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 S.F. 2 STORY RELIGIOUS BUILDING
- NEW ONE STORY 4,901.0 S.F. 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

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Sheet No.

DRB.0

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- 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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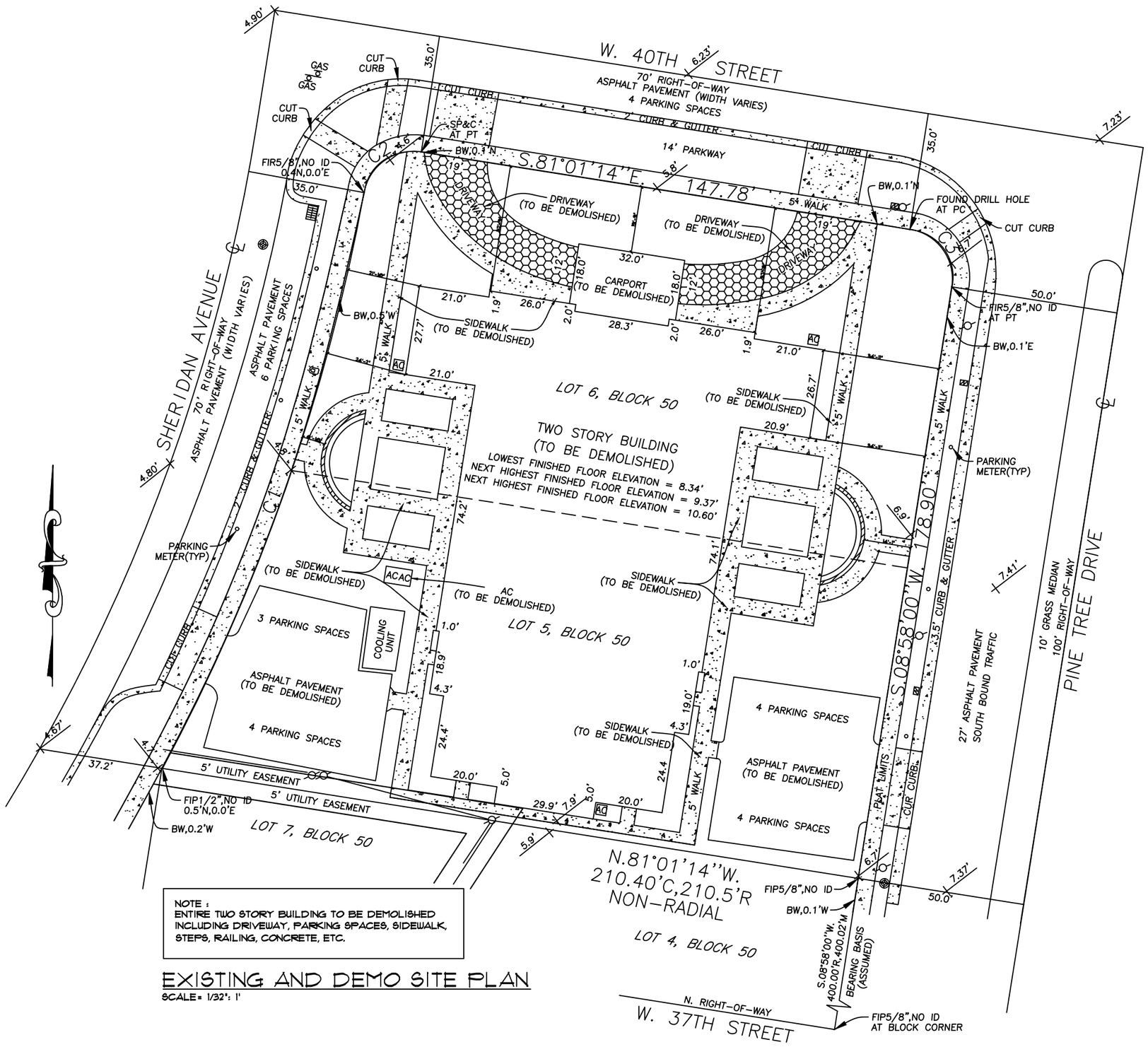

NOTE :
ENTIRE TWO STORY BUILDING TO BE DEMOLISHED INCLUDING DRIVEWAY, PARKING SPACES, SIDEWALK, STEPS, RAILING, CONCRETE, ETC.

EXISTING AND DEMO SITE PLAN
SCALE= 1/32": 1'

EXISTING & DEMOLITION SITE PLAN

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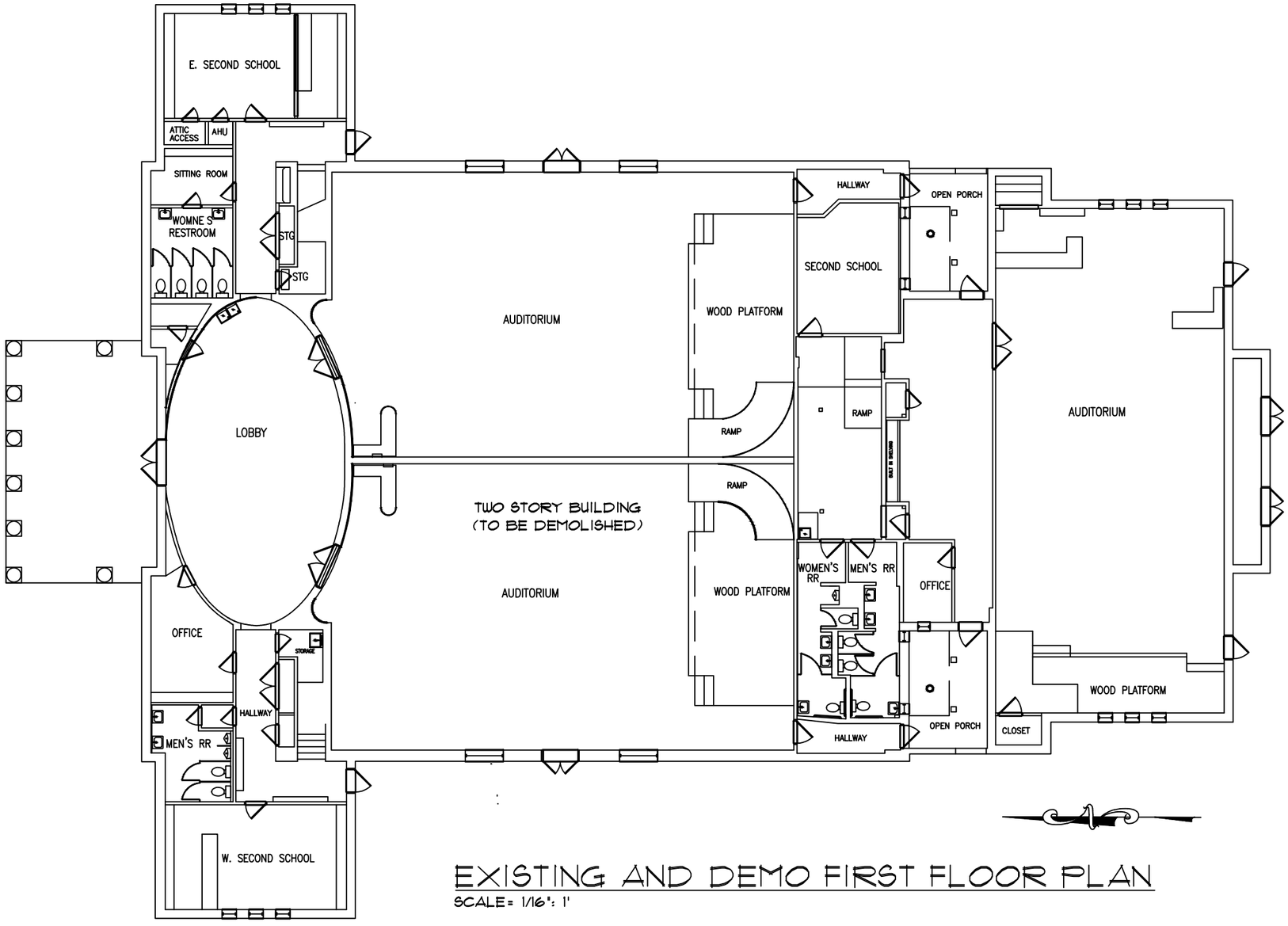

EXISTING AND DEMO FIRST FLOOR PLAN

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 S.F.

LOT COVERAGE :	ALLOWED	EXISTING
UNIT SIZE :	18,032.7 S.F. (50% LOT SIZE)	19,235.0 S.F. (53.33% LOT SIZE)

EXIST. & DEMO 1ST FLOOR PLAN

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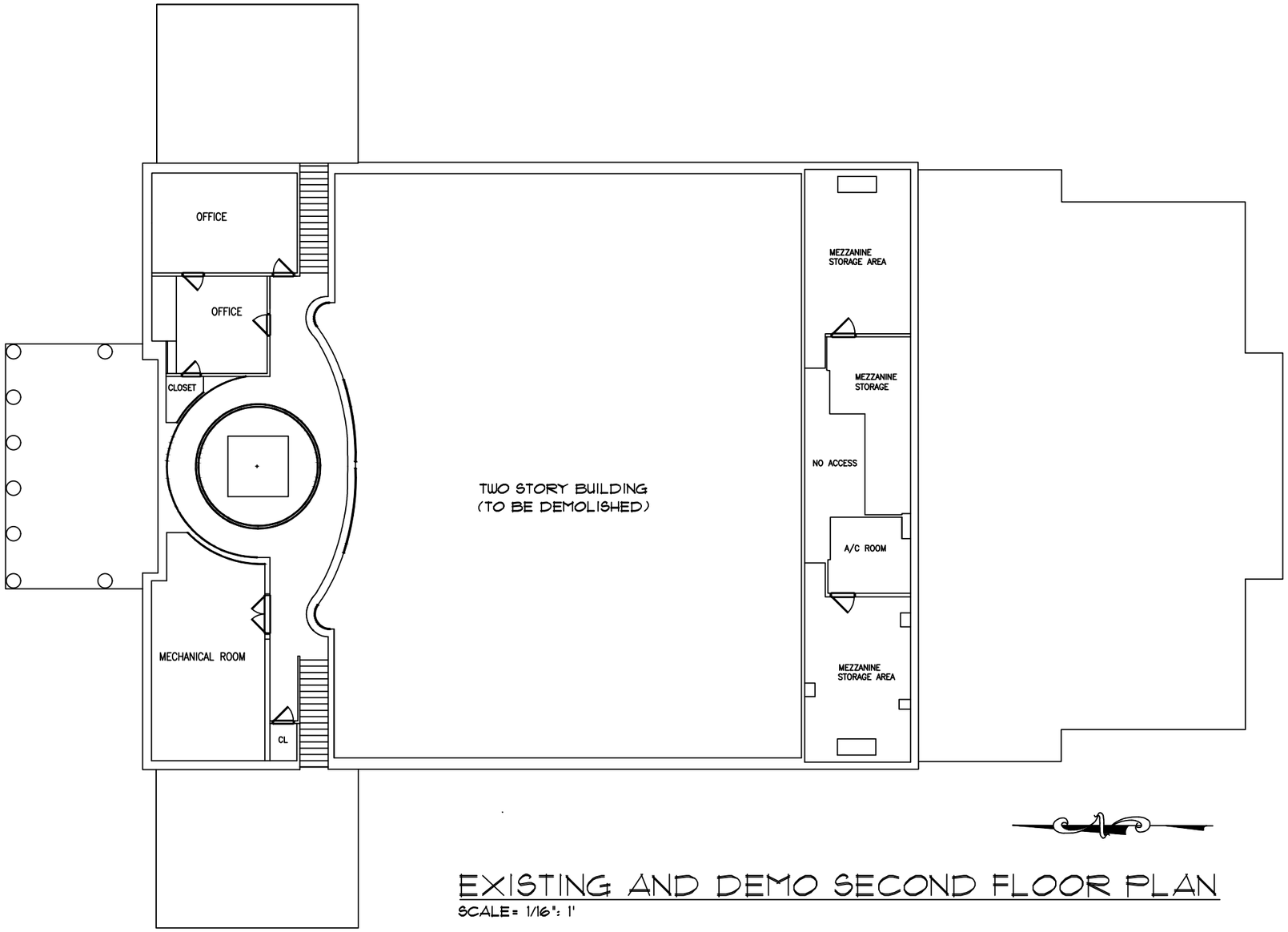

EXISTING AND DEMO SECOND FLOOR PLAN

SCALE= 1/16": 1'

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

EXIST. & DEMO 2ND FLOOR PLAN

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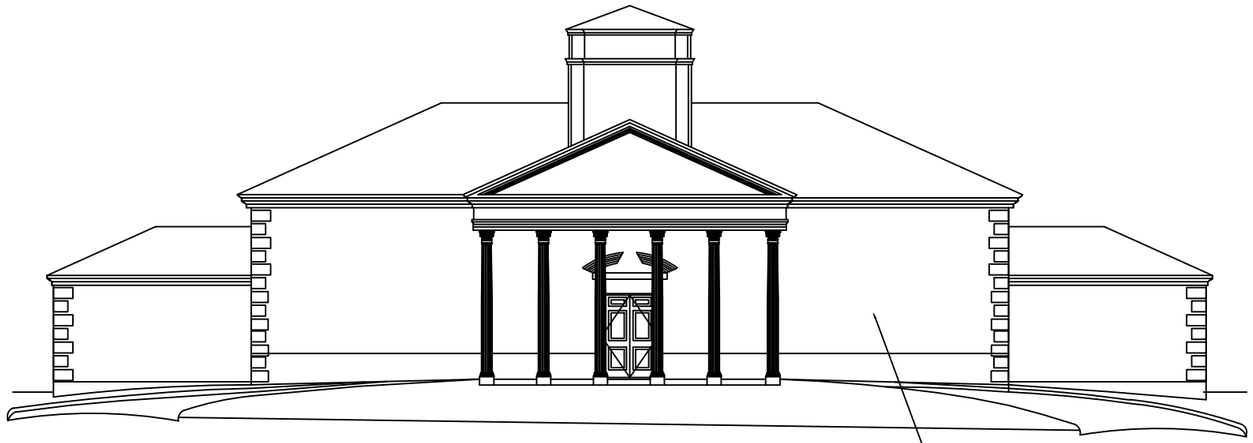
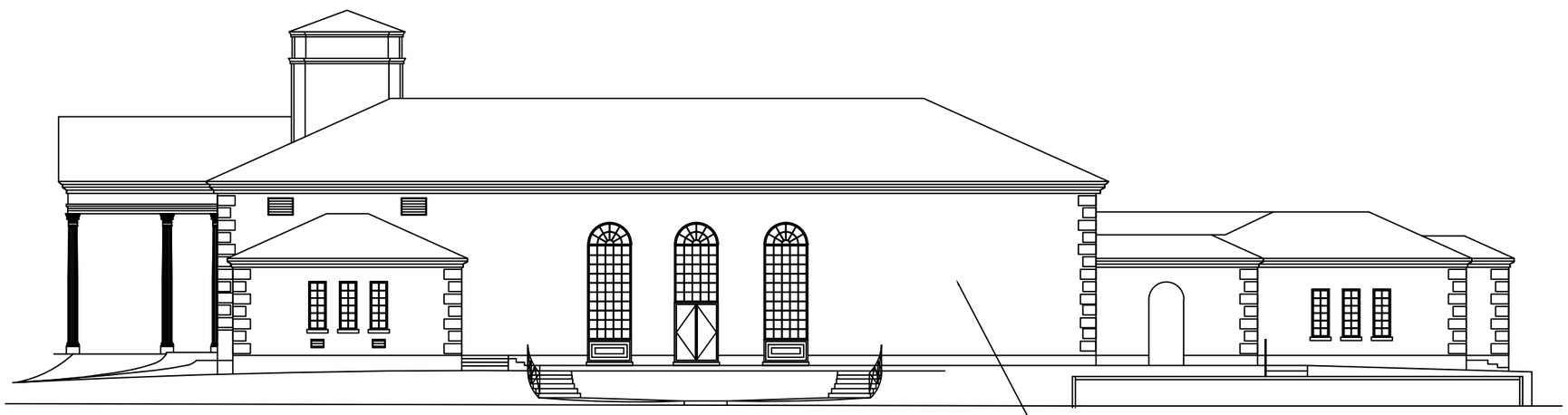


EXISTING AND DEMO NORTH ELEVATION

SCALE= 1/16": 1'



EXISTING AND DEMO WEST ELEVATION

SCALE= 1/16": 1'

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

EXIST. & DEMOLITION ELEVATION

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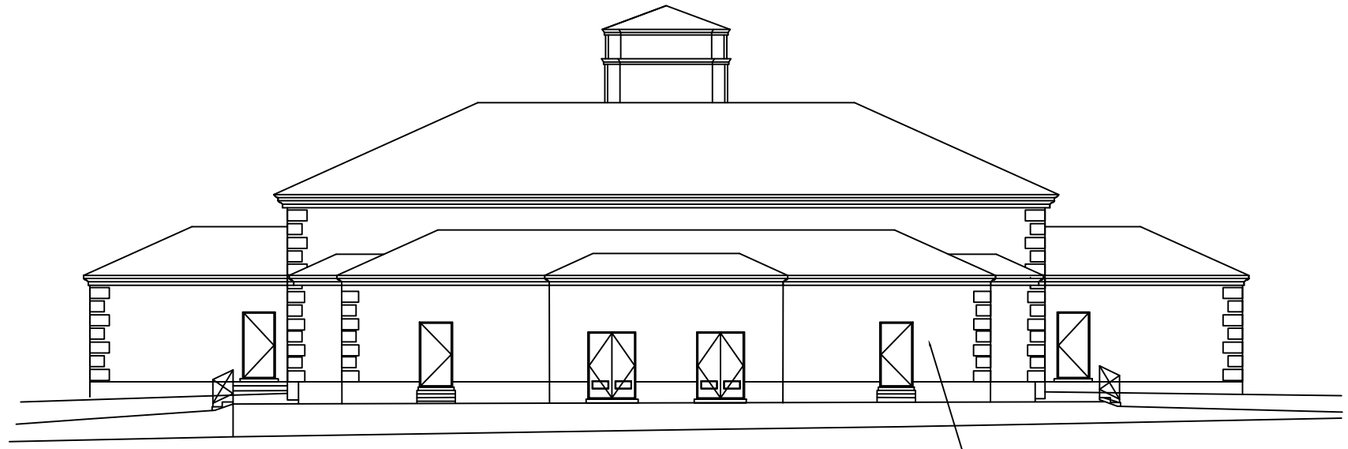
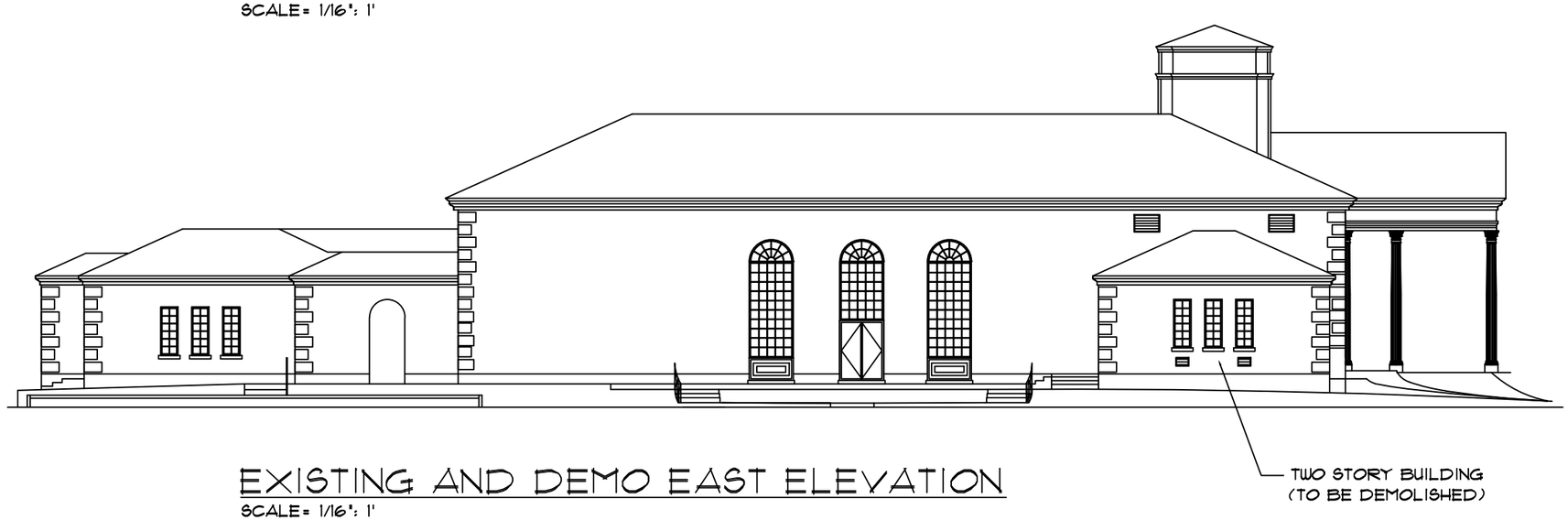


EXISTING AND DEMO SOUTH ELEVATION

SCALE= 1/16": 1'



EXISTING AND DEMO EAST ELEVATION

SCALE= 1/16": 1'

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

EXIST. & DEMOLITION ELEVATION

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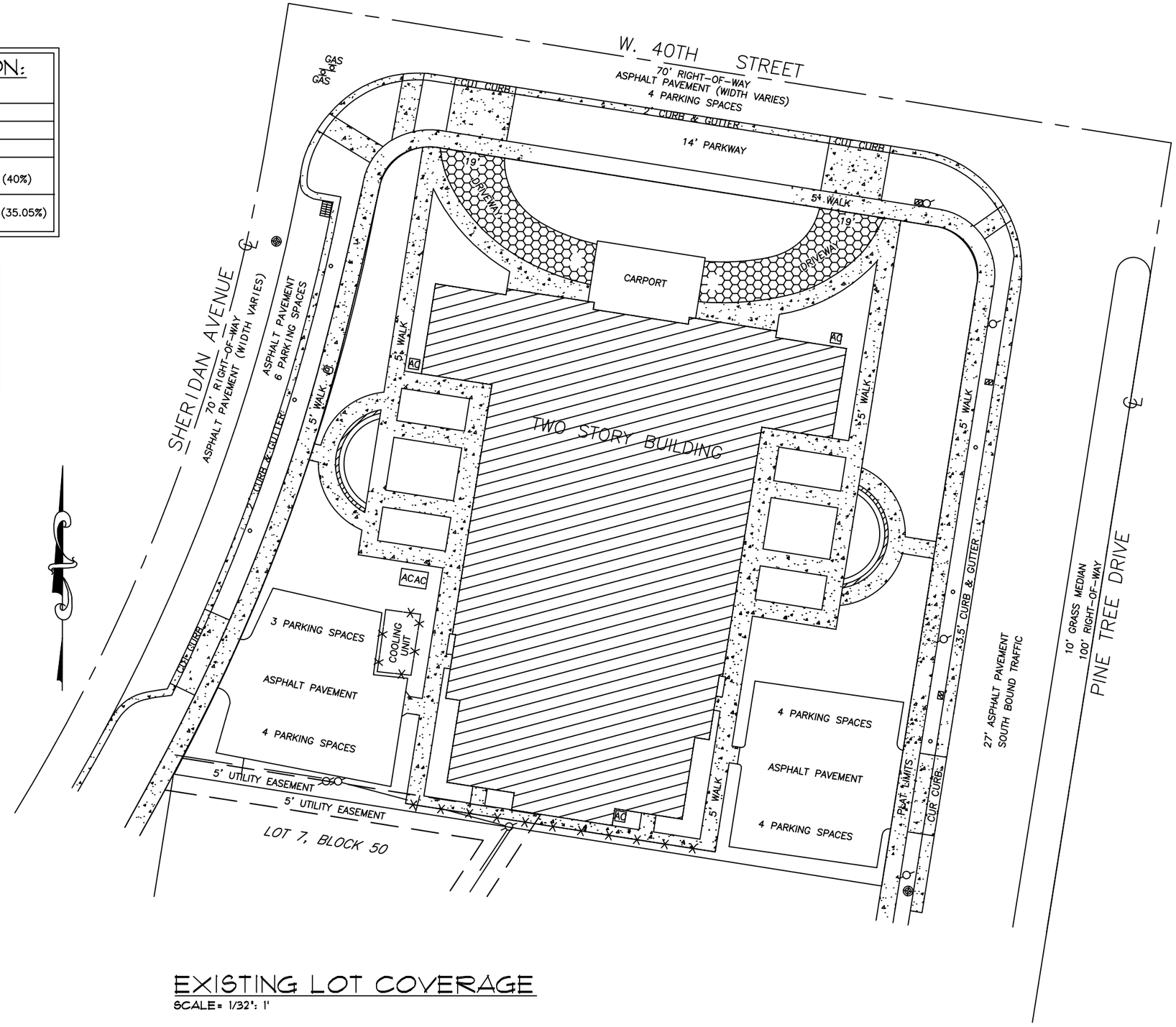
LOT COVERAGE CALCULATION:
(EXISTING)

	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%)

LEGEND :

AREA INCLUDED IN THE CALCULATION OF LOT COVERAGE	



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

EXISTING SHADED DIAGRAM

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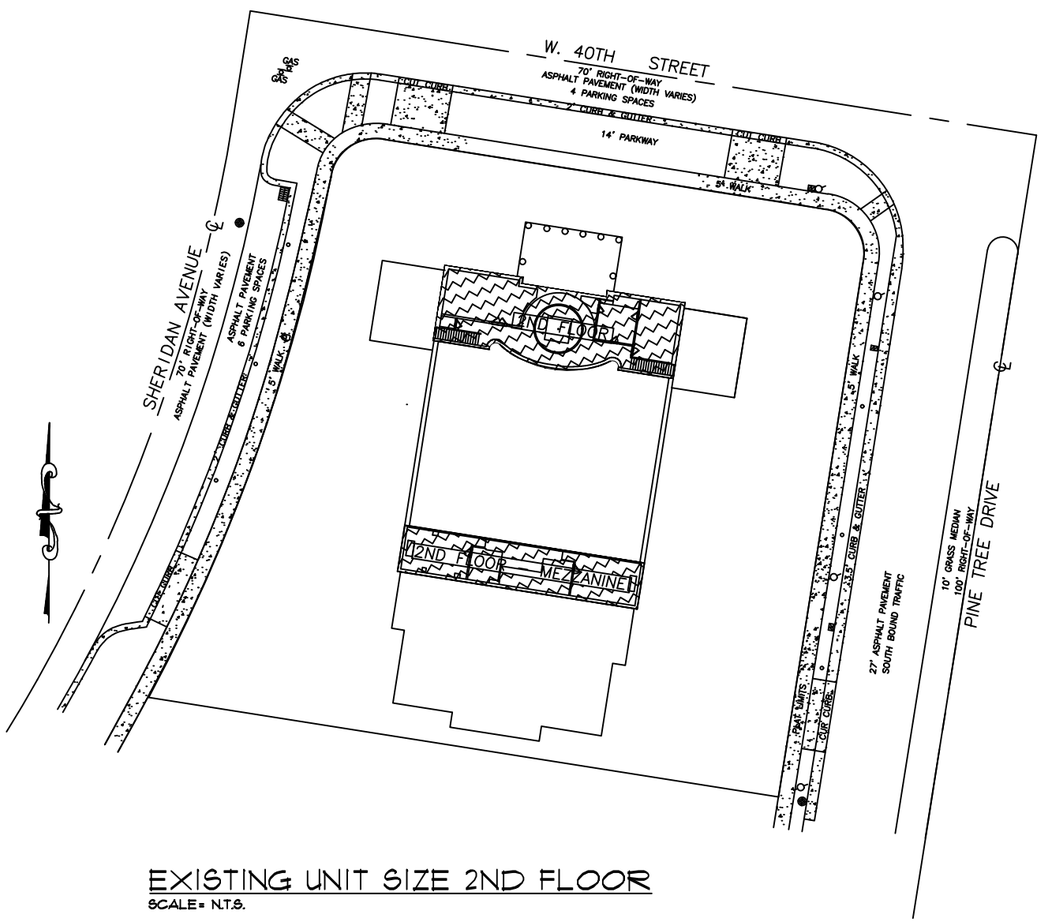
UNIT SIZE CALCULATION:
(EXISTING)

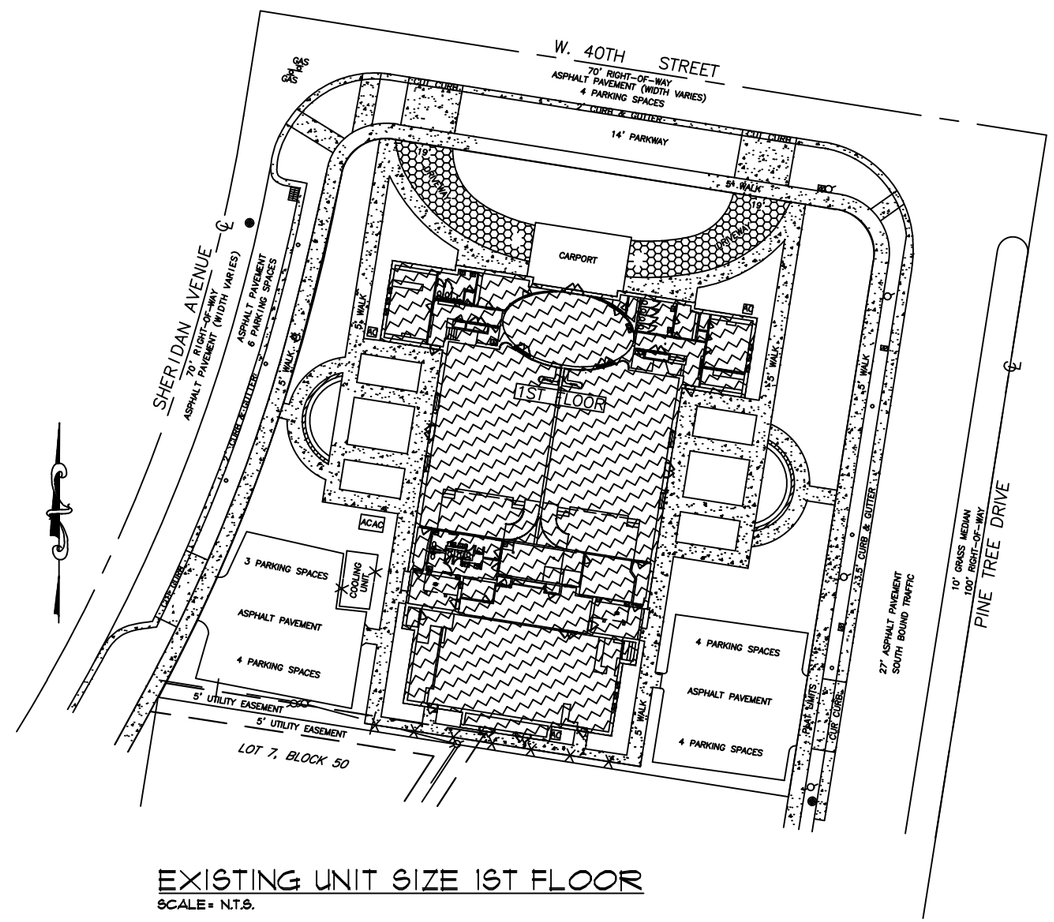
	AREA S.F.
MAIN BUILDING (1st FLOOR)	12,641.98 S.F.
MAIN BUILDING (2nd FLOOR)	6,593.02 S.F.
TOTAL UNIT SIZE EXISTING	19,235 S.F.
MAX. UNIT SIZE ALLOWED 50% OF LOT AREA (LOT AREA X 0.50) = (36,065.40 X 0.50)	18,032.70 S.F. (50%)
TOTAL UNIT SIZE EXISTING	19,235 S.F. (53.33%)

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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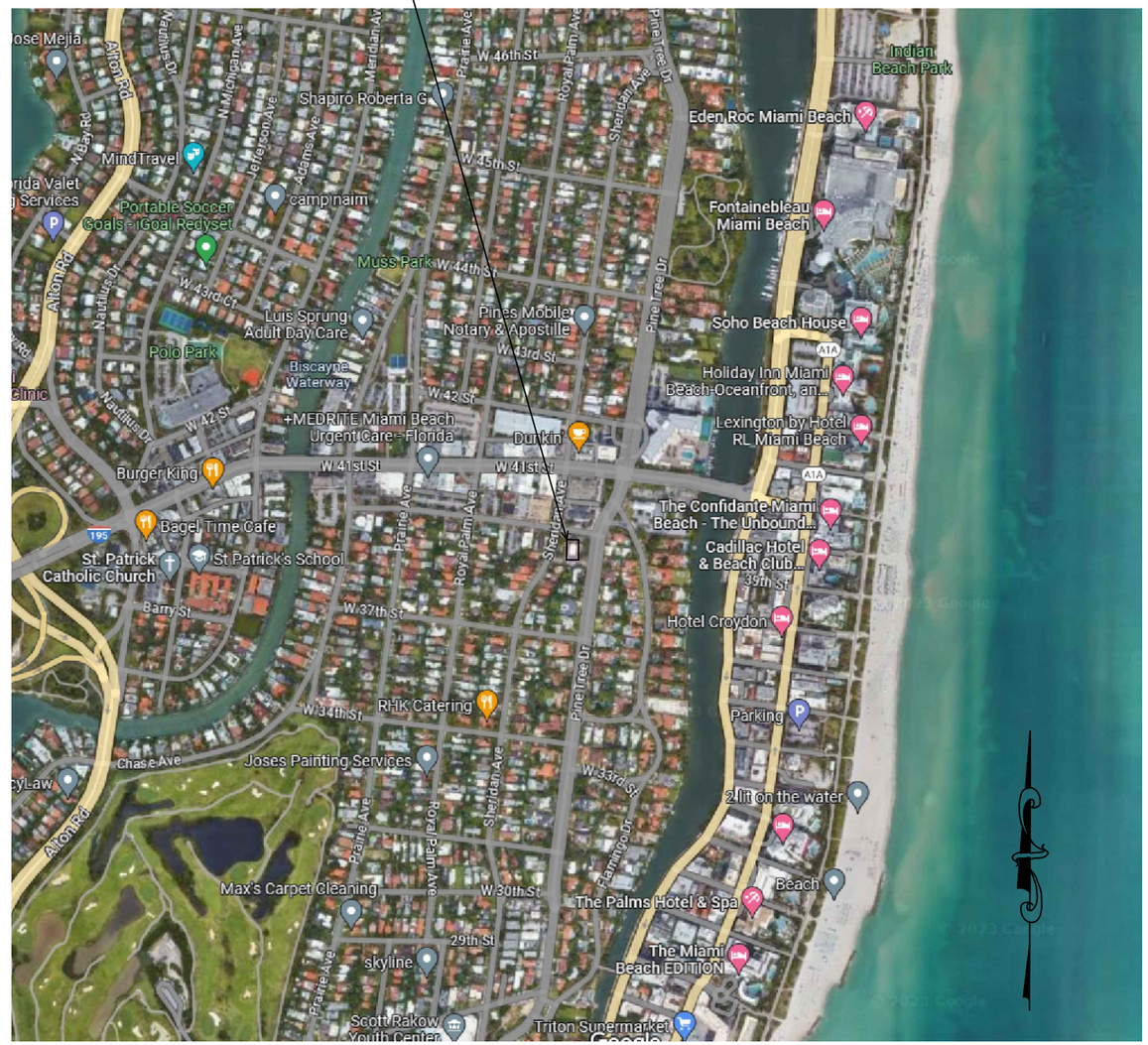
SINGLE FAMILY RESIDENTIAL–ZONING DATA SHEET

ITEM #	ZONING INFORMATION				
1	ADDRESS:	300 W 40 ST, Miami Beach, Florida 33140			
2	FOLIO NUMBER(S):	02–3227–017–0590			
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/2)	7.0'+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	2,803.2 SF (80.97%)	
12	REAR YARD OPEN SPACE SF (%):	4,163.86 SF (70%)	REAR YARD OPEN SPACE	5,092.31 SF (85.61%)	
13	SIDE YARD–1 OPEN SPACE SF (%):	1,933.58 SF (50%)	SIDE YARD–1 OPEN SPACE	1,465.6 SF (37.90%)	VARIANCE
14	SIDE YARD–2 OPEN SPACE SF (%):	1,270.15 SF (50%)	SIDE YARD–2 OPEN SPACE	1,683.77 SF (66.28%)	
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	DEFICIENCIES
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'	53.67'	
22	SIDE 2 (Pine Tree): 176.25x10%	17.67'	34.90'	19.33'	
23	REAR: 193.15x15%	29.00'	5.20'	116.75'	
24	SUM OF SIDE YARD:	44.10'	56.70'	73.00'	
25	PARKING REQTS. – 1PKG/6 SEATS	220 SEATS/6=37 P	15 Parking Spaces	44 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			

AREA OF WORK



LOCATION PLAN (AERIAL 1/2 MILE RADIUS)

LOCATION PLAN & ZONING INFO

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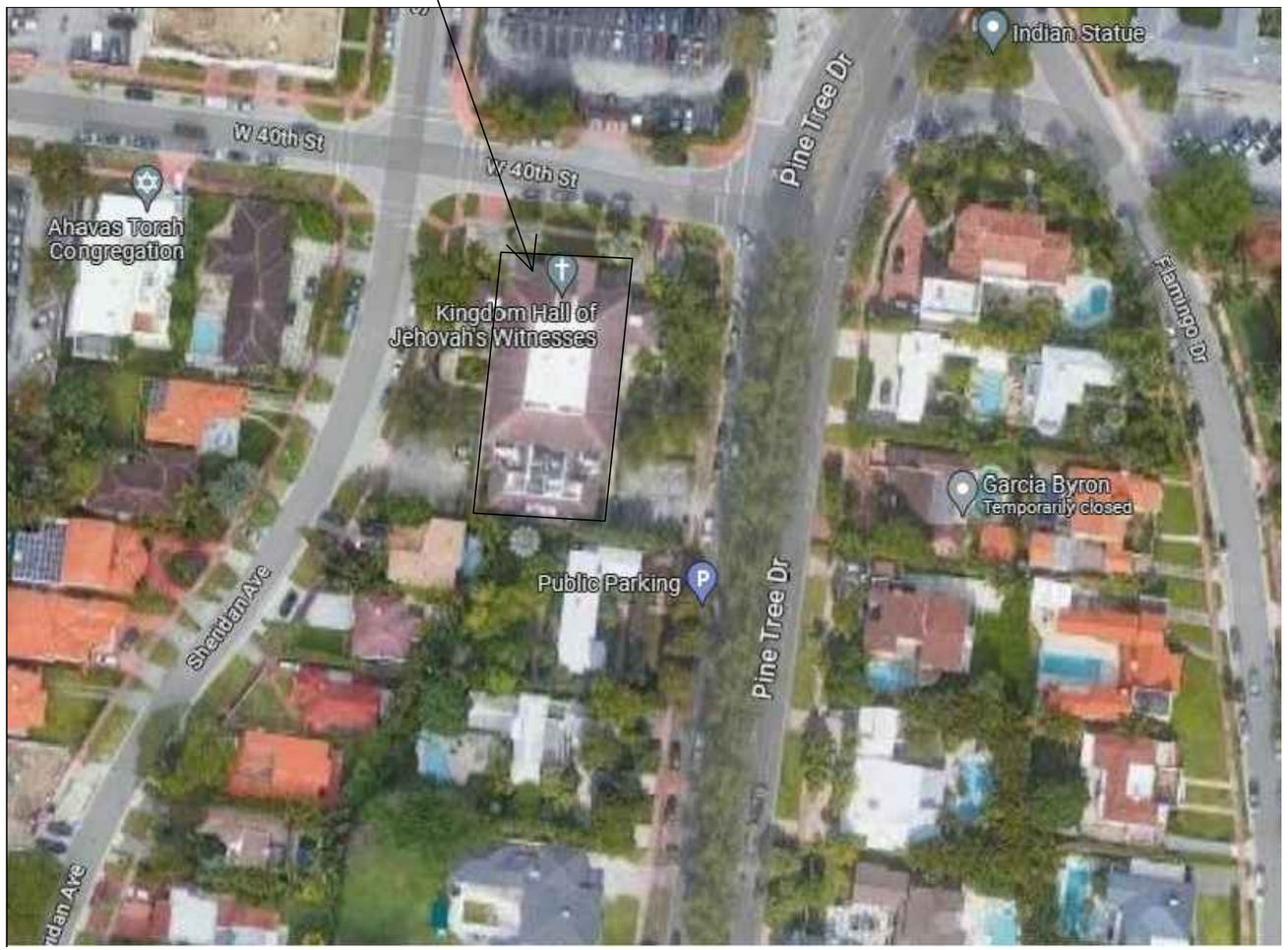
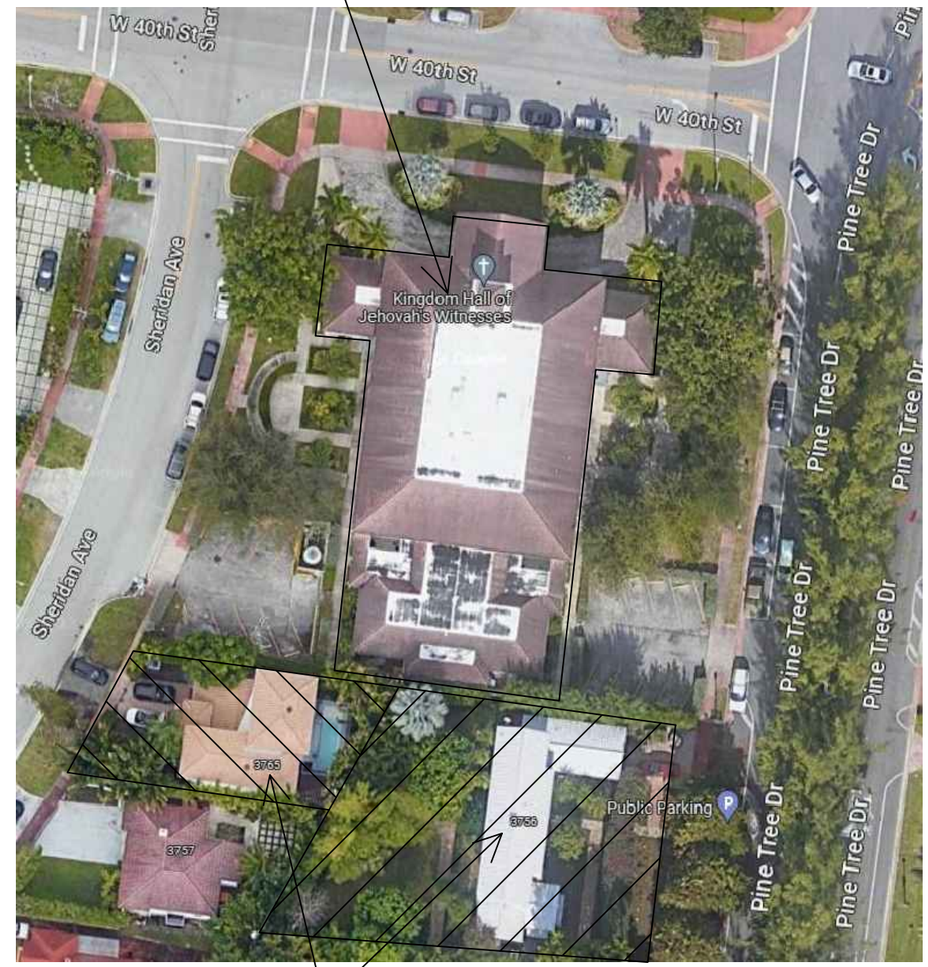
SUBJECT PROPERTY



ENLARGED LOCATION PLAN

SUBJECT PROPERTY



ADJACENT PROPERTIES

ADJACENT PROPERTIES

ENLARGED LOCATION MAP

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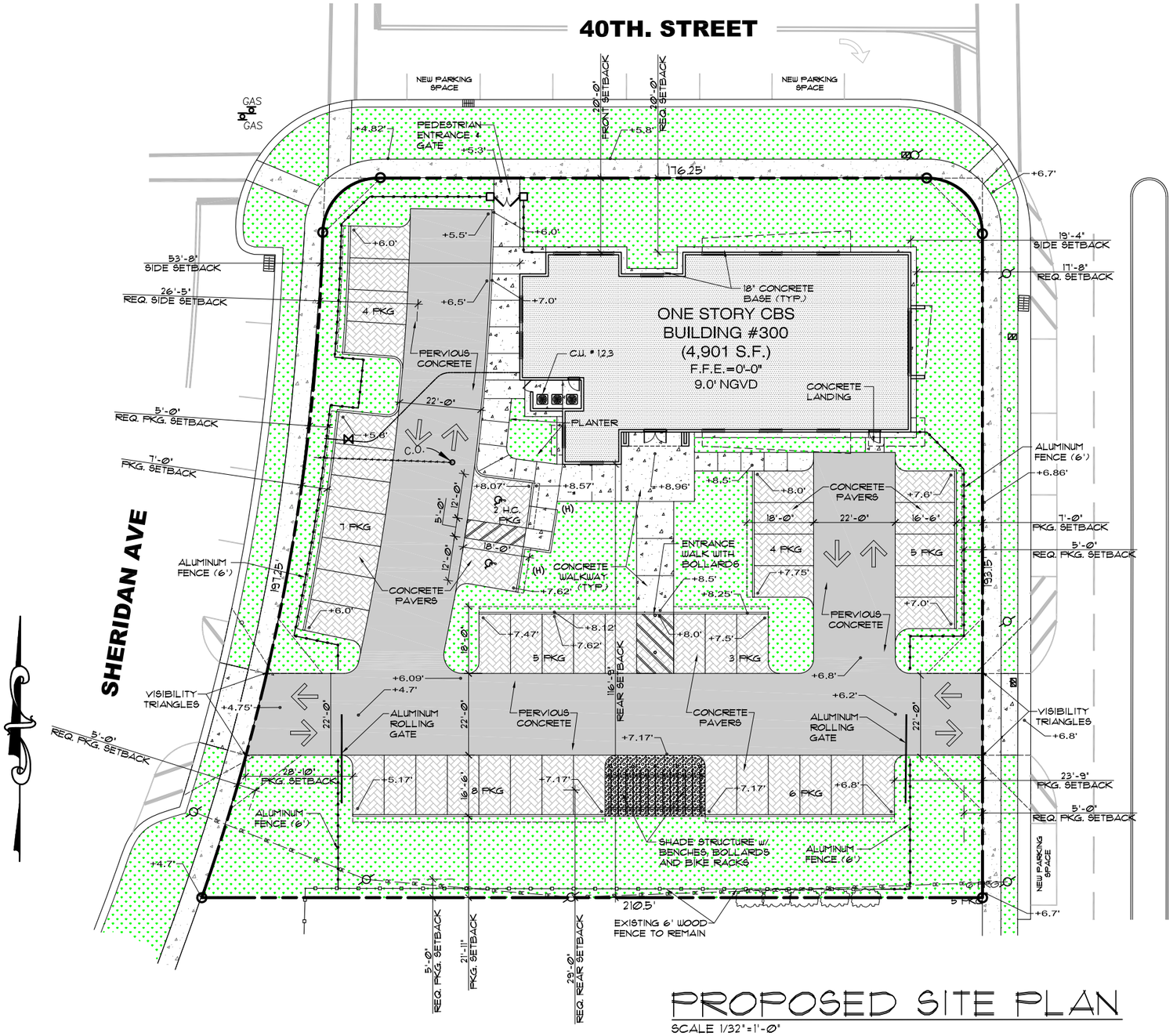

PROPOSED SITE PLAN

SCALE 1/32"=1'-0"

PROPOSED SITE PLAN

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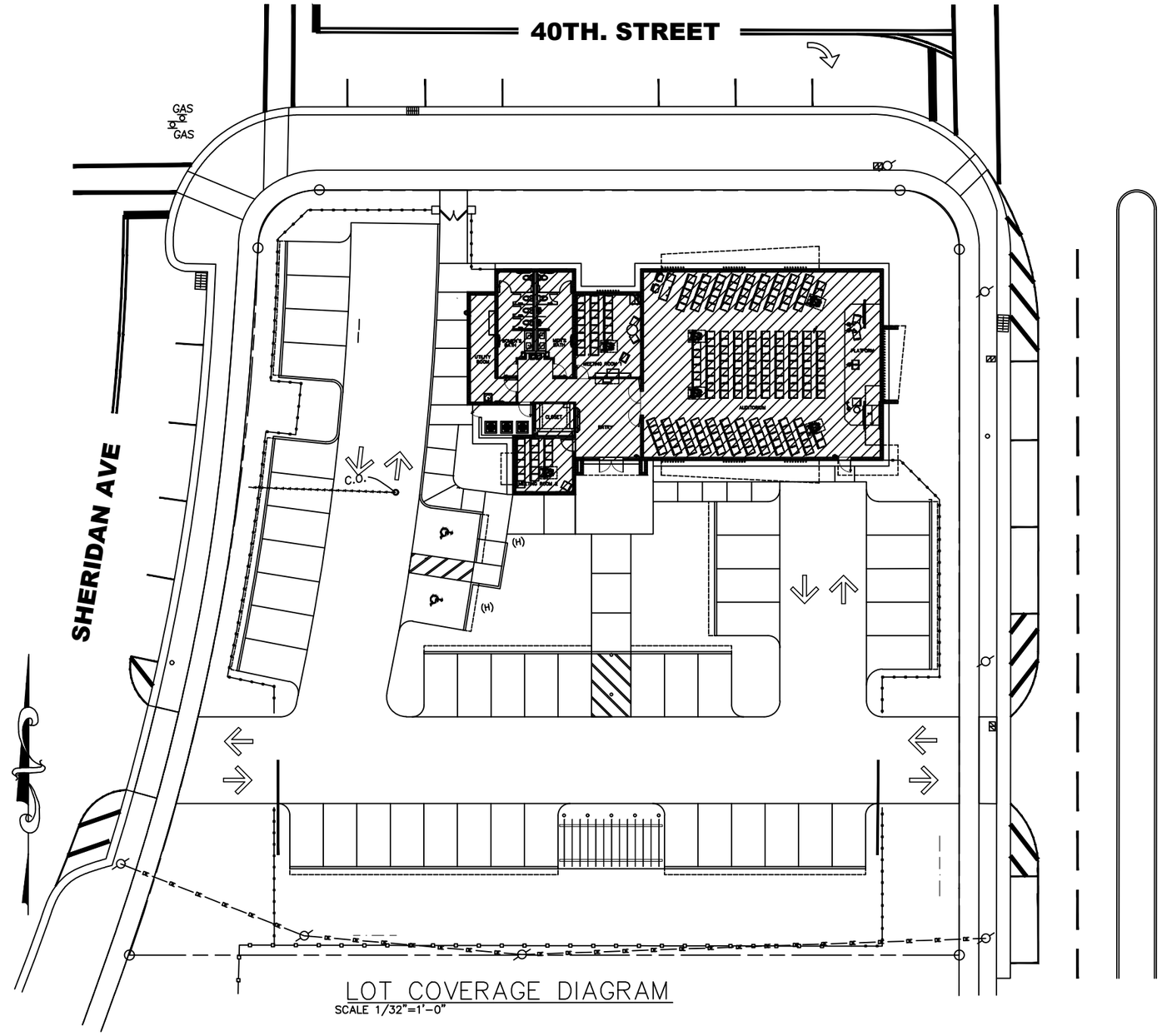
LOT COVERAGE CALCULATION:

	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%)

LEGEND :

AREA INCLUDED IN THE CALCULATION OF LOT COVERAGE	



LOT COVERAGE DIAGRAM
SCALE 1/32"=1'-0"

PROPOSED SHADED DIAGRAMS

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Job No.
Date : 06.20.23
Scale : SHOWN

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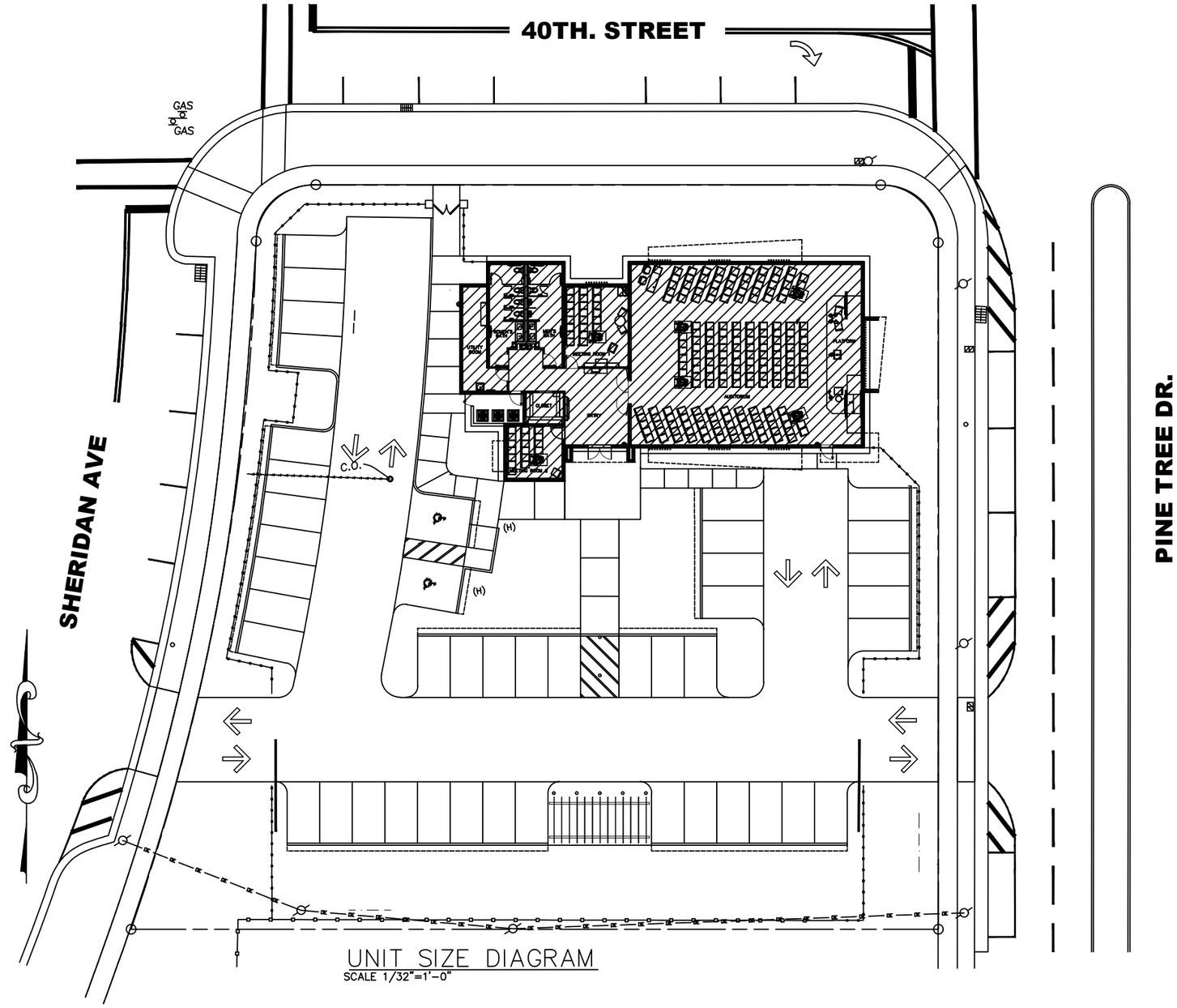
Sheet No.
DRB.4

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	



UNIT SIZE DIAGRAM
SCALE 1/32"=1'-0"

PROPOSED SHADED DIAGRAMS

FINAL SUBMITTAL: 07.10.23

Revisions

NEW JW CONGREGATION BUILDING
JW CONGREGATION
300 WEST 40th STREET
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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	2,803.20 S.F.
PAVED AREA (NOT COUNTED TOWARDS ANYTHING)	658.80 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)	2,803.20 S.F. (80.97%)

LEGEND :

GREEN 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	5,092.31 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)	5,092.31 S.F. (85.61%)

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	1,465.60 S.F.
TOTAL SIDE YARD AREA	1,465.60 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)	1,465.60 S.F. (37.90%) VARIANCE BEING REQUESTED

LEGEND :

AREA INCLUDED IN THE CALCULATION OF SIDE YARD 1

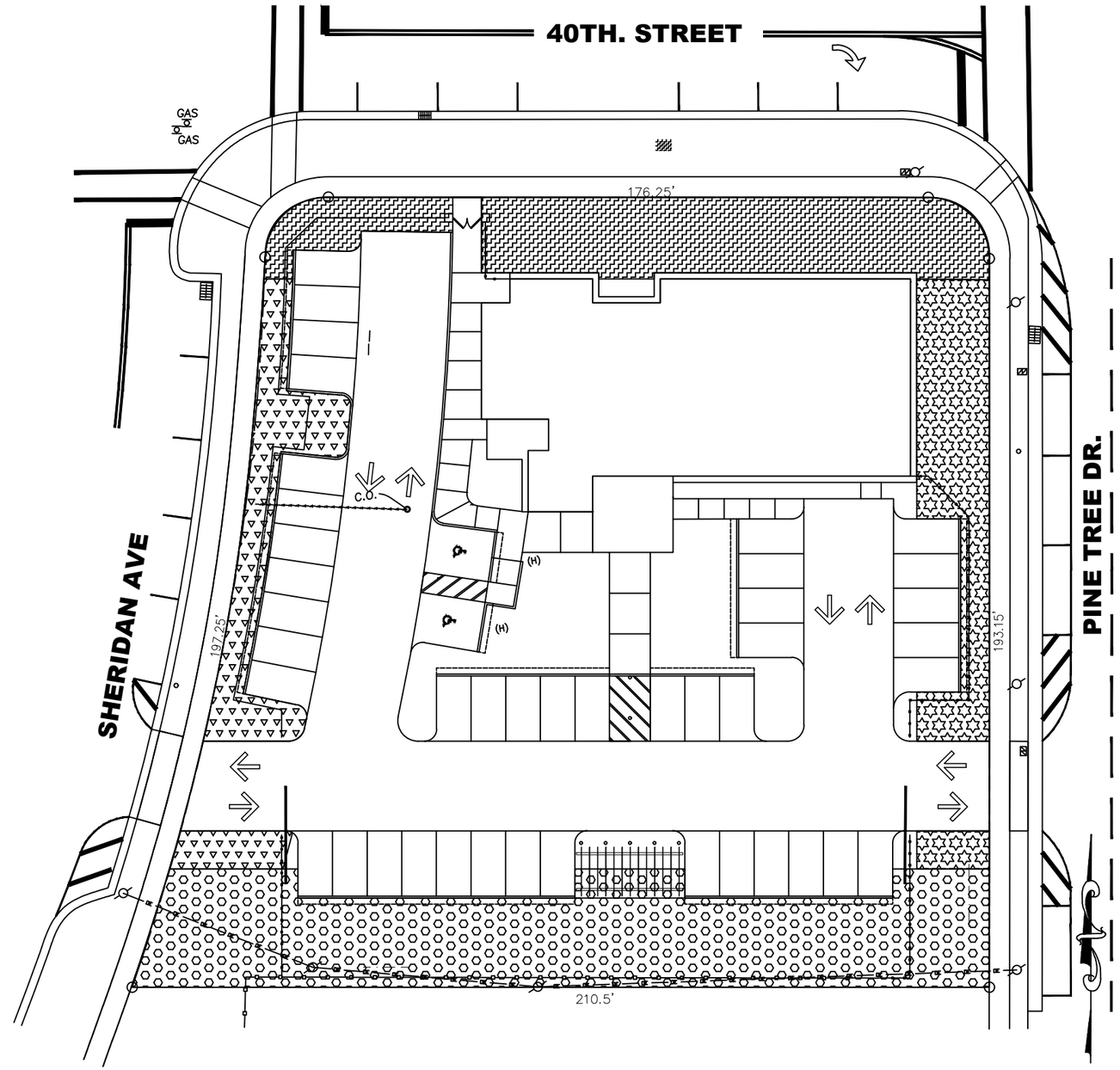
SIDE YARD 2 (PINE TREE) CALC. :

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	1,683.77 S.F.
TOTAL SIDE YARD AREA	1,683.77 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)	1,683.77 S.F. (66.28%)

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

FINAL SUBMITTAL: 07.10.23

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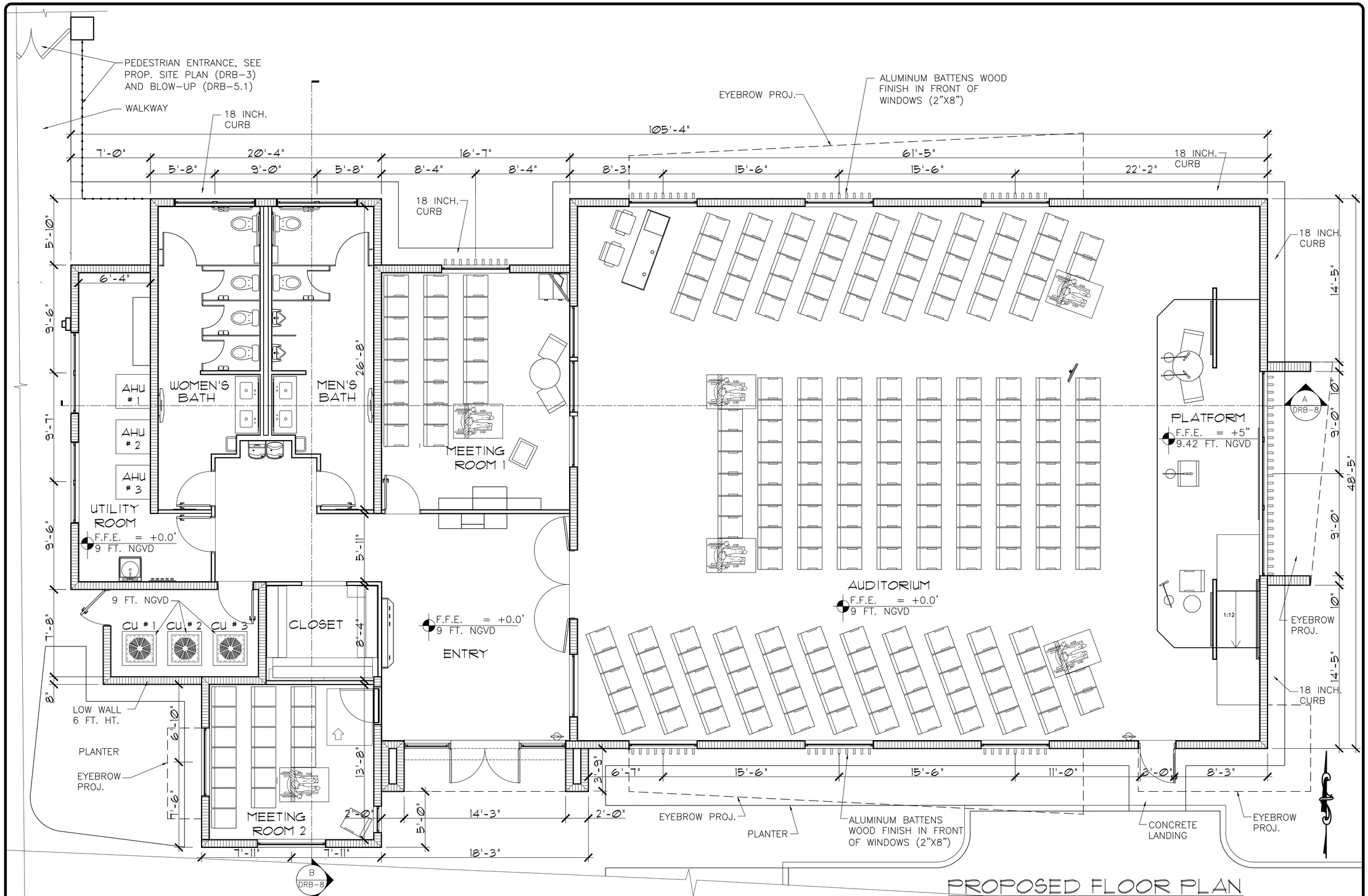

PROPOSED FLOOR PLAN

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

FINAL SUBMITTAL: 07.10.23

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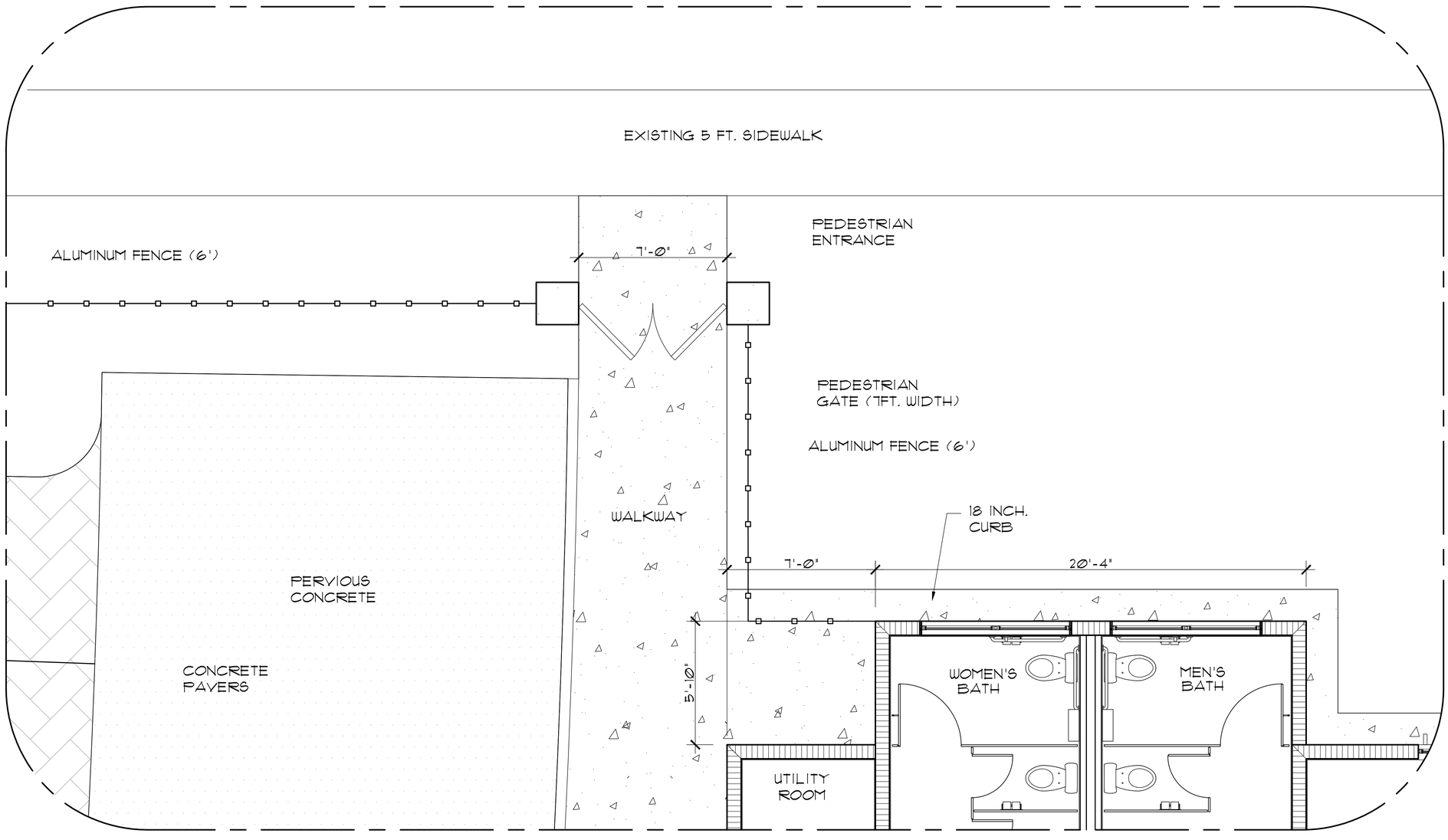

PEDESTRIAN GATE BLOW-UP
SCALE= 3/16": 1'

PROPOSED FLOOR PLAN

FINAL SUBMITTAL: 07.10.23

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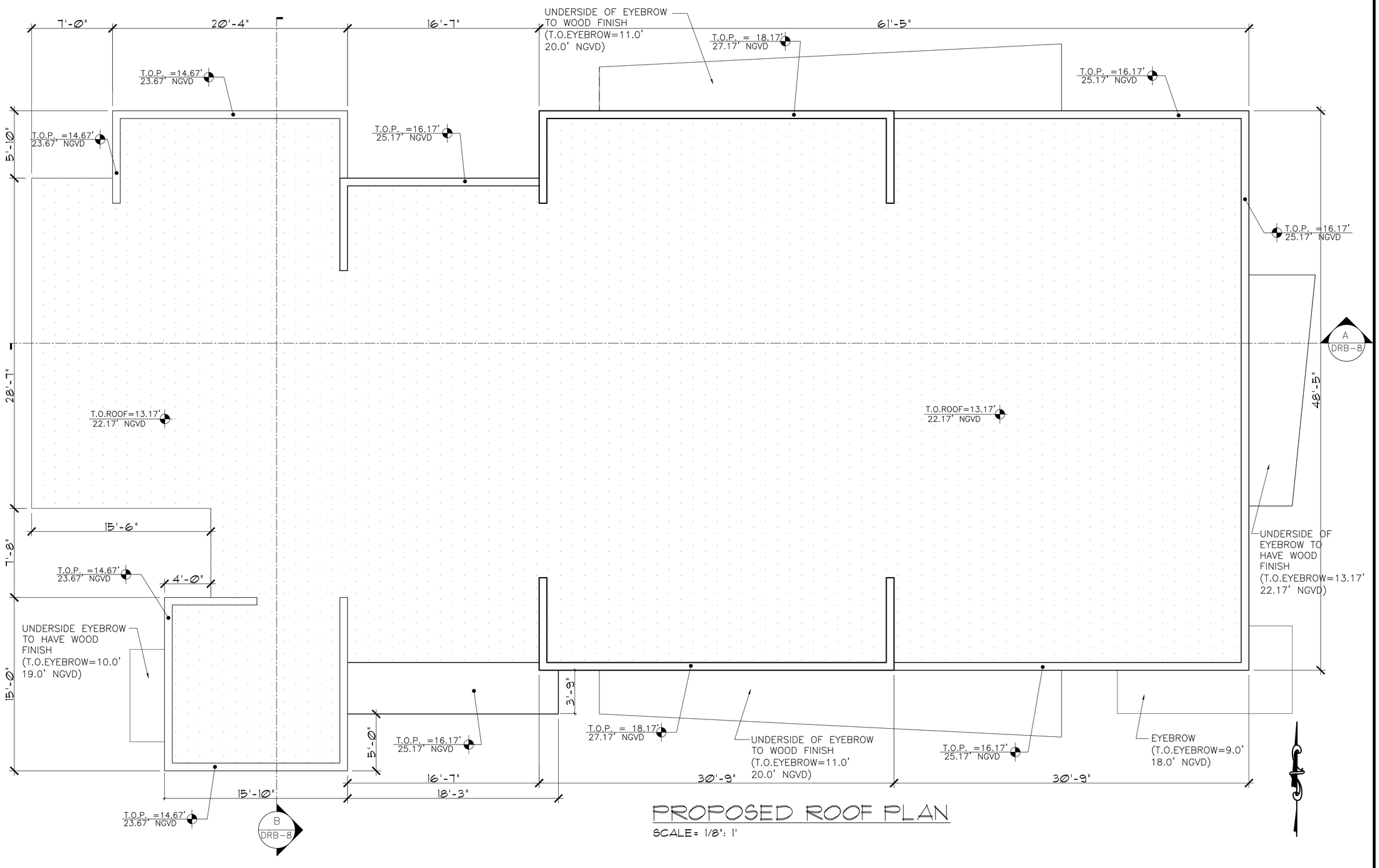

PROPOSED ROOF PLAN

SCALE= 1/8": 1'

PROPOSED ROOF PLAN

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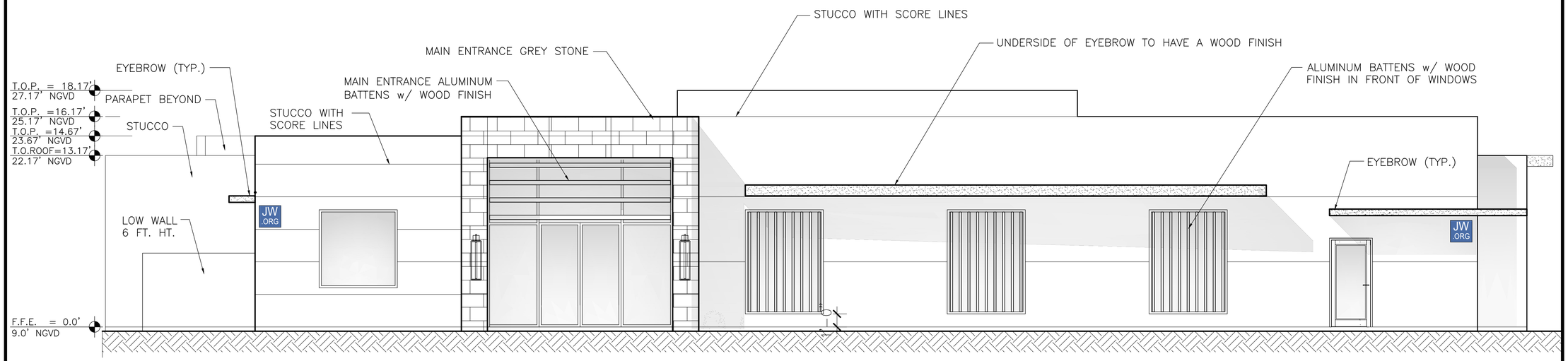

PROPOSED SOUTH ELEVATION

SCALE= 1/8": 1'

PROPOSED ELEVATION

FINAL SUBMITTAL: 07.10.23

Revisions

NEW JW CONGREGATION BUILDING

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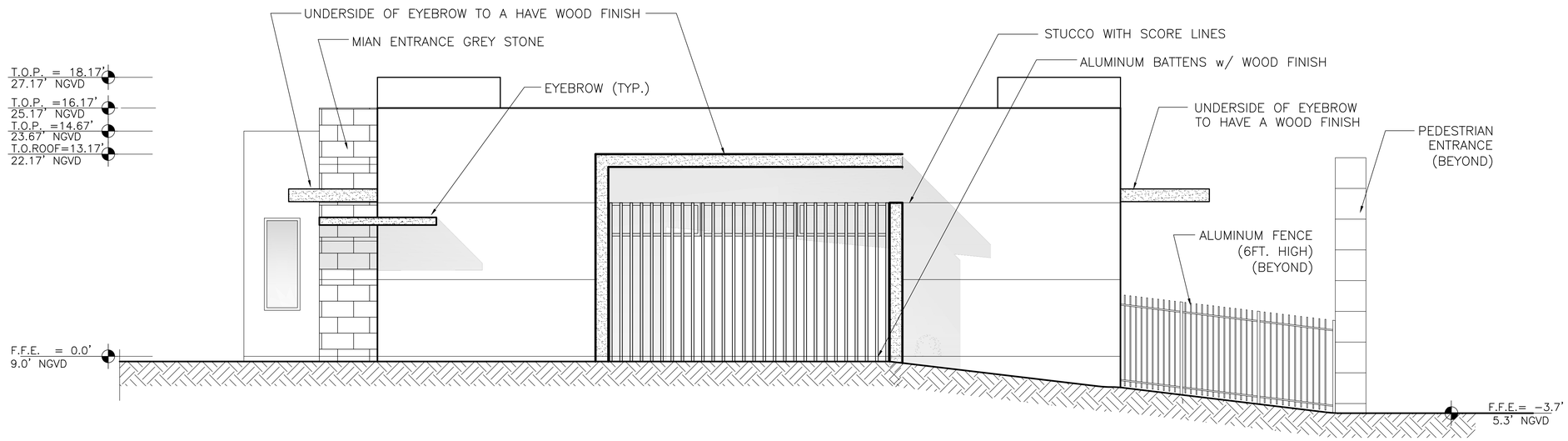
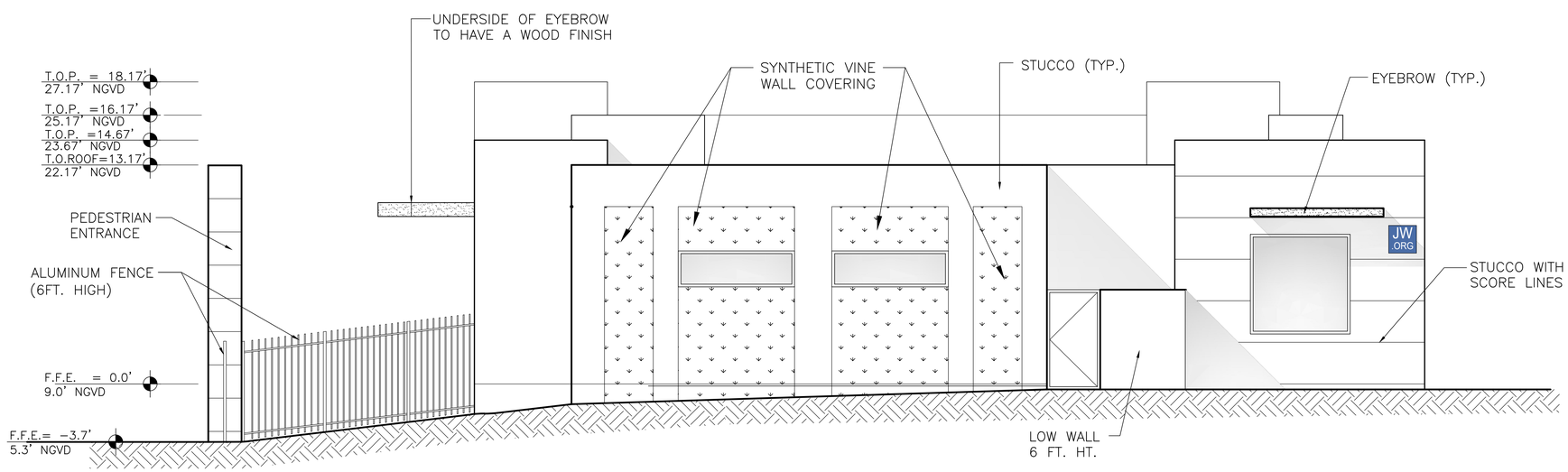


PROPOSED EAST ELEVATION

SCALE= 1/8": 1'



PROPOSED WEST ELEVATION

SCALE= 1/8": 1'

PROPOSED ELEVATIONS

FINAL SUBMITTAL: 07.10.23

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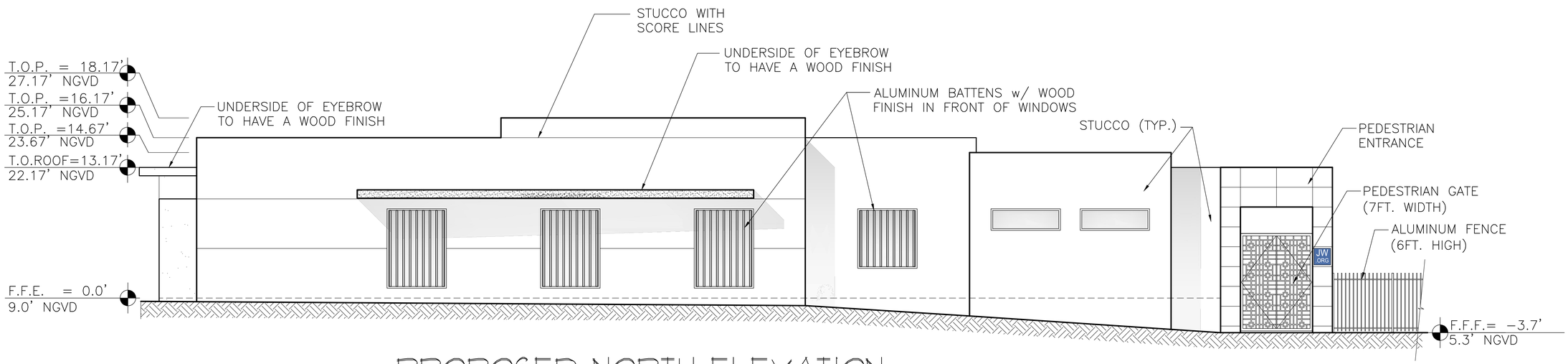

PROPOSED NORTH ELEVATION

SCALE= 3/32": 1'

PROPOSED ELEVATION

FINAL SUBMITTAL: 07.10.23

Revisions

NEW JW CONGREGATION BUILDING

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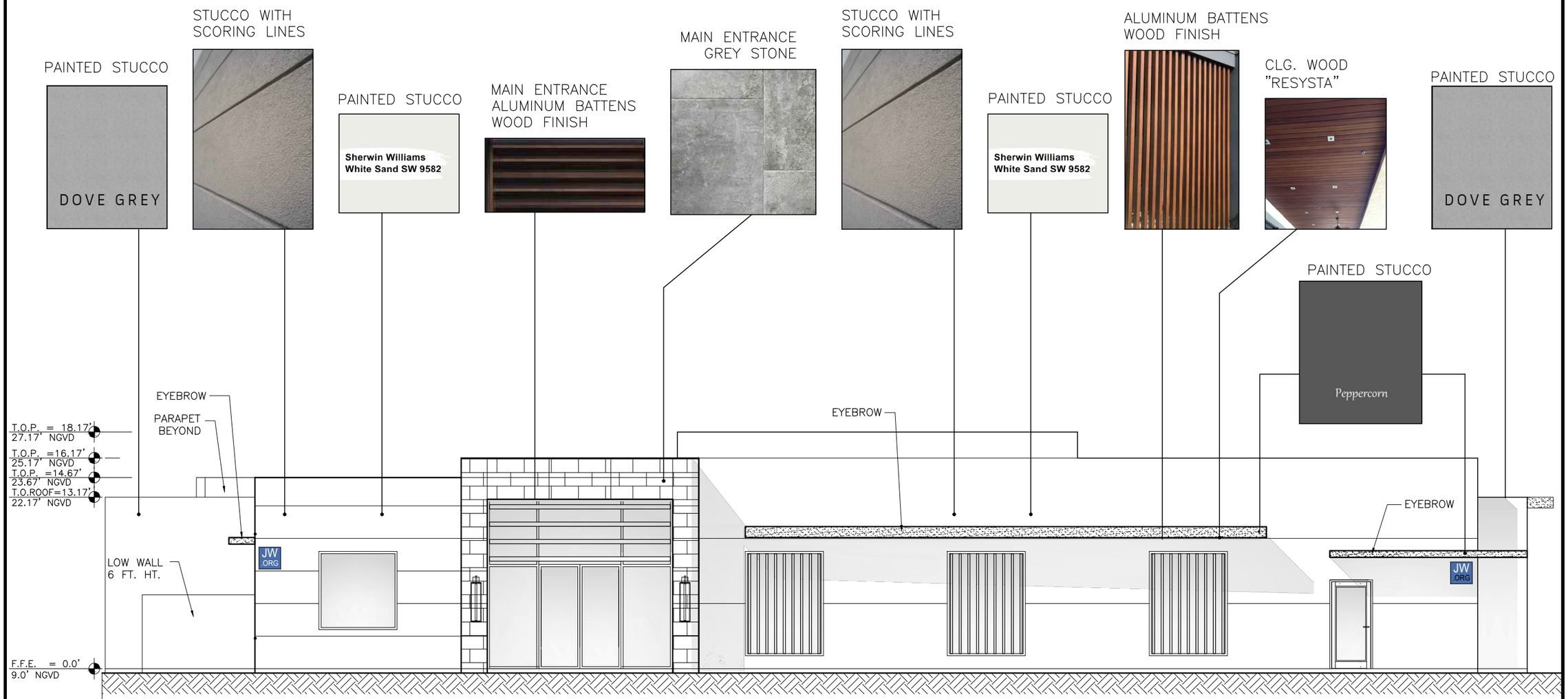

MATERIAL COLOR/BOARD SOUTH ELEVATION

SCALE= 1/8": 1'

MATERIALS/COLORS BOARD

FINAL SUBMITTAL: 07.10.23

Revisions

NEW JW CONGREGATION BUILDING

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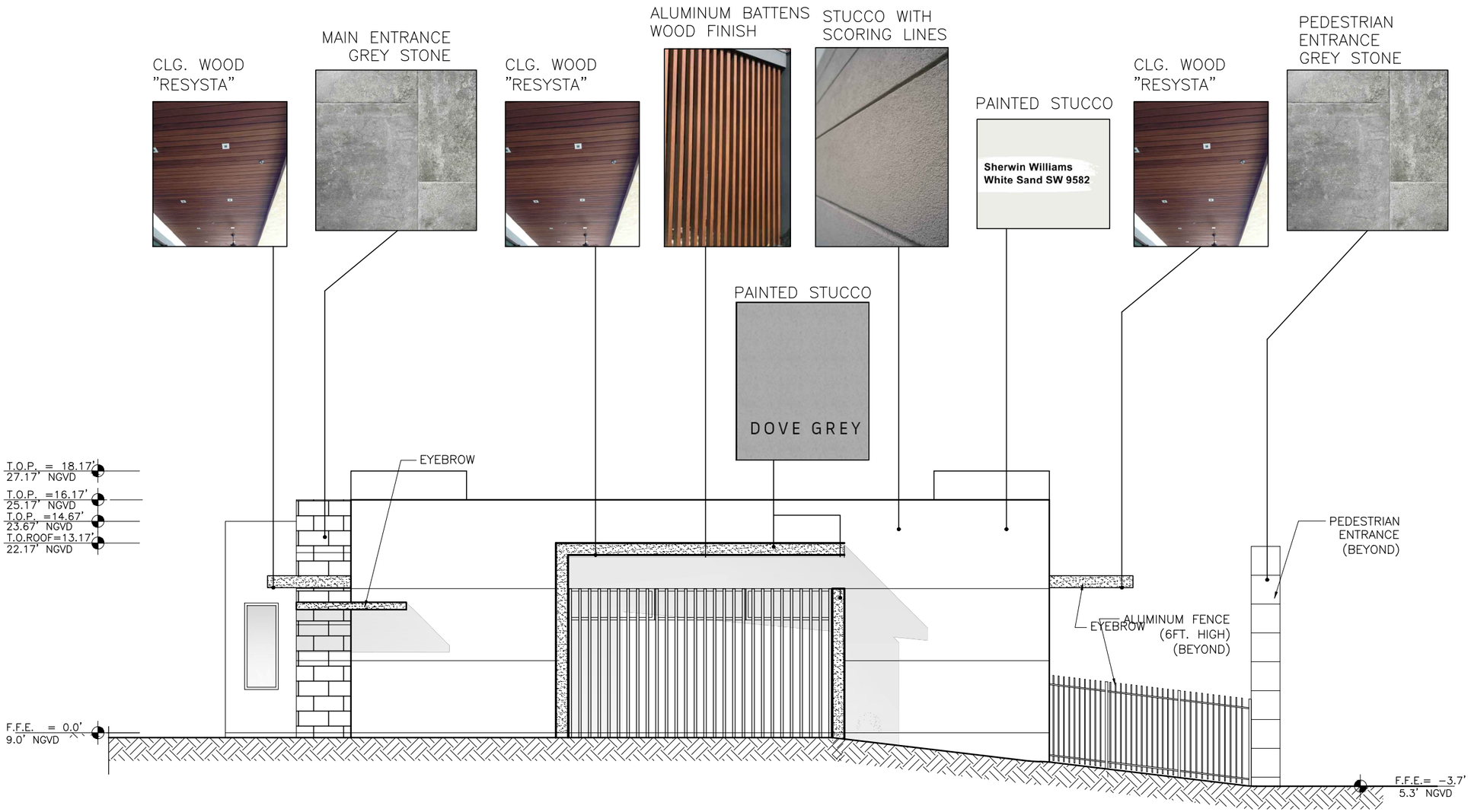

MATERIAL COLOR/BOARD EAST ELEVATION
SCALE= 1/8": 1'

MATERIALS/COLORS BOARD

FINAL SUBMITTAL: 07.10.23

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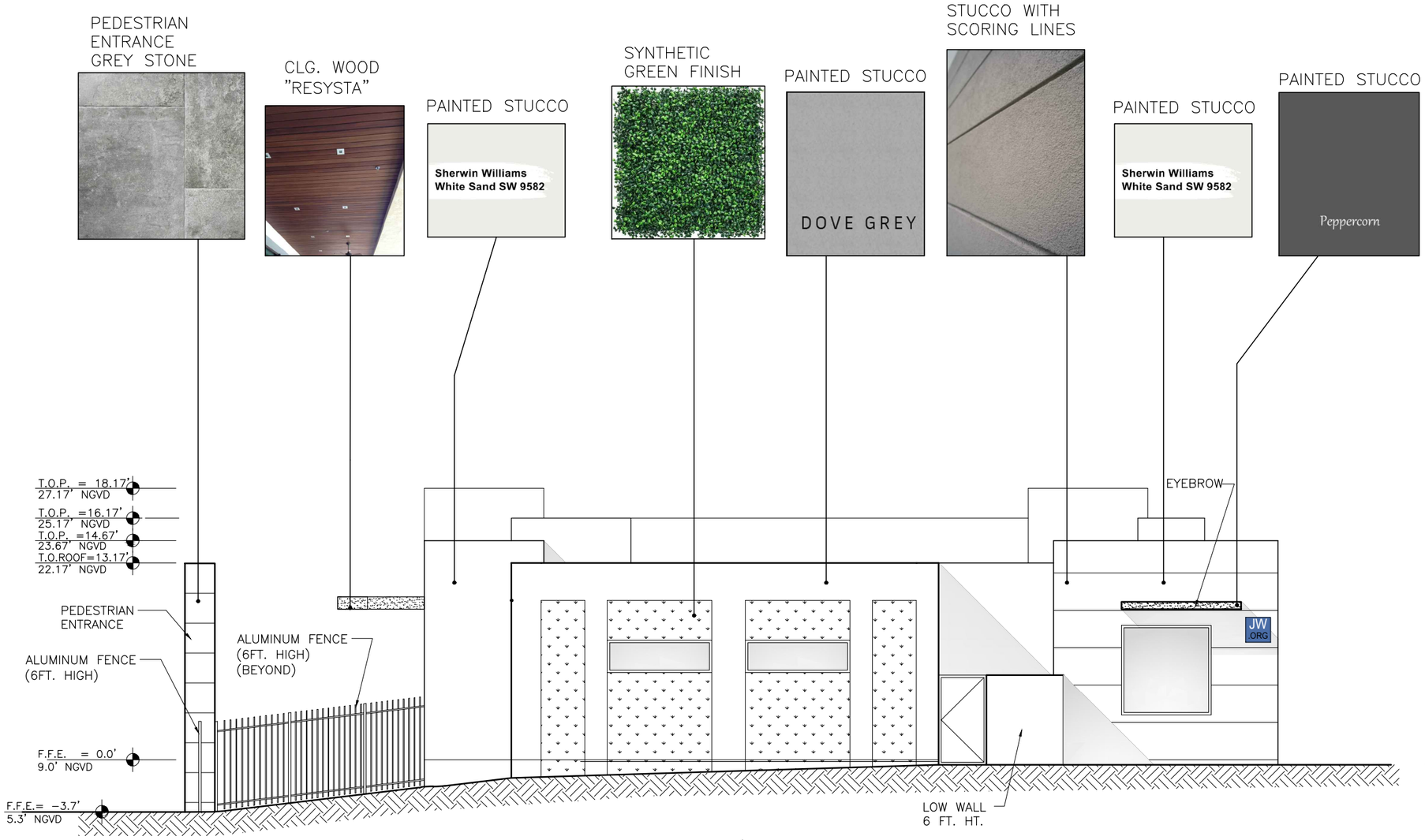

MATERIAL COLOR/BOARD WEST ELEVATION
SCALE= 1/8": 1'

MATERIALS/COLORS BOARD

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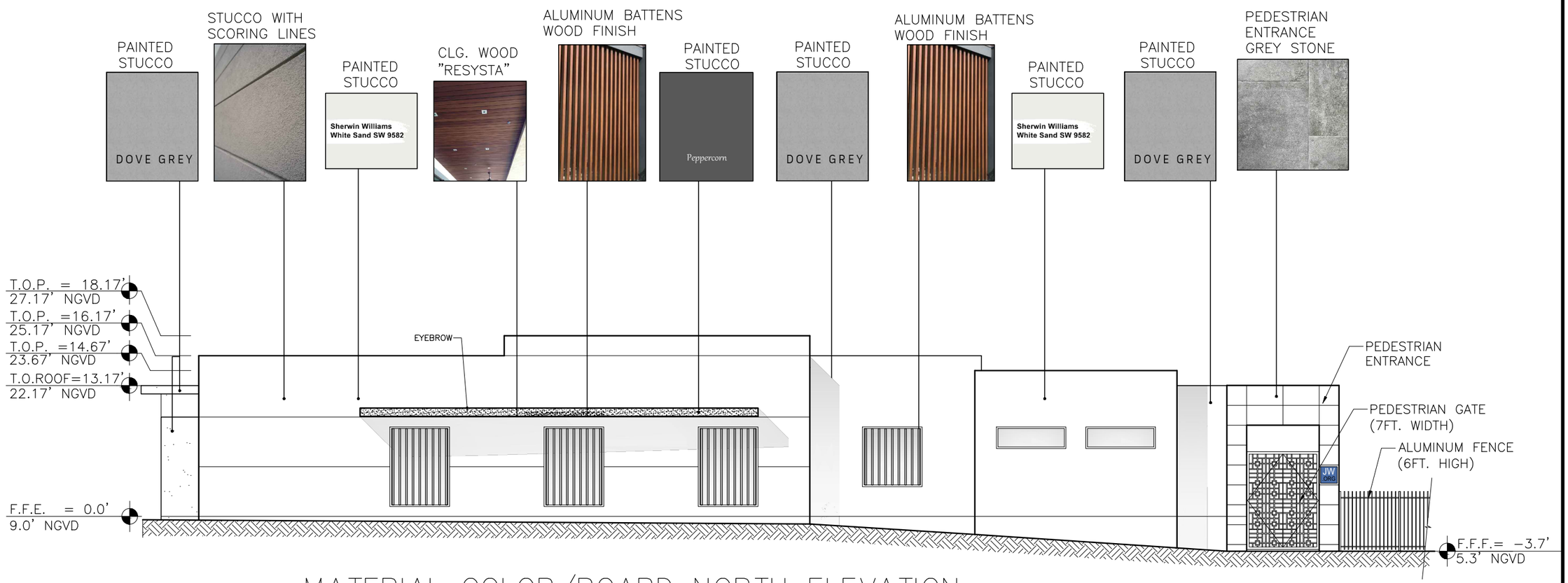

MATERIAL COLOR/BOARD NORTH ELEVATION
SCALE= 3/32": 1'

MATERIALS/COLORS BOARD

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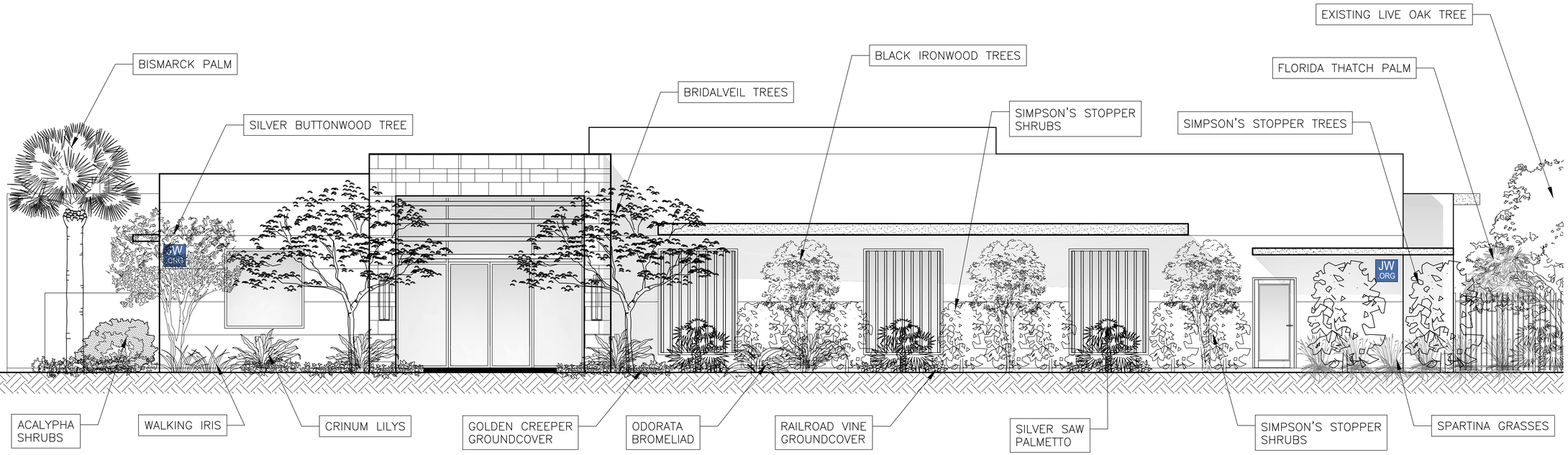

PROPOSED SOUTH ELEVATION W/ PERIMETER LANDSCAPING

SCALE= 1/8": 1'

PROPOSED ELEVATION

WITH PERIMETER LANDSCAPING

FINAL SUBMITTAL: 07.10.23

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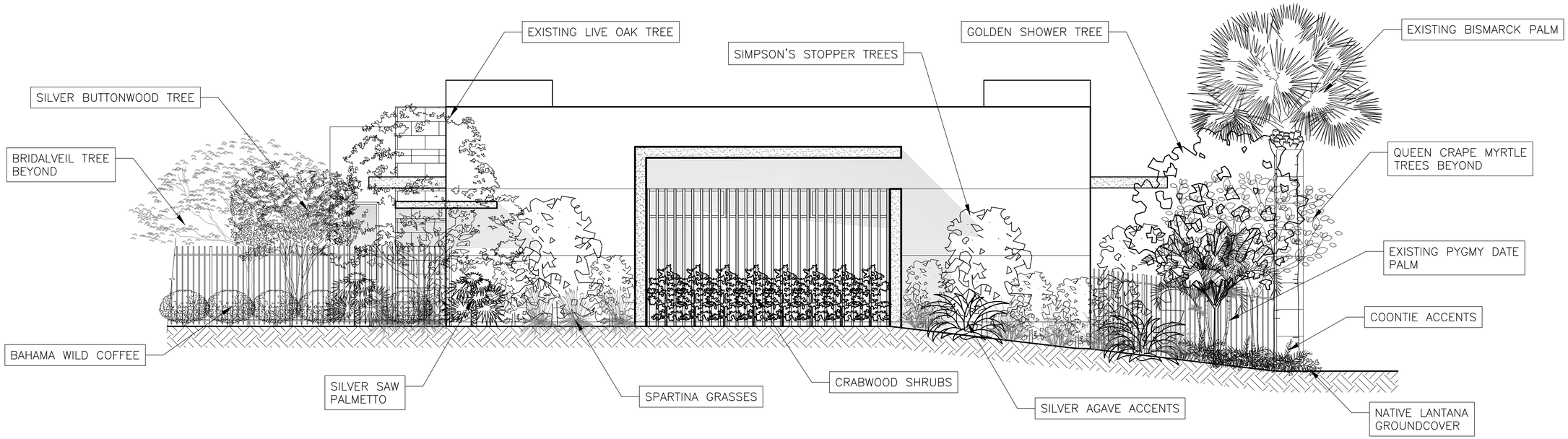
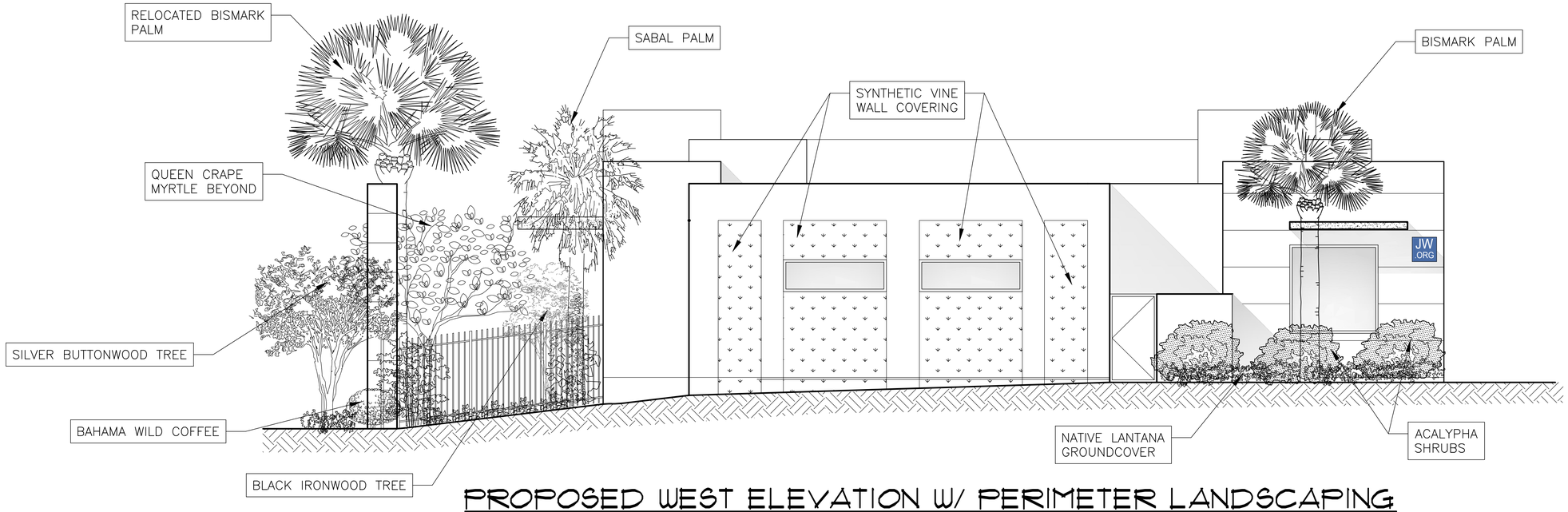


PROPOSED EAST ELEVATION W/ PERIMETER LANDSCAPING

SCALE= 1/8": 1'



PROPOSED WEST ELEVATION W/ PERIMETER LANDSCAPING

SCALE= 1/8": 1'

PROPOSED ELEVATION

WITH PERIMETER LANDSCAPING

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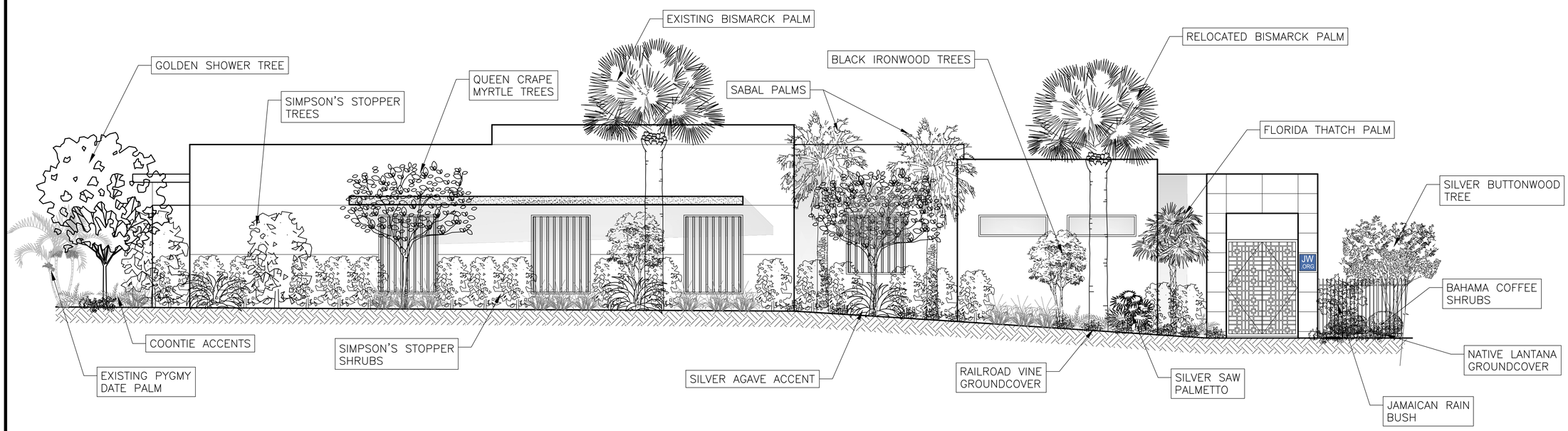

PROPOSED NORTH ELEVATION W/ PERIMETER LANDSCAPING

SCALE= 3/32": 1'

PROPOSED ELEVATION

WITH PERIMETER LANDSCAPING

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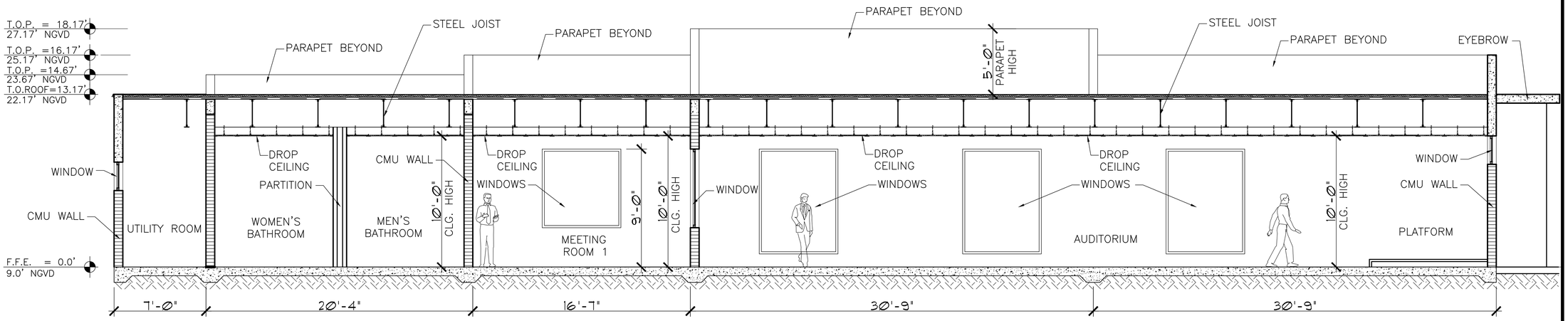

SECTION "A"

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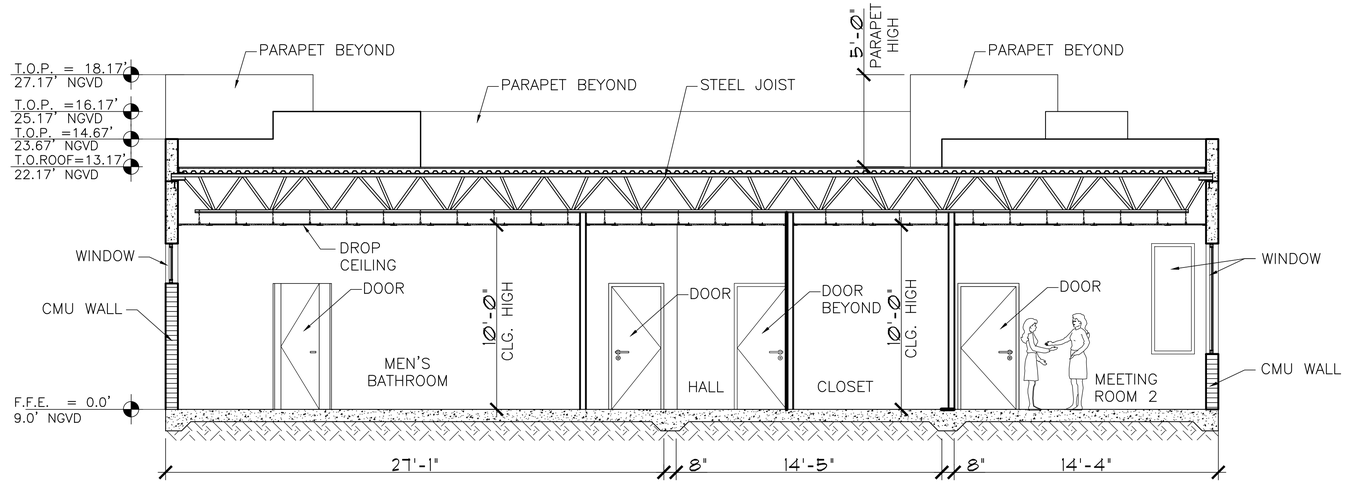

SECTION "B"

SCALE= 1/8": 1'

PROPOSED SECTIONS

FINAL SUBMITTAL: 07.10.23

Revisions

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DRB.8

VIEW # 1 (40TH STREET & PINETREE DRIVE)

VIEW # 2 (PARKING LOT - SOUTH VIEW)

RENDERING

FINAL SUBMITTAL: 07.10.23

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Sheet No.

DRB.9

VIEW # 3 (40TH STREET & SHERIDAN AVENUE)

VIEW # 4 (40TH STREET PEDESTRIAN ENTRANCE)

RENDERING

FINAL SUBMITTAL: 07.10.23

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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

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Date : 06.20.23

Scale : SHOWN

Seal

AA-26001560

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

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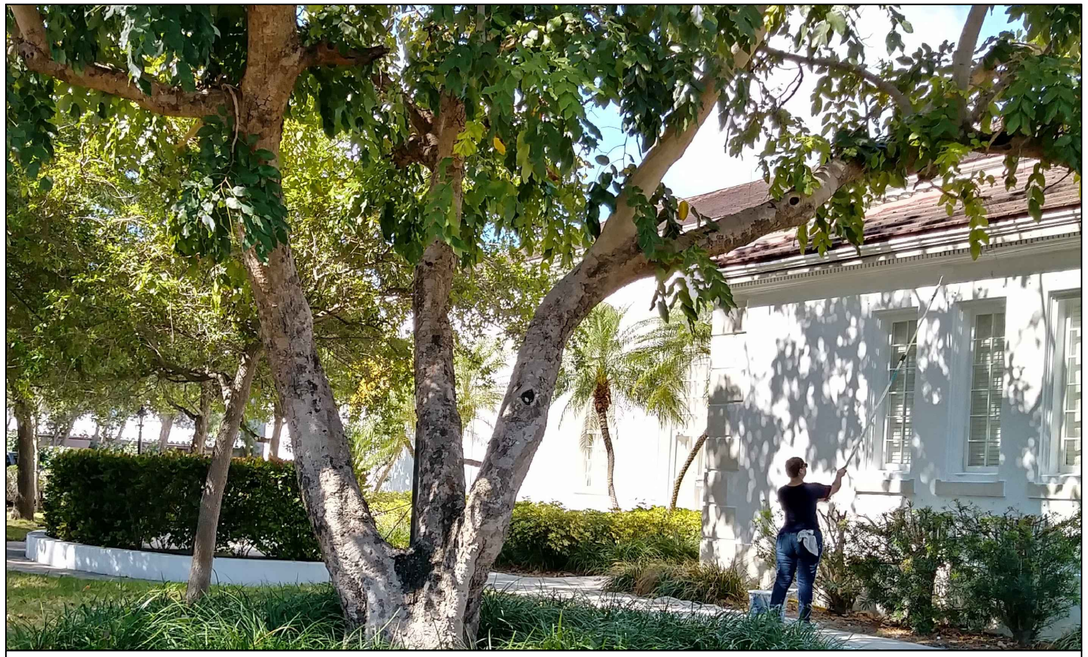
DRB.10



EAST (SIDE VIEW)

WEST (SIDE VIEW)

WEST (SIDE VIEW)

WEST (SIDE VIEW)

EXISTING BUILDING (EXTERIOR PHOTOS)

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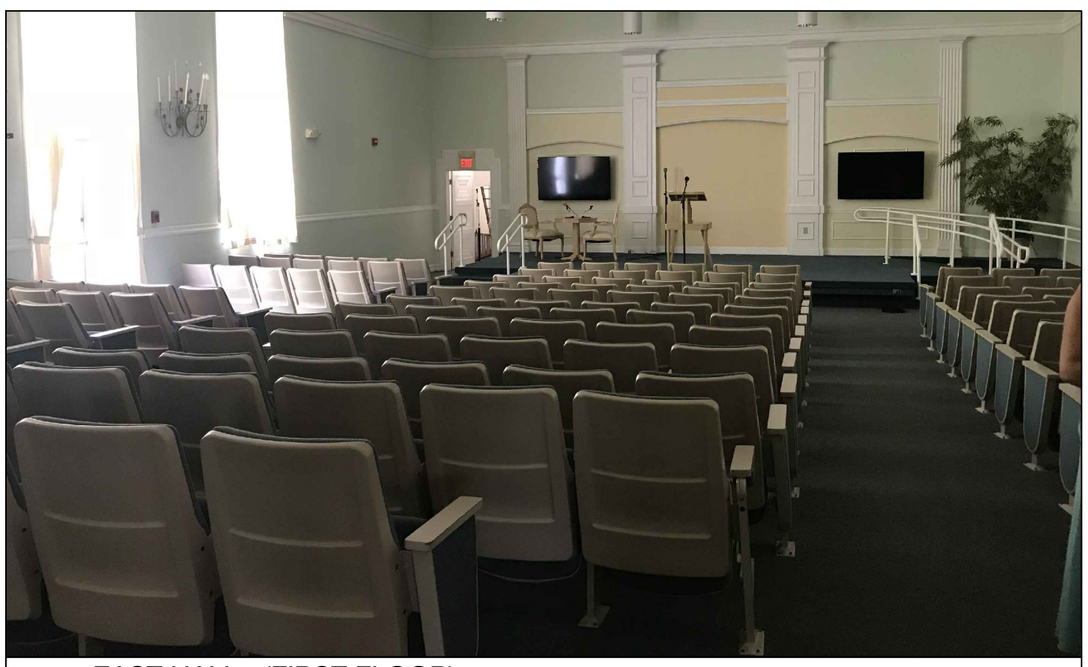
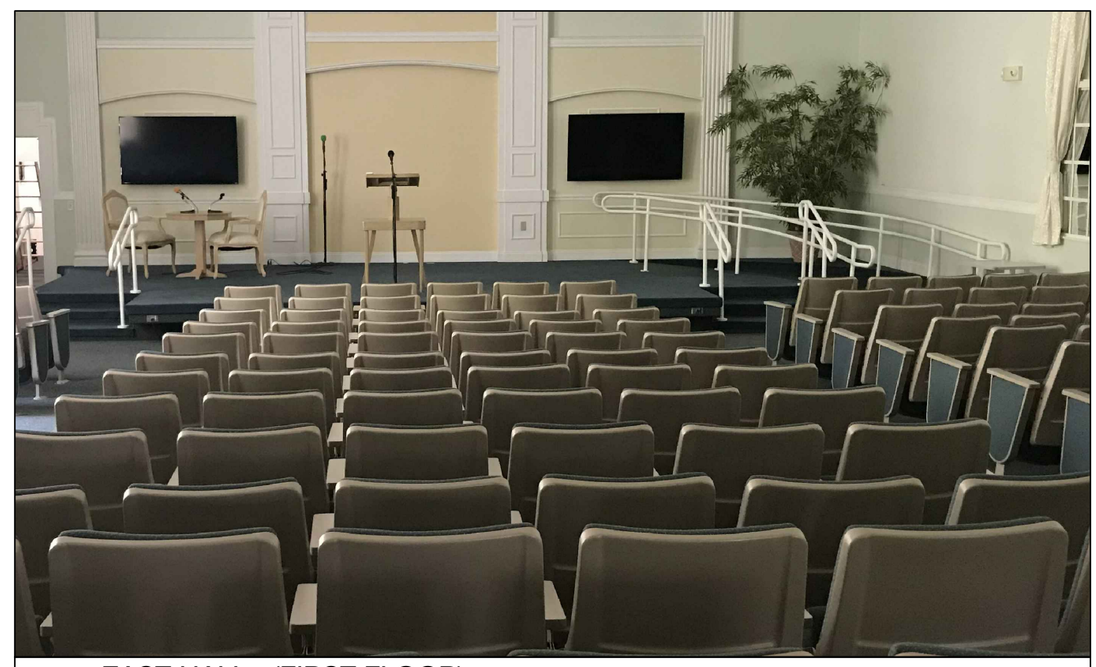
DRB.10.1

MAIN LOBBY (FIRST FLOOR)

EAST HALL ENTRY (FIRST FLOOR)



EAST HALL (FIRST FLOOR)



EAST HALL (FIRST FLOOR)

EXISTING BUILDING (INTERIOR PHOTOS)

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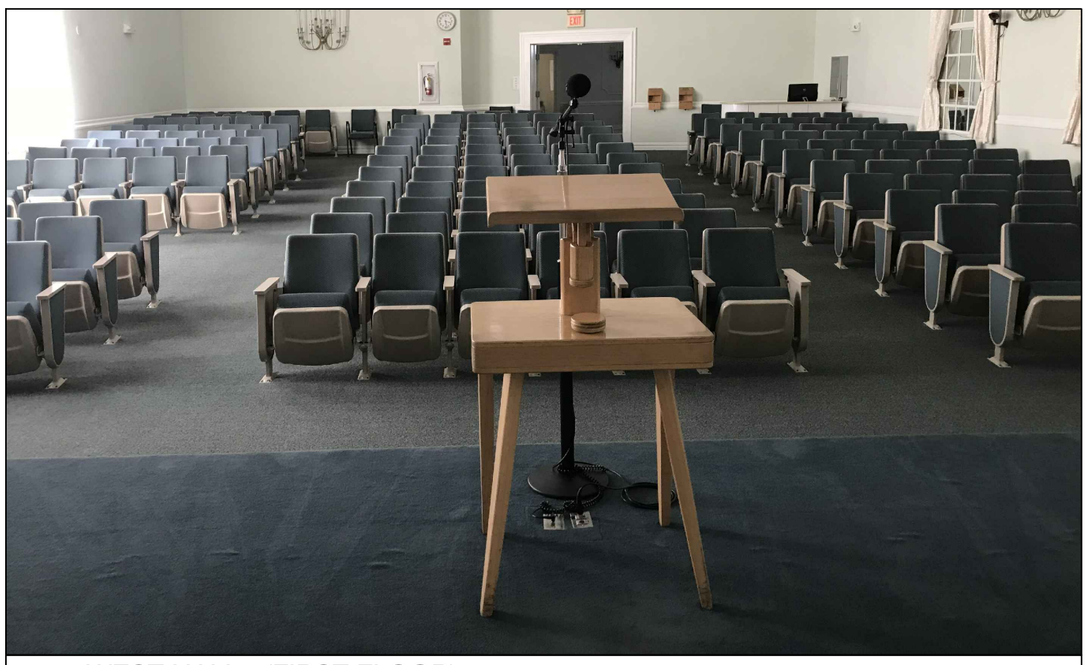
DRB.10.2

WEST HALL ENTRY (FIRST FLOOR)

WEST HALL (FIRST FLOOR)



WEST HALL (FIRST FLOOR)

SOUTH LOBBY (FIRST FLOOR)

EXISTING BUILDING (INTERIOR PHOTOS)

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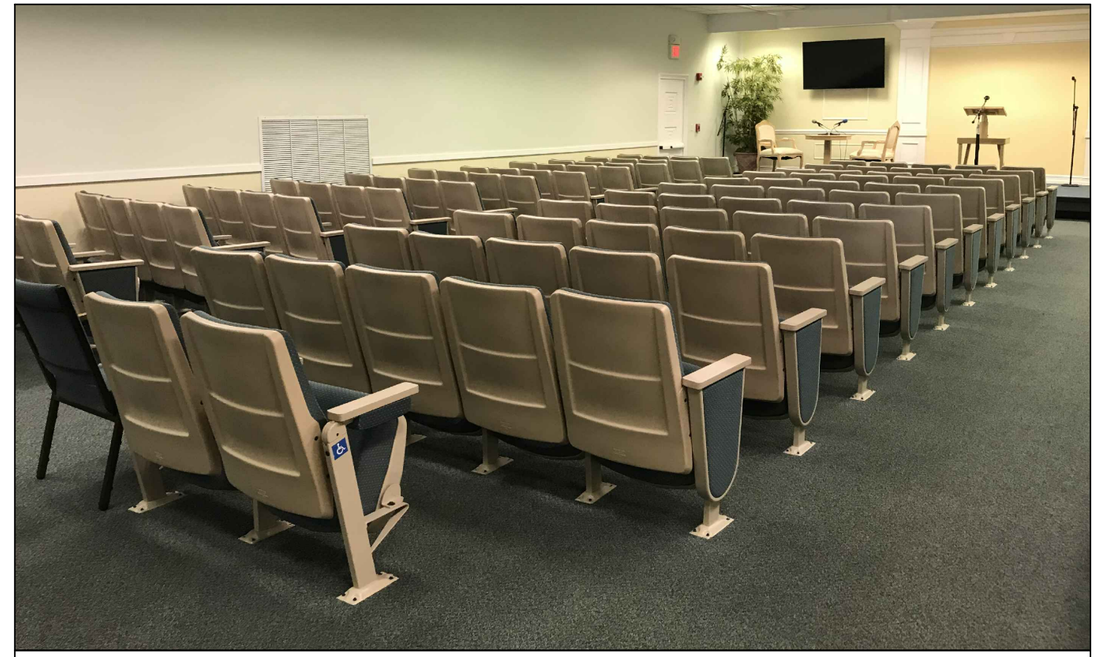
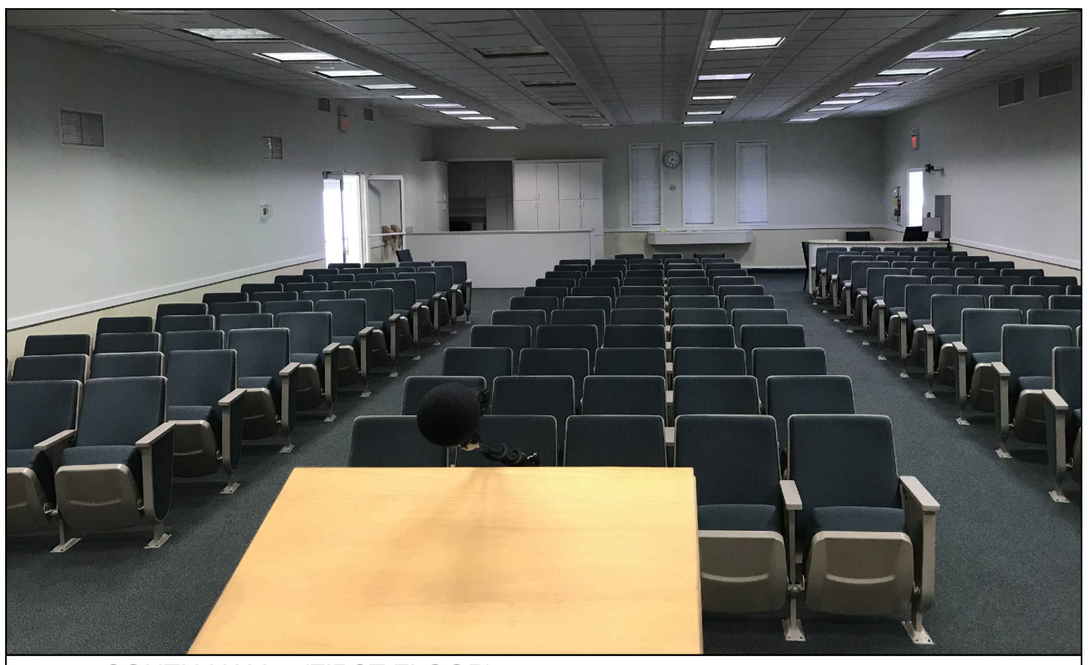
DRB.10.3

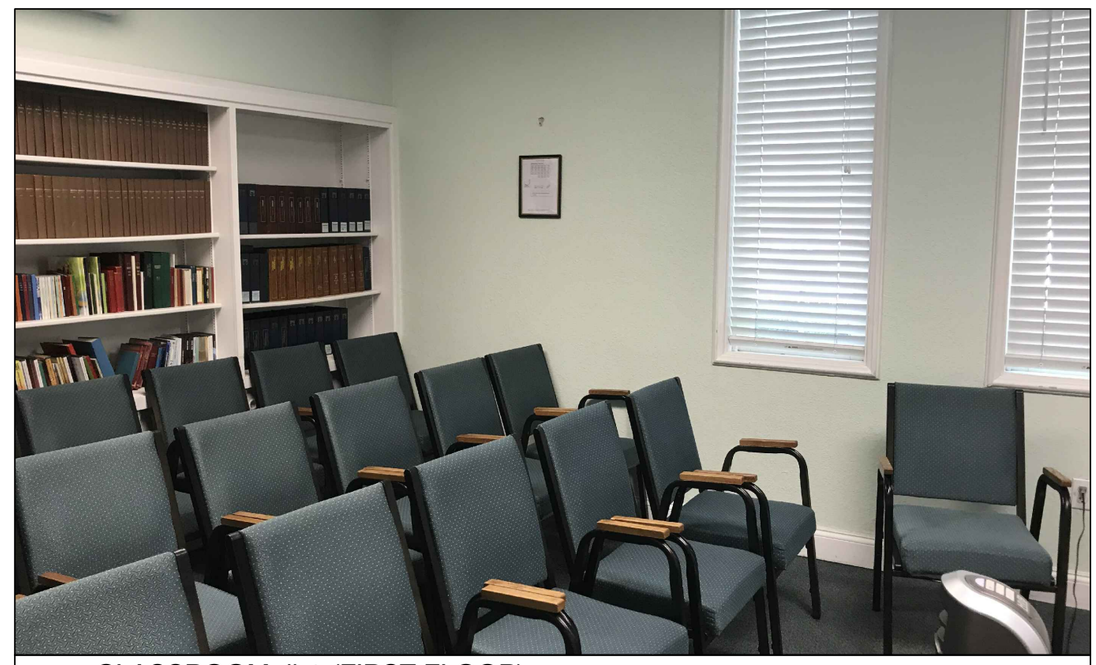
SOUTH HALL ENTRY (FIRST FLOOR)



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

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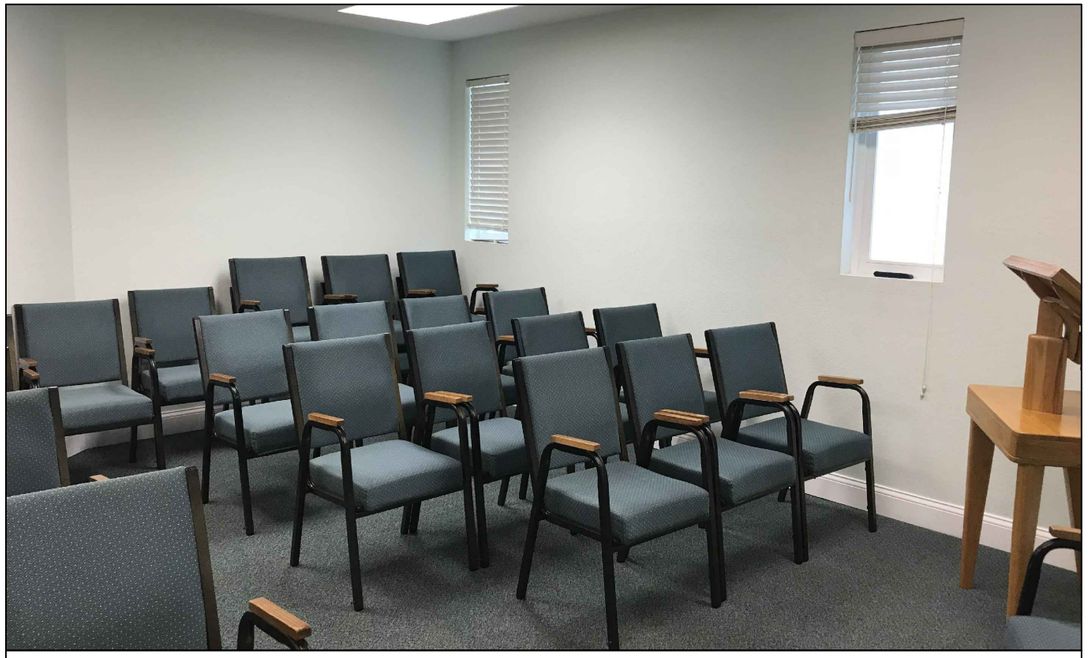
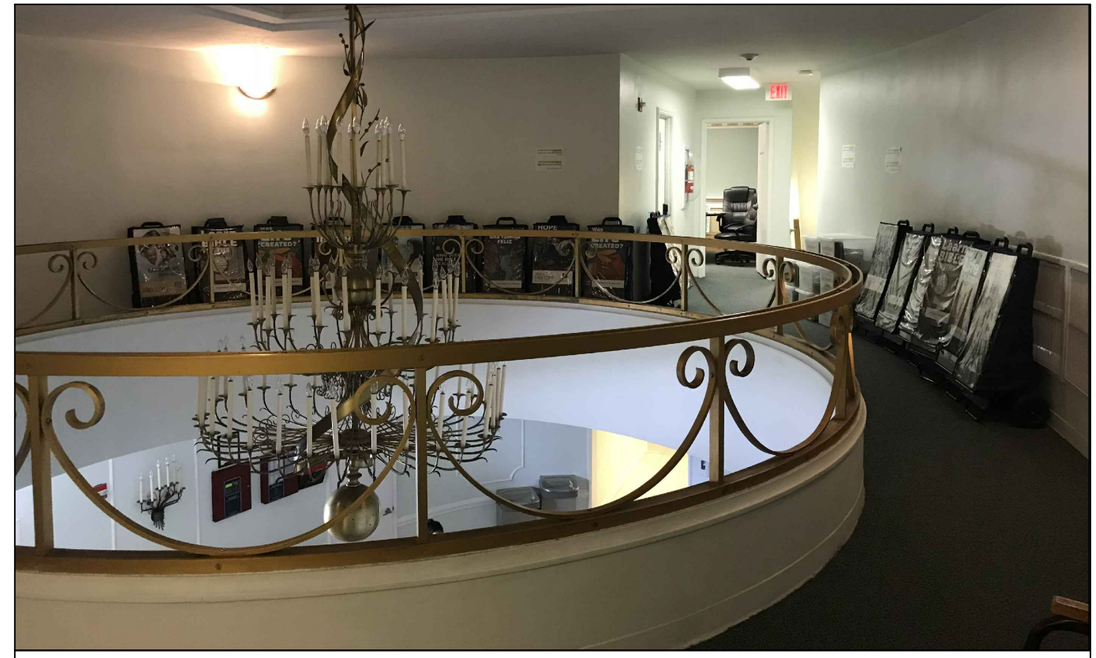
Sheet No.

DRB.10.4

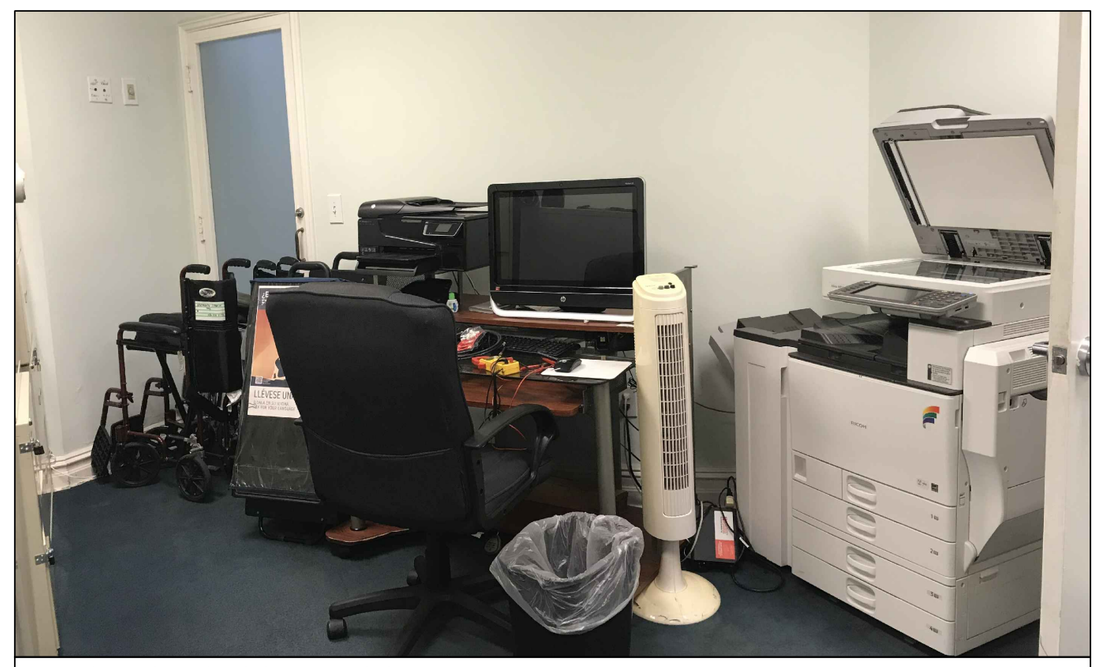


CLASSROOM # 2 (FIRST FLOOR)



FOYER (SECOND FLOOR)

MEETING ROOM (SECOND FLOOR)



OFFICE (SECOND FLOOR)

EXISTING BUILDING (INTERIOR PHOTOS)

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NEW JW CONGREGATION BUILDING

JW CONGREGATION

300 WEST 40th STREET

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Job No.

Date : 06.20.23

Scale : SHOWN

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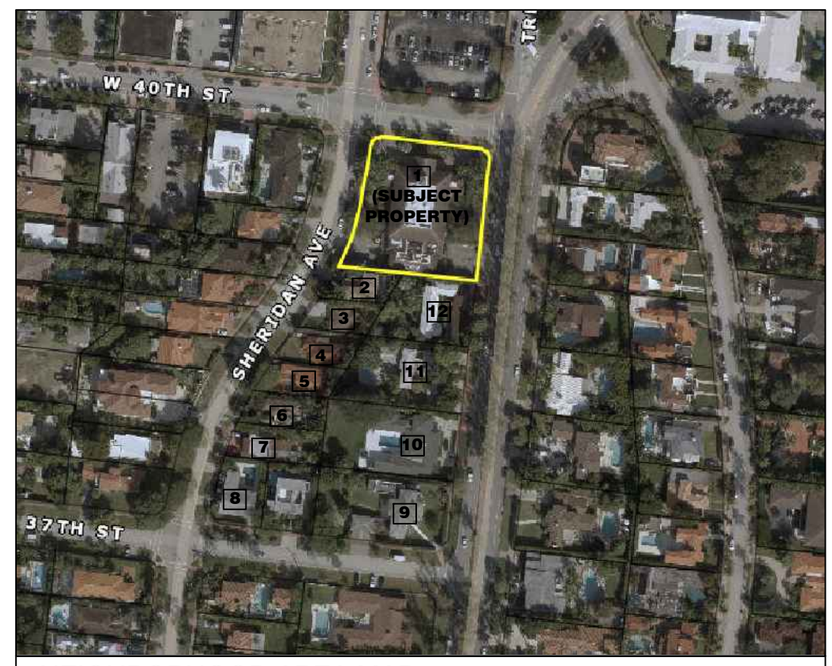
Sheet No.

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

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Job No.

Date : 06.20.23

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Seal

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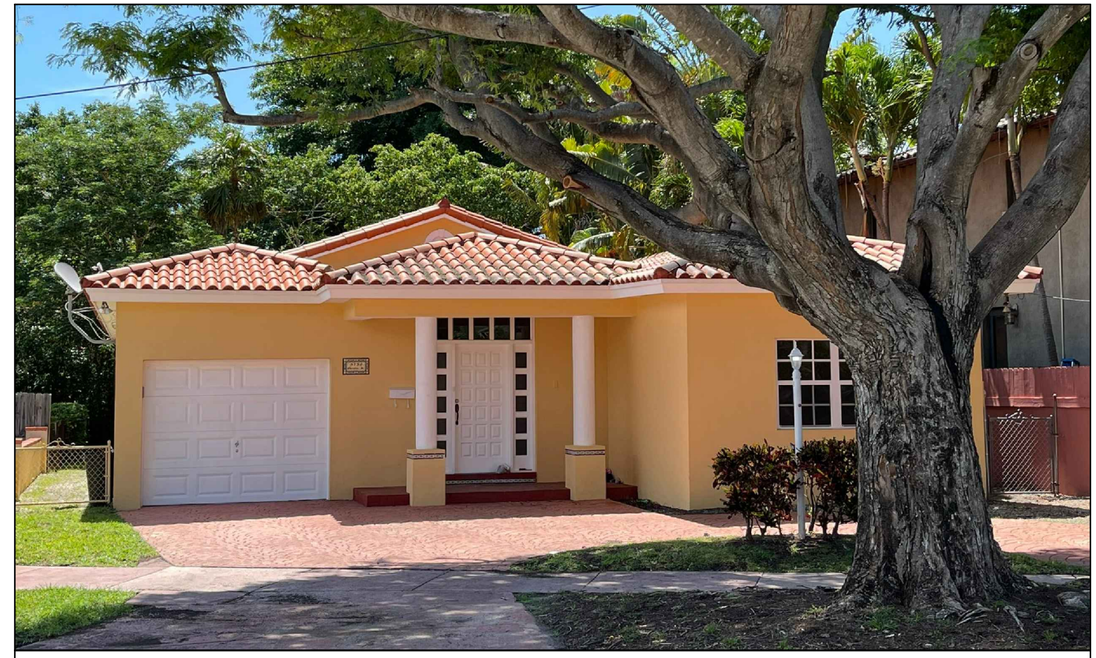
Sheet No.

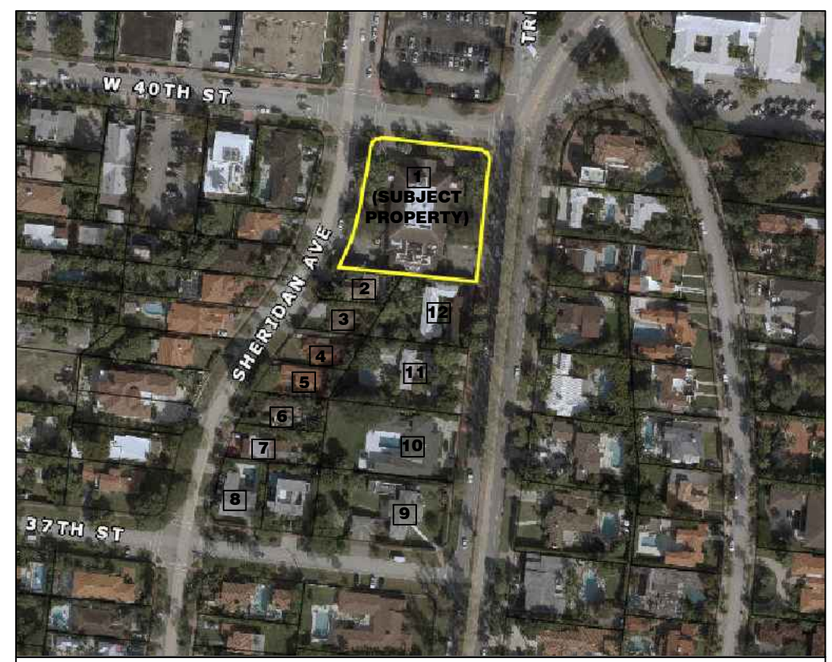
DRB.11

#4 = 3747 SHERIDAN AVE, MIAMI BEACH, FL 33140



#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

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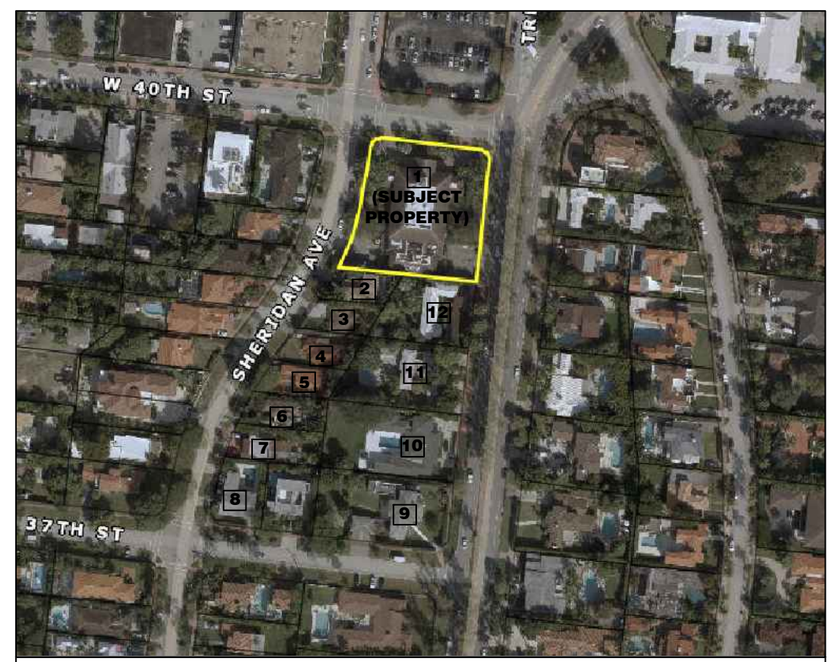
Sheet No.

DRB.11.1

#7 = 3719 SHERIDAN AVE, MIAMI BEACH, FL 33140

#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

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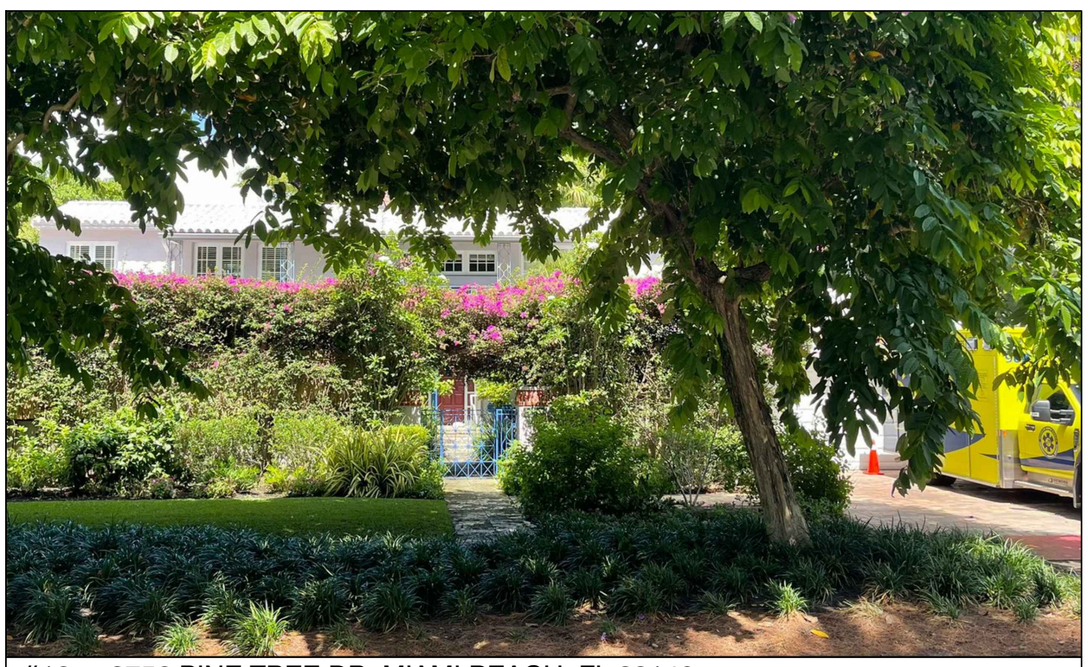
Sheet No.

DRB.11.2

#10= 3724 PINE TREE DR, MIAMI BEACH, FL 33140

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



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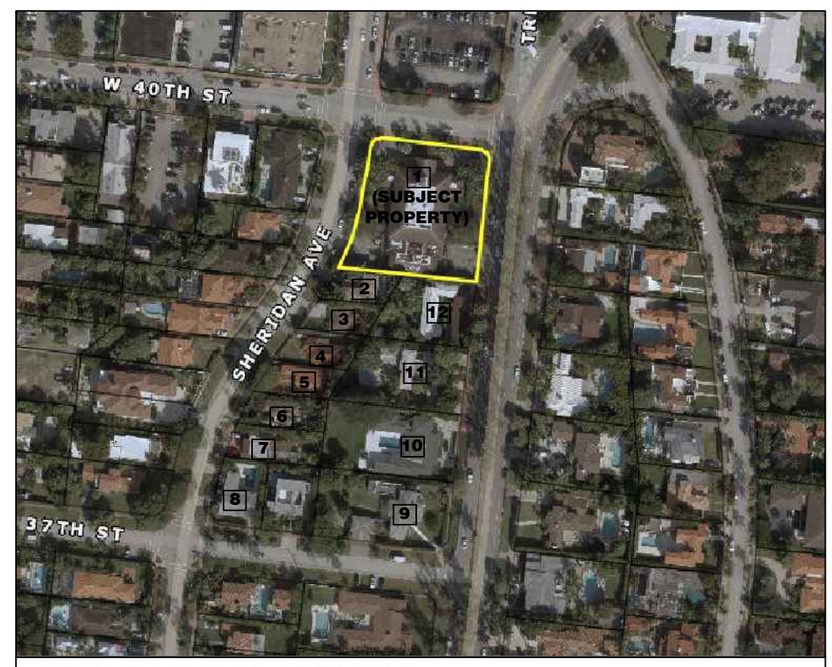

NEIGHBORHOOD AREA MAP

NEIGHBORHOOD CONTEXT STUDY

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NEW JW CONGREGATION BUILDING

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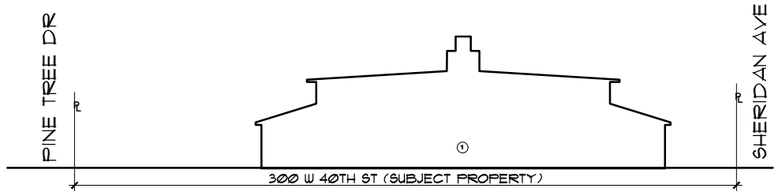
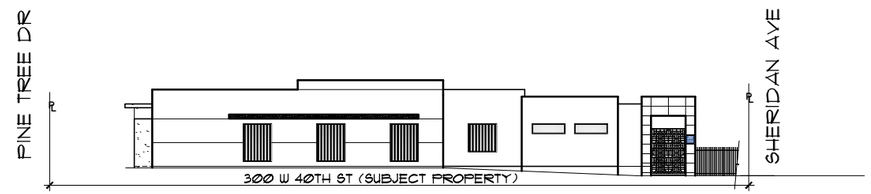
DRB.11.3



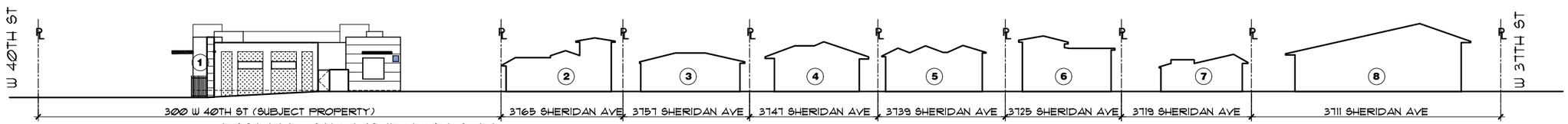
EXISTING PROPERTY NORTH ELEVATION (W 40TH ST)

SCALE : N.T.S.



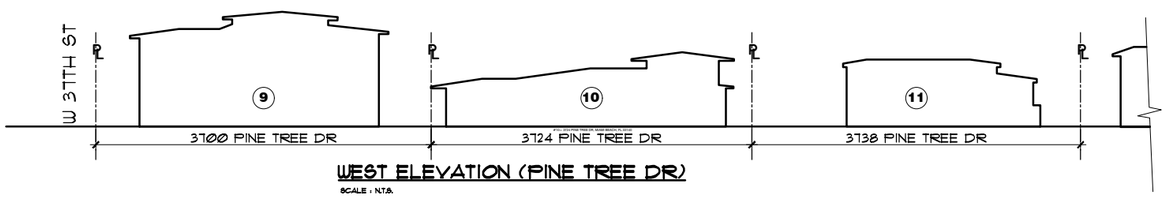
PROPOSED PROPERTY NORTH ELEVATION (W 40TH ST)

SCALE : N.T.S.



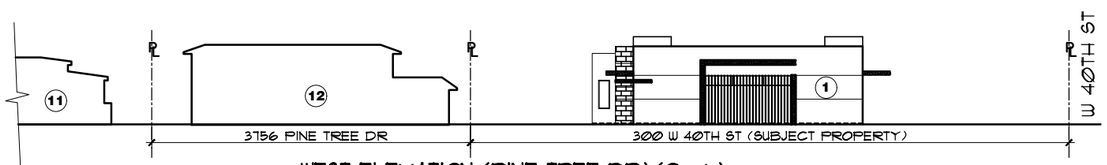
EAST ELEVATION (SHERIDAN AVE)

SCALE : N.T.S.



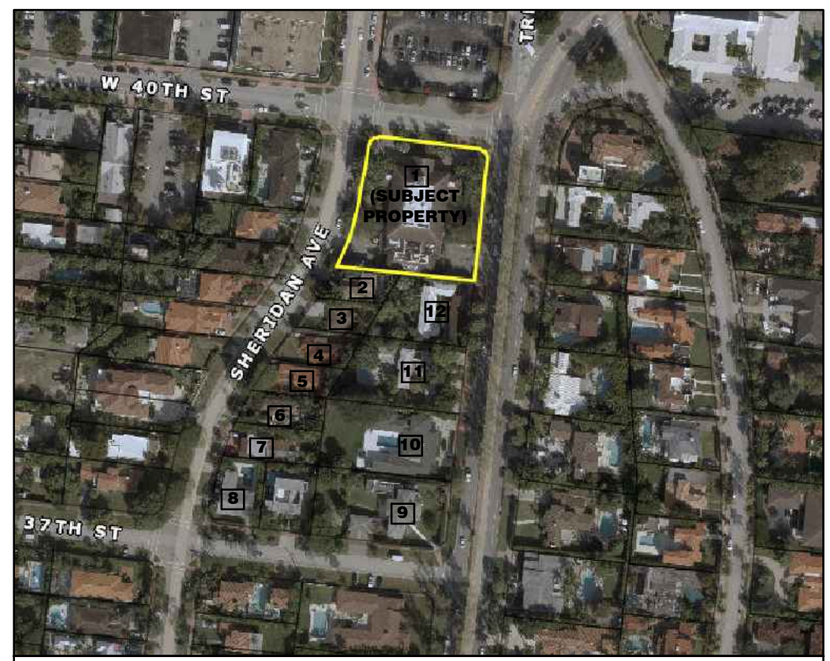
WEST ELEVATION (PINE TREE DR)

SCALE : N.T.S.



WEST ELEVATION (PINE TREE DR) (Cont.)

SCALE : N.T.S.



NEIGHBORHOOD AREA MAP

CONTEXTUAL ELEVATION LINE DRAWINGS

FINAL SUBMITTAL: 07.10.23

Revisions

NEW JW CONGREGATION BUILDING

JW CONGREGATION

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DRB.12