500-600-700 ALTON ROAD

PB FINAL SUBMITTAL - DEVELOPMENT SITE

SUBMITTAL DEADLINE: 03.11.2019

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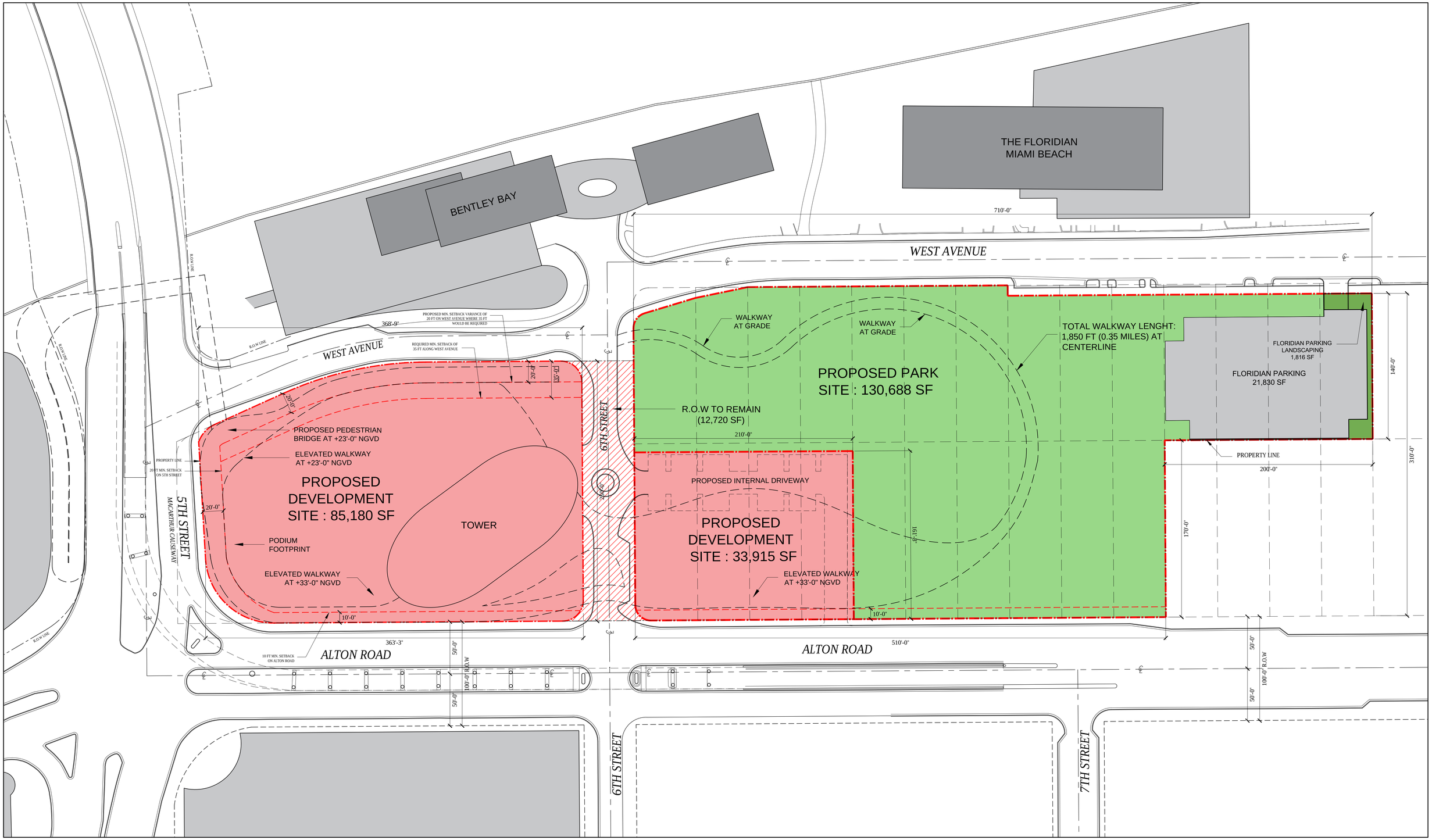
FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

COVER SHEET AND DRAWING INDEX

DATE:
03/11/2019

A0-00



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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

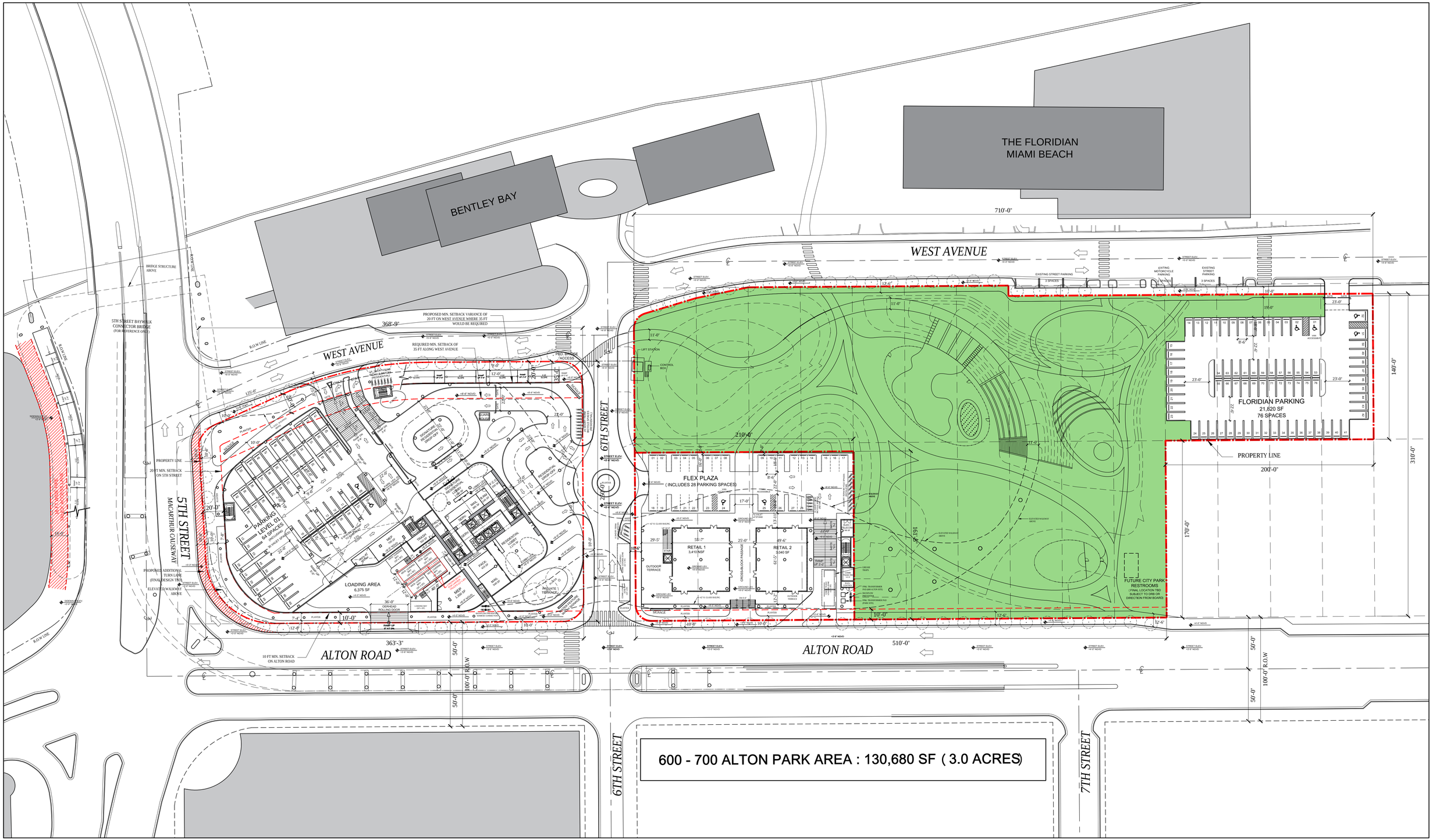
SITE PLAN

N

0 10 20 50 100 200 ft

DATE:
03/11/2019

A0-11



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FINAL PB SUBMITTAL

500-600-700 ALTON ROAD

MIAMI BEACH, FL 33139

PARK AREA DIAGRAM

N

0 10 20 50 100 200 ft

DATE:
03/11/2019

A0-12

500 ALTON

	FAR	Parking	FAR	Units		
			0 SF	MECH.		Mech. Level
			2,310 SF	Amenities		Roof Level
			12,733 SF	6 Units	ZONE 02 6 UN./FL (10 FL)	Level 45
			12,733 SF	6 Units		Level 44
			12,733 SF	6 Units		Level 43
			12,733 SF	6 Units		Level 42
			12,733 SF	6 Units		Level 41
			12,733 SF	6 Units		Level 40
			12,733 SF	6 Units		Level 39
			12,733 SF	6 Units		Level 38
			12,733 SF	6 Units		Level 37
			12,733 SF	6 Units		Level 36
		2,010 SF	15,325 SF	Amenities		Level 35
			12,733 SF	6 Units	ZONE 02 6 UN./FL (10 FL)	Level 34
			12,733 SF	6 Units		Level 33
			12,733 SF	6 Units		Level 32
			12,733 SF	6 Units		Level 31
			12,733 SF	6 Units		Level 30
			12,733 SF	6 Units		Level 29
			12,733 SF	6 Units		Level 28
			12,733 SF	6 Units		Level 27
			12,733 SF	6 Units		Level 26
			12,733 SF	6 Units		Level 25
			12,349 SF	11 Units	ZONE 01 11 UN./FL (20 FL)	Level 24
			12,349 SF	11 Units		Level 23
			12,349 SF	11 Units		Level 22
			12,349 SF	11 Units		Level 21
			12,349 SF	11 Units		Level 20
			12,349 SF	11 Units		Level 19
			12,349 SF	11 Units		Level 18
			12,349 SF	11 Units		Level 17
			12,349 SF	11 Units		Level 16
			12,349 SF	11 Units		Level 15
			12,349 SF	11 Units		Level 14
			12,349 SF	11 Units		Level 13
			12,349 SF	11 Units		Level 12
			12,349 SF	11 Units		Level 11
			12,349 SF	11 Units		Level 10
			12,349 SF	11 Units		Level 09
			12,349 SF	11 Units		Level 08
			12,349 SF	11 Units		Level 07
	4,600 SF		12,349 SF	11 Units		Level 06
	AMENITIES 8,060 SF		12,969 SF	8 Units		Level 05
	Parking Lev 04 1,930 SF	154 Spaces	5,005 SF	Amenities		Level 04
	Parking Lev 03 502 SF	130 Spaces				Level 03
5TH STREET	Parking Lev 02 3,078 SF	95 Spaces	10,840 SF	Lobby		Level 02
	Parking Lev 01 540 SF	64 Spaces				Level 01
	Basement Lev 1,550 SF	134 Spaces				Basement

600 -700 ALTON

	MECH.	0 SF			
	F&B	5,870 SF			Level 02
RETAIL	3,490 SF		RETAIL	3,630 SF	Level 01

	500 ALTON	600/700 ALTON	TOTAL
Total Resid. Unit	337 Units	0 Units	337 Units
Total Amenities	49,360 SF	0 SF	49,360 SF
Total Retail	0 SF	7,120 SF	7,120 SF
Total F&B	2,010 SF	5,870 SF	7,880 SF
Total Parking	577 Spaces	104 Spaces	681 Spaces
TOTAL FAR	558,010 SF	12,990 SF	571,000 SF

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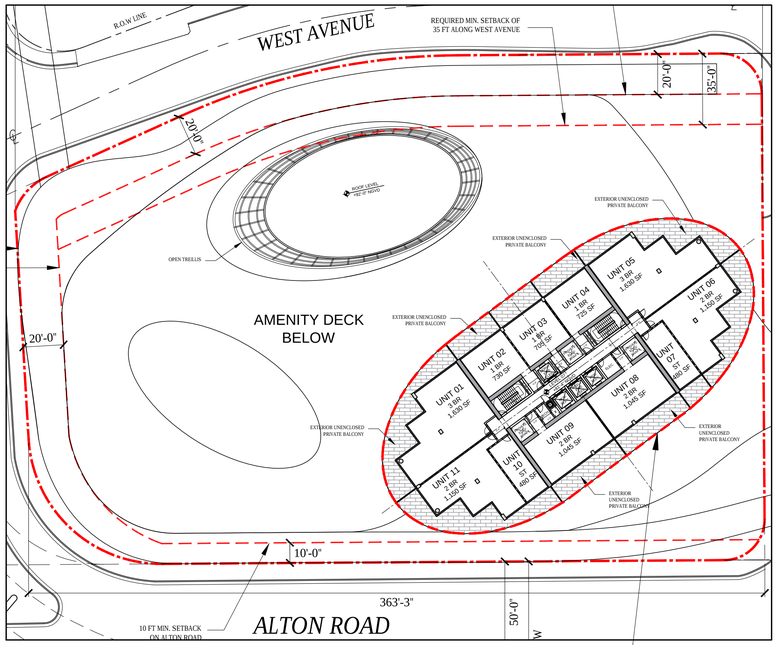
FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

500/600/700 ALTON -
FAR DIAGRAM

DATE:
03/11/2019

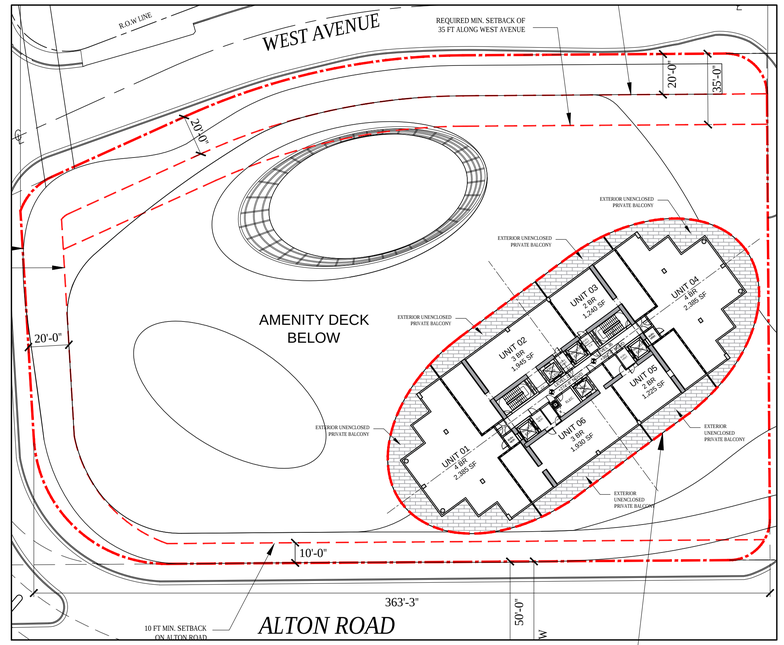
A0-14A

LEVEL 06 TO LEVEL 24 FLOOR PLATE



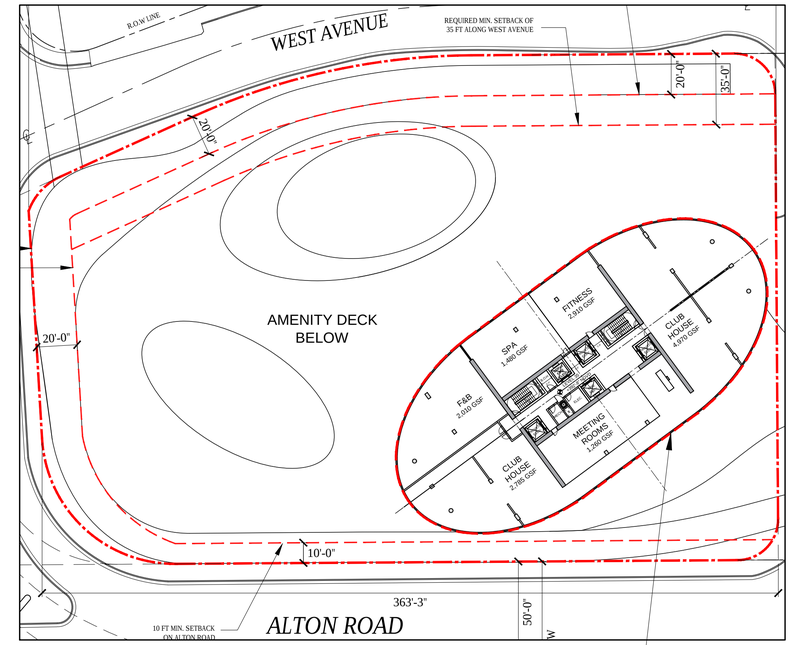
FLOOR PLATE 17,500 SF

LEVEL 25 TO LEVEL 33 FLOOR PLATE



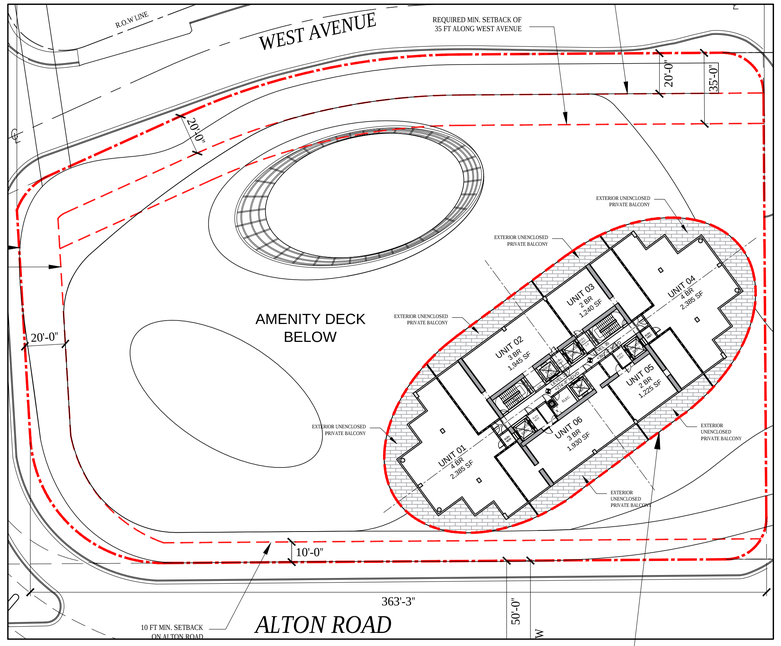
FLOOR PLATE 17,500 SF

LEVEL 34 FLOOR PLATE



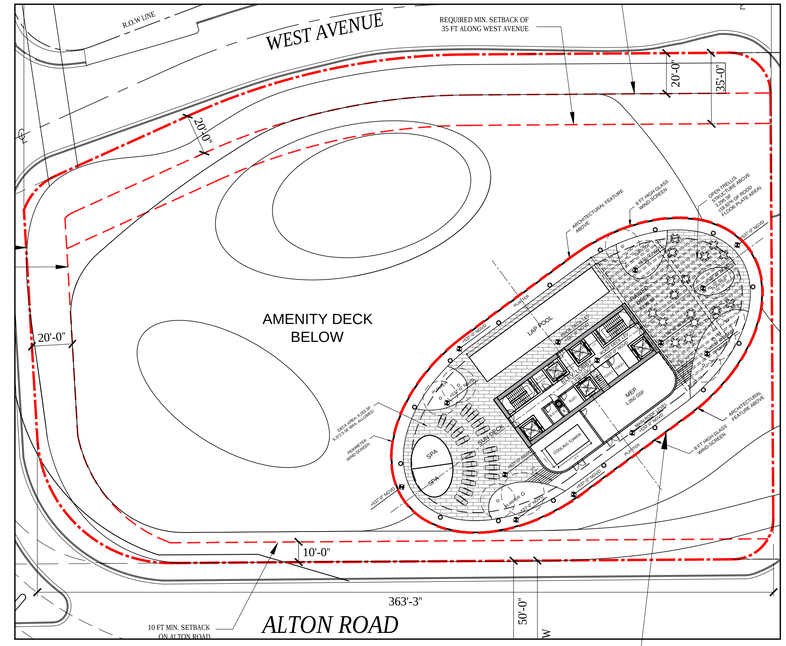
FLOOR PLATE 17,500 SF

LEVEL 35 TO LEVEL 45 FLOOR PLATE



FLOOR PLATE 17,500 SF

ROOF TOP FLOOR PLATE



FLOOR PLATE 17,500 SF

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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

500 ALTON -
TOWER FLOOR PLATE DIAGRAM

N

0 10 20 50 100 ft

DATE:
03/11/2019

A0-14B

500 ALTON - BASEMENT LEVEL (EL. +0'-0" NGVD)

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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

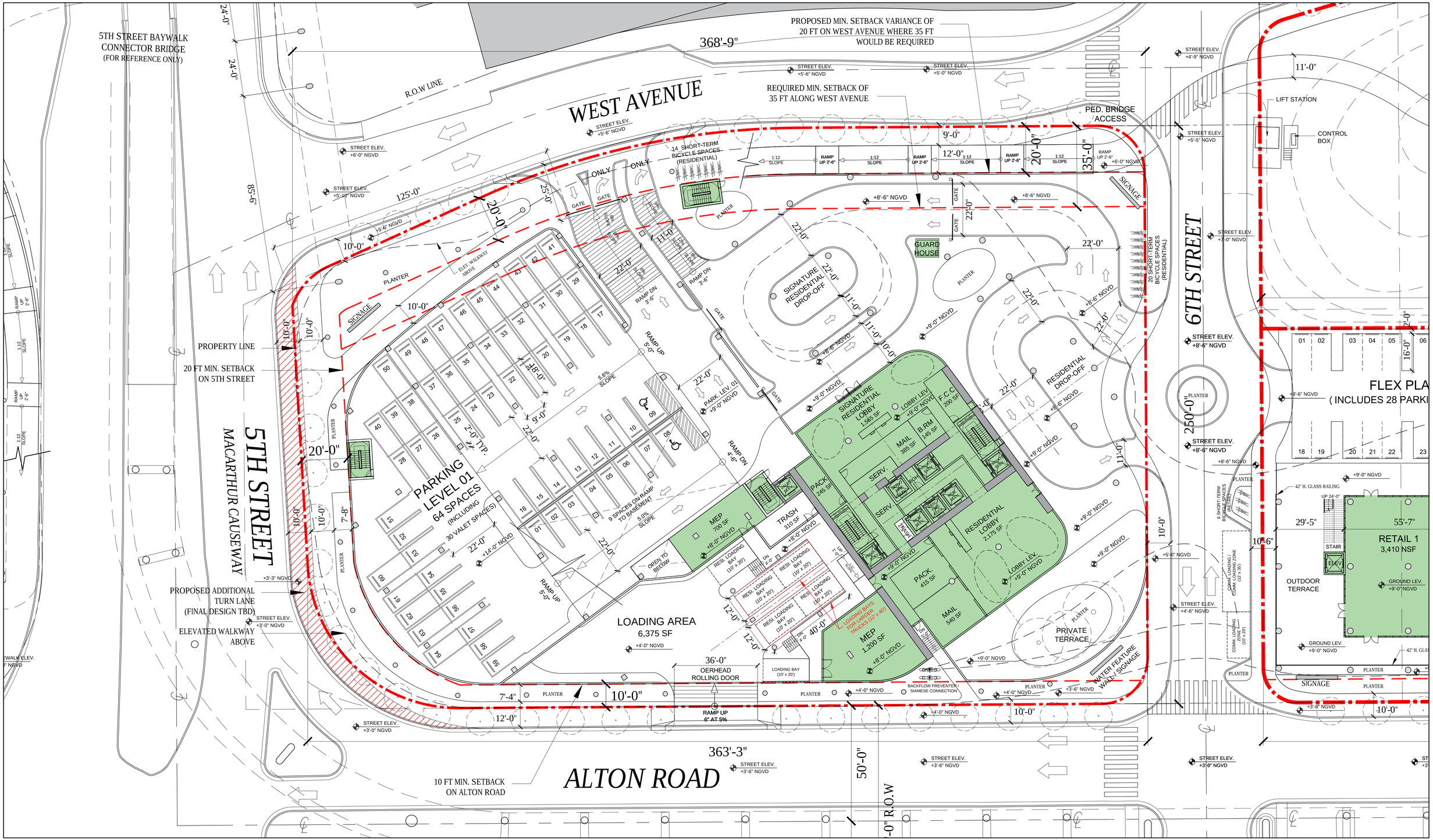
500 ALTON -
FAR DIAGRAMS

N

0 10 20 50 100 ft

DATE:
03/11/2019

A0-15



500 ALTON - LOBBY LEVEL (EL. +9'-0" NGVD)

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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

500 ALTON -
FAR DIAGRAMS

N

0 10 20 50 100 ft

DATE:
03/11/2019

A0-16

500 ALTON - PARKING LEVEL 02 (EL. +19'-0" NGVD)

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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

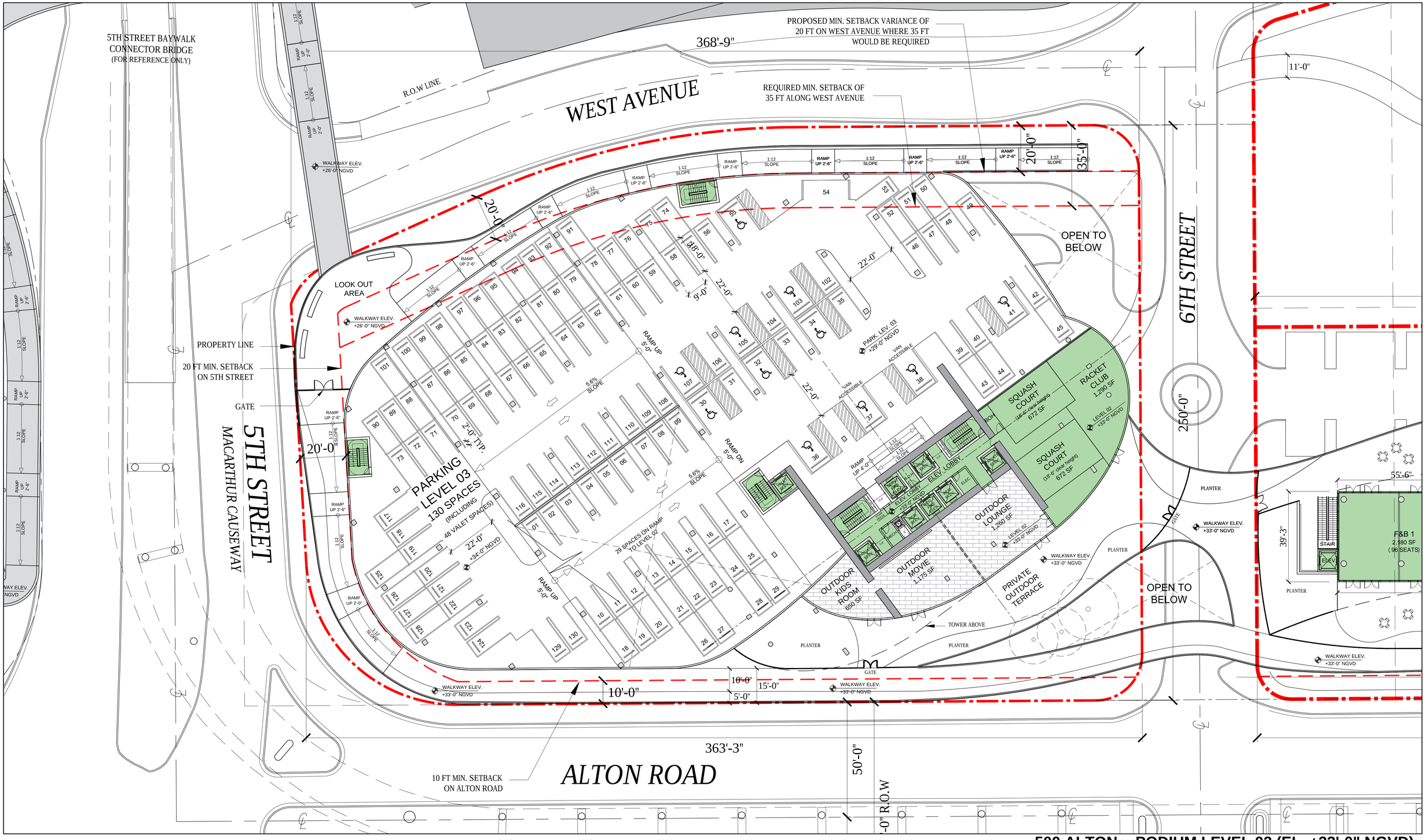
500 ALTON -
FAR DIAGRAMS

N

0 10 20 50 100 ft

DATE:
03/11/2019

A0-17



500 ALTON - PODIUM LEVEL 02 (EL. +33'-0" NGVD)

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FINAL PB SUBMITTAL

500-600-700 ALTON ROAD

MIAMI BEACH, FL 33139

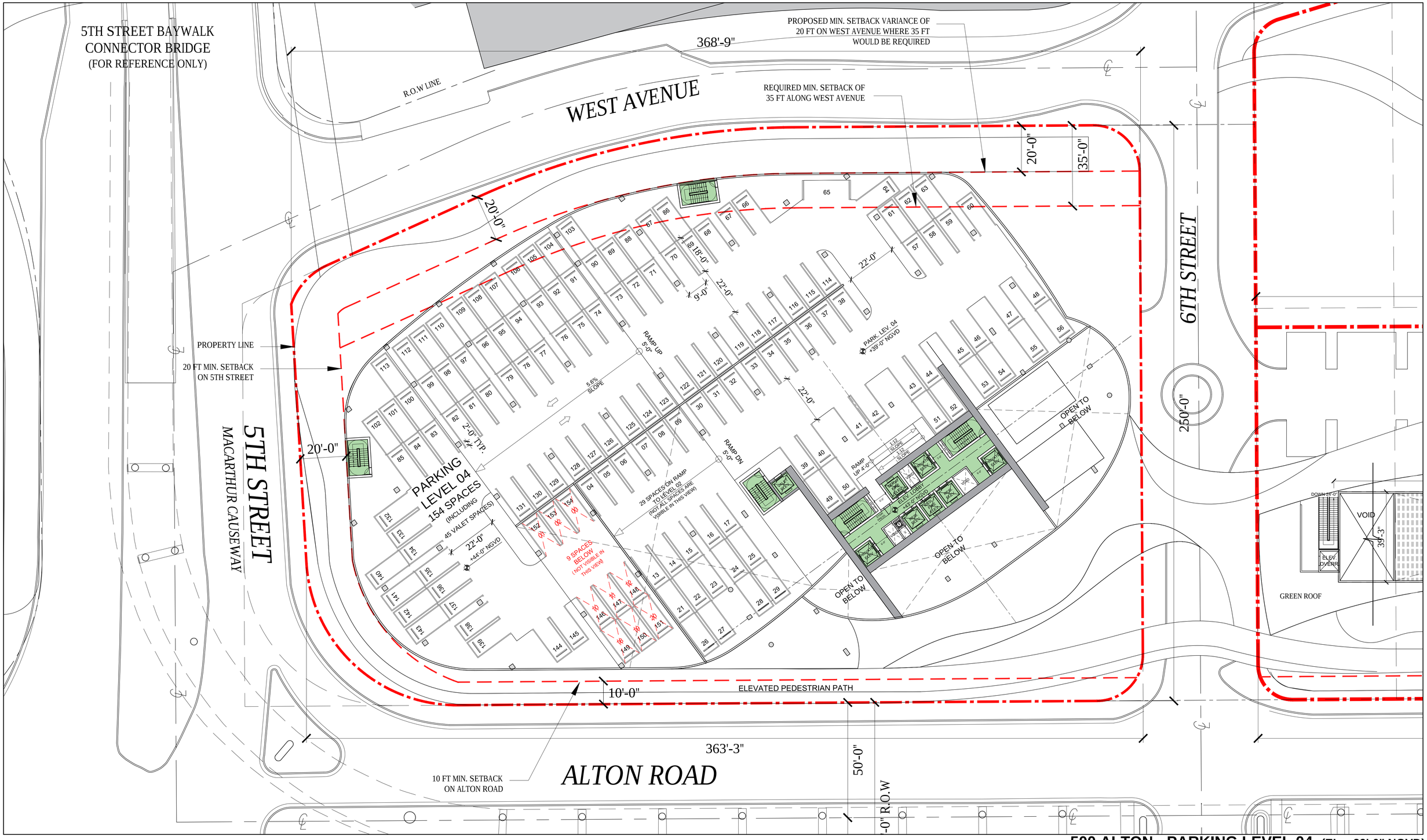
500 ALTON - FAR DIAGRAMS

N

0 10 20 50 100 ft

DATE: 03/11/2019

A0-18



500 ALTON - PARKING LEVEL 04 (EL. +39'-0" NGVD)

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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

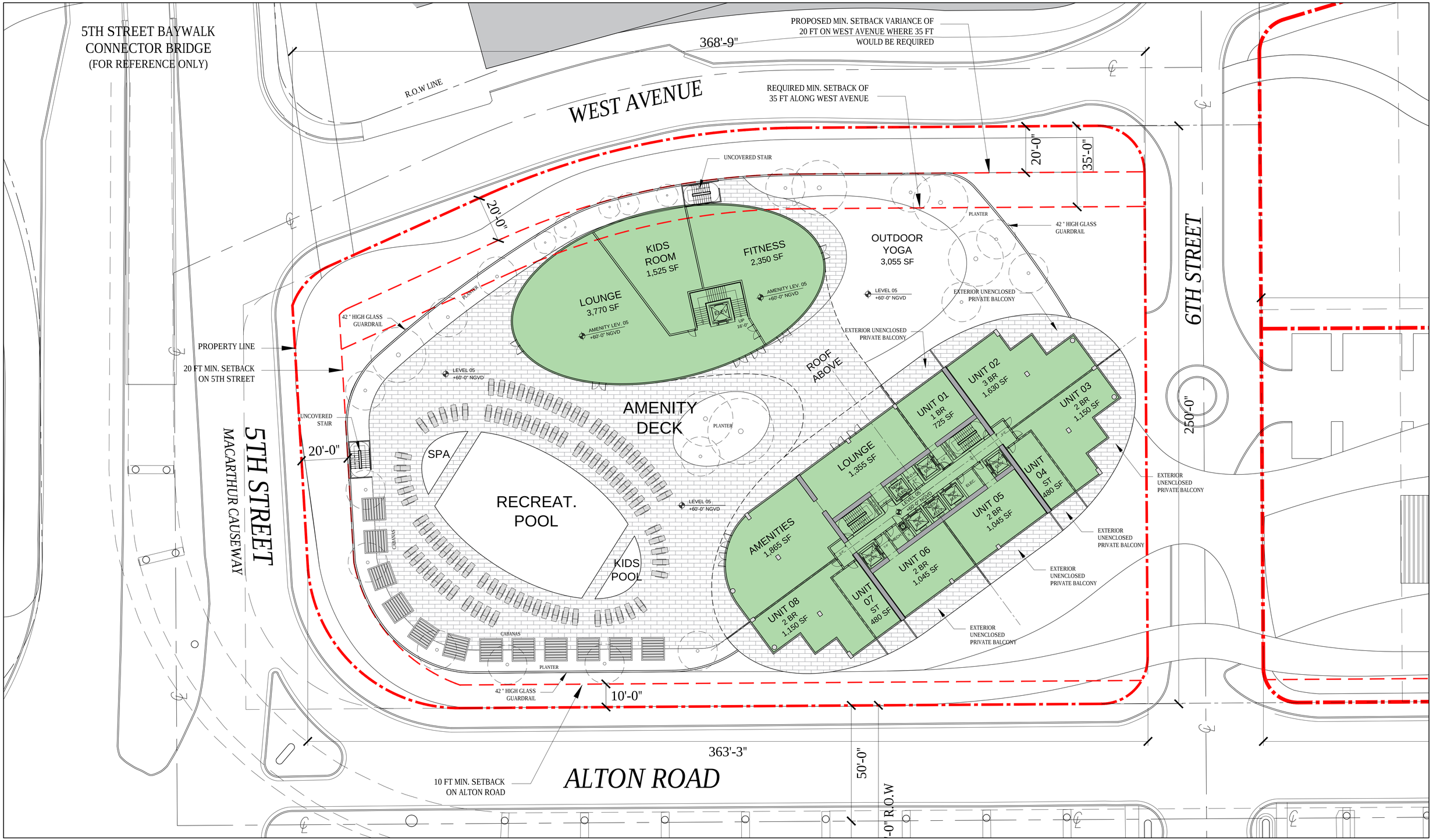
500 ALTON -
FAR DIAGRAMS

N

0 10 20 50 100 ft

DATE:
03/11/2019

A0-19



500 ALTON - LEVEL 05 (EL. +60'-0" NGVD)

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2900 Oak Avenue, Miami, FL 33133
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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

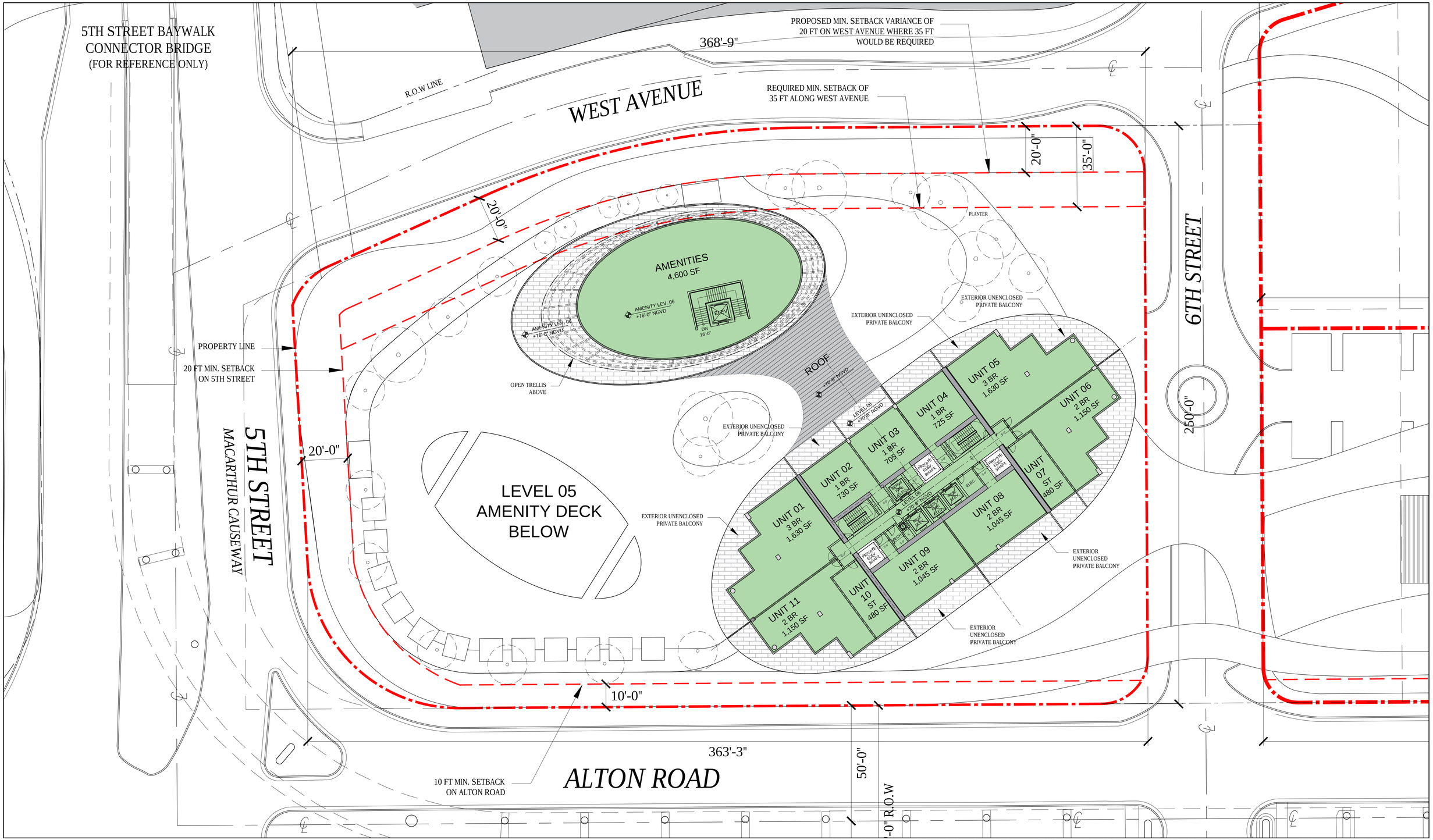
500 ALTON -
FAR DIAGRAMS

N

0 10 20 50 100 ft

DATE:
03/11/2019

A0-20A



500 ALTON - LEVEL 06 (EL. +70'-8" NGVD) / AMENITY LEVEL 06 (EL. +76'-0" NGVD)

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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

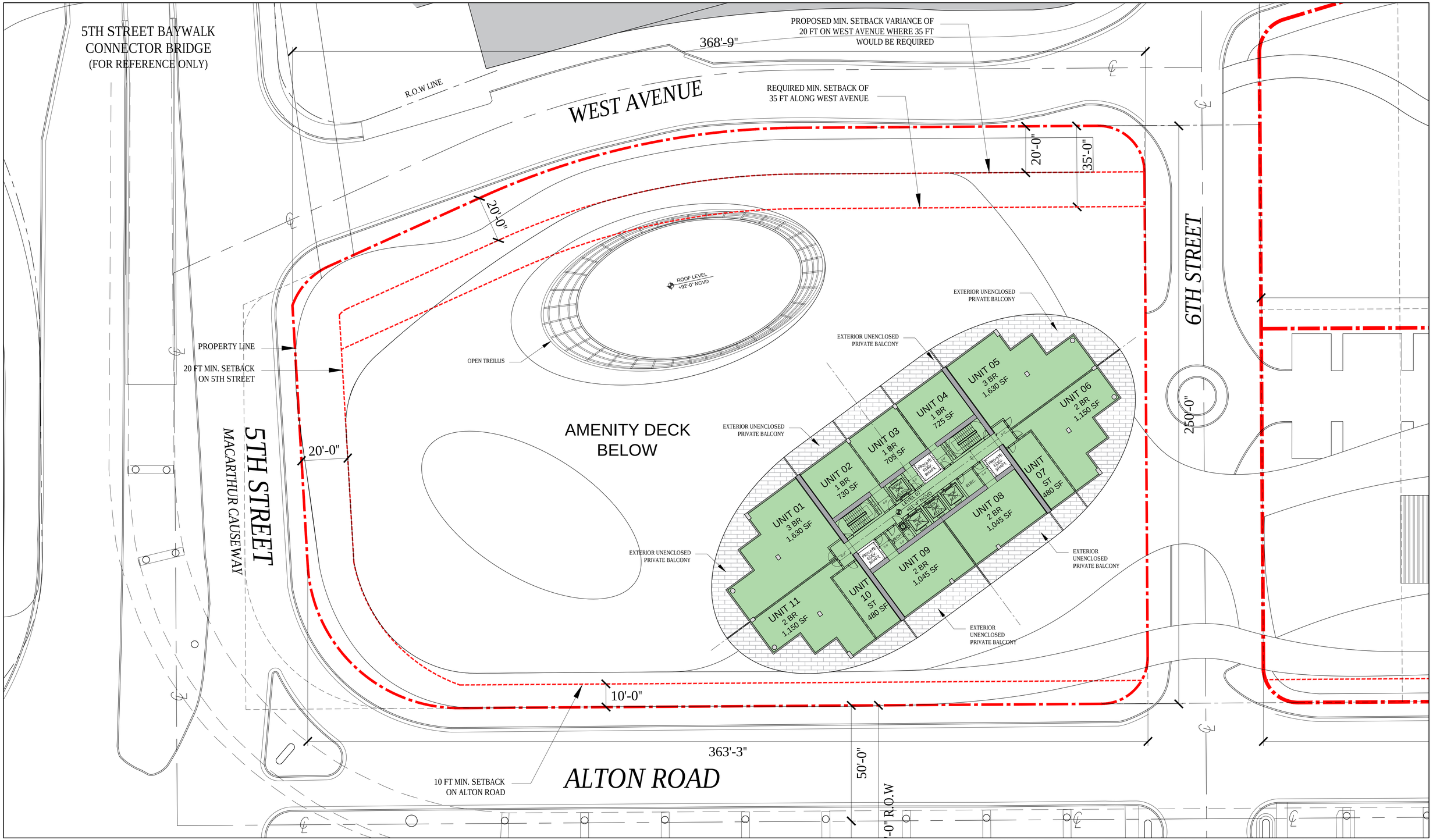
500 ALTON -
FAR DIAGRAMS

N

0 10 20 50 100 ft

DATE:
03/11/2019

A0-20B



500 ALTON - LEVEL 07 - 24 (EL. +81'-4" TO +262'-8" NGVD)

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FINAL PB SUBMITTAL

500-600-700 ALTON ROAD

MIAMI BEACH, FL 33139

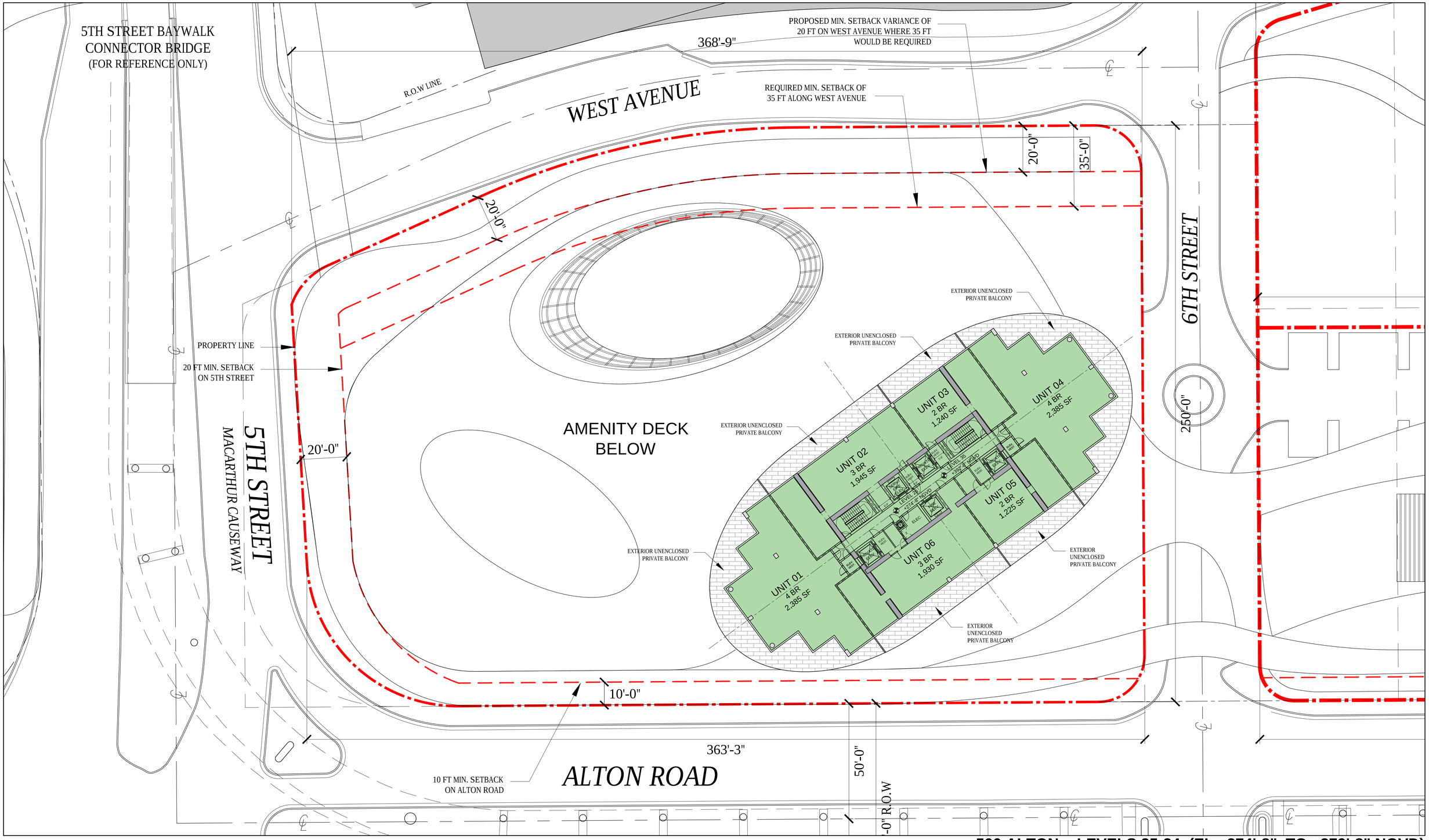
500 ALTON -
FAR DIAGRAMS

N

0 10 20 50 100 ft

DATE:
03/11/2019

A0-21



500 ALTON - LEVELS 25-34 (EL.+274'-8" TO +379'-8" NGVD)

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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

500 ALTON -
FAR DIAGRAMS

N

0 10 20 50 100 ft

DATE:
03/11/2019

A0-22

500 ALTON - LEVEL 35 (EL. +392'-8" NGVD)

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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

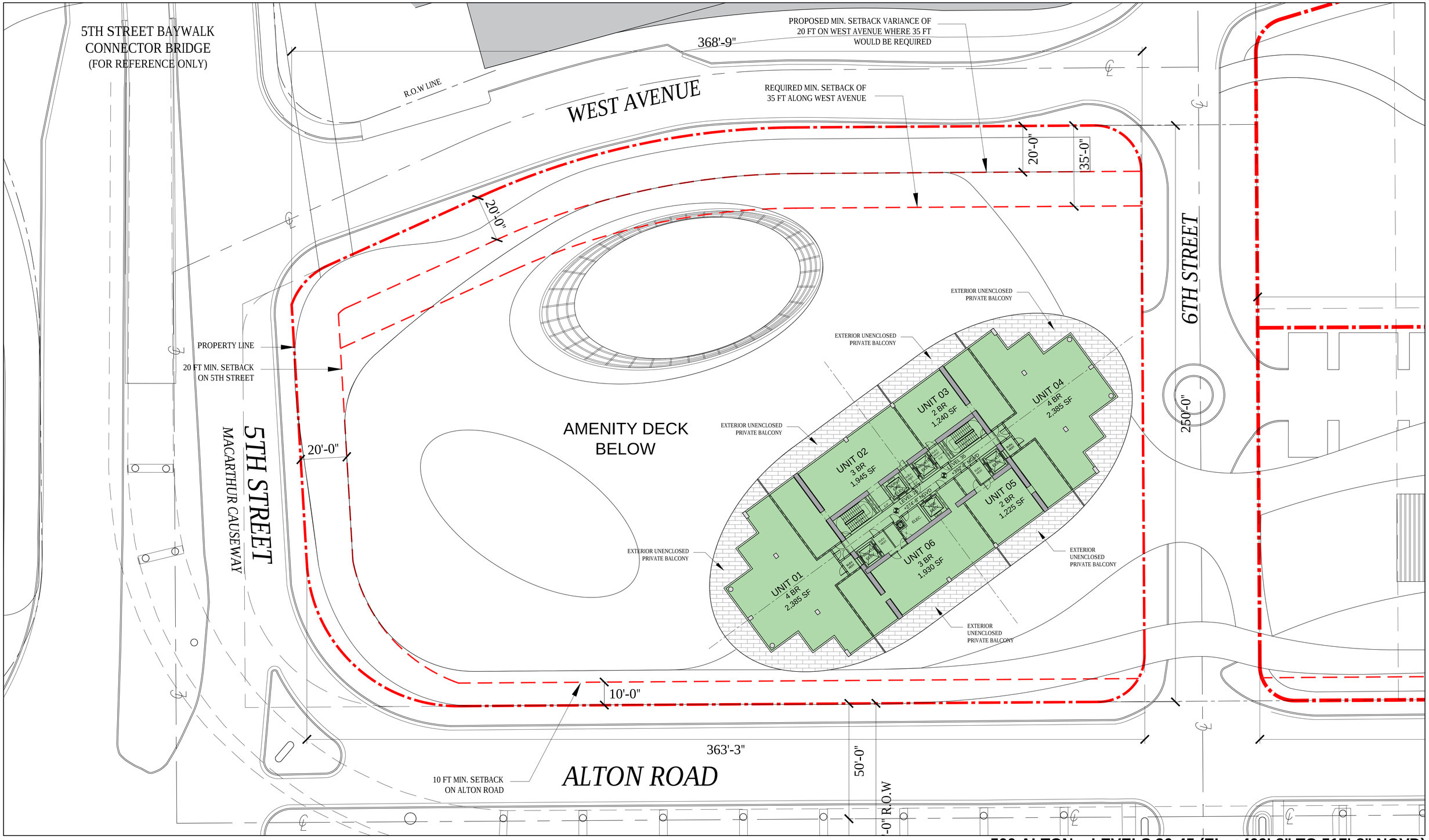
500 ALTON -
FAR DIAGRAMS

N

0 10 20 50 100 ft

DATE:
03/11/2019

A0-23



500 ALTON - LEVELS 36-45 (EL. +409'-8" TO 517'-8" NGVD)

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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

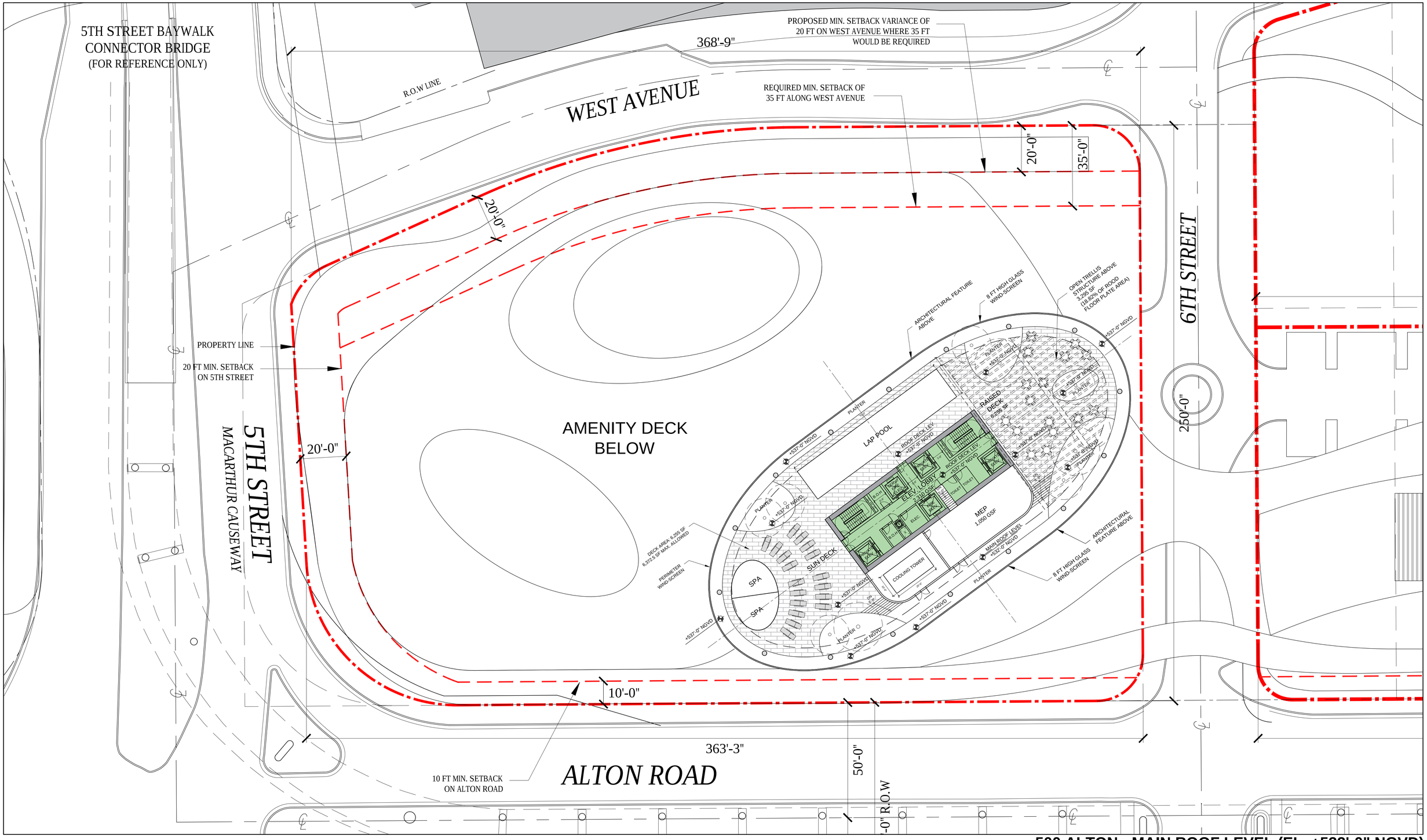
500 ALTON -
FAR DIAGRAMS

N

0 10 20 50 100 ft

DATE:
03/11/2019

A0-24



500 ALTON - MAIN ROOF LEVEL (EL. +532'-0" NGVD)

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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

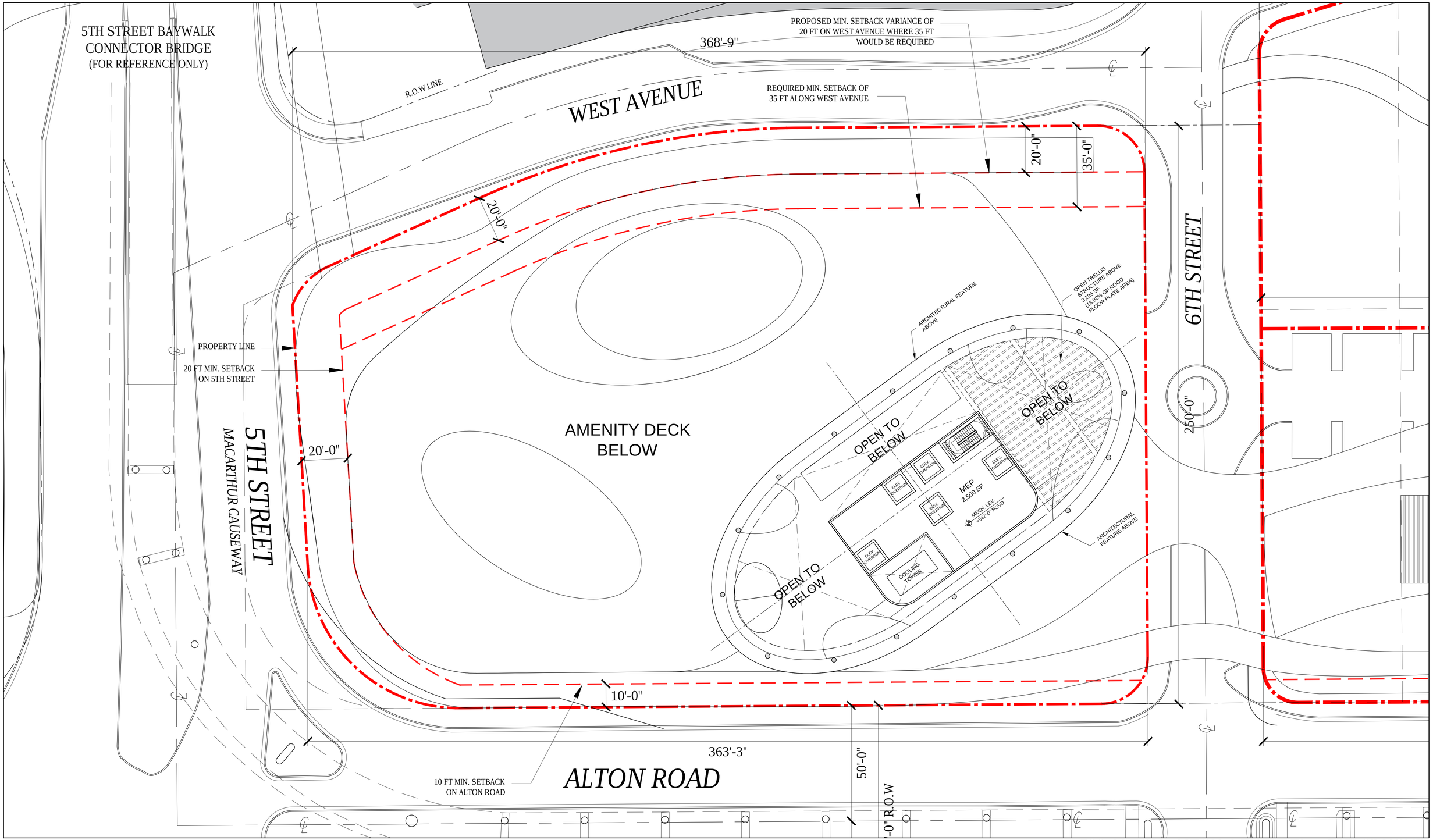
500 ALTON -
FAR DIAGRAMS

N

0 10 20 50 100 ft

DATE:
03/11/2019

A0-25A



500 ALTON - MECH. LEVEL (EL. +547'-0" NGVD)

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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

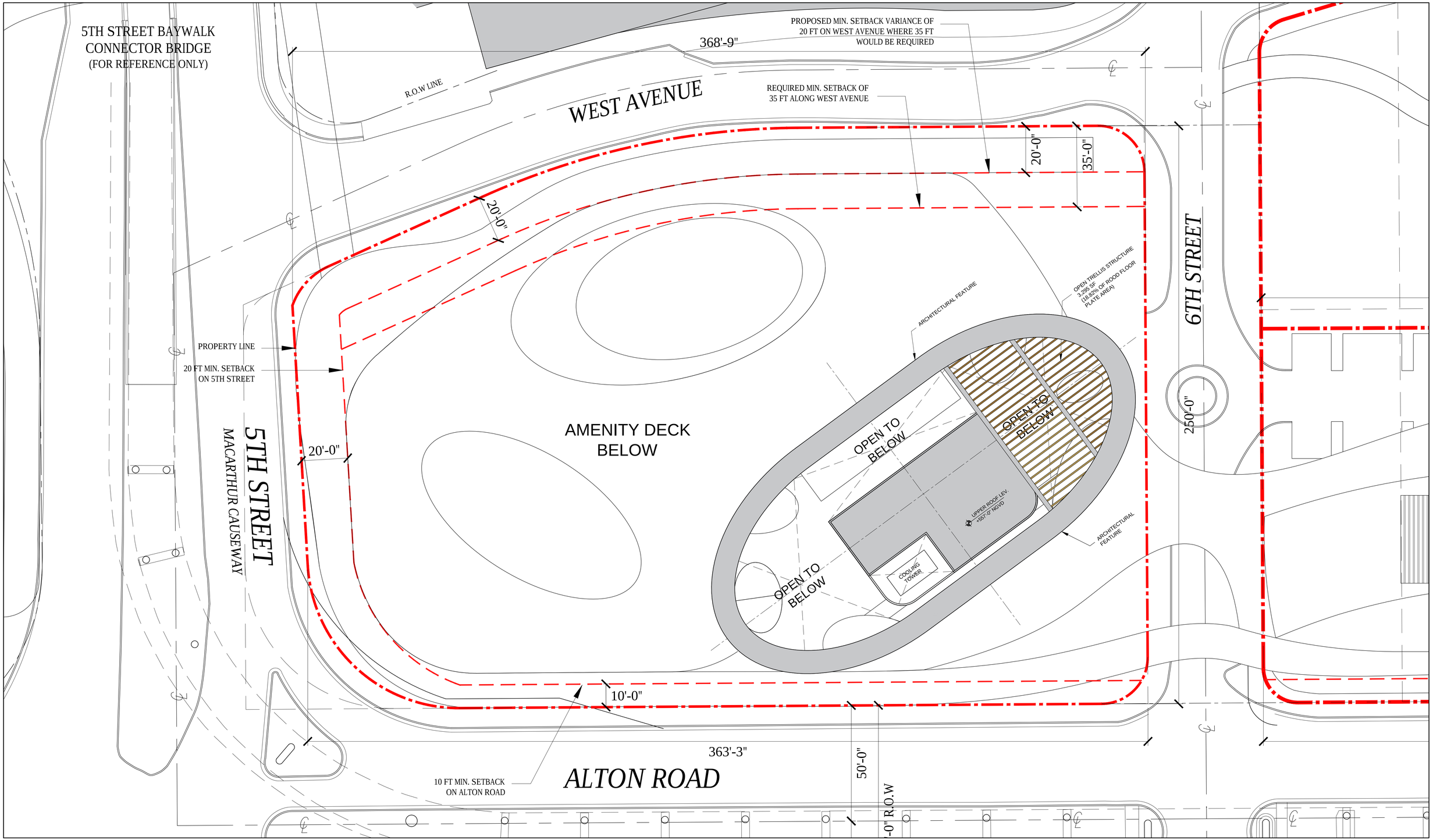
500 ALTON -
FAR DIAGRAMS

N

0 10 20 50 100 ft

DATE:
03/11/2019

A0-25B



500 ALTON - UPPER ROOF LEVEL (EL. +557'-0" NGVD)

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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

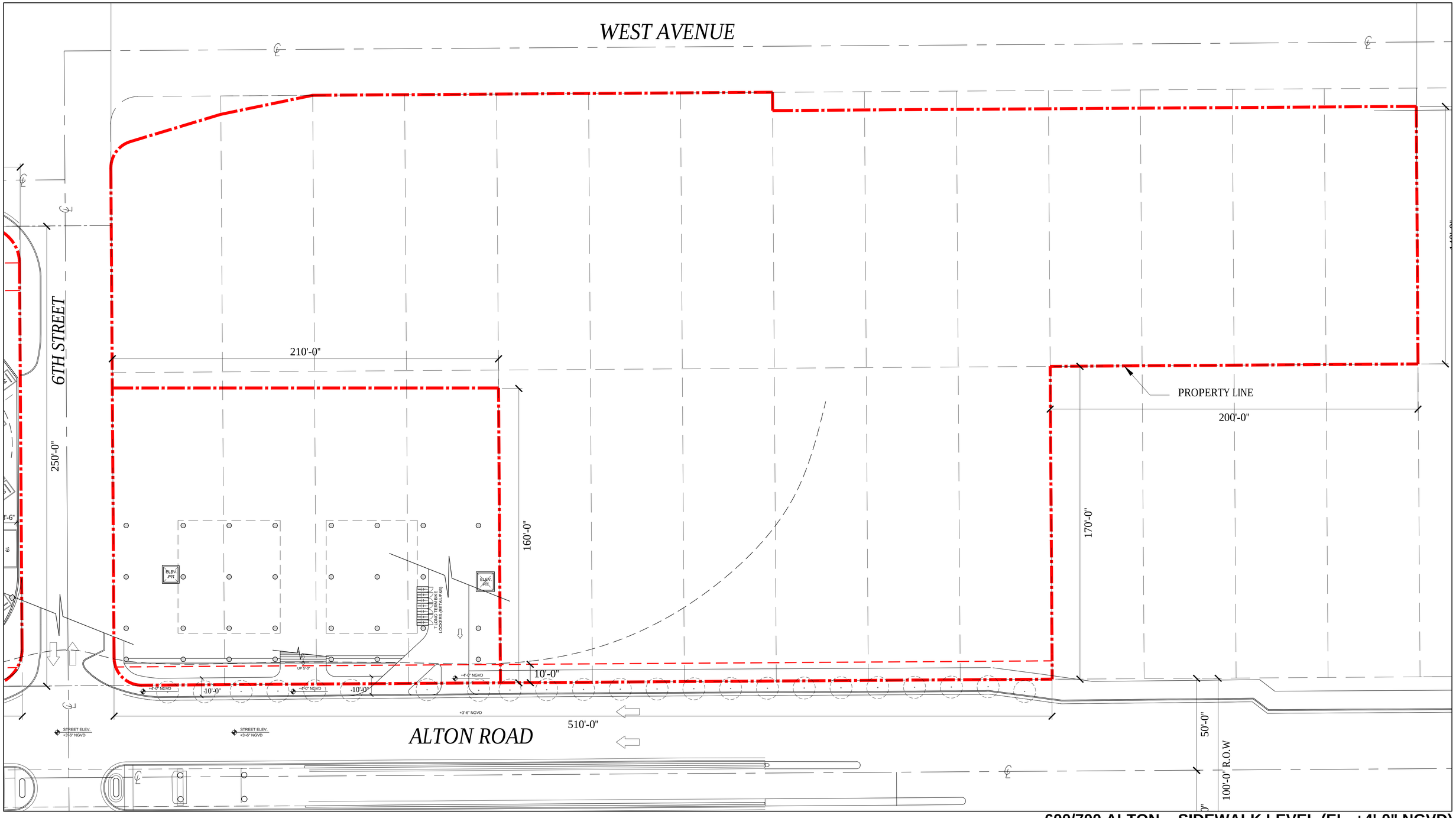
500 ALTON -
FAR DIAGRAMS

N

0 10 20 50 100 ft

DATE:
03/11/2019

A0-25C



600/700 ALTON - SIDEWALK LEVEL (EL. +4'-0" NGVD)

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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

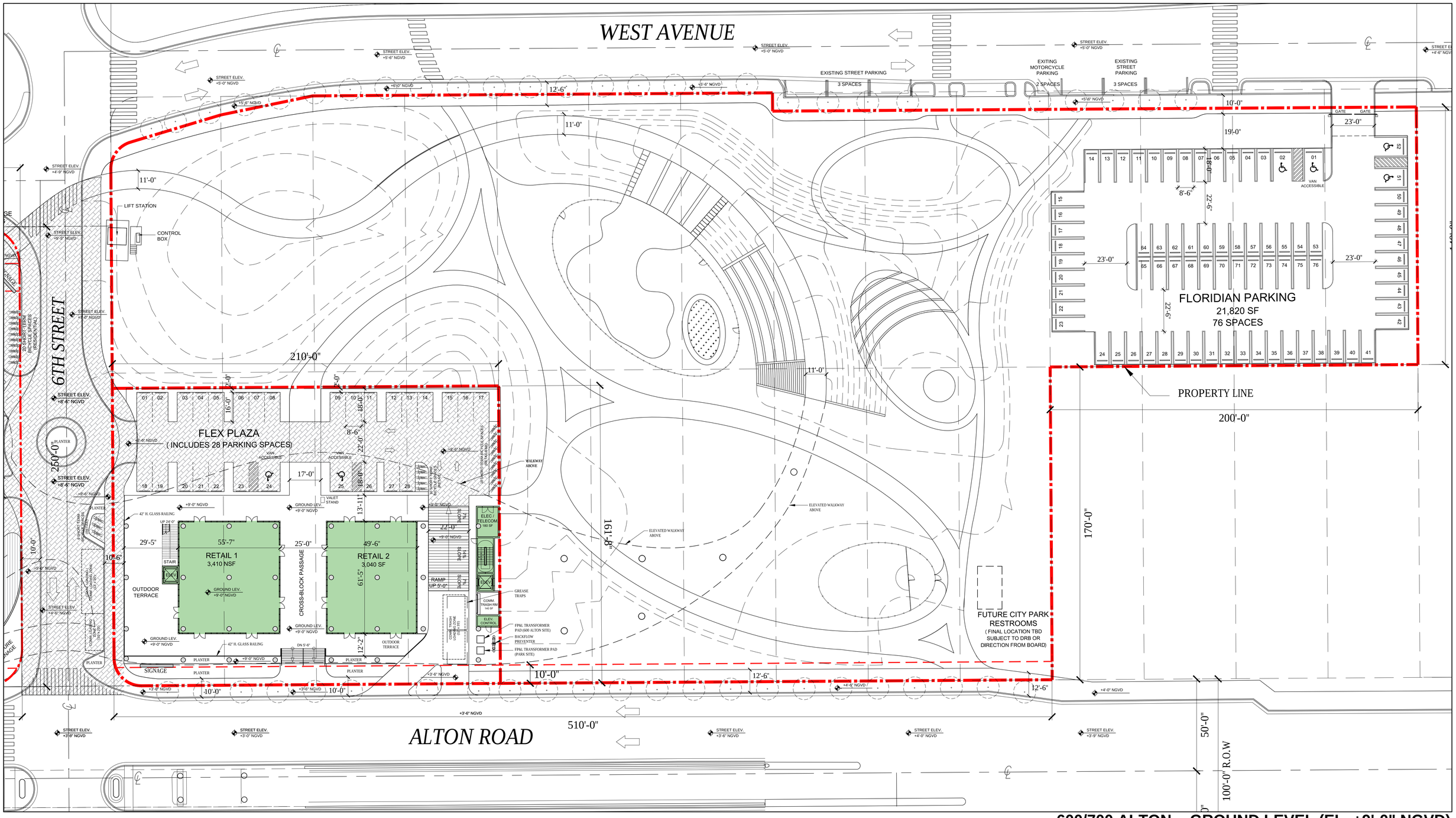
600/700 ALTON -
FAR DIAGRAM

N

0 5 10 20 50 100 ft

DATE:
03/11/2019

A0-26A



600/700 ALTON - GROUND LEVEL (EL. +9'-0" NGVD)

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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

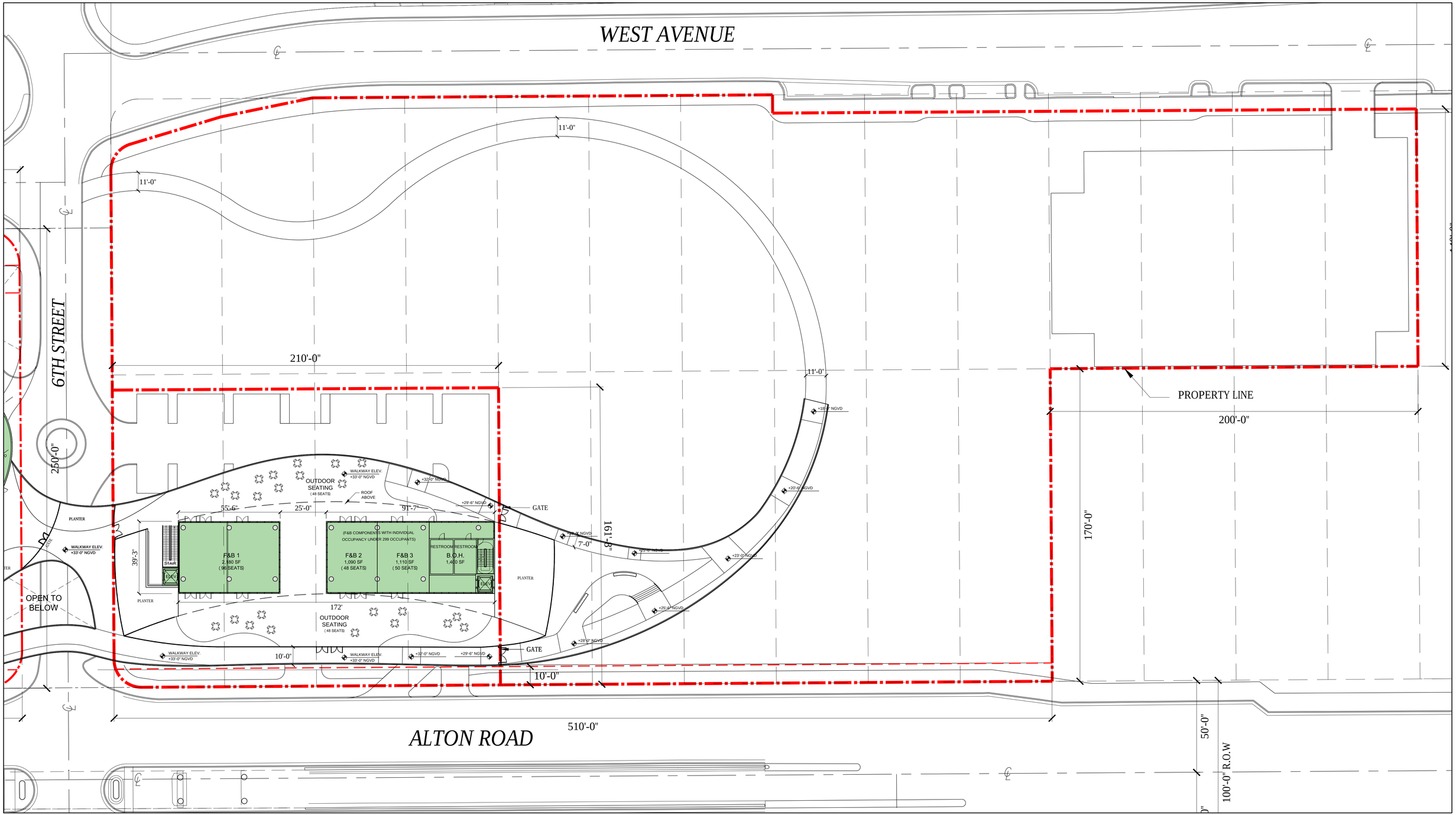
600/700 ALTON -
FAR DIAGRAM

N

0 5 10 20 50 100 ft

DATE:
03/11/2019

A0-26B



600/700 ALTON - LEVEL 2 (EL. +33'-0" NGVD)

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FINAL PB SUBMITTAL

500-600-700 ALTON ROAD

MIAMI BEACH, FL 33139

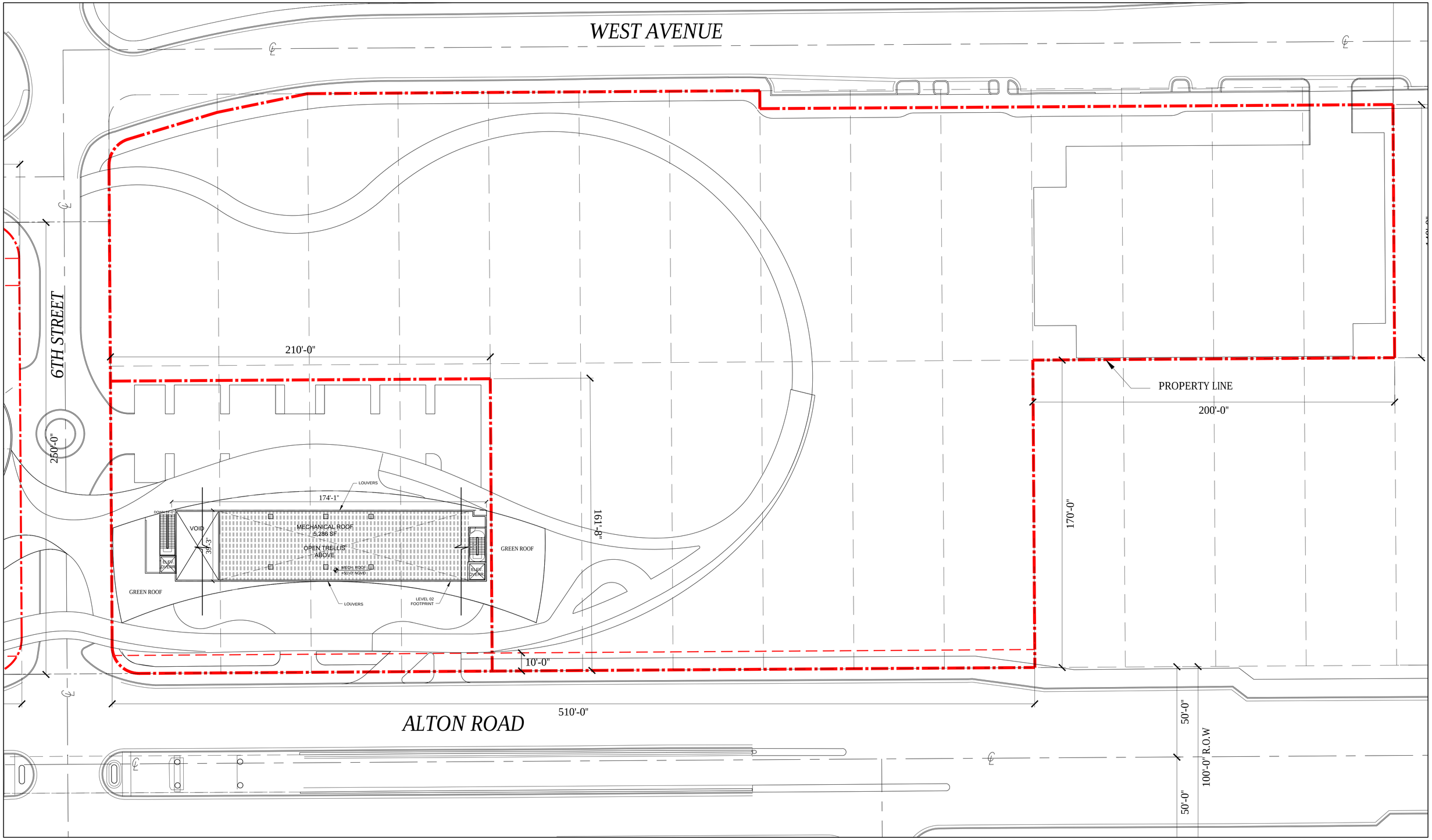
600/700 ALTON -
FAR DIAGRAM

N

0 5 10 20 50 100 ft

DATE:
03/11/2019

A0-26C



600/700 ALTON - MECHANICAL ROOF LEVEL (EL. +51'-0" NGVD)

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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

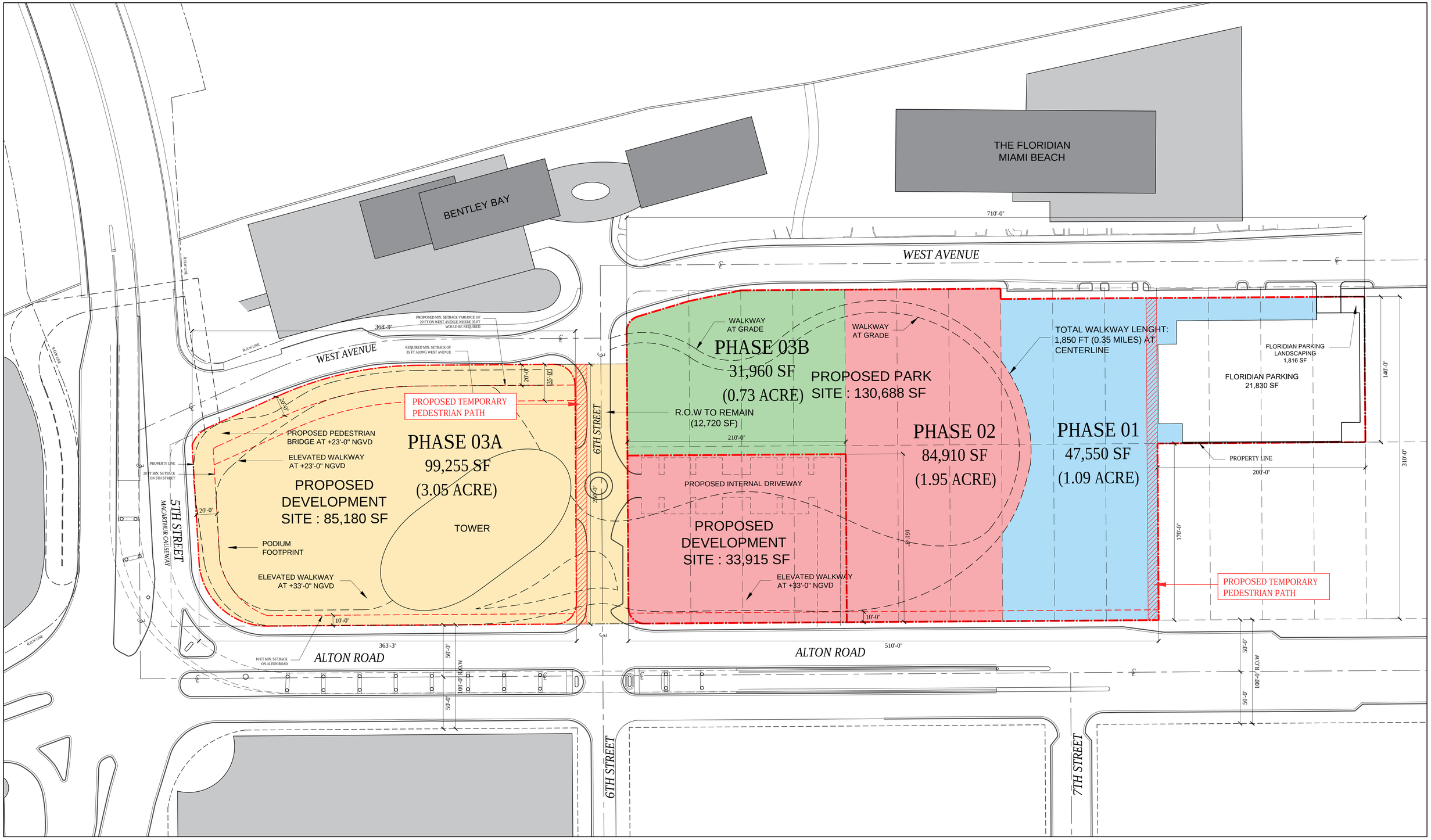
600/700 ALTON -
FAR DIAGRAM

N

0 5 10 20 50 100 ft

DATE:
03/11/2019

A0-27



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FINAL PB SUBMITTAL

500-600-700 ALTON ROAD

MIAMI BEACH, FL 33139

CONSTRUCTION PHASING PLAN

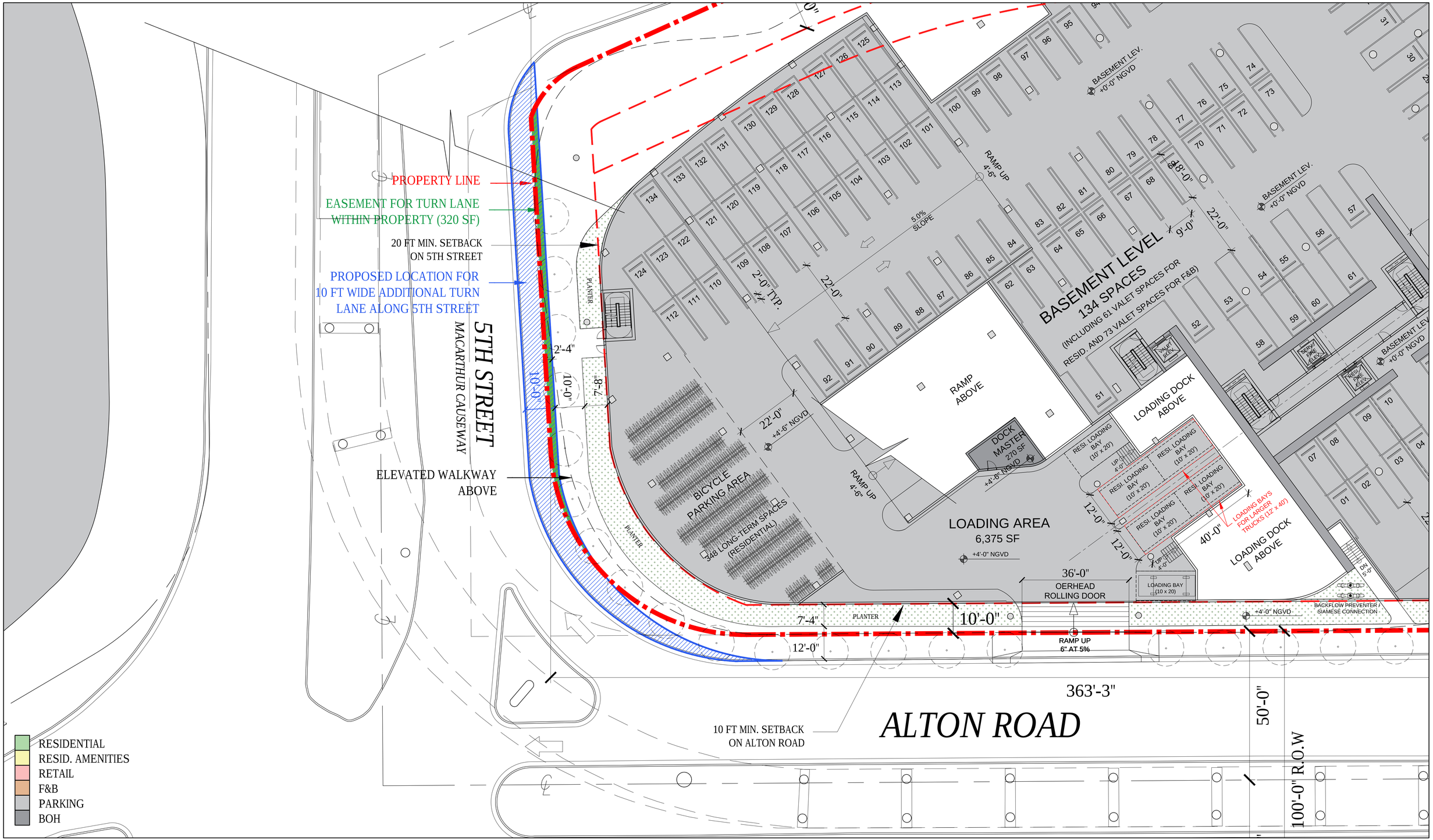
Note: Areas are approximate

N

0 10 20 50 100 100 ft

DATE: 03/11/2019

A0-28



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FINAL PB SUBMITTAL

500-600-700 ALTON ROAD

MIAMI BEACH, FL 33139

5TH STREET ADDITIONAL TURN LANE DIAGRAM

N

0 5 10 20 50 ft

DATE: 03/11/2019

A0-29

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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

RENDERED SITE PLAN

N

0 10 20 50 100 100 ft

DATE:
03/11/2019

A1-00

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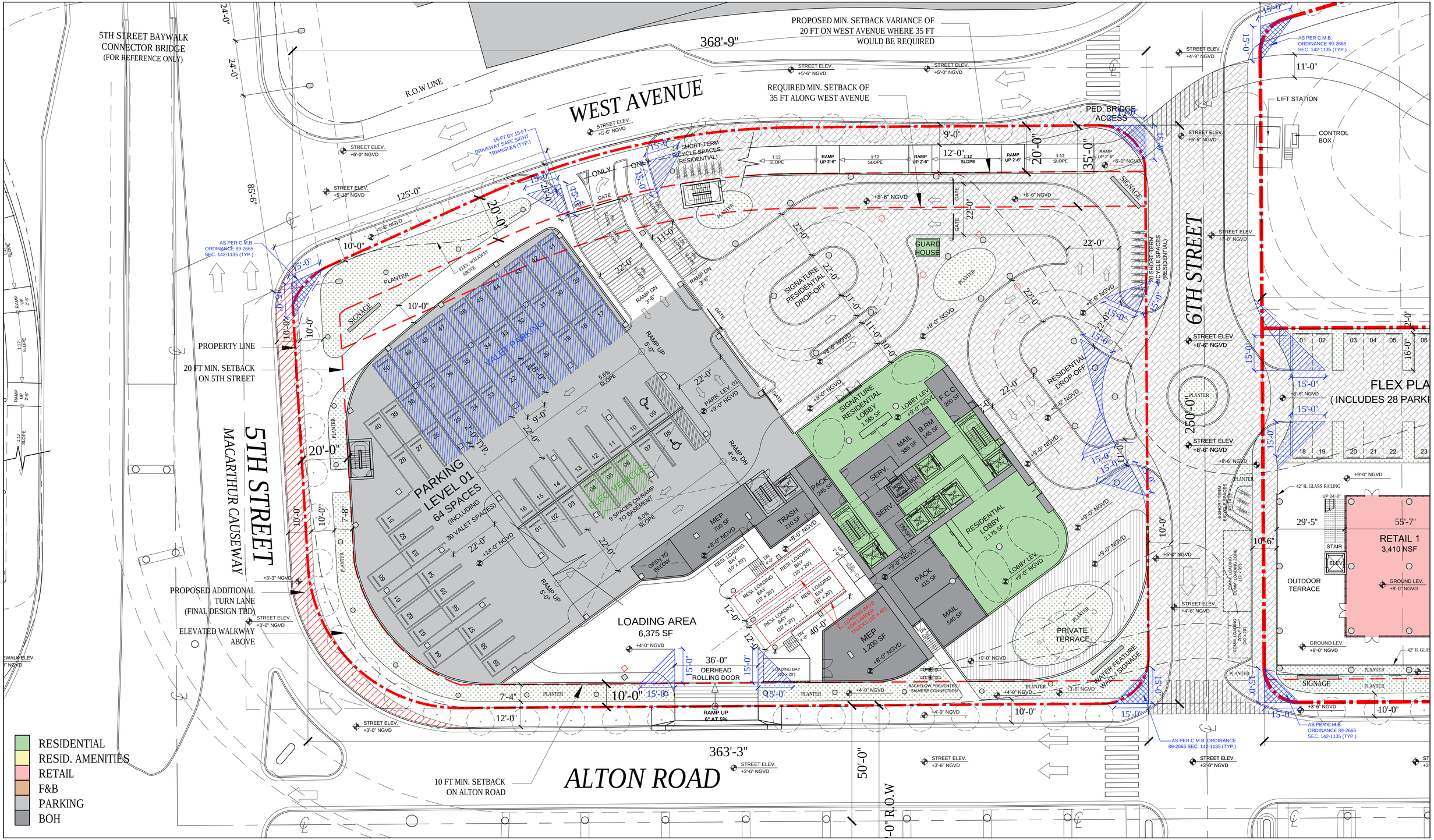
FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

500 ALTON - BASEMENT LEVEL
(EL. +0'-0" NGVD)

0 5 10 20 50 100 ft

DATE: 03/11/2019

A1-01



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FINAL PB SUBMITTAL

500-600-700 ALTON ROAD

MIAMI BEACH, FL 33139

500 ALTON - LOBBY LEVEL

(EL. +9'-0" NGVD)

N

0 5 10 20 50 100 ft

DATE: 03/11/2019

A1-02

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FINAL PB SUBMITTAL

500-600-700 ALTON ROAD

MIAMI BEACH, FL 33139

500 ALTON - PARKING LEVEL 02

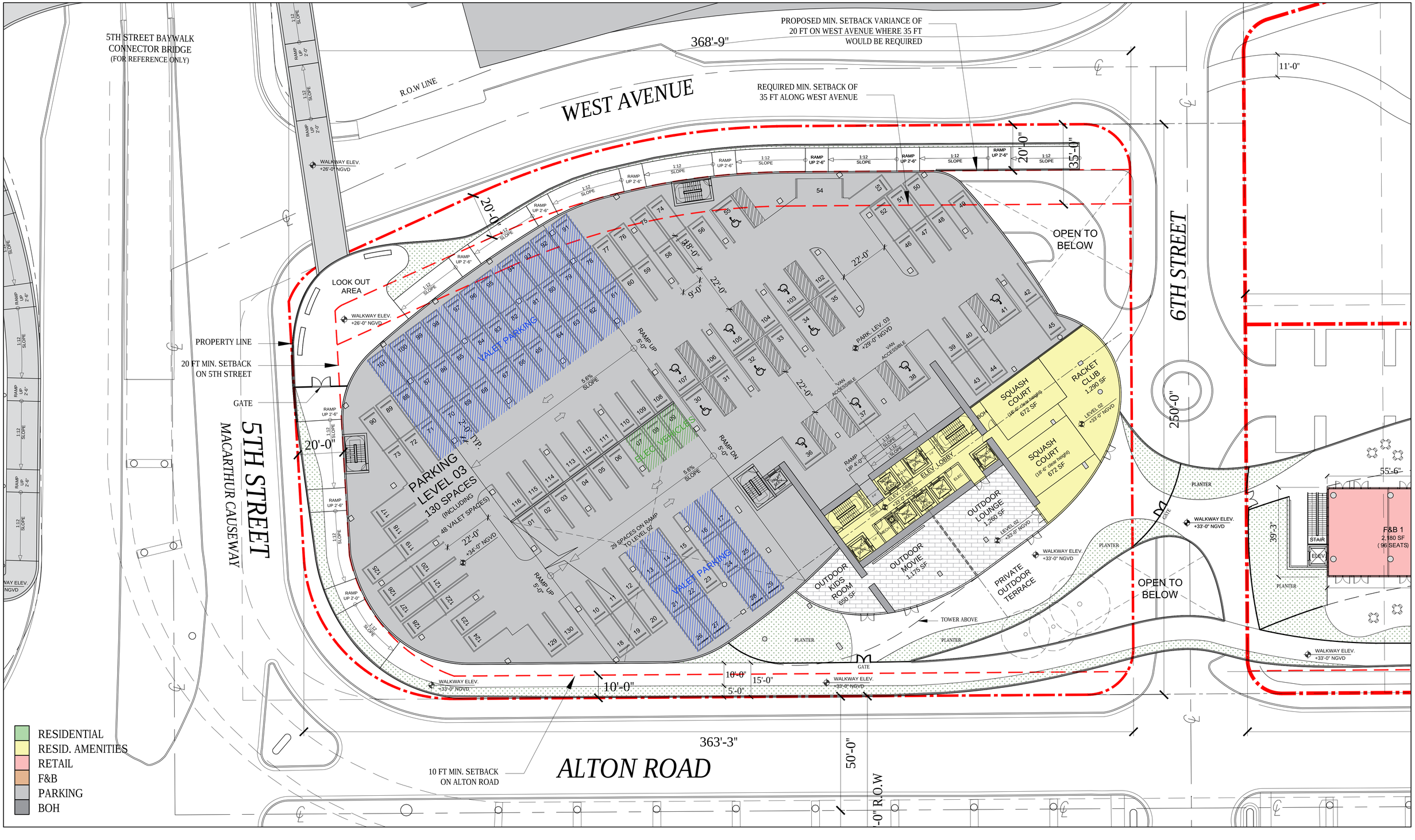
(EL. +19'-0" NGVD)

N

0 5 10 20 50 100 ft

DATE: 03/11/2019

A1-03



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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

500 ALTON -
PODIUM LEVEL 02
(EL. +33'-0" NGVD)

N

0 5 10 20 50 100 ft

DATE:
03/11/2019

A1-04

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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

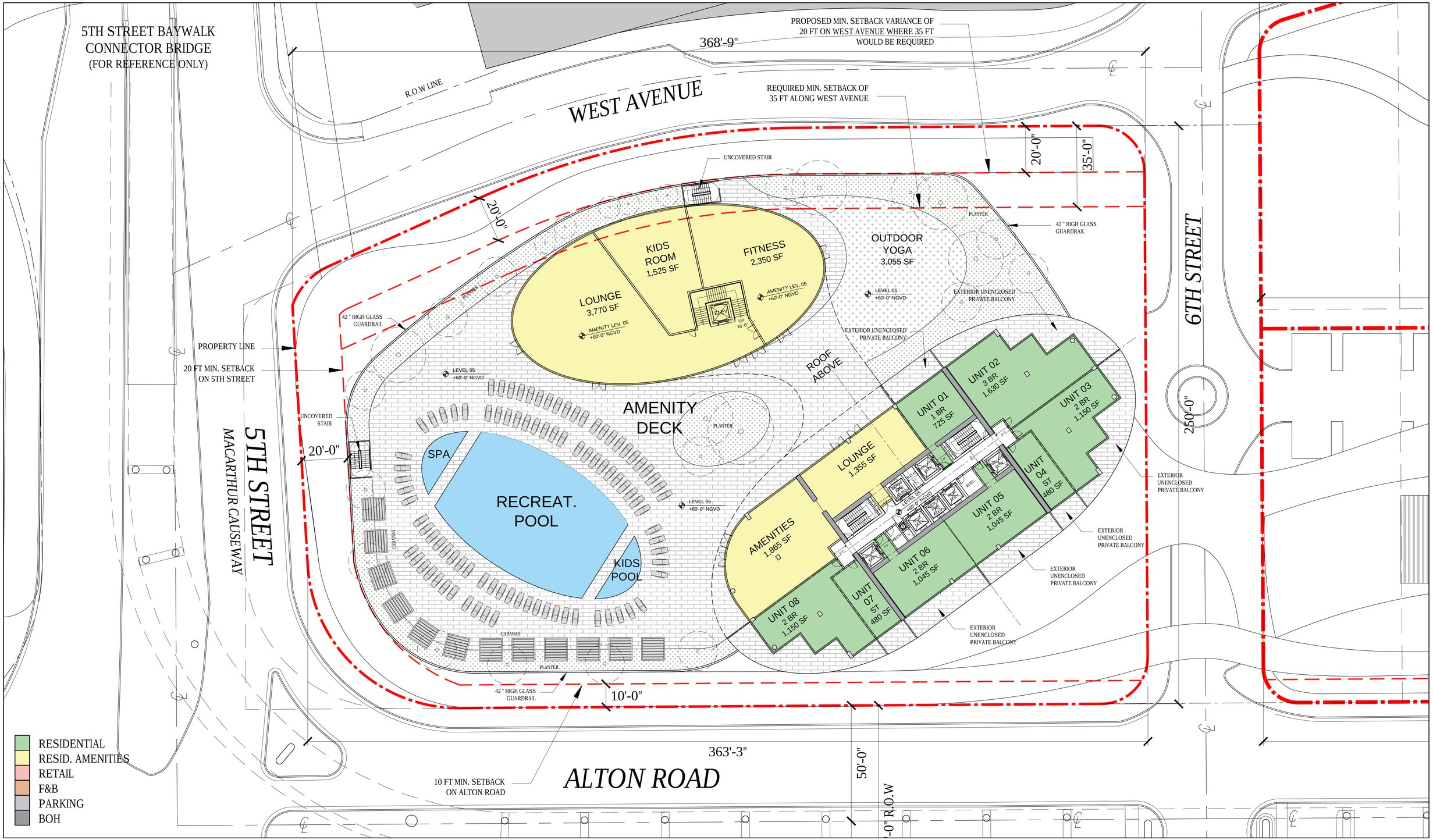
500 ALTON -
PARKING LEVEL 04
(EL. +39'-0" NGVD)

N

0 5 10 20 50 100 ft

DATE:
03/11/2019

A1-05



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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

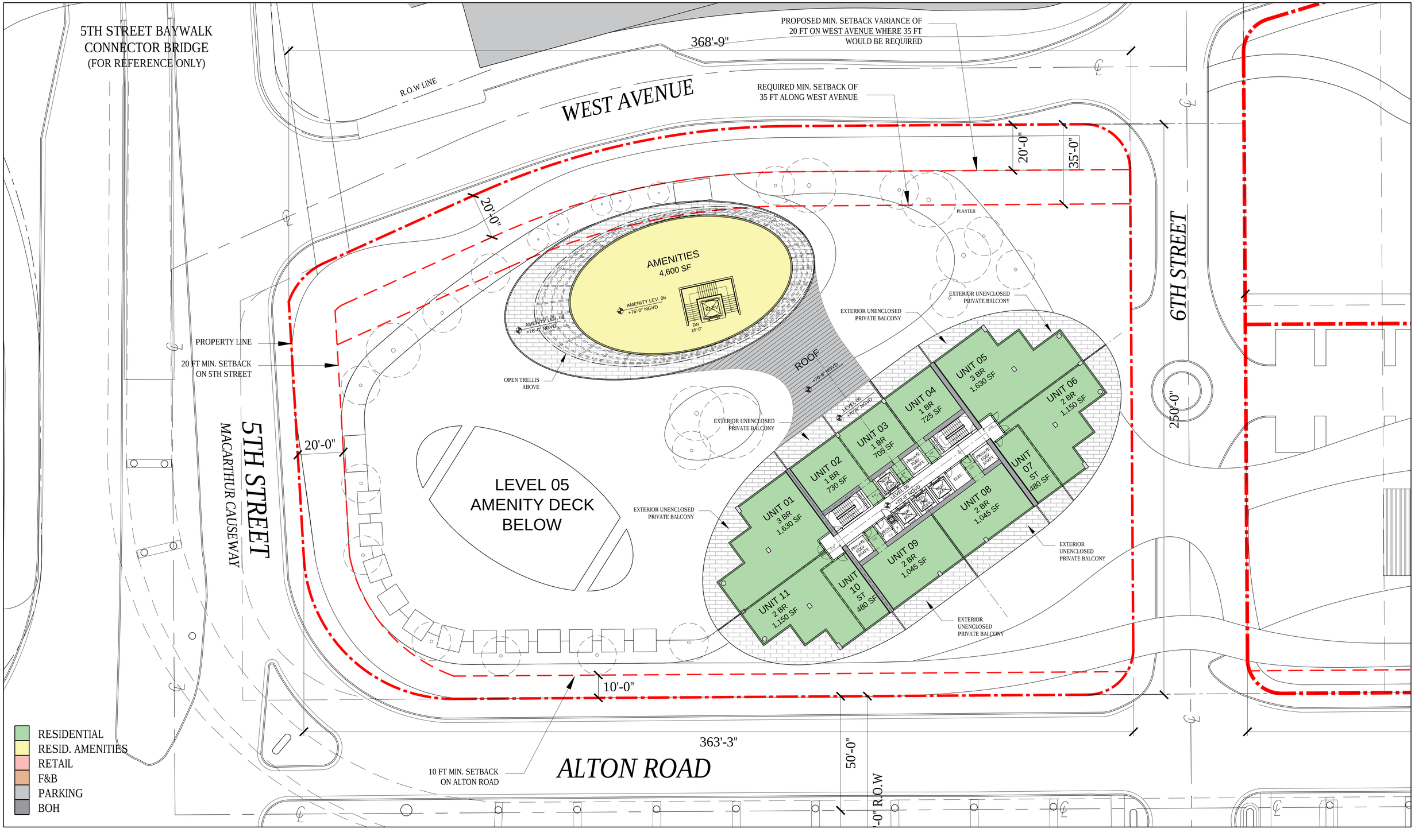
500 ALTON -
LEVEL 05
(EL. +60'-0" NGVD)

N

0 5 10 20 50 100 ft

DATE:
03/11/2019

A1-06A



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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

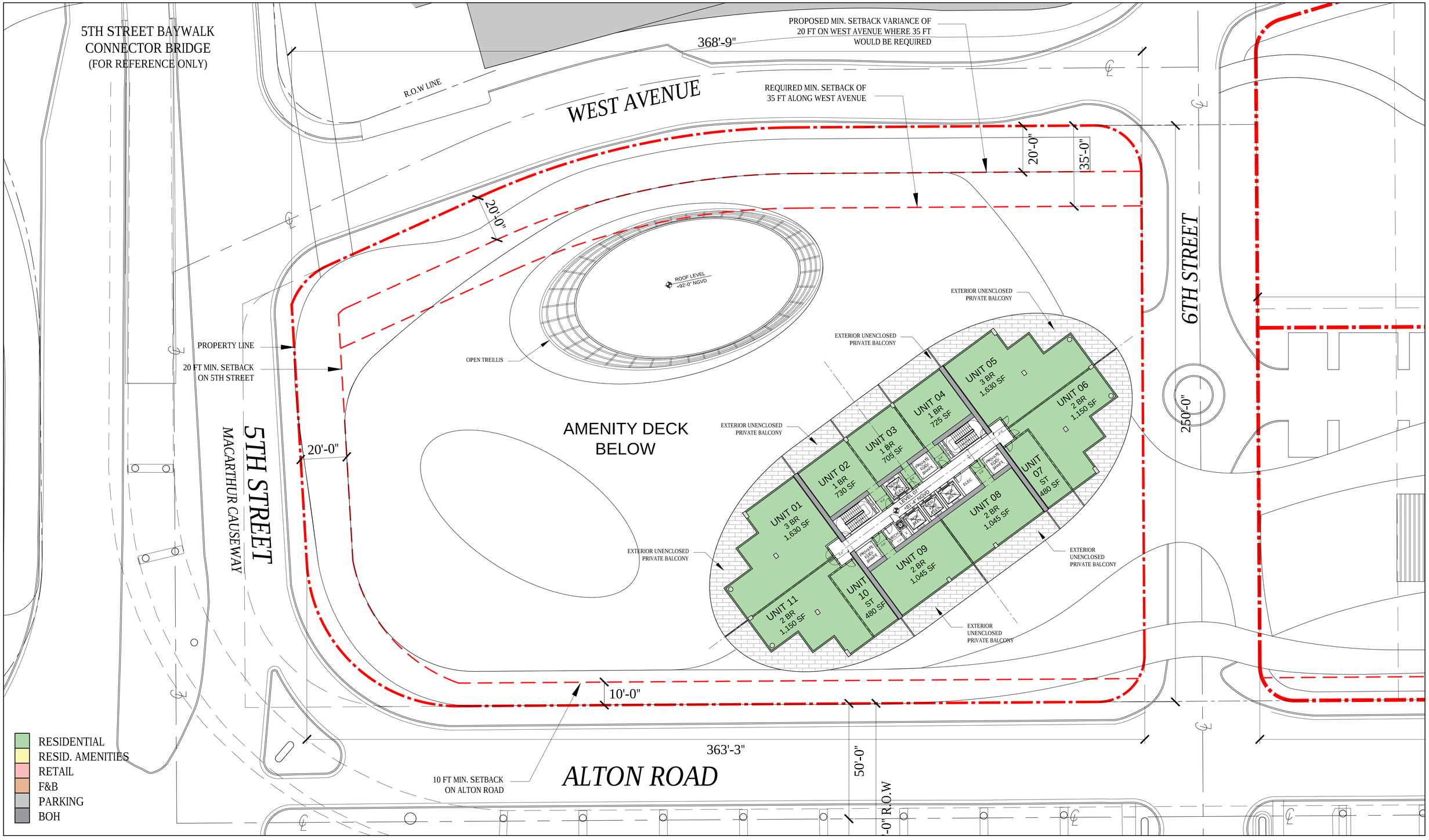
500 ALTON -
LEV. 06 -(EL. +70'-8" NGVD) /
AMENITY LEV. 06 -(EL. +76'-0" NGVD)

N

0 5 10 20 50 100 ft

DATE:
03/11/2019

A1-06B



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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

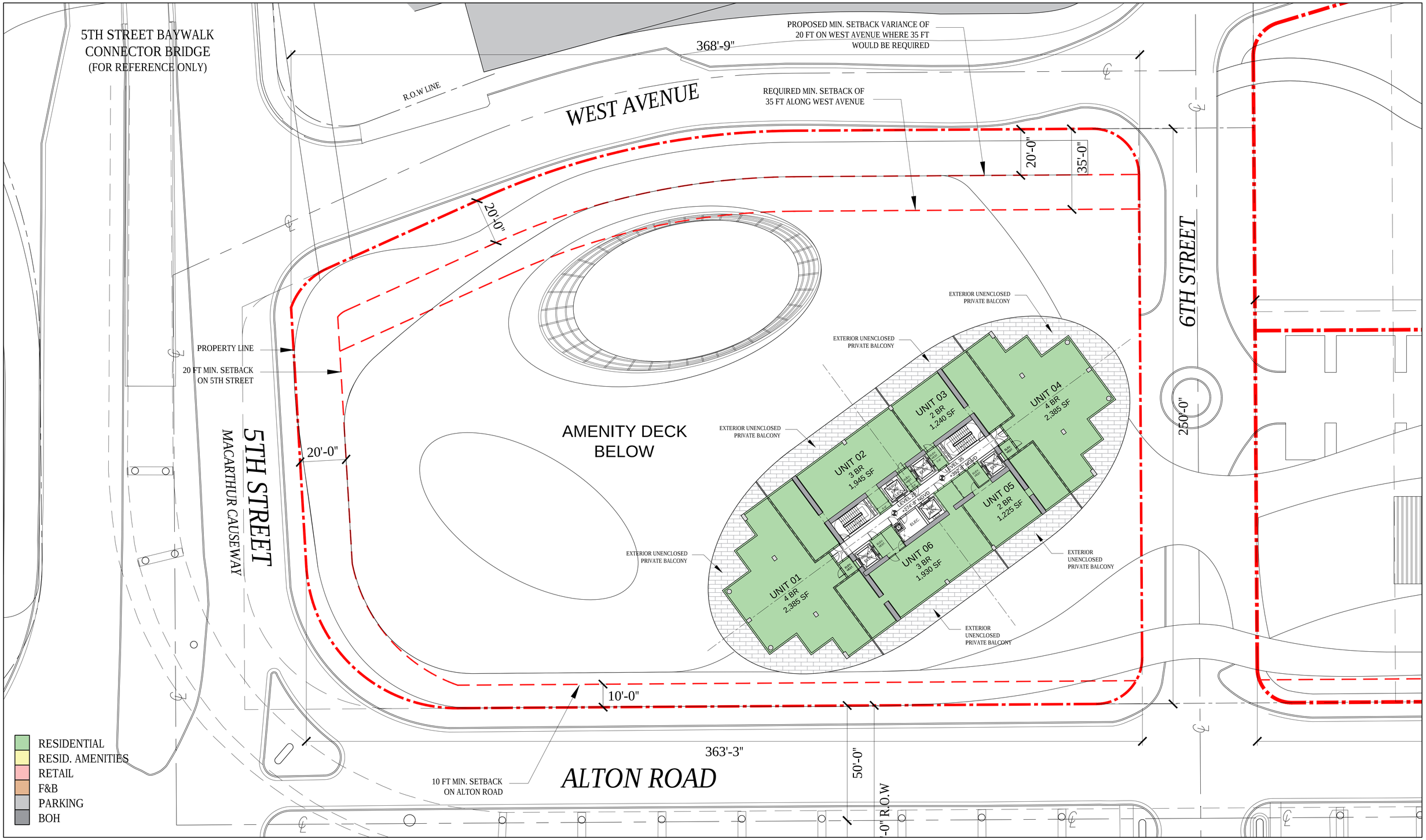
500 ALTON -
LEVELS 07-24
(EL. +81'-4" TO 262'-8" NGVD)

N

0 5 10 20 50 100 ft

DATE:
03/11/2019

A1-07



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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

500 ALTON -
LEVELS 25-34
(EL. +274'-8" TO 379-8" NGVD)

N

0 5 10 20 50 100 ft

DATE:
03/11/2019

A1-08

5TH STREET BAYWALK
CONNECTOR BRIDGE
(FOR REFERENCE ONLY)

PROPOSED MIN. SETBACK VARIANCE OF
20 FT ON WEST AVENUE WHERE 35 FT
WOULD BE REQUIRED

368'-9"

R.O.W LINE

WEST AVENUE

REQUIRED MIN. SETBACK OF
35 FT ALONG WEST AVENUE

20'-0"

35'-0"

20'-0"

6TH STREET

PROPERTY LINE

20 FT MIN. SETBACK
ON 5TH STREET

5TH STREET
MACARTHUR CAUSEWAY

20'-0"

AMENITY DECK
BELOW

250'-0"

SPA
1,480 GSF

FITNESS
2,910 GSF

CLUB
HOUSE
4,970 GSF

F&B
2,010 GSF

LEVEL 35
+392'-8" NGVD

B.O.H.

ELEV.

MECH.

E.LEC.

MEETING
ROOMS
1,260 GSF

CLUB
HOUSE
2,785 GSF

10'-0"

363'-3"

50'-0"

10 FT MIN. SETBACK
ON ALTON ROAD

ALTON ROAD

-0" R.O.W

RESIDENTIAL
RESID. AMENITIES
RETAIL
F&B
PARKING
BOH

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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

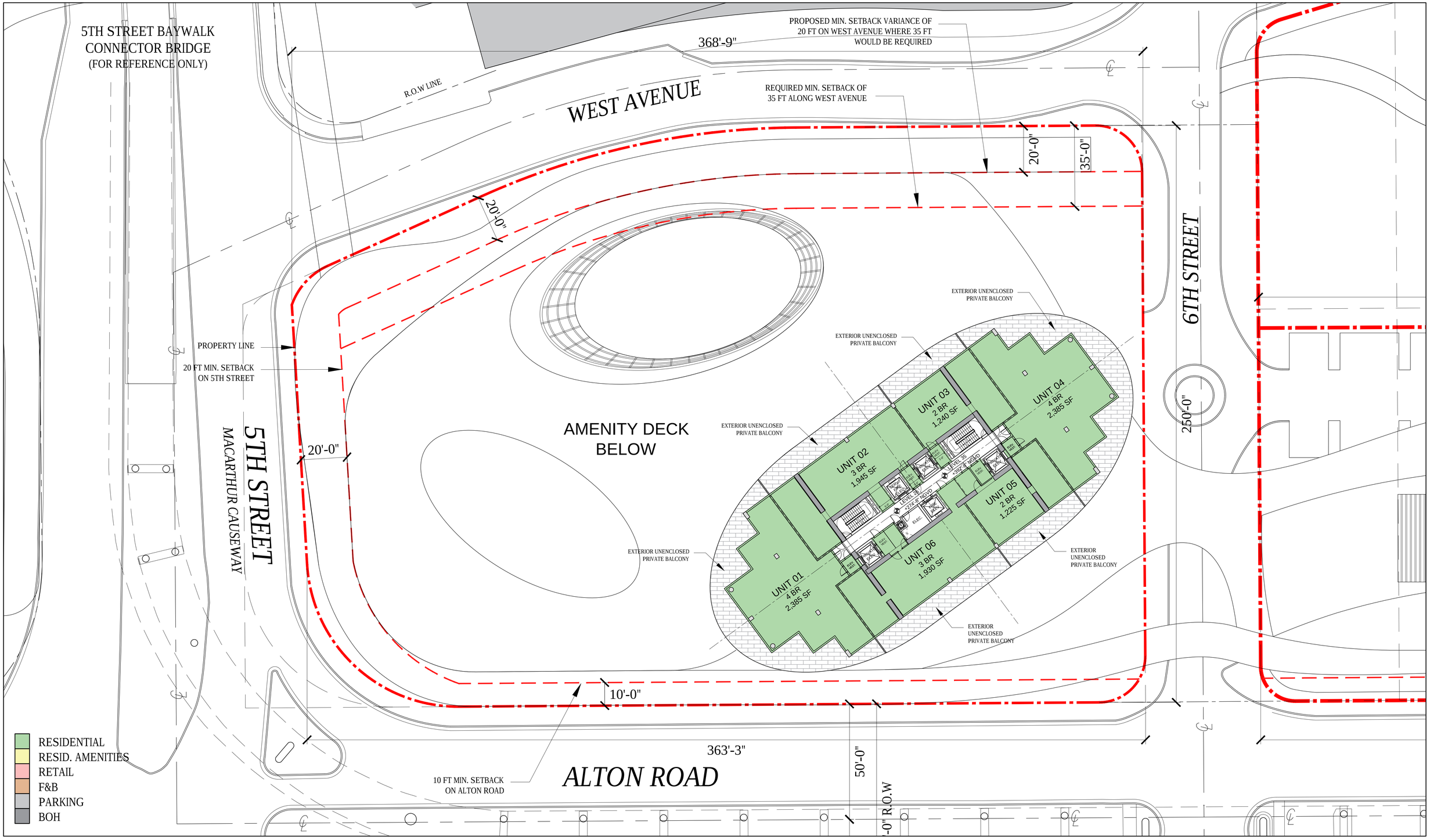
500 ALTON -
LEVEL 35
(EL. +392'-8" NGVD)

N

0 5 10 20 50 100 ft

DATE:
03/11/2019

A1-09



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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

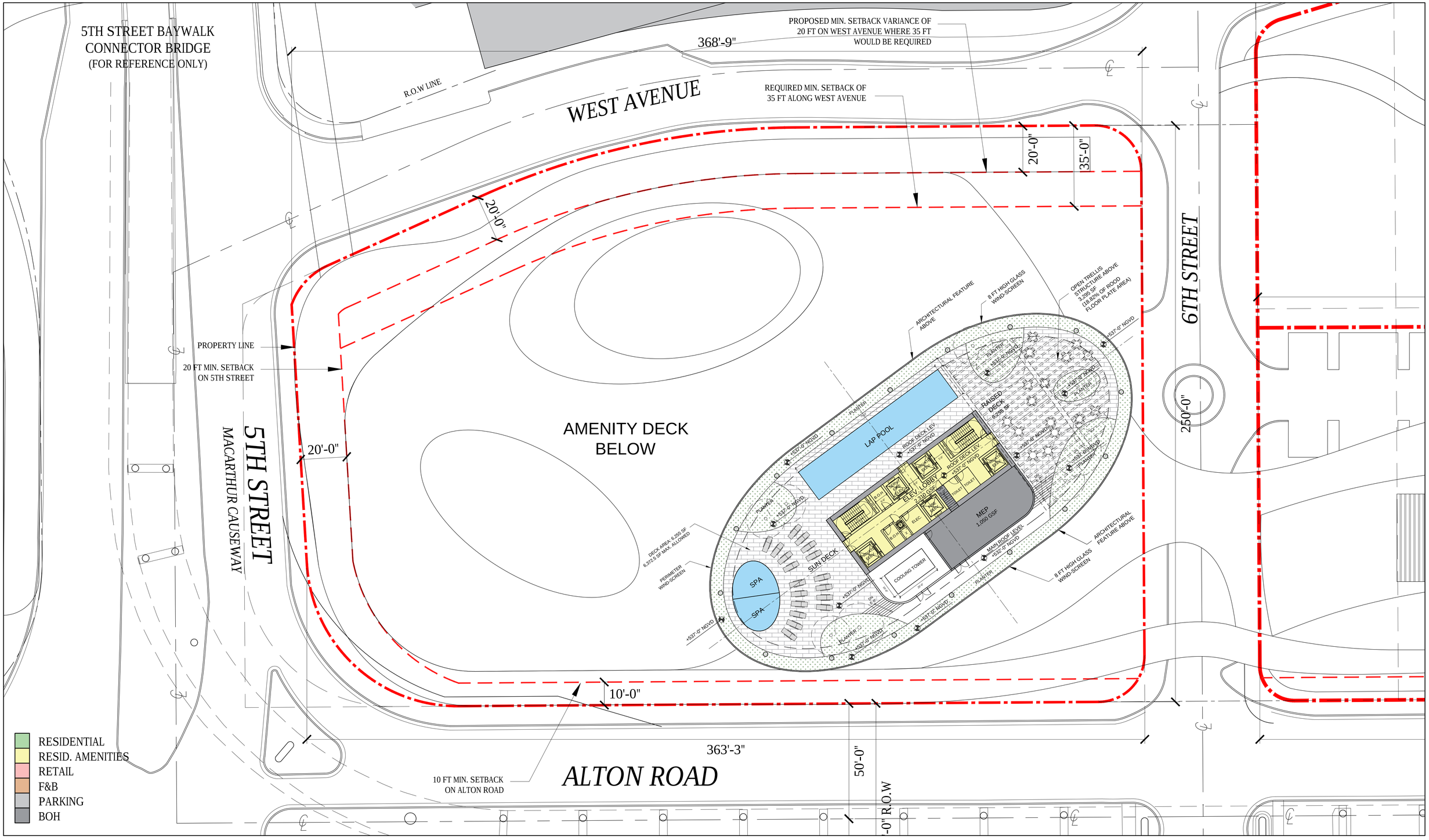
500 ALTON -
LEVELS 36-45
(EL. +409'-8" TO +517'-8" NGVD)

N

0 5 10 20 50 100 ft

DATE:
03/11/2019

A1-10



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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

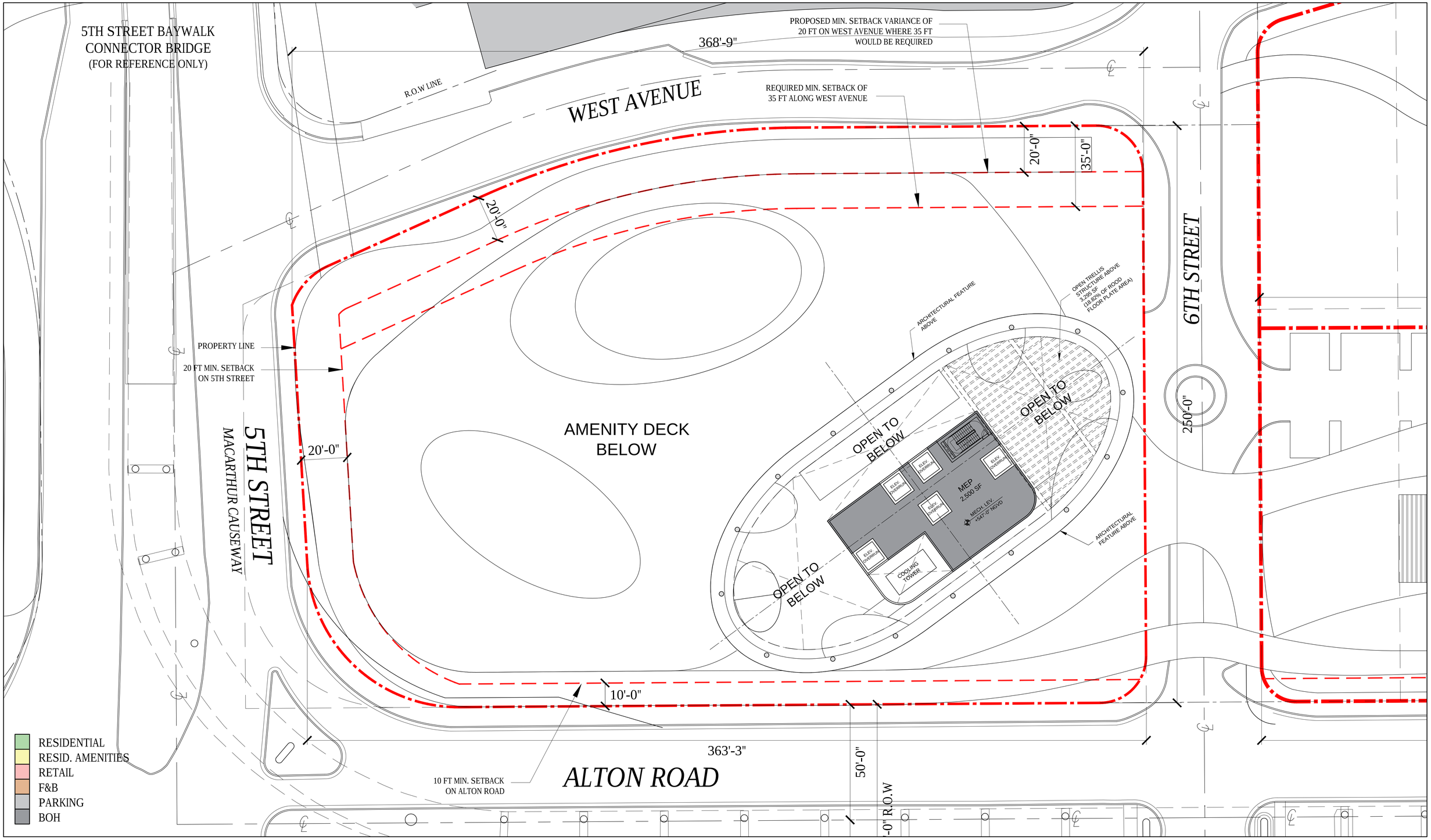
500 ALTON -
MAIN ROOF LEVEL
(EL. +532'-0" NGVD)

N

0 5 10 20 50 100 ft

DATE:
03/11/2019

A1-11



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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

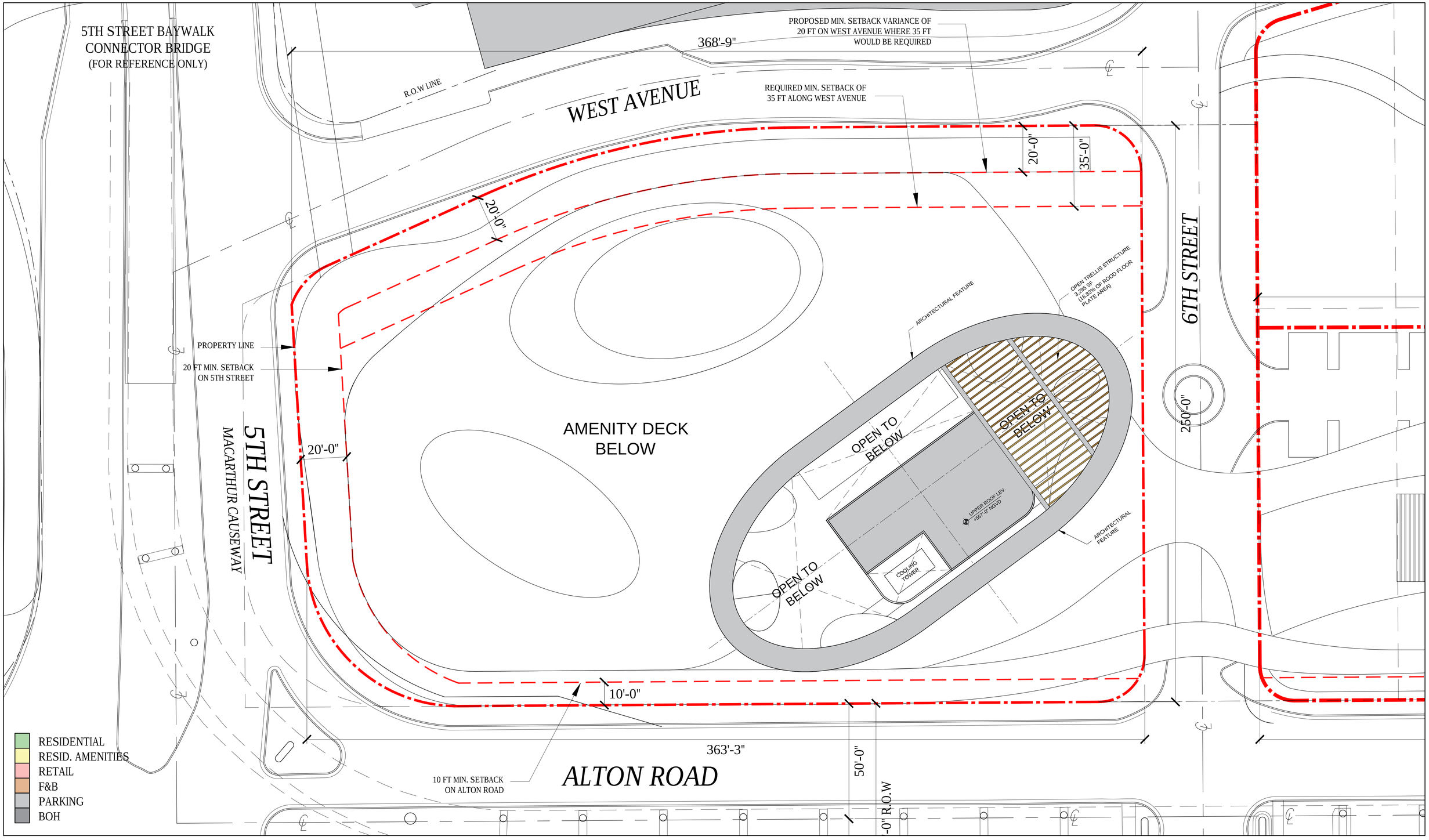
500 ALTON -
MECHANICAL LEVEL
(EL. +547'-0" NGVD)

N

0 5 10 20 50 100 ft

DATE:
03/11/2019

A1-12



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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

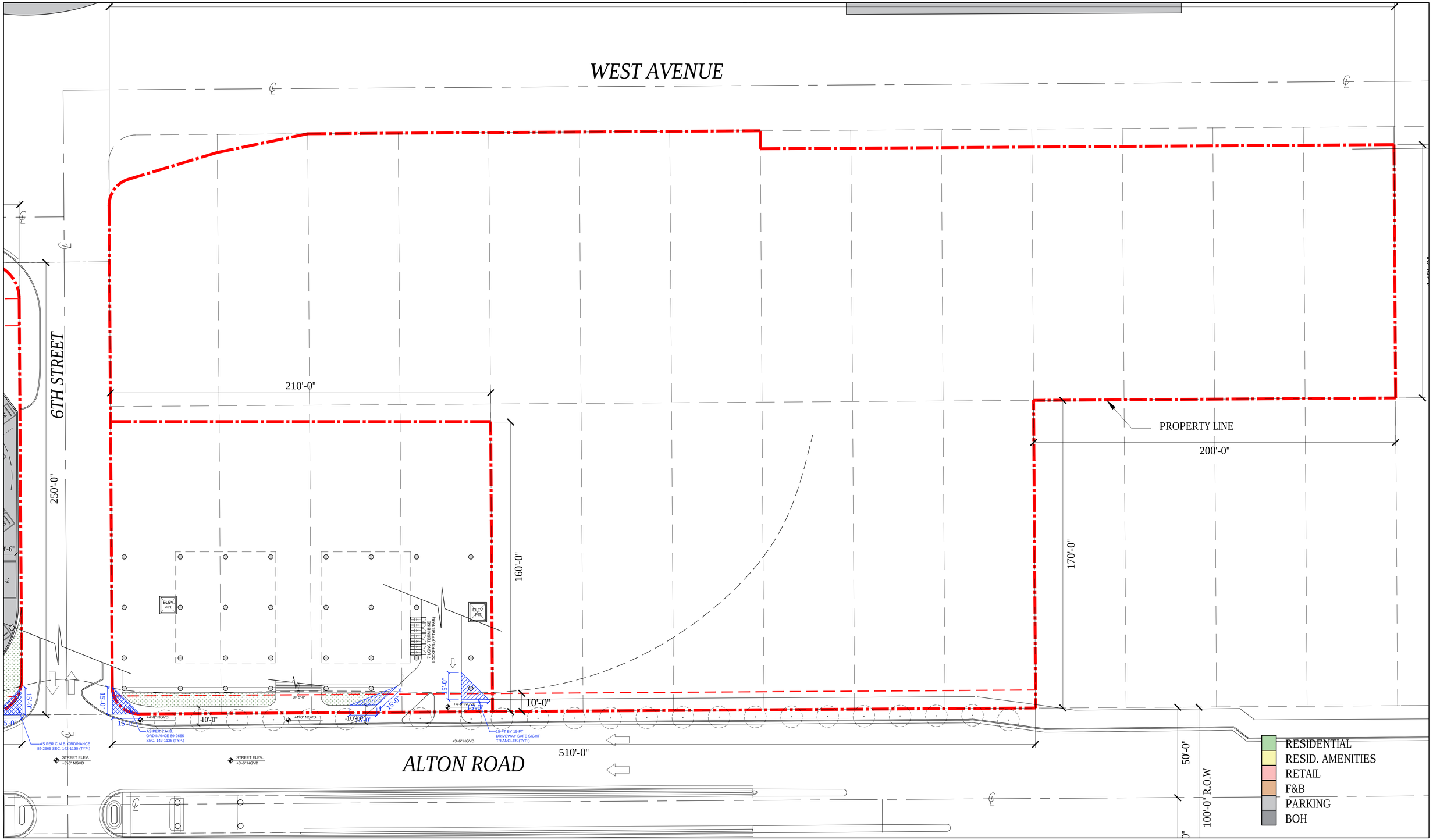
500 ALTON -
UPPER ROOF LEVEL
(EL. +557'-0" NGVD)

N

0 5 10 20 50 100 ft

DATE:
03/11/2019

A1-13



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FINAL PB SUBMITTAL

500-600-700 ALTON ROAD

MIAMI BEACH, FL 33139

600/700 ALTON - SIDEWALK LEVEL

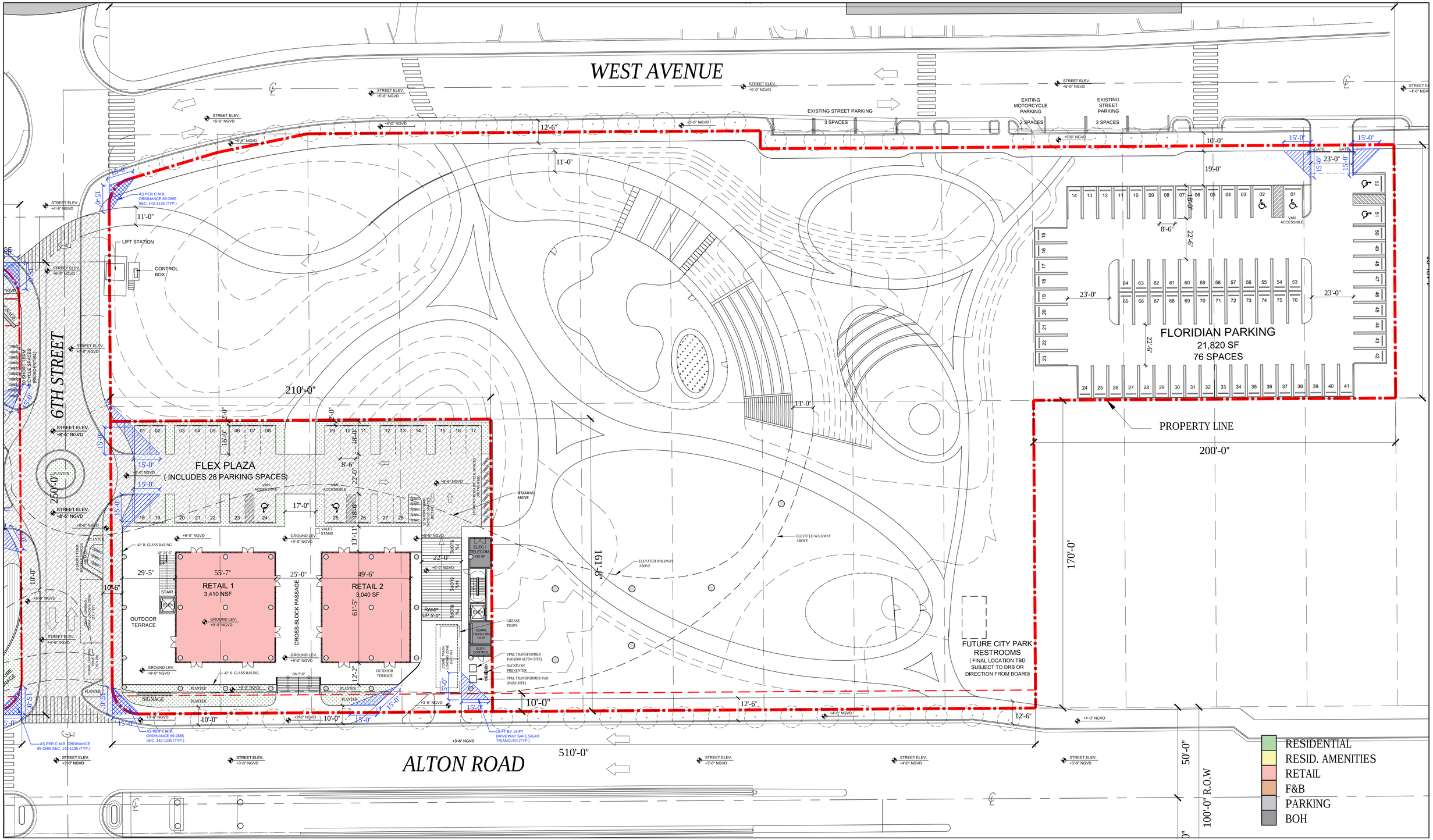
(EL. +4'-0" NGVD)

N

0 5 10 20 50 100 ft

DATE: 03/11/2019

A1-14A



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FINAL PB SUBMITTAL

500-600-700 ALTON ROAD

MIAMI BEACH, FL 33139

600/700 ALTON - GROUND LEVEL

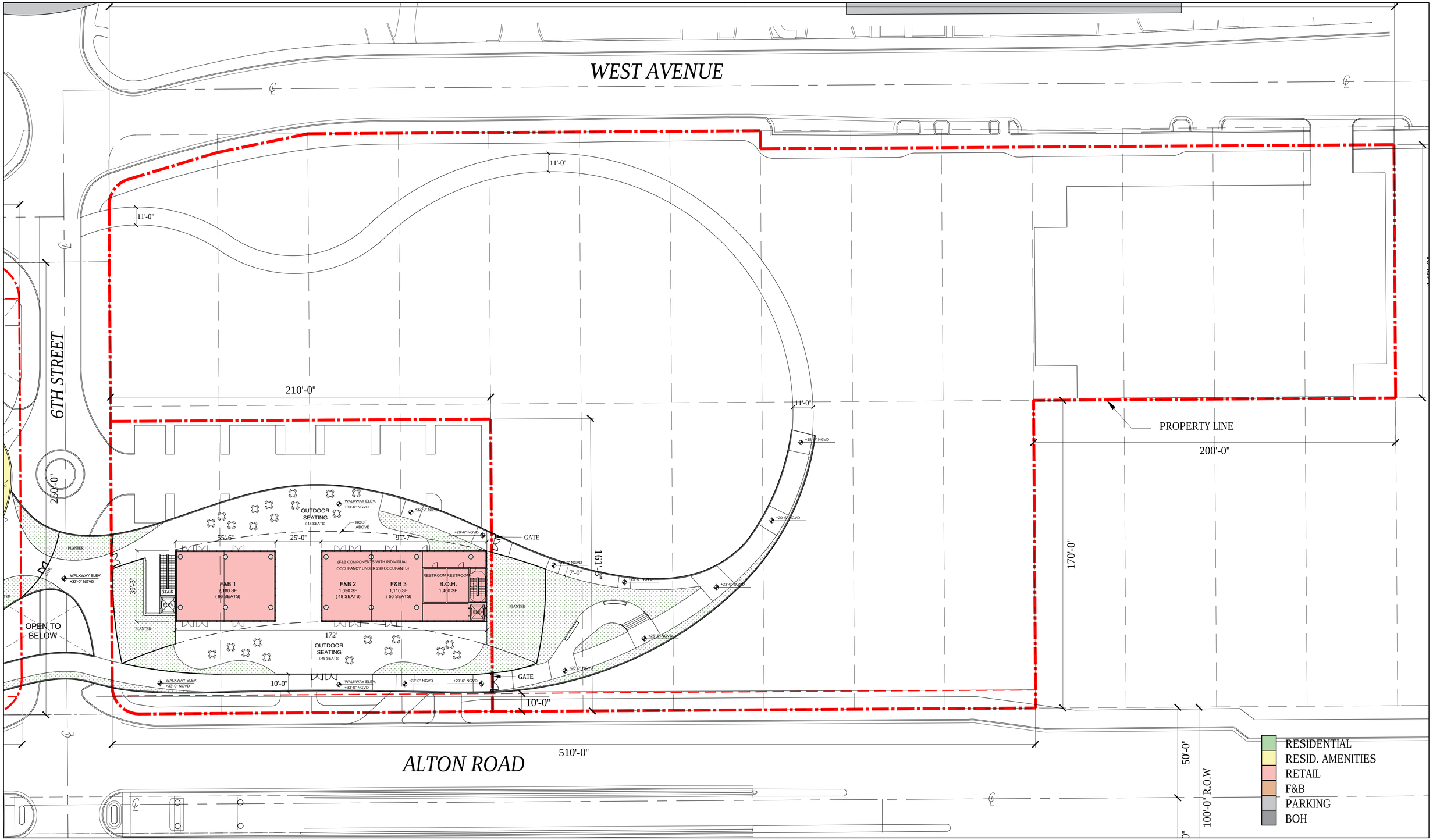
(EL. +9'-0" NGVD)

N

0 5 10 20 50 100 ft

DATE: 03/11/2019

A1-14B



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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

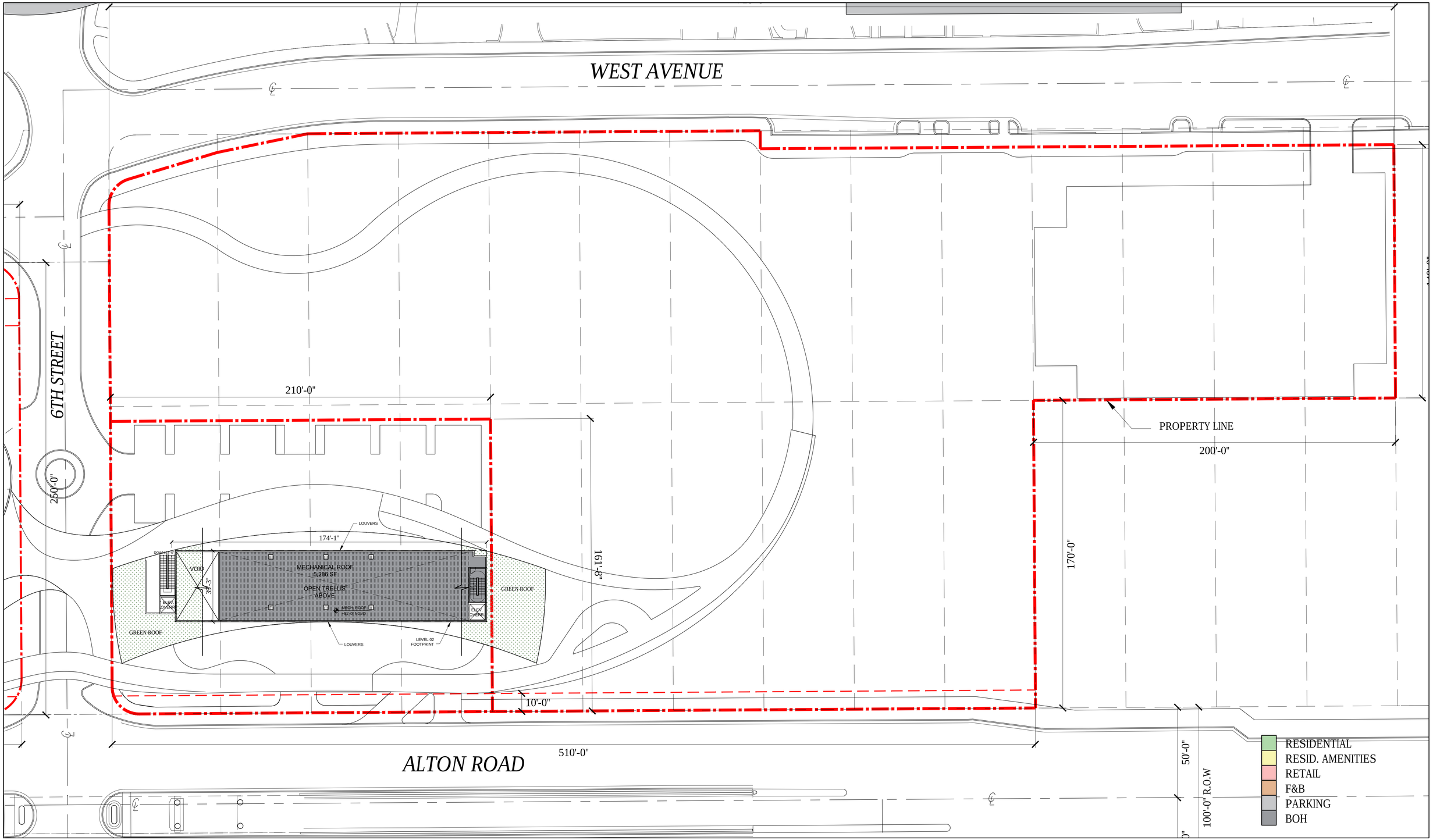
600/700 ALTON - LEVEL 02
(EL. +33'-0" NGVD)

N

0 5 10 20 50 100 ft

DATE:
03/11/2019

A1-15



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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

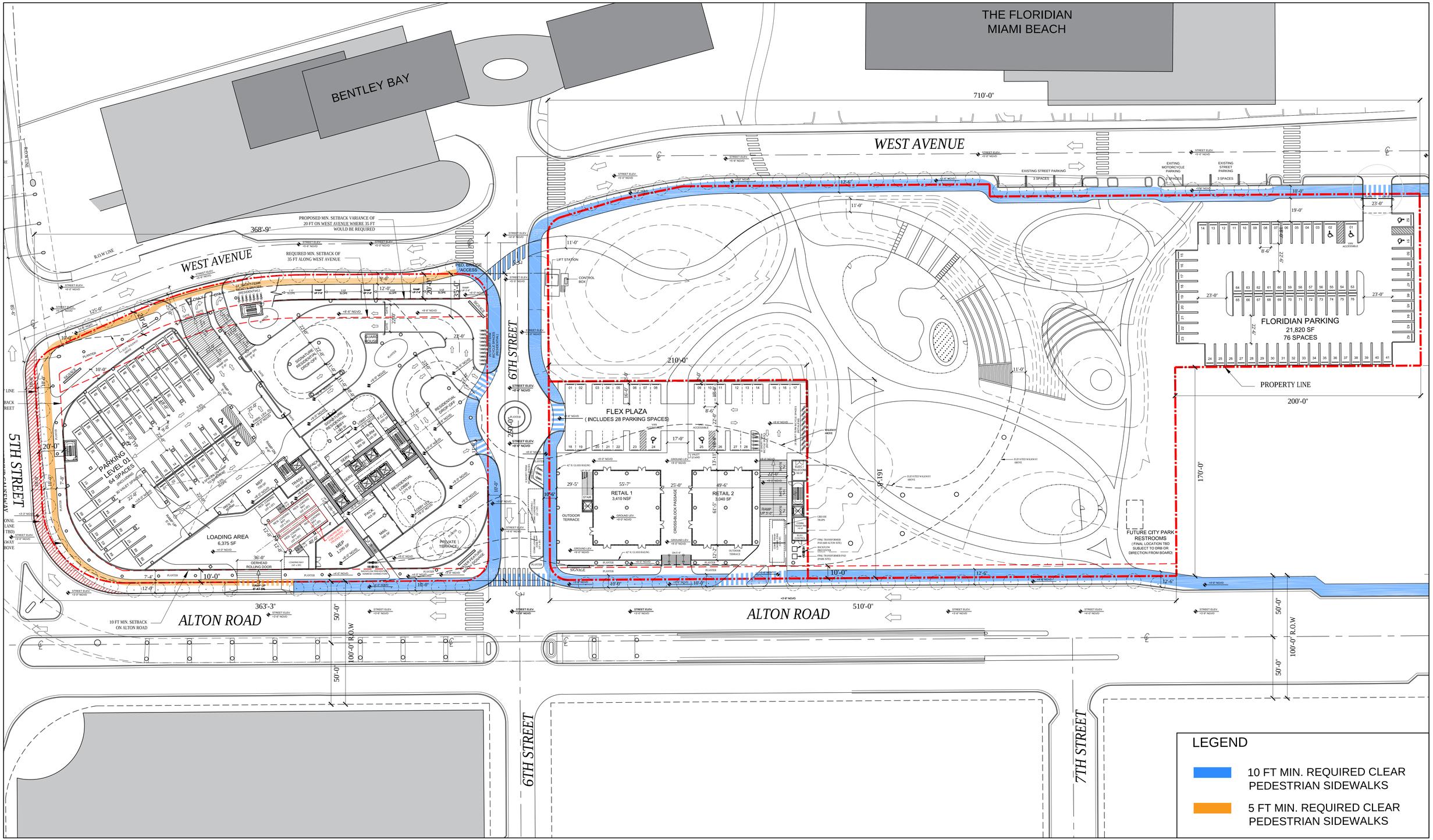
600/700 ALTON -
MECHANICAL ROOF LEVEL
(EL. +51'-0" NGVD)

N

0 5 10 20 50 100 ft

DATE:
03/11/2019

A1-16A



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FINAL PB SUBMITTAL

500-600-700 ALTON ROAD

MIAMI BEACH, FL 33139

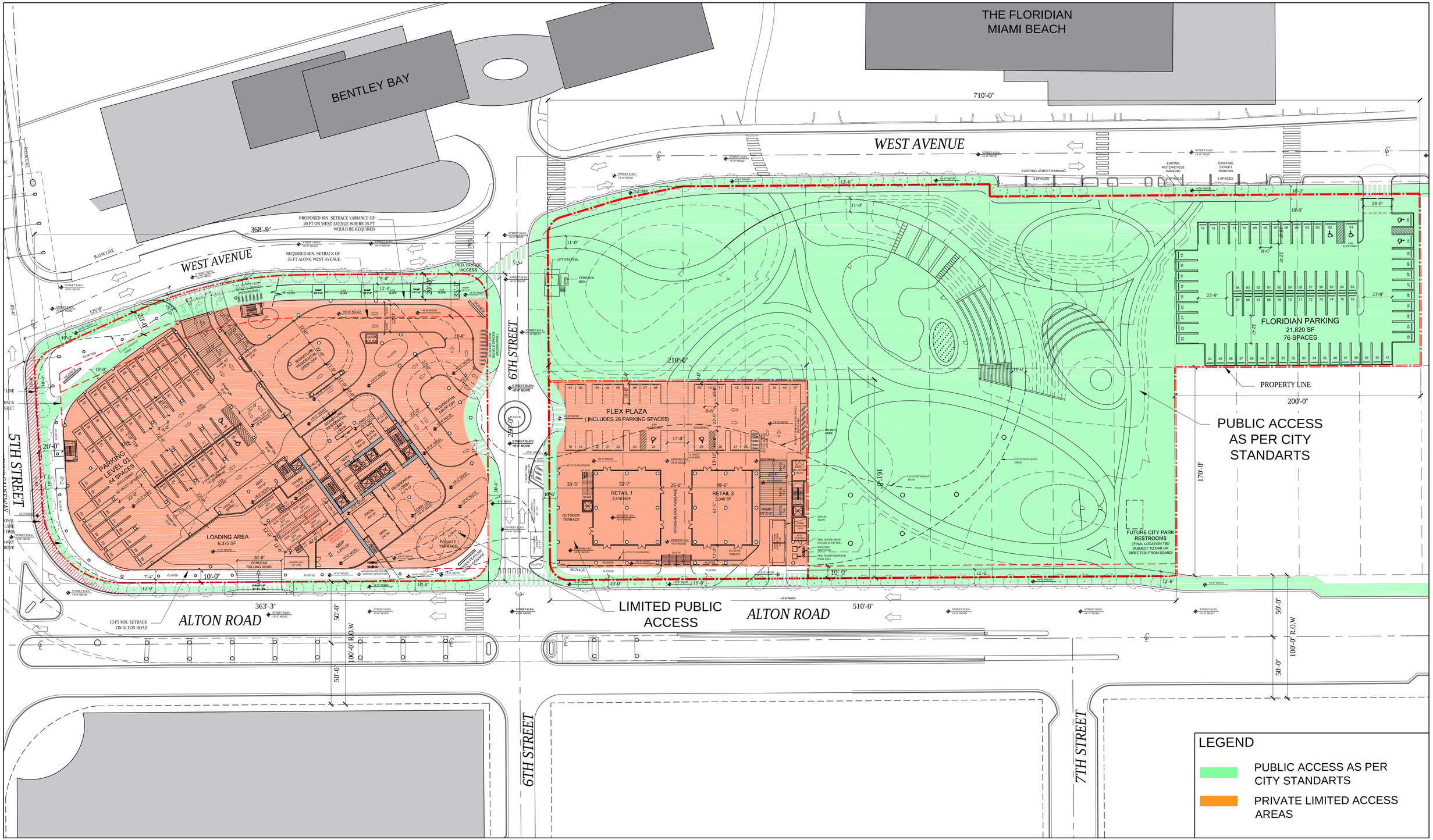
PEDESTRIAN SIDEWALK DIAGRAM

N

0 5 10 20 50 100 ft

DATE:
03/11/2019

A1-17A



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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

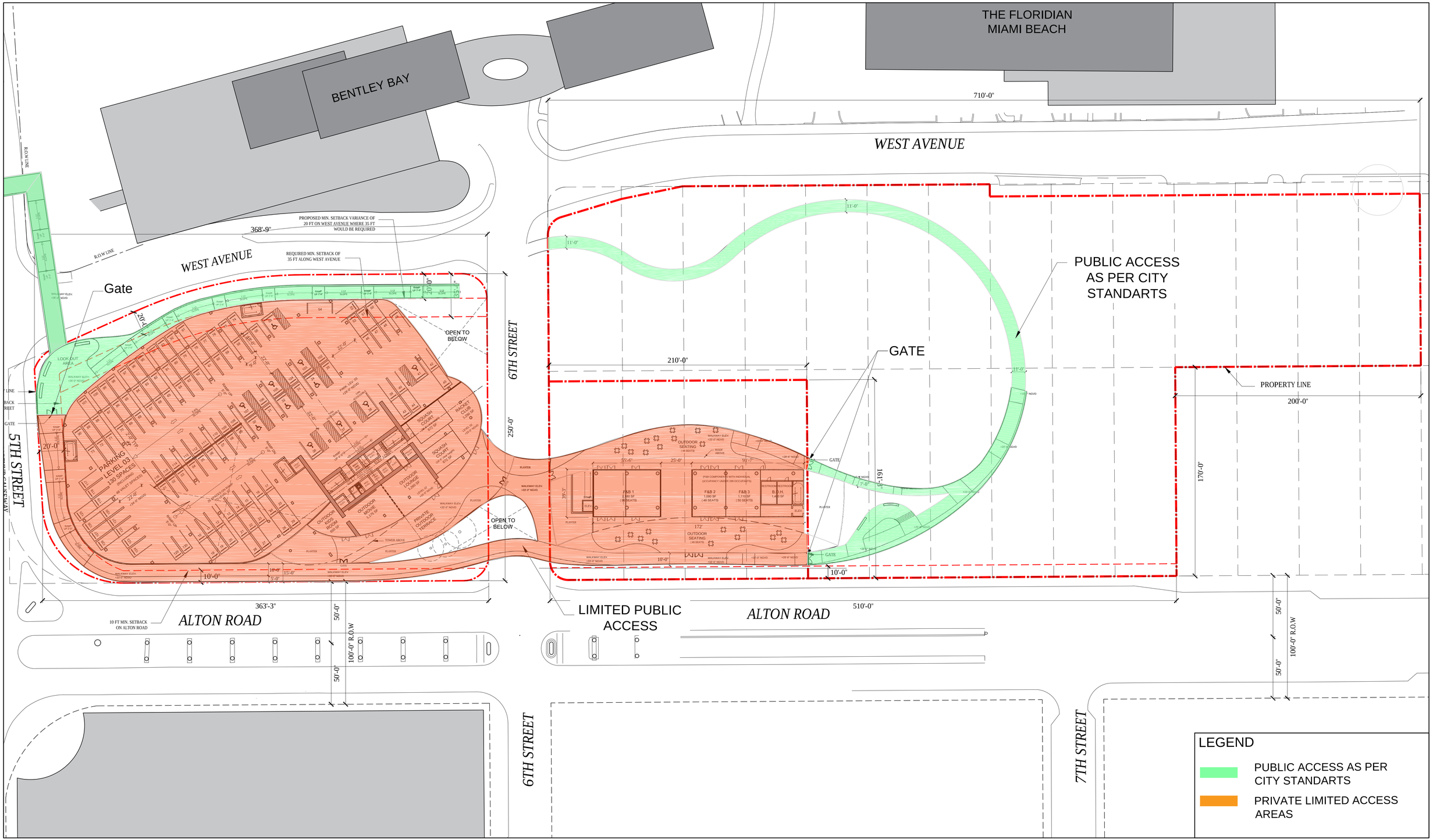
PEDESTRIAN ACCESS AREA DIAGRAM - GROUND LEVEL

N

0 5 10 20 50 100 ft

DATE: 03/11/2019

A1-17B



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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

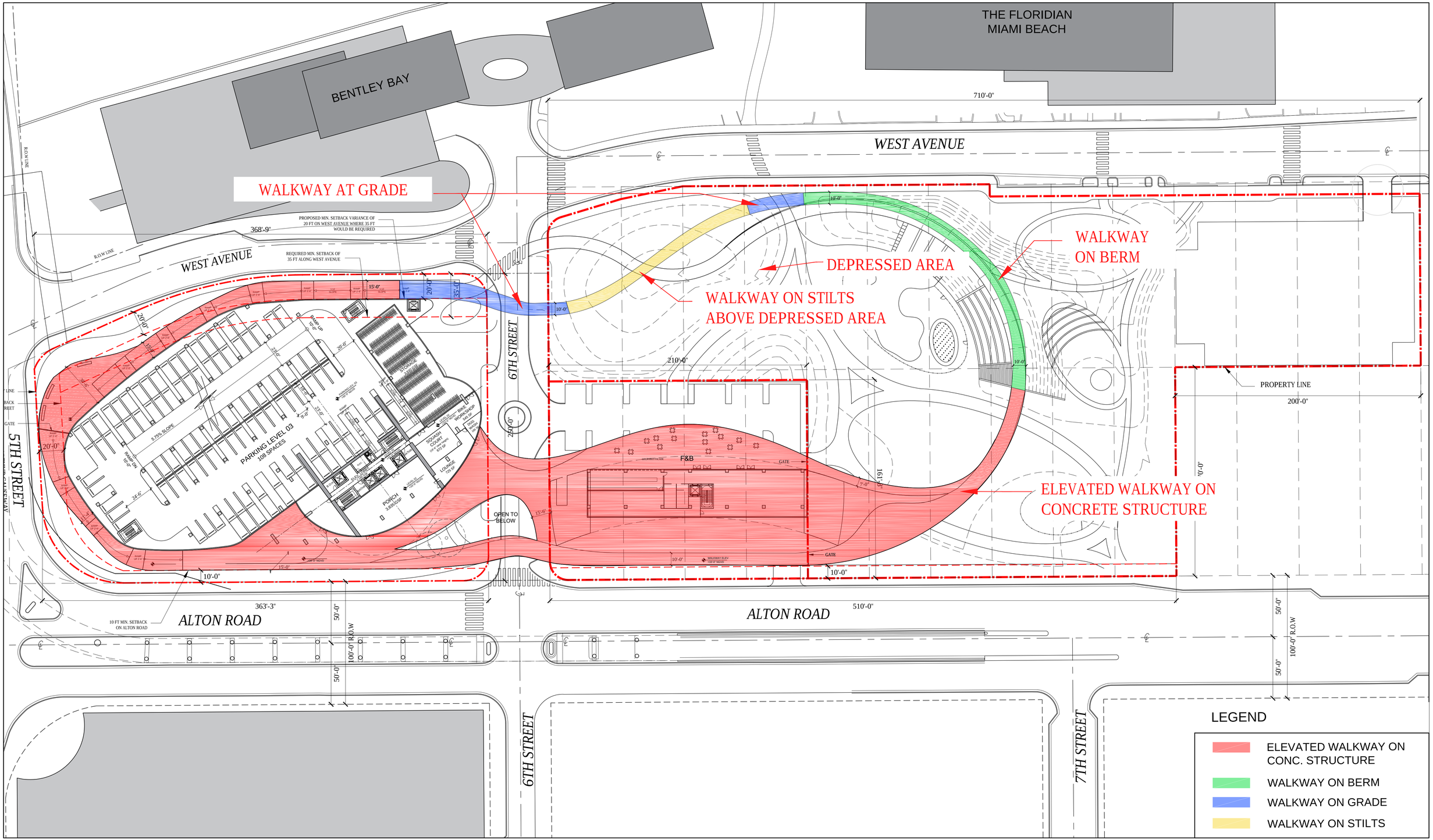
PEDESTRIAN ACCESS AREA DIAGRAM - ELEVATED WALKWAY LEVEL

N

0 5 10 20 50 100 ft

DATE:
03/11/2019

A1-17C



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FINAL PB SUBMITTAL
500-600-700 ALTON ROAD
MIAMI BEACH, FL 33139

PEDESTRIAN WALKWAY DIAGRAM

N

0 5 10 20 50 100 ft

DATE:
03/11/2019

A1-17D