

PB23-0624 1901 Alton Road

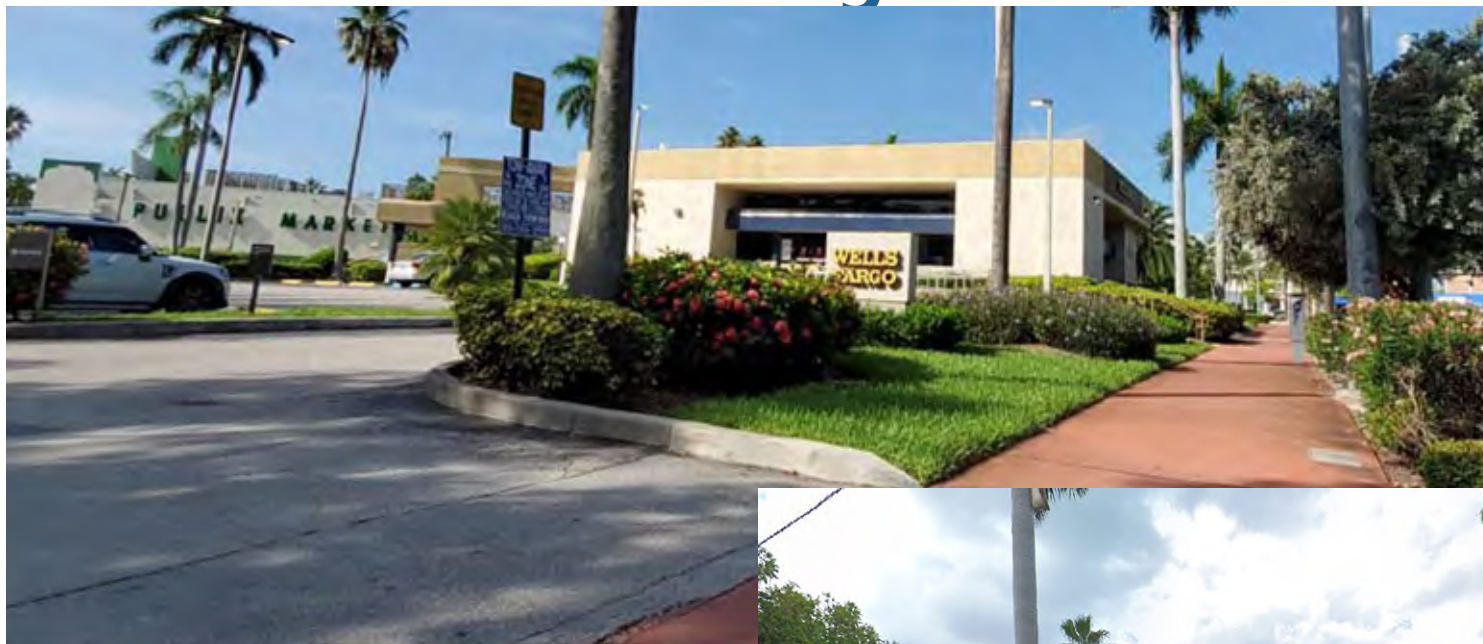
March 26, 2024



Property Location



Existing Condition



- 1.27 acres
- One-story bank, drive-thru, and surface parking spaces
- Vehicular access from Alton and 19th Street



2015 Approvals

PLANNING BOARD CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 1901 Alton Road

FILE NO. 2215

IN RE: The applicant, Wells Fargo Bank, requested Conditional Use approval to build a commercial development exceeding 50,000 square feet, pursuant to Section 118, Article IV, and Section 142, Article II.

LEGAL DESCRIPTION: Lot's 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

MEETING DATE: May 26, 2015

CONDITIONAL USE PERMIT

DESIGN REVIEW BOARD City of Miami Beach, Florida

MEETING DATE: June 02, 2015

FILE NO: 23119

PROPERTY: 1901 Alton Road

APPLICANT: Wells Fargo Bank

LEGAL: 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.

IN RE: The Application for Design Review Approval for the construction of a new five-story commercial building with accessory parking, including a variance to exceed the maximum building height, to replace a two-story bank. This project is proposed to take place in two phases as a phased development project.

ORDER

MIAMI-DADE COUNTY, FLORIDA

CERTIFICATION

THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON FILE IN THE OFFICE OF THE PLANNING DEPARTMENT.

CITY OF MIAMI BEACH

[Signature] 6/8/15
(Signature of Planning Director or Designee) (Date)

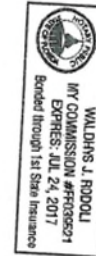
Personally known to the City Produced ID:

Waldhys J. Rodoli
Notary Public, State of Florida at Large

Printed Name: *Waldhys J. Rodoli*

My Commission Expires: (Seal)

This document contains 3 pages.



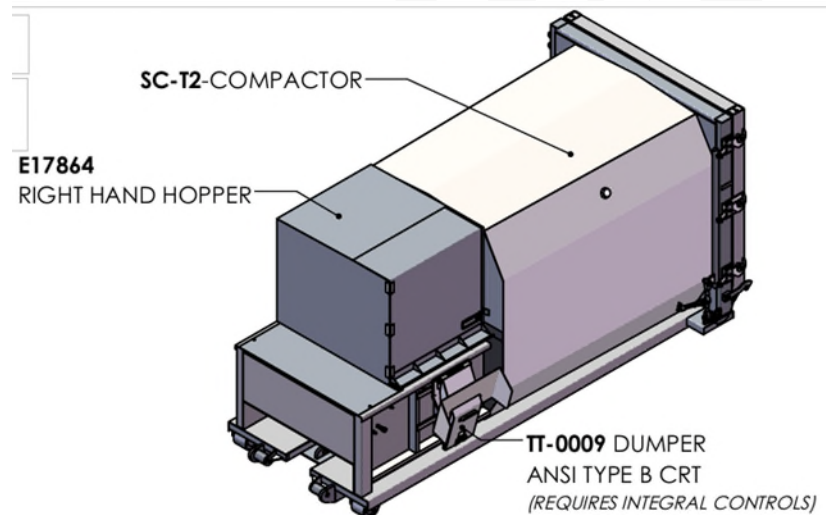
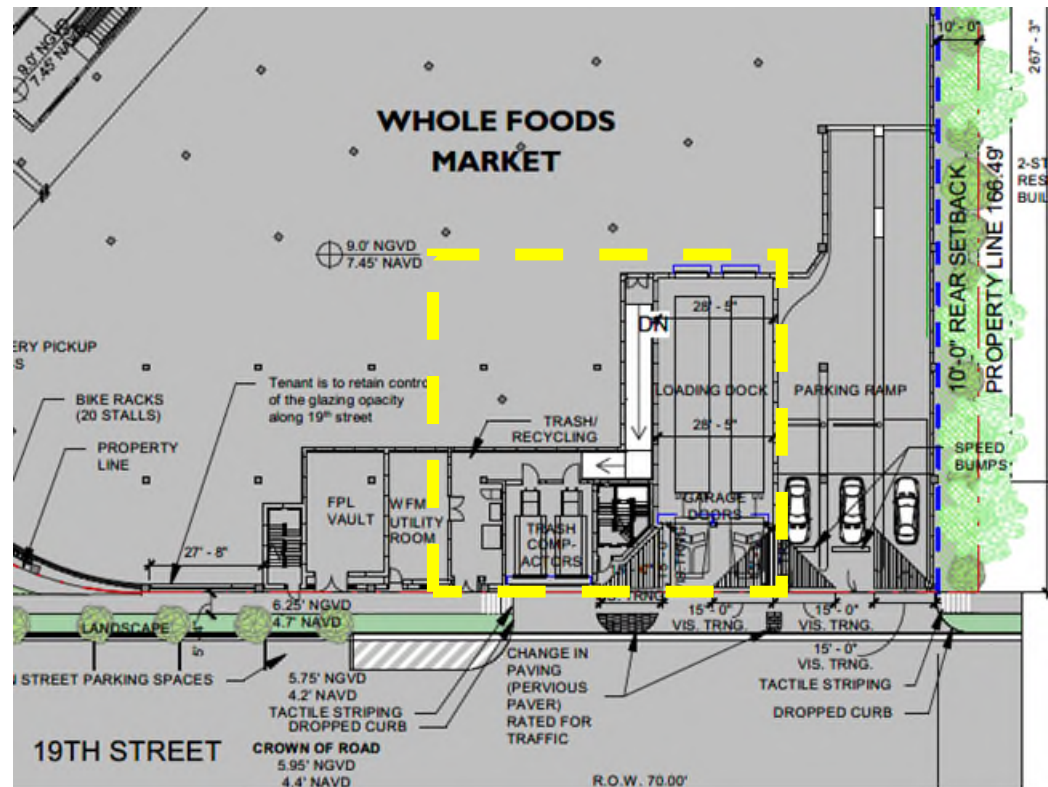
Project Overview

- 2 tenants: Whole Foods and Wells Fargo
- 3 stories
- Vehicular access on 19th Street
- 200,774 SF gross and 53,391 FAR
- 165 required parking spaces and 271 provided



Operations Overview

- **Loading Area:**
accommodates full size trucks within the building
- **Refuse Area:**
 - Self-contained 30 cyd compactors
 - Chute
 - Separates trash and cardboard
- Both Loading and Refuse Areas enclosed with roll down doors when not in use
- Dock master present



Operations Overview

- **Hours:**
 - Whole Foods: 8 AM to 11 PM, 7-days a week
 - Wells Fargo: 9 AM to 6 PM, Monday – Friday
- **Deliveries:** 6 AM to 12 AM with dockmaster present
- **Trash:**
 - No more than two times a week
 - Only Monday through Friday
 - 6 AM to 7 AM, 10 AM to 3 PM, 7 PM to 12 AM with dockmaster present
- **Security:** property-wide cameras and personnel

Architectural Plans



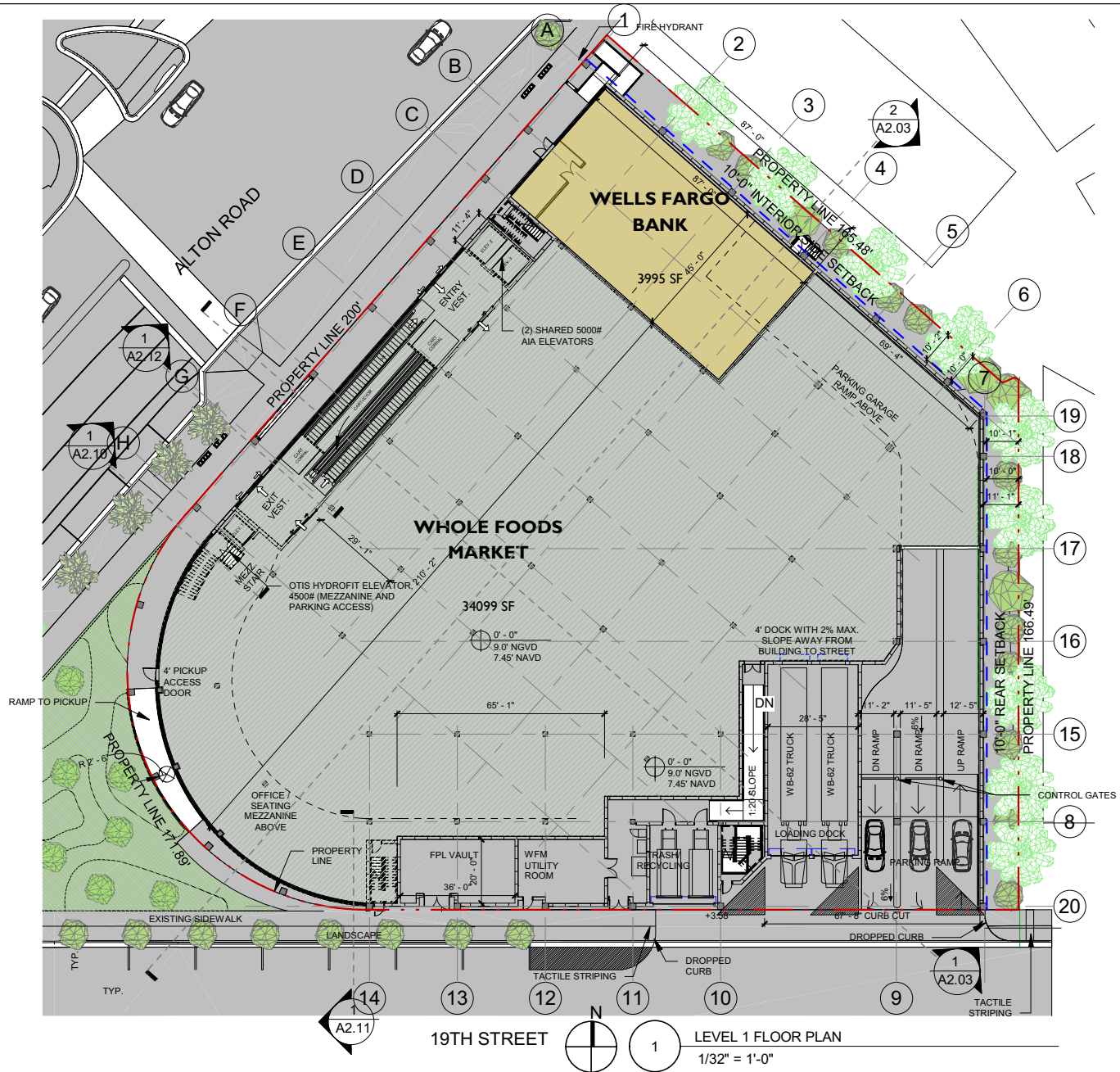




OPPENHEIM
ARCHITECTURE



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



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

**LEVEL I
FLOOR PLAN**

(JENNIFER MCCONNEY FLORIDA LIC# 48834)
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE AND PLANNING, INC.
AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF
STUDIO MCG ARCHITECTURE & PLANNING, INC. (S) 2020

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

DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

SHEET NUMBER

A1.01

**LEVEL 1.5
FLOOR PLAN**

(BENEFIT MC CONNETY FLORIDA LCH 448384)

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE AND
MAY NOT BE REPRODUCED, COPIED OR DISCLOSED
WITHOUT THE EXPRESSED WRITTEN CONSENT OF
STUDIO MCG ARCHITECTURE & PLANNING, INC. (S) 2020

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

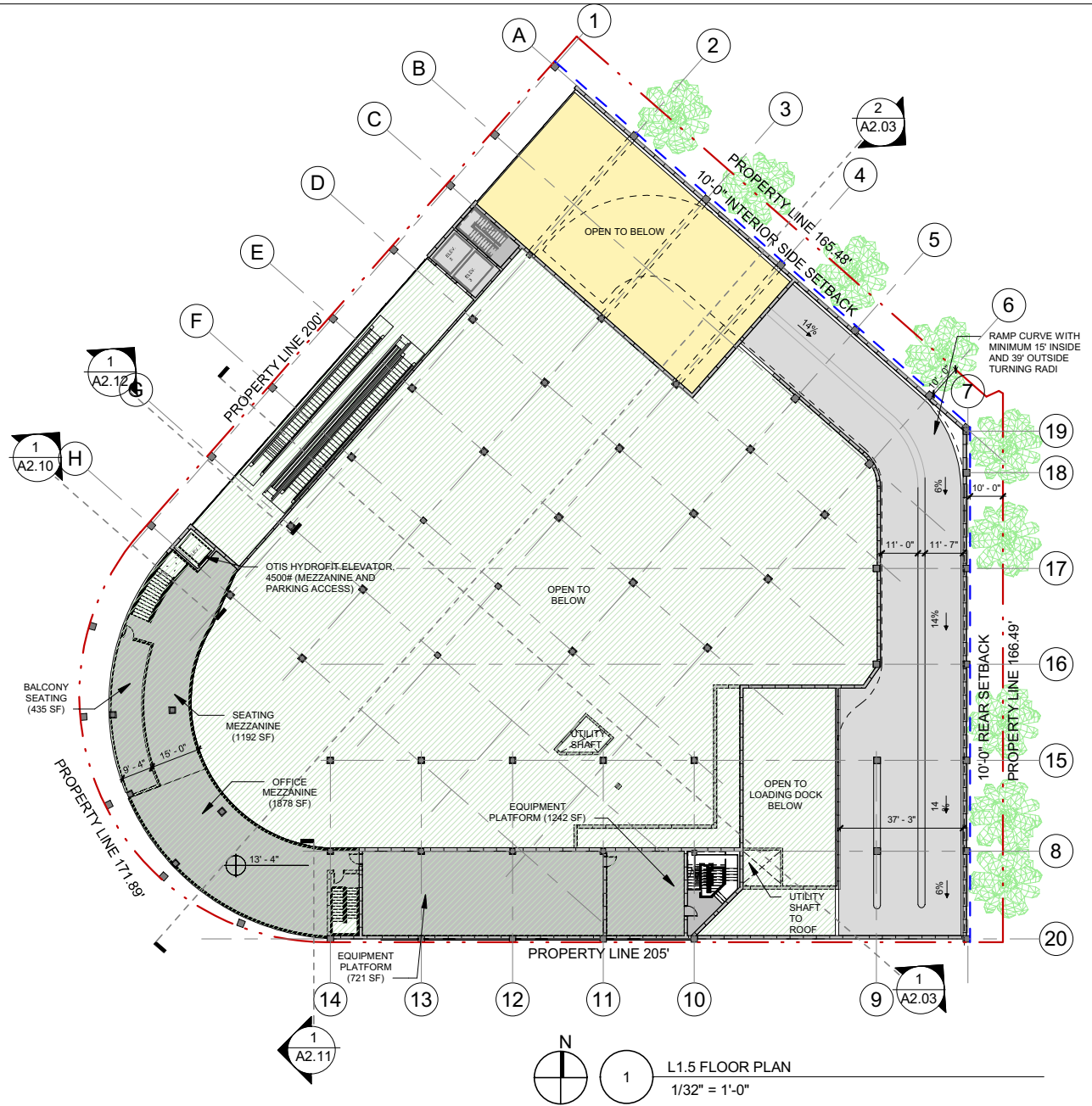
DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

SHEET NUMBER

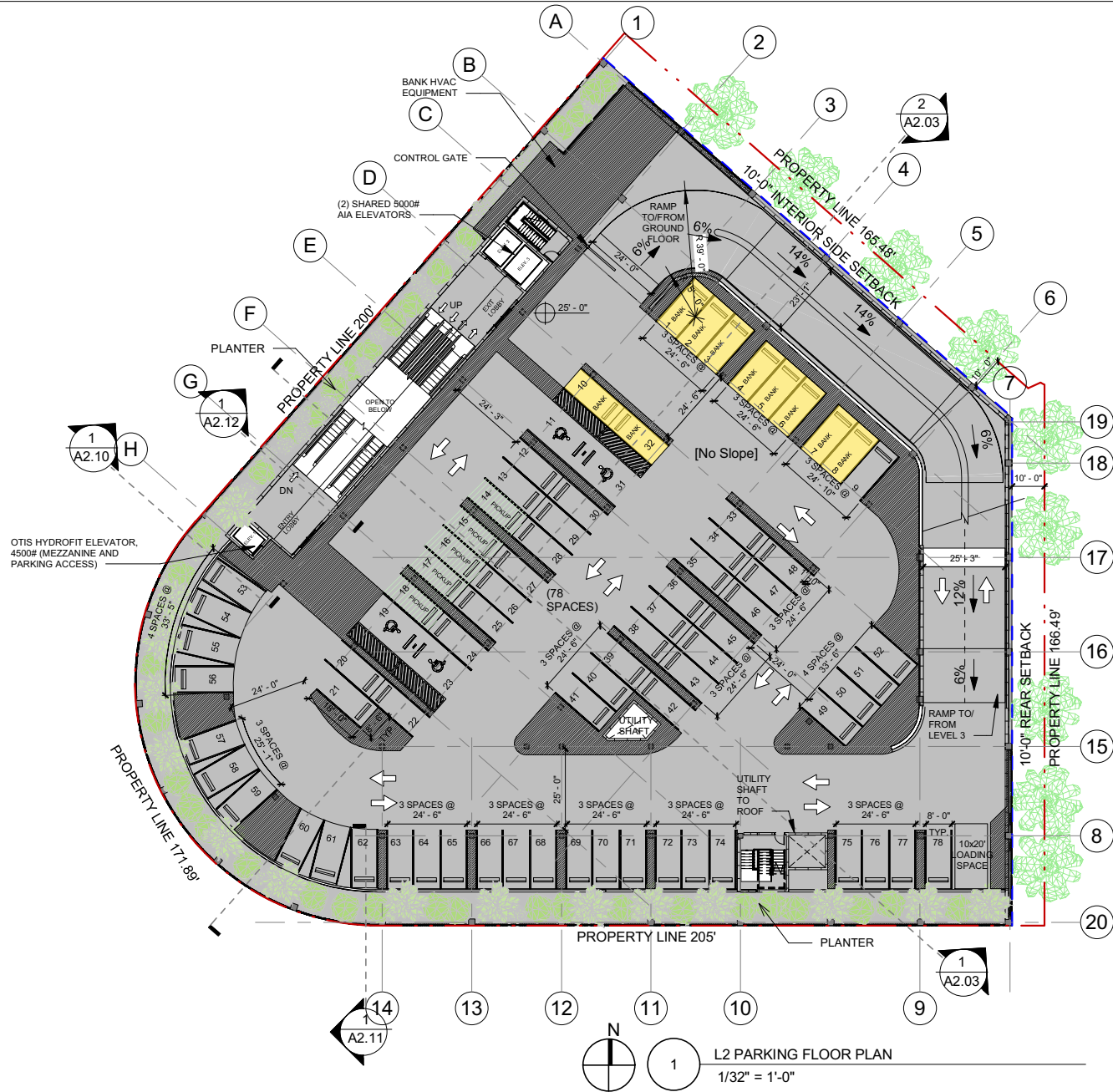
A1.02



L1.5 FLOOR PLAN
1/32" = 1'-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



L2 PARKING FLOOR PLAN
1/32" = 1'-0"

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

LEVEL 2
FLOOR PLAN

(BENEFIT MCCONNEY FLORIDA LCA 000004)

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE AND
MAY NOT BE REPRODUCED, COPIED 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

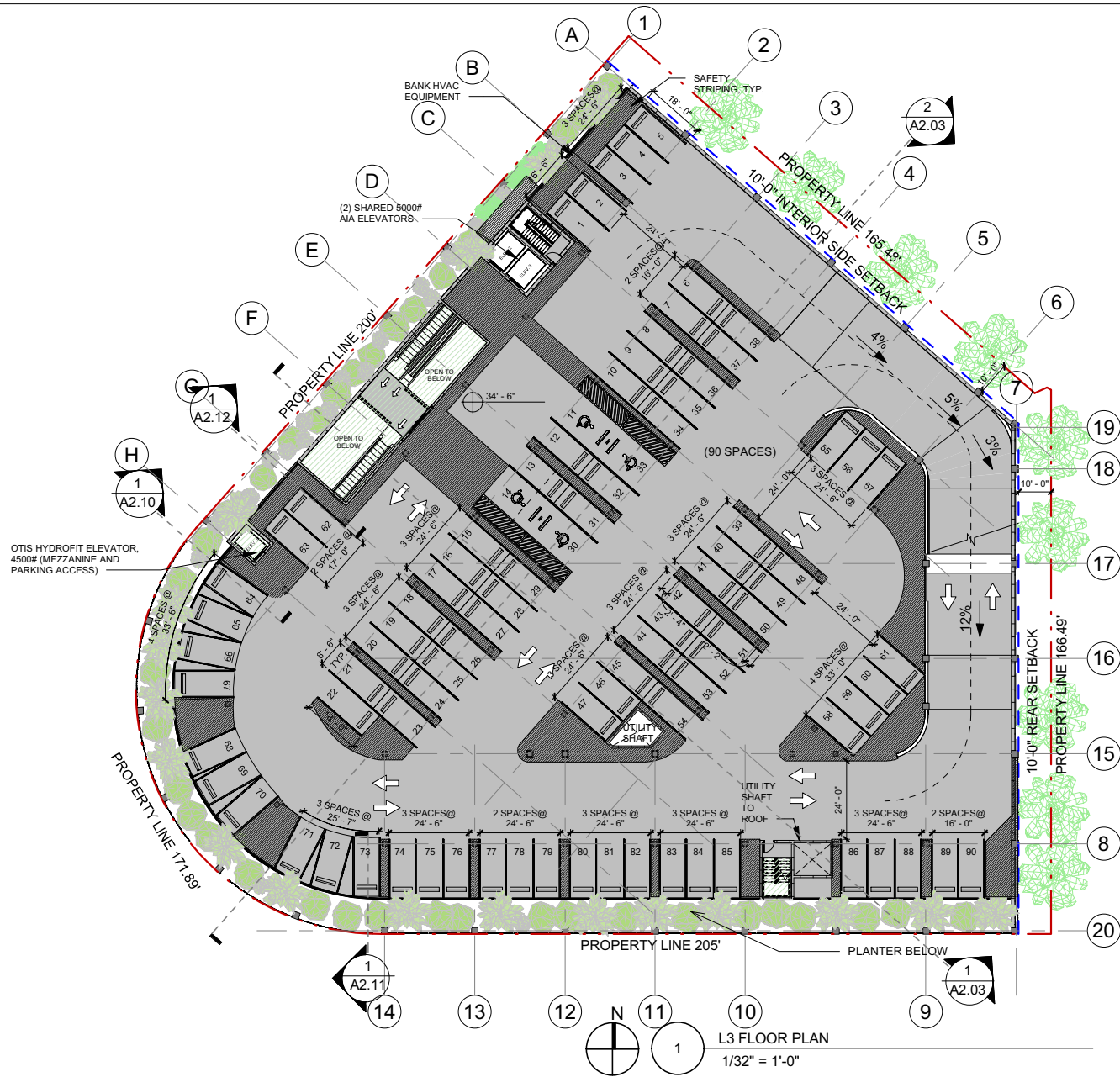
DATE: 01/28/2024

SHEET NUMBER

A1.03

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

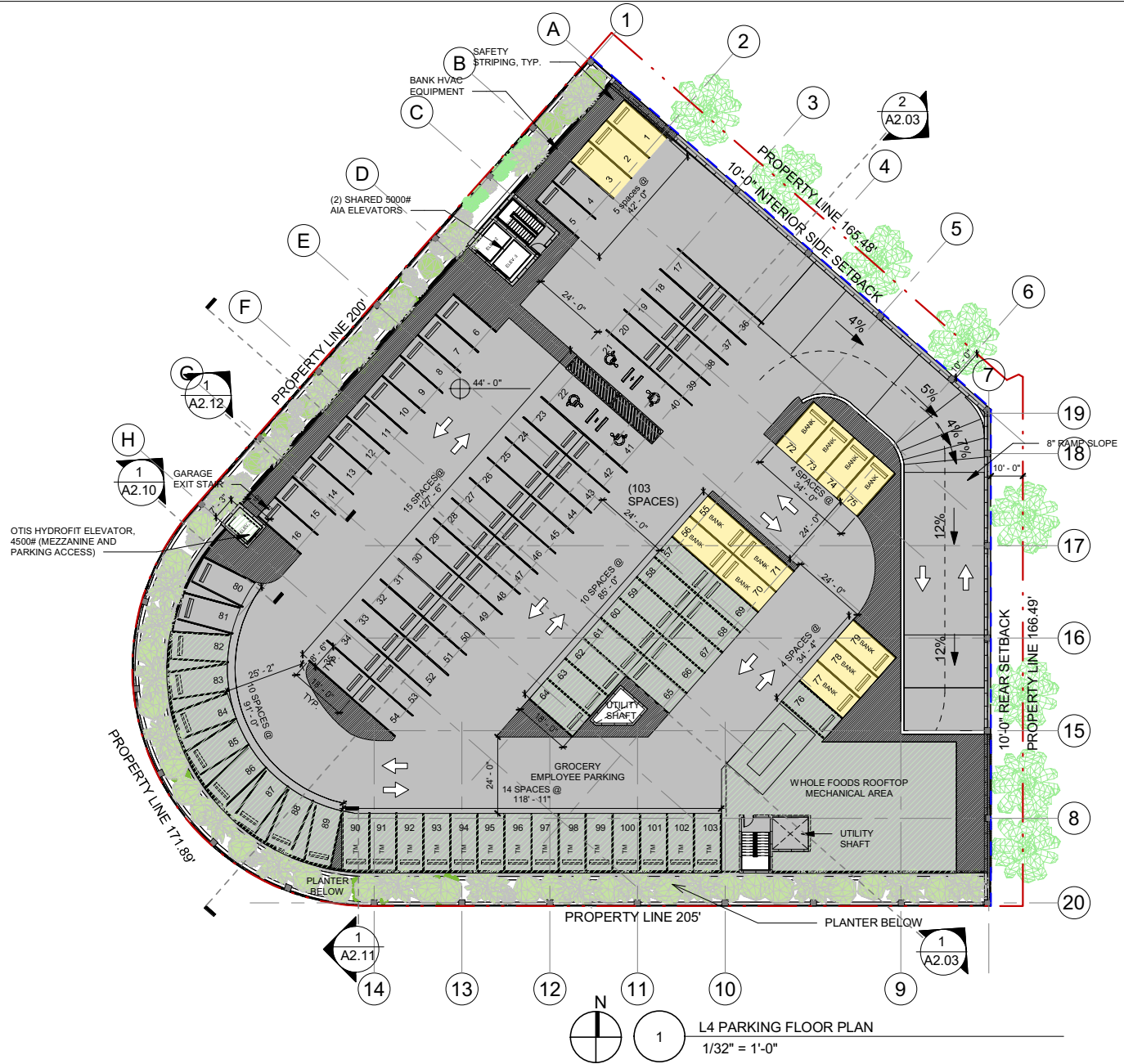
271



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

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



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

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

LEVEL 4
FLOOR PLAN
AND ROOF
PLAN

(JENNIFER MCCONNEY FLORIDA LCA #00584)
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF STUDIO MCG ARCHITECTURE AND PLANNING, INC. AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF STUDIO MCG ARCHITECTURE & PLANNING, INC. (c) 2020

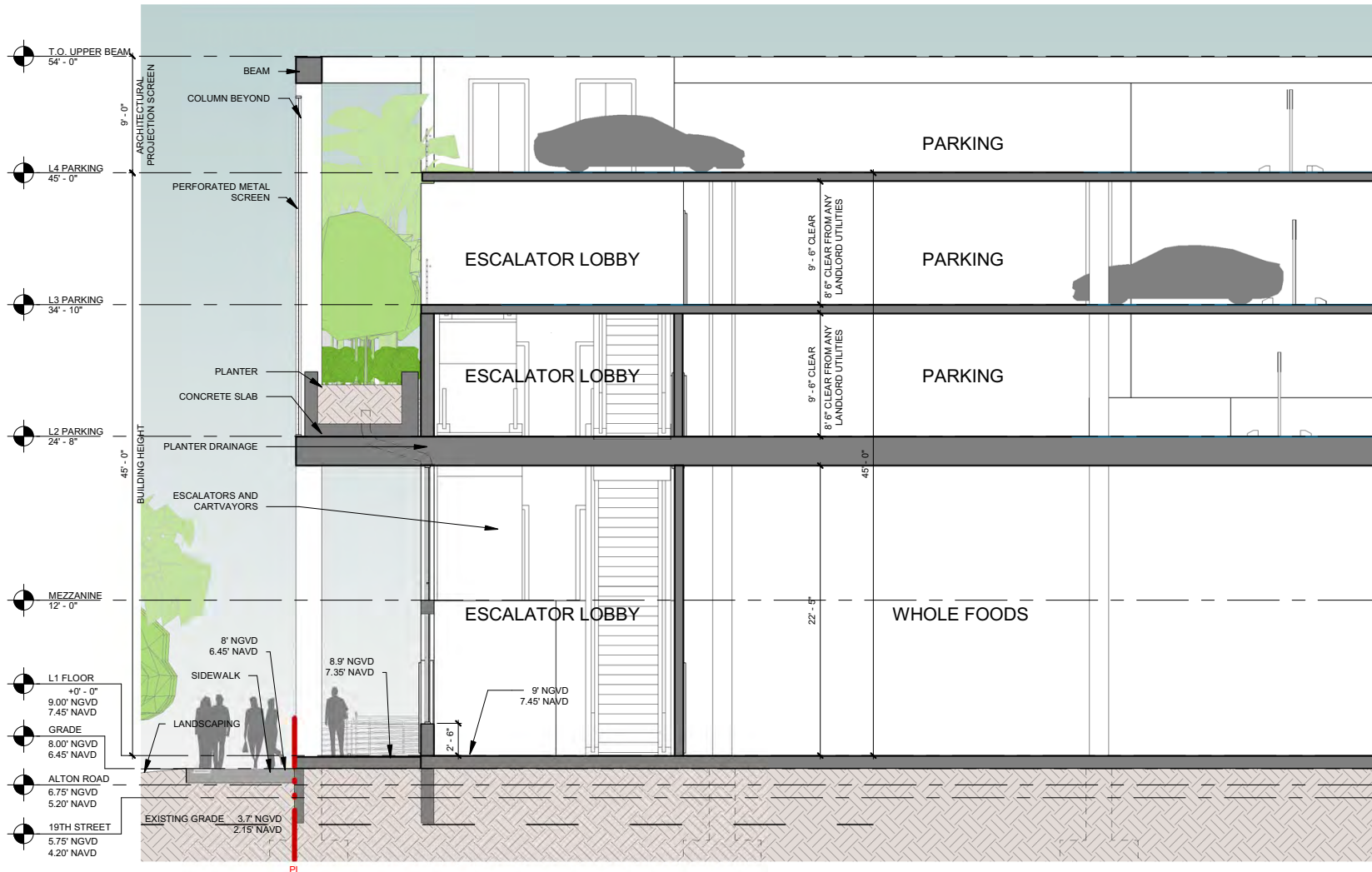
SCALE: 1/32" = 1'-0"

DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

SHEET NUMBER
A1.05



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

WALL SECTION

(JENNIFER MCCONNEY, FLORIDA LIC# A00844)

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

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

DRAWN: CV, JDB

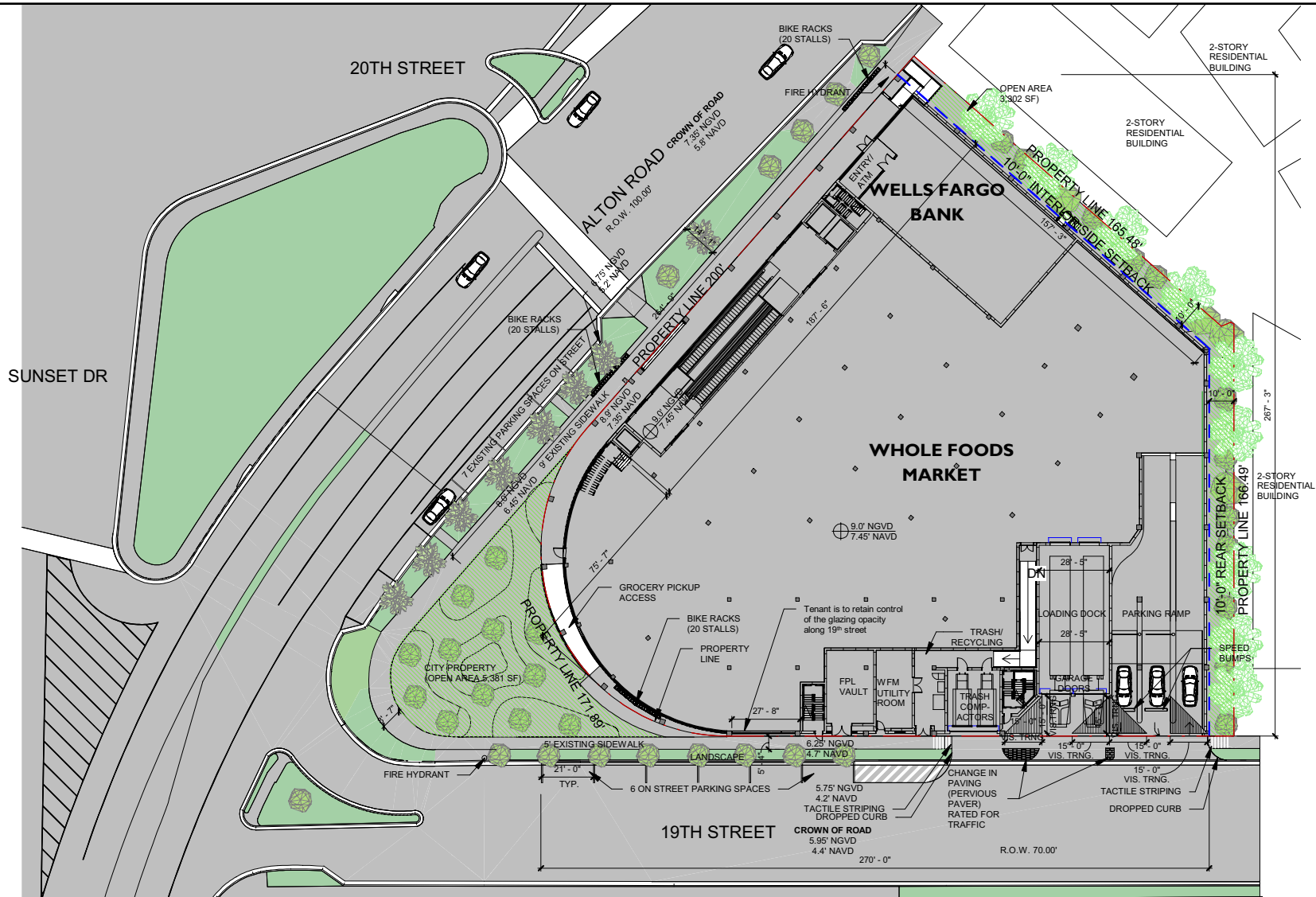
CHECK: JMcG

DATE: 01/28/2024

SHEET NUMBER

A2.12

Added pervious pavers

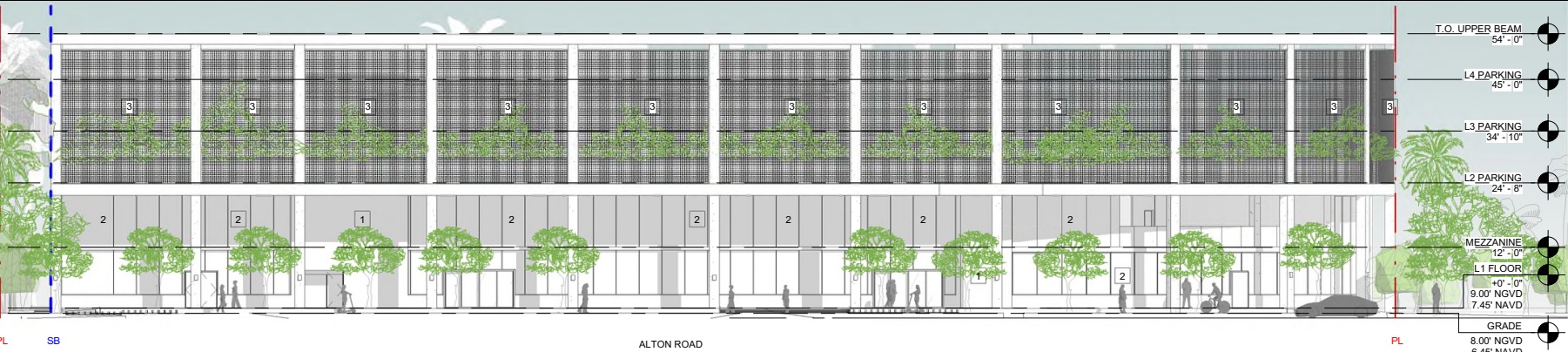


1

SITE PLAN
1" = 40'-0"

A1.00

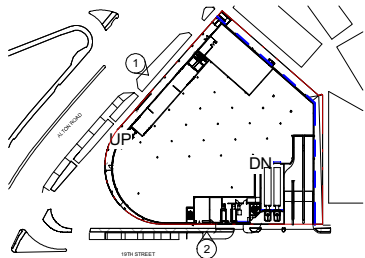
REVISED:
Added roll-down doors for the loading area
Added more louvers over the FPL/utility area and more glazing to the west of the FPL/utility area



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/
IMPACT-RESISTANT GLASS



3 S.S. OR ALUMINUM SQUARE
OPENING 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

(BENEFIT MCCONNEY FLORIDA LCA 448384)

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

SCALE: As indicated

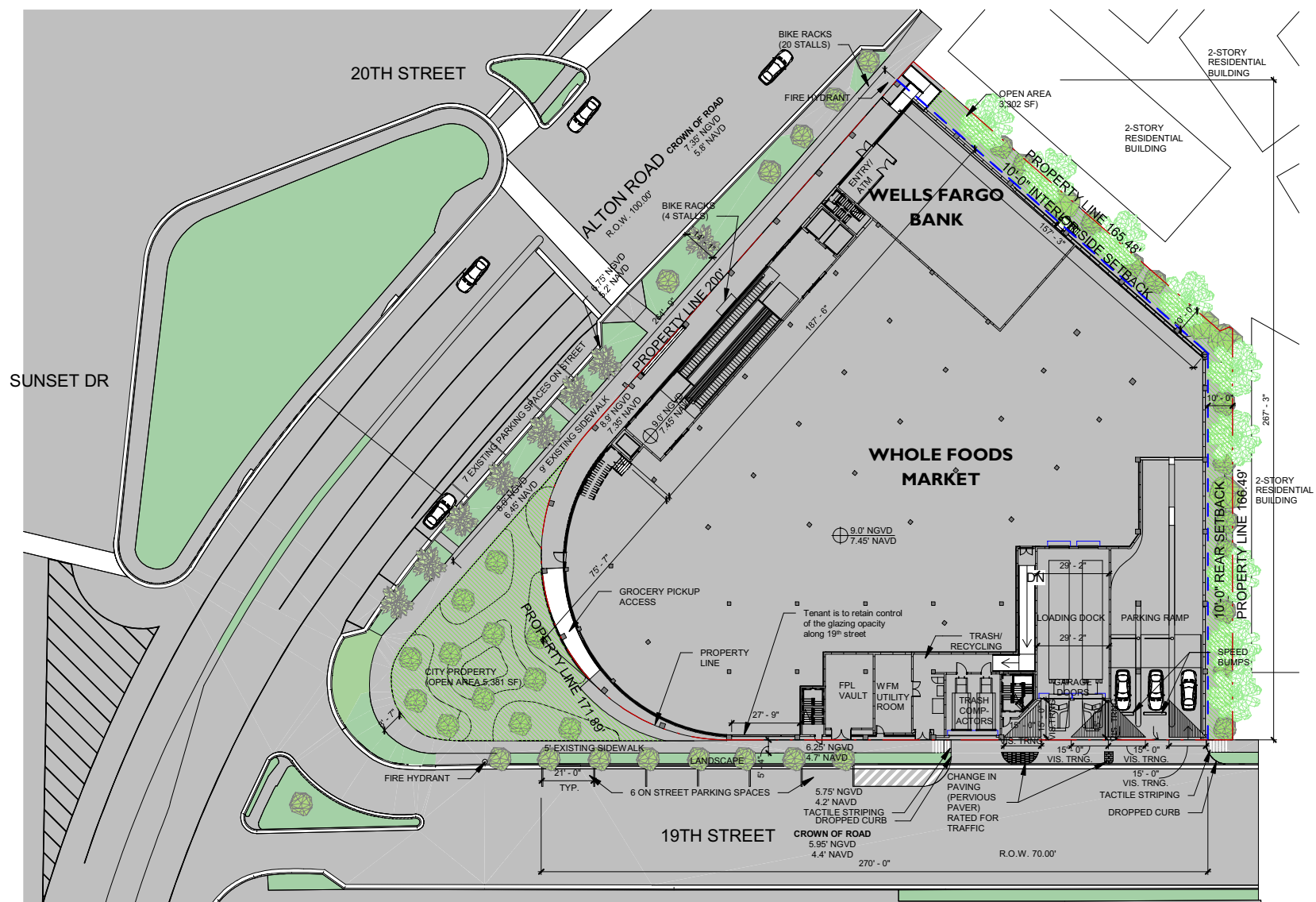
DRAWN: CV, JDB

CHECK: JMcG

DATE: 02/04/2024

SHEET NUMBER
A2.01

ALTERNATIVE Bicycle Parking - Ground Floor



WALGREENS

N

1

SITE PLAN
1" = 40'-0"

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

SITE PLAN

(BENJAMIN MCCONNEY, FLORIDA LIC# A00004)
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE AND
MAY NOT BE REPRODUCED, COPIED OR DISCLOSED
WITHOUT THE EXPRESSED WRITTEN CONSENT OF
STUDIO MCG ARCHITECTURE & PLANNING, INC. © 2020

SCALE: 1" = 40'-0"

DRAWN: CV, JDB

CHECK: JMcG

DATE: 02/04/2024

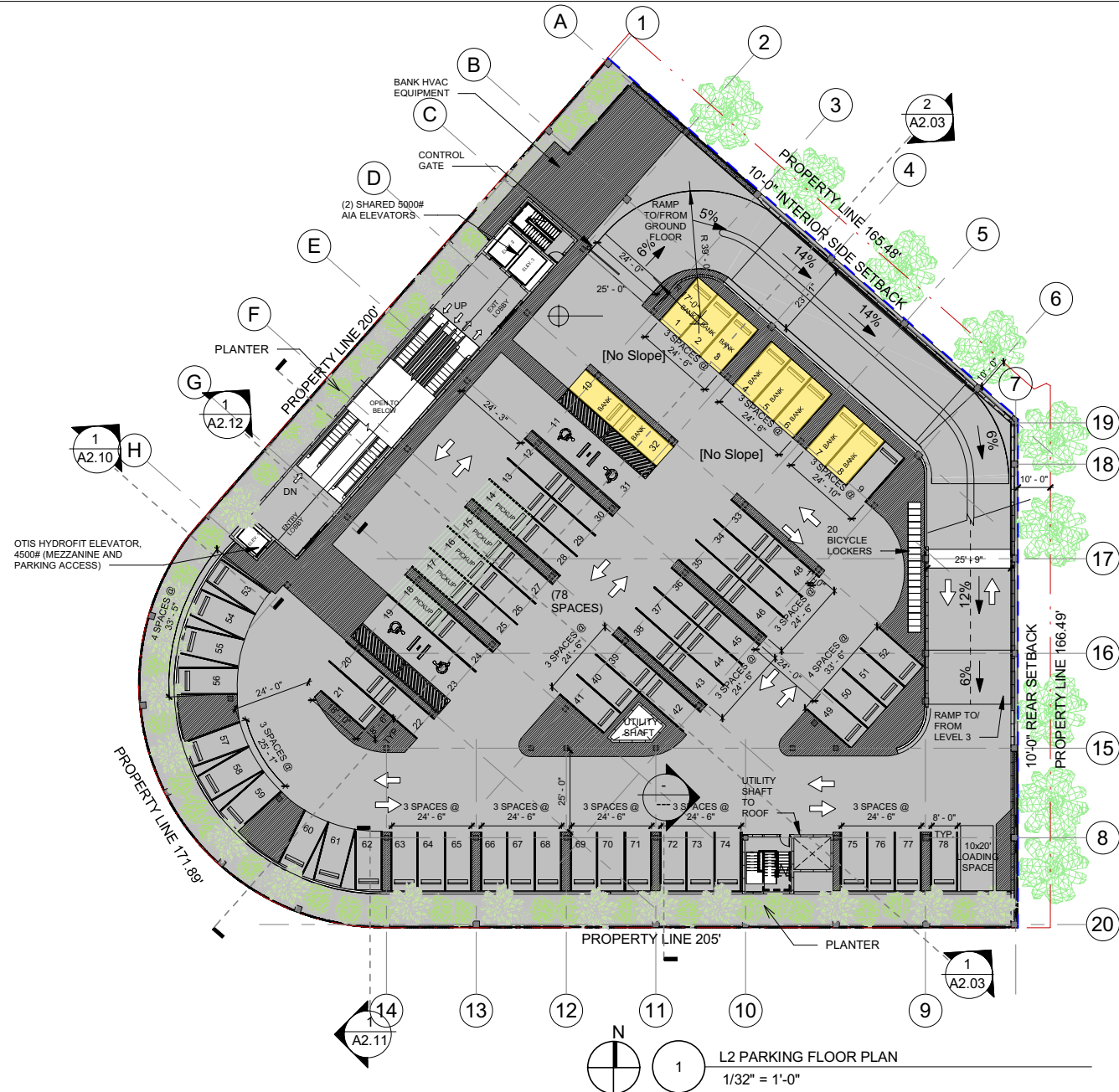
SHEET NUMBER
A1.00

ALTERNATIVE Bicycle Parking - Level 2

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



L2 PARKING FLOOR PLAN
1/32" = 1'-0"

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

**LEVEL 2
FLOOR PLAN**

(BENEFIT MCCONNEY FLORIDA LCA 000004)
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE AND
PLANNING, INC. AND MAY NOT BE REPRODUCED OR
DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF
STUDIO MCG ARCHITECTURE & PLANNING, INC. © 2020

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

DRAWN: CV, JDB

CHECK: JMcG

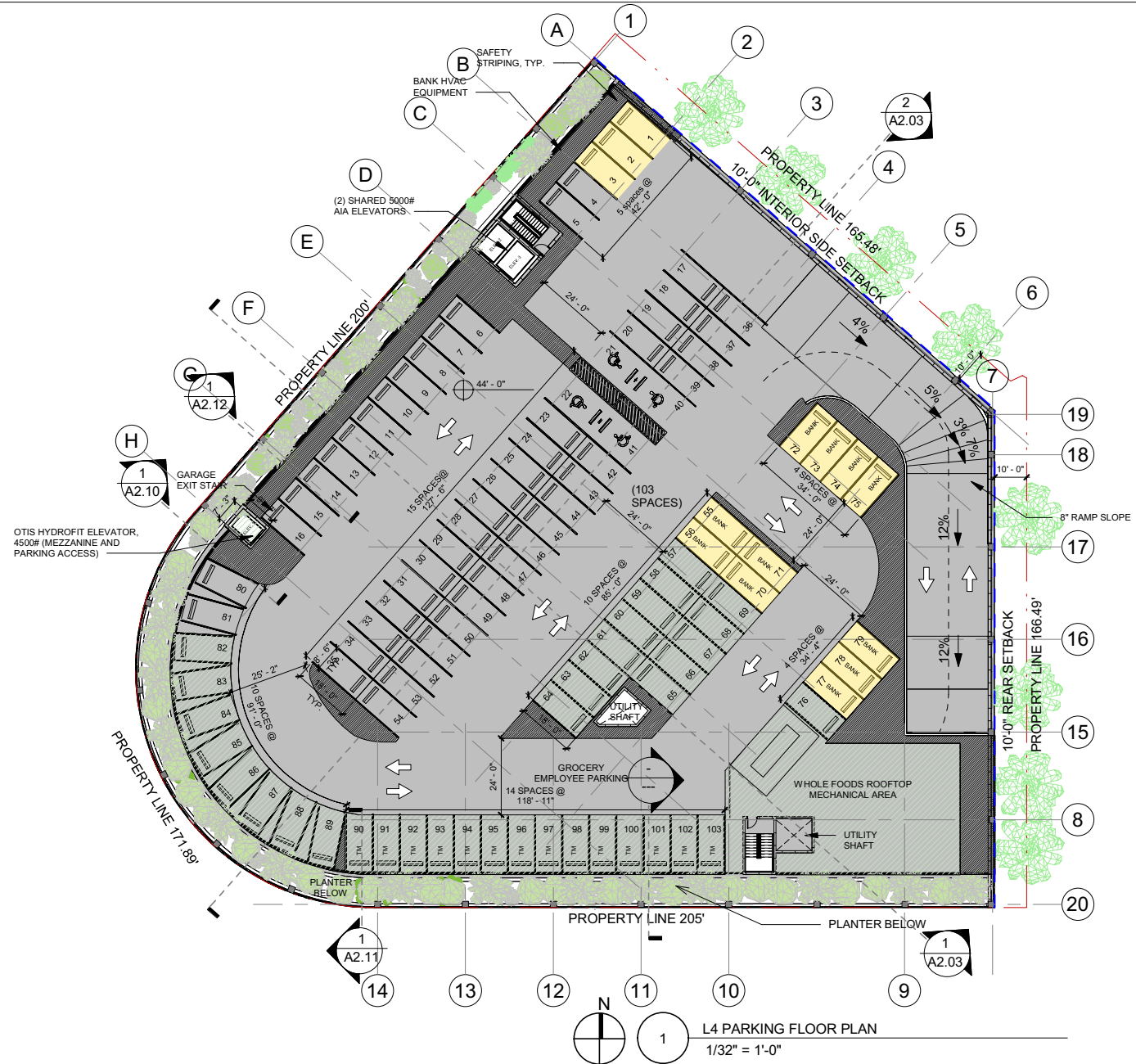
DATE: 02/04/2024

SHEET NUMBER

A1.03

ALTERNATIVE Designated Employee Parking - Roof

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



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

LEVEL 4
FLOOR PLAN
AND ROOF
PLAN

JENNIFER McCONNEY FLORIDA LIC# AR93044

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

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

DRAWN: CV, JDB

CHECK: JMcG

DATE: 02/04/2024

SHEET NUMBER

A1.05

Landscape Plans





CYPRESS TREES



Bald Cypress | Taxodium distichum



GROUNDCOVERS









Muhly Grass | Muhlenbergia capillaris

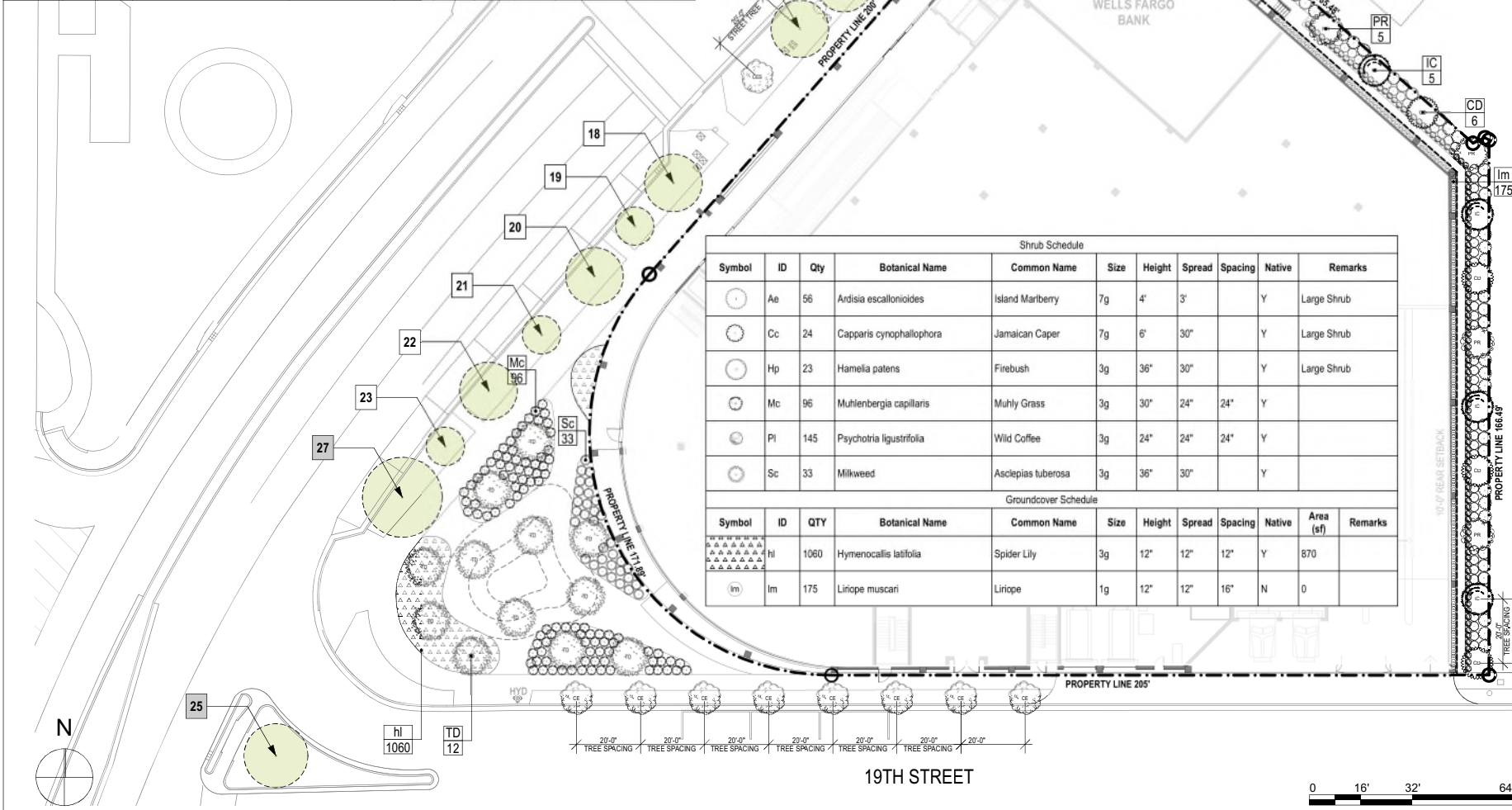










Spider Lily | Hymenocallis latifolia



Milkweed | Asclepias tuberosa

Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	DBH	Height	Spread	Native	Remarks
	CD	6	Coccoloba diversifolia	Pigeon Plum	4"	16' min	10'	Y	Standard Trunk
	CE	8	Conocarpus erectus	Green Buttonwood	4"	16' min	10'	Y	Florida Fancy - Street Tree - Standard Trunk
	CES	5	Conocarpus erectus 'serica'	Silver Buttonwood	4"	16' min	10'	Y	Florida Fancy - Street Tree - Standard Trunk
	IC	5	Ilex cassine	Dahoon Holly	4"	16' min	10'	Y	Standard Trunk
	PR	5	Pimenta racemosa	Bayrum Tree	4"	16' min	8'	Y	Standard Trunk
	TD	12	Taxodium distichum	Bald Cypress	4"	16' min	10'	Y	Florida Fancy - Street Tree - Standard Trunk



Shrub Schedule											
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks	
	Ae	56	Ardisia escallonioides	Island Marberry	7g	4'	3'		Y	Large Shrub	
	Cc	24	Capparis cynophallophora	Jamaican Caper	7g	6'	30"		Y	Large Shrub	
	Hp	23	Hamelia patens	Firebush	3g	36"	30"		Y	Large Shrub	
	Mc	96	Muhlenbergia capillaris	Muhly Grass	3g	30"	24"	24"	Y		
	Pl	145	Psychotria ligustrifolia	Wild Coffee	3g	24"	24"	24"	Y		
	Sc	33	Milkweed	Asclepias tuberosa	3g	36"	30"		Y		
Groundcover Schedule											
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area (sf)	Remarks
	hl	1060	Hymenocallis latifolia	Spider Lily	3g	12"	12"	12"	Y	870	
	lm	175	Liriope muscari	Liriope	1g	12"	12"	16"	N	0	

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

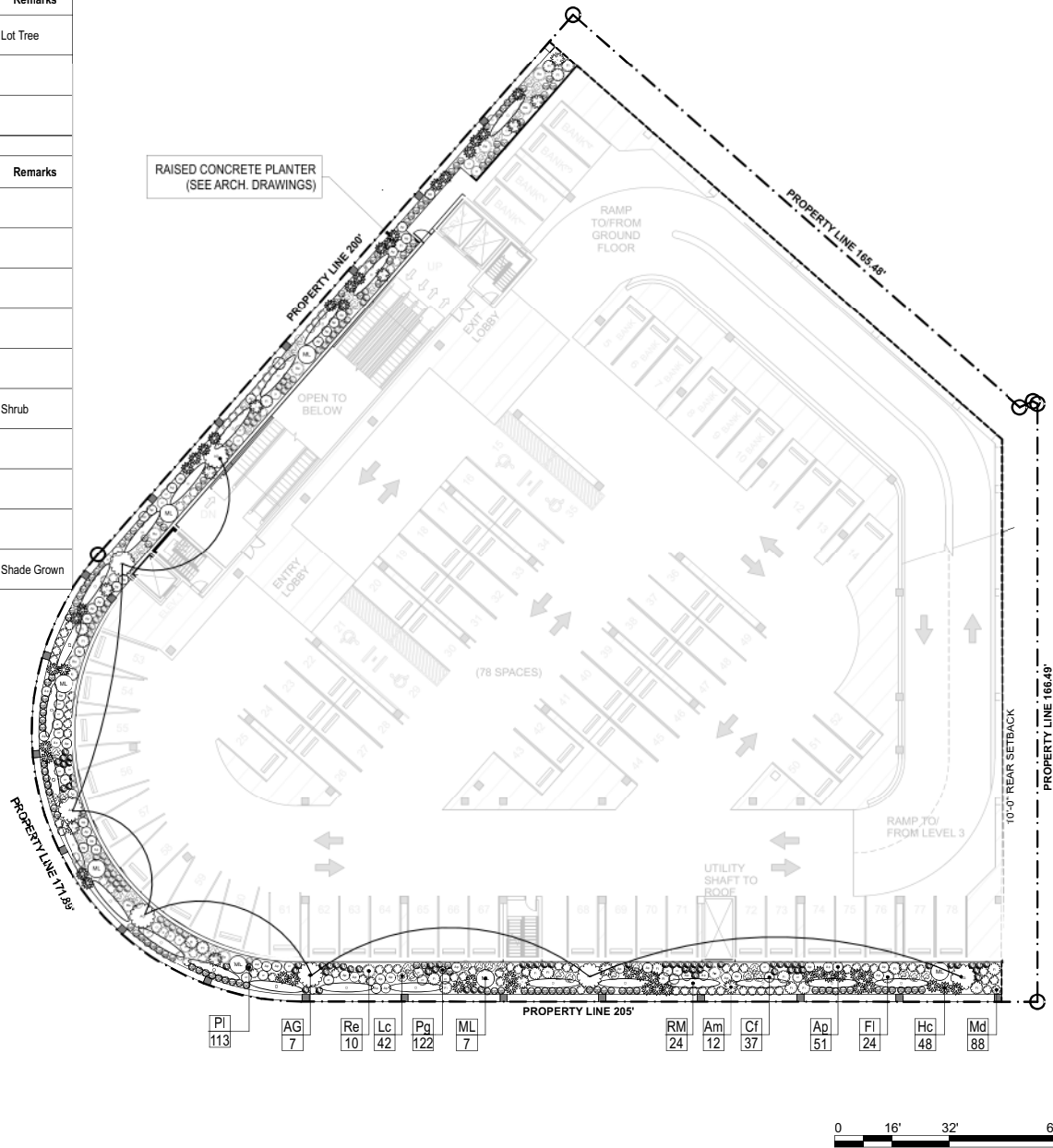
SITE
PLANTING
PLAN

LAST REVISED: 03/25/24 FOR 1901 ALTON
ALL DRAWINGS AND WRITTEN MATERIALS ARE THE PROPERTY OF STUDIO MCG ARCHITECTURE AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN CONSENT OF STUDIO MCG ARCHITECTURE AND DESIGN, INC. © 2024

SCALE: 1/32" = 1' - 0"
DRAWN: AJ
CHECK: JMD/S
DATE: 03/25/24

SHEET NUMBER
L200

2nd Level Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	DBH	Height	Spread	Native	Remarks
	AG	7	Annona glabra	Pond Apple Tree	2.5"	12'	6'	Y	Lot Tree
	ML	7	Polyalthia longifolia 'Upright'	Mast Tree		10'	4'	N	
	RM	24	Ravenala madagascariensis	Traveller Tree		15'	12'	N	
2nd Level Shrub Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
	Am	12	Alocasia macrorrhiza	Black Stem Elephant Ear	7g			N	
	Ap	51	Alpinia purpurata 'Pink'	Pink Ginger	15g	5'		N	
	Cf	37	Cordyline fruticosa 'Pink Diamond'	Pink Diamond Cordyline	7g	30"	30"	N	
	Fl	24	Ficus lyrata	Fiddle Leaf Fig	7g			N	
	Hc	48	Heliconia caribaea x bihai 'Jacquini'	Heliconia caribaea x bihai 'Jacquini'		8'		N	
	Lc	42	Leea coccinea 'Rubra'	West Indian Holly	7g	36"	30"	N	Shrub
	Md	88	Monstera deliciosa	Swiss Cheese Vine	7g	4'	3'	N	
	Pg	122	Philodendron gloriosum	Philodendron gloriosum	3g	2'	2'	N	
	Pl	113	Psychotria ligustrifolia	Wild Coffee	3g	24"	24"	Y	
	Re	10	Rhapis excelsa	Lady Palm		6'		N	Shade Grown



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
OPPEINHEIM ARCHITECTURE
AND DESIGN

DRAWING

2ND LEVEL
PLANTING
PLAN

REGISTERED FLORIDA LANDSCAPE ARCHITECT
ALL DRAWINGS AND WRITTEN MATERIALS PREPARED
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE AND
MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF
STUDIO MCG ARCHITECTURE AND DESIGN, INC. © 2020

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

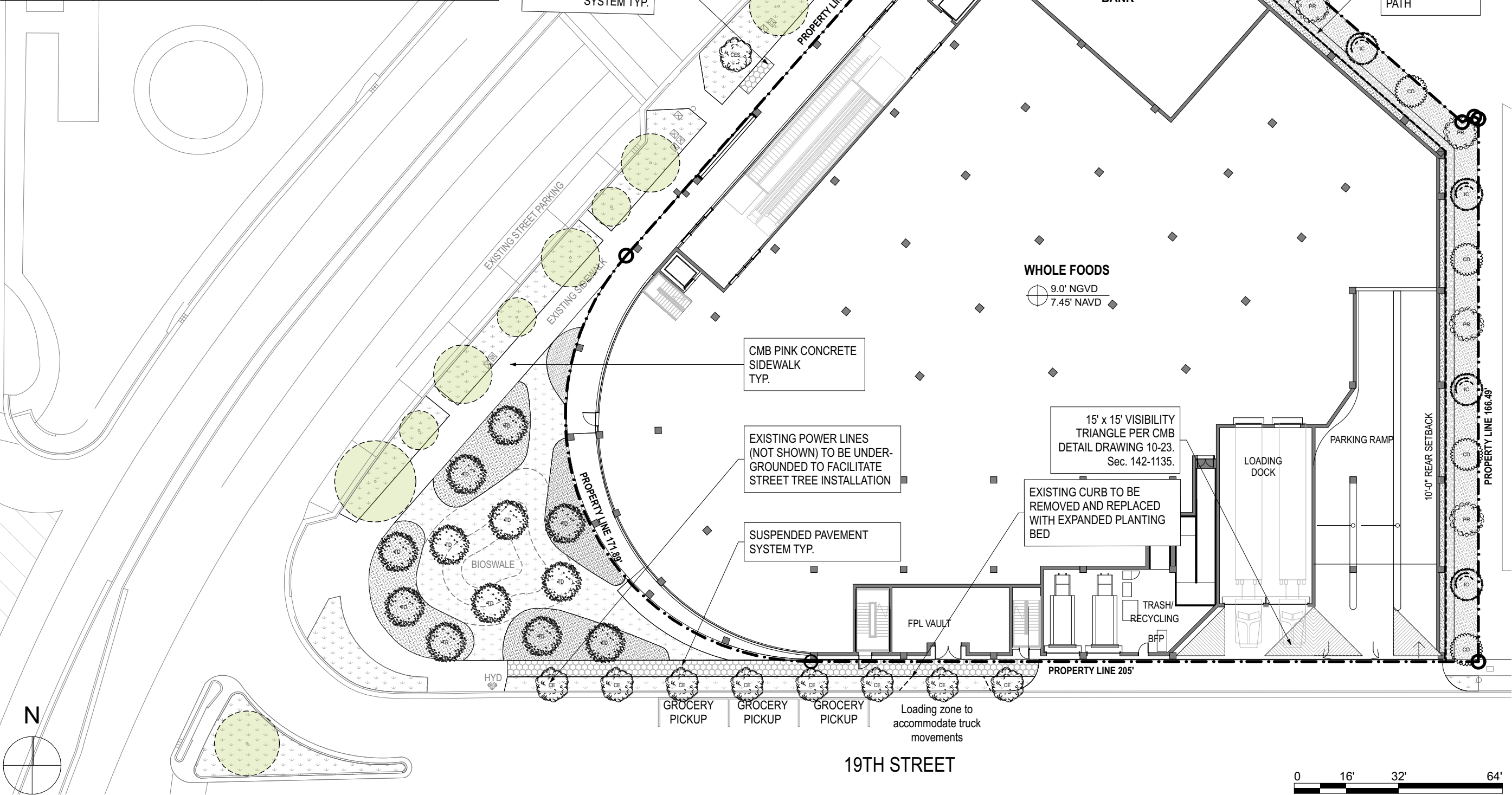
DRAWN: AJ

CHECK: JMD/S

DATE: 03/25/24

SHEET NUMBER
L201

Hardscape Schedule			
Symbol	Item	Description	Area
	GRASS		7,901
	GRAVEL		979
	PLANTING		5,304
	SUSPENDED PAVEMENT SYSTEM		1,155

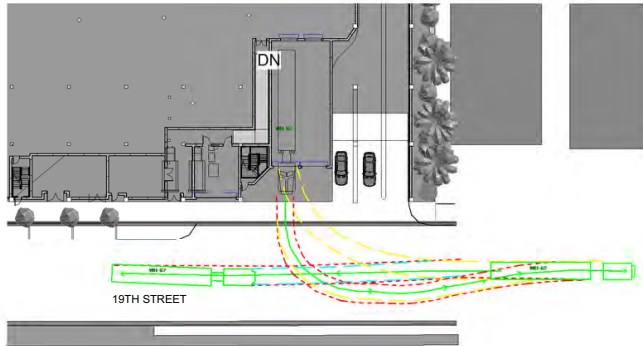


Thank You

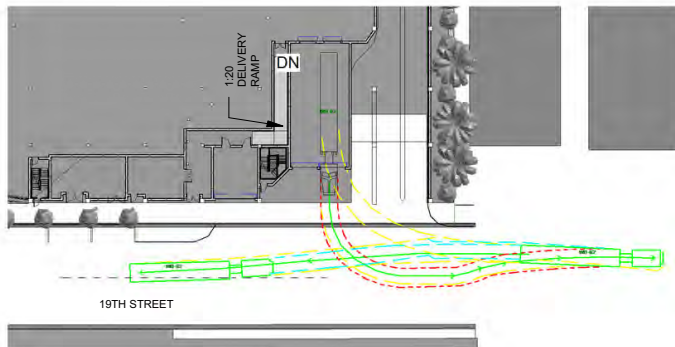
200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

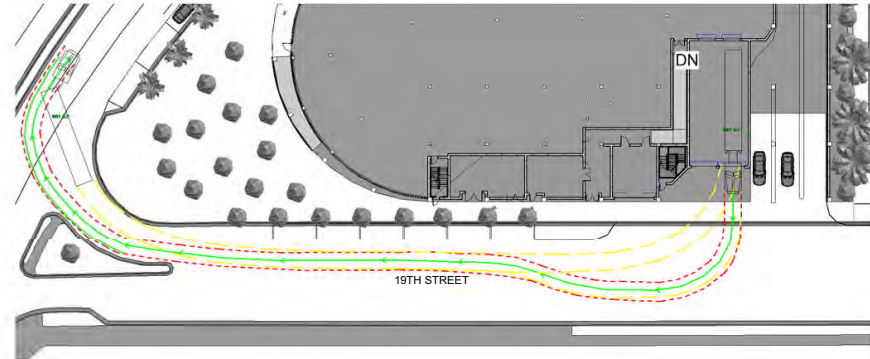
305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com



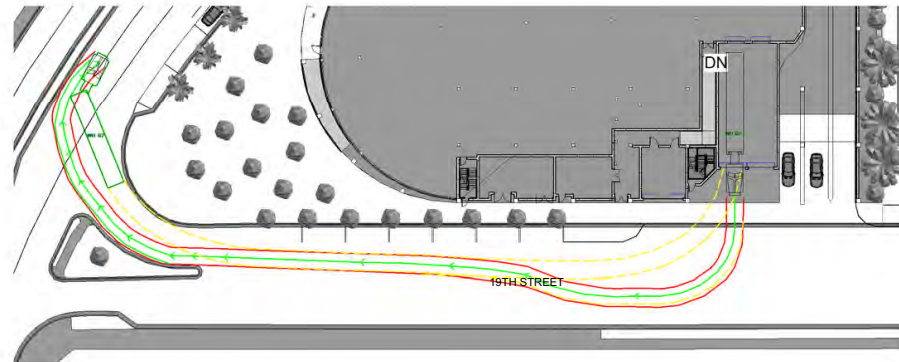
③ MANEUVERABILITY STUDY. WB62 TRUCK BAY 1 INGRESS
1" = 60'-0"



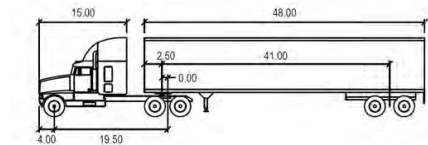
④ MANEUVERABILITY STUDY. WB62 TRUCK BAY 2 INGRESS
1" = 60'-0"



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



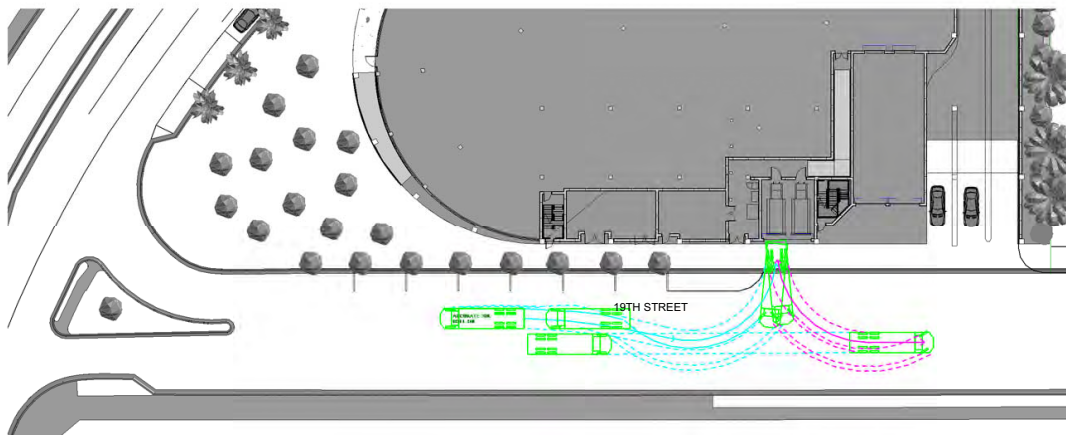
① MANEUVERABILITY STUDY. WB62 TRUCK BAY 1 EGRESS
1" = 60'-0"



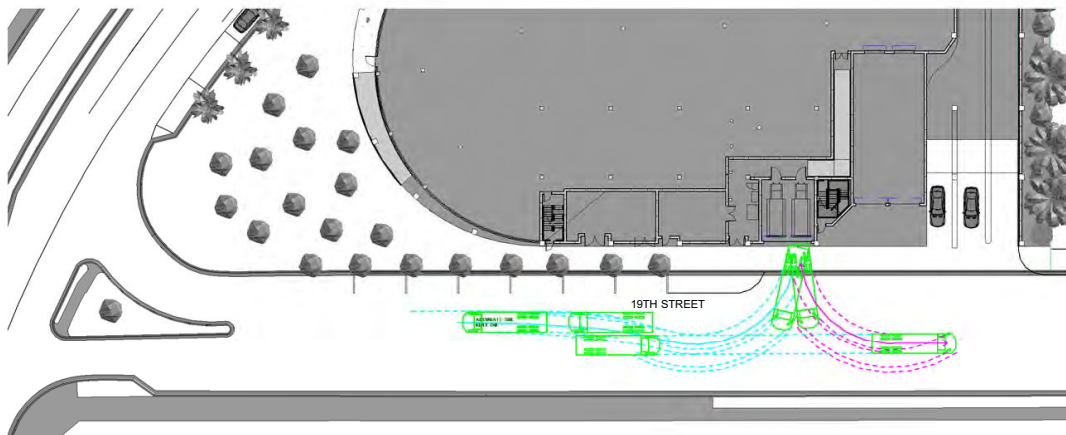
WB-62

Tractor Width	15.00	Tractor Wheelbase	2.50
Tractor Track	4.00	Trailer Wheelbase	41.00
Tractor Wheelbase	19.50	Trailer Overhang	0.00
Tractor Track	15.00		

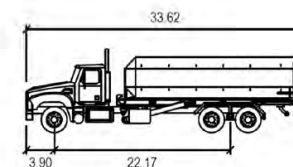
Lock to Lock Time	6.0
Steering Angle	28.4
Articulating Angle	70.0



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

(BENEFIT MCCONNEY FLORIDA LCA 448384)
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"

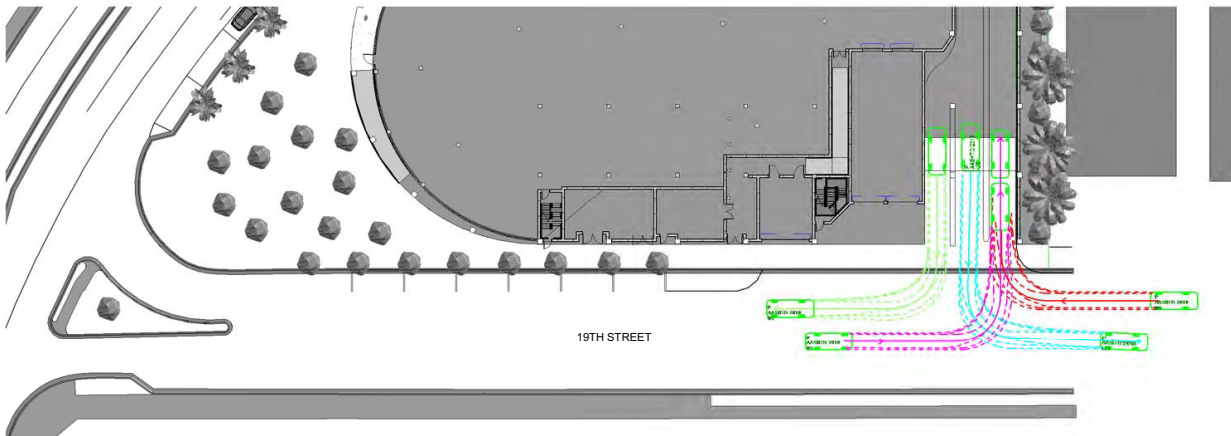
DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

SHEET NUMBER

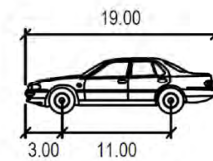
A1.08



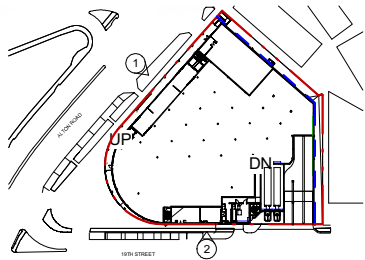
19TH STREET

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

P



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



1 STUCCO FINISH (WHITE COLOR)



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

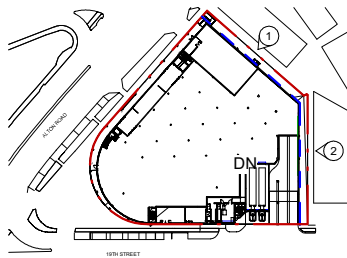


3 S.S. OR ALUMINUM SQUARE
OPENING WIRE MESH PAINTED
WHITE. OPENINGS 4"



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/
IMPACT-RESISTANT GLASS

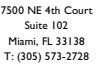


3 S.S. OR ALUMINUM SQUARE
PENNING WIRE MESH PAINTED
WHITE, OPENINGS 4"



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



2314

WHOLE FOODS
AND
WELLS FARGO

MIAMI BEACH, FL 33141

OWNER

CRESCENT HEIGHTS

FACADE ARCHITECT

OPPENHEIM ARCHITECTURE
AND DESIGN

DRAWING

JENNIFER McCONNEY FLORIDA LIC# AR92044

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

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

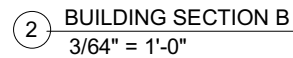
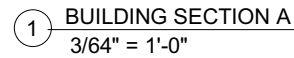
DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

SHEET NUMBER

A2.03



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

WALL SECTION

(JENNIFER MCCONNEY FLORIDA LIC# AB0844)

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

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

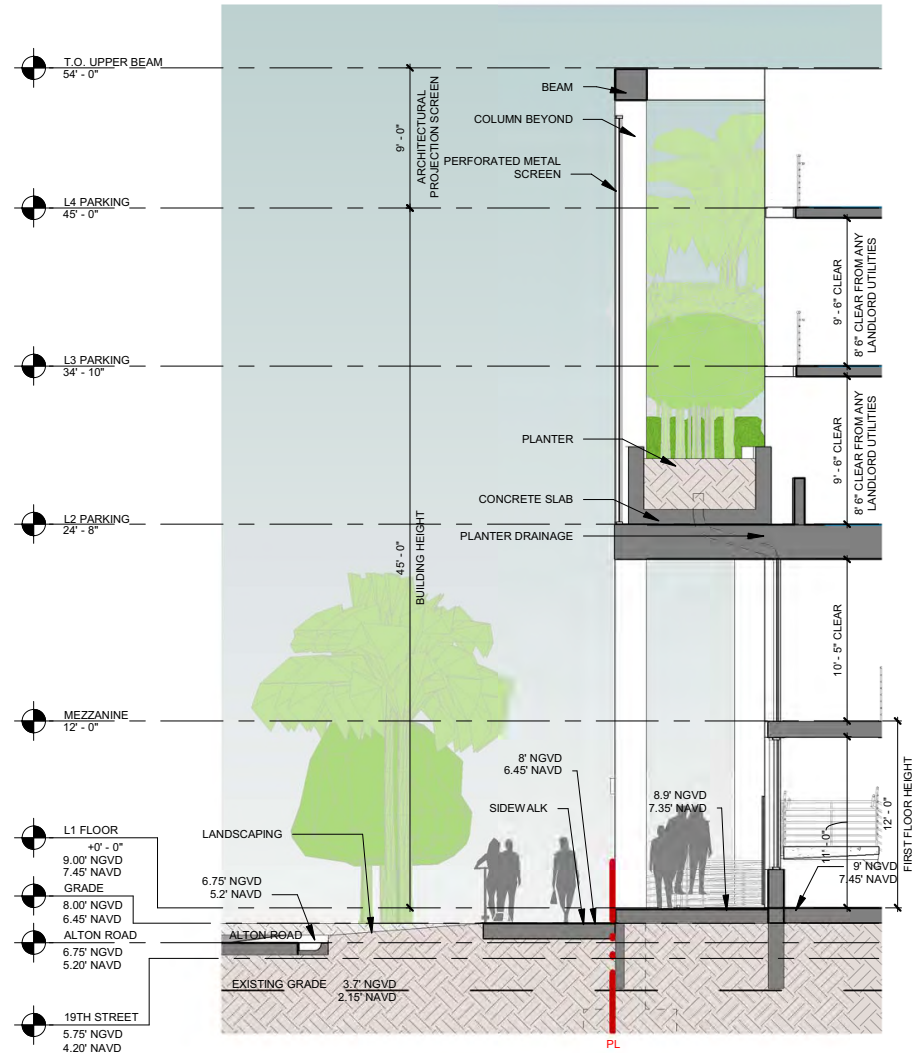
DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

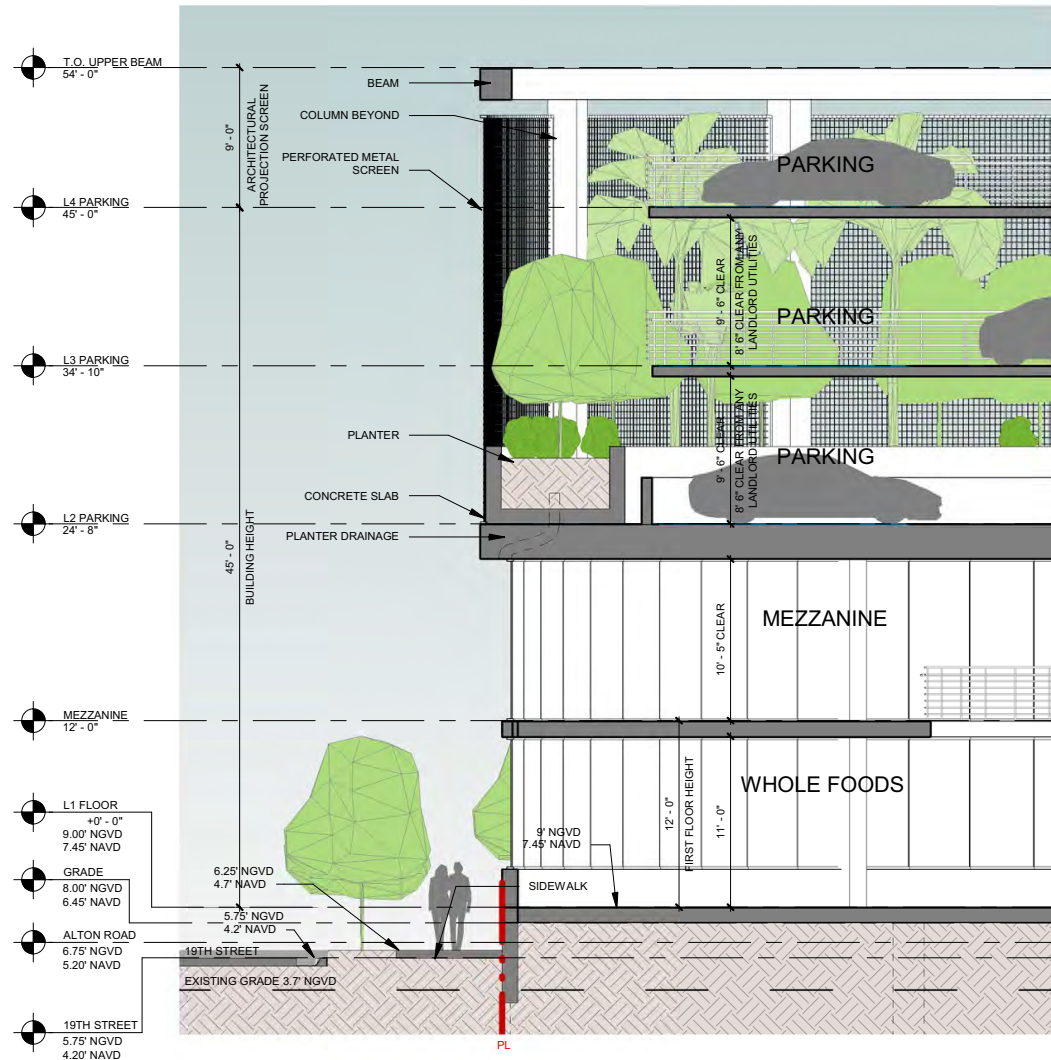
SHEET NUMBER

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"

