

# KINGDOM HALL OF JEHOVAH’S WITNESSES

300 WEST 40<sup>TH</sup> STREET, MIAMI, FLORIDA 33140

DESIGN REVIEW BOARD SUBMITTAL



## SCOPE OF WORK

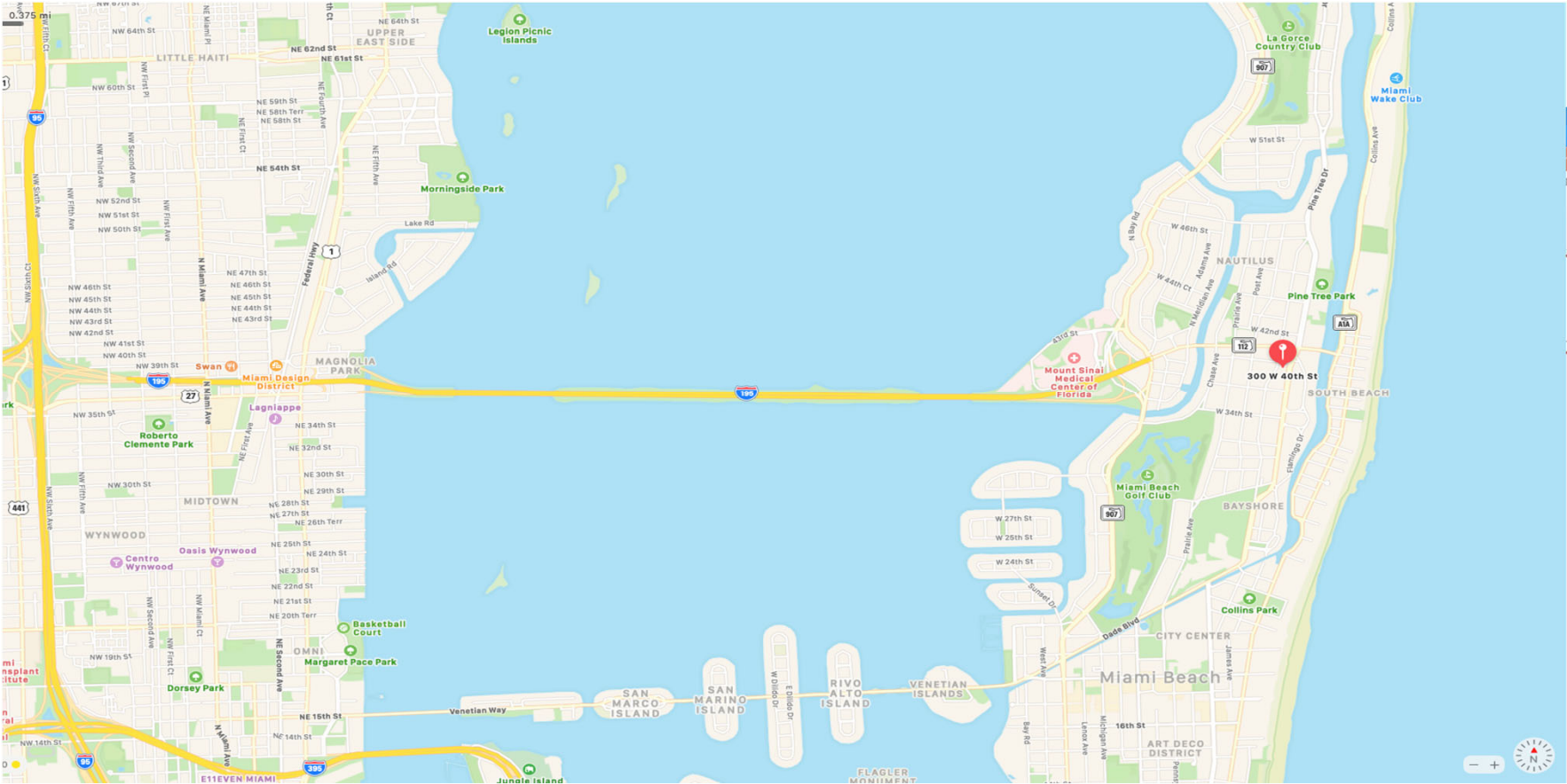
- EXISTING THREE AUDITORIUM STRUCTURE PROPOSED IMPROVEMENTS:
1. REMOVE TWO AUDITORIUMS
  2. REMODEL REMAINING AUDITORIUM
  3. PERFORM LANDSCAPIN & SITE LIGHT IMPROVEMENTS

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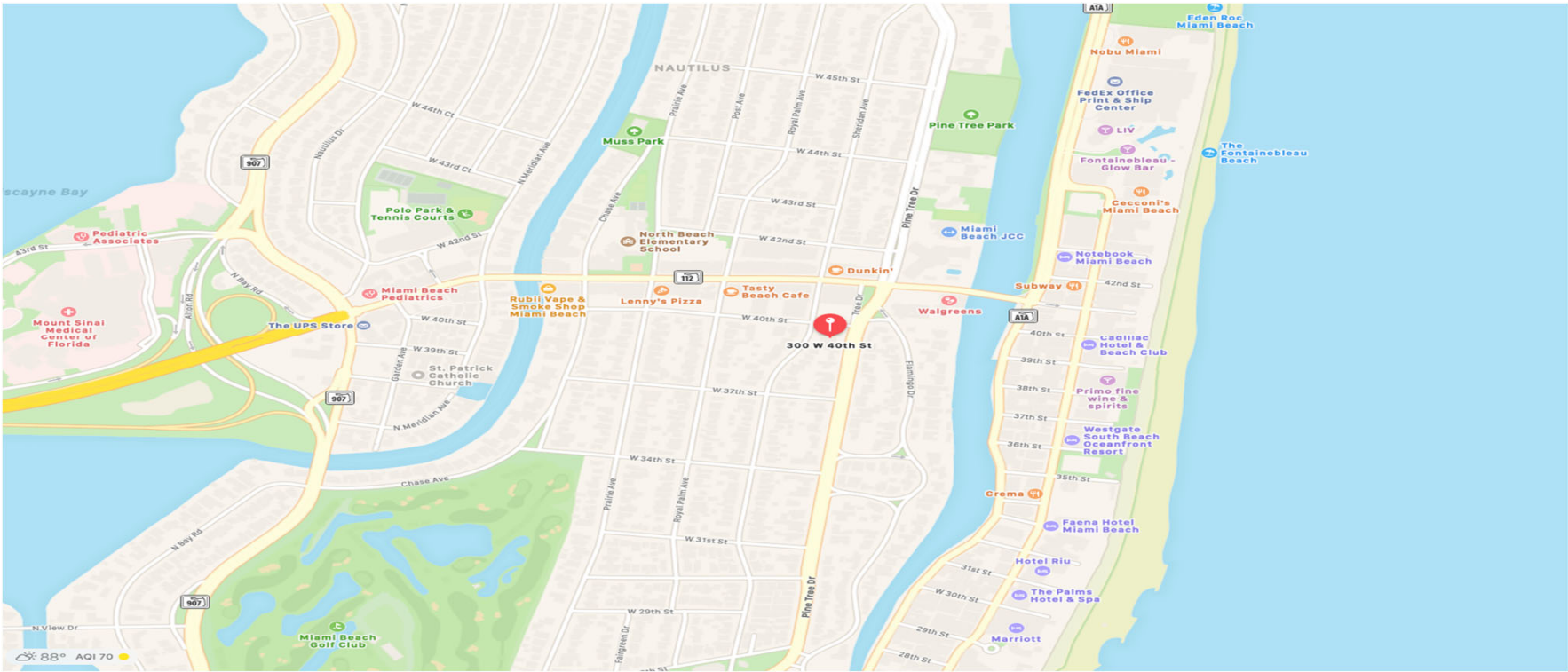
TARCISIO NOGUERA, PE  
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CIVIL ENGINEER LIC. #64615

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





CITY MAP



NEIGHBORHOOD MAP

## SHEET INDEX

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- A-03 3-D SITE PLAN
- A-04 FRONT FROM 40<sup>TH</sup> STREET
- A-05 40<sup>TH</sup> STREET FRONT EAST
- A-06 40<sup>TH</sup> STREET FRONT WEST
- A-07 40<sup>TH</sup> STREET EAST REAR
- A-08 40<sup>TH</sup> STREET WEST REAR
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ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	300 W 40 <sup>TH</sup> 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.



LEGAL DESCRIPTION  
LOTS 5 AND 6, IN BLOCK 50, OF "ORCHARD SUBDIVISION NO. 2 & 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 116, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:  
MIAMI BEACH KINGDOM HALL OF JEHOVAH'S WITNESSES

PROPERTY ADDRESS  
300 WEST 40TH STREET  
MIAMI BEACH, FL 33140

BOUNDARY SURVEY  
INVOICE # 37265U2  
SURVEY DATE 05/02/14  
SURVEY DATE 05/14/19  
SURVEY DATE 08/13/21

FLOOD ZONE AE-7.0'  
MAP DATE 09/11/09  
MAP NUMBER 120651 0317L

- BRICK PAVERS
- CENTERLINE
- CONCRETE/CHAT
- CONCRETE WALL
- ELEVATION
- METAL FENCE
- OVERHEAD WIRES
- WOOD DECK/DOCK
- WOOD FENCE
- TREE

LEGEND

- CABLE JUNCTION BOX
- CATCH BASIN
- CLEAN OUT
- CONTROL VALVE
- ELECTRIC SERVICE
- FIRE HYDRANT
- FP&L PAD
- GUY ANCHOR
- MANHOLE
- POOL EQUIPMENT
- POWER/LIGHT POLE
- SPRINKLER SYSTEM
- WATER METER
- WATER VALVE
- WELL

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

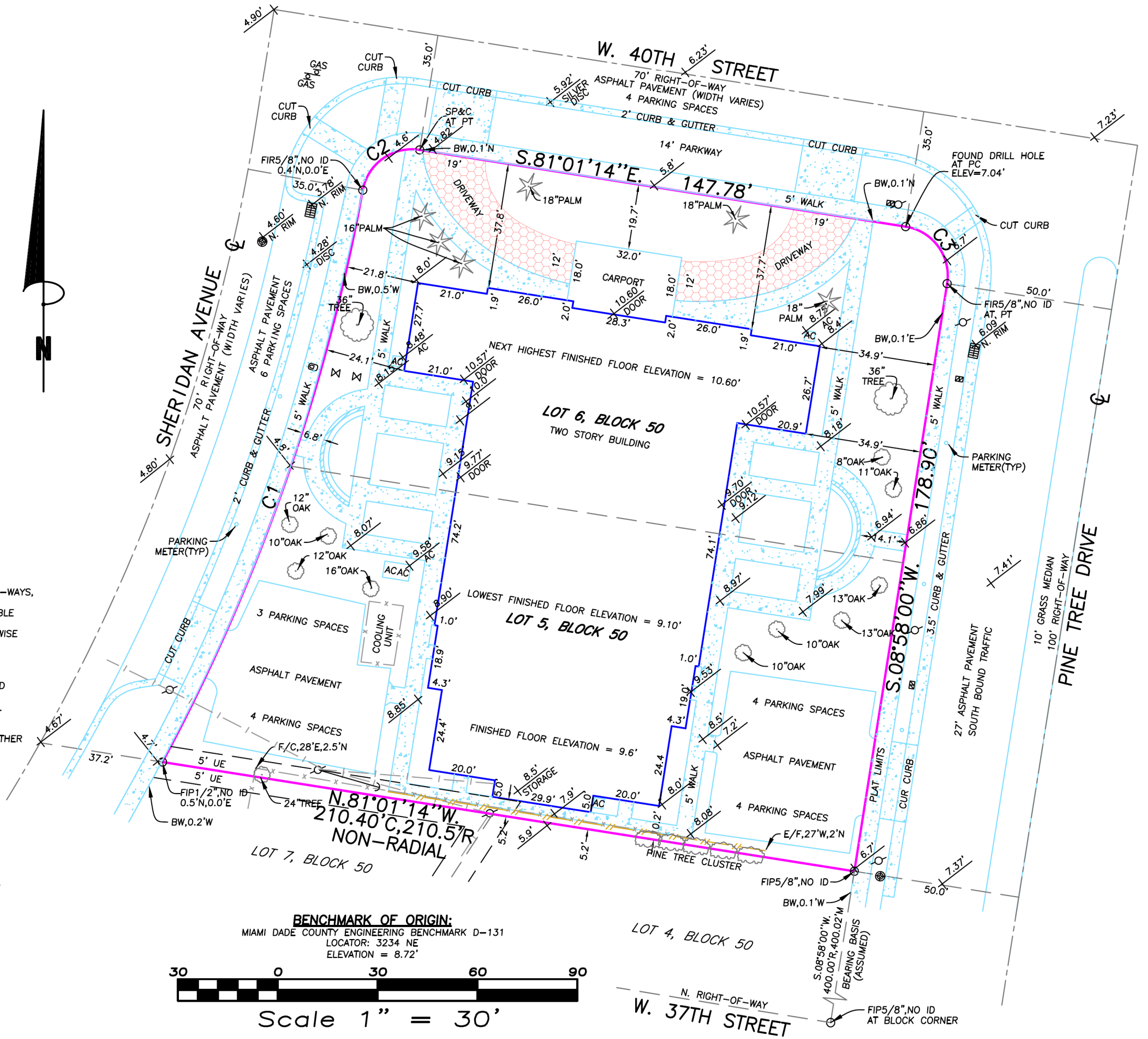
- SURVEYOR'S NOTES
1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
  2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
  3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
  4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
  5. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 UNLESS OTHERWISE SHOWN.
  6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
  7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
  8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
  9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
  10. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS
  11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
  12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.

ABBREVIATIONS

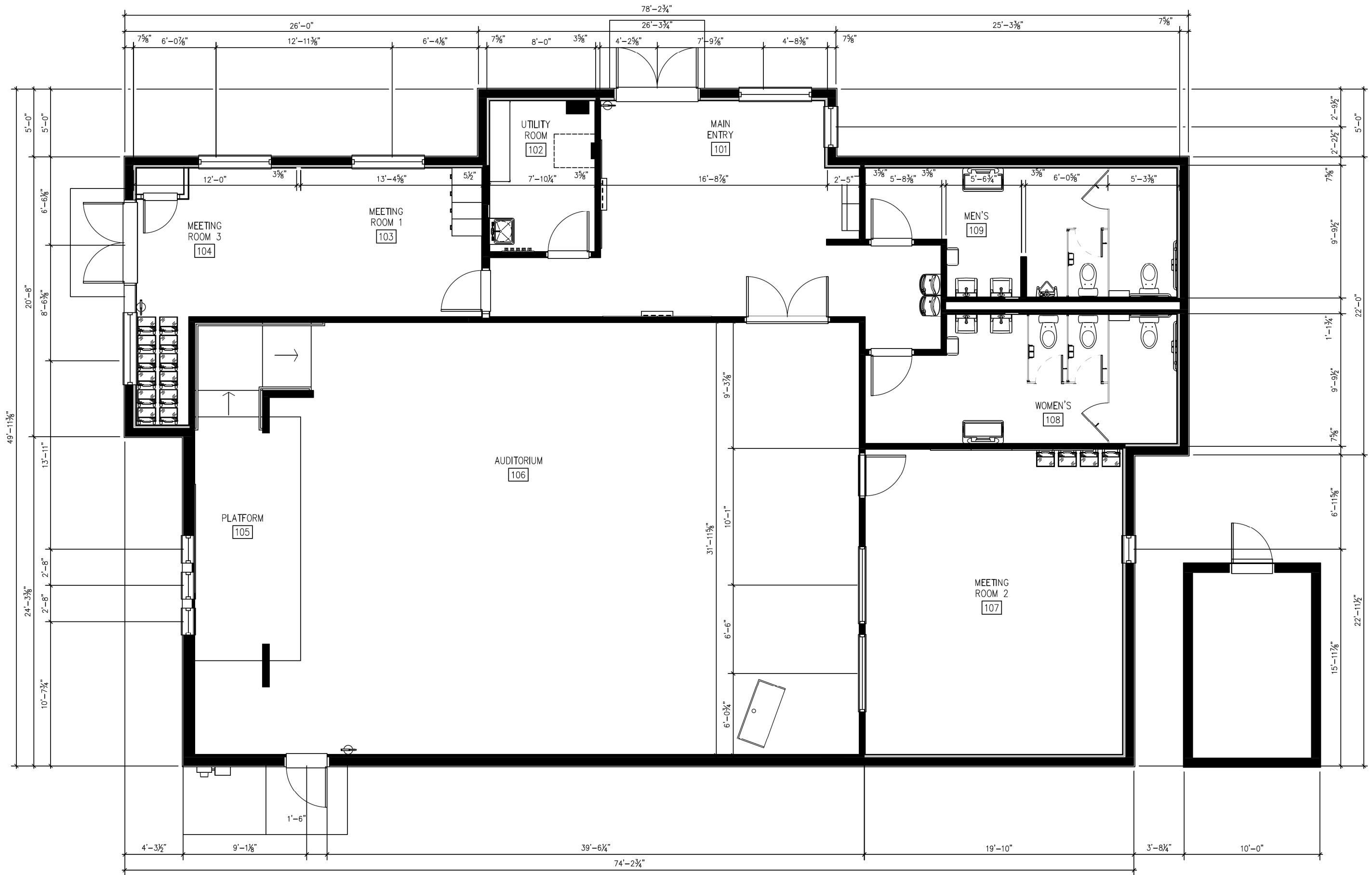
- BC BUILDING CORNER
- BW BACK OF WALK
- C CALCULATED
- M MEASURED
- N.T.S. NOT TO SCALE
- OP OPEN PORCH
- ORB OFFICIAL RECORDS BOOK
- PC POINT OF CURVATURE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PG PAGE
- PRC POINT OF REVERSE CURVE
- PRM PERMANENT REFERENCE MONUMENT
- PT POINT OF TANGENCY
- E/F END OF FENCE
- EP EDGE OF PAVEMENT
- EW EDGE OF WATER
- F/C FENCE CORNER
- F/L FENCE LINE
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- FN FOUND NAIL
- FN&D FOUND NAIL & DISC
- FP&L FLORIDA POWER AND LIGHT
- R RECORD
- RAD RADIAL
- SN&D SET NAIL & DISC # 5495
- SP SCREENED PORCH
- SP&C SET 1/2" PIN & CAP # 5495



PAUL J. STOWELL  
PROFESSIONAL LAND SURVEYOR  
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OFFICE: 954.587.2100 FAX: 954.587.5418









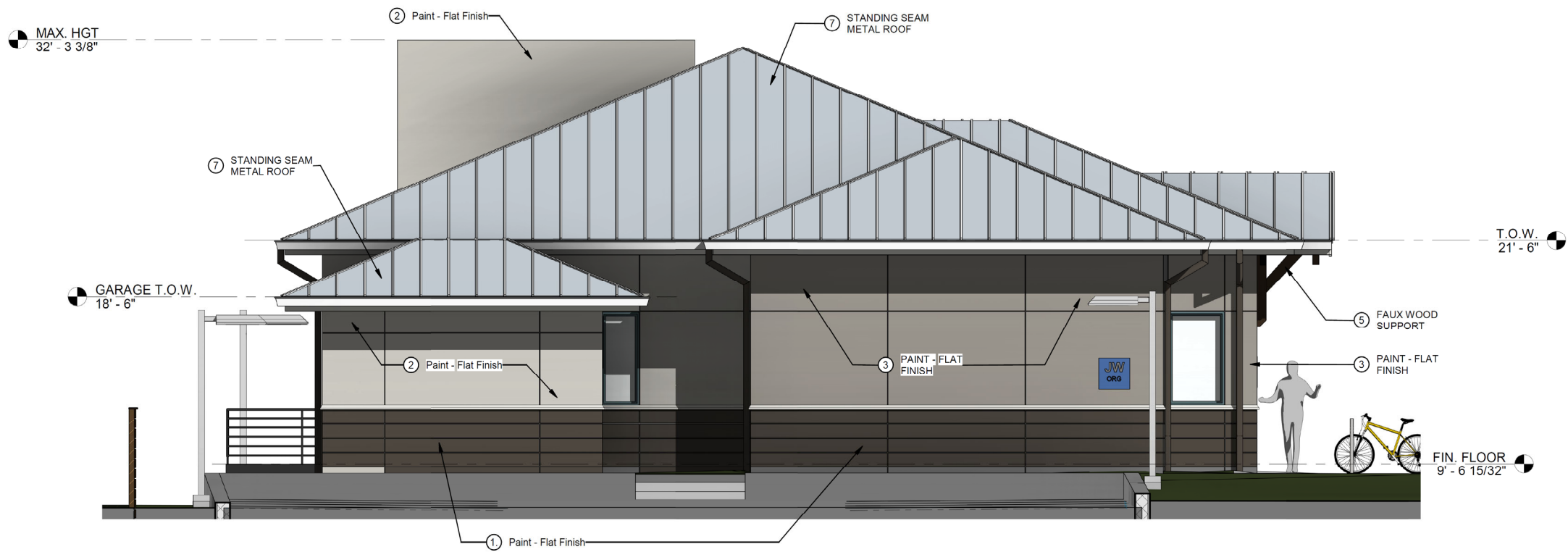


## EXTERIOR FINISH SCHEDULE

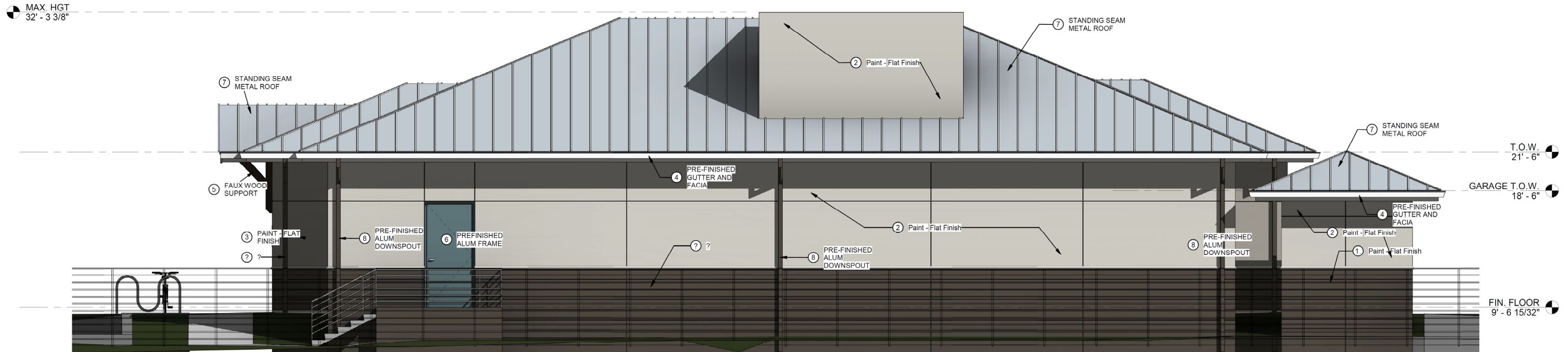
- 1 SW7020; BLACK FOX
- 2 SW6108; LATTE
- 3 SW7033; BRAINSTORM BRONZE
- 4 SW6105; DIVINE WHITE
- 5 FAUX WOOD SUPPORT
- 6 EXTERIOR DOORS: SW7617 MEDITERRANEAN
- 7 METAL ROOF: DOVE GRAY SR .49; IE: .87, SRI: 56
- 8 DOWNSPOUTS: DARK BROWN







③ EAST ELEVATION  
1/4" = 1'-0"

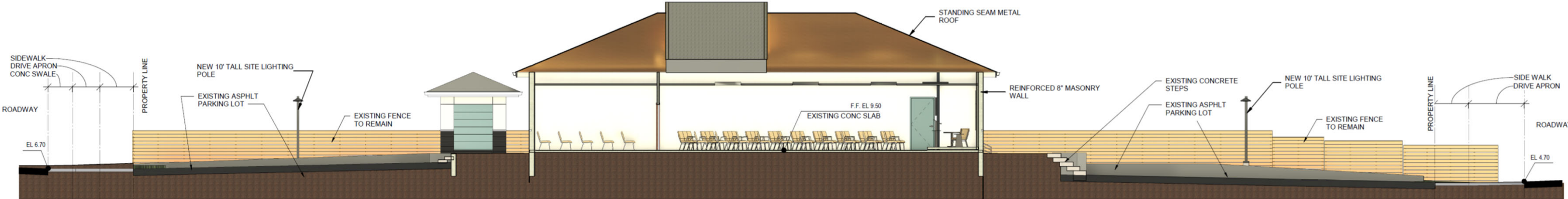


① SOUTH ELEVATION  
1/4" = 1'-0"

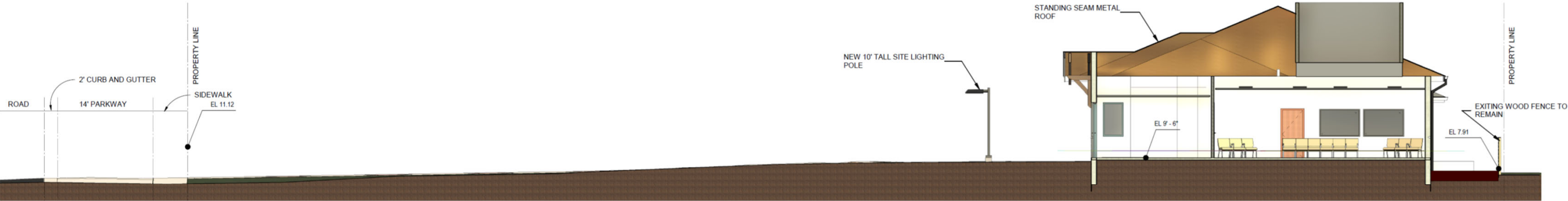
## EXTERIOR FINISH SCHEDULE

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

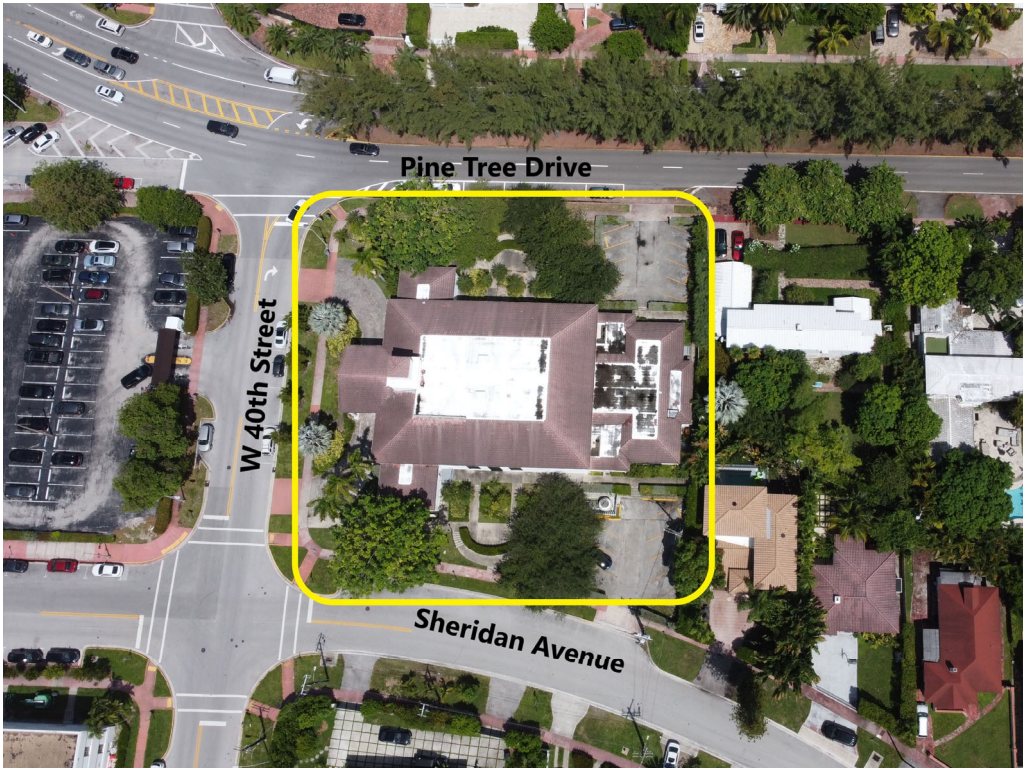


② Site Section North to South  
1/8" = 1'-0"





01 PANORAMIC FRONT ELEVATION



02 SIDE VIEW- PINE TREE DRIVE



03 FRONT ELEVATION



04 SIDE VIEW – SHERIDAN AVENUE



05 REAR VIEW





REAR AERIAL (NW) VIEW



REAR AERIAL (NE) VIEW

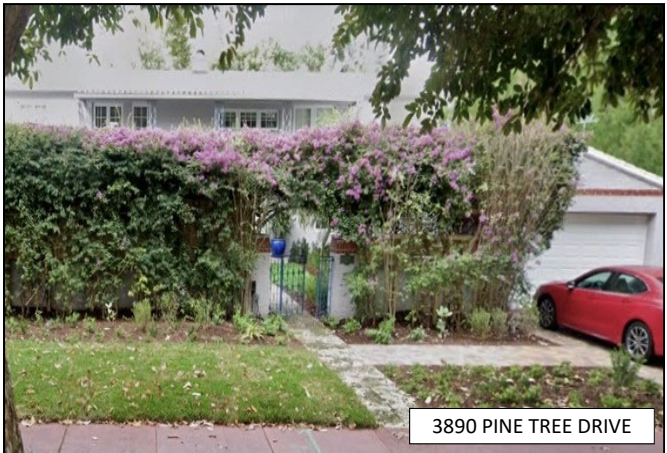
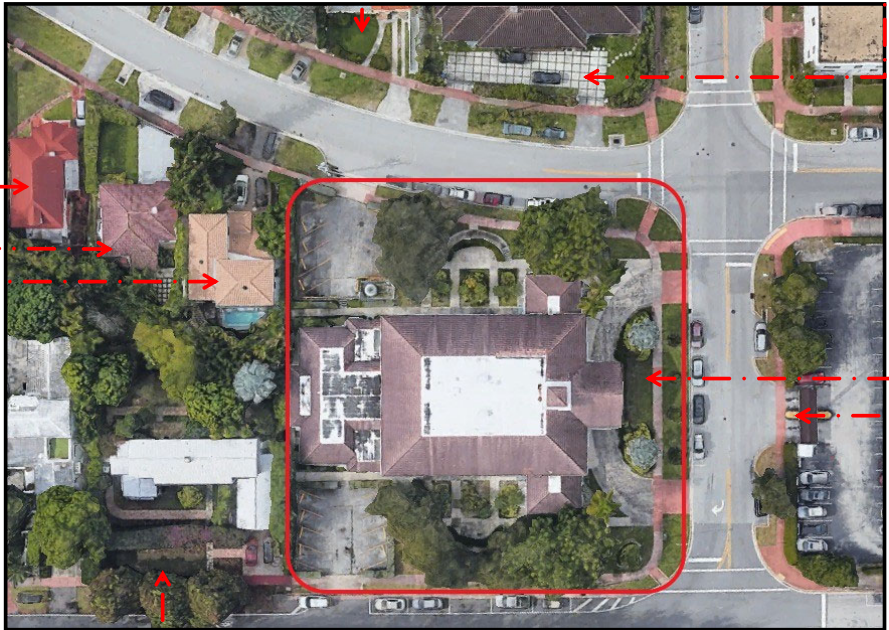


FRONT AERIAL (SW) VIEW



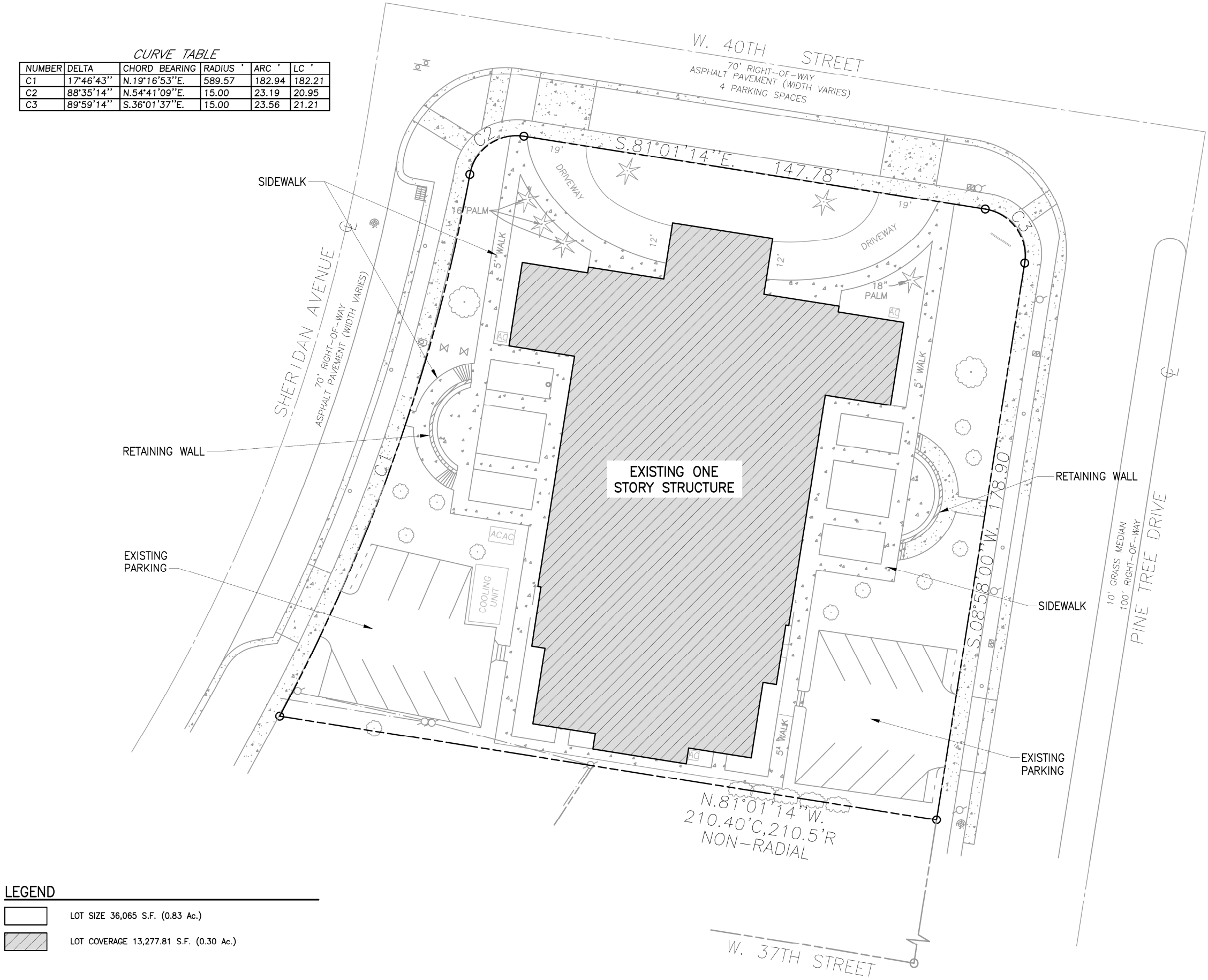
FRONT AERIAL (SE) VIEW







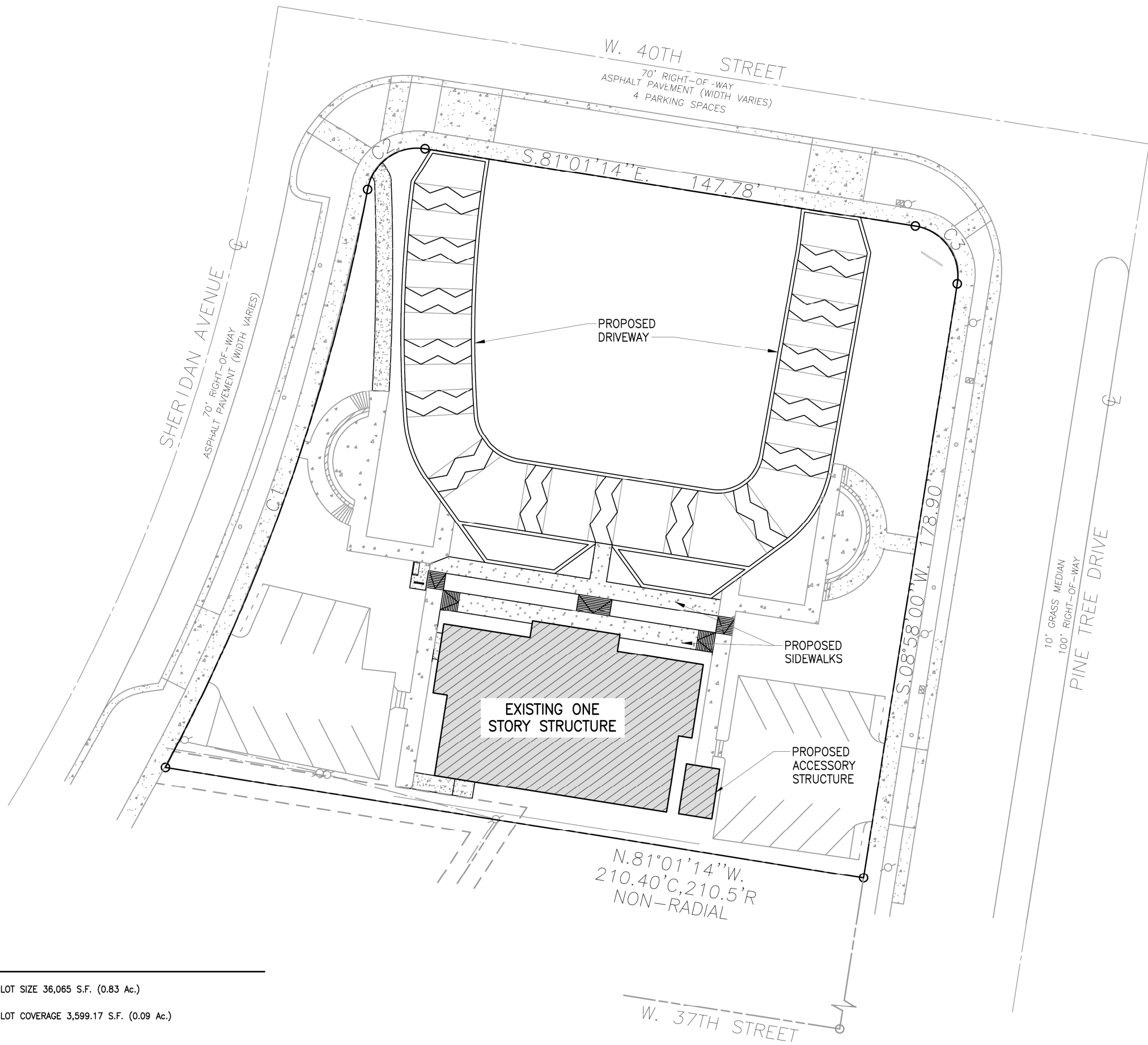
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**LEGEND**

- LOT SIZE 36,065 S.F. (0.83 Ac.)
- LOT COVERAGE 3,599.17 S.F. (0.09 Ac.)



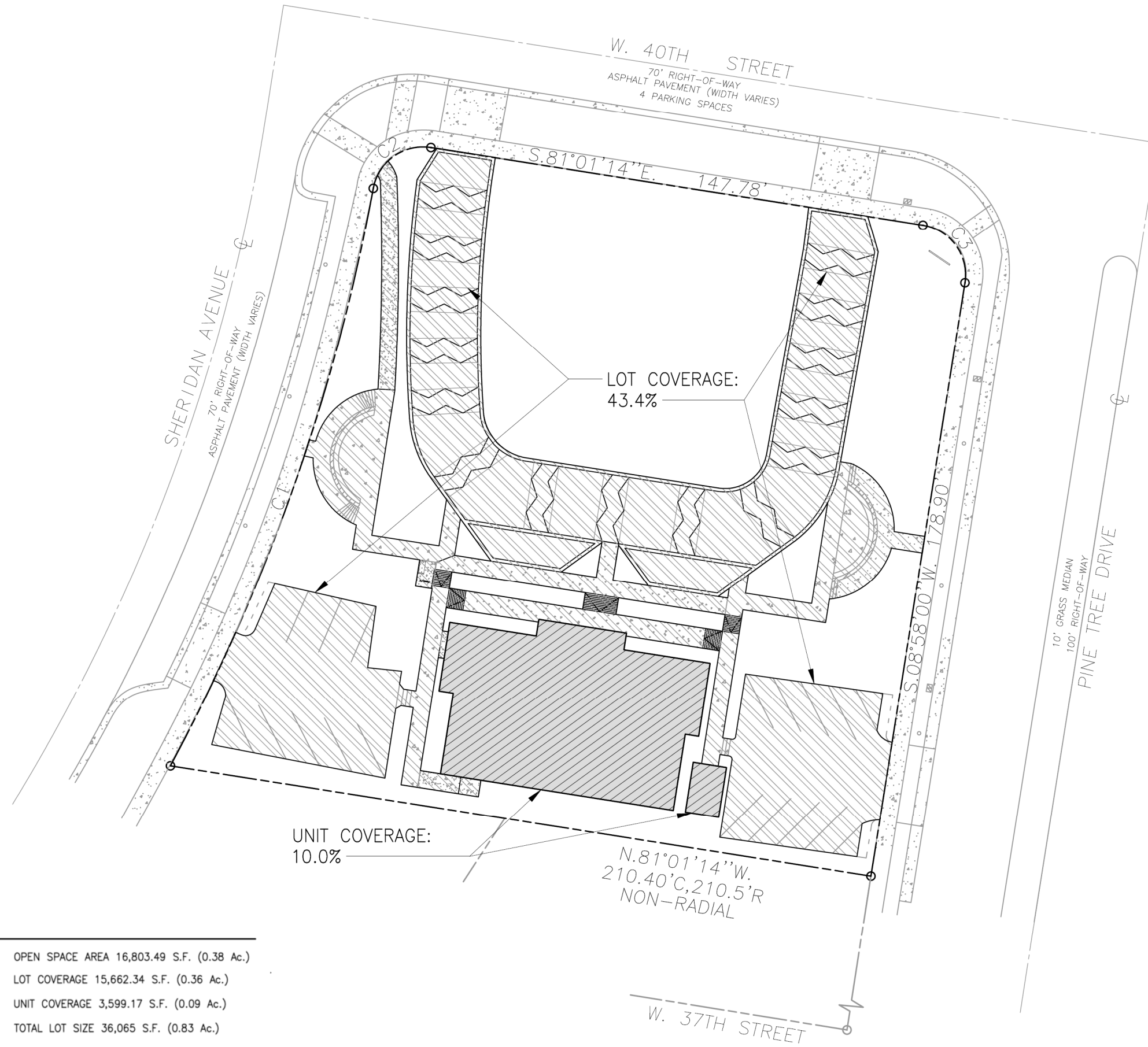
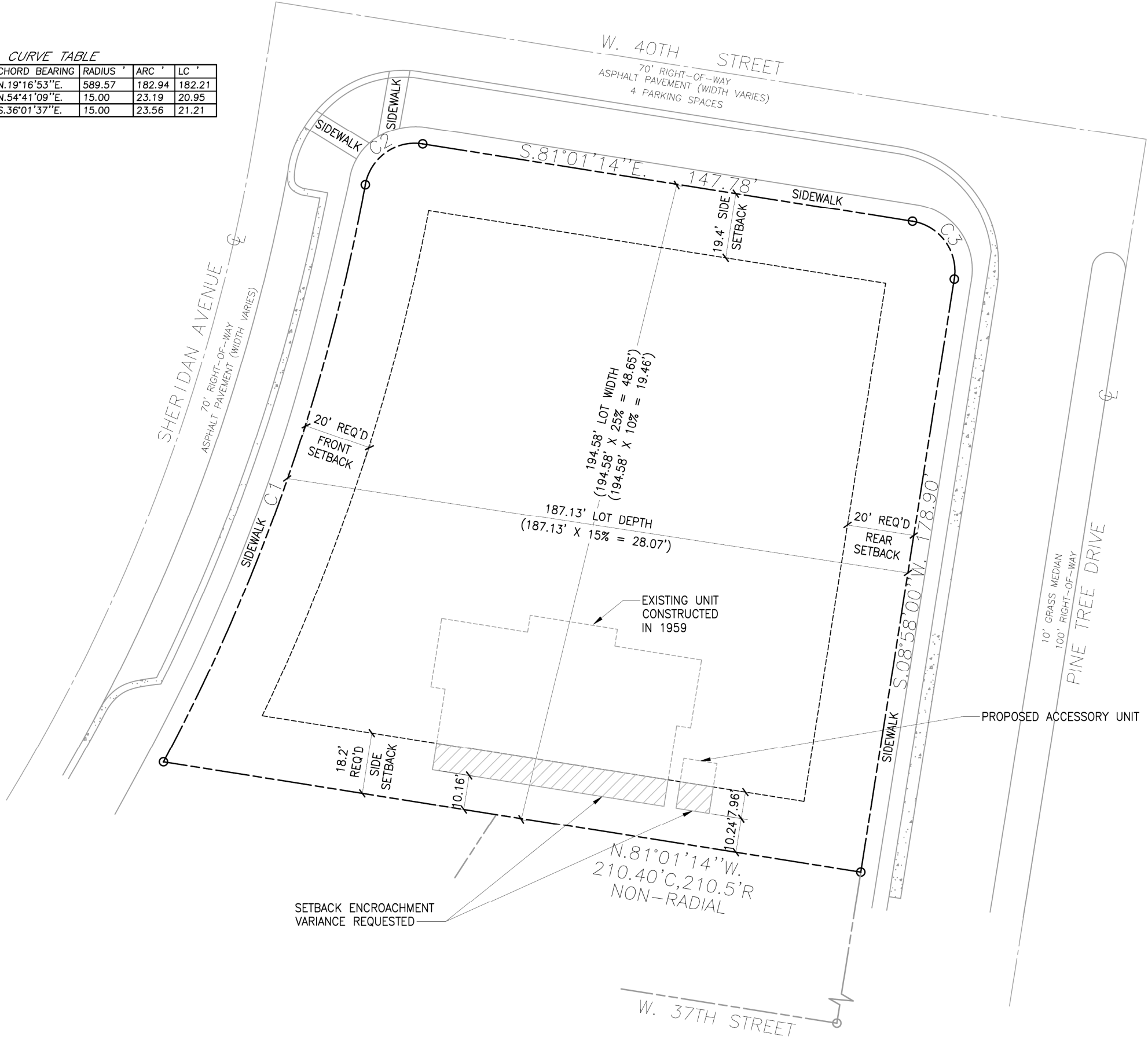




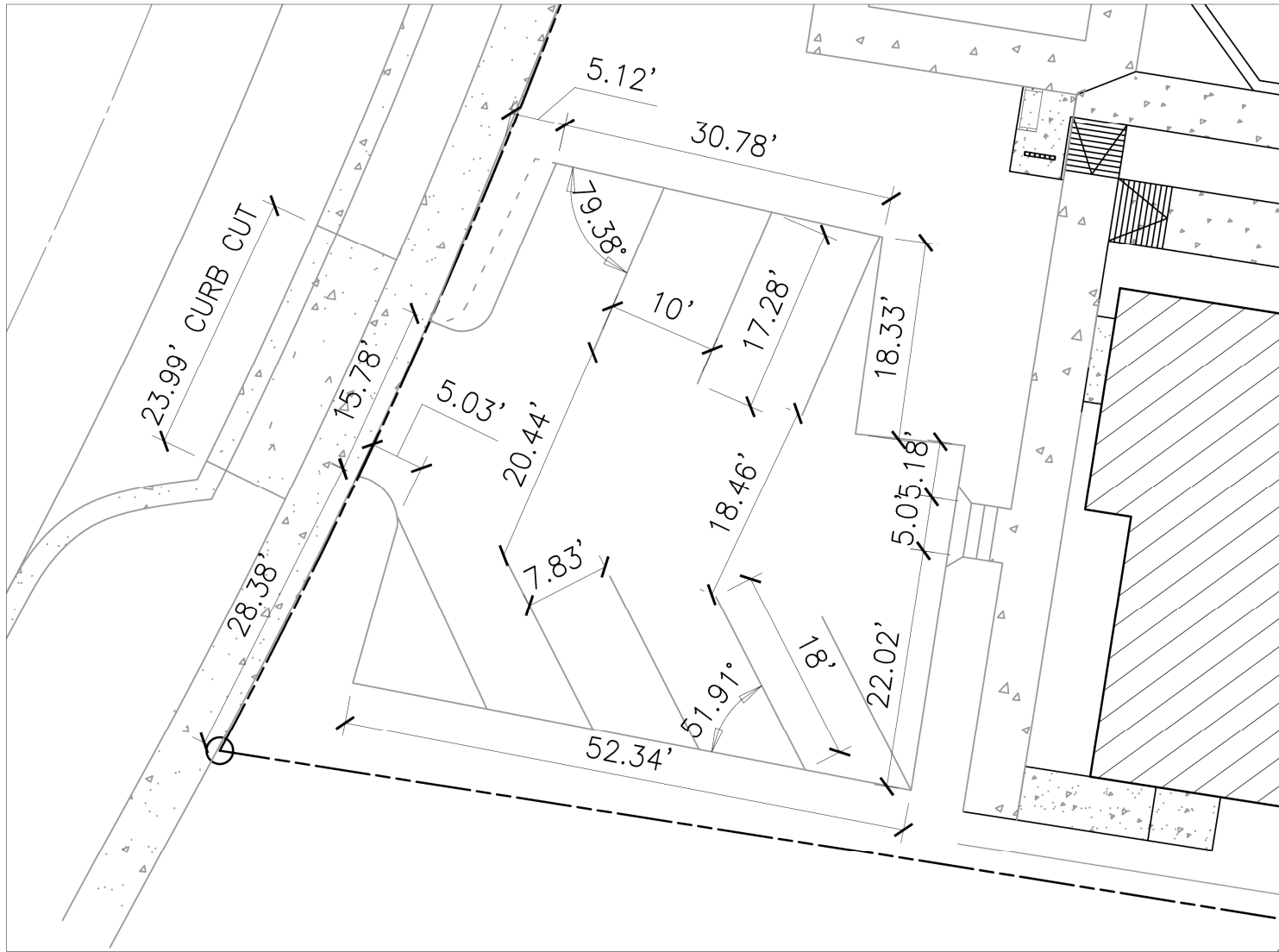




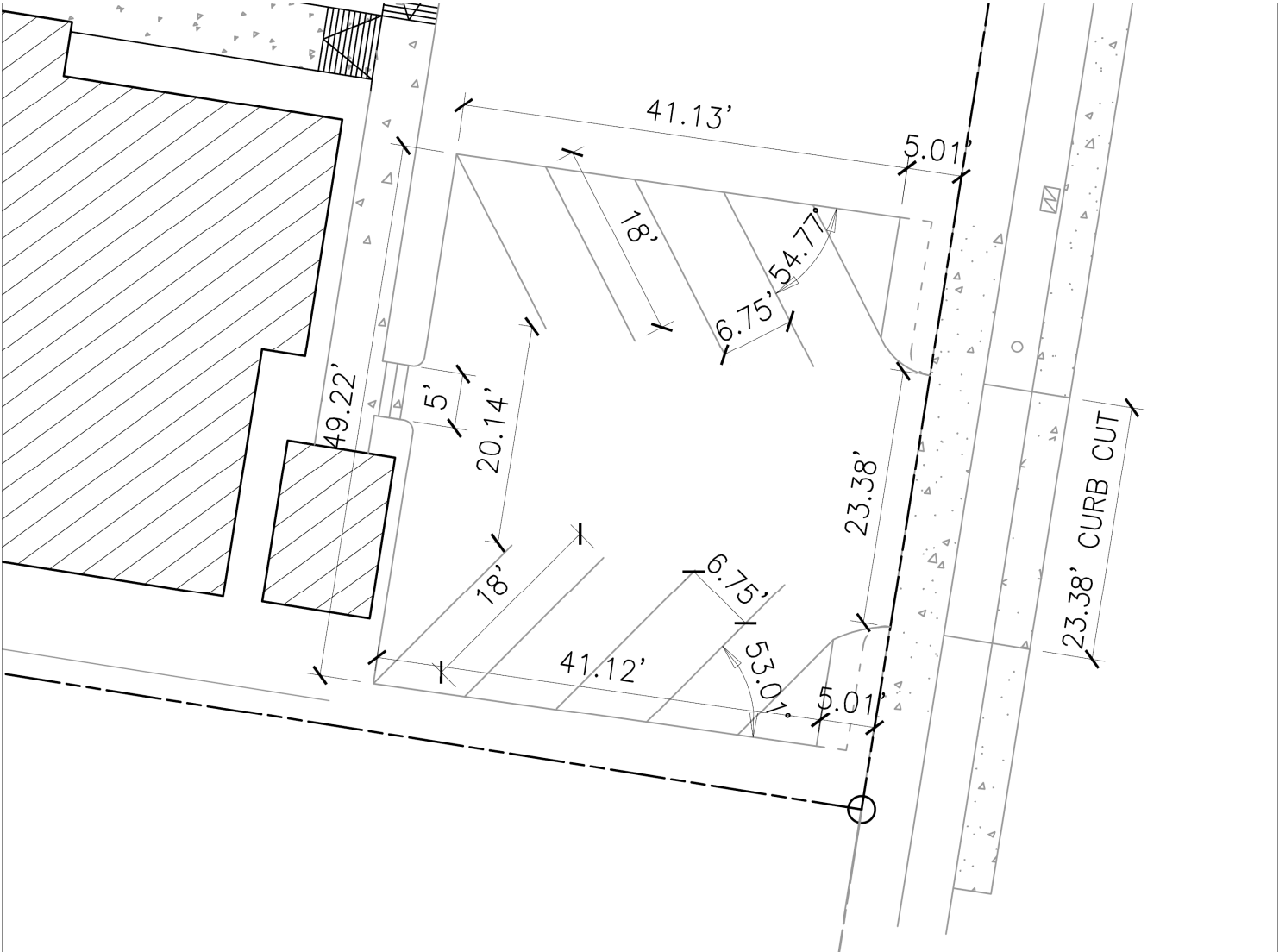
Table with 6 columns: NUMBER, DELTA, CHORD BEARING, RADIUS, ARC, LC. It contains three rows of curve data (C1, C2, C3).





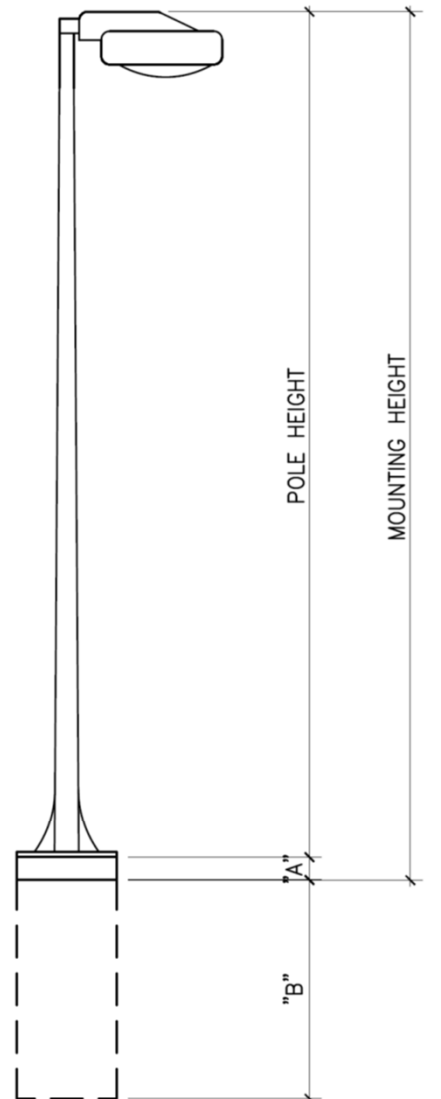
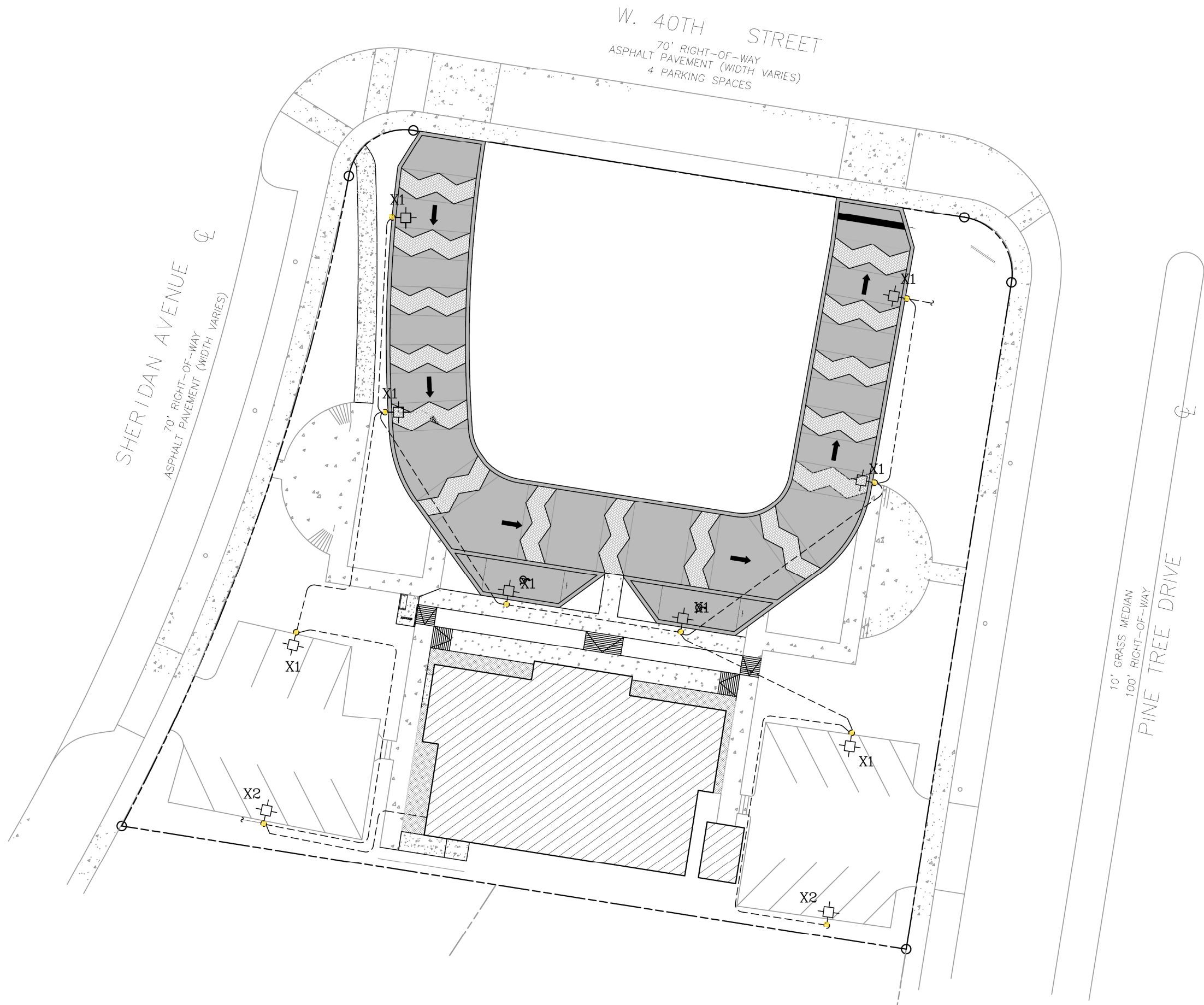


**WEST PARKING LOT**  
**SPACES: 7**  
**AREA 2,314.5 SF**



**EAST PARKING LOT**  
**SPACES: 8**  
**AREA 2,223.58 SF**





MOUNTING HEIGHT	POLE HEIGHT	HEIGHT "A"	EMBED DEPTH "B"
10'-6"	10'	6"	6' 9"

**SYMBOLS LEGEND**

	EXISTING	PROPOSED
LIGHT POLE (1-LIGHT)		
WALL MOUNTED LIGHT		
SIGN FLOODLIGHT		
UTILITY POLE		
UNDERGROUND CIRCUIT		

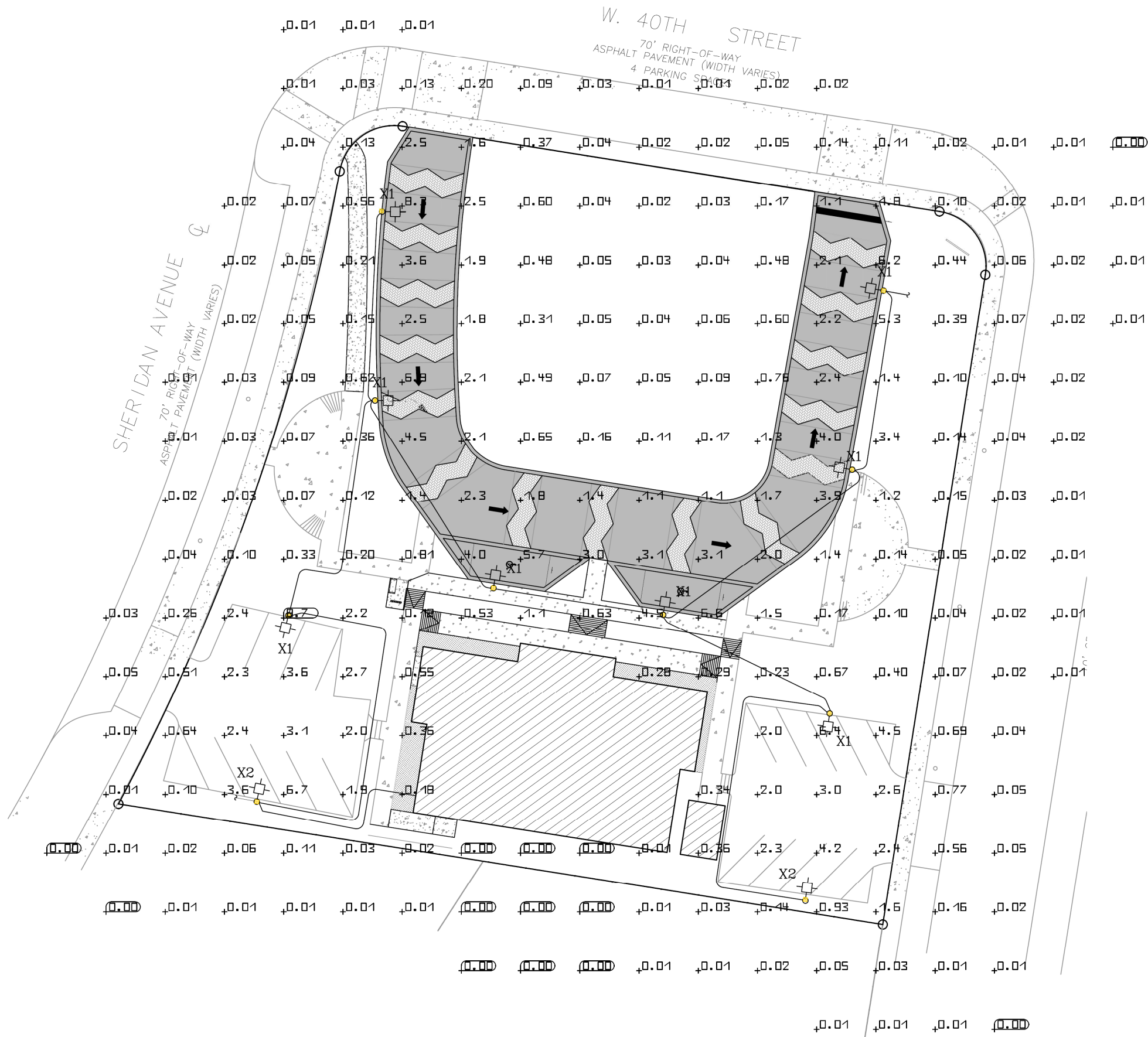
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KINGDOM HALL OF JEHOVAH'S WITNESSES  
300 WEST 40<sup>TH</sup> STREET, MIAMI, FLORIDA 33140

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LIGHTING PLAN	
DATE:	10/11/2021
SCALE:	NTS
	A-25





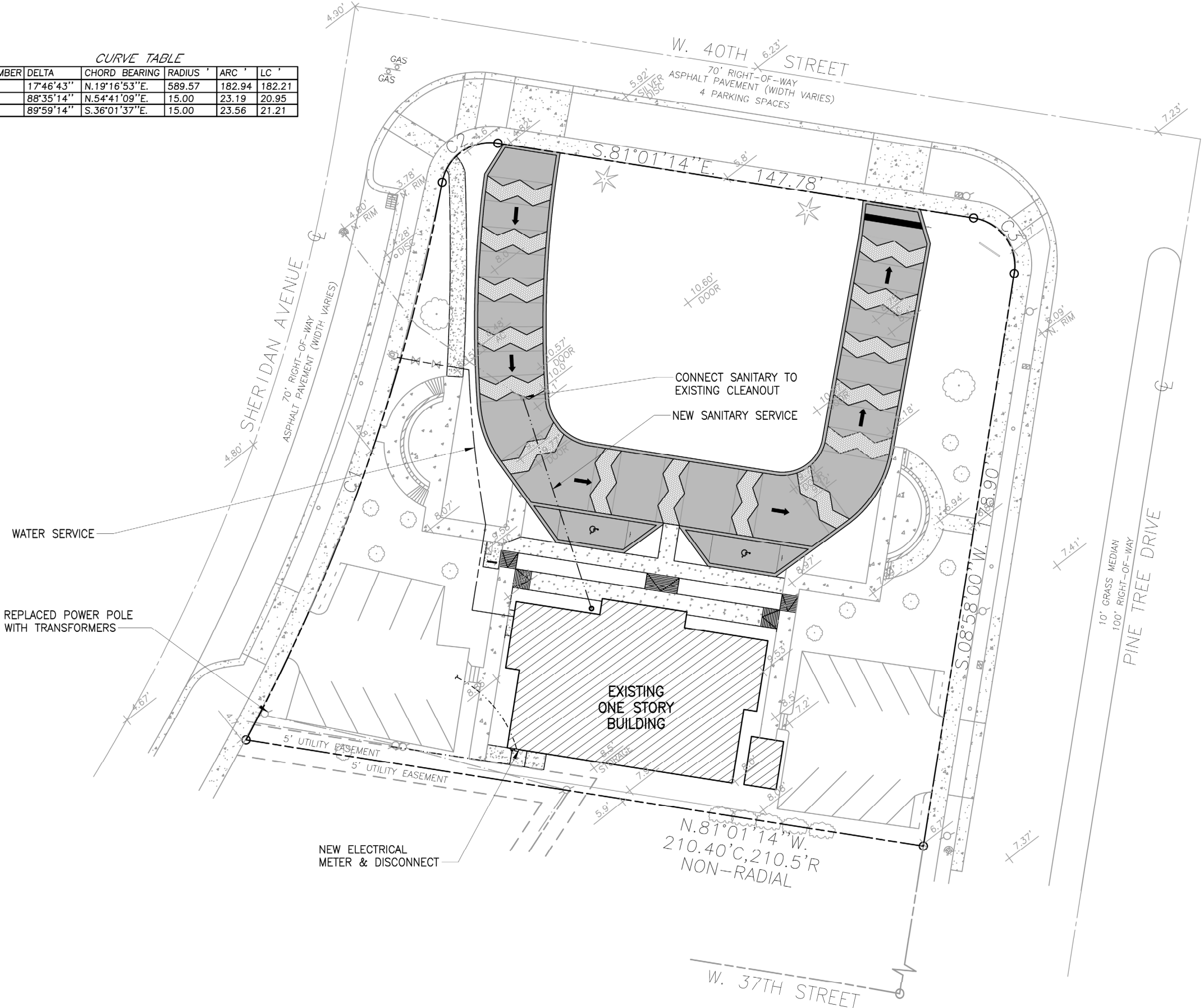
LIGHTING STATISTICS				
DESCRIPTION	AVG	MAX	MIN	MAX/MIN
ENTRY DRIVE	-	-	-	- / -
PARKING LOT	2.86	9.86	0.97	10.13 / 1
SIDEWALKS	3.0	-	-	- / -
BUILDING ENTRY	5.0	-	-	- / -







Table with 6 columns: NUMBER, DELTA, CHORD BEARING, RADIUS, ARC, LC. It contains three rows of curve data (C1, C2, C3).

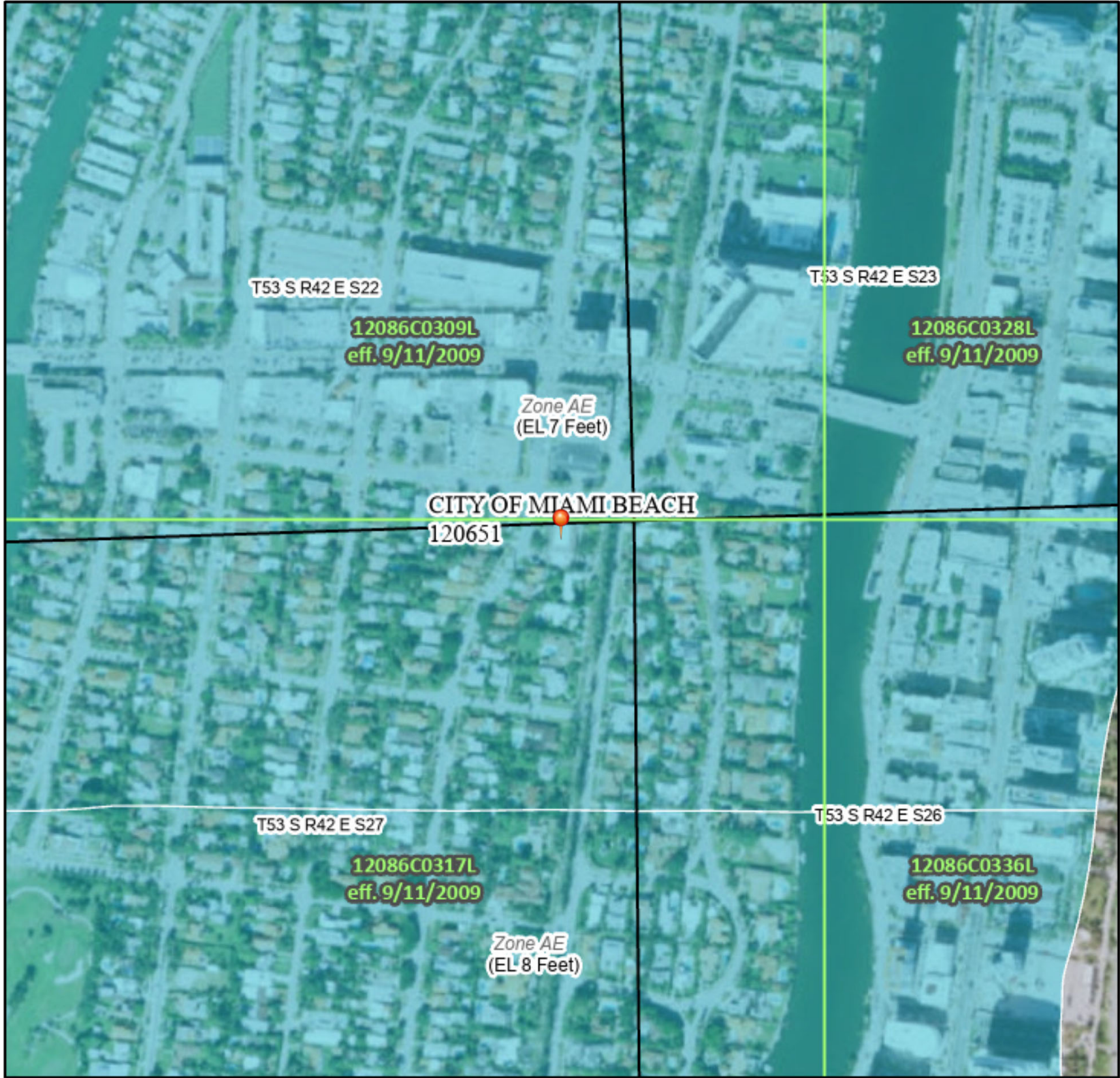




National Flood Hazard Layer FIRMette



80°7'58"W 25°49'1"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000  
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)  
*Zone A, V, A99*

With BFE or Depth *Zone AE, AO, AH, VE, AR*

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*

Area with Flood Risk due to Levee *Zone D*

NO SCREEN

Area of Minimal Flood Hazard *Zone X*

Effective LOMRs

Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

20.2

17.5

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/9/2021 at 4:10 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

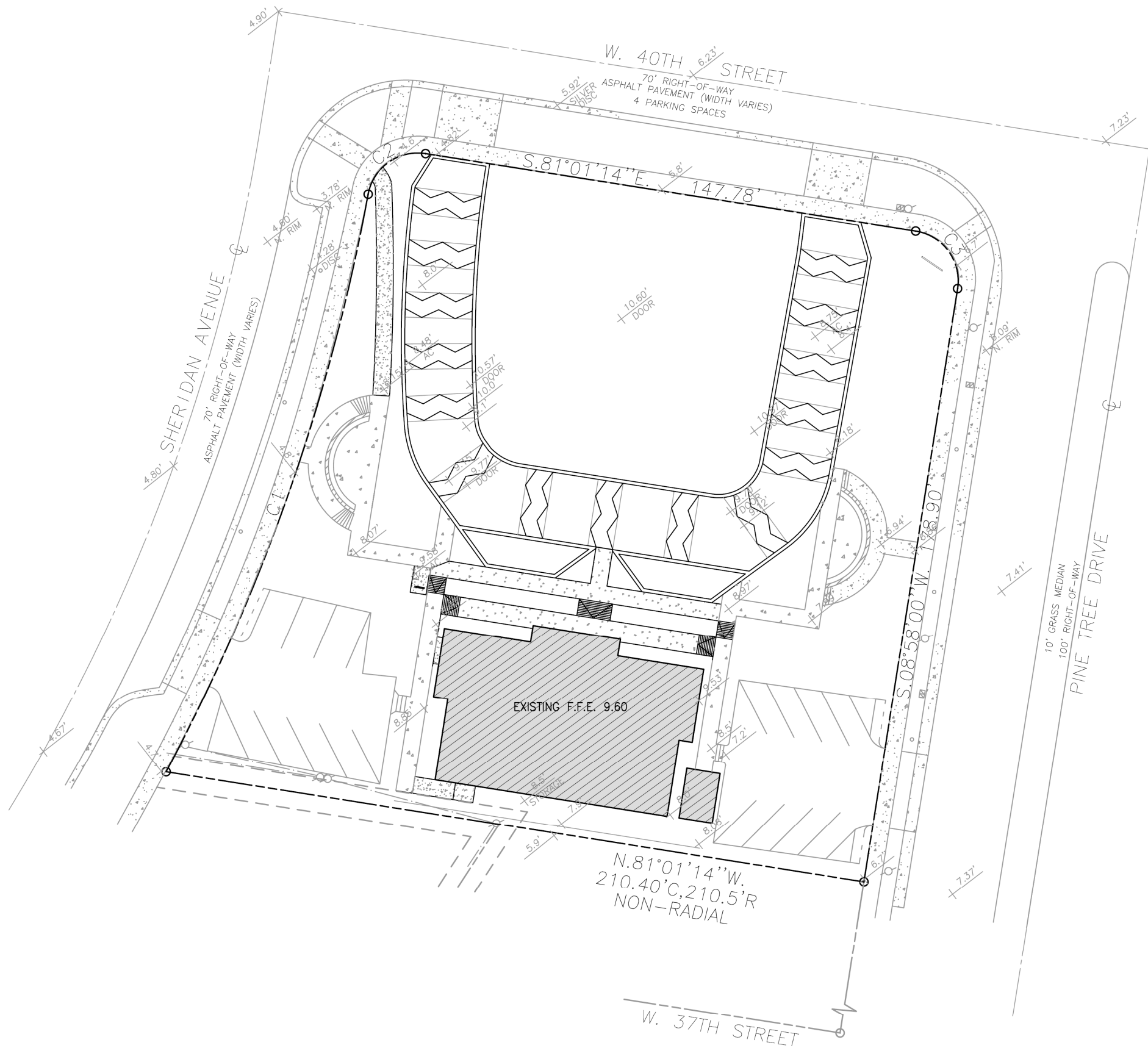
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	FIRMette
DATE:	10/11/2021
SCALE:	NA
	A-29





**NOTE:**  
FREE BOARD ELEVATION IS BASED ON THE DIFFERENCE  
BETWEEN THE EXSTING FINISHED FLOOR OF 9.60 AND THE  
BASE FLOOD ELEVATION OF 7.00.  
FREE BOARD ELEVATION = 2.60 FT.