

PLANNING BOARD - FINAL SUBMITTAL

1901 ALTON ROAD

01/28/2024

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-PB

JENNIFER MCCONNEY FLORIDA LIC# AR93044
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SCALE:

DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

SHEET NUMBER
A0.00-PB

SURVEYOR'S CERTIFICATION

THAT (A) THIS SURVEY WAS PREPARED UNDER MY SUPERVISION; (B) THE LEGAL DESCRIPTION OF THE PROPERTY AS SET FORTH HEREIN, AND THE LOCATION OF ALL IMPROVEMENTS, FENCES, EASEMENTS, ROADWAYS, RIGHTS OF WAY AND SETBACK LINES WHICH ARE EITHER VISIBLE OR OF RECORD IN MIAMI/DADE COUNTY, FLORIDA (ACCORDING TO TITLE SEARCH REPORT; (FILE NUMBER: , EFFECTIVE DATE 20), ARE ACCURATELY REFLECTED HEREON; AND (C) THIS SURVEY ACCURATELY DEPICTS THE STATE OF FACTS AS THEY APPEAR ON THE GROUND. THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ("ALTA"), THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM") AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN 2021, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11 (A), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT:

THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"

DATED: 08/28/23 FOR THE FIRM BY: RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

NOTES :

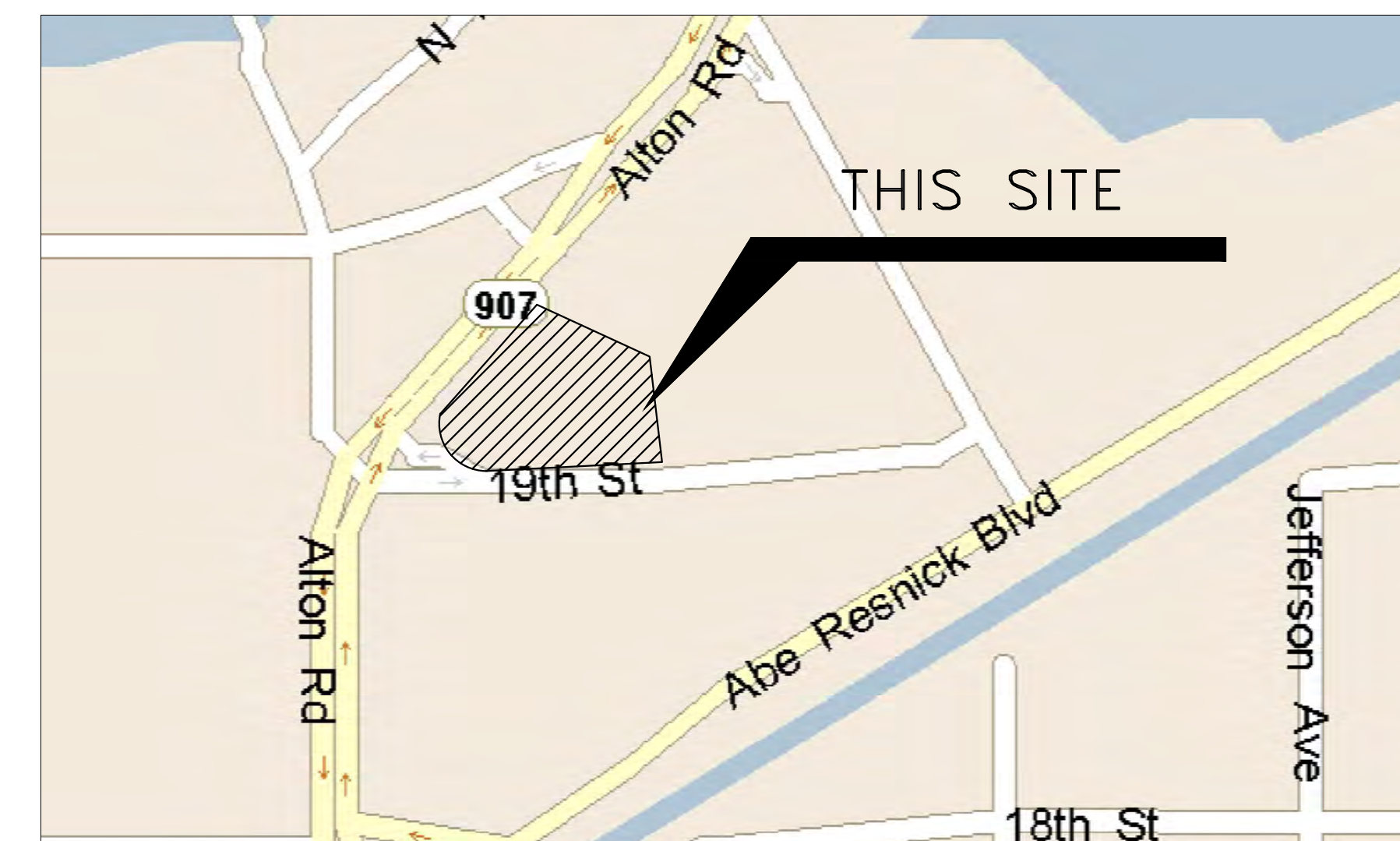
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY EFFECTIVE DATE: 20 . FILE NO. :
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # A-36 ELEVATION=7.31'
- ZONING : CD-1 COMMERCIAL - NEIGHBORHOOD
SETBACK : 5.00 FEET FROM ALL LOT LINES
MAXIMUM BUILDING HEIGHT= 40.00 FEET / 4 STORIES
EXISTING PARKING SPACES :

LAND DESCRIPTION:

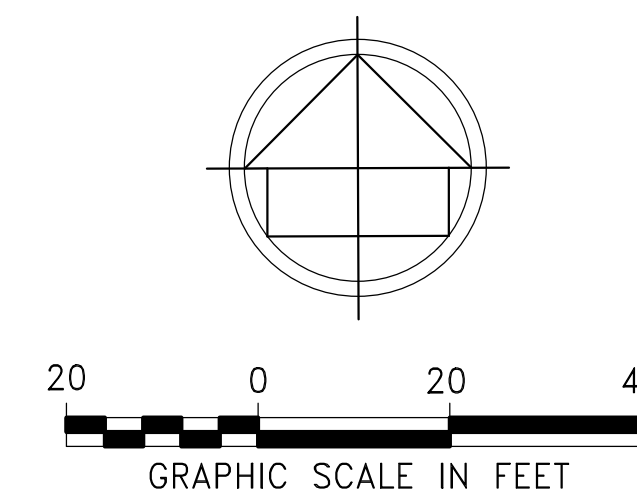
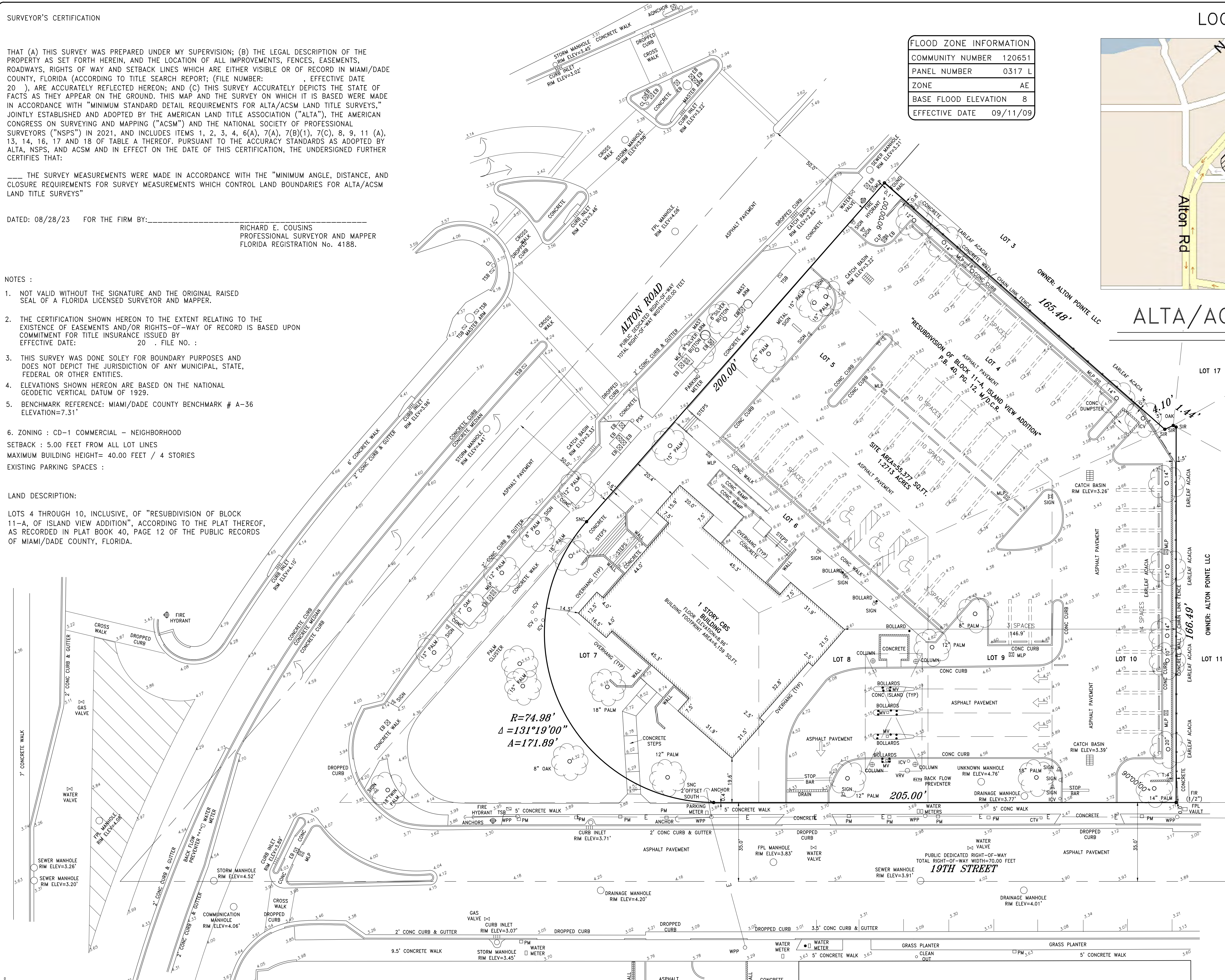
LOTS 4 THROUGH 10, INCLUSIVE, OF "RESUBDIVISION OF BLOCK 11-A, OF ISLAND VIEW ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 12 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120651
PANEL NUMBER	0317 L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09

LOCATION MAP (NTS)



ALTA/ACSM LAND TITLE SURVEY



LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE & CAP #6448
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
M/D.C.R.	MIAMI/DADE COUNTY RECORDS
-X-	CHAIN LINK/ WOOD FENCE
CBS	CONCRETE BLOCK STRUCTURE
PM	PARKING METER
CLP	CONCRETE LIGHT POLE
FH	FIRE HYDRANT
TSB	TRAFFIC SIGNAL BOX
EB	ELECTRIC BOX
CTV	CABLE RISER
8.95	ELEVATION
GV	GAS VALVE
TSP	TRAFFIC SIGNAL POST
WM	WATER METER
WV	WATER VALVE
MLP	METAL LIGHT POLE
SL	SPOT LIGHT
BFP	BACK FLOW PREVENTER
WPP	WOOD POWER POLE
A	ARC DISTANCE
R	RADIUS
Δ	DELTA ANGLE
ALTA	AMERICAN LAND TITLE ASSOCIATION
ACSM	AMERICAN CONGRESS ON SURVEYING & MAPPING
ORB	OFFICIAL RECORDS BOOK
PSX	PEDESTRIAN CROSSING SIGN
♿	HANDICAP PARKING

COUSINS SURVEYORS & ASSOCIATES, INC.
 3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 689-7766

CLIENT :
 CRESCENT HEIGHTS

1901 ALTON ROAD
 MIAMI BEACH, FLORIDA 33139

ALTA/ACSM LAND TITLE SURVEY

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/ACSM LAND TITLE SURVEY	08/11/14	DATA/COLL	AM	REC
RIGHT-OF-WAY SURVEY	03/24/15	DATA/COLL	AM	REC
UPDATE SURVEY	08/08/23	-----	REC	REC
ADDITIONAL REVISIONS MADE TO UPDATE	08/28/23	-----	JD	REC

PROJECT NUMBER : 7384-14
 SCALE : 1" = 20'

SHEET
 1 OF 1 SHEET

INDEX OF DRAWINGS

SHEET #	DESCRIPTION
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A0.02	GROSS AREA DIAGRAMS
A0.03	FAR DIAGRAMS
A0.04	RENDERING VIEW OF SOUTH AND ALTON RD FACADES
A0.07	AERIAL VIEWS
A0.08	EXISTING PHOTOGRAPHY
A0.09	EXISTING PHOTOGRAPHY
A0.10	EXISTING PHOTOGRAPHY
A0.11	EXISTING PHOTOGRAPHY
A0.12	EXISTING PHOTOGRAPHY
A0.13	EXISTING PHOTOGRAPHY
A0.14	EXISTING PHOTOGRAPHY
A0.14.1	EXISTING PHOTOGRAPHY
A0.15	SITE ELEVATIONS
A0.16	SITE ELEVATIONS
A0.17	EXPLODED AXONOMETRIC DIAGRAM
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A1.02	LEVEL 1.5 FLOOR PLAN
A1.03	LEVEL 2 FLOOR PLAN
A1.04	LEVEL 3 FLOOR PLAN
A1.05	LEVEL 4 FLOOR PLAN AND ROOF PLAN
A1.06	LOADING DOCK DIAGRAMS-TRUCK
A1.07	LOADING DOCK DIAGRAMS-WASTE TRUCKS
A1.08	LOADING DOCK DIAGRAMS - PASSENGER CAR
A1.10	DEMO FLOOR PLAN
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A2.02	BUILDING ELEVATIONS
A2.03	BUILDING SECTIONS
A2.10	WALL SECTION
A2.11	WALL SECTION
A2.12	WALL SECTION
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L002	TREE DISPOSITION PLAN
L003	EXISTING TREE SCHEDULE
L004	LANDSCAPE LEGEND AND MITIGATION
L100	SITE HARDSCAPE PLAN
L200	SITE PLANTING PLAN
L201	2ND LEVEL PLANTING PLAN
L202	PLANTING DETAILS
L203	SITE LIGHTING PLAN

MIAMI BEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

ZONING DATA SHEET

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

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SCALE: 1/4" = 1'-0"

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DATE: 02/04/2024

SHEET NUMBER

A0.01

**GROSS AREA
 DIAGRAMS**

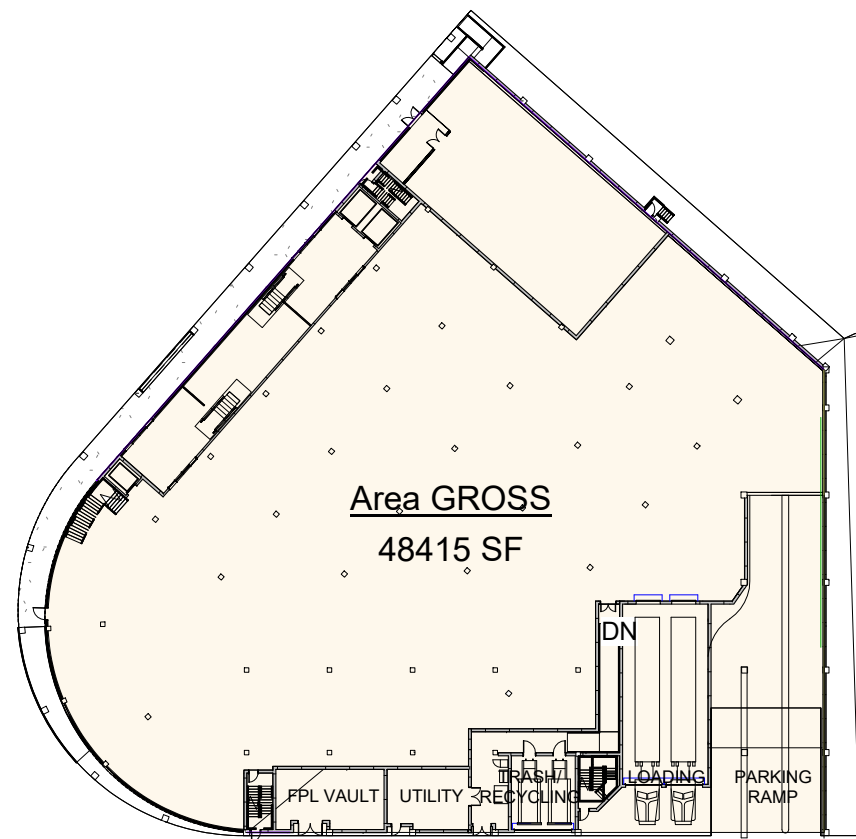
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SCALE: 1/64" = 1'-0"

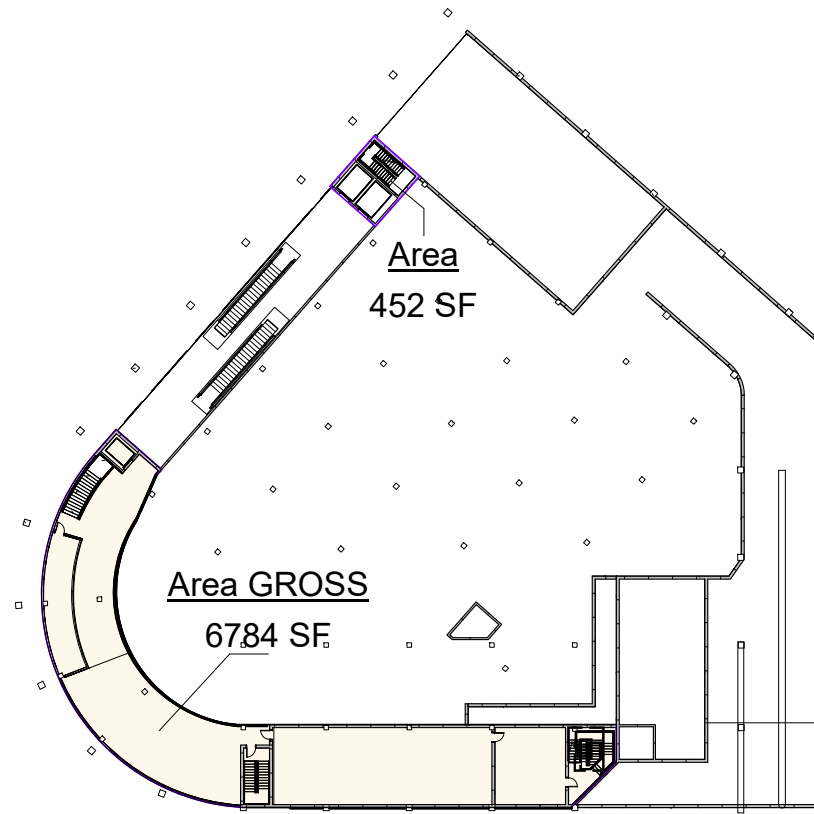
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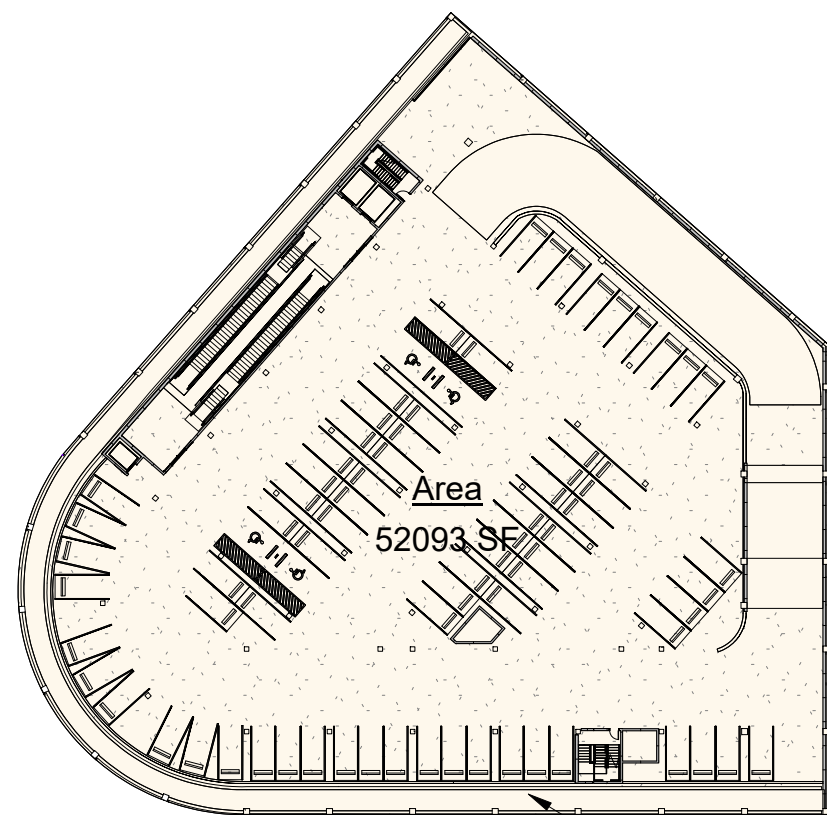


1 L1 FLOOR
 1/64" = 1'-0"

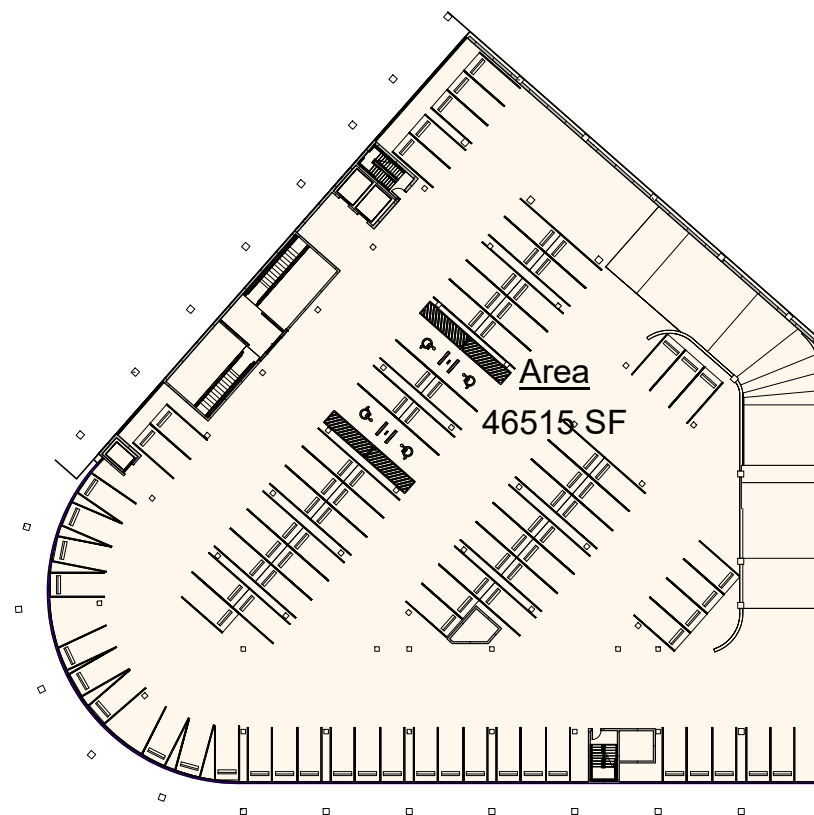


2 L1.5 FLOOR
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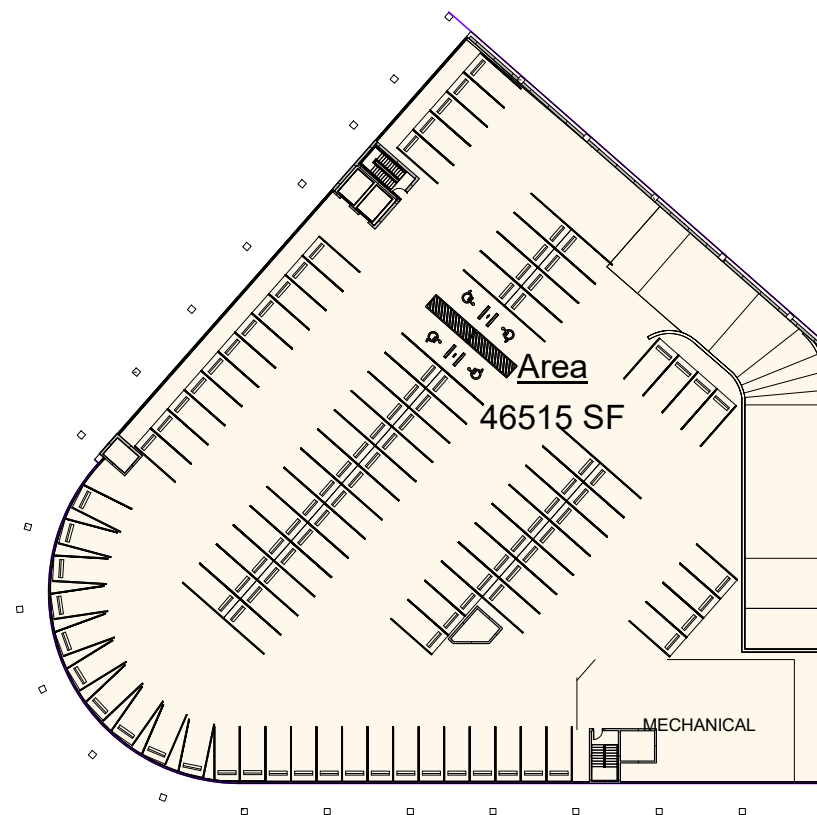
Area Schedule (Gross Building)	
Area	Level
48415 SF	L1 FLOOR
452 SF	MEZZANINE
6784 SF	MEZZANINE
52093 SF	L2 PARKING
46515 SF	L3 PARKING
46515 SF	L4 PARKING
200774 SF	



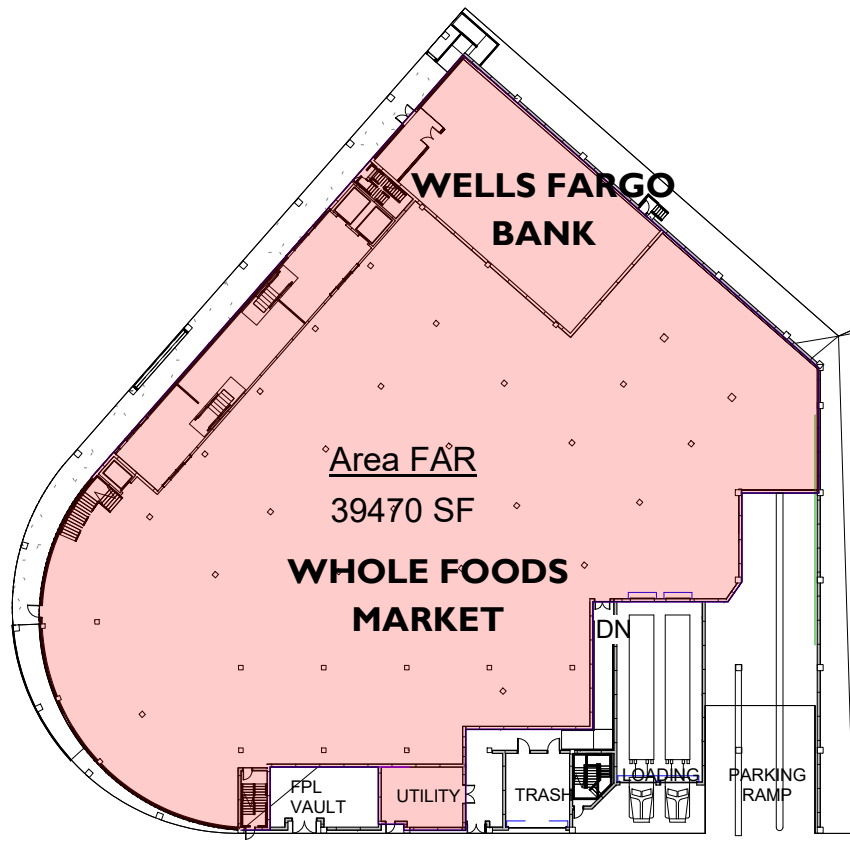
3 L2 PARKING
 1/64" = 1'-0"



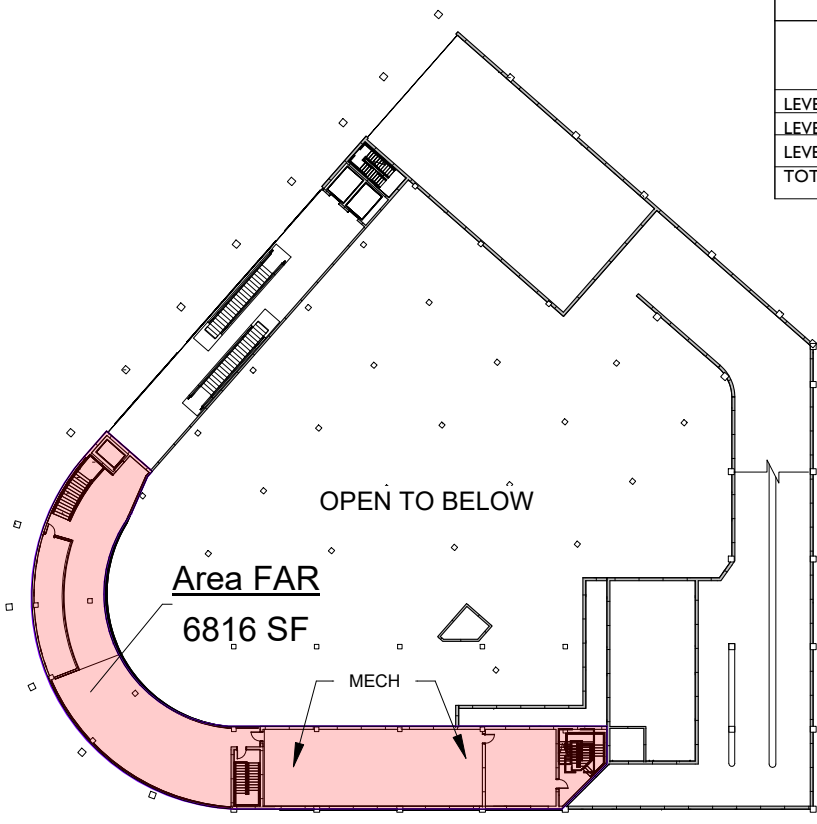
4 L3 PARKING
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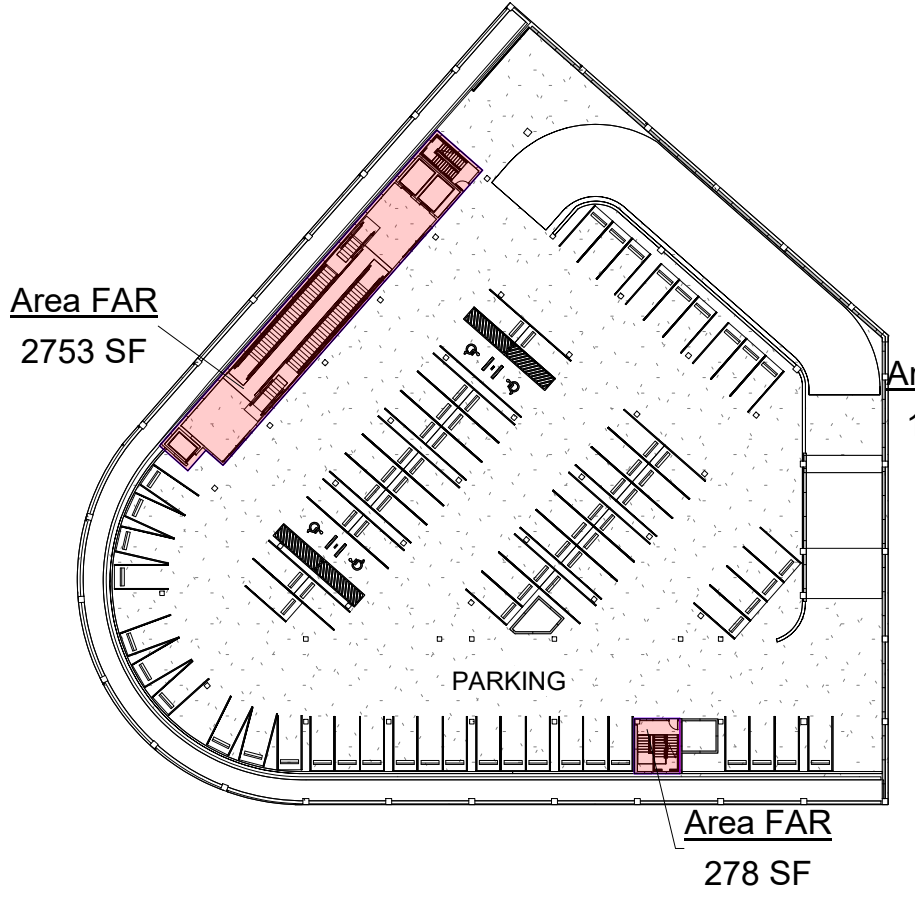
5 L4 PARKING
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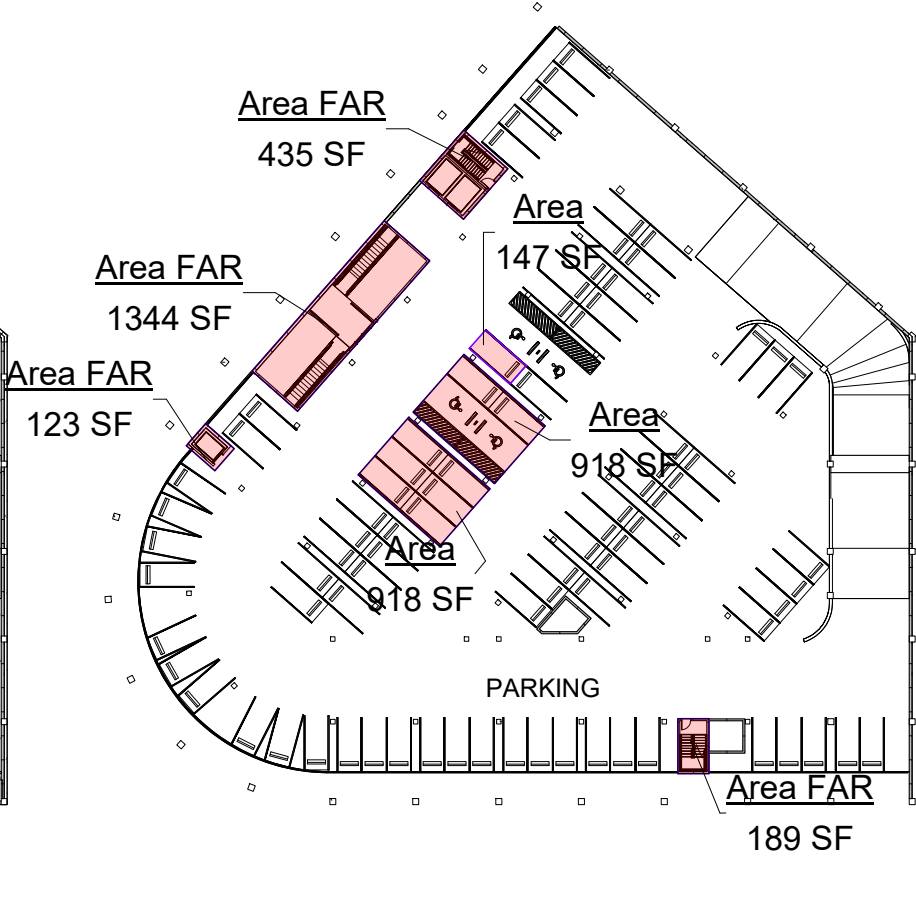
1 L1 FLOOR
1/64" = 1'-0"



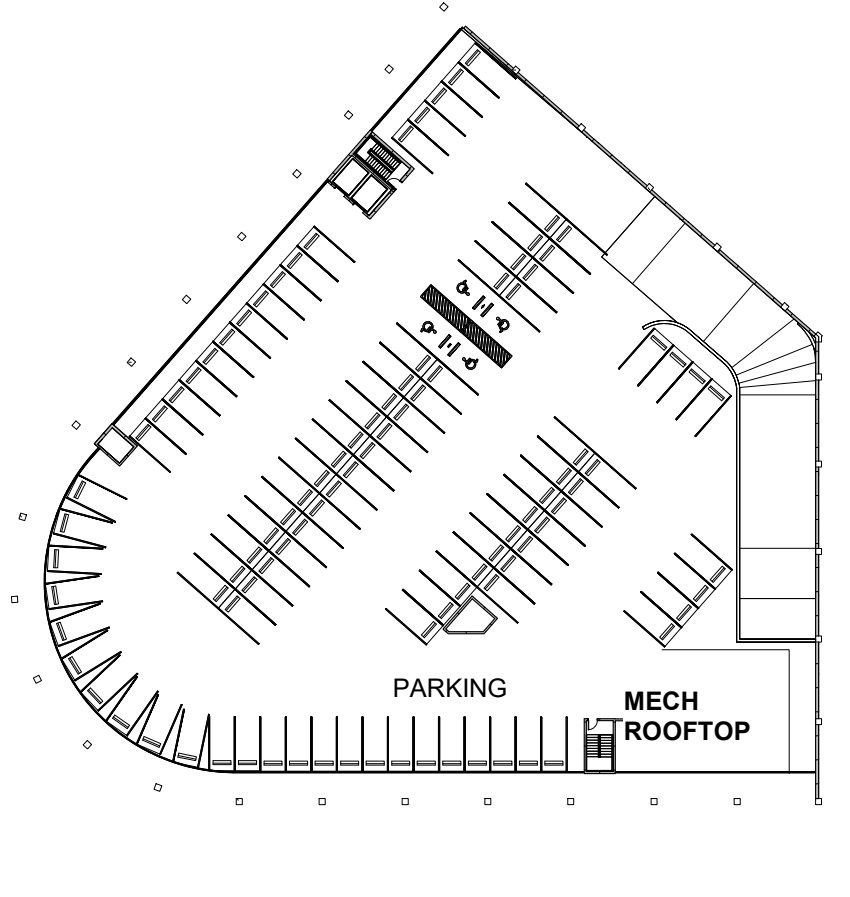
2 MEZZANINE
1/64" = 1'-0"



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

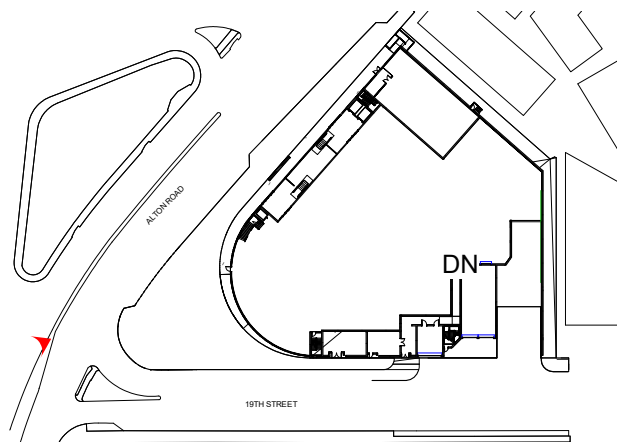
Area	Level
------	-------

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	



STUDIO
MCG
ARCHITECTURE

OPPENHEIM
ARCHITECTURE



S T U D I O
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FACADE ARCHITECT
OPPENHEIM ARCHITECTURE
AND DESIGN

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

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SCALE: 1" = 160'-0"

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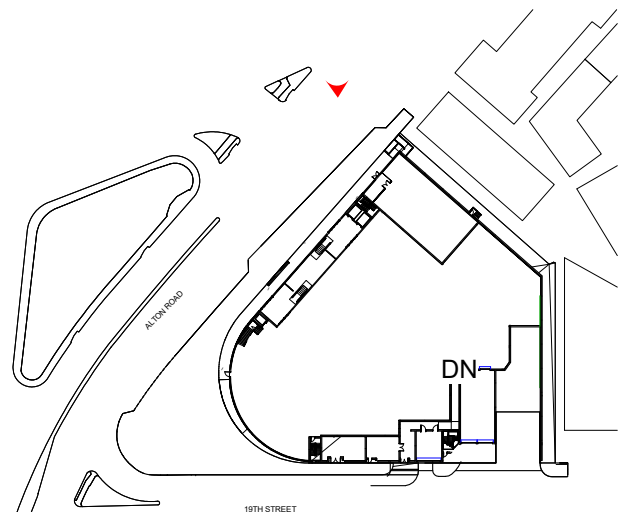
DATE: 01/28/2024

SHEET NUMBER
A0.04

* GRADES DEPICTED IN RENDERINGS ARE BASED
ON CITY OF MIAMI BEACH 2025 MINIMUM ROAD
ELEVATIONS FOR FUTURE ROAD PROJECTS
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OPPENHEIM
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S T U D I O
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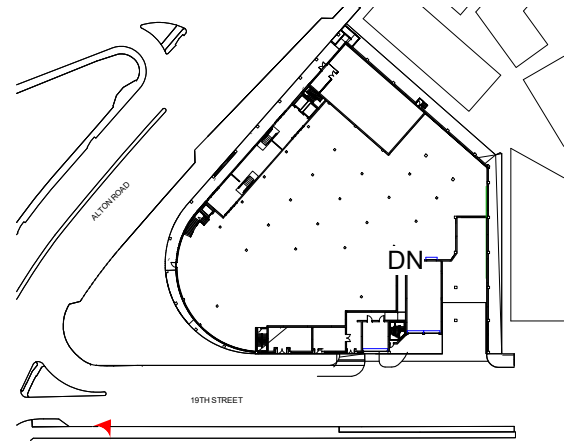
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ELEVATIONS FOR FUTURE ROAD PROJECTS
* SIGNAGE NOT A PART OF THIS APPROVAL





1. VIEW OF ALTON RD FROM NORTH OF SITE



2. VIEW OF SITE FROM NORTH PEDESTRIAN WALKWAY

**EXISTING
 PHOTOGRAPHY**

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A0.09



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

**EXISTING
 PHOTOGRAPHY**

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2023-07-12

7. VIEW OF PURA VIDA ON SUNSET DR



2023-07-12

8. VIEW OF FRESH MARKET ON 18TH STREET



2023-07-12

9. VIEW OF SUSHI GARAGE RESTAURANT ON 18TH STREET



2023-07-12

10. VIEW OF CITIBANK ON 18TH STREET

**EXISTING
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11. VIEW OF ALTON RD SOUTHWEST OF SITE



12. VIEW OF ALTON RD AND DADE BLVD INTERSECTION



13. VIEW OF PUBLIX AND SITE ON 19TH STREET



14. VIEW OF CHASE BANK SOUTH OF SITE

**EXISTING
 PHOTOGRAPHY**

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SCALE: 1" = 1'-0"

DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024



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

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

DRAWN: CV, JDB

CHECK: JMcG

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SHEET NUMBER

A0.13



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
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DRAWN: CV, JDB

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DATE: 01/28/2024

SHEET NUMBER

A0.14



23. EXISTING DRIVE THRU BANK ON SITE



24. VIEW OF WELLS FARGO FROM EXISTING PARKING



25. VIEW OF WELLS FARGO ENTRANCE FROM EXISTING PARKING

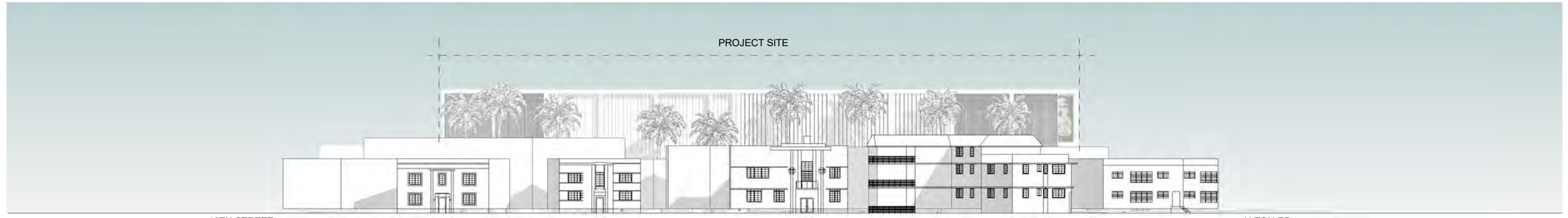
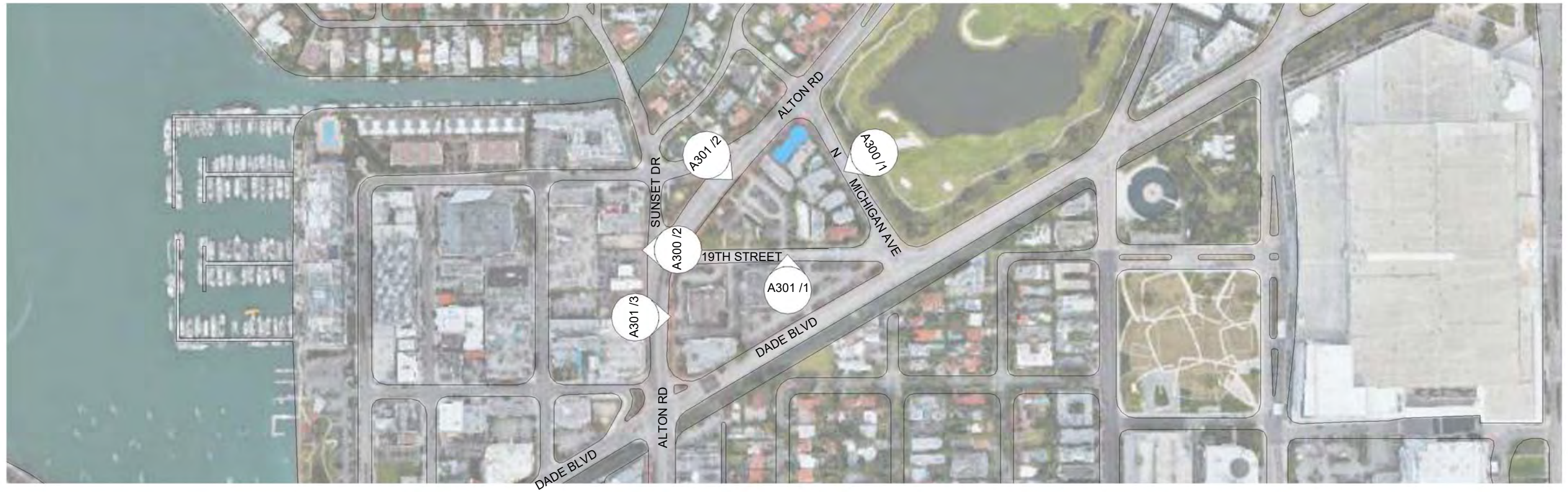


26. VIEW OF ALTON RD. FROM SIDEWALK



27. VIEW OF EXISTING PARKING FROM SIDEWALK

**EXISTING
PHOTOGRAPHY**



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



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



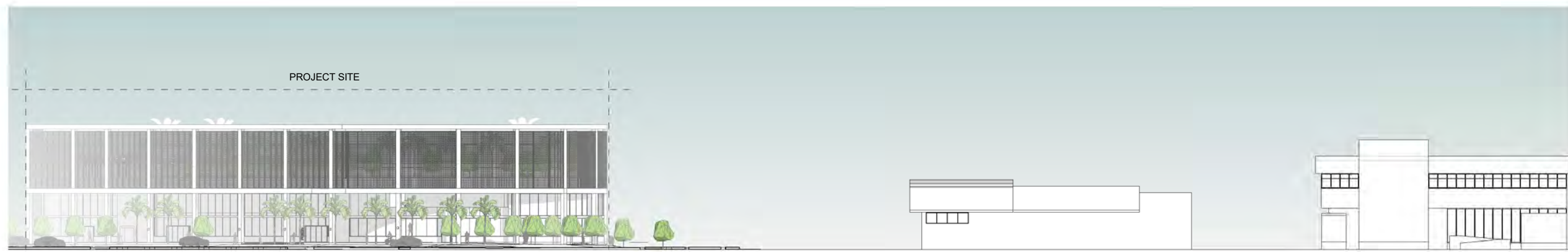
① 19TH STREET - SOUTH ELEVATION
 1" = 50'-0"



N. MICHIGAN AVE

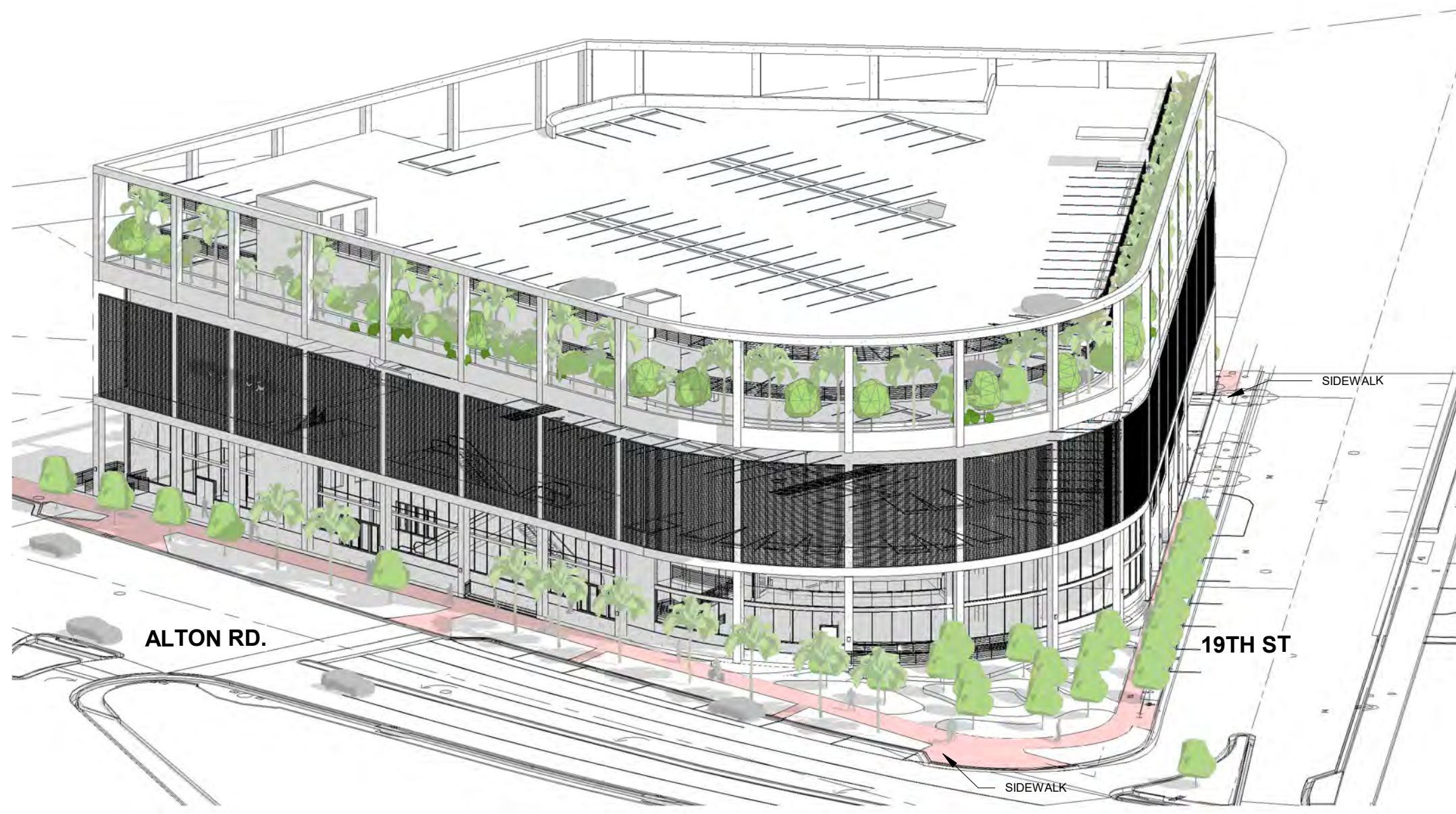
19TH STREET

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

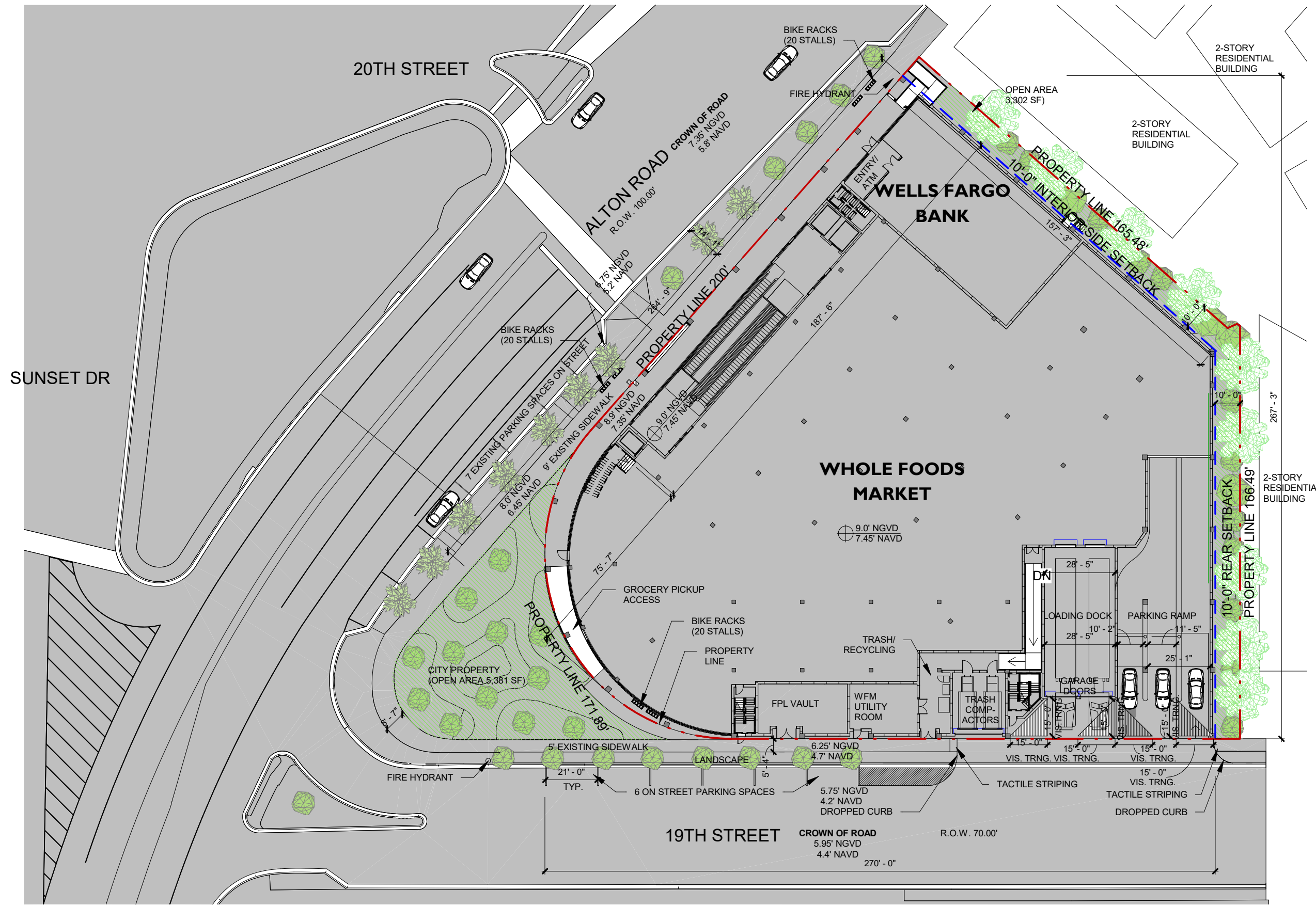


19TH STREET

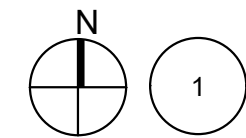
③ ALTON ROAD - WEST ELEVATION
 1" = 50'-0"



1 EXPLODED AXO

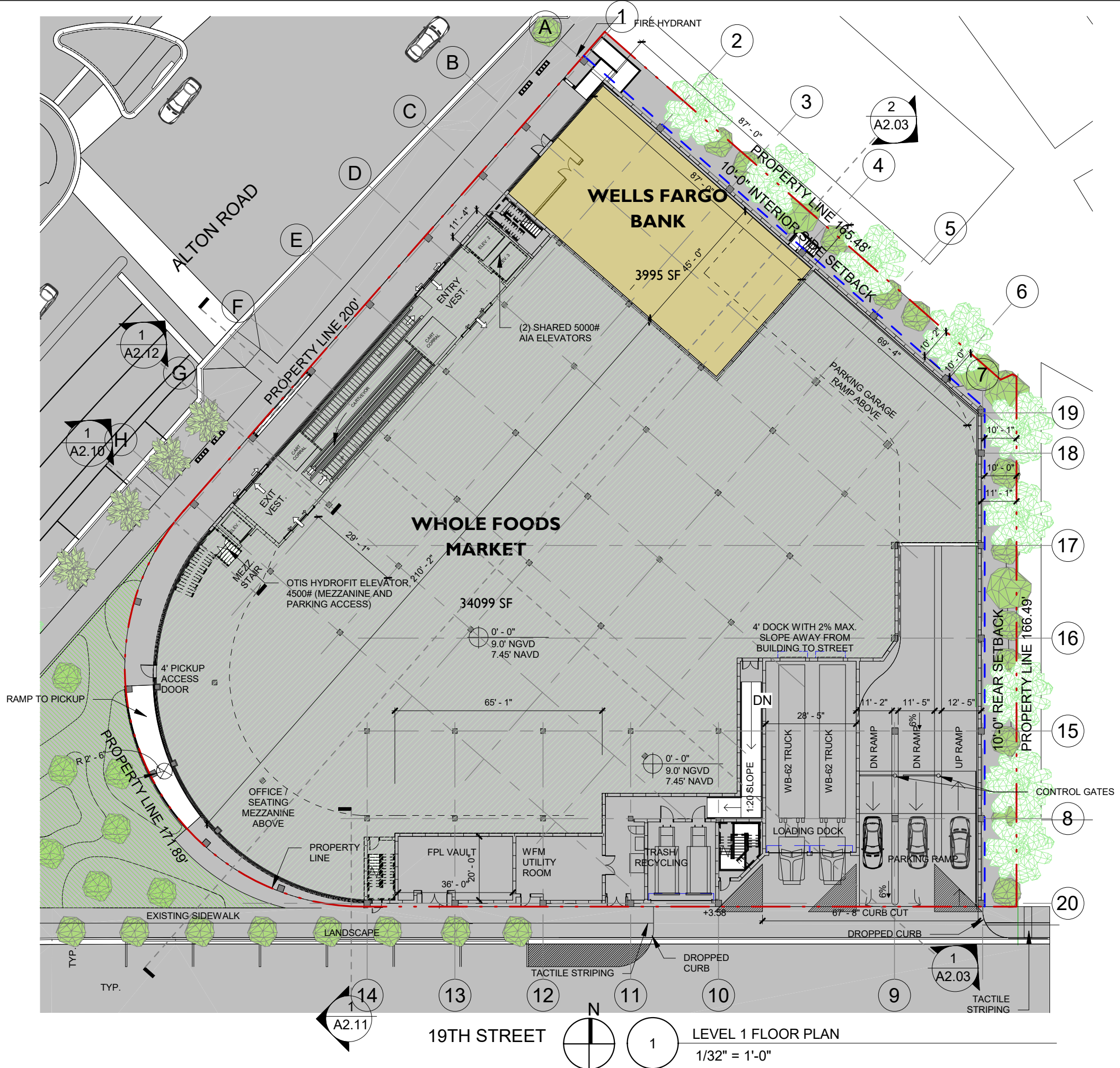


WALGREENS



SITE PLAN
1" = 40'-0"

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



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DRAWN: CV, JDB
CHECK: JMcG
DATE: 01/28/2024

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

**LEVEL I.5
 FLOOR PLAN**

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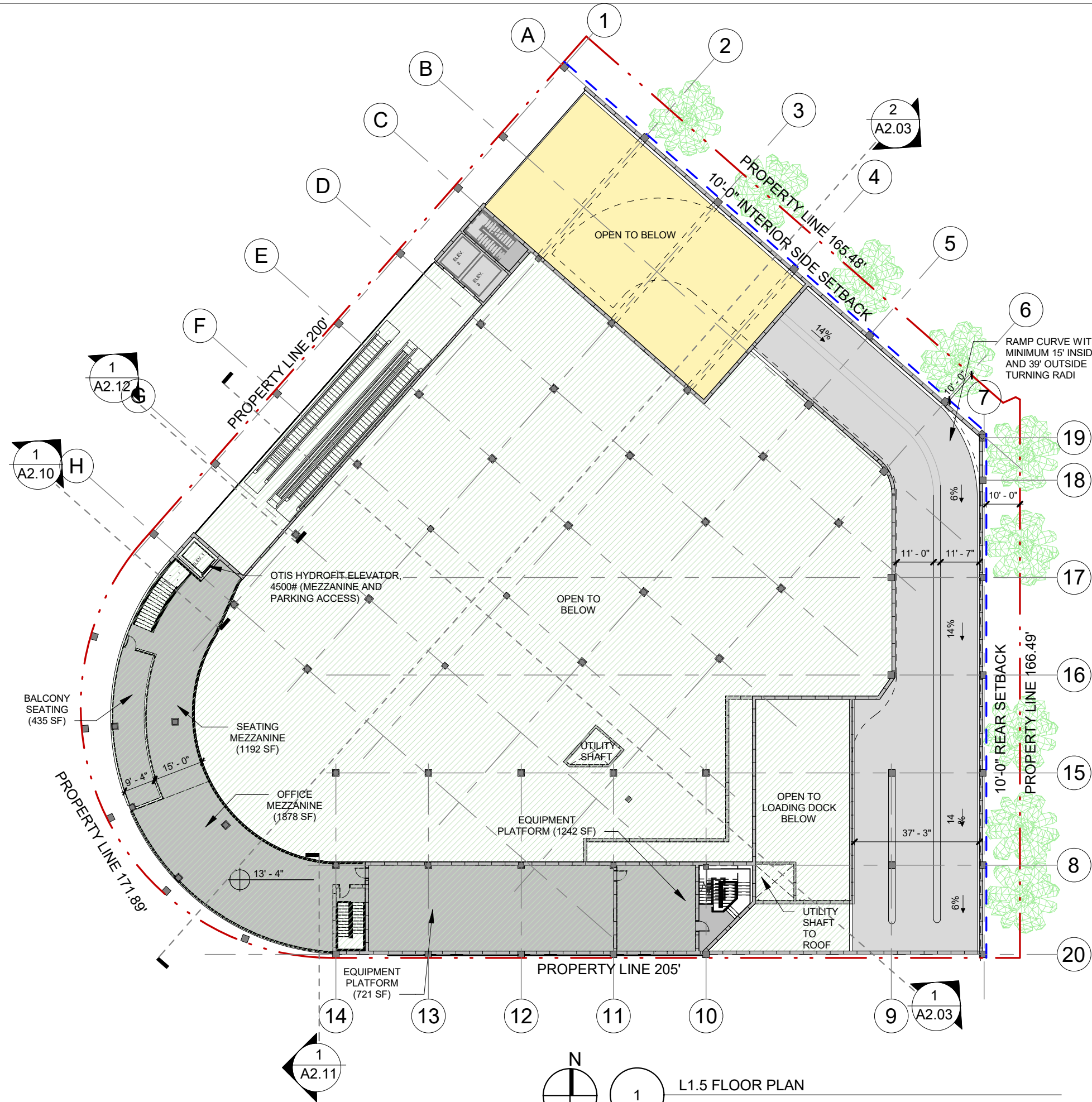
SCALE: 1/32" = 1'-0"

DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

SHEET NUMBER
A1.02



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



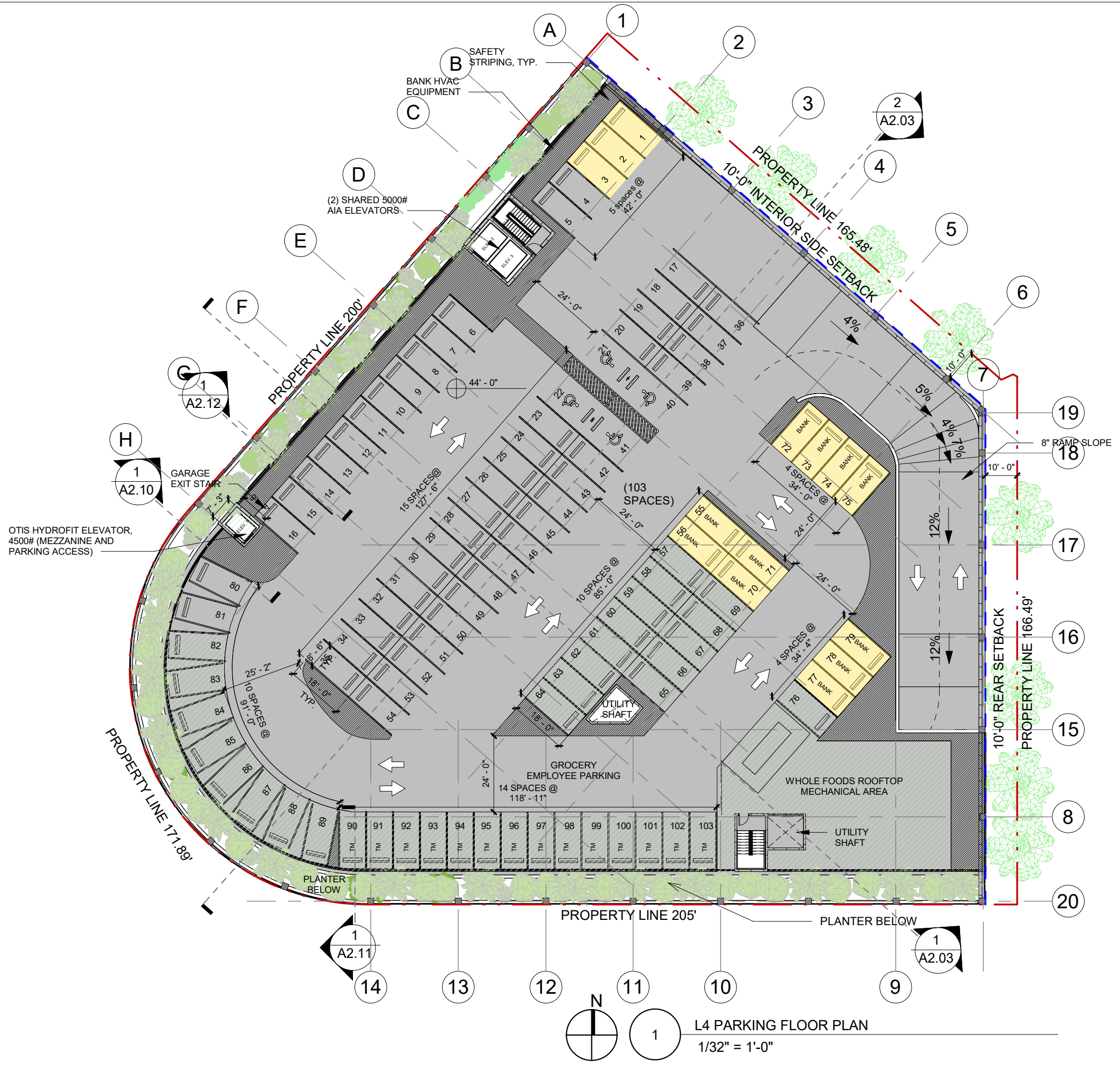
L2 PARKING FLOOR PLAN
1/32" = 1'-0"

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

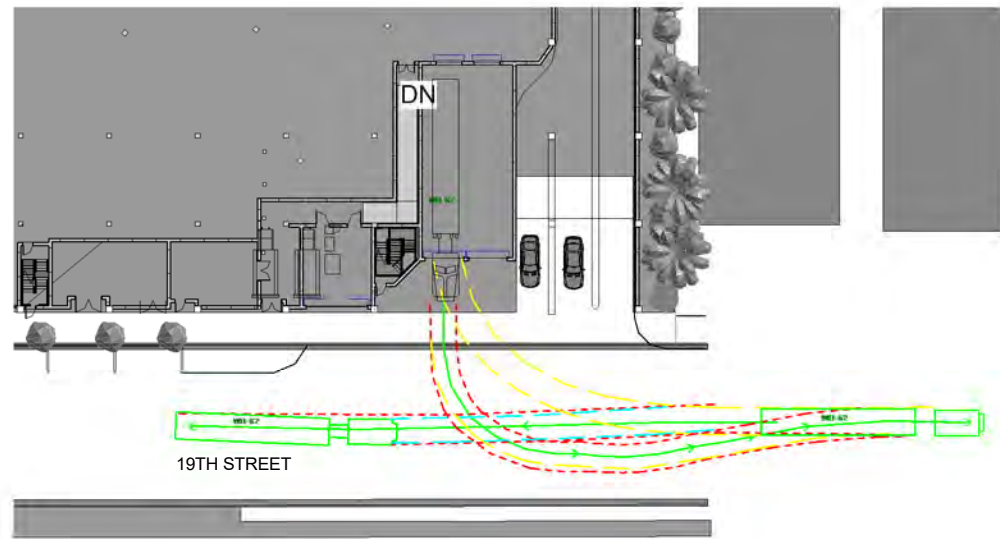


L3 FLOOR PLAN
1/32" = 1'-0"

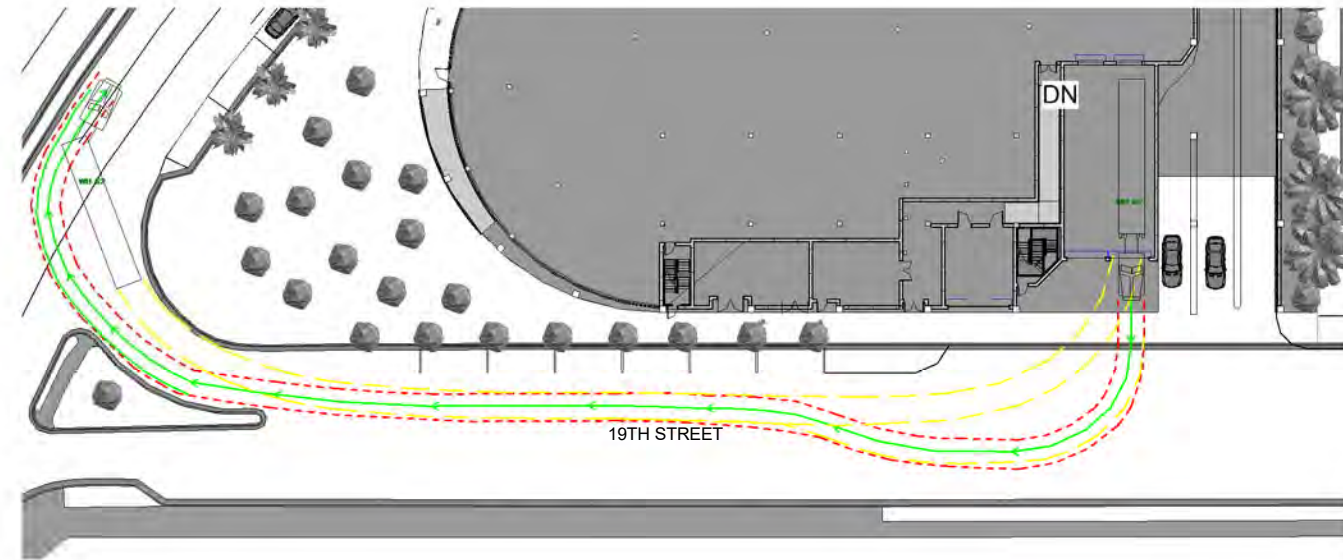
Parking Schedule		
Level	Comments	Count
L2 PARKING	PARKING 1 CAR TYP.	74
L2 PARKING	PARKING SINGLE ADA	4
L3 PARKING	PARKING 1 CAR TYP.	86
L3 PARKING	PARKING SINGLE ADA	4
L4 PARKING	PARKING 1 CAR TYP.	99
L4 PARKING	PARKING SINGLE ADA	4
		271



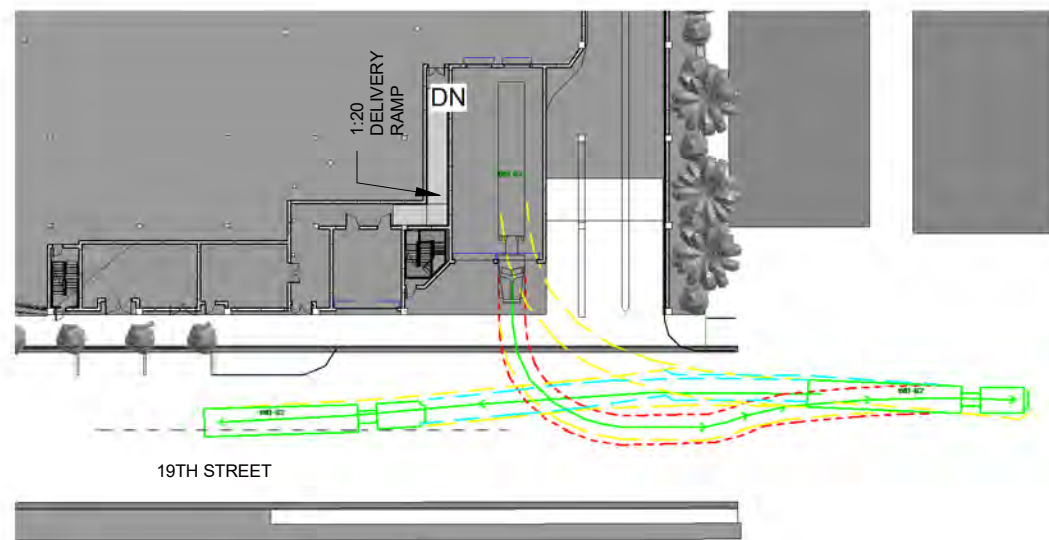
L4 PARKING FLOOR PLAN
1/32" = 1'-0"



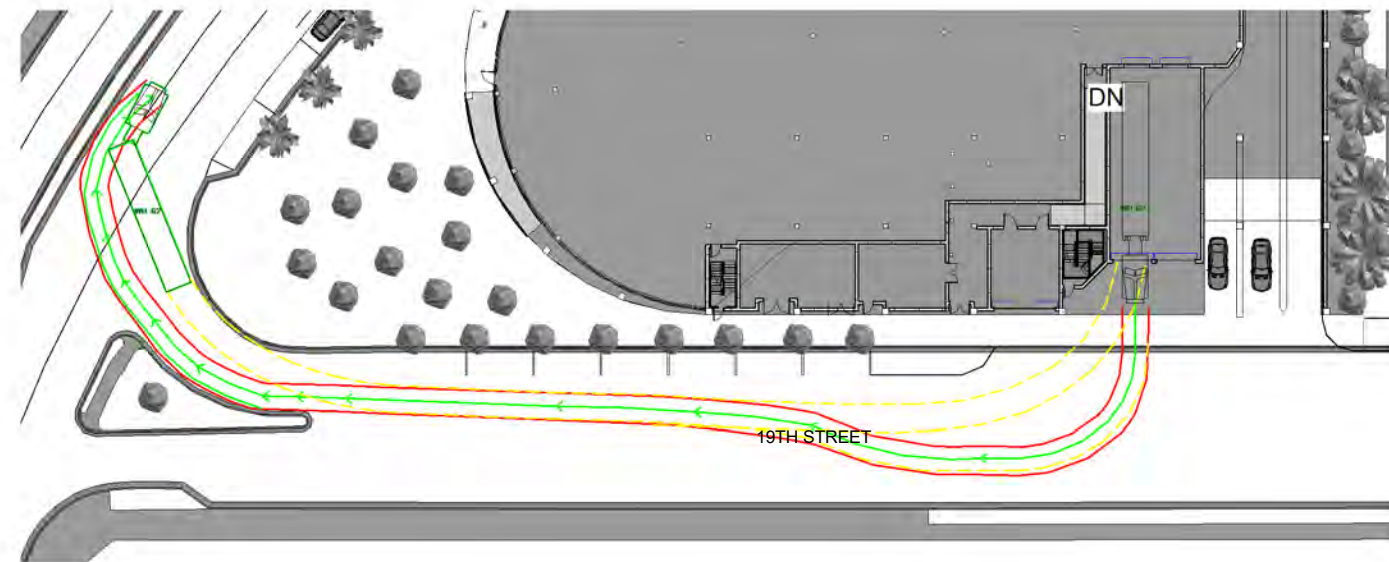
3 MANEUVERABILITY STUDY. WB62 TRUCK BAY 1 INGRESS
 1" = 60'-0"



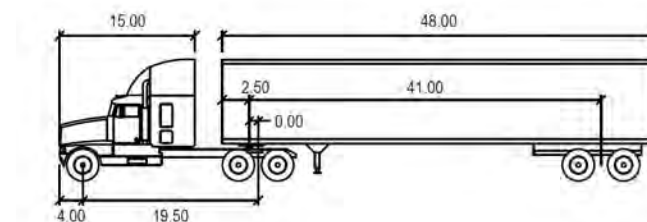
2 MANEUVERABILITY STUDY. WB62 TRUCK BAY 2 EGRESS
 1" = 60'-0"



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



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



WB-62

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

**LOADING
 DOCK
 DIAGRAMS-WASTE
 TRUCKS**

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SCALE: 1" = 50'-0"

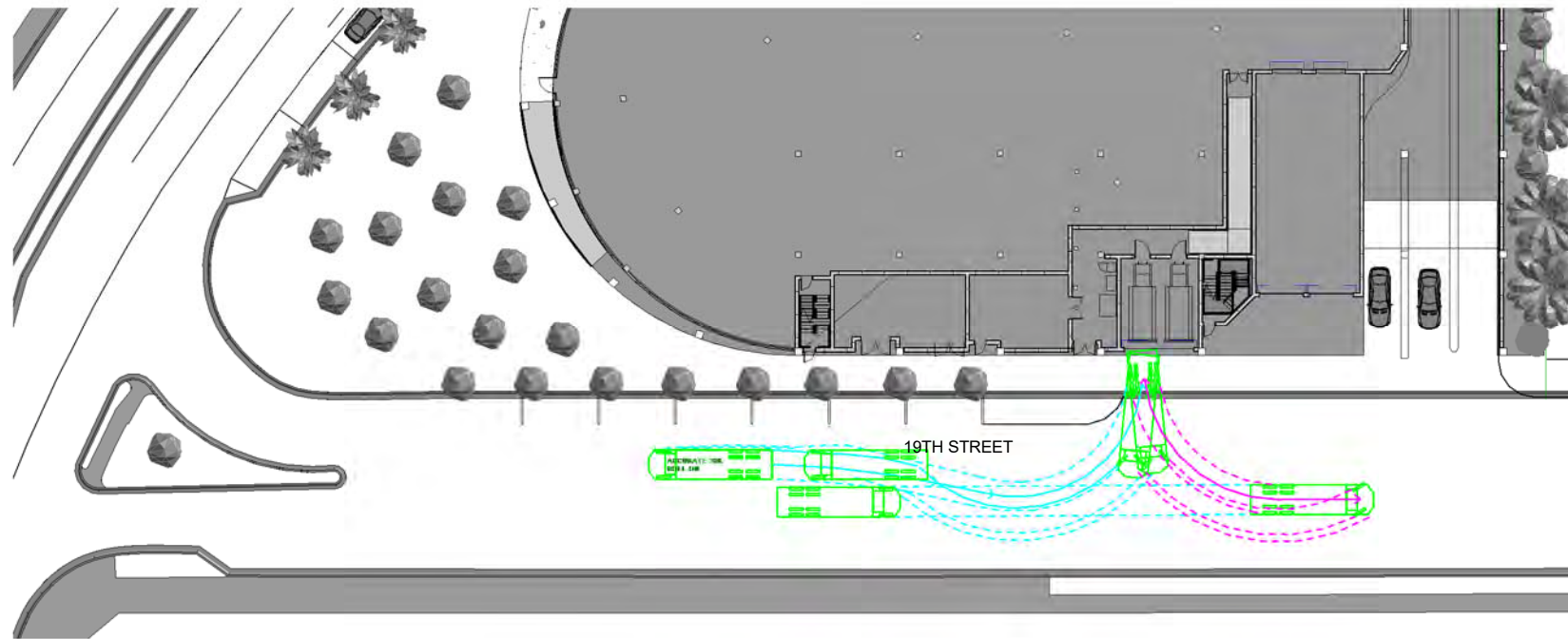
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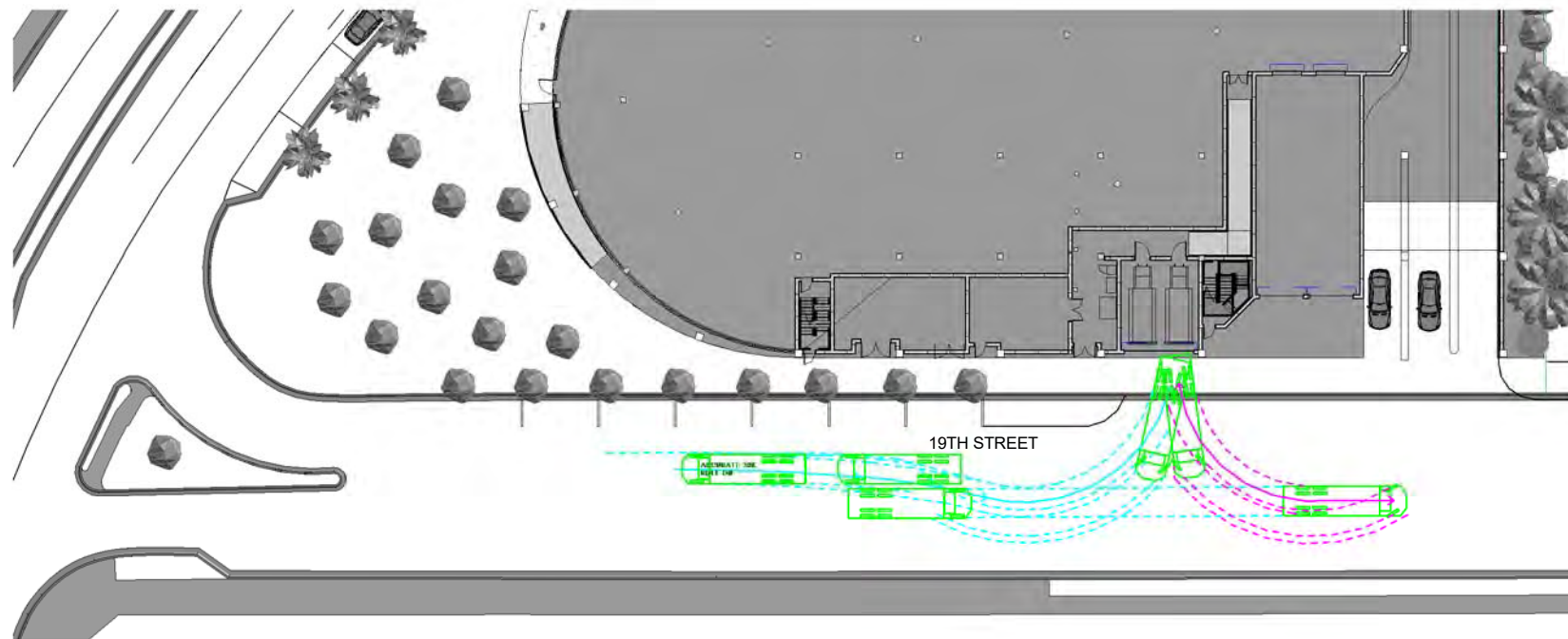
DATE: 01/28/2024

SHEET NUMBER

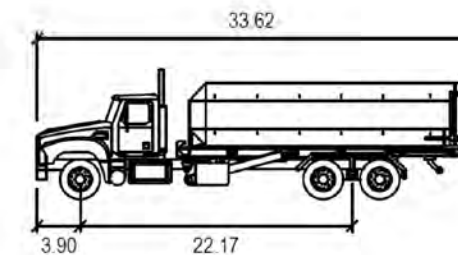
A1.07



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



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



Accurate 30k Roll-Off

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

**LOADING
 DOCK
 DIAGRAMS -
 PASSENGER
 CAR**

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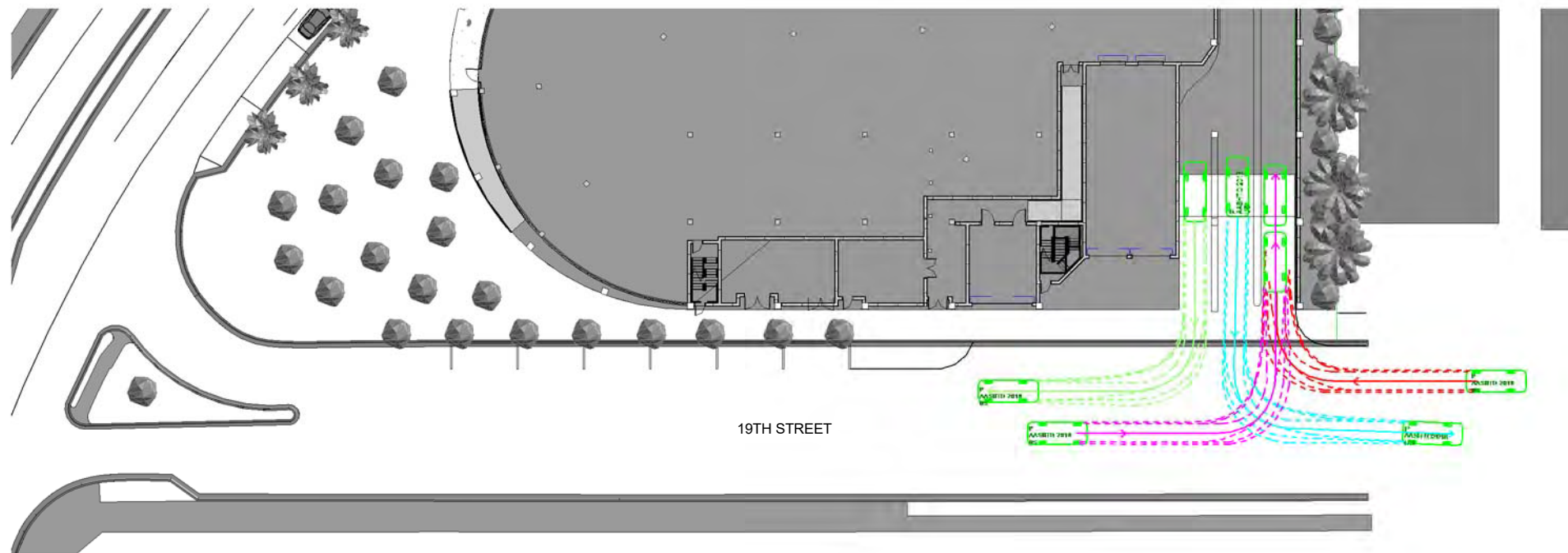
SCALE: 1" = 50'-0"

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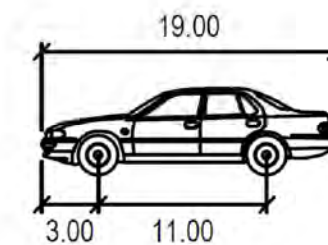
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DATE: 01/28/2024

SHEET NUMBER
A1.08

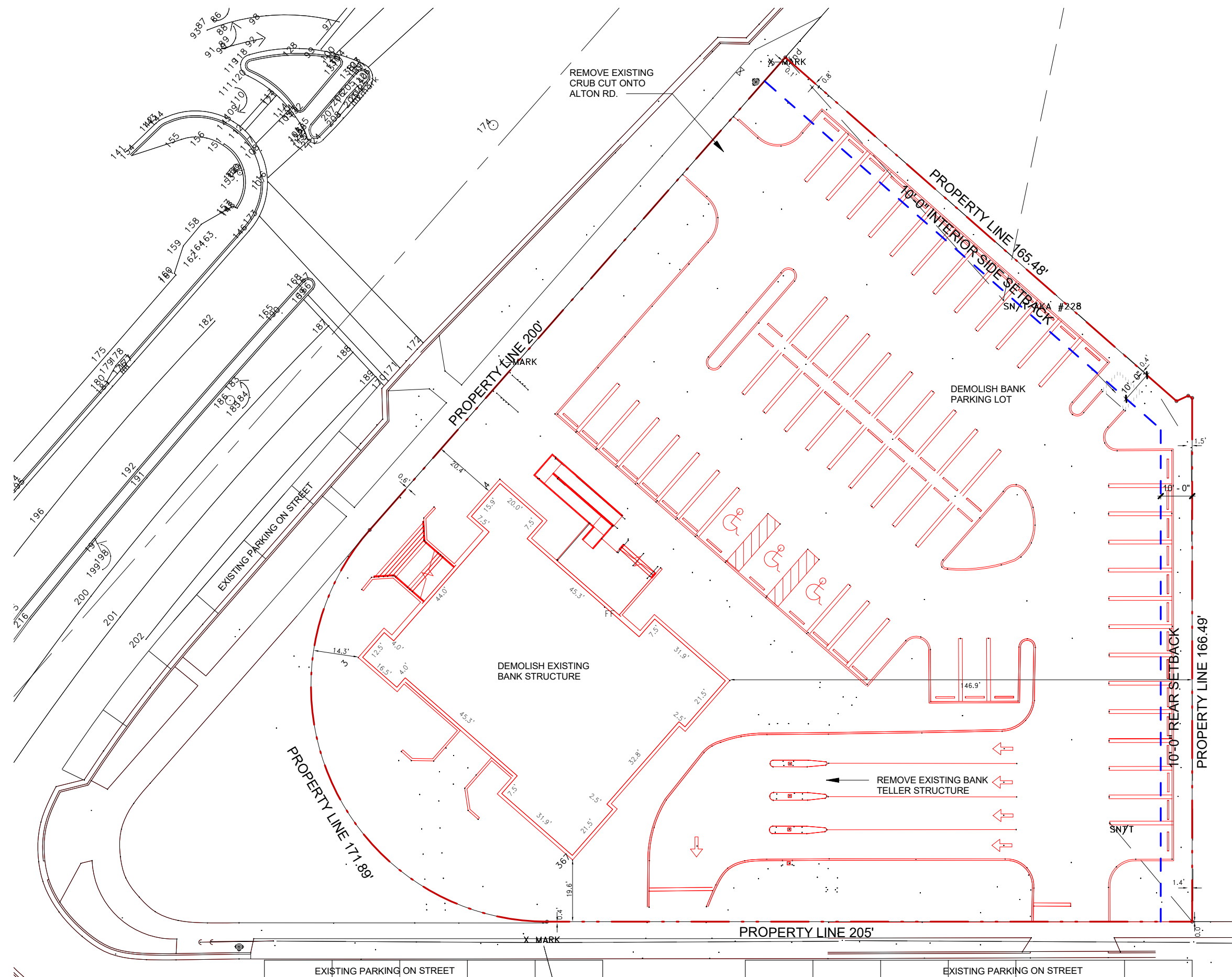


① **MANEUVERABILITY STUDY. PASSENGER CAR**
 1" = 50'-0"



P

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



1

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

**BUILDING
 ELEVATIONS**

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SCALE: As indicated

DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

SHEET NUMBER

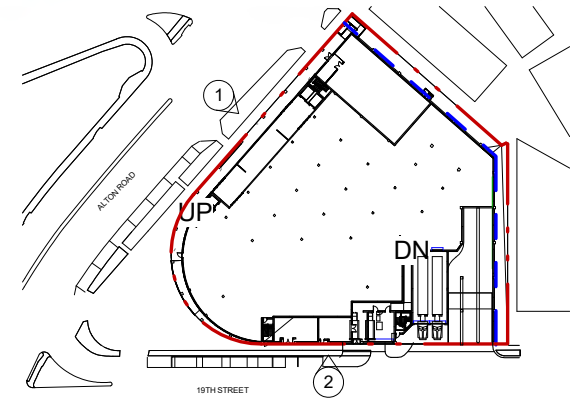
A2.01



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

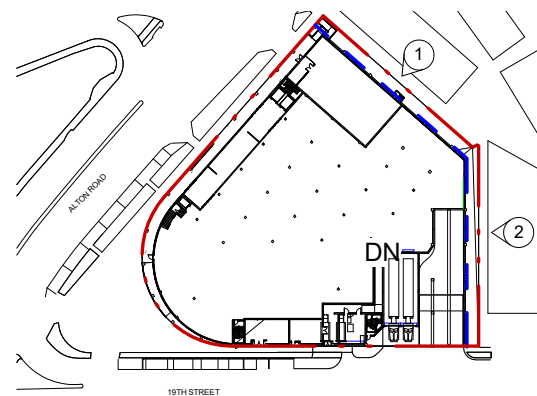


3 S.S. OR ALUMINUM SQUARE PENNING WIRE MESH PAINTED WHITE. OPENINGS 4"



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/ 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
 SECTIONS**



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**

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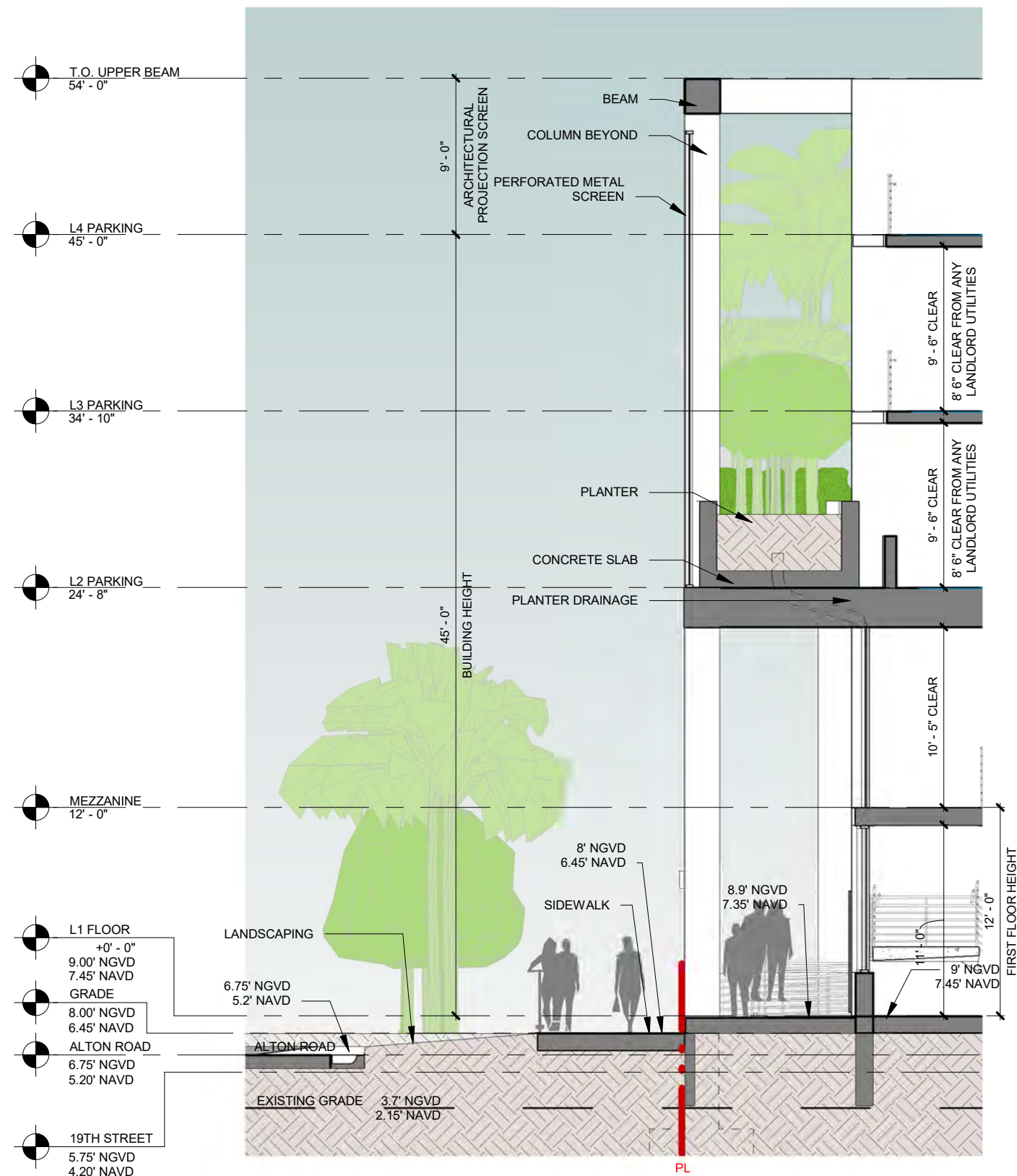
SCALE: 1/8" = 1'-0"

DRAWN: CV, JDB

CHECK: JMcG

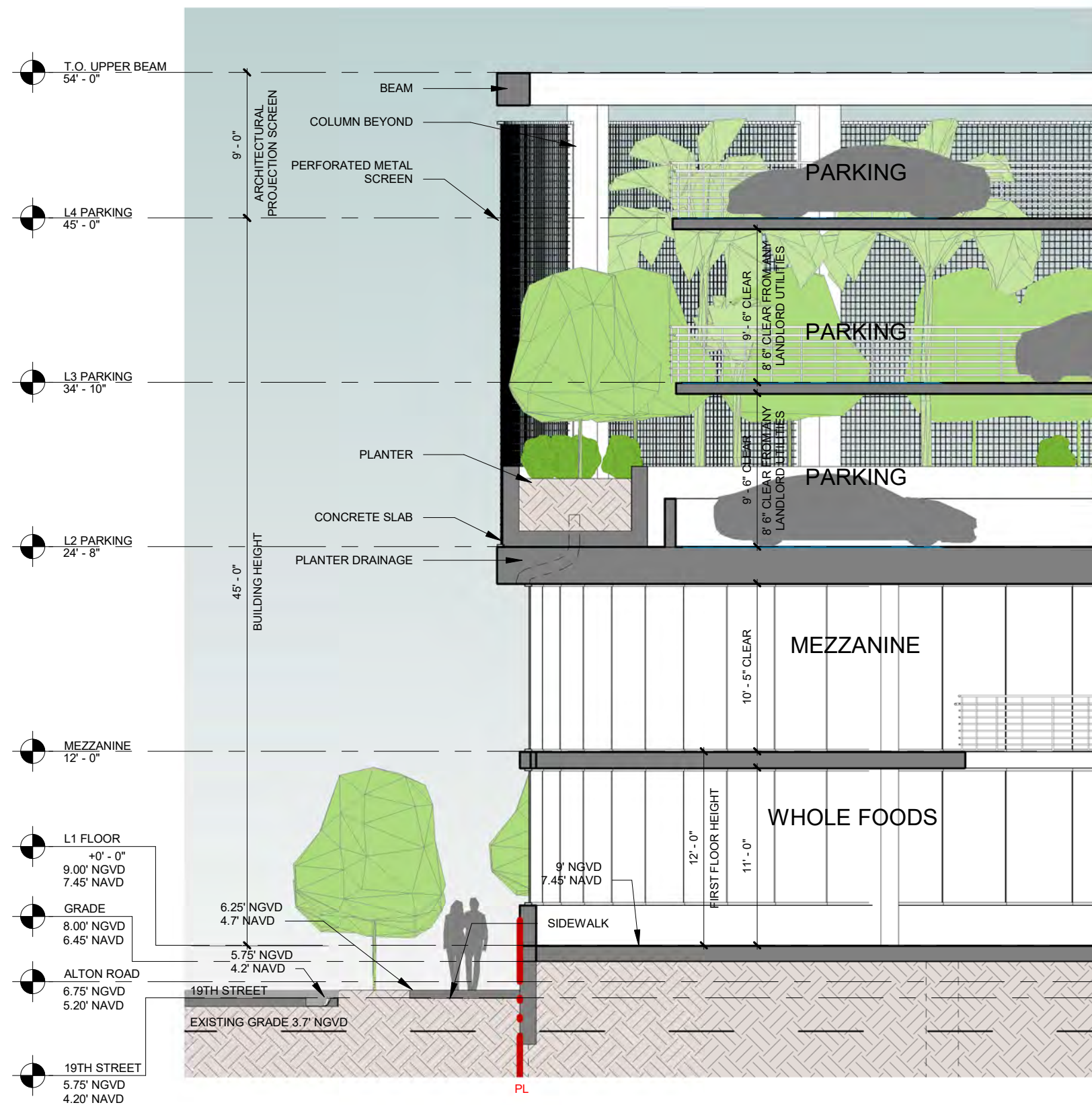
DATE: 01/28/2024

SHEET NUMBER
A2.10



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

**WALL
 SECTION**



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

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

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

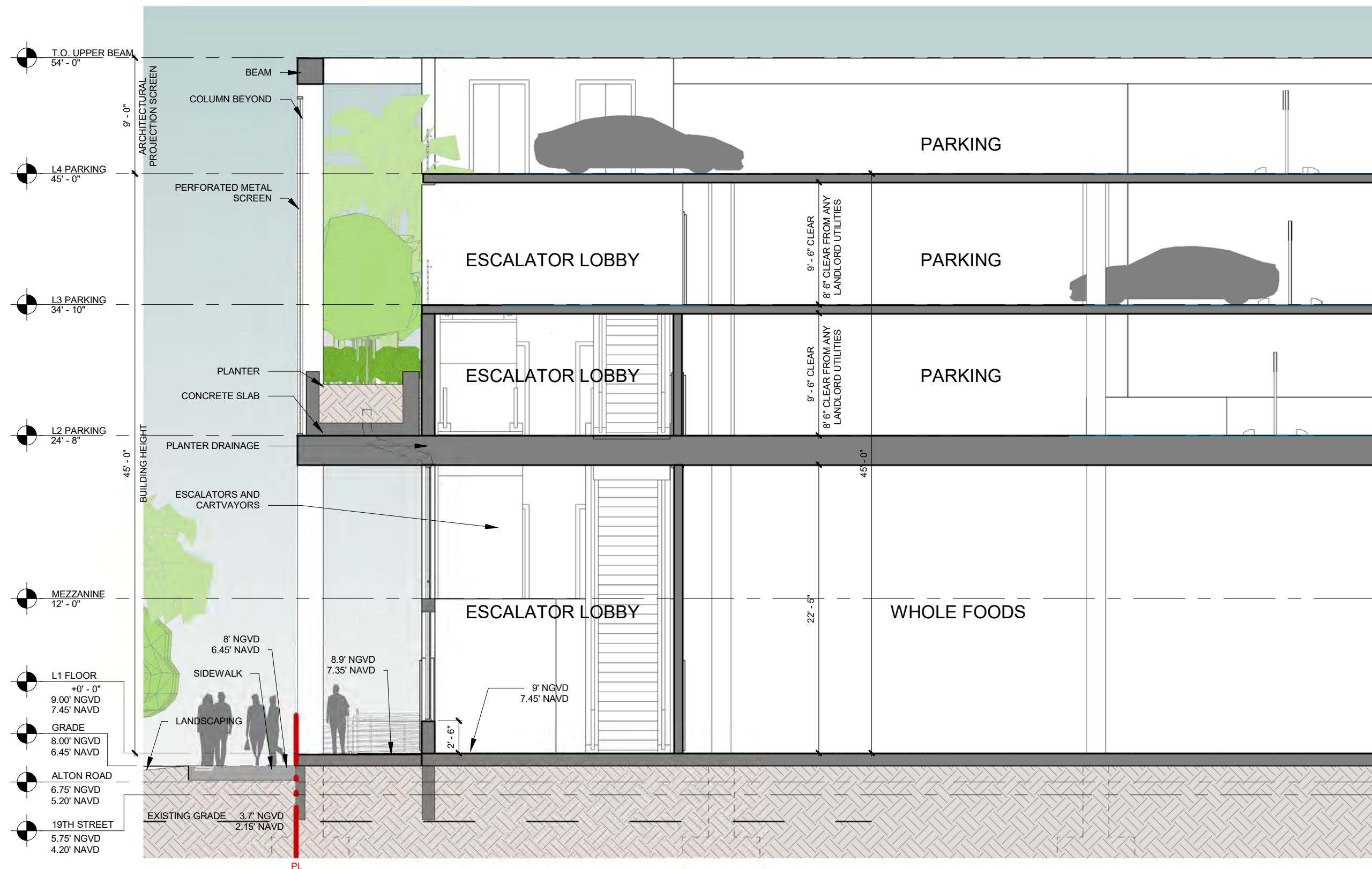
DRAWN: CV, JDB

CHECK: JMcG

DATE: 01/28/2024

SHEET NUMBER
A2.11

**WALL
SECTION**



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