

FIRE STATION #1 / DAYCARE RELOCATION

1245 Michigan Avenue
Miami Beach, Florida

CITY OF MIAMI BEACH:

MAYOR: DAN GELBER

COMMISSIONERS:

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LAURA DOMINGUEZ
ALEX J. FERNANDEZ
STEVEN MEINER
DAVID RICHARDSON
KRISTEN ROSEN GONZALEZ

CITY MANAGER: ALINA T. HUDAK

CITY ATTORNEY: RAFAEL A. PAZ

CITY CLERK: RAFAEL E. GRANADO

DEPUTY CITY MANAGER: ERIC CARPENTER, PE

CIP DIRECTOR: DAVID MARTINEZ, PE

MIAMI BEACH

OFFICE OF CAPITAL IMPROVEMENT PROJECTS

FEBRUARY 06, 2023

HISTORIC PRESERVATION BOARD

FINAL SUBMITTAL



DAYCARE LOCATION
SEE SD-1 FOR DETAILED LOCATION

LOCATION MAP / N.T.S.

LIST OF DRAWINGS:

	SURVEY (3 SHEETS TOTAL)
HR-1	HISTORIC RESOURCES REPORT
Z-1	ZONING DATA
SP-1 - SP-7	SITE PICTURES
SD-1	OVERALL SITE PLAN
SD-2	RENDERED SITE PLAN
SD-2.1	PARTIAL SITE PLAN FLOOR PLAN
SD-2.2	ROOF PLAN
SD-3	FLOOR PLAN
SD-3.1	EXTERIOR ELEVATIONS - SOUTH AND WEST
SD-3.2	EXTERIOR ELEVATIONS - NORTH AND EAST
SD-3.3	BUILDING SECTION
SD-4	COLORED RENDERS OF BUTTERFLY GARDEN AND DAYCARE FACILITY

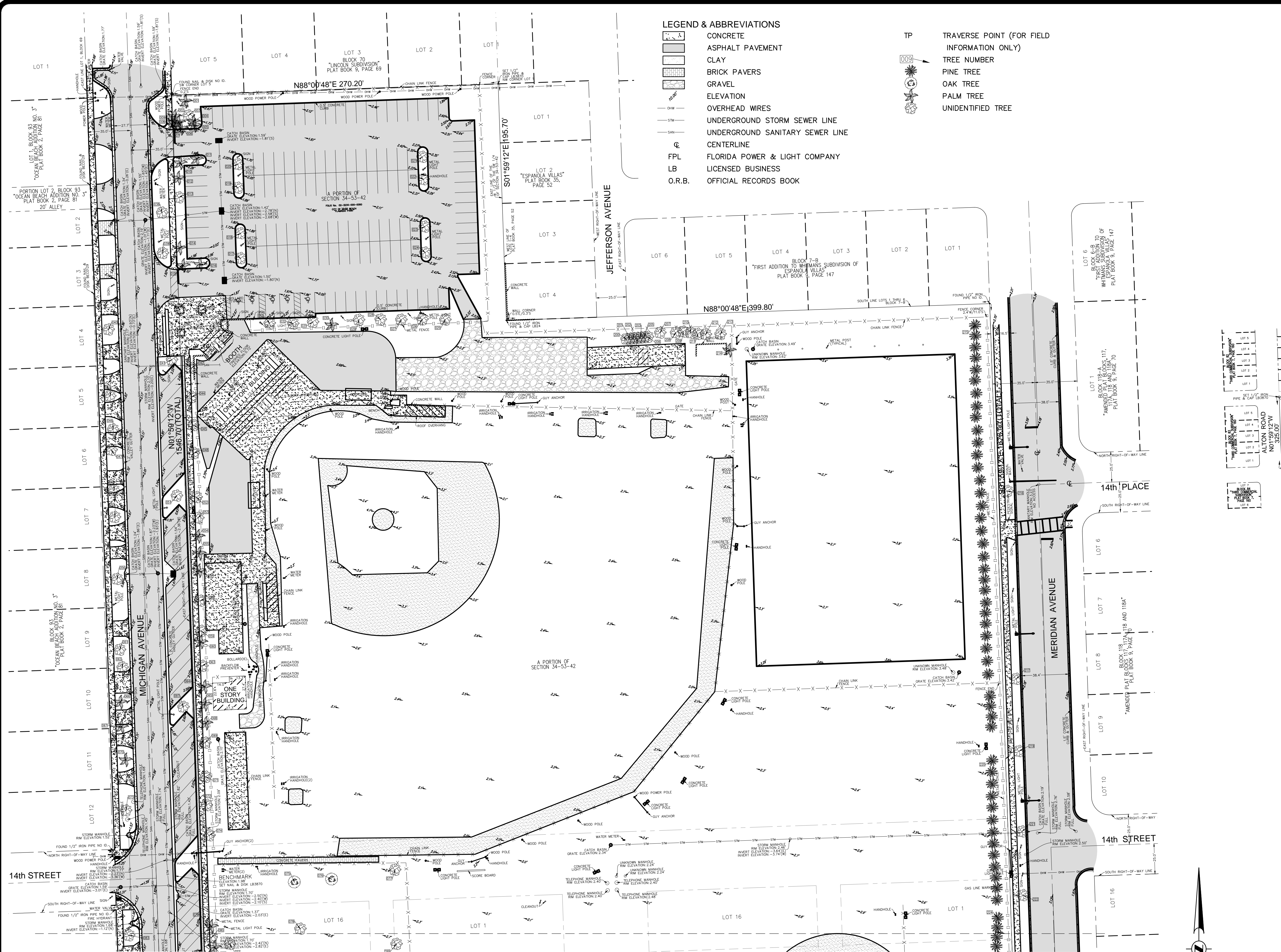
SCOPE OF WORK:

THE CONSTRUCTION OF A NEW +/- 3,500 SF FACILITY, CONSISTING OF (3) CLASSROOMS, (6) TEACHERS AND OR ASSISTANTS, ENROLLMENT FOR (+/- 51) CHILDREN BETWEEN 2 TO 5 YEARS OLD, PROGRAM REQUIREMENTS TO INCLUDE:

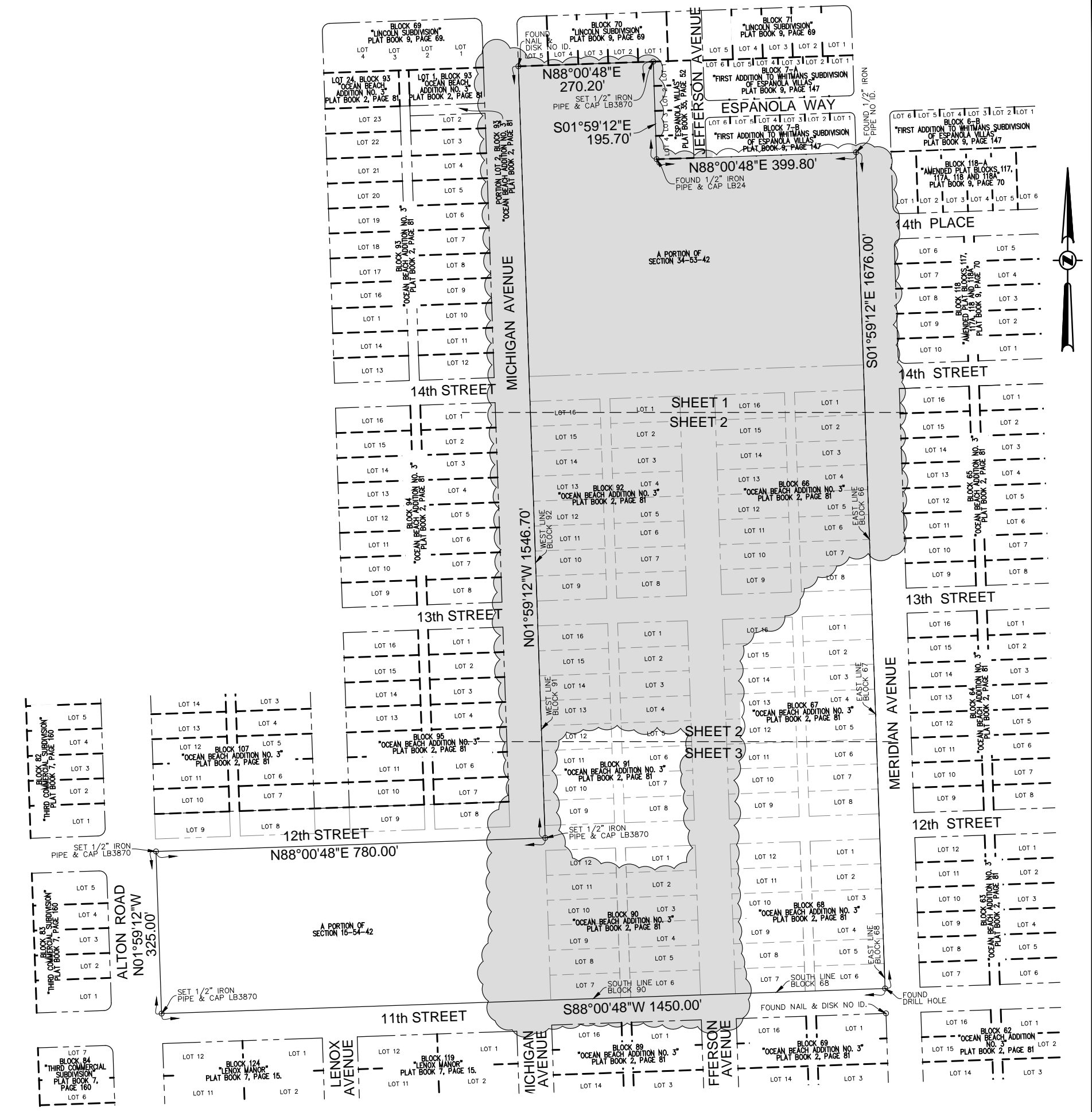
- A- OUTDOOR SPACE (+/- 2,500 SF OF PLAYGROUND AREA MIN.)
- B- STAFF AREA
- C- STORAGE
- D- ADMINISTRATION OFFICES

CHISHOLM

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- LEGEND & ABBREVIATIONS**
- CONCRETE
 - ASPHALT PAVEMENT
 - CLAY
 - BRICK PAVERS
 - GRAVEL
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - CENTERLINE
 - FLORIDA POWER & LIGHT COMPANY
 - LICENSED BUSINESS
 - O.R.B. OFFICIAL RECORDS BOOK
- TP** TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- TREE NUMBER
- PINE TREE
 - OAK TREE
 - PALM TREE
 - UNIDENTIFIED TREE



VICINITY MAP
NOT TO SCALE

CERTIFICATION:
I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
STATE OF FLORIDA

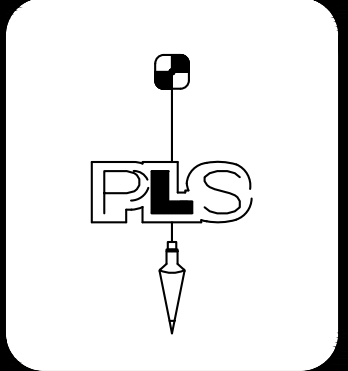
SHEET 1 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
WITHOUT SHEETS 1 THRU 3, INCLUSIVE

5			
4			
3			
2	#70277-ADDITIONAL AREA-07/08/22	L.H.	
1	#69823-ORIGINAL SURVEY-07/01/22	L.H.	
NO.	REVISIONS	BY	

FLAMINGO PARK
1200 MERIDIAN AVENUE
MIAMI BEACH, FLORIDA 33139
(CITY OF MIAMI BEACH, MIAMI-DADE COUNTY)

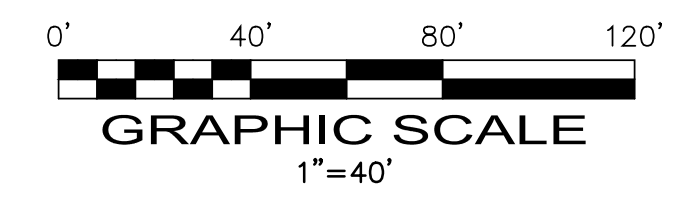
PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY



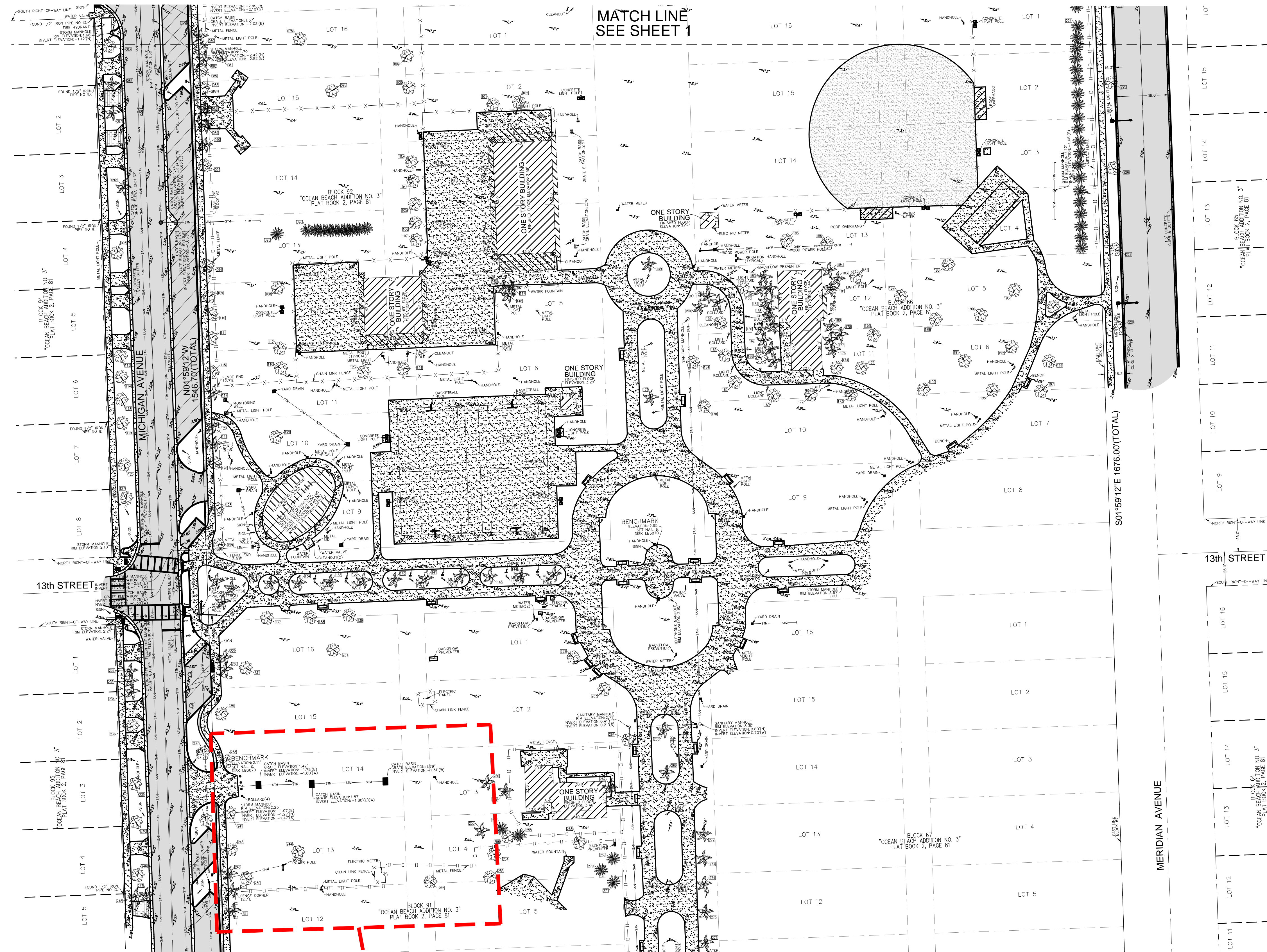
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@puliceandsurveyors.com
WEBSITE: www.puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.H. SCALE: 1" = 40' CLIENT: WOLFBERG, ALVAREZ & PARTNERS
CHECKED BY: J.F.P. SURVEY DATE: 07/08/22 ORDER NO.: 70277

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ALL RIGHTS RESERVED. NO PART OF THIS SURVEY
MAY BE REPRODUCED, IN ANY FORM OR BY ANY
MEANS, WITHOUT PERMISSION IN WRITING FROM AN
OFFICER OF PULICE LAND SURVEYORS, INC.



MATCH LINE
SEE SHEET 2



LEGEND & ABBREVIATIONS

	CONCRETE	TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	ASPHALT PAVEMENT		TREE NUMBER
	CLAY		PINE TREE
	BRICK PAVERS		OAK TREE
	GRAVEL		PALM TREE
	ELEVATION		UNIDENTIFIED TREE
	OVERHEAD WIRES		
	UNDERGROUND STORM SEWER LINE		
	UNDERGROUND SANITARY SEWER LINE		
	CENTERLINE		
	FPL		
	LB		
	O.R.B.		

LEGAL DESCRIPTION:
 BLOCKS 66, 67, 68, 90, 91 & 92, "OCEAN BEACH ADDITION NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 15, TOWNSHIP 54 SOUTH, RANGE 42 EAST, TOGETHER WITH A PORTION OF SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHEAST CORNER OF LOT 6, BLOCK 68, "OCEAN BEACH ADDITION NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE SOUTH 88°00'48" WEST ALONG THE SOUTH OF SAID BLOCK AND BLOCK 90 EXTENDED FOR 1450.00 FEET; THENCE NORTH 01°59'12" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF ALTON ROAD 325.00 FEET; THENCE NORTH 88°00'48" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET 780.00 FEET; THENCE NORTH 01°59'12" WEST ALONG THE WEST LINE EXTENDED OF BLOCK 91 AND BLOCK 92 FOR 1546.70 FEET TO THE SOUTHWEST CORNER OF LOT 5, BLOCK 70 "LINCOLN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE NORTH 88°00'48" EAST ALONG THE SOUTH LINE OF LOTS 1 THRU 5, OF SAID PLAT, 270.20 FEET TO THE NORTHWEST CORNER OF LOT 1, "ESPANOLA VILLAS" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 01°59'12" EAST ALONG THE WEST LINE OF LOTS 1 THRU 4, OF SAID PLAT 195.70 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 88°00'48" EAST ALONG THE SOUTH LINE OF SAID LOT 4 EXTENDED 399.80 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MERIDIAN AVE; THENCE SOUTH 01°59'12" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF MERIDIAN AVE, ALSO BEING THE EAST LINE OF BLOCKS 66-68, INCLUSIVE, FOR 1676.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF MIAMI-BEACH, MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 1,429,298 SQUARE FEET (32.8122 ACRES), MORE OR LESS.

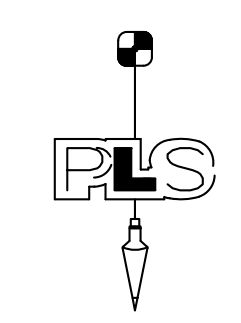
- NOTES:**
1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. NATIONAL GEODETIC SURVEY BENCHMARK #C2261; ELEVATION: 3.01 FEET.
 3. FLOOD ZONE: AE; BASE FLOOD ELEVATION: 8 FEET; PANEL #12086C0317L; COMMUNITY #120651; MAP DATE: 9/11/09.
 4. THIS SITE LIES IN SECTIONS 15, TOWNSHIP 54 SOUTH, RANGE 42 EAST, AND 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.
 5. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH LINE OF BLOCK 7-B "FIRST ADDITION TO WHITMANS SUBDIVISION OF ESPANOLA VILLAS" PLAT BOOK 9, PAGE 147, BEING N88°00'48"E.
 6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 7. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: THOMAS ENGINEERING GROUP.
 8. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
 9. THIS SITE CONTAINS 251 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (241 REGULAR & 10 DISABLED).
 10. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
 11. ALL RECORDED DOCUMENTS ARE PER MIAMI-DADE COUNTY PUBLIC RECORDS.
 12. THE TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO TREE CANOPY.

SHEET 2 OF 3

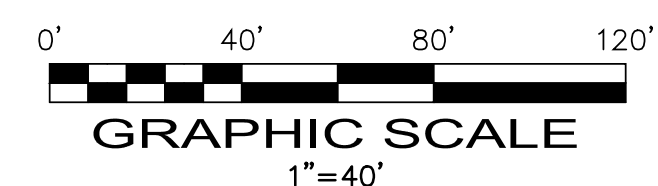
THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3, INCLUSIVE

FLAMINGO PARK
 1200 MERIDIAN AVENUE
 MIAMI BEACH, FLORIDA 33139
 (CITY OF MIAMI BEACH, MIAMI-DADE COUNTY)

PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY



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 WEBSITE: www.pulicelandsurveyors.com
 CERTIFICATE OF AUTHORIZATION LB#3870



DRAWN BY: L.H. SCALE: 1" = 40' CLIENT: WOLFBERG, ALVAREZ & PARTNERS
 CHECKED BY: J.F.P. SURVEY DATE: 07/08/22 ORDER NO.: 70277

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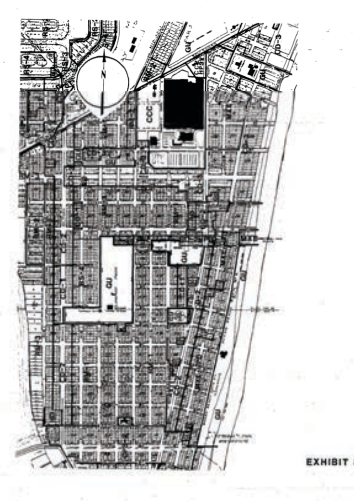
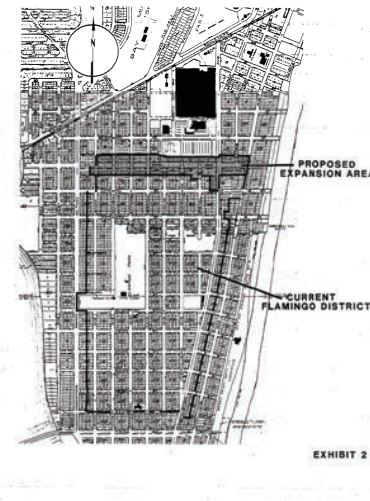
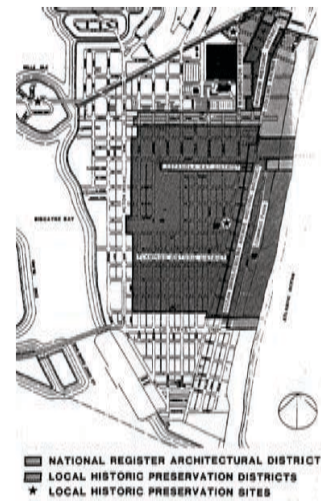
**DAYCARE PROJECT AREA.
 PLEASE REFER TO SHEET
 SD-1-SD-3 FOR MORE
 INFORMATION.**

SITE NAME: Flamingo Park

A. NARRATIVE DESCRIPTION OF SITE

Flamingo Park is located in the Flamingo Park Local Historic District and the *NRHP*-listed MBAD in Miami-Dade County, Florida. It is in Township 53 South, Range 42 East, Section 34 and Township 54 South, Range 42 East, Section 34 (Miami 1988 USGS Quadrangle). It is roughly bounded by 11th Street on the south; Meridian Avenue on the east; Michigan Avenue on the west with a portion extending to Alton Road; and Espanola Way on the north. Currently the park contains a football field, baseball field, tennis courts, a card room, shuffleboard courts, a swimming pool, basketball and handball courts, and maintenance buildings. Memorial Field is the portion of the park which extends to Alton Road. It contains the football field with bleachers, an announcer's box, and a running track. It is presently the stadium for Miami Beach Senior High.

Flamingo Park is one of the largest sports and recreation complexes in Miami Beach. It was originally a facility for guests of the Flamingo Hotel, Carl G. Fisher's luxury hotel which opened in 1921 on Biscayne Bay at 15th Street. In 1921, the property was used as a polo field. In 1925, it became the Flamingo Golf Course and covered the entire area from 11th Street to just south of 14th Street, and from Alton Road east to Meridian. The park was purchased from the Miami Ocean View Company in 1929 for \$300,000 by the City of Miami Beach. At that time there were also an open air theater and an arena (Singman 1978).



B. DISCUSSION OF SIGNIFICANCE

Although there are no structures extant from the early 1920s period, Flamingo Park has been in use as a city park since 1929. The layout of the park features a historic north/south axis extending from Jefferson Avenue and an east/west axis extending from 13th Street which has been in place since before 1952. Flamingo Park is currently listed as a contributing resource to the *NRHP*-listed MBAD. It is also a contributing resource to the Flamingo Park Local Historic District.



SHEET TITLE: **FLAMINGO PARK HISTORIC RESOURCES DEPARTMENT**

PROJECT: **FIRE STATION #1 DAYCARE RELOCATION**
1245 MICHIGAN AVE, MIAMI BEACH, FL

DATE: 02/06/2023

MIAMI BEACH
OFFICE OF CAPITAL IMPROVEMENT PROJECTS

CHISHOLM
architects

Architects, Planners, Interior Designers 782 NW 42ND AVE., Miami, FL 33126 P-305.661.2070
RE Chisholm Architects, Inc. aac001962 www.chisholmarchitects.com

SHEET NO:

HR-1

COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address: 1200 Meridian Ave, Miami Beach, FL 33139	Folio number(s):	02-3234-000-0050	Year built:	1950
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	36.53 acres
3	Located within a Local Historic District (Yes or No): Yes	Zoning District:	Flamingo Park	Lot width:	670 sq. ft. (irregular)
4	Individual Historic Site (Yes or No):	Yes		Lot Depth:	1675 sq. ft. (irregular)
5	Base Flood Elevation:	8 ft.	Grade value in NGVD:		2.25 ft.
6	Adjusted grade (BFE+Grade / 2):	5.125 ft.	Free board:		
7	Proposed Use:	Child Care Center			
8	Proposed Accessory Use:	N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):				
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	Max 1.4	0.0307	0.0329	N/A
14	Building Height	Max 35 ft.	Varies	25 ft.	N/A
15	At grade parking lot on the same lot				
a	Front setbacks	20 ft.	N/A	N/A	N/A
b	Side interior setback	8% of lot width	N/A	N/A	N/A
c	Side facing street setback	8% of lot width	N/A	N/A	N/A
d	Rear setback	10% of lot depth	N/A	N/A	N/A
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks (Michigan Ave)	20 ft.	Varies	85 ft.	N/A
b	Side interior setback	8% of lot width	N/A	N/A	N/A
c	Side facing street setback	8% of lot width	54 ft.	145 ft.	N/A
d	Rear setback (Meridian Ave)	10% of lot depth	167 ft.	505 ft.	N/A
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	20 ft. +1 ft : 1ft of height	N/A	N/A	N/A
b	Side interior setback	10% of tower height	N/A	N/A	N/A
c	Side facing street setback	16% of lot width	N/A	N/A	N/A
d	Rear setback	15% of lot depth	N/A	N/A	N/A
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction (One Childcare Facility)	550 sq. ft.	N/A	3500 sq. ft.	N/A
b	Rehabilitated Buildings	400 sq. ft.	N/A	N/A	N/A
c	Hotel Unit	355+ sq. ft.	N/A	N/A	N/A
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	800 sq. ft.	N/A	N/A	N/A
b	Rehabilitated Buildings	550 sq. ft.	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
20	Required Open-space ratio (RPS, CPS)				
21	Parking	3	251	251	3 (Waiver)
22	Loading	N/A	N/A	N/A	N/A

Notes: Indicate N/A if not applicable.

SHEET TITLE:	ZONING AND PARKING CHART	
PROJECT:	FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL	DATE: 02/06/2023

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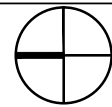
SHEET NO:

Z-1



SHEET TITLE:

PICTURE REFERENCE SITE PLAN = N.T.S.



PROJECT:

FIRE STATION #1 DAYCARE RELOCATION
1245 MICHIGAN AVE, MIAMI BEACH, FL

DATE: 02/06/2023

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SHEET NO:

SP-1



1. LODGING AND FPL STAGING AREA



2. LODGING AND FPL STAGING AREA (FUTURE BUTTERFLY PARK)



3. FPL STAGING AREA AND EXERCISE PARK. (FUTURE BUTTERFLY PARK)



4. LODGING AND FPL STAGING AREA

SHEET TITLE:	DAYCARE RELOCATION SITE PICTURES	
PROJECT:	FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL	DATE: 02/06/2023

MIAMI BEACH
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SHEET NO:	SP-2
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5. FPL WORK ON MICHIGAN AVENUE



6. FPL WORK ON MICHIGAN AVENUE



7. EXERCISE PARK AND FPL AREA



8. LODGING AND FPL STAGING AREA

SHEET TITLE:	DAYCARE RELOCATION SITE PICTURES	
PROJECT:	FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL	DATE: 02/06/2023

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SHEET NO:	SP-3
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9. EXISTING PARK



10. PLAYGROUND LOOKING AT MICHIGAN AVE AND FPL STAGING AREA



11. FENCE BETWEEN PLAYGROUND AND FPL STAGING AREA, ELECTRICAL PANEL AND METER TOWARDS THE BACK



SHEET TITLE:	DAYCARE RELOCATION SITE PICTURES	
PROJECT:	FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL	DATE: 02/06/2023

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SHEET NO:	SP-4
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13. INSIDE FPL STAGING AREA



14. INSIDE FPL STAGING AREA - PROTECTED TREE



15. INSIDE FPL STAGING AREA FACING MICHIGAN AVENUE



16. INSIDE FPL STAGING AREA FACING MICHIGAN AVENUE

SHEET TITLE:	DAYCARE RELOCATION SITE PICTURES	
PROJECT:	FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL	DATE: 02/06/2023

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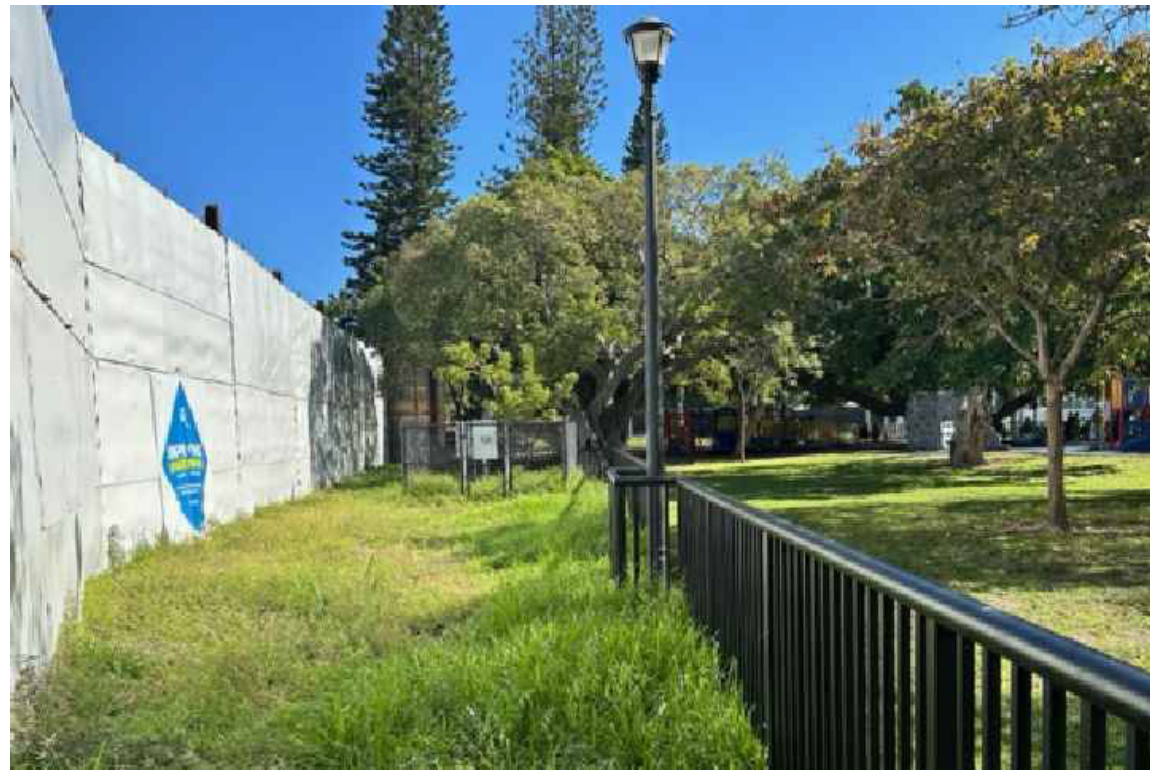
SHEET NO:	SP-5
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17. INSIDE FPL STAGING AREA LOOKING AT MICHIGAN AVENUE



18. ELECTRICAL PANELS IN THE MIDDLE OF FPL STAGING AREA



19. ELECTRICAL PANELS IN THE MIDDLE OF FPL STAGING AREA



20. ELECTRICAL PANELS IN THE MIDDLE OF FPL STAGING AREA

SHEET TITLE:	DAYCARE RELOCATION SITE PICTURES	
PROJECT:	FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL	DATE: 02/06/2023




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SHEET NO:	SP-6
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21. EXISTING PARK LANDSCAPING AND TREES - EXISTING PLAYGROUND



22. EXISTING PARK LANDSCAPING AND TREES



23. EXISTING PARK LANDSCAPING AND TREES

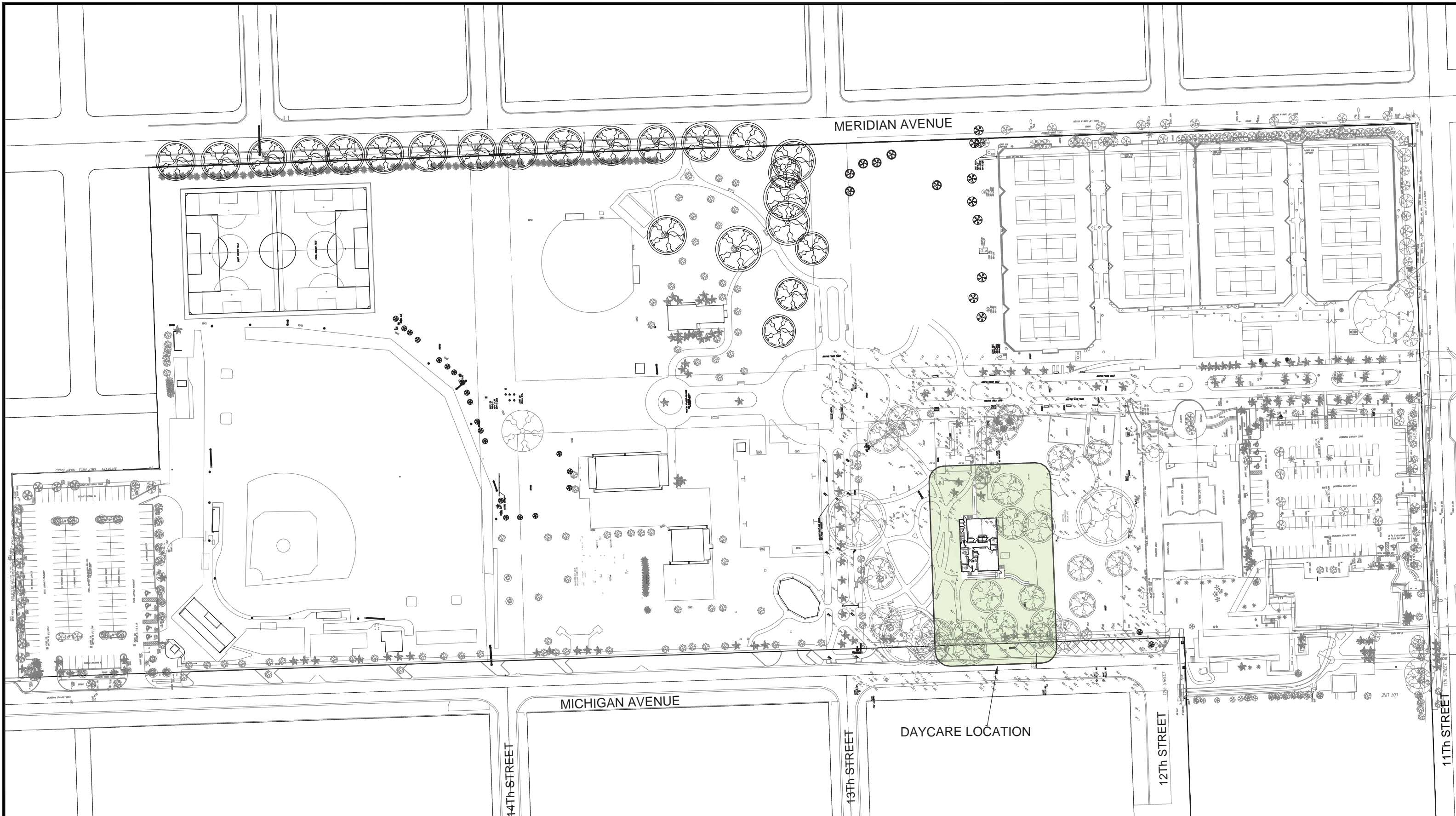
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SHEET NO:	SP-7
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SHEET TITLE: **OVERALL SITE PLAN = N.T.S.**

PROJECT: **FIRE STATION #1 DAYCARE RELOCATION**
 1245 MICHIGAN AVE, MIAMI BEACH, FL

DATE: 02/06/2023

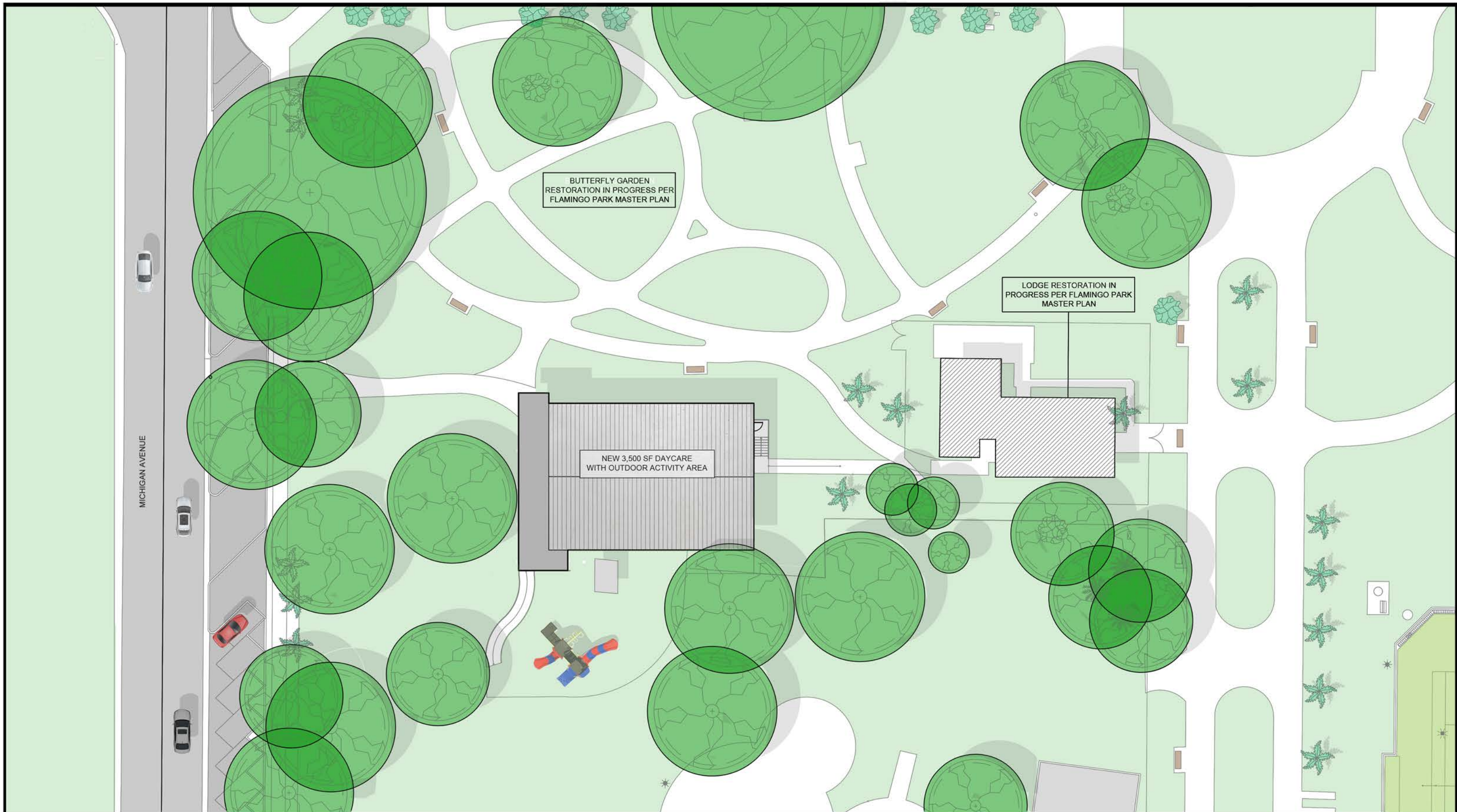



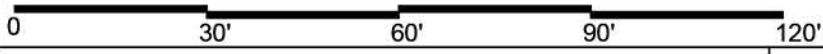
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SHEET NO: **SD-1**



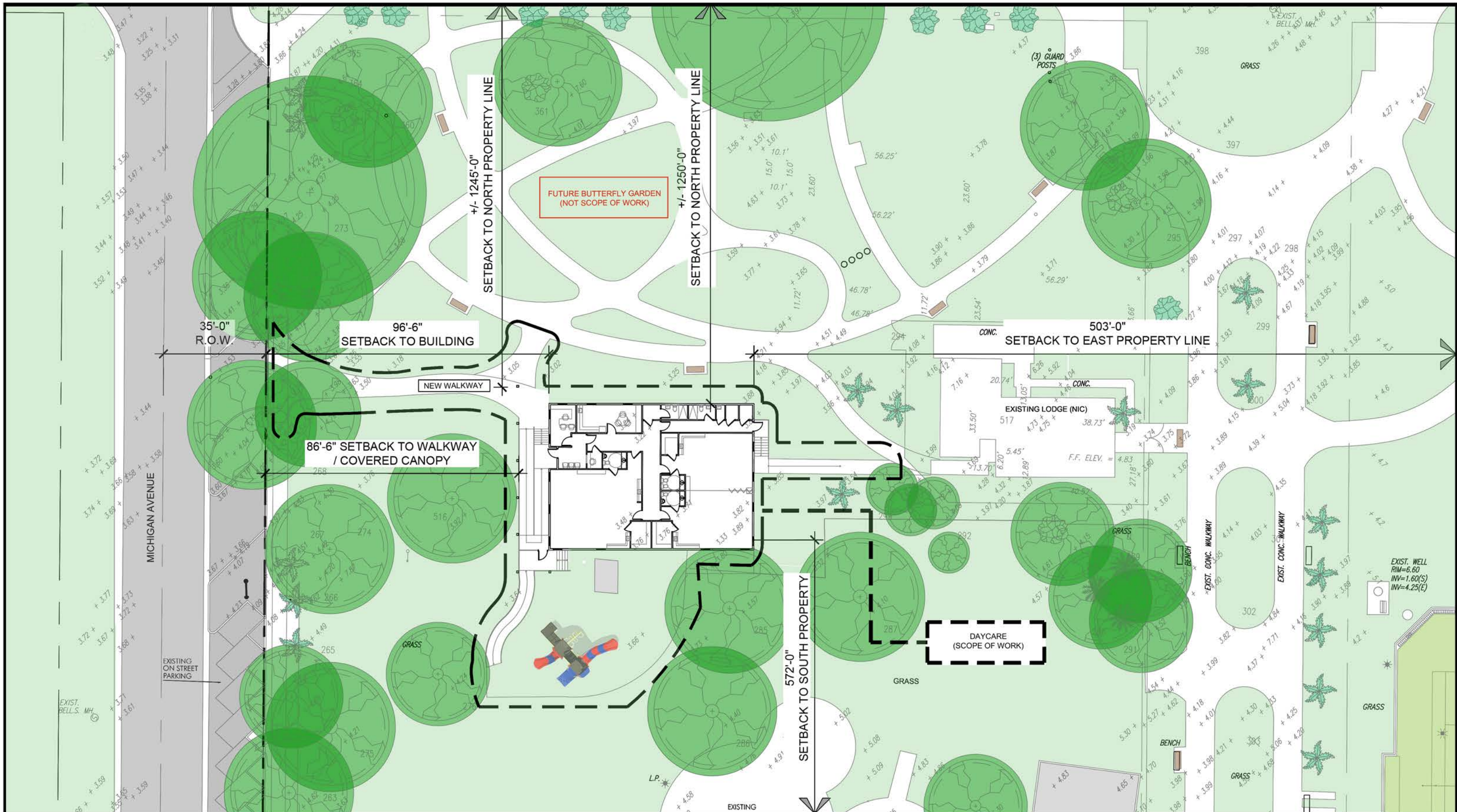
SHEET TITLE:	PARTIAL RENDERED SITE PLAN		SCALE: 1" = 30'	
				
PROJECT:	FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL		DATE: 02/06/2023	


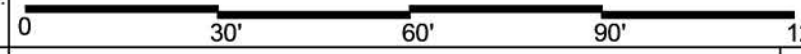
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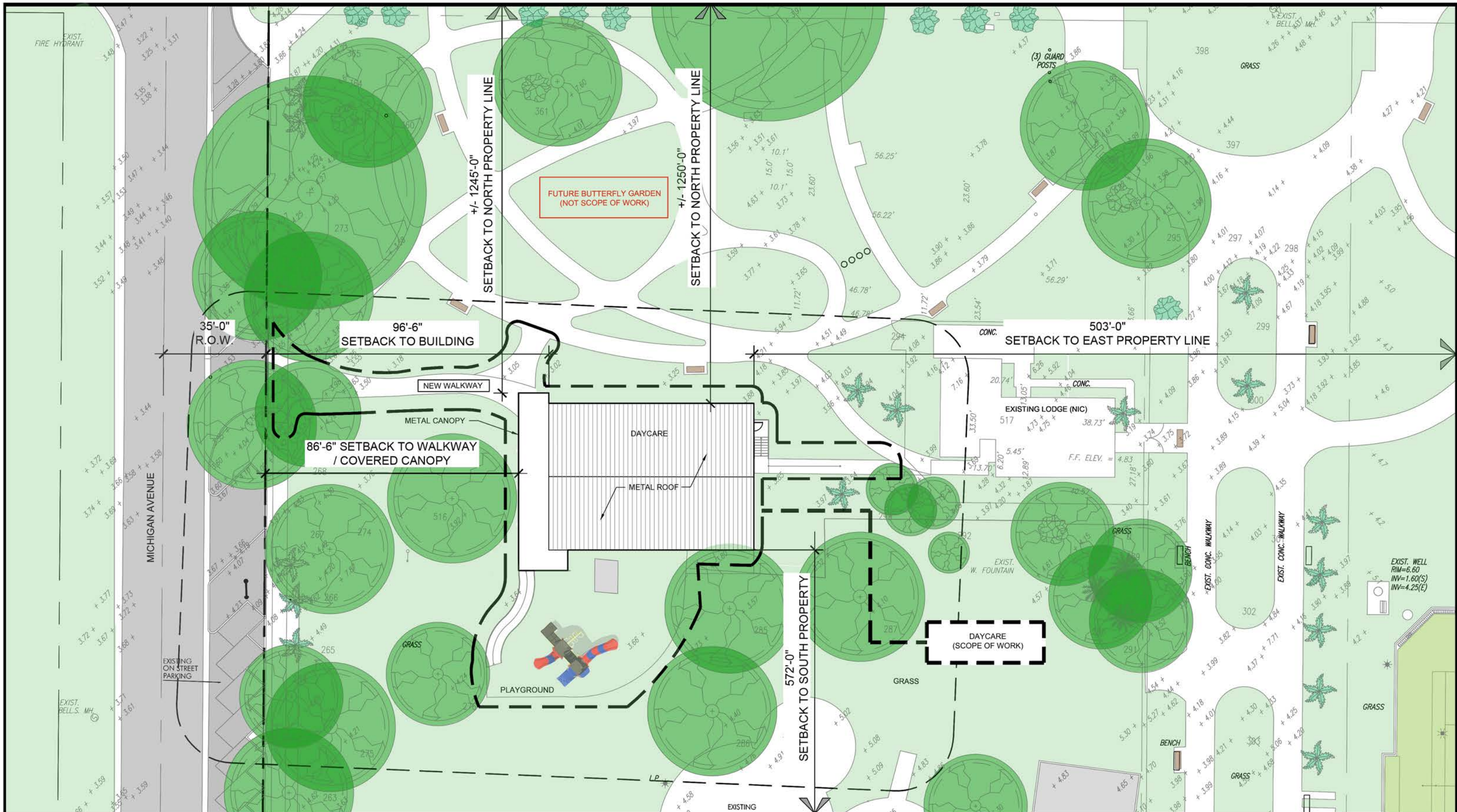
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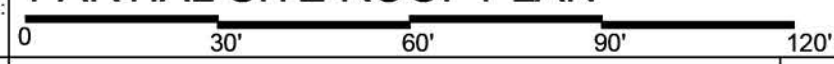
SHEET NO: **SD-2**



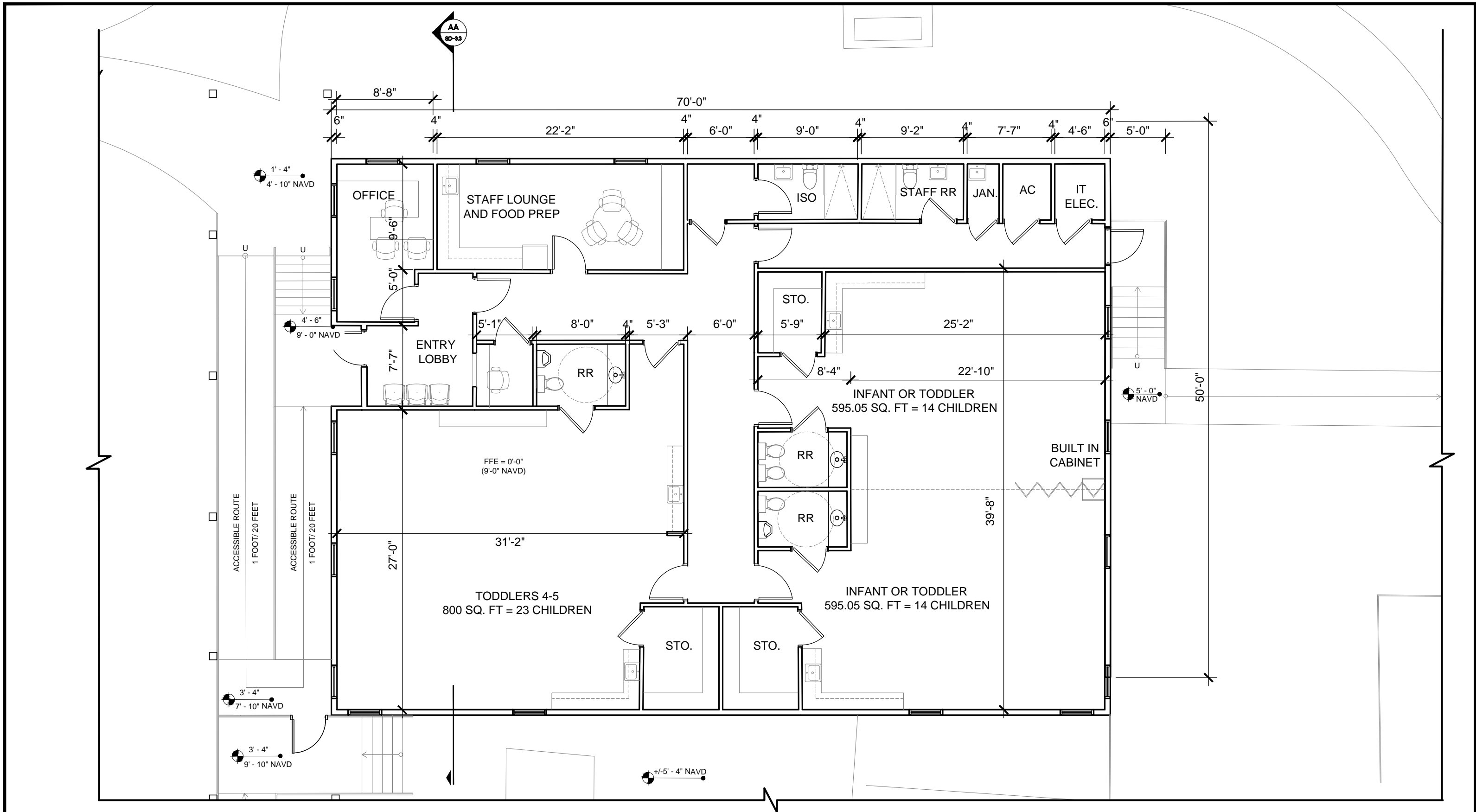
SHEET TITLE:	PARTIAL SITE FLOOR PLAN		SCALE: 1" = 30'	
				
PROJECT:	FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL		DATE: 02/06/2023	

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SHEET TITLE:	PARTIAL SITE ROOF PLAN		SCALE: 1" = 30'	
				
PROJECT:	FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL		DATE: 02/06/2023	

MIAMI BEACH OFFICE OF CAPITAL IMPROVEMENT PROJECTS	CHISHOLM <i>architects</i>	SHEET NO: SD-2.2
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SHEET TITLE:	FLOOR PLAN	SCALE: 1/8" = 1'-0"
PROJECT:	FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL	DATE: 02/06/2023



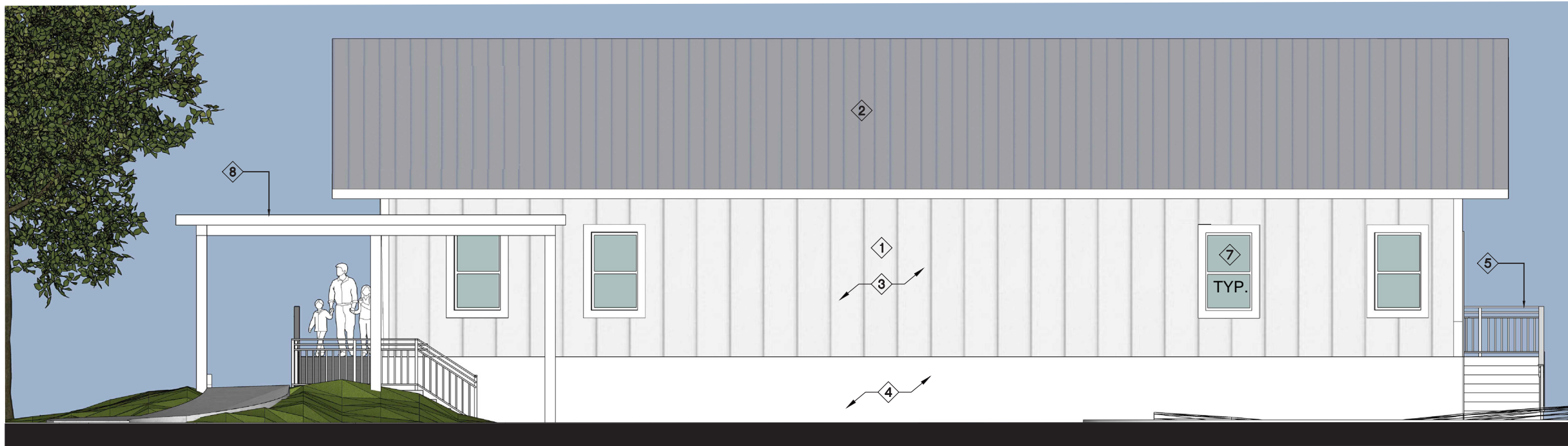






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SHEET NO:	SD-3
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SOUTH ELEVATION

Top of Roof
+ 20' - 6"
(+29'-6" NAVD)

Top of Canopy
+ 9' - 2"
(+18'-2" NAVD)

F.F.E.
0' - 0" (+9'-0" NAVD)

GRADE
VARIES
(+3.74 NAVD TO +4.6 NAVD)

KEY NOTES	
NO.	DESCRIPTION
1	PRE-FABRICATED MODULAR BUILDING
2	SITE INSTALLED STANDING SEAM MTL. ROOF
3	VERTICAL WOOD / BATTEN SIDING
4	STUCCO SKIRT BASE
5	EGRESS EXIT STAIRS
6	STAIR TO PLAY AREA
6	STAIR TO PLAY AREA
6	ADA RAMP
7	36" W x 60" H SINGLE-HUNG WINDOW
8	PRE-FABRICATED MTL CANOPY
8	STL. CANOPY COLUMN

NOTE: FLOOD ZONE AE 8 = 8'-0" NAVD

FINISH FLOOR ELEVATION =
BASE FLOOD + 12" FREEBOARD
OR
8'-0" + 1'-0" = 9'-0"
FINISH FLOOR 9'-0" NAVD = 0'-0" F.F.E.



WEST ELEVATION

Top of Roof
+ 20' - 6"
(+29'-6" NAVD)

Top of Canopy
+ 9' - 2"
(+18'-2" NAVD)

F.F.E.
0' - 0" (+9'-0" NAVD)

GRADE
VARIES
(+3.74 NAVD TO +4.6 NAVD)

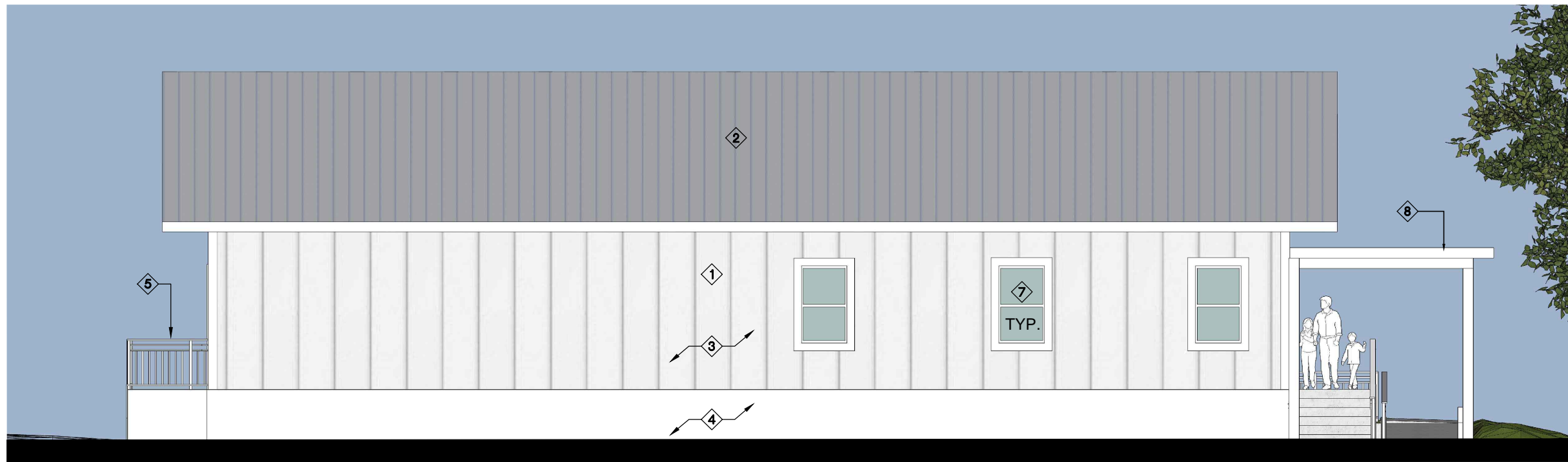
SHEET TITLE:	ELEVATIONS		SCALE: 1/8" = 1'-0"
PROJECT:	FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL	DATE: 02/06/2023	

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SHEET NO: **SD-3.1**



NORTH ELEVATION

Top of Roof
+ 20' - 6"
(+29'-6" NAVD)

Top of Canopy
+ 9' - 2"
(+18'-2" NAVD)

F.F.E.
0' - 0" (+9'-0" NAVD)

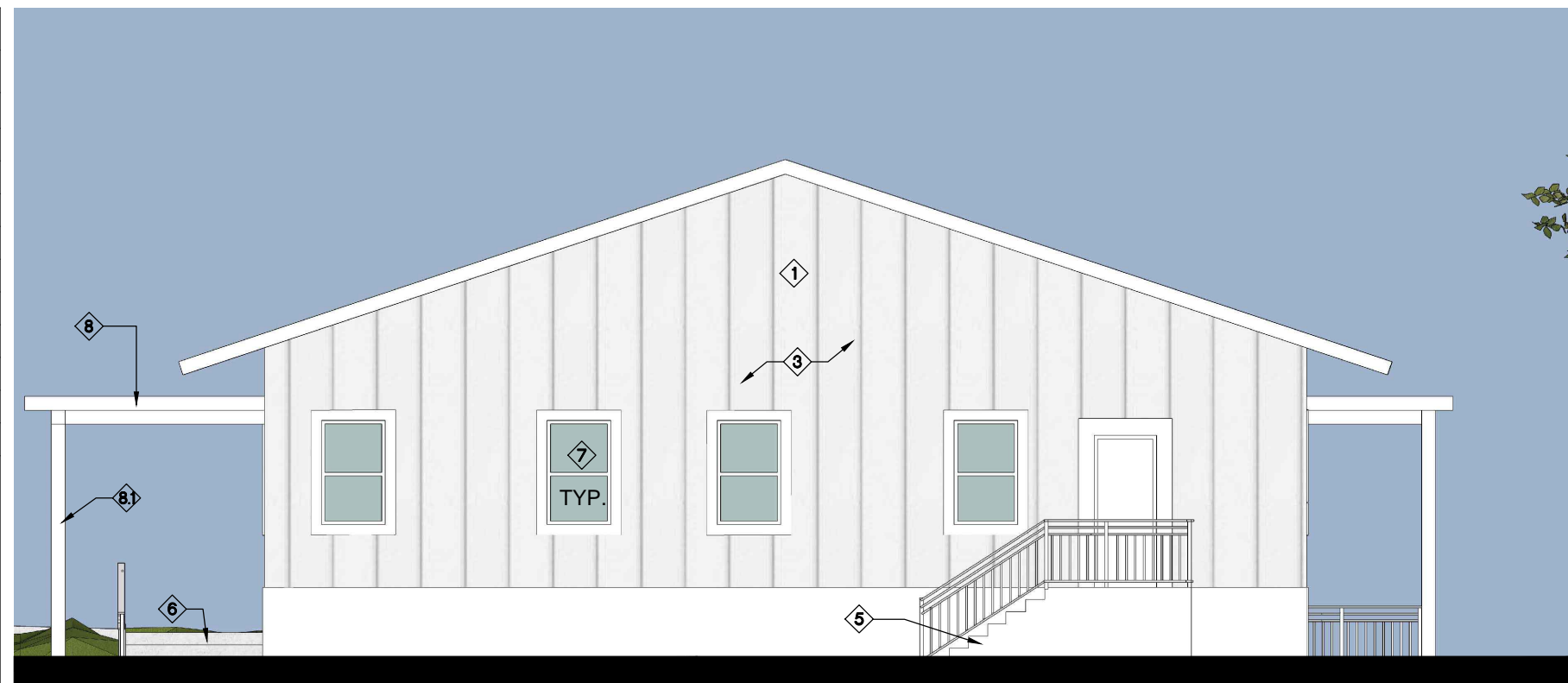
GRADE
VARIES

(+3.74 NAVD TO +4.6 NAVD)

KEY NOTES	
NO.	DESCRIPTION
1	PRE-FABRICATED MODULAR BUILDING
2	SITE INSTALLED STANDING SEAM MTL. ROOF
3	VERTICAL WOOD / BATTEN SIDING
4	STUCCO SKIRT BASE
5	EGRESS EXIT STAIRS
6	STAIR TO PLAY AREA
6	STAIR TO PLAY AREA
6	ADA RAMP
7	36" W x 60" H SINGLE-HUNG WINDOW
8	PRE-FABRICATED MTL CANOPY
8	STL. CANOPY COLUMN

NOTE: FLOOD ZONE AE 8 = 8'-0" NAVD

FINISH FLOOR ELEVATION =
BASE FLOOR + 12" FREEBOARD
OR
8'-0" + 1'-0" = 9'-0"
FINISH FLOOR 9'-0" NAVD = 0'-0" F.F.E.



EAST ELEVATION

Top of Roof
+ 20' - 6"
(+29'-6" NAVD)

Top of Canopy
+ 9' - 2"
(+18'-2" NAVD)

F.F.E.
0' - 0" (+9'-0" NAVD)

GRADE
VARIES

(+3.74 NAVD TO +4.6 NAVD)

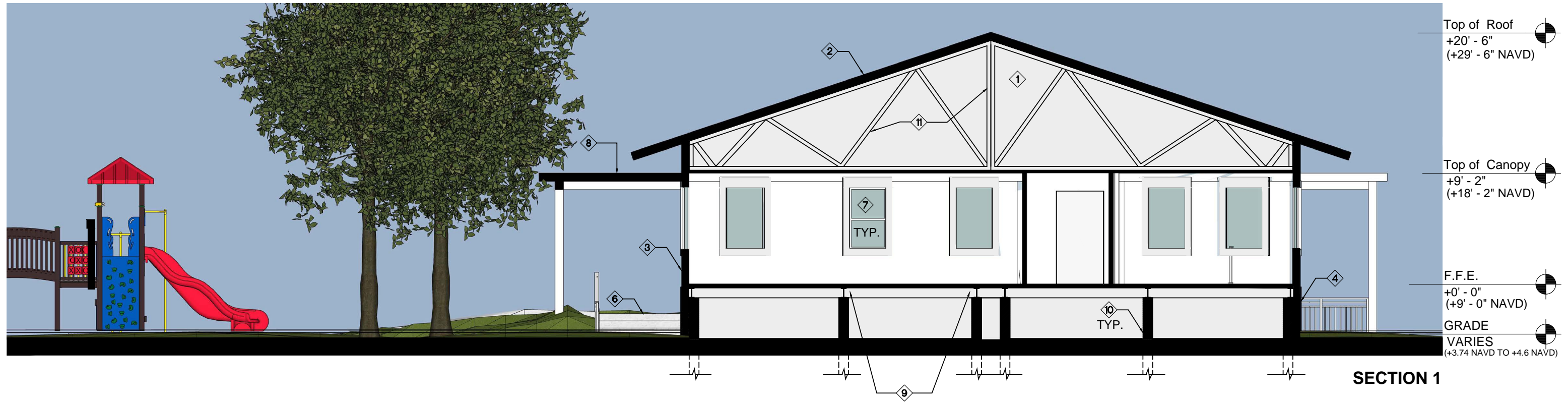
SHEET TITLE:	ELEVATIONS		SCALE: 1/8" = 1'-0"
PROJECT:	FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL	DATE: 02/06/2023	

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SHEET NO: **SD-3.2**



SECTION 1

KEY NOTES	
NO.	DESCRIPTION
1	PRE-FABRICATED MODULAR BUILDING
2	SITE INSTALLED STANDING SEAM MTL. ROOF
3	VERTICAL WOOD / BATTEN SIDING
4	STUCCO SKIRT BASE
5	EGRESS EXIT STAIRS
6	STAIR TO PLAY AREA
6	ADA RAMP
7	36" W x 60" H SINGLE-HUNG WINDOW
8	PRE-FABRICATED MTL CANOPY
9	MODULAR BUILDING FRAME
10	CONCRETE PIER FOUNDATION SYSTEM
11	SITE INSTALLED PREFAB. WOOD TRUSS SYSTEM

NOTE:
 MODULAR BUILDING DESIGN IS CONCEPTUAL AND SUBJECT TO REVISION / MODIFICATION DURING DESIGN / ENGINEERING BY OWNER SELECTED MODULAR BUILDING MANUFACTURER.

SHEET TITLE: **SECTION** SCALE: 1/8" = 1'-0"

PROJECT: FIRE STATION #1 DAYCARE RELOCATION
 1245 MICHIGAN AVE, MIAMI BEACH, FL

DATE: 02/06/2023

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SHEET NO: **SD-3.3**



VIEW I. VIEW OF PLAYGROUND AND BUTTERFLY GARDEN



VIEW II. AERIAL VIEW OF BUTTERFLY GARDEN AND DAYCARE



VIEW III. AERIAL VIEW OF BUTTERFLY GARDEN, DAYCARE, AND PLAYGROUND

SHEET TITLE:	VIEW I - VIEW II - VIEW III - RENDERINGS	
PROJECT:	FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL	DATE: 02/06/2023

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SHEET NO: **SD-4**