# DRB23-0956
# 1901 Alton Road

April 2, 2024

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

STUDIO
MCG
ARCHITECTURE

# 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**

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

Personally known to me or Produced ID:

Notary Public, State of Florida at Large

Printed Name: Waldhys J. Rodoli

My Commission Expires: (Seal)

This document contains 3 pages.

WALDHYS J. RODOLI
MY COMMISSION #FF036501
EXPIRES: JUL 24, 2017
Bonded through 1st State Insurance

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**

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

# 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

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

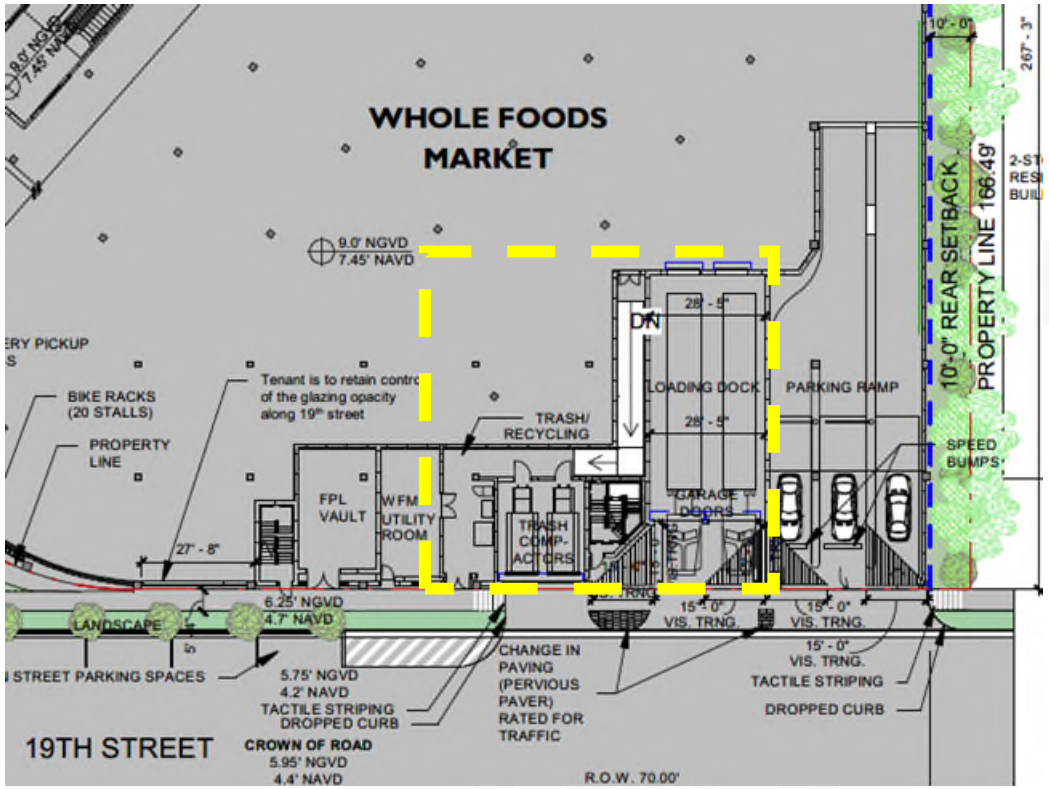
# Operations Overview

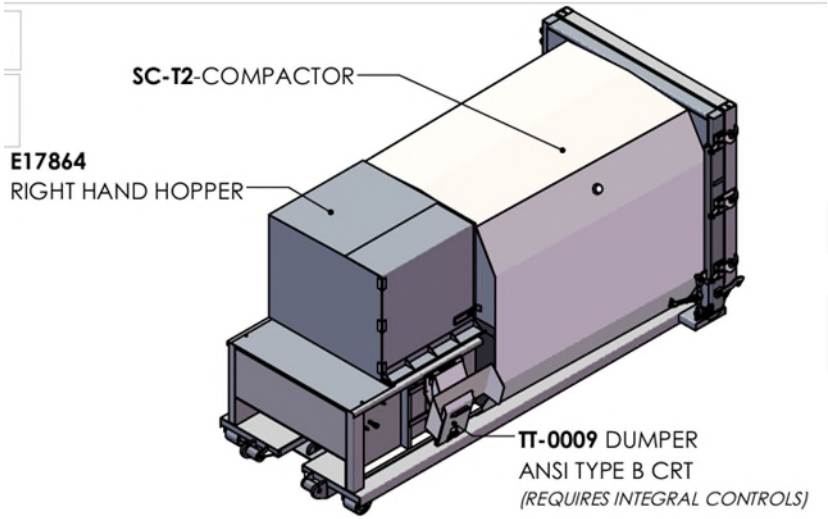
- **Loading Area**: accommodates full size trucks within the building

- **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



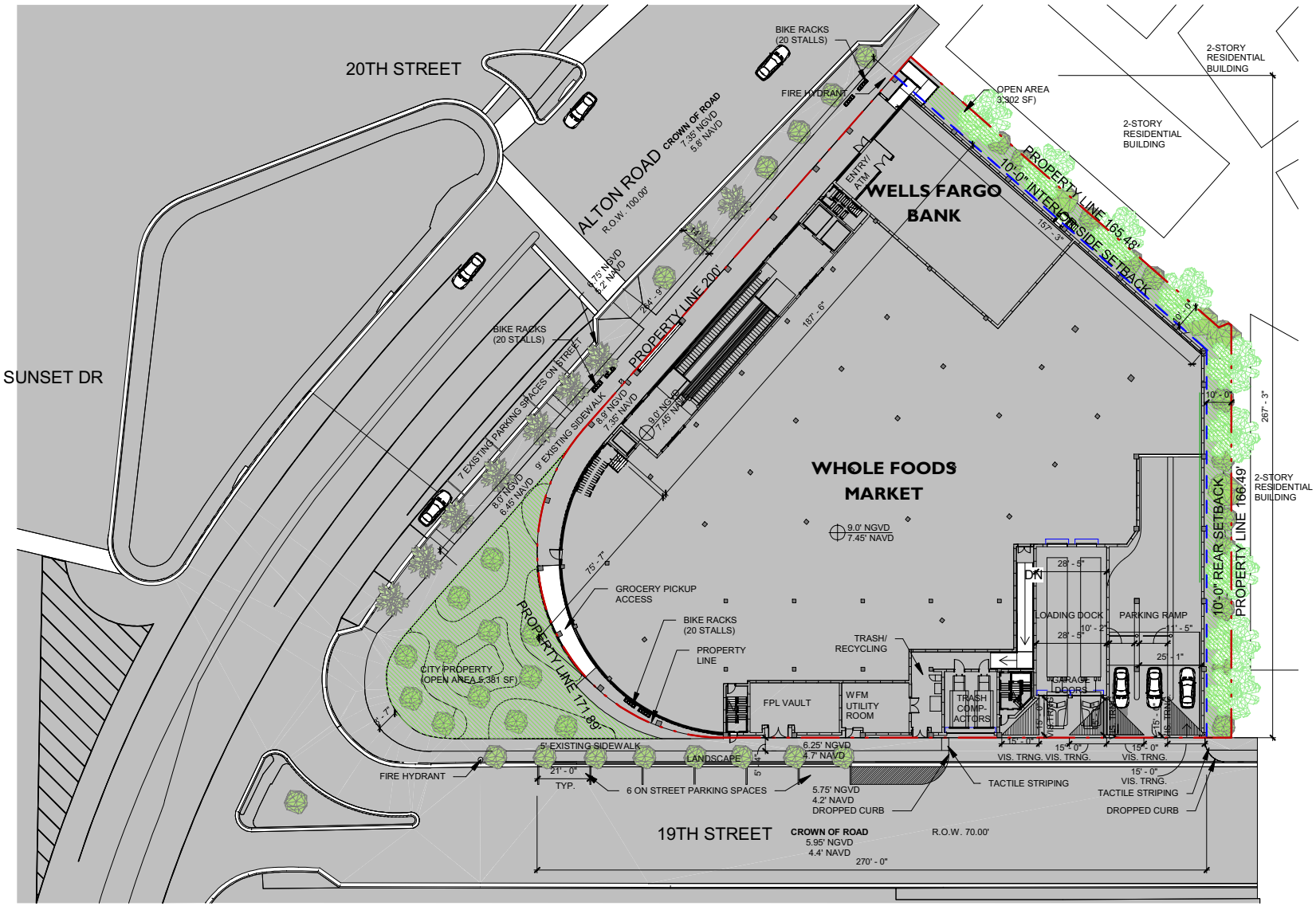
# Architectural Plans

ETUDIO MCG ARCHITECTURE

OPPENHEIM ARCHITECTURE

OPPENHEIM
ARCHITECTURE

OPPENHEIM
ARCHITECTURE




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

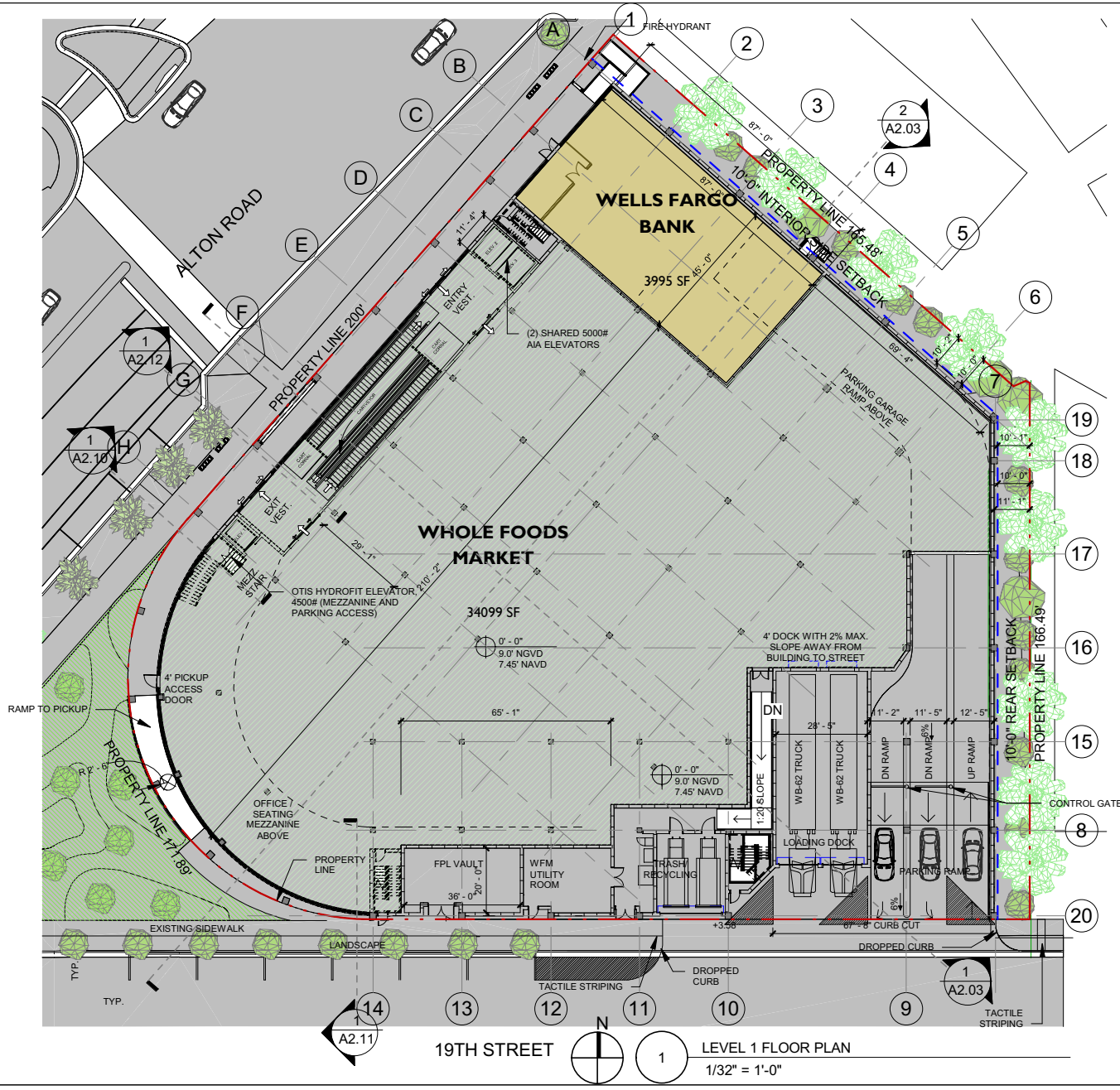
JENNIFER McCONNEY FLORIDA LIC# AR93044

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" = 40'-0" |
| DRAWN: | CV, JDB |
| CHECK: | JMcG |
| DATE: | 01/28/2024 |

SHEET NUMBER
A1.00

| 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 |

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OPPENHEIM ARCHITECTURE AND DESIGN

DRAWING

LEVEL 1
FLOOR PLAN

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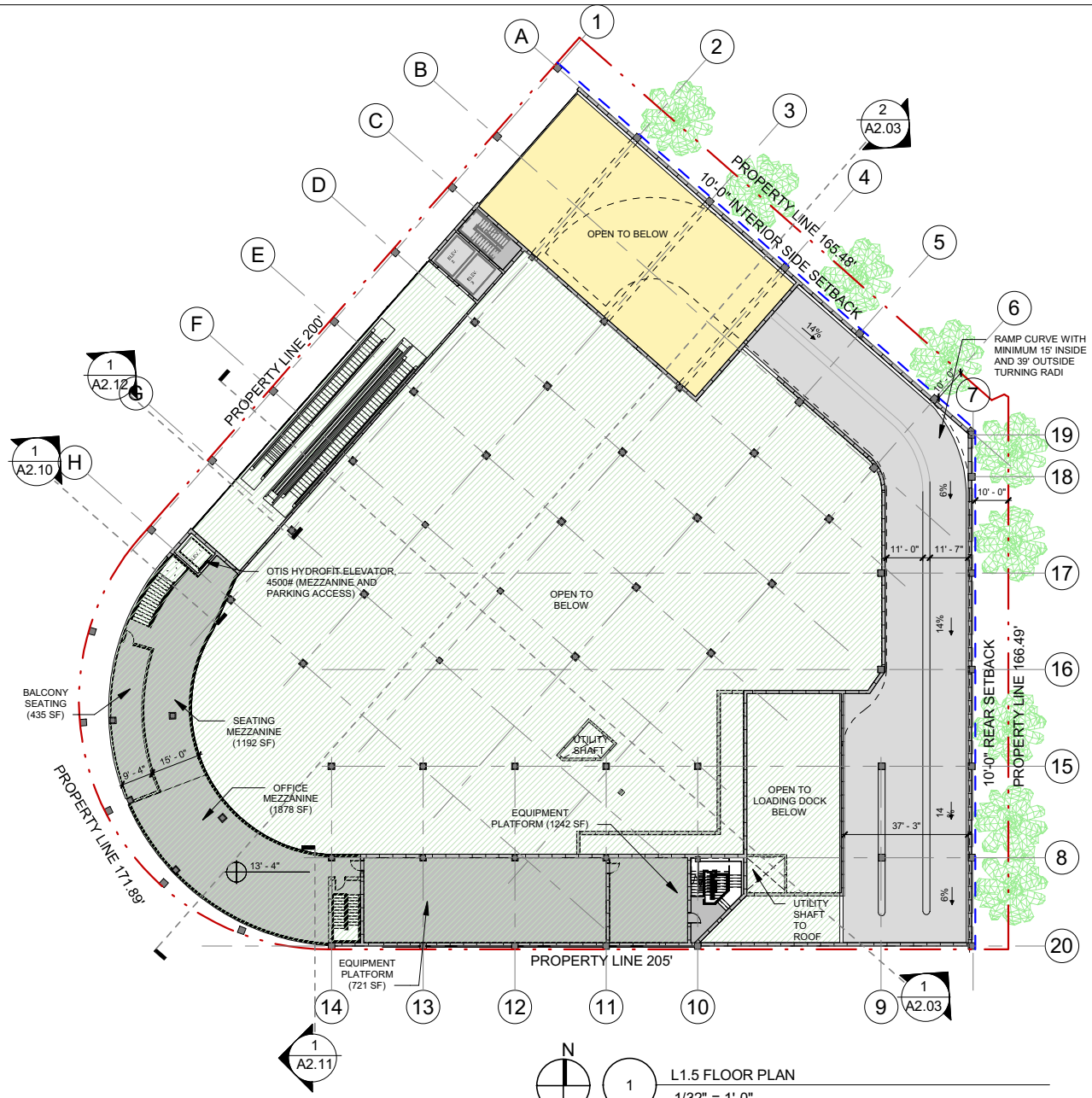
| | |
|---|---|
| SCALE: | 1/32" = 1'-0" |
| DRAWN: | CV, JDB |
| CHECK: | JMcG |
| DATE: | 01/28/2024 |

SHEET NUMBER
A1.01




1 L1.5 FLOOR PLAN
1/32" = 1'-0"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OPPENHEIM ARCHITECTURE AND DESIGN

DRAWING

# LEVEL 1.5 FLOOR PLAN


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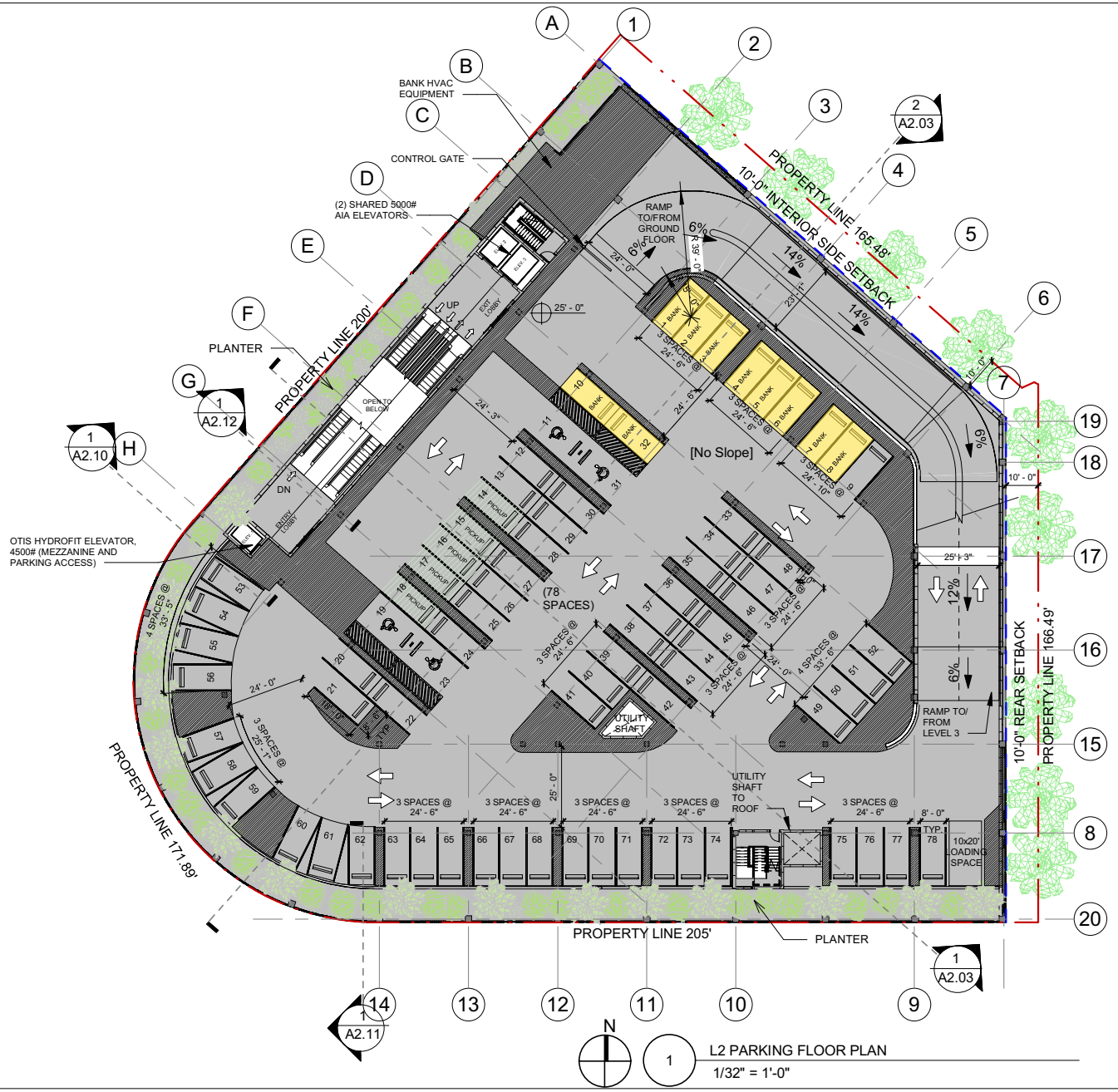
| | |
|---|---|
| SCALE: | 1/32" = 1'-0" |
| DRAWN: | CV, JDB |
| CHECK: | JMcG |
| DATE: | 01/28/2024 |

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 |




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

# LEVEL 2 FLOOR PLAN


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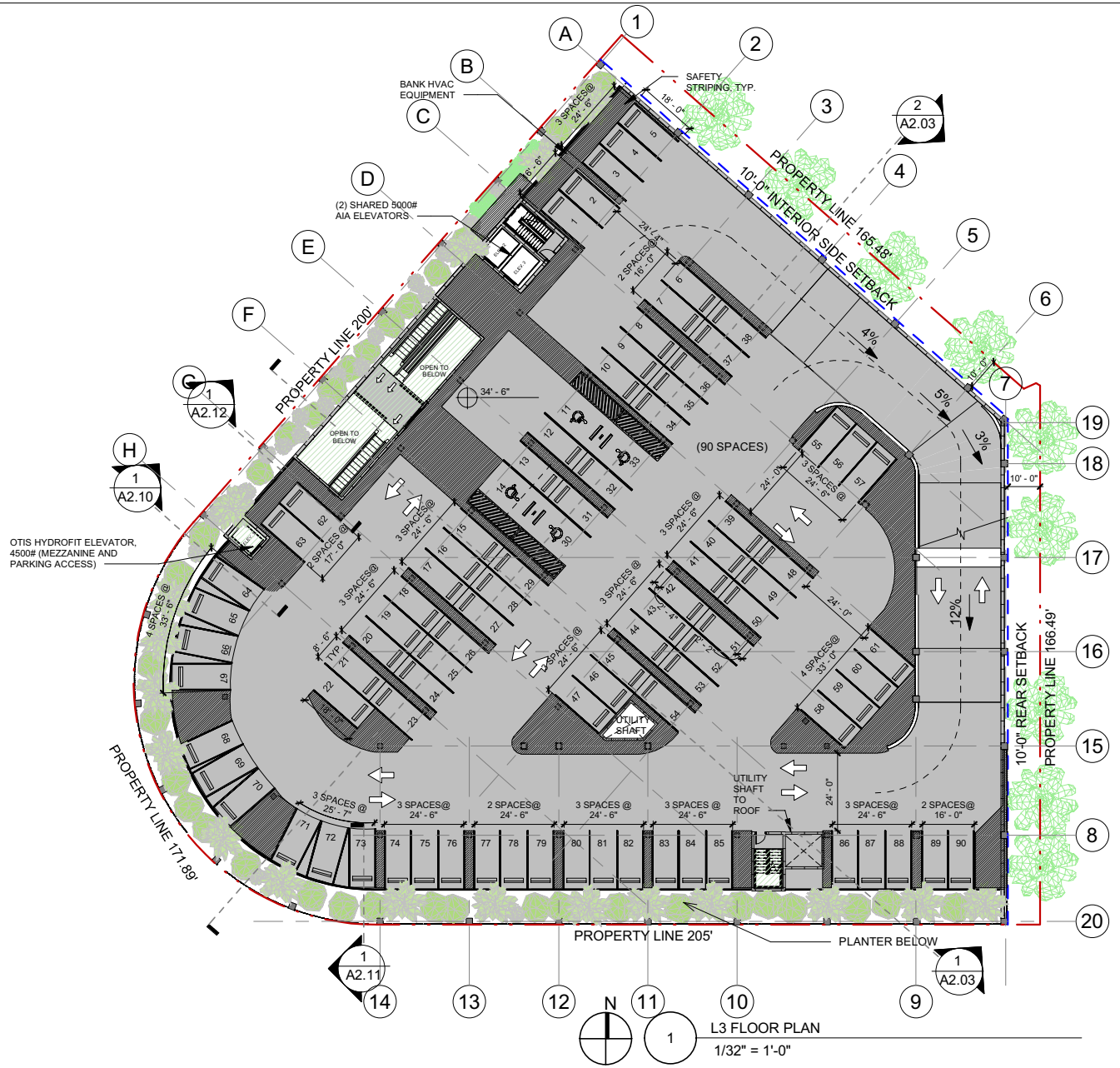
| | |
|---|---|
| SCALE: | 1/32" = 1'-0" |
| DRAWN: | CV, JDB |
| CHECK: | JMcG |
| DATE: | 01/28/2024 |

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 |





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CRESCENT HEIGHTS

FACADE ARCHITECT
OPPENHEIM ARCHITECTURE AND DESIGN

DRAWING

# LEVEL 3 FLOOR PLAN


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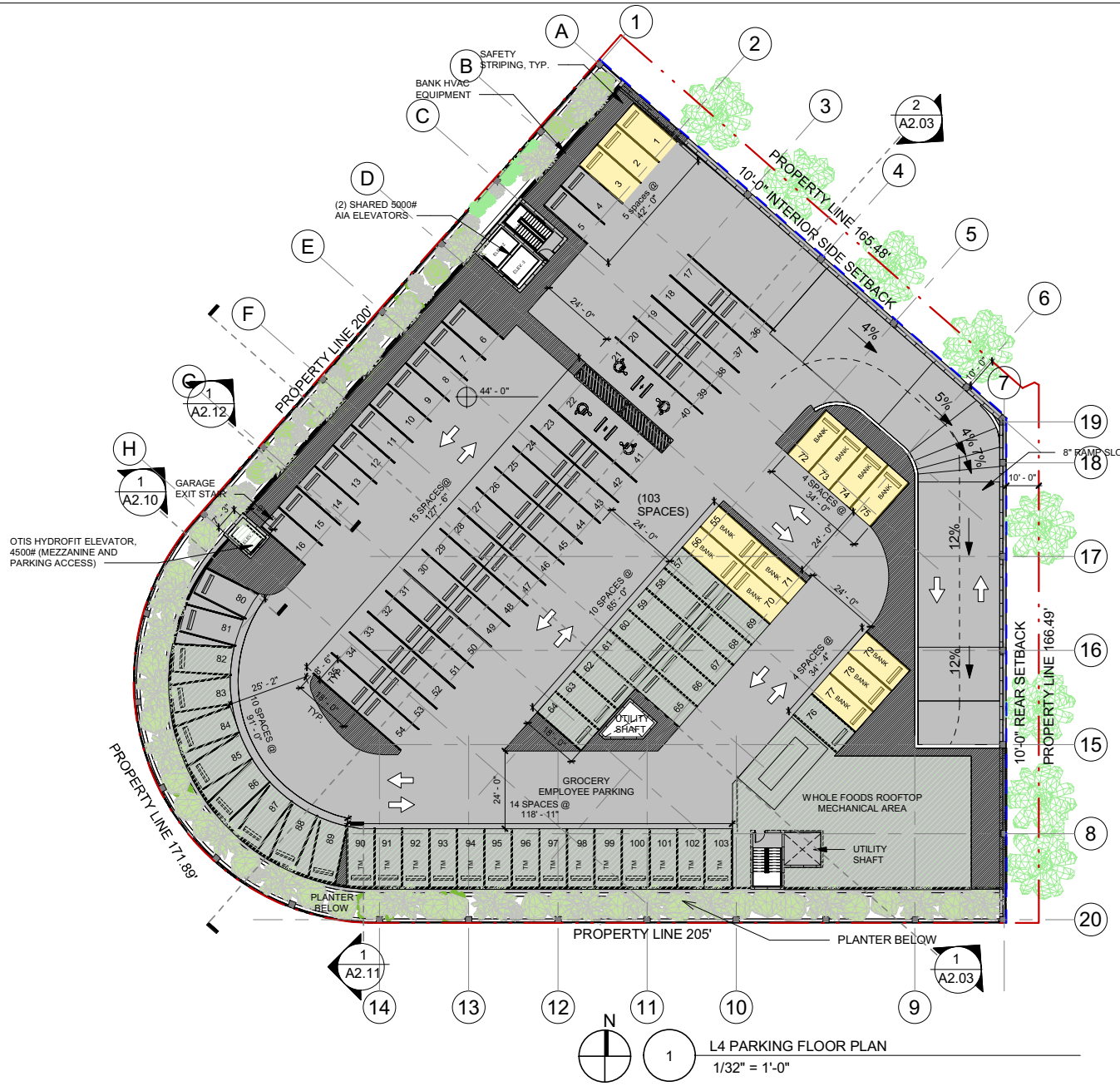
| SCALE: | 1/32" = 1'-0" |
| DRAWN: | CV, JDB |
| CHECK: | JMcG |
| DATE: | 01/28/2024 |

SHEET NUMBER
A1.04

| Parking Schedule | | |
|---|---|---|
| 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 |





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CRESCENT HEIGHTS

FACADE ARCHITECT
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DRAWING
LEVEL 4 FLOOR PLAN AND ROOF PLAN


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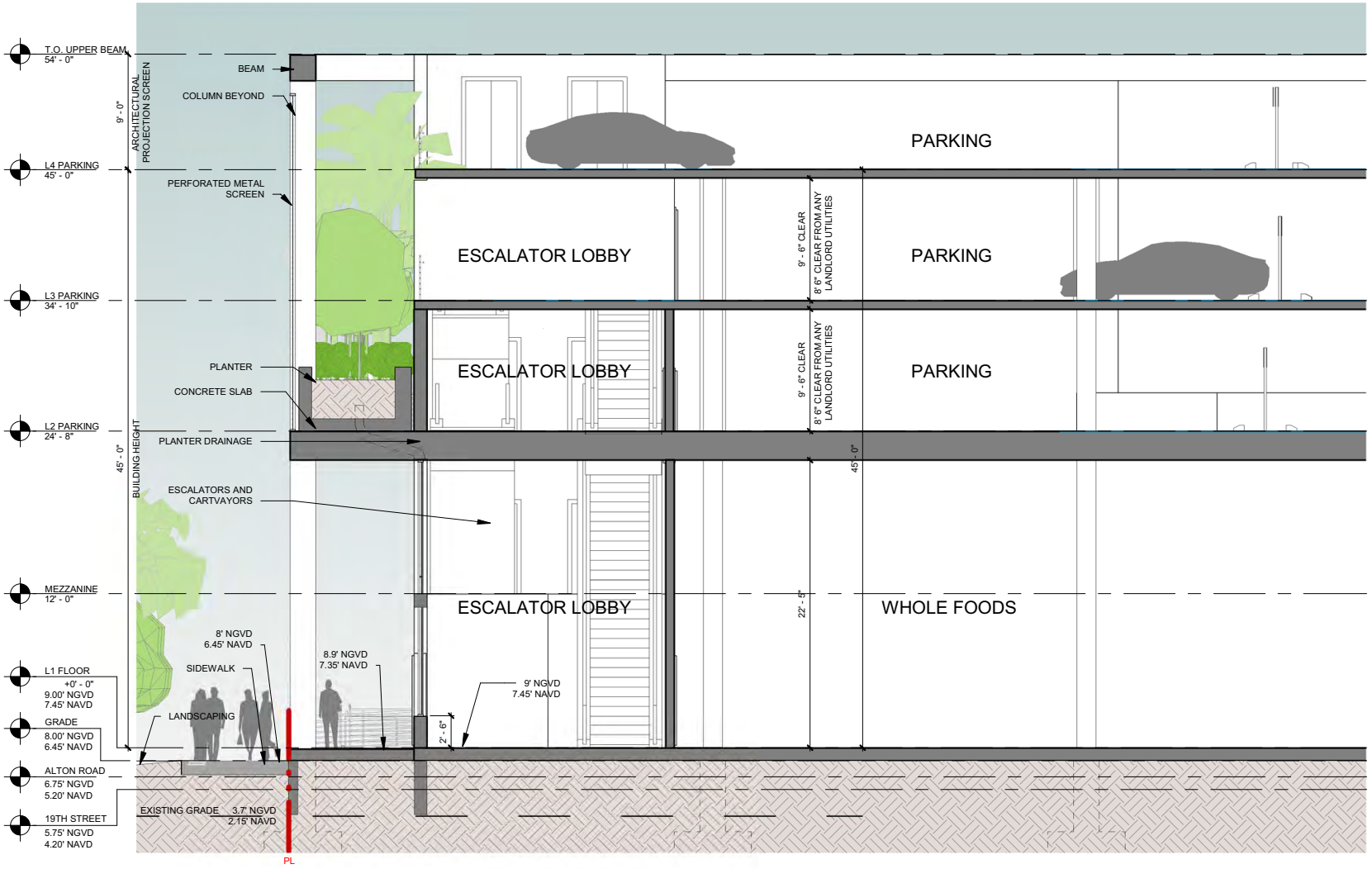
SHEET NUMBER
A1.05




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

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WALL SECTION

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| | |
|---|---|
| SCALE: | 1/8" = 1'-0" |
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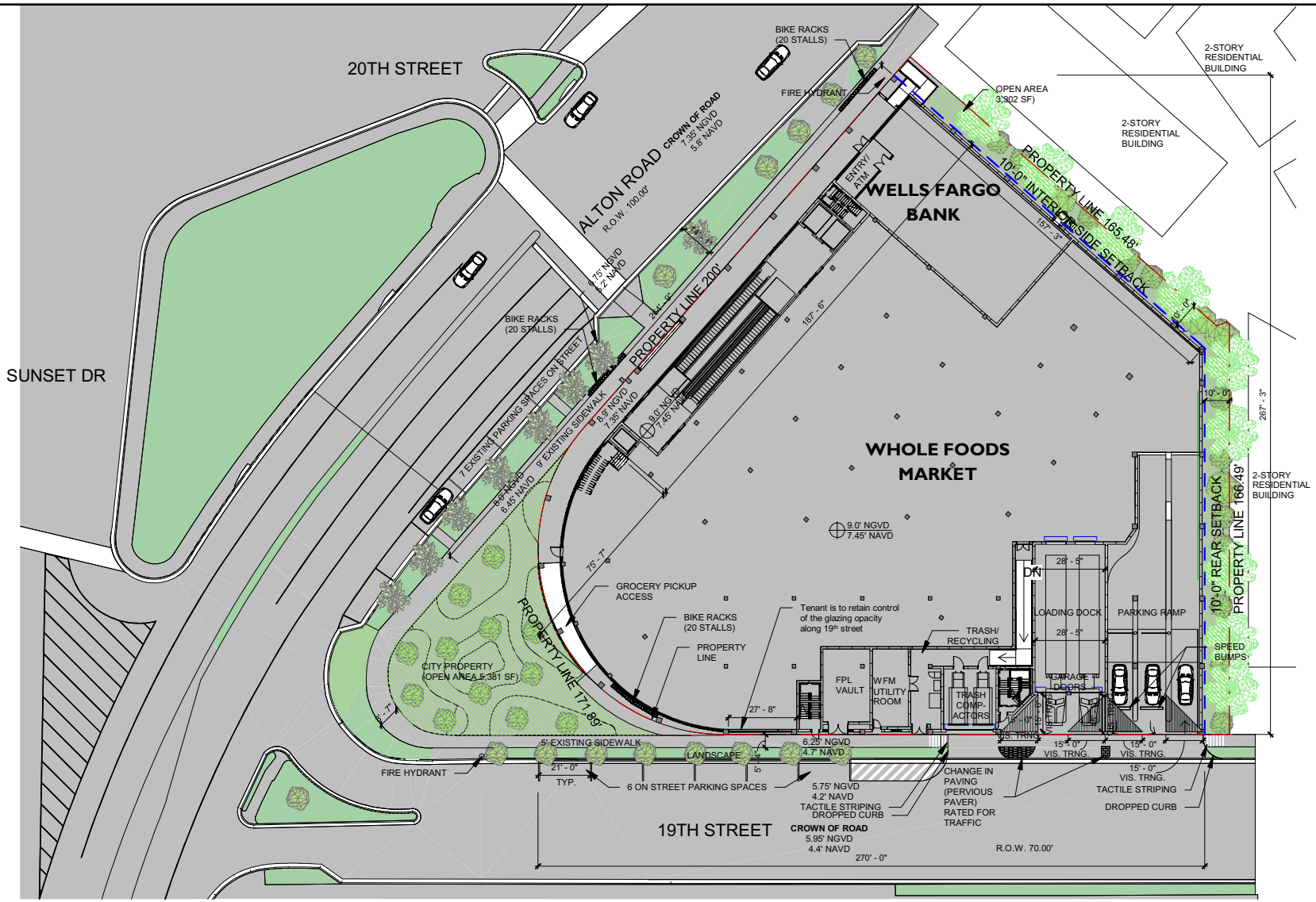
| CHECK: | JMcG |
| DATE: | 01/28/2024 |

SHEET NUMBER
A2.12

REVISED:

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

Added pervious pavers





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SITE PLAN


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| | |
|---|---|
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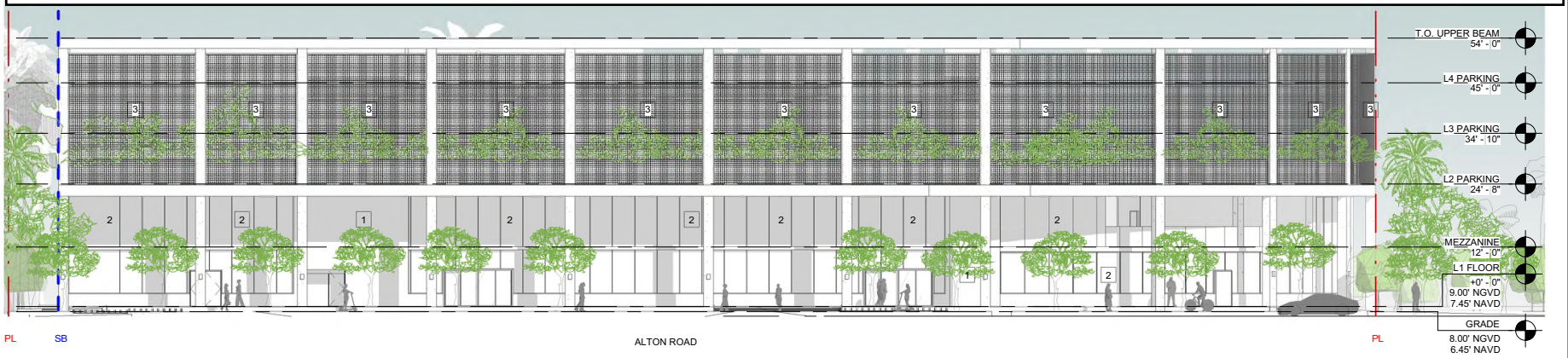
| CHECK: | JMcG |
| DATE: | 02/04/2024 |

SHEET NUMBER
A1.00

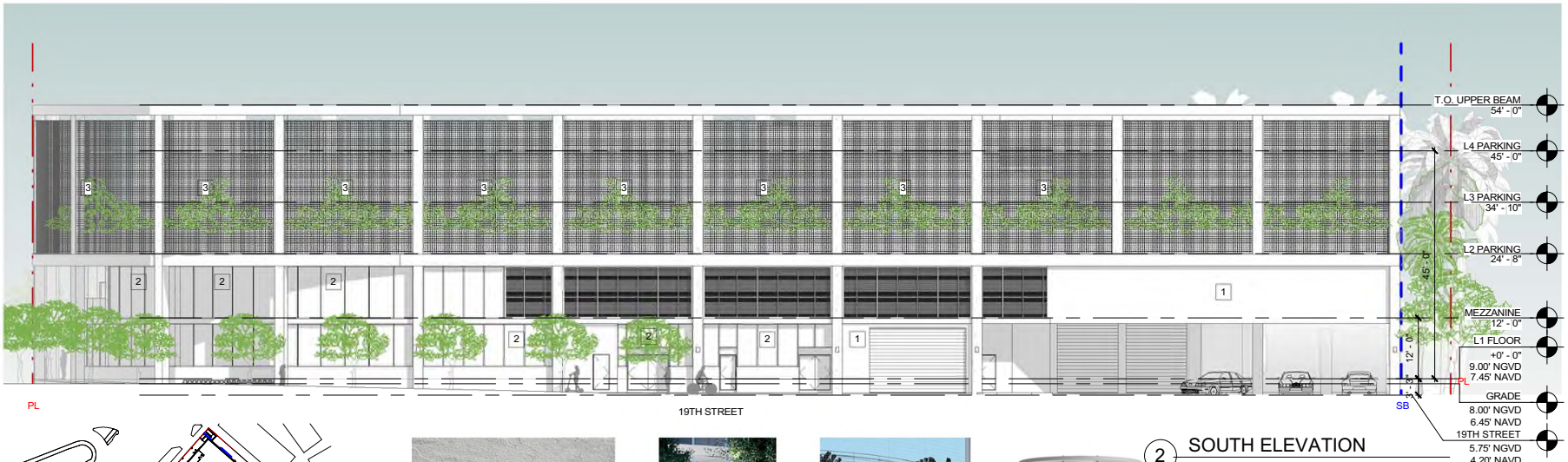
REVISED:

Added roll-down doors for the loading area

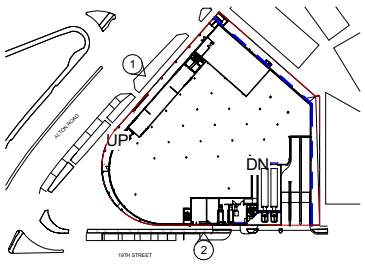
Added more louvers over the FPL/utility area and more glazing to the west of the FPL/utility area




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

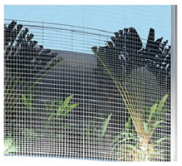



2 SOUTH ELEVATION
3/64" = 1'-0"



1 STUCCO FINISH (WHITE COLOR)

2 ALUMINUM-FRAMED STOREFRONT SYSTEM, W/ 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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OPPENHEIM ARCHITECTURE AND DESIGN

DRAWING
BUILDING ELEVATIONS


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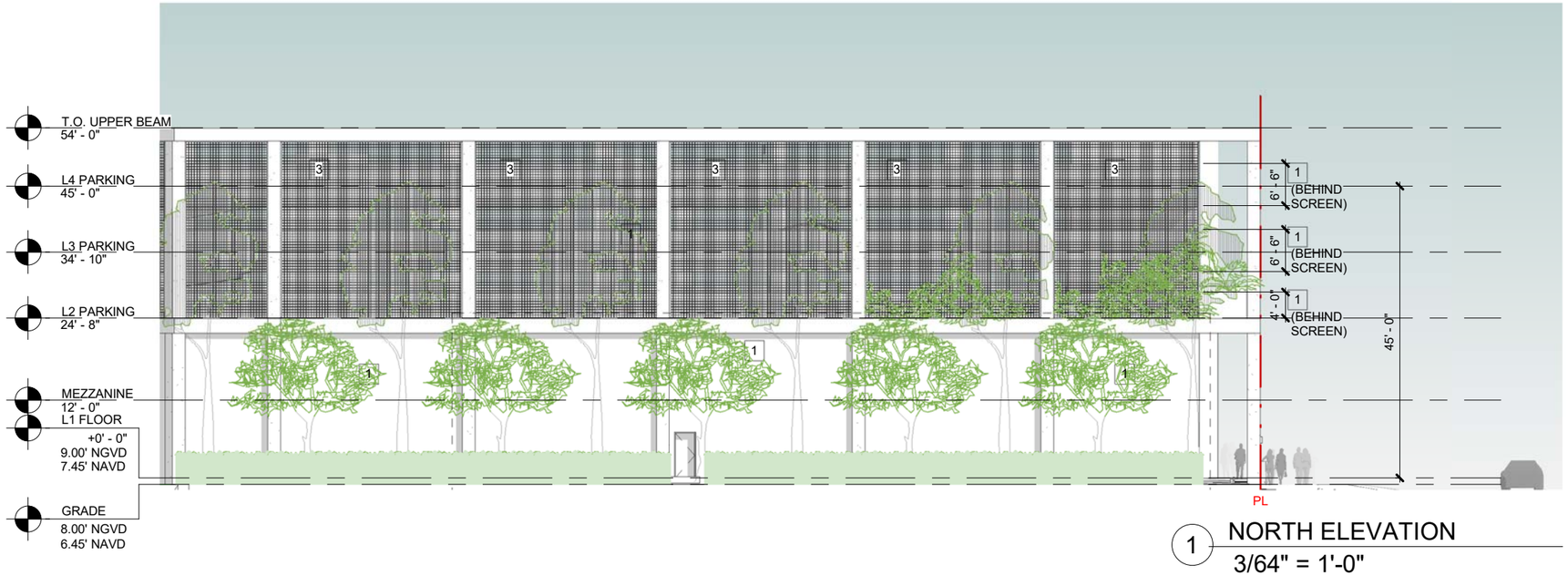
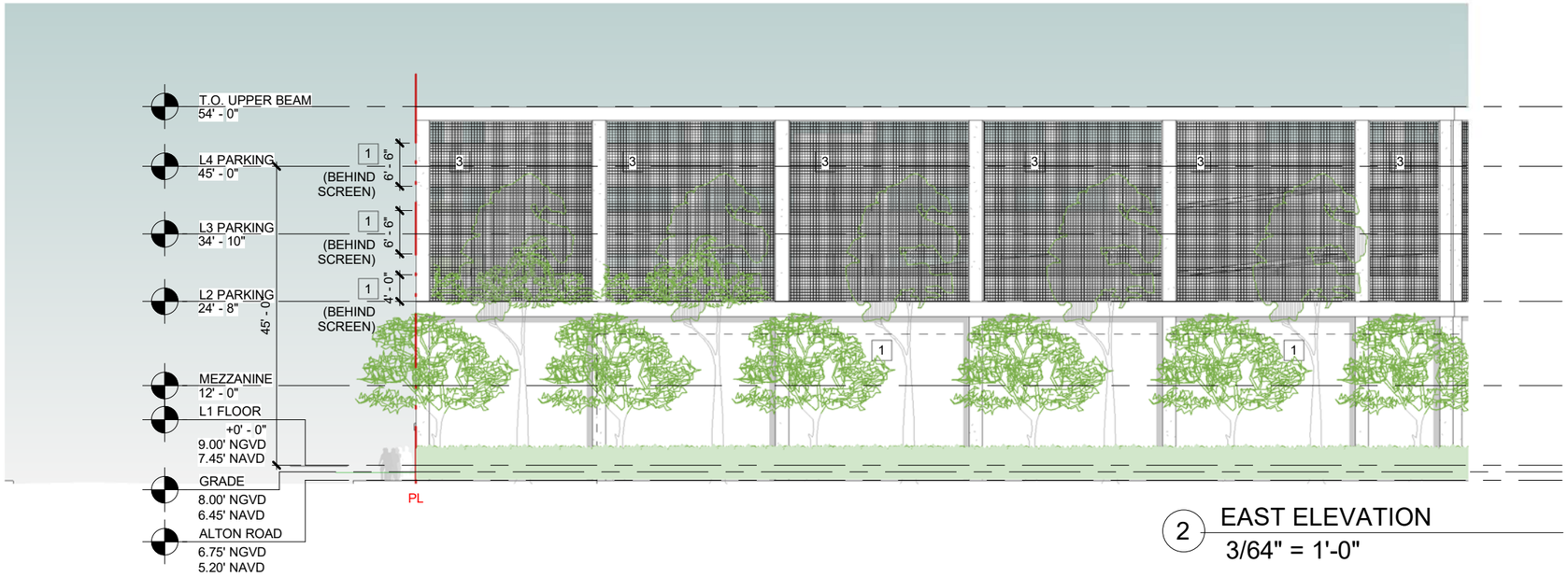
| DATE: | 02/04/2024 |

SHEET NUMBER
A2.01

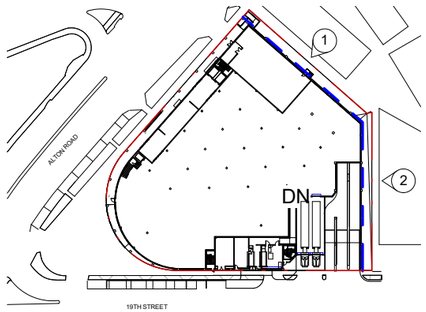
REVISED:
Pursuant to agreement with New World Symphony
Increased Mesh on North and East Elevations




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

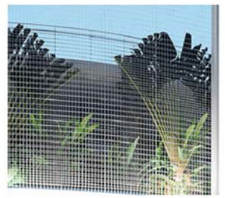



2 EAST ELEVATION
3/64" = 1'-0"



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

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DRAWING
BUILDING ELEVATIONS


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

SHEET NUMBER
A2.02

# Landscape Plans

STUDIO MCG ARCHITECTURE
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OPPENHEIM ARCHITECTURE
AND DESIGN

DRAWING

# RENDERED SITE PLAN

JUSTINE VELEZ FLORIDA LIC# AA66739

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| | |
|---|---|
| SCALE: | NTS |
| DRAWN: | AJ |
| CHECK: | JV/DS |
| DATE: | 03/25/24 |

SHEET NUMBER
L203

## CYPRESS TREES

Bald Cypress | Taxodium distichum

## GROUNDCOVERS

Muhly Grass | Muhlenbergia capillaris

Spider Lily | Hymenocallis latifolia

Milkweed | Asclepias tuberosa

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
PLANTING
IMAGES

JUSTIN EVELEZ FLORIDA LIC# (AA64729)
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SCALE: 1/32" = 1'- 0"
DRAWN: AJ
CHECK: JV/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 Marlberry | 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 | lm | 175 | Liriope muscari | Liriope | 1g | 12" | 12" | 16" | N | 0 | |


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1901 ALTON ROAD
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"
DRAWN: AJ
CHECK: JV/DS
DATE: 03/25/24

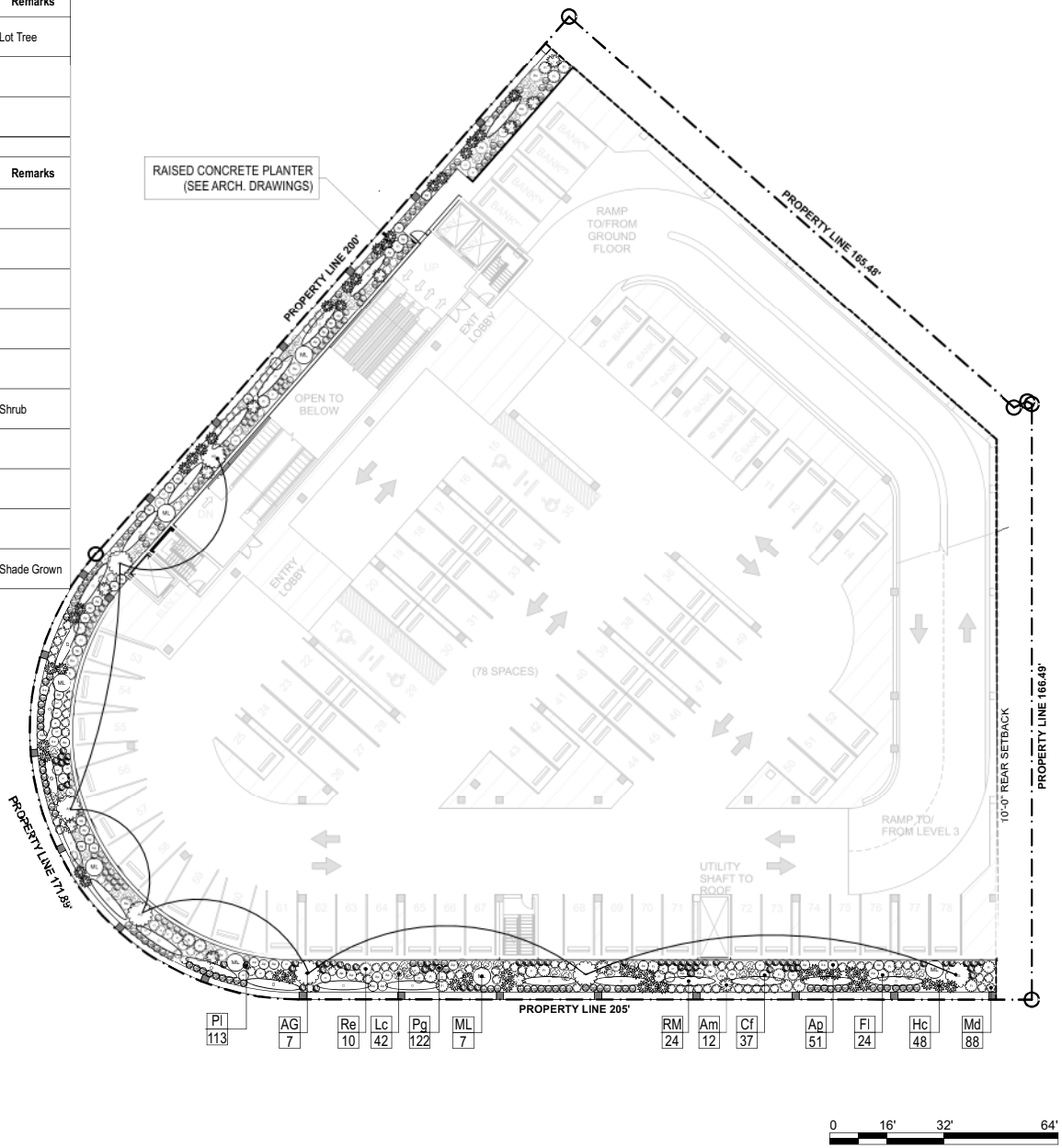
SHEET NUMBER
L200

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 'Jacquinii' | Heliconia caribaea x bihai 'Jacquinii' | | 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 |




N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7500 NE 4th Court
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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


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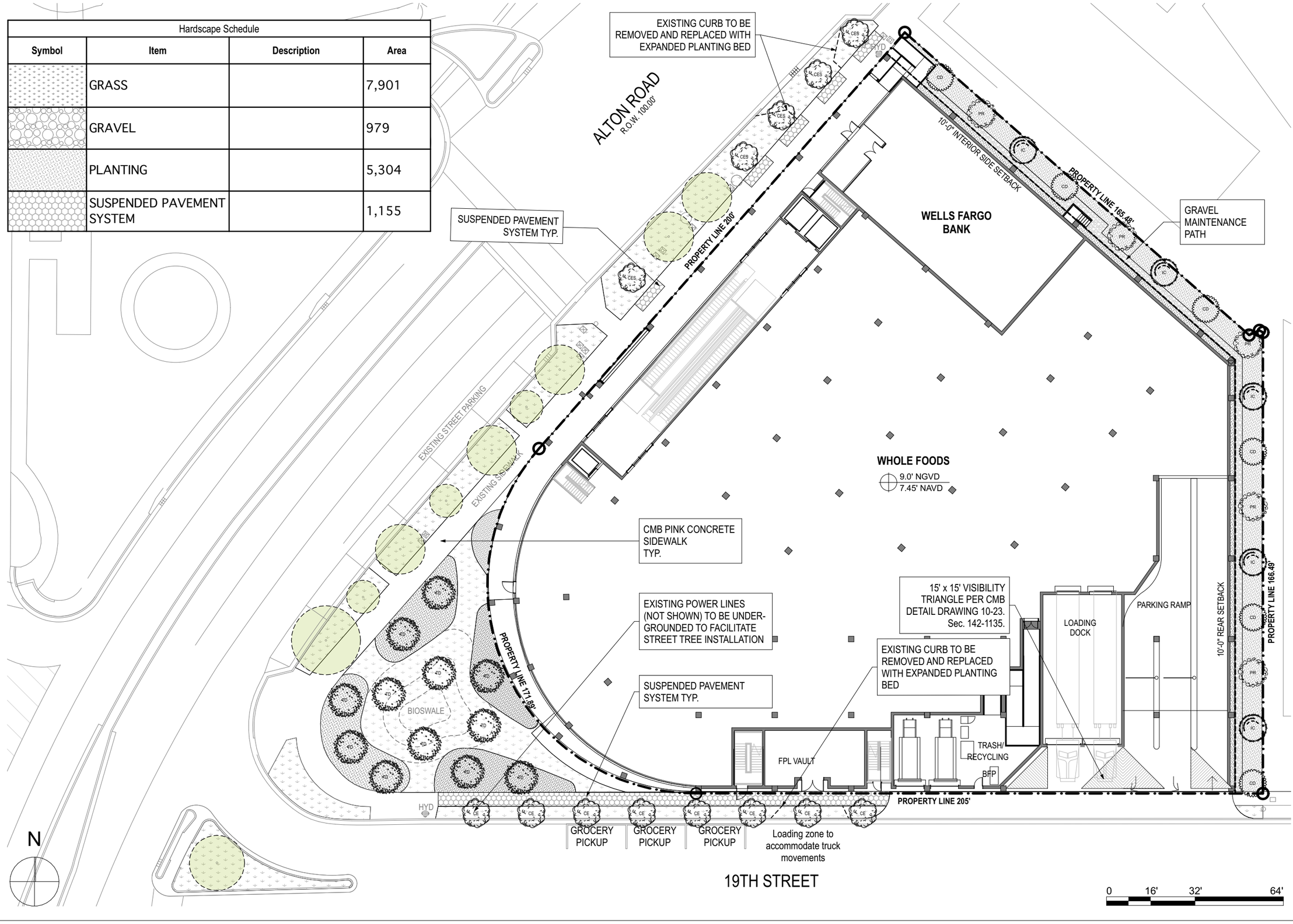
CHECK: JV/DS
DATE: 03/25/24

SHEET NUMBER
L201

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





STUDIO MCG ARCHITECTURE

7500 NE 4th Court
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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 HARDSCAPE PLAN


JUSTIN VELEZ FLORIDA LIC# LA6667391



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| | |
|---|---|
| SCALE: | 1/32" = 1'- 0" |
| DRAWN: | AJ |
| CHECK: | JV/DS |
| DATE: | 03/25/24 |

SHEET NUMBER

L100

## KEY

TREE TO REMAIN ##

TREE TO RELOCATE ##

TREE TO REMOVE ## X

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

20TH STREET

ALTON ROAD
R.O.W. 100.00'

HYD

PROPERTY LINE 200'

10'-0" INTERIOR SIDE SETBACK

PROPERTY LINE 165.48'

EXISTING BOUGAINVILLEA ON NEIGHBORING PROPERTY TO REMAIN

WELLS FARGO BANK

EXISTING BOUGAINVILLEA ON NEIGHBORING PROPERTY TO REMAIN

WHOLE FOODS
9.0' NGVD
7.45' NAVD

PROPERTY LINE 171.88'

10'-0" REAR SETBACK

PROPERTY LINE 166.49'

PROPERTY LINE 205'

HYD

19TH STREET

N

0 16' 32' 64'

STUDIO MCG ARCHITECTURE
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Miami, FL 33138
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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

JUSTIN VELEZ FLORIDA LIC# LA6667391

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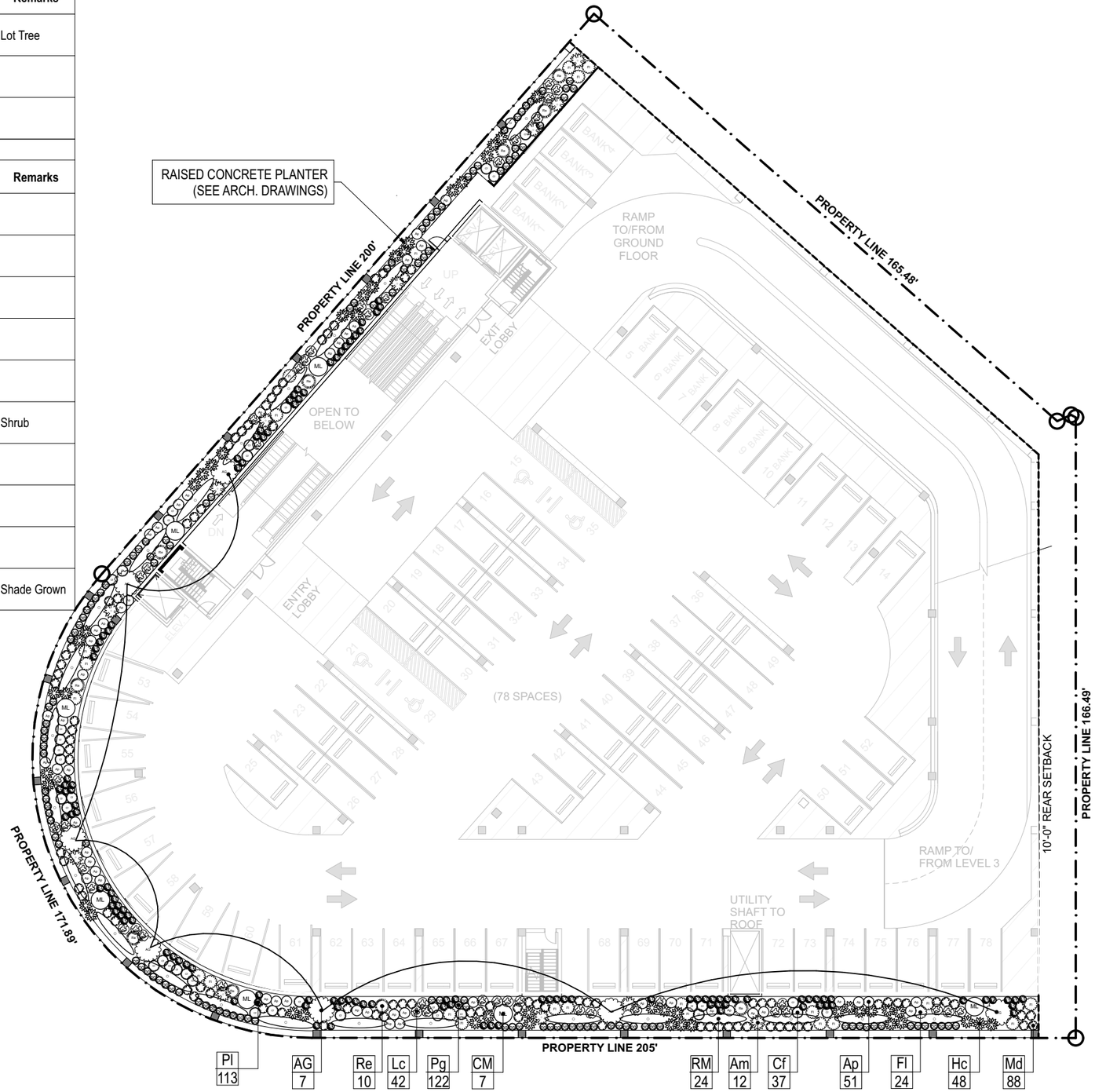
DATE: 03/25/24

SHEET NUMBER
L002

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




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

N

0 16' 32' 64'


STUDIO MCG ARCHITECTURE

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Suite 102
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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


JUSTIN VELEZ FLORIDA LIC# LA6667391



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| | |
|---|---|
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| DRAWN: | AJ |
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| DATE: | 03/25/24 |

SHEET NUMBER

L201

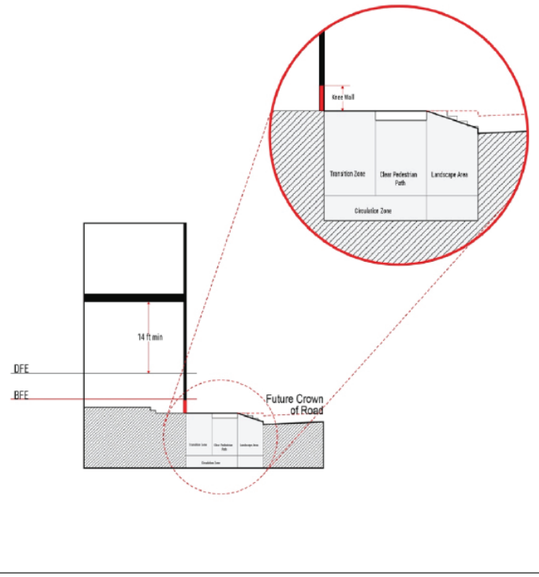
# Thank You

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

**www.brzoninglaw.com**

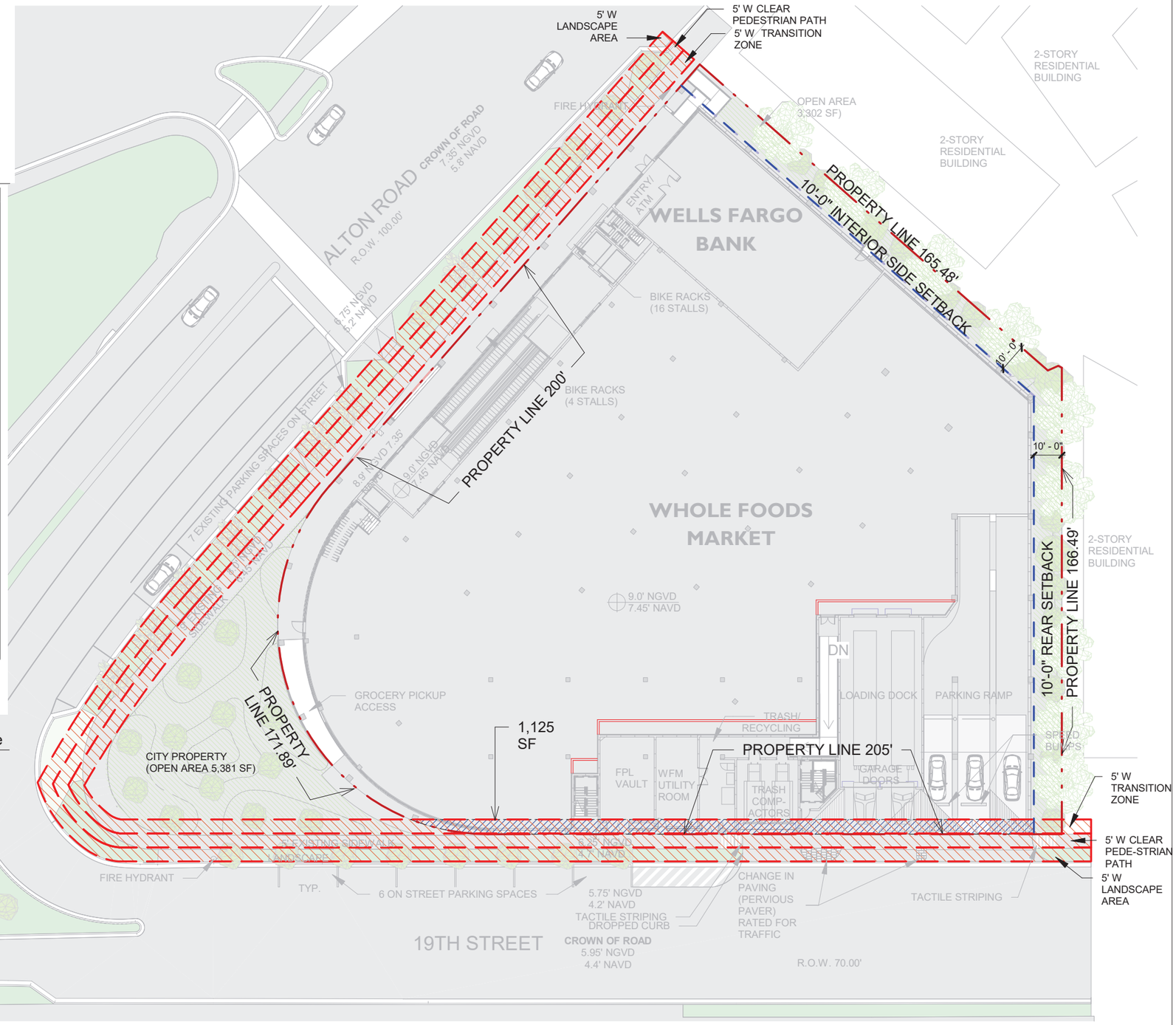
305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com

**Long Frontage Standards Table**




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

Long Frontage Standards Table




N

1 SITE PLAN
1" = 40'-0"


STUDIO McG ARCHITECTURE
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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 LONG FRONTAGE


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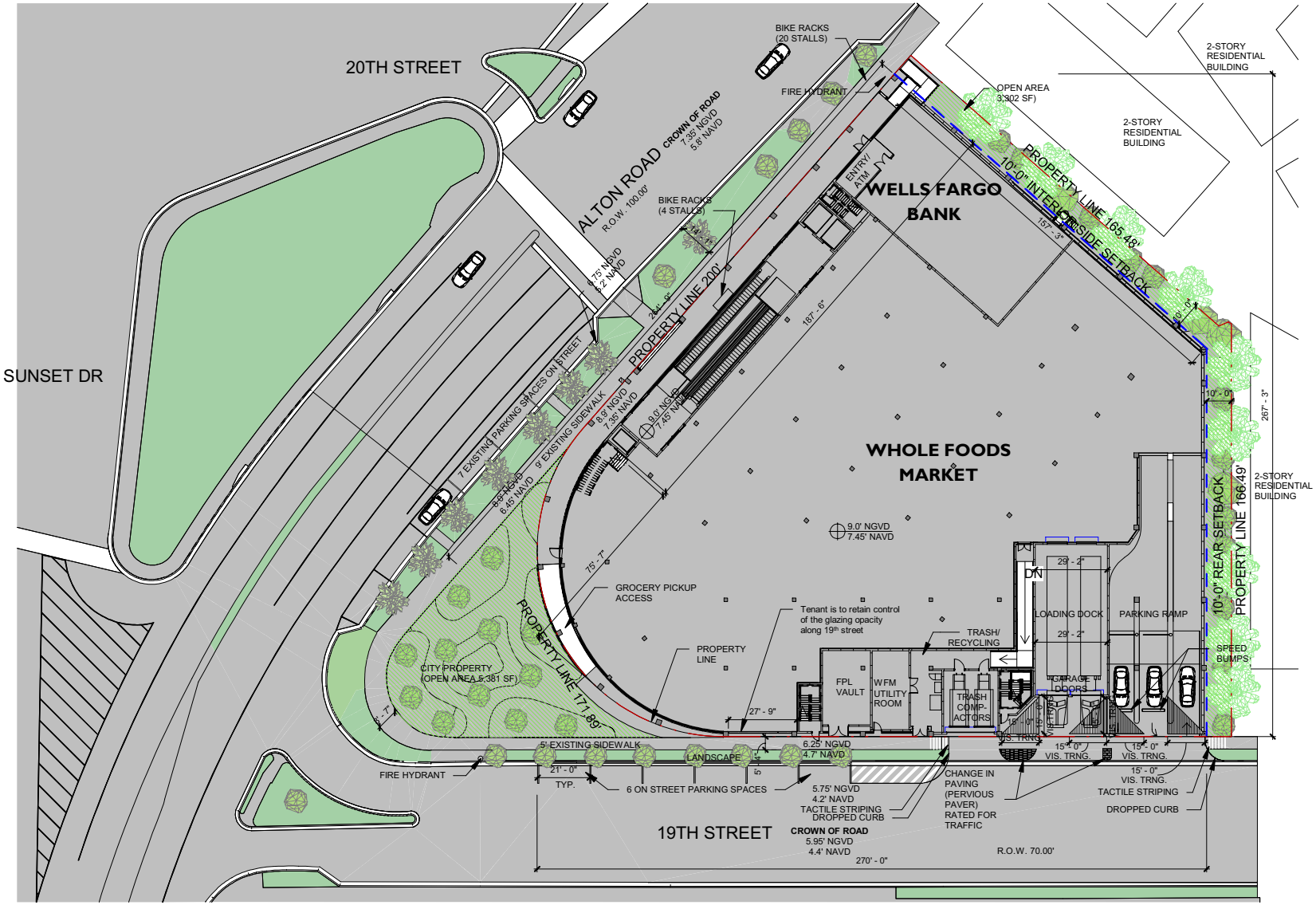
| | |
|---|---|
| SCALE: | As indicated |
| DRAWN: | CV, JDB |
| CHECK: | JMcG |
| DATE: | 02/04/2024 |

SHEET NUMBER
A1.00ALT

# ALTERNATIVE Bicycle Parking - Ground Floor




STUDIO MCG ARCHITECTURE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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# AR93044

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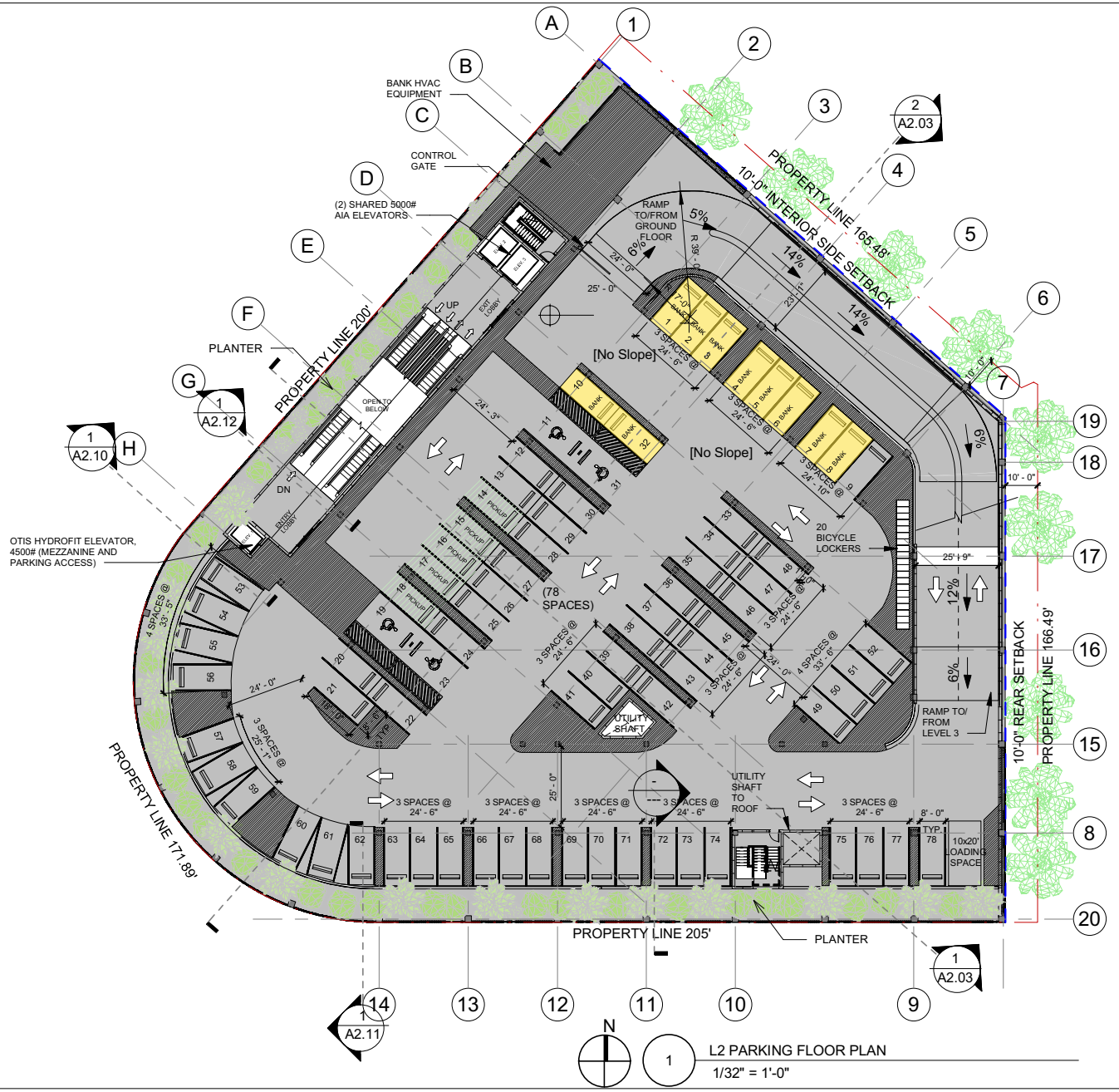
| | |
|---|---|
| SCALE: | 1" = 40'-0" |
| DRAWN: | CV, JDB |
| CHECK: | JMcG |
| DATE: | 02/04/2024 |

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 |





STUDIO MCG ARCHITECTURE
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PROJECT NUMBER
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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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| | |
|---|---|
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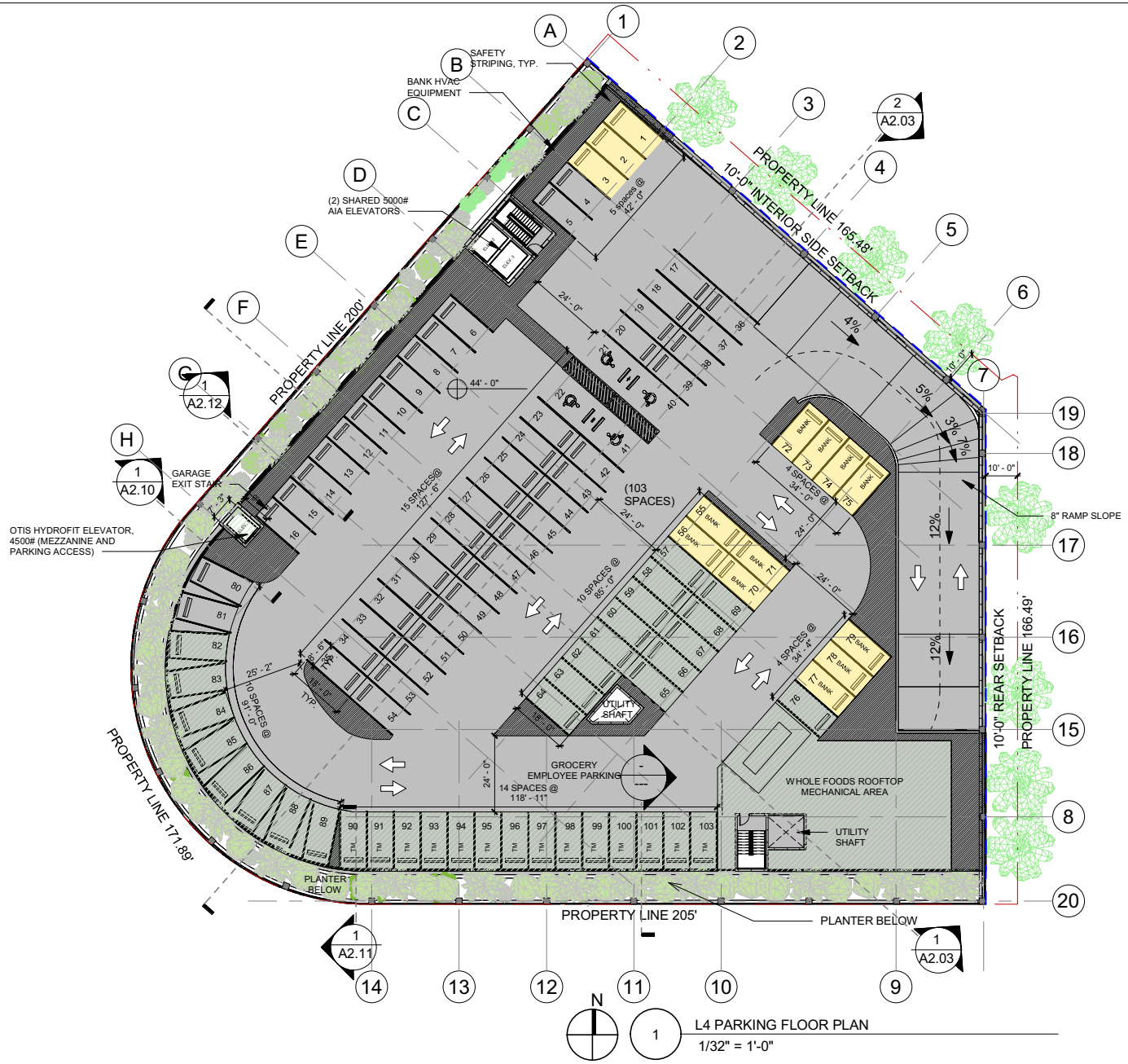
| DRAWN: | CV, JDB |
| CHECK: | JMcG |
| DATE: | 02/04/2024 |

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 |
| | | 271 |





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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


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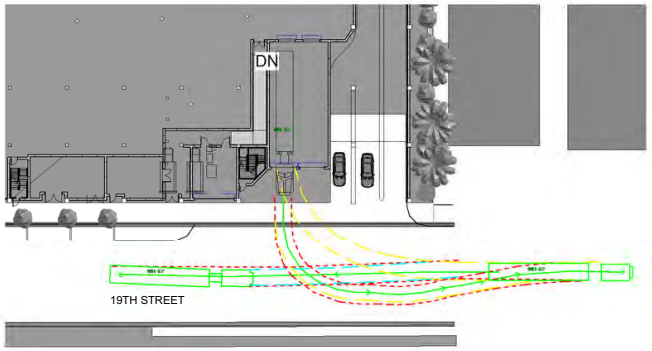
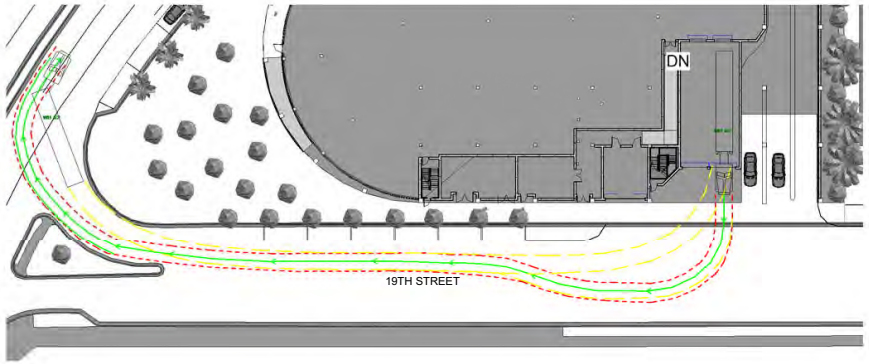
| | |
|---|---|
| SCALE: | 1/32" = 1'-0" |
| DRAWN: | CV, JDB |
| CHECK: | JMcG |
| DATE: | 02/04/2024 |

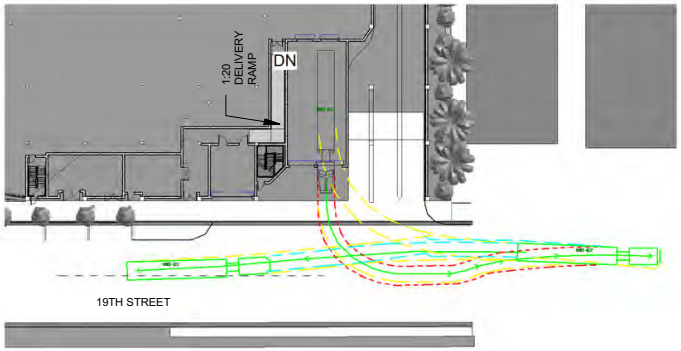
SHEET NUMBER
A1.05



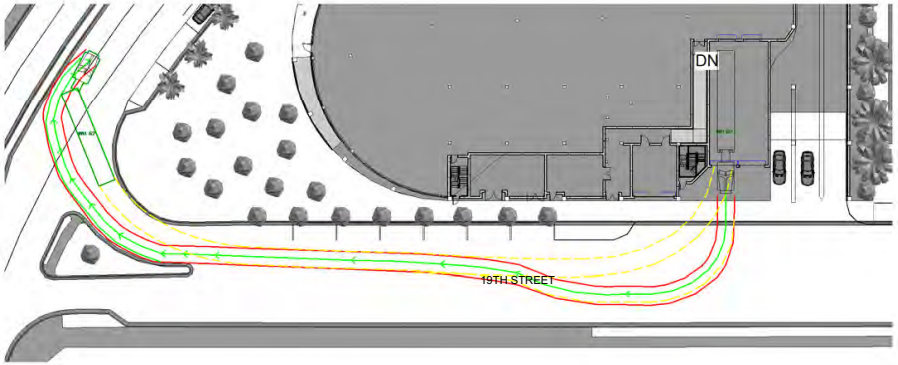

3 MANEUVERABILITY STUDY. WB62 TRUCK BAY 1 INGRESS
1" = 60'-0"



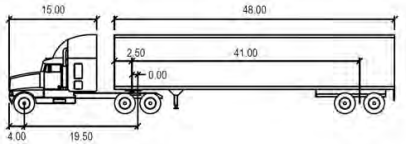

2 MANEUVERABILITY STUDY. WB62 TRUCK BAY 2 EGRESS
1" = 60'-0"




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 | | |

STUDIO MCG ARCHITECTURE
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AND
WELLS FARGO
1901 ALTON ROAD
MIAMI BEACH, FL 33141

OWNER
CRESCENT HEIGHTS

FACADE ARCHITECT
OPPENHEIM ARCHITECTURE
AND DESIGN

DRAWING

LOADING
DOCK
DIAGRAMS-TRUCK

JENNIFER McCONNEY FLORIDA LIC# AR93044

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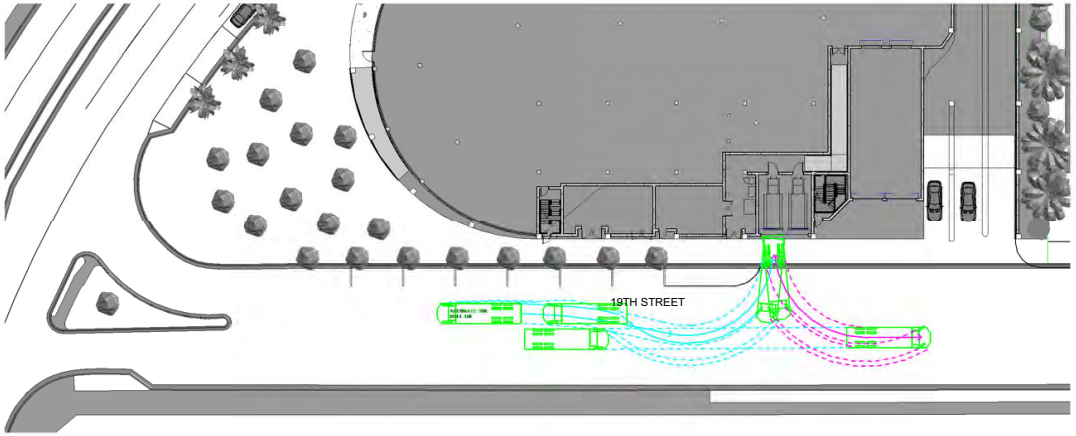
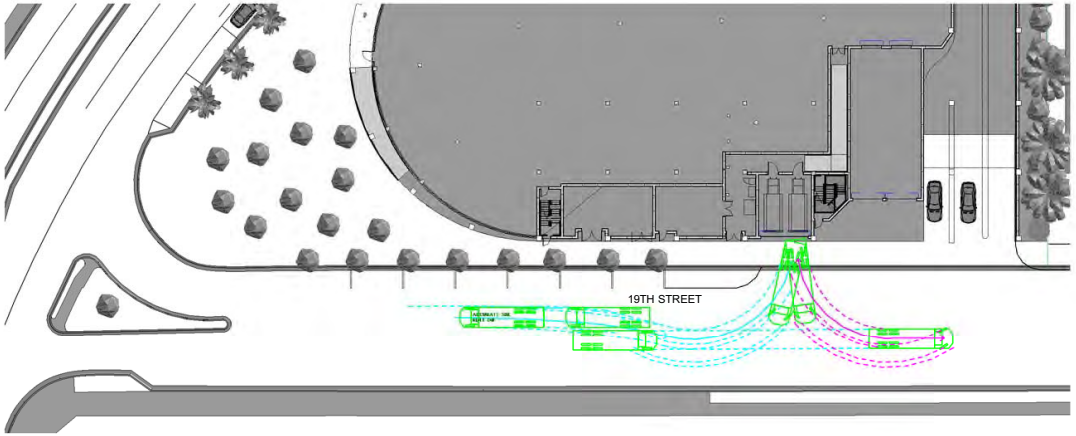
| | |
|---|---|
| SCALE: | 1" = 60'-0" |
| DRAWN: | CV, JDB |
| CHECK: | JMcG |
| DATE: | 01/28/2024 |

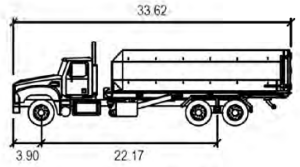
SHEET NUMBER
A1.06




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 |

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
LOADING
DOCK
DIAGRAMS-WASTE
TRUCKS

JENNIFER McCONNEY FLORIDA LIC# AR93044

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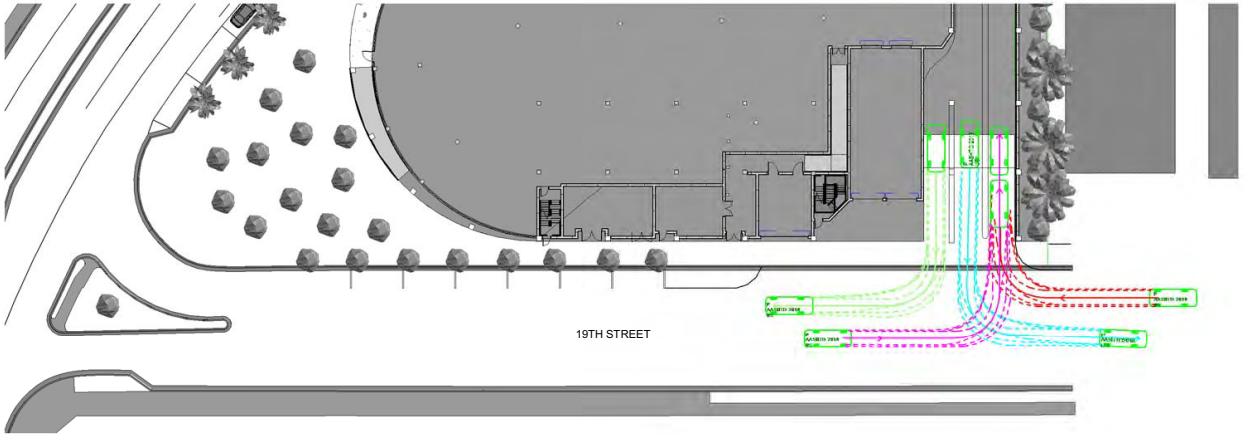
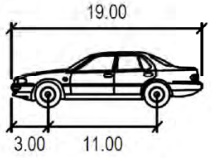
| | |
|---|---|
| SCALE: | 1" = 50'-0" |
| DRAWN: | CV, JDB |
| CHECK: | JMcG |
| DATE: | 01/28/2024 |

SHEET NUMBER
A1.07




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 |

STUDIO MCG ARCHITECTURE
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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 McCONNEY FLORIDA LIC# AR93044

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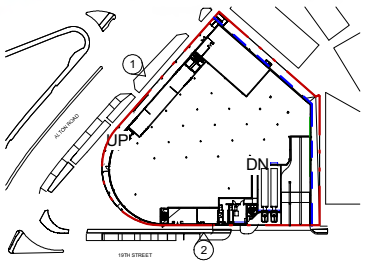
| | |
|---|---|
| SCALE: | 1" = 50'-0" |
| DRAWN: | CV, JDB |
| CHECK: | JMcG |
| DATE: | 01/28/2024 |

SHEET NUMBER
A1.08

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/ 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

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1901 ALTON ROAD
MIAMI BEACH, FL 33141

OWNER
CRESCENT HEIGHTS

FACADE ARCHITECT
OPPENHEIM ARCHITECTURE AND DESIGN

DRAWING
BUILDING ELEVATIONS

JENNIFER McCONNEY FLORIDA LIC# AR93044
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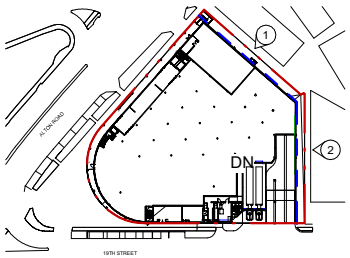
| | |
|---|---|
| SCALE: | As indicated |
| DRAWN: | CV, JDB |
| CHECK: | JMcG |
| DATE: | 01/28/2024 |

SHEET NUMBER
A2.01

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

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

OWNER
CRESCENT HEIGHTS

FACADE ARCHITECT
OPPENHEIM ARCHITECTURE AND DESIGN

DRAWING
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JENNIFER McCONNEY FLORIDA LIC# AR93044
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SCALE: As indicated
DRAWN: CV, JDB
CHECK: JMcG
DATE: 01/28/2024

SHEET NUMBER
A2.02

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

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

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1901 ALTON ROAD
MIAMI BEACH, FL 33141

OWNER
CRESCENT HEIGHTS

FACADE ARCHITECT
OPPENHEIM ARCHITECTURE AND DESIGN

DRAWING
BUILDING SECTIONS

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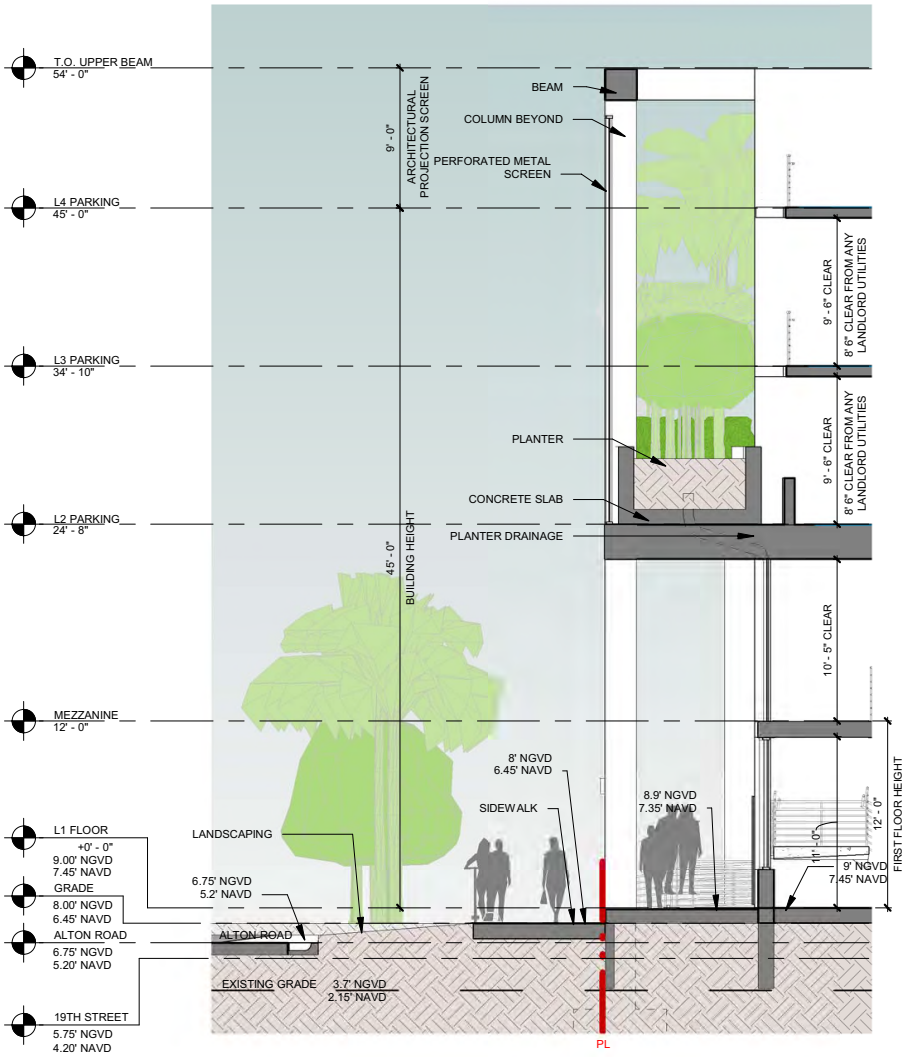
| | |
|---|---|
| SCALE: | 3/64" = 1'-0" |
| DRAWN: | CV, JDB |
| CHECK: | JMcG |
| DATE: | 01/28/2024 |

SHEET NUMBER
A2.03




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

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

STUDIO MCG ARCHITECTURE
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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
WALL SECTION

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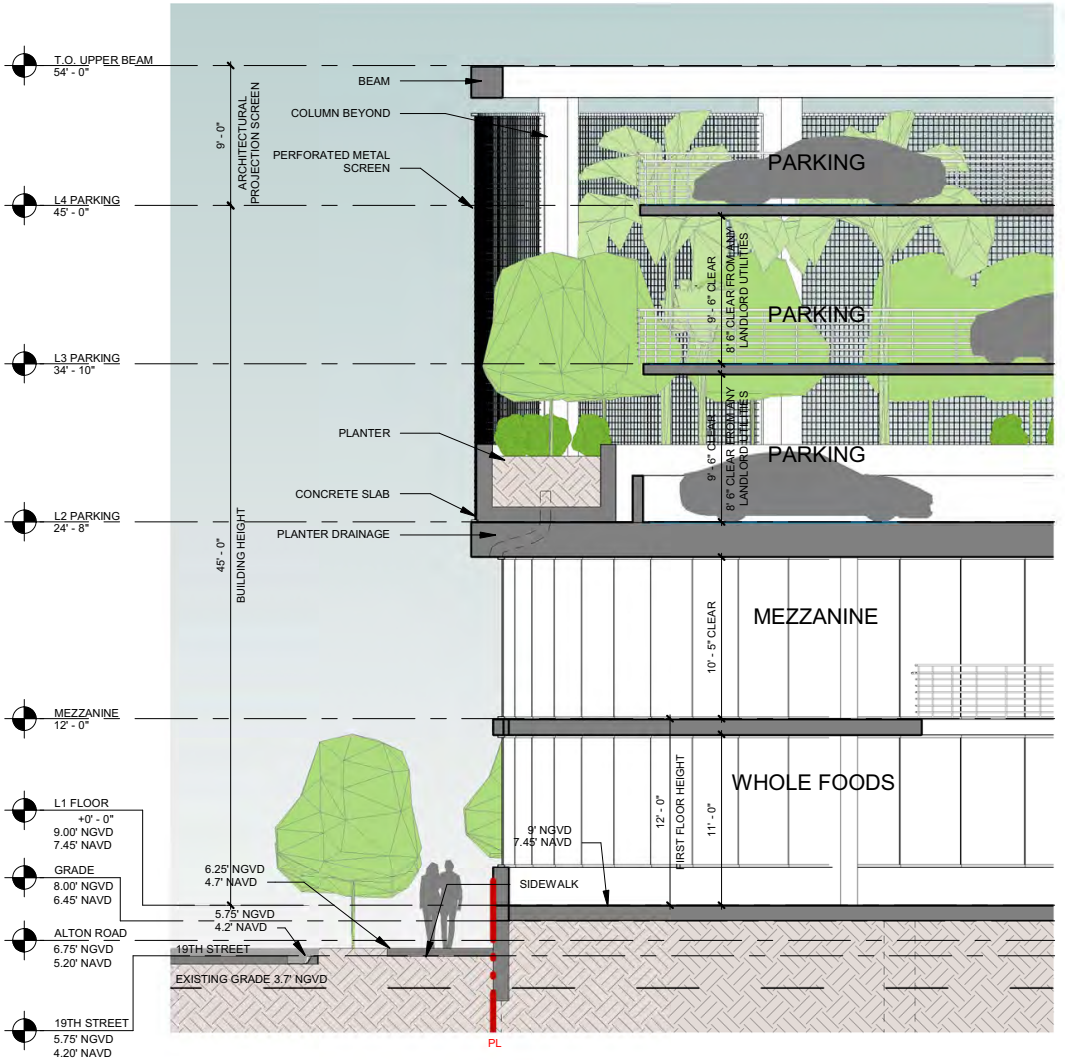
| | |
|---|---|
| SCALE: | 1/8" = 1'-0" |
| DRAWN: | CV, JDB |
| CHECK: | JMcG |
| DATE: | 01/28/2024 |

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 - SOUTH FACADE
1/8" = 1'-0"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OWNER
CRESCENT HEIGHTS

FACADE ARCHITECT
OPPENHEIM ARCHITECTURE AND DESIGN

DRAWING
WALL SECTION


JENNIFER McCONNEY FLORIDA LIC# AR93044

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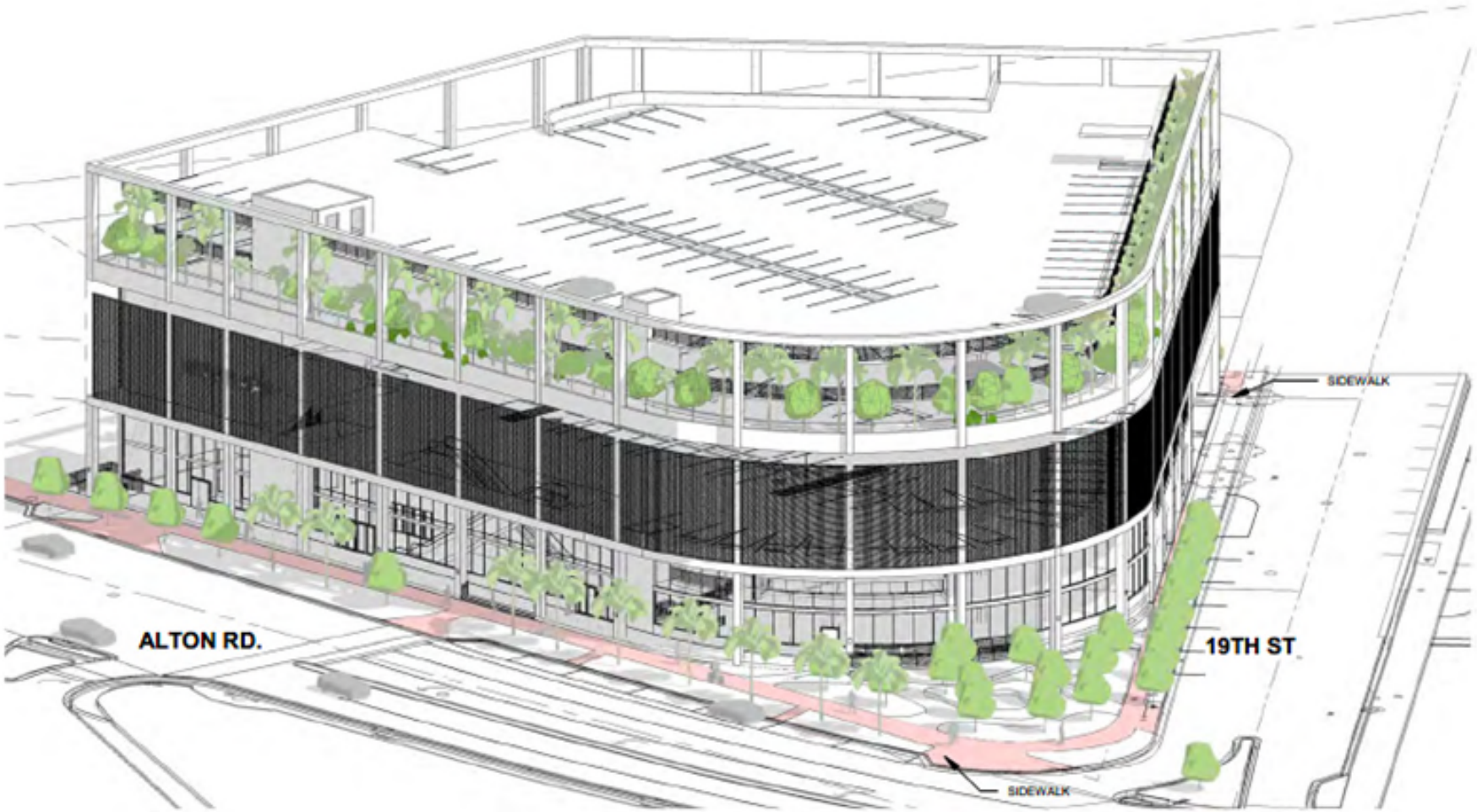
SCALE: 1/8" = 1'-0"
DRAWN: CV, JDB
CHECK: JMcG
DATE: 01/28/2024

SHEET NUMBER
A2.11


SIDEWALK
ALTON RD.
19TH ST
SIDEWALK