

JW CONGREGATION OF SOUTH MIAMI BEACH INC.

300 WEST 40 STREET
MIAMI BEACH FL. 33140



SCOPE OF WORK :

D.R.B. : 23-0943

- FULL DEMOLITION 19,235.0 SF. 2 STORY RELIGIOUS BUILDING
- NEW ONE STORY 4,901.0 SF. RELIGIOUS BUILDING
- SIDE YARD VARIANCE OF 35.54% OPEN AREA IN LIEU OF 50%

COVER

FINAL SUBMITTAL: 07.10.23

Revisions

NEW JW CONGREGATION BUILDING

JW CONGREGATION

300 WEST 40th STREET

MIAMI BEACH, FL 33140

J.C.D. ARCHITECT , Inc.

JUAN C. DAVID R. A. # 0015344

LEED ACCREDITED PROFESSIONAL

Design & Development

Architecture Interiors Planning Construction

1385 Coral Way, Suite 404 Miami, FL 33145

Ph: (305) 285-4343 Fax: (305) 285-4330



Job No.

Date : 06.20.23

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Sheet No.

DRB.0

INDEX OF SHEETS

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ADDITIONAL DOCUMENTS:	
<ul style="list-style-type: none"> - SURVEY S&S - PRE-APPLICATION CHECKLIST - LAND USE BOARD APPLICATION - LETTER OF INTENT - MAILING LABELS - PROPERTY OWNER LIST - CERTIFIED LETTER - 375' RADIUS MAP - MICROFILMS 	

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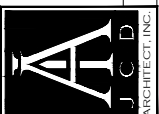
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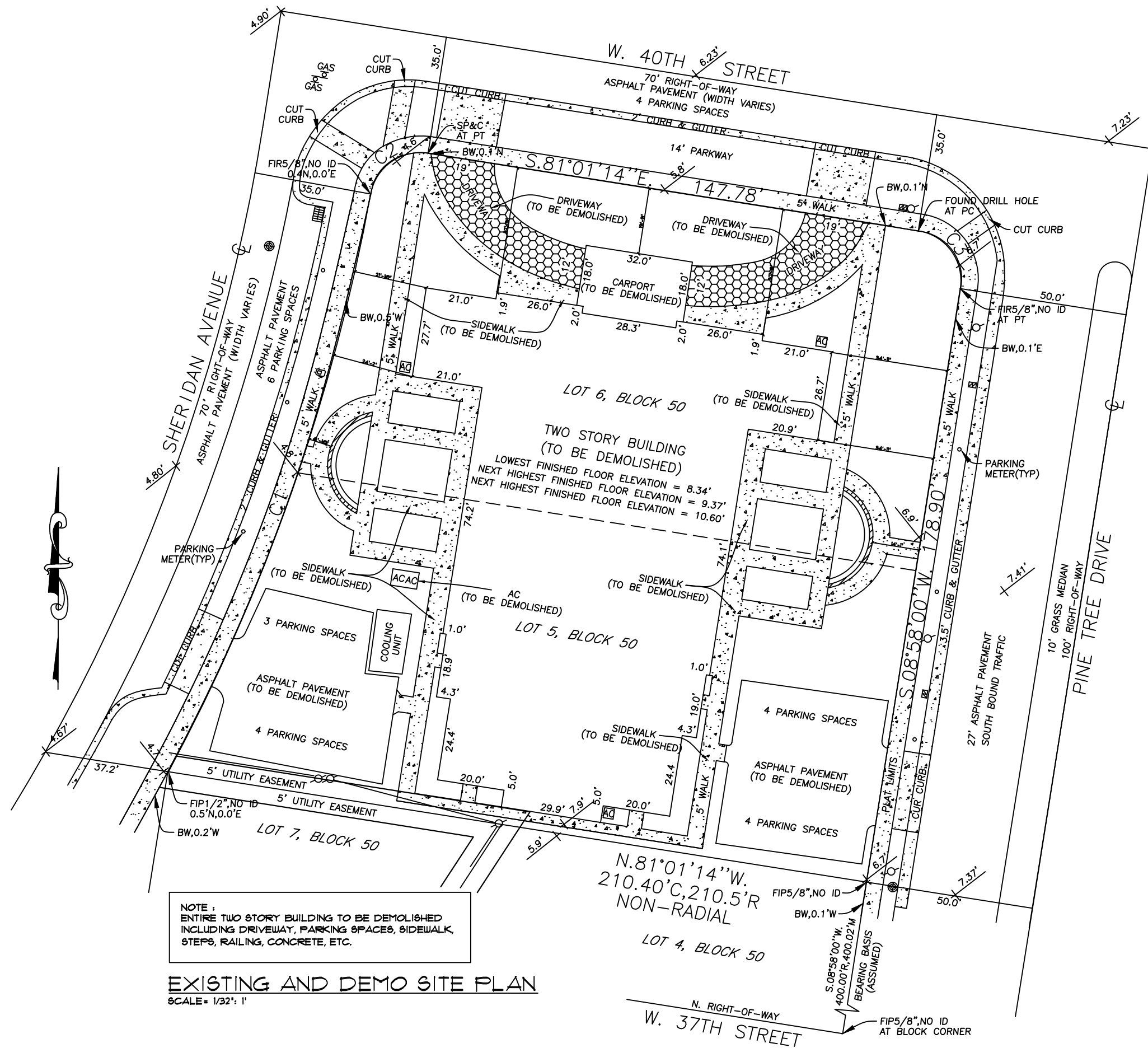
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EXISTING & DEMOLITION SITE PLAN

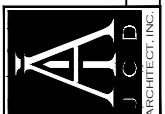
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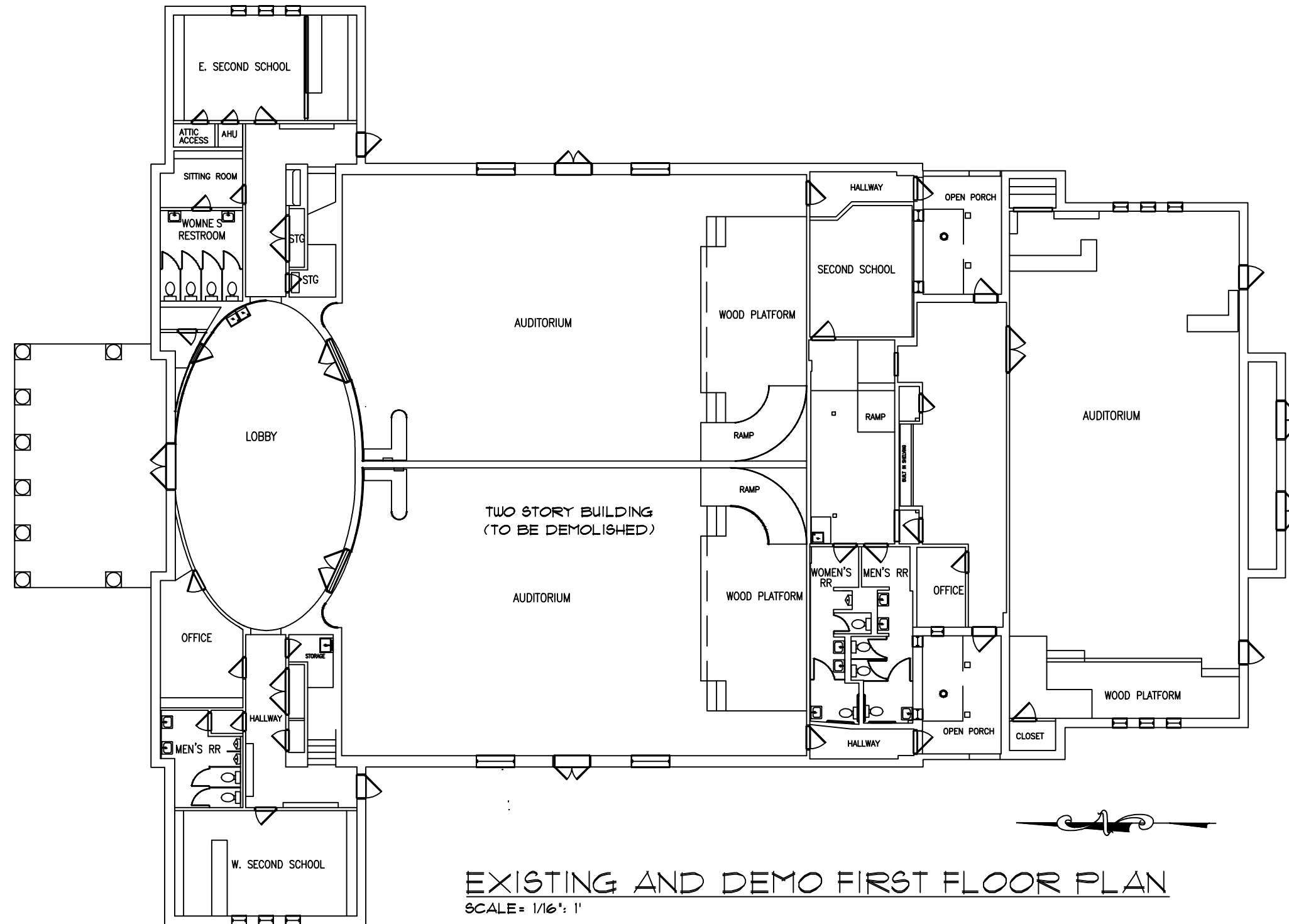
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EXISTING AND DEMO FIRST FLOOR PLAN
 SCALE = 1/16" = 1'

NOTE :
 ENTIRE TWO STORY BUILDING TO BE DEMOLISHED
 INCLUDING DRIVEWAY, PARKING SPACES, SIDEWALK,
 STEPS, RAILING, CONCRETE, ETC.

EXISTING ZONING CALCULATION :	
LOT SIZE = 36,065.4 SF.	
LOT COVERAGE : ALLOWED	EXISTING
UNIT SIZE : 18,032.7 SF. (50% LOT SIZE)	19,235.0 SF. (53.33% LOT SIZE)

EXIST. & DEMO 1ST FLOOR PLAN

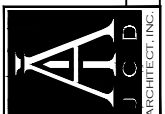
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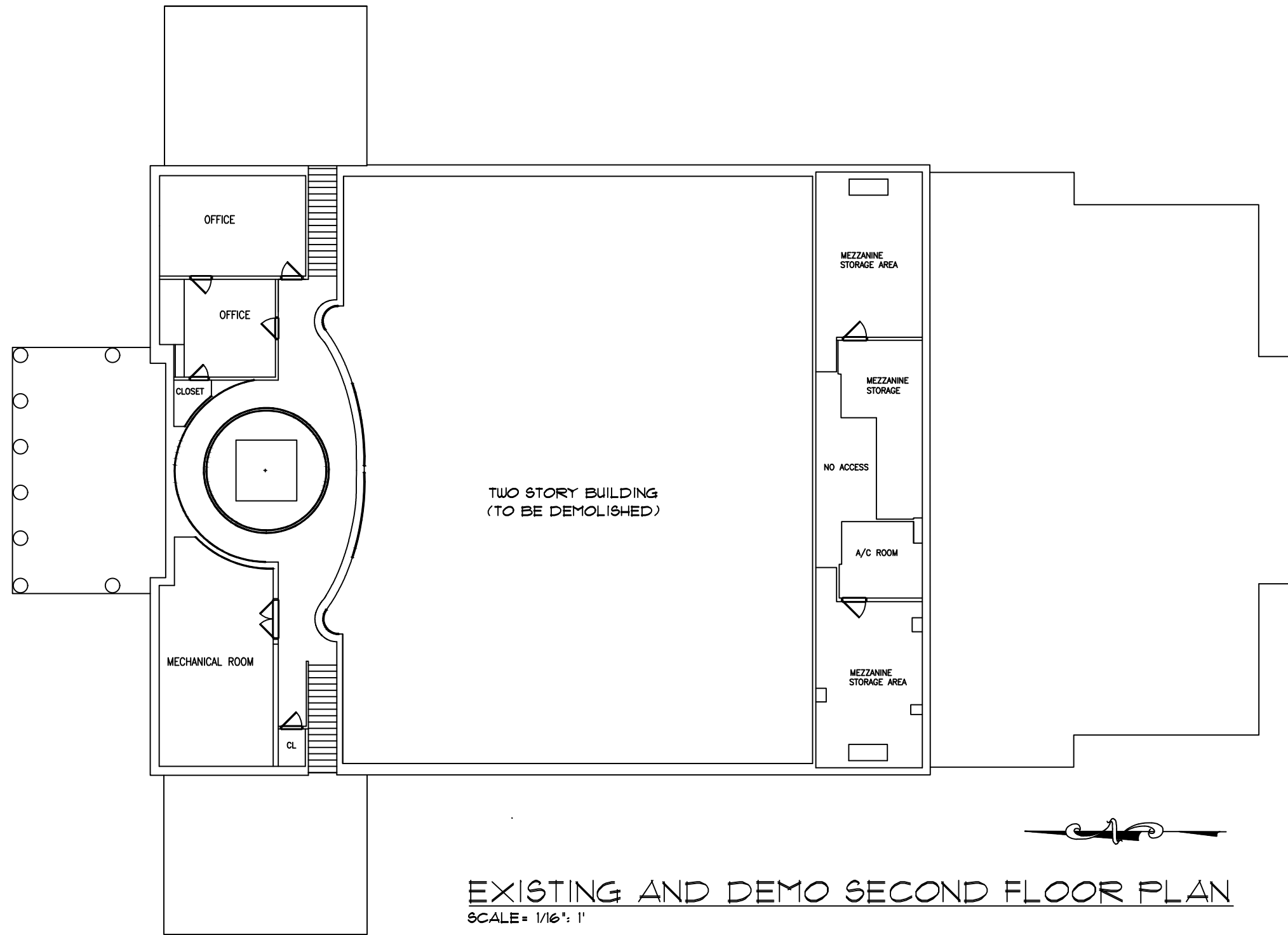
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EXISTING AND DEMO SECOND FLOOR PLAN
 SCALE = 1/16" = 1'

NOTE :
 ENTIRE TWO STORY BUILDING TO BE DEMOLISHED
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EXIST. & DEMO 2ND FLOOR PLAN

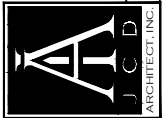
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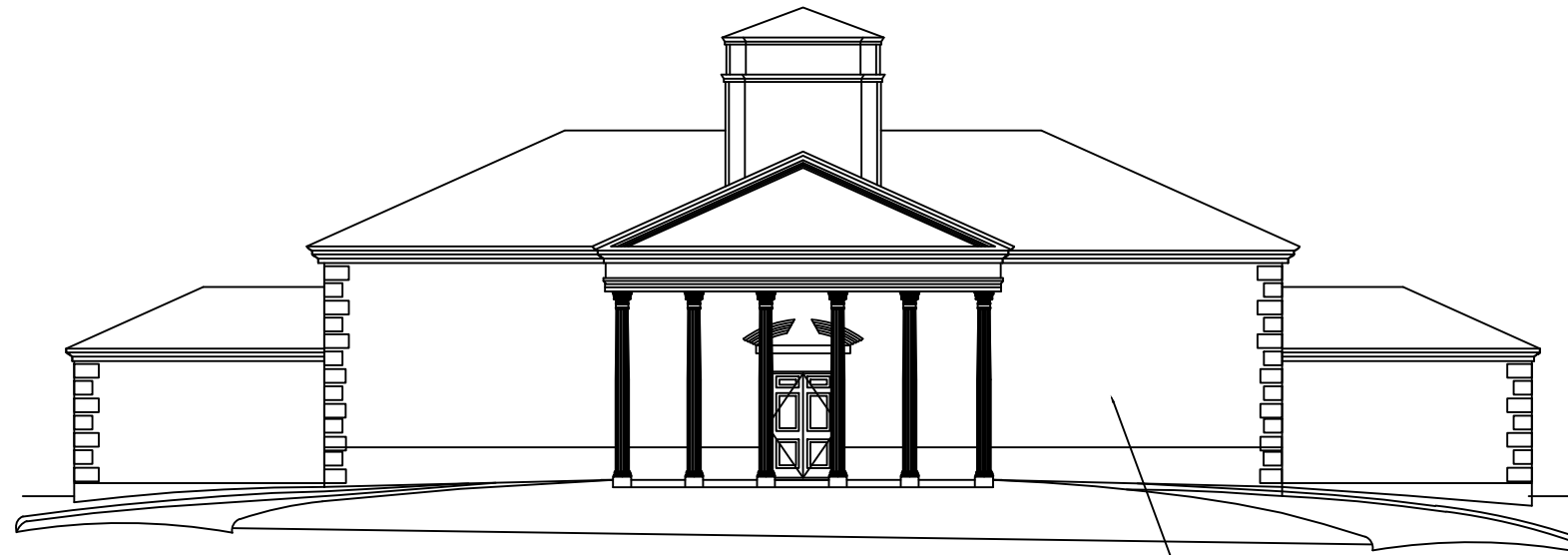
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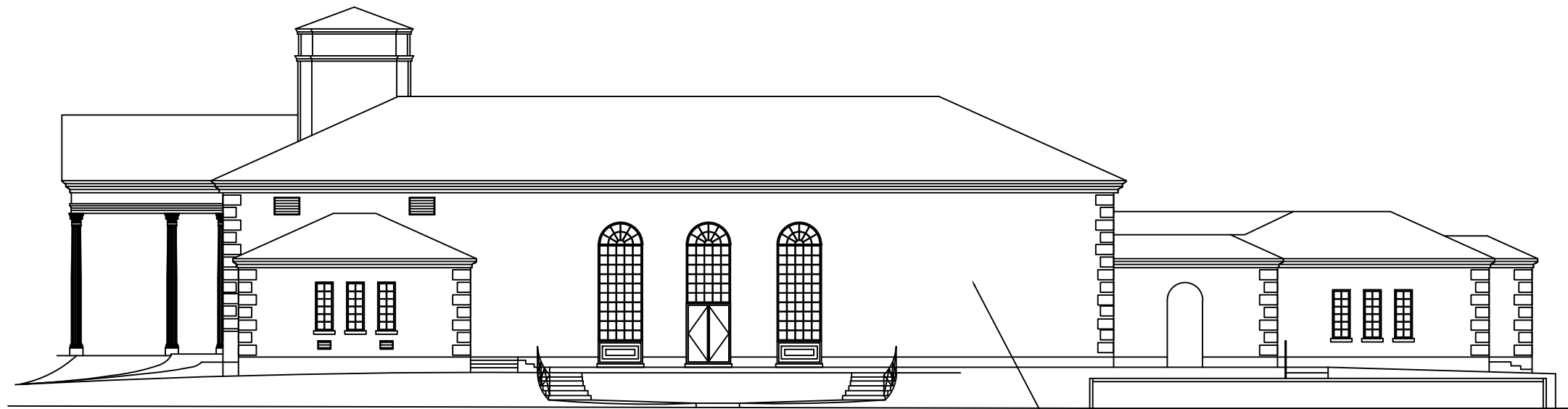
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DRB.1.2



EXISTING AND DEMO NORTH ELEVATION
SCALE = 1/16" = 1'

TWO STORY BUILDING
(TO BE DEMOLISHED)



EXISTING AND DEMO WEST ELEVATION
SCALE = 1/16" = 1'

TWO STORY BUILDING
(TO BE DEMOLISHED)

NOTE :
ENTIRE TWO STORY BUILDING TO BE DEMOLISHED
INCLUDING DRIVEWAY, PARKING SPACES, SIDEWALK,
STEPS, RAILING, CONCRETE, ETC.

EXIST. & DEMOLITION ELEVATION

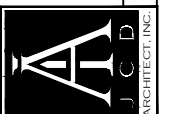
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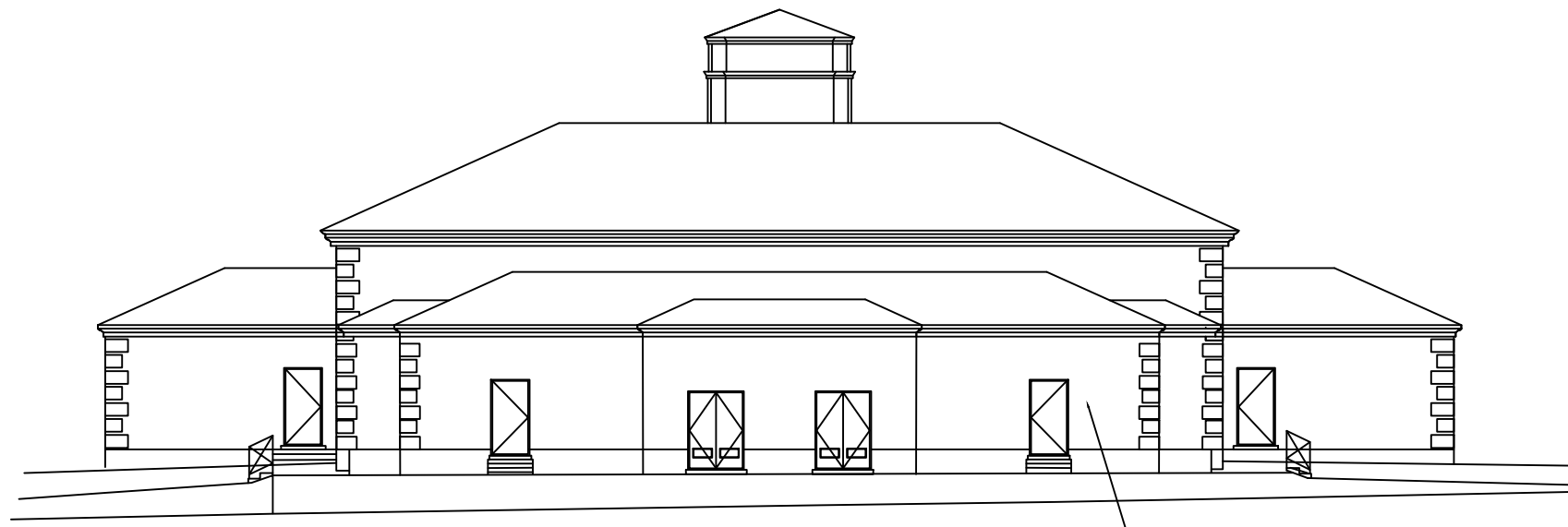
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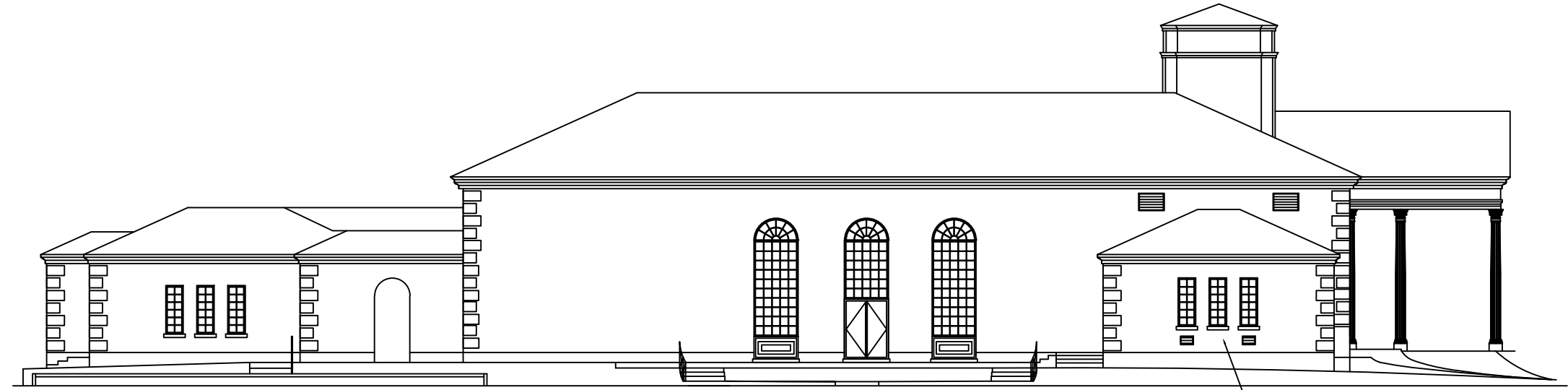
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DRB.1.3



EXISTING AND DEMO SOUTH ELEVATION
SCALE = 1/16" = 1'

TWO STORY BUILDING
(TO BE DEMOLISHED)



EXISTING AND DEMO EAST ELEVATION
SCALE = 1/16" = 1'

TWO STORY BUILDING
(TO BE DEMOLISHED)

NOTE :
ENTIRE TWO STORY BUILDING TO BE DEMOLISHED
INCLUDING DRIVEWAY, PARKING SPACES, SIDEWALK,
STEPS, RAILING, CONCRETE, ETC.

EXIST. & DEMOLITION ELEVATION

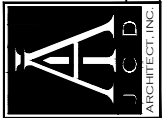
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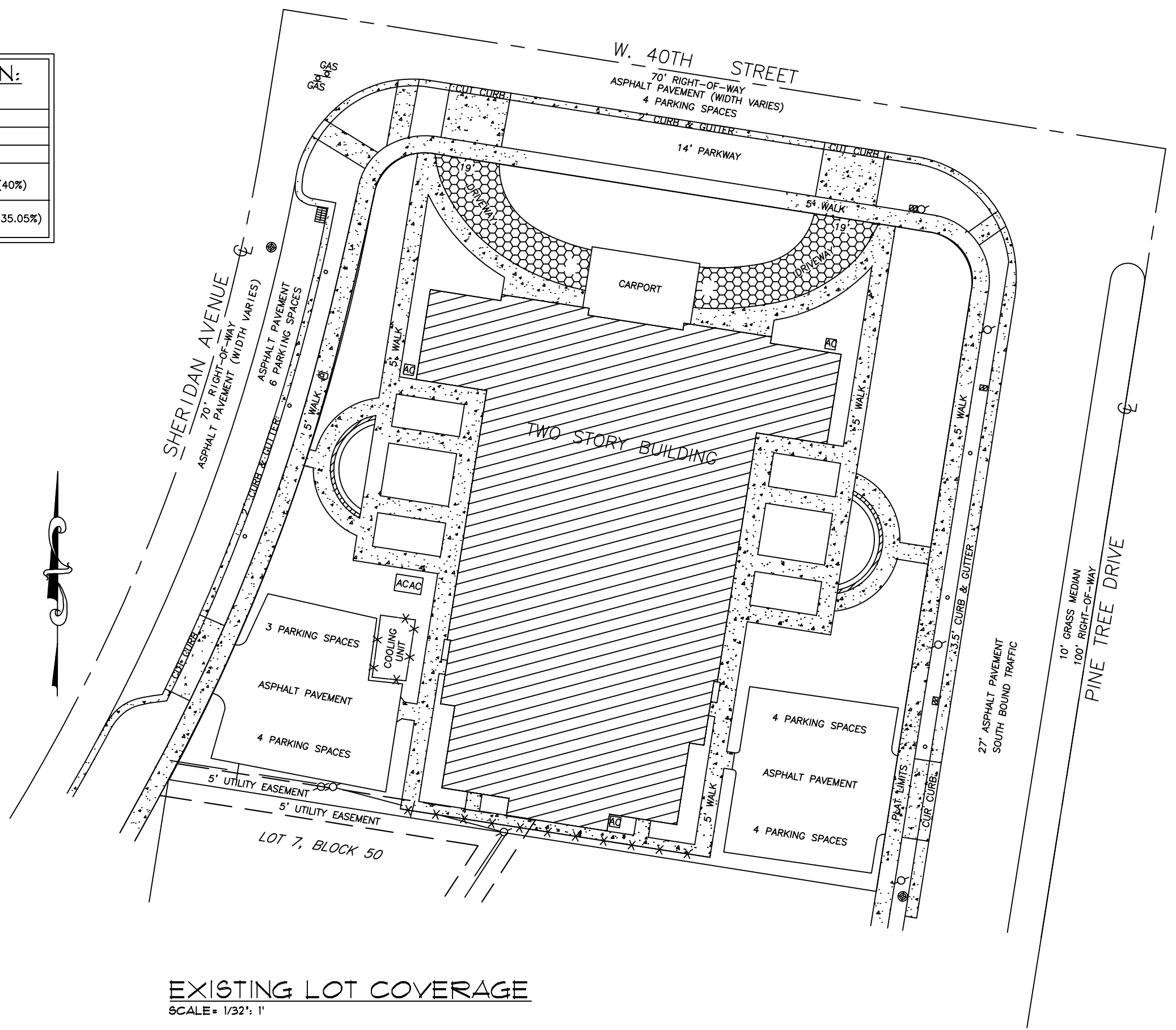
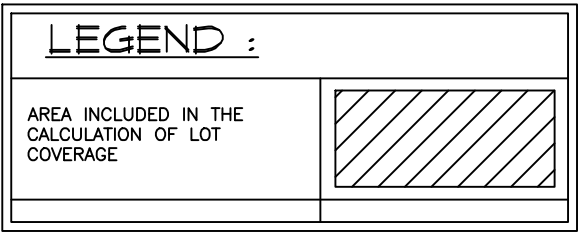
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LOT COVERAGE CALCULATION: (EXISTING)	
	AREA S.F.
MAIN BUILDING (1st FLOOR)	12,641.98 S.F.
TOTAL LOT COVERAGE EXISTING	12,641.98 S.F.
MAX. LOT COVERAGE ALLOWED 40% OF LOT AREA (LOT AREA X 0.40) = (36,065.40 X 0.40)	14,426.16 S.F. (40%)
TOTAL LOT COVERAGE EXISTING	12,641.98 S.F. (35.05%)



EXISTING LOT COVERAGE
SCALE = 1/32" = 1'

EXISTING SHADED DIAGRAM

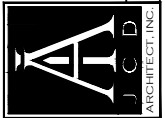
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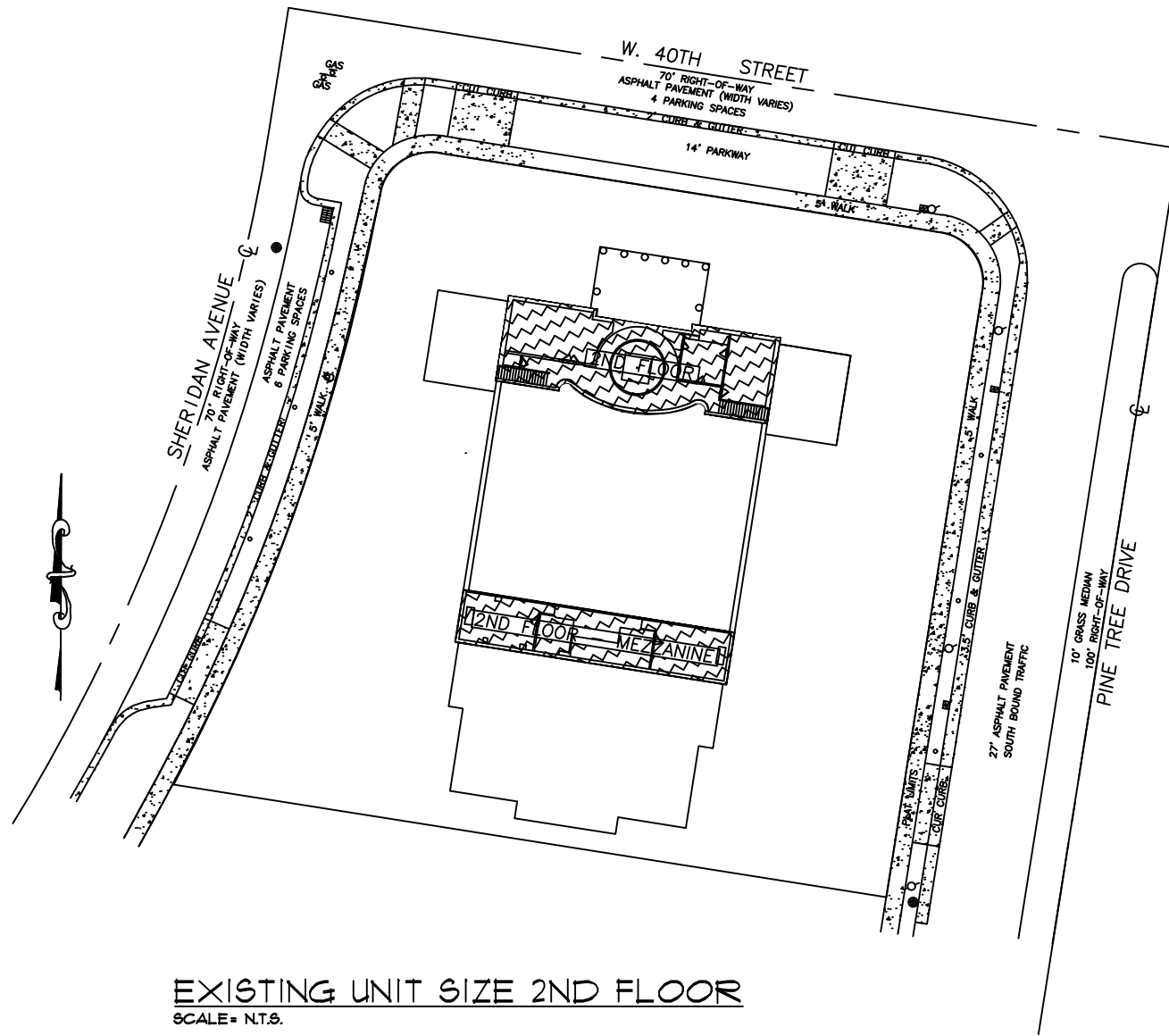
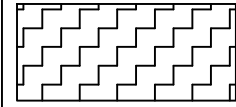
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**UNIT SIZE CALCULATION:
(EXISTING)**

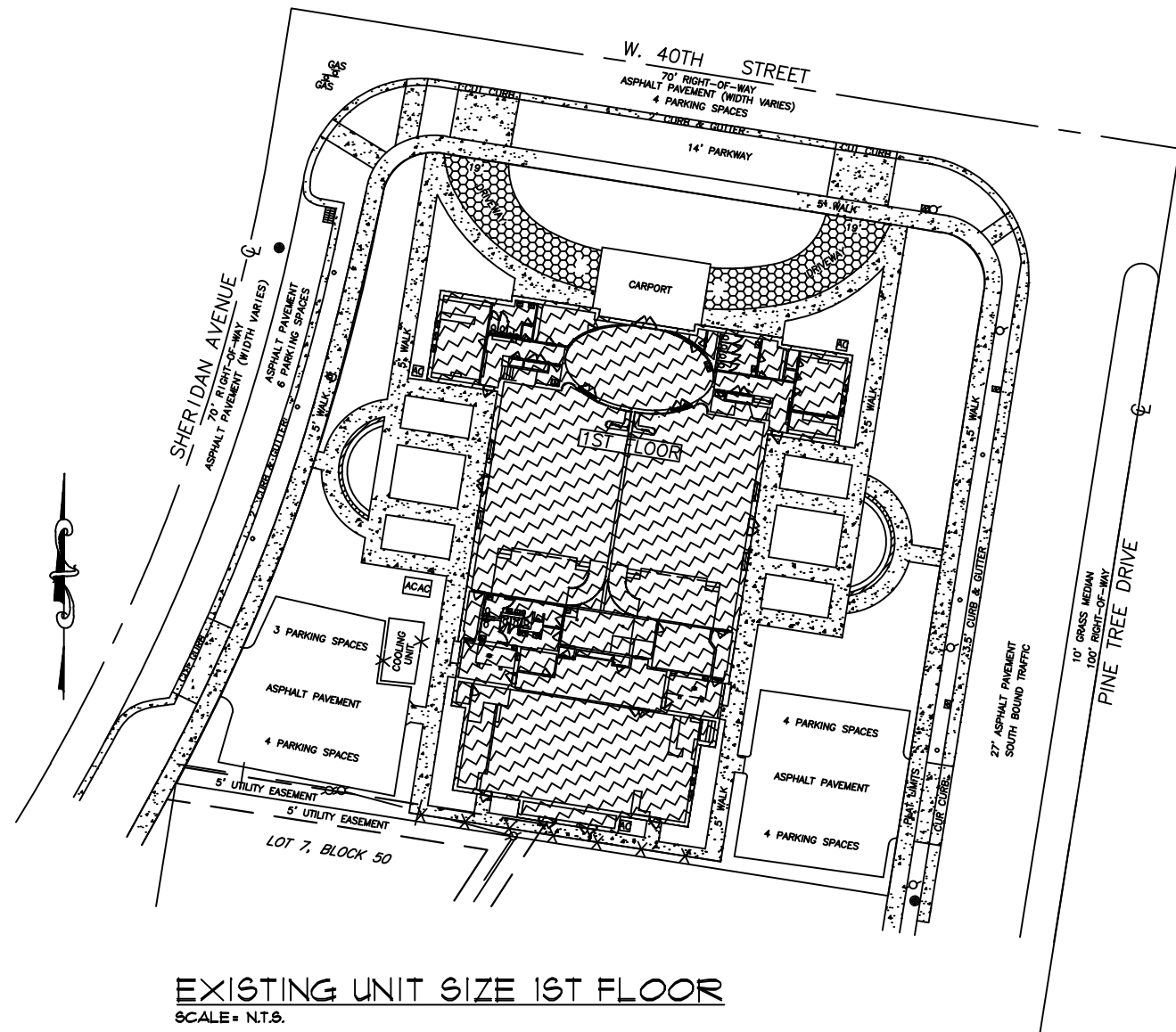
	AREA S.F.
MAIN BUILDING (1st FLOOR)	12,641.98 S.F.
MAIN BUILDING (2nd FLOOR)	6,593.02 S.F.
TOTAL UNIT SIZE EXISTING	19,235 S.F.
MAX. UNIT SIZE ALLOWED 50% OF LOT AREA (LOT AREA X 0.50) = (36,065.40 X 0.50)	18,032.70 S.F. (50%)
TOTAL UNIT SIZE EXISTING	19,235 S.F. (53.33%)

LEGEND :

AREA INCLUDED IN THE
CALCULATION OF UNIT SIZE



EXISTING UNIT SIZE 2ND FLOOR
SCALE= N.T.S.



EXISTING UNIT SIZE 1ST FLOOR
SCALE= N.T.S.

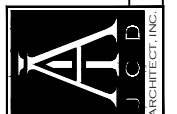
EXISTING SHADED DIAGRAM

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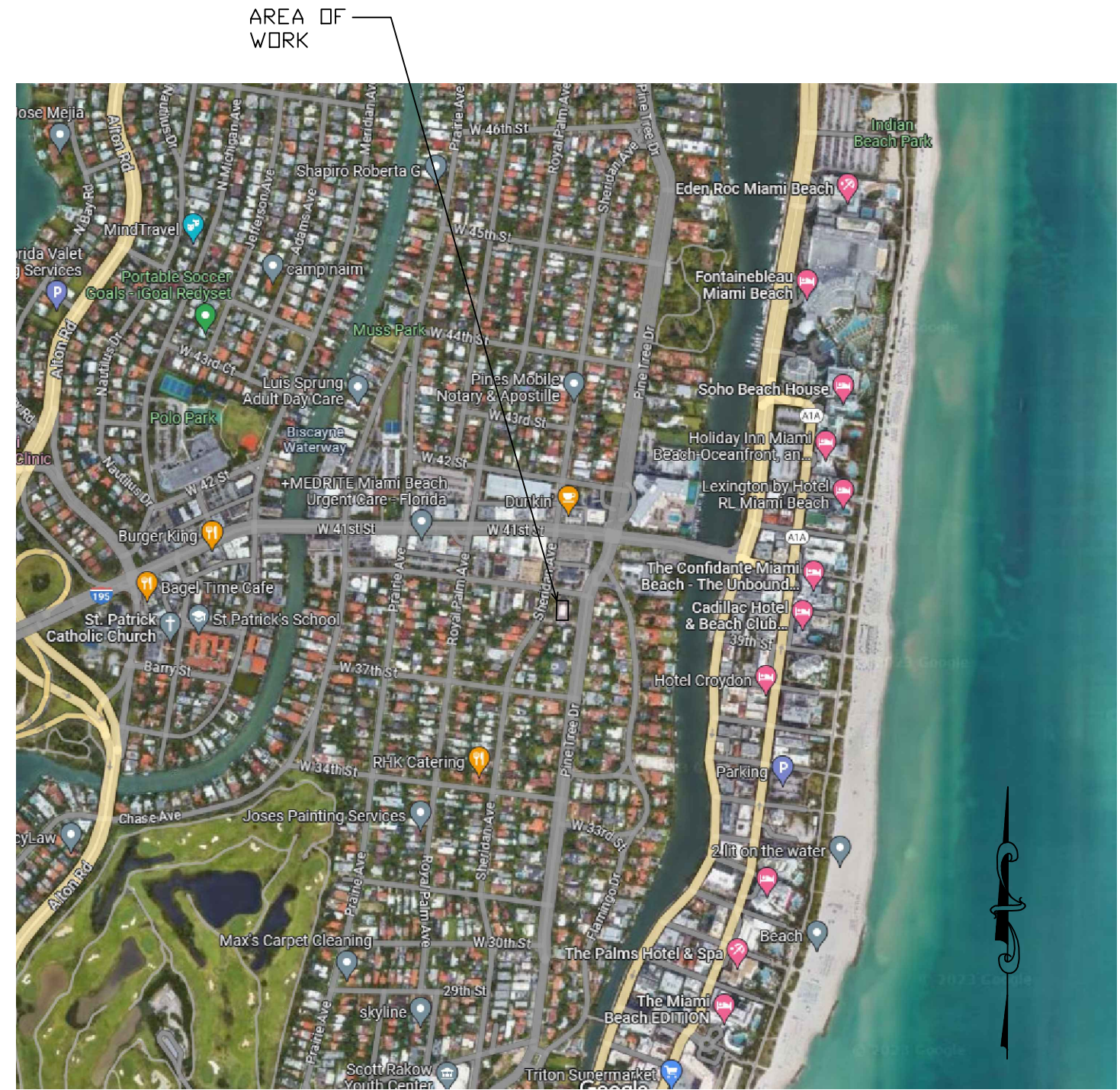
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SINGLE FAMILY RESIDENTIAL-ZONING DATA SHEET

ITEM #	ZONING INFORMATION			
1	ADDRESS:	300 W 40 ST, Miami Beach, Florida 33140		
2	FOLIO NUMBER(S):	02-3221-017-0590		
3	BOARD AND FILE NUMBERS:	DRB23-0943		
4	YEAR BUILT:	1959	ZONING DISTRICT:	RS-2
5	BASED FLOOD ELEVATION	7.00'	GRADE VALUE IN NGVD:	5.80'
6	ADJUSTED GRADE (FLOOD+GRADE)	27.0'+5.8'/2=6.4'	FREE BOARD:	1.00'
7	LOT AREA:	36,065.4 SF		
8	LOT WIDTH (FRONT):	176.25'	LOT DEPTH:	193.90'
		REQUIRED	PROPOSED	DEFICIENCIES
9	MAX LOT COVERAGE SF (%):	14,426.1 SF (40%)	LOT COVERAGE SF AND %:	5,043.50 SF (13.98%)
10	EXISTING LOT COVERAGE SF (%):	14,426.1 SF (40%)	LOT COVERAGE SF AND %:	12,642.2 SF (35.05%)
11	FRONT YARD OPEN SPACE SF (%):	1,731.00 SF (50%)	FRONT YARD OPEN SPACE	2,151.71 SF (62.32%)
12	REAR YARD OPEN SPACE SF (%):	4,163.86 SF (10%)	REAR YARD OPEN SPACE	4,865.53 SF (81.79%)
13	SIDE YARD-1 OPEN SPACE SF (%):	1,933.58 SF (50%)	SIDE YARD-1 OPEN SPACE	1,374.75 SF (35.54%)
14	SIDE YARD-2 OPEN SPACE SF (%):	1,270.15 SF (50%)	SIDE YARD-2 OPEN SPACE	1,700.58 SF (66.94%)
15	MAX UNIT SIZE SF (%):	18,032.70 SF (50%)	UNIT SIZE SF (%):	4,900.68 SF (13.58%)
16	EXISTING UNIT SIZE	18,032.70 SF (50%)	EXISTING UNIT SIZE	19,235 SF (53.33%)
		REQUIRED	EXISTING	PROPOSED
17	HEIGHT:1 STORY BUILDING	18.0'	30.7'	18.0'
18	SETBACKS:			
19	FRONT FIRST LEVEL:	20.00'	37.70'	20.00'
20	FRONT SECOND LEVEL:	30.00'	37.70'	N/A
21	SIDE 1 (Sheridan): 176.25x15%	26.43'	21.80'	54.75'
22	SIDE 2 (Pine Tree): 176.25x10%	17.63'	34.90'	17.63'
23	REAR: 193.15x15%	29.00'	5.20'	115.75'
24	SUM OF SIDE YARD:	44.06'	56.70'	72.38'
25	PARKING REQTS. - IFKG/6 SEATS	220 SEATS/6=37 P	15 Parking Spaces	46 Parking Spaces
31	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	NO		
32	DESIGNED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?	NO		
33	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?	NO		



LOCATION PLAN (AERIAL 1/2 MILE RADIUS)

LOCATION PLAN & ZONING INFO

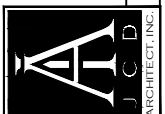
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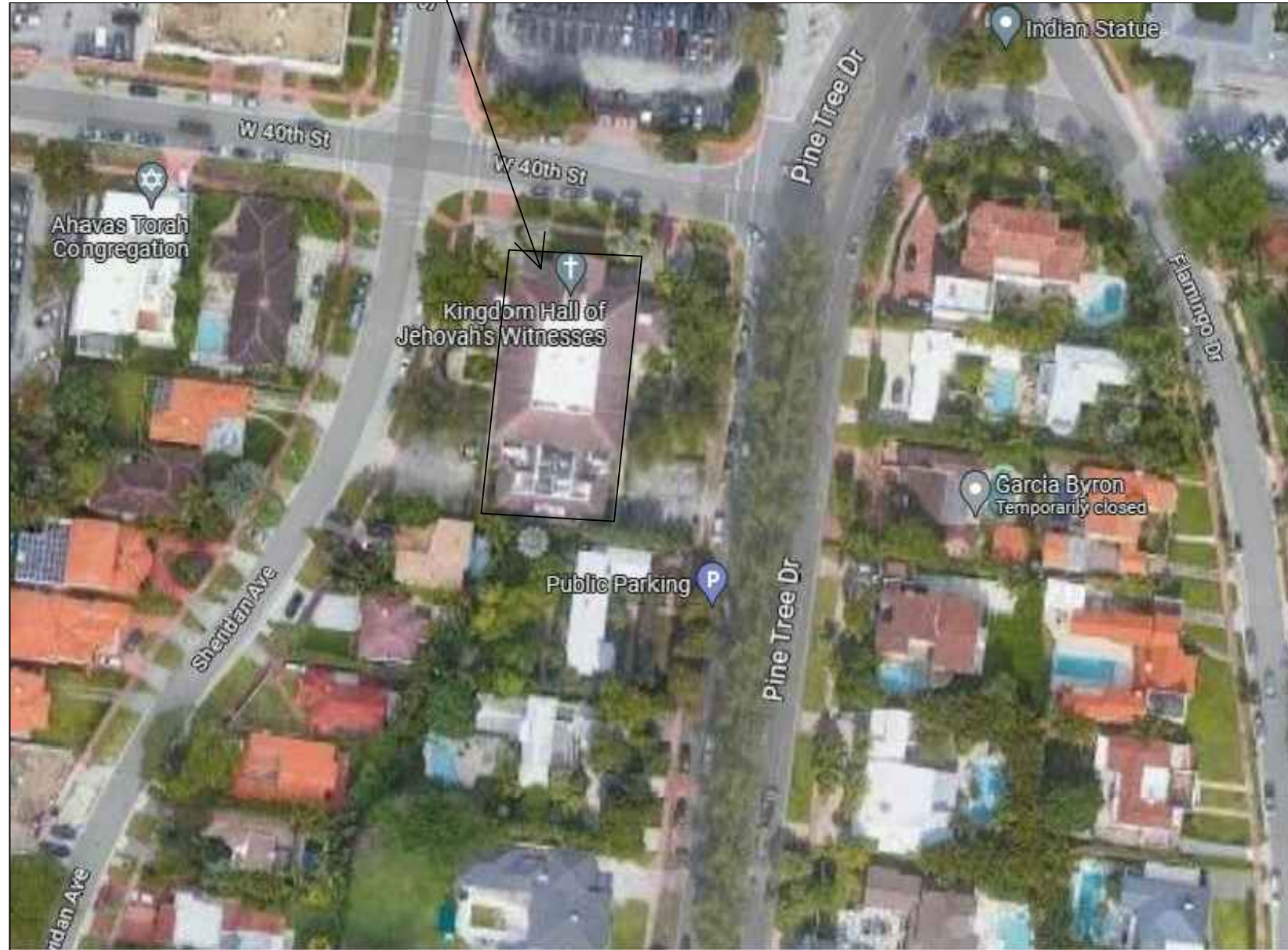


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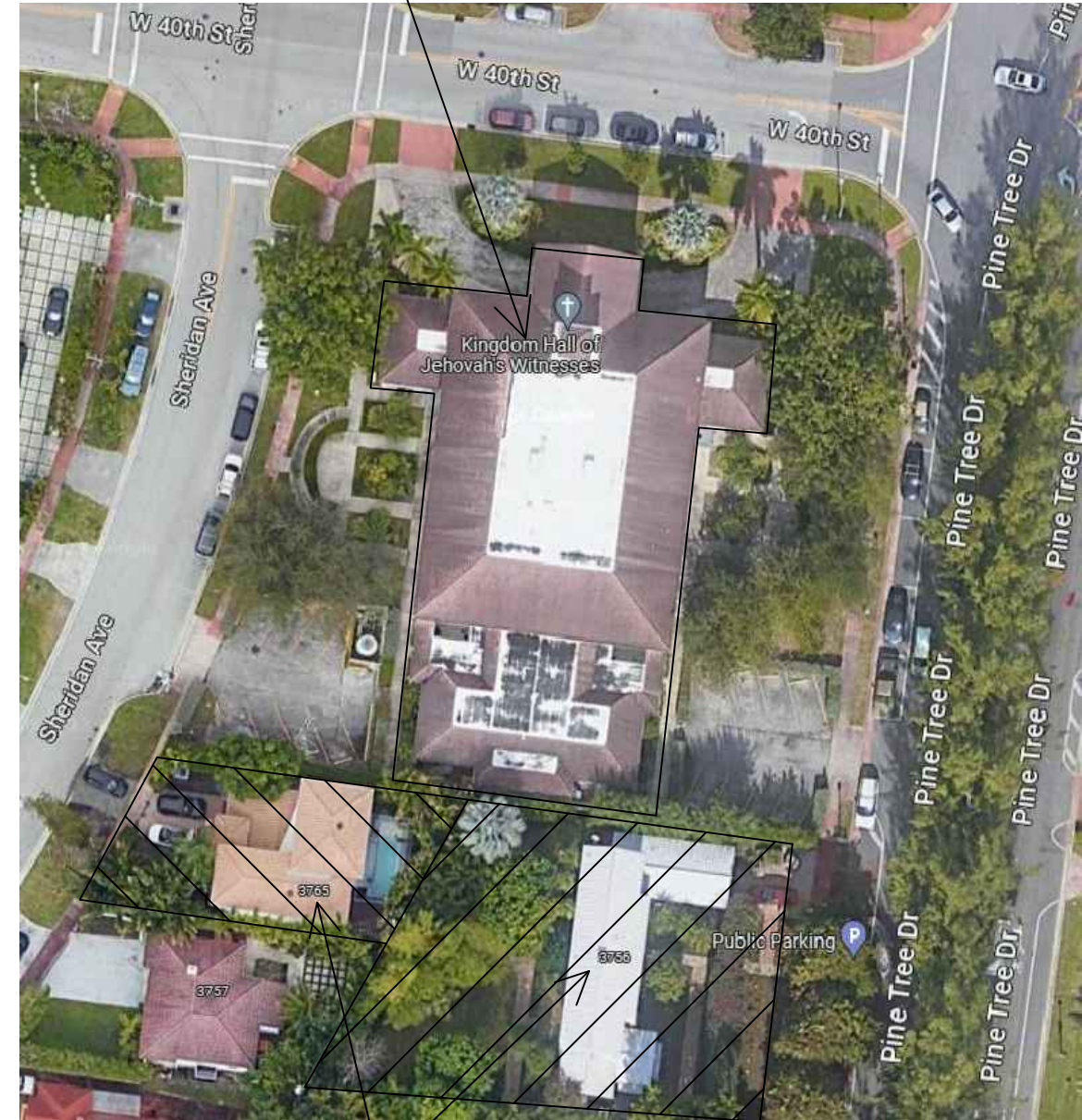
SUBJECT PROPERTY



ENLARGED LOCATION PLAN

ENLARGED LOCATION MAP

SUBJECT PROPERTY



ADJACENT PROPERTIES

ADJACENT PROPERTIES

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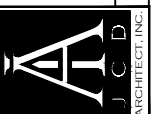
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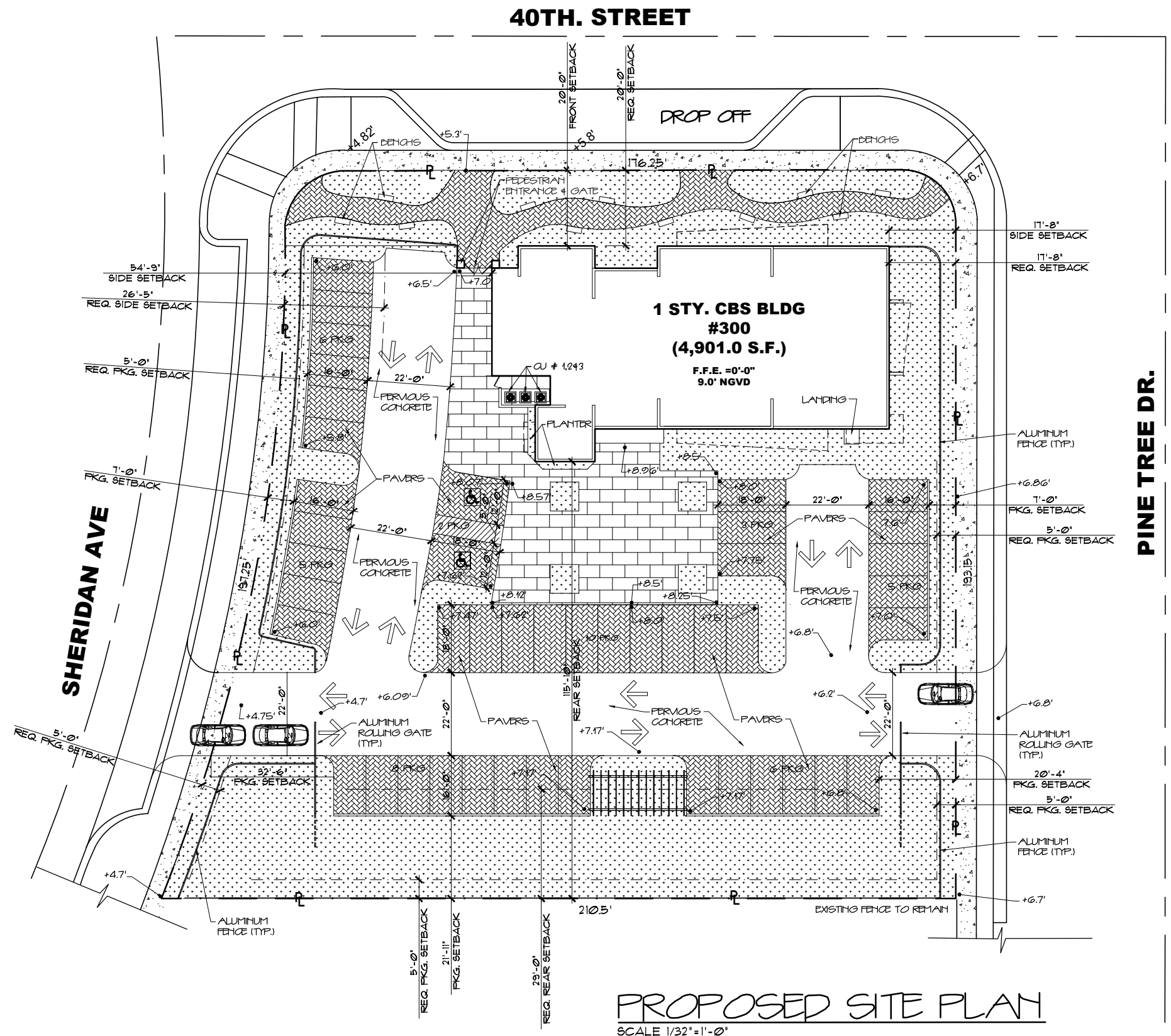
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PROPOSED SITE PLAN
 SCALE 1/32" = 1'-0"

PROPOSED SITE PLAN

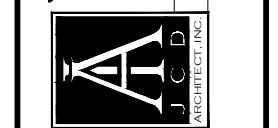
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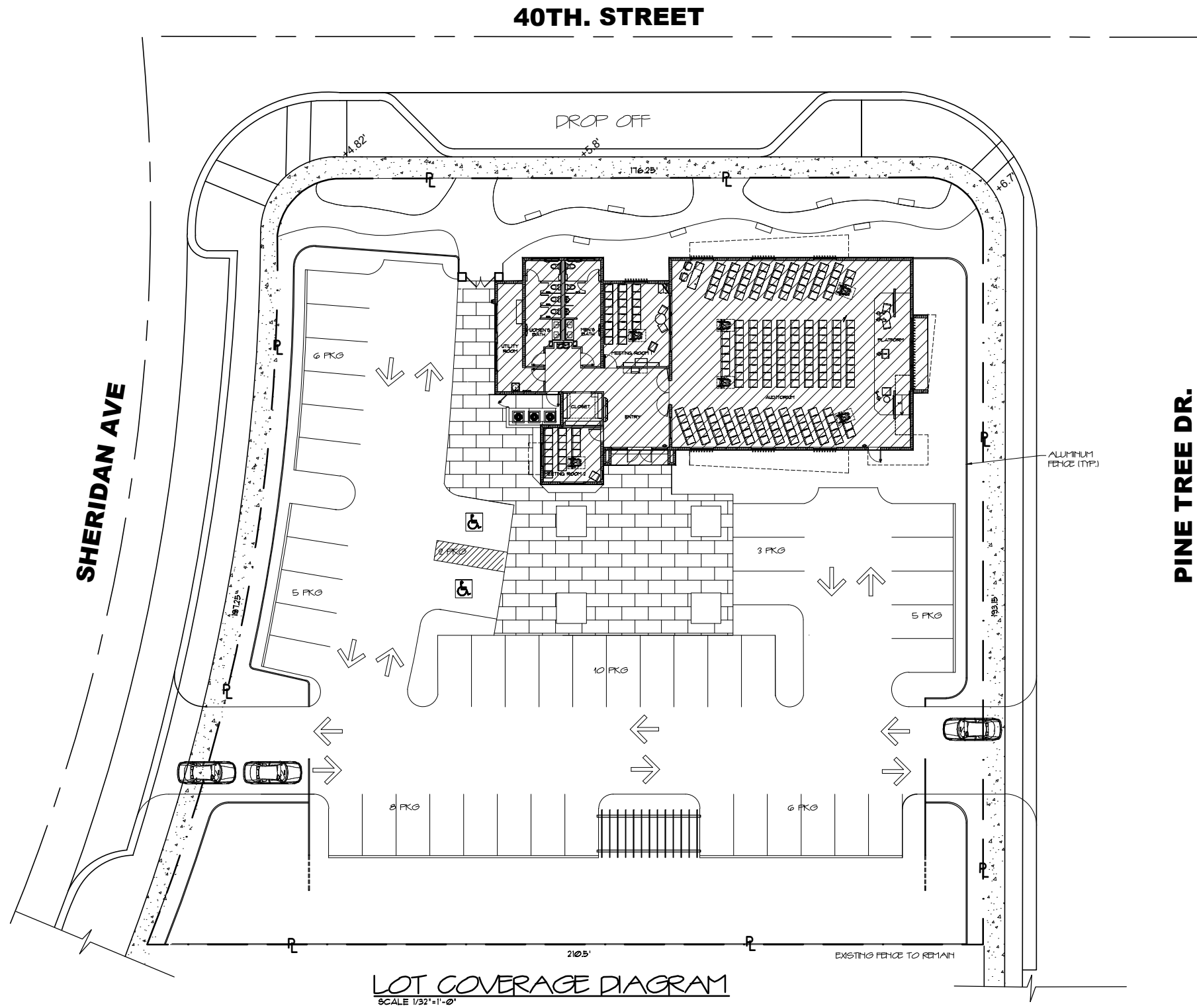
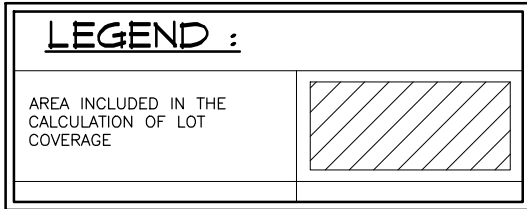


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DRB.3

LOT COVERAGE CALCULATION:

	AREA S.F.
MAIN BUILDING	4,900.68 S.F.
EAST COVERED WING WALLS	73.75 S.F.
SOUTH COVERED COLUMN ENTRY	69.07 S.F.
TOTAL LOT COVERAGE PROPOSED	5,043.50 S.F.
MAX. LOT COVERAGE ALLOWED 40% OF LOT AREA (LOT AREA X 0.40) = (36,065.40 X 0.40)	14,426.16 S.F. (40%)
TOTAL LOT COVERAGE PROVIDED	5,043.50 S.F. (13.98%)



PROPOSED SHADED DIAGRAMS

FINAL SUBMITTAL: 07.10.23

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NEW JW CONGREGATION BUILDING
 JW CONGREGATION
 300 WEST 40th STREET
 MIAMI BEACH, FL 33140

J.C.D. ARCHITECT , Inc.
 JUAN C. DAVID R. A. # 0015344
 LEED ACCREDITED PROFESSIONAL
 Design & Development

Architecture Interiors Planning Construction
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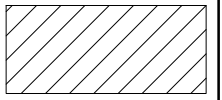
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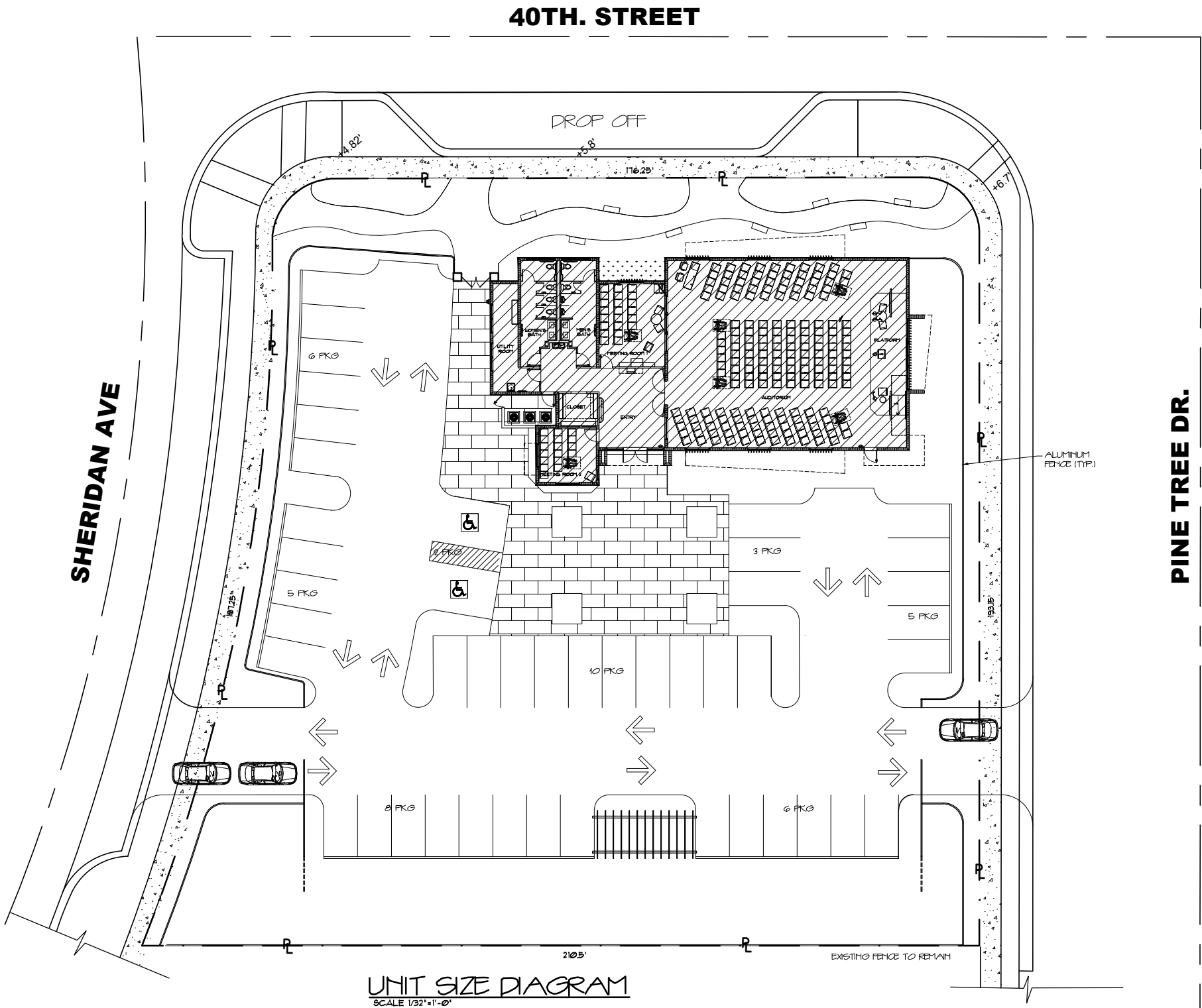
DRB.4

UNIT SIZE CALCULATION:

	AREA S.F.
MAIN BUILDING	4,900.68 S.F.
TOTAL UNIT SIZE PROPOSED	4,900.68 S.F.
MAX. UNIT SIZE ALLOWED 50% OF LOT AREA (LOT AREA X 0.50) = (36,065.40 X 0.50)	18,032.70 S.F. (50%)
TOTAL UNIT SIZE PROVIDED	4,900.68 S.F. (13.58%)

LEGEND :

AREA INCLUDED IN THE CALCULATION OF UNIT SIZE	
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UNIT SIZE DIAGRAM
SCALE 1/32"=1'-0"

PROPOSED SHADED DIAGRAMS

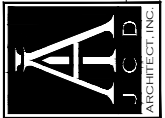
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FRONT YARD CALCULATION :

MINIMUM FRONT YARD 20 FEET. (AT LEAST 50% OF THE REQUIRED FRONT YARD AREA SHALL BE SODDED OR LANDSCAPED PERVIOUS OPEN SPACE)

FRONT YARD AREA	AREA(S.F.)
GREEN OPEN SPACE AREA	2,157.77 S.F.
PAVER AREA (NOT COUNTED TOWARDS ANYTHING)	1,304.23 S.F.
TOTAL FRONT YARD AREA	3,462.00 S.F.

OPEN SPACE REQUIRED 50% IN 20 FEET (FRONT YARD X 0.50) = (3,462 X 0.50)

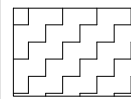
1,731.00 S.F. (50%)

OPEN SPACE PROVIDED (TOTAL FRONT YARD)

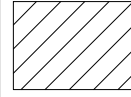
2,157.77 S.F. (62.32%)

LEGEND :

GREEN AREA INCLUDED IN THE CALCULATION OF FRONT YARD



PERVIOUS AREA INCLUDED IN THE CALCULATION OF FRONT YARD



REAR YARD CALCULATION :

THE REAR YARD REQUIREMENT SHALL BE 15% OF THE LOT DEPTH, 20 FEET MIN., 50 FEET MAX. (AT LEAST 70% OF THE REQUIRED REAR YARD AREA SHALL BE SODDED OR LANDSCAPED PERVIOUS OPEN SPACE: THE WATER PORTION OF A SWIMMING POOL MAY COUNT TOWARD THIS REQUIREMENT)

REAR YARD (15% OF THE LOT DEPTH) (15% OF THE 193.15 FEET)= 29 FEET

REAR YARD AREA	AREA(S.F.)
GREEN AREA	4,865.53 S.F.

OPEN SPACE REQUIRED 70% IN 29 FEET (REAR YARD X 0.70) = (5,948.38 X 0.70)

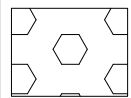
4,163.86 S.F. (70%)

OPEN SPACE PROVIDED (TOTAL REAR YARD)

4,865.53 S.F. (81.79%)

LEGEND :

AREA INCLUDED IN THE CALCULATION OF REAR YARD



SIDE YARD 1 (SHERIDAN) CALC. :

MINIMUM SIDE YARD 20 FEET. (AT LEAST 50% OF THE REQUIRED SIDE YARD FACING A STREET SHALL BE SODDED OR LANDSCAPED PERVIOUS OPEN SPACE)

SIDE YARD AREA (SHERIDAN AV)	AREA(S.F.)
GREEN AREA	1,374.75 S.F.
TOTAL SIDE YARD AREA	1,374.75 S.F.

OPEN SPACE REQUIRED 50% IN 20 FEET (SIDE YARD X 0.50) = (3,867.16 X 0.50)

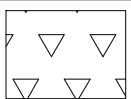
1,933.58 S.F. (50%)

OPEN SPACE PROVIDED (TOTAL SIDE YARD 1)

1,374.75 S.F. (35.54%)
VARIANCE BEING REQUESTED

LEGEND :

AREA INCLUDED IN THE CALCULATION OF SIDE YARD 1



SIDE YARD 2 (PINE TREE) CALC. :

MINIMUM SIDE YARD 20 FEET. (AT LEAST 50% OF THE REQUIRED SIDE YARD FACING A STREET SHALL BE SODDED OR LANDSCAPED PERVIOUS OPEN SPACE)

SIDE YARD AREA (PINE TREE DR.)	AREA(S.F.)
GREEN AREA	1,700.58 S.F.
TOTAL SIDE YARD AREA	1,700.58 S.F.

OPEN SPACE REQUIRED 50% IN 20 FEET (SIDE YARD X 0.50) = (2,540.31 X 0.50)

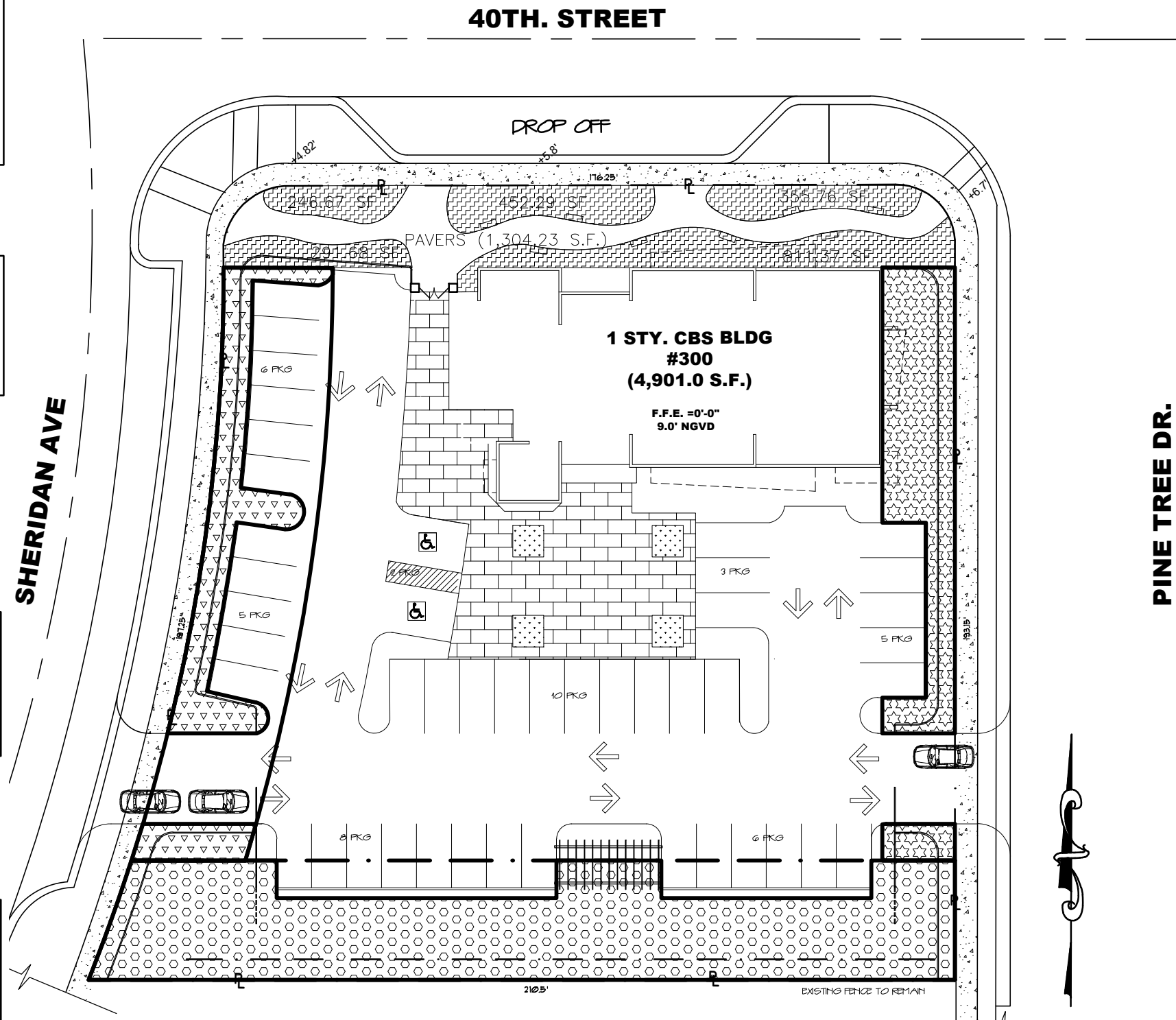
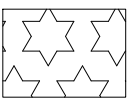
1,270.15 S.F. (50%)

OPEN SPACE PROVIDED (TOTAL SIDE YARD 2)

1,700.58 S.F. (66.94%)

LEGEND :

AREA INCLUDED IN THE CALCULATION OF SIDE YARD 2



OPEN SPACE DIAGRAM – FRONT, REAR & SIDE YARDS

SCALE 1/32"=1'-0"

PROPOSED SHADED DIAGRAMS

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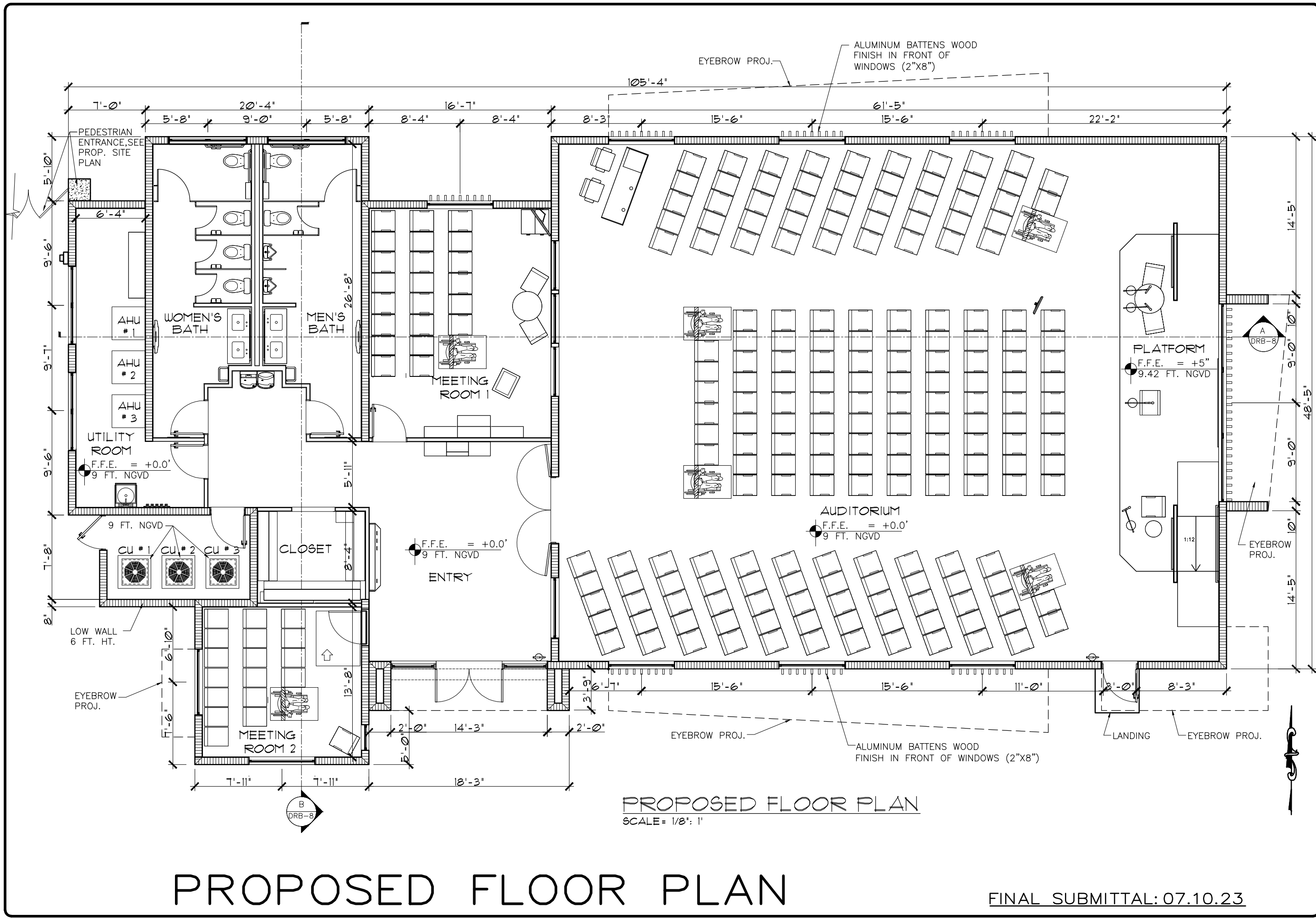
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PROPOSED FLOOR PLAN
SCALE = 1/8" = 1'

PROPOSED FLOOR PLAN

FINAL SUBMITTAL: 07.10.23

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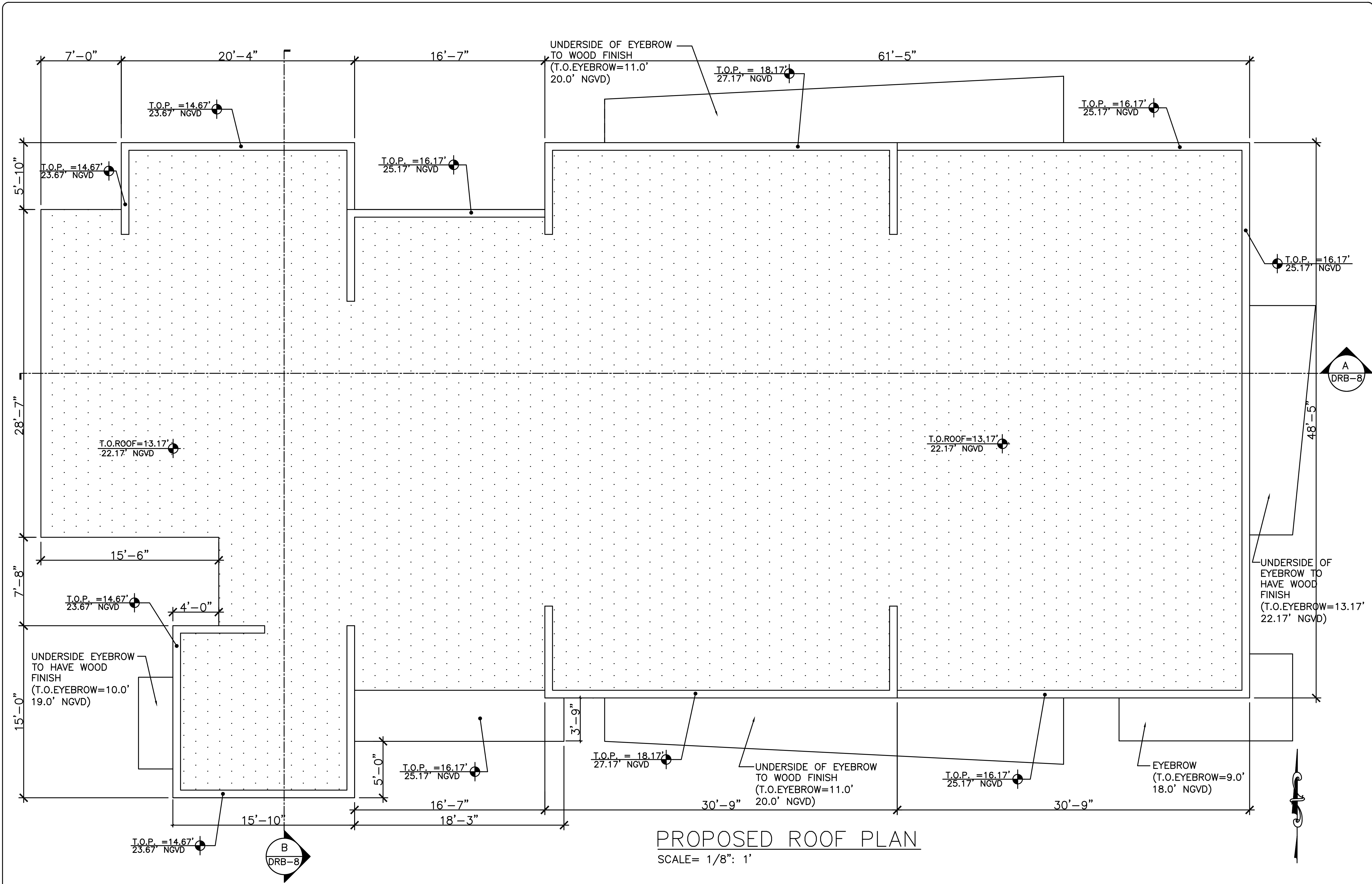
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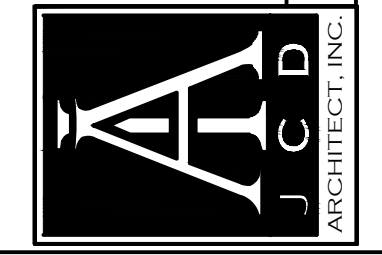
PROPOSED ROOF PLAN

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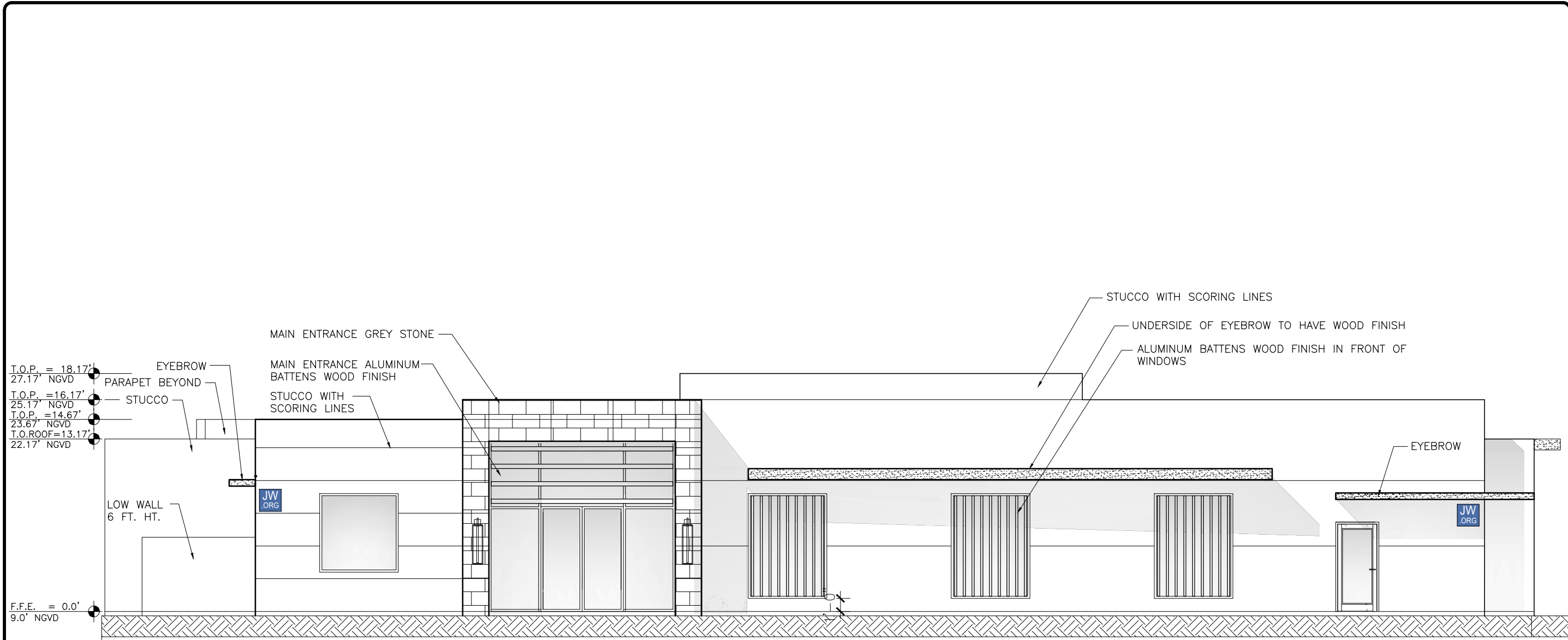
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PROPOSED SOUTH ELEVATION

SCALE = 1/8" = 1'

PROPOSED ELEVATION

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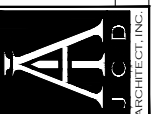
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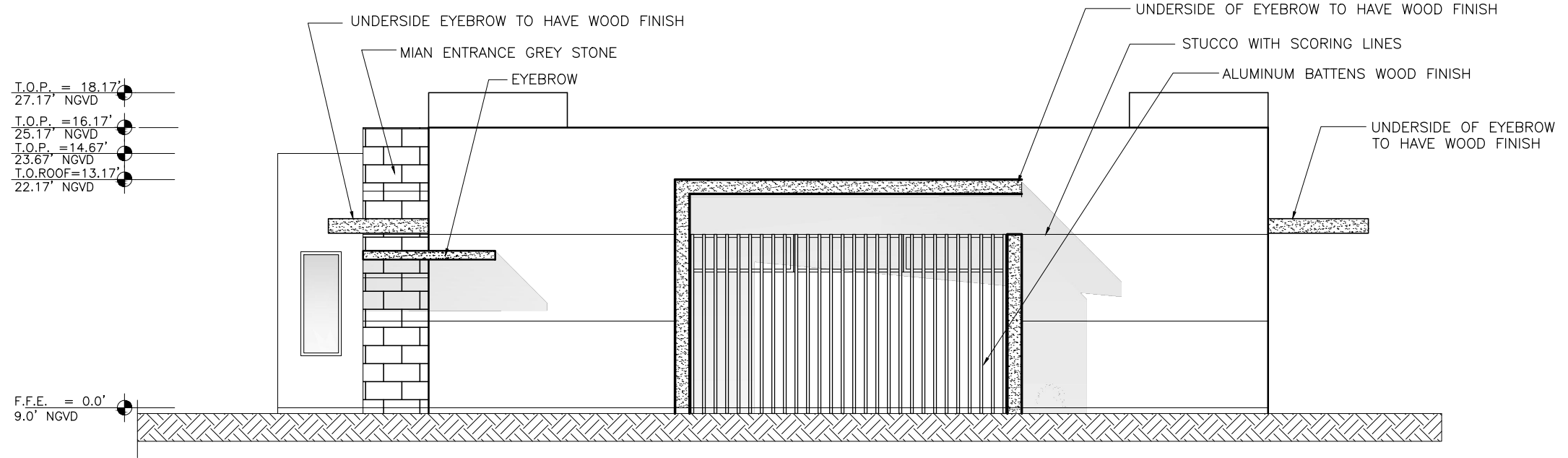
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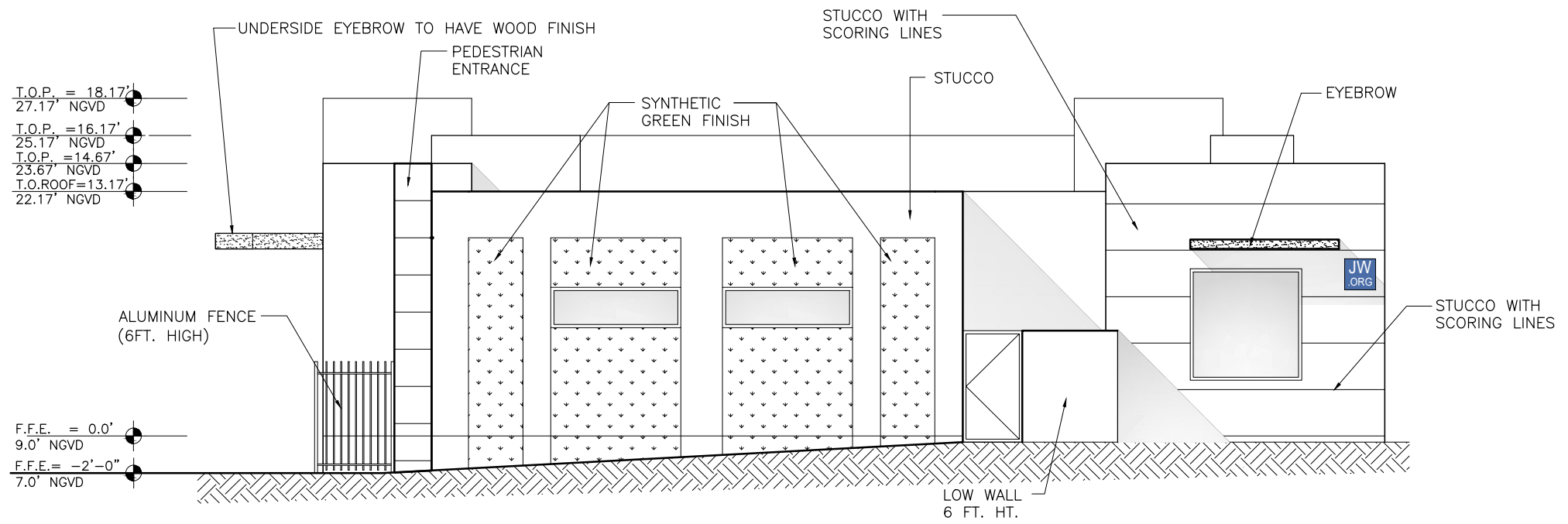
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PROPOSED EAST ELEVATION
SCALE = 1/8" = 1'



PROPOSED WEST ELEVATION
SCALE = 1/8" = 1'

PROPOSED ELEVATION

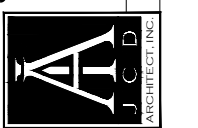
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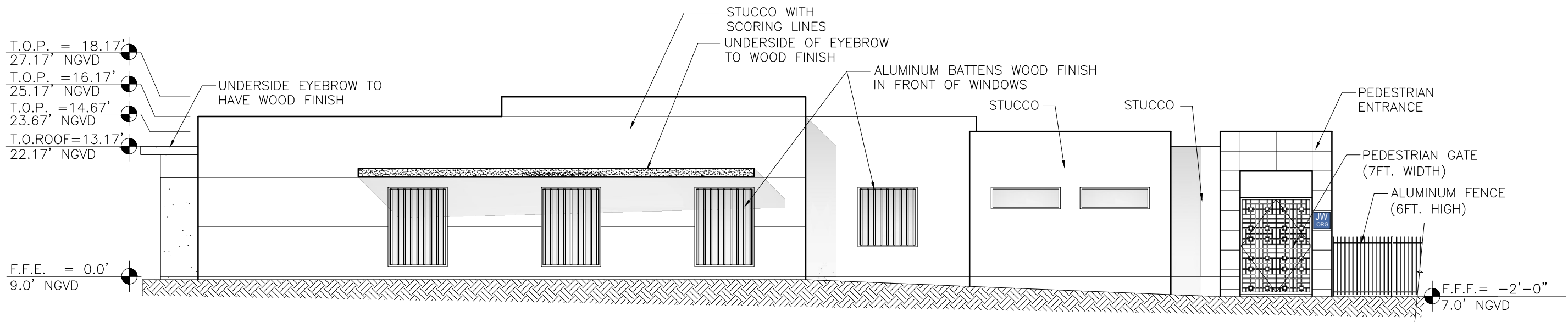
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PROPOSED NORTH ELEVATION
 SCALE = 3/32" = 1'

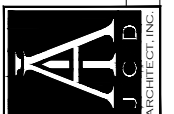
PROPOSED ELEVATION

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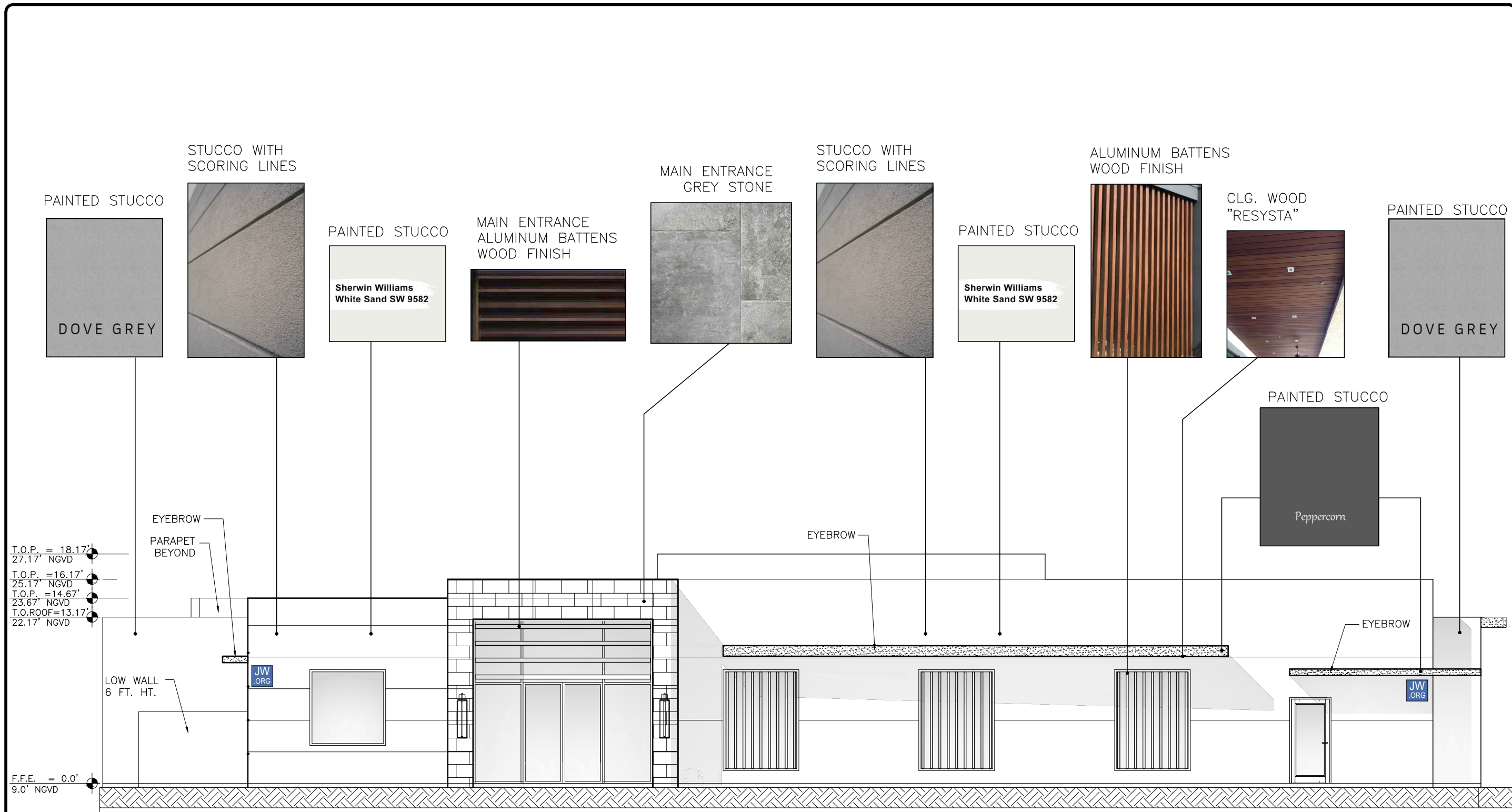
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MATERIAL COLOR/BOARD SOUTH ELEVATION
SCALE = 1/8" = 1'

PAINTED STUCCO
DOVE GREY

STUCCO WITH SCORING LINES

PAINTED STUCCO
Sherwin Williams
White Sand SW 9582

MAIN ENTRANCE
ALUMINUM BATTENS
WOOD FINISH

MAIN ENTRANCE
GREY STONE

STUCCO WITH SCORING LINES

PAINTED STUCCO
Sherwin Williams
White Sand SW 9582

ALUMINUM BATTENS
WOOD FINISH

CLG. WOOD
"RESYSTA"

PAINTED STUCCO
Peppercorn

PAINTED STUCCO
DOVE GREY

MATERIALS/COLORS BOARD

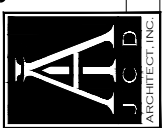
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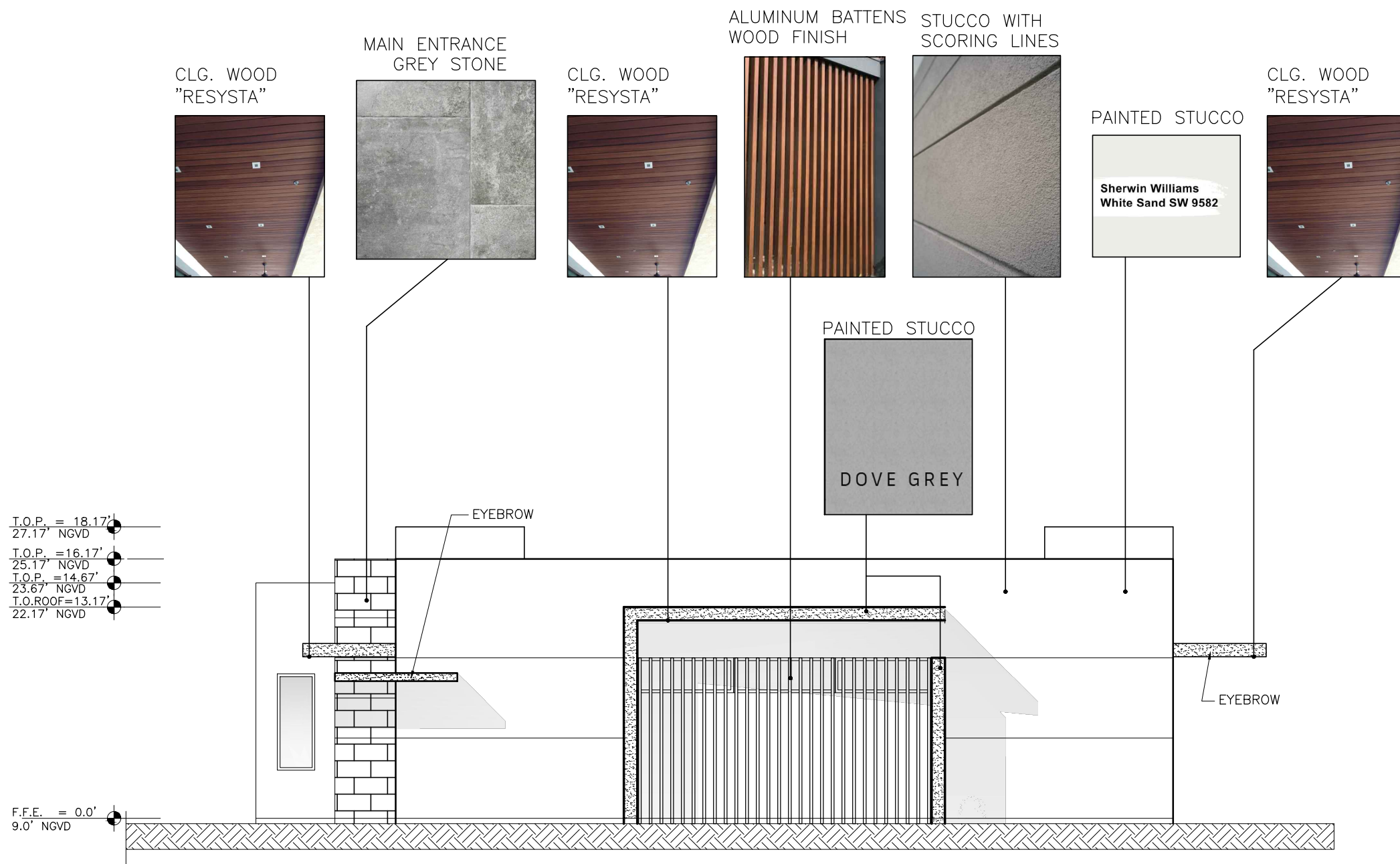
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MATERIAL COLOR/BOARD EAST ELEVATION
SCALE = 1/8" = 1'

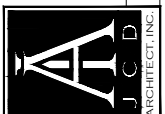
MATERIALS/COLORS BOARD

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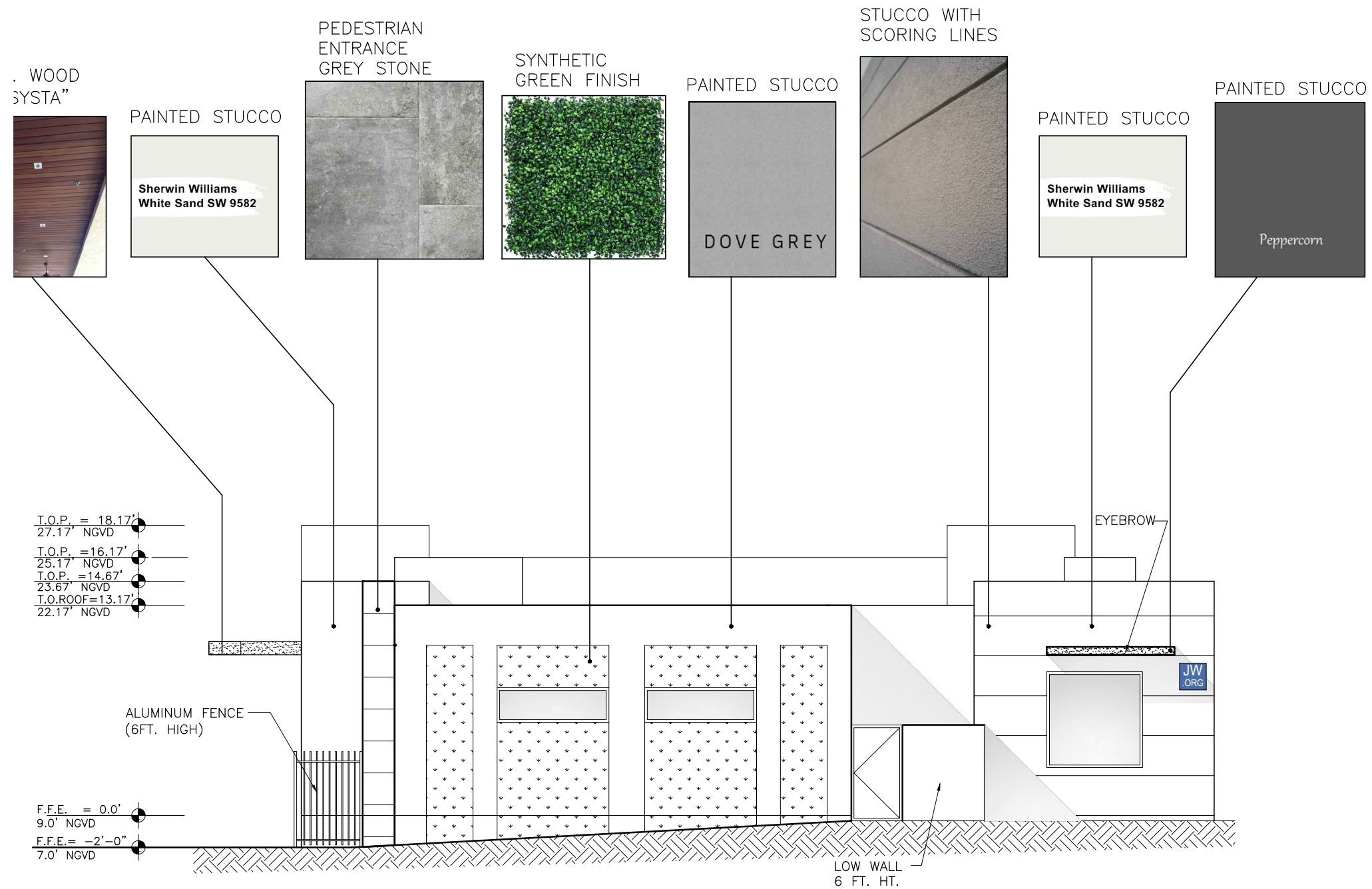
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MATERIAL COLOR/BOARD WEST ELEVATION
SCALE = 1/8" = 1'

MATERIALS/COLORS BOARD

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NEW JW CONGREGATION BUILDING

JW CONGREGATION

300 WEST 40th STREET

MIAMI BEACH, FL 33140

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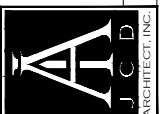
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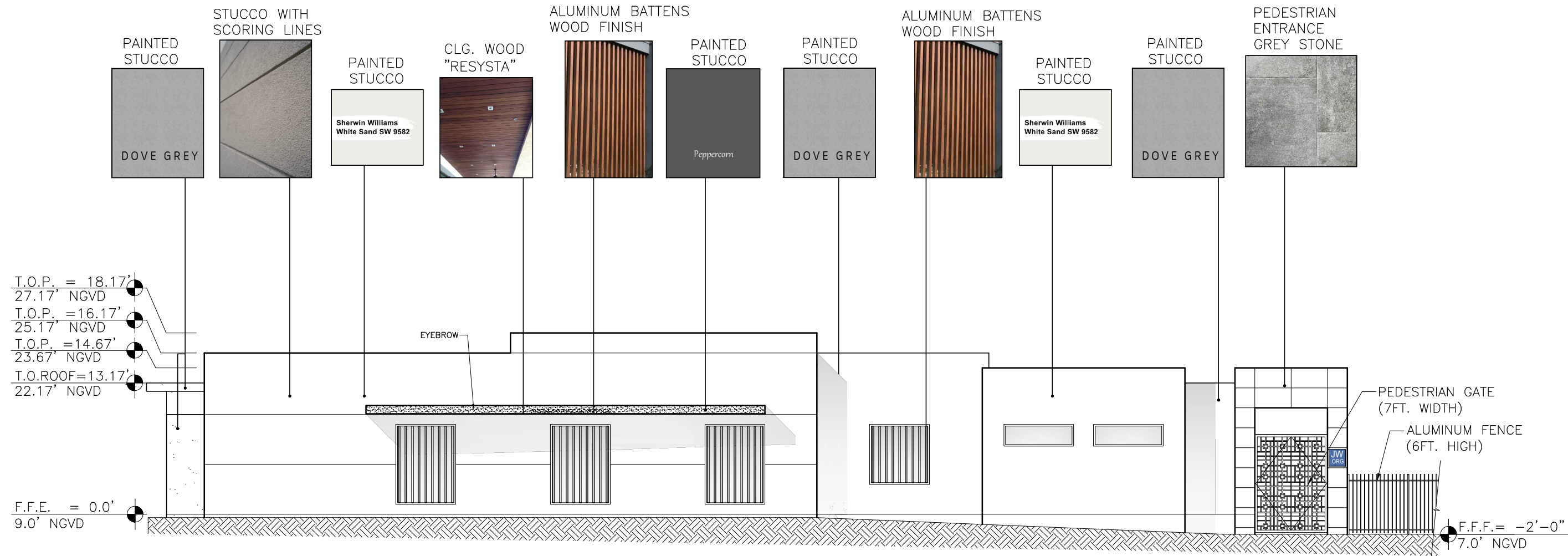
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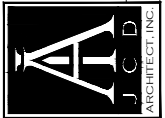
MATERIAL COLOR/BOARD NORTH ELEVATION
SCALE = 3/32" = 1'

Revisions

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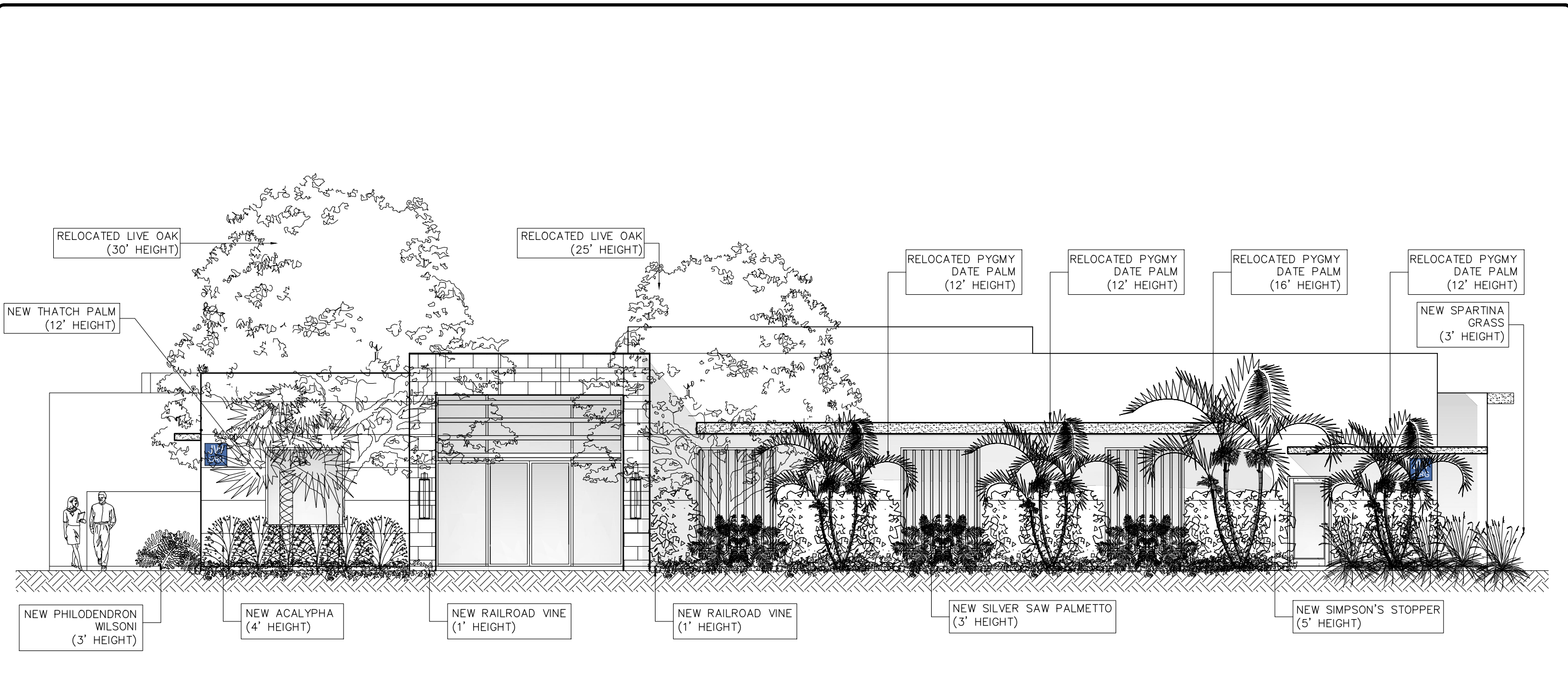


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MATERIALS/COLORS BOARD

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PROPOSED SOUTH ELEVATION W/ PERIMETER LANDSCAPING

SCALE = 1/8" = 1'

PROPOSED ELEVATION
WITH PERIMETER LANDSCAPING

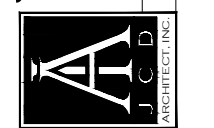
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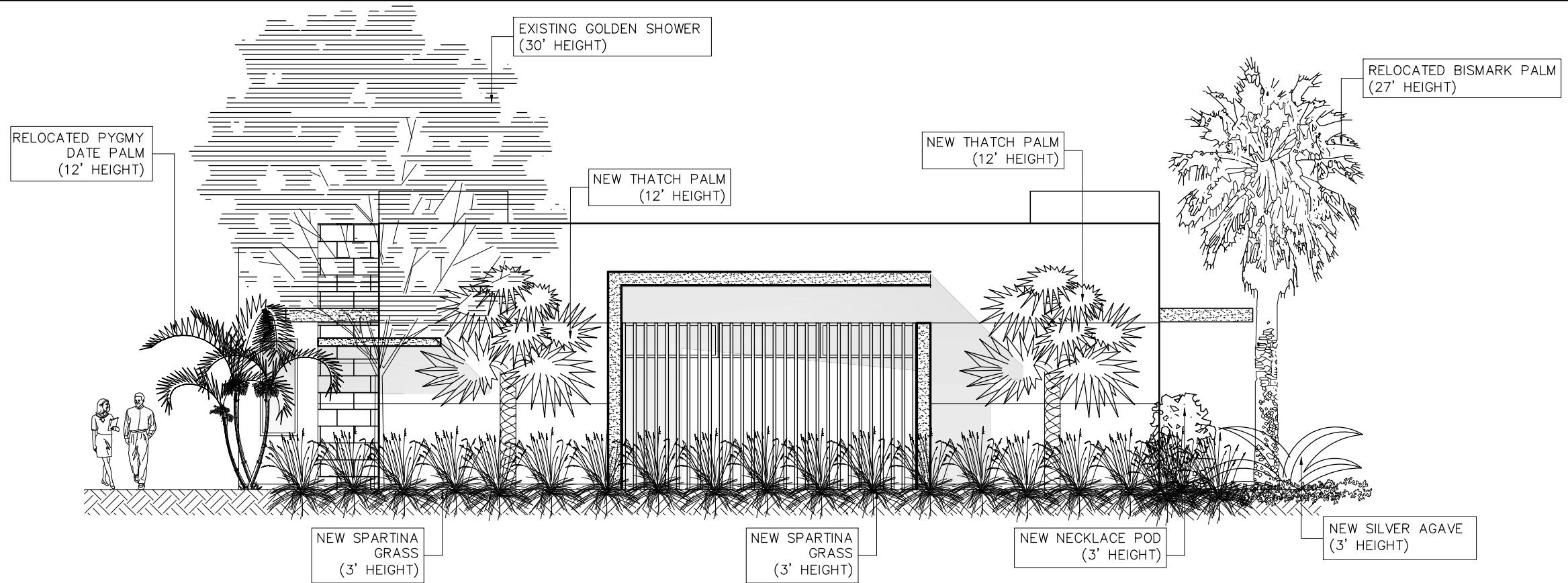
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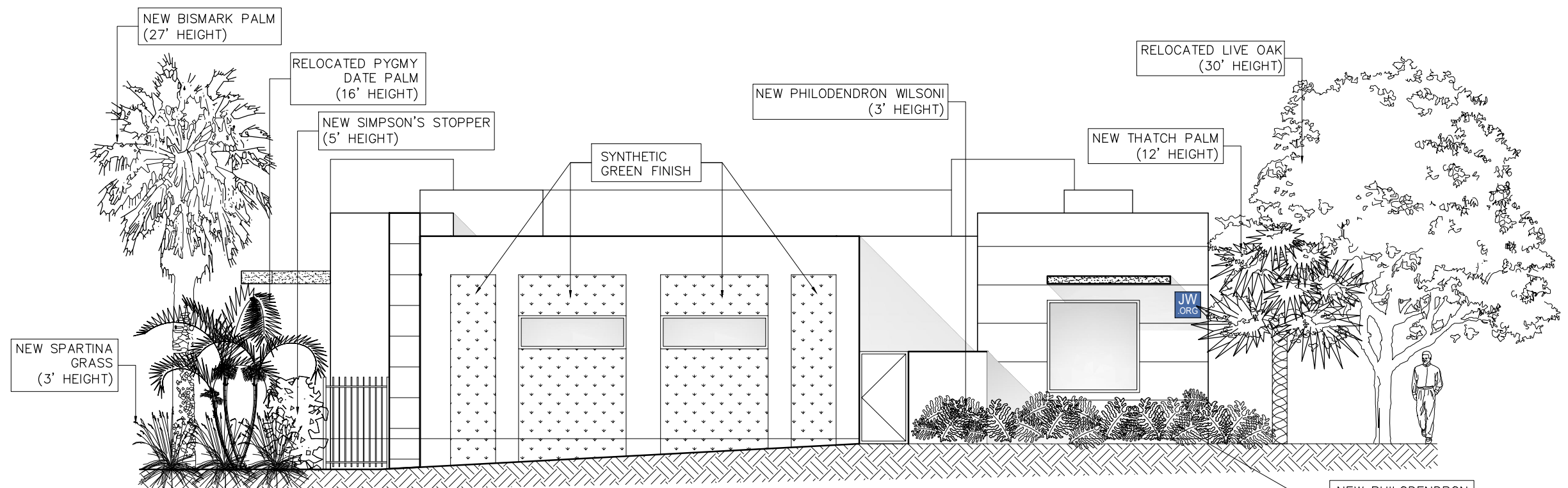
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PROPOSED EAST ELEVATION W/ PERIMETER LANDSCAPING

SCALE = 1/8" = 1'



PROPOSED WEST ELEVATION W/ PERIMETER LANDSCAPING

SCALE = 1/8" = 1'

PROPOSED ELEVATION
WITH PERIMETER LANDSCAPING

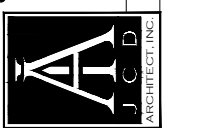
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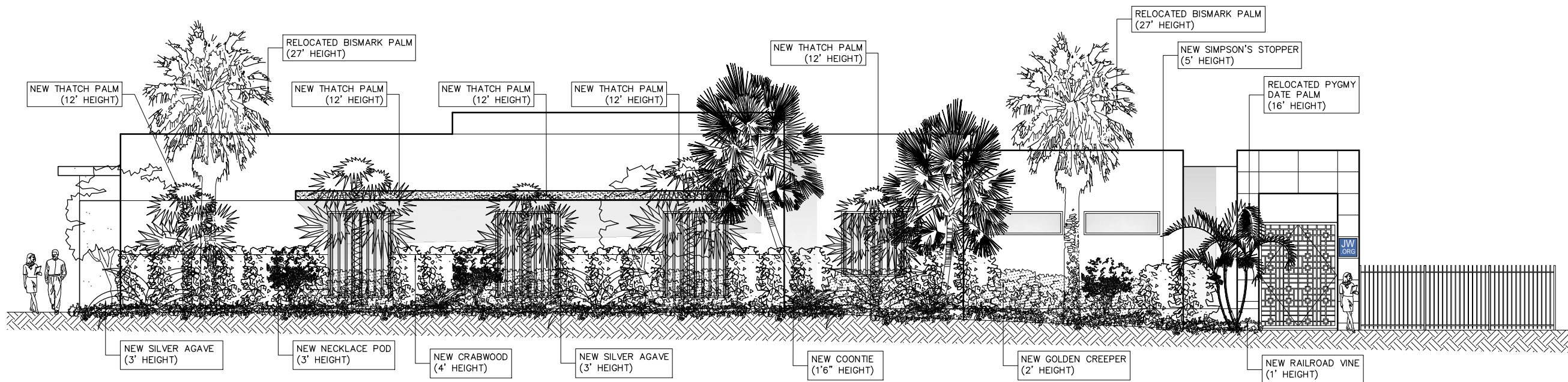
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PROPOSED NORTH ELEVATION W/ PERIMETER LANDSCAPING

SCALE = 3/32" = 1'

PROPOSED ELEVATION
WITH PERIMETER LANDSCAPING

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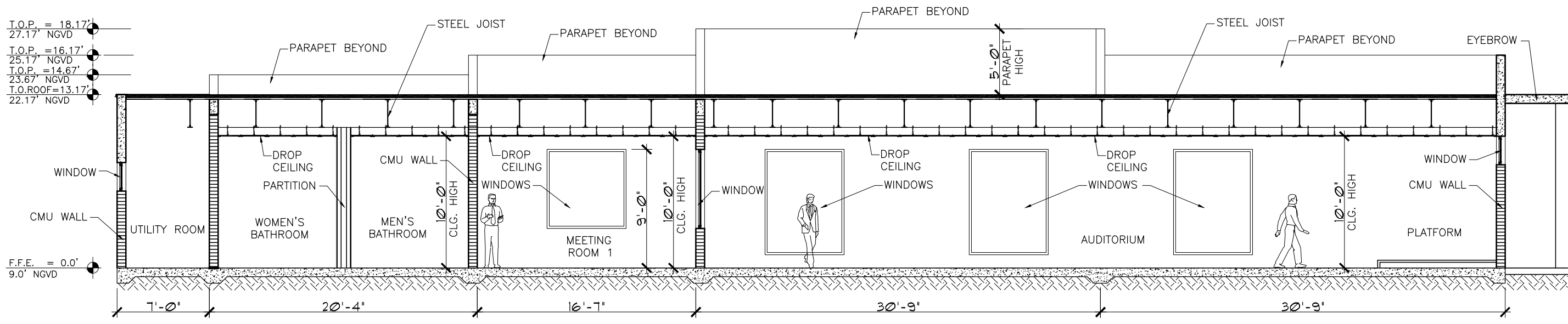
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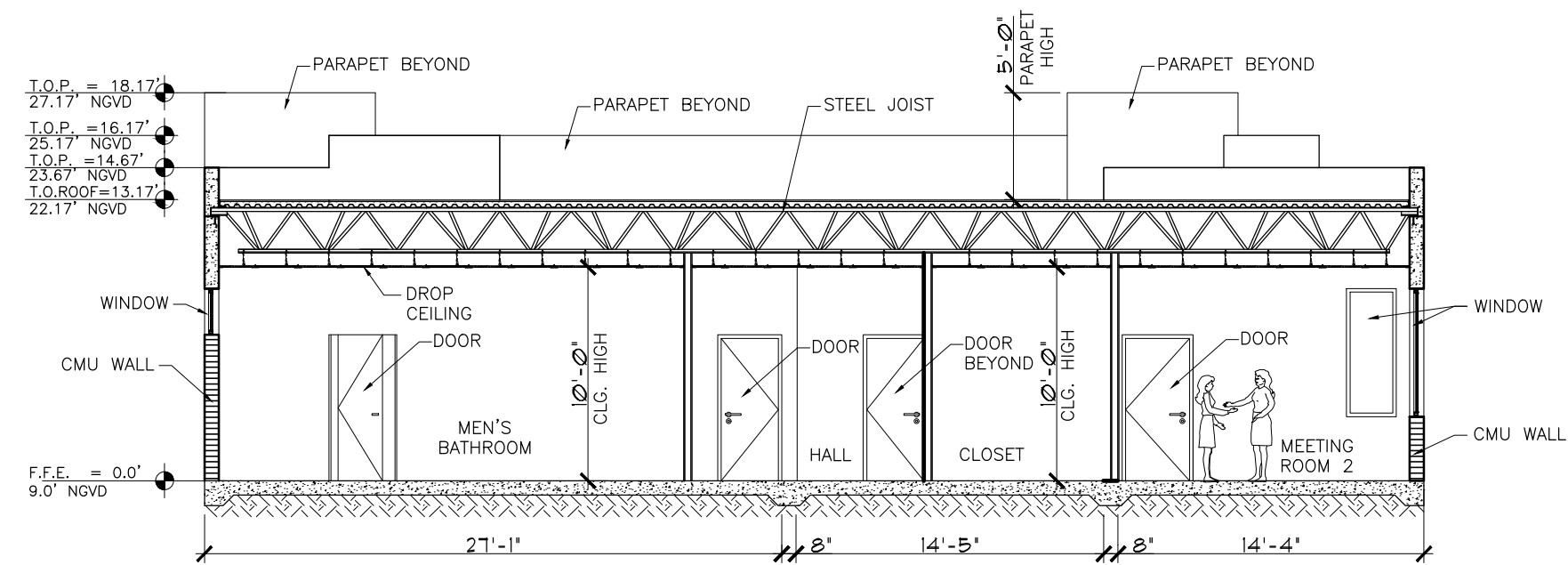
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SECTION "A"
SCALE = 1/8" = 1'



SECTION "B"
SCALE = 1/8" = 1'

PROPOSED SECTION

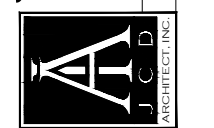
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 Sheet No.
DRB.8



VIEW # 1 (40TH STREET & PINETREE DRIVE)



VIEW # 2 (PARKING LOT - SOUTH VIEW)

RENDERING

FINAL SUBMITTAL: 07.10.23

Revisions

NEW JW CONGREGATION BUILDING

JW CONGREGATION

300 WEST 40th STREET

MIAMI BEACH, FL 33140

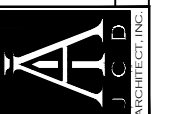
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Design & Development

Architecture Interiors Planning Construction
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Date : 06.20.23

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Sheet No.

DRB.9



VIEW # 3 (40TH STREET & SHERIDAN AVENUE)



VIEW # 4 (40TH STREET)

RENDERING

FINAL SUBMITTAL: 07.10.23

Revisions

NEW JW CONGREGATION BUILDING

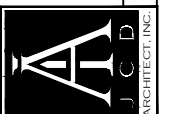
JW CONGREGATION

300 WEST 40th STREET
MIAMI BEACH, FL 33140

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Sheet No.

DRB.9.1



NORTHEAST (FRONT VIEW)



NORTH (FRONT VIEW)



NORTHWEST (FRONT VIEW)



EAST (SIDE VIEW)

EXISTING BUILDING (EXTERIOR PHOTOS)

FINAL SUBMITTAL: 07.10.23

Revisions

NEW JW CONGREGATION BUILDING

JW CONGREGATION

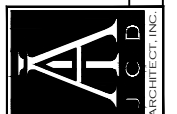
300 WEST 40th STREET

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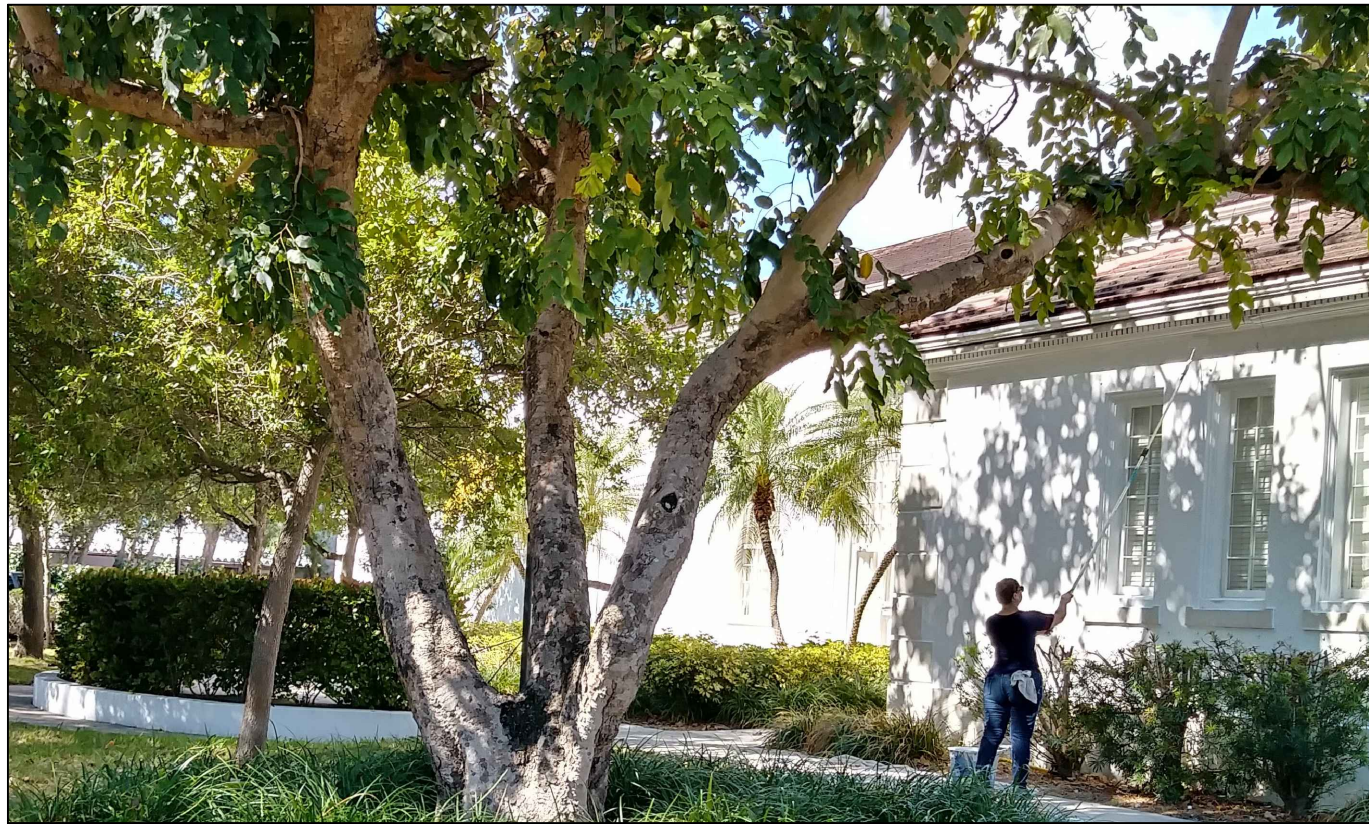
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DRB.10



EAST (SIDE VIEW)



WEST (SIDE VIEW)



WEST (SIDE VIEW)



WEST (SIDE VIEW)

EXISTING BUILDING (EXTERIOR PHOTOS)

FINAL SUBMITTAL: 07.10.23

Revisions

NEW JW CONGREGATION BUILDING

JW CONGREGATION

300 WEST 40th STREET

MIAMI BEACH, FL 33140

J.C.D. ARCHITECT, Inc.

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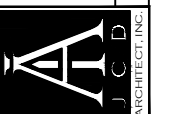
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Sheet No.

DRB.10.1



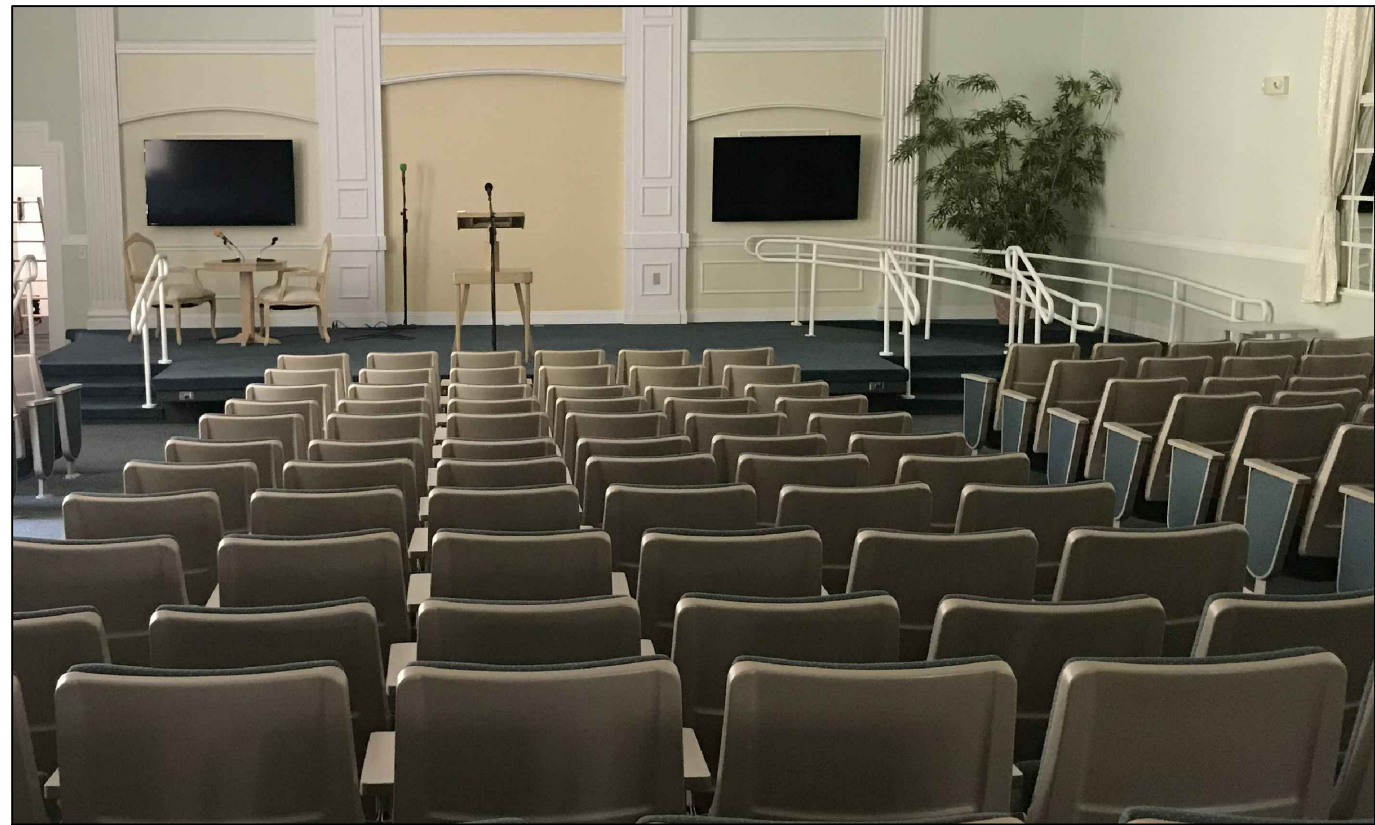
MAIN LOBBY (FIRST FLOOR)



EAST HALL ENTRY (FIRST FLOOR)



EAST HALL (FIRST FLOOR)



EAST HALL (FIRST FLOOR)

EXISTING BUILDING (INTERIOR PHOTOS)

FINAL SUBMITTAL: 07.10.23

Revisions

NEW JW CONGREGATION BUILDING

JW CONGREGATION

300 WEST 40th STREET

MIAMI BEACH, FL 33140

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Date : 06.20.23

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Sheet No.

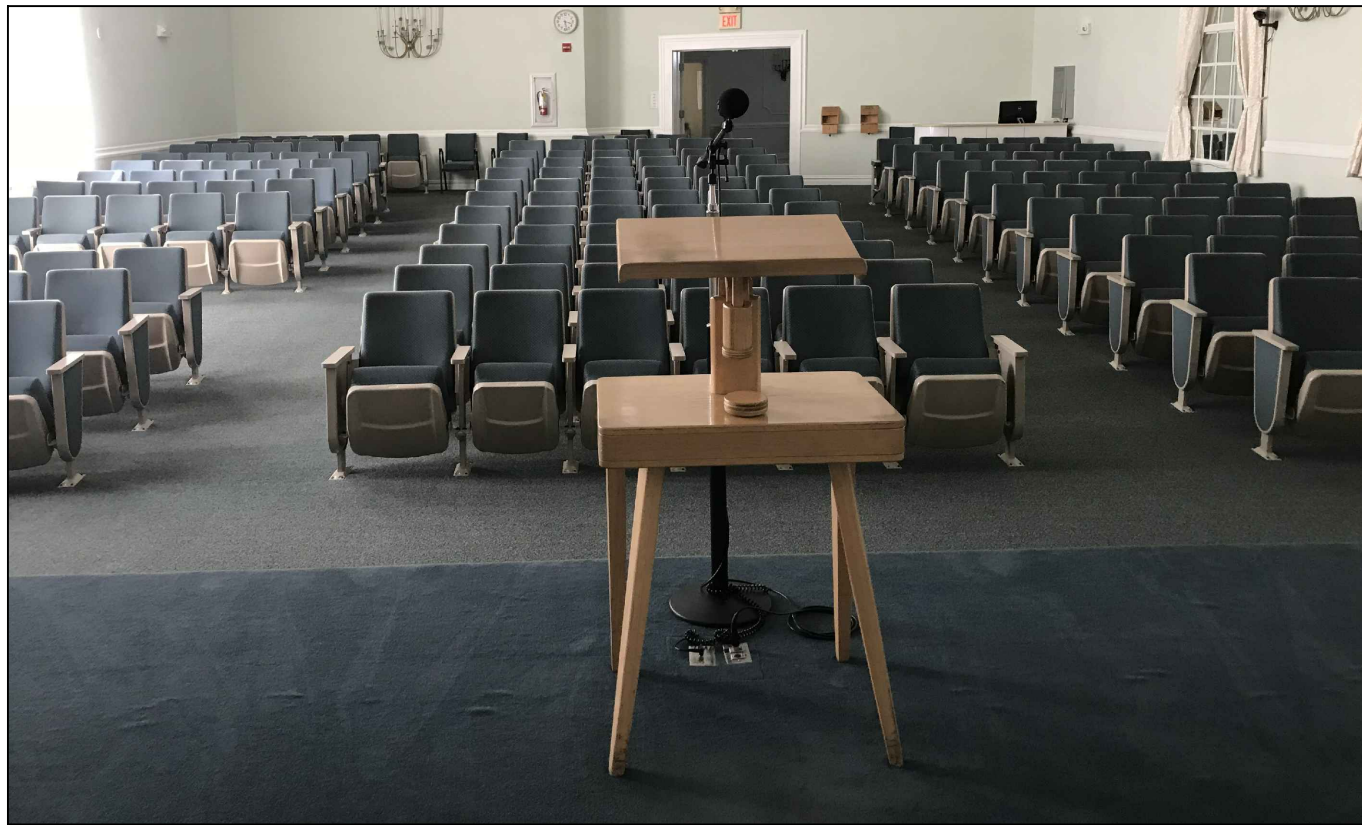
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WEST HALL ENTRY (FIRST FLOOR)



WEST HALL (FIRST FLOOR)



WEST HALL (FIRST FLOOR)



SOUTH LOBBY (FIRST FLOOR)

EXISTING BUILDING (INTERIOR PHOTOS)

FINAL SUBMITTAL: 07.10.23

Revisions

NEW JW CONGREGATION BUILDING

JW CONGREGATION

300 WEST 40th STREET

MIAMI BEACH, FL 33140

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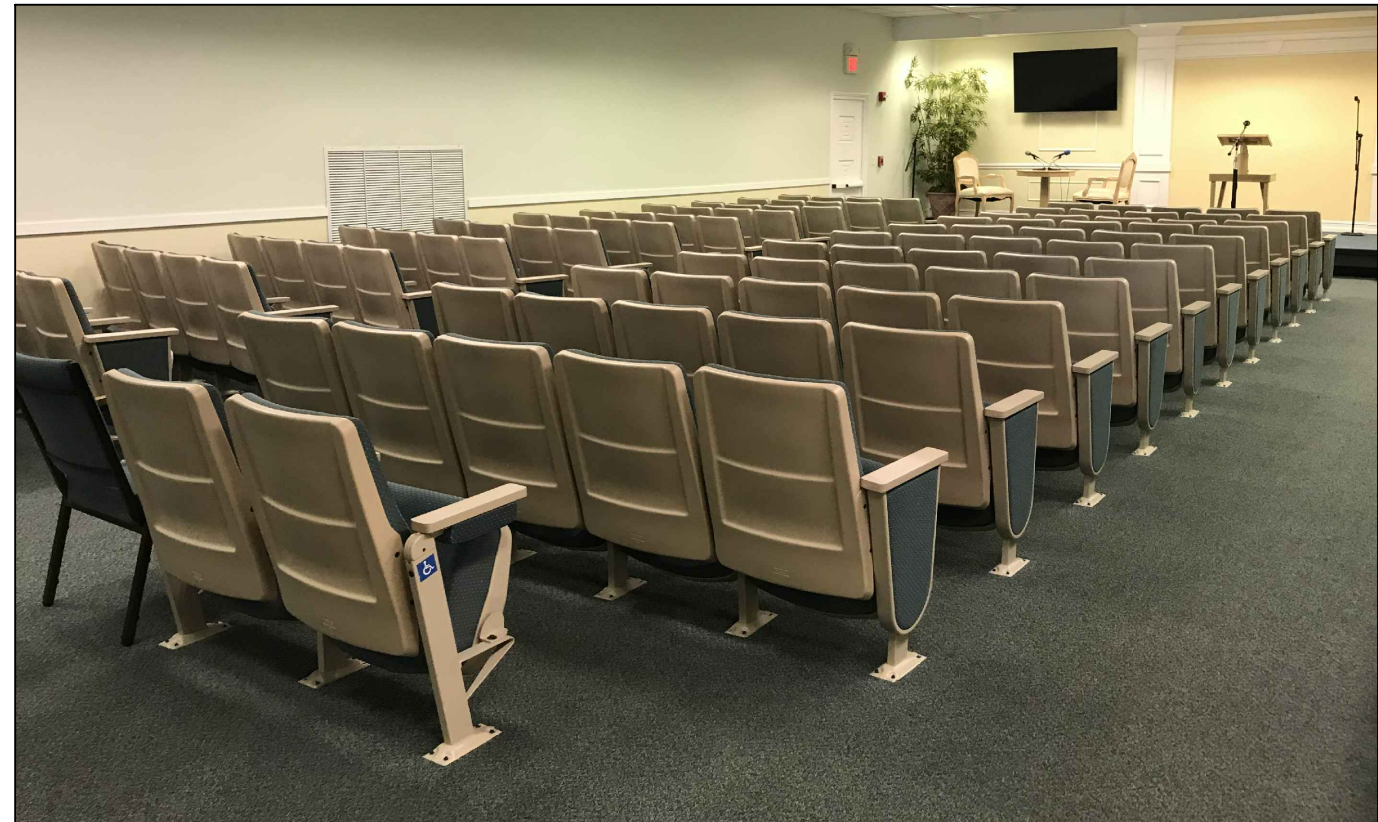
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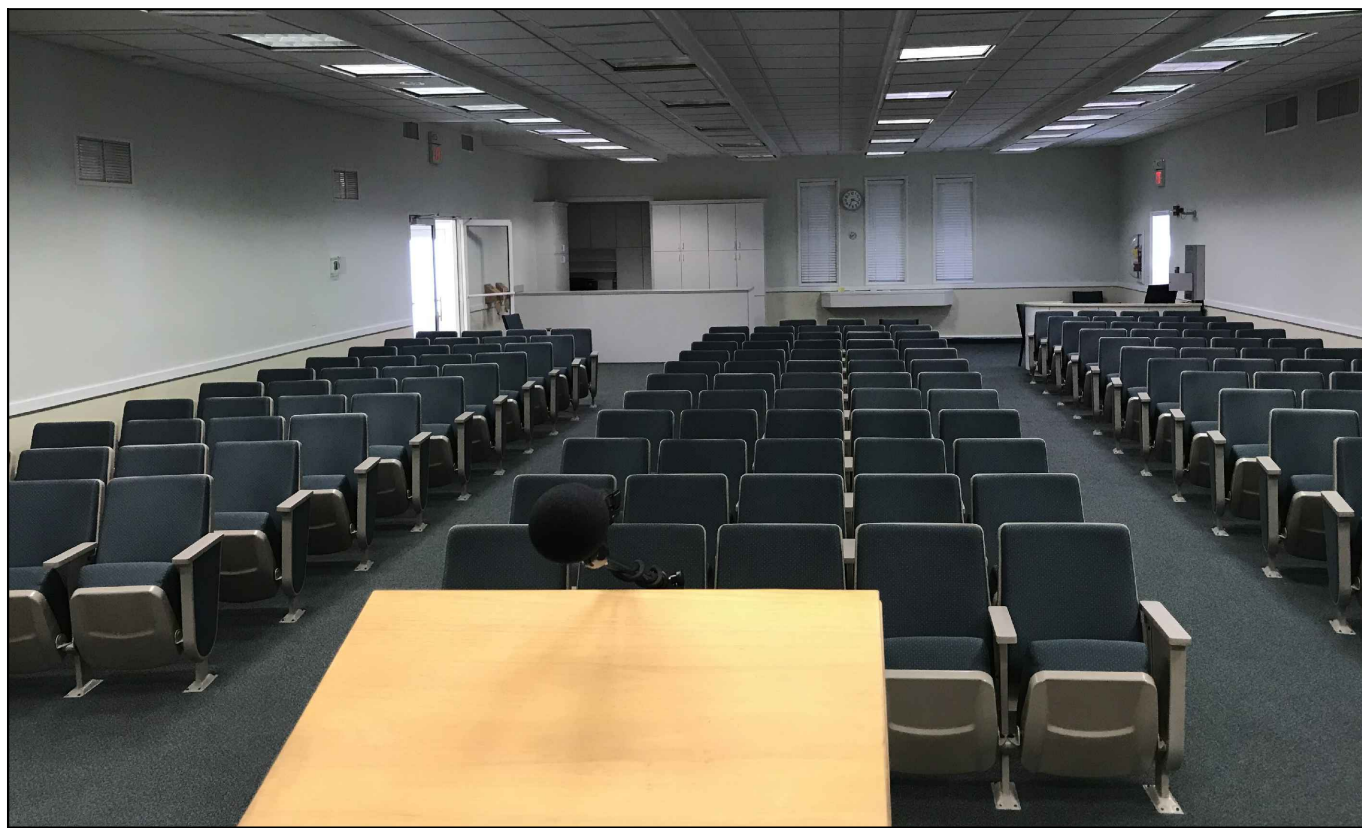
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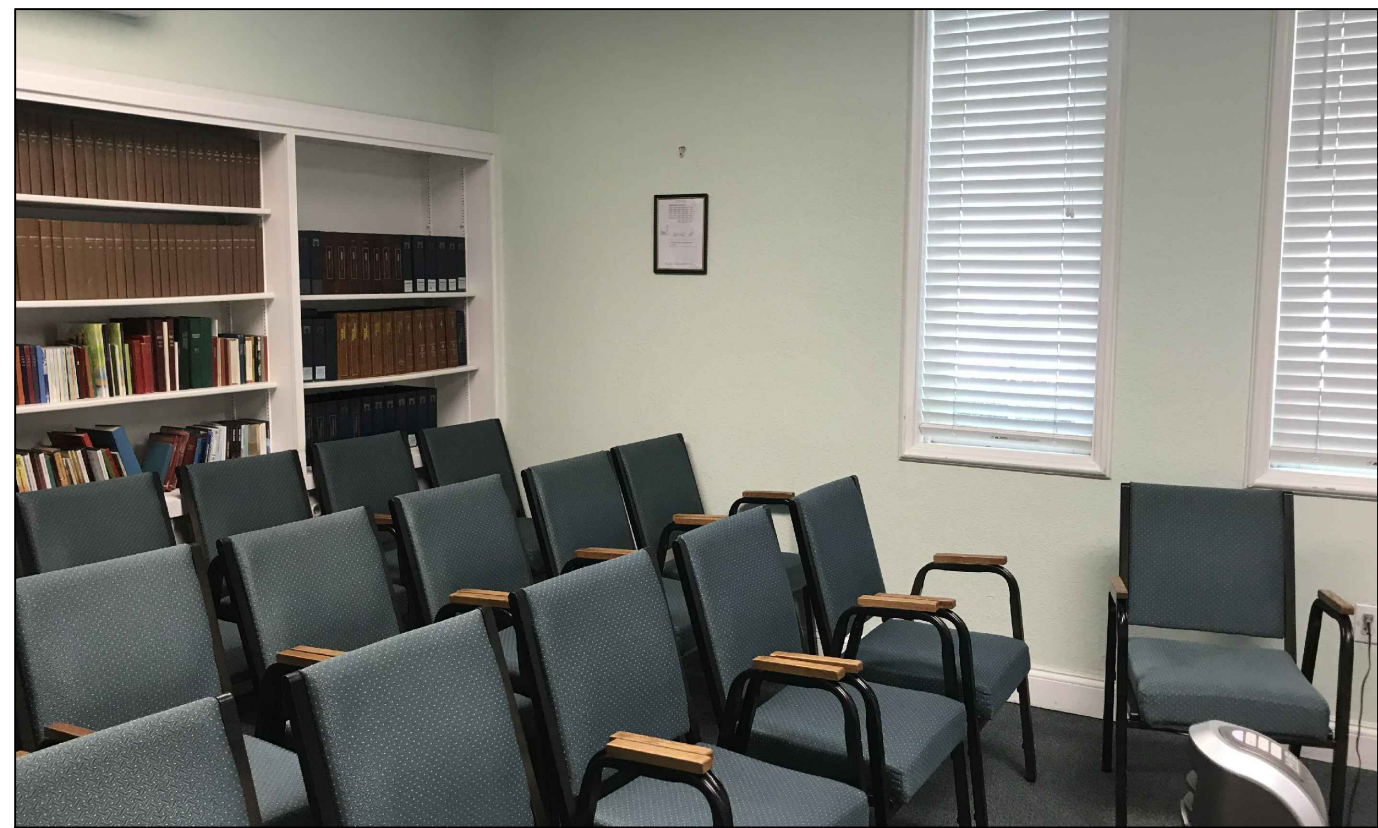
SOUTH HALL ENTRY (FIRST FLOOR)



SOUTH HALL (FIRST FLOOR)



SOUTH HALL (FIRST FLOOR)



CLASSROOM # 1 (FIRST FLOOR)

EXISTING BUILDING (INTERIOR PHOTOS)

FINAL SUBMITTAL: 07.10.23

Revisions

NEW JW CONGREGATION BUILDING

JW CONGREGATION

300 WEST 40th STREET

MIAMI BEACH, FL 33140

J.C.D. ARCHITECT, Inc.

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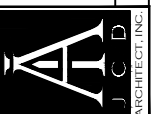
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Date : 06.20.23

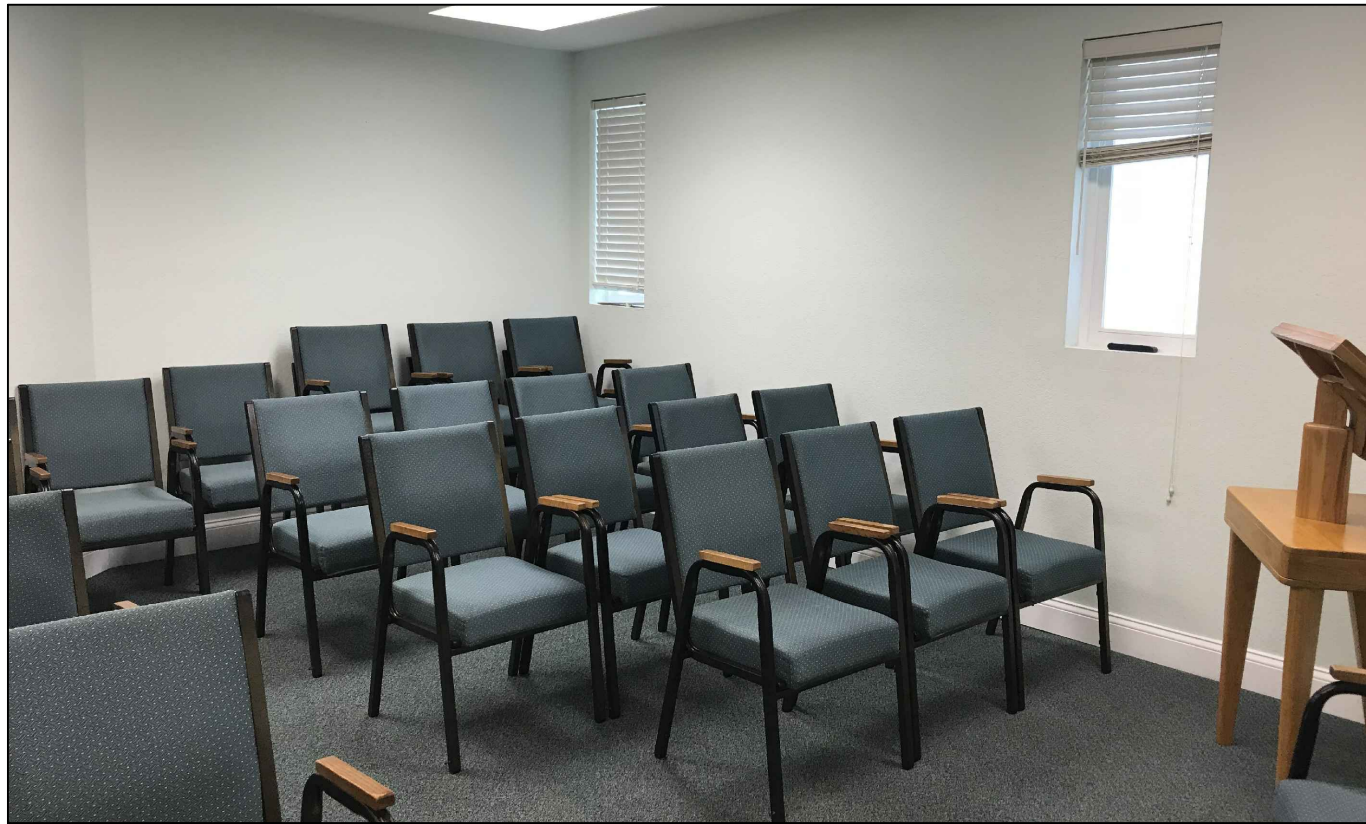
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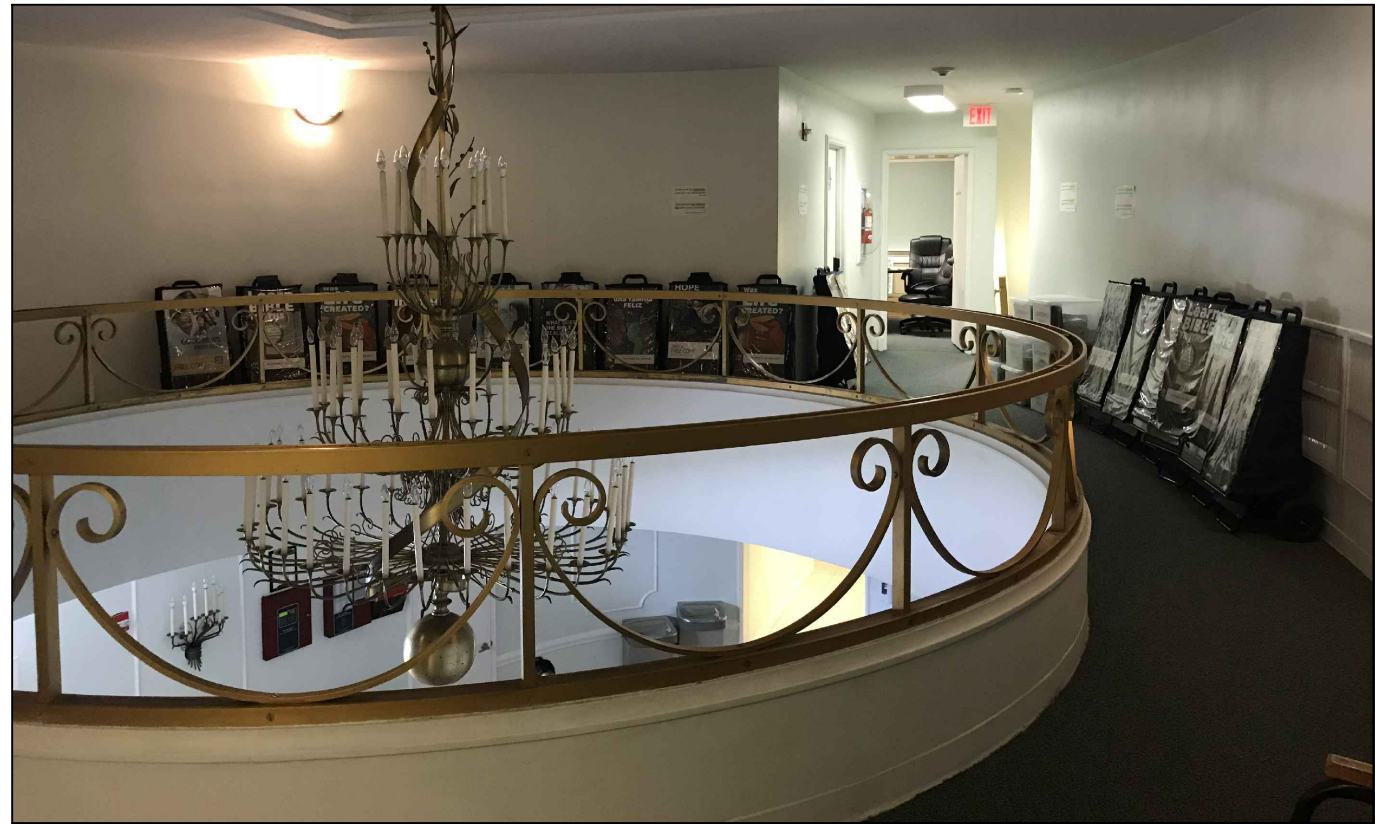
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DRB.10.4



CLASSROOM # 2 (FIRST FLOOR)



FOYER (SECOND FLOOR)



MEETING ROOM (SECOND FLOOR)



OFFICE (SECOND FLOOR)

EXISTING BUILDING (INTERIOR PHOTOS)

FINAL SUBMITTAL: 07.10.23

Revisions

NEW JW CONGREGATION BUILDING

JW CONGREGATION

300 WEST 40th STREET

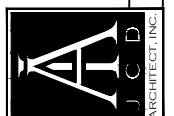
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DRB.10.5



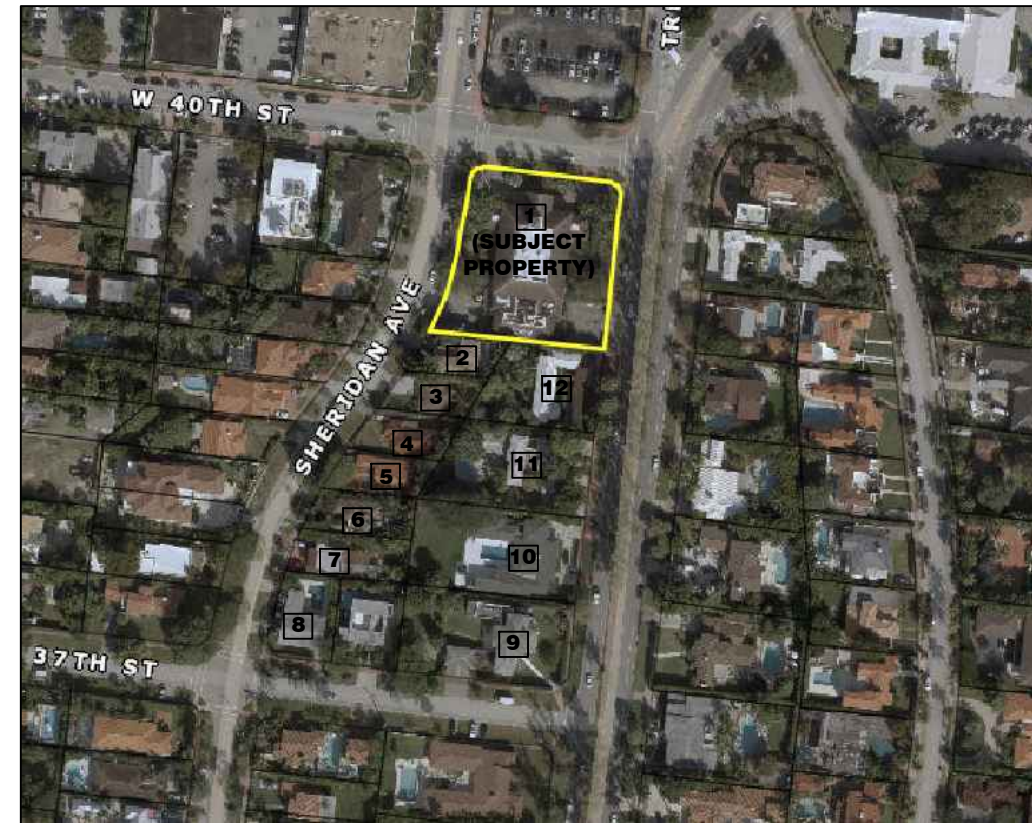
#1 = 300 WEST 40TH ST, MIAMI BEACH, FL 33140 - SUBJECT PROP.



#2 = 3765 SHERIDAN AVE, MIAMI BEACH, FL 33140



#3 = 3757 SHERIDAN AVE, MIAMI BEACH, FL 33140



NEIGHBORHOOD AREA MAP

NEIGHBORHOOD CONTEXT STUDY

FINAL SUBMITTAL: 07.10.23

Revisions

NEW JW CONGREGATION BUILDING

JW CONGREGATION

300 WEST 40th STREET

MIAMI BEACH, FL 33140

J.C.D. ARCHITECT, Inc.

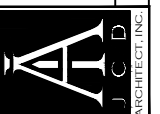
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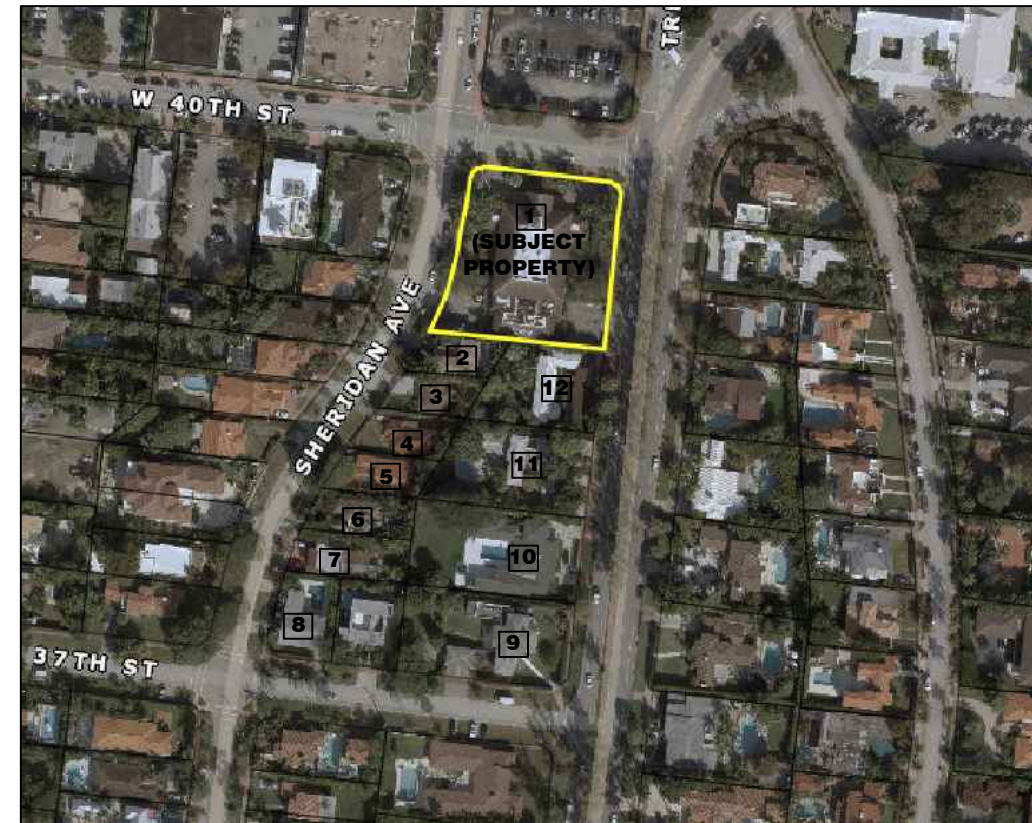
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#5 = 3739 SHERIDAN AVE, MIAMI BEACH, FL 33140



#6 = 3725 SHERIDAN AVE, MIAMI BEACH, FL 33140



NEIGHBORHOOD AREA MAP

NEIGHBORHOOD CONTEXT STUDY

FINAL SUBMITTAL: 07.10.23

Revisions

NEW JW CONGREGATION BUILDING

JW CONGREGATION

300 WEST 40th STREET

MIAMI BEACH, FL 33140

J.C.D. ARCHITECT, Inc.

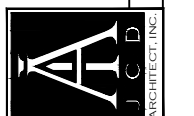
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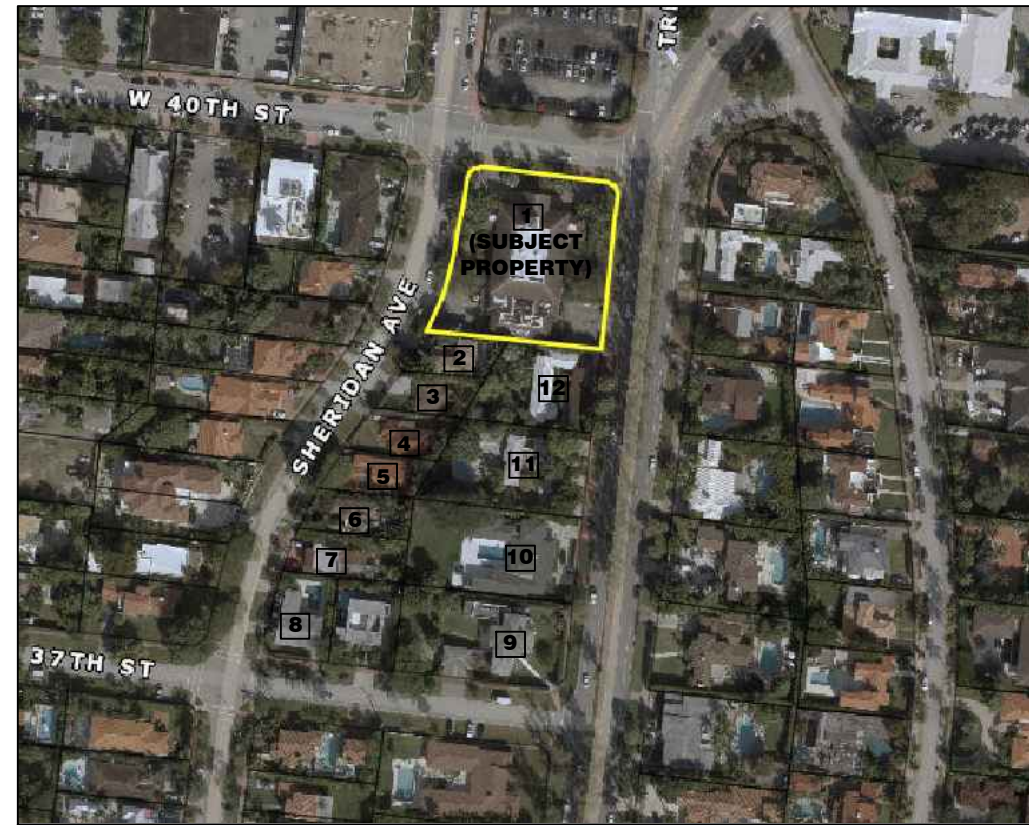
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#8 = 3711 SHERIDAN AVE, MIAMI BEACH, FL 33140



#9 = 3700 PINE TREE DR, MIAMI BEACH, FL 33140



NEIGHBORHOOD AREA MAP

NEIGHBORHOOD CONTEXT STUDY

FINAL SUBMITTAL: 07.10.23

Revisions

NEW JW CONGREGATION BUILDING

JW CONGREGATION

300 WEST 40th STREET

MIAMI BEACH, FL 33140

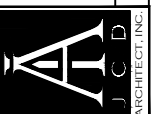
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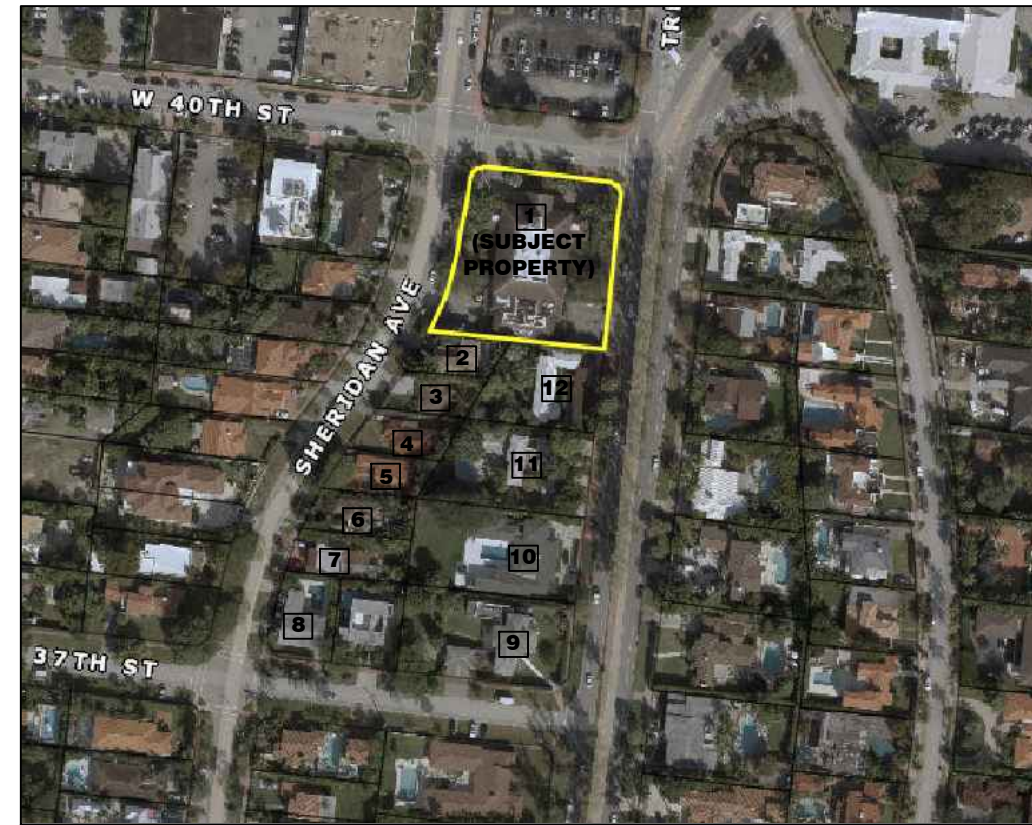
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#11 = 3738 PINE TREE DR, MIAMI BEACH, FL 33140



#12 = 3756 PINE TREE DR, MIAMI BEACH, FL 33140



NEIGHBORHOOD AREA MAP

Revisions

NEW JW CONGREGATION BUILDING

JW CONGREGATION

300 WEST 40th STREET
MIAMI BEACH, FL 33140

J.C.D. ARCHITECT, Inc.

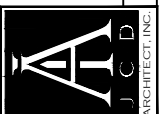
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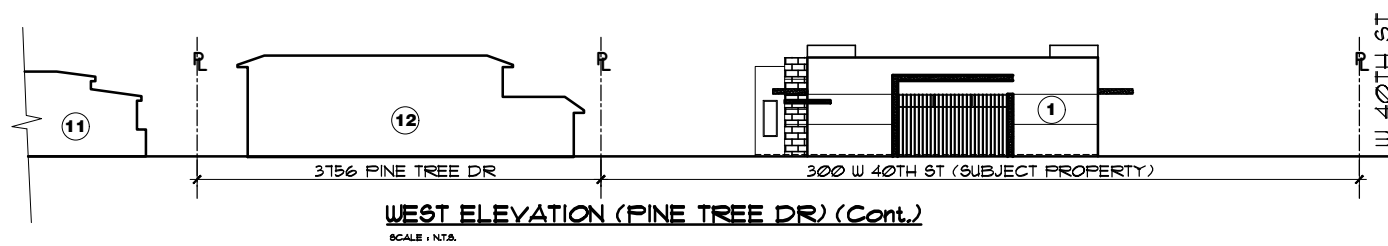
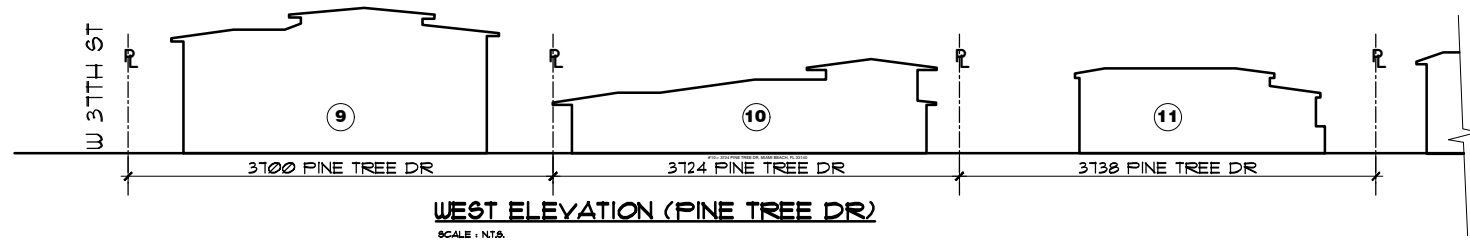
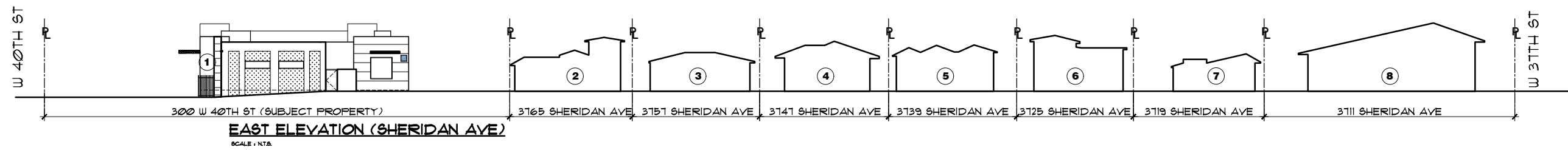
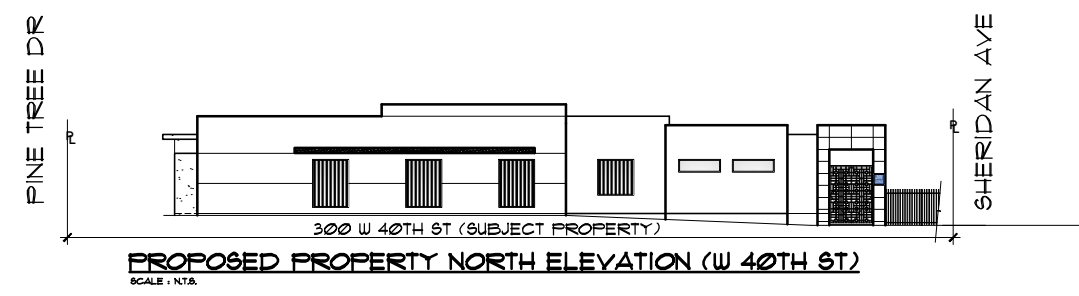
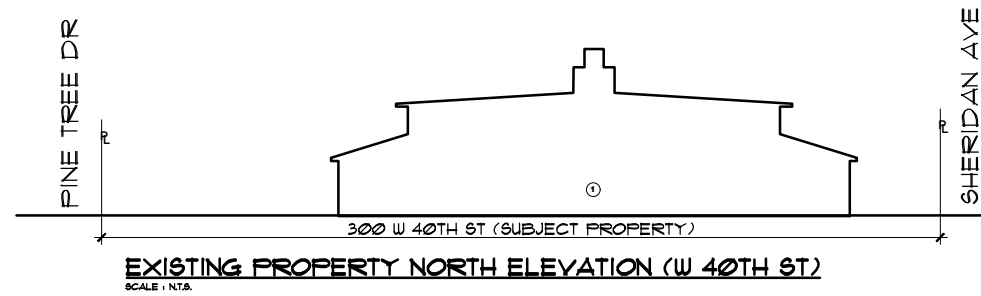
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DRB.11.3

NEIGHBORHOOD CONTEXT STUDY

FINAL SUBMITTAL: 07.10.23



CONTEXTUAL ELEVATION LINE DRAWINGS

FINAL SUBMITTAL: 07.10.23

Revisions

NEW JW CONGREGATION BUILDING
JW CONGREGATION
300 WEST 40th STREET
MIAMI BEACH, FL 33140

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