



SCOPE OF WORK:

New 3 story Fire Station 01 facility for the city of Miami Beach. Project includes covered parking under the apparatus bay for fire station staff, concrete ramps for apparatus bay vehicular access, new ROW sidewalks, accessible sidewalks, elevated entry foyer to comply with future ROW harmonization, 14 parking stalls for existing P11 parking area, vehicular access for Meridian Ct, 6’ high metal picket fence with automatic gates, building signage, new concrete canopy with brise-soleils, exterior lighting. The proposed fire station facility design includes design details that echo the architectural language of the existing building and the architecture of the Flamingo Park Historic District. Additionally, the proposed design preserves all the existing exterior building planters outside of the proposed new building and ramp footprint, a portion of 1 existing double tee concrete canopy and the 2 concrete columns that support the front of the canopies. The canopy and column components are repurposed into a small pavilion that is center into the existing entry plaza and planters along the west side of the existing building.

The overall project concept responds to the fire station programmatic requirements while it respects its contiguousness within the historic residential and commercial neighboring edges, and provides flexibility for sea rise harmonization of the public rights of way as per the city’s future planning for this emerging effect of our natural coastal city environments.



MIAMI BEACH

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Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SHEET INDEX

△	COVER	73.	TREE DISPOSITION NOTES
△	1. SCOPE OF WORK / SHEET INDEX	△	74. TREE DISPOSITION SCHEDULE
	2. SURVEY	△	75. DISPOSITION PLAN
	3. SURVEY		76. LANDSCAPE NOTES
	4. ZONING DATA	△	77. MITIGATION SCHEDULES
	5. ARIAL SITE VIEW	△	78. PLANTING SCHEDULES
	6. CONTEXT LOCATION PLAN	△	79. TREE MITIGATION PLAN
	7. EXISTING SITE PLAN	△	80. CANOPY PLANTING PLAN
	8. EXISTING FAR PLANS	△	81. UNDERSTORY PLANTING PLAN
	9. EXISTING CONDITIONS PHOTOGRAPHS		82. SUSPENDED SOILS PLAN
	10. EXISTING CONDITIONS PHOTOGRAPHS		83. TYPICAL PLANTING DETAILS
	11. EXISTING CONDITIONS PHOTOGRAPHS		84. TYPICAL PLANTING DETAILS
	12. EXISTING CONDITIONS PHOTOGRAPHS		85. EXT. ELEVATIONS (FUTURE HARMONIZATION)
	13. EXISTING CONDITIONS PHOTOGRAPHS		86. EXT. ELEVATIONS (FUTURE HARMONIZATION)
	14. EXISTING CONDITIONS PHOTOGRAPHS		87. RENDERINGS (FUTURE HARMONIZATION)
	15. EXISTING CONDITIONS PHOTOGRAPHS		88. RENDERINGS (FUTURE HARMONIZATION)
	16. EXISTING CONDITIONS PHOTOGRAPHS		89. RENDERINGS (FUTURE HARMONIZATION)
	17. EXISTING CONDITIONS PHOTOGRAPHS		90. RENDERINGS (FUTURE HARMONIZATION)
	18. CONTEXT PHOTOGRAPHS		
	19. CONTEXT PHOTOGRAPHS		
	20. CONTEXT PHOTOGRAPHS		
	21. CONTEXT PHOTOGRAPHS		
	22. CONTEXT PHOTOGRAPHS		
	23. EXISTING FLOOR PLAN - LEVEL 1		
	24. EXISTING FLOOR PLAN - LEVEL 2		
	25. EXISTING ELEVATIONS		
	26. EXISTING ELEVATIONS		
△	27. DEMOLITION PLAN		
△	28. SITE PLAN		
△	29. HIGH SITE PLAN		
△	30. HARDSCAPE PLAN		
△	31. FAR DIAGRAMS		
△	32. LOT COVERAGE CALCULATION		
△	33. OPEN SPACE CALCULATION		
△	34. HPB SETBACK WAIVER DIAGRAM		
△	35. LEVEL 1 FLOOR PLAN		
	36. LEVEL 2 FLOOR PLAN		
△	37. LEVEL 3 FLOOR PLAN		
△	38. ROOF PLAN		
△	39. EXTERIOR ELEVATIONS		
△	40. EXTERIOR ELEVATIONS		
△	41. CONTEXT ELEVATIONS		
△	42. CONTEXT ELEVATIONS		
△	43. SIGNAGE / FENCE / STAIR DETAILS		
△	44. EXISTING PLANTER AND CANOPY		
△	45. MATERIAL SELECTION		
△	46. BUILDING SECTIONS		
△	47. BUILDING SECTIONS		
△	48. RENDERINGS		
△	49. RENDERINGS		
△	50. RENDERINGS		
△	51. RENDERINGS		
△	52. RENDERINGS		
△	53. RENDERINGS		
△	54. RENDERINGS		
△	55. RENDERINGS		
△	56. RENDERINGS		
△	57. RENDERINGS		
△	58. RENDERINGS		
	59. RENDERINGS		
△	60. RENDERINGS		
△	61. RENDERINGS		
△	62. RENDERINGS		
△	63. RENDERINGS		
△	64. RENDERINGS		
△	65. RENDERINGS		
△	66. RENDERINGS		
△	67. RENDERINGS		
△	68. RENDERINGS		
△	69. RENDERINGS		
△	70. RENDERINGS		
△	71. RENDERINGS		
△	72. RENDERINGS		

SUPPLEMENTAL DOCUMENTS

- HISTORIC RESOURCE REPORT

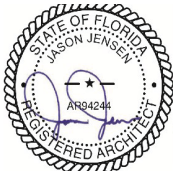
ONLY SHEETS WITH DELTAS ARE INCLUDED WITH THIS SUBMITTAL

SHEET INDEX

02-04-2022
MIAMI BEACH HISTORIC PRESERVATION BOARD - FINAL SUBMITTAL

CITY OF MIAMI BEACH, OFFICE OF CAPITAL IMPROVEMENT
PROJECTS-FIRE STATION #01

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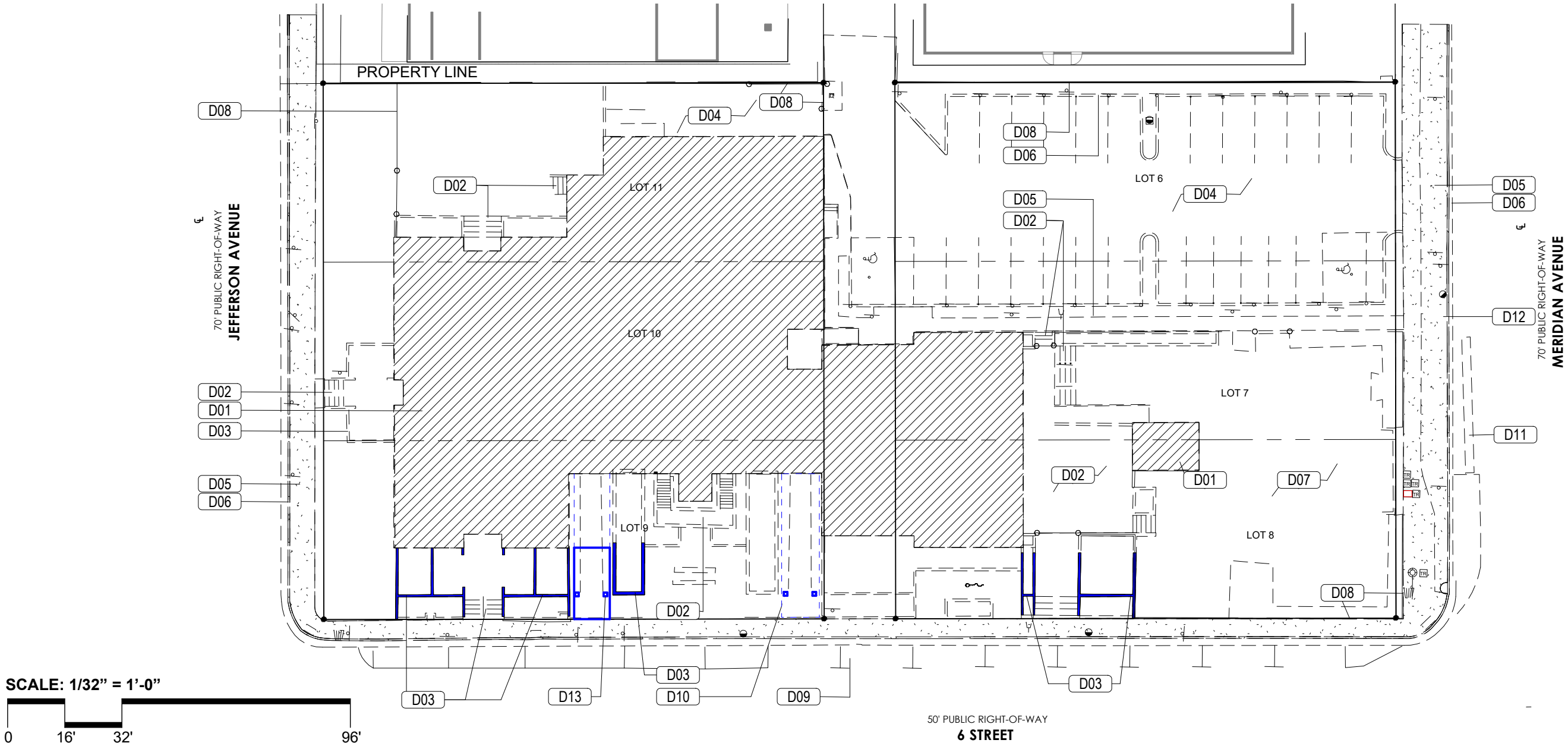
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LEGEND - DEMOLITION

- EXISTING ELEMENTS TO BE REPURPOSED
- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- BUILDING TO BE DEMOLISHED

SPECIFIC KEYNOTES - SITE DEMO	
	TEXT
D01	DEMO BUILDING
D02	DEMO ALL EXTERIOR BUILDING ELEMENTS
D03	PLANTER WALLS TO REMAIN
D04	DEMO PARKING LOT AND DRIVE WAYS
D05	DEMO SIDEWALK TO NORTH PROPERTY LINE
D06	DEMO CURB TO NORTH PROPERTY LINE
D07	DEMO PLAYGROUND
D08	DEMO FENCE
D09	STREET PARKING TO REMAIN
D10	EXISTING DOUBLE TEE CANOPIES TO BE DEMOLISHED, 1 TO BE REPURPOSED
D11	REMOVE BIKE RETAL STATION
D12	DEMO ALL SIDEWALKS
D13	EXISTING DOUBLE TEE CANOPY AND COLUMNS TO BE REPURPOSED



DEMOLITION PLAN

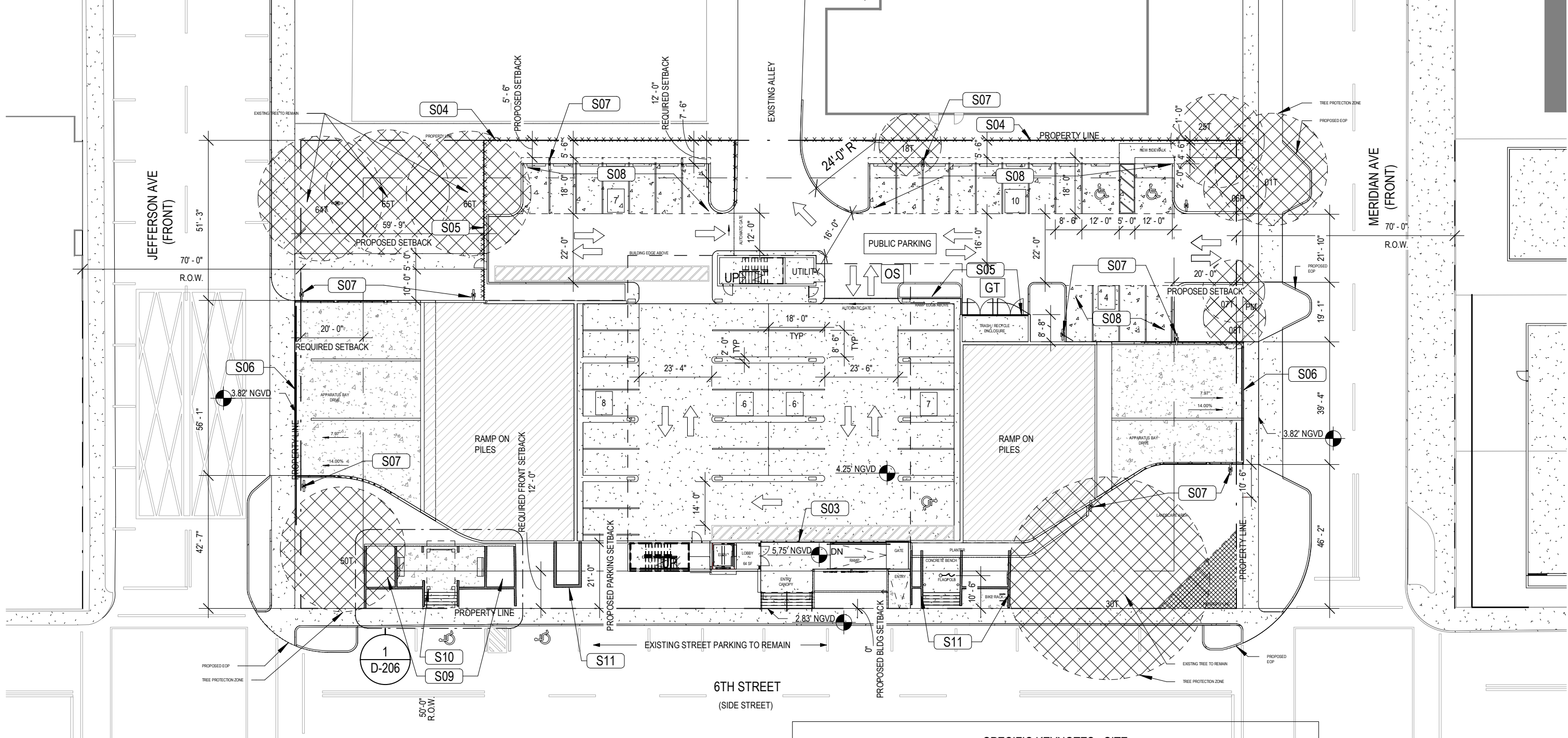
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PROPOSED OFF-STREET PARKING	REQUIRED	PROPOSED	TOTAL
PUBLIC PARKING LOT SPACES:*		14	14
FIRE STATION PARKING SPACES:	22	34	34
* 26 EXISTING SPACES (1 ADA)			
GRAND TOTAL:			48
BICYCLE PARKING:			
TEMPORARY	4	4	4
PERMANENT *		10	10
* LOCATED WITHIN APPARTUS BAY AREA			
ON- STREET PARKING TO REMAIN			
6TH STREET FRONTAGE (EXISTING) (2 ADA)		13	13
JEFFERSON AVE (4 EXISTING)		1	1
MERIDIAN AVE (3 EXISTING)		0	0
GRAND TOTAL:			14

SPECIFIC KEYNOTES - SITE

NUMBER	TEXT
S01	(4) SHORT-TERM PARKING SPOTS, 2 IN-GROUND RACKS, REFER TO SPECIFICATIONS
S02	(10) LONG-TERM PARKING SPOTS, (2) WALL MOUNTED RACKS, REFER TO SPECIFICATIONS
S03	DECORATIVE MEMORIAL ALUMINUM FENCE W/ GATE
S04	7' HIGH ALUMINUM PICKET FENCE W/ SOLID PANELS
S05	6' HIGH ALUMINUM PICKET GATE
S06	TRENCH DRAIN
S07	10' HIGH LIGHT POLE
S08	PERMEABLE CONCRETE AT ALL PARKING LOT STALL.
S09	EXISTING PLANTER AND ENTRY PLAZA AREA TO REMAIN
S10	PAVILION WITH REPURPOSED COLUMNS AND DOUBLE TEE CANOPY
S11	EXISTING PLANTER WALLS TO REMAIN

SITE PLAN

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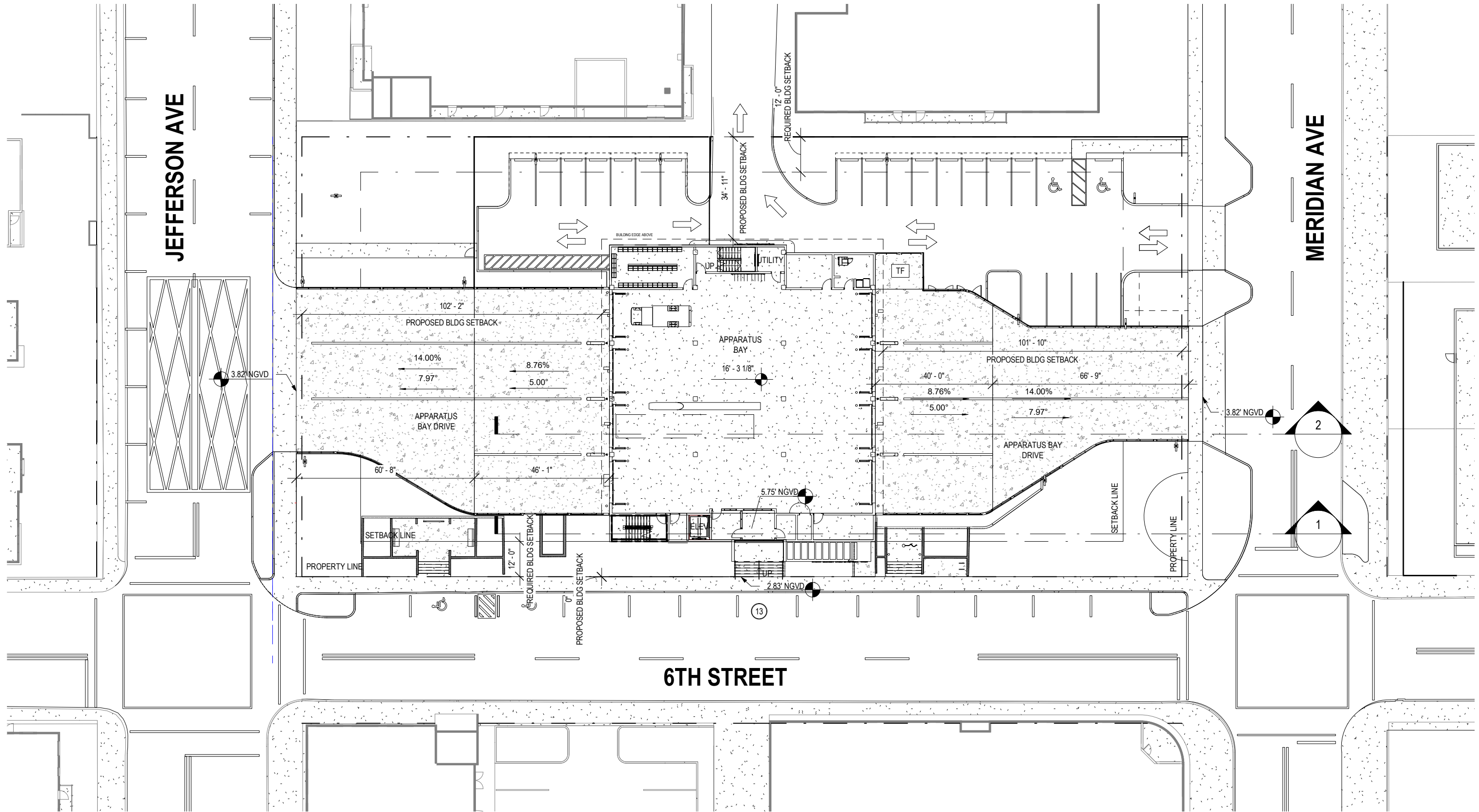
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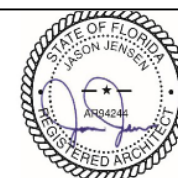
HIGH SITE PLAN

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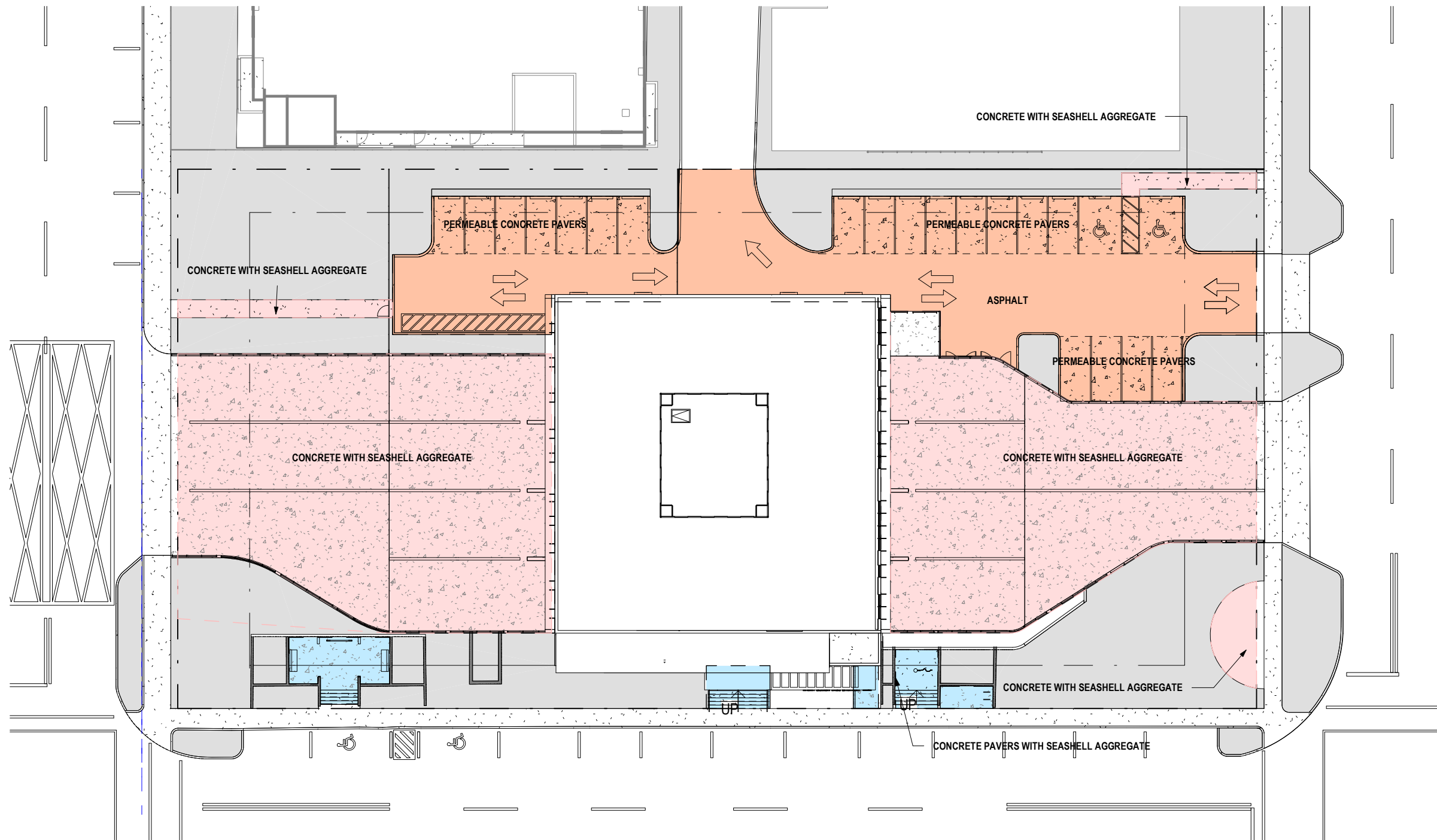


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1 **HARDSCAPE PLAN**
1/32" = 1'-0"

HARDSCAPE PLAN

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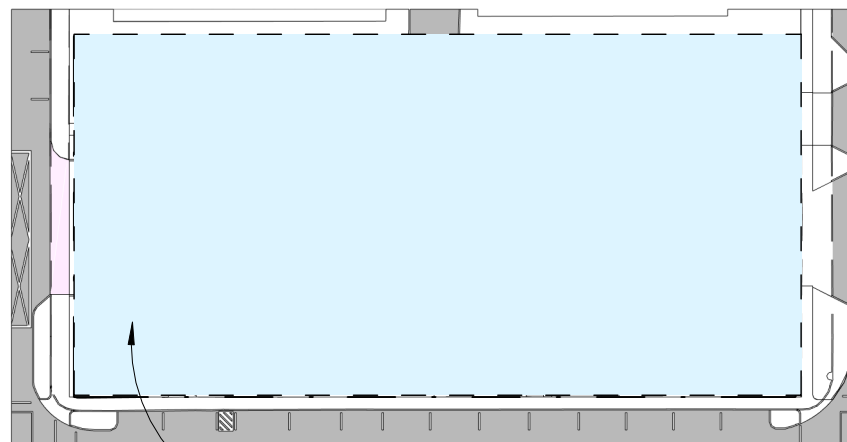


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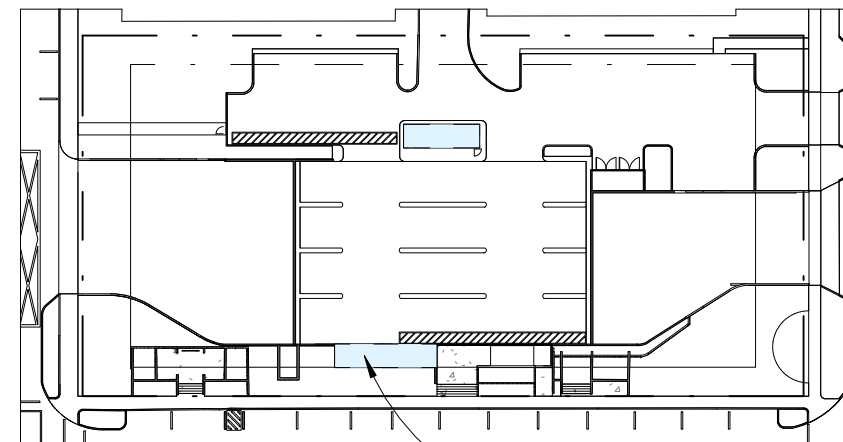
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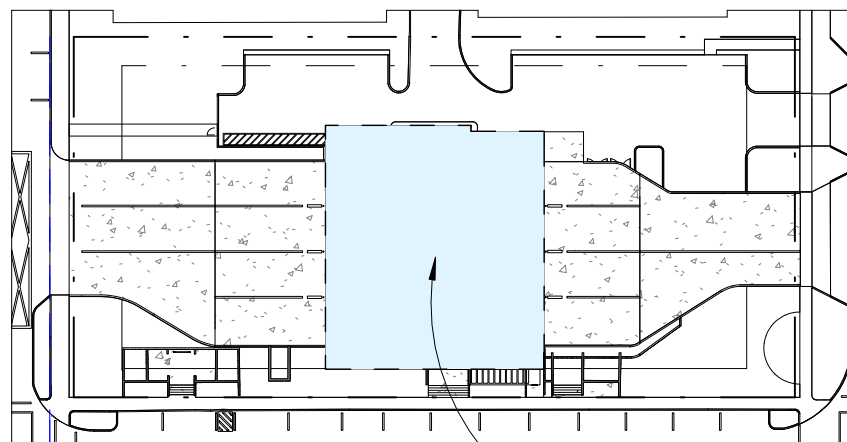
LOT AREA=
ALLOWABLE F.A.R. = 1.4 = 45,000 S.F.
63,000 S.F.

1 LOT AREA



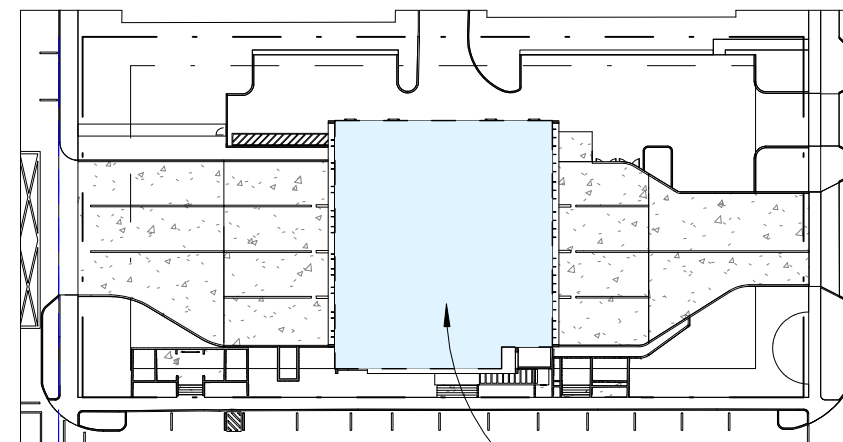
726 S.F.

2 LEVEL 1 - ENTRY LEVEL



9,186 S.F.

3 LEVEL 2 - APPARATUS BAY

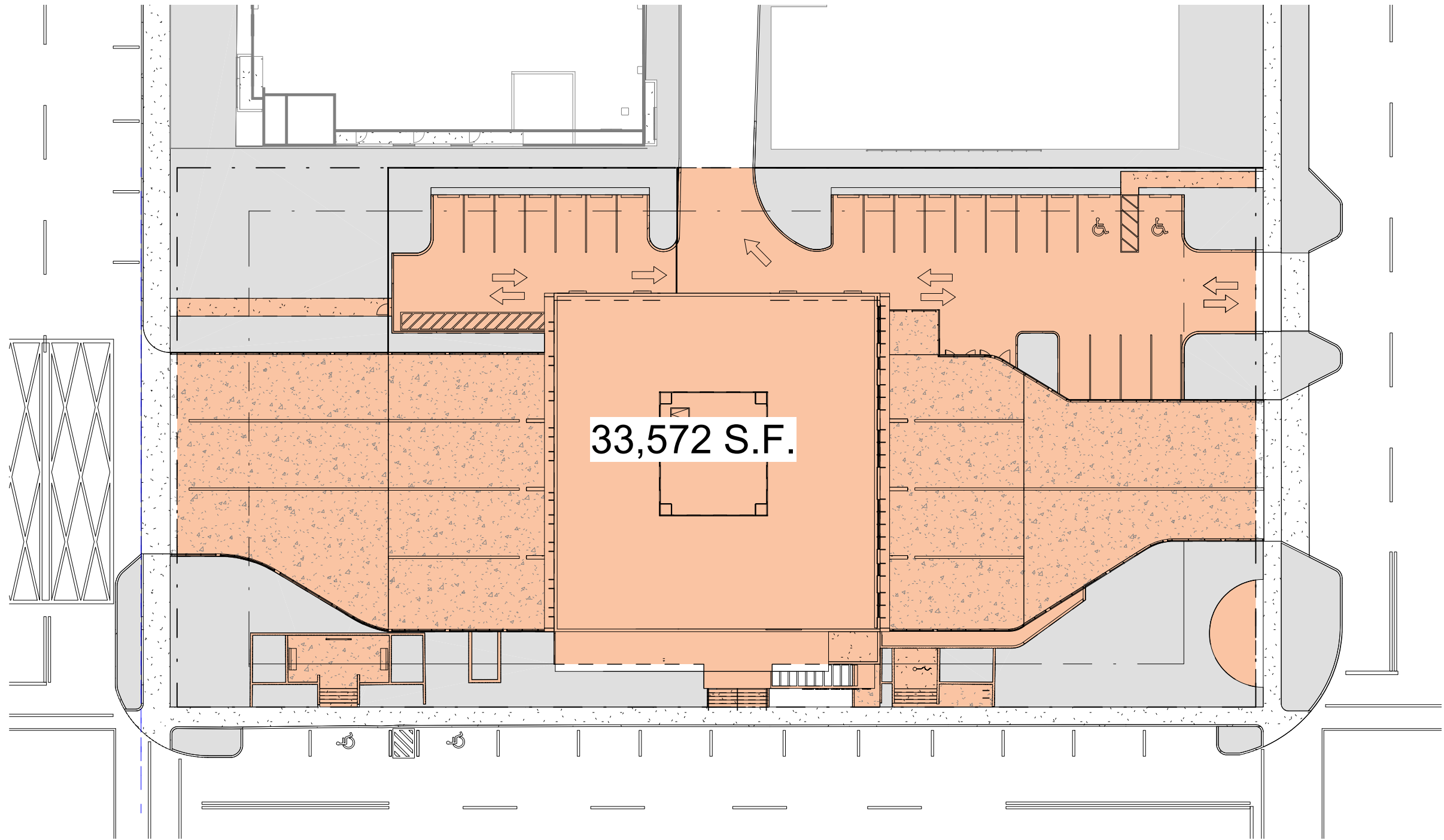


9,208 S.F.

4 LEVEL 3 - LIVING + OFFICE SPACE



TOTAL PROPOSED FLOOR AREA= 19,120 S.F.
PROPOSED F.A.R. = 0.43



LOT AREA: 45,000 S.F.
 LOT COVERAGE ALLOWED PER SEC 142-155 (3)(E): (45%)= 20,250 S.F.
 EXISTING PLANTERS: = 914 S.F.
 LOT COVERAGE PROPOSED: (75%)= 33,572 S.F.



LOT COVERAGE CALCULATION

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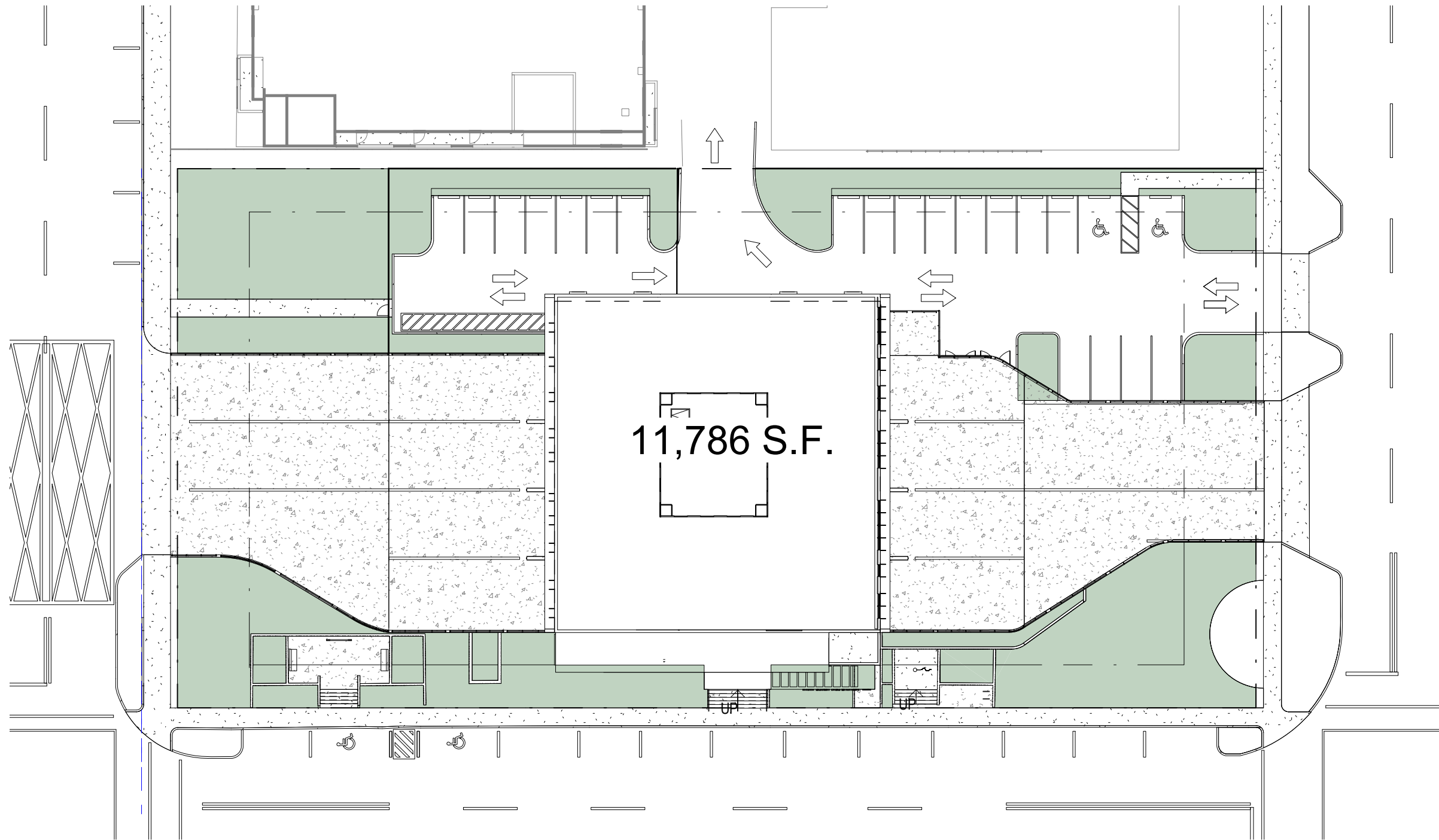


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LOT AREA: 45,000 S.F.
 REQUIRED OPEN SPACE PER CHAPTER 126 SEC 12.6 TABLE A (3)(E): (30%)= 13,500 S.F.
 PROPOSED OPEN SPACE : (26%)= 11,786 S.F.



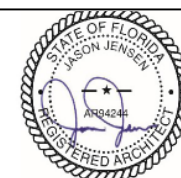
OPEN SPACE CALCULATION

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CITY OF MIAMI BEACH, OFFICE OF CAPITAL IMPROVEMENT PROJECTS-FIRE STATION #01

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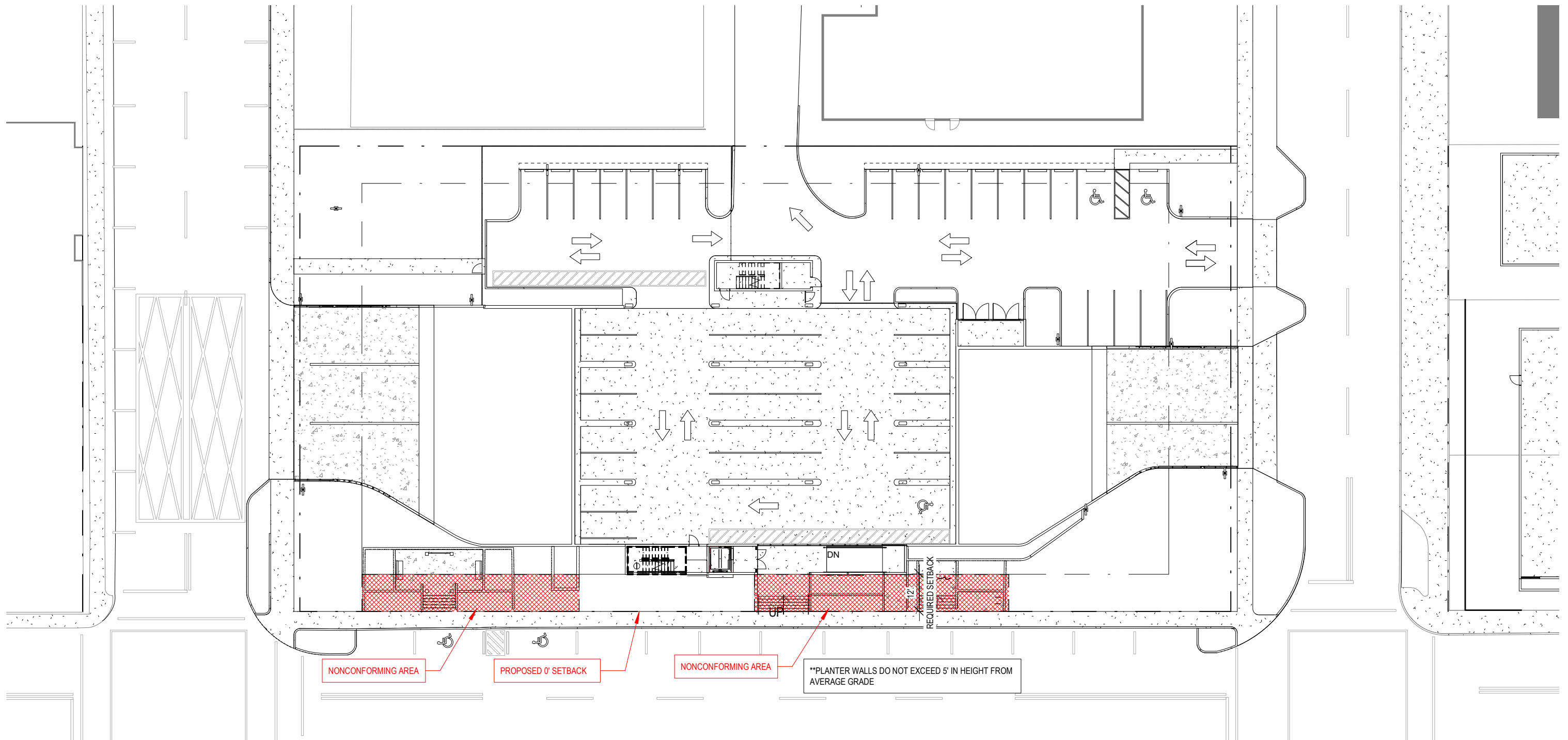


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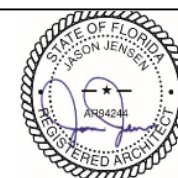
HPB SETBACK WAIVER DIAGRAM

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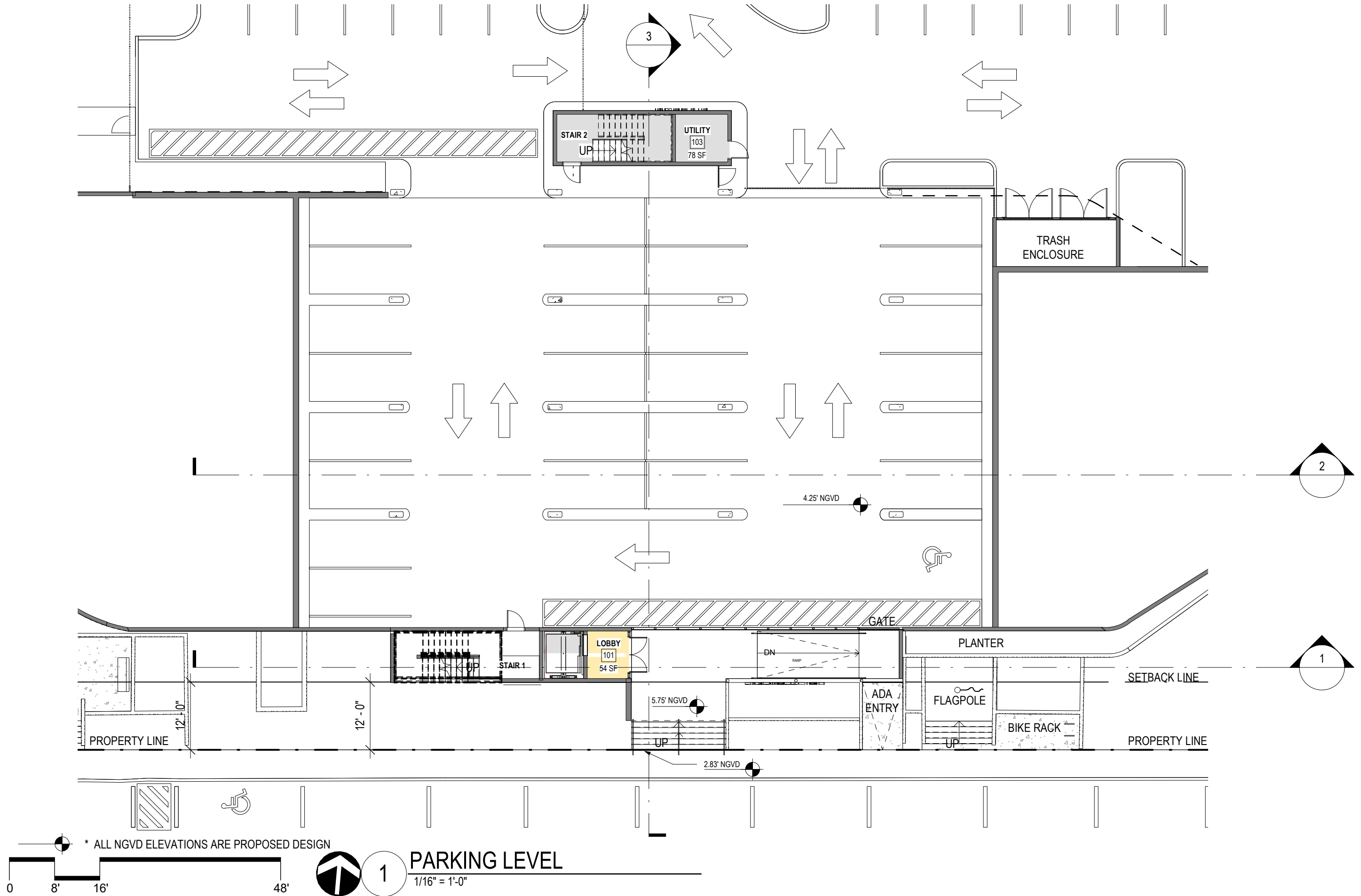


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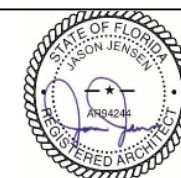
LEVEL 1 - FLOOR PLAN

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FIRE STATION LIVING QUARTERS

1/16" = 1'-0"

LEVEL 3 - FLOOR PLAN

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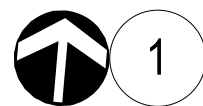
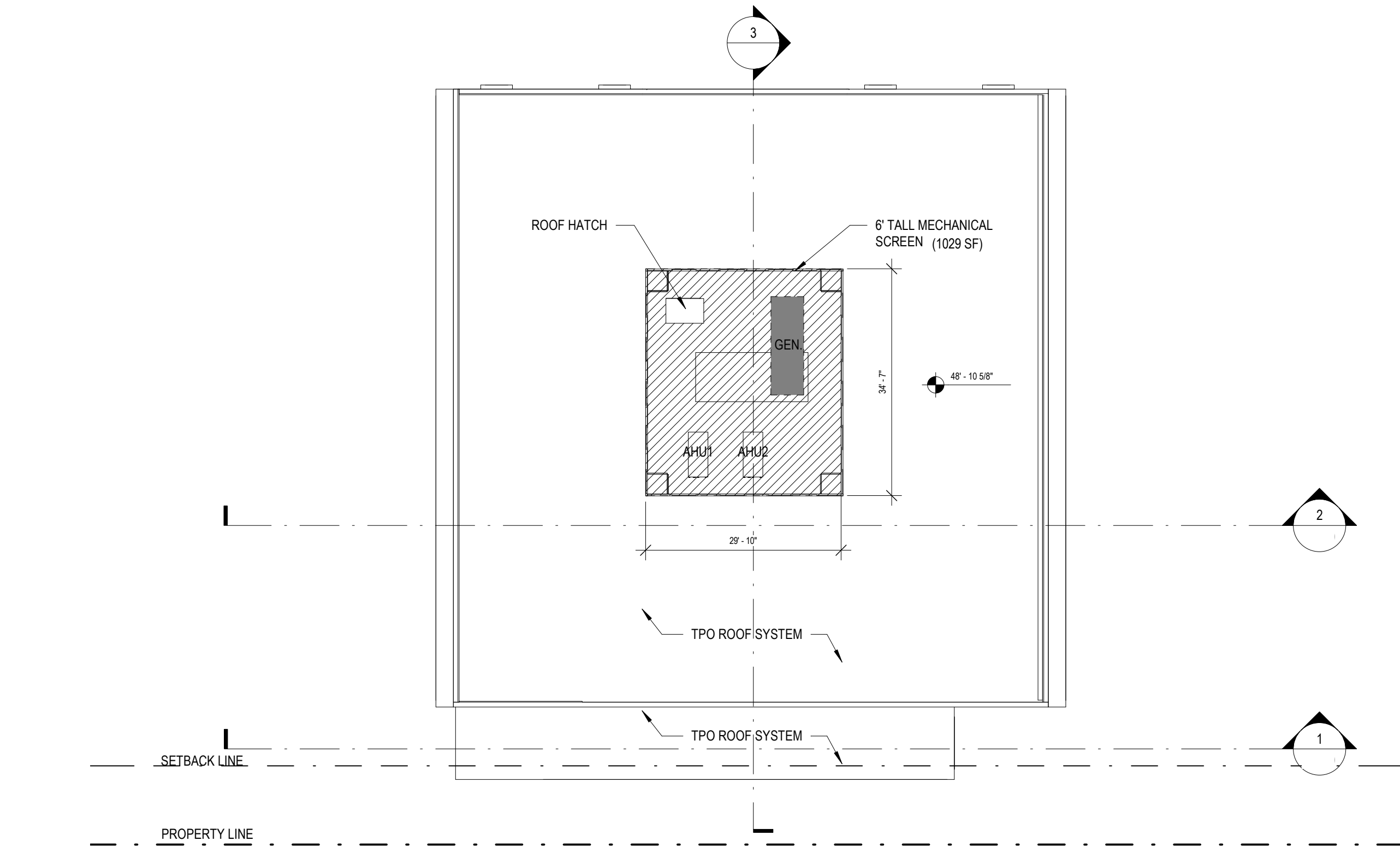


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ROOF PLAN @1/16"
1/16" = 1'-0"

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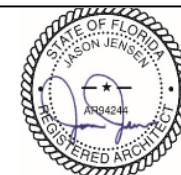
ROOF PLAN

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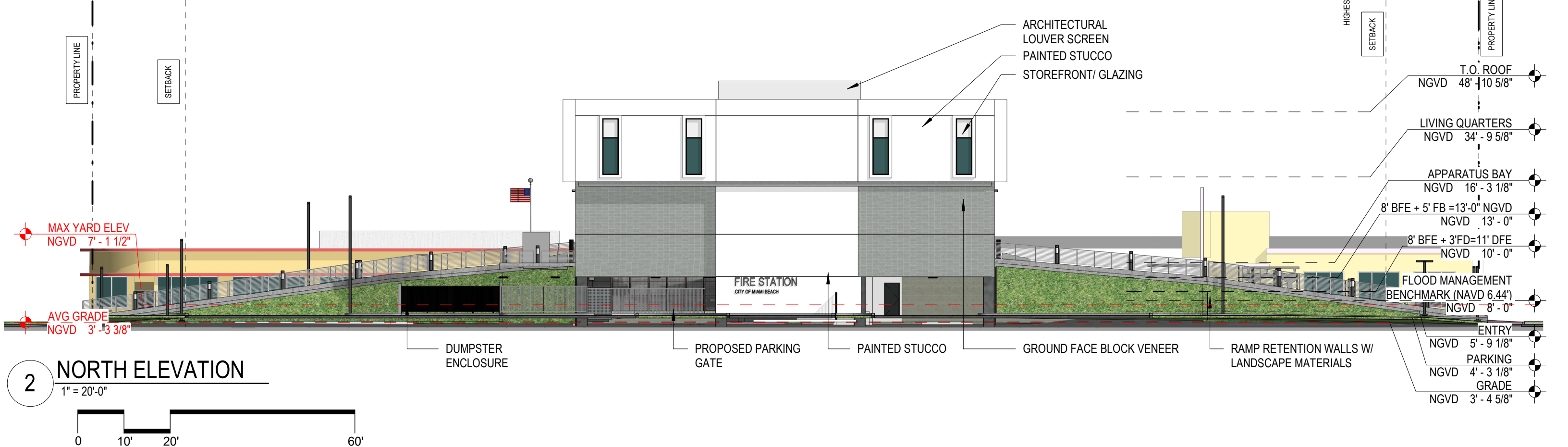
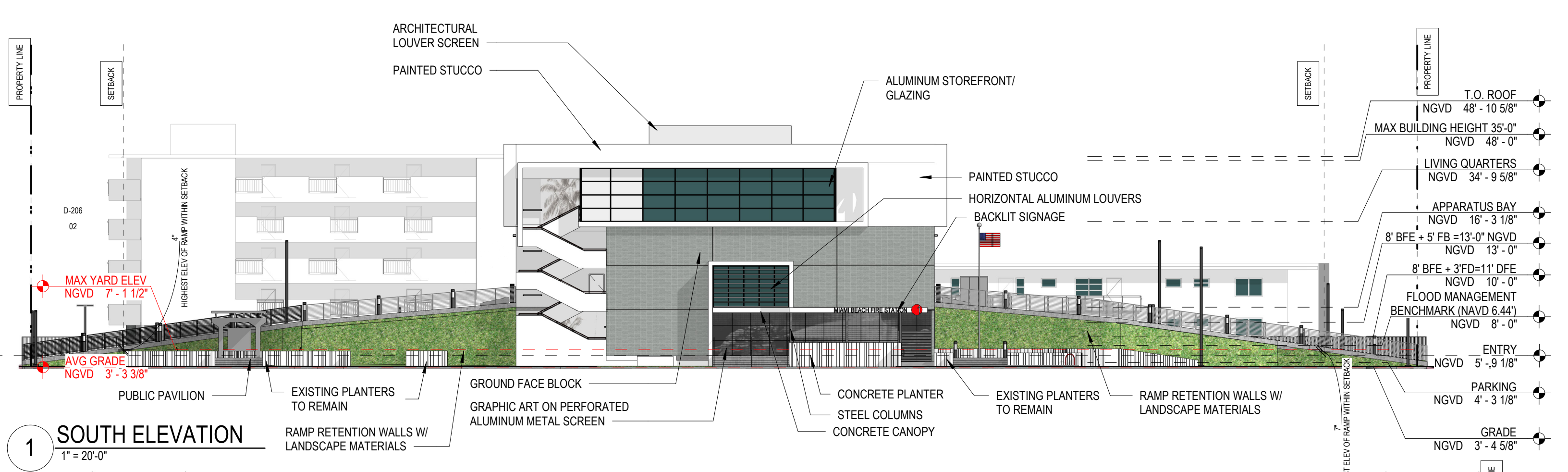


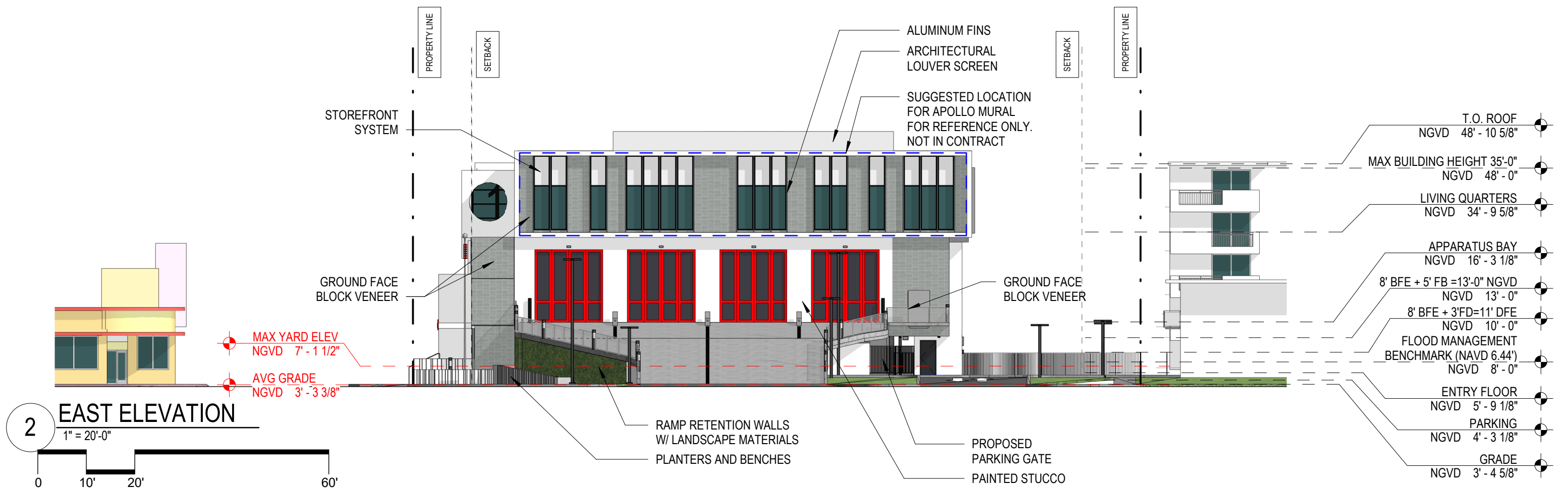
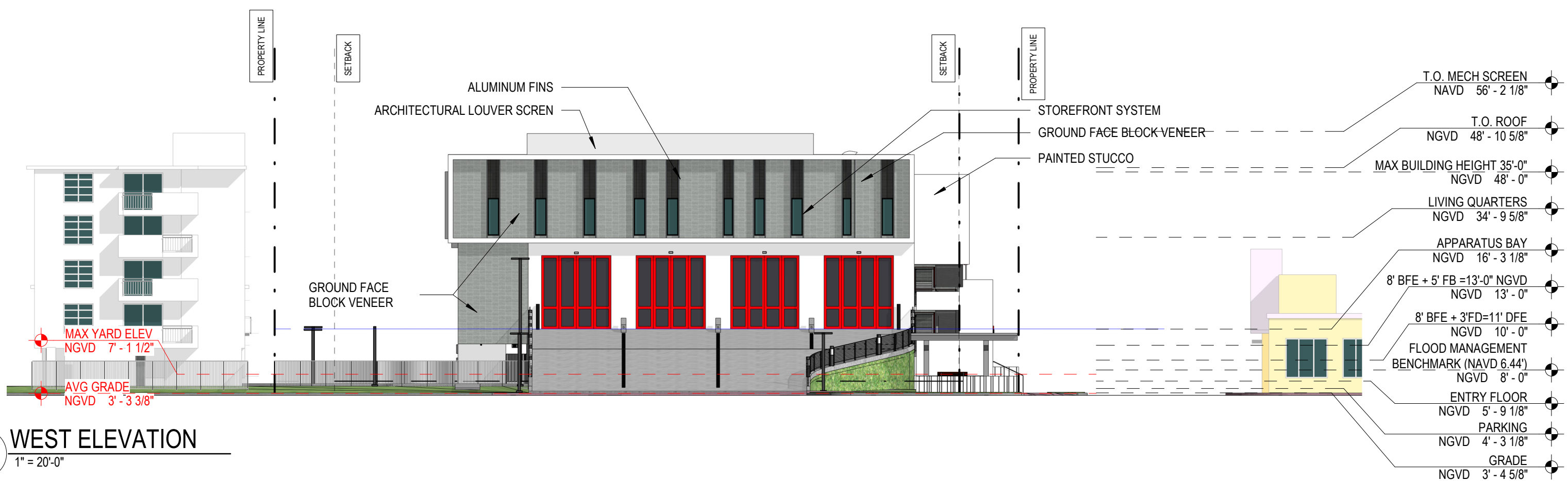
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EXTERIOR ELEVATIONS

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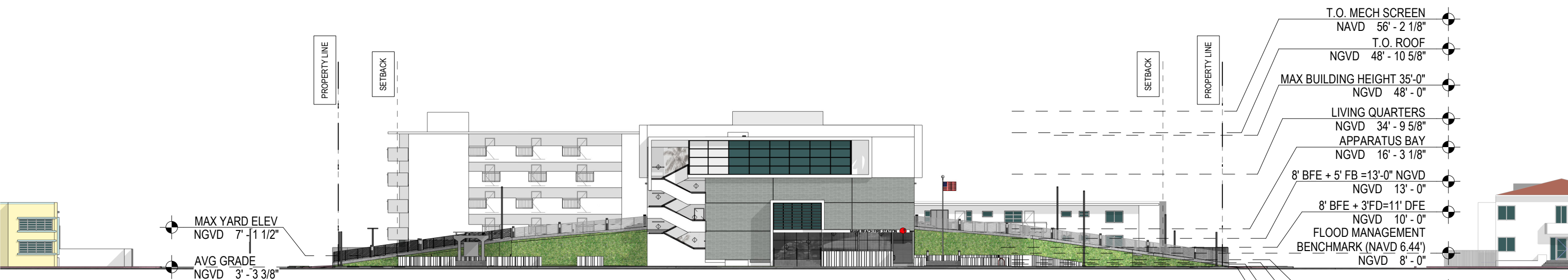
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1 SOUTH ELEVATION
1/32" = 1'-0"



2 NORTH ELEVATION
1/32" = 1'-0"





CONTEXT ELEVATIONS

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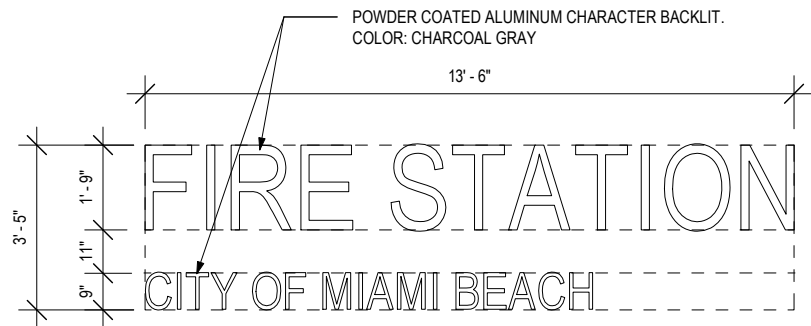
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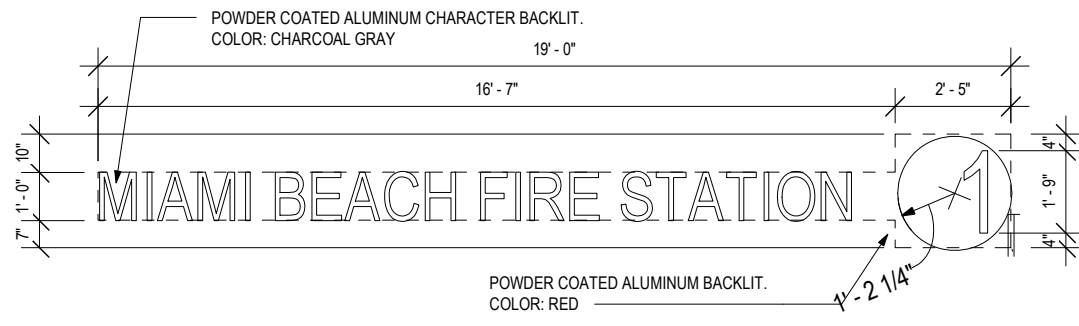


MAXIMUM SF ALLOWED = 72 SF
 LAND DEVELOPMENT CODE SECTION 138-16 WALL SIGNS: " 0.75 SQUARE FEET FOR EVERY FOOT OF LINEAR FRONTAGE, WITH A MINIMUM OF 15 SQUARE FEET PERMISSIBLE, REGARDLESS OF LINEAR FRONTAGE".
 PROPOSED SF = 47 SF
 TOTAL FACADE LENGTH = 96 SF

1

NORTH ELEVATION - SIGNAGE

1/4" = 1'-0"

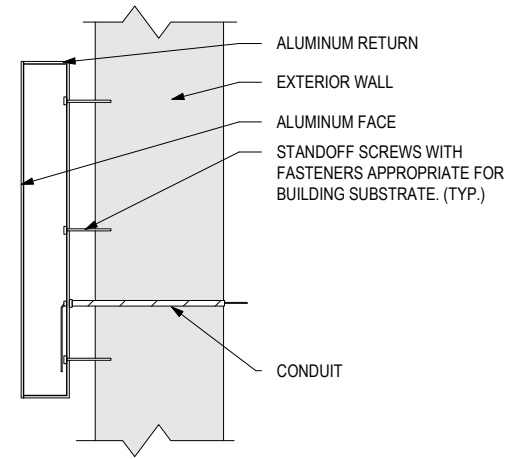


MAXIMUM SF ALLOWED = 72 SF
 LAND DEVELOPMENT CODE SECTION 138-16 WALL SIGNS: " 0.75 SQUARE FEET FOR EVERY FOOT OF LINEAR FRONTAGE, WITH A MINIMUM OF 15 SQUARE FEET PERMISSIBLE, REGARDLESS OF LINEAR FRONTAGE".
 PROPOSED SF = 22 SF
 TOTAL FACADE LENGTH = 96 SF

2

SOUTH ELEVATION - SIGNAGE

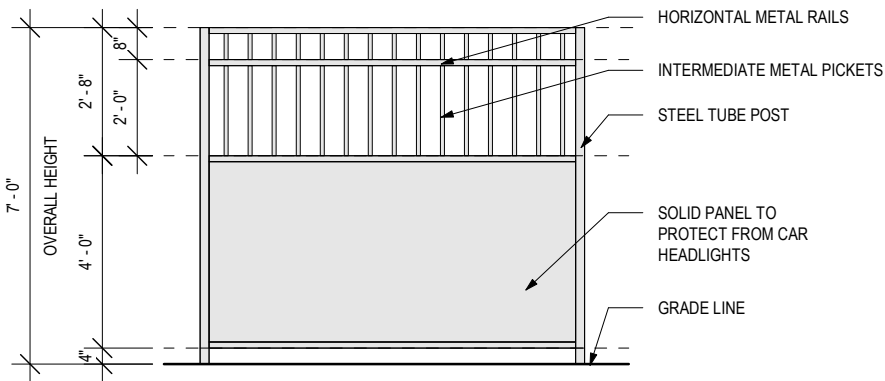
1/4" = 1'-0"



3

TYPICAL SIGNAGE SECTION DETAIL

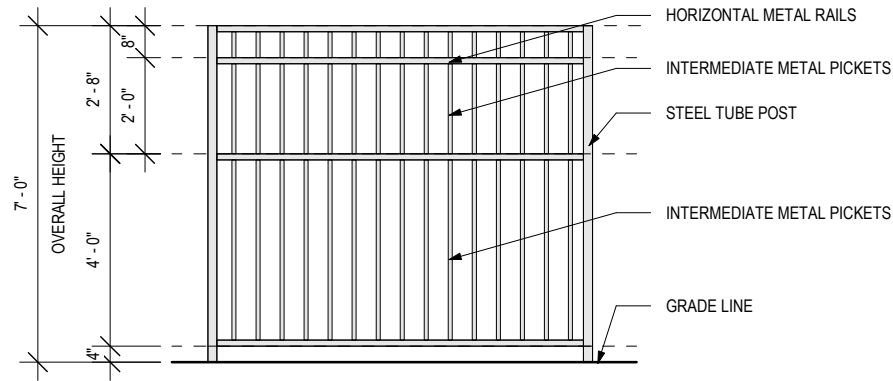
1" = 1'-0"



4

METAL FENCE W/ SOLID PANEL ELEVATION

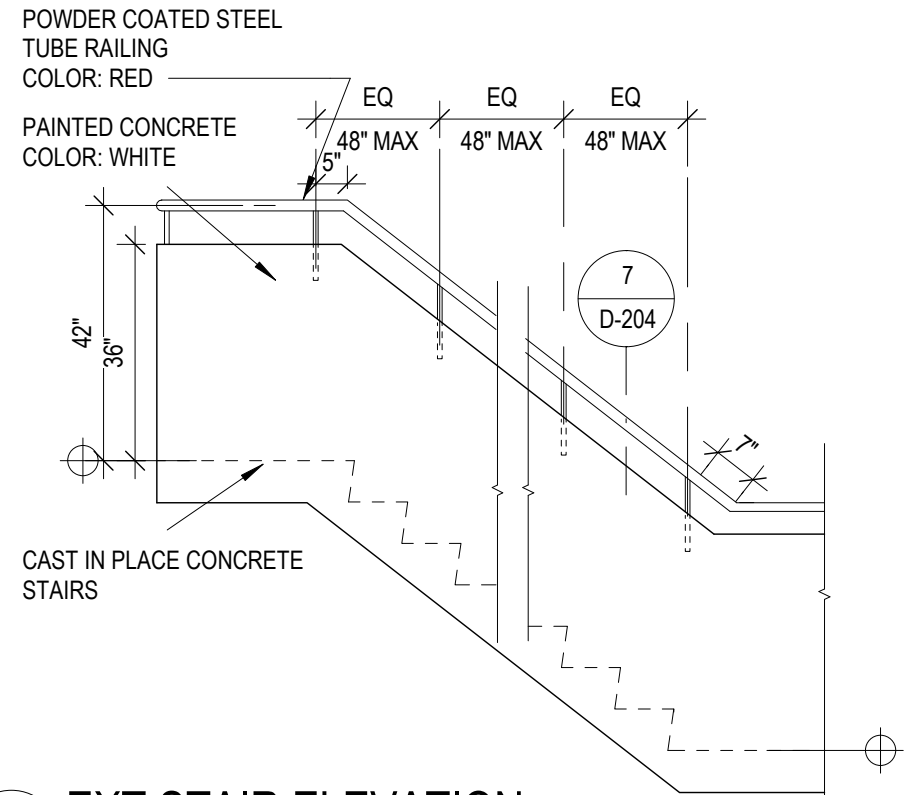
1/4" = 1'-0"



5

METAL FENCE ELEVATION

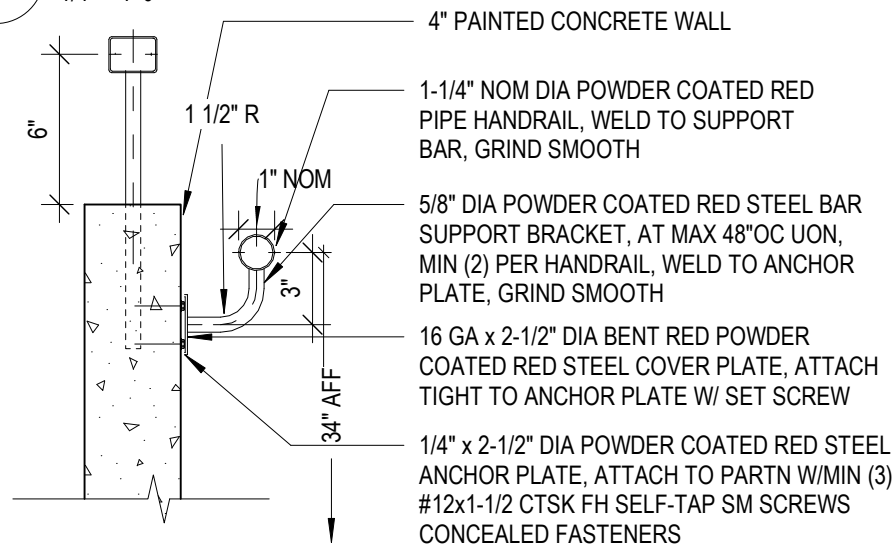
1/4" = 1'-0"



6

EXT STAIR ELEVATION

3/8" = 1'-0"



7

EXT HANDRAIL DETAIL @ CONCRETE WALL

1 1/2" = 1'-0"

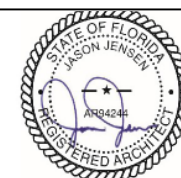
SIGNAGE / FENCE/ STAIR DETAILS

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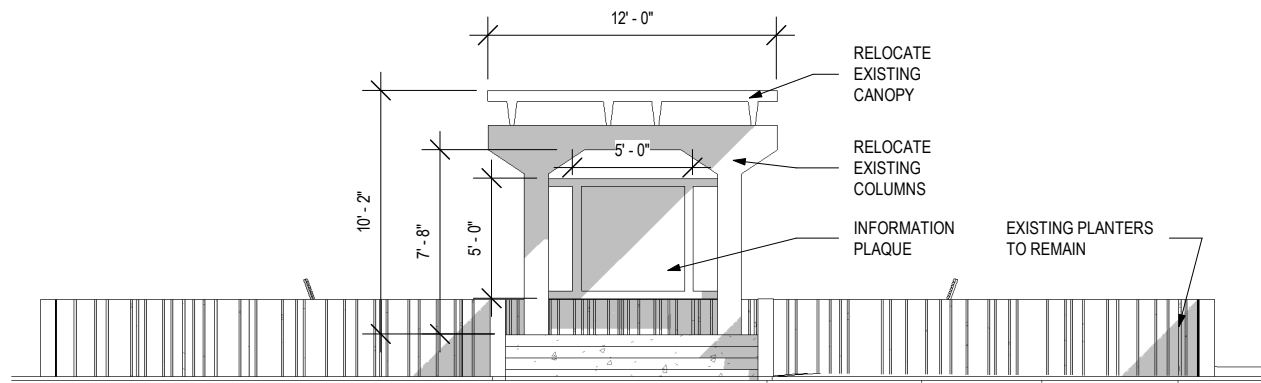
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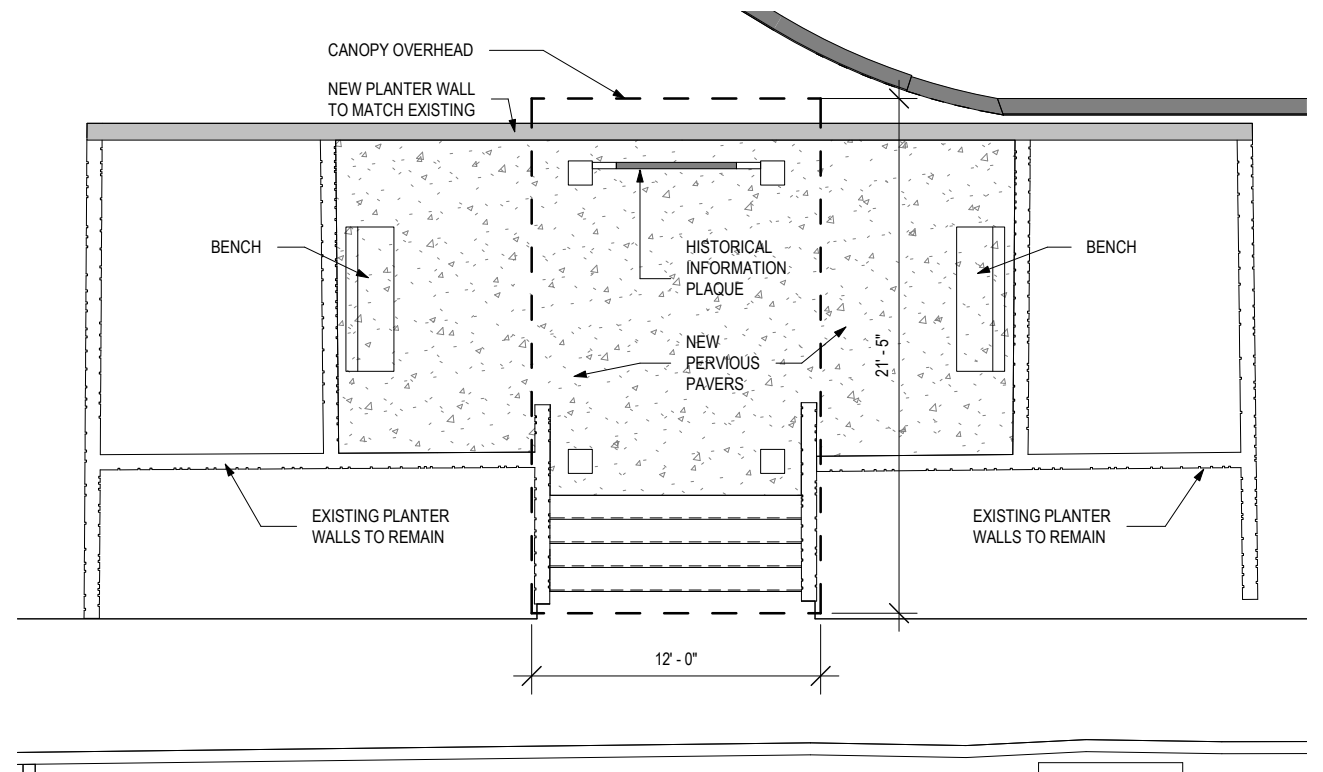




2

CANOPY ELEVATION

1/8" = 1'-0"



1

ENLARGED PLAN - EXISTING PLANTER

1/8" = 1'-0"

EXISTING PLANTER - CANOPY

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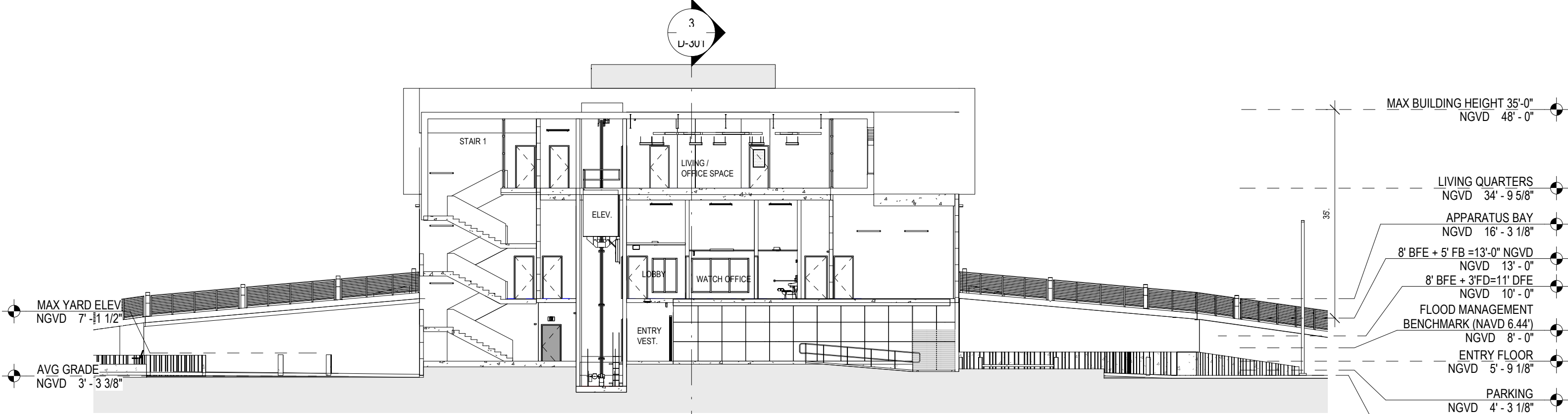


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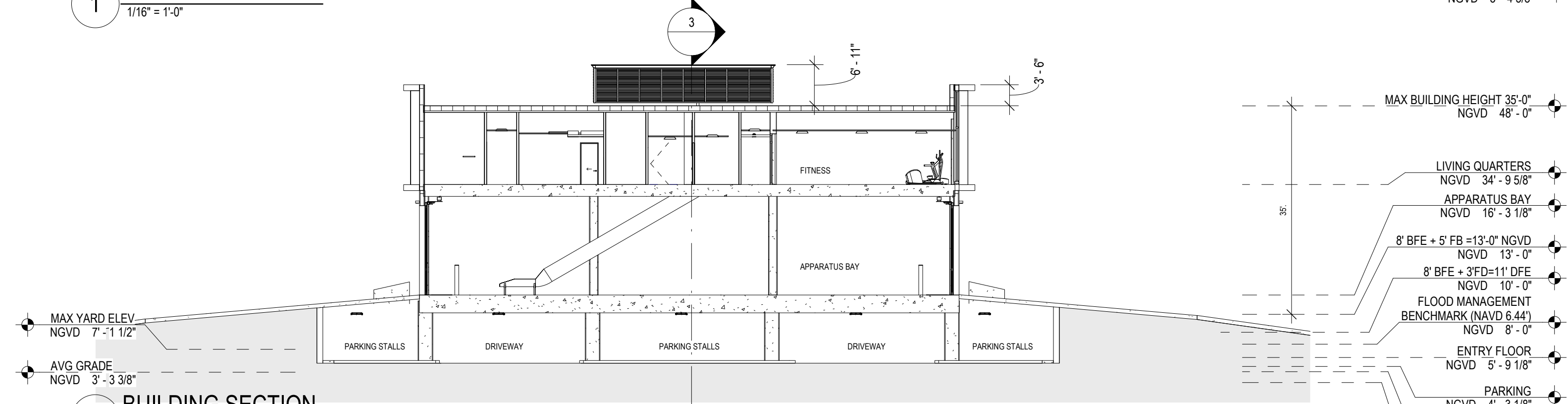
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1 BUILDING SECTION
1/16" = 1'-0"



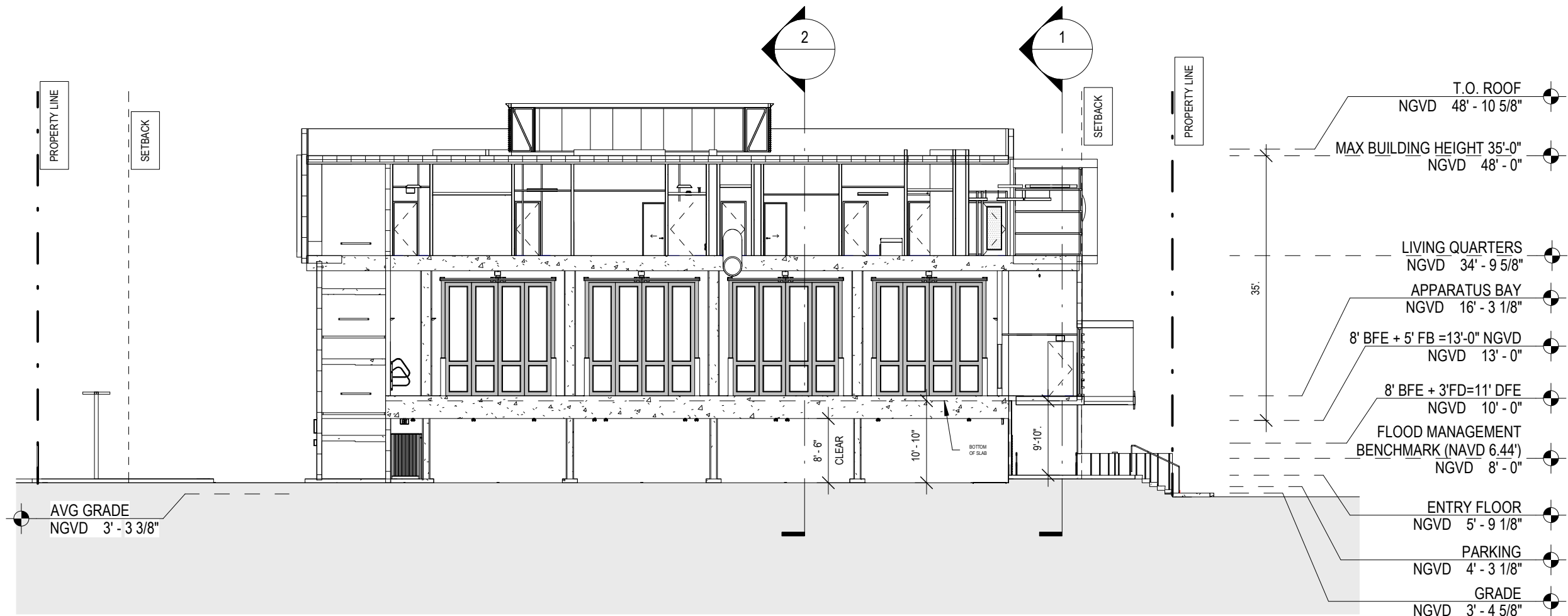
2 BUILDING SECTION
1/16" = 1'-0"



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3 **BUILDING SECTION**
1/16" = 1'-0"



BUILDING SECTIONS

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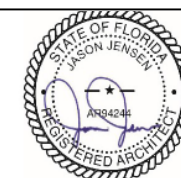
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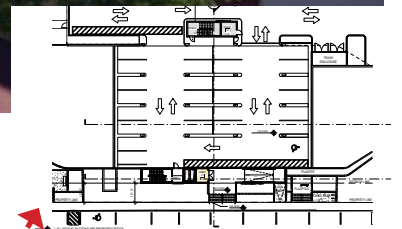
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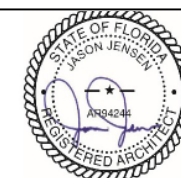
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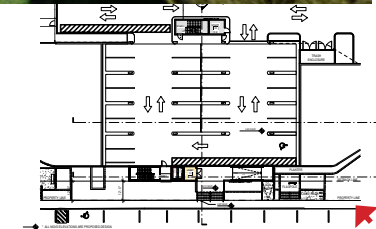


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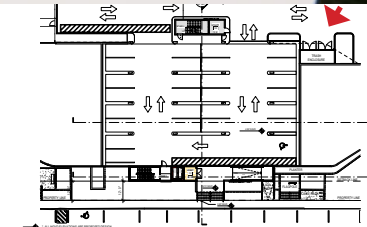


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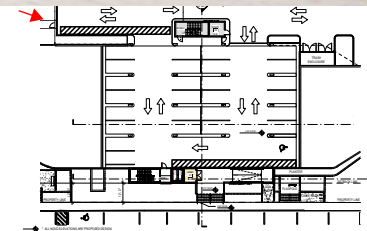
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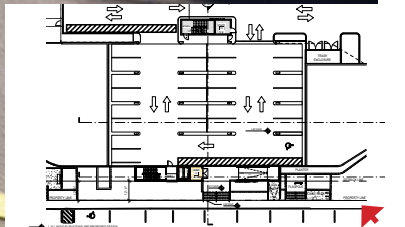


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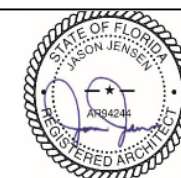
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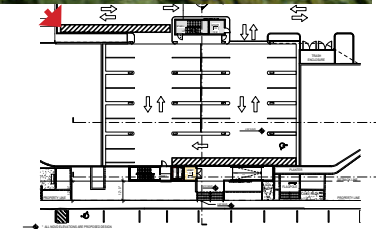
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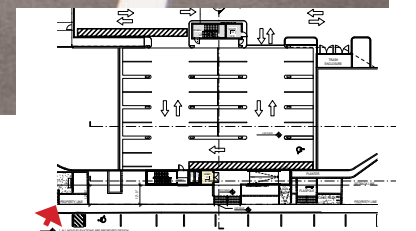


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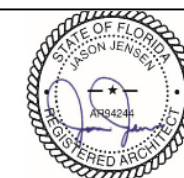
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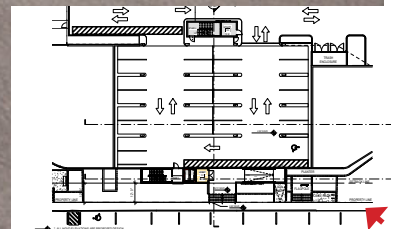
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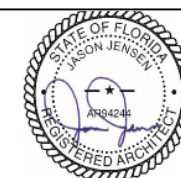
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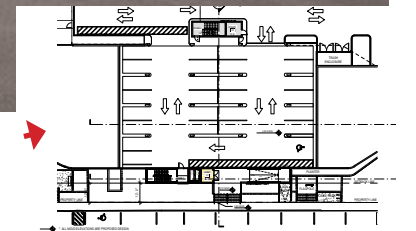


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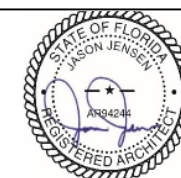
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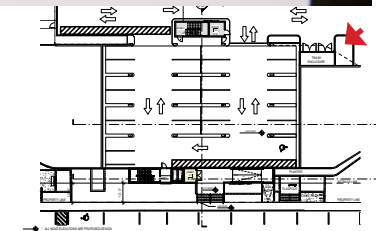
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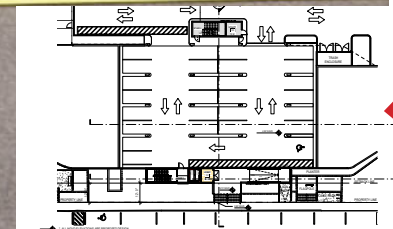
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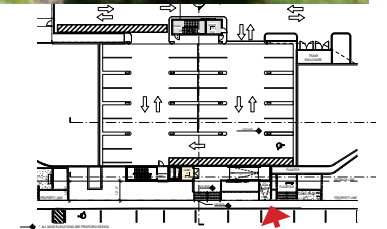
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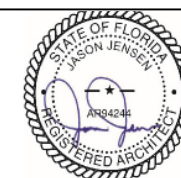
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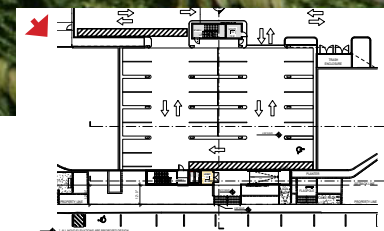
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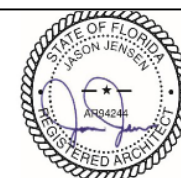
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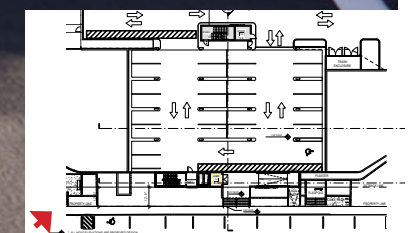
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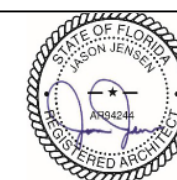


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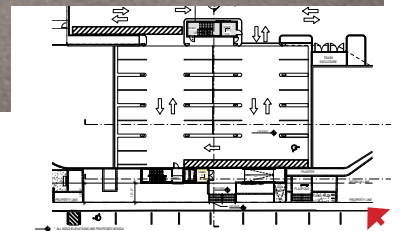


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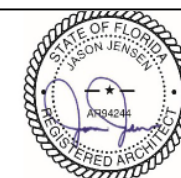
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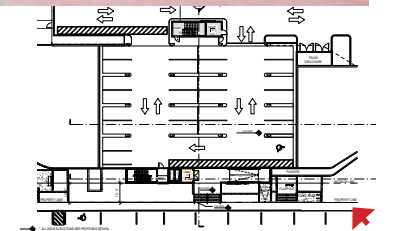


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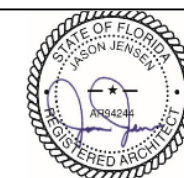
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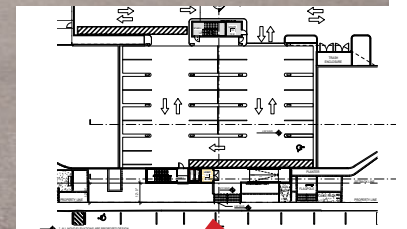
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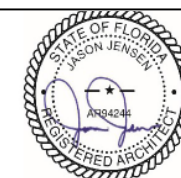
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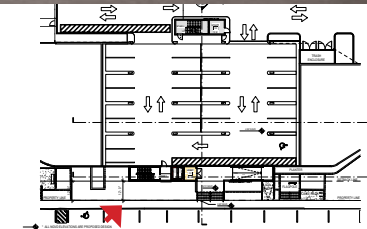


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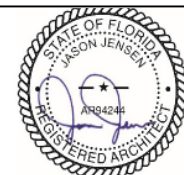
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02-04-2022

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CITY OF MIAMI BEACH, OFFICE OF CAPITAL IMPROVEMENT PROJECTS-FIRE STATION #01

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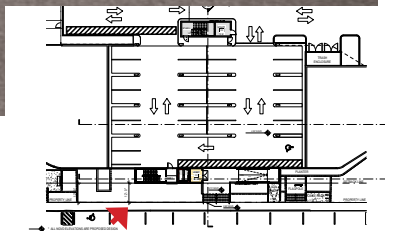
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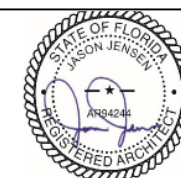
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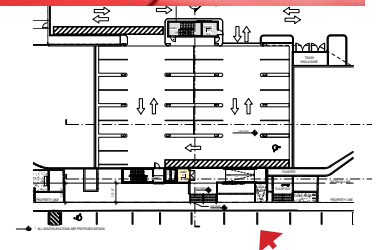
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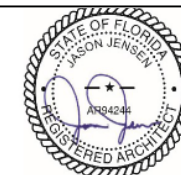
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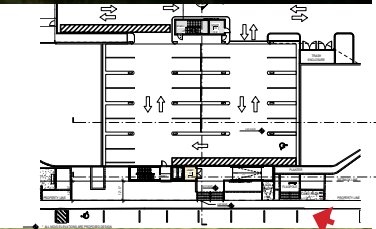
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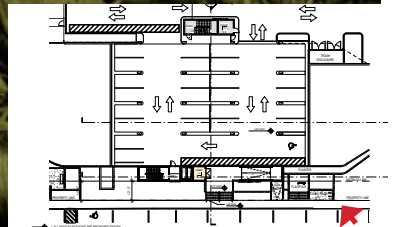


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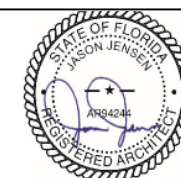
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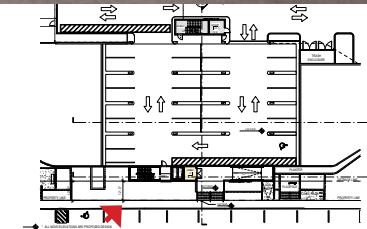
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