

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

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HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED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: 02/04/2024

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
A1.00	SITE PLAN
A1.01	LEVEL 1 FLOOR PLAN
A1.02	LEVEL 1.5 FLOOR PLAN
A1.03	LEVEL 2 FLOOR PLAN
A1.04	LEVEL 3 FLOOR PLAN
A1.05	LEVEL 4 FLOOR PLAN AND ROOF PLAN
A1.06	LOADING DOCK DIAGRAMS-TRUCK
A1.07	LOADING DOCK DIAGRAMS-WASTE TRUCKS
A1.08	LOADING DOCK DIAGRAMS - PASSENGER CAR
A1.10	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
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"
7	Lot Width	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



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 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: 1/4" = 1'-0"

DRAWN: CV, JDB

CHECK: JMcG

DATE: 02/04/2024

SHEET NUMBER

A0.01

**GROSS AREA
 DIAGRAMS**

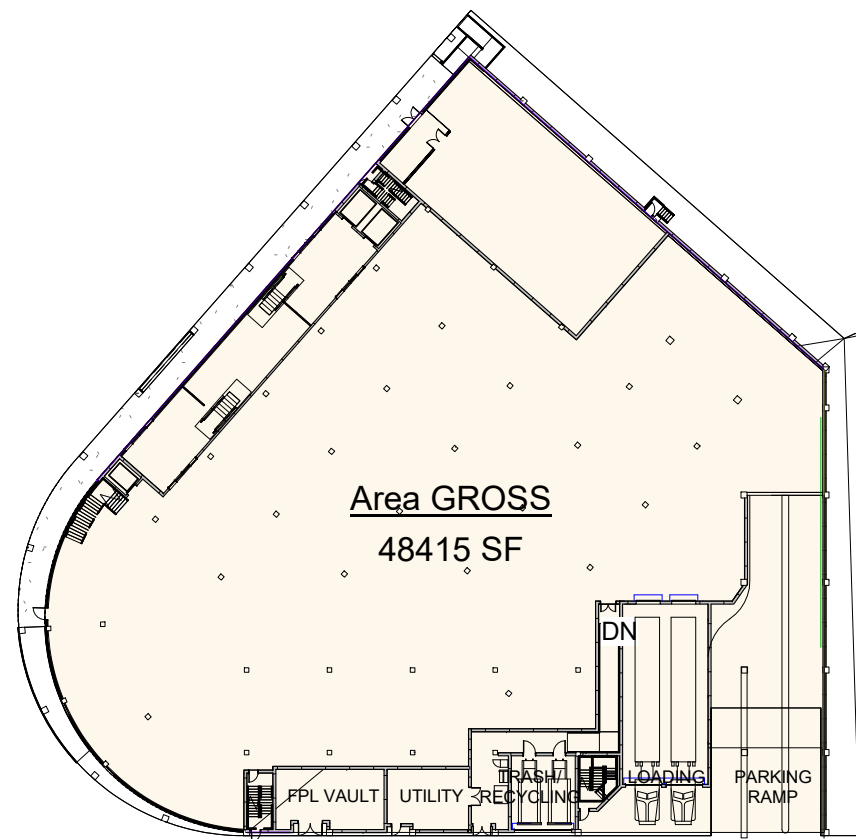
JENNIFER MCCONNEY FLORIDA LIC# AR93044
 ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
 HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
 WORK OF STUDIO MCG ARCHITECTURE AND
 MAY NOT BE DUPLICATED, USED OR DISCLOSED
 WITHOUT THE EXPRESS WRITTEN CONSENT OF
 STUDIO MCG ARCHITECTURE & PLANNING, INC. (c) 2020

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

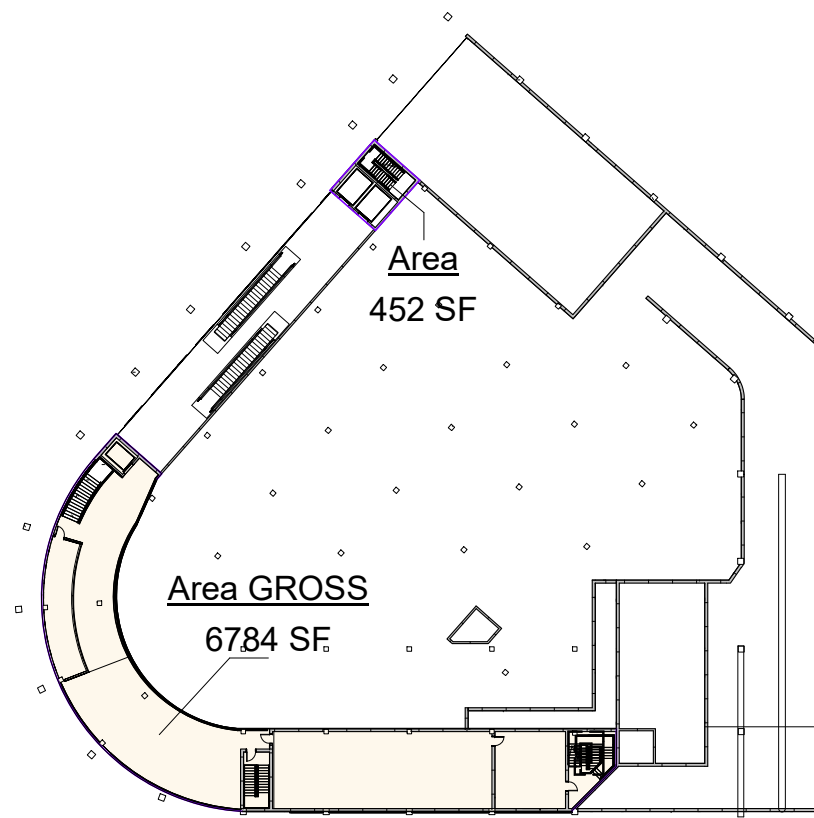
DRAWN: CV, JDB

CHECK: JMcG

DATE: 02/04/2024

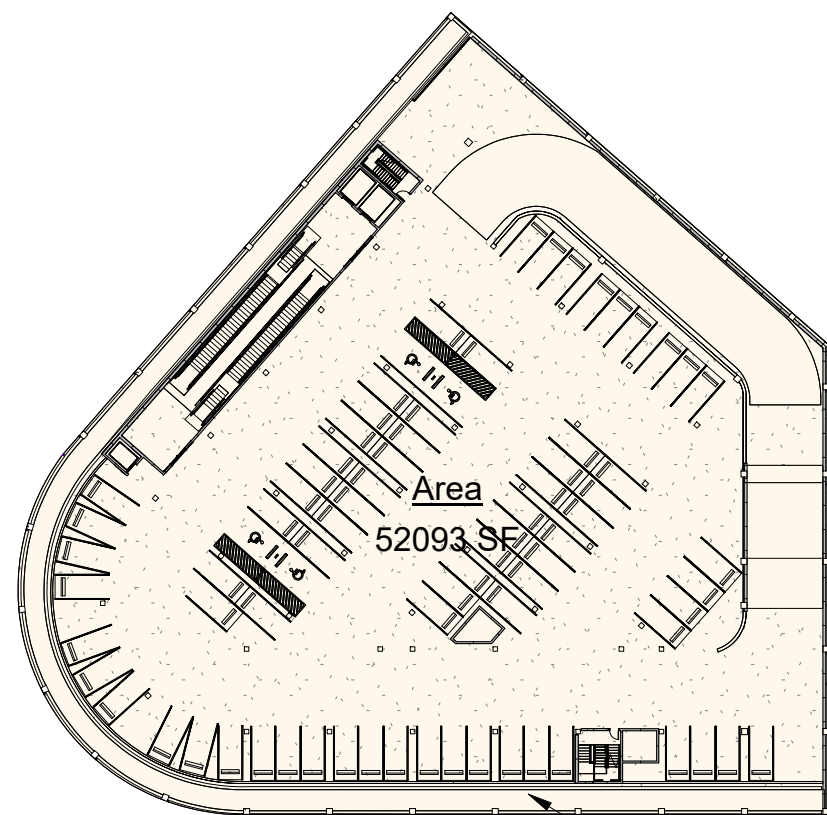


1 L1 FLOOR
 1/64" = 1'-0"

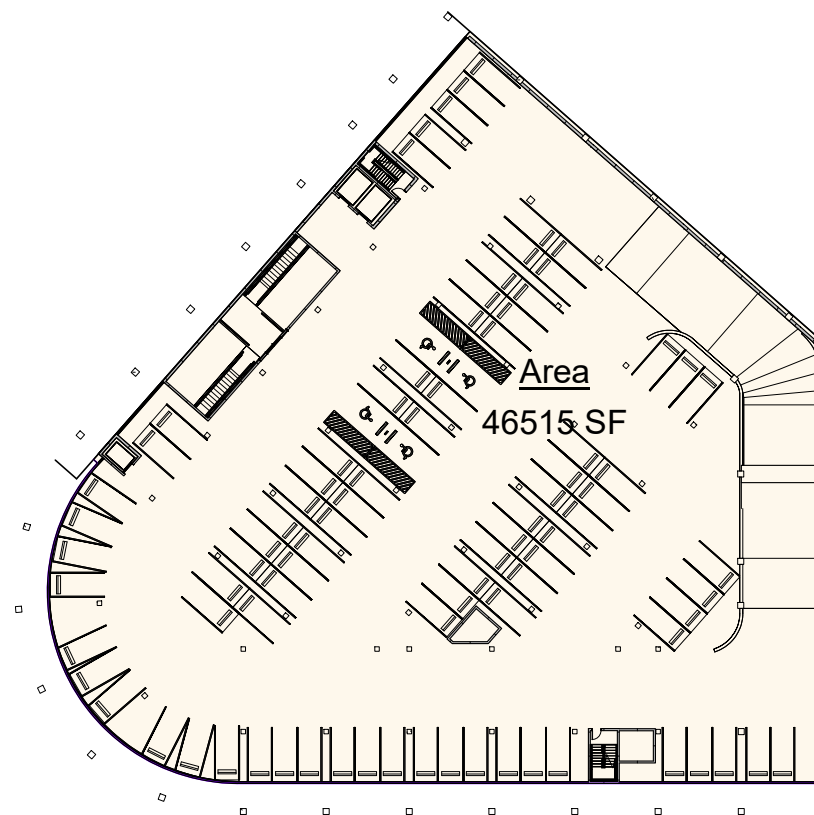


2 L1.5 FLOOR
 1/64" = 1'-0"

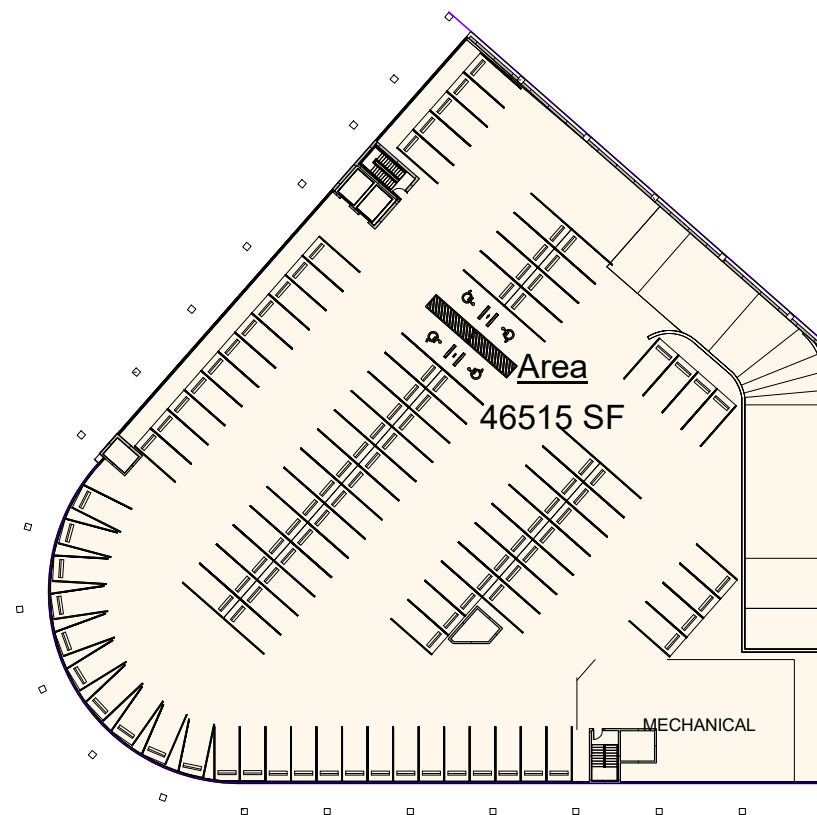
Area Schedule (Gross Building)	
Area	Level
48415 SF	L1 FLOOR
452 SF	MEZZANINE
6784 SF	MEZZANINE
52093 SF	L2 PARKING
46515 SF	L3 PARKING
46515 SF	L4 PARKING
200774 SF	



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



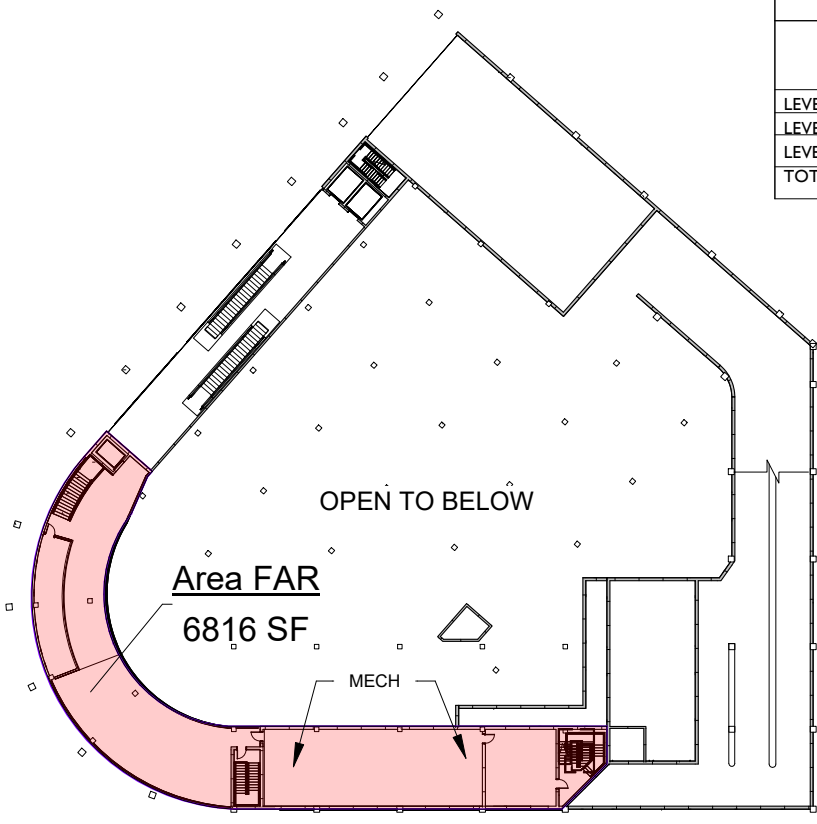
4 L3 PARKING
 1/64" = 1'-0"



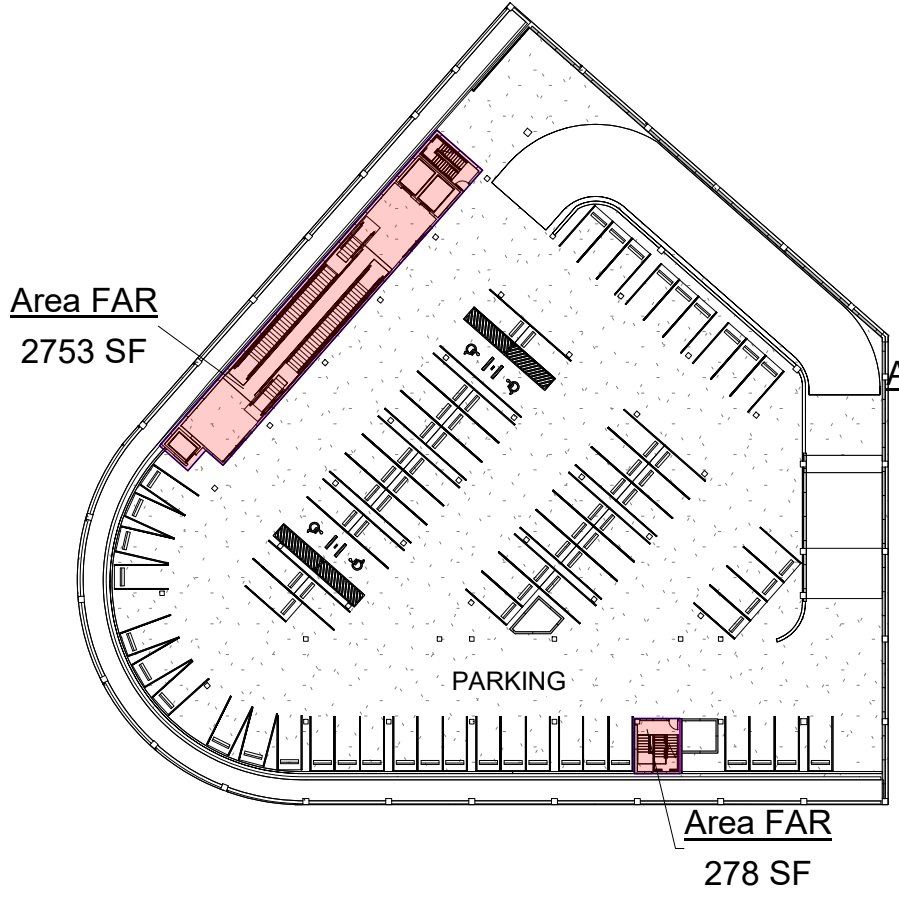
5 L4 PARKING
 1/64" = 1'-0"



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



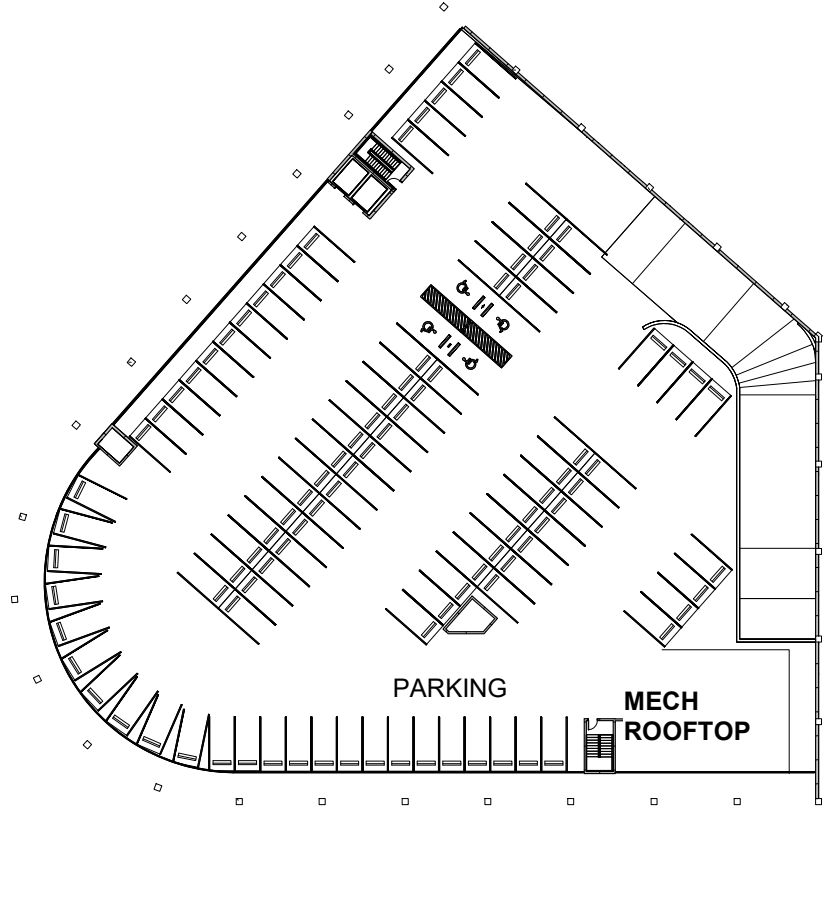
2 MEZZANINE
1/64" = 1'-0"



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

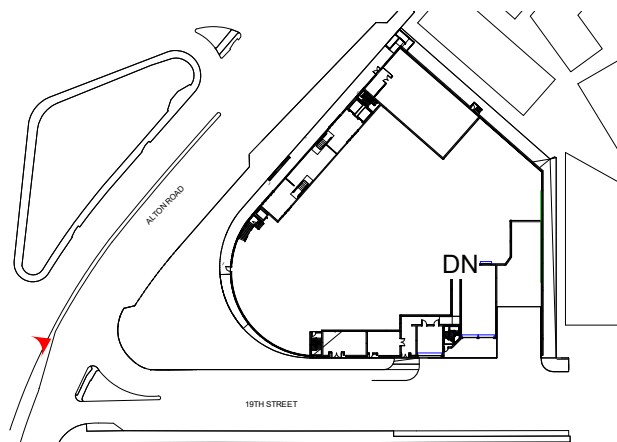
Area	Level
------	-------

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



S T U D I O
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 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" = 160'-0"

DRAWN: CV, JDB

CHECK: JMcG

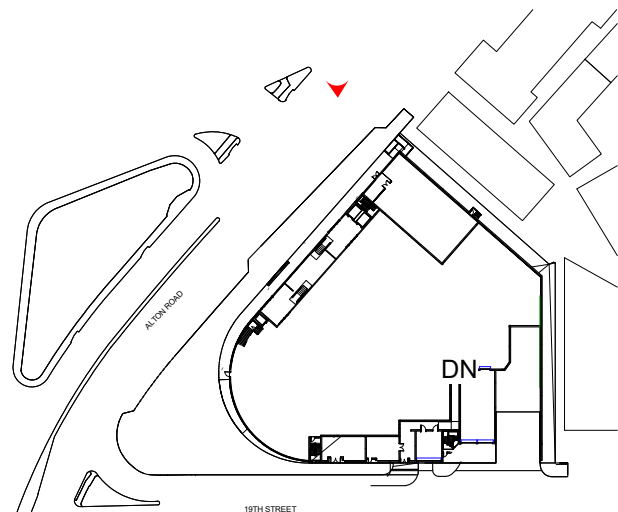
DATE: 02/04/2024

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



S T U D I O
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

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: As indicated

DRAWN: CV, JDB

CHECK: JMcG

DATE: 02/04/2024

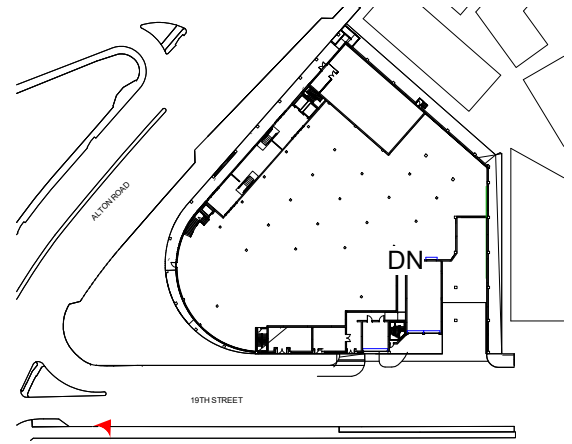
SHEET NUMBER

A0.05

* 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



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 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: As indicated
DRAWN: CV, JDB
CHECK: JMcG
DATE: 02/04/2024

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



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



2023-07-12

7. VIEW OF PURA VIDA ON SUNSET DR



2023-07-12

8. VIEW OF FRESH MARKET ON 18TH STREET



2023-07-12

9. VIEW OF SUSHI GARAGE RESTAURANT ON 18TH STREET



2023-07-12

10. VIEW OF CITIBANK ON 18TH STREET

**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: 02/04/2024



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**



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

**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: 02/04/2024



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 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: 02/04/2024

SHEET NUMBER

A0.14



23. EXISTING DRIVE THRU BANK ON SITE



24. VIEW OF WELLS FARGO FROM EXISTING PARKING



25. VIEW OF WELLS FARGO ENTRANCE FROM EXISTING PARKING

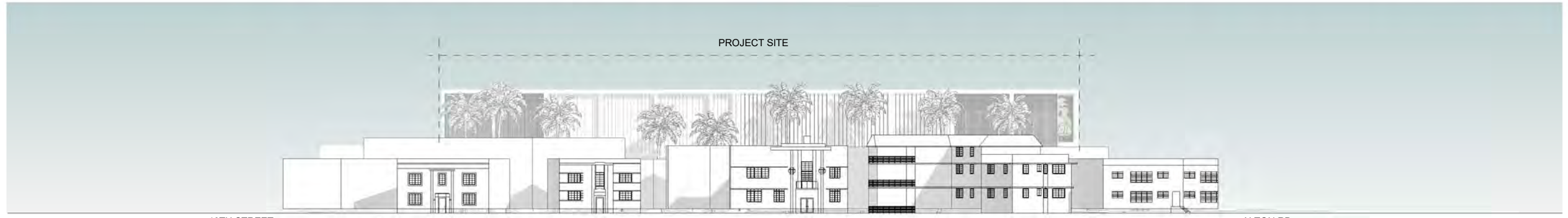
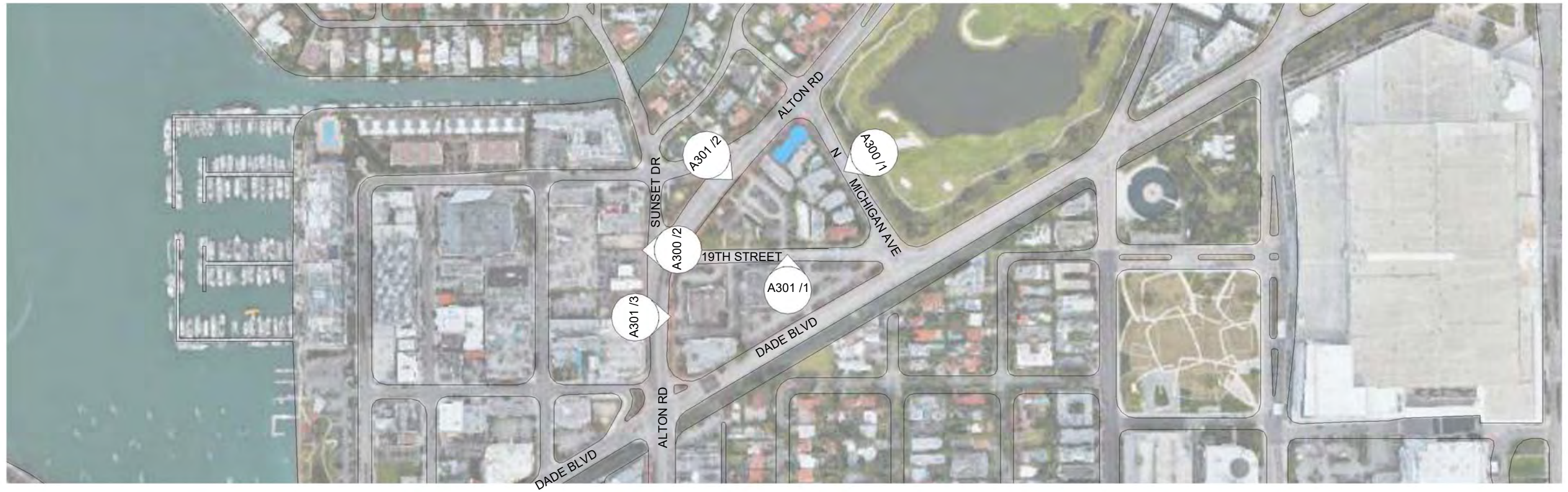


26. VIEW OF ALTON RD. FROM SIDEWALK

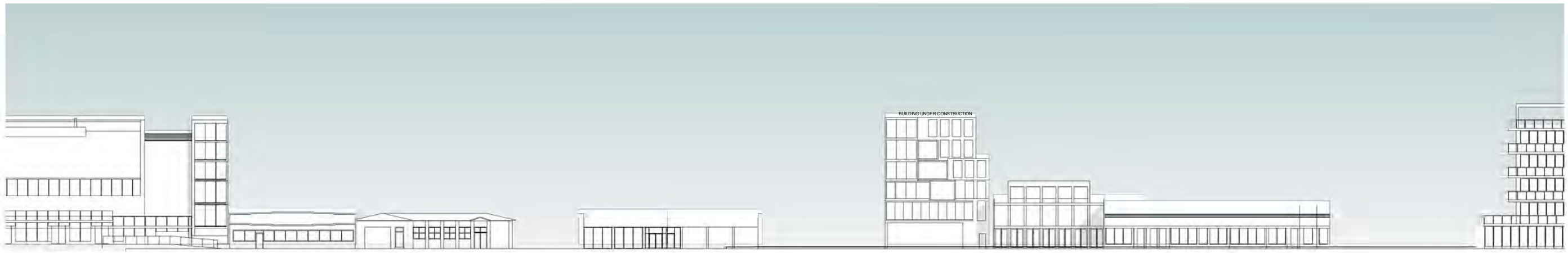


27. VIEW OF EXISTING PARKING FROM SIDEWALK

**EXISTING
 PHOTOGRAPHY**



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



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



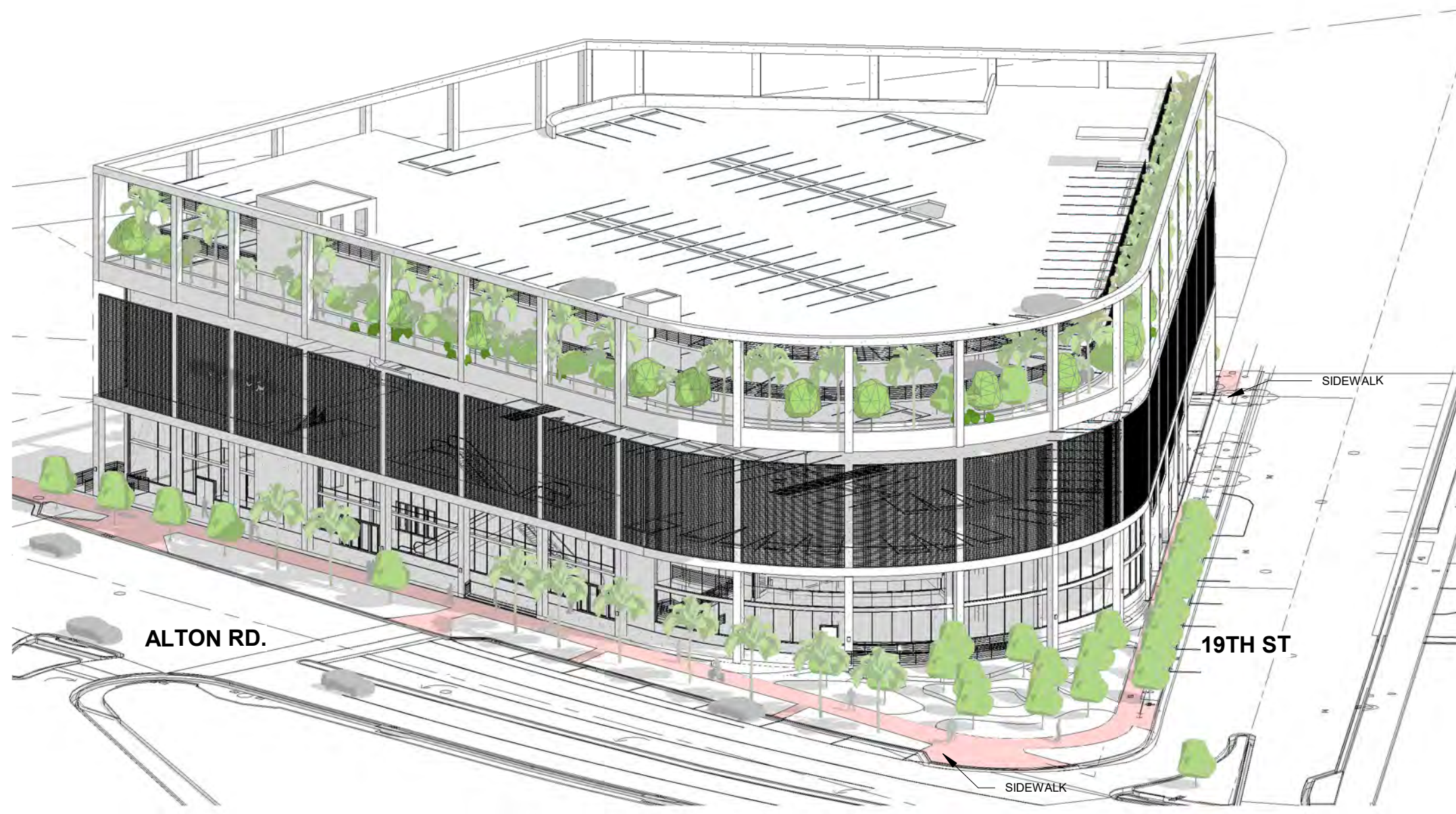
① 19TH STREET - SOUTH ELEVATION
1" = 50'-0"



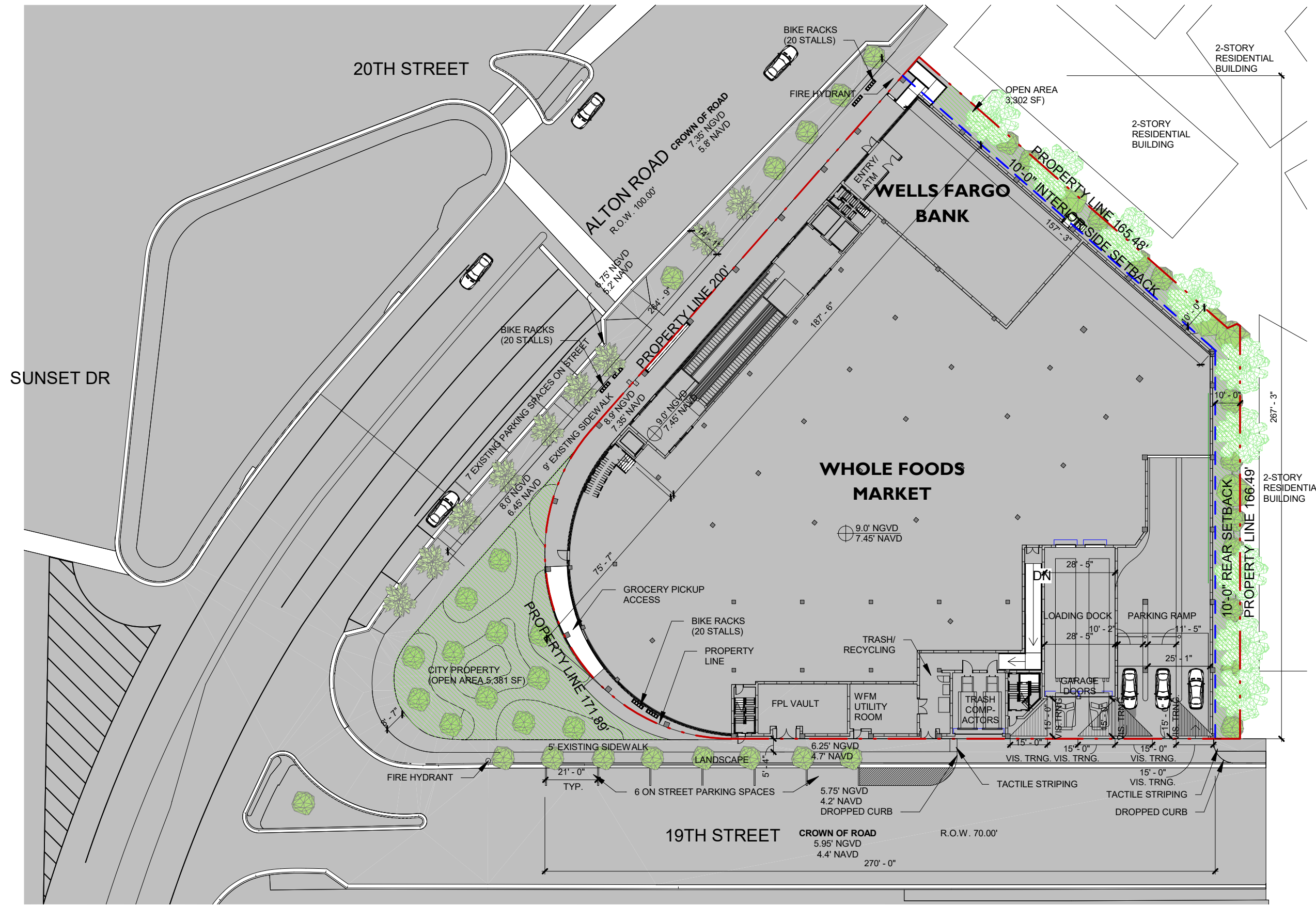
② ALTON ROAD - NW ELEVATION
1" = 50'-0"



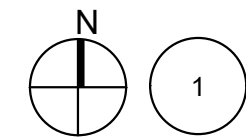
③ ALTON ROAD - WEST ELEVATION
1" = 50'-0"



1 EXPLODED AXO

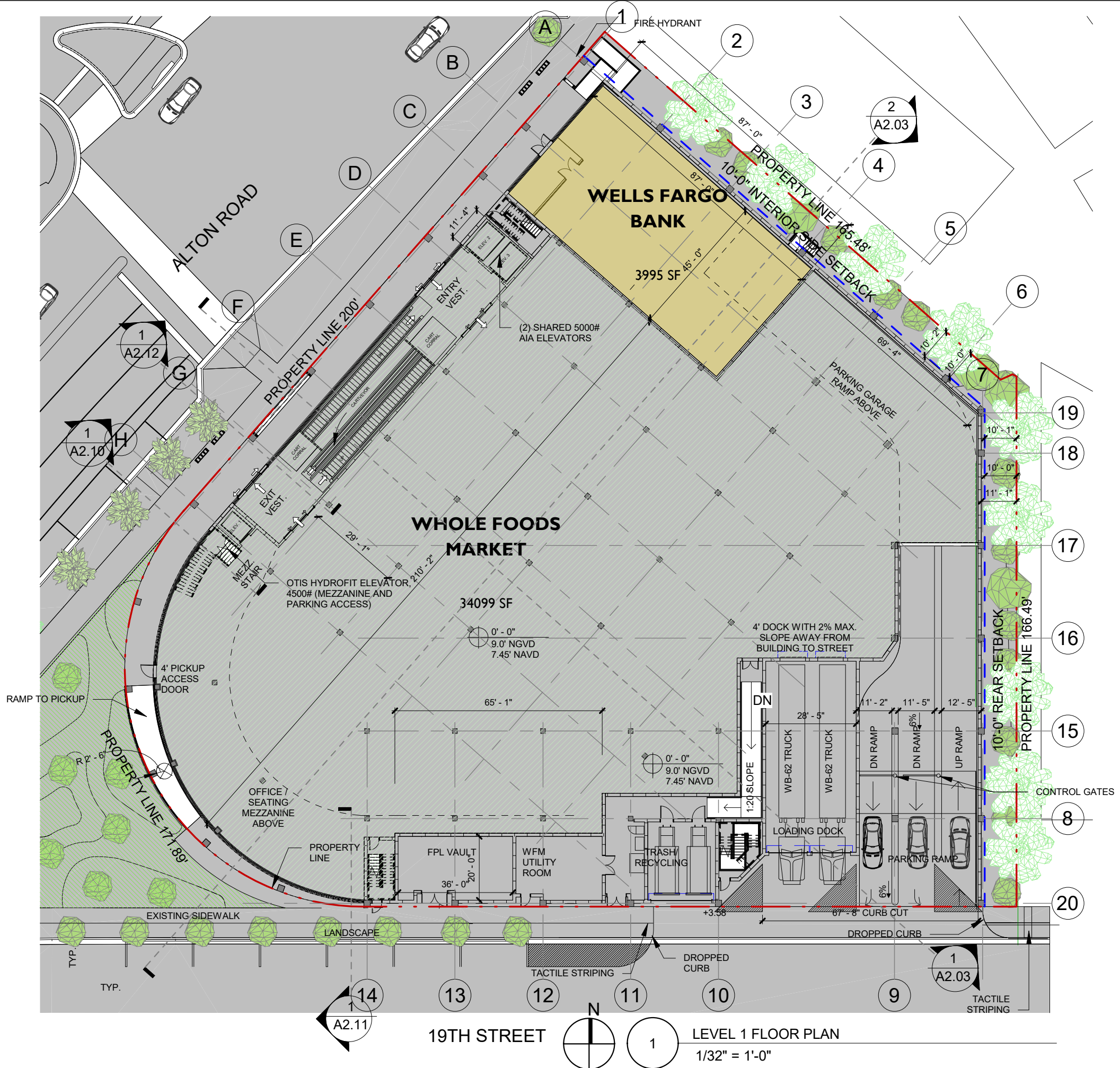


WALGREENS



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



19TH STREET
LEVEL 1 FLOOR PLAN
1/32" = 1'-0"

**LEVEL I.5
 FLOOR PLAN**

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

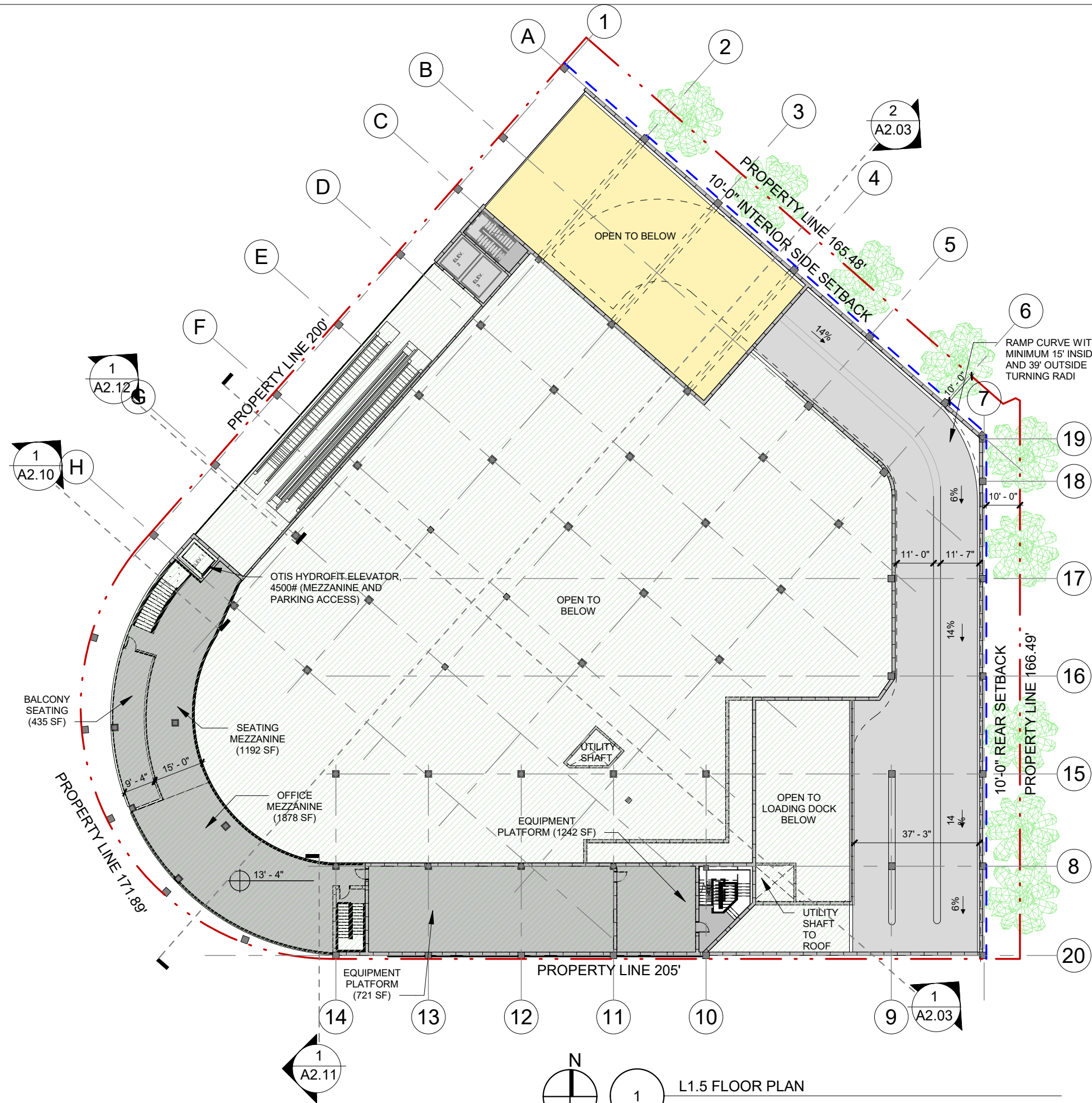
SCALE: 1/32" = 1'-0"

DRAWN: CV, JDB

CHECK: JMcG

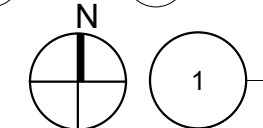
DATE: 02/04/2024

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"

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 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: 1/32" = 1'-0"

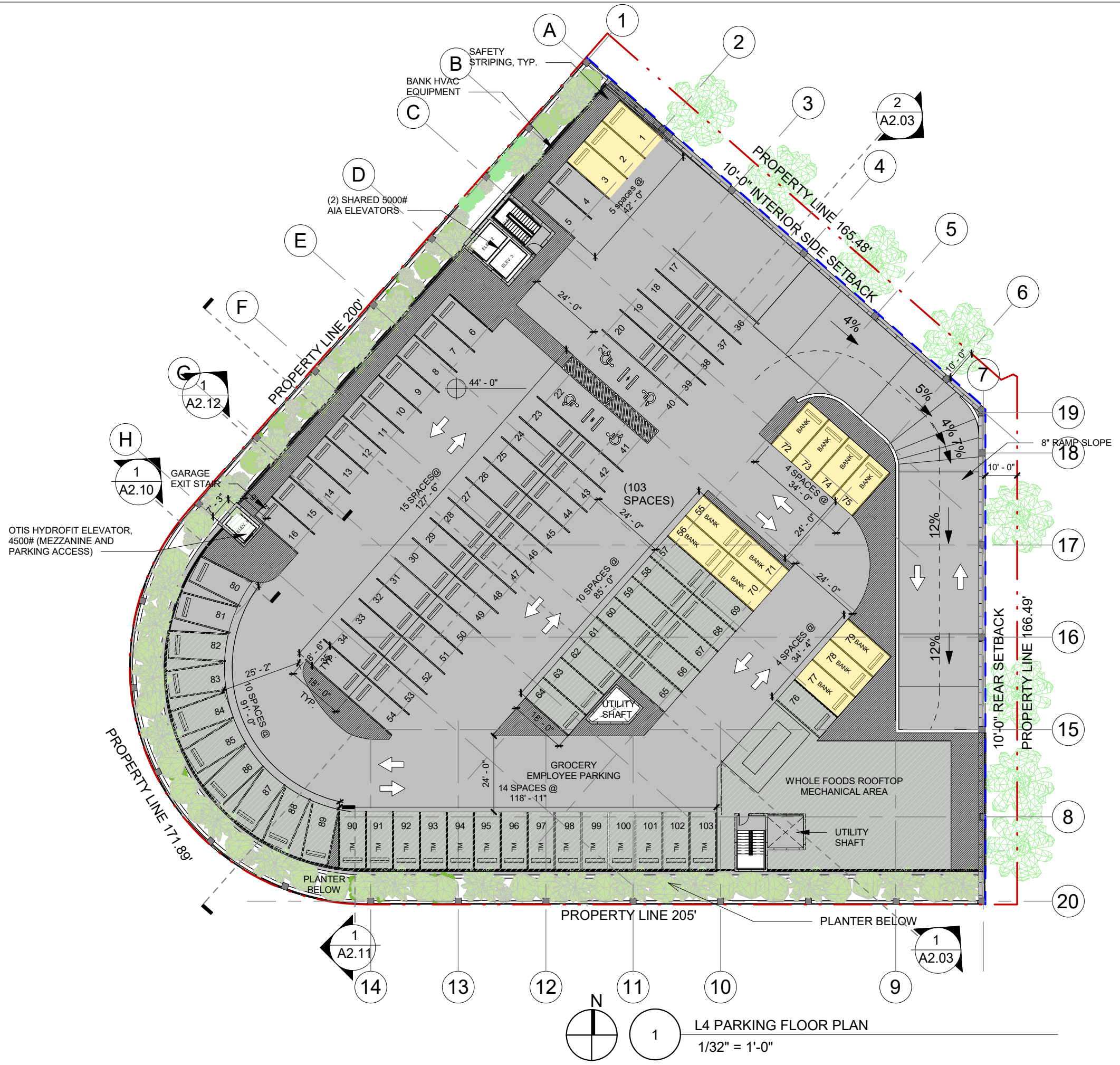
DRAWN: CV, JDB

CHECK: JMcG

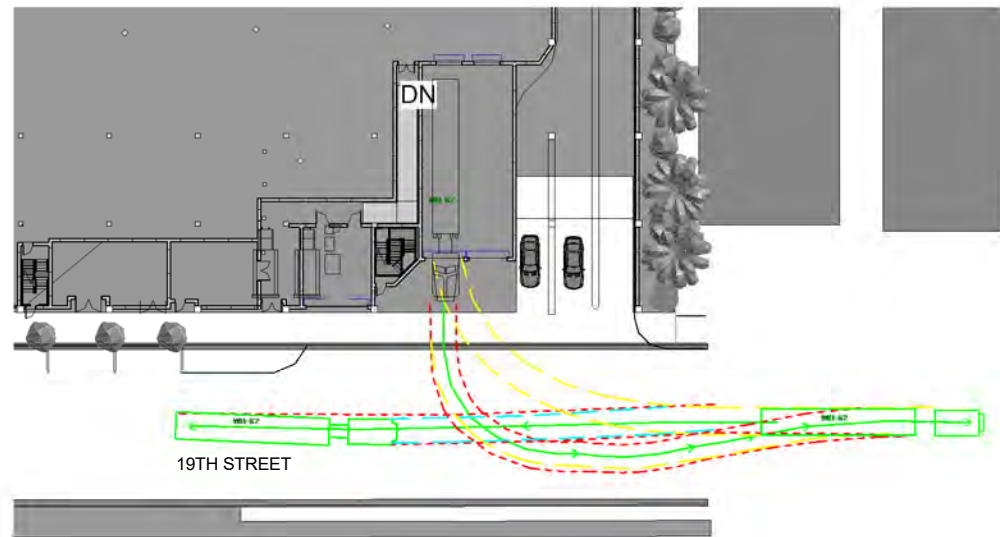
DATE: 02/04/2024

SHEET NUMBER
A1.04

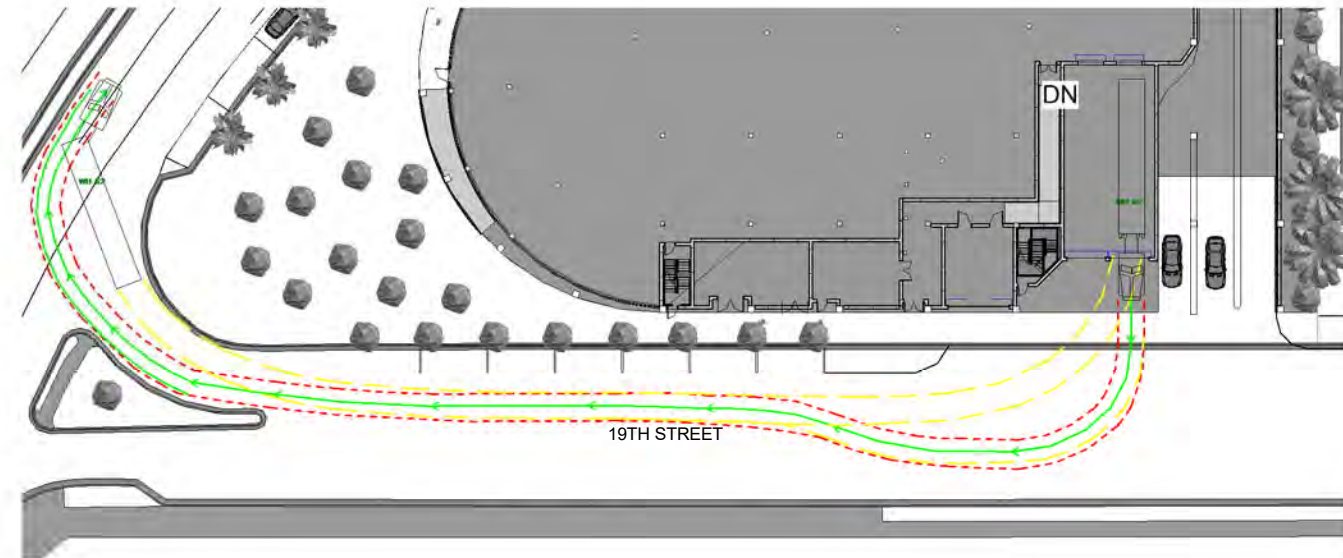
Parking Schedule		
Level	Comments	Count
L2 PARKING	PARKING 1 CAR TYP.	74
L2 PARKING	PARKING SINGLE ADA	4
L3 PARKING	PARKING 1 CAR TYP.	86
L3 PARKING	PARKING SINGLE ADA	4
L4 PARKING	PARKING 1 CAR TYP.	99
L4 PARKING	PARKING SINGLE ADA	4
		271



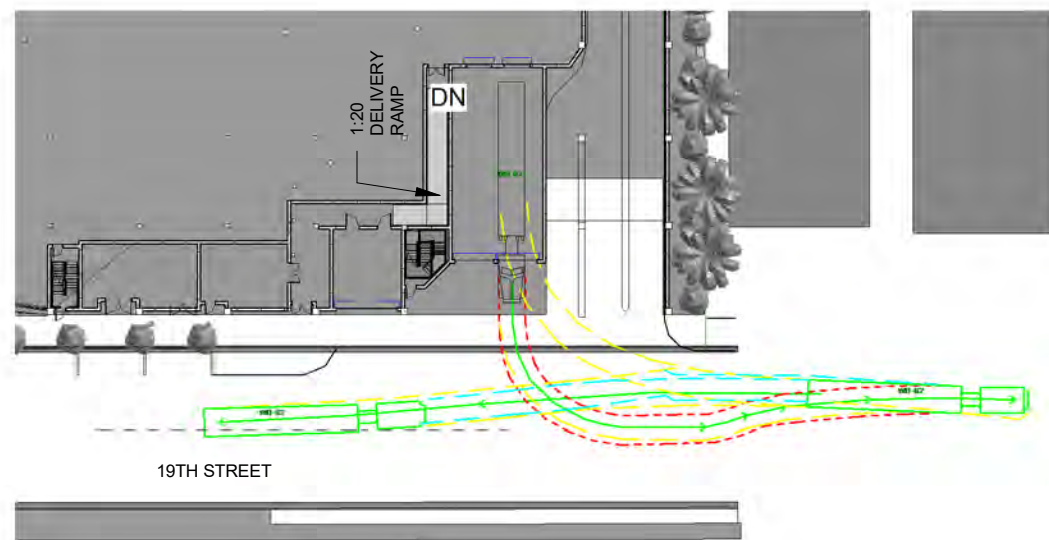
L4 PARKING FLOOR PLAN
1/32" = 1'-0"



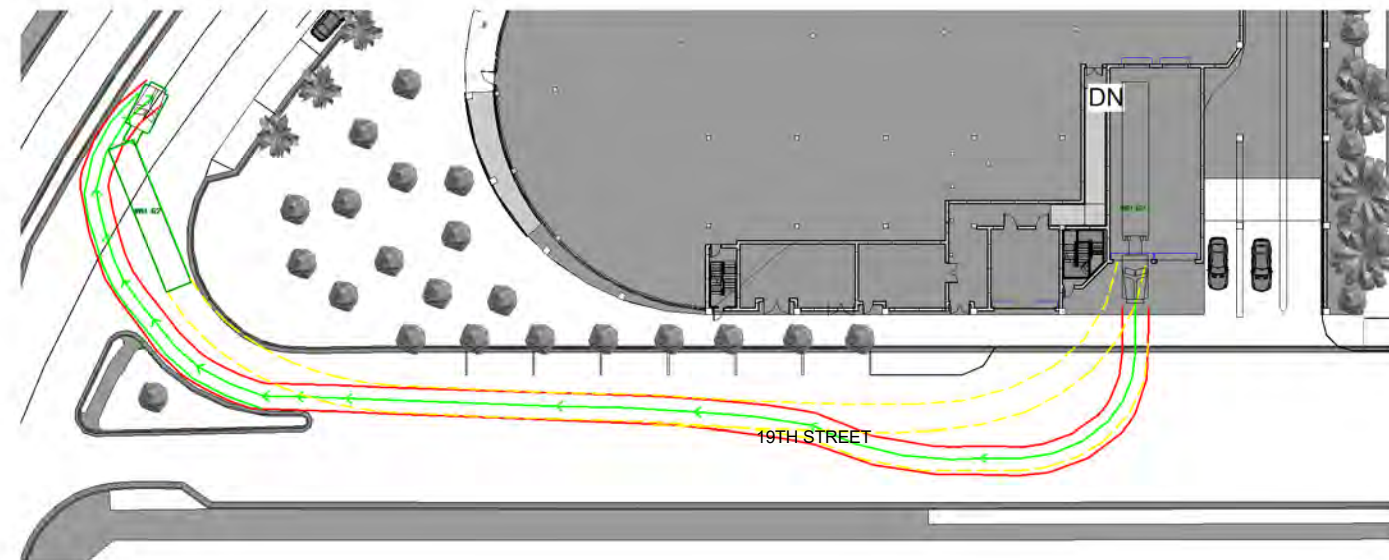
3 MANEUVERABILITY STUDY. WB62 TRUCK BAY 1 INGRESS
 1" = 60'-0"



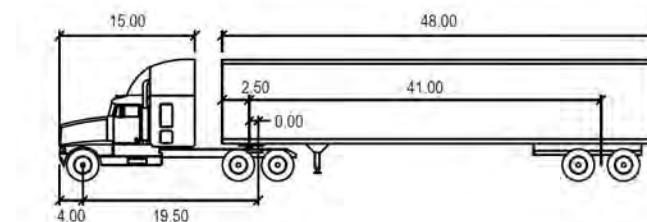
2 MANEUVERABILITY STUDY. WB62 TRUCK BAY 2 EGRESS
 1" = 60'-0"



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



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



WB-62

	feet.		
Tractor Width	8.00	Lock to Lock Time	6.0
Trailer Width	8.50	Steering Angle	28.4
Tractor Track	8.00	Articulating Angle	70.0
Trailer Track	8.50		

**LOADING
 DOCK
 DIAGRAMS-WASTE
 TRUCKS**

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" = 50'-0"

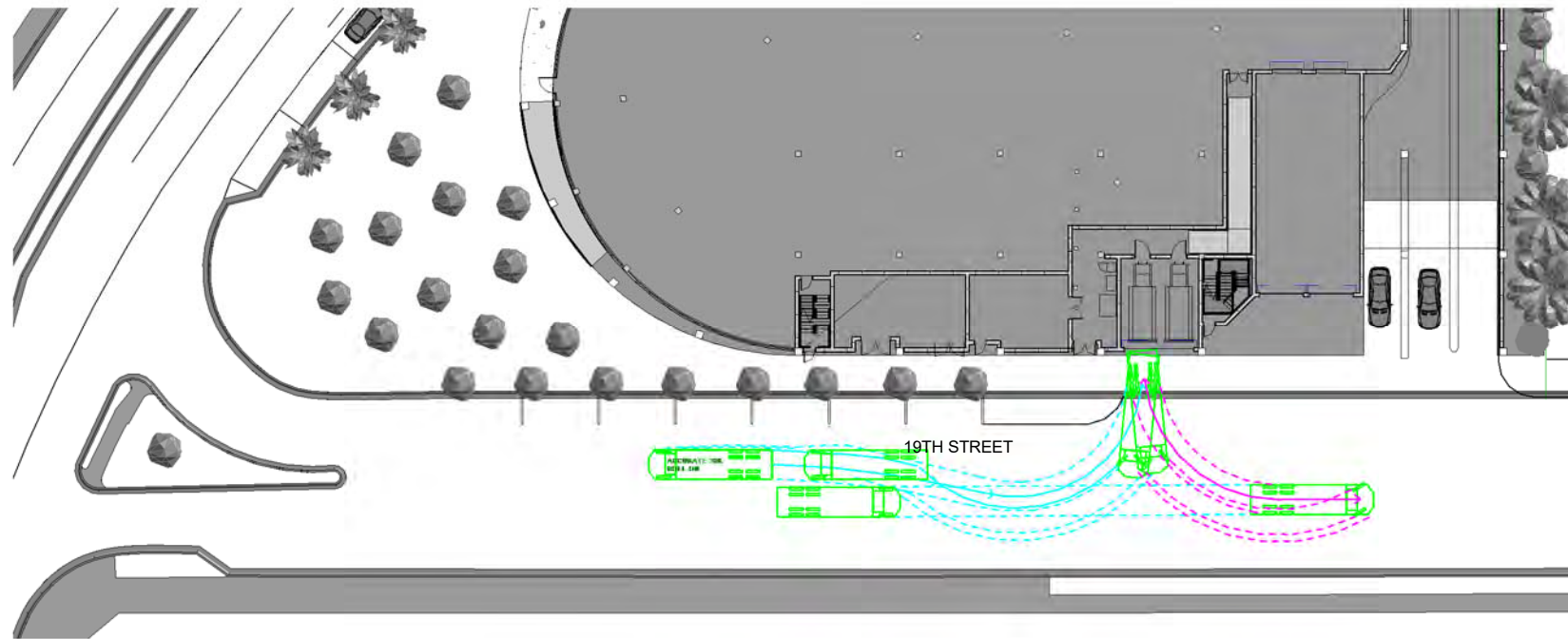
DRAWN: CV, JDB

CHECK: JMcG

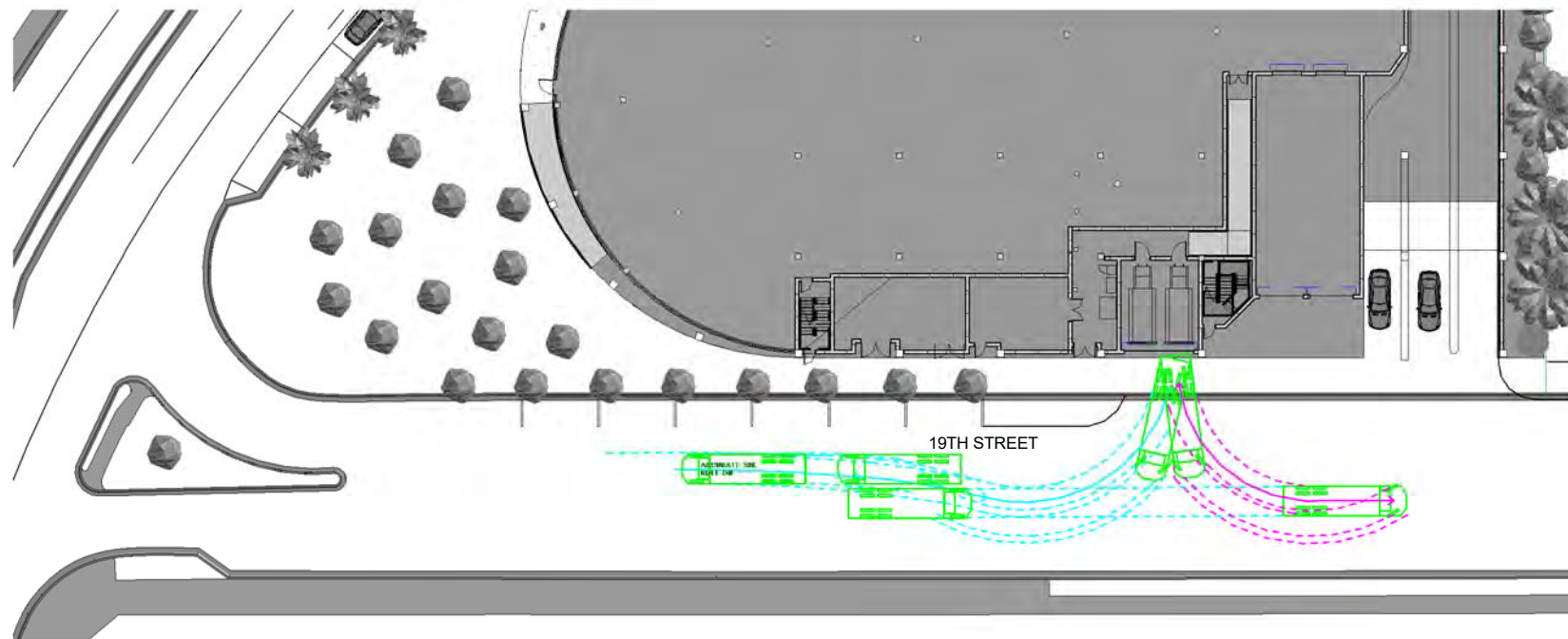
DATE: 02/04/2024

SHEET NUMBER

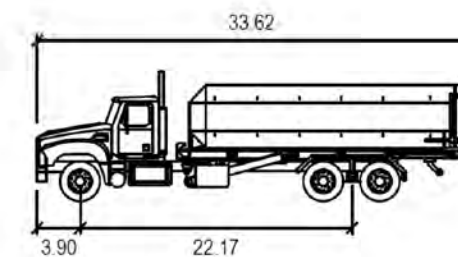
A1.07



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**

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

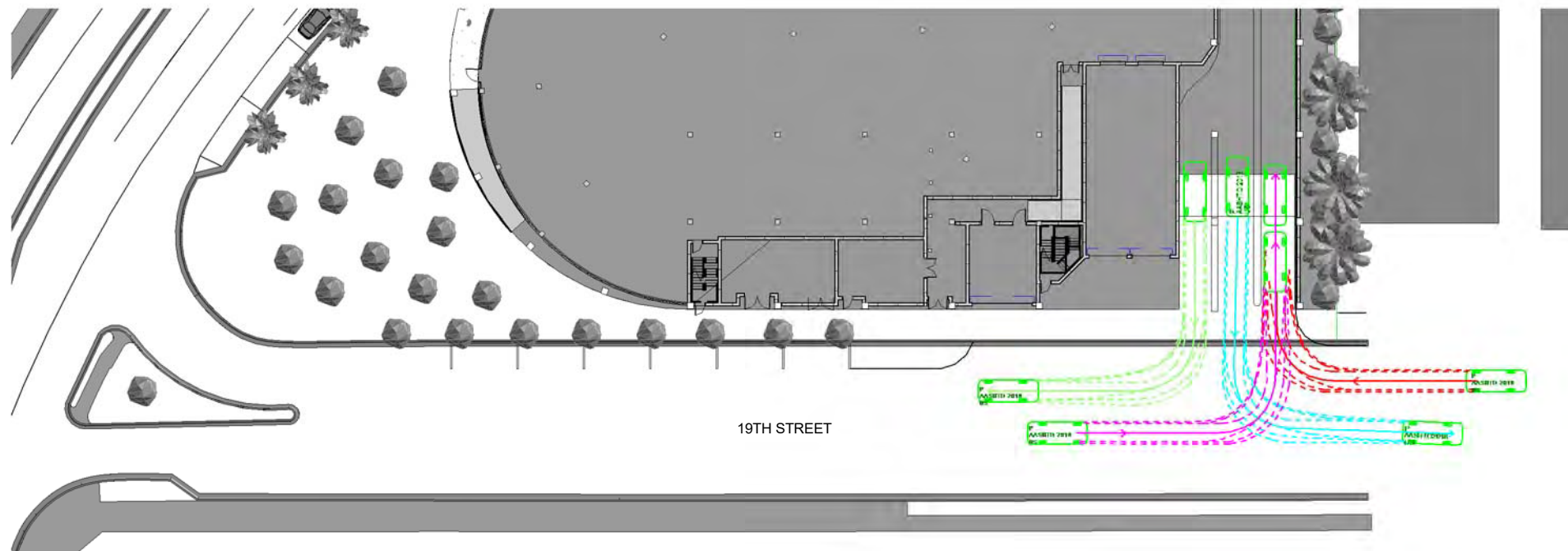
SCALE: 1" = 50'-0"

DRAWN: CV, JDB

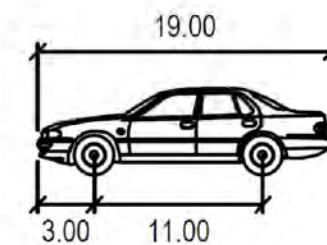
CHECK: JMcG

DATE: 02/04/2024

SHEET NUMBER
A1.08

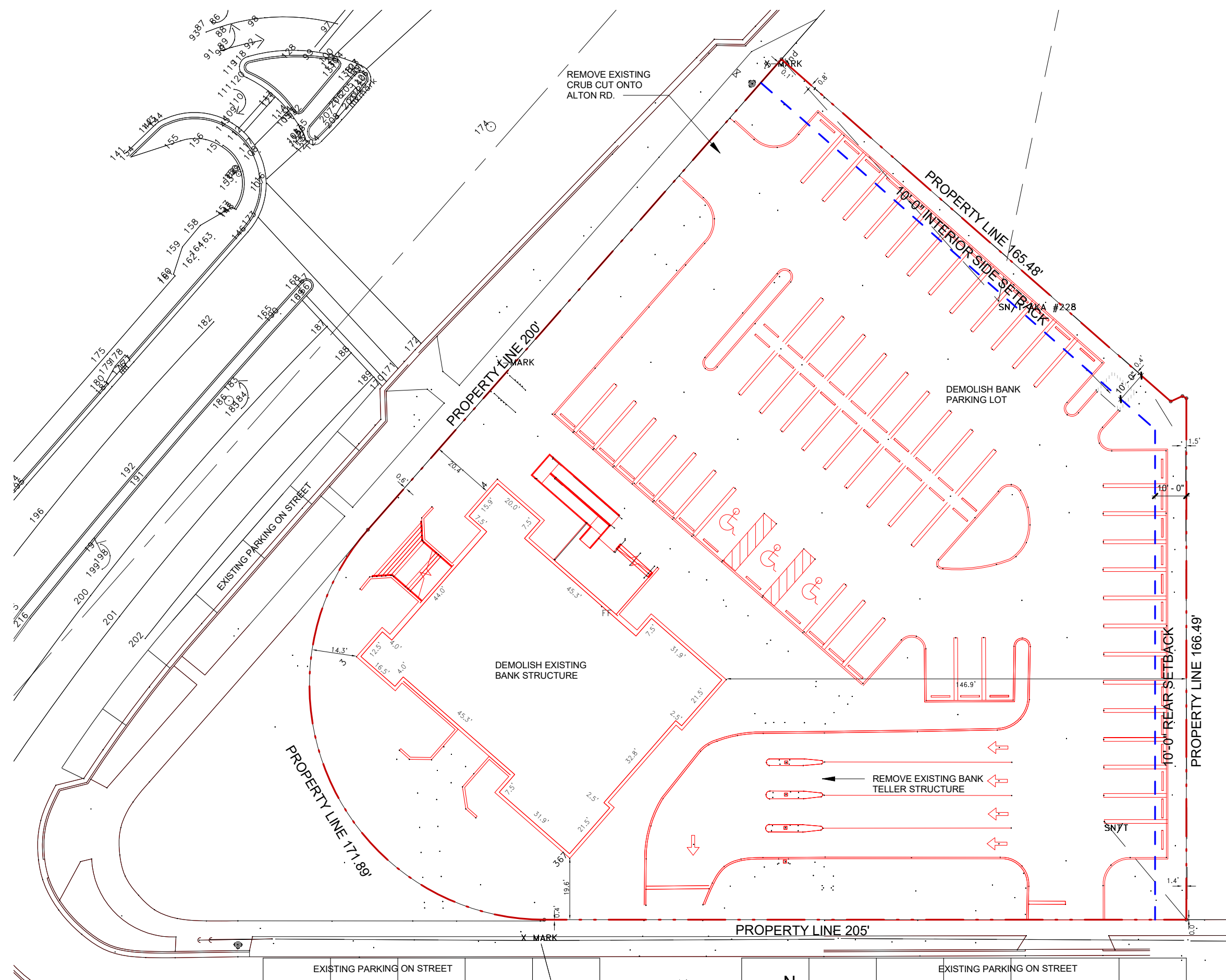


① **MANEUVERABILITY STUDY. PASSENGER CAR**
 1" = 50'-0"



P

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



**DEMO FLOOR
 PLAN**

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

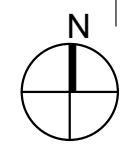
SCALE: 1/32" = 1'-0"

DRAWN: CV, JDB

CHECK: JMcG

DATE: 02/04/2024

SHEET NUMBER
A1.10



1

DEMO PLAN
 1/32" = 1'-0"



PL SB

ALTON ROAD

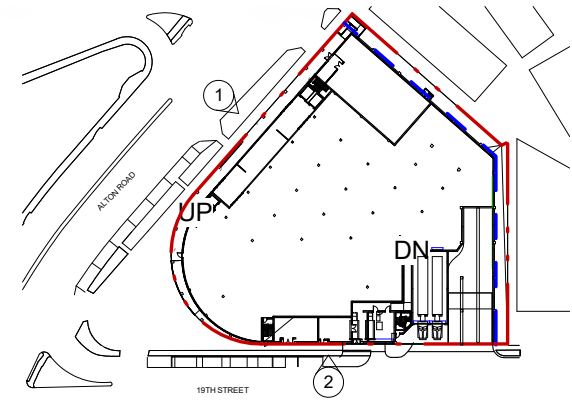
1 NW ELEVATION
 3/64" = 1'-0"



PL

19TH STREET

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

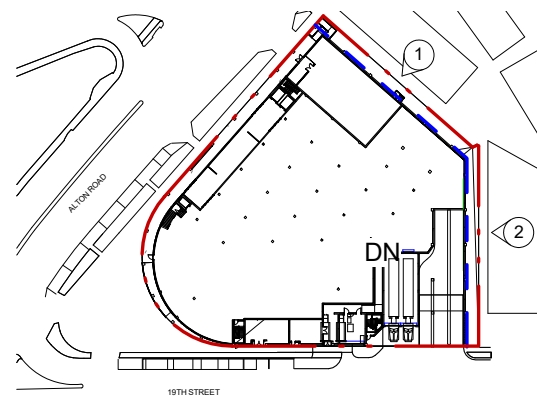
* GRADES DEPICTED IN ELEVATIONS ARE BASED ON CITY OF MIAMI BEACH 2025 MINIMUM ROAD ELEVATIONS FOR FUTURE ROAD PROJECTS



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



2 EAST 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
 SECTIONS**

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: 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**

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

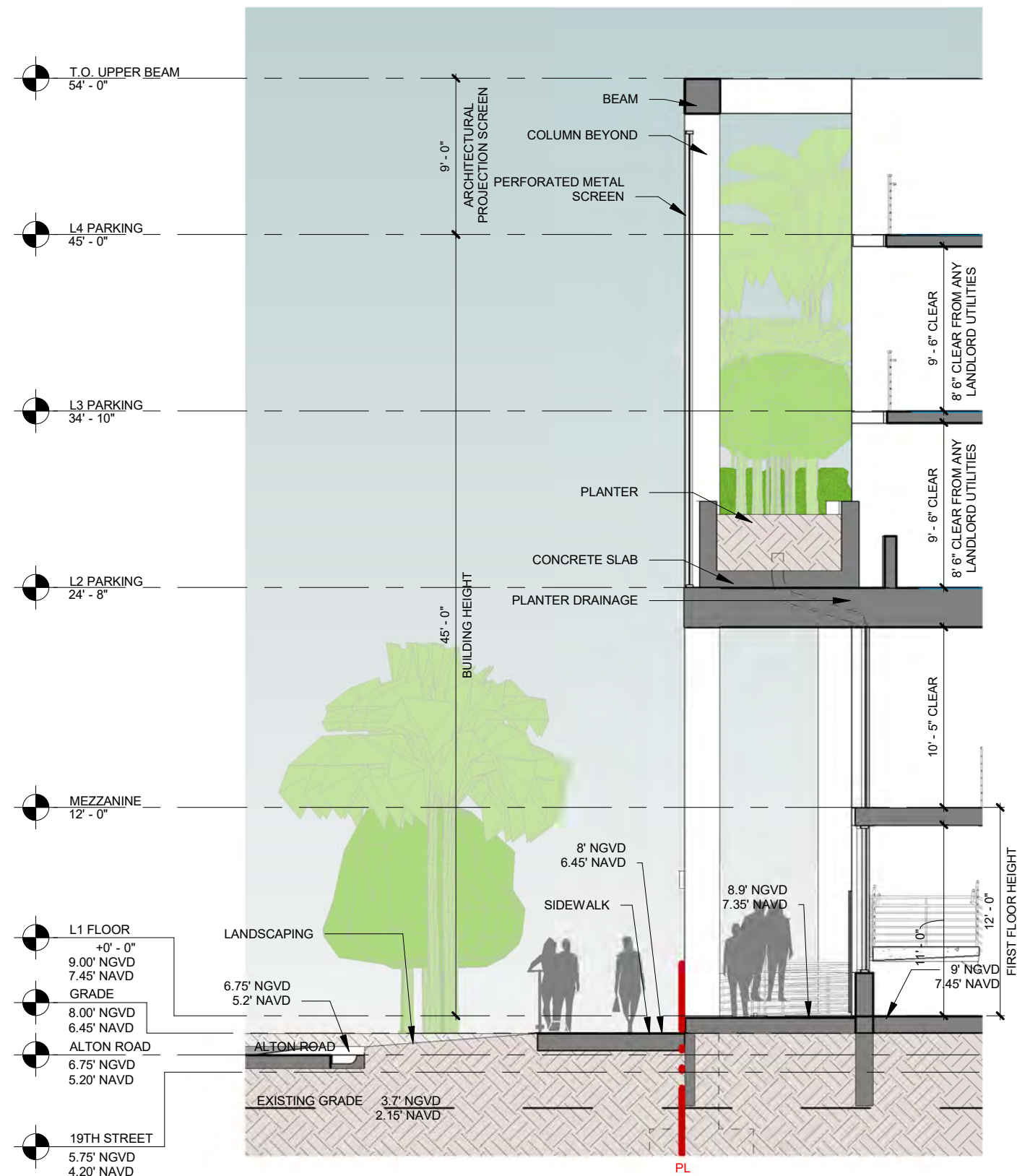
SCALE: 1/8" = 1'-0"

DRAWN: CV, JDB

CHECK: JMcG

DATE: 02/04/2024

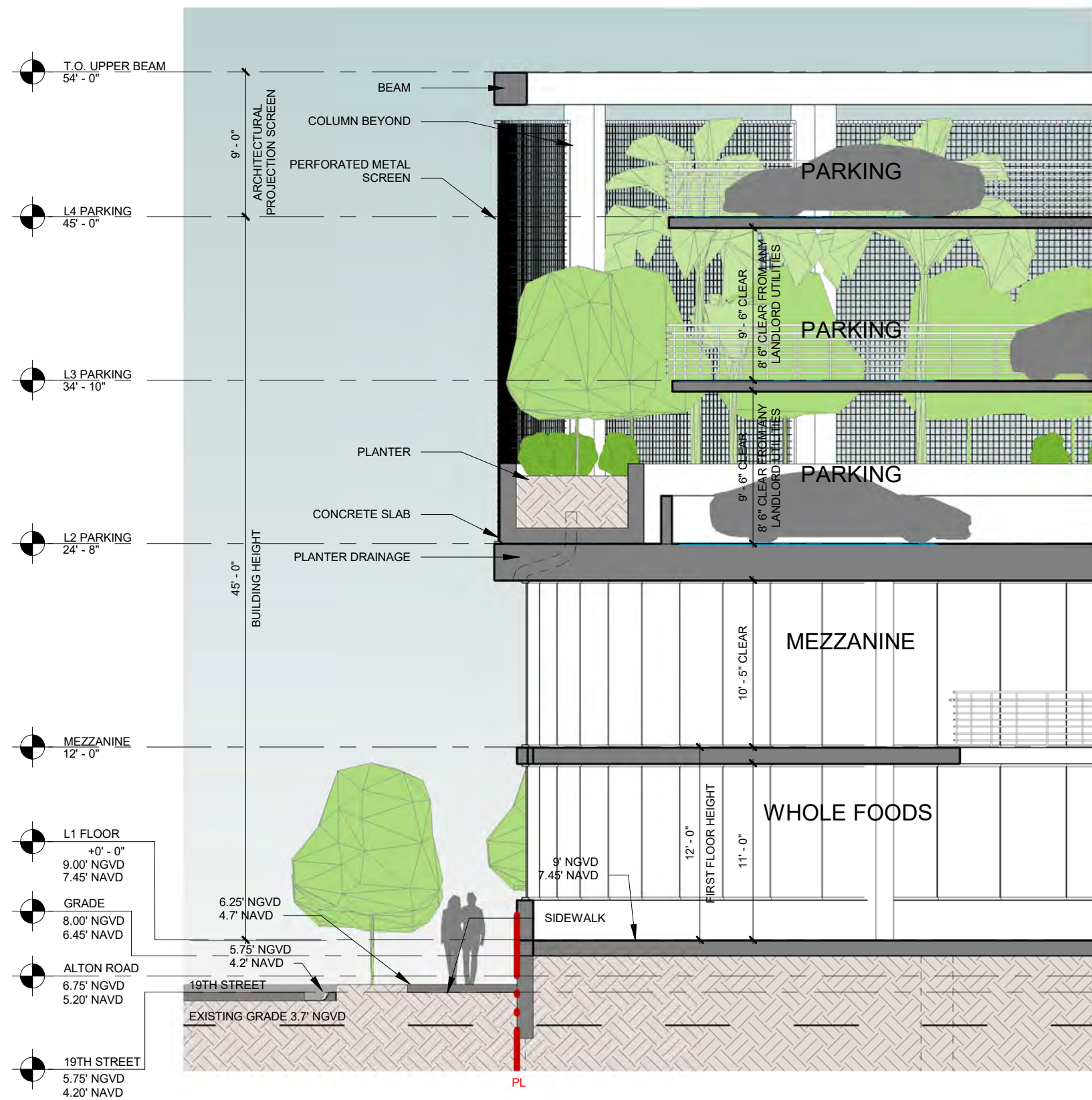
SHEET NUMBER
A2.10



* 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**



* 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"

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"

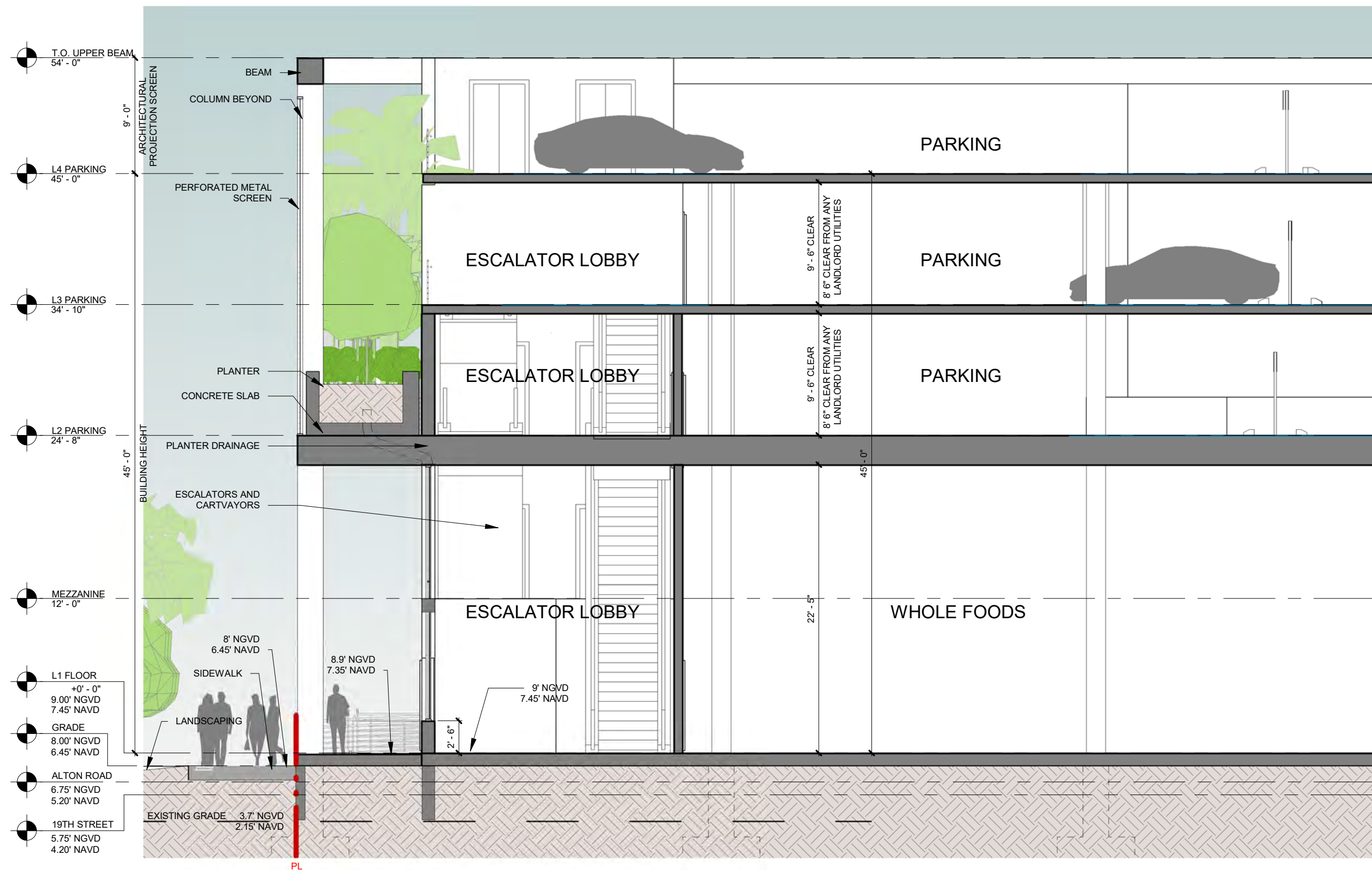
DRAWN: CV, JDB

CHECK: JMcG

DATE: 02/04/2024

SHEET NUMBER
A2.11

**WALL
 SECTION**



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