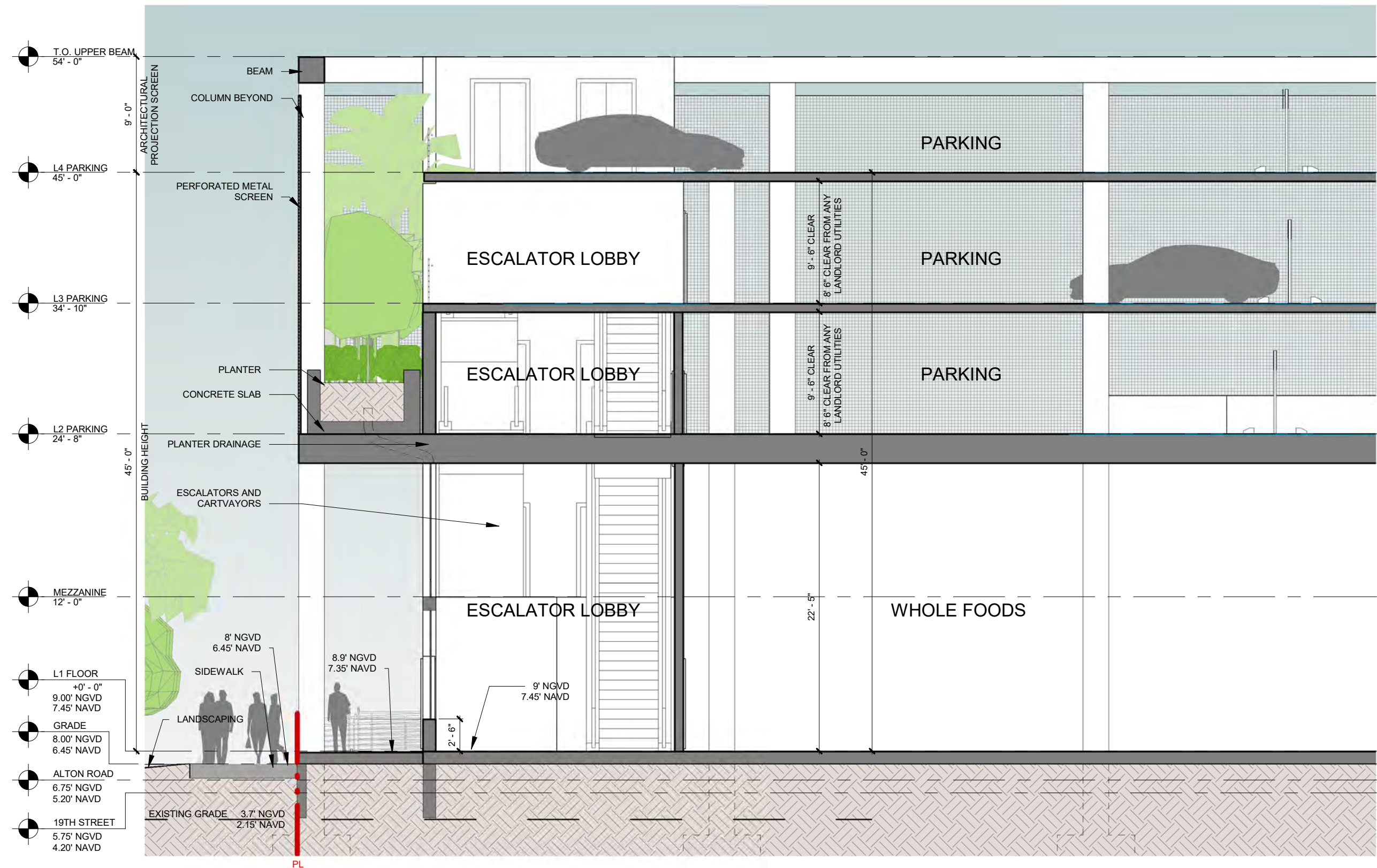
CHECK: JMcG

DATE: 12/10/23

SHEET NUMBER
A2.11



1 **WALL SECTION - SOUTH FACADE**
1/8" = 1'-0"



1 WALL SECTION - WEST FACADE
1/8" = 1'-0"

**WALL
SECTION**

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

DRAWN: CV, JDB

CHECK: JMcG

DATE: 12/10/23