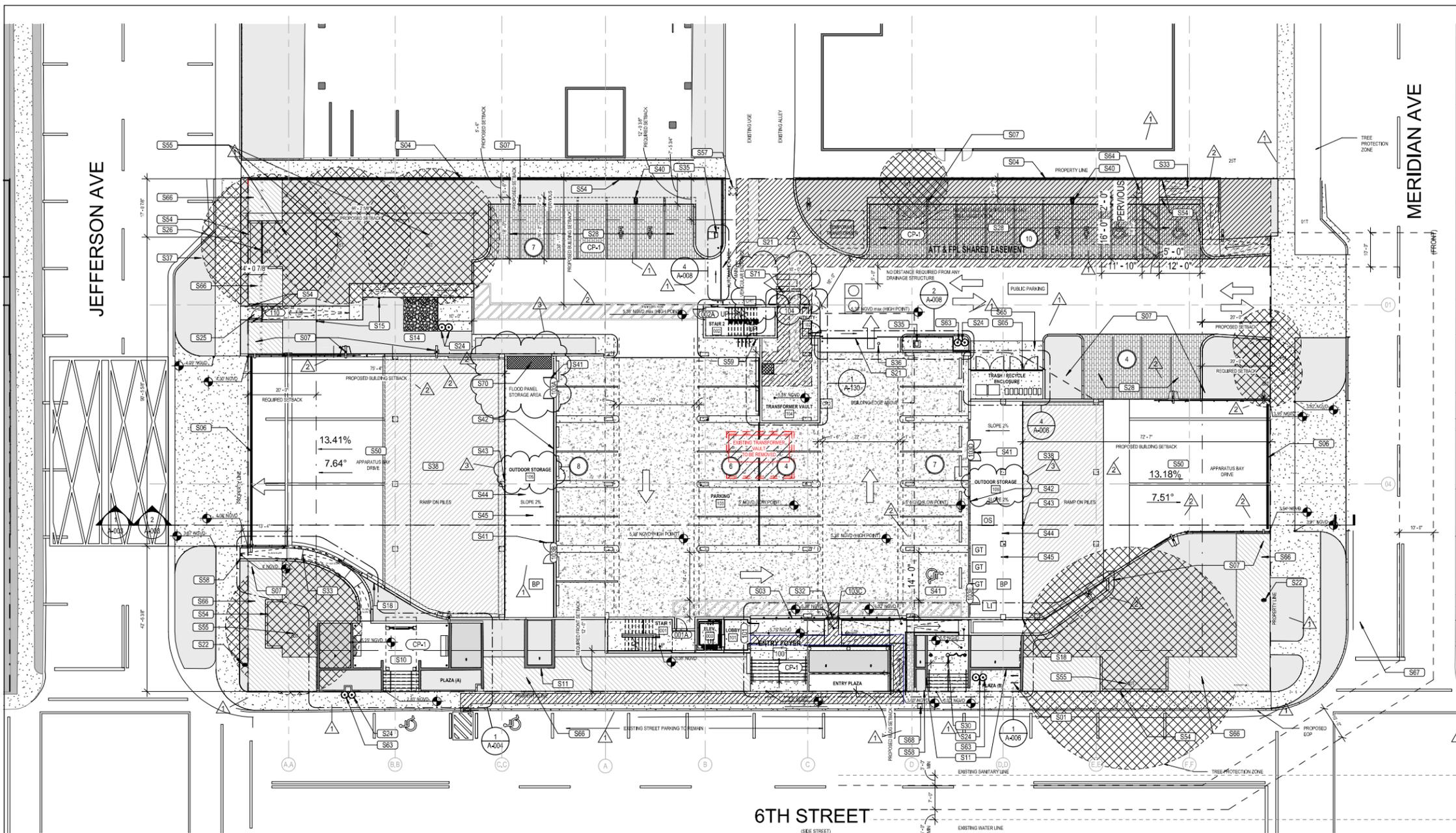


GENERAL NOTES

1. BOUNDS OF SCOPE OF WORK AREA ARE TO THE EXTENT REQUIRED TO COMPLETE WORK.
2. REFER TO CIVIL AND MEP FOR UTILITIES AND ACCESS POINTS.
3. REFER TO CIVIL AND LANDSCAPE PLANS FOR PARKING, SIDEWALKS, AND DRIVEWAY DETAILS.
4. REFER TO DOOR SCHEDULE FOR DOOR CARD READER LOCATIONS.
5. ALL CONSTRUCTION AND FINISH MATERIAL BELOW THE DESIGN FLOOD ELEVATION (DFE) OR LOWEST POINT ELEVATION, WHICH IS HIGHER, OUTSIDE THE DRY-FLOOD PROOFED AREA SHALL BE FLOOD-DAMAGED RESISTANT MATERIAL ACCORDING TO TABLE 5-1 AND TABLE 1-1 OF ASCE 24-14. FOR INTERIOR SLABS USE 10 MIL VAPOR RETARDER COMPLYING WITH ASTM E1745 BETWEEN SOIL AND BOTTOM OF SLAB AND INSTALL CONFORMANCE WITH ASTM E1643, LAP JOINTS 6" AND SEAL WITH MANUFACTURER APPROVED TAPE, REPAIR ALL PUNCTURES AND TEARS, AND SEAL AROUND ALL PENETRATIONS. DO NOT USE ANY SHEETING BELOW EXTERIOR CONCRETE SLABS.

SPECIFIC KEYNOTES - SITE

NUMBER	TEXT
S01	(4) SHORT-TERM PARKING SPOTS, 2 IN-GROUND BICYCLE RACKS, EXISTING SALVAGED BICYCLE RACKS TO BE RE-INSTALLED.
S03	46' WIDE X 8'-6" HIGH DECORATIVE MEMORIAL PERFORATED ALUMINUM FENCE W/ GRAPHIC ART, DELEGATED DESIGN AND ENGINEERED, REFER TO SPECIFICATIONS
S04	7' HIGH ALUMINUM PICKET FENCE W/ PVC PRIVACY PANELS, REFER TO SPECIFICATIONS
S05	6' HIGH ALUMINUM PICKET GATE, REFER TO SPECIFICATIONS
S06	TRENCH DRAIN, REFER TO CIVIL
S07	LIGHT POLE, REFER TO ELECTRICAL
S10	PLAZA WITH REPURPOSED DOUBLE TEE CANOPY
S11	EXISTING PLANTER WALLS TO REMAIN, REPAINT AND REFINISH AS REQUIRED
S14	GRAVEL AREA, REFER TO CIVIL AND LANDSCAPE
S15	LIGHT BOLLARD, TYP, REFER TO ELECTRICAL
S18	SPLIT RIB (ONE SIDE) CMU BLOCK, REFER TO SPECIFICATIONS
S21	7' HIGH ALUMINUM PICKET AUTOMATIC ROLLING GATE
S22	FIRE HYDRANT TO FILL TRUCKS, COORDINATE WITH CIVIL AND PLUMBING
S24	LABELLED TRASH CAN, REFER TO SPECIFICATIONS
S25	36" WIDE X 7' HIGH ALUMINUM PICKET GATE, REFER TO DOOR SCHEDULE AND SPECIFICATIONS
S26	7' HIGH ALUMINUM PICKET FENCE, REFER TO SPECIFICATIONS
S27	6' HIGH ALUMINUM PICKET FENCE, REFER TO SPECIFICATIONS
S28	PAVERS, REFER TO CIVIL AND SPECIFICATIONS
S30	NEW 30' FLAGPOLE W/ IN-GRADE COLOR CHANGING UPLIGHTING, REFER TO ELECTRICAL
S32	3' WIDE X 7' HIGH GATE WITH GRAPHIC ART ON PERFORATED DECORATIVE METAL SCREEN TO MATCH FENCE
S33	FLEXI POUR ACCESSIBLE WALKWAY, 1.20 (5%) MAX SLOPE, 60" MIN WIDTH, REFER TO SPECIFICATIONS, PROVIDE RETAINING WALL ALONG THE PATH, COORDINATE W/ CIVIL AND LANDSCAPE
S35	GATE OPERATOR, REFER TO SPECIFICATIONS
S36	8" PIPE BOLLARD FILLED W/ CONCRETE W/ SLEEVES COLOR RED, REFER TO SPECIFICATIONS
S37	BIKE RENTAL RELOCATED FROM MERIDIAN
S38	COMPACTED FILL AND GRAVEL
S40	DUAL ELECTRICAL VEHICLE CHARGING PEDESTAL STATION, REFER TO SPECIFICATIONS AND ELECTRICAL
S41	7' WIDE PICKET DOUBLE GATE W/ PVC PRIVACY PANEL, REFER TO DETAIL AND SPECIFICATIONS
S42	7' HIGH PICKET FENCE WITH PVC PRIVACY SCREEN, REFER TO SPECIFICATIONS
S43	ADD ALTERNATE: 6' HIGH CHAINLINK FENCE
S44	ADD ALTERNATE: CONCRETE SLAB, REFER TO STRUCTURAL
S45	ADD ALTERNATE: PROVIDE SPRINKLERS AND LIGHTING
S46	PICNIC AND GRILL AREA, PROVIDE GAS HOOKUP
S47	CAST IN PLACE CONCRETE PLANTER WALLS TO MATCH EXISTING PLANTER WALLS DETAILING
S49	CLEAR ANODIZED ALUMINUM HANDRAIL, REFER TO SPECIFICATIONS
S50	CAST IN PLACE CONCRETE, REFER TO SPECIFICATIONS
S53	REPURPOSED DOUBLE TEE CANOPY, CLEAN AND PREPARE SURFACE TO RECEIVE NEW WATERPROOFING FLUID APPLIED MEMBRANE, ADD ALTERNATE: REDO PERIMETER FLASHING
S54	RETAINING WALL, REFER TO CIVIL
S55	EXISTING TREE TO REMAIN, REFER TO LANDSCAPE FOR ALL TREES TO REMAIN.
S57	EXISTING FIBER BOX TO REMAIN
S59	LANDSCAPE CONTROLLER
S61	POWDER COATED BIKE RACKS, REFER TO SPECIFICATION
S63	LABELLED RECYCLING BIN, REFER TO SPECIFICATIONS.
S64	CONCRETE PAD FOR PARKING PAY STATION, MORE INFO ON CONCRETE PAD, SEE CIVIL, COORDINATE DIMENSIONS WITH PARKING.
S65	CONCRETE PAD FOR TRASH ENCLOSURE, CURB TO SLOPE, REFER TO CIVIL
S66	BERM, REFER TO CIVIL
S67	CITIBIKE RACK LOCATED AT MERIDIAN AVENUE WILL BE RELOCATED, COORDINATE W/ CIP.
S68	THE PAY STATION ON 6TH ST WILL BE UNINSTALLED DURING CONSTRUCTION AND REINSTALLED ONCE THE BUILDING IS COMPLETE, COORDINATE WITH PARKING FOR PROCEDURE AND TIMING.
S70	FLOOD BARRIER STORAGE
S71	CONCRETE PAD FOR FLOOD PANELS



1 SITE PLAN

ZONING LEGEND

EXISTING LAND USE: CIVIC  
MUNICIPAL FUTURE LAND USE: PF FLU, RM-1 FLU

FEMA FLOOD ZONE: AE  
BASE FLOOD ELEVATION (BFE): 8.0' NGVD  
DESIGN FLOOD ELEVATION (DFE): 11.0' NGVD  
GARAGE TOS ELEVATION (LP): 5.2' NGVD  
GARAGE TOS ELEVATION (HP): 5.3' NGVD  
BOTTOM FLOOR TOS ELEVATION: 11.0' NGVD LOBBY: 5.75' NGVD  
NEXT HIGHER TOS ELEVATION: 11.0' NGVD  
HABITABLE SPACE TOS ELEVATION: 33.5' NGVD  
LOWEST GRADE ELEVATION ADJACENT TO THE BUILDING: 3.57' NGVD  
HIGHEST GRADE ELEVATION ADJACENT TO THE BUILDING: 5.46' NGVD  
LOWEST ELEVATION OF EQUIPMENT SERVICING THE BUILDING: EXHAUST FAN IN PARKING GARAGE IS 4'-7"

CROWN OF ROAD ELEVATION: 3.13' NGVD AVERAGE - 6th STREET  
3.57' NGVD AVERAGE - MERIDIAN  
3.81' NGVD AVERAGE - JEFFERSON  
5.81' NGVD = (8' BFE + 3.61' CROWN OF ROAD)/2

ADJUSTED GRADE ELEVATION: BENCH MARK D-116, ELEVATION: 5.03' NGVD 29' - 1.55' NAVD = + 3.48' (NAVD '88)

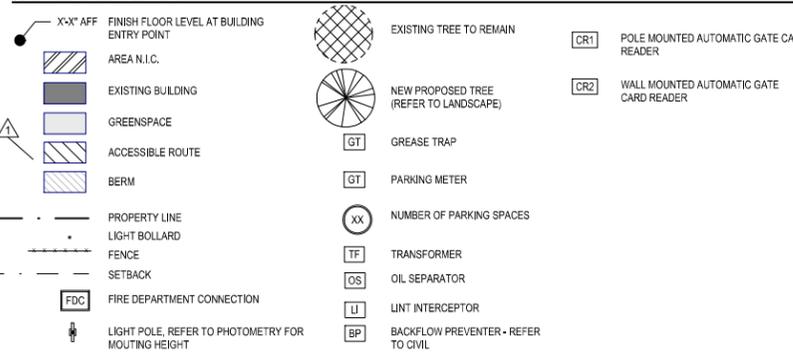
FIRM MAP NUMBER: 120660319L  
GROSS LOT AREA: 45,000 S.F. (1.03 ACRES)  
LOT COVERAGE ALLOWED: (45%) = 20,250 S.F.  
LOT COVERAGE PROVIDED: (75%) = 33,721 S.F. PER CITY COMMISSION GRANTED WAIVER (REFER TO 2/A-001 FOR CALCULATION)

BUILDING FOOTPRINT: 12,056.5 S.F. (does not include apparatus bay ramps)  
MAX. F.A.R.: ALLOWED 1.4 (63,000 S.F.); PUBLIC INSTITUTIONS FOR LOTS GREATER THAN 15,000 S.F. PROPOSED 19,567 S.F. (Floor space used for required accessory off-street parking spaces is not included)

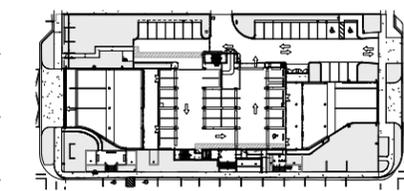
\*BUILDING HEIGHT: 35' ALLOWED, 35' PROPOSED (measured from BFE+5' of freeboard)

SETBACKS	GRADE PARKING	BUILDING
FRONT (REQUIRED)	20'	20'
MERIDIAN AVE	59'-9"	101'-10"
JEFFERSON AVE	20'-3"	102'-2"
SIDE, INTERIOR (REQUIRED)	12'-0"	12'-0"
NORTH	5'-6"	34'-11"
SIDE, FACING A STREET (REQUIRED)	12'-0"	12'-0"
6TH ST	21'-0"	0'-0"

SITE PLAN LEGEND



PROPOSED OFF-STREET PARKING	REQUIRED	PROPOSED	TOTAL
PUBLIC PARKING LOT SPACES*		14	14
FIRE STATION PARKING SPACES:		32	32
*26 EXISTING SPACES (1 ADA)			
GRAND TOTAL:		46	46
BICYCLE PARKING:			
SHORT-TERM	4	4	4
PERMANENT*	3	4	4
* LOCATED WITHIN COVERED PARKING			
ON STREET PARKING TO REMAIN			
6TH STREET FRONTAGE (EXISTING) (2 ADA)	13	13	13
JEFFERSON AVE (4 EXISTING)	0	0	0
MERIDIAN AVE (3 EXISTING)	0	0	0
GRAND TOTAL:		13	13



2 LOT COVERAGE DIAGRAM

GREENSPACE = 11,279 S.F.  
LOT COVERAGE = 33,721 S.F.  
LOT AREA = 45,000 S.F.  
33,721 S.F./45,000 S.F. = 75%



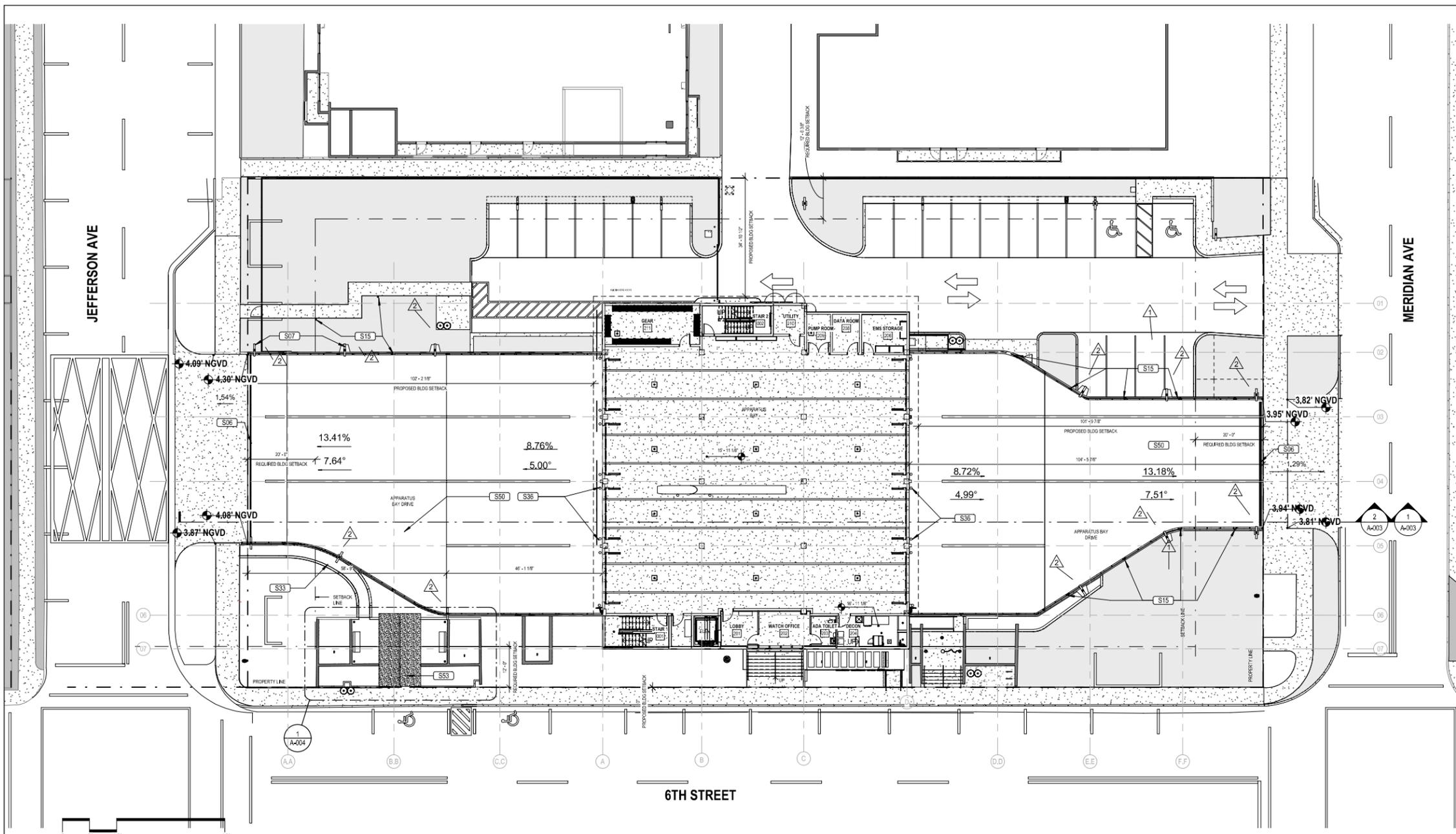
NO.	DATE	REVISION
1	04-05-2023	PERMIT SET
2	06-30-2023	BLDG DEPT REVIEW
3	12-22-2023	BLDG DEPT REVIEW
4	02-15-2024	BLDG DEPT REVIEW

GENERAL NOTES

- BOUNDS OF SCOPE OF WORK AREA ARE TO THE EXTENT REQUIRED TO COMPLETE WORK.
- REFER TO CIVIL AND MEP FOR UTILITIES AND ACCESS POINTS.
- REFER TO CIVIL AND LANDSCAPE PLANS FOR PARKING, SIDEWALKS, AND DRIVEWAY DETAILS.
- REFER TO DOOR SCHEDULE FOR DOOR CARD READER LOCATIONS.
- ALL CONSTRUCTION AND FINISH MATERIAL BELOW THE DESIGN FLOOD ELEVATION (DFE) OR LOWEST POINT ELEVATION, WHICH IS HIGHER, OUTSIDE THE DRY-FLOOD PROOFED AREA SHALL BE FLOOD-DAMAGED-RESISTANT MATERIAL ACCORDING TO TABLE 5-1 AND TABLE 1-1 OF ASCE 24-14. FOR INTERIOR SLABS USE 10 MIL VAPOR RETARDER COMPLYING WITH ASTM E1745 BETWEEN SOIL AND BOTTOM OF SLAB AND INSTALL CONFORMANCE WITH ASTM E1643 LAP JOINTS 6" AND SEAL WITH MANUFACTURER APPROVED TAPE. REPAIR ALL PUNCTURES AND TEARS, AND SEAL AROUND ALL PENETRATIONS. DO NOT USE ANY SHEETING BELOW EXTERIOR CONCRETE SLABS.

SPECIFIC KEYNOTES - SITE

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S05	6' HIGH ALUMINUM PICKET GATE. REFER TO SPECIFICATIONS
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S15	LIGHT BOLLARD. TYP. REFER TO ELECTRICAL
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S26	7' HIGH ALUMINUM PICKET FENCE. REFER TO SPECIFICATIONS
S27	6' HIGH ALUMINUM PICKET FENCE. REFER TO SPECIFICATIONS
S28	PAVERS. REFER TO CIVIL AND SPECIFICATIONS
S30	NEW 30' FLAGPOLE W/ IN-GRADE COLOR CHANGING UPLIGHTING. REFER TO ELECTRICAL
S32	3' WIDE X 7' HIGH GATE WITH GRAPHIC ART ON PERFORATED DECORATIVE METAL SCREEN TO MATCH FENCE
S33	FLEXI POUR ACCESSIBLE WALKWAY, 120 (5%) MAX SLOPE, 60" MIN WIDTH. REFER TO SPECIFICATIONS. PROVIDE RETAINING WALL ALONG THE PATH. COORDINATE W/ CIVIL AND LANDSCAPE
S35	GATE OPERATOR. REFER TO SPECIFICATIONS
S36	8" PIPE BOLLARD FILLED W/ CONCRETE W/ SLEEVES COLOR RED. REFER TO SPECIFICATIONS
S37	BIKE RENTAL RELOCATED FROM MERIDIAN
S38	COMPACTED FILL AND GRAVEL
S40	DUAL ELECTRICAL VEHICLE CHARGING PEDESTAL STATION. REFER TO SPECIFICATIONS AND ELECTRICAL
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S42	7' HIGH PICKET FENCE WITH PVC PRIVACY SCREEN. REFER TO SPECIFICATIONS
S43	ADD ALTERNATE: 6' HIGH CHAINLINK FENCE
S44	ADD ALTERNATE: CONCRETE SLAB. REFER TO STRUCTURAL
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S68	THE PAY STATION ON 6TH ST WILL BE UNINSTALLED DURING CONSTRUCTION AND REINSTALLED ONCE THE BUILDING IS COMPLETE. COORDINATE WITH PARKING FOR PROCEDURE AND TIMING.
S70	FLOOD BARRIER STORAGE.
S71	CONCRETE PAD FOR FLOOD PANELS



1 HIGH SITE PLAN  
1/16" = 1'-0"

ZONING LEGEND

EXISTING LAND USE: CIVIC  
MUNICIPAL FUTURE LAND USE: PF FLU, RM-1 FLU

FEMA FLOOD ZONE: AE  
BASE FLOOD ELEVATION (BFE): 8.0' NGVD  
DESIGN FLOOD ELEVATION (DFE): 11'-0" NGVD  
GARAGE TOS ELEVATION (LP): 5'-0" NGVD  
GARAGE TOS ELEVATION (HP): 5.38' NGVD  
BOTTOM FLOOR TOS ELEVATION: 11.0' NGVD LOBBY: 5.75' NGVD  
NEXT HIGHER TOS ELEVATION: 11.0' NGVD  
HABITABLE SPACE TOS ELEVATION: 33.5' NGVD  
LOWEST GRADE ELEVATION ADJACENT TO THE BUILDING: 3.57' NGVD  
HIGHEST GRADE ELEVATION ADJACENT TO THE BUILDING: 5.48' NGVD  
LOWEST ELEVATION OF EQUIPMENT SERVICING THE BUILDING: EXHAUST FAN IN PARKING GARAGE IS 4'-7"

CROWN OF ROAD ELEVATION:  
3.13' NGVD AVERAGE - 6TH STREET  
3.57' NGVD AVERAGE - MERIDIAN  
3.61' NGVD AVERAGE - JEFFERSON  
5.81' NGVD = (8' BFE + 3.61' CROWN OF ROAD)/2

ADJUSTED GRADE ELEVATION:  
BENCH MARK D-116, ELEVATION: 5.03' NGVD 29 - 1.55' NAVD + 3.48' (NAVD '88)

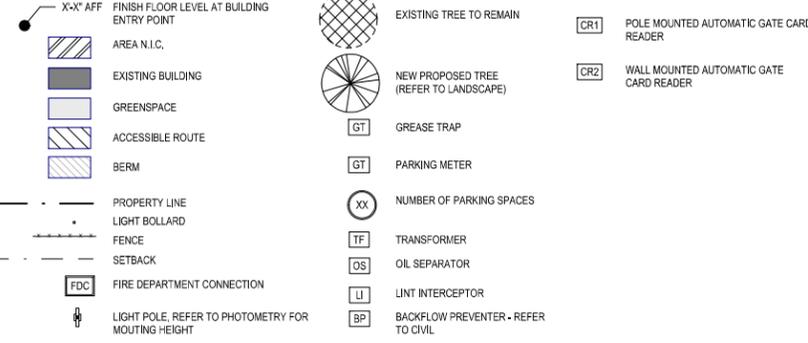
FIRM MAP NUMBER: 12086C0319L  
GROSS LOT AREA: 45,000 S.F. (1.03 ACRES)  
LOT COVERAGE ALLOWED: (45%) 20,250 S.F.  
LOT COVERAGE PROVIDED: (75%) 33,721 S.F. PER CITY COMMISSION GRANTED WAIVER (REFER TO 2/A-001 FOR CALCULATION)

BUILDING FOOTPRINT: 12,056.5 S.F. (does not include apparatus bay ramps)  
MAX. F.A.R.: ALLOWED 1.4 (83,000 S.F.); PUBLIC INSTITUTIONS FOR LOTS GREATER THAN 15,000 S.F.  
PROPOSED 19,557 S.F. (Floor space used for required accessory off-street parking spaces is not included)

\*\*BUILDING HEIGHT: 35' ALLOWED, 35' PROPOSED (measured from BFE+5' of freeboard)

SETBACKS	GRADE PARKING	BUILDING
FRONT (REQUIRED)	20'	20'
MERIDIAN AVE	59'-0"	101'-10"
JEFFERSON AVE	20'-3"	102'-2"
SIDE, INTERIOR (REQUIRED)	12'-0"	12'-0"
NORTH	5'-6"	34'-11"
SIDE, FACING A STREET (REQUIRED)	12'-0"	12'-0"
6TH ST	21'-0"	0'-0"

SITE PLAN LEGEND



PROPOSED OFF-STREET PARKING	REQUIRED	PROPOSED	TOTAL
PUBLIC PARKING LOT SPACES*		14	14
FIRE STATION PARKING SPACES:		32	32
*26 EXISTING SPACES (1 ADA)	22	14	32
GRAND TOTAL:			46
BICYCLE PARKING:			
SHORT-TERM	4	4	4
PERMANENT*	3	4	4
*LOCATED WITHIN COVERED PARKING			
ON-STREET PARKING TO REMAIN			
6TH STREET FRONTAGE (EXISTING) (2 ADA)		13	13
JEFFERSON AVE (4 EXISTING)		0	0
MERIDIAN AVE (3 EXISTING)		0	0
GRAND TOTAL:			13

**MIAMI BEACH**  
OFFICE OF CAPITAL IMPROVEMENT PROJECTS  
1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

PROJECT: **CITY OF MIAMI BEACH  
FIRE STATION #1**

ADDRESS: 833 6TH STREET MIAMI BEACH, FL 33139

CONSULTANT: **Wannemacher Jensen Architects, Inc.**

SUB CONSULTANT:

ARCH. OF RECORD: **WJ ARCHITECTS**  
FL REG: AR94244

DRAWN BY:  
CHECKED BY:  
SCALE: 1/8" = 1'-0"



NO.	DATE	REVISION	APP'D. BY
1	04-05-2023	PERMIT SET	
2	06-30-2023	BLDG DEPT REVIEW	
3	12-22-2023	BLDG DEPT REVIEW	

Drawing Title: **HIGH SITE PLAN**

Drawing No.: **A-002**

Filename:  
Date: - of -  
Sheet: - of -