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

Job No.

Date : 06.20.23

Scale : SHOWN

STATE OF FLORIDA
JUAN C. DAVID
AR0015344
REGISTERED ARCHITECT

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D000001 75C2490309000087, cn=Juan C David
Date: 2023.07.10 10:39:06 -04'00'

AA-26001560

Sheet No.

DRB.0

INDEX OF SHEETS

ARCHITECTURAL:

DRB-0 COVER
DRB-0.1 INDEX OF SHEETS

DRB-1 EXISTING & DEMOLITION SITE PLAN
DRB-1.1 EXISTING & DEMOLITION FIRST FLOOR PLAN
DRB-1.2 EXISTING & DEMOLITION SECOND FLOOR PLAN
DRB-1.3 EXISTING & DEMOLITION NORTH & WEST ELEVATION
DRB-1.4 EXISTING & DEMOLITION SOUTH & EAST ELEVATION
DRB-1.5 EXISTING SHADED DIAGRAMS
DRB-1.6 EXISTING SHADED DIAGRAMS

DRB-2 LOCATION PLAN & ZONING INFO
DRB-2.1 ENLARGED LOCATION PLAN

DRB-3 PROPOSED SITE PLAN

DRB-4 PROPOSED SHADED DIAGRAMS
DRB-4.1 PROPOSED SHADED DIAGRAMS
DRB-4.2 PROPOSED SHADED DIAGRAMS

DRB-5 PROPOSED FLOOR PLAN

DRB-6 PROPOSED ROOF PLAN

DRB-7 PROPOSED SOUTH ELEVATION
DRB-7.1 PROPOSED EAST & WEST ELEVATION
DRB-7.2 PROPOSED NORTH ELEVATION
DRB-7.3 MATERIALS/COLORS BOARD SOUTH ELEVATION
DRB-7.4 MATERIALS/COLORS BOARD EAST ELEVATION
DRB-7.5 MATERIALS/COLORS BOARD WEST ELEVATION
DRB-7.6 MATERIALS/COLORS BOARD NORTH ELEVATION

DRB-8 PROPOSED SECTION "A" AND "B"

DRB-9 PERSPECTIVE VIEWS
DRB-9.1 PERSPECTIVE VIEWS

DRB-10 EXISTING BUILDING EXTERIOR PHOTOS
DRB-10.1 EXISTING BUILDING EXTERIOR PHOTOS
DRB-10.2 EXISTING BUILDING INTERIOR PHOTOS
DRB-10.3 EXISTING BUILDING INTERIOR PHOTOS
DRB-10.4 EXISTING BUILDING INTERIOR PHOTOS
DRB-10.5 EXISTING BUILDING INTERIOR PHOTOS

DRB-11 NEIGHBORHOOD CONTEXT STUDY
DRB-11.1 NEIGHBORHOOD CONTEXT STUDY
DRB-11.2 NEIGHBORHOOD CONTEXT STUDY
DRB-11.3 NEIGHBORHOOD CONTEXT STUDY

DRB-12 CONTEXTUAL ELEVATION LINE DRAWINGS

LANDSCAPING:

L-1 EXISTING TREE DISPOSITION
L-2 RELOCATION PLAN
L-3 EXISTING TREE NOTES
L-4 EXISTING TREE NOTES & DETAILS
LP-1 CANOPY PLANTING PLAN
LP-2 UNDERSTORY PLANTING PLAN
LP-3 PLANTING NOTES & DETAILS

ADDITIONAL DOCUMENTS:

- SURVEY S&S
- PRE-APPLICATION CHECKLIST
- LAND USE BOARD APPLICATION
- LETTER OF INTENT
- MAILING LABELS
- PROPERTY OWNER LIST
- CERTIFIED LETTER
- 375' RADIUS MAP
- MICROFILMS

INDEX OF SHEET

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

Scale : SHOWN

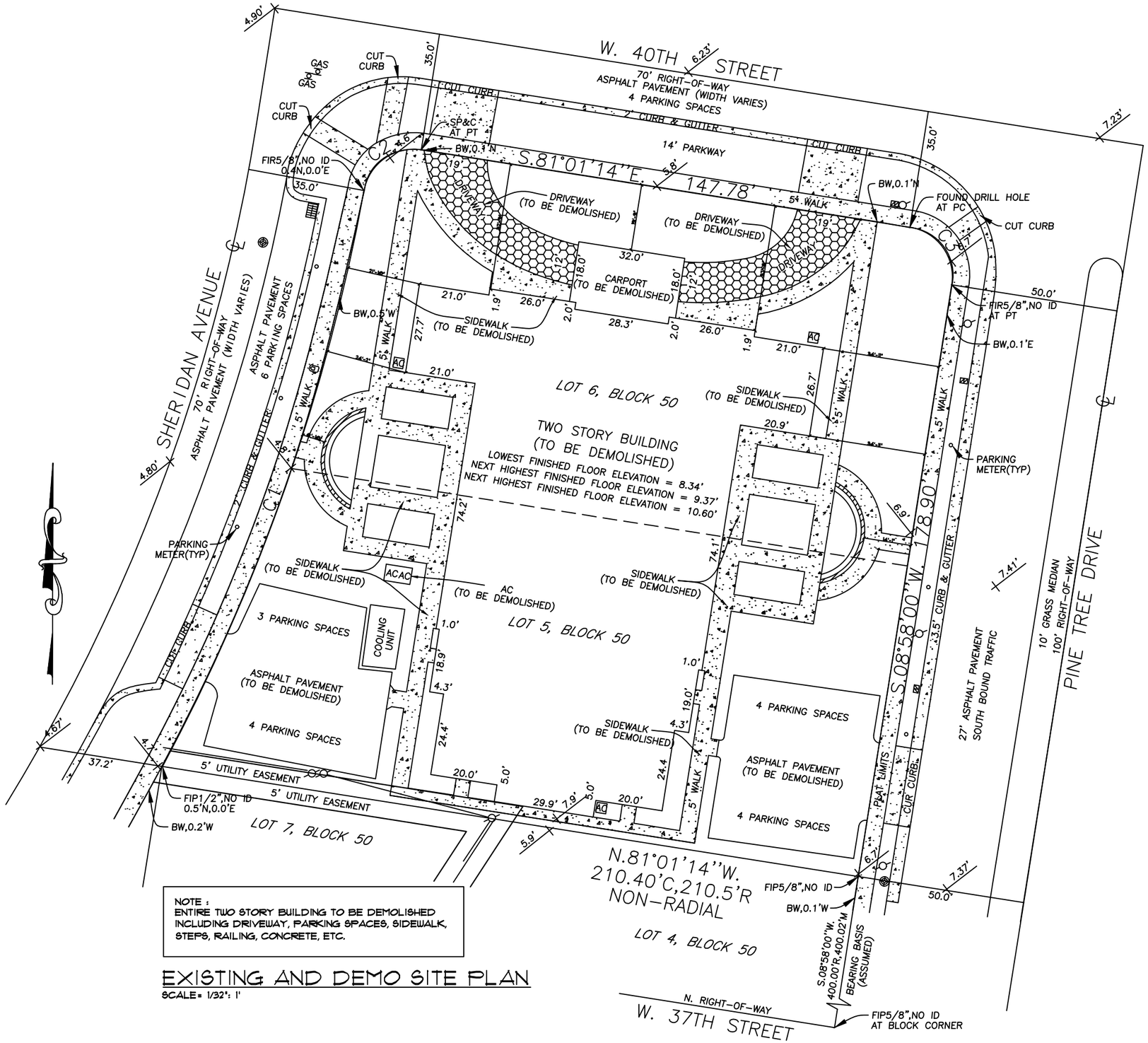
Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D0000 0175C249030900 08973, cn=Juan C David
2023.07.10 10:39:36 -04'00'

Seal

AR0015344

Sheet No.

DRB.0.1



EXISTING AND DEMO SITE PLAN

SCALE= 1/32": 1'

EXISTING & DEMOLITION SITE PLAN

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

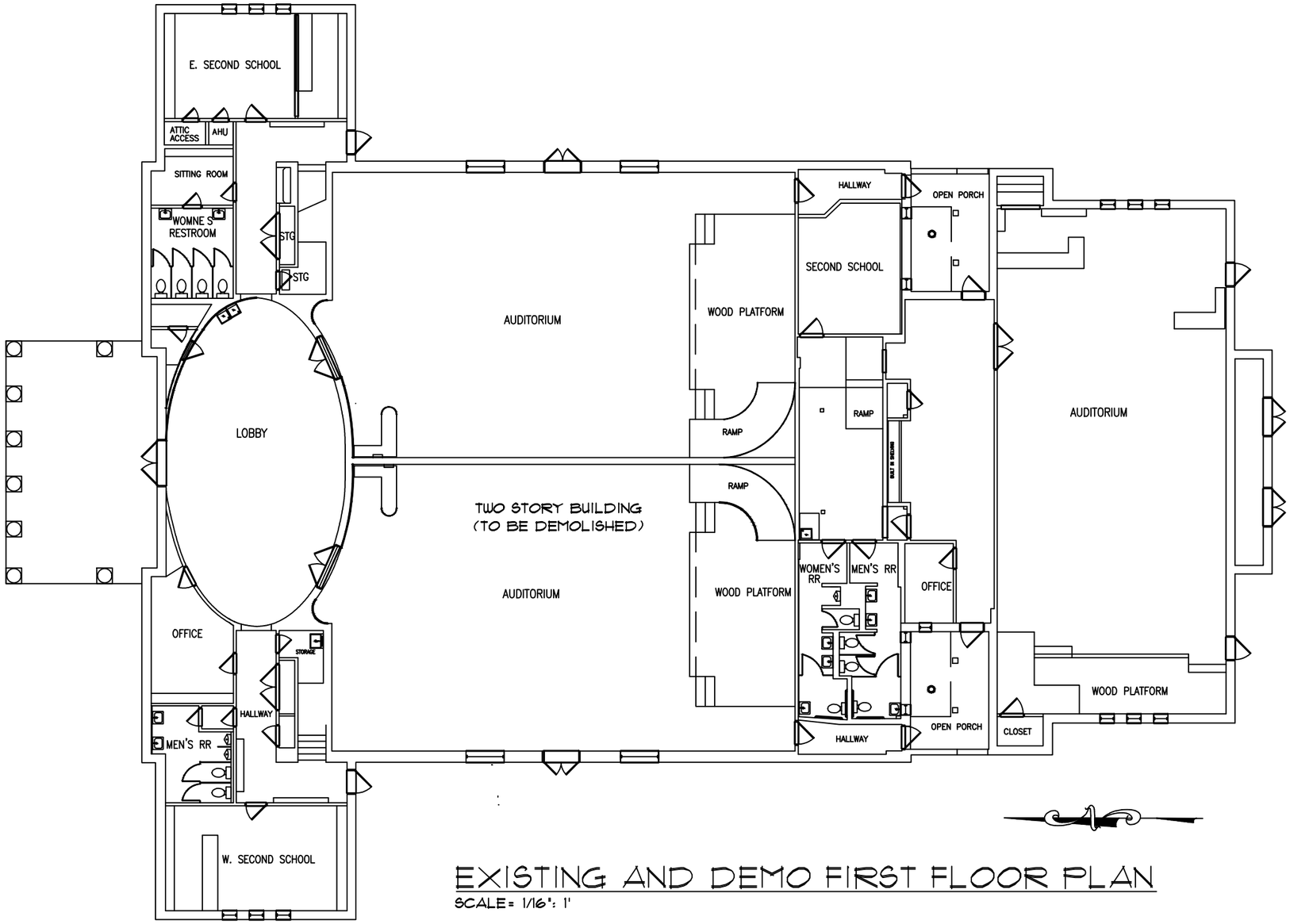
Scale : SHOWN

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D00000175C2490309000089 73, cn=Juan C David
Date: 2023.07.10 10:39:57 -04'00'

AA-26001569

Sheet No.

DRB.1



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.

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

EXIST. & DEMO 1ST FLOOR PLAN

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.

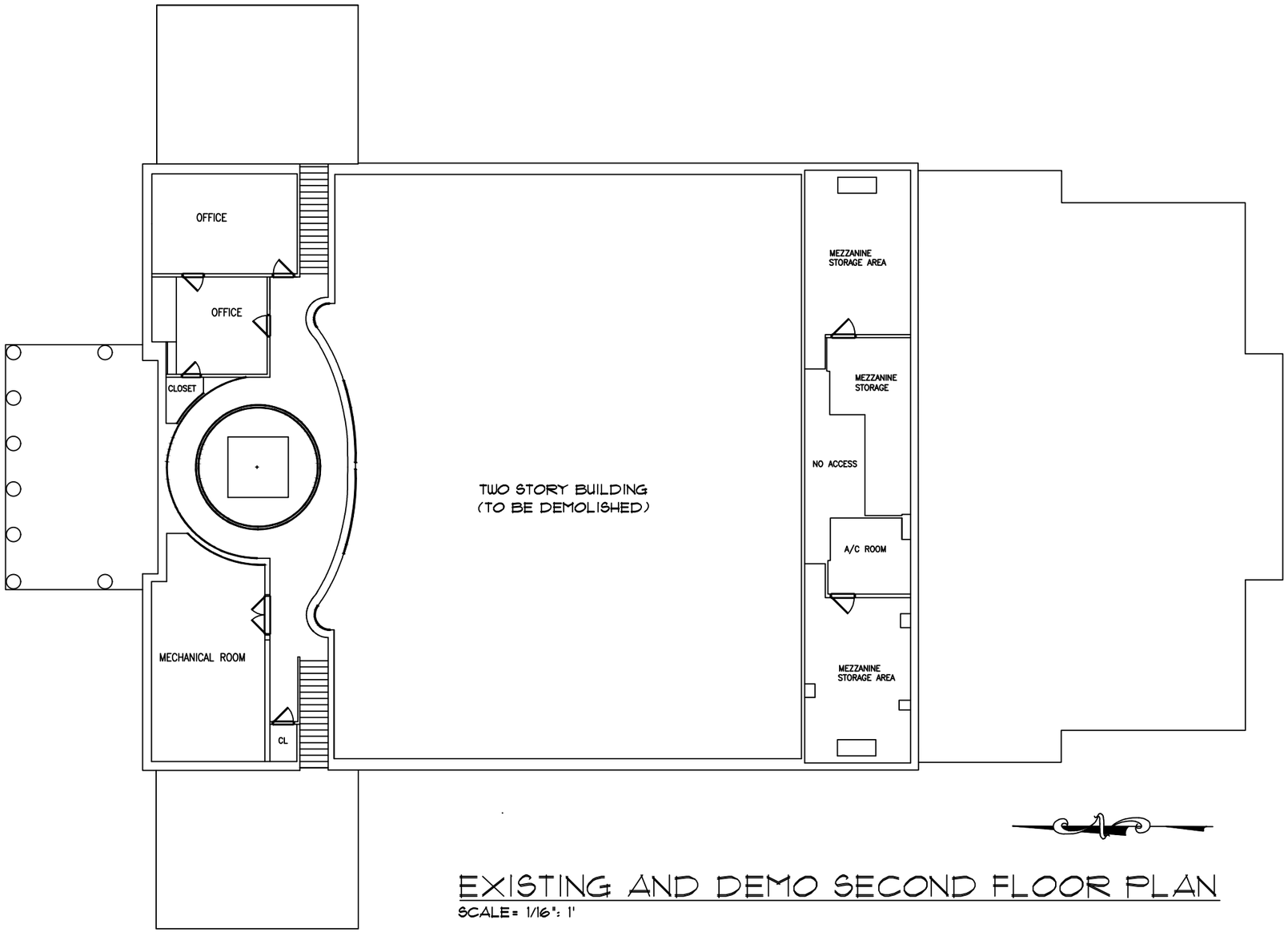
Date : 06.20.23

Scale : SHOWN

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D0000 0175C249030900 08973, cn=Juan C David
Date: 2023.07.10 15:51:06 -04'00'

AA-26001560

Sheet No.
DRB.1.1



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

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.

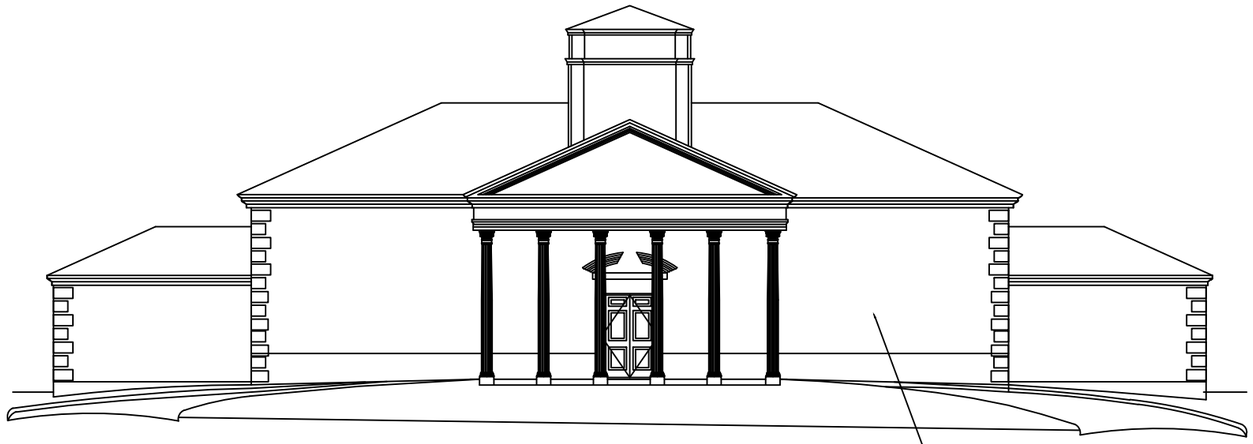
Date : 06.20.23

Scale : SHOWN

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D000001 75C249030900008 973, cn=Juan C David
Date: 2023.07.10 15:03:01 -04'00'

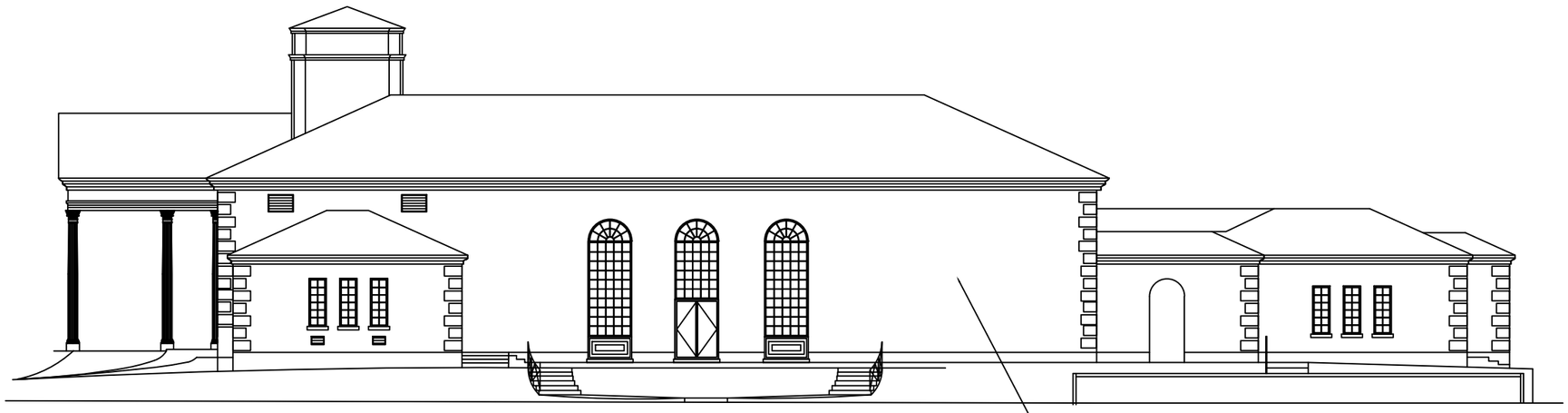
AA-26001661

Sheet No.
DRB.1.2



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

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

Scale : SHOWN

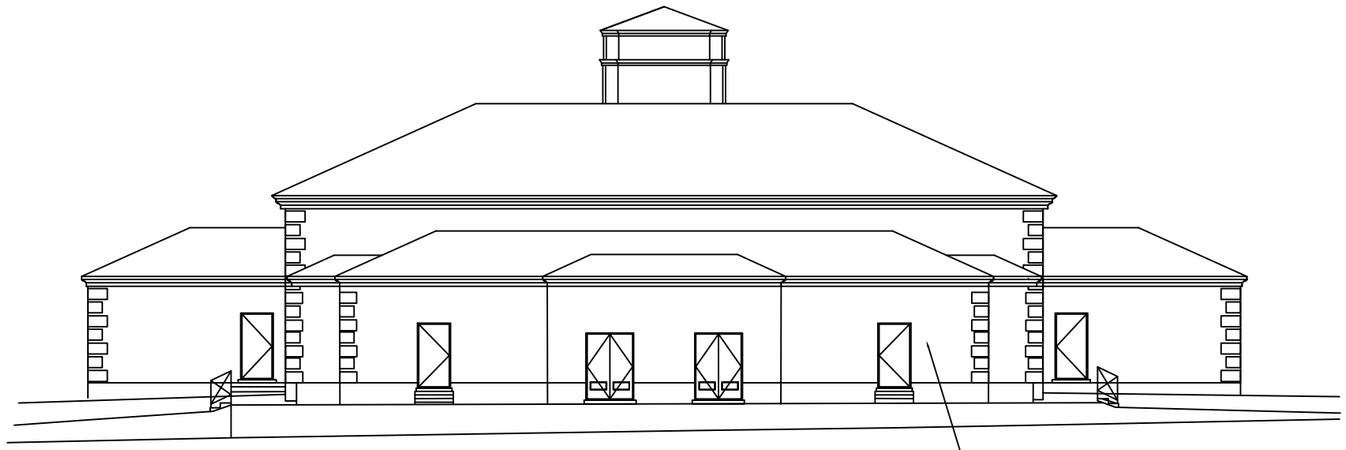
STATE OF FLORIDA JUAN C. DAVID REGISTERED ARCHITECT AR0015344

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D000 00175C24903090 0008973, cn=Juan C David
Date: 2023.07.10 10:41:13 -04'00'

A.A. 26001501

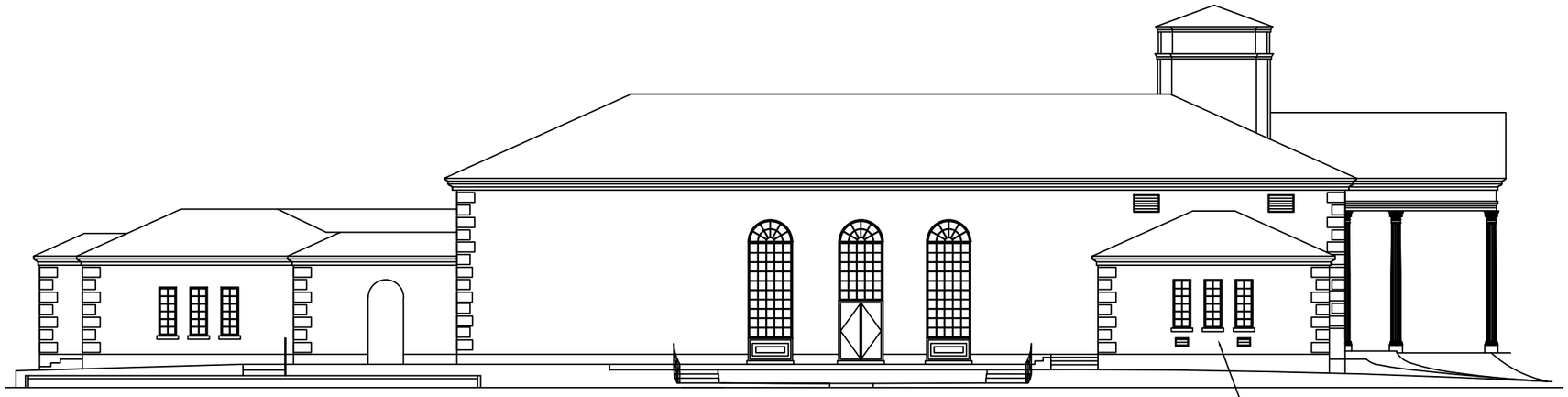
Sheet No.

DRB.1.3



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

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

Scale : SHOWN

STATE OF FLORIDA
JUAN C. DAVID
REGISTERED ARCHITECT
AR0015344

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D000001 75C24903090000897 3, cn=Juan C David
Date: 2023.07.10 10:53:39 -04'00'

AA-26001566

Sheet No.

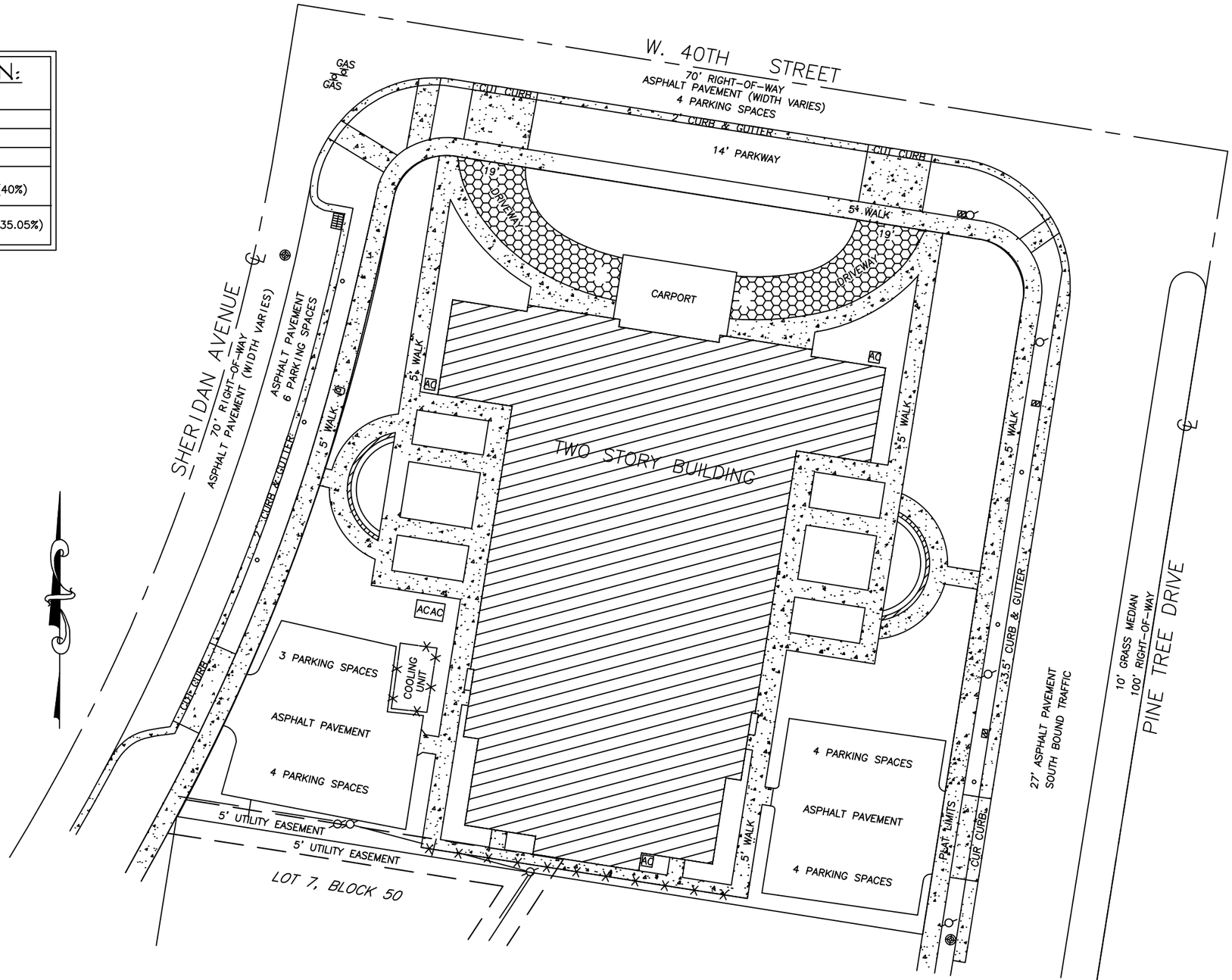
DRB.1.4

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

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

Scale : SHOWN

STATE OF FLORIDA JUAN C. DAVID AR0015344 REGISTERED ARCHITECT

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D000001 75C249030900008973, cn=Juan C David
Date: 2023.07.10 10:42:02 -04'00'

AA-26001560

Sheet No.

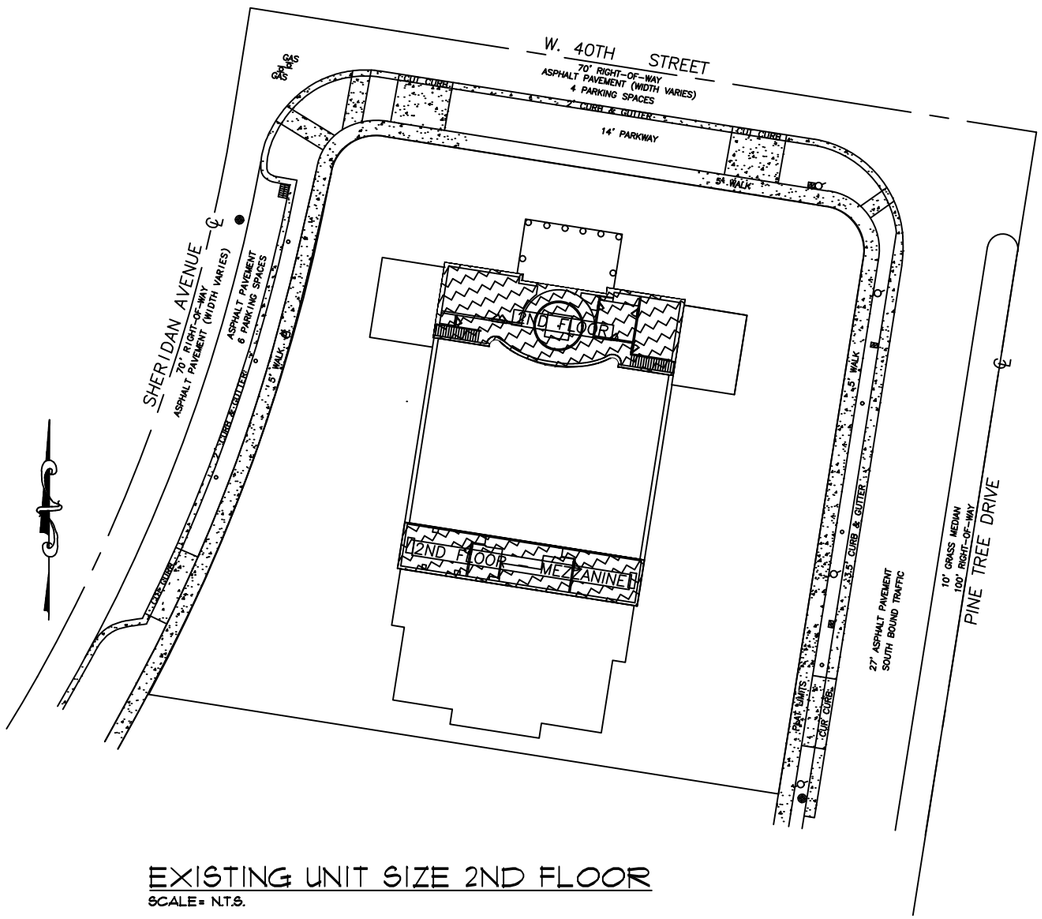
DRB.1.5

UNIT SIZE CALCULATION:
(EXISTING)

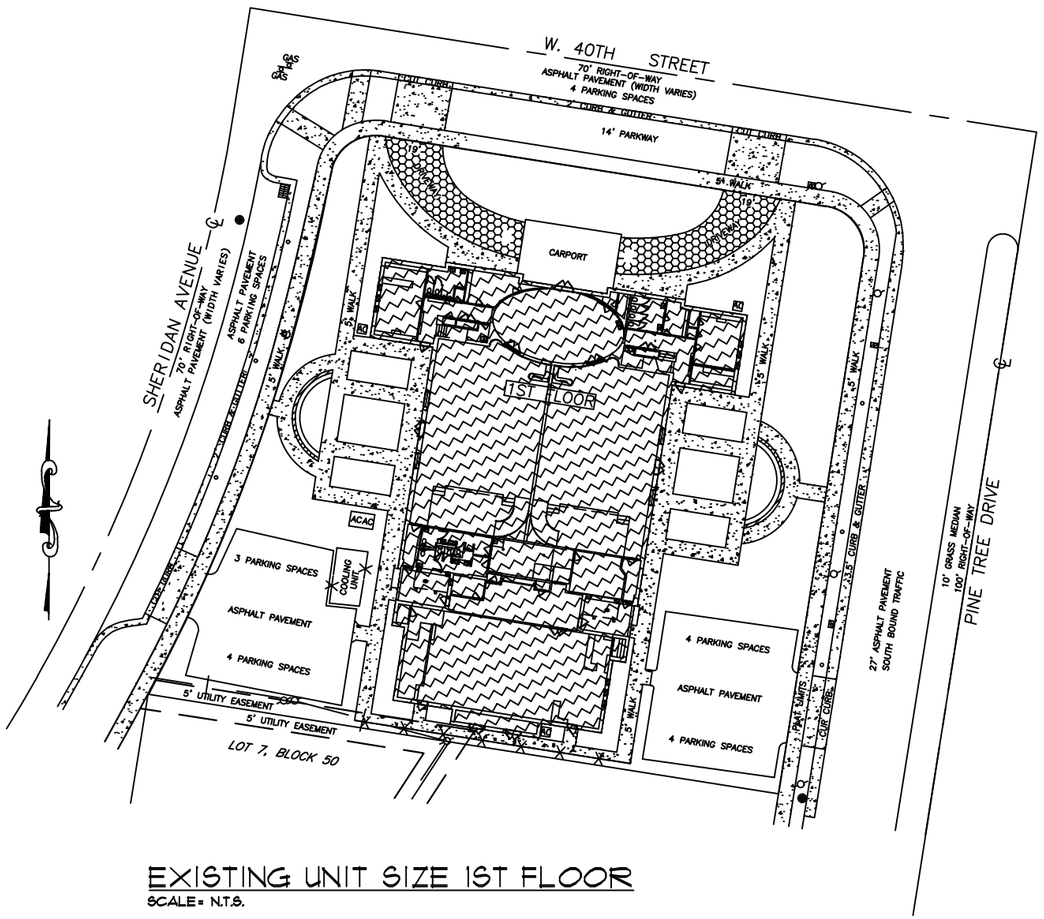
	AREA S.F.
MAIN BUILDING (1st FLOOR)	12,641.98 S.F.
MAIN BUILDING (2nd FLOOR)	6,593.02 S.F.
TOTAL UNIT SIZE EXISTING	19,235 S.F.
MAX. UNIT SIZE ALLOWED 50% OF LOT AREA (LOT AREA X 0.50) = (36,065.40 X 0.50)	18,032.70 S.F. (50%)
TOTAL UNIT SIZE EXISTING	19,235 S.F. (53.33%)

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

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

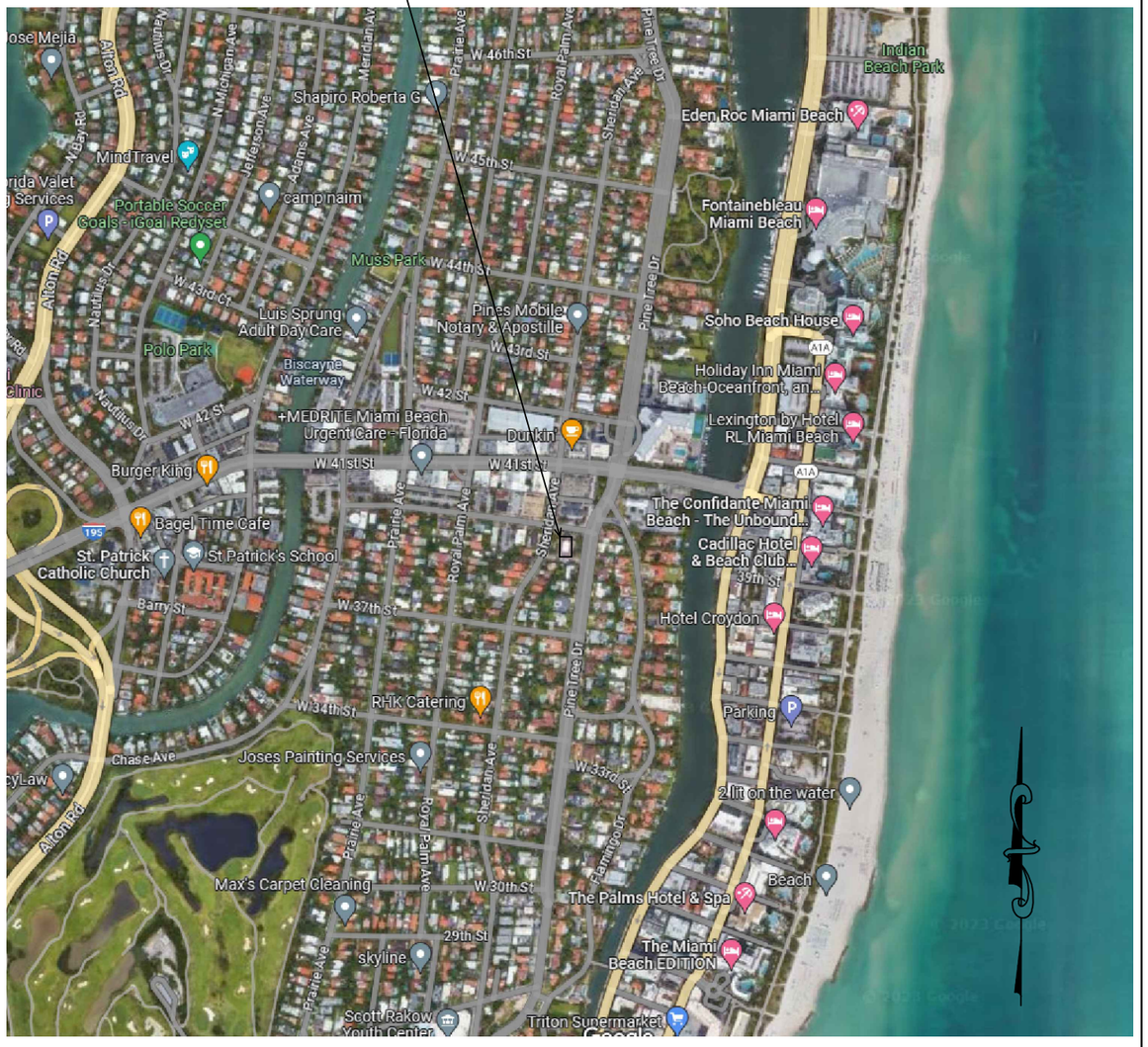
Job No.
Date : 06.20.23
Scale : SHOWN

STATE OF FLORIDA · JUAN C. DAVID · AR0015344 · REGISTERED ARCHITECT
Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D000001 75C2490309000089 73, cn=Juan C David
Date: 2023.07.10 10:42:37 -04'00'

A/A 26001560
Sheet No.
DRB.1.6

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	2,157.77 SF (62.32%)	
12	REAR YARD OPEN SPACE SF (%):	4,163.86 SF (70%)	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%)	VARIANCE
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	DEFICIENCIES
17	HEIGHT:1 STORY BUILDING	18.0'	30.7'	18.0'	
18	SETBACKS:				
19	FRONT FIRST LEVEL:	20.00'	37.10'	20.00'	
20	FRONT SECOND LEVEL:	30.00'	37.10'	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'	56.10'	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

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

Scale : SHOWN

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D000001 75C2490309000 89 73, cn=Juan C David
Date: 2023.07.10 10:42:58 -04'00'

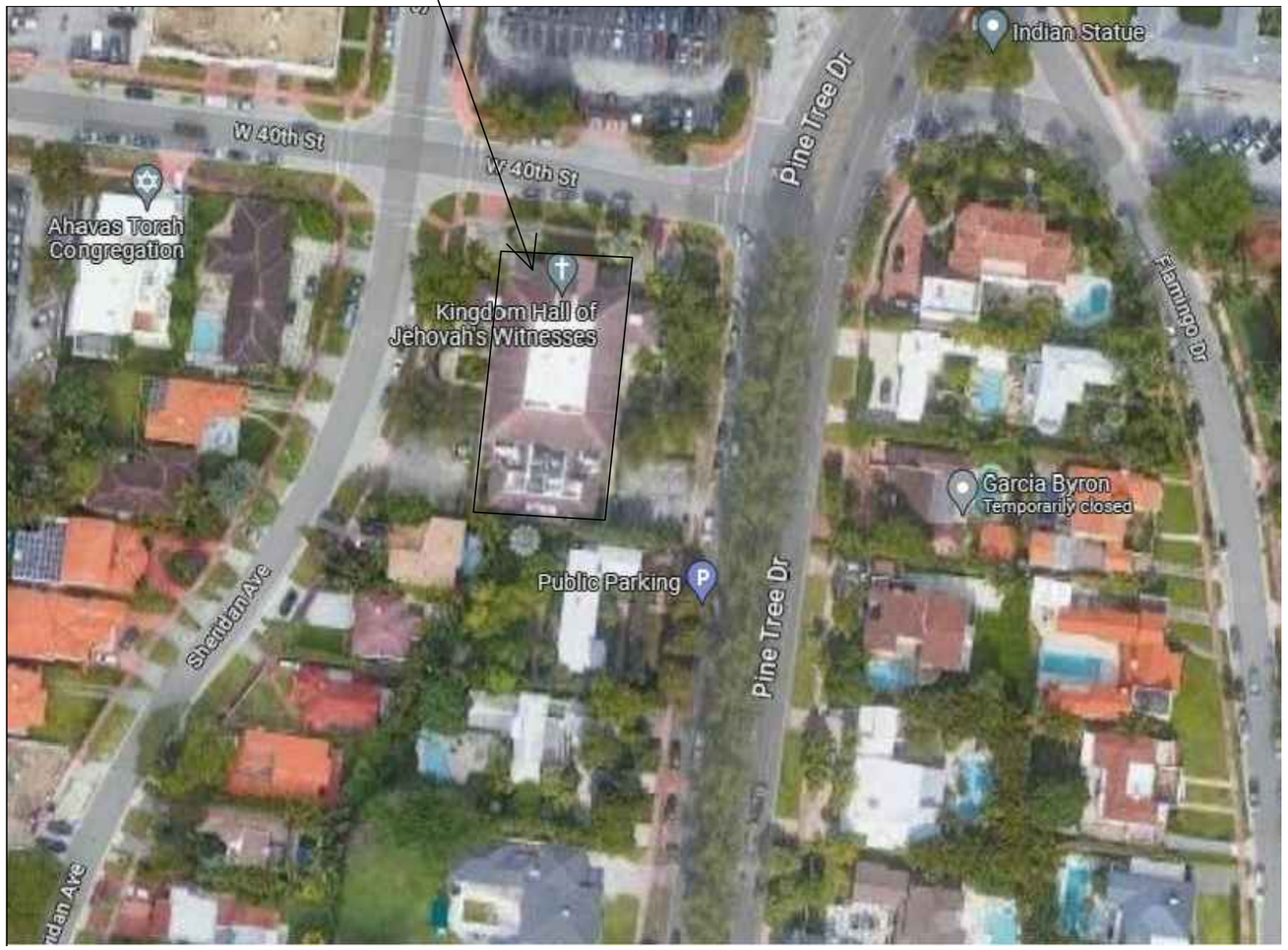
Seal

AA26001560

Sheet No.

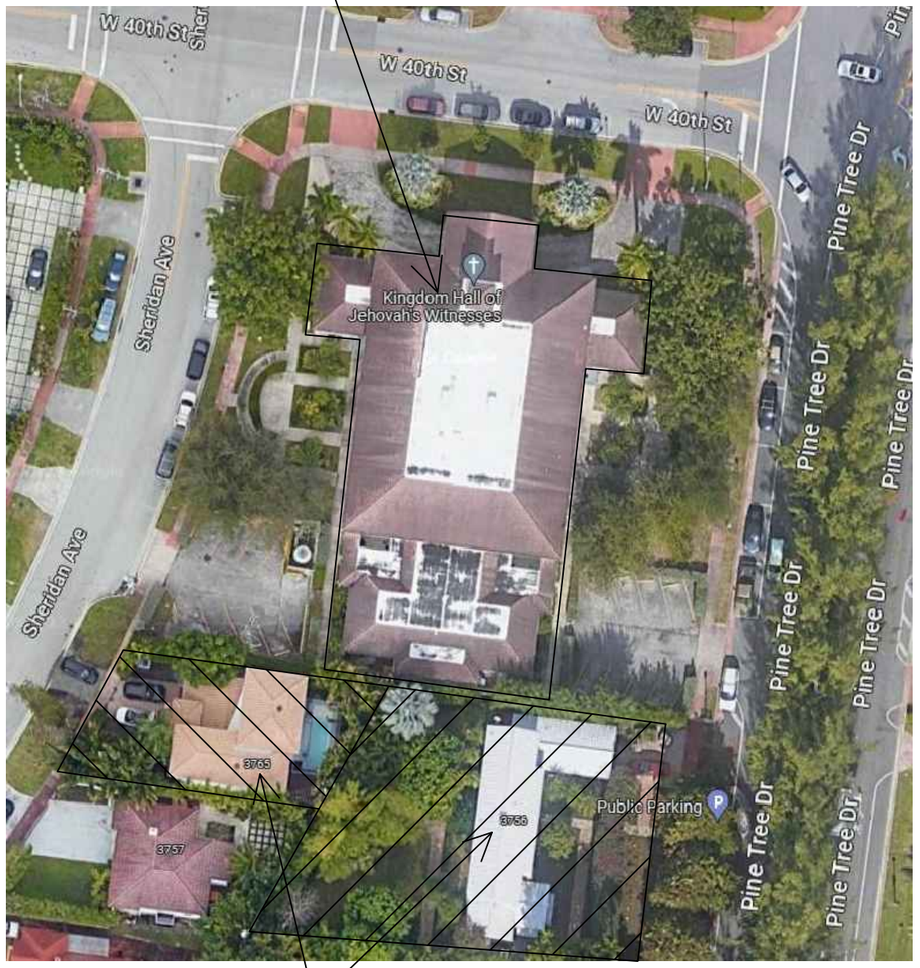
DRB.2

SUBJECT PROPERTY



ENLARGED LOCATION PLAN

SUBJECT PROPERTY



ADJACENT PROPERTIES

ADJACENT PROPERTIES

ENLARGED LOCATION MAP

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

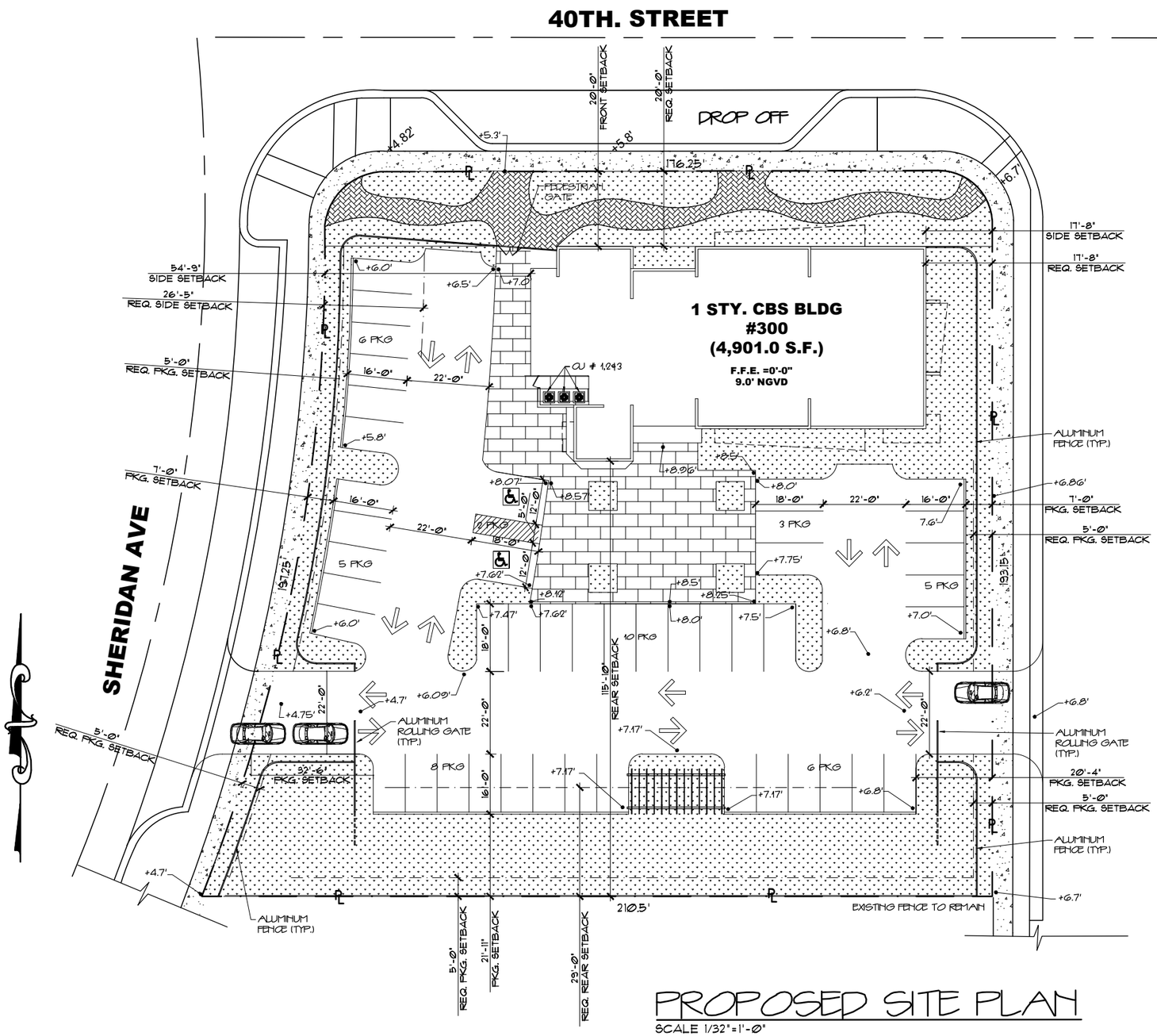
Scale : SHOWN

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D000001 75C249030900008 973, cn=Juan C David
Date: 2023.07.10 -04'00'

AA-26001560

Sheet No.

DRB.2.1



PROPOSED SITE PLAN

SCALE 1/32"=1'-0"

PROPOSED SITE PLAN

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

Scale : SHOWN

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D000001 75C249030900008973, cn=Juan C David
Date: 2023.07.10 10:45:46 -04'00'

Seal

AA-26001660

Sheet No.

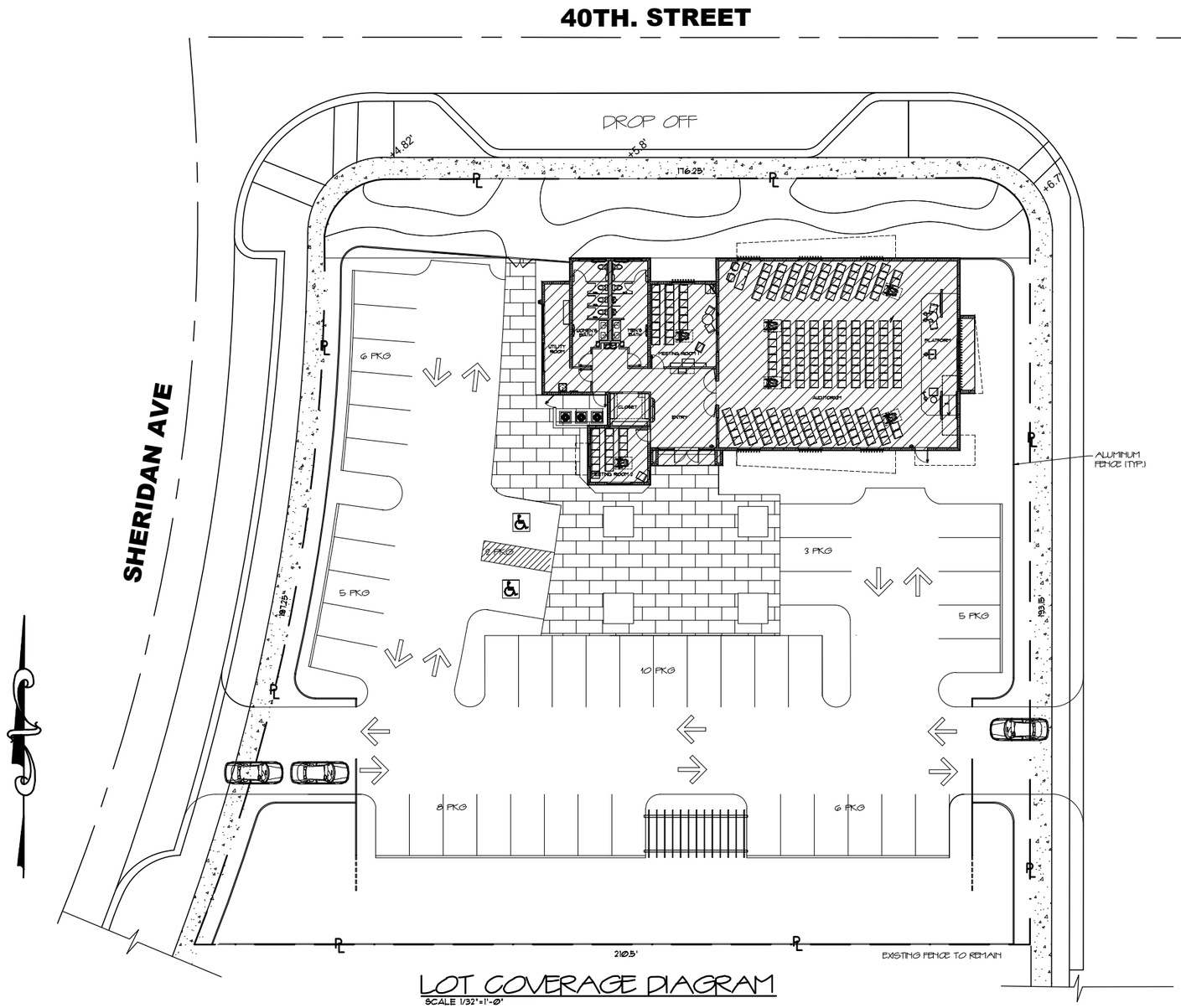
DRB.3

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%)

LEGEND :

AREA INCLUDED IN THE CALCULATION OF LOT COVERAGE	



LOT COVERAGE 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
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
Scale : SHOWN

STATE OF FLORIDA — JUAN C. DAVID — AR0015344 — REGISTERED ARCHITECT

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D000001 75C249030900008973, cn=Juan C David
Date: 2023.07.10 10:44:10 -04'00'

AA-26001560

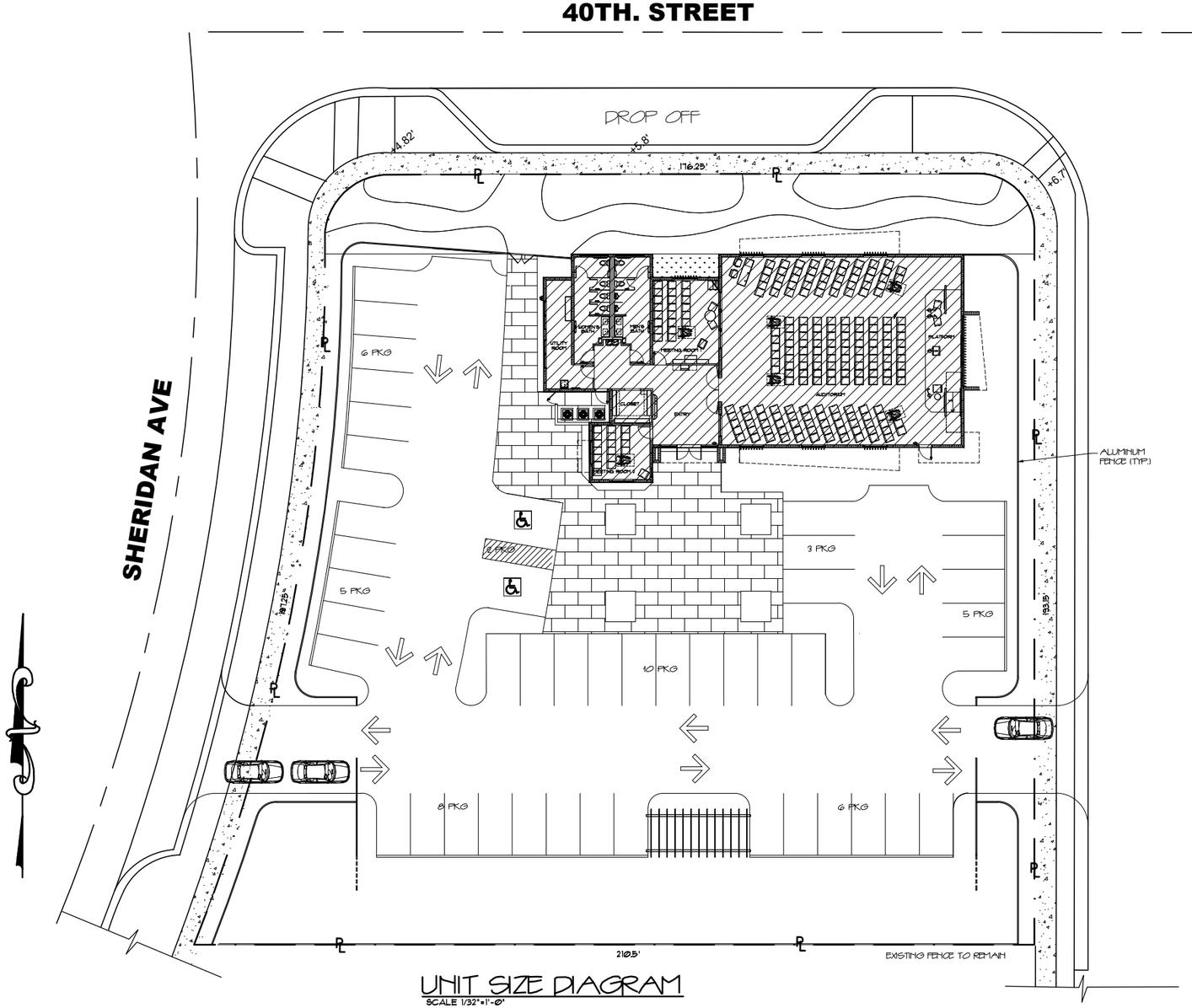
Sheet No.
DRB.4

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
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
Scale : SHOWN

STATE OF FLORIDA · JUAN C. DAVID · AR0015344 · REGISTERED ARCHITECT

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D000001 75C24903090000097 3, cn=Juan C David
Date: 2023.07.10 15:56:34 -04'00'

AA 26001360

Sheet No.
DRB.4.1

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	

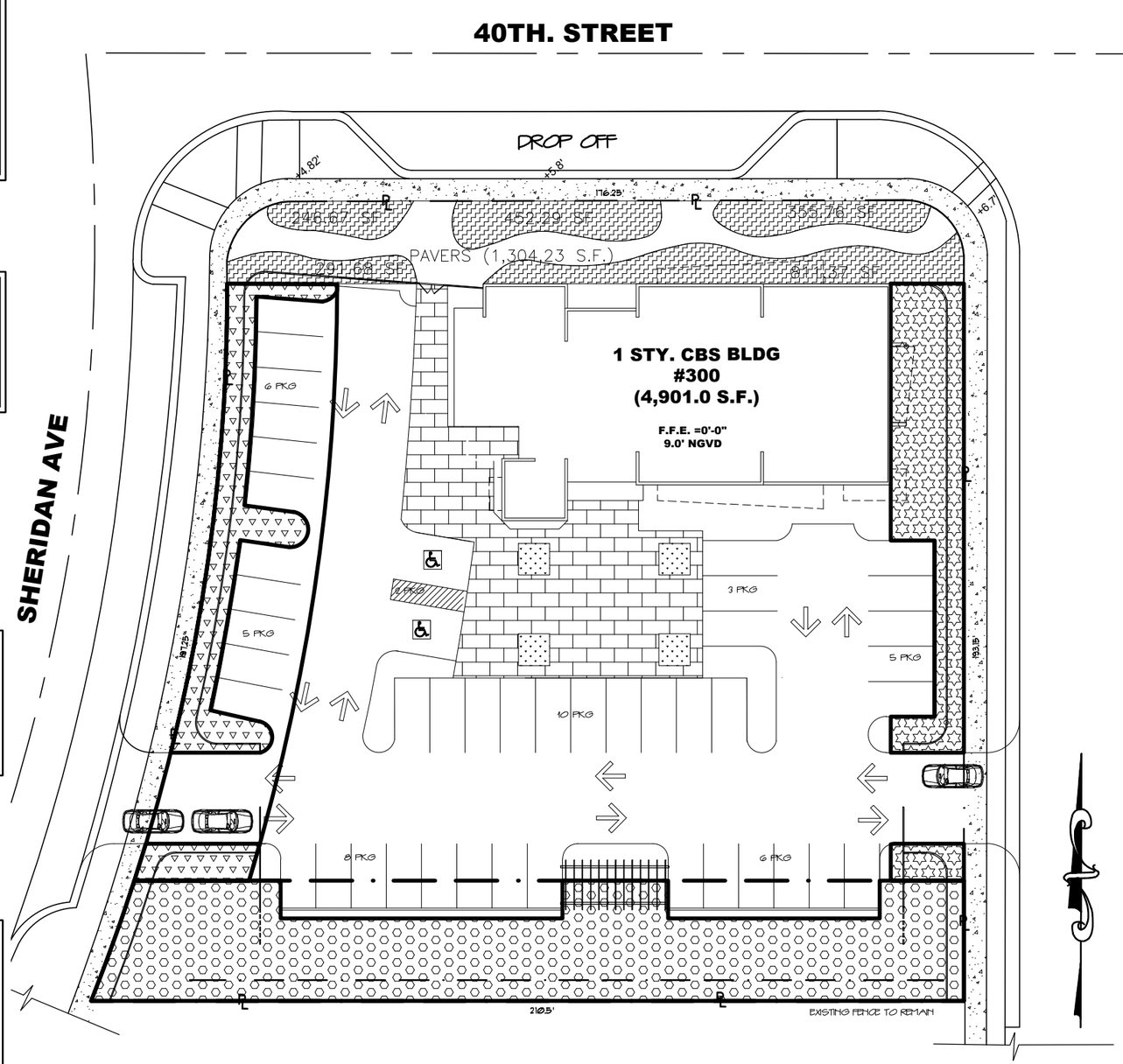
SIDE YARD 2 (PINE TREE) CALC. :

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

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

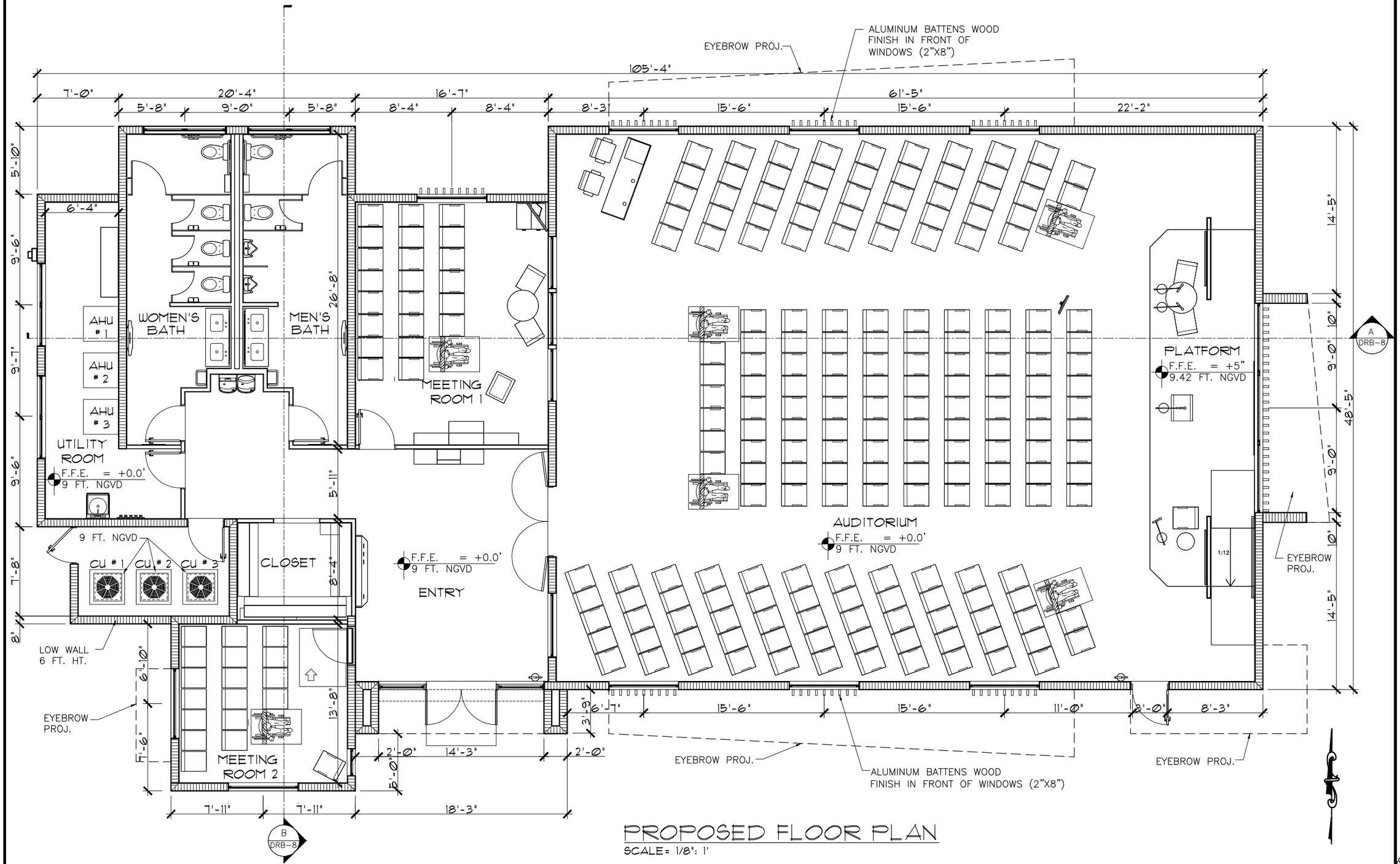
Scale : SHOWN

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D0000 0175C249030900 08973, cn=Juan C David
Date: 2023.07.10 10:44:57 -04'00'

STATE OF FLORIDA — JUAN C. DAVID — AR0015344 — REGISTERED ARCHITECT

Seal A 26001560

Sheet No. DRB.4.2



PROPOSED FLOOR PLAN

SCALE= 1/8": 1'

PROPOSED FLOOR PLAN

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

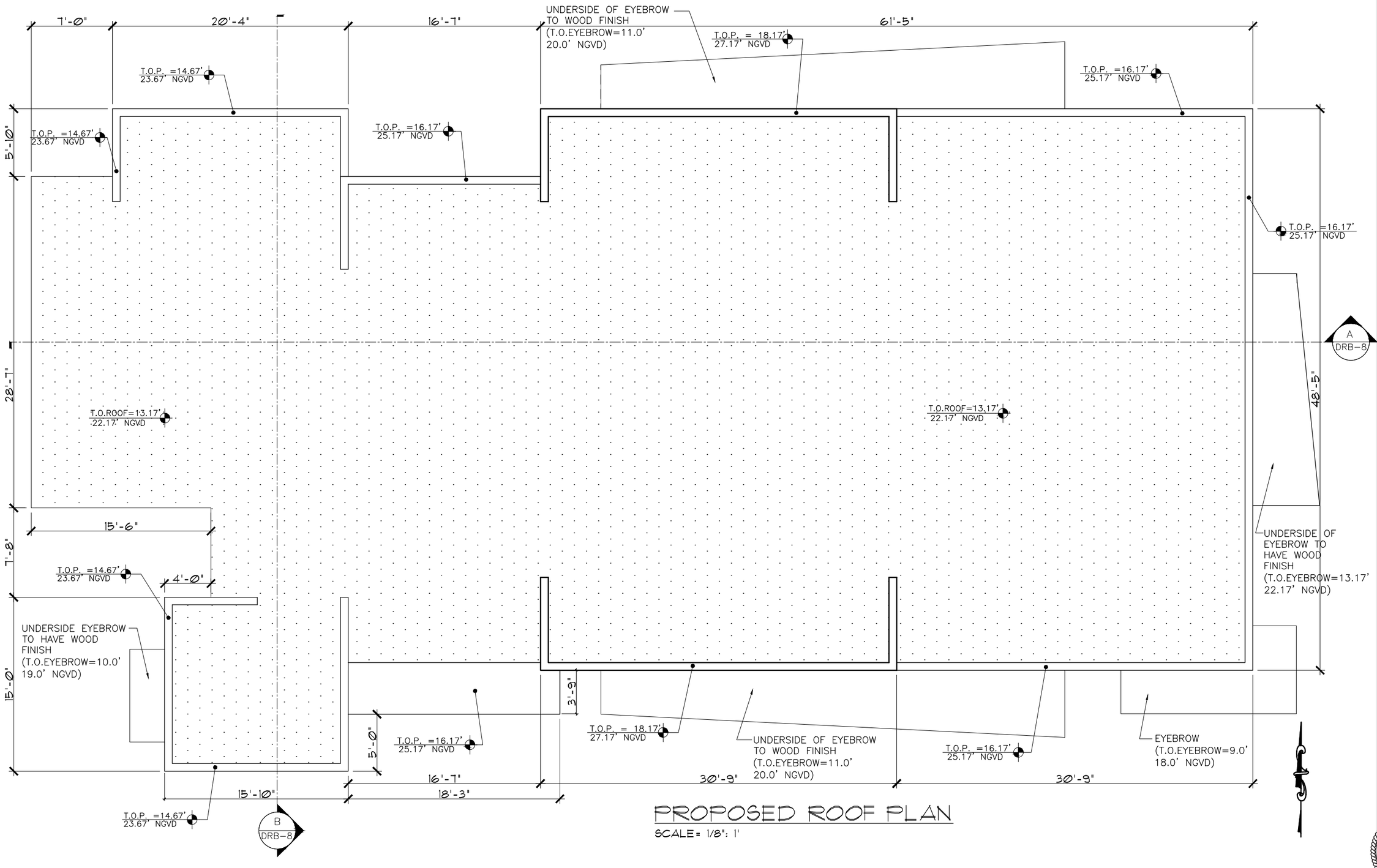
Scale : SHOWN

STATE OF FLORIDA — JUAN C. DAVID — AR0015344 — REGISTERED ARCHITECT — Seal

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D000001 75C249030900008897, cn=Juan C David
Date: 2023.07.10 10:45:33 -04'00'

Sheet No.

DRB.5



PROPOSED ROOF PLAN

SCALE= 1/8": 1'

PROPOSED ROOF PLAN

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

Scale : SHOWN

STATE OF FLORIDA JUAN C. DAVID AR0015344 REGISTERED ARCHITECT

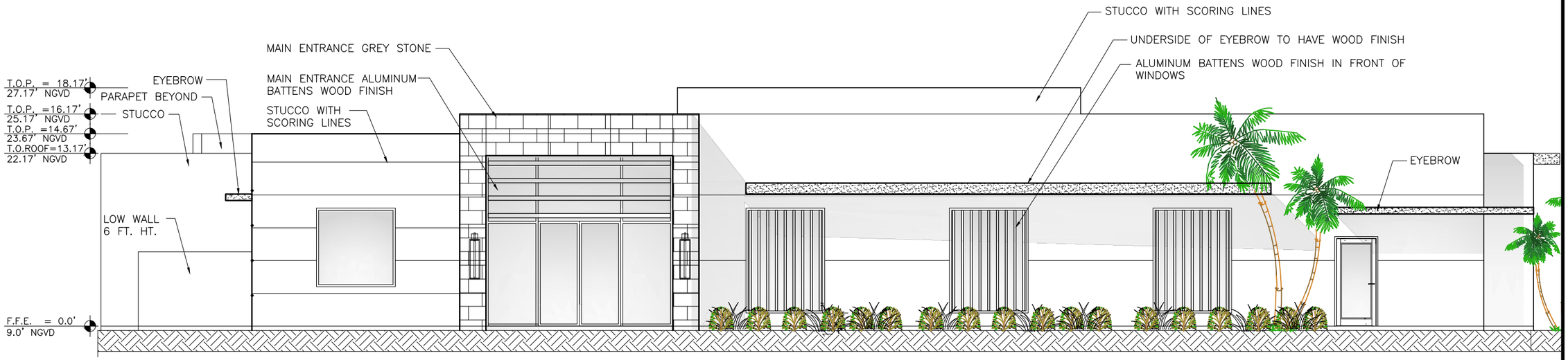
Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D0000001 75C2490309000089 73, cn=Juan C David
Date: 2023.07.10 10:48:01 -04'00'

Seal

AA-26001040

Sheet No.

DRB.6



PROPOSED SOUTH ELEVATION

SCALE= 1/8": 1'

PROPOSED ELEVATION

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

Scale : SHOWN

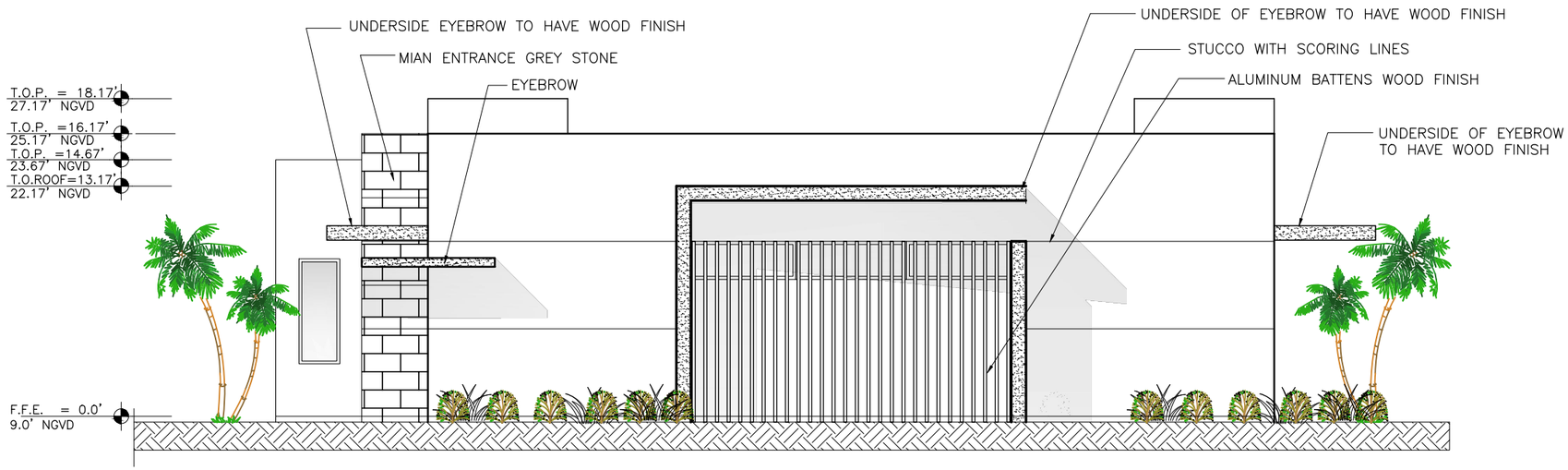
STATE OF FLORIDA JUAN C. DAVID AR0015344 REGISTERED ARCHITECT

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D000001 75C24903090000397 3, cn=Juan C David
Date: 2023.07.10 10:46:27 -04'00'

AA-26001560

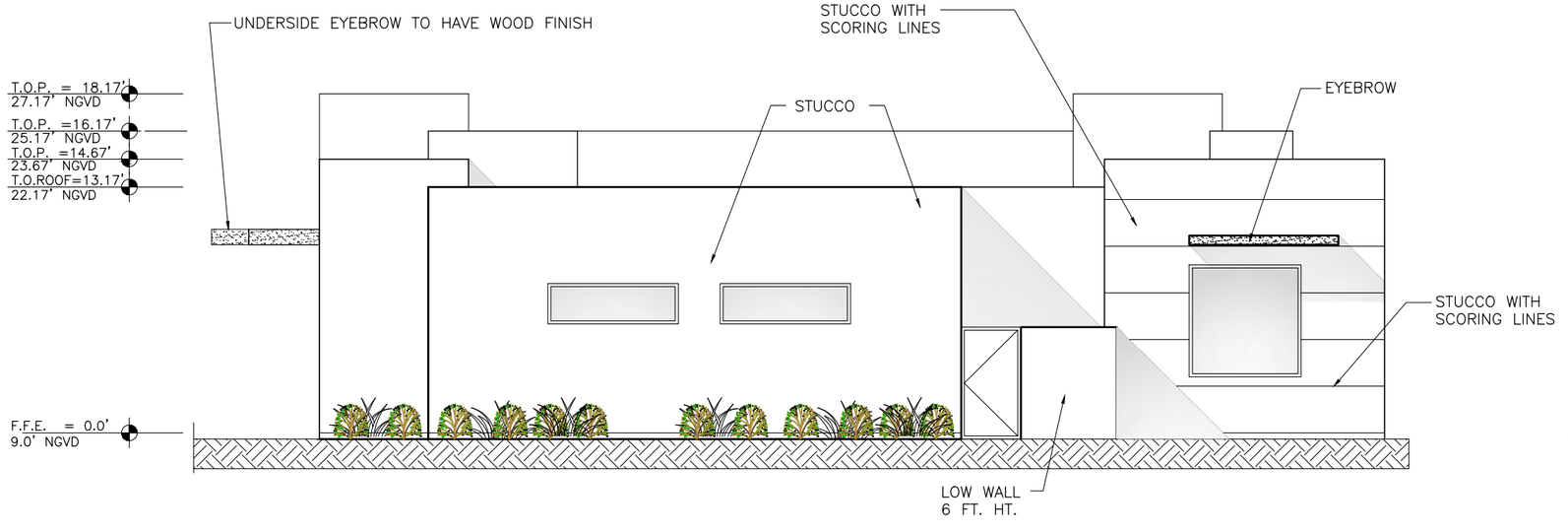
Sheet No.

DRB.7



PROPOSED EAST ELEVATION

SCALE= 1/8": 1'



PROPOSED WEST ELEVATION

SCALE= 1/8": 1'

PROPOSED ELEVATION

FINAL SUBMITTAL: 07.10.23

Revisions

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

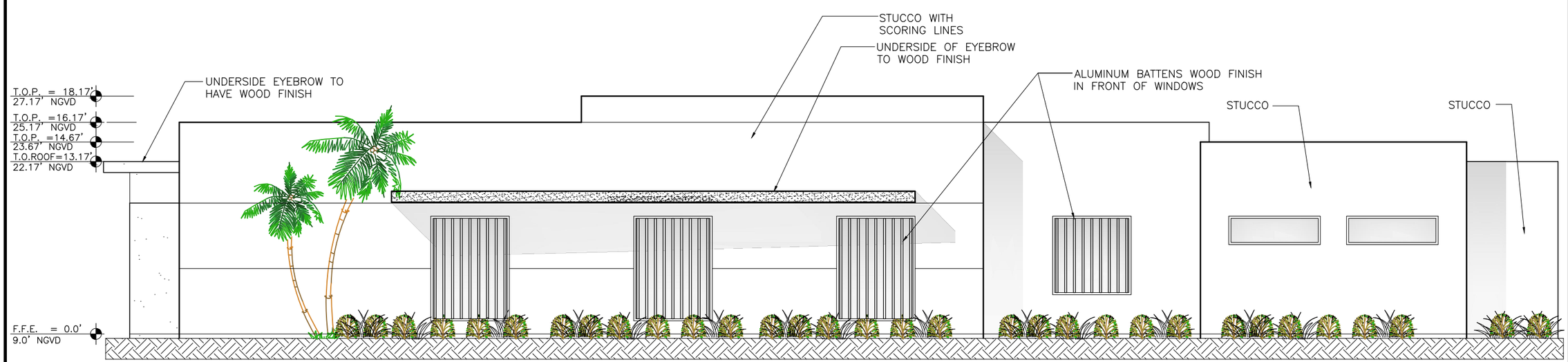
J.C.D. ARCHITECT , Inc.
JUAN C. DAVID R. A. # 0015344
LEED ACCREDITED PROFESSIONAL
Design & Development
Architecture ▫ Interiors ▫ Planning ▫ Construction
1385 Coral Way, Suite 404 Miami, FL 33145
Ph: (305) 285-4343 Fax: (305) 285-4330

Job No.
Date : 06.20.23
Scale : SHOWN

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D00000175C24903090008973, cn=Juan C David
Date: 2023.07.10 10:46:53 -04'00'

Seal

Sheet No.
DRB.7.1



PROPOSED NORTH ELEVATION

SCALE = 1/8": 1'

PROPOSED ELEVATION

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

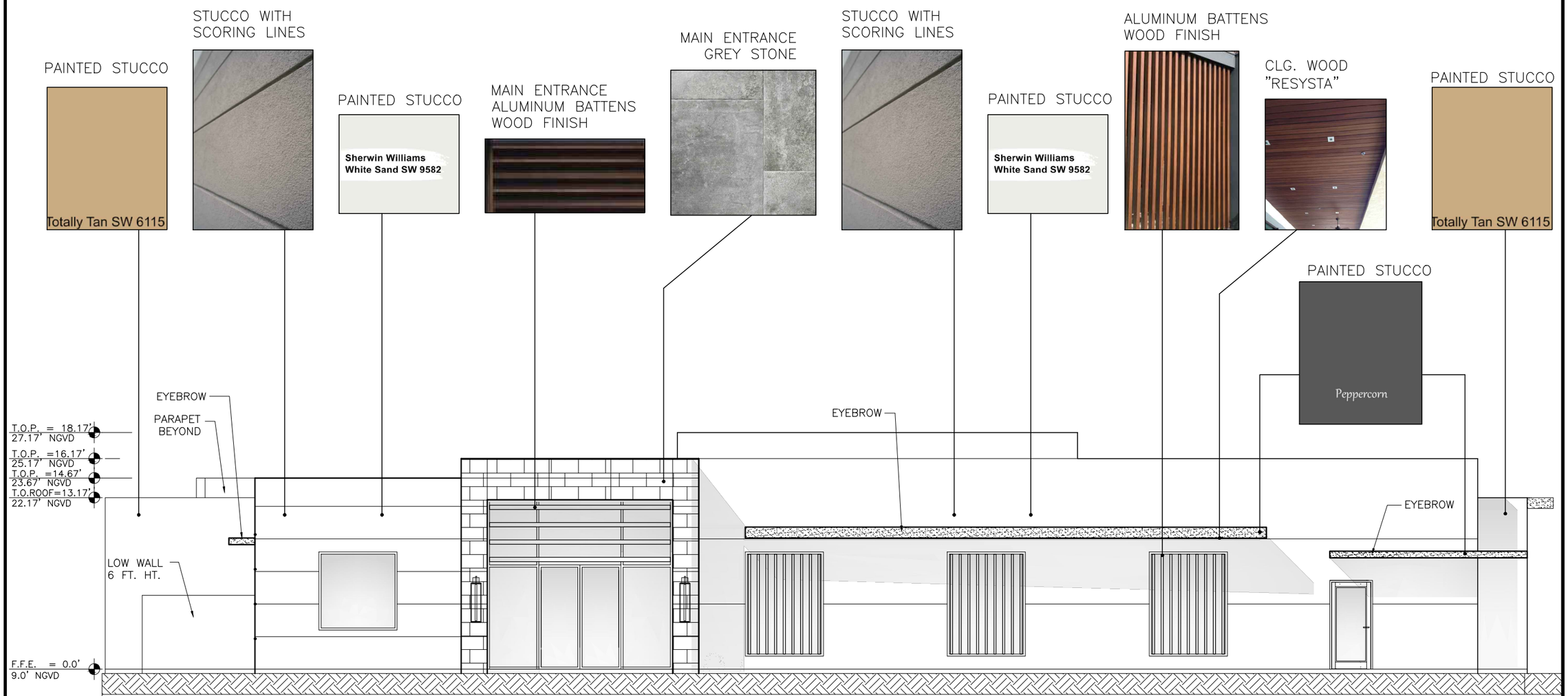
Scale : SHOWN

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D000001975C249030900048, cn=Juan C David
Date: 2023.07.10 15:50:01 -04'00'

AA-26001560

Sheet No.

DRB.7.2



MATERIAL COLOR/BOARD SOUTH ELEVATION

SCALE= 1/8": 1'

MATERIALS/COLORS BOARD

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

Scale : SHOWN

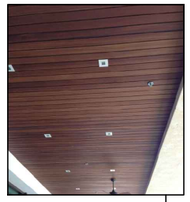
Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D000000175C24903090C00 8973, cn=Juan C David
Date: 2023.07.10 10:56:56 -04'00'

AA-26001560

Sheet No.

DRB.7.3

CLG. WOOD
"RESYSTA"



MAIN ENTRANCE
GREY STONE

CLG. WOOD
"RESYSTA"

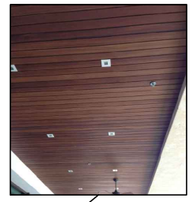
ALUMINUM BATTENS
WOOD FINISH

STUCCO WITH
SCORING LINES

PAINTED STUCCO

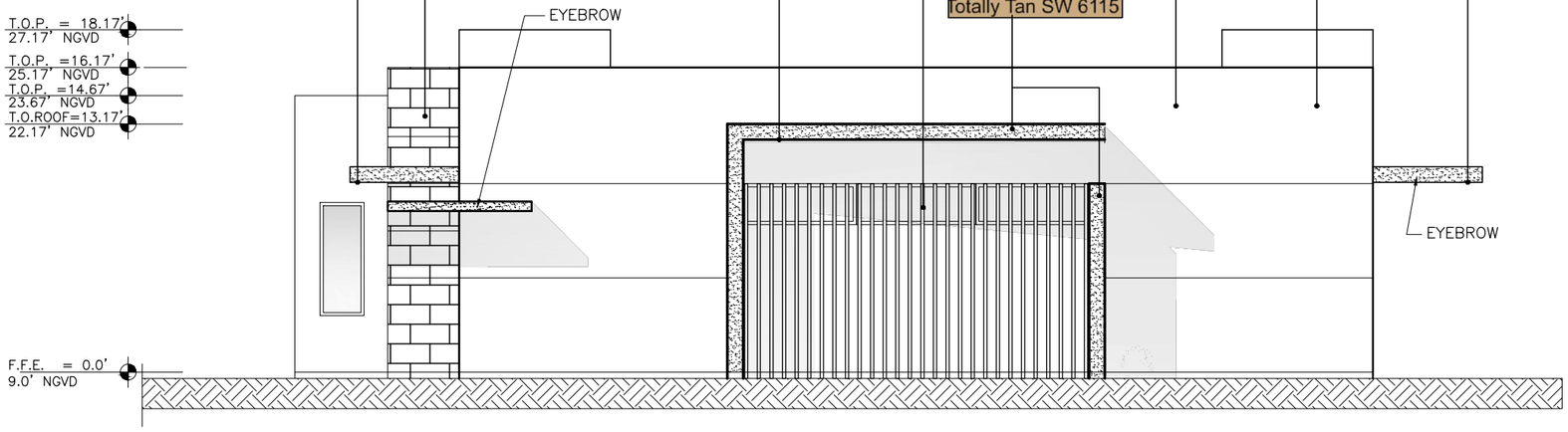
Sherwin Williams
White Sand SW 9582

CLG. WOOD
"RESYSTA"



PAINTED STUCCO

Totally Tan SW 6115



MATERIAL COLOR/BOARD EAST ELEVATION

SCALE= 1/8": 1'

MATERIALS/COLORS BOARD

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

Scale : SHOWN

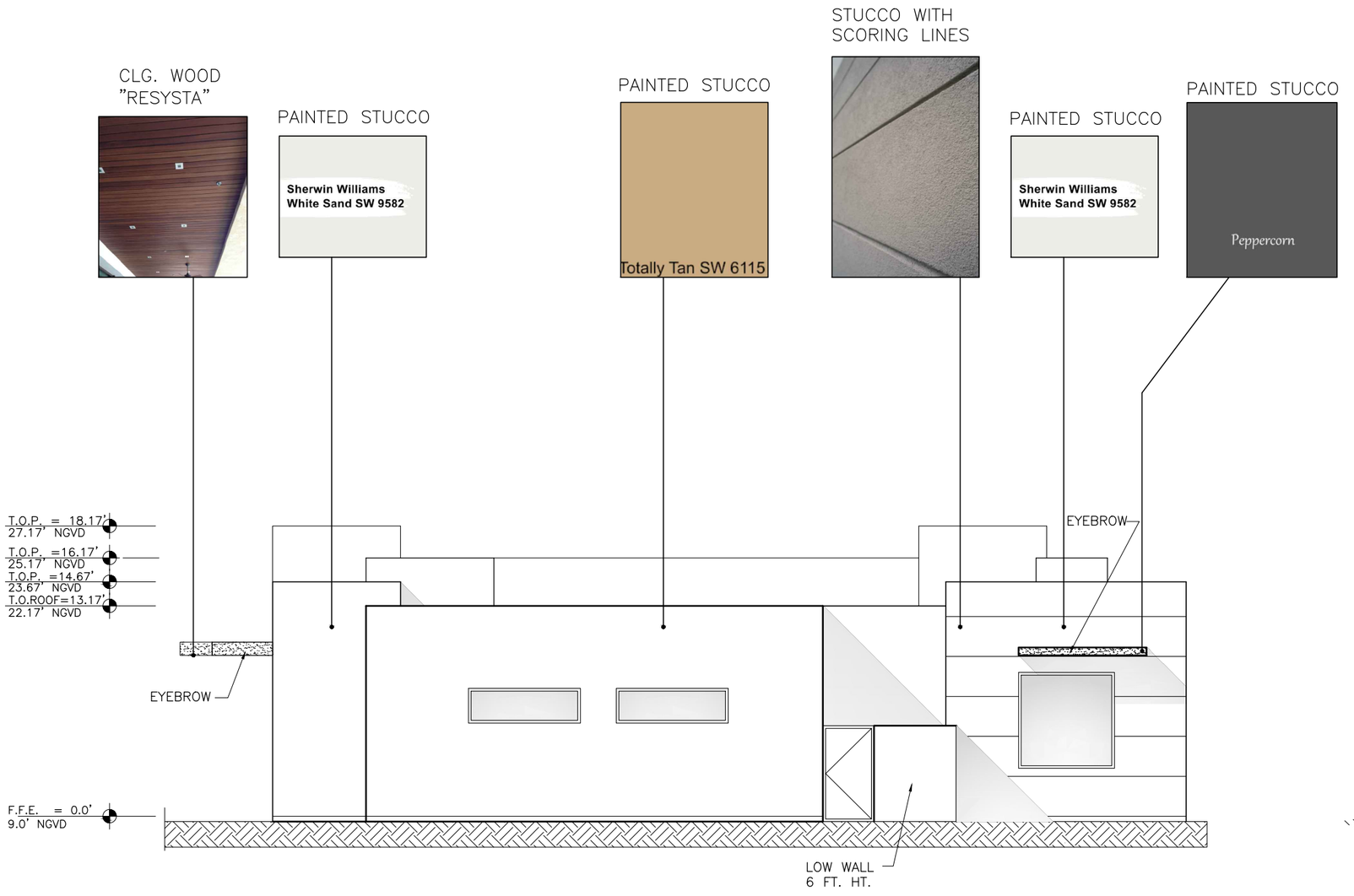
STATE OF FLORIDA · JUAN C. DAVID · REGISTERED ARCHITECT · AR0015344

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D0000 0175C249030900 08973, cn=Juan C David
Date: 2023.07.10 10:48:36 -04'00'

AA-26001560

Sheet No.

DRB.7.4



MATERIAL COLOR/BOARD WEST ELEVATION

SCALE= 1/8": 1'

MATERIALS/COLORS BOARD

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

Scale : SHOWN

STATE OF FLORIDA JUAN C. DAVID AR0015344 REGISTERED ARCHITECT

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D000001 75C2490309000887 3, cn=Juan C David
Date: 2023.07.10 18:49:08 -04'00'

AA 26001560

Sheet No.

DRB.7.5

PAINTED STUCCO

Totally Tan SW 6115

STUCCO WITH SCORING LINES

PAINTED STUCCO

Sherwin Williams White Sand SW 9582

CLG. WOOD "RESYSTA"

ALUMINUM BATTENS WOOD FINISH

PAINTED STUCCO

Peppercorn

PAINTED STUCCO

Totally Tan SW 6115

ALUMINUM BATTENS WOOD FINISH

PAINTED STUCCO

Sherwin Williams White Sand SW 9582

PAINTED STUCCO

Totally Tan SW 6115

T.O.P. = 18.17'
27.17' NGVD

T.O.P. =16.17'
25.17' NGVD

T.O.P. =14.67'
23.67' NGVD

T.O.ROOF=13.17'
22.17' NGVD

EYEBROW

F.F.E. = 0.0'
9.0' NGVD

MATERIAL COLOR/BOARD NORTH ELEVATION

SCALE= 1/8": 1'

MATERIALS/COLORS BOARD

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

Scale : SHOWN

STATE OF FLORIDA JUAN C. DAVID AR0015344 REGISTERED ARCHITECT

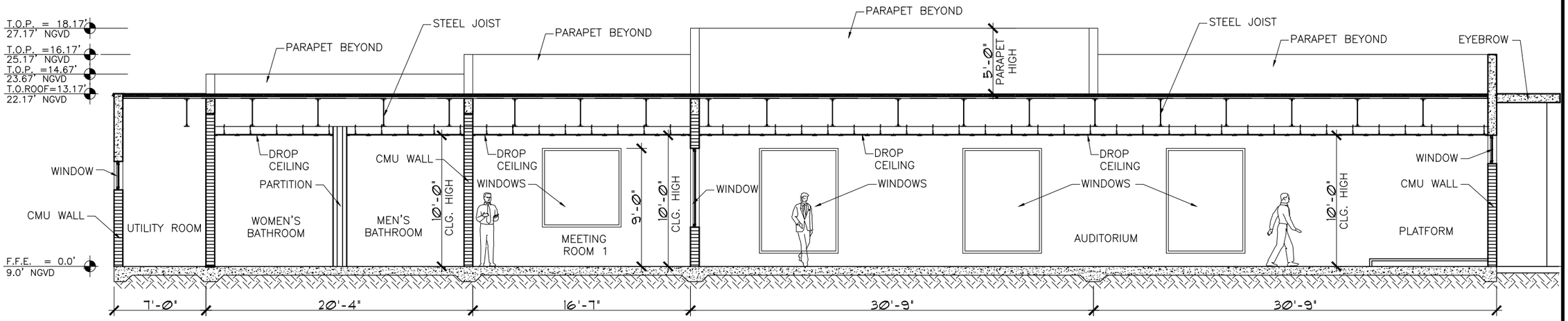
Seal

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D0000001 75C24903090000897 3, cn=Juan C David
Date: 2023.07.1 16:49:41 -04'00'

AR0015344

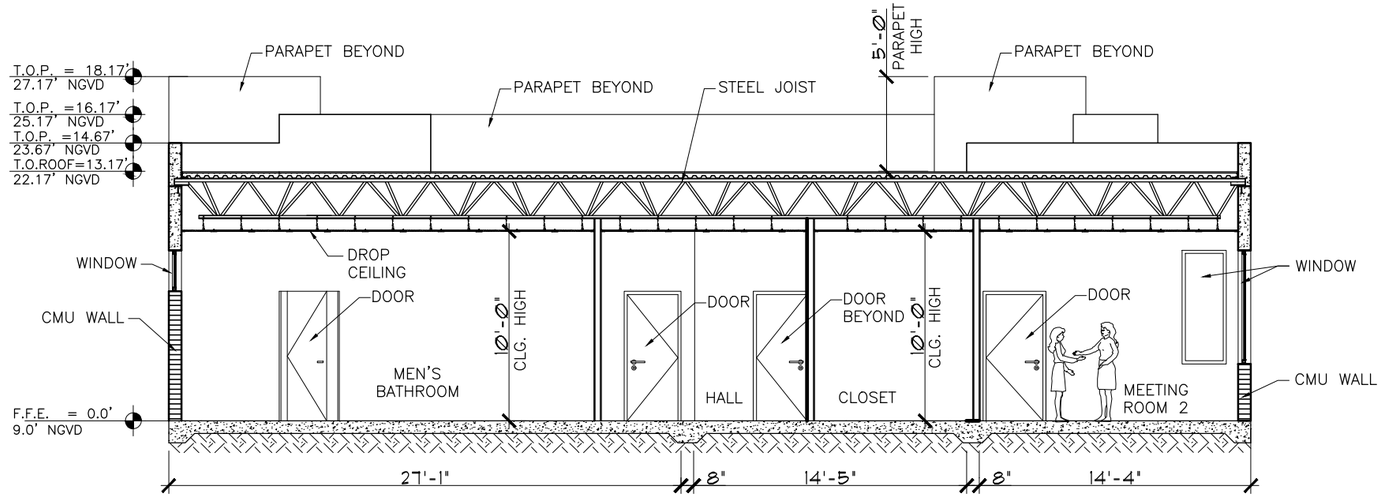
Sheet No.

DRB.7.6



SECTION "A"

SCALE= 1/8": 1'



SECTION "B"

SCALE= 1/8": 1'

PROPOSED SECTION

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

Scale : SHOWN

STATE OF FLORIDA JUAN C. DAVID REGISTERED ARCHITECT AR0015344

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D000000175C249030900008973, cn=Juan C David
Date: 2023.07.10 10:50:12 -04'00'

Seal

AR0015344

Sheet No.

DRB.8

VIEW # 1 (ENTRY)

VIEW # 2 (SHERIDAN AVENUE)

VIEW # 3 (ENTRANCE PLAZA)

VIEW # 4 (40th STREET & SHERIDAN AVENUE)

RENDERING

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

Scale : SHOWN

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D000001 75C2490309000893, cn=Juan C David
Date: 2023.07.10 10:50:44 -04'00'

AA-26001560

Sheet No.

DRB.9

VIEW # 5 (40th STREET & PINE TREE DR.)

VIEW # 6 (40th STREET & PINE TREE DR.)

VIEW # 7 (PINE TREE DR.)

RENDERING

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

Scale : SHOWN

STATE OF FLORIDA JUAN C. DAVID REGISTERED ARCHITECT AR0015344

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D0000 0175C2490309000 08973, cn=Juan C David
Date: 2023.07.10 10:51:16 -04'00'

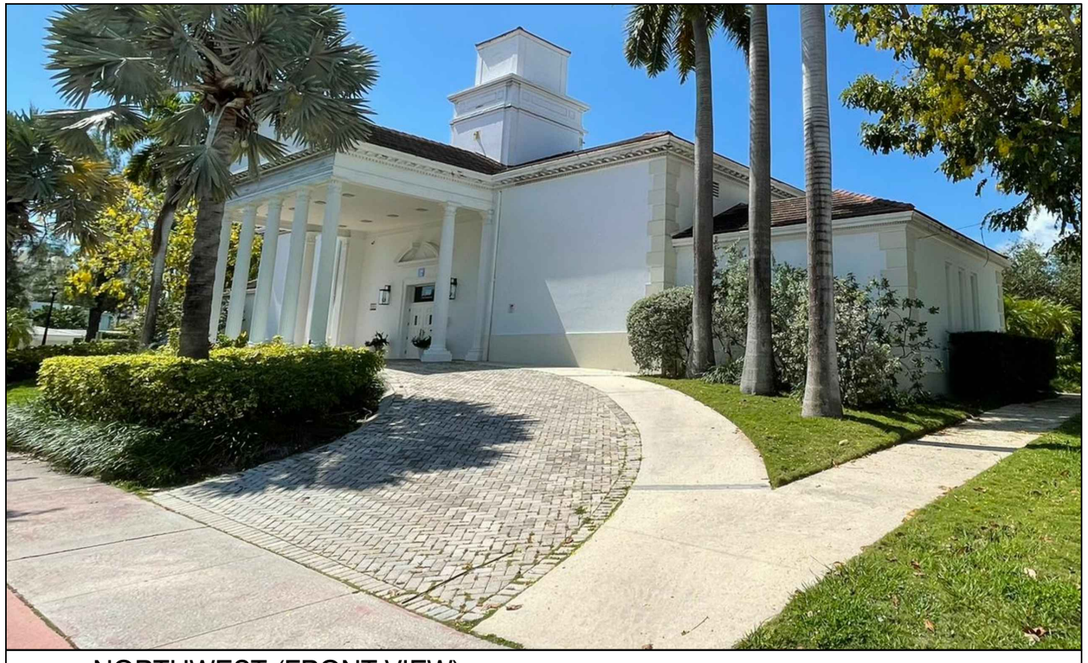
AA-26001560

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

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

Scale : SHOWN

STATE OF FLORIDA JUAN C. DAVID AR0015344 REGISTERED ARCHITECT

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D00000175C249030900008973, cn=Juan C David
Date: 2023.07.10 10:51:49 -04'00'

Seal

AA 26001950

Sheet No.

DRB.10

EAST (SIDE VIEW)

WEST (SIDE VIEW)

WEST (SIDE VIEW)

WEST (SIDE VIEW)

EXISTING BUILDING (EXTERIOR PHOTOS)

FINAL SUBMITTAL: 07.10.23

Revisions

PROJECT: 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

Scale : SHOWN

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D000001 75C24903090000897 3, cn=Juan C David
Date: 2023.07.10 10:52:22 -04'00'

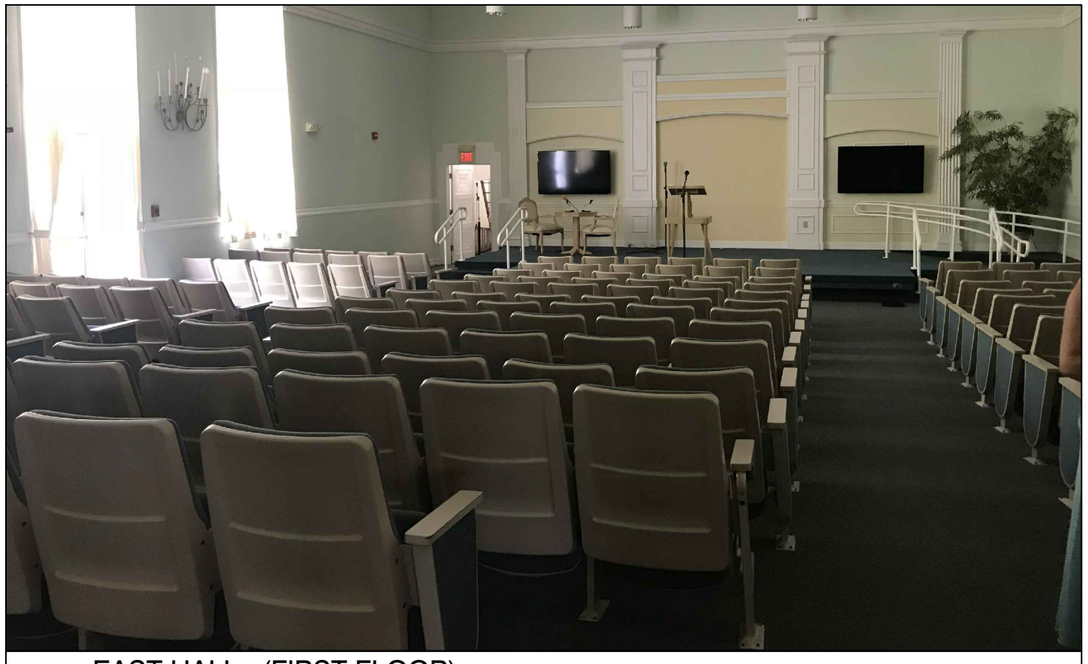
AA 26001560

Sheet No.

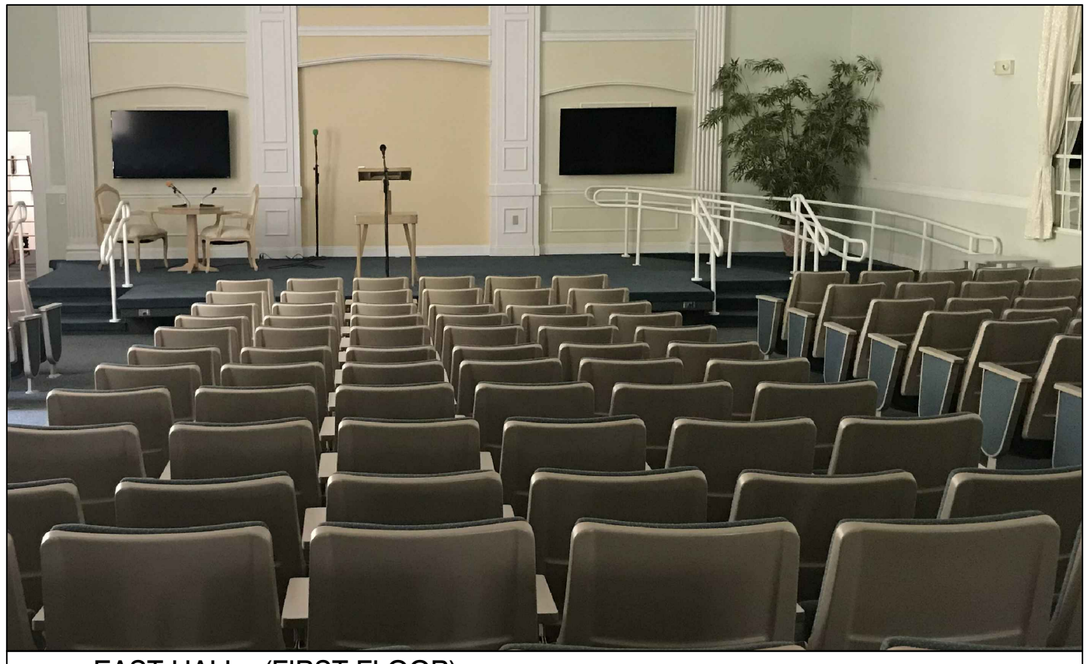
DRB.10.1

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

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

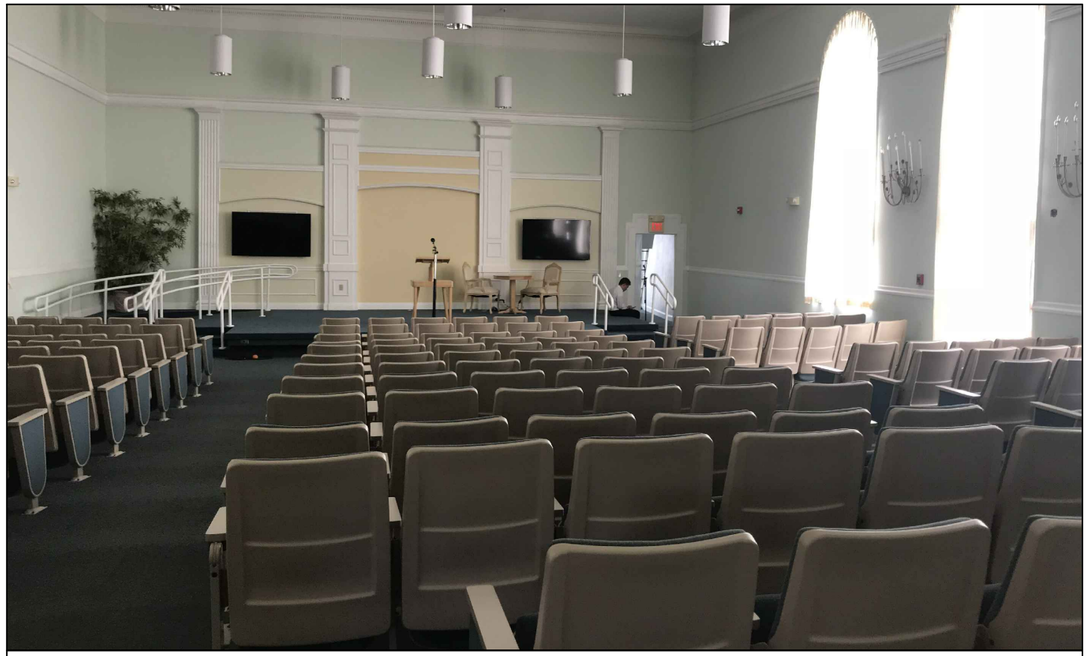
Job No.
Date : 06.20.23
Scale : SHOWN

Seal

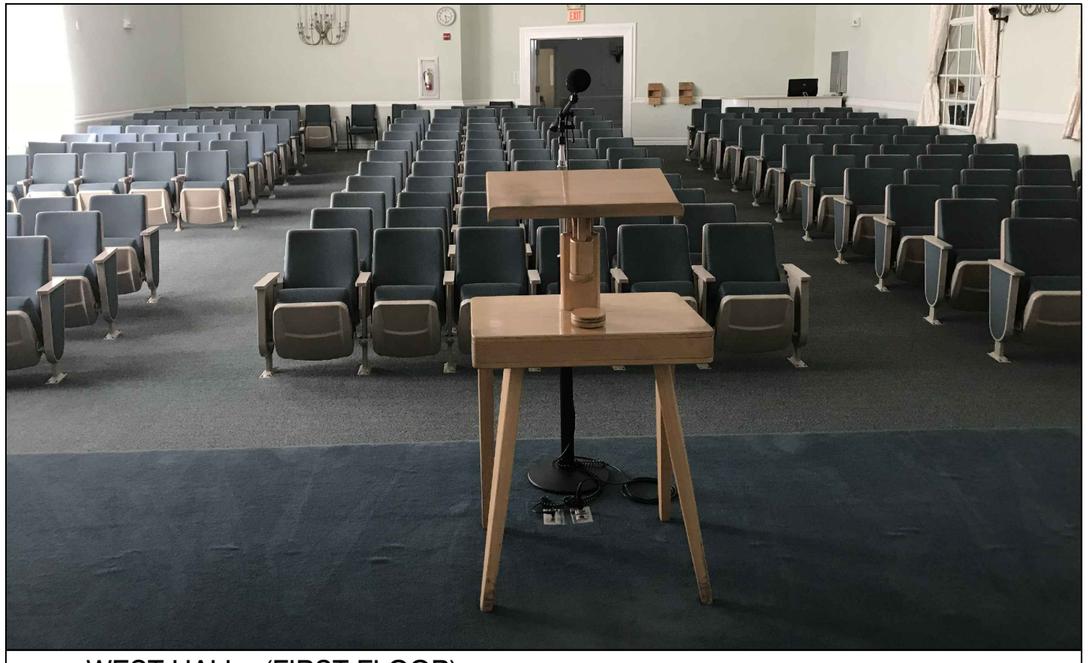
Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D0000001 75C2490309000089 73, cn=Juan C David
Date: 2023.07.10 10:52:54 -04'00'

Sheet No.
DRB.10.2

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

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

Scale : SHOWN

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D000001 75C2490309000089 73, cn=Juan C David
Date: 2023.07.18 [illegible]026 -04'00'

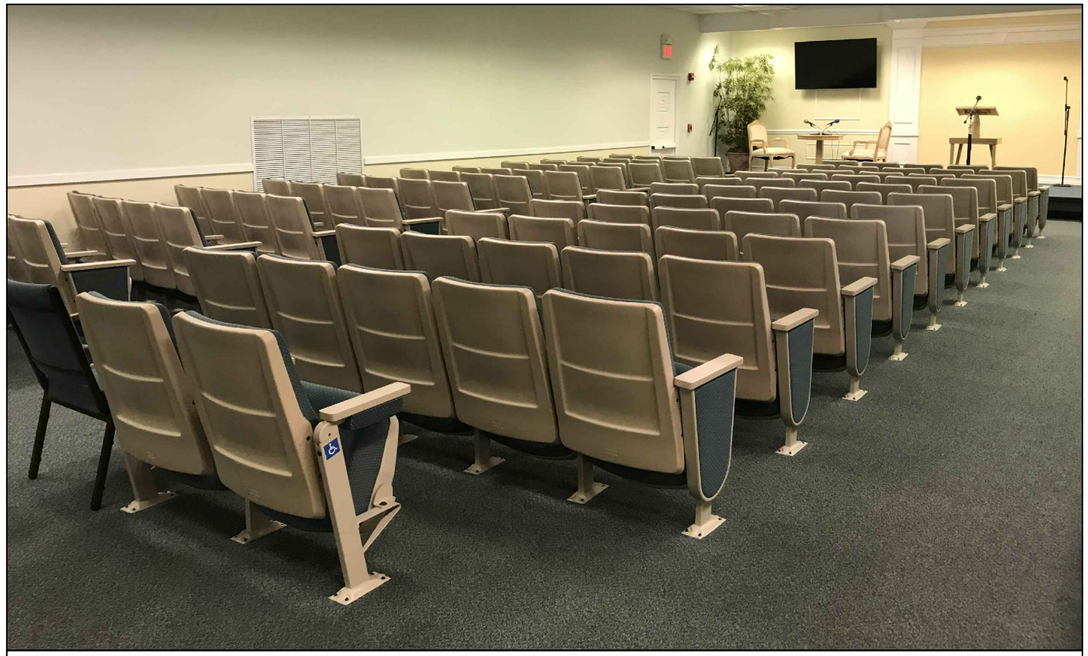
STATE OF FLORIDA JUAN C. DAVID AR0015344 REGISTERED ARCHITECT

Seal: AA-26001560

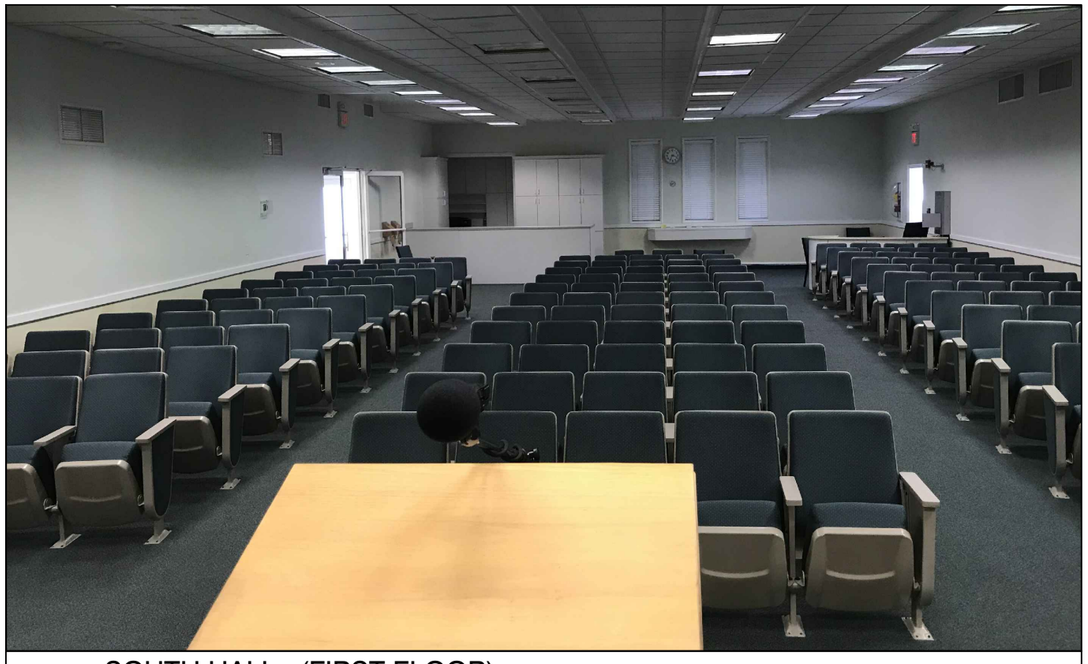
Sheet No.

DRB.10.3

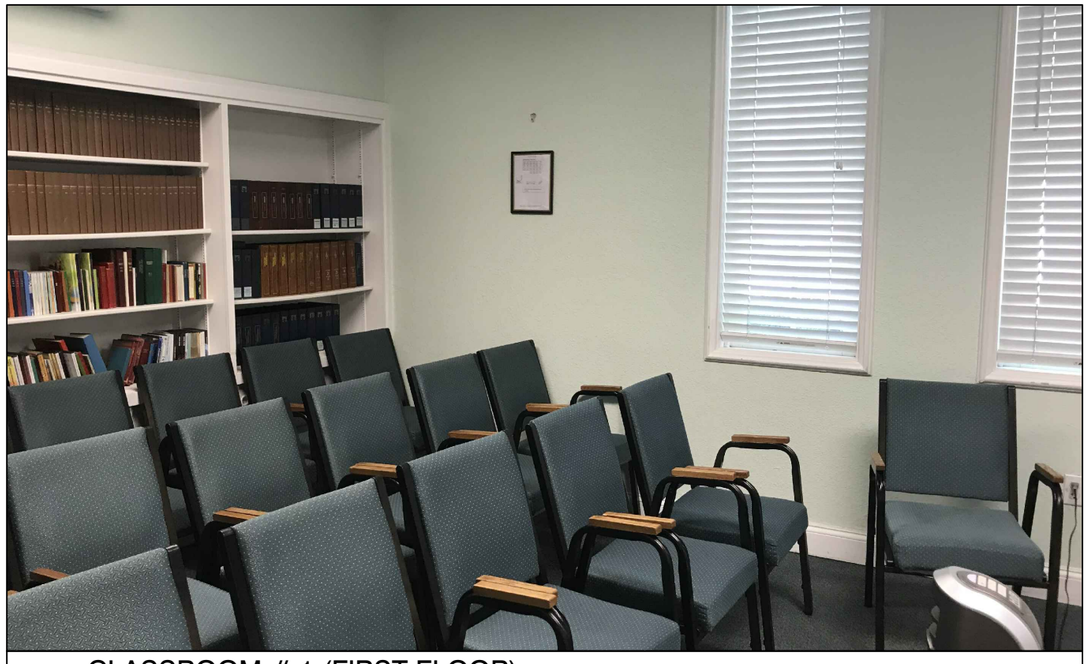
SOUTH HALL ENTRY (FIRST FLOOR)



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

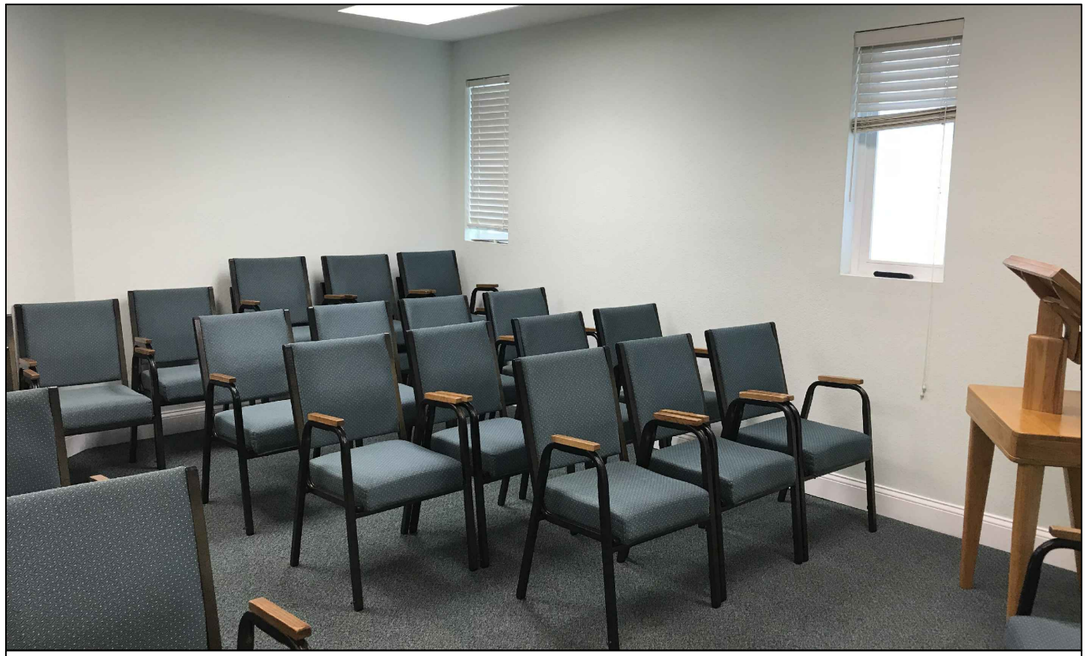
J.C.D. ARCHITECT , Inc.
JUAN C. DAVID R. A. # 0015344
LEED ACCREDITED PROFESSIONAL
Design & Development
Architecture ▪ Interiors ▪ Planning ▪ Construction
1385 Coral Way, Suite 404 Miami, FL 33145
Ph: (305) 285-4343 Fax: (305) 285-4330

Job No.
Date : 06.20.23
Scale : SHOWN

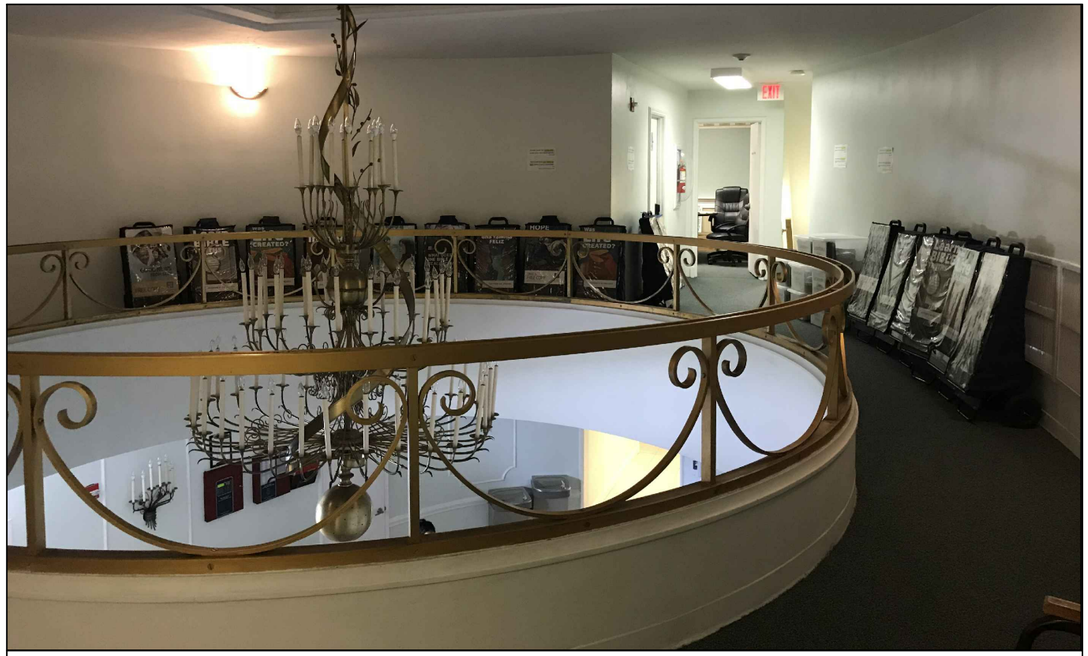
Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D000001 75C24903090000897 3, cn=Juan C David
Date: 2023.07.10 15:56:59 -04'00'

AA-26001356

Sheet No.
DRB.10.4

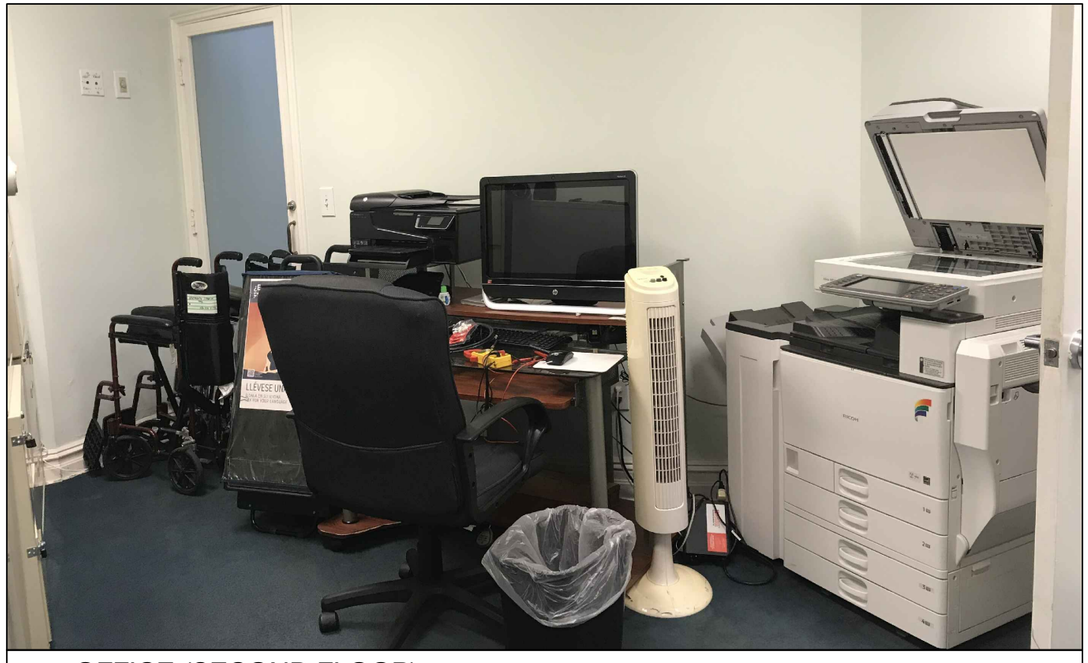


CLASSROOM # 2 (FIRST FLOOR)



FOYER (SECOND FLOOR)

MEETING ROOM (SECOND FLOOR)



OFFICE (SECOND FLOOR)

EXISTING BUILDING (INTERIOR PHOTOS)

FINAL SUBMITTAL: 07.10.23

Revisions

PROJECT: 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

Scale : SHOWN

Seal

STATE OF FLORIDA
JUAN C. DAVID
AR0015344
REGISTERED ARCHITECT

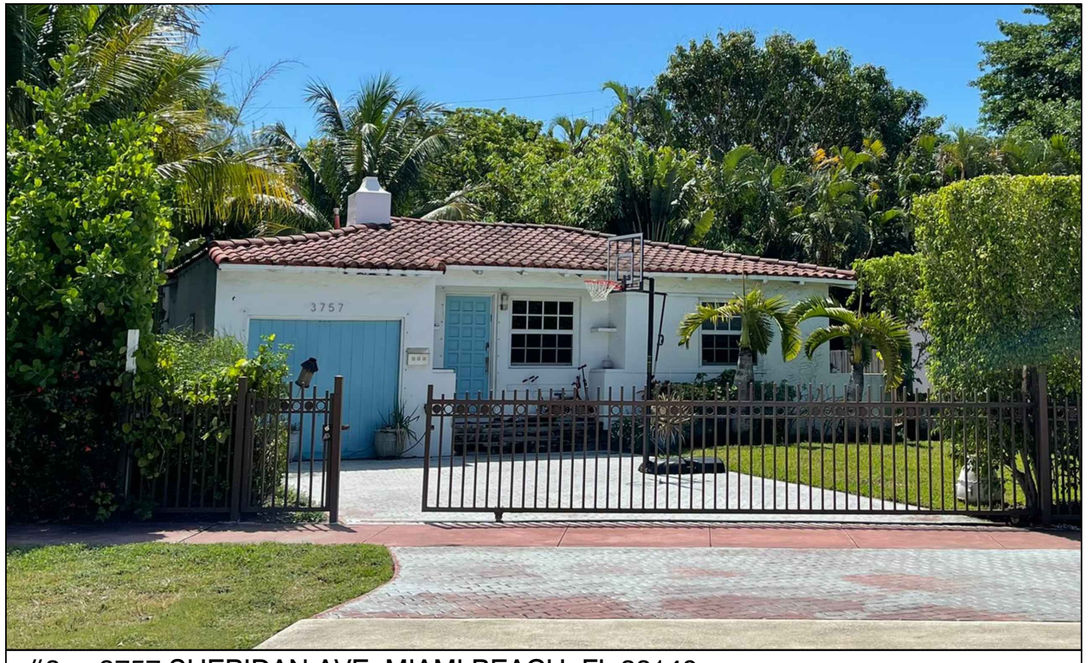
Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D000001 75C24903090000897 3, cn=Juan C David
Date: 2023.07.10 10:54:43 -04'00'

Sheet No.

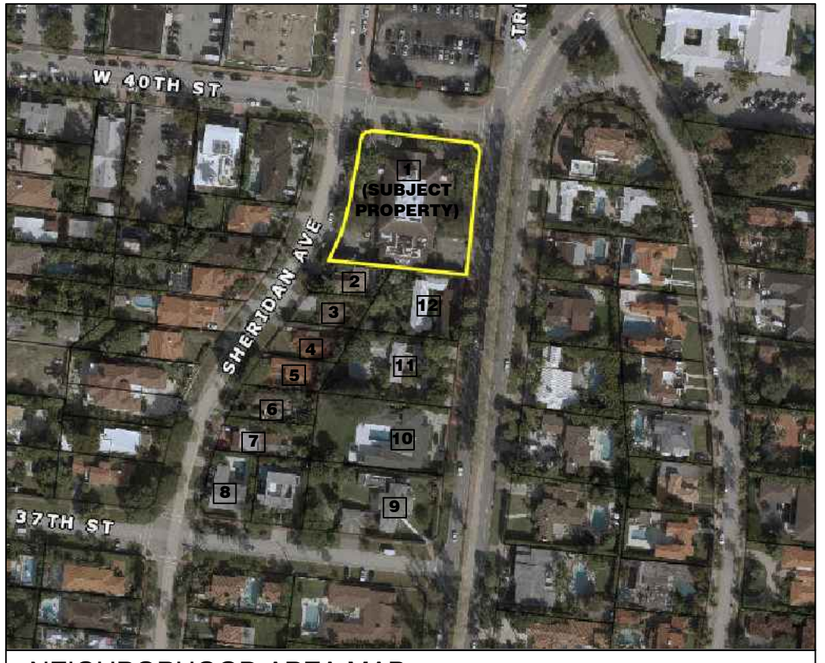
DRB.10.5

#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
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
Scale : SHOWN

STATE OF FLORIDA — JUAN C. DAVID — REGISTERED ARCHITECT — AR0015344

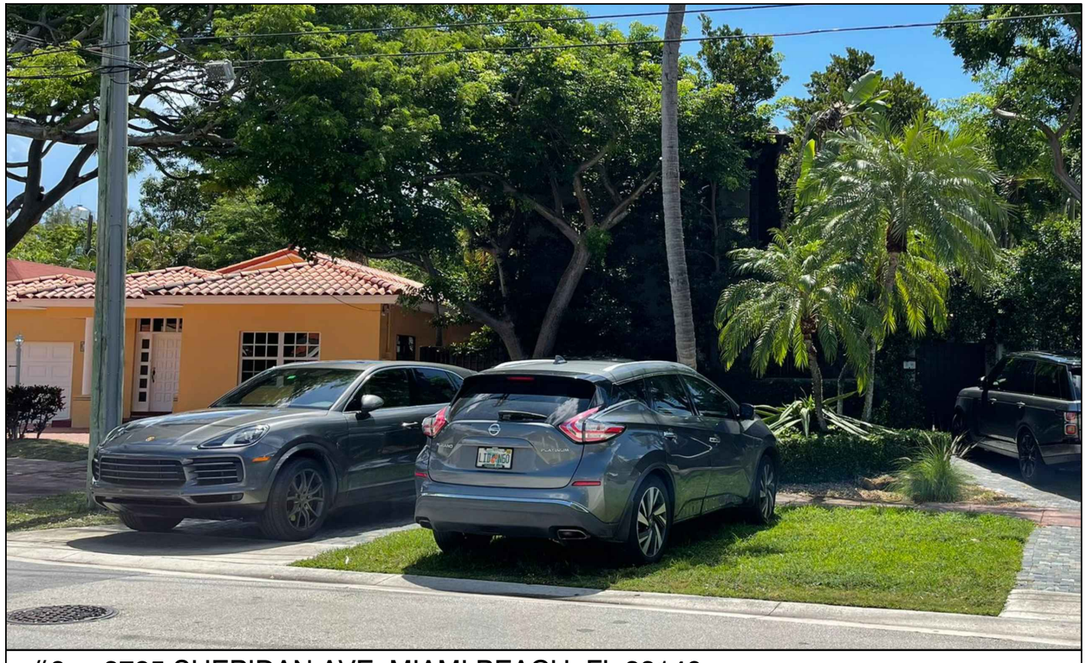
Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D000001 75C2490309000089 73, cn=Juan C David
Date: 2023.07.10 [illegible] -04'00'

AA-26001566

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

PROJECT: 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
Scale : SHOWN

STATE OF FLORIDA JUAN C. DAVID AR0015344 REGISTERED ARCHITECT

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D00000175C249030900008973, cn=Juan C David
Date: 2023.07.10 10:55:54 -04'00'

A-2600150

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

PROJECT: 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. 2600.1500
Date : 06.20.23
Scale : SHOWN

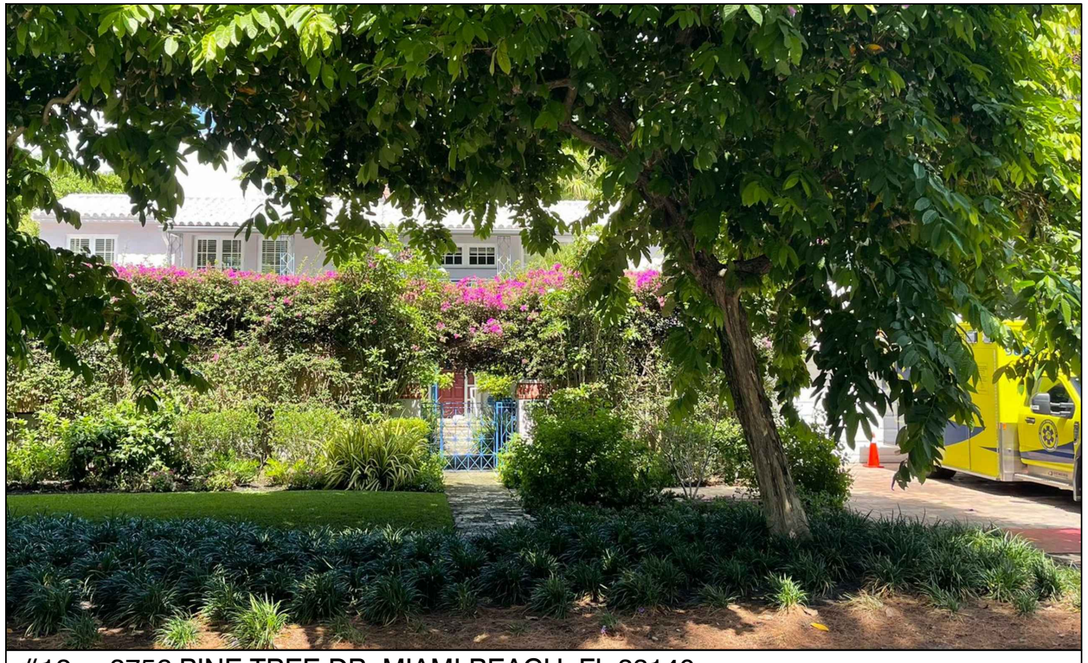
STATE OF FLORIDA · JUAN C. DAVID · AR0015344 · REGISTERED ARCHITECT · Seal

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D000001 75C2490309000089 73, cn=Juan C David
Date: 2023.07.10 10:56:32 -04'00'

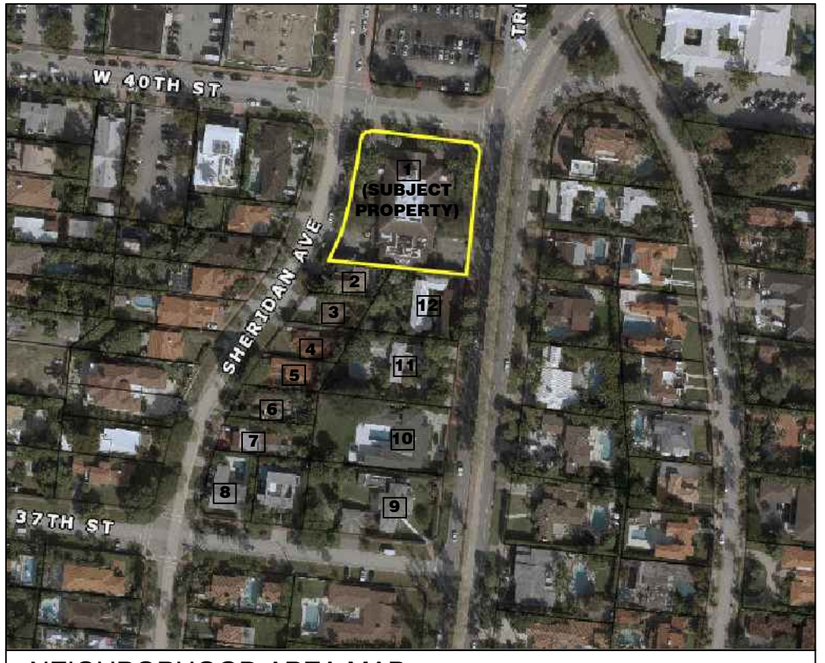
Sheet No.
DRB.11.2

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

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



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



NEIGHBORHOOD AREA MAP

NEIGHBORHOOD CONTEXT STUDY

FINAL SUBMITTAL: 07.10.23

Revisions

PROJECT: 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

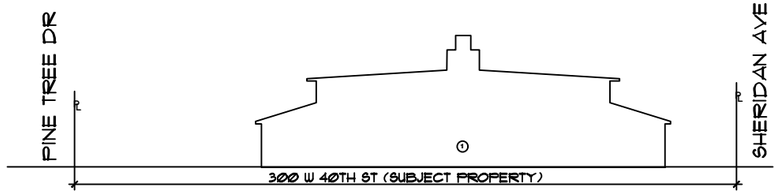
Job No.
Date : 06.20.23
Scale : SHOWN

STATE OF FLORIDA · JUAN C. DAVID · AR0015344 · REGISTERED ARCHITECT

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D000001 75C2490309000089 73, cn=Juan C David
Date: 2023.07.10 10:52:14 -04'00'

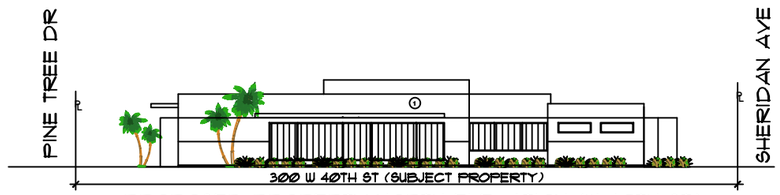
AA-26001560

Sheet No.
DRB.11.3



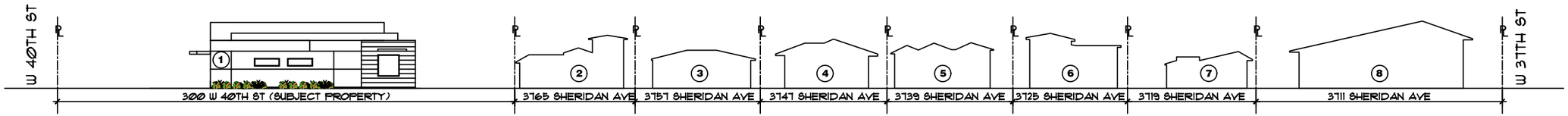
EXISTING PROPERTY NORTH ELEVATION (W 40TH ST)

SCALE : N.T.S.



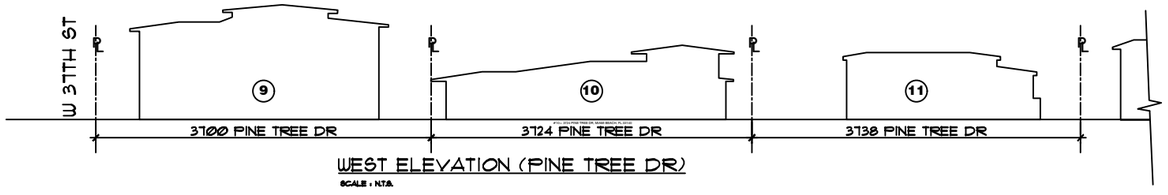
PROPOSED PROPERTY NORTH ELEVATION (W 40TH ST)

SCALE : N.T.S.



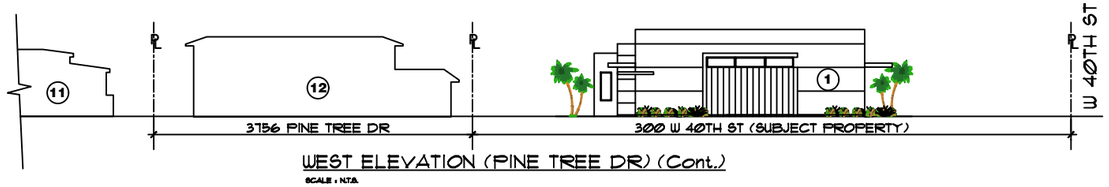
EAST ELEVATION (SHERIDAN AVE)

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

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

Scale : SHOWN

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D000001 75C2490309000089 73, cn=Juan C David
Date: 2023.07.10 18:27:53 -04'00'

AA 26001560

Sheet No.

DRB.12