

VENETIAN CHABAD MIAMI SYNAGOGUE DRB APRIL 6, 2021 AGENDA

14 FARREY LANE, MIAMI BEACH, FL 33139

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd, Suite 201
Miami, Florida 33138
(305) 434-8338
(305) 892-5292
www.clfarchitects.com



CLIENT

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

ARCHITECT

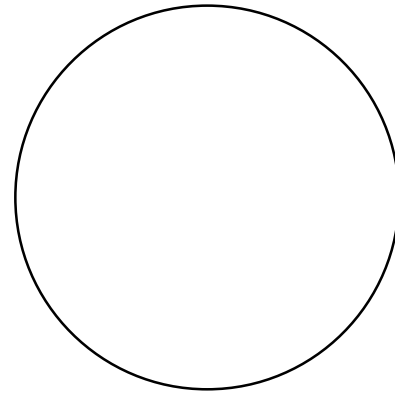
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MIAMI, FL 33138
(305) 434-8338

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

VENETIAN CHABAD MIAMI SYNAGOGUE

DRB APRIL 6, 2021 AGENDA

14 FARREY LANE, MIAMI BEACH, FL 33139



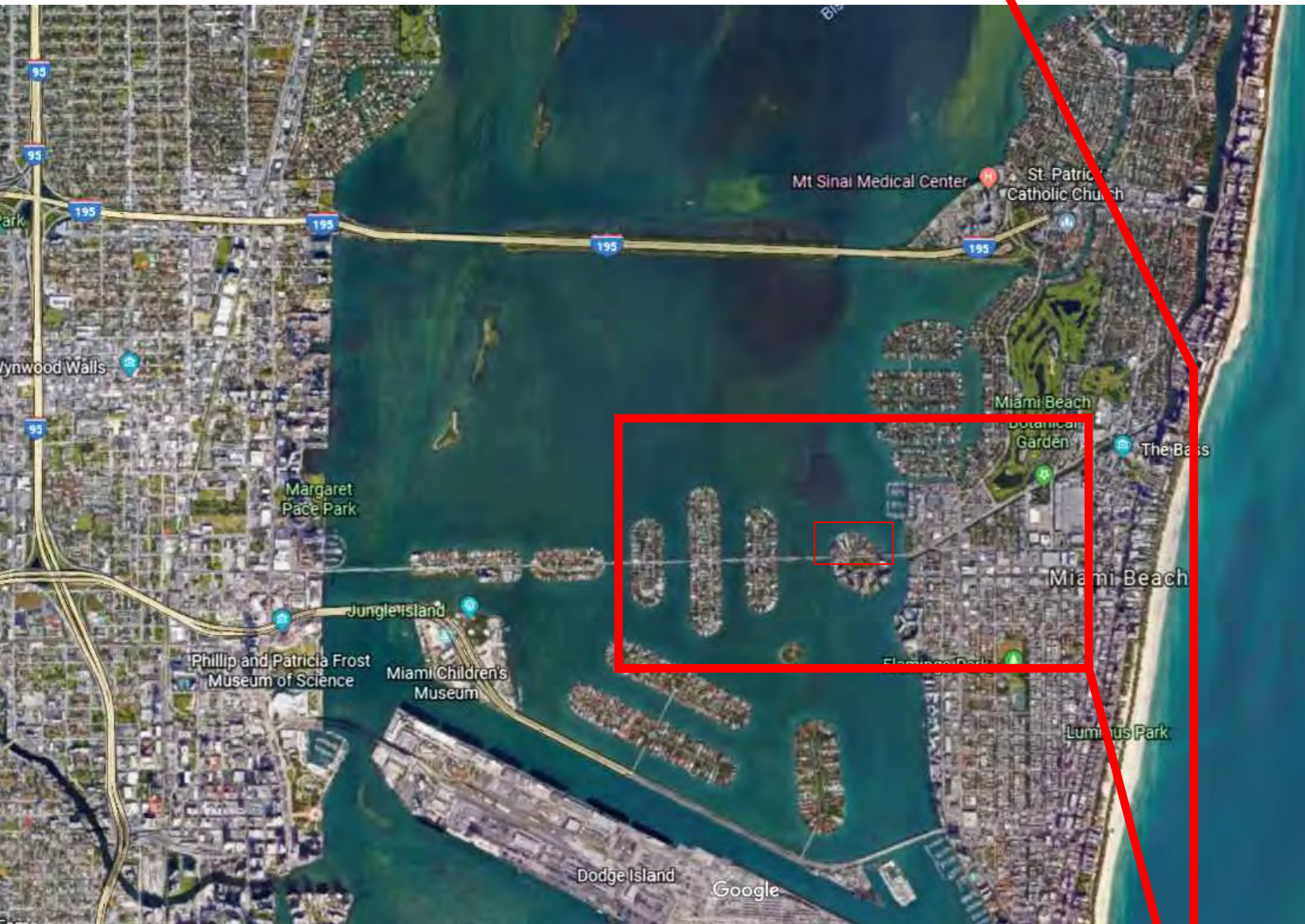
THE STANDARD HOTEL

EXISTING APARTMENT BUILDING

FUTURE APARTMENTS

BELLE ISLE PUBLIC PARK

EXISTING STREET PARKING



LOCATION MAP
SCALE: N.T.S.

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seal

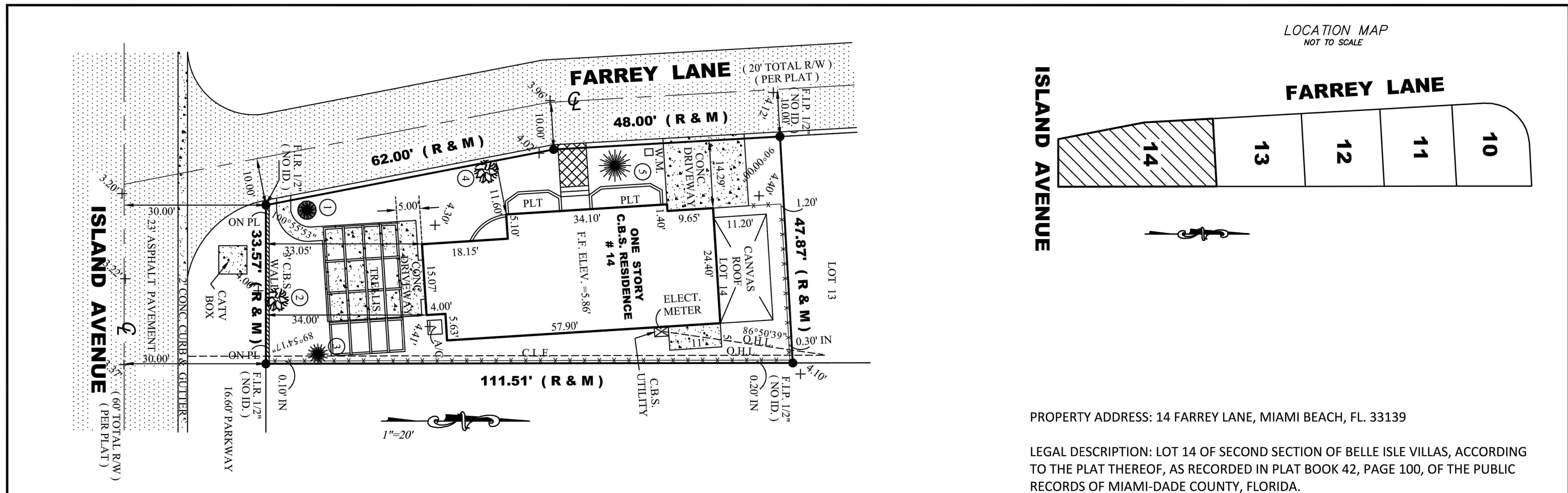
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<i>No.</i>	<i>NAME</i>	<i>DIAMETER</i>	<i>SPAN</i>	<i>HEIGHT</i>
1	BLACK BERRY	1.5'	35'	20'
2	OAK TREE	3.5'	40'	40'
3	PALMETTO PALM	1.5'	10'	28'
4	OAK TREE	2.5'	40'	40'
5	COCONUT PALM	1'	7'	20'

LOT AREA
4,694 sq. ft.
0.11 acres

TREE CHART

BOUNDARY SURVEY

LEGEND & ABBREVIATIONS:

 = CONCRETE
 = CONC. BLOCK WALL
 = WOOD DECK
 = COVERED AREA
 = ASPHALT

 = CHAIN LINK FENCE (CLF)
 = WOOD FENCE (WF)
 = IRON FENCE (IF)

A = ARC DISTANCE
L = LENGTH
Δ = CENTRAL ANGLE / DELTA
R = RADIUS
T = TANGENT
P.T. = POINT OF TANGENCY.
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVE
C.B. = CATCH BASIN
CATV = CABLE UTILITY BOX

B.C.= BLOCK CORNER
P.= PROPERTY LINE
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. D/H = FOUND DRILL HOLE
FD. 1/2" I.P. = FOUND IRON
PIPE 1/2" DIAMETER
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
ENCR.= ENCROACHMENT
F.F. ELEV.= 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
BLDG.= BUILDING
O.H.L.= OVERHEAD UTILITY
LINES
TEL.= 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.Y.= TEMPORARY BENCH MARK
P.O.B.= POINT OF BEGINNING
T.B.M.= TEMPORARY BENCH MARK
FD. I.R. = 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
RG. = RANGE
SWK= 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: c=US, st=FLORIDA, l=Miami
Beach, cn=ADIS NUNEZ,
email=ADISNUNEZ@YAHOO.CO
M
Date: 2020.05.13 14:24:32 -0400

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

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 AN ASSUMED VALUE OF SAID PB: 42 PG: 100

BEARINGS WHEN SHOWN ARE REFERRED TP AM ASSUMED VALUE OF SAID PB: 42 PG: 100

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

PANEL: 0317

11/08/18

SCALE:
1"

$$1'' = 20'$$

SINCE 1987

SURVEYORS INC.

Surveyors • Planners • LB # 0007059
NORTH SHORE DRIVE
MIAMI BEACH, FL 33141

cosurveyorsinc@yahoo.com Fax: (305) 865-7810

SUFFIX: L	FEMA DATE: 09 / 11 / 09	BASE: 9
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COMMUNITY #	120651
PLAN #	

R.BELLO

DWN. BY:	R
----------	---

OB No.
18 - 708

NOT VALID UNLESS EMBOSSED WITH
SURVEYOR'S SEAL

A circular professional seal for Adis N. Nunez, a Professional Surveyor and Mapper in the State of Florida. The seal features the name "ADIS N. NUNEZ" at the top, "License Number 5924" in the center, and "STATE OF FLORIDA" below it. The outer ring of the seal contains the text "Professional Surveyor and Mapper" and is flanked by two stars.

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

comm no
1606

date:
02/14/20

revised:

sheet no

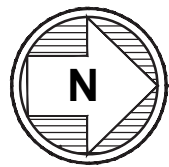
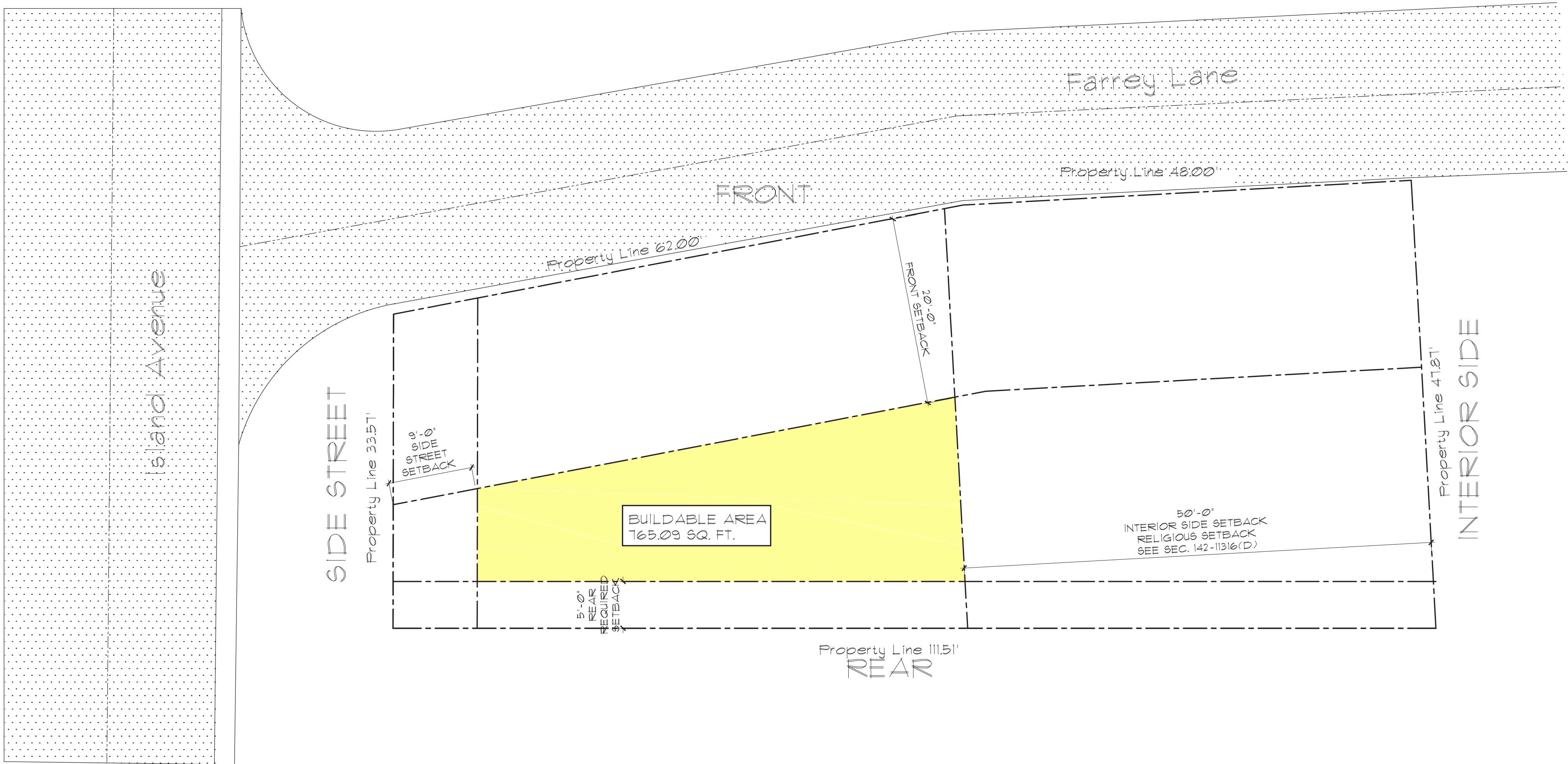
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C-0.2

A-0.2b

SURVEY

SCALE: NOT TO SCALE



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

LOT AREA
4,694 sq. ft.
0.11 acres

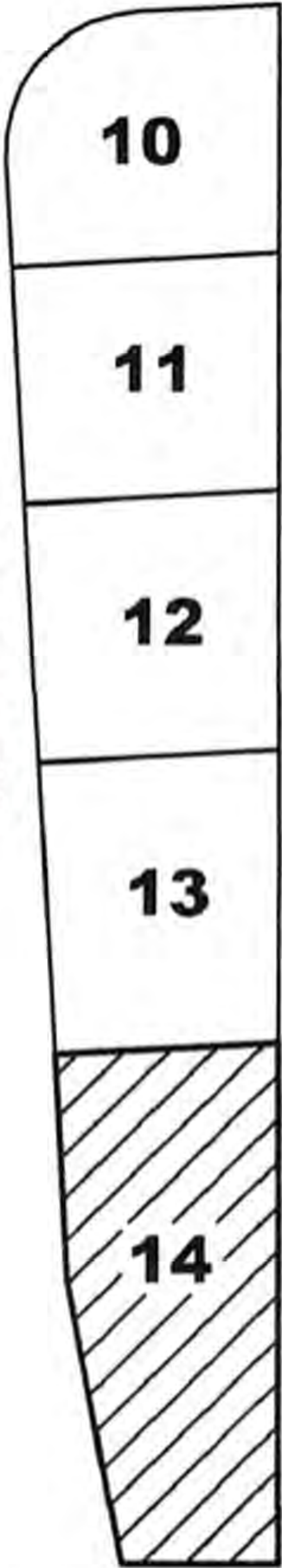
TREE CHART

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, &
REAR FOLLOW RM-1.

INTERIOR SIDE SETBACK FOLLOWS
CHANGE OF USE, RELIGIOUS BUILDING TO
RESIDENTIAL

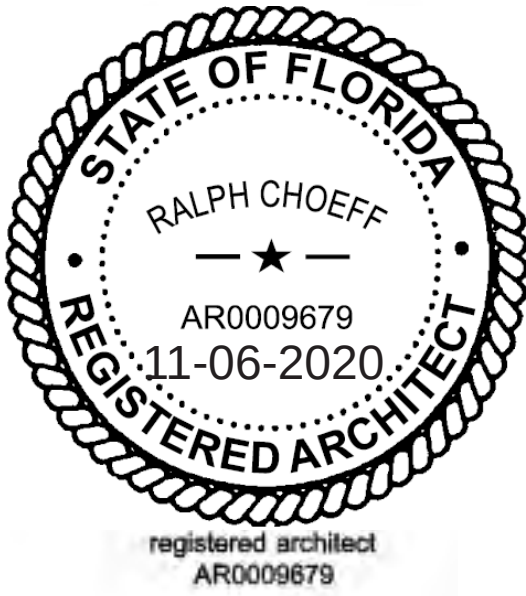
FARREY LANE



ISLAND AVENUE

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
(t) 305.434.8338
(f) 305.892.2292
www.choefflevy.com
8428 Biscayne Blvd, suite 201
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PROPOSED NEW CHABAD SYNAGOGUE
14 FARREY LANE MIAMI BEACH, FLORIDA 33139



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sheet no.

A-0.1



RESIDENCE 1 - SUBJECT PROPERTY - 14 FARREY LANE



RESIDENCE 2



RESIDENCE 3



RESIDENCE 4



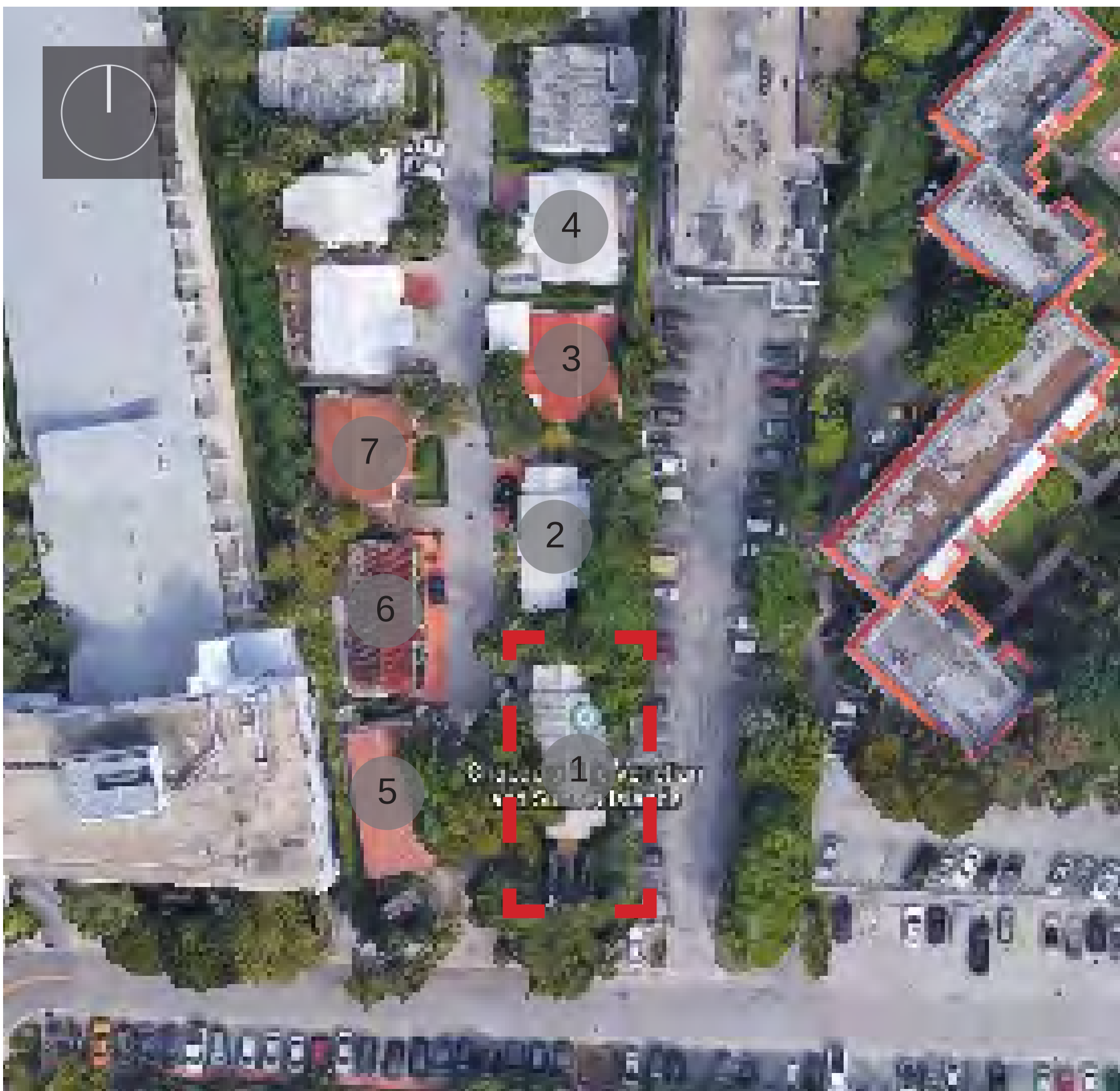
RESIDENCE 5



RESIDENCE 6



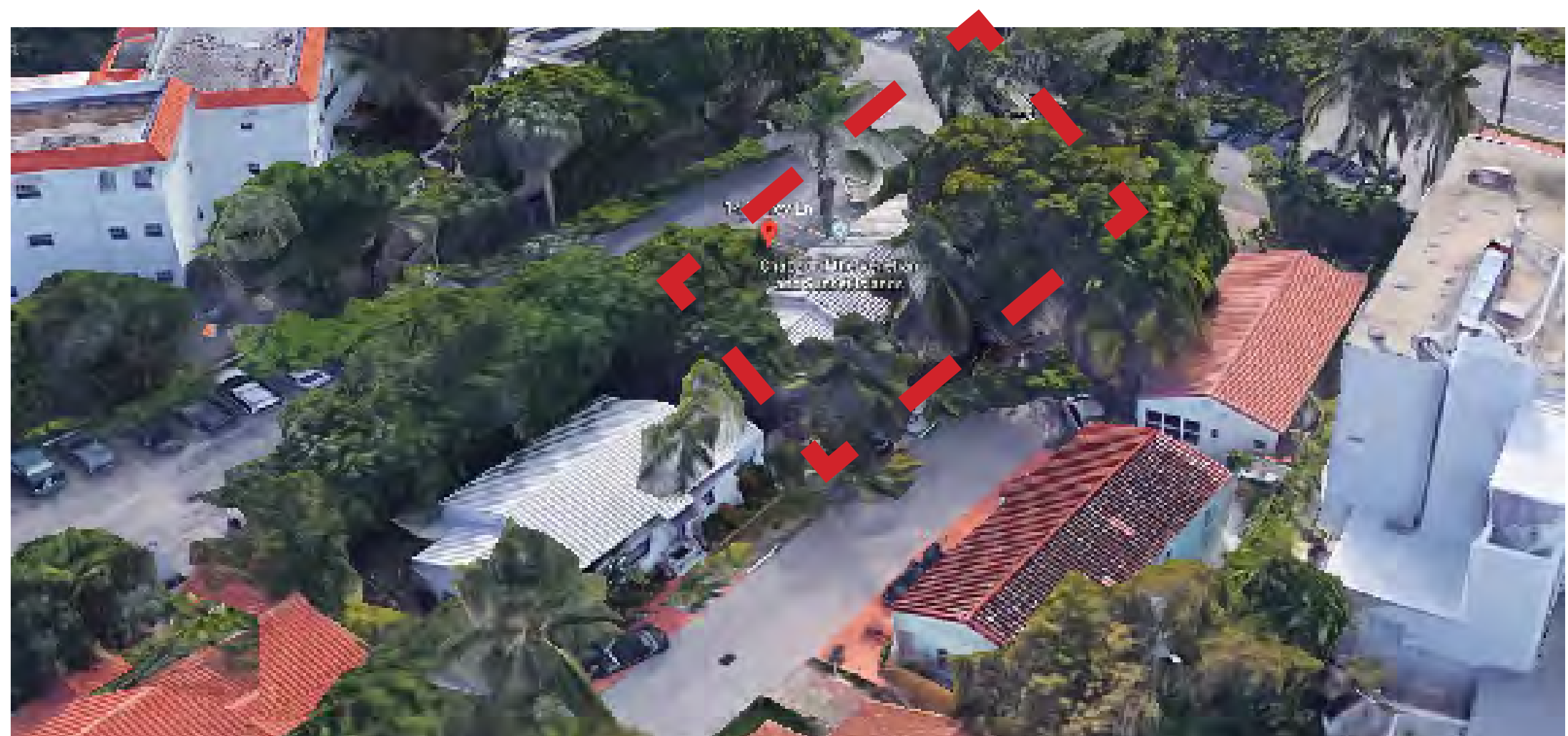
AERIAL PHOTOGRAPH OF PROPERTY & SORROUNDINGS



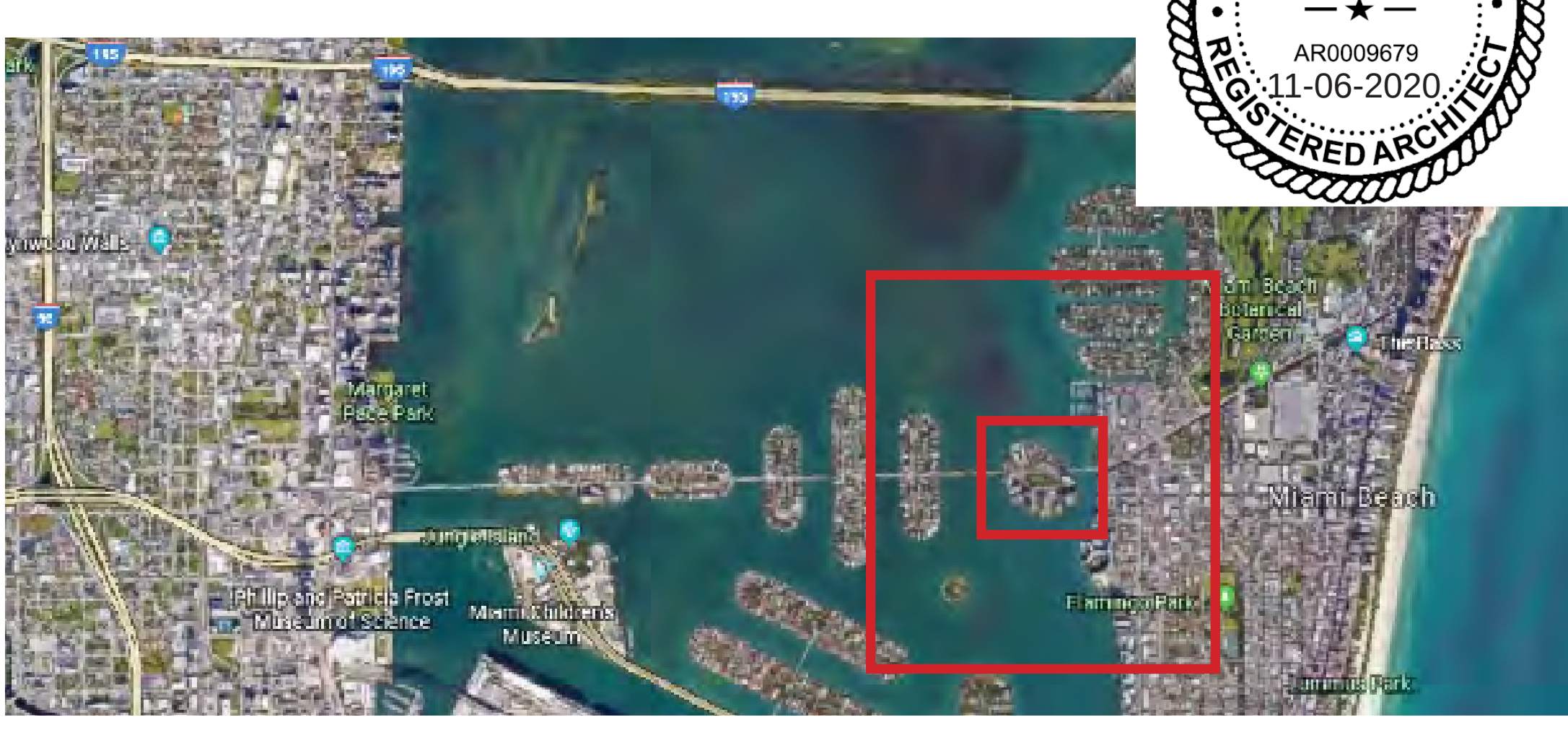
LOCATION MAP - CLOSE UP



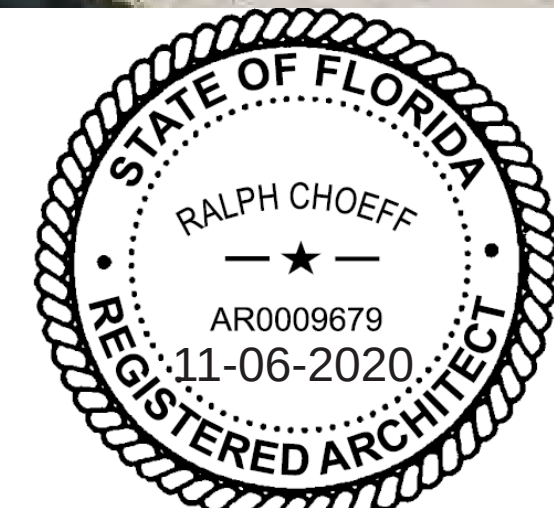
RESIDENCE 7



AERIAL PHOTOGRAPH OF PROPERTY & SORROUNDINGS



LOCATION MAP - FAR AWAY



MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

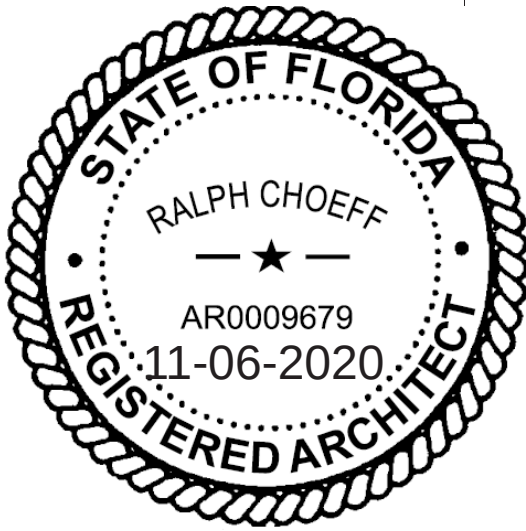
ITEM #	Zoning Information				
1	Address:	14 Farrey Lane, Miami Beach, FL			
2	Board and file numbers :				
3	Folio number(s):	02-3233-003-0140	Lot Coverage:	3,155.6 SF (67.2%)	
4	Year constructed:	1941	Zoning District:	RM-1	
5	Based Flood Elevation:	AE 9	Grade value in NGVD:	3.96' C.O.R.	
6	Average grade (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:				

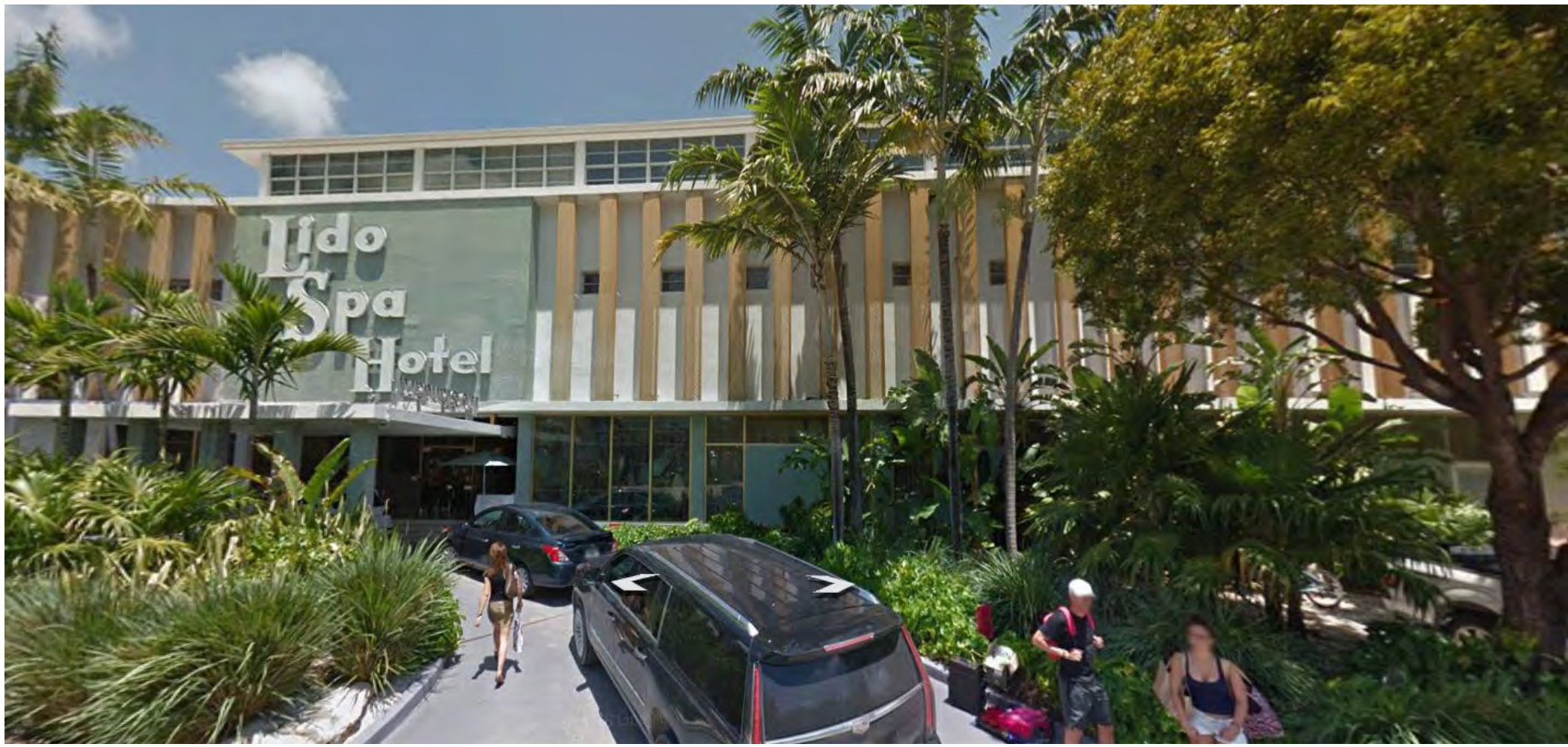
38	Rear Setback:				
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district				
40	Total # of parking spaces	1 space per 6 seats=1	(60 SEATS)	3	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				
42	# of parking spaces per level (Provide a separate 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? (Neighboot Impact stablishment, 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.





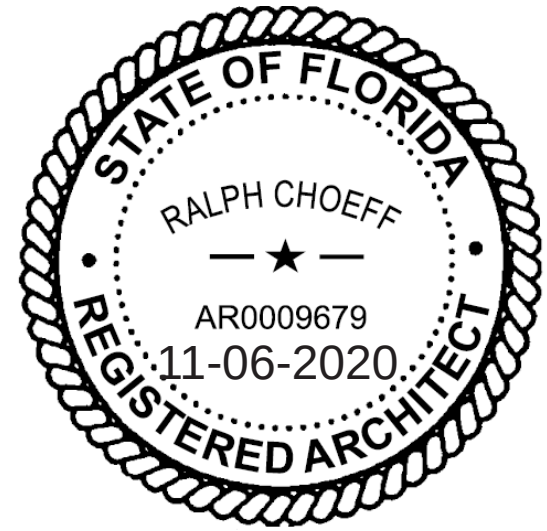
BUILDING 1

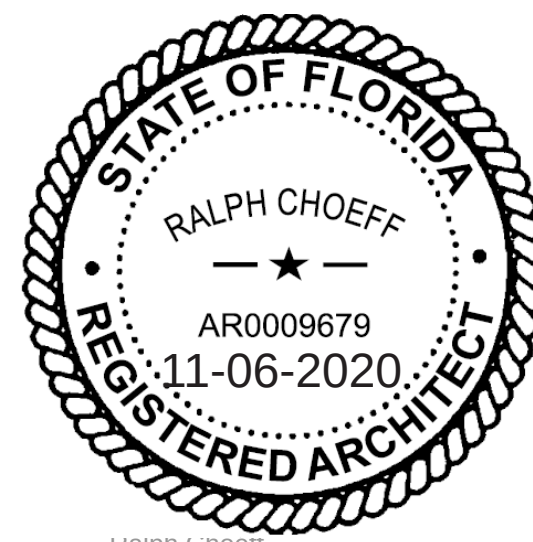


BUILDING 2



BUILDING 3





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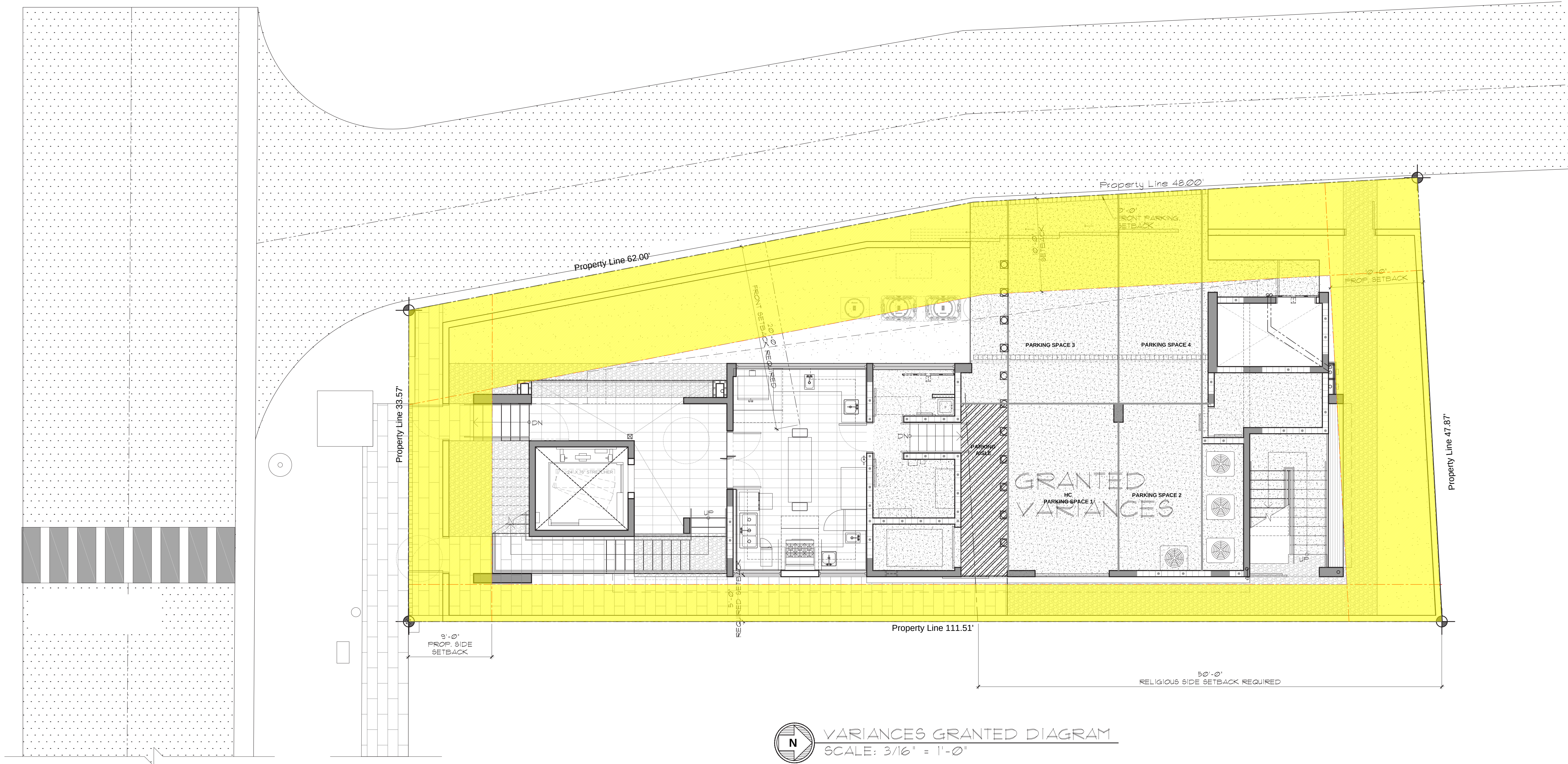
date:
02/14/20

revised:

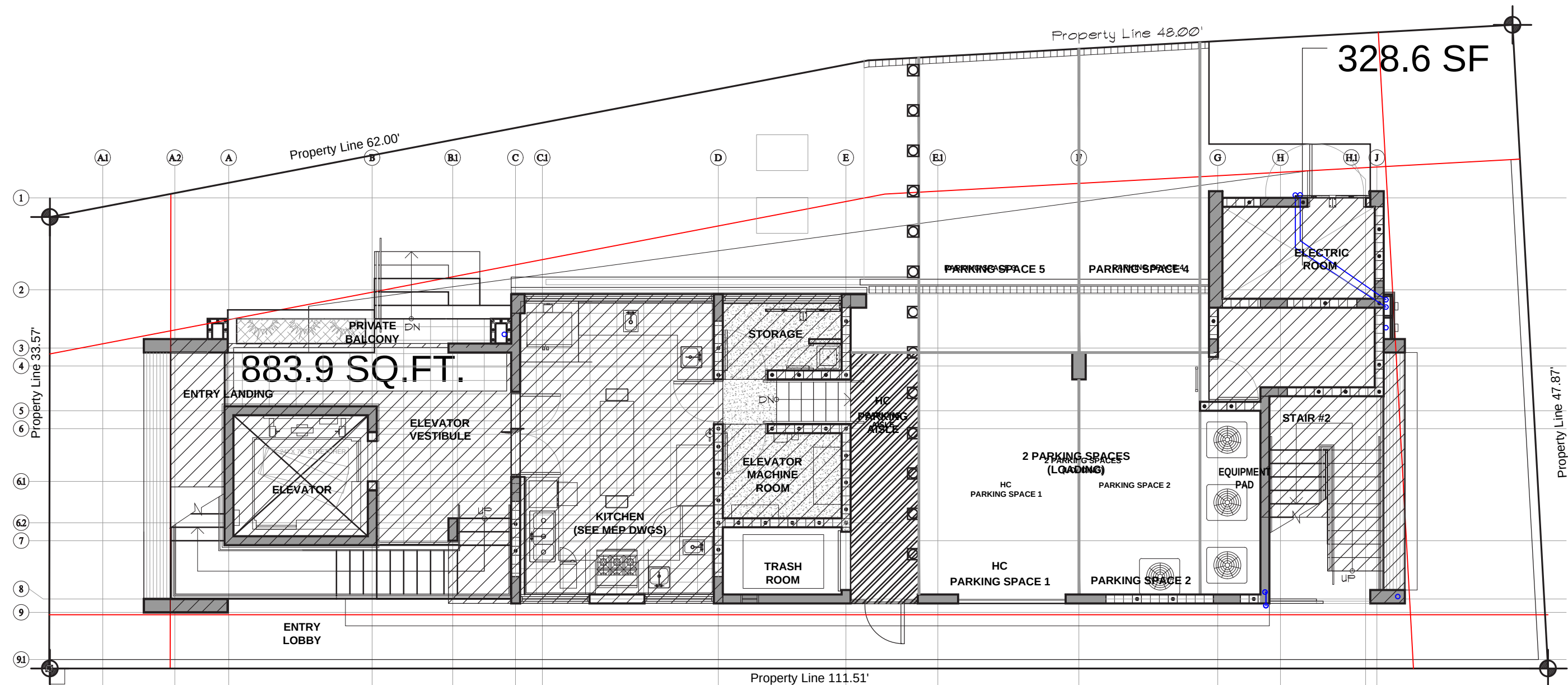
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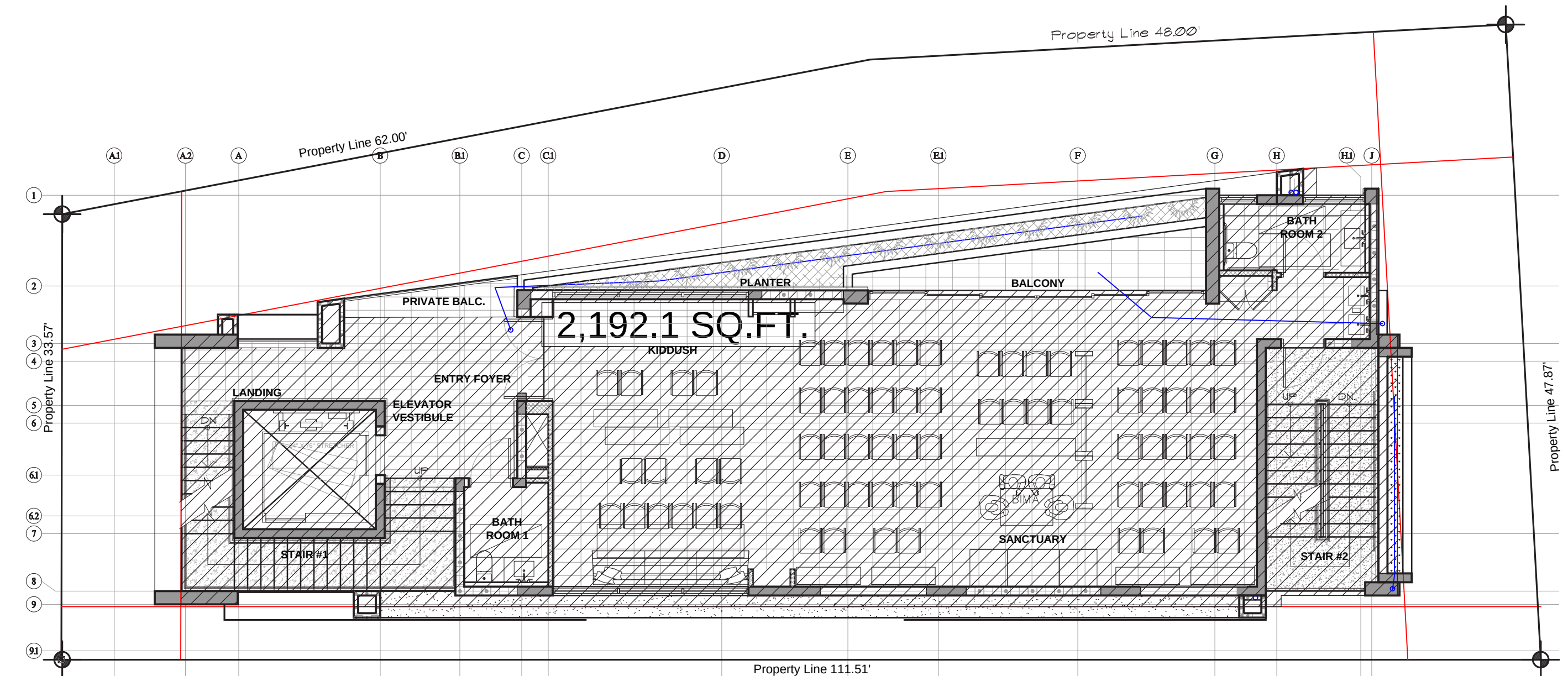
GRANTED VARIANCES



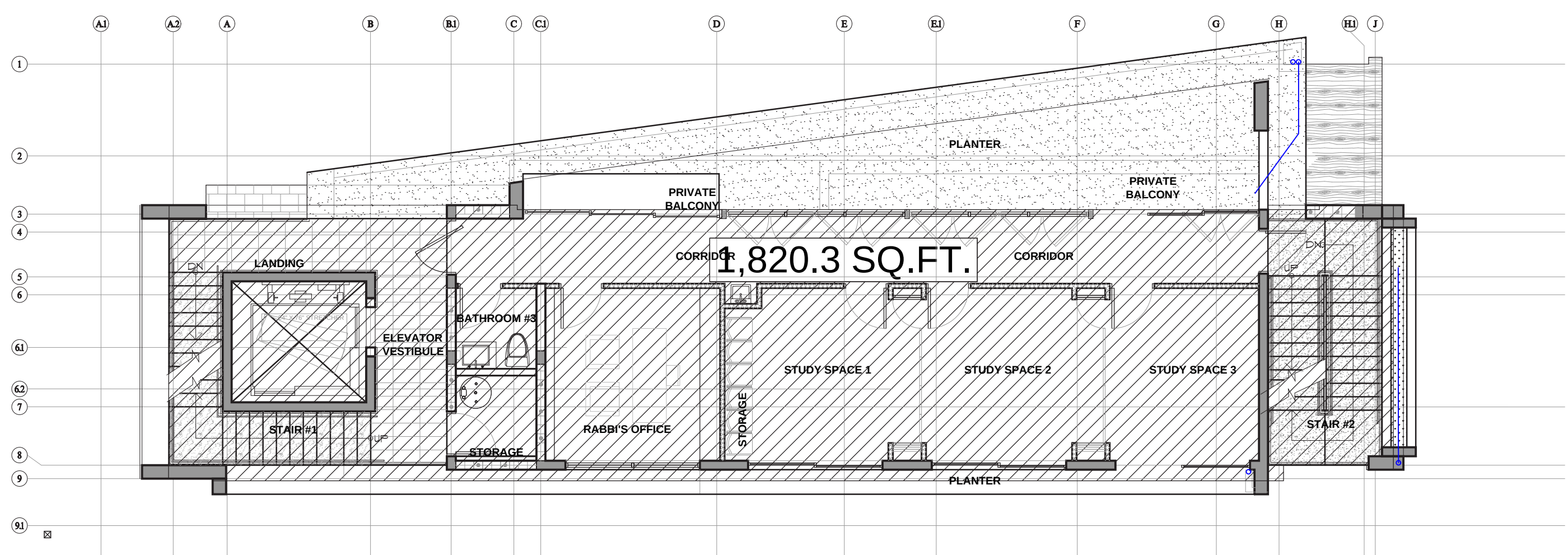
FLOOR AREA RATIO CALCULATIONS:	
LOT SIZE:	4,694 SF. 100%
MAX ALLOWED F.A.R.:	5,867.5 SF. 125%
TOTAL F.A.R.:	5,740.7 SF. 122%



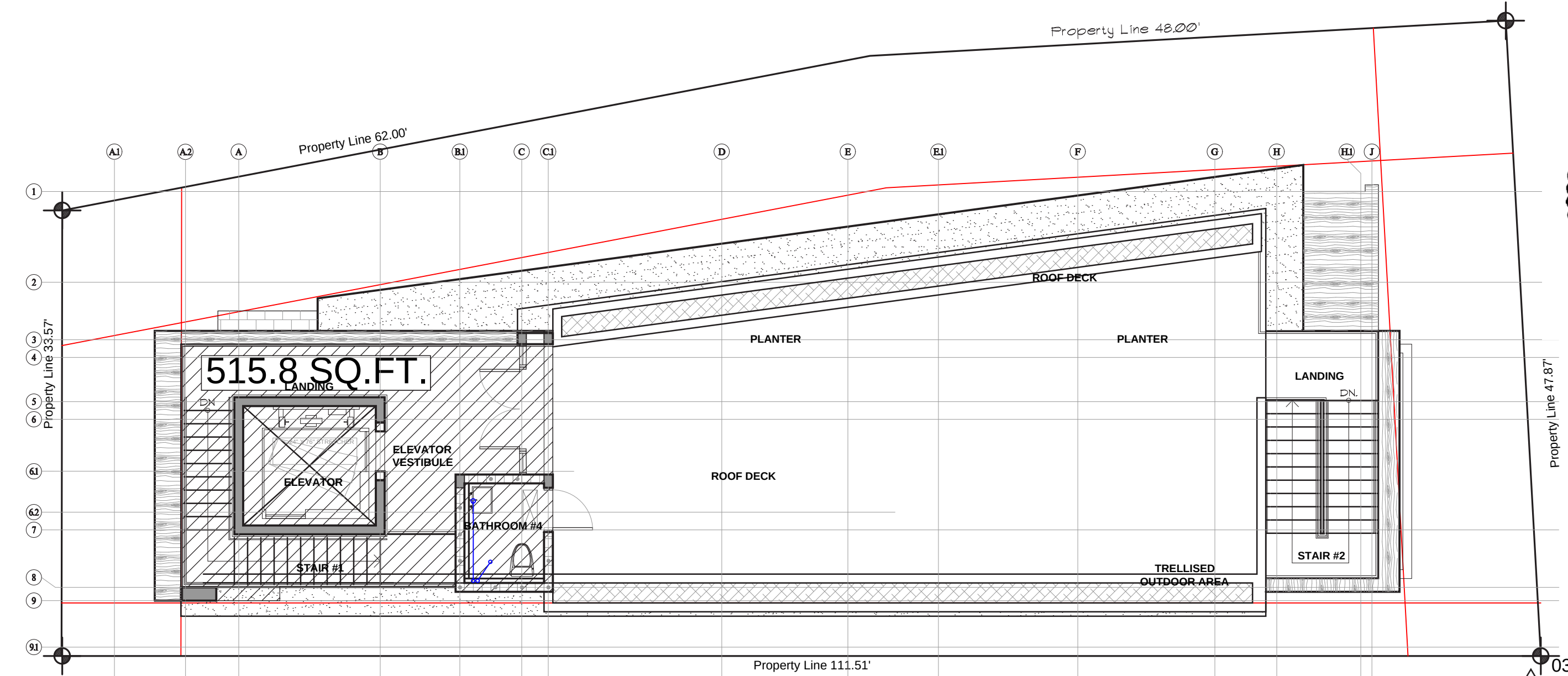
FIRST FLOOR F.A.R.
SCALE: 1/8"=1'-0"



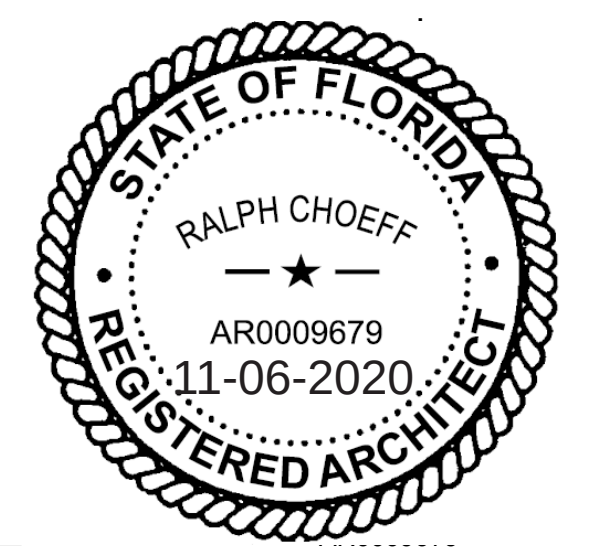
SECOND FLOOR F.A.R.
SCALE: 1/8"=1'-0"



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



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



- 03-23-2020 BLDG./ OWNER COMMENTS
- 06-15-2020 BLDG./ OWNER COMMENTS
- 08-2020 BLDG./ OWNER COMMENTS
- 11-12-2020 BLDG./ OWNER COMMENTS

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A-0.8

PROPERTY INFORMATION

PROPERTY ADDRESS:
14 FARREY LANE
MIAMI BEACH, FL 33139

OCCUPANCY GROUP:
REFER TO LIFE SAFETY SHEET L9-1
(FBC - BUILDING 304.1)

APPLICABLE CODES
FBC - BUILDING 2017
FBC - ACCESSIBILITY 2017
FLORIDA FIRE PREVENTION (6TH EDITION 2017)
NFPA (14TH EDITION, 2018)

FLOOD MANAGEMENT INFO:

FLOOD ZONE: AE 9
BASE FLOOD ELEVATION (BFE): +9.00' NGVD
DESIGN FLOOD ELEVATION (DFE): +10.00' NGVD
LOWEST GROUND FLOOR ELEV.: +6.56' NGVD
NEXT HIGHER FLOOR ELEV.: +9.75' NGVD
LOWEST GRADE ELEV. ADJ. TO BLDG.: +6.56' NGVD
HIGHEST GRADE ELEV. ADJ. TO BLDG.: +6.56' NGVD
LOWEST ELEV. OF EQUIPMENT SERVICING BLDG.: +9.00' NGVD
CROWN OF ROAD ELEV.: +3.36' NGVD
ADJUSTED GRADE ELEV.: +6.48' NGVD
FIRM MAP NUMBER: 12086C031L

APPLICABLE CODE NOTE:
APPLICABLE CODE: FBC 2017 BUILDING - ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH FBC 2017 4 FFC 6TH ED. 2017

CITY OF MIAMI BEACH PUBLIC WORKS NOTE:
RECONSTRUCT THE SUEAL/500' ALONG THE ENTIRE FRONTAGE OF THE PROPERTY ALONG FARREY LANE/ ISLAND AVE.
MILL AND RESURFACE 2 INCHES AVERAGE USING TYPE 8-11 ASPHALT MIX DESIGN THE ENTIRE WIDTH OF NORTH BAY ROAD ALONG AND ADJACENT TO THE PROPERTY.

LANDSCAPING IMPROVEMENTS WITHIN THE RIGHT OF WAY REQUIRE PRELIMINARY APPROVALS FROM CMB PLANNING DEPARTMENT AND PARKS (GREEN MANAGEMENT) DEPARTMENT PRIOR TO APPLYING FOR A PUBLIC WORKS DEPARTMENT RIGHT OF WAY CONSTRUCTION PERMIT.
ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT OF WAY AND/OR EASEMENTS WILL REQUIRE A SEPARATE PUBLIC WORKS DEPARTMENT PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

TERMITE PROTECTION NOTE:
AS PER SECTION R4409.3.3, TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITECIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.
SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION.
CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES 4 SHALL DISPLAY PRODUCT USED (IDENTITY OF APPLICATOR, TIME 4 DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION 4 NUMBER OF GALLONS USED).

NOTE:
UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED (FBC 2017, BUILDING SECTION 110.3)

DRAINAGE NOTE:
ALL DRAINAGE SHALL BE CONTAINED ON PROPERTY AND SHALL NOT DRAIN ONTO NEIGHBORING PROPERTY. SEE CIVIL FOR DRAINAGE PLAN.
SLOPE GRADE AWAY FROM NEW CONSTRUCTION

ELEVATION NOTE:
ALL ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) (1983) UNLESS OTHERWISE INDICATED ON DRAWINGS.

FLOOD NOTES:
ALL CONSTRUCTION AND FINISH MATERIAL BELOW THE DFE (+10.00') OR LOWER FLOOR ELEVATION, WHICHEVER IS HIGHER, SHALL BE FLOOD DAMAGE RESISTANT MATERIAL AS SPECIFIED IN TABLE 9-1 OF ASCE 24-14.

FLOOD MATERIAL NOTE:
ALL OUTDOOR MATERIALS 4 CABINETRY 4 FINISH MATERIALS BELOW BASE FLOOD ELEVATION (+9.0' NGVD) TO BE CONSTRUCTED 4 FINISHED WITH FLOOD RESISTANT MATERIALS.

NOTE:
A FINAL ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION MUST BE SUBMITTED BEFORE WE CAN ISSUE ANY CO, TCO, OR PCO.

SURVEYOR NOTE:
CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS ADJACENTS SIT ON SITE EXACTLY AS PER THIS SITE PLAN. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

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:	3.96' C.O.R.
6	Average grade (Flood/Grade/2):	N/A	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	N/A	4	none
12 FAR	1.25	N/A	1.21	none
13 Gross square footage	5,867.5		5,689.9 SF	
14 Square Footage by use	5,867.5		5,689.9 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			

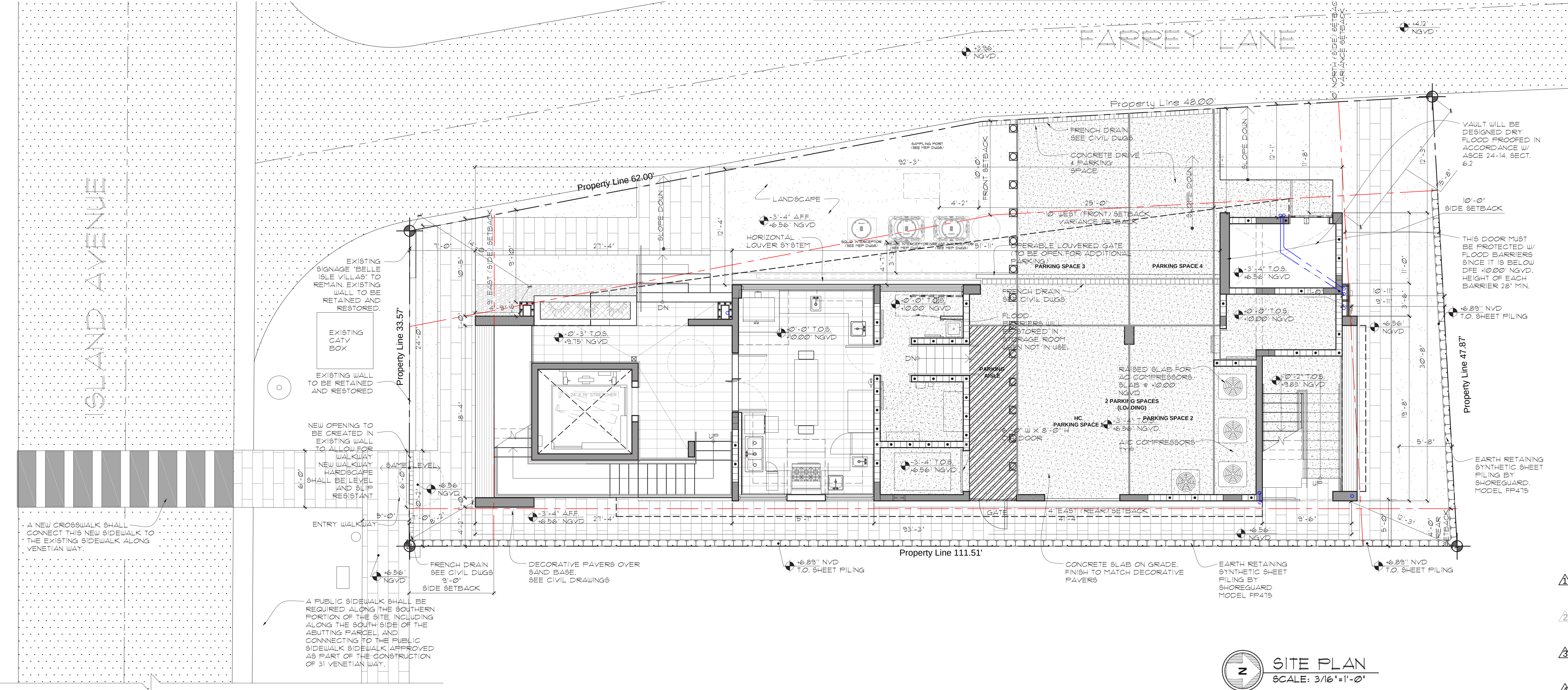
	Setbacks	Required	Existing	Proposed	Deficiencies
19 Pedestal:					
20 Front Setback:	20'-0"		N/A	10'-0" VARIANCE APP.	
21 Side Setback (Interior Side):	50'-0"		N/A	10'-0" VARIANCE APP.	
22 Side Setback:			N/A		
23 Side Setback facing street:	8'-10"		N/A	9'-0"	
24 Rear Setback:	5'-0"		N/A	5'-0"	
25 At-Grade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

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

	Parking	Required	Existing	Proposed	Deficiencies
39	Number of parking spaces	1 space per 76 seats	503 ATSS	3	
40	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				
42	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				
43	Parking Space Dimensions				10'-6"x18'-0"
44	Parking Space configuration (450,600,900,Parallel)				Perpendicular
45	ADA Spaces				0
46	Tandem Spaces				2
47	Drive aisle width				N/A
48	Vallet 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? (Neighbor 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.



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

STATE OF FLORIDA
RALPH CHOEFF
AR0009679
11-06-2020
registered architect
AR0009679

comm no.
1606

date:
02/14/20

revised:

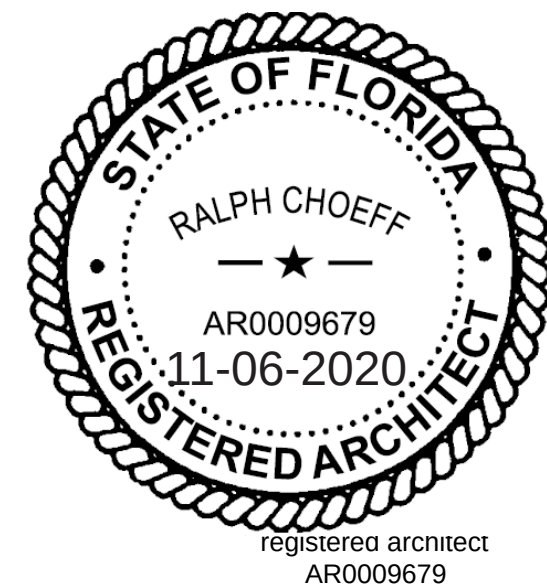
03-23-2020
BLDG./ OWNER
COMMENTS

06-15-2020
BLDG./ OWNER
COMMENTS

08-2020
BLDG./ OWNER
COMMENTS

11-12-2020
BLDG./ OWNER
COMMENTS

sheet no.
A-1.0



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

sheet no.

A-1.0b
PROP

MIN. NUMBER OF REQUIRED PLUMBING FIXTURES
FBC TABLE 2902.1

OCCUPANCY CLASSIFICATION, OCCUPANCY FACTOR & LOAD	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	SERVICE SINK
	MALE	FEMALE	MALE	FEMALE		
ASSEMBLY - A3 1207 sf / 7 nsf = 174 OCCUPANTS	1/150	1/75	1/200		1 PER 1000	1
EDUCATIONAL - E 684 sf / 20 nsf = 29 OCCUPANTS	1/50		1/50		1 PER 100	1
TOTAL FIXTURES REQUIRED	2	2	1	2	1	1
PROPOSED FIXTURES	2	2	2	2	1	1

FLOOD VENT CALCULATIONS:

TRASH ROOM = 4418 SQ. FT.

FLOOD VENT REQUIRED = 45 SQ. INCHES

ENGINEERED FLOOD VENTS @ BLOCK WALL
'SMARTVENT MODEL'1540-520' OR 1540-514 = 200 SQ. INCHES EA.
200 SQ. IN. x 2 VENTS = 400 SQ. INCHES (MIN. TWO VENTS REQUIRED.)

FLOOD OPENINGS SHALL NOT BE LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.
FLOOD OPENING COVERS SHALL ALLOW THE AUTOMATIC FLOW OF FLOODWATERS INTO AND OUT OF THE ENCLOSED AREA.

BOTTOM OF FLOOD VENT OPENINGS MUST BE NO HIGHER THAN ONE FOOT ABOVE THE HIGHER OF THE EXTERIOR GRADE OR FLOOR IMMEDIATELY BELOW THE OPENING.

ACTUAL VENT DIMENSIONS:
134 SQ. IN. PER VENT, 134 SQ. IN. X 2 (VENTS) = 268 SQ. IN.

FL#FL5822
Report no. 5022

APPLICABLE CODE NOTE:

APPLICABLE CODE: 2017 FLORIDA BUILDING CODE AS WELL AS FBC 6TH ED 2017

ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2017, FL FIRE PREVENTION CODE (6TH EDITION), AND THE LATEST EDITION OF NFPA.

WALL LEGEND

- CONC. WALL
- CONC. BLOCK WALL
- SOUND INSULATED INTERIOR PARTITION

FIRE SPRINKLER/ ALARM NOTE:

FIRE SPRINKLER AND ALARM SYSTEM SHALL BE INSTALLED THROUGHOUT BUILDING. REFER TO FIRE PROTECTION DRAWINGS BY MEP ENGINEER.

FLOOD VENT NOTE:

LOUVERS, SCREENS, OR OTHER COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATERS INTO OR OUT OF THE ENCLOSED AREA.

EXTERIOR DECK/BALCONY SLOPE

EXTERIOR DECKS AND BALCONIES SHALL BE SLOPED A MINIMUM OF 1/8" PER FOOT TO SAFEGUARD AGAINST PONDING WATER.

INTERIOR FRAMED WALL NOTE

ALL INTERIOR FRAMED WALLS SHALL BE 1/2" BY 3 3/8" 20 GA. MTL STUDS @ 16" O.C. W/ FULL THICK SOUND BATT INSULATION AT ALL WALLS WITHOUT EXCEPTION TO RECEIVE 3/8" GUB EACH SIDE & NON-CEMENTITIOUS TILE BACKER BOARD AT ALL WET WALLS. (TYP. THROUGHOUT)

CEILING NOTE

ALL CEILING SHALL BE FINISHED W/ 3/8" GUB WITH LEVEL-5 FINISH (TYP. THROUGHOUT)

NOTE:

STEEL STUDS SUPPORTING WALL HUNG FIXTURES & CABINETS SHALL BE DOUBLE OR NOT LESS THAN 20 GAUGE AS PER 4414.8.1, FBCR.

RAILING NOTE:

ALL GUARDRAILS TO BE 3'-6" ABOVE FINISHED FLOOR AND HANDRAILS TO BE 34"-36" ABOVE FINISHED FLOOR. RAILING SHALL BE CONSTRUCTED TO RESIST A CONCENTRATED LOAD OF 100 LBS. APPLIED AT ANY POINT IN ANY DIRECTION. GLASS RAILINGS TO BE SEAMLESS TEMPERED SAFETY GLASS 1/2" TO PROVIDE SHOP DRAWINGS PRIOR TO MANUFACTURING FOR ARCHITECT'S & BUILDING DEPT'S. APPROVALS (TYPICAL) SEE SHEET A-0.04 FOR LOCATIONS AND SHEET A-0.08 FOR DETAILS.

FLOOR DRAINS NOTE:

FLOOR DRAINS SHALL BE PROVIDED WITH ACCESS PER FBCR P2119.1

SLAB & BEAM PENETRATION NOTE :

ALL SLAB & BEAM PENETRATIONS ARE TO BE SLEEVED PER STRUCTURAL DRAWINGS

SLAB EDGE WATERPROOFING NOTE:

ALL CONCRETE SLAB EDGES & BEAMS SUPPORTING EXTERIOR WALLS SHALL BE RECESSED 1" BELOW TOP OF SLAB FOR A WIDTH OF THE EXTERIOR WALL.

TERRACE WATERPROOFING

TILE FINISH W/ MORTAR BED OVER TREMCO 'VULKEM 350-NF' FLUID APPLIED WATERPROOFING MEMBRANE OVER CONC. SLAB - (SEE MFR SPEC'S)

EXTERIOR BLOCK WALLS

INTERIOR FINISH:
1-5/8" MTL FURR @ 16" O.C. WITH 3/8" GUB (DENSEFIELD TILE BACKER BOARD AT WET WALLS). PROVIDE R-5 MIN. BOARD INSULATION (TUFF-R OR EQUAL) (TYPICAL)

VAPOR RETARDER NOTE:

ALL CONCRETE SLABS ON GRADE OVER ENCLOSED AIR CONDITIONED SPACES ARE TO HAVE A MIN. 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE SLAB & THE BASE COURSE OR PREPARED SUBGRADE

HANDRAIL NOTE:

ALL HANDRAIL EXTENSIONS TO COMPLY W/ FBC ACC 505.10.

ELEVATOR NOTE:

ELEVATOR MUST BE IN COMPLIANCE WITH ASCE-24-14 SECTION 19 AND FETA TECHNICAL BULLETIN 4-2010. ELEVATOR MUST BE PROTECTED FROM DAMAGE DUE TO FLOOD WATER.

ELEVATOR NOTE:

TO MINIMIZE THE LOSS OF LIFE, INJURIES AND DAMAGES, A SYSTEM OF INTERLOCKING CONTROLS WITH ONE OR MORE FLOAT SWITCHES IN THE ELEVATOR SHAFT WHICH PREVENTS THE CAB FROM DESCENDING INTO FLOOD WATERS, SHOULD BE INSTALLED. IN ADDITION, THE MAJORITY OF THE ELECTRICAL EQUIPMENT, SUCH AS ELECTRICAL JUNCTION BOXES AND CIRCUIT AND CONTROL PANELS SHOULD BE ELEVATED ABOVE THE ELEVATIONS SPECIFIED IN TABLE 11.

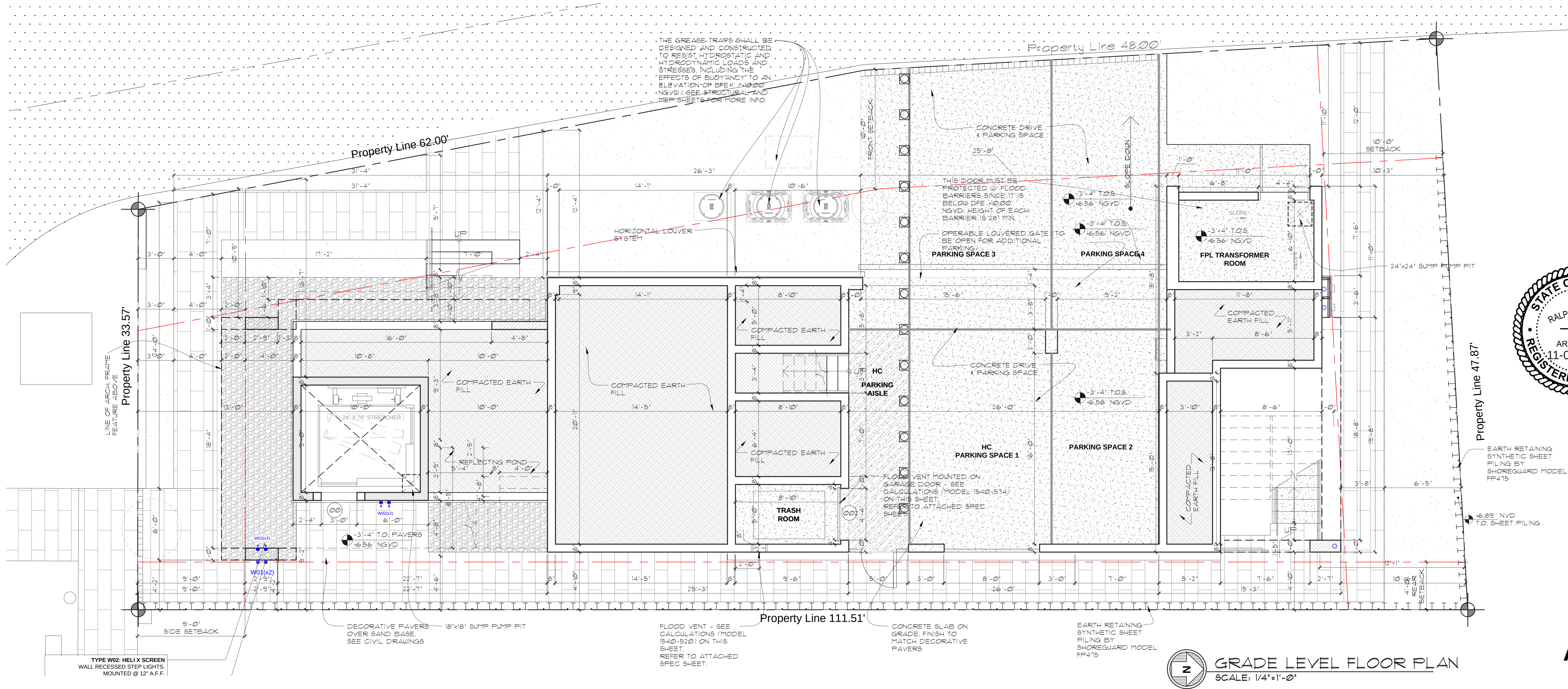
FLOOD NOTES:

ALL CONSTRUCTION AND FINISH MATERIAL BELOW THE DEE (40200') OR LOWER FLOOR ELEVATION, WHICHEVER IS HIGHER, SHALL BE FLOOD DAMAGE RESISTANT MATERIAL AS SPECIFIED IN TABLE 5-1 OF ASCE 24-14.

STRETCHER CABALITY:

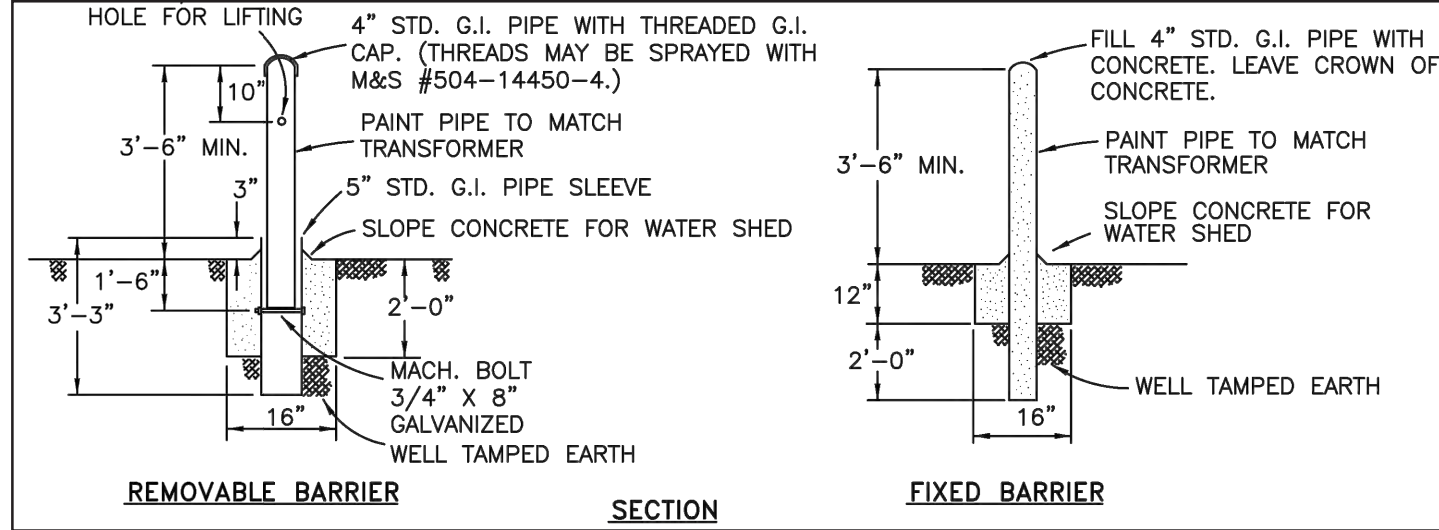
ELEVATOR MUST ACCOMMODATE ABUNDANCE STRETCHER. REFER TO FBC BUILDING 3002.4

PROPOSED DESIGN



MIN. NUMBER OF REQUIRED PLUMBING FIXTURES
FBC TABLE 2902.1

OCCUPANCY CLASSIFICATION, OCCUPANCY FACTOR & LOAD	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	SERVICE SINK
	MALE	FEMALE	MALE	FEMALE		
ASSEMBLY - A3 1207 sf / 7 nsf = 174 OCCUPANTS	1/150	1/75	1/200		1 PER 1000	1
EDUCATIONAL - E 684 sf / 20 nsf = 29 OCCUPANTS	1/50		1/50		1 PER 100	1
TOTAL FIXTURES REQUIRED	2	2	1	2	1	1
PROPOSED FIXTURES	2	2	2	2	1	1



BOLLARD DETAIL
SCALE: N.T.S.

APPLICABLE CODE NOTE:

APPLICABLE CODE: 2017 FLORIDA BUILDING CODE AS WELL AS FBC 6TH ED 2011

ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2017, FL. FIRE PREVENTION CODE (6TH EDITION), AND THE LATEST EDITION OF NFPA.

WALL LEGEND

- CONC. WALL
- CONC. BLOCK WALL
- SOUND INSULATED INTERIOR PARTITION

FIRE SPRINKLER/ ALARM NOTE:

FIRE SPRINKLER AND ALARM SYSTEM SHALL BE INSTALLED THROUGHOUT BUILDING. REFER TO FIRE PROTECTION DRAWINGS BY MEP ENGINEER.

EXTERIOR DECK/BALCONY SLOPE

EXTERIOR DECKS AND BALCONIES SHALL BE SLOPED A MINIMUM OF 1/8" PER FOOT TO SAFEGUARD AGAINST PONDING WATER.

INTERIOR FRAMED WALL NOTE

ALL INTERIOR FRAMED WALLS SHALL BE 1 1/2" BY 3 3/8" 20 GA. MTL STUDS @ 16" O.C. W/ FULL THICK SOUND BATT INSULATION AT ALL WALLS WITHOUT EXCEPTION, TO RECEIVE 3/8" GWB EACH SIDE & NON-CEMENTITIOUS TILE BACKER BOARD AT ALL WET WALLS. (TYP. THROUGHOUT)

CEILING NOTE

ALL CEILINGS SHALL BE FINISHED W/ 3/8" GWB WITH LEVEL-5 FINISH (TYP. THROUGHOUT)

NOTE:

STEEL STUDS SUPPORTING WALL HUNG FIXTURES & CABINETS SHALL BE DOUBLE OR NOT LESS THAN 20 GAUGE AS PER 4414.9.1 FBCR.

RAILING NOTE:

ALL GUARDRAILS TO BE 3'-6" ABOVE FINISHED FLOOR AND HANDRAILS TO BE 34'-3/8" ABOVE FINISHED FLOOR. RAILING SHALL BE CONSTRUCTED TO RESIST A CONCENTRATED LOAD OF 200 LBS. APPLIED AT ANY POINT IN ANY DIRECTION. GLASS RAILINGS TO BE SEAMLESS TEMPERED SAFETY GLASS MFR. TO PROVIDE SHOP DRAWINGS PRIOR TO MANUFACTURING FOR ARCHITECT'S & BUILDING DEPT'S. APPROVALS (TYPICAL) SEE SHEET A-04 FOR LOCATIONS AND SHEET A-5.8 FOR DETAILS.

FLOOR DRAINS NOTE:

FLOOR DRAINS SHALL BE PROVIDED WITH ACCESS PER FBCR P2119.1

SLAB & BEAM PENETRATION NOTE :

ALL SLAB & BEAM PENETRATIONS ARE TO BE SLEEVED PER STRUCTURAL DRAWINGS

SLAB EDGE WATERPROOFING NOTE:

ALL CONCRETE SLAB EDGES & BEAMS SUPPORTING EXTERIOR WALLS SHALL BE RECESSED 3/4" BELOW TOP OF SLAB FOR A WIDTH OF THE EXTERIOR WALL

TERRACE WATERPROOFING

TILE FINISH W/ MORTAR BED OVER TREMCO VULKEM 350-AN+ FLUID APPLIED WATERPROOFING MEMBRANE OVER CONC. SLAB - (SEE MFR SPEC'S)

EXTERIOR BLOCK WALLS

INTERIOR FINISH:
1-5/8" MTL FURR @ 16" O.C. WITH 3/8" GWB (DENSESHIELD TILE BACKER BOARD AT WET WALLS). PROVIDE R-15 MIN. BOARD INSULATION (TUFF-R OR EQUAL) (TYPICAL)

VAPOR RETARDER NOTE:

ALL CONCRETE SLABS ON GRADE OVER ENCLOSED AIR CONDITIONED SPACES ARE TO HAVE A MIN. 6 MIL. POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE SLAB & THE BASE COURSE OR PREPARED SUBGRADE

HANDRAIL NOTE:

ALL HANDRAIL EXTENSIONS TO COMPLY W/ FBC ACC 505.10.

ELEVATOR NOTE:

ELEVATOR MUST BE IN COMPLIANCE WITH ASCE- 24-14 SECTION 15 AND FEMA TECHNICAL BULLETIN 4-2010. ELEVATOR MUST BE PROTECTED FROM DAMAGE DUE TO FLOOD WATER.

ELEVATOR NOTE:

TO MINIMIZE THE LOSS OF LIFE, INJURIES AND DAMAGES, A SYSTEM OF INTERLOCKING CONTROLS WITH ONE OR MORE FLOAT SWITCHES IN THE ELEVATOR SHAFT WHICH PREVENTS THE CAB FROM DESCENDING INTO FLOOD WATERS, SHOULD BE INSTALLED. IN ADDITION THE MAJORITY OF THE ELECTRICAL EQUIPMENT SUCH AS ELECTRICAL JUNCTION BOXES AND CIRCUIT AND CONTROL PANELS SHOULD BE ELEVATED ABOVE THE ELEVATIONS SPECIFIED IN TABLE 1.

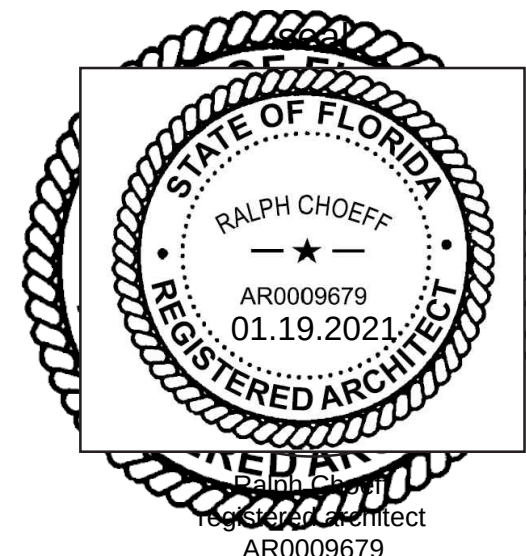
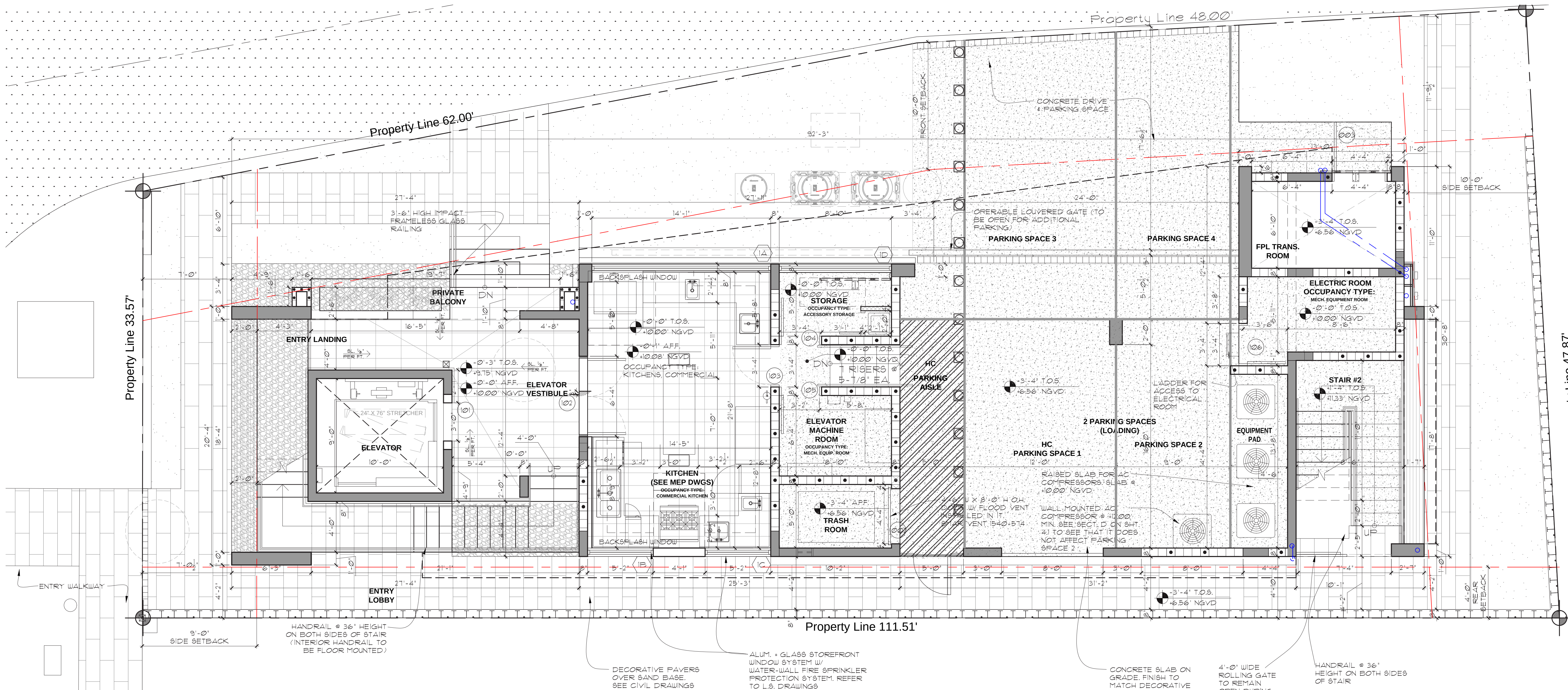
FLOOD NOTES:

ALL CONSTRUCTION AND FINISH MATERIAL BELOW THE DFE (+10.00') OR LOWER FLOOR ELEVATION, WHICHEVER IS HIGHER, SHALL BE FLOOD DAMAGE RESISTANT MATERIAL AS SPECIFIED IN TABLE 5-1 OF ASCE 24-14.

STRETCHER CABALITY:

ELEVATOR MUST ACCOMMODATE AMBULANCE STRETCHER. REFER TO FBC BUILDING 300.2.4

PROPOSED DESIGN



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

comm no.
1606

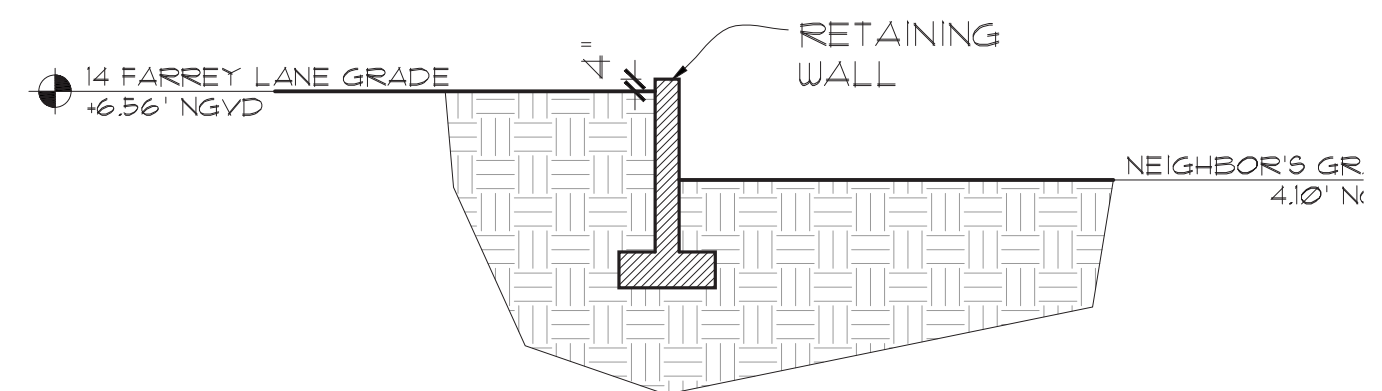
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02/14/20

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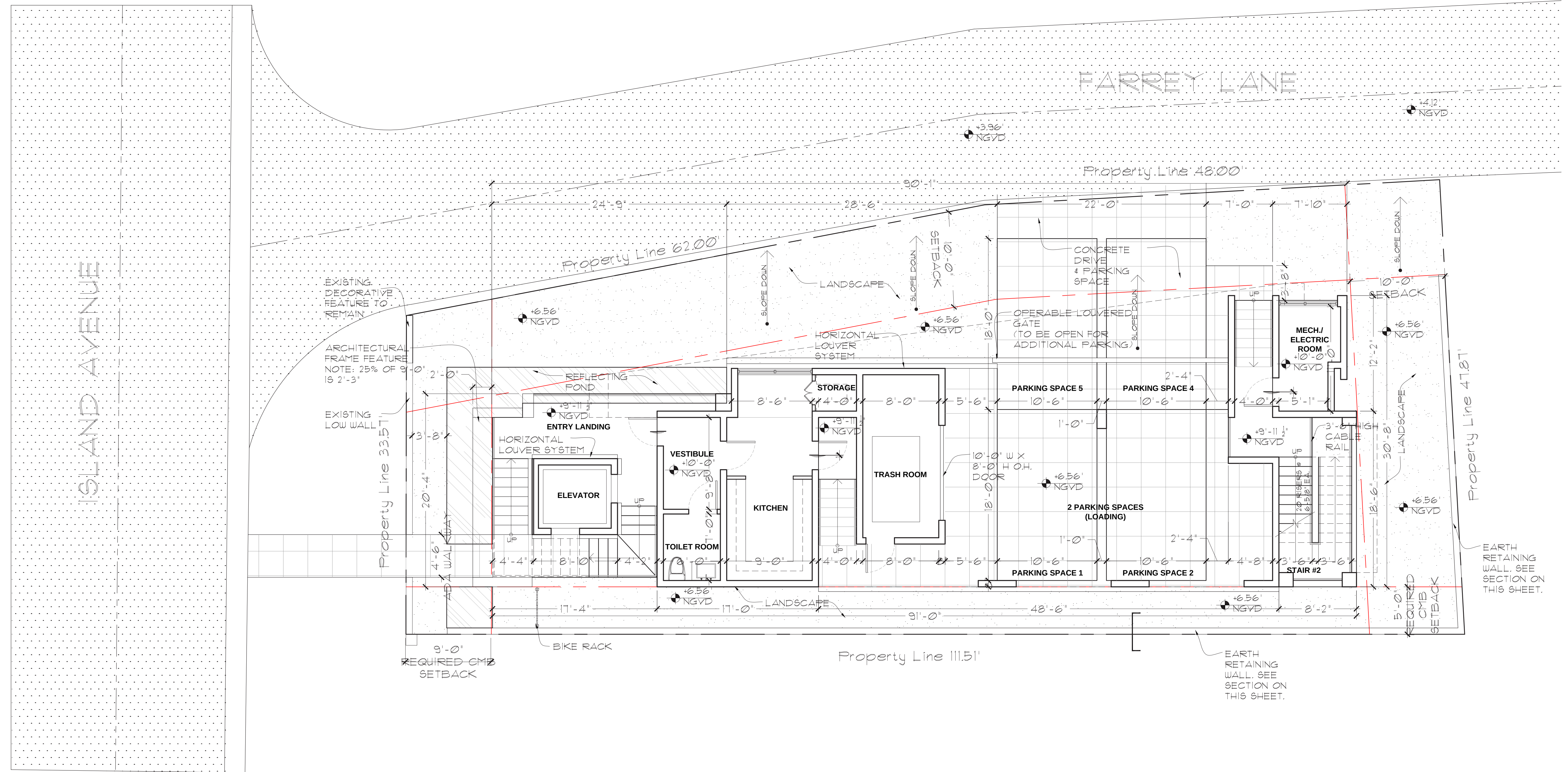
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PROP

APPROVED DESIGN



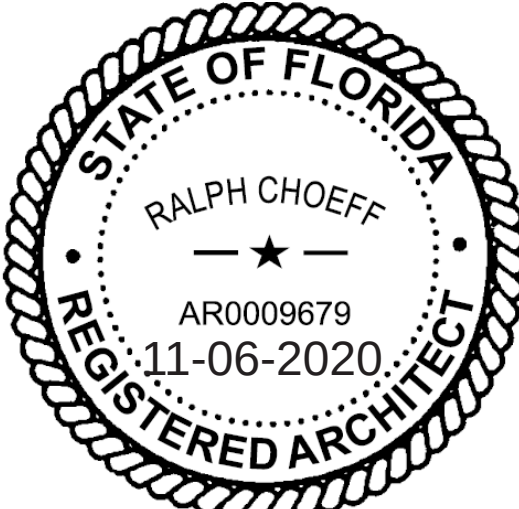
RETAINING WALL
SCALE: 3/16"=1'-0"



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

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8225 Biscayne Blvd. suite 201
Miami, Florida 33138
(t) 305.434.8398
(f) 305.892.5292
www.choefflevy.com

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

MIN. NUMBER OF REQUIRED PLUMBING FIXTURES
FBC TABLE 2902.1

OCCUPANCY CLASSIFICATION, OCCUPANCY FACTOR & LOAD	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	SERVICE SINK
	MALE	FEMALE	MALE	FEMALE		
ASSEMBLY - A3 1207 sf / 7 nsf = 174 OCCUPANTS	1/150	1/75	1/200		1 PER 1000	1
EDUCATIONAL - E 684 sf / 20 nsf = 29 OCCUPANTS	1/50		1/50		1 PER 100	1
TOTAL FIXTURES REQUIRED	2	2	1	2	1	1
PROPOSED FIXTURES	2	2	2	2	1	1

APPLICABLE CODE NOTE:

APPLICABLE CODE: 2011 FLORIDA BUILDING CODE AS WELL AS FBC 6TH ED 2017
ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2017, FL. FIRE PREVENTION CODE (6TH EDITION), AND THE LATEST EDITION OF NFPA.

WALL LEGEND

- CONC. WALL
- CONC. BLOCK WALL
- SOUND INSULATED INTERIOR PARTITION

FIRE SPRINKLER/ ALARM NOTE:

FIRE SPRINKLER AND ALARM SYSTEM SHALL BE INSTALLED THROUGHOUT BUILDING. REFER TO FIRE PROTECTION DRAWINGS BY MEP ENGINEER.

EXTERIOR DECK/BALCONY SLOPE

EXTERIOR DECKS AND BALCONIES SHALL BE SLOPED A MINIMUM OF 1/8" PER FOOT TO SAFEGUARD AGAINST PONDING WATER.

INTERIOR FRAMED WALL NOTE

ALL INTERIOR FRAMED WALLS SHALL BE 1 1/2" BY 3 3/8" 20 GA. MTL STUDS @ 16" O.C. W/ FULL THICK SOUND BATT INSULATION AT ALL WALLS WITHOUT EXCEPTION TO RECEIVE 3/8" GWS EACH SIDE & NON-CEMENTITIOUS TILE BACKER BOARD AT ALL WET WALLS. (TYP. THROUGHOUT)

CEILING NOTE

ALL CEILING SHALL BE FINISHED W/ 3/8" GWS WITH LEVEL-5 FINISH (TYP. THROUGHOUT)

NOTE:

STEEL STUDS SUPPORTING WALL HUNG FIXTURES & CABINETS SHALL BE DOUBLE OR NOT LESS THAN 20 GAUGE AS PER 441.4.3.1 FBCR.

RAILING NOTE:

ALL GUARDRAILS TO BE 3'-6" ABOVE FINISHED FLOOR AND HANDRAILS TO BE 34"-36" ABOVE FINISHED FLOOR. RAILING SHALL BE CONSTRUCTED TO RESIST A CONCENTRATED LOAD OF 100 LBS. APPLIED AT ANY POINT IN ANY DIRECTION. GLASS RAILINGS TO BE SEAMLESS TEMPERED SAFETY GLASS PER TO PROVIDE SHOP DRAWINGS PRIOR TO MANUFACTURING FOR ARCHITECTS & BUILDING DEPT'S. APPROVALS (TYPICAL) SEE SHEET A-04 FOR LOCATIONS AND SHEET A-5.8 FOR DETAILS.

FLOOR DRAINS NOTE:

FLOOR DRAINS SHALL BE PROVIDED WITH ACCESS PER FBCR P213.1

SLAB & BEAM PENETRATION NOTE :

ALL SLAB & BEAM PENETRATIONS ARE TO BE SLEEVED PER STRUCTURAL DRAWINGS

SLAB EDGE WATERPROOFING NOTE:

ALL CONCRETE SLAB EDGES & BEAMS SUPPORTING EXTERIOR WALLS SHALL BE RECESSED 1" BELOW TOP OF SLAB FOR A WIDTH OF THE EXTERIOR WALL

TERRACE WATERPROOFING

TILE FINISH W/ MORTAR BED OVER TREMCO 'VULKEM 350-NF' FLUID APPLIED WATERPROOFING MEMBRANE OVER CONC. SLAB - (SEE MFR. SPEC'S)

EXTERIOR BLOCK WALLS

INTERIOR FINISH:
1-5/8" MTL FURR @ 16" O.C. WITH 3/8" GWS (DENSESHIELD TILE BACKER BOARD AT WET WALLS). PROVIDE R-5 MIN. BOARD INSULATION (TUFF-R OR EQUAL) (TYPICAL)

VAPOR RETARDER NOTE:

ALL CONCRETE SLABS ON GRADE OVER ENCLOSED AIR CONDITIONED SPACES ARE TO HAVE A MIN. 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE SLAB & THE BASE COURSE OR PREPARED SUBGRADE

HANDRAIL NOTE:

ALL HANDRAIL EXTENSIONS TO COMPLY W/ FBC ACC 505.10.

ELEVATOR NOTE:

ELEVATOR MUST BE IN COMPLIANCE WITH ASCE 24-14 SECTION 19 AND FEMA TECHNICAL BULLETIN 4-2010. ELEVATOR MUST BE PROTECTED FROM DAMAGE DUE TO FLOOD WATER.

ELEVATOR NOTE:

TO MINIMIZE THE LOSS OF LIFE, INJURIES AND DAMAGES, A SYSTEM OF INTERLOCKING CONTROLS WITH ONE OR MORE FLOAT SWITCHES IN THE ELEVATOR SHAFT WHICH PREVENTS THE CAB FROM DESCENDING INTO FLOOD WATERS, SHOULD BE INSTALLED. IN ADDITION THE MAJORITY OF THE ELECTRICAL EQUIPMENT SUCH AS ELECTRICAL JUNCTION BOXES AND CIRCUIT AND CONTROL PANELS SHOULD BE ELEVATED ABOVE THE ELEVATIONS SPECIFIED IN TABLE 11.

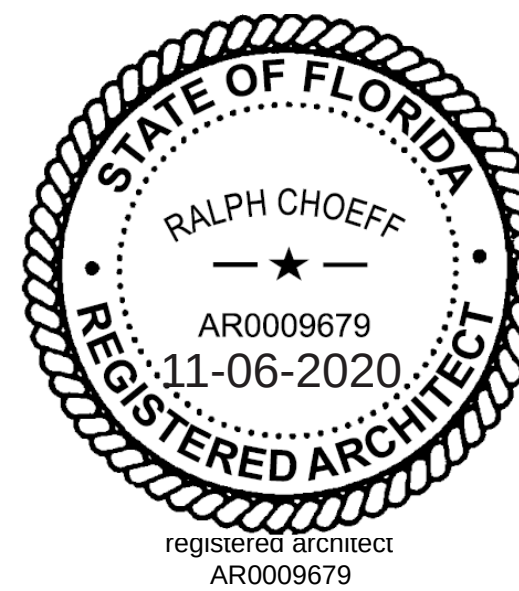
FLOOD NOTES:

ALL CONSTRUCTION AND FINISH MATERIAL BELOW THE DFE (40.00') OR LOWER FLOOR ELEVATION, WHICHEVER IS HIGHER, SHALL BE FLOOD DAMAGE RESISTANT MATERIAL AS SPECIFIED IN TABLE 5-1 OF ASCE 24-14.

STRETCHER CABALITY:

ELEVATOR MUST ACCOMMODATE AMBULANCE STRETCHER. REFER TO FBC BUILDING 3002.4

PROPOSED DESIGN



comm no.
1606

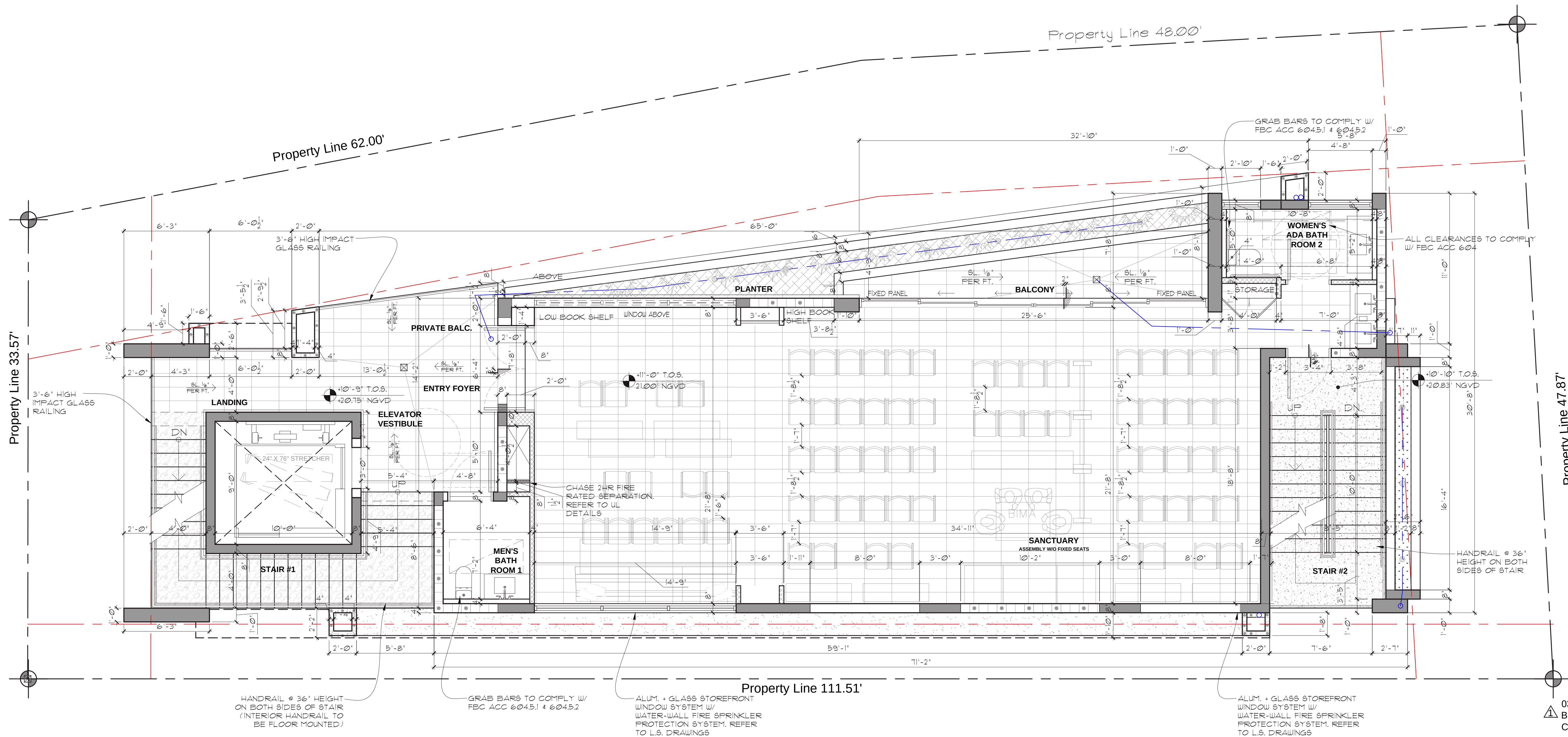
date:
02/14/20

revised:

- 03-23-2020 BLDG./ OWNER COMMENTS
- 06-15-2020 BLDG./ OWNER COMMENTS
- 08-2020 BLDG./ OWNER COMMENTS
- 11-12-2020 BLDG./ OWNER COMMENTS

sheet no.

A-1.2 PROP



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

MIN. NUMBER OF REQUIRED PLUMBING FIXTURES
FBC TABLE 2902.1

OCCUPANCY CLASSIFICATION, OCCUPANCY FACTOR & LOAD	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	SERVICE SINK
	MALE	FEMALE	MALE	FEMALE		
ASSEMBLY - A3 1207 sf / 7 nsf = 174 OCCUPANTS	1/150	1/75	1/200		1 PER 1000	1
EDUCATIONAL - E 684 sf / 20 nsf = 29 OCCUPANTS	1/50		1/50		1 PER 100	1
TOTAL FIXTURES REQUIRED	2	2	1	2	1	1
PROPOSED FIXTURES	2	2	2	2	1	1

APPLICABLE CODE NOTE:

APPLICABLE CODE: 2017 FLORIDA BUILDING CODE AS WELL AS FBC 6TH ED 2017

ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2017, FL. FIRE PREVENTION CODE (6TH EDITION), AND THE LATEST EDITION OF NFPA.

WALL LEGEND

- CONC. WALL
- CONC. BLOCK WALL
- SOUND INSULATED INTERIOR PARTITION

FIRE SPRINKLER/ ALARM NOTE:

FIRE SPRINKLER AND ALARM SYSTEM SHALL BE INSTALLED THROUGHOUT BUILDING. REFER TO FIRE PROTECTION DRAWINGS BY MEP ENGINEER.

EXTERIOR DECK/BALCONY SLOPE

EXTERIOR DECKS AND BALCONIES SHALL BE SLOPED A MINIMUM OF 1/8" PER FOOT TO SAFEGUARD AGAINST PONDING WATER.

INTERIOR FRAMED WALL NOTE

ALL INTERIOR FRAMED WALLS SHALL BE 1/2" BY 3 3/8" 20 GA. MTL STUDS @ 16" O.C. W/ FULL THICK SOUND BATT INSULATION AT ALL WALLS WITHOUT EXCEPTION TO RECEIVE 3/8" GWB EACH SIDE & NON-CEMENTITIOUS TILE BACKER BOARD AT ALL WET WALLS. (TYP. THROUGHOUT)

CEILING NOTE

ALL CEILINGS SHALL BE FINISHED W/ 3/8" GWB WITH LEVEL-5 FINISH (TYP. THROUGHOUT)

NOTE:

STEEL STUDS SUPPORTING WALL HUNG FIXTURES & CABINETS SHALL BE DOUBLE OR NOT LESS THAN 30 GAUGE AS PER 4411.45.1, FBCR.

RAILING NOTE:

ALL GUARDRAILS TO BE 3'-6" ABOVE FINISHED FLOOR AND HANDRAILS TO BE 34'-36" ABOVE FINISHED FLOOR. RAILING SHALL BE CONSTRUCTED TO RESIST A CONCENTRATED LOAD OF 100 LBS. APPLIED AT ANY POINT IN ANY DIRECTION. GLASS RAILINGS TO BE SEAMLESS TEMPERED SAFETY GLASS MFR. TO PROVIDE SHOP DRAWINGS PRIOR TO MANUFACTURING FOR ARCHITECT'S & BUILDING DEPT'S. APPROVALS (TYPICAL) SEE SHEET A-04 FOR LOCATIONS AND SHEET A-5.8 FOR DETAILS.

FLOOR DRAINS NOTE:

FLOOR DRAINS SHALL BE PROVIDED WITH ACCESS PER FBCR P2119.1

SLAB & BEAM PENETRATION NOTE:

ALL SLAB & BEAM PENETRATIONS ARE TO BE SLEEVED PER STRUCTURAL DRAWINGS

SLAB EDGE WATERPROOFING NOTE:

ALL CONCRETE SLAB EDGES & BEAMS SUPPORTING EXTERIOR WALLS SHALL BE RECESSED 3/4" BELOW TOP OF SLAB FOR A WIDTH OF THE EXTERIOR WALL.

TERRACE WATERPROOFING

TILE FINISH W/ MORTAR BED OVER TREMCO VULKEM 350-NF FLUID APPLIED WATERPROOFING MEMBRANE OVER CONC. SLAB - (SEE MFR. SPECS)

EXTERIOR BLOCK WALLS

INTERIOR FINISH:
1-5/8" MTL FURR @ 16" O.C. WITH 3/8" GWB (DENSESHIELD TILE BACKER BOARD AT WET WALLS). PROVIDE R-5 MIN. BOARD INSULATION (TUFF-R OR EQUAL). (TYPICAL)

VAPOR RETARDER NOTE:

ALL CONCRETE SLABS ON GRADE OVER ENCLOSED AIR CONDITIONED SPACES ARE TO HAVE A MIN. 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE SLAB & THE BASE COURSE OR PREPARED SUBGRADE

HANDRAIL NOTE:

ALL HANDRAIL EXTENSIONS TO COMPLY W/ FBC ACC 505.10.

ELEVATOR NOTE:

ELEVATOR MUST BE IN COMPLIANCE WITH ASCE-174-14 SECTION 15 AND FEHA TECHNICAL BULLETIN 4-2010. ELEVATOR MUST BE PROTECTED FROM DAMAGE DUE TO FLOOD WATER.

ELEVATOR NOTE:

TO MINIMIZE THE LOSS OF LIFE, INJURIES AND DAMAGES, A SYSTEM OF INTERLOCKING CONTROLS WITH ONE OR MORE FLOAT SWITCHES IN THE ELEVATOR SHAFT, WHICH PREVENTS THE CAB FROM DESCENDING INTO FLOOD WATERS, SHOULD BE INSTALLED. IN ADDITION, THE MAJORITY OF THE ELECTRICAL EQUIPMENT SUCH AS ELECTRICAL JUNCTION BOXES AND CIRCUIT AND CONTROL PANELS SHOULD BE ELEVATED ABOVE THE ELEVATIONS SPECIFIED IN TABLE 11.

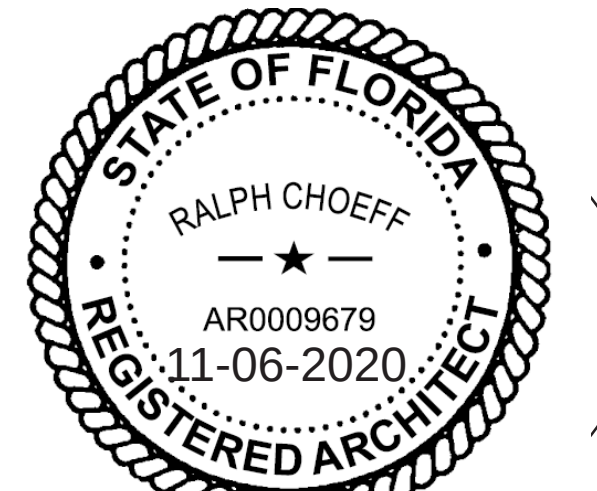
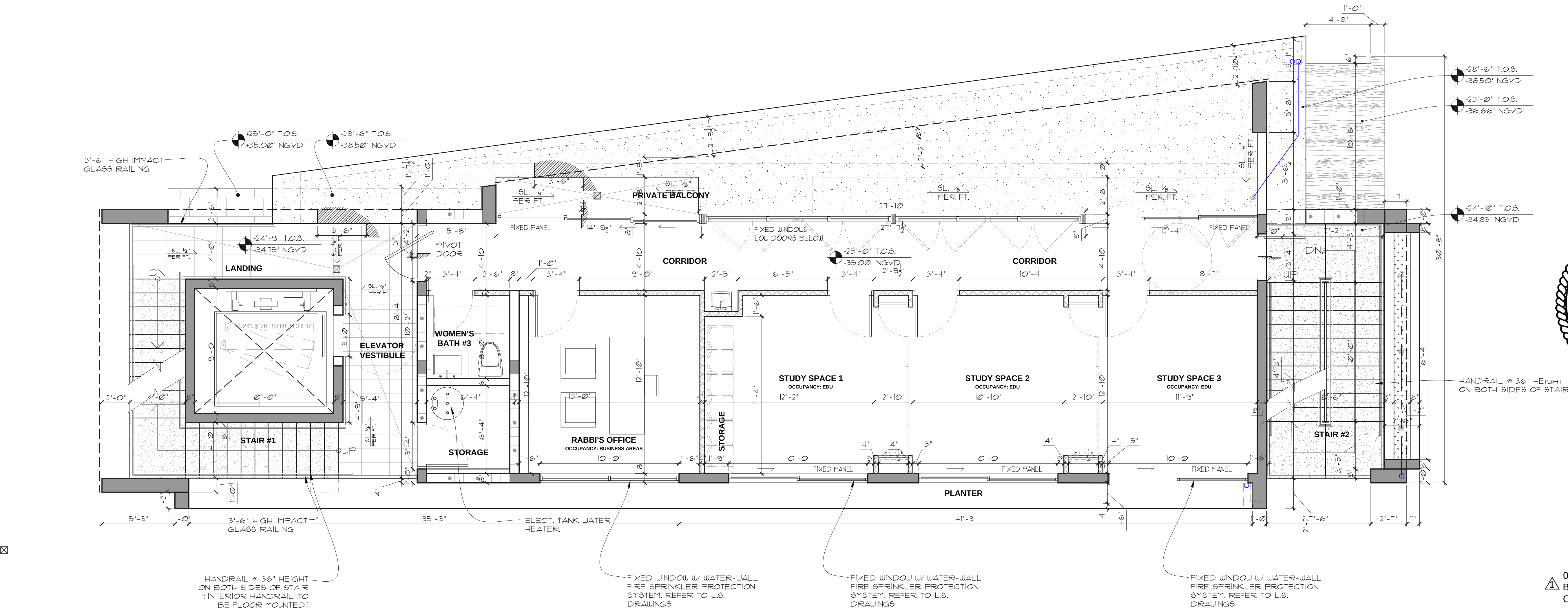
FLOOD NOTES:

ALL CONSTRUCTION AND FINISH MATERIAL BELOW THE DFE (+10.00') OR LOWER FLOOR ELEVATION, WHICHEVER IS HIGHER, SHALL BE FLOOD DAMAGE RESISTANT MATERIAL AS SPECIFIED IN TABLE 5-1 OF ASCE 24-14.

STRETCHER CABALITY:

ELEVATOR MUST ACCOMMODATE ABULANCE STRETCHER. REFER TO FBC BUILDING 3002.4

PROPOSED DESIGN



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

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

sheet no.

A-1.3

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

- 03-23-2020 BLDG./ OWNER COMMENTS
- 06-15-2020 BLDG./ OWNER COMMENTS
- 08-2020 BLDG./ OWNER COMMENTS
- 11-12-2020 BLDG./ OWNER COMMENTS

MIN. NUMBER OF REQUIRED PLUMBING FIXTURES
FBC TABLE 2902.1

OCCUPANCY CLASSIFICATION, OCCUPANCY FACTOR & LOAD	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	SERVICE SINK
	MALE	FEMALE	MALE	FEMALE		
ASSEMBLY - A3 1207 sf / 7 nsf = 174 OCCUPANTS	1/150	1/75	1/200		1 PER 1000	1
EDUCATIONAL - E 684 sf / 20 nsf = 29 OCCUPANTS	1/50		1/50		1 PER 100	1
TOTAL FIXTURES REQUIRED	2	2	1	2	1	1
PROPOSED FIXTURES	2	2	2	2	1	1

APPLICABLE CODE NOTE:

APPLICABLE CODE: 2011 FLORIDA BUILDING CODE AS WELL AS FBC 6TH ED 2017

ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2017, FL. FIRE PREVENTION CODE (6TH EDITION), AND THE LATEST EDITION OF NFPA.

WALL LEGEND

- CONC. WALL
- CONC. BLOCK WALL
- SOUND INSULATED INTERIOR PARTITION

FIRE SPRINKLER/ ALARM NOTE:

FIRE SPRINKLER AND ALARM SYSTEM SHALL BE INSTALLED THROUGHOUT BUILDING. REFER TO FIRE PROTECTION DRAWINGS BY MEP ENGINEER.

EXTERIOR DECK/BALCONY SLOPE

EXTERIOR DECKS AND BALCONIES SHALL BE SLOPED A MINIMUM OF 1/8" PER FOOT TO SAFEGUARD AGAINST PONDING WATER.

INTERIOR FRAMED WALL NOTE

ALL INTERIOR FRAMED WALLS SHALL BE 1 1/2" BY 3 3/8" 20 GA. MTL STUDS @ 16" O.C. W/ FULL THICK SOUND BATT INSULATION AT ALL WALLS WITHOUT EXCEPTION, TO RECEIVE 3/4" GWB EACH SIDE & NON-CEMENTITIOUS TILE BACKER BOARD AT ALL WET WALLS. (TYP. THROUGHOUT)

CEILING NOTE

ALL CEILING SHALL BE FINISHED W/ 3/8" GWB WITH LEVEL-5 FINISH (TYP. THROUGHOUT)

NOTE:

STEEL STUDS SUPPORTING WALL HUNG FIXTURES & CABINETS SHALL BE DOUBLE OR NOT LESS THAN 20 GAUGE AS PER 441.4.3.1 FBCR

RAILING NOTE:

ALL GUARDRAILS TO BE 3'-6" ABOVE FINISHED FLOOR AND HANDRAILS TO BE 34"-36" ABOVE FINISHED FLOOR. RAILING SHALL BE CONSTRUCTED TO RESIST A CONCENTRATED LOAD OF 100 LBS. APPLIED AT ANY POINT IN ANY DIRECTION. GLASS RAILINGS TO BE SEAMLESS TEMPERED SAFETY GLASS YFR. TO PROVIDE SHOP DRAWINGS PRIOR TO MANUFACTURING FOR ARCHITECT'S & BUILDING DEPT'S. APPROVALS (TYPICAL) SEE SHEET A-04 FOR LOCATIONS AND SHEET A-5.8 FOR DETAILS.

FLOOR DRAINS NOTE:

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TERRACE WATERPROOFING

TILE FINISH W/ MORTAR BED OVER TREMCO 'VULKEM 350-NF' FLUID APPLIED WATERPROOFING MEMBRANE OVER CONC. SLAB - (SEE YFR SPEC'S)

EXTERIOR BLOCK WALLS

INTERIOR FINISH:
1-5/8" MTL FURR @ 16" O.C. WITH 3/8" GWB (DENSESHIELD TILE BACKER BOARD AT WET WALLS). PROVIDE R-5 MIN. BOARD INSULATION (TUFF-R OR EQUAL) (TYPICAL)

VAPOR RETARDER NOTE:

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HANDRAIL NOTE:

ALL HANDRAIL EXTENSIONS TO COMPLY W/ FBC ACC 505.10

ELEVATOR NOTE:

ELEVATOR MUST BE IN COMPLIANCE WITH ASCE-24-14 SECTION 19 AND FEMA TECHNICAL BULLETIN 4-10-09. ELEVATOR MUST BE PROTECTED FROM DAMAGE DUE TO FLOOD WATER.

ELEVATOR NOTE:

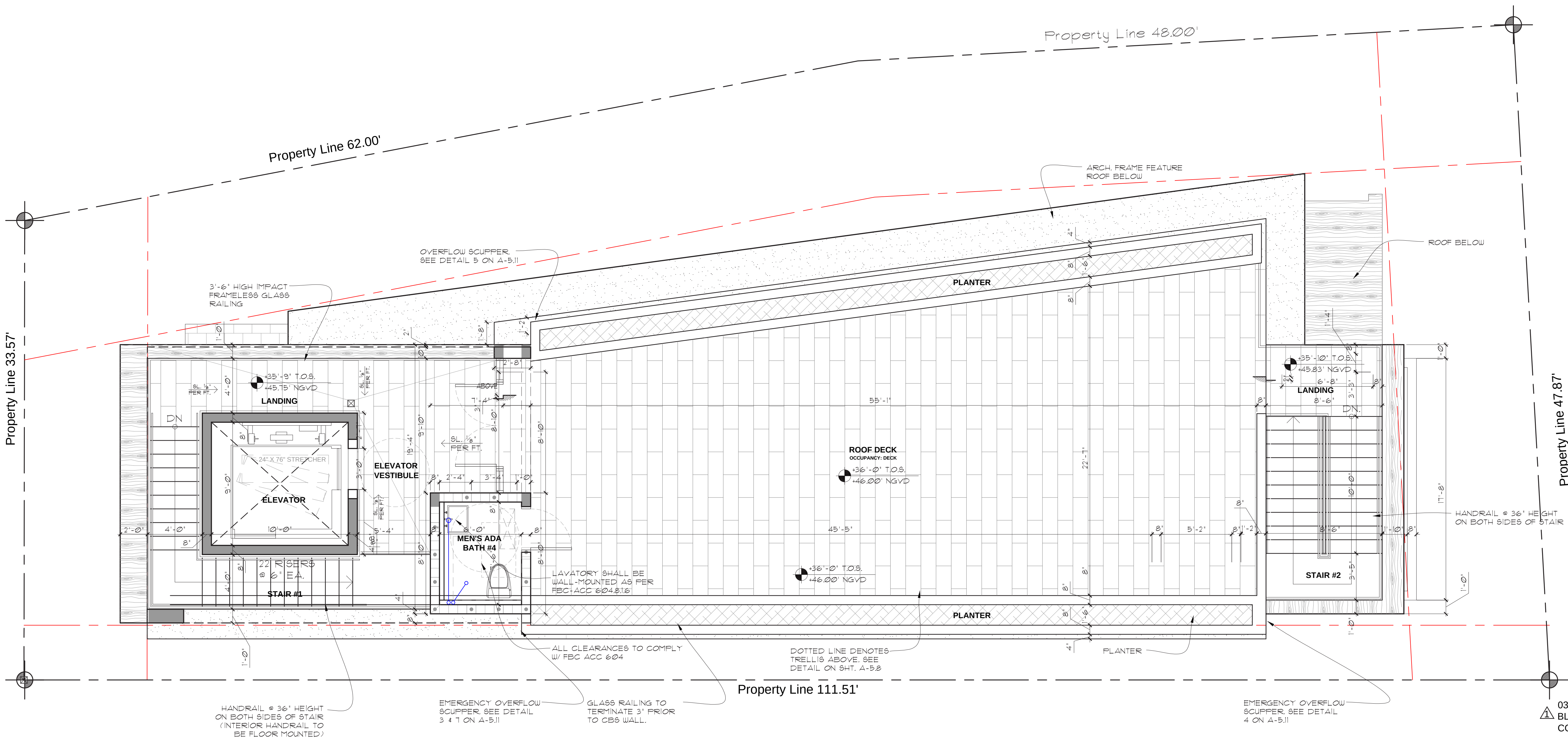
TO MINIMIZE THE LOSS OF LIFE, INJURIES AND DAMAGES, A SYSTEM OF INTERLOCKING CONTROLS WITH ONE OR MORE FLOAT SWITCHES IN THE ELEVATOR SHAFT, WHICH PREVENTS THE CAB FROM DESCENDING INTO FLOOD WATERS, SHOULD BE INSTALLED. IN ADDITION, THE MAJORITY OF THE ELECTRICAL EQUIPMENT SUCH AS ELECTRICAL JUNCTION BOXES AND CIRCUIT AND CONTROL PANELS SHOULD BE ELEVATED ABOVE THE ELEVATIONS SPECIFIED IN TABLE 11

FLOOD NOTES:

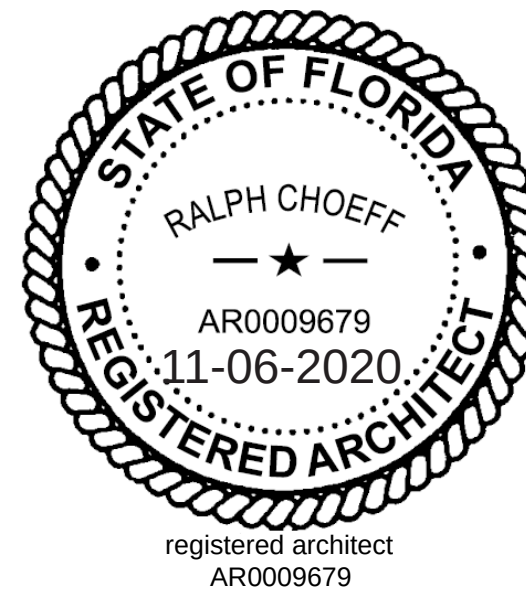
ALL CONSTRUCTION AND FINISH MATERIAL BELOW THE DFE (+10.00') OR LOWER FLOOR ELEVATION, WHICHEVER IS HIGHER, SHALL BE FLOOD DAMAGE RESISTANT MATERIAL AS SPECIFIED IN TABLE 5-1 OF ASCE 24-14.

STRETCHER CABALITY:

ELEVATOR MUST ACCOMMODATE ABULANCE STRETCHER. REFER TO FBC BUILDING 002.2



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



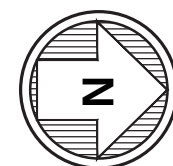
comm no.
1606

date:
02/14/20

revised:

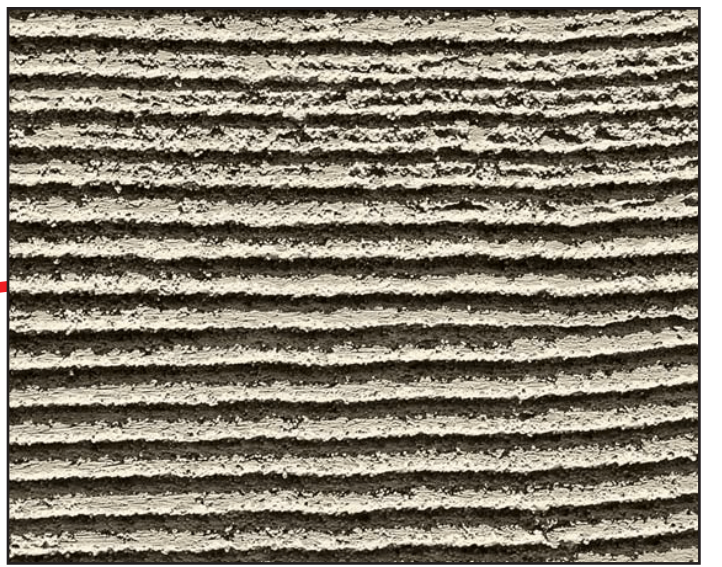
sheet no.

A-1.4



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

- 03-23-2020 BLDG./ OWNER COMMENTS
- 06-15-2020 BLDG./ OWNER COMMENTS
- 08-2020 BLDG./ OWNER COMMENTS
- 11-12-2020 BLDG./ OWNER COMMENTS



TROWELED STUCCO
FINISH



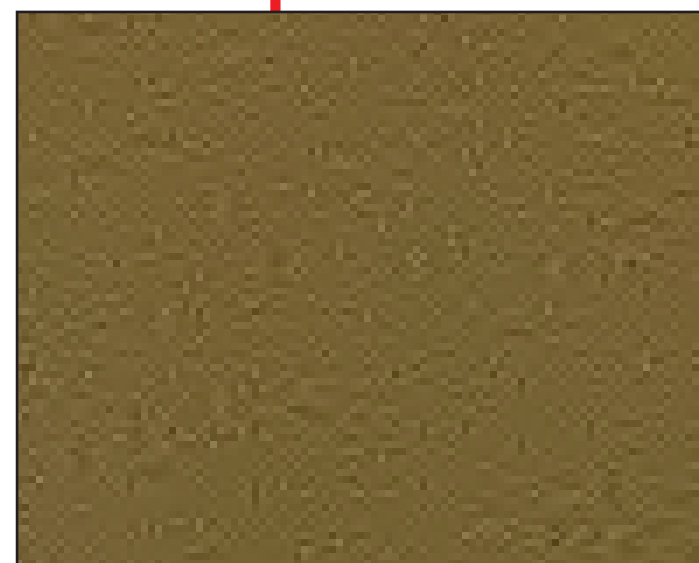
PORCELANOSA TILES
NATURAL EWOOD
CAMEL NATURE OR APP,
SIMILAR



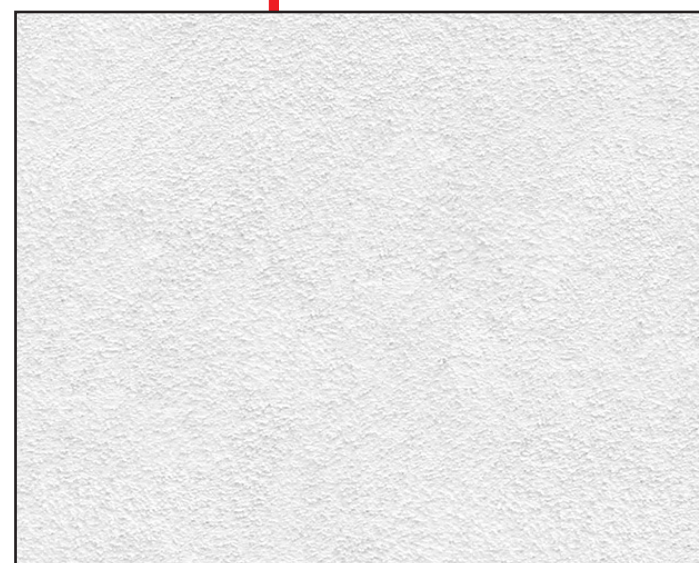
VENA GRIGIO STONE
CLADDING OR
PORCELANOSA
CONCRETE GREY
NATURAL OR APPROVED
SIMILAR.



CLEAR LOW-E GLASS
WINDOWS & DOORS

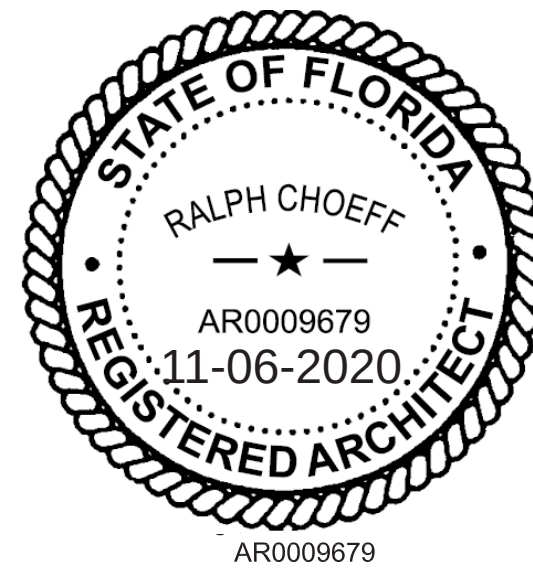


ALUMINUM WINDOW/ DOOR
FRAMES
PAINTED WITH
DURANAR SUNSTORM
CASHMERE PEARL/ HARVEST
GOLD OR APPROVED SIMILAR



SMOOTH WHITE
STUCCO FINISH

MATERIAL PALETTE - FRONT



comm no.
1606

date:
02/14/20

revised:

sheet no.

A-5.0
PROP

PROPOSED DESIGN



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

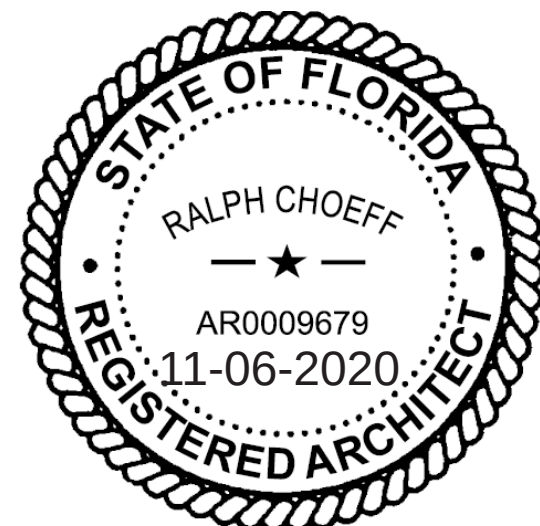
APPROVED DESIGN



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

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

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



Ralph Choeff
registered architect
AR0009679

comm no.

1606

date:

01/07/19

revised:

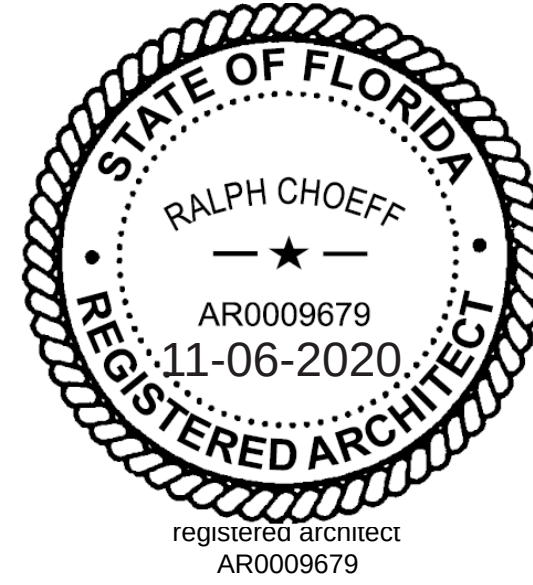
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A-5.0 APP

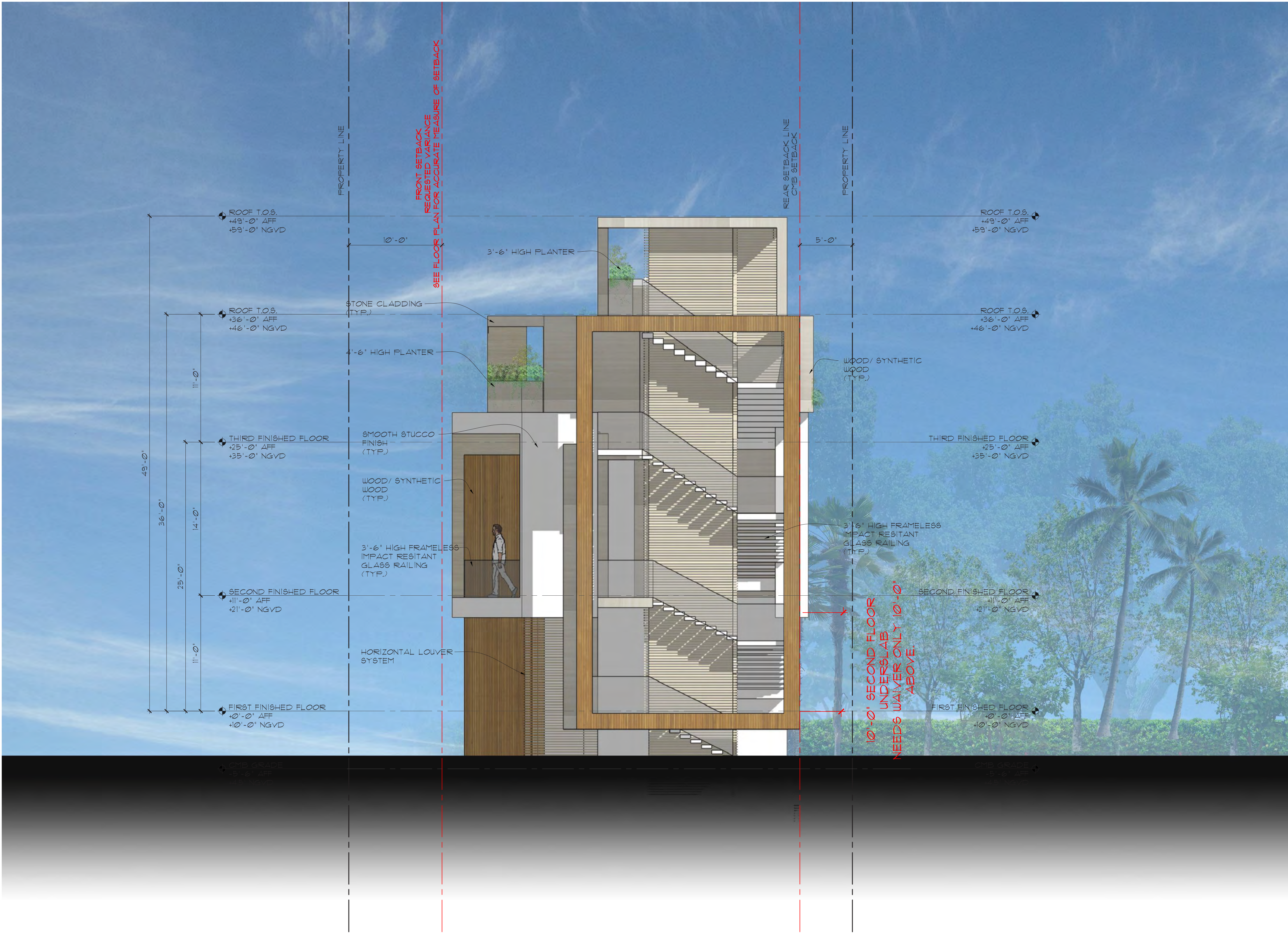
PROPOSED DESIGN



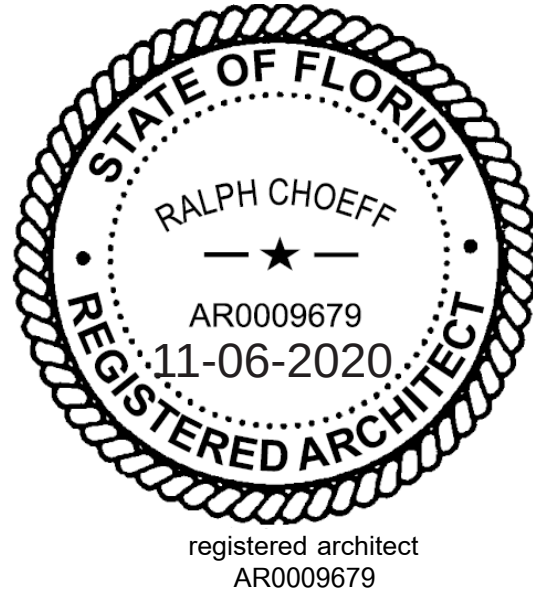
SIDE ELEVATION (SOUTH)
SCALE: 3/16"=1'-0"



APPROVED DESIGN



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



comm no.

1606

date:

01/07/19

revised:

sheet no.

A-5.1 APP

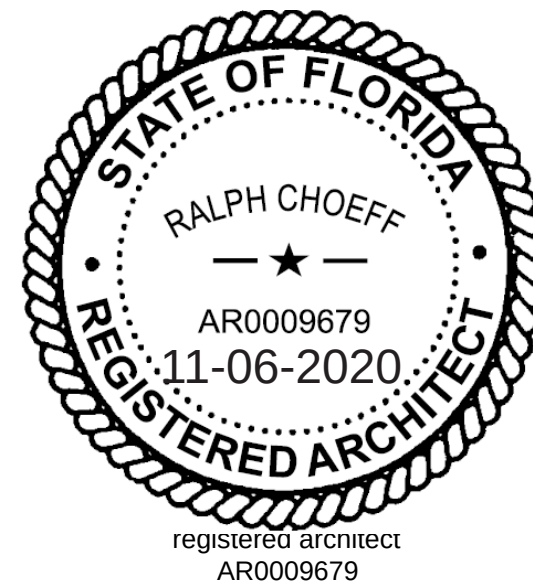
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PROPOSED DESIGN

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Miami, Florida 33138
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PROPOSED NEW CHABAD SYNAGOGUE
14 FARREY LANE MIAMI BEACH, FLORIDA 33139



comm no.
1606

date:
02/14/20

revised:

sheet no.

A-5.2PROP



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

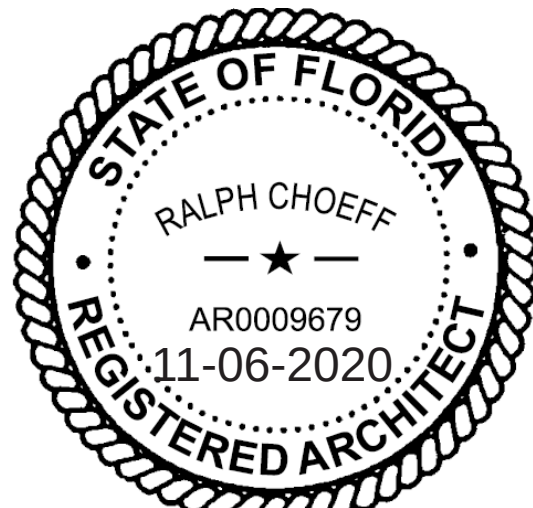
APPROVED DESIGN



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

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ARCHITECTURE + DESIGN
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(305) 434-8338
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PROPOSED NEW CHABAD SYNAGOGUE
14 FARREY LANE MIAMI BEACH, FLORIDA 33139



Ralph Choeff
registered architect
AR0009679

comm no.

1606
date:

01/07/19

revised:

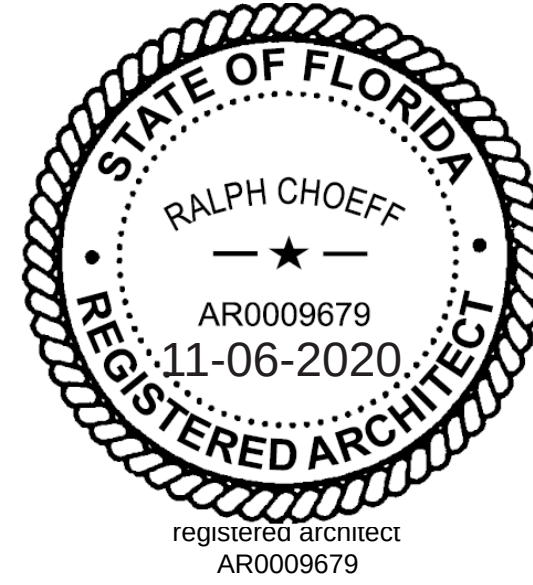
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A-5.2 APP

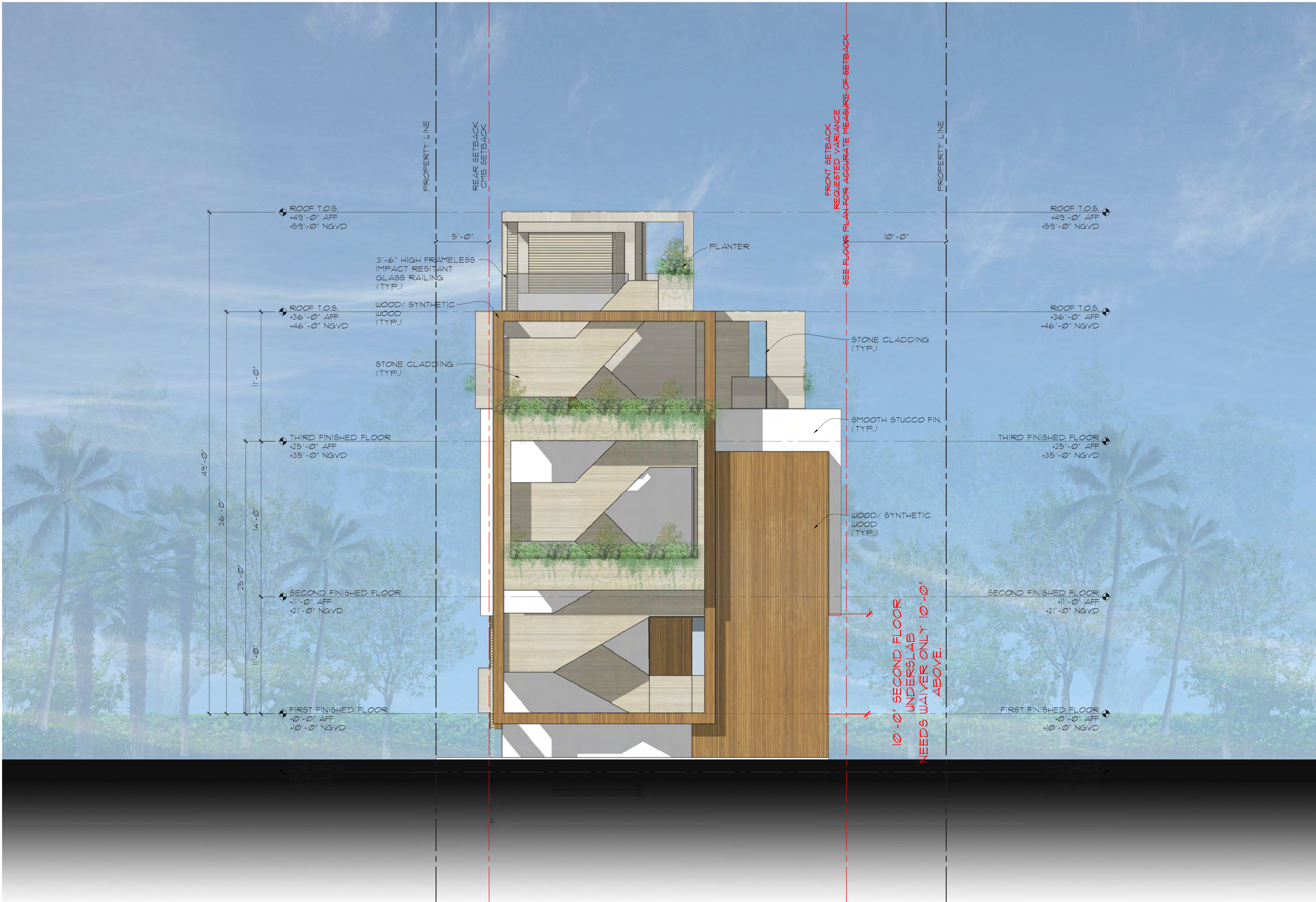
PROPOSED DESIGN



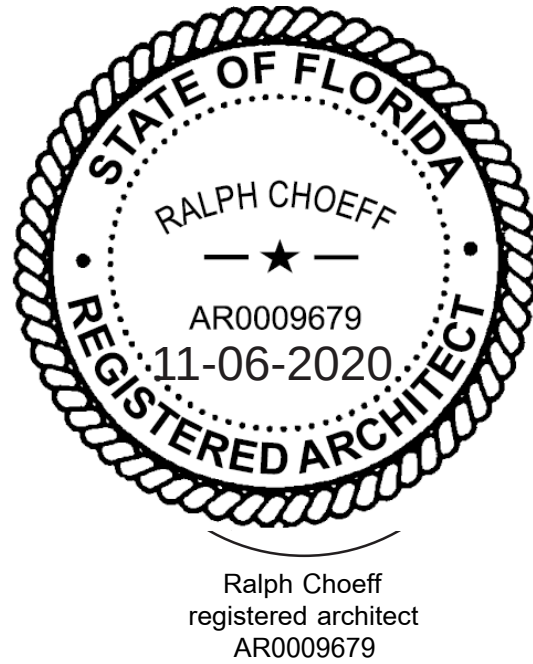
SIDE ELEVATION (NORTH)
SCALE: 3/16"=1'-0"



APPROVED DESIGN



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



comm no.

1606

date:

01/07/19

revised:

sheet no.

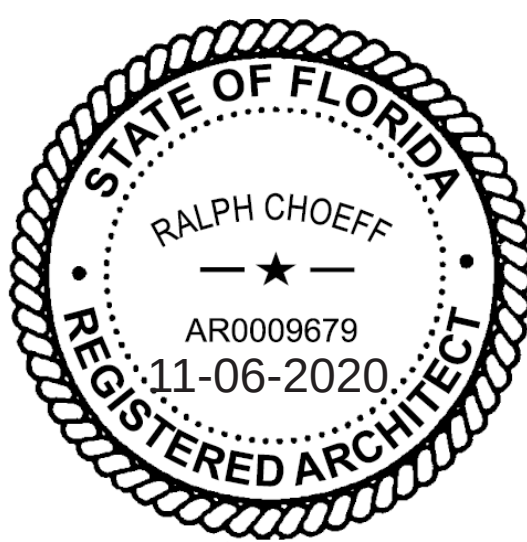
A-5.3APP

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

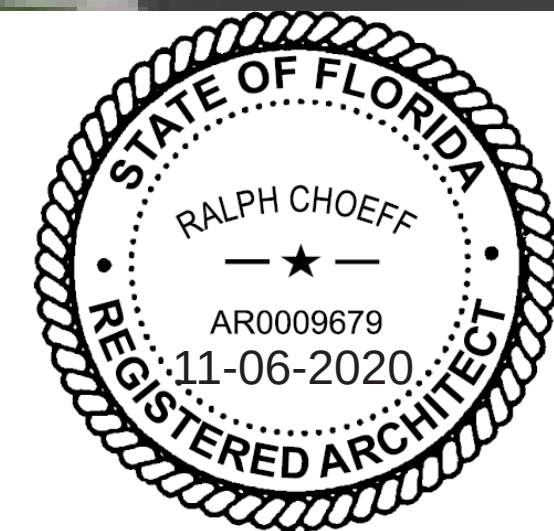
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(t) 305.434.8338
(f) 305.892.5292
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14 Farrey Lane – Value Engineering - DRB

1. The following items have been VE'd:
 - a. Removed many Horizontal louvers.
 - i. All louvers in the elevator lobby, elevator tower, and second floor West elevation have been removed.
 - b. Replaced many frameless glass railings with framed glass railings.
 - i. Except at North stair, we are including cable railings.
 - c. Removed 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. Third Floor Roof Top planters were moved up to the roof deck. Gives the building softer edges.



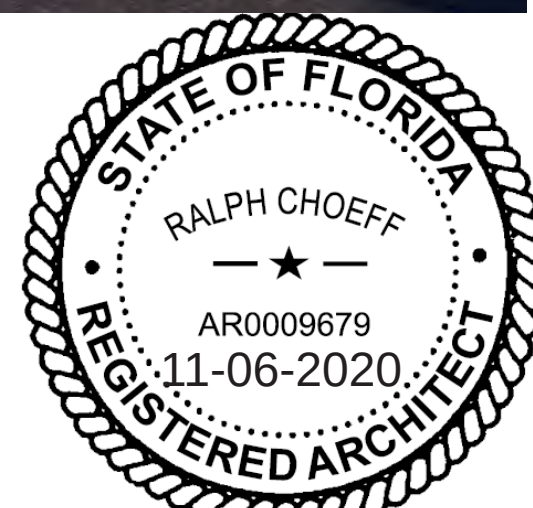
APPROVED
RENDERING



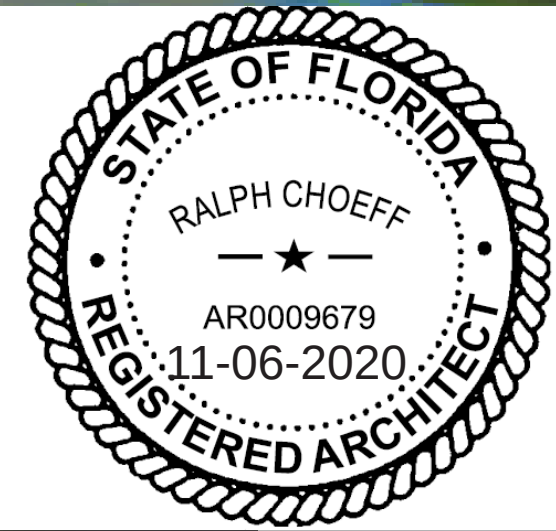
PROPOSED RENDERING

NEW ENTRY DESIGN, BUT
KEPT PURE RECTANGULAR
FORM

REMOVED MANY
HORIZ. LOUVERS



APPROVED
RENDERING

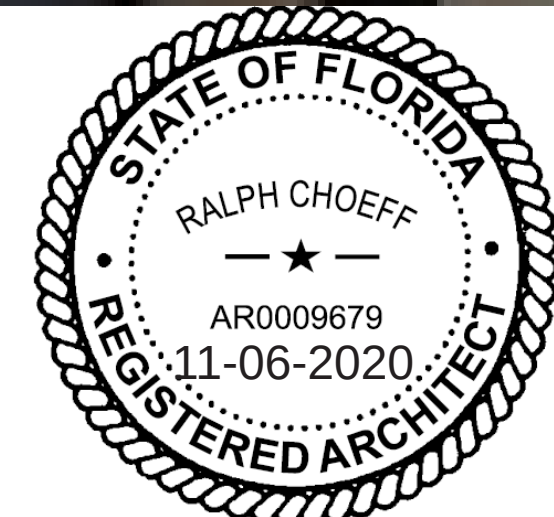


MOVED 3rd PLANTER TO THE ROOF REMOVED MANY LOUVERS, BUT KEPT THEM
AT THE GARAGE AND 2nd FL

PROPOSED
RENDERING



APPROVED
RENDERING

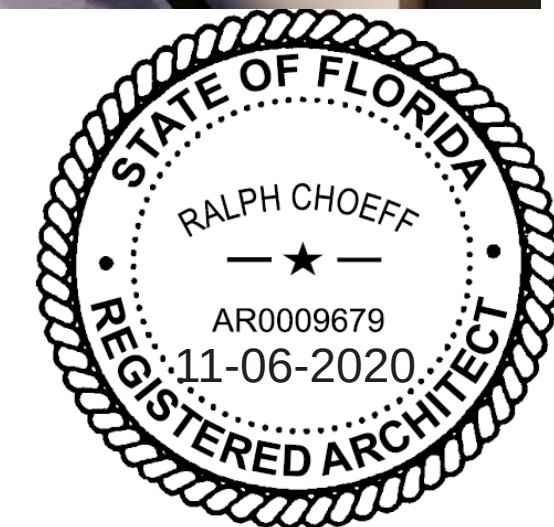


REPLACED GLASS
RAIL W/ CBL RAIL

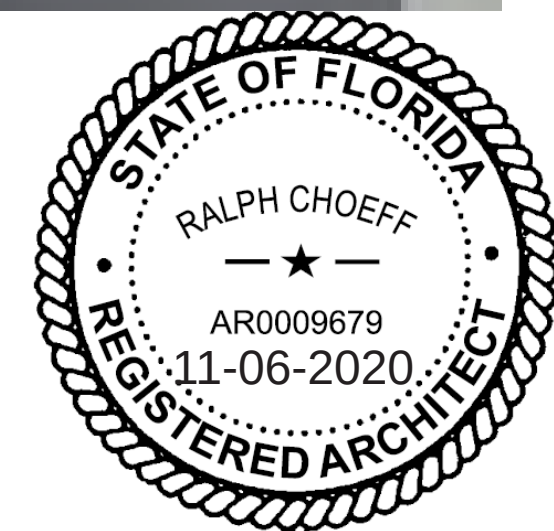
REMOVED ROOF
TOP KITCHEN

REMOVED ROOF
TOP PLANTER

PROPOSED
RENDERING

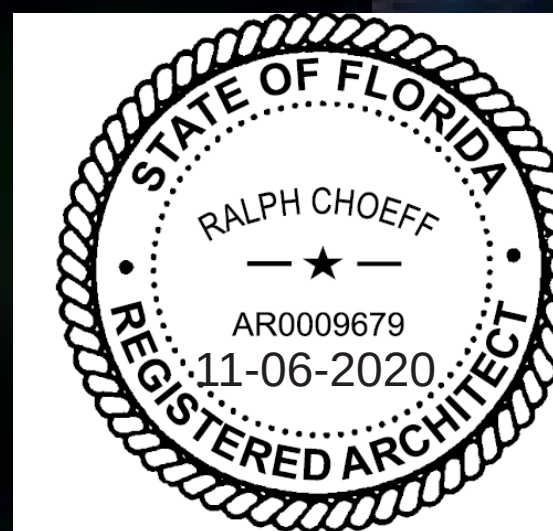


APPROVED
RENDERING



PROPOSED
RENDERING

MOVED 3'rd FL. PLANTER TO THE ROOF REMOVED HORIZ. LOUVERS REPLACED GLASS RAIL W/ CBL RAIL





FRONT ELEVATION (WEST SIDE)

SCALE 3/16" = 1'-0"

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

comm no.

1606

date:

11/09/2020

revised:

 D.R.B. FIRST SUBMITTAL
10.19.20

 D.R.B. FINAL SUBMITTAL
03.10.21

sheet no.

FRONT ELEVATION RENDERING

L-4.0

CHRISTOPHER CAWLEY, RLA
LANDSCAPE ARCHITECTURE LLC
FISCHMAN BUILDING, SUITE 201
780 NE 80TH ST, MIAMI, FL 33138
O 786.334.5327 | C 305.979.1585 | www.christophercawley.com

NEW CHABAD SYNAGOGUE
14 FARREY LANE
MIAMI BEACH, FLORIDA 33139

seal

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