

DRB23-0956 1901 Alton Road

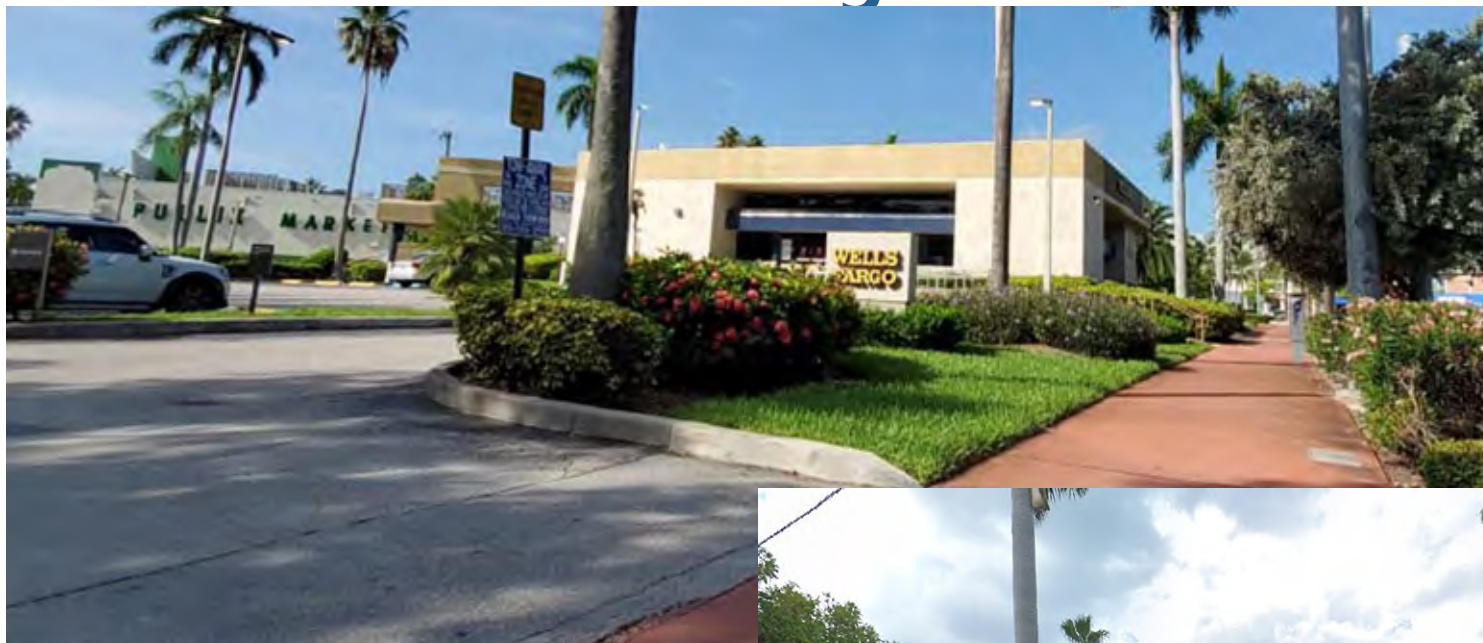
April 2, 2024



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)

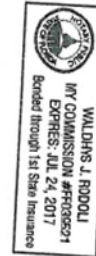
Personally known to the or Produced ID:

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

Printed Name: *Waldhys J. Rodoli*

My Commission Expires: (Seal)

This document contains 3 pages.



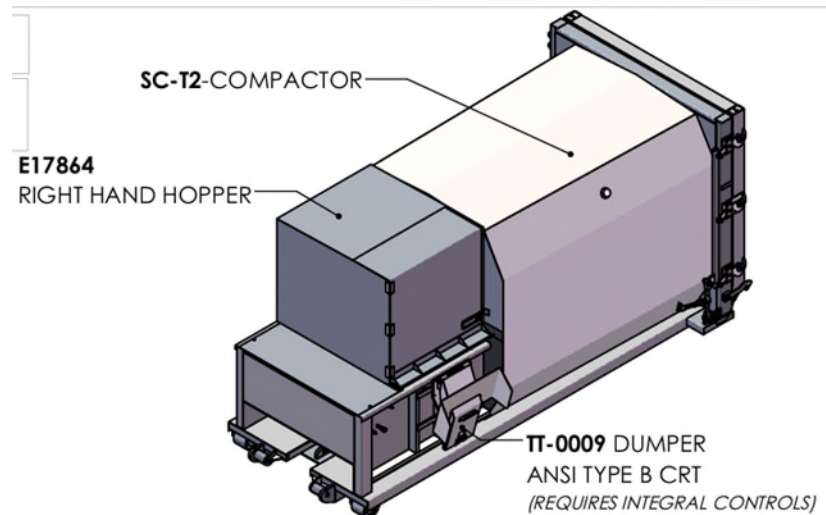
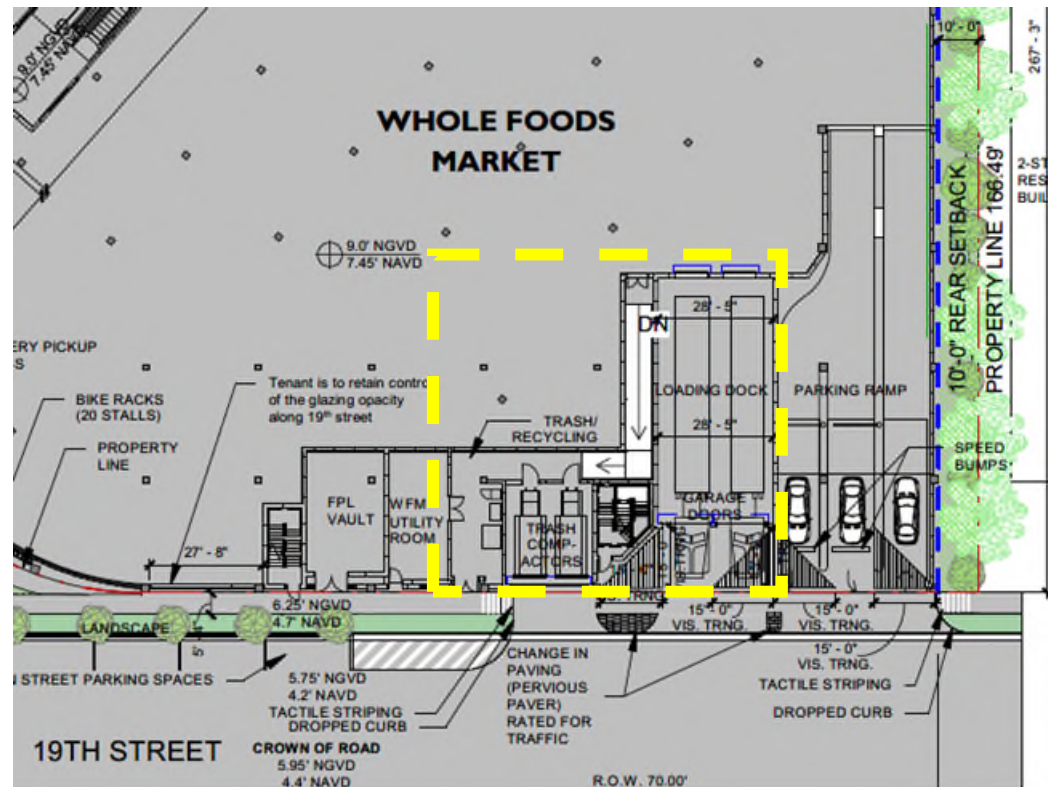
Project Overview

- 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



Architectural Plans





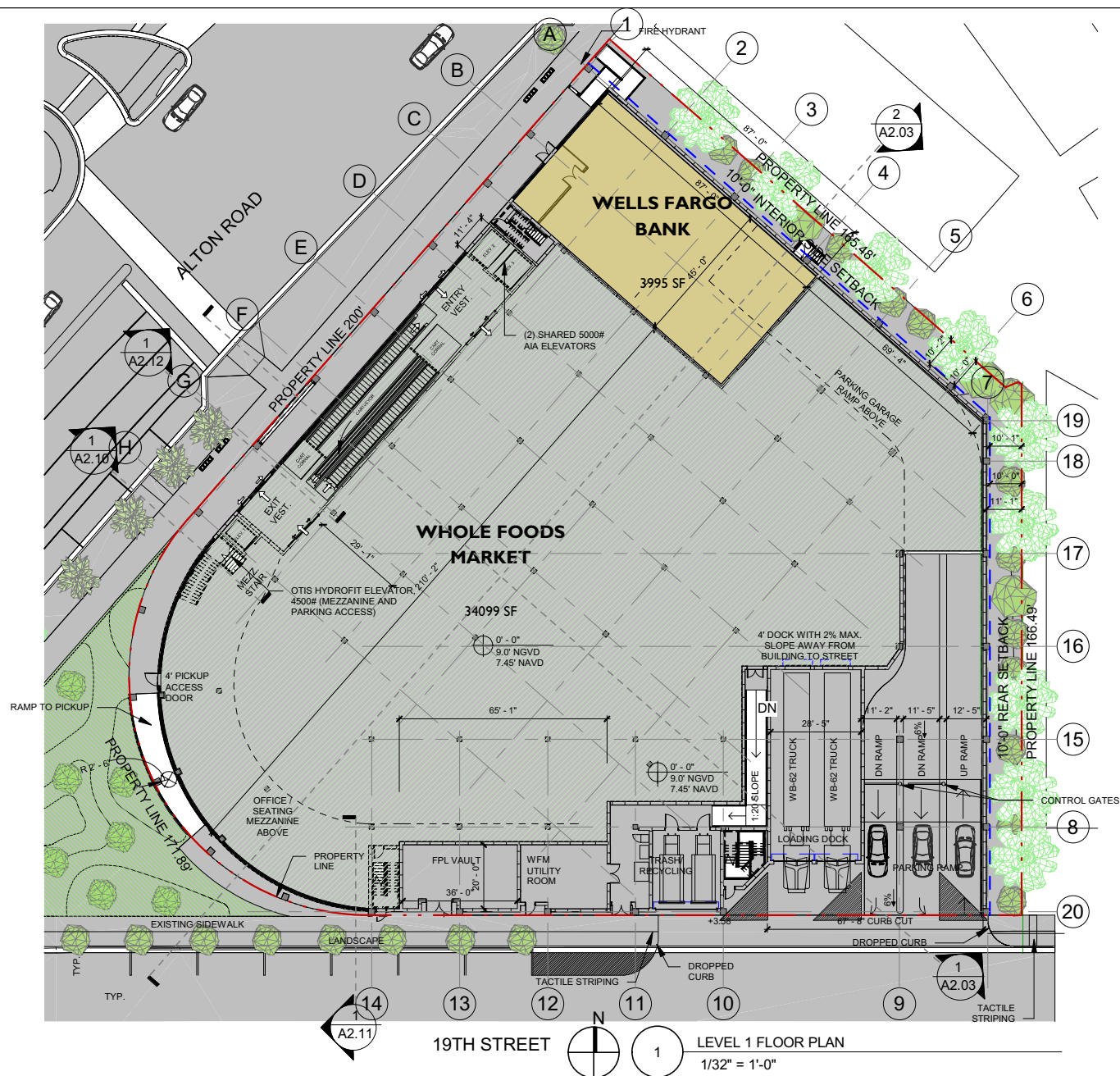


OPPENHEIM
ARCHITECTURE



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



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

LEVEL I
FLOOR PLAN

JENNIFER McCONNEY FLORIDA LIC# AB93044

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, JD

CHECK: JMc

DATE: 01/28/2024

SHEET NUMBER

A1.01

**LEVEL 1.5
FLOOR PLAN**

(BENEFIT MCCONNEY 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. (c) 2020

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

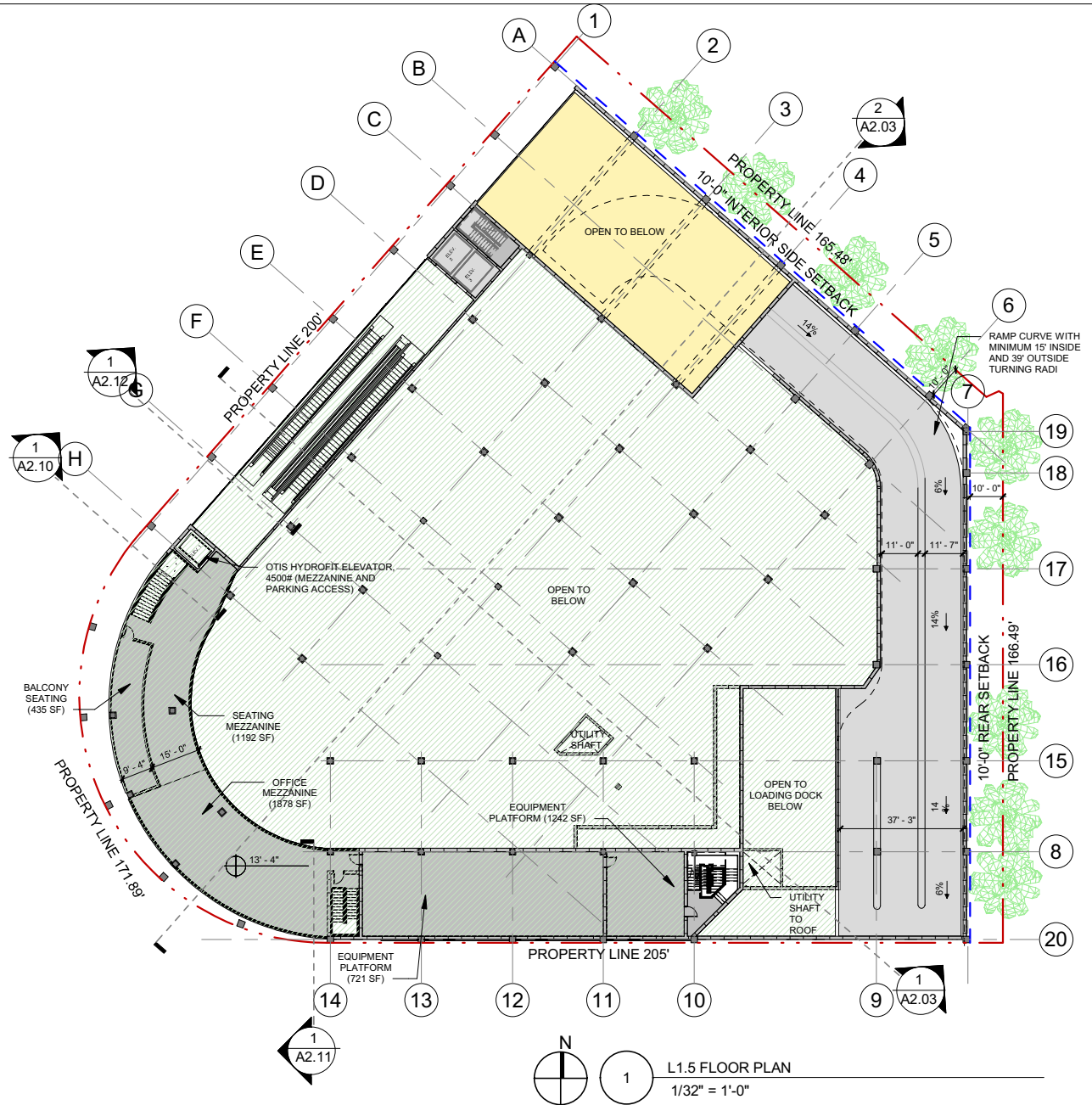
DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

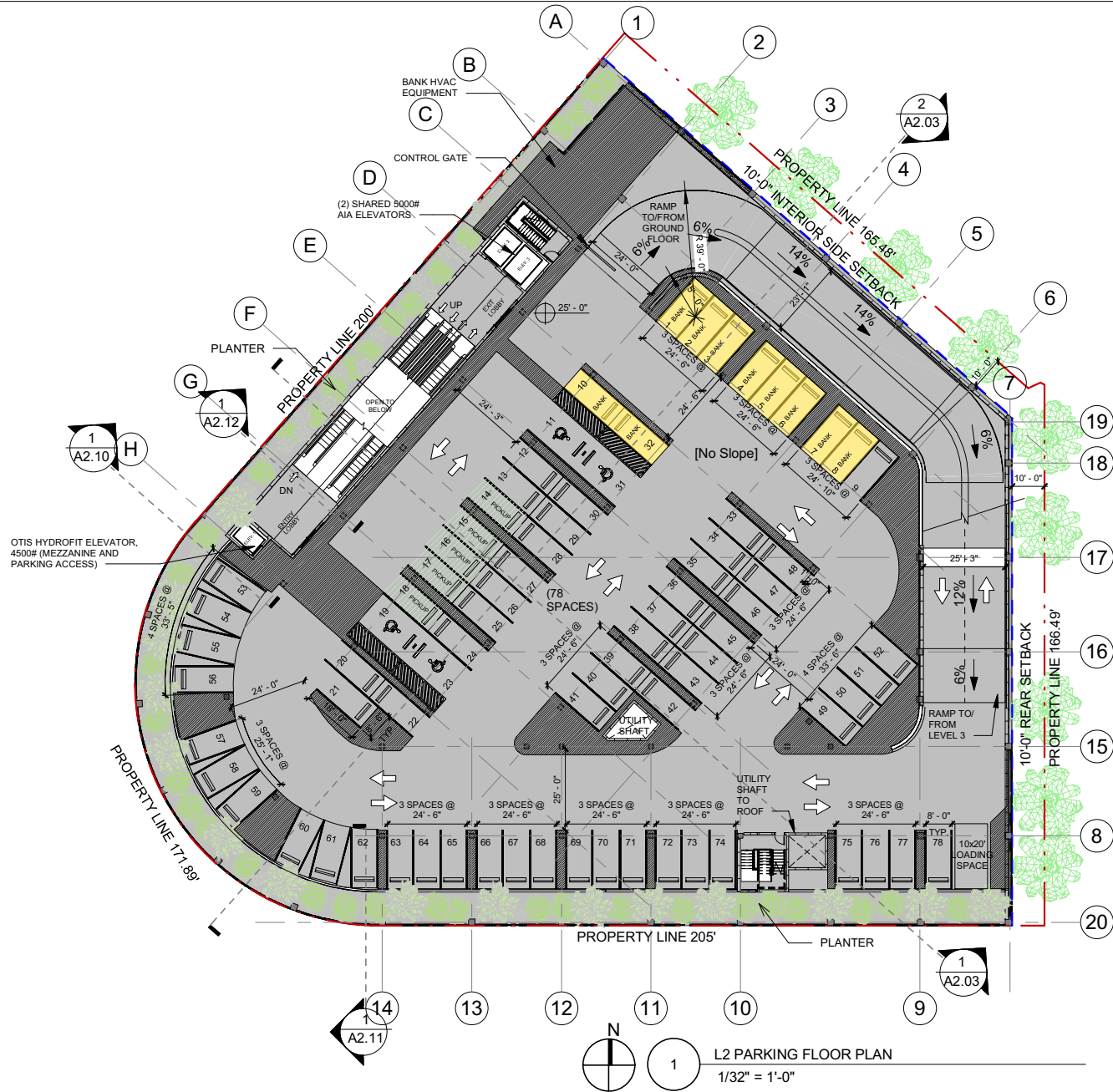
SHEET NUMBER

A1.02



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. (S) 2020.
NO PART OF THIS DRAWING MAY BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY ANY MEANS
WITHOUT THE EXPRESS WRITTEN CONSENT OF
STUDIO MCG ARCHITECTURE & PLANNING, INC.

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

DRAWN: CV, JDB

CHECK: JMcG

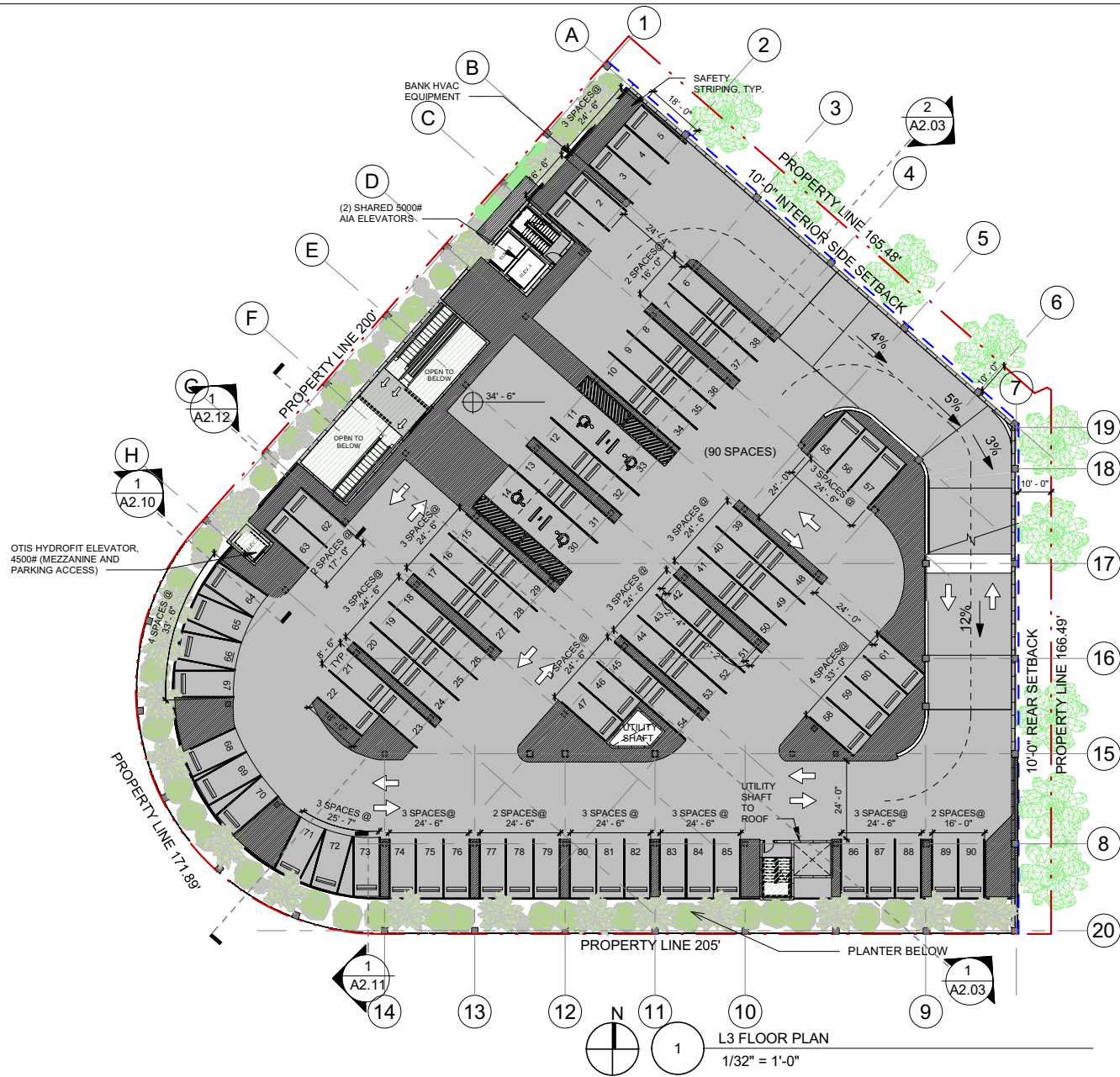
DATE: 01/28/2024

SHEET NUMBER

A1.03

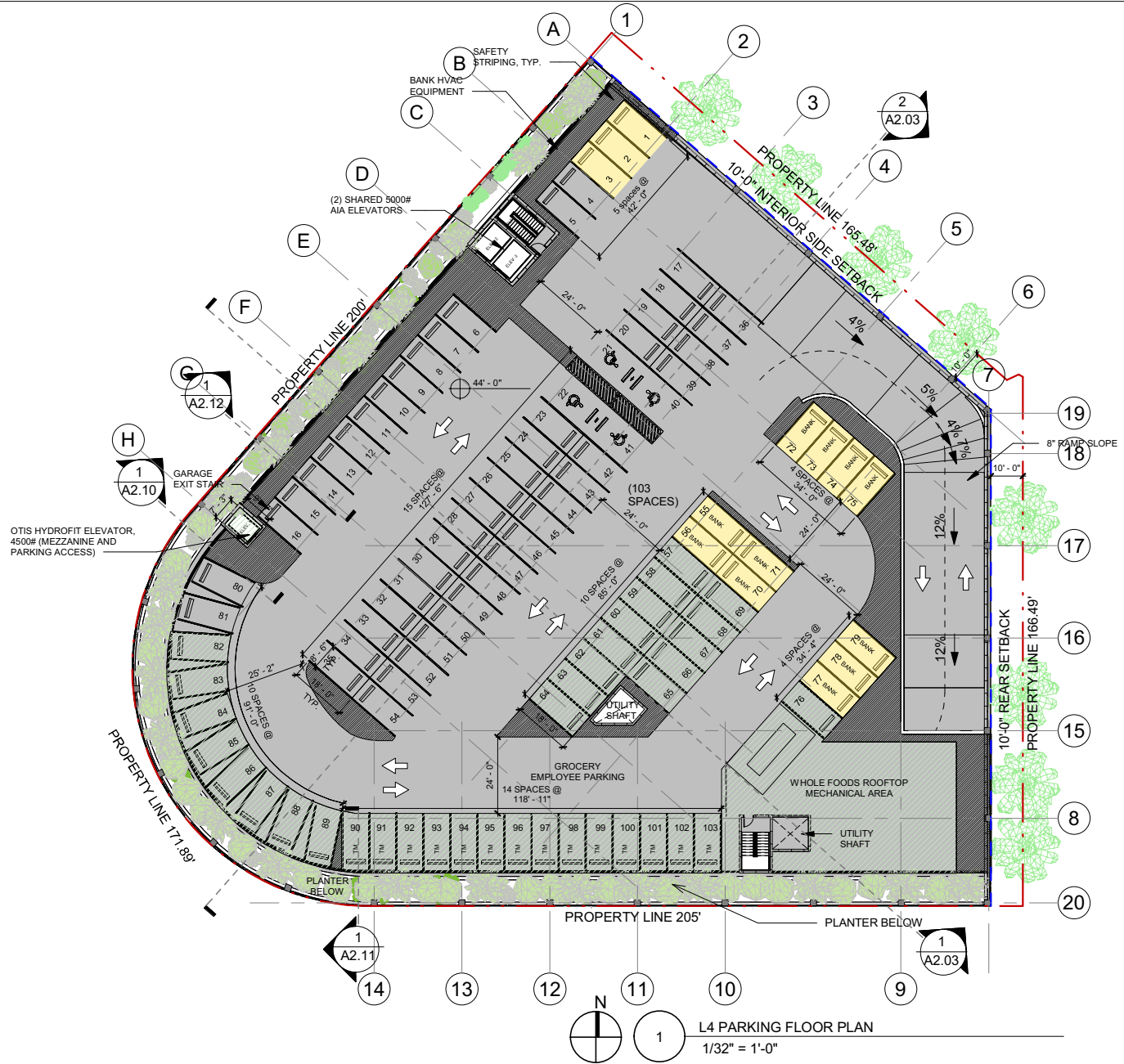
Parking Schedule		
Level	Comments	Count
L2 PARKING	PARKING 1 CAR TYP.	74
L2 PARKING	PARKING SINGLE ADA	4
L3 PARKING	PARKING 1 CAR TYP.	86
L3 PARKING	PARKING SINGLE ADA	4
L4 PARKING	PARKING 1 CAR TYP.	99
L4 PARKING	PARKING SINGLE ADA	4

271

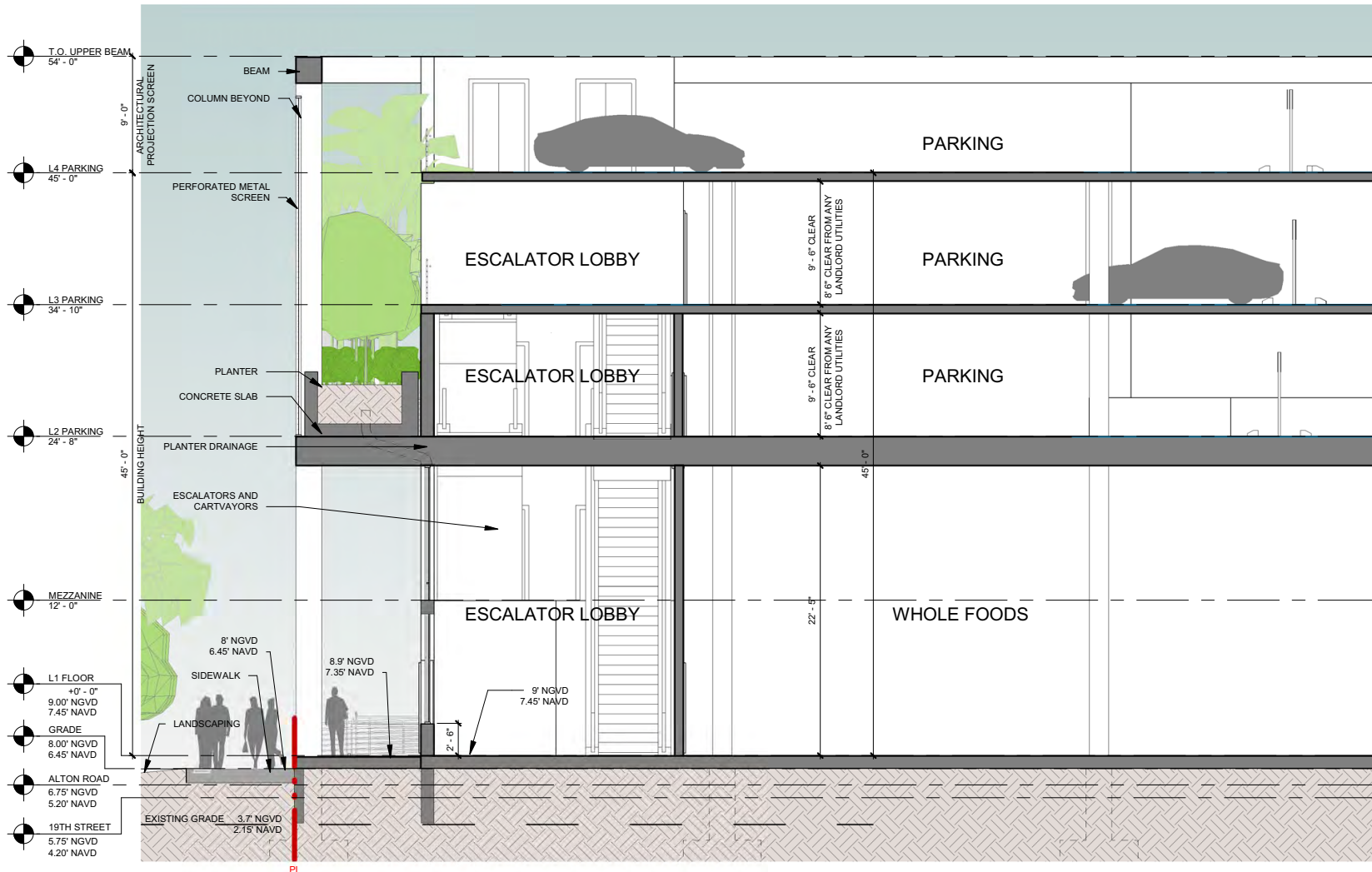


Parking Schedule		
Level	Comments	Count
L2 PARKING	PARKING 1 CAR TYP.	74
L2 PARKING	PARKING SINGLE ADA	4
L3 PARKING	PARKING 1 CAR TYP.	86
L3 PARKING	PARKING SINGLE ADA	4
L4 PARKING	PARKING 1 CAR TYP.	99
L4 PARKING	PARKING SINGLE ADA	4

271



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

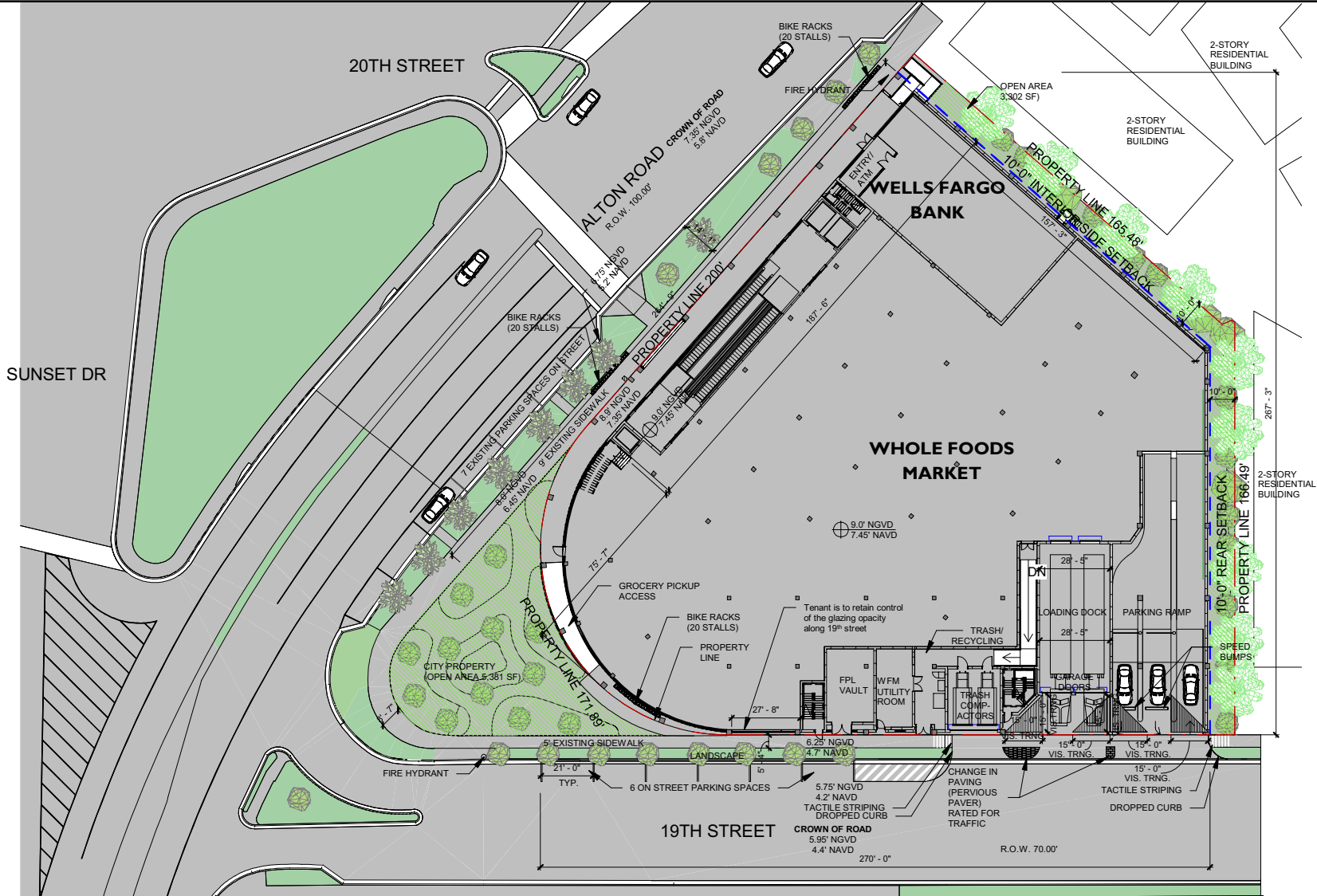


1 WALL SECTION - WEST FACADE
1/8" = 1'-0"

REVISED:

Reduced length of FPL, utilities , trash loading and driveways on 19 Street

Added pervious pavers



WALGREENS



SITE PLAN
1" = 40'-0"

TUDIO
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

(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 EXPRESSED WRITTEN CONSENT OF
STUDIO MCG ARCHITECTURE & PLANNING, INC. © 2020

SCALE: 1" = 40'-0"

DRAWN: CV, JDB

CHECK: JMcG

DATE: 02/04/2024

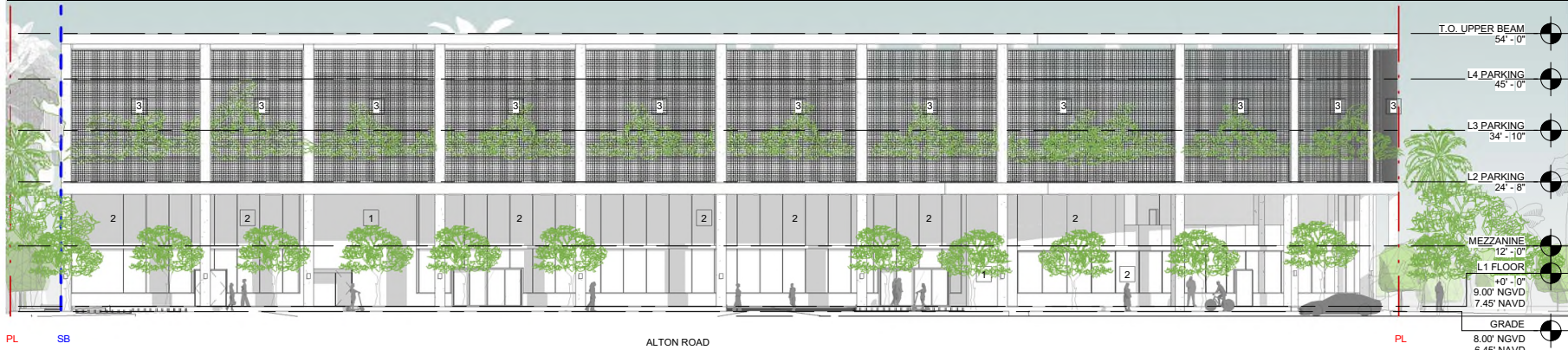
SHEET NUMBER

A1.00

REVISED:

Added roll-down doors for the loading area

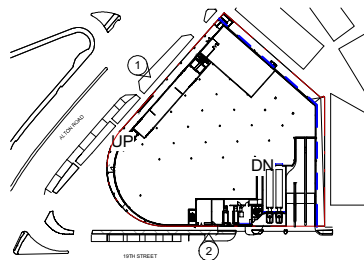
Added more louvers over the FPL/utility area and more glazing to the west of the FPL/utility area



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



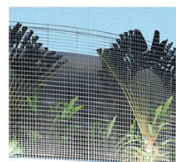
2 SOUTH ELEVATION
3/64" = 1'-0"



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

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

**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

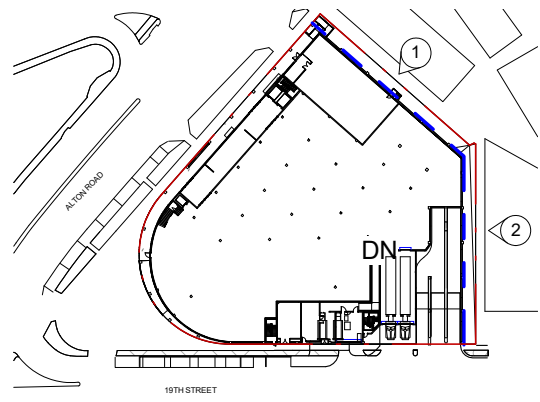
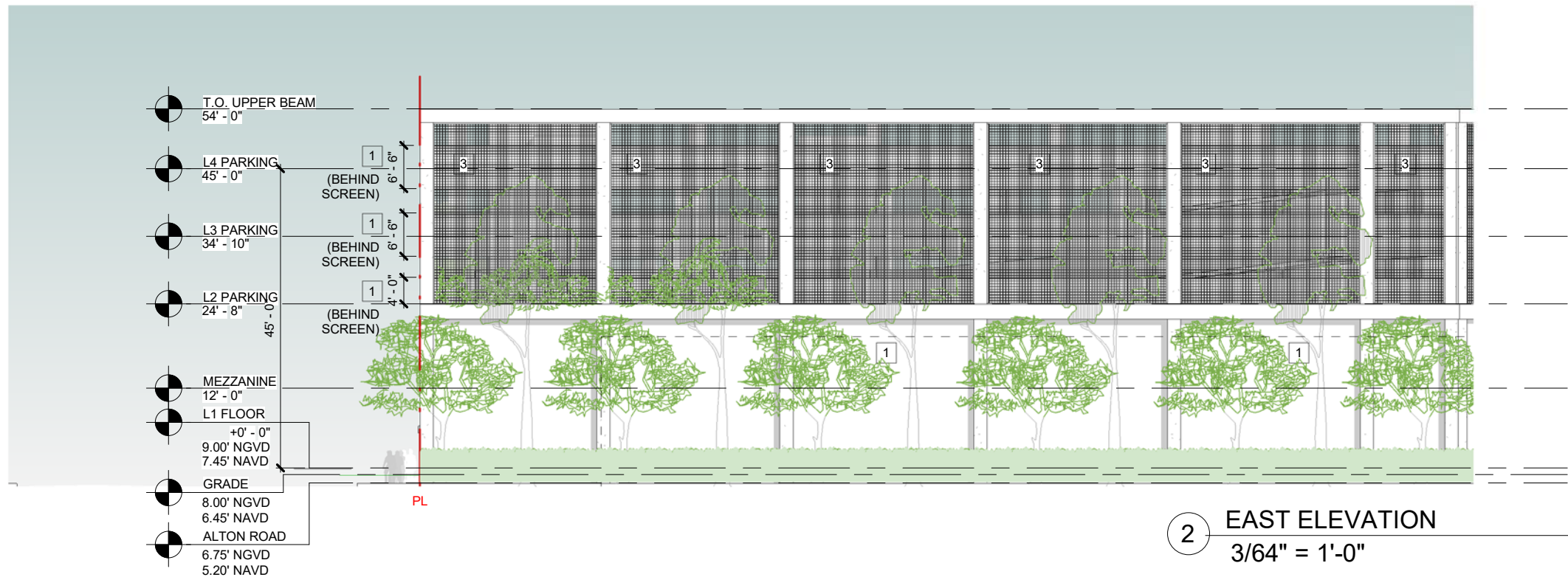
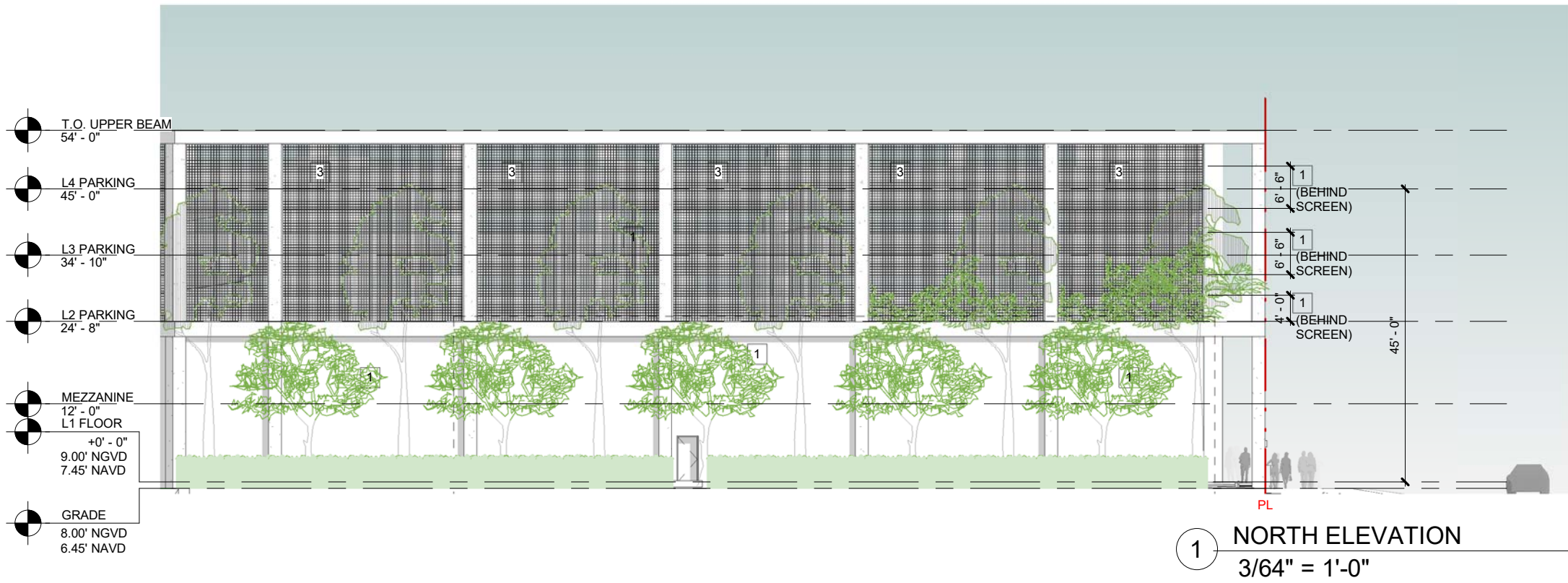
CHECK: JMcG

DATE: 02/04/2024

SHEET NUMBER

A2.01

REVISED:
Pursuant to
agreement with
New World
Symphony
Increased Mesh
on North and
East Elevations



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

Landscape Plans





CYPRESS TREES



Bald Cypress | Taxodium distichum



GROUNDCOVERS



Muhly Grass | Muhlenbergia capillaris

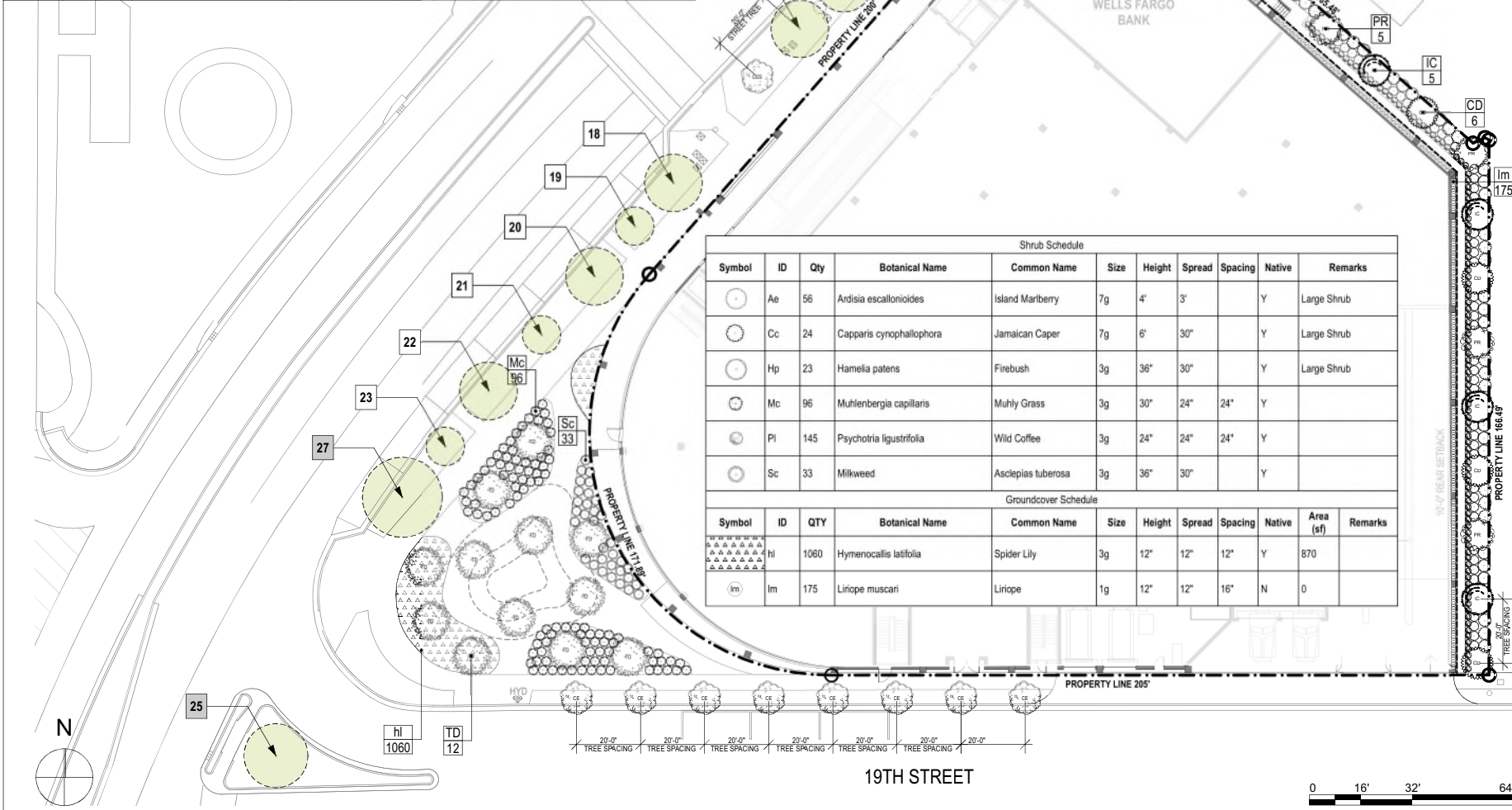


Spider Lily | Hymenocallis latifolia



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

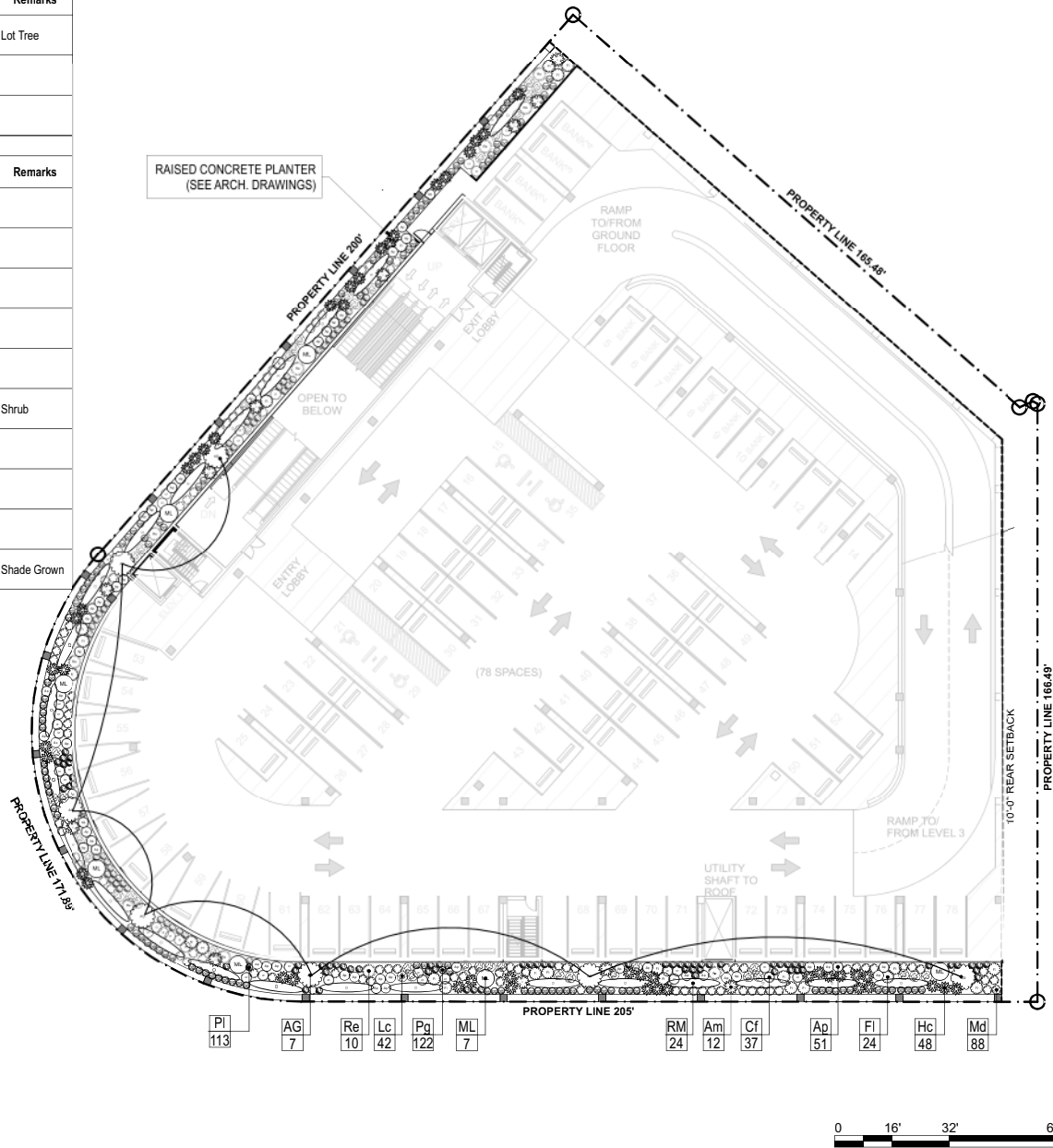
SITE
PLANTING
PLAN

LAST REVISED: 03/25/24 FOR 1901 ALTON
ALL DRAWINGS AND WRITTEN MATERIALS ARE THE PROPERTY OF MCG ARCHITECTURE. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN PERMISSION OF MCG ARCHITECTURE. © 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
OPPENHEIM 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. © 2024

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

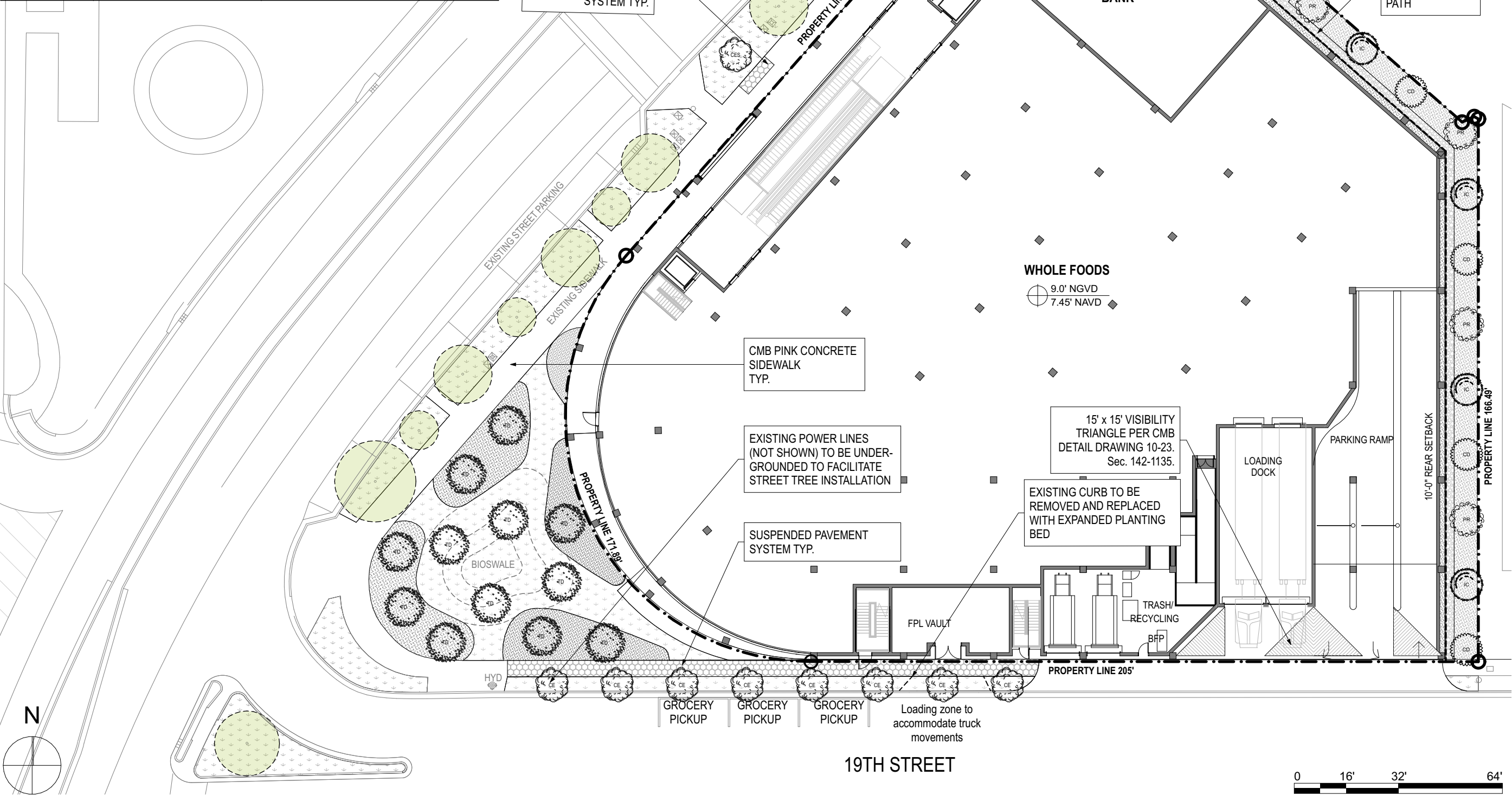
DRAWN: AJ

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



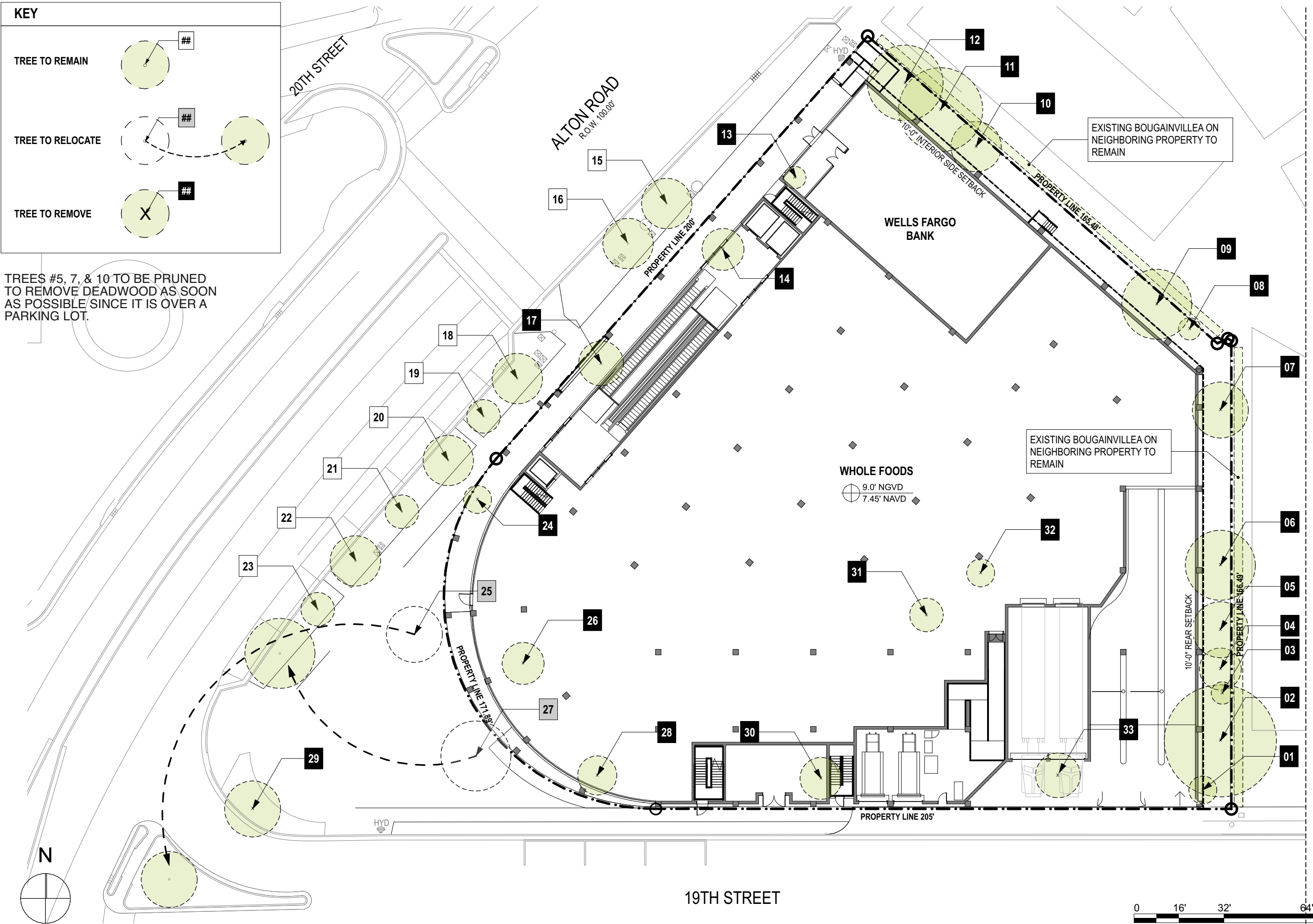
KEY

TREE TO REMAIN

TREE TO RELOCATE

TREE TO REMOVE

TREES #5, 7, & 10 TO BE PRUNED TO REMOVE DEADWOOD AS SOON AS POSSIBLE SINCE IT IS OVER A PARKING LOT.



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

TREE
DISPOSITION
PLAN

JUSTINE VELEZ, FLORIDA LIC# LA6667391

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"

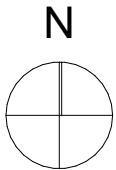
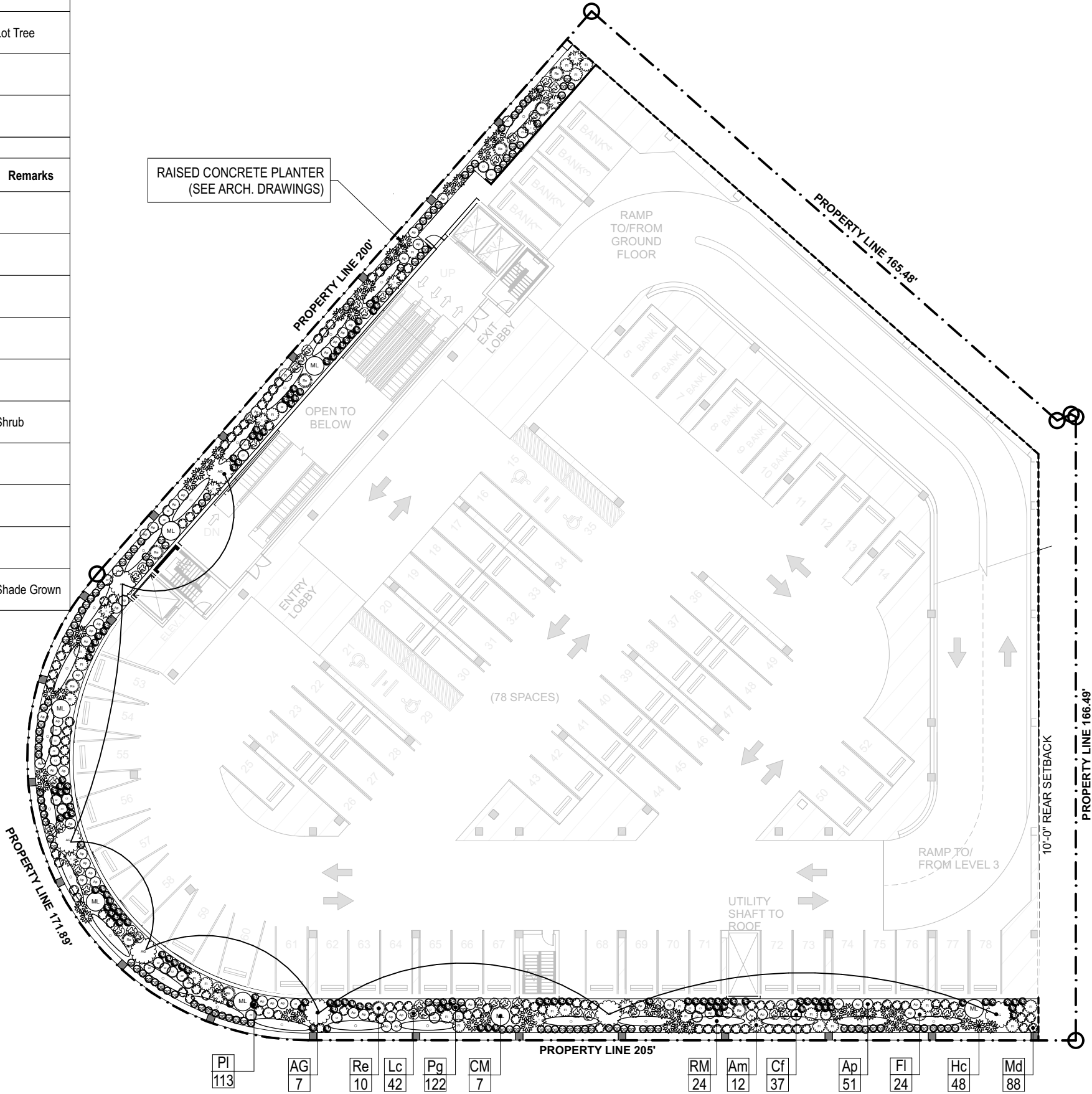
DRAWN: AJ

CHECK: JV/DS

DATE: 03/25/24

SHEET NUMBER
L002

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
	CM	7	Caryota mitis	Fishtail Palm		24'	8'	N	
	RM	24	Ravenala madagascariensis	Traveller Tree		24'	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



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

2ND LEVEL PLANTING PLAN

JUSTINE VELEZ FLORIDA LIC# LA6667391

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: AJ

CHECK: JV/DS

DATE: 03/25/24

SHEET NUMBER
L201

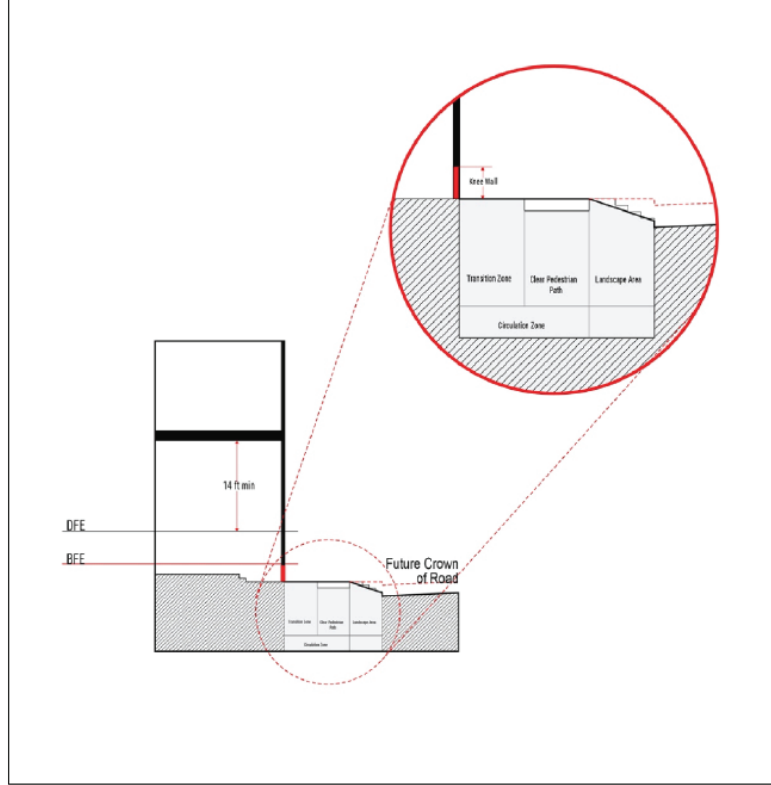
Thank You

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

www.brzoninglaw.com

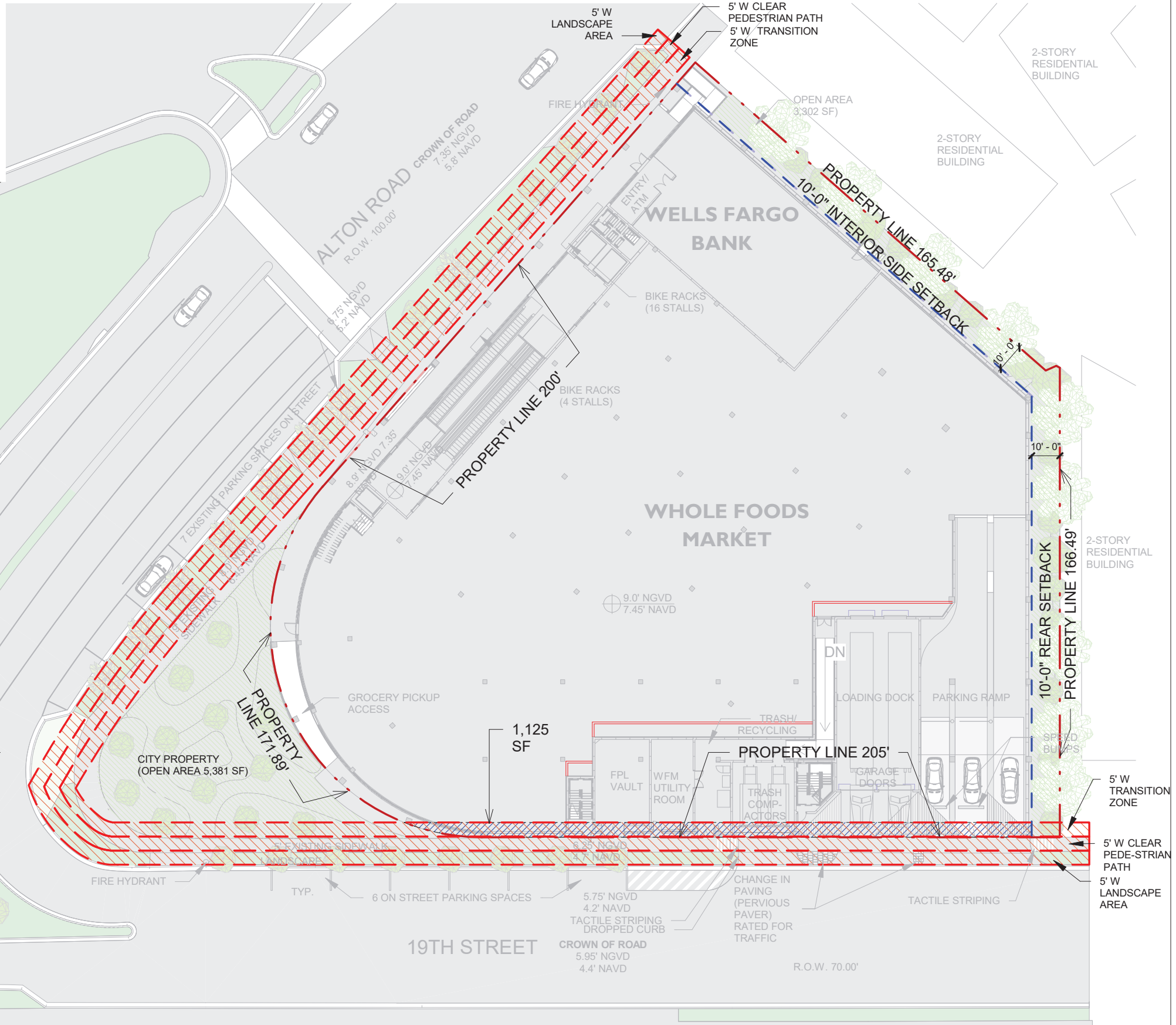
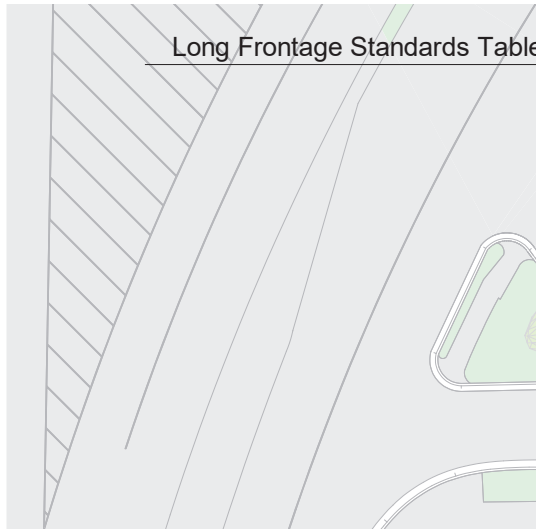
305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com

Long Frontage Standards Table

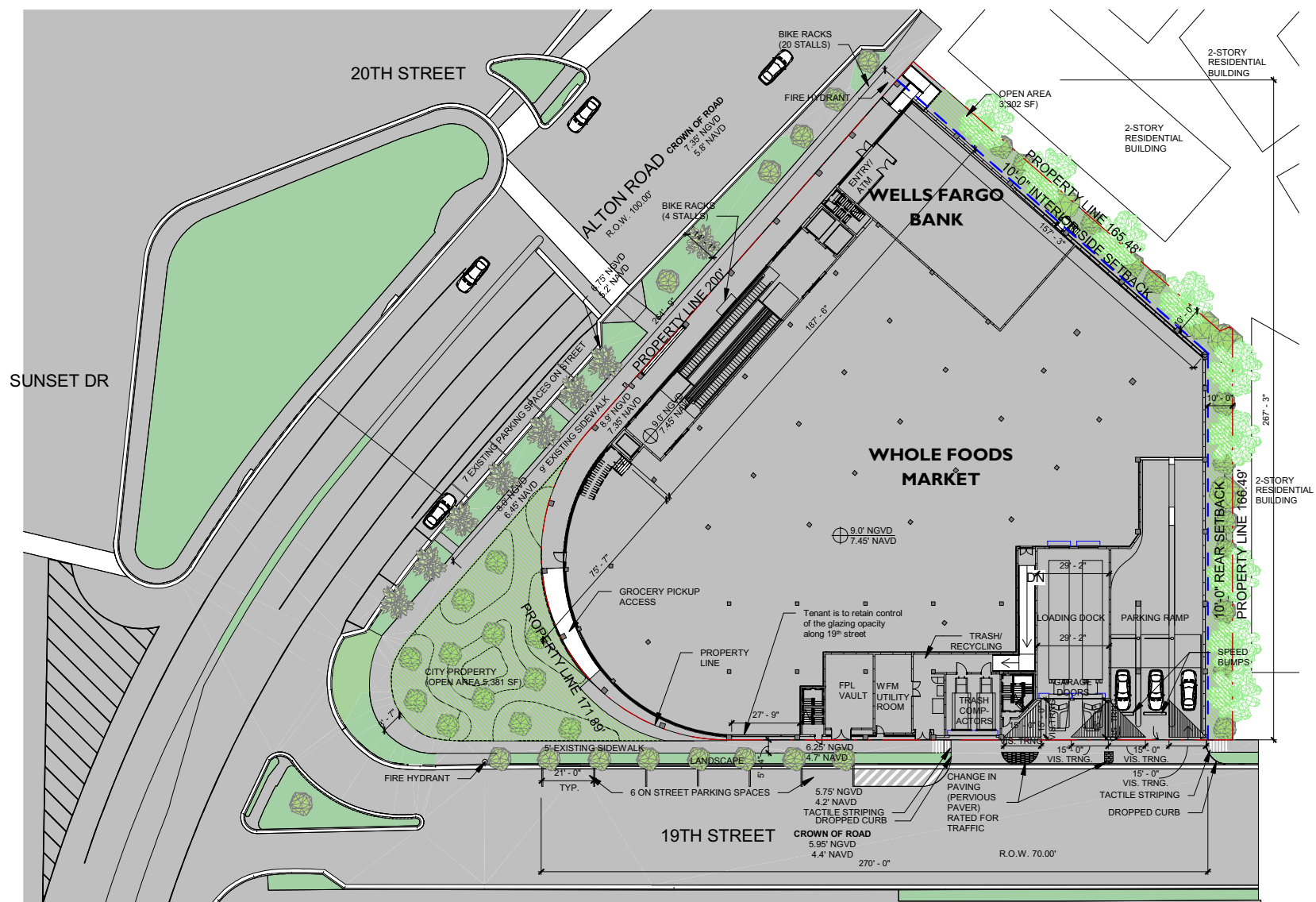


7.1.2.3 Resilience and Adaptation Standards for Exterior Building and Lot

Long Frontage Standards Table



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

(JENNIFER MCCONNEY FLORIDA LIC# 40854)
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF JENNIFER MCCONNEY 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

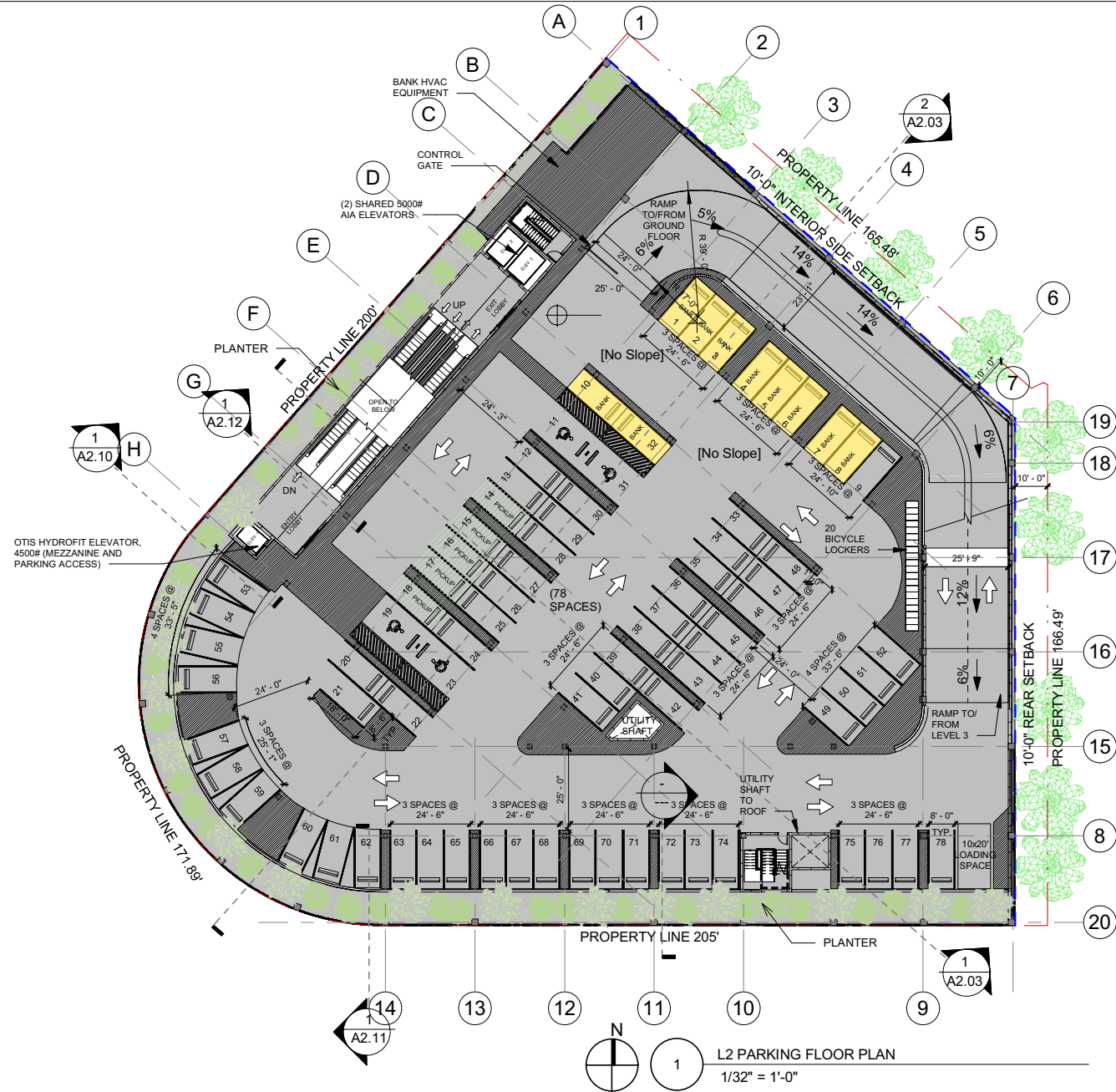
SHEET NUMBER
A1.00

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

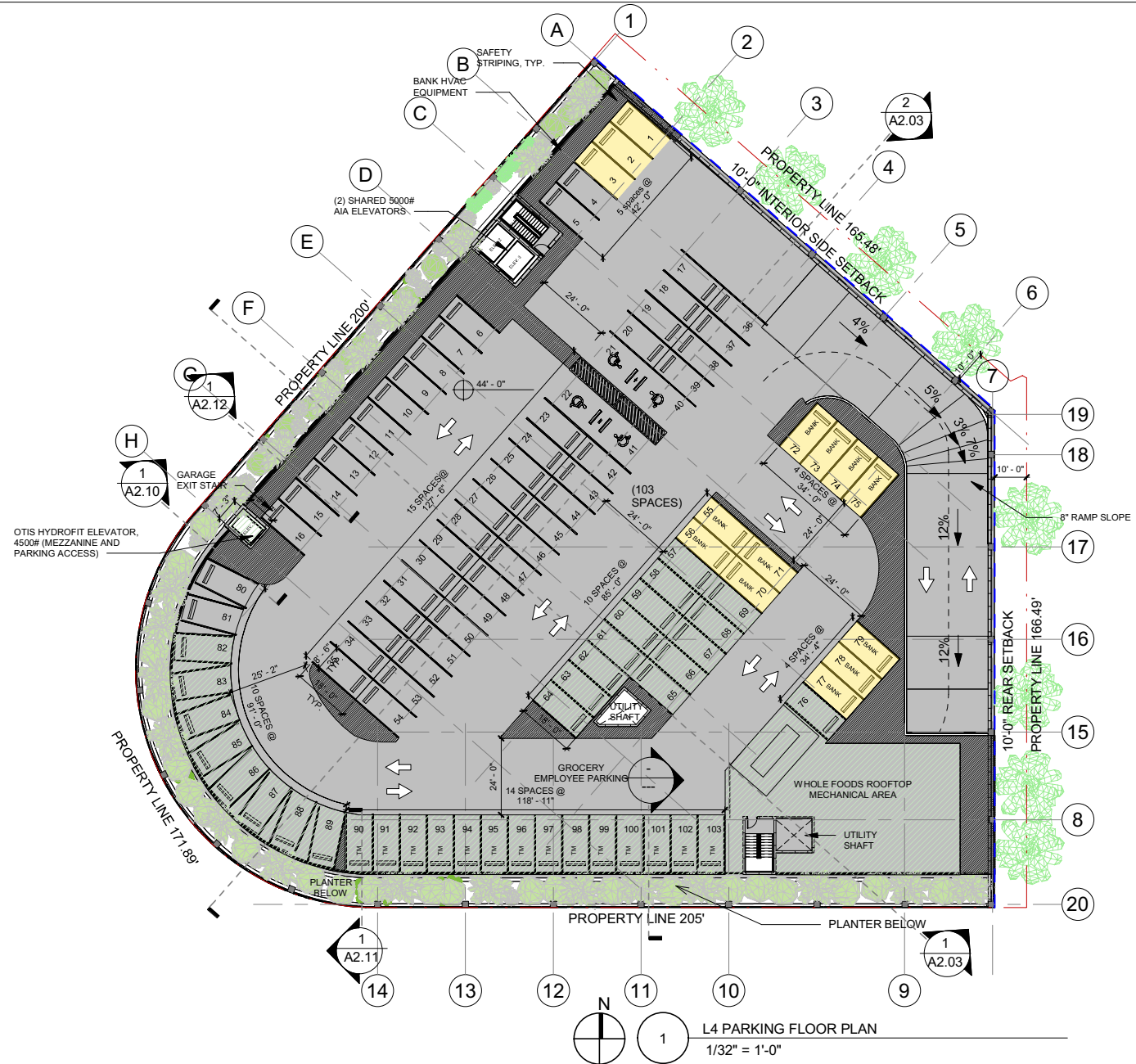
DATE: 02/04/2024

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# AB92044

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

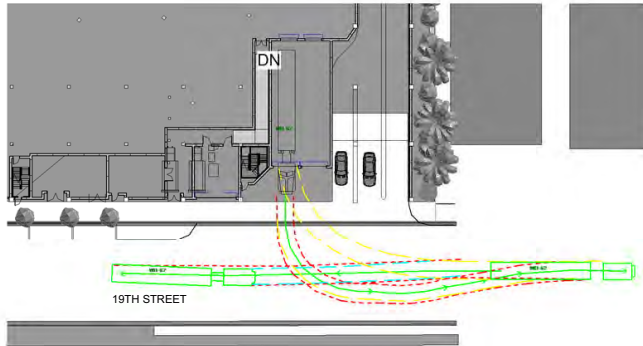
DRAWN: CV, JDB

CHECK: JMcG

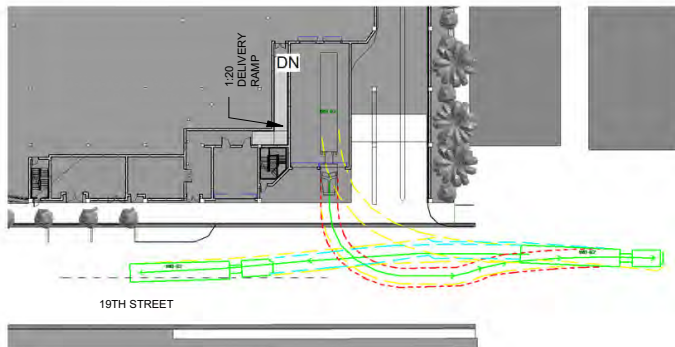
DATE: 02/04/2024

SHEET NUMBER

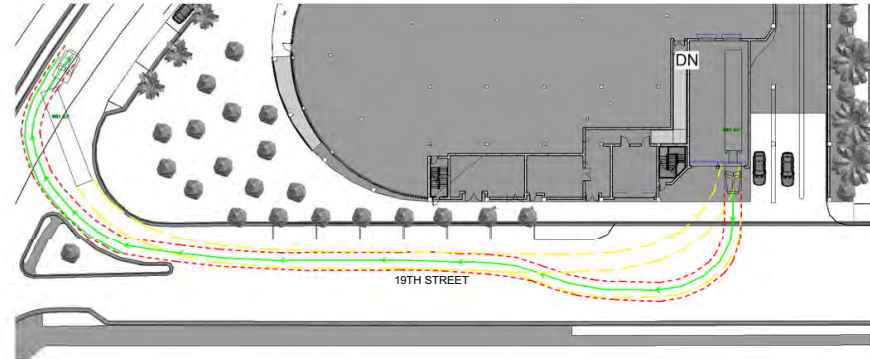
A1.05



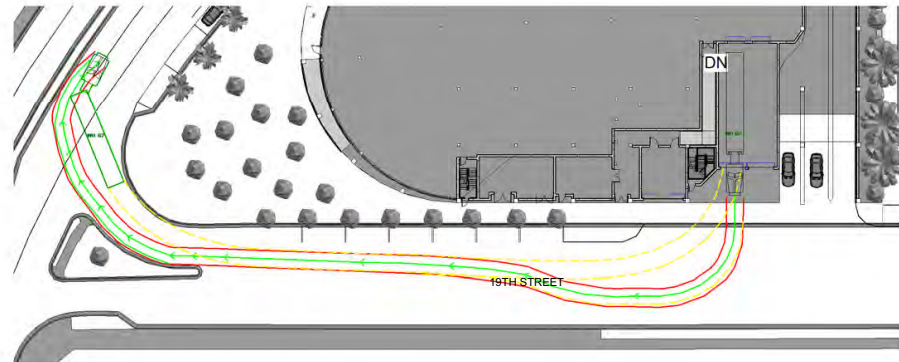
③ MANEUVERABILITY STUDY. WB62 TRUCK BAY 1 INGRESS
1" = 60'-0"



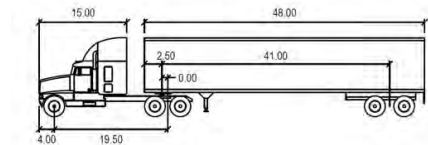
④ MANEUVERABILITY STUDY. WB62 TRUCK BAY 2 INGRESS
1" = 60'-0"



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

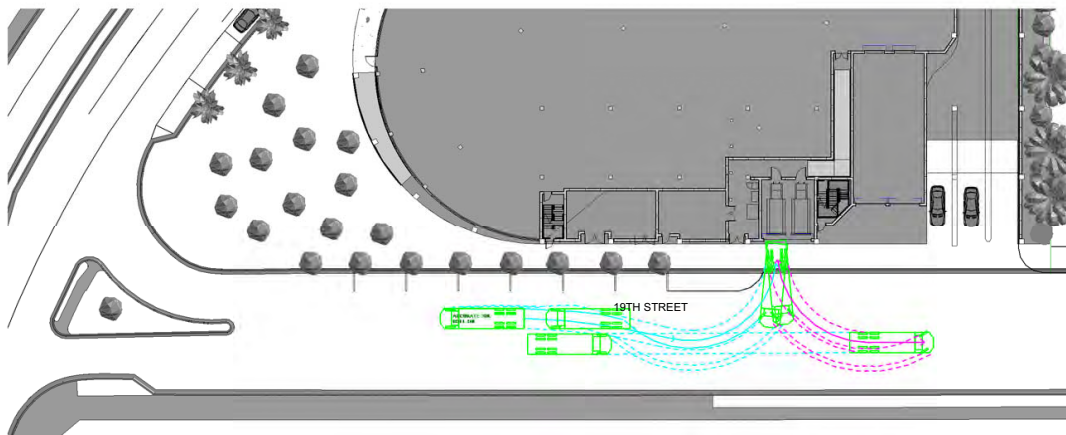


① MANEUVERABILITY STUDY. WB62 TRUCK BAY 1 EGRESS
1" = 60'-0"

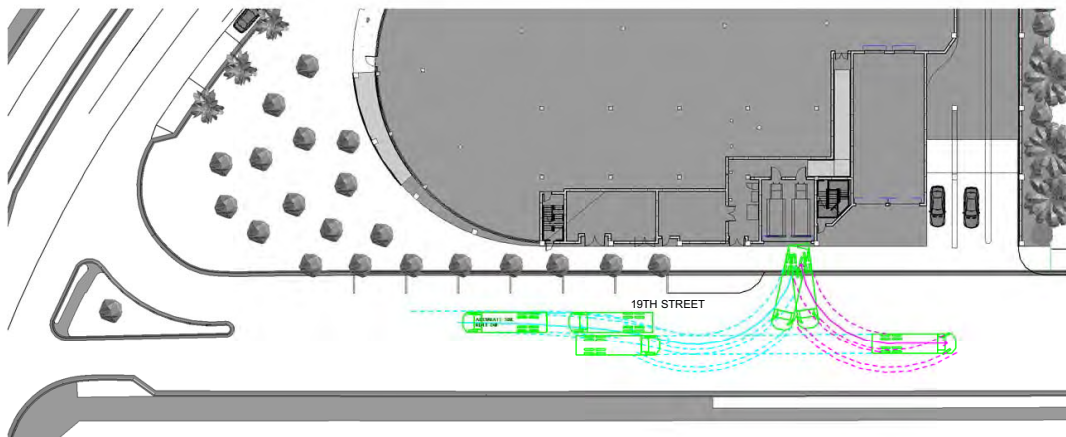


WB-62

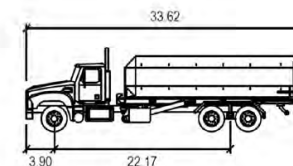
Tractor Width	15.00	Tractor Track	4.00
Trailer Width	48.00	Trailer Track	19.50
Tractor Track	4.00		
Trailer Track	19.50		
Lock to Lock Time	6.0		
Steering Angle	28.4		
Articulating Angle	70.0		



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"

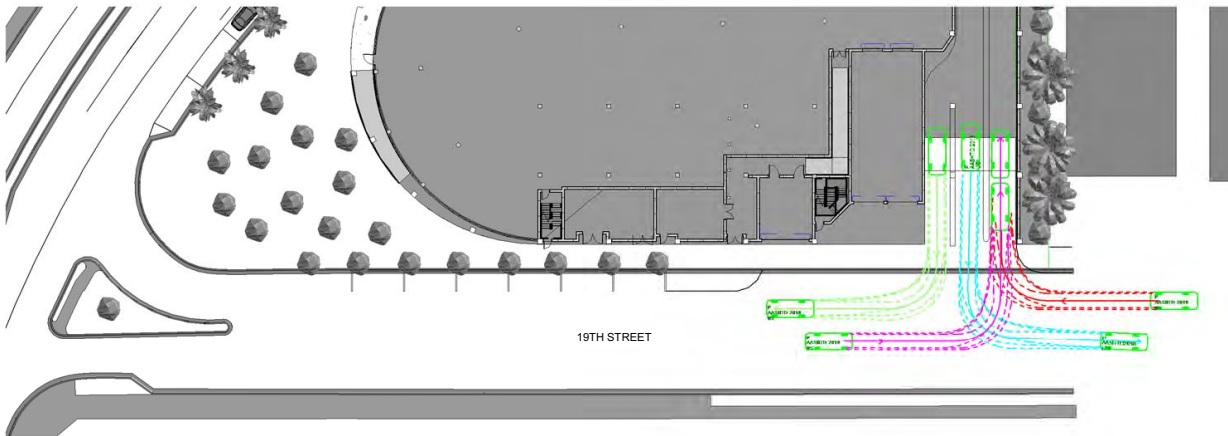
DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

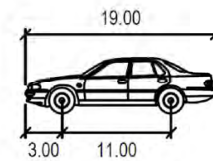
SHEET NUMBER

A1.08



19TH STREET

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



P

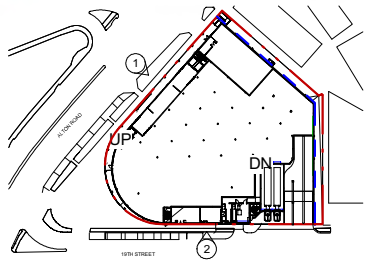
	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



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

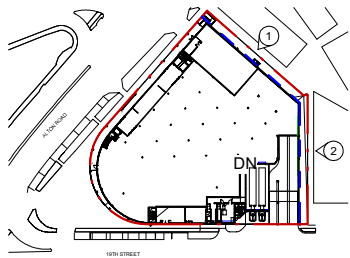


3 S.S. OR ALUMINUM SQUARE
PIPE MESH PAINTED
WHITE, OPENINGS 4"



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



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# 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. (c) 2020

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

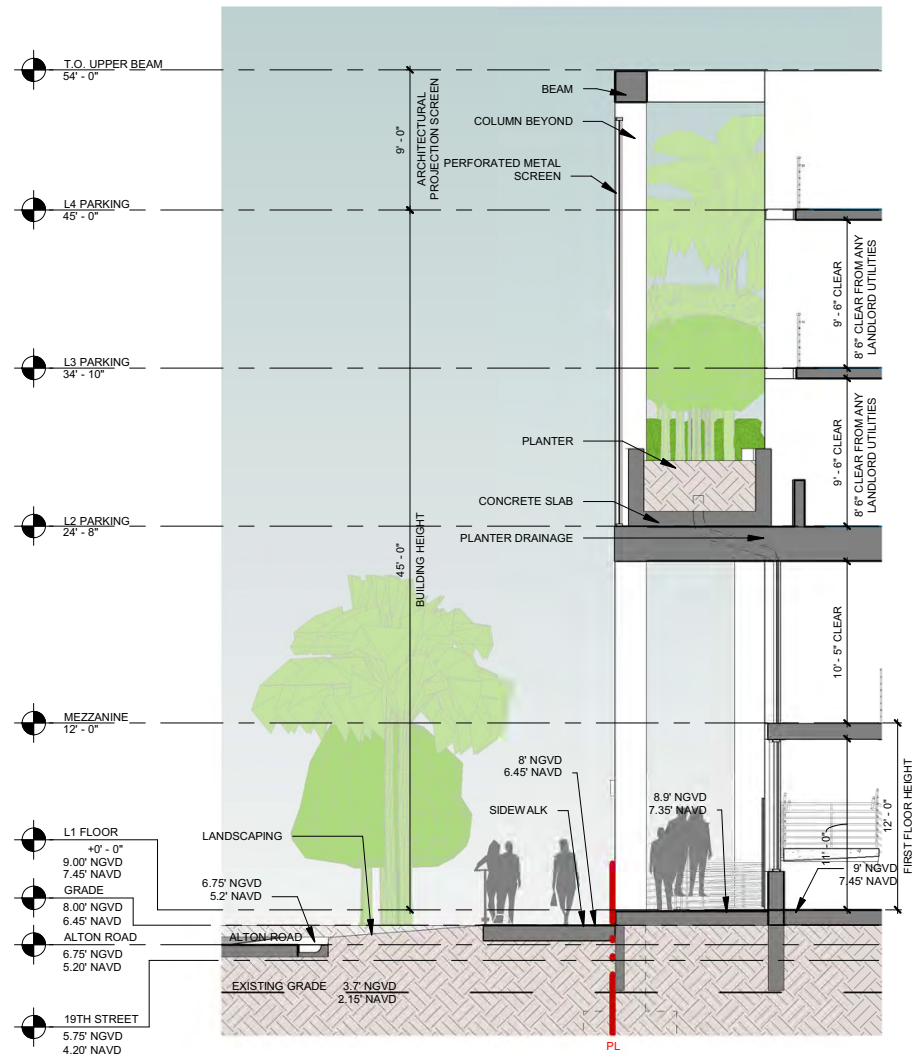
DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

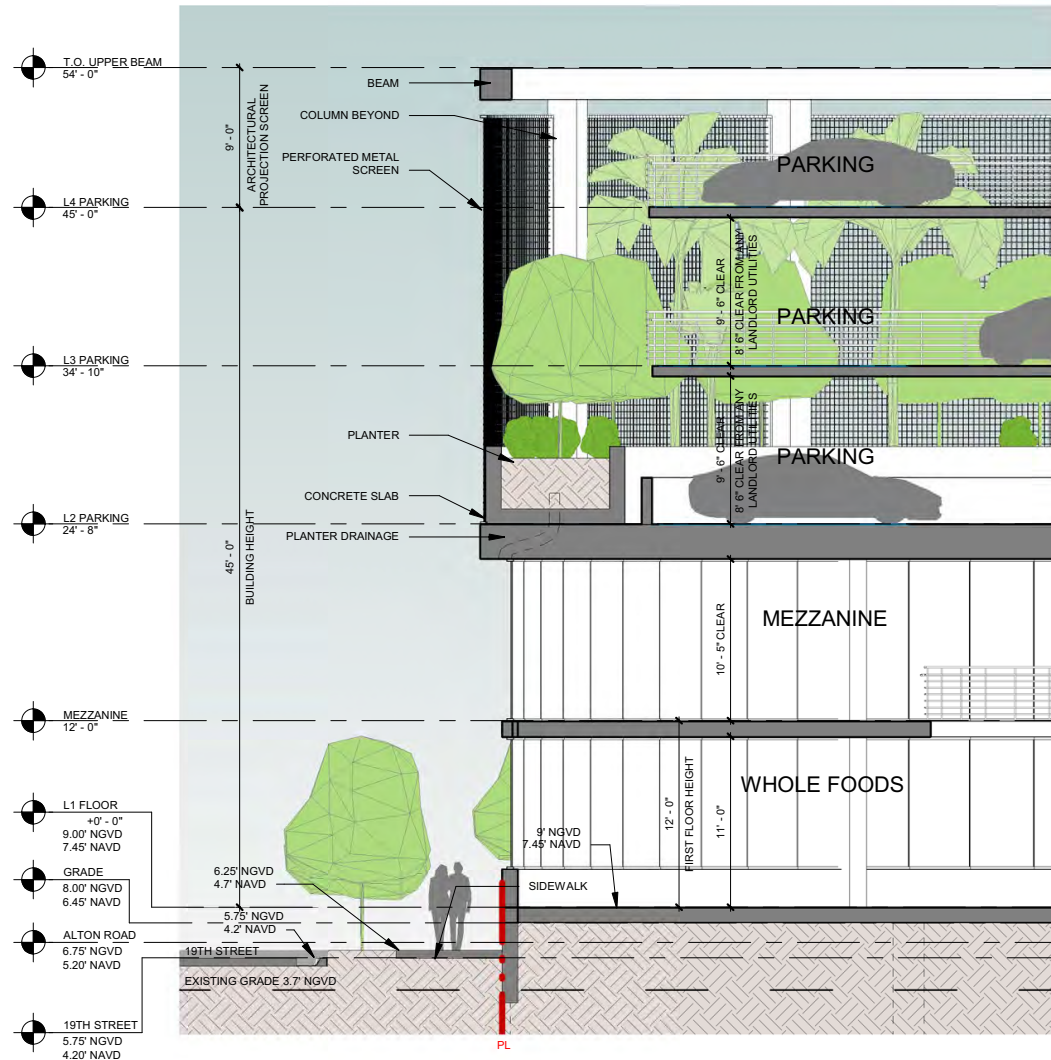
SHEET NUMBER

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"

