

KINGDOM HALL OF JEHOVAH’S WITNESSES

300 WEST 40TH STREET, MIAMI, FLORIDA 33140

DESIGN REVIEW BOARD SUBMITTAL



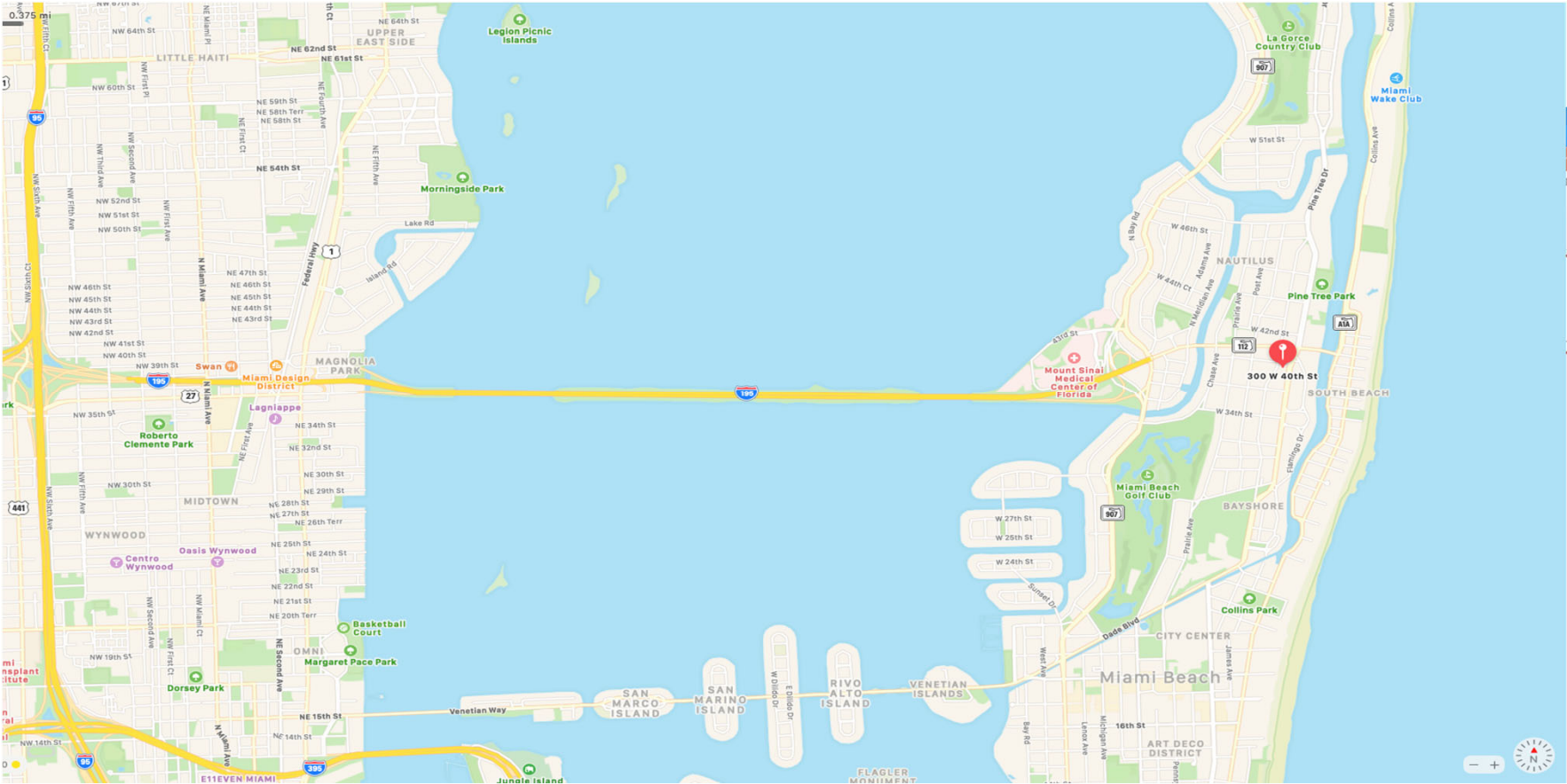
SCOPE OF WORK

- EXISTING THREE AUDITORIUM STRUCTURE PROPOSED IMPROVEMENTS:
1. REMOVE TWO AUDITORIUMS
 2. REMODEL REMAINING AUDITORIUM
 3. PERFORM LANDSCAPING & SITE LIGHT IMPROVEMENTS

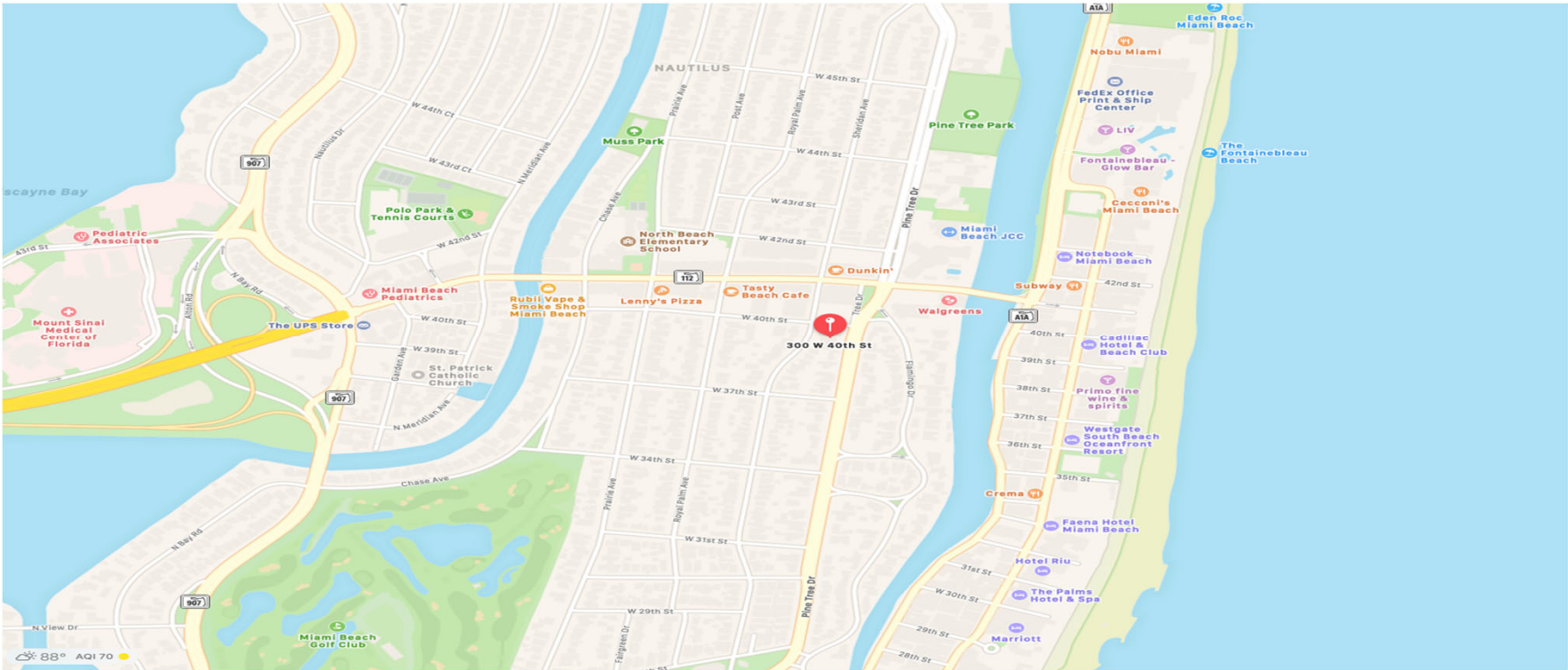
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COVER SHEET	
DATE:	10/11/2021
SCALE:	NA
	A-01



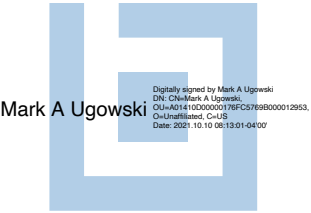
CITY MAP



NEIGHBORHOOD MAP

SHEET INDEX

- A-01 COVER SHEET
- A-02 INDEX/SITE LOCATION
- A-03 3-D SITE PLAN
- A-04 FRONT FROM 40TH STREET
- A-05 40TH STREET FRONT EAST
- A-06 40TH STREET FRONT WEST
- A-07 40TH STREET EAST REAR
- A-08 40TH STREET WEST REAR
- A-09 ZONING DATA SHEET
- A-10 SURVEY
- A-11 FLOOR PLAN
- A-12 ELEVATIONS
- A-13 ELEVATIONS
- A-14 SITE SECTIONS
- A-15 EXTERIOR SITE PICTURES
- A-16 AERIAL VIEWS SITE/CONTEXT
- A-17 NEIGHBORHOOD
- A-18 EXISTING LOT COVERAGE
- A-19 DEMOLITION PLAN
- A-20 PROPOSED LOT COVERAGE
- A-21 PROPOSED PERVIOUS-IMPERVIOUS
- A-22 SITE CONTEXT
- A-23 REQUIRED SETBACKS
- A-24 EXISTING PARKING
- A-25 LIGHTING PLAN
- A-26 PHOTOMETRICS
- A-27 LANDSCAPING PLAN
- A-28 UTILITY PLAN
- A-29 FIRMette
- A-30 FREE BOARD ELEVATION

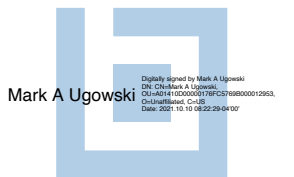






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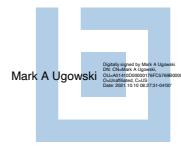
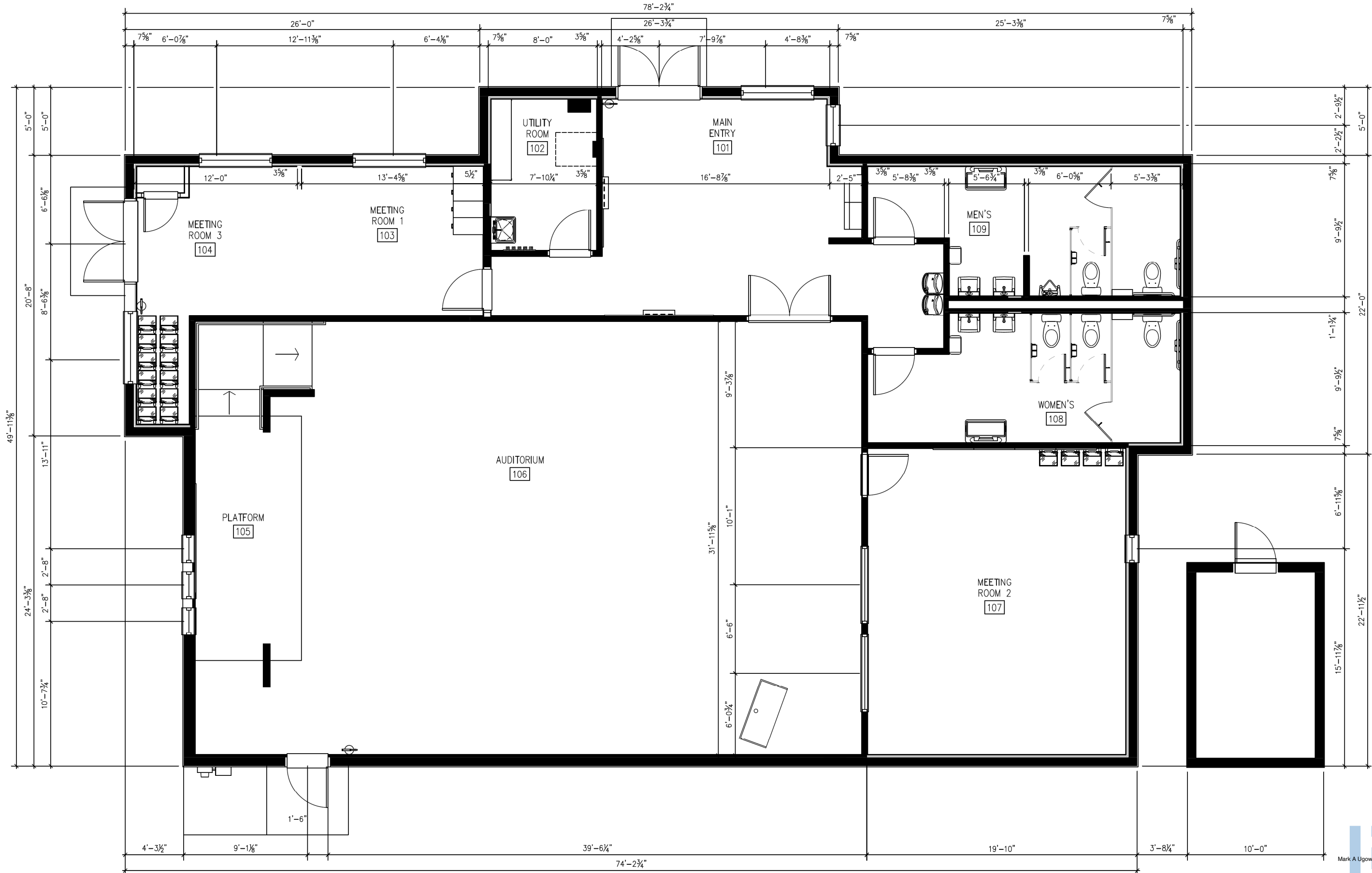


ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	300 W 40 TH STREET. MIAMI BEACH, FLORIDA 33140			
2	Folio number(s):	02-3227-017-0590			
3	Board and file numbers:	N/A			
4	Year built:	N/A	Zoning District:	RS-2	
5	Based Flood Elevation:	7.0 ft. (Zone AE)	Grade value in NGVD:	8.90 ft.	
6	Adjusted grade (Flood + Grade/2):	7.95 ft.	Free board:	2.60 ft.*	
7	Lot Area:	36,065.00 sf			
8	Lot width:	194.58 ft	Lot Depth:	187.13 ft.	
9	Max Lot Coverage SF and %:	24,829.48 sf (68.1%)	Proposed Lot Coverage SF and %:	3,599.17 sf (10%)	
10	Existing Lot Coverage SF and %:	13,277.81 sf (36.4%)	Lot coverage deducted (grade-storage) SF:	N/A	
11	Front Yard Open Space SF and %:	10,515.39 sf (29.2%)	Rear Yard Open SF and %:	10,199.09 sf (28.3%)	
12	Max Unit Size SF and %:	13,277.81 sf (36.4%) 1 Unit	Proposed Unit Size SF and %:	3,599.17 sf (10%)	
13	Existing Floor Unit Size:	13,277.81 sf (36.4%)	Proposed Floor Unit Size:	3,599.17 sf (10%)	
		Required	Existing	Proposed	Deficiencies
14	Height:	24 ft.		24 ft.	
15	Setbacks:				
16	Front Level (West):	20 ft.	57.78 ft.	57.78 ft.	
17	Side 1 (North or facing street):	19.4 ft.	19.7 ft.	133.82 ft.	
18	Side 2 (South):	18.2 ft.	5 ft.	10.16 ft.	8.04 ft.
19	Rear (East):	20 ft.	56.98 ft.	46.3 ft.	
20	Accessory Structure Side 1 or (North facing street):	7.5 ft.	N/A	168.66 ft.	
21	Accessory Structure Side 2 (South):	18.2 ft.	N/A	10.24 ft.	7.96 ft.
22	Accessory Structure Rear (East):	20 ft.	N/A	47.33 ft.	
23	Sum of Side yard:	37.6 ft. (19.3% of lot width)	N/A	143.98 ft. (74%)	
24	Located within a Local Historic District?	No			
25	Designated as an individual Historic Single Family Residences Site?	No			
26	Determined to be Architecturally Significant?	No			

* Note: Free board equals the difference between the finished floor elevation of 9.60 and the base flood elevation of 7.0.





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FLOOR PLAN	
DATE:	10/11/2021
SCALE:	NTS
A-11	



EXTERIOR FINISH SCHEDULE

- 1 SW7020; BLACK FOX
- 2 SW6108; LATTE
- 3 SW7033; BRAINSTORM BRONZE
- 4 SW6105; DIVINE WHITE
- 5 FAUX WOOD SUPPORT
- 6 EXTERIOR DOORS: SW7617 MEDITERRANEAN
- 7 METAL ROOF: DOVE GRAY SR .49; IE: .87, SRI: 56
- 8 DOWNSPOUTS: DARK BROWN

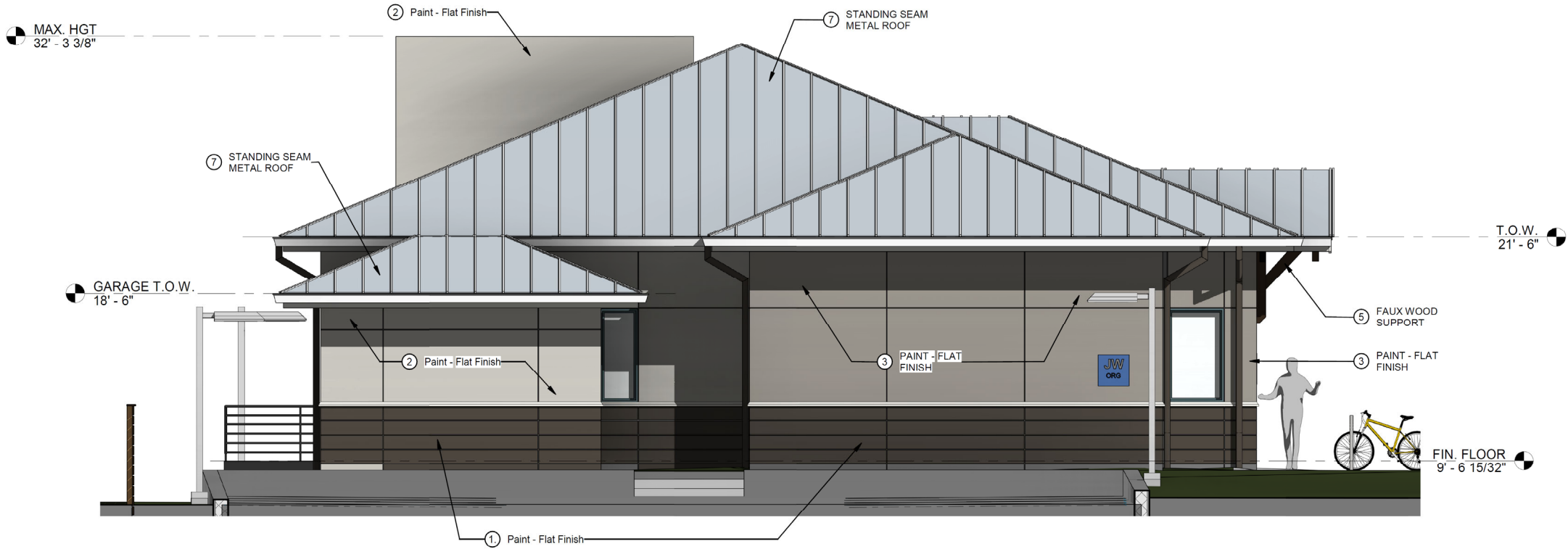


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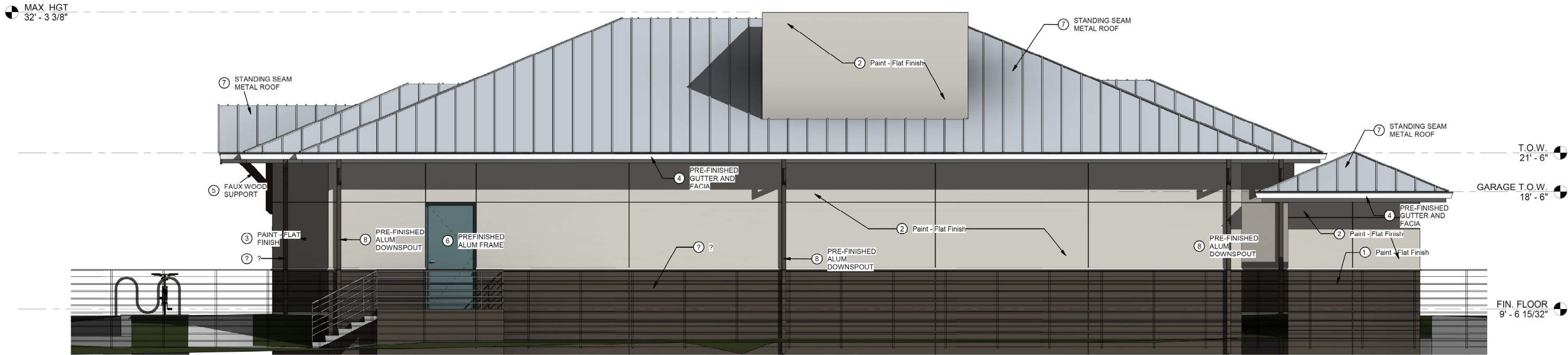
ELEVATIONS	
DATE:	10/11/2021
SCALE:	NTS
	A-12



③ EAST ELEVATION
1/4" = 1'-0"

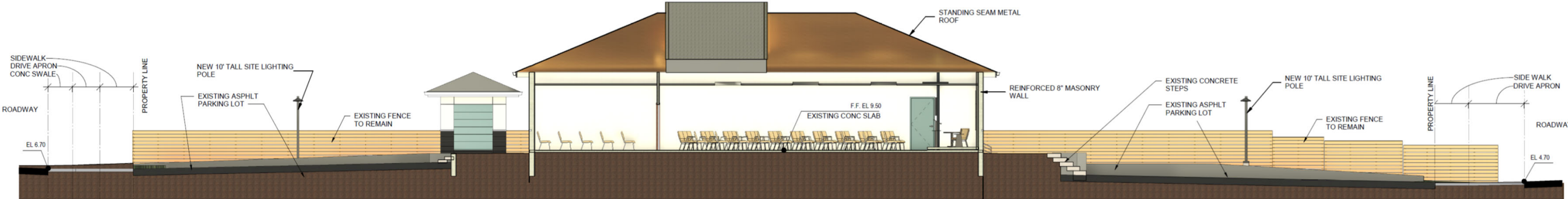
EXTERIOR FINISH SCHEDULE

- 1 SW7020; BLACK FOX
- 2 SW6108; LATTE
- 3 SW7033; BRAINSTORM BRONZE
- 4 SW6105; DIVINE WHITE
- 5 FAUX WOOD SUPPORT
- 6
- 7
- 8 DOWNSPOUTS: DARK BROWN

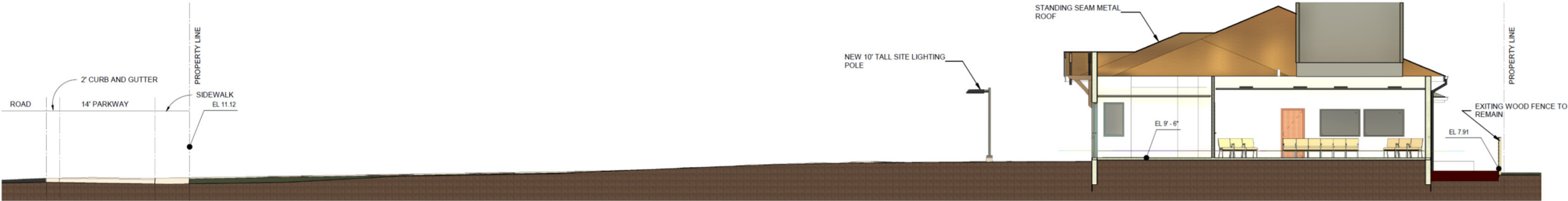


① SOUTH ELEVATION
1/4" = 1'-0"





① Site Section East to West
1/8" = 1'-0"

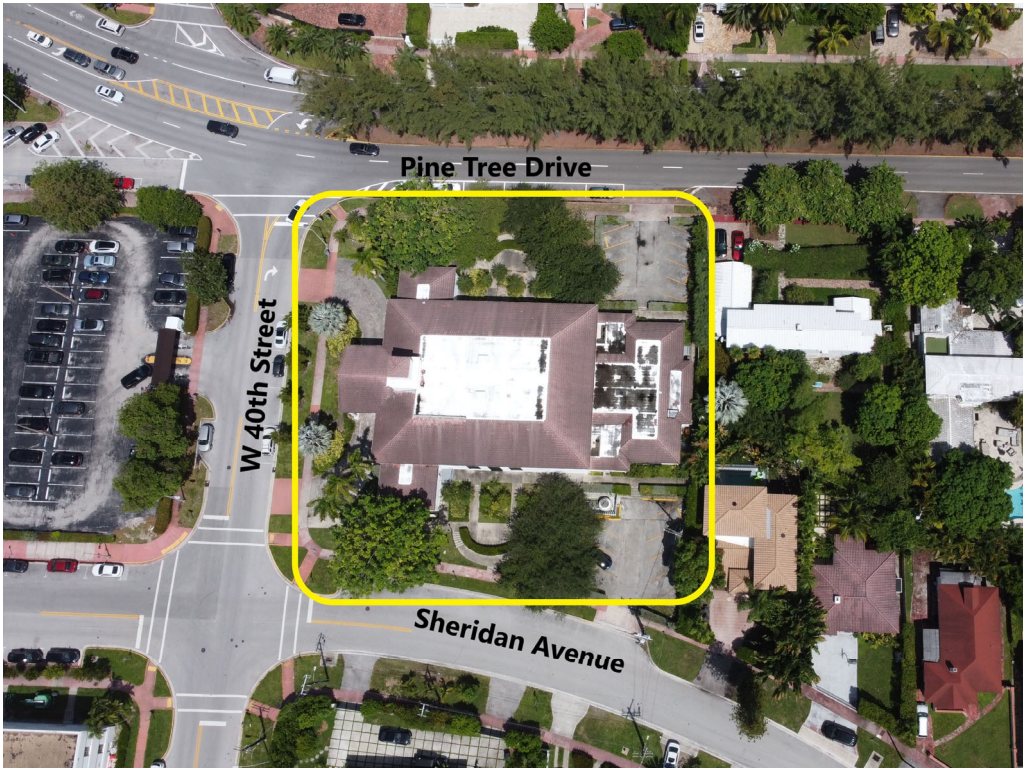


② Site Section North to South
1/8" = 1'-0"

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01 PANORAMIC FRONT ELEVATION



02 SIDE VIEW- PINE TREE DRIVE



03 FRONT ELEVATION



04 SIDE VIEW – SHERIDAN AVENUE



05 REAR VIEW



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REAR AERIAL (NW) VIEW



REAR AERIAL (NE) VIEW



FRONT AERIAL (SW) VIEW



FRONT AERIAL (SE) VIEW





3765 SHERIDAN AVENUE



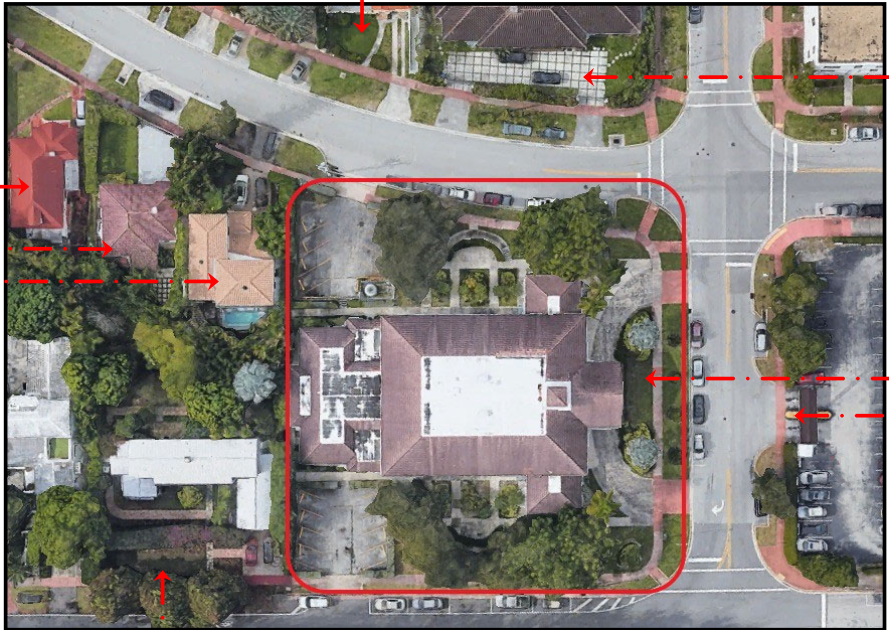
3776 SHERIDAN AVENUE



3784 SHERIDAN DRIVE



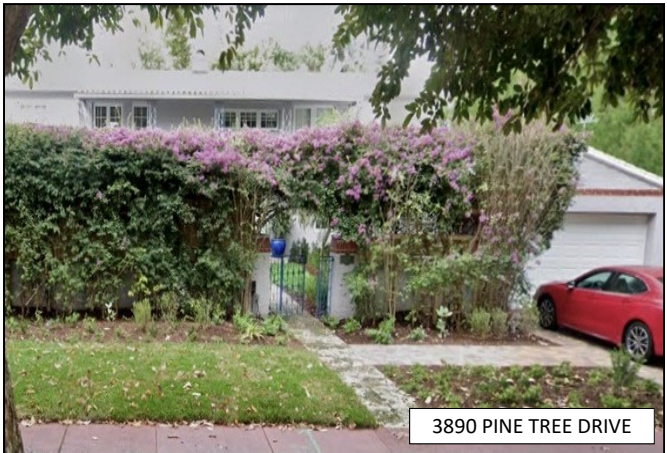
3757 SHERIDAN AVENUE



300 W 40TH STREET



3747 SHERIDAN AVENUE



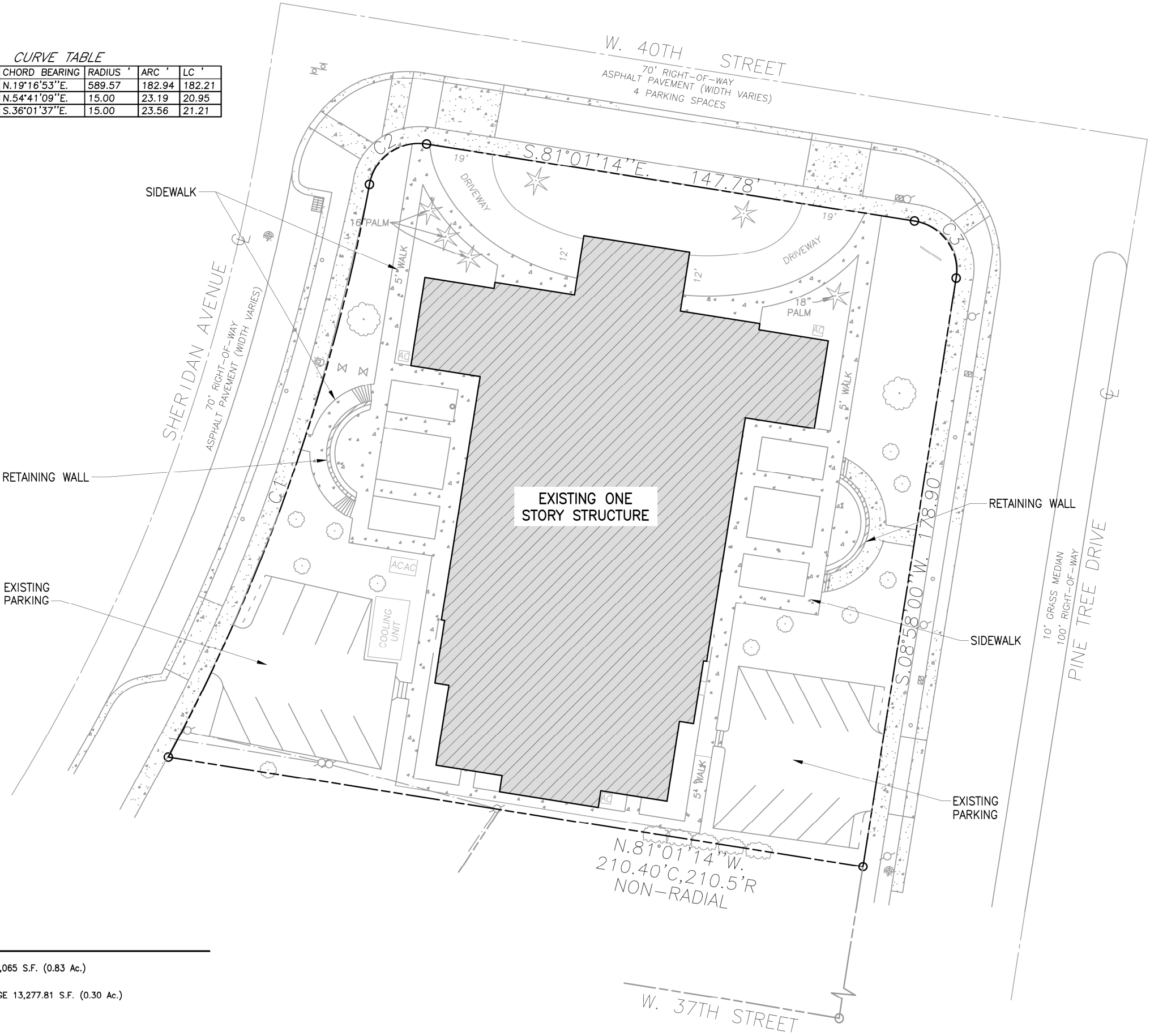
3890 PINE TREE DRIVE



347 W 40TH STREET



CURVE TABLE					
NUMBER	DELTA	CHORD BEARING	RADIUS '	ARC '	LC '
C1	17°46'43"	N.19°16'53"E.	589.57	182.94	182.21
C2	88°35'14"	N.54°41'09"E.	15.00	23.19	20.95
C3	89°59'14"	S.36°01'37"E.	15.00	23.56	21.21



LEGEND

LOT SIZE 36,065 S.F. (0.83 Ac.)

LOT COVERAGE 13,277.81 S.F. (0.30 Ac.)

