

PLANNING BOARD - FINAL SUBMITTAL

1901 ALTON ROAD

01/28/2024

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-PB

JENNIFER McCONNEY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE AND
MAY NOT BE DUPLICATED, USED OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF
STUDIO MCG ARCHITECTURE & PLANNING, INC. (c) 2020

SCALE:

DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

SHEET NUMBER
A0.00-PB

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"

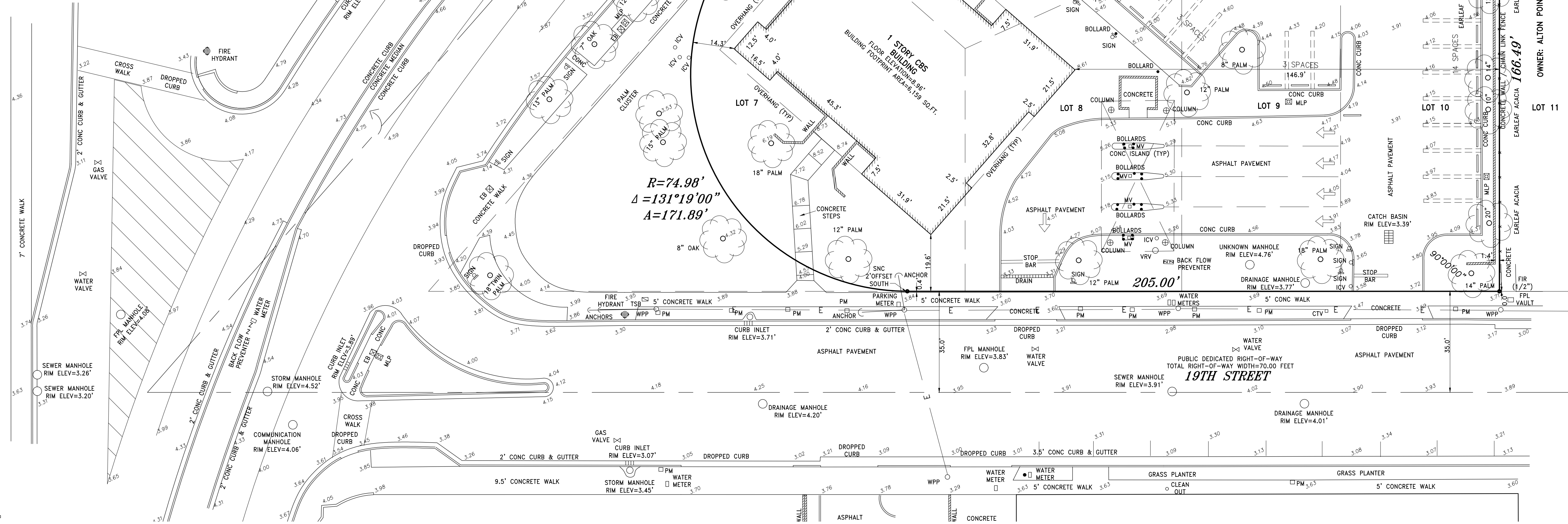
DATED: 08/28/23 FOR THE FIRM BY: RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

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 SOLELY 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.

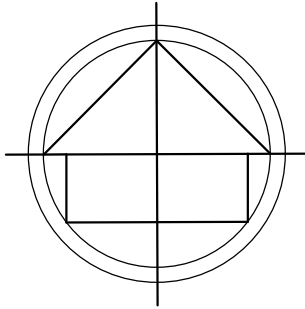


FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120651
PANEL NUMBER	0317 L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09

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

MIAMIBEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

ZONING DATA SHEET

ITEM #	Zoning Information LAND USE: CD-1				
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"		45'-0"	-
11	Number of Stories	N/A	1	4	-
12	FAR	1	0.00	0.96	-
13	FLOOR AREA Square Footage	55,377 SF	0 SF	53,391 SF	-
14	GROSS Square Footage	N/A	N/A	200,774 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 I	163		271	-
24	Total # of parking spaces required	163	N/A	271	-
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	24	-
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)	6	N/A	20	
33	Bikes (LONG TERM)	22	N/A	40	-
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
			EXCESS	-106



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

INDEX OF
DRAWINGS
AND SITE
DATA

JENNIFER McCONNERY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE AND
MAY NOT BE DUPLICATED, USED OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF
STUDIO MCG ARCHITECTURE & PLANNING, INC. (c) 2020

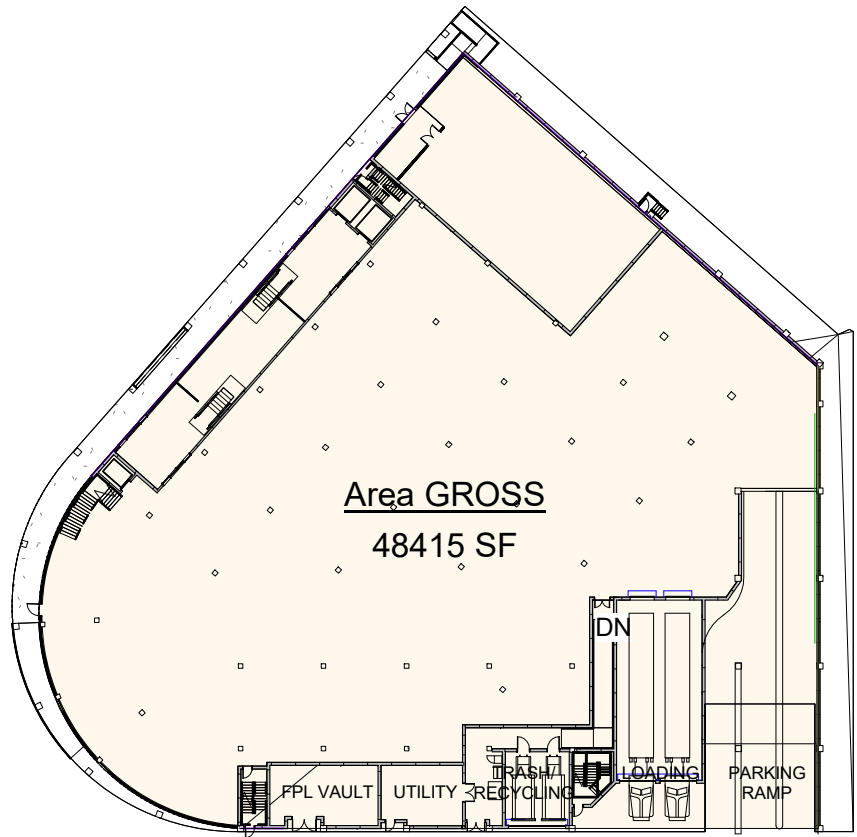
SCALE: 1/4" = 1'-0"

DRAWN: CV, JDB

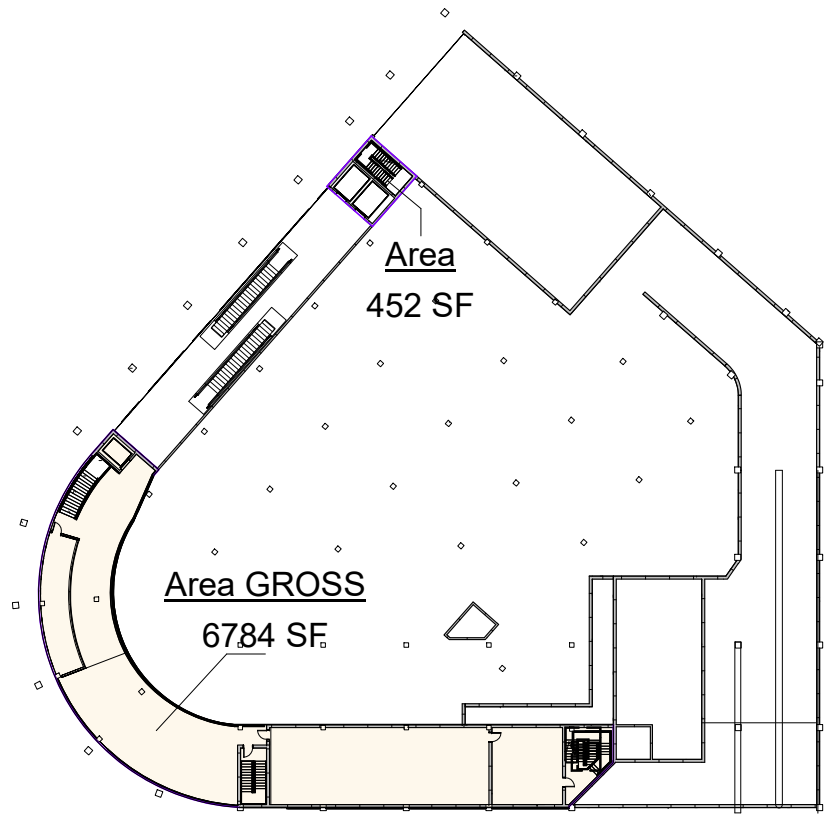
CHECK: JMcG

DATE: 02/04/2024

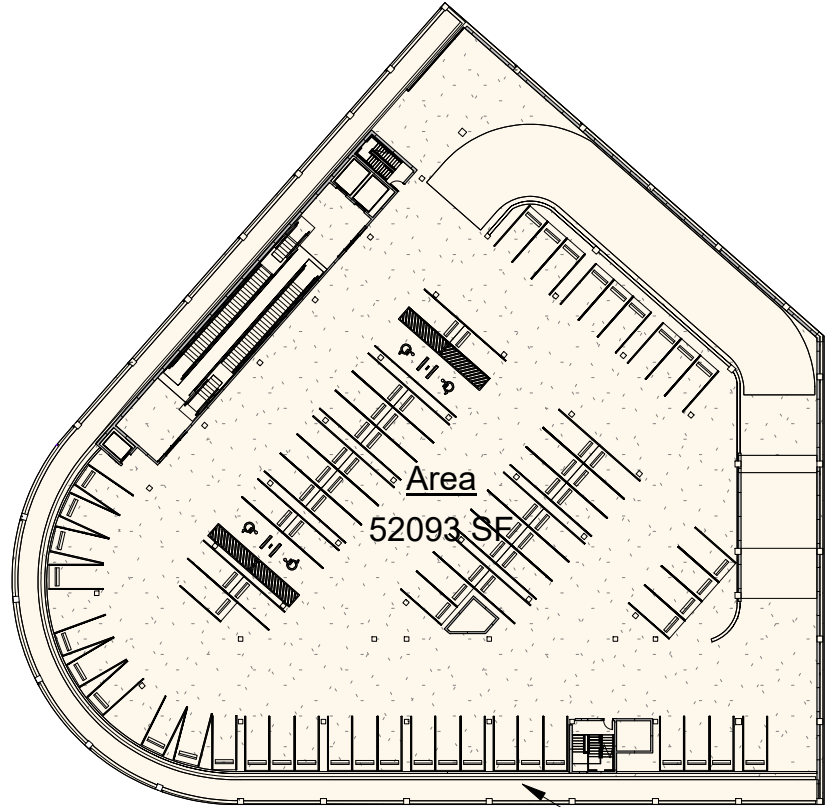
SHEET NUMBER
A0.01



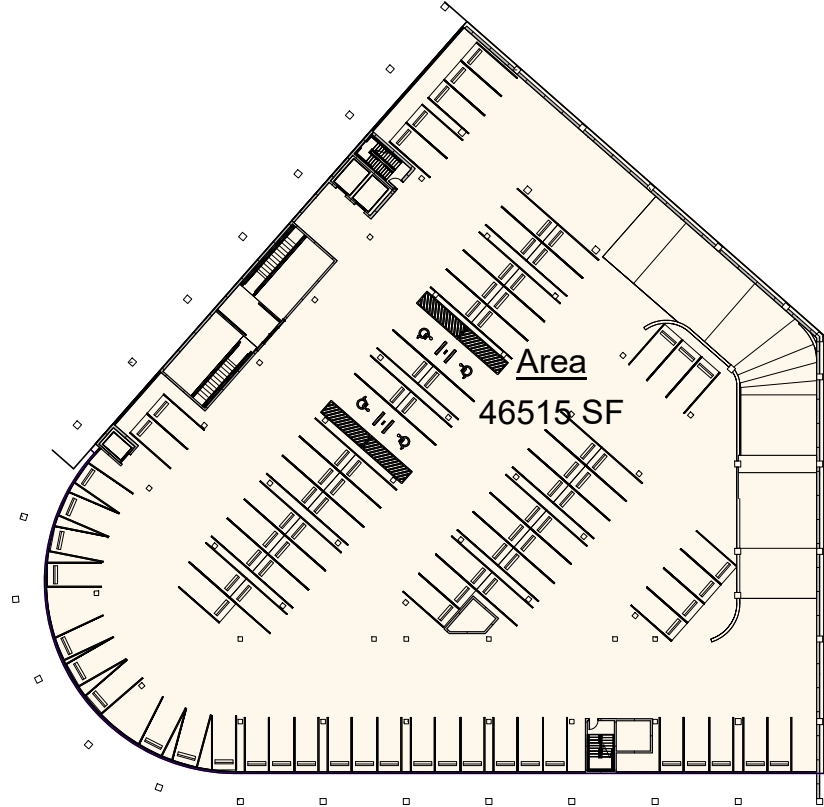
1 L1 FLOOR
1/64" = 1'-0"



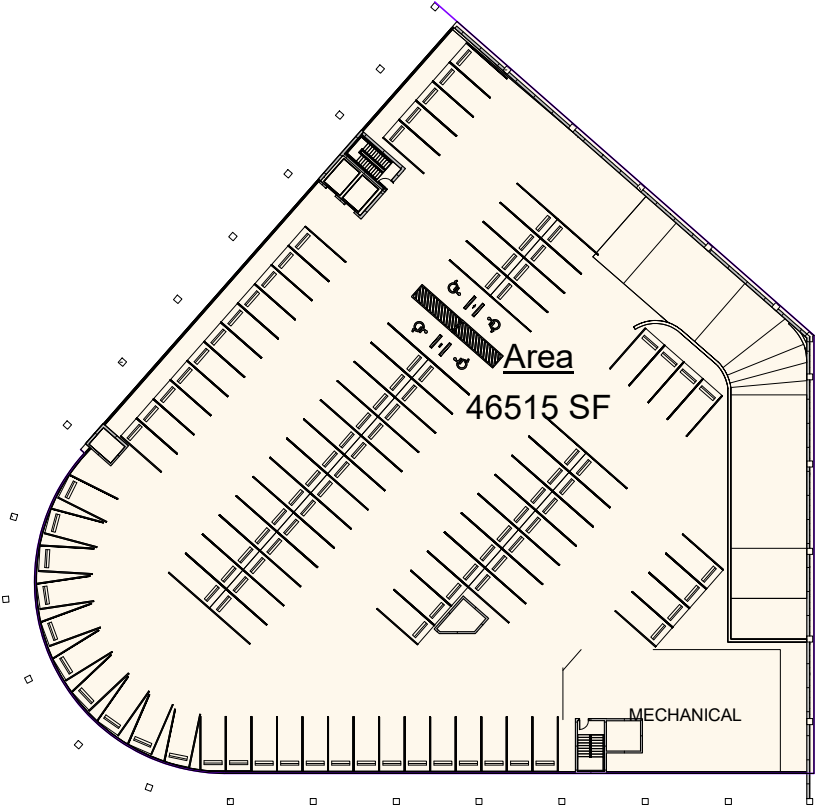
2 L1.5 FLOOR
1/64" = 1'-0"



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

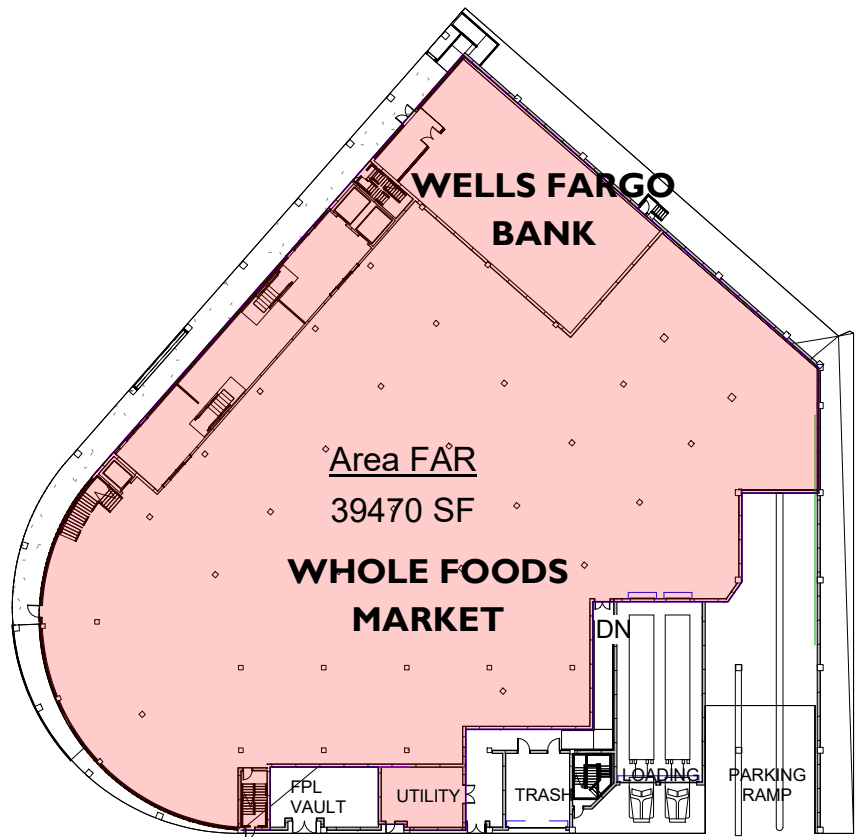
JENNIFER McCONNAY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO McG ARCHITECTURE AND
MAY NOT BE DUPLICATED, USED OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF
STUDIO McG ARCHITECTURE & PLANNING, INC. (c) 2020

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

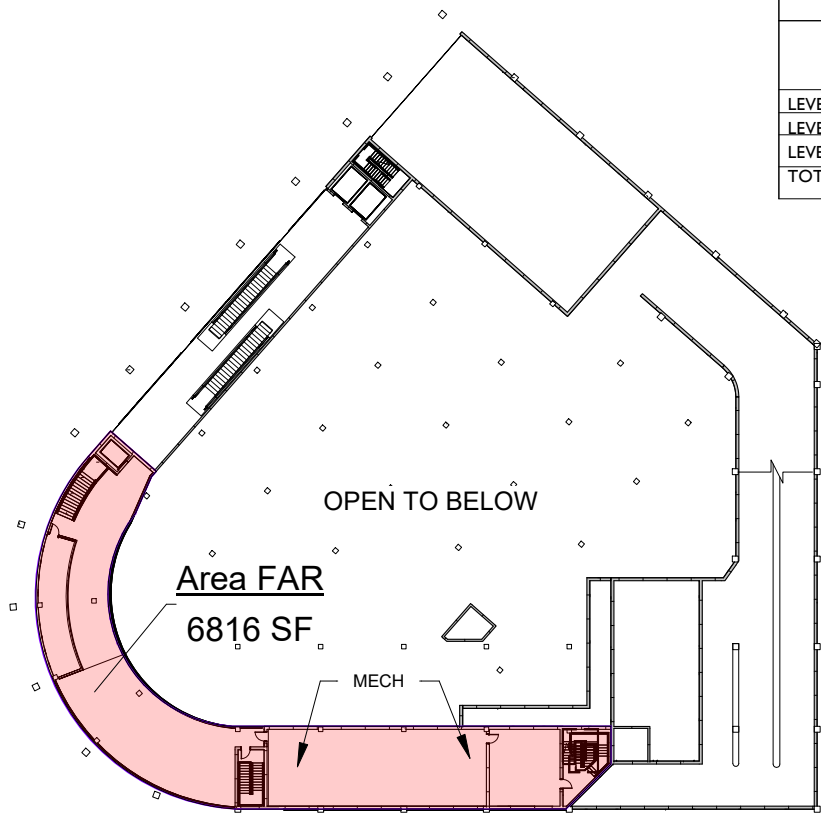
DRAWN: CV, JDB

CHECK: JMcG

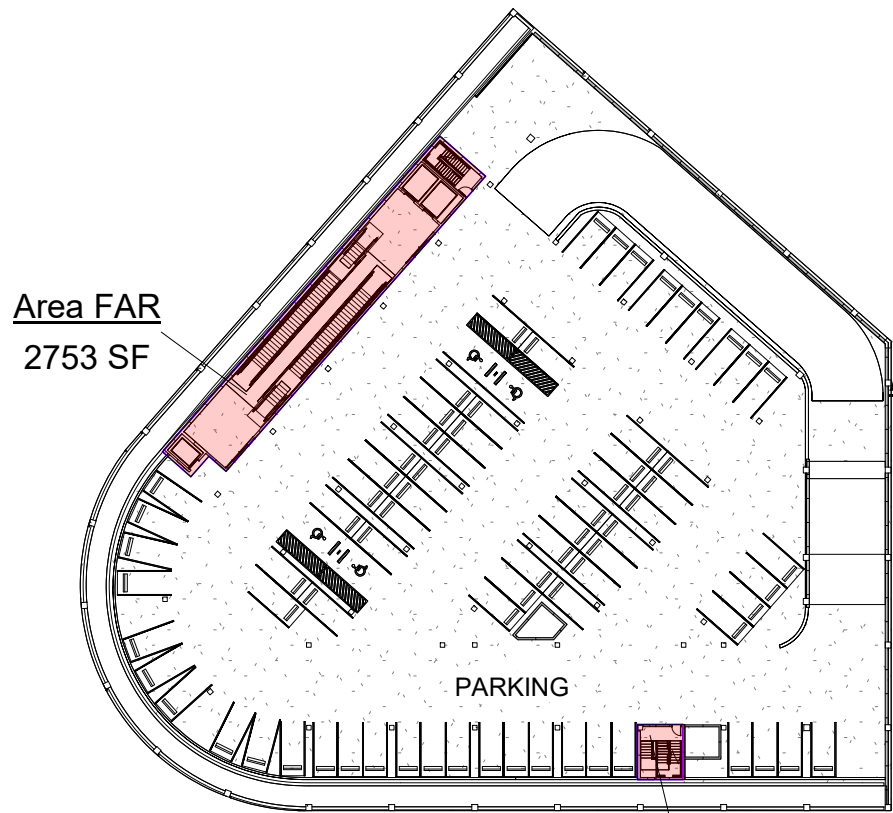
DATE: 01/28/2024



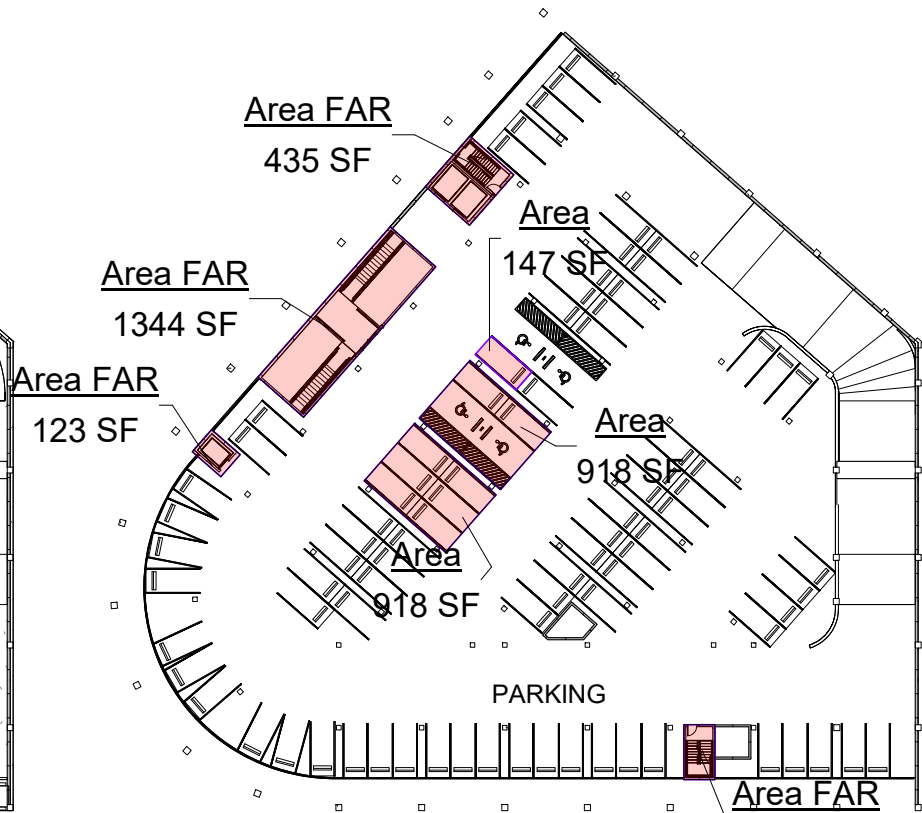
1 L1 FLOOR
1/64" = 1'-0"



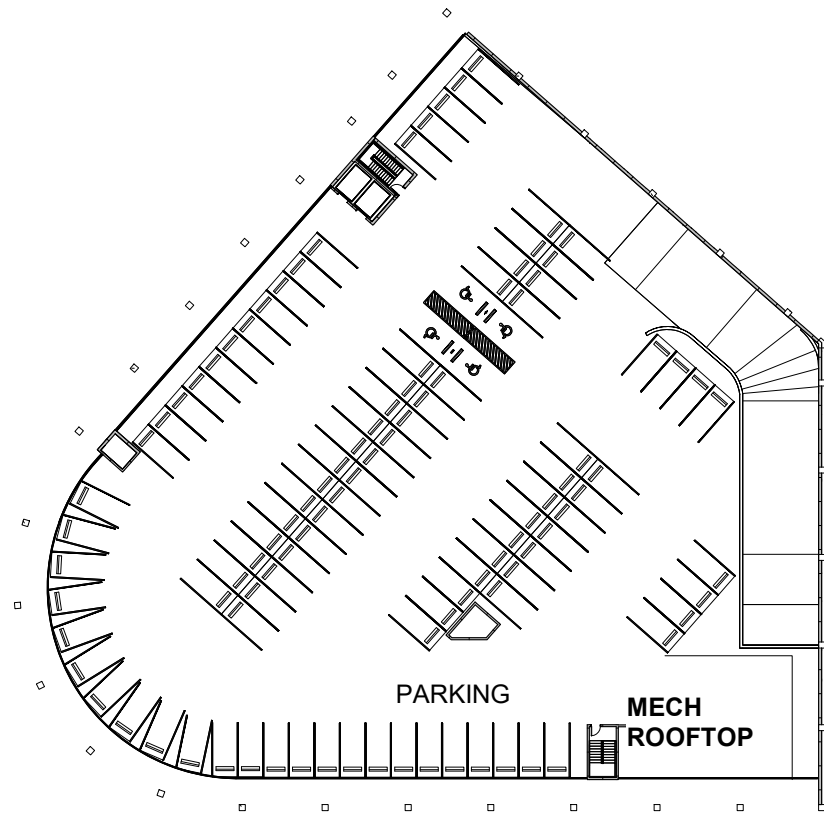
2 MEZZANINE
1/64" = 1'-0"



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 2	78	78		
LEVEL 3	90	78	11	1683
LEVEL 4 (OPEN TO ABOVE)	103	103		
TOTAL	271			

Area Schedule FAR	
Area	Level

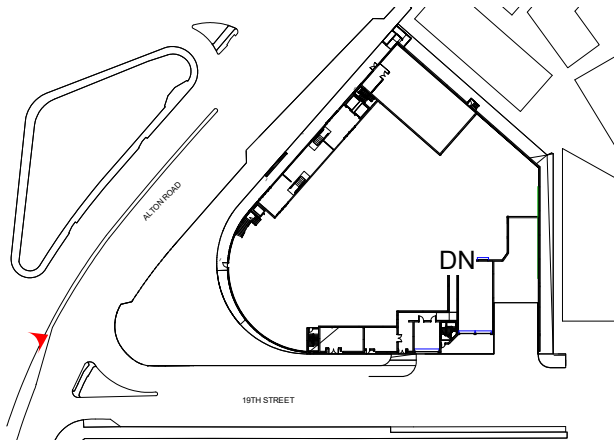
39470 SF	L1 FLOOR
6816 SF	MEZZANINE
3031 SF	L2 PARKING
4074 SF	L3 PARKING

53391 SF
FAR .96
GROSS LOT AREA 55,377 SF



STUDIO
McG
ARCHITECTURE

OPPENHEIM
ARCHITECTURE



STUDIO
McG
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

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

JENNIFER McCONNERY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO McG ARCHITECTURE AND
MAY NOT BE DUPLICATED, USED OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF
STUDIO McG ARCHITECTURE & PLANNING, INC. (c) 2020

SCALE: 1" = 160'-0"

DRAWN: CV, JDB

CHECK: JMcG

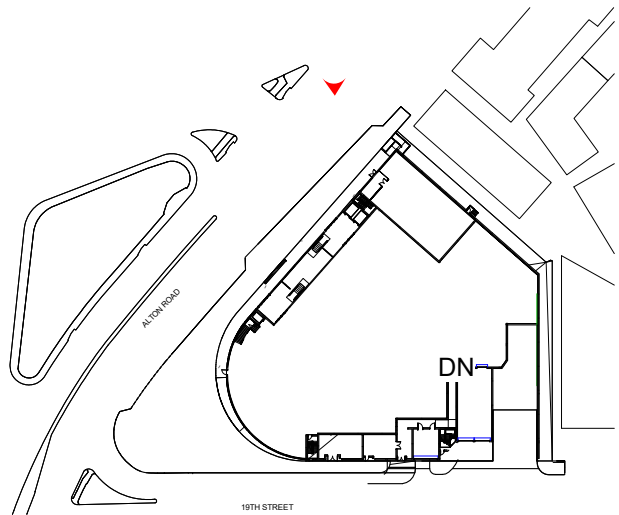
DATE: 01/28/2024

SHEET NUMBER
A0.04

* GRADES DEPICTED IN RENDERINGS ARE BASED
ON CITY OF MIAMI BEACH 2025 MINIMUM ROAD
ELEVATIONS FOR FUTURE ROAD PROJECTS
* SIGNAGE NOT A PART OF THIS APPROVAL

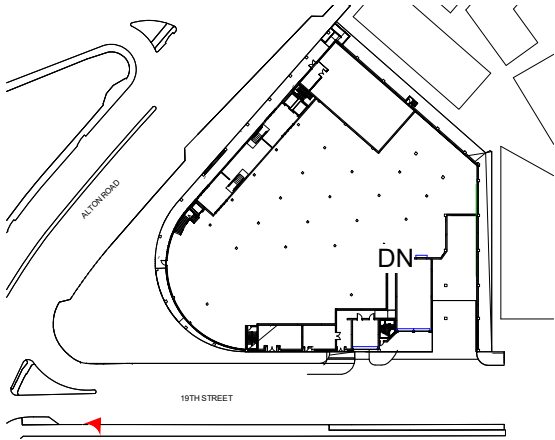


OPPENHEIM
ARCHITECTURE





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

RENDERING

JENNIFER McCONNERY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG+ ARCHITECTURE AND
MAY NOT BE DUPLICATED, USED OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF
STUDIO MCG+ ARCHITECTURE & PLANNING, INC. (c) 2020

SCALE: As indicated

DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

SHEET NUMBER
A0.06

* GRADES DEPICTED IN RENDERINGS ARE BASED
ON CITY OF MIAMI BEACH 2025 MINIMUM ROAD
ELEVATIONS FOR FUTURE ROAD PROJECTS
* SIGNAGE NOT A PART OF THIS APPROVAL





1. VIEW OF ALTON RD FROM NORTH OF SITE



2. VIEW OF SITE FROM NORTH PEDESTRIAN WALKWAY

**EXISTING
PHOTOGRAPHY**

JENNIFER McCONNEY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO McG ARCHITECTURE AND
MAY NOT BE DUPLICATED, USED OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF
STUDIO McG ARCHITECTURE & PLANNING, INC. (c) 2020

SCALE: 1" = 1'-0"

DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024



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
PHOTOGRAPHY**

JENNIFER McCONNERY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO McG ARCHITECTURE AND
MAY NOT BE DUPLICATED, USED OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF
STUDIO McG ARCHITECTURE & PLANNING, INC. (c) 2020

SCALE: 1" = 1'-0"

DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024



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
PHOTOGRAPHY**

JENNIFER McCONNERY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO McG ARCHITECTURE AND
MAY NOT BE DUPLICATED, USED OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF
STUDIO McG ARCHITECTURE & PLANNING, INC. (c) 2020

SCALE: 1" = 1'-0"

DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024



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**

JENNIFER McCONNERY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO McG ARCHITECTURE AND
MAY NOT BE DUPLICATED, USED OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF
STUDIO McG ARCHITECTURE & PLANNING, INC. (c) 2020

SCALE: 1" = 1'-0"

DRAWN: CV, JDB

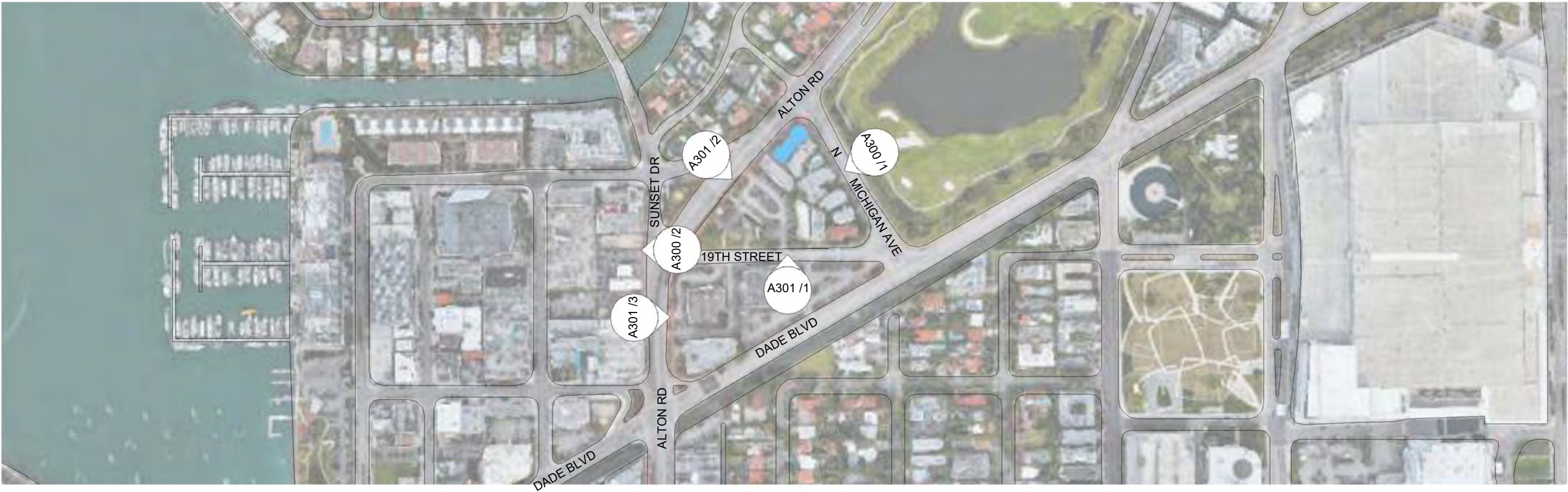
CHECK: JMcG

DATE: 01/28/2024

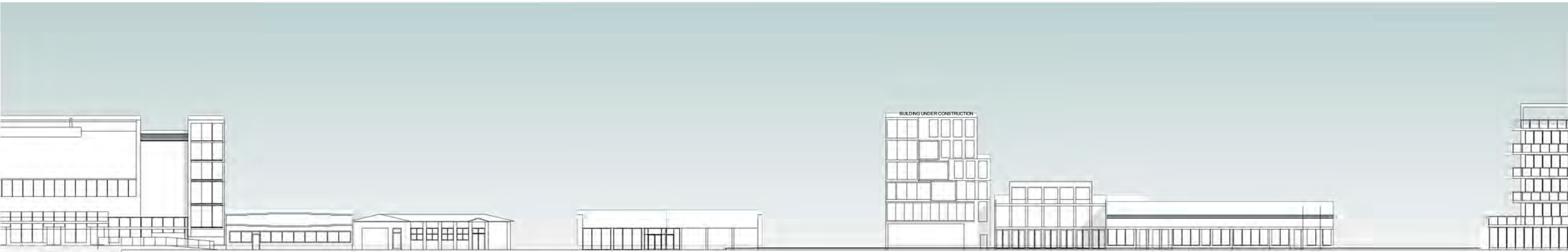


27. VIEW OF EXISTING PARKING FROM SIDEWALK

**EXISTING
PHOTOGRAPHY**



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



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



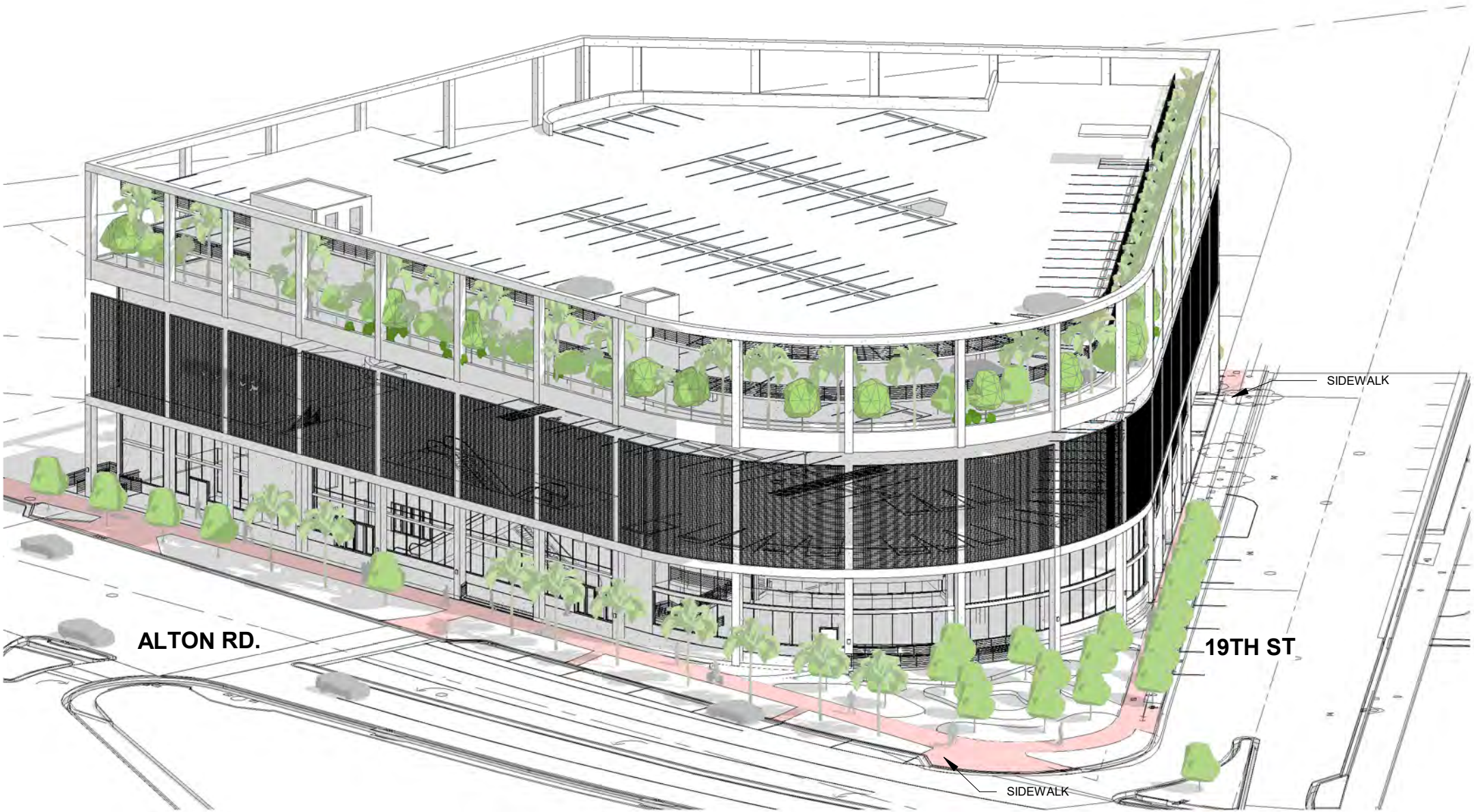
1 19TH STREET - SOUTH ELEVATION
1" = 50'-0"



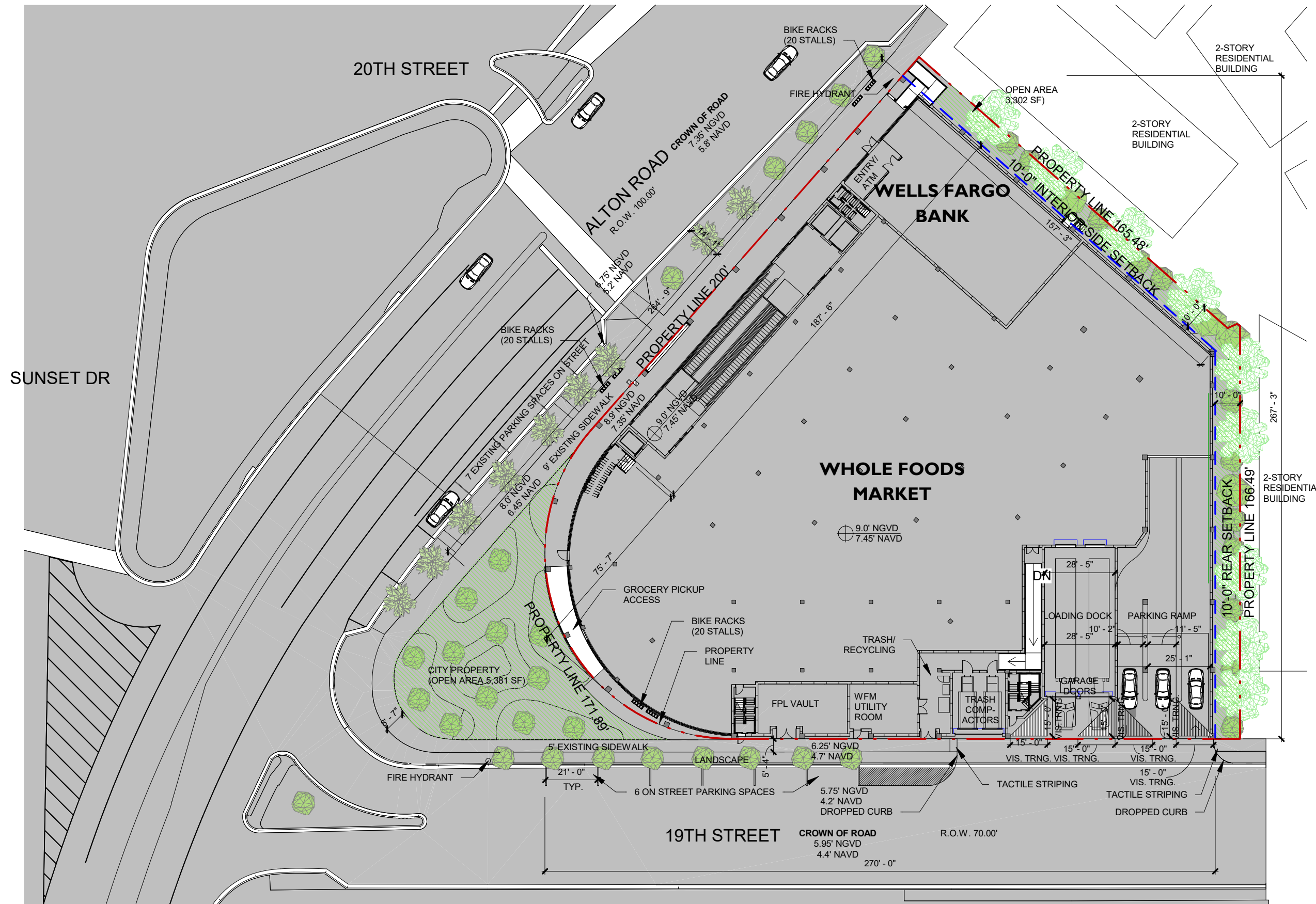
2 ALTON ROAD - NW ELEVATION
1" = 50'-0"



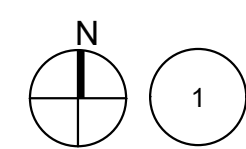
3 ALTON ROAD - WEST ELEVATION
1" = 50'-0"



1 EXPLODED AXO

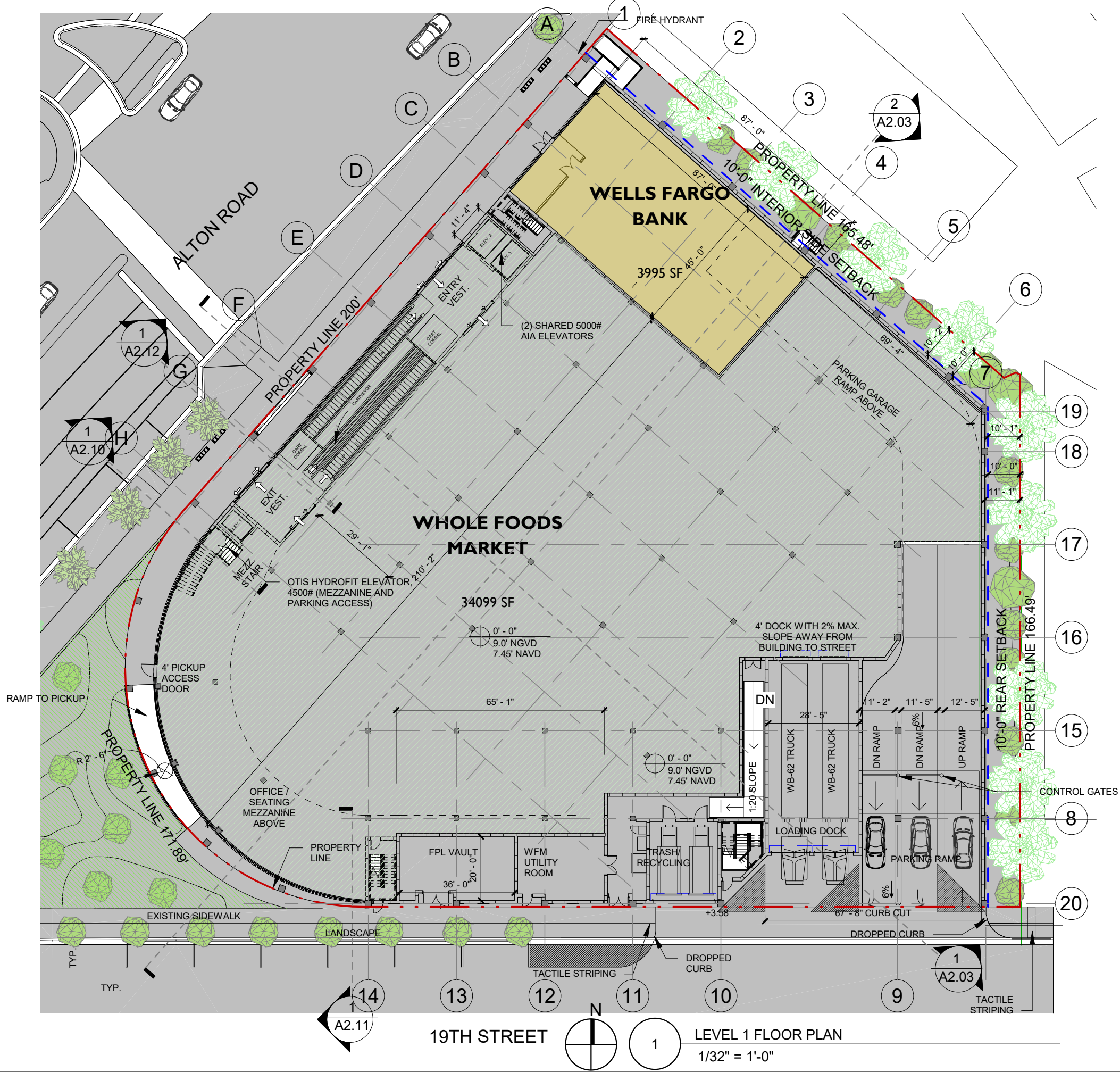


WALGREENS



SITE PLAN
1" = 40'-0"

Parking Schedule		
Level	Comments	Count
L2 PARKING	PARKING 1 CAR TYP.	74
L2 PARKING	PARKING SINGLE ADA	4
L3 PARKING	PARKING 1 CAR TYP.	86
L3 PARKING	PARKING SINGLE ADA	4
L4 PARKING	PARKING 1 CAR TYP.	99
L4 PARKING	PARKING SINGLE ADA	4
		271



LEVEL 1.5
FLOOR PLAN

JENNIFER McCONNERY FLORIDA LIC# AR93044

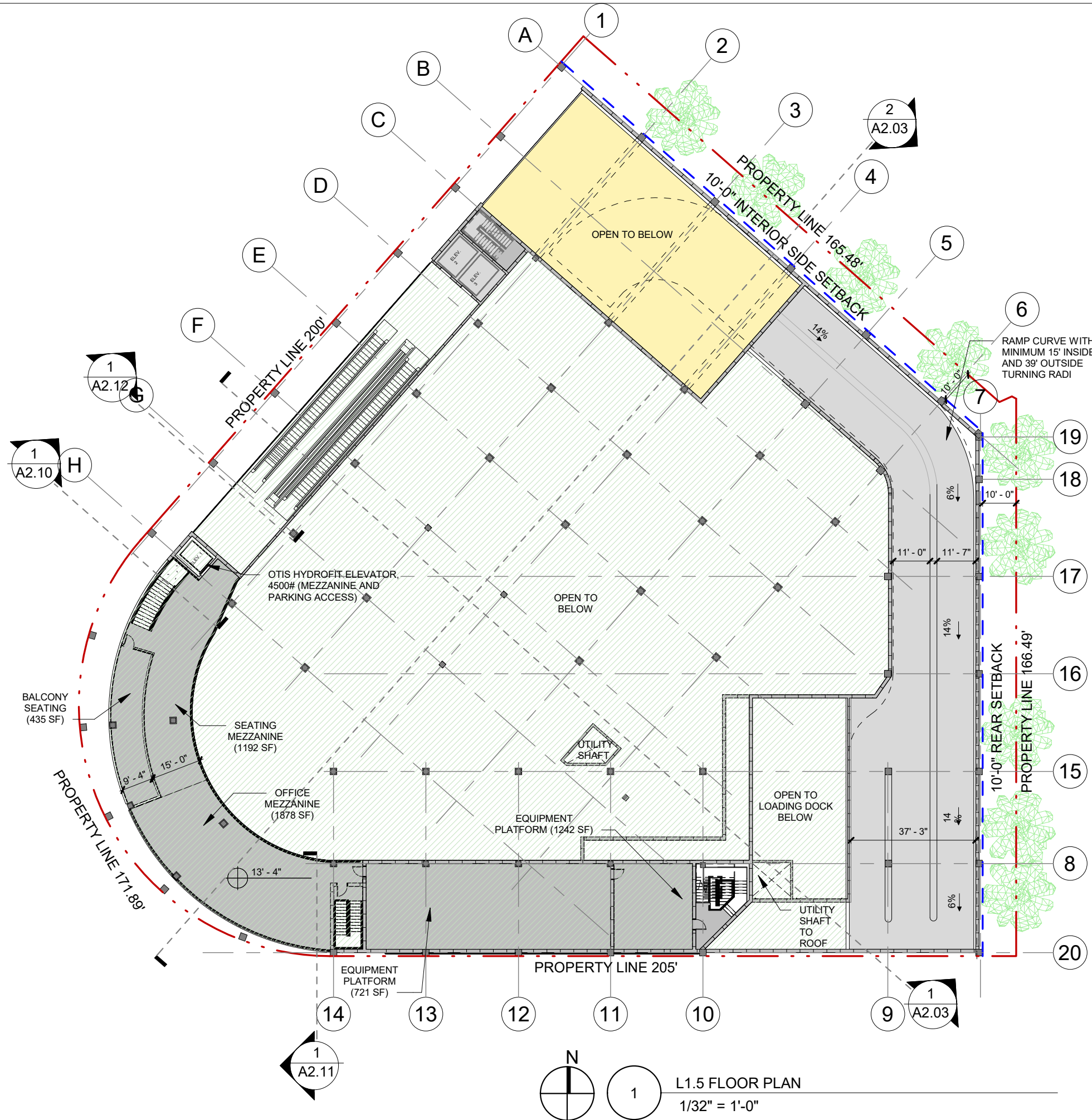
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE AND
MAY NOT BE DUPLICATED, USED OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF
STUDIO MCG ARCHITECTURE & PLANNING, INC. (c) 2020

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

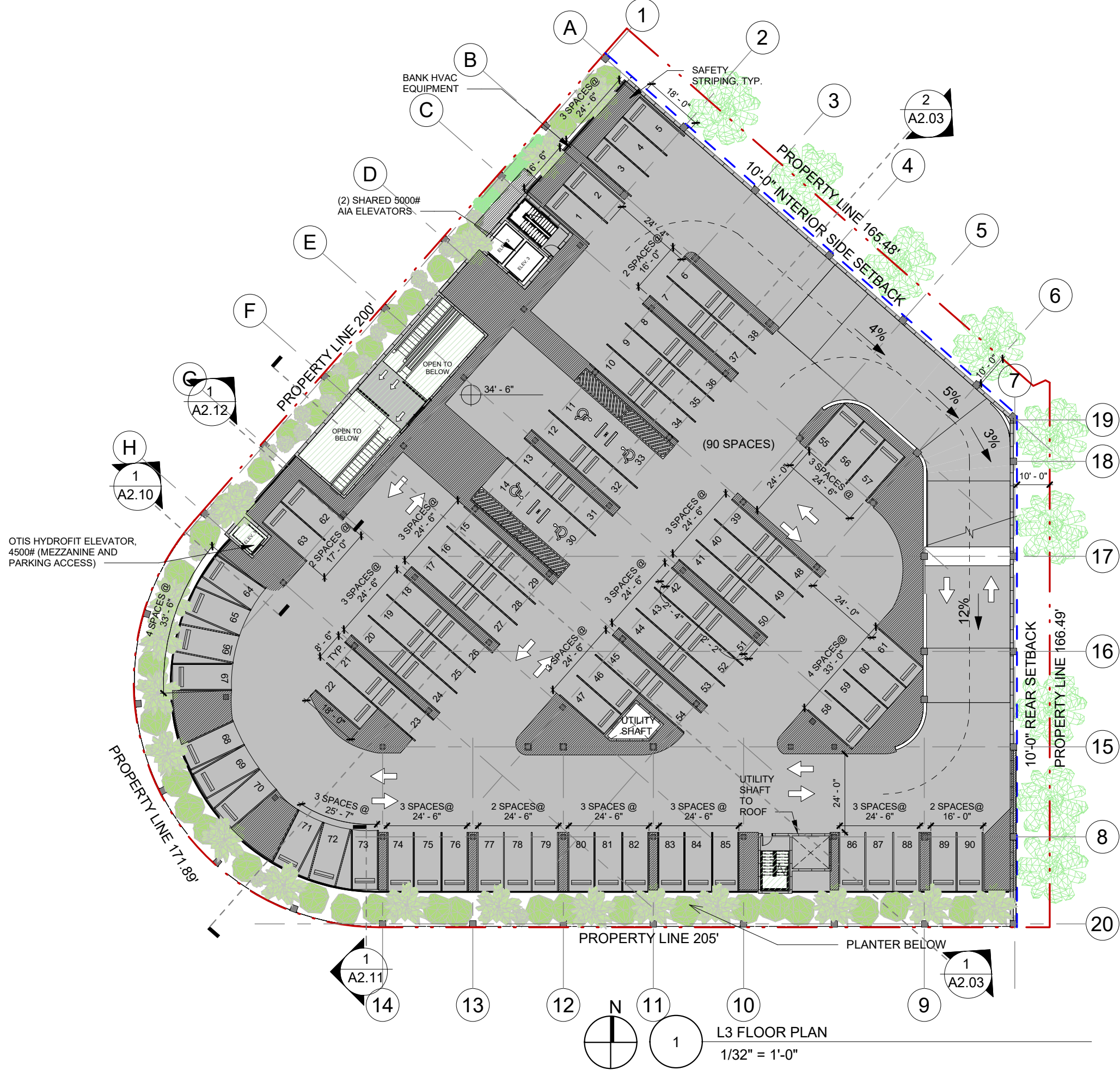
DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024



Parking Schedule		
Level	Comments	Count
L2 PARKING	PARKING 1 CAR TYP.	74
L2 PARKING	PARKING SINGLE ADA	4
L3 PARKING	PARKING 1 CAR TYP.	86
L3 PARKING	PARKING SINGLE ADA	4
L4 PARKING	PARKING 1 CAR TYP.	99
L4 PARKING	PARKING SINGLE ADA	4
		271



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



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

LEVEL 3 FLOOR PLAN

JENNIFER McCONNERY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE AND
MAY NOT BE DUPLICATED, USED OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF
STUDIO MCG ARCHITECTURE & PLANNING, INC. (c) 2020

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

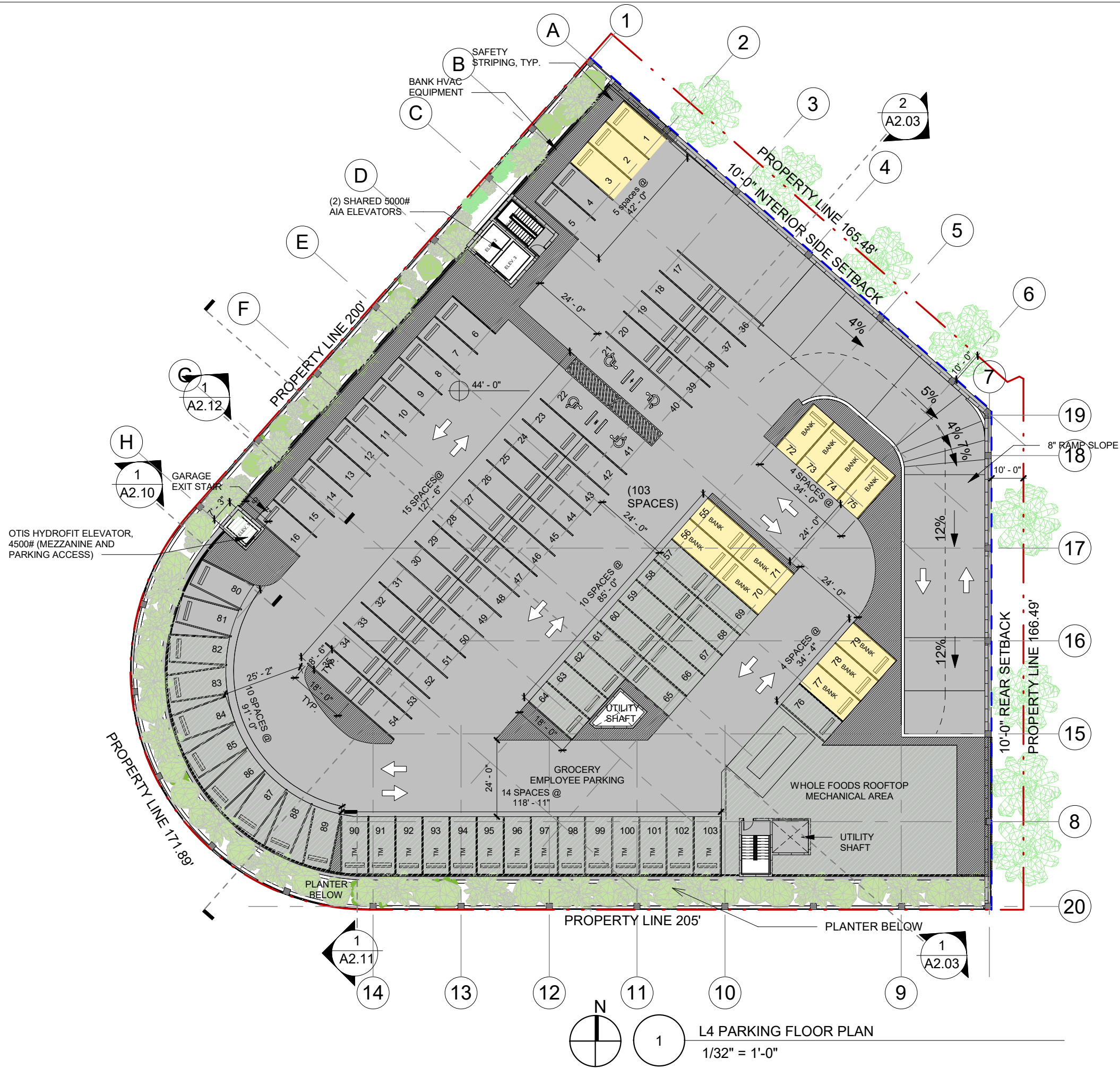
DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

SHEET NUMBER
A1.04

Parking Schedule		
Level	Comments	Count
L2 PARKING	PARKING 1 CAR TYP.	74
L2 PARKING	PARKING SINGLE ADA	4
L3 PARKING	PARKING 1 CAR TYP.	86
L3 PARKING	PARKING SINGLE ADA	4
L4 PARKING	PARKING 1 CAR TYP.	99
L4 PARKING	PARKING SINGLE ADA	4
		271



LOADING
DOCK
DIAGRAMS-TRUCK

JENNIFER McCONNIEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE AND
MAY NOT BE DUPLICATED, USED OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF
STUDIO MCG ARCHITECTURE & PLANNING, INC. (c) 2020

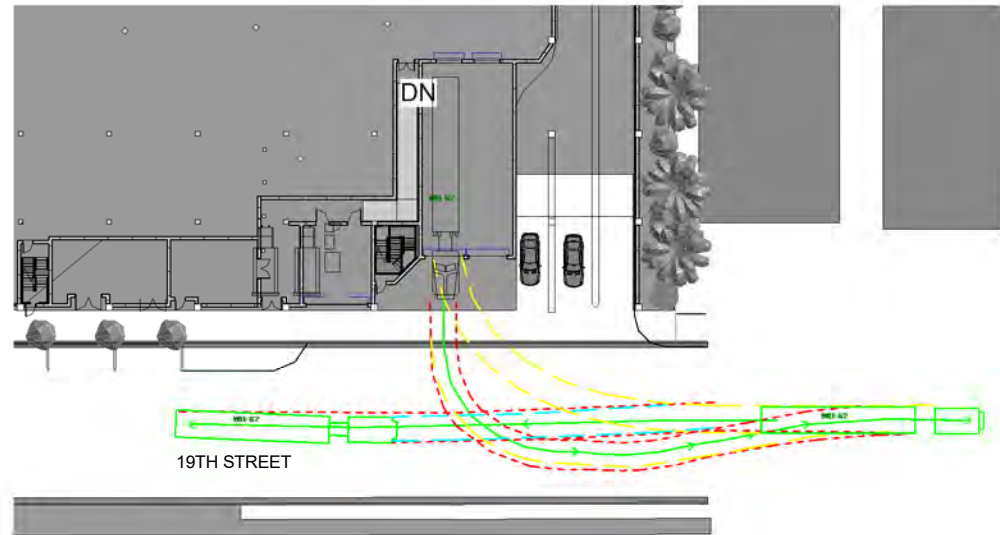
SCALE: 1" = 60'-0"

DRAWN: CV, JDB

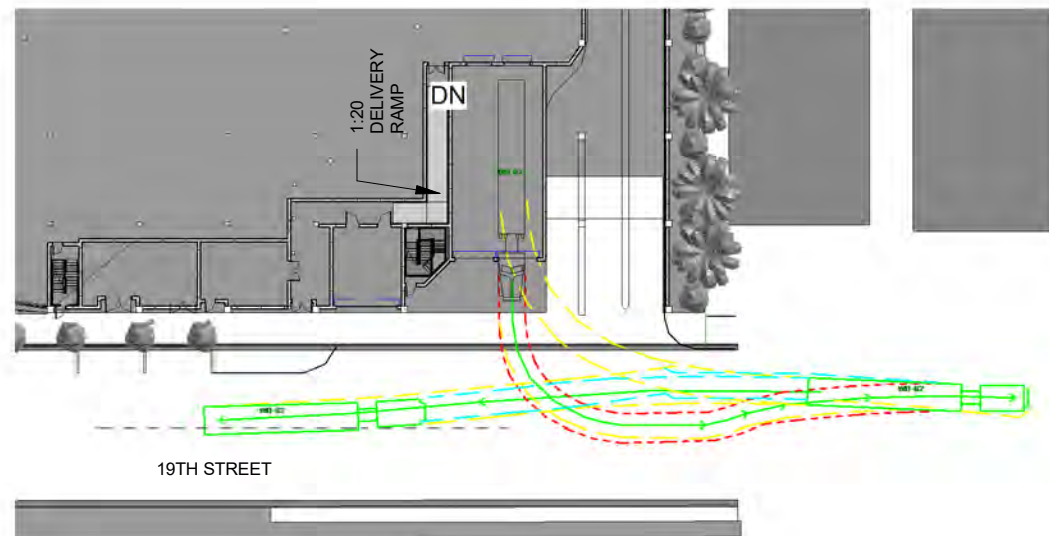
CHECK: JMcG

DATE: 01/28/2024

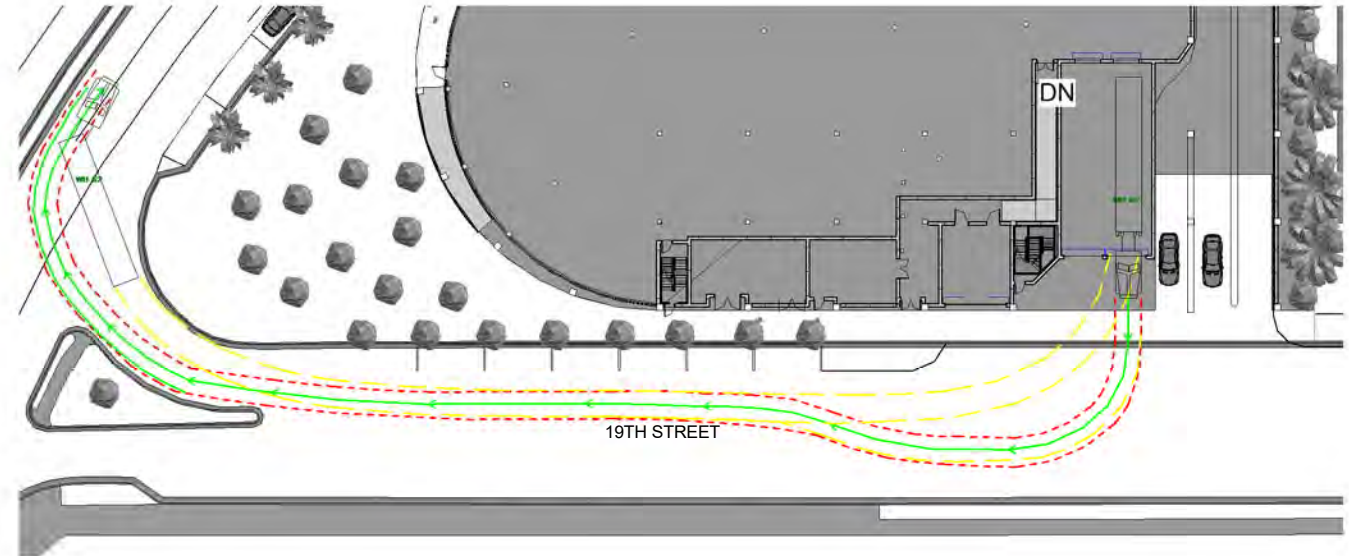
SHEET NUMBER
A1.06



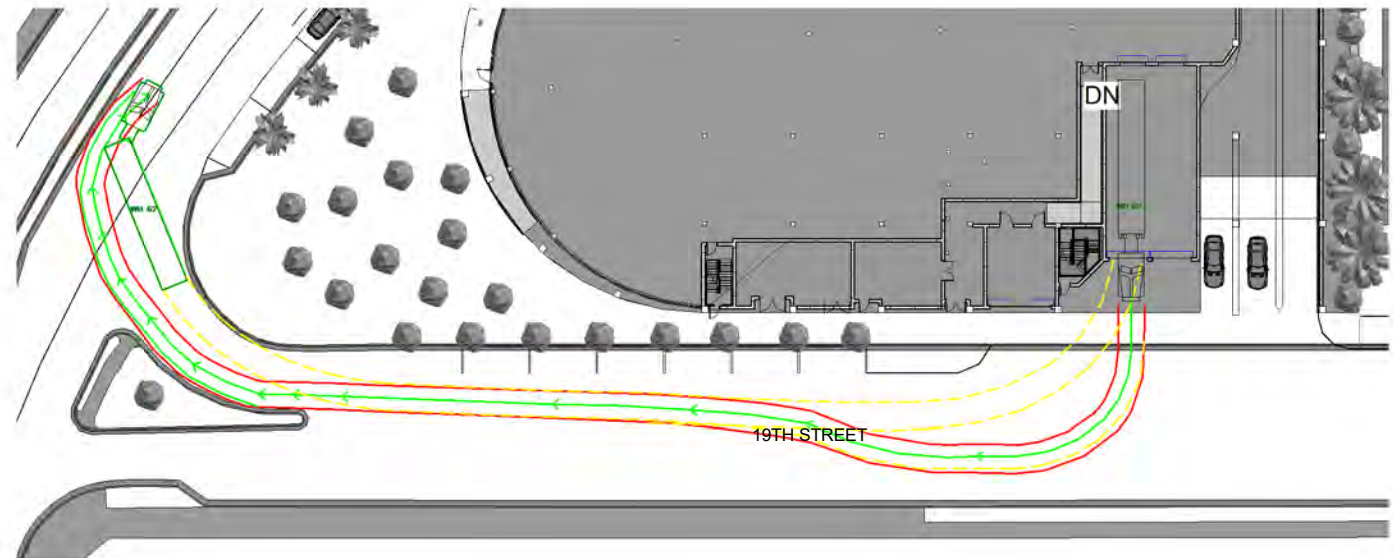
3 MANEUVERABILITY STUDY. WB62 TRUCK BAY 1 INGRESS
1" = 60'-0"



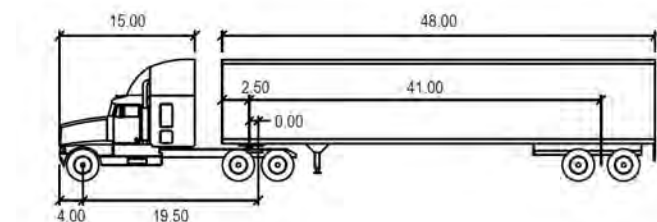
4 MANEUVERABILITY STUDY. WB62 TRUCK BAY 2 INGRESS
1" = 60'-0"



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

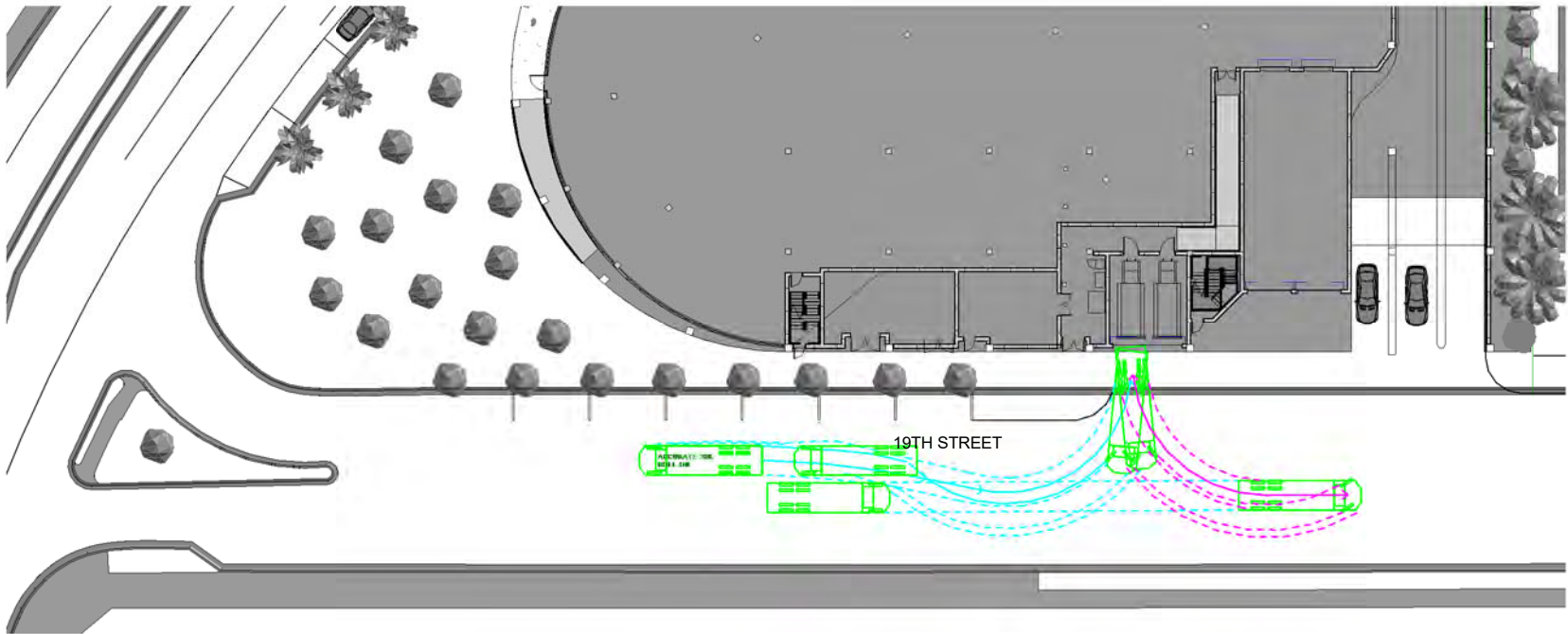


1 MANEUVERABILITY STUDY. WB62 TRUCK BAY 1 EGRESS
1" = 60'-0"

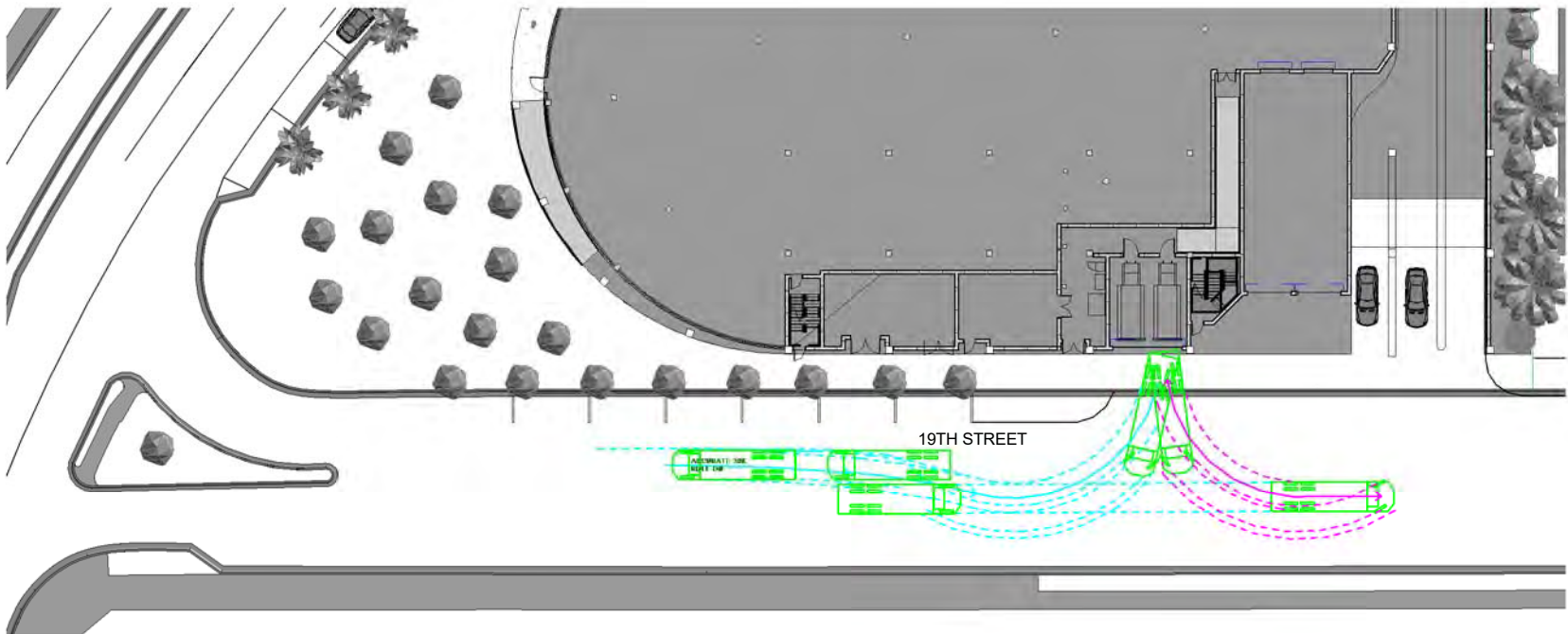


WB-62

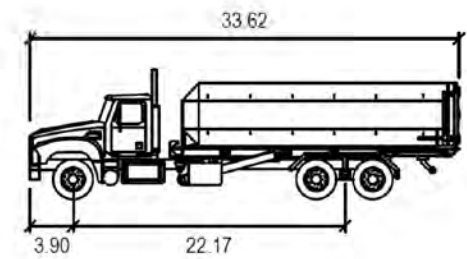
Tractor Width	8.00	Look to Look Time	6.0
Trailer Width	8.50	Steering Angle	28.4
Tractor Track	8.00	Articulating Angle	70.0
Trailer Track	8.50		



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

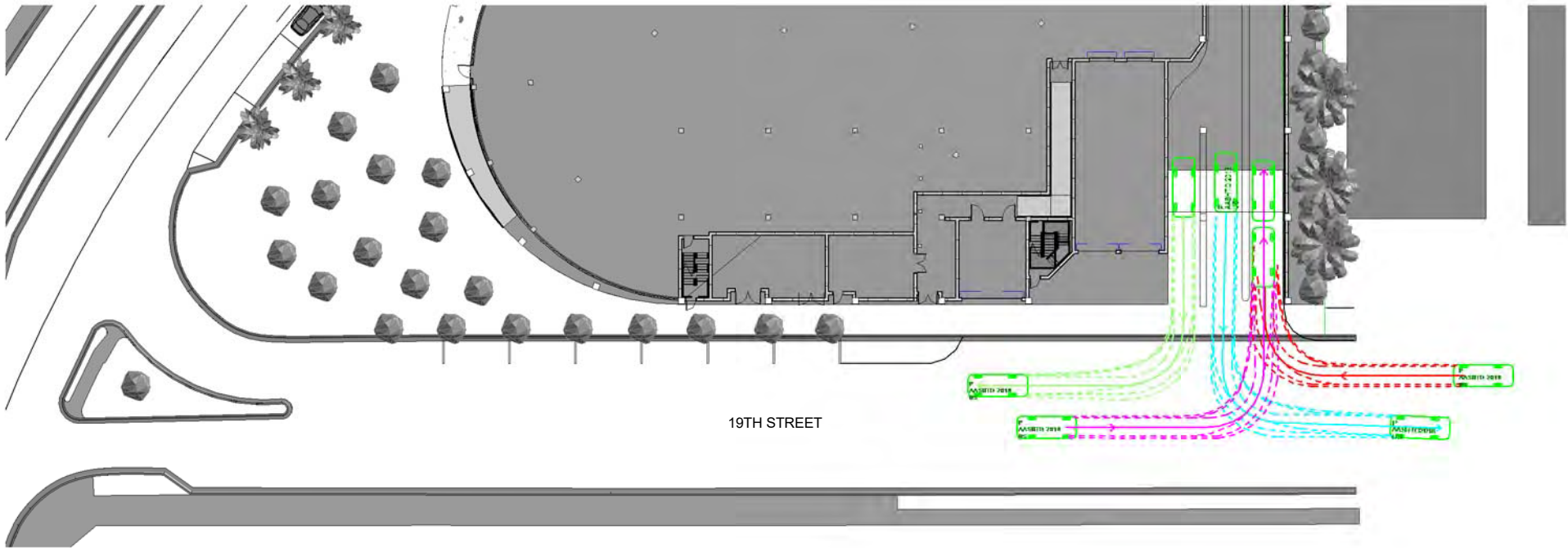


① MANEUVERABILITY STUDY. TRASH TRUCK BAY 2
1" = 50'-0"



Accurate 30k Roll-Off

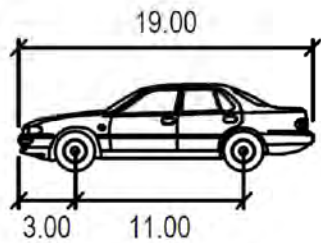
	feet
Width	8.17
Track	8.02
Lock to Lock Time	6.0
Steering Angle	32.7



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



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
**LOADING
DOCK
DIAGRAMS -
PASSENGER
CAR**

JENNIFER McCONNERY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG+ ARCHITECTURE AND
MAY NOT BE DUPLICATED, USED OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF
STUDIO MCG+ ARCHITECTURE & PLANNING, INC. (c) 2020

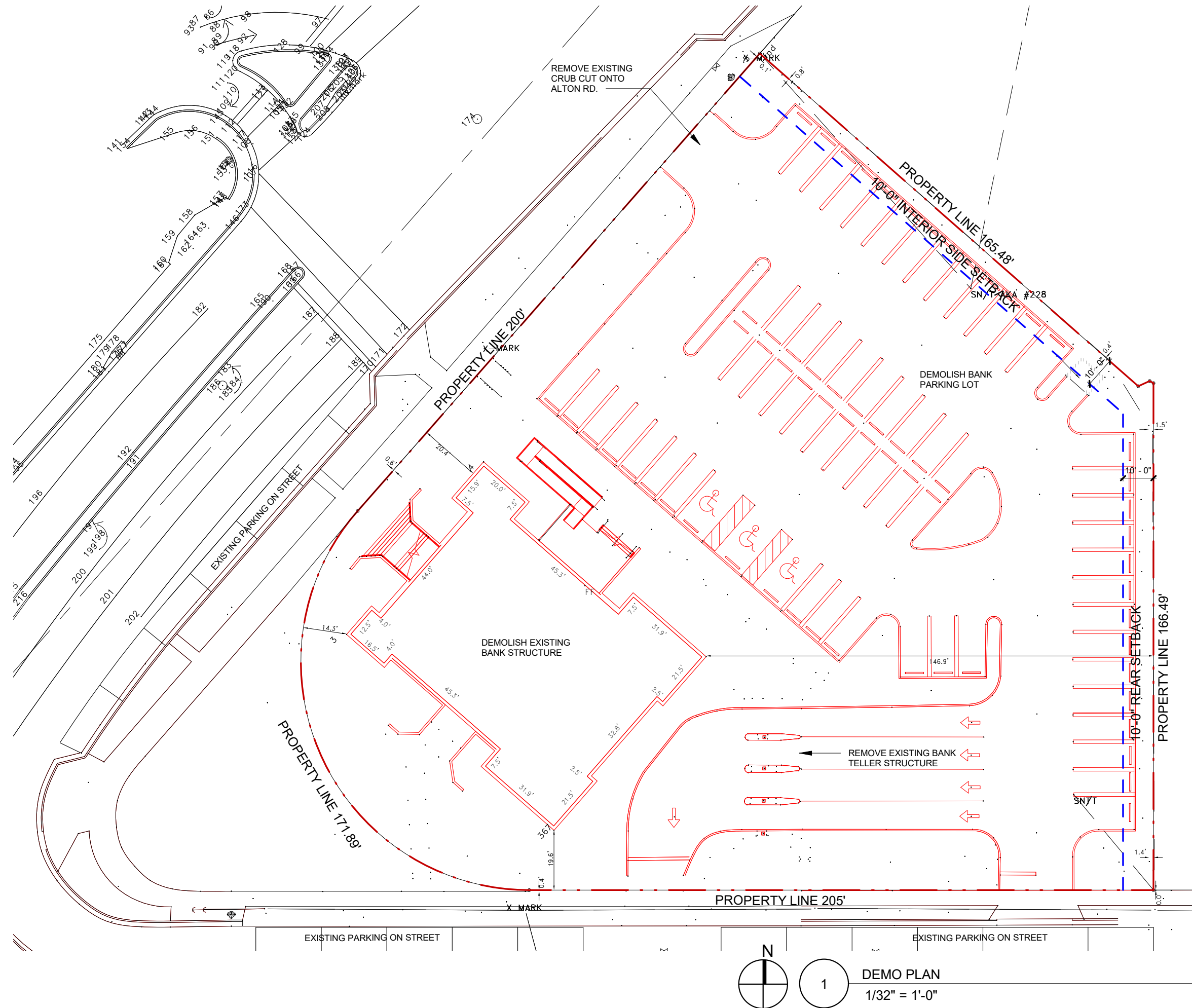
SCALE: 1" = 50'-0"

DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

SHEET NUMBER
A1.08



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

DEMO FLOOR PLAN

JENNIFER McCONNIEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE AND
MAY NOT BE DUPLICATED, USED OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF
STUDIO MCG ARCHITECTURE & PLANNING, INC. (c) 2020

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

DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

SHEET NUMBER

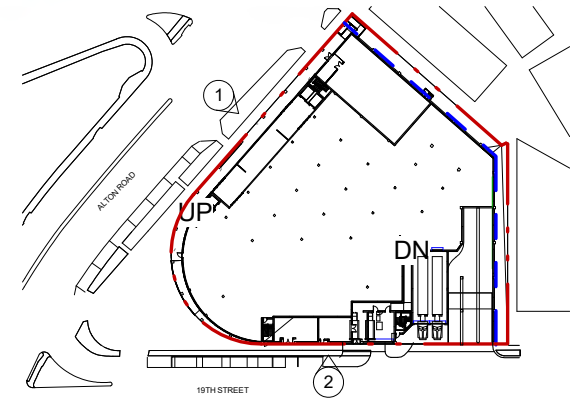
A1.10



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 PENNING 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

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

BUILDING ELEVATIONS

JENNIFER McCONNAY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO Mc+G ARCHITECTURE AND
MAY NOT BE DUPLICATED, USED OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF
STUDIO Mc+G ARCHITECTURE & PLANNING, INC. (c) 2020

SCALE: As indicated

DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

SHEET NUMBER

A2.01

BUILDING ELEVATIONS

JENNIFER McCONNERY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE AND
MAY NOT BE DUPLICATED, USED OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF
STUDIO MCG ARCHITECTURE & PLANNING, INC. (c) 2020

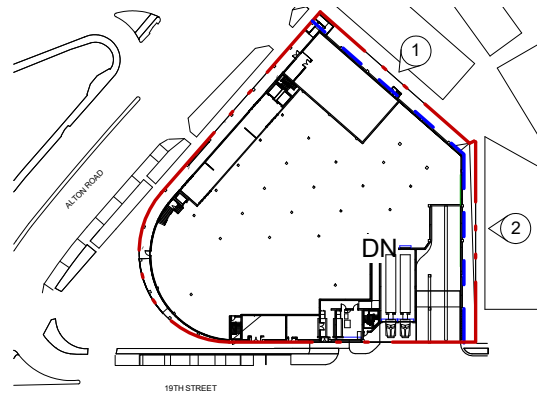
SCALE: As indicated

DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

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
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO Mc+G ARCHITECTURE AND
MAY NOT BE DUPLICATED, USED OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF
STUDIO Mc+G ARCHITECTURE & PLANNING, INC. (c) 2020

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

DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

SHEET NUMBER
A2.03



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

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO McG ARCHITECTURE AND
MAY NOT BE DUPLICATED, USED OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF
STUDIO McG ARCHITECTURE & PLANNING, INC. (c) 2020

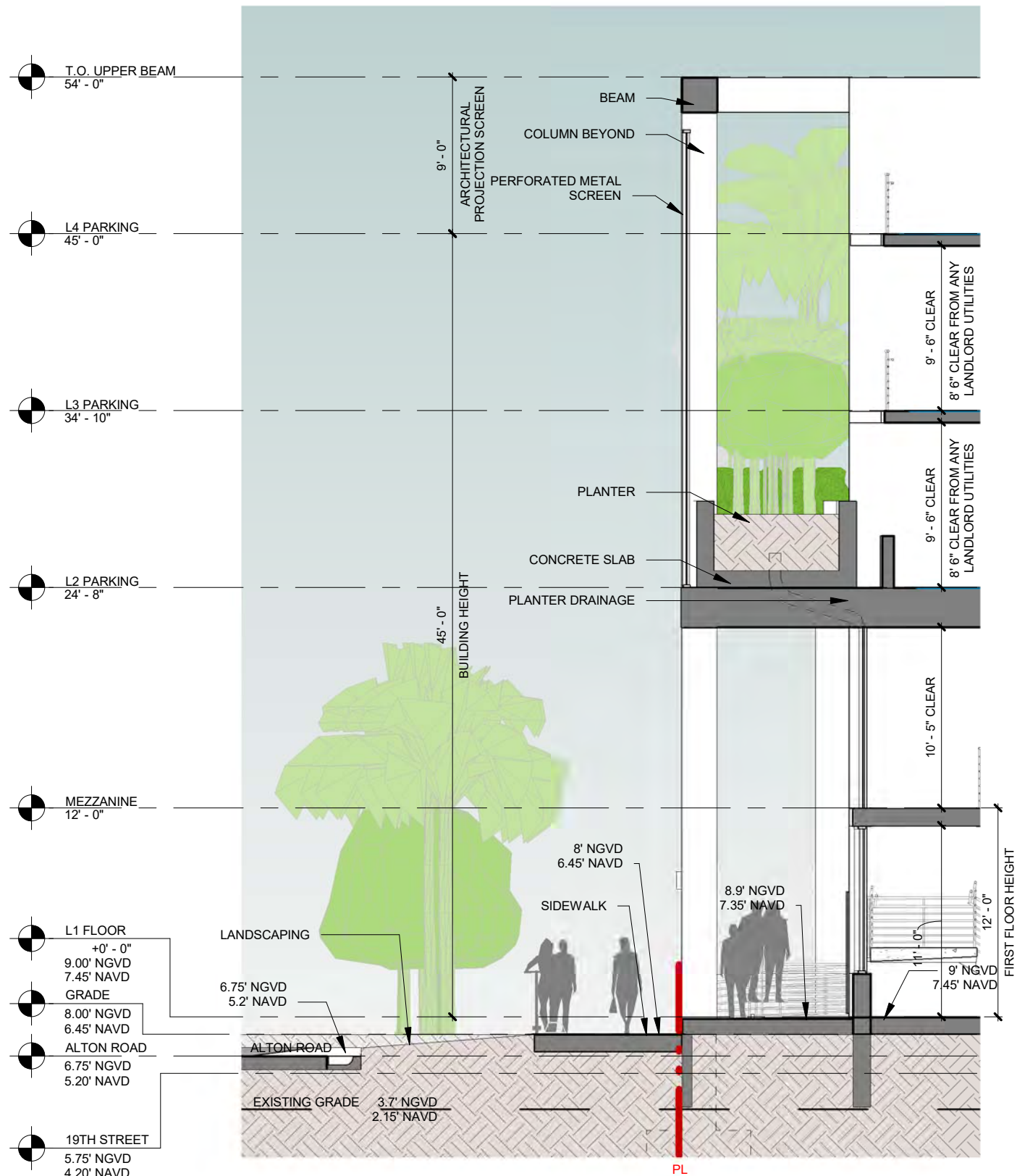
SCALE: 1/8" = 1'-0"

DRAWN: CV, JDB

CHECK: JMcG

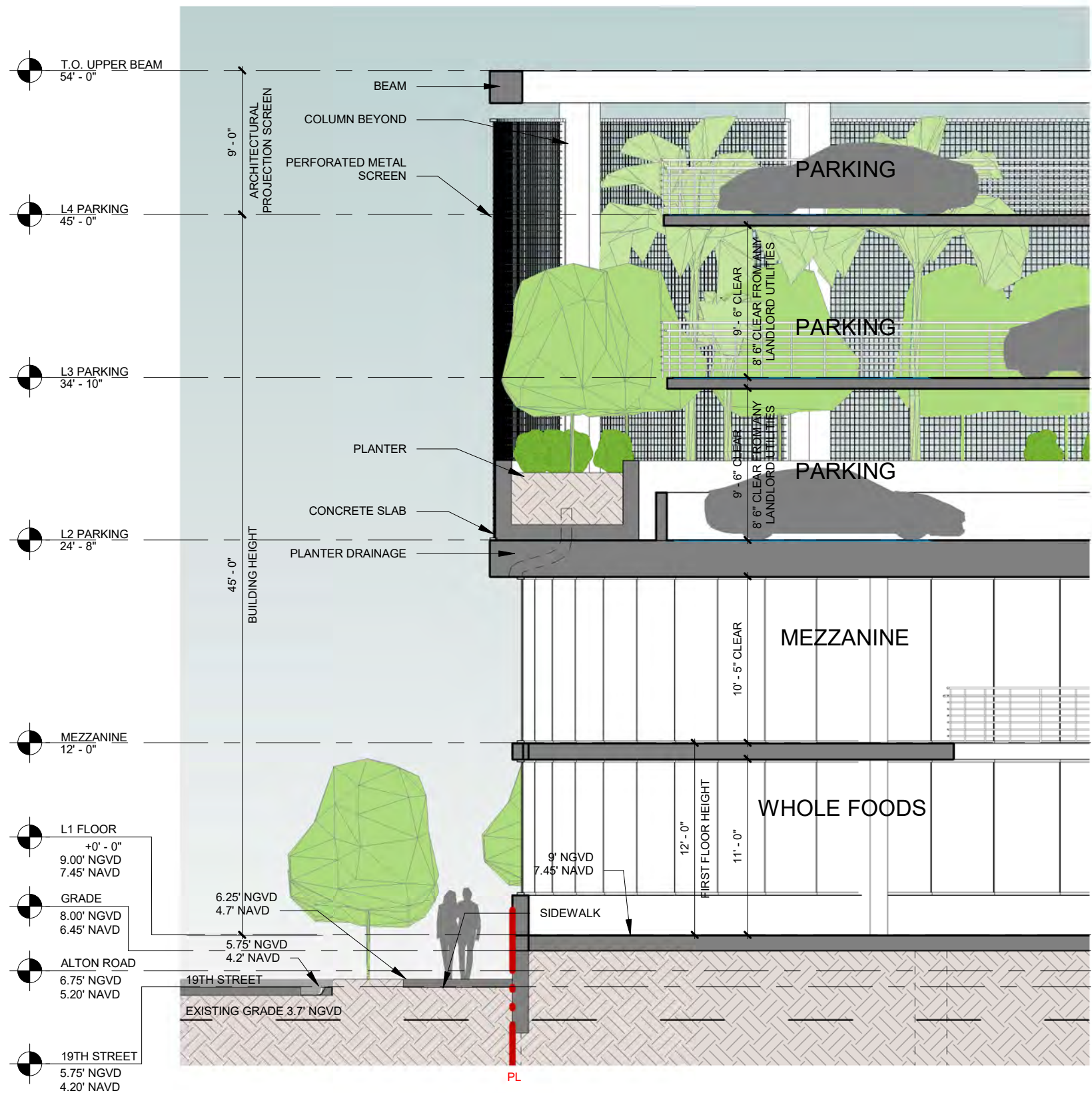
DATE: 01/28/2024

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"



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

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

**WALL
SECTION**

JENNIFER McCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO McG ARCHITECTURE AND
MAY NOT BE DUPLICATED, USED OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF
STUDIO McG ARCHITECTURE & PLANNING, INC. (c) 2020

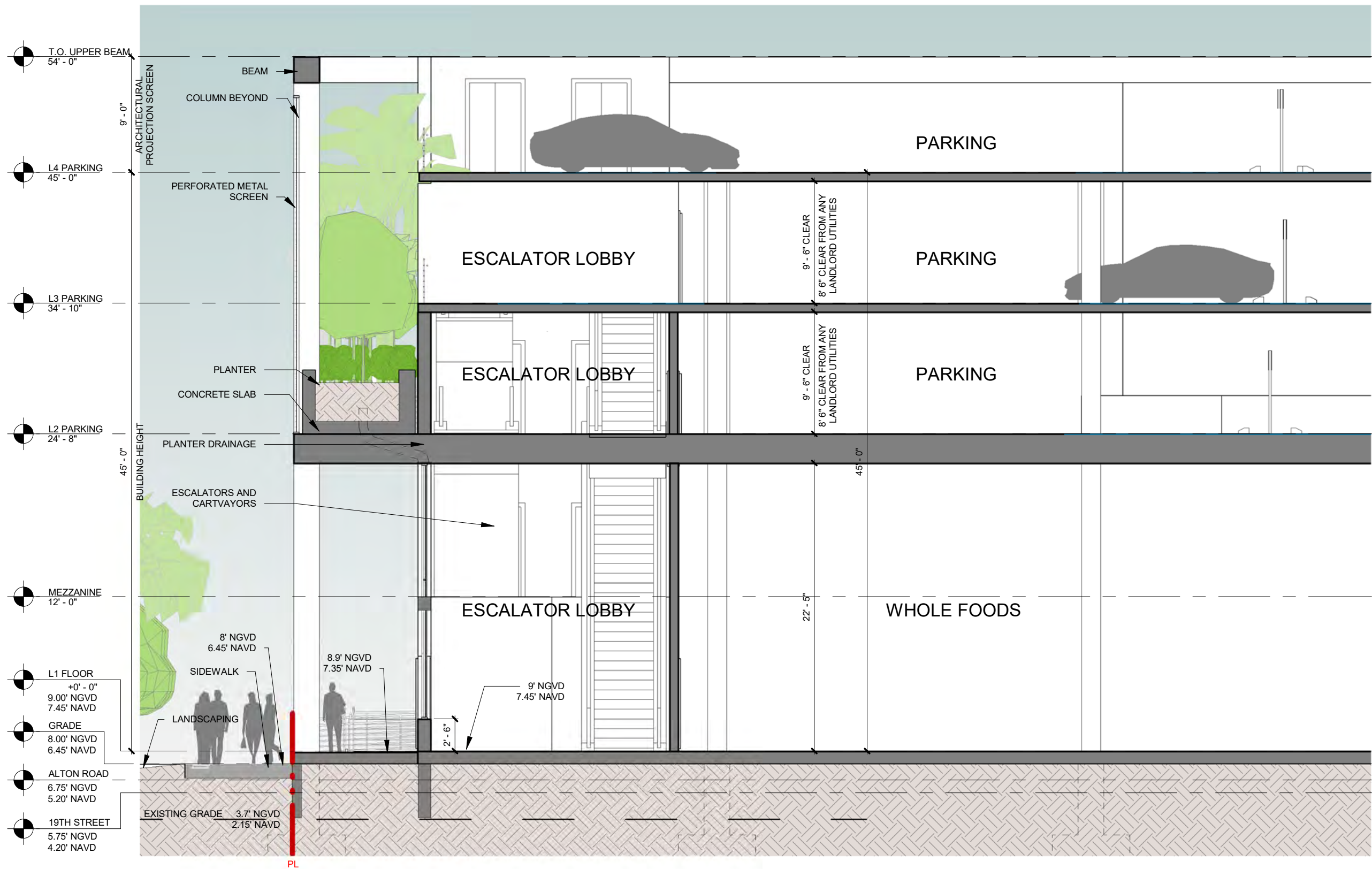
SCALE: 1/8" = 1'-0"

DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

SHEET NUMBER
A2.12



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