

DESIGN REVIEW BOARD

1901 ALTON ROAD

FINAL SUBMITTAL
02/04/2024

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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SHEET NUMBER
A0.00

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

MIAMI

BEACH

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 165
				PROVIDED 271
				EXCESS -106



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INDEX OF
DRAWINGS
AND SITE
DATA

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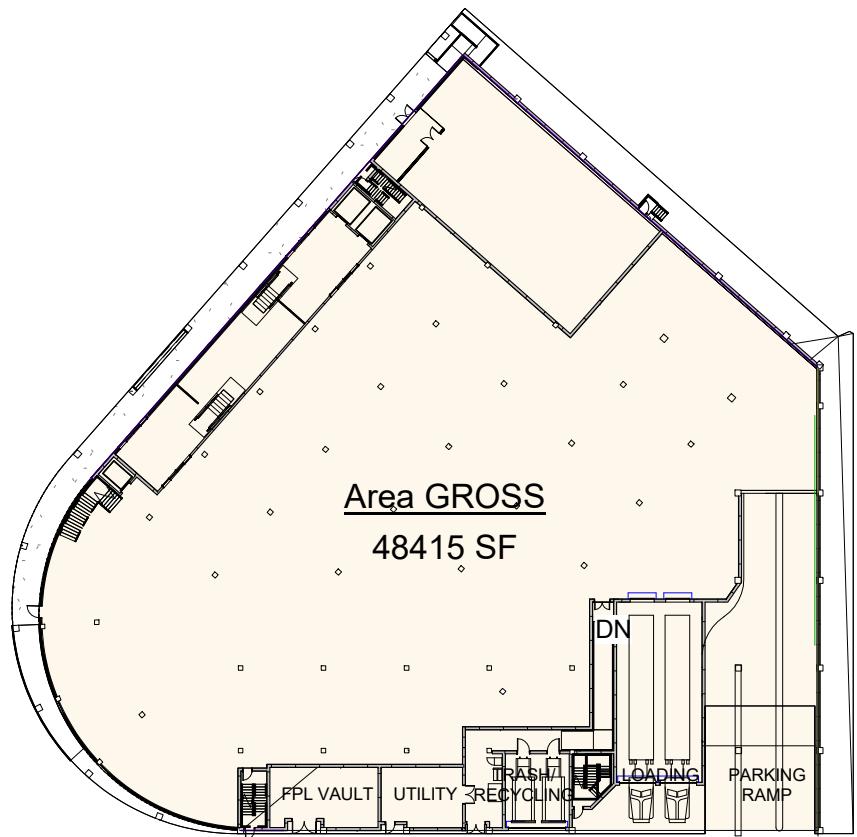
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DRAWN: CV, JDB

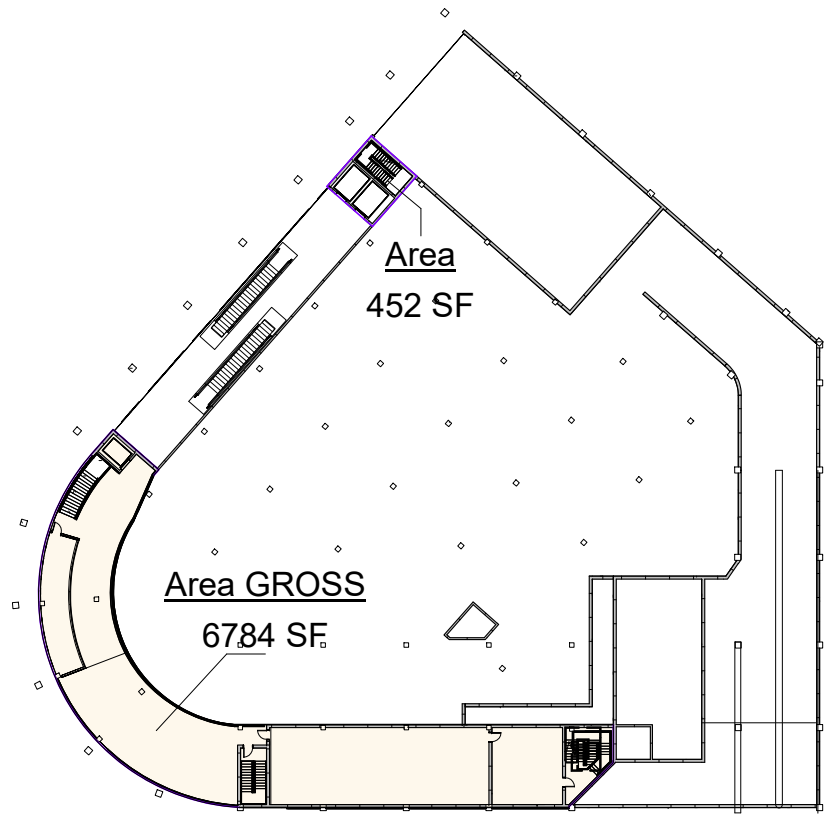
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DATE: 02/04/2024

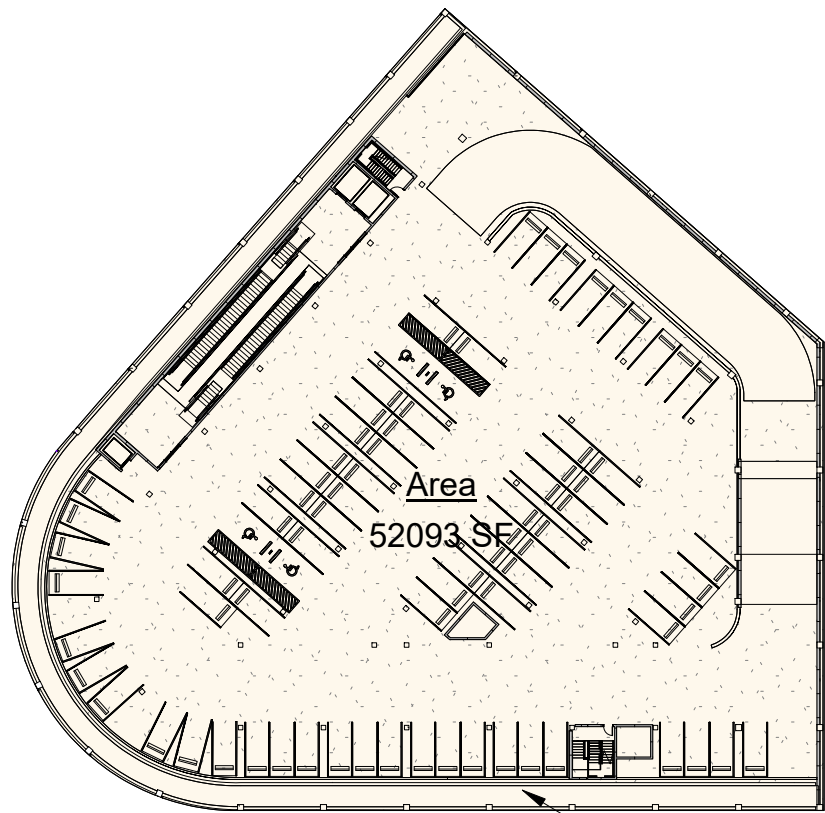
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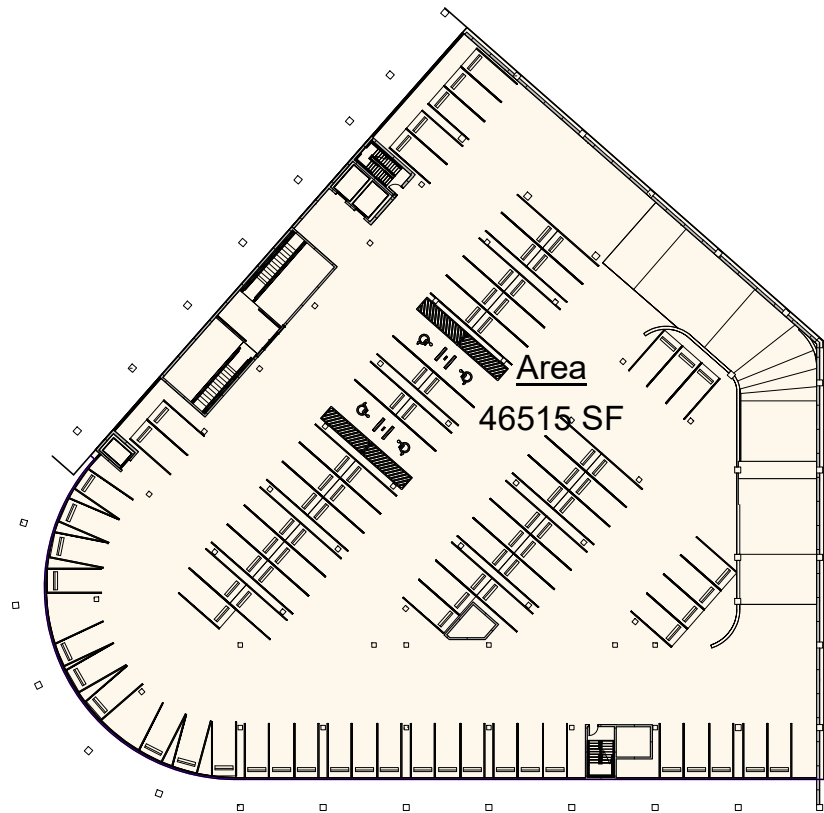
1 L1 FLOOR
1/64" = 1'-0"



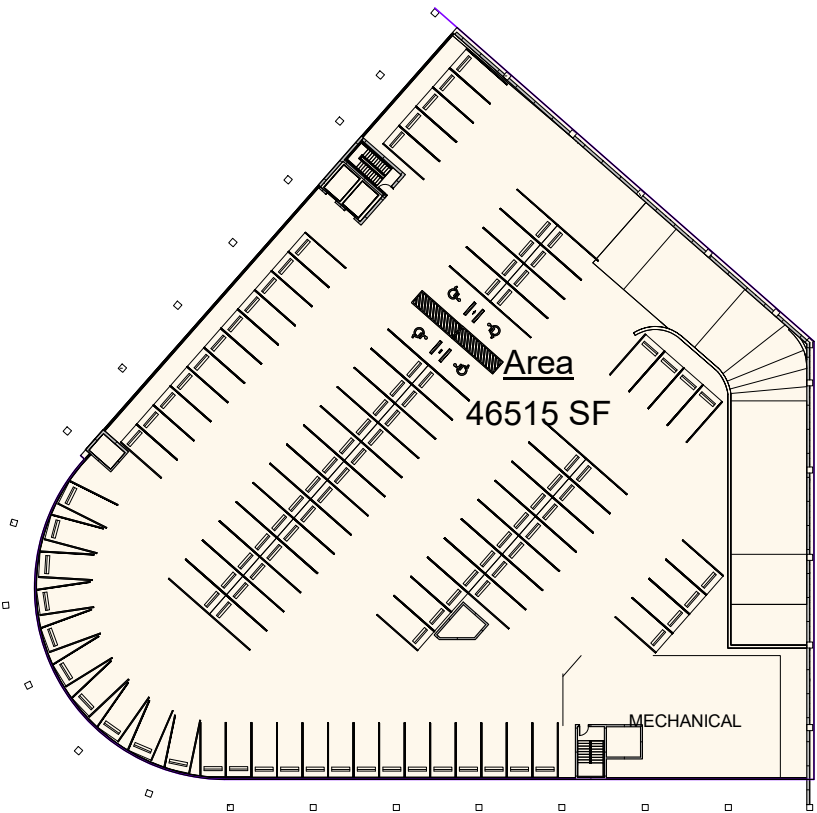
2 L1.5 FLOOR
1/64" = 1'-0"



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

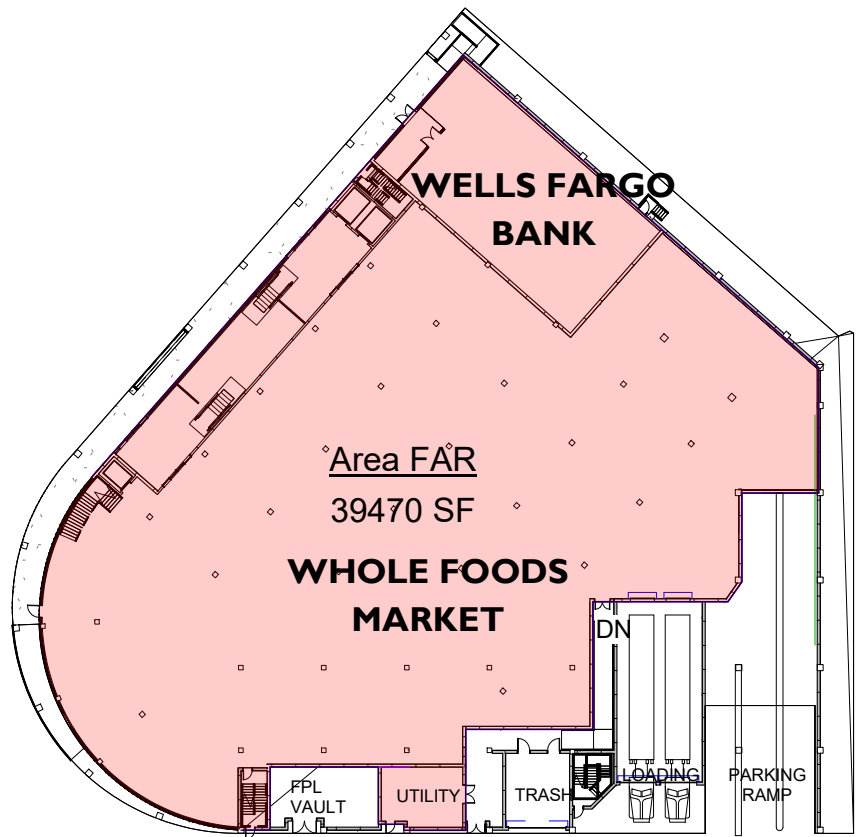
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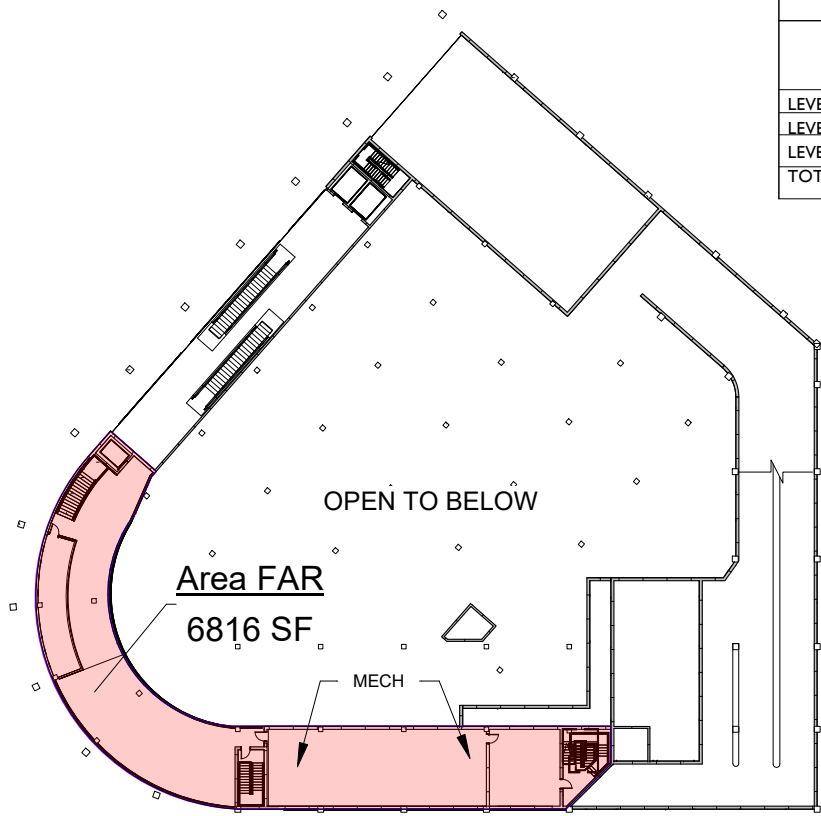
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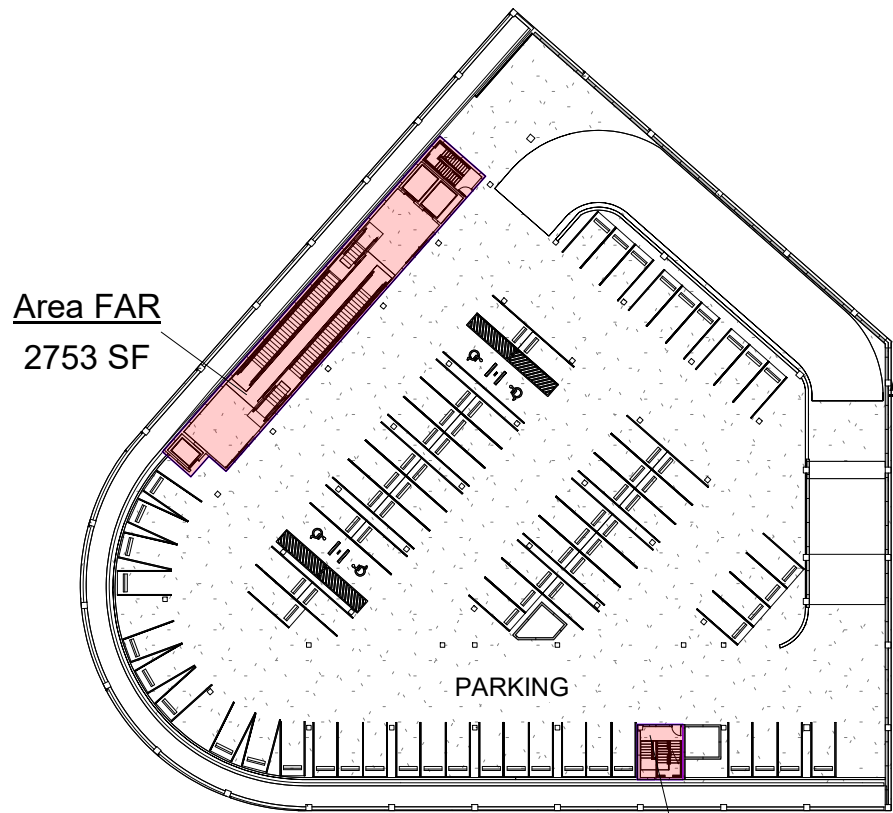
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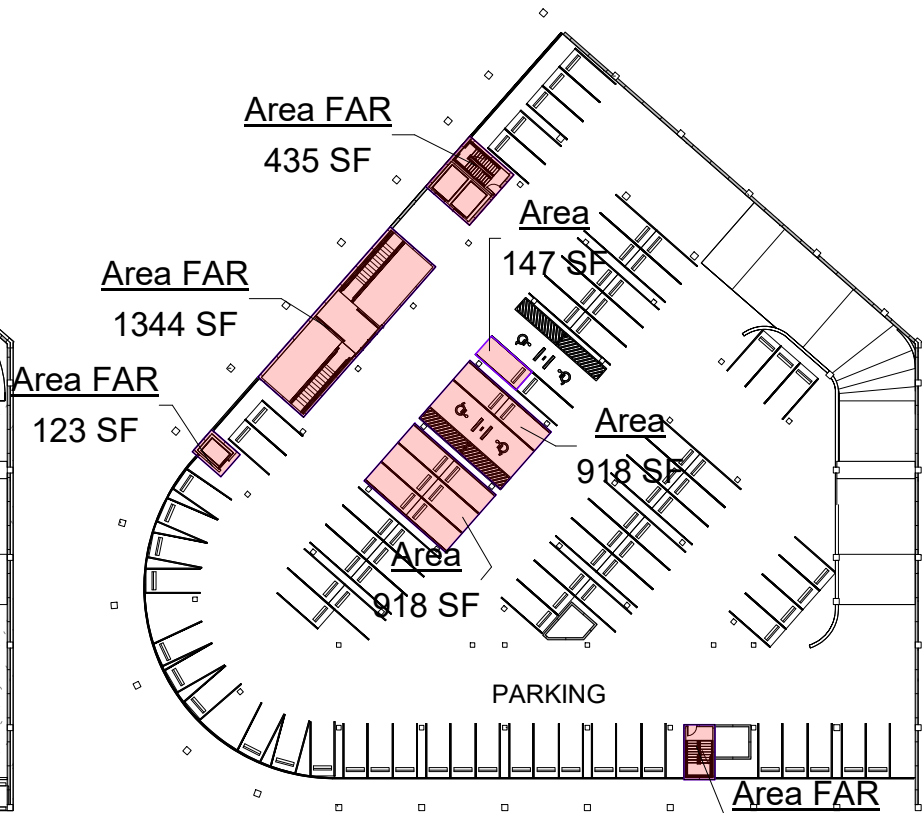
1 L1 FLOOR
1/64" = 1'-0"



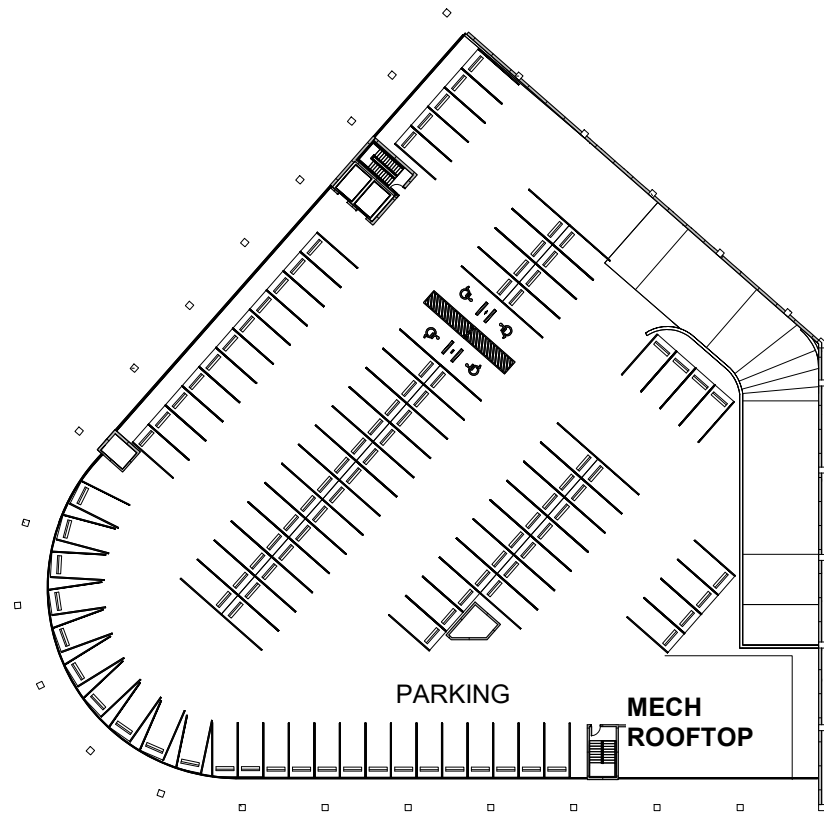
2 MEZZANINE
1/64" = 1'-0"



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

Area Schedule FAR	
Area	Level

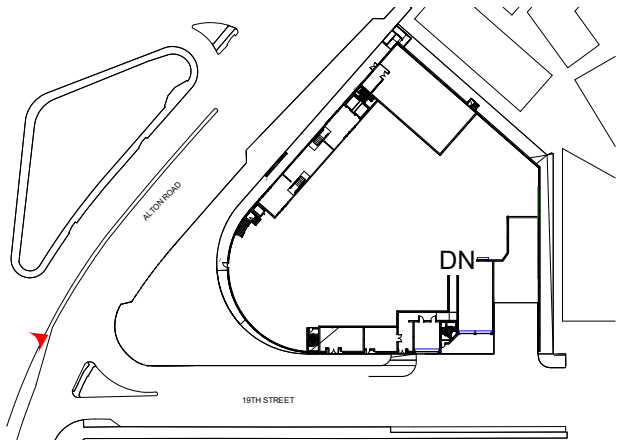
39470 SF	L1 FLOOR
6816 SF	MEZZANINE
3031 SF	L2 PARKING
4074 SF	L3 PARKING

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



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**RENDERING
VIEW OF
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FACADES**

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SCALE: 1" = 160'-0"

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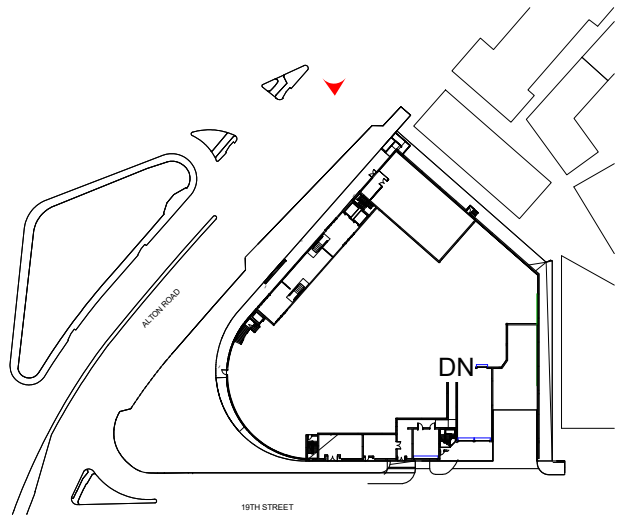
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* GRADES DEPICTED IN RENDERINGS ARE BASED
ON CITY OF MIAMI BEACH 2025 MINIMUM ROAD
ELEVATIONS FOR FUTURE ROAD PROJECTS
* SIGNAGE NOT A PART OF THIS APPROVAL



OPPENHEIM
ARCHITECTURE



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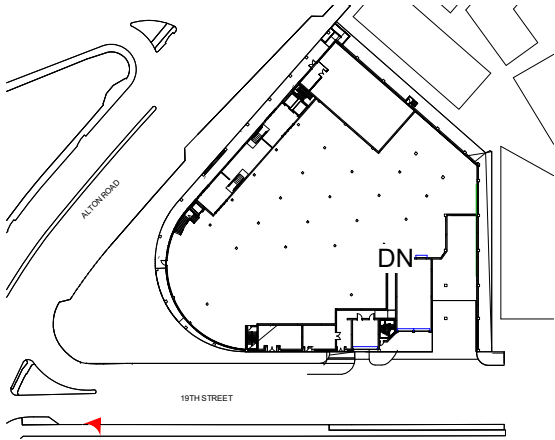
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ELEVATIONS FOR FUTURE ROAD PROJECTS
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1. VIEW OF ALTON RD FROM NORTH OF SITE



2. VIEW OF SITE FROM NORTH PEDESTRIAN WALKWAY

**EXISTING
PHOTOGRAPHY**

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SCALE: 1" = 1'-0"

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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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SCALE: 1" = 1'-0"

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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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SCALE: 1" = 1'-0"

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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
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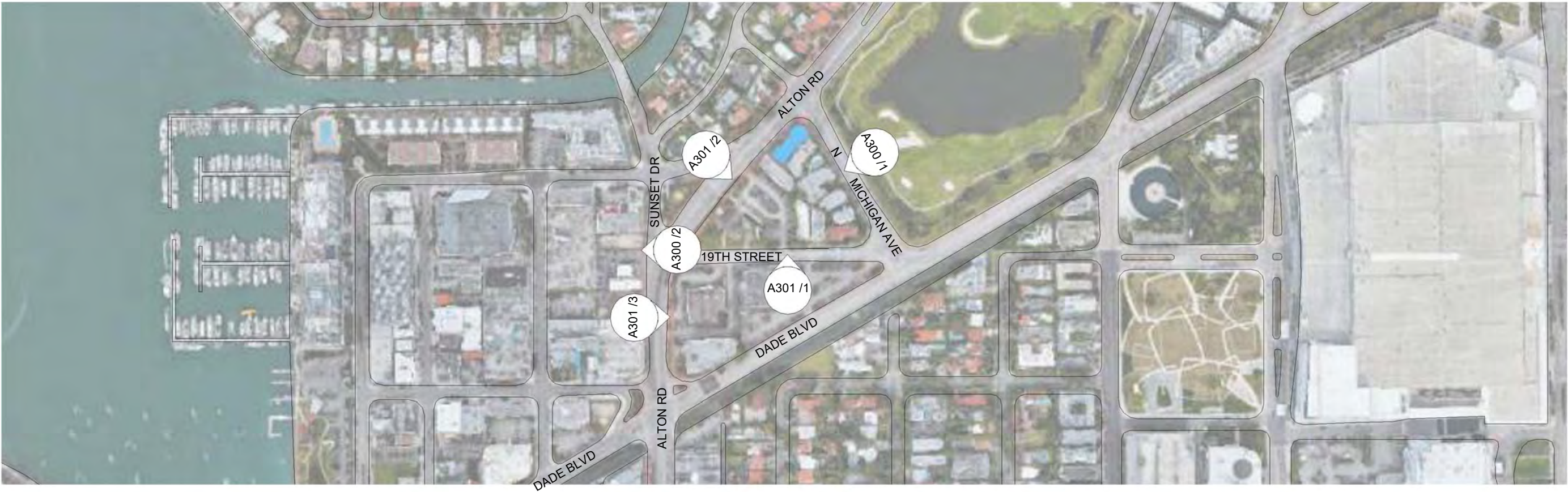
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27. VIEW OF EXISTING PARKING FROM SIDEWALK

**EXISTING
PHOTOGRAPHY**



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



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



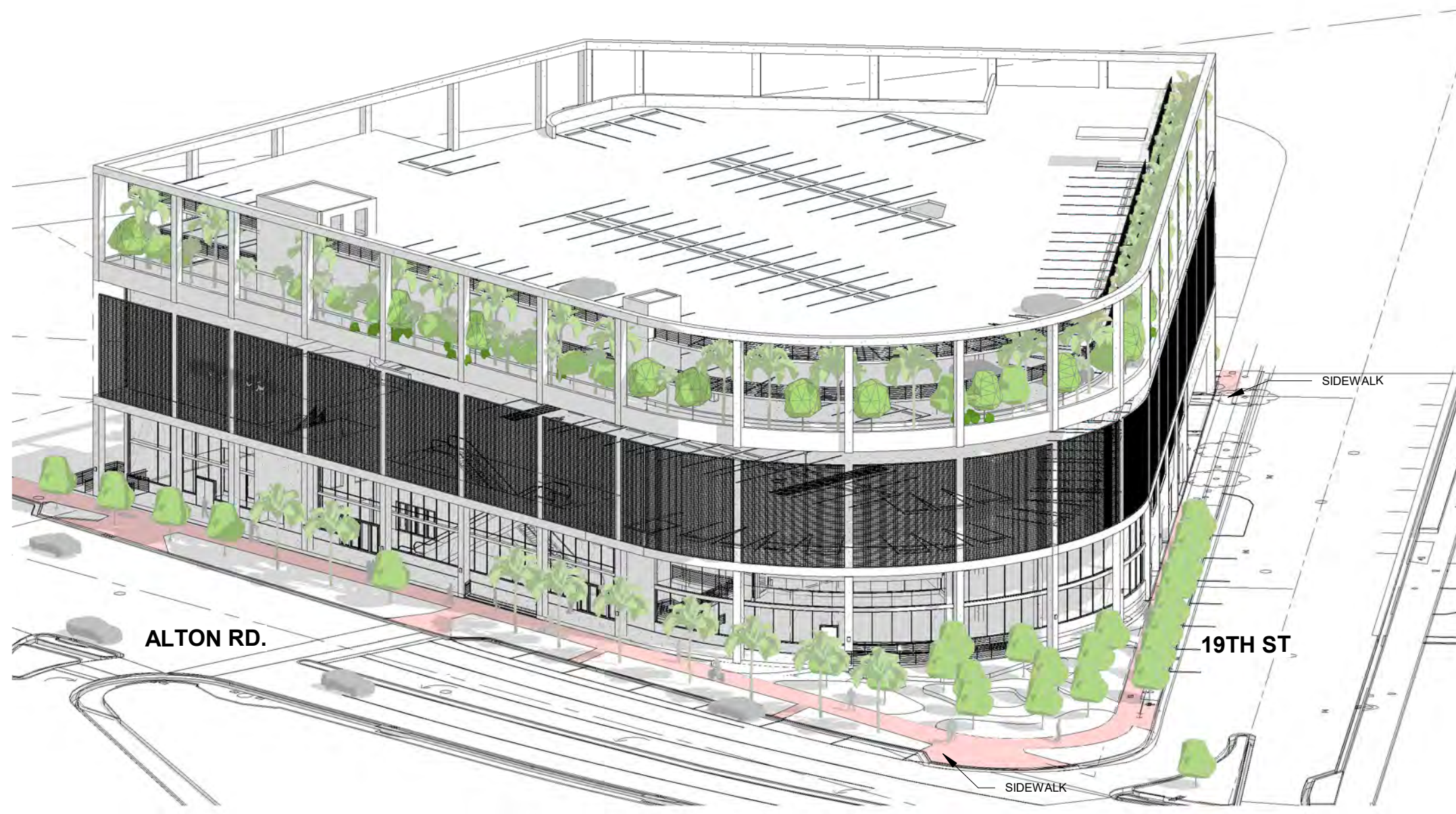
1 19TH STREET - SOUTH ELEVATION
1" = 50'-0"



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



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



1 EXPLODED AXO

**EXPLODED
AXONOMETRIC
DIAGRAM**

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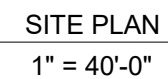
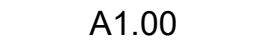
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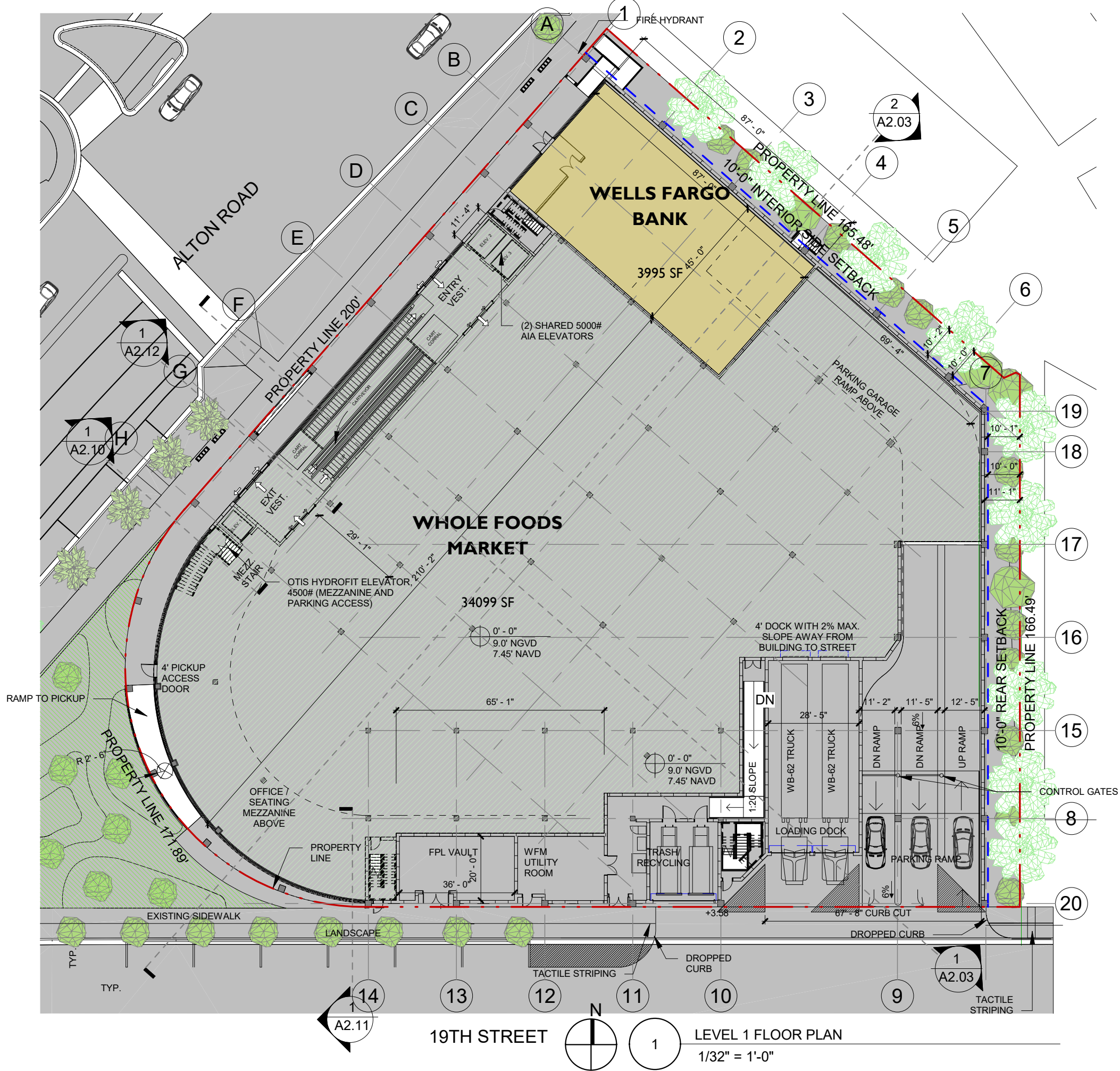
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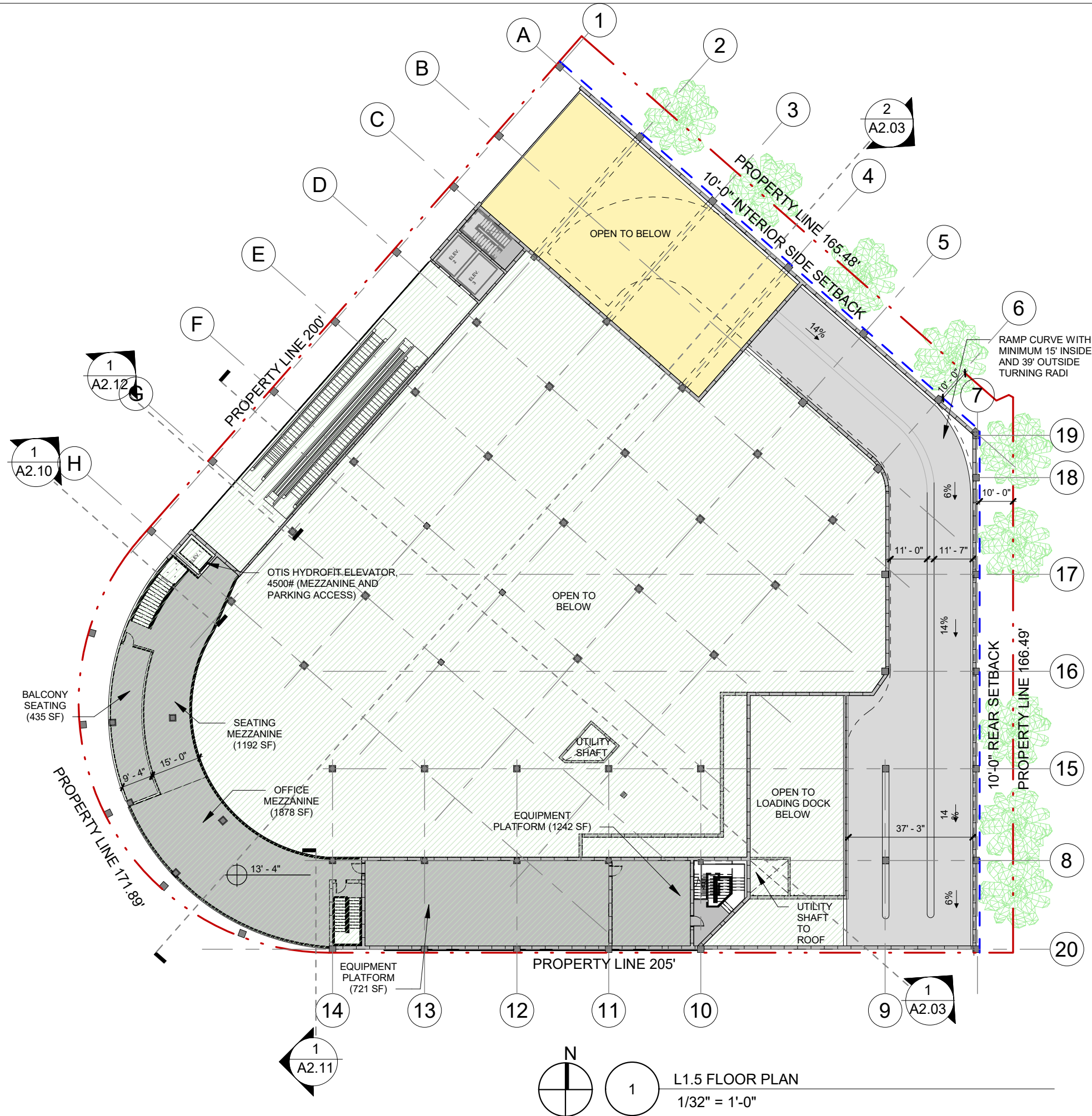
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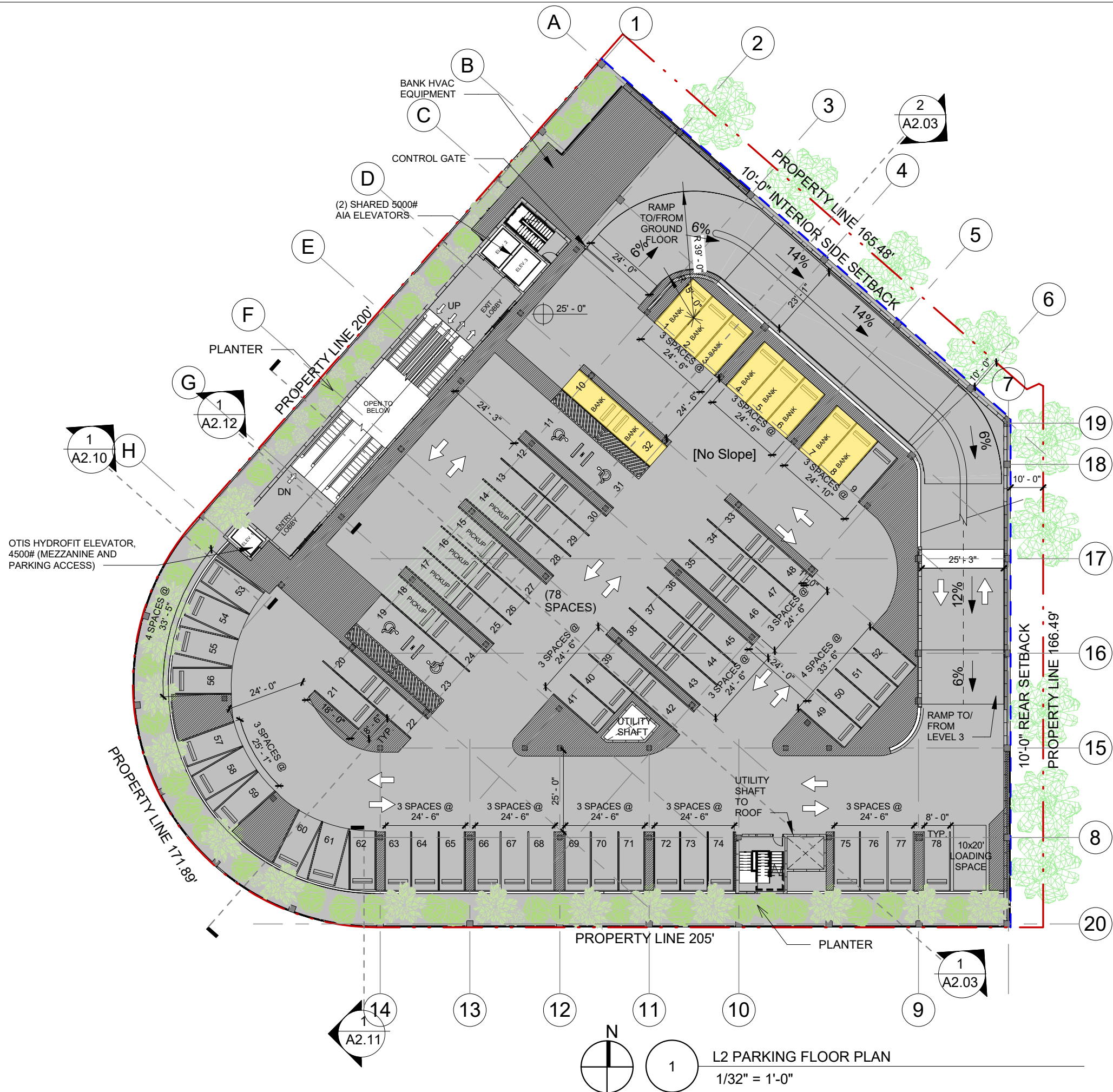


Parking Schedule		
Level	Comments	Count
L2 PARKING	PARKING 1 CAR TYP.	74
L2 PARKING	PARKING SINGLE ADA	4
L3 PARKING	PARKING 1 CAR TYP.	86
L3 PARKING	PARKING SINGLE ADA	4
L4 PARKING	PARKING 1 CAR TYP.	99
L4 PARKING	PARKING SINGLE ADA	4
		271





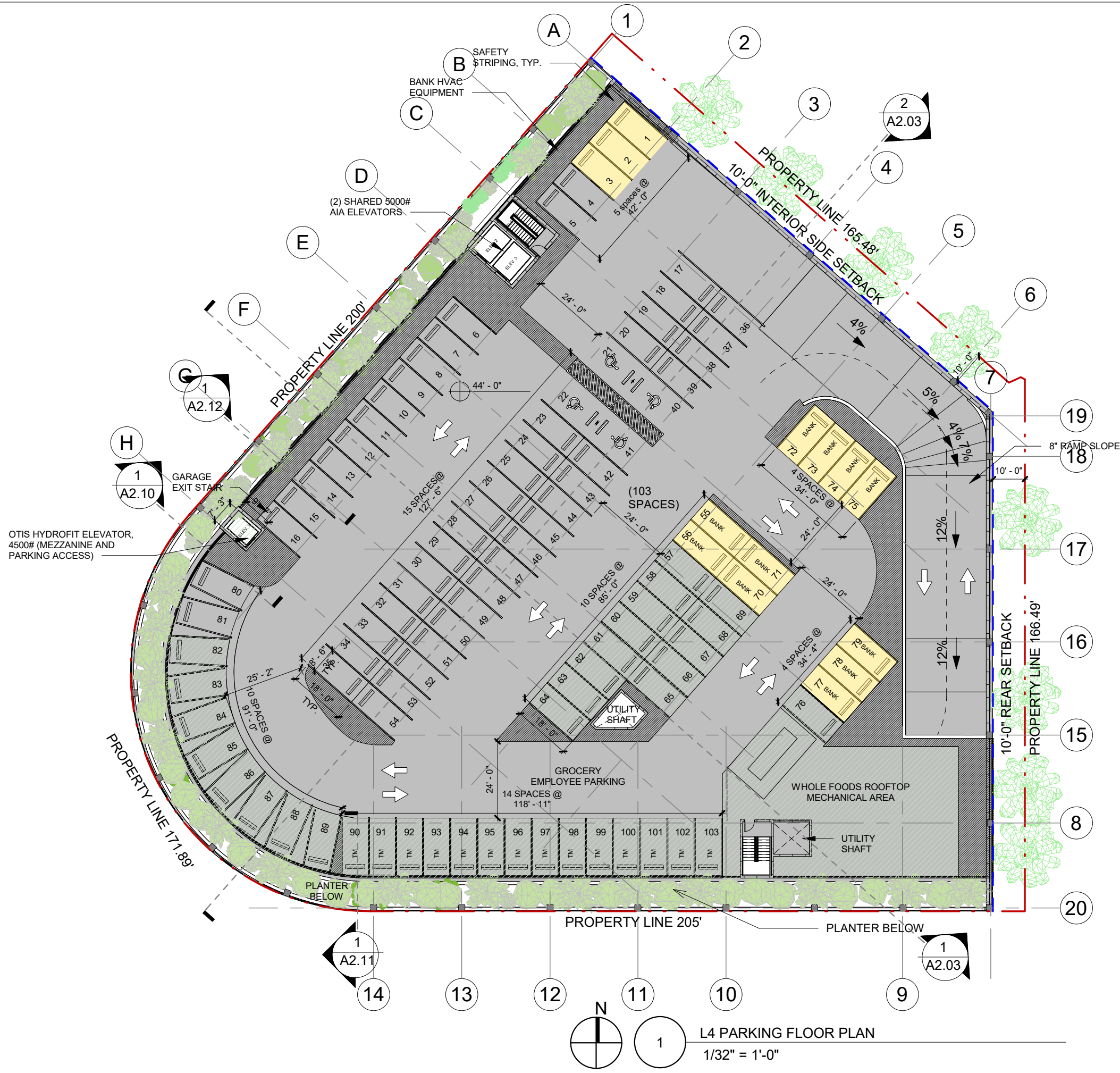
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L4 PARKING	PARKING 1 CAR TYP.	99
L4 PARKING	PARKING SINGLE ADA	4
		271



L4 PARKING FLOOR PLAN
1/32" = 1'-0"



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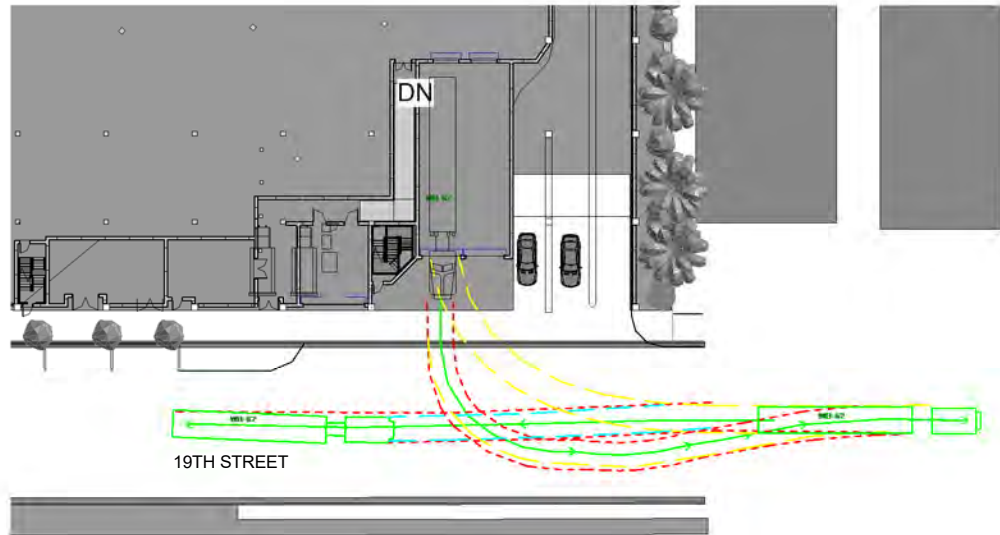
DRAWING

**LEVEL 4
FLOOR PLAN
AND ROOF
PLAN**

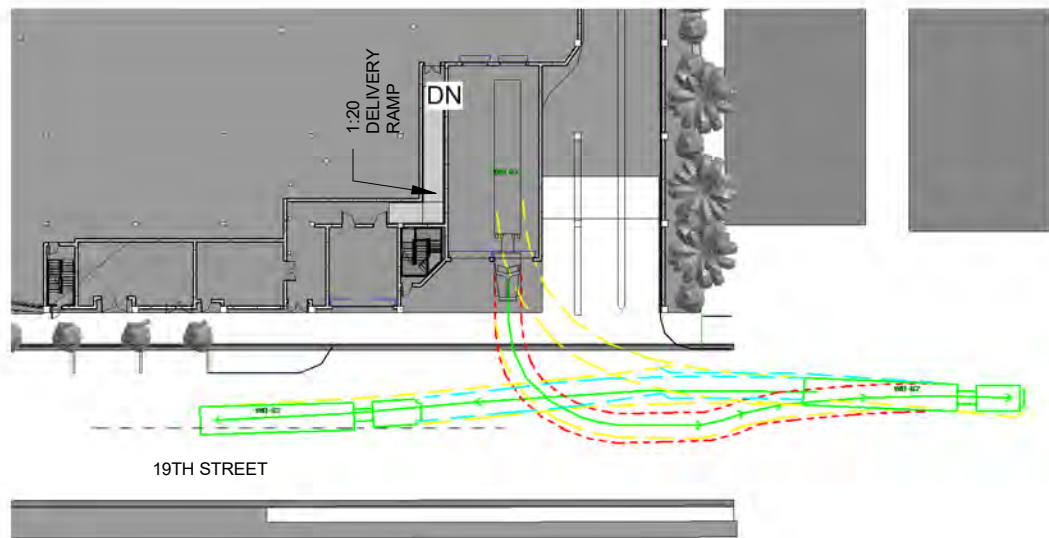
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SCALE: 1/32" = 1'-0"
DRAWN: CV, JDB
CHECK: JMcG
DATE: 02/04/2024

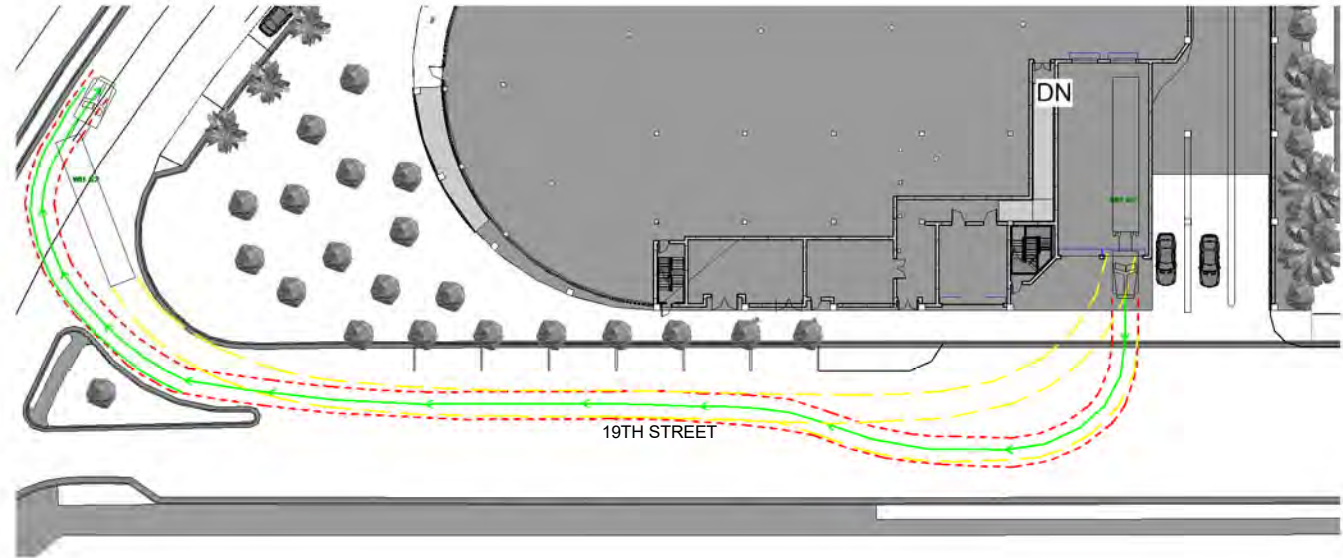
SHEET NUMBER
A1.05



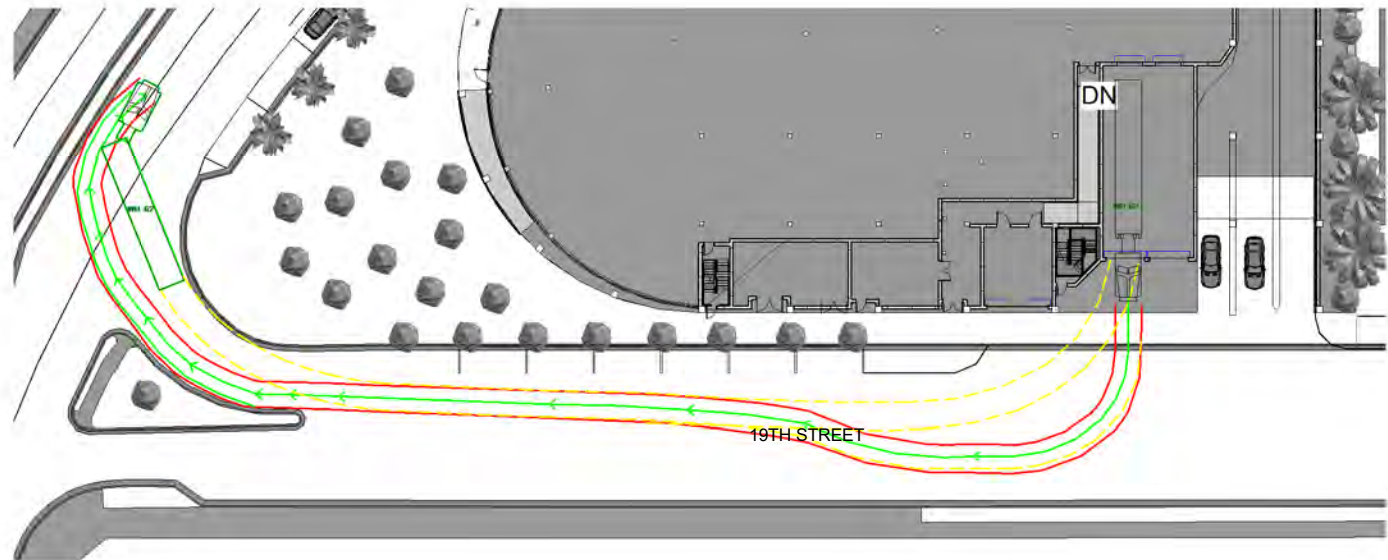
3 MANEUVERABILITY STUDY. WB62 TRUCK BAY 1 INGRESS
1" = 60'-0"



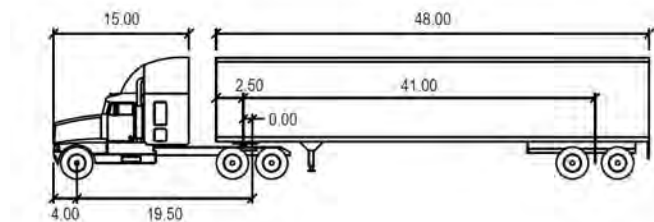
4 MANEUVERABILITY STUDY. WB62 TRUCK BAY 2 INGRESS
1" = 60'-0"



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

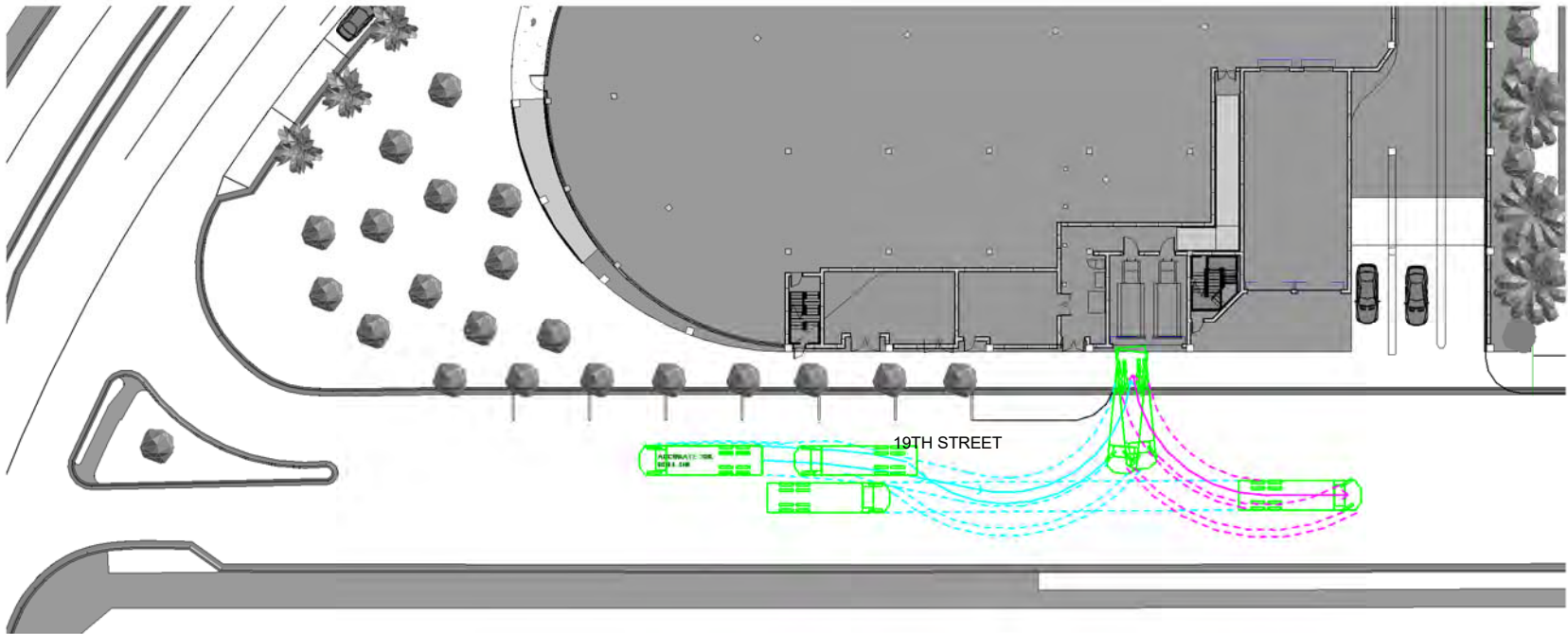


1 MANEUVERABILITY STUDY. WB62 TRUCK BAY 1 EGRESS
1" = 60'-0"

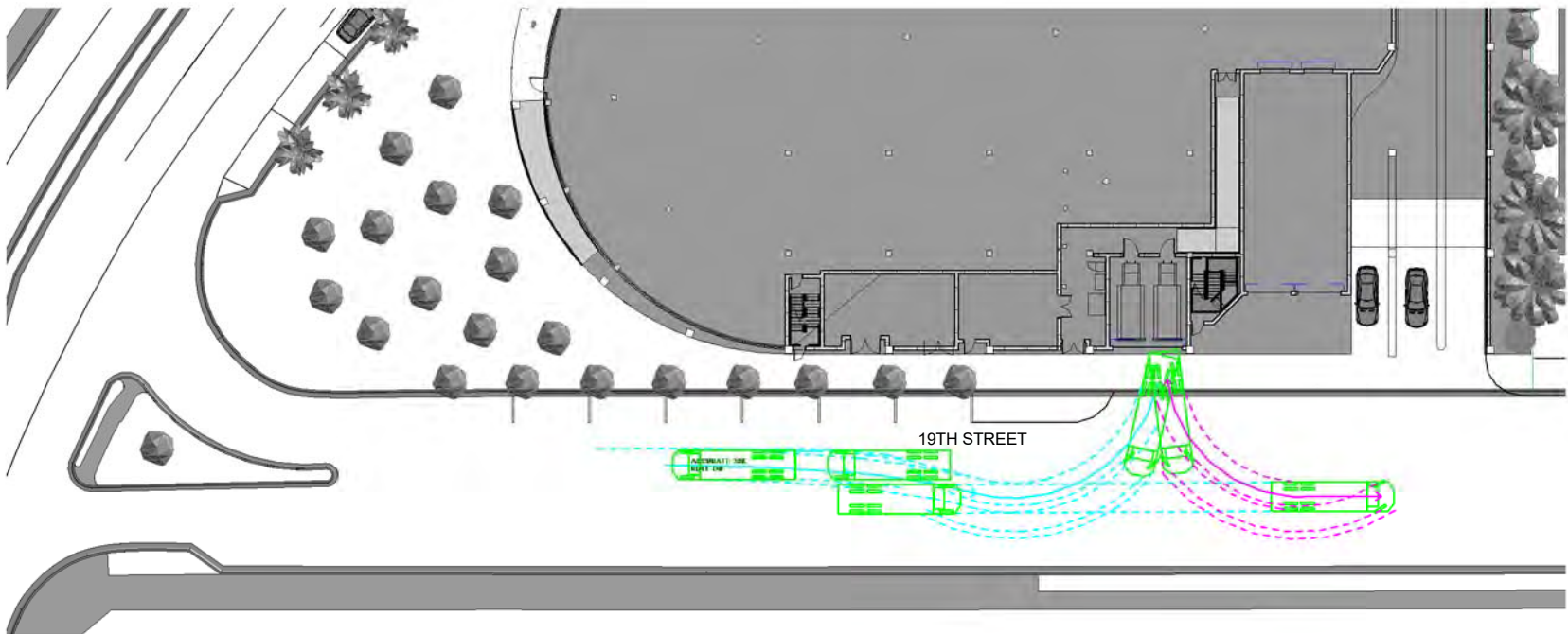


WB-62

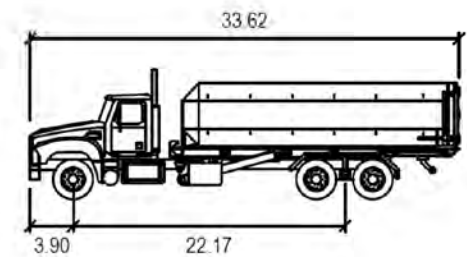
Tractor Width	8.00	Look to Look Time	6.0
Trailer Width	8.50	Steering Angle	28.4
Tractor Track	8.00	Articulating Angle	70.0
Trailer Track	8.50		



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

LOADING
DOCK
DIAGRAMS -
PASSENGER
CAR

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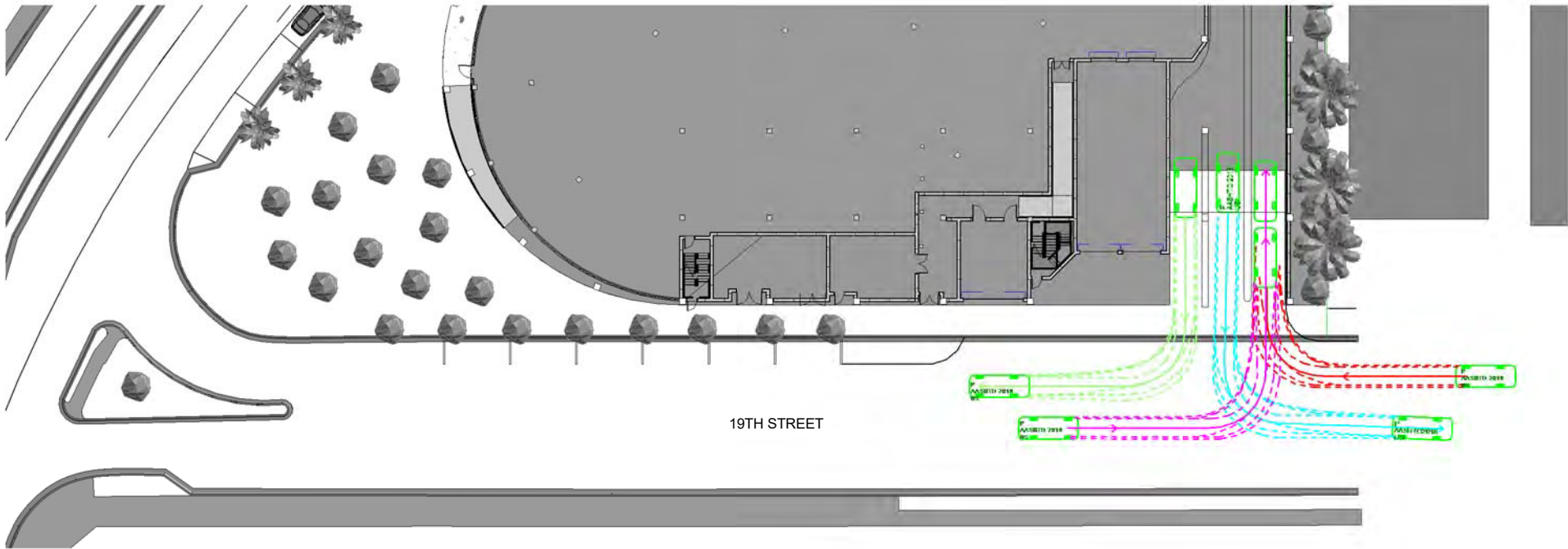
SCALE: 1" = 50'-0"

DRAWN: CV, JDB

CHECK: JMcG

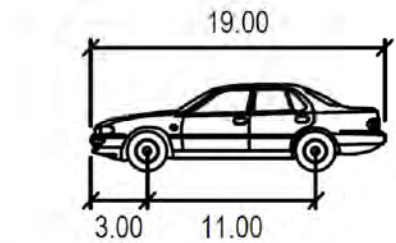
DATE: 02/04/2024

SHEET NUMBER
A1.08



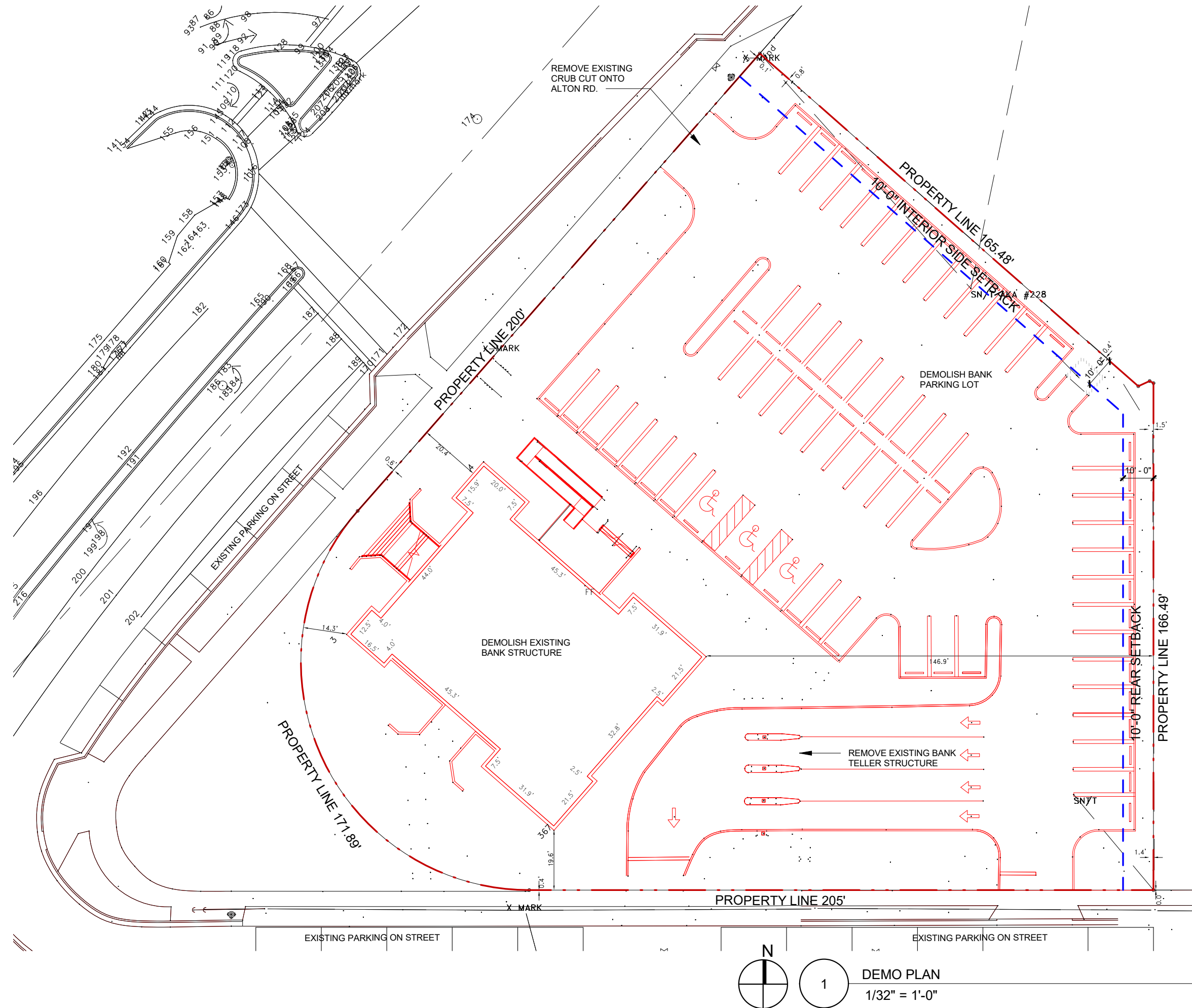
19TH STREET

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

DEMO FLOOR PLAN

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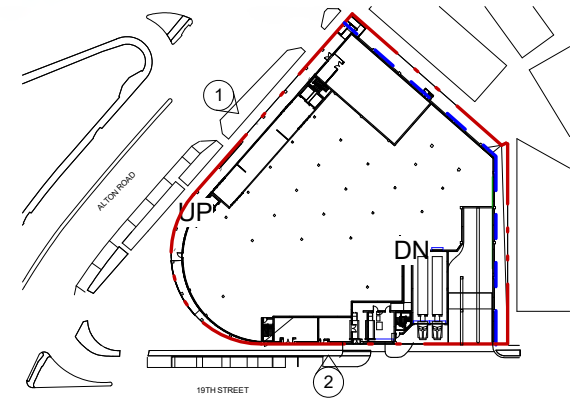
SHEET NUMBER
A1.10



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

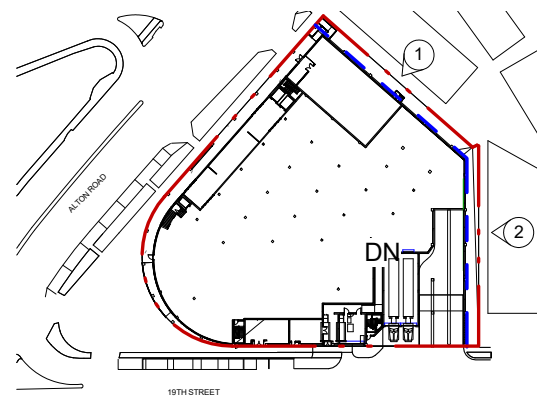


3 S.S. OR ALUMINUM SQUARE
PENING WIRE MESH PAINTED
WHITE. OPENINGS 4"



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



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

BUILDING SECTIONS

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

DRAWN: CV, JDB

CHECK: JMcG

DATE: 02/04/2024

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**

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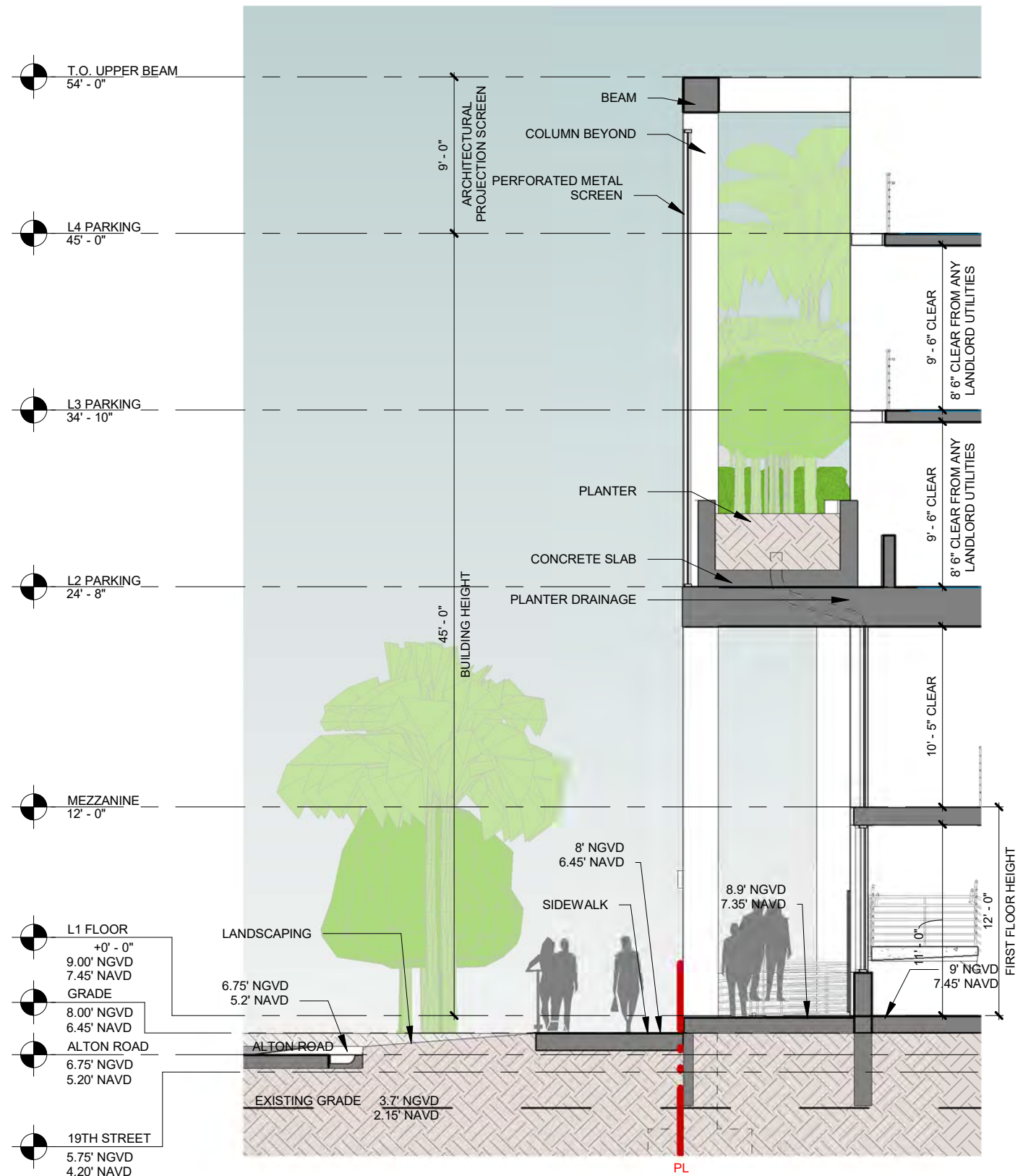
SCALE: 1/8" = 1'-0"

DRAWN: CV, JDB

CHECK: JMcG

DATE: 02/04/2024

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"



**WALL
SECTION**

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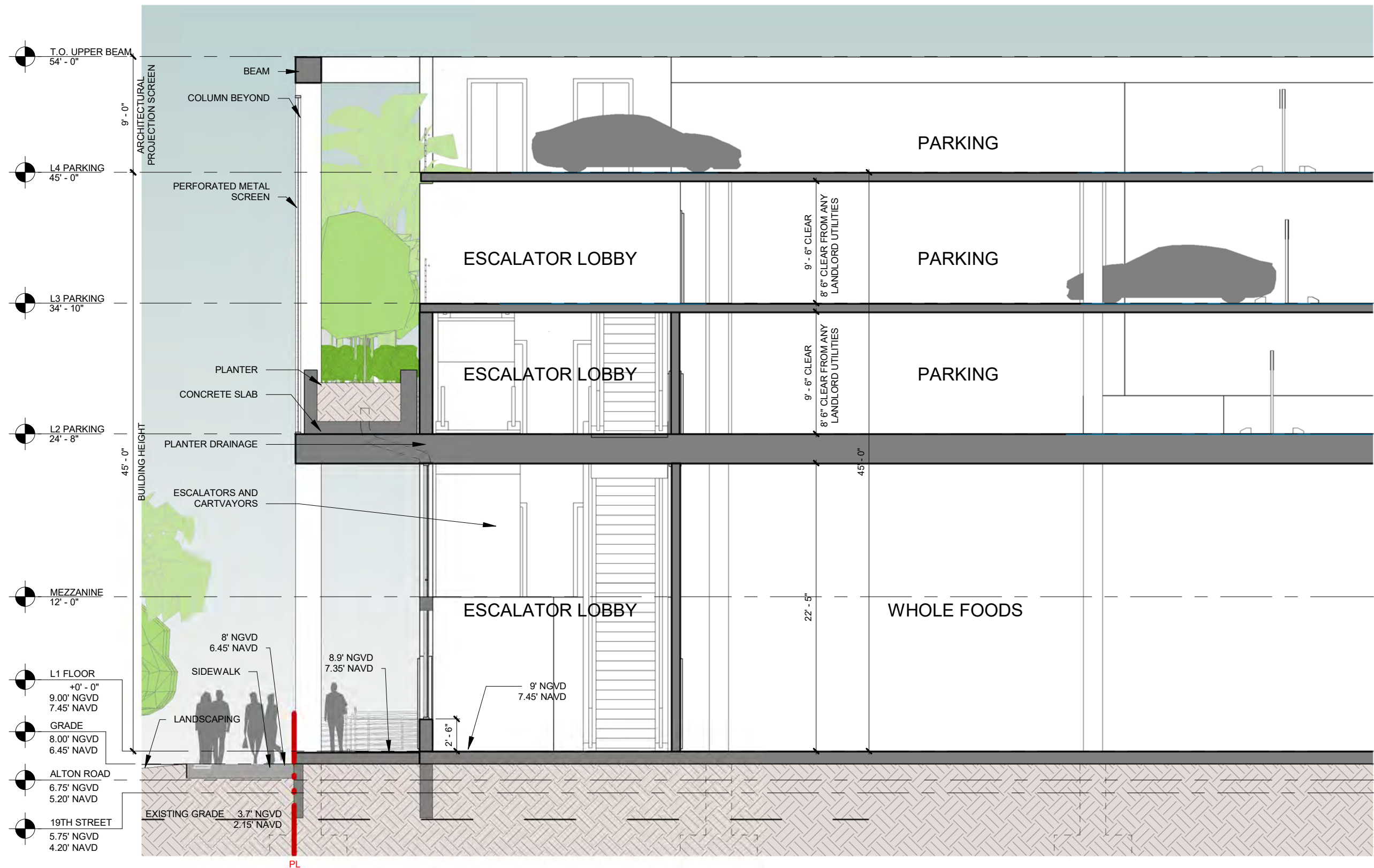
SCALE: 1/8" = 1'-0"

DRAWN: CV, JDB

CHECK: JMcG

DATE: 02/04/2024

SHEET NUMBER
A2.12



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