

JW CONGREGATION OF SOUTH MIAMI BEACH INC.

300 WEST 40 STREET
MIAMI BEACH FL. 33140



SCOPE OF WORK :

D.R.B. : 23-0943

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

COVER

FINAL SUBMITTAL: 07.10.23

Revisions

NEW JW CONGREGATION BUILDING

JW CONGREGATION

300 WEST 40th STREET

MIAMI BEACH, FL 33140

J.C.D. ARCHITECT , Inc.

JUAN C. DAVID R. A. # 0015344

LEED ACCREDITED PROFESSIONAL

Design & Development

Architecture Interiors Planning Construction

1385 Coral Way, Suite 404 Miami, FL 33145

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



Job No.

Date : 06.20.23

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AA-26001560

Sheet No.

DRB.0

INDEX OF SHEETS

ARCHITECTURAL:	LANDSCAPING:
<p>DRB-0 COVER DRB-0.1 INDEX OF SHEETS</p> <p>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</p> <p>DRB-2 LOCATION PLAN & ZONING INFO DRB-2.1 ENLARGED LOCATION PLAN</p> <p>DRB-3 PROPOSED SITE PLAN</p> <p>DRB-4 PROPOSED SHADED DIAGRAMS DRB-4.1 PROPOSED SHADED DIAGRAMS DRB-4.2 PROPOSED SHADED DIAGRAMS</p> <p>DRB-5 PROPOSED FLOOR PLAN DRB-6 PROPOSED ROOF PLAN</p> <p>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-7.7 PROP. SOUTH ELEVATION W/ PERIMETER LANDSCAPING DRB-7.8 PROP. EAST & WEST ELEVATION W/ PERIMETER LANDSCAPING DRB-7.9 PROP. NORTH ELEVATION W/ PERIMETER LANDSCAPING</p> <p>DRB-8 PROPOSED SECTION "A" AND "B"</p> <p>DRB-9 PERSPECTIVE VIEWS DRB-9.1 PERSPECTIVE VIEWS</p> <p>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</p> <p>DRB-11 NEIGHBORHOOD CONTEXT STUDY DRB-11.1 NEIGHBORHOOD CONTEXT STUDY DRB-11.2 NEIGHBORHOOD CONTEXT STUDY DRB-11.3 NEIGHBORHOOD CONTEXT STUDY</p> <p>DRB-12 CONTEXTUAL ELEVATION LINE DRAWINGS</p>	<p>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 LP-4 PLANTING LEGEND LP-5 PLANTING IMAGES LP-6 PLANTING IMAGES LP-7 PLANTING IMAGES LP-8 PLANTING IMAGES</p>
ADDITIONAL DOCUMENTS:	
<ul style="list-style-type: none"> - SURVEY S&S - PRE-APPLICATION CHECKLIST - LAND USE BOARD APPLICATION - LETTER OF INTENT - MAILING LABELS - PROPERTY OWNER LIST - CERTIFIED LETTER - 375' RADIUS MAP - MICROFILMS 	

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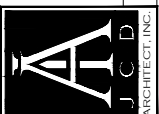
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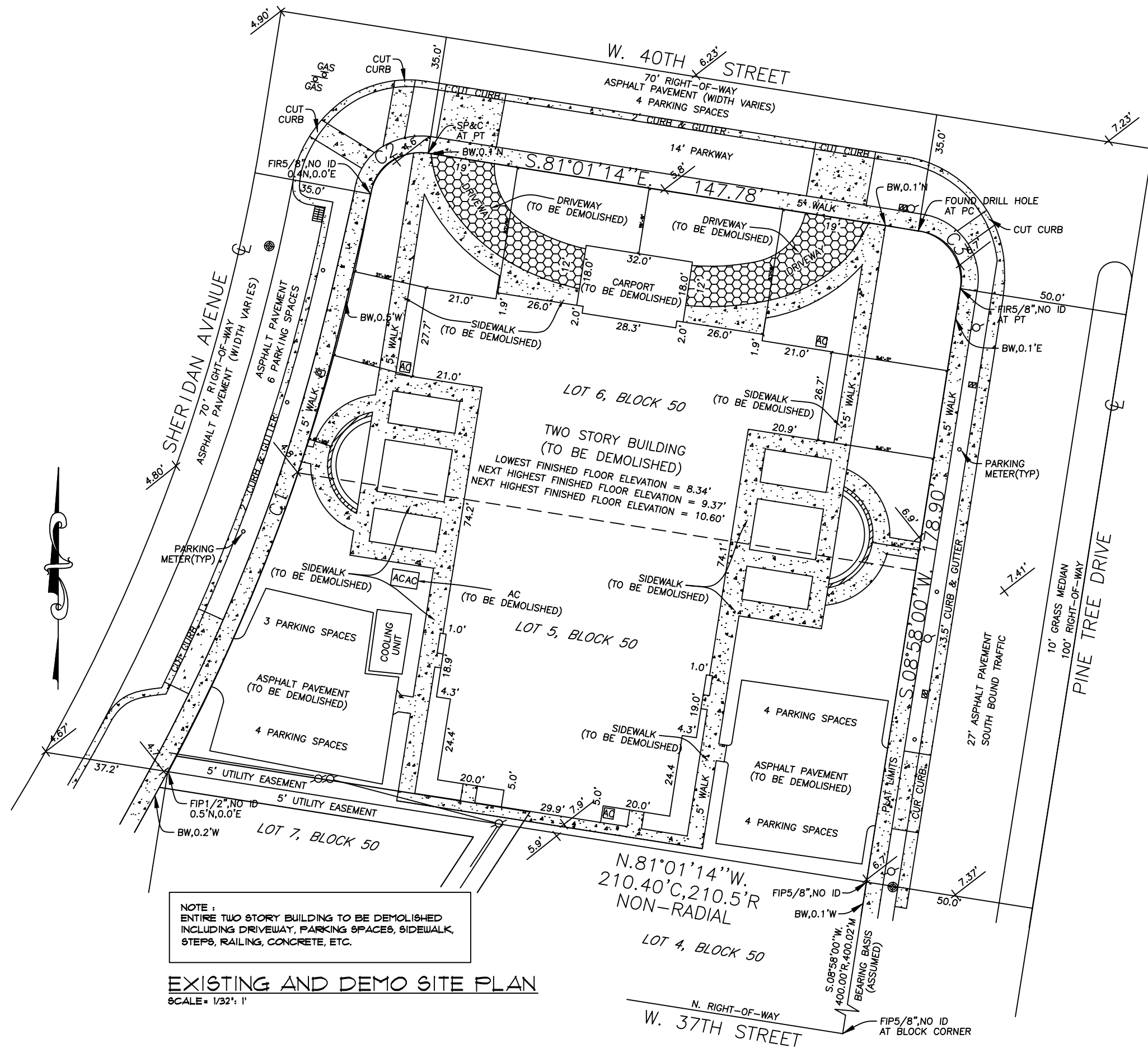
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EXISTING & DEMOLITION SITE PLAN

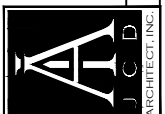
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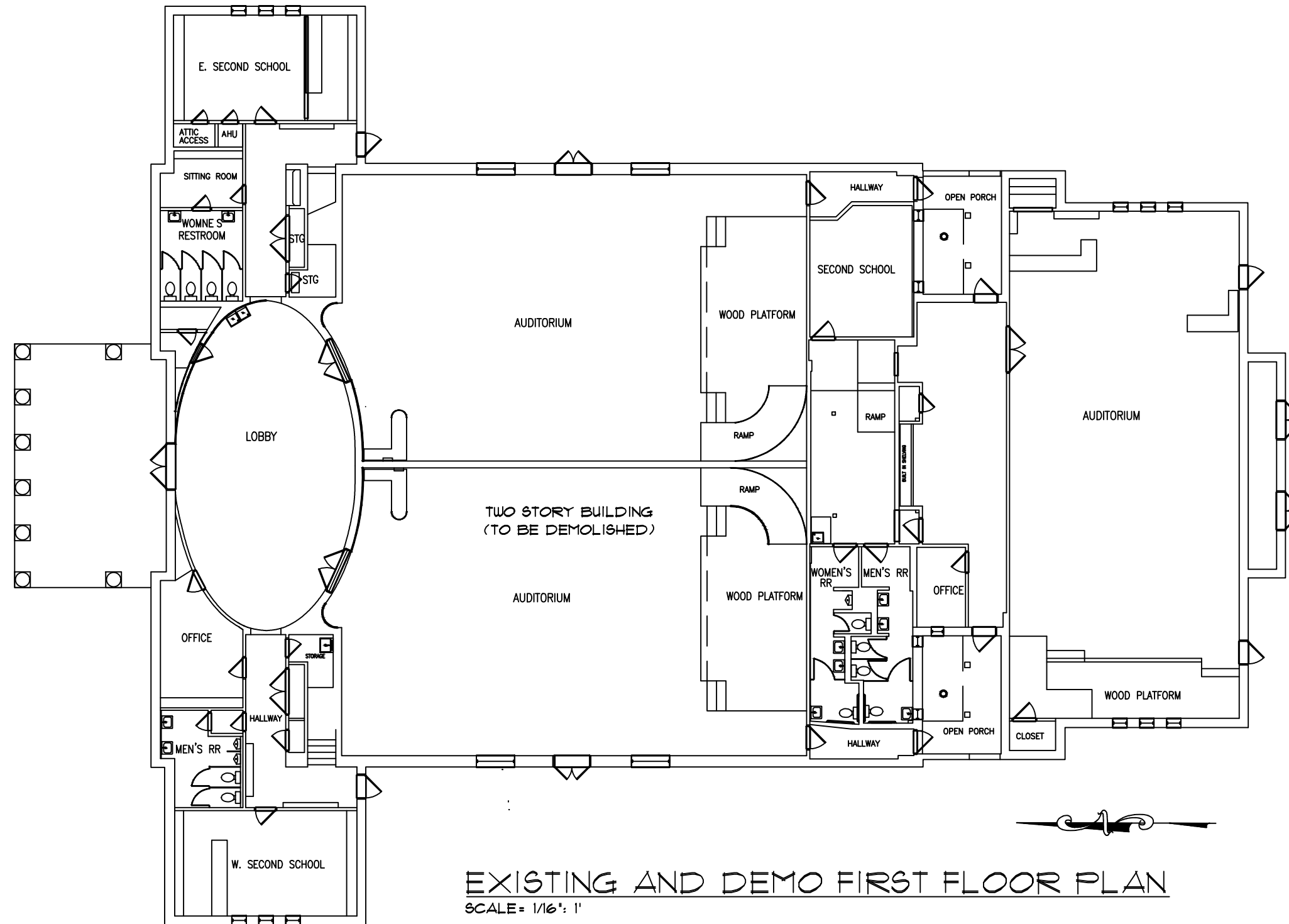
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EXISTING AND DEMO FIRST FLOOR PLAN
 SCALE = 1/16" = 1'

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

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

EXIST. & DEMO 1ST FLOOR PLAN

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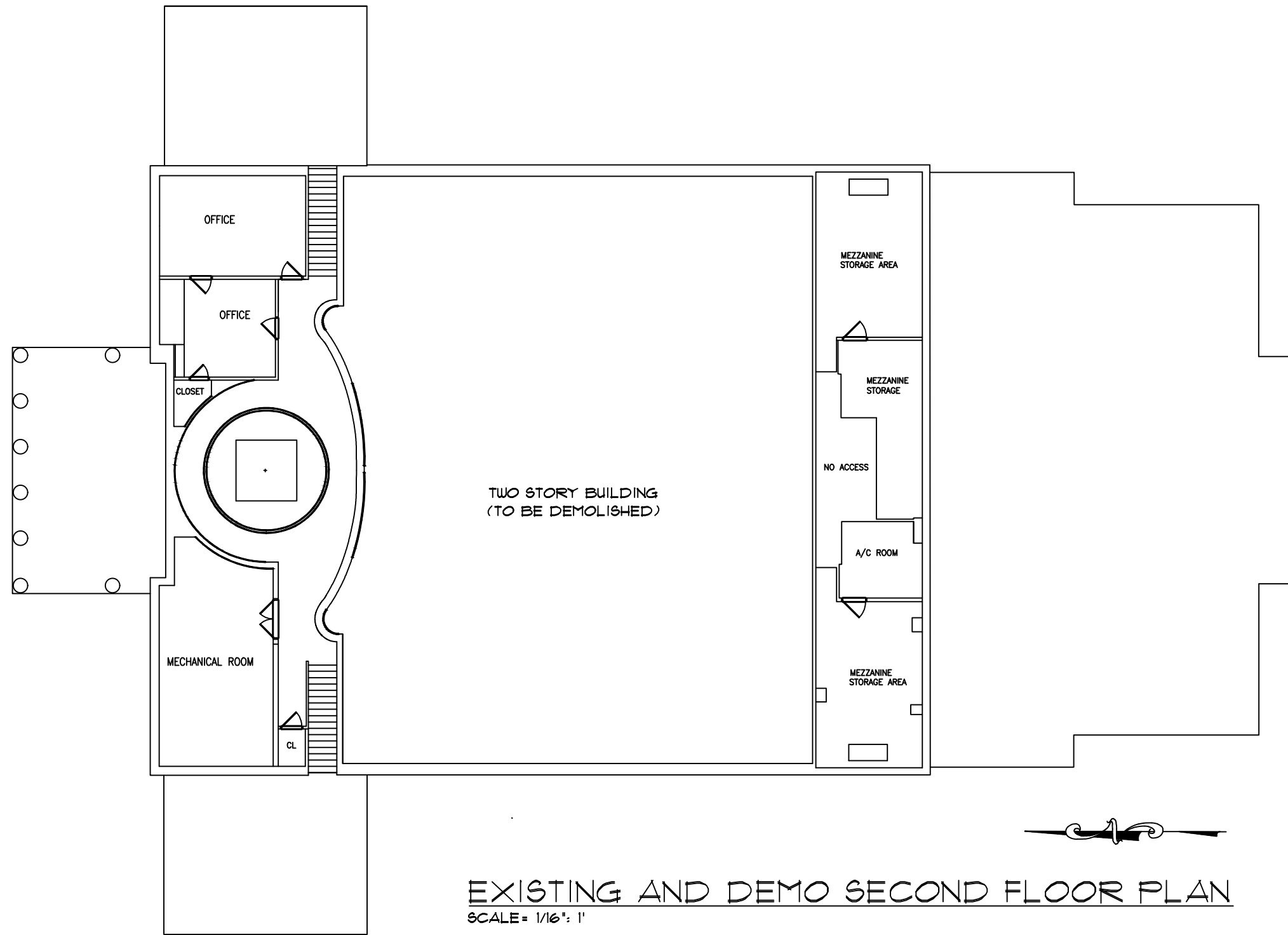
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EXISTING AND DEMO SECOND FLOOR PLAN
 SCALE = 1/16" = 1'

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

EXIST. & DEMO 2ND FLOOR PLAN

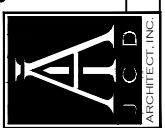
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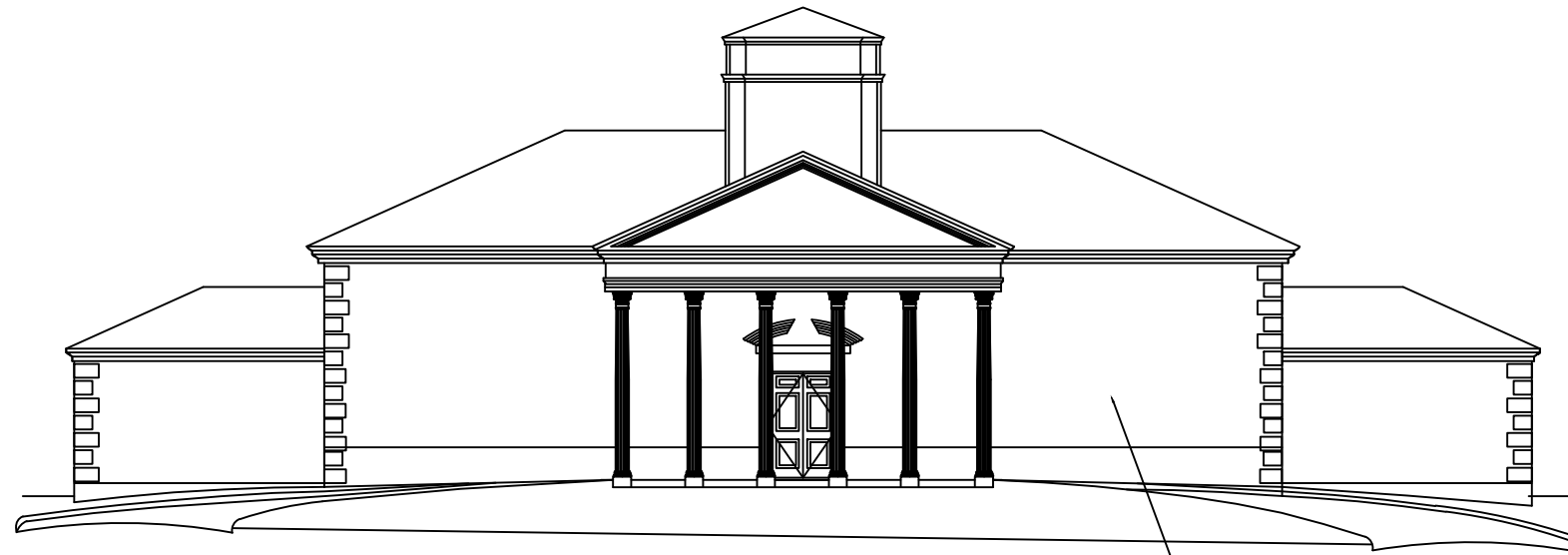
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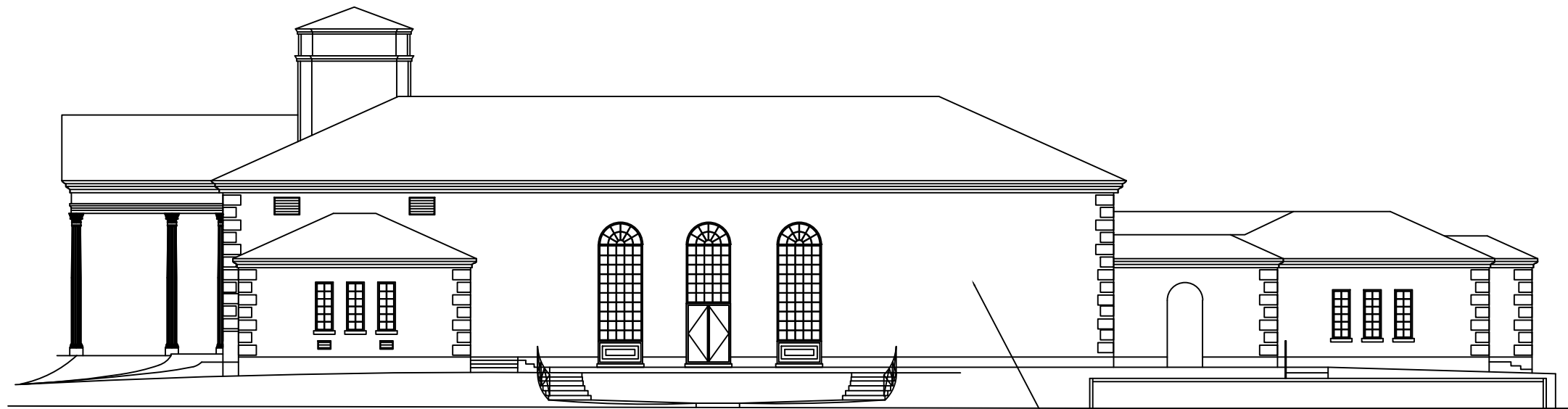
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EXISTING AND DEMO NORTH ELEVATION
SCALE = 1/16" = 1'

TWO STORY BUILDING
(TO BE DEMOLISHED)



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

TWO STORY BUILDING
(TO BE DEMOLISHED)

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

EXIST. & DEMOLITION ELEVATION

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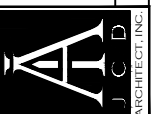
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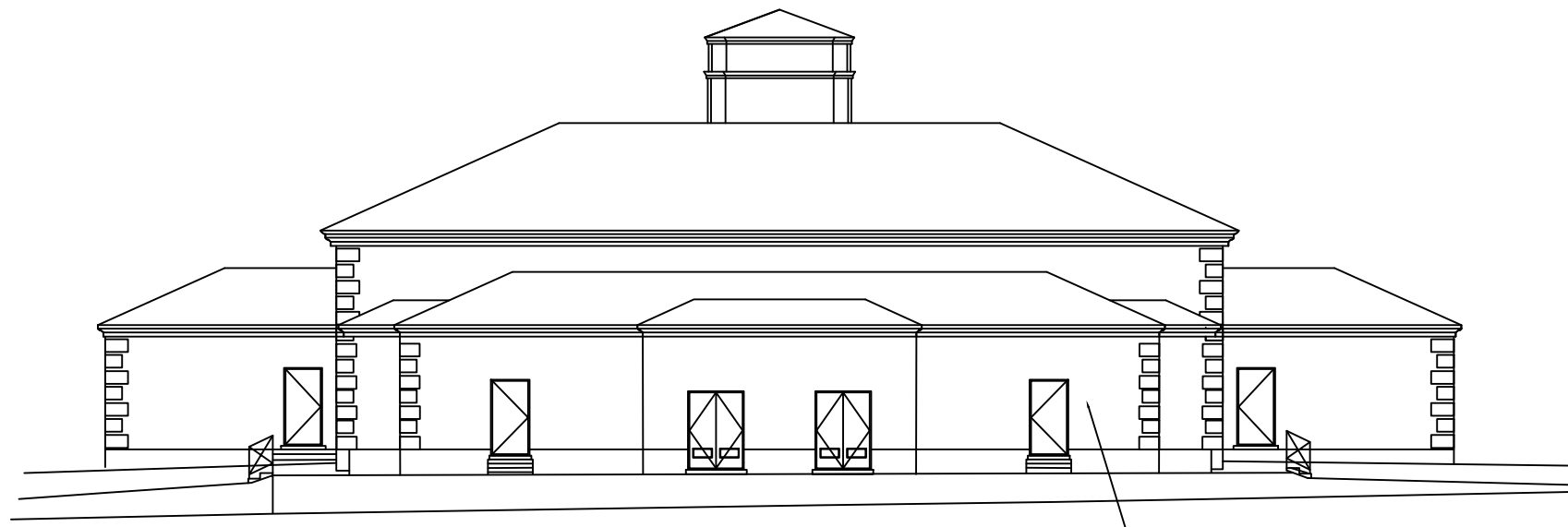
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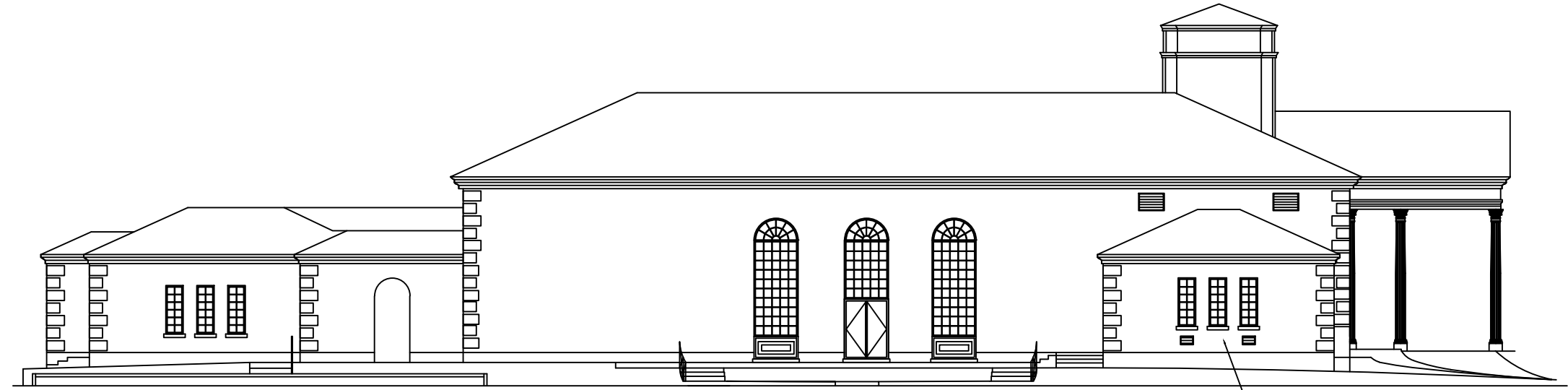
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EXISTING AND DEMO SOUTH ELEVATION
SCALE = 1/16" = 1'

TWO STORY BUILDING
(TO BE DEMOLISHED)



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

TWO STORY BUILDING
(TO BE DEMOLISHED)

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

EXIST. & DEMOLITION ELEVATION

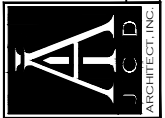
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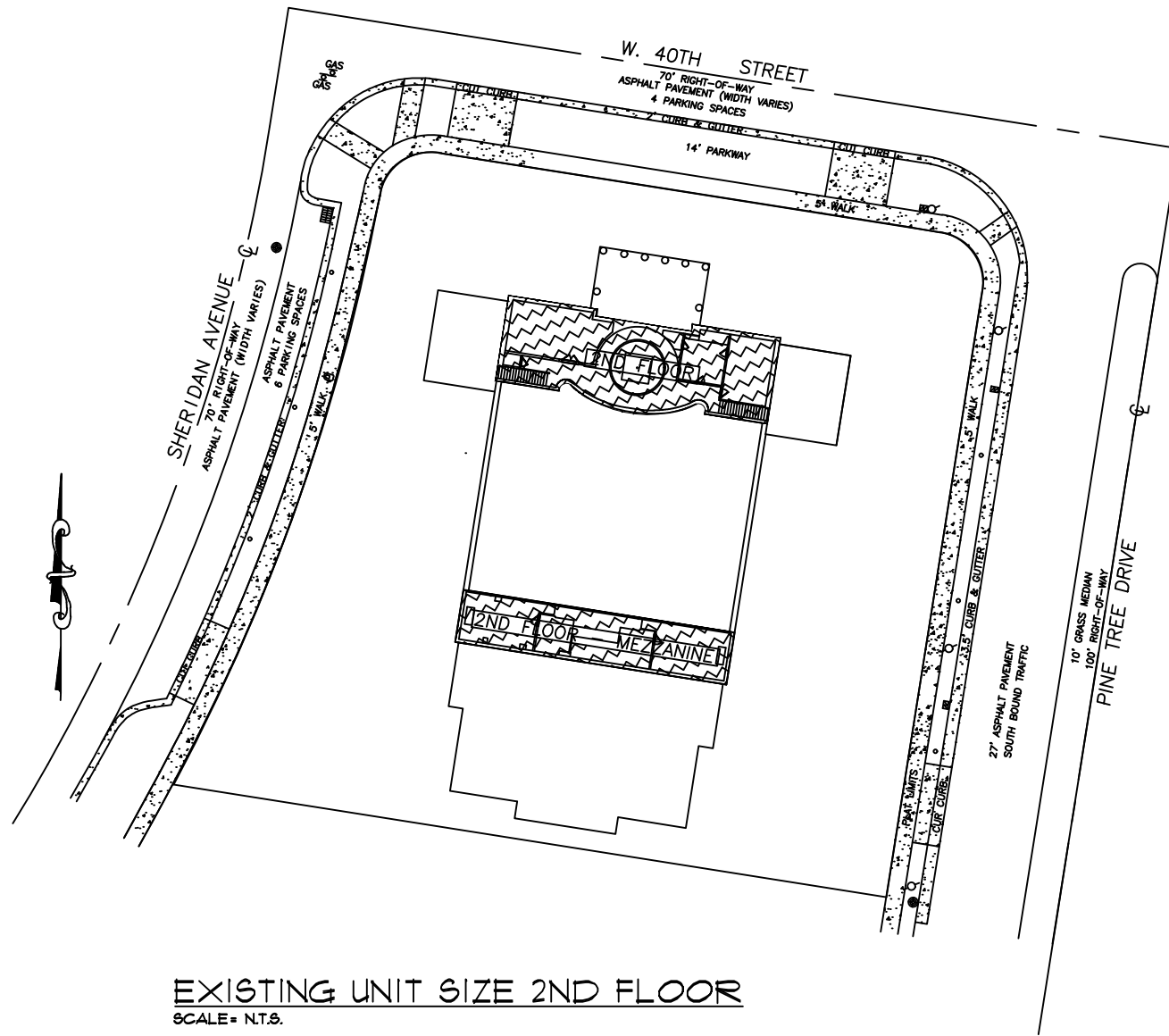
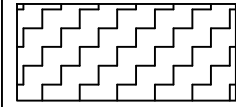
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**UNIT SIZE CALCULATION:
(EXISTING)**

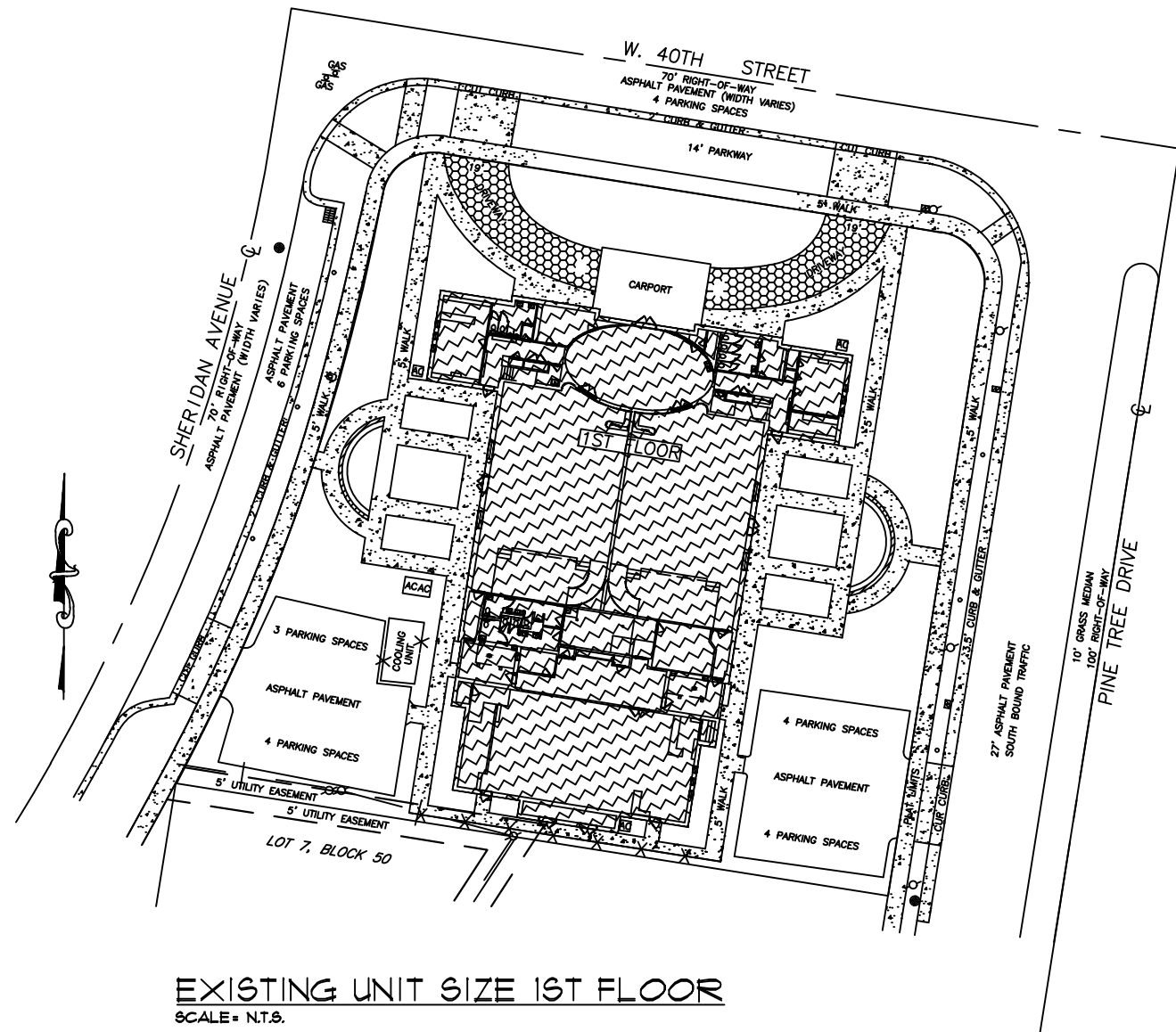
	AREA S.F.
MAIN BUILDING (1st FLOOR)	12,641.98 S.F.
MAIN BUILDING (2nd FLOOR)	6,593.02 S.F.
TOTAL UNIT SIZE EXISTING	19,235 S.F.
MAX. UNIT SIZE ALLOWED 50% OF LOT AREA (LOT AREA X 0.50) = (36,065.40 X 0.50)	18,032.70 S.F. (50%)
TOTAL UNIT SIZE EXISTING	19,235 S.F. (53.33%)

LEGEND :

AREA INCLUDED IN THE
CALCULATION OF UNIT SIZE



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



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

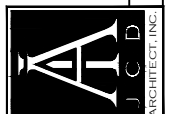
EXISTING SHADED DIAGRAM

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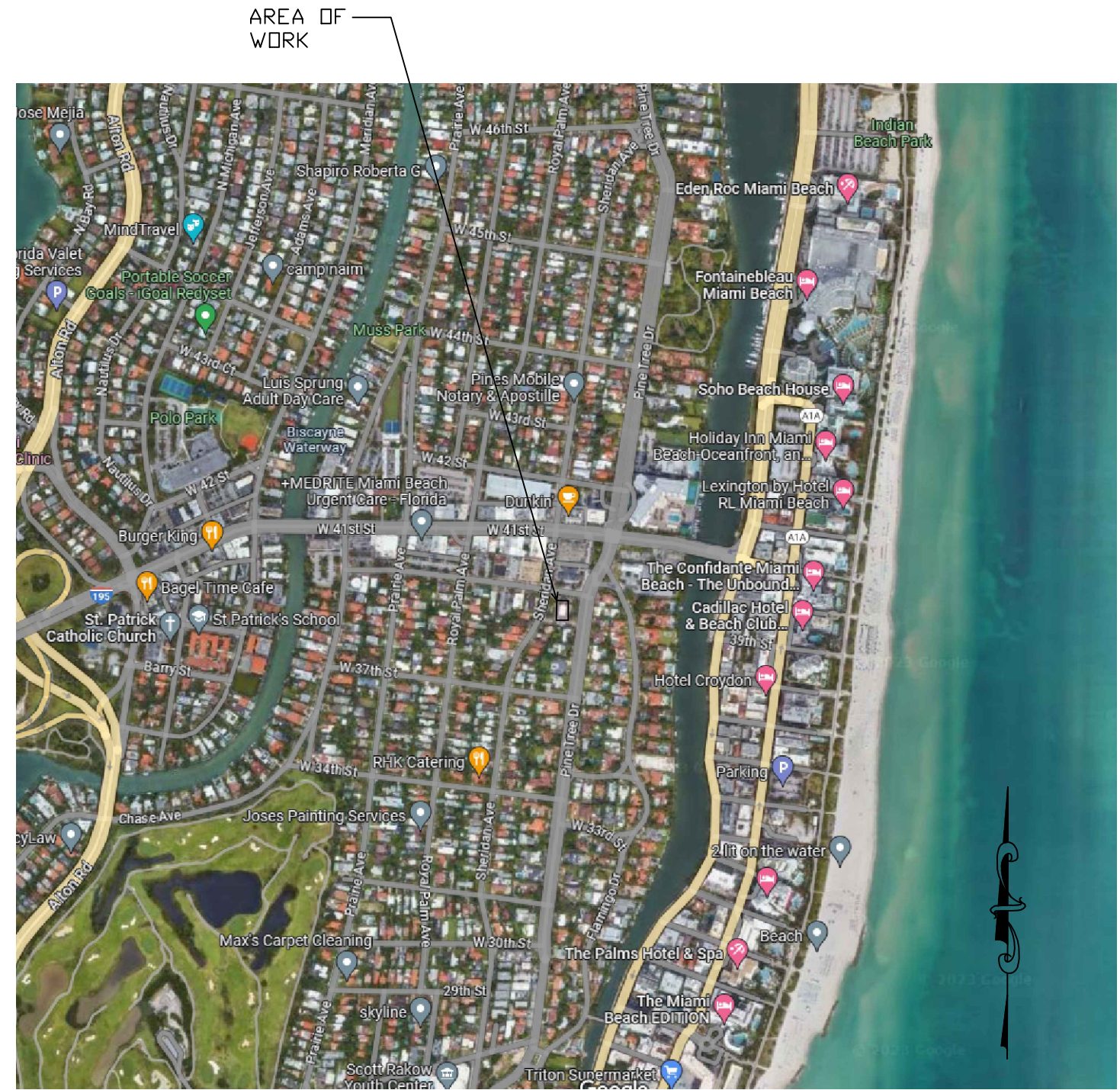
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SINGLE FAMILY RESIDENTIAL-ZONING DATA SHEET

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



LOCATION PLAN (AERIAL 1/2 MILE RADIUS)

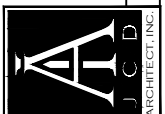
LOCATION PLAN & ZONING INFO

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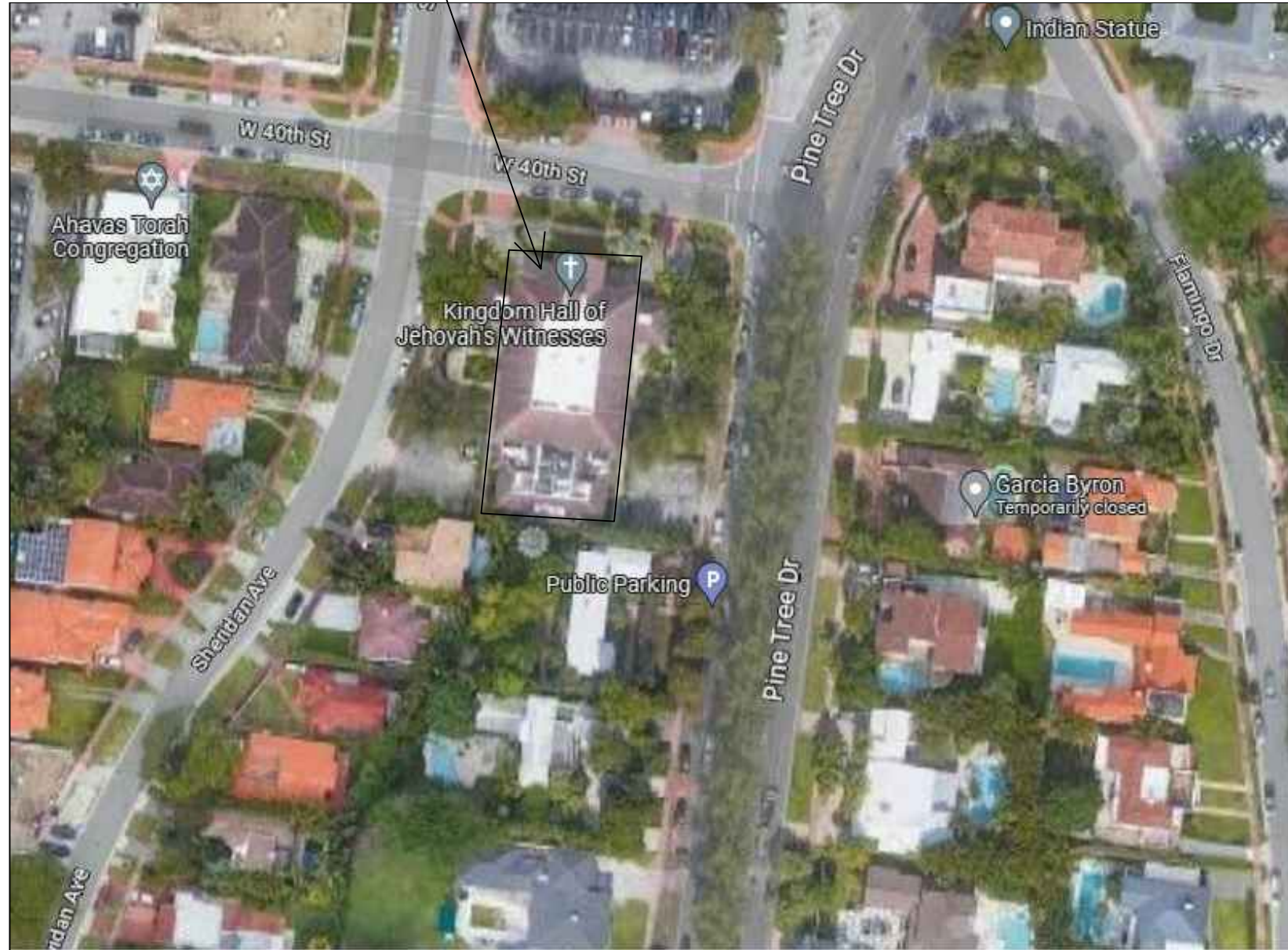


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DRB.2

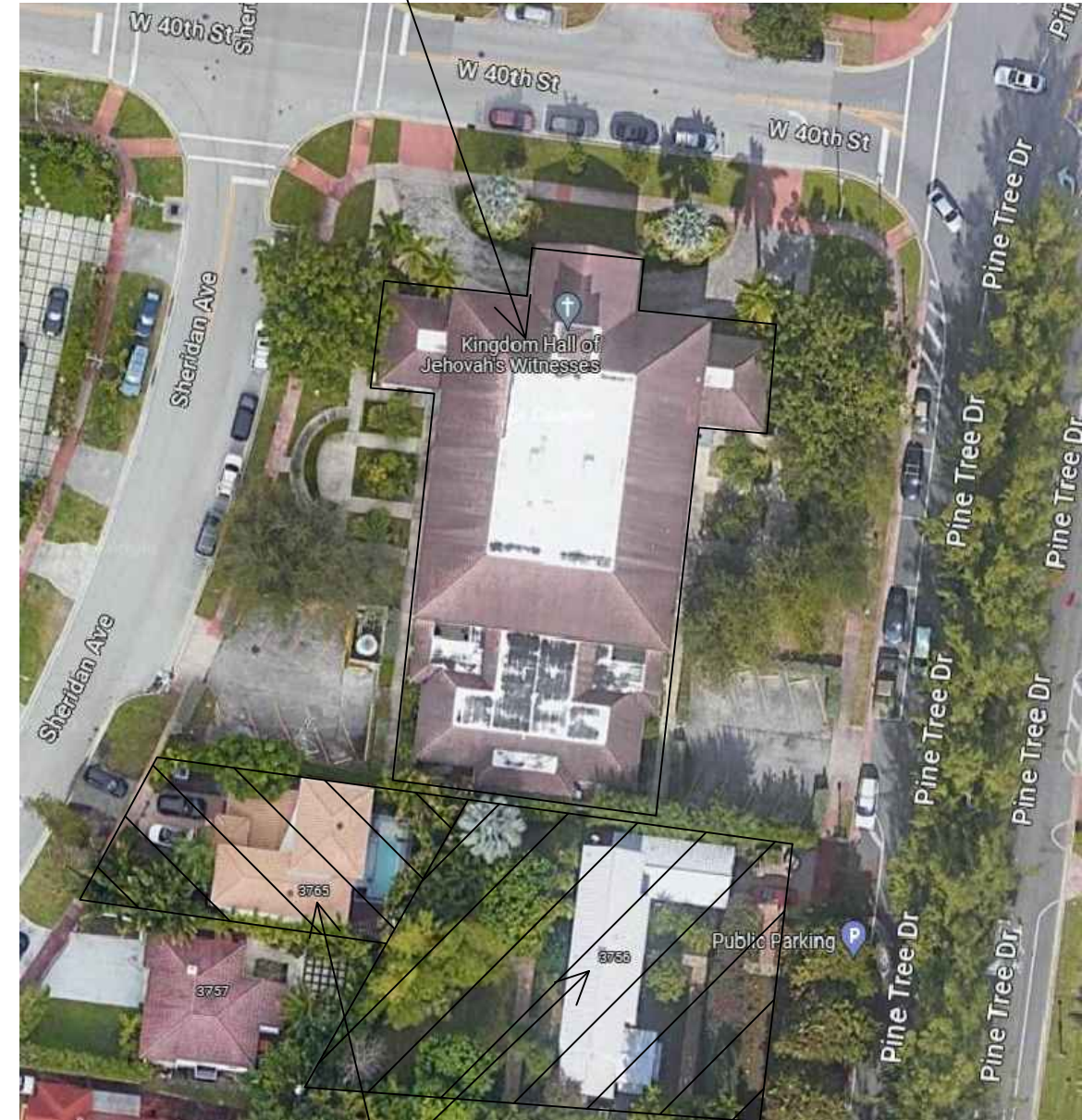
SUBJECT PROPERTY



ENLARGED LOCATION PLAN

ENLARGED LOCATION MAP

SUBJECT PROPERTY



ADJACENT PROPERTIES

ADJACENT PROPERTIES

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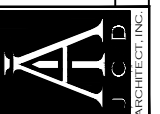
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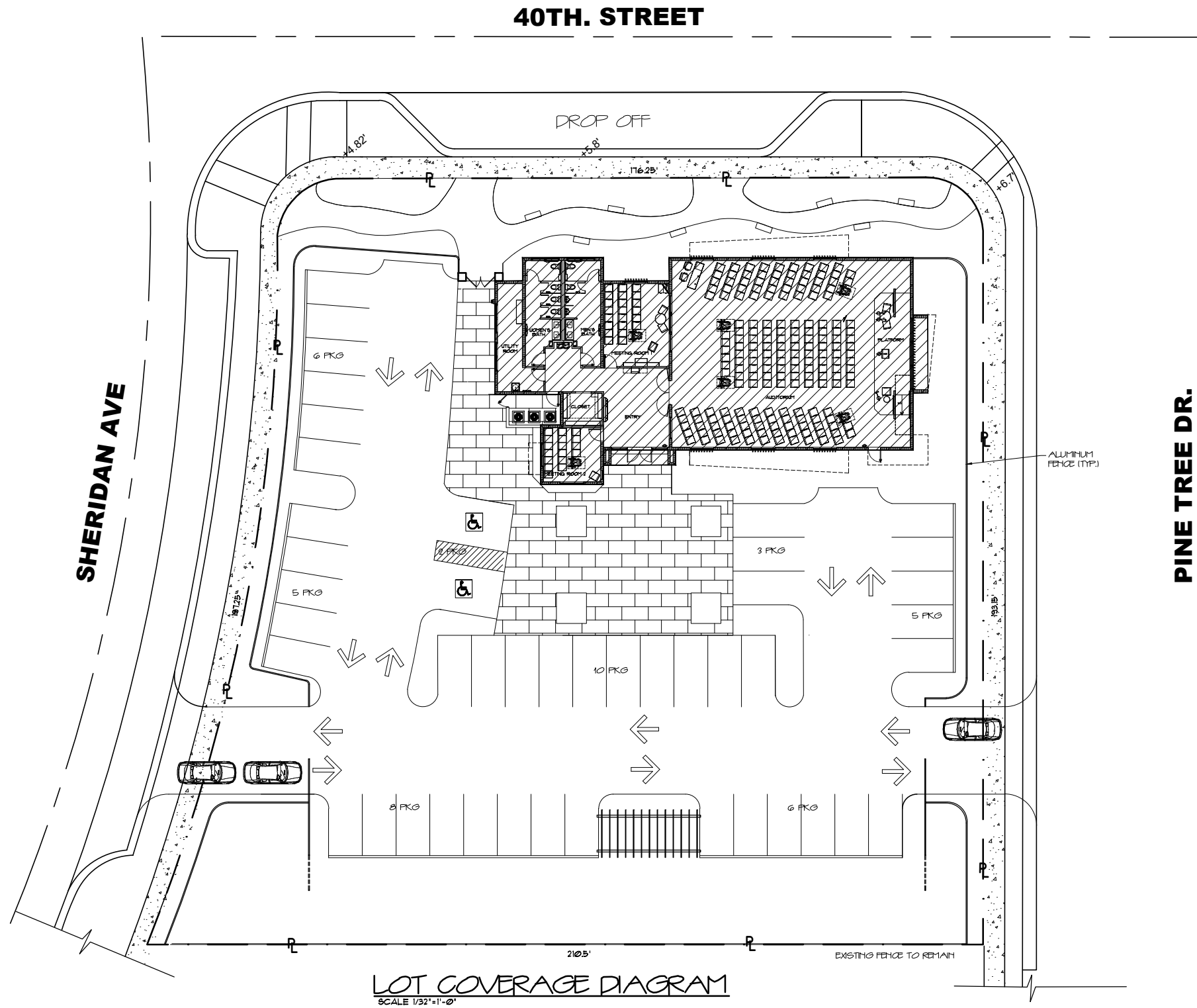
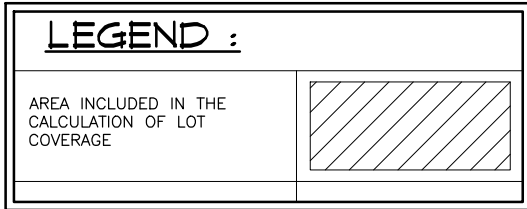
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LOT COVERAGE CALCULATION:

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



PROPOSED SHADED DIAGRAMS

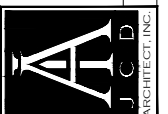
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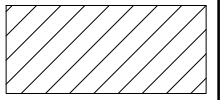
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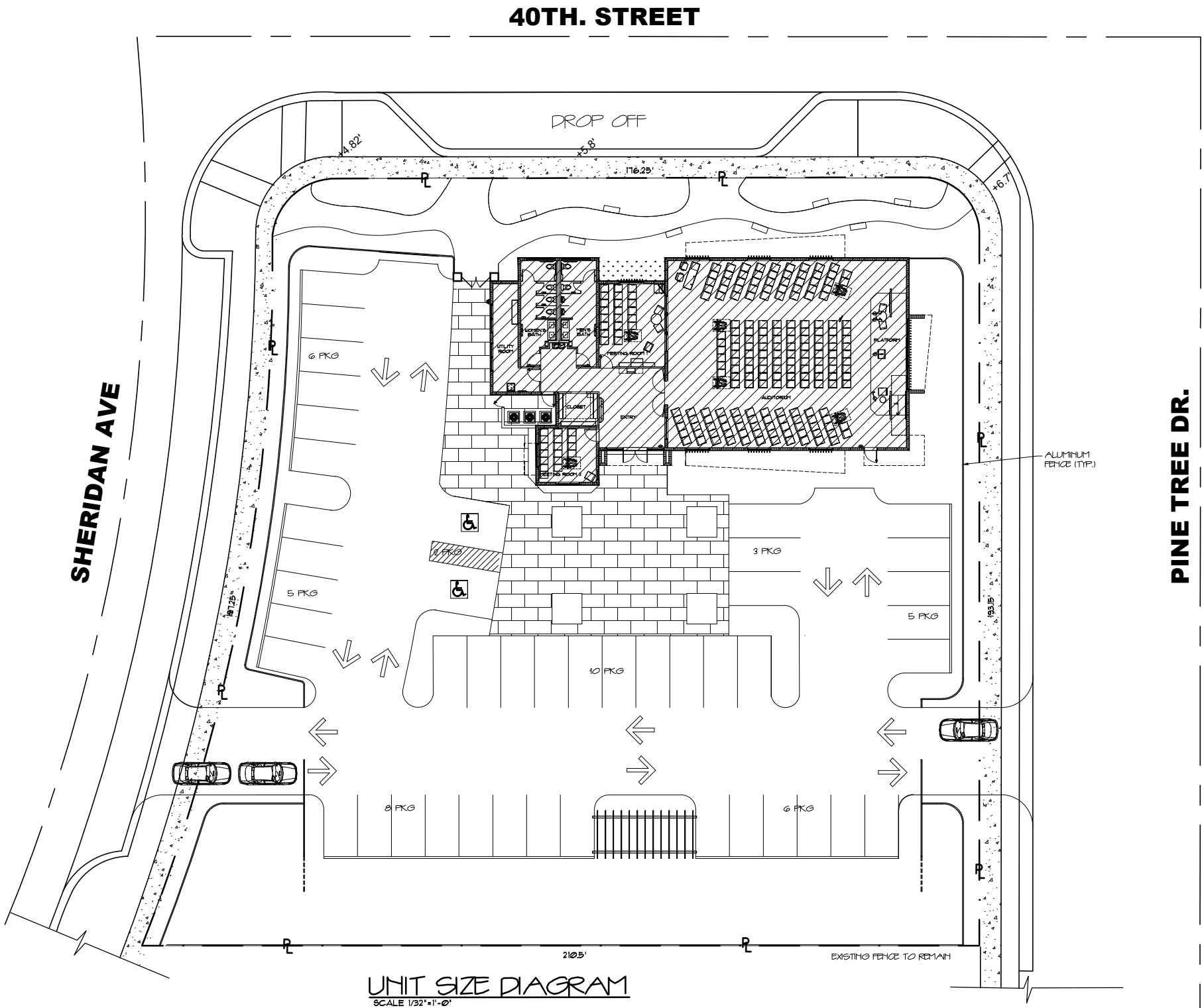
DRB.4

UNIT SIZE CALCULATION:

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

LEGEND :

AREA INCLUDED IN THE CALCULATION OF UNIT SIZE	
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PROPOSED SHADED DIAGRAMS

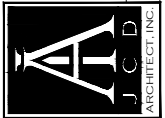
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FRONT YARD CALCULATION :
 MINIMUM FRONT YARD 20 FEET. (AT LEAST 50% OF THE REQUIRED FRONT YARD AREA SHALL BE SODDED OR LANDSCAPED PERVIOUS OPEN SPACE)

FRONT YARD AREA	AREA(S.F.)
GREEN OPEN SPACE AREA	2,157.77 S.F.
PAVER AREA (NOT COUNTED TOWARDS ANYTHING)	1,304.23 S.F.
TOTAL FRONT YARD AREA	3,462.00 S.F.
OPEN SPACE REQUIRED 50% IN 20 FEET (FRONT YARD X 0.50) = (3,462 X 0.50)	1,731.00 S.F. (50%)
OPEN SPACE PROVIDED (TOTAL FRONT YARD)	2,157.77 S.F. (62.32%)

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

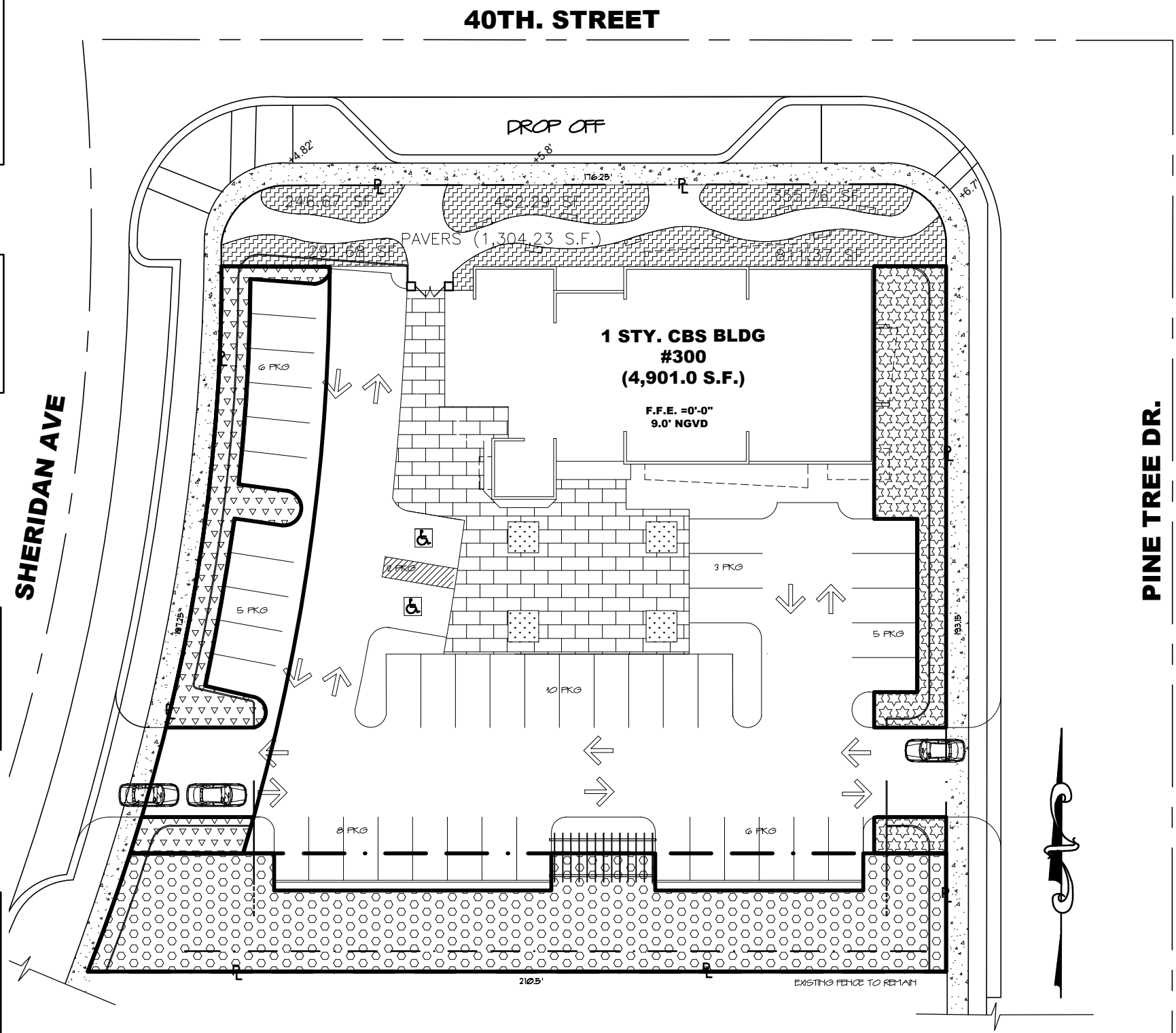
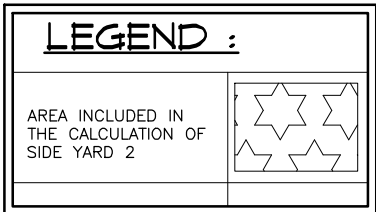
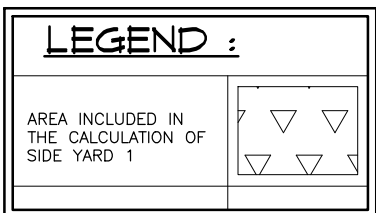
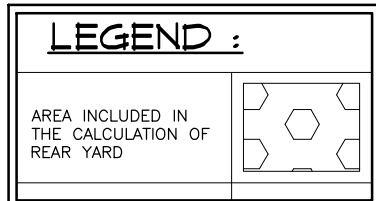
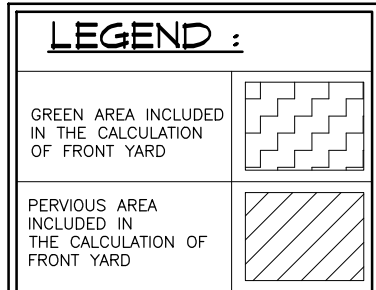
REAR YARD AREA	AREA(S.F.)
GREEN AREA	4,865.53 S.F.
OPEN SPACE REQUIRED 70% IN 29 FEET (REAR YARD X 0.70) = (5,948.38 X 0.70)	4,163.86 S.F. (70%)
OPEN SPACE PROVIDED (TOTAL REAR YARD)	4,865.53 S.F. (81.79%)

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

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%)



OPEN SPACE DIAGRAM – FRONT, REAR & SIDE YARDS

SCALE 1/32"=1'-0"

PROPOSED SHADED DIAGRAMS

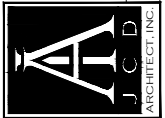
FINAL SUBMITTAL: 07.10.23

Revisions

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

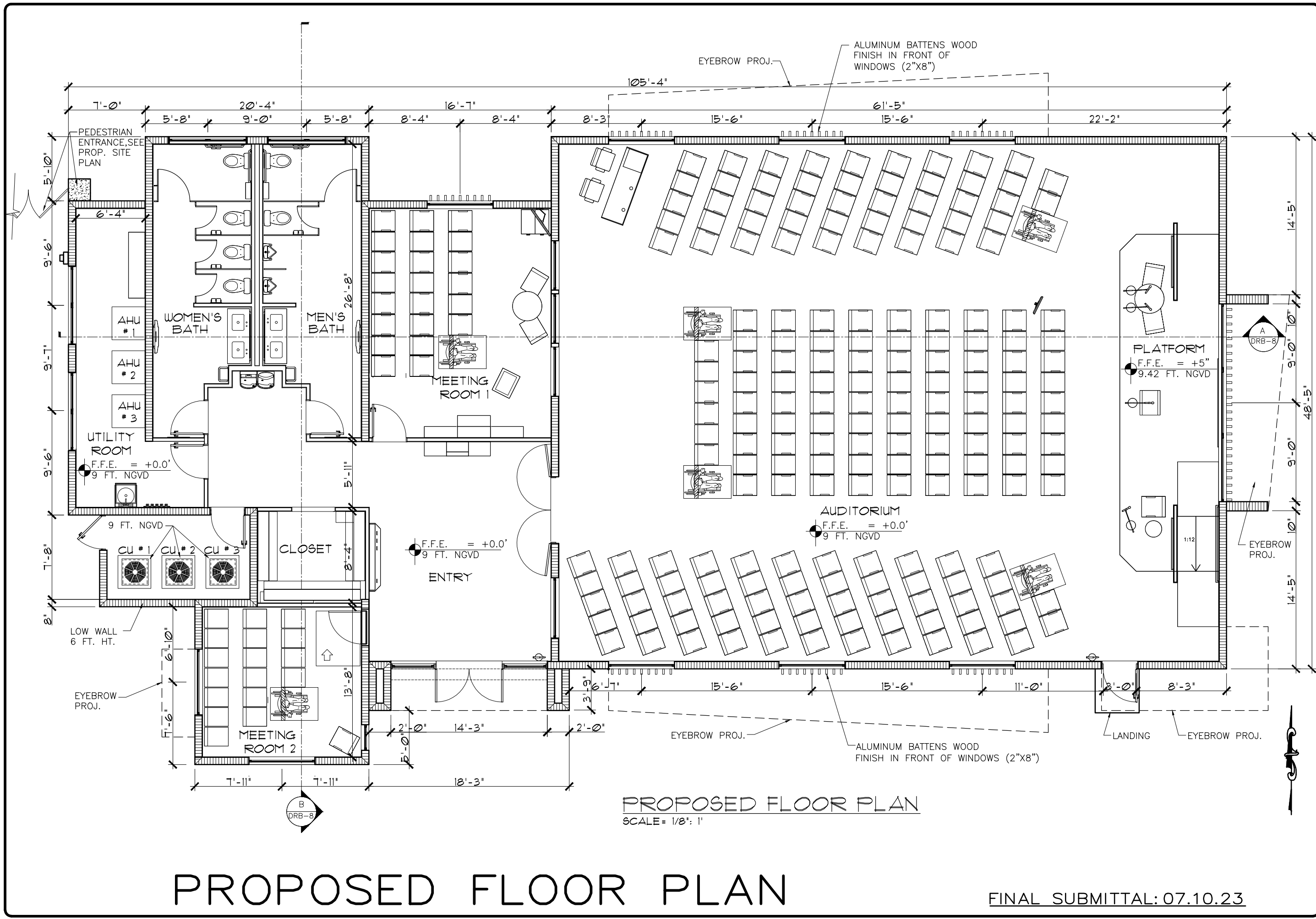
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PROPOSED FLOOR PLAN
SCALE = 1/8" = 1'

PROPOSED FLOOR PLAN

FINAL SUBMITTAL: 07.10.23

Revisions

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

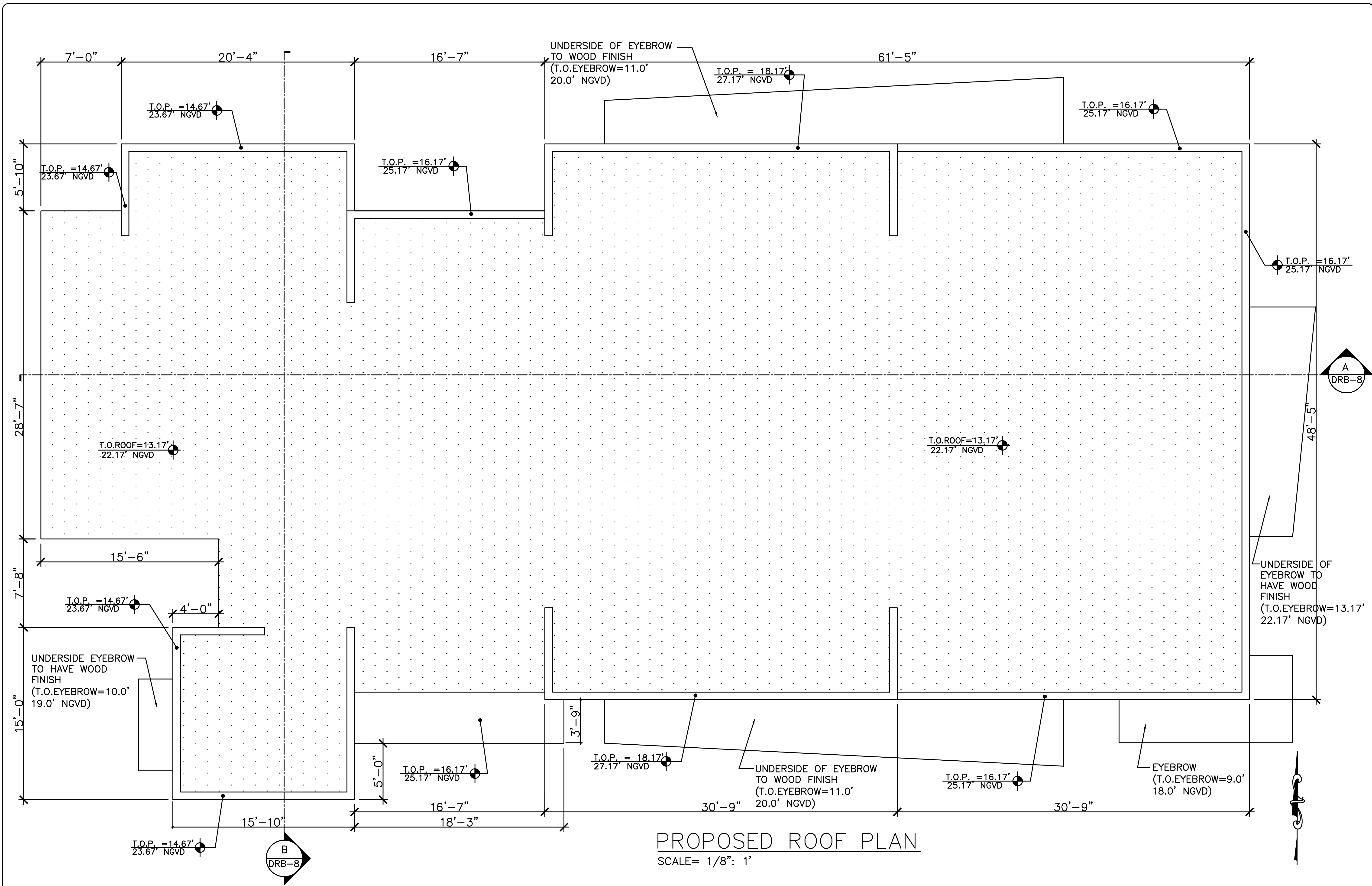
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PROPOSED ROOF PLAN
SCALE= 1/8" : 1'

PROPOSED ROOF PLAN

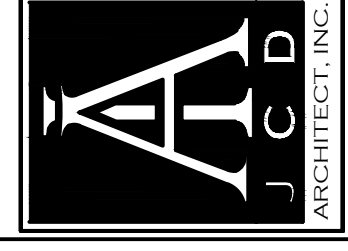
FINAL SUBMITTAL: 07.10.23

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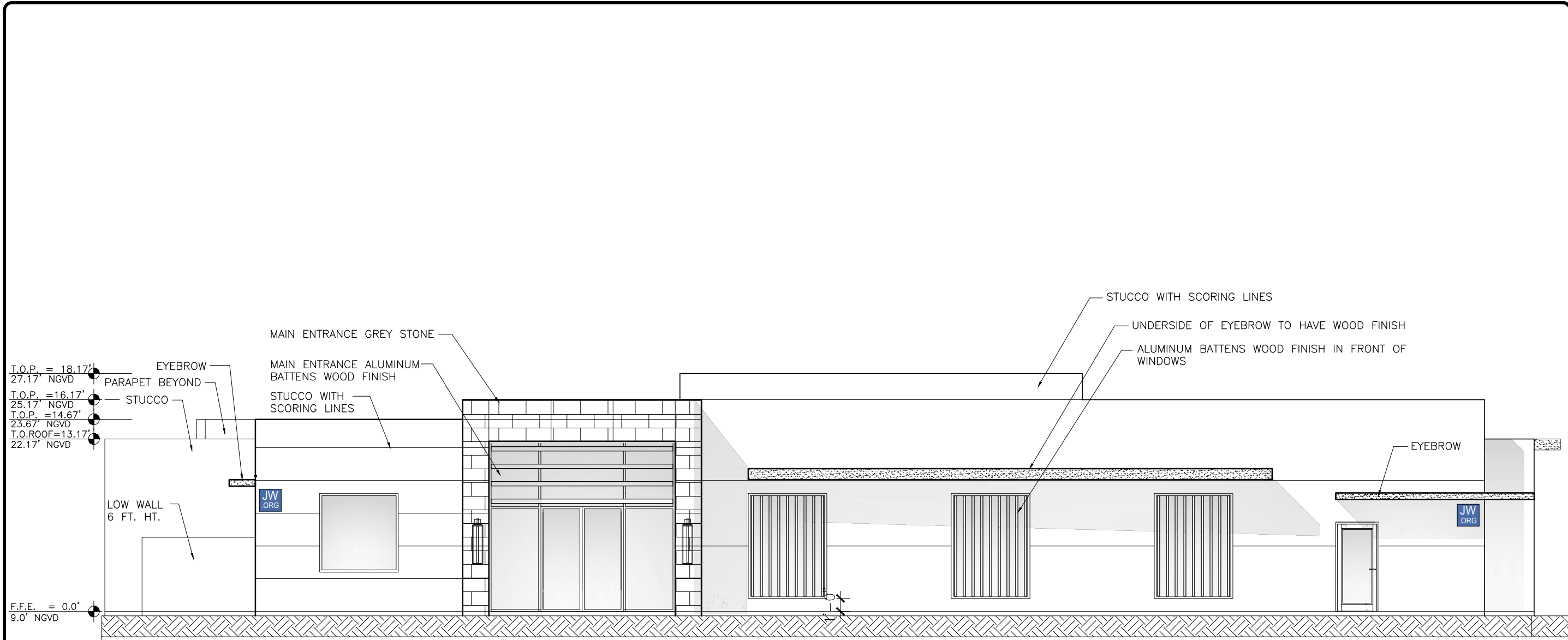
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PROPOSED SOUTH ELEVATION

SCALE = 1/8" = 1'

PROPOSED ELEVATION

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 JW CONGREGATION
 300 WEST 40th STREET
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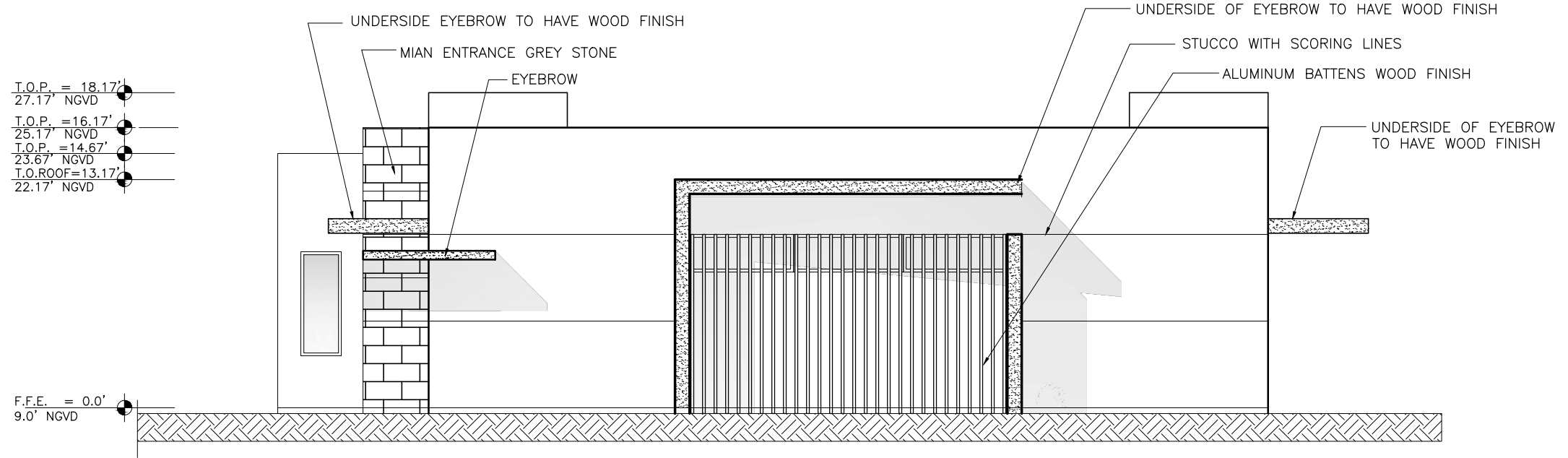
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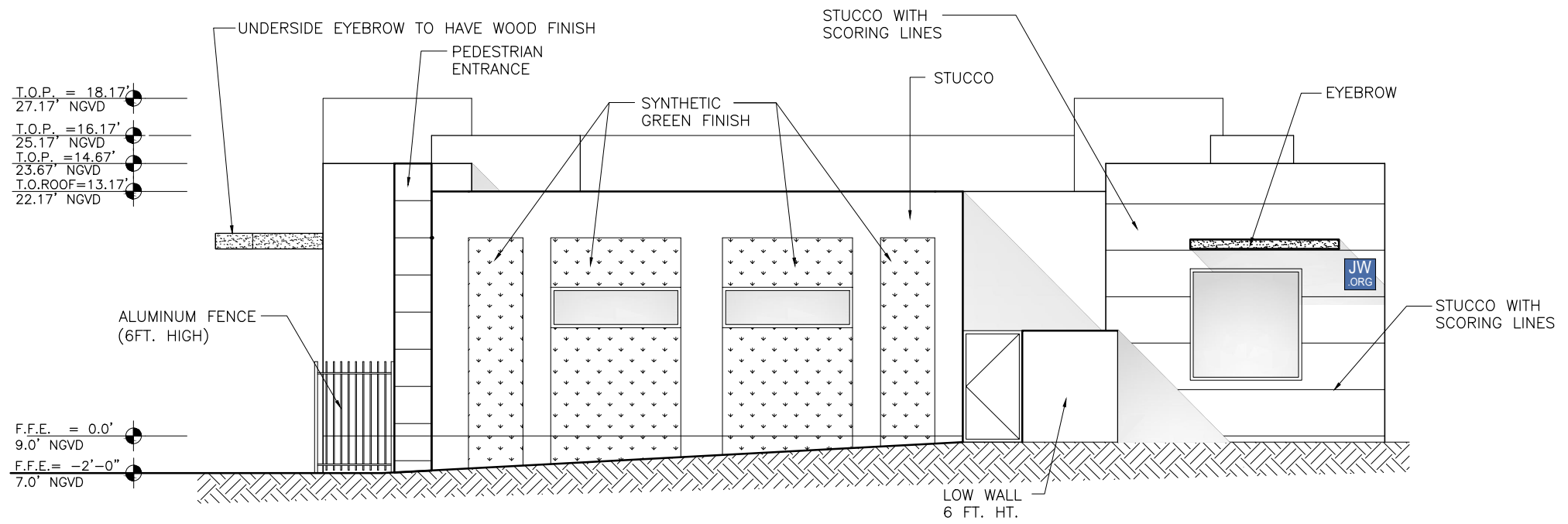
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 Date : 06.20.23
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 AA-26001560
 Sheet No.

DRB.7



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



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

PROPOSED ELEVATION

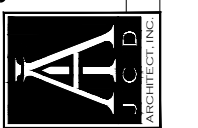
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NEW JW CONGREGATION BUILDING
JW CONGREGATION
300 WEST 40th STREET
MIAMI BEACH, FL 33140

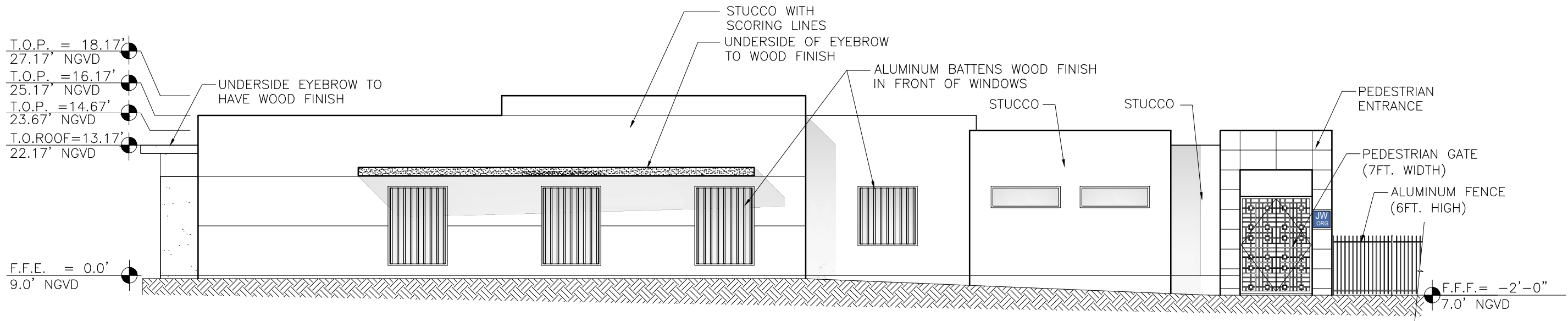
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PROPOSED NORTH ELEVATION
 SCALE = 3/32" = 1'

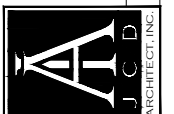
PROPOSED ELEVATION

FINAL SUBMITTAL: 07.10.23

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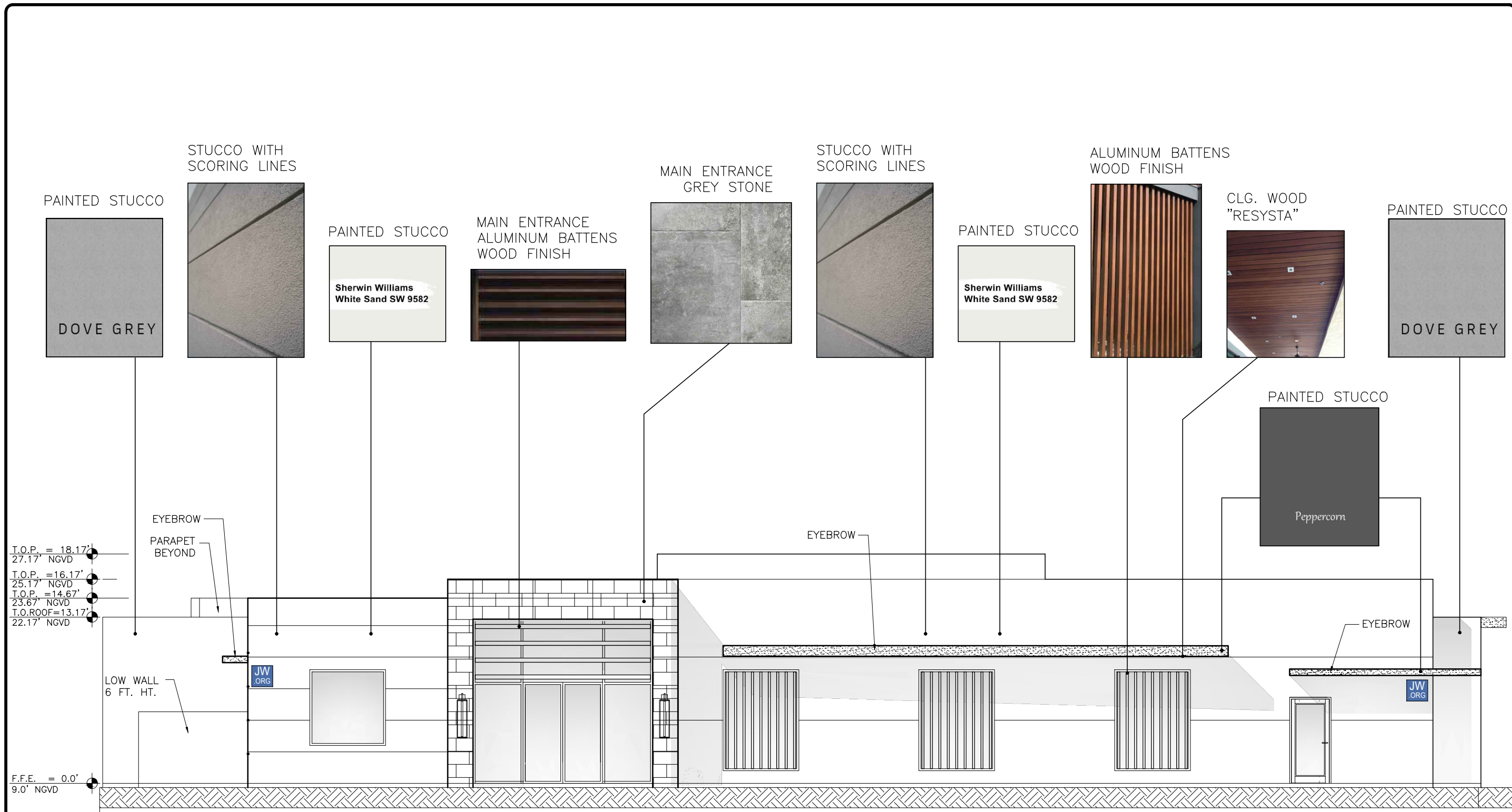
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DRB.7.2



PAINTED STUCCO
DOVE GREY

STUCCO WITH SCORING LINES

PAINTED STUCCO
Sherwin Williams
White Sand SW 9582

MAIN ENTRANCE
ALUMINUM BATTENS
WOOD FINISH

MAIN ENTRANCE
GREY STONE

STUCCO WITH SCORING LINES

PAINTED STUCCO
Sherwin Williams
White Sand SW 9582

ALUMINUM BATTENS
WOOD FINISH

CLG. WOOD
"RESYSTA"

PAINTED STUCCO
DOVE GREY

PAINTED STUCCO
Peppercorn

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
PARAPET
BEYOND

LOW WALL
6 FT. HT.

JW
ORG

JW
ORG

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

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

MATERIALS/COLORS BOARD

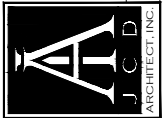
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Revisions

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

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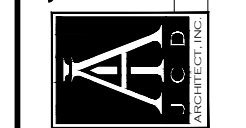
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Sheet No.
DRB.7.3

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

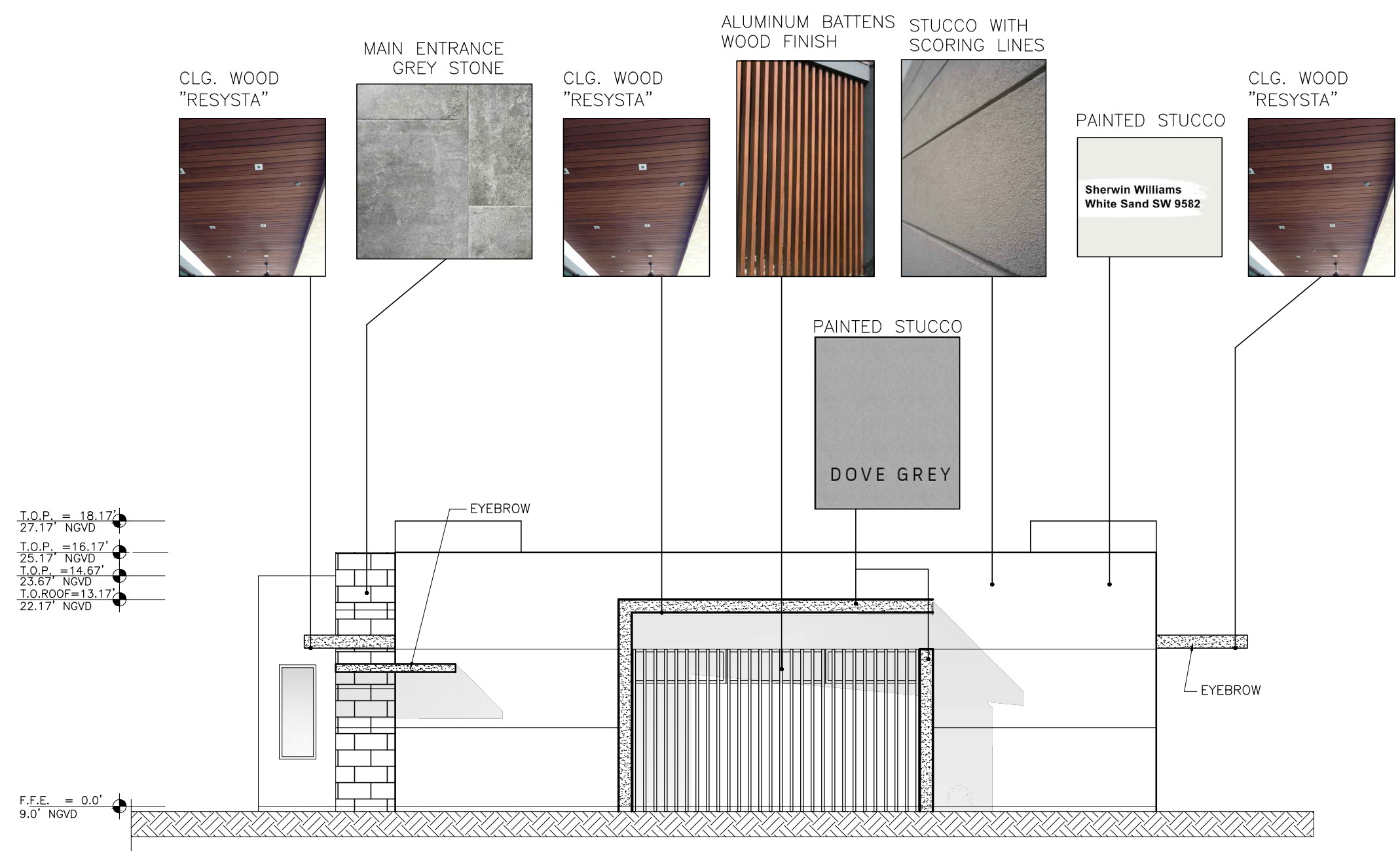
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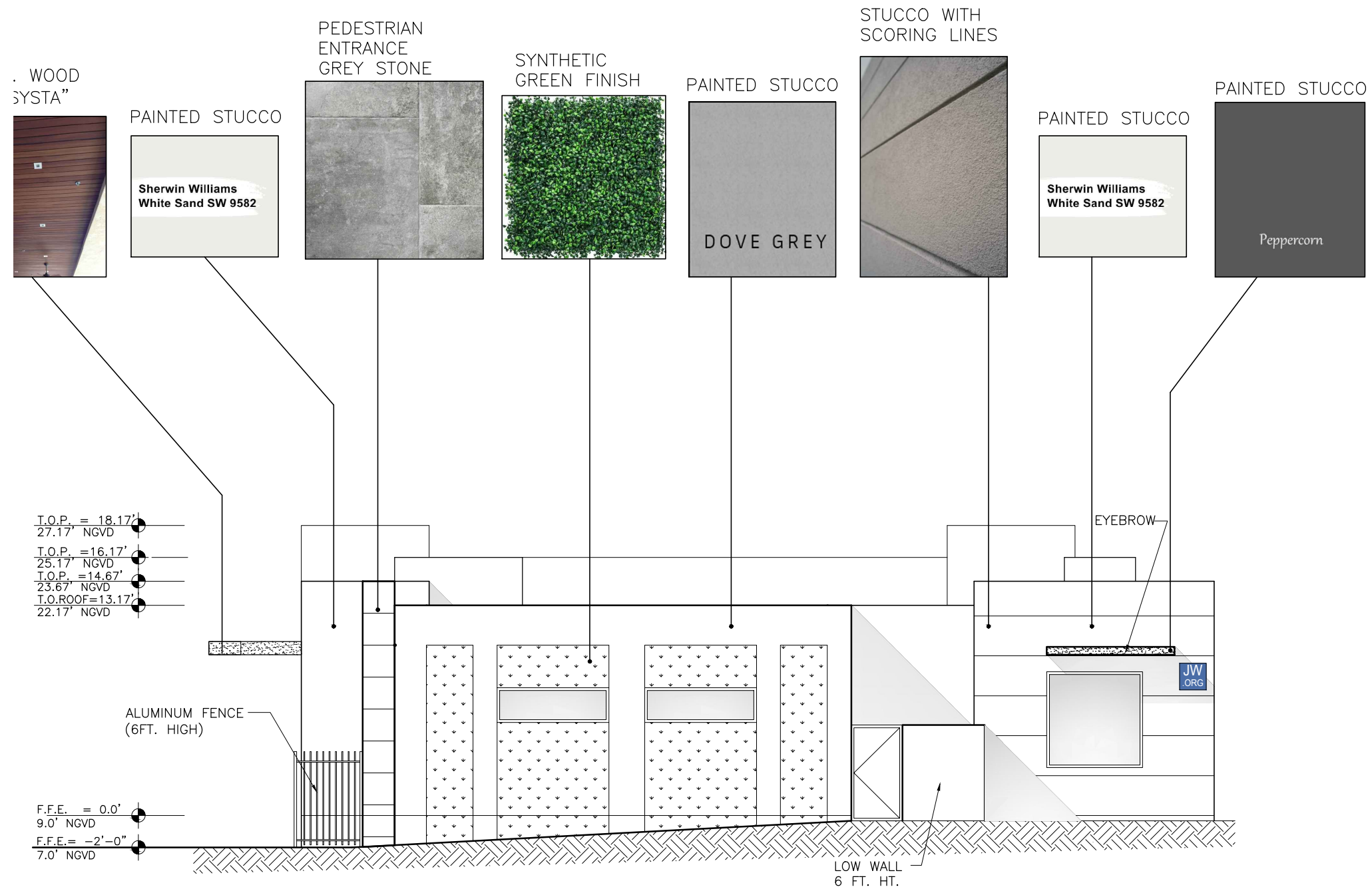
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 Sheet No.
DRB.7.4



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

MATERIALS/COLORS BOARD

FINAL SUBMITTAL: 07.10.23



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

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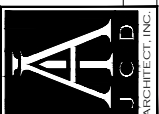
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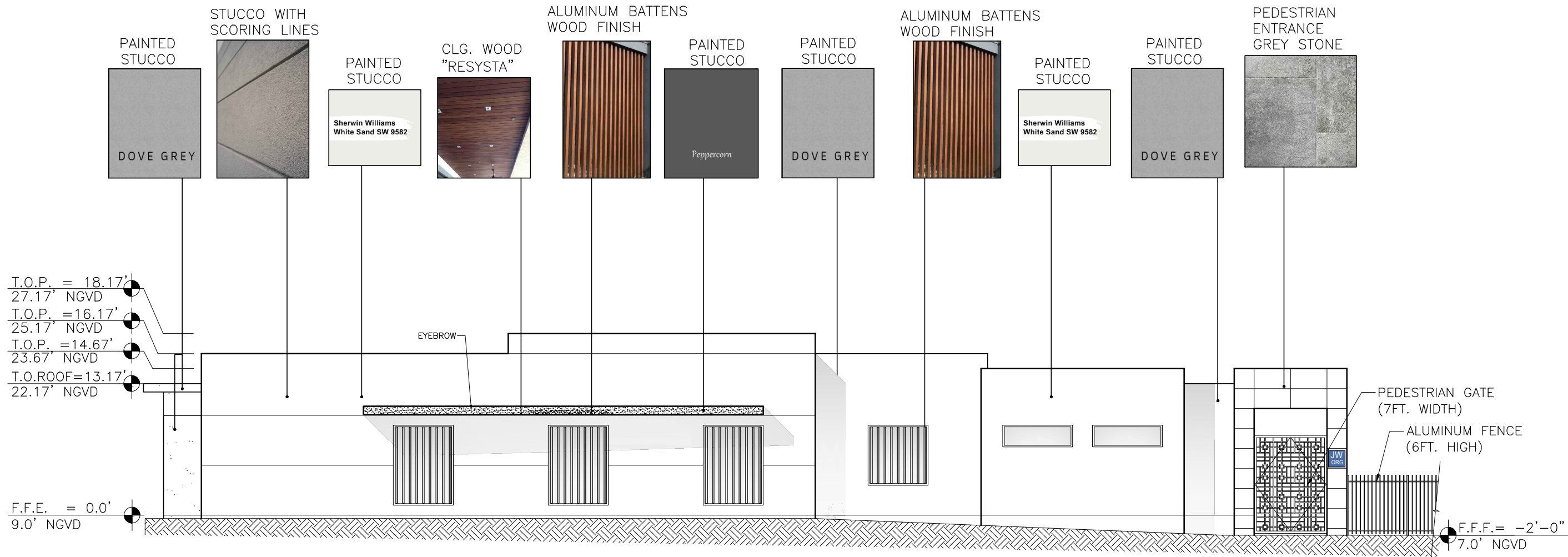
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Sheet No.

DRB.7.5



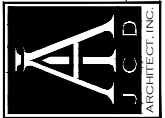
MATERIAL COLOR/BOARD NORTH ELEVATION
SCALE = 3/32" = 1'

Revisions

NEW JW CONGREGATION BUILDING
JW CONGREGATION
300 WEST 40th STREET
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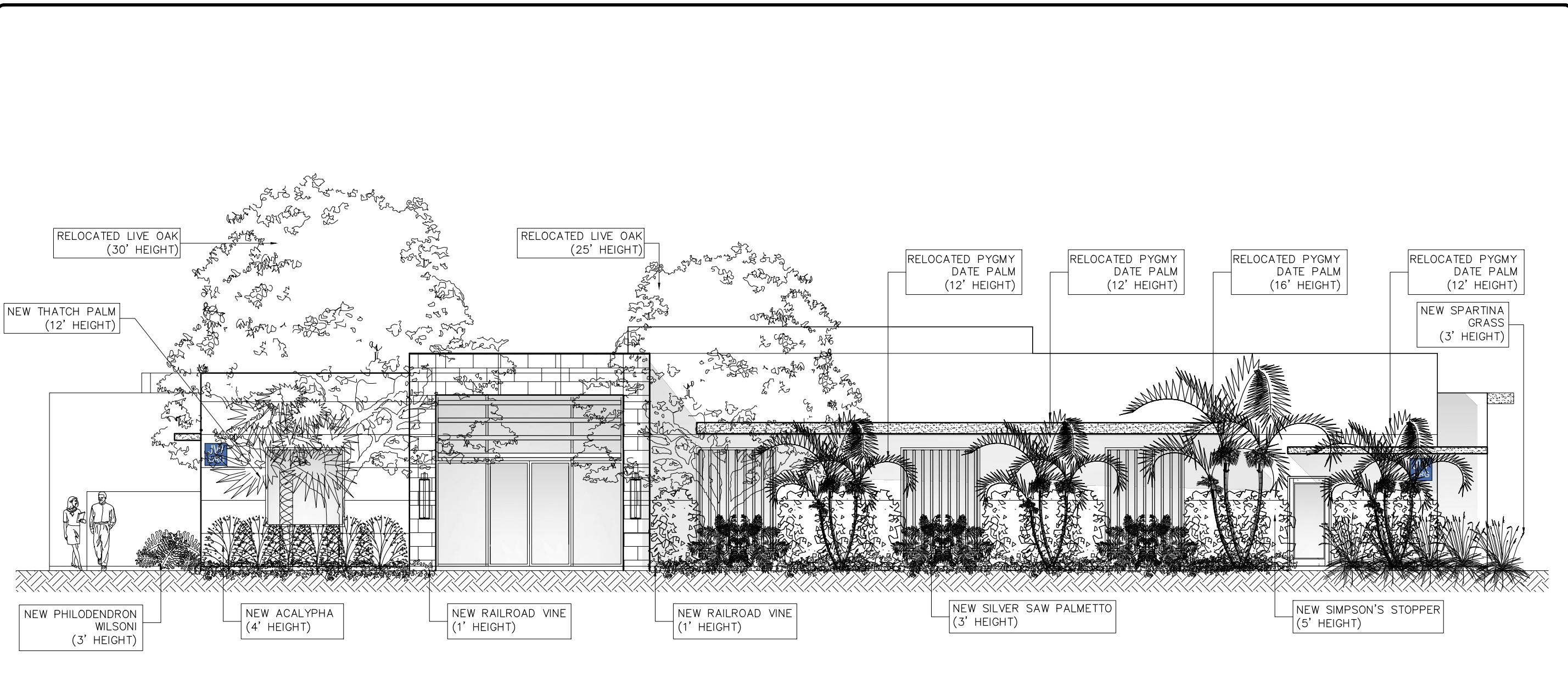


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Date : 06.20.23
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DRB.7.6

MATERIALS/COLORS BOARD

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PROPOSED SOUTH ELEVATION W/ PERIMETER LANDSCAPING

SCALE = 1/8" = 1'

PROPOSED ELEVATION
WITH PERIMETER LANDSCAPING

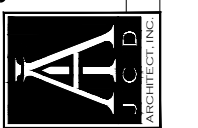
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NEW JW CONGREGATION BUILDING
JW CONGREGATION
300 WEST 40th STREET
MIAMI BEACH, FL 33140

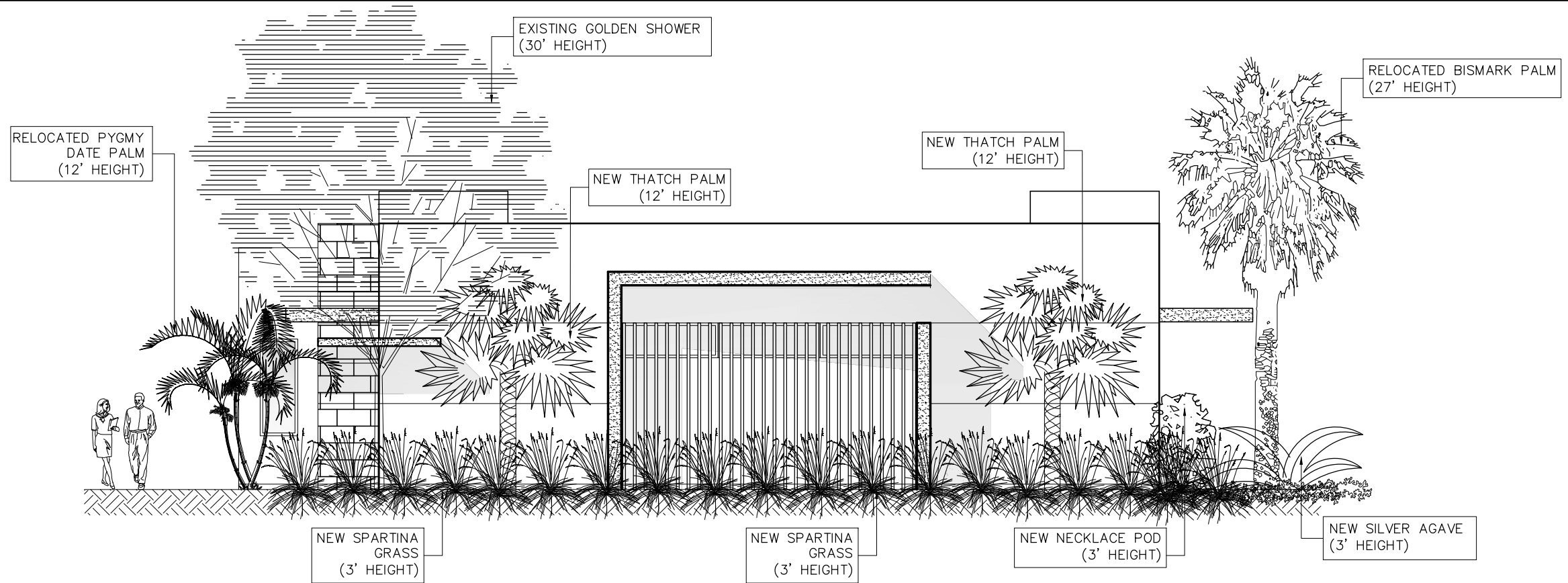
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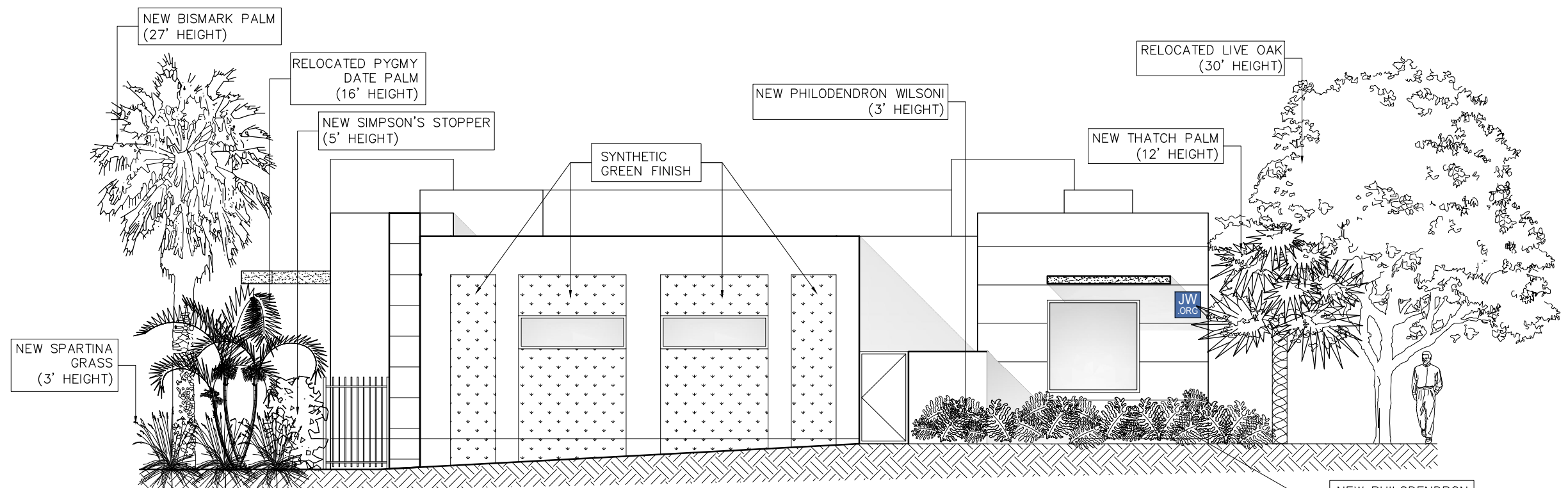
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Date : 11.13.23
Scale : SHOWN

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Sheet No.
DRB.7.7



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

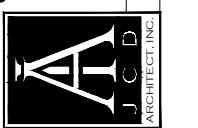
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300 WEST 40th STREET
MIAMI BEACH, FL 33140

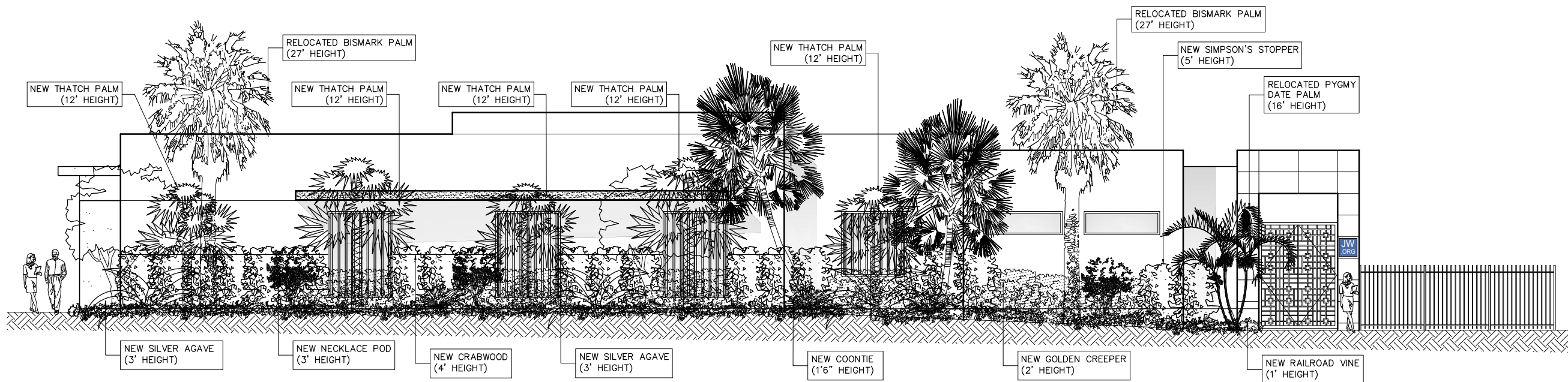
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DRB.7.8



PROPOSED NORTH ELEVATION W/ PERIMETER LANDSCAPING

SCALE = 3/32" = 1'

PROPOSED ELEVATION
WITH PERIMETER LANDSCAPING

FINAL SUBMITTAL: 07.10.23

Revisions

NEW JW CONGREGATION BUILDING

JW CONGREGATION

300 WEST 40th STREET

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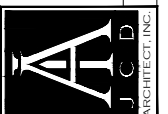
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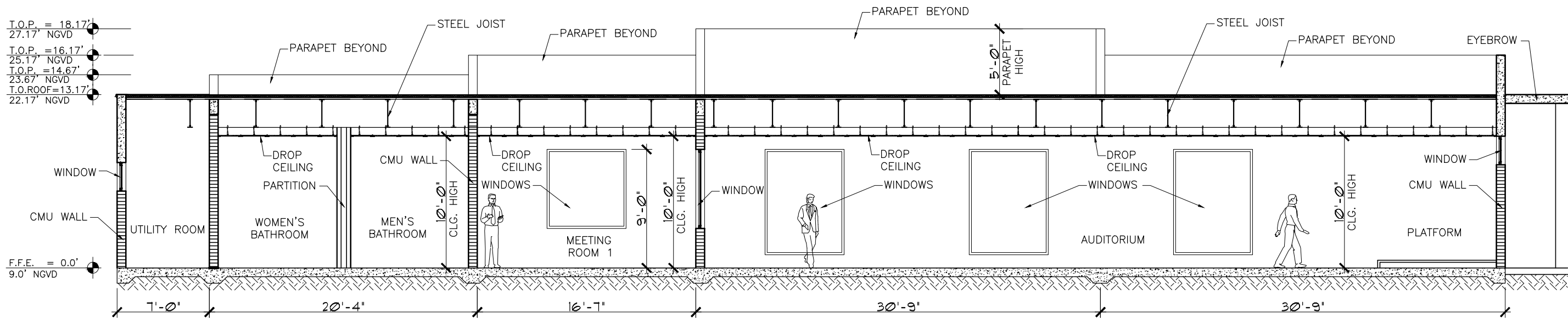
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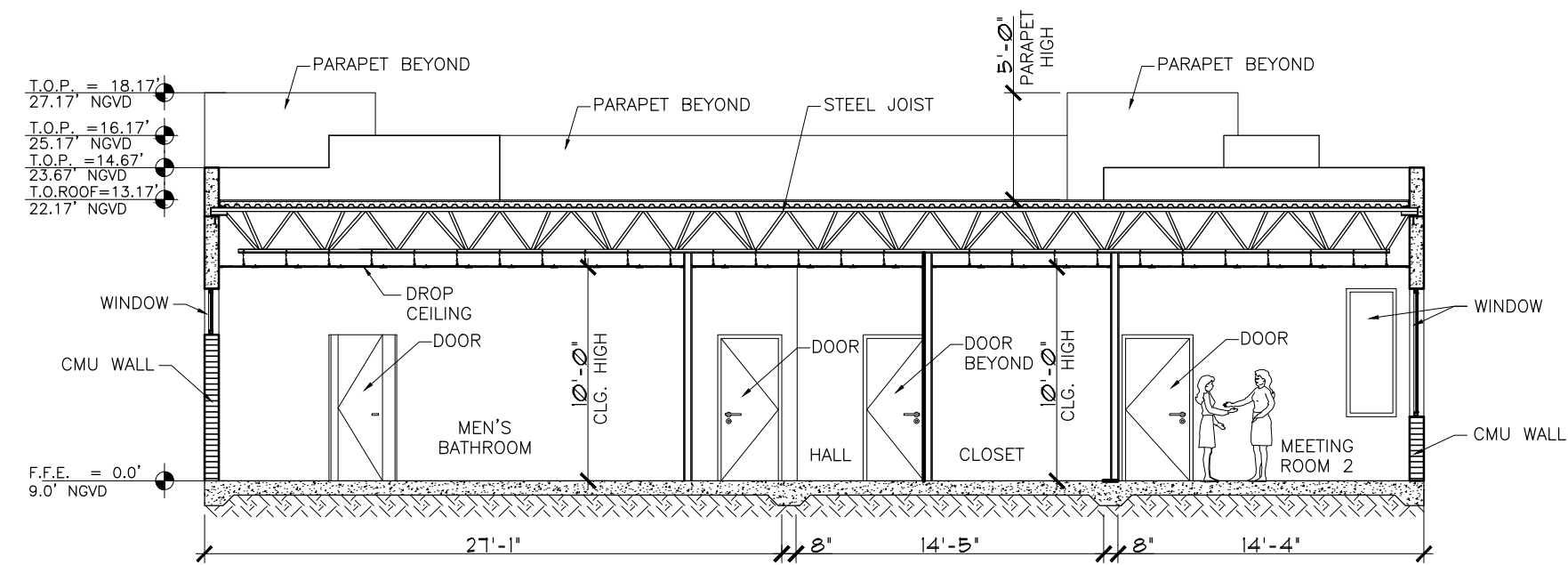
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SECTION "A"
SCALE = 1/8" = 1'



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

PROPOSED SECTION

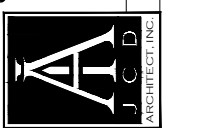
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VIEW # 1 (40TH STREET & PINETREE DRIVE)



VIEW # 2 (PARKING LOT - SOUTH VIEW)

RENDERING

FINAL SUBMITTAL: 07.10.23

Revisions

NEW JW CONGREGATION BUILDING

JW CONGREGATION

300 WEST 40th STREET

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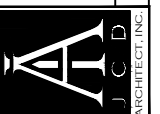
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VIEW # 3 (40TH STREET & SHERIDAN AVENUE)



VIEW # 4 (40TH STREET)

RENDERING

FINAL SUBMITTAL: 07.10.23

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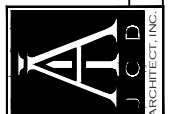
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NORTHEAST (FRONT VIEW)



NORTH (FRONT VIEW)



NORTHWEST (FRONT VIEW)



EAST (SIDE VIEW)

EXISTING BUILDING (EXTERIOR PHOTOS)

FINAL SUBMITTAL: 07.10.23

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NEW JW CONGREGATION BUILDING

JW CONGREGATION

300 WEST 40th STREET

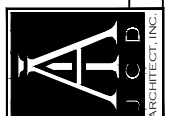
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Job No.

Date : 06.20.23

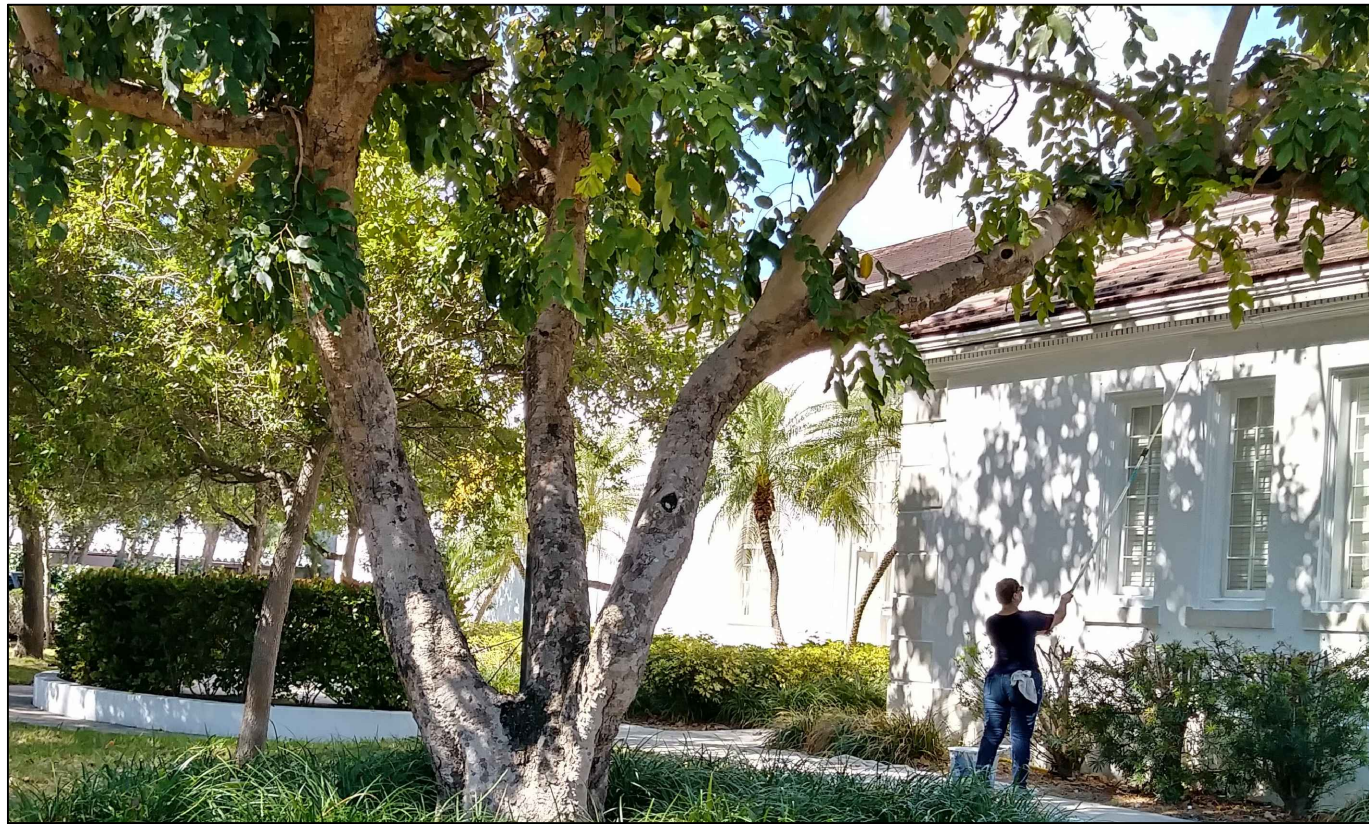
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Seal

AA-26001560

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

NEW JW CONGREGATION BUILDING

JW CONGREGATION

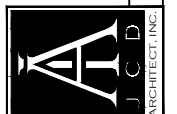
300 WEST 40th STREET

MIAMI BEACH, FL 33140

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Job No.

Date : 06.20.23

Scale : SHOWN

Seal

AA-26001560

Sheet No.

DRB.10.1



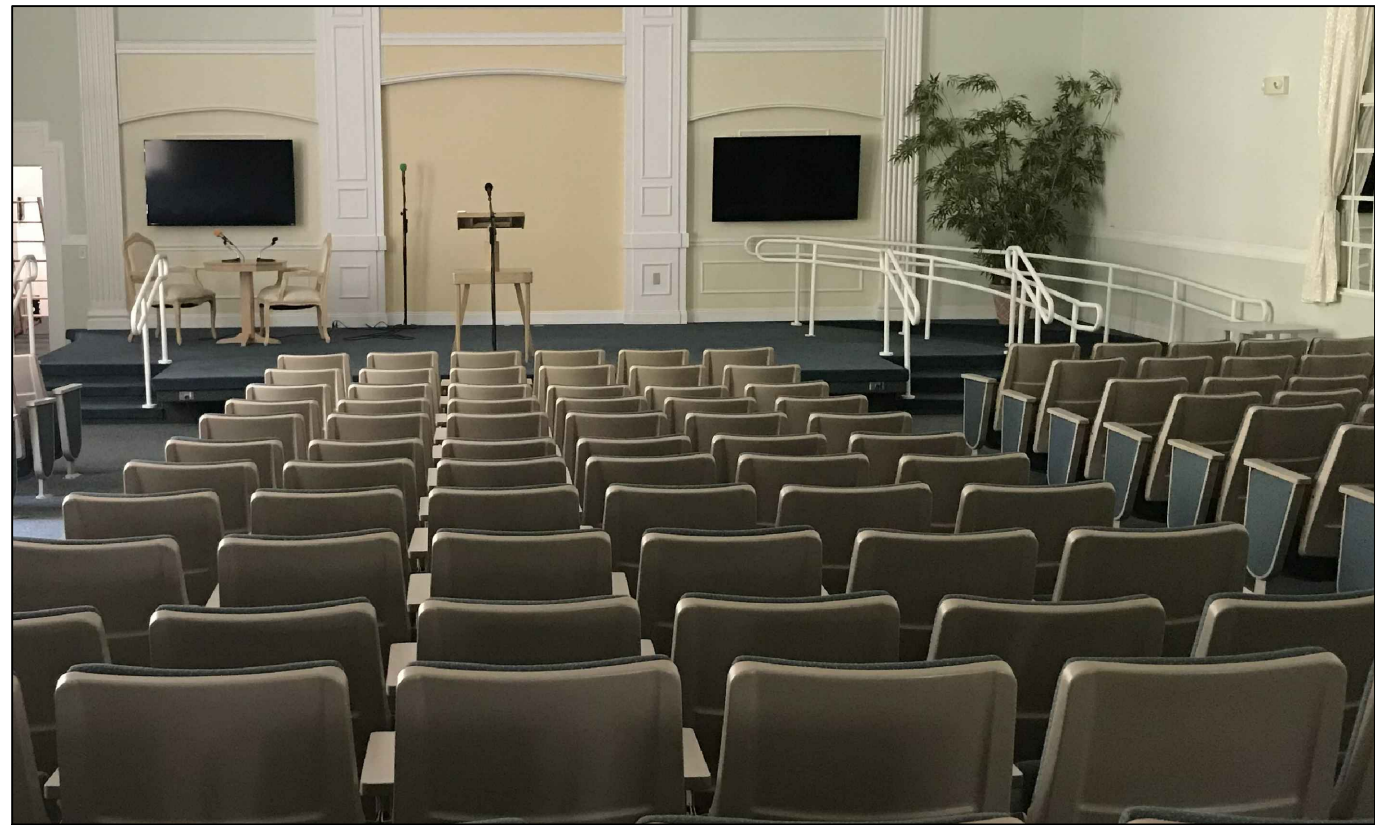
MAIN LOBBY (FIRST FLOOR)



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

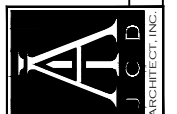
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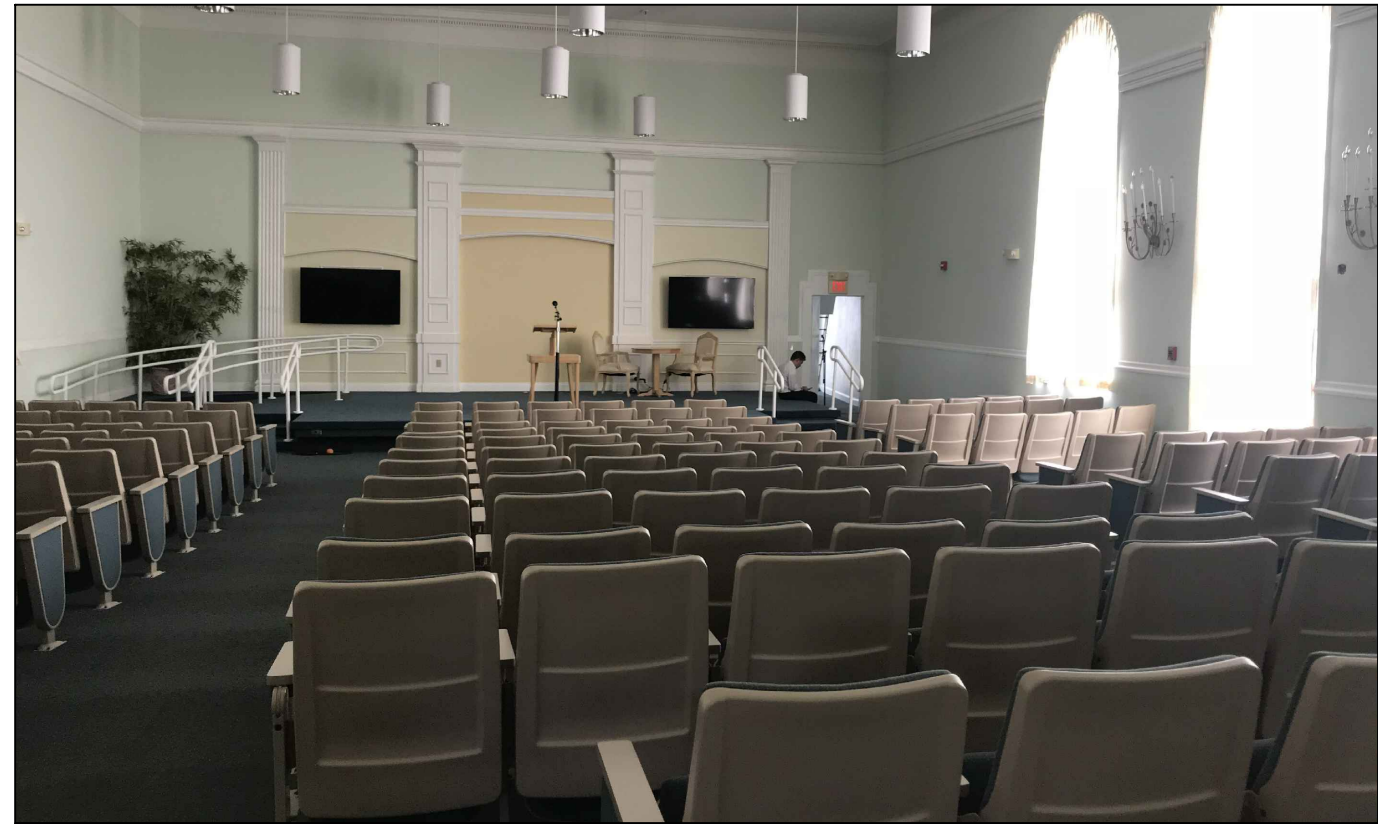
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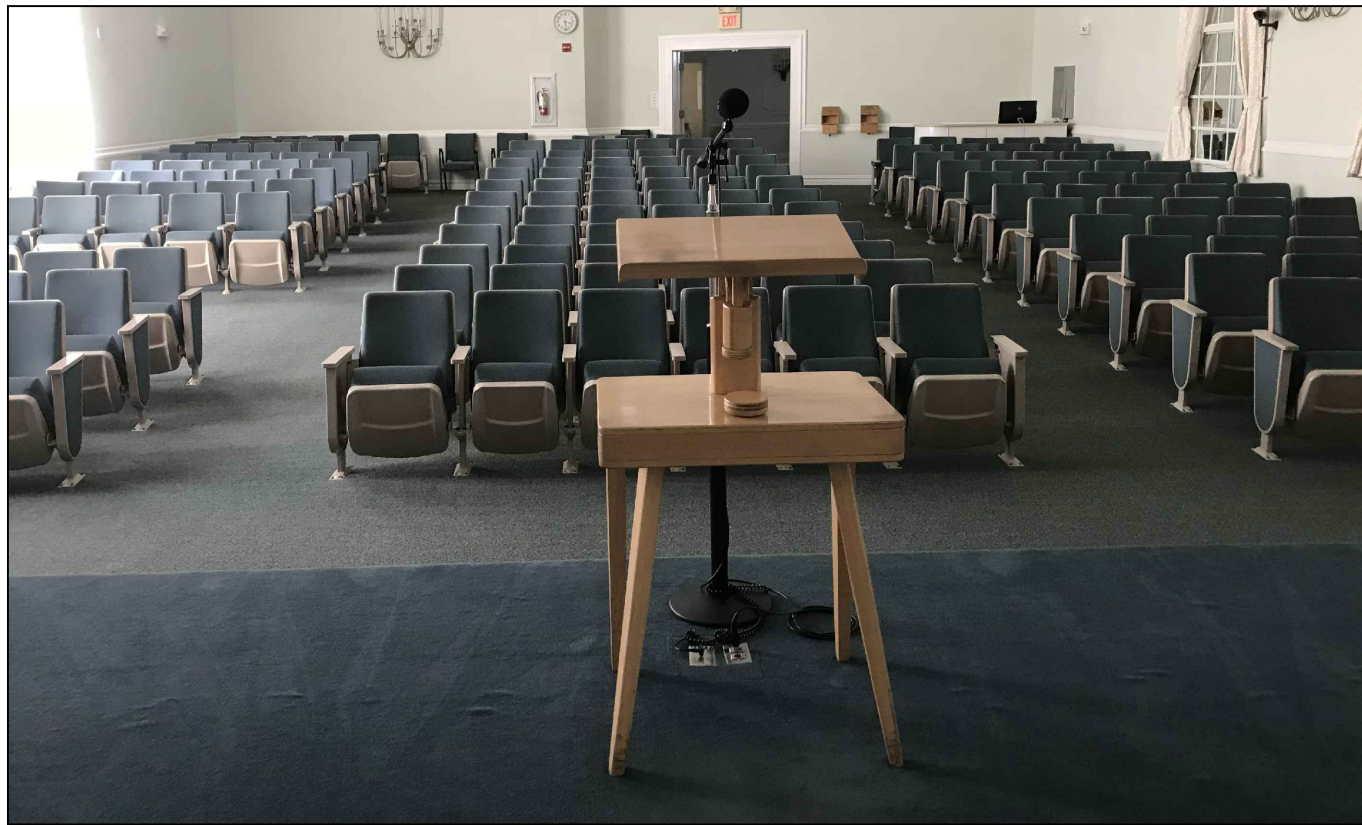
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WEST HALL ENTRY (FIRST FLOOR)



WEST HALL (FIRST FLOOR)



WEST HALL (FIRST FLOOR)



SOUTH LOBBY (FIRST FLOOR)

EXISTING BUILDING (INTERIOR PHOTOS)

FINAL SUBMITTAL: 07.10.23

Revisions

NEW JW CONGREGATION BUILDING

JW CONGREGATION

300 WEST 40th STREET

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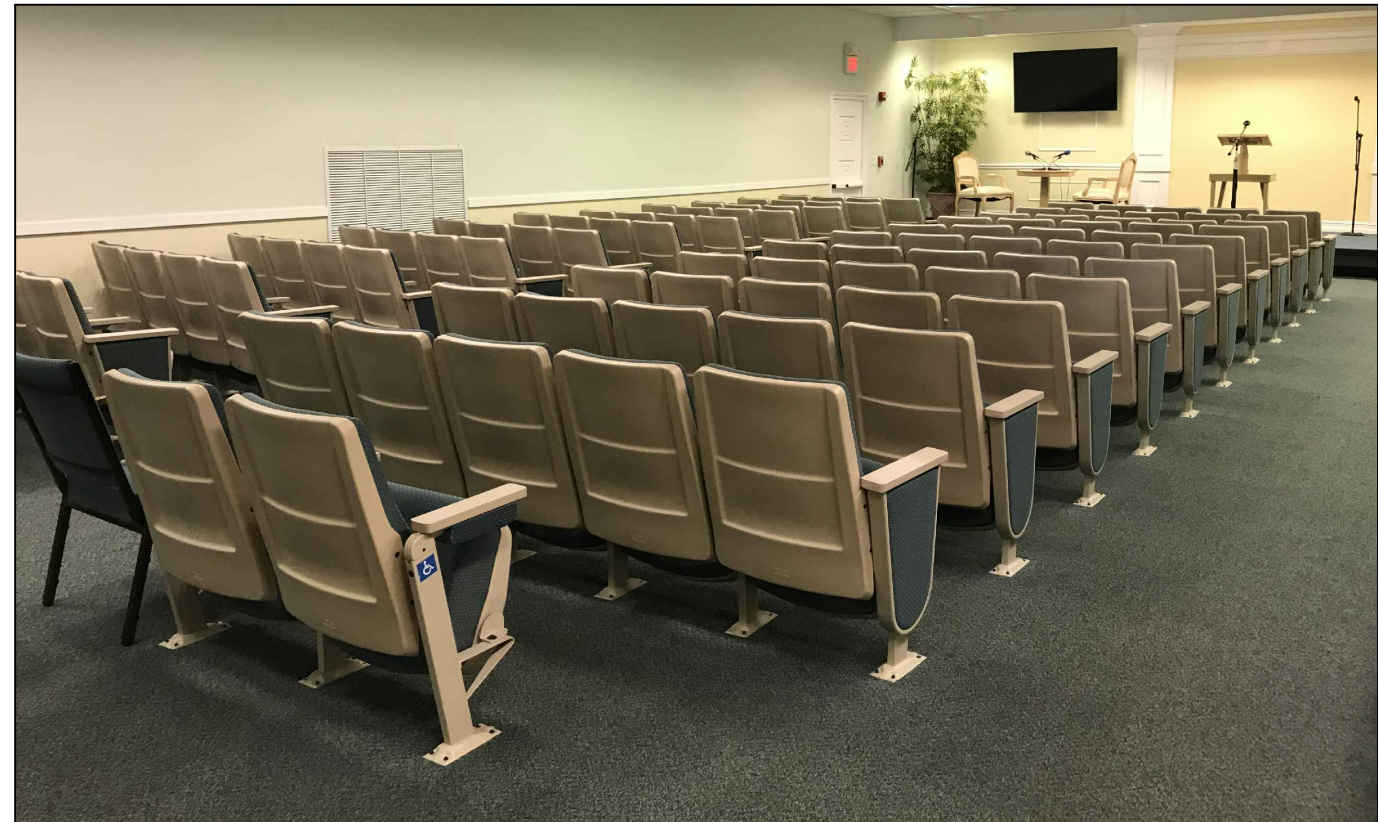
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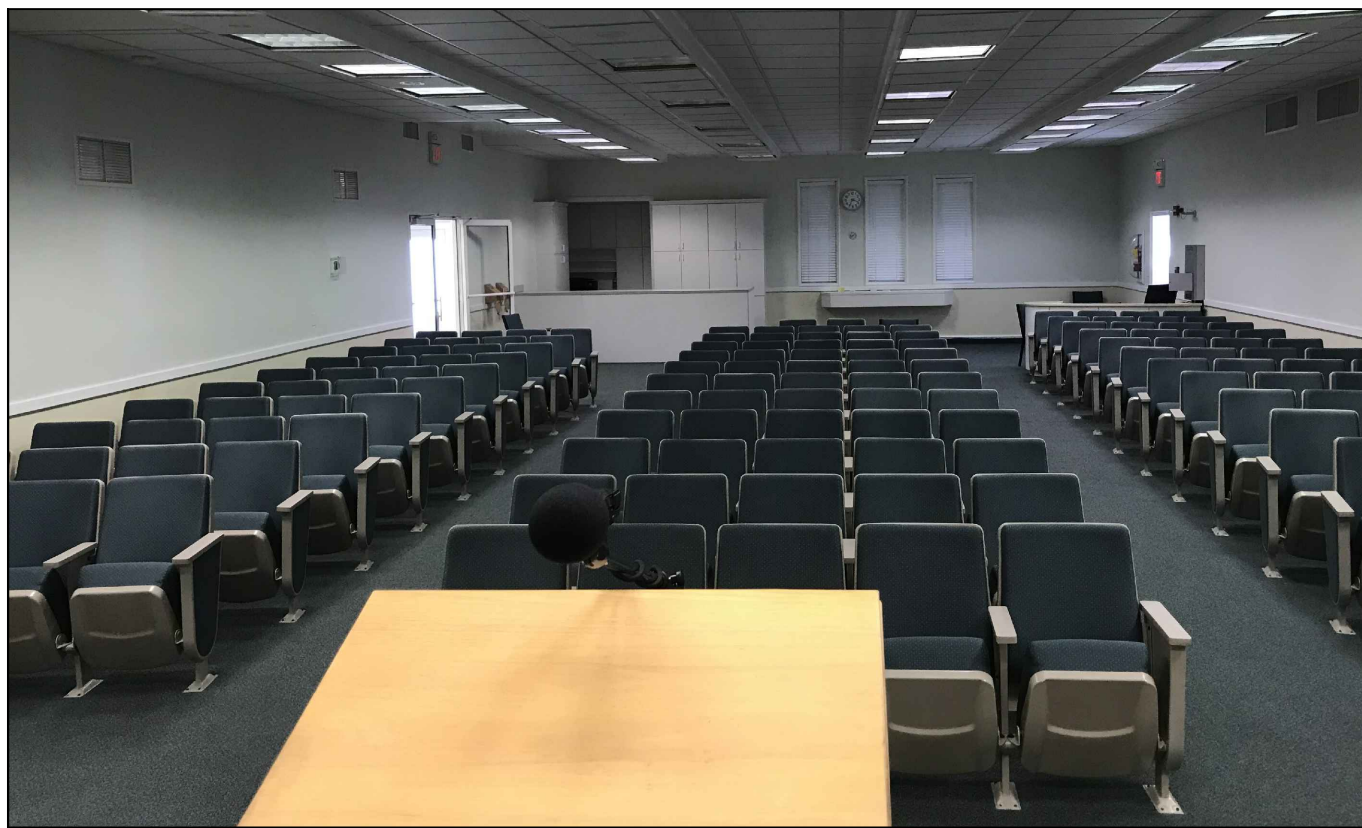
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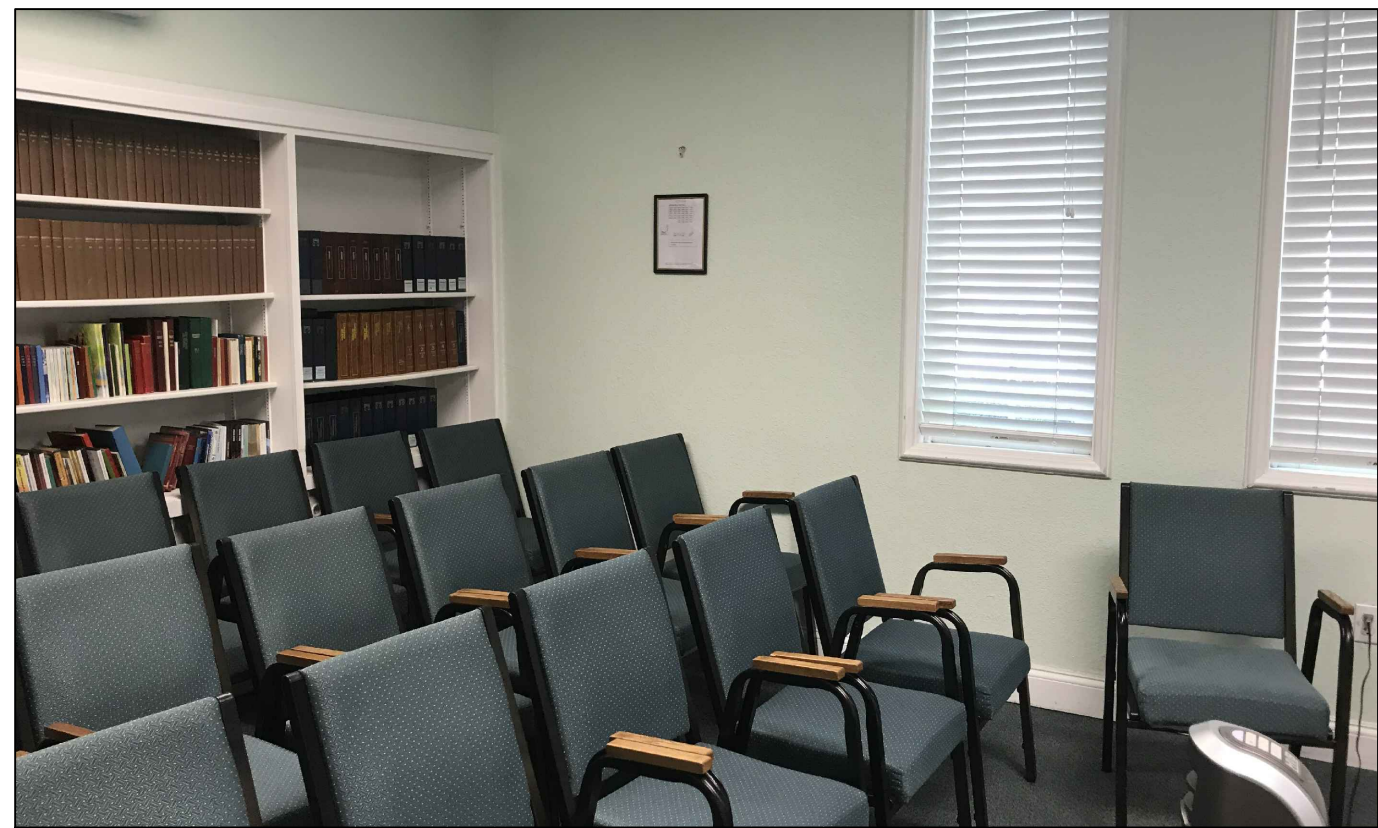
SOUTH HALL ENTRY (FIRST FLOOR)



SOUTH HALL (FIRST FLOOR)



SOUTH HALL (FIRST FLOOR)



CLASSROOM # 1 (FIRST FLOOR)

EXISTING BUILDING (INTERIOR PHOTOS)

FINAL SUBMITTAL: 07.10.23

Revisions

NEW JW CONGREGATION BUILDING

JW CONGREGATION

300 WEST 40th STREET

MIAMI BEACH, FL 33140

J.C.D. ARCHITECT, Inc.

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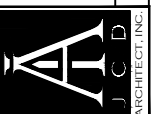
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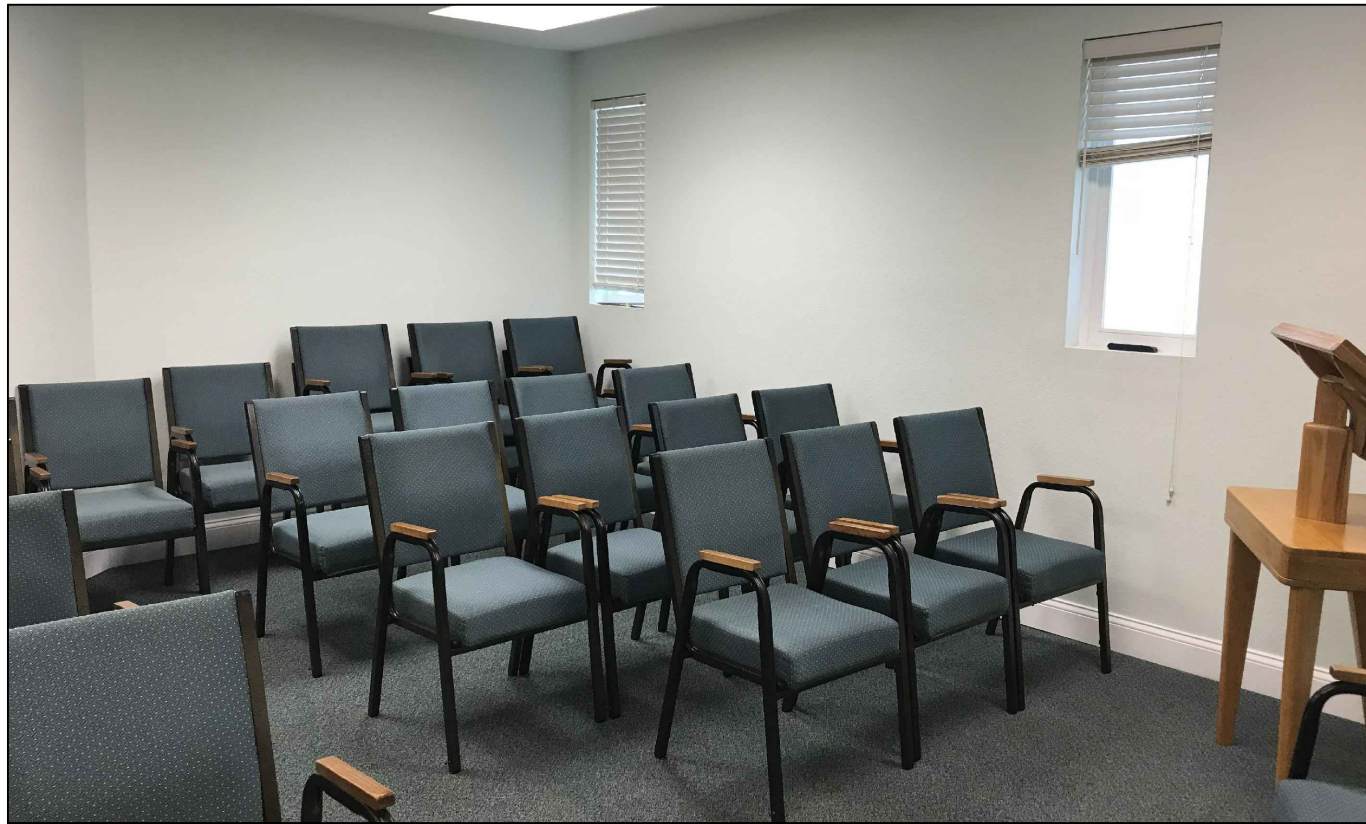
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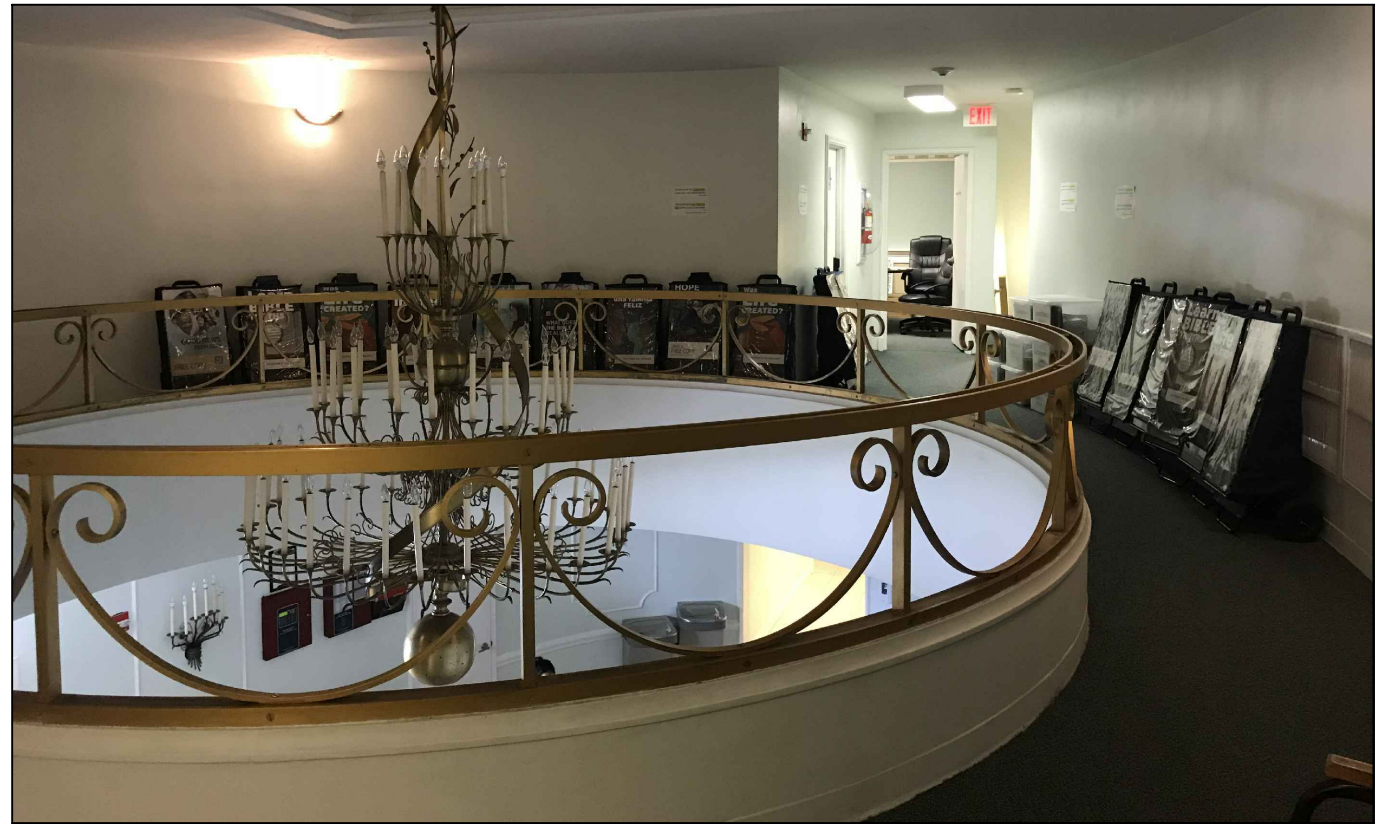
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DRB.10.4



CLASSROOM # 2 (FIRST FLOOR)



FOYER (SECOND FLOOR)



MEETING ROOM (SECOND FLOOR)



OFFICE (SECOND FLOOR)

EXISTING BUILDING (INTERIOR PHOTOS)

FINAL SUBMITTAL: 07.10.23

Revisions

NEW JW CONGREGATION BUILDING

JW CONGREGATION

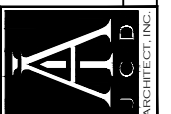
300 WEST 40th STREET

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Job No.

Date : 06.20.23

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Seal

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Sheet No.

DRB.10.5



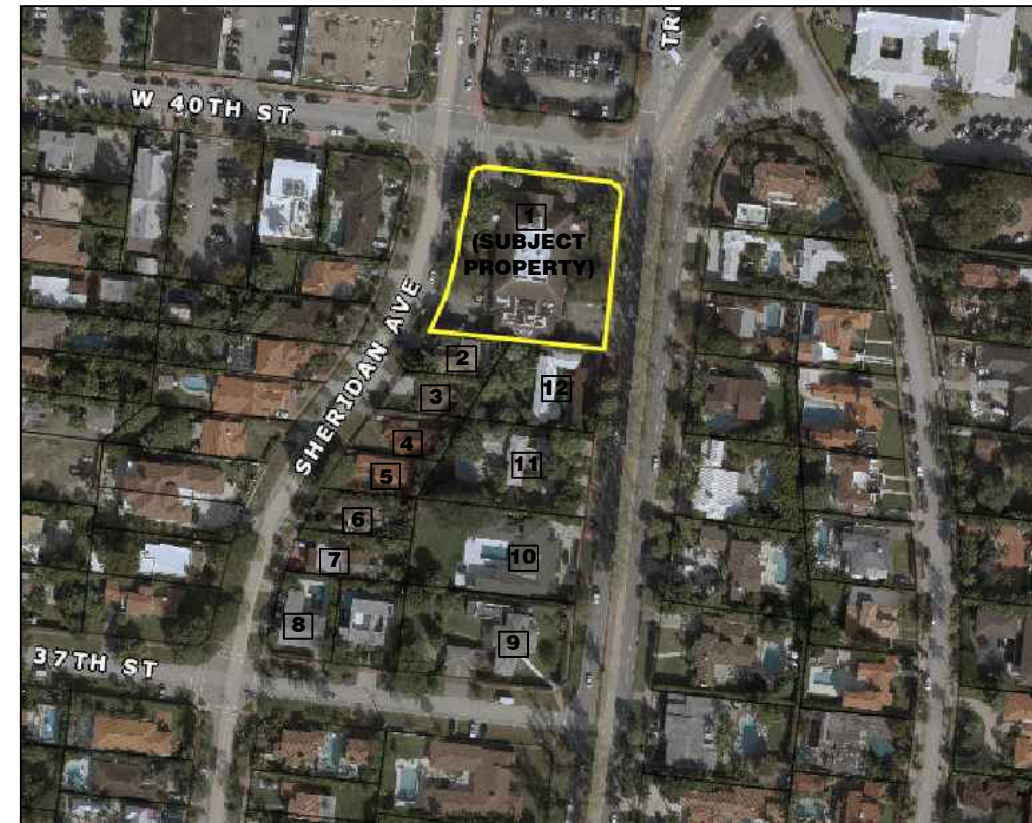
#1 = 300 WEST 40TH ST, MIAMI BEACH, FL 33140 - SUBJECT PROP.



#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

300 WEST 40th STREET

MIAMI BEACH, FL 33140

J.C.D. ARCHITECT, Inc.

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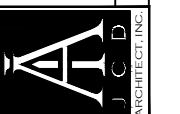
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Job No.

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Scale : SHOWN

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Sheet No.

DRB.11



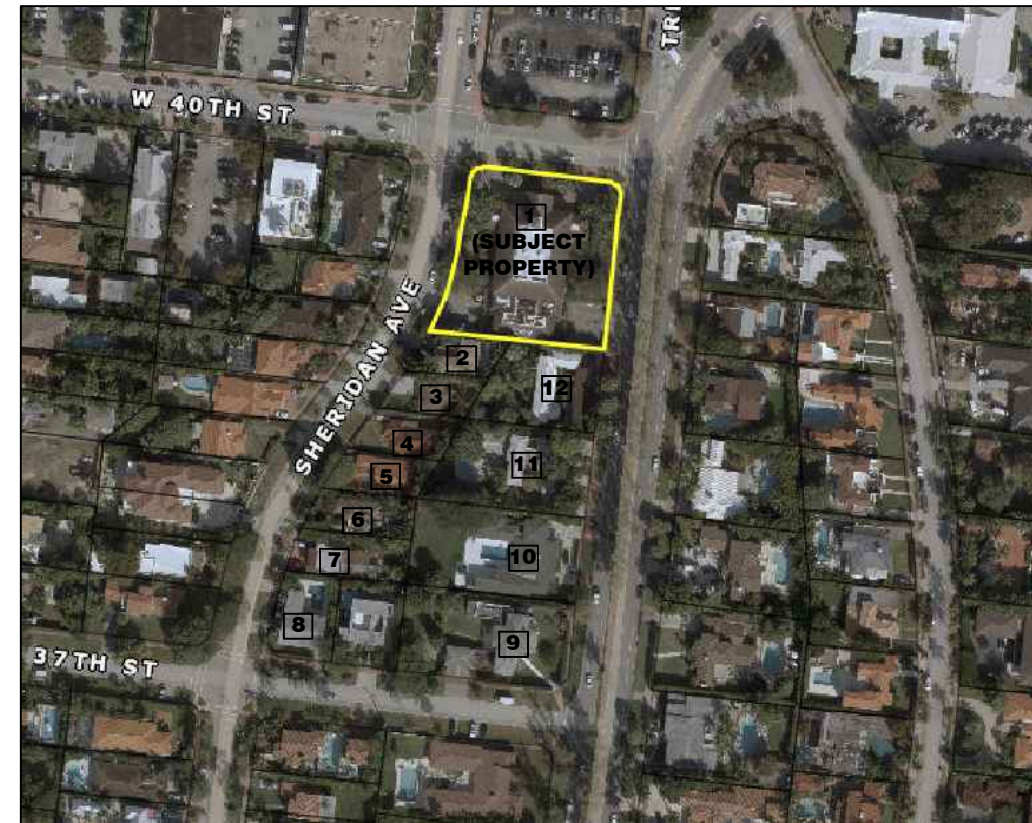
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#5 = 3739 SHERIDAN AVE, MIAMI BEACH, FL 33140



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



NEIGHBORHOOD AREA MAP

NEIGHBORHOOD CONTEXT STUDY

FINAL SUBMITTAL: 07.10.23

Revisions

NEW JW CONGREGATION BUILDING

JW CONGREGATION

300 WEST 40th STREET

MIAMI BEACH, FL 33140

J.C.D. ARCHITECT, Inc.

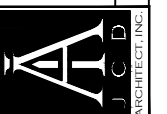
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Date : 06.20.23

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Sheet No.

DRB.11.1



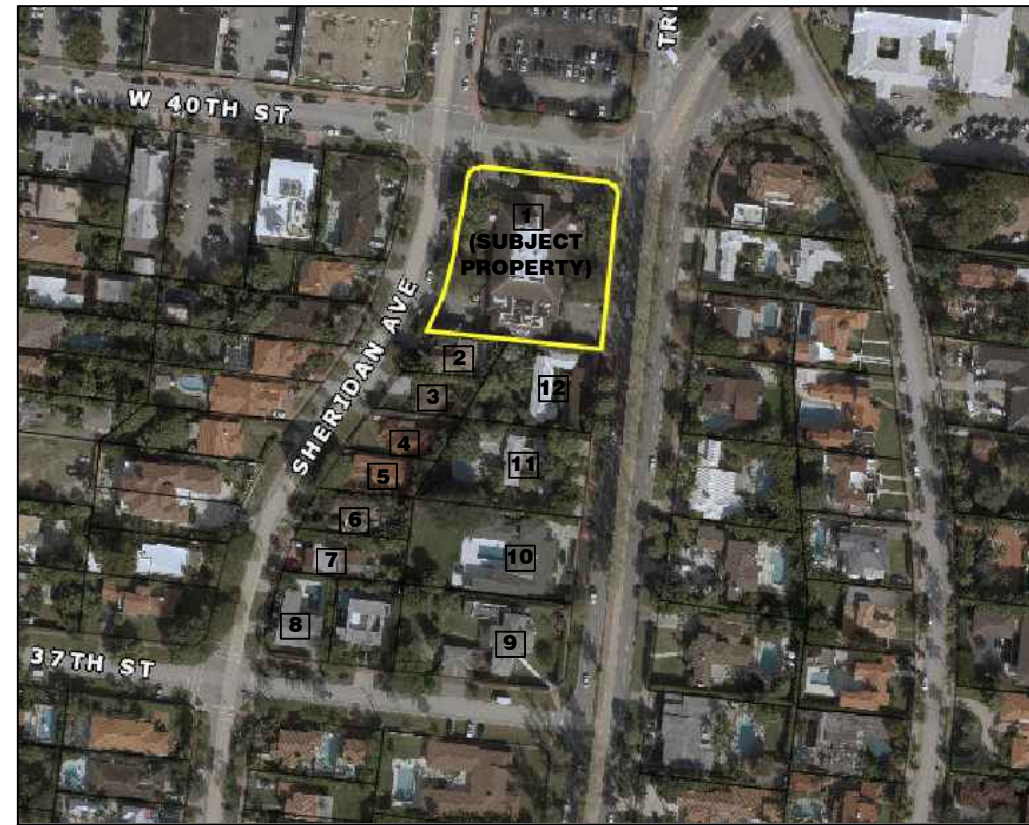
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#8 = 3711 SHERIDAN AVE, MIAMI BEACH, FL 33140



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



NEIGHBORHOOD AREA MAP

NEIGHBORHOOD CONTEXT STUDY

FINAL SUBMITTAL: 07.10.23

Revisions

NEW JW CONGREGATION BUILDING

JW CONGREGATION

300 WEST 40th STREET

MIAMI BEACH, FL 33140

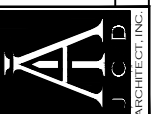
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Date : 06.20.23

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Sheet No.

DRB.11.2



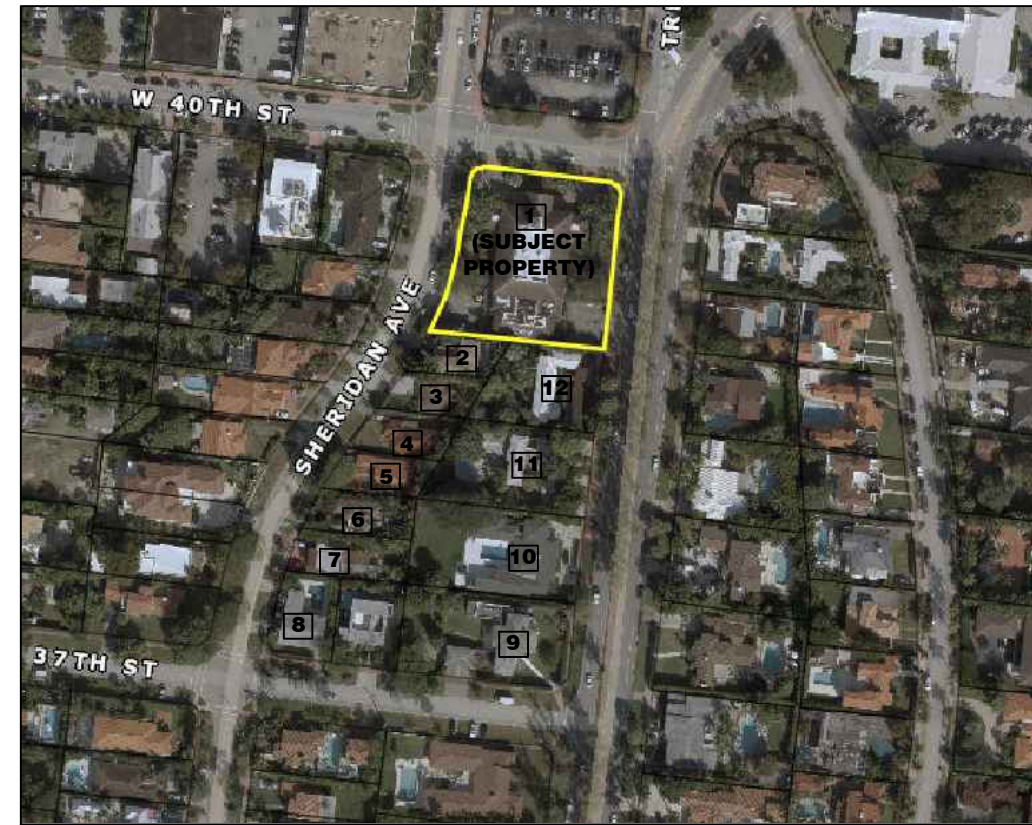
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#11 = 3738 PINE TREE DR, MIAMI BEACH, FL 33140



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



NEIGHBORHOOD AREA MAP

Revisions

NEW JW CONGREGATION BUILDING

JW CONGREGATION

300 WEST 40th STREET

MIAMI BEACH, FL 33140

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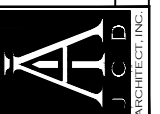
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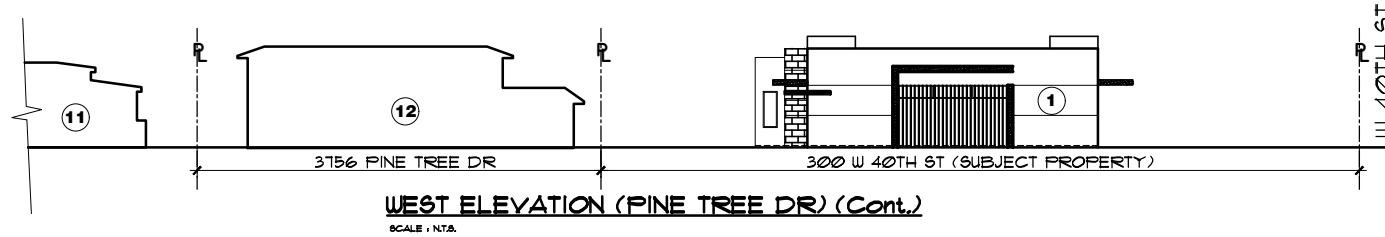
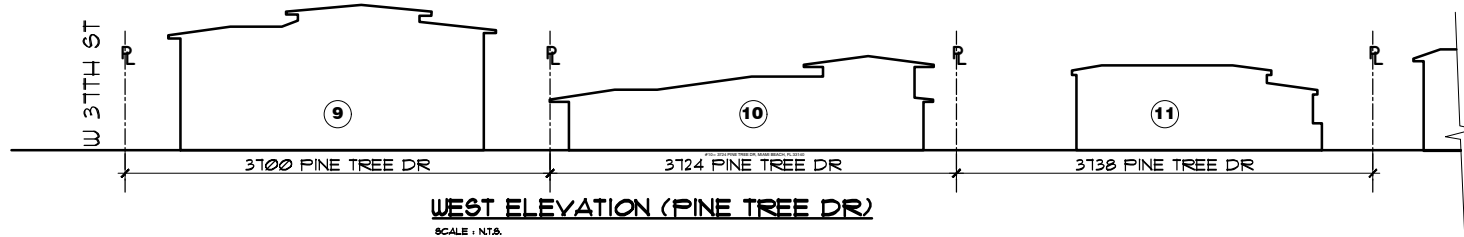
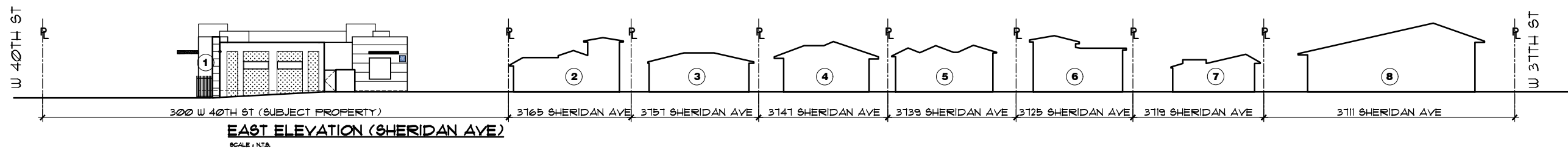
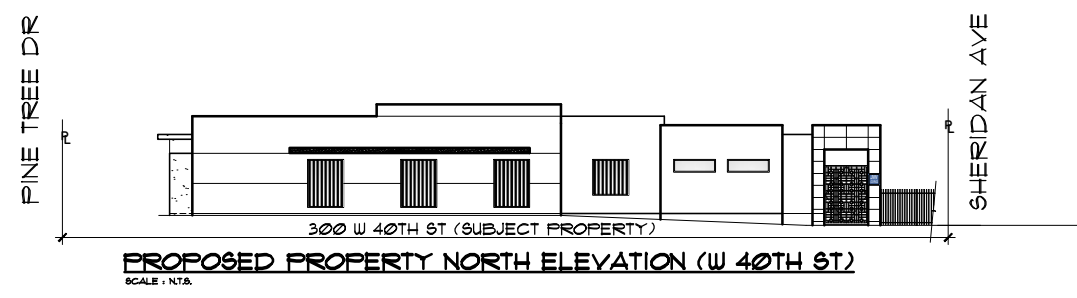
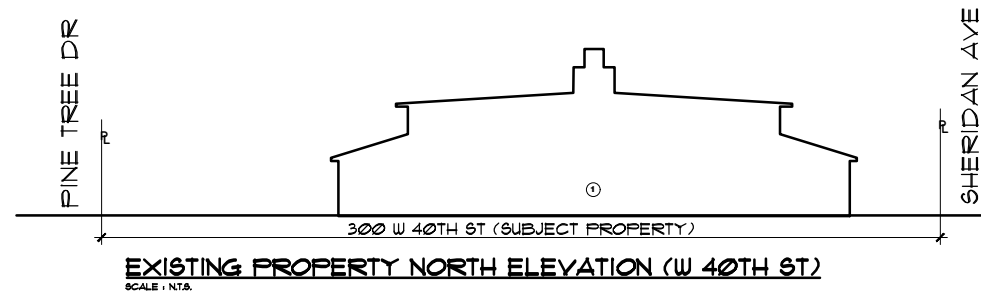
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Sheet No.

DRB.11.3

NEIGHBORHOOD CONTEXT STUDY

FINAL SUBMITTAL: 07.10.23



CONTEXTUAL ELEVATION LINE DRAWINGS

FINAL SUBMITTAL: 07.10.23

Revisions

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

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DRB.12