

FIRE STATION #1 / DAYCARE RELOCATION

1245 Michigan Avenue
Miami Beach, Florida

CITY OF MIAMI BEACH:

MAYOR: DAN GELBER

COMMISSIONERS:

RICKY ARRIOLA
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



LOCATION MAP / N.T.S.

LIST OF DRAWINGS:

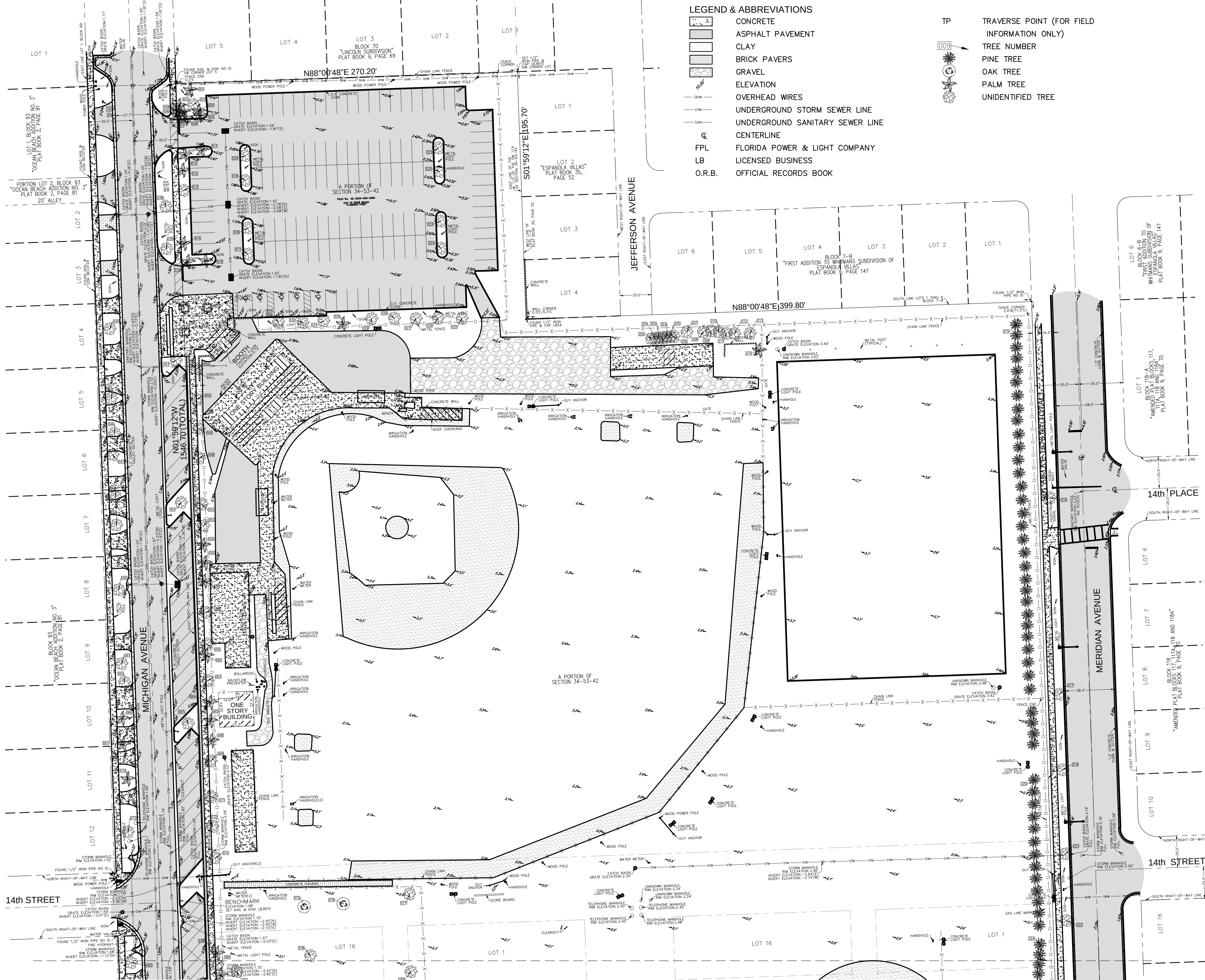
	SURVEY (3 SHEETS TOTAL)
HR-1	HISTORIC RESOURCES REPORT
Z-1	ZONING DATA
SP-1 - SP-7	SITE PICTURES
SD-1	OVERALL SITE PLAN
SD-2	RENDERED SITE PLAN
SD-2.1	PARTIAL SITE PLAN FLOOR PLAN
SD-2.2	ROOF PLAN
SD-3	FLOOR PLAN
SD-3.1	EXTERIOR ELEVATIONS - SOUTH AND WEST
SD-3.2	EXTERIOR ELEVATIONS - NORTH AND EAST
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 INLCUDE:

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

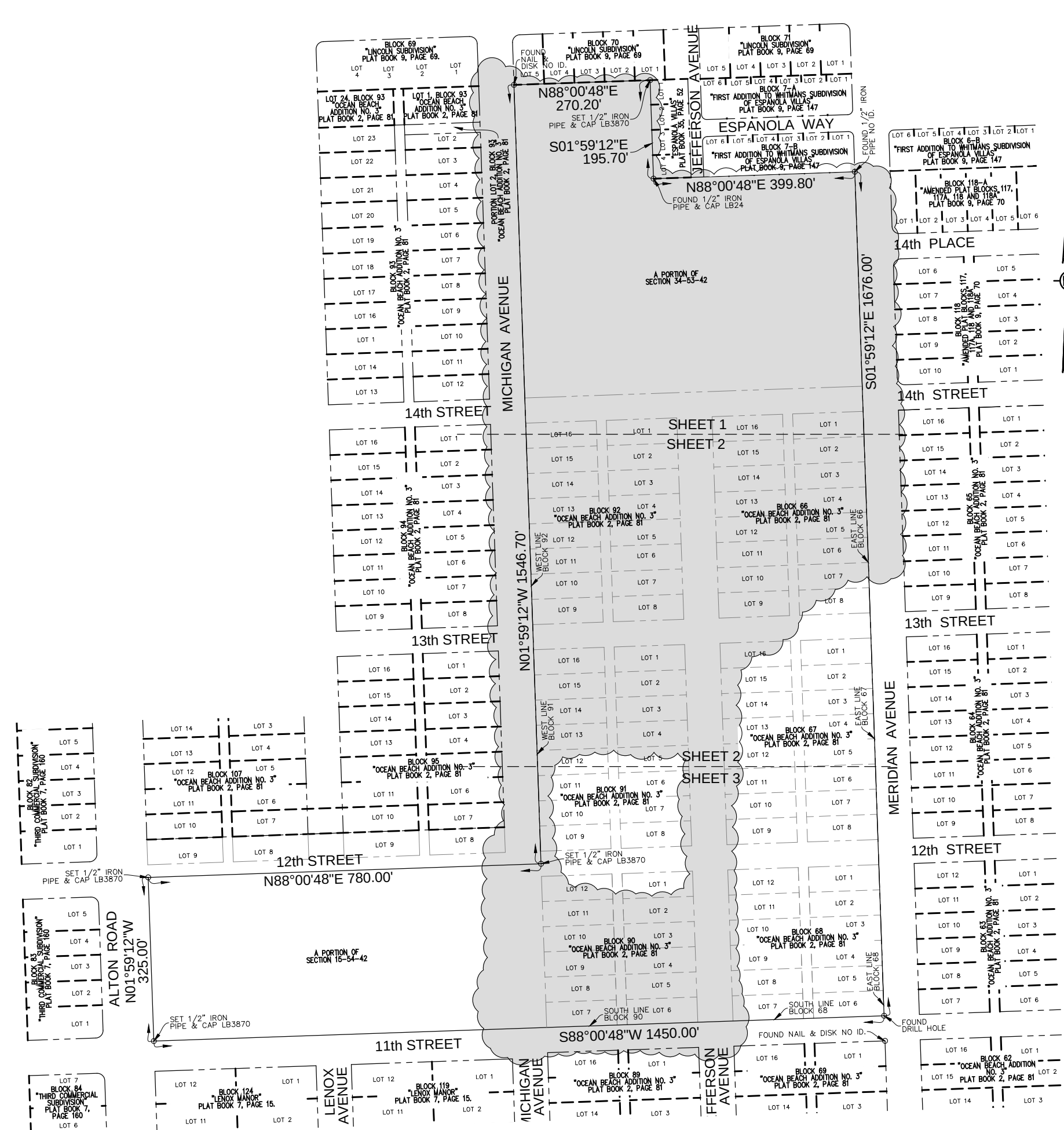




LEGEND & ABBREVIATIONS

- CONCRETE
- ASPHALT PAVEMENT
- CLAY
- BRICK PAVERS
- GRAVEL
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- CENTERLINE
- FPL FLORIDA POWER & LIGHT COMPANY
- LB 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

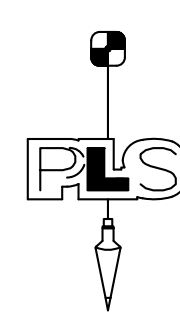
SHEET 1 OF 3

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

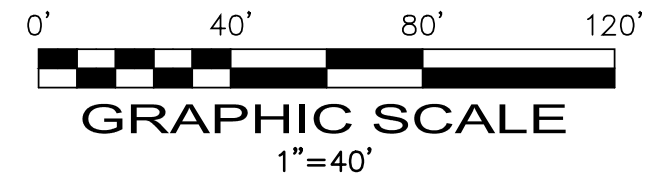


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WEBSITE: www.puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

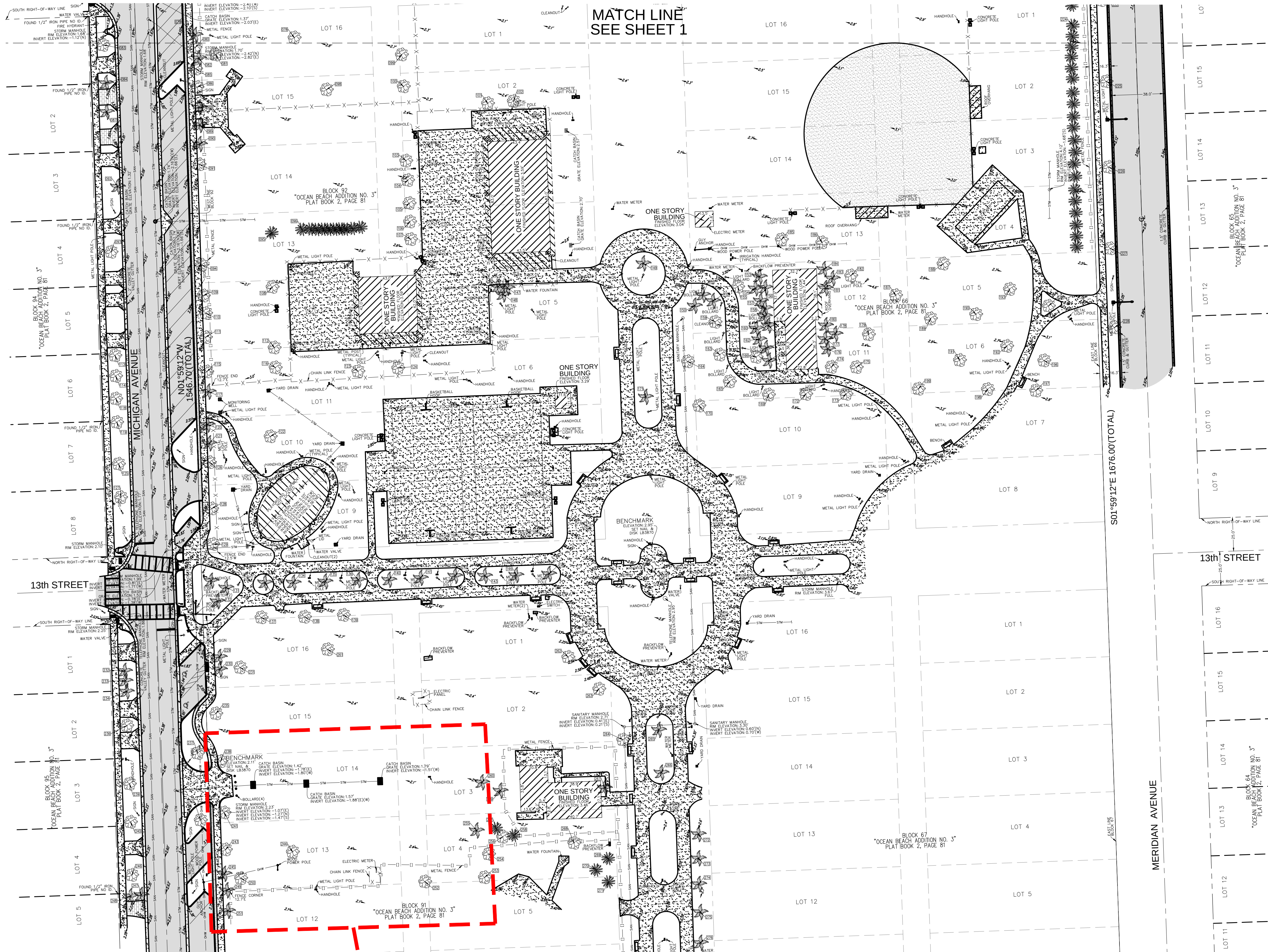
DRAWN BY: L.H.
CHECKED BY: J.F.P.

SCALE: 1" = 40'
SURVEY DATE: 07/08/22

CLIENT: WOLFBERG, ALVAREZ & PARTNERS
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.



LEGEND & ABBREVIATIONS

	CONCRETE
	ASPHALT PAVEMENT
	CLAY
	BRICK PAVERS
	GRAVEL
	ELEVATION
	OVERHEAD WIRES
	UNDERGROUND STORM SEWER LINE
	UNDERGROUND SANITARY SEWER LINE
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	FPL FLORIDA POWER & LIGHT COMPANY
	LB 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

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, "ESPAÑOLA 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:

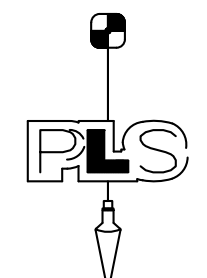
1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. NATIONAL GEODETIC SURVEY BENCHMARK #AC2261; 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 ESPAÑOLA 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 $\pm 0.2'$. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS $\pm 0.1'$.
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)

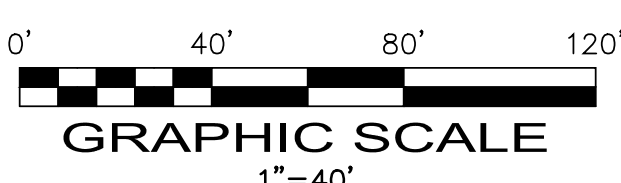
PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY



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WEBSITE: www.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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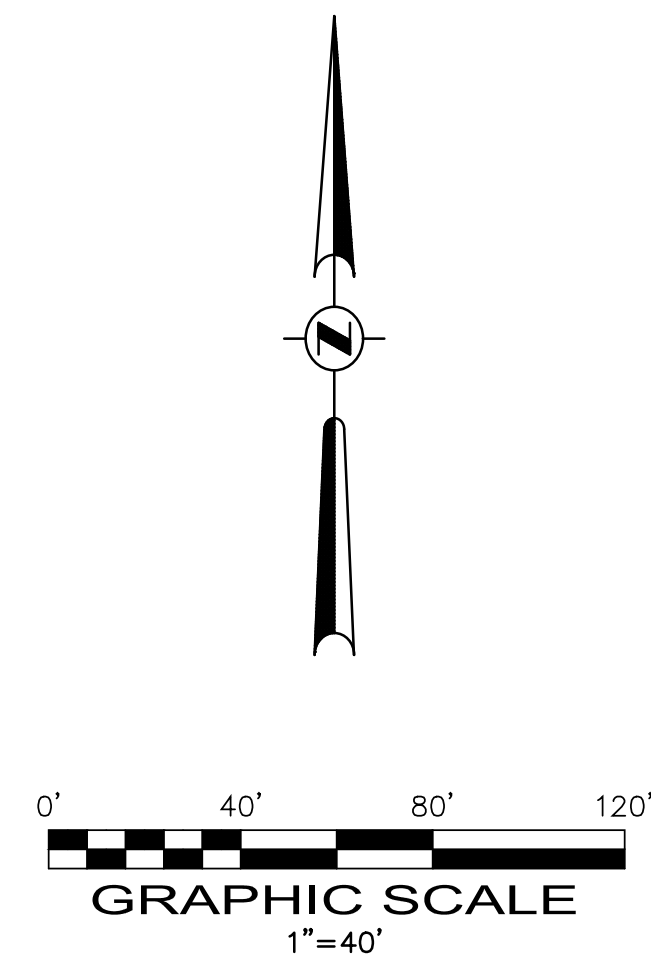
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This is a detailed site plan for Block 91, "Ocean Beach Addition No. 3", located between Michigan Avenue and Jefferson Avenue. The plan shows lots 1 through 16. Lot 1 is the largest, containing a two-story building and a one-story building. Other lots contain smaller structures, parking areas, and landscaping. The plan is annotated with numerous technical details including elevations, dimensions, and material specifications.

Key Features and Annotations:

- Streets:** Michigan Avenue (N88°00'48"E 780.00'(TOTAL)), 11th Street, 12th Street, Jefferson Avenue.
- Buildings:**
 - Two Story Building (Lot 1):** 1450.00'(TOTAL) area.
 - One Story Building (Lot 1):** 1450.00'(TOTAL) area.
 - Other Buildings:** Various smaller structures on other lots, including a "TWO STORY BUILDING" on Lot 11 and a "ONE STORY BUILDING" on Lot 12.
- Landscaping and Features:**
 - Plantings:** Various trees and shrubs indicated by symbols and labels like "PLANTING", "TREES", "SHRUBS", "GRASS", "FLORAL", "ROCK", "WOOD", "METAL", "CONCRETE", "BRICK", "GLASS", "PLASTER", "STUCCO", "SAND", "GRAVEL", "DIRT", "ASPHALT", "PAVEMENT", "CURB", "GUTTER", "DRAIN", "SEWER", "WATER", "ELECTRIC", "GAS", "CABLE", "FIBER", "TELEPHONE", "RADIO", "TV", "SIGNAL", "ANTENNA", "SPEAKER", "LIGHT", "FAN", "HEATER", "COOLER", "REFRIGERATOR", "STOVE", "OVEN", "CUPBOARD", "SINK", "TUB", "SHOWER", "TOILET", "BATH", "BED", "DRESSING", "HALL", "KITCHEN", "LIVING", "DINING", "BREAKFAST", "PORCH", "PATIO", "DECK", "GARAGE", "DRIVEWAY", "WALKWAY", "RAMP", "STAIR", "LANDING", "HATCH", "DOOR", "WINDOW", "SCREEN", "BLIND", "SHUTTER", "VALVE", "FAUCET", "SINK", "TUB", "SHOWER", "TOILET", "BATH", "BED", "DRESSING", "HALL", "KITCHEN", "LIVING", "DINING", "BREAKFAST", "PORCH", "PATIO", "DECK", "GARAGE", "DRIVEWAY", "WALKWAY", "RAMP", "STAIR", "LANDING", "HATCH", "DOOR", "WINDOW", "SCREEN", "BLIND", 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"TOILET", "BATH", "BED", "DRESSING", "HALL", "KITCHEN", "LIVING", "DINING", "BREAKFAST", "PORCH", "PATIO", "DECK", "GARAGE", "DRIVEWAY", "WALKWAY", "RAMP", "STAIR", "LANDING", "HATCH", "DOOR", "WINDOW", "SCREEN", "BLIND", "SHUTTER", "VALVE", "FAUCET", "SINK", "TUB", "SHOWER", "TOILET", "BATH", "BED", "DRESSING", "HALL", "KITCHEN", "LIVING", "D

TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	TREE NUMBER
	PINE TREE
	OAK TREE
	PALM TREE
	UNIDENTIFIED TREE



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

PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY



CLIENT: WOLFBERG, ALVAREZ & PARTNERS
ORDER NO.: 70277

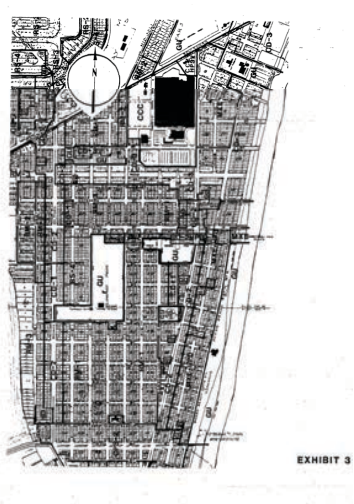
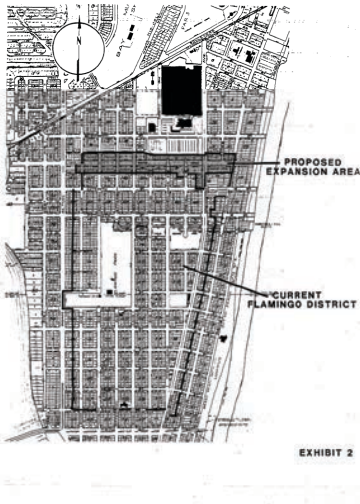
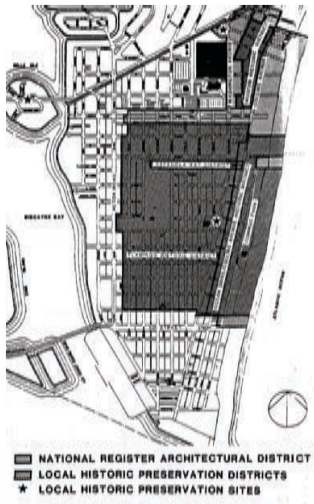
CLIENT: WOLFBERG, ALVAREZ & PARTNERS
ORDER NO.: 70277

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.

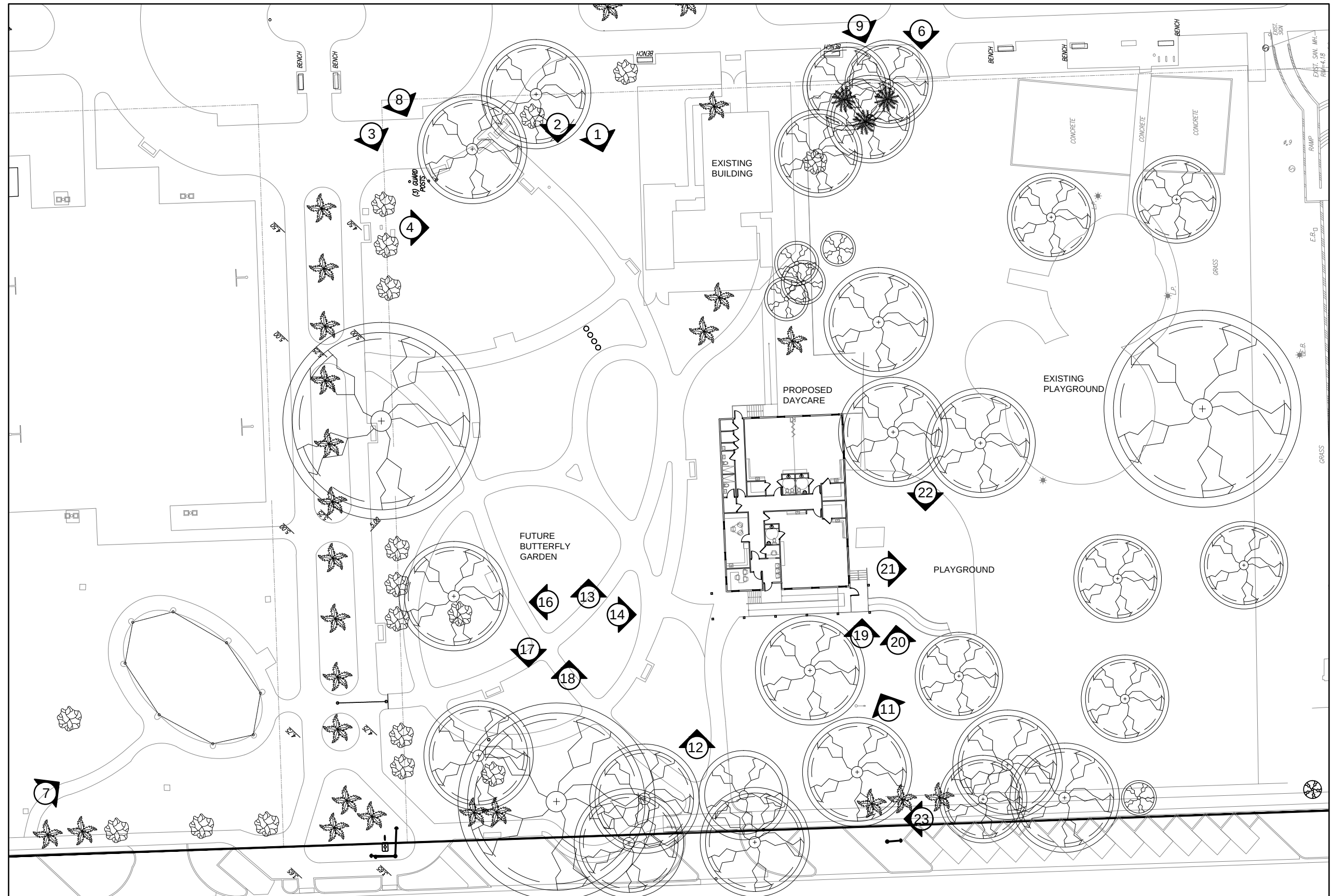


COMMERCIAL - ZONING DATA SHEET

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 Accesory 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	Subterrenean, 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	Subterrenean, 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.



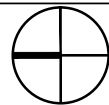
SHEET TITLE:

PICTURE REFERENCE SITE PLAN = N.T.S.

PROJECT:

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

DATE: 02/06/2023



MIAMI BEACH
OFFICE OF CAPITAL IMPROVEMENT PROJECTS

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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

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



5. FPL WORK ON MICHIGAN AVENUE



6. FPL WORK ON MICHIGAN AVENUE



7. EXERCISE PARK AND FPL AREA



8. LODGING AND FPL STAGING AREA

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



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		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: SP-4
PROJECT:	FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL	DATE: 02/06/2023		



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		MIAMIBEACH 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: SP-5
PROJECT:	FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL	DATE: 02/06/2023		



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		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: SP-6
PROJECT:	FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL	DATE: 02/06/2023		



21. EXISTING PARK LANDSCAPING AND TREES - EXISTING PLAYGROUND

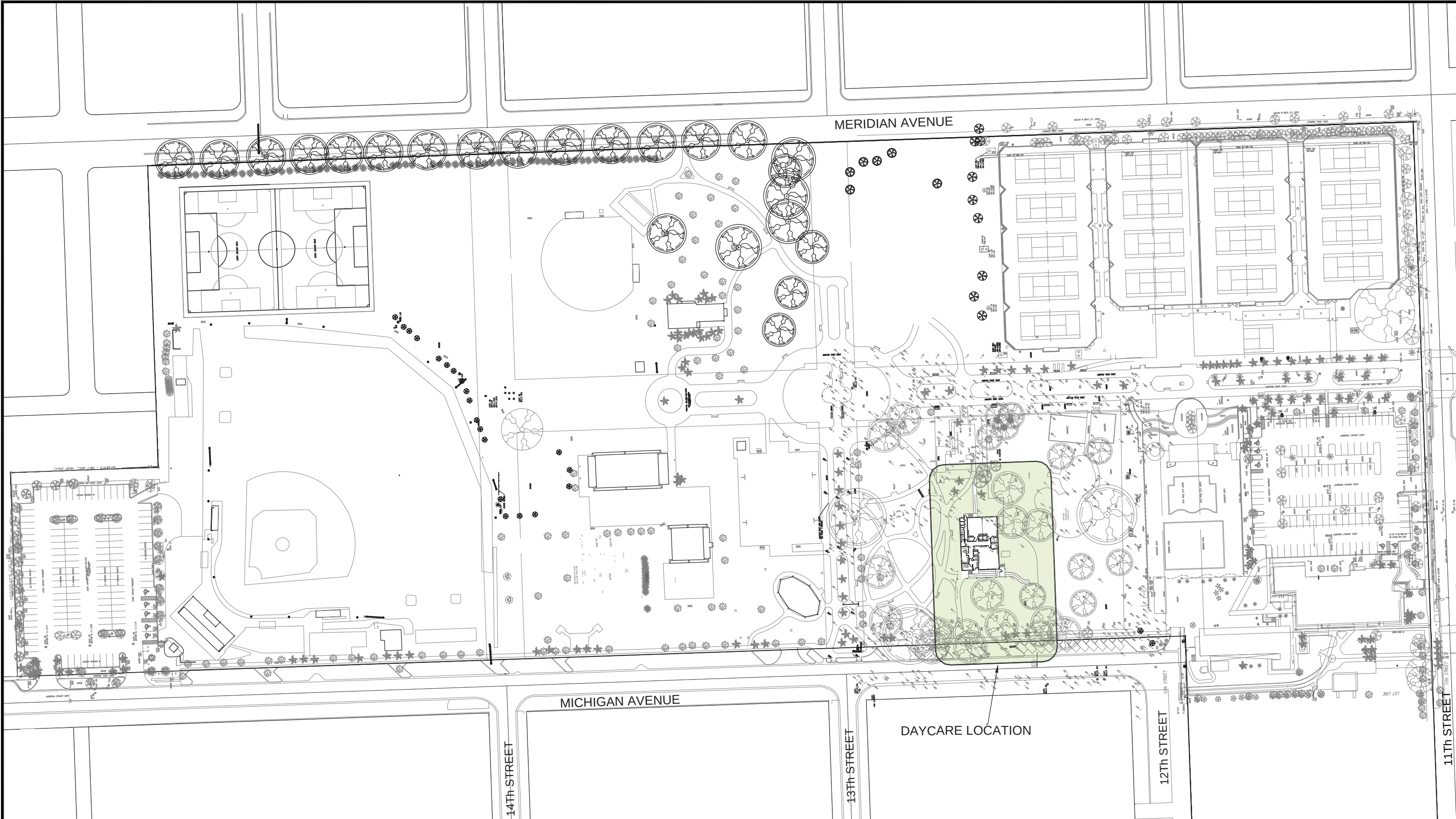


22. EXISTING PARK LANDSCAPING AND TREES

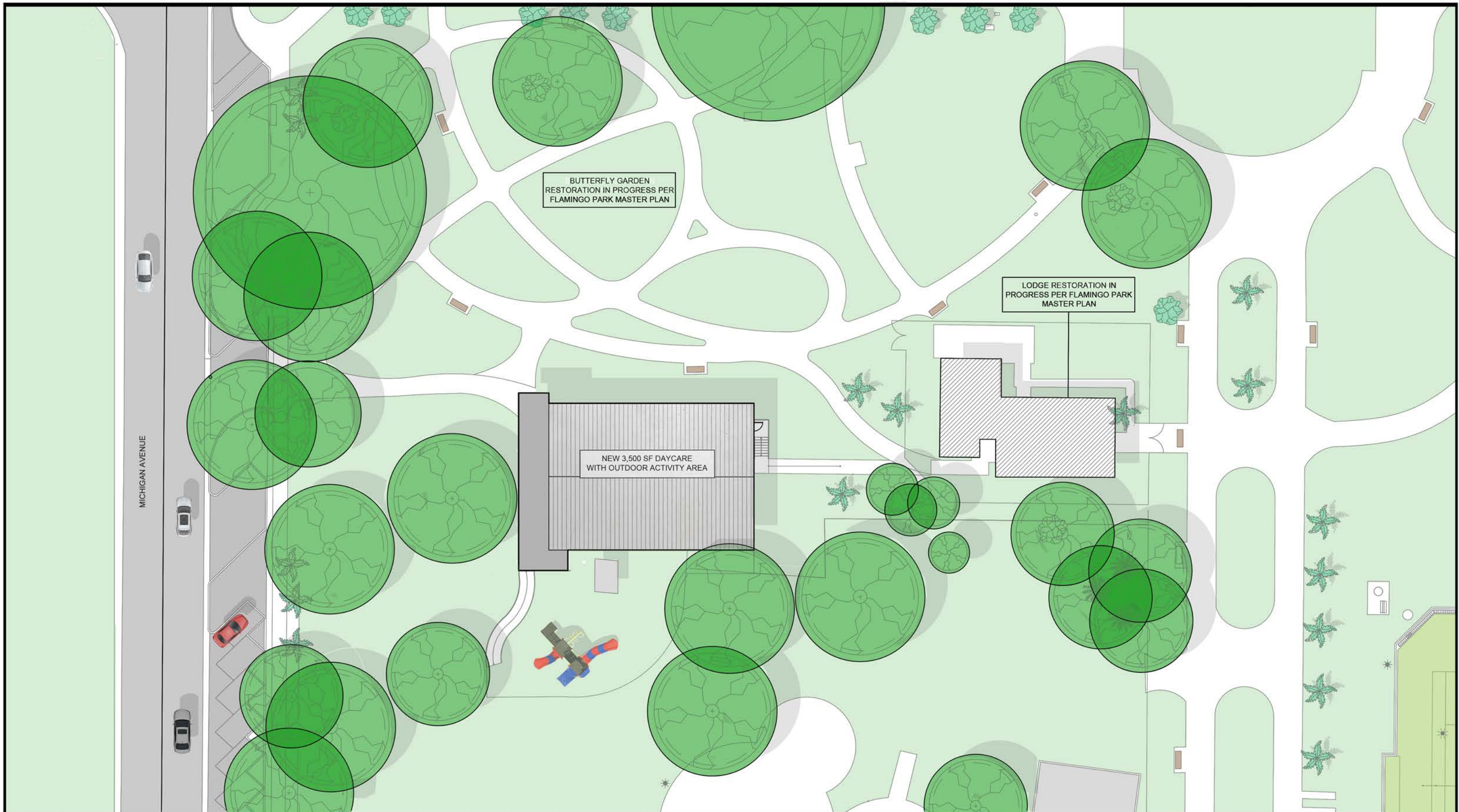


23. EXISTING PARK LANDSCAPING AND TREES

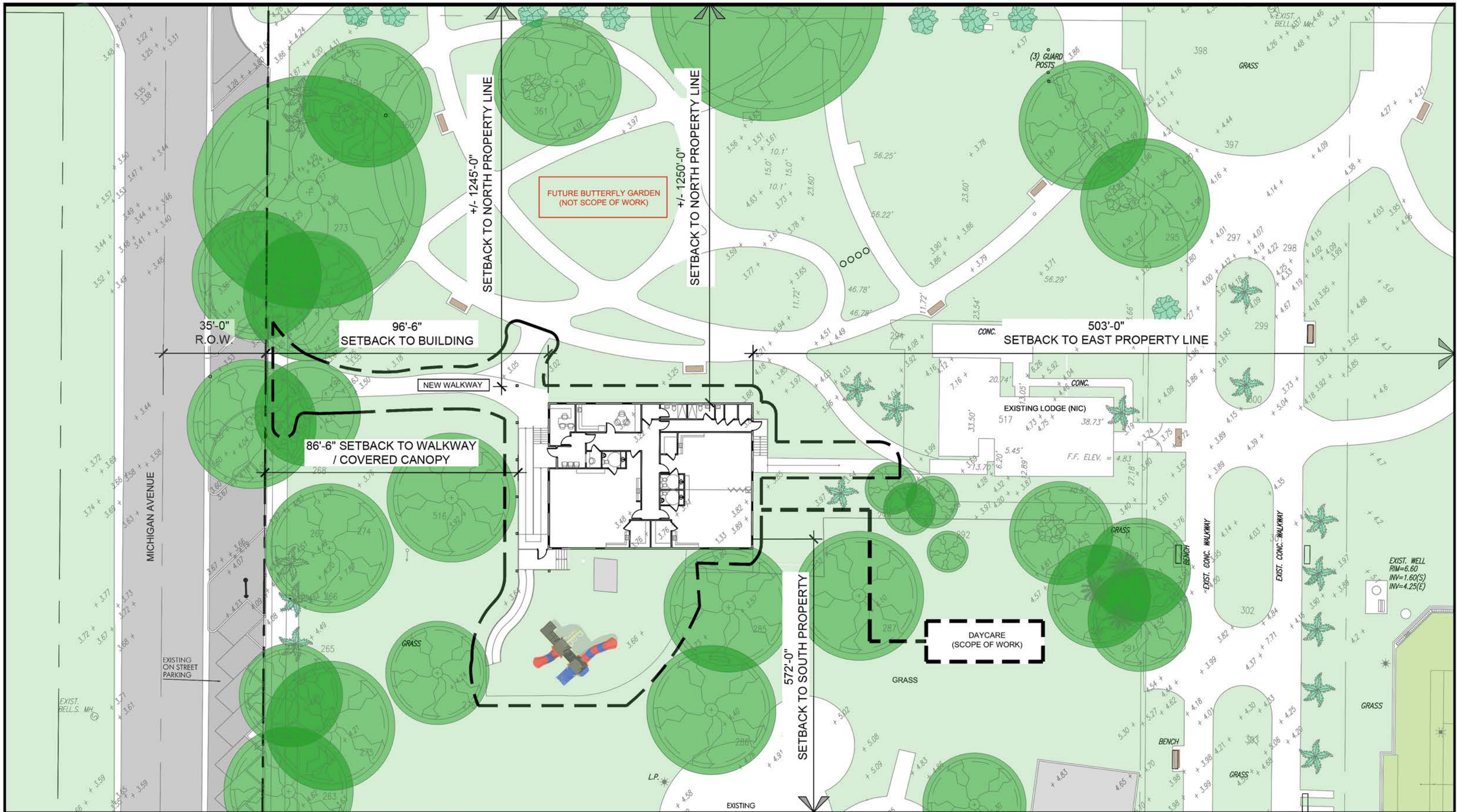
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PROJECT:	FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL	DATE: 02/06/2023		



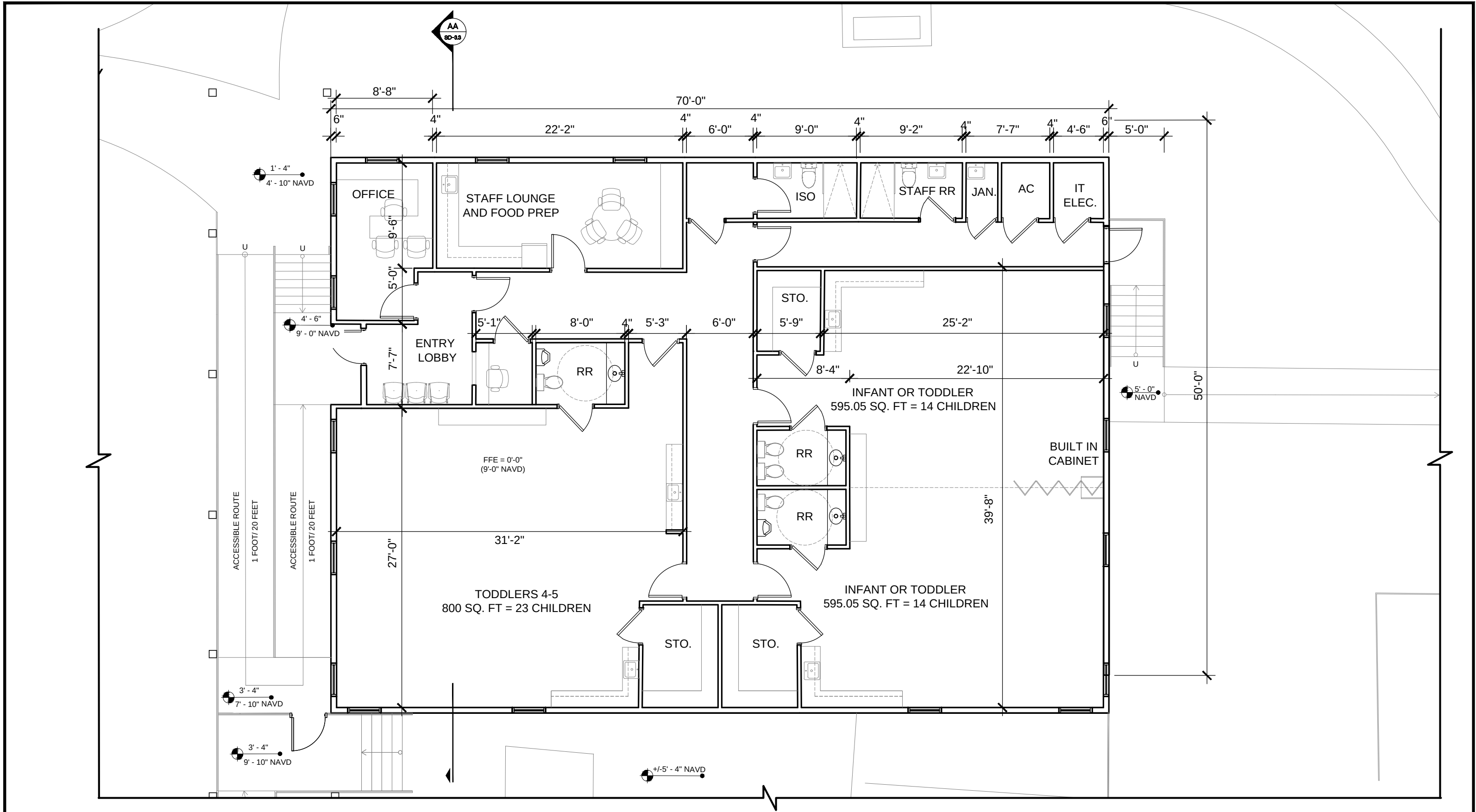
SHEET TITLE:	OVERALL SITE PLAN = N.T.S.	MIAMI BEACH OFFICE OF CAPITAL IMPROVEMENT PROJECTS CHISHOLM architects SHEET NO: SD-1	
PROJECT:	FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL	DATE: 02/06/2023	Architects . Planners . Interior Designers 782 NW 42ND AVE . Miami . FL 33126 P-305.661.2070 RE Chisholm Architects, Inc. aac001962 www.chisholmarchitects.com

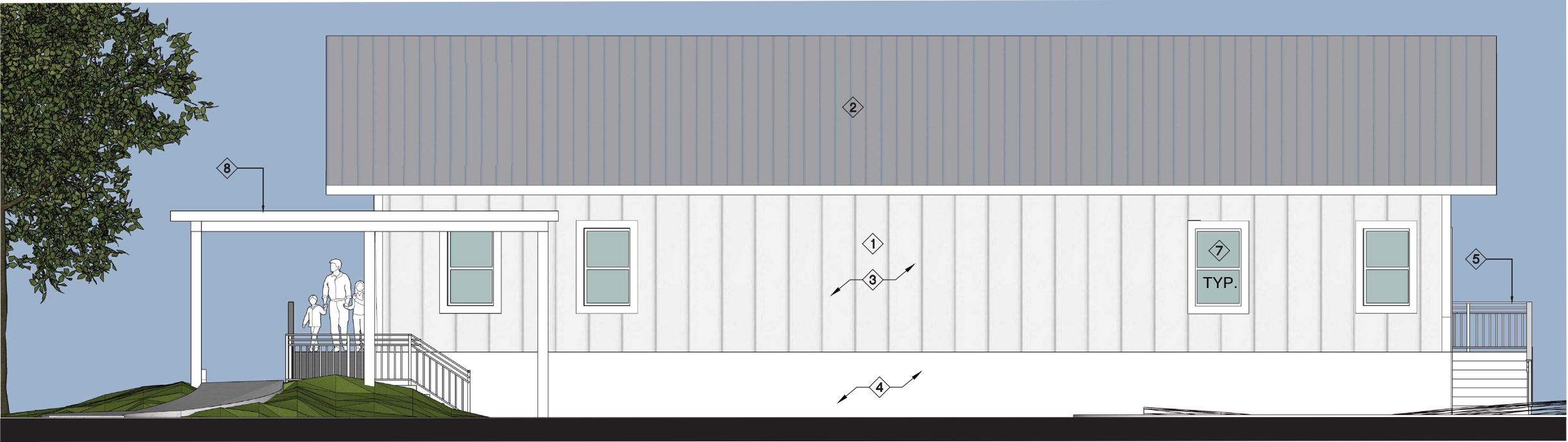


SHEET TITLE: PARTIAL RENDERED SITE PLAN SCALE: 1" = 30' 0 30' 60' 90' 120'	MIAMIBEACH OFFICE OF CAPITAL IMPROVEMENT PROJECTS CHISHOLM architects Architects, Planners, Interior Designers 782 NW 42ND AVE., Miami, FL 33126 P-305.661.2070 RE Chisholm Architects, Inc. asc001962 www.chisholmarchitects.com	SHEET NO: SD-2
PROJECT: FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL DATE: 02/06/2023		



SHEET TITLE: PARTIAL SITE FLOOR PLAN 030'60'90'120' SCALE: 1" = 30'	MIAMIBEACH OFFICE OF CAPITAL IMPROVEMENT PROJECTS CHISHOLM architects	SHEET NO: SD-2.1
PROJECT: FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL DATE: 02/06/2023	Architects · Planners · Interior Designers 782 NW 42ND AVE · Miami, FL 33126 P-305.661.2070 RE Chisholm Architects, Inc. asc01962 www.chisholmarchitects.com	





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

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

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

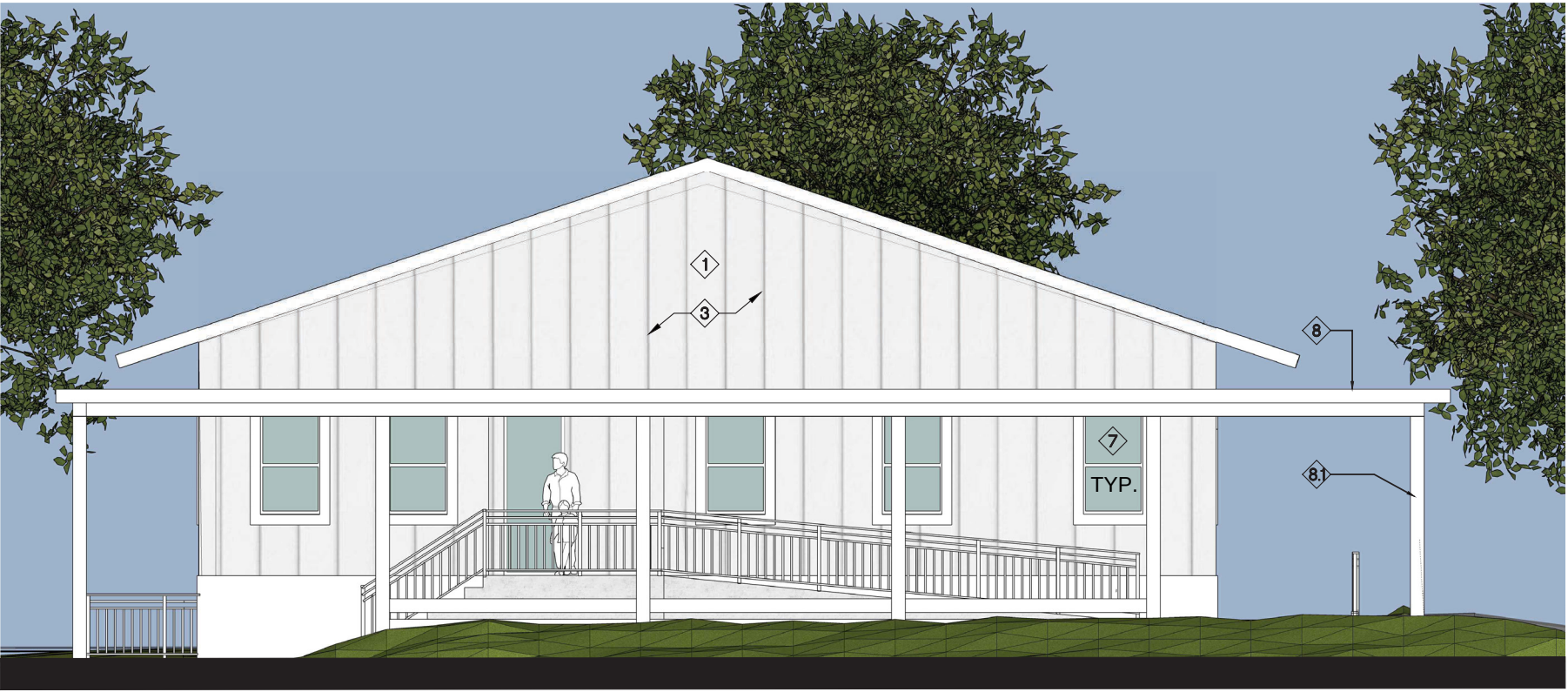
GRADE
VARIES
(+3.74 NAVD TO +4.6 NAVD)

SOUTH ELEVATION

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.



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)

WEST ELEVATION

SHEET TITLE:

ELEVATIONS

08162432

8'16'24'32'

SCALE: 1/8" = 1'-0"

PROJECT:

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

DATE:

02/06/2023

MIAMI BEACH

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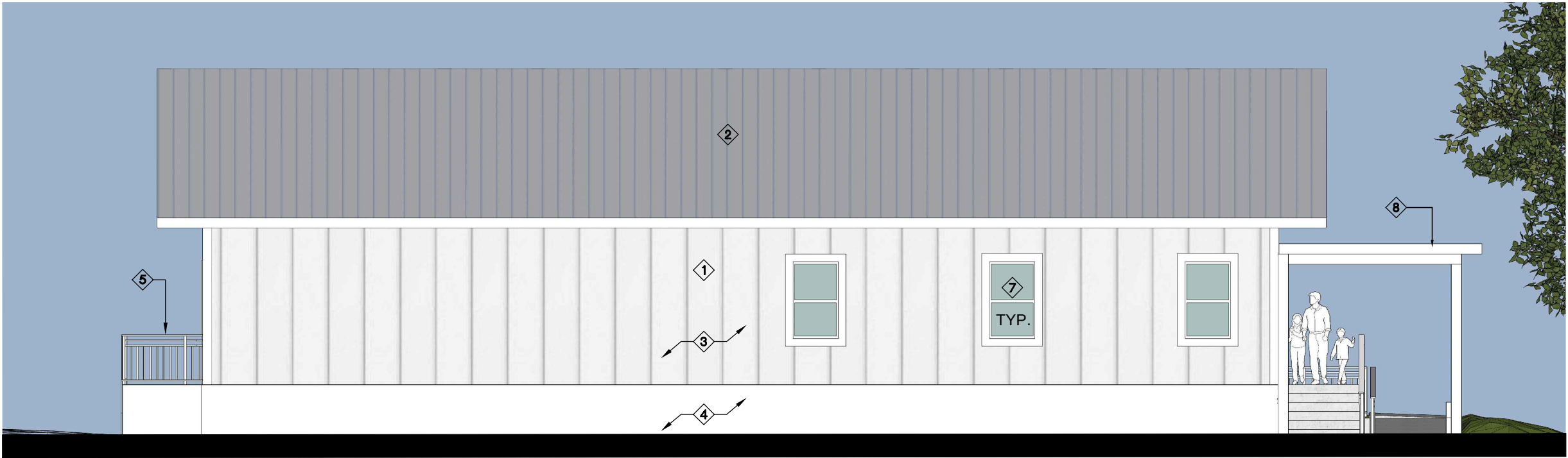
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SHEET NO:

SD-3.1



NORTH ELEVATION

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

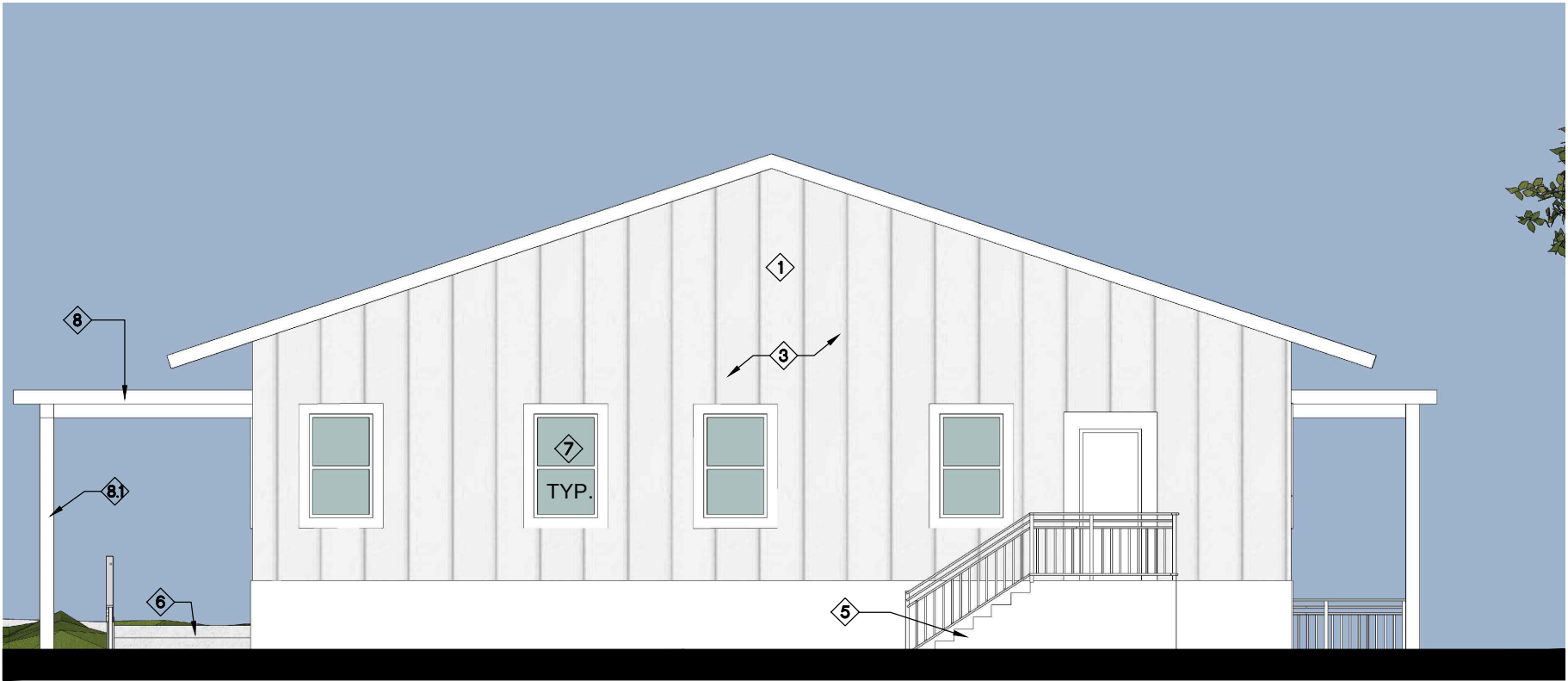
Top of Canopy
+ 9' - 2"
(+18'-2" NAVD)

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 FLOOD + 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

08'16'24'32'

SCALE: 1/8" = 1'-0"

PROJECT:

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

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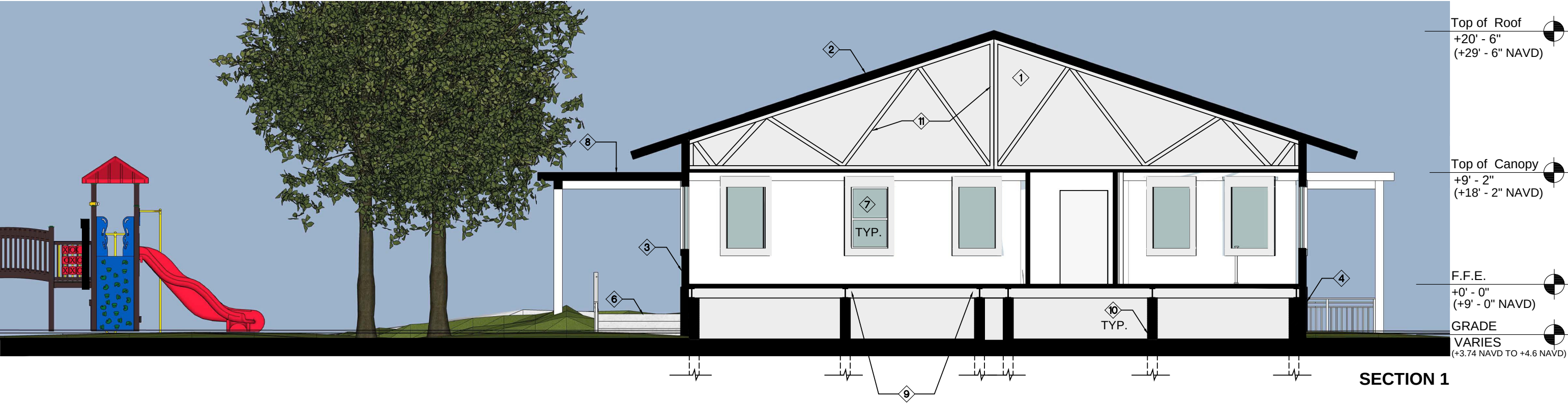
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SHEET NO:

SD-3.2



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
6A	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

MIAMIBEACH

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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		MIAMI BEACH OFFICE OF CAPITAL IMPROVEMENT PROJECTS CHISHOLM <i>architects</i> 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: SD-4
PROJECT:	FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL	DATE: 02/06/2023		