

DESIGN REVIEW BOARD

1901 ALTON ROAD

FINAL SUBMITTAL
02/04/2024

FILE NO. DRB23-0956

COMMERCIAL PROJECT
1901 ALTON ROAD MIAMI BEACH, FLORIDA, 33139
SCOPE OF WORK: NEW CONSTRUCTION OF 4 STORY BUILDING WITH GROUND FLOOR RETAIL AND 3 LEVELS OF PARKING



OPPENHEIM
ARCHITECTURE



7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
2314

PROJECT NAME
**WHOLE FOODS
AND
WELLS FARGO**
1901 ALTON ROAD
MIAMI BEACH, FL 33141

OWNER
CRESCENT HEIGHTS

FACADE ARCHITECT
OPPENHEIM ARCHITECTURE
AND DESIGN

DRAWING

COVER-DRB

JENNIFER MCCONNEY FLORIDA LIC# AR93044
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SCALE:

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DATE: 02/04/2024

SHEET NUMBER
A0.00

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SHEET #	DESCRIPTION
_____	SURVEY
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A0.03	FAR DIAGRAMS
A0.04	RENDERING VIEW OF SOUTH AND ALTON RD FACADES
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L200	SITE PLANTING PLAN
L201	2ND LEVEL PLANTING PLAN
L202	PLANTING DETAILS
L203	SITE LIGHTING PLAN

MIAMI

BEACH

Planning Department, 1700 Convention Center Drive

Miami Beach, Florida 33139, www.miamibeachfl.gov

305.673.7550

ZONING DATA SHEET

ITEM #	Zoning Information LAND USE: CD-1				
1	Address:		1901 Alton Rd, Miami Beach, FL 33139		
2	Board and File numbers:				
3	Folio number(s):		02-3234-001-0030		
4	Year constructed:		1986	Zoning District:	CD-1 COMMERCIAL, LOW INTENSITY DISTRICT
5	Base Flood Elevation:		8'-0 " NGVD	Grade Value in NGVD:	3.7 NGVD (existing) 8' 0 NGVD (proposed)
	(road elevation to be raised in 2025 per City of Miami Beach)				
6	Adjusted grade (Flood+Grade/2)		8'-0"	Lot Area:	55,377 SF
7	Lot Width		N/A	Lot Depth:	N/A
8	Minimum Unit Size		N/A		
9	Existing User		WELLS FARGO	Proposed Use:	GROCERY STORE MAIN USE, BANK ACCESSORY USE

		Maximum	Existing	Proposed	Deficiencies
10	Height	45'-0"		45'-0"	-
11	Number of Stories	N/A	1	4	-
12	FAR	1	0.00	0.96	-
13	FLOOR AREA Square Footage	55,377 SF	0 SF	53,391 SF	-
14	GROSS Square Footage	N/A	N/A	200,774 SF	-
15	Number of Units Residential	N/A	N/A	N/A	-
16	Number of Units Hotel	N/A	N/A	N/A	-
17	Number of Seats	N/A	N/A	N/A	-
18	Occupancy Load	N/A	N/A	SEE CHART	-

	Setbacks	Required	Existing	Proposed	Deficiencies
	Pedestal (CD-1) COMMERCIAL, LOW INTENSITY DISTRICT				
19	Front Setback (ALTON RD):	0'-0"	N/A	0' - 0"	-
20	Interior side Setback (NE):	10'-0"	N/A	10'-0"	-
21	Rear Setback (E):	10'-0"	N/A	10'-0"	-
22	Side Setback facing Street (NE 19th ST):	0'-0"	N/A	0'-0"	-

	Parking	Required	Existing	Proposed	Deficiencies
23	Parking District (DISTRICT #1) TIER I	163		271	-
24	Total # of parking spaces required	163	N/A	271	-
25	Parking Space Dimensions	8.5' X 18'	N/A	8.5' X 18'	
26	Parking Space Configurations (45°, 60°, 90°, Parallel)		N/A	90 DEG	-
27	ADA Spaces		N/A	12	-
28	Tandem Spaces	0	N/A	0	-
29	Drive Aisle Width	22'	N/A	24	-
30	Valet Drop off and pick up	N/A	N/A	N/A	-
31	Loading zones and Trash collection areas	2	N/A	2	-
32	Bikes (SHORT TERM)	6	N/A	20	
33	Bikes (LONG TERM)	22	N/A	40	-
34	loading spaces: 3 for 20-40k sf	3	N/A	3	-

35	Is this a contributing building?	NO
36	Located within a Local Historic District?	NO

PARKING REQUIREMENTS				
SPACE	REQUIRED	GROSS AREA/ SEATS	FACTOR	PARKING SPACES
GROCERY STORE	1 SPACE / 250 SF	34,953	250	140
CAFÉ (WITHIN STORE)	1 SPACE / 4 SEATS	60	4	15
BANK	1 SPACE / 400 SF	3,908	400	10
			TOTAL	165
			PROVIDED	271
			EXCESS	-106



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OPPENHEIM ARCHITECTURE
AND DESIGN

DRAWING

**INDEX OF
DRAWINGS
AND SITE
DATA**

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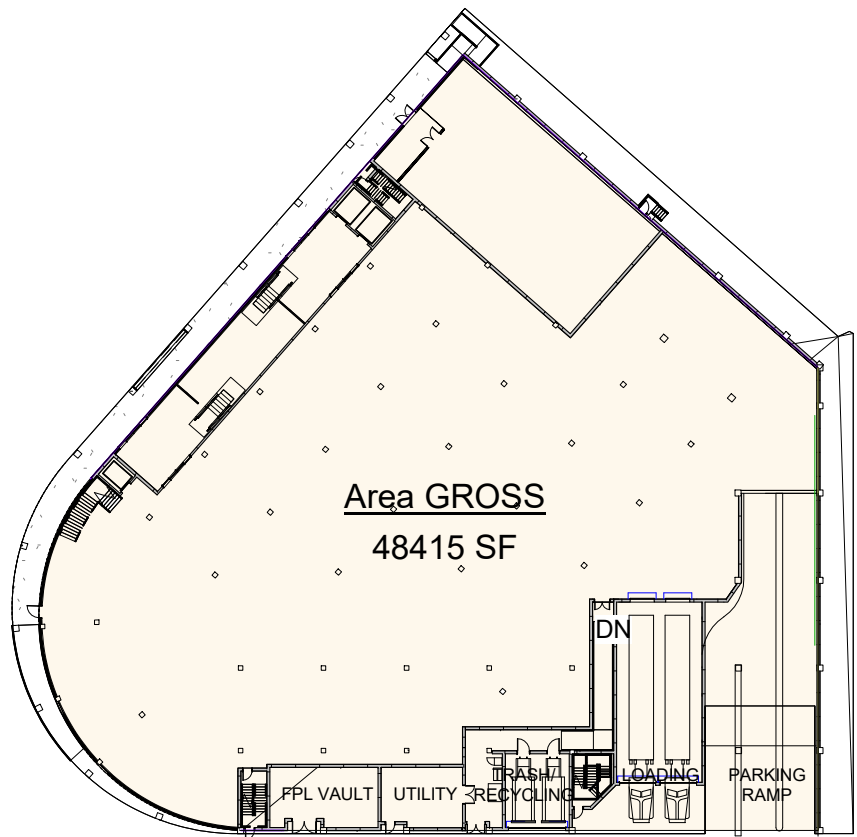
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DRAWN: CV, JDB

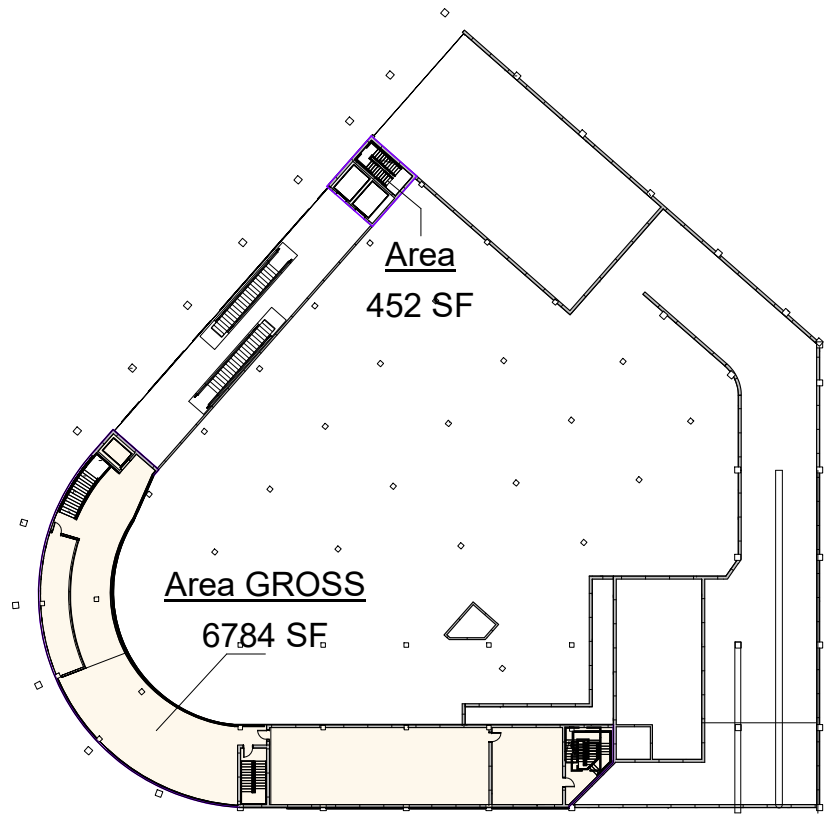
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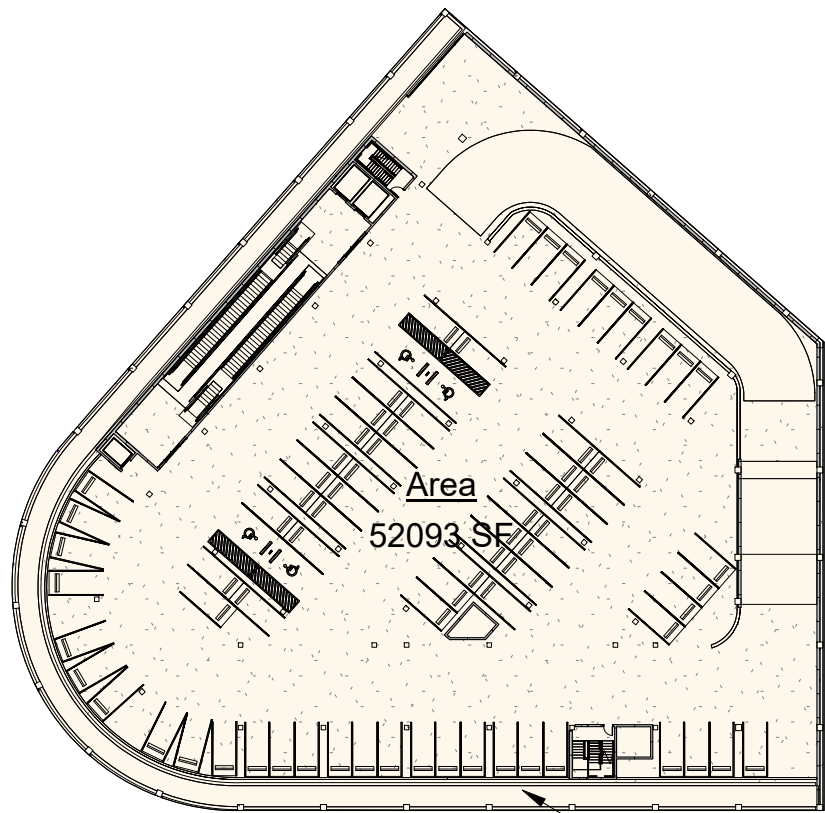
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A0.01



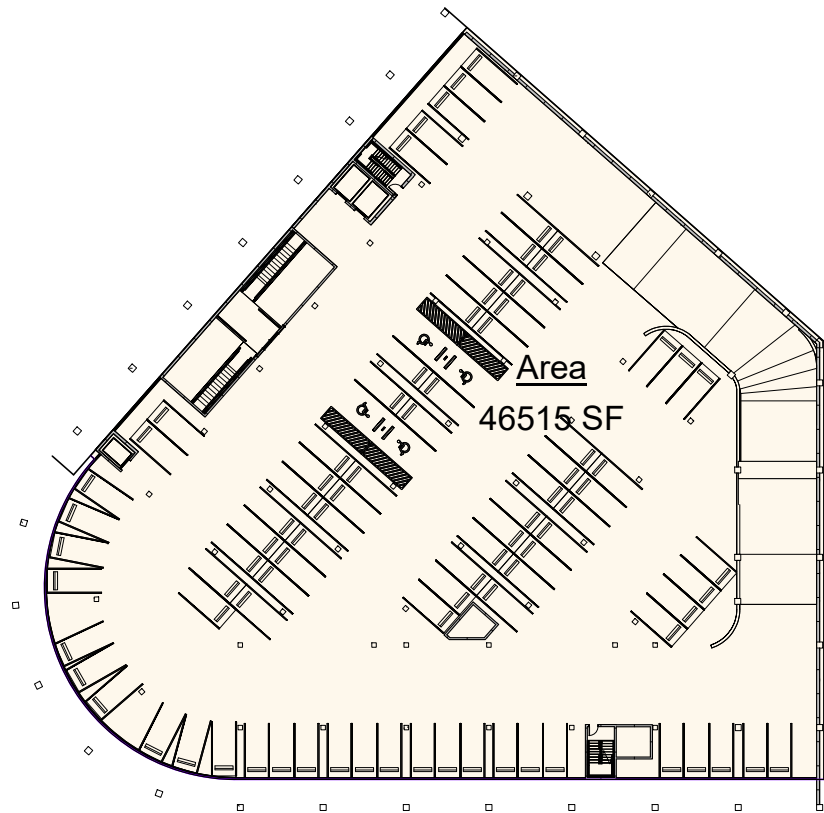
1 L1 FLOOR
1/64" = 1'-0"



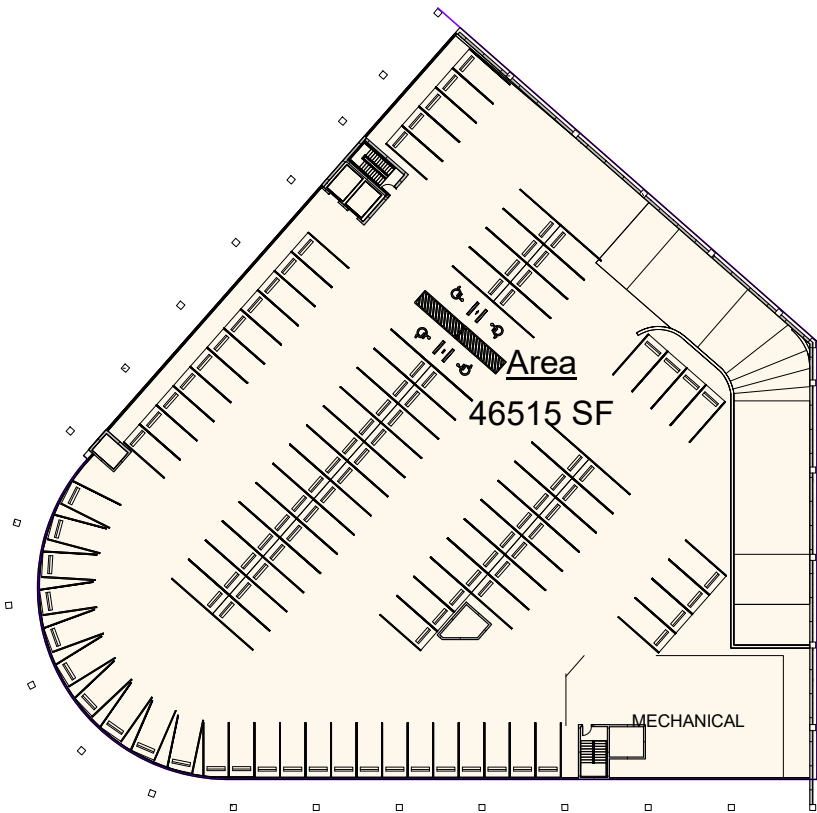
2 L1.5 FLOOR
1/64" = 1'-0"



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



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



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

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

GROSS AREA DIAGRAMS

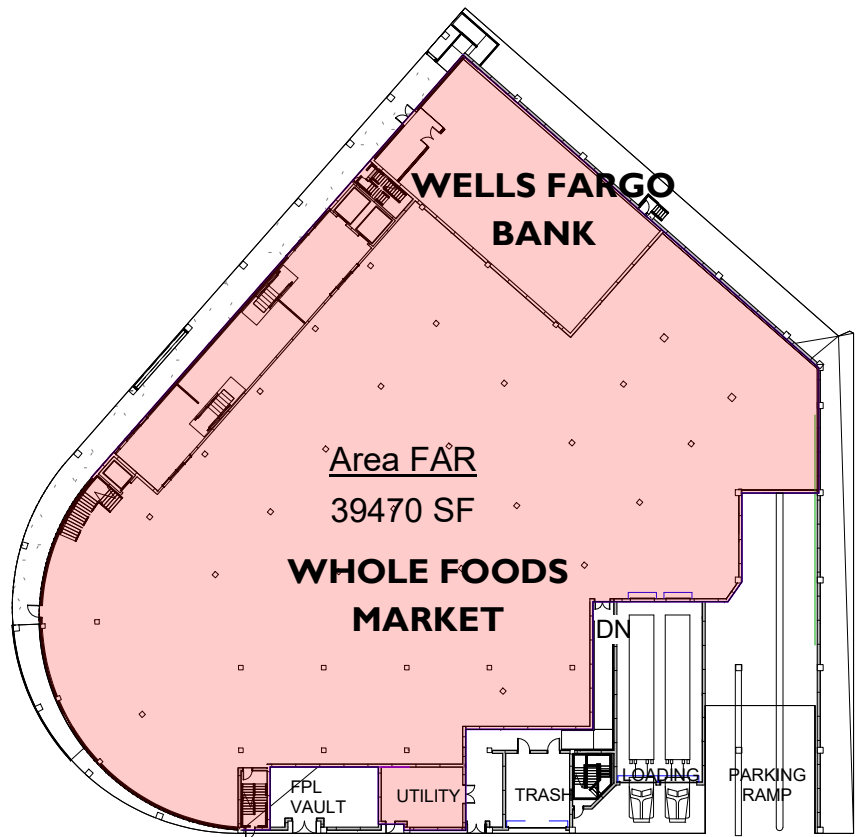
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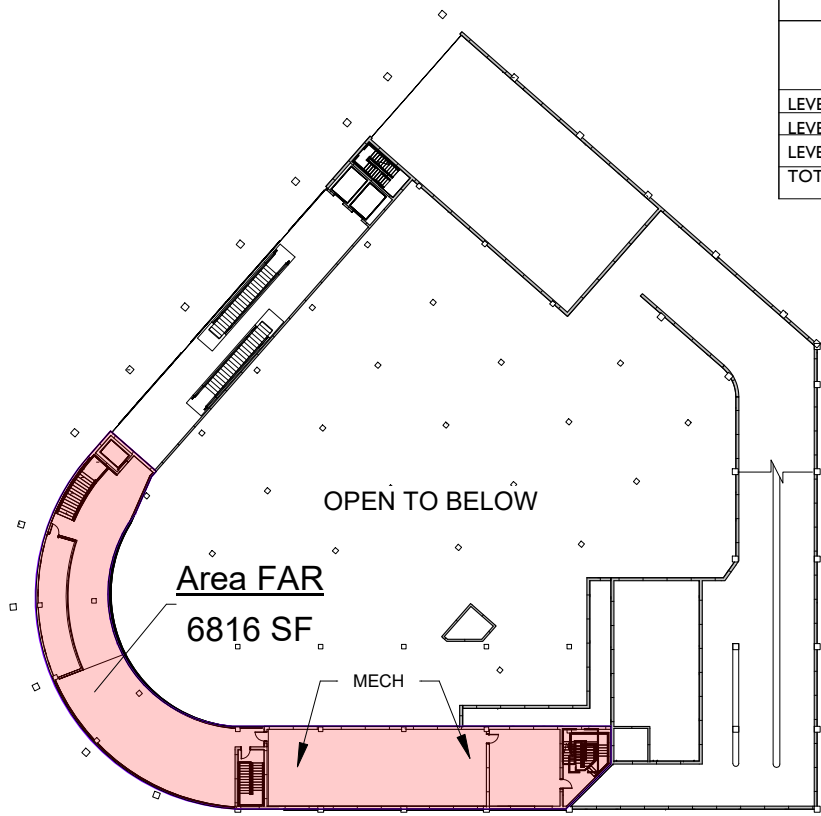
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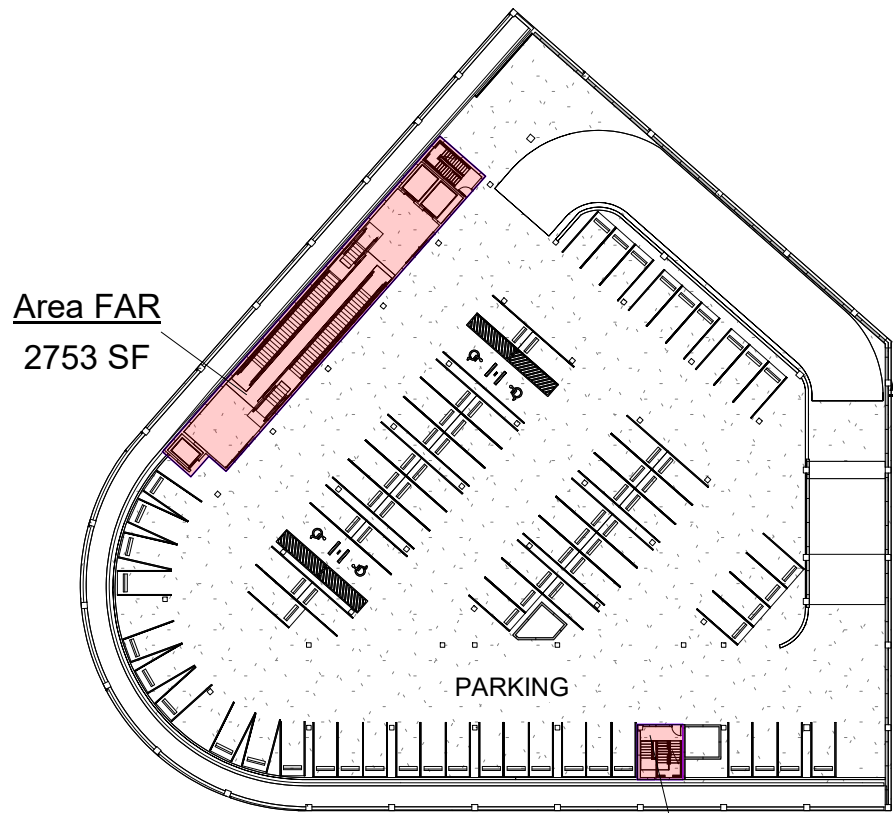
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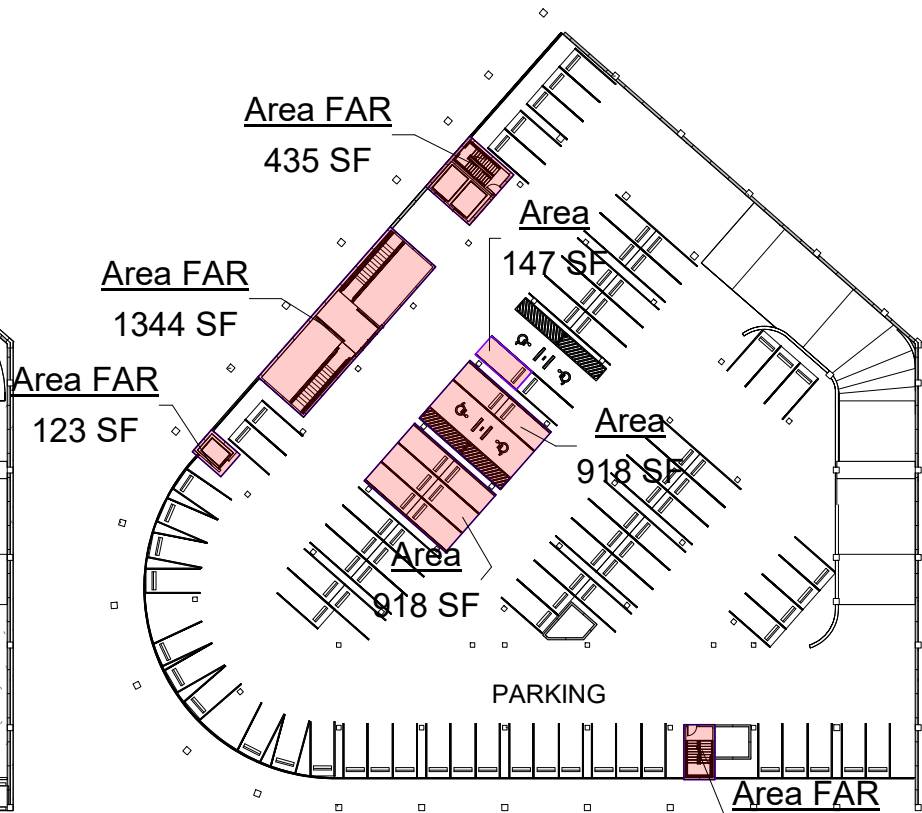
1 L1 FLOOR
1/64" = 1'-0"



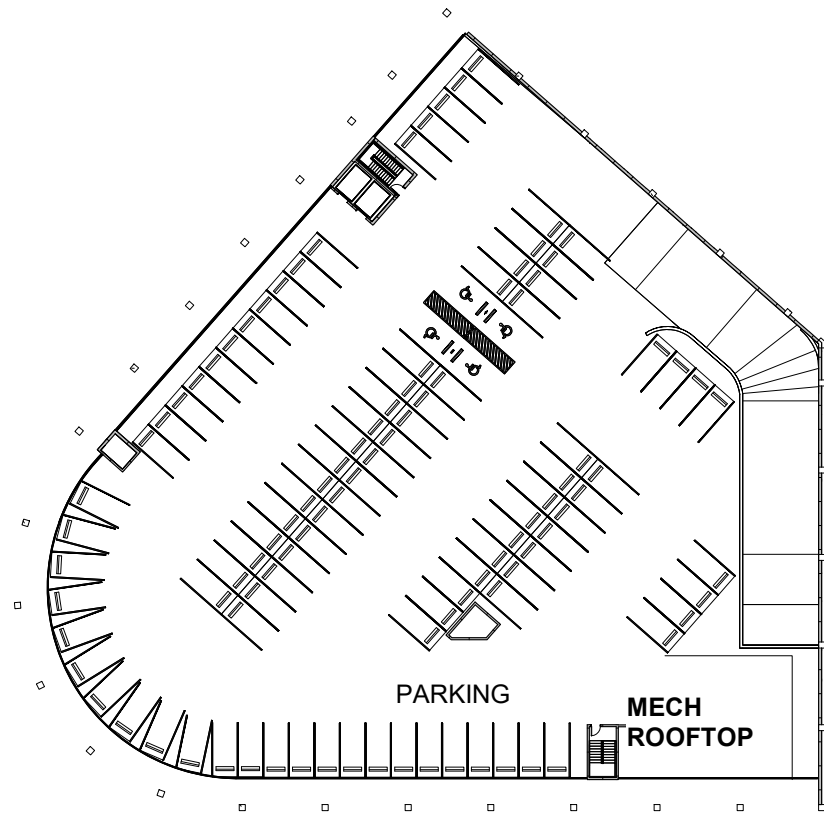
2 MEZZANINE
1/64" = 1'-0"



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



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



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

FAR calculation for excess parking:				
	NUMBER OF STALLS	PARKING EXEMPT FROM FAR	PARKING TOWARDS FAR	AREA OF EXCESS PARKING AS FAR (SF)
LEVEL 2	78	78		
LEVEL 3	90	78	11	1683
LEVEL 4 (OPEN TO ABOVE)	103	103		
TOTAL	271			

Area Schedule FAR	
Area	Level

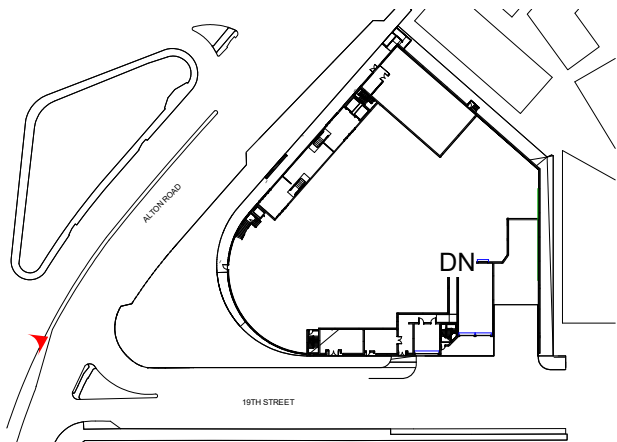
39470 SF	L1 FLOOR
6816 SF	MEZZANINE
3031 SF	L2 PARKING
4074 SF	L3 PARKING

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



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OPPENHEIM
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**RENDERING
VIEW OF
SOUTH AND
ALTON RD
FACADES**

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SCALE: 1" = 160'-0"

DRAWN: CV, JDB

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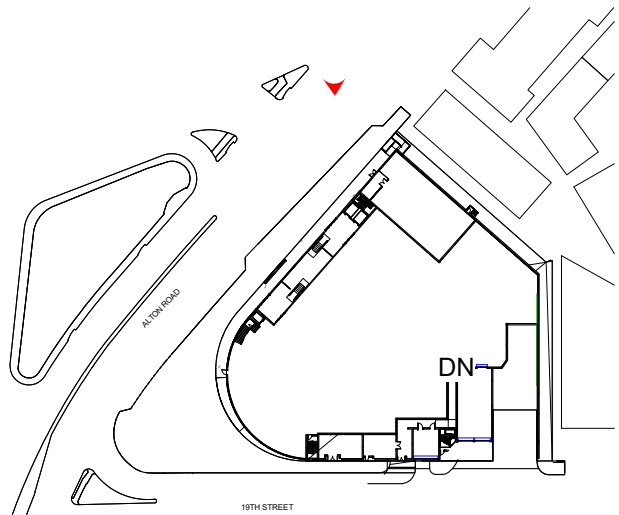
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* GRADES DEPICTED IN RENDERINGS ARE BASED
ON CITY OF MIAMI BEACH 2025 MINIMUM ROAD
ELEVATIONS FOR FUTURE ROAD PROJECTS
* SIGNAGE NOT A PART OF THIS APPROVAL



OPPENHEIM
ARCHITECTURE



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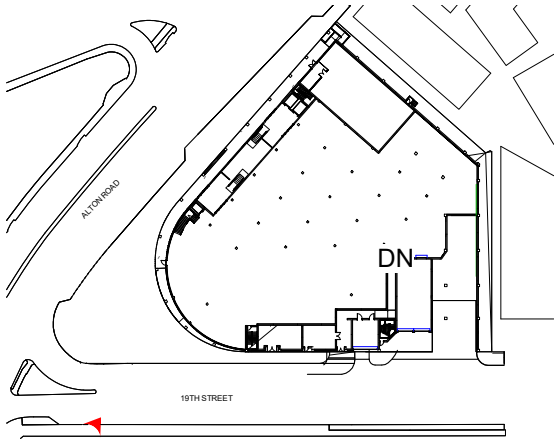
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OPPENHEIM
ARCHITECTURE



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1. VIEW OF ALTON RD FROM NORTH OF SITE



2. VIEW OF SITE FROM NORTH PEDESTRIAN WALKWAY

EXISTING
PHOTOGRAPHY

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SCALE: 1" = 1'-0"

DRAWN: CV, JDB

CHECK: JMcG

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3. VIEW OF WELLS FARGO FROM PARKING EAST IN SITE



4. VIEW OF 20TH STREET AND SUNSET DR



5. VIEW OF PARK PARALEL TO SITE ON ALTON RD



6. VIEW OF EXISTING WELLS FARGO BANK FROM PARKING



7. VIEW OF PURA VIDA ON SUNSET DR



8. VIEW OF FRESH MARKET ON 18TH STREET



9. VIEW OF SUSHI GARAGE RESTAURANT ON 18TH STREET



10. VIEW OF CITIBANK ON 18TH STREET



11. VIEW OF ALTON RD SOUTHWEST OF SITE



12. VIEW OF ALTON RD AND DADE BLVD INTERSECTION



13. VIEW OF PUBLIX AND SITE ON 19TH STREET



14. VIEW OF CHASE BANK SOUTH OF SITE

**EXISTING
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SCALE: 1" = 1'-0"

DRAWN: CV, JDB

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DATE: 02/04/2024



15. VIEW OF N MICHIGAN AVE, NORTHEAST OF SITE



16. EXISTING SITE VIEW FROM SIDEWALK ON ALTON RD.



17. WELLS FARGO ENTRANCE ON ALTON RD.



18. VIEW OF LANDSCAPE ON SITE FROM ALTON RD. SIDEWALK



19. VIEW OF SITE FROM ALTON RD. AND 19TH ST INTERSECTION



20. VIEW OF SUNSET DR. FROM SW OF SITE



21. VIEW OF SITE FROM ALTON RD. AND 19TH ST. INTERSECTION



22. VIEW OF PARALLEL BUILDINGS FROM 19TH ST.

**EXISTING
PHOTOGRAPHY**

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SCALE: 1" = 1'-0"

DRAWN: CV, JDB

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DATE: 02/04/2024



23.EXISTING DRIVE THRU BANK ON SITE



24. VIEW OF WELLS FARGO FROM EXISTING PARKING



25. VIEW OF WELLS FARGO ENTRANCE FROM EXISTING PARKING



26. VIEW OF ALTON RD. FROM SIDEWALK

**EXISTING
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SCALE: 1" = 1'-0"

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27. VIEW OF EXISTING PARKING FROM SIDEWALK

**EXISTING
PHOTOGRAPHY**

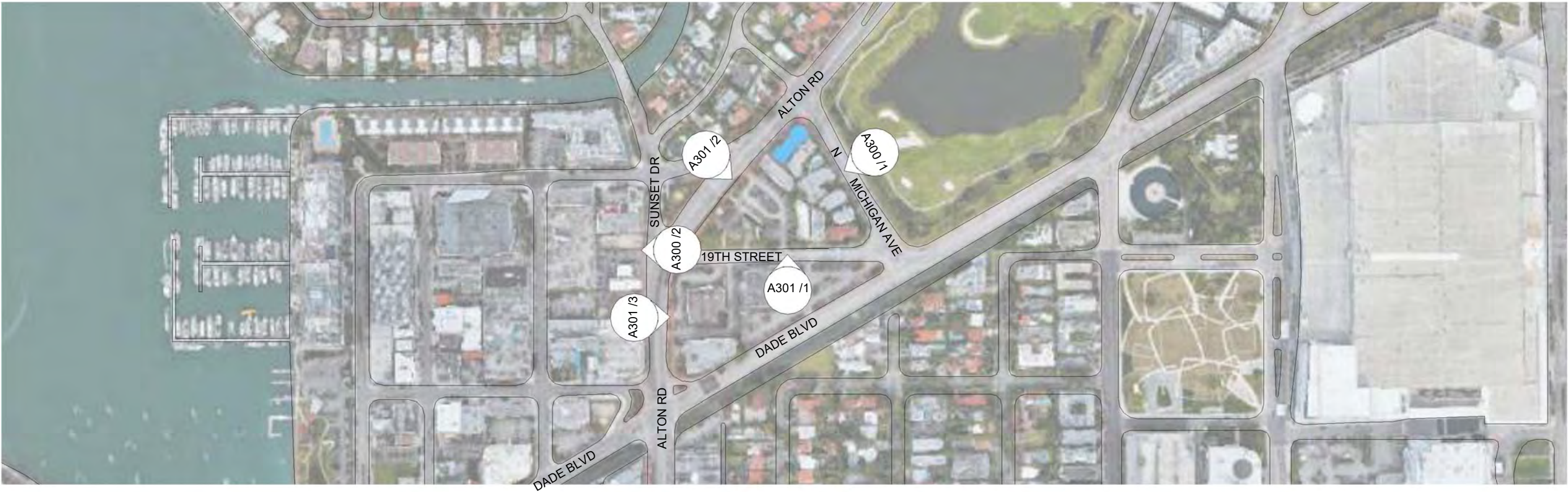
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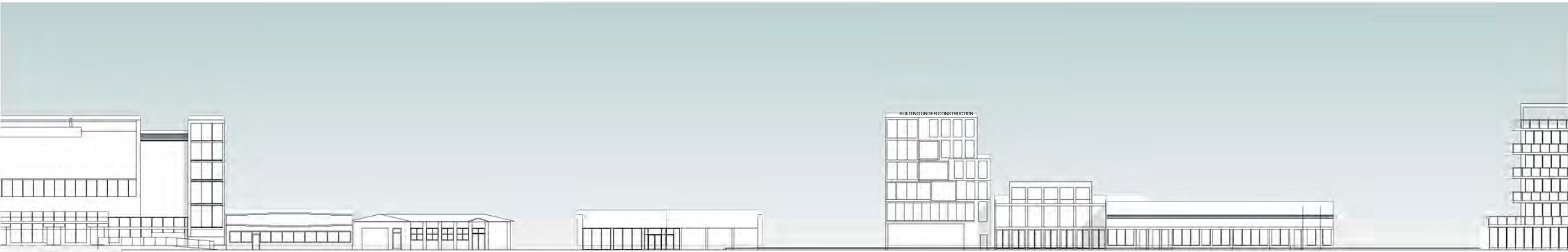
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1 N. MICHIGAN AVENUE ELEVATION
1" = 50'-0"



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



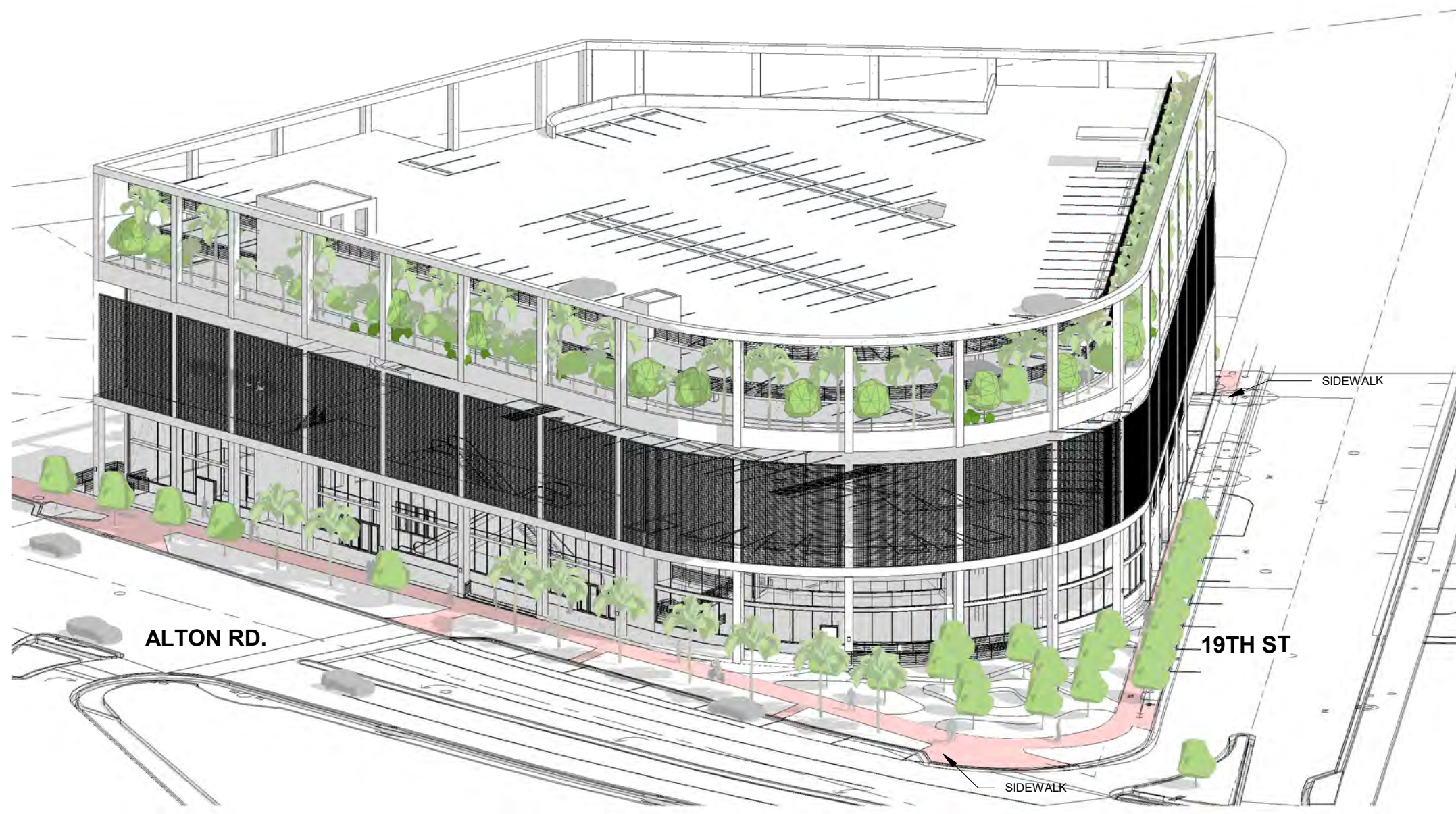
1 19TH STREET - SOUTH ELEVATION
1" = 50'-0"



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



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



1 EXPLODED AXO

**EXPLODED
AXONOMETRIC
DIAGRAM**

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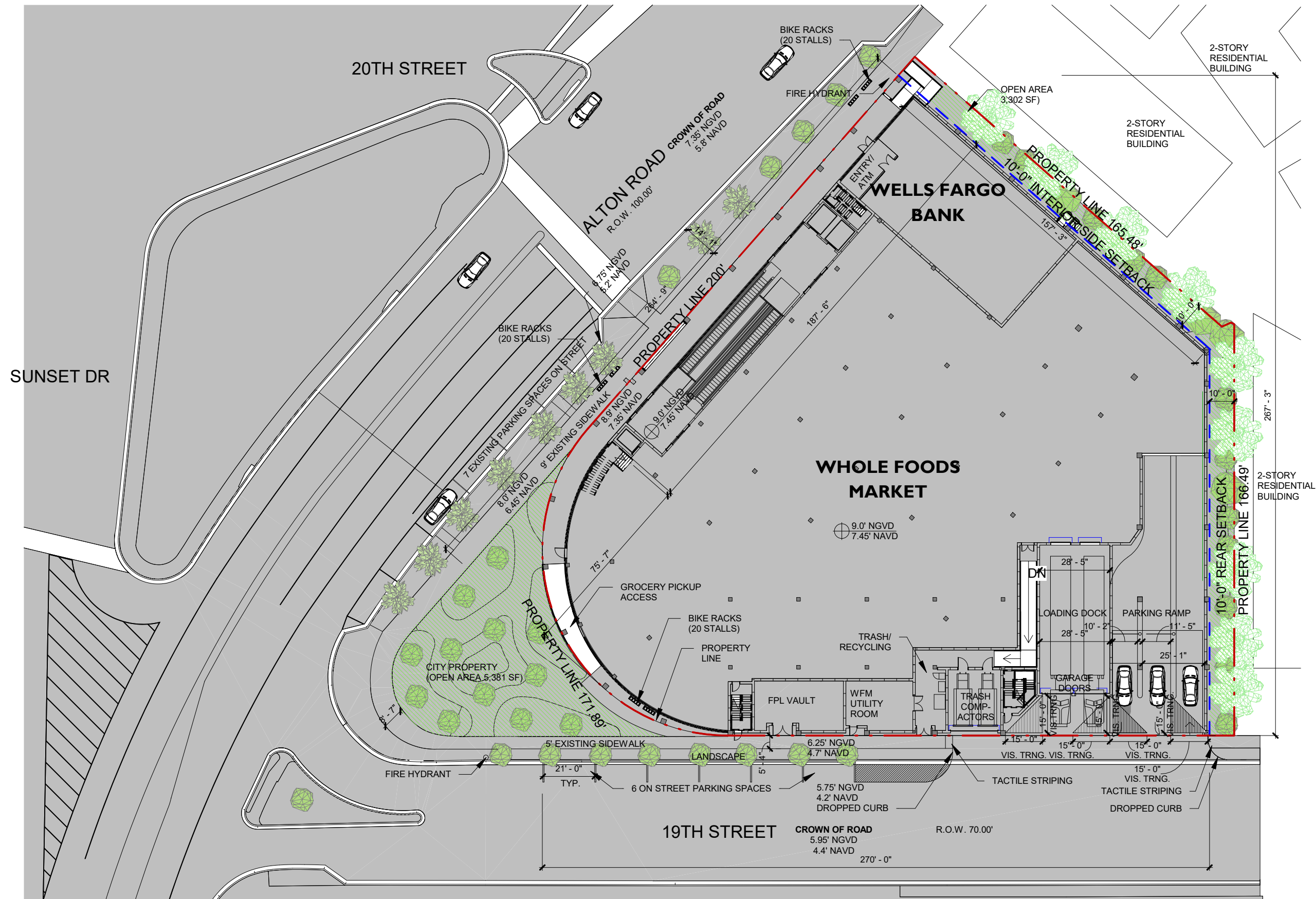
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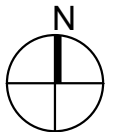
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A0.17



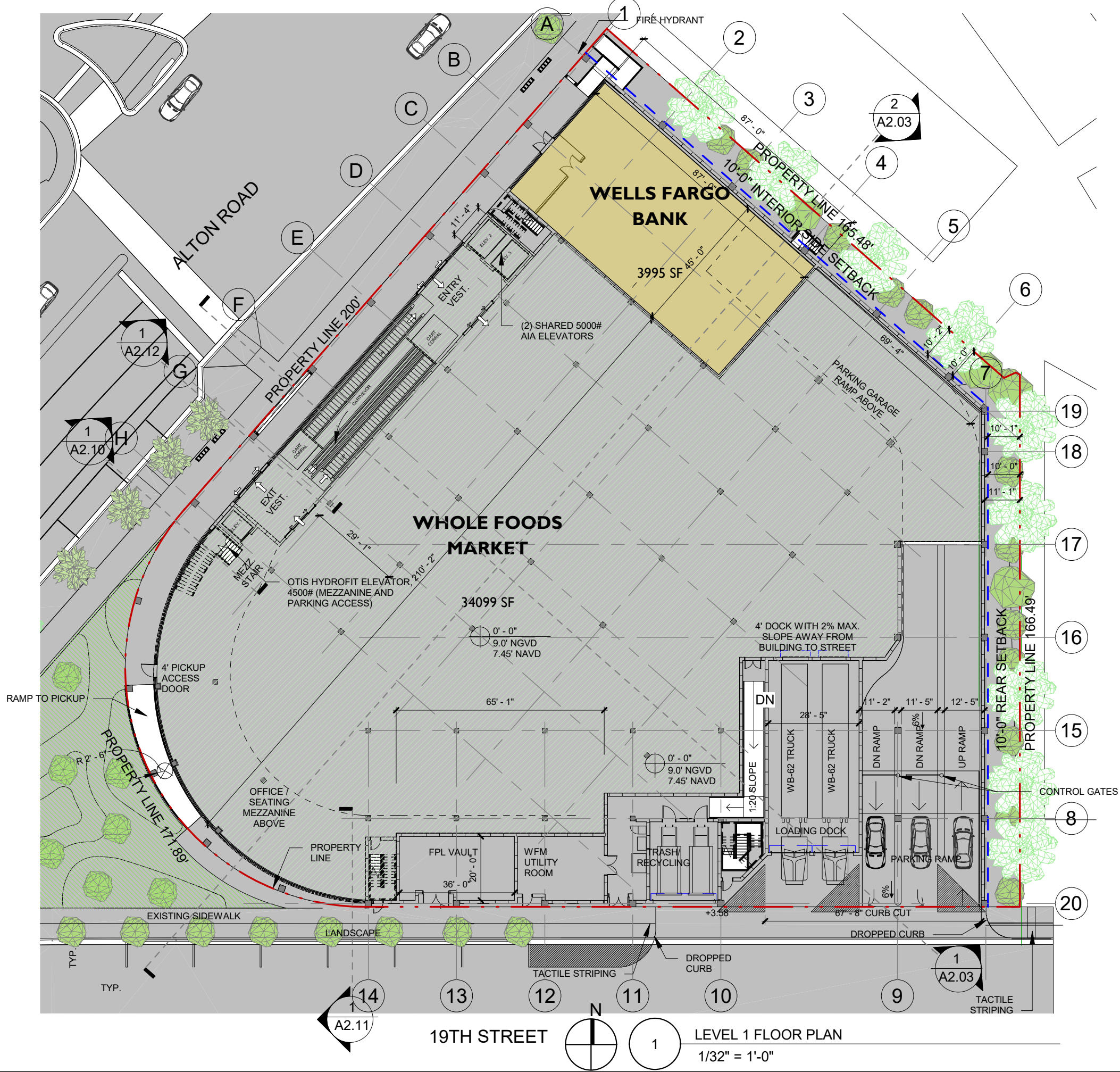
WALGREENS

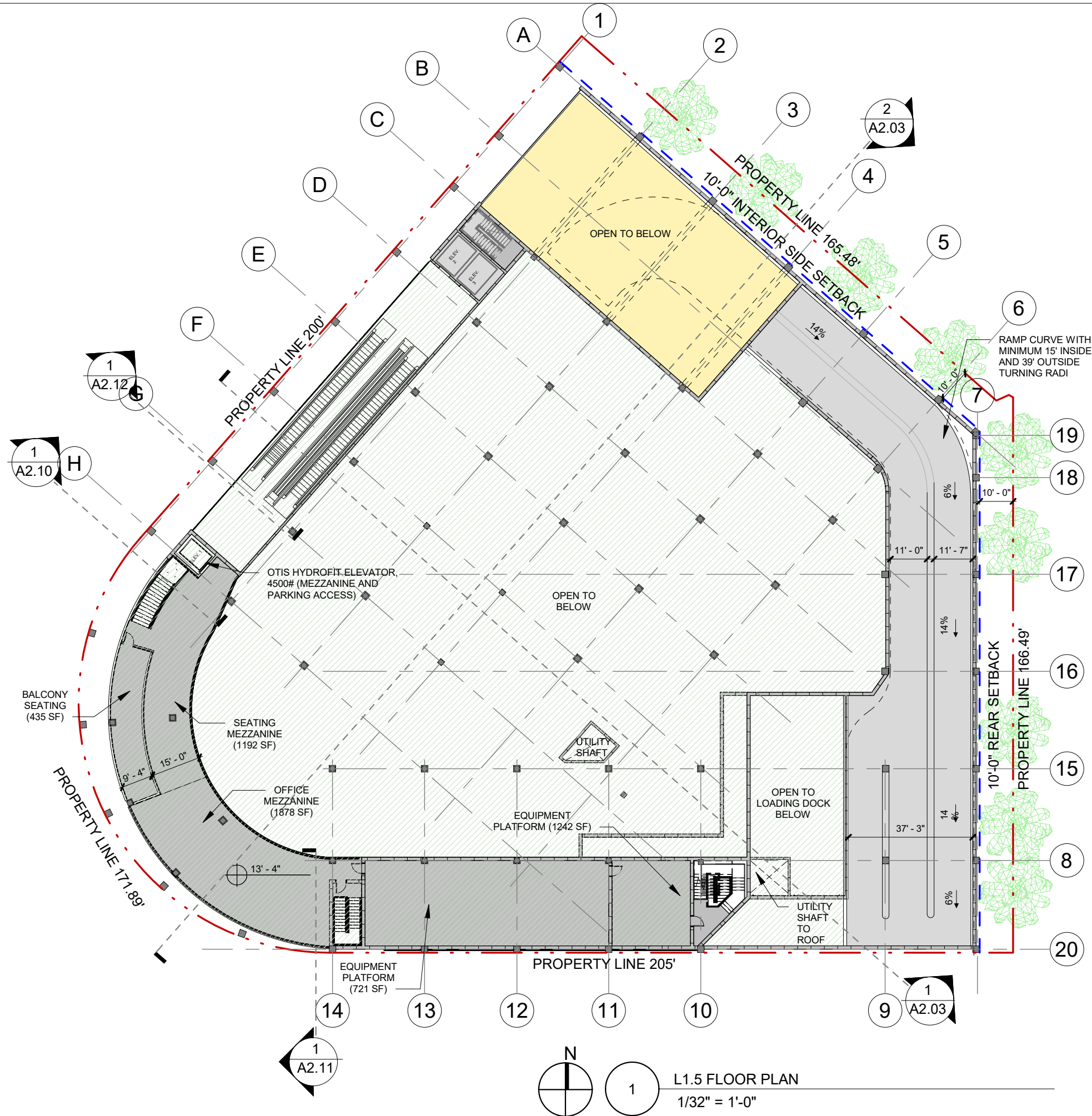


1

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



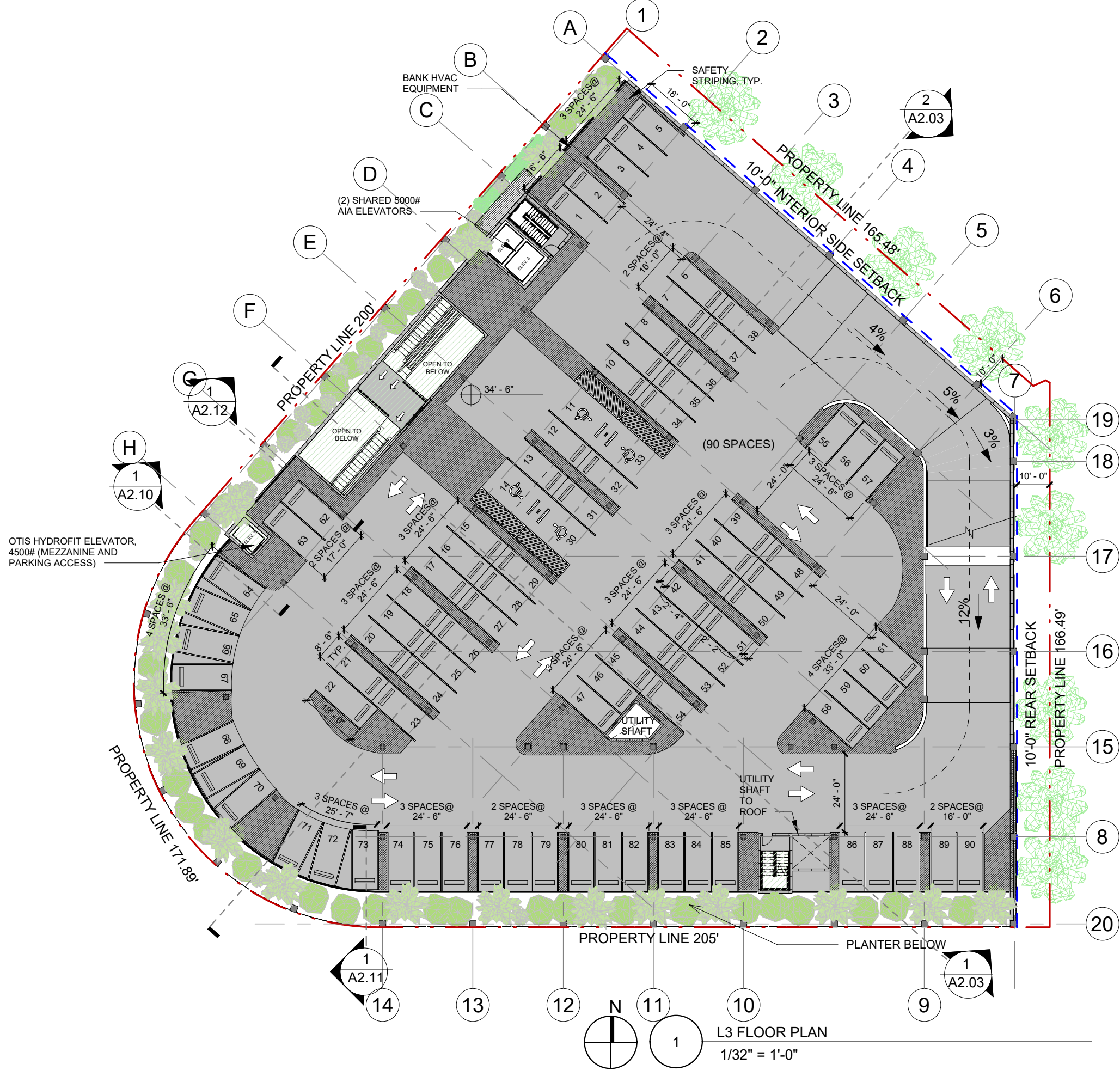


Parking Schedule		
Level	Comments	Count
L2 PARKING	PARKING 1 CAR TYP.	74
L2 PARKING	PARKING SINGLE ADA	4
L3 PARKING	PARKING 1 CAR TYP.	86
L3 PARKING	PARKING SINGLE ADA	4
L4 PARKING	PARKING 1 CAR TYP.	99
L4 PARKING	PARKING SINGLE ADA	4
		271



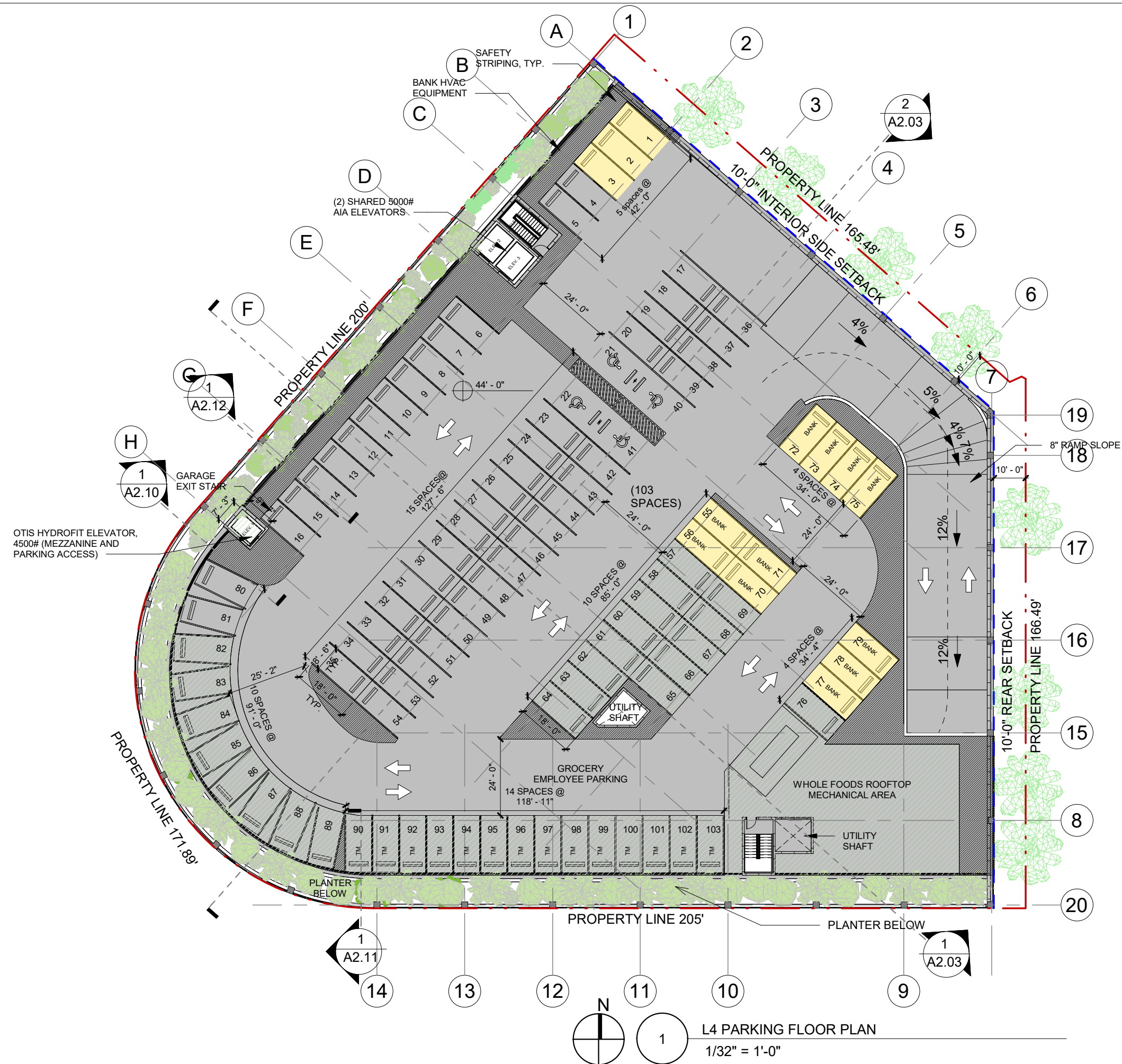
L2 PARKING FLOOR PLAN
1/32" = 1'-0"

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



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



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# AR9304

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

DRAWN: CV, JDB

CHECK: JMcG

DATE: 02/04/2024

SHEET NUMBER

A1.05

LOADING
DOCK
DIAGRAMS-TRUCK

JENNIFER McCONNIEY FLORIDA LIC# AR93044

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SCALE: 1" = 60'-0"

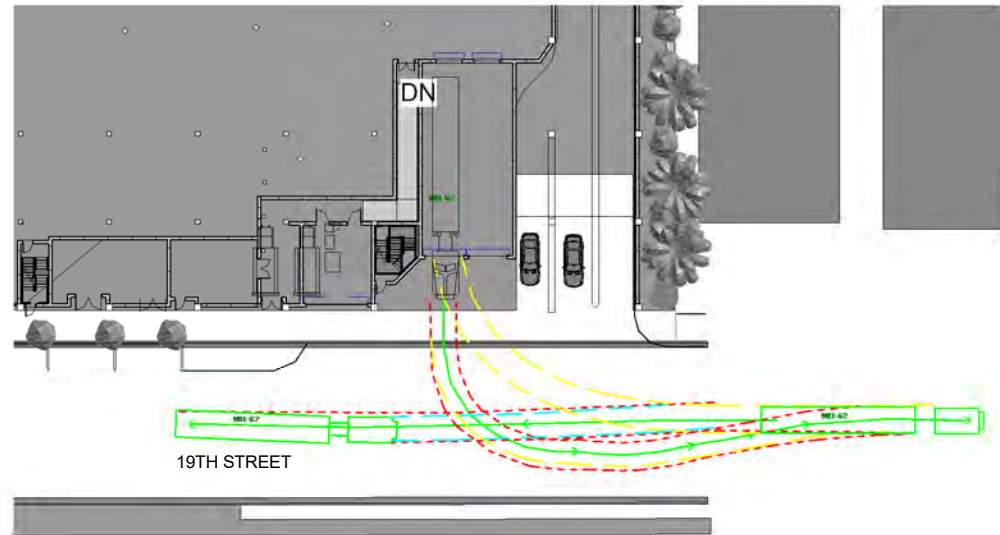
DRAWN: CV, JDB

CHECK: JMcG

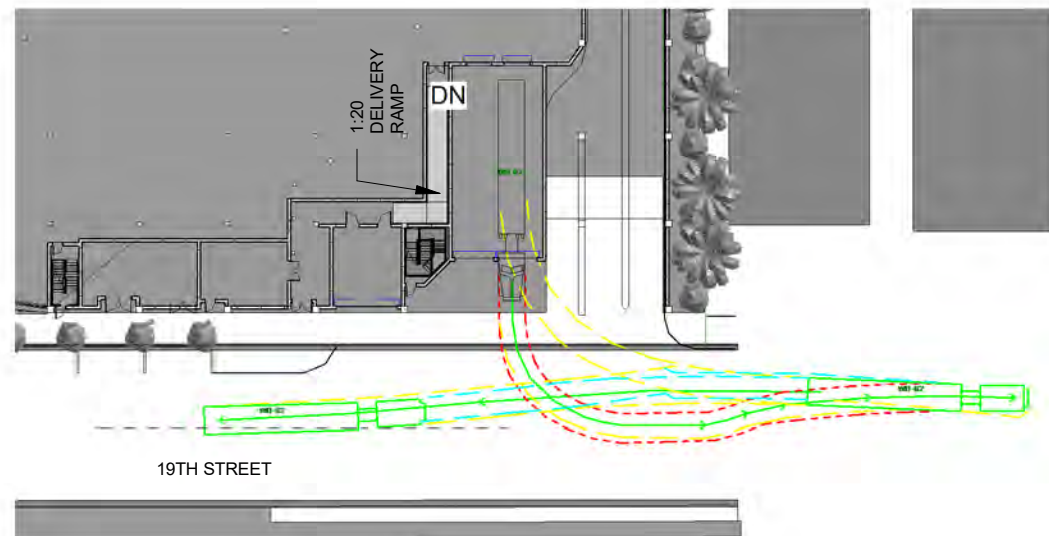
DATE: 02/04/2024

SHEET NUMBER

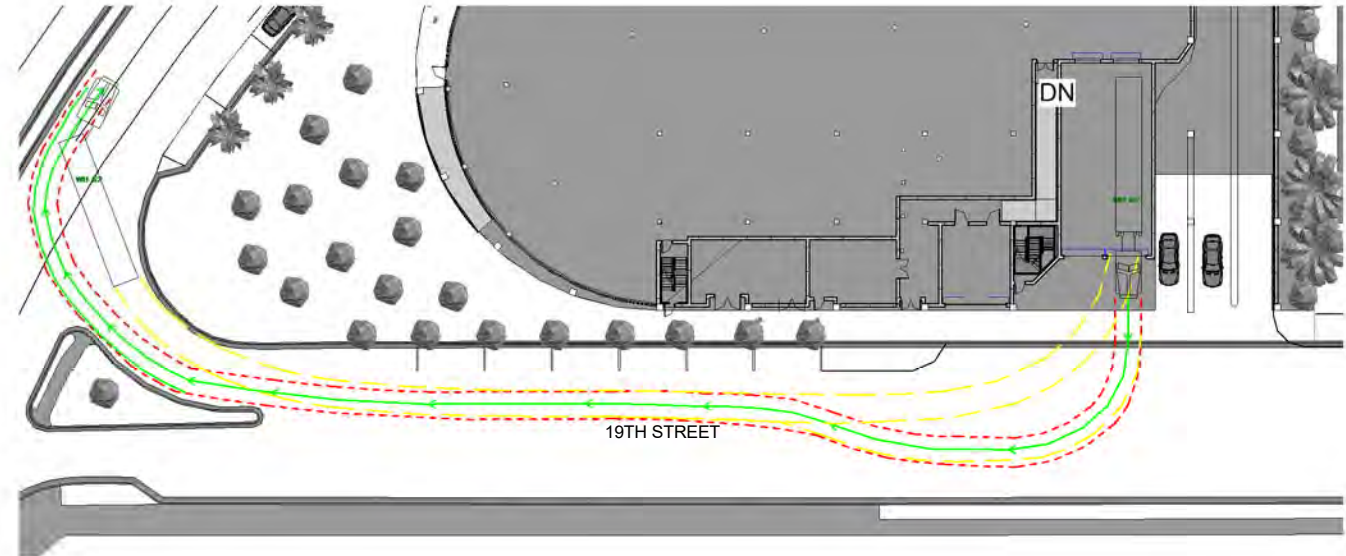
A1.06



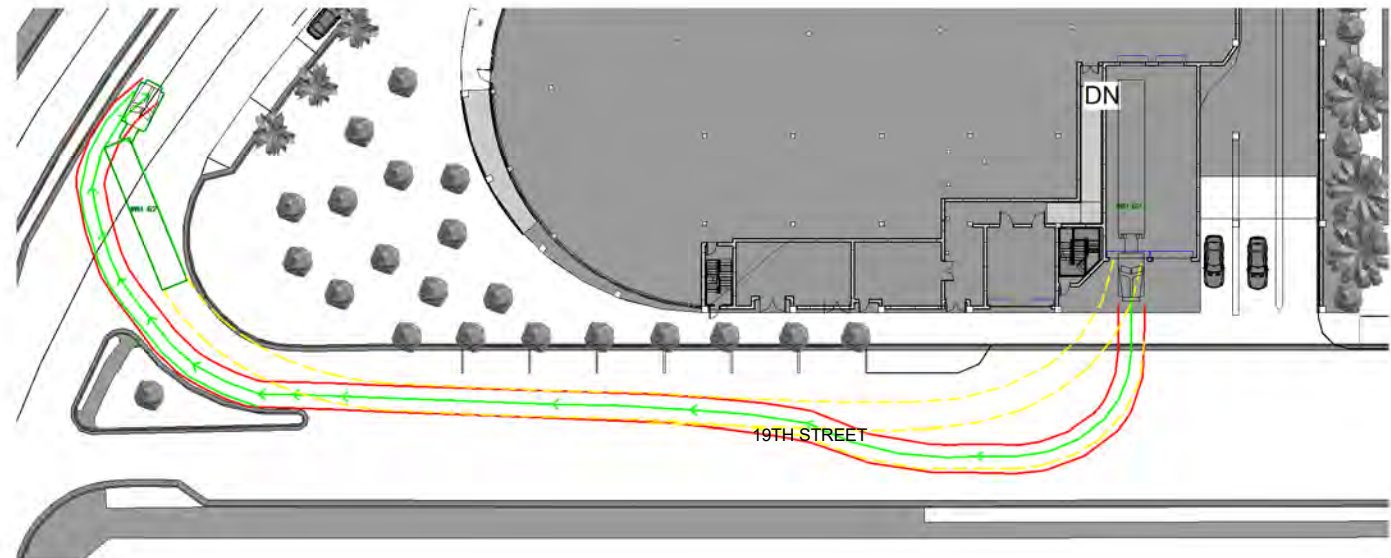
3 MANEUVERABILITY STUDY. WB62 TRUCK BAY 1 INGRESS
1" = 60'-0"



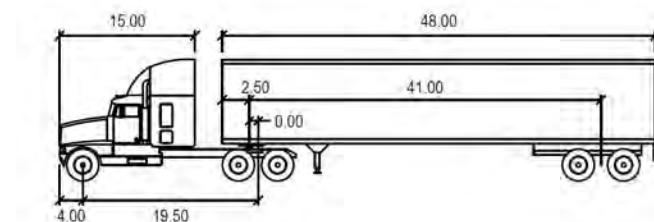
4 MANEUVERABILITY STUDY. WB62 TRUCK BAY 2 INGRESS
1" = 60'-0"



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

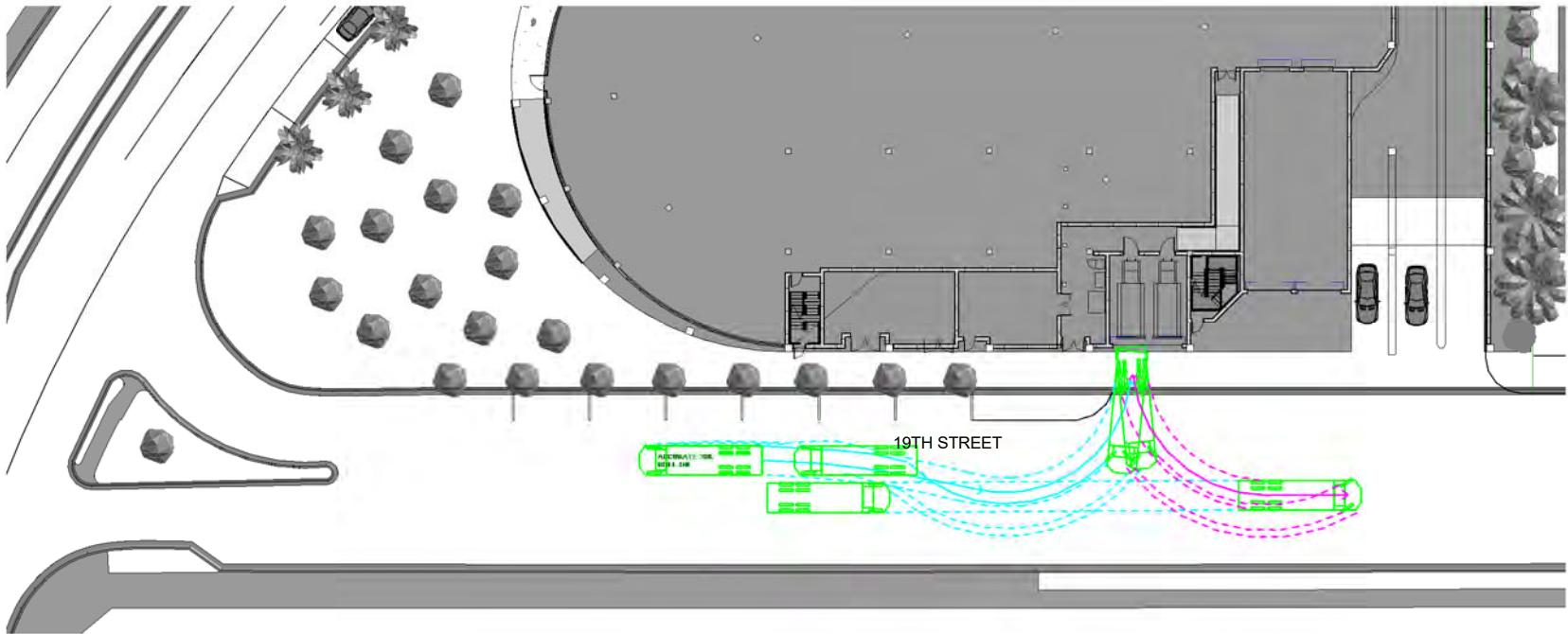


1 MANEUVERABILITY STUDY. WB62 TRUCK BAY 1 EGRESS
1" = 60'-0"

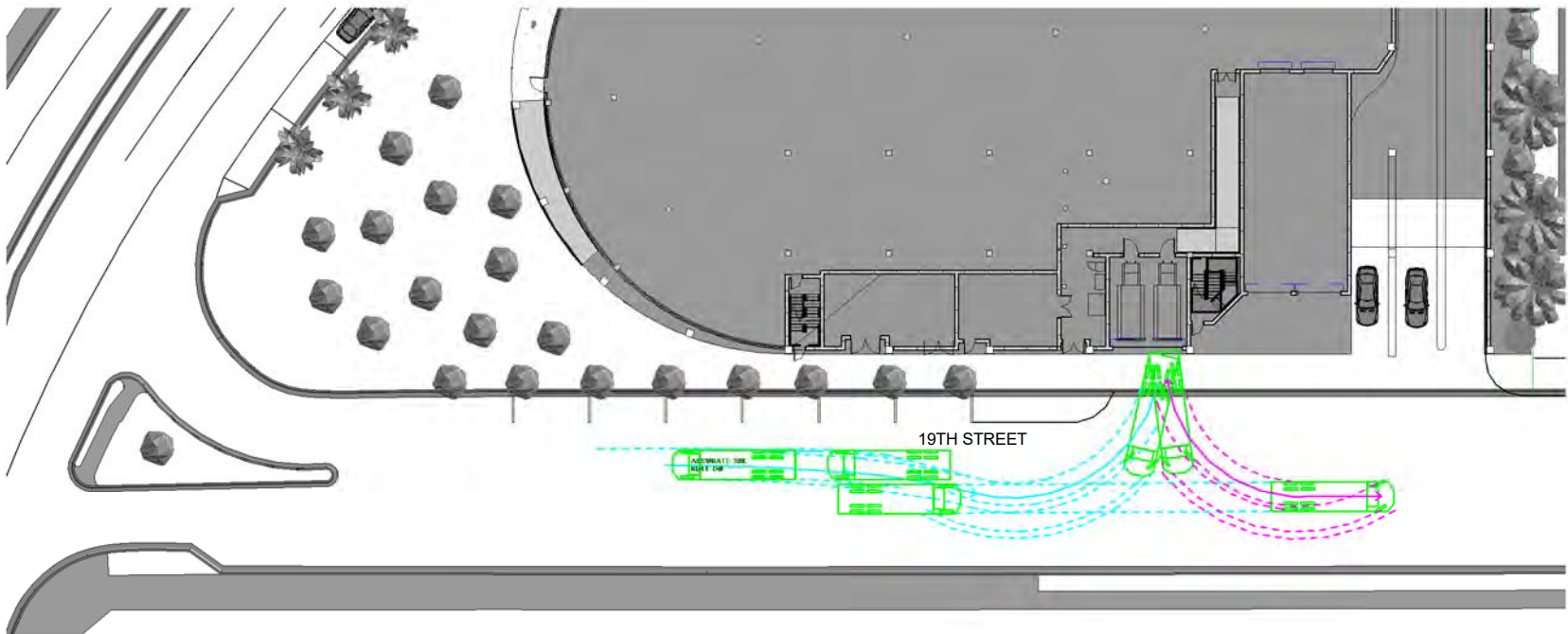


WB-62

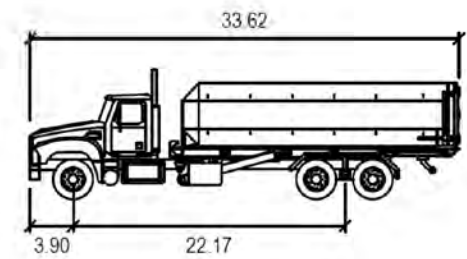
	feet		
Tractor Width	8.00	Look to Look Time	6.0
Trailer Width	8.50	Steering Angle	28.4
Tractor Track	8.00	Articulating Angle	70.0
Trailer Track	8.50		



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

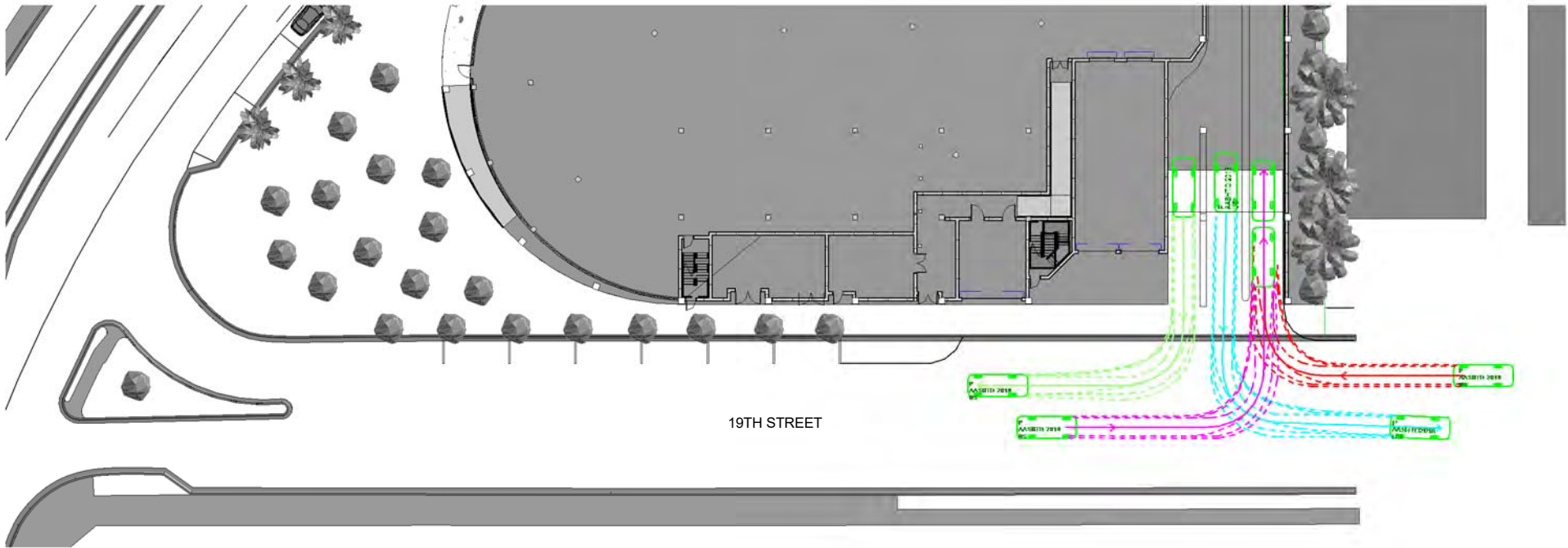


1 MANEUVERABILITY STUDY. TRASH TRUCK BAY 2
1" = 50'-0"

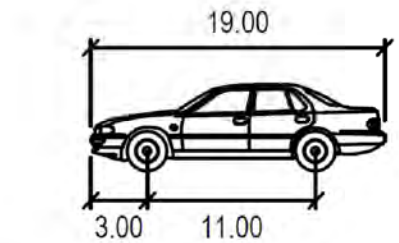


Accurate 30k Roll-Off

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



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



P

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



7500 NE 4th Court
Suite 102
Miami, FL 33138
T: (305) 573-2728

PROJECT NUMBER
2314

PROJECT NAME
**WHOLE FOODS
AND
WELLS FARGO**
1901 ALTON ROAD
MIAMI BEACH, FL 33141

OWNER
CRESCENT HEIGHTS

FACADE ARCHITECT
OPPENHEIM ARCHITECTURE
AND DESIGN

DRAWING
**LOADING
DOCK
DIAGRAMS -
PASSENGER
CAR**

JENNIFER McCONNERY FLORIDA LIC# AR93044
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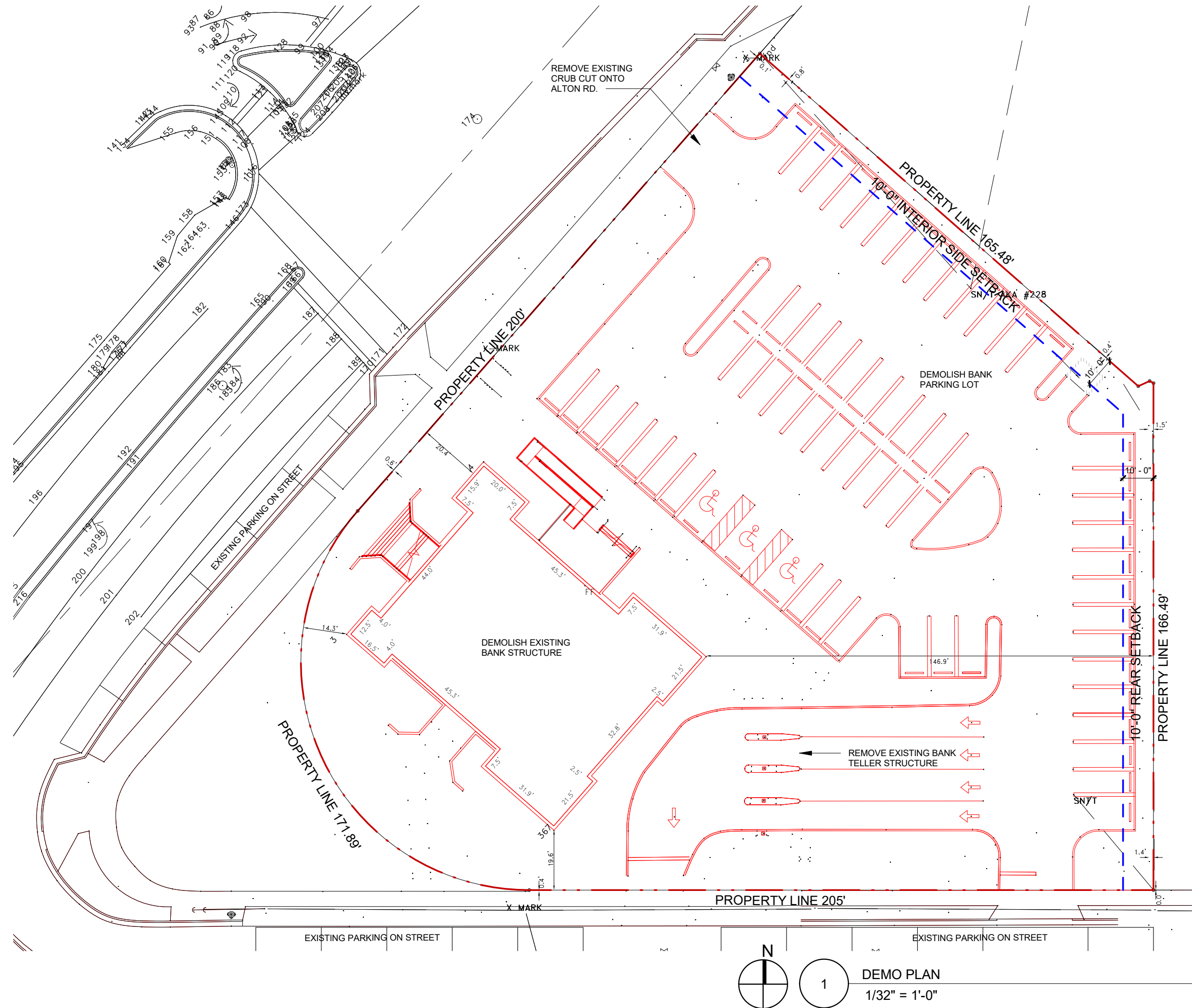
SCALE: 1" = 50'-0"

DRAWN: CV, JDB

CHECK: JMcG

DATE: 02/04/2024

SHEET NUMBER
A1.08



**DEMO FLOOR
PLAN**

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

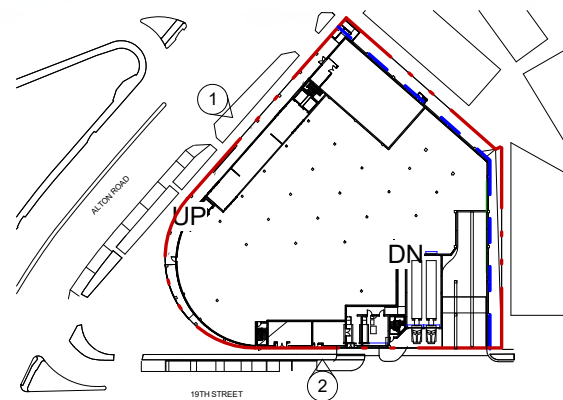
DRAWN: CV, JDB

CHECK: JMcG

DATE: 02/04/2024

SHEET NUMBER

A1.10



1 STUCCO FINISH (WHITE COLOR)



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



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



4 LOUIS POULSEN, ALBERTSLUND MAXI POST. STREET LIGHT

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

BUILDING ELEVATIONS

BUILDING ELEVATIONS

JENNIFER McCONNERY FLORIDA LIC# AR93044

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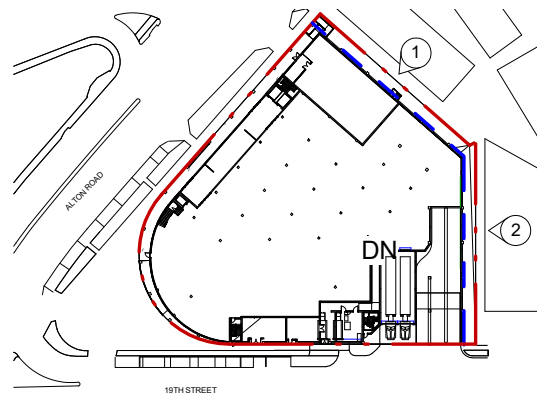
SCALE: As indicated

DRAWN: CV, JDB

CHECK: JMcG

DATE: 02/04/2024

SHEET NUMBER
A2.02



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 McCONNAY FLORIDA LIC# AR93044
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SCALE: 3/64" = 1'-0"

DRAWN: CV, JDB

CHECK: JMcG

DATE: 02/04/2024

SHEET NUMBER
A2.03



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



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

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

**WALL
SECTION**

JENNIFER McCONNERY FLORIDA LIC# AR93044

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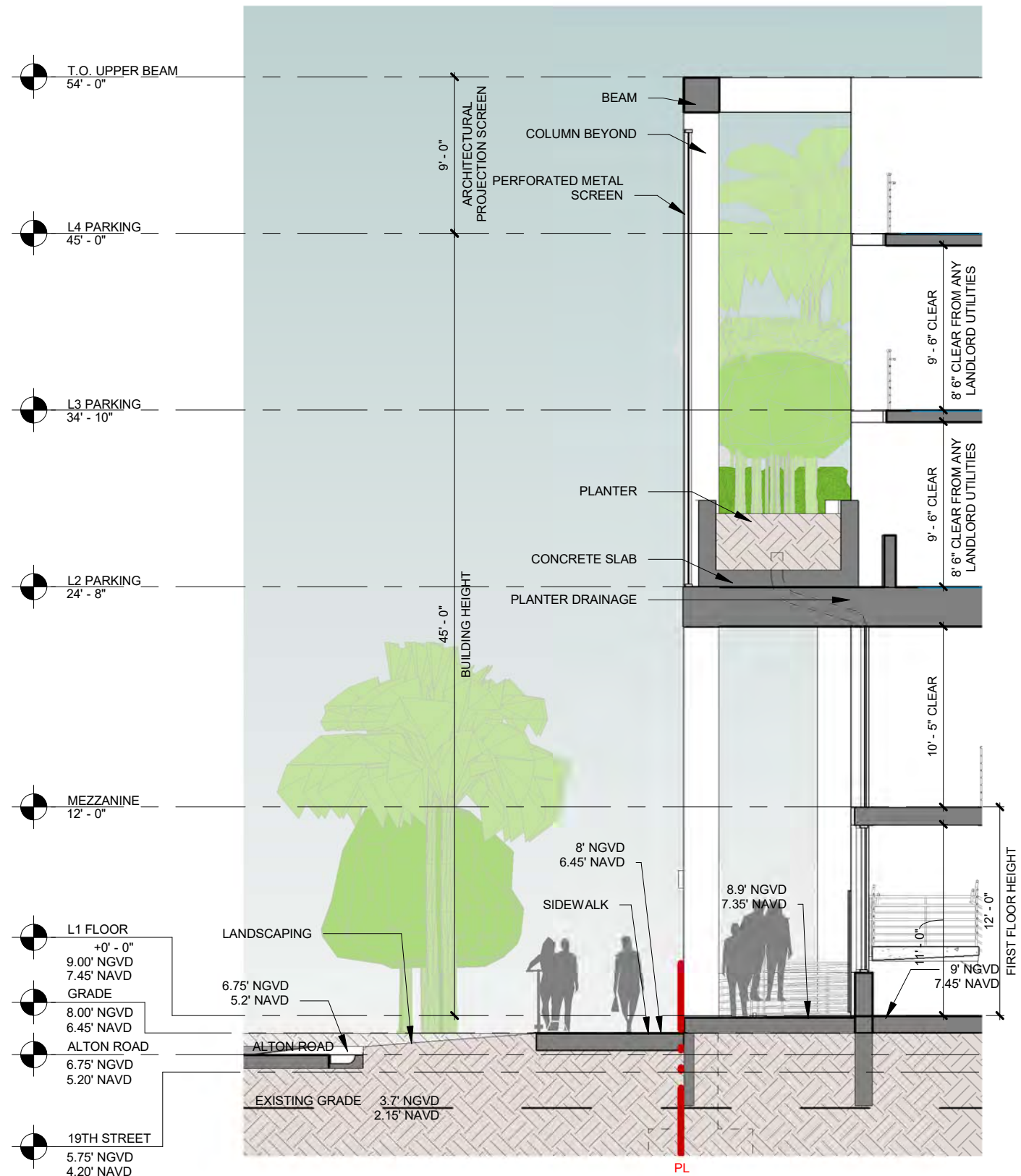
SCALE: 1/8" = 1'-0"

DRAWN: CV, JDB

CHECK: JMcG

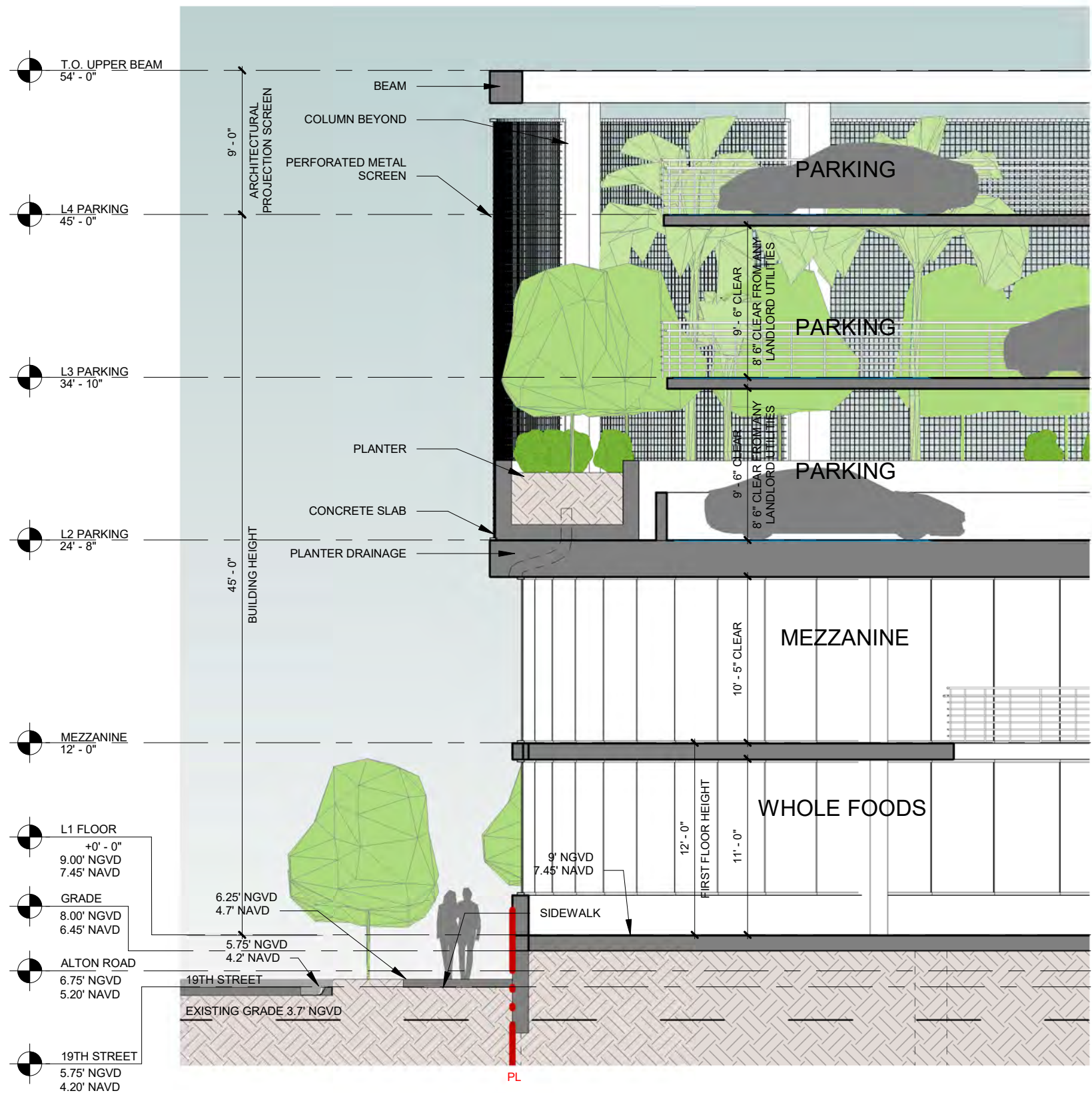
DATE: 02/04/2024

SHEET NUMBER
A2.10



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

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



* 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"

**WALL
SECTION**

JENNIFER McCONNAY FLORIDA LIC# AR93044

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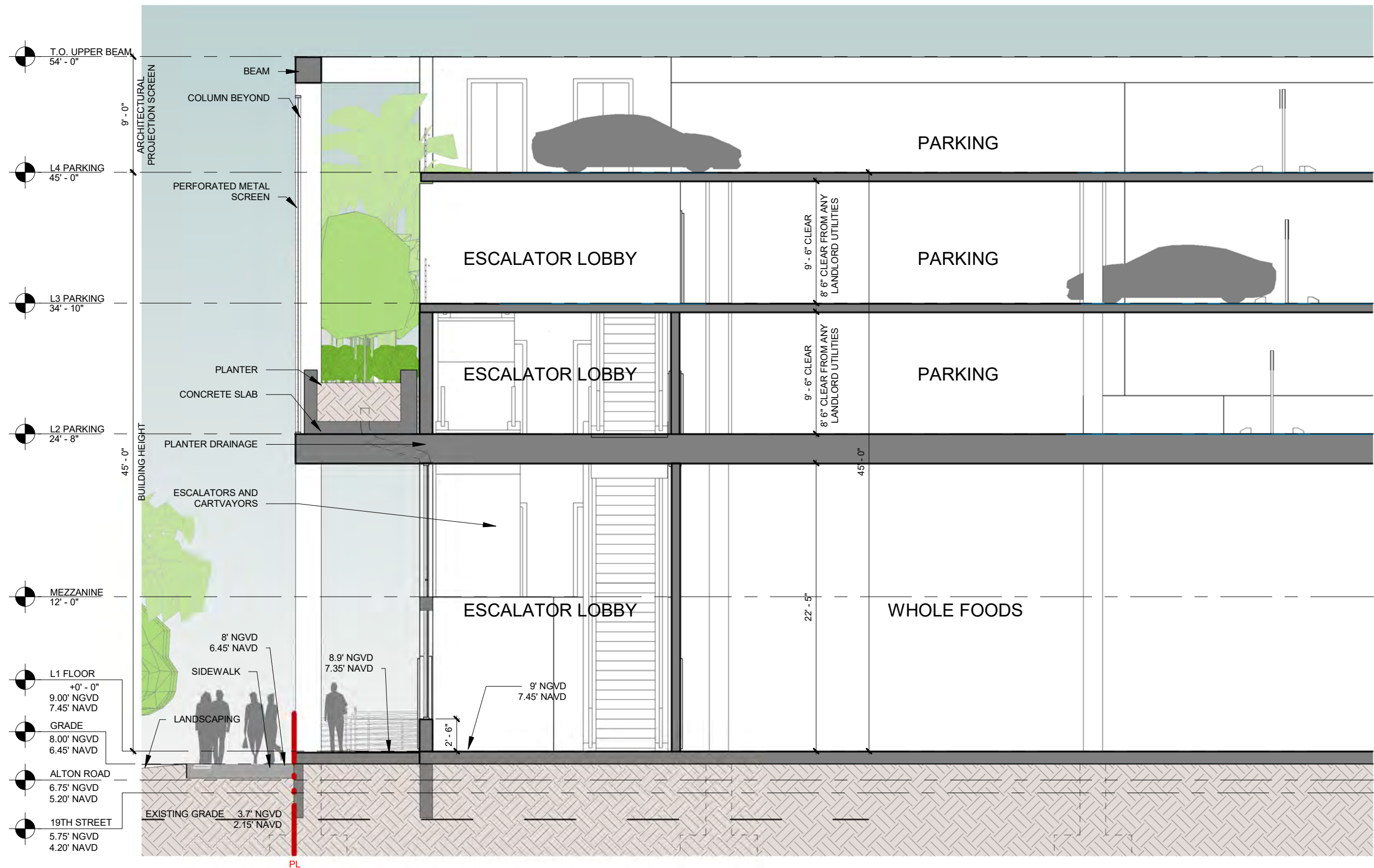
SCALE: 1/8" = 1'-0"

DRAWN: CV, JDB

CHECK: JMcG

DATE: 02/04/2024

SHEET NUMBER
A2.12



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