

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

May 12th, 2023

HISTORIC PRESERVATION BOARD



DAYCARE LOCATION
SEE SD-1 FOR DETAILED LOCATION

LOCATION MAP / N.T.S.

LIST OF DRAWINGS:

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

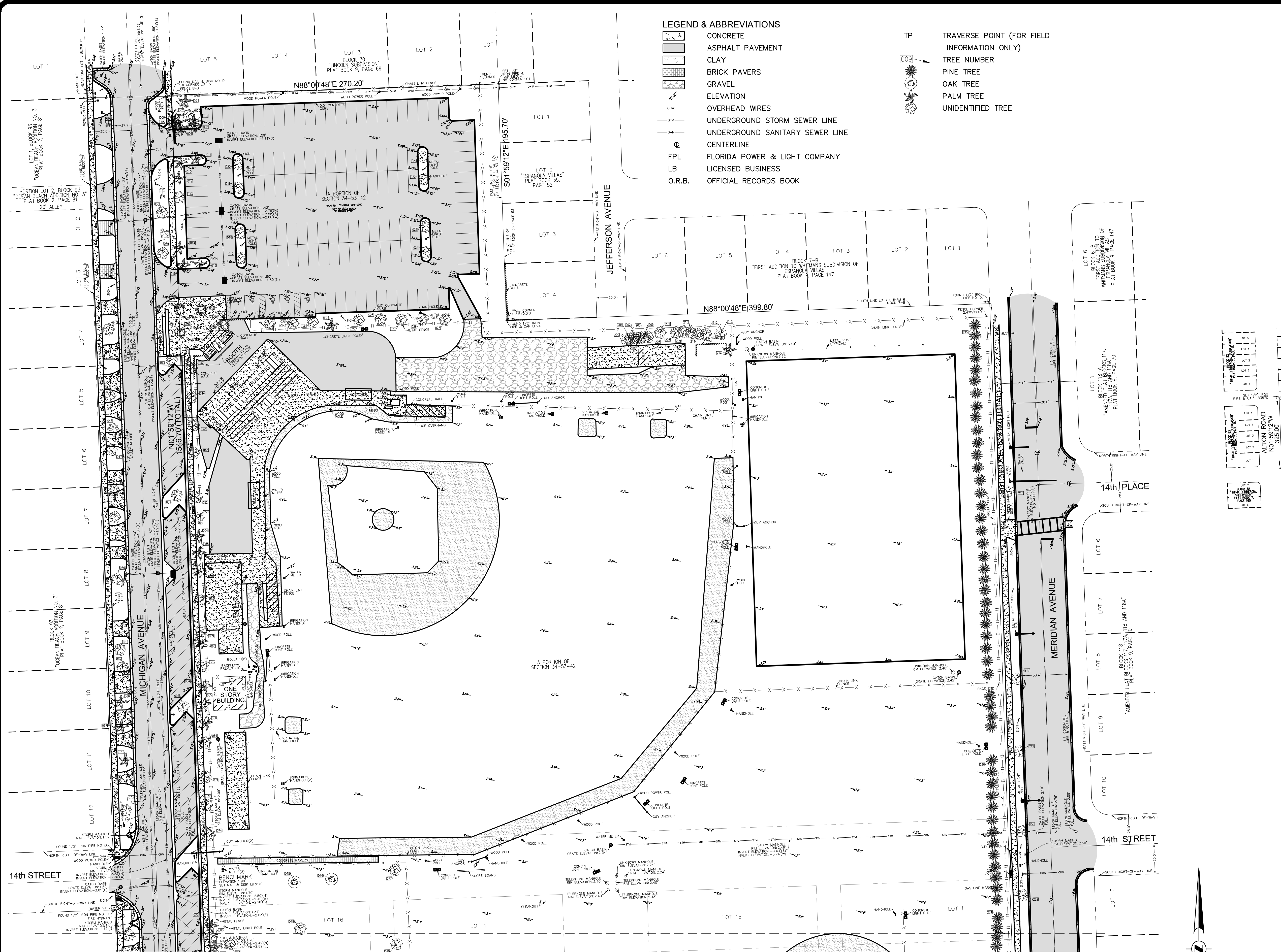
SCOPE OF WORK:

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 (+/- 1,250 SF OF PLAYGROUND AREA MIN.)
- B- STAFF AREA
- C- STORAGE
- D- ADMINISTRATION OFFICES

CHISHOLM

architects



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

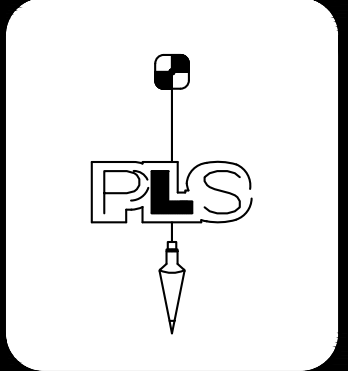
SHEET 1 OF 3

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

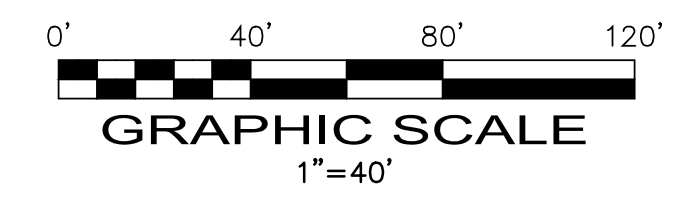


PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@puliceandsurveyors.com
WEBSITE: www.puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

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

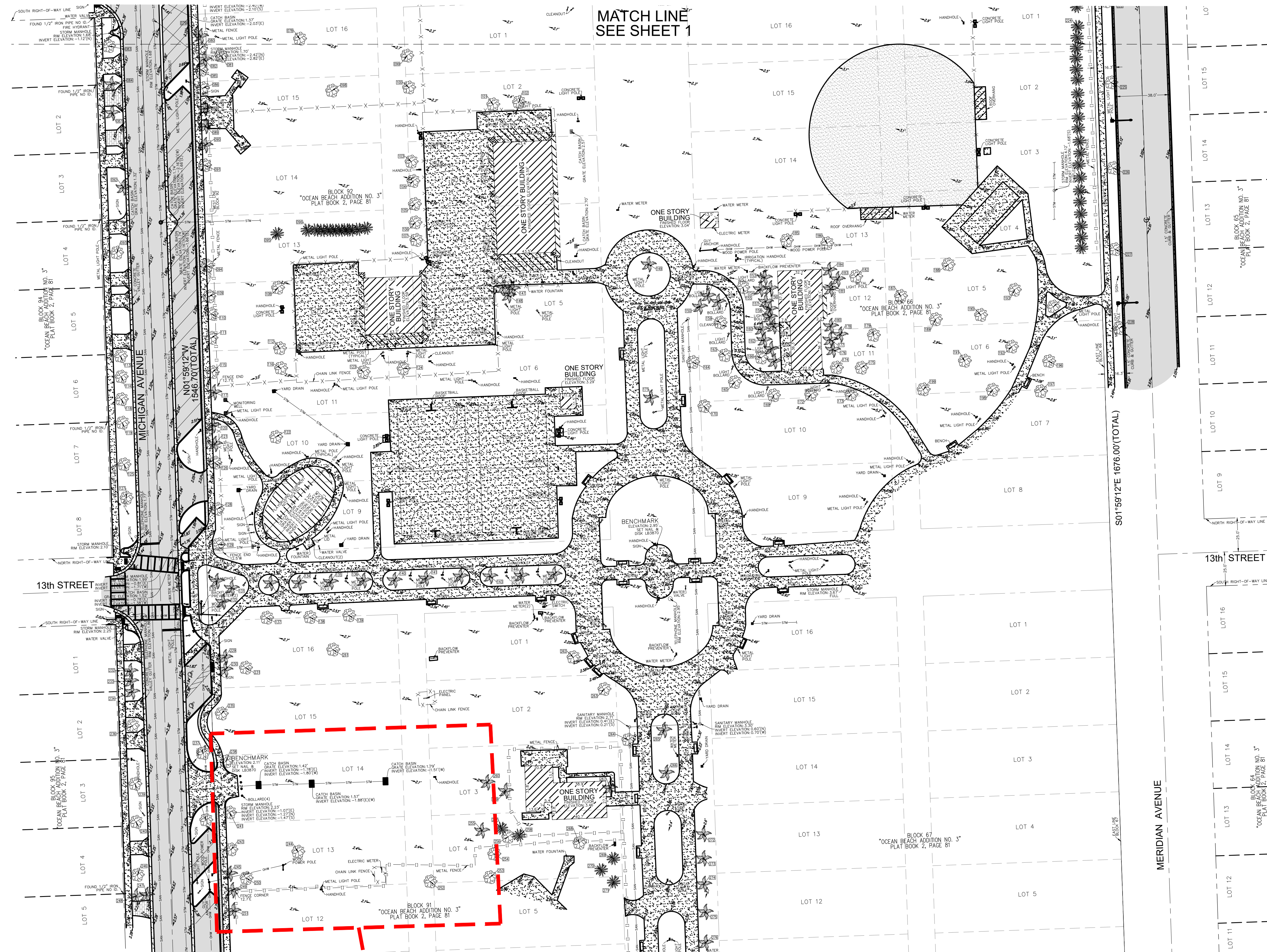
SCALE: 1" = 40'
SURVEY DATE: 07/08/22

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



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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, "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.

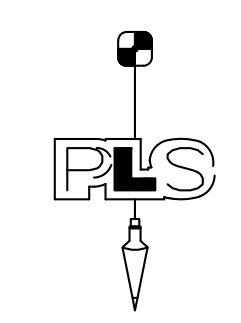
- NOTES:**
1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. NATIONAL GEODETIC SURVEY BENCHMARK #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 ±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

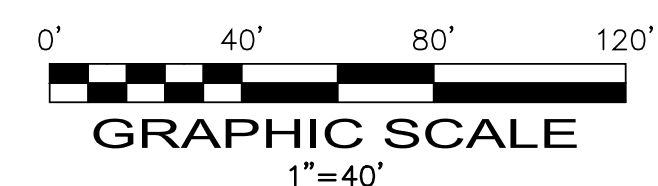
THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3, INCLUSIVE

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.

MATCH LINE
 SEE SHEET 3

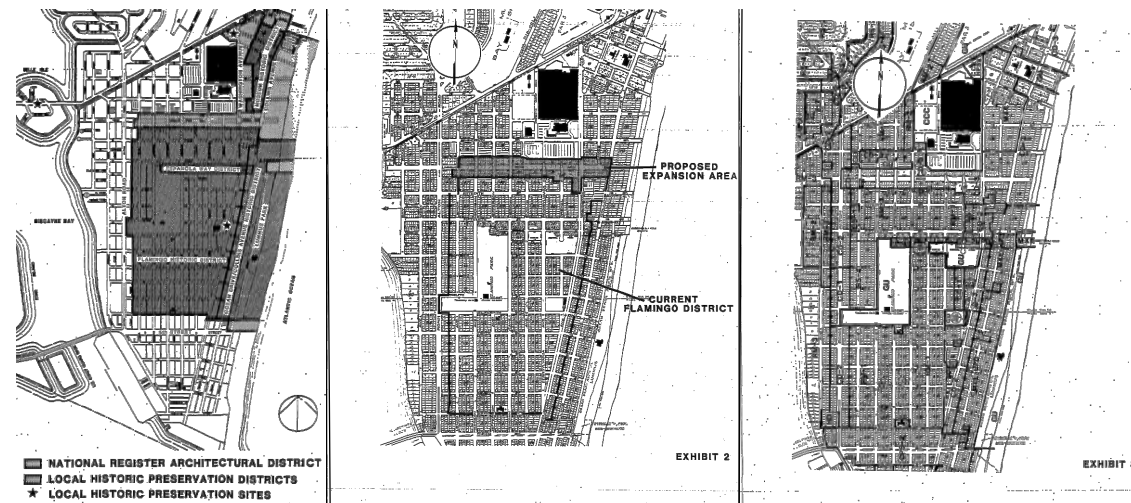
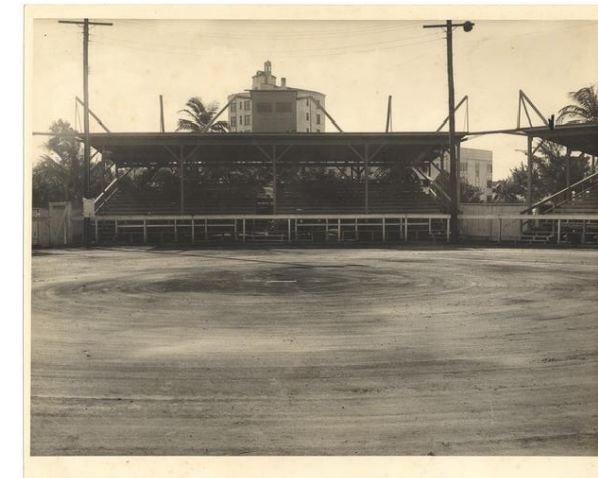
MATCH LINE
 SEE SHEET 1

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: 05/12/2023

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OFFICE OF CAPITAL IMPROVEMENT PROJECTS

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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	15 ft. 6 in.	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	89 ft. 10 in.	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.	562 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	3498 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.

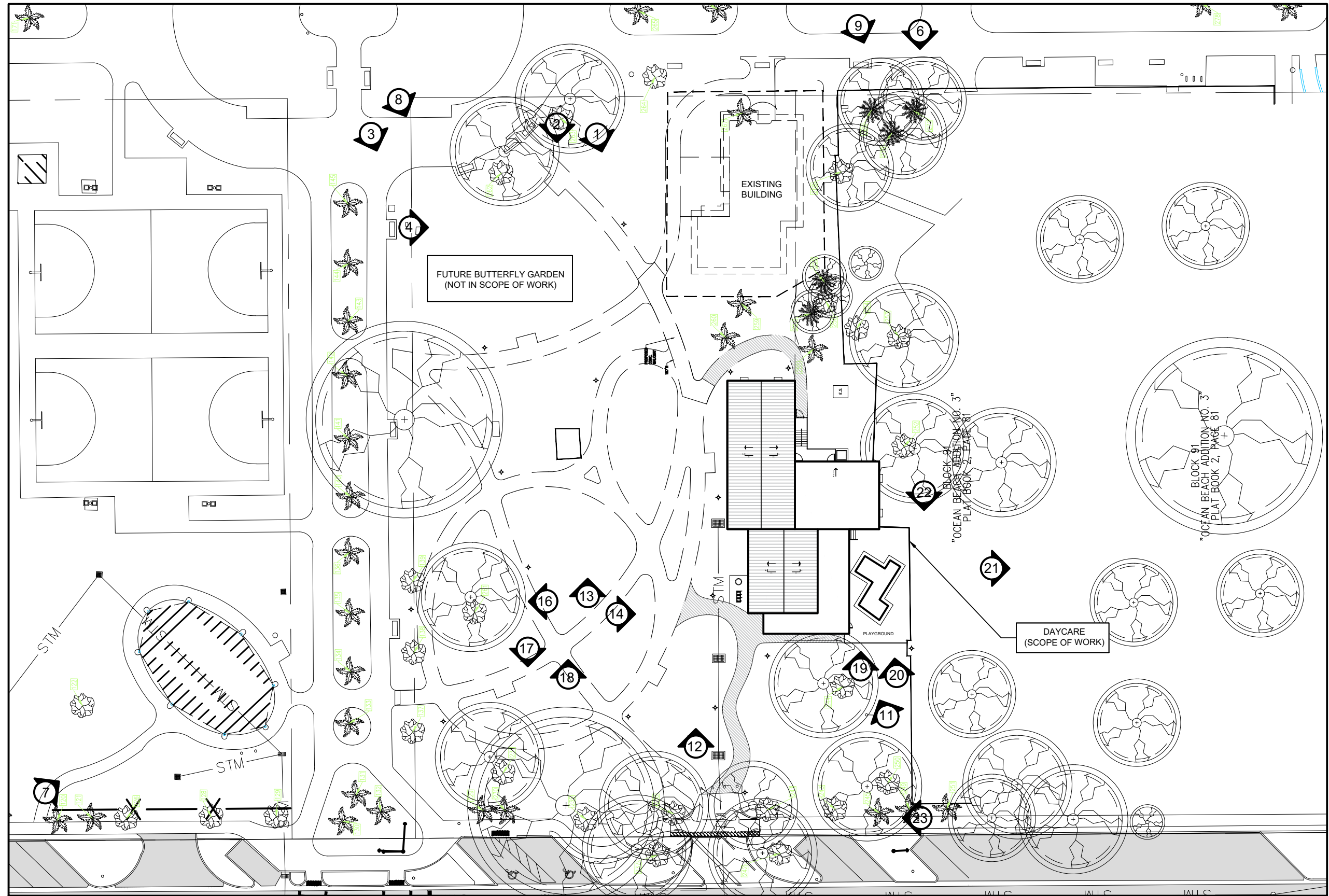
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PROJECT:	FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL	DATE: 05/12/2023





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RE Chisholm Architects, Inc. aac001962 www.chisholmarchitects.com

SHEET NO:	Z-1
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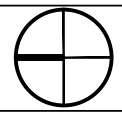


SHEET TITLE:
PROJECT:

PICTURE REFERENCE SITE PLAN = N.T.S.

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

DATE: 05/12/2023



MIAMI BEACH
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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: 05/12/2023

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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: 05/12/2023

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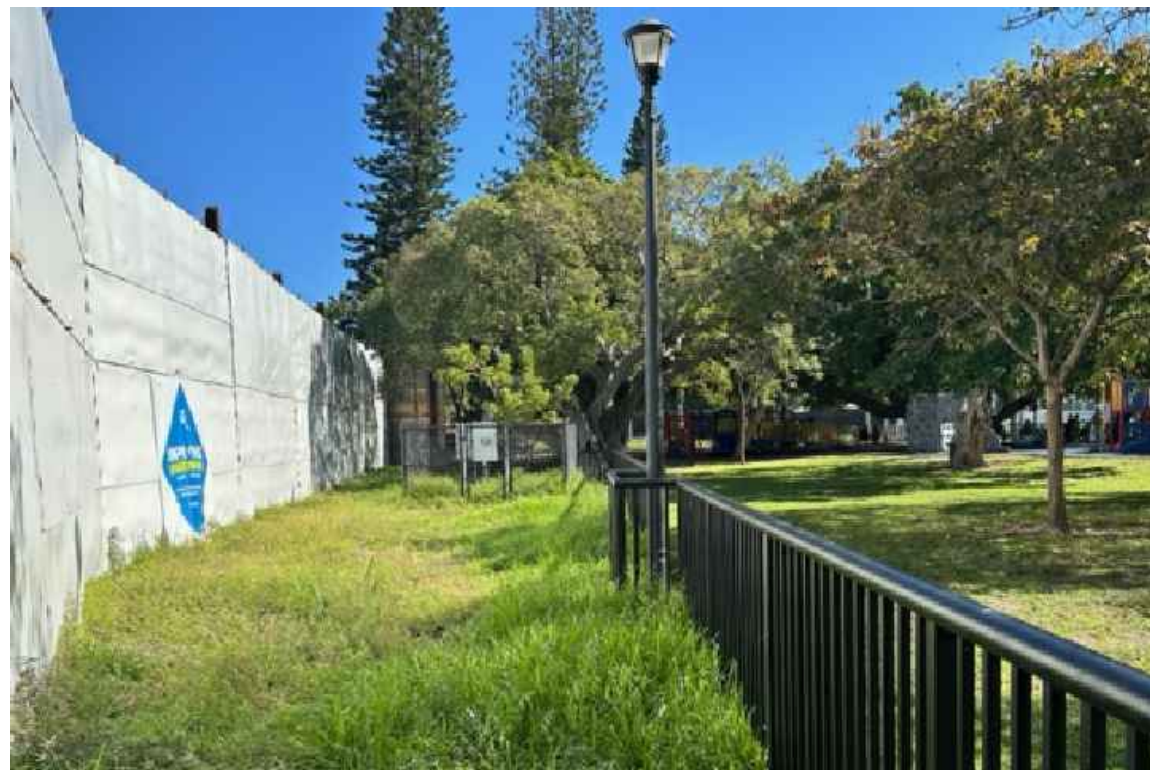
SHEET NO:	SP-5
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17. INSIDE FPL STAGING AREA LOOKING AT MICHIGAN AVENUE



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	
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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

Playground



Cub
 Manufacturer: PLAYGROUND BOSS
 MODEL NUMBER: PGB-36066
 Safety Use Zone: 25 ft x 20ft
 Age: 6 to 23 months

Child Capacity: 22



Shady Days
 Manufacturer: PLAYGROUND BOSS
 MODEL NUMBER: PGB-20212
 Safety Use Zone: 28 ft x 27ft
 Age: 2 to 5 year olds

Child Capacity: 36



Site



Cast Aluminum Bench
 Manufacturer: Dumor, INC.
 MODEL NUMBER: 447-60APLG-3AR-6
 Length: 6' Bench Color to match Miami Beach Blue
 Grey Recycled Plastic Slats



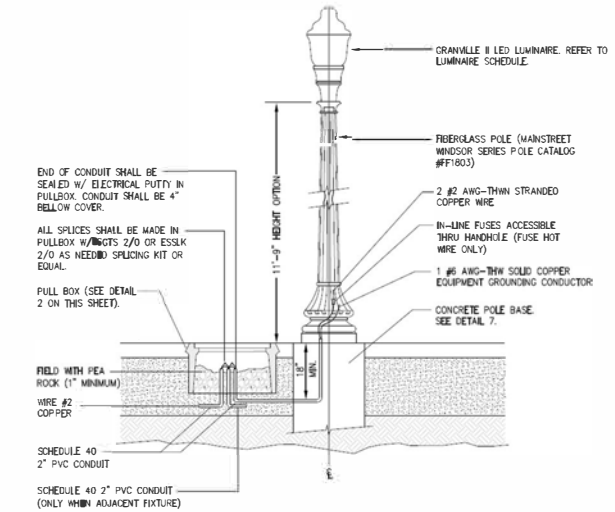
Trash Receptacles
 Manufacturer: Dumor, INC.
Recycle Bin
 MODEL NUMBER: NO. 69-365-22PL / CVR-30A-RC-0165
 22 GAL. ALUMINUM RECEPTACLE WITH GREY RECYCLED PLASTIC WITH 25 38" DIAMETER FLAT COVER.
Regular Bin
 MODEL NUMBER: NO. 70-32APL / CVR-30A-FTD
 32 GAL. ALUMINUM RECEPTACLE WITH GREY RECYCLED PLASTIC WITH LARGE SPUN ALUMINUM COVER WITH OPENING AND CABLE



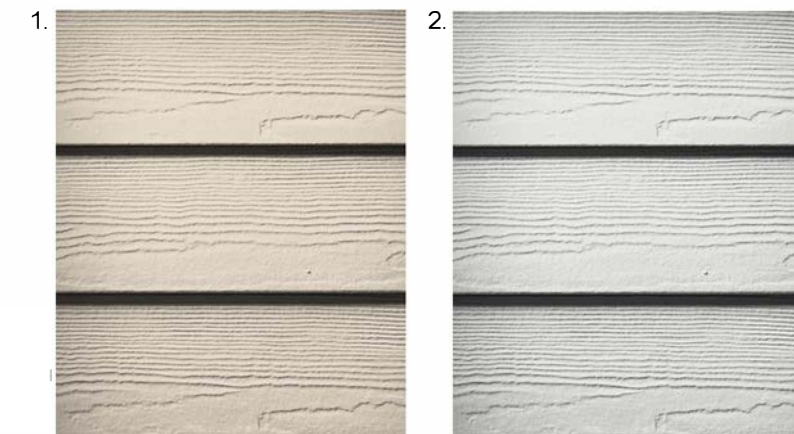
GPD3
 Manufacturer: Holophane
 MODEL: Granville Premier LED3



Windsor 17 Fiberglass Fluted Tapered
 Manufacturer: MAIN STREET LIGHTING
 CATALOG NUMBER: #FF-1803



Hardie Plank Lap Siding
 Manufacturer: JamesHardie
 MODEL: 1. White Meringue & 2. White House

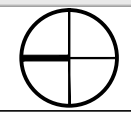


SHEET TITLE: SITE EQUIPMENT/PRODUCTS		<p>Architects · Planners · Interior Designers 782 NW 42ND AVE. Miami · FL 33126 P-305.661.2070 RE Chisholm Architects, Inc. aac001962 www.chisholmarchitects.com</p>	SHEET NO: SE-1
PROJECT: FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL	DATE: 05/12/2023		



SHEET TITLE: OVERALL SITE PLAN = N.T.S.
PROJECT: FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL

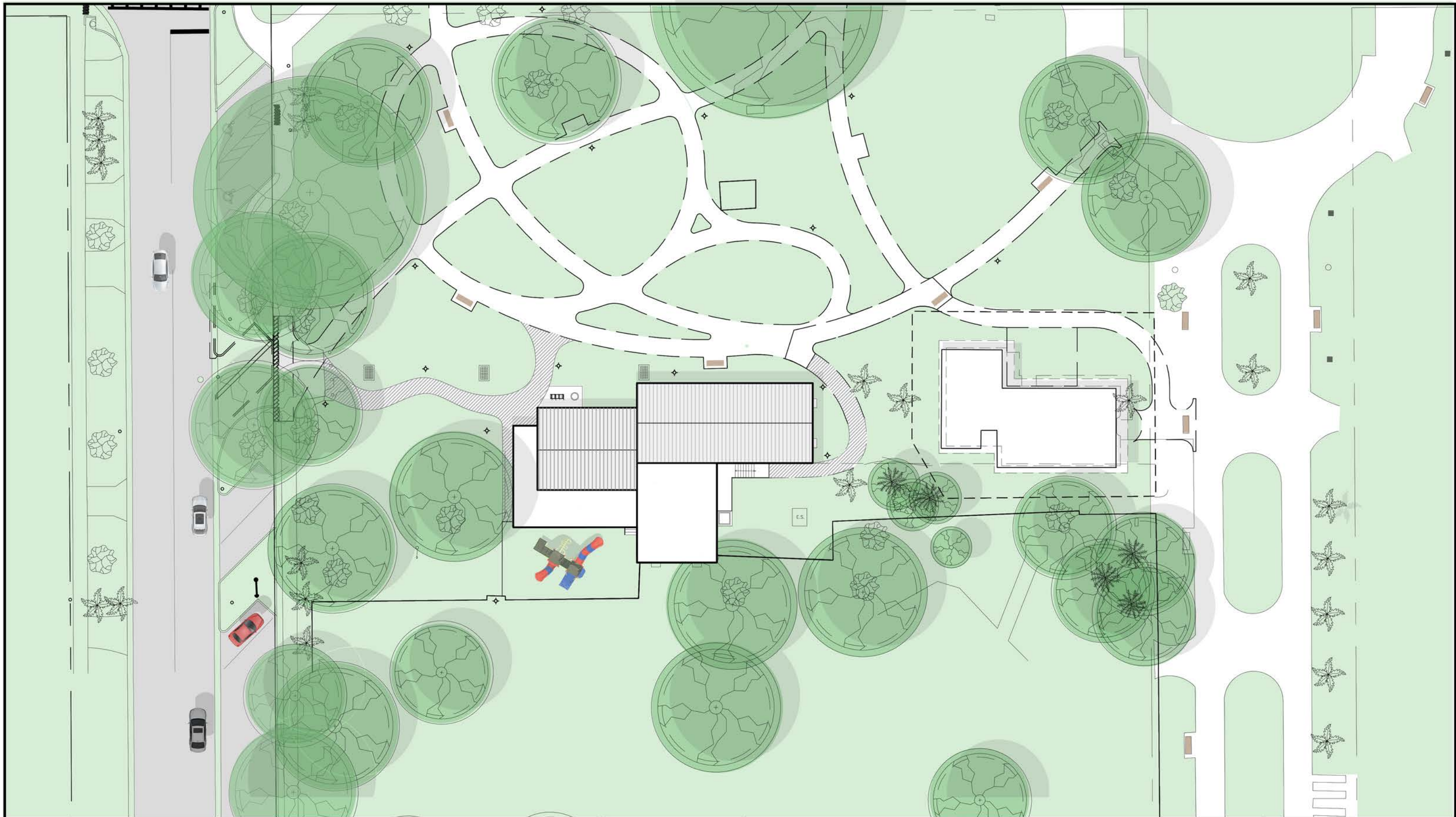
DATE: 05/12/2023







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SHEET NO: SD-1



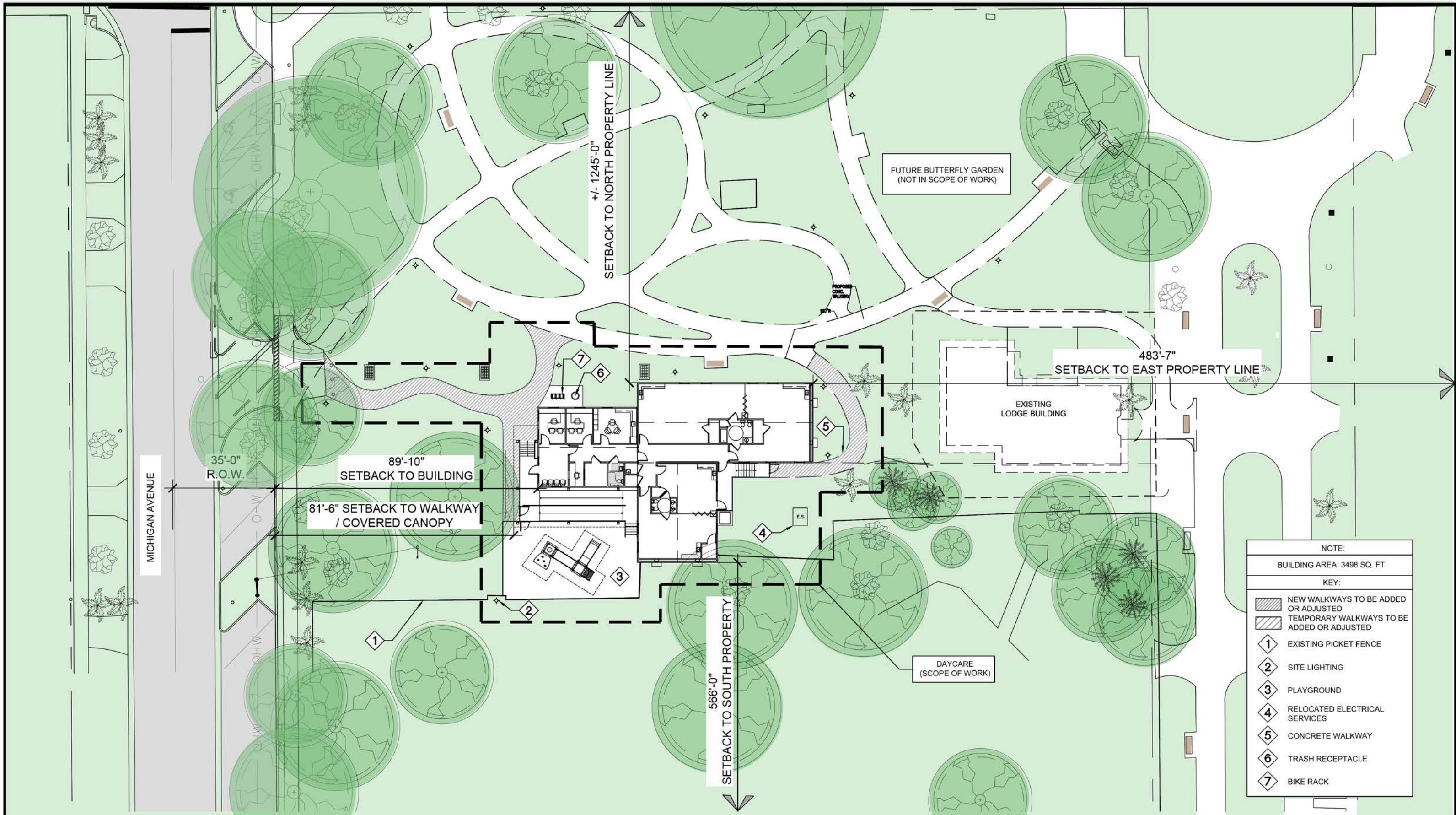
<p>SHEET TITLE: RENDERED SITE PLAN</p> <p>SCALE: 1" = 30'</p> 
<p>PROJECT: FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL</p> <p>DATE: 05/12/2023</p>

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SHEET NO: **SD-2**



NOTE:
BUILDING AREA: 3498 SQ. FT

KEY:

	NEW WALKWAYS TO BE ADDED OR ADJUSTED
	TEMPORARY WALKWAYS TO BE ADDED OR ADJUSTED
	EXISTING PICKET FENCE
	SITE LIGHTING
	PLAYGROUND
	RELOCATED ELECTRICAL SERVICES
	CONCRETE WALKWAY
	TRASH RECEPTACLE
	BIKE RACK

SHEET TITLE: PARTIAL SITE FLOOR PLAN

SCALE: 1" = 30'

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

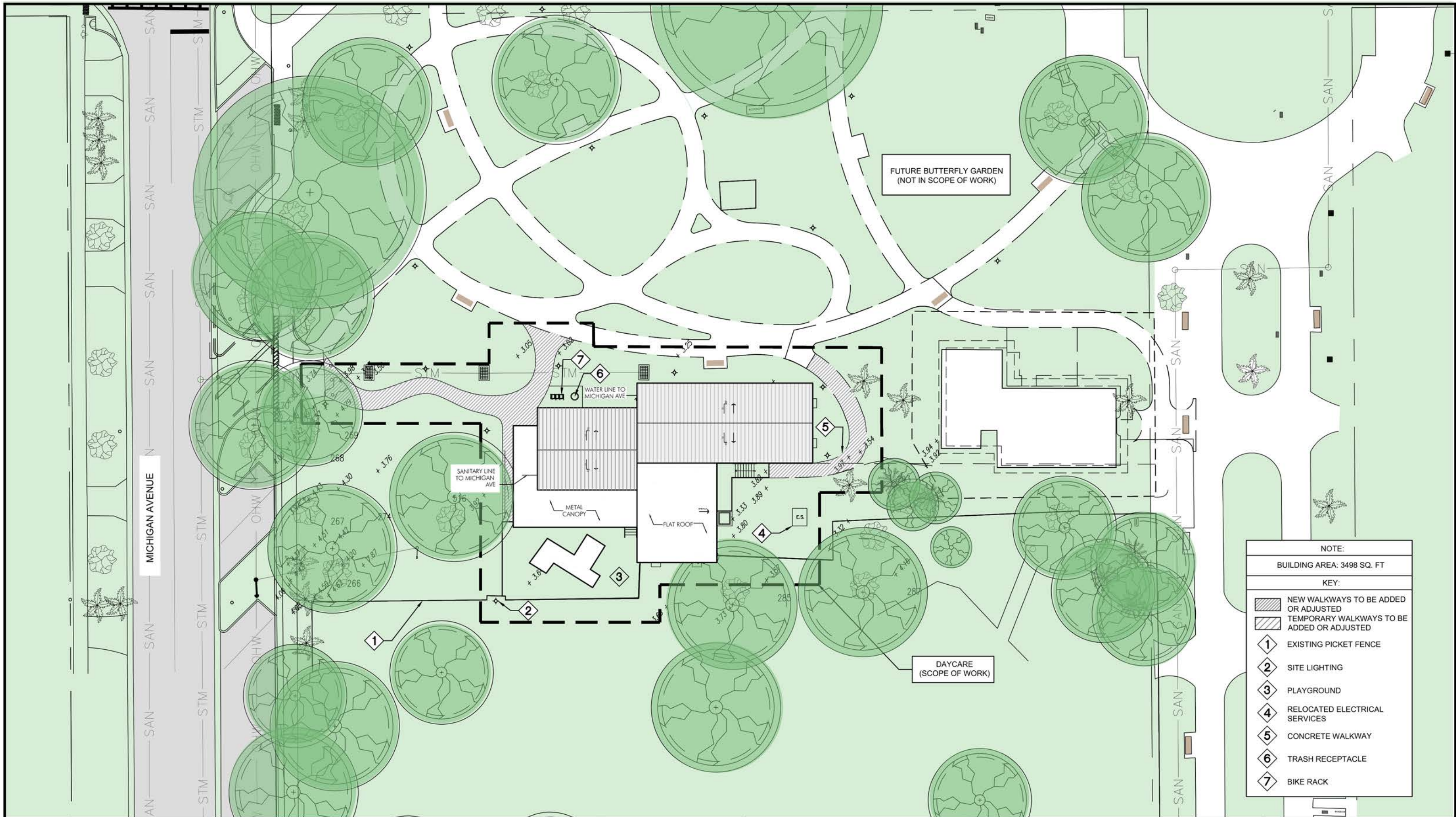
DATE: 05/12/2023

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SHEET NO: SD-2.1



FUTURE BUTTERFLY GARDEN
(NOT IN SCOPE OF WORK)

DAYCARE
(SCOPE OF WORK)

NOTE:	
BUILDING AREA: 3498 SQ. FT	
KEY:	
	NEW WALKWAYS TO BE ADDED OR ADJUSTED
	TEMPORARY WALKWAYS TO BE ADDED OR ADJUSTED
	EXISTING PICKET FENCE
	SITE LIGHTING
	PLAYGROUND
	RELOCATED ELECTRICAL SERVICES
	CONCRETE WALKWAY
	TRASH RECEPTACLE
	BIKE RACK

SHEET TITLE: **PARTIAL SITE ROOF PLAN** SCALE: 1" = 30'

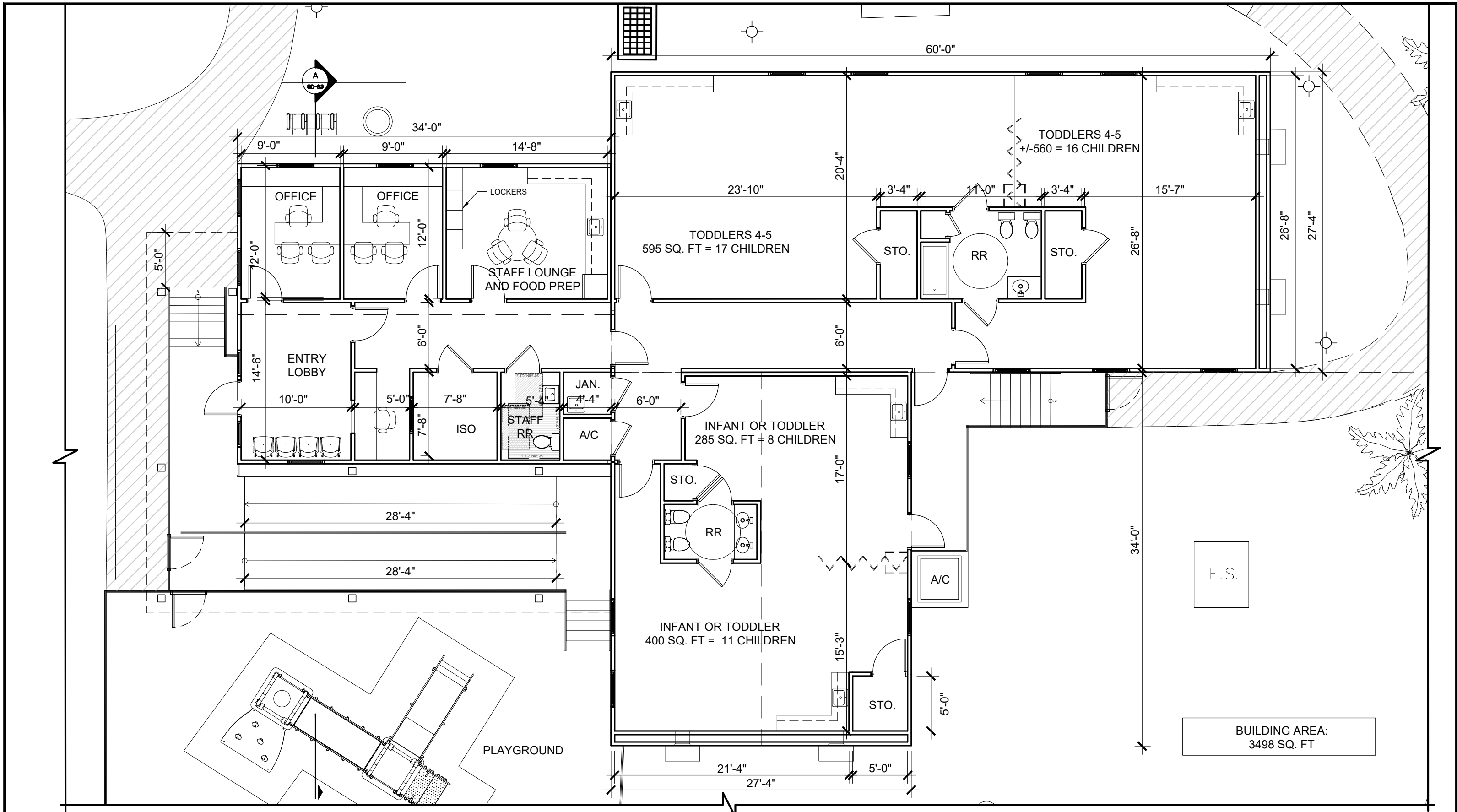
PROJECT: **FIRE STATION #1 DAYCARE RELOCATION** DATE: 05/12/2023
1245 MICHIGAN AVE, MIAMI BEACH, FL

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SHEET NO: **SD-2.2**



E.S.

BUILDING AREA:
3498 SQ. FT

SHEET TITLE: **FLOOR PLAN**

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

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

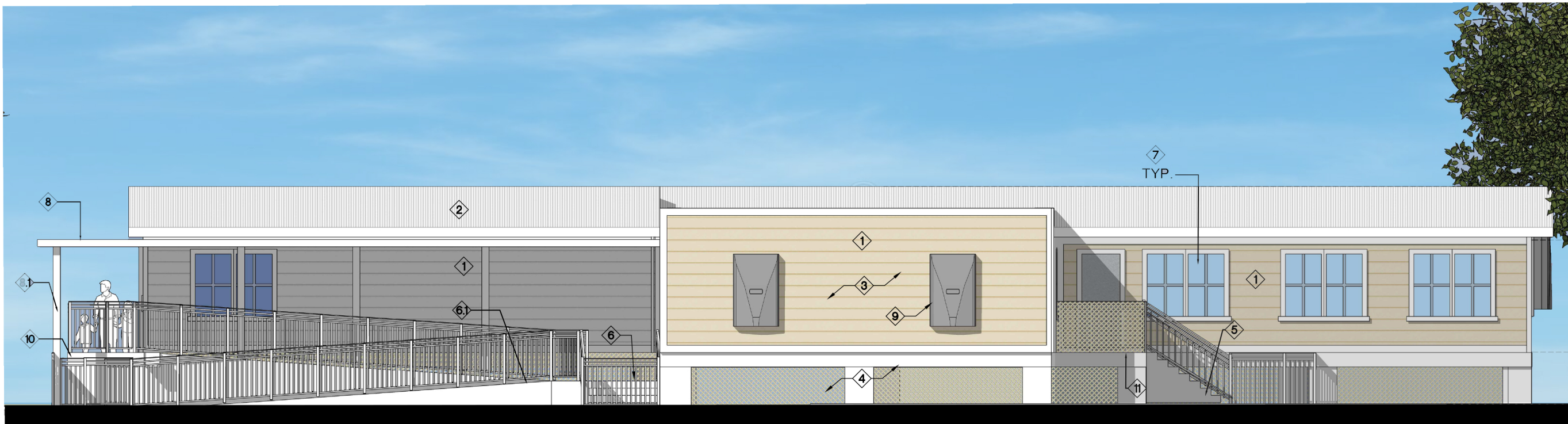
DATE: 05/12/2023

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SHEET NO: **SD-3**



Top of Roof
+ 15' - 6"
(+24'-6" NAVD)

Top of Canopy
+ 11' - 9"
(+20'-2" NAVD)

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

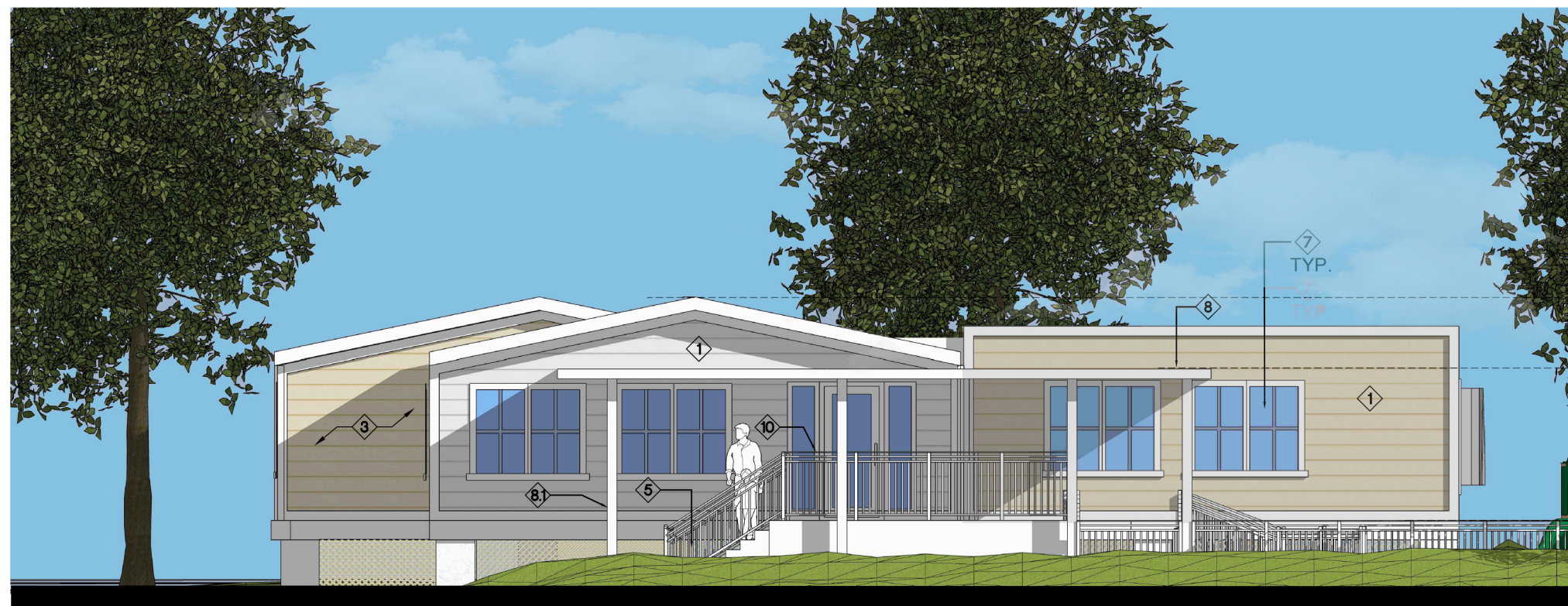
GRADE
VARIES
(+3.74 NAVD TO +4.6 NAVD)

SOUTH ELEVATION

KEY NOTES	
NO.	DESCRIPTION
1	PRE-FABRICATED MODULAR BUILDING
2	STANDING SEAM MTL. ROOF
3	HORIZONTAL HARDIE BOARD PLANK / LAP SIDING
4	PILASTER AND MTL. LATTICE SYSTEM / SKIRT
5	EGRESS EXIT STAIRS
6	STAIR TO PLAY AREA
6.1	ADA RAMP
7	SINGLE HUNG IMPACT RESISTANT WINDOW
8	PRE-FABRICATED CANOPY (ALUMINUM)
8.1	MTL. CANOPY COLUMN (ALUMINUM)
9	BARD AIR CONDITIONING SYSTEM
10	ALUMINUM RAILING
11	SCREEN ENCLOSURE AT ACU.

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
+ 15' - 6"
(+24'-6" NAVD)

Top of Canopy
+ 11' - 9"
(+20'-2" NAVD)

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

GRADE
VARIES
(+3.74 NAVD TO +4.6 NAVD)

WEST ELEVATION

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

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

DATE: 05/12/2023

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SHEET NO: **SD-3.1**



Top of Roof
+ 15' - 6"
(+24'-6" NAVD)

Top of Canopy
+ 11' - 9"
(+20'-2" NAVD)

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

GRADE
VARIES
(+3.74 NAVD TO +4.6 NAVD)

NORTH ELEVATION

KEY NOTES	
NO.	DESCRIPTION
1	PRE-FABRICATED MODULAR BUILDING
2	STANDING SEAM MTL. ROOF
3	HORIZONTAL HARDIE BOARD PLANK / LAP SIDING
4	PILASTER AND MTL. LATTICE SYSTEM / SKIRT.
5	EGRESS EXIT STAIRS
6	STAIR TO PLAY AREA
6.1	ADA RAMP
7	SINGLE HUNG IMPACT RESISTANT WINDOW
8	PRE-FABRICATED MTL CANOPY (ALUMINUM)
8.1	MTL. CANOPY COLUMN (ALUMINUM)
9	BARD AIR CONDITIONING SYSTEM
10	ALUMINUM RAILING
11	SCREEN ENCLOSURE AT ACU.

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
+ 15' - 6"
(+24'-6" NAVD)

Top of Canopy
+ 11' - 9"
(+20'-2" NAVD)

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

GRADE
VARIES
(+3.74 NAVD TO +4.6 NAVD)

EAST ELEVATION

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

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

DATE: 05/12/2023

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SHEET NO: **SD-3.2**



KEY NOTES	
NO.	DESCRIPTION
1	PRE-FABRICATED MODULAR BUILDING
2	STANDING SEAM MTL. ROOF
3	HORIZONTAL HARDIE BOARD PLANK LAP SIDING
4	PILLAR AND LATTICE SYSTEM
5	EGRESS EXIT STAIRS
6	STAIR TO PLAY AREA
6A	ADA RAMP
7	SINGLE-HUNG WINDOW
8	PRE-FABRICATED MTL CANOPY (ALUMINUM)
9	MODULAR BUILDING FRAME
10	CONCRETE PIER FOUNDATION SYSTEM
11	MODULAR 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: 05/12/2023

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SHEET NO: **SD-3.3**



SHEET TITLE:	RENDERING VIEW - SOUTH EAST AERIAL				SHEET NO: SD-4.0
PROJECT:	FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL	DATE: 05/12/2023			



SHEET TITLE:

RENDERING VIEW - SOUTH EAST PERSPECTIVE

PROJECT:

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

DATE: 05/12/2023

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SHEET NO:

SD-4.1