

DRB FINAL SUBMITTAL - 11-09-20
JANUARY 2020 AGENDA

VENETIAN CHABAD MIAMI SYNAGOGUE



14 FARREY LANE, MIAMI BEACH, FL 33139



CLIENT

CHABAD SYNAGOGUE OF VENETIAN & SUNSET ISLAND
(14 FARREY LANE MIAMI BEACH, FLORIDA 33139)
(305) 674-8400

ARCHITECT

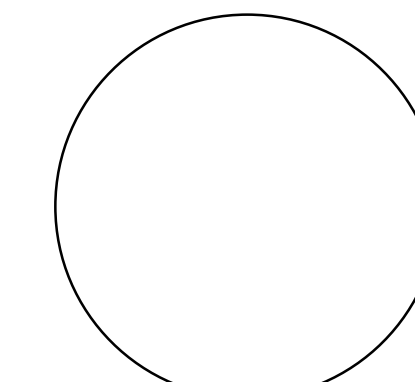
CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 BISCAYNE BLVD. SUITE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECT

CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC
780 NE 69TH ST. STE 1106
MIAMI, FL 33138
(305) 979-1585

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

seal



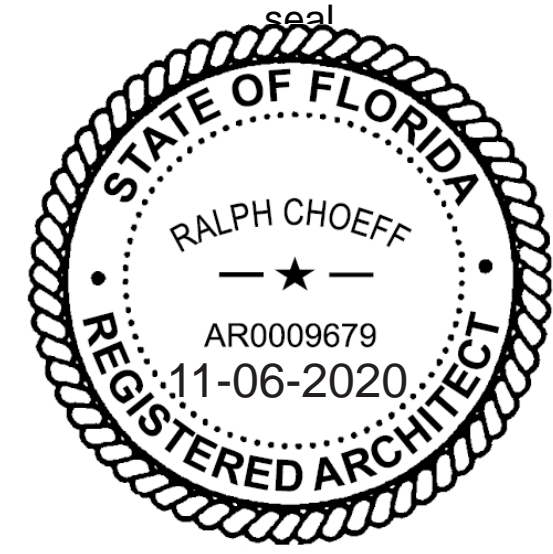
Ralph Choeff
registered architect
AR0009679

comm no.
1606

date:
02/14/20

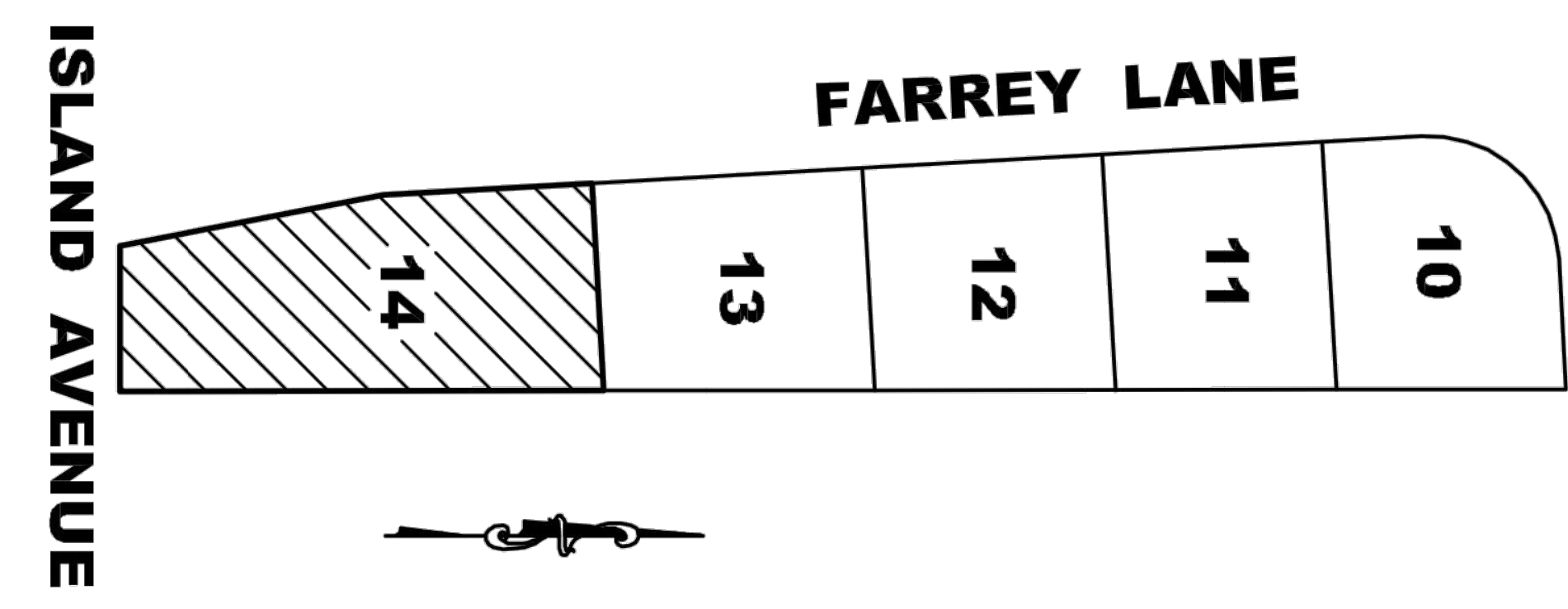
revised:

sheet no.
A-0.0



comm no.
1606
date:
02/14/20
revised:

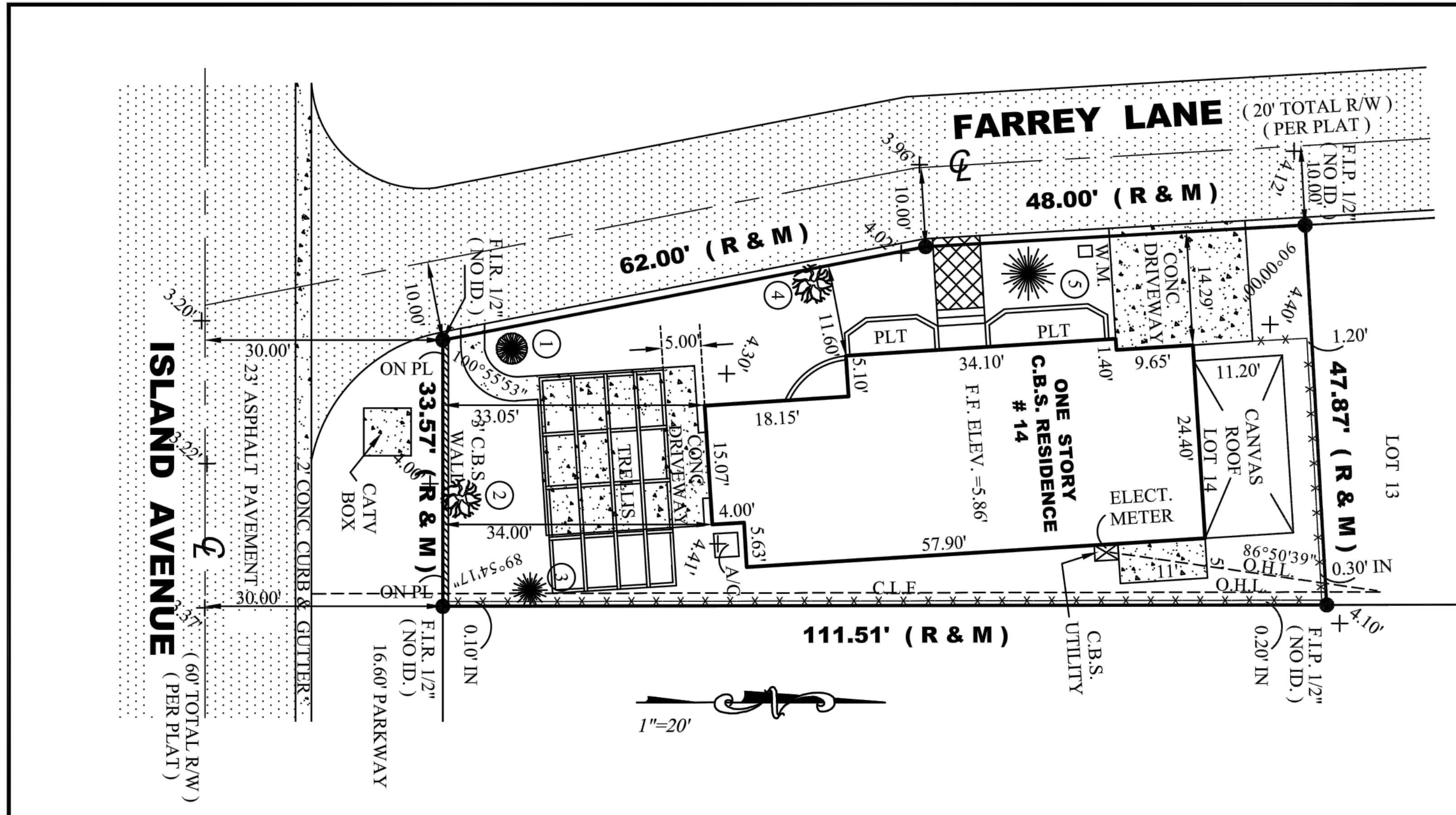
LOCATION MAP
NOT TO SCALE



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.

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 LOC# 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 AS ASSUMED VALUE OF SAID PB: 42 PG: 100



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

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 LENGTH CENTRAL ANGLE / DELTA RADIUS TANGENT POINT OF TANGENCY POINT OF CURVATURE POINT OF COMPOUND CURVE CATCH BASIN CABLE UTILITY BOX	BLOCK CORNER PROPERTY LINE CENTER LINE MONUMENT LINE CALCULATED FIELD MEASURED PER PLAT TYPICAL PERMANENT REFERENCE MONUMENT PERMANENT CONTROL POINT FOUND NAIL FOUND DRILL HOLE FOUND IRON 1/2" DIAMETER CONCRETE MONUMENT WATER METER RIGHT OF WAY	UTILITY EASEMENT ANCHOR EASEMENT DRAINAGE EASEMENT ENCROACHMENT FINISHED FLOOR ELEVATION NOT TO SCALE PLAT BOOK OFFICIAL RECORD BOOK MAN HOLE CONCRETE BLOCK STRUCTURE BUILDING OVERHEAD UTILITY LINES TELEPHONE FACILITIES	POINT OF REVERSE CURVE CHORD CHORD BEARING BENCH MARK BEARING REFERENCE POINT OF COMMENCEMENT POINT OF BEGINNING TEMPORARY BENCH MARK POINT OF BEGINNING TEMPORARY BENCH MARK FOUND IRON REBAR FOUND PARKER-KALON NAIL PROFESSIONAL SURVEYOR AND MAPPER AIR CONDITIONER PAD TRANSFORMER POWER POLE DRAINAGE & MAINTENANCE EASEMENT EXISTING ELEVATION	ELEVATION SECTION TOWNSHIP RANGE 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. ADIS NUNEZ Digitally signed by ADIS NUNEZ DN: cn=US, ou=FLORIDA, email=ADISNUNEZ@YAHOO.CO Date: 2020.05.13 14:24:32 -0400 ADIS N. NUNEZ REGISTERED LAND SURVEYOR STATE OF FLORIDA #5924
--	--	---	--	---	---

SINCE 1987
Blanco Surveyors Inc.
 Engineers • Land Surveyors • Planners • LB # 0007059
 555 NORTH SHORE DRIVE
 MIAMI BEACH, FL 33141
 (305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: AE SUFFIX: L FEMA DATE: 09/11/09 BASE: 9'
 PANEL: 0317 COMMUNITY # 120651
 DATE: 11/08/18 SCALE: 1" = 20'
 DWN. BY: R.BELLO JOB No. 18-708

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

ADIS N. NUNEZ
 License Number 5924
 STATE OF FLORIDA
 Registered Professional Surveyor and Mapper

REVISED: 2/7/19
 05-12-20

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	Lot Coverage:	3,155.6 SF (67.2%)
4	Year constructed:	1941	Zoning District:	RM-1
5	Based Flood Elevation:	AE 9	Grade value in NGVD:	3.96' C.O.R.
6	Average grade (Flood+Grade/2):	6.48	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		4	none
12	FAR	1.25	N/A	1.22	none
13	Gross square footage	5,867.5		5,740.7 SF	
14	Square Footage by use	5,867.5		5,740.7 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	10'-0" VARIANCE APP.	
20	Side Setback (Interior Side):	50'-0"	N/A	10'-0" VARIANCE APP.	
21	Side Setback:		N/A		
22	Side Setback facing street:	8'-10"	N/A	9'-0"	
23	Rear Setback:	5'-0"	N/A	5'-0"	
At Grade Parking:					
24	Front Setback:	20'		0'-0" VARIANCE APP.	
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	Deficiencies
39	Parking district				
40	Total # of parking spaces	1 space per 6 seats=1	(60 SEATS)		3
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)				
43	Parking Space Dimensions			10'-6"x18'-0"	
44	Parking Space configuration (45o,60o,90o,Parallel)			Perpendicular	
45	ADA Spaces				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				0

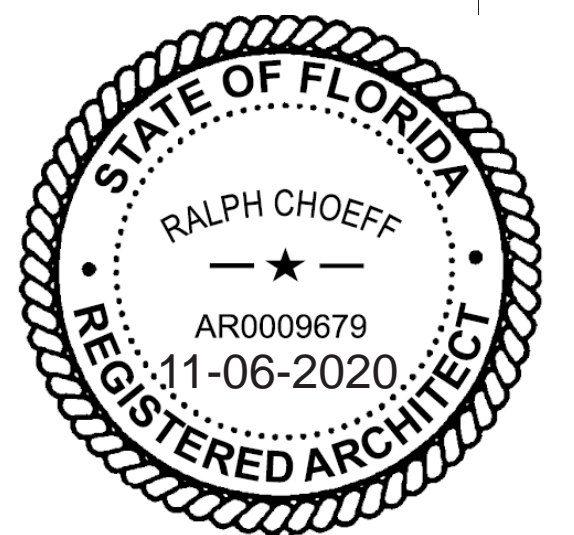
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use				
52	Number of seats located outside on private property				
53	Number of seats inside				
54	Total number of seats				
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)				
56	Total occupant content				
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)				

58	Proposed hours of operation	see letter of intent			
59	Is this an NIE? (Neighborhood Impact establishment, see CMB 141-1361)				
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)				
61	Is this a contributing building?		no		
62	Located within a Local Historic District?		no		

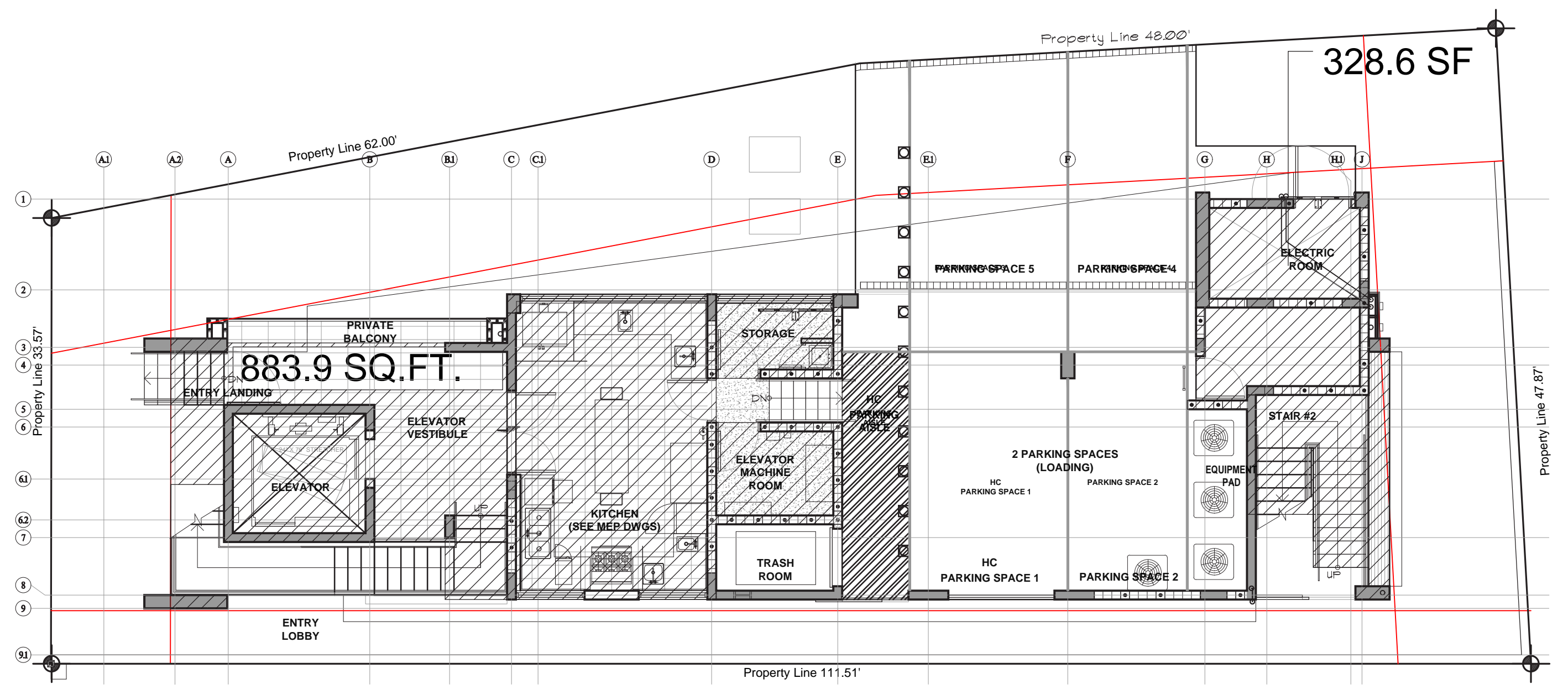
Notes:

If not applicable write N/A

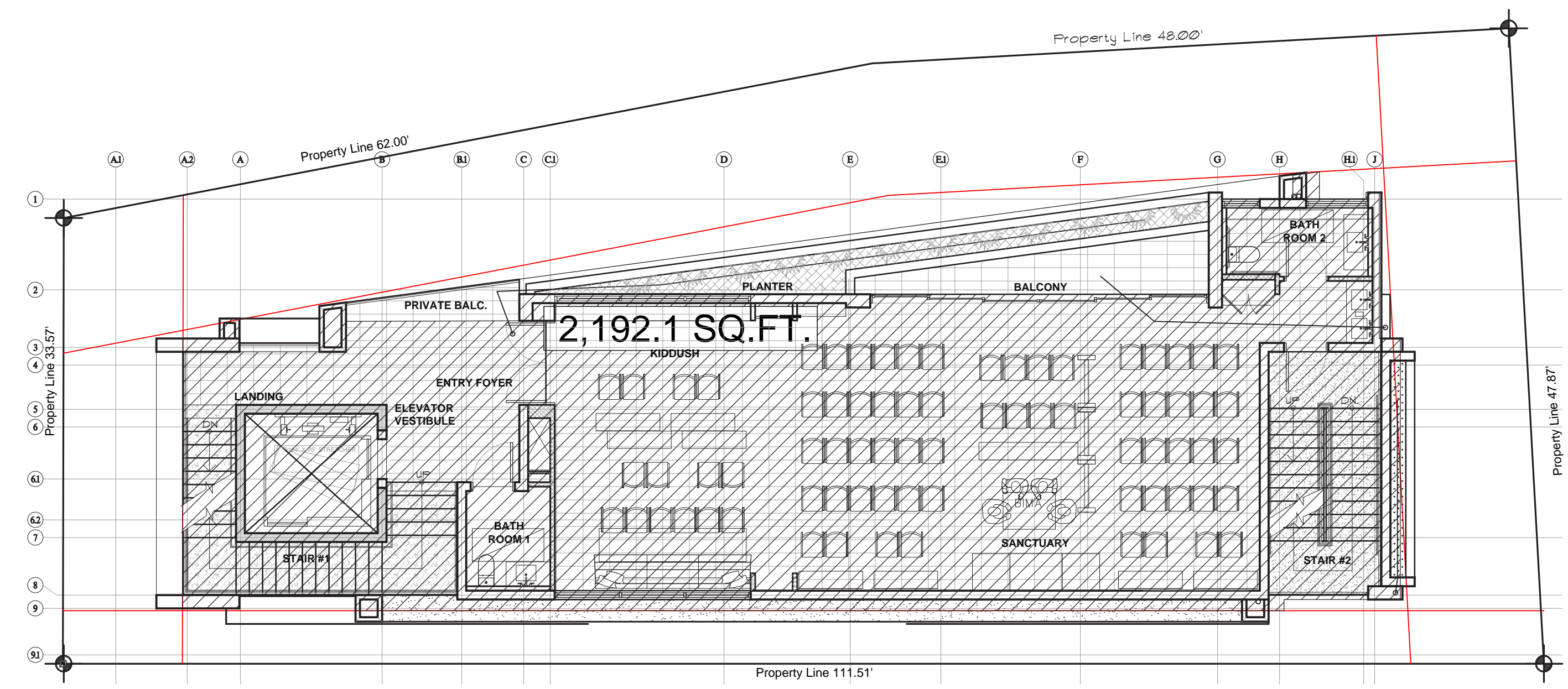
All other data information may be required and presented like the above format.



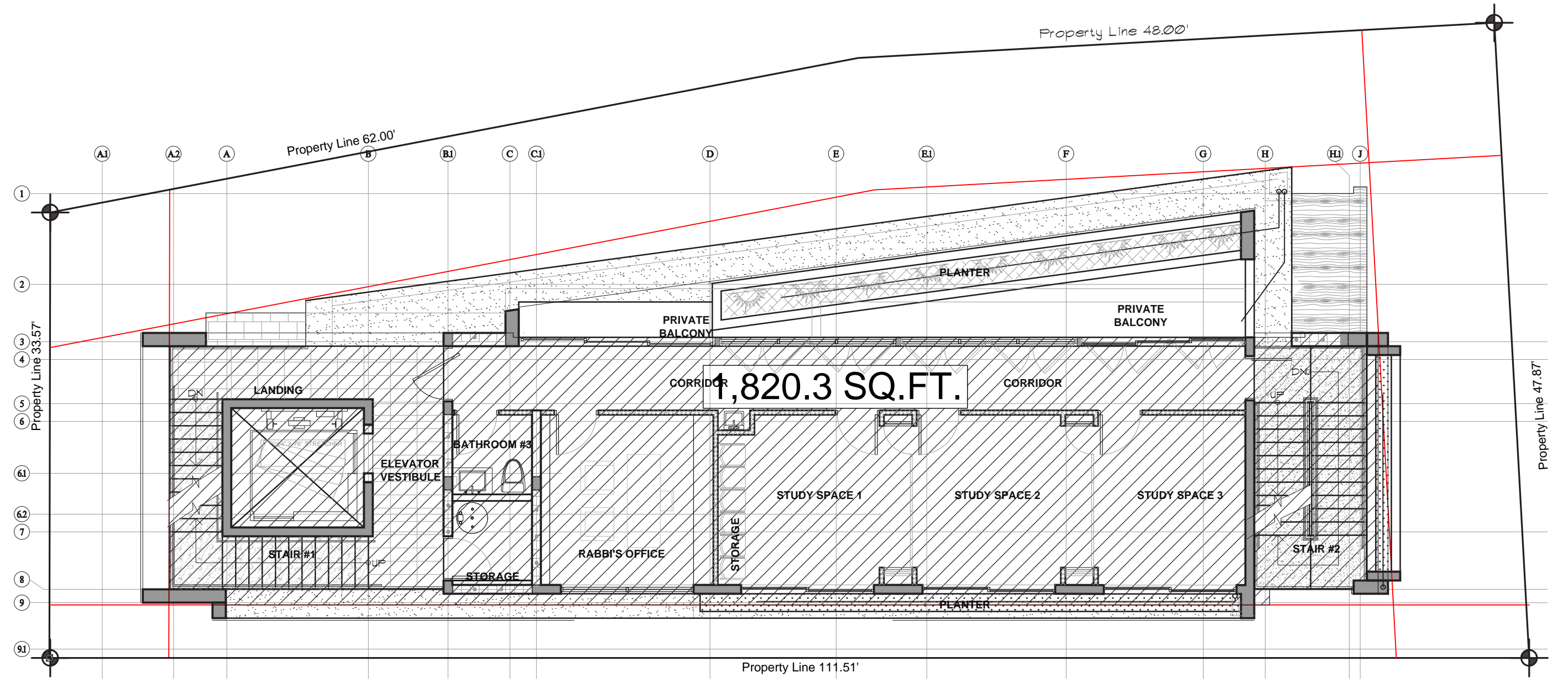
FLOOR AREA RATIO CALCULATIONS:	
LOT SIZE:	4,694 S.F. 100%
MAX ALLOWED F.A.R.:	5,867.5 S.F. 125%
TOTAL F.A.R.:	5,740.7 S.F. 122%



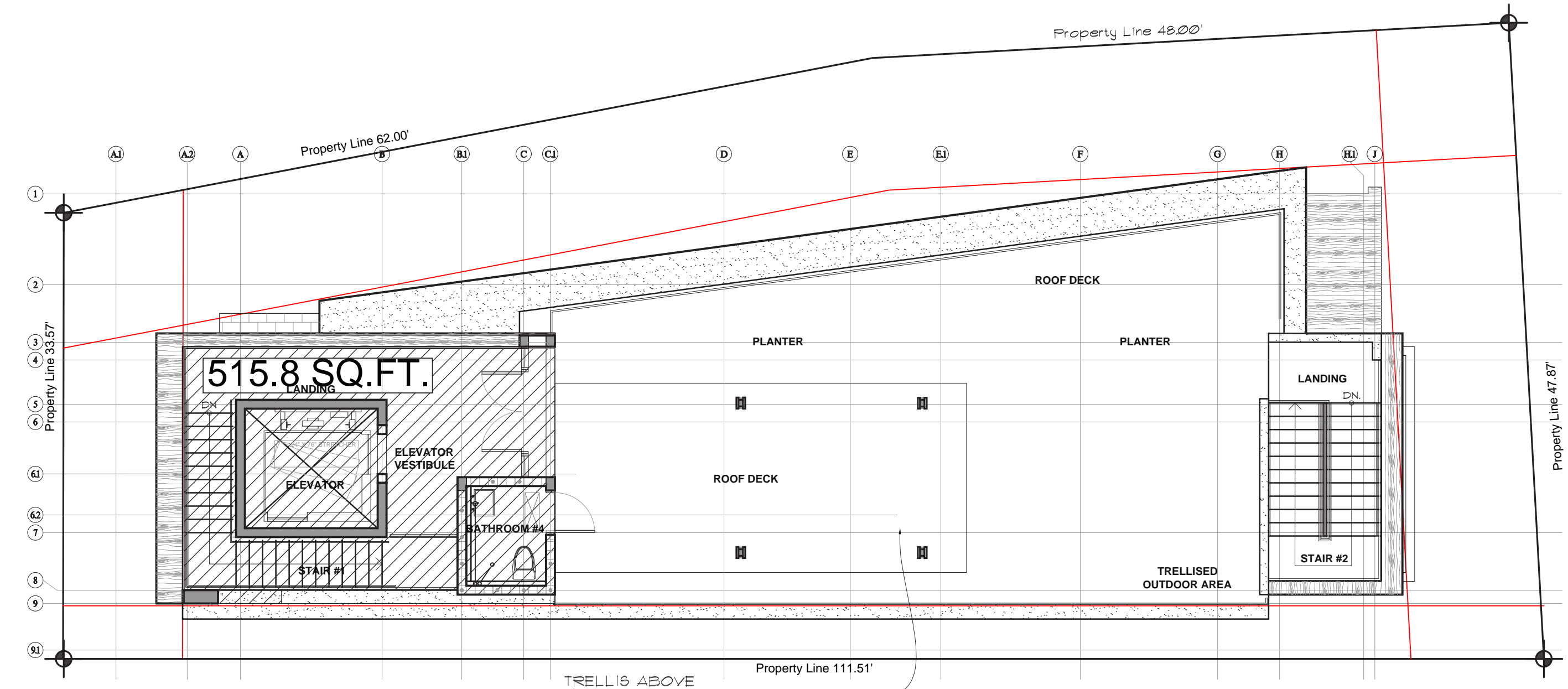
FIRST FLOOR F.A.R.
SCALE: 1/8"=1'-0"



SECOND FLOOR F.A.R.
SCALE: 1/8"=1'-0"

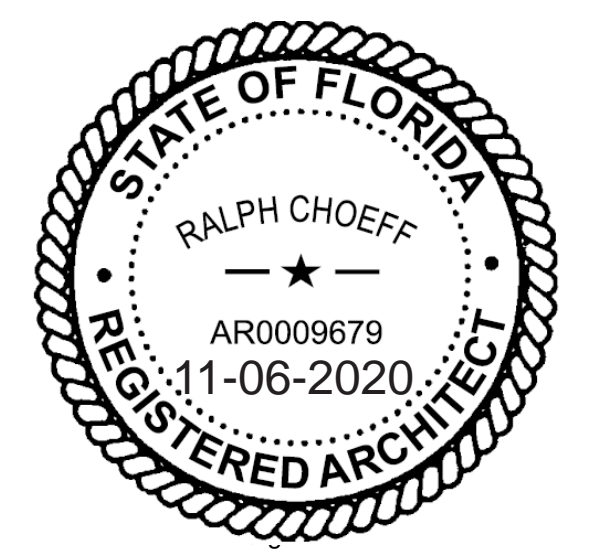


THIRD FLOOR F.A.R.
SCALE: 1/8"=1'-0"



FOURTH FLOOR F.A.R.
SCALE: 1/8"=1'-0"

TRELLIS ABOVE MORE THAN 50% OPEN TO ABOVE SO IT DOES NOT COUNT IN F.A.R.

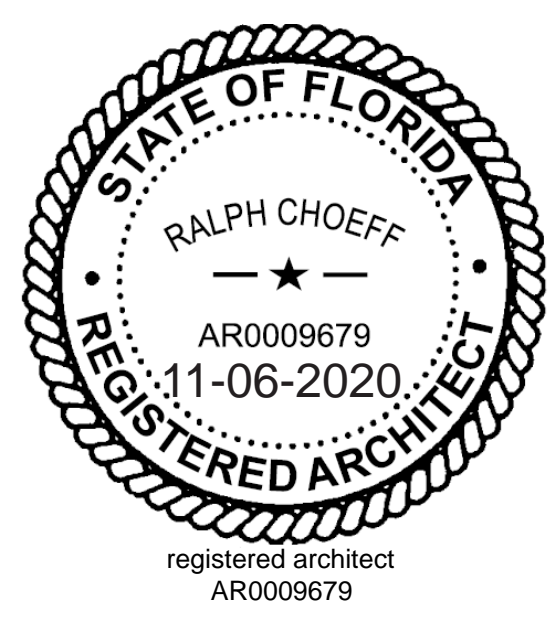


comm no.
1606
date:
02/14/20
revised:

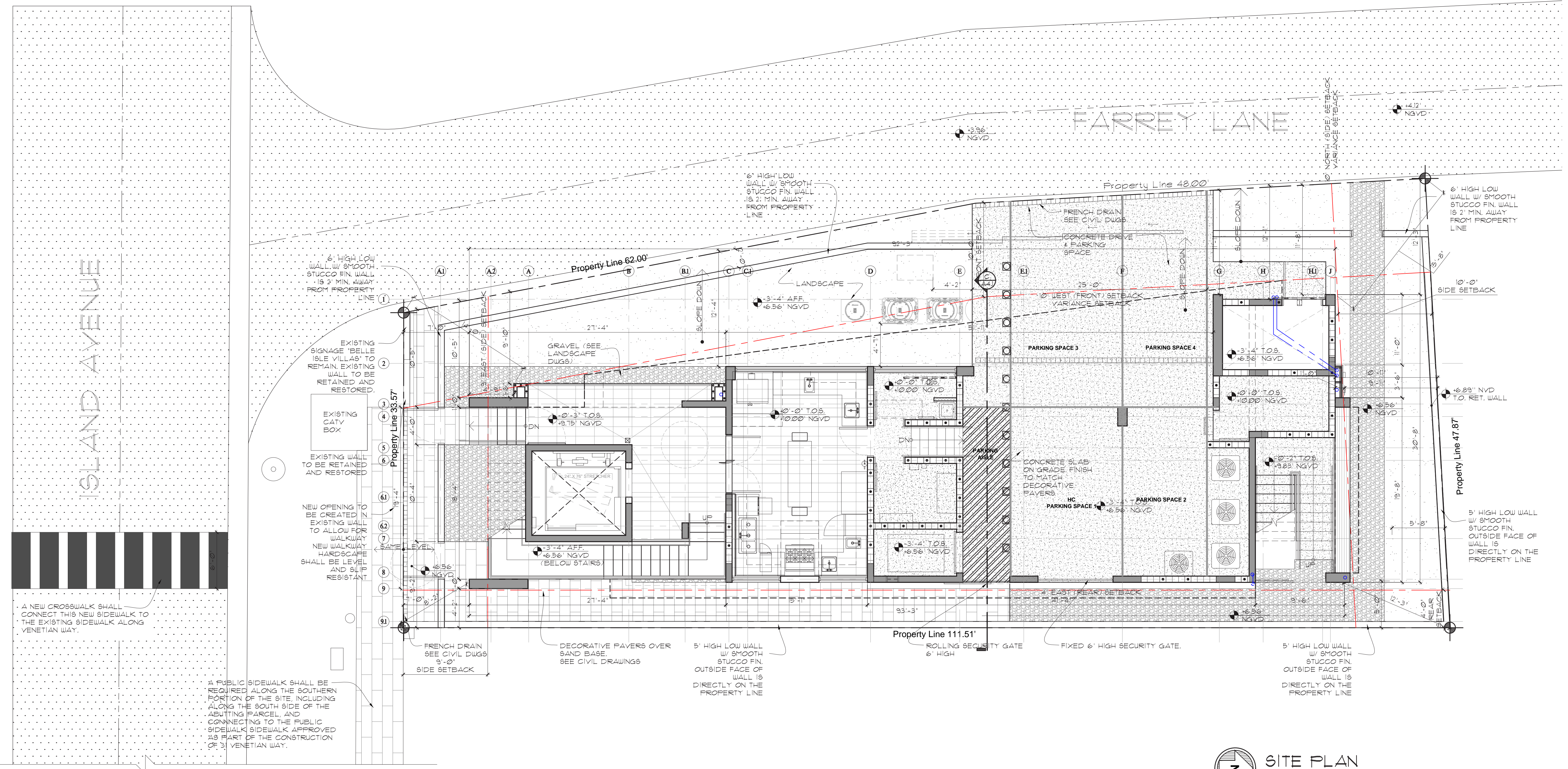
sheet no.

PROPOSED DESIGN

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

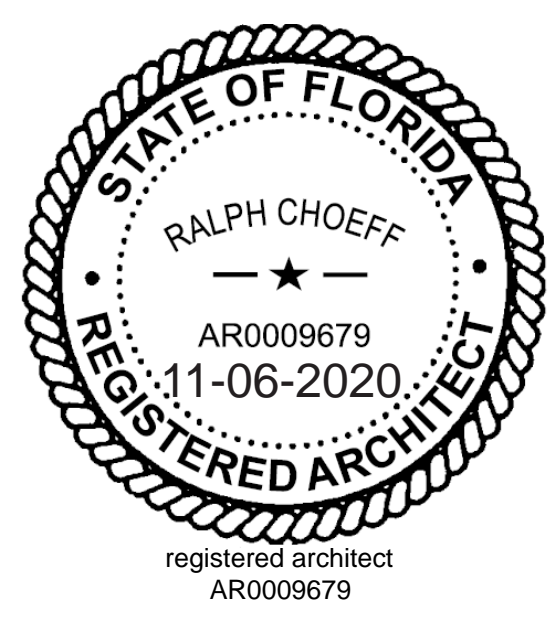
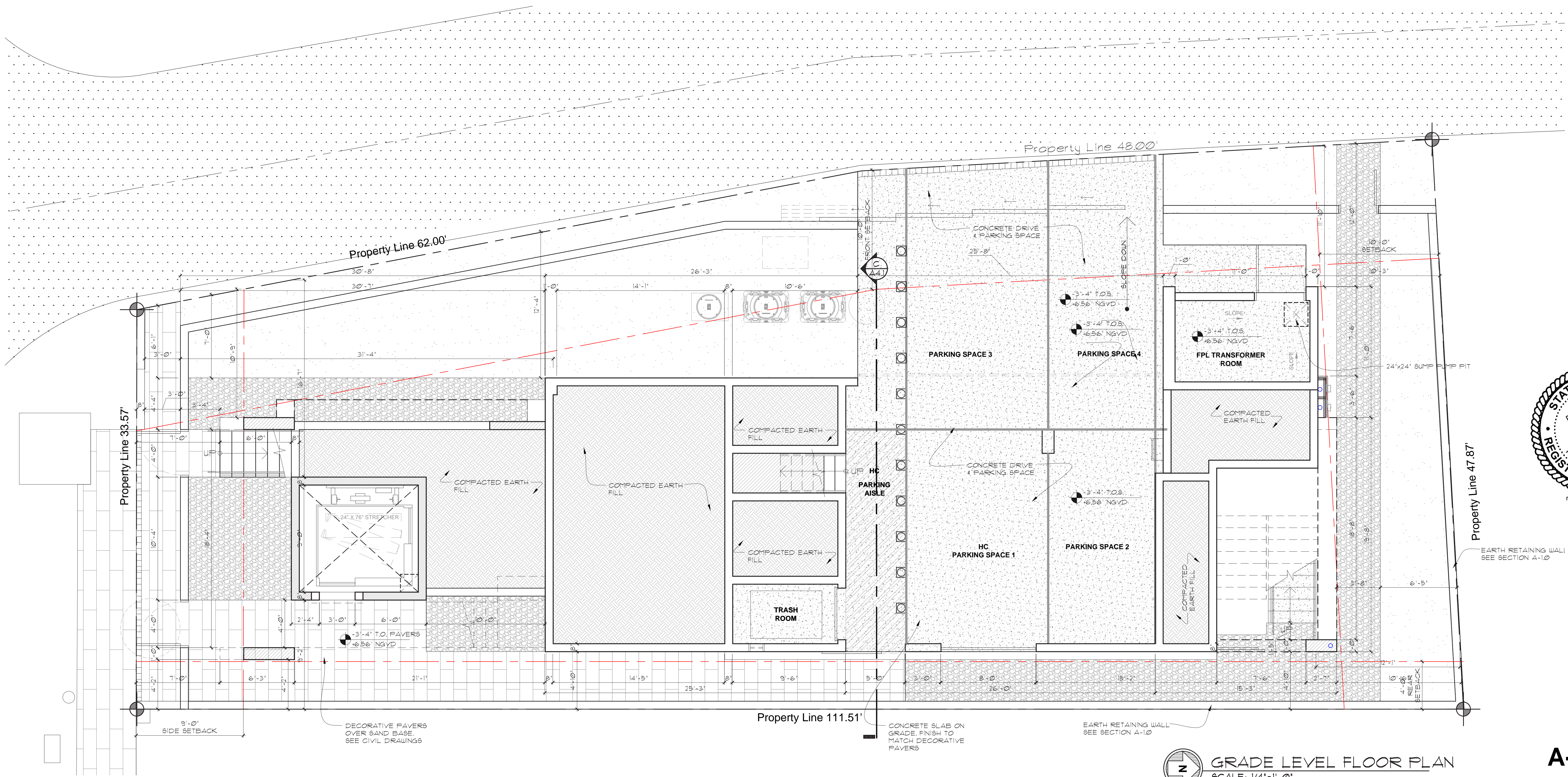


comm no.
1606
 date:
02/14/20
 revised:
03-23-2020 BLDG./OWNER COMMENTS
 06-15-2020 BLDG./OWNER COMMENTS
 08-2020 BLDG./OWNER COMMENTS
 sheet no.



SITE PLAN
 SCALE: 3/16"=1'-0"

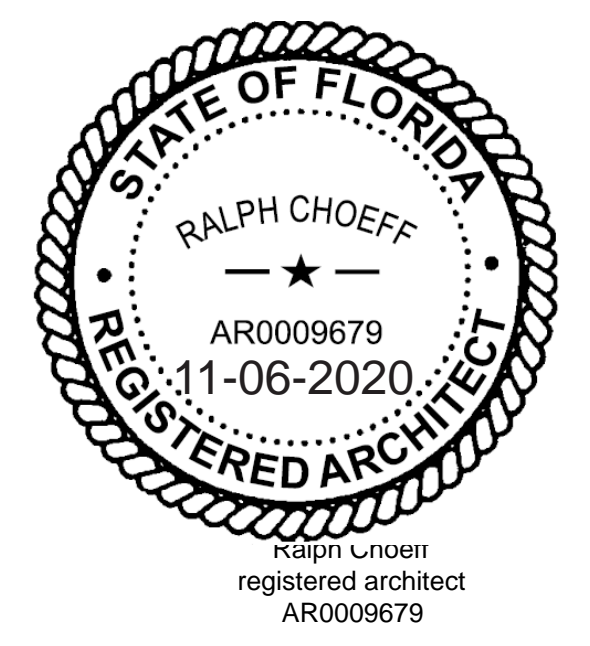
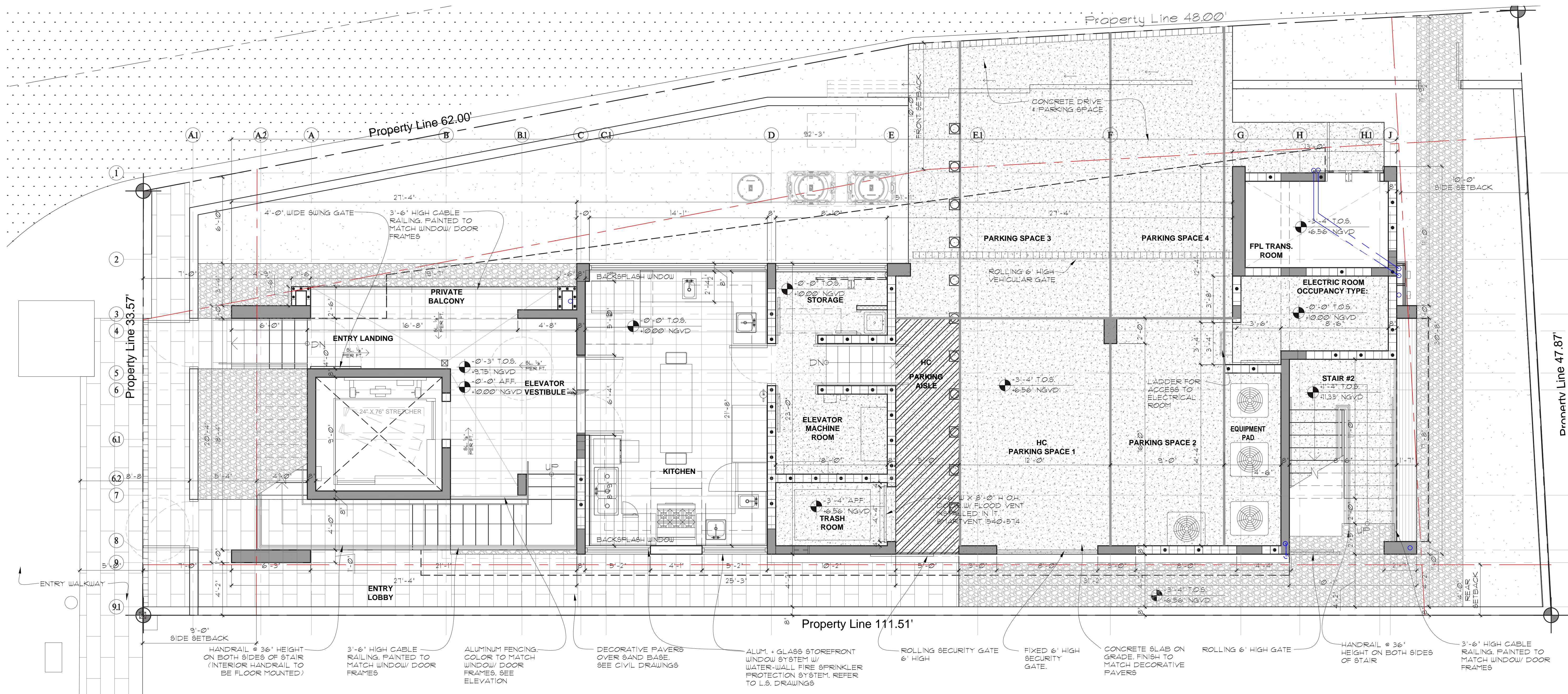
PROPOSED DESIGN



comm no.
1606
date:
02/14/20
revised:

sheet no.

PROPOSED DESIGN



comm no.
1606

date:
02/14/20

revised:
03-23-2020
BLDG / OWNER
COMMENTS

06-15-2020
BLDG / OWNER
COMMENTS

08-2020
BLDG / OWNER
COMMENTS

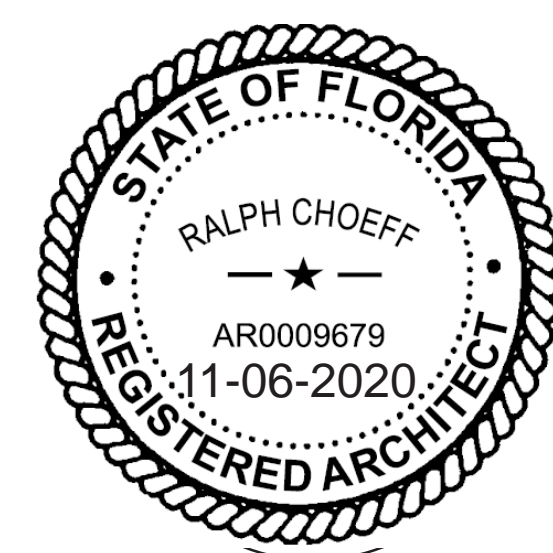
sheet no.

FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

APPROVED DESIGN

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8225 Biscayne Blvd, suite 201
Miami, Florida 33138
www.choefflevy.com
(305) 434-8398
(305) 892-5292

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

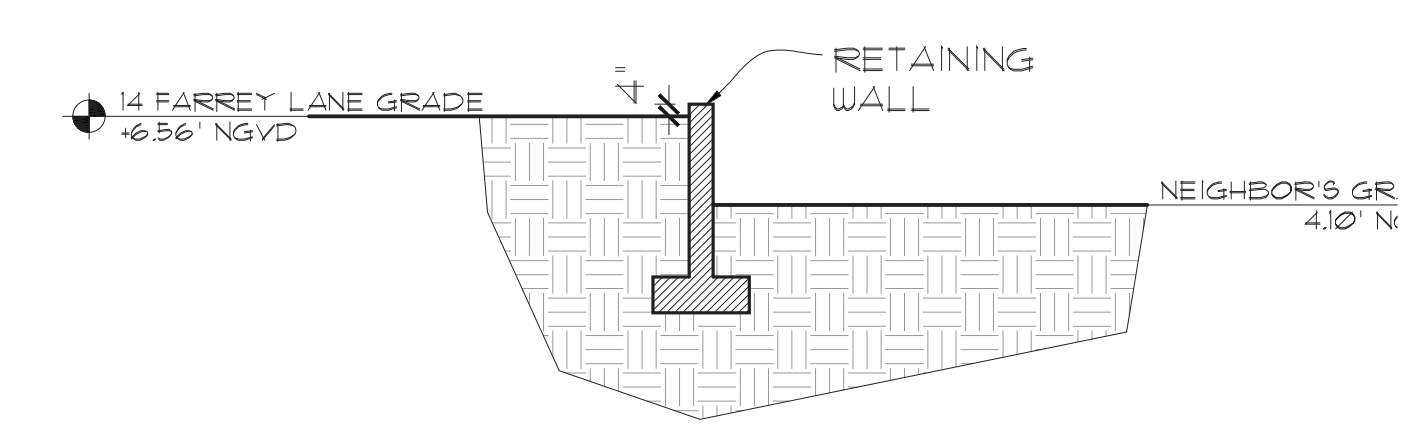


Ralph Choeff
registered architect
AR0009679

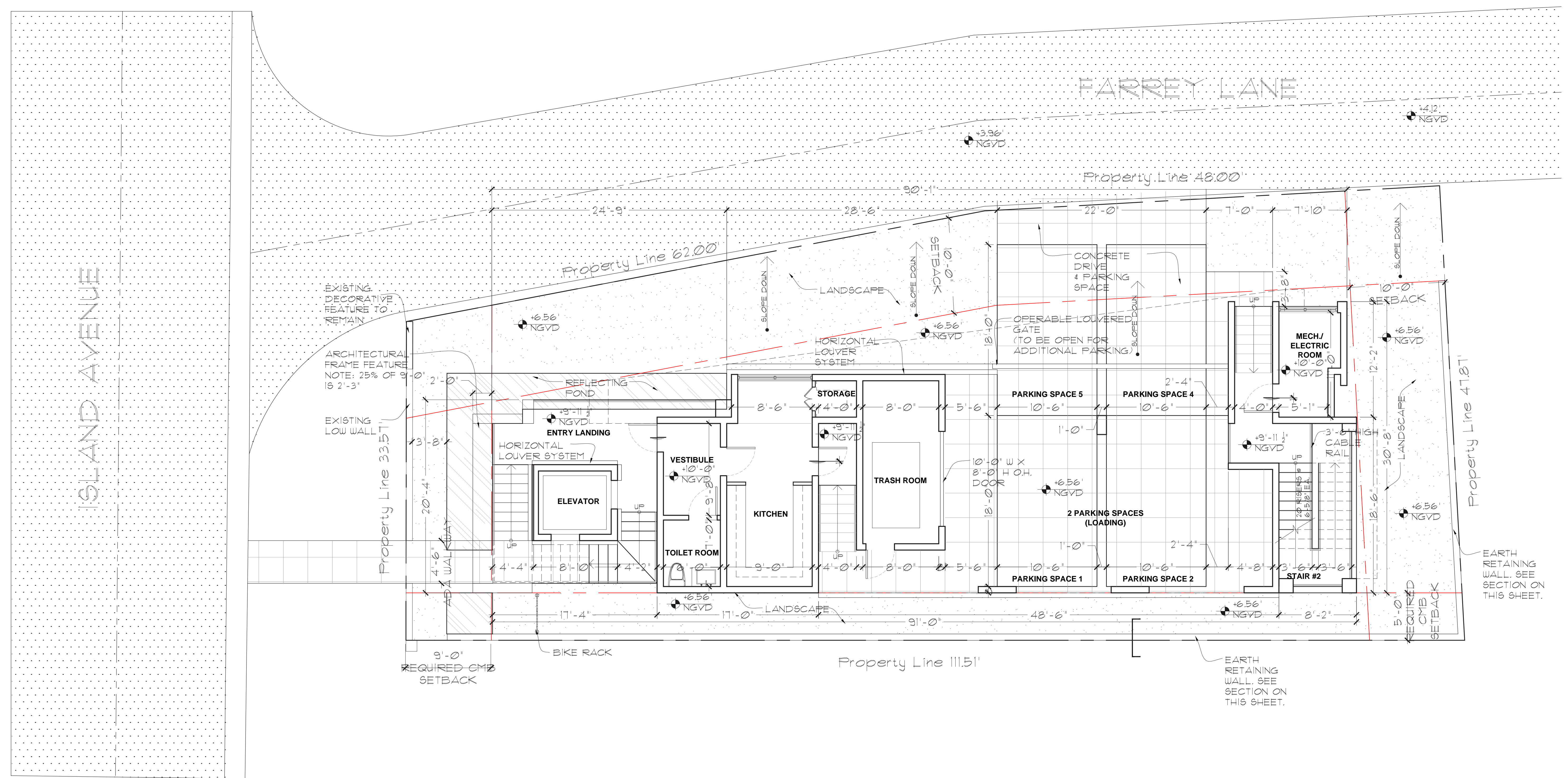
comm no.
1606
date:
01/07/19
revised:

sheet no.

A-1.1APP

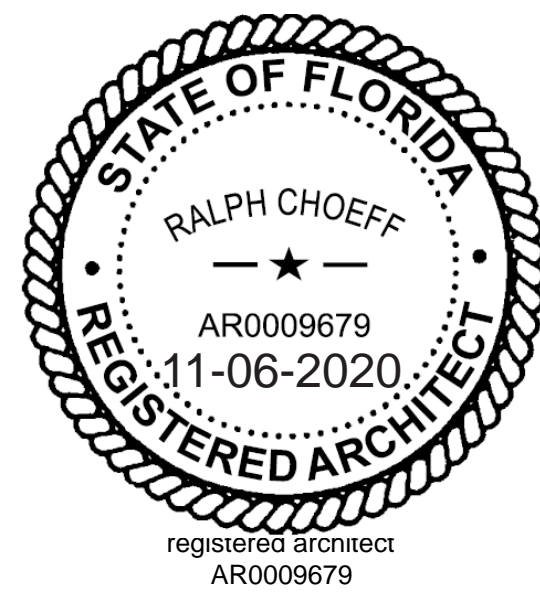


RETAINING WALL
SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

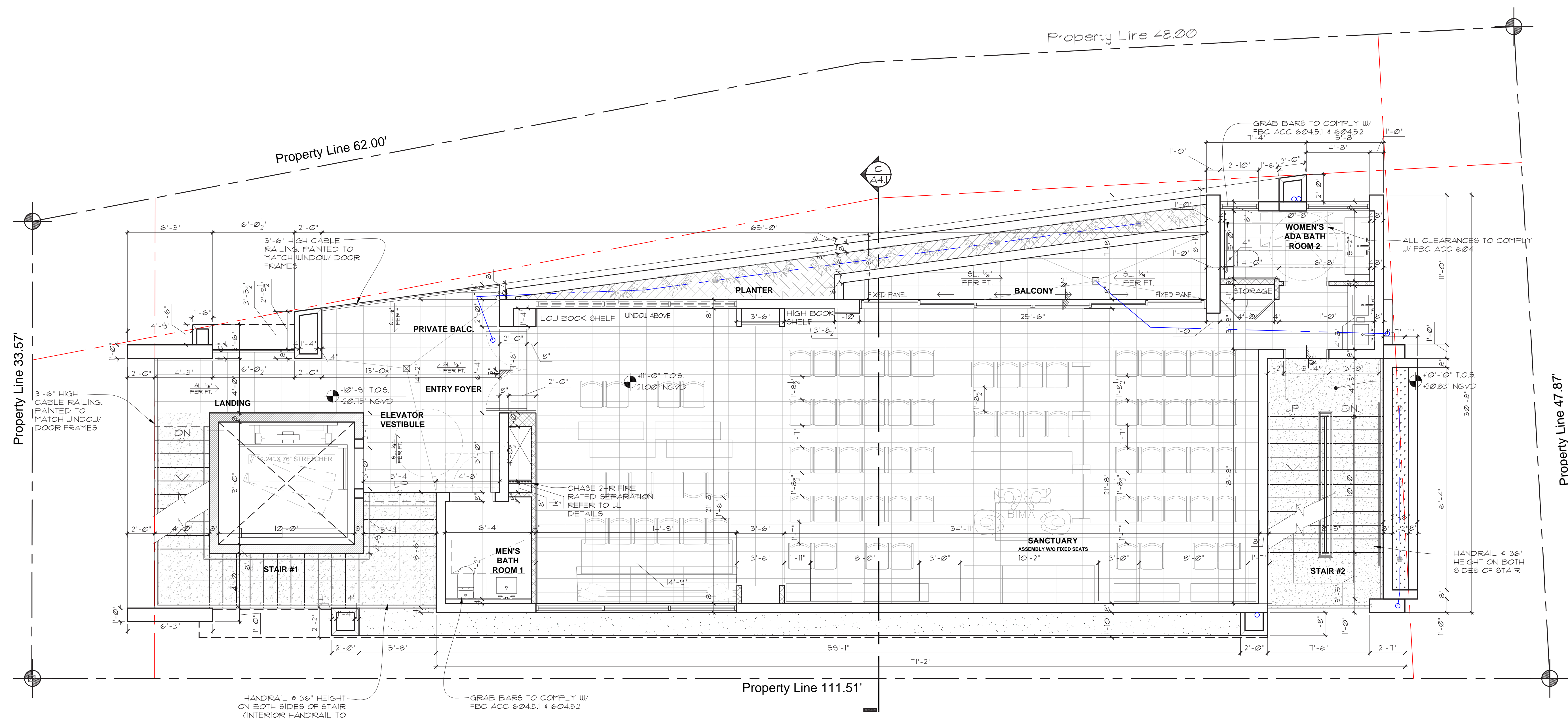
PROPOSED DESIGN




comm no.
1606
date:
02/14/20
revised:

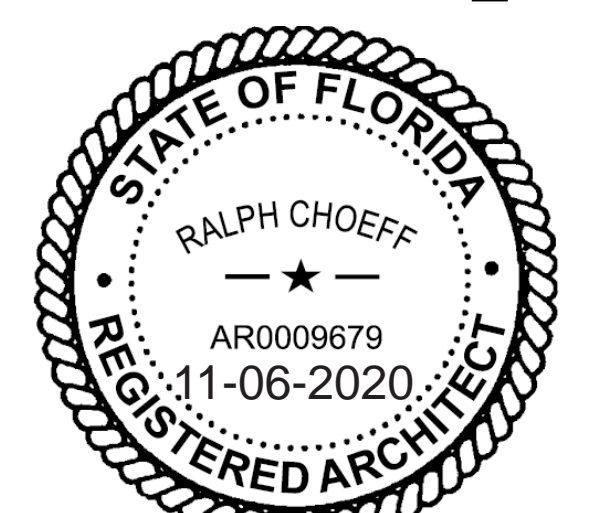
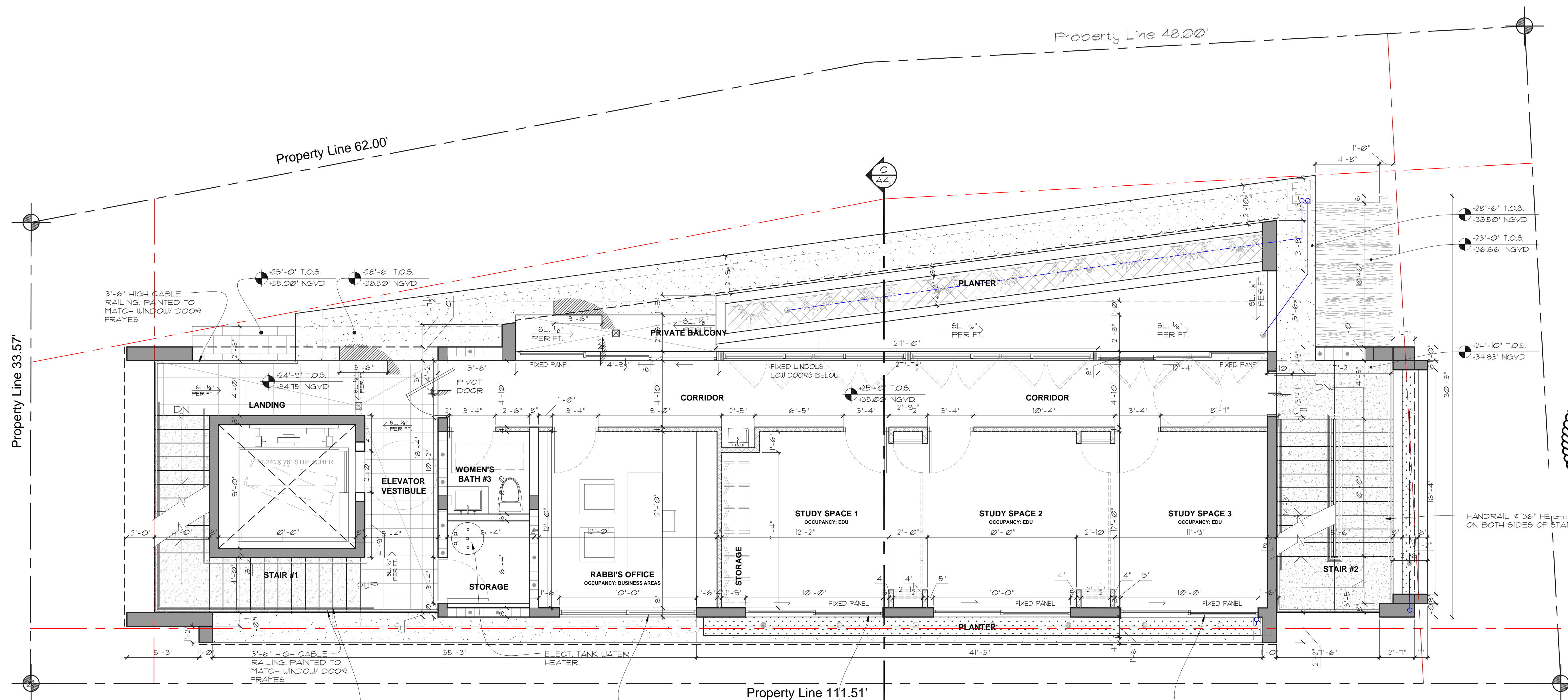
sheet no.

A-1.2 PROP



 **SECOND FLOOR PLAN**
SCALE: 1/4"=1'-0"

PROPOSED DESIGN



Ralph Choeff
registered architect
AR0009679

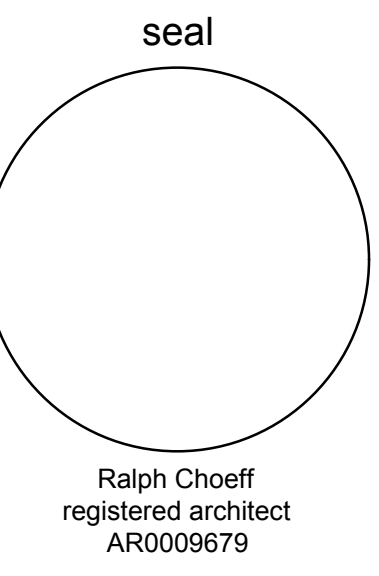
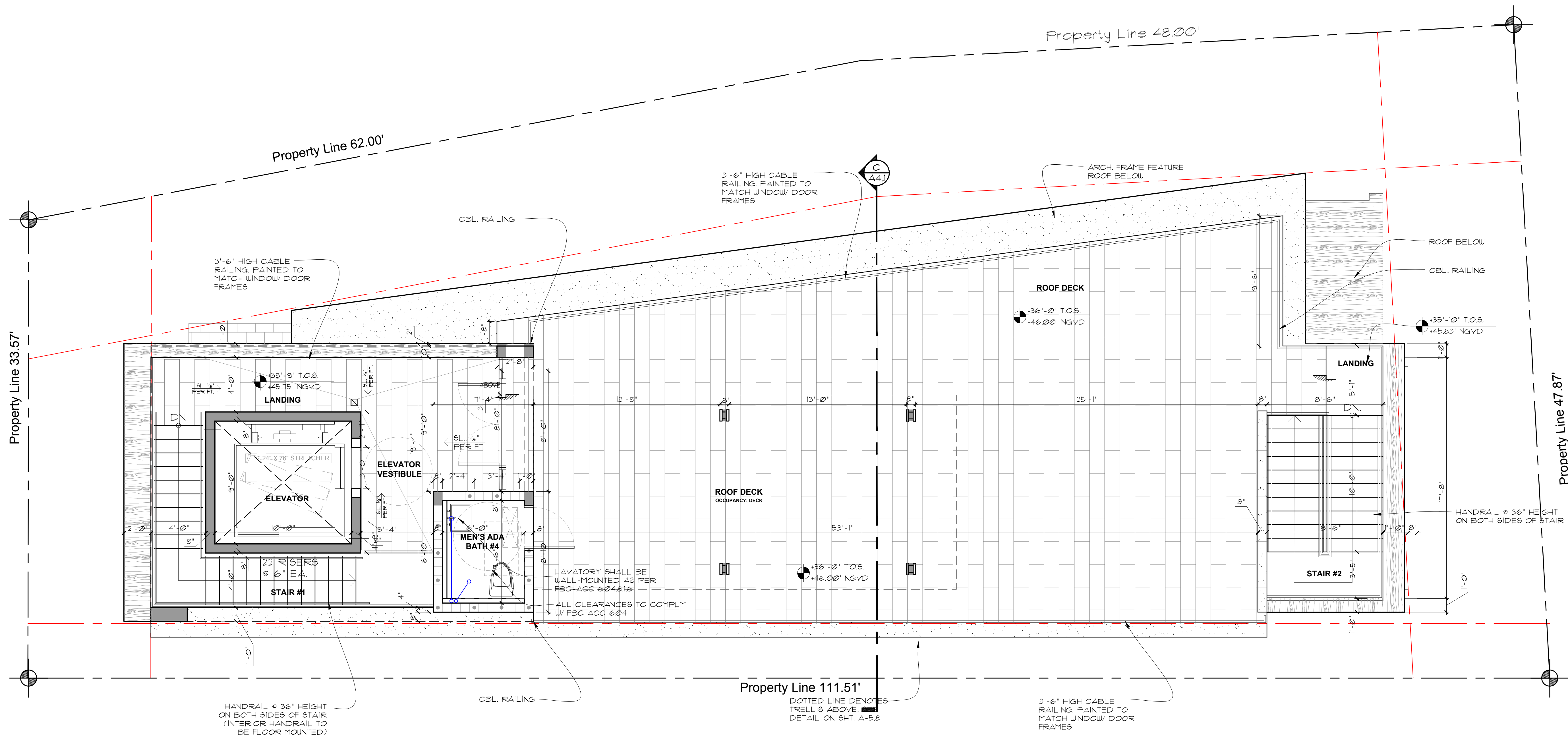
comm no.
1606

date:
02/14/20

revised:
 03-23-2020 BLDG./OWNER COMMENTS
 06-15-2020 BLDG./OWNER COMMENTS
 08-2020 BLDG./OWNER COMMENTS

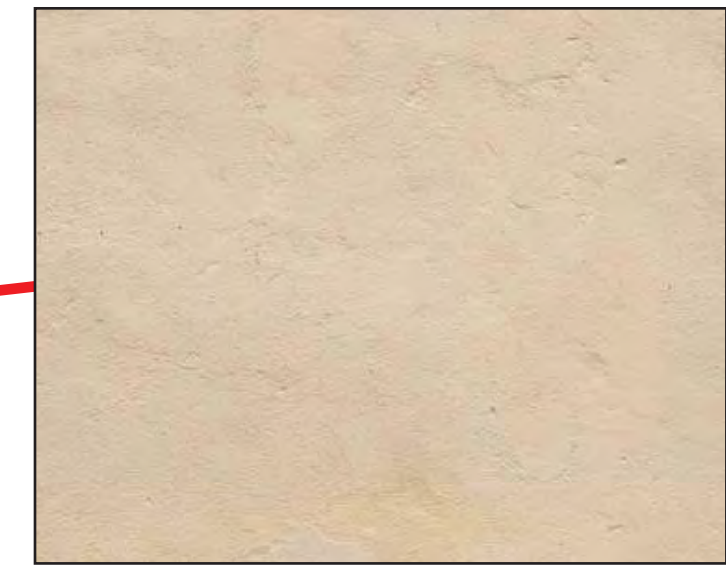
sheet no.

THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

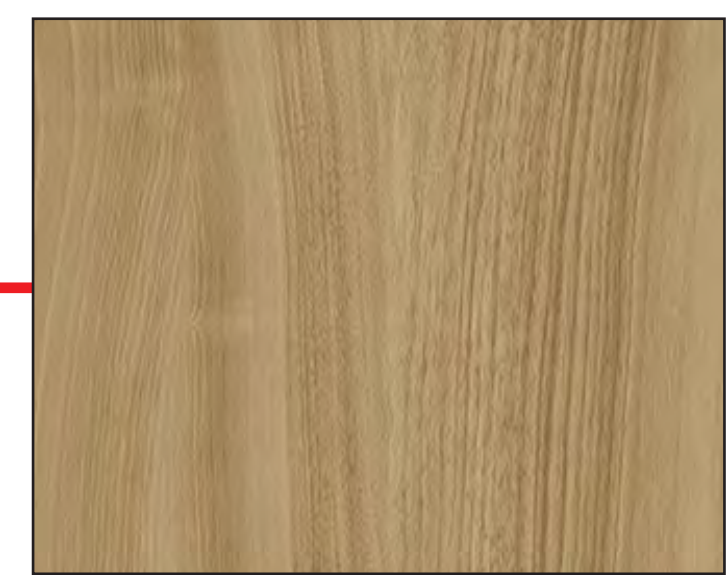


comm no.
1606
 date:
 02/14/20
 revised:

ROOF DECK PLAN
 SCALE: 1/4"=1'-0"



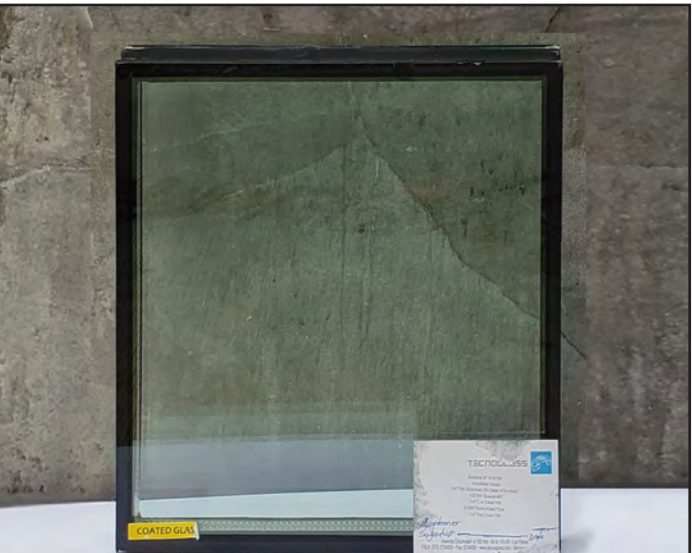
SMOOTH TAUPE COLORED STUCCO
PAINT COLOR BENJAMIN MOORE CALM 2111-70 OR SIMILAR WITH SCORE LINES



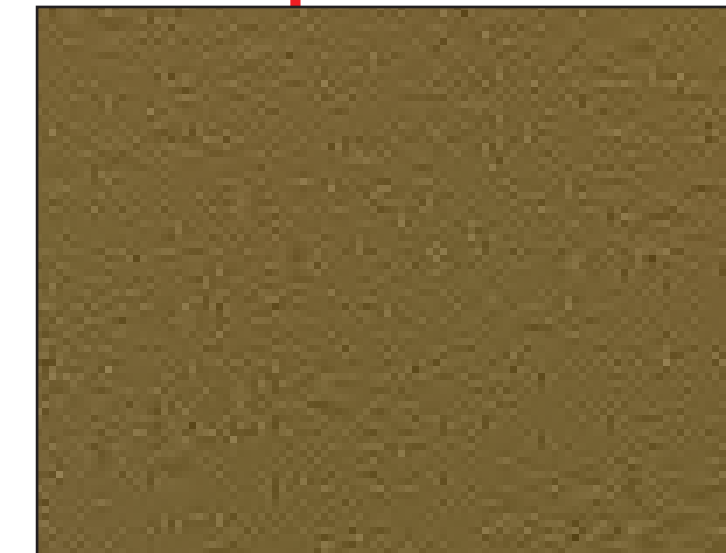
PORCELANOSA TILES
NATURAL EWOOD CAMEL NATURE OR SIMILAR



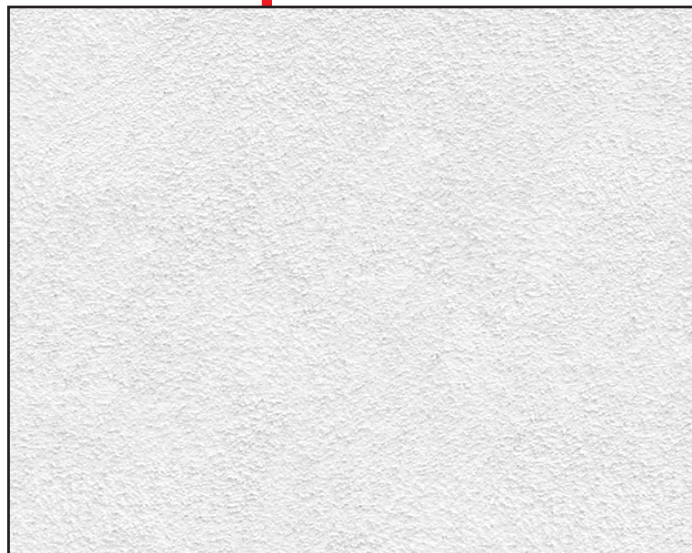
VENA GRIGIO STONE CLADDING OR PROCELANOSA CONCRETE GREY NATURAL OR APPROVED SIMILAR.



CLEAR LOW-E GLASS
WINDOWS & DOORS

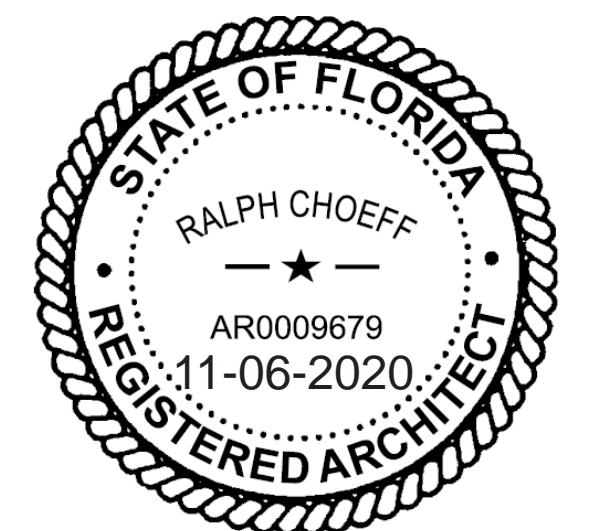


ALUMINUM WINDOW/ DOOR FRAMES PAINTED WITH DURANAR SUNSTORM CASHMERE PEARL/ HARVEST GOLD OR APPROVED SIMILAR



SMOOTH WHITE STUCCO FINISH

MATERIAL PALETTE - FRONT



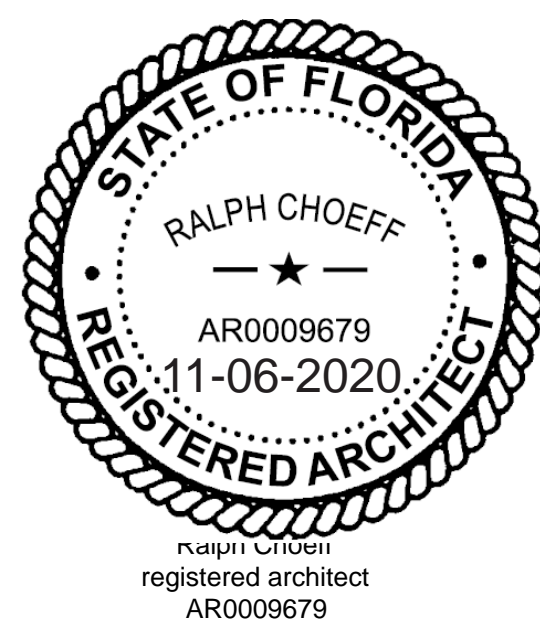
PROPOSED DESIGN

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8426 Biscayne Blvd, suite 201
Miami, Florida 33138
www.clarchitects.com
(305) 434-8338
(305) 892-5292

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



FRONT ELEVATION (EAST)
SCALE: 3/16"=1'-0"



comm no.
1606

date:
02/14/20

revised:

sheet no.

A-5.0PROP

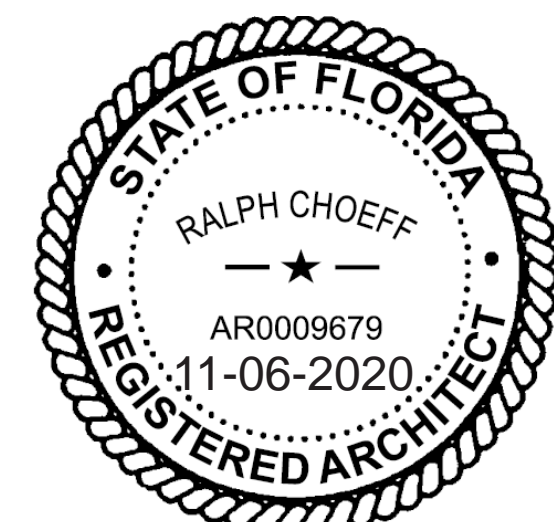
APPROVED DESIGN

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8426 Biscayne Blvd, Suite 201
Miami, Florida 33138
www.choefflevy.com
(305) 434-8338
(305) 892-5292

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



FRONT ELEVATION (EAST)
SCALE: 3/16"=1'-0"



Ralph Choeff
registered architect
AR0009679

comm no.

1606

date:

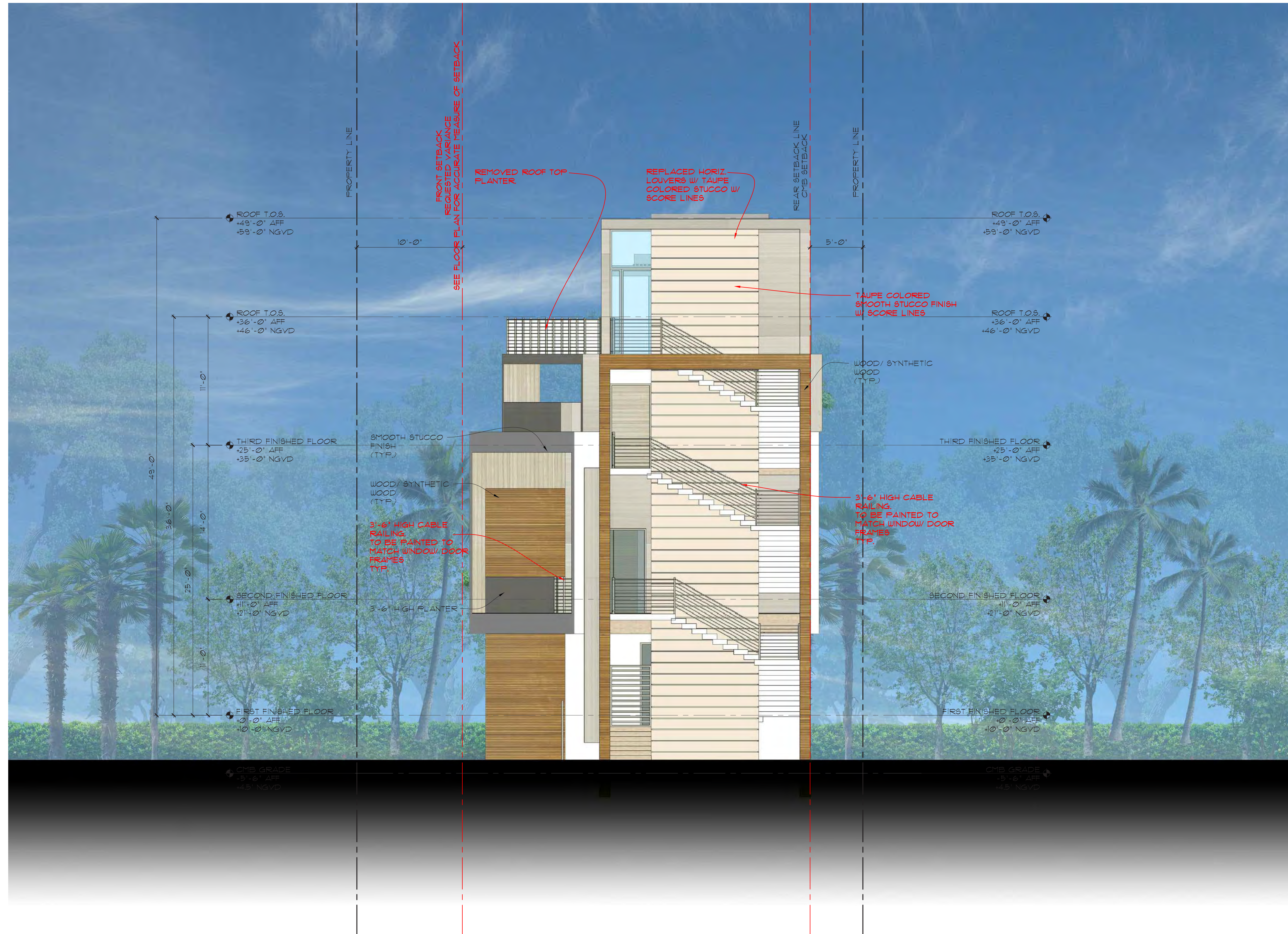
01/07/19

revised:

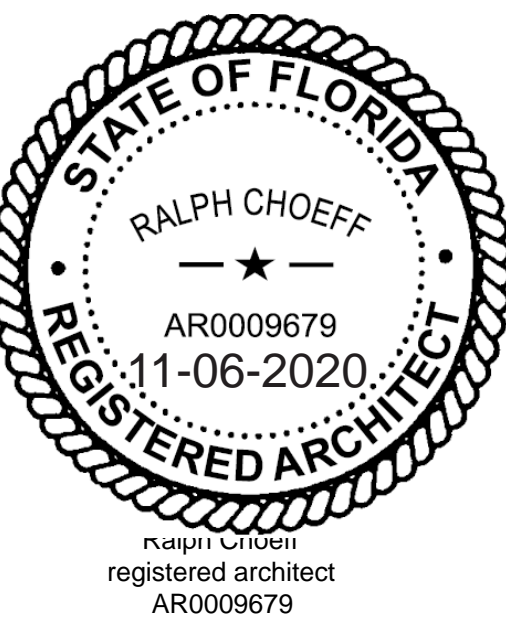
sheet no.

A-5.0 APP

PROPOSED DESIGN



SIDE ELEVATION (SOUTH)
SCALE: 3/16"=1'-0"



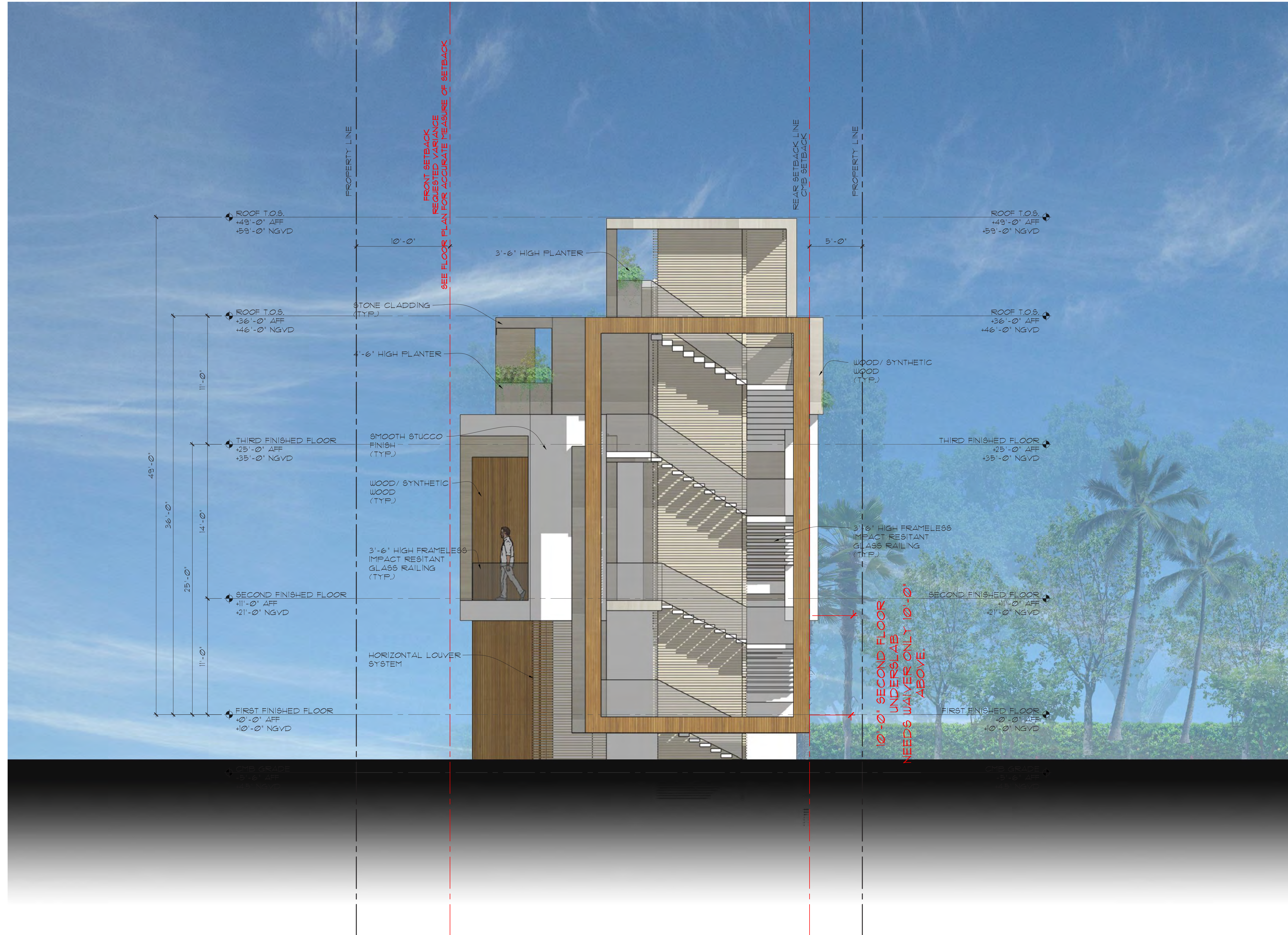
comm no.
1606

date:
02/14/20

revised:

sheet no.

APPROVED DESIGN

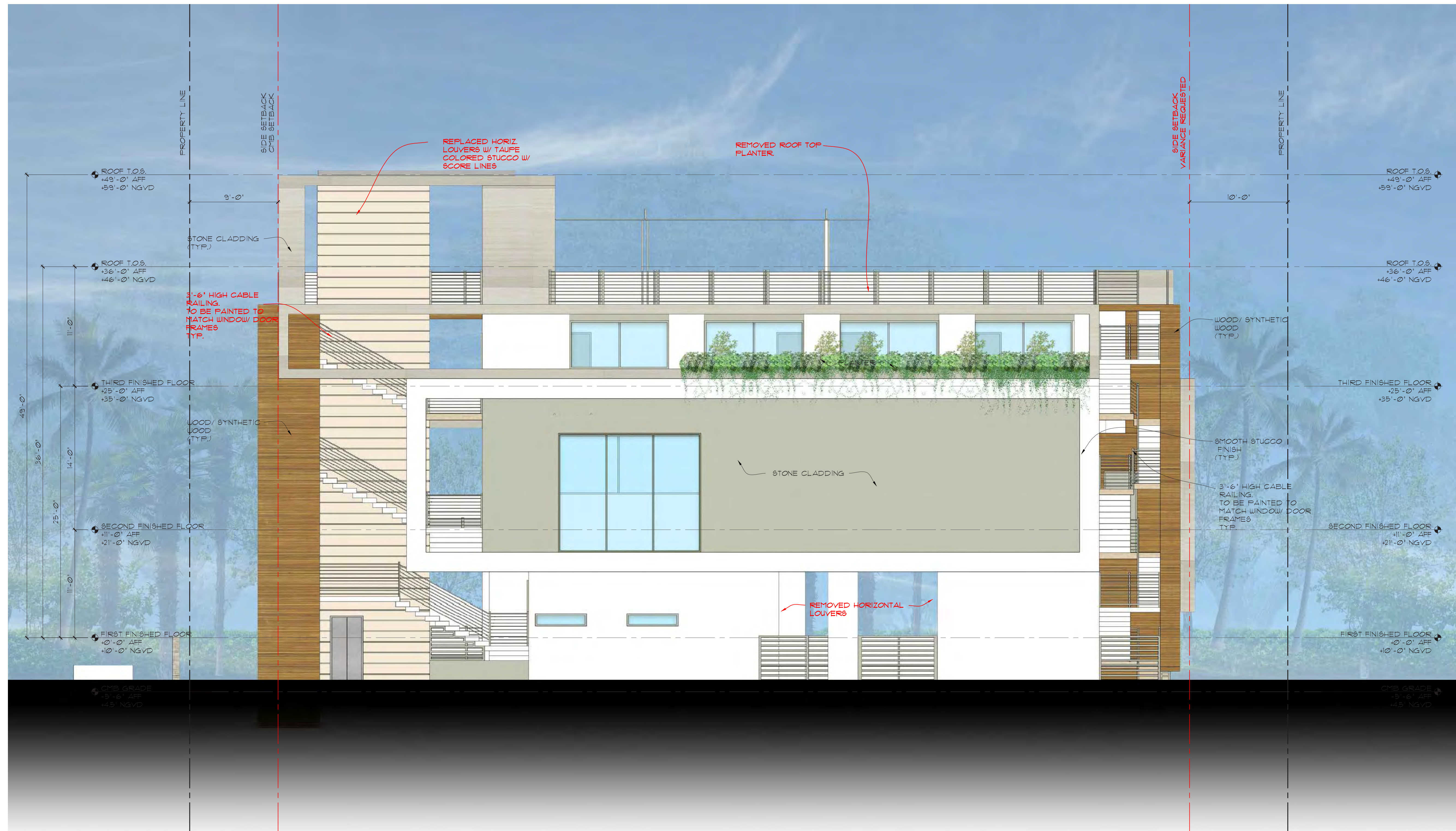


SIDE ELEVATION (SOUTH)
SCALE: 3/16"=1'-0"

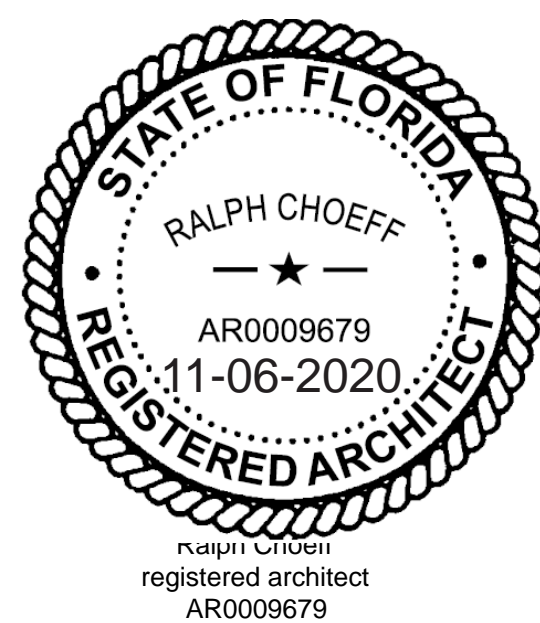


comm no.
1606
 date:
 01/07/19
 revised:

PROPOSED DESIGN



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



comm no.
1606

date:
02/14/20

revised:

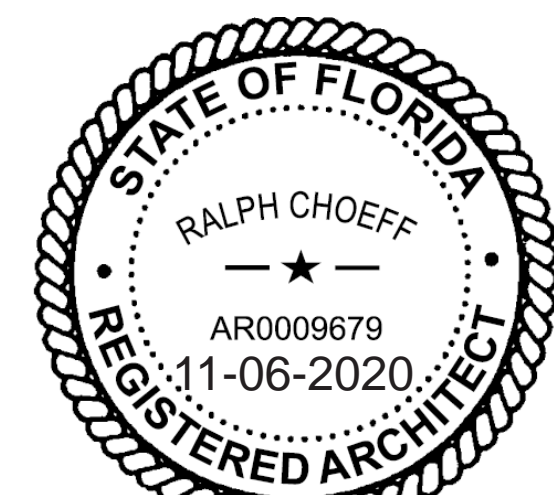
REAR ELEVATION (WEST)
SCALE: 3/16"=1'-0"

sheet no.

APPROVED DESIGN



REAR ELEVATION (WEST)
SCALE: 3/16"=1'-0"



Ralph Choëff
registered architect
AR0009679

comm no.

1606

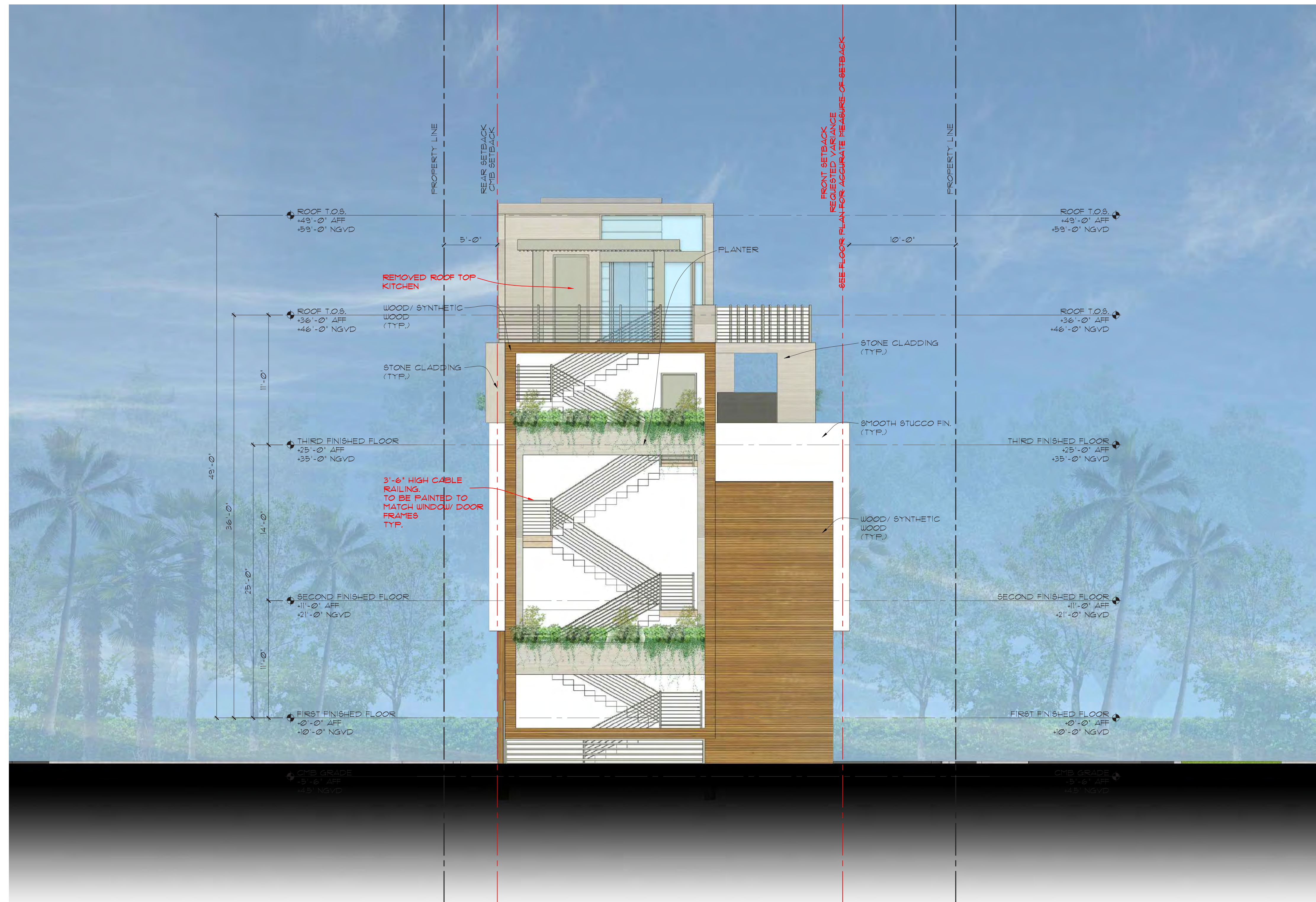
date:

01/07/19

revised:

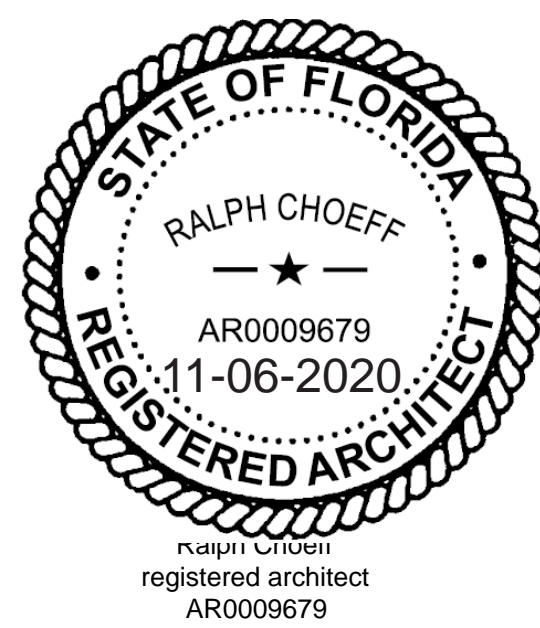
sheet no.

PROPOSED DESIGN



SIDE ELEVATION (NORTH)
SCALE: 3/16"=1'-0"

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



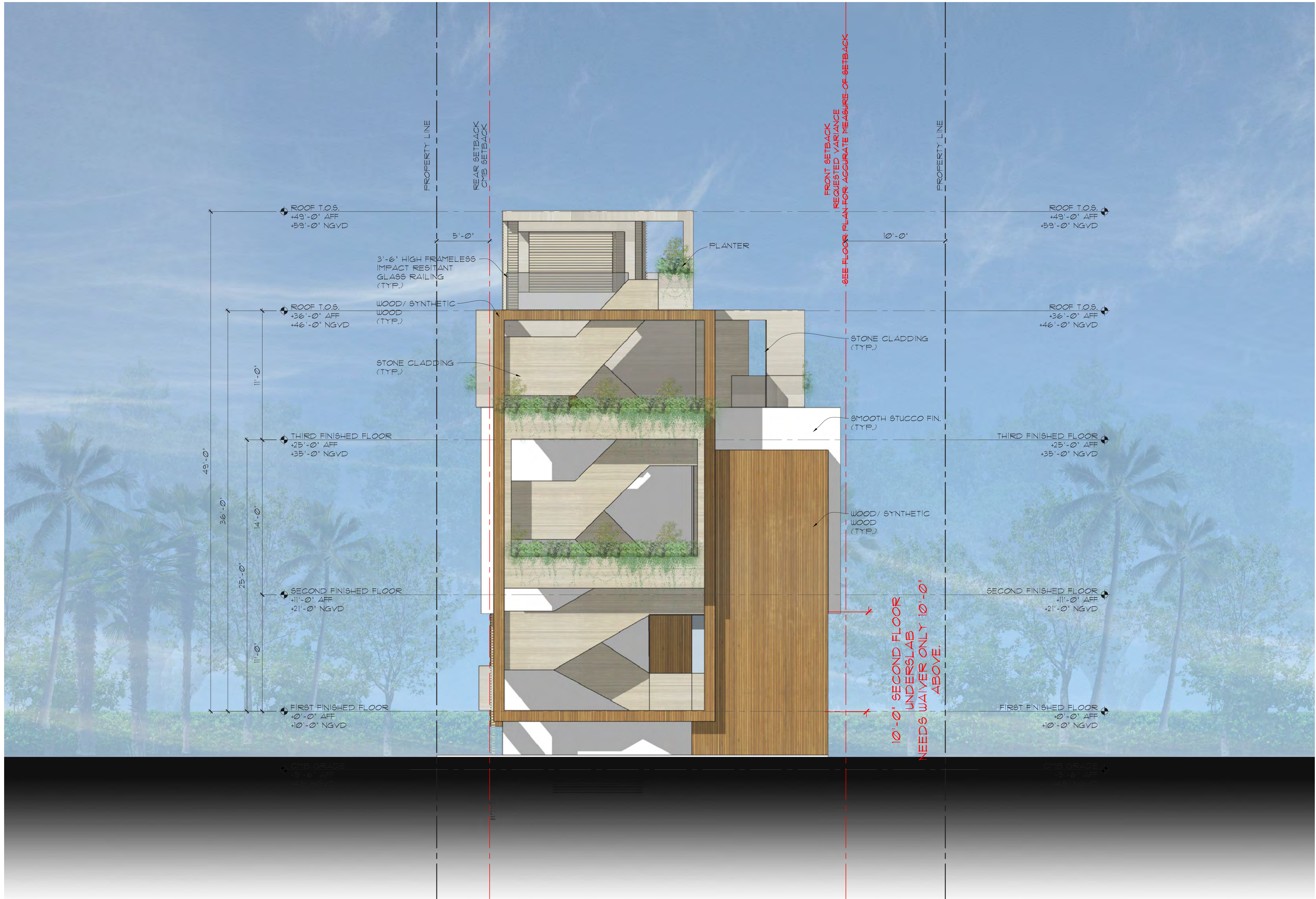
comm no.
1606

date:
02/14/20

revised:

sheet no.

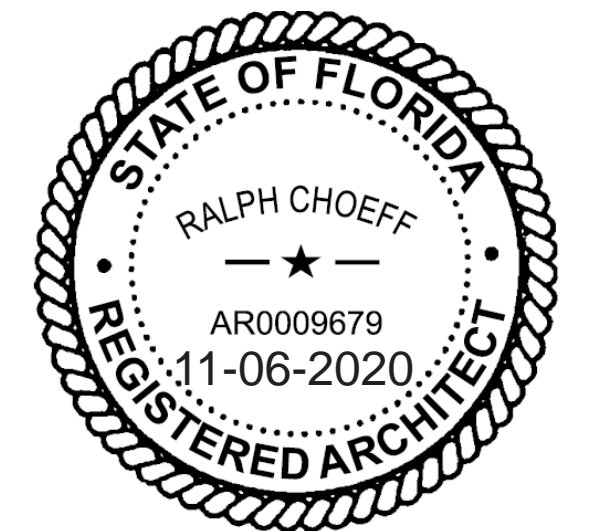
APPROVED DESIGN



SIDE ELEVATION (NORTH)
SCALE: 3/16"=1'-0"

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8426 Biscayne Blvd, suite 201
Miami, Florida 33138
www.choefflevy.com
(305) 434-8338
(305) 892-5292

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



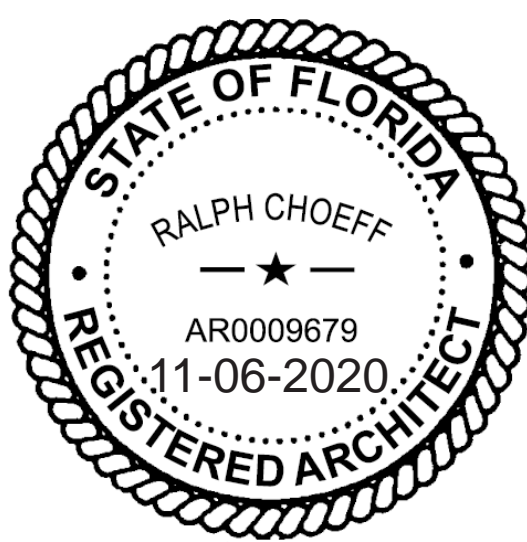
Ralph Choeff
registered architect
AR0009679

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

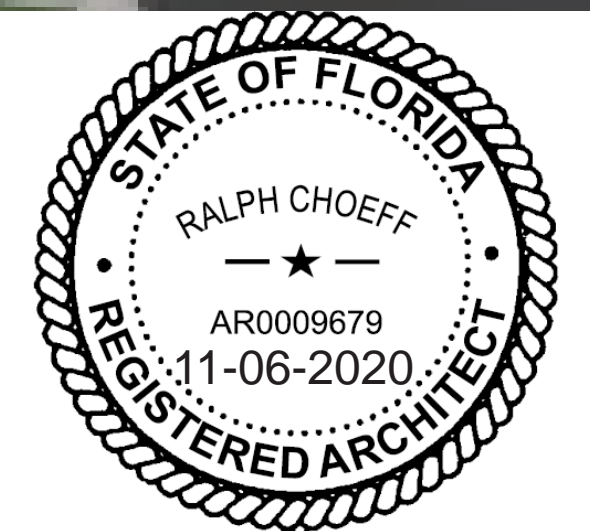
sheet no.
A-5.3 APP

14 Farrey Lane – Value Engineering

1. The following items have been VE'd:
 - a. Removed ALL Horizontal louvers.
 - i. This in in the garage area, elevator tower, and 2nd floor front and rear elevation
 - b. Replaced ALL glass railings with Cable Railings.
 - i. Cable rails to be painted to match window/ door frames
 - c. Removed 50% of trellis from the roof top
 - d. Removed Roof Top Summer Kitchen
 - i. Removed Skylight above as well.
 - e. Porcelain tile “wood” to replace all prodema wood product
 - f. Roof Top Planter Removed
 - g. Elevator shaft to be stucco w/ score lines. No longer has any louvers.
 - h. Having all acoustical tile ceilings, with fluorescent lighting
 - i. In lieu of GWB and recessed lighting from Delta Light.
 - i. Removing the need for Low Voltage and lighting control system
 - j. Third floor:
 - i. Search for alternative specification for third floor sliding glass doors
 - ii. Search for alternative more cost effective floor finishes on the third floor
 - k. Entire Property is to have a Low Wall for privacy and security. See foor plans for height and location.



APPROVED RENDERING

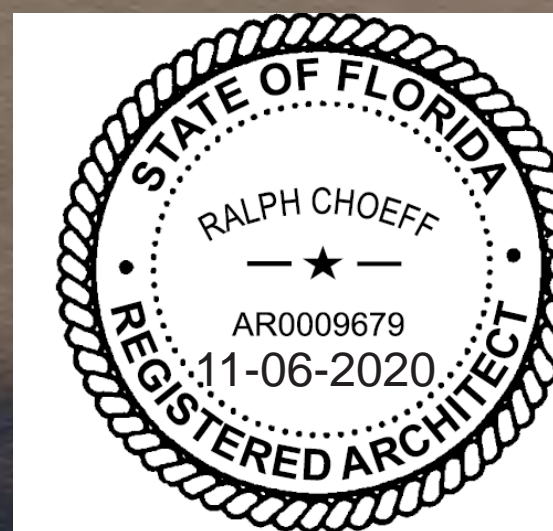


PROPOSED RENDERING

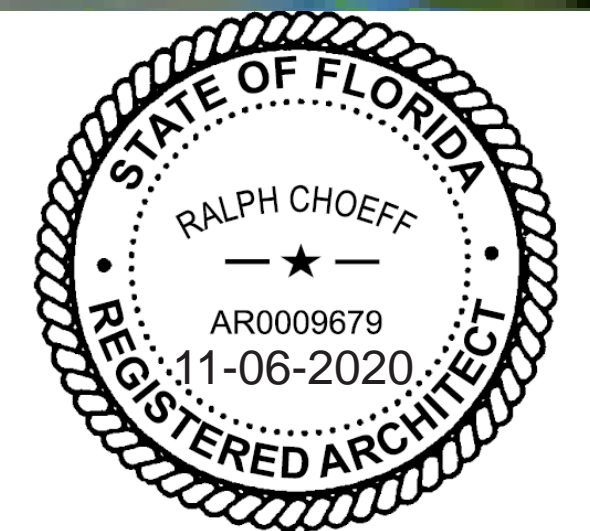
REMOVED ROOF
TOP PLANTER

REMOVED HORIZ.
LOUVERS

NEW ENTRY
DESIGN



APPROVED RENDERING



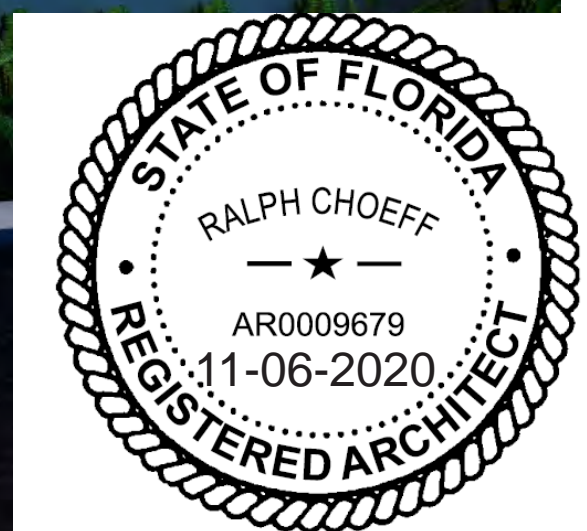
REMOVED ROOF
TOP KITCHEN

REMOVED ROOF
TOP PLANTER

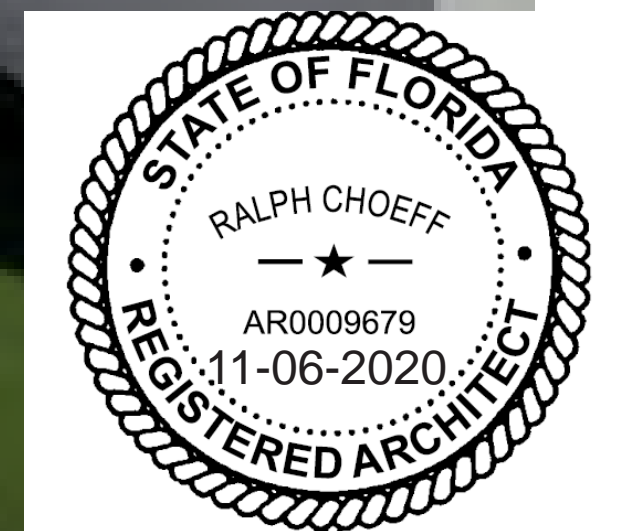
REPLACED GLASS
RAIL W/ CBL RAIL

REMOVED HORIZ.
LOUVERS

PROPOSED RENDERING



APPROVED RENDERING



PROPOSED RENDERING

REPLACED GLASS
RAIL W/ CBL RAIL

REMOVED HORIZ.
LOUVERS

