

RE-BUILT OF A NEW SYNAGOGUE

ADAS DEJ SYNAGOGUE

BAIS ELIYAHU LLC

225 37th Street Miami Beach, FL 33140

PROJECT TEAM



ARCHITECT OF RECORD:

SKLARchitecture

2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
www.sklararchitect.com
Office (954) 925-9292
Fax (954) 925-6292
AA 0002849
IB 0000894
NCARB CERTIFIED

OWNER :
BAIS ELIYAHU LLC
RABBI ARON WEINBERGER
Address: 6 Kerestier Ct #301
Monroe, Ny, 10950
Tel. (845) 537 0643

LANDSCAPE ARCHITECT:
KIMBERLY MOYER, RLA
LANDSCAPE ARCHITECTURE
954.492.9609

VISUAL MEMORIES



Photo credit: Miami-Dade County

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SCOPE OF WORK

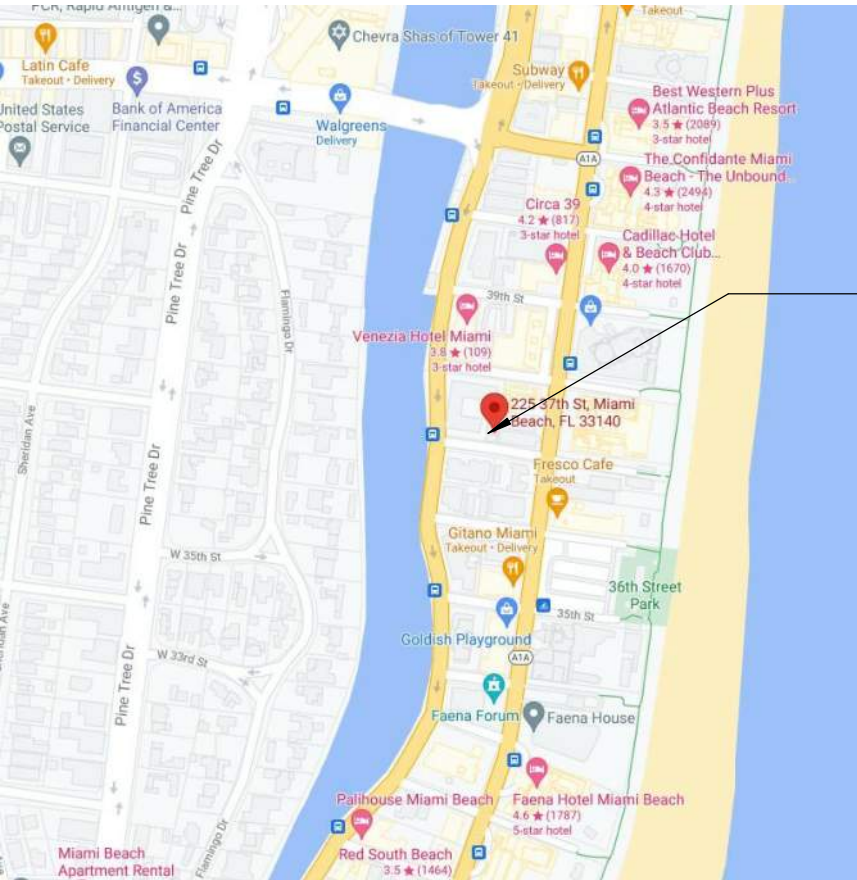
THE WORK CONSISTS OF:

- PROPOSED 4 STORIES BUILDING:
- BASEMENT- RITUAL BATH / BICYCLE PARKING AREA
 - GROUND FLOOR- SYNAGOGUE / TEMPLE
 - MEZZANINE / LIBRARY
 - 2ND FLOOR- RABBIS RESIDENCE
 - 3RD FLOOR- CANTOR RESIDENCE
- PROPOSED AREA = 8,000 SF APPROX,

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:
FOLIO: 02-3226-001-1720
23-26-27-34 53 42 PB 5-8
MIAMI BEACH IMPROVEMENT CO SUB
LOT 16 BLK 28
LOT SIZE 40.000 X 100
OR 9908-1838

LOCATION MAP



LOCATION
OF WORK



SCALE: N.T.S.

PROPOSED RENDERING



REQUESTED VARIANCES

- 1) A variance from the rear setback. Required 10'-0". Proposed zero.
- 2) A variance to exceed the maximum 25% projection allowed for an access steps and stoop in the front for the main entry to the temple.
- 3) A variance for the front setback of the building. Required 20'-0". Proposed: 5'-9"
- 4) A variance for the east side setback. Required 7'-6". Proposed: 5'-0"
- 5) A variance for steps in the northeast setback for an entry to the women temple.
- 6) Minimum lot area (7,000 sq. ft): 4,000 sq. ft. proposed.
- 7) Minimum lot width (50'-0"): 40'-0" proposed.

CODE ANALYSIS

PLANS SHALL COMPLY WITH THE FOLLOWING: FLORIDA BUILDING CODE - (2020 / 7th Edition) FLORIDA FIRE PREVENTION CODE - (2020 / 7th Edition) FLORIDA BUILDING CODE - ACCESSIBILITY (2020 / 7th Edition) NATIONAL FIRE PROTECTION ASSOCIATION CODE - (2020 / 7th Edition) MIXED USE ENTERTAINMENT TENANT ENTERTAINMENT (THIS PERMIT)	
3-STORY WOOD-CONCRETE STRUCTURE	
FIRE RESISTANCE RATING REQUIREMENTS FOR BLDG ELEMENT (TABLE 601)	
TYPE IIA CONSTRUCTION	
STRUCTURAL FRAME	1 HR
BEARING WALLS (EXT & INT)	1 EXT/ 1 INT HR
NONBEARING WALLS & PARTITIONS	0 HR
FLOOR CONSTRUCTION	1 HR
ROOF CONSTRUCTION	1 HR
REQUIRED SEPARATION OF OCCUPANCIES M / M = 0 HR (TABLE 302.2)	
*TYPE OF CONSTRUCTION WAS DETERMINED USING "NONSEPARATED" OCCUPANCIES (508.3). 504.2 Automatic sprinkler system increase. / 506.3 Automatic sprinkler system increase.	



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HPB21-0492

1ST SUBMITTAL APRIL 12TH 2022
2ND SUBMITTAL MAY 16TH 2022
3RD SUBMITTAL JUNE 21TH 2022

COVER

Project #21-009

Ao.o

ITEM #	Project Information			
1	Address:	225 37TH STREET MIAMI BEACH FLORIDA 33140		
2	Board and file numbers:	PB 21-0476 PREVIOUS FILE #1728 ZBA MEETING OF APRIL 4TH, 1986		
3	Folio number(s):	02-3226-001-1720		
4	Year constructed:	1928	Zoning District:	RM-2
5	Based Flood Elevation:	7' NGVD	Grade value in NGVD:	3.65' NGVD
6	Adjusted grade (Flood + grade/2):	GROUND FLOOR =10.65' NGVD	Lot Area:	4,000 SF
7	Lot width:	40 SF	Lot Depth:	100 SF
8	Minimum Unit Size:	REQ. 400 SF PROV. 2,070 SF	Average Unit Size:	REQ. 550 PROVIDED 2,122 SF
9	Existing use:	TEMPLE + RESIDENTIAL	Proposed use:	TEMPLE + RESIDENTIAL

	Zoning Information / Calculation	Maximum	Existing	Proposed	Deficiencies
10	Height:	75 FT.	25.6 FT.	39.5 FT.	
11	Number of Stories:		2	3 (plus basement in the back)	
12	FAR:	2.00 = 7,983.42 SF	2,872 SF	7,875 SF	
13	Gross square footage:		2,872 SF	8,042 SF	
14	Square Footage by Use:	N/A	TEMPLE 2,475 SF, RESIDENTIAL 1,686 SF	TEMPLE 3,245 SF, COMMON AREA 602 SF, RESIDENTIAL 4,051 SF	
15	Number of units Residential:	N/A	2 UNITS	2 UNITS	
16	Number of units Hotel:	N/A	N/A		
17	Number of seats:	N/A	40 SEATS	76 SEATS	
18	Occupancy load:	N/A	76 PEOPLE	90 PEOPLE	SEE CHART ON SITE PLAN A.2.1

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean				
19	Front Setback:	20 FT	4.60'	5' - 9" *	ENCROACHING SB BY 14' - 3"
20	East Setback:	7' - 6"	0' / 7.29'	5' - 0" *	ENCROACHING SB BY 2'-6"
21	West Setback:	7' - 6"	4.65'	7' - 6"	
22	Side Setback facing street:	10' - 0"	N/A	N/A	
23	Rear Setback:	10% LOT DEPTH = 10 FT	N/A	0' - 0" *	ENCROACHING SB BY 10'-0"
	At Grade Parking				
24	Front Setback:	20 FT	N/A	N/A	
25	Side Setback:	5 FT	N/A	N/A	
26	Side Setback:	5 FT	N/A	N/A	
27	Side Setback facing street:	5 FT	N/A	N/A	
28	Rear Setback:	0 FT	N/A	N/A	
	Pedestal				
29	Front Setback:	20 FT	4.60'	5' - 9" *	ENCROACHING BY 14' - 3"
30	West Setback:	7' - 6"	0' / 7.29'	7' - 6"	
31	East Setback:	7' - 6"	4.65'	5' - 0" *	ENCROACHING BY 2'-6"
32	Side Setback facing street:	N/A	N/A	N/A	
33	Rear Setback:	10% LOT DEPTH = 10 FT	0' - 0"	0' - 0"	ENCROACHING BY 10'-0"
	Tower				
34	Front Setback:	20 FT	4.60'	5' - 9" *	ENCROACHING BY 14' - 3"
35	West Setback:	7' - 6"	0' / 7.29'	7' - 6"	

Notes:
If not applicable write N/A

	Setbacks	Required	Existing	Proposed	Deficiencies
36	East Setback:	7' - 6"	4.65'	7' - 6"	
37	Side Setback facing street:	10' - 0" MIN.	N/A	N/A	
38	Rear Setback:	15% LOT DEPTH = 15 FT	0' - 0"	0' - 0" *	ENCROACHING SB BY 15'-0"

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district:	PARKING DISTRICT 1			
40	Total # of parking spaces:	11 SPACES	0 SPACES	0 SPACES	..
41	# of parking spaces per use:	RESIDENTIAL: NOT REQUIRED RELIGIOUS: 1 SPACE PER EVERY 6 SEATS= 11 TOTAL 11 SPACES REQ.	0 SPACES	NO PARKING EXISTING NOR PROVIDED. **	
42	# of parking spaces per level:	GROUND FLOOR: 1 SPACE PER EVERY 6 SEATS= 65 SEATS/6=11 2ND FLOOR 2 SPACES PER DWE/UNIT= NOT REQUIRED 3RD FLOOR 2 SPACES PER DWE/UNIT= NOT REQUIRED TOTAL 11 SPACES REQ. - 50% RED. = 5.5 = 5 PARKING SPACES REQUIRED***	0 SPACES	NO PARKING EXISTING NOR PROVIDED. **	
43	Parking Space Dimensions:	N/A	N/A	N/A	
44	Parking Space Configuration:	N/A	N/A	N/A	
45	ADA Spaces:	N/A	N/A	N/A	
46	Tandem Spaces:	N/A	N/A	N/A	
47	Drive aisle width:	N/A	N/A	N/A	
48	Valet drop off and pick up:	N/A	N/A	N/A	
49	Loading zones and trash collect.:				
50	Bicycle parking location and number of racks:	N/A	N/A	21 BICYCLE PARKING ON BASEMENT LEVEL	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	N/A	N/A	
52	Number of seats located outside on private property	N/A	N/A	N/A	
53	Number of seats inside	N/A	N/A	N/A	
54	Total number of seats	N/A	N/A	N/A	
55	Total number of seats per venue	N/A	N/A	N/A	
56	Total occupant content	N/A	N/A	N/A	
57	Occupant content per venue	N/A	N/A	N/A	

58	Proposed hours of operation:	8 AM TO 12 PM AND 6PM TO 9:30PM
59	Is this an NIE?:	
60	Is dancing and/or entertainment proposed?:	NO
61	Is this a contributing building?:	YES
62	Located within a Local Historic District?:	YES
Additional data or information must be presented in the format outlined in this section.:		

* = VARIANCE
REQUIRED

** = 16 OFF STREET PARKING SPACES WAIVER OBTAINED AS PER FILE # 1728 -ZBA MEETING APRIL 4TH
1986 SEE PAGE A0.4

*** = ALTERNATIVE PARKING INCENTIVES AS PER SEC. 130-40
21 BICYCLE PARKING SPACES PROVIDED ON BASEMENT/RITUAL BATH LEVEL
BICYCLE PARKING LONG TERM = 15% = 1.65 SPACES = 1 PARKING SPACE REDUCTION
BICYCLE PARKING SHORT TERM = 15% = 1.65 SPACES = 1 PARKING SPACE REDUCTION
5 SEPARATE SHOWER AND CHANGING FACILITIES 5 X 2 = 10 --8 MAX PARKING SPACE REDUCTION
TOTAL REDUCTION 12 PARKING SPACES
NOT TO EXCEED 50% REDUCTION = 11 X 50% = **5 PARKING SPACES REDUCTION**



ADAS DEJ SYNAGOGUE
225 37TH ST. MIAMI BEACH FL. 33139

HPB21-0492

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ZONING DATA

Project #21-009

A0.1



PHOTO #1 = SOUTH VIEW



PHOTO #2 = SOUTH WEST VIEW



PHOTO #3 = SOUTH EAST VIEW

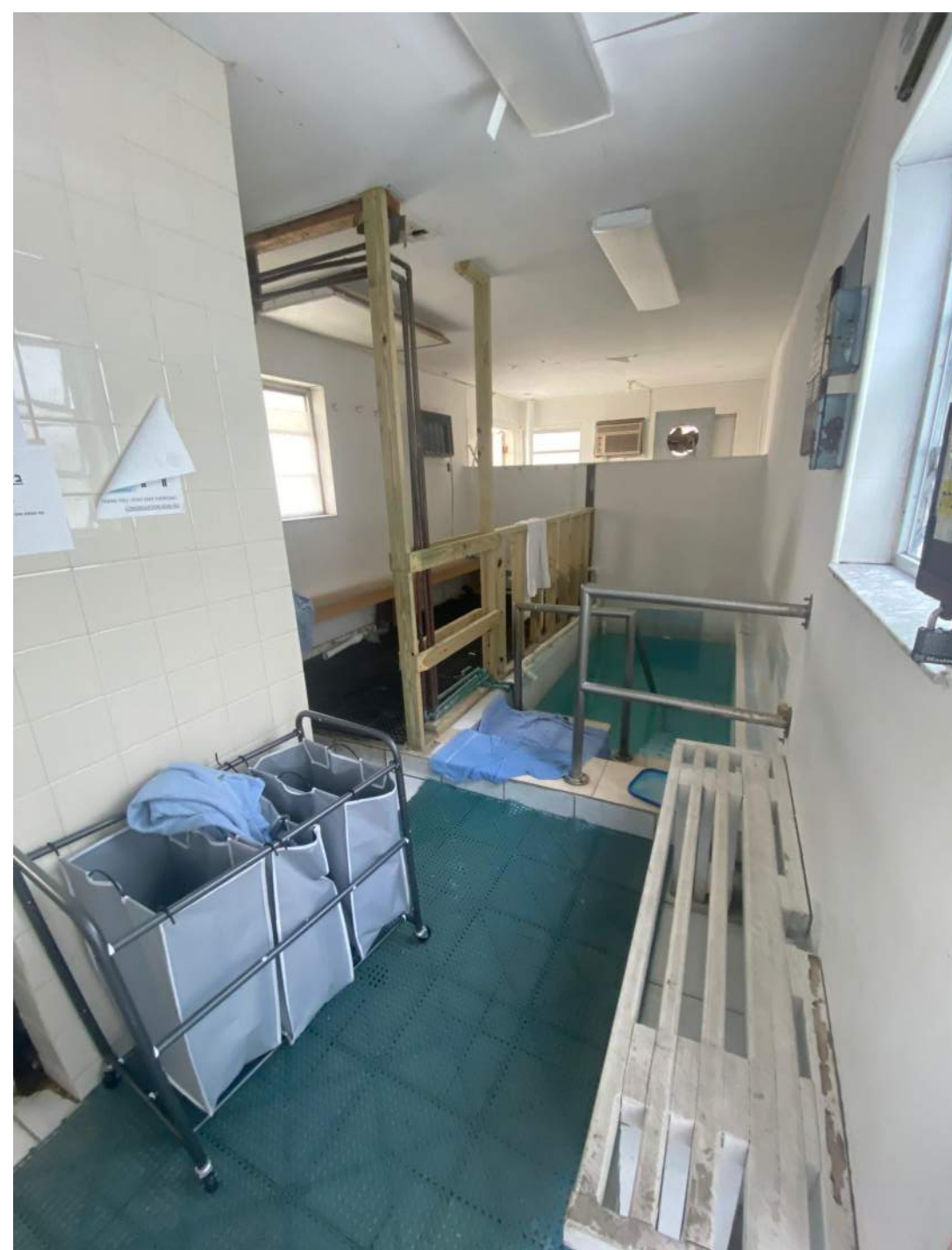


PHOTO #4 = BACK STRUCTURE RITUAL BATH

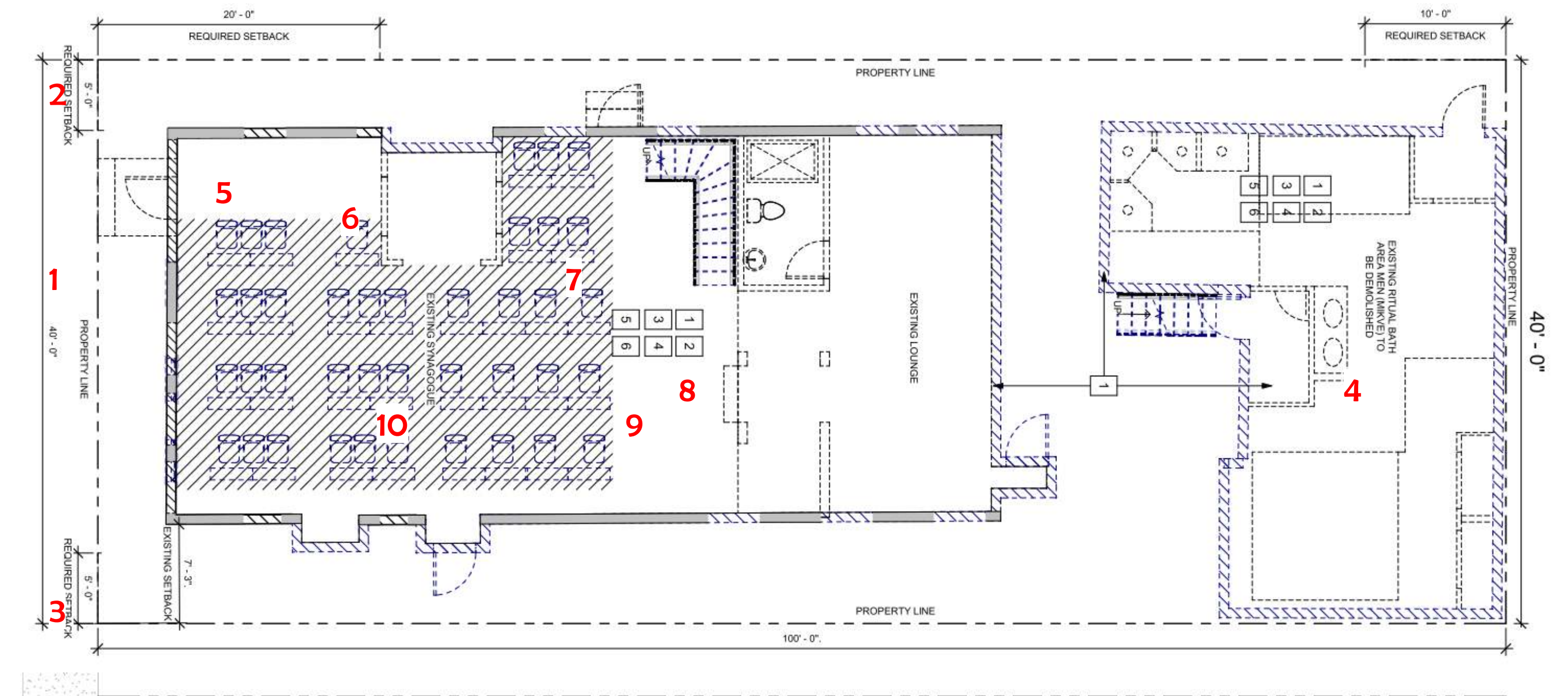




PHOTO #5 = TEMPLE ACCESS FOYER



PHOTO #6 = TEMPLE



PHOTO #7 = TEMPLE SIDE ENTRY

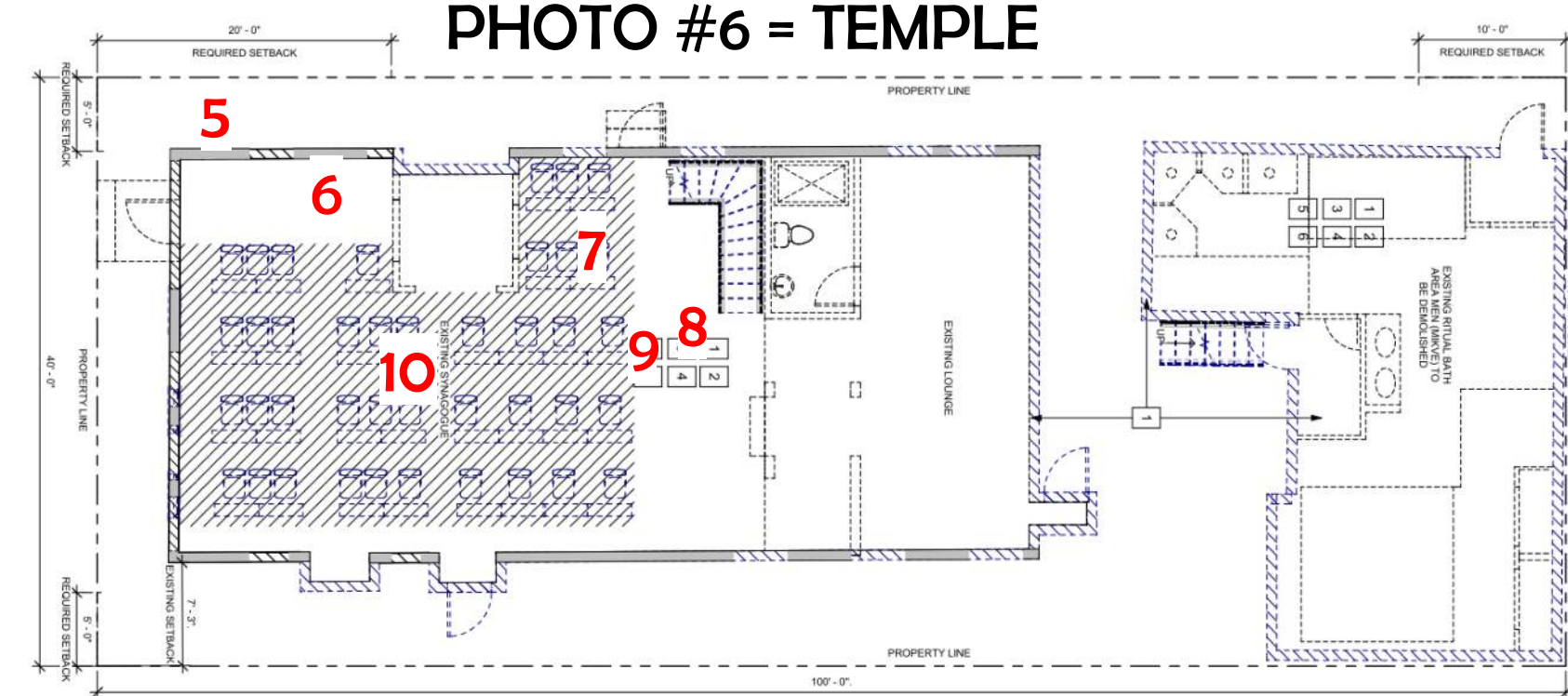


PHOTO #8 = TEMPLE BACK ROOM



PHOTO #9 = TEMPLE BACK ROOM

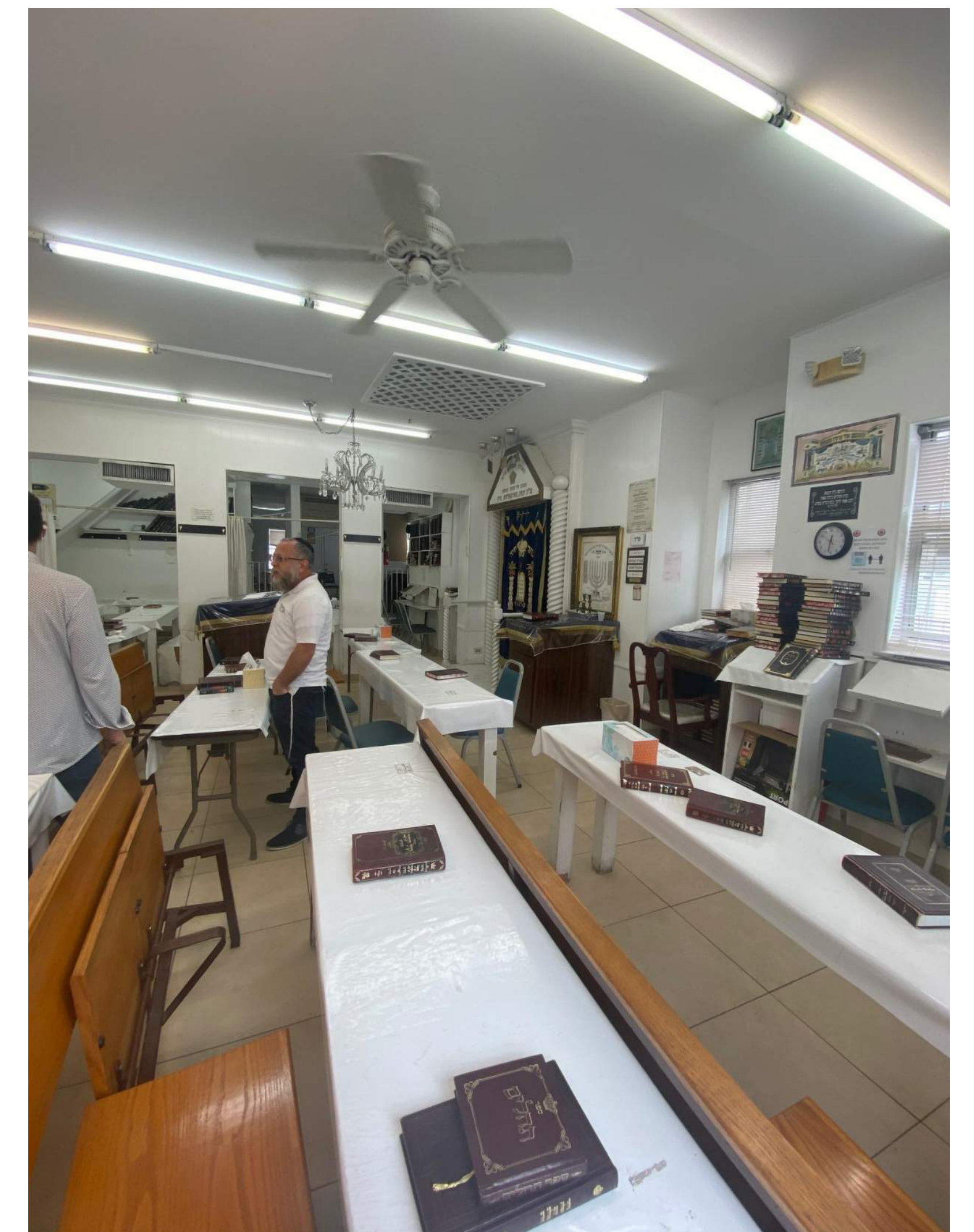


PHOTO #10 = TEMPLE



AERIAL FROM CIRCA 1930 SHOWN THE RESIDENCE AND REAR GARAGE



Photo credit: Miami-Dade County

Owner LEE TRAMMELL
Lot 16 Block 28 Subdivision M. B. IMPROV. CO. Address 225 Thirty-Seventh Street
General Contractor S. J. Hale
Architect S. J. Hale
Zoning Regulations: Use RE
Building Size: Front 28' Depth 36'
Certificate of Occupancy No.
Type of Construction CBS Foundation Reinforced concrete Roof ? Date Sept. 13, 1928
PLUMBING Contractor Brady 1----- Sewer Connection -- --Date Dec. 6, 1928
J.L. Brady --- 9 Fixtures - Sept. 28, 1928 Temporary Water Closet
Water Closets Swimming Pool Traps Down Spouts
Lavatories Steam or Hot Water Boilers Wells
Bath Tubs ROUGH APPROVAL
Showers FINAL APPROVAL
Urinals
Sinks
Dish Washing Machine GAS Contractor Date
Laundry Trays Gas Ranges Gas Frylators
Laundry Washing Machines Gas Water Heaters Gas Pressing Machine
Drinking Fountains Gas Space Heaters Gas Vents for Stove
Floor Drains Gas Refrigerators
Grease Traps Gas Steam Tables
Safe Wastes Gas Broilers
AIR CONDITIONING Contractor GAS Rough APPROVAL
SEPTIC TANK Contractor GAS FINAL APPROVAL
OIL BURNER Contractor
SPRINKLER Contractor
ELECTRICAL Contractor Date
Switches Ranges Temporary Service
OUTLETS Lights Irons Neon Transformers
Receptacles Refrigerators Sign Outlets
Fans Meter Change
Motors Centers of Distributions
HEATERS Water Appliances Service
Space Violations
URES 25----- Electrical Contractor New1 Corp:-----Date 12/15/1928

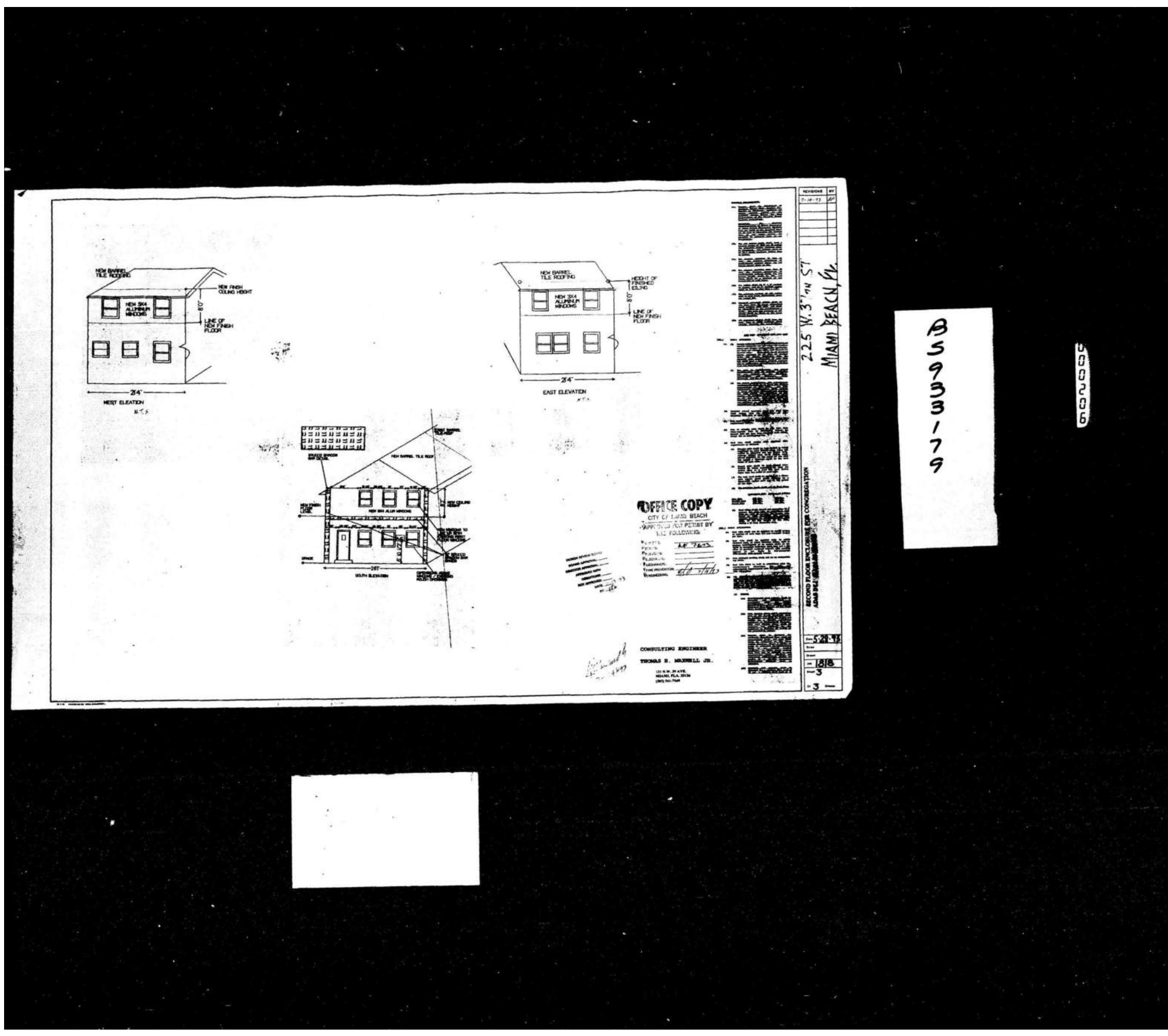
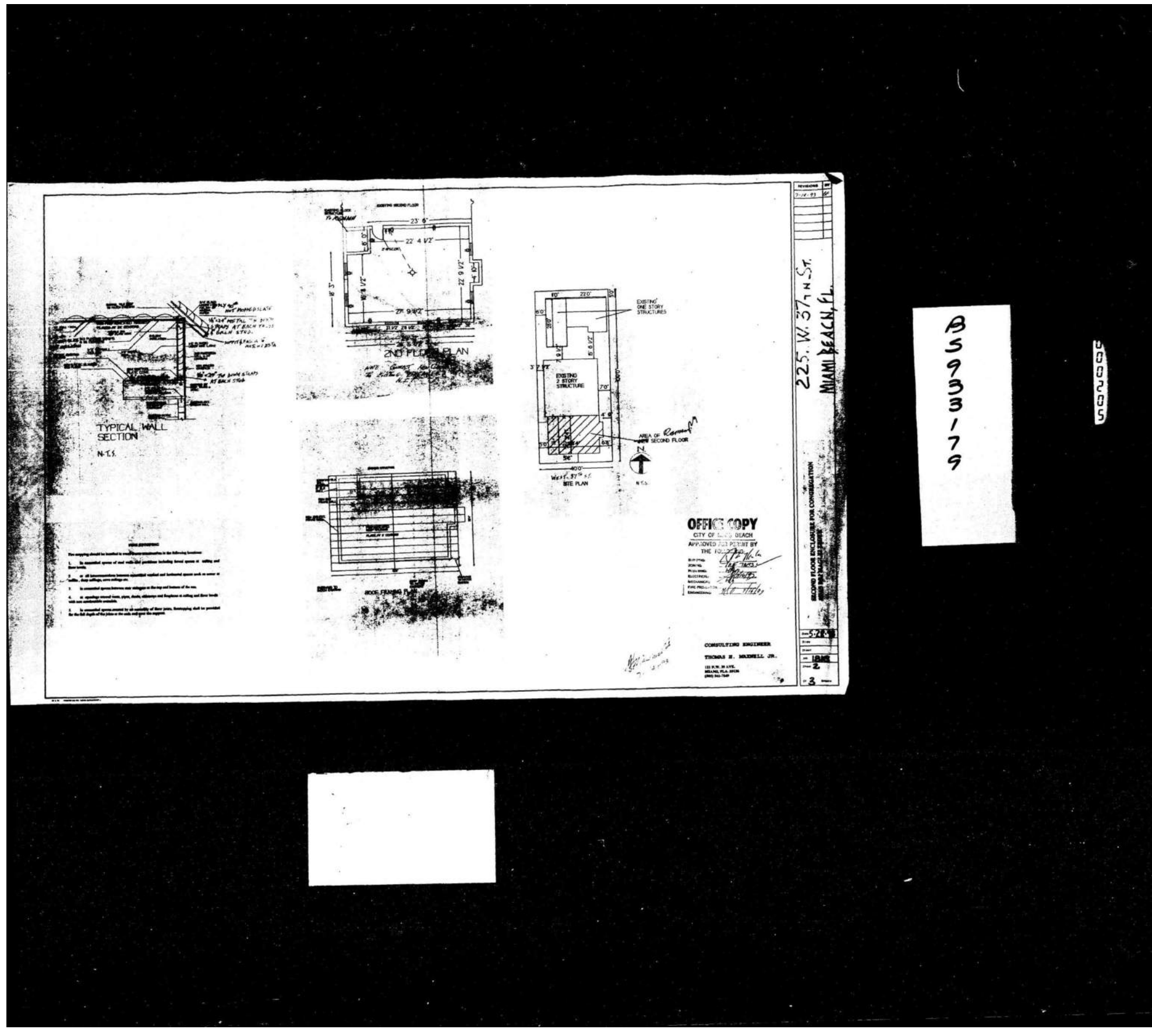
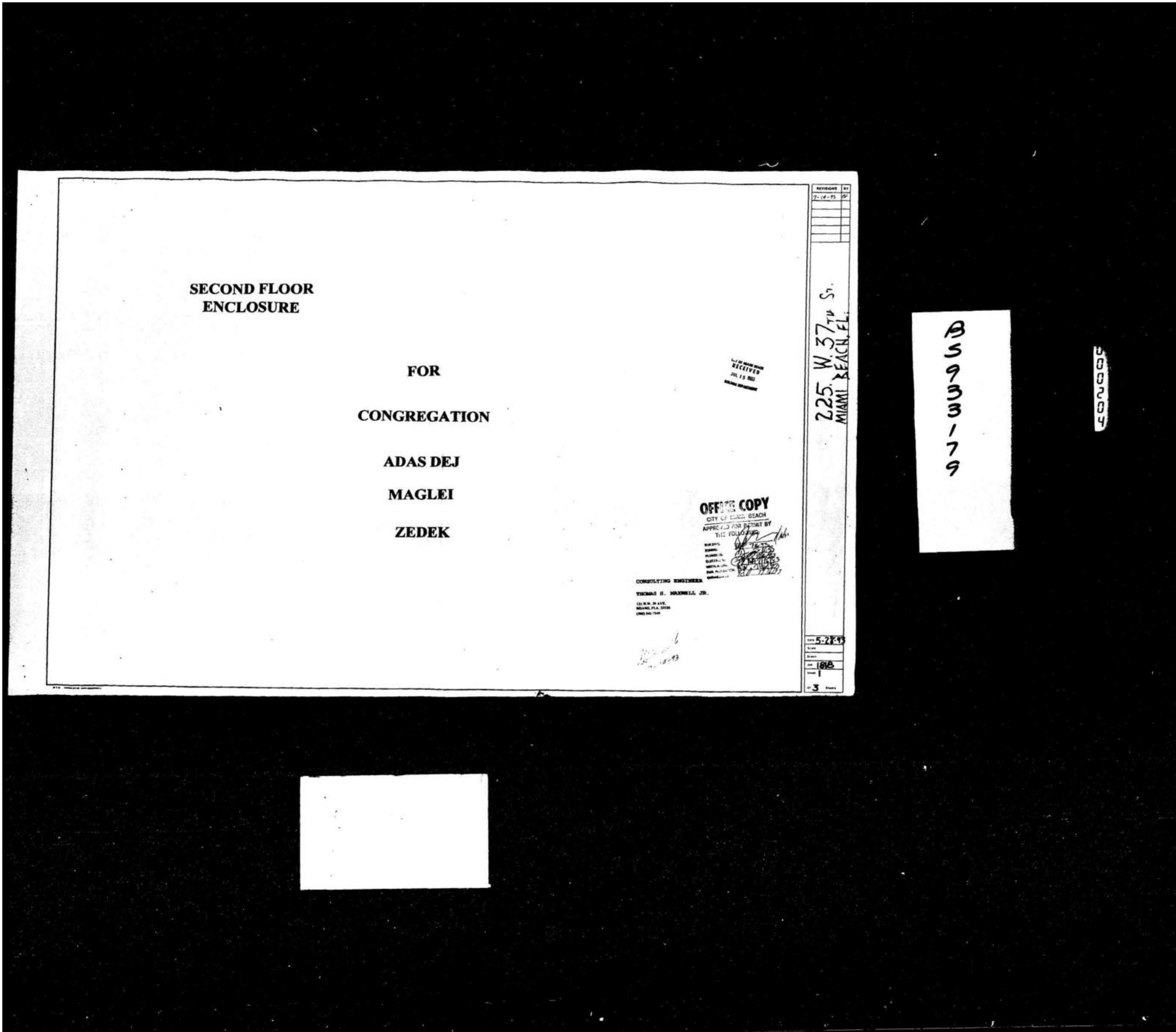
WAIVERS GRANTED BY BY THE ZONING BOARD APRIL 4TH 1986

ALTERATIONS & ADDITIONS
Building Permits: #32766 30 lin. ft. of 5'8" block wall: Footing 8x16 with 3 5/8" steel rods: Owner builds \$150.00 June 8, 1950
#65620 Mrs. Kay Gould, owner: Paint exterior of building - \$300.- 8/14/61
#73570 Owner, Charles A. Gould: Roof repair - \$150 - 2/15/65 OK Jenks 3/10/65
#75454 Carruth Roofing Co: Reroof - \$1,095 - 12/13/65
#81154 - J. C. Woodruff - Replace Driveway and install two parking spaces - \$750.00 - 10/15/68
#82279 Gustave L. Drexel (Owner): Installation of 3 windows and block in and stucco. Metro Products Approval #3968 \$150 4/29/69
#83781 - Owner - Paint Exterior only. Must comply with Ord. 1060. \$200.00 2/19/70
#85195 - Owner - Replace 3 casement type windows with 3 awning type \$100.00 10/2/70
Plumbing Permits:
#12790 Alexander Orr, Jr: 1 Water closet, 1 Lavatory, 1 Shower, December 1, 1939
#55718-Silver Plumbing- repair on gas stove, repair on water heater-1-25-78
BUILDING PERMITS:
File #1728 - ZEA MEETING OF APRIL 4, 1986: "THE PLACING OF THESE REQUESTS ON THE AGENDA IS CONTINGENT UPON THE APPLICANT OBTAINING A CONDITIONAL USE APPROVAL FROM THE CITY COMMISSION".
APPLICANT REQUESTS THE FOLLOWING VARIANCES RELATING TO THE CONVERSION OF A PORTION OF AN EXISTING RESIDENCE INTO A SYNAGOGUE, THE USE OF AN EXISTING DETACHED STRUCTURE AS AN ACCESSORY USE TO THE SYNAGOGUE, AND THE CONSTRUCTION OF TWO NEW ADDITIONS AT THE SUBJECT PROPERTY:
1. Applicant wishes to waive 14'-6" of the minimum required 20' front yard setback, in order to construct an addition (expansion to the Synagogue).
2. Applicant requests the waiving of 9'-9" of the required 10' rear yard setback, in order to convert a detached structure into an accessory use to the Synagogue, and for the construction of a new addition (Ritual Bath).
3. Applicant wishes to waive 43'-5" of the minimum required 50' east side yard setback, for the partial conversion of the existing residence into a Synagogue.
4. Applicant requests the waiving of 45'-4" of the required 50' west side yard setback for the partial conversion of the residence into a Synagogue.
5. Applicant wishes to waive 49'-5" of the minimum required 50' east side yard setback, for the conversion of the rear structure (detached) into an accessory use to the Synagogue.
6. Applicant requests the waiving of 44'-10" of the required 50' west side yard setback, in order to build an addition (Ritual bath).
7. Applicant wishes to waive all of the required 16 off-street parking spaces for the Synagogue.
GRANTED. SUBJECT TO ALL OF THE RECOMMENDATIONS OF THE PLANNING DIRECTOR AND THE FIRE DEPT. THE FACADE PLANS ARE TO BE APPROVED BY THE PLANNING DEPT. AND BARON GOLDBERG (AS THE BOARD'S REPRESENTATIVE).

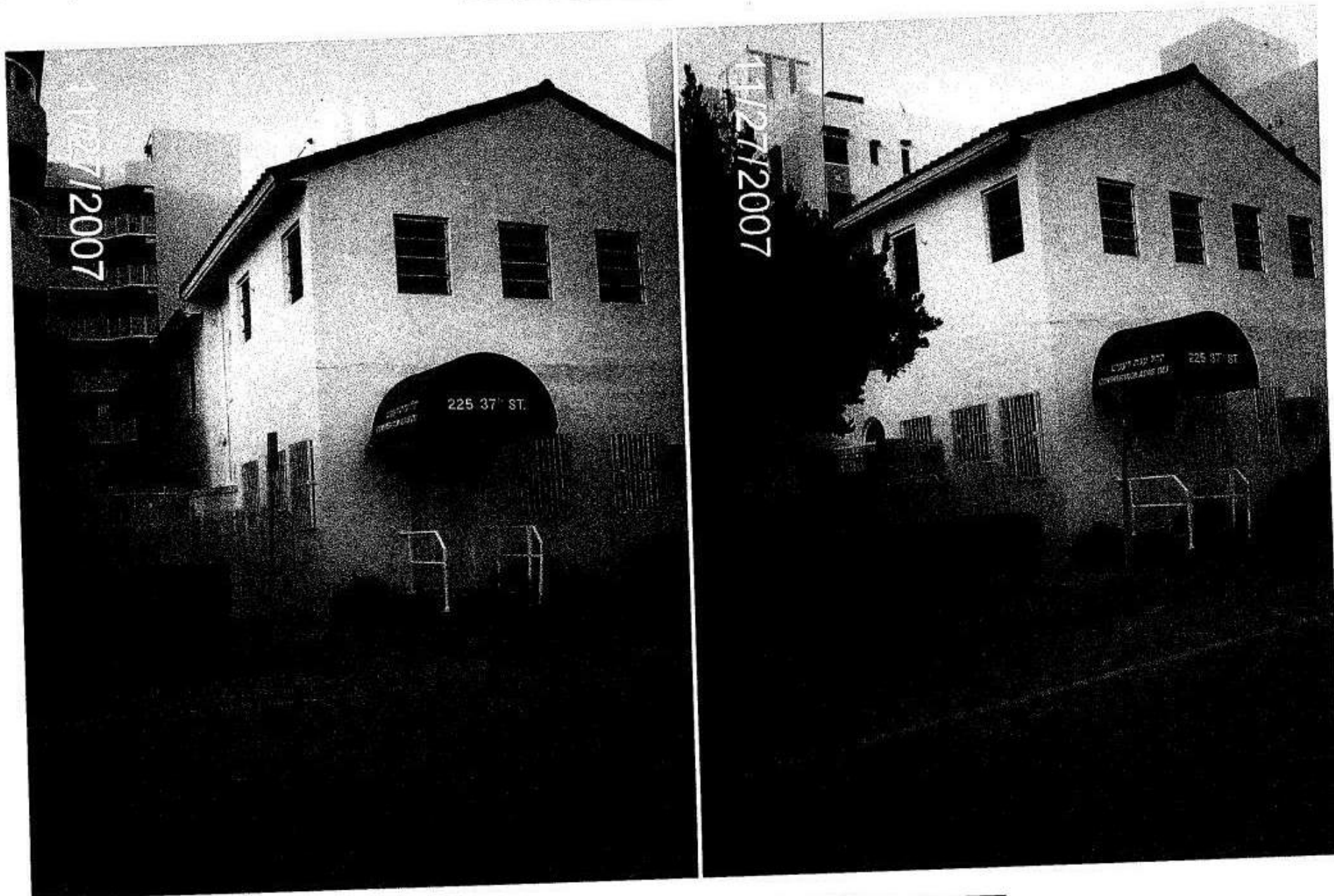
ORIGINAL PERMIT PLANS BS933179

LOT: 16 BLOCK: 28 SUBDIVISION: Amended Map Ocean ADDRESS: 225 W. 37th Street
Front Prop.
ALTERATIONS & ADDITIONS
BUILDING PERMITS
TO: PAUL GIOIA BUILDING SERVICES DIRECTOR JUNE 2, 1987
FROM: JUD KURLANCHEE PLANNING DIRECTOR
SUBJECT: CONGREGATION ADAS DEJ, 225 W. 37TH STREET EXTENSION OF TIME
The applicant received Conditional Use approval from the City Commission on July 9, 1986, with the following conditions:
1. the applicant shall bury all utility lines, cables (from the street to the building), etc.
2. the front elevations of the expansion shall have a mansard roof with barrel tile to match the roof of the existing building;
3. the Planning Department shall approve a landscape plan prior to the issuance of a building permit, and the installed material prior to the issuance of a Certificate of Occupancy; and,
JK:JGG/hm HM 3
This approval expired on January 9, 1987.
Pursuant to Section 7-1, B.Z.A., the applicant has been granted a nine month extension of time to obtain a building permit. The applicant has until October 9, 1987 to obtain the necessary permits to carry out the project as approved under the Conditional Use process.
Please record the above extension of time on the building card of the subject property.
Thank you for your assistance.
PLUMBING PERMITS
ELECTRICAL PERMITS

CONDITIONAL USE APPROVAL FROM THE CITY COMMISSION JULY 9TH 1986

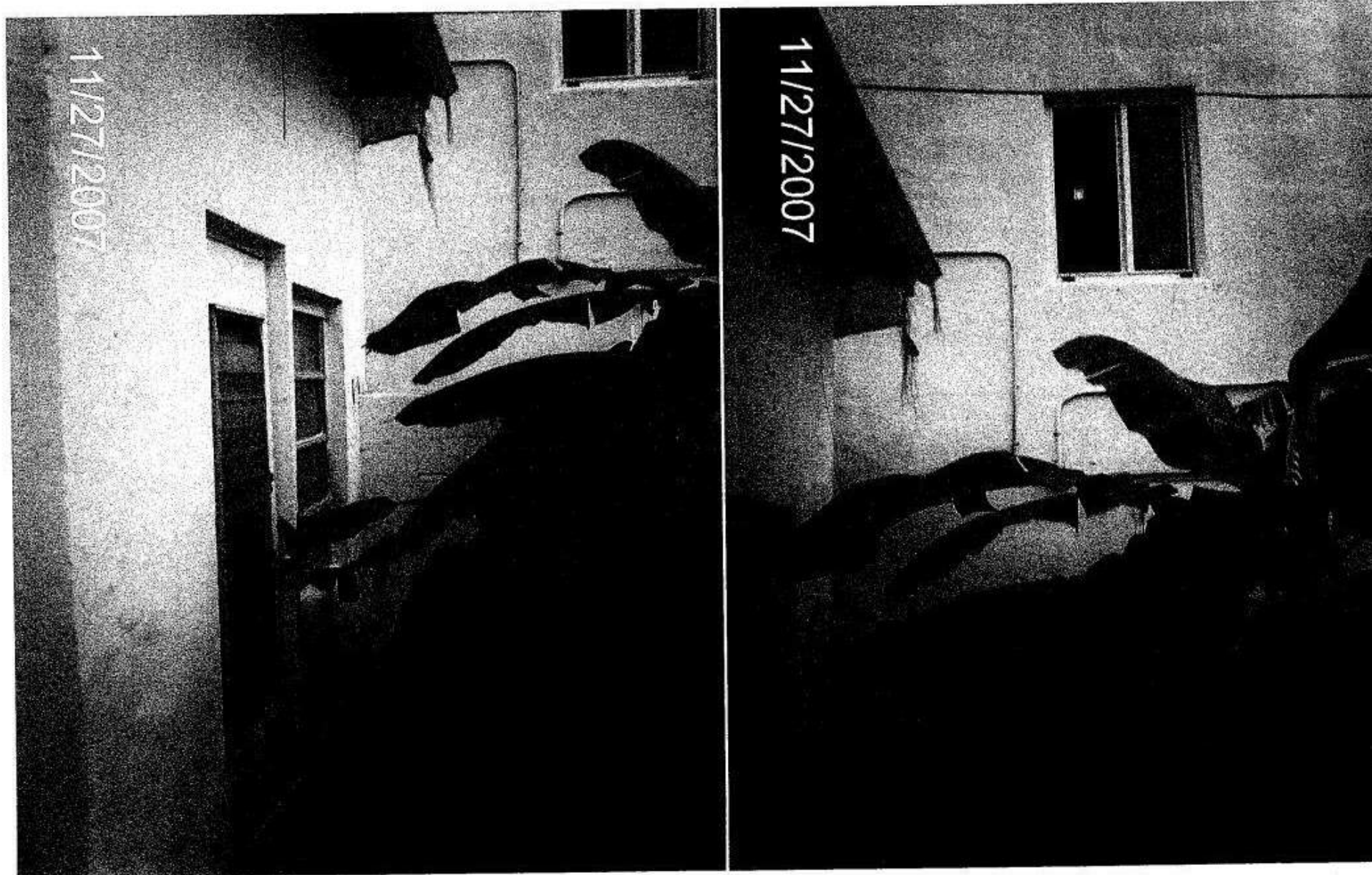


Name: CONGREGATION ADAS DEJ
Address: 225 37TH Street, Miami Beach, Fl 33140



WEST ELEVATION & SIGNAGE (FROM 37TH STREET)
SITE & SURROUNDING AREAS
Taken: 11/27/08

Name: CONGREGATION ADAS DEJ
Address: 225 37TH Street, Miami Beach, Fl 33140

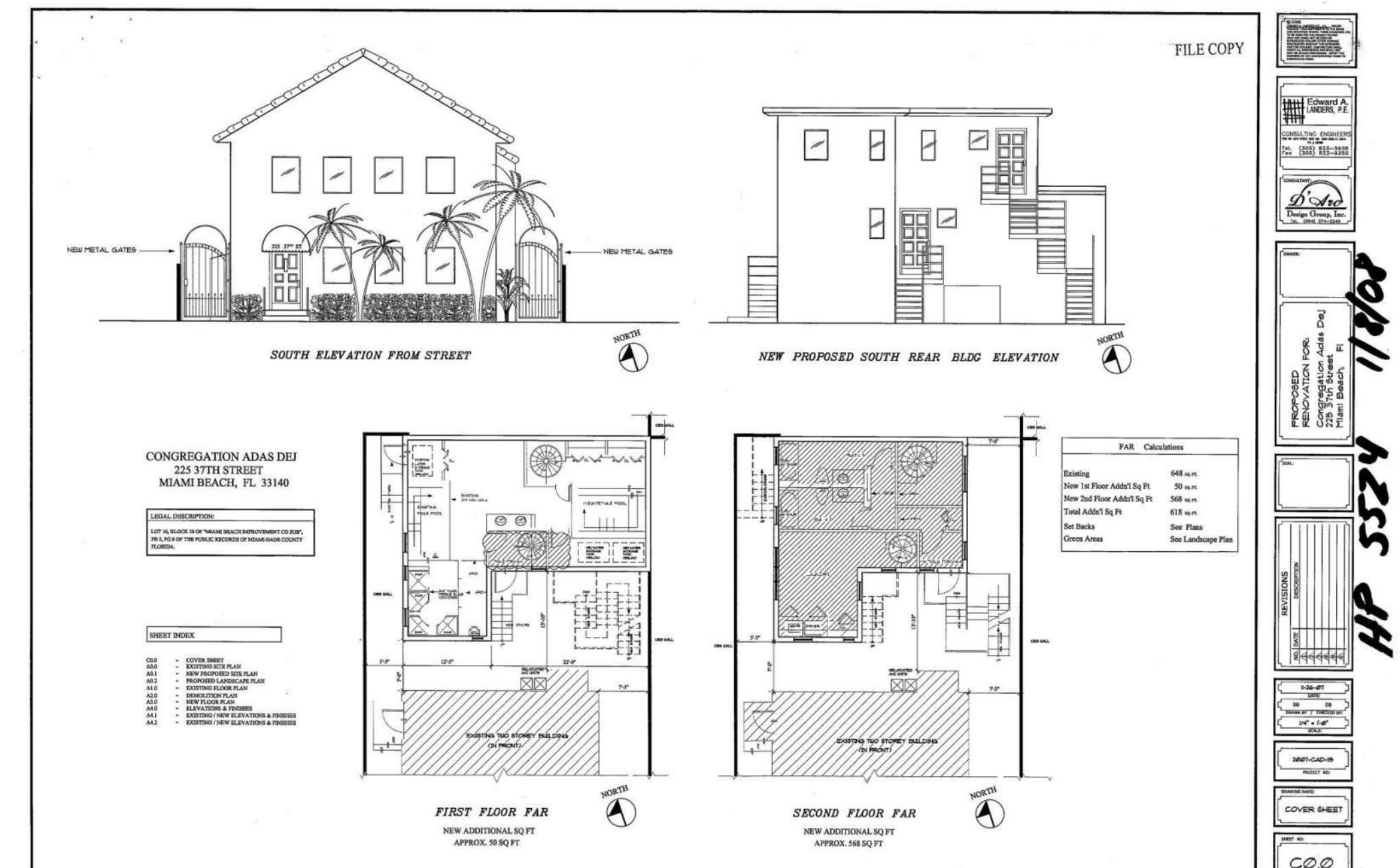
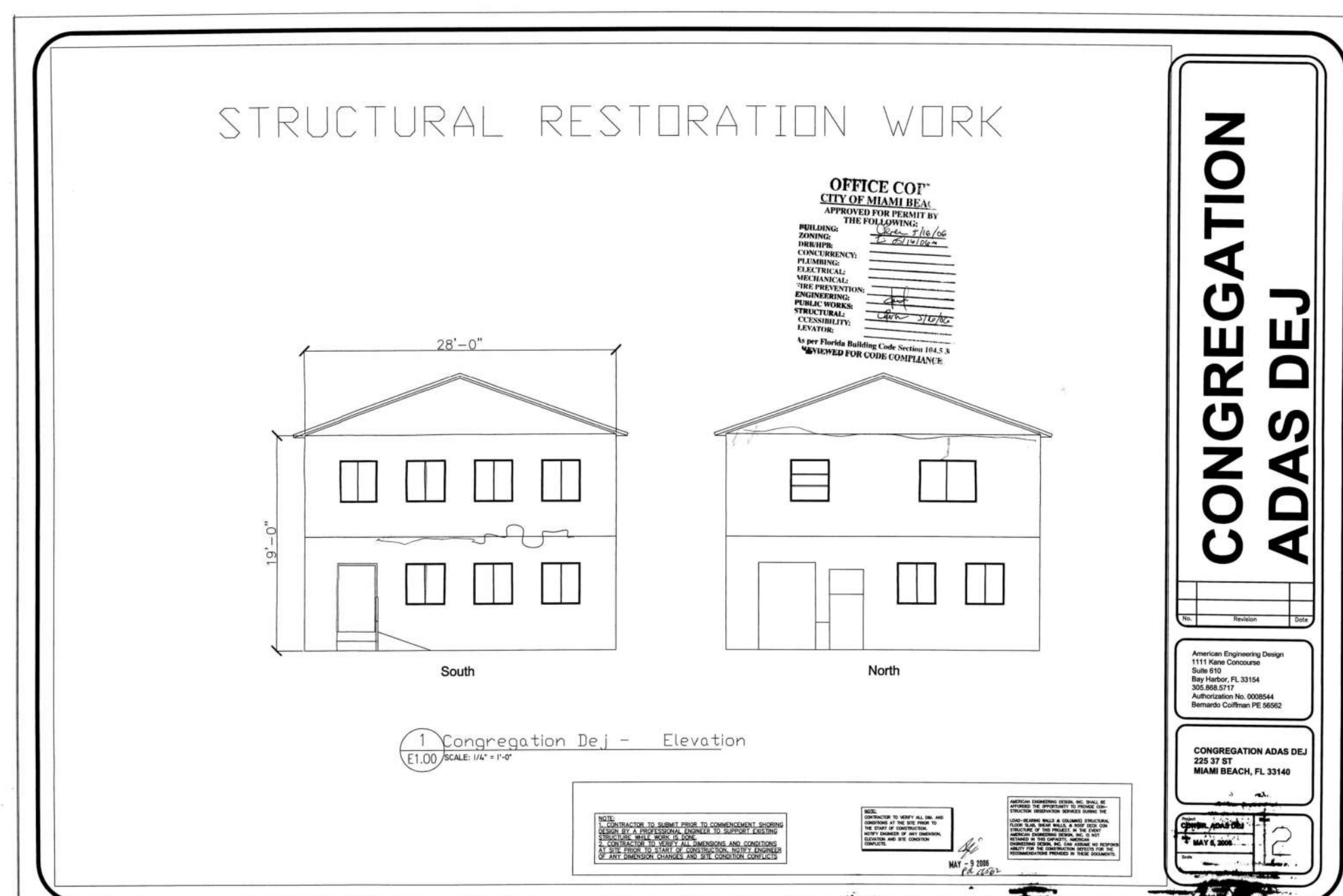
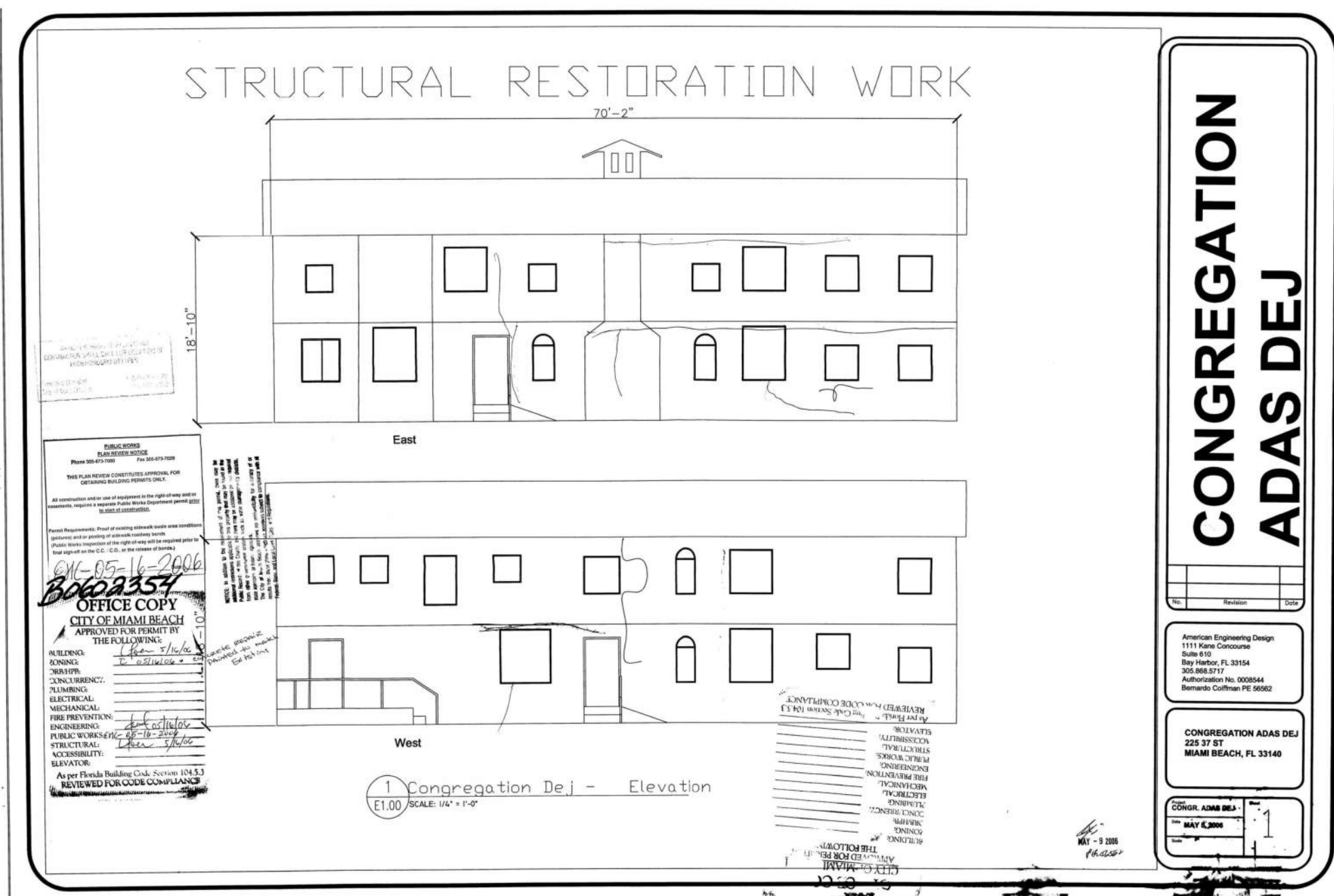


SOUTH ELEVATION OF PROPOSED BLDG FOR RENOVATION
SITE & SURROUNDING AREAS
Taken: 11/27/08

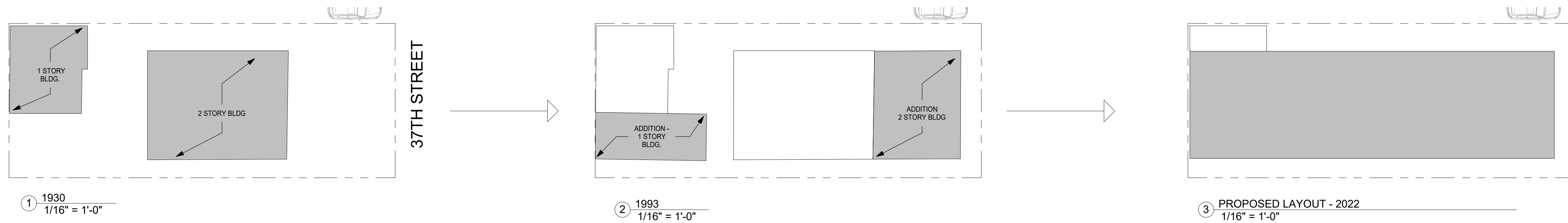
Name: CONGREGATION ADAS DEJ
Address: 225 37TH Street, Miami Beach, Fl 33140

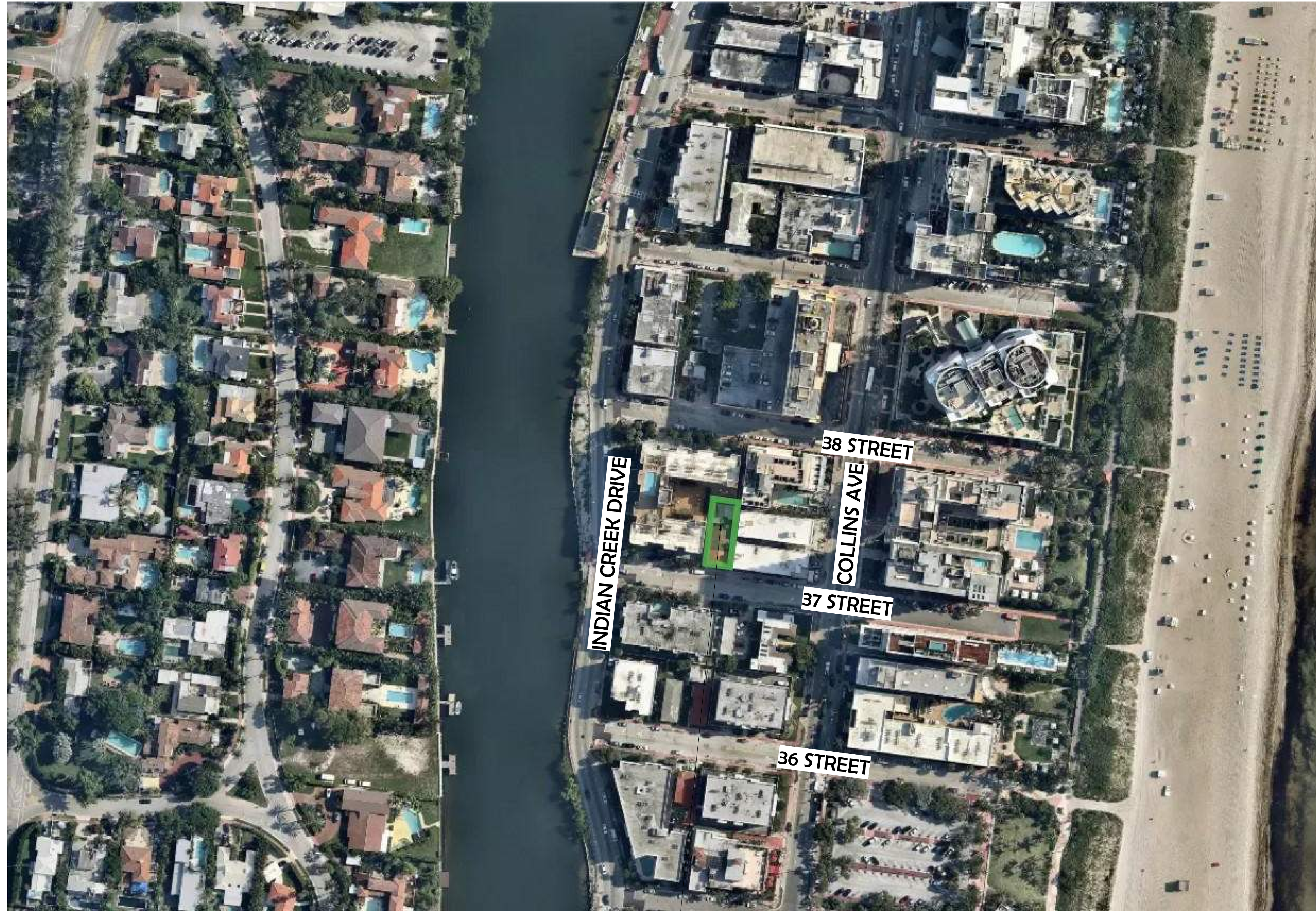


NORTH ELEVATION OF PROPOSED BLDG FOR RENOVATION
SITE & SURROUNDING AREAS
Taken: 07/06/07



DIAGRAMMATIC SITE EVOLUTION





PROJECT
LOCATION
225 37 STREET



SKLARchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklararchitect.com

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225 37TH ST. MIAMI BEACH FL. 33139

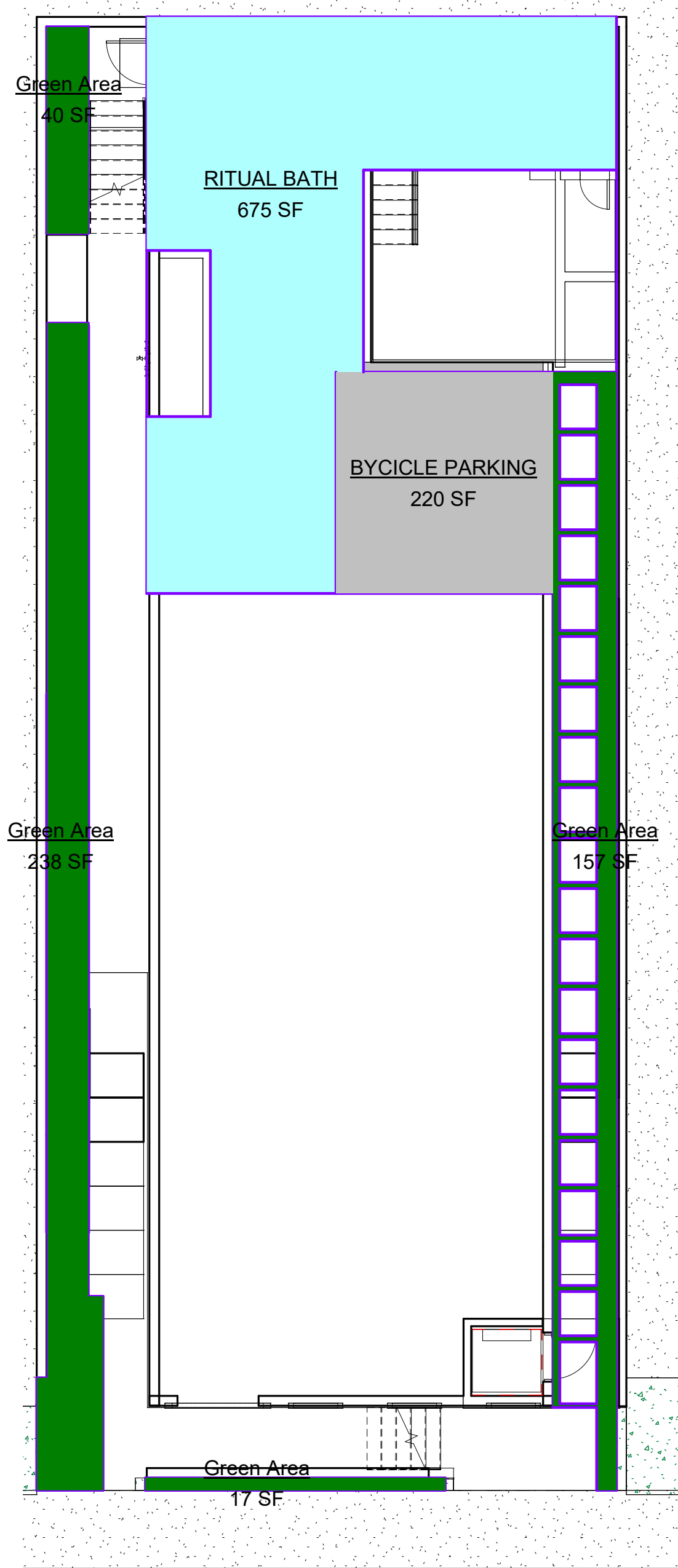
HPB21-0492

1ST SUBMITTAL APRIL 12TH 2022
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**CONTEXT LOCATION SITE
PLAN**

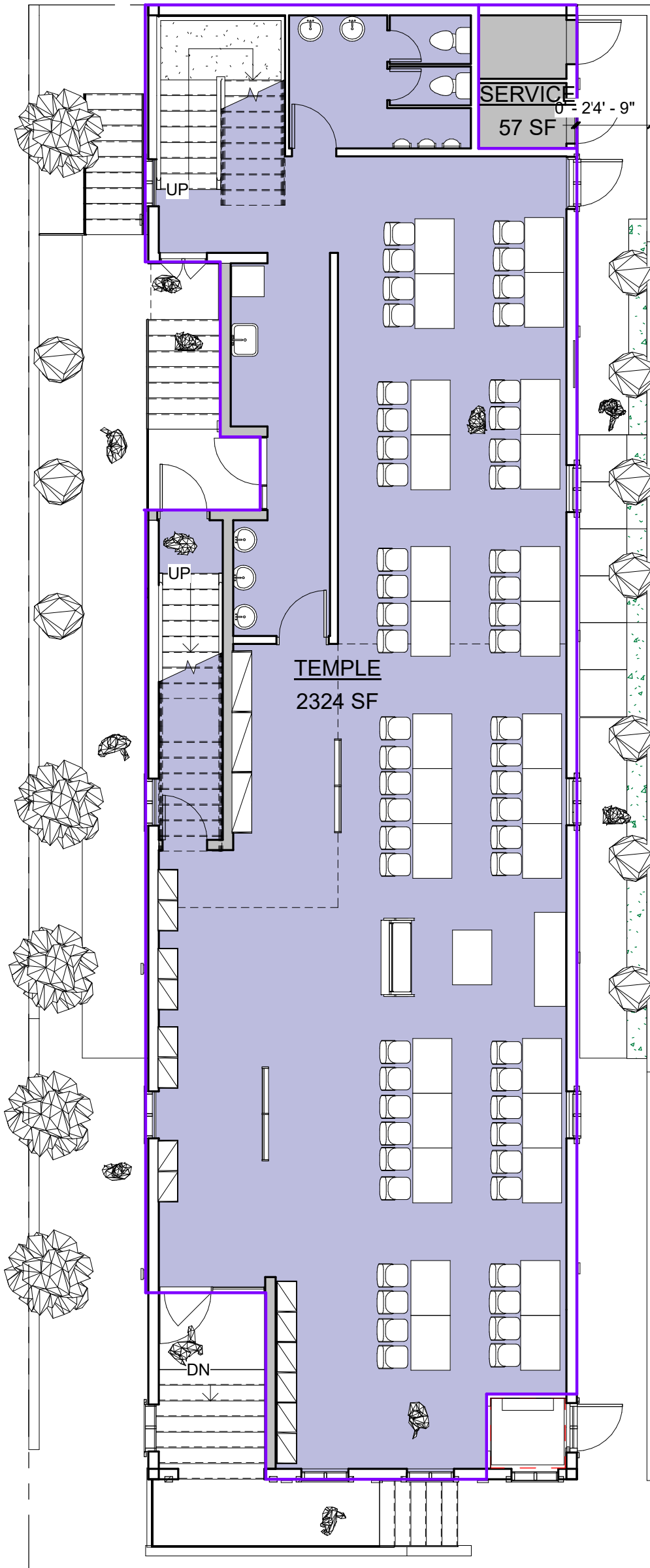
Project #21-009

A0.7

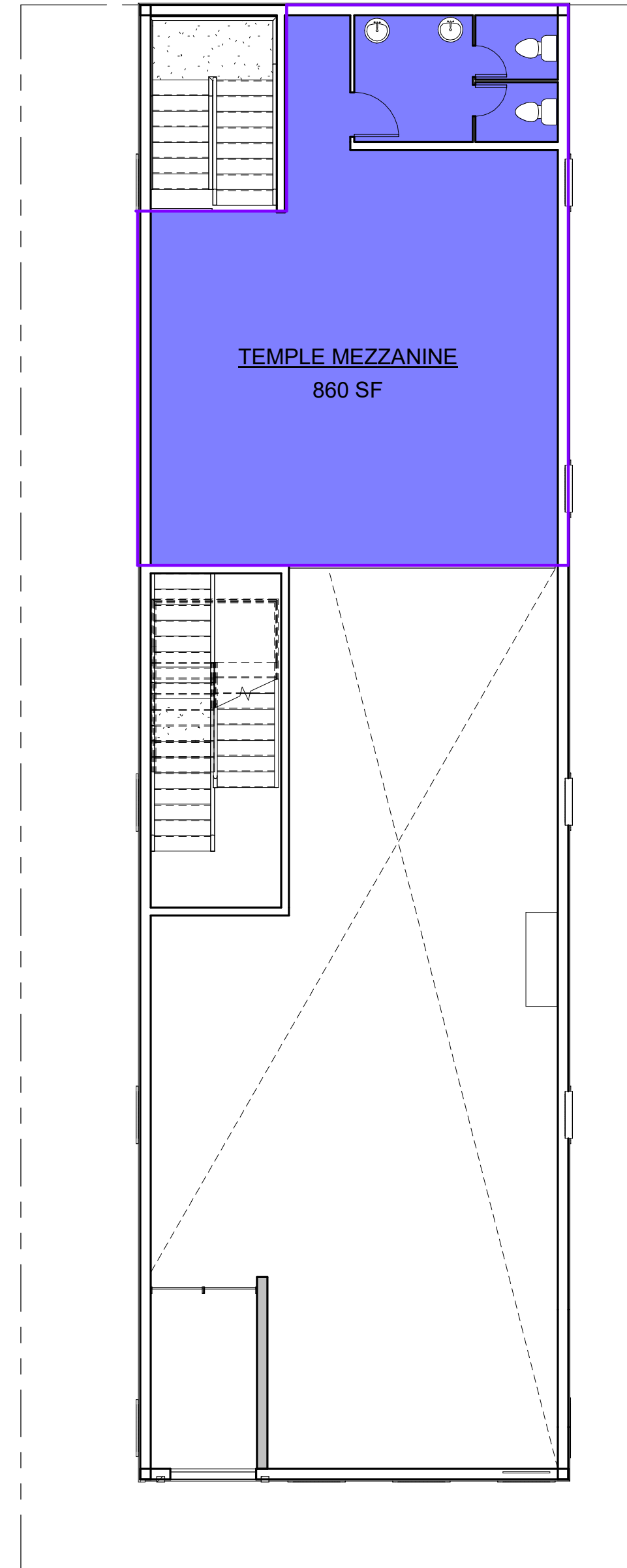


① BASEMENT
1/16" = 1'-0" 740 SF

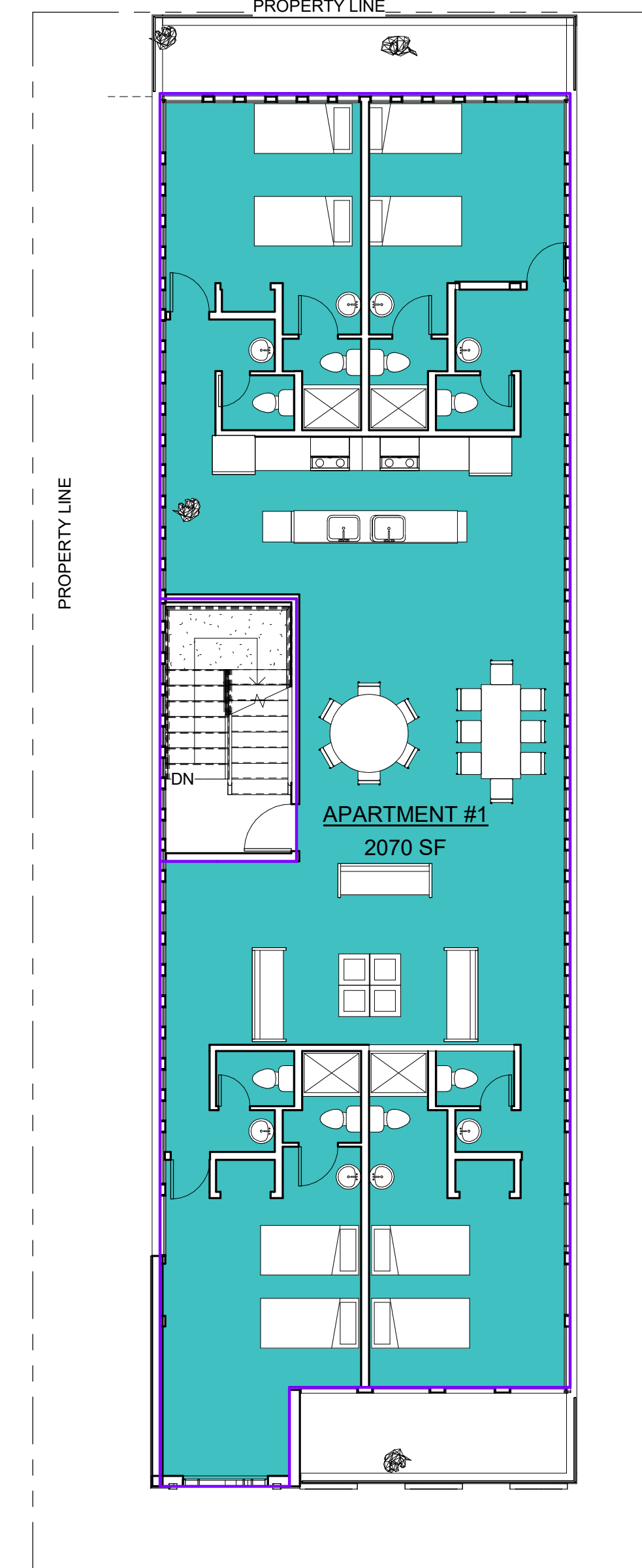
Green Space 465 SF



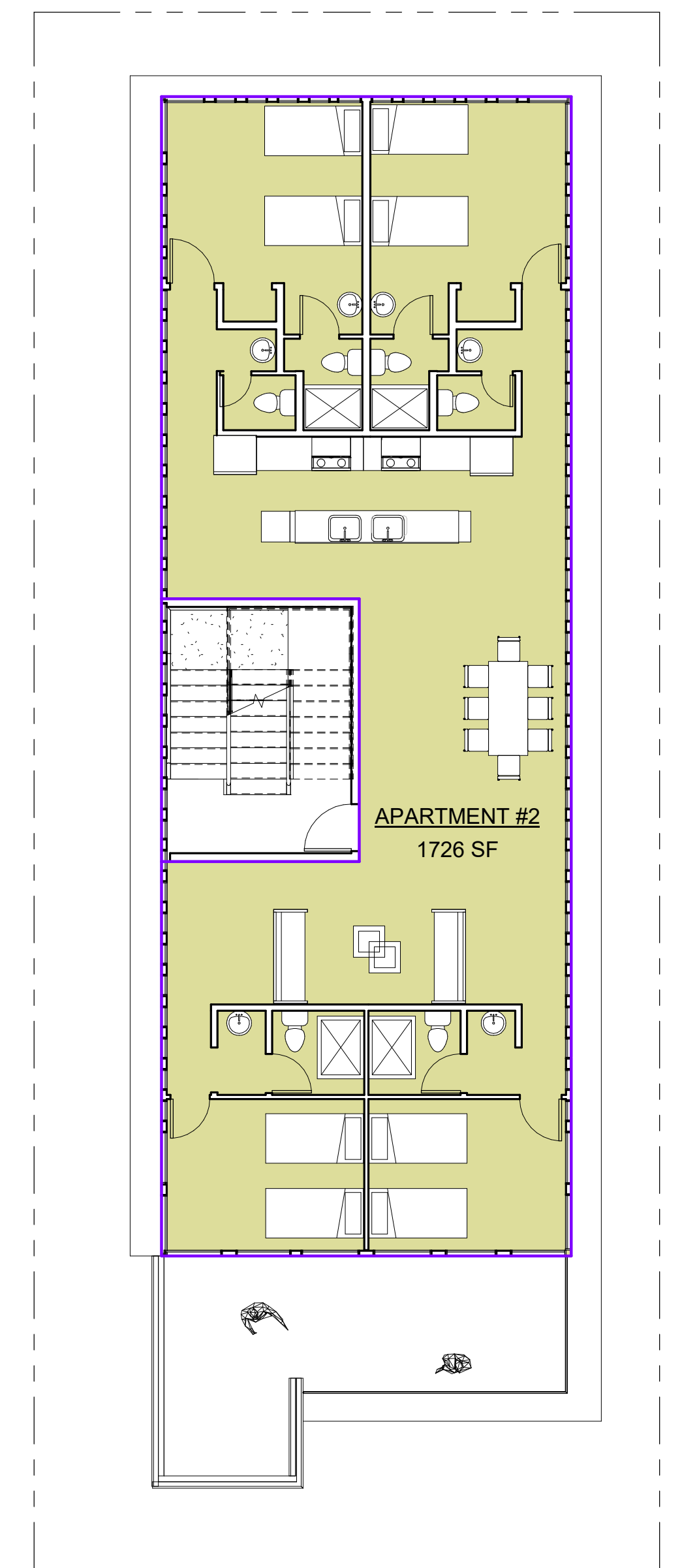
② SHUL - GROUND FLOOR
1/16" = 1'-0" 2,355 SF



⑤ TEMPLE MEZZANINE
1/16" = 1'-0" 860 SF



③ APARTMENT - 2nd LEVEL
1/16" = 1'-0" 2,175 SF



④ ROOF
1/16" = 1'-0" 2,070 SF

LOT SIZE = 4,000.00 SF

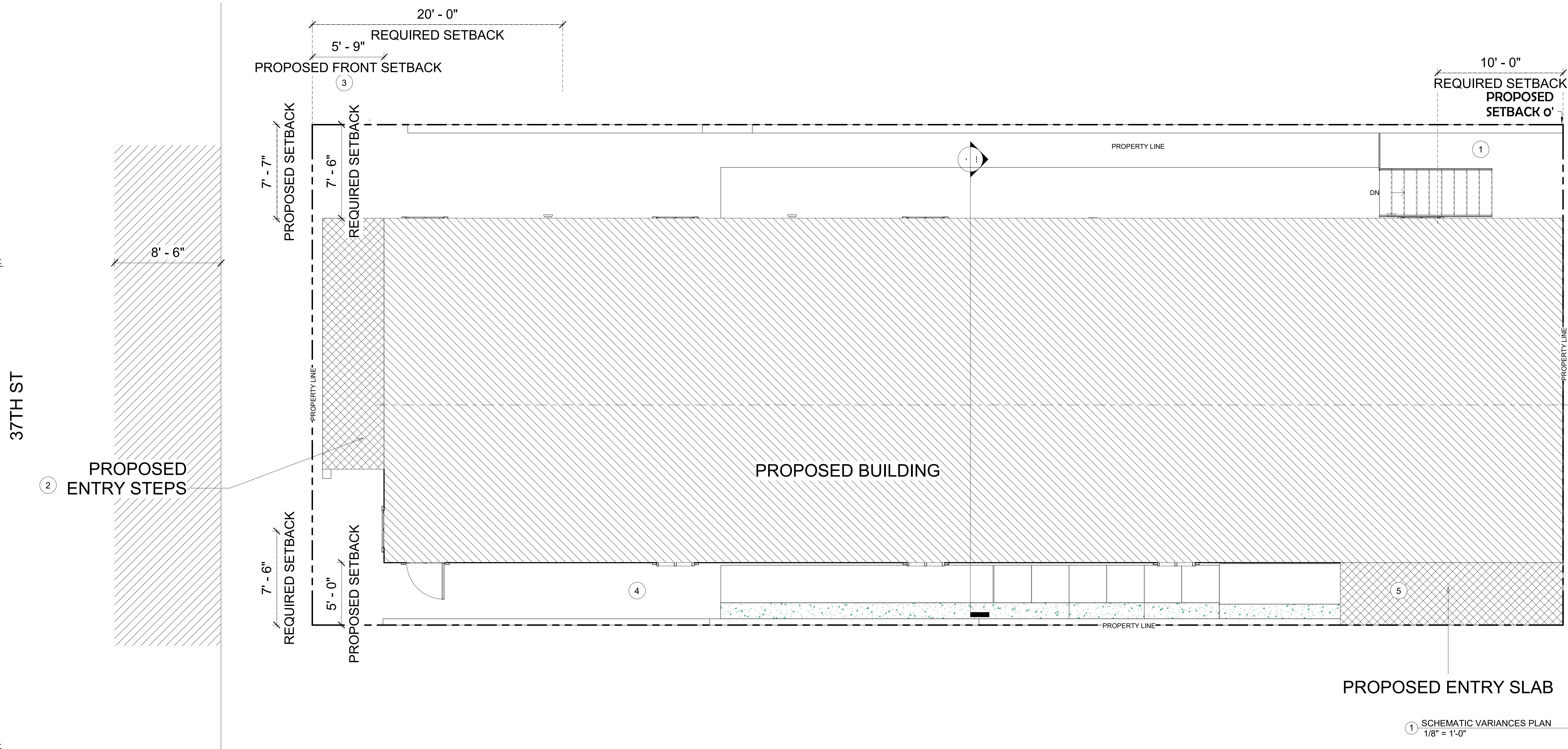
MAX F.A.R. 2.0 = 8,000.00 SF

Basement / Bicycle Parking = 895.00 SF
 Ground Floor TEMPLE = 2,324.00 SF
 MEZZANINE = 860.00 SF
 2nd Level APARTMENT #1 = 2,070.00 SF
 3rd Level APARTMENT #2 = 1,726.00 SF
TOTAL F.A.R. PROPOSED= 7,875.00 SF

REQUESTED VARIANCES

- 1) A variance from the rear setback. Required 10'-0". Proposed zero.
- 2) A variance to exceed the maximum 25% projection allowed for an access steps and stoop in the front for the entrance to the main temple.
- 3) A variance for the front setback of the building. Required 20'-0". Proposed: 5'-9"
- 4) A variance for the east side setback. Required 7'-6". Proposed: 5'-0"
- 5) A variance for steps in the northeast setback for an entry to the women temple, trash and electrical rooms.
- 6) Minimun lot area (7,000 sq. ft): 4,000 sq. ft. proposed.
- 7) Minimun lot width (50'-0"): 40'-0" proposed.

See Zoning Data Chart on Page A0.1



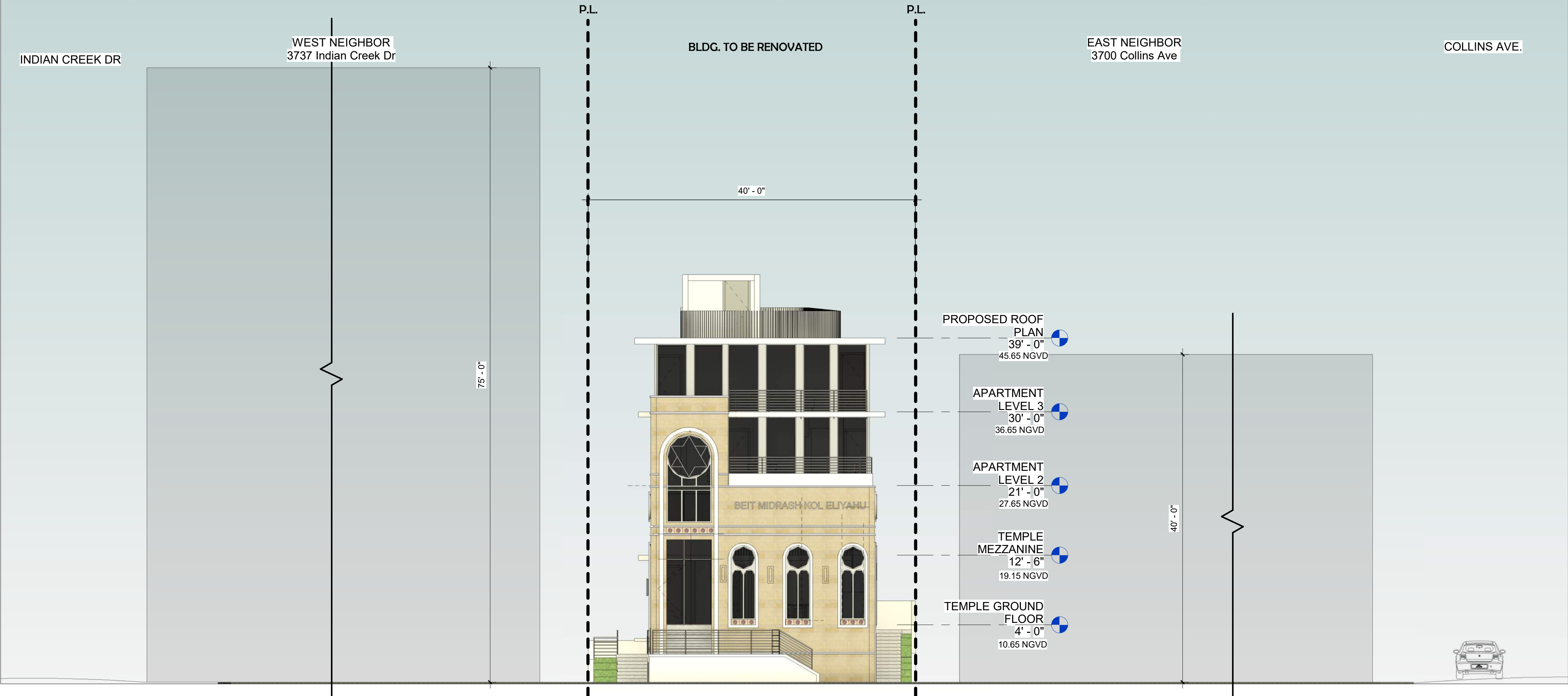
1 SCHEMATIC VARIANCES PLAN
1/8" = 1'-0"

ADAS DEJ SYNAGOGUE
225 37TH ST. MIAMI BEACH FL. 33139

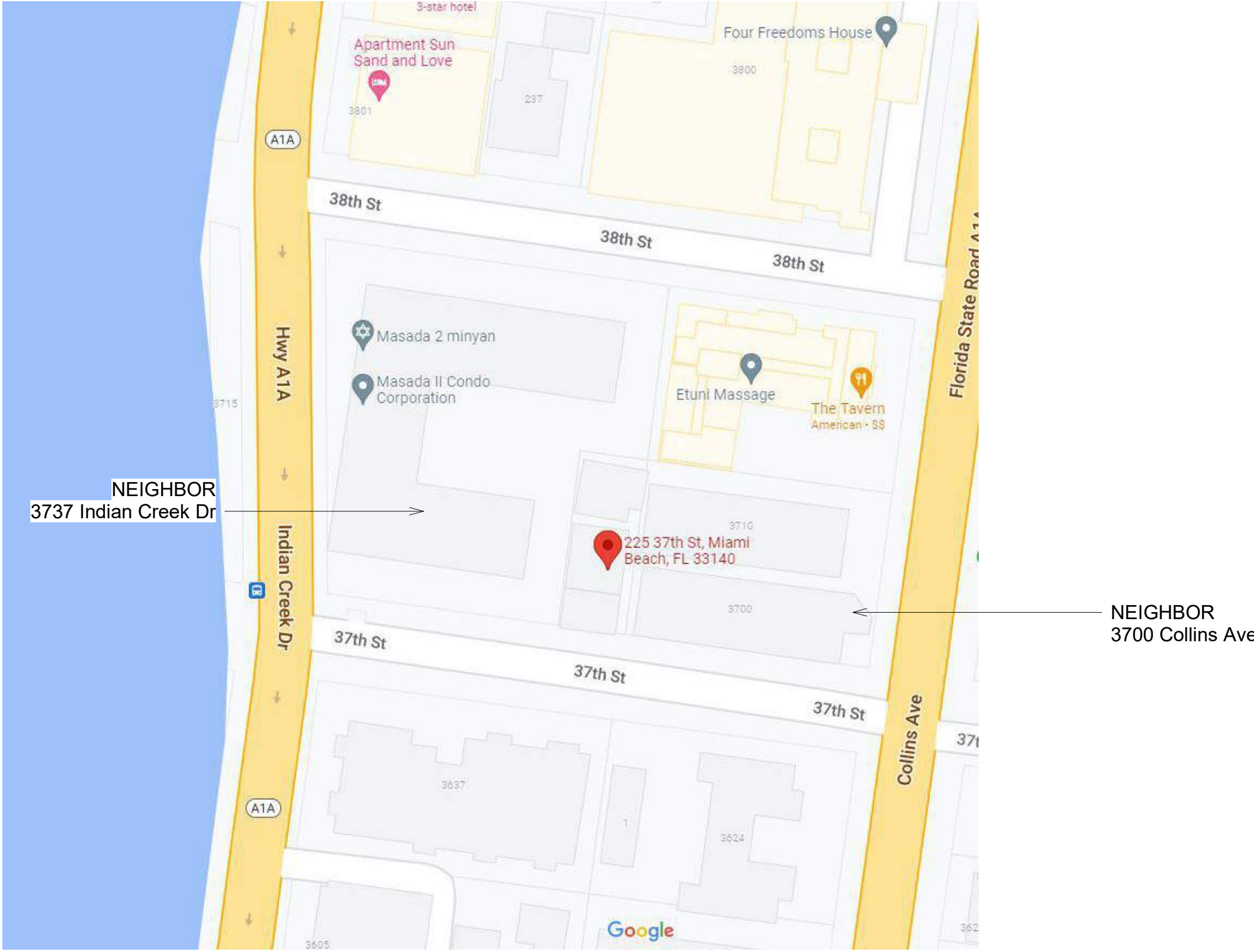
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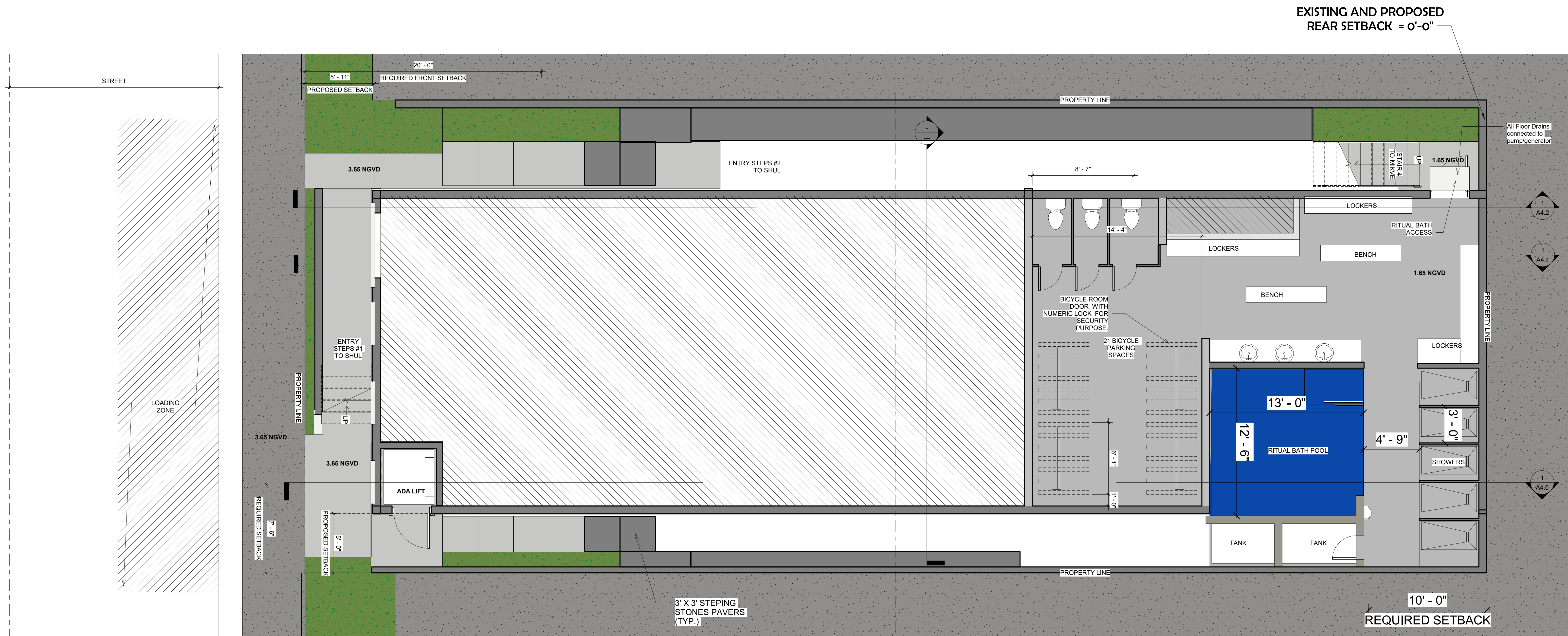
REQUESTED VARIANCES

Project #21-009
A0.9



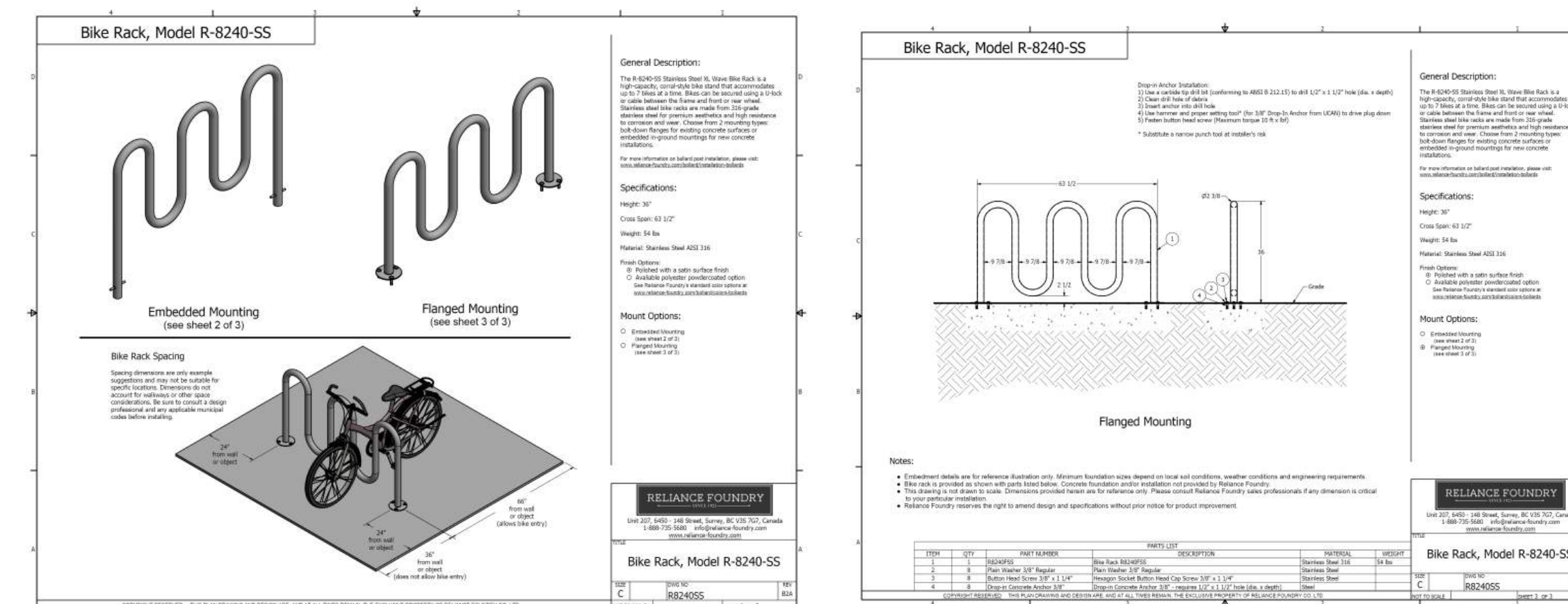
② 37th STREET ELEVATION
1/2" = 1'-0"



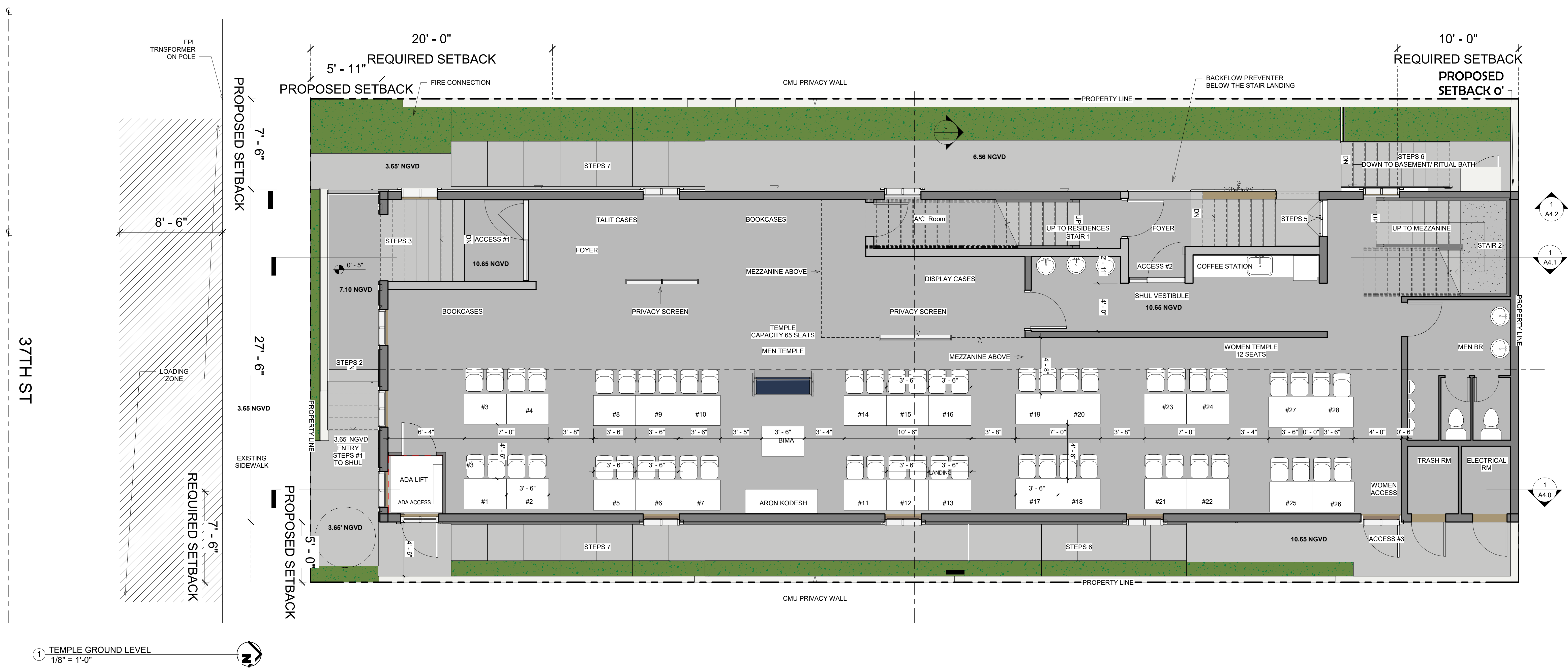


1 RITUAL BATH / BASEMENT 1/8" = 1'-0"

NOTE:
LONG-TERM BICYCLE PARKING MEANS FACILITIES THAT PROVIDE A HIGH LEVEL OF SECURITY SUCH AS BICYCLE LOCKERS, BICYCLE CAGES AND BICYCLE STATIONS. THESE FACILITIES SERVE PEOPLE WHO FREQUENTLY LEAVE THEIR BICYCLES AT THE SAME LOCATION FOR THE DAY OR OVERNIGHT WITH ACCESS LIMITED TO INDIVIDUALS. THESE FACILITIES SHALL BE IN A HIGHLY SECURE LOCATION, SHELTERED FROM WEATHER, AND SHOULD BE LOCATED WITHIN 100 FEET OF THE MAIN ENTRANCE.

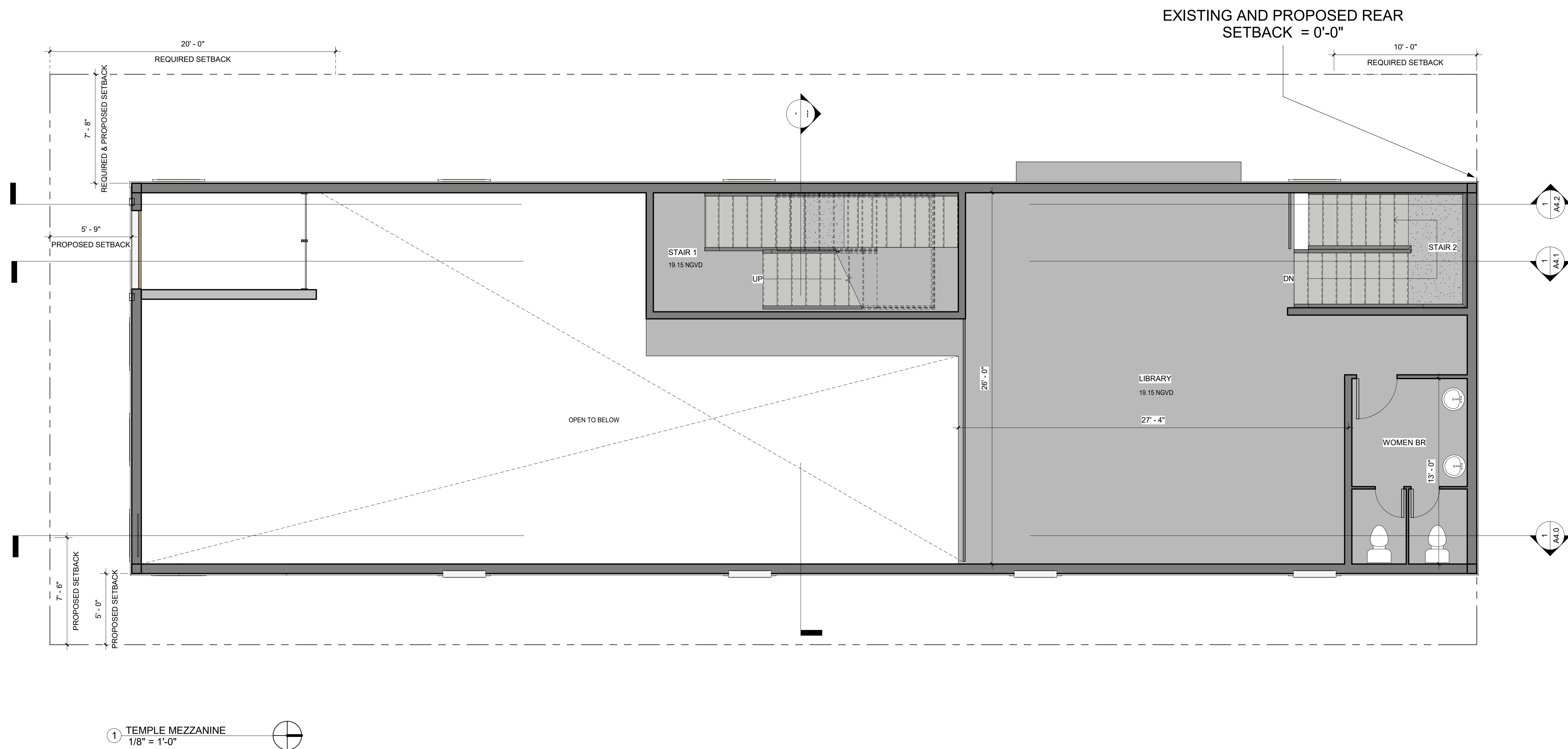


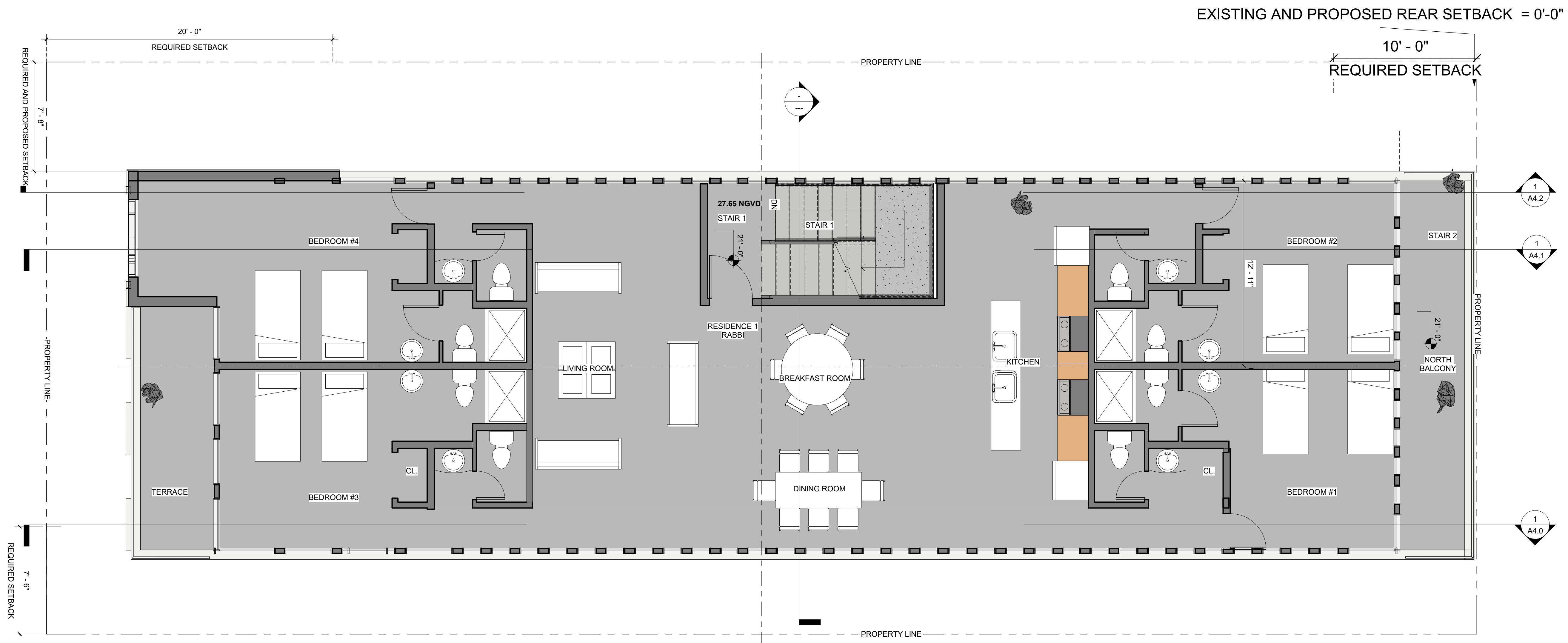
BICYCLE RACK DETAIL



EXISTING OCCUPANCY LOAD CHART, FBC TABLE 1004.1.2 AND NFPA 101-TABLE 7.3.1.2					
	DESCRIPTION	FUNCTION OF INTERIOR SPACE (ASSEMBLY WITHOUT FIXED SEATS)	OCCUPANT LOAD FACTOR	ALLOWED FLOOR AREA IN SQ. FT. PER OCCUPANT	EXISTING OCCUPANTS
GROUND FLOOR	RITUAL BATH	LOCKER	50 GROSS	100 SF / 50 = 2	2
		POOL	50 NET	108 SF / 50 = 3	3
	SYNAGOGUE	UNCONCENTRATED (TABLES AND CHAIRS)	15 NET	610 SF / 15 = 40.6 = 41	40
		LOUNGE	15 NET	342 SF / 15 = 22.8 = 23	23
SECOND FLOOR	RESIDENCE	RESIDENTIAL	200 GROSS	1560 SF / 200 = 7.8 = 8	8
TOTAL OCCUPANTS = 77					76

PROPOSED OCCUPANCY LOAD CHART, FBC TABLE 1004.1.2 AND NFPA 101-TABLE 7.3.1.2					
LEVEL	DESCRIPTION	FUNCTION OF INTERIOR SPACE (ASSEMBLY WITHOUT FIXED SEATS)	OCCUPANT LOAD FACTOR (PER SQUARE FOOT)	ALLOWED FLOOR AREA IN SQ. FT. PER OCCUPANT	PROPOSED OCCUPANTS
BASEMENT	RITUAL BATH	LOCKER ROOM	50 GROSS	150 SF / 50 = 3	3
		WATER SURFACE	50 NET	200 SF / 50 = 4	4
GROUND FLOOR	SYNAGOGUE	BENCH TYPE SEATING	1 person / 18 linear in.	1188 in. / 18 = 66	65
SECOND FLOOR	RESIDENCE	RESIDENTIAL	200 GROSS	1810 SF / 200 = 10	10
THIRD FLOOR	RESIDENCE	RESIDENTIAL	200 GROSS	1445 SF / 200 = 8	8
TOTAL OCCUPANTS = 91					90





1 APARTMENT #1 LEVEL 2
1/8" = 1'-0"

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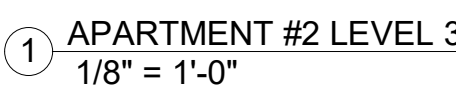
PROPOSED APARTMENT #1
LEVEL 2

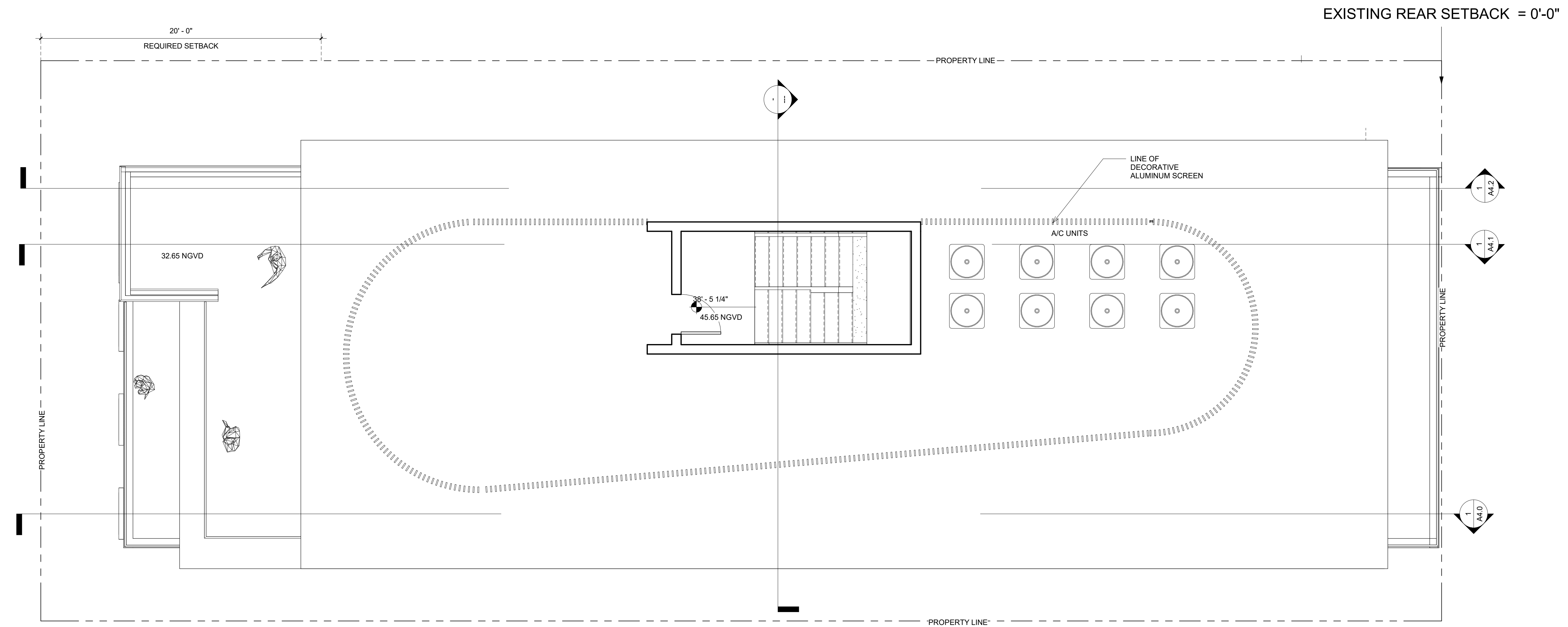
Project #21-009

A2.3

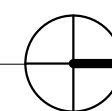


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① PROPOSED ROOF PLAN
1/8" = 1'-0"



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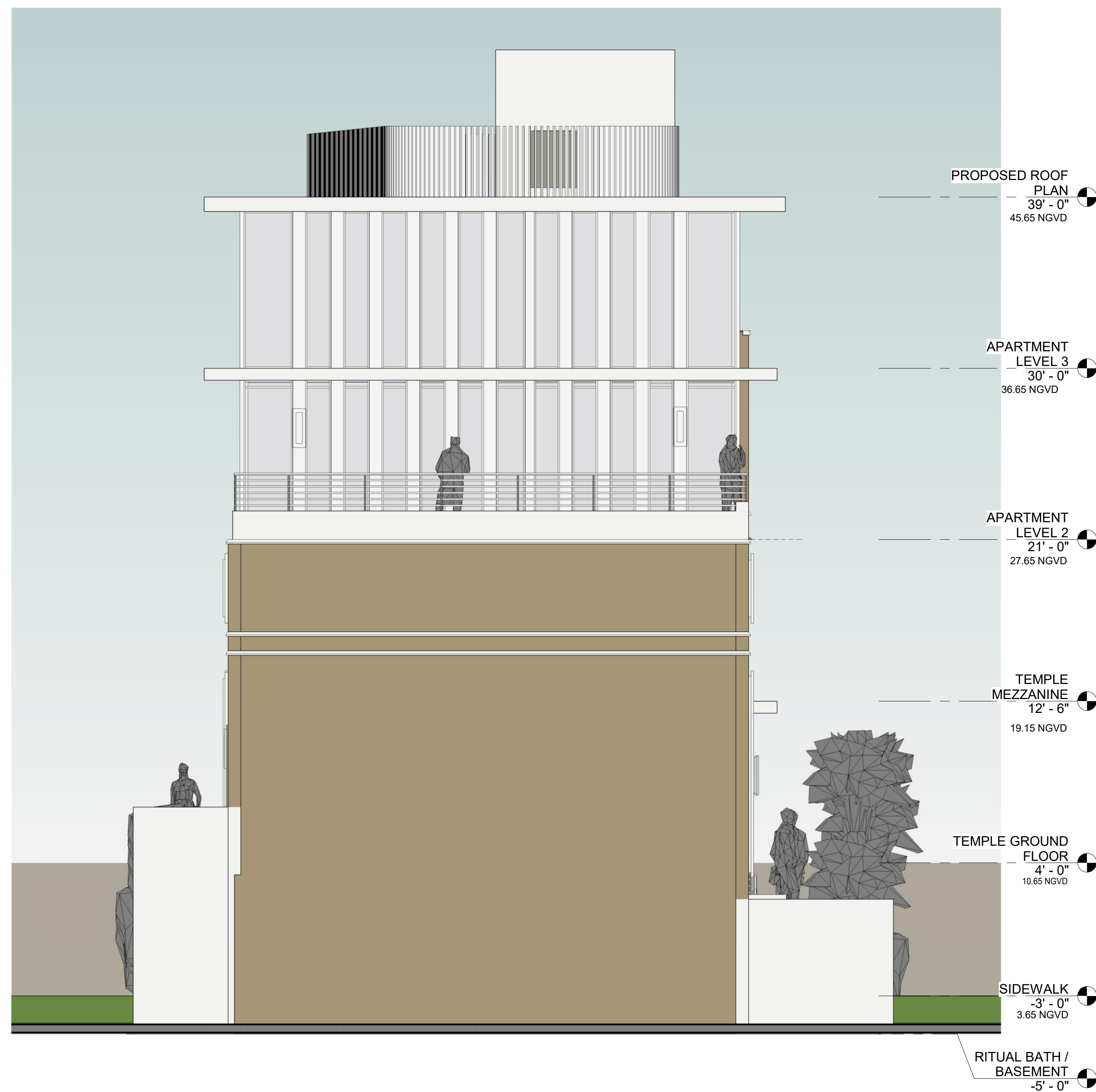
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PROPOSED ROOF PLAN

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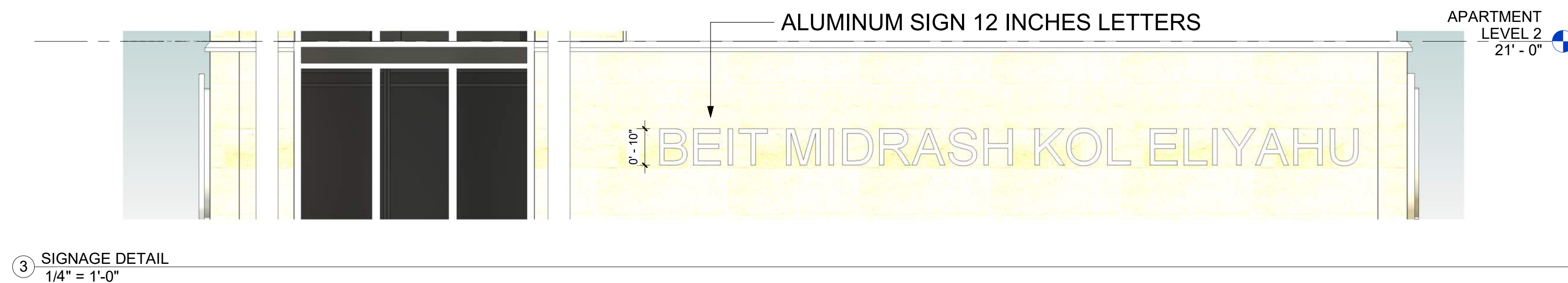
A2.5



② PROPOSED NORTH ELEVATION
1/8" = 1'-0"



① PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



③ SIGNAGE DETAIL
1/4" = 1'-0"



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**PROPOSED NORTH + SOUTH
ELEVATIONS**

Project #21-009

A3.0



① PROPOSED EAST ELEVATION
1/8" = 1'-0"



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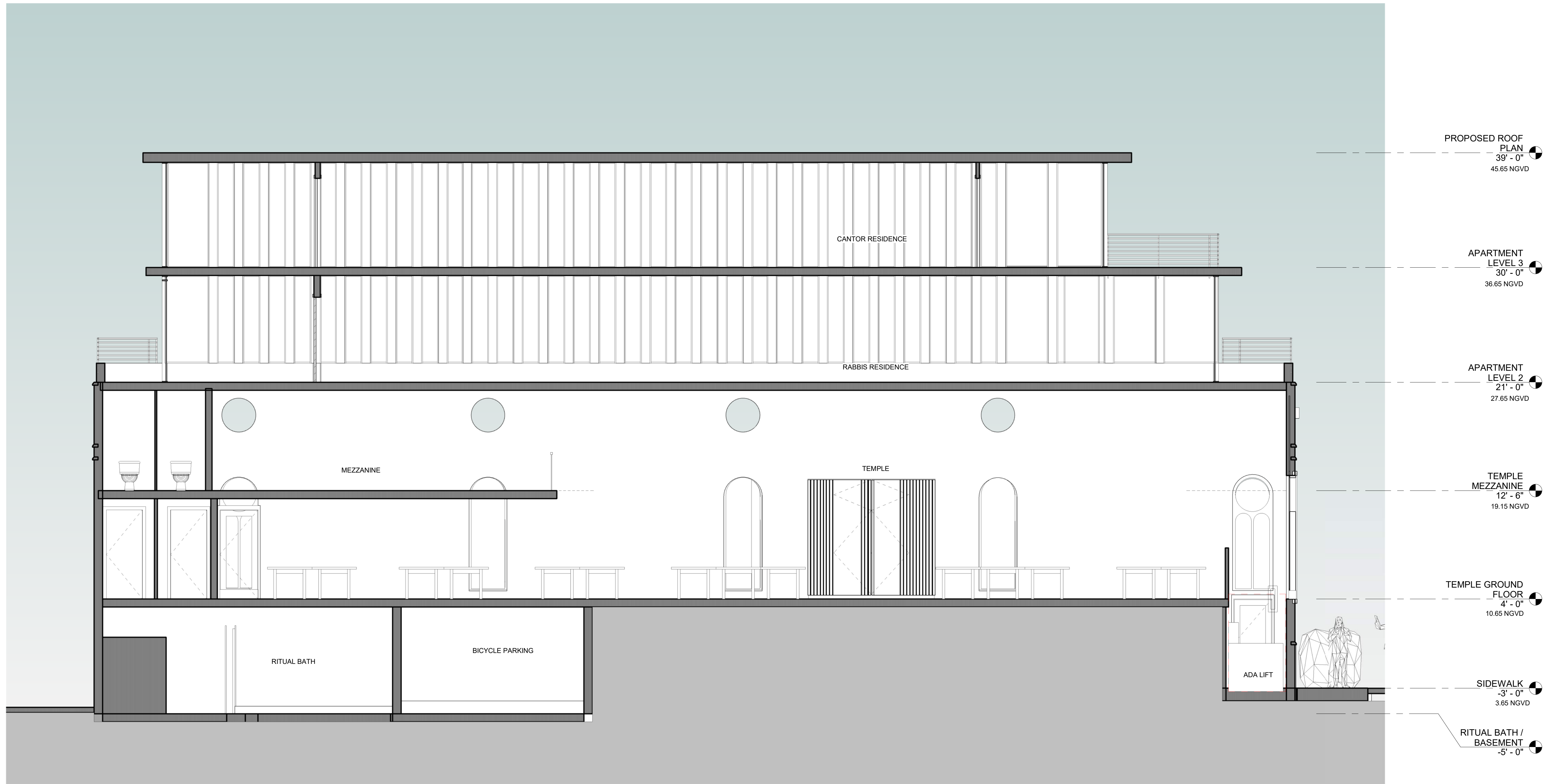
PROPOSED EAST ELEVATION

Project #21-009

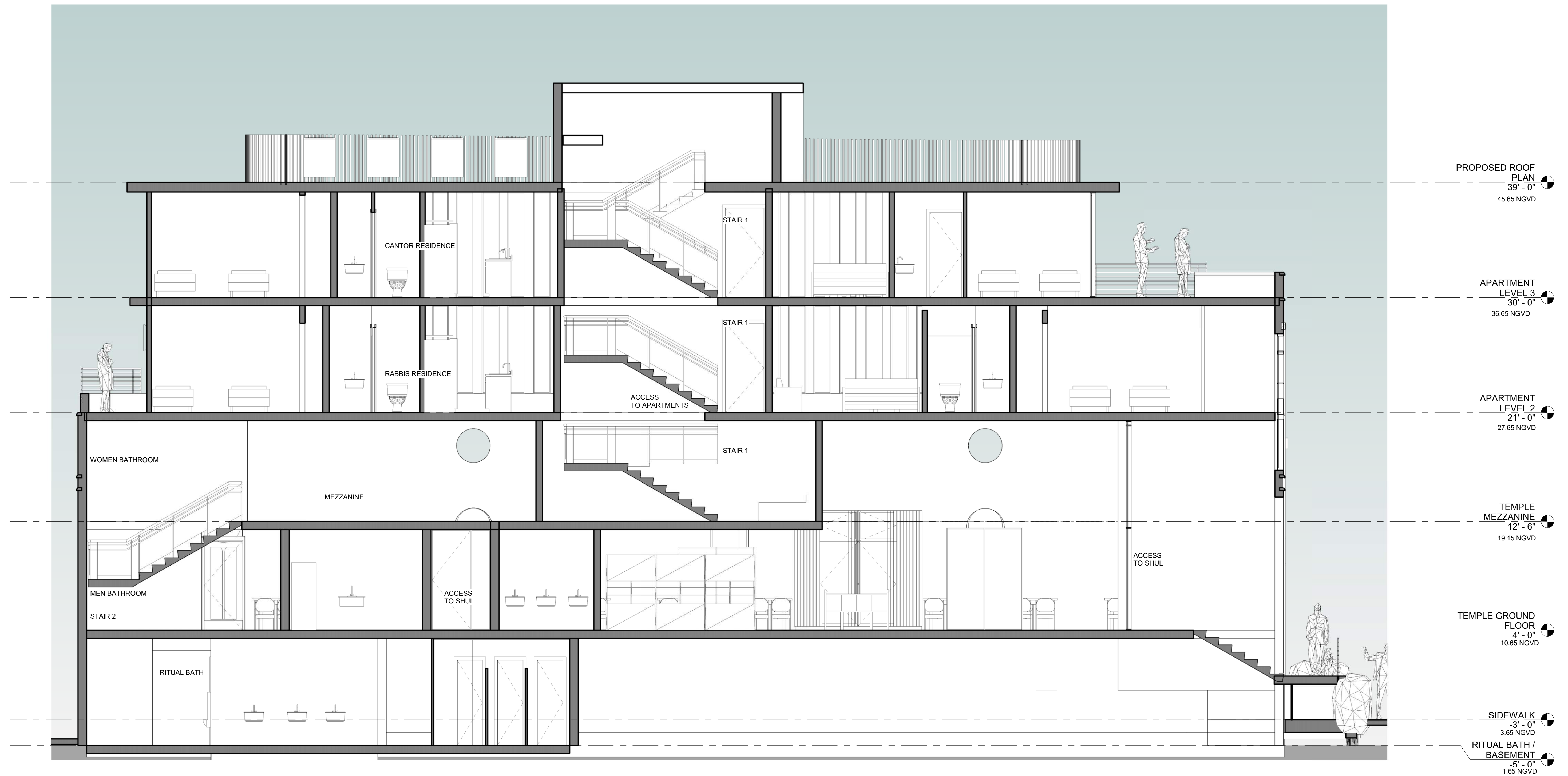
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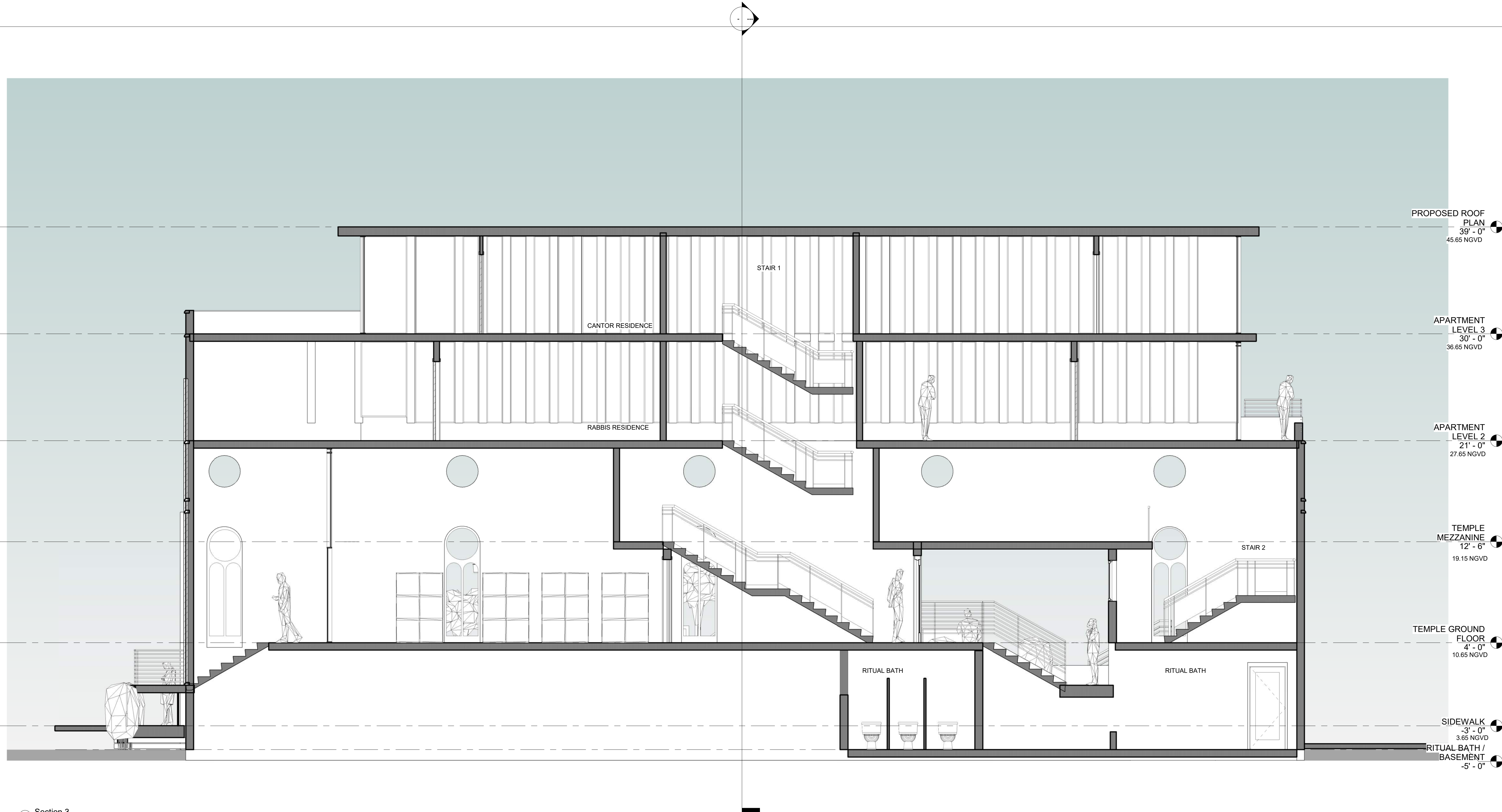
1 PROPOSED WEST ELEVATION.
1/8" = 1'-0"



① Section 1
1/8" = 1'-0"



① Section 2
1/8" = 1'-0"





SOUTH WEST VIEW
NORTH WEST VIEW



SOUTH VIEW



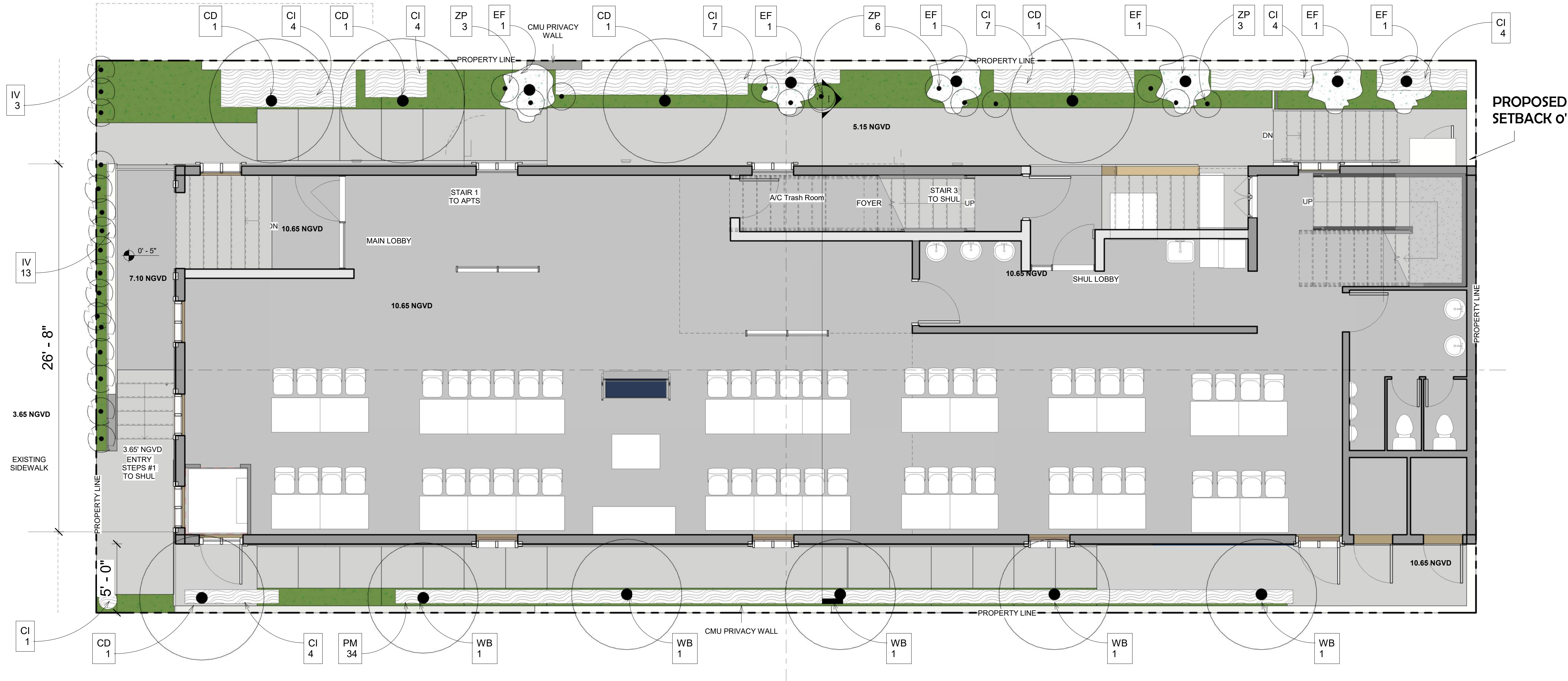
SOUTH EAST VIEW



NORTH EAST VIEW



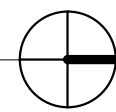
Photo credit: Miami-Dade County



Landscape Legend

ZONING DISTRICT: RM-2			
NET LOT AREA: 3980 sf (.1 AC)			
		Required	Provided
OPEN SPACE			
A. Square feet of open space required, as indicated on site plan:		1,200	1,400
Net lot area = sf x %=		sf	sf
B. Square feet of parking lot open space required as indicated on site plan:			
Number of parking spaces 0 x 10 sf per parking space =		0	0
C. Total square feet of landscaped open space required: A+B=		1,200 sf	1,400 sf
TREES			
A. Number of trees required per net lot acre less existing number of trees meeting minimum requirements: 28 trees/ AC = 28 x 1 =		3	3
B. Percentage of native trees required: 3 x .30 =		1	3
C. Percentage drought tolerant and low maintenance: 3 x .50		2	3
STREET TREES			
D. Street trees (maximum average spacing of 20' OC 40'/ 20)		2	2
Street trees located directly beneath power lines (maximum average spacing of 20' O.C.)		NA	NA
SHRUBS			
A. Number of shrubs required: Number of trees required 5 x 12 =		60	93
B. Percentage of native shrubs required: 60 x .50		30	59
C. Percentage of large shrubs or small trees required: 60 x .10 =		6	6
D. Percentage of native large shrubs required: 6 x .50 =		3	6
IRRIGATION: Automatic			

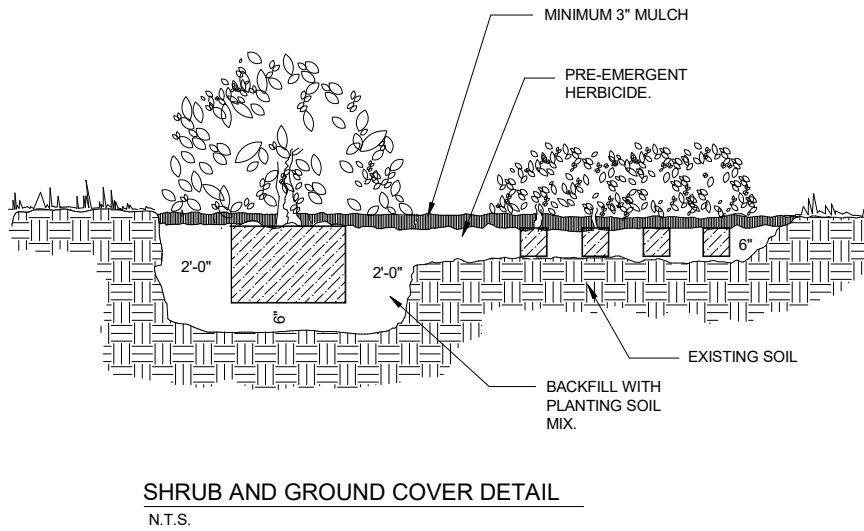
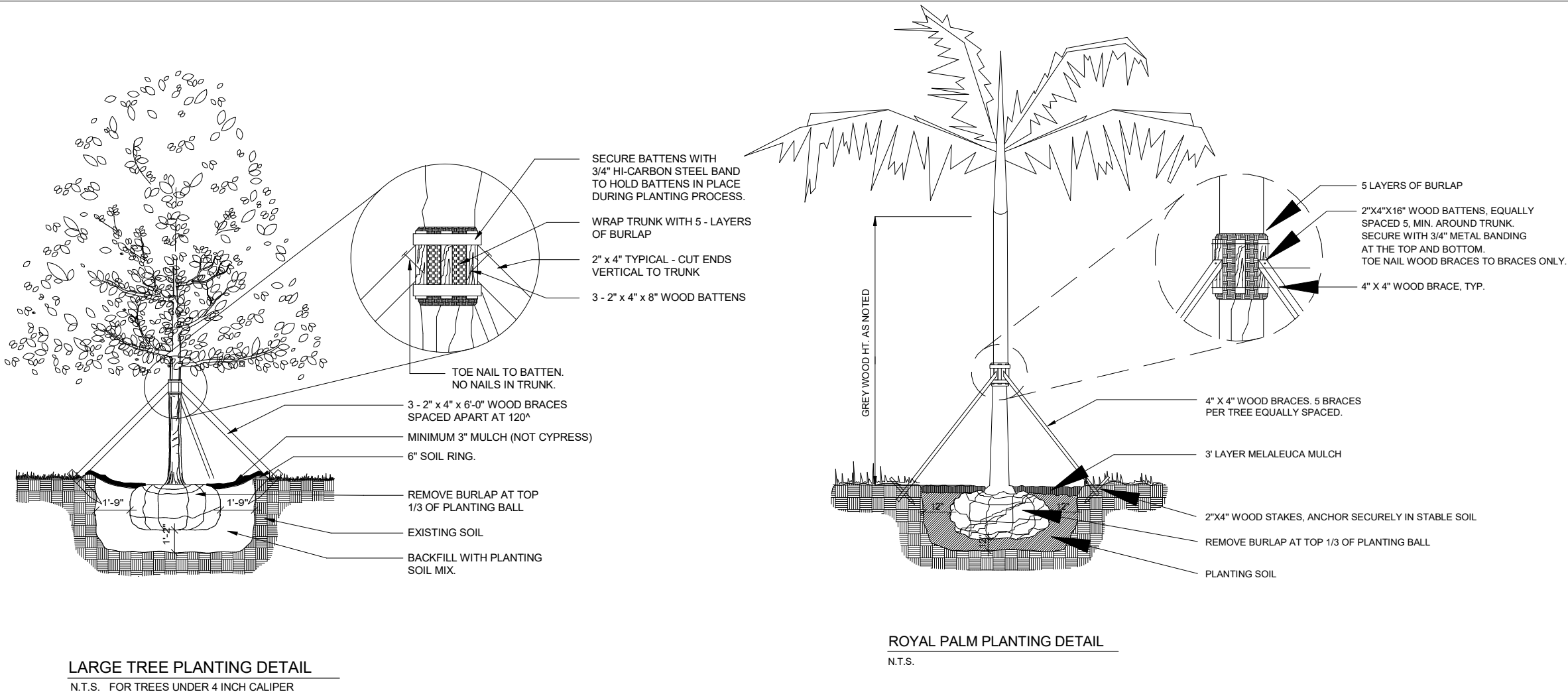
1 PROPOSED LANDSCAPE PLAN
1/8" = 1'-0"



Plant List

Sym	Qty	Botanical Name	Common Name	Size	Native	Drought Tolerance
Trees/ Palms						
CD	5	Coccoloba diversifolia	Pigeon Plum	12' Ht. x 6' Spr., 2" cal.	Yes	High
EF	6	Eugenia foetida	Spanish Stopper	6' x 4'	Yes	High
WB	5	Wodyetia bifurcata	Foxtail Palm	16' OA Ht	No	Medium
Shrubs/Groundcovers						
CI	31	Chrysobalanus icaco	Cocoplum	24" x 24", 24" O.C.	Yes	Medium
IV	16	Ilex vomitoria 'Stokes Dwarf'	Dwarf Ilex	10" x 10", 18" O.C.	Yes	High
ZP	12	Zamia pumila	Coontie	14" x 14"	Yes	High
PM	34	Podocarpus macrophyllus	Podocarpus	24" x 24", 24" O.C.	No	Medium
Sod			St. Augustine			
Mulch			Shredded Melaleuca or Eucalyptus			

NOTE: THERE ARE NO EXISTING TREES ON SITE.



LANDSCAPE NOTES:

1. LANDSCAPE:

A. GENERAL: CONDITIONS AND REQUIREMENTS

- 1) WORK TO INCLUDE FURNISHING LABOR, MATERIALS, TOOLS AND EQUIPMENT, OBTAINING NECESSARY PERMITS; INSTALLING ALL MATERIALS NECESSARY TO COMPLETE IN PLACE THE LANDSCAPING AS SHOWN ON THE PLANS AND AS HEREIN SPECIFIED.
- 2) THE INSTALLATION SHALL COMPLY WITH ALL REGULATIONS OF THE COUNTY AND THE STATE OF FLORIDA. ALL LICENSES, PERMITS AND INSPECTIONS REQUIRED SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR. AT COMPLETION OF THE WORK, THE CONTRACTOR WILL TRANSMIT ALL APPLICABLE CERTIFICATES OF INSPECTION TO THE OWNER, OR AUTHORIZED REPRESENTATIVE.
- 3) THE CONTRACTOR AND THE LANDSCAPE SUBCONTRACTOR SHALL PROVIDE A QUALIFIED FOREMAN PRESENT ON THE SITE AT ALL TIMES. THE FOREMAN SHALL BE WELL-VERSED IN READING AND UNDERSTANDING PLANS. THE LANDSCAPE FOREMAN SHALL BE KNOWLEDGEABLE ABOUT SOUTH FLORIDA PLANT MATERIAL AND ITS PROPER HANDLING. THE FOREMAN SHALL BE A FULLY AUTHORIZED AGENT OF THE CONTRACTOR, CAPABLE OF MAKING ON-SITE DECISIONS.

B. MATERIALS:

- 1) PLANT SIZES: ALL SIZES SHOWN FOR PLANT MATERIALS ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN WILL ALSO BE REQUIRED FOR ACCEPTANCE.
- 2) PLANT QUALITY: ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE SPECIFIED, SHALL BE FLORIDA NO. 1, OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", LATEST EDITION.
- 3) PLANTS NOT LISTED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" SHALL CONFORM TO THE FLORIDA STANDARDS SPECIFIED FOR PLANTS LISTED WITH SIMILAR GROWTH HABITS. THE PLANT STANDARDS TO BE MET INCLUDE FREEDOM FROM PEST AND MECHANICAL DAMAGE, FOLIAGE CONDITIONS, TRUNK AND BRANCHING HABIT, AND ROOT CONDITION.
- 4) BALLED AND BURLAPPED (B&B) PLANTS SHALL BE HANDLED BY THE ROOTBALL ONLY. PLANTS WITH CRACKED OR LOOSE ROOTBALLS WILL NOT BE ACCEPTED. ROOTBALLS ARE TO BE A SIZE NORMAL TO SOUND NURSERY PRACTICE. ROOT SYSTEMS SHALL BE WELL-BRANCHED AND FIBROUS.

- 5) CONTAINER GROWN PLANTS SHALL BE WELL-ROOTED. PLANTS THAT ARE ROOTBOUND OR ARE DISPROPORTIONATELY LARGE FOR THE CONTAINER SIZE WILL NOT BE ACCEPTED.

- 6) PLANTS GROWN IN FLATS SHALL BE WELL-ROOTED AND HEAVILY FOLIAGED.

- 7) ROOT PRUNING: PLANTS SHALL BE ROOTPRUNED OR PREPARED AS NECESSARY TO AVOID TRANSPLANTING CAUSED DIEBACK, OR DEFOLIATION IN EXCESS OF TWENTY-FIVE PERCENT UNLESS ATTRIBUTED TO SEASONAL CHANGE. PLANTS EXHIBITING THESE CHARACTERISTICS WILL BE REMOVED AT THE REQUEST OF THE OWNER, OR AUTHORIZED REPRESENTATIVE.

- 8) PALMS: ALL PALMS SHALL BE FLORIDA GRADE NO. 1, OR BETTER, AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" PART II.

UNLESS OTHERWISE SPECIFIED, ALL NON-SABAL PALMETTO SHALL BE FREE OF FROND BOOTS. PALMS WITH BURNED OR IRREGULAR TRUNKS, TRUNKS WITH NAILS IN THEM, OR CABLE AND OTHER MECHANICAL SCARS WILL BE UNACCEPTABLE. REMOVE ALL DEAD FRONDS AND TAPER TRIM BY NO MORE THAN ONE-THIRD OF PALM HEAD.

- 9) SUBSTITUTIONS: SUBSTITUTIONS OF PLANT TYPE OR SIZE WILL NOT BE ACCEPTED UNLESS SUBSTANTIAL DOCUMENTATION IS SUBMITTED SHOWING THE UNAVAILABILITY OF THE PARTICULAR PLANT TYPE OR SIZE.

- 10) PLANTING SOIL: ALL PLANT MATERIAL INSTALLED SHALL BE PLANTED WITH TOPSOIL THAT IS CLEAN AND AND COMPLETELY FREE OF CONSTRUCTION DEBRIS, WEEDS, VIABLE WEED SEEDS, NOXIOUS PESTS, ROCKS, DISEASE, AND MATERIALS. THE TOPSOIL IS TO BE FIFTY PERCENT MUCK AND FIFTY PERCENT SAND.

- 11) MULCH: ALL MULCH SHALL BE FLORAMULCH MELALEUCA MULCH OF UNIFORM SIZE AND APPEARANCE.

C. INSTALLATION:

- 1) PLANTING BEDS: THE PLANTING BEDS SHALL BE PREPARED TO PROVIDE ADEQUATE DRAINAGE FOR GOOD PLANT GROWTH. THE CONTRACTOR SHALL REPORT IN WRITING ANY CONTAMINANTS DISCOVERED IN A PLANTING BED THAT WOULD INHIBIT GOOD PLANT GROWTH TO THE OWNER, OR HIS AGENT, PRIOR TO PLANTING IN SUCH A CONTAMINATED PLANT BED.

- 2) FERTILIZER: TREES AND SHRUBS SHALL BE FERTILIZED WITH 21 GRAM AGRIFORM FERTILIZER TABLETS WITH A 20-10-5 NITROGEN, PHOSPHOROUS, AND POTASSIUM ANALYSIS AT THE APPLICATION RATES AS FOLLOWS:

CONTAINER SIZE: APPLICATION RATE:

#1 CONTAINER 1 TABLET
#2 CONTAINER 2 TABLETS
#3 CONTAINER 3 TABLETS
#7 CONTAINER 5 TABLETS

B&B SHRUBS AND SHRUBS IN LARGE CONTAINERS 1 TABLET FOR EACH ONE FOOT OF HEIGHT

TREES - 1 TABLET FOR EACH 1/2 INCH OF TRUNK DIAMETER MEASURED 18" ABOVE FINISHED GRADE

PALMS SHALL BE FERTILIZED WITH A MINIMUM FIFTY PERCENT ORGANIC FERTILIZER CONTAINING NITROGEN, PHOSPHOROUS AND POTASSIUM AS MAJOR ELEMENTS AND CONTAINING MINOR ELEMENTS INCLUDING IRON, MANGANESE, MAGNESIUM AND ZINC. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

AREAS TO BE SODDED SHALL BE FERTILIZED WITH A FIFTY PERCENT ORGANIC 6-6-8 NITROGEN, PHOSPHOROUS, AND POTASSIUM ANALYSIS FERTILIZER WITH IRON, MAGNESIUM AND MANGANESE AS MINOR ELEMENTS. APPLICATION SHALL BE AT THE RATE OF ONE POUND OF ACTUAL NITROGEN PER ONE THOUSAND SQUARE FEET AND SHALL BE FULLY INCORPORATED INTO THE TOP TWO INCHES OF SOIL.

FERTILIZE GROUND COVER AREAS WITH AN EQUAL ANALYSIS OF GRANULAR FERTILIZER SUCH AS 12-6-8 AND THE NITROGEN DERIVED FROM UREA FORM. MINOR ELEMENTS SHALL INCLUDE IRON, ZINC, AND MANGANESE. INCORPORATE INTO THE TOP EIGHT (8) INCHES OF SOIL AT THE RATE RECOMMENDED BY THE MANUFACTURER FOR NEW PLANT BEDS.

- 3) MULCH: ALL TREES IN SOD AREAS ARE TO HAVE A THIRTY INCH RING COVERED WITH A THREE INCH LAYER OF MELALEUCA MULCH. COVER ALL SHRUB BEDS WITH A TWO INCH LAYER OF MELALEUCA MULCH. MULCH PLANTS WITHIN TWENTY-FOUR HOURS OF PLANTING.

- 4) WATERING: HAND WATERING SHALL BE DONE AS NEEDED TO KEEP THE PLANT ROOT MASSES AND PLANTING SOIL UNIFORMLY MOIST TO MAINTAIN A HEALTHY GROWING CONDITION UNTIL FINAL JOB ACCEPTANCE BY THE OWNER, OR AUTHORIZED REPRESENTATIVE. ANY PLANTS WITH ROOT MASSES THAT DRY OUT WILL NOT BE ACCEPTABLE.

- 5) SODDING: PLACE ST. AUGUSTINE 'FLORITAM' SOLID SOD IN ALL AREAS NOT COVERED WITH PLANT MATERIAL OR PAVING AS NOTED ON THE PLANS. THE SOD AND SOD BED SHALL BE MOIST AT TIME OF INSTALLATION. THE SOD SHALL BE THICK, WELL-MATTED AND EVENLY CUT. THE SOD SHALL BE STRONG ENOUGH SO IT RETAINS ITS SHAPE WHEN HANDLED BY THE TOP GRASS BLADES. THE SOD PIECED SHALL BE A MINIMUM 12" X 24" SIZE. THE SOD BED IS TO BE WELL-COMPACTED AND EVEN. THE SOD SHALL BE LAID BY HAND SO THERE ARE NO GAPS OR VOIDS BETWEEN PIECES. STAGGER THE SOD PIECES BETWEEN ROWS. ON SLOPES, THE ROWS SHALL RUN 90° TO THE SLOPE DIRECTION. ROLL OR HAND TAMP THE SOD IMMEDIATELY AFTER INSTALLATION AND COMMENCE WATERING. THE SOD LEVEL SHALL BE SET SO WATERFLOW FROM ADJACENT SURFACES IS NOT IMPEDED. MAINTENANCE OF THE SOD WILL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE BY THE OWNER, OR AUTHORIZED REPRESENTATIVE. MOWING SHALL BE DONE OFTEN ENOUGH SO NO MORE THAN ONE-THIRD THE HEIGHT OF THE GRASS BLADE IS REMOVED. THE SOD SHALL BE GUARANTEED FREE OF WEEDS AND PESTS THAT AFFECT ITS UNIFORM APPEARANCE FOR NINETY DAYS. SOD LINES AT SHRUB BEDS, TREE RINGS AND PAVEMENTS SHALL BE CUT EVEN AND SHARP.

- 6) TREE GUYING: ALL SINGLE STEM TRESS SHALL BE SECURELY GUYED AND STAKED AT TIME OF PLANTING, USING THREE 1 3/4" BLACK WELLINGTON TAPE STAKES ARE TO BE SET BELOW FINISHED GRADE. FASTEN A MINIMUM OF ONE 6" X 1 1/2" PLASTIC FLAGGING HALF WAY UP EACH GUY WIRE.

TREE WITH NAILS IN THEIR TRUNKS OR TREES WITH OTHER MECHANICAL TRUNK DAMAGE WILL NOT BE ACCEPTABLE.

- 7) PLANTING: REMOVE THE EXCAVATED MATERIAL FROM THE PLANT HOLES AND REPLACE WITH PLANTING SOIL. SOD PLANTING AREAS ARE TO HAVE A CONTINUOUS TWO INCHES DEPTH OF PLANTING SOD. GROUND COVER PLANTING AREAS ARE TO BE EXCAVATED TO A DEPTH OF SIX INCHES. SHRUB PLANTING AREAS ARE TO BE EXCAVATED SIX INCHES DEEPER THAN THE ROOT DEPTH AND SIX INCHES GREATER IN RADIUS. TRENCH HEDGE PLANTING STRIPS SIX INCHES DEEPER THAN THE ROOT DEPTH AND SIX INCHES WIDER ON EACH SIDE OF THE PLANTS.

EXCAVATE ALL TREE PLANTING HOLES TWELVE INCHES DEEPER THAN THE ROOTBALL DEPTH. LOOSEN THE BOTTOM OF THE HOLE SIX INCHES DEEPER THAN THE REQUIRED HOLE DEPTH. TREES WITH ROOTBALLS TWO FEET IN DIAMETER OR LESS SHALL BE PLANTED IN HOLES ONE FOOT GREATER IN RADIUS. TREES WITH ROOTBALLS GREATER THAN TWO FEET AND LESS THAN FOUR FEET IN DIAMETER SHALL BE PLANTED IN HOLES EIGHTEEN INCHES GREATER IN RADIUS.

SET ALL PLANTS ON A FIRM WELL COMPACTED BASE IN A STRAIGHT UPRIGHT POSITION AT THE SAME DEPTH AS BEFORE TRANSPLANTING SO THE TOP OF THE ROOTBALL IS EQUAL TO THE LEVEL OF THE SURROUNDING FINISHED GRADE. WHEN BACKFILLING AROUND THE PLANTS, TAMP AND WATER IN THE TOP SOIL TO ELIMINATED AIRPOCKETS. RELEVEL AND FILL ANY AREAS THAT SETTLE AFTER COMPLETION OF THE JOB. THE OWNER OR AUTHORIZED REPRESENTATIVE WILL REQUIRE PLANTS BE RESET IF NOT SET PROPERLY.

- 8) PRUNING: ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE INTERNATIONAL SOCIETY OF ABORICULTURE. LIMIT PRUNING TO BROKEN OR DAMAGE STEMS. PRUNE BACK TO THE PARENT STEM IF NECESSARY TO COMPENSATE FOR ROOTS LOST IN TRANSPLANTING. NO PRUNING SHALL BE DONE TO ADVERSELY AFFECT THE NATURAL HABIT OR SHAPE OF PLANTS UNLESS OTHERWISE SPECIFIED. ROOTS THAT ARE BROKEN OR JAGGED SHALL BE CUT CLEANLY. THE OWNER OR AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REQUIRE ADDITIONAL PRUNING FOR AESTHETIC OR OTHER REASONS.

- D. FINAL COMPLETION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE JOB SITE FREE OF ALL CONSTRUCTION DEBRIS AND IN AN ORDERLY STATE. CLEAN ALL WALKS, PAVING, AND SITE FEATURES OF DIRT, TIRE MARKS AND OTHER DEBRIS. WEEDING OF PLANT BEDS, PRUNING OF SHRUBS, CUTTING AND TRIMMING OF GRASS WILL BE DONE UNTIL THE JOB IS COMPLETE AND ACCEPTED BY THE OWNER OR AUTHORIZED REPRESENTATIVE. UNTIL FINAL ACCEPTANCE, THE PLANT MATERIALS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

- E. GUARANTEE: ALL PLANT MATERIAL AND WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL JOB ACCEPTANCE. DURING THE ONE YEAR GUARANTEE, ANY PLANT MATERIAL THAT DIES, OR IS IN AN UNHEALTHY CONDITION SHALL BE REPLACED WITH THE SAME PLANT TYPE AT LEAST EQUAL TO THE SIZE AND QUALITY ORIGINALLY SPECIFIED. THE REPLACEMENT MATERIAL SHALL ALSO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ITS INSTALLATION. THE GUARANTEE WILL BE NULL AND VOID IF PLANT MATERIAL IS DAMAGED OR KILLED BY LIGHTNING, HURRICANE FORCE WINDS, HAIL OR FREEZE.

- F. EXCESS SUITABLE MATERIAL: UPON DIRECTION OF THE OWNER, OR AUTHORIZED REPRESENTATIVE, ALL VEGETATION, DEBRIS, CONCRETE, OR OTHER UNSUITABLE MATERIALS SHALL BE DISPOSED IN A SUITABLE MANNER BY THE CONTRACTOR.

NOTES:

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES. CARE SHOULD BE TAKEN NOT TO DISTURB OR DAMAGE ANY UTILITIES. ANY DAMAGE WILL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE. WHERE UNDERGROUND CONSTRUCTION OR OBSTRUCTION WILL NOT PERMIT THE INSTALLATION PER PLANS, NEW LOCATIONS FOR THE PLANT MATERIAL WILL BE DESIGNATED BY THE L.A.

TREE LOCATIONS ARE TO BE STAKED IN THE FIELD PRIOR TO INSTALLATION. LOCATIONS ARE SCHEMATIC AND MAY REQUIRE ADJUSTMENT. IN EVENT OF CONFLICTS WITH UTILITIES, EXISTING PLANT MATERIAL, ETC., LANDSCAPE ARCHITECT TO APPROVE FINAL LOCATIONS PRIOR TO PLANTING.

ALL TREES AND PALMS TO BE THOROUGHLY WATERED IN AT PLANTING. TREES AND PALMS SHALL BE STAKED TO ASSURE PROPER ALIGNMENT AND STABILITY.

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES FOR MATERIAL. ON DRAWINGS PRIOR TO SUBMITTING BID. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST. FINAL SOD, MULCH, AND TOPSOIL QUANTITIES ARE TO BE MADE BY THE CONTRACTOR.