

FIRE STATION #1 DAYCARE RELOCATION

1200 Meridian Avenue, Miami Beach, Florida



HISTORIC PRESERVATION BOARD

JUNE 13, 2023

MIAMI BEACH
OFFICE OF CAPITAL IMPROVEMENT PROJECTS

CHISHOLM

architects

06/13/23



AREA OF STUDY #1

AREA OF STUDY #2

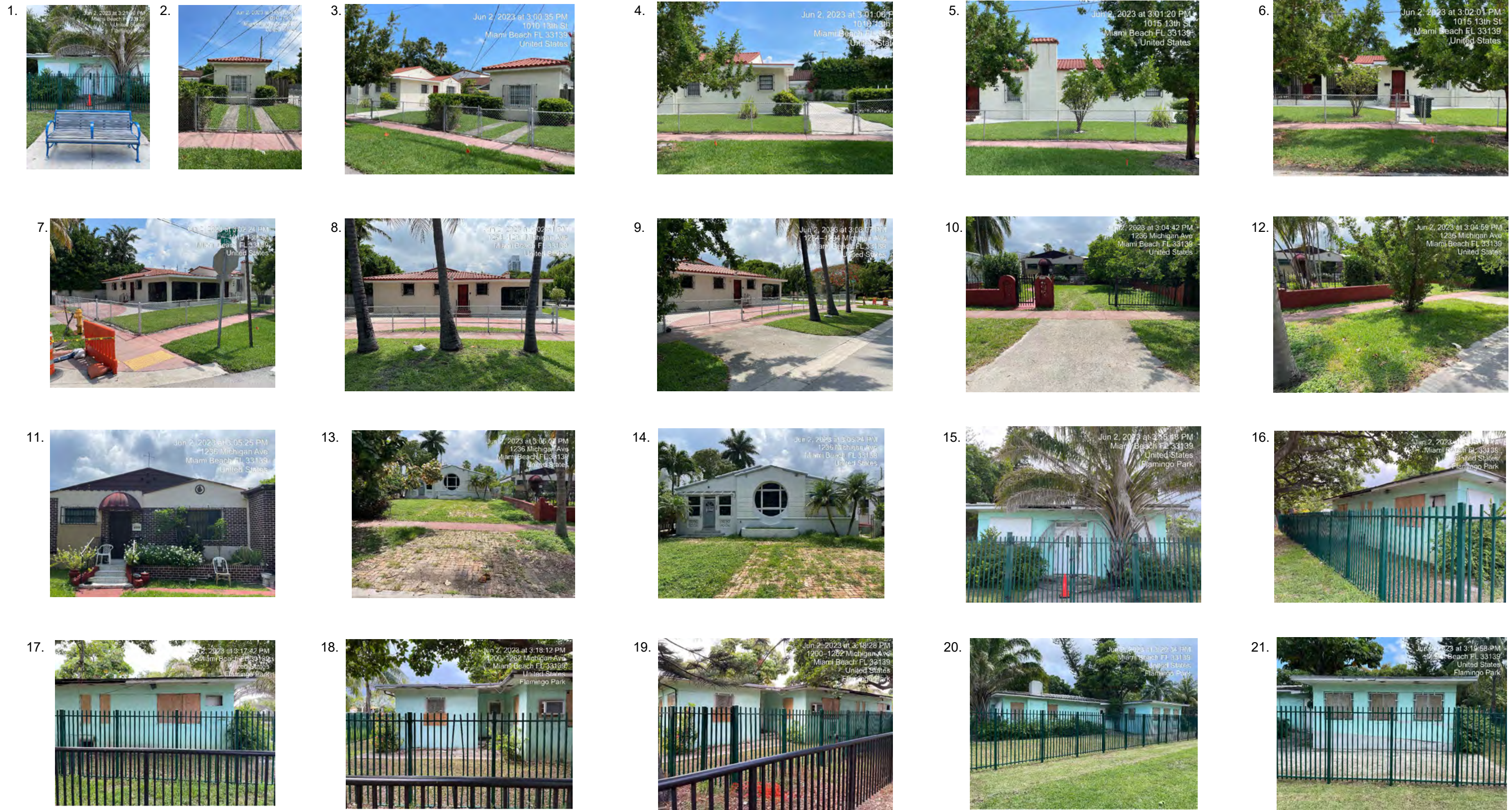
AREA OF STUDY #3
CITY SELECTED SITE

AREA OF STUDY #4

ONGOING
FEASIBILITY STUDY
FOR FLAMINGO
YOUTH CENTER

AREA OF STUDY #5

SHEET TITLE:	AREA STUDIES					SHEET NO: S-1
PROJECT:	FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL	DATE: 06/13/2023	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:	DAYCARE RELOCATION SURROUNDING CONTEXT	
PROJECT:	FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL	DATE: 06/13/2023

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. aac01962 www.chisholmarchitects.com

SHEET NO: **S-2**



SHEET TITLE: **OVERALL SITE PLAN = N.T.S.**

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

DATE: **06/13/2023**

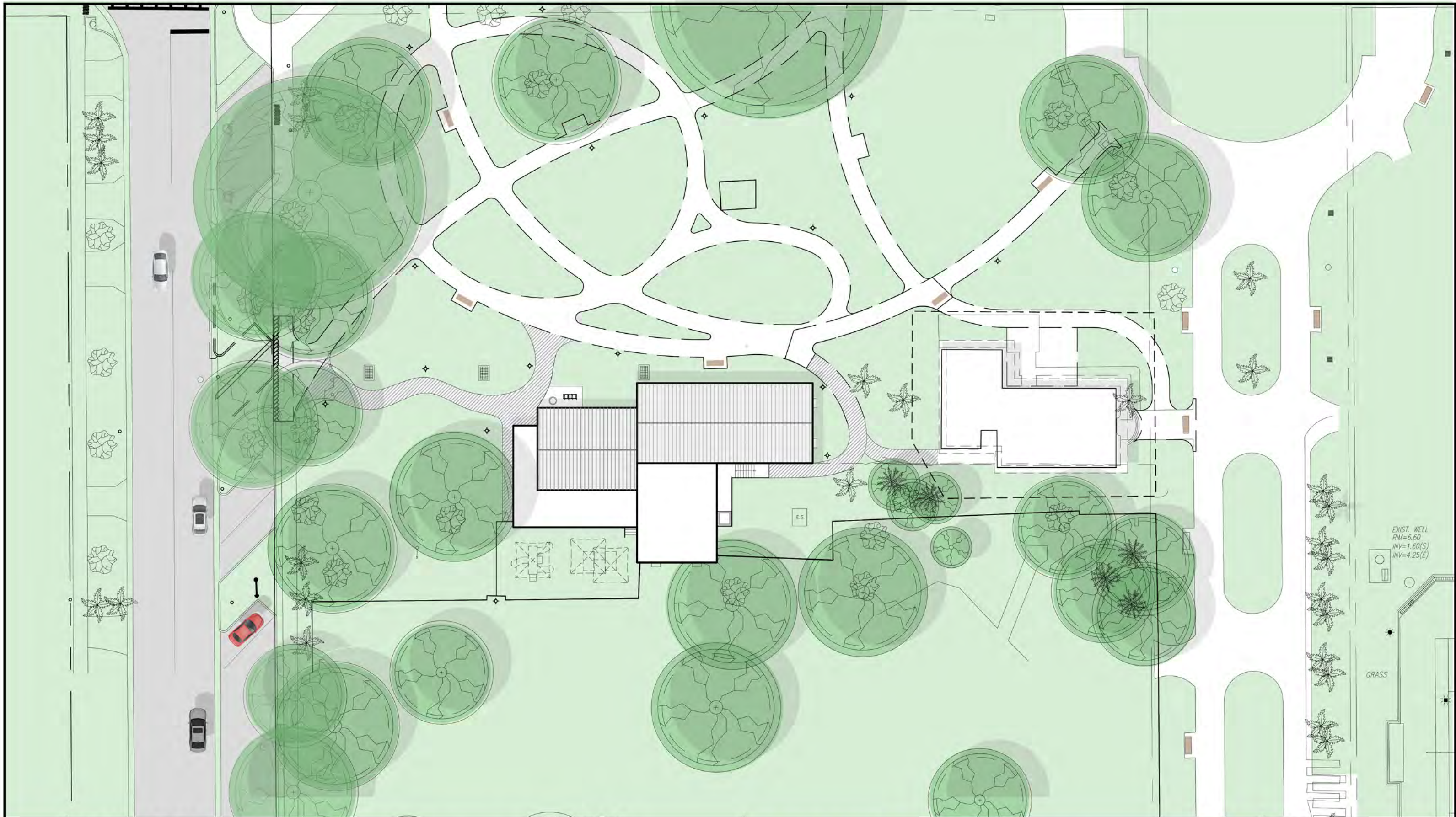



MIAMI BEACH
 OFFICE OF CAPITAL IMPROVEMENT PROJECTS

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: **SD-1**



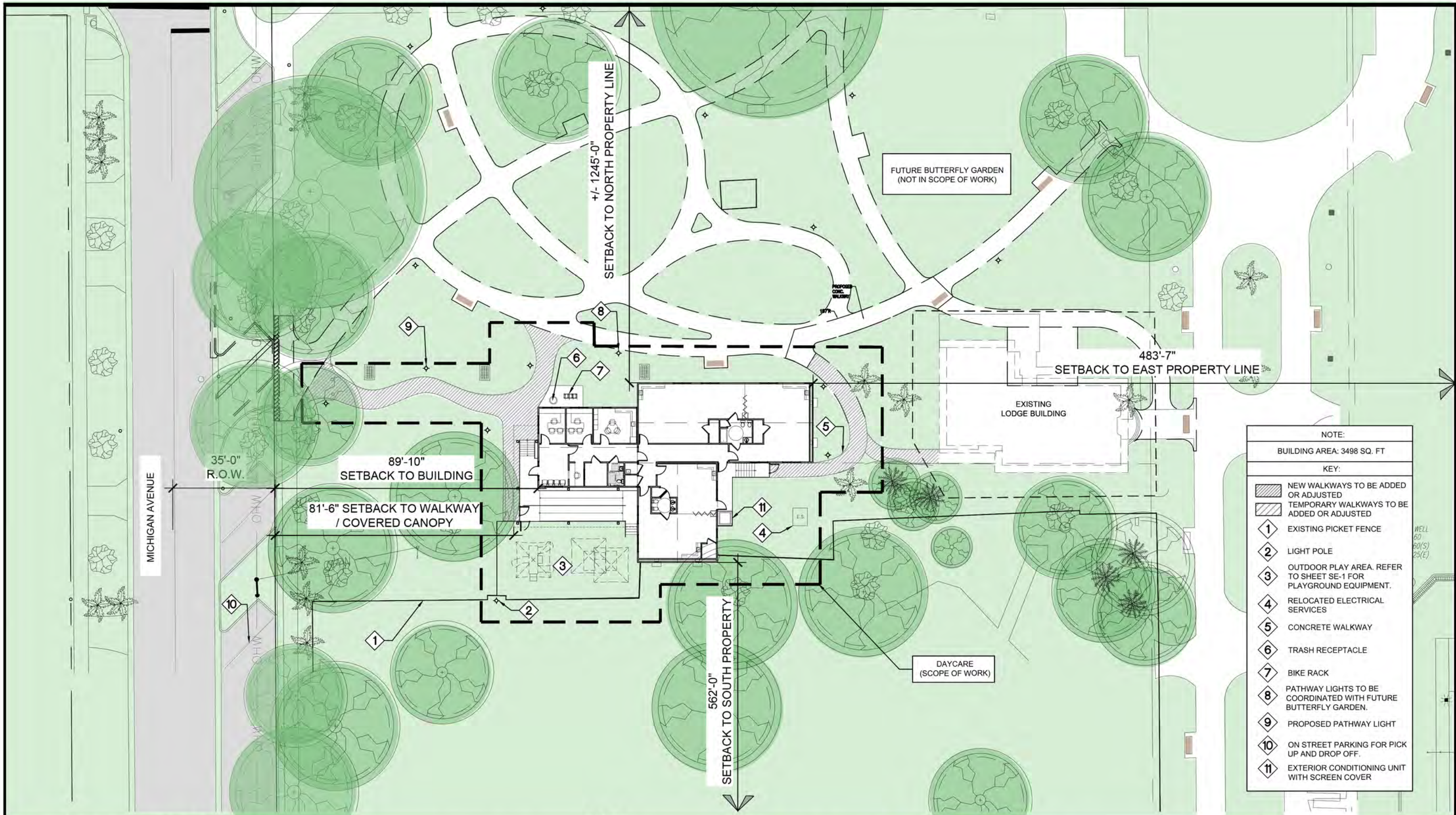
<p>SHEET TITLE: RENDERED SITE PLAN</p> <p>SCALE: 1" = 30'</p> 
<p>PROJECT: FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL</p> <p>DATE: 06/13/2023</p>

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: **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
	LIGHT POLE
	OUTDOOR PLAY AREA. REFER TO SHEET SE-1 FOR PLAYGROUND EQUIPMENT.
	RELOCATED ELECTRICAL SERVICES
	CONCRETE WALKWAY
	TRASH RECEPTACLE
	BIKE RACK
	PATHWAY LIGHTS TO BE COORDINATED WITH FUTURE BUTTERFLY GARDEN.
	PROPOSED PATHWAY LIGHT
	ON STREET PARKING FOR PICK UP AND DROP OFF.
	EXTERIOR CONDITIONING UNIT WITH SCREEN COVER

SHEET TITLE: **PARTIAL SITE PLAN**

SCALE: 1" = 30'

0 30' 60' 90' 120'

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

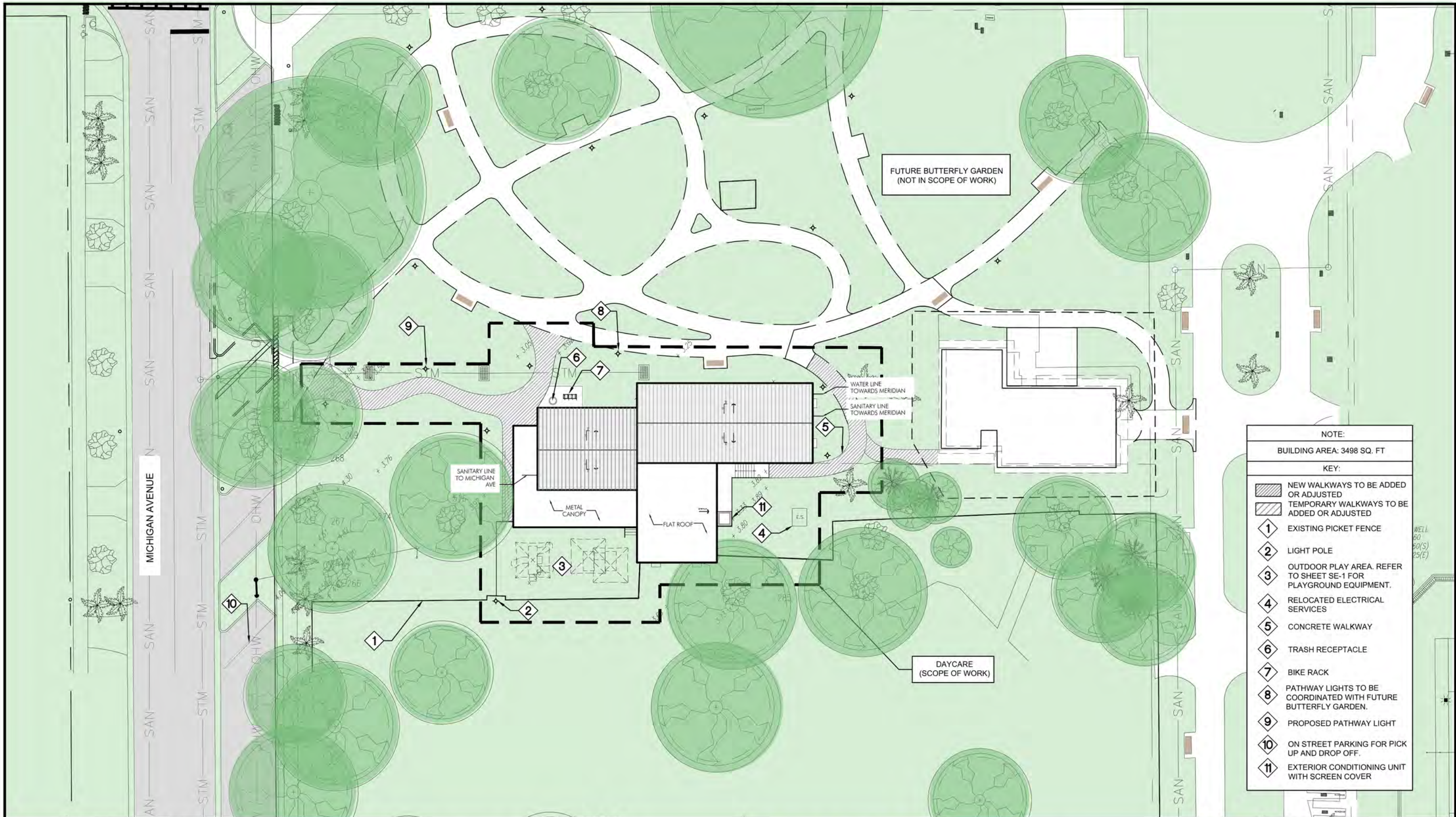
DATE: 06/13/2023

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: **SD-2.1**



NOTE:
BUILDING AREA: 3498 SQ. FT

KEY:

	NEW WALKWAYS TO BE ADDED OR ADJUSTED
	TEMPORARY WALKWAYS TO BE ADDED OR ADJUSTED
	EXISTING PICKET FENCE
	LIGHT POLE
	OUTDOOR PLAY AREA. REFER TO SHEET SE-1 FOR PLAYGROUND EQUIPMENT.
	RELOCATED ELECTRICAL SERVICES
	CONCRETE WALKWAY
	TRASH RECEPTACLE
	BIKE RACK
	PATHWAY LIGHTS TO BE COORDINATED WITH FUTURE BUTTERFLY GARDEN.
	PROPOSED PATHWAY LIGHT
	ON STREET PARKING FOR PICK UP AND DROP OFF.
	EXTERIOR CONDITIONING UNIT WITH SCREEN COVER

SHEET TITLE: PARTIAL SITE ROOF PLAN

SCALE: 1" = 30'

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

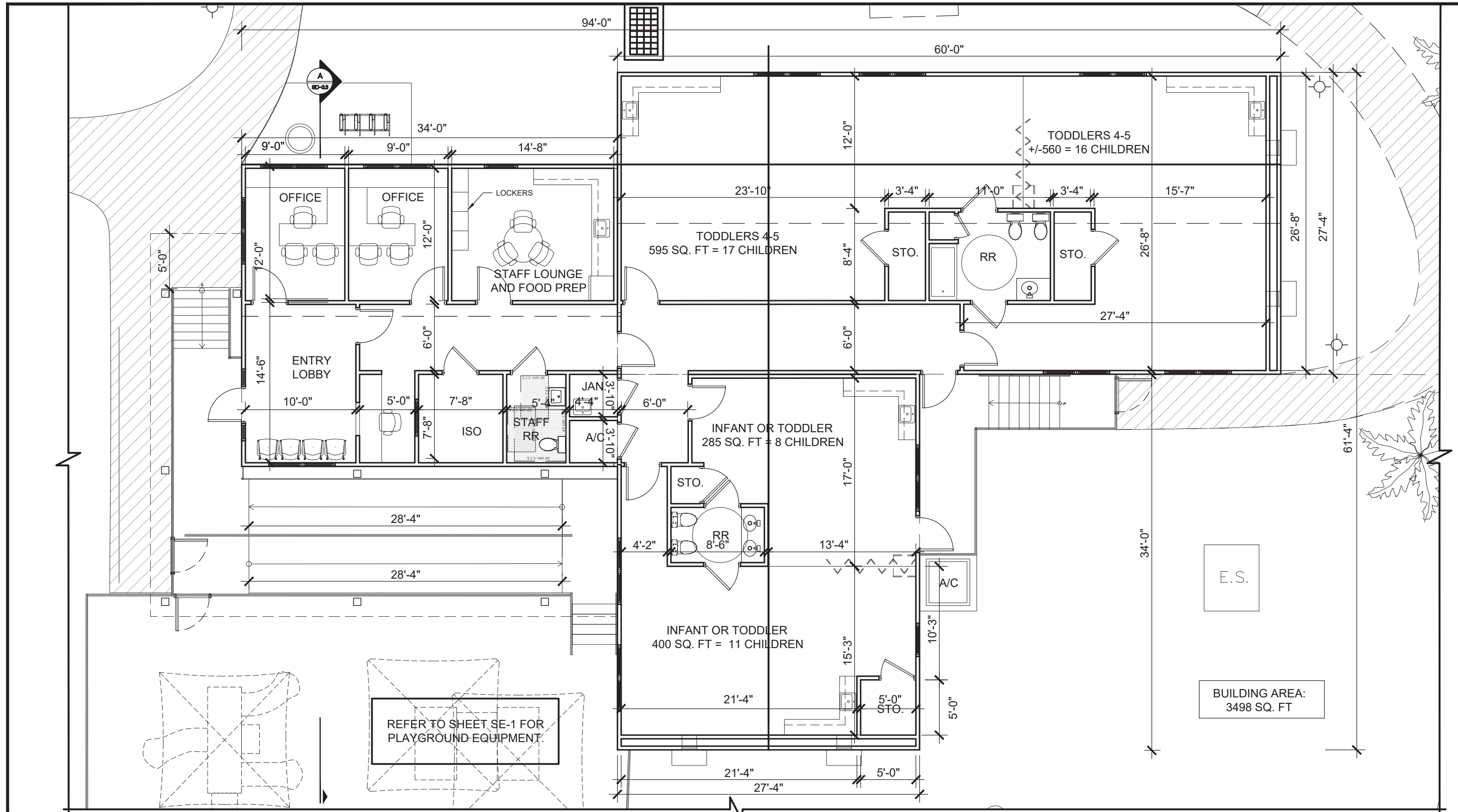
DATE: 06/13/2023

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: SD-2.2



SHEET TITLE: **FLOOR PLAN**

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

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

DATE: 06/13/2023

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. aac01962 www.chisholmarchitects.com

SHEET NO: **SD-3**



SOUTH ELEVATION

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)

KEY NOTES	
NO.	DESCRIPTION
1	PRE-FABRICATED MODULAR BUILDING
2	STANDING SEAM MTL. ROOF (GRAY)
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.
12	FLAT ROOF AND GUTTER

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

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

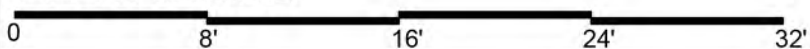
F.F.E.
0' - 0" (+9'-0" NAVD)

GRADE
VARIES
(+3.74 NAVD TO +4.6 NAVD)

SHEET TITLE:

ELEVATIONS

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



PROJECT:

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

DATE: 06/13/2023

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:

SD-3.1



NORTH ELEVATION

- 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)

KEY NOTES	
NO.	DESCRIPTION
1	PRE-FABRICATED MODULAR BUILDING
2	STANDING SEAM MTL. ROOF (GRAY)
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.
12	FLAT ROOF AND GUTTER

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
+ 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)

SHEET TITLE:	ELEVATIONS		SCALE: 1/8" = 1'-0"
PROJECT:	FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL	DATE: 06/13/2023	

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: **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	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"

0 8' 16' 24' 32'

PROJECT: **FIRE STATION #1 DAYCARE RELOCATION** DATE: 06/13/2023
 1245 MICHIGAN AVE, MIAMI BEACH, FL

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: **SD-3.3**

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.

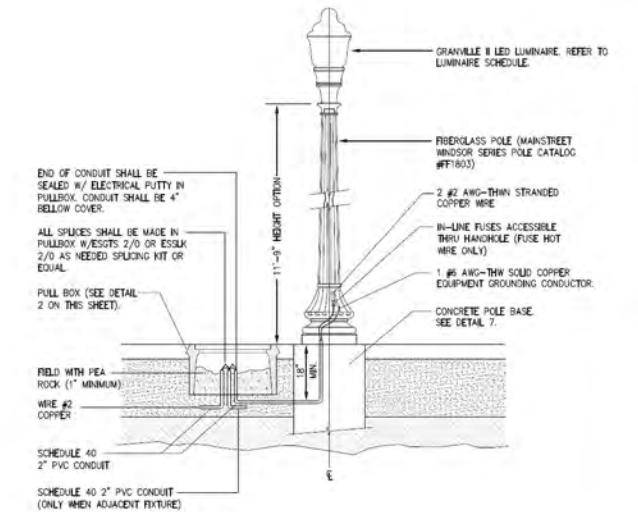
Recycle Bin
 MODEL NUMBER: NO. 69-365-22PL / CVR-30A-RC-0165
 22 GAL. ALUMINUM RECEPTACLE WITH GREY RECYCLED PLASTIC WITH 25 38" DIAMETER FLAT COVER.

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

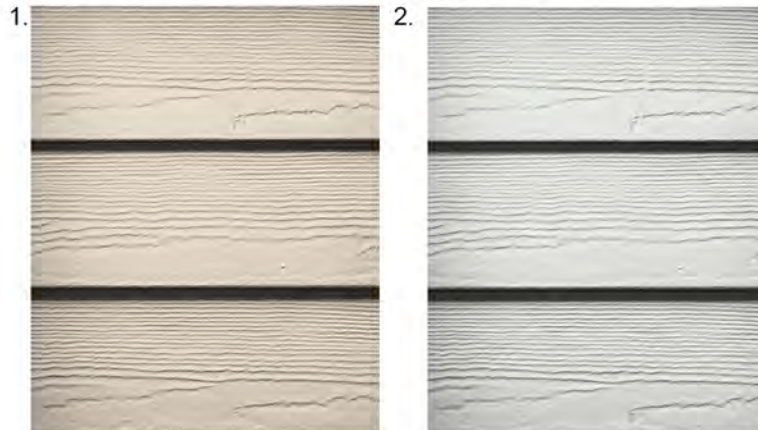


GPD3
 Manufacturer: Holophane
 MODEL: Granville Premier LED3

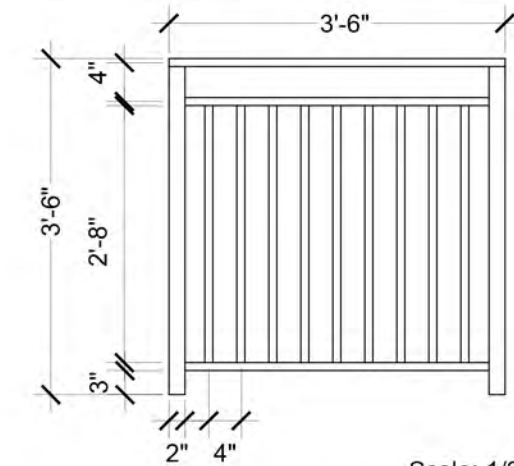
Windsor 17 Fiberglass Fluted Tapered
 Manufacturer: MAIN STREET LIGHTING
 CATALOG NUMBER: #FF-1803



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



Proposed Railing for Childcare Facility
 MATERIAL: Aluminum - Anodized finish



SHEET TITLE:	SITE EQUIPMENT/PRODUCTS	
PROJECT:	FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL	DATE: 06/13/2023

MIAMIBEACH
 OFFICE OF CAPITAL IMPROVEMENT PROJECTS

CHISHOLM
 architects

Architects, Planners, Interior Designers 762 NW 42nd Ave Miami, FL 33126 P 305 881 2070
 FIE Chisholm Architects Inc. 06301962 www.chisholmarchitects.com

SHEET NO:	SE-1
-----------	-------------



SHEET TITLE: VIEW I - RECOMMENDED CANOPY
PROJECT: FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL

DATE: 06/13/2023

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: SD-4



SHEET TITLE: VIEW II - RECOMMENDED CANOPY
PROJECT: FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL

DATE: 06/13/2023

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: SD-4.1



SHEET TITLE: VIEW III - RECOMMENDED CANOPY	
PROJECT: FIRE STATION #1 DAYCARE RELOCATION 1245 MICHIGAN AVE, MIAMI BEACH, FL	DATE: 06/13/2023

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: SD-4.2



SHEET TITLE:

VIEW III - RECOMMENDED CANOPY

PROJECT:

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

DATE: 06/13/2023

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:

SD-4.3