

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





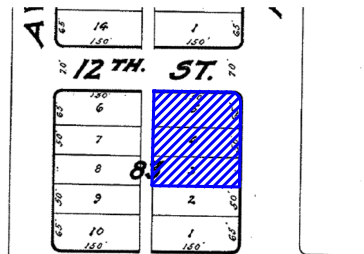
CHABAD LUBAVITCH WORLD HEADQUARTERS
770 EASTERN PARKWAY
BROOKLYN, NY 11213

Survey Pros, Inc.

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

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:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- 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.
- 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.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
- 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).
- 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.
- 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):

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
Δ = CENTRAL ANGLE
C = CENTER LINE
WV = 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



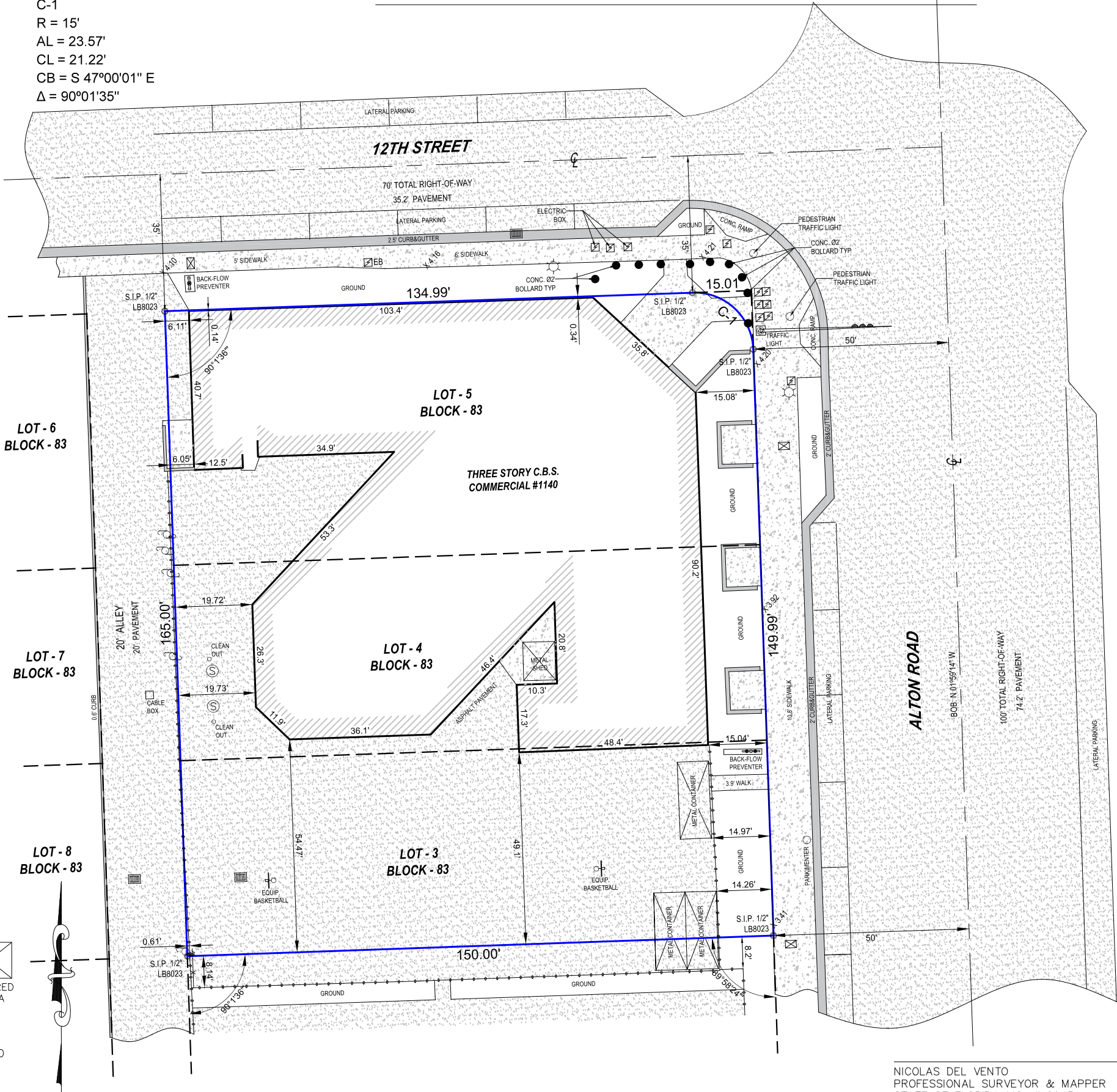
GRAPHIC SCALE

30 0 15 30
1"=30'

CURVE DETAILS:

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

MAP OF BOUNDARY SURVEY



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



CORNER EXISTING FACADE

PHOTO TIME STAMPED: JUNE 11, 2025



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Jaime Schapiro ARO006823
www.schapiroassociates.com

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1140 ALTON ROAD
MIAMI BEACH, FLORIDA 33139
FOLIO: 02-3234-025-0170

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06/19/2025	622 DRB	
SCALE	240 FILE NAME: JWB	
AS SHOWN		
REV	SCOPE	DATE
FINAL SUBMITTAL 07/13/2025		
DRB FILE No. DRB25-1101		
DRAWING:		
EXISTING CORNER FACADE		
SHEET NO.:		
A-2		



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6 SHOWN

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NAL SUBMITTAL 07/13/2025

RB FILE No. DRB25-1101

DRAWING:

GROUND FLOOR/

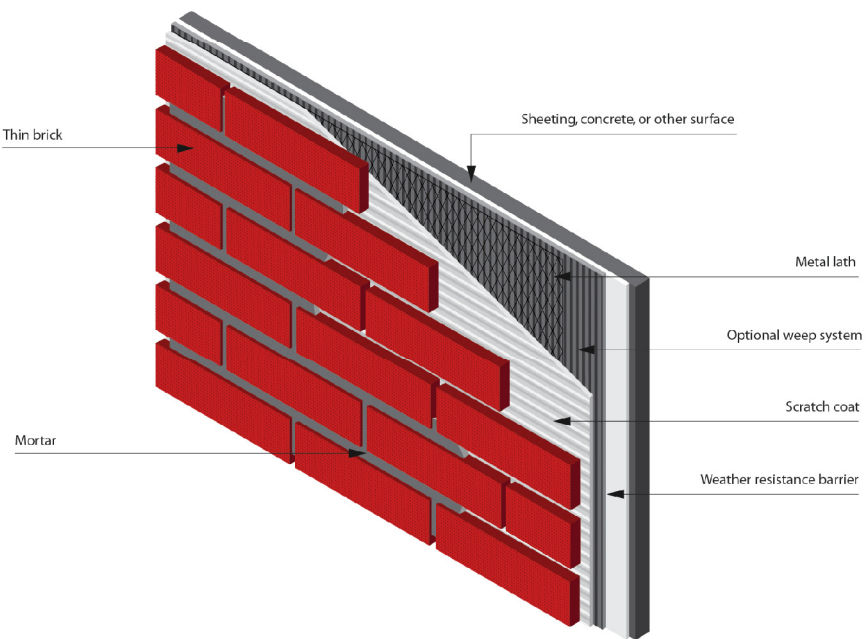
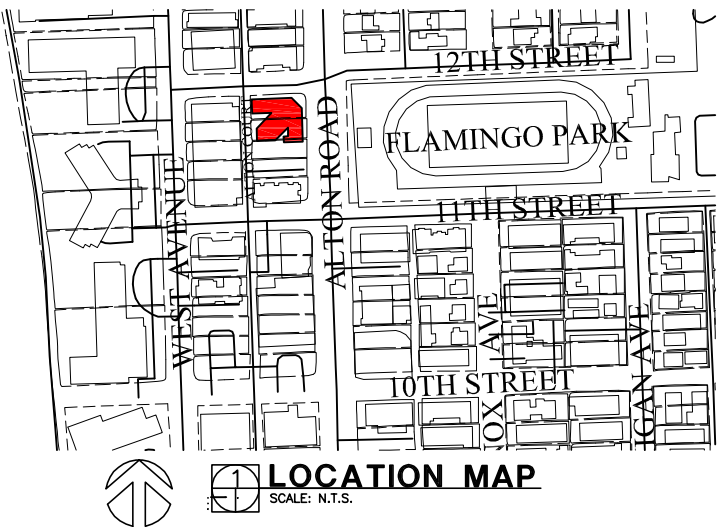
GROUND FLOOR/ SITE PLAN

SITE PLAN

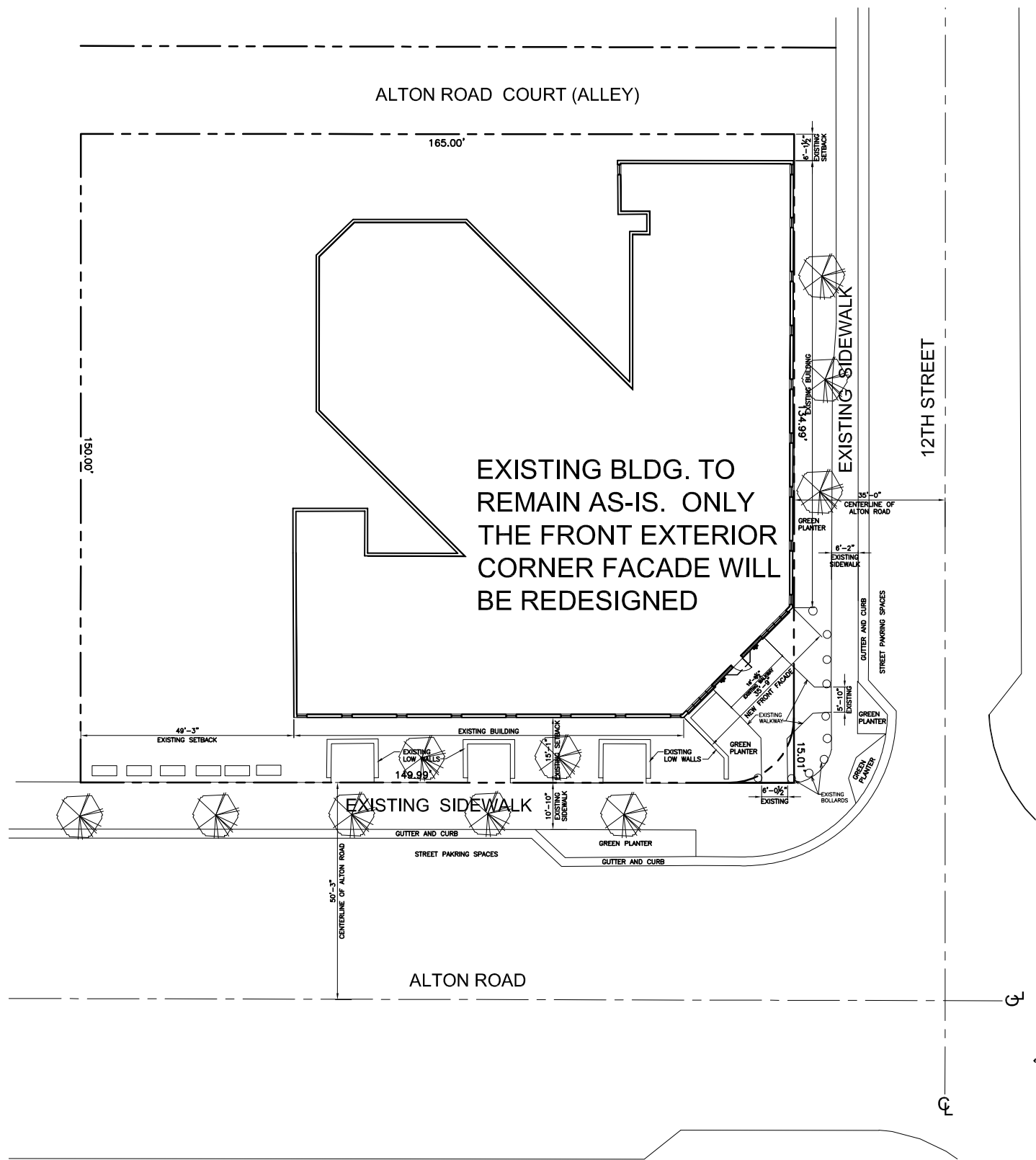
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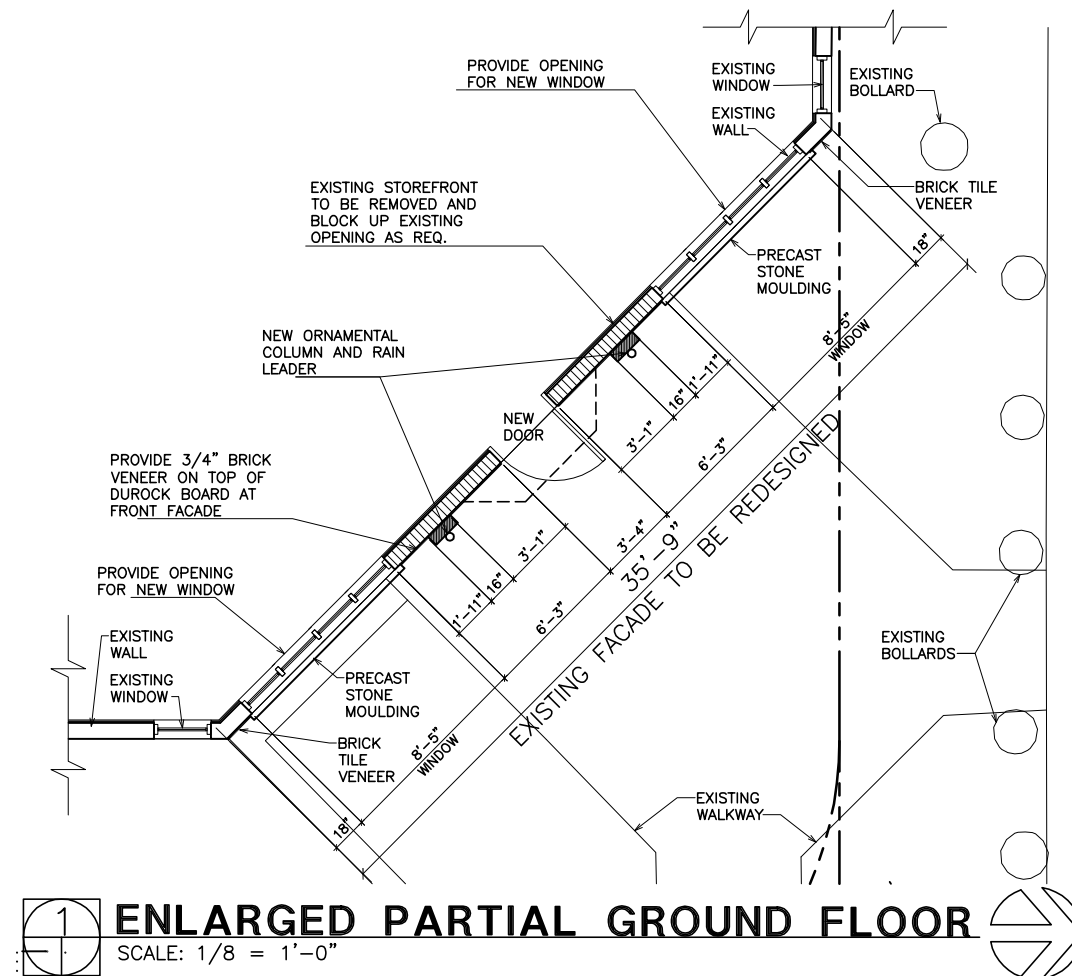
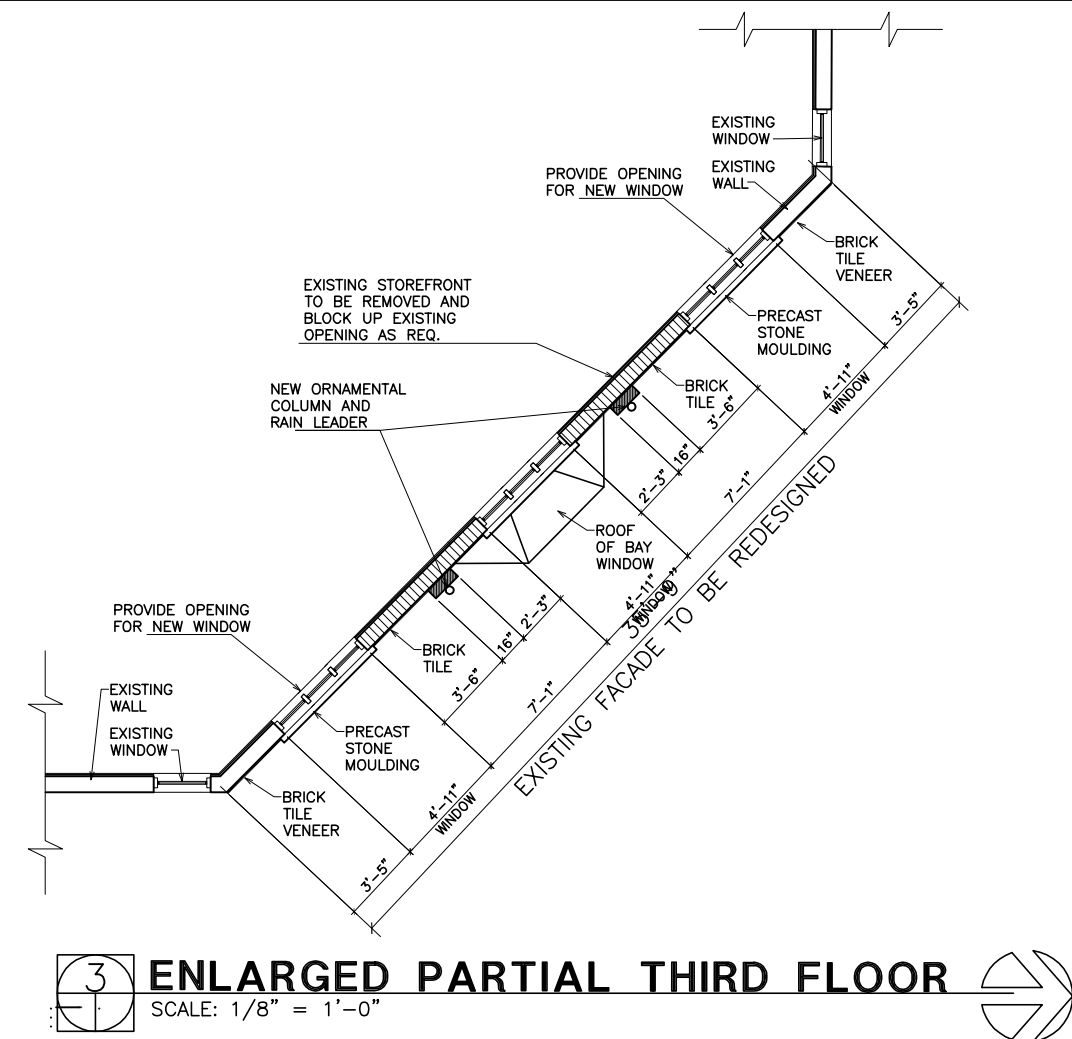
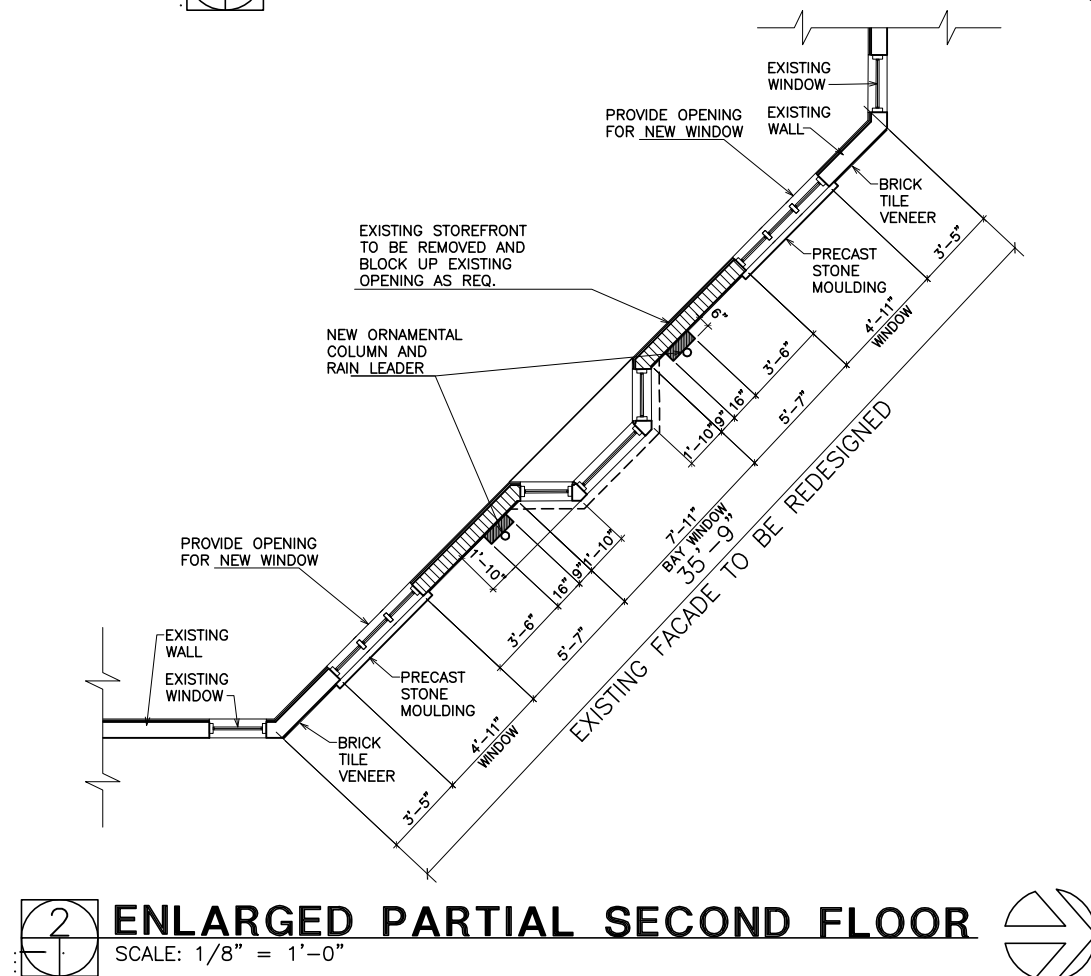
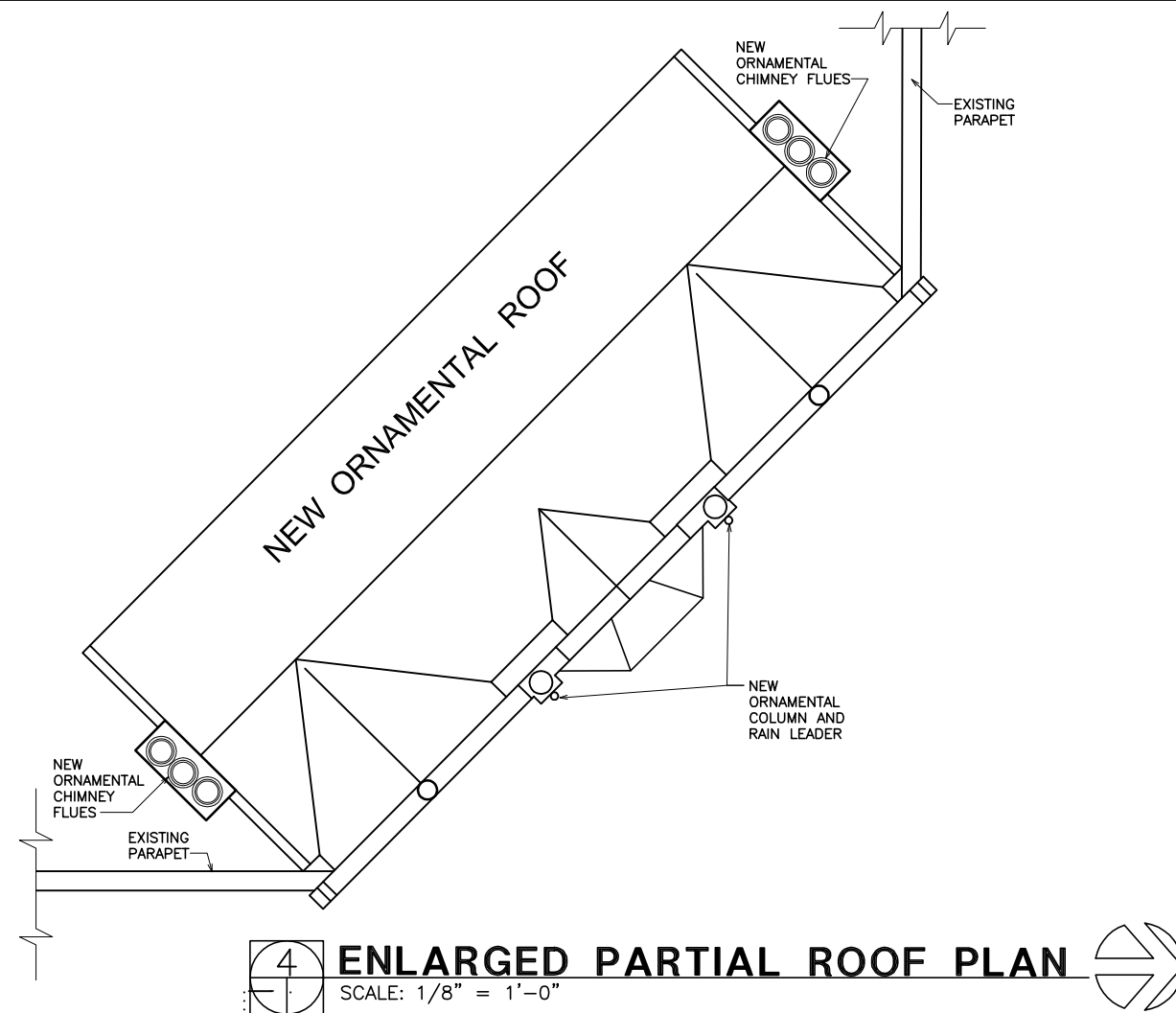
A-6



BRICK VENEER DETAIL



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



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ENLARGED PARTIAL FLOOR PLANS

SHEET NO.:

A-8



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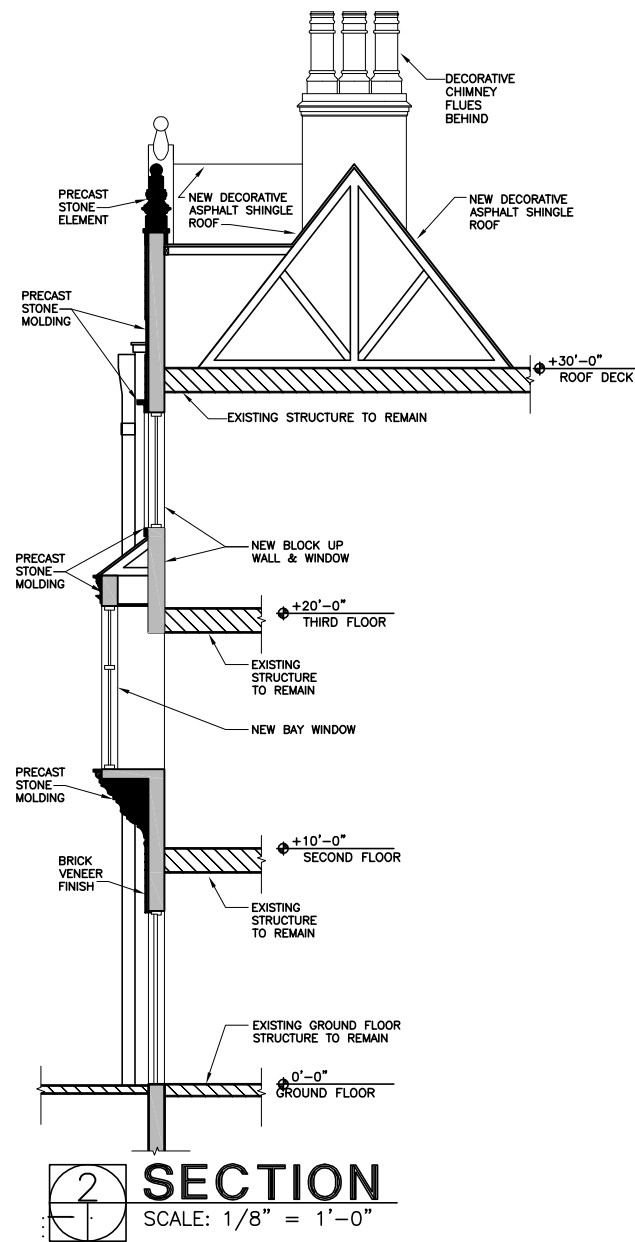
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DRAWING:
**FRONT FACADE
ELEVATION AND
SECTION**

SHEET NO.:

A-9.0



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



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



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



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REV	SCOPE	DATE
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DRB FILE No. DRB25-1101

DRAWING:
COLOR ELEVATION
FRONT FACADE

SHEET NO.:
A-9.3



ALTON ROAD COLOR ELEVATION
SCALE: 3/32" = 1'-0"

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DRAWING: COLOR ELEVATION ALTON ROAD

SHEET NO.: A-9.4



12TH STREET COLOR ELEVATION

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



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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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DRAWING:
**FINISHES
MATERIAL BOARD**

SHEET NO.:
A-9.6



PROPOSED FRONT FACADE COLOR RENDERING



EXISTING SLAT ROOF



PROPOSED NATURAL SLATE ROOF MANUFACTURED BY
NEW ENGLAND SLATE OR APPROVED EQUAL
363 VERMONT 30 SOUTH
POULTNEY, VT 05764
802-287-2295
NEWENGLANDSLATE.COM



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DRAWING:

FINISHES

MATERIAL BOARD

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A-9.7



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DRAWING:
RENDERING

SHEET NO.:
A-10