



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, 1 original concrete canopy from the existing building, exterior lighting. The proposed fire station facility design includes design details that are inspired by the architectural language of the existing building such as: the concrete planters along the entrance on 6th street, the use of stackbond ground face masonry veneer, and the use of one of the original concrete canopies to be included as part of the main entrance for pedestrian public access into the facility. 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.

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55.	RENDERINGS		
56.	RENDERINGS		
57.	RENDERINGS		
58.	RENDERINGS		
59.	RENDERINGS		
60.	RENDERINGS		
61.	RENDERINGS		
62.	RENDERINGS		
63.	RENDERINGS		

SUPPLEMENTAL DOCUMENTS

- HISTORIC RESOURCE REPORT



MIAMIBEACH

Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SHEET INDEX

10-11-2021
MIAMI BEACH HISTORIC PRESERVATION BOARD - FINAL SUBMITTAL

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

833 6TH STREET MIAMI BEACH, FL 33139



Digitally signed
by Jason Jensen

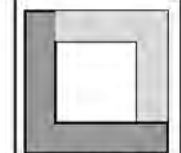
Date:
2021.10.08
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Wannemacher Jensen Architects, Inc.
132 Mirror Lake Drive North Unit 301
St. Petersburg, Florida 33701-3214
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01

MAP OF BOUNDARY SURVEY



LONGITUDE SURVEYORS

7769 NW 48th STREET
SUITE 375
DORAL, FLORIDA
33166
PH: (305) 463-0912
FAX: (305) 513-5680
FLORIDA CERTIFICATE
OF AUTHORIZATION
LB 7335

WWW.LONGITUDESURVEYORS.COM

By:	Date:	No.:	RECORD OF REVISION
Description			

MIAMI BEACH FIRE STATION
833 & Street, Miami Beach, Florida, 33139

BOUNDARY SURVEY

Project Name: _____
Type of Project: _____

Scale:	AS SHOWN
Drawn By:	JM
Checked By:	GS
Managed By:	DF
Drawing Date:	Jan. 08, 2021
Project No.:	20293.0.01
Sheet 1 of 2	

SECTION 03 - TOWNSHIP 54 SOUTH - RANGE 42 EAST LYING AND BEING IN THE CITY OF MIAMI BEACH, FLORIDA



LOCATION MAP
(NOT TO SCALE)

TREE TABLE

No.	COMMON NAME	SCIENTIFIC NAME	HEIGHT	CANOPY	WIDTH
T01	Christmas Palm	Adonidia merrillii	14'	14'	8'
T02	SABAL PALM	Sabal mauritiformis	17'	10'	12"
T03	SABAL PALM	Sabal mauritiformis	12'	10'	12"
T04	LVA CALETA	Coccoloba uvifera	25'	25'	24"
T05	LVA CALETA	Coccoloba uvifera	25'	25'	24"
T06	ALEXANDRIA PALM	Archontophoenix alexandrae	17'	10'	6"
T07	SABAL PALM	Sabal mauritiformis	6'	6'	5"
T08	SABAL PALM	Sabal mauritiformis	6'	6'	5"
T09	SABAL PALM	Sabal mauritiformis	6'	6'	5"
T10	ALEXANDRIA PALM	Archontophoenix alexandrae	16'	10'	6"
T11	ALEXANDRIA PALM	Archontophoenix alexandrae	16'	10'	6"
T12	Ficus	Ficus benjamina	25'	32'	24"
T13	SABAL PALM	Sabal mauritiformis	16'	12'	24"
T14	SABAL PALM	Sabal mauritiformis	16'	12'	24"
T15	Mahogany	Swietenia	35'	40'	20"
T16	SABAL PALM	Sabal mauritiformis	16'	12'	24"
T17	SABAL PALM	Sabal mauritiformis	16'	12'	24"
T18	SABAL PALM	Sabal mauritiformis	10'	10'	5"
T19	SABAL PALM	Sabal mauritiformis	10'	10'	5"
T20	SABAL PALM	Sabal mauritiformis	10'	10'	5"
T21	SABAL PALM	Sabal mauritiformis	10'	10'	5"
T22	SABAL PALM	Sabal mauritiformis	10'	10'	5"
T23	SABAL PALM	Sabal mauritiformis	10'	10'	5"
T24	Mahogany	Swietenia	35'	40'	20"
T25	Mahogany	Swietenia	15'	15'	8"
T26	Mahogany	Swietenia	30'	40'	20"
T27	WILD DATE PALM	Phoenix sylvestris	25'	10'	8"
T28	WILD DATE PALM	Phoenix sylvestris	25'	10'	8"
T29	Mahogany	Swietenia	35'	40'	20"
T30	Tree	Unknown	35'	55'	180"
T31	WILD DATE PALM	Phoenix sylvestris	15'	12'	36"
T32	Chinese Windmill Palm	Trachycarpus fortunei	15'	10'	5"
T33	Chinese Windmill Palm	Trachycarpus fortunei	15'	10'	5"
T34	WILD DATE PALM	Phoenix sylvestris	12'	10'	4"
T35	WILD DATE PALM	Phoenix sylvestris	12'	10'	4"
T36	WILD DATE PALM	Phoenix sylvestris	10'	15'	5"
T37	WILD DATE PALM	Phoenix sylvestris	10'	15'	5"
T38	WILD DATE PALM	Phoenix sylvestris	28'	7'	10"
T39	WILD DATE PALM	Phoenix sylvestris	10'	15'	5"
T40	WILD DATE PALM	Phoenix sylvestris	10'	15'	5"
T41	WILD DATE PALM	Phoenix sylvestris	10'	15'	5"
T42	WILD DATE PALM	Phoenix sylvestris	28'	7'	10"
T43	WILD DATE PALM	Phoenix sylvestris	12'	7'	36"
T44	WILD DATE PALM	Phoenix sylvestris	12'	7'	36"
T45	Chinese Windmill Palm	Trachycarpus fortunei	45'	10'	8"
T46	Leucaena	Leucaena leucosephala	35'	35'	36"
T47	SABAL PALM	Sabal mauritiformis	17'	10'	10"
T48	SABAL PALM	Sabal mauritiformis	17'	10'	10"
T49	SABAL PALM	Sabal mauritiformis	17'	10'	10"
T50	Chinese Windmill Palm	Trachycarpus fortunei	40'	10'	8"
T51	SABAL PALM	Sabal mauritiformis	17'	10'	10"
T52	SABAL PALM	Sabal mauritiformis	15'	10'	10"
T53	SABAL PALM	Sabal mauritiformis	15'	10'	10"
T54	SABAL PALM	Sabal mauritiformis	15'	10'	10"
T55	SABAL PALM	Sabal mauritiformis	15'	10'	10"
T56	SABAL PALM	Sabal mauritiformis	15'	10'	10"
T57	SABAL PALM	Sabal mauritiformis	15'	10'	10"
T58	Christmas Palm	Adonidia merrillii	25'	8'	4"
T59	Christmas Palm	Adonidia merrillii	25'	8'	4"
T60	WILD DATE PALM	Phoenix sylvestris	27'	15'	4"
T61	Leucaena	Leucaena leucosephala	35'	35'	36"
T62	Leucaena	Leucaena leucosephala	35'	35'	36"
T63	Leucaena	Leucaena leucosephala	35'	35'	36"
T64	Tree	Unknown	15'	10'	6"
T65	Chinese Windmill Palm	Trachycarpus fortunei	35'	4'	8"
T66	Chinese Windmill Palm	Trachycarpus fortunei	45'	10'	8"

LEGEND AND ABBREVIATIONS

▲	PALM TREE
○	THIS
●	ORNAMENTAL TREE
■	TEMPORARY SITE BENCHMARK
▲	MARKET
▲	SPOT ELEVATION
C.B.	CONCRETE BLOCK/STUCCO
C.L.	CHALK LINE/TIE
W.L.	WOOD TIE
M.F.	METAL FINISH
—	CENTERLINE
—	BASELINE
—	MONUMENT LINE
—	BLIND
—	CONCRETE
—	PROPERTY LINE
—	RIGHT-OF-WAY
—	PLAT BOUNDARY
—	CONCRETE
—	PROPERTY LINE
—	MARKETBALL HOOP
—	CONCRETE LIGHT POLE
—	ELECTRIC BOX
—	IRRIGATION VALVE
—	STORM MANHOLE
—	WATER VALVE
—	MODERN UTILITY HOLE
—	CONCRETE UTILITY POLE
—	GARBAGE RECEPTACLE
—	SIGN
—	OUTLET
—	CABLE TELEVISION BOX
—	CATCH BASIN
—	ELECTRIC TRANSFORMER
—	GAS METER PLUG
—	SANITARY MANHOLE
—	ELECTRIC MANHOLE
—	COMMUNICATION BOX
—	FLOODLIGHT
—	ELECTRIC METER
—	CONCRETE POLE
—	BACKFLOW PREVENTER
—	TRAFFIC SIGNAL MAST ARM
—	TRAFFIC SIGNAL BOX
—	TRAFFIC SIGNAL CABINET
—	CABLE TELEVISION BOX
—	TELEPHONE BOX
—	TELEPHONE CABINET

MISC. LINES LEGEND

—	OPEN END ELECTRIC
—	PROPERTY LINE

UNDERGROUND LEGEND

—	TELEPHONE LINE
—	COMMUNICATION LINE
—	FIBER OPTICAL CABLE
—	ELECTRIC LINE
—	STORM DRAINAGE
—	GAS LINE
—	WATER LINE
—	UNKNOWN LINE

—	ASPHALT
—	BRICK
—	PAVER
—	ECONOMET
—	UNIMPROVED
—	TEL
—	GRAVEL
—	STAMPED CONCRETE

LEGAL DESCRIPTION:
Lots 4 thru 11 of Block 73 of "OCEAN BEACH, FLA. ADDITION No. 3", according to the Plat thereof, as recorded in Plat Book 2, of Page 81, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:
DATE OF FIELD SURVEY:
The date of completion of the original field survey was on January 11, 2021.

PROPERTY INFORMATION:
Containing 42,059.20 sq. ft. or 0.966 acres, more or less, by calculation.
Parcel ID: 02-4203-009-4820
Property Address: 833 & Street, Miami Beach, Florida, 33139

ACCURACY:
The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

PERTINENT INFORMATION USED FOR SURVEY:
Bearings as shown hereon are based upon the Centerline of & Street with an assumed bearing of S88°01'55"W, said line to be considered a well established and monumented line.

This project area appears to be located in Flood Zone "AE", with a Base Flood Elevation being 4.0 (N.G.V.D. '29), as per Federal Emergency Management Agency (FEMA) Community-Panel Number 12045 (City of Miami Beach), Map No. 12086C0319, Suffix L, Map Revised Date: September 11, 2007.

For Horizontal Control:
Bearing and coordinates (Nothing and Easting) are relative to the Florida State Plane Coordinate System, Florida East Zone 0901, North American Datum (NAD) 1983 adjustment of 2011 (NAD83/2011)-Epoch 2010.0000.

Global Positioning System (G.P.S.), measurements were conducted in the field to acquire said coordinate values which are based on the following Horizontal Control Station:
Name: District 4
Code: FLD4
Geographic Coordinates:
Latitude: 25° 46' 49.67350" N
Longitude: 80° 22' 35.34867" W
State Plane Coordinates:
Northing: 526386.05 US Feet
Easting: 861341.74 US Feet
Receiver Type: Leica GR10
Satellite System: GPS and GLONASS

Name: Miami Beach
Code: FLMB
Geographic Coordinates:
Latitude: 25° 46' 57.83764" N
Longitude: 80° 8' 14.16768" W
State Plane Coordinates:
Northing: 527,654.41 US Feet
Easting: 940,056.84 US Feet
Receiver Type: Leica GR10
Satellite System: GPS and GLONASS

For Vertical Control:
All elevations shown hereon are based on the North American Vertical Datum of 1988, and a Benchmark supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida.
Benchmark: D-116
Location: 5 ST — 85' SOUTH OF C/L
WASHINGTON AVE — 39' EAST OF C/L
Elevation: + 5.03' (N.G.V.D. '29) -1.55+ 3.48' (N.A.V.D. '88)

Plat of "OCEAN BEACH, FLA. ADDITION No. 3" according to the Plat thereof as recorded in Plat Book 2 of Page 81 of the Public Records of Miami-Dade County, Florida.

RESTRICTIONS:
Since no other information was furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations and improvements were located or shown hereon.

PURPOSE OF SURVEY:
The purpose of this survey is for permit.

CLIENT INFORMATION:
This Boundary Survey was prepared at the instance of and certified by:
Wannemacher Jensen Architects, Inc.

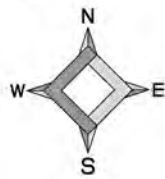
SURVEYOR'S CERTIFICATE:
I hereby certify that this "Boundary Survey" and the Survey Map consisting of sheets 1 and 2 was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the Standards of Practice for Land Surveying in the State of Florida, pursuant to Rule 5J-17 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC, a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335
This form has been digitally signed and sealed by:

Eduardo M. Suarez, PSM
Professional Surveyor and Mapper LS6313
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

MAP OF BOUNDARY SURVEY



LEGEND AND ABBREVIATIONS

- FIRM TREE
- ORNAMENTAL TREE
- TEMPORARY SITE BENCHMARK
- WIRE
- SPOT ELEVATION
- CONCRETE BLOCK STUCCO
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- CENTERLINE
- MONUMENT LINE
- RECORD
- CALCULATED
- MEASURED
- RIGHT-OF-WAY
- CONCRETE
- PROPERTY LINE
- BASKETBALL HOOP
- CONCRETE LIGHT POLE
- ELECTRIC BOX
- IRRIGATION VALVE
- STORM MANHOLE
- WATER WHEEL
- WOODEN UTILITY POLE
- CONCRETE UTILITY POLE
- GARBAGE RECEPTACLE
- SIGN
- SIGN ANCHOR
- CABLE TELEVISION BOX
- CATCH BASIN
- ELECTRIC TRANSFORMER
- GAS METER FLAG
- SANITARY MANHOLE
- ELECTRIC MANHOLE
- COMMUNICATION BOX
- FLOODLIGHT
- ELECTRIC METER
- CONCRETE POLE
- BACKFLOW PREVENTER
- TRAFFIC SIGNAL MAST ARM
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL CABINET
- CABLE TELEVISION BOX
- TELEPHONE BOX
- TELEPHONE CABINET

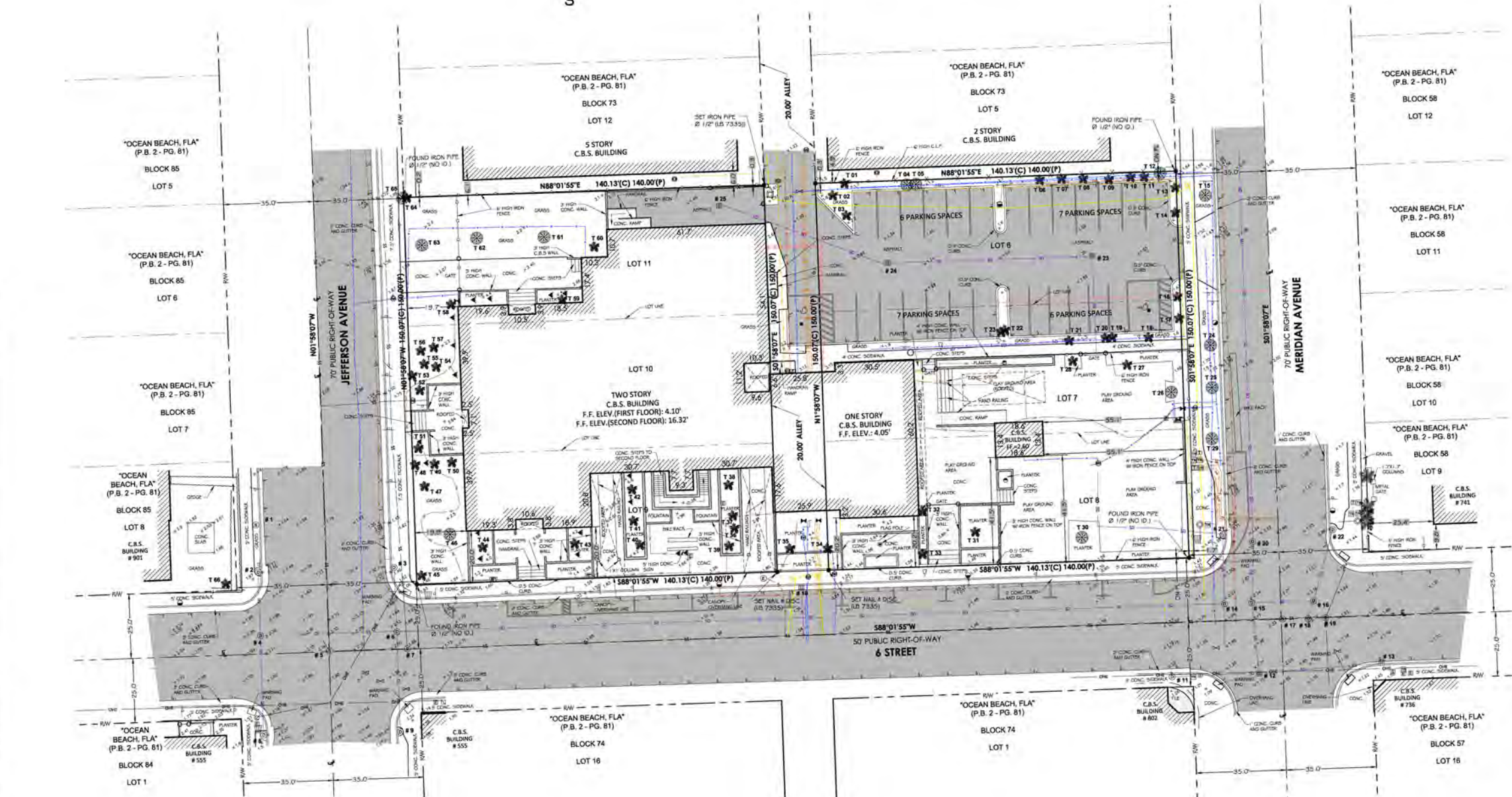
MISC. LINES LEGEND

- OVERHEAD ELECTRIC
- PROPERTY LINE

UNDERGROUND LEGEND

- TELEPHONE LINE
- COMMUNICATION LINE
- FIBER OPTICAL CABLE
- ELECTRIC LINE
- STORM DRAINAGE
- GAS LINE
- WATER LINE
- UNKNOWN LINE

ASPHALT	BRICK
PAVER	CONCRETE
UNIMPROVED	TILE
GRAVEL	STAMPED CONCRETE



#1 MI SANITARY RM EL.=25 RD ACCESS	#2 CURB INLET RM EL.=1.79 S INVL.=0.19' 15" CLAY BOTTOM EL.=1.28'	#3 MI SANITARY RM EL.=2.19'	#4 MI SANITARY RM EL.=2.58'	#5 STORM MH RM EL.=2.58'	#6 STORM MH RM EL.=2.15'	#7 MI SANITARY RM EL.=1.09'	#8 CURB INLET RM EL.=1.51'	#9 CURB INLET RM EL.=1.32'	#10 CURB INLET RM EL.=1.79'	#11 CURB INLET RM EL.=1.79'	#12 CATCH BASIN RM EL.=1.79'	#13 STORM MH RM EL.=2.07'	#14 STORM MH RM EL.=2.17'	#15 STORM MH RM EL.=2.07'	#16 STORM MH RM EL.=2.05'	#17 MI SANITARY RM EL.=2.30'	#18 STORM MH RM EL.=2.17'	#19 MI SANITARY RM EL.=1.97'	#20 STORM MH RM EL.=2.05'	#21 CURB INLET RM EL.=1.38'	#22 CATCH BASIN RM EL.=1.40'	#23 CATCH BASIN RM EL.=1.47'	#24 CATCH BASIN RM EL.=1.40'	#25 CATCH BASIN RM EL.=1.47'
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LONGITUDE SURVEYORS
7769 NW 48th STREET
SUITE 375
DORAL, FLORIDA 33166
PH: (305) 463-0912
FAX: (305) 513-5680
FLORIDA CERTIFICATE OF AUTHORIZATION LB 7335
WWW.LONGITUDESURVEYORS.COM

RECORD OF REVISION

No.	Date	Description

Project Name: MIAMI BEACH FIRE STATION
833 6 Street, Miami Beach, Florida, 33139

Type of Project: BOUNDARY SURVEY

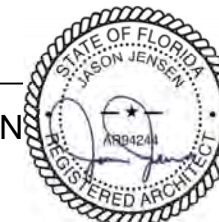
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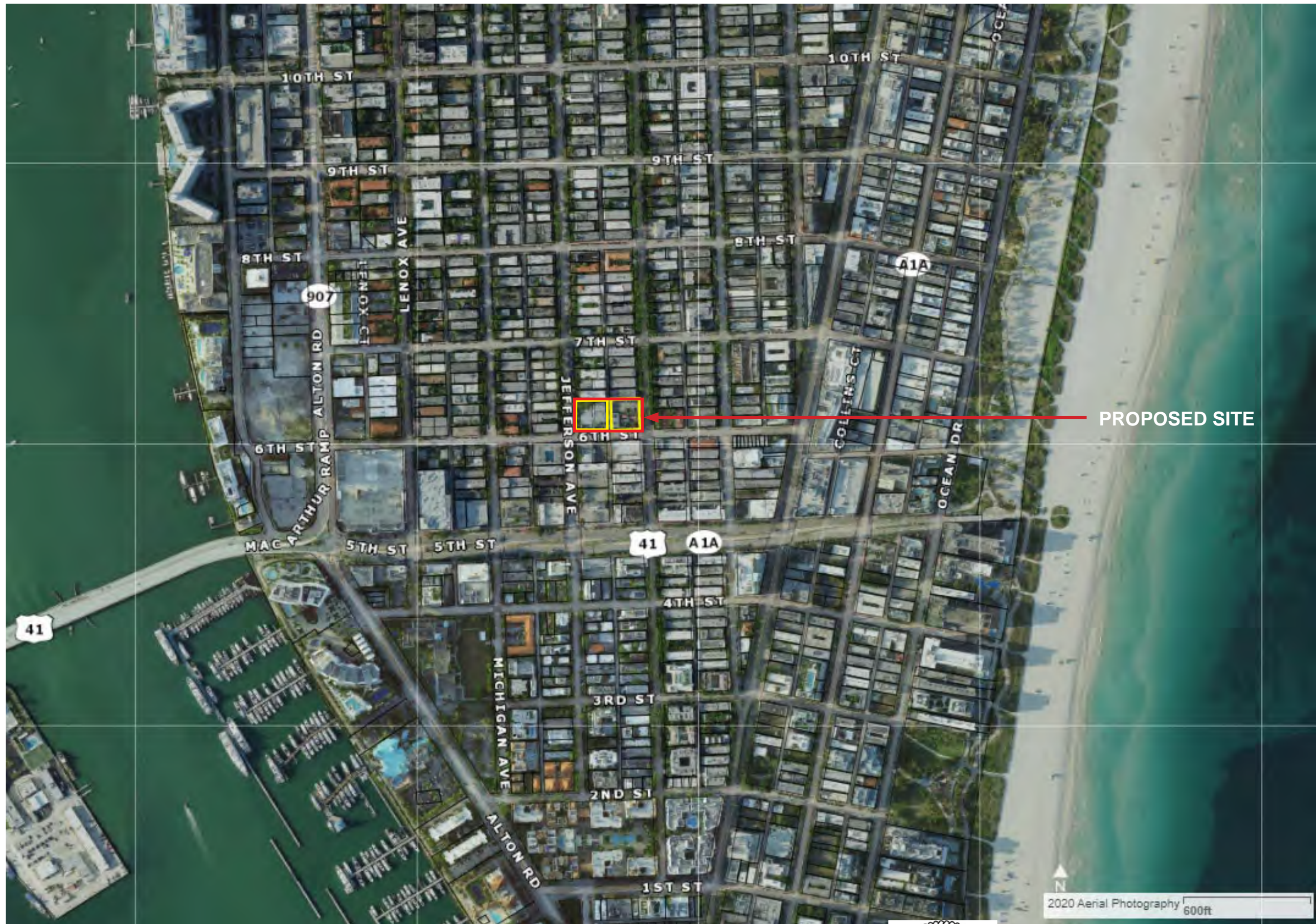
Drawn By: JM
Checked By: DS
Managed By: DF
Drawing Date: Jan. 08, 2021
Project No.: 20293.0.01
Sheet 2 of 2

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	833 6TH STREET		
2	Board and file numbers :			
3	Folio number(s):	02-4203-009-4820		
4	Year constructed:	2021	Zoning District:	RM-1, GU, FLAMINGO HISTORIC OVERLAY
5	Based Flood Elevation:	8'-0" NGVD	Grade value in NGVD:	3.28' average
6	Adjusted grade (Flood+Grade/2):	7.13' NGVD	Lot Area:	45,000 SF
7	Lot width:	300	Lot Depth:	150
8	Minimum Unit Size	N/A	Average Unit Size	N/A
9	Existing use:	COMMUNITY CENTER	Proposed use:	FIRE STATION
	Zoning Information / Calculations	Maximum	Existing	Proposed
10	Height	35'	28'	35'
11	Number of Stories	3	2	3
12	FAR	1.4	1.4	0.43
13	Gross square footage	63,000 SF	20,007 SF	19,120 SF
14	Square Footage by use		13,580 SF	19,120 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		57
	Setbacks	Required	Existing	Proposed
	Subterranean:			
19	Front Setback:	N/A	N/A	N/A
20	Side Setback:	N/A	N/A	N/A
21	Side Setback:	N/A	N/A	N/A
22	Side Setback facing street:	N/A	N/A	N/A
23	Rear Setback:	N/A	N/A	N/A
	At Grade Parking:			
24	Front Setback:	20'	20' @ Meridian Ave N/A @ Jefferson	20' @ Meridian Ave 59'-9" @ Jefferson Ave
25	Side Setback, interior:	12'- 0"	3'-11"	5'-6"
26	Side Setback facing street:	12'- 0"	N/A	21'-0"
27	Rear Setback:	N/A	N/A	N/A
30	Building			
31	Front Setback:	20'	55'-1" @ Meridian Ave 19'-8" @ Jefferson	101'-10" @ Meridian ave 102'-2" @ Jefferson
32	Side Setback, interior:	12'- 0"	15'	34'-11"
33	Side Setback, facing street:	12'- 0"	20'	0'- 0"
34	Rear Setback:	N/A	N/A	N/A
35	Tower:			
	Front Setback:	N/A	N/A	N/A
	Side Setback:	N/A	N/A	N/A
ITEM #				
36				

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
37					
38	Side Setback:	N/A	N/A	N/A	
	Side Setback facing street:	N/A	N/A	N/A	
	Rear Setback:	N/A	N/A	N/A	
39					
40	Parking	Required	Existing	Proposed	Deficiencies
41	Parking district	1	1	1	
42	Total # of parking spaces	22	26 (for P-11 Parking lot)	48	
43	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				Refer to Sheet D-100
44	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
45	Parking Space Dimensions	8'-6" x 18'		8'-6" x 18'	
46	Parking Space configuration (45o, 60o, 90o, Parallel)	90	90	90	
47	ADA Spaces	2	1	3	
48	Tandem Spaces		NA	NA	
49	Drive aisle width	22' for two-way	20'-9"	23'	
50	Valet drop off and pick up	NA	NA	NA	
	Loading zones and Trash collection areas	Refer to Sec130-101 D	in parking lot	(1)Trash Enclosure northeast Loading Zone: N/A	
	Bicycle parking, location and Number of racks				
	Short Term	4	0		4 on 6th st building entrance
	Permanent	10	0		10 in apparatus bay (wall mounted)
51	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
52	Type of use	N/A	N/A	N/A	
53	Number of seats located outside on private property	N/A	N/A	N/A	
54	Number of seats inside	N/A	N/A	N/A	
55	Total number of seats	N/A	N/A	N/A	
56	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
57	Total occupant content	N/A	N/A	N/A	
	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
58					
59	Proposed hours of operation			24/7	
60	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361)			NO	
61	Is dancing and/or entertainment proposed ? (see CMB 141-1361)			NO	
62	Is this a contributing building?			NO	
	Located within a Local Historic District?			YES	





PROPOSED SITE

2020 Aerial Photography 600ft

ARIAL SITE VIEW

10-11-2021
 MIAMI BEACH HISTORIC PRESERVATION BOARD - FINAL SUBMITTAL

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

833 6TH STREET MIAMI BEACH, FL 33139

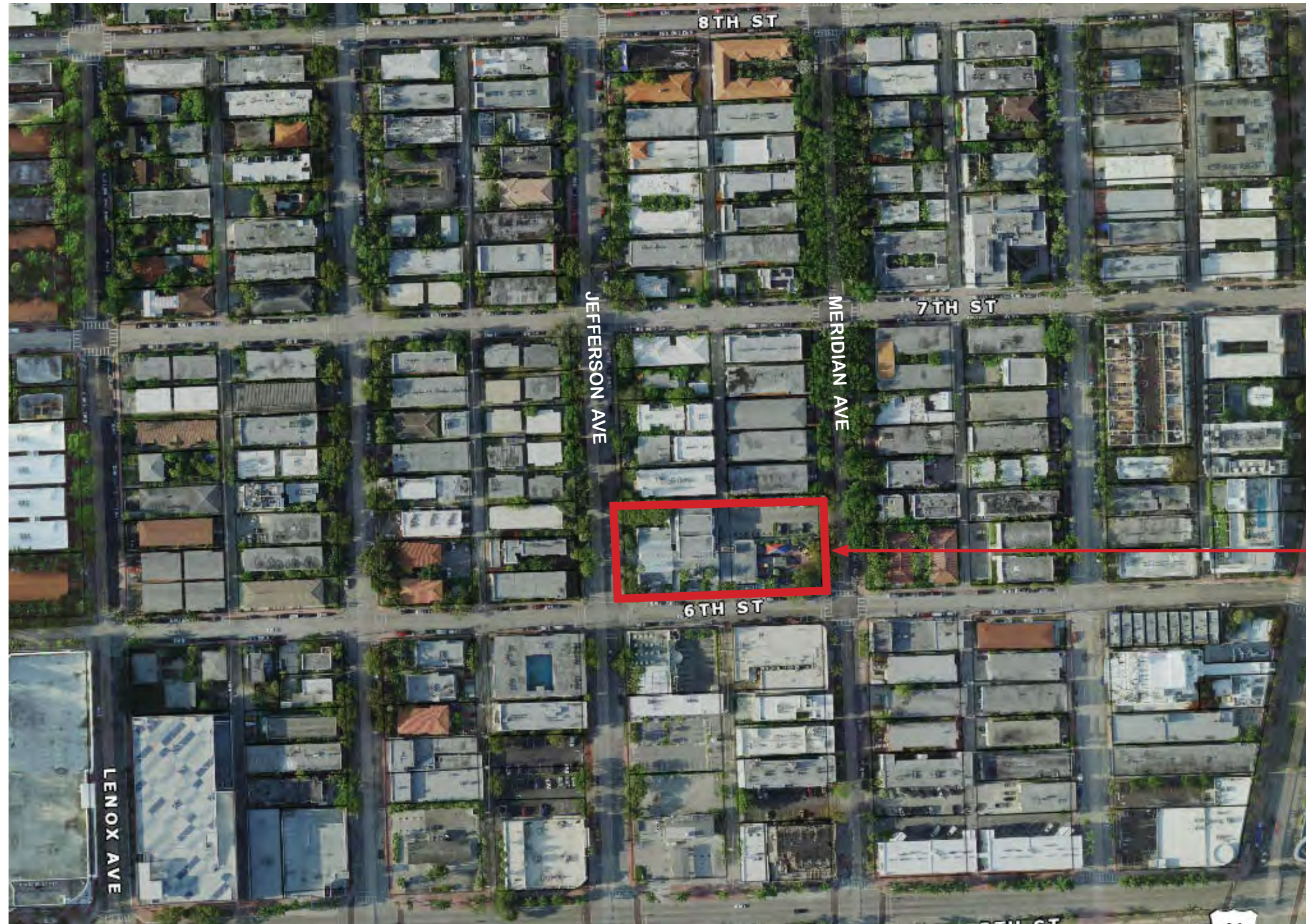


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LEGAL DESCRIPTION:

LOTS 6 THRU 11 BLK 73 OF "OCEAN BEACH, FLA, ADDITION NO 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81. OF THE PUBLIC RECORDS OD MIAMI-DADE COUNTY, FLORIDA. LEGAL DESCRIPTION INCLUDED WITH SURVEY.

JEFFERSON AVE

MERIDIAN AVE

1 STORY BUILDING

PROPERTY APPRAISAL SITE MAP

PROPOSED SITE

CONTEXT LOCATION PLAN

10-11-2021
MIAMI BEACH HISTORIC PRESERVATION BOARD - FINAL SUBMITTAL

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

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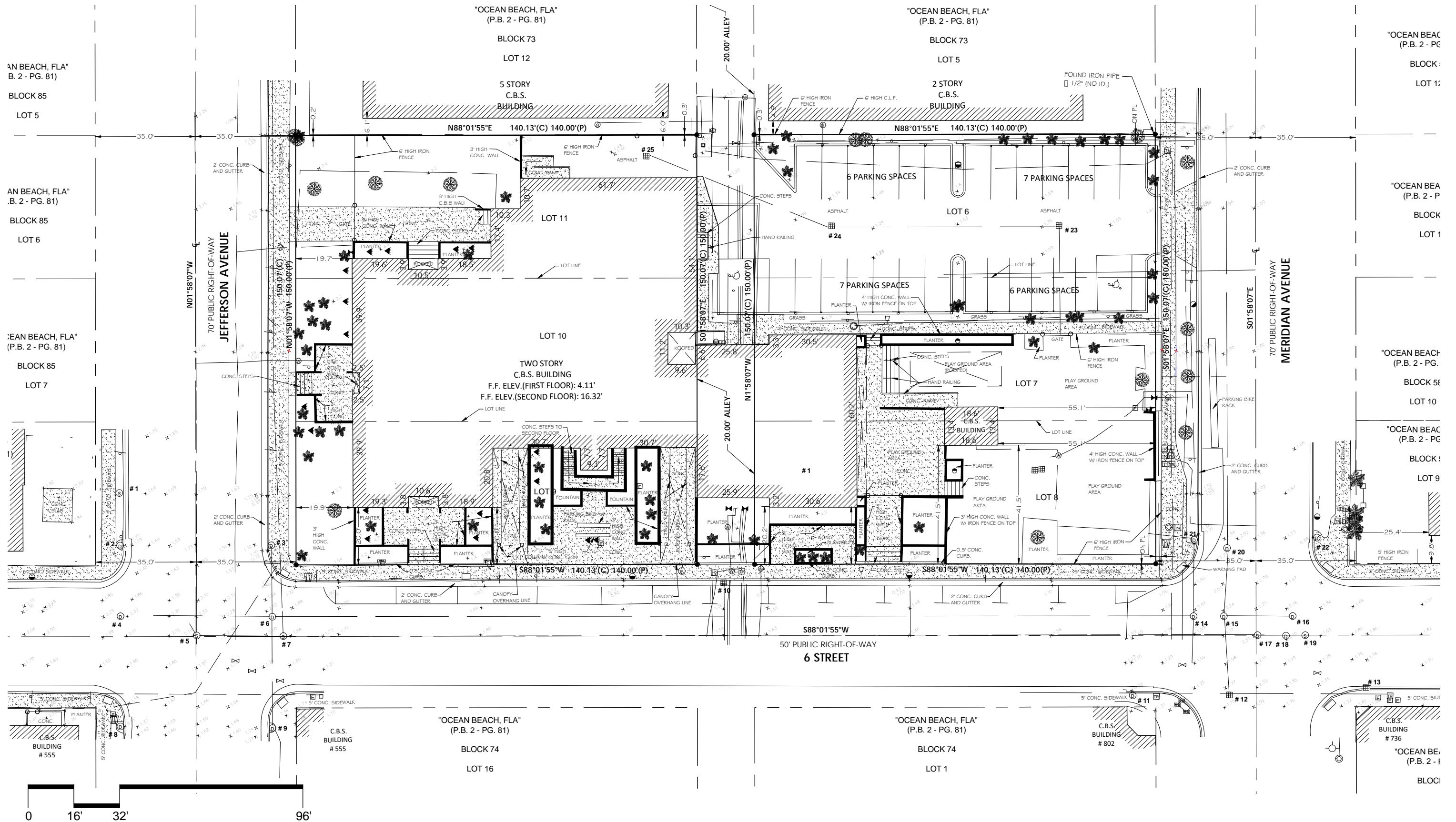


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EXISTING SITE PLAN

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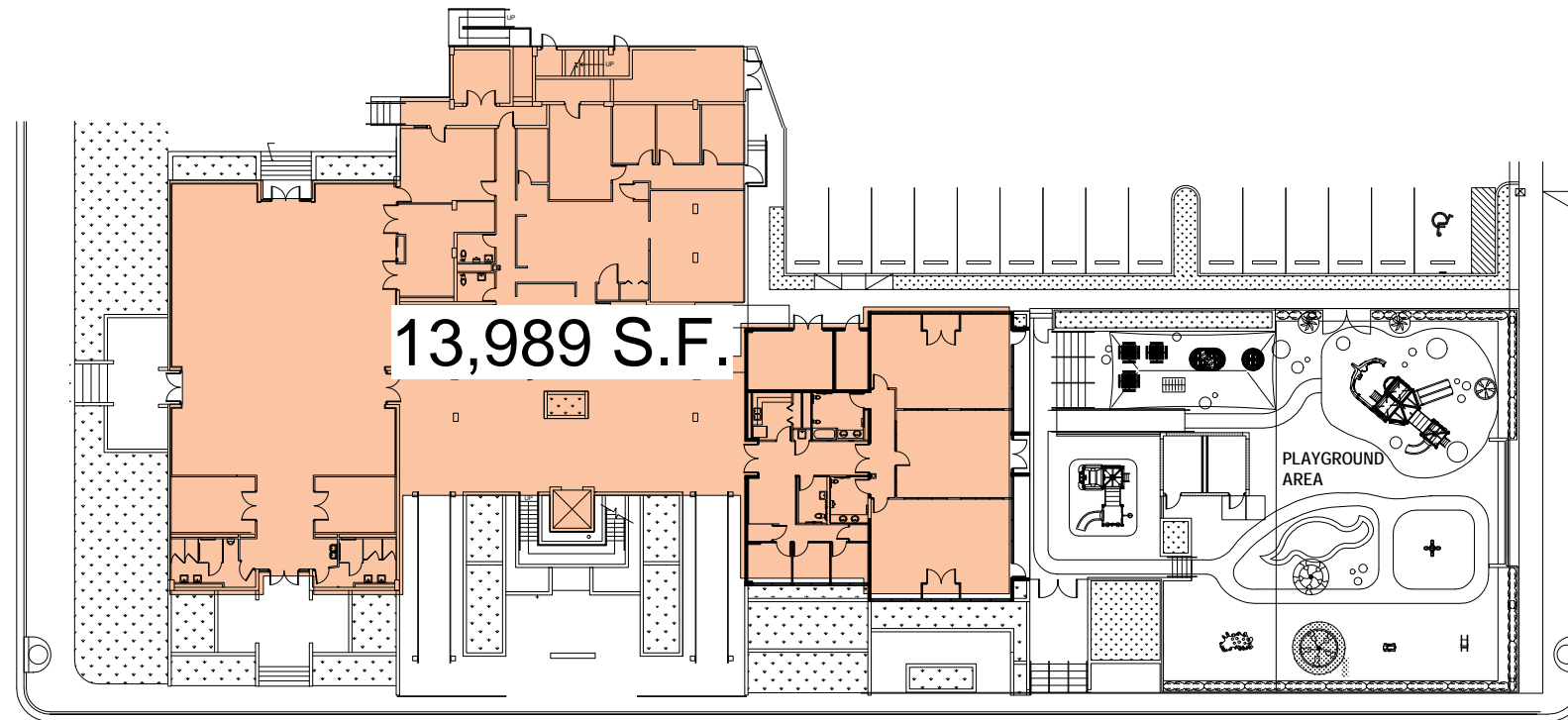
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JEFFERSON AVE

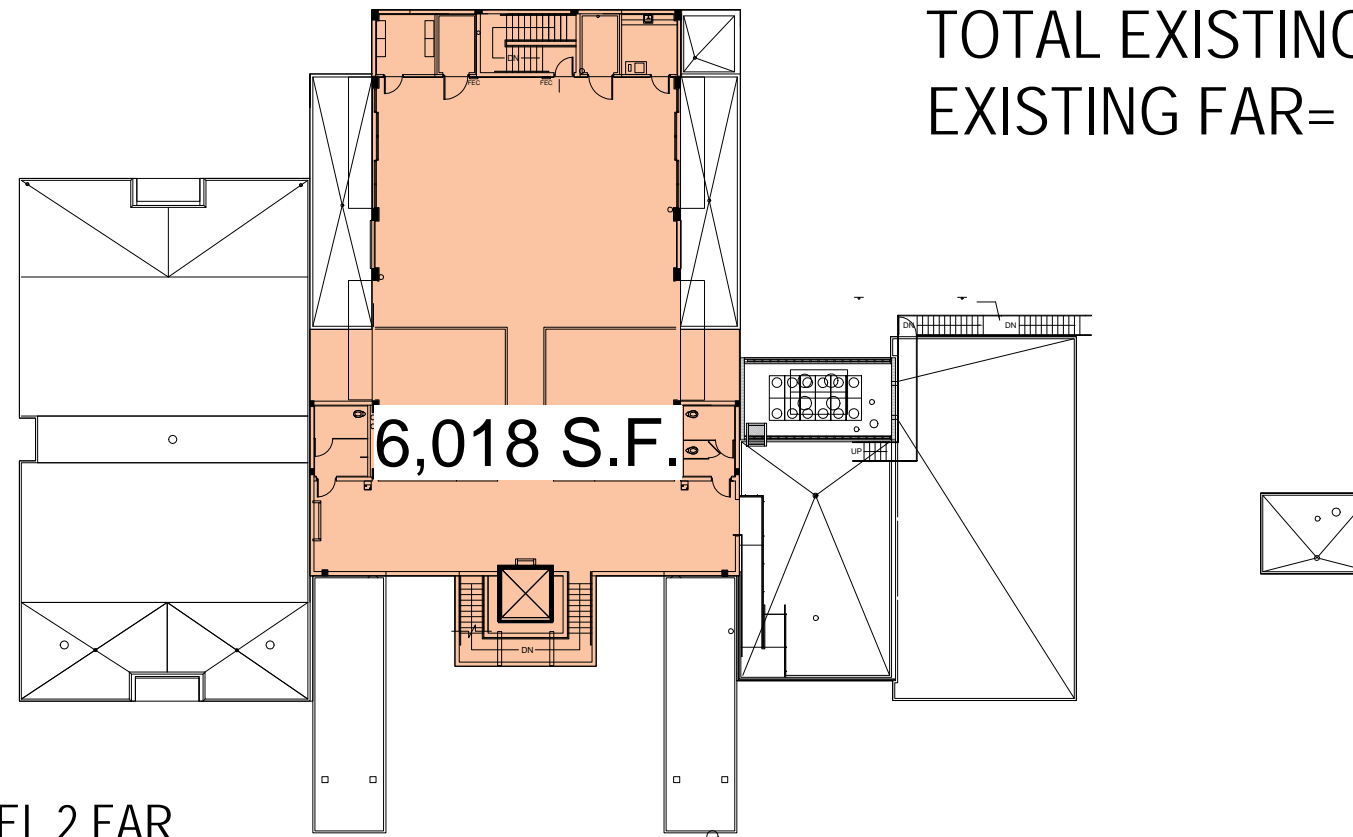
MERIDIAN AVE



1 EXISTING 1ST FLOOR FAR
1" = 40'-0"

6TH ST

TOTAL LOT AREA= 45,000 S.F.
TOTAL EXISTING LOT COVERAGE: 20,007 S.F.
EXISTING FAR= 0.4



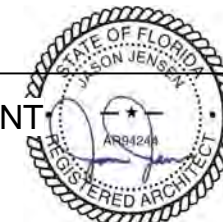
2 EXISTING LEVEL 2 FAR
1/32" = 1'-0"

EXISTING FAR PLANS

10-11-2021
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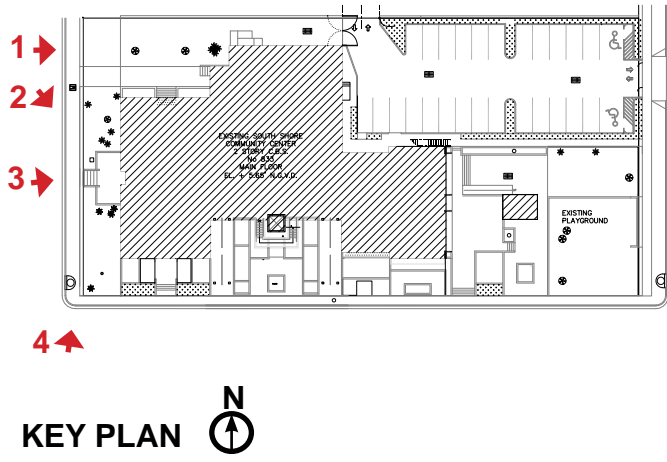


IMAGE 01:



IMAGE 03:

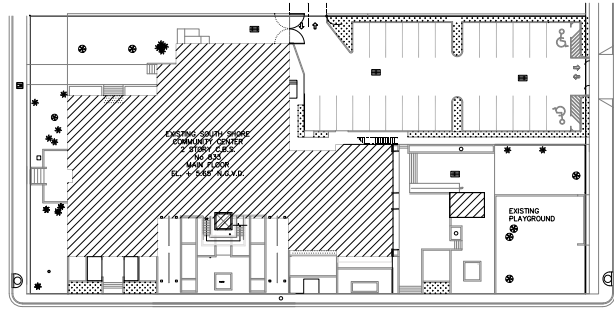


IMAGE 02:



IMAGE 04:





KEY PLAN 



IMAGE 05:



IMAGE 07:



IMAGE 06:

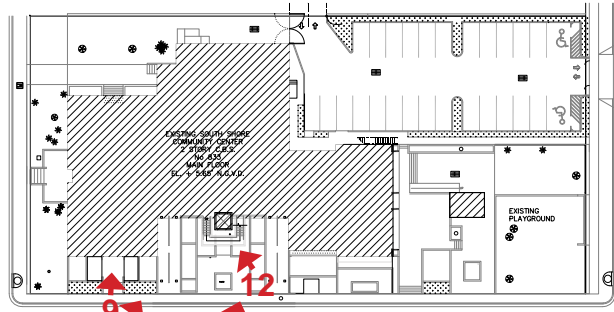


IMAGE 08:



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KEY PLAN 



IMAGE 09:



IMAGE 11:



IMAGE 10:

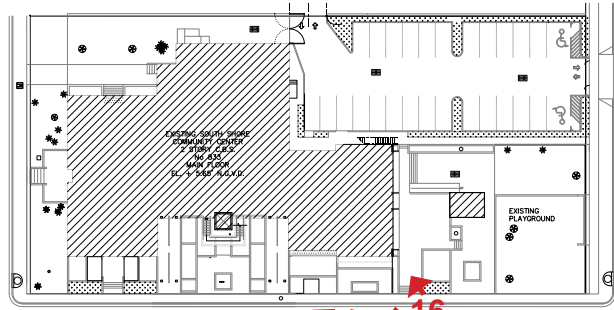


IMAGE 12:



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KEY PLAN 



IMAGE 13:



IMAGE 15:



IMAGE 14:

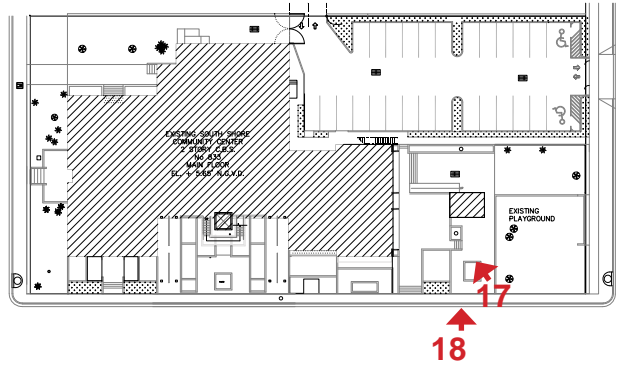


IMAGE 16:



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KEY PLAN 



IMAGE 17:



IMAGE 19:



IMAGE 18:

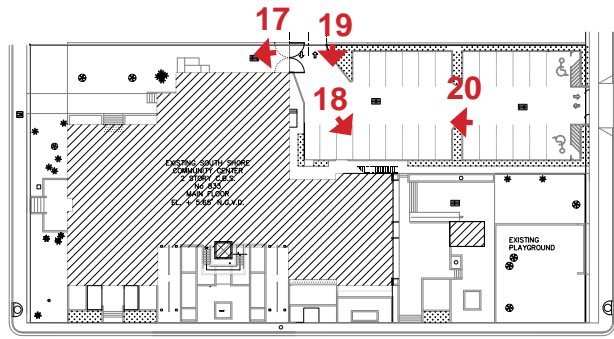


IMAGE 20:



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KEY PLAN 



IMAGE 21:



IMAGE 23:



IMAGE 22:



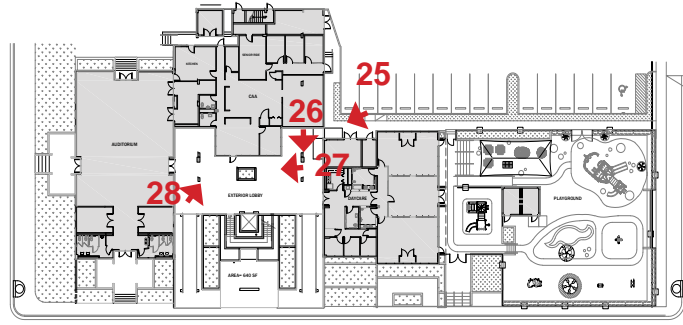
IMAGE 24:



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KEY PLAN 



Jan 06, 2021 02:25:01 PM

IMAGE 25:



Jan 06, 2021 02:27:52 PM

IMAGE 27:



Jan 06, 2021 02:27:41 PM

IMAGE 26:



Jan 06, 2021 02:31:13 PM

IMAGE 28:

EXISTING CONDITION PHOTOGRAPHS

10-11-2021
MIAMI BEACH HISTORIC PRESERVATION BOARD - FINAL SUBMITTAL

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

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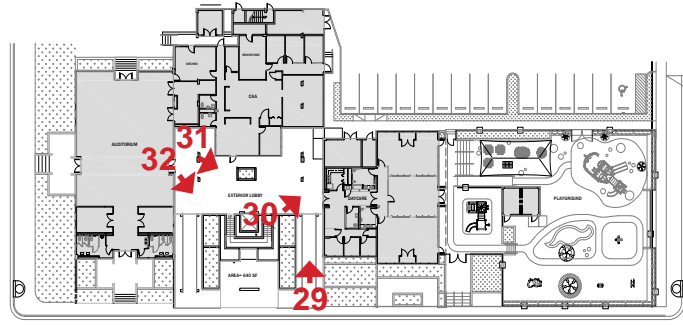


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KEY PLAN 



IMAGE 29:



IMAGE 31:



IMAGE 30:



IMAGE 32:

EXISTING CONDITION PHOTOGRAPHS

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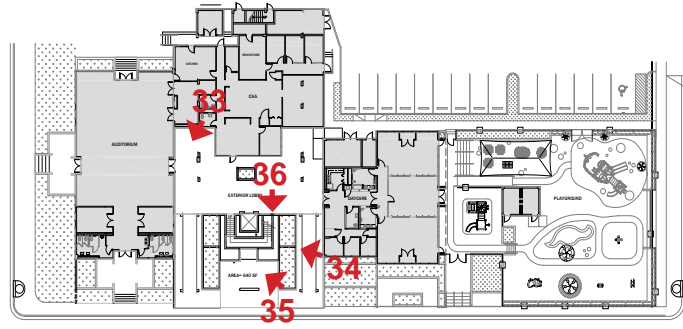


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KEY PLAN 



Jan 06, 2021 02:30:01 PM

IMAGE 33:



Jan 06, 2021 02:33:03 PM

IMAGE 34:



Jan 06, 2021 02:34:18 PM

IMAGE 35:



Jan 06, 2021 02:28:41 PM

IMAGE 36:

EXISTING CONDITION PHOTOGRAPHS

10-11-2021
MIAMI BEACH HISTORIC PRESERVATION BOARD - FINAL SUBMITTAL

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KEY PLAN 



IMAGE 01:



IMAGE 03:



IMAGE 02:



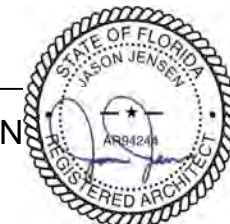
IMAGE 04:

CONTEXT PHOTOGRAPHS

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KEY PLAN 



IMAGE 05:



IMAGE 07:



IMAGE 06:



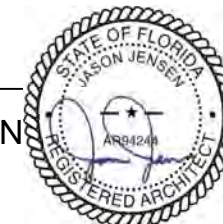
IMAGE 08:

CONTEXT PHOTOGRAPHS

10-11-2021
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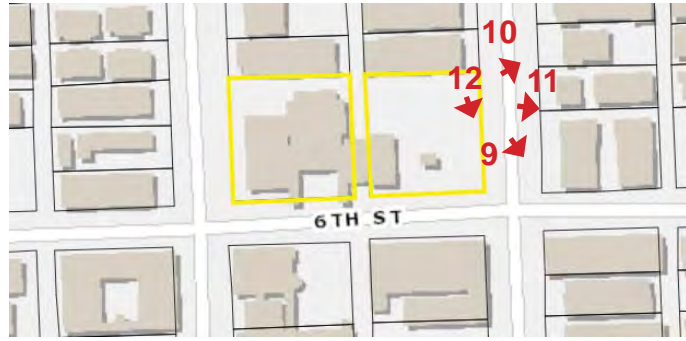


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KEY PLAN 



IMAGE 09:



IMAGE 11:



IMAGE 10:



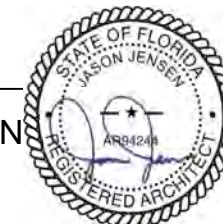
IMAGE 12:

CONTEXT PHOTOGRAPHS

10-11-2021
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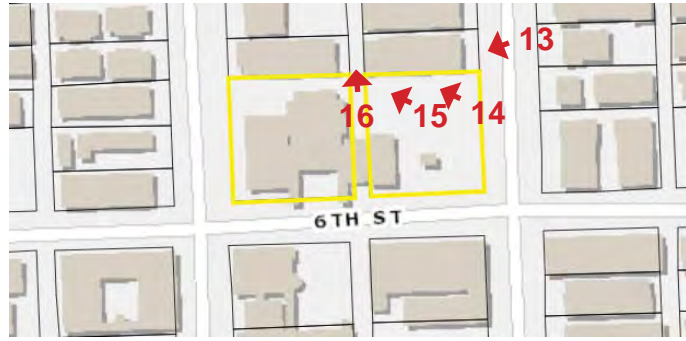


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KEY PLAN 



Jan 06, 2021: 02:18:06 PM

IMAGE 13:



Jan 06, 2021: 02:21:48 PM

IMAGE 15:



Jan 06, 2021: 02:20:30 PM

IMAGE 14:



Jan 06, 2021: 02:22:09 PM

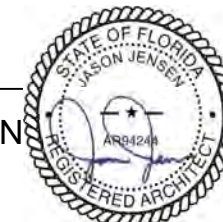
IMAGE 16:

CONTEXT PHOTOGRAPHS

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KEY PLAN 



IMAGE 01:



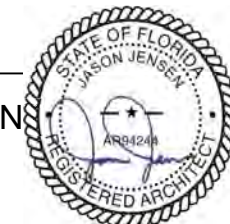
IMAGE 02

CONTEXT PHOTOGRAPHS

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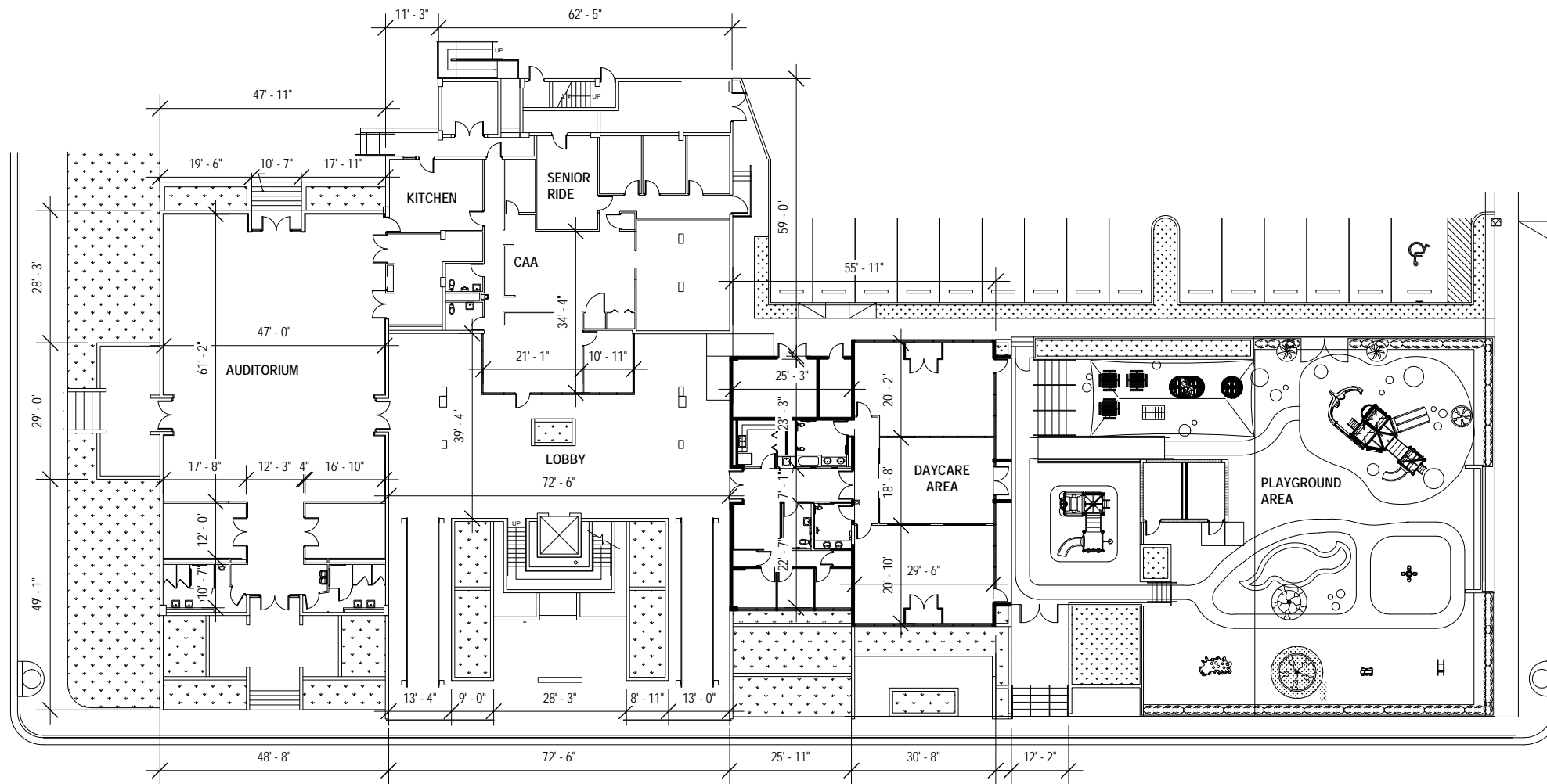
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JEFFERSON AVE

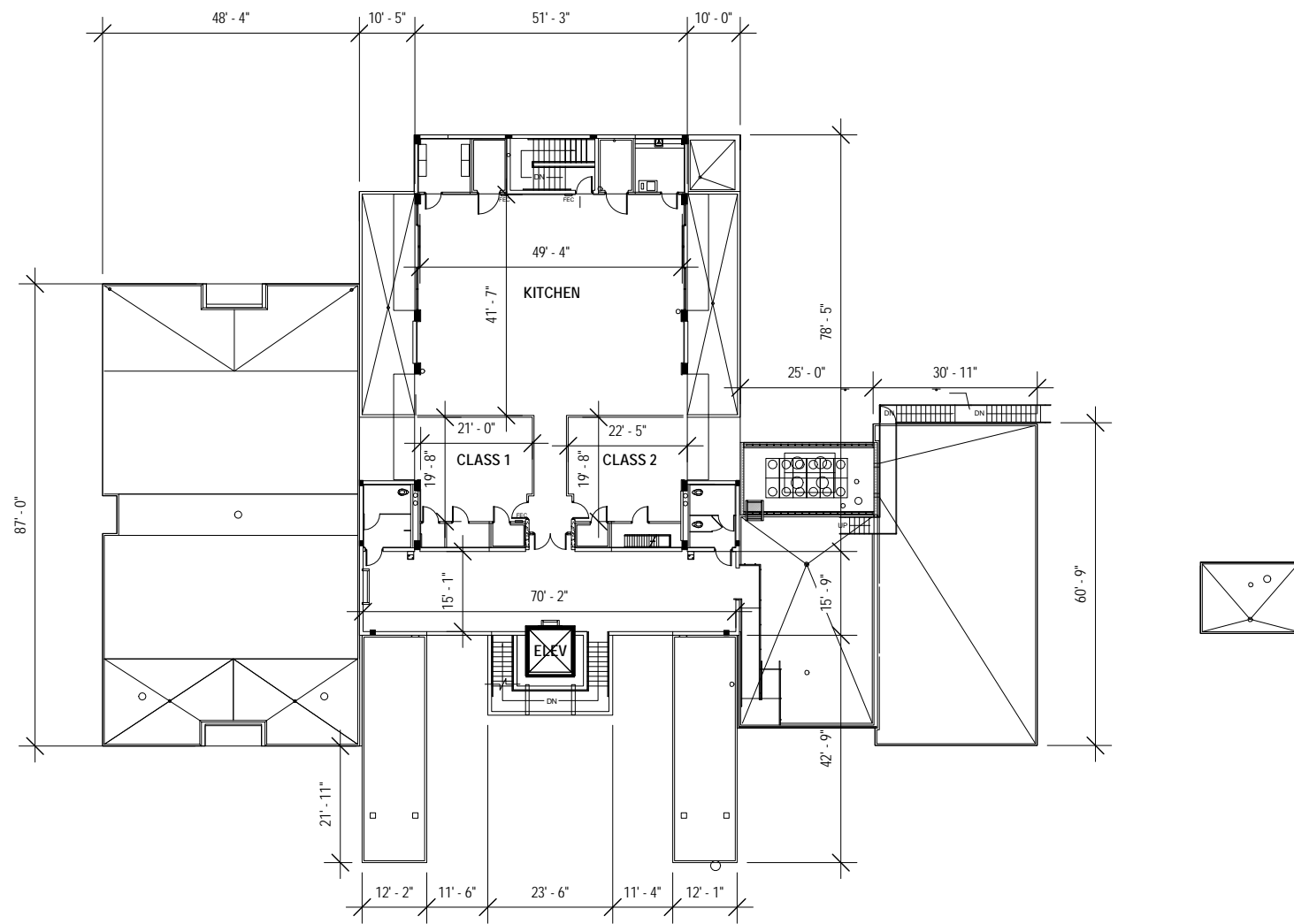


MERIDIAN AVE

6TH ST

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



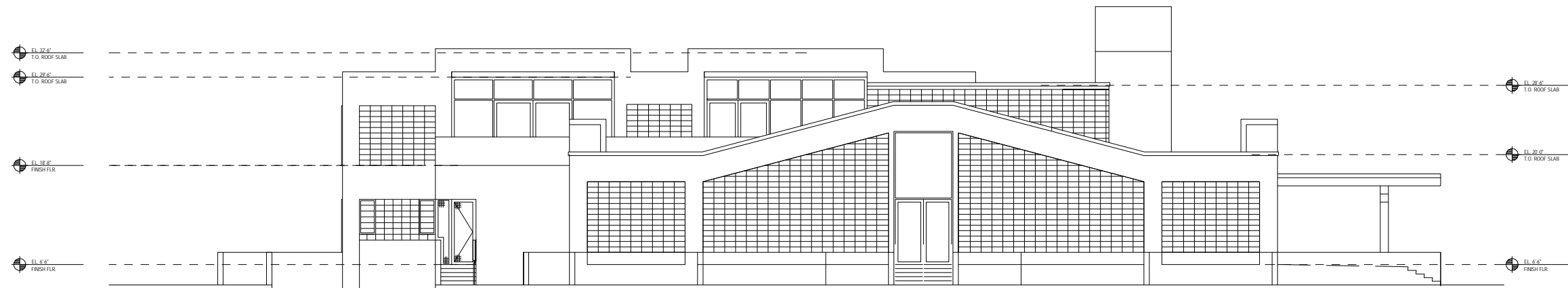


SECOND FLOOR
SCALE: 1/32" = 1'-0"





EAST ELEV.



WEST ELEV.

1 EXISTING ELEVATIONS EAST AND WEST
1/16" = 1'-0"



EXISTING ELEVATIONS

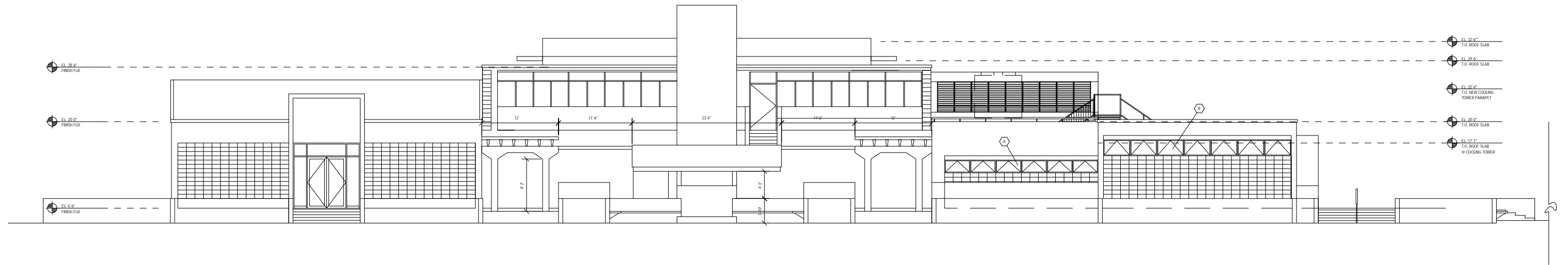
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FIRST SUBMITTAL

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

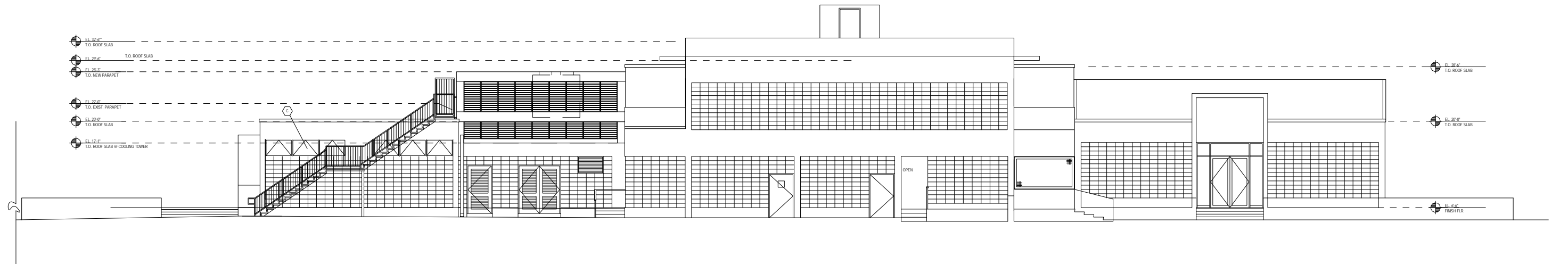
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NORTH ELEV.







SOUTH ELEV.

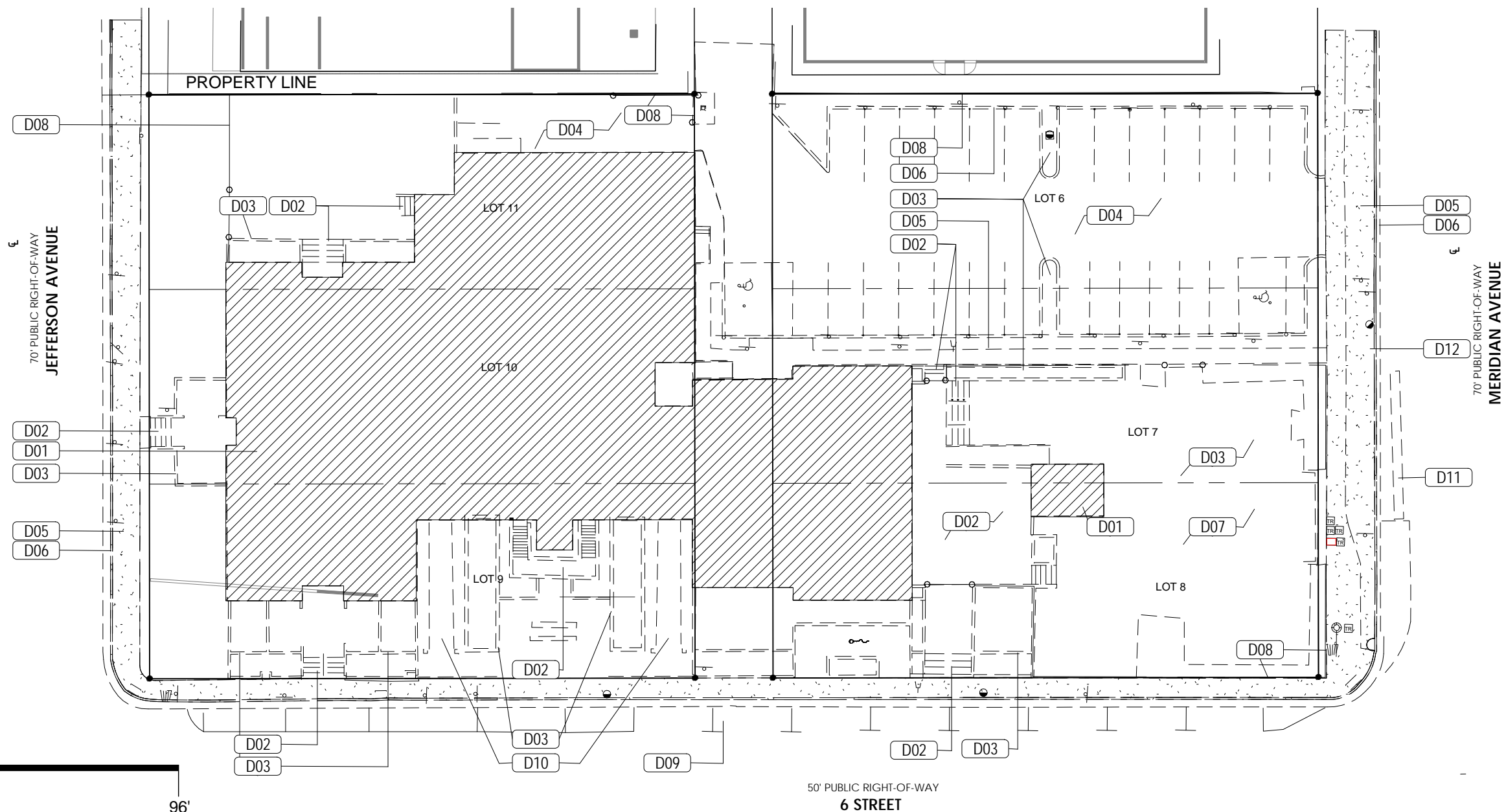
1 EXISTING ELEVATIONS NORTH AND SOUTH
 1/16" = 1'-0"



LEGEND - DEMOLITION

-  EXISTING WALL TO REMAIN
-  EXISTING TO BE REMOVED
-  EXISTING TO REMAIN
-  BUILDING TO BE DEMOLISHED

SPECIFIC KEYNOTES - SITE DEMO	
NUMBER	TEXT
D01	DEMO BUILDING
D02	DEMO ALL EXTERIOR BUILDING ELEMENTS
D03	DEMO PLANTER WALLS & LANDSCAPE U.O.N.
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	DEMO RAMPS & CANOPY ABOVE
D11	REMOVE BIKE RETAL STATION
D12	DEMO ALL SIDEWALKS



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



DEMOLITION PLAN

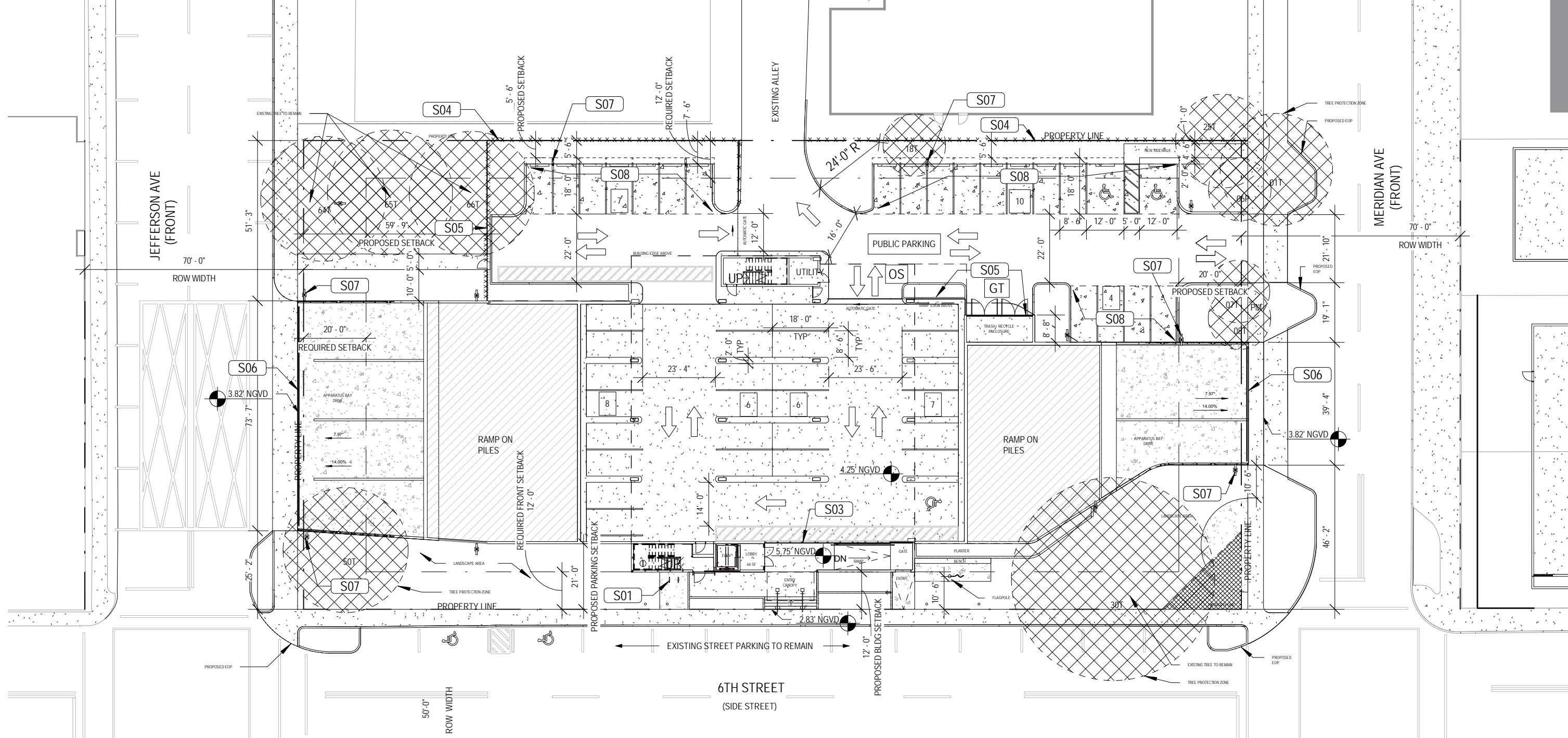
10-11-2021
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▲ * ALL NGVD ELEVATIONS ARE PROPOSED DESIGN



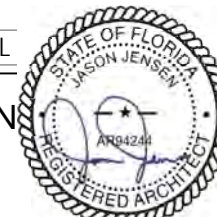
SCALE: 1/32" = 1'-0"

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

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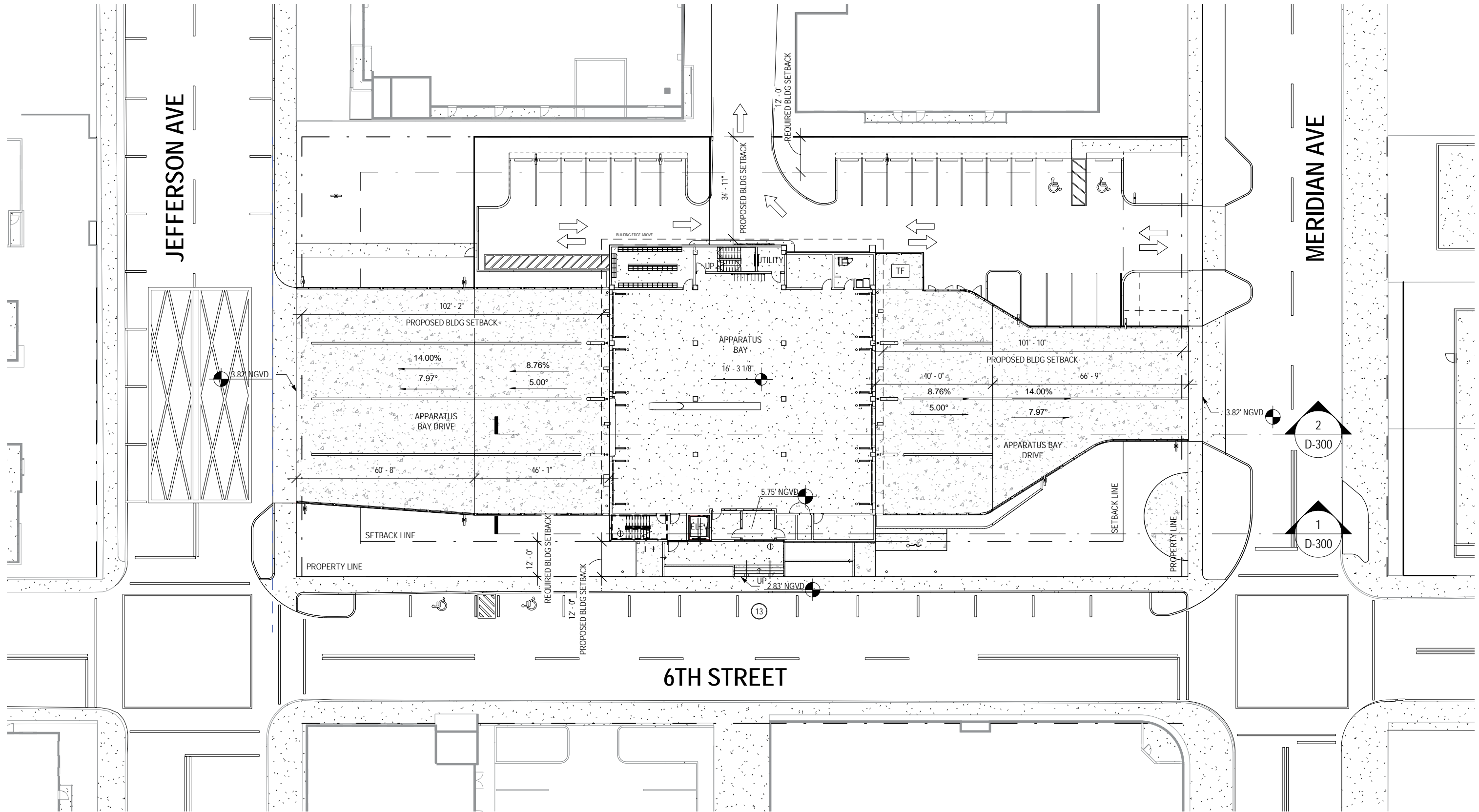


SITE PLAN

10-11-2021
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PROJECTS-FIRE STATION #01

833 6TH STREET MIAMI BEACH, FL 33139



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HIGH SITE PLAN
 10-11-2021
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CITY OF MIAMI BEACH, OFFICE OF CAPITAL IMPROVEMEN
 PROJECTS-FIRE STATION #01

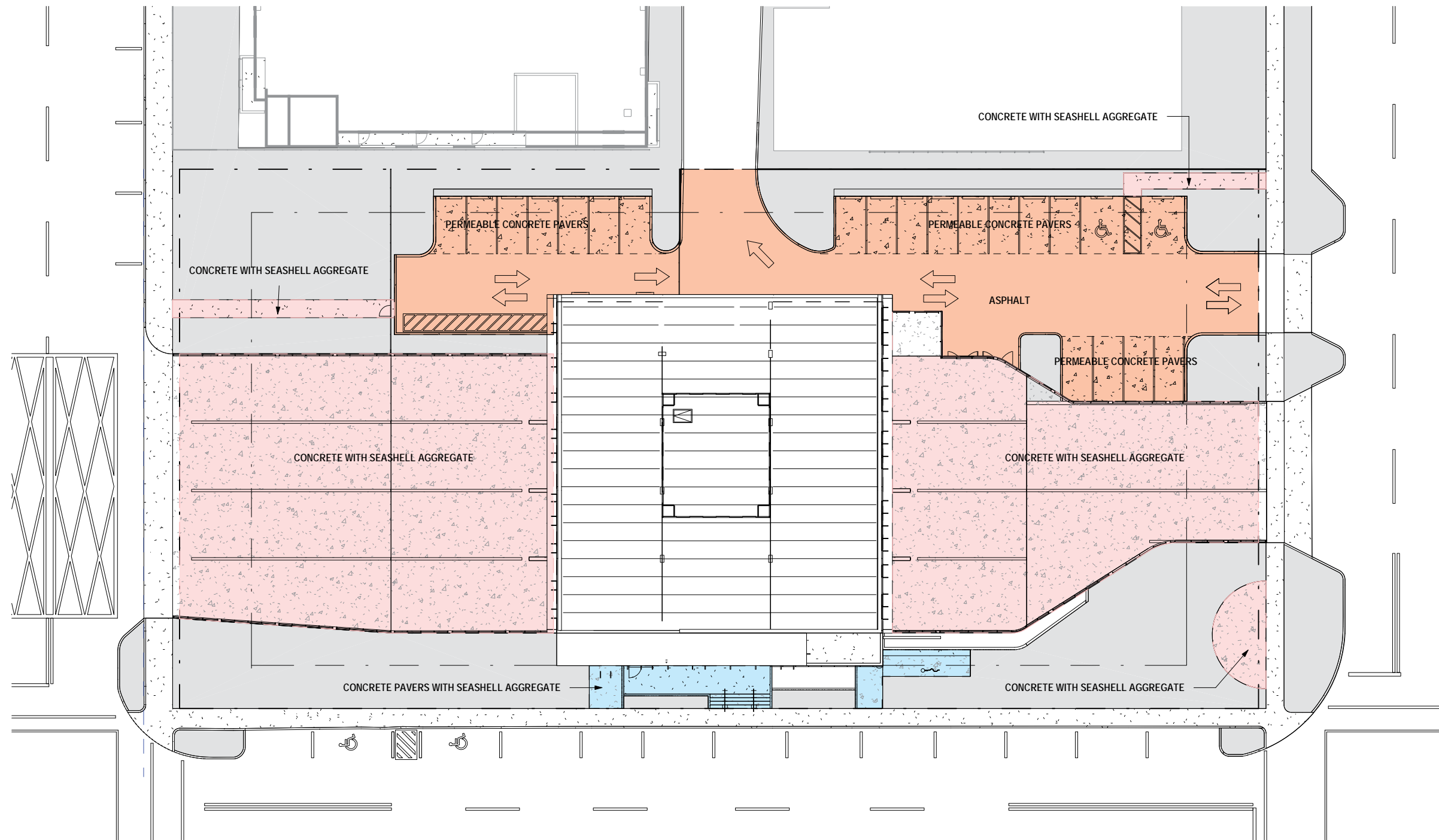
833 6TH STREET MIAMI BEACH, FL 33139



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

HARDSCAPE PLAN

10-11-2021
MIAMI BEACH HISTORIC PRESERVATION BOARD - FINAL SUBMITTAL

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

833 6TH STREET MIAMI BEACH, FL 33139

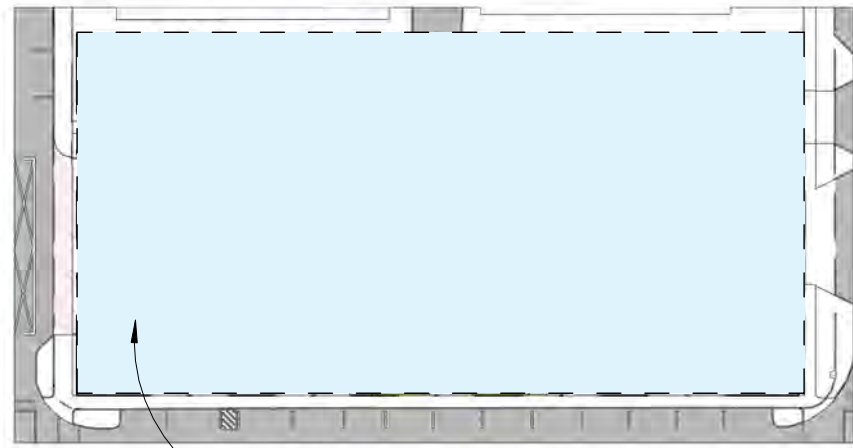


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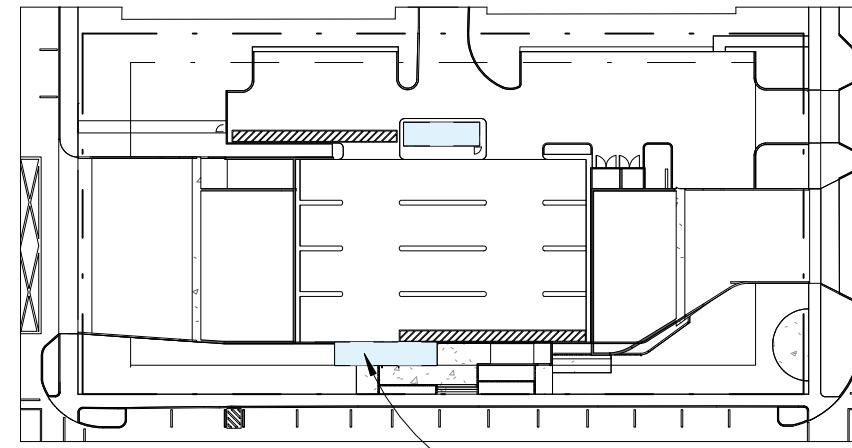
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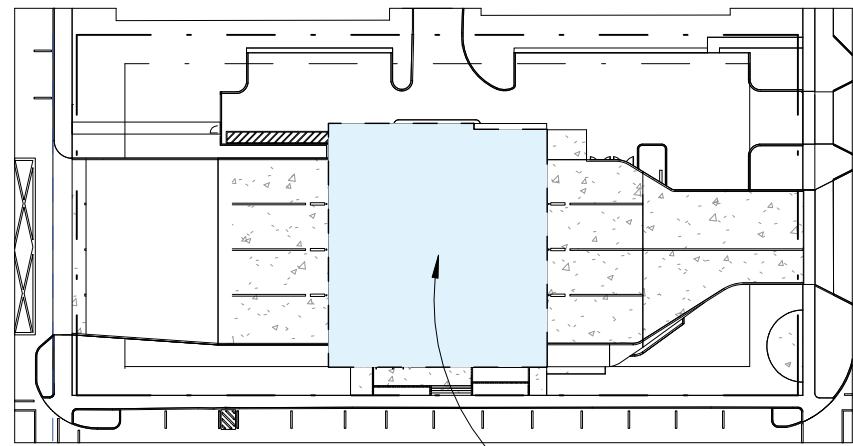
LOT AREA= 45,000 S.F.
 ALLOWABLE F.A.R. = 1.4 = 63,000 S.F.

1 LOT AREA



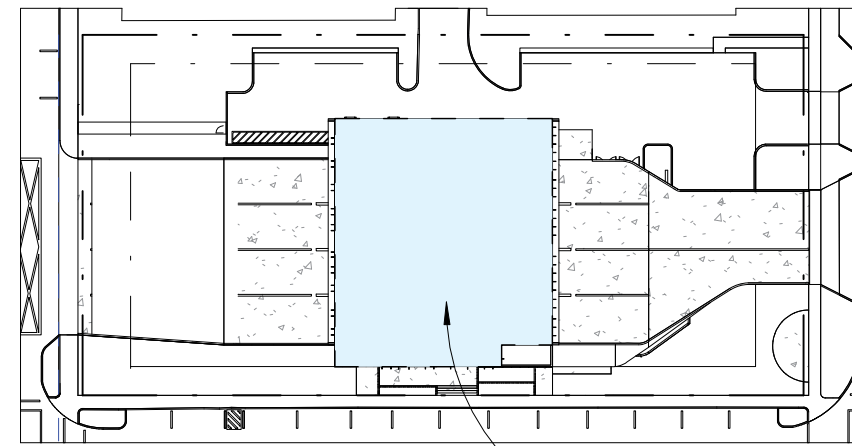
726 S.F.

2 LEVEL 1 - ENTRY LEVEL



9,186 S.F.

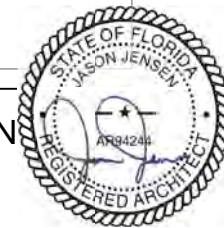
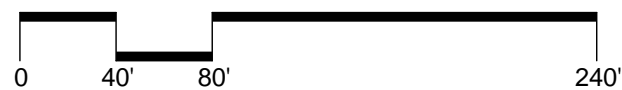
3 LEVEL 2 - APPARATUS BAY

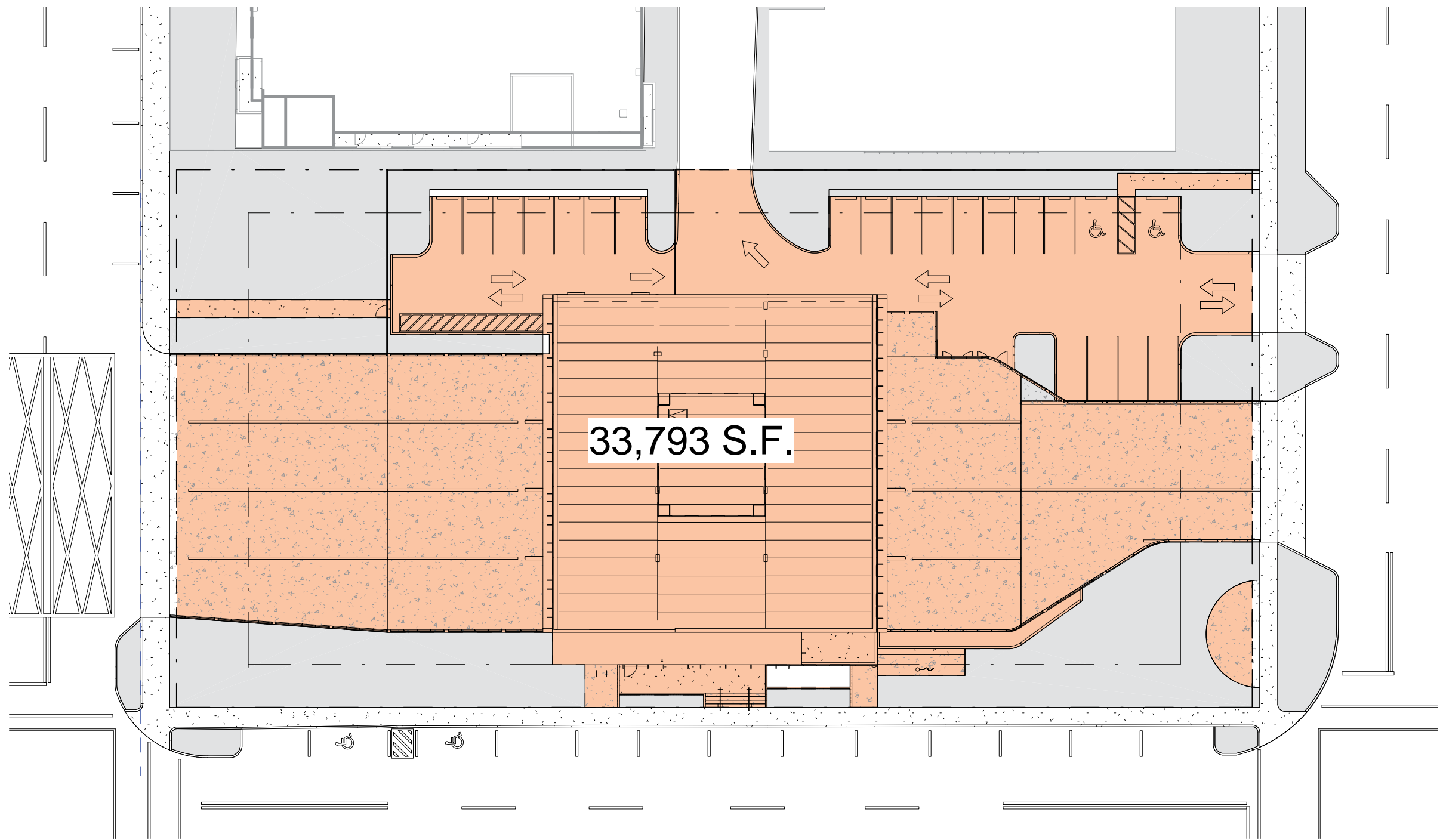


9,208 S.F.

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.
 LOT COVERAGE PROPOSED: (75%)= 33,793 S.F.

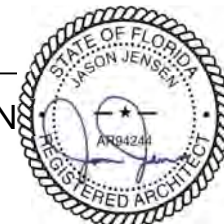


LOT COVERAGE CALCULATION

10-11-2021
 MIAMI BEACH HISTORIC PRESERVATION BOARD - FINAL SUBMITTAL

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

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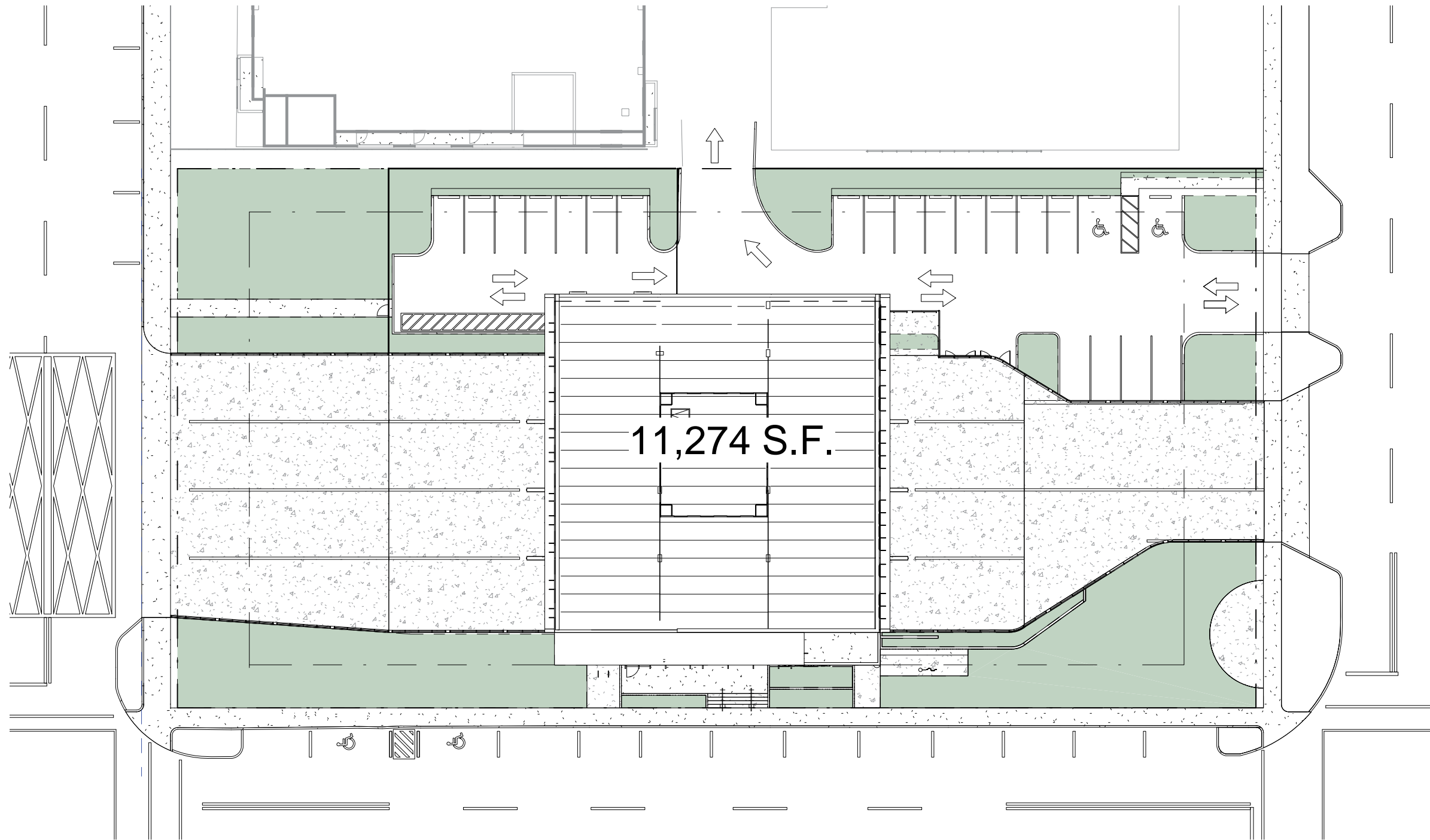


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11,274 S.F.

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 : (25%)= 11,416 S.F.

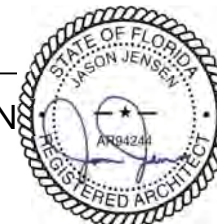


OPEN SPACE CALCULATION

10-11-2021
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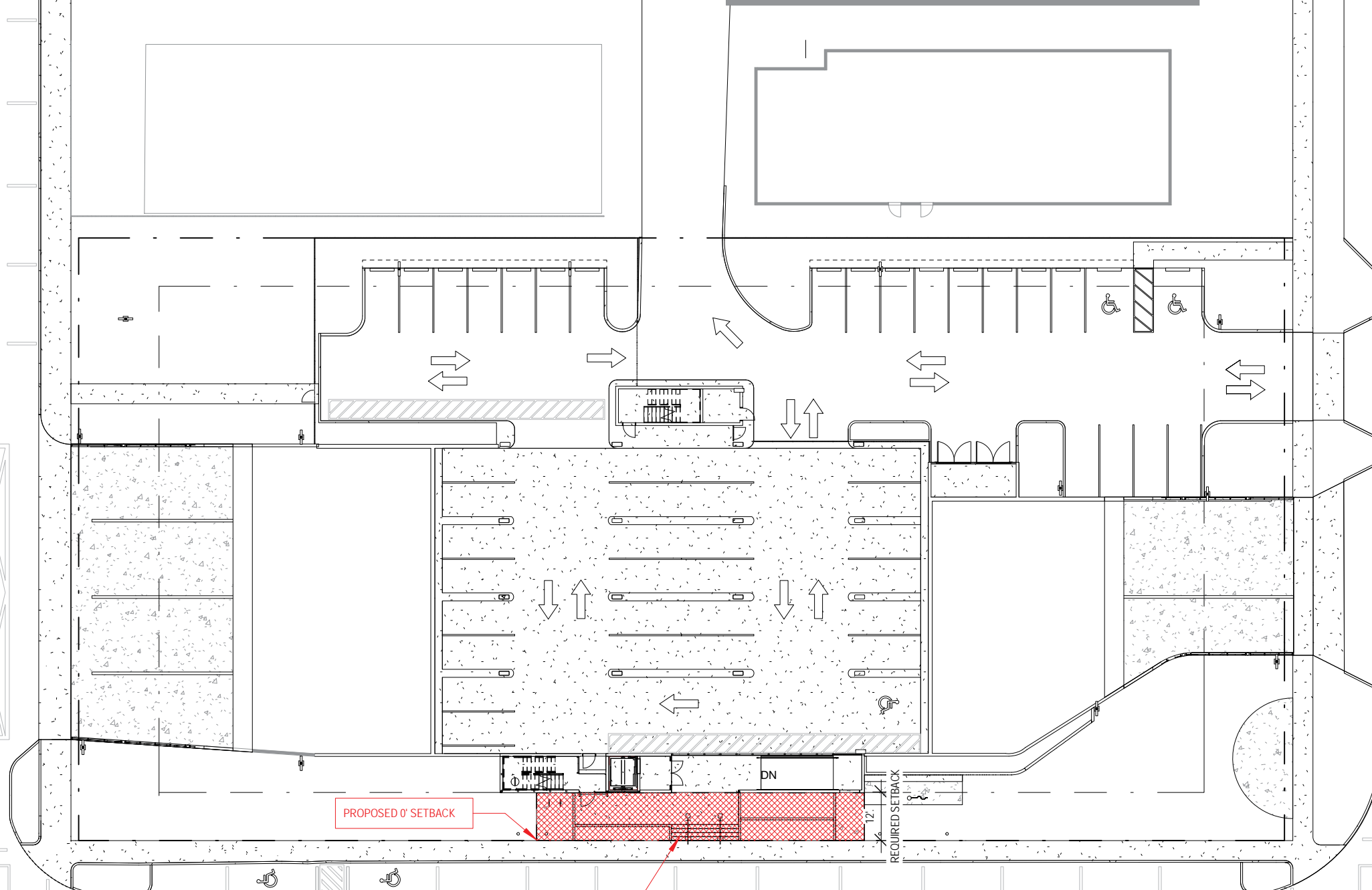


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PROPOSED 0' SETBACK

NONCONFORMING AREA

*PLANTERS DO NOT EXCEED 5' IN HEIGHT FROM AVERAGE GRADE

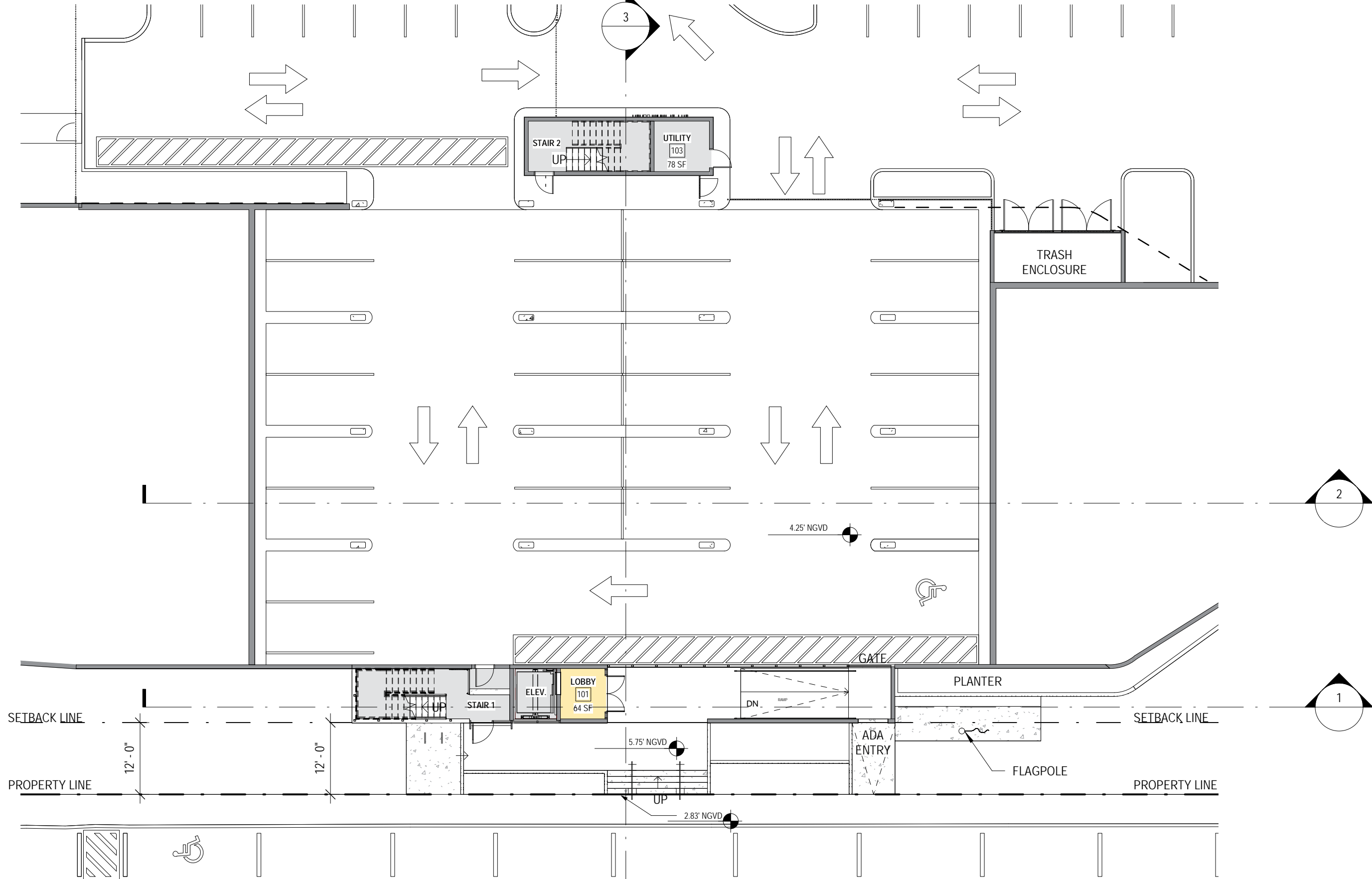
12'
REQUIRED SETBACK

DN

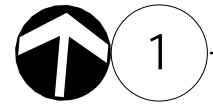


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* ALL NGVD ELEVATIONS ARE PROPOSED DESIGN



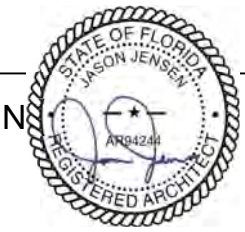
1 PARKING LEVEL

1/16" = 1'-0"

LEVEL 1 - FLOOR PLAN
 10-11-2021
 MIAMI BEACH HISTORIC PRESERVATION BOARD - FINAL SUBMITTAL

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

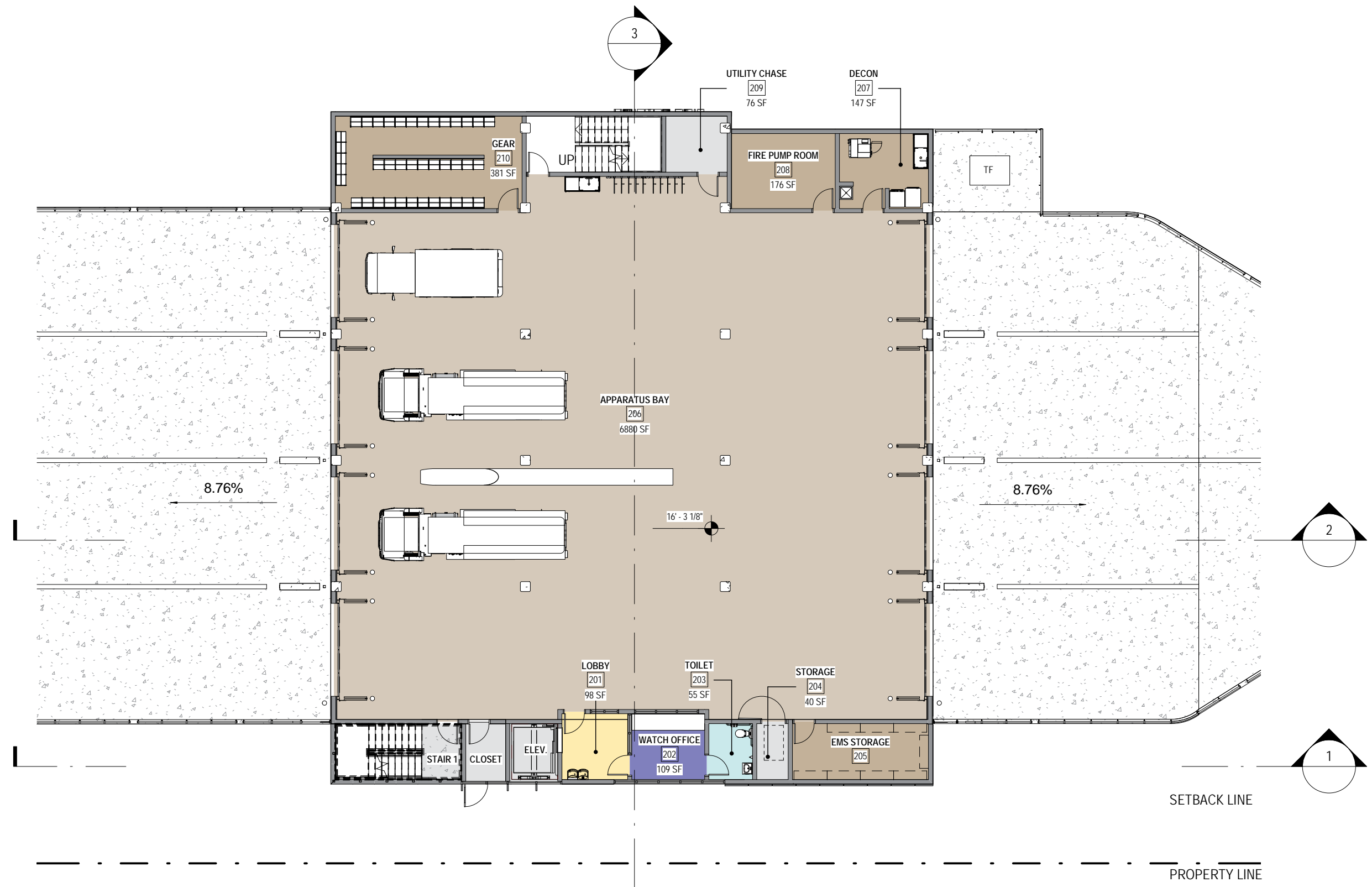
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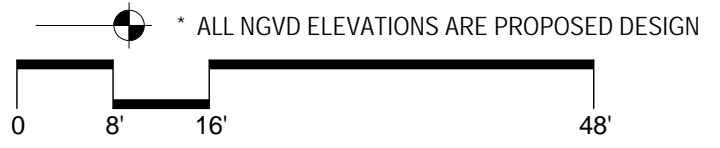
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1 APPARATUS BAY
1/16" = 1'-0"



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SETBACK LINE

PROPERTY LINE

1 FIRE STATION LIVING QUARTERS
1/16" = 1'-0"



LEVEL 3 - FLOOR PLAN
10-11-2021
MIAMI BEACH HISTORIC PRESERVATION BOARD - FINAL SUBMITTAL

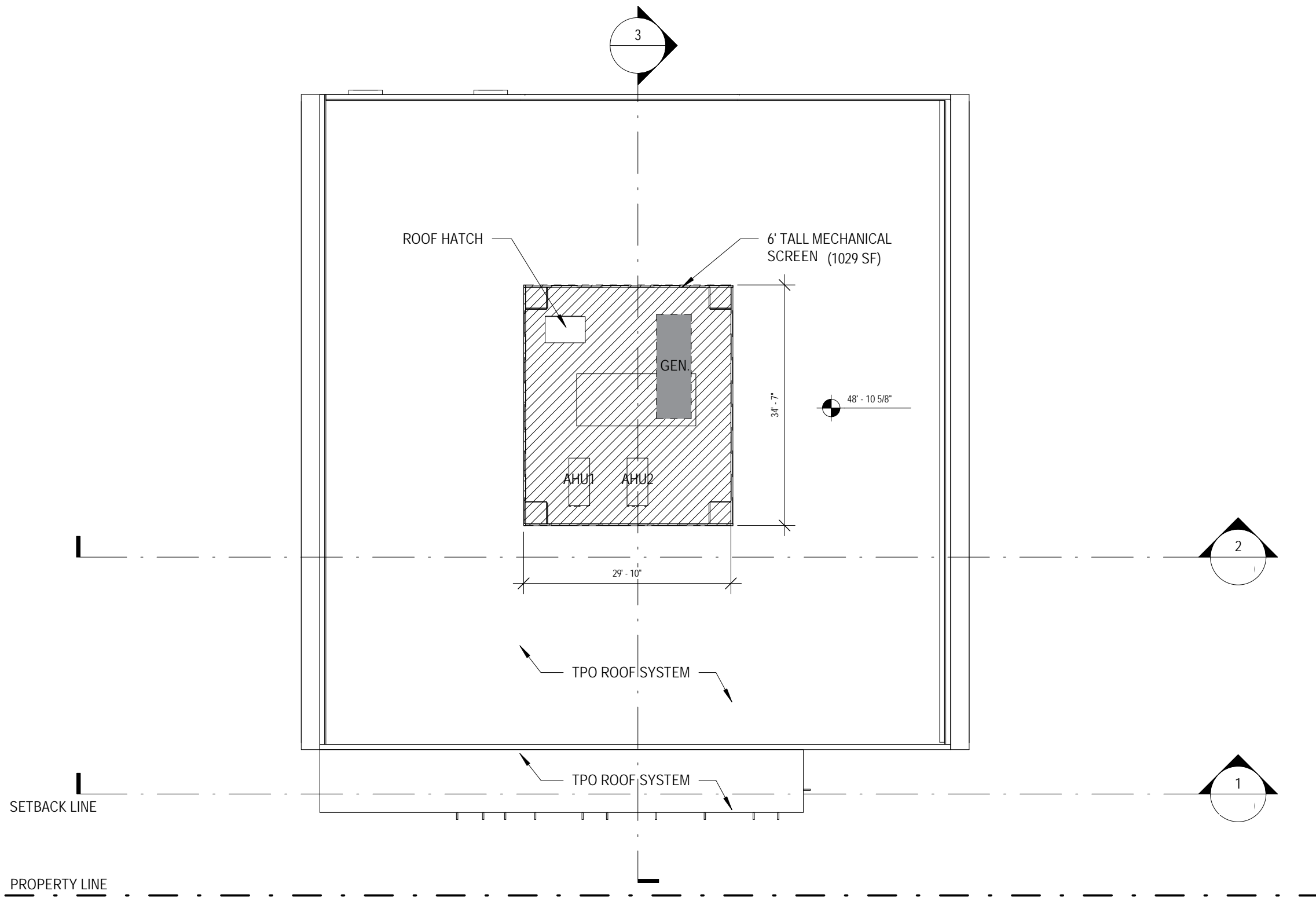
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PROJECTS-FIRE STATION #01
833 6TH STREET MIAMI BEACH, FL 33139



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

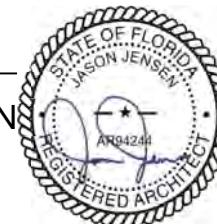


ROOF PLAN

10-11-2021
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CITY OF MIAMI BEACH, OFFICE OF CAPITAL IMPROVEMEN
PROJECTS-FIRE STATION #01

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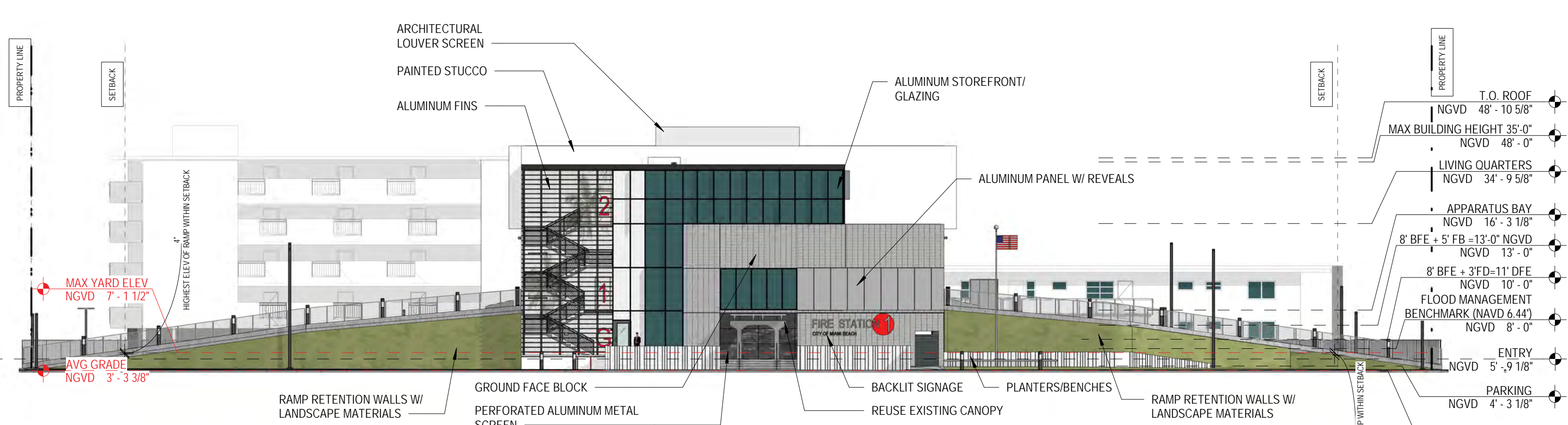


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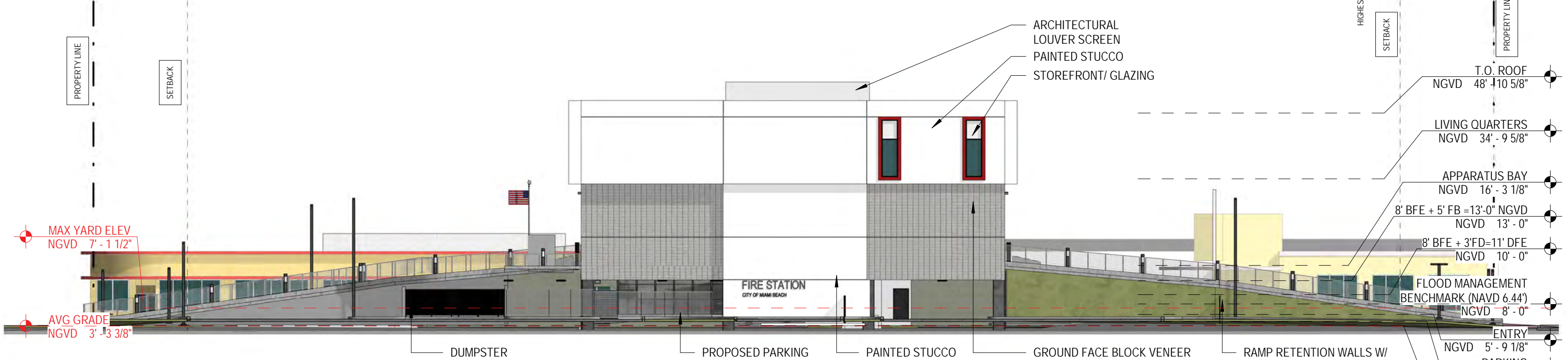
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1 SOUTH ELEVATION
1" = 20'-0"



2 NORTH ELEVATION
1" = 20'-0"

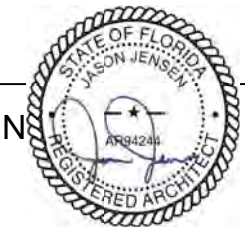


EXTERIOR ELEVATIONS

10-11-2021
MIAMI BEACH HISTORIC PRESERVATION BOARD - FINAL SUBMITTAL

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

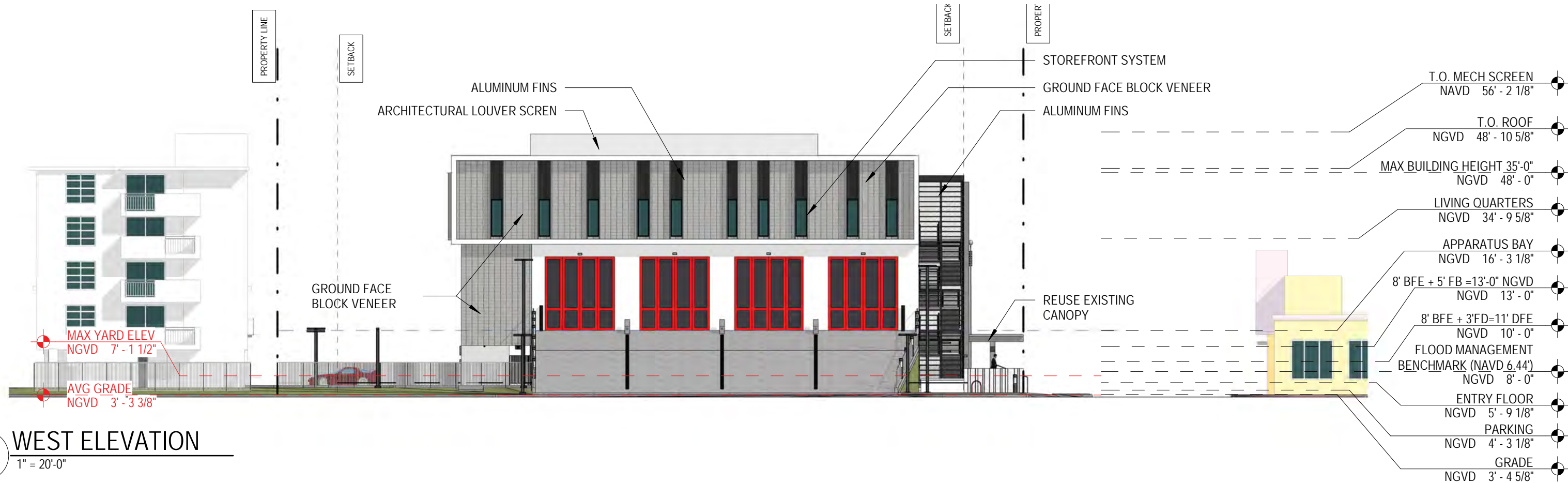
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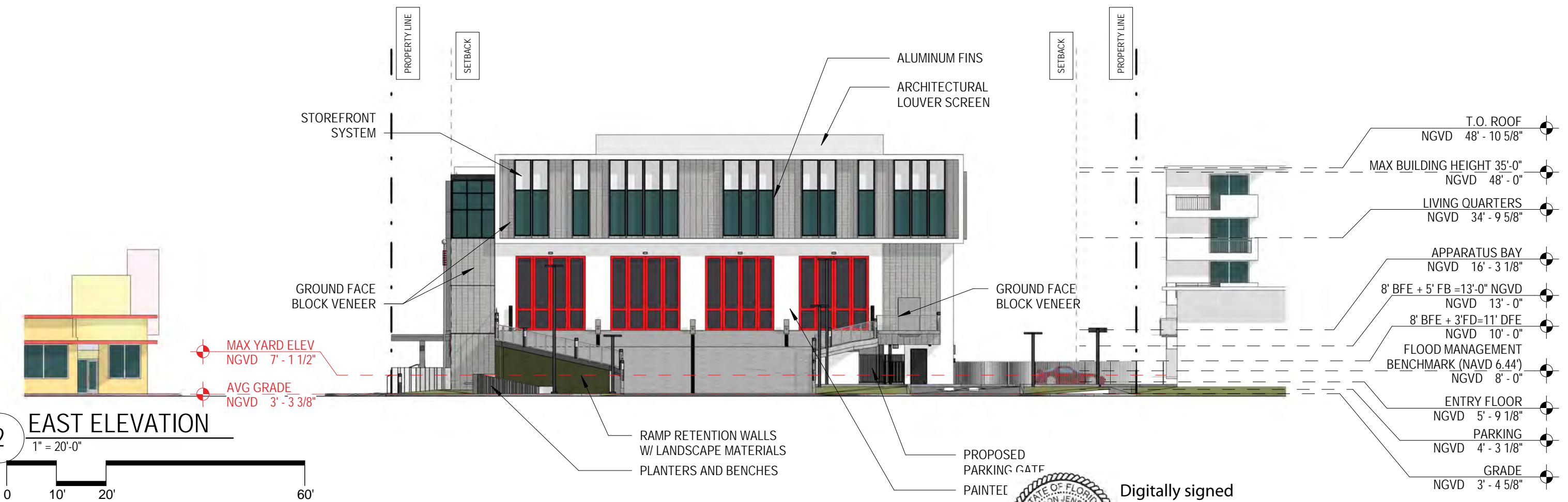
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1 WEST ELEVATION
1" = 20'-0"



2 EAST ELEVATION
1" = 20'-0"



EXTERIOR ELEVATIONS

10-11-2021
MIAMI BEACH HISTORIC PRESERVATION BOARD - FINAL SUBMITTAL

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

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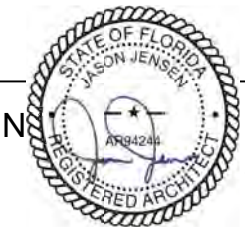
1 SOUTH ELEVATION
1/32" = 1'-0"

- T.O. MECH SCREEN
NAVD 56' - 2 1/8"
- T.O. ROOF
NGVD 48' - 10 5/8"
- MAX BUILDING HEIGHT 35'-0"
NGVD 48' - 0"
- LIVING QUARTERS
NGVD 34' - 9 5/8"
- APPARATUS BAY
NGVD 16' - 3 1/8"
- 8' BFE + 5' FB = 13'-0" NGVD
NGVD 13' - 0"
- 8' BFE + 3'FD=11' DFE
NGVD 10' - 0"
- FLOOD MANAGEMENT
BENCHMARK (NAVD 6.44')
NGVD 8' - 0"
- ENTRY FLOOR
NGVD 5' - 9 1/8"
- HIGH PARKING
NGVD 4' - 9 1/8"
- PARKING
NGVD 4' - 3 1/8"
- GRADE
NGVD 3' - 4 5/8"



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

- T.O. MECH SCREEN
NAVD 56' - 2 1/8"
- T.O. ROOF
NGVD 48' - 10 5/8"
- LIVING QUARTERS
NGVD 34' - 9 5/8"
- APP. BAY MEZZANINE
NGVD 26' - 0 5/8"
- APPARATUS BAY
NGVD 16' - 3 1/8"
- 8' BFE + 5' FB = 13'-0" NGVD
NGVD 13' - 0"
- 8' BFE + 3'FD=11' DFE
NGVD 10' - 0"
- FLOOD MANAGEMENT
BENCHMARK (NAVD 6.44')
NGVD 8' - 0"
- ENTRY FLOOR
NGVD 5' - 9 1/8"
- HIGH PARKING
NGVD 4' - 9 1/8"
- PARKING
NGVD 4' - 3 1/8"
- GRADE
NGVD 3' - 4 5/8"



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

MAX YARD ELEV
NGVD 7' - 1 1/2"
AVG GRADE
NGVD 3' - 3 3/8"

MAX BUILDING HEIGHT 35'-0"
NGVD 48' - 0"

LIVING QUARTERS
NGVD 34' - 9 5/8"

APPARATUS BAY
NGVD 16' - 3 1/8"

8' BFE + 5' FB = 13'-0" NGVD
NGVD 13' - 0"

8' BFE + 3'FD = 11' DFE
NGVD 10' - 0"

FLOOD MANAGEMENT
BENCHMARK (NAVD 6.44)
NGVD 8' - 0"

ENTRY FLOOR
NGVD 5' - 9 1/8"

HIGH PARKING
NGVD 4' - 9 1/8"

PARKING
NGVD 4' - 3 1/8"

GRADE
NGVD 3' - 4 5/8"



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

MAX YARD ELEV
NGVD 7' - 1 1/2"
AVG GRADE
NGVD 3' - 3 3/8"

MAX BUILDING HEIGHT 35'-0"
NGVD 48' - 0"

LIVING QUARTERS
NGVD 34' - 9 5/8"

APPARATUS BAY
NGVD 16' - 3 1/8"

8' BFE + 5' FB = 13'-0" NGVD
NGVD 13' - 0"

8' BFE + 3'FD = 11' DFE
NGVD 10' - 0"

FLOOD MANAGEMENT
BENCHMARK (NAVD 6.44)
NGVD 8' - 0"

ENTRY FLOOR
NGVD 5' - 9 1/8"

HIGH PARKING
NGVD 4' - 9 1/8"

PARKING
NGVD 4' - 3 1/8"

GRADE
NGVD 3' - 4 5/8"

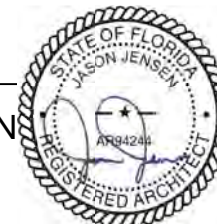


CONTEXT ELEVATIONS

10-11-2021
MIAMI BEACH HISTORIC PRESERVATION BOARD - FINAL SUBMITTAL

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

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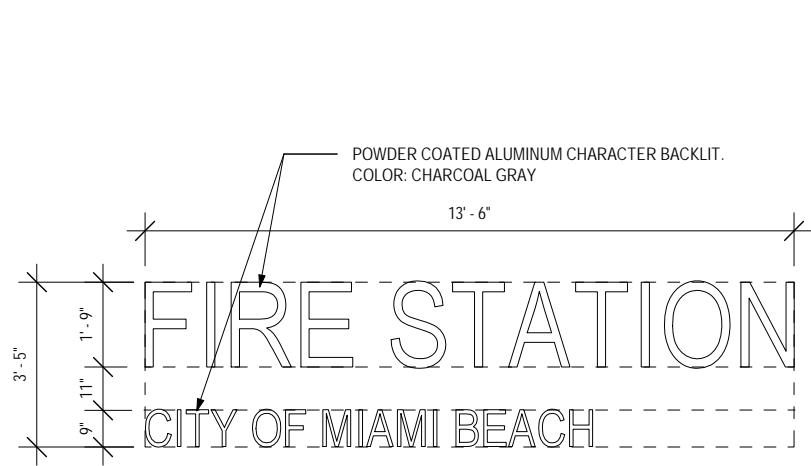


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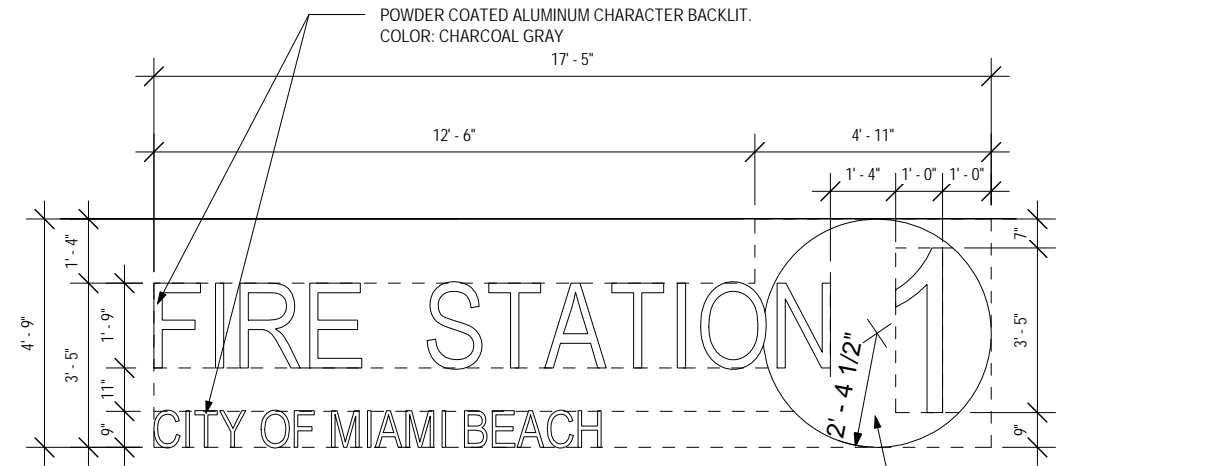




POWDER COATED ALUMINUM CHARACTER BACKLIT.
COLOR: CHARCOAL GRAY

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"

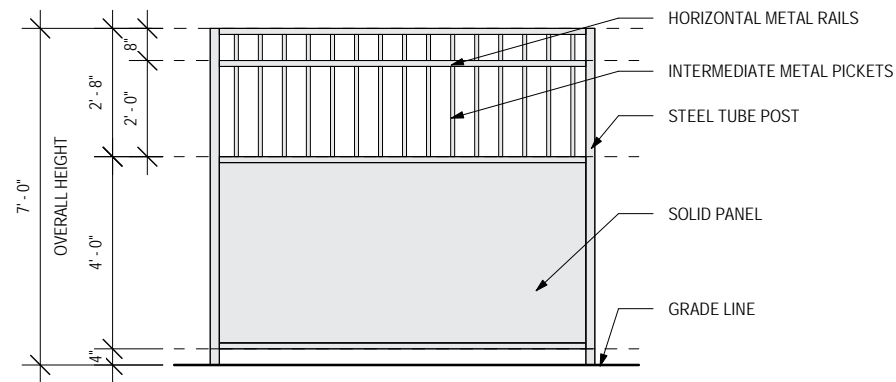


POWDER COATED ALUMINUM CHARACTER BACKLIT.
COLOR: CHARCOAL GRAY

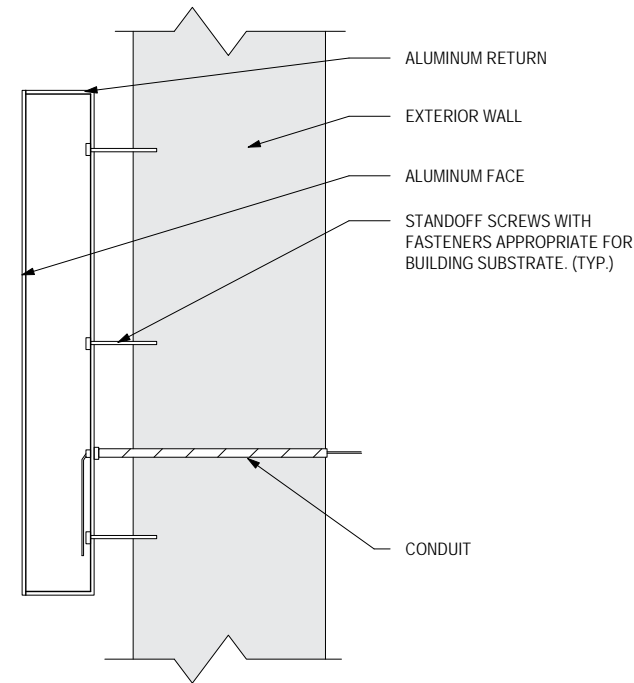
POWDER COATED ALUMINUM BACKLIT.
COLOR: RED

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 = 69 SF
TOTAL FACADE LENGTH = 96 SF

2 SOUTH ELEVATION - SIGNAGE
1/4" = 1'-0"

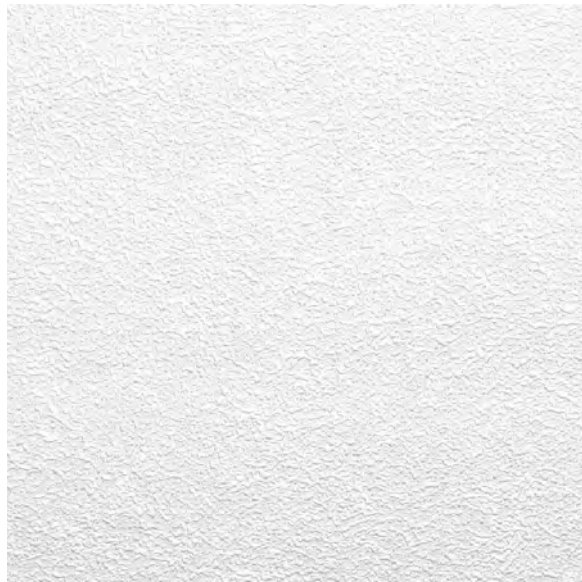


3 METAL FENCE ELEVATION
1/4" = 1'-0"



4 TYPICAL SIGNAGE SECTION DETAIL
1 1/2" = 1'-0"





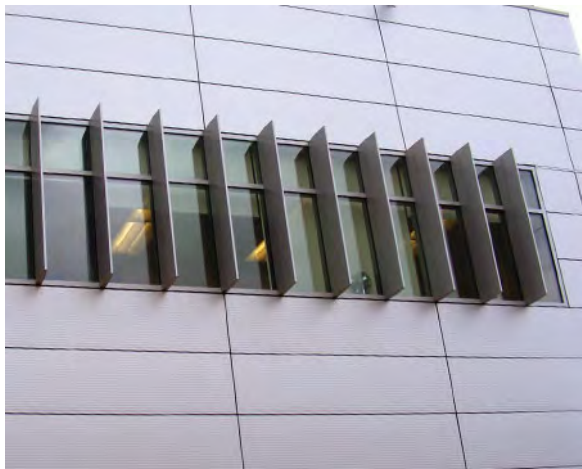
PAINTED STUCCO



ALUMINUM PANEL W/ REVEAL SYSTEM



SEASHELL CONCRETE FOR APPARATUS BAY RAMPS



ALUMINUM FINS



PLANTERS DESIGN INSPIRED BY EXISTING HISTORICAL BUILDING DESIGN



GROUND FACE STACKED BOND MASONRY VENEER ECHELON TRENDSTONE, COLOR: GRAYSTONE



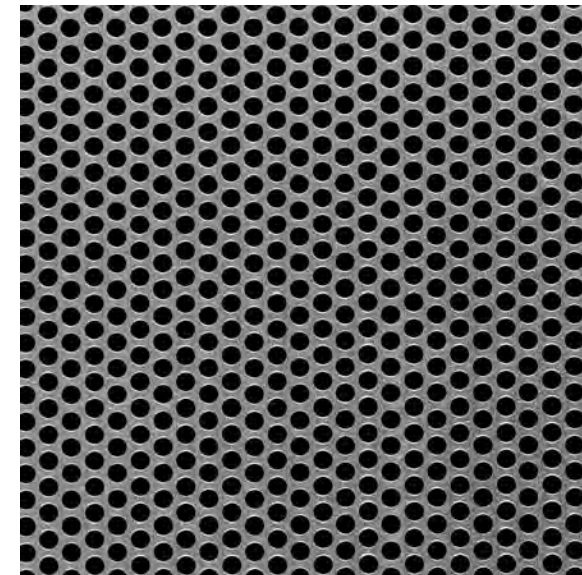
ALUMINUM HORIZONTAL SCREEN FOR STAIR ENCLOSURE



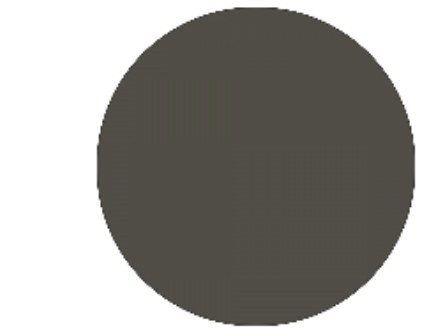
ROOF EQUIPMENT SCREEN



FOUR-FOLD BAY DOORS



GRAPHIC ART FOR PERFORATED PARKING SCREEN



STOREFRONT AND RAILINGS KYNAR 500 CHARCOAL GREY



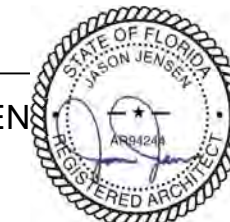
EXTERIOR PAVERS: ARTISTIC SHELLOCK IVORY

MATERIAL SELECTION

10-11-2021
MIAMI BEACH HISTORIC PRESERVATION BOARD - FINAL SUBMITTAL

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

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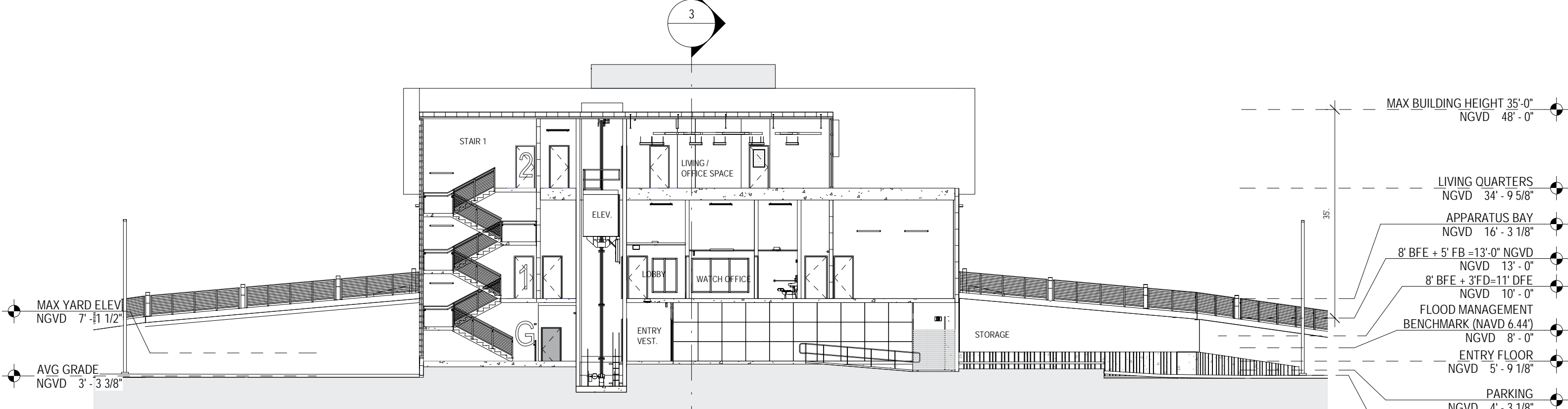


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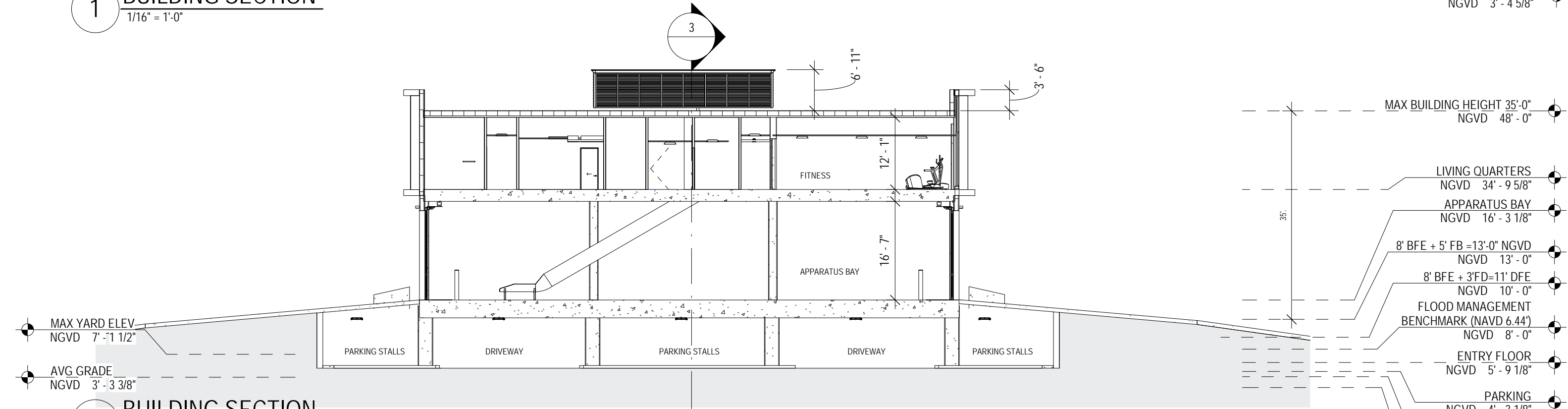
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1 BUILDING SECTION
1/16" = 1'-0"

- MAX BUILDING HEIGHT 35'-0" NGVD 48' - 0"
- LIVING QUARTERS NGVD 34' - 9 5/8"
- APPARATUS BAY NGVD 16' - 3 1/8"
- 8' BFE + 5' FB = 13'-0" NGVD 13' - 0"
- 8' BFE + 3' FD = 11' DFE NGVD 10' - 0"
- FLOOD MANAGEMENT BENCHMARK (NAVD 6.44') NGVD 8' - 0"
- ENTRY FLOOR NGVD 5' - 9 1/8"
- PARKING NGVD 4' - 3 1/8"
- GRADE NGVD 3' - 4 5/8"



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

- MAX BUILDING HEIGHT 35'-0" NGVD 48' - 0"
- LIVING QUARTERS NGVD 34' - 9 5/8"
- APPARATUS BAY NGVD 16' - 3 1/8"
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- ENTRY FLOOR NGVD 5' - 9 1/8"
- PARKING NGVD 4' - 3 1/8"
- GRADE NGVD 3' - 4 5/8"
- 00
- NGVD 1' - 6 5/8"

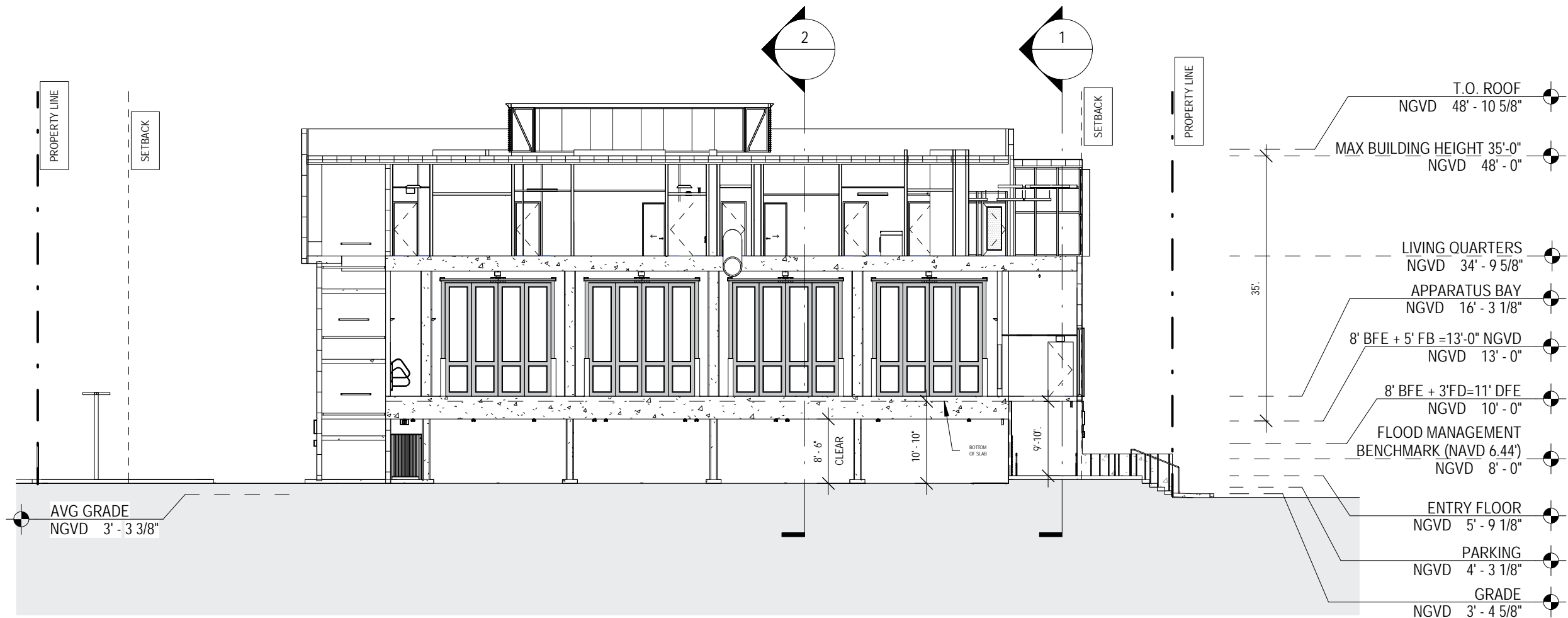


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3 BUILDING SECTION
1/16" = 1'-0"

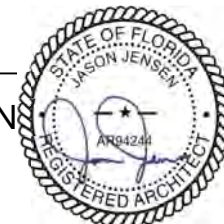


BUILDING SECTIONS

10-11-2021
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CITY OF MIAMI BEACH, OFFICE OF CAPITAL IMPROVEMEN
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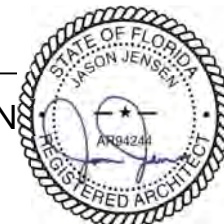


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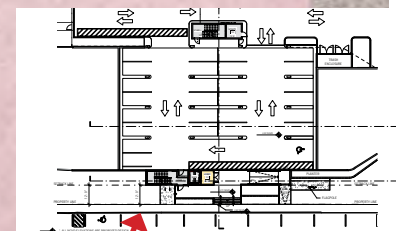
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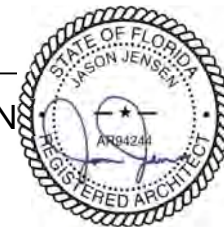


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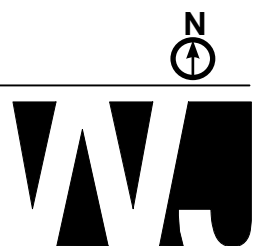
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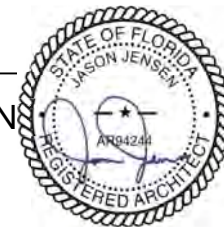


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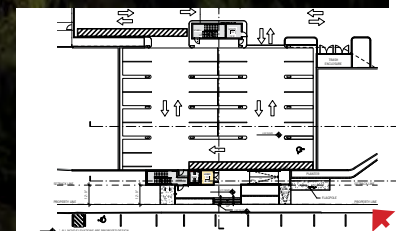
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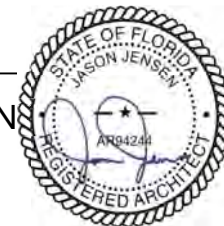


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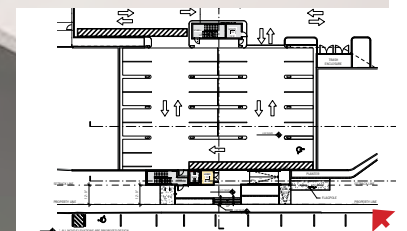
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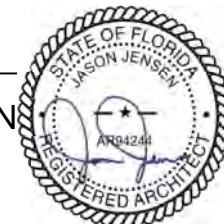


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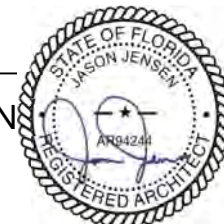


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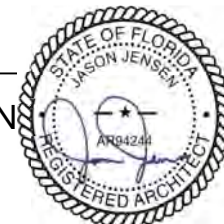


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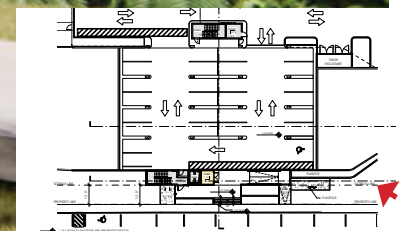
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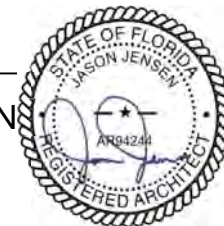


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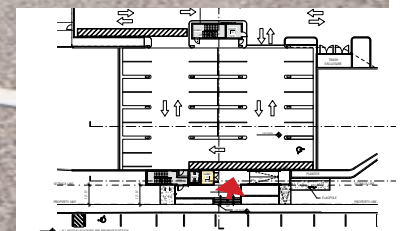
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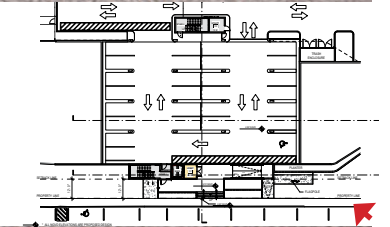


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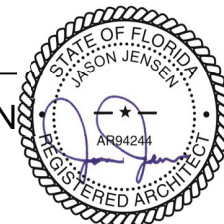


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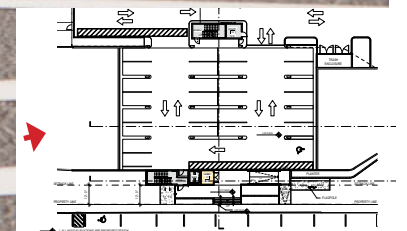
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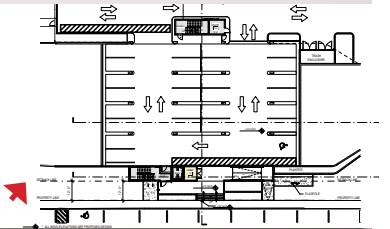


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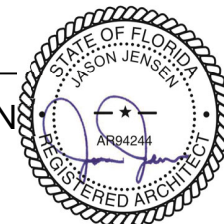


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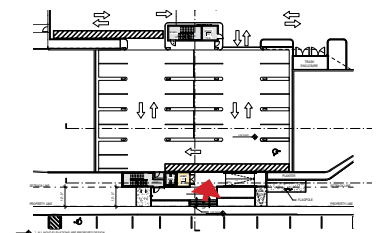
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DECORATIVE PARKING SCREEN

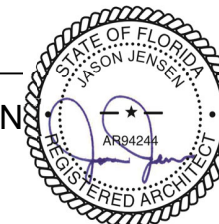


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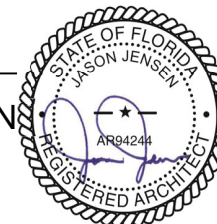


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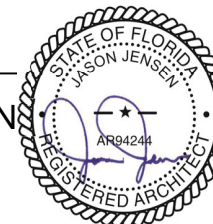


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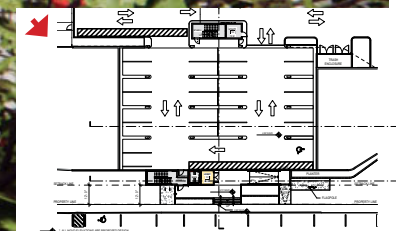
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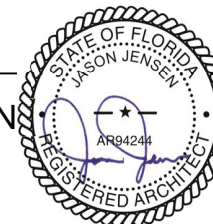


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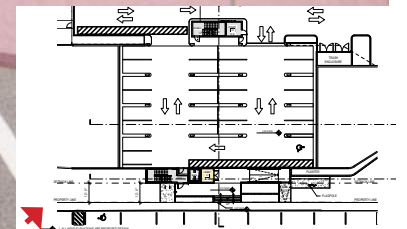
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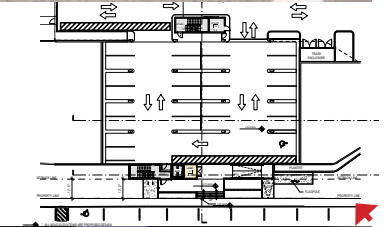


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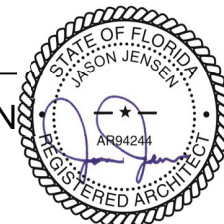


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