

# CITY OF MIAMI BEACH BAYWALK PEDESTRIAN CONNECTOR BRIDGE

## ARCHITECTURE

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DRB REVISED SHEETS

**ARQUITECTONICA LAKES**  
**ENGINEERING, INC.**

2900 Oak Avenue, Miami, FL 33133  
T 305.372.1812 F 305.372.1175

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BAYWALK  
PEDESTRIAN CONNECTOR  
BRIDGE

MIAMI BEACH, FL 33139

COVER SHEET AND DRAWING  
INDEX

DATE:  
07/08/2019

**A5-00**

LAND DESCRIPTION: (BLOCK 500)

LOTS 2 THROUGH 16, INCLUSIVE, A PORTION OF LOTS 1, 17, 18 AND 19 AND THAT CERTAIN 15 FOOT VACATED ALLEY LYING WITHIN SAID LOTS, OF "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 11;

THENCE NORTH 89°37'30" EAST ALONG THE NORTH LINES OF SAID LOTS 10 AND 11, A DISTANCE OF 210.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°59'39" AND AN ARC DISTANCE OF 31.41 FEET;

THENCE SOUTH 00°22'51" EAST ALONG THE EAST LINE OF SAID LOTS 1 THROUGH 10, A DISTANCE OF 277.46 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 65.5 FEET, A CENTRAL ANGLE OF 87°00'49" AND AN ARC DISTANCE OF 99.47 FEET;

THENCE SOUTH 86°38'28" EAST, A DISTANCE OF 112.67 FEET TO A POINT ON A NON-TANGENT CURVE (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 19°33'06" WEST);

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 29.30 FEET, A CENTRAL ANGLE OF 46°06'19" AND AN ARC DISTANCE OF 23.58 FEET;

THENCE NORTH 24°20'35" WEST ALONG THE WESTERLY LINE OF SAID LOTS 17 AND 16, A DISTANCE OF 73.04 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 335.75 FEET, A CENTRAL ANGLE OF 23°57'44" AND AN ARC DISTANCE OF 140.42 FEET (THE LAST DESCRIBED BARING AND DISTANCE IF BEING ALONG THE WEST LINE OF SAID LOTS 16, 15 AND 14);

THENCE NORTH 00°22'51" WEST ALONG THE WEST LINE OF SAID LOTS 13, 12 AND 11, A DISTANCE OF 130.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'21" AND AN ARC DISTANCE OF 31.42 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: (BLOCK 600)

A PORTION OF LOTS 1 AND 2, AND LOTS 3 THROUGH 14, INCLUSIVE, AND LOTS 23 THROUGH 32, INCLUSIVE, BLOCK 2, "AMENDED PLAT FLEETWOOD SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 89°37'30" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 111.13 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 73°36'39" AND AN ARC DISTANCE OF 19.27 FEET;

THENCE NORTH 16°45'51" WEST, A DISTANCE OF 51.32 FEET;

THENCE NORTH 11°41'42" WEST, A DISTANCE OF 50.99 FEET;

THENCE NORTH 00°22'51" WEST ALONG THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 250.00 FEET;

THENCE NORTH 89°37'30" EAST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 10.00 FEET;

THENCE NORTH 00°22'51" WEST ALONG A LINE 10 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 350.00 FEET;

THENCE NORTH 89°37'00" EAST ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 140.00 FEET;

THENCE SOUTH 00°22'51" EAST ALONG THE EAST LINE OF SAID LOTS 14 THROUGH 11, A DISTANCE OF 200.00 FEET;

THENCE NORTH 89°37'30" EAST ALONG THE NORTH LINE OF SAID LOT 23, A DISTANCE OF 170.00 FEET;

THENCE SOUTH 00°22'51" EAST ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 495.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'21" AND AN ARC DISTANCE OF 23.56 FEET;

THENCE SOUTH 89°37'30" WEST ALONG THE SOUTH LINE OF SAID LOT 32, A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING.



### LOCATION MAP (NTS)

600 BLOCK AREA = 188,249 SQ. FT.  
 500 BLOCK AREA = 85,180 SQ. FT.  
 6TH STREET AREA = 12,720 SQ. FT.  
 TOTAL SITE AREA = 286,149 SQ. FT.

TOGETHER WITH: (6TH STREET)

A PORTION OF 6TH STREET AS SHOWN ON "AMENDED PLAT OF FLEETWOOD SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, OF SAID "AMENDED PLAT OF FLEETWOOD SUBDIVISION";

THENCE NORTH 89°37'30" EAST ALONG THE SOUTH LINE OF LOT 32, BLOCK 2 OF SAID "AMENDED PLAT OF FLEETWOOD SUBDIVISION" AND THE NORTH RIGHT OF WAY LINE OF SAID 6TH STREET, A DISTANCE OF 155.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'21" AND AN ARC DISTANCE OF 23.56 FEET;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 85.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF SAID 6TH STREET AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°59'39" AND AN ARC DISTANCE OF 31.41 FEET;

THENCE SOUTH 89°37'30" WEST ALONG THE NORTH LINE OF LOT 10 AND LOT 11 OF "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND THE SOUTH RIGHT OF WAY LINE OF SAID 6TH STREET, A DISTANCE OF 210.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'21" AND AN ARC DISTANCE OF 31.42 FEET;

THENCE NORTH 00°22'51" WEST, A DISTANCE OF 70.00 FEET;

THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 2, NORTH 89°37'30" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI/DADE COUNTY, FLORIDA; CONTAINING 286,149 SQUARE FEET OR 6.5691 ACRES MORE OR LESS.

TITLE REVIEW (SCHEDULE B-II)

11. ALL MATTERS SHOWN ON THE PLAT OF AMENDED PLAT FLEETWOOD SUBDIVISION, RECORDED IN PLAT BOOK 28, PAGE 34. (AFFECTS/PLOTTED)
12. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 7207, PAGE 610. (PORTIONS OF LOTS 2, 7, 30 AND 31, BLOCK 2) (AFFECTS/PLOTTED)
13. RIGHT-OF-WAY EASEMENT GRANTED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN OFFICIAL RECORDS BOOK 7488, PAGE 556. (NORTH 5 FEET OF LOT 7, BLOCK 2) (AFFECTS/PLOTTED)
15. MEMORANDUM OF SUBLEASE (LOTS 27-30, BLOCK 2) BY AND BETWEEN SOUTH BEACH DOCTOR'S HOSPITAL LLC, A DELAWARE LIMITED LIABILITY COMPANY (SUBLESSOR) AND SOUTH BEACH COMMUNITY HOSPITAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY (SUBLESSEE) AS EVIDENCED BY MEMORANDUM OF SUBLEASE DATED FEBRUARY 18, 2005, RECORDED DECEMBER 20, 2005 IN OFFICIAL RECORDS BOOK 24071, PAGE 2012. (LOTS 27-30, BLOCK 2) (AFFECTS/NOT PLOTTABLE)
16. ORDER OF ADJUSTMENT BOARD (NO. 3029) RECORDED OCTOBER 7, 2004 IN OFFICIAL RECORDS BOOK 22715, PAGE 236. (LOTS 23-26, BLOCK 2) (AFFECTS/NOT PLOTTABLE)
17. ORDER OF ADJUSTMENT BOARD (NO. 3030) RECORDED OCTOBER 7, 2004 IN OFFICIAL RECORDS BOOK 22715, PAGE 239. (LOTS 1-4, LESS STREET, LOTS 5-7 AND LOTS 27-32, BLOCK 2) (AFFECTS/NOT PLOTTABLE)
18. ORDER OF ADJUSTMENT BOARD (NO. 3063) RECORDED JUNE 2, 2005 IN OFFICIAL RECORDS BOOK 23435, PAGE 3969, MODIFIED BY MODIFIED ORDER RECORDED MARCH 20, 2006 IN OFFICIAL RECORDS BOOK 24341, PAGE 1173. (LOTS 23-26, BLOCK 2) (AFFECTS/NOT PLOTTABLE)
19. ORDER OF ADJUSTMENT BOARD (NO. 3291) RECORDED FEBRUARY 8, 2008 IN OFFICIAL RECORDS BOOK 26206, PAGE 877. (LOTS 1-7 AND LOTS 23-32, BLOCK 2) (AFFECTS/NOT PLOTTABLE)
20. CONDITIONAL USE PERMIT OF THE PLANNING BOARD OF THE CITY OF MIAMI BEACH (FILE 1869) RECORDED MAY 29, 2008 IN OFFICIAL RECORDS BOOK 26402, PAGE 1083, MODIFIED BY MODIFIED CONDITIONAL USE PERMIT RECORDED JANUARY 22, 2009 IN OFFICIAL RECORDS BOOK 26726, PAGE 1824. (LOTS 1-7 AND LOTS 23-32, BLOCK 2) (AFFECTS/NOT PLOTTABLE)
21. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTIVE COVENANT RECORDED MAY 29, 2008 IN OFFICIAL RECORDS BOOK 26560, PAGE 3281 (LOT 22, BLOCK 1). (AFFECTS/NOT PLOTTABLE)
23. CITY OF MIAMI BEACH BOARD OF ADJUSTMENT ORDER RECORDED AUGUST 15, 2013 IN OFFICIAL RECORDS BOOK 28774, PAGE 1928. (ALL PARCELS) (AFFECTS/NOT PLOTTABLE)
24. CITY OF MIAMI BEACH DESIGN REVIEW BOARD ORDER RECORDED JUNE 27, 2013 IN OFFICIAL RECORDS BOOK 28700, PAGE 2580. (ALL PARCELS) (AFFECTS/NOT PLOTTABLE)
25. CONDITIONAL USE PERMIT RECORDED MAY 2, 2013 IN OFFICIAL RECORDS BOOK 28610, PAGE 2332. (ALL PARCELS) (AFFECTS/NOT PLOTTABLE)

ALL OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

CERTIFIED TO:

THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA AND WALTER J. HARVEY SCHOOL BOARD ATTORNEY AND HIS SUCCESSORS IN OFFICE

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN FEBRUARY, 2019. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: -----

RICHARD E. COUSINS  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 02/08/19

COUSINS SURVEYORS & ASSOCIATES, INC.  
 3921 SW 47TH AVENUE, SUITE 1011  
 DAVIE, FLORIDA 33314  
 CERTIFICATE OF AUTHORIZATION : LB # 6448  
 PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :  
 CRESCENT HEIGHTS

ALTON ROAD  
 MIAMI BEACH, FLORIDA

ASSEMBLAGE SURVEY

REVISIONS	DATE	FB/PG	DWN	CKD
ASSEMBLAGE SURVEY	09/25/18	----	AM	REC
REVISED GRAPHIC SCALE	11/26/18	----	AM	REC
REVISED PER COMMENTS	12/04/18	----	AM	REC
ADDED 6TH STREET, DIMENSIONED SIDEWALKS, ADDED AREAS	09/18/19	----	AM	REC
ADDITIONAL SURVEYING SOUTH OF 500 BLOCK	02/08/19	----	AM	REC

PROJECT NUMBER : 6844-12  
 SCALE : N/A

SHEET  
 1  
 OF  
 4  
 SHEETS

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2900 Oak Avenue, Miami, FL 33133  
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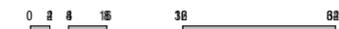
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BAYWALK  
 PEDESTRIAN CONNECTOR  
 BRIDGE

MIAMI BEACH, FL 33139

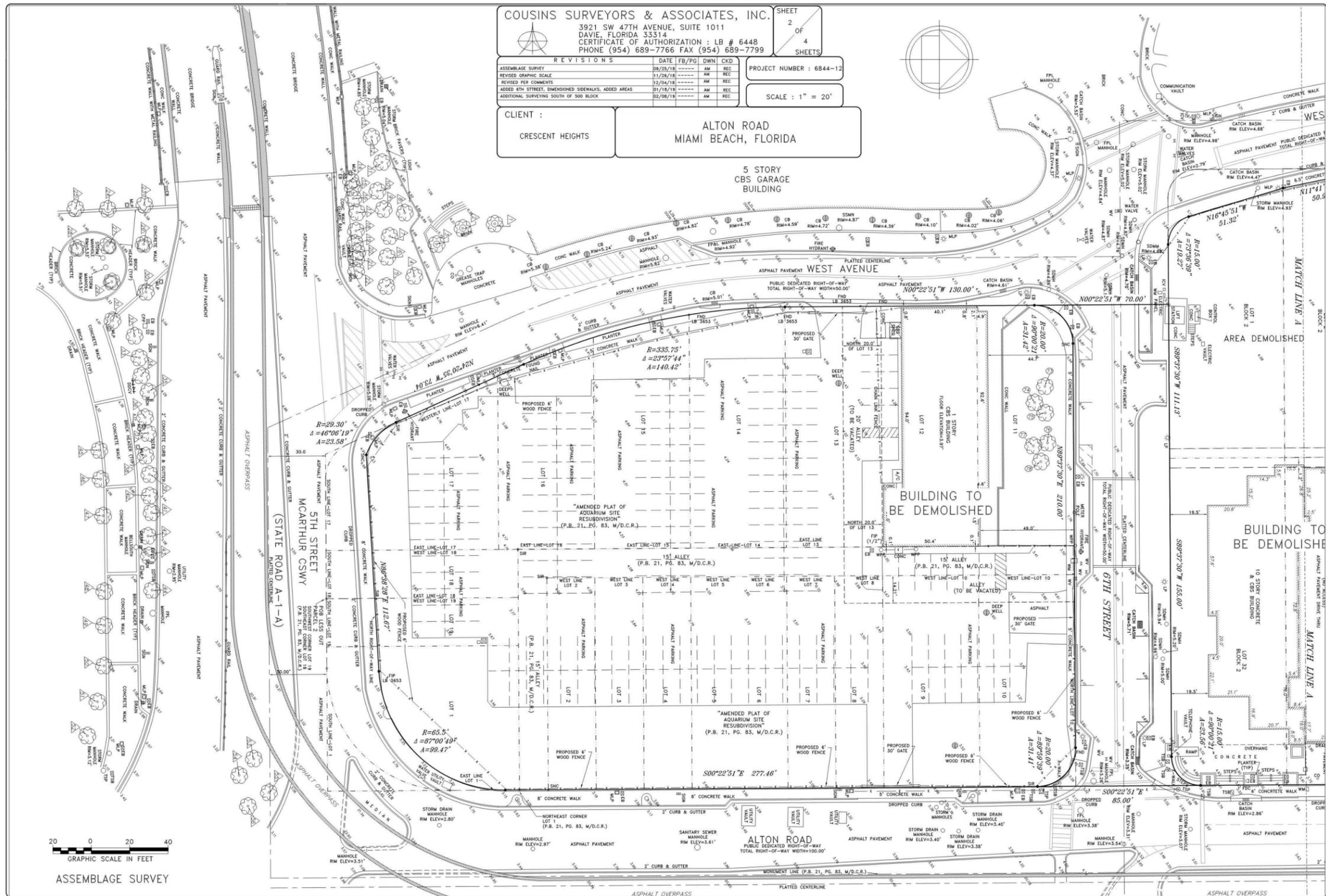
SURVEY

Scale:



DATE:  
 07/08/2019

**A5-01A**



COUSINS SURVEYORS & ASSOCIATES, INC.  
 3921 SW 47TH AVENUE, SUITE 1011  
 DAVIE, FLORIDA 33314  
 CERTIFICATE OF AUTHORIZATION : LB # 6448  
 PHONE (954) 689-7766 FAX (954) 689-7799

ASSEMBLAGE SURVEY  
 REVISED GRAPHIC SCALE  
 REVISED FOR COMMENTS  
 ADDED 4TH STREET, DIMENSIONED SIDEWALKS, ADDED AREAS  
 ADDITIONAL SURVEYING SOUTH OF 500 BLOCK

DATE 09/25/18  
 DATE 11/28/18  
 DATE 12/24/18  
 DATE 01/18/19  
 DATE 02/08/19

FB/PG  
 DWN  
 CKD

AM REC  
 AM REC  
 AM REC  
 AM REC  
 AM REC

SHEET 2 OF 4 SHEETS

PROJECT NUMBER : 6844-12

SCALE : 1" = 20'

CLIENT : CRESCENT HEIGHTS

ALTON ROAD  
 MIAMI BEACH, FLORIDA

5 STORY  
 CBS GARAGE  
 BUILDING

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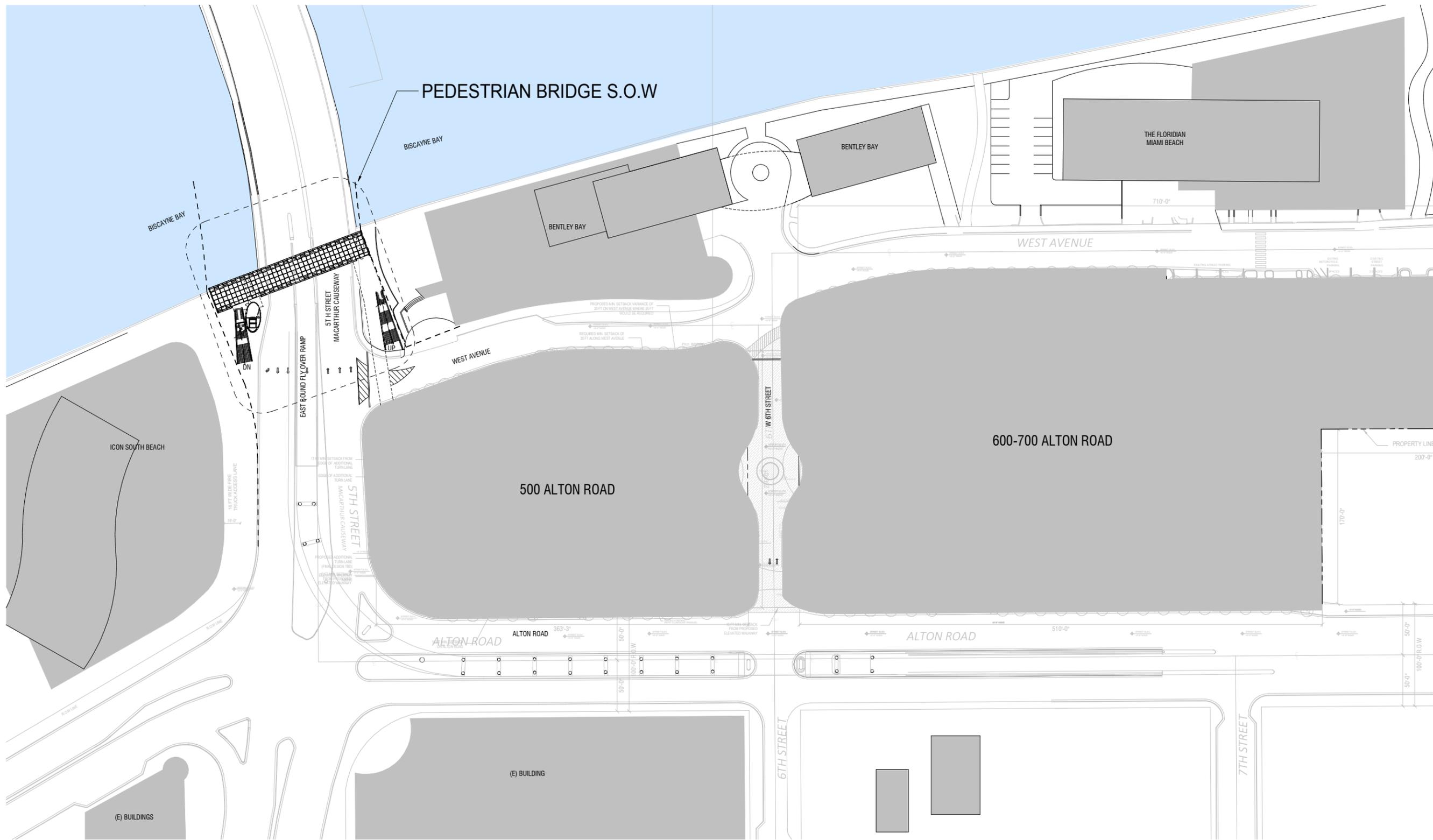
SURVEY

Scale:



DATE:  
 07/08/2019

**A5-01B**



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BAYWALK  
 PEDESTRIAN CONNECTOR  
 BRIDGE

MIAMI BEACH, FL 33139

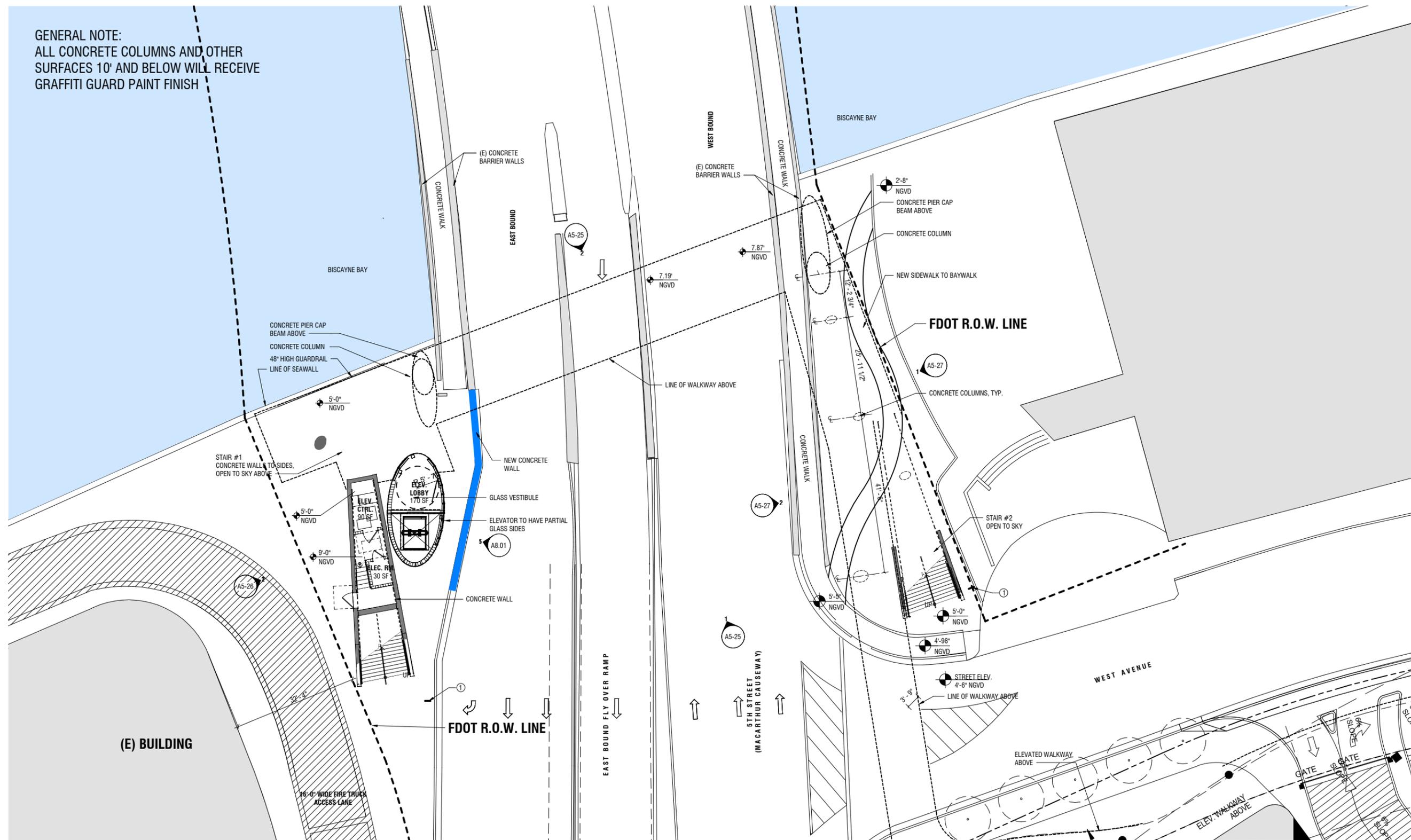
SITE PLAN



DATE:  
 07/08/2019

**A5-03**

GENERAL NOTE:  
ALL CONCRETE COLUMNS AND OTHER SURFACES 10' AND BELOW WILL RECEIVE GRAFFITI GUARD PAINT FINISH



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PEDESTRIAN CONNECTOR  
BRIDGE

MIAMI BEACH, FL 33139

BRIDGE - LEVEL 1 PLAN

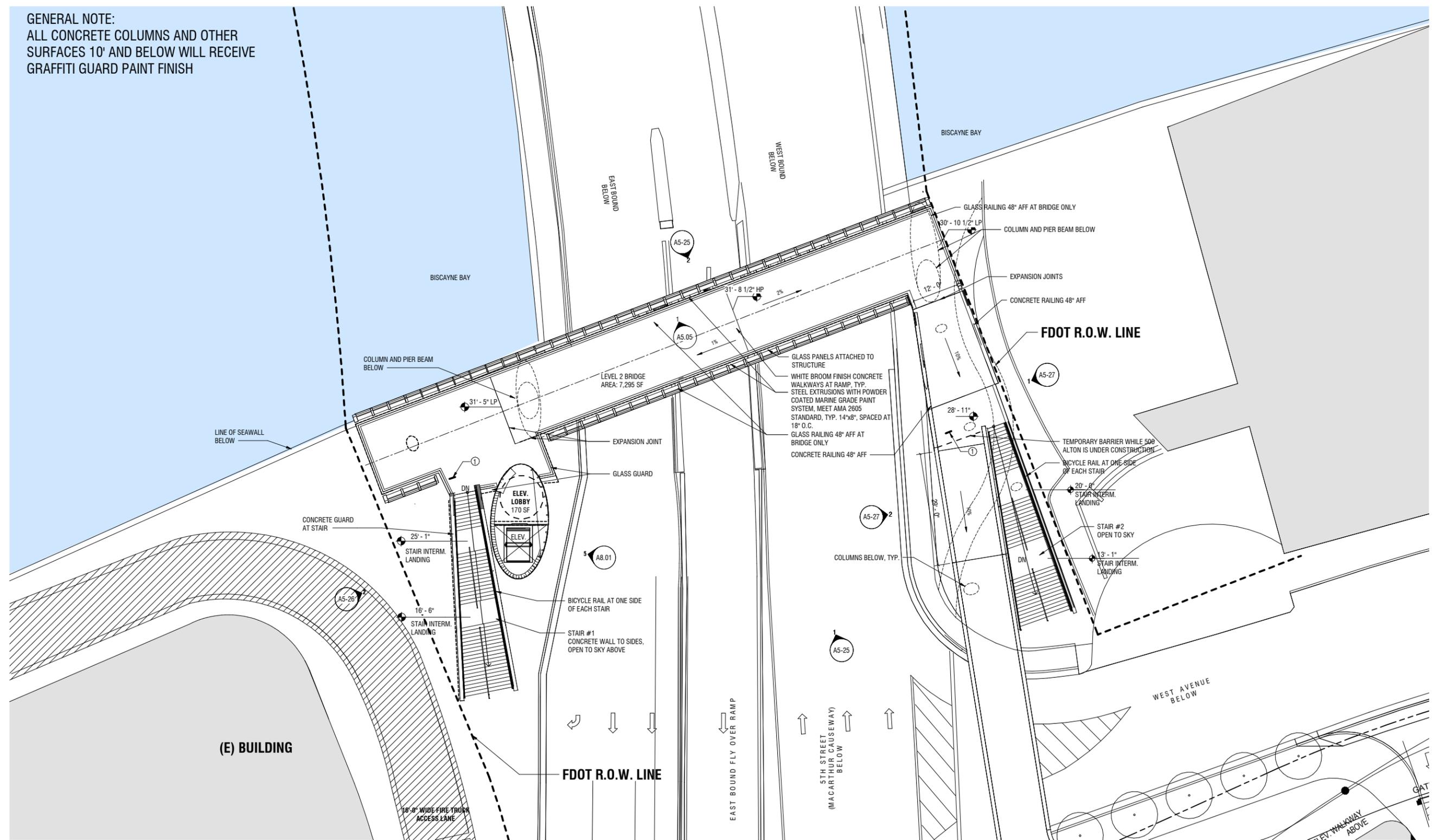


DATE:  
07/08/2019

**A5-15**

Scale: 3/32" = 1'-0"

GENERAL NOTE:  
ALL CONCRETE COLUMNS AND OTHER  
SURFACES 10' AND BELOW WILL RECEIVE  
GRAFFITI GUARD PAINT FINISH



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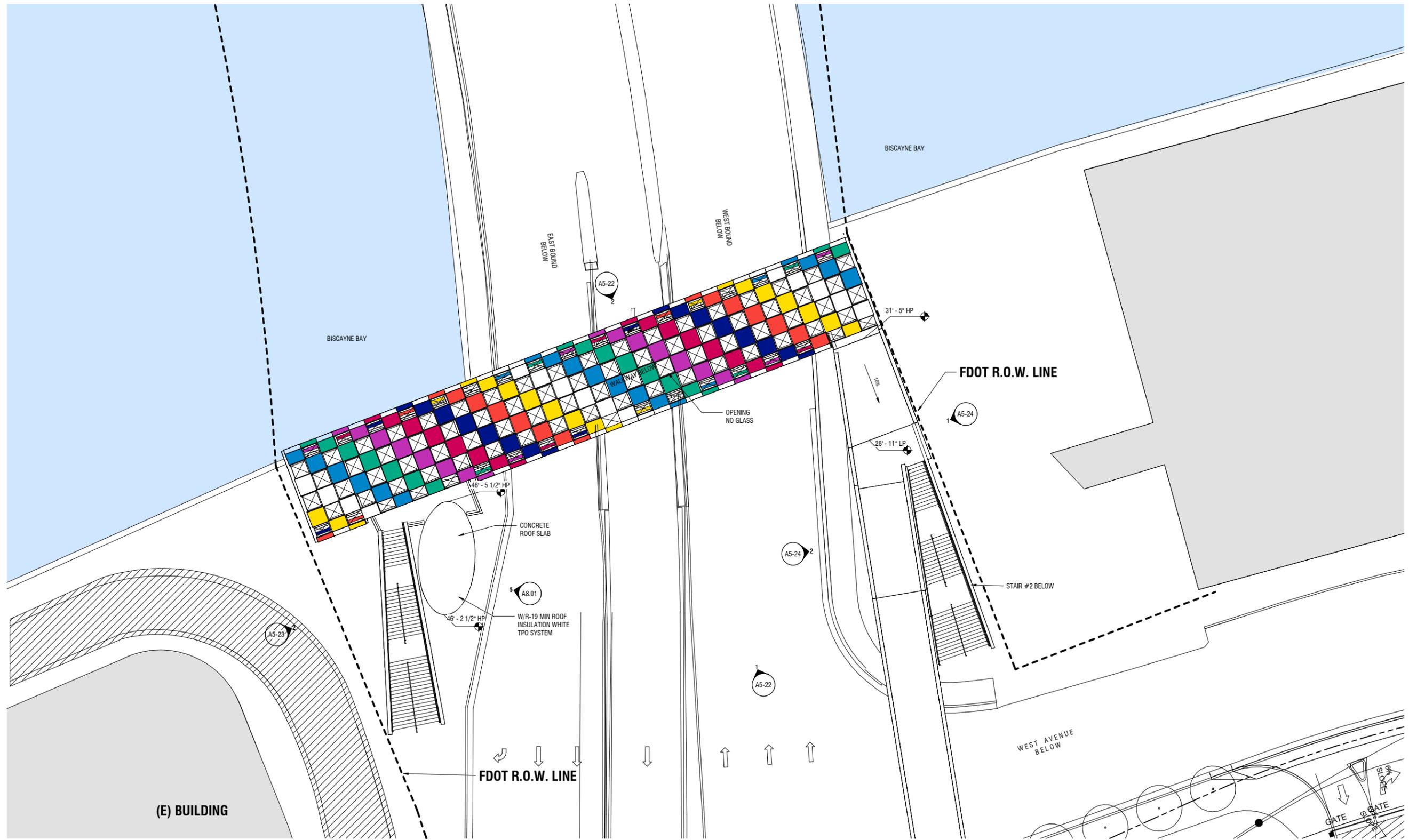
BRIDGE - LEVEL 2 PLAN



DATE:  
07/08/2019

**A5-17**

Scale: 3/32" = 1'-0"



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BRIDGE - ROOF LEVEL RENDERED  
 PLAN



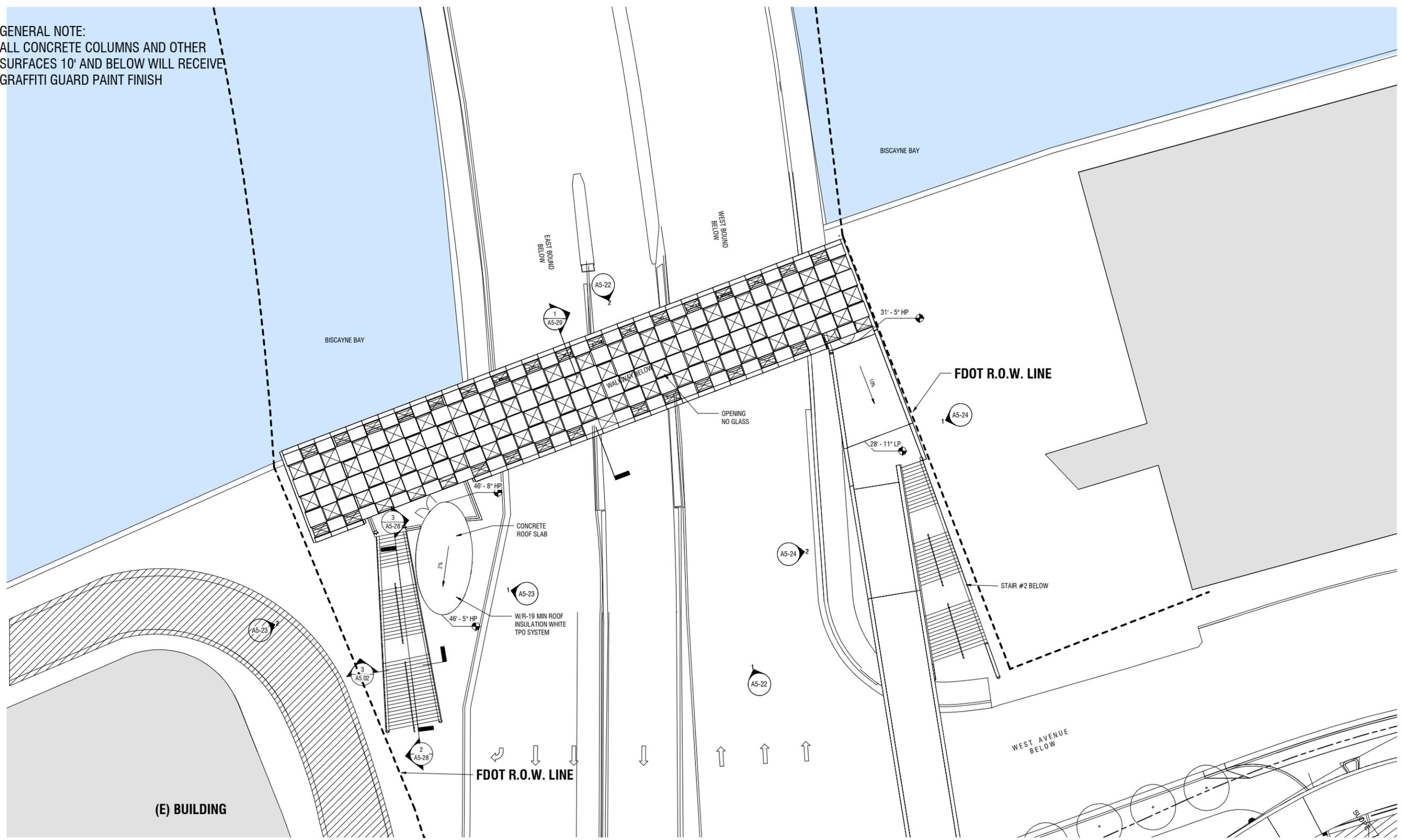
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 07/08/2019

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Scale: 3/32" = 1'-0"

GENERAL NOTE:  
ALL CONCRETE COLUMNS AND OTHER SURFACES 10' AND BELOW WILL RECEIVE GRAFFITI GUARD PAINT FINISH



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ENGINEERING, INC.  
2900 Oak Avenue, Miami, FL 33133  
T 305.372.1812 F 305.372.1175

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BRIDGE - ROOF LEVEL PLAN

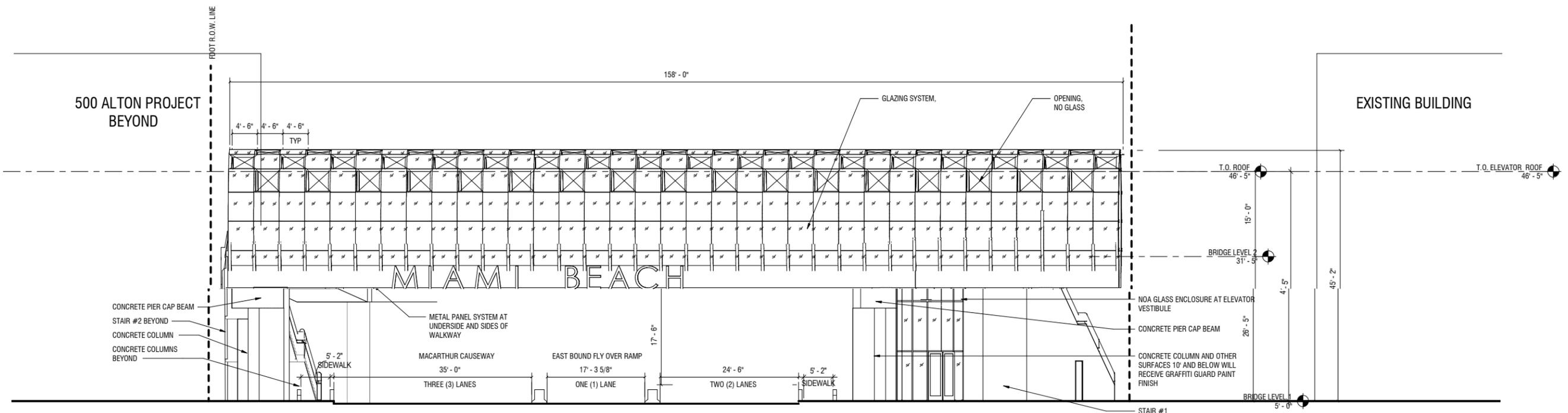


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07/08/2019

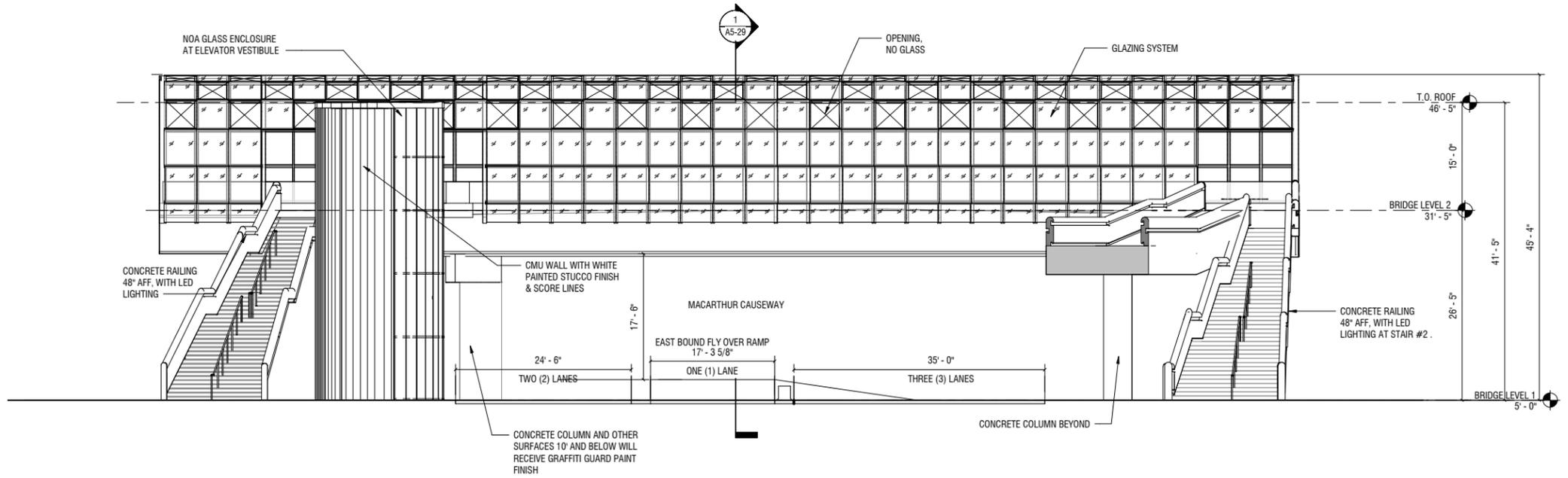
**A5-20**

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Scale: 3/32" = 1'-0"



**WEST ELEVATION** ②  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION** ①  
SCALE: 1/8" = 1'-0"

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ENGINEERING, INC.  
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**BAYWALK  
PEDESTRIAN CONNECTOR  
BRIDGE**  
**MIAMI BEACH, FL 33139**

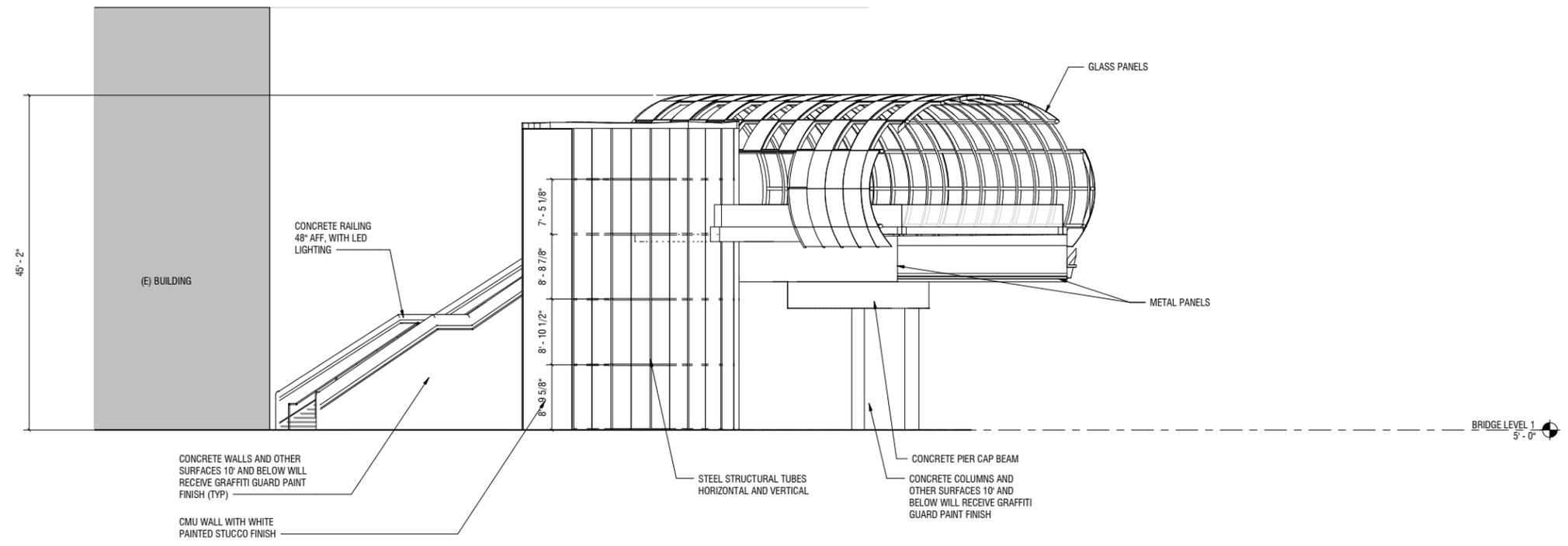
**BRIDGE - WEST AND EAST  
ELEVATIONS**

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

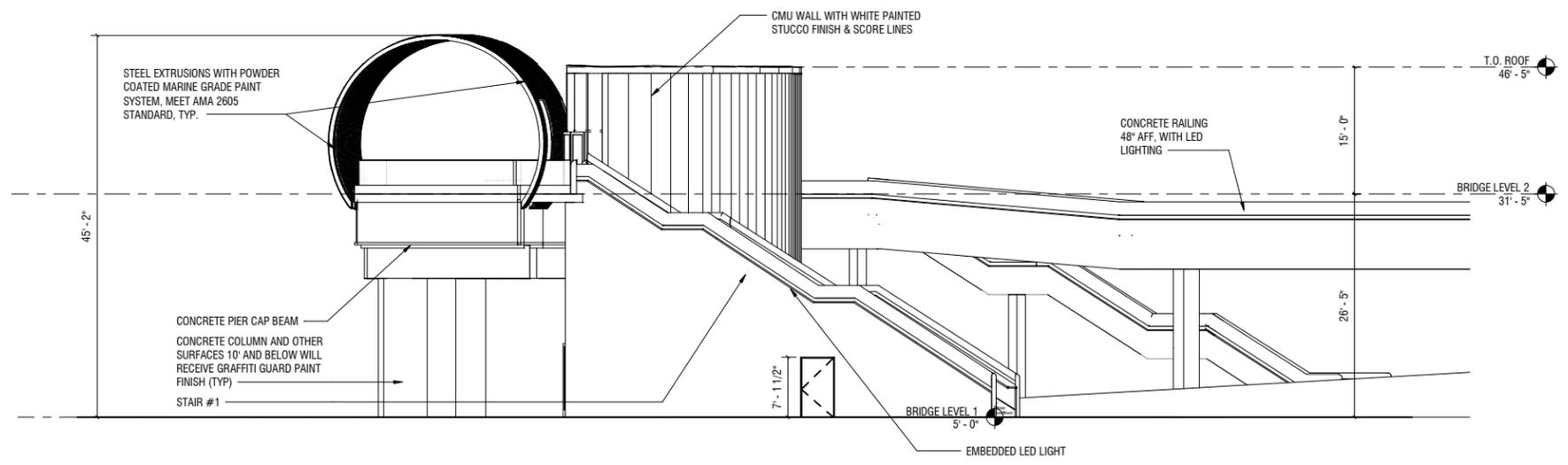


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07/08/2019

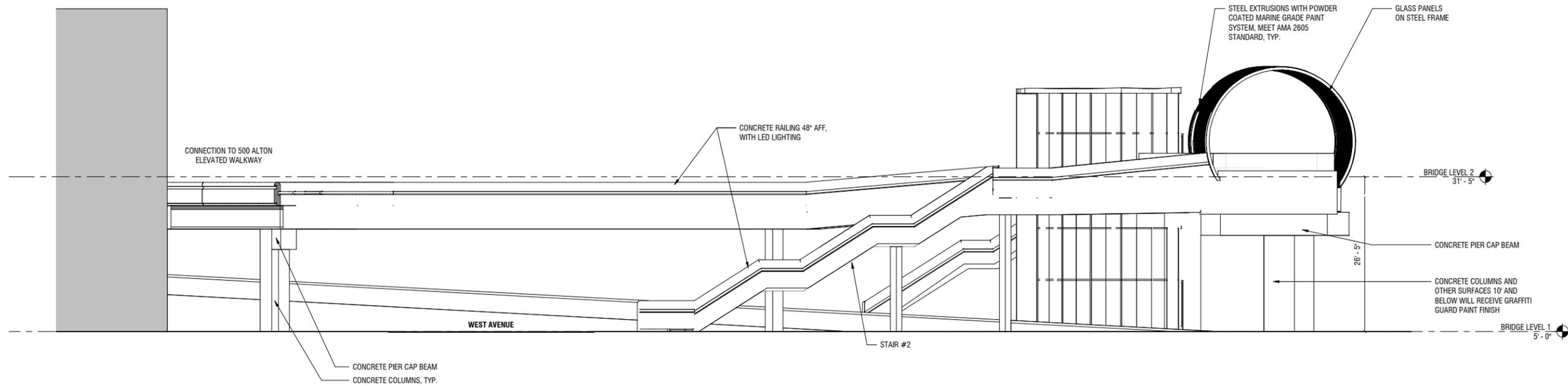
**A5-22**



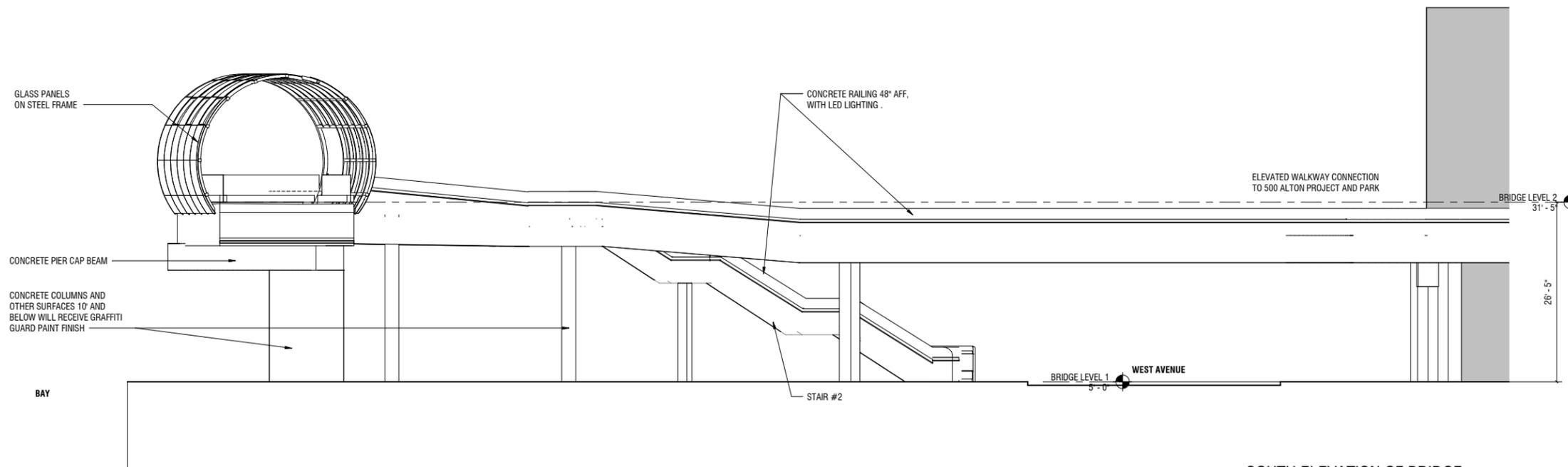
NORTH ELEVATION OF STAIR AND ELEVATOR DRB ①  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION OF STAIR AND ELEVATOR DRB ②  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION OF BRIDGE 1**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION OF BRIDGE 2**  
SCALE: 1/8" = 1'-0"

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BAYWALK  
PEDESTRIAN CONNECTOR  
BRIDGE

MIAMI BEACH, FL 33139

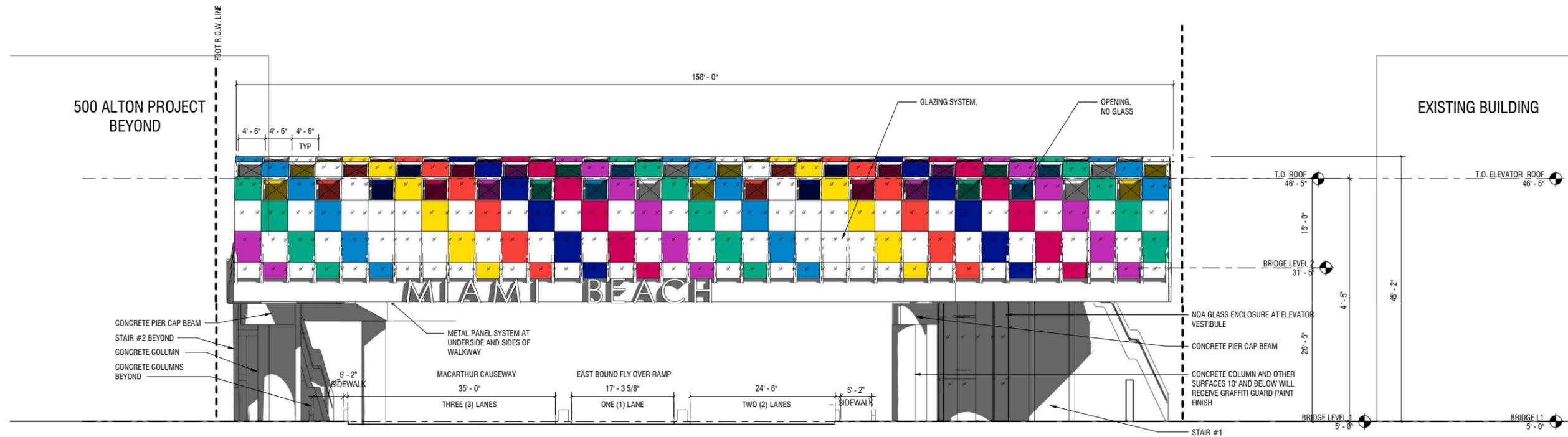
BRIDGE - ELEVATIONS

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

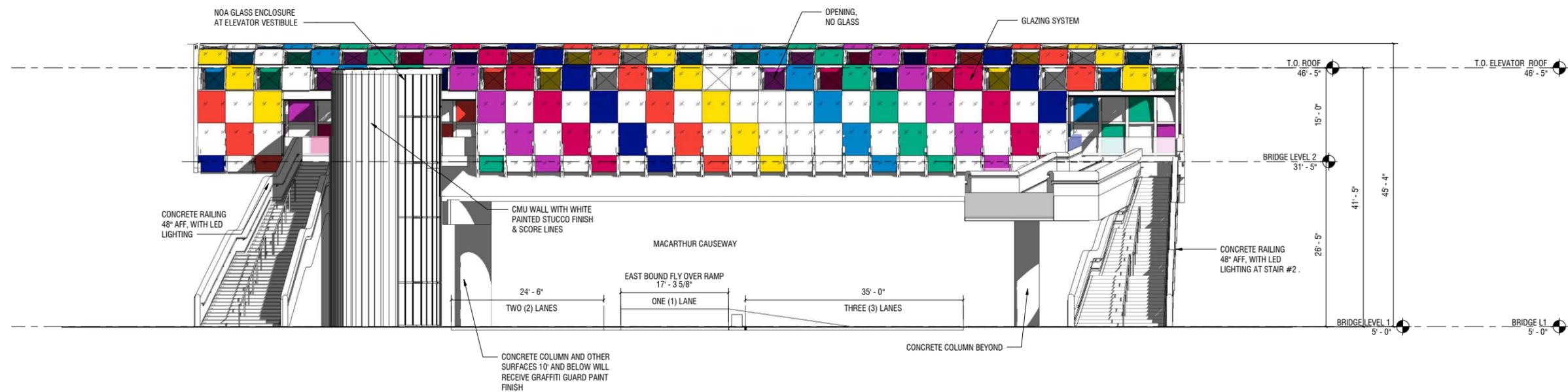


DATE:  
07/08/2019

**A5-24**



WEST ELEVATION ②  
SCALE: 1/8" = 1'-0"



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

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BAYWALK  
PEDESTRIAN CONNECTOR  
BRIDGE

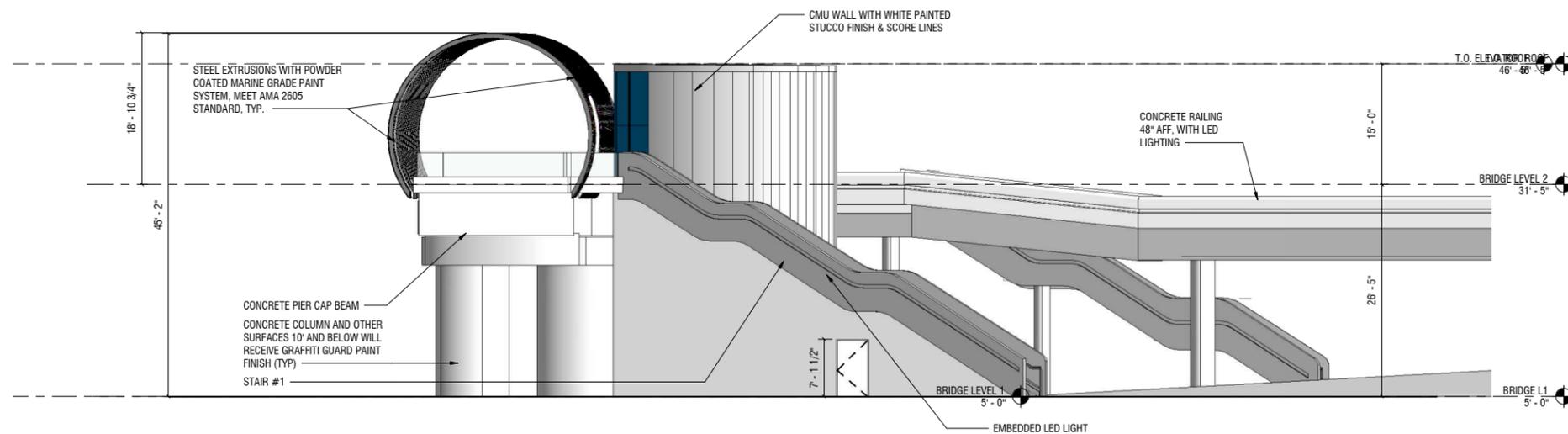
MIAMI BEACH, FL 33139

BRIDGE - RENDERED ELEVATIONS

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

DATE:  
07/08/2019

**A5-25**



SOUTH ELEVATION OF STAIR AND ELEVATOR RENDERED ①  
SCALE: 1/8" = 1'-0"

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BAYWALK  
PEDESTRIAN CONNECTOR  
BRIDGE

MIAMI BEACH, FL 33139

BRIDGE - RENDERED ELEVATIONS

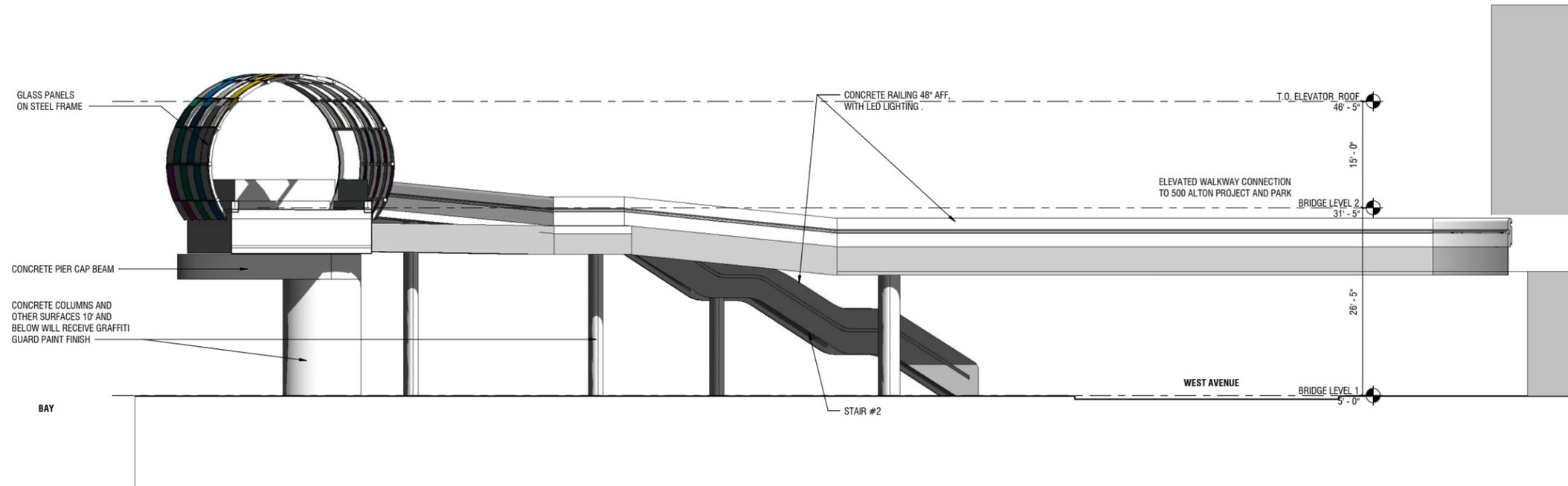


Scale: 1/8" = 1'-0"

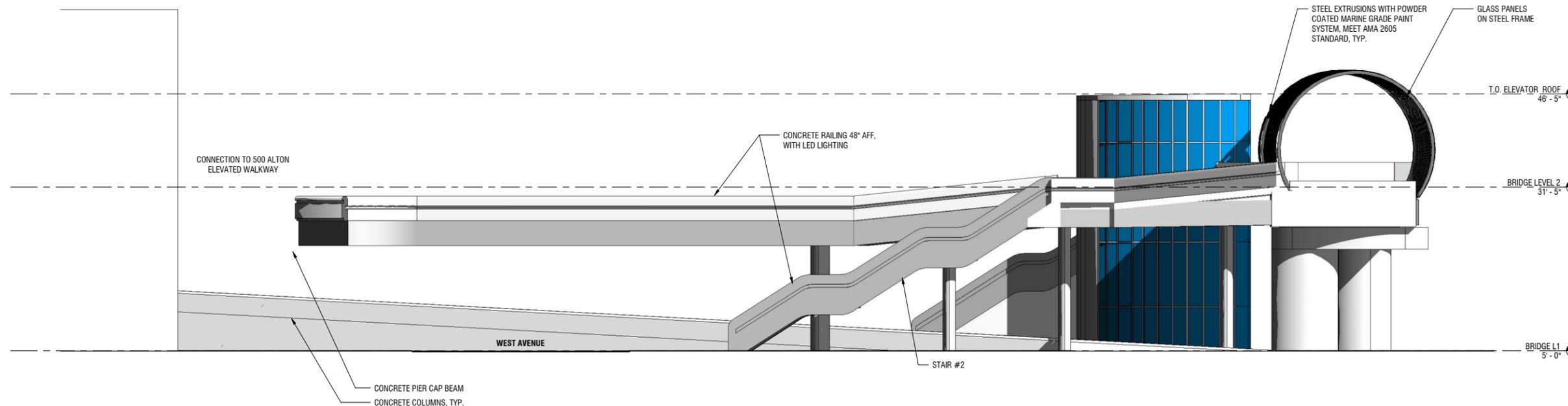


DATE:  
07/08/2019

**A5-26**



**SOUTH ELEVATION OF BRIDGE** ②  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION OF BRIDGE** ①  
SCALE: 1/8" = 1'-0"

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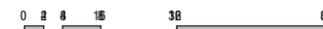
BAYWALK  
PEDESTRIAN CONNECTOR  
BRIDGE

MIAMI BEACH, FL 33139

BRIDGE - RENDERED ELEVATIONS

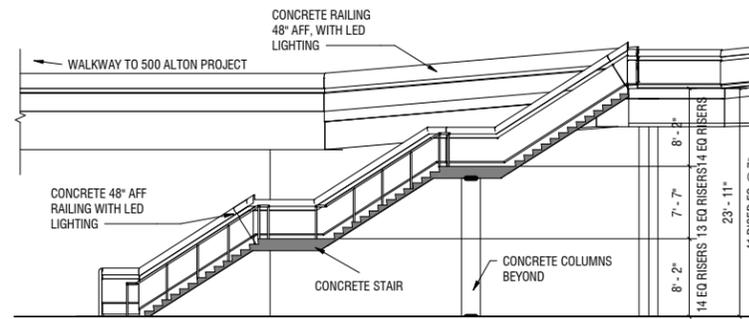


Scale: 1/8" = 1'-0"

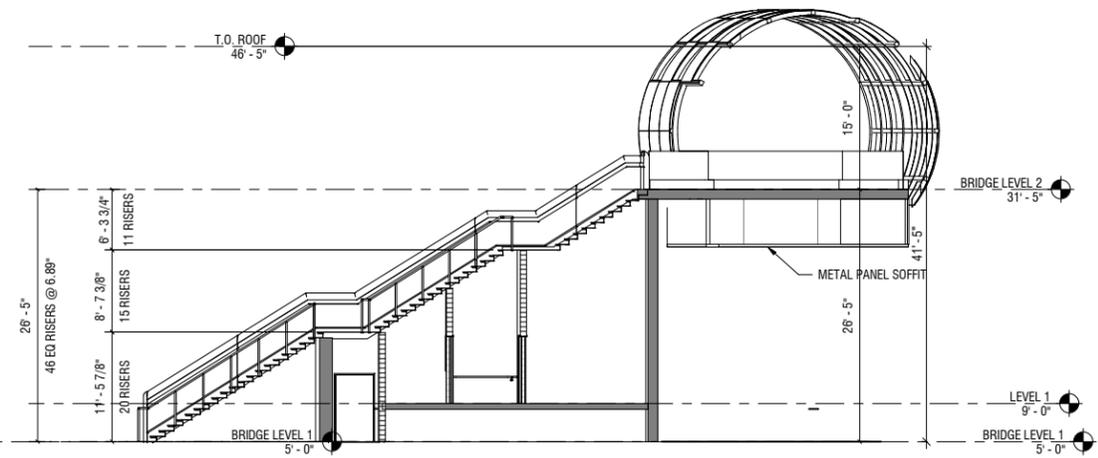


DATE:  
07/08/2019

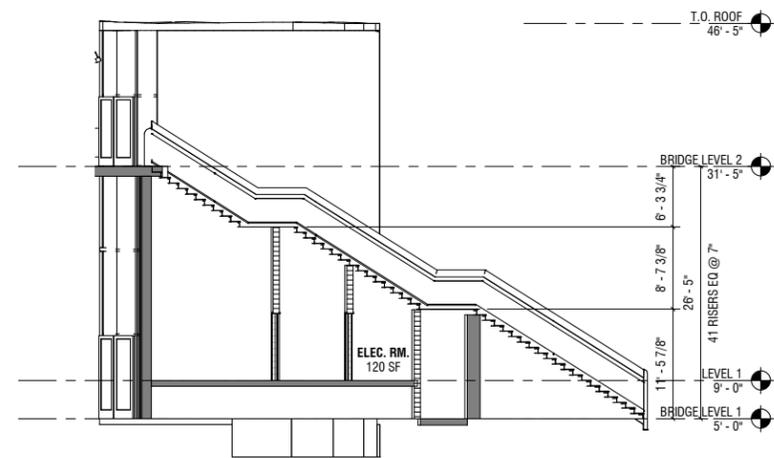
**A5-27**



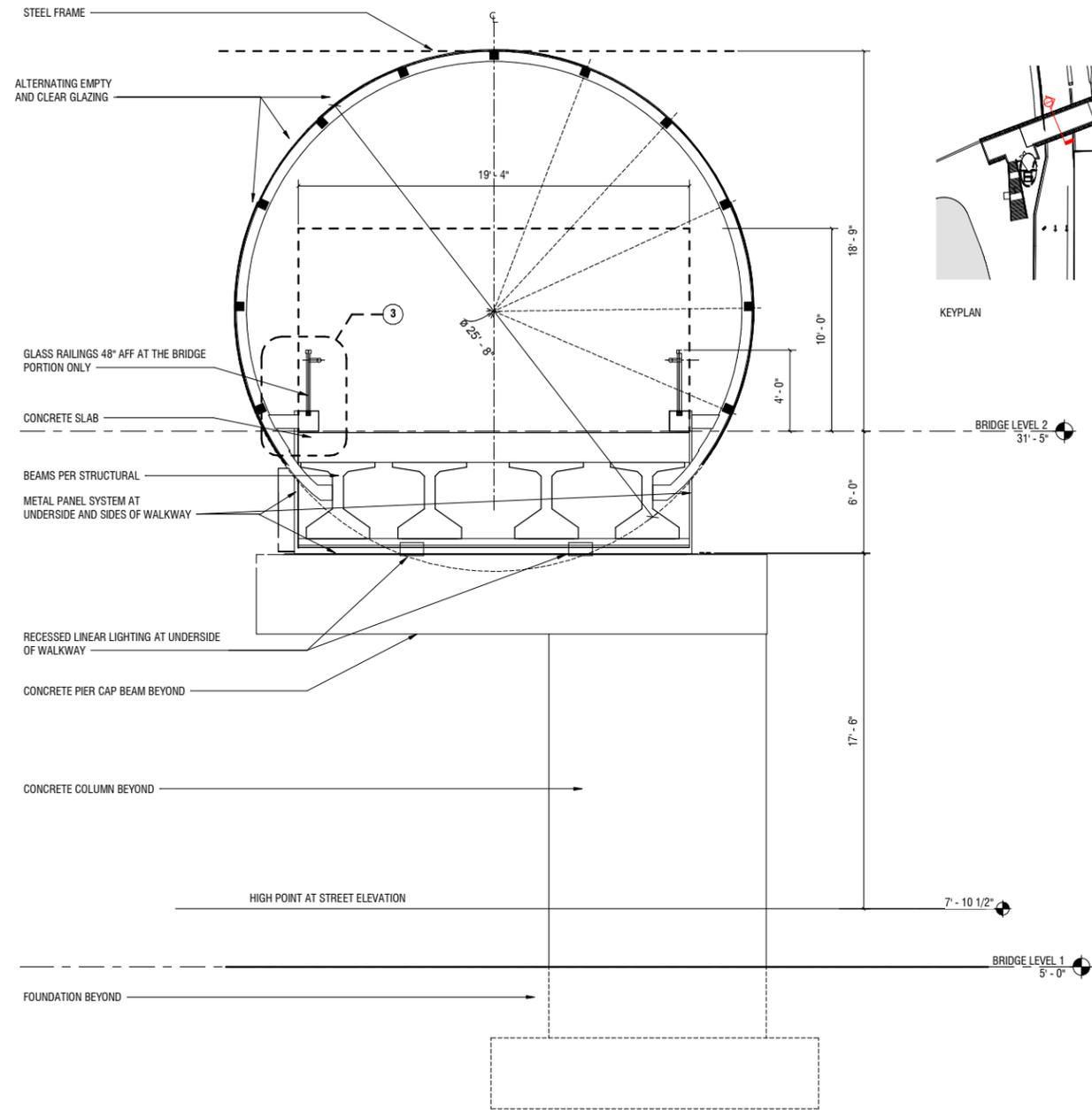
STAIR #2 SECTION 1  
SCALE: 1/8" = 1'-0"



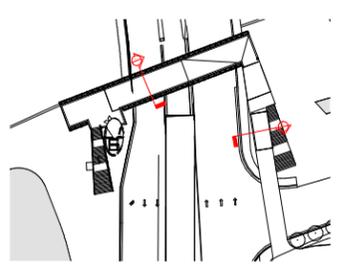
STAIR #1 SECTION 2  
SCALE: 1/8" = 1'-0"



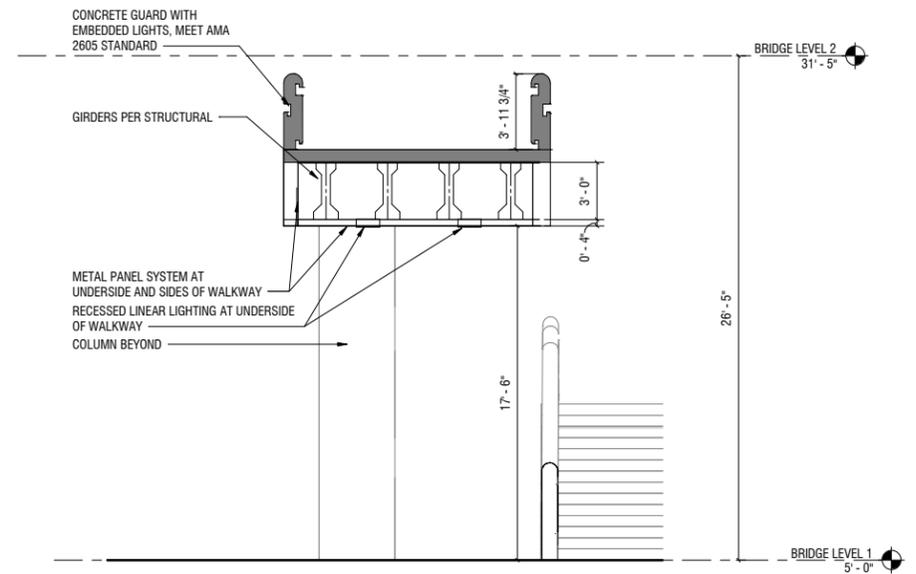
STAIR #1 SECTION #2 3  
SCALE: 1/8" = 1'-0"



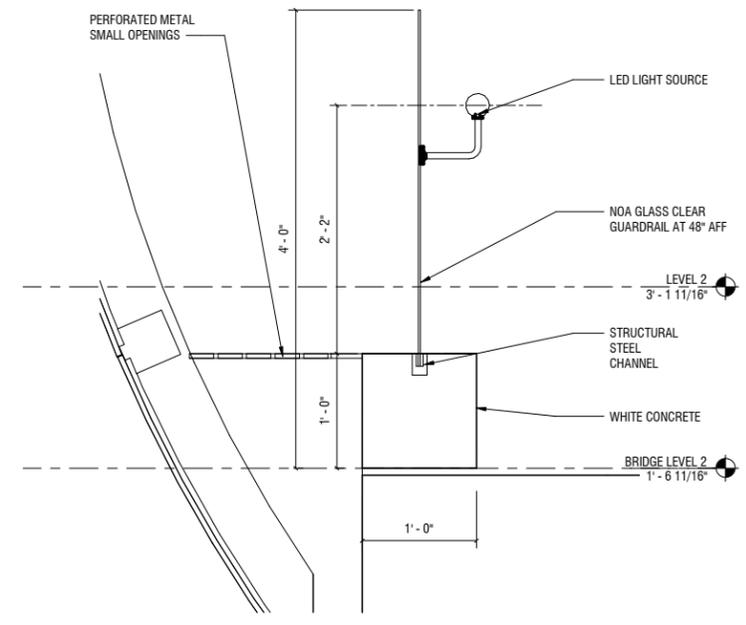
CROSS SECTION AT BRIDGE 1  
SCALE: 1:40



KEYPLAN



SECTION AT WEST AVE DRB 2  
SCALE: 1/4" = 1'-0"



GUARDRAIL DETAIL AT BRIDGE DRB 3  
SCALE: 1 1/2" = 1'-0"

