



**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**

Planning Department, 1700 Convention Center Drive, 2nd Floor  
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

833 6TH STREET MIAMI BEACH, FL 33139



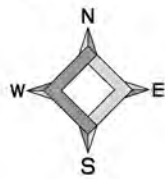
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# MAP OF BOUNDARY SURVEY



**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 METER
- WOODEN UTILITY POLE
- CONCRETE UTILITY POLE
- GARBAGE RECEPTACLE
- SOFT ANCHOR
- CABLE TELEVISION BOX
- CATCH BASIN
- ELECTRIC TRANSFORMER
- GAS METER
- 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

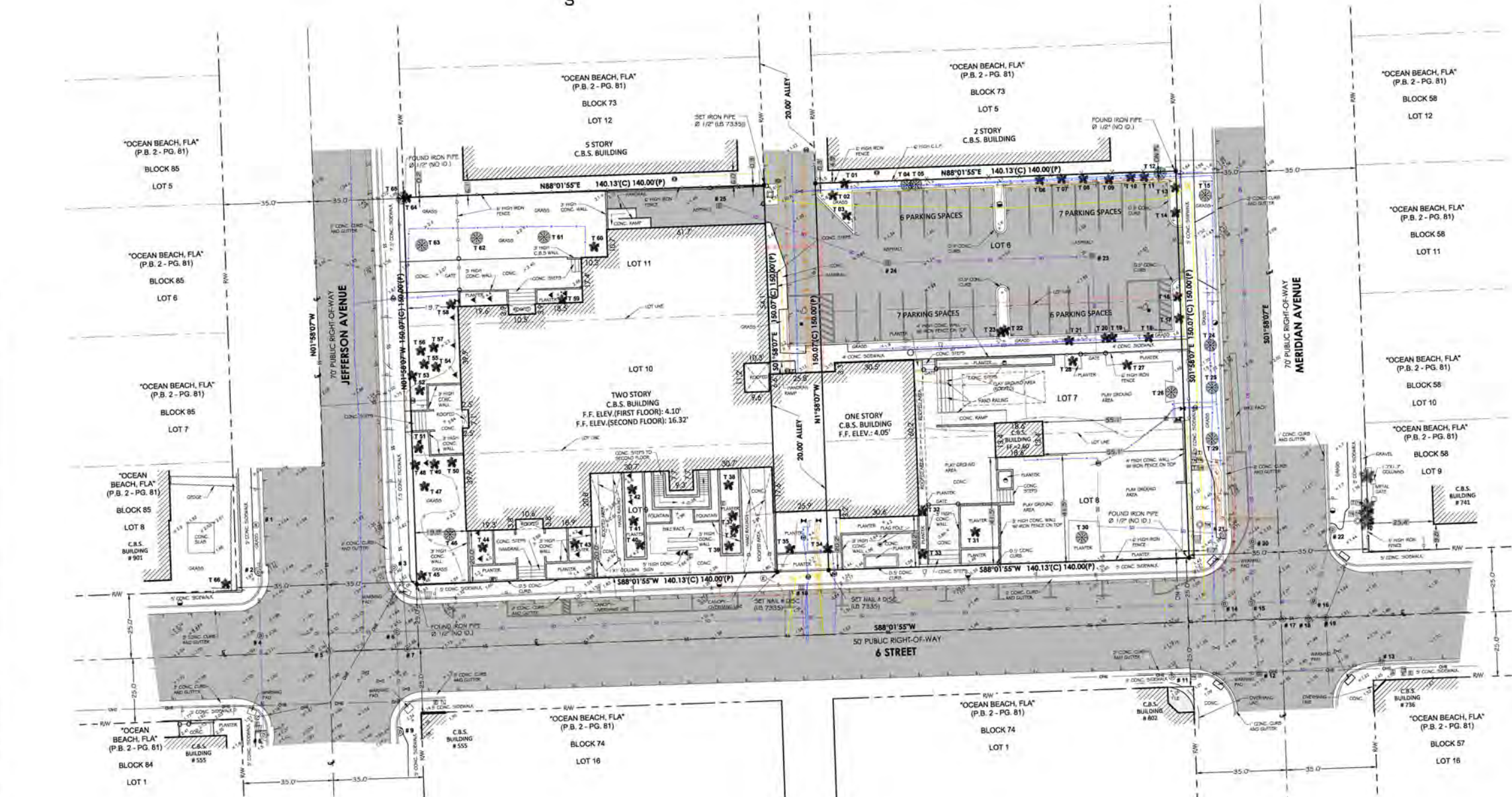
**MISC. LINES LEGEND**

- 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.=1.5'	#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.=2.15'	#15 STORM MH RM EL.=2.05'	#16 STORM MH RM EL.=2.05'	#17 MI SANITARY RM EL.=2.30'	#18 STORM MH RM EL.=2.15'	#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.=1.40'	#24 CATCH BASIN RM EL.=1.40'	#25 CATCH BASIN RM EL.=1.40'
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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

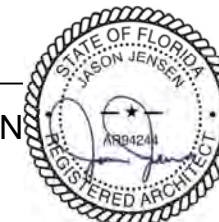
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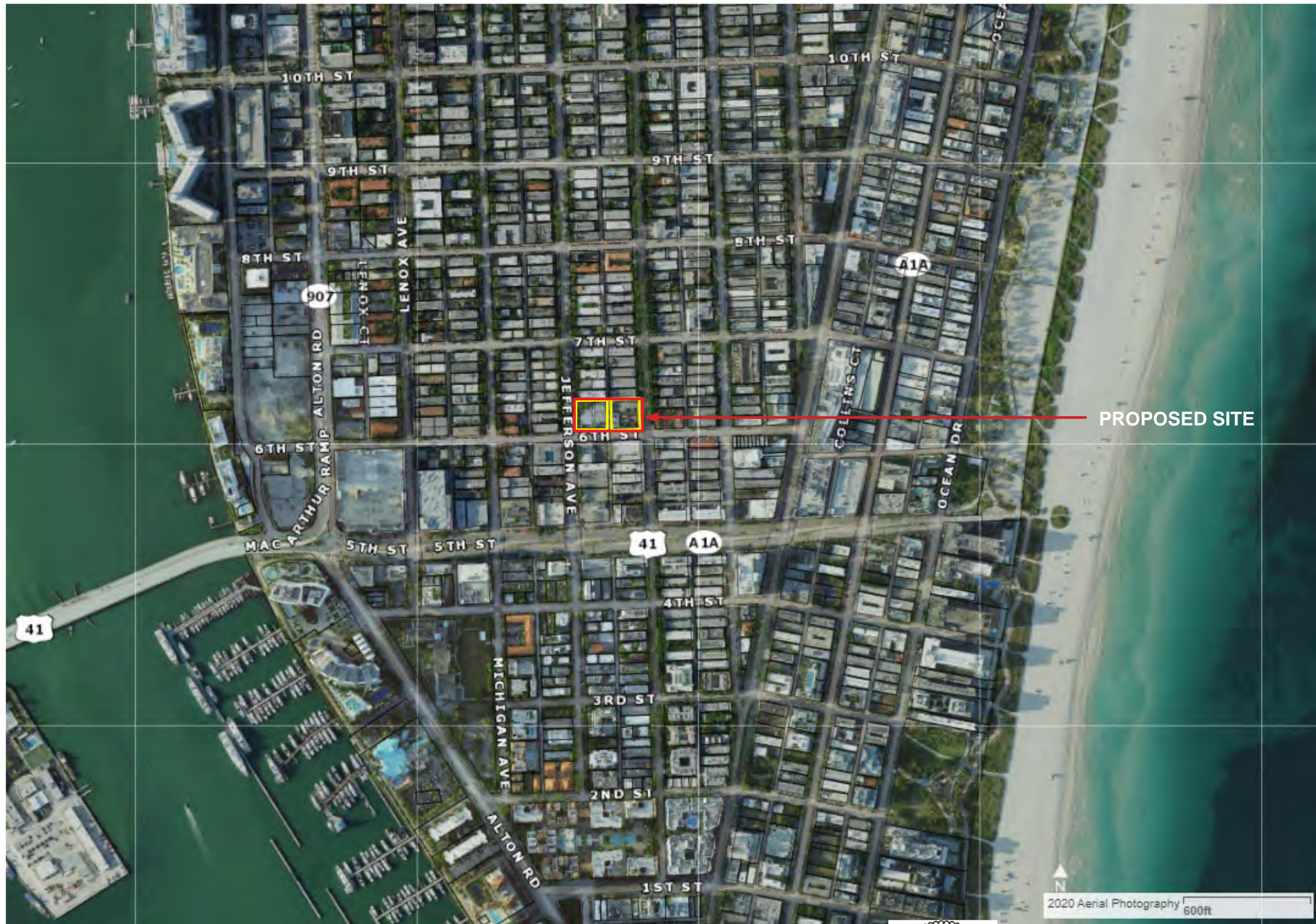
Drawn By: JM  
Checked By: DS  
Managed By: DF  
Drawing Date: Jan. 08, 2021  
Project No.: 20293.0.01  
Sheet 2 of 2

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
	<b>Zoning Information / Calculations</b>	<b>Maximum</b>	<b>Existing</b>	<b>Proposed</b>
10	Height	35'	28'	35'
11	Number of Stories	3	2	3
12	<b>FAR</b>	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
	<b>Setbacks</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
	<b>Subterranean:</b>			
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
	<b>At Grade Parking:</b>			
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	<b>Building</b>			
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	<b>Tower:</b>			
	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	<b>Parking</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
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	<b>Restaurants, Cafes, Bars, Lounges, Nightclubs</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
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

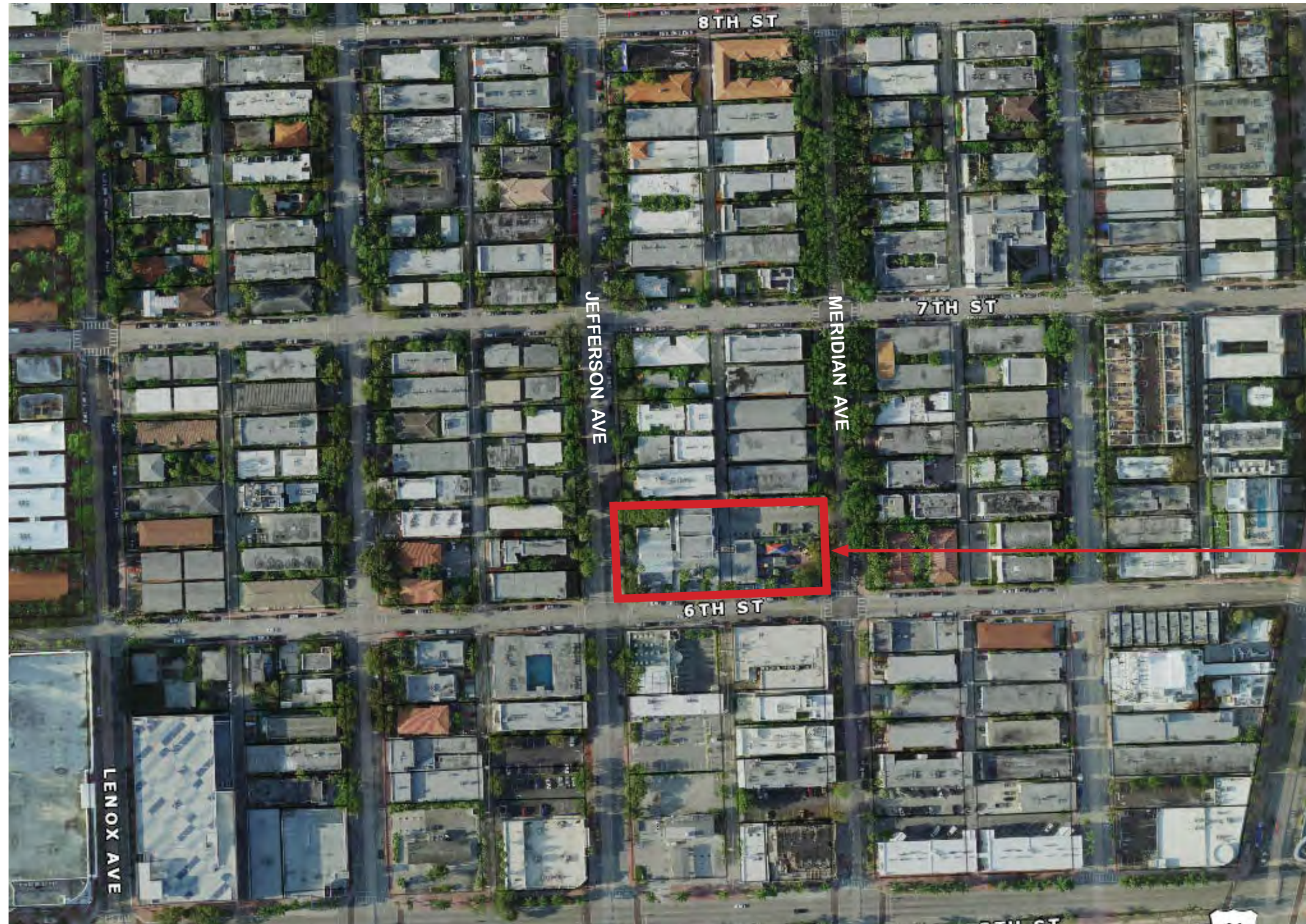


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Date:  
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**LEGAL DESCRIPTION:**

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

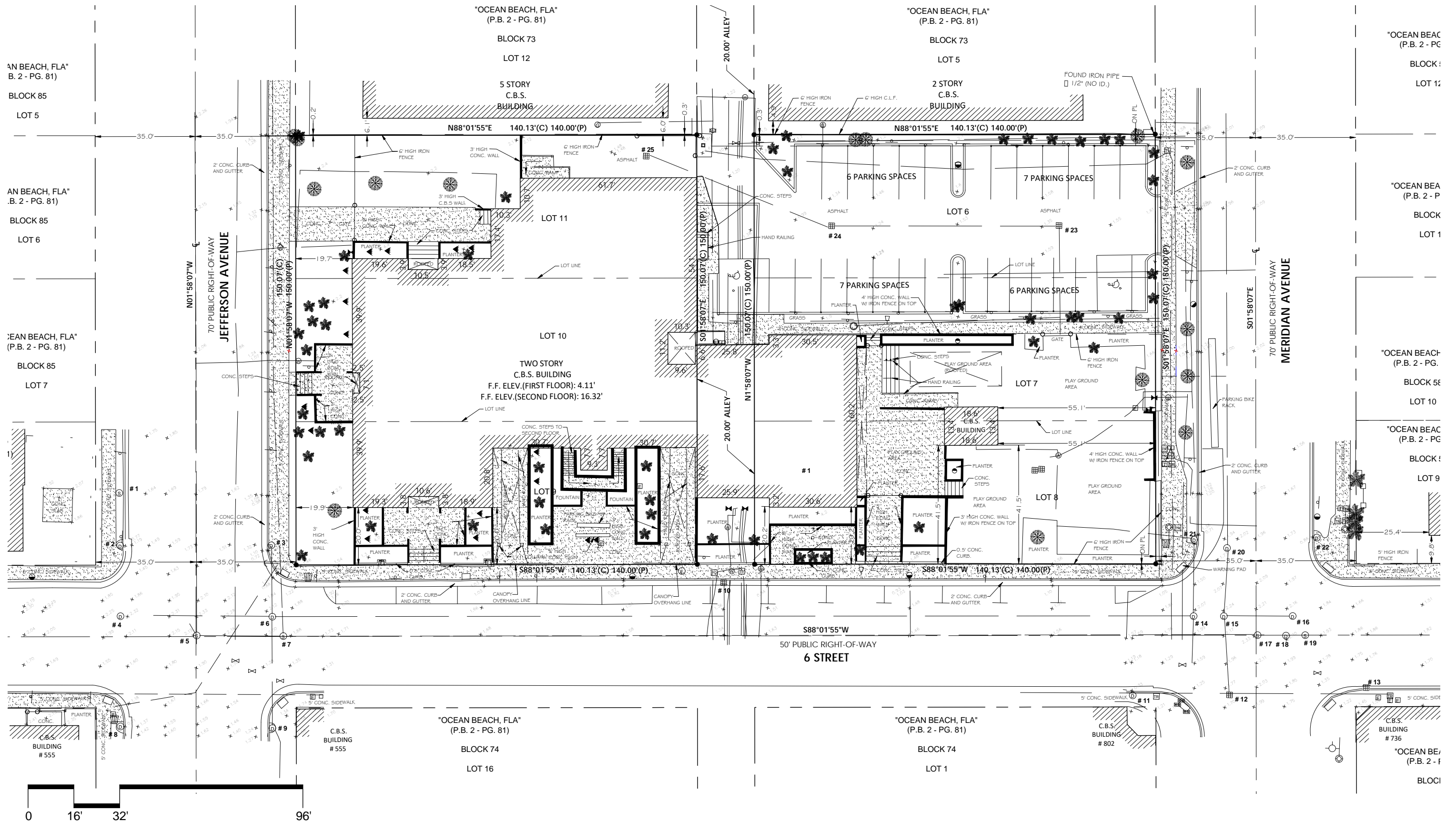
PROPERTY APPRAISAL SITE MAP

**PROPOSED SITE**



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**EXISTING SITE PLAN**

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

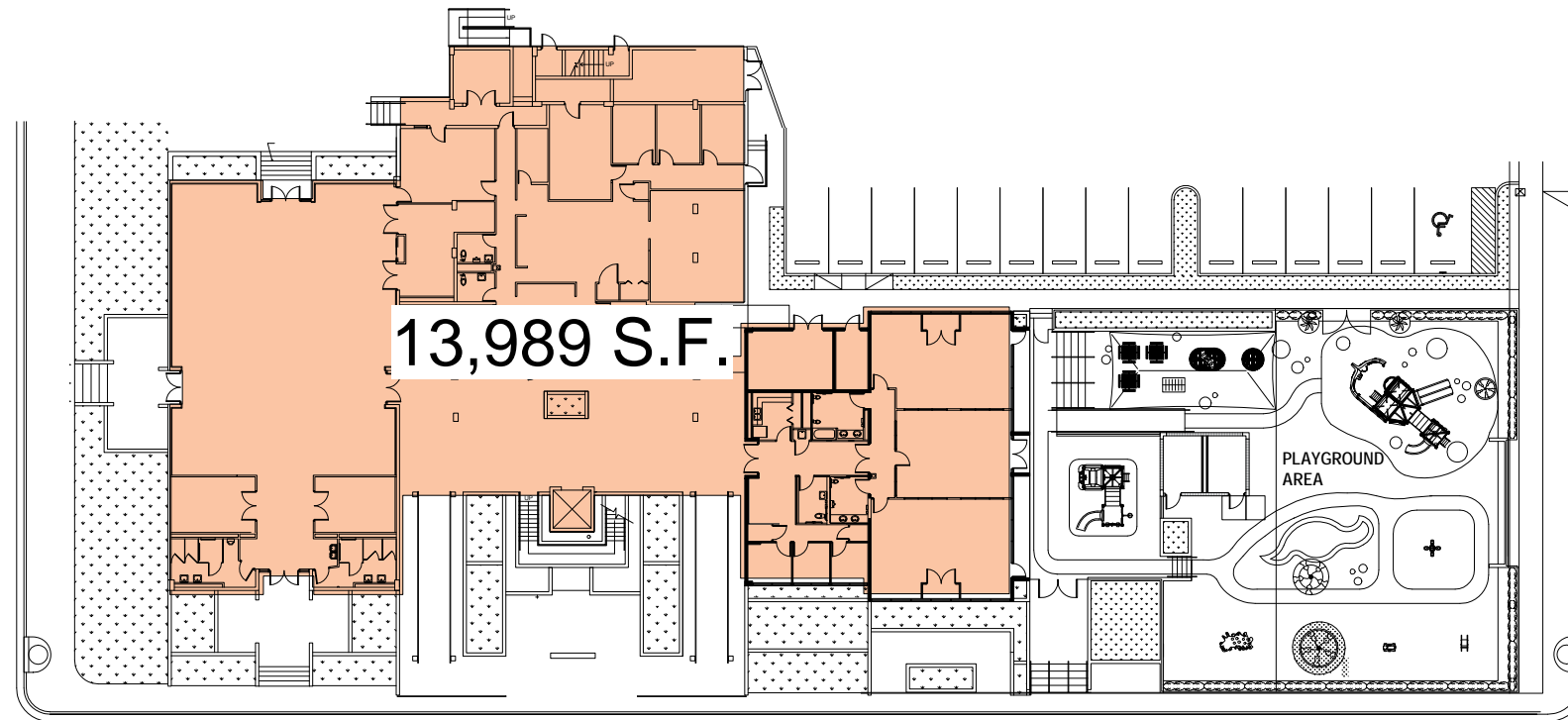
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JEFFERSON AVE

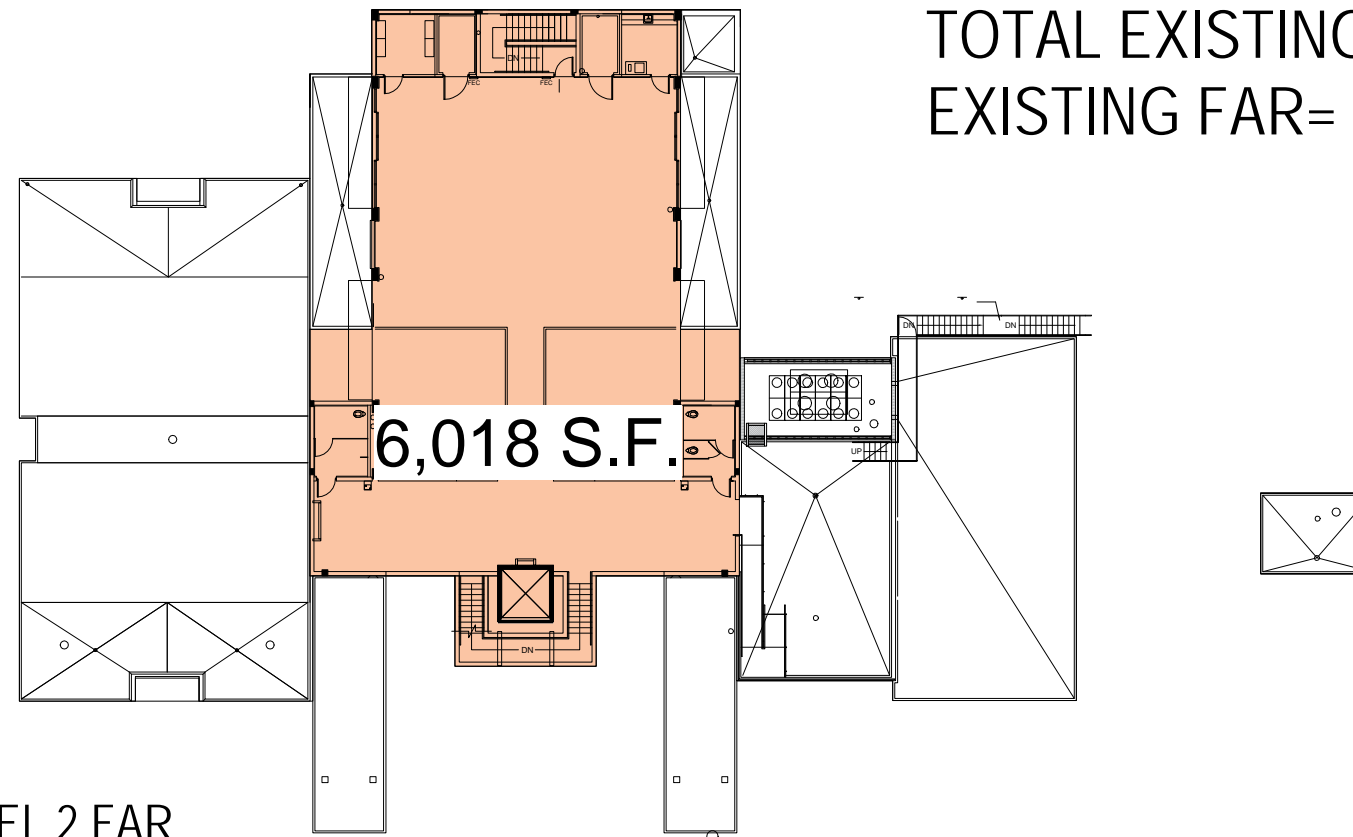
MERIDIAN AVE



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



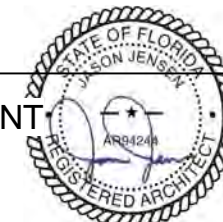
2 EXISTING LEVEL 2 FAR  
1/32" = 1'-0"

EXISTING FAR PLANS

10-11-2021  
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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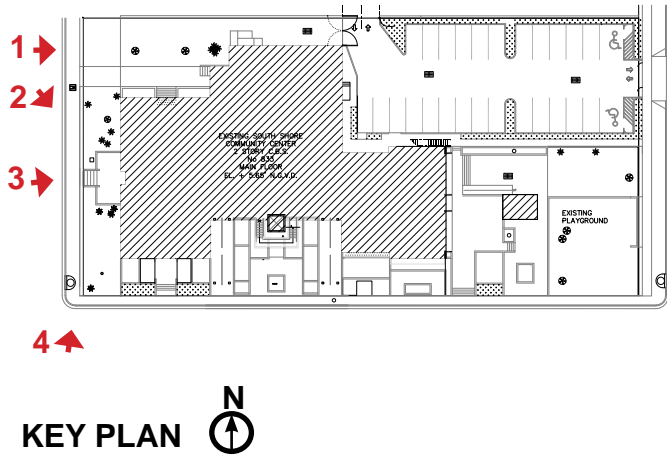


IMAGE 01:



IMAGE 03:



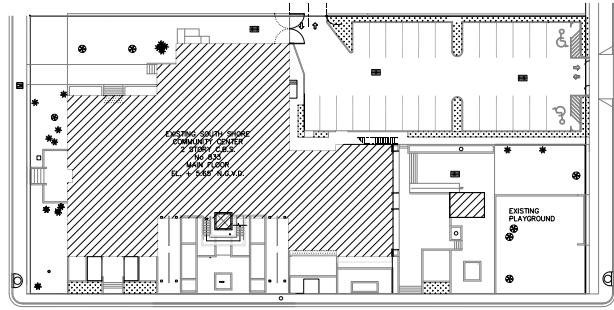
IMAGE 02:



IMAGE 04:



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KEY PLAN 



IMAGE 05:



IMAGE 07:



IMAGE 06:

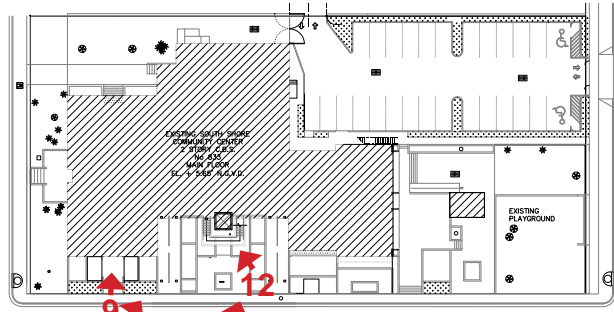


IMAGE 08:



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KEY PLAN 



IMAGE 09:



IMAGE 11:



IMAGE 10:

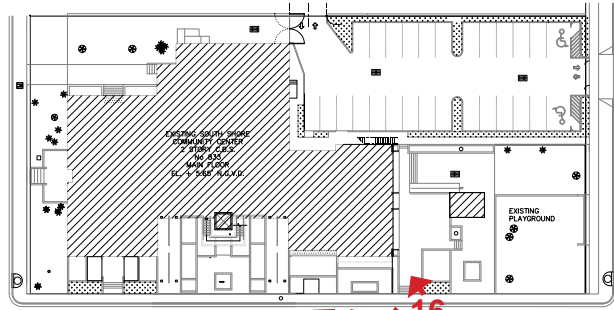


IMAGE 12:



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2021.10.08  
13:32:57 -04'00'





KEY PLAN 



IMAGE 13:



IMAGE 15:



IMAGE 14:



IMAGE 16:

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

833 6TH STREET MIAMI BEACH, FL 33139

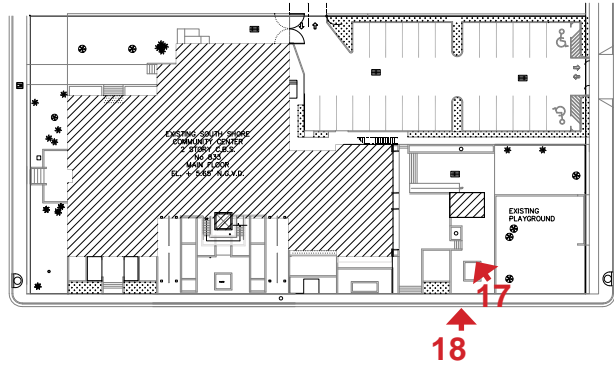


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KEY PLAN 



IMAGE 17:



IMAGE 19:



IMAGE 18:

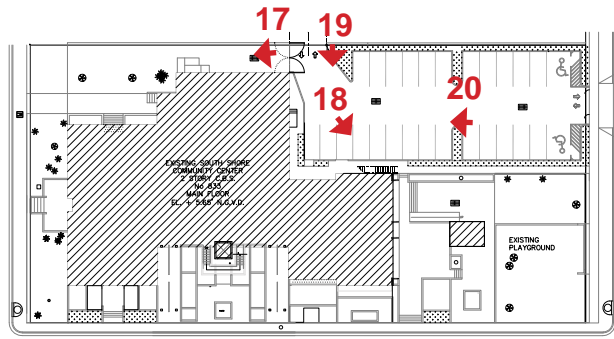


IMAGE 20:



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by Jason Jensen  
Date:  
2021.10.08  
13:32:57 -04'00'





KEY PLAN 



IMAGE 21:



IMAGE 23:



IMAGE 22:



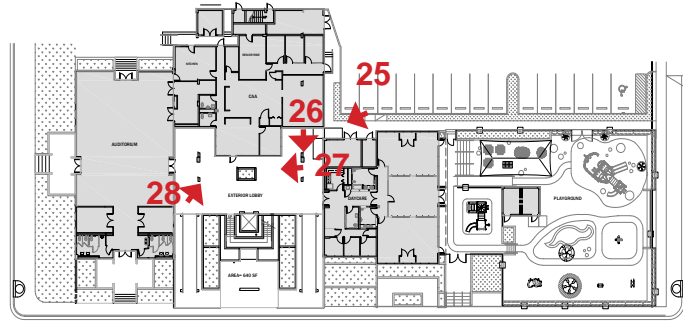
IMAGE 24:



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by Jason Jensen

Date:  
2021.10.08  
13:32:57 -04'00'





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  
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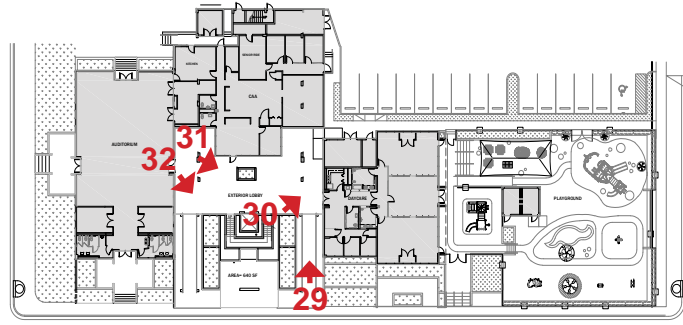


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KEY PLAN 



IMAGE 29:



IMAGE 31:



IMAGE 30:



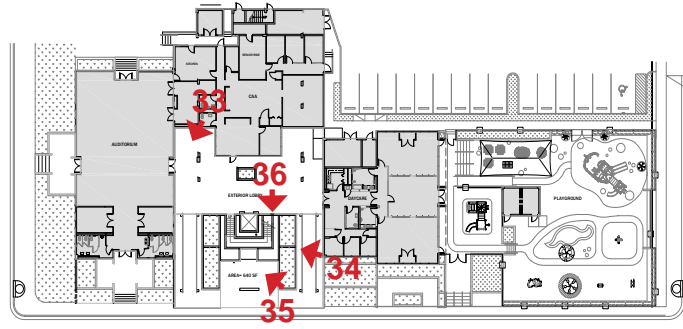
IMAGE 32:



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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:



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by jason jensen  
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2021.10.08  
13:32:57 -04'00'





KEY PLAN 



IMAGE 01:



IMAGE 03:



IMAGE 02:



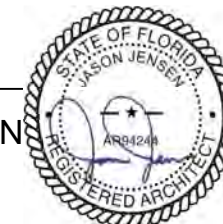
IMAGE 04:

CONTEXT PHOTOGRAPHS

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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by Jason Jensen

Date:  
2021.10.08  
13:32:57 -04'00'

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KEY PLAN 



IMAGE 05:



IMAGE 07:



IMAGE 06:



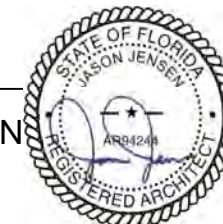
IMAGE 08:

CONTEXT PHOTOGRAPHS

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

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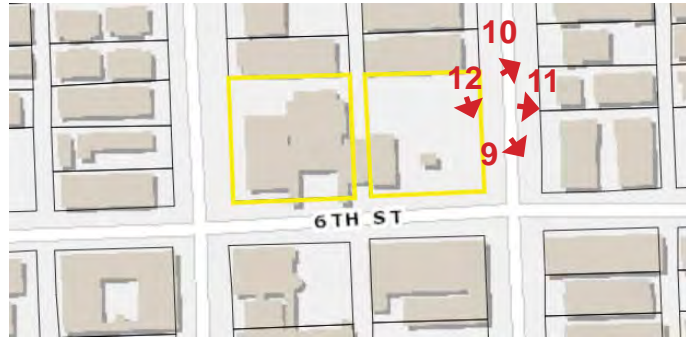


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2021.10.08  
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KEY PLAN 



IMAGE 09:



IMAGE 11:



IMAGE 10:



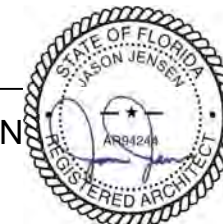
IMAGE 12:

CONTEXT PHOTOGRAPHS

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

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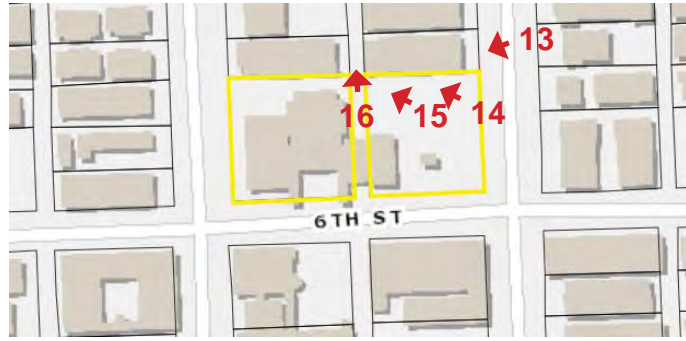


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KEY PLAN 



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

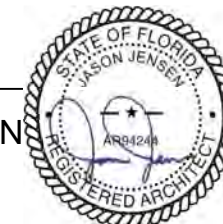
IMAGE 16:

CONTEXT PHOTOGRAPHS

10-11-2021  
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PROJECTS-FIRE STATION #01

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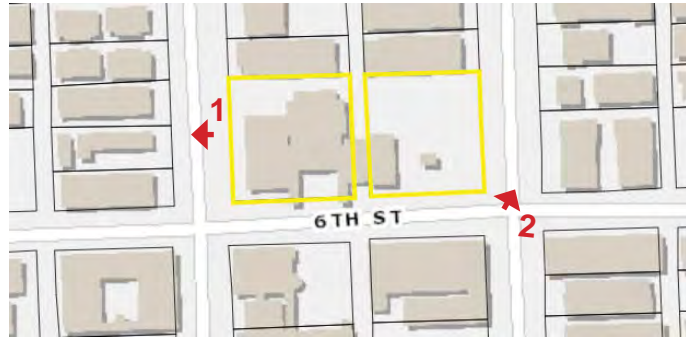


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KEY PLAN 



IMAGE 01:



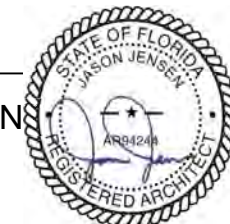
IMAGE 02

CONTEXT PHOTOGRAPHS

10-11-2021  
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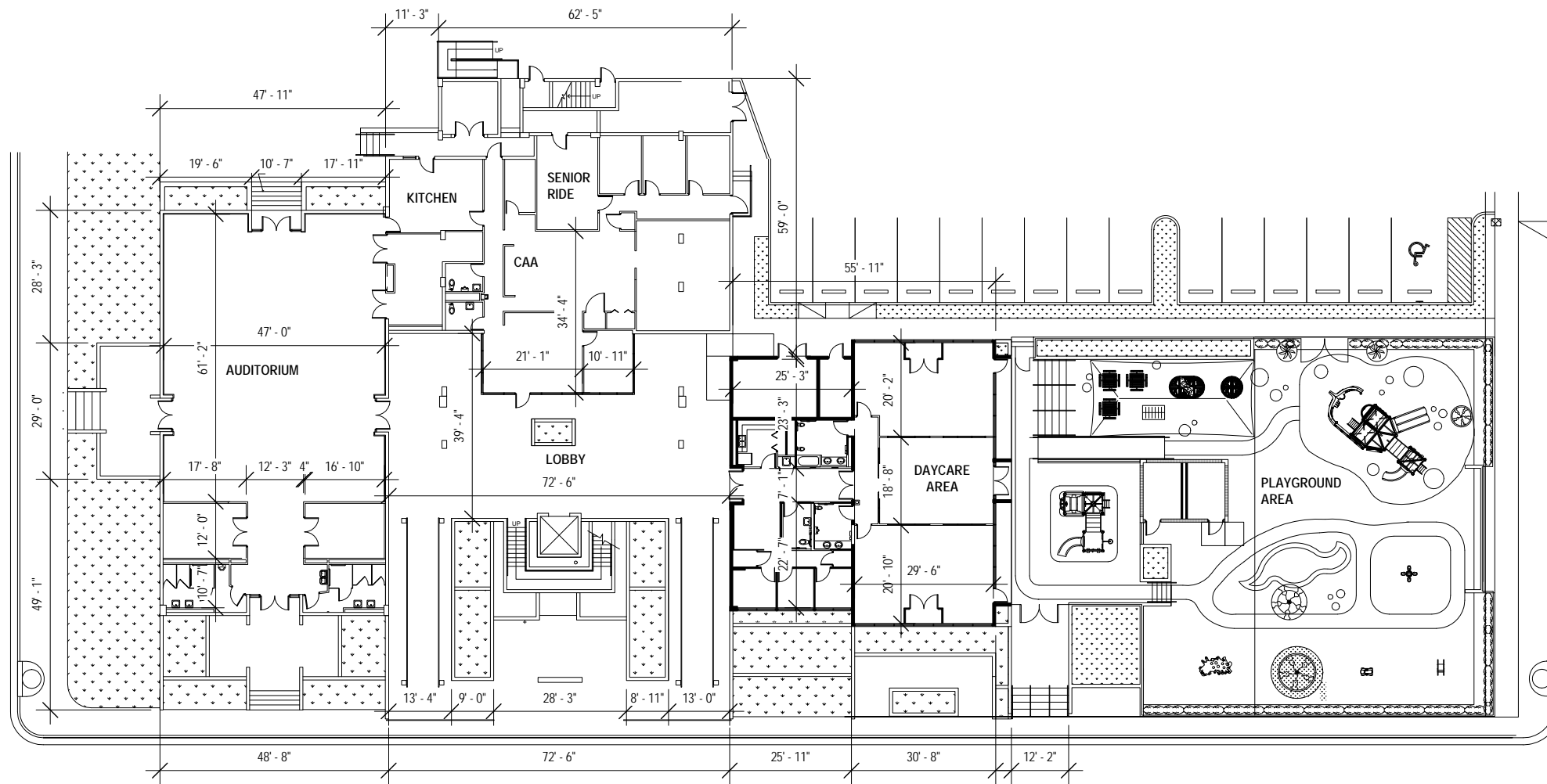
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JEFFERSON AVE



MERIDIAN AVE

6TH ST

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



EXISTING FLOOR PLAN - LEVEL 1

10-11-2021

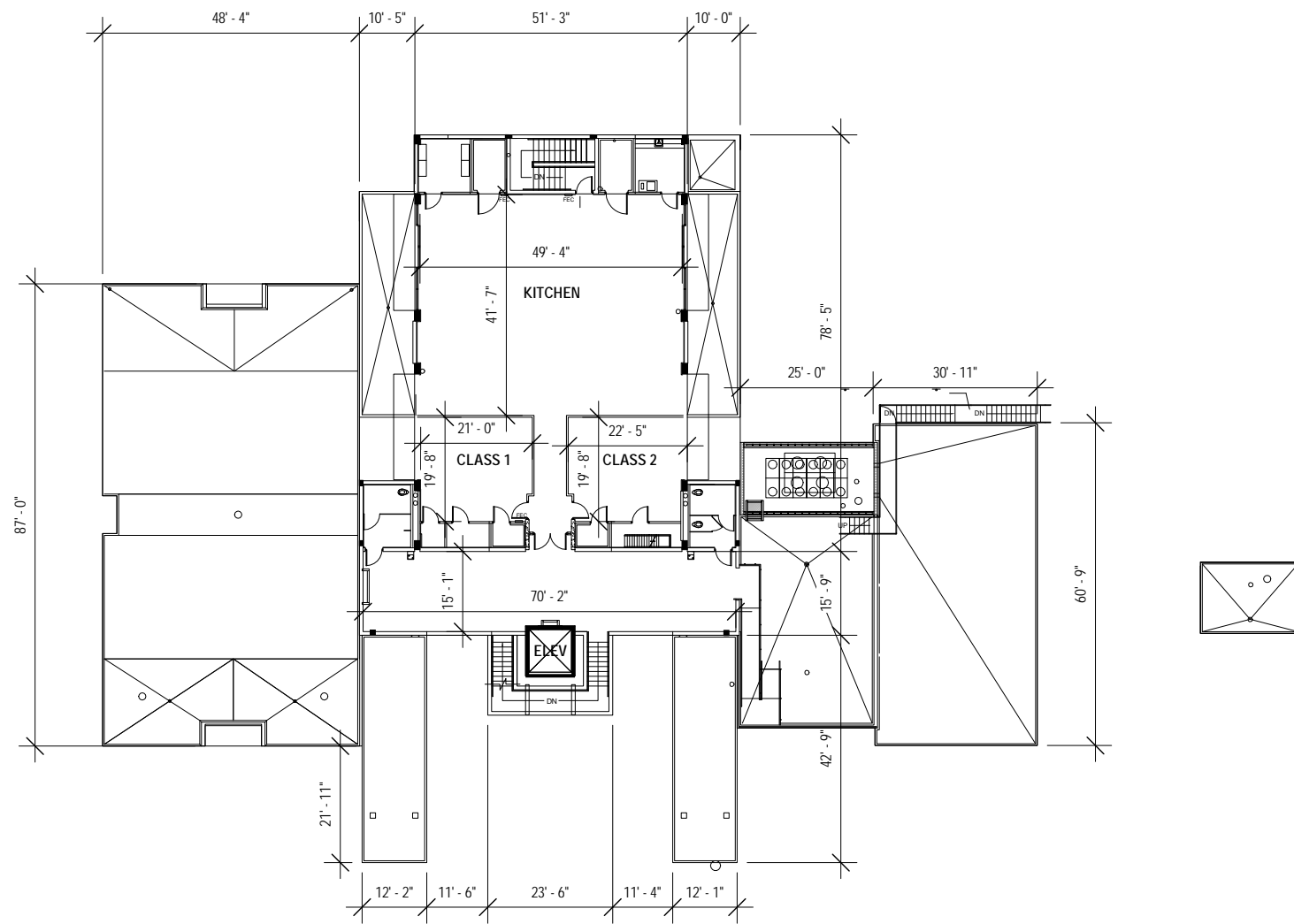
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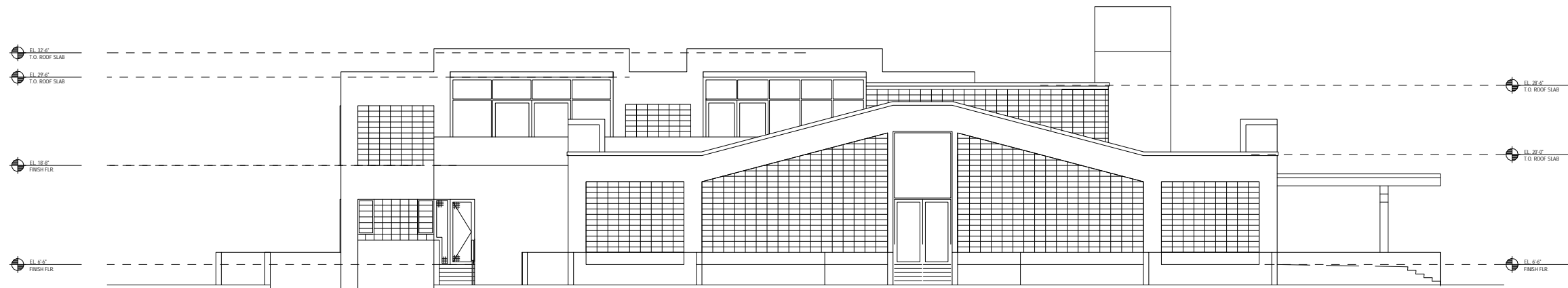


**SECOND FLOOR**  
**SCALE: 1/32" = 1'-0"**





EAST ELEV.



WEST ELEV.

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



EXISTING ELEVATIONS

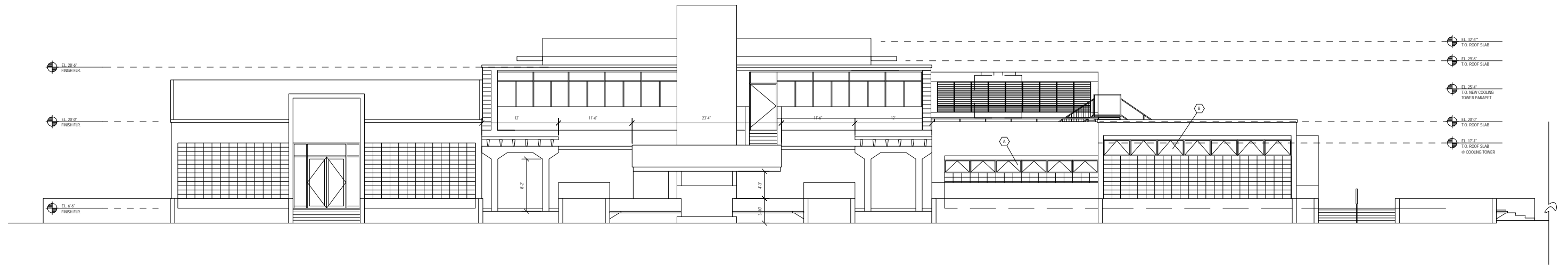
10-11-2021  
MIAMI BEACH HISTORIC PRESERVATION BOARD - FINAL SUBMITTAL  
FIRST SUBMITTAL

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

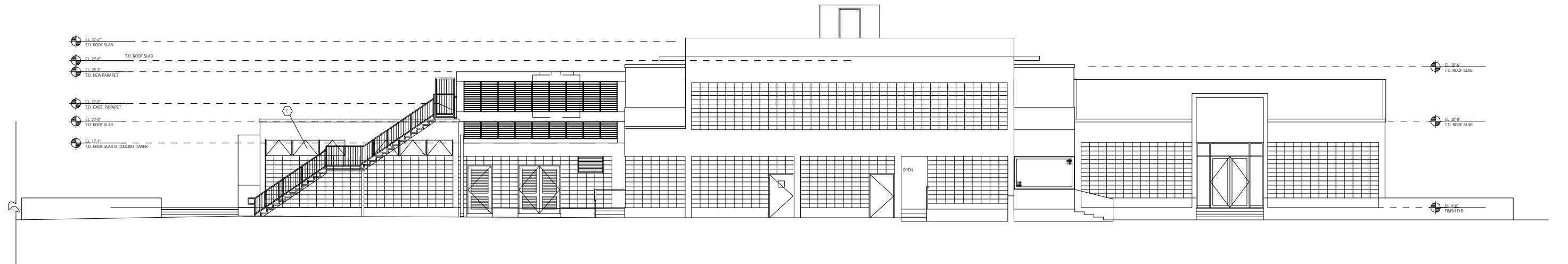
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NORTH ELEV.



SOUTH ELEV.

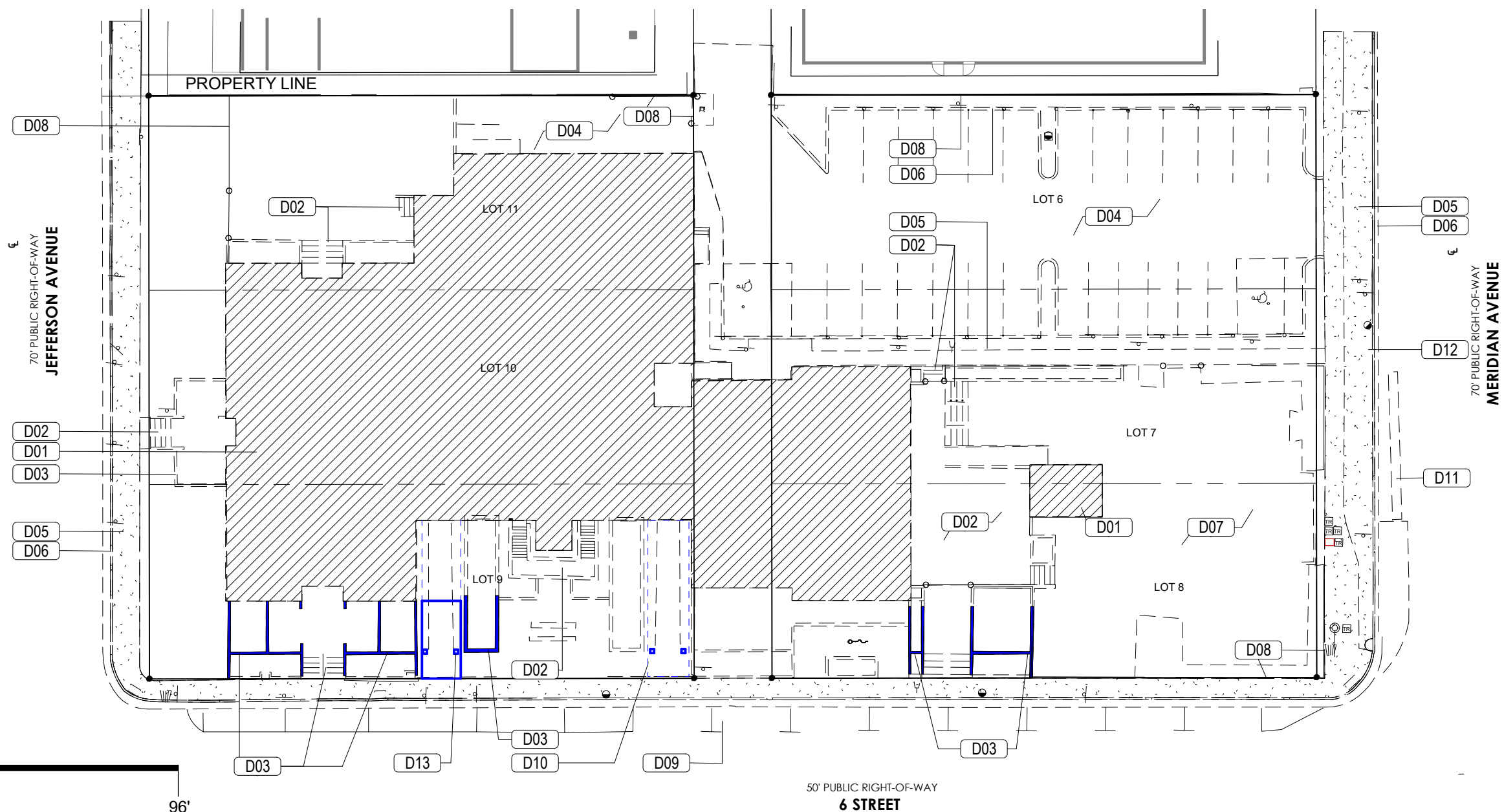
1 EXISTING ELEVATIONS NORTH AND SOUTH  
1/16" = 1'-0"



# LEGEND - DEMOLITION

- EXISTING 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



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



## DEMOLITION PLAN

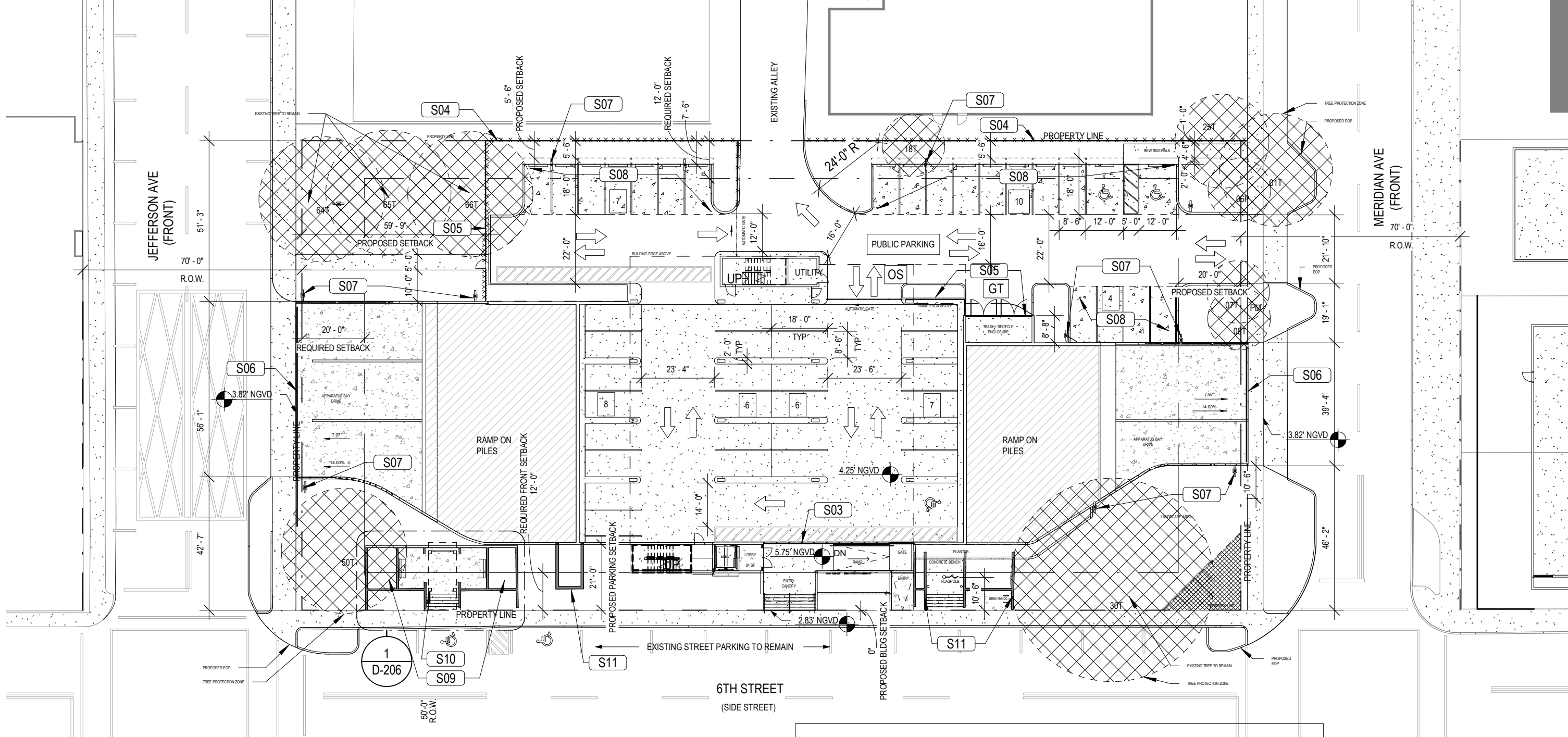
02-04-2022  
MIAMI BEACH HISTORIC PRESERVATION BOARD - FINAL SUBMITTAL

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

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\* ALL NGVD ELEVATIONS ARE PROPOSED DESIGN



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)			
<b>GRAND TOTAL:</b>			<b>48</b>
<b>BICYCLE PARKING:</b>			
TEMPORARY	4	4	4
PERMANENT*		10	10
* LOCATED WITHIN APPARTUS BAY AREA			
<b>ON-STREET PARKING TO REMAIN</b>			
6TH STREET FRONTAGE (EXISTING) (2 ADA)		13	13
JEFFERSON AVE (4 EXISTING)		1	1
MERIDIAN AVE (3 EXISTING)		0	0
<b>GRAND TOTAL:</b>			<b>14</b>

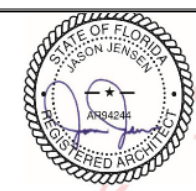
SPECIFIC KEYNOTES - SITE

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

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

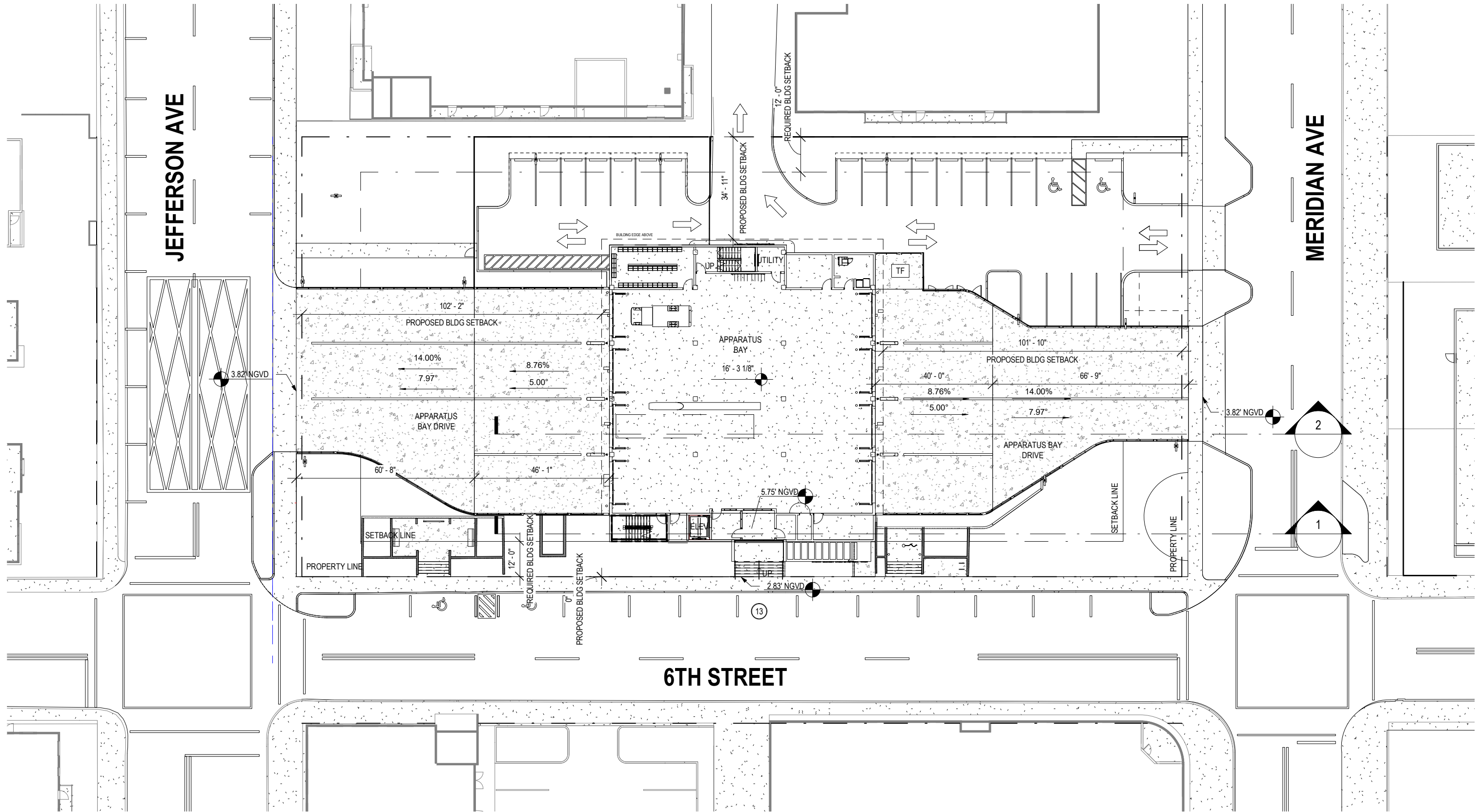
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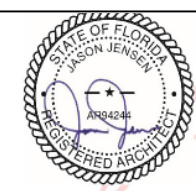
\* ALL NGVD ELEVATIONS ARE PROPOSED DESIGN



**HIGH SITE PLAN**  
 02-04-2022  
 MIAMI BEACH HISTORIC PRESERVATION BOARD - FINAL SUBMITTAL

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

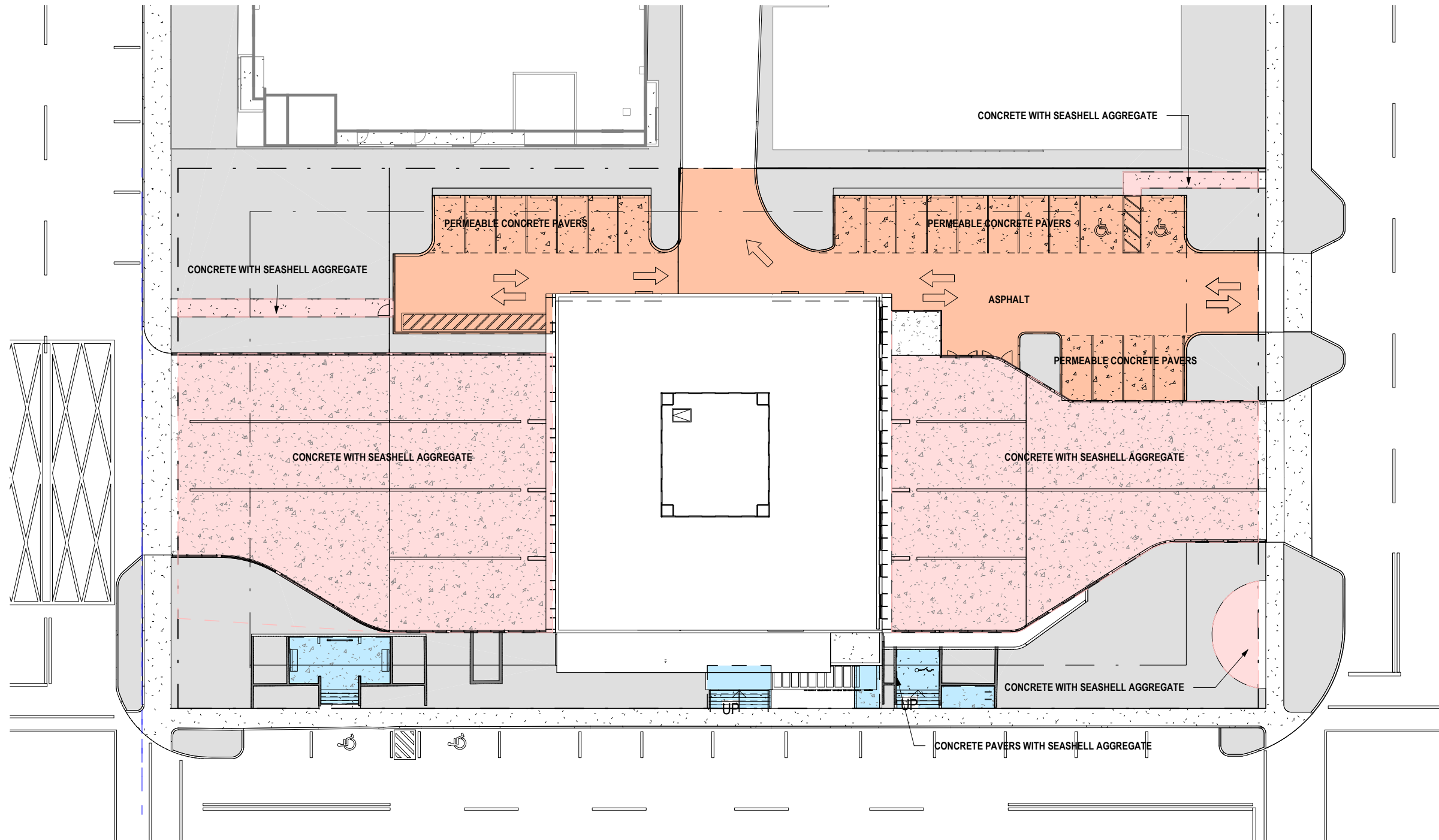
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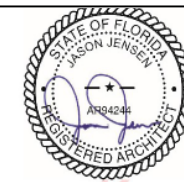
**1** HARDSCAPE PLAN  
1/32" = 1'-0"

**HARDSCAPE PLAN**

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

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

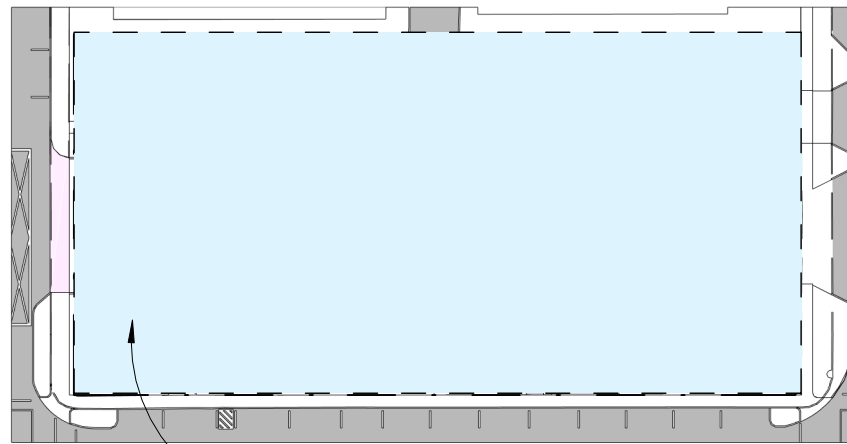
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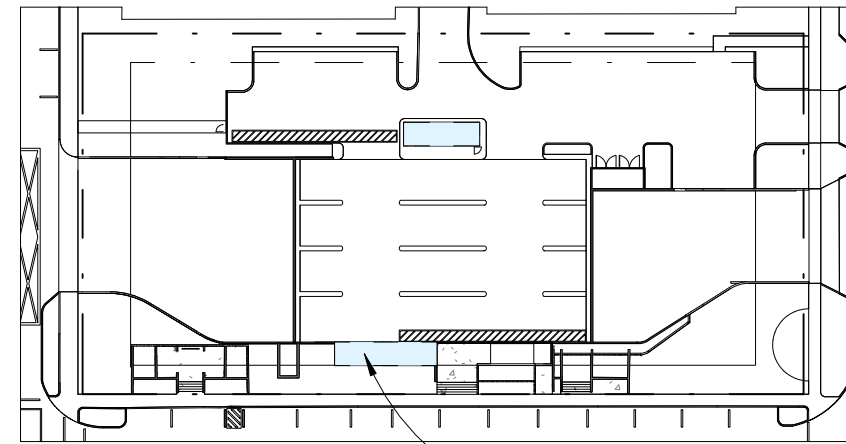
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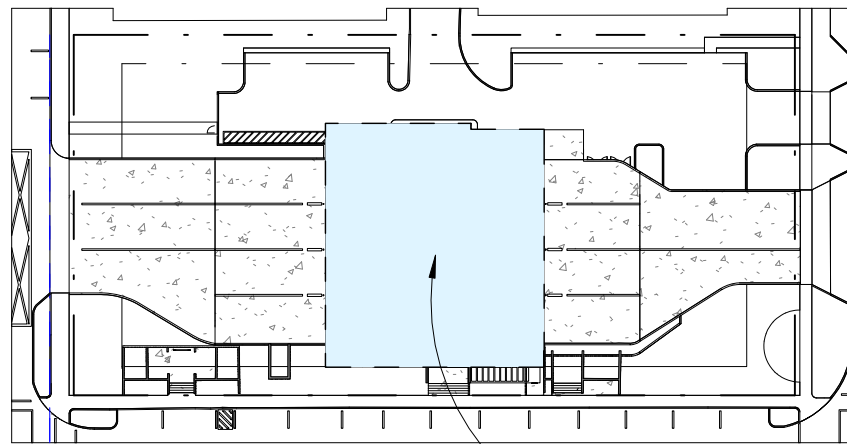
LOT AREA= 45,000 S.F.  
 ALLOWABLE F.A.R. = 1.4 = 63,000 S.F.

1 LOT AREA



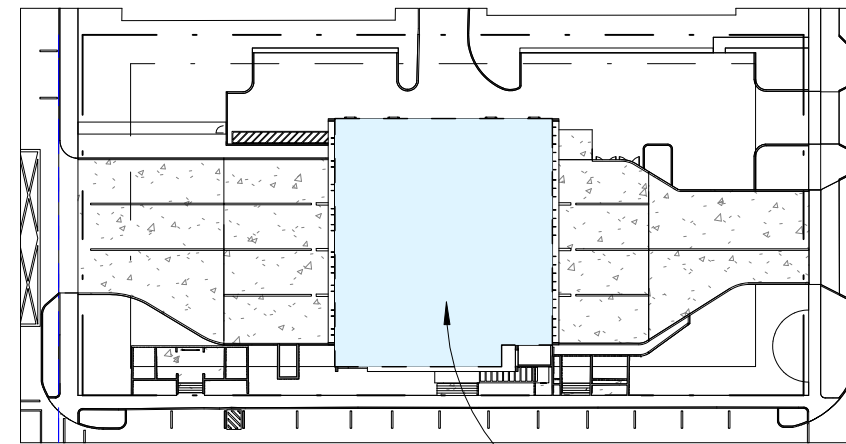
726 S.F.

2 LEVEL 1 - ENTRY LEVEL



9,186 S.F.

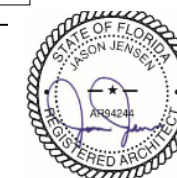
3 LEVEL 2 - APPARATUS BAY

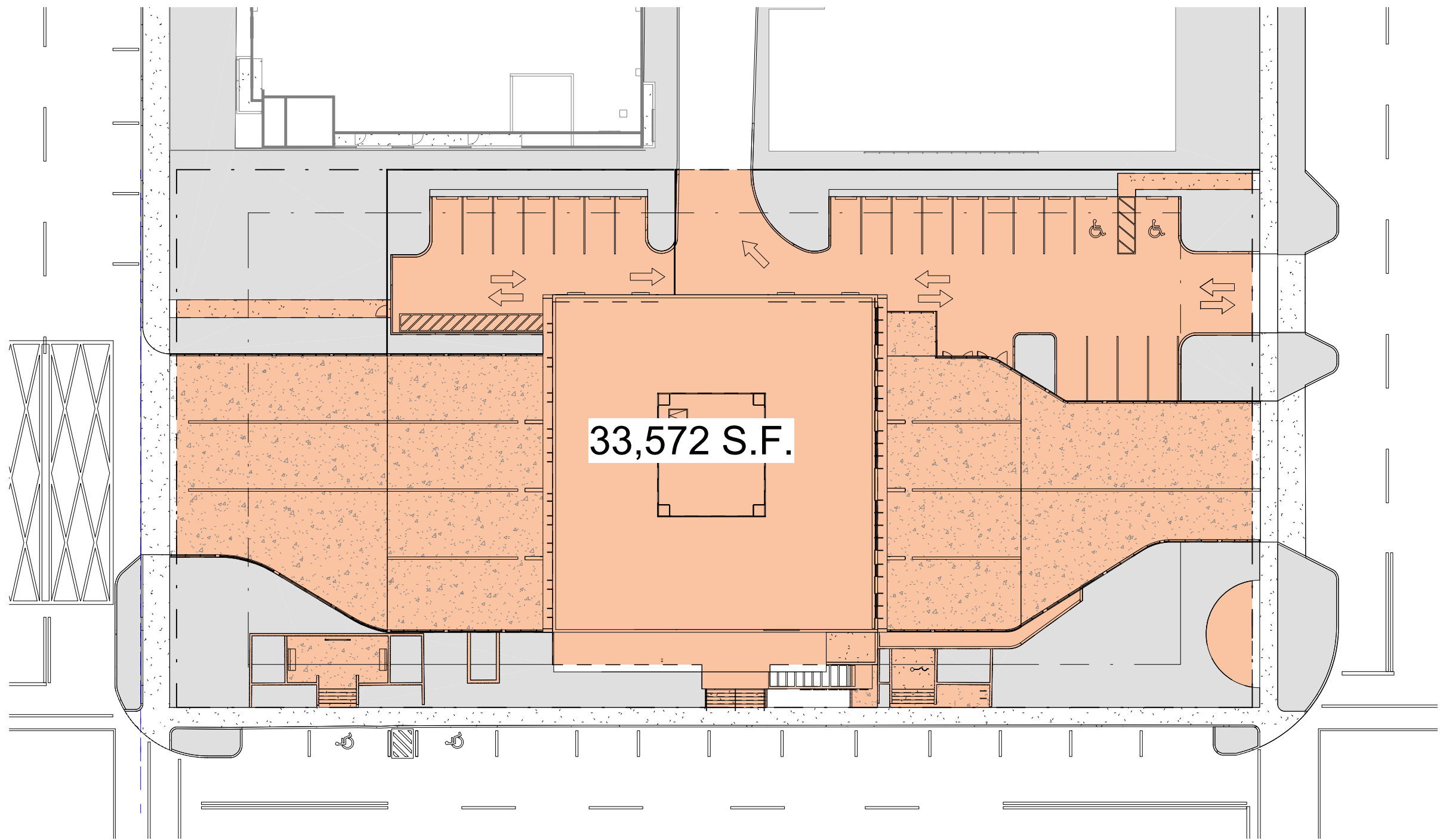


9,208 S.F.

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.  
 EXISTING PLANTERS: = 914 S.F.  
 LOT COVERAGE PROPOSED: (75%)= 33,572 S.F.

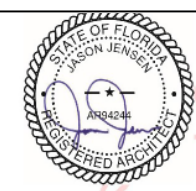


**LOT COVERAGE CALCULATION**

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

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

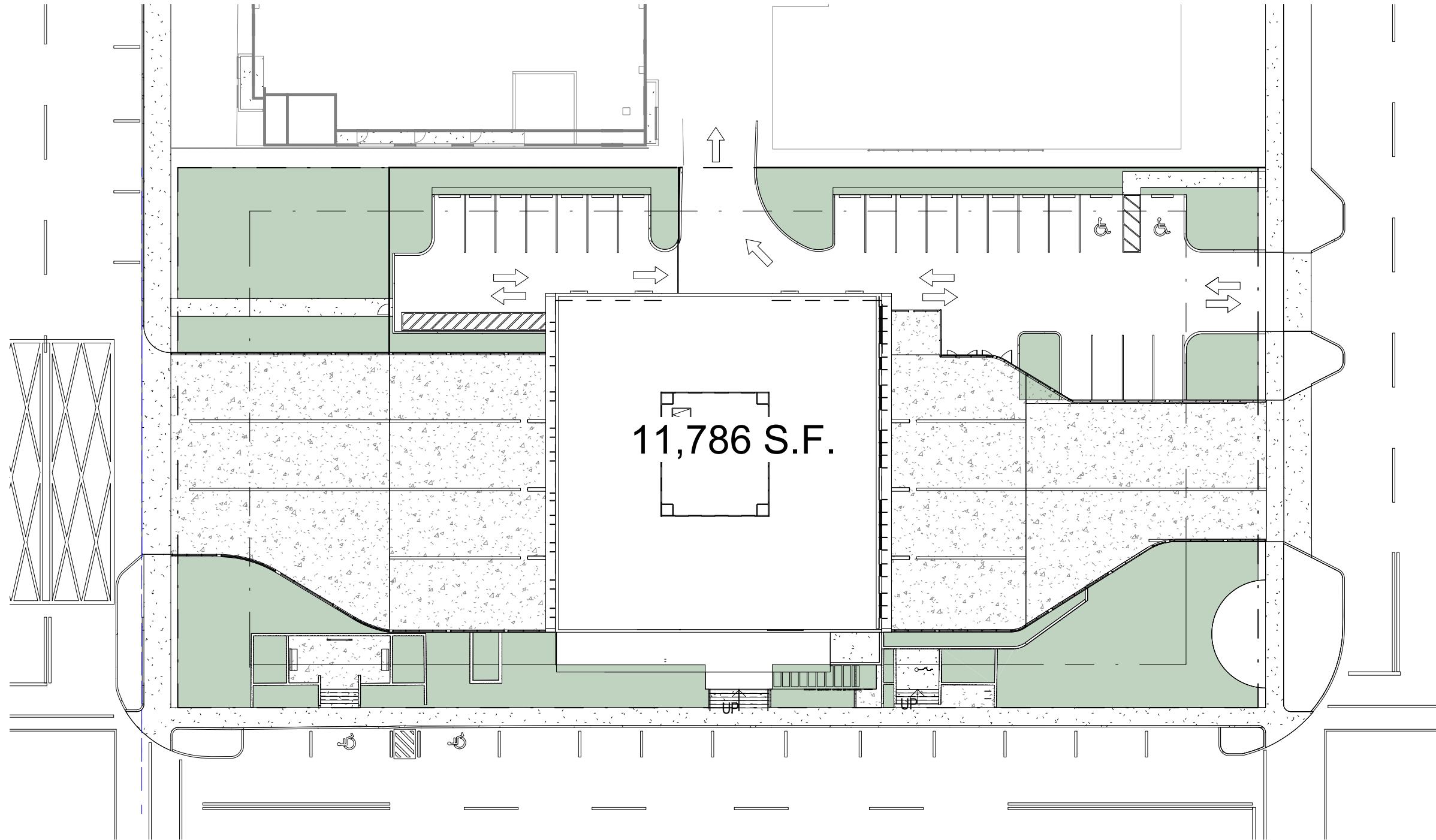
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LOT AREA: 45,000 S.F.  
 REQUIRED OPEN SPACE PER CHAPTER 126 SEC 12.6 TABLE A (3)(E): (30%)= 13,500 S.F.  
 PROPOSED OPEN SPACE : (26%)= 11,786 S.F.



# OPEN SPACE CALCULATION

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

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

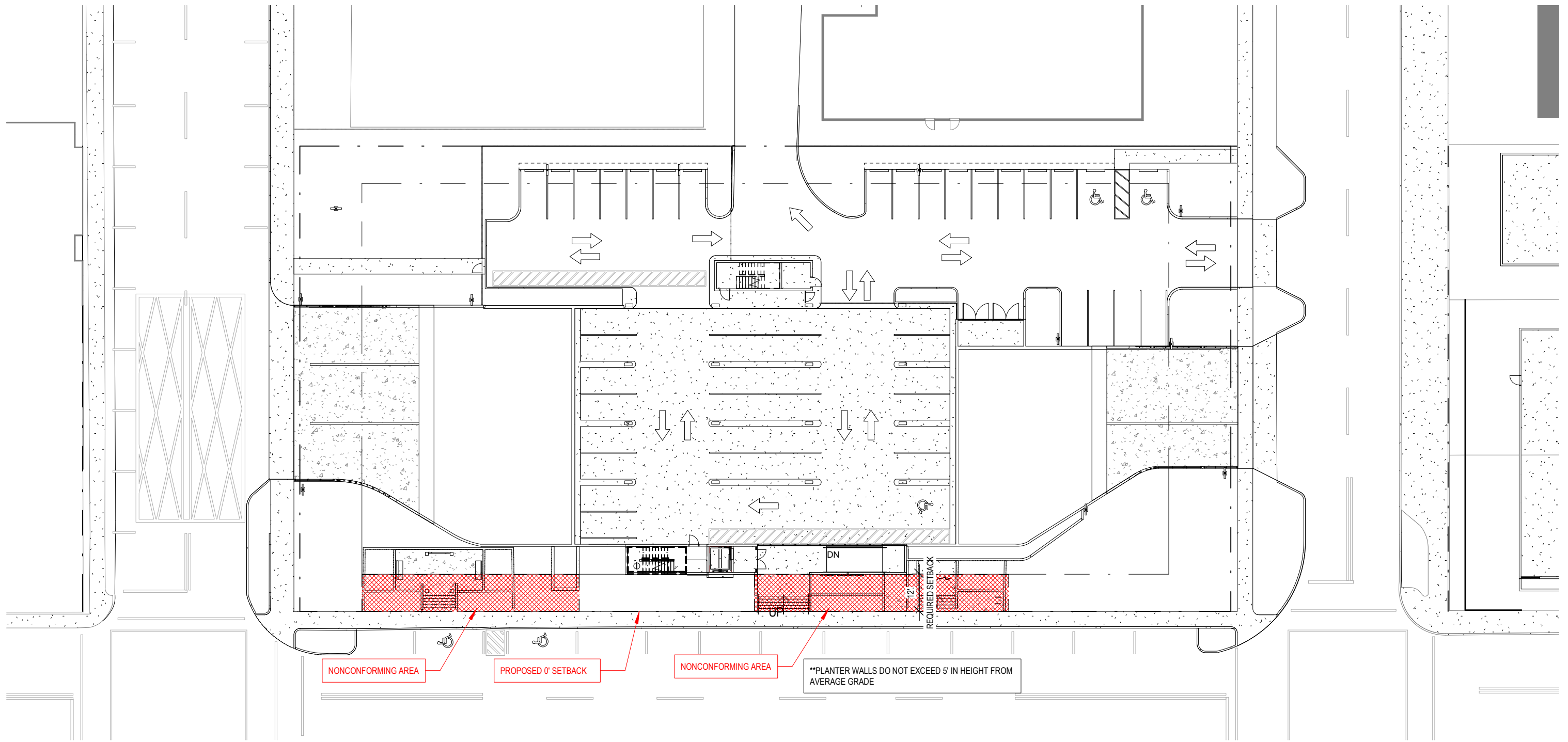
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NONCONFORMING AREA

PROPOSED 0' SETBACK

NONCONFORMING AREA

\*\*PLANTER WALLS DO NOT EXCEED 5' IN HEIGHT FROM AVERAGE GRADE

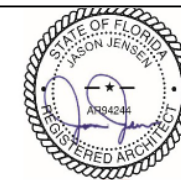
# HPB SETBACK WAIVER DIAGRAM

02-04-2022

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

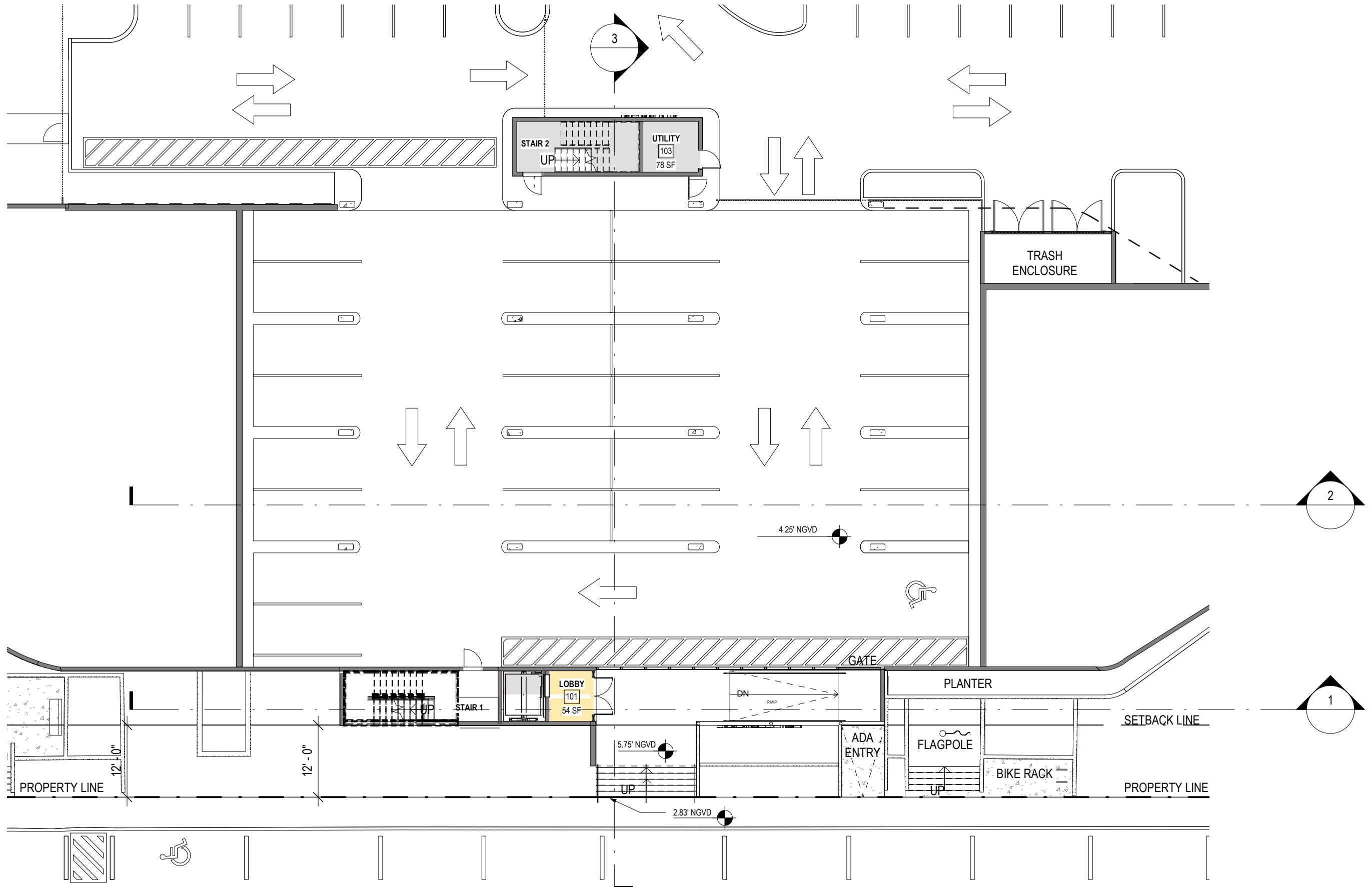


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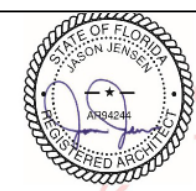
\* ALL NGVD ELEVATIONS ARE PROPOSED DESIGN



**1** PARKING LEVEL  
1/16" = 1'-0"

**LEVEL 1 - FLOOR PLAN**  
02-04-2022  
MIAMI BEACH HISTORIC PRESERVATION BOARD - FINAL SUBMITTAL

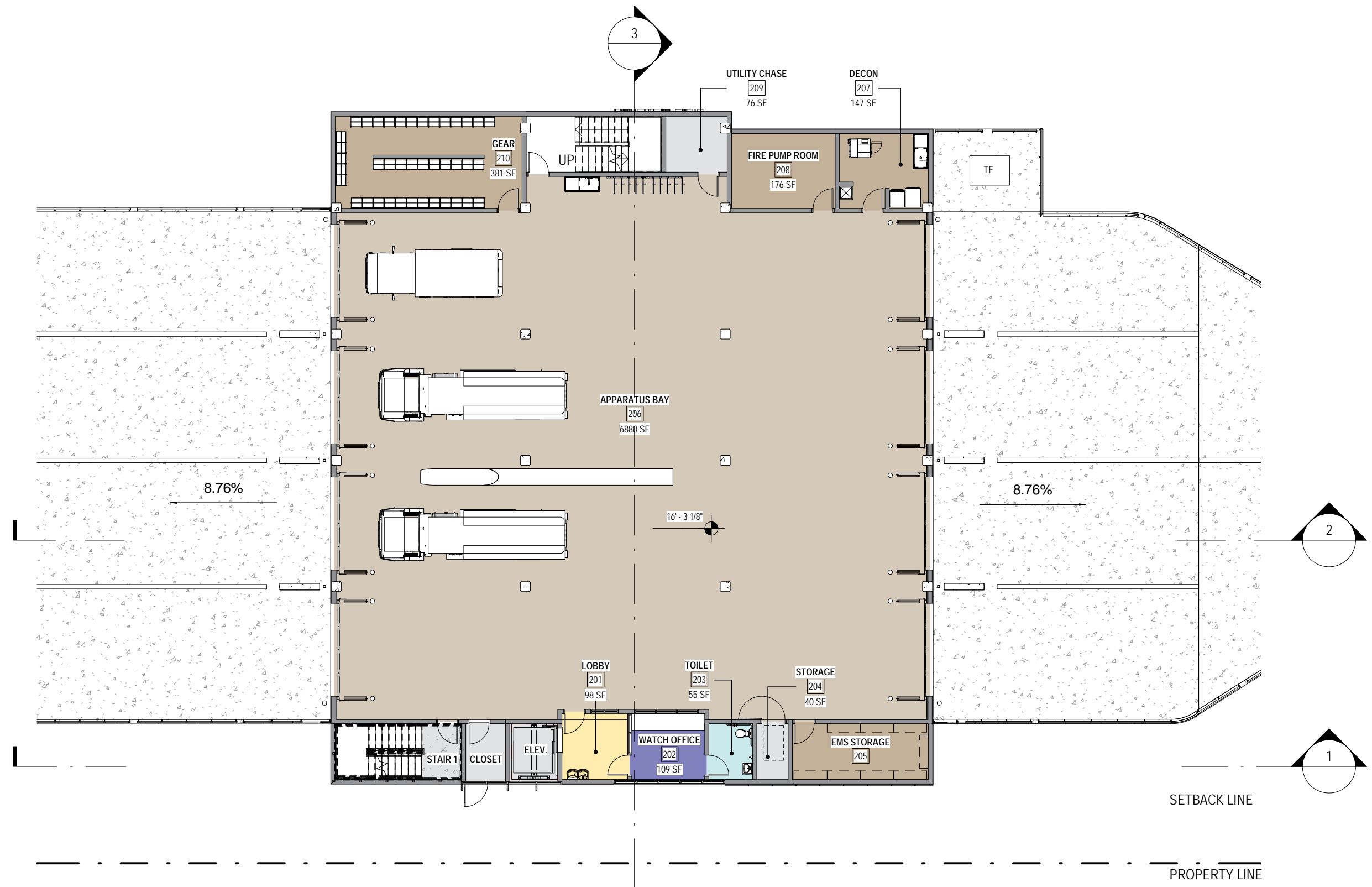
CITY OF MIAMI BEACH, OFFICE OF CAPITAL IMPROVEMENT  
PROJECTS-FIRE STATION #01  
833 6TH STREET MIAMI BEACH, FL 33139



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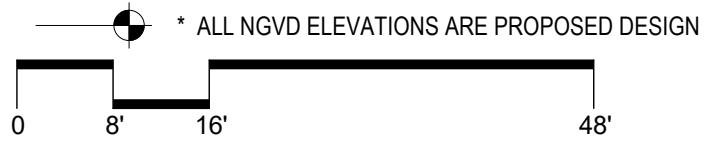
**1 APPARATUS BAY**  
1/16" = 1'-0"



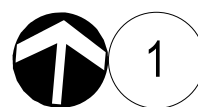
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### FIRE STATION LIVING QUARTERS

1/16" = 1'-0"

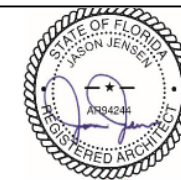
## LEVEL 3 - FLOOR PLAN

02-04-2022

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

833 6TH STREET MIAMI BEACH, FL 33139

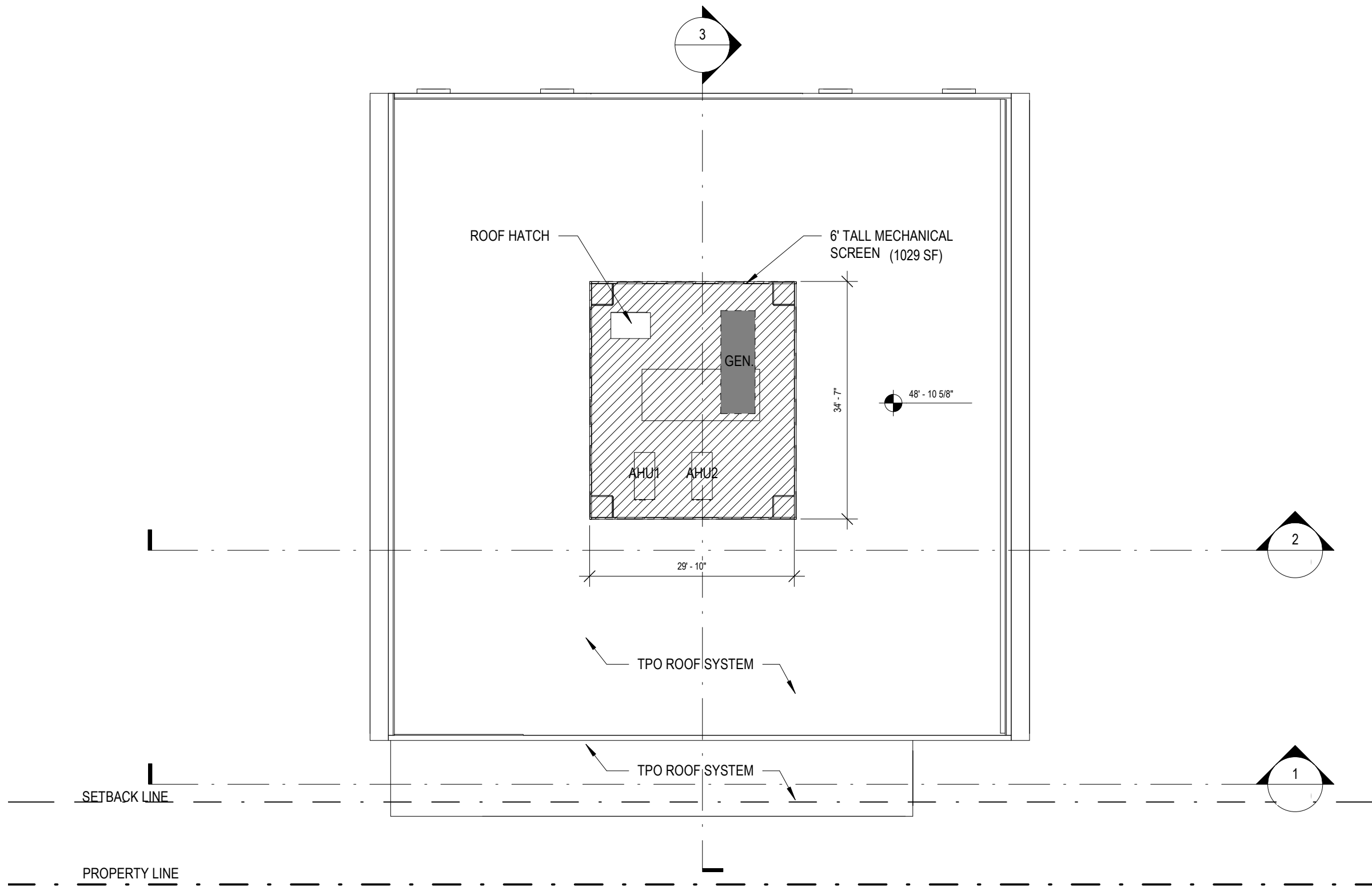


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by Jason Jensen

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

\* ALL NGVD ELEVATIONS ARE PROPOSED DESIGN

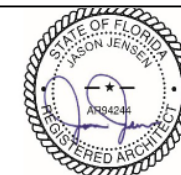


**ROOF PLAN**

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

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

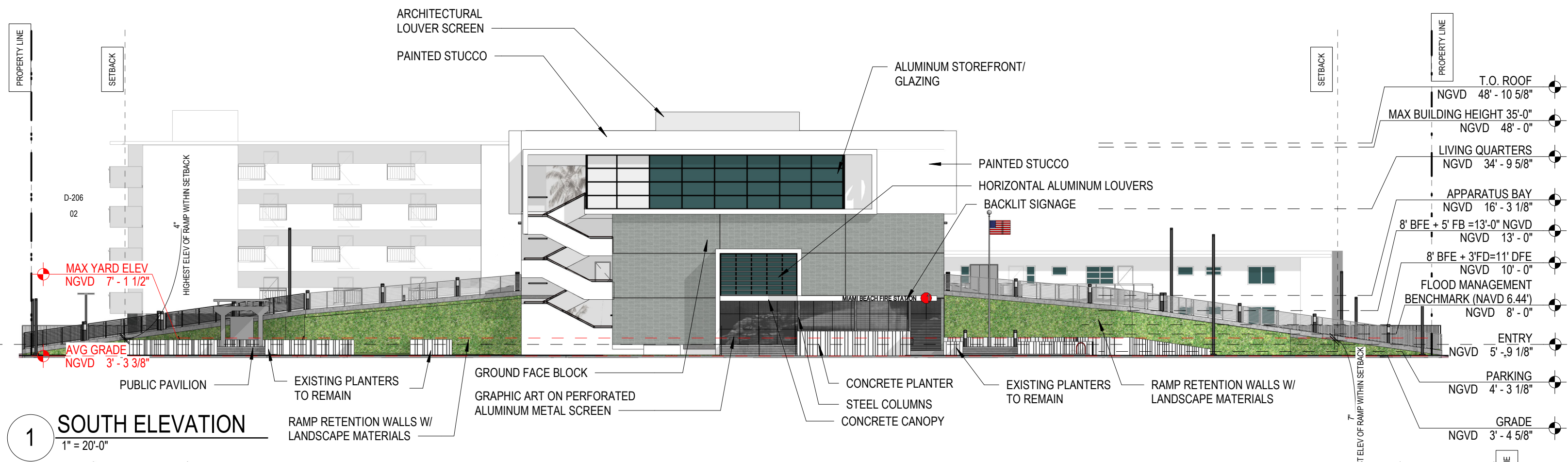
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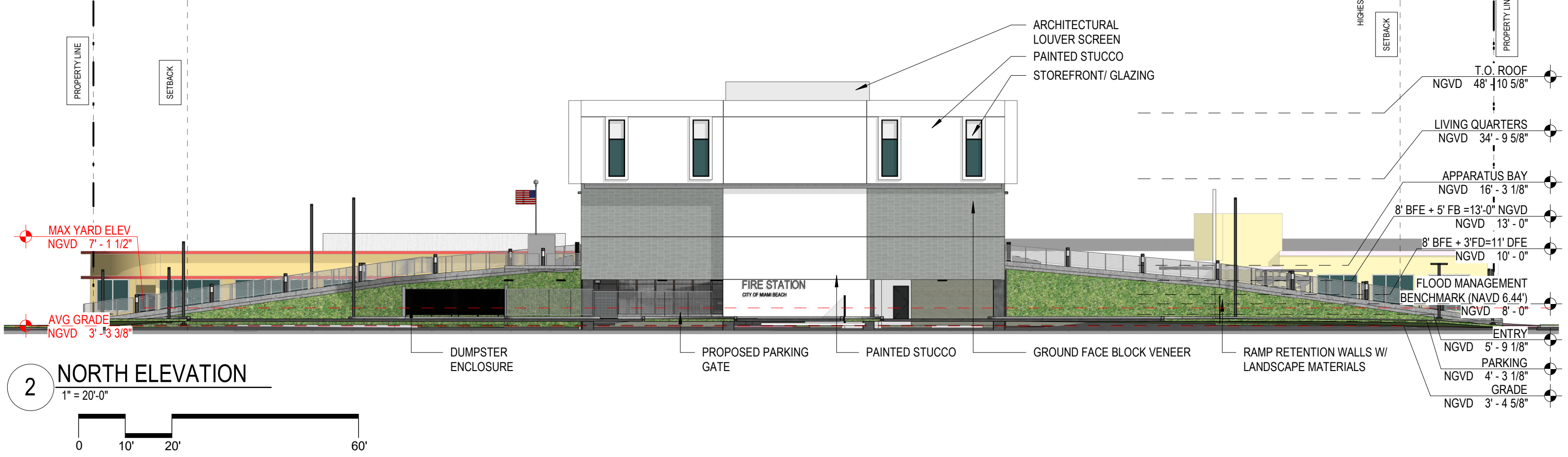
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**1 SOUTH ELEVATION**  
1" = 20'-0"



**2 NORTH ELEVATION**  
1" = 20'-0"

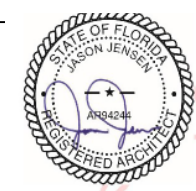


**EXTERIOR ELEVATIONS**

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**CITY OF MIAMI BEACH, OFFICE OF CAPITAL IMPROVEMENT  
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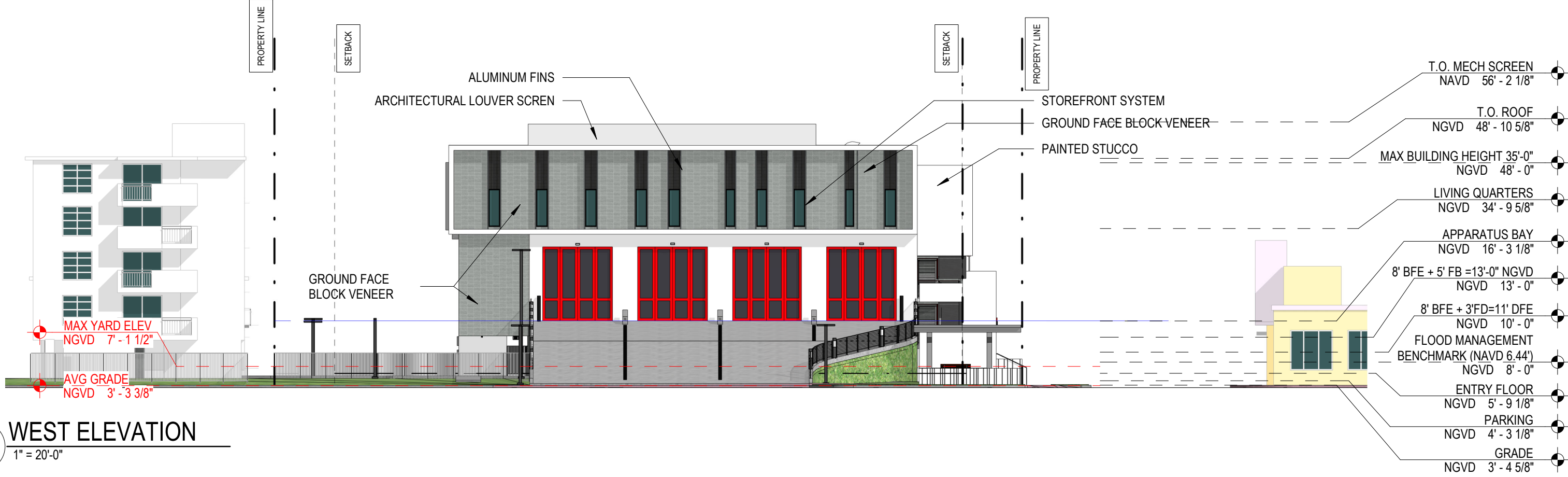
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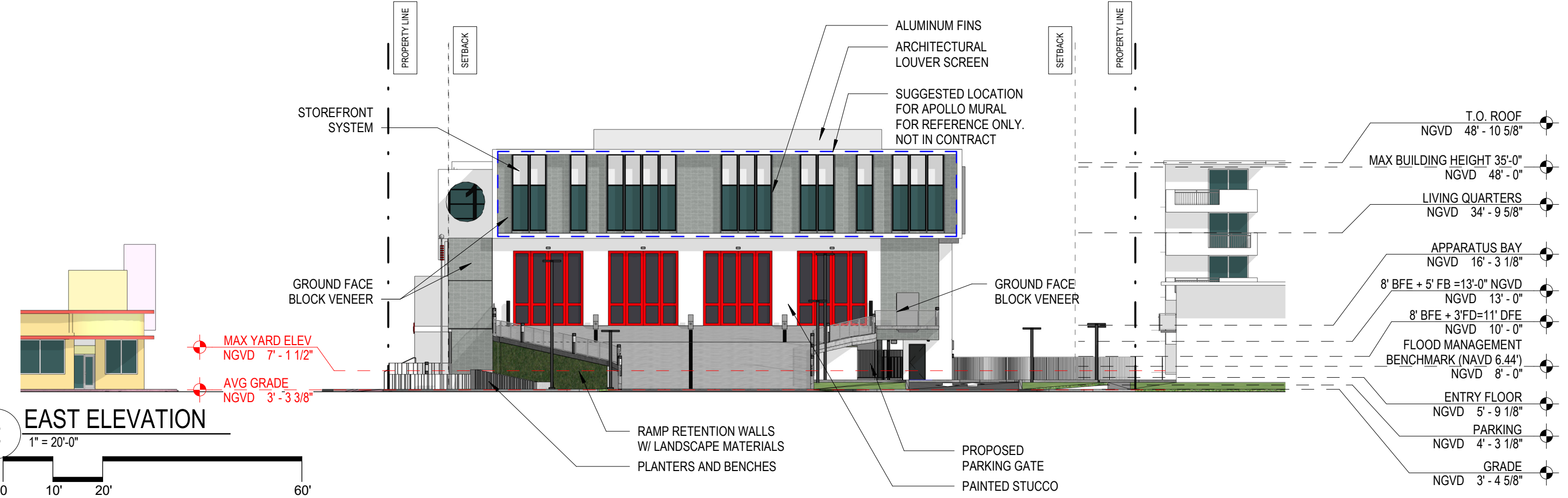
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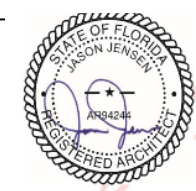




**1 WEST ELEVATION**  
1" = 20'-0"



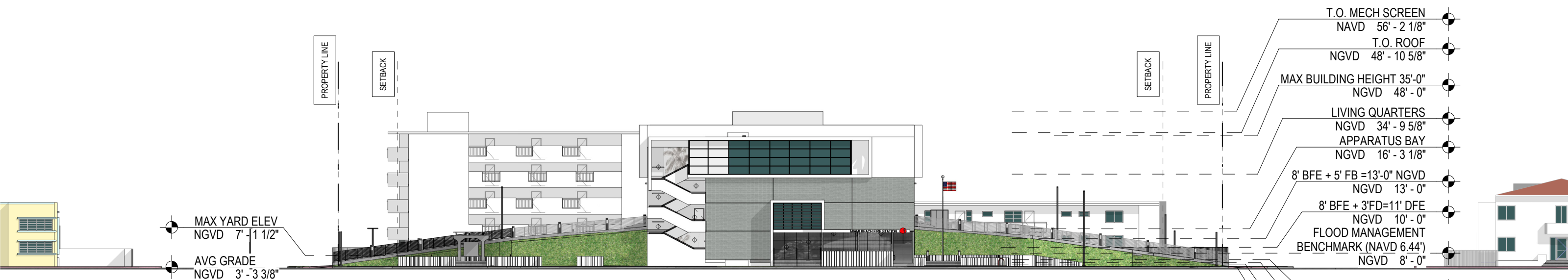
**2 EAST ELEVATION**  
1" = 20'-0"



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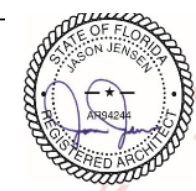
**1 SOUTH ELEVATION**  
1/32" = 1'-0"

- 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"





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



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



**CONTEXT ELEVATIONS**

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

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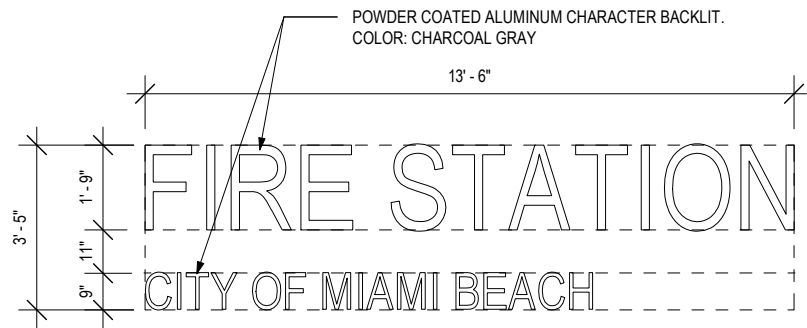
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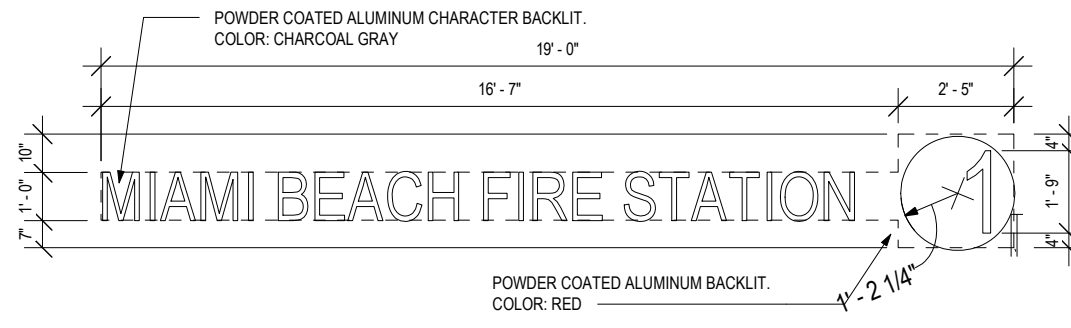


POWDER COATED ALUMINUM CHARACTER BACKLIT.  
COLOR: CHARCOAL GRAY

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"



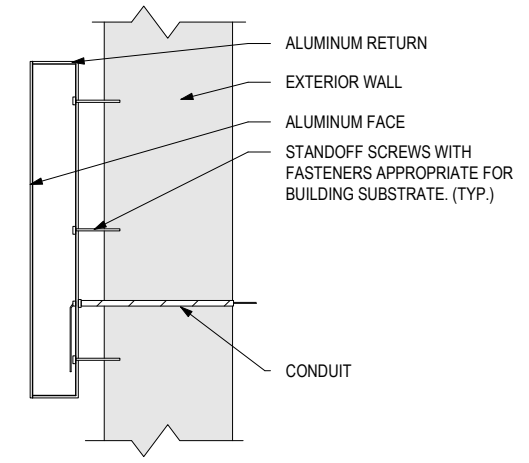
POWDER COATED ALUMINUM CHARACTER BACKLIT.  
COLOR: CHARCOAL GRAY

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 = 22 SF  
TOTAL FACADE LENGTH = 96 SF

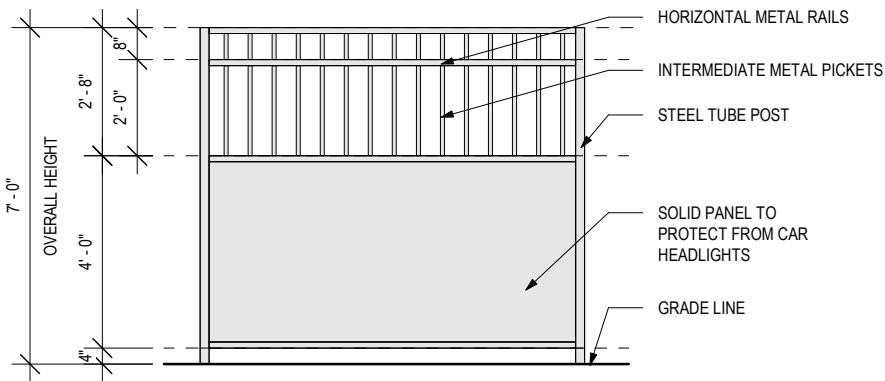
### 2 SOUTH ELEVATION - SIGNAGE

1/4" = 1'-0"



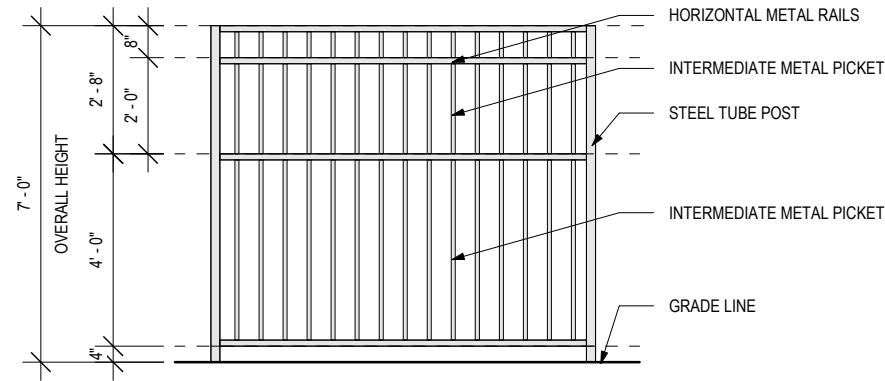
### 3 TYPICAL SIGNAGE SECTION DETAIL

1" = 1'-0"



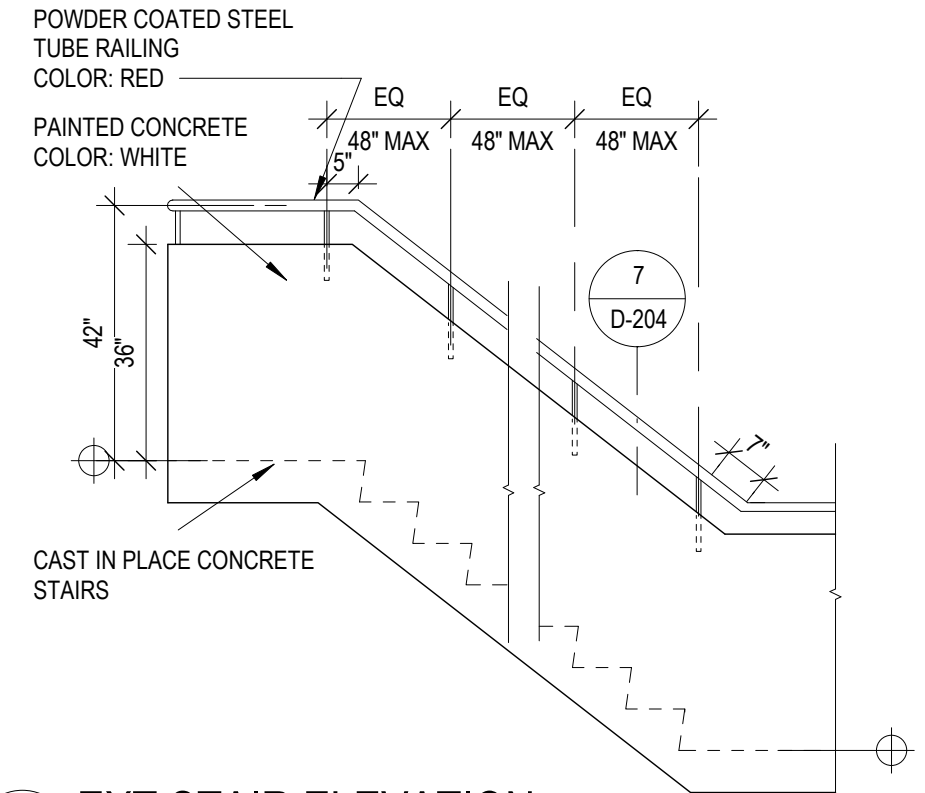
### 4 METAL FENCE W/ SOLID PANEL ELEVATION

1/4" = 1'-0"



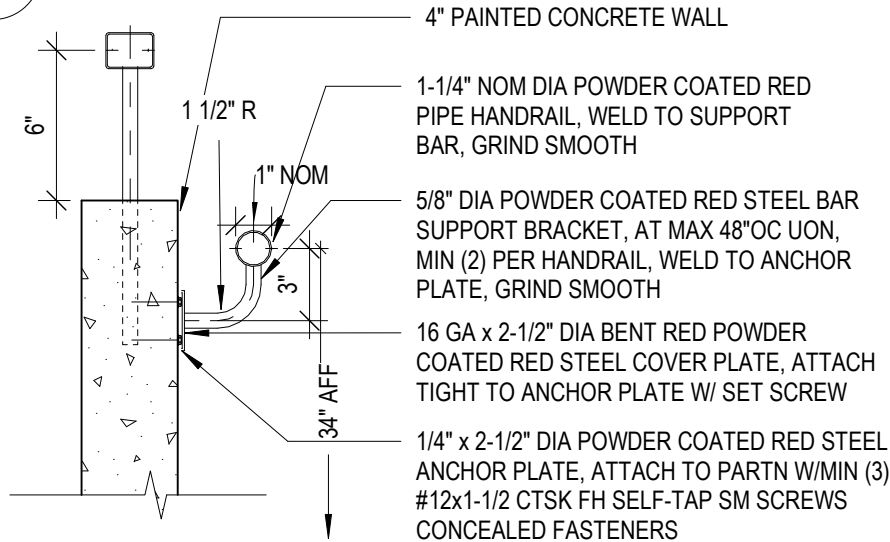
### 5 METAL FENCE ELEVATION

1/4" = 1'-0"



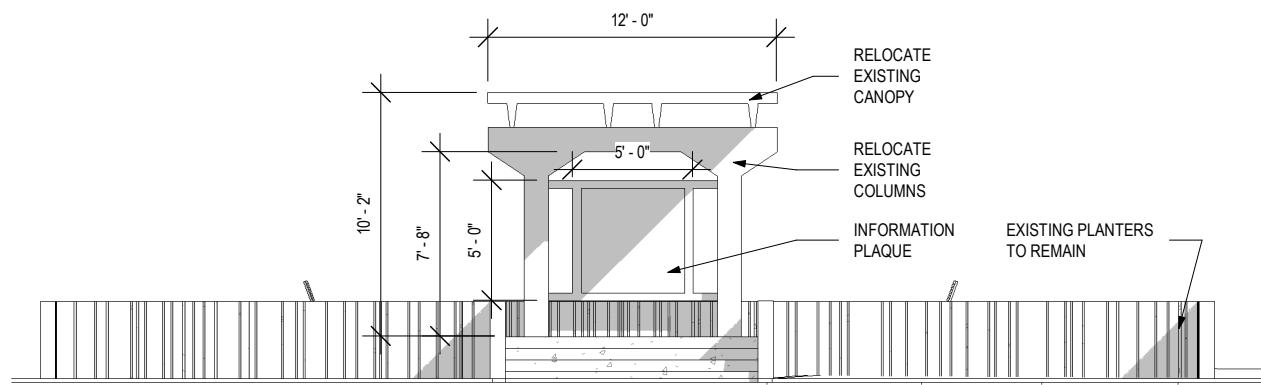
### 6 EXT STAIR ELEVATION

3/8" = 1'-0"

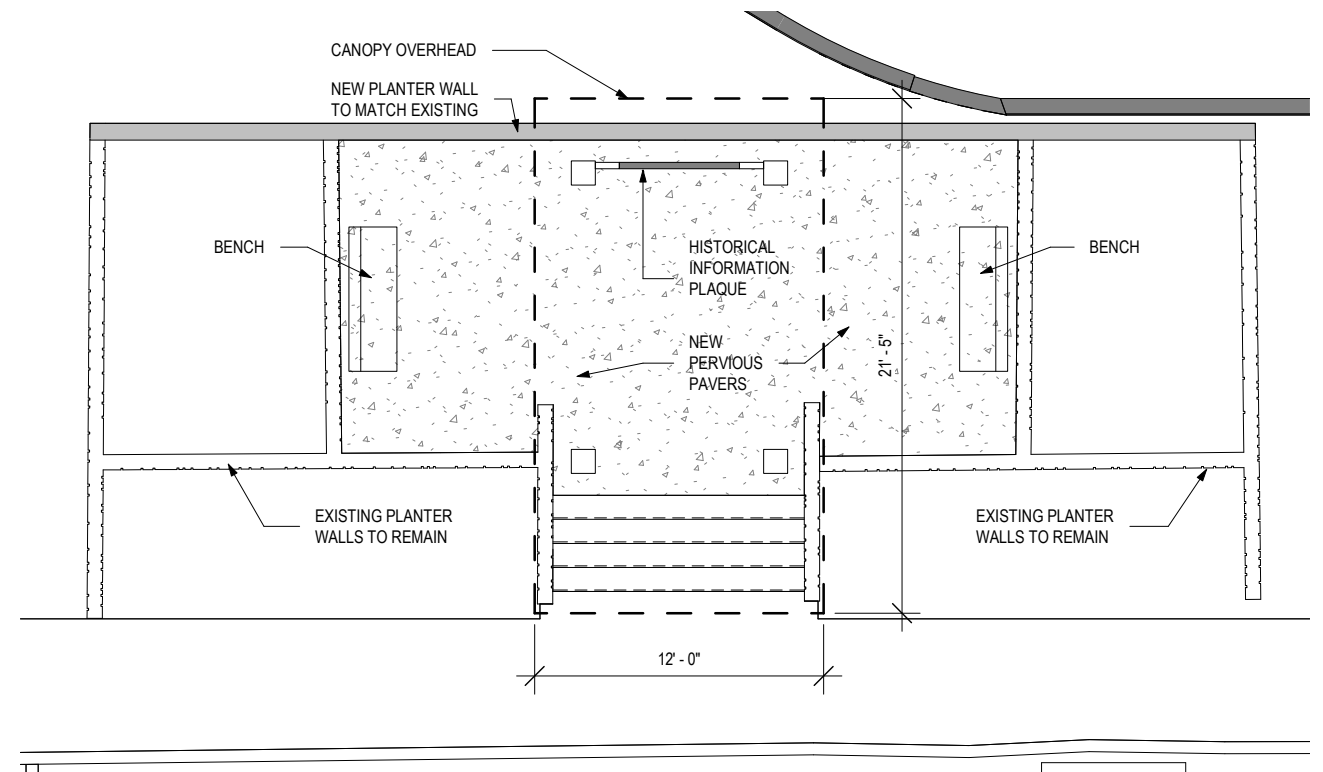


### 7 EXT HANDRAIL DETAIL @ CONCRETE WALL

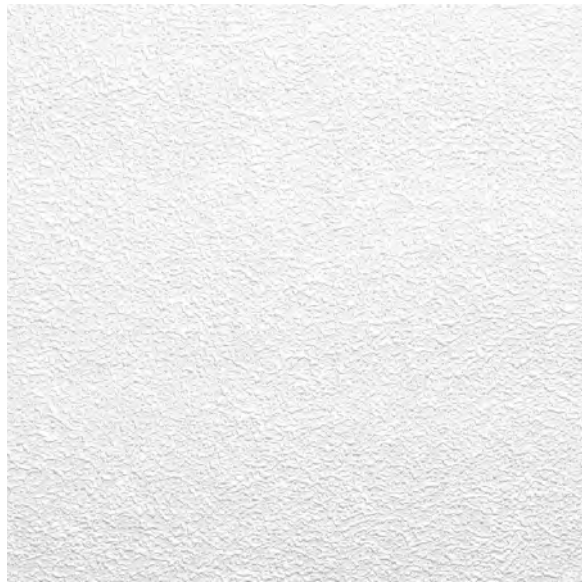
1 1/2" = 1'-0"



**2 CANOPY ELEVATION**  
1/8" = 1'-0"



**1 ENLARGED PLAN - EXISTING PLANTER**  
1/8" = 1'-0"



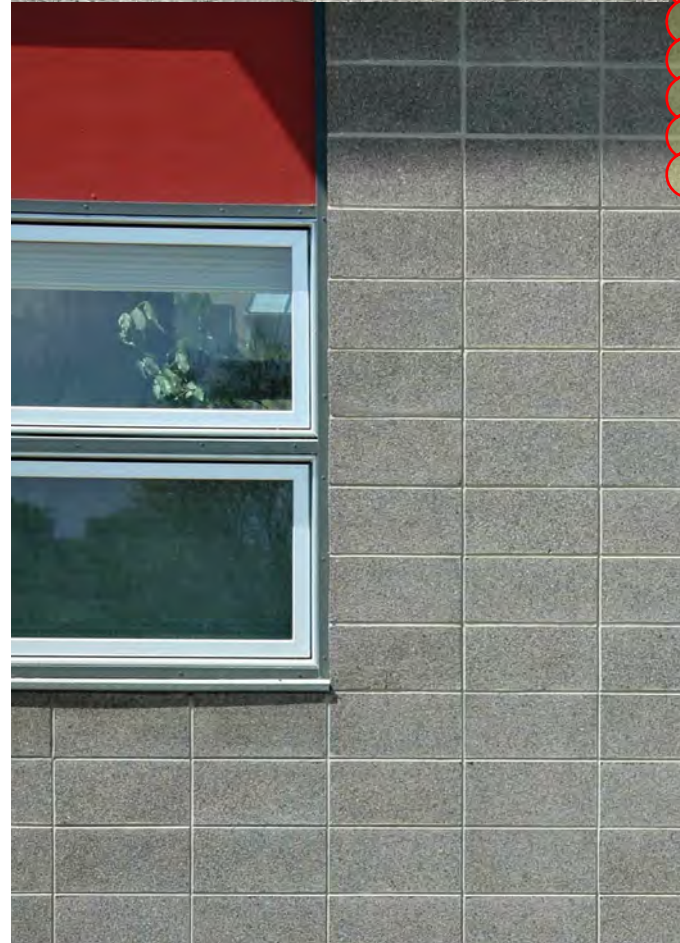
PAINTED STUCCO



ALUMINUM PANEL W/ REVEAL SYSTEM



SEASHELL CONCRETE FOR APPARATUS BAY RAMPS



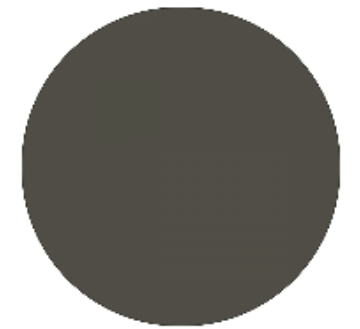
GROUND FACE STACKED BOND MASONRY VENEER ECHELON TRENDSTONE, COLOR: GRAYSTONE



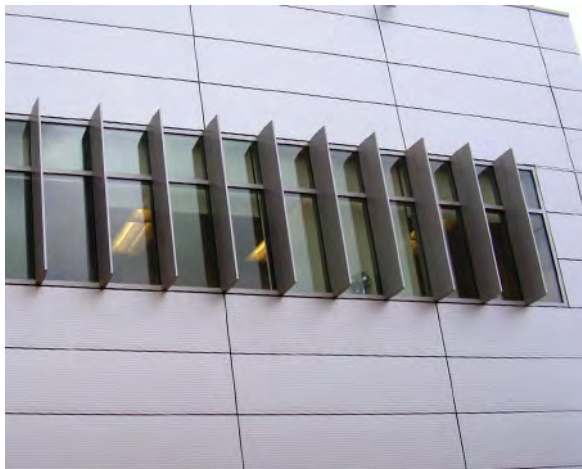
ALUMINUM HORIZONTAL SCREEN FOR STAIR ENCLOSURE



FOUR-FOLD BAY DOORS



STOREFRONT AND RAILINGS KYNAR 500 CHARCOAL GREY



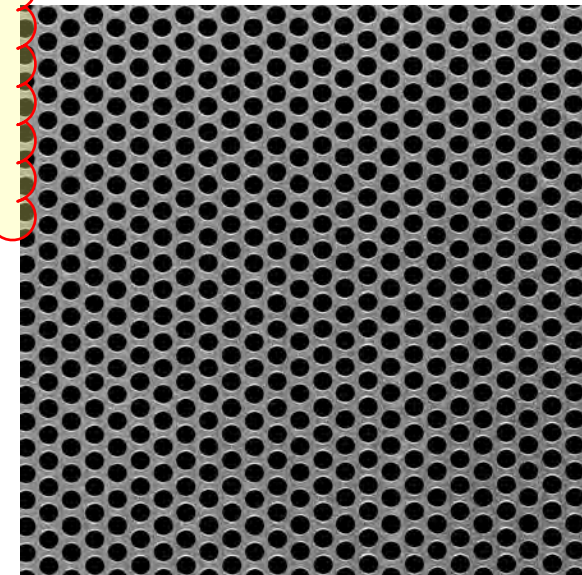
ALUMINUM FINIS



PLANTERS DESIGN INSPIRED BY EXISTING HISTORICAL BUILDING DESIGN



ROOF EQUIPMENT SCREEN



GRAPHIC ART FOR PERFORATED PARKING SCREEN



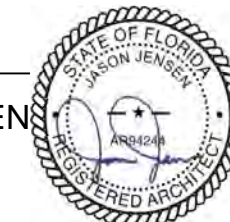
EXTERIOR PAVERS: ARTISTIC SHELLOCK IVORY

# 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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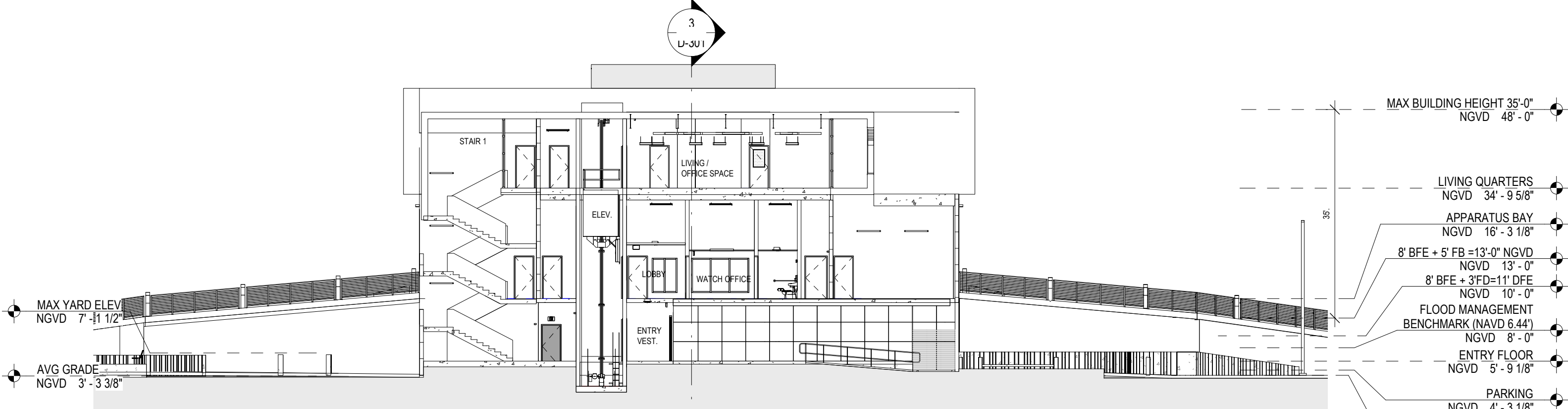


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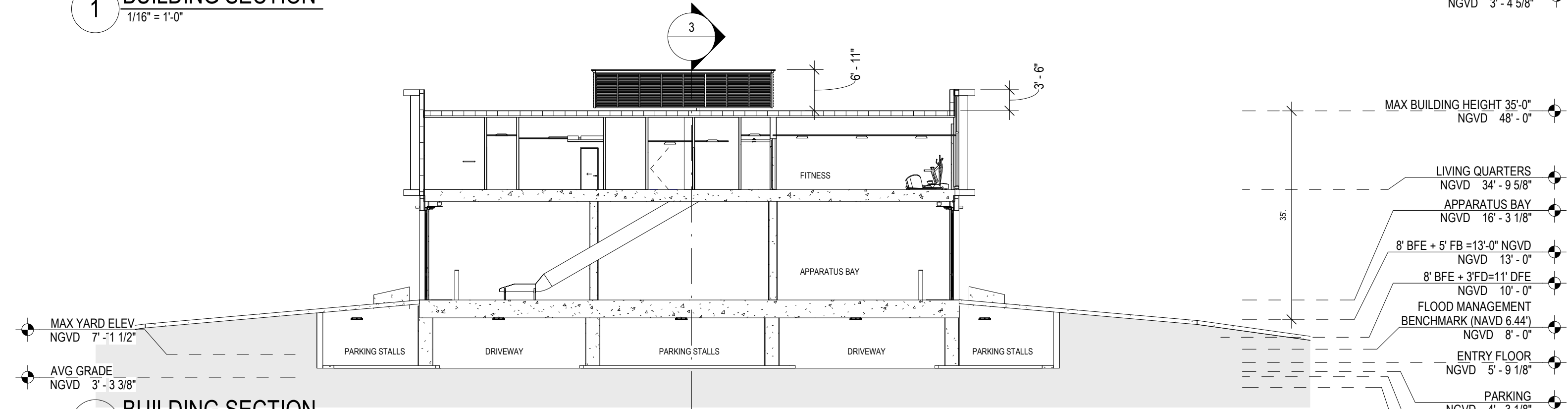
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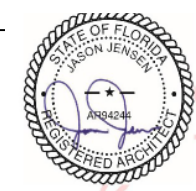


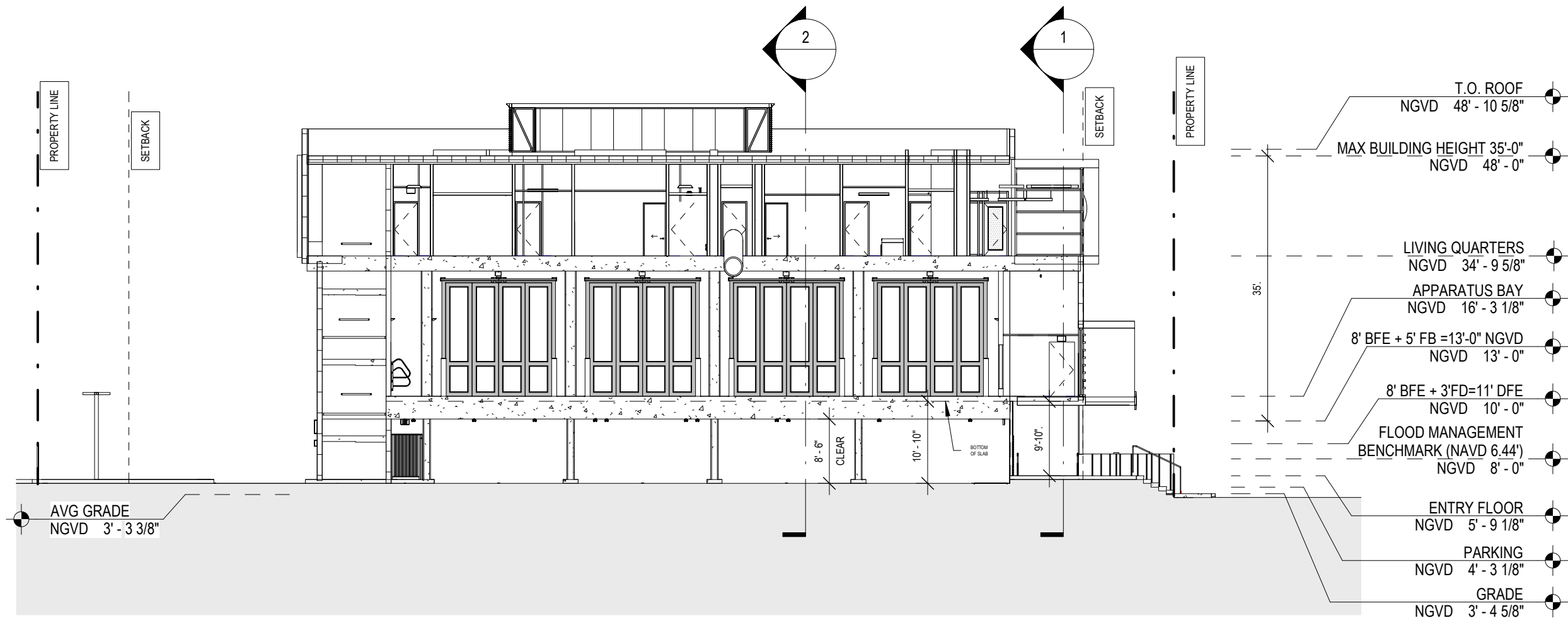


**1 BUILDING SECTION**  
1/16" = 1'-0"



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





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



**BUILDING SECTIONS**

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

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

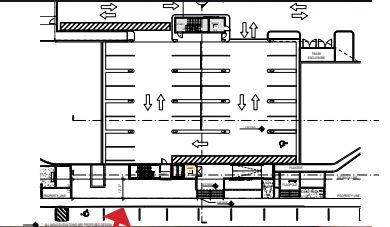
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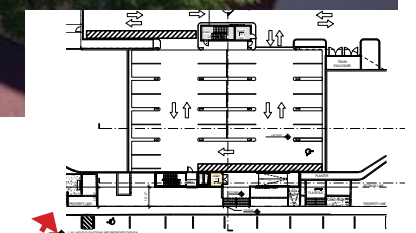
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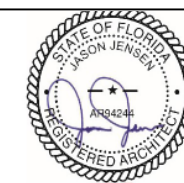


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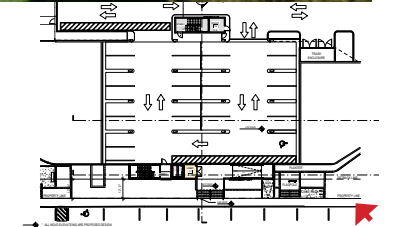


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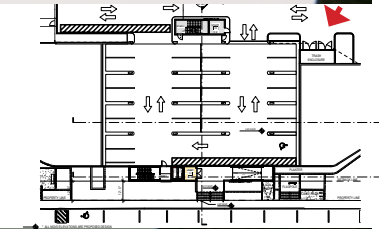


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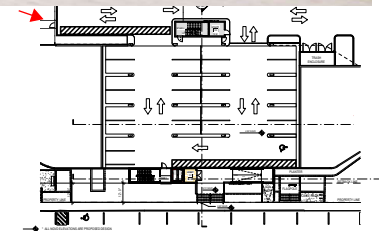
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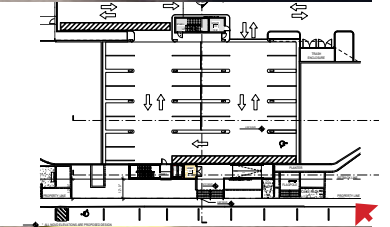


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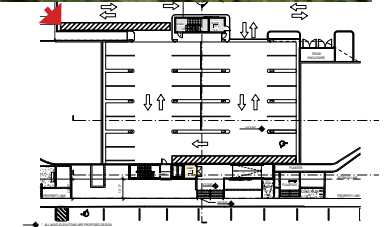


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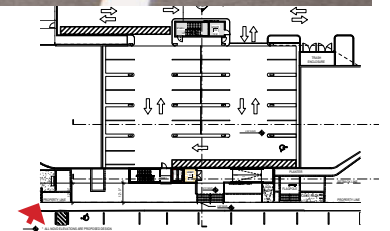


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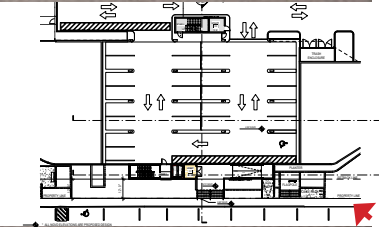


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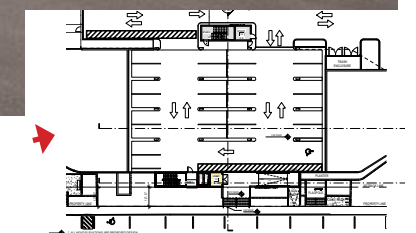
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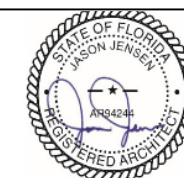


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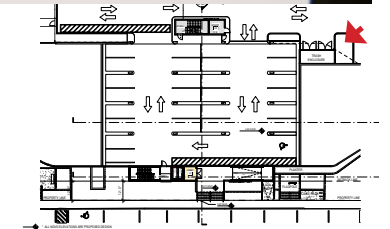
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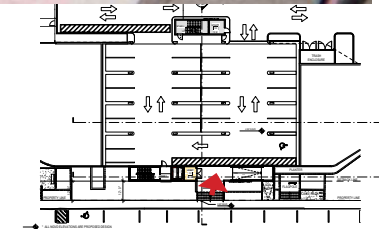


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**DECORATIVE PARKING SCREEN**

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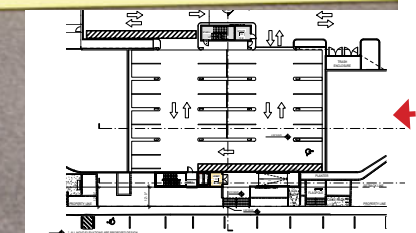
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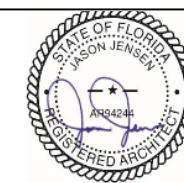


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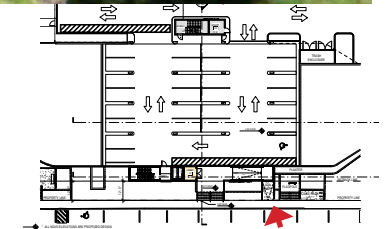
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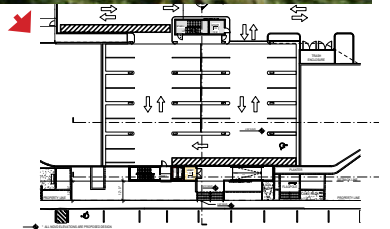


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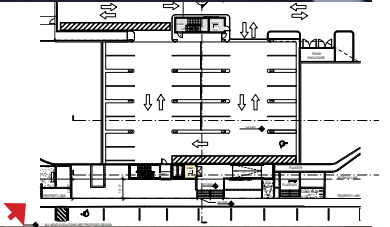


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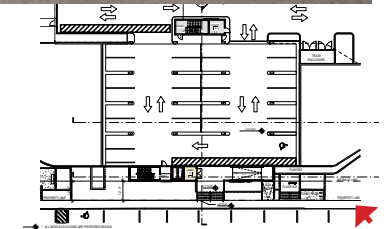
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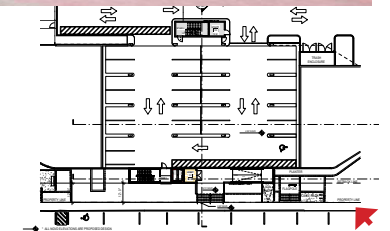


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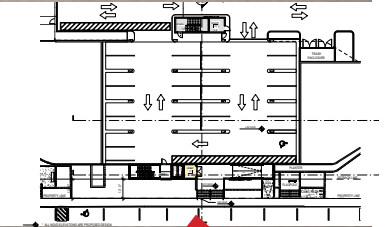


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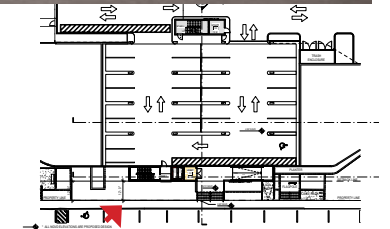
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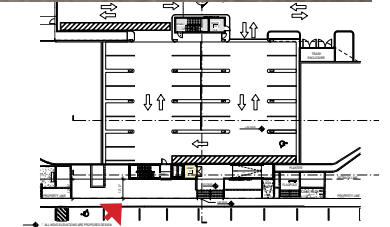


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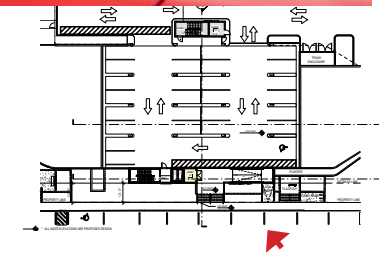


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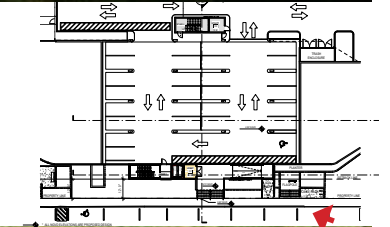
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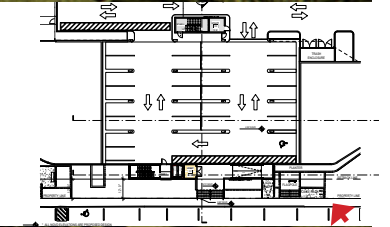


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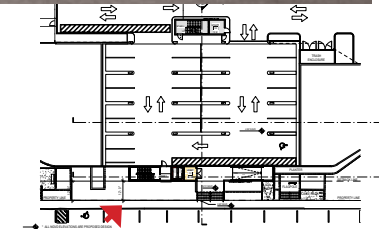
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**PRESERVATION NOTES:**

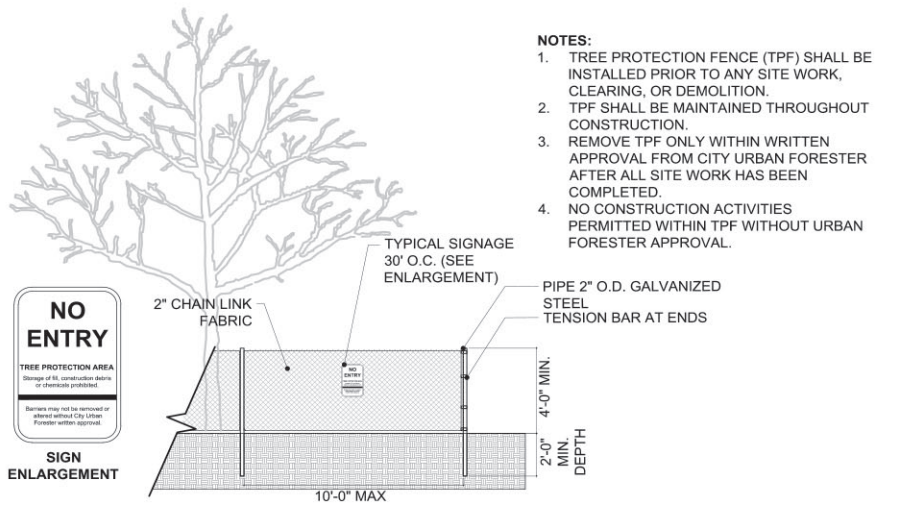
1. THE CONTRACTOR SHALL VERIFY THE CONDITION AND TAG ALL MATERIAL TO BE RELOCATED OR REMOVED PRIOR TO ANY CONSTRUCTION ACTIVITY AND SHALL BE VERIFIED BY THE CITY'S URBAN FORESTER.
2. CONTRACTOR SHALL BE REQUIRED TO STAKE ALL WALKWAYS AND IDENTIFY ALL TREES WITHIN 5 FEET OF PROPOSED IMPROVEMENTS THAT WILL REQUIRE ROOT-PRUNING FOR COORDINATION WITH THE CITY OF MIAMI BEACH'S URBAN FORESTRY DEPARTMENT PRIOR TO ANY EXCAVATION OR DEMOLITION.
3. ALL TREES NOTED ON THE PLAN TO BE RELOCATED SHALL BE ROOT PRUNED AND MOVED PRIOR TO INITIATING ANY CLEARING OF THE SITE. ALL TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF 45 DAYS PRIOR TO BEING RELOCATED. ALL ROOT PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST. MINIMAL TREE BRANCH AND CANOPY TRIMMING SHALL BE DONE. ALL ROOT PRUNING SHALL BE DONE BY HAND DIGGING. NO MECHANICAL EQUIPMENT SHALL BE USED WHICH WOULD DAMAGE THE ROOT SYSTEM (SUCH AS A BACKHOE). THE LANDSCAPE CONTRACTOR SHALL INCLUDE IN THE BID A WATERING CONTRACT FOR THE ROOT PRUNED TREES TO INSURE THAT THEY ARE ADEQUATELY WATERED THREE TIMES A WEEK FOR A MINIMUM OF A SIX WEEK PERIOD.
4. THE CONTRACTOR IS RESPONSIBLE FOR PRESERVING AND PROTECTING ALL EXISTING TREES NOTED ON THIS PLAN BY USING 4 FOOT HIGH CONTINUOUS CHAIN LINK FENCE AS A TEMPORARY BARRIER CONSISTENT WITH THE PROTECTIVE FENCING BARRICADE DETAIL, WHERE PROVIDED.
5. EXACT LOCATIONS FOR FENCING SHALL BE MADE IN THE FIELD BY A CERTIFIED ARBORIST IN ORDER TO DETERMINE THE ACTUAL DRIP LINE LOCATIONS FOR THE EXISTING TREES NOTED TO REMAIN.
6. CONSULT THE OWNER DESIGNATED REPRESENTATIVE AND REMOVE AGREED-ON ROOTS AND BRANCHES WHICH INTERFERE WITH CONSTRUCTION WORK AREA PRIOR TO INITIATING ANY SITE CLEARING.
7. CONTRACTOR SHALL EMPLOY AN ISA-CERTIFIED ARBORIST TO REMOVE ANY BRANCHES AND TREAT ANY CUTS.
8. PRESERVED TREES SHALL BE BARRICADED BEFORE AND DURING CONSTRUCTION. IF DURING THE COURSE OF CONSTRUCTION ANY OF THE PROTECTED VEGETATION DIES, IT SHALL BE REPLACED AS REQUIRED BY THE LOCAL JURISDICTION BY THE CONTRACTOR WITH EQUAL SIZE AND CALIPER. THE TREES, SHRUBS AND GROUND-COVERS SHALL BE INCLUDED WITHIN THE PRESERVATION AREAS AND SHALL BE RETAINED. WHERE SUPPLEMENTAL LANDSCAPING INFRINGES ON THIS AREA, DISTURBANCE SHALL BE MINIMIZED.
9. CRITICAL ROOT ZONES (CRZ) AND TREE PROTECTION ZONES (TPZ) SHALL BE DEFINED BY A CERTIFIED ARBORIST AND SHALL BE CONSISTENT WITH ANY LOCAL REGULATIONS THAT MAY DEFINE THEIR EXTENTS.
10. PROTECT ROOT ZONES OF TREES AND PLANTS TO REMAIN. DO NOT ALLOW TRAFFIC AND PARKING WITHIN ANY PROTECTED AREAS. DO NOT STORE MATERIALS OR PRODUCTS NEAR TREES. PREVENT DUMPING OF REFUSE OR CHEMICALLY INJURIOUS MATERIALS OR LIQUIDS NEAR PLANTS.
11. CONTRACTOR SHALL PREVENT PUDDLING OR CONTINUOUS RUNNING WATER THAT MAY ERODE OR IMPACT CONSTRUCTION SITE AND PLANTING AREAS.
12. CONTRACTOR SHALL CAREFULLY SUPERVISE ALL WORK TO PREVENT DAMAGE TO EXISTING VEGETATION.
13. CONTRACTOR SHALL COMPLETELY REMOVE BARRICADES WHEN CONSTRUCTION HAS PROGRESSED TO THE POINT THAT THEY ARE NO LONGER NEEDED AND WHEN APPROVED BY THE CLIENT OR CLIENT'S REPRESENTATIVE.
14. CONTRACTOR SHALL INCLUDE A FOLLOW-UP MAINTENANCE PLAN FOR A PERIOD OF 1 YEAR TO PREVENT RE-INVASION OF INVASIVE VEGETATION.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH CITY REPRESENTATIVE TO CONDUCT A WALK-THROUGH TO ASSESS AND DETERMINE SPECIAL PRESERVATION ACTIVITIES FOR SENSITIVE HABITAT PLANTING, OR RELOCATION OF THESE, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
16. CONTRACTOR IS ADVISED THAT ALL REQUIREMENTS AND STANDARDS EXPRESSED IN THE CITY OF MIAMI BEACH'S CODE OF GENERAL ORDINANCES, DIV. 2 TREE PRESERVATION AND PROTECTION SHALL BE ABIDED BY WITHOUT EXCEPTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL CITY-STANDARD PROCEDURES IN THE REMOVAL, RELOCATION AND PRESERVATION OF ANY AND ALL TREES.
17. THE CONTRACTOR SHALL MAKE ALL ATTEMPTS TO, WHERE REASONABLE, PRUNE AND REMOVE ONLY THOSE PORTIONS OF EXISTING CANOPIES IN CONFLICT WITH PROPOSED IMPROVEMENTS IN AN EFFORT TO KEEP AND PROTECT AS MUCH OF THE EXISTING CANOPY AS POSSIBLE. ALL PRUNING SHALL BE SUPERVISED AND CONDUCTED BY AN ISA-CERTIFIED ARBORIST.
18. CONTRACTOR SHALL INCLUDE IN SCOPE OF WORK AN ASSESSMENT BY AN ISA-CERTIFIED ARBORIST OF ALL EXISTING TREES TO BE PRESERVED THROUGH SELECTIVE PRUNING.

**TREE RELOCATION NOTES:**

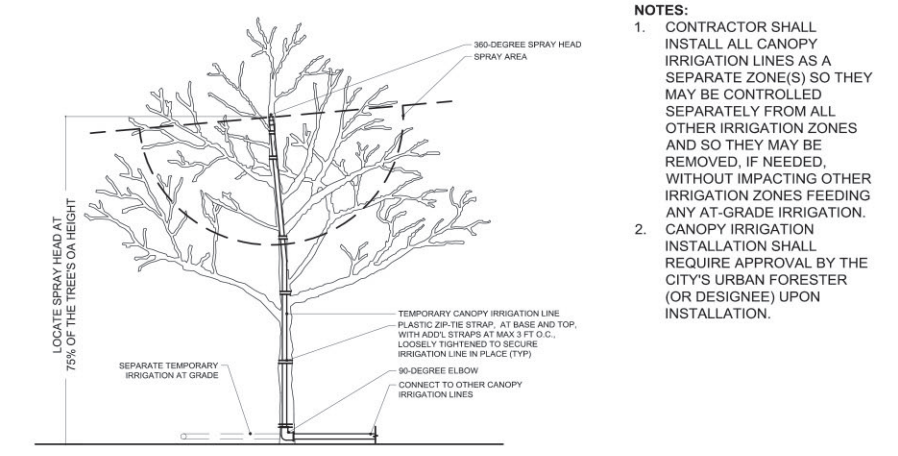
1. ALL ROOT-PRUNING, UP-ROOTING AND RESETTING OF ALL TREES TO BE RELOCATED SHALL BE SUPERVISED AND DIRECTED BY A CERTIFIED ARBORIST AT ALL TIMES, WITHOUT

**EXCEPTION:**

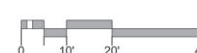
2. CONTRACTOR SHALL RESET AND/OR REPLANT ANY TREE IDENTIFIED FOR RELOCATION ON THE DAY OF IT BEING UP-ROOTED AND PRIOR TO CLOSING OUT THE SITE TO CONSTRUCTION ACTIVITIES ON A DAILY BASIS. CONTRACTOR SHALL PROTECT ALL ROOTBALLS FROM DIRECT SUN EXPOSURE AND SHALL KEEP THEM HYDRATED CONSISTENT WITH HORTICULTURAL BEST PRACTICES AND STANDARDS.
3. CONTRACTOR SHALL PROVIDE TREE PROTECTION FENCING AND/OR BARRICADES CONSISTENT WITH THE CORRESPONDING BARRICADE DETAIL FOR ALL TREES TO BE RELOCATED DURING ON-SITE CONSTRUCTION ACTIVITIES FOR ALL TREES PENDING RELOCATION AND THOSE THAT HAVE BEEN RELOCATED.
4. ALL TREES AND PALMS SHALL BE PLACED TO ENSURE CANOPY AND FRUIT DROPS OCCUR WITHIN A SAFE DISTANCE FREE OF WALKWAYS OR PUBLIC USE AREAS.
5. CONTRACTOR SHALL WARRANT THE SURVIVAL OF ALL TREES BEING RELOCATED FOR A PERIOD OF 2 YEARS. CONTRACTOR SHALL PROVIDE AN ALLOWANCE FUND TO MITIGATE ALL TREES THAT DO NOT SURVIVE RELOCATION CONSISTENT WITH ANY MITIGATION REQUIREMENTS ADOPTED BY THE CITY OF MIAMI BEACH. FUND AMOUNT TO BE DETERMINED BY THE CITY.
6. IRRIGATION MUST BE PRESENT AND APPLIED EFFECTIVELY FOR TWO TO FOUR WEEKS PRIOR TO ROOT PRUNING, THROUGH THE PERIOD OF ROOT PRUNING, AND AFTER ROOT PRUNING AND TRANSPLANTATION UNTIL THE TREE HAS BEEN COMPLETELY RE-ESTABLISHED AT THE NEW PLANTING LOCATION. IRRIGATION SHALL BE OPERATED AUTOMATICALLY WITH WATER BEING APPLIED DIRECTLY TO AND JUST OUTSIDE OF THE REMAINING INTACT ROOT SYSTEM. WATERING FREQUENCY SHALL BE SUCH SO AS TO ENSURE THAT FREE WATER IS AVAILABLE TO THE ROOT SYSTEM AT ALL TIMES. ANY TEMPORARY DISRUPTION IN AUTOMATIC OPERATION SHALL BE SUPPLEMENTED BY HAND WATERING.
7. THERE SHOULD BE NO CANOPY PRUNING OR A MINIMUM OF CANOPY PRUNING BEFORE OR AFTER ROOT PRUNING. DEAD, DISEASED OR DAMAGED BRANCHES SHALL BE PRUNED AT THIS TIME.
8. THE ROOT SYSTEM OF A TREE TO BE RELOCATED SHALL BE WELL-WATERED BEFORE THE TREE IS DUG AND LIFTED TO ENSURE THAT THE TREE IS PROPERLY HYDRATED, AND TO IMPROVE COHESIVENESS OF THE ROOT BALL.
9. ALL TRANSPLANTING AND RELOCATING OF TREES OR PALMS SHALL BE DONE IN COMPLIANCE WITH STANDARDS SET FORTH IN THE MOST RECENTLY PUBLISHED EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE ANSI A-300 STANDARDS. THIS REQUIREMENT INCLUDES ALL PROCEDURES, TECHNIQUES, STANDARDS FOR MINIMUM ROOT BALL SIZE, AND ANY OTHER STANDARDS INCLUDED IN ANSI A-300 STANDARDS.
10. RELOCATED TREES SHALL BE BRACED IN SUCH A FASHION AS TO NOT SCAR PENETRATE PERFORATE OR OTHERWISE INFLICT DAMAGE TO THE TREE.
11. CONTRACTOR SHALL INCLUDE IRRIGATION OF CANOPIES FOR ALL TRANSPLANTED TREES. WATERING SHALL BE CONDUCTED 2 TIMES PER WEEK PER TREE, FOR A PERIOD OF 4 WEEKS MINIMUM.



**1 TREE & PALM PROTECTIVE / FENCING BARRICADE DETAIL** NTS



**2 RELOCATED TREE - TEMPORARY CANOPY IRRIGATION DETAIL** NTS





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STATE OF FLORIDA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT LICENSE # 128

Table with columns: TREE NO., BOTANICAL NAME, COMMON NAME, NATIVE, SIZE (TRUNK#, DBH (IN), HT (FT), SPRD (FT), AREA (SF)), ACTION, CONDITION, MITIGATION REQUIRED?, NOTES, DBH OF INDIVIDUAL TRUNKS (#1-#5).

NOTE: ALL TREES IDENTIFIED AS "TO BE RELOCATED" SHALL BE RELOCATED OFF-SITE TO FLAMINGO PARK. ALL TREE RECEPTOR LOCATIONS SHALL BE COORDINATED BY CITY STAFF PRIOR TO RELOCATION. TREE RECEPTOR PLANS ARE N.I.C. AND SHALL BE BY OTHERS.

DRAWING FILE: P:\Projects\2020\204157-City Of Miami Beach Fire Station 01\cadd\FireDrawings\204157-LD-TREE-SCHED.dwg - (Plotted by: Dominic Mack on Wednesday, February 2, 2022 2:14:30 PM)

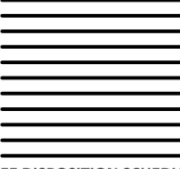
PRELIMINARY NOT FOR CONSTRUCTION

CITY OF MIAMI BEACH FIRE STATION #01 833 6TH STREET MIAMI BEACH, FL 33139

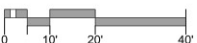
Project number 1929

DISTRIBUTION

30% PLANS 02/04/2022



TREE DISPOSITION SCHEDULE



LD-002







TREE MITIGATION CALCULATOR DATA CHART				
ITEM	SPECIE	TOTAL SUM OF INCHES REMOVED		REQUIRED REPLACEMENT TREES AND MINIMUM SIZE PER CODE
1	Swietenia mahagoni (Mahogany Tree)	15.5"	/ 6" (1 TREE UNIT) = MIN.	3 TREES @ 16' HT, 8' Sprd, 4" DBH
TOTAL SUM OF CANOPY MITIGATION TREES REQUIRED				3 TREES @ 16' HT, 8' Sprd, 4" DBH
TOTAL SUM OF CANOPY MITIGATION TREES PROVIDED				3 TREES @ 16' HT, 8' Sprd, 4" DBH
TOTAL DEFICIENCY OF MITIGATION				0 TREES @ 16' HT, 8' Sprd, 4" DBH
PALM MITIGATION CALCULATOR DATA CHART				
ITEM	SPECIE	TOTAL NUMBER OF REMOVALS	TREE UNIT PER PALM EXCEEDING 15' OAH	REQUIRED REPLACEMENT TREES AND MINIMUM SIZE PER CODE
2	Archontophoenix alexandrae (Alexander Palm)	3	x 1 = MIN.	3 TREES @ 12' HT, 6' Sprd, 2" DBH
4	Livistona chinensis (Chinese Fan Palm)	3	x 1 = MIN.	3 TREES @ 12' HT, 6' Sprd, 2" DBH
5	Phoenix reclinata (Wild Date Palm)	1	x 1 = MIN.	1 TREES @ 12' HT, 6' Sprd, 2" DBH
6	Sabal palmetto (Cabbage Palm)	13	x 1 = MIN.	13 TREES @ 12' HT, 6' Sprd, 2" DBH
7	Thrinax radiata (Florida Thatch Palm)	2	x 1 = MIN.	2 TREES @ 12' HT, 6' Sprd, 2" DBH
TOTAL SUM OF PALM MITIGATION TREES REQUIRED				22 TREES @ 12' HT, 6' Sprd, 2" DBH
TOTAL SUM OF PALM MITIGATION TREES PROVIDED				22 TREES @ 12' HT, 6' Sprd, 2" DBH
TOTAL DEFICIENCY OF MITIGATION				0 TREES @ 12' HT, 6' Sprd, 2" DBH
TOTAL DEFICIENCY OF MITIGATION:				0 TREES

**TREE MITIGATION SPECIES:**

- 3 QTY - *QUERCUS VIRGINIANA* 'CATHEDRAL' - **CATHEDRAL LIVE OAK** (FIELD GROWN, 16' MIN OAH, 4" MIN DBH, 8' MIN. SPRD, 7' MIN CT, FLORIDA NO. 1)

**PALM MITIGATION SPECIES:**

- ⊗ 4 QTY - *CONOCARPUS ERECTUS* - **GREEN BUTTWOOD** (FIELD GROWN, 12' MIN OAH, 3" MIN DBH, STANDARD, FLORIDA NO. 1)
- ⊗ 5 QTY - *GUAJACUM SANCTUM* - **LIGNUM VITAE** (FIELD GROWN, 12' MIN OAH, 3" MIN DBH, STANDARD, FLORIDA NO. 1)
- ⊗ 13 QTY - *EUGENIA FOETIDA* - **SPANISH STOPPER** (FIELD GROWN, 12' MIN OAH, 3" MIN DBH, MULTI-FORM, FLORIDA NO. 1)

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 AA-0000277  
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SUB-CONSULTANT: LANDSCAPE ARCHITECTURE



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 8/24

TERRY S. COOK-REEDON, P.L.A.  
 STATE OF FLORIDA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
 LICENSE NO. 128

**CITY OF MIAMI BEACH  
 FIRE STATION #01**

833 6TH STREET MIAMI BEACH, FL 33139

Project number  
**1929**

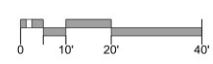
DISTRIBUTION

MILESTONE	DATE
30% PLANS	02/04/2022

MITIGATION SCHEDULES

**LP-002**

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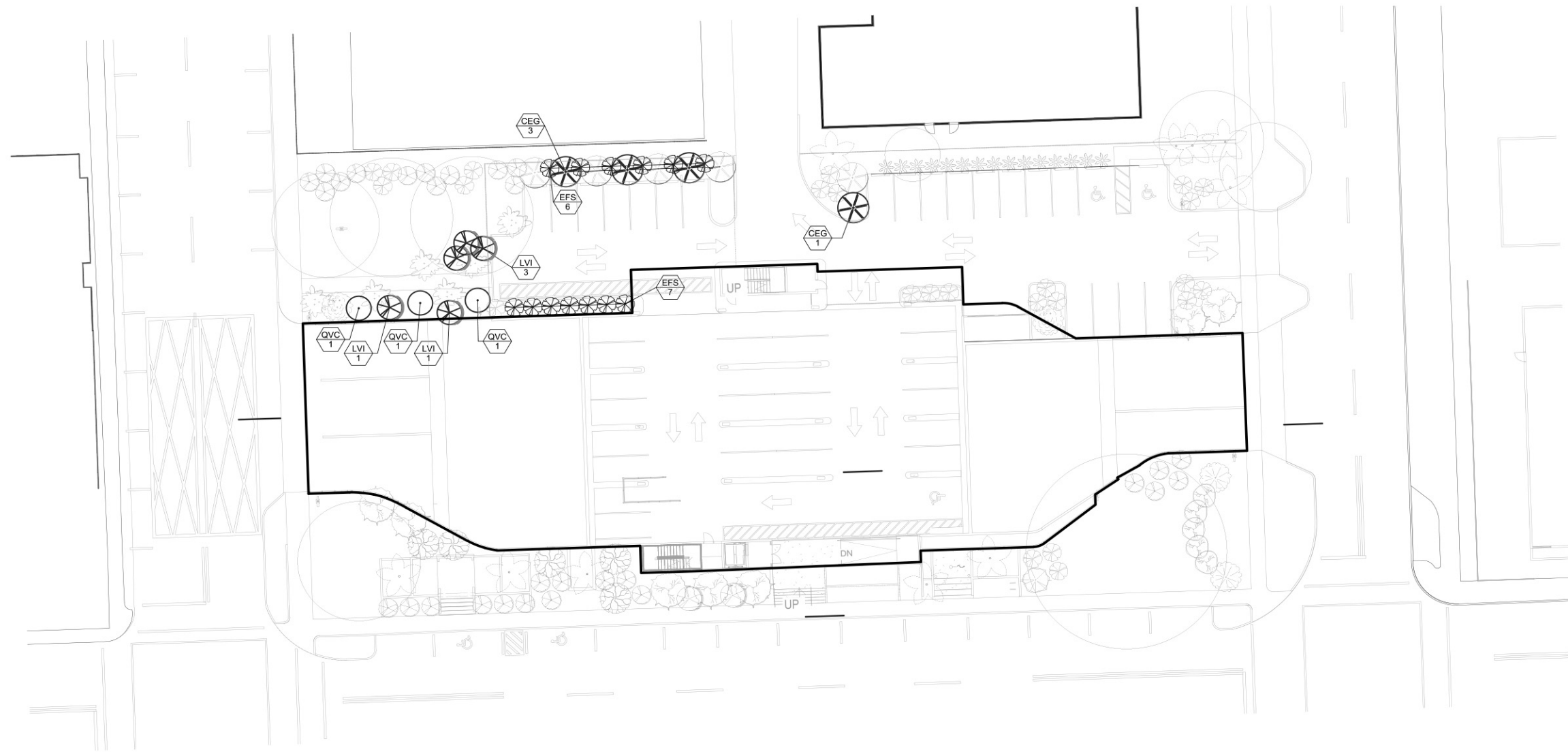




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**1 TREE MITIGATION PLAN**

1:20



**TREE MITIGATION SPECIES:**

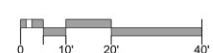
3 QTY - *QUERCUS VIRGINIANA 'CATHEDRAL'* - **CATHEDRAL LIVE OAK** (FIELD GROWN, 16' MIN OAH, 4" MIN DBH, 8' MIN. SPRD, 7" MIN CT, FLORIDA NO. 1)

**PALM MITIGATION SPECIES:**

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13 QTY - *EUGENIA FOETIDA* - **SPANISH STOPPER** (FIELD GROWN, 12' MIN OAH, 3" MIN DBH, MULTI-FORM, FLORIDA NO. 1)



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SUB-CONSULTANT: LANDSCAPE ARCHITECTURE

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 004 PROJECT NUMBER: 24-872  
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 STATE OF FLORIDA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
 LICENSE NO. 128

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**CITY OF MIAMI BEACH  
 FIRE STATION #01**

833 6TH STREET MIAMI BEACH, FL 33139

Project number  
**1929**

DISTRIBUTION

MILESTONE	DATE
30% PLANS	02/04/2022

TREE MITIGATION PLAN

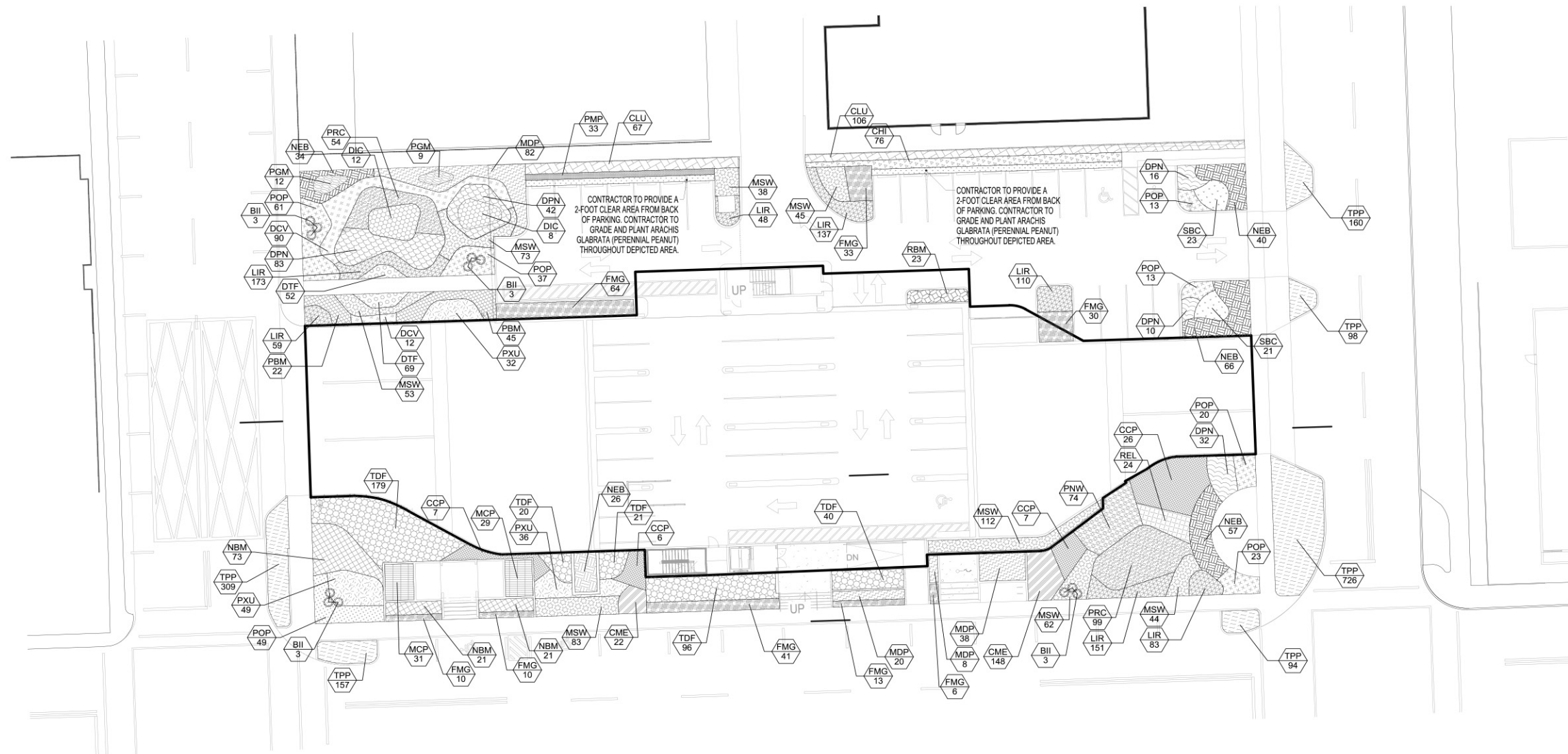
**LP-201**



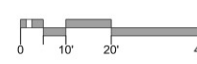
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**1 UNDERSTORY PLANTING PLAN**

1:20



PROPOSED UNDERSTORY PLANTING	
CME	<b>DWARF EMERALD BLANKET CARISSA</b> <i>Carissa macrocarpa 'Emerald Blanket'</i>
CCP	<b>CAT PALM</b> <i>Chamaedorea cataractarum</i>
CHI	<b>COCOPLUM</b> <i>Chrysobalanus icaco 'Horizontalis'</i>
CLU	<b>PITCH APPLE</b> <i>Clusia rosea</i>
DCV	<b>DWARF CORKSCREW CROTON 'MAMMY FIRE'</b> <i>Codiaeum variegatum 'Mammy Fire'</i>
DTF	<b>VARIEGATED FLAX LILY</b> <i>Dianella tasmanica 'Variegata'</i>
DIC	<b>DIOON</b> <i>Dioon edule</i>
FMG	<b>GREEN ISLAND FICUS</b> <i>Ficus microcarpa 'Green Island'</i>
LIR	<b>LILY TURF</b> <i>Liriope muscari</i>
MSW	<b>WART FERN</b> <i>Microsorium scolopendrium 'Wart Fern'</i>
MCP	<b>PINK MUHLY GRASS</b> <i>Muhlenbergia capillaris</i>
MDP	<b>SWISS CHEESE PHILODENDRON</b> <i>Monstera deliciosa</i>
NBM	<b>MACHO FERN</b> <i>Nephrolepis biserrata</i>
NEB	<b>BOSTON FERN</b> <i>Nephrolepis exaltata</i>
POP	<b>FLORIDA PEPEROMIA</b> <i>Peperomia obtusifolia</i>
PBM	<b>PHILODENDRON 'BURLE MARX'</b> <i>Philodendron 'Burle Marx'</i>
PGM	<b>GIANT PHILODENDRON</b> <i>Philodendron 'Giganteum'</i>
PRC	<b>ROJO CONGO PHILODENDRON</b> <i>Philodendron 'Rojo Congo'</i>
PXM	<b>PHILODENDRON 'XANADU'</b> <i>Philodendron 'Xanadu'</i>
PMP	<b>PRINGLES PODOCARPUS</b> <i>Podocarpus macrophyllus 'Pringles'</i>
PNW	<b>WILD COFFEE</b> <i>Psychotria nervosa</i>
DPN	<b>DWARF WILD COFFEE</b> <i>Psychotria nervosa 'Little Psycho'</i>
REL	<b>LADY PALM</b> <i>Rhapis excelsa</i>
RBM	<b>MEXICAN PETUNIA</b> <i>Ruellia brittoniana</i>
SBC	<b>CORDGRASS</b> <i>Spartina bakeri</i>
TPP	<b>PURPLE QUEEN</b> <i>Tradescantia pallida</i>
TDF	<b>FAKAHATCHEE GRASS</b> <i>Tripsacum dactyloides</i>
-	<b>PERENNIAL PEANUT</b> <i>Arachis glabrata</i>



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**CITY OF MIAMI BEACH  
FIRE STATION #01**

833 6TH STREET MIAMI BEACH, FL 33139

Project number  
**1929**

DISTRIBUTION

DATE	DESCRIPTION
02/04/2022	30% PLANS

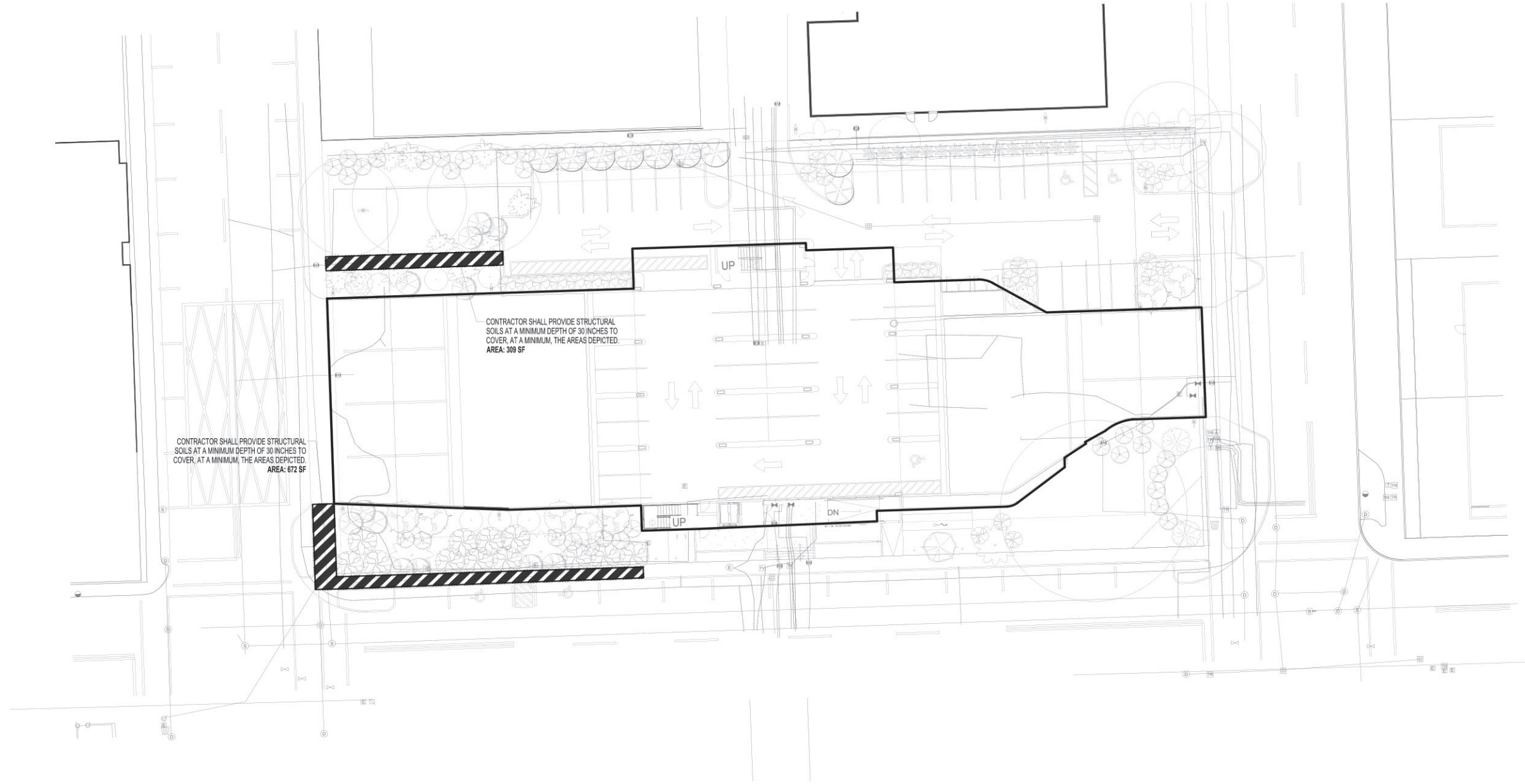
**UNDERSTORY PLANTING PLAN**

**LP-302**

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LSCA PROJECT NUMBER: 24187

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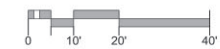


**1** SUSPENDED SOILS PLAN

1:20

**NOTE:** CONTRACTOR SHALL COORDINATE WITH THE SUSPENDED PAVEMENT SYSTEM'S MANUFACTURER (SILVA CELL, STRATA VAULT, ANY OTHER APPROVED EQUAL) TO DETERMINE APPROPRIATE PRODUCT ASSEMBLY AND SHALL INSTALL ALL PRODUCT AND ITS COMPONENTS CONSISTENT WITH MANUFACTURER'S RECOMMENDATIONS. CITY TO PROVIDE GEO-TECHNICAL ENGINEERING REPORT TO CONTRACTOR; WHERE REPORT DOES NOT PROVIDE THE NECESSARY INFORMATION TO DETERMINE APPROPRIATE PRODUCT ASSEMBLY, CONTRACTOR SHALL INCLUDE IN THEIR BID ALL COSTS TO PERFORM ALL AND ANY NECESSARY SOIL TESTING TO MAKE THE DETERMINATION.

 **STRUCTURAL SOILS AREA**  
DEPICTED IN SQFT



PRELIMINARY NOT FOR CONSTRUCTION

**CITY OF MIAMI BEACH**  
**FIRE STATION #01**

833 6TH STREET MIAMI BEACH, FL 33139

Project number	1929
DISTRIBUTION	
MILESTONE	DATE
30% PLANS	10/11/2021

SUSPENDED SOILS PLAN

**LP-401**

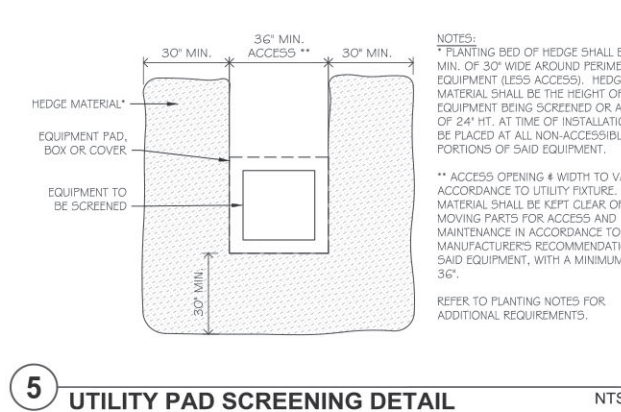
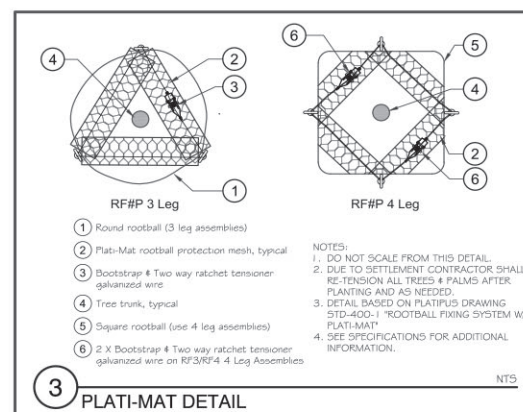
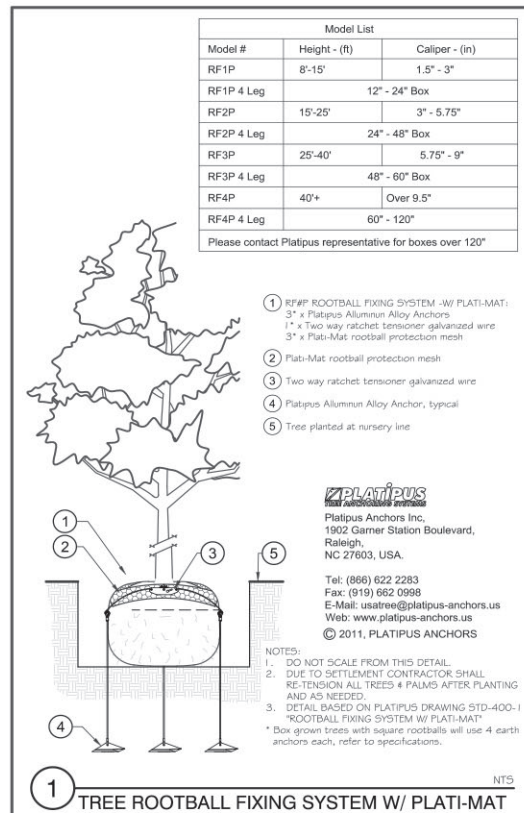


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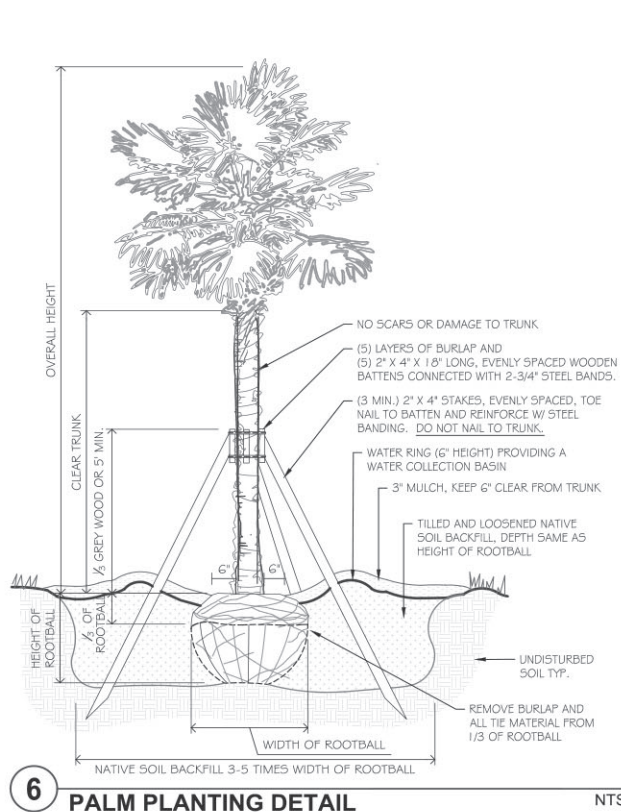
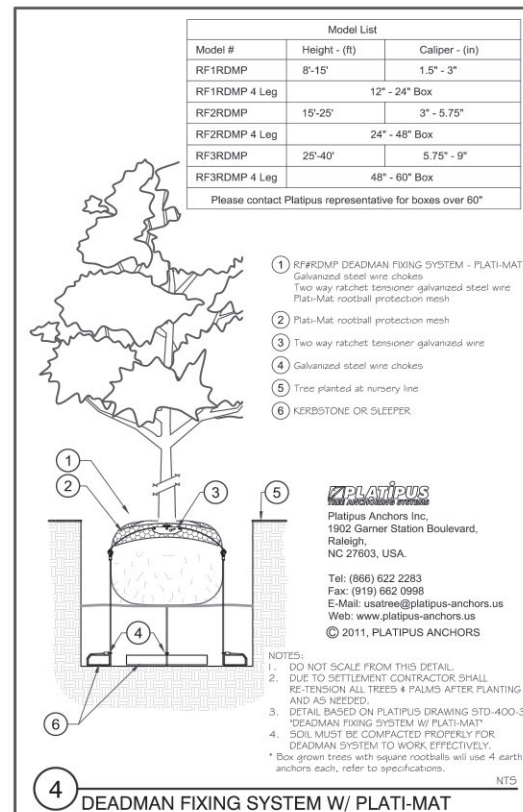
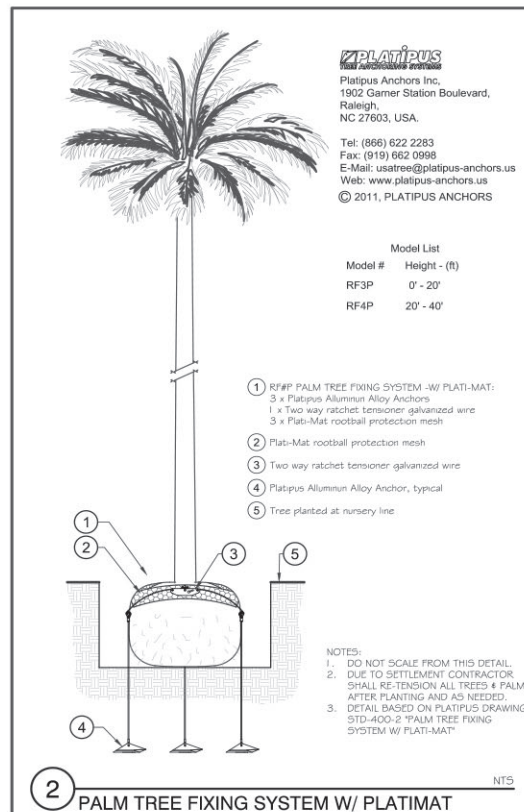


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STATE OF FLORIDA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT LICENSE NO. 123

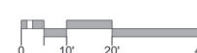
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- ABBREVIATIONS / DEFINITIONS:**
- ADA AMERICAN WITH DISABILITIES ACT
  - ALT ALTERNATE
  - APPROX APPROXIMATE
  - ARCH ARCHITECT (ARCHITECTURAL)
  - BLDG BUILDING (STRUCTURE)
  - CL CENTERLINE
  - CLF CHAIN LINK FENCE (VINYL CLAD FENCE)
  - COL COLUMN
  - CONC CONCRETE
  - CMU CONCRETE MASONRY UNIT
  - CONT CONTINUOUS
  - DIA DIAMETER
  - DWG(S) DRAWING (DRAWINGS)
  - ELEC ELECTRICAL (ELECTRICAL ENGINEER)
  - ENG ENGINEER
  - EQUIP EQUIPMENT
  - EOP EDGE OF PAVEMENT
  - EXIST EXISTING
  - EXT EXTERIOR
  - FBC FLORIDA BUILDING CODE
  - FIN FINISH
  - FT FEET
  - HC HANDICAP (ACCESSIBLE)
  - HT HEIGHT
  - HORIZ HORIZONTAL
  - IN INCH
  - MAX MAXIMUM (MEASUREMENT MUST BE EQUAL OR LESS)
  - MIN MINIMUM (MEASUREMENT MUST BE EQUAL OR GREATER)
  - MISC MISCELLANEOUS
  - NIC NOT IN CONTRACT (NOT INCLUDED, OR BY OTHERS)
  - NTS NOT TO SCALE
  - OA OVERALL
  - OC ON CENTERS
  - PL PROPERTY LINE (OR PLAT LIMIT/LINE)
  - POC POINT OF CONNECTION
  - PT PRESSURE TREATED PINE
  - SYM SYMBOL
  - QTY QUANTITY
  - R (RAD) RADIUS (OR RISER)
  - REINF REINFORCE
  - SIM SIMILAR
  - SPEC(S) SPECIFICATION (SPECIFICATIONS)
  - SPRD SPREAD (OVERALL WIDTH OF CANOPY)
  - SQ SQUARE
  - SS STAINLESS STEEL
  - STD STANDARD
  - TEMP TEMPORARY
  - TBD TO BE DETERMINED
  - TYP TYPICAL
  - W/ WITH
  - W/O WITHOUT



**NOTE: ALL NEW TREE AND PALM PLANTINGS WITHIN 10-FEET OF PROPOSED STRUCTURES TO BE STAKED USING THE PLATIPUS METHOD; ALL OTHERS TO USE WOOD STAKES**



PRELIMINARY NOT FOR CONSTRUCTION

**CITY OF MIAMI BEACH  
 FIRE STATION #01**

833 6TH STREET MIAMI BEACH, FL 33139

Project number  
**1929**

DISTRIBUTION

DATE	30% PLANS
10/11/2021	

TYPICAL PLANTING DETAILS

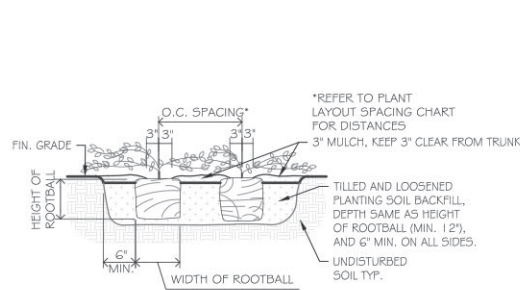
**LP-901**

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 Date: 2021.10.07 15:08:03 -04'00'

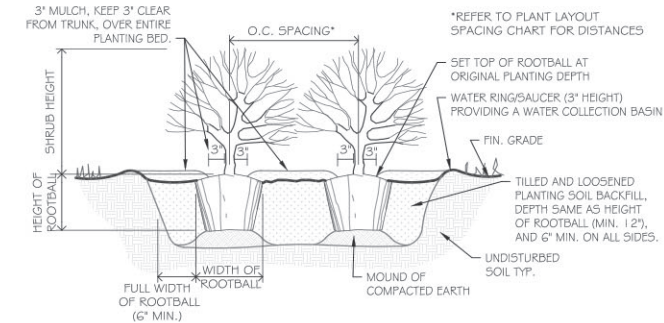
**Tammy D. Cook**

Calvin, Giordano & Associates, Inc.  
 EXCEPTIONAL SOLUTIONS  
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 Miami, Florida 33131  
 (305) 371-1111

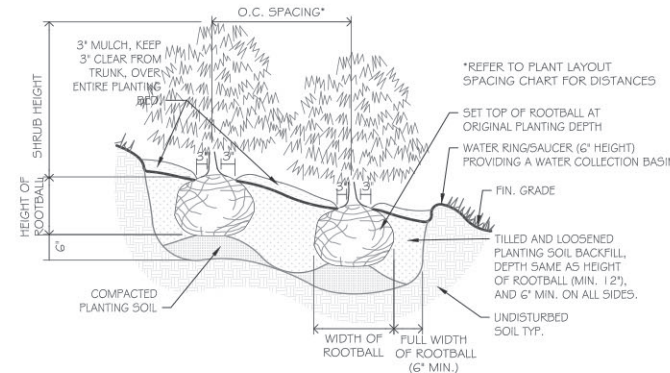
Sub-consultant: LANDSCAPE ARCHITECTURE



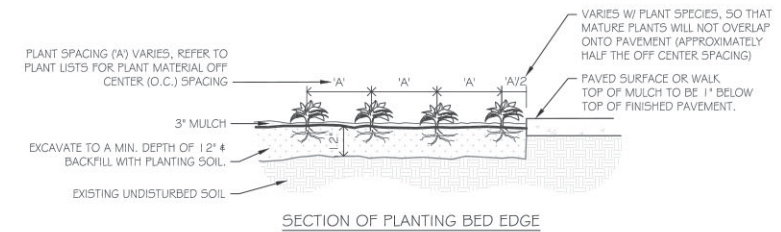
**3 GROUNDCOVER PLANTING DETAIL** NTS



**1 SHRUB PLANTING DETAIL** NTS



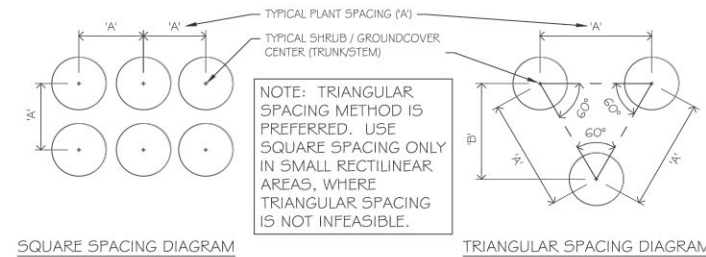
**4 SHRUB PLANTING ON SLOPE DETAIL** NTS



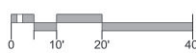
**2 SPACING & LAYOUT DETAIL** NTS

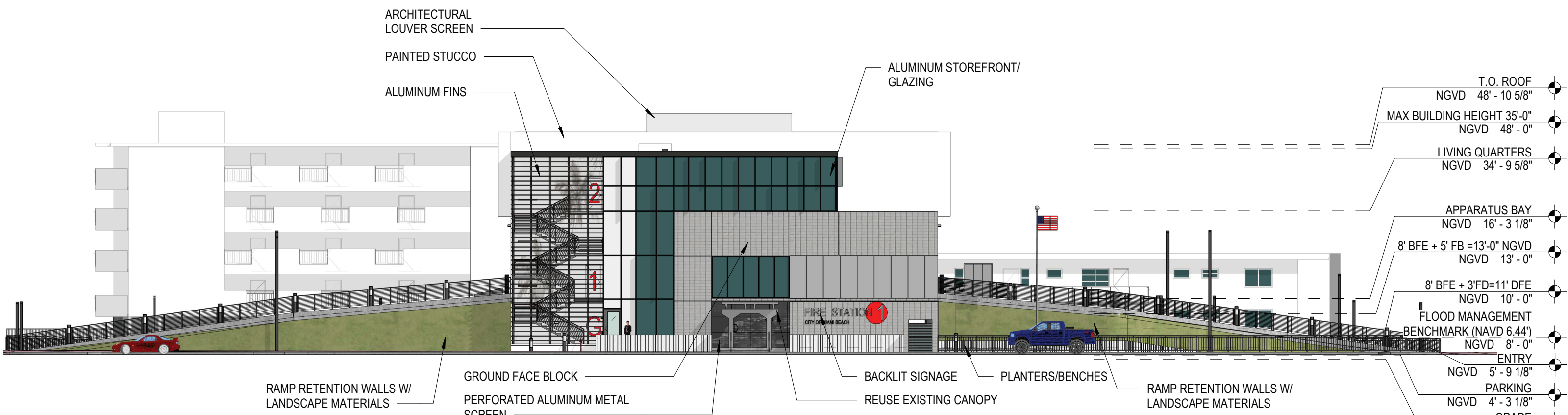
GROUNDCOVER / SHRUB SPACING CHART

PLANT SPACING (A')	ROW SPACING (B')
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	9 IN. O.C.
12 IN. O.C.	10 IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	15 IN. O.C.
24 IN. O.C.	21 IN. O.C.
30 IN. O.C.	26 IN. O.C.
36 IN. O.C.	31 IN. O.C.
48 IN. O.C.	41 IN. O.C.
54 IN. O.C.	46 IN. O.C.
60 IN. O.C.	52 IN. O.C.
ROW SPACING = PLANT SPACING X 0.86	



**5 GROUNDCOVER & SHRUB SPACING DETAIL (ALL AREAS)** NTS





ARCHITECTURAL LOUVER SCREEN  
 PAINTED STUCCO  
 ALUMINUM FINNS

ALUMINUM STOREFRONT/ GLAZING

- 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 13' - 0"
- 8' BFE + 3' FD = 11' DFE NGVD 10' - 0"
- FLOOD MANAGEMENT BENCHMARK (NAVD 6.44') NGVD 8' - 0"
- ENTRY NGVD 5' - 9 1/8"
- PARKING NGVD 4' - 3 1/8"
- GRADE NGVD 3' - 4 5/8"

RAMP RETENTION WALLS W/ LANDSCAPE MATERIALS

GROUND FACE BLOCK  
 PERFORATED ALUMINUM METAL SCREEN

BACKLIT SIGNAGE  
 REUSE EXISTING CANOPY

PLANTERS/BENCHES

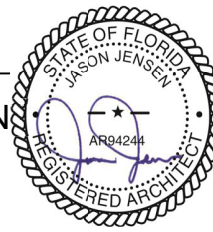
RAMP RETENTION WALLS W/ LANDSCAPE MATERIALS

**1 SOUTH ELEVATION**  
 1" = 20'-0"



**EXT. ELEVATIONS (FUTURE HARMONIZATION)**  
 10-11-2021  
 MIAMI BEACH HISTORIC PRESERVATION BOARD - FIRST SUBMITTAL

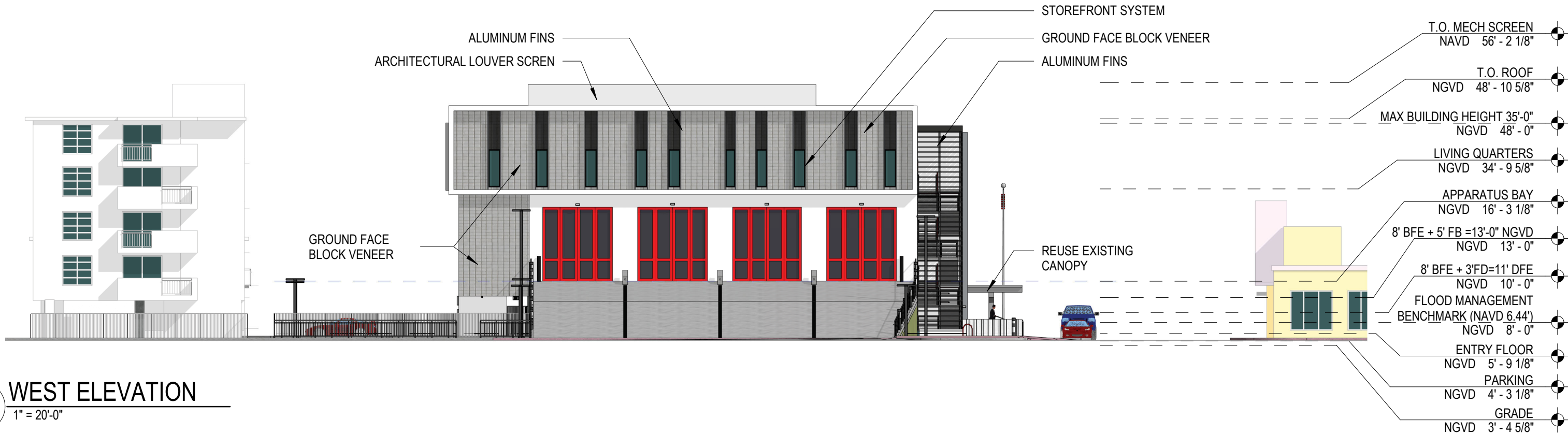
CITY OF MIAMI BEACH, OFFICE OF CAPITAL IMPROVEMEN  
 PROJECTS-FIRE STATION #01  
 833 6TH STREET MIAMI BEACH, FL 33139



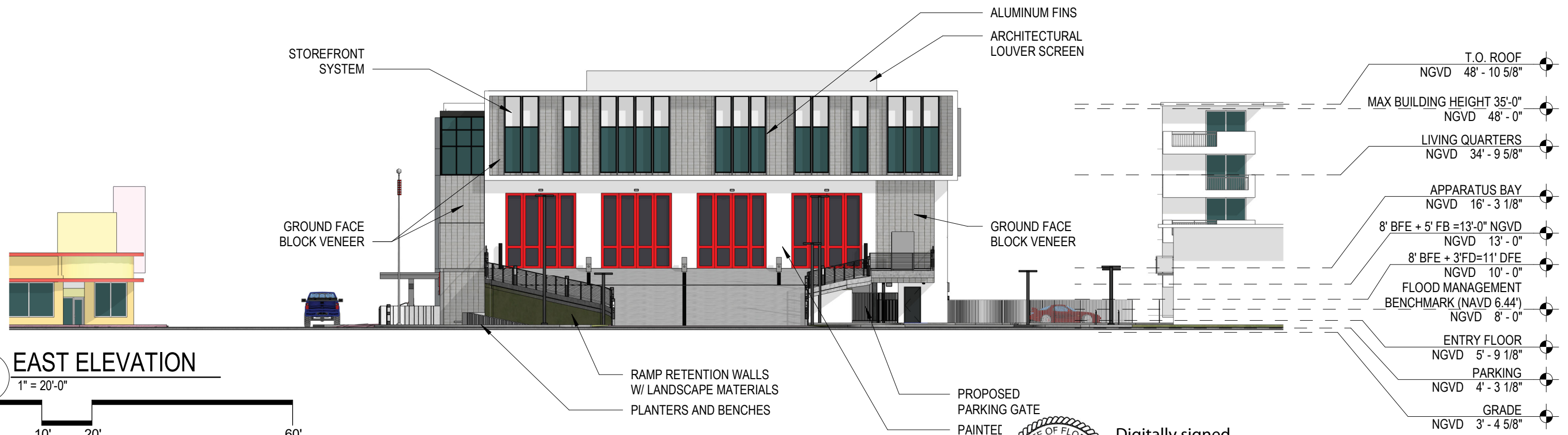
Digitally signed  
 by jason jensen  
 Date:  
 2021.10.08  
 13:32:57 -04'00'

Wannemacher Jensen Architects, Inc.  
 132 Mirror Lake Drive North Unit 301  
 St. Petersburg, Florida 33701-3214  
 (727) 822-5566 fax (727) 822-5475  
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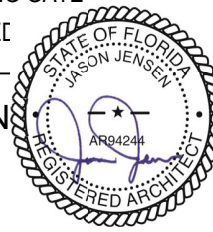




**1 WEST ELEVATION**  
1" = 20'-0"



**2 EAST ELEVATION**  
1" = 20'-0"



Digitally signed  
by Jason Jensen  
Date:  
2021.10.08  
13:32:57 -04'00'

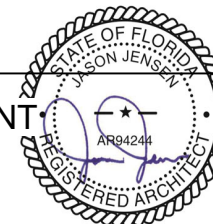




**RENDERINGS (FUTURE HARMONIZATION)**  
 10-11-2021  
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CITY OF MIAMI BEACH, OFFICE OF CAPITAL IMPROVEMENT  
 PROJECTS-FIRE STATION #01

833 6TH STREET MIAMI BEACH, FL 33139



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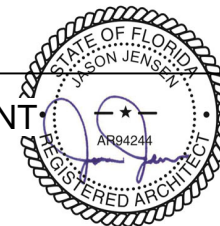




RENDERINGS (FUTURE HARMONIZATION)  
10-11-2021  
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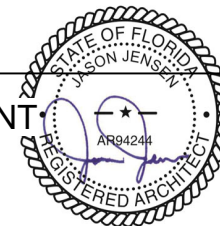




**RENDERINGS (FUTURE HARMONIZATION)**  
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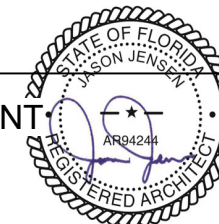




**RENDERINGS (FUTURE HARMONIZATION)**  
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