

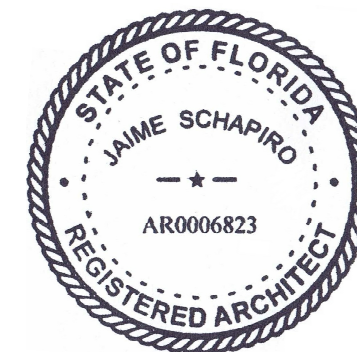
LUBAVITCH 770 FACADE
AT
1140 ALTON ROAD, MIAMI BEACH, FLORIDA 33139
FINAL SUBMITTAL
DRB FILE No: DRB25-1101

JULY 13, 2025



SCOPE OF WORK

- EXISTING FRONT FACADE
TO BE REDESIGNED AS PER
LANDMARK 770 PARKWAY FACADE
BROOKLYN, NEW YORK



Digitally signed by Jaime Schapiro
DN: c=US, o=Unaffiliated, dnQualifier=A01410D000001936E28178000030640, cn=Jaime Schapiro
Date: 2025.07.15 13:25:03 -04'00'



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Email jaime@schapiroassociates.com

Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL. 33155
Tel: 305.767.6802
www.survey-pros.com

MAP OF BOUNDARY SURVEY

LEGEND

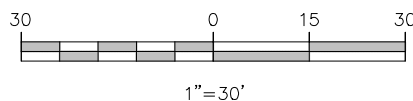
ABBREVIATIONS:

- A = ARC DISTANCE
- AC = AIR CONDITIONER PAD
- BCR = BROWARD COUNTY RECORDS
- BLDG = BUILDING
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CBS = CONCRETE BLOCK & STUCCO
- (C) = CALCULATED
- C&G = CURB & GUTTER
- CLF = CHAIN LINK FENCE
- COL = COLUMN
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
- D/W = DRIVEWAY
- EB = ELECTRIC BOX
- ENC. = ENCROACHMENT
- EP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FDH = FOUND DRILL HOLE
- FFE = FINISHED FLOOR ELEVATION
- FIP = FOUND IRON PIPE (NO ID)
- FIR = FOUND IRON ROD (NO ID)
- FN = FOUND NAIL (NO ID)
- FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
- L.E. = LANDSCAPE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- MDCR = MIAMI-DADE COUNTY RECORDS
- MH = MAN HOLE
- ML = MONUMENT LINE
- (P) = PLAT
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- PG = PAGE
- PI = POINT OF INTERSECTION
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS DISTANCE
- (R) = RECORD
- R/W = RIGHT-OF-WAY
- RES = RESIDENCE
- SIP = S.I.P. LB#8023
- SND = SET NAIL & DISK LB#8023
- STL = SURVEY TIE LINE
- SWK = SIDEWALK
- (TYP) = TYPICAL
- UB = UTILITY BOX
- U.E. = UTILITY EASEMENT
- W/F = WOOD FENCE

SYMBOLS:

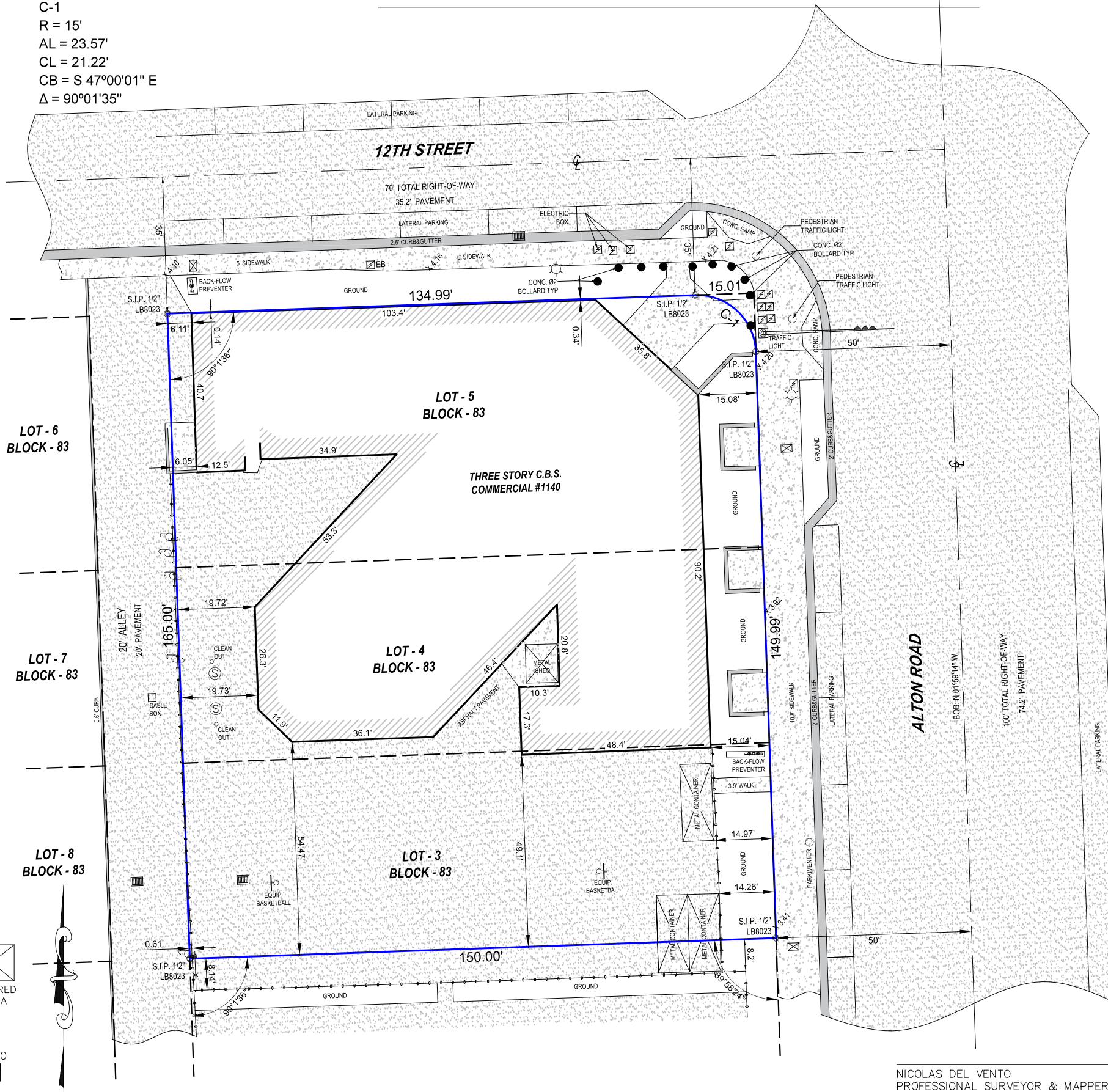
- = TELEPHONE RISER
 - = CABLE TV RISER
 - = WATER METER
 - X 0.00 = ELEVATION
 - (00°) = ORIGINAL LOT DISTANCE
 - = CENTRAL ANGLE
 - = CENTER LINE
 - = WATER VALVE
 - = CURB INLET
 - = FIRE HYDRANT
 - = LIGHT POLE
 - = CATCH BASIN
 - = UTILITY POLE
 - = DRAINAGE MANHOLE
 - = SEWER MANHOLE
 - = METAL FENCE
 - = WOOD FENCE
 - = CHAIN LINK FENCE
 - = EASEMENT
 - = BOUNDARY LINE
 - = OVERHEAD UTILITY LINE
 - = ORIGINAL LOT LINE
- ASPHALT
 CONCRETE
 PAVERS/BRICK
 TILES
 COVERED AREA

GRAPHIC SCALE



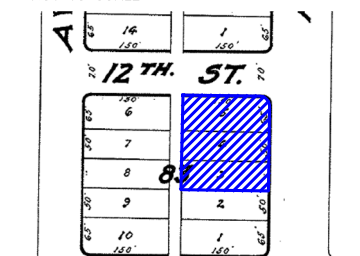
CURVE DETAILS:

- C-1
- R = 15'
- AL = 23.57'
- CL = 21.22'
- CB = S 47°00'01" E
- Δ = 90°01'35"



LOCATION SKETCH:

NOT TO SCALE



PROPERTY ADDRESS:

1140 ALTON ROAD, MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION:

LOTS 3, 4 AND 5 IN BLOCK 83 OF THIRD COMMERCIAL SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7 AT PAGE 160 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION 8
COMMUNITY NAME & NUMBER CITY OF MIAMI BEACH 120651
MAP & PANEL NUMBER 12086C0317 SUFFIX L

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
5. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
6. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
7. FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
8. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF ALTON ROAD BEARS N 01°59'14" W.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

LAND AREA CALCULATION:

LOT AREA = 24,702 SQ.FT.±; 0.56 ACRES±

CERTIFIED TO:

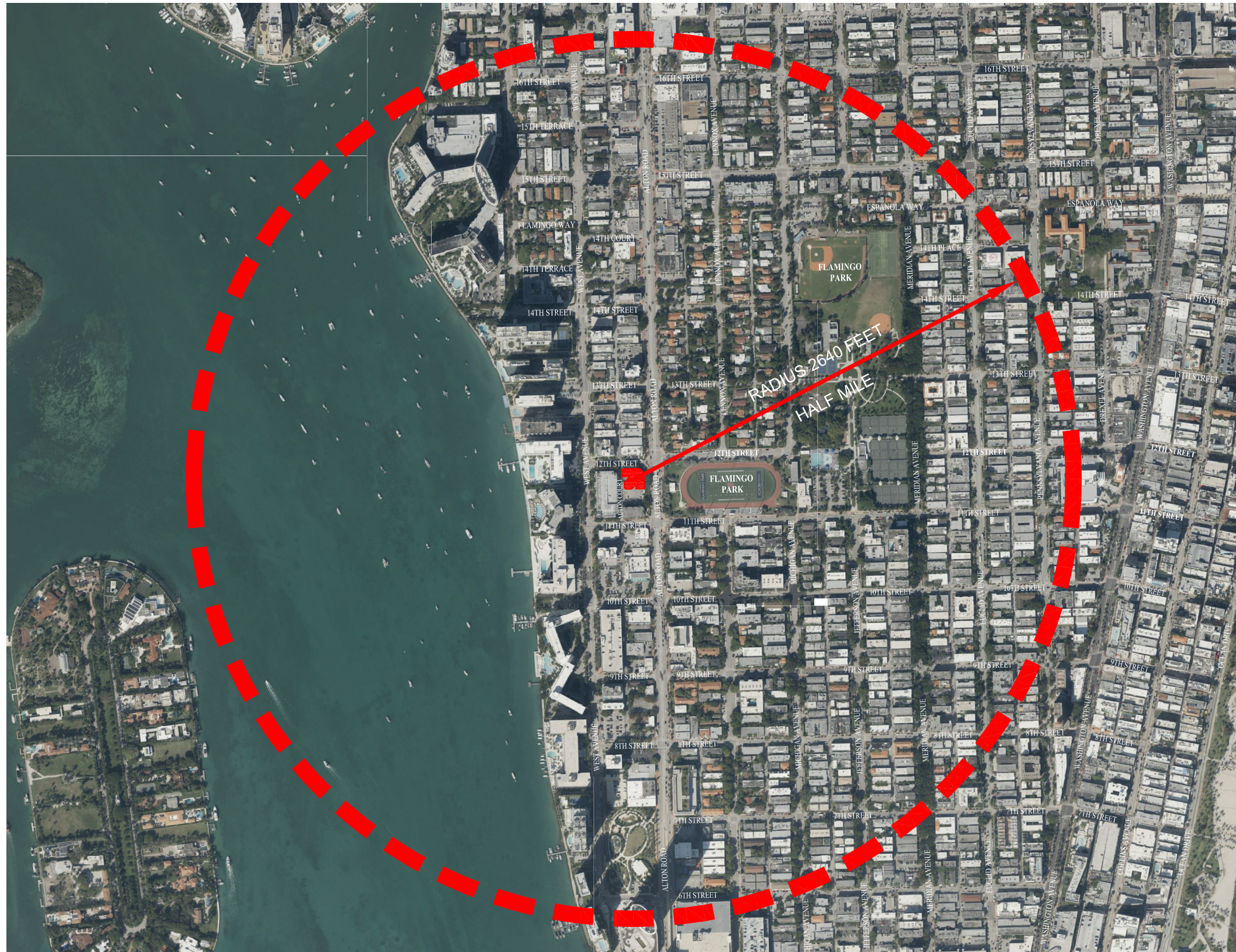
CHABAD OF MID MIAMI BEACH INC

REVISION(S):

06/16/2025 - UPDATE SURVEY, JOB#250612886

SEAL	DATE OF ORIGINAL FIELD WORK: 07/27/2024 JOB NUMBER: 240711253 DRAWN BY: ADRIEL CAD FILE: CHABAD OF MID MIAMI SHEET 1 OF 1 REVISION(S):
------	--

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945



CONTEXT LOCATION PLAN

SCALE: N.T.S.

LEGAL DESCRIPTION:
 LOTS 3, 4 AND 5 IN BLOCK 83 OF THIRD COMMERCIAL SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREFO RECORDED IN PLAT BOOK 7 AT PAGE 160 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA

ZONING DATA:
 ZONING DISTRICT:
 CD-1 6100 - COMMERCIAL - NEIGHBORHOOD

LOT AREA: 24,750 Sq.Ft 0.56 ACRES
 FOOTPRINT: 12,015 Sq. Ft.
 STORIES: 3 EXISTING

PRIMARY LAND USE:
 7144 RELIGIOUS - EXEMPT : RELIGIOUS
 F.A.R. EXISTING
 B.F.E. EXISTING
 SETBACKS: EXISTING
 FRONT 15.08' ALTON ROAD
 REAR 06.05' ALLEY ALTON COURT
 SIDE 00.00' 12TH STREET
 BUILDING HEIGHT: 30'-8" EXISTING
 44'-10 1/2" NEW



LOCATION MAP
 SCALE: N.T.S.

INDEX OF DRAWINGS	
SHEET NUMBER	DESCRIPTION
COVER SHEET	DRB FINAL SUBMITTAL 7/13/2025
SURVEY	BOUNDARY SURVEY
A-1	CONTEXT LOCATION AERIAL, ZONING DATA, INDEX OF DRAWINGS
A-2	SITE PHOTOS
A-3	CONTEXTURAL PANORAMA
A-4	CONTEXTURAL PANORAMA
A-5	CONTEXTURAL PANORAMA
A-6	SITE PLAN
A-7	DEMOLITION FLOOR PLANS
A-8	ENLARGED FLOOR PLANS
A-9.0	FRONT FACADE ELEVATION AND SECTION
A-9.1	EXTERIOR ELEVATION ALTON ROAD
A-9.2	EXTERIOR ELEVATION 12TH STREET
A-9.3	COLOR ELEVATION FRONT FACADE
A-9.4	COLOR ELEVATION ALTON ROAD
A-9.5	COLOR ELEVATION 12TH STREET
A-9.6	FINISHES MATERIAL BOARD
A-10	RENDERING

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FIRST ISSUE DATE	PROJECT No.
06/19/2025	622 DRB
SCALE	50' FILE TYPE: DRB
AS SHOWN	

REV	SCOPE	DATE
FINAL SUBMITTAL 07/13/2025		
DRB FILE No. DRB25-1101		

DRAWING: **ZONING DATA, CONTEXT AERIAL, INDEX OF DRAWINGS**

SHEET NO.: **A-1**



1) CORNER EXISTING FACADE



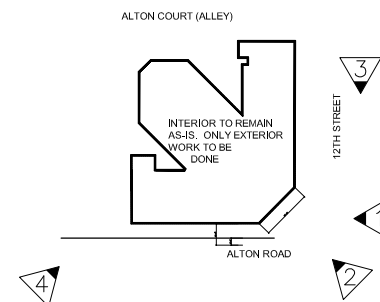
2) CORNER FACADE VIEW FROM ALTON ROAD



3) 12TH STREET VIEW TO EAST



4) VIEW OF BUILDING FROM ALTON ROAD FACING NORTH



KEY DIRECTIONAL PLAN

PHOTOS TIME STAMPED: JUNE 11, 2025

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SCALE	200' FILE TYPE: JMB
AS SHOWN	

REV	SCOPE	DATE
FINAL SUBMITTAL 07/13/2025		
DRB FILE No. DRB25-1101		

DRAWING:
EXISTING SITE PICTURES

SHEET NO.:
A-2



CONTEXTURAL PANORAMIC ALONG ALTON ROAD - LOOKING EAST TO FLAMINGO PARK



CONTEXTURAL PANORAMIC ALONG ALTON ROAD - LOOKING EAST TO FLAMINGO PARK



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SCALE	50% FILE TYPE .DWG
AS SHOWN	

REV	SCOPE	DATE
FINAL SUBMITTAL		07/13/2025
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DRAWING:
CONTEXTURAL VIEW

SHEET NO.:
A-3

PHOTOS TIME STAMPED: JUNE 12, 2025



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06/19/2025	622 DRB
SCALE	50% FILE TYPE .DWG
AS SHOWN	

REV	SCOPE	DATE
FINAL SUBMITTAL		07/13/2025
DRB FILE No.		DRB25-1101

DRAWING:
CONTEXTUAL VIEW

SHEET NO.:
A-4

CONTEXTUAL PANORAMIC ALONG ALTON ROAD - LOOKING WEST TO 1140 ALTON ROAD



CONTEXTUAL PANORAMIC ALONG ALTON ROAD - LOOKING WEST TO 1140 ALTON ROAD



CONTEXTURAL PANORAMIC ALONG 12 TH STREET - LOOKING SOUTH TO 1140 ALTON ROAD



CONTEXTURAL PANORAMIC ALONG 12 TH STREET - LOOKING NORTH

PHOTOS TIME STAMPED: JUNE 12, 2025

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FIRST ISSUE DATE	PROJECT No.
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AS SHOWN	

REV	SCOPE	DATE
FINAL SUBMITTAL		07/13/2025
DRB FILE No. DRB25-1101		

DRAWING:
CONTEXTURAL VIEW

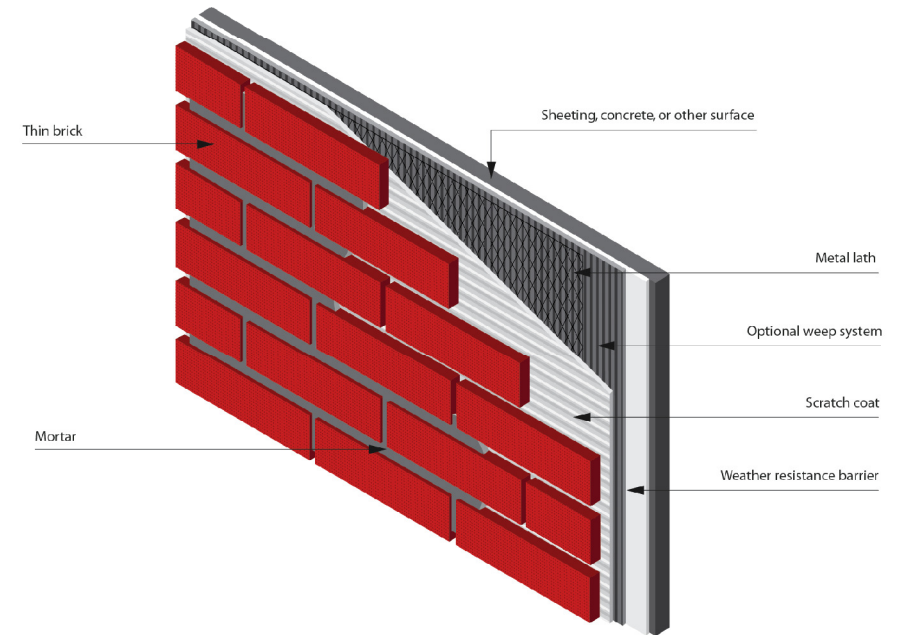
SHEET NO.:
A-5

PROJECT No.	622 DRB	
DATE	06/19/2025	
SCALE	AS SHOWN	
REV	SCOPE	DATE
FINAL SUBMITTAL 07/13/2025		
DRB FILE No. DRB25-1101		

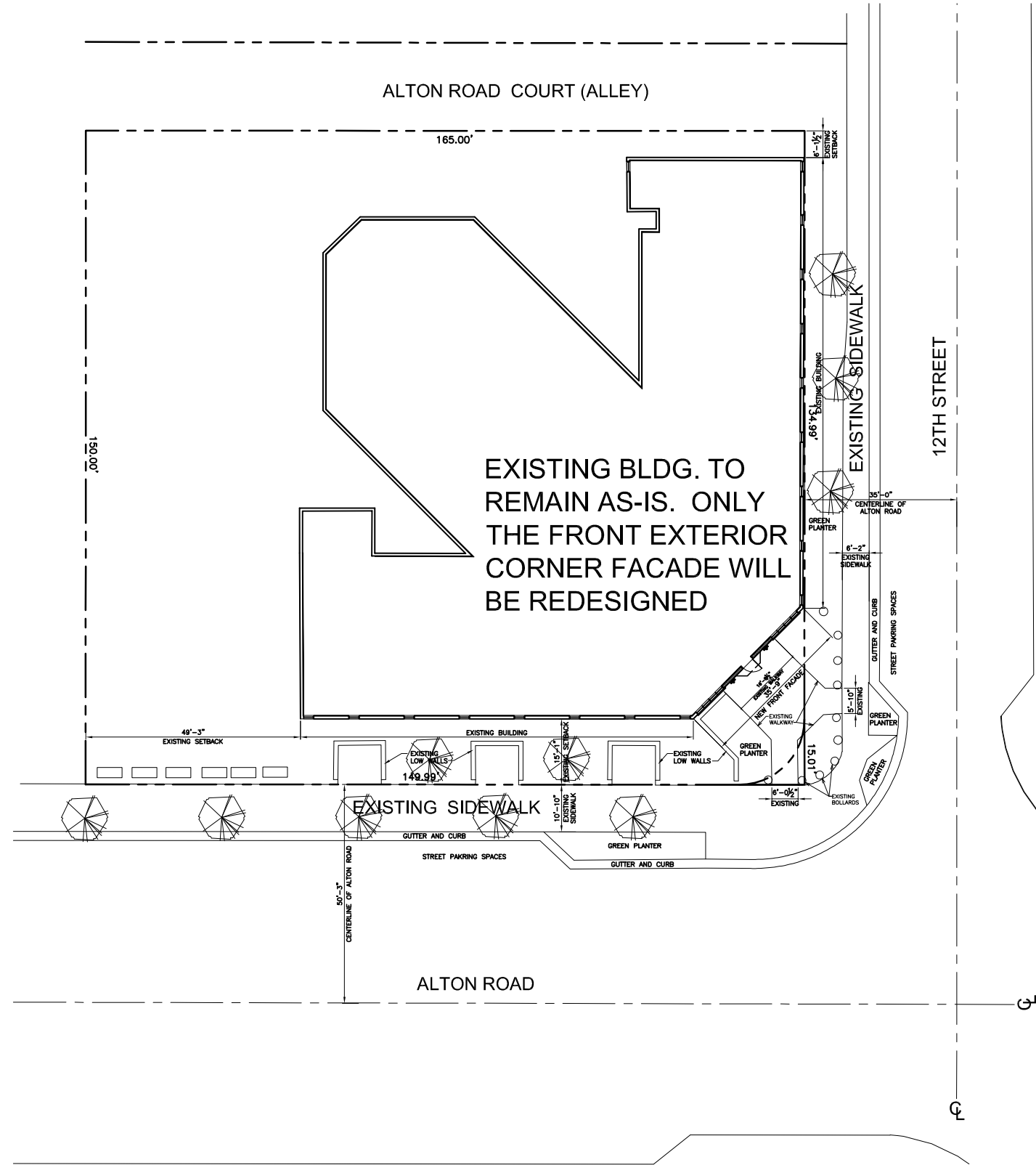
DRAWING:
**GROUND FLOOR/
SITE PLAN**

SHEET NO.:

A-6

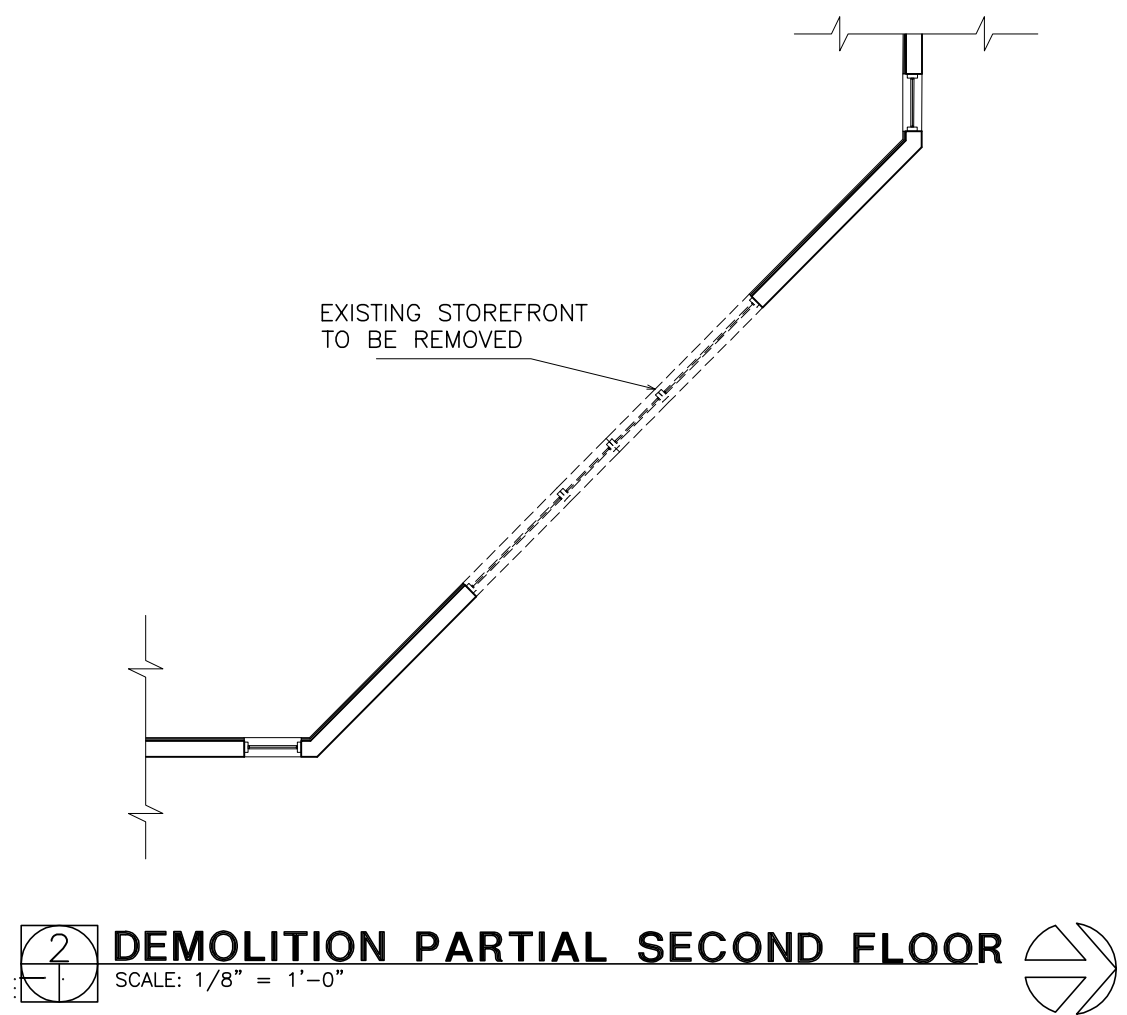
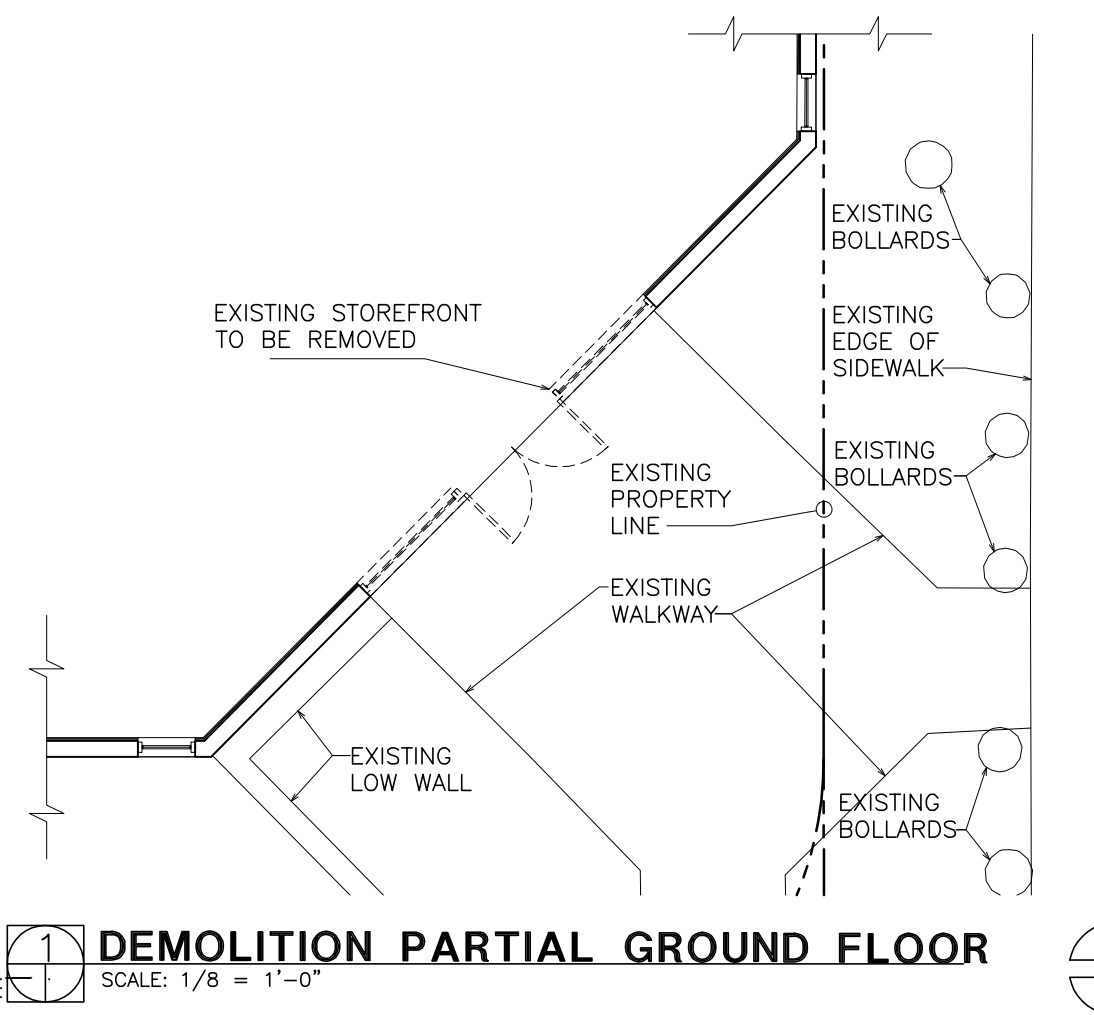
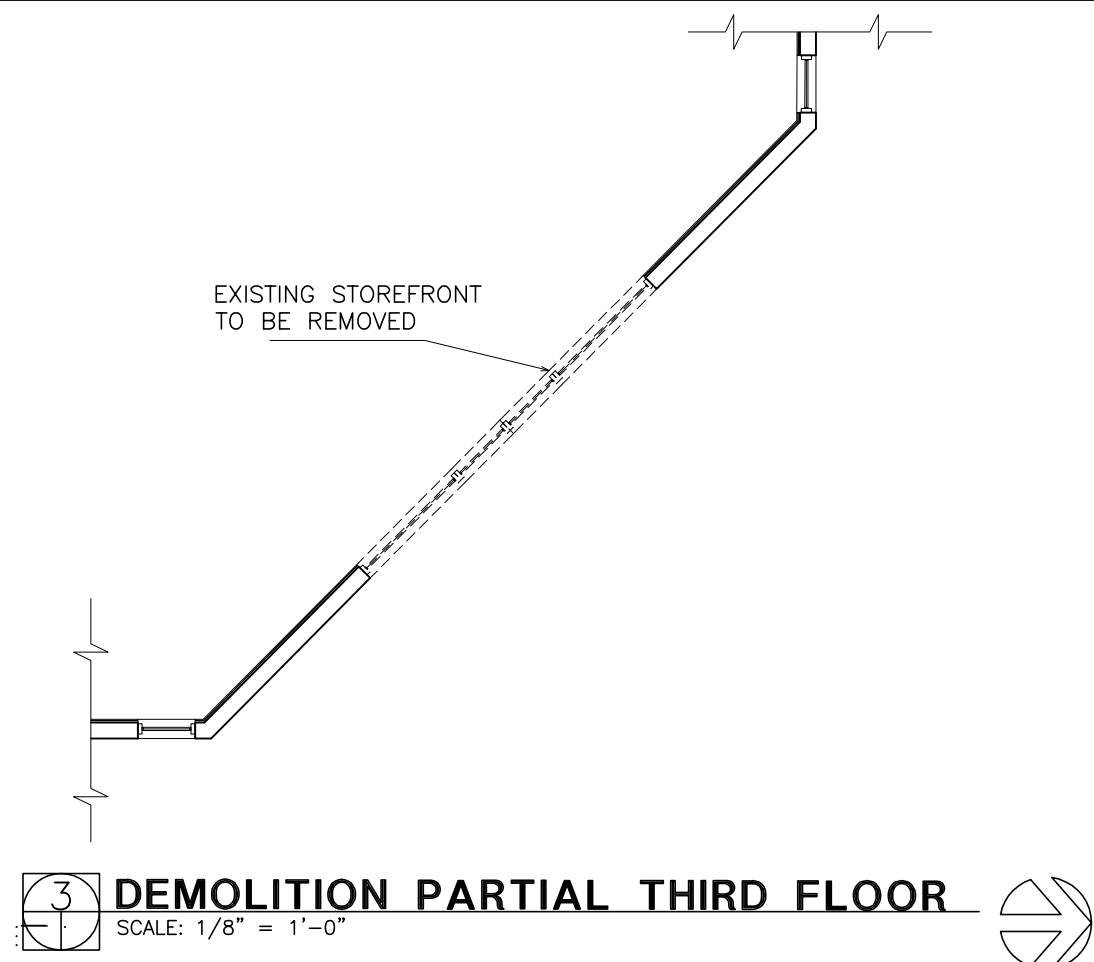


BRICK VENEER DETAIL



GROUND SITE PLAN
SCALE: 1/32" = 1'-0"

PROJECT No.	622 DRB	
DATE	06/19/2025	
SCALE	AS SHOWN	
REV	SCOPE	DATE
FINAL SUBMITTAL 07/13/2025		
DRB FILE No. DRB25-1101		

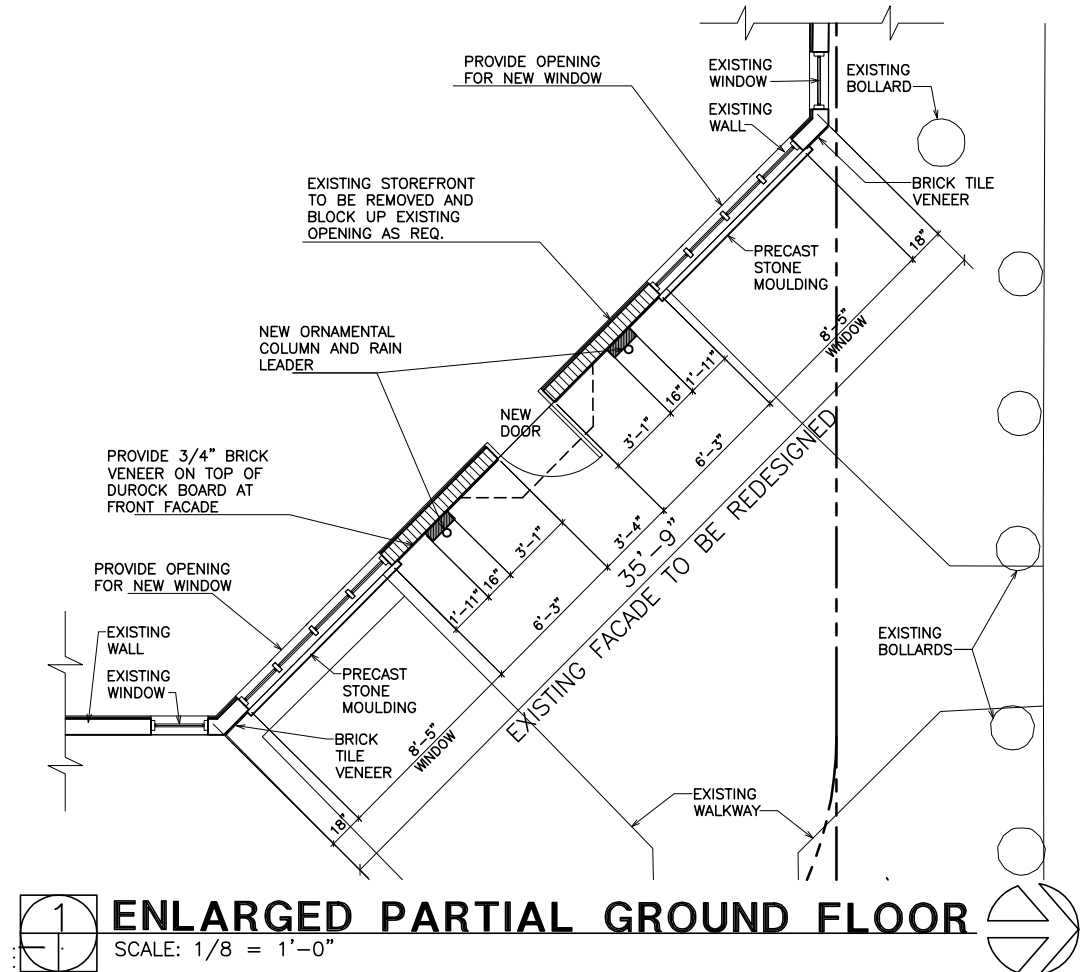
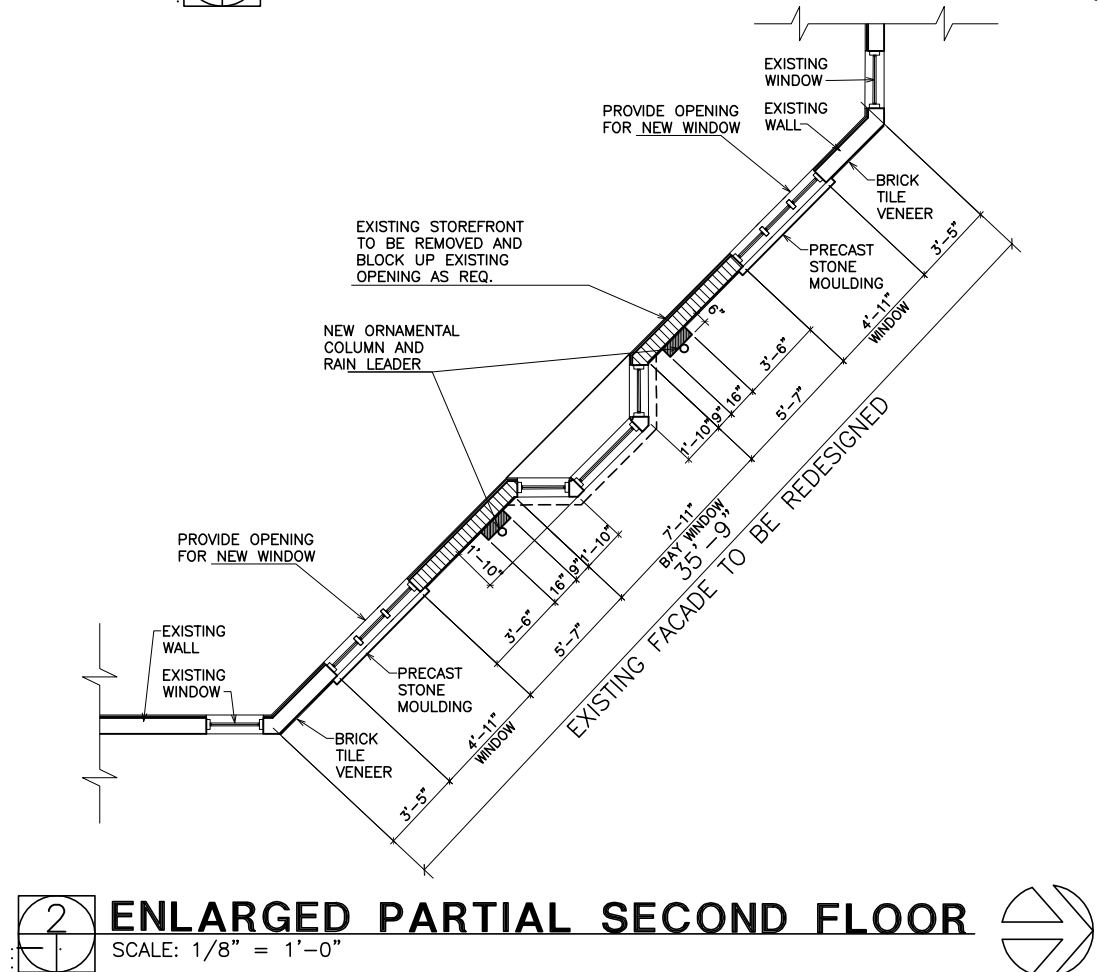
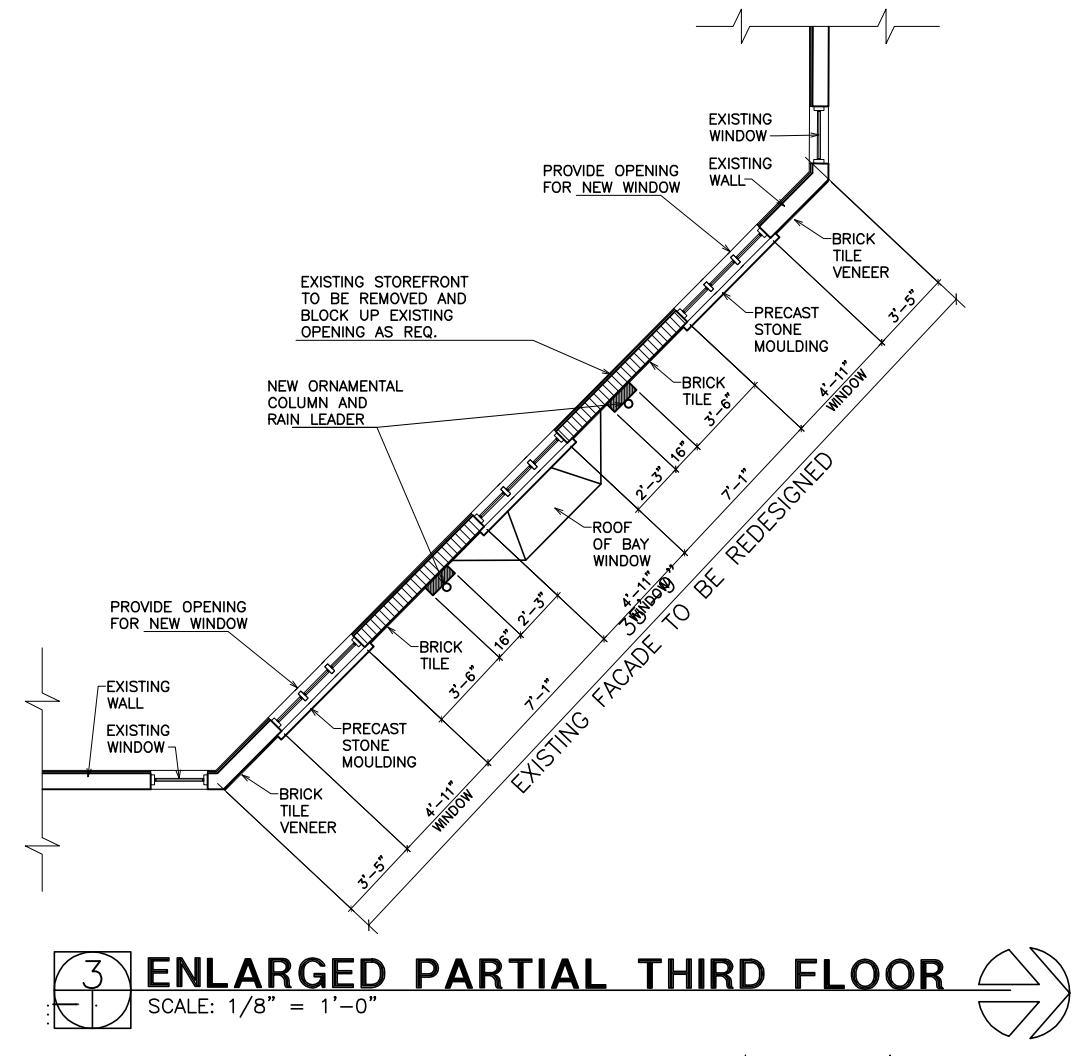
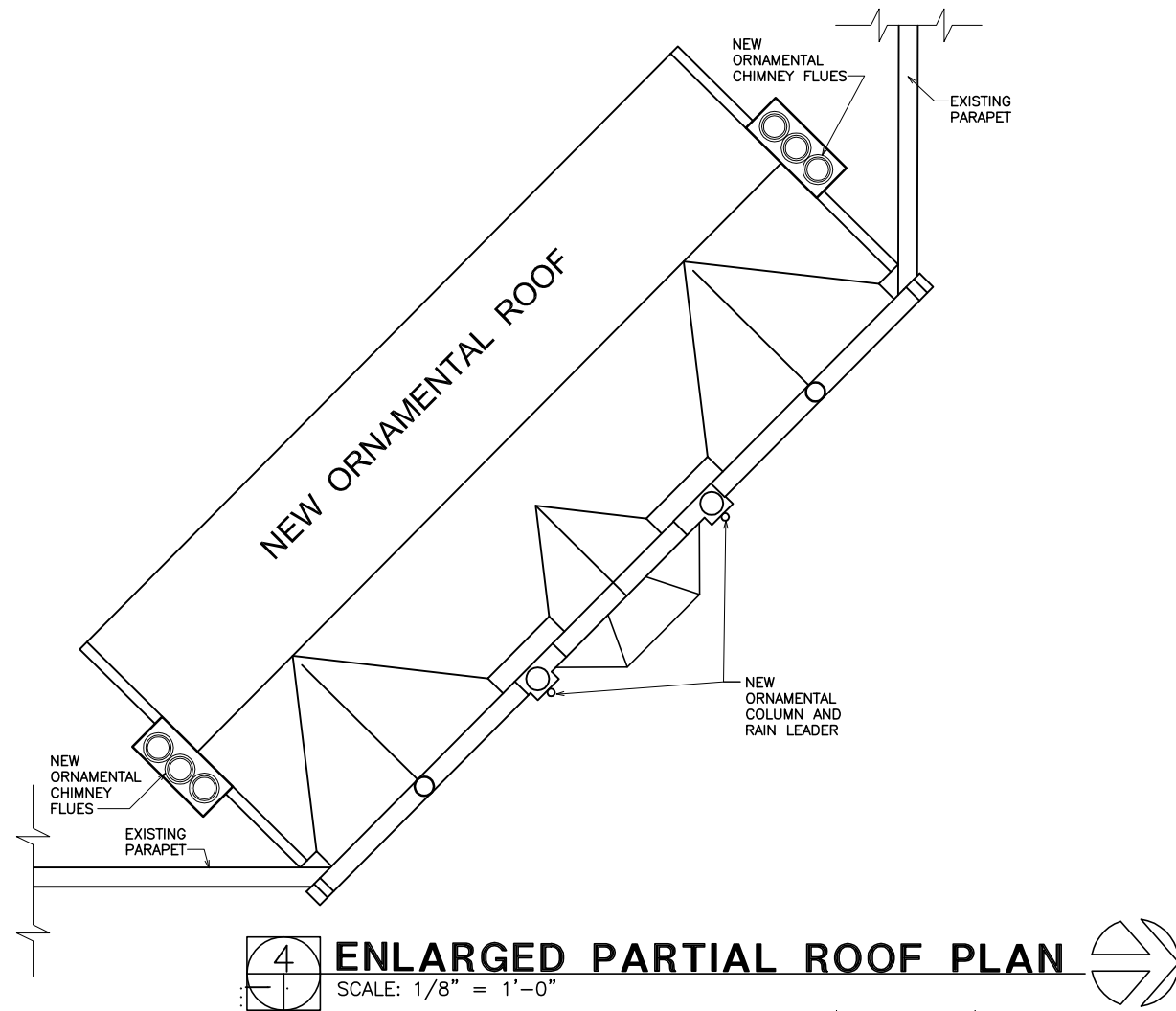


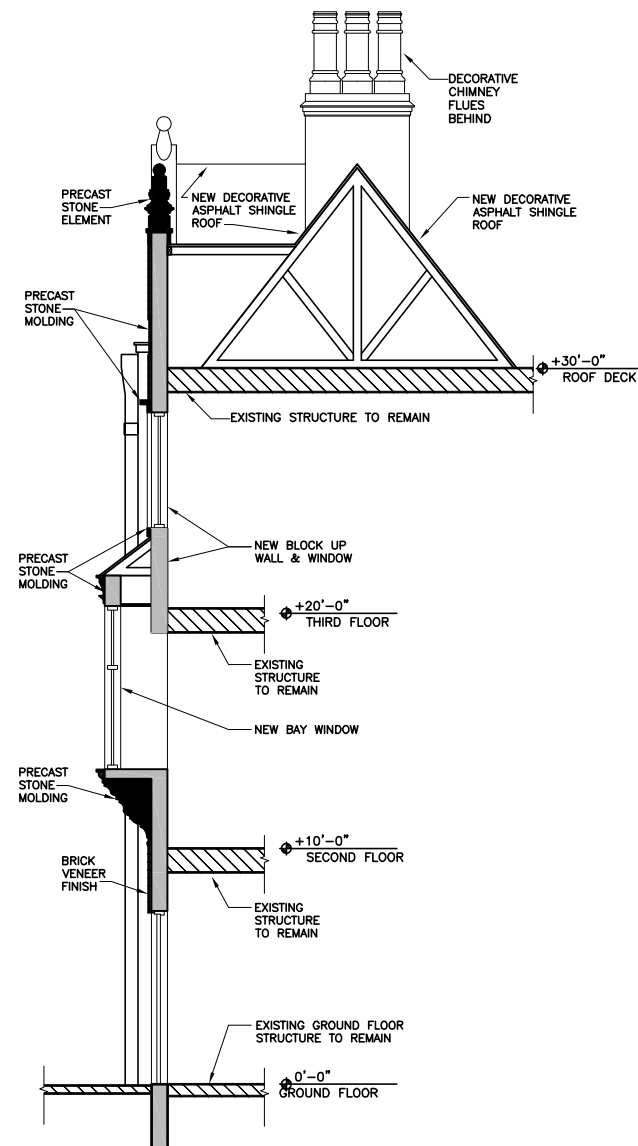
PROJECT NO.	622 DRB	
DATE	06/19/2025	
SCALE	AS SHOWN	
REV	SCOPE	DATE
FINAL SUBMITTAL 07/13/2025		
DRB FILE No. DRB25-1101		

ENLARGED PARTIAL FLOOR PLANS

SHEET NO.:

A-8





SECTION 2
SCALE: 1/8" = 1'-0"



FRONT FACADE ELEVATION 1
SCALE: 1/8" = 1'-0"



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PROJECT No.: 622 DRB

DATE: 06/19/2025

SCALE: AS SHOWN

REV SCOPE DATE

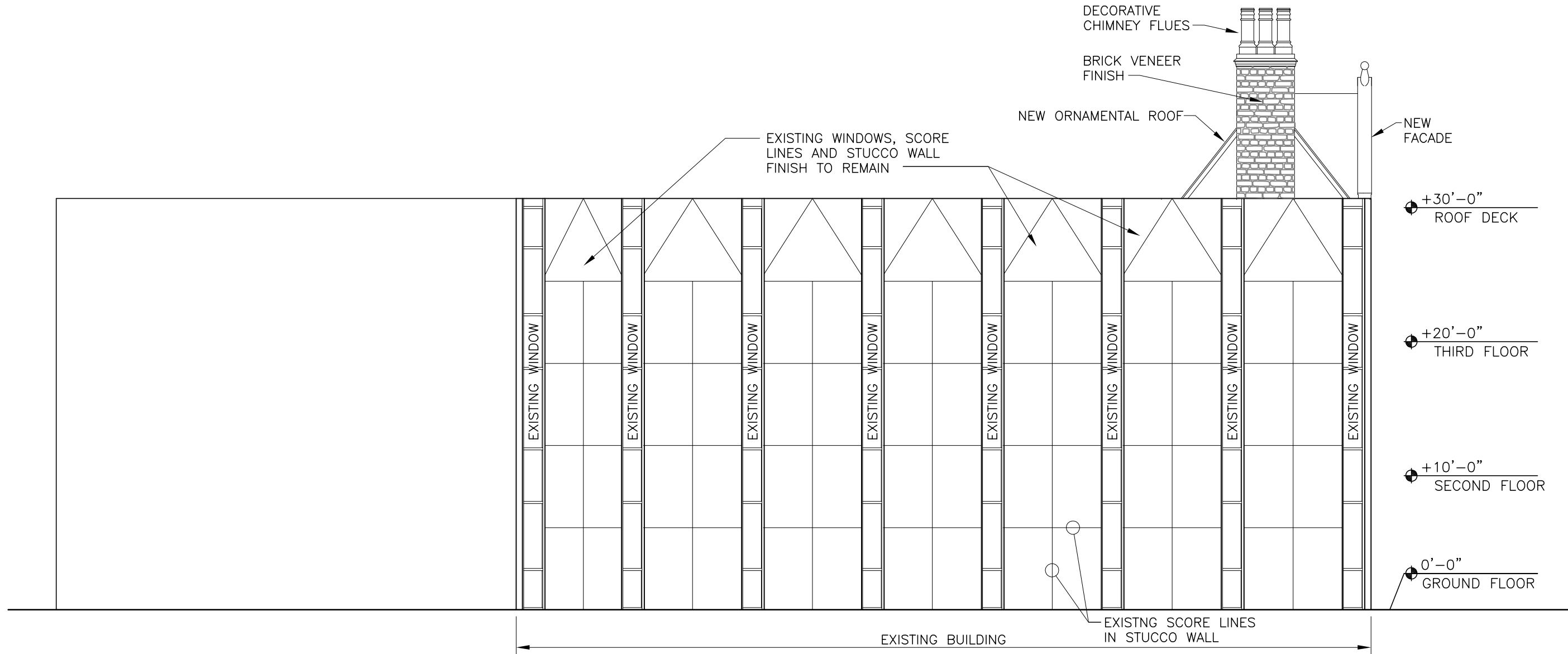
FINAL SUBMITTAL 07/13/2025

DRB FILE No. DRB25-1101

DRAWING: **EXTERIOR ELEVATION ALTON ROAD**

SHEET NO.:

A-9.1



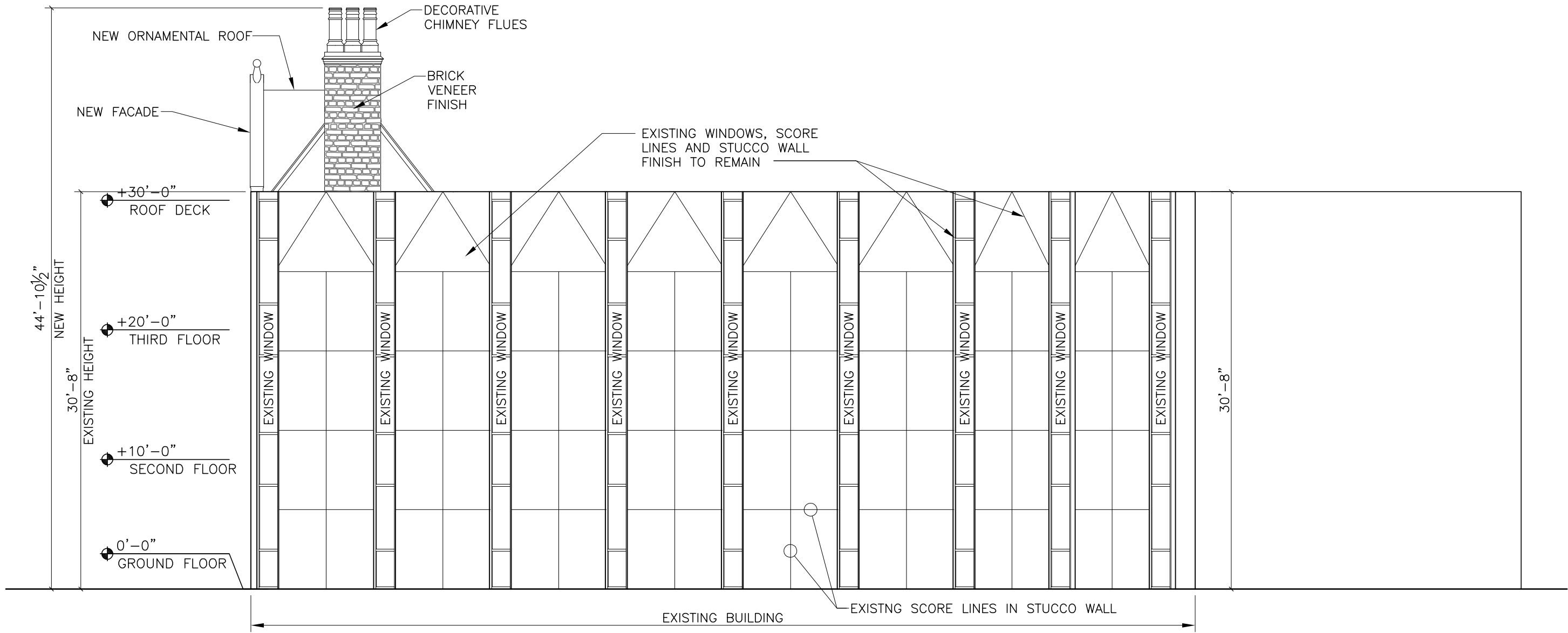
3 SIDE (ALTON ROAD) ELEVATION
 SCALE: 1/8" = 1'-0"

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DRAWING: **EXTERIOR ELEVATION 12TH STREET**

SHEET NO.: **A-9.2**



SIDE (12th STREET) ELEVATION
SCALE: 1/8" = 1'-0"



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SCALE:	DWG FILE NAME: DRB
AS SHOWN	

REV	SCOPE	DATE
FINAL SUBMITTAL		07/13/2025
DRB FILE No. DRB25-1101		

DRAWING:
**COLOR ELEVATION
FRONT FACADE**

SHEET NO.:
A-9.3

FRONT FACADE COLOR ELEVATION
SCALE: 3/32" = 1'-0"



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PROJECT DATE: PROJECT No.:

06/19/2025 622 DRB

SCALE: CAD FILE NAME: .dwg

AS SHOWN

REV SCOPE DATE

FINAL SUBMITTAL 07/13/2025

DRB FILE No. DRB25-1101

ALTON ROAD COLOR ELEVATION

SCALE: 3/32" = 1'-0"

DRAWING:
**COLOR
ELEVATION
ALTON ROAD**

SHEET NO.:

A-9.4



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PROJECT DATE:	PROJECT No.:
06/19/2025	622 DRB
SCALE:	DWG FILE NAME: DRB:
AS SHOWN	

REV	SCOPE	DATE
FINAL SUBMITTAL		07/13/2025
DRB FILE No. DRB25-1101		

DRAWING: **COLOR ELEVATION 12TH STREET**

SHEET NO.: **A-9.5**

12TH STREET COLOR ELEVATION

SCALE: 3/32" = 1'-0"



BRICK VENEER FINISH



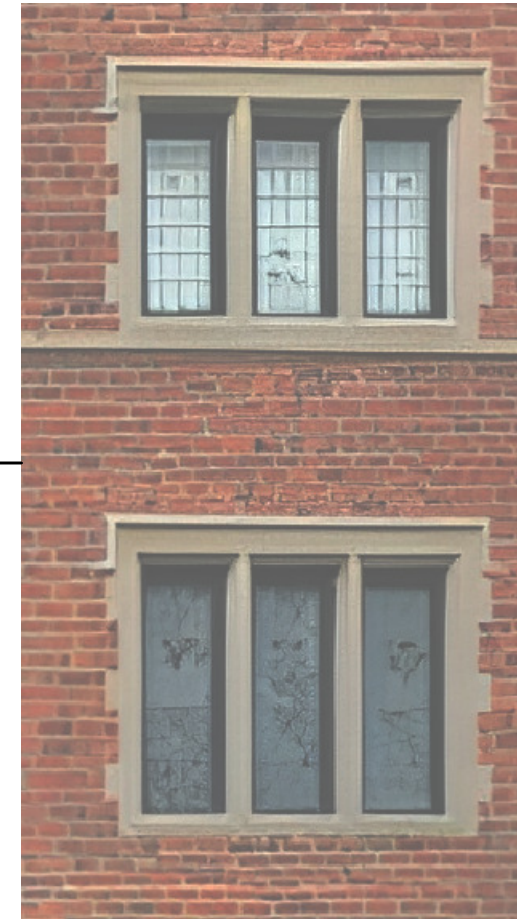
PRECAST STONE MOULDING



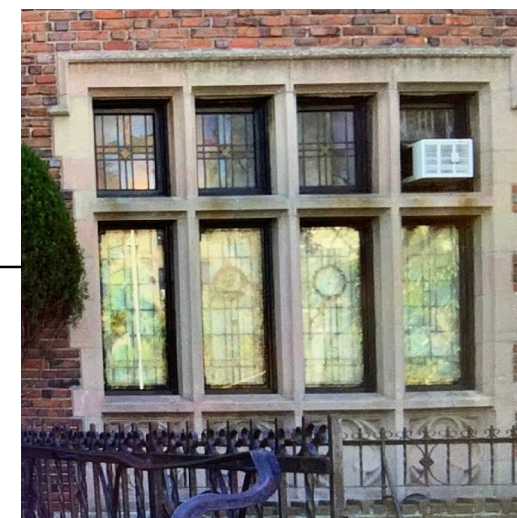
PRECAST STONE MOULDING AND BRICK



PROPOSED FRONT FACADE COLOR RENDERING



PRECAST STONE MOULDING AROUND WINDOWS



PRECAST STONE MOULDING AROUND WINDOW



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PROJECT No. 622 DRB

DATE 06/19/2025

SCALE AS SHOWN

REV SCOPE DATE

FINAL SUBMITTAL 07/13/2025

DRB FILE No. DRB25-1101

DRAWING: FINISHES MATERIAL BOARD

SHEET NO.:

A-9.6



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PROJ. NO.	622 DRB
DATE	06/19/2025
SCALE	AS SHOWN

REV	SCOPE	DATE
FINAL SUBMITTAL		07/13/2025
DRB FILE No.		DRB25-1101

DRAWING:
RENDERING

SHEET NO.:
A-10