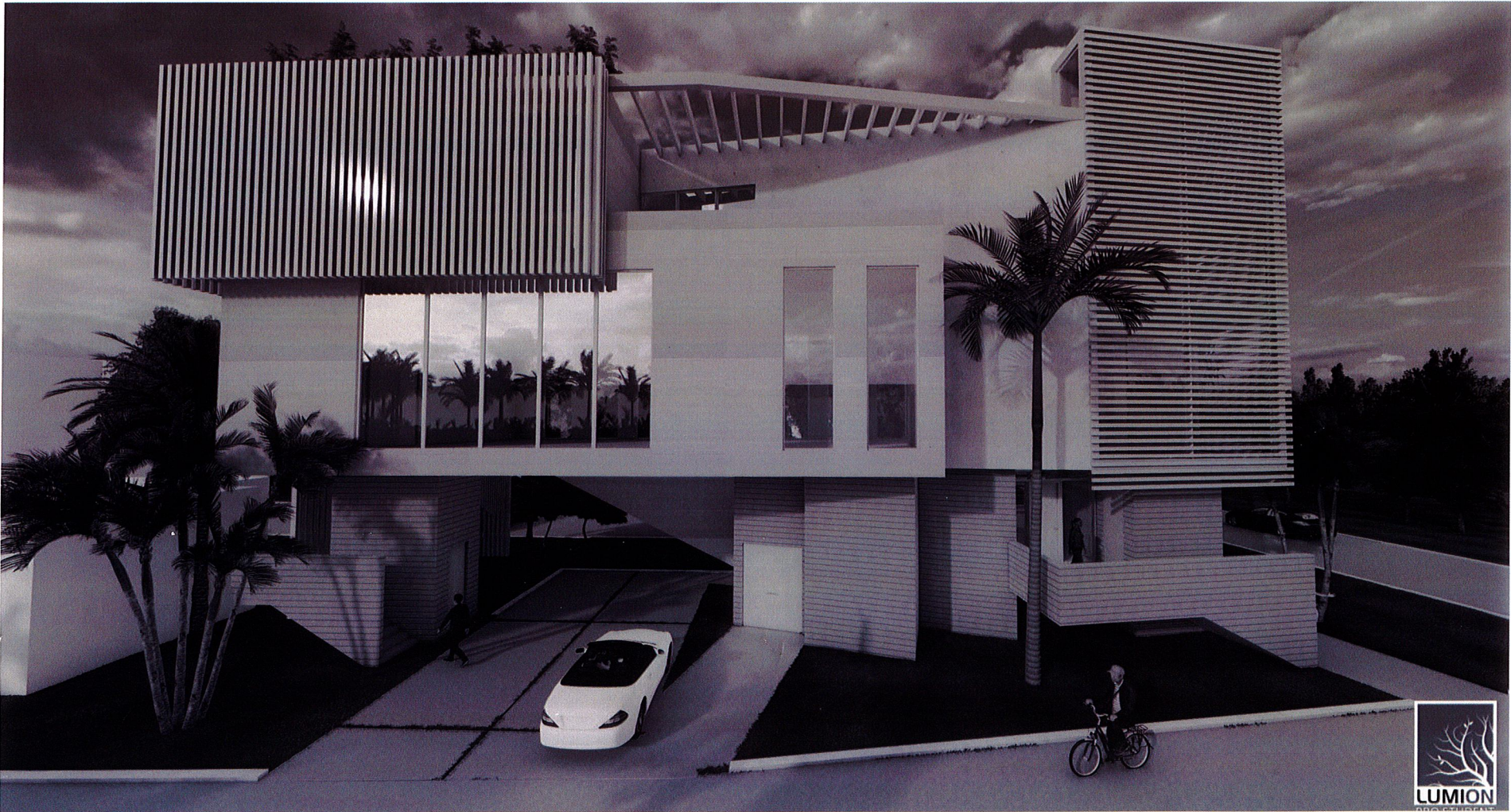


Venetian Chabad Miami Synagogue

14 FARREY LANE, MIAMI BEACH, FLORIDA 33139

FINAL SUBMITAL
MARCH 11, 2019



CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
9425 Biscayne Blvd, Suite 201
Miami, Florida 33139
(305) 434-8339
(305) 492-5222
www.choefflevyfishman.com

PROPOSED NEW CHABAD SYNAGOGUE
14 FARREY LANE MIAMI BEACH, FLORIDA 33139

seal
MAR 11 2019
Ralph Choeff
registered architect
AR0008679

comm
no.
1606
date:
01/07/19
revised:

2/27/2019

sheet
no.

sheet no.
C-0.0

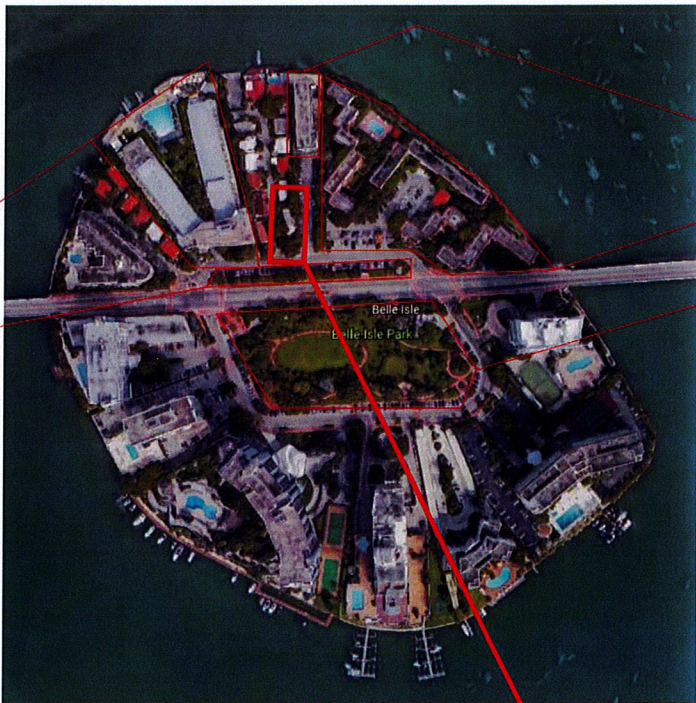
VENETIAN CHABAD MIAMI SYNAGOGUE

MARCH 1, 2019

14 FARREY LANE, MIAMI BEACH, FL 33139

THE STANDARD HOTEL
INCLUDES SPA, HOTEL, RESTAURANT

EXISTING ON STREET PARKING



EXISTING APARTMENT BUILDING

FUTURE APARTMENTS

BELLE ISLE PUBLIC PARK



LOCATION MAP
SCALE: N.T.S.

INDEX OF DRAWINGS

COVER PAGES/ CONTEXT

- C-0.0 COVER SHEET + SCOPE OF WORK
- C-0.1 INDEX OF DRAWINGS
- C-0.2 BOUNDARY SURVEY
- C-0.3 SETBACK DIAGRAM
- C-0.4 LOT COVERAGE
- C-0.5 ZONING DATA
- C-0.6 NOT USED
- C-0.7 SITE PHOTOGRAPHS
- C-1.0 CONTEXT ANALYSIS

ARCHITECTURAL

- A-0.1 REQUIRED SETBACK VARIANCE DIAGRAM
- A-0.2 DIAGRAMMATIC SITE PLAN
- A-0.3 SITE/ FIRST FLOOR PLAN
- A-0.4 SECOND FLOOR PLAN
- A-0.5 THIRD FLOOR PLAN
- A-0.6 ROOF PLAN
- A-1.0 SECTION CUTS
- A-2.0 FAR CALCULATIONS
- A-2.1 EAST ELEVATION
- A-2.2 NORTH ELEVATION
- A-2.3 SOUTH ELEVATION
- A-3.0 WEST ELEVATION
- A-4.0 SECTION DIAGRAMS

GRAPHICS

- G-1.0 FRONT WEST RENDERING
- G-2.0 BACK EAST RENDERING
- G-2.1 SIDE SOUTH RENDERING

LANDSCAPE

- L-0.0 LANDSCAPING COVER PAGE
- L-1.0 EXISTING TREE SURVEY + DISPOSITION PLAN
- L-2.0 LANDSCAPE PLAN
- L-2.1 LANDSCAPE NOTES + DETAILS
- L-3.0 PLANT MATERIAL IMAGE BOARD
- L-4.0 ARBORIST REPORT

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8428 Biscayne Blvd, suite 201
Miami, Florida 33138
(305) 551-8598
(305) 551-5525
www.choefflevy.com

PROPOSED NEW CHABAD SYNAGOGUE
14 FARREY LANE MIAMI BEACH, FLORIDA 33139

seal
Ralph Choeff
registered architect
AR0009679

comm no.

1606

date:

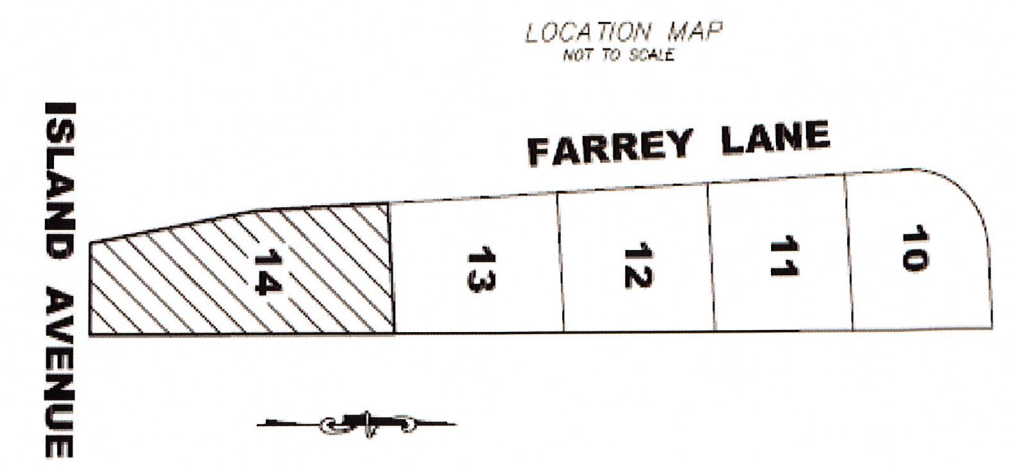
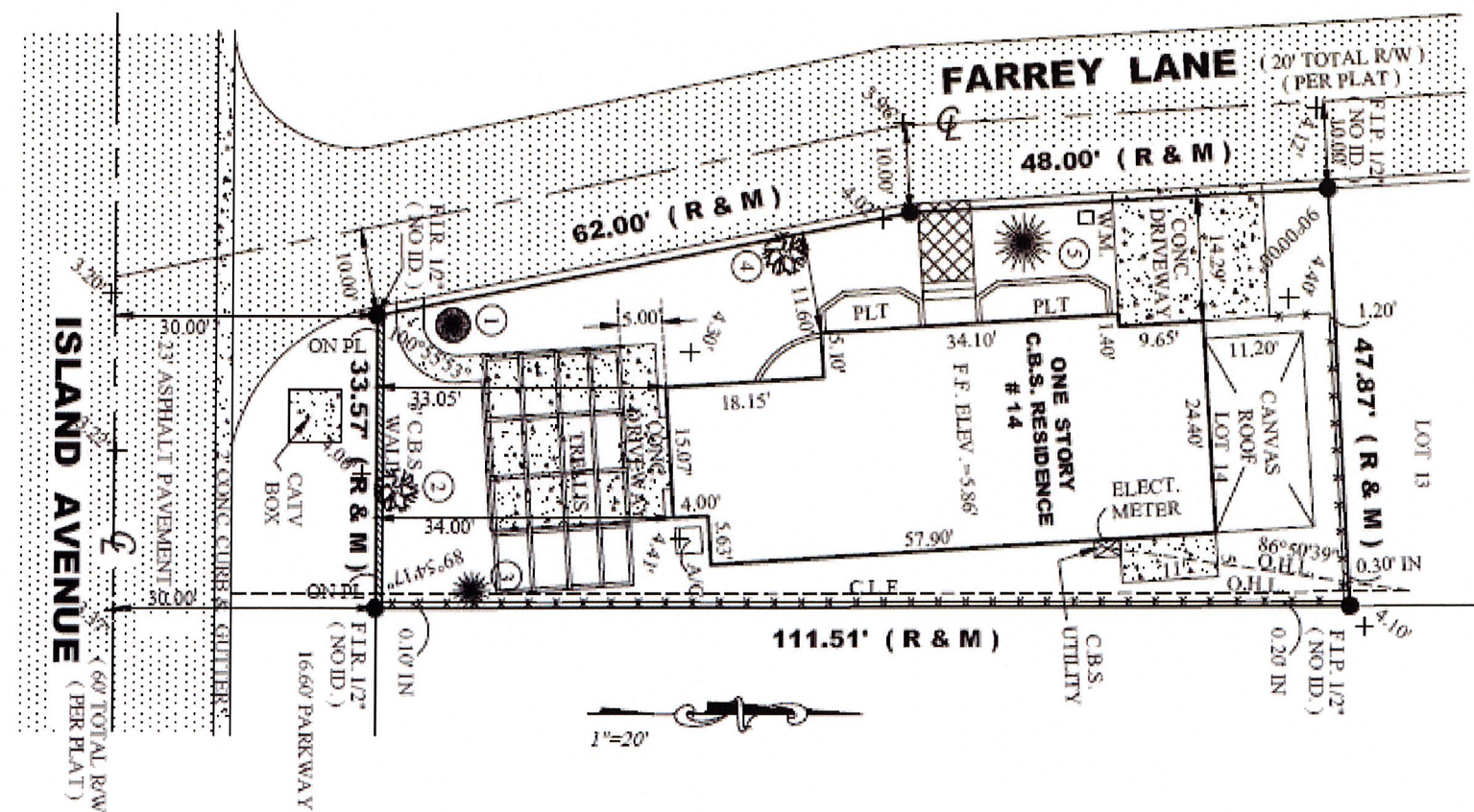
01/07/19

revised:

sheet no.

2/27/2019

C-0.1



PROPERTY ADDRESS: 14 FARREY LANE, MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION: LOT 14 OF SECOND SECTION OF BELLE ISLE VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 100, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TREE CHART

No.	NAME	DIAMETER	SPAN	HEIGHT
1	BLACK BERRY	1.5'	35'	20'
2	OAK TREE	3.5'	40'	40'
3	PALMETTO PALM	1.5'	10'	28'
4	OAK TREE	2.5'	40'	40'
5	COCONUT PALM	1'	7'	20'

LOT AREA
4,694 sq. ft.
0.11 acres

SURVEYOR'S NOTES:

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 7) OWNERSHIP OF FENCES ARE UNKNOWN.
- 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 11) ELEVATIONS BASED OFF OF BM#D-169 LOCH 3245 SE ELEV. 7.86'

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 42 PG: 100

BOUNDARY SURVEY

LEGEND & ABBREVIATIONS:

CONCRETE CONC. BLOCK WALL WOOD DECK COVERED AREA ASPHALT CHAIN LINK FENCE (CLF) WOOD FENCE (WF) IRON FENCE (IF) ARC DISTANCE LEIGHT CENTRAL ANGLE / DELTA RADIUS TANGENT POINT OF TANGENCY POINT OF CURVATURE POINT OF COMPOUND CURVE CATCH BASIN CABLE UTILITY BOX	B.C. = BLOCK CORNER C = CENTER LINE M = MONUMENT LINE CALC. = CALCULATED M. = FIELD MEASURED P. = PER PLAT TYP. = TYPICAL P.R.M. = PERMANENT REFERENCE MONUMENT P.C.P. = PERMANENT CONTROL POINT FD. NAIL = FOUND NAIL FD. 1/2" IR. = FOUND DRILL HOLE PIPE 1/2" DIA. = FOUND IRON PIPE C.M. = CONCRETE MONUMENT W.M. = WATER METER R/W = RIGHT OF WAY	U.E. = UTILITY EASEMENT A.E. = ANCHOR EASEMENT D.E. = DRAINAGE EASEMENT ENC. = ENCROACHMENT F.F. CL. = FINISHED FLOOR ELEVATION N.T.S. = NOT TO SCALE P.B. = PLAT BOOK O.R.B. = OFFICIAL RECORD BOOK M.H. = MAN HOLE C.B.S. = CONCRETE BLOCK STRUCTURE B.L.D. = BUILDING O.H.L. = OVERHEAD UTILITY LINES T.E.L. = TELEPHONE FACILITIES	P.R.C. = POINT OF REVERSE CURVE CH = CHORD CH BRG. = CHORD BEARING B.M. = BENCH MARK B.R. = BEARING REFERENCE P.O.A. = POINT OF COMMENCEMENT P.O.B. = POINT OF BEGINNING T.B.M. = TEMPORARY BENCH MARK P.O.B. = POINT OF BEGINNING T.B.M. = TEMPORARY BENCH MARK FD. IR. = FOUND IRON REBAR FD. P.K.NAIL = FOUND PARKER-KALON NAIL P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER A/C = AIR CONDITIONER PAD TX = TRANSFORMER P.P. = POWER POLE D.M.E. = DRAINAGE & MAINTENANCE EASEMENT 0.0' = EXISTING ELEVATION	ELEV. = ELEVATION SEC. = SECTION TWS. = TOWNSHIP R.C. = RANGE S.W. = SIDEWALK
---	---	---	---	--

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

[Signature]

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5024

SINCE 1987

BLANCO SURVEYORS INC.

Engineers • Land Surveyors • Planners • LB # 0007059

555 NORTH SHORE DRIVE
MIAMI BEACH, FL 33141

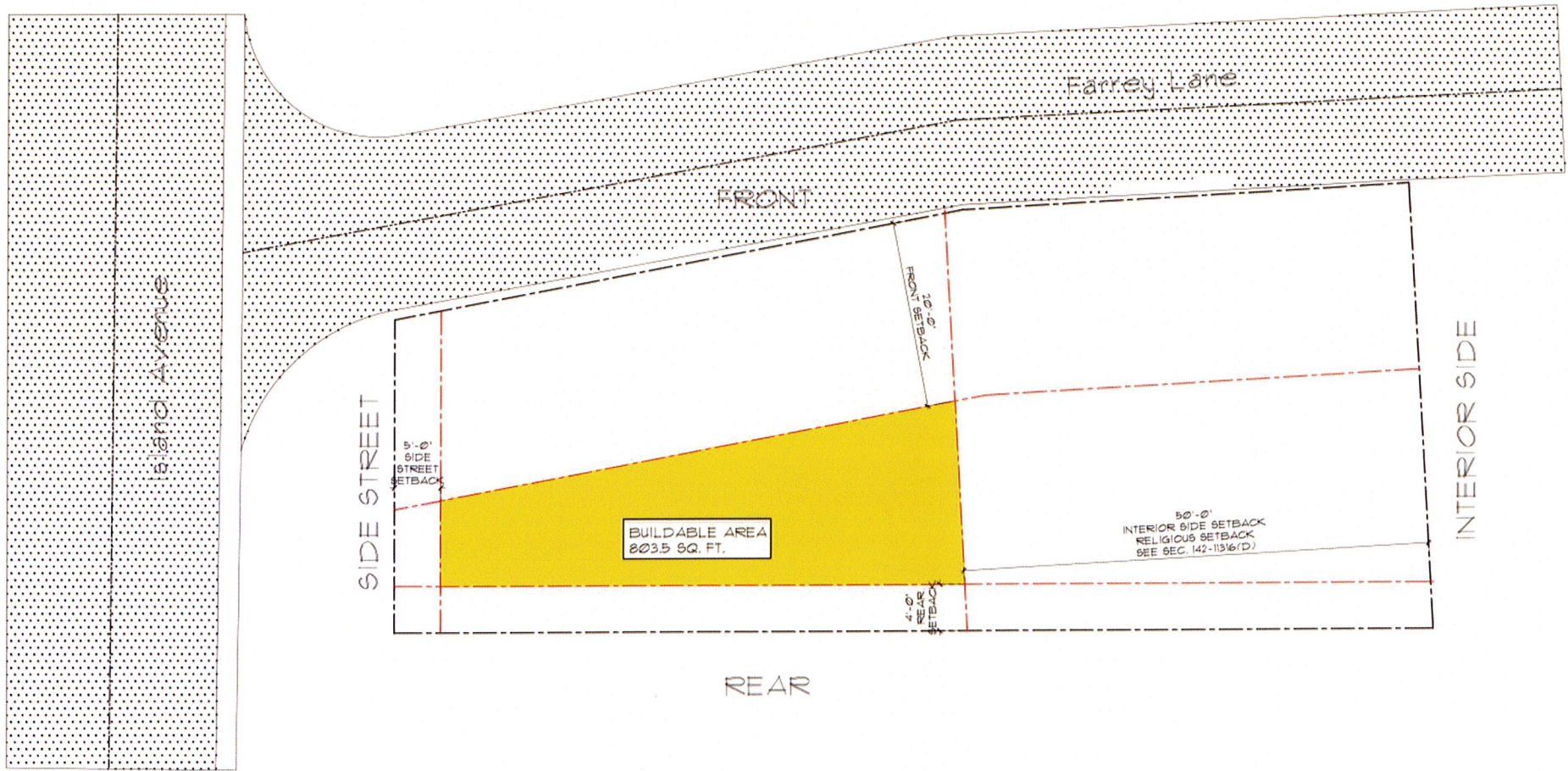
(305) 865-1200 Email: blanco-surveyors-inc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: AE	SUFFIX: L FEMA DATE: 09/11/09 BASE: 9'
PANEL: 0317	COMMUNITY # 120651
DATE: 11/06/18	DWN. BY: R.BELLO
SCALE: 1" = 20'	JOB No. 18-708

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

REVISED: 2/7/19 2/27/2019

sheet no. C-0.2



BUILDABLE AREA DIAGRAM
SCALE: 1/8" = 1'-0"

LOT AREA
4,694 sq. ft.
0.11 acres

TREE CHART

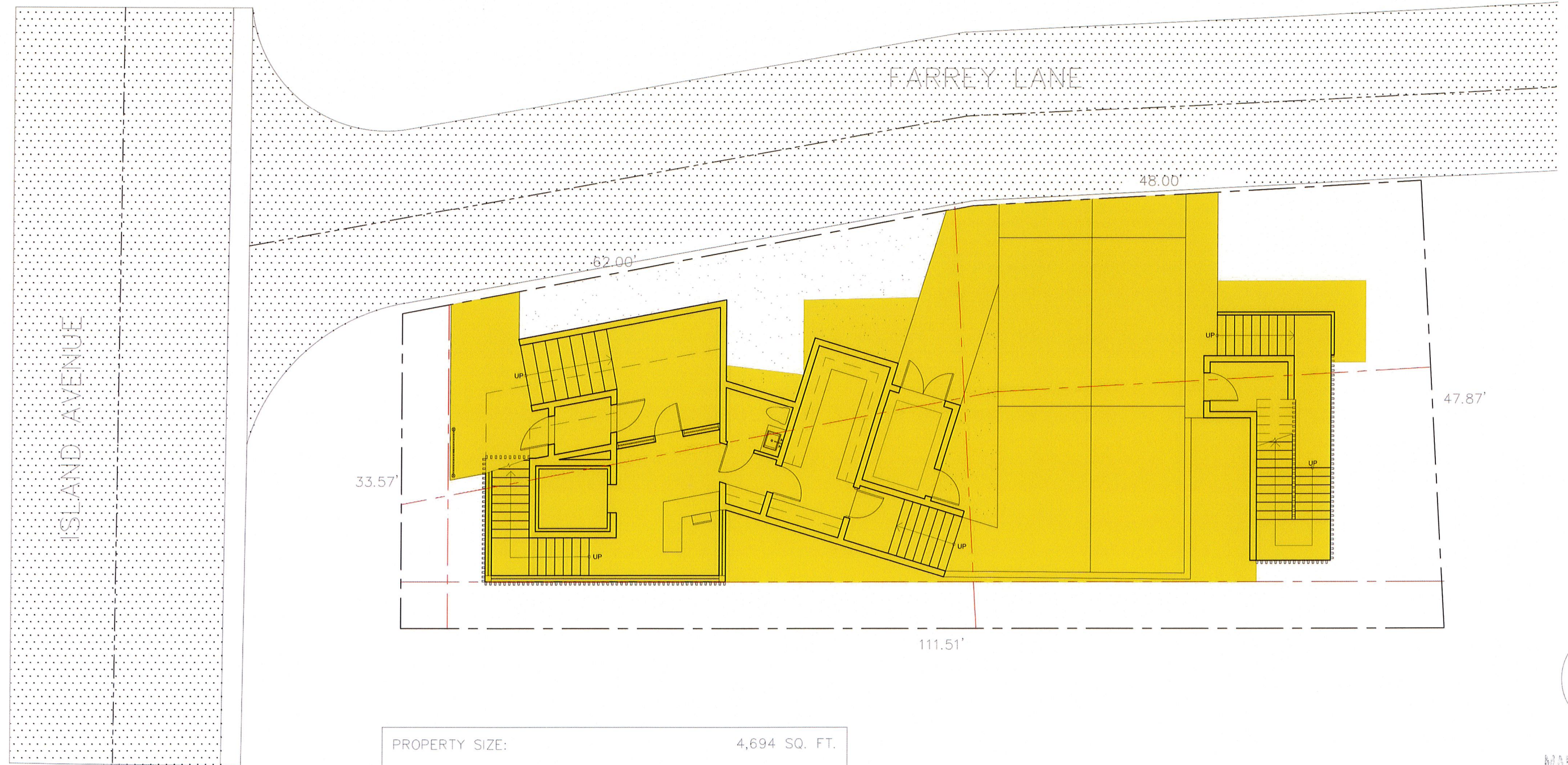
No.	NAME	DIAMETER	SPAN	HEIGHT
1	BLACK BERRY	1.5'	35'	20'
2	OAK TREE	3.5'	40'	40'
3	PALMETTO PALM	1.5'	10'	28'
4	OAK TREE	2.5'	40'	40'
5	COCONUT PALM	1'	7'	20'

SETBACKS FOR FRONT, STREET SIDE, 4
REAR FOLLOW RM-1.
INTERIOR SIDE SETBACK FOLLOWS
CHANGE OF USE, RELIGIOUS BUILDING TO
RESIDENTIAL

FARREY LANE



ISLAND AVENUE



PROPERTY SIZE:	4,694 SQ. FT.
LOT OVER 65' WIDTH	
45% MAX LOT COVERAGE:	2,112.3 SQ. FT.
PROPOSED LOT COVERAGE:	3,045 SQ. FT.
	(64.9%)
NEED VARIANCE FOR LOT COVERAGE OF:	932.7 SQ. FT.



LOT COVERAGE
SCALE: 3/16" = 1'-0"



MAR 11 2019
comm no.

1606
date:

01/07/19

revised:

2/27/2019

sheet no.

C-0.4

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	14 Farrey Lane, Miami Beach, FL		
2	Board and file numbers :			
3	Folio number(s):	02-3233-003-0140		
4	Year constructed:	1941	Zoning District:	RM-1
5	Based Flood Elevation:	AE 9	Grade value in NGVD:	4.12' C.O.R.
6	Average grade (Flood+Grade/2):	6.65	Lot Area:	4,694 SF
7	Lot width:	110.75'	Lot Depth:	40.72'
8	Minimum Unit Size	N/A	Average Unit Size	N/A
9	Existing use:	Synagogue	Proposed use:	Synagogue

		Maximum	Existing	Proposed	Deficiencies
10	Height	50'	N/A	49'	none
11	Number of Stories	4		3	none
12	FAR	1.224	N/A	1.247	none
13	Gross square footage	5,867.50	5,867.50	5,750 SF	
14	Square Footage by use	5,867.50	5,867.50	5,750 SF	
15	Number of units Residential	N/A			
16	Number of units Hotel	N/A			
17	Number of seats	N/A			
18	Occupancy load	N/A			

	Setbacks	Required	Existing	Proposed	Deficiencies
	Pedestal:				
19	Front Setback:	20'-0"	N/A	6'-6" VARIANCE REQ.	
20	Side Setback (Interior Side):	50'-0"	N/A	6'-8" VARIANCE REQ.	
21	Side Setback:		N/A		
22	Side Setback facing street:	8'-10"	N/A	9'-0"	
23	Rear Setback:	4'-0"	N/A	4'-0"	
	At Grade Parking:				
24	Front Setback:	20'		0'-0" VARIANCE REQ.	
25	Side Setback:	10'		25'-6"	
26	Side Setback:				
27	Side Setback facing street:				
28	Rear Setback:	4'		5'	
	subterranean:	N/A	N/A	N/A	
29	Front Setback:				
30	Side Setback:				
31	Side Setback:				
32	Side Setback facing street:				
33	Rear Setback:				
	Tower (not applicable)	N/A	N/A	N/A	
34	Front Setback:				
35	Side Setback:				

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:				
37	Side Setback facing street:				

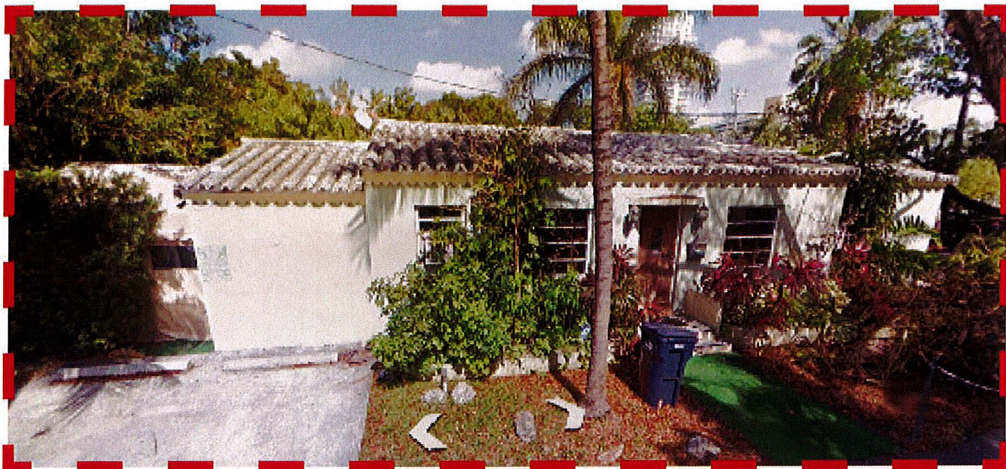
38	Rear Setback:				
----	---------------	--	--	--	--

	Parking	Required	Existing	Proposed	Notes
39	Parking district				
40	Total # of parking spaces	1 space per 6 seats =10	2	4	PROVIDED PARKING WILL ALSO BE USED FOR LOADING
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)			WAIVER REQ.	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)				
43	Parking Space Dimensions			10'x18'	
44	Parking Space configuration (45o,60o,90o,Parallel)			Perpendicular	
45	ADA Spaces		1	0	
46	Tandem Spaces			2	
47	Drive aisle width			N/A	
48	Valet drop off and pick up			N/A	
49	Loading zones and Trash collection areas			1	
50	racks		1	0	



MAR 1 1 2019

2/27/2019



RESIDENCE 1 - SUBJECT PROPERTY - 14 FARREY LANE



RESIDENCE 2



RESIDENCE 3



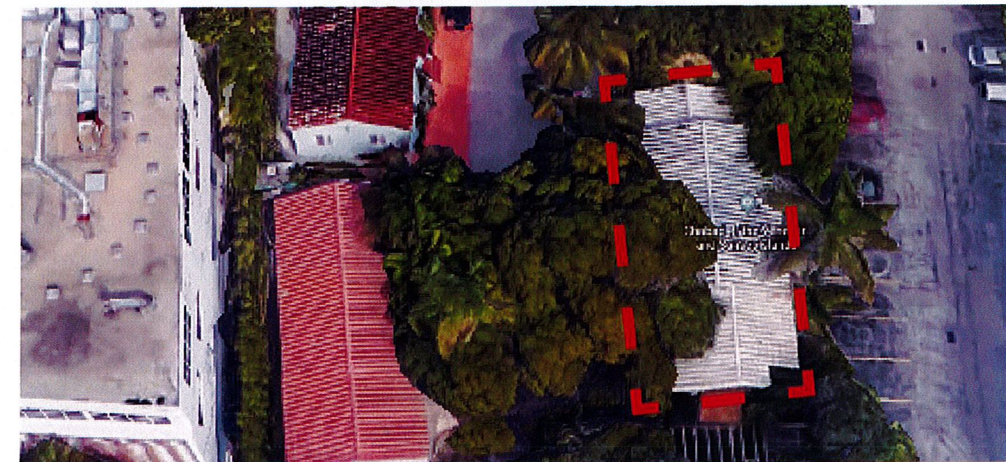
RESIDENCE 4



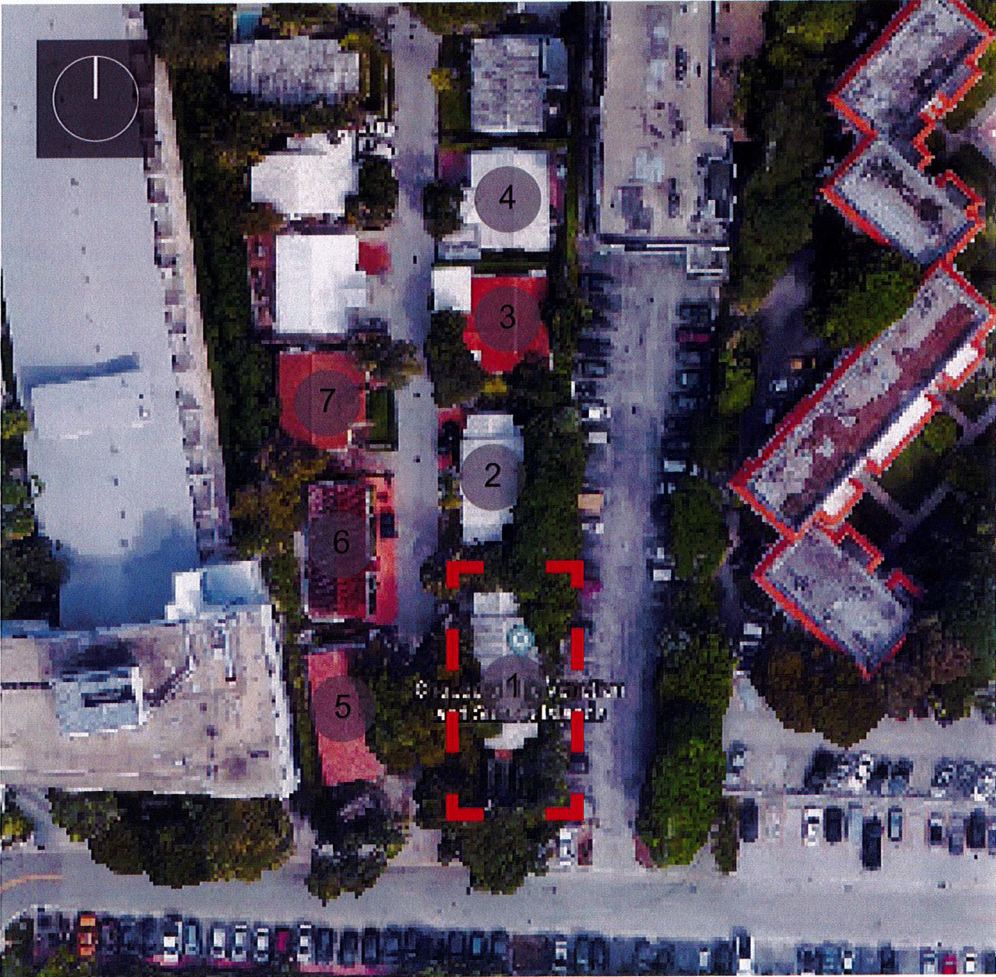
RESIDENCE 5



RESIDENCE 6



AERIAL PHOTOGRAPH OF PROPERTY & SURROUNDINGS



LOCATION MAP - CLOSE UP



RESIDENCE 7



AERIAL PHOTOGRAPH OF PROPERTY & SURROUNDINGS



LOCATION MAP - FAR AWAY



BUILDING 1



BUILDING 2



BUILDING 3



CONTEXT ANALYSIS