

# NORTH BAY VILLAGE - VILLAGE HALL & SAFETY COMPLEX

1335 79th STREET CAUSEWAY, NORTH BAY VILLAGE, FLORIDA. 33141



## PROJECT DESCRIPTION

This project envisions a new six-story civic building that will serve as a bold and iconic landmark for North Bay Village, bringing together essential municipal services under one roof. The building will house a state-of-the-art Miami-Dade Fire Department station with a two-bay, drive-thru apparatus bay on the ground level, as well as living quarters for fire personnel. Also on the first floor will be key public-facing functions including the Village Hall Building Department and a Post Office.

The second through fourth floors are dedicated to back-of-house functions and structured parking to support the Fire Department, Village Hall, and Police Department. Additional at-grade parking will be provided to accommodate visitors and enhance public accessibility.

A fifth-level shell space is planned to allow for future flexibility and expansion as community needs evolve. The sixth floor will host administrative offices for the Village Hall and Police Department, establishing a prominent civic presence and reinforcing the building's role as a center of governance and public service.

Designed to tie seamlessly into the existing urban fabric, the building will reflect the character and aspirations of the Village, serving as both a functional hub and a symbol of community identity.

**DISCLAIMER:**  
**THIS SET IS STRICTLY**  
**FOR REFERENCE ONLY**  
**THIS IS NOT A BID SET**

DESIGN ARCHITECT



Wannemacher Jensen  
**Architects, Inc.**

815 NW 57th Ave  
Miami, FL 33126  
United States  
AA94244

STRUCTURAL ENGINEER  
**DDA Engineers**

4930 SW 74th Court Miami, FL 33155

MECHANICAL, PLUMBING, & FIRE  
PROTECTION ENGINEER  
**Wolberg Alvarez & Partners**

5757 Waterford District Drive, Suite 300 Miami, FL 33126

ELECTRICAL ENGINEER  
**SDM Consulting Engineers, Inc**

135 Almeria Avenue Coral Gables, FL 33134

CIVIL ENGINEER  
**A.D.A. Engineering Inc**

8550 NW 33 Street, Suite 202 Doral, FL 33122

LANDSCAPE ARCHITECT  
**Curtis + Rogers Design Studio**

7520 S. Red Road, Suite M South Miami, FL 33143

GEOTECHNICAL ENGINEER  
**Nutting Engineers of Florida, Inc.**

1310 Neptune Drive, Boynton Beach, FL 33426

SUSTAINABILITY & COMMISSIONING  
**ECSS ENERGY COST SOLUTIONS GROUP, LLC**

525 71st St - #4067, Miami Beach, FL 33141

TRAFFIC / SIGNALIZATION ENGINEER  
**RGA Richard A Garcia & Associates, Inc.**

8065 NW 98th Street, Hialeah Gardens, FL 33016

LAND SURVEYOR  
**Royal Point Land Surveyor, Inc.**

6175 NW 153rd Street Suite 321 Miami Lakes, FL 33014

SURVEYOR  
**Longitude Surveyors, LLC**

7700 N. Kendall Drive, Suite 705 Miami, FL 33175

ARCHITECT OF RECORD



**WOLFBURG ALVAREZ  
& PARTNERS**

5757 Waterford District Drive,  
Suite 300, Miami, FL 33126  
United States

EXTERIOR ENVELOPE  
**C.B. Goldsmith & Associates, Inc.**

2555 Nursery Rd. Clearwater, FL 33764



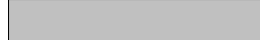


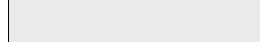
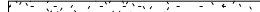




RAR WELL REPORT  
**A.C.Schultes of Florida, Inc.**

1401 SE 9th Ct. Hialeah, FL 33010



1. BOUNDS OF SCOPE OF WORK ARE TO THE EXTENT REQUIRED TO COMPLETE WORK.  
2. REFER TO CIVIL AND MEP FOR UTILITIES AND ACCESS POINTS.



- |   |  |
|---|--|
|    | FINISH FLOOR LEVEL AT BUILDING ENTRY POINT |
|    | EASEMENT                                   |
|    | AREA N.I.C.                                |
|    | PROPOSED BUILDING                          |
|    | GREENSPACE                                 |
|  | PROPOSED PAVED AREA                        |
|  | PROPERTY LINE                              |
|  | SETBACK                                    |
|  | BUILDING PERIMETER                         |
|  | FIRE DEPARTMENT CONNECTION                 |
|  | NUMBER OF PARKING SPACES                   |

FIRE SETUP SITE NOTES:

1. EXISTING OVERHEAD LINES ARE SCHEDULED & NOTED ON AD-100 & C-02 DEMOLITION PLANS TO BE REMOVED AND RELOCATED UNDERGROUND. CONTRACTOR SHALL COORDINATE PROPOSED UNDERGROUND LINES ROUTE WITH THE OWNER TO MINIMIZE ANY POTENTIAL CONFLICT WITH THE EXISTING UNDERGROUND UTILITIES.
2. REFER TO C-03 FOR ROAD SUPPORT & COMPOSITION, CURB SECTIONS/ SWALES DETAILS, PROPOSED CROSS SLOPES & BUILDING SEPARATION.

ALL ELEVATION TO REFER TO NGVD

ELEVATION 10' - 0" NGVD IS THE BUILDING'S FINISHED FIRST FLOOR ELEVATION.  
10' - 0" NGVD = 0' - 0"

SPECIFIC KEYNOTES - ALL	
Keynote Number	Keynote Text
A001	LANDSCAPE BUFFER (HEDGE) GROUNDCOVER. REFER TO LANDSCAPE DRAWINGS FOR TYPE AND HEIGHT
A004	EXISTING TRAFFIC CONTROL, UTILITY POLE, AND/OR UTILITY BOXES TO REMAIN. CONFORM WITH AHJ
A006	DEFENDER WELT SYSTEM WITH MANHOLE AND DRAINAGE. REFER TO CIVIL
A007	APPROXIMATE LOCATION FOR GAS METER.
A008	TRENCH DRAIN, REFER TO CIVIL & PLUMBING
A010	DOUBLE DETECTOR CHECK VALVE ASSEMBLY. REFER TO CIVIL DWGS
A011	FIRE DEPARTMENT CONNECTION. REFER TO MECH & CIVIL
A012	FIRE HYDRANT. REFER TO CIVIL DWGS.
A014	REINFORCED CONCRETE SLAB ON VAPOR BARRIER OVER COMPACT GRADE. SEE STRUC.
A015	REINFORCED CONCRETE STAIR ON VAPOR BARRIER OVER COMPACT GRADE. SEE STRUC.
A016	REINFORCED CONCRETE VEHICULAR RAMP SLAB ON VAPOR BARRIER OVER COMPACT GRADE. SEE STRUC.
A018	ACCESSIBLE ADA RAMP
A019	HANDRAIL
A020	42" MIN. AFF GUARDRAIL
A022	6" BLUE PAVEMENT MARKING PER DOT & ADA STANDARDS. SEE CIVIL
A025	WHITE DIRECTIONAL ARROWS. SEE CIVIL
A026	ON-STREET PARKING. REFER TO CIVIL DWGS.
A027	ADA DETECTABLE SURFACE
A028	BICYCLE STORAGE FOR NINE (9)BIKES
A132	WHITE PARKING STRIPING PER DOT STANDARDS
A300	BOLLARD
A310	CONCRETE RAMP WALLS. REFER TO STRUCTURAL
A320	NEW FLAGPOLE W/ IN-GRADE COLOR CHANGING UPLIGHTING. REFER TO ELECTRICAL
D003	EXISTING SIGNAGE TO REMAIN
D004	EXISTING U/G WATER METER AND LINE TO REMAIN
D014	EXISTING SIDEWALK TO REMAIN
D026	EXISTING INLET TO REMAIN

**NORTH BAY VILLAGE - VILLAGE HALL &  
SAFETY COMPLEX**

CLIENT: NORTH BAY VILLAGE

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Project Number  
WJ 2312

## DISTRIBUTION

12/11/2024

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## SITE PLAN

A-001

DESIGN ARCHITECT

**Wannemacher Jensen  
Architects, Inc.**

180 Mirror Lake Drive North  
St. Petersburg, Florida 33701-3214  
(727) 822-5566 fax (727) 822-5475  
[www.wjarc.com](http://www.wjarc.com)  
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ARCHITECT OF RECORD

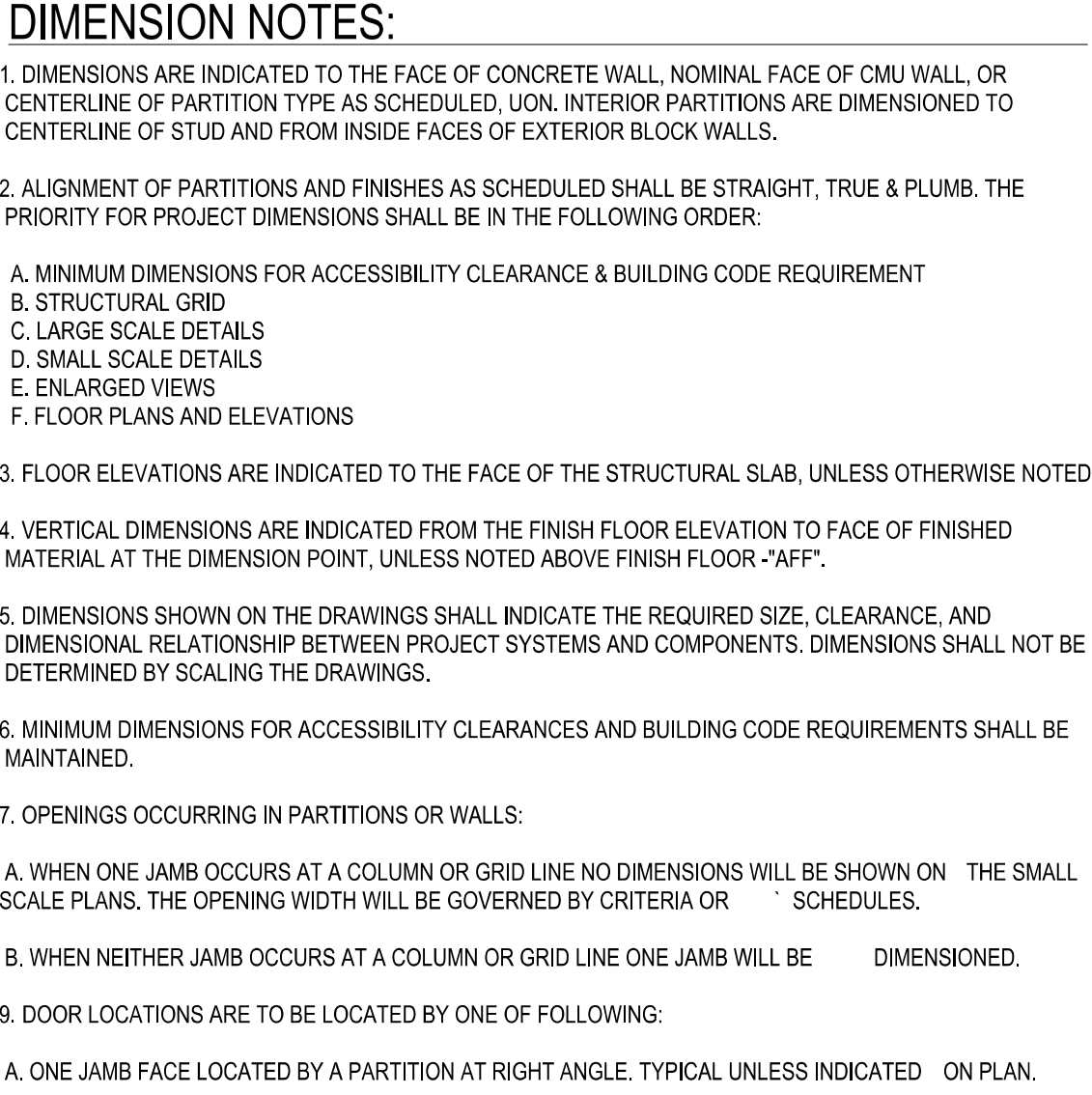
**WOLFBERG ALVAREZ  
& PARTNERS**

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Suite 300, Miami, Florida 33126  
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www.wolbergalvarez.com  
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TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTERS 553 AND 633 OF THE FLORIDA STATUTES.





B. CENTERED IN WALL.  
C. OR AS DIMENSIONED ON PLAN.

DESIGN ARCHITECT

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1335 79th STREET CAUSEWAY, NORTH BAY VILLAGE, FLORIDA, 33141.

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**LEVEL 1 - DIMENSION  
PLAN**

A-120

 1 LEVEL 1 - EXTERIOR DIMENSION PLAN  
1/8" = 1'-0"

FOR REFERENCE ONLY

4

REVISIONS TO THIS SHEET CONSISTS OF THE FOLLOWING:

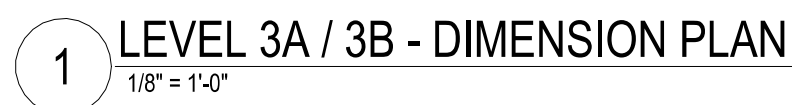
1. PLAN REVISION

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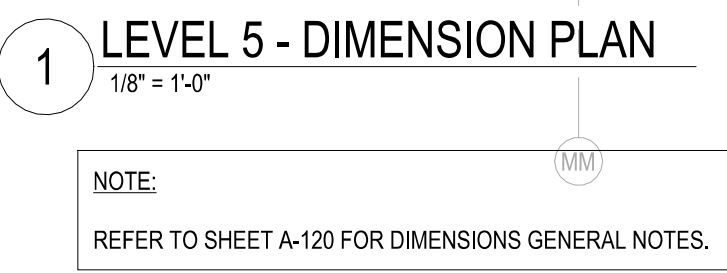
**LEVEL 3 - DIMENSION  
PLAN**

A-122









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## NORTH BAT VILLAGE - VILLAGE HALL & SAFETY COMPLEX

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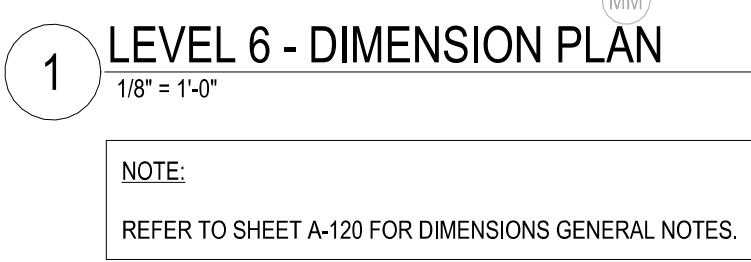
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**LEVEL 5 - DIMENSION  
PLAN**

NEW SHEET

A-124

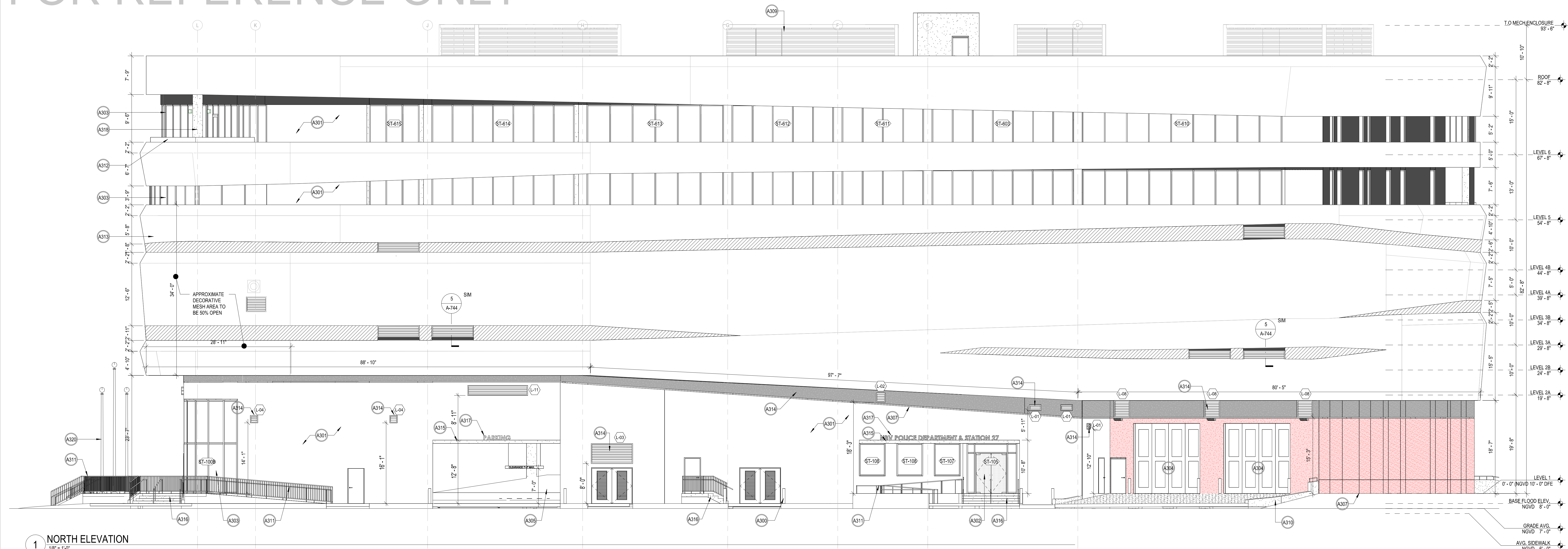




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### 1. PLAN REVISION





SPECIFIC KEYNOTES - ELEVATIONS	
NUMBER	TEXT
A300	BOLLARD
A301	PAINTED STUCCO FINISH
A302	IMPACT RESISTANT SYSTEM AS SCHEDULED
A303	IMPACT RESISTANT CURTAIN WALL SYSTEM AS SCHEDULED
A304	4-FOLD BAY DOOR, REFER TO DOOR SCHEDULES
A305	CONCRETE, REFER TO SPECIFICATIONS
A306	3/8" PAINTED STUCCO REVEAL, TYP.
A307	2 1/2" PAINTED STUCCO REVEAL
A308	OVERFLOW DOWNSPOUT NOZZLE W/ COVER, REFER TO PLUMBING AND SPECIFICATIONS
A309	MECHANICAL ENCLOSURE TO BE DESIGNED BY DELEGATED ENGINEER, SUBMIT SIGNED AND SEALED SHOP DRAWINGS AND CALCULATIONS PREPARED BY FLORIDA REGISTERED ENGINEER
A310	CONCRETE RAMP WALLS, REFER TO STRUCTURAL
A311	POWDER COATED ALUMINUM GUARDRAIL SYSTEM
A312	GLASS RAILING SYSTEM
A313	ARCHITECTURAL MESH, REFER TO SPECIFICATIONS
A314	IMPACT RESISTANT LOUVER AS SCHEDULED
A315	STUCCO OVER CAST-IN-PLACE CONCRETE EYEBROWS
A316	CONCRETE STAIRS, REFER TO STRUCTURAL DETAILS.
A317	SIGNAGE
A318	CONCRETE COLUMN
A320	NEW FLAGPOLE W/ IN-GRADE COLOR CHANGING UPLIGHTING, REFER TO ELECTRICAL

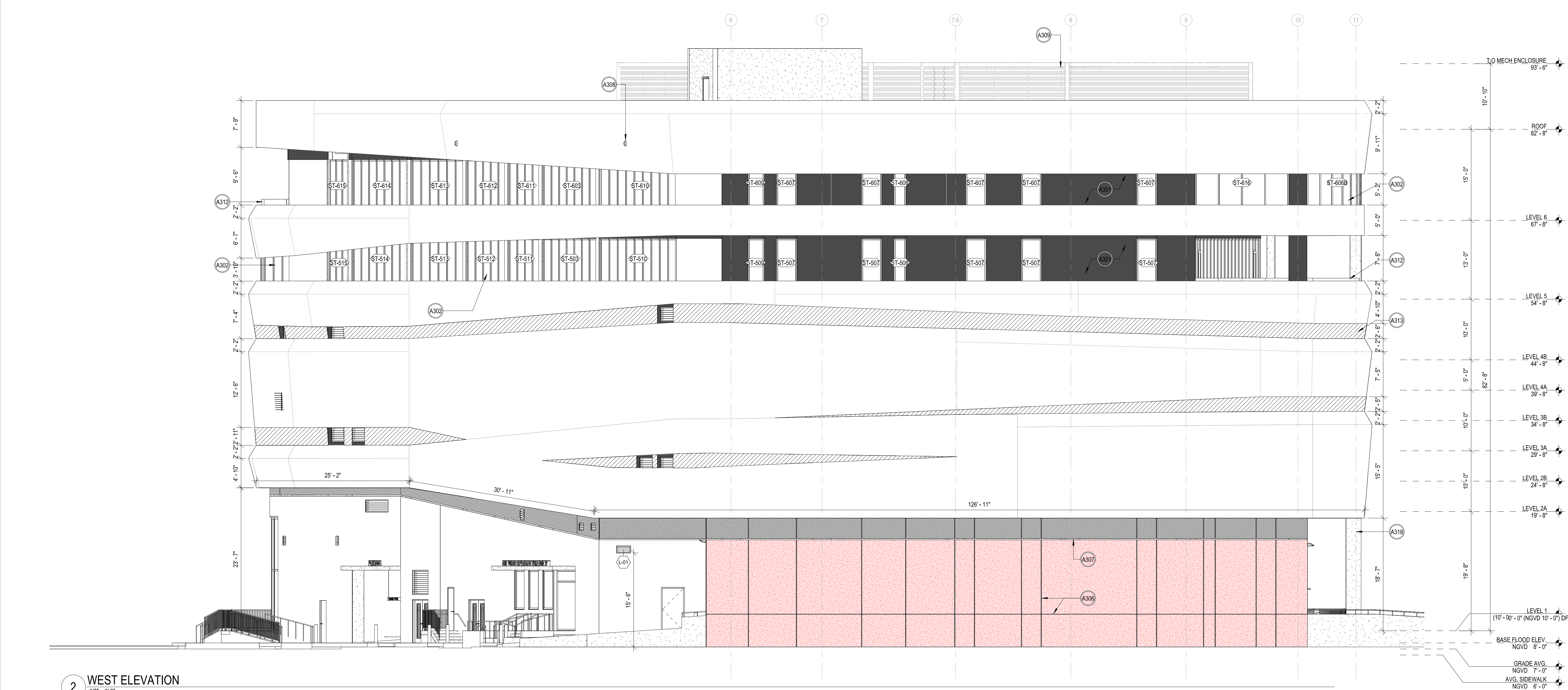
### EXTERIOR MATERIAL COLOR & FINISH SELECTION

METAL MESH FABRIC	VAL MEX TF 400 (34% OPEN), STANDARD MFR
ALUMINUM GUARDRAIL SYSTEM @ BALCONY	CLEAR ANODIZED FINISH
METAL DOORS	PAINTED
APPARATUS BAY DOORS	COLOR TBD
METAL FRAME W/ INSECT MESH	TBD
ALUMINUM ENCLOSURE (ROOF MECH)	PAINTED WHITE
FRY REGLET REVEAL CHANNEL	CLEAR ANODIZED
CUSTOM PERFORATED SHEET METAL BUILDING SIGNAGE	COLOR - TBD

\* FLOAT SAND FINISH STUCCO W/ STUCCO CONTROL JOINT EVERY 144 SF PER ASTM C926 (GC SHALL COORDINATE WITH THE ARCHITECT TO DETERMINE THE SPACING LAYOUT)

**DECORATIVE SCREEN STRUCTURE FACADE GENERAL NOTE:**  
STRUCTURAL FRAMING, SUBFRAMING & ATTACHMENT CONNECTION WILL BE DESIGNED & ENGINEERED BY A DELEGATED ENGINEER. SUBMIT SHOP DRAWINGS AND CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER.

REVISIONS TO THIS SHEET CONSISTS OF THE FOLLOWING:  
1. NEW LEVEL ADDED  
2. NEW ARCHITECTURAL MESH FOR THE BUILDING'S FACADES  
3. ADDITION AND REVISION OF LOUVERS



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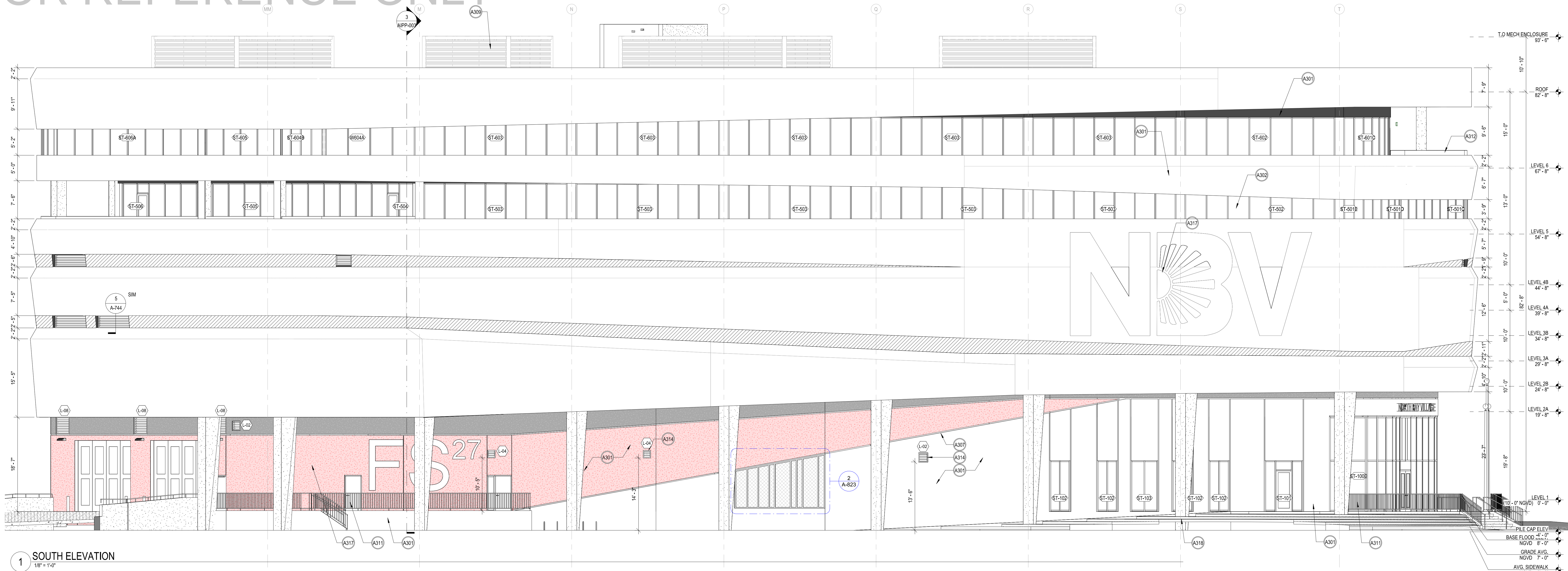
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REV	DESCRIPTION	DATE
4	Plan Review	06/30/25

**EXTERIOR ELEVATIONS (NORTH & WEST)**

**A-300**





1 SOUTH ELEVATION  
1/8" = 1'-0"



2 EAST ELEVATION  
1/8" = 1'-0"



3 SOUTHWEST ELEVATION  
1/8" = 1'-0"

SPECIFIC KEYNOTES - ELEVATIONS	
NUMBER	TEXT
A300	BOLLARD
A301	PAINTED STUCCO FINISH
A302	IMPACT RESISTANT SYSTEM AS SCHEDULED
A303	IMPACT RESISTANT CURTAIN WALL SYSTEM AS SCHEDULED
A304	4-FOLD BAY DOOR, REFER TO DOOR SCHEDULES
A307	2 1/2" PAINTED STUCCO REVEAL
A309	MECHANICAL ENCLOSURE TO BE DESIGNED BY DELEGATED ENGINEER, SUBMIT SIGNED AND SEALED SHOP DRAWINGS AND CALCULATIONS PREPARED BY FLORIDA REGISTERED ENGINEER.
A310	CONCRETE RAMP WALLS, REFER TO STRUCTURAL
A311	POWDER COATED ALUMINUM GUARDRAIL SYSTEM
A312	GLASS RAILING SYSTEM
A313	ARCHITECTURAL MESH, REFER TO SPECIFICATIONS
A314	IMPACT RESISTANT LOUVER AS SCHEDULED
A317	SIGNAGE
A318	CONCRETE COLUMN
A319	EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL
A320	NEW FLAGPOLE W/ IN-GRADE COLOR CHANGING UPLIGHTING, REFER TO ELECTRICAL

### EXTERIOR MATERIAL COLOR & FINISH SELECTION

METAL MESH FABRIC	VALMEX TF 400 (34% OPEN), STANDARD MFR COLORS
ALUMINUM GUARDRAIL SYSTEM @ BALCONY	CHAMPAGNE, G08I & TAUPE + APPLIED GRADIENT/ LOGO TO MESH, REFER TO SPECIFICATIONS.
METAL DOORS	CLEAR ANODIZED FINISH
APPARATUS BAY DOORS	PAINTED
METAL FRAME W/ INSECT MESH	COLOR TBD
ALUMINUM ENCLOSURE (ROOF MECH)	TBD
FRY REGLET REVEAL CHANNEL	PAINTED WHITE
CUSTOM PERFORMED SHEET	CLEAR ANODIZED
METAL BUILDING SIGNAGE	COLOR - TBD

\* FLOAT SAND FINISH STUCCO W/ STUCCO CONTROL JOINT EVERY 144 SF PER ASTM C28 (GC SHALL COORDINATE WITH THE ARCHITECT TO DETERMINE THE SPACING LAYOUT)

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