

VENETIAN CHABAD MIAMI SYNAGOGUE DRB APRIL 6, 2021 AGENDA

14 FARREY LANE, MIAMI BEACH, FL 33139

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
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Miami, Florida 33138
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CLIENT

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

ARCHITECT

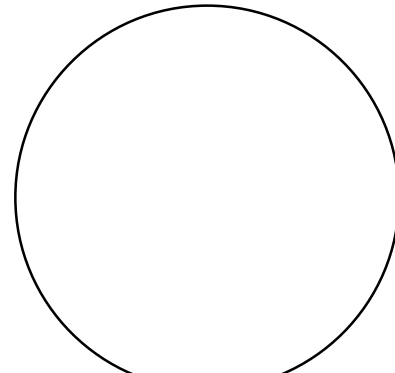
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LANDSCAPE ARCHITECT

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

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

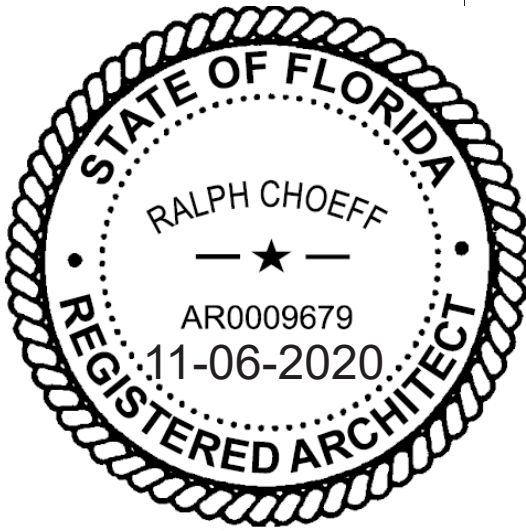
ITEM #	Zoning Information				
1	Address:	14 Farrey Lane, Miami Beach, FL			
2	Board and file numbers :				
3	Folio number(s):	02-3233-003-0140	Lot Coverage:	3,155.6 SF (67.2%)	
4	Year constructed:	1941	Zoning District:	RM-1	
5	Based Flood Elevation:	AE 9	Grade value in NGVD:	3.96' C.O.R.	
6	Average grade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

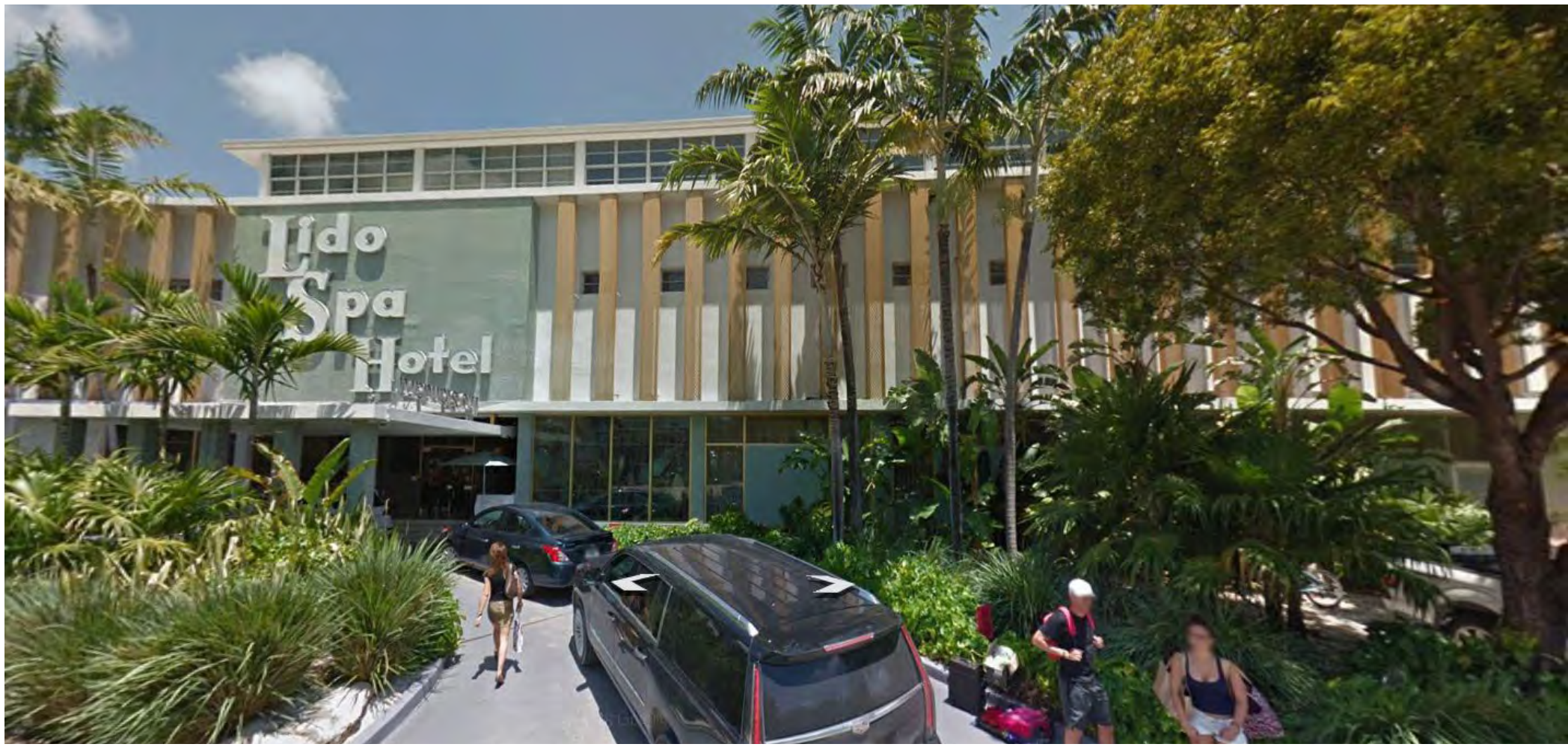
38	Rear Setback:				
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district				
40	Total # of parking spaces	1 space per 6 seats=1	(60 SEATS)	3	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				
42	# of parking spaces per level (Provide a separate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





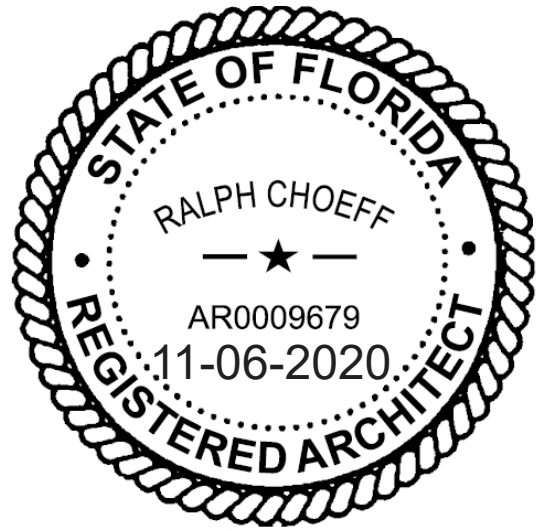
Building 1



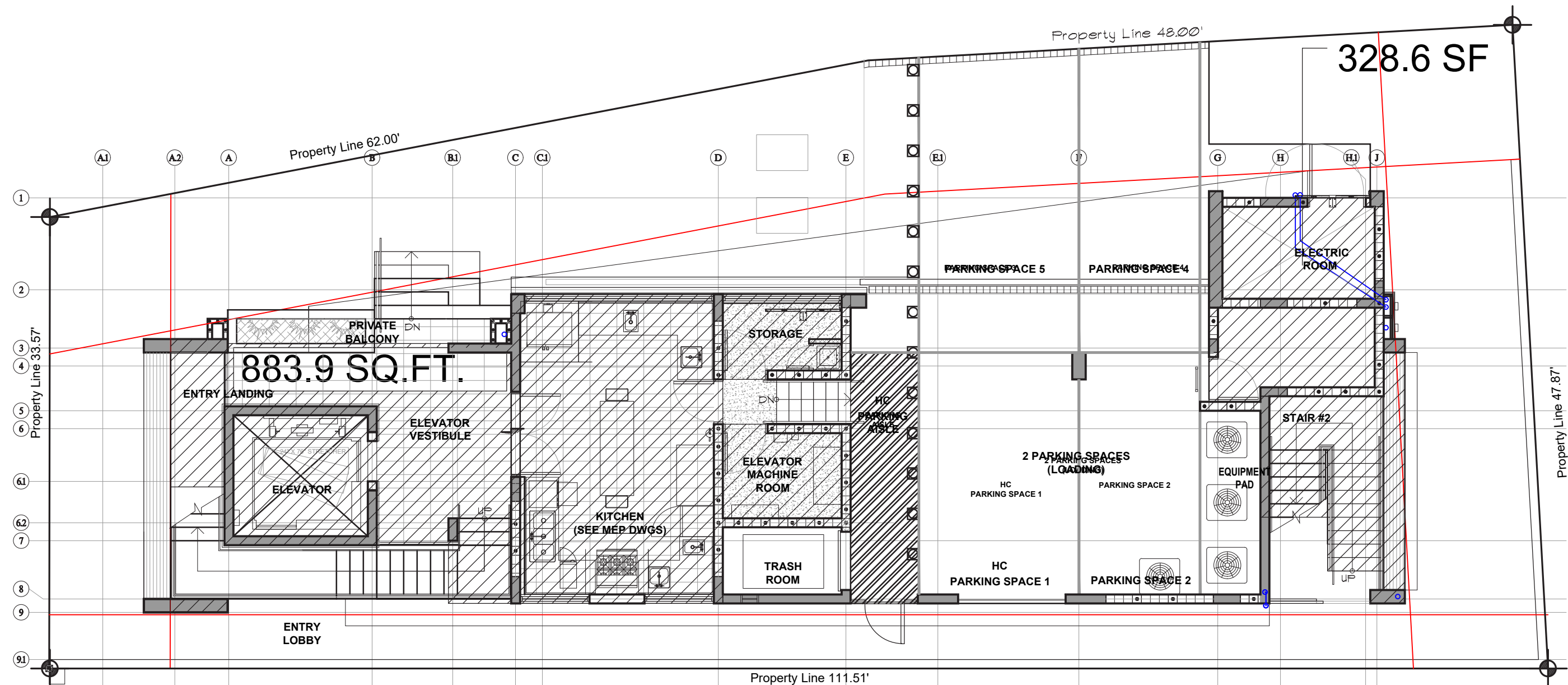
building 2

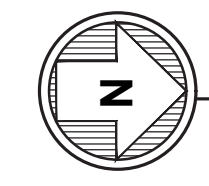


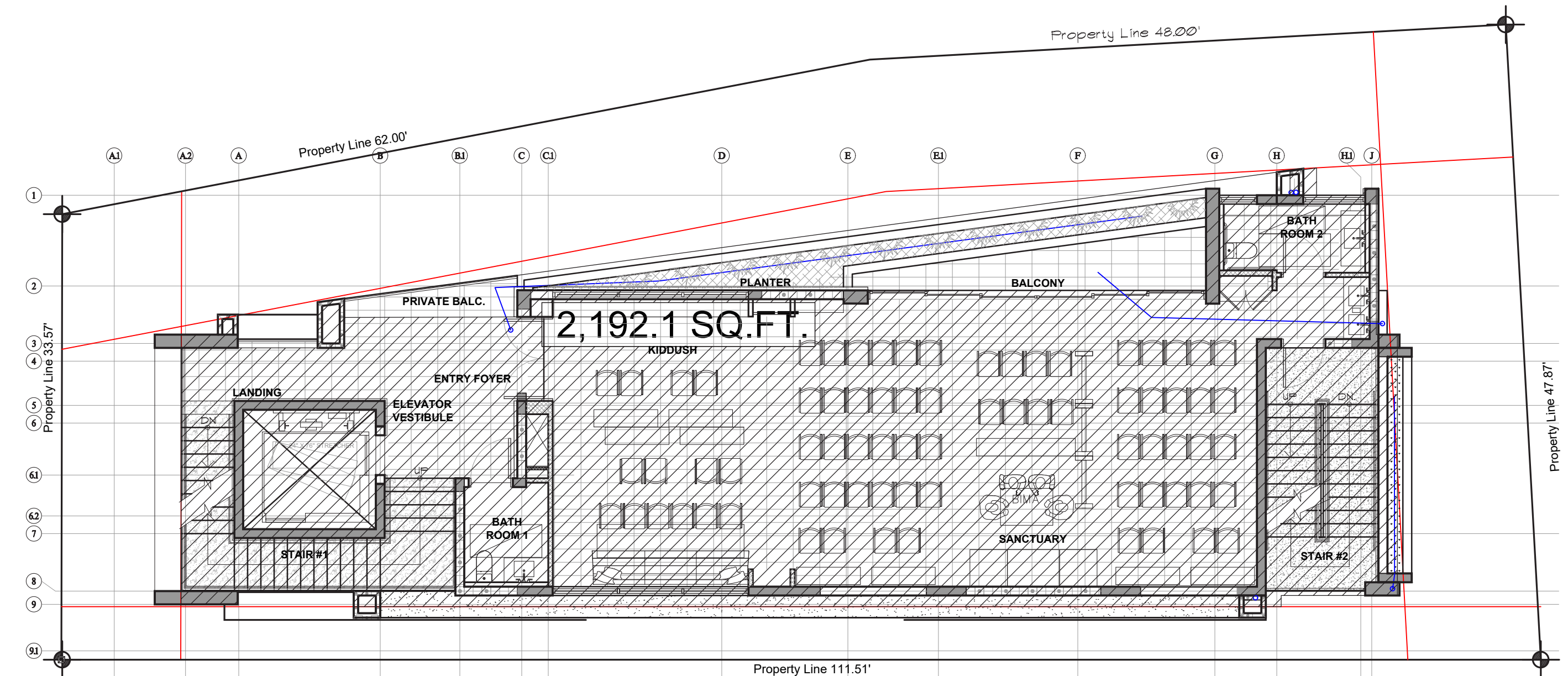
building 3

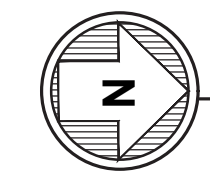


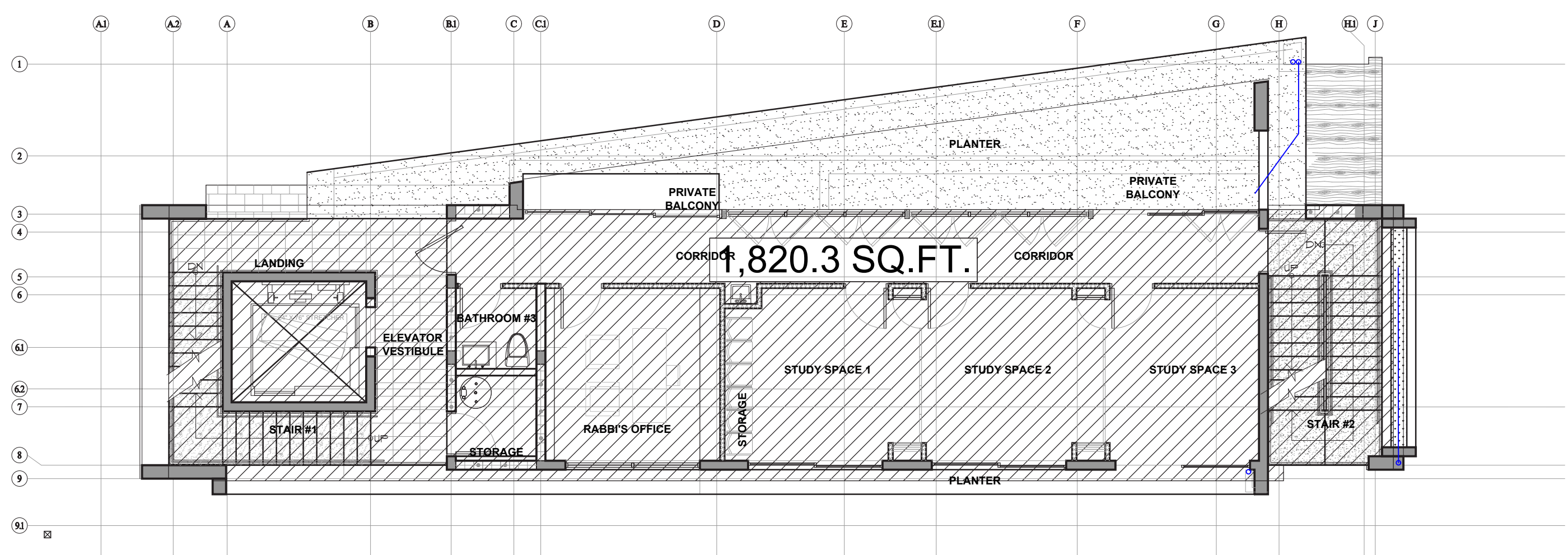
FLOOR AREA RATIO CALCULATIONS:	
LOT SIZE:	4,694 SF. 100%
MAX ALLOWED F.A.R.:	5,867.5 SF. 125%
TOTAL F.A.R.:	5,740.7 SF. 122%

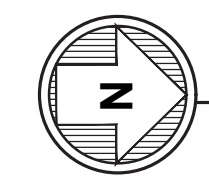


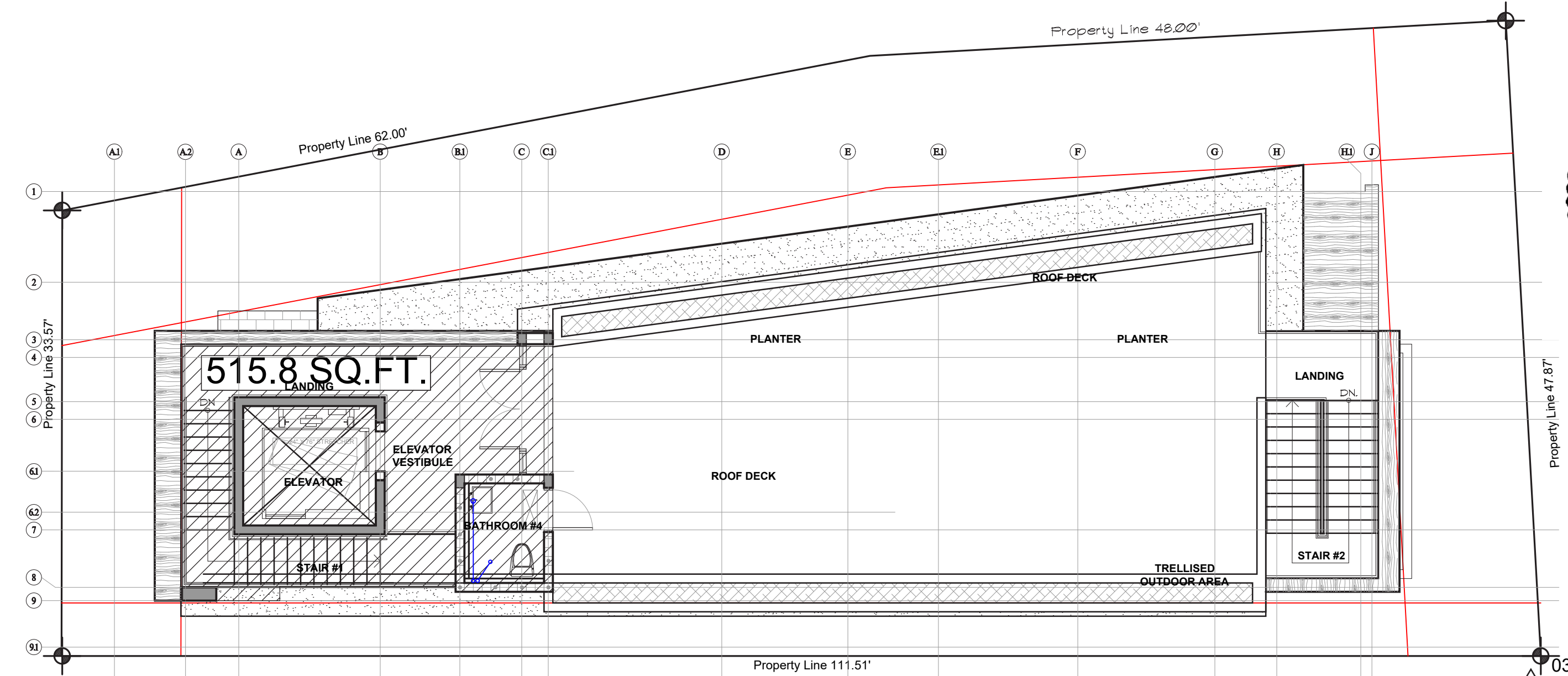
 FIRST FLOOR F.A.R.
SCALE: 1/8"=1'-0"

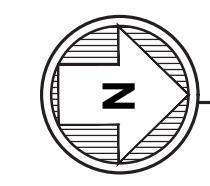


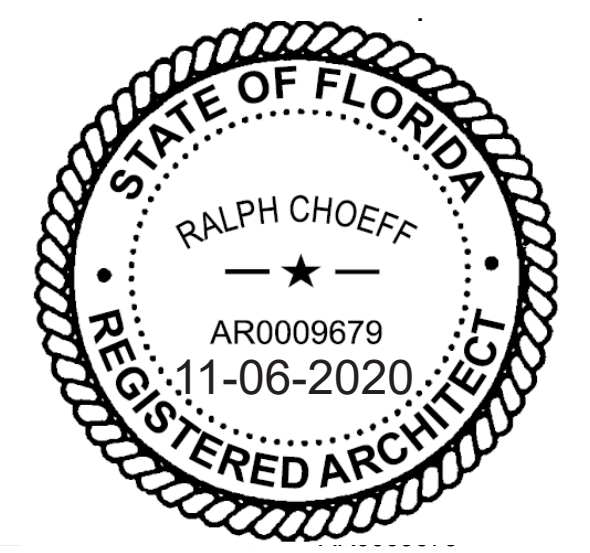
 SECOND FLOOR F.A.R.
SCALE: 1/8"=1'-0"



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



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



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

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 & FBC 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 & SHALL DISPLAY PRODUCT USED (IDENTITY OF APPLICATOR, TIME & DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION & 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 & CABINETRY & FINISH MATERIALS BELOW BASE FLOOD ELEVATION (+9.0' NGVD) TO BE CONSTRUCTED & 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			

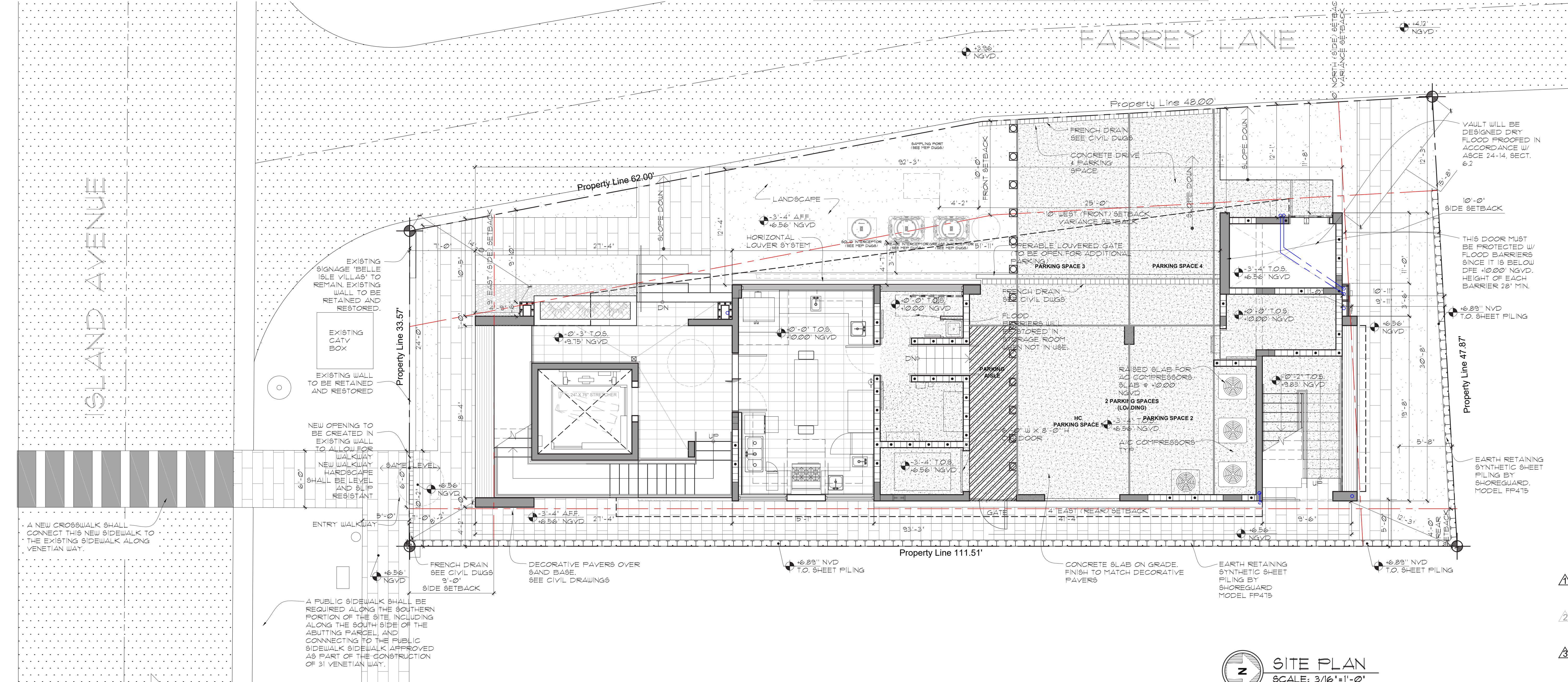
	Setbacks	Required	Existing	Proposed	Deficiencies
Pedestal:					
19 Front Setback:	20'-0"		N/A	10'-0" VARIANCE APP.	
20 Side Setback (Interior Side):	50'-0"		N/A	10'-0" VARIANCE APP.	
21 Side Setback:			N/A		
22 Side Setback facing street:	8'-10"		N/A	9'-0"	
23 Rear Setback:	5'-0"		N/A	5'-0"	
At-Grade 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:					

	Parking	Required	Existing	Proposed	Deficiencies
38 Rear Setback:					
39 Total # of parking spaces	1 space per 76 seats	60	16	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 (450,600,900,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? (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
registered architect
AR0009679

comm no.
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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
E.A.
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
3/8" 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 4414.5.1 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-04
FOR LOCATIONS AND SHEET A-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
(DENSEIELD 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

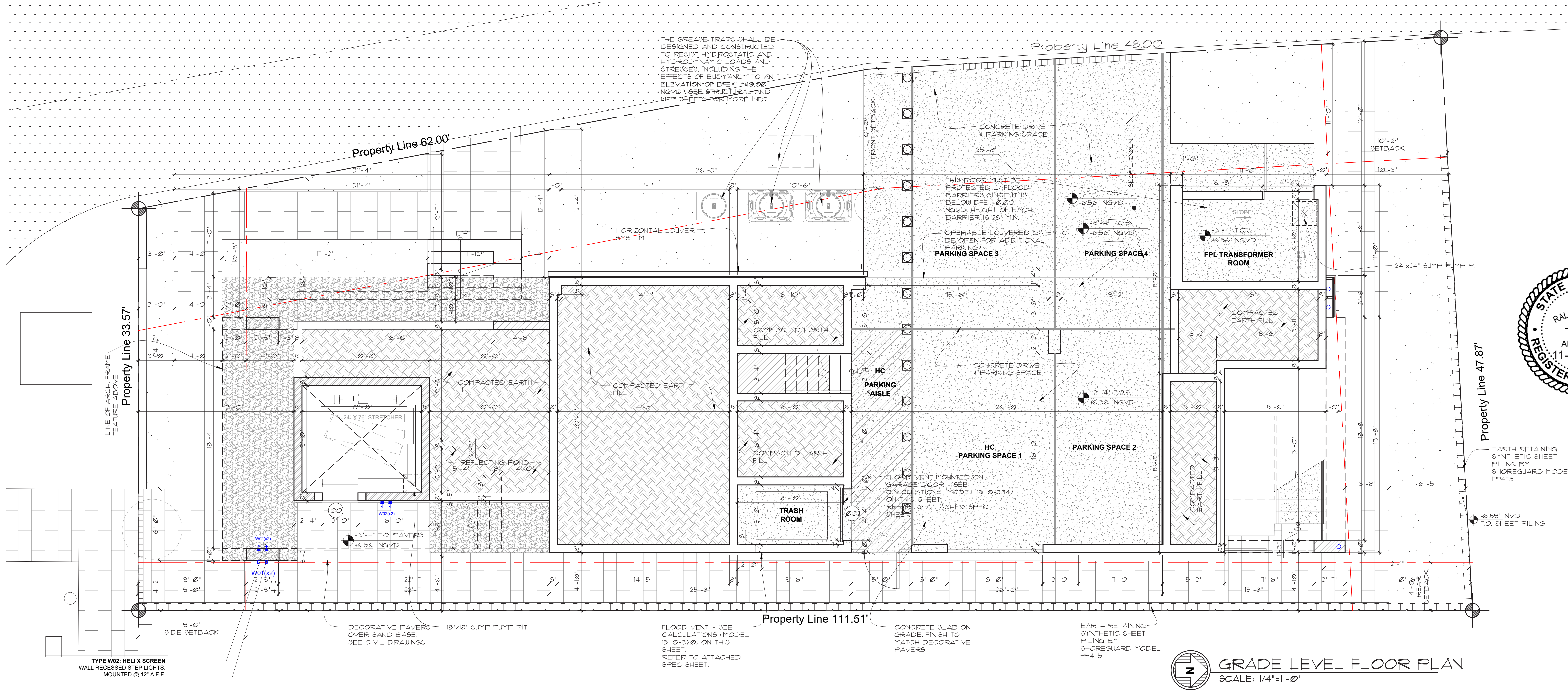
FLOOD NOTES:

ALL CONSTRUCTION AND FINISH MATERIAL BELOW
THE 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
ABUNDANCE STRETCHER. REFER TO FBC
BUILDING 3002.4

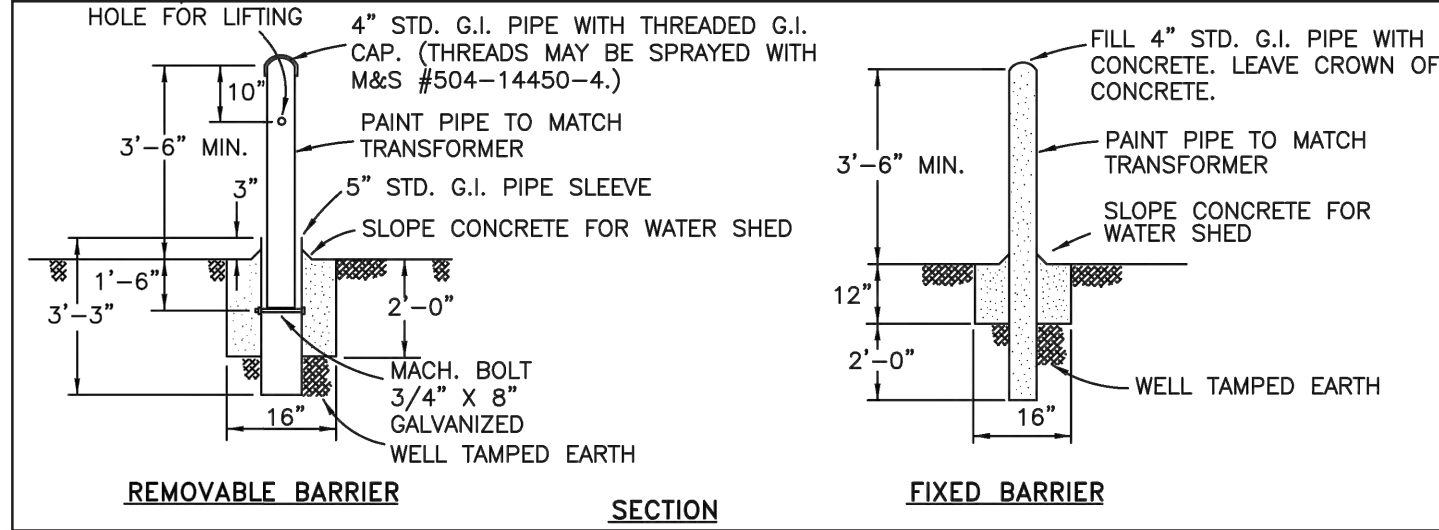
PROPOSED DESIGN



GRADE LEVEL 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



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 (DENS-SHIELD 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 1.1

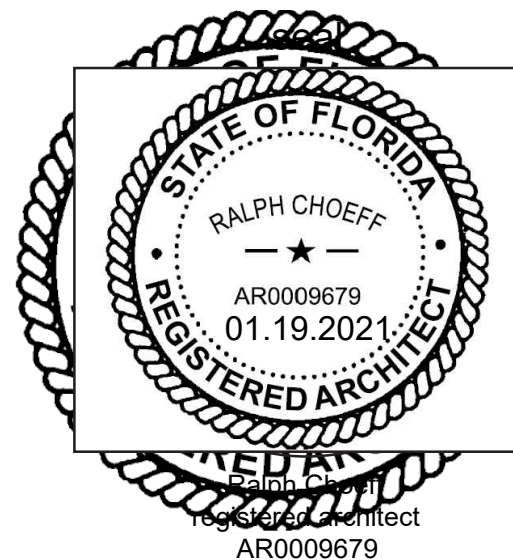
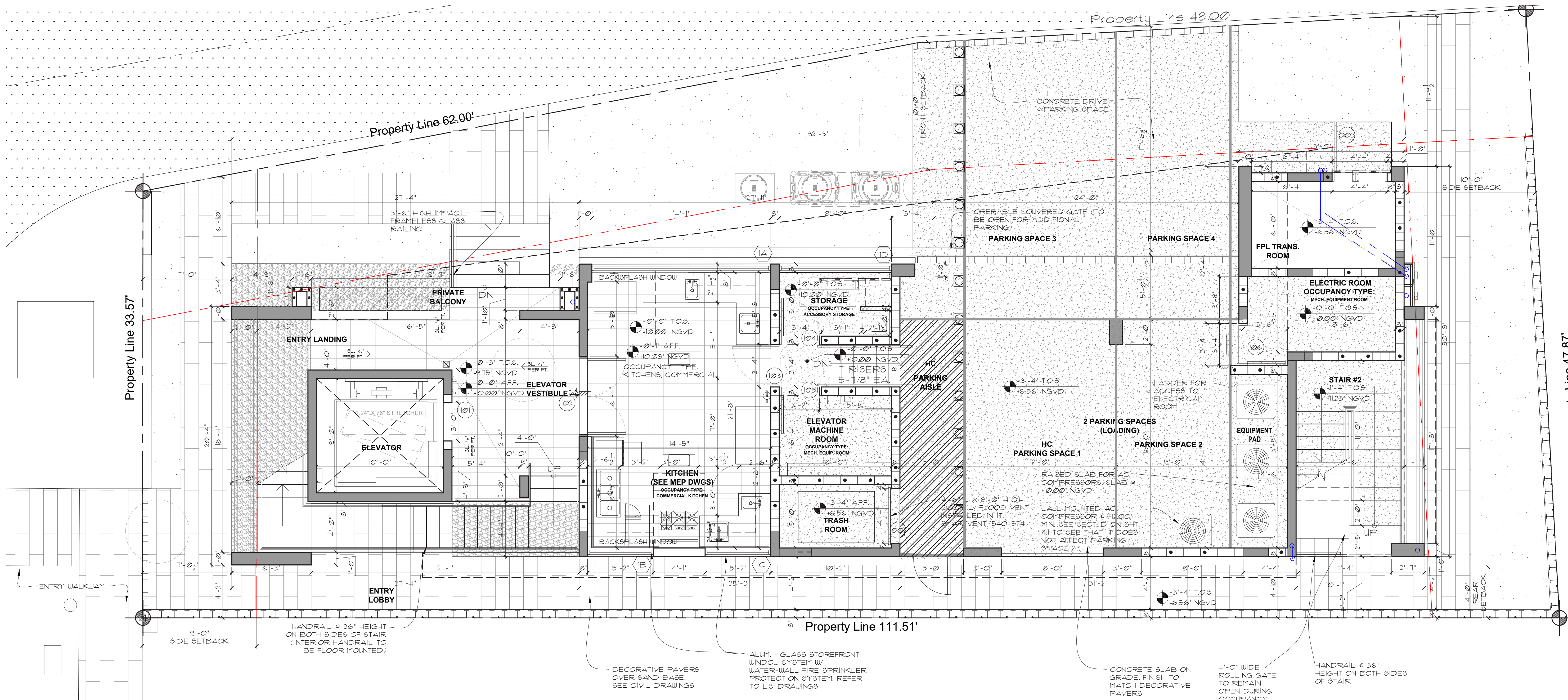
FLOOD NOTES:

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

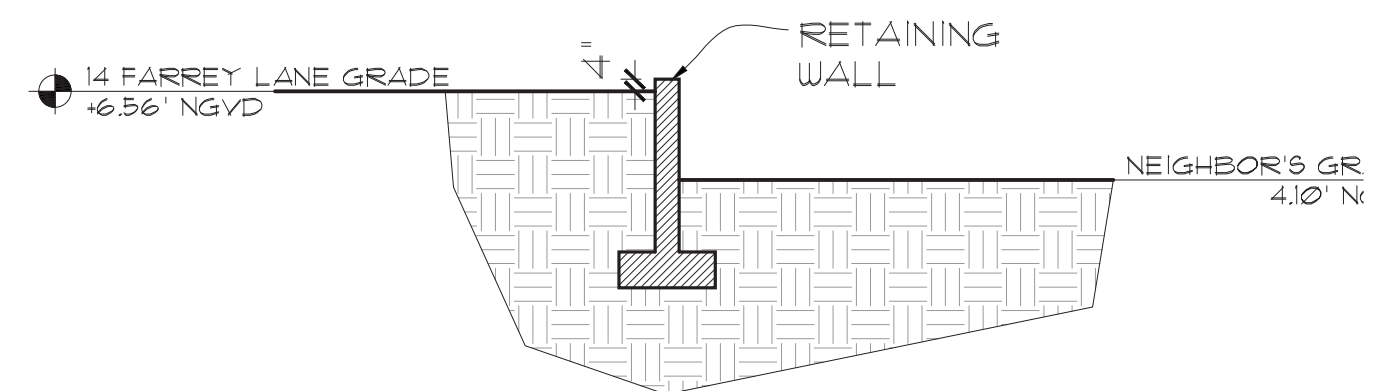
date:
02/14/20

revised:

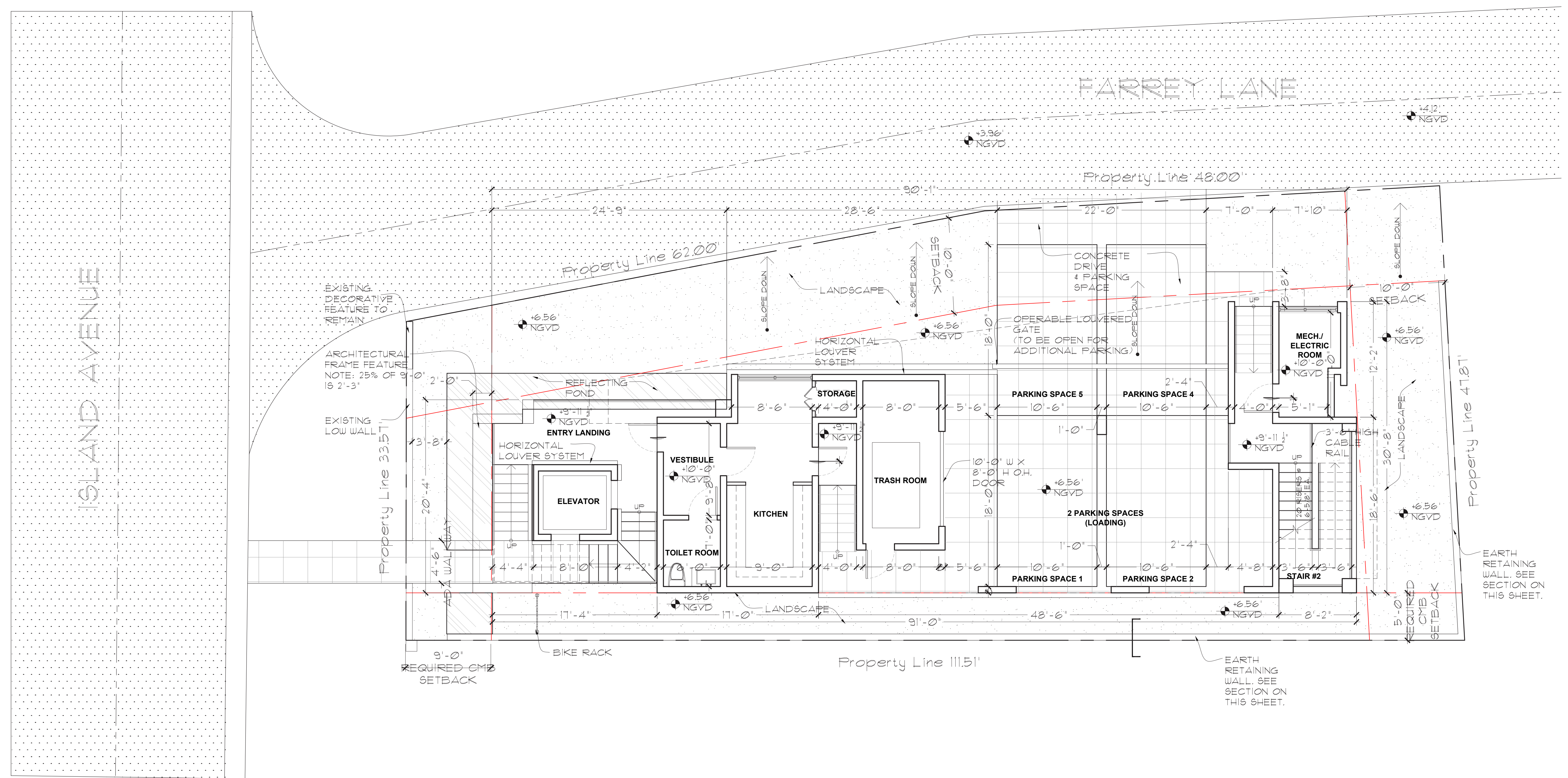
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A-1.1
PROP

APPROVED DESIGN

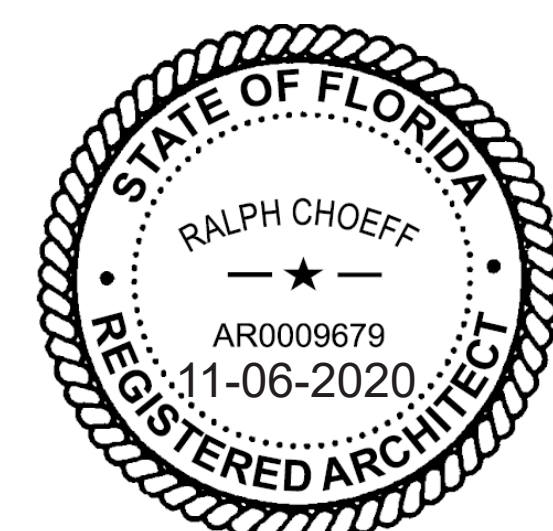


RETAINING WALL
SCALE: 3/16"=1'-0"



CHOEFF LEVY FISCHMAN
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Miami, Florida 33138

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.

 **FIRST FLOOR PLAN**
SCALE: 3/16"=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: 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 1/2" BY 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 REPEARED 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.

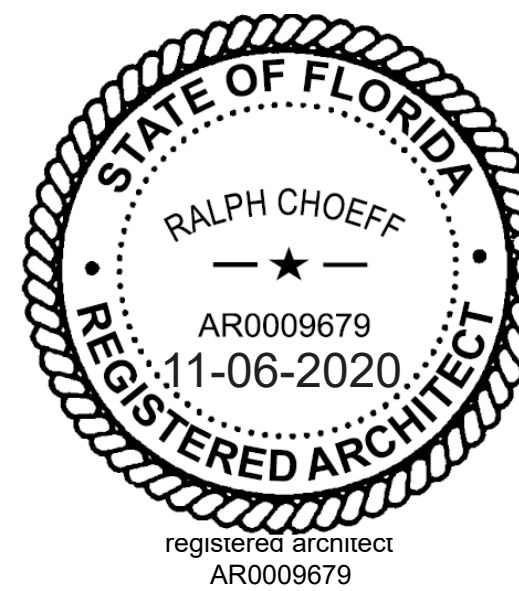
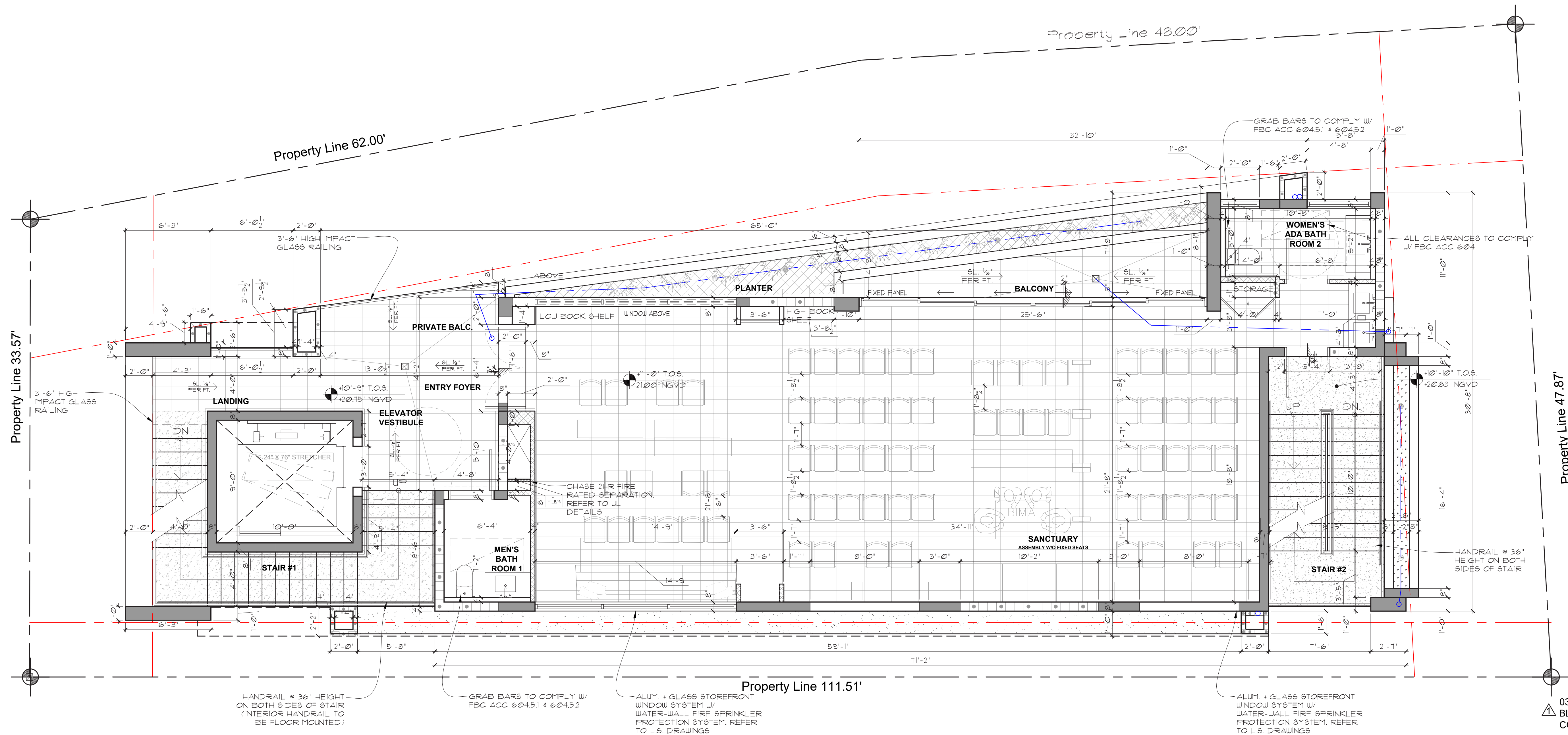
FLOOD NOTES:

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 2002.4

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 3/4" 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 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-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.

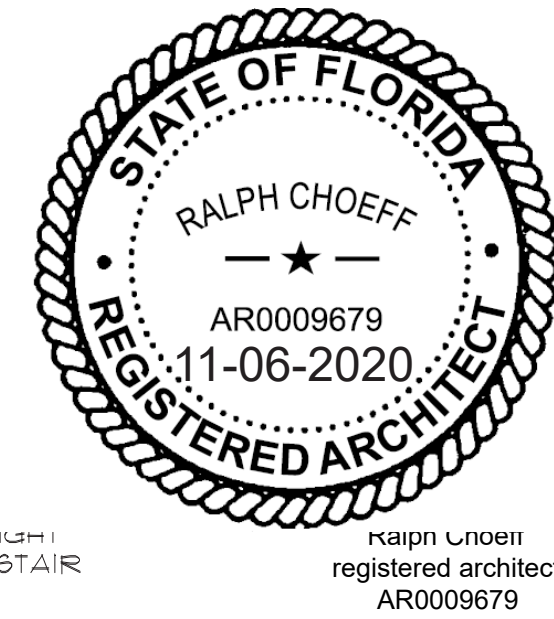
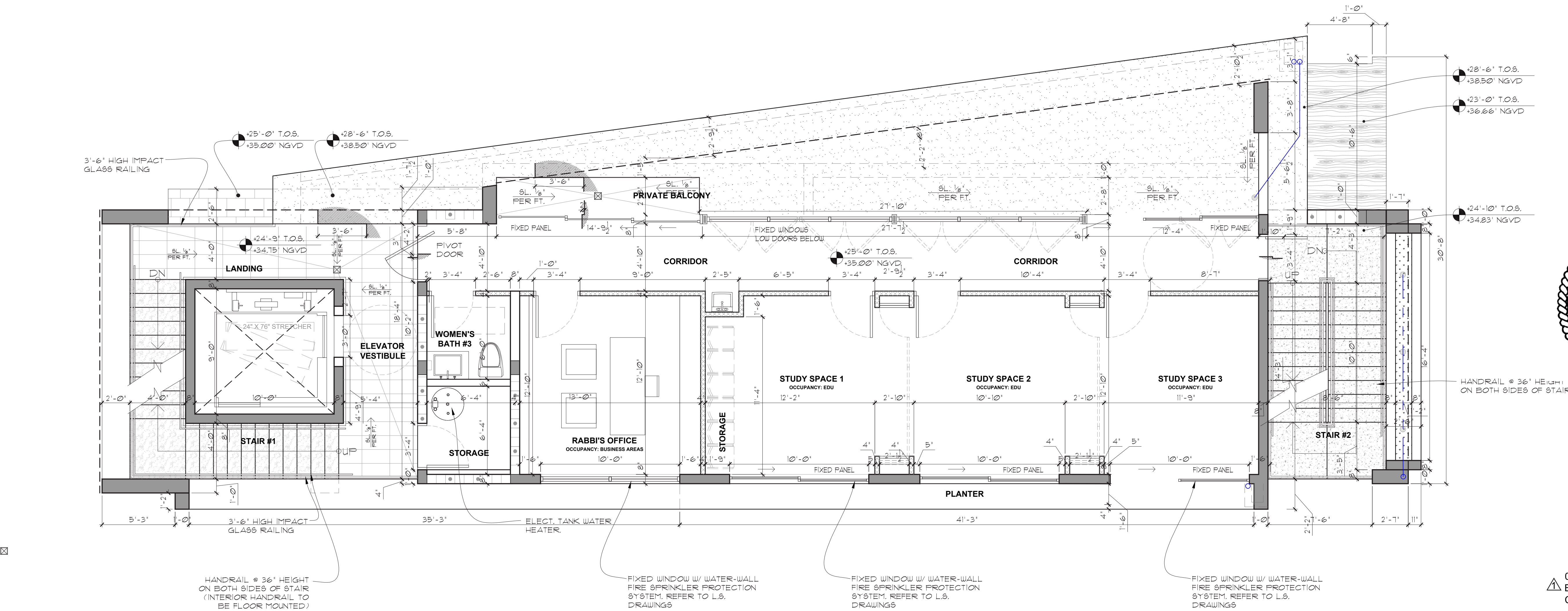
FLOOD NOTES:

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 AMBULANCE 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 2011

ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2011, 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 PER 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 SPEC'S)

EXTERIOR BLOCK WALLS

INTERIOR FINISH:
1-5/8" MTL FURR @ 16" O.C. WITH 3/8" GWB (DENS-SHIELD 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 4-10-09. 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

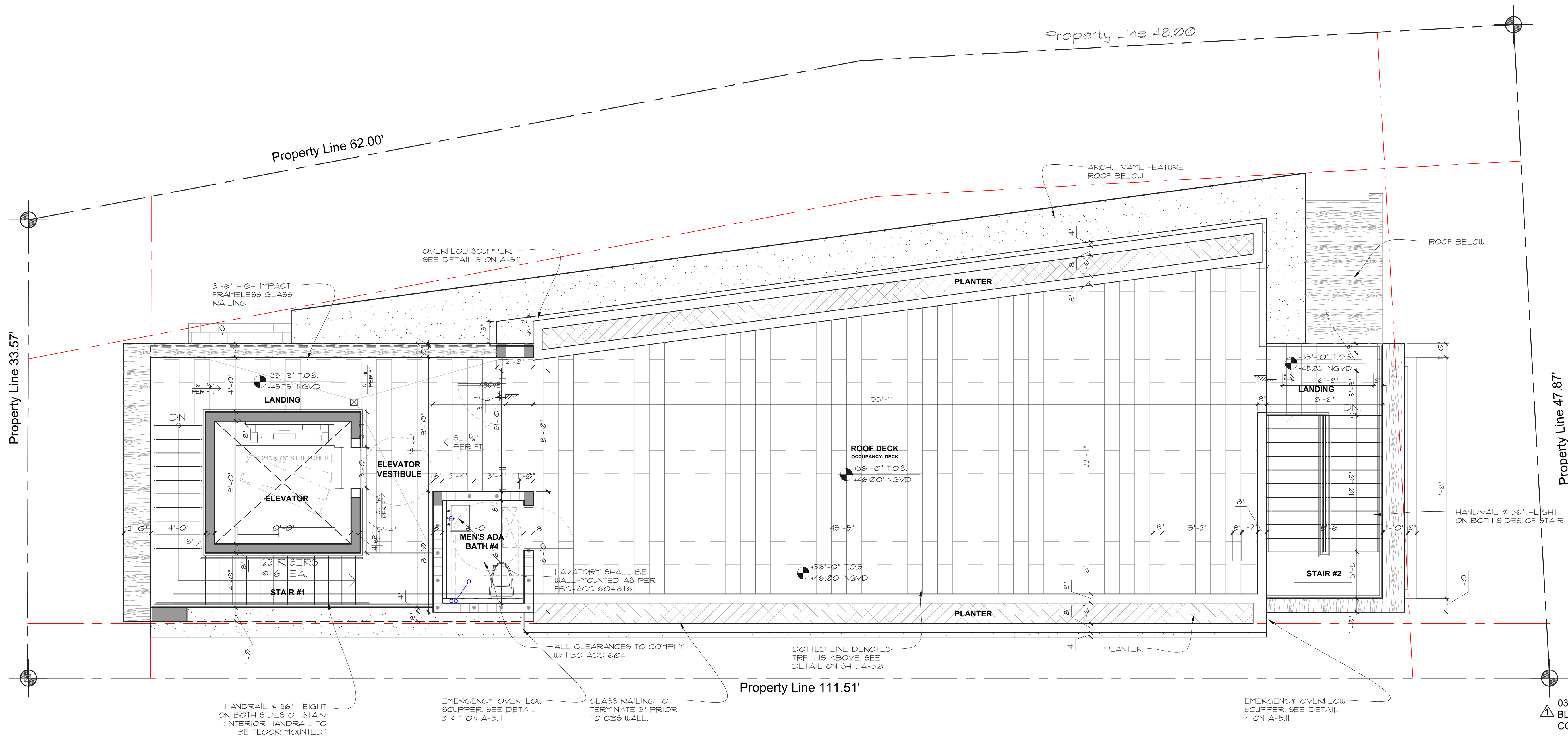
FLOOD NOTES:

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.

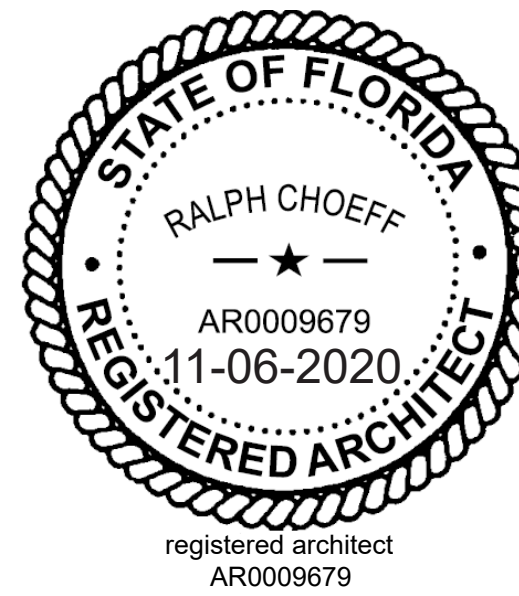
STRETCHER CABALITY:

ELEVATOR MUST ACCOMMODATE AMBULANCE STRETCHER. REFER TO FBC SECTION 500.31

PROPOSED DESIGN



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



comm no.
1606

date:
02/14/20

revised:

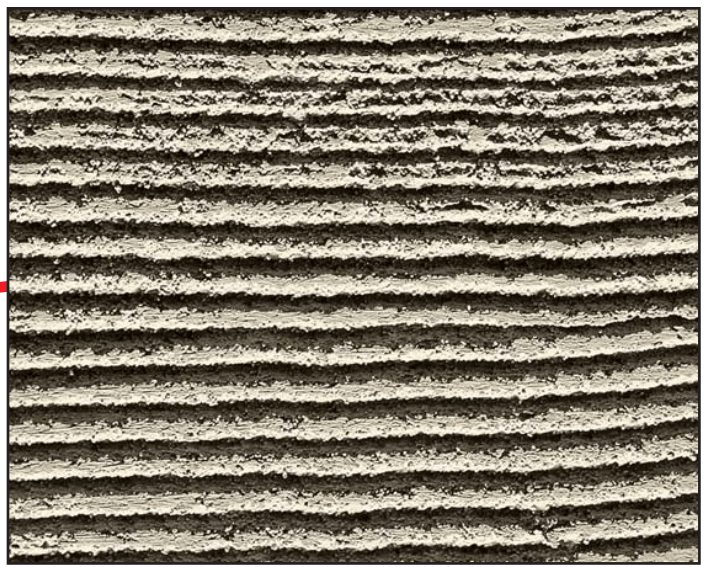
- 03-23-2020 BLDG./ OWNER COMMENTS
- 06-15-2020 BLDG./ OWNER COMMENTS
- 08-2020 BLDG./ OWNER COMMENTS
- 11-12-2020 BLDG./ OWNER COMMENTS

sheet no.

A-1.4



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



TROWELED STUCCO
FINISH



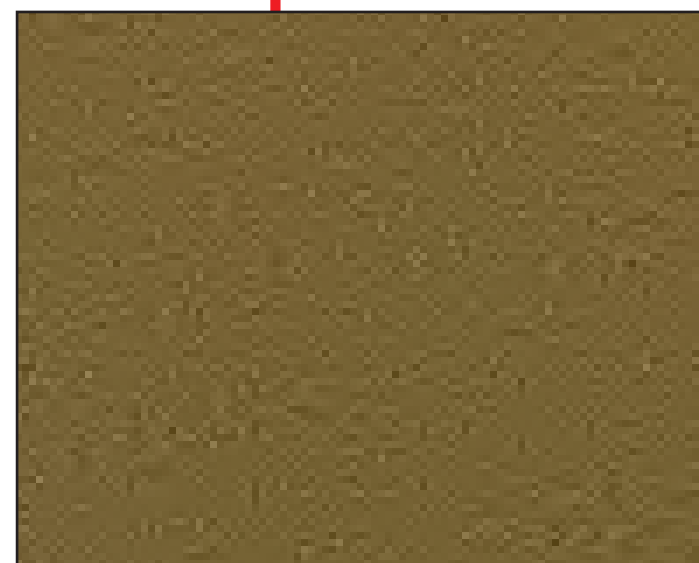
PORCELANOSA TILES
NATURAL EWOOD
CAMEL NATURE OR APP,
SIMILAR



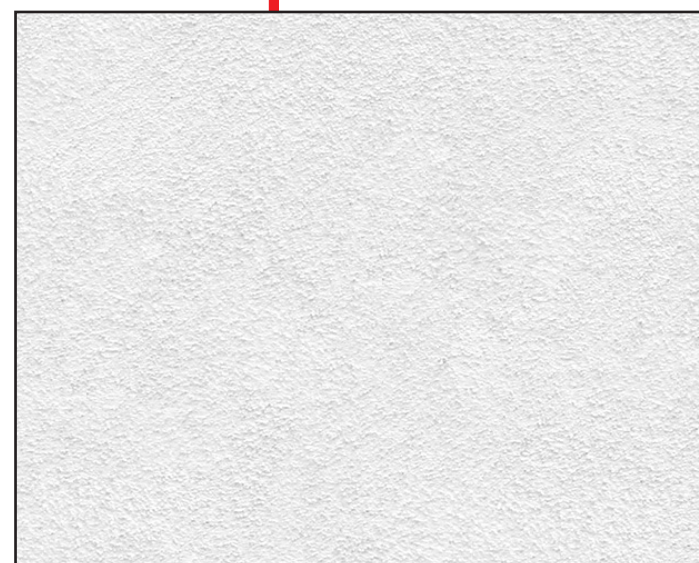
VENA GRIGIO STONE
CLADDING OR
PORCELANOSA
CONCRETE GREY
NATURAL OR APPROVED
SIMILAR.



CLEAR LOW-E GLASS
WINDOWS & DOORS

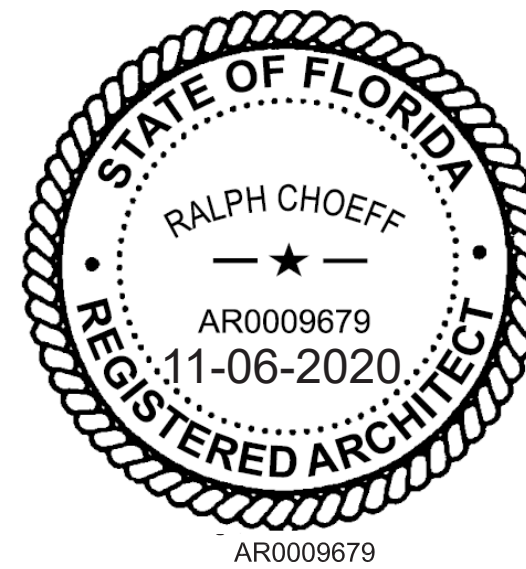


ALUMINUM WINDOW/ DOOR
FRAMES
PAINTED WITH
DURANAR SUNSTORM
CASHMERE PEARL/ HARVEST
GOLD OR APPROVED SIMILAR



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"

FEBRUARY HEARING ELEVATION



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

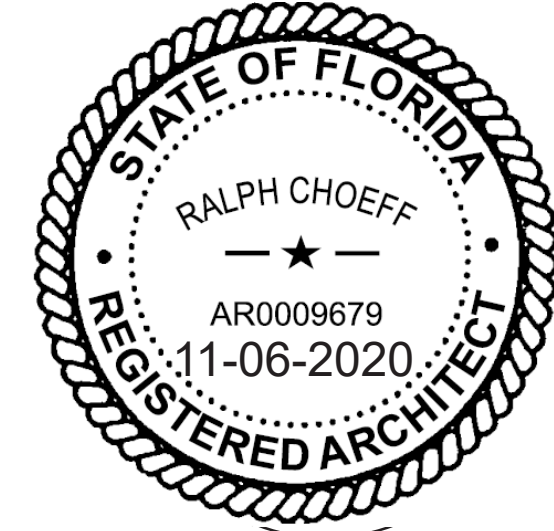
APPROVED DESIGN



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

CHOEFF LEVY FISCHMAN
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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:

sheet no.

A-5.0 APP

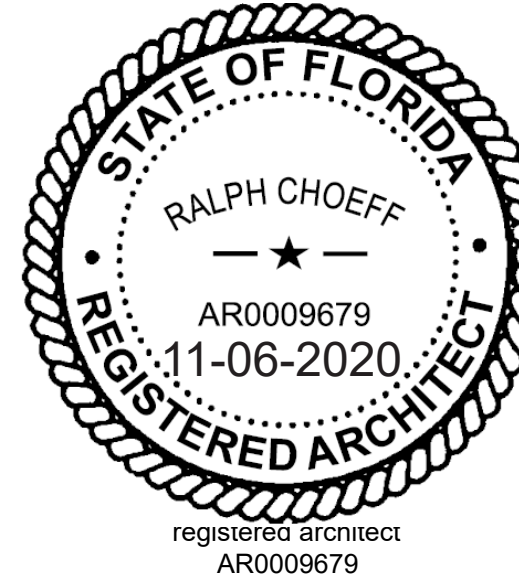
PROPOSED DESIGN



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

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8425 Biscayne Blvd, suite 201
Miami, Florida 33138
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(t) 305.434.8338
(f) 305.892.5292

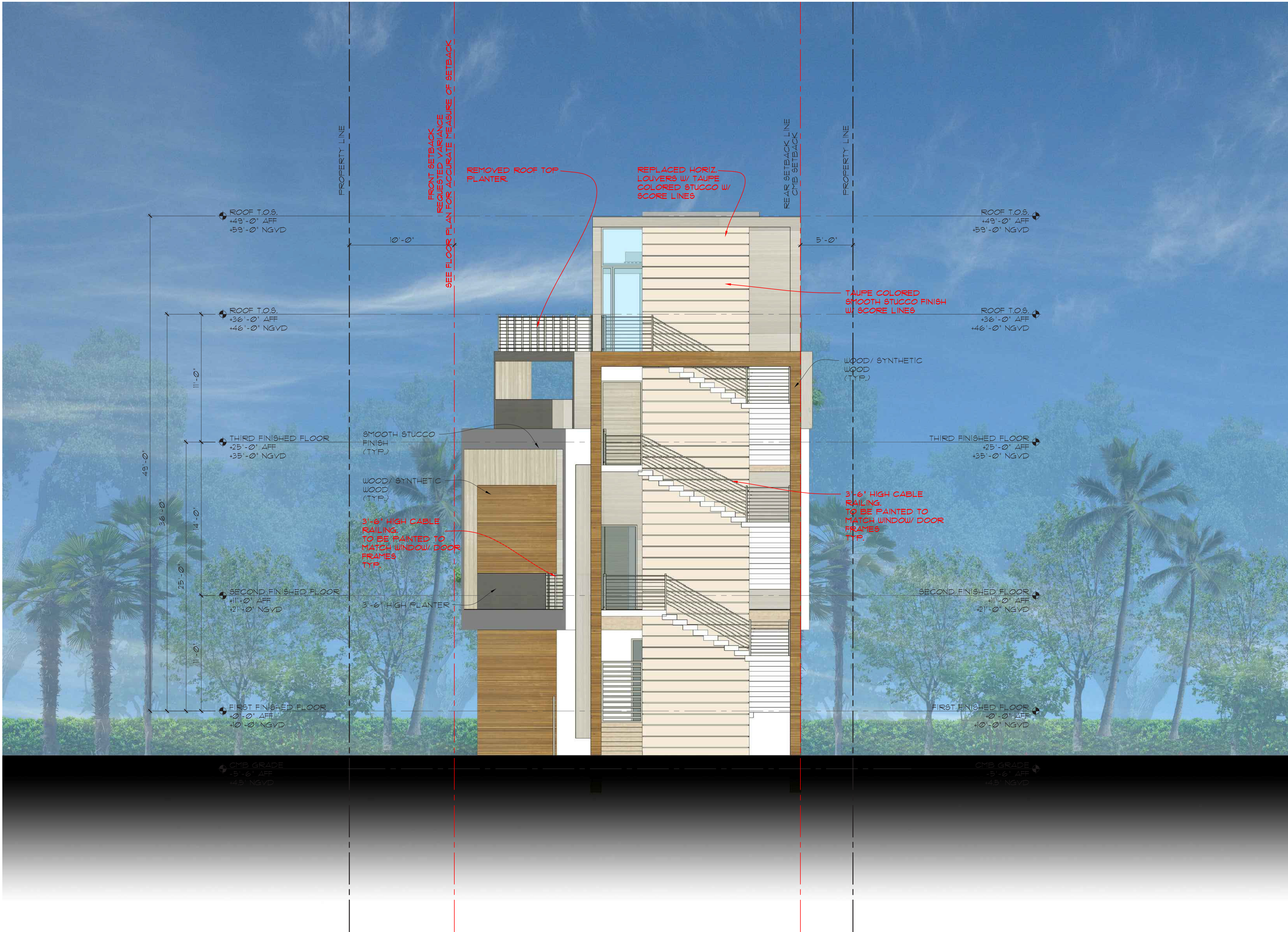
PROPOSED NEW CHABAD SYNAGOGUE
14 FARREY LANE MIAMI BEACH, FLORIDA 33139



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

sheet no.

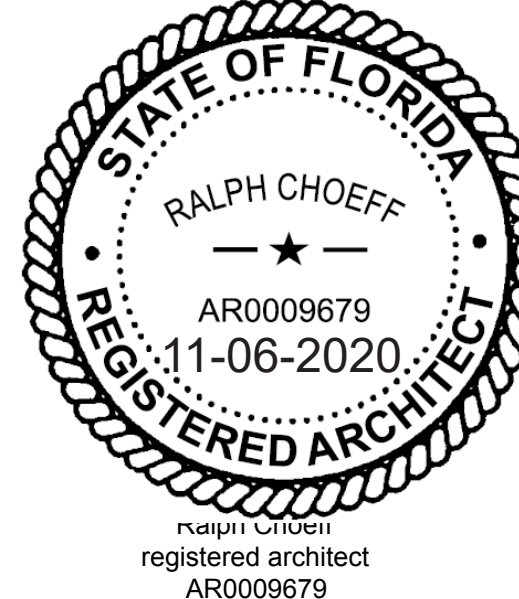
FEBRUARY HEARING ELEVATION



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

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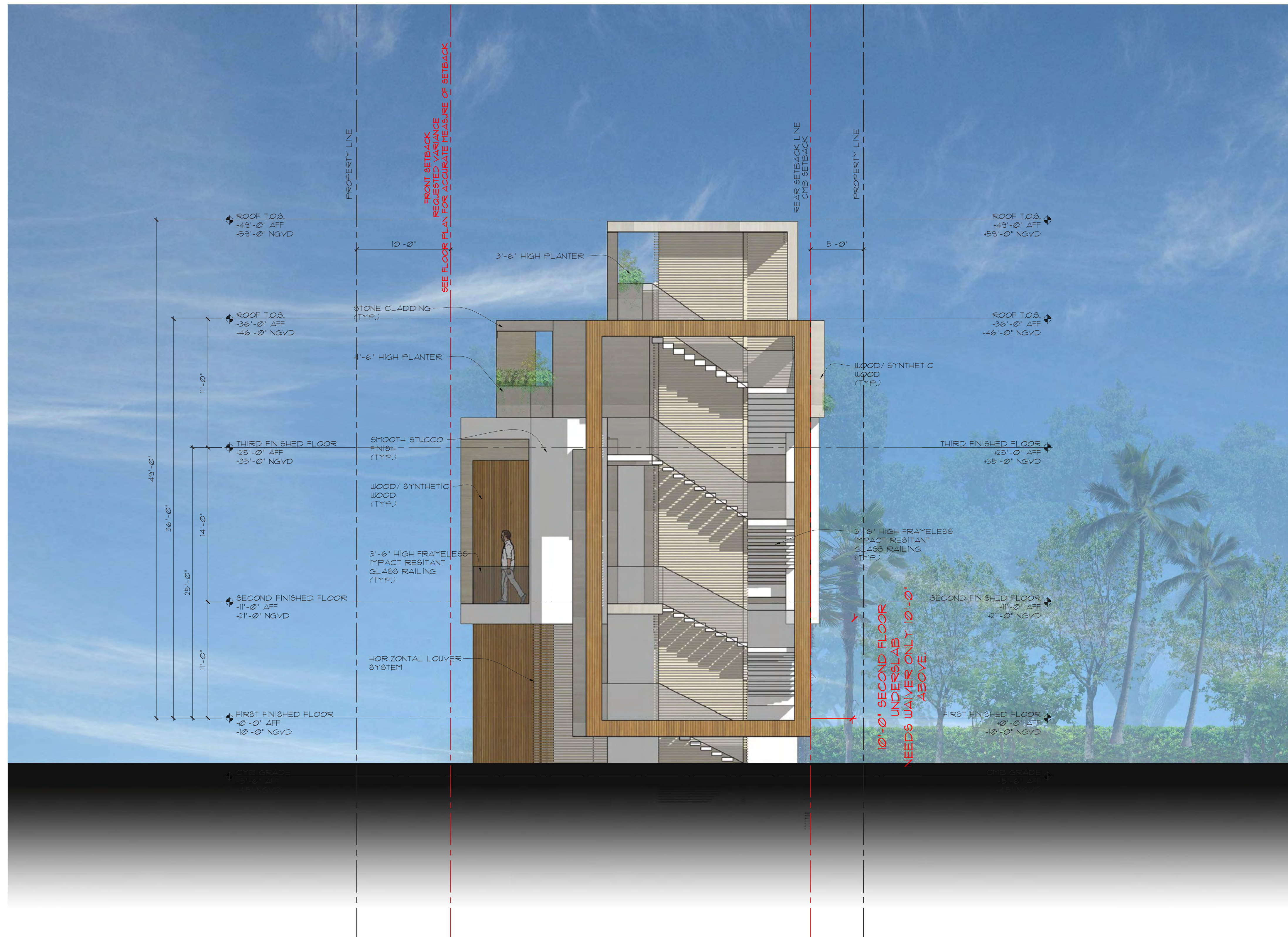
PROPOSED NEW CHABAD SYNAGOGUE
14 FARREY LANE MIAMI BEACH, FLORIDA 33139



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1606
date:
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revised:

sheet no.

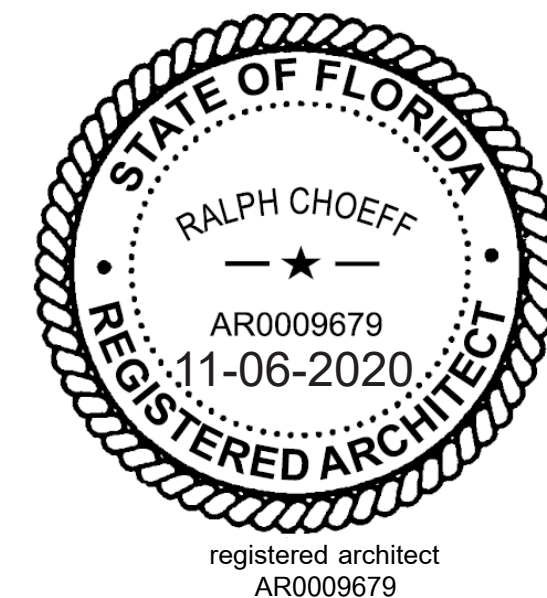
APPROVED DESIGN



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

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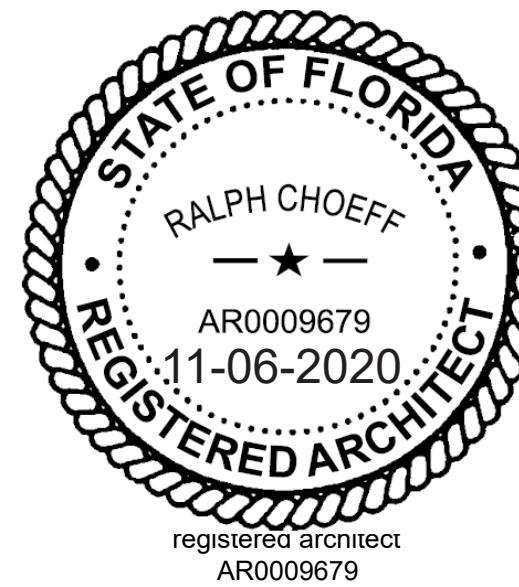
sheet no.

A-5.1 APP

PROPOSED DESIGN

CHOEFF LEVY FISCHMAN
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14 FARREY LANE MIAMI BEACH, FLORIDA 33139



comm no.
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date:
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revised:

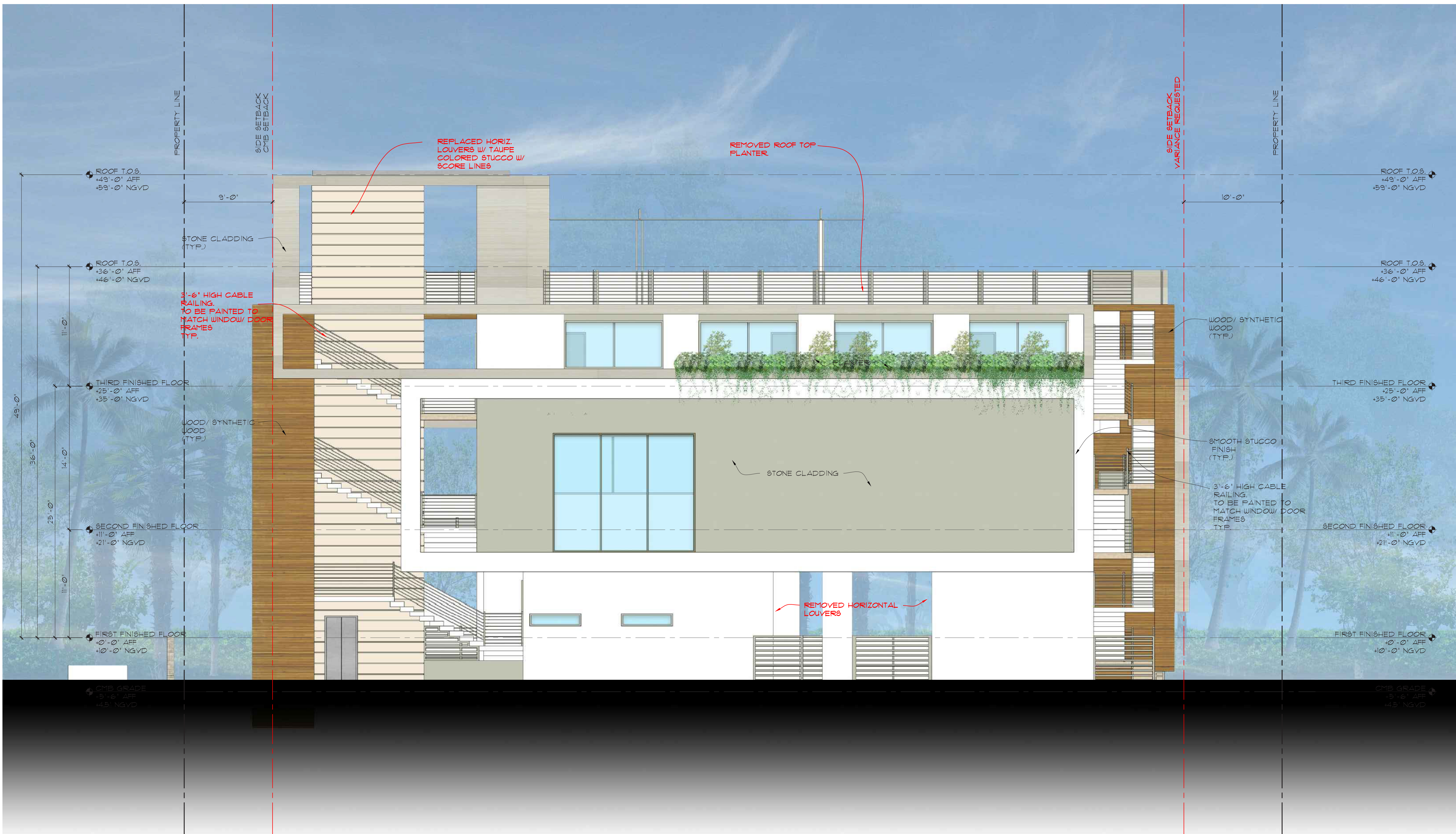
sheet no.

A-5.2 PROP



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

FEBRUARY HEARING ELEVATION



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

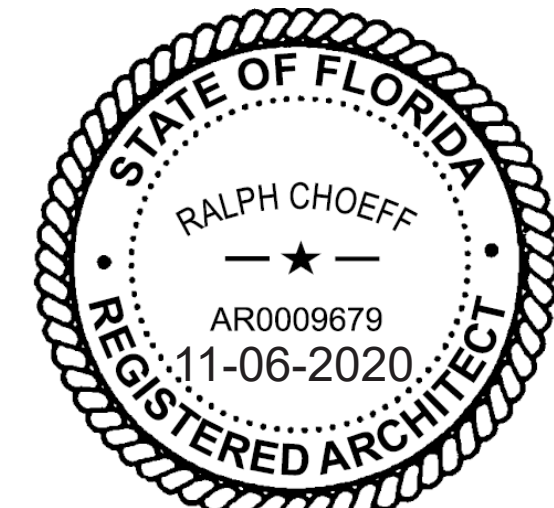
APPROVED DESIGN



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

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PROPOSED NEW CHABAD SYNAGOGUE
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Ralph Choeff
registered architect
AR0009679

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revised:

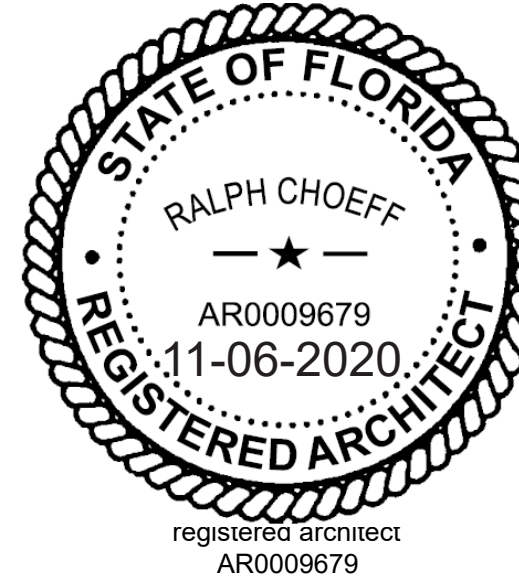
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A-5.2 APP

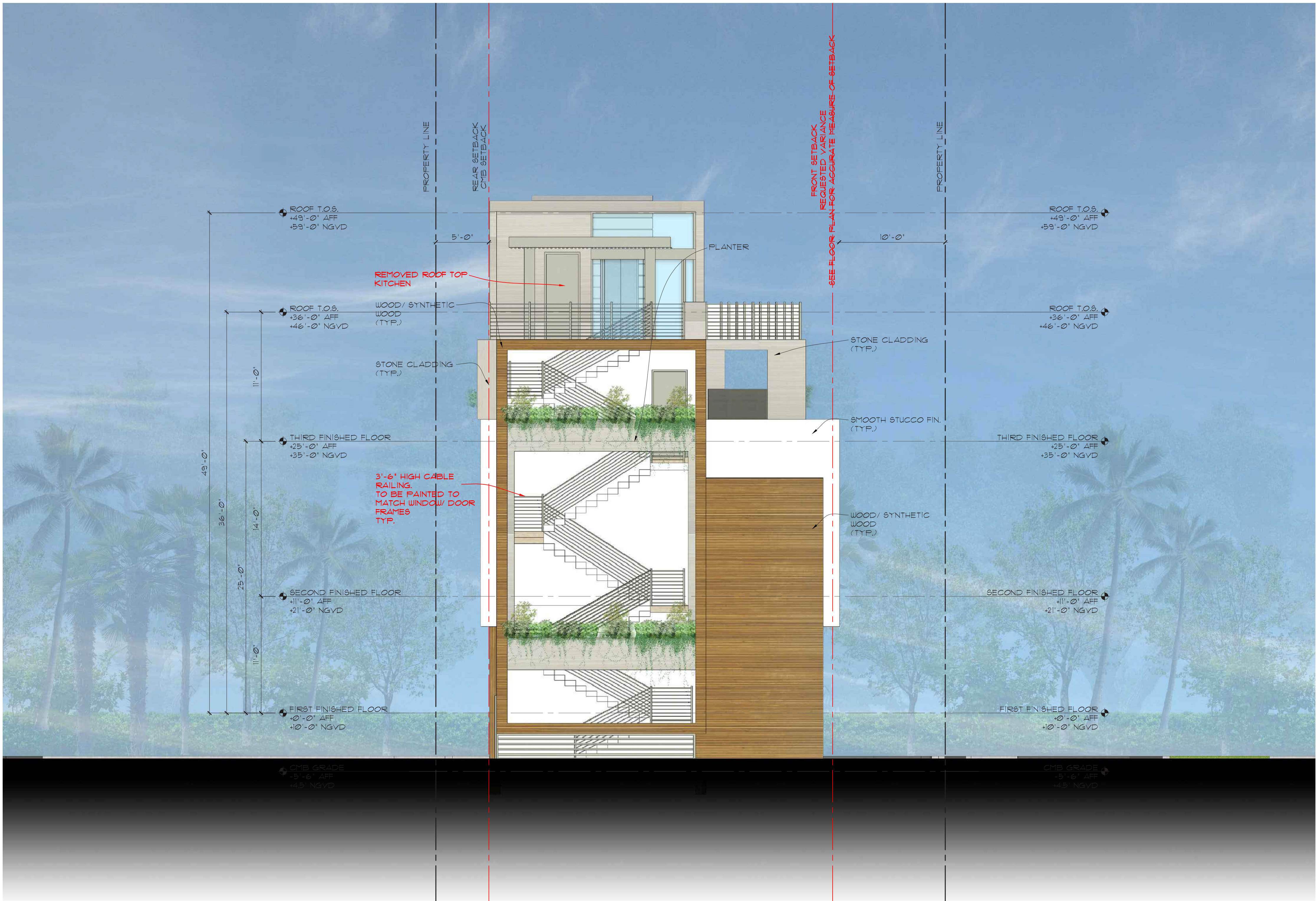
PROPOSED DESIGN



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



FEBRUARY HEARING ELEVATION



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

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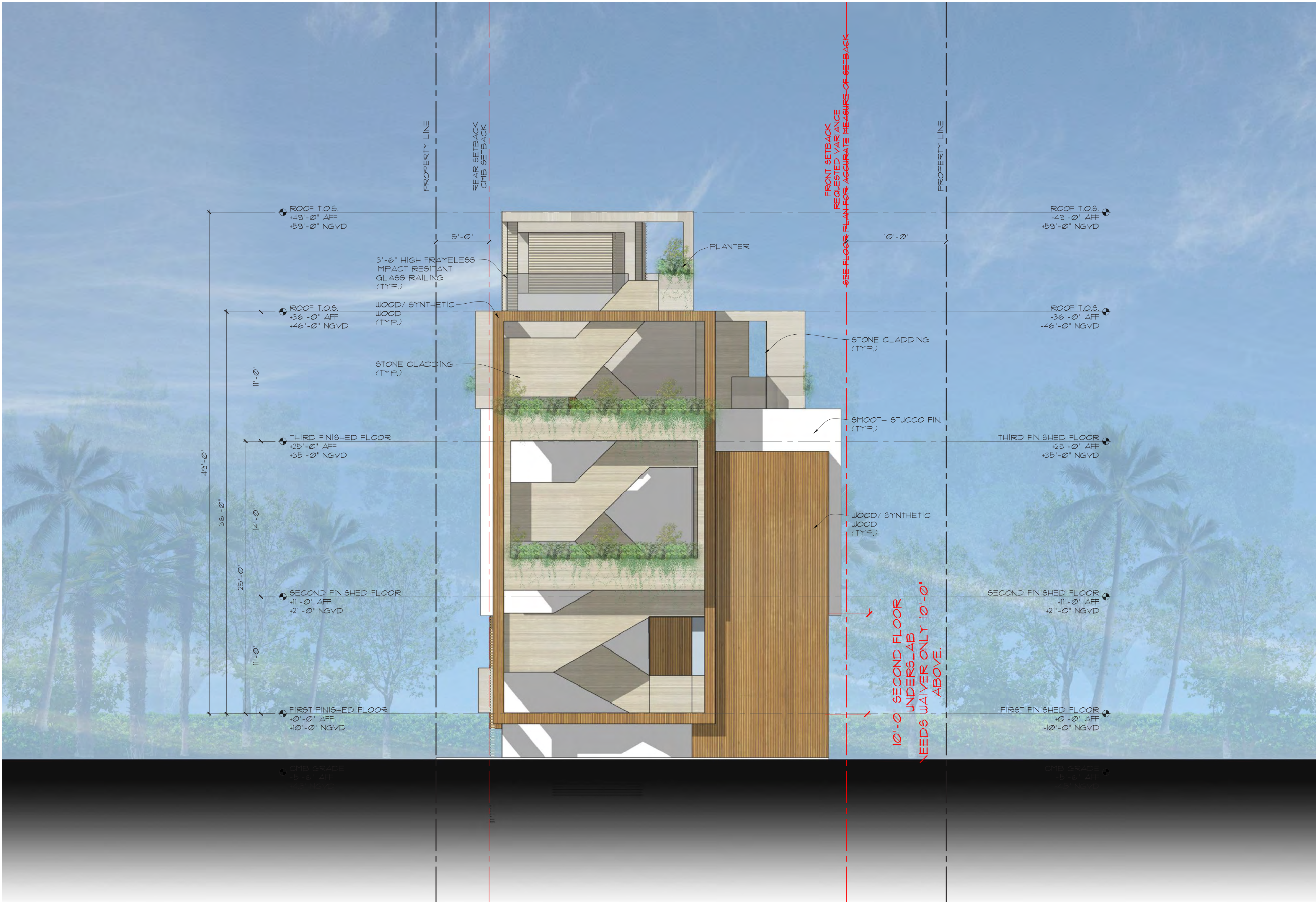
PROPOSED NEW CHABAD SYNAGOGUE
14 FARREY LANE MIAMI BEACH, FLORIDA 33139

STATE OF FLORIDA
RALPH CHOEFF
AR0009679
11-06-2020
REGISTERED ARCHITECT

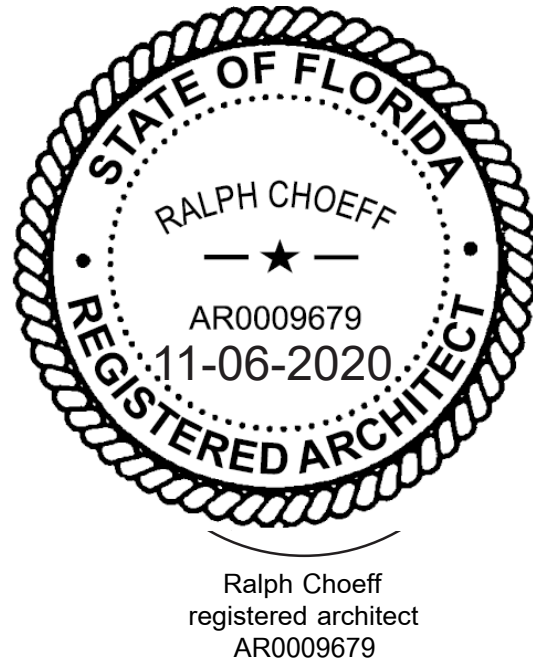
comm no.
1606
date:
02/14/20
revised:

sheet no.

APPROVED DESIGN



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



comm no.

1606
date:

01/07/19

revised:

sheet no.

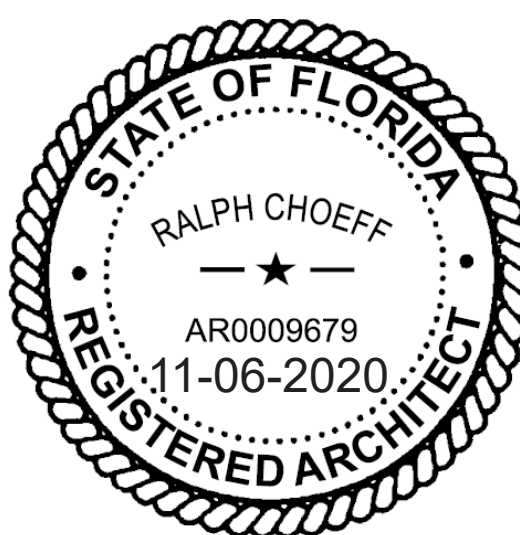
A-5.3 APP

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

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14 Farrey Lane – Value Engineering - DRB

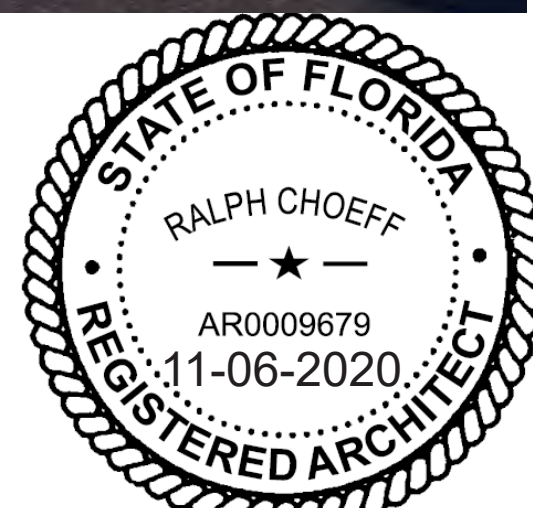
1. The following items have been VE'd:
 - a. Removed many Horizontal louvers.
 - i. All louvers in the elevator lobby, elevator tower, and second floor West elevation have been removed.
 - b. Replaced many frameless glass railings with framed glass railings.
 - i. Except at North stair, we are including 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.



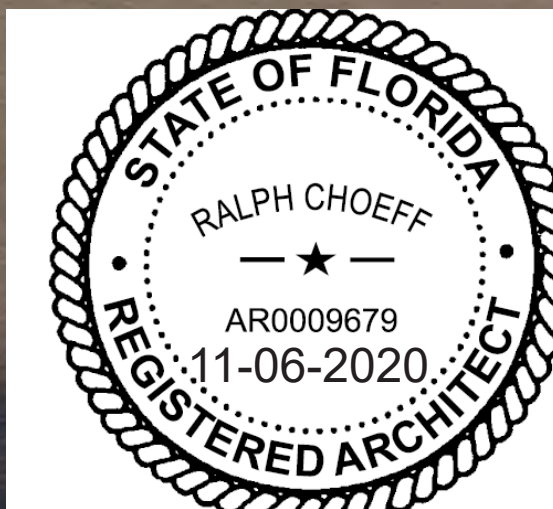
PROPOSED RENDERING

NEW ENTRY DESIGN, BUT
KEPT PURE RECTANGULAR
FORM

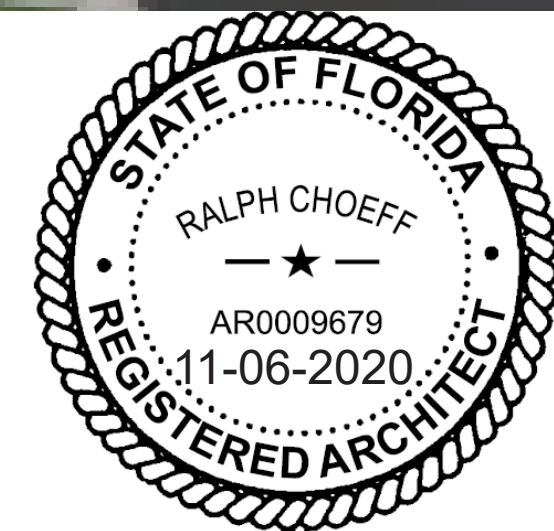
REMOVED MANY
HORIZ. LOUVERS



February Hearing Rendering



APPROVED
RENDERING



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

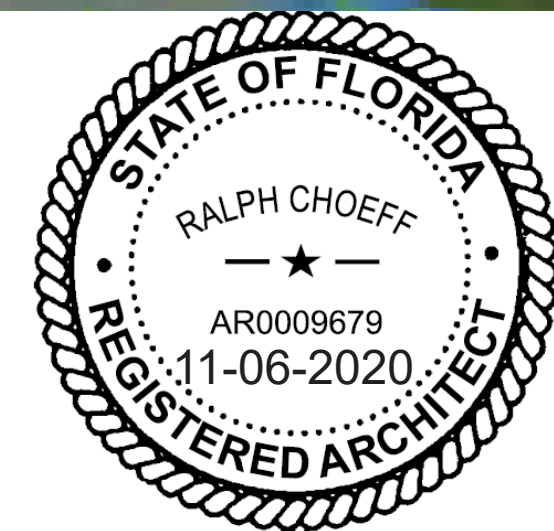
PROPOSED
RENDERING



February Hearing Rendering



APPROVED
RENDERING

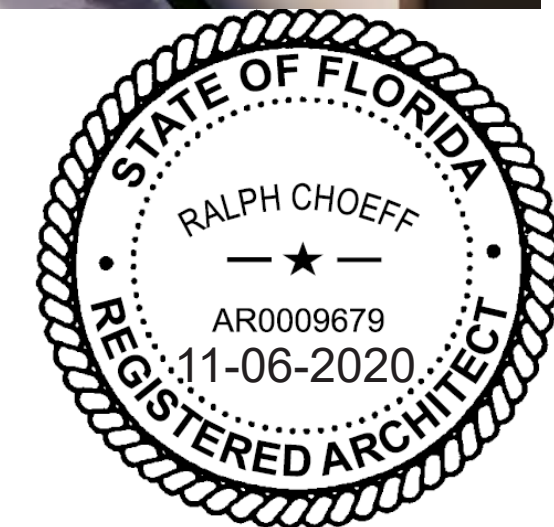


REPLACED GLASS
RAIL W/ CBL RAIL

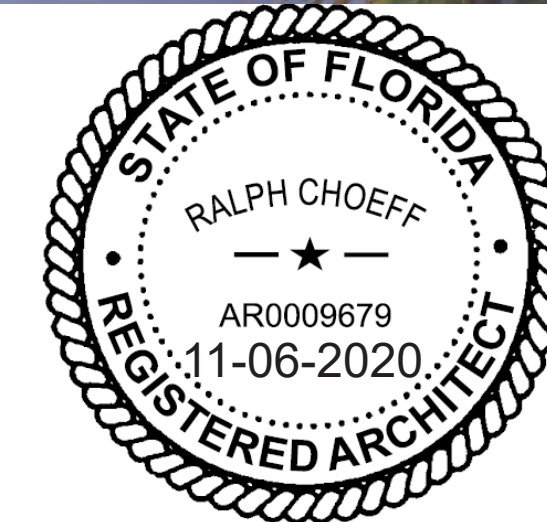
REMOVED ROOF
TOP KITCHEN

REMOVED ROOF
TOP PLANTER

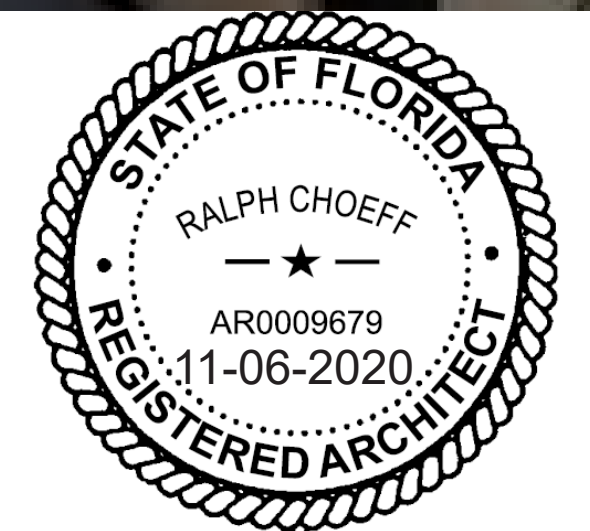
PROPOSED
RENDERING



February Hearing Rendering



APPROVED
RENDERING

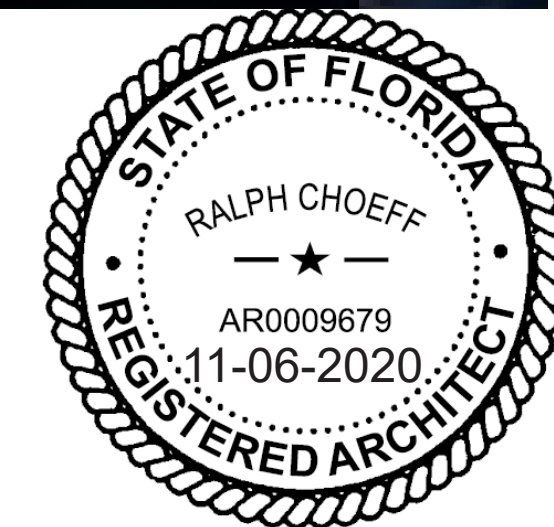


PROPOSED
RENDERING

MOVED 3'rd FL. PLANTER TO
THE ROOF

REMOVED HORIZ.
LOUVERS

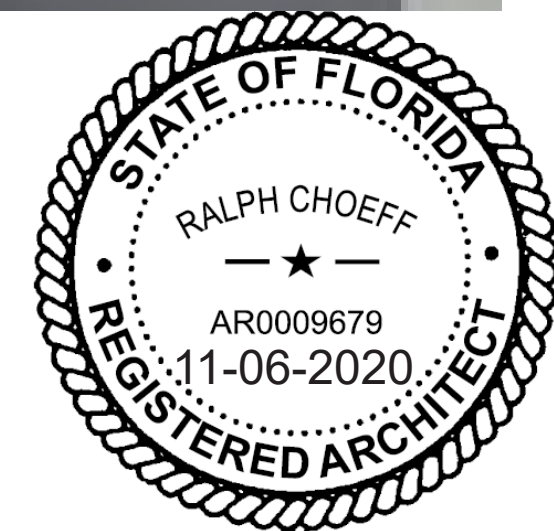
REPLACED GLASS
RAIL W/ CBL RAIL

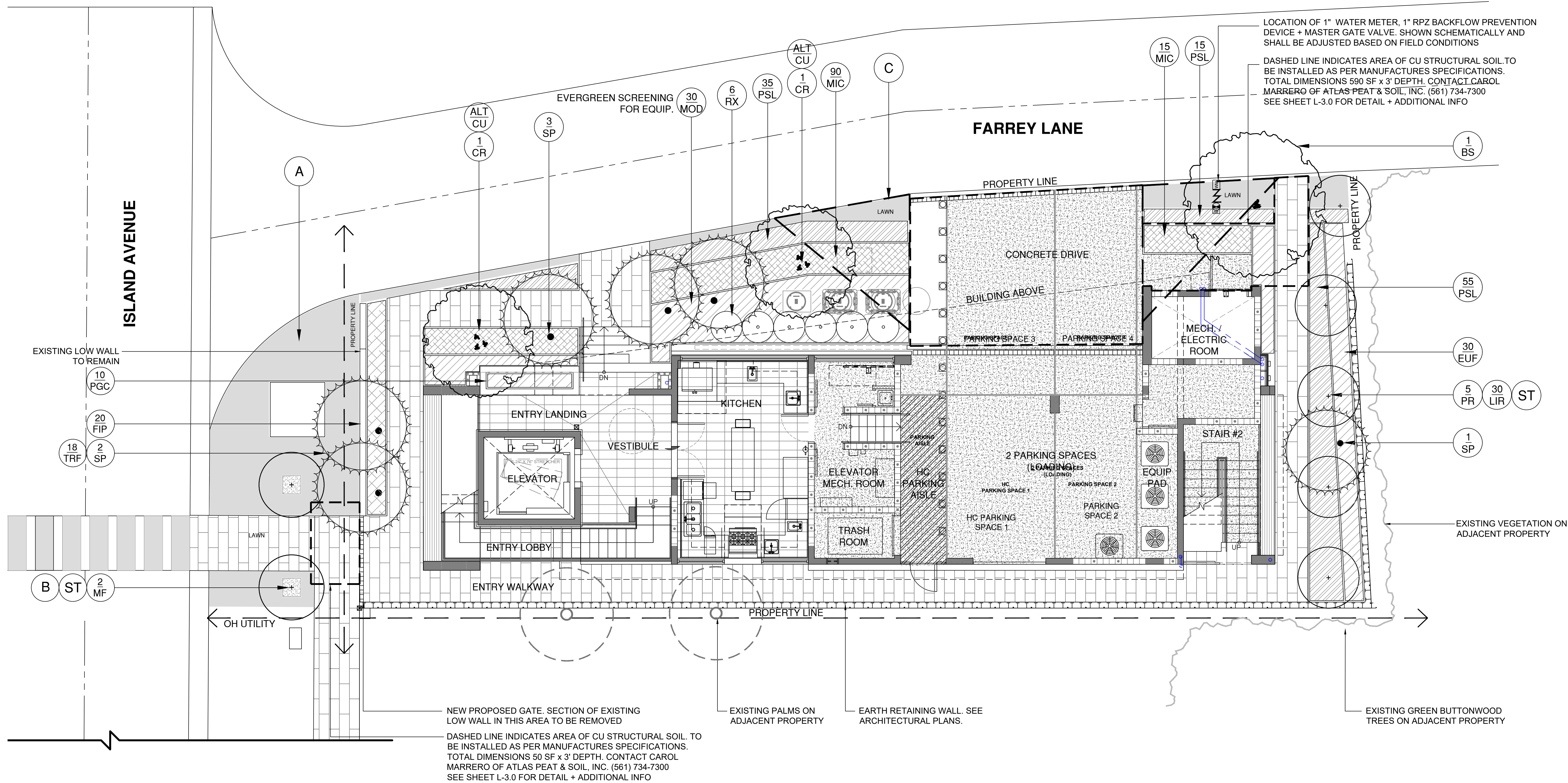


February Hearing Rendering



APPROVED
RENDERING



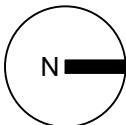


A ROW PERMIT SHALL BE OBTAINED FROM THE CMB PW FOR ALL LANDSCAPE + IRRIGATION IMPROVEMENTS WITHIN THE ROW. ALL REQUIRED STREET TREES + ROW IRRIGATION SHALL BE REVIEWED AND APPROVED BY CMB PUBLIC WORKS + URBAN FORESTRY

LANDSCAPE PLAN LEGEND

- A CERTIFIED 'SEASHORE PASPALUM' - OVER 2" TOPSOIL BED, SEE PLANTING SPECS
- B AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH
- C 15' SITE VISIBILITY TRIANGLES AS PER C.M.B. REGULATIONS

FIRST FLOOR LANDSCAPE PLAN



sheet no.

L-2.0

comm no.

1606

date:

11/09/2020

revised:

 D.R.B. FIRST SUBMITTAL
10.19.20

 D.R.B. FINAL SUBMITTAL
03.10.21

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

NEW CHABAD SYNAGOGUE
14 FARREY LANE
MIAMI BEACH, FLORIDA 33139

CHRISTOPHER CAWLEY, RLA
LANDSCAPE ARCHITECTURE LLC
7800 NE 60TH STREET, SUITE 201, MIAMI, FL 33139
O 786.534.5327 | C 305.979.1585 | www.christophercawley.com

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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

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NEW CHABAD SYNAGOGUE
14 FARREY LANE
MIAMI BEACH, FLORIDA 33139

seal

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