

# 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 19<sup>th</sup> 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  
(Date)

(Signature of Planning Director or Designee)

Personally known to the or Produced ID:

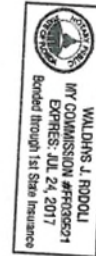
*Waldhys J. Rodoli*

Notary Public, State of Florida at Large

Printed Name: *Waldhys J. Rodoli*

My Commission Expires: (Best)

This document contains 3 pages.



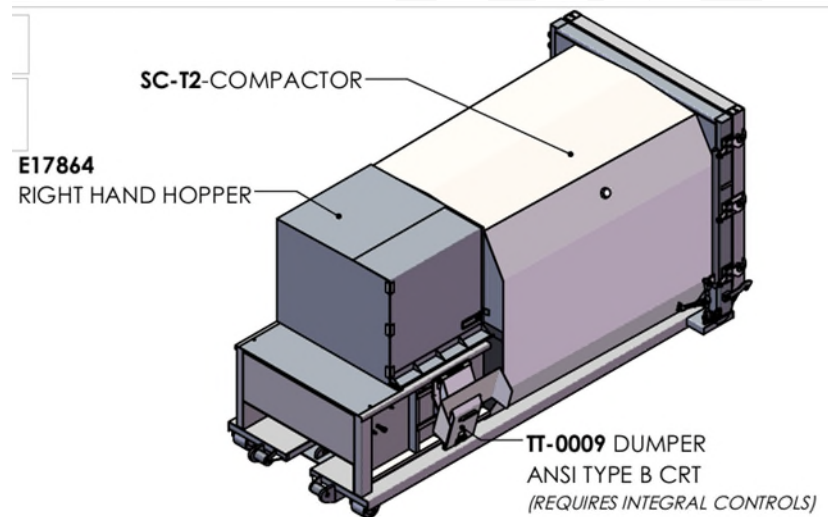
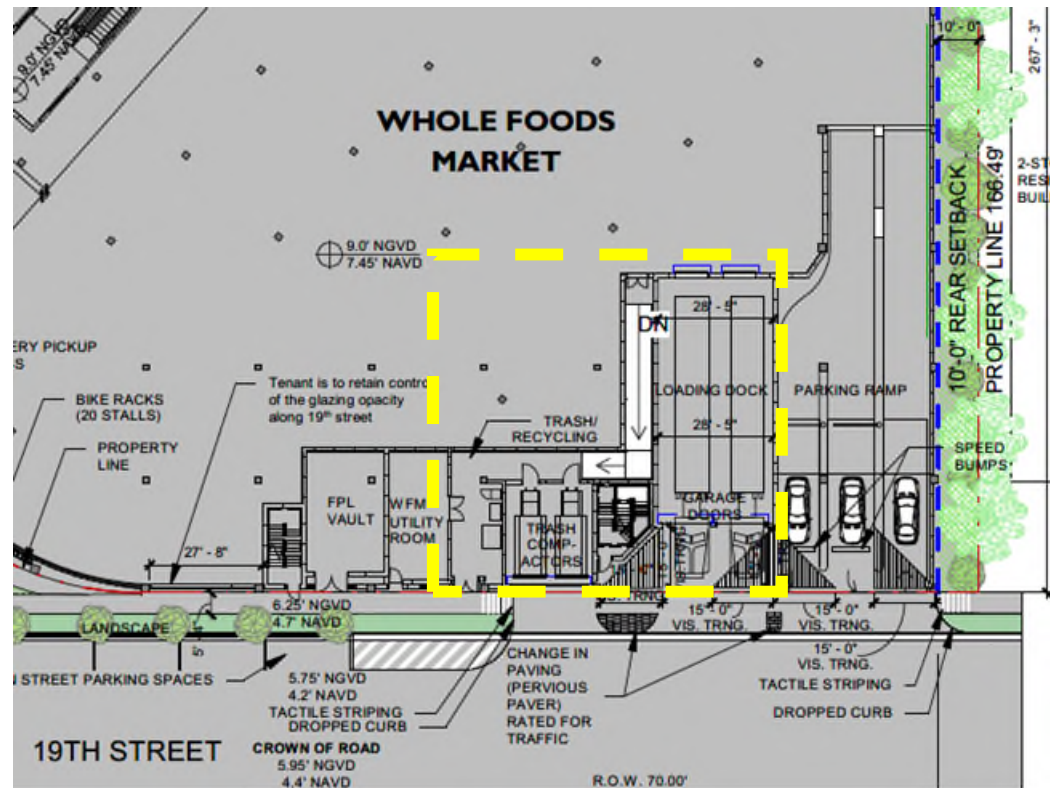
# Project Overview

- 2 tenants: Whole Foods and Wells Fargo
- 3 stories
- Vehicular access on 19<sup>th</sup> 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





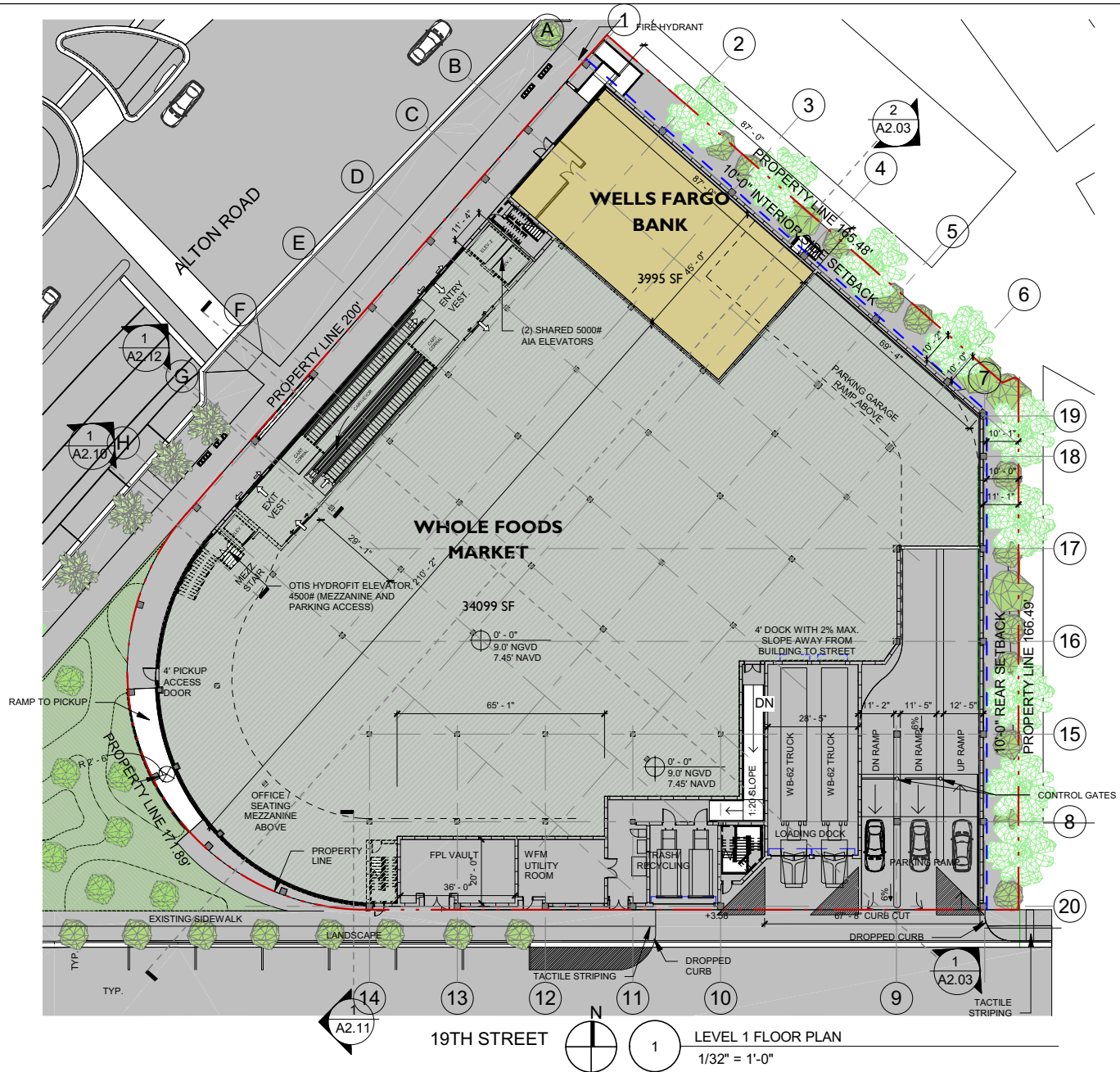


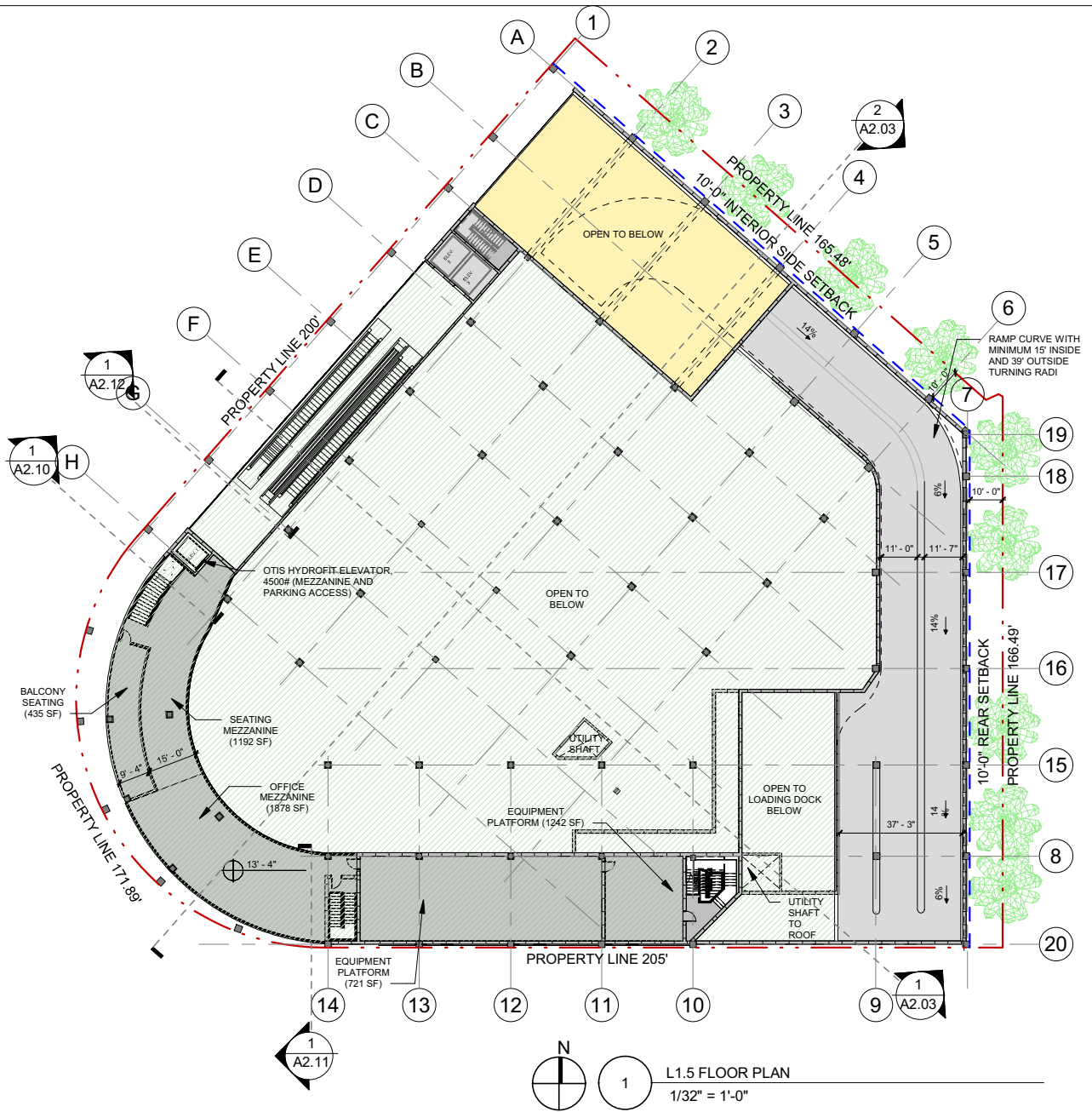




Parking Schedule		
Level	Comments	Count
L2 PARKING	PARKING 1 CAR TYP.	74
L2 PARKING	PARKING SINGLE ADA	4
L3 PARKING	PARKING 1 CAR TYP.	86
L3 PARKING	PARKING SINGLE ADA	4
L4 PARKING	PARKING 1 CAR TYP.	99
L4 PARKING	PARKING SINGLE ADA	4

271

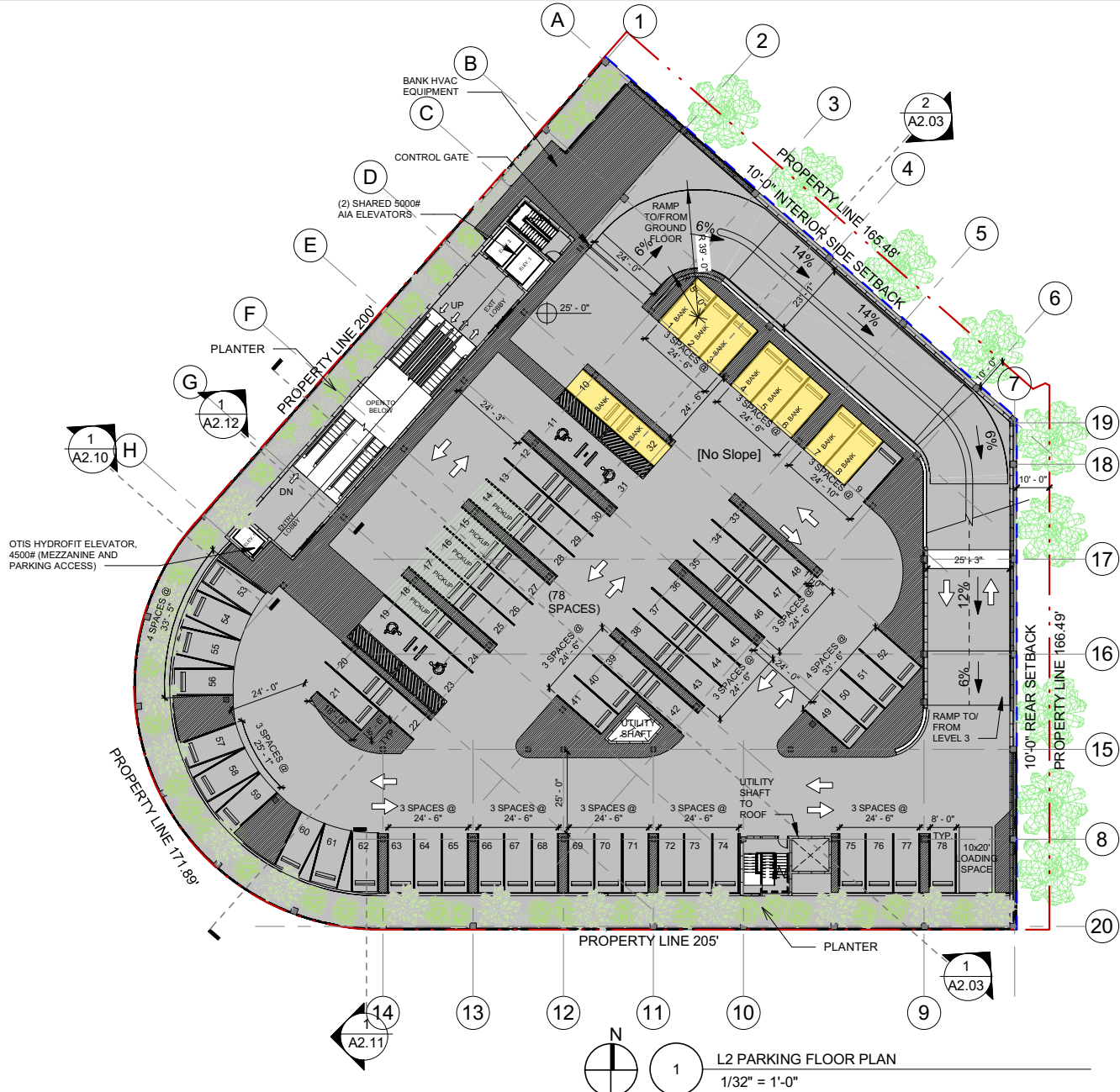




1  
N  
1  
L1.5 FLOOR PLAN  
1/32" = 1'-0"

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

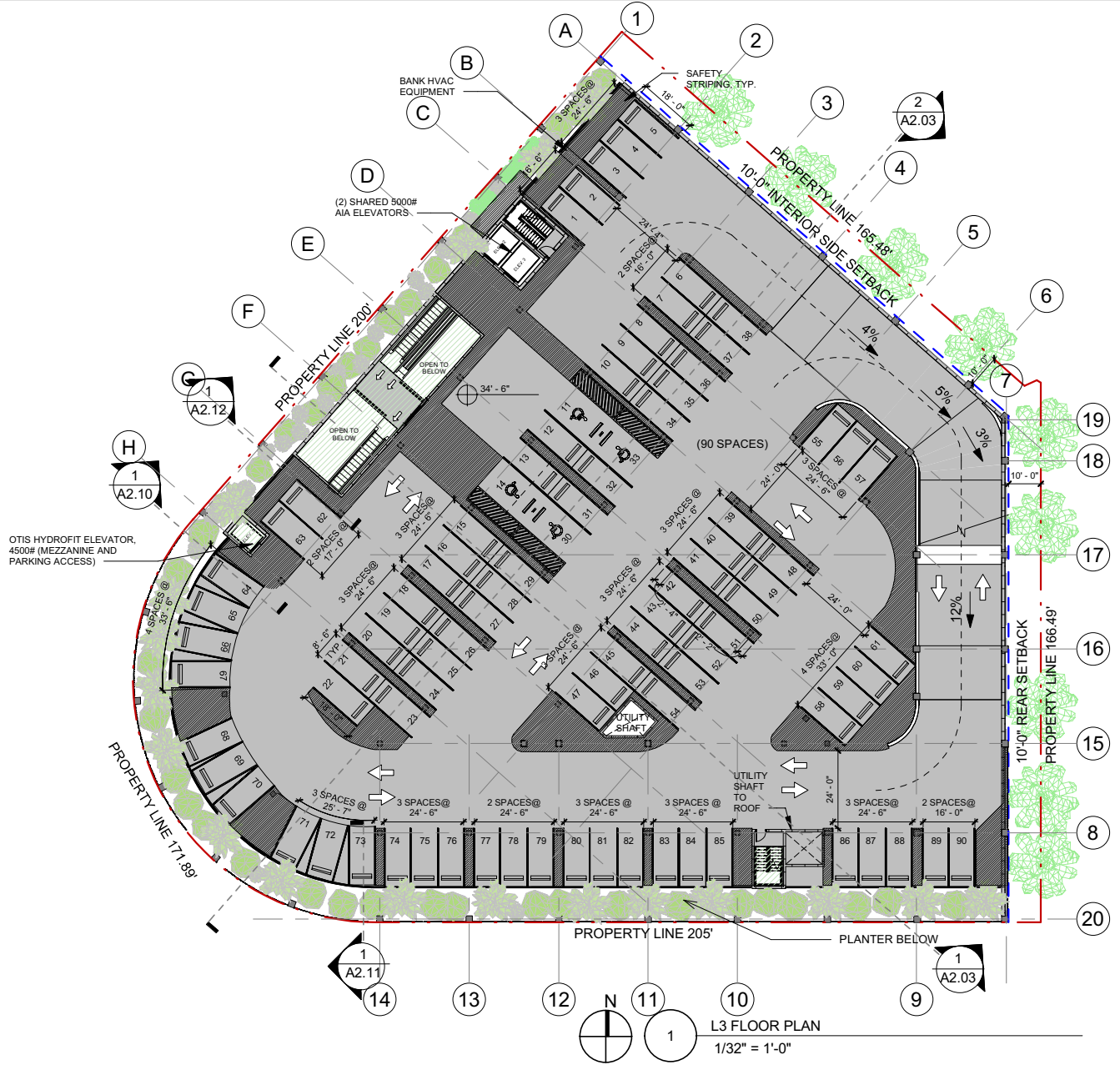
271



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

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

DRAWN: CV, JDB

CHECK: JMcG

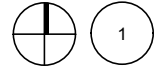
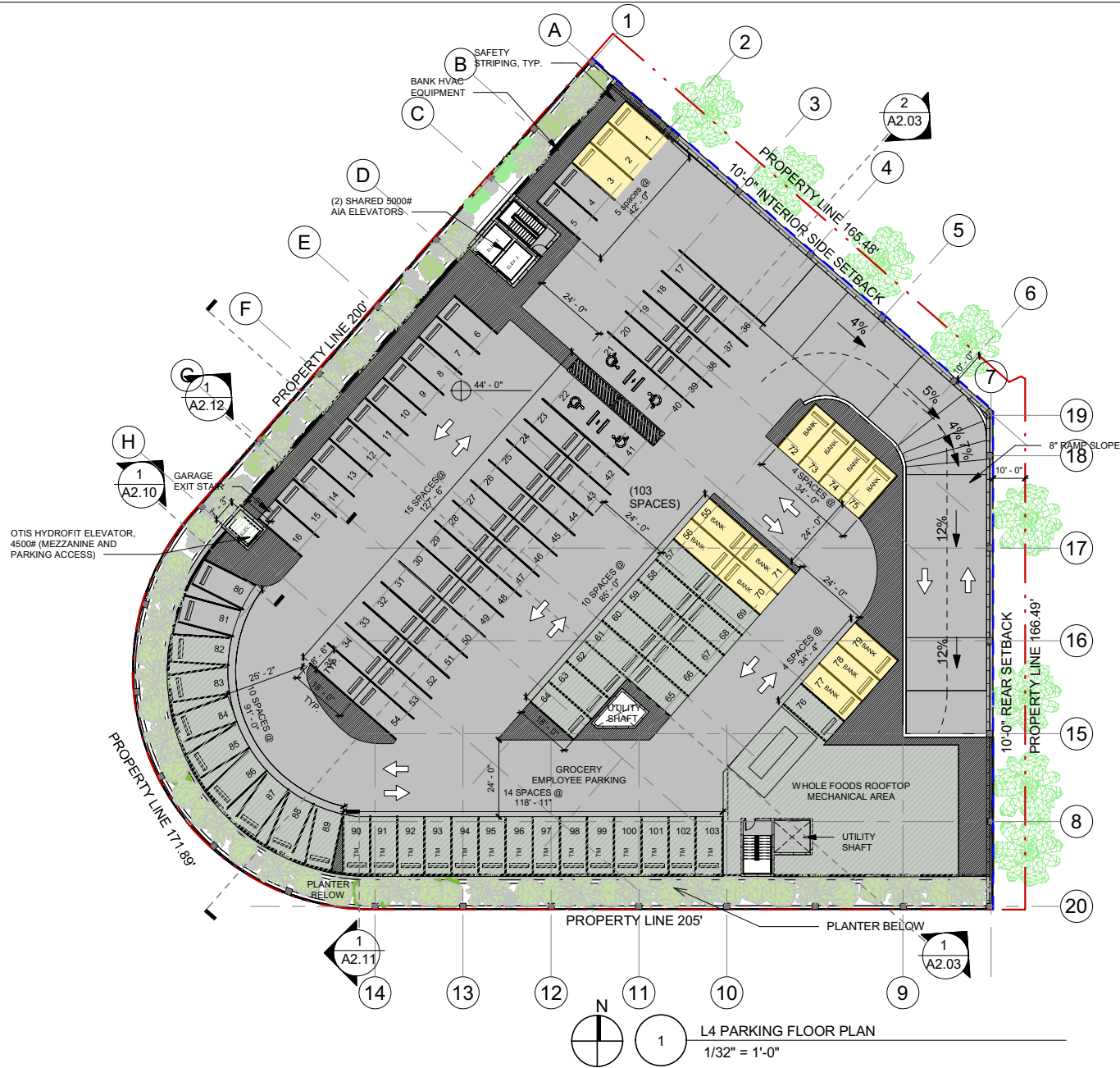
DATE: 01/28/2024

SHEET NUMBER

A1.04

Parking Schedule		
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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"

**WALL  
SECTION**

(JENNIFER MCCONNEY FLORIDA LIC# AB0344)  
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SCALE: 1/8" = 1'-0"

DRAWN: CV, JDB

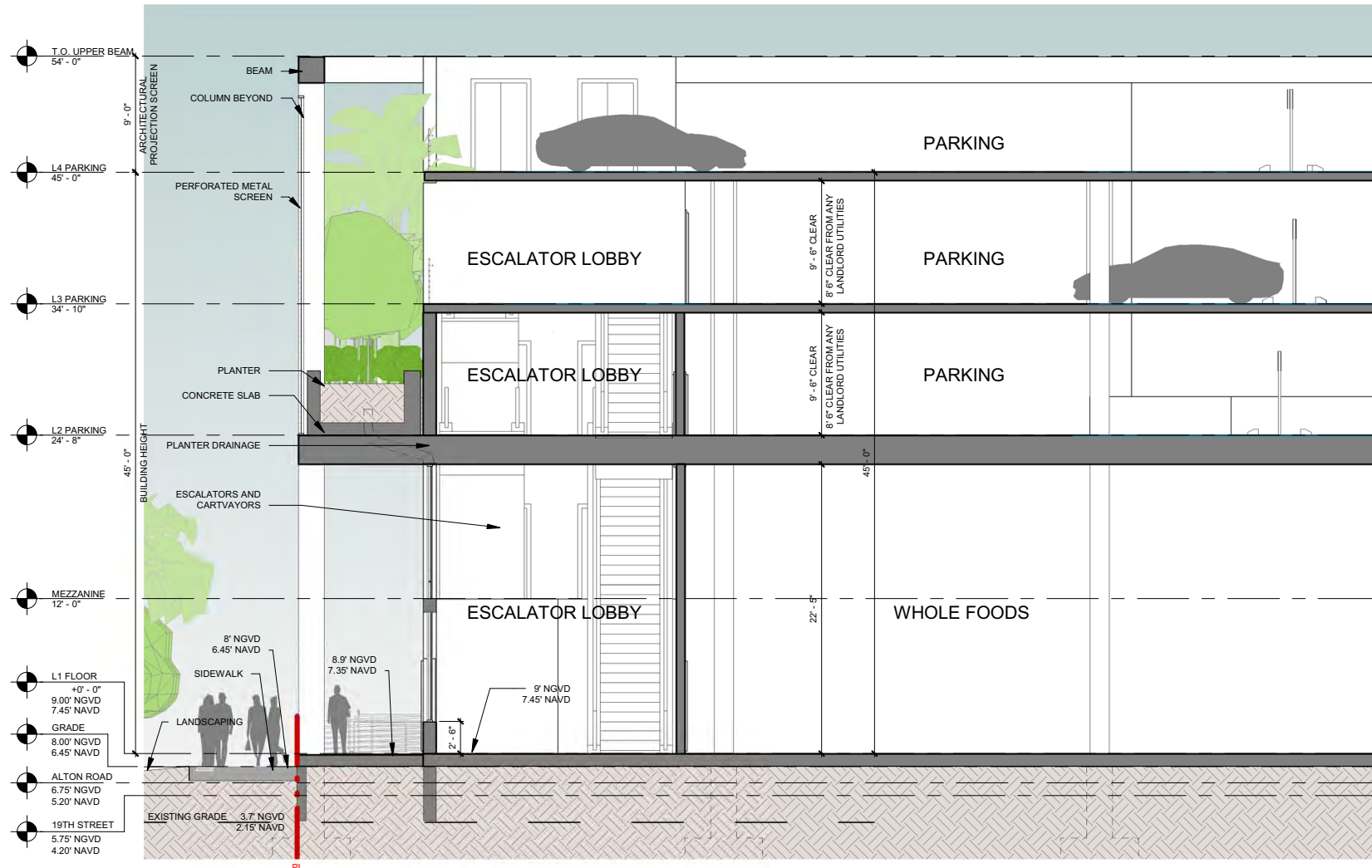
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DATE: 01/28/2024

SHEET NUMBER

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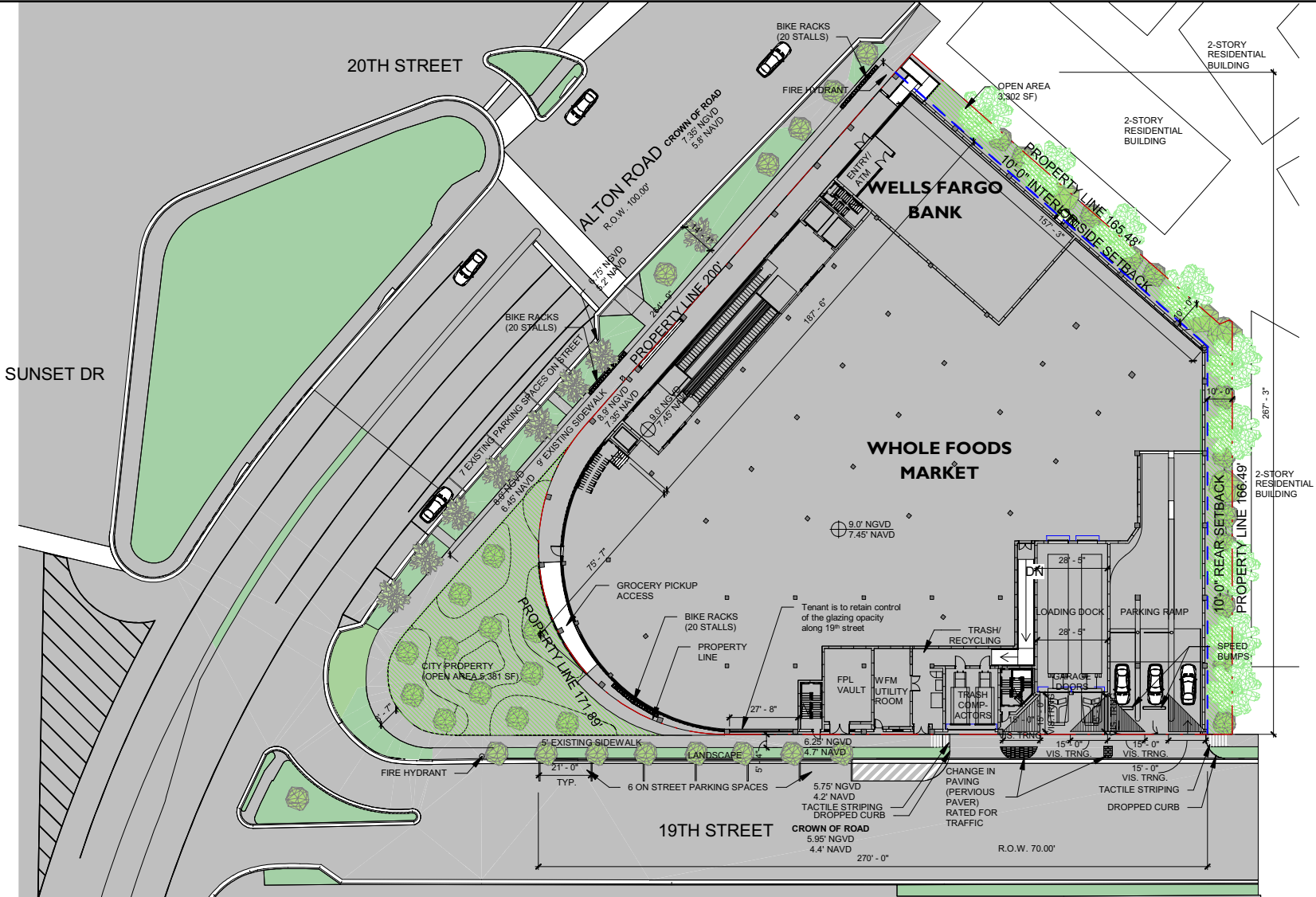
**1** WALL SECTION - WEST FACADE  
1/8" = 1'-0"



REVISED:

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

Added pervious pavers



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**CRESCENT HEIGHTS**

FAÇADE ARCHITECT  
OPPENHEIM ARCHITECTURE  
AND DESIGN

DRAWING

**SITE PLAN**

(BRIEFER MCCONNEY FLORIDA LCA# 48934)

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SCALE: 1" = 40'-0"

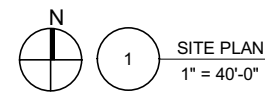
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CHECK: JMcG

DATE: 02/04/2024

SHEET NUMBER

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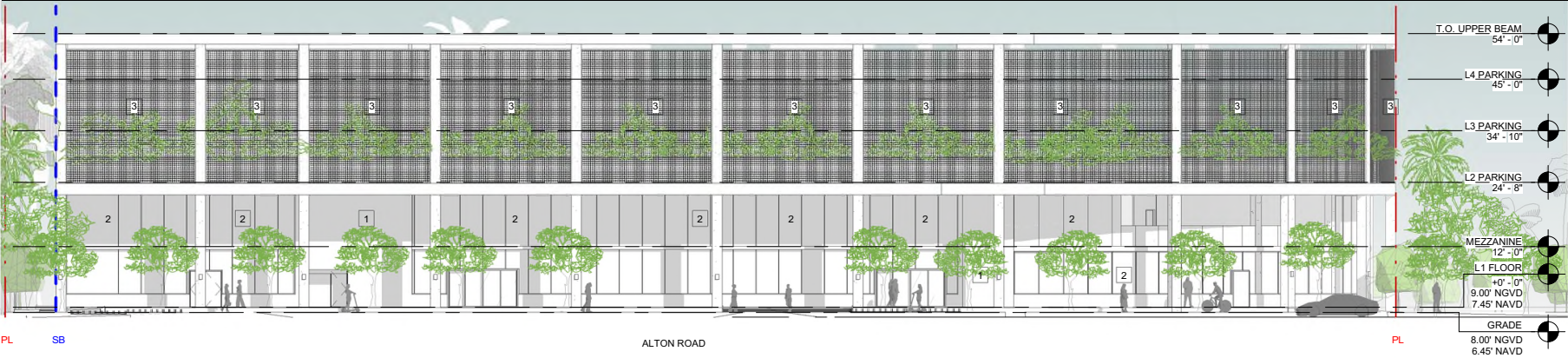


WALGREENS

**REVISED:**

Added roll-down doors for the loading area

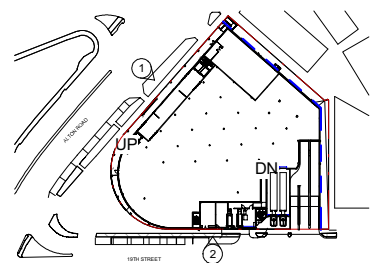
Added more louvers over the FPL/utility area and more glazing to the west of the FPL/utility area



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



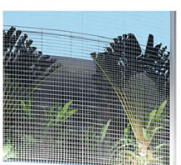
2 SOUTH ELEVATION  
3/64" = 1'-0"



1 STUCCO FINISH (WHITE COLOR)



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



3 S.S. OR ALUMINUM SQUARE 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



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OWNER  
**CRESCENT HEIGHTS**

FAÇADE ARCHITECT  
OPPENHEIM ARCHITECTURE AND DESIGN

DRAWING

**BUILDING ELEVATIONS**

(ISSUE: MCCONNOR FLORIDA LCA 48834)

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SCALE: As indicated

DRAWN: CV, JDB

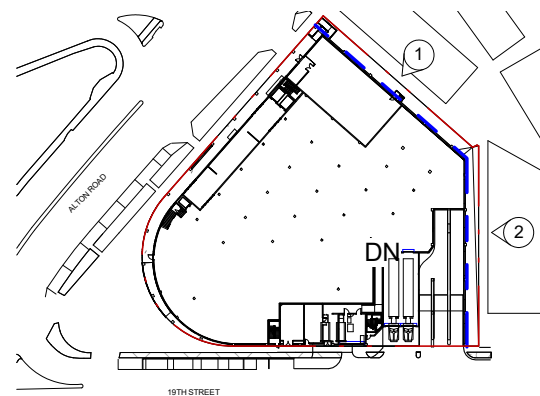
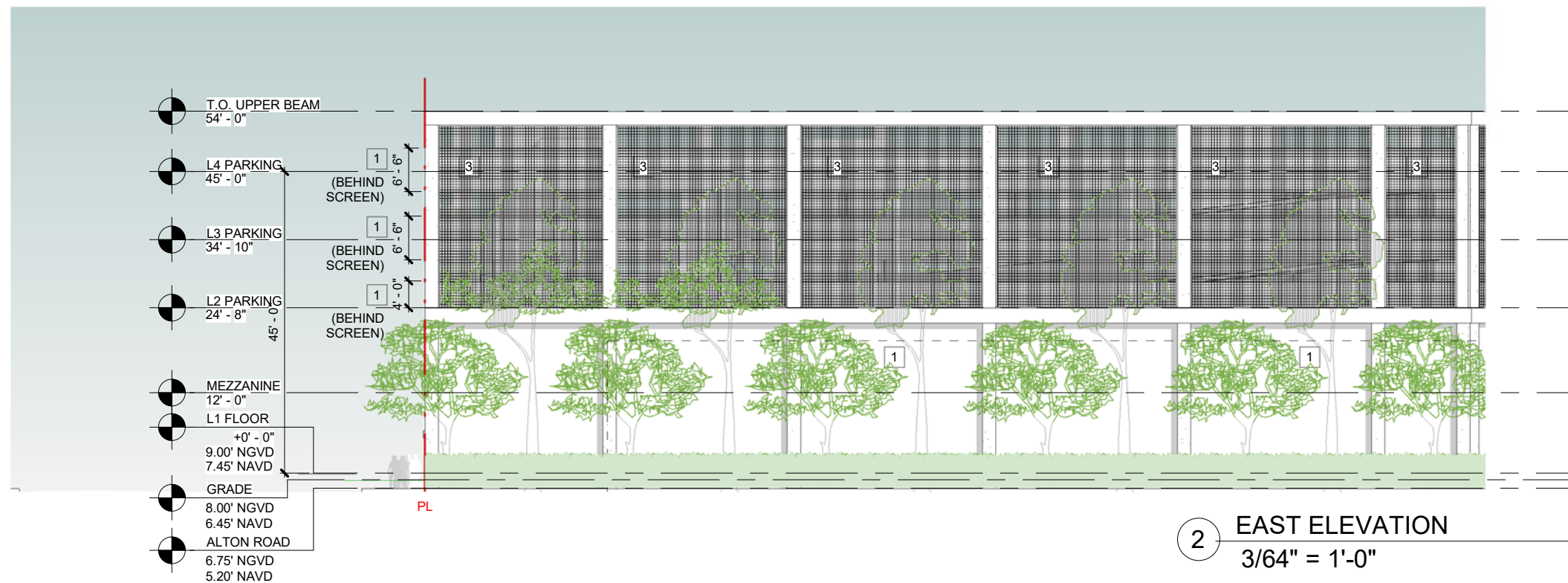
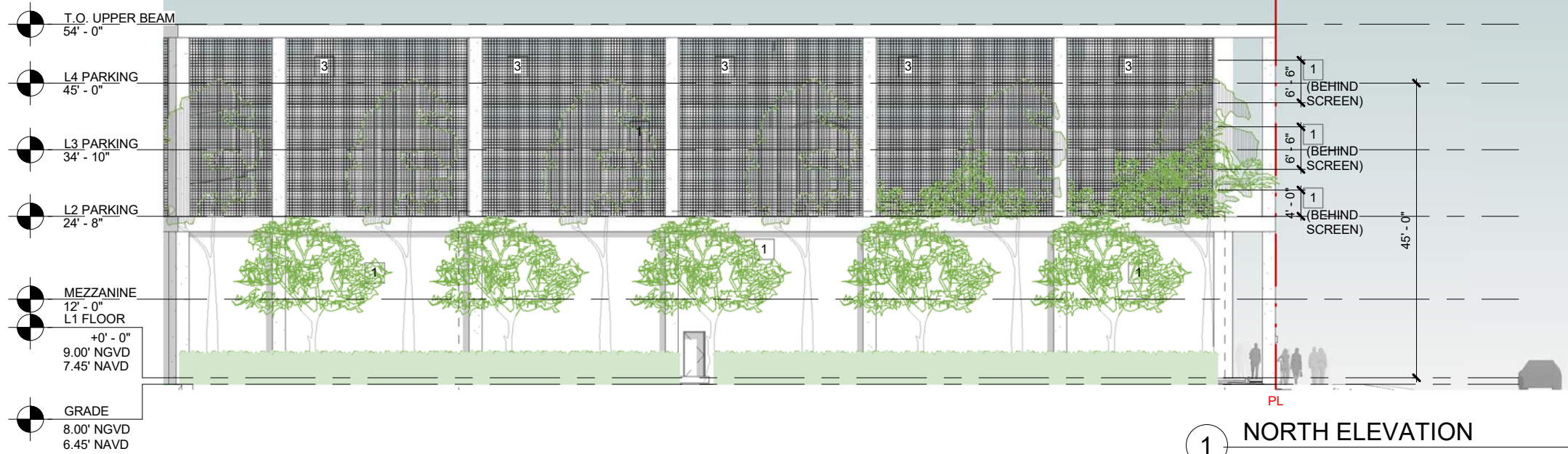
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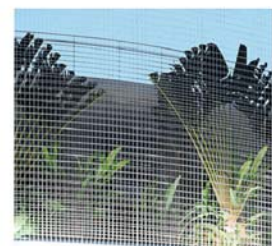
REVISED:  
Pursuant to  
agreement with  
New World  
Symphony  
Increased Mesh  
on North and  
East Elevations



1 STUCCO FINISH (WHITE COLOR)



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



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



4 LOUIS POULSEN, ALBERTSLUND MAXI POST. STREET LIGHT

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# Landscape Plans





**RENDERED  
 SITE PLAN**

REGISTERED PROFESSIONAL ARCHITECT  
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DRAWN:	AJ
CHECK:	M/D/S
DATE:	03/25/24

## CYPRESS TREES



Bald Cypress | *Taxodium distichum*



## GROUNDCOVERS



Muhly Grass | *Muhlenbergia capillaris*



Spider Lily | *Hymenocallis latifolia*



Milkweed | *Asclepias tuberosa*

**STUDIO**  
**MCG**  
**ARCHITECTURE**

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Suite 102  
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PROJECT NUMBER

2314

PROJECT NAME

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MIAMI BEACH, FL 33141

OWNER

CRESCENT HEIGHTS

FACADE ARCHITECT

OPPENHEIM ARCHITECTURE  
AND DESIGN

DRAWING

PLANTING  
IMAGES

REGISTERED FLORIDA LCA #144771

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

DRAWN: AJ

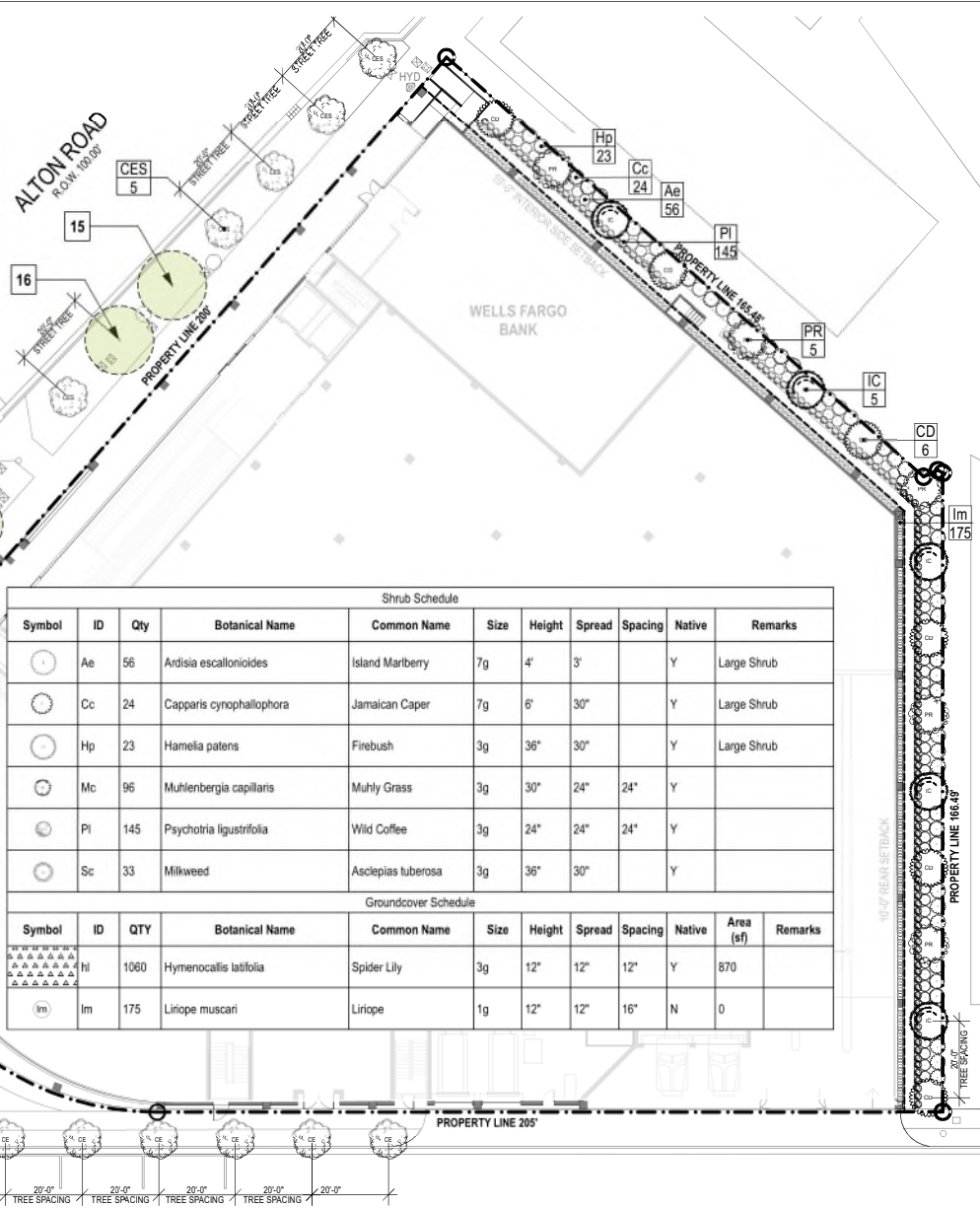
CHECK: J/DS

DATE: 03/25/24

SHEET NUMBER

L204

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	



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MIAMI BEACH, FL 33141

OWNER  
CRESCENT HEIGHTS

FACADE ARCHITECT  
OPPENHEIM ARCHITECTURE  
AND DESIGN

DRAWING

SITE  
PLANTING  
PLAN

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

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CHECK: M/DS

DATE: 03/25/24

SHEET NUMBER

L200



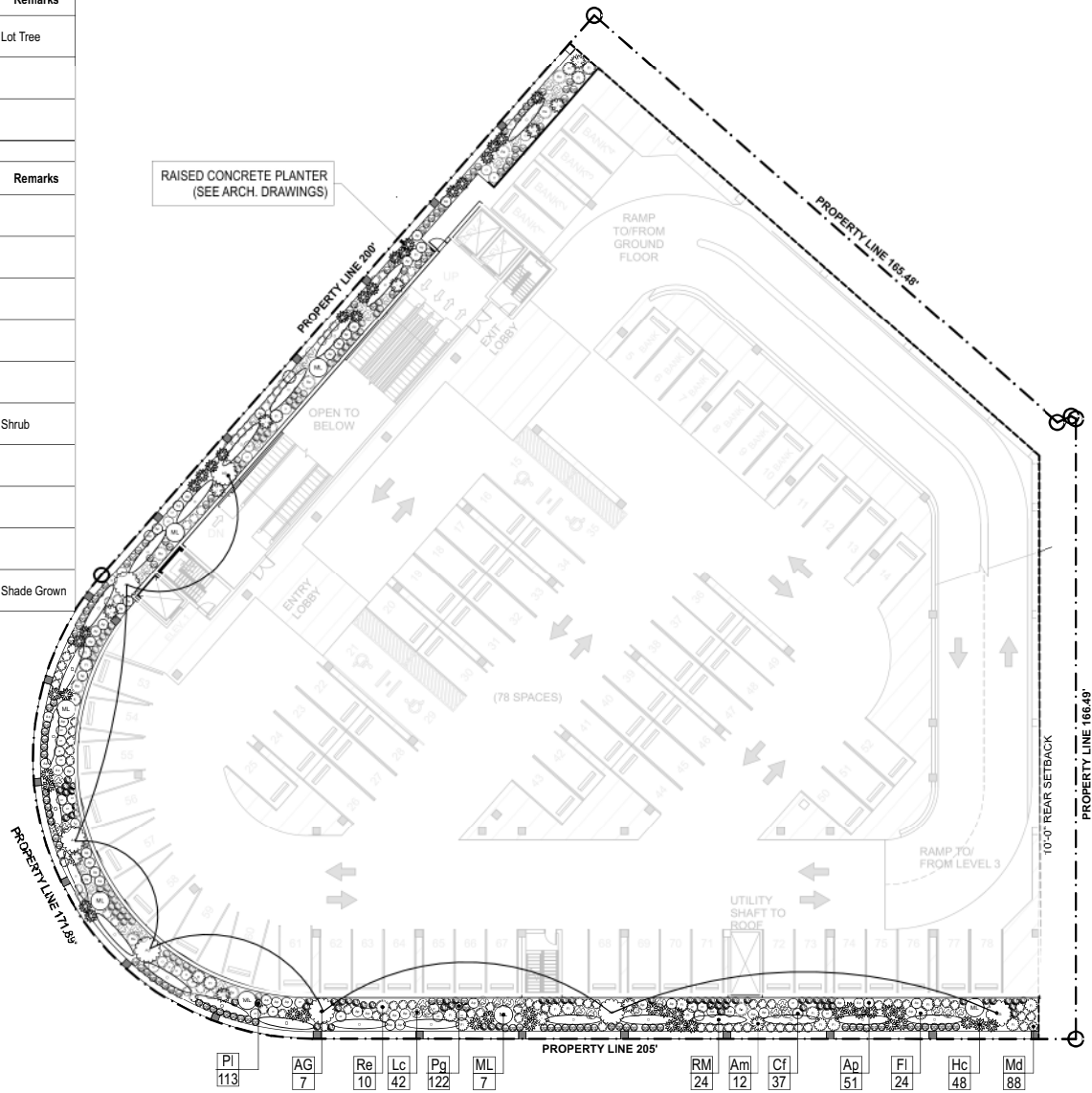
19TH STREET

2nd Level Tree Schedule

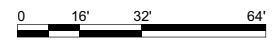
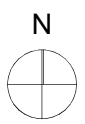
Symbol	ID	Qty	Botanical Name	Common Name	DBH	Height	Spread	Native	Remarks
☉	AG	7	Annona glabra	Pond Apple Tree	2.5"	12'	6'	Y	Lot Tree
☉	ML	7	Polyalthia longifolia 'Upright'	Mast Tree		10'	4'	N	
☉	RM	24	Ravenala madagascariensis	Traveller Tree		15'	12'	N	

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	
☉	PI	113	Psychotria ligustrifolia	Wild Coffee	3g	24"	24"	Y	
☉	Re	10	Rhapis excelsa	Lady Palm		6'		N	Shade Grown



- PI 113
- AG 7
- Re 10
- Lc 42
- Pg 122
- ML 7
- RM 24
- Am 12
- Cf 37
- Ap 51
- Fl 24
- Hc 48
- Md 88



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**CRESCENT HEIGHTS**

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OPPENHEIM ARCHITECTURE  
AND DESIGN

DRAWING

**2ND LEVEL  
PLANTING  
PLAN**

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

DRAWN: AJ

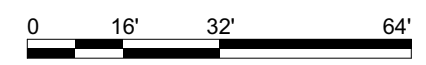
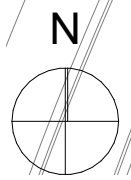
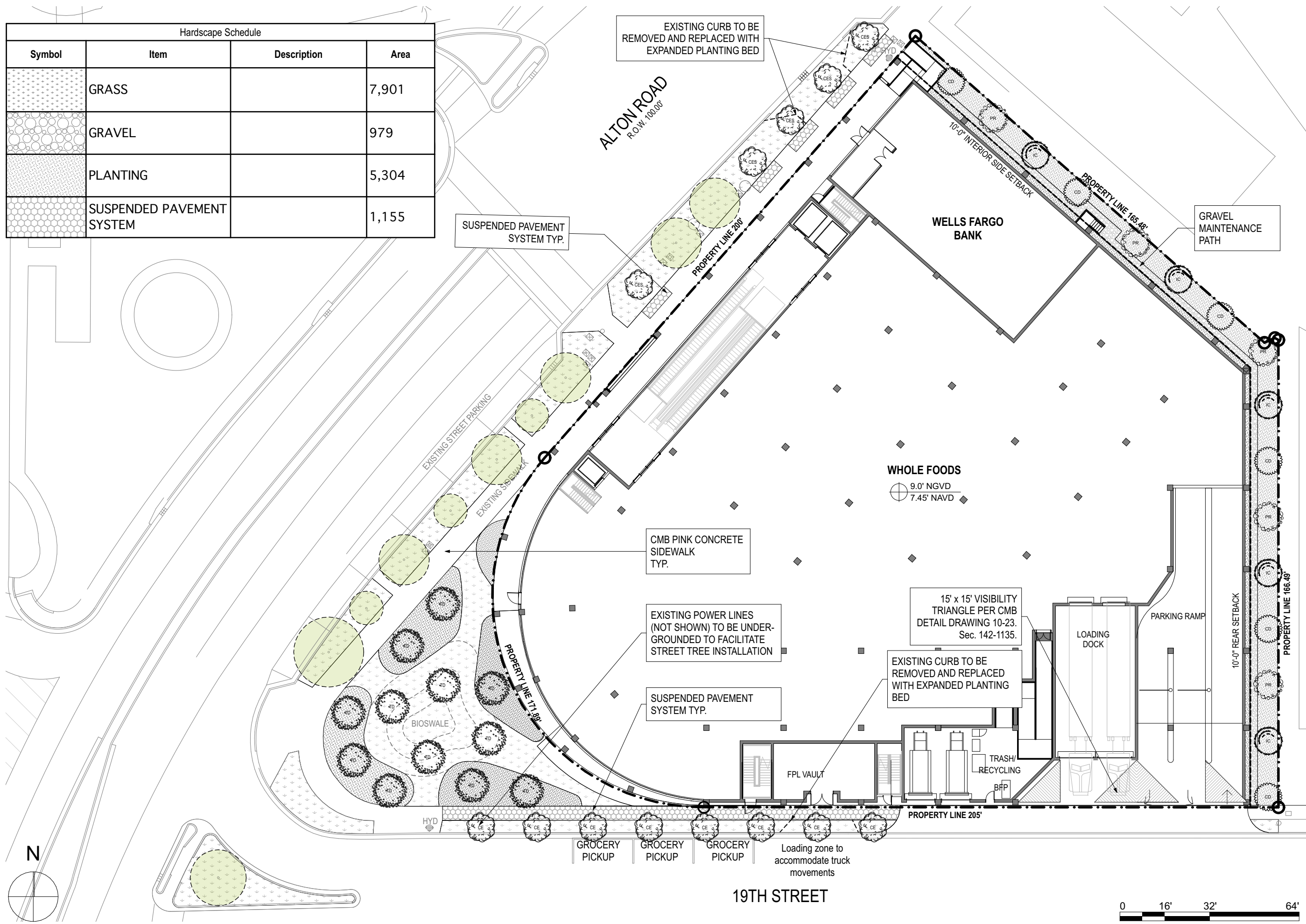
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DATE: 03/25/24

SHEET NUMBER

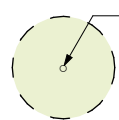
L201

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

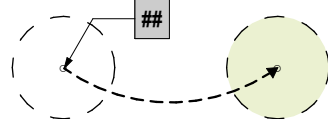


**KEY**

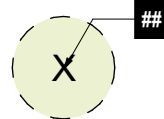
TREE TO REMAIN



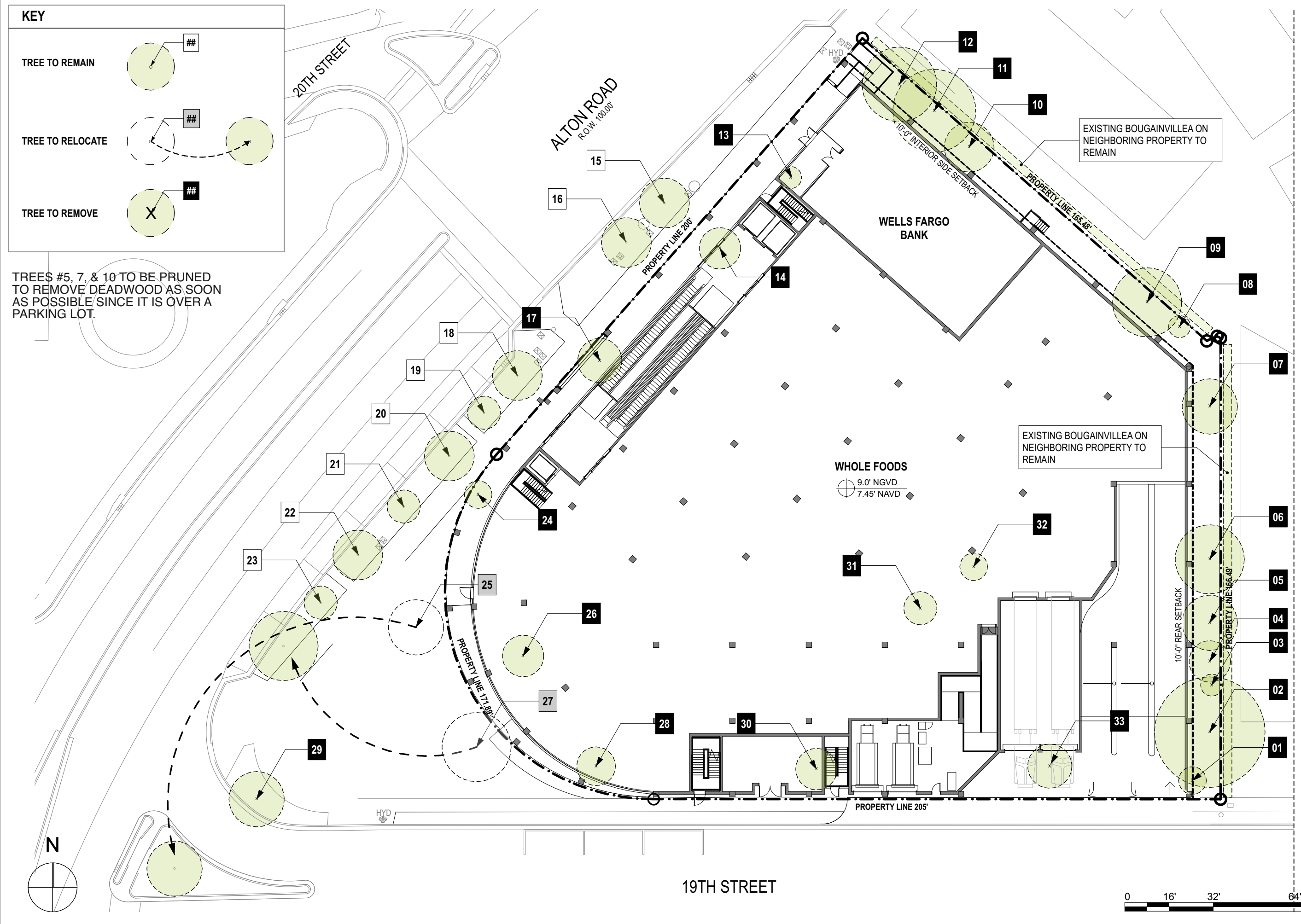
TREE TO RELOCATE



TREE TO REMOVE



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



EXISTING BOUGAINVILLEA ON NEIGHBORING PROPERTY TO REMAIN

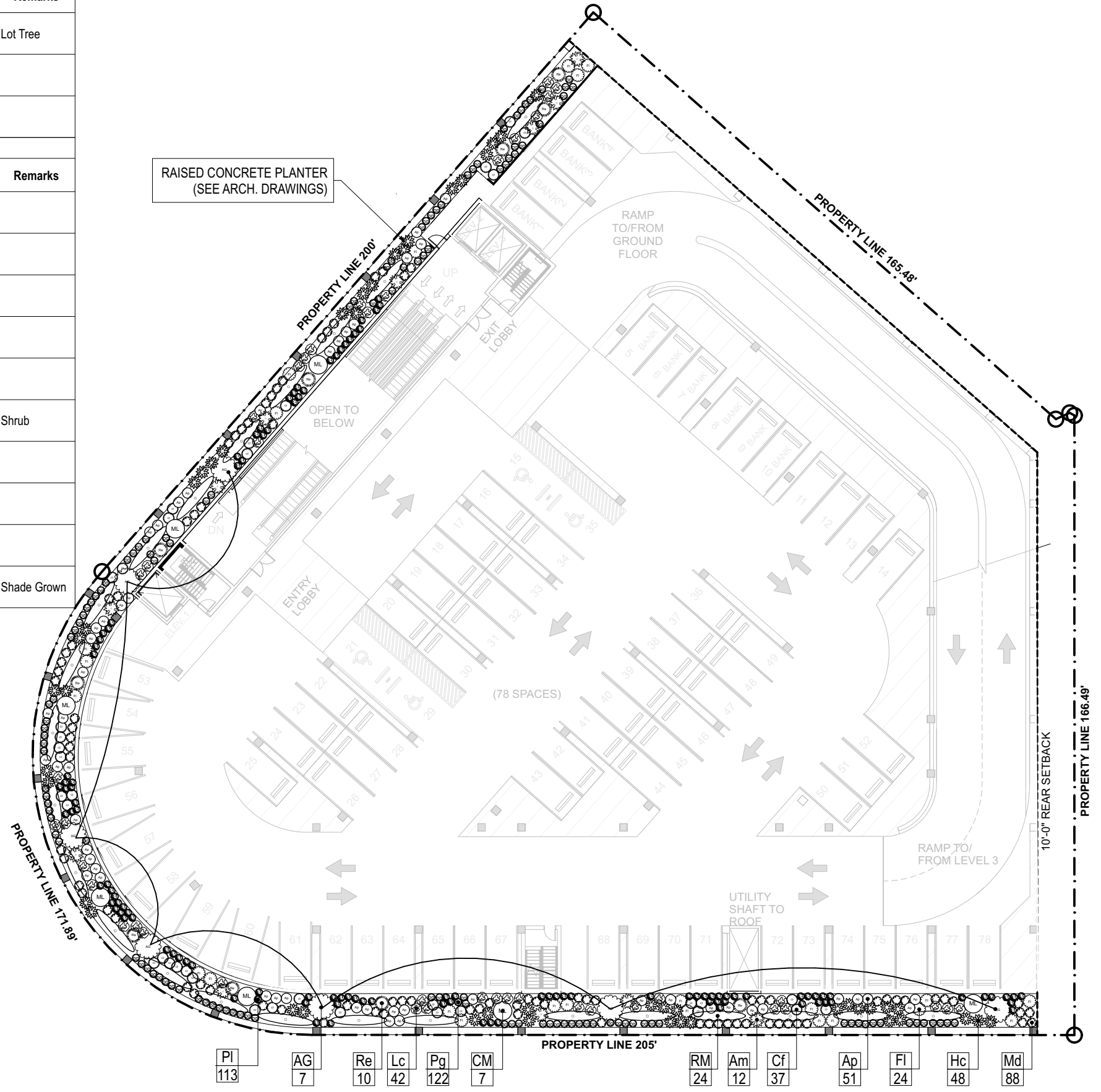
EXISTING BOUGAINVILLEA ON NEIGHBORING PROPERTY TO REMAIN

WHOLE FOODS  
9.0' NGVD  
7.45' NAVD

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



**2ND LEVEL  
PLANTING  
PLAN**

JUSTINE VELEZ FLORIDA LIC# LA6667391  
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SCALE: 1/32" = 1'-0"  
DRAWN: AJ  
CHECK: JV/DS  
DATE: 03/25/24

SHEET NUMBER  
**L201**

# Thank You

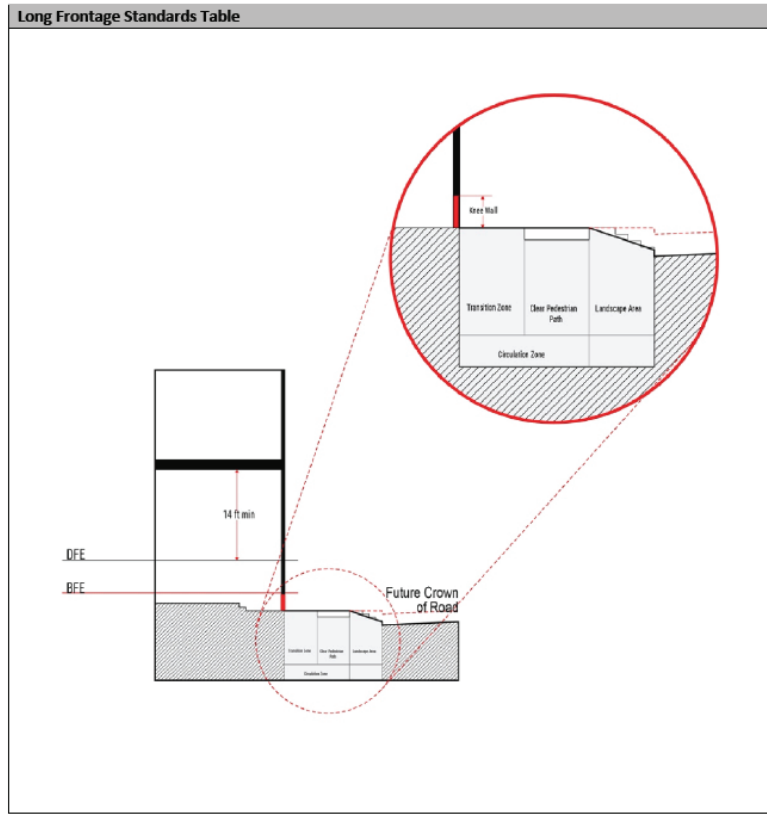
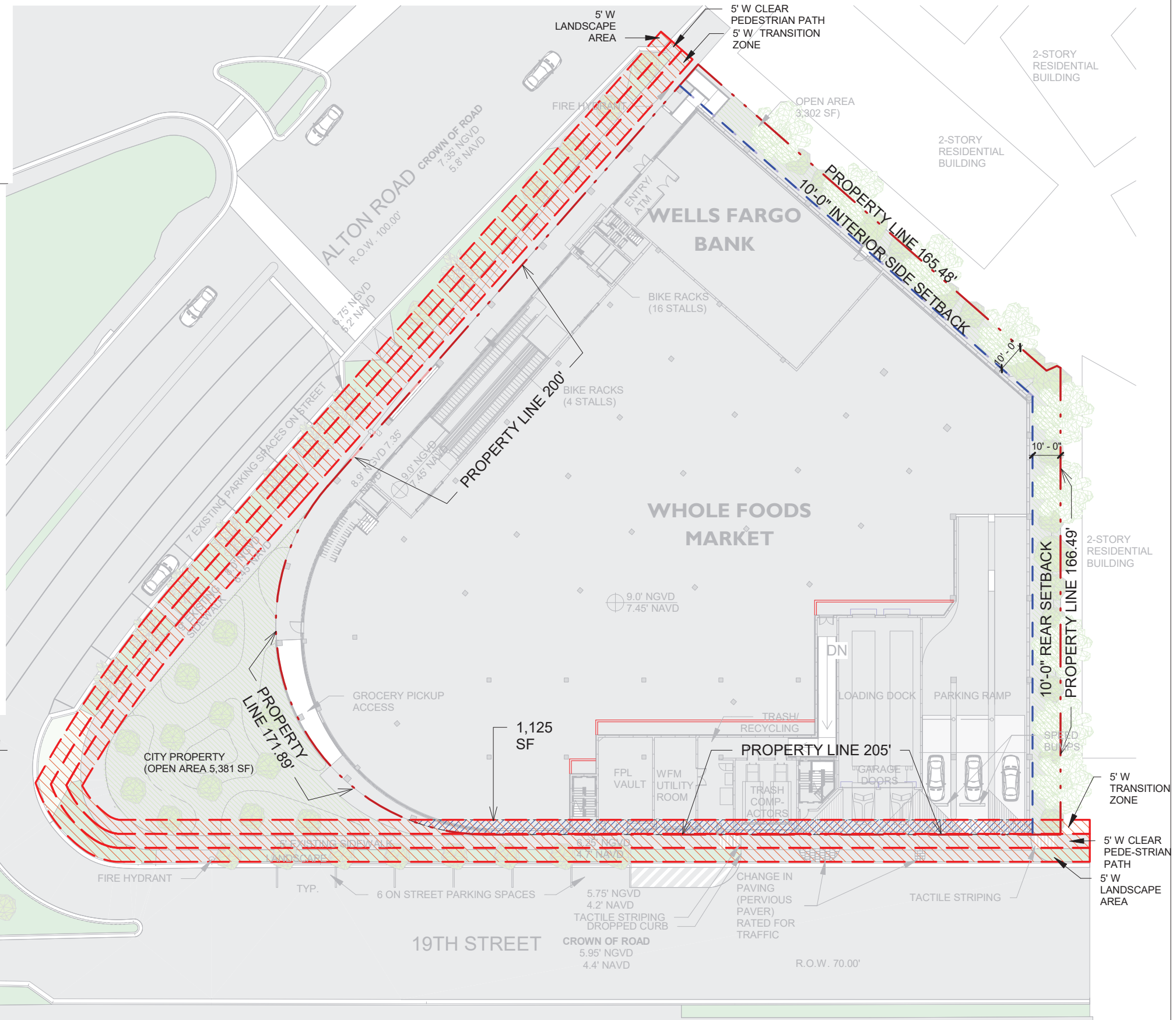
200 S. Biscayne Boulevard  
Suite 300, Miami, FL 33131

[www.brzoninglaw.com](http://www.brzoninglaw.com)

305.374.5300 office

305.377.6222 fax

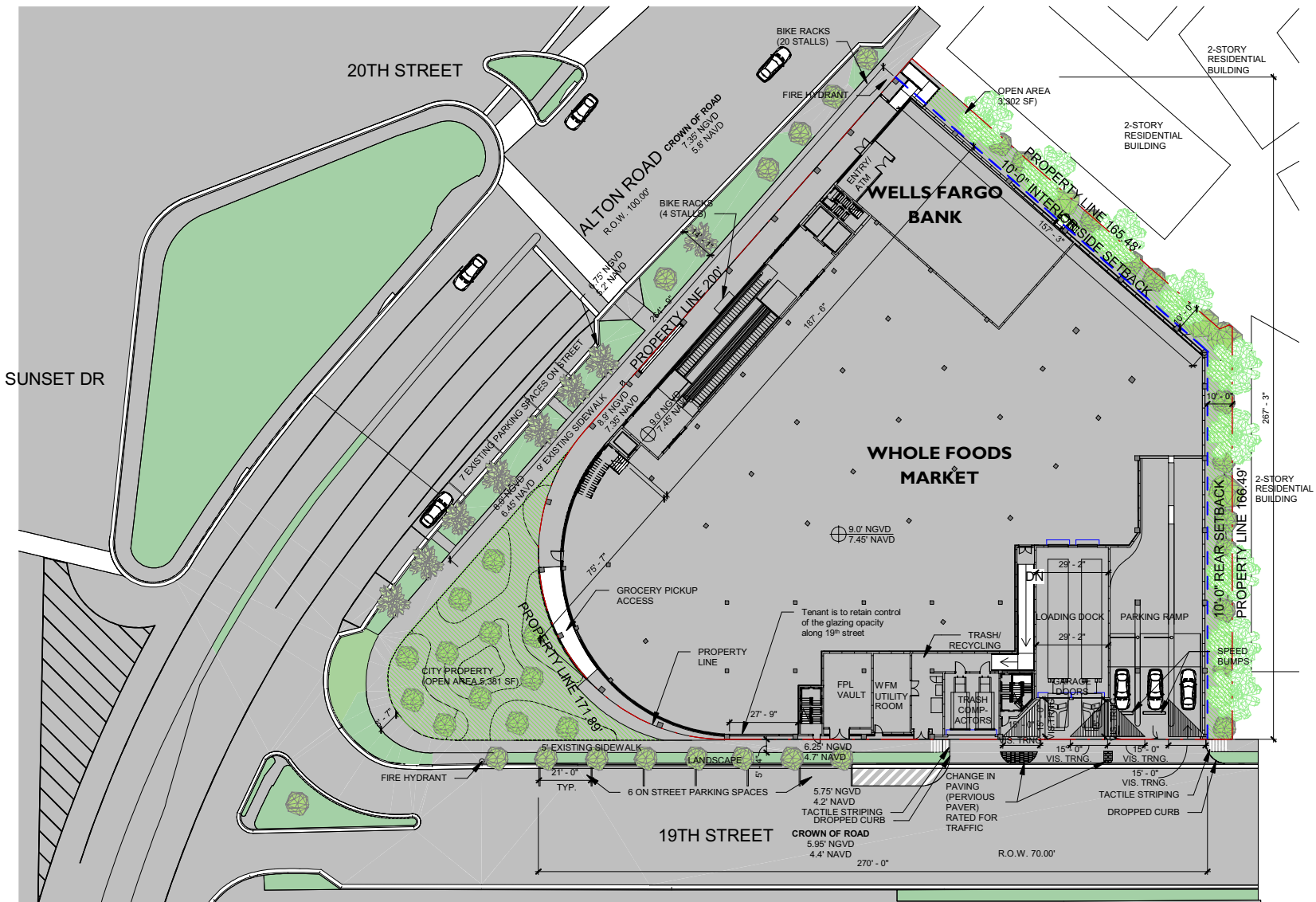
[Info@brzoninglaw.com](mailto:Info@brzoninglaw.com)



**7.1.2.3 Resilience and Adaptation Standards for Exterior Building and Lot**

Long Frontage Standards Table

# ALTERNATIVE Bicycle Parking - Ground Floor



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**

FAÇADE ARCHITECT  
OPPENHEIM ARCHITECTURE  
AND DESIGN

DRAWING

**SITE PLAN**

(BRIEFER MCCONNEY FLORIDA LCA# 48934)  
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DRAWN: CV, JDB

CHECK: JMcG

DATE: 02/04/2024

SHEET NUMBER

**A1.00**

WALGREENS



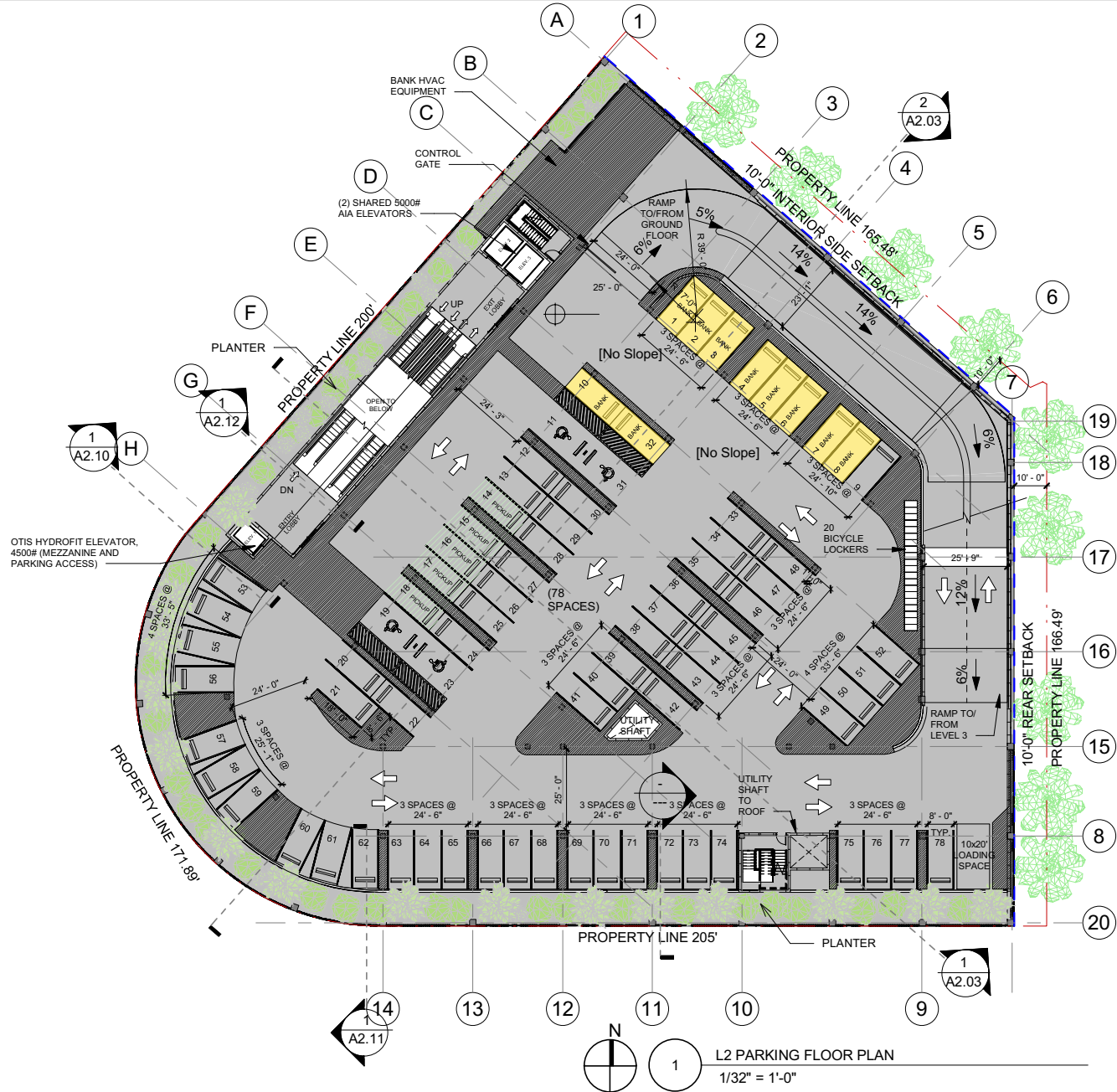
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SITE PLAN  
1" = 40'-0"

# 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"



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

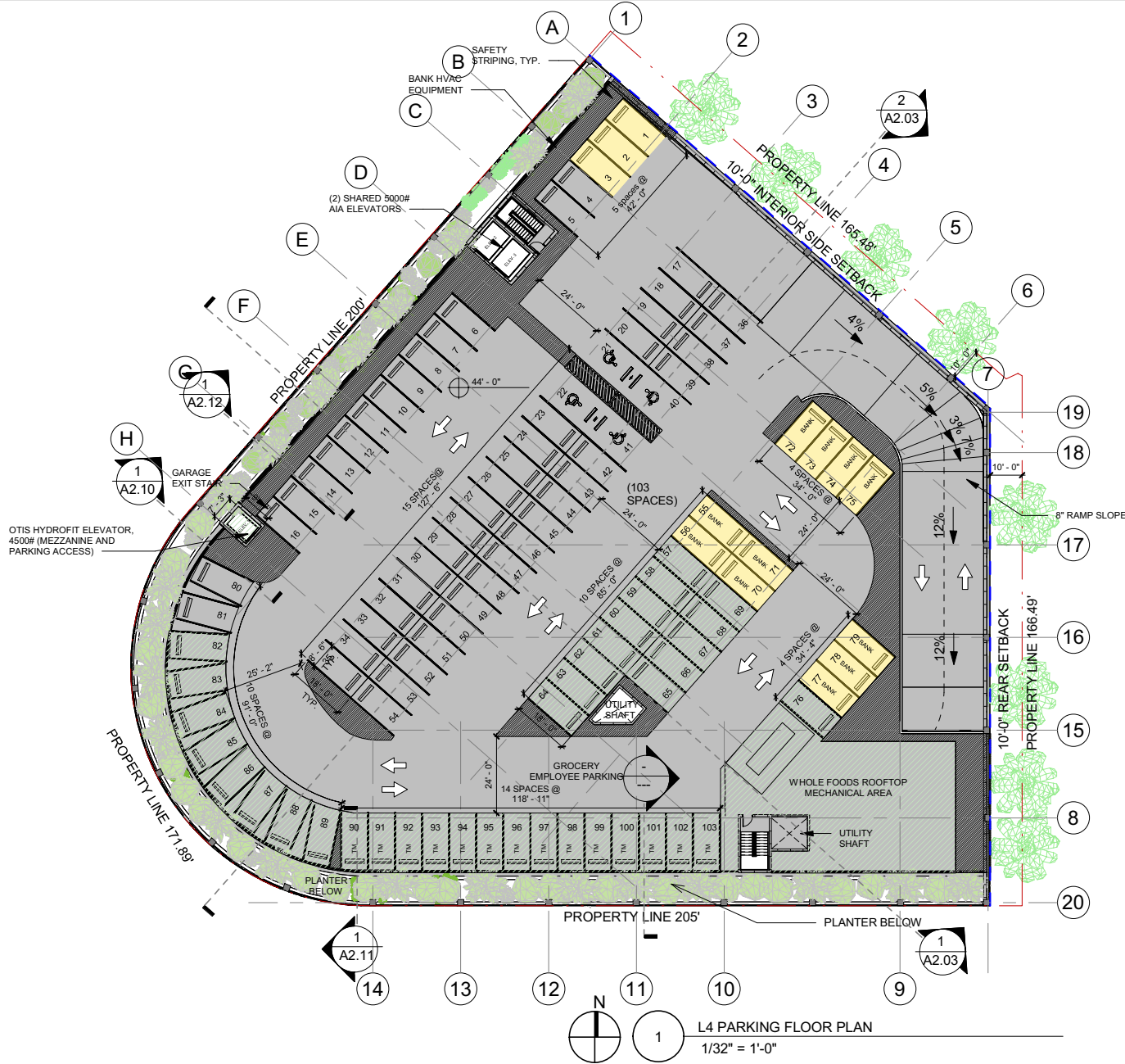
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DATE: 02/04/2024

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
		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**

(BRIAN MCCONNEY FLORIDA LIC# BR094)

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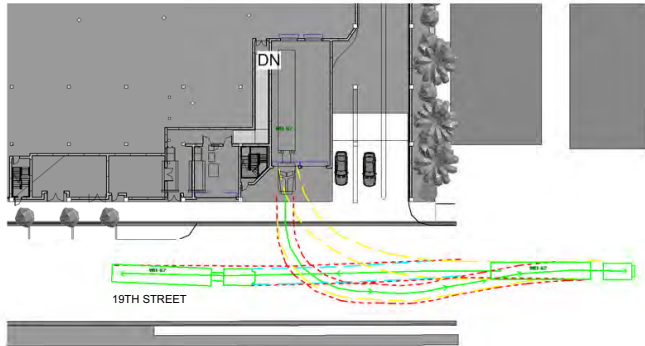
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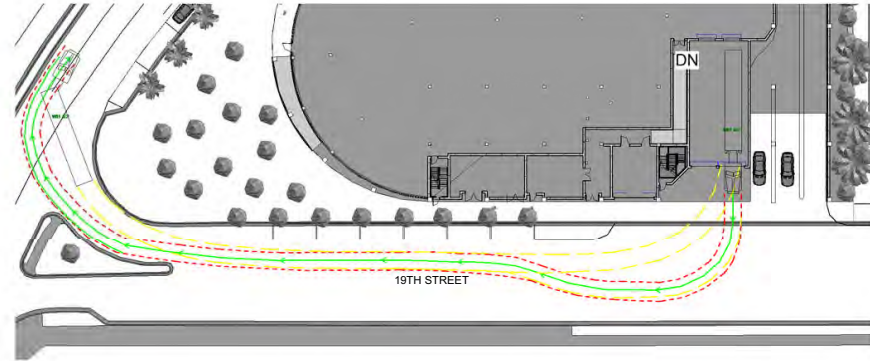
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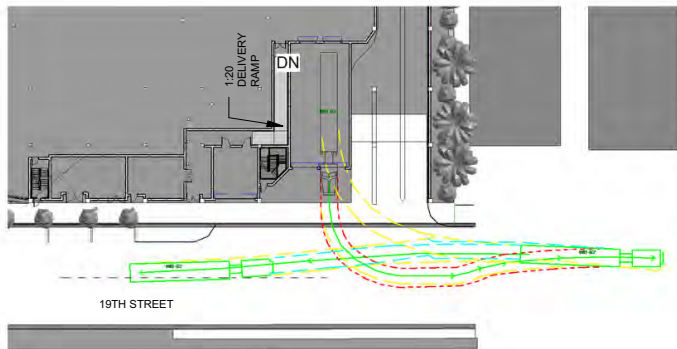
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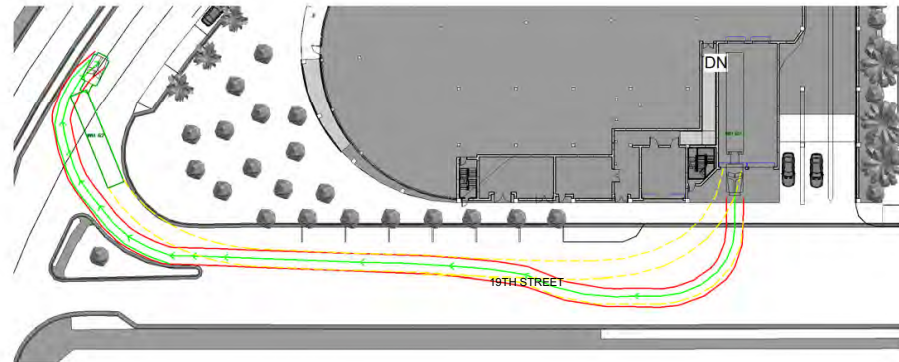
③ **MANEUVERABILITY STUDY. WB62 TRUCK BAY 1 INGRESS**  
 1" = 60'-0"



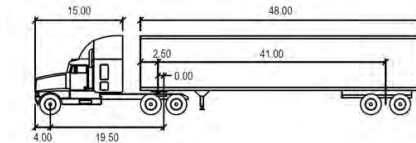
② **MANEUVERABILITY STUDY. WB62 TRUCK BAY 2 EGRESS**  
 1" = 60'-0"



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

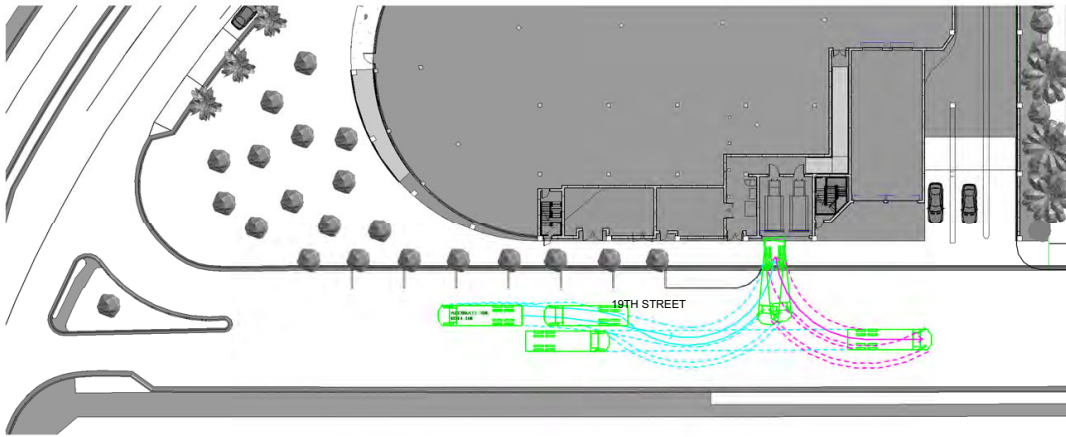


① **MANEUVERABILITY STUDY. WB62 TRUCK BAY 1 EGRESS**  
 1" = 60'-0"

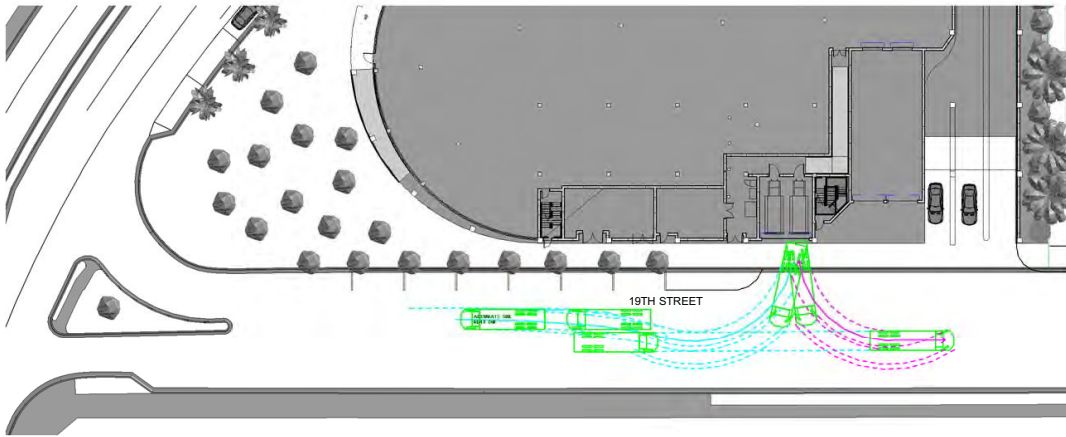


WB-62

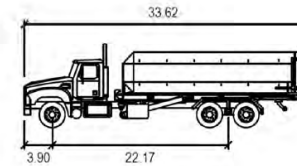
	feet		
Tractor Width	15.00	Lock to Lock Time	6.0
Trailer Width	8.50	Steering Angle	28.4
Tractor Track	8.00	Articulating Angle	70.0
Trailer Track	8.50		



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

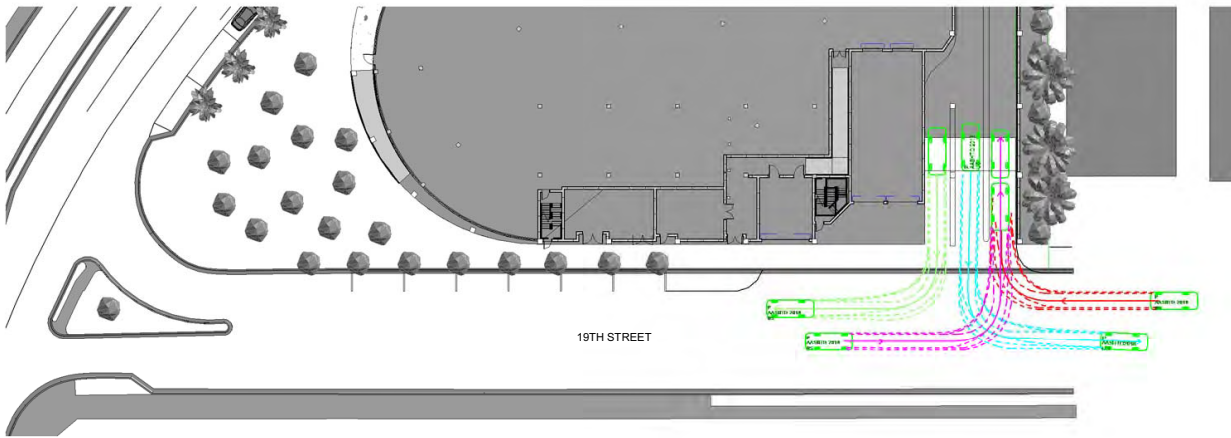


① MANEUVERABILITY STUDY. TRASH TRUCK BAY 2  
1" = 50'-0"



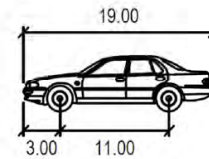
Accurate 30k Roll-Off

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



19TH STREET

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



P

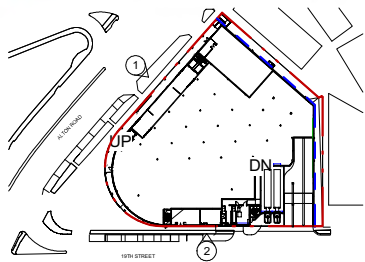
	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



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

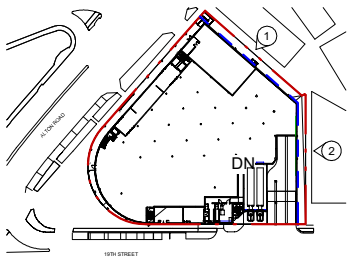


3 S.S. OR ALUMINUM SQUARE  
 PENNING WIRE MESH PAINTED  
 WHITE. OPENINGS 4"



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 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  
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ELEVATIONS FOR FUTURE ROAD PROJECTS

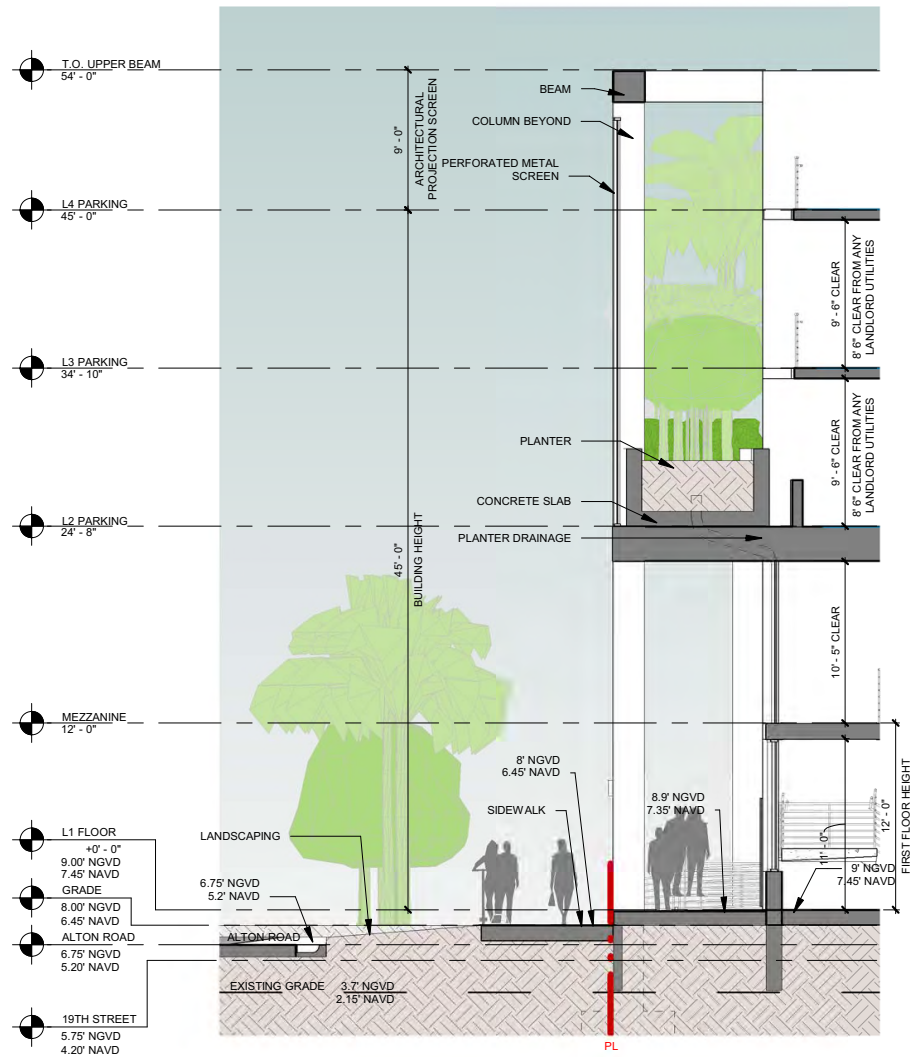


① **BUILDING SECTION A**  
3/64" = 1'-0"



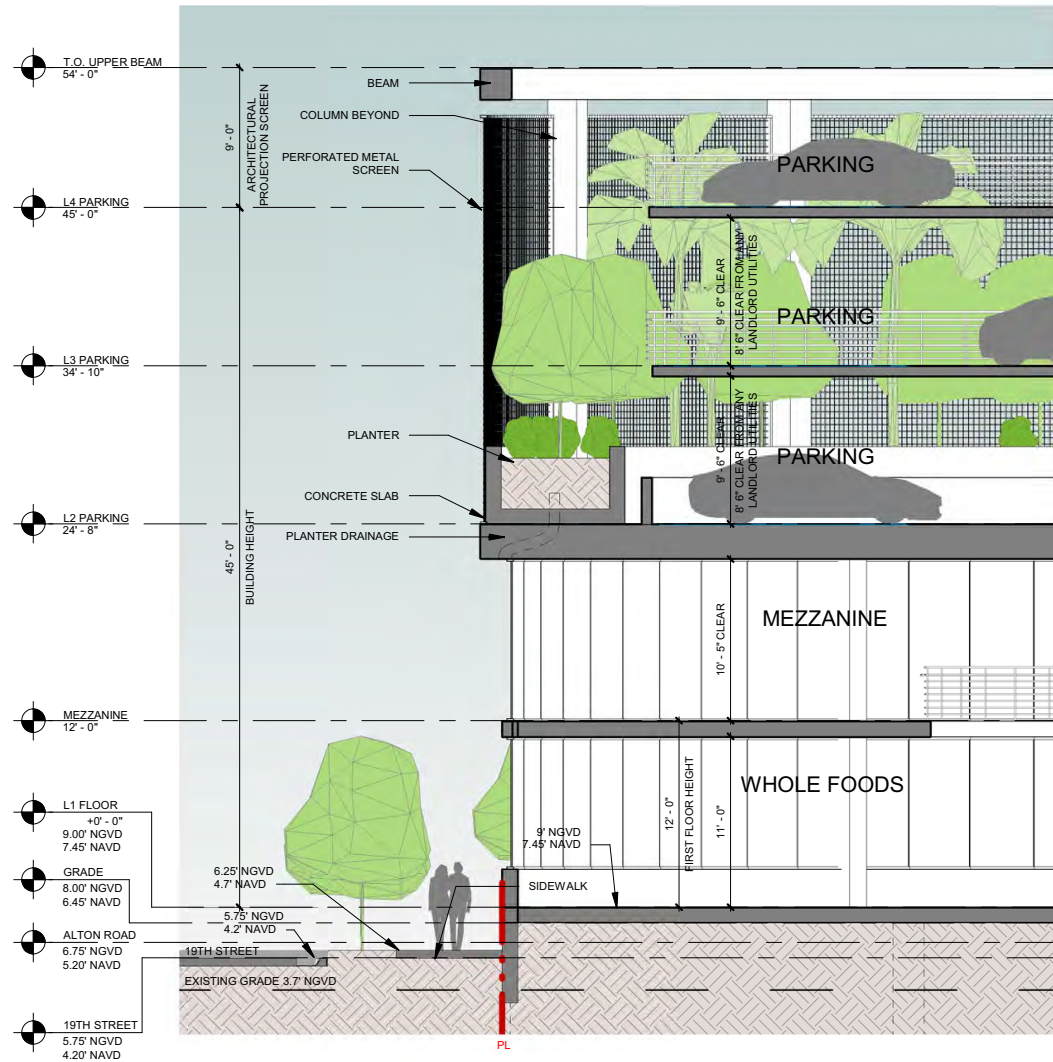
② **BUILDING SECTION B**  
3/64" = 1'-0"

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



\* 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 FAÇADE  
1/8" = 1'-0"

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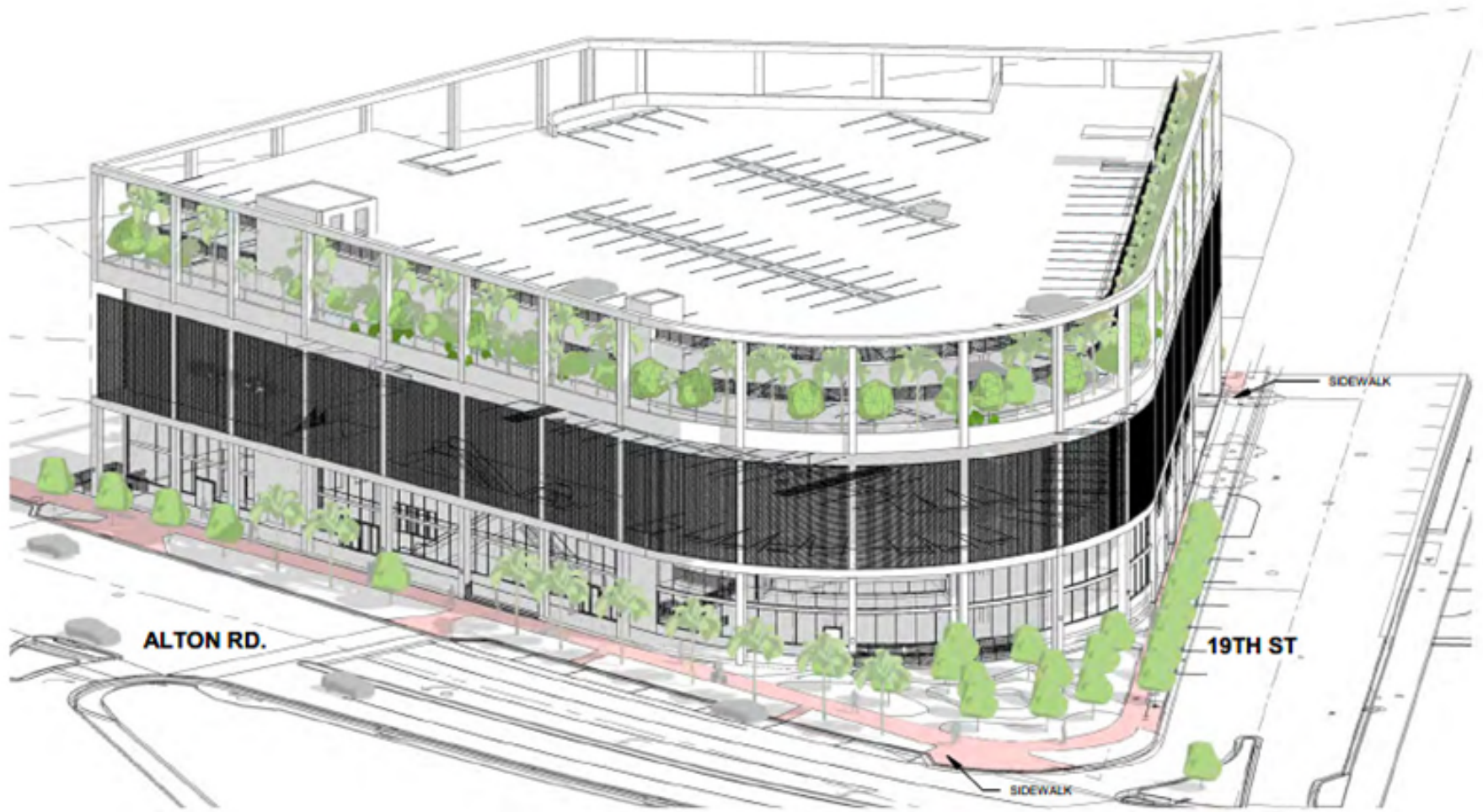
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CHECK: JMcG

DATE: 01/28/2024

SHEET NUMBER

A2.11



**ALTON RD.**

**19TH ST**

SIDEWALK

SIDEWALK