

BETH ISRAEL CONGREGATION DESIGN CHARRETTE

Wednesday, May 27 - Friday, May 29

FIU Student Participants

Anabel Mendt

Brad Alvarez

Elisa Leal

Giovanna Gallardo

Jorge Rodriguez

FIU Faculty Participants

Marilys Nepomechie, Eric Goldemberg

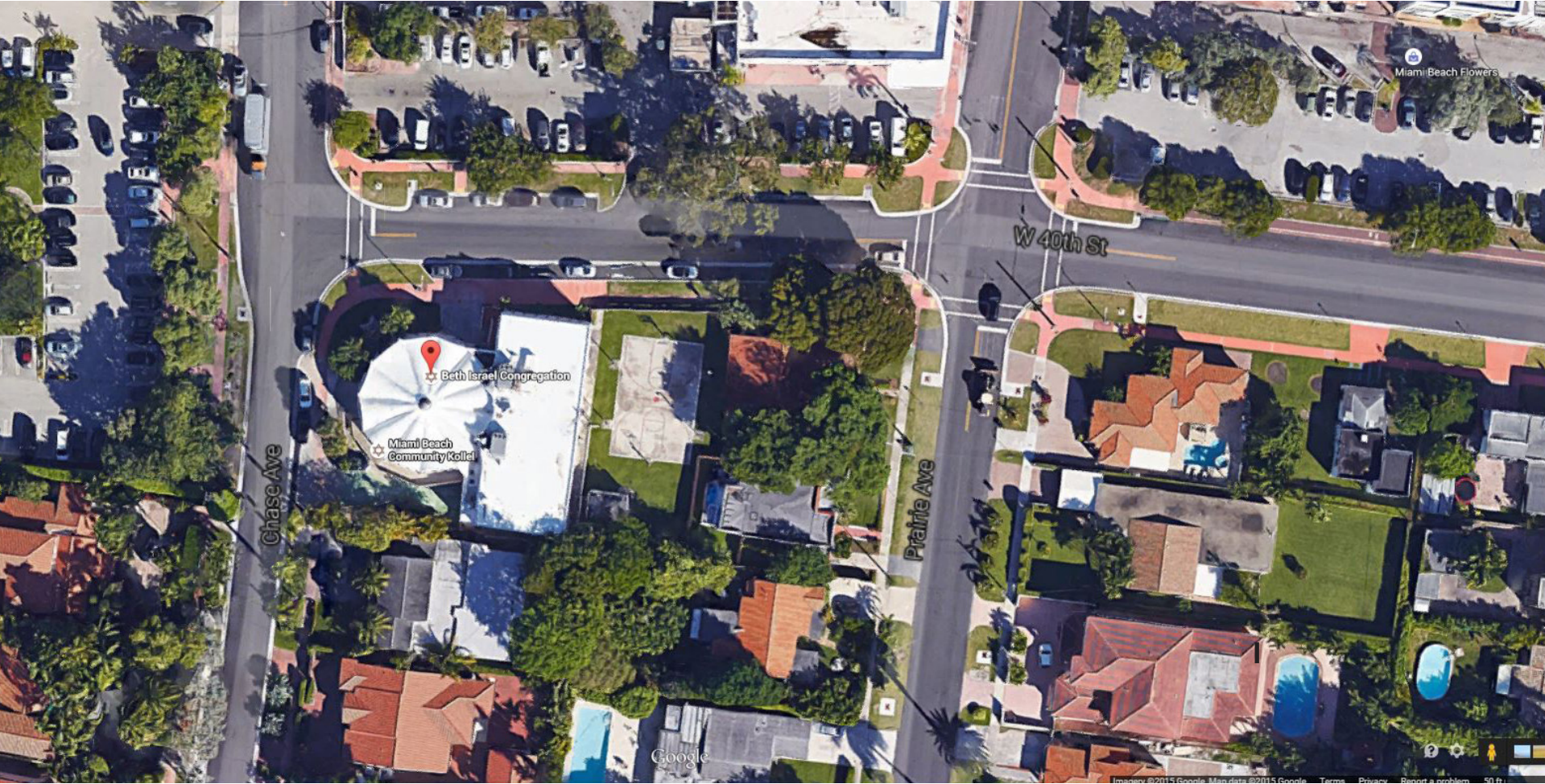
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BETH ISRAEL CONGREGATION

LOCATION

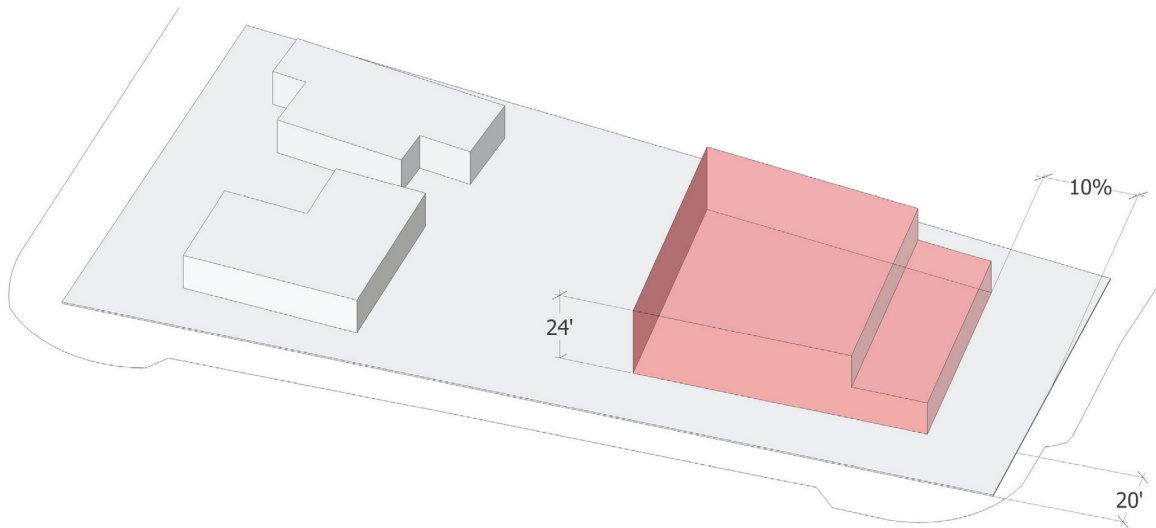


770 W 40th St Miami Beach, FL 33140

EXISTING CONDITIONS

	ZONING DISTRICT RS-4	BETH ISRAEL CONGREG.	Conformance
Minimum Lot Area	6000 sq. ft.	32,700 sq. ft.	√
Minimum Lot Width	50 ft.	283 ft.	√
Maximum Lot Aggregation	2	2	√
Maximum Footprint Area	30%	39.30%	x
Maximum F.A.R.	50%	59.20%	x
Maximum Volume of 2nd Floor	70% of 1st floor	50.50%	√
Maximum Area of Roof Deck	25% of Encl. Floor Area below	N/A	N/A
Maximum Height (above B.F.E)	24 ft (flat) // 27 ft (sloped)	N/A	N/A
Front Setback	20 ft.	3 ft.	x
Side Setback	15 ft. or 10% (width)	13 ft.	x
Interior Side Setback	7.5 ft. or 10% (width)	N/A	N/A
Rear Setback	20 ft. or 15% (width)	0 ft.	x
Min. Front Landscaping Area	35%	N/A	N/A
Min. Rear Landscaping Area	70%	N/A	N/A
Off-street Parking	1 space / 6 seats = 83 spaces	0	x
Life Safety	As Per Code	Non conformant	x
A.D.A. Accesibility	As per A.D.A	Non conformant	x

ZONING ENVELOPE BY REQUIRED SETBACKS



ZONING DISTRICT RS-4	
Minimum Lot Area	6000 sq. ft.
Minimum Lot Width	50 ft.
Maximum Lot Aggregation	2
Maximum Footprint Area	30%
Maximum F.A.R.	50%
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Maximum Area of Roof Deck	25% of Encl. Floor Area below
Maximum Height (above B.F.E)	24 ft (flat) // 27 ft (sloped)
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Min. Rear Landscaping Area	70%
Off-street Parking	1 space / 6 seats = 83 spaces
Life Safety	As Per Code
A.D.A. Accesibility	As per A.D.A

Article IX NONCONFORMANCES

(1) Nonconforming buildings which are repaired or rehabilitated by **less than 50 percent** of the value of the building are subject to:

- Such repairs or rehabilitation shall meet the requirements of the City Property maintenance standards, the applicable Florida Building Code, and the Life Safety Code.

(2) Nonconforming buildings which are repaired or rehabilitated by **more than 50 percent** of the value of the building shall be subject to:

- The entire building and any new addition shall meet all the requirements of the City Property maintenance standards, the applicable Florida Building Code, and the Life Safety Code.

- The entire building and any new addition shall comply with the current development regulations in the zoning district in which the property is located. No new floor area may added if the F.A.R. is presently at maximum or exceeded.

- Buildings constructed prior to 1965 and determined to be architecturally significant, may retain the existing F.A.R., height, setbacks and parking credits if the following portions of the building remain intact and are restored:

- a. At least 75% of front and street side facades
- b. At least 75% of the original first floor slab
- c. At least 50% of all upper level floor plates
- d. At least 50% of the interior side walls

MINIMUM INTERVENTION

NEW ENTRANCE FROM EAST COURTYARD
EXPANDED LOBBY + STORAGE SPACES
IMPROVED SYNAGOGUE BALCONY SIGHT LINES
IMPROVED SYNAGOGUE SEATING CAPACITY

MINIMUM INTERVENTION PRECEDENTS



(Left)

Ulm Synagogue, Leipheim DE

By : Kister Scheithauer Gross Architects and

(Right)

L'Oasis d'Aboukir, Paris FR

By : Patrick Blanc



EXISTING CONDITIONS

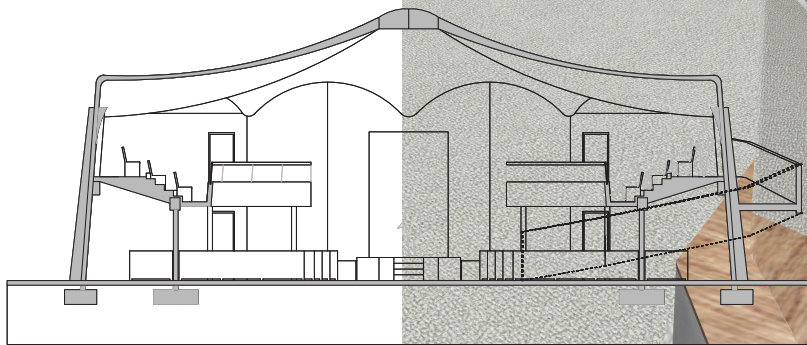
MINIMUM INTERVENTION

NEW COURTYARD ENTRANCE

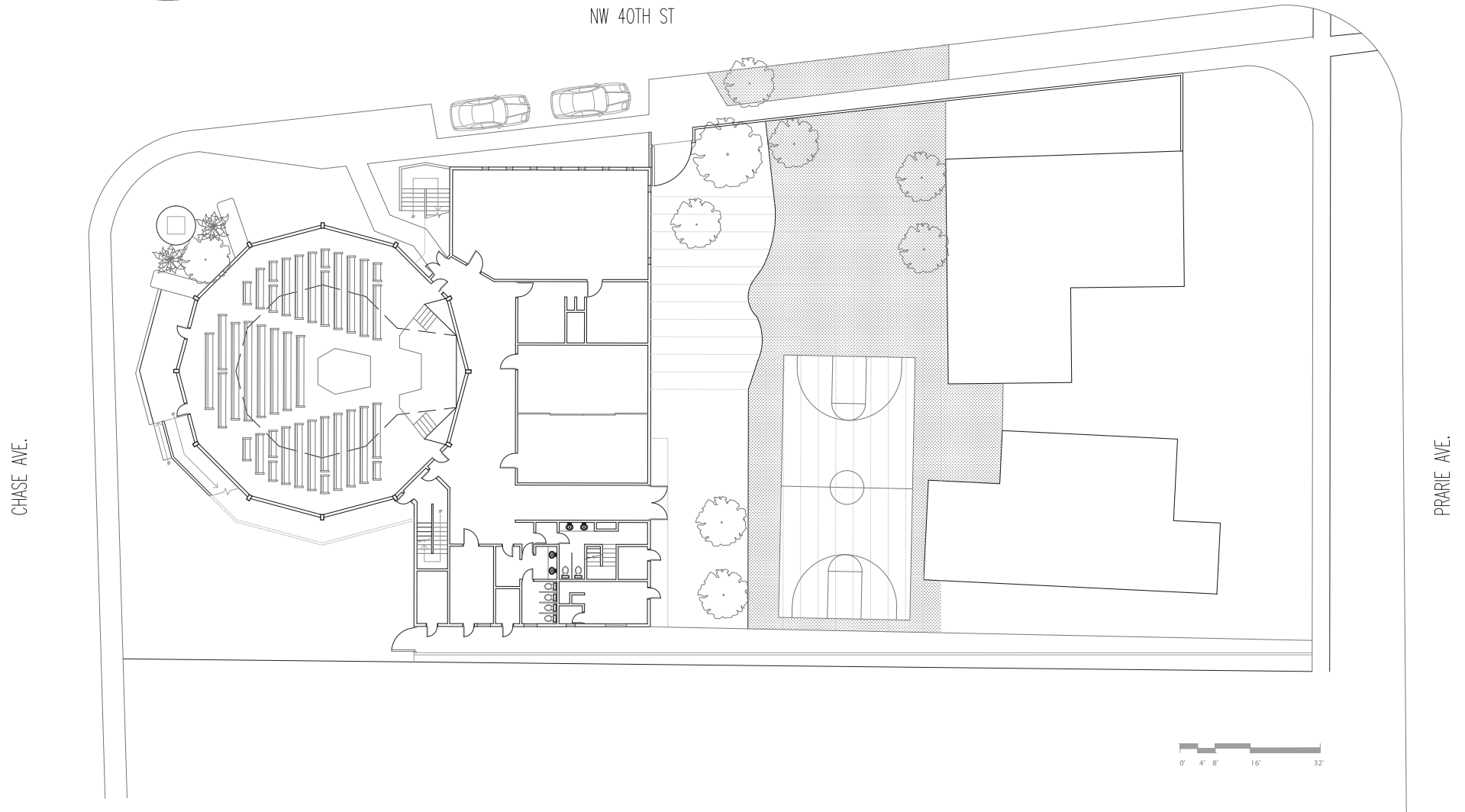


MINIMUM INTERVENTION

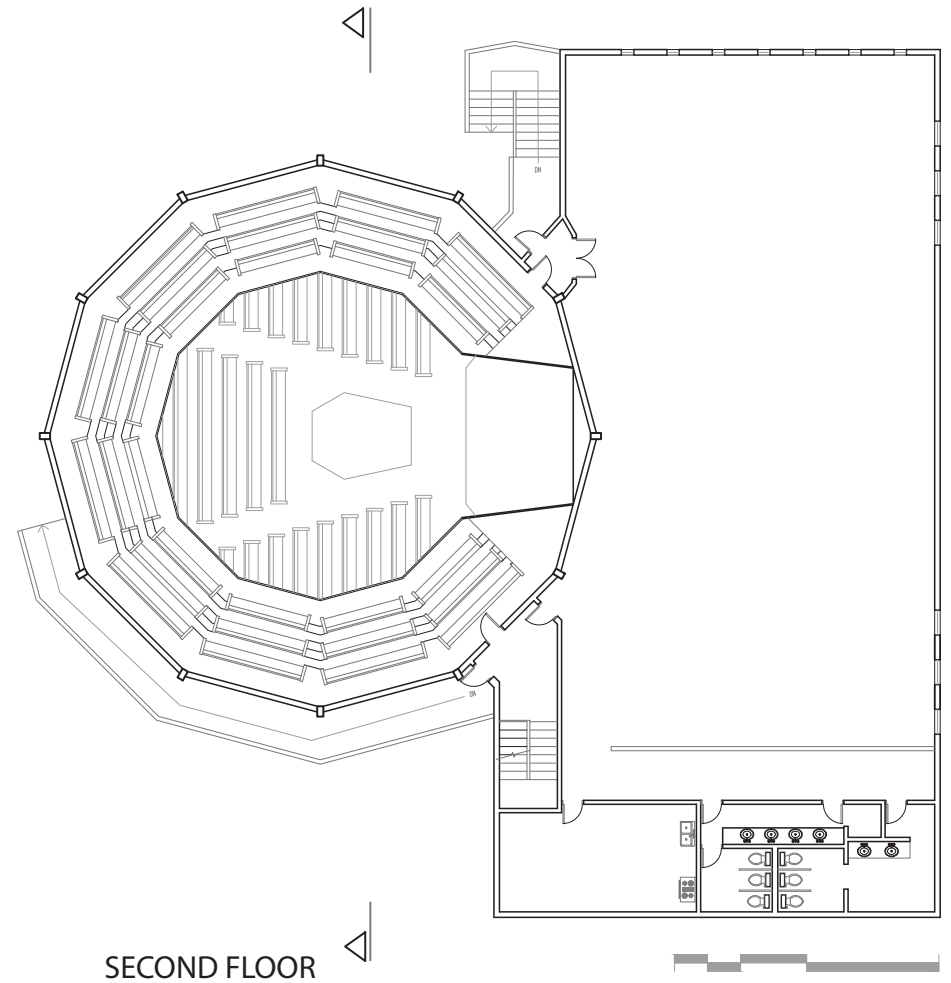
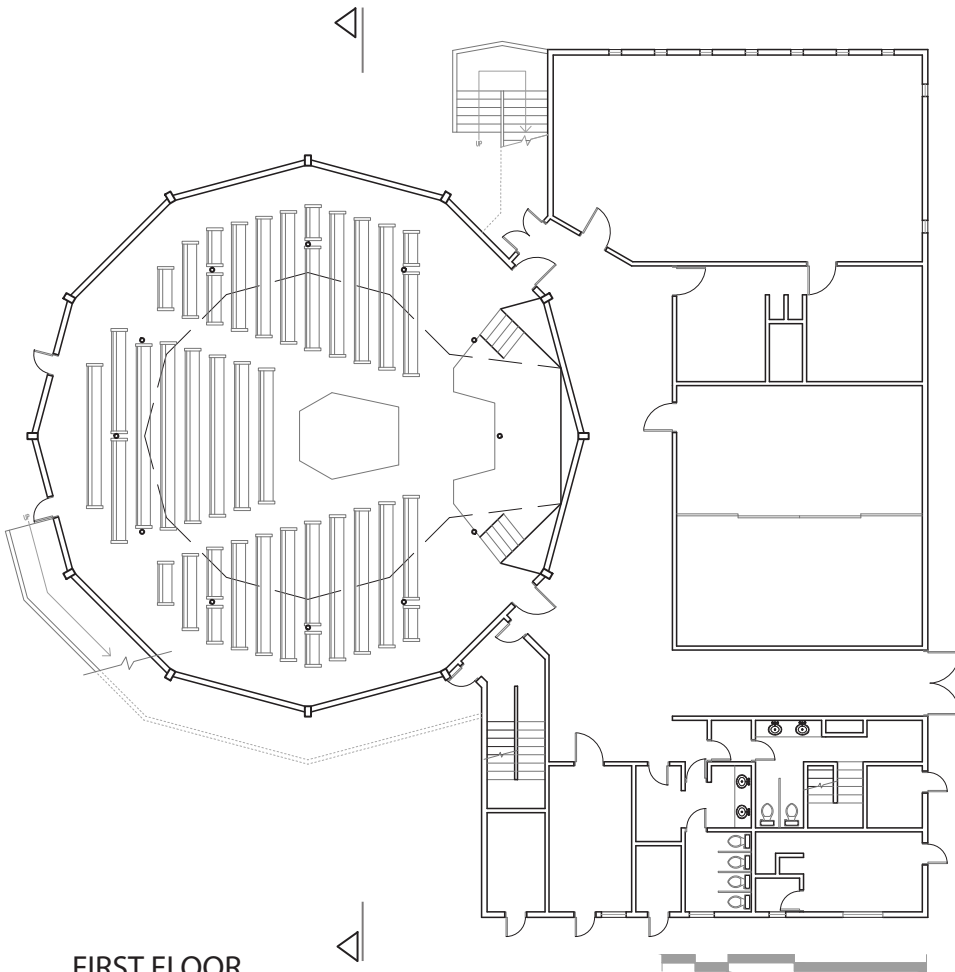
IMRPOVED SEATING + SIGHT LINES



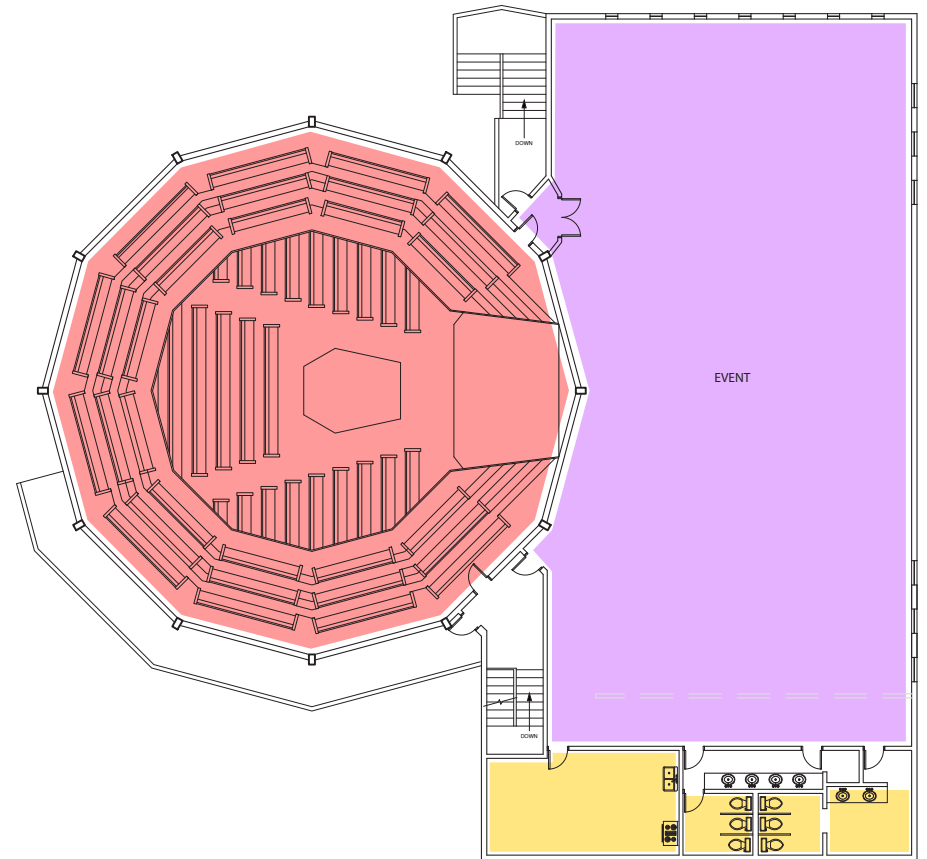
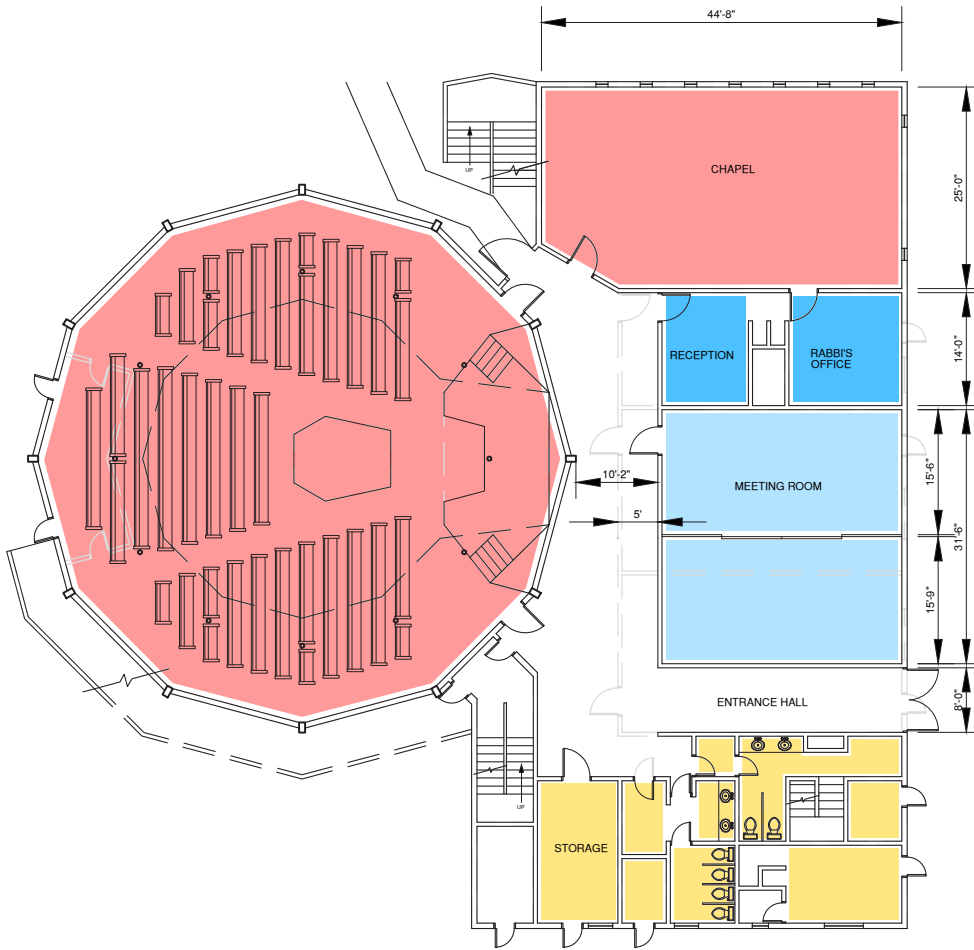
MINIMUM INTERVENTION SITE PLAN



MINIMUM INTERVENTION FLOOR PLANS

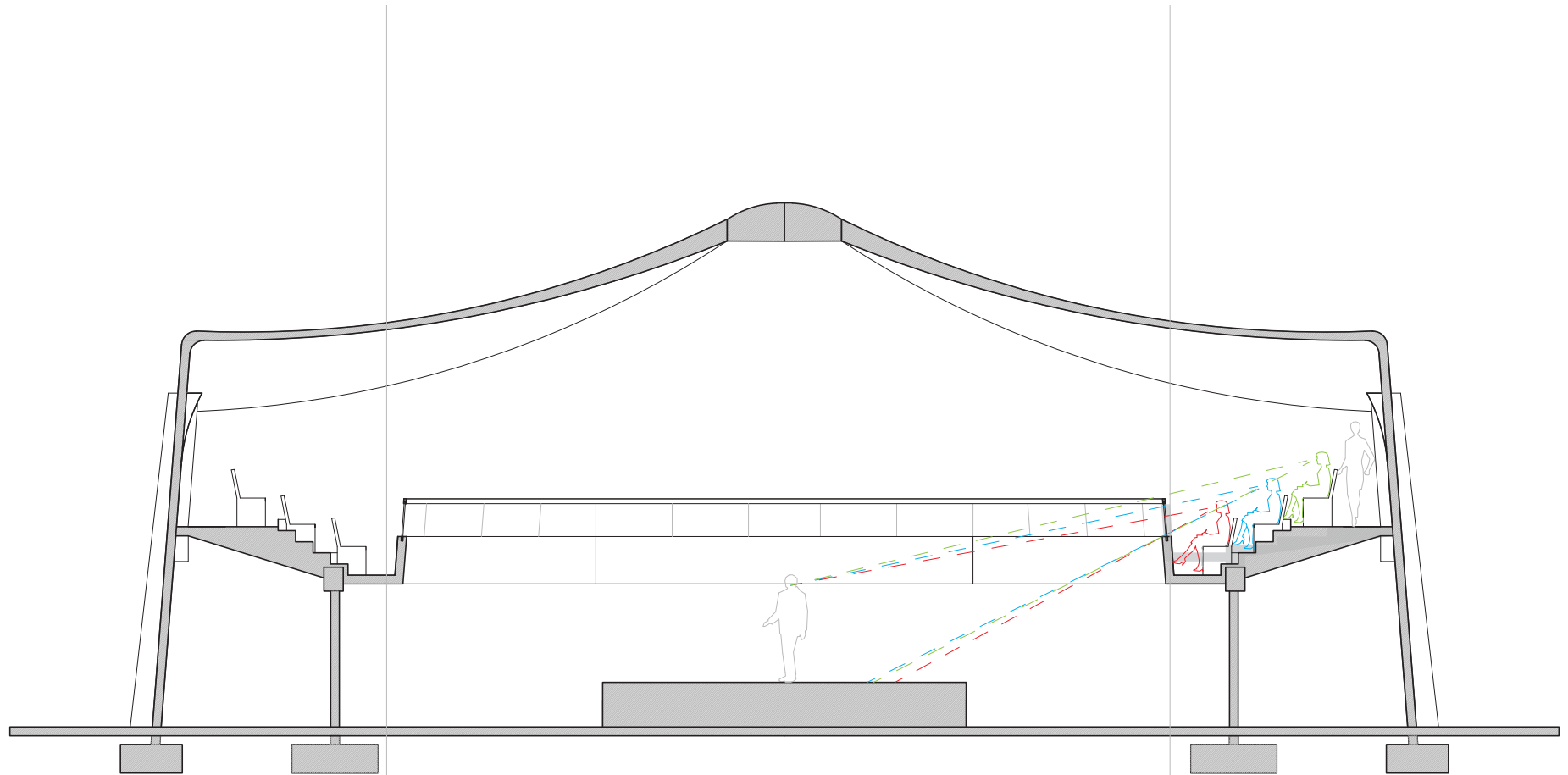


MINIMUM INTERVENTION PROGRAM DIAGRAM



▲ N PROPOSED GROUND FLOOR MINIMUM INTERVENTION

MINIMUM INTERVENTION SECTION



IMPROVED SYNAGOGUE BALCONY SIGHT LINES
RAISE BALCONY SEATING | RAISE BIMAH

MINIMUM INTERVENTION



MEDIUM INTERVENTION

NEW ENTRANCES FROM WEST AND EAST
EXPANDED LOBBY | ELEVATOR | ADA
IMPROVED SYNAGOGUE BALCONY SIGHT LINES
IMPROVED SYNAGOGUE SEATING CAPACITY

MEDIUM INTERVENTION PRECEDENTS



(Right)
L'Oasis d'Aboukir, Paris FR
 By : Patrick Blanc

(Left)
Jewish Community Center Mainz
 By : Manuel Herz Architects



EXISTING CONDITIONS

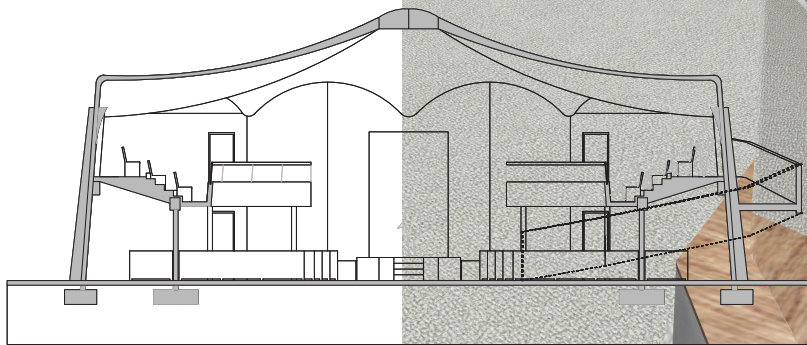
MEDIUM INTERVENTION

NEW CHASE AVE. ENTRANCE



MINIMUM + MEDIUM INTERVENTION

IMRPOVED SEATING + SIGHT LINES



MEDIUM INTERVENTION

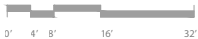
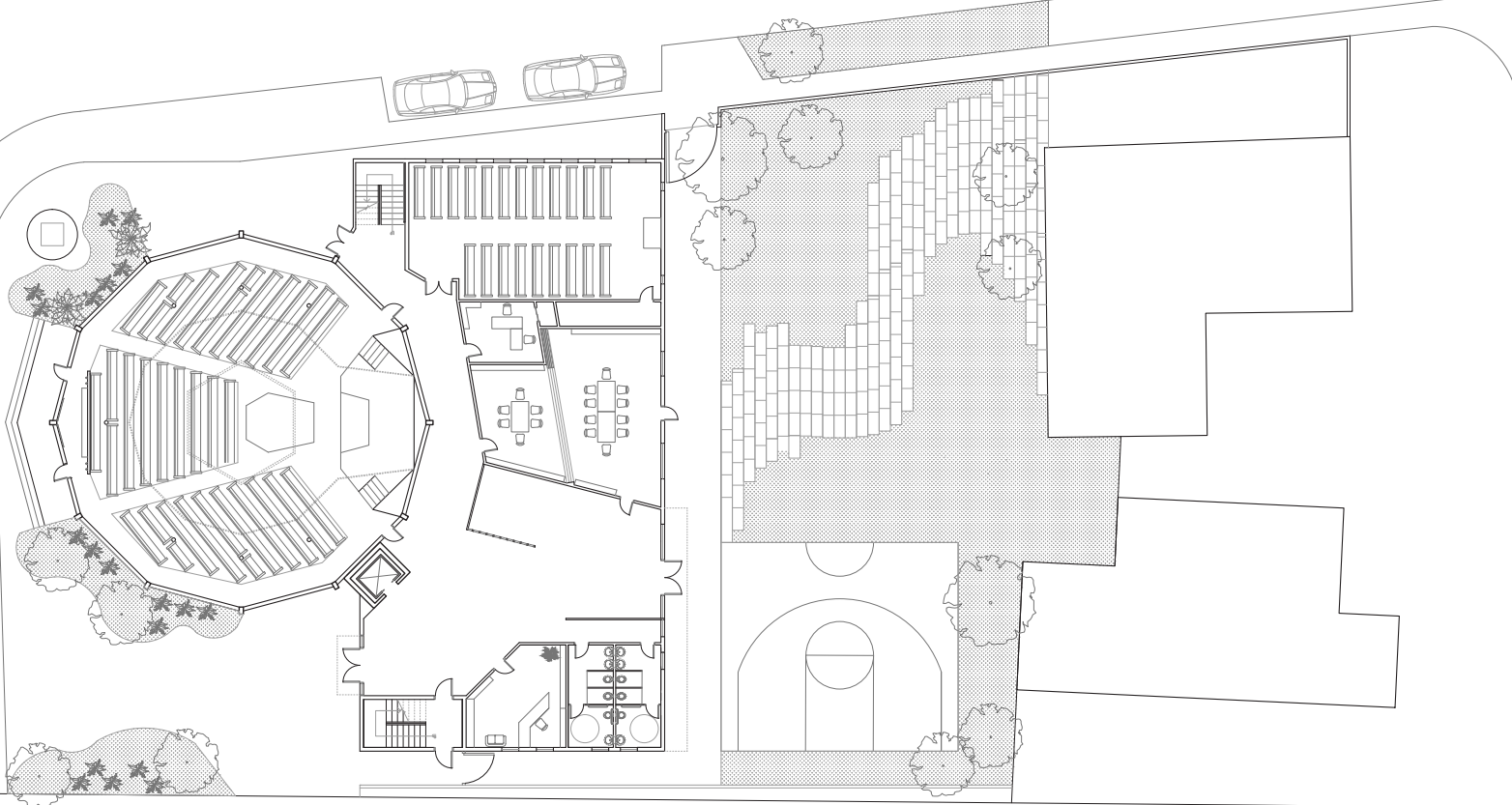


MEDIUM INTERVENTION SITE PLAN

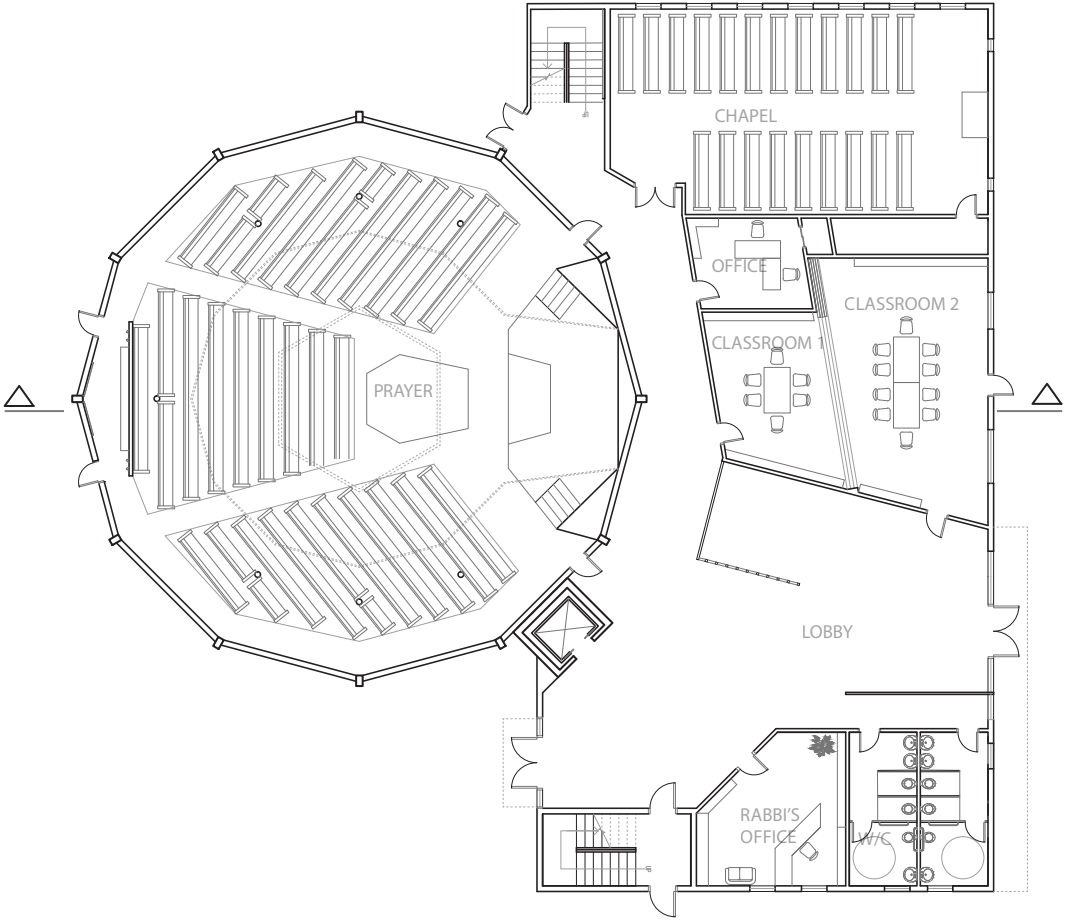
NW 40TH ST

CHASE AVE.

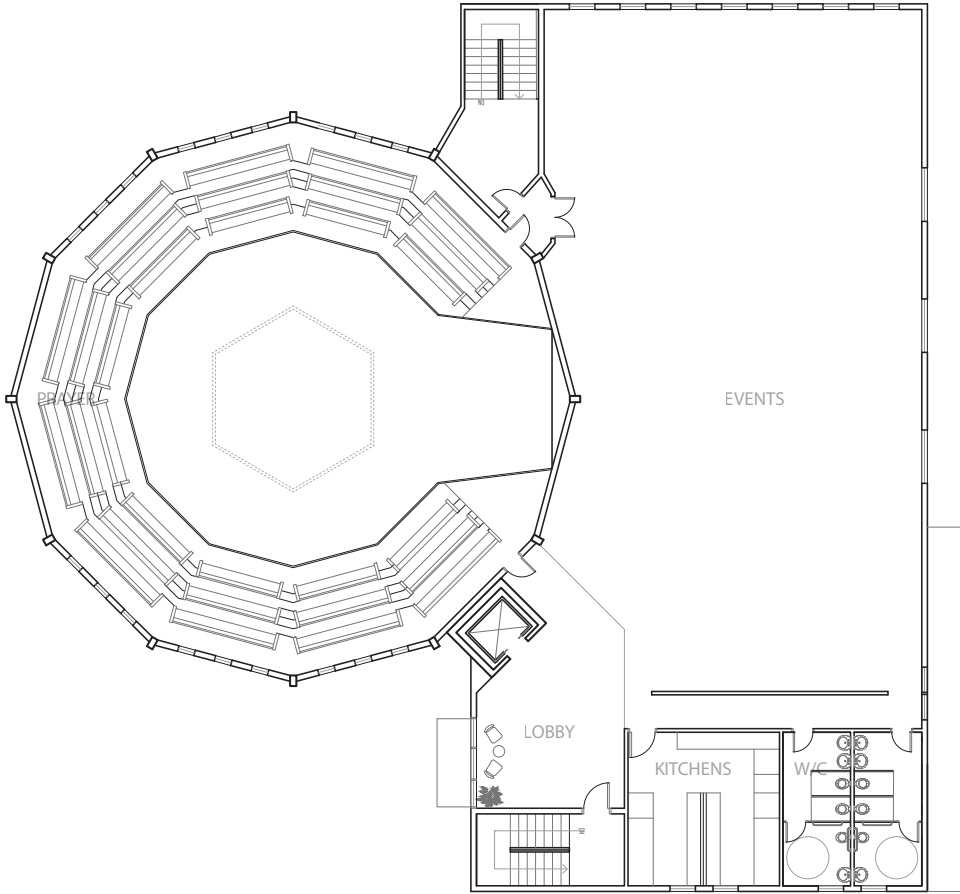
PRARIE AVE.



MEDIUM INTERVENTION FLOOR PLANS



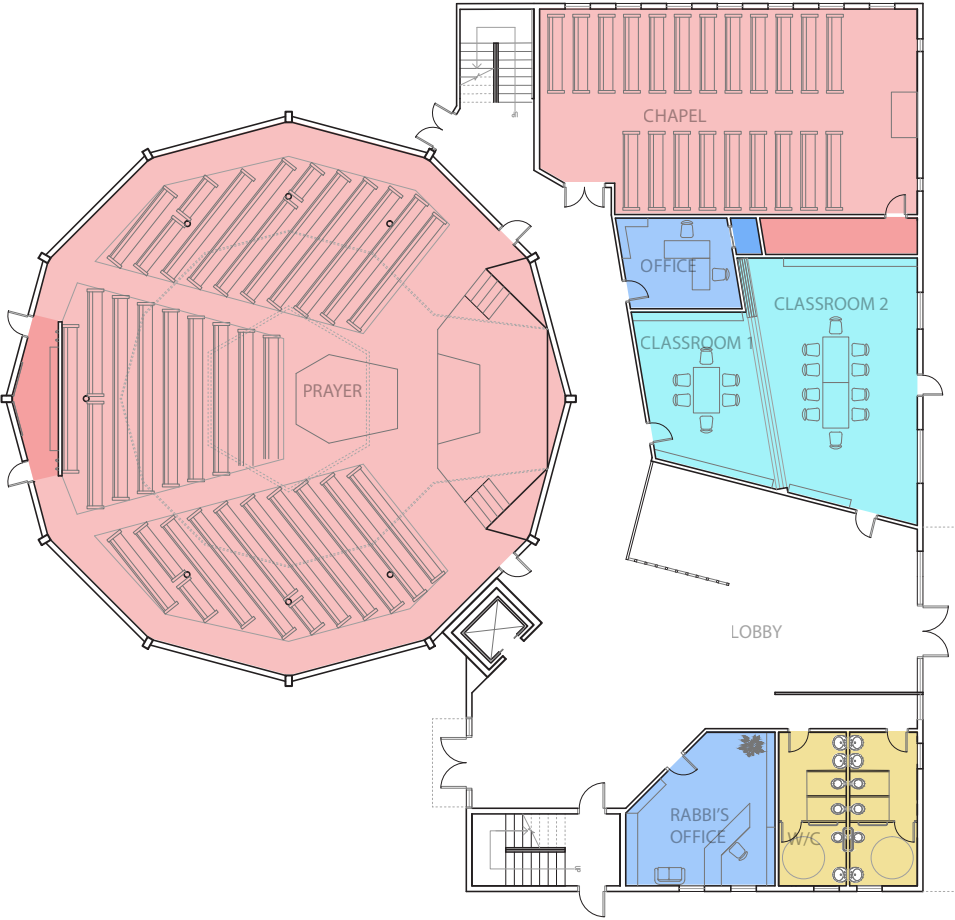
FIRST FLOOR



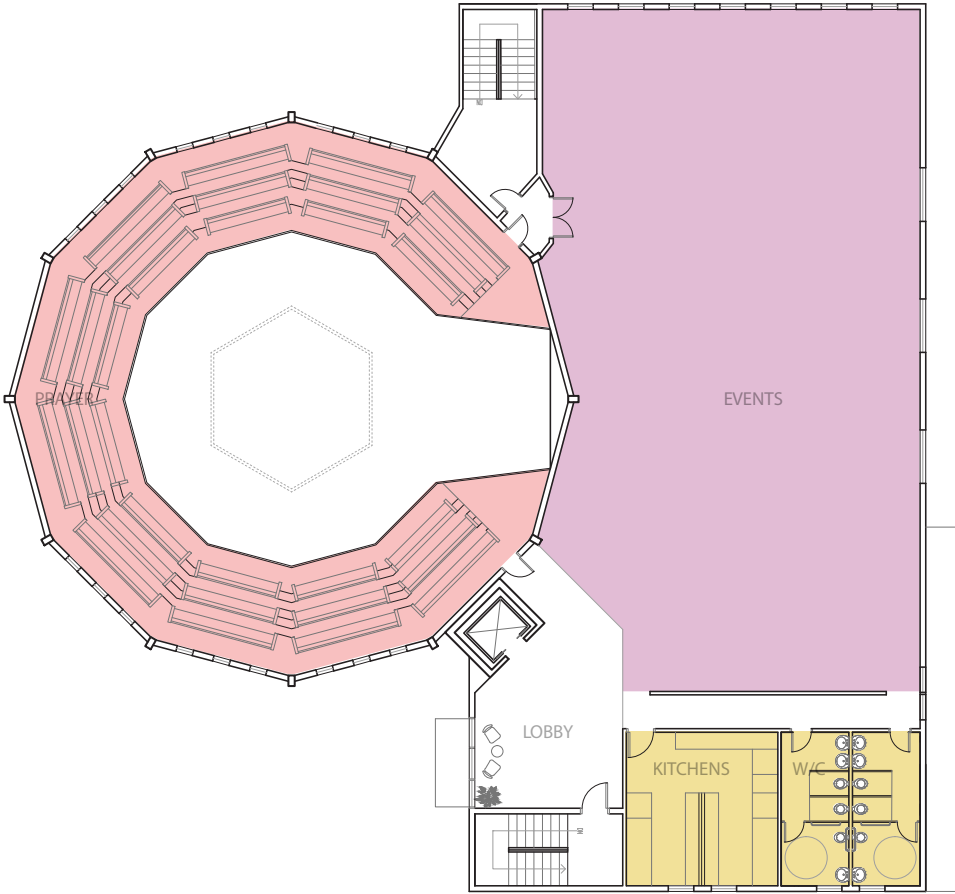
SECOND FLOOR



MEDIUM INTERVENTION PROGRAM DIAGRAM

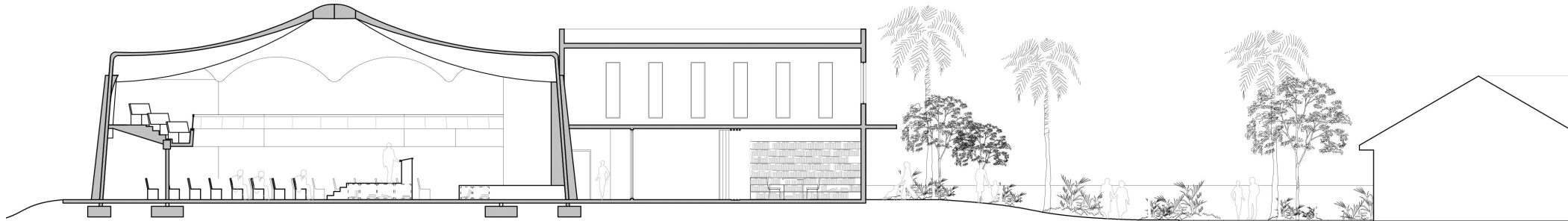


FIRST FLOOR



SECOND FLOOR

MEDIUM INTERVENTION SECTION



MEDIUM INTERVENTION

NEW CHASE AVE. ENTRANCE



NEW BUILDING PROPOSAL

NEW BUILDING PROPOSAL PRECEDENTS



SYNAGOGUE, Amsterdam NL
By : SeARCH



NEW BUILDING PROPOSAL PRECEDENTS



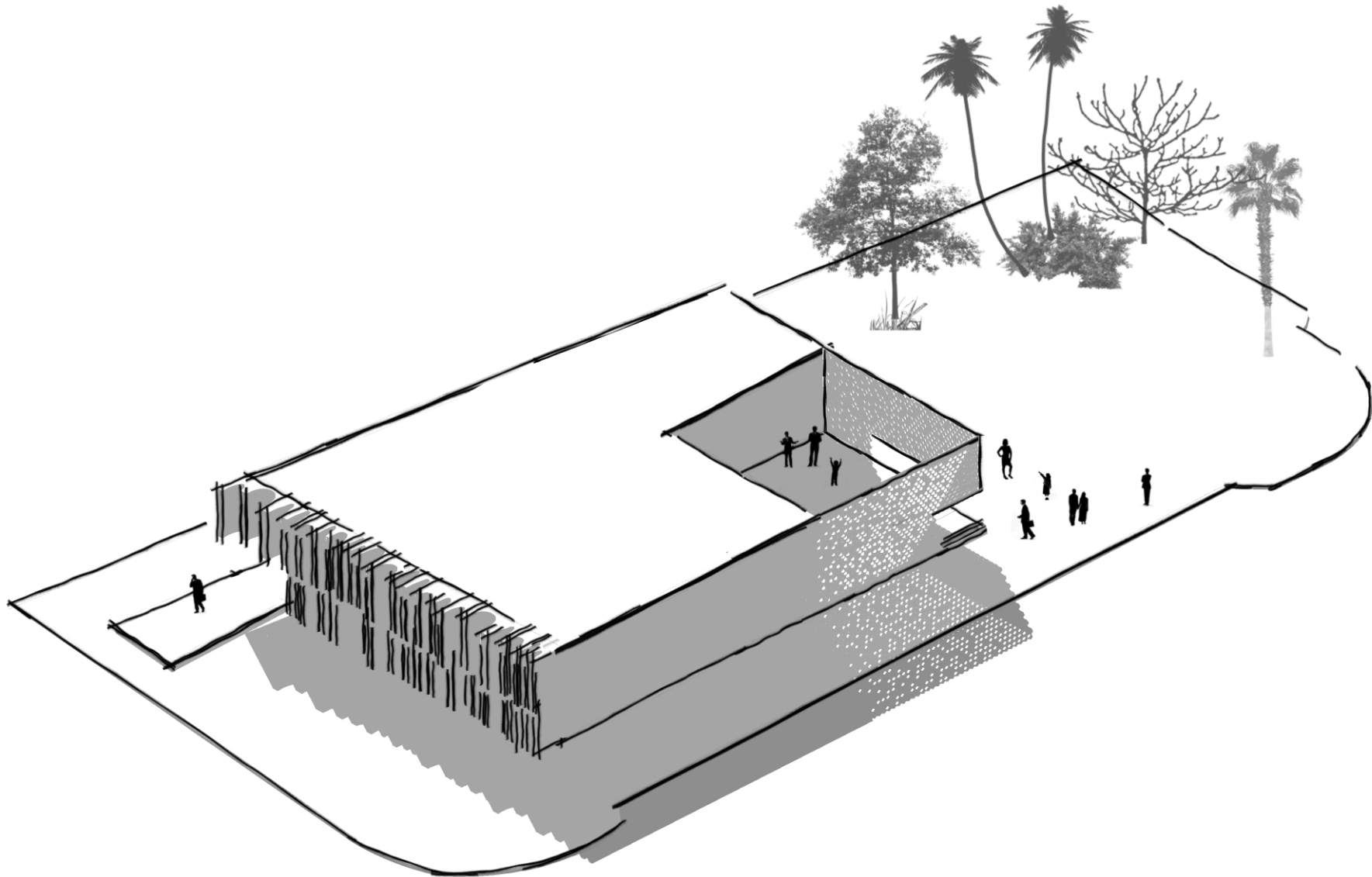
INSPIRATION FOR MAIN LOBBY
Musashino Art University Library
by Sou Fujimoto

Musashino Art University,
Tokyo JPN
By : Sou Fujimoto

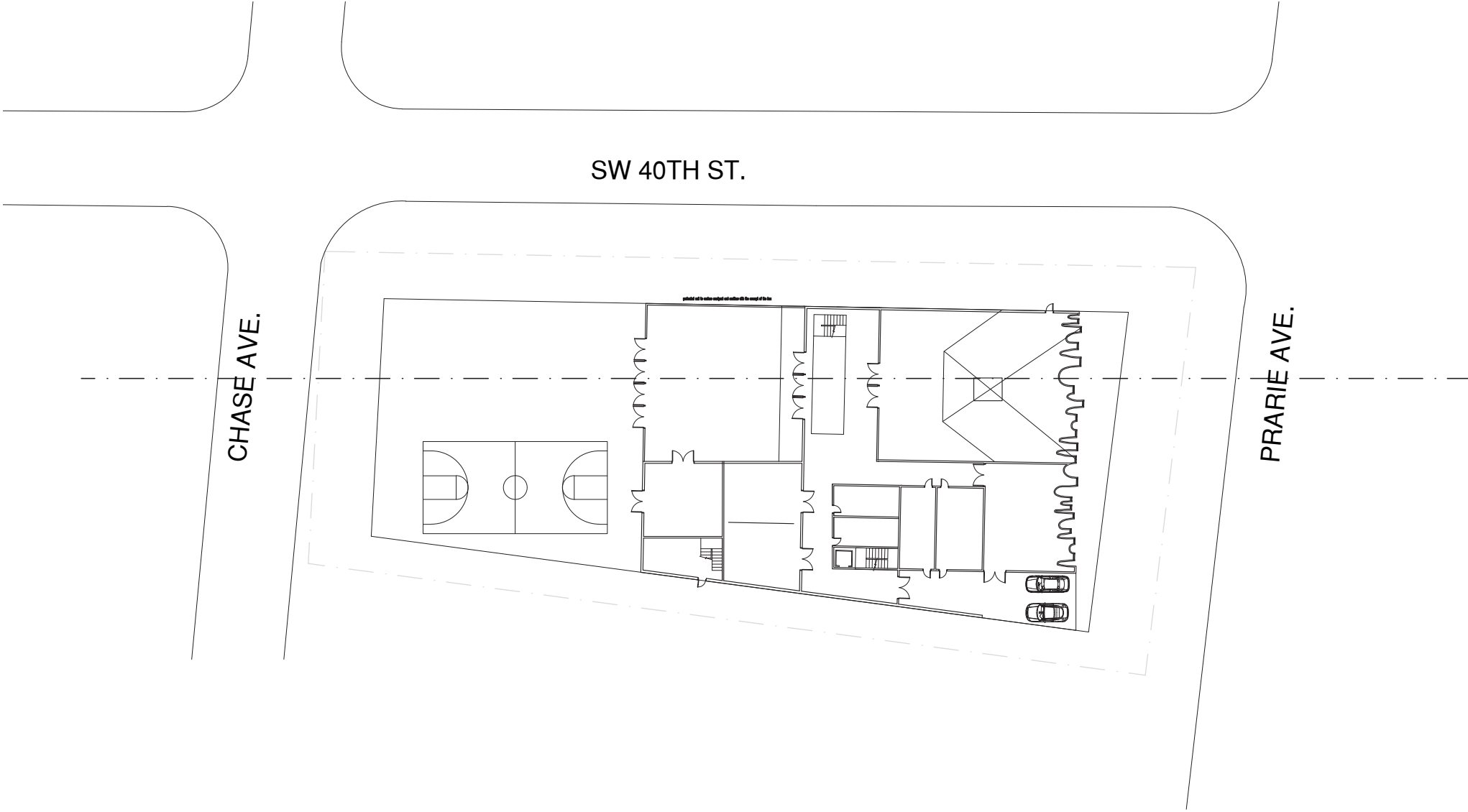
NEW BUILDING PROPOSAL



NEW BUILDING PROPOSAL SITE OVERVIEW AXO

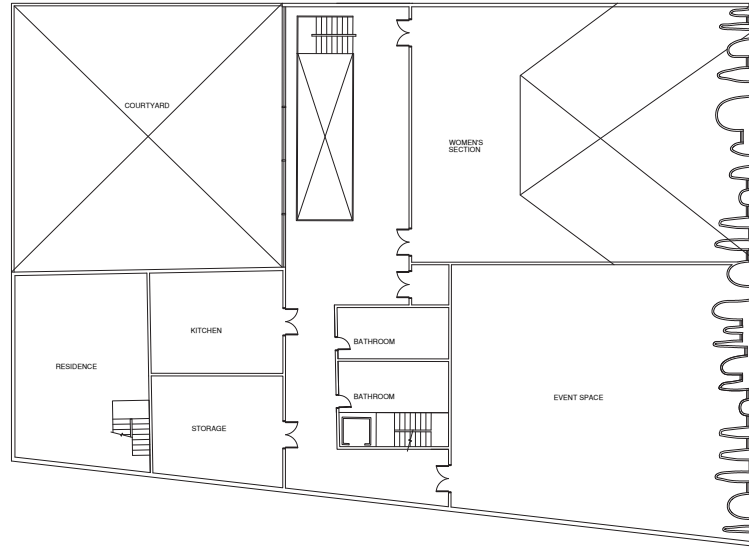


NEW BUILDING PROPOSAL SITE PLAN

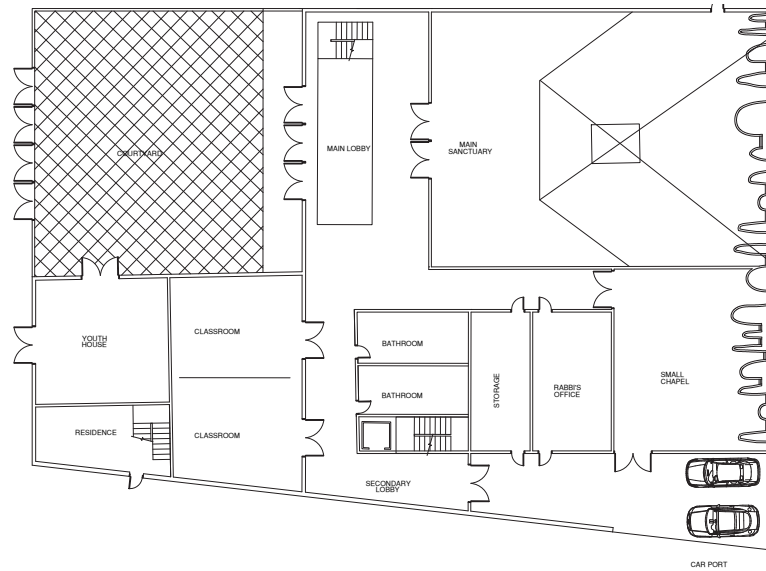


▲ PROPOSED SITE PLAN MAJOR INTERVENTION
N Scale 1/32" = 1'

NEW BUILDING PROPOSAL FLOOR PLANS

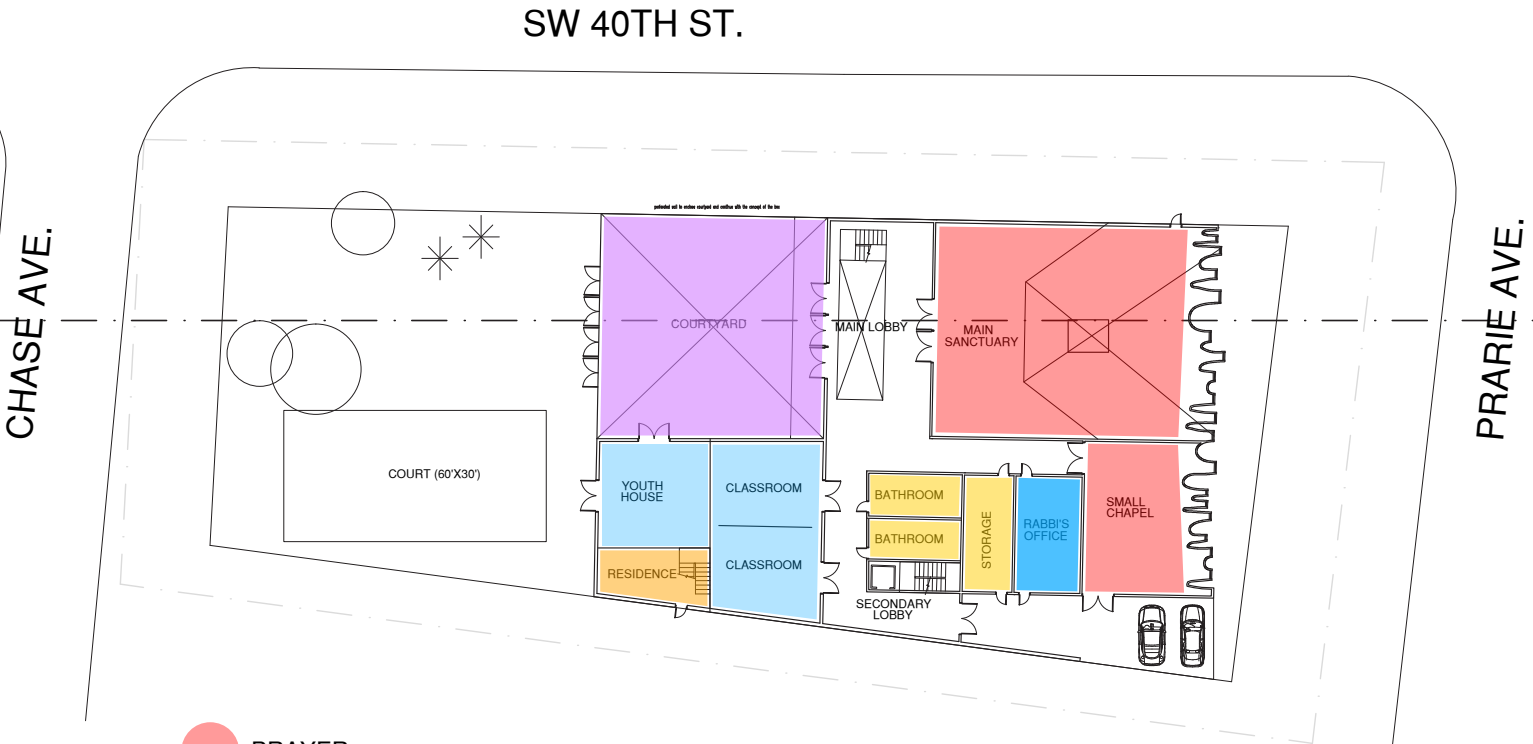


▲ PROPOSED SECOND FLOOR MAJOR INTERVENTION
N Scale 1/32" = 1'



▲ PROPOSED FIRST FLOOR MAJOR INTERVENTION
N Scale 1/32" = 1'

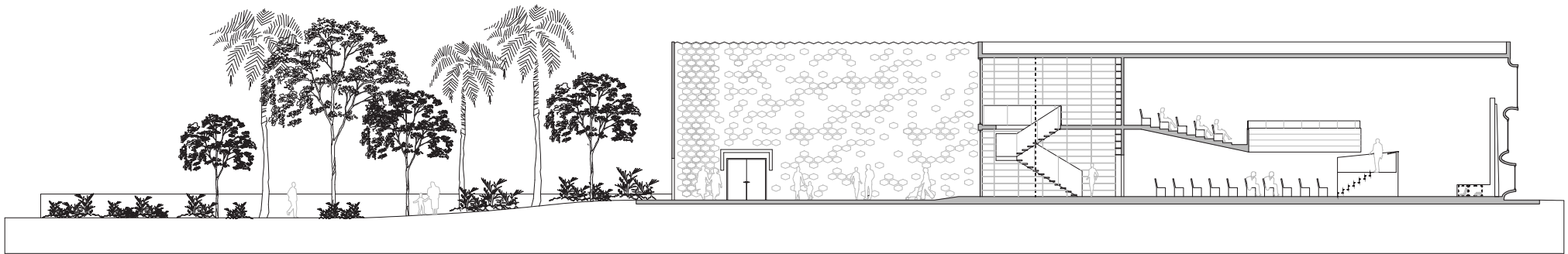
NEW BUILDING PROPOSAL PROGRAM DIAGRAM



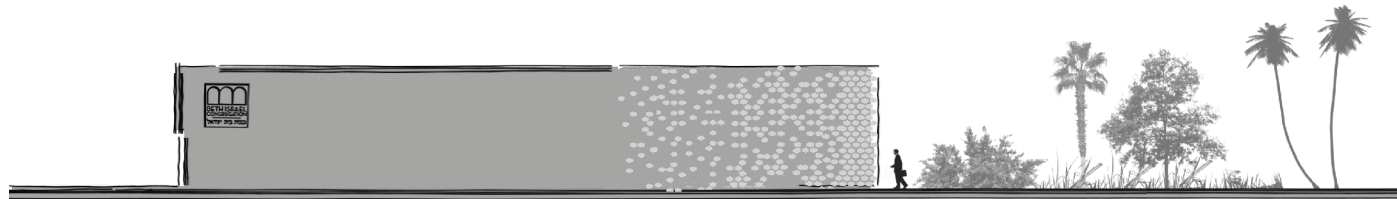
- PRAYER
- EVENT
- OFFICE
- MEETING / LEARNING
- UTILITIES
- RESIDENCE

▲ N PROPOSED FIRST FLOOR MAJOR INTERVENTION

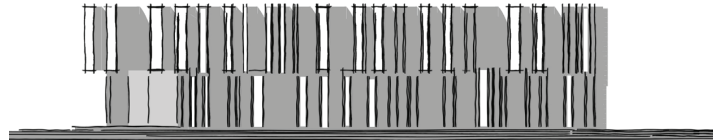
NEW BUILDING PROPOSAL SECTION



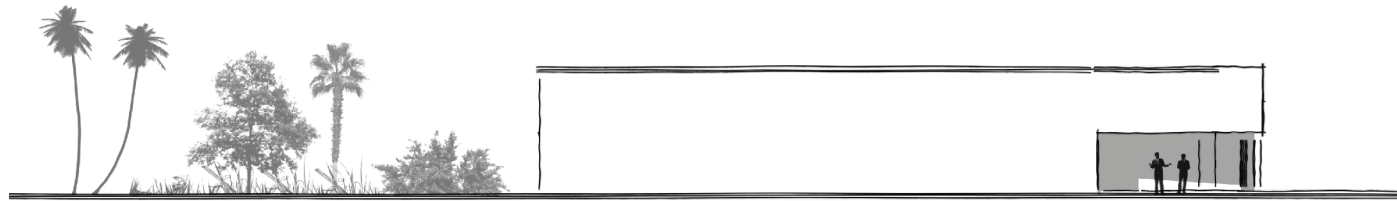
NEW BUILDING PROPOSAL ELEVATIONS



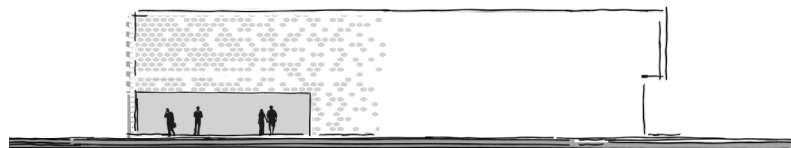
NORTH



EAST



SOUTH



WEST

NEW BUILDING PROPOSAL



PROPOSAL IDEAS

MINIMUM/MEDIUM INTERVENTIONS/NEW BUILDING

PROPOSAL IDEAS

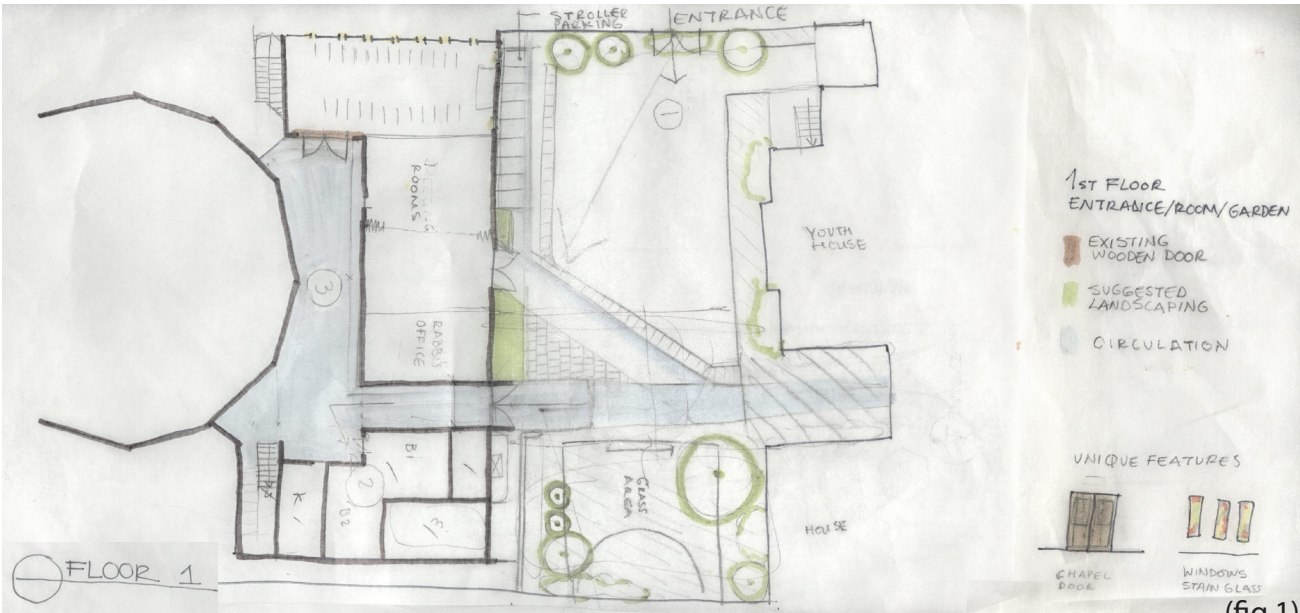
MINIMUM INTERVENTION

Proposal Overview:

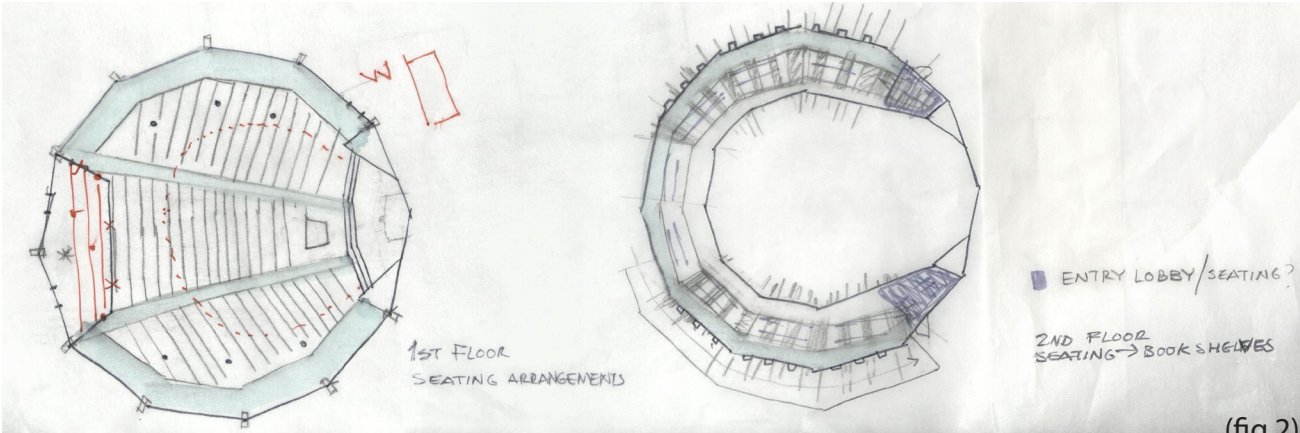
-Relocate entrance on East Facde.

-Open an entrance with ramped pro-
cession from the exterior addressing
level current level change.
(fig.3)

-Replace the full basketball court for a
half court on the South to maximize
outdoor space. (fig.1)



(fig.1)



(fig.2)

PROPOSAL IDEAS

MINIMUM INTERVENTION



Proposal Overview:

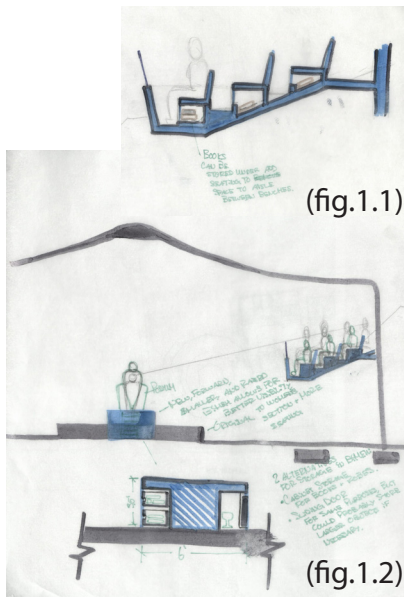
- Relocate entrance on East Facde.
- Open an entrance to an outdoor terrace.(fig.1)
- Reorganize seating in the synagogue facing to the center. (fig.1)

PROPOSAL IDEAS

MEDIUM INTERVENTION

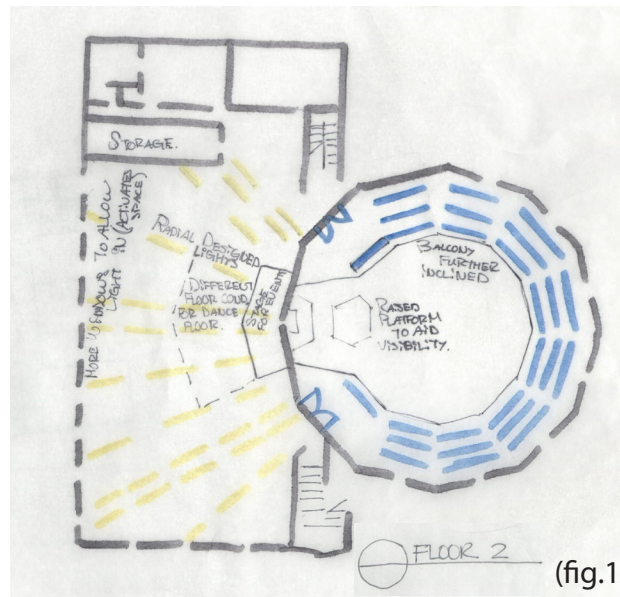
Proposal Overview:

- Add a canopy for shade and landscaping
- Elevate central stage to improve view from the woman's sections. (fig1.2)
- Add storage room on the bottom of the elevated stage.
- Slope the existing row of pews in the woma's section to improve view to the 1st level.
- Replace existing railing on balcony for a glass.
- Replace hanging lamps for flushed light fixtures in event space in a radial organization. (fig.1)

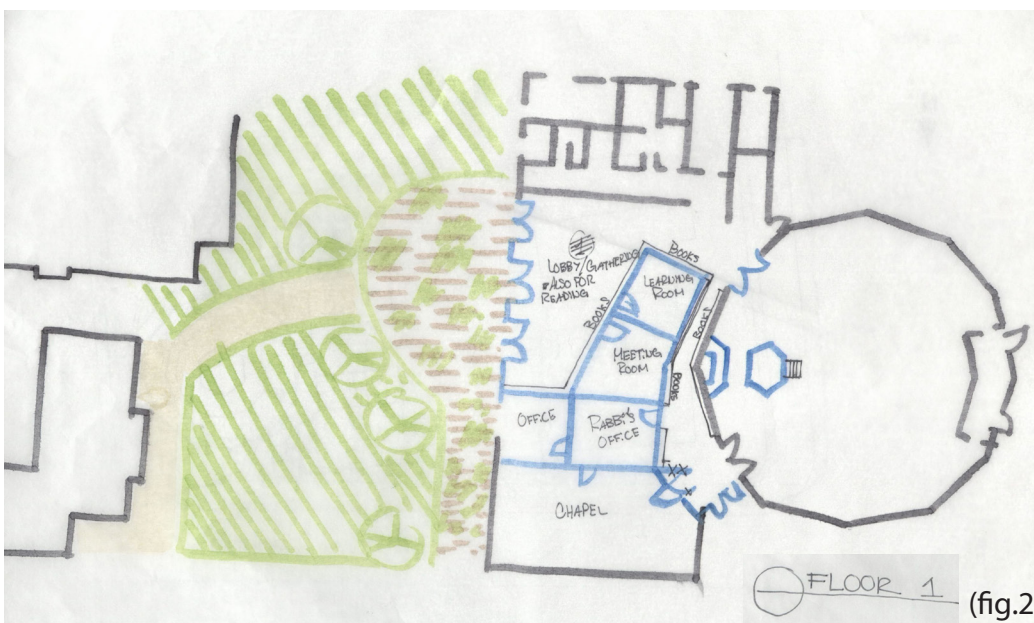


(fig.1.1)

(fig.1.2)



(fig.1)



(fig.2)

PROPOSAL IDEAS

MEDIUM INTERVENTION

Proposal Overview:

-Redo East Facade to have a more welcoming and open look to be used as the main entrance.(fig.1)

-Maintain all other facades intact.

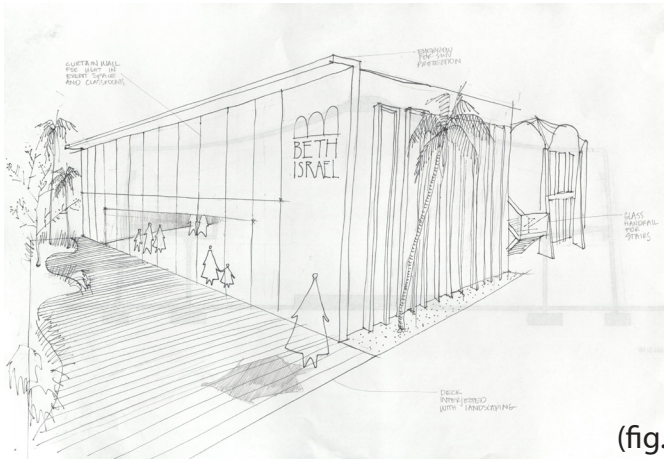
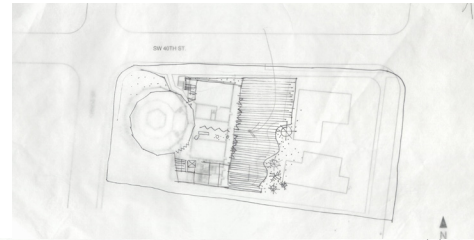
-Relocate event space to the 1st level adding a lobby that can be intergrated if needed with the event space to have larger parties.(fig.3)

- East facade, on the 1st level, would have foldable glass doors to further extend event space to the exterior. (fig.3)

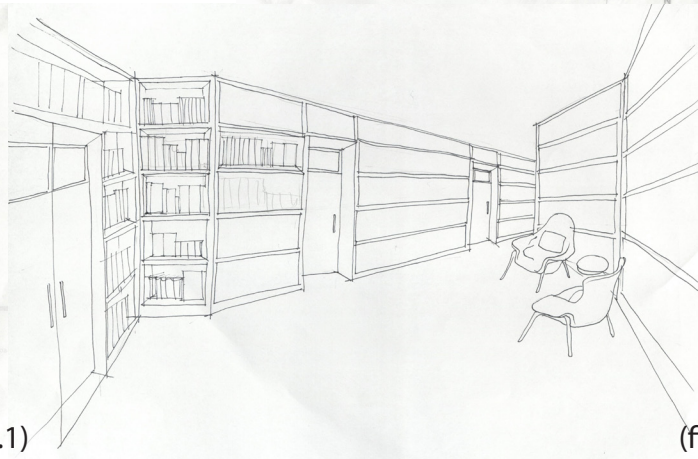
-Relocate classrooms and chapel to the 2nd level(fig.4)

-Create a walk-through library on 2nd level.(fig.2)

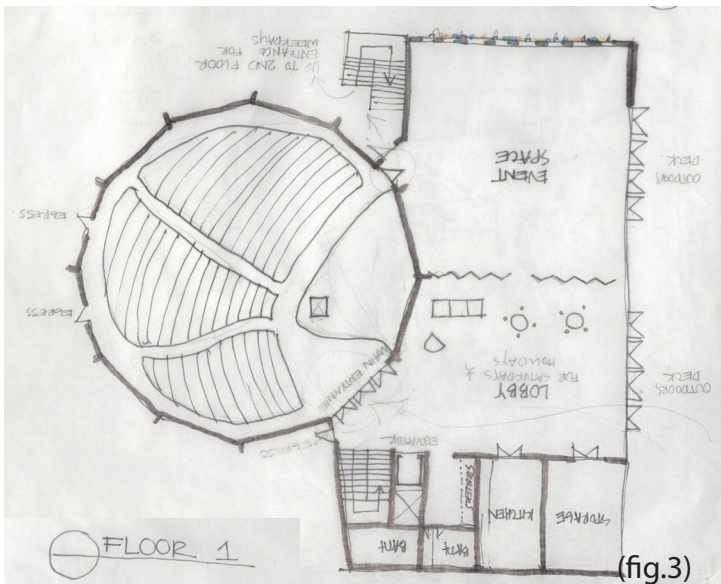
-Make larger stairs on the interior and add an elevator for ADA



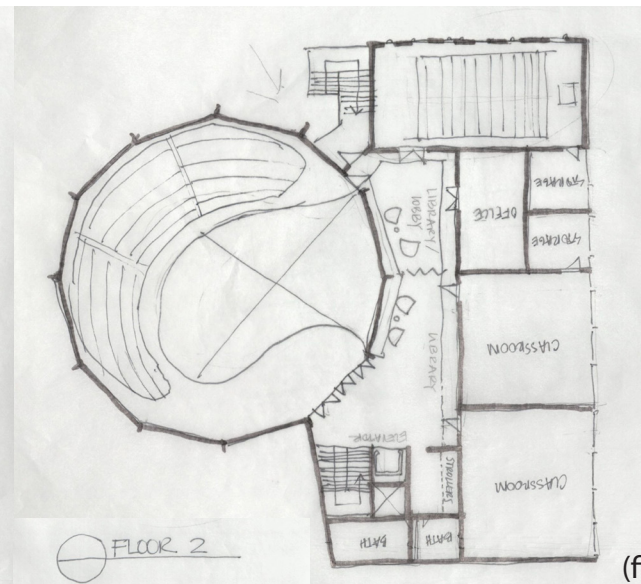
(fig.1)



(fig.2)



(fig.3)



(fig.4)

PROPOSAL IDEAS

MEDIUM INTERVENTION

Proposal Overview:

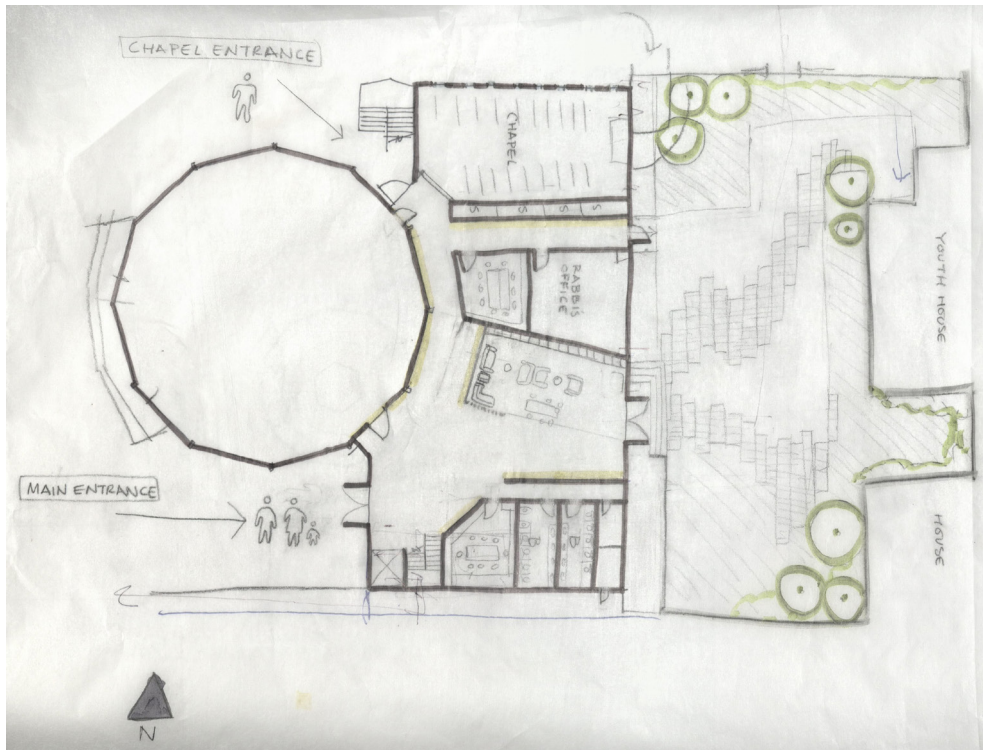
-Move main entrance to the West facade taking advantage of wide space ;improving circulation of people in and out of the building.

-Creating a lobby space

-Add a long eyebrows over entry doors for shade and

-Landscaping for more shade in the backyard.

-Relocating the offices and meeting rooms to maximize space.

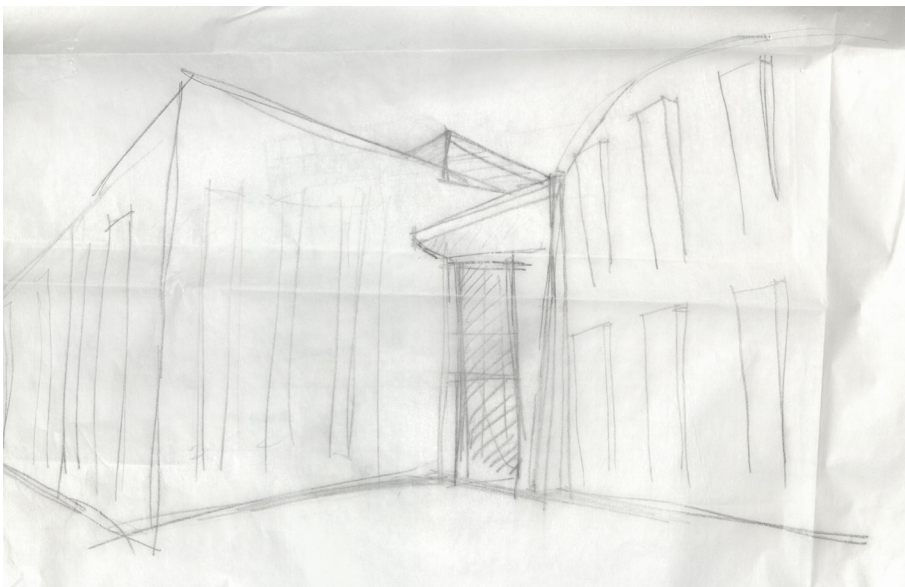
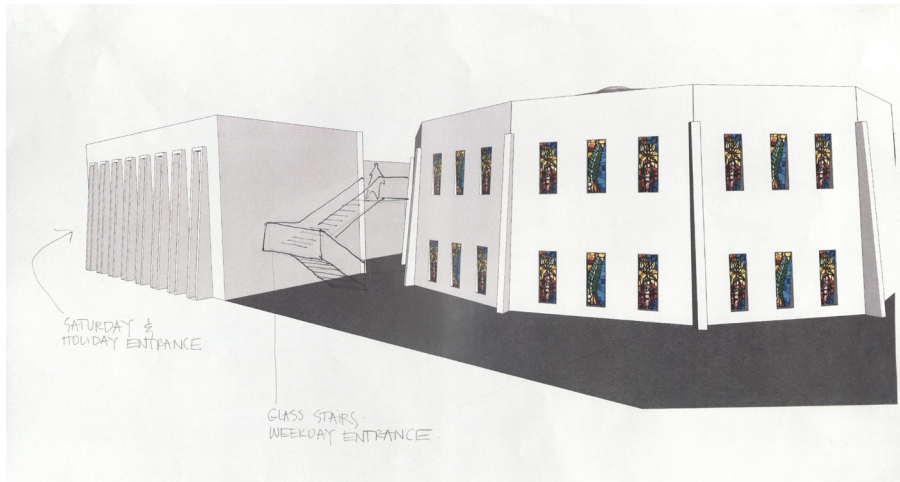


PROPOSAL IDEAS

MEDIUM INTERVENTION

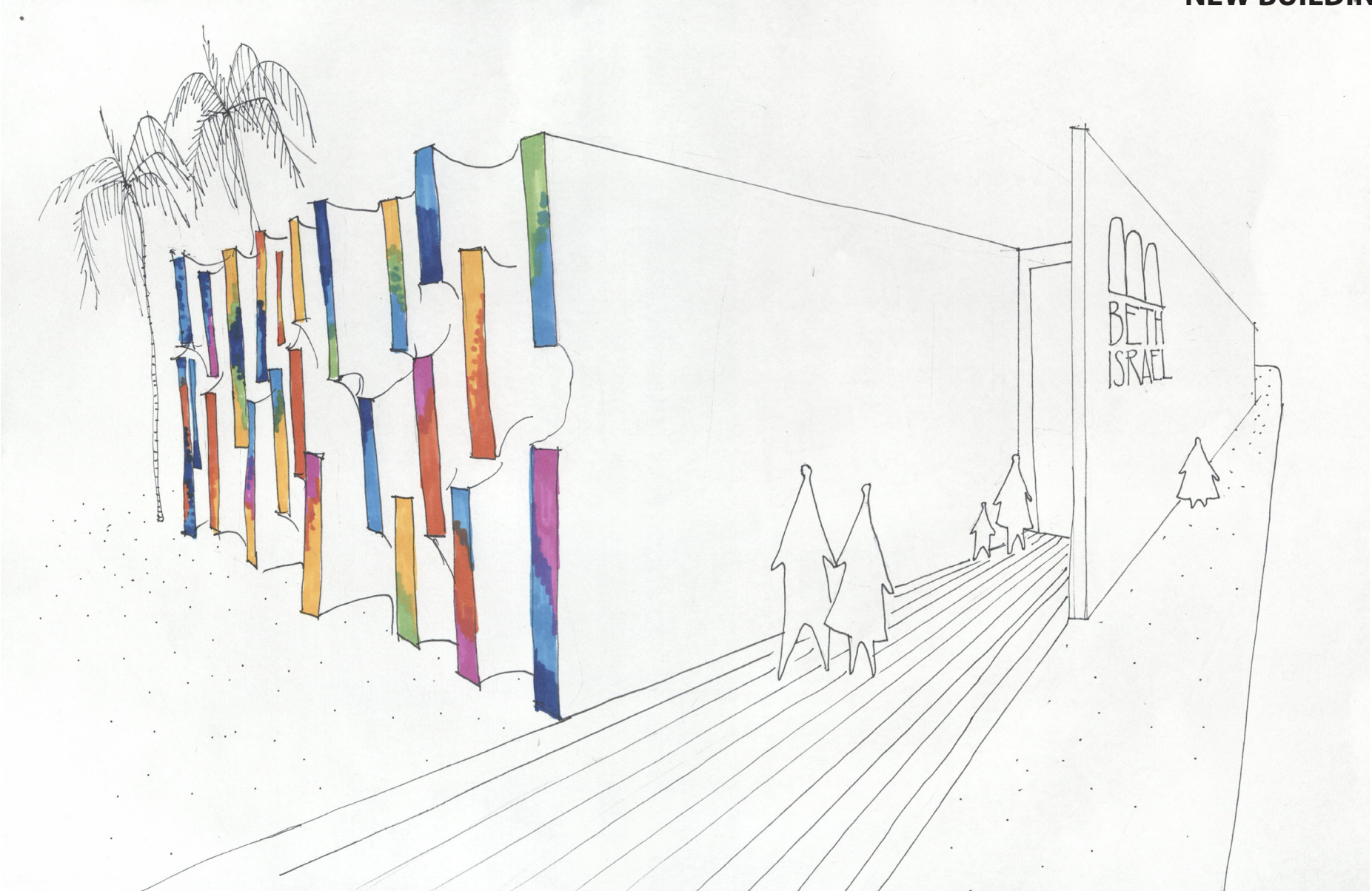
Proposal Overview:

- Add a canopy for shade and landscaping
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- Slope the existing row of pews in the woma's section to improve view to the 1st level.
- Replace existing railing on balcony for a glass.
- Replace hanging lamps for flushed light fixtures in event space in a radial organization. (fig.1)



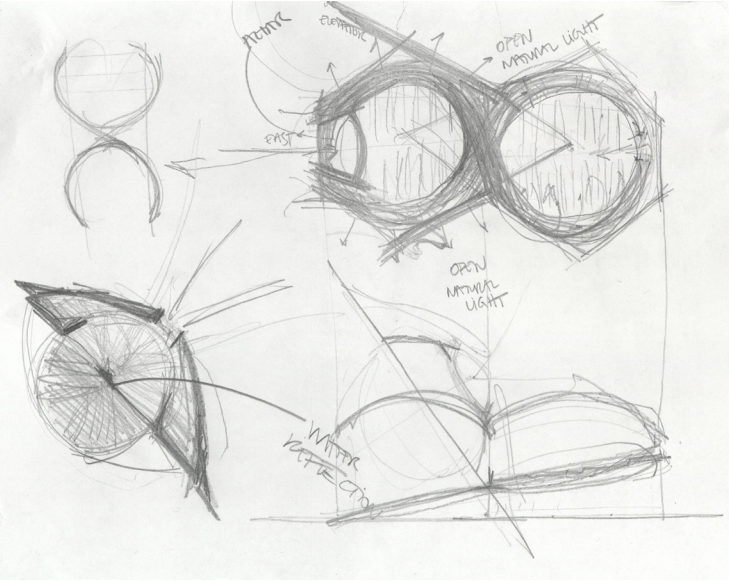
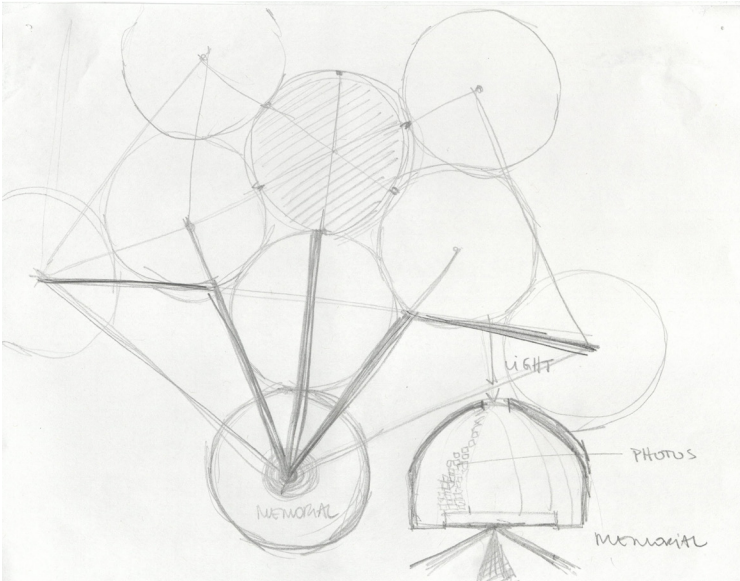
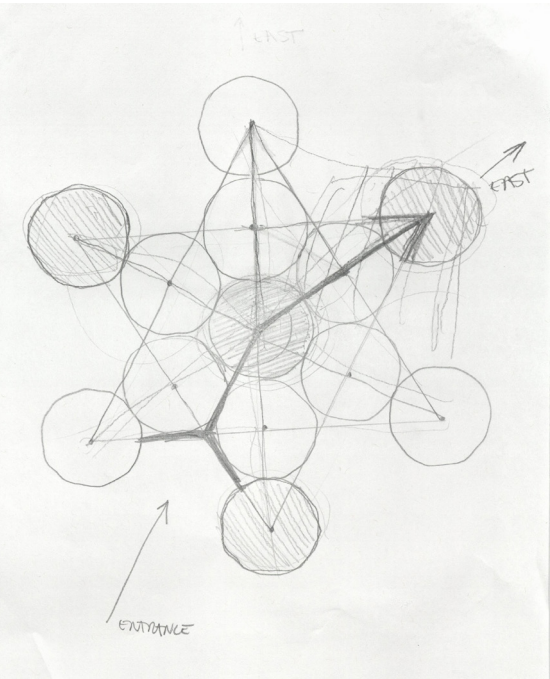
PROPOSAL IDEAS

NEW BUILDING



PROPOSAL IDEAS

NEW BUILDING



EXISTING CONDITIONS

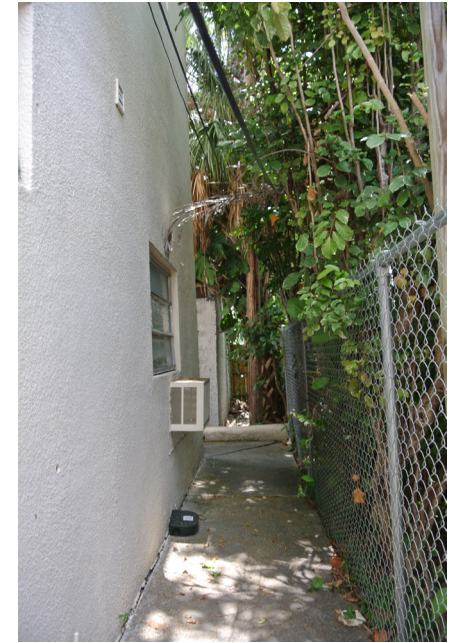
EXISTING CONDITIONS



EXISTING CONDITIONS

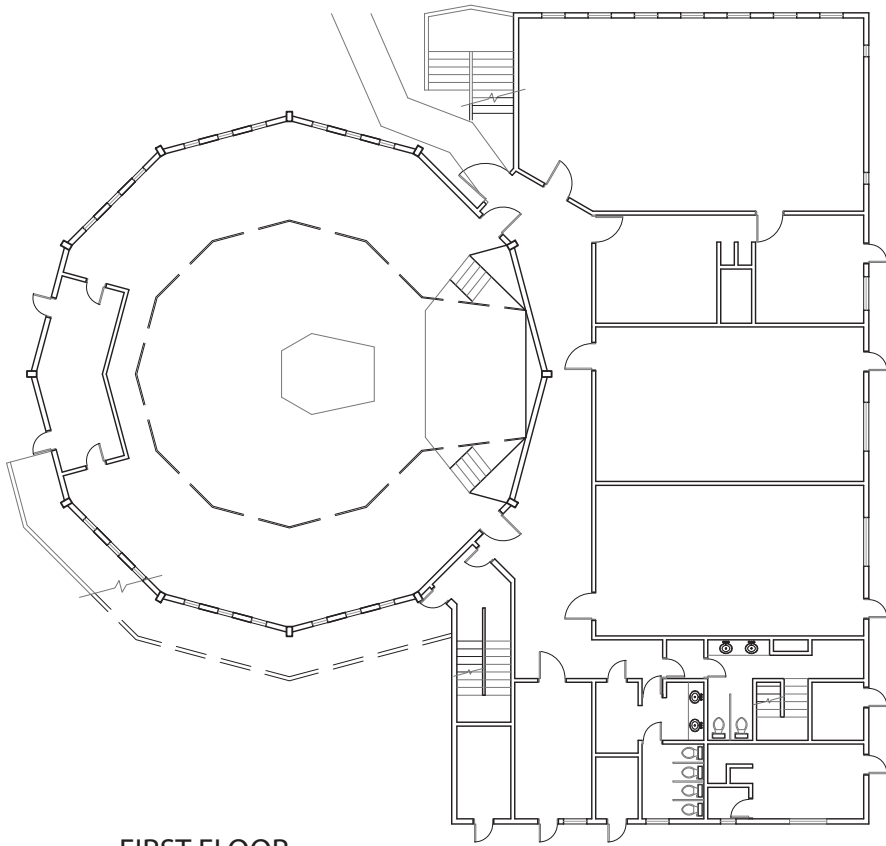


EXISTING CONDITIONS

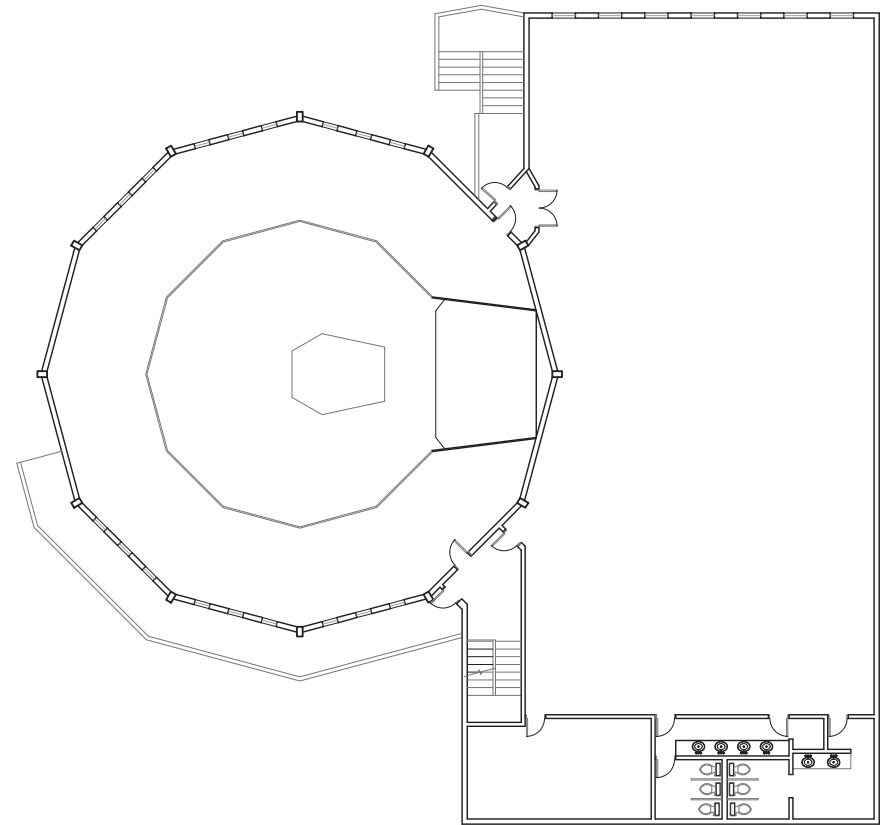


EXISTING CONDITIONS

SCHEMATIC EXISTING FLOORPLANS



FIRST FLOOR



SECOND FLOOR