

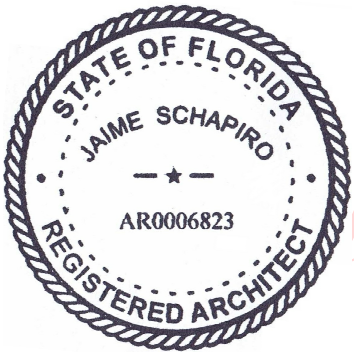
LUBAVITCH 770 FACADE
AT
1140 ALTON ROAD, MIAMI BEACH, FLORIDA 33139
FINAL SUBMITTAL
DRB FILE No: DRB25-1101

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'

SCHAPIRO ASSOCIATES

ARCHITECTURE URBANISM INTERIORS
www.schapiroassociates.com

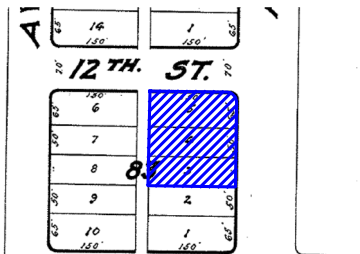
ARCHITECT:
SCHAPIRO ASSOCIATES
1150 Kane Concourse
Third Floor
Bay Harbor Islands, Florida 33154
Telephone (305) 866 7324
Facsimile (305) 866 7474
Email jaime@schapiroassociates.com

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 12086C031Z 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



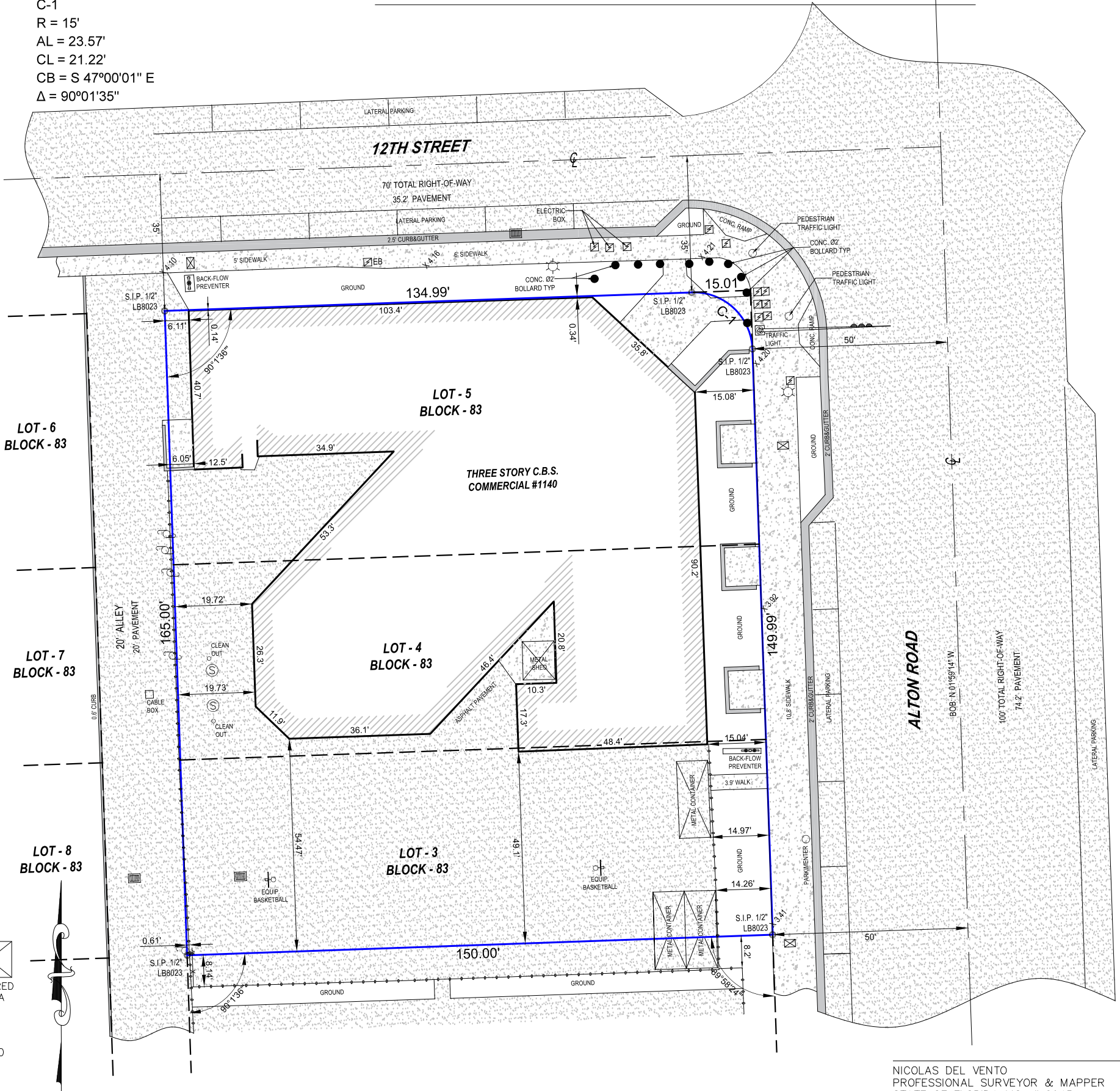
GRAPHIC SCALE

30 0 15 30
1"=30'

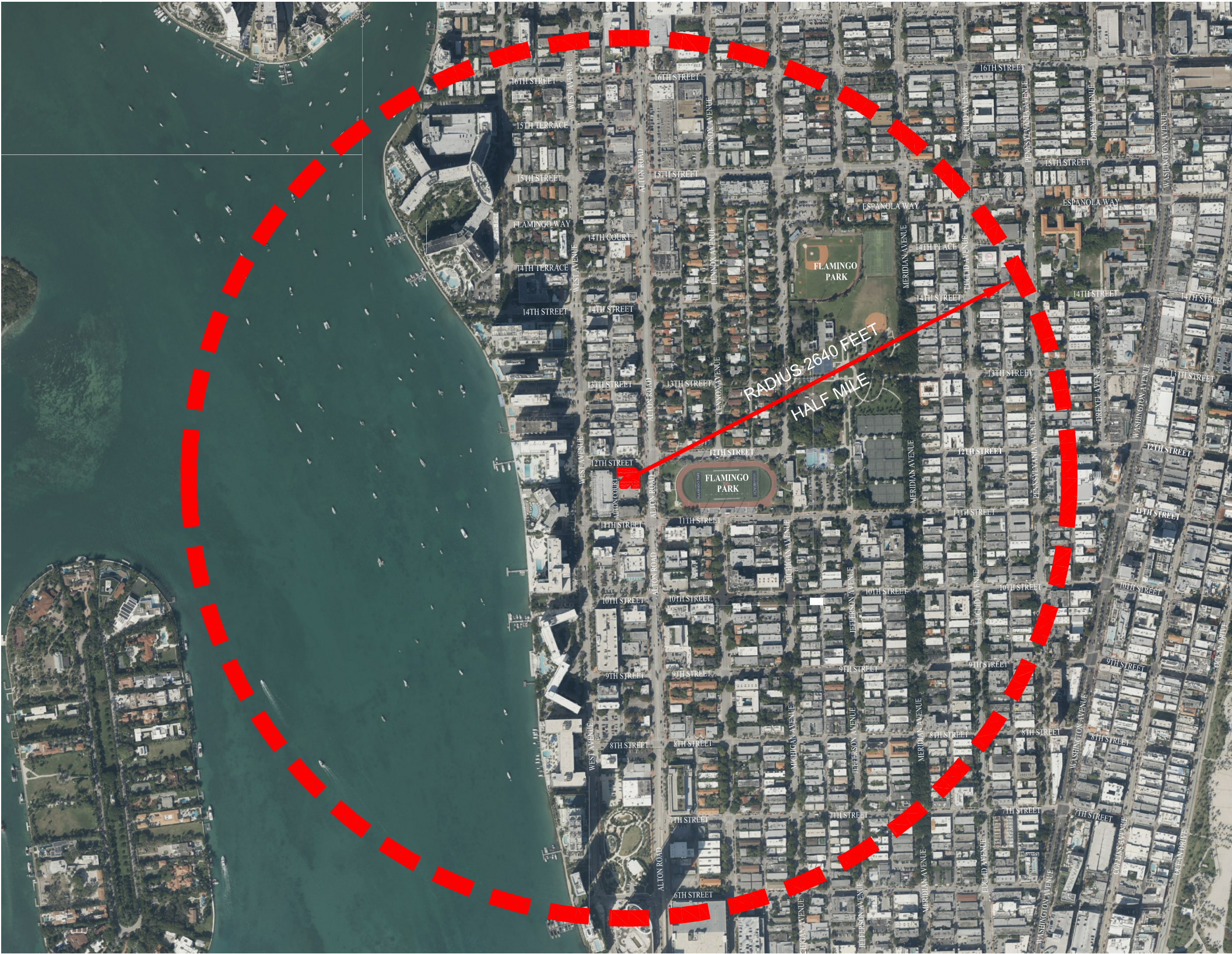
CURVE DETAILS:

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



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'-10½" 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



ARCHITECTURE URBANISM INTERIORS

SCHAPIRO ASSOCIATES
1150 Kane Concourse
Third Floor
Bay Harbor Islands, Florida 33154
Telephone (305) 866 7324
Jaime Schapiro ARO006823
www.schapiroassociates.com

LUBAVITCH 770 FACADE
1140 ALTON ROAD
MIAMI BEACH, FLORIDA 33139
FOLIO: 02-3234-025-0170

© 2025 Schapiro Associates Inc. No part of these ideas, plans or designs may be reproduced or copied in any form whatsoever without the express written consent of the copyright holder. Where dimensions on these drawings shall have precedence over scale dimensions. Schapiro Associates assumes no liability for unauthorized use of these plans, drawings and specifications or any variation from original specifications.

PROJECT No.:
06/19/2025 622 DRB

SCALE: AS SHOWN 24" FILE NAME: 0622

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



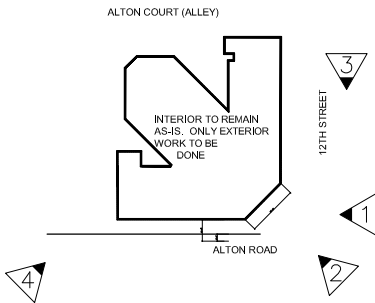
2) CORNER FACADE VIEW FROM ALTON ROAD



3) 12TH STREET VIEW TO EAST



4) VIEW OF BUILDING FROM ALTON ROAD
FACING NORTH



KEY DIRECTIONAL PLAN

PHOTOS TIME STAMPED: JUNE 11, 2025



SCHAPIRO ASSOCIATES

ARCHITECTURE URBANISM INTERIORS

SCHAPIRO ASSOCIATES
1150 Kane Concourse
Third Floor
Bay Harbor Islands, Florida 33154
Telephone (305) 866 7324
Jaime Schapiro ARO006823
www.schapiroassociates.com

LUBAVITCH 770 FACADE

1140 ALTON ROAD

MIAMI BEACH, FLORIDA 33139

FOLIO: 02-3234-025-0170

© 2025 Schapiro Associates Inc. No part of these ideas, plans or designs may be reproduced or copied in any form whatsoever without the express written consent of the copyright holder. Written dimensions on these drawings shall have precedence over scale dimensions. Schapiro Associates assumes no liability for unauthorized use of these plans, drawings and specifications of any variation from original specifications.

REV	SCOPE	DATE
06/19/2025	622 DRB	
AS SHOWN	240 FILE WORK JMS	

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

PHOTOS TIME STAMPED: JUNE 12, 2025



SCHAPIRO ASSOCIATES

ARCHITECTURE URBANISM INTERIORS

SCHAPIRO ASSOCIATES
1150 Kane Concourse
Third Floor
Bay Harbor Islands, Florida 33154
Telephone (305) 866 7324
Jaime Schapiro AR0006823
www.schapiroassociates.com

LUBAVITCH 770 FACADE
1140 ALTON ROAD
MIAMI BEACH, FLORIDA 33139
FOLIO: 02-3234-025-0170

© 2025 Schapiro Associates Inc. No part of these ideas, plans or designs may be reproduced or copied in any form without the express written consent of the copyright holder. Written dimensions on these drawings shall have precedence over scale dimensions. Schapiro Associates assumes no liability for unauthorized use of these plans, drawings and specifications of any variation from original specifications.

PRINT DATE	PROJECT No.	
06/19/2025	622 DRB	
SCALE	20' FILE NAME: JWB	
AS SHOWN		
REV	SCOPE	DATE
FINAL SUBMITTAL 07/13/2025		
DRB FILE No. DRB25-1101		
DRAWING:		
CONTEXTURAL VIEW		
SHEET NO.:		
A-3		



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



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

PHOTOS TIME STAMPED: JUNE 12, 2025



SCHAPIRO ASSOCIATES

ARCHITECTURE URBANISM INTERIORS

SCHAPIRO ASSOCIATES
1150 Kane Concourse
Third Floor
Bay Harbor Islands, Florida 33154
Telephone (305) 866 7324
Jaime Schapiro AR0006823
www.schapiroassociates.com

LUBAVITCH 770 FACADE
1140 ALTON ROAD
MIAMI BEACH, FLORIDA 33139
FOLIO: 02-3234-025-0170

© 2025 Schapiro Associates Inc. No part of these ideas, plans or designs may be reproduced or copied in any form whatsoever without the express written consent of the copyright holder. Written dimensions on these drawings shall have precedence over scale dimensions. Schapiro Associates disclaims all liability for unauthorized use of these plans, drawings and specifications of any variation from original specifications.

DATE	PROJECT No.	
06/19/2025	622 DRB	
SCALE	20' FILE NAME: JWB	
AS SHOWN		
REV	SCOPE	DATE
FINAL SUBMITTAL 07/13/2025		
DRB FILE No. DRB25-1101		
DRAWING:		
CONTEXTURAL VIEW		
SHEET NO.:		
A-4		



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



SCHAPIRO ASSOCIATES

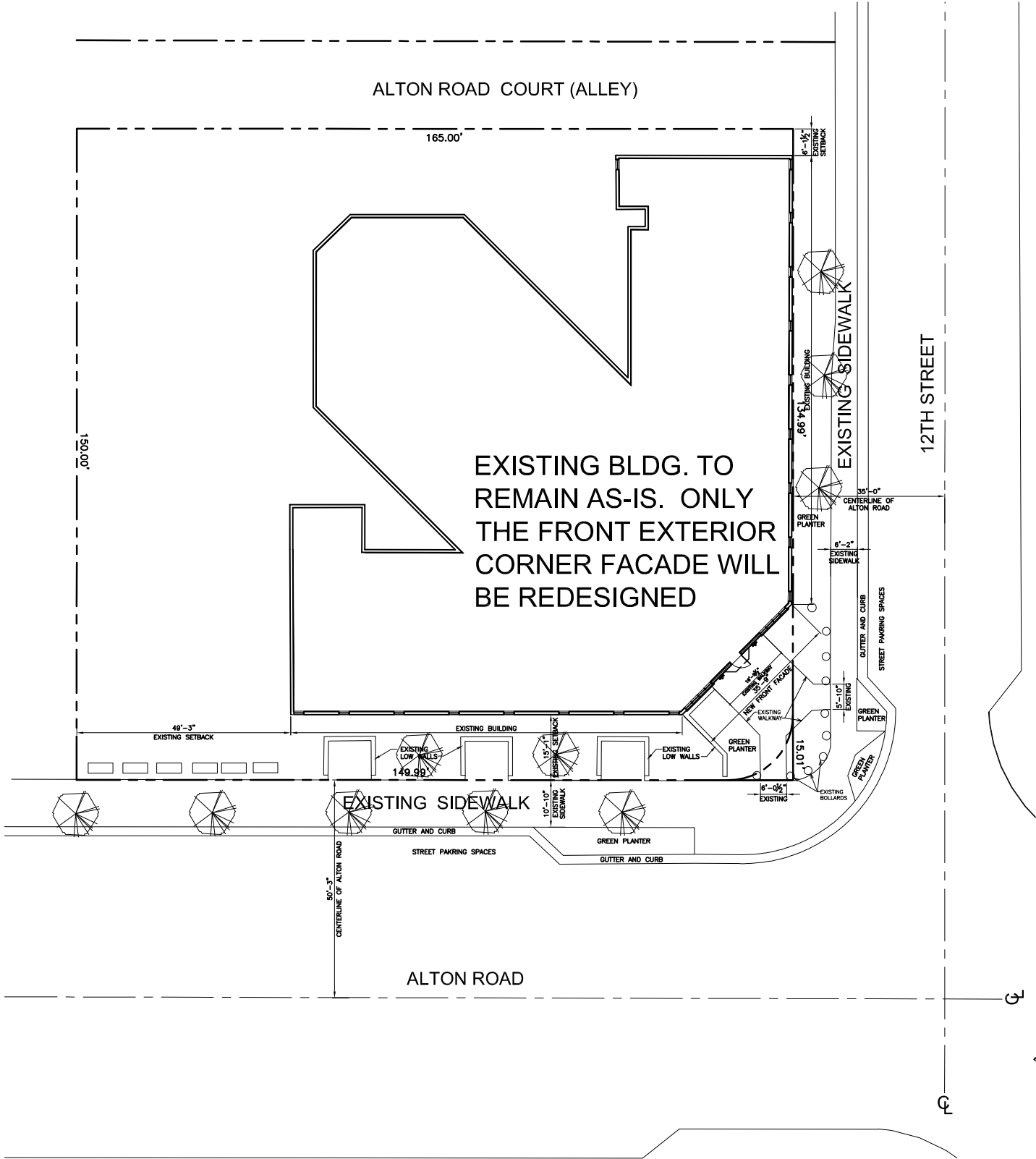
ARCHITECTURE URBANISM INTERIORS

SCHAPIRO ASSOCIATES
1150 Kane Concourse
Third Floor
Bay Harbor Islands, Florida 33154
Telephone (305) 866 7324
Jaime Schapiro AR0006823
www.schapiroassociates.com

LUBAVITCH 770 FACADE
1140 ALTON ROAD
MIAMI BEACH, FLORIDA 33139
FOLIO: 02-3234-025-0170

© 2025 Schapiro Associates Inc. No part of these ideas, plans or designs may be reproduced or copied in any form whatsoever without the express written consent of the copyright holder. Written dimensions on these drawings shall have precedence over scale dimensions. Schapiro Associates assumes no liability for unauthorized use of these plans, drawings and specifications of any variation from original specifications.

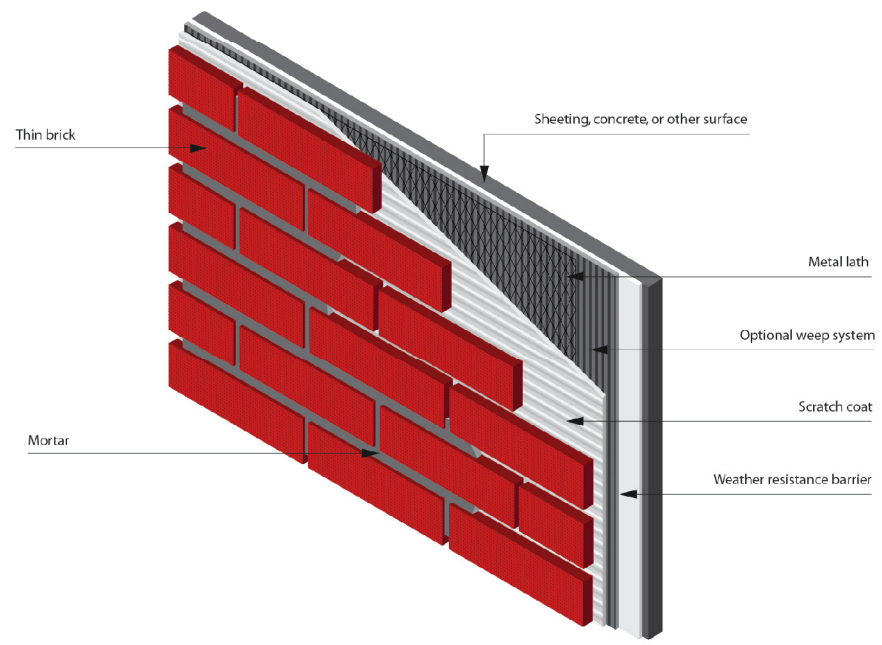
DATE	PROJECT No.	
06/19/2025	622 DRB	
SCALE	20' = 1" (SEE NOTES)	
AS SHOWN		
REV	SCOPE	DATE
FINAL SUBMITTAL 07/13/2025		
DRB FILE No. DRB25-1101		
DRAWING:		
CONTEXTURAL VIEW		
SHEET NO.:		
A-5		



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



LOCATION MAP
SCALE: N.T.S.



BRICK VENEER DETAIL



SCHAPIRO ASSOCIATES

ARCHITECTURE URBANISM INTERIORS

SCHAPIRO ASSOCIATES
1150 Kane Concourse
Third Floor
Bay Harbor Islands, Florida 33154
Telephone (305) 866 7324
Jaime Schapiro AR0006823
www.schapiroassociates.com

LUBAVITCH 770 FACADE
1140 ALTON ROAD
MIAMI BEACH, FLORIDA 33139
FOLIO: 02-3234-025-0170

© 2025 Schapiro Associates Inc. No part of these plans, drawings or designs may be reproduced or copied in any form whatsoever without the express written consent of the copyright holder. Written dimensions on these drawings shall have precedence over scale dimensions. Schapiro Associates assumes no liability for unauthorized use of these plans, drawings and specifications or any variation from original specifications.

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

REV	SCOPE	DATE

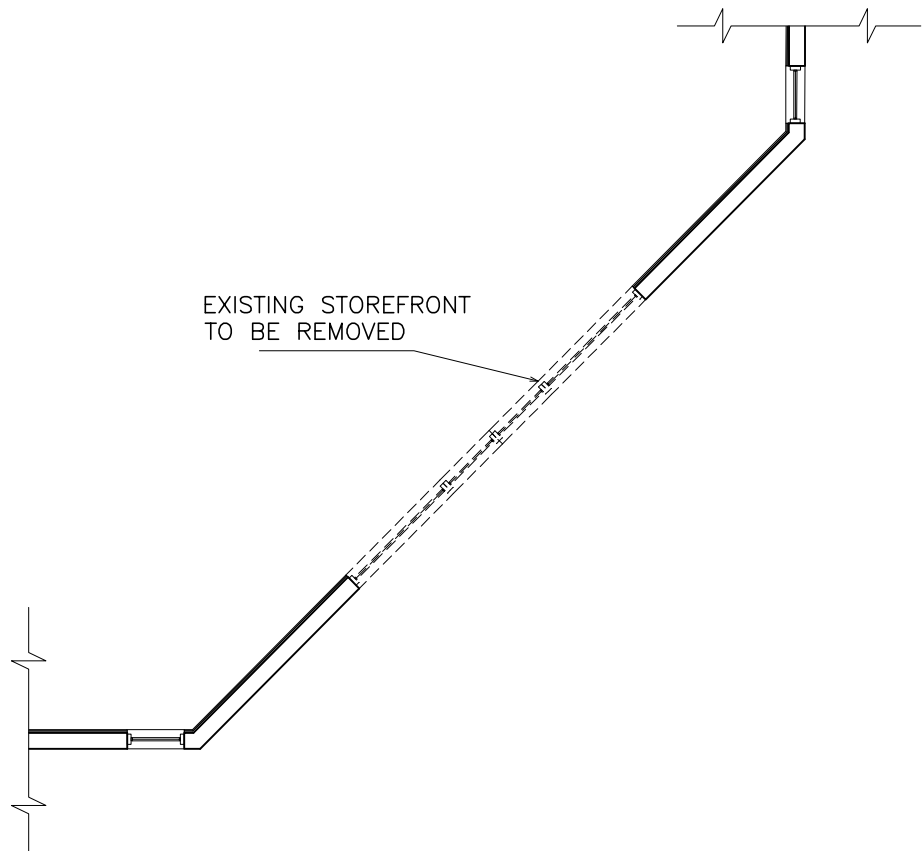
DRAWING:

**GROUND FLOOR/
SITE PLAN**

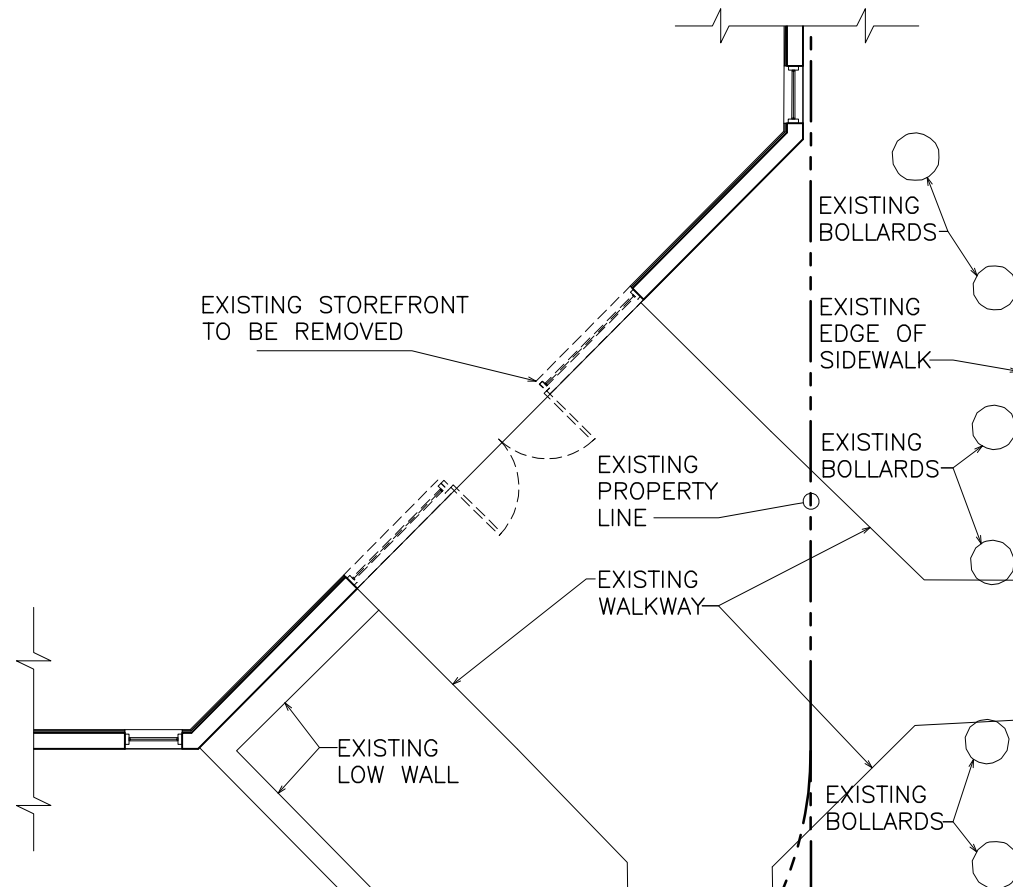
SHEET NO.:

A-6

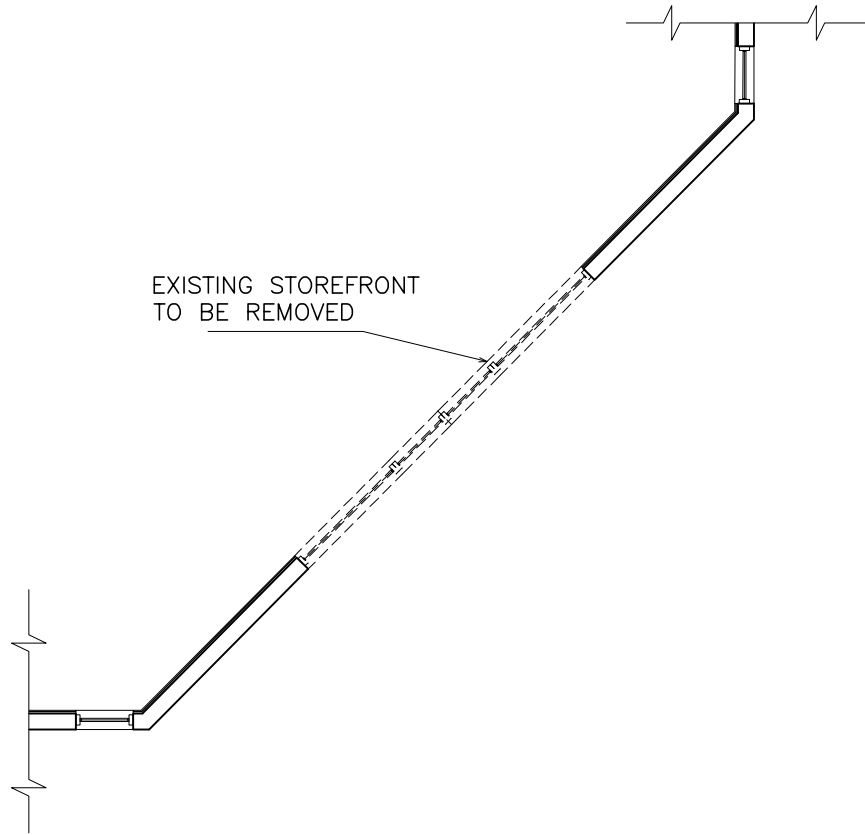
2 DEMOLITION PARTIAL SECOND FLOOR
SCALE: 1/8" = 1'-0"



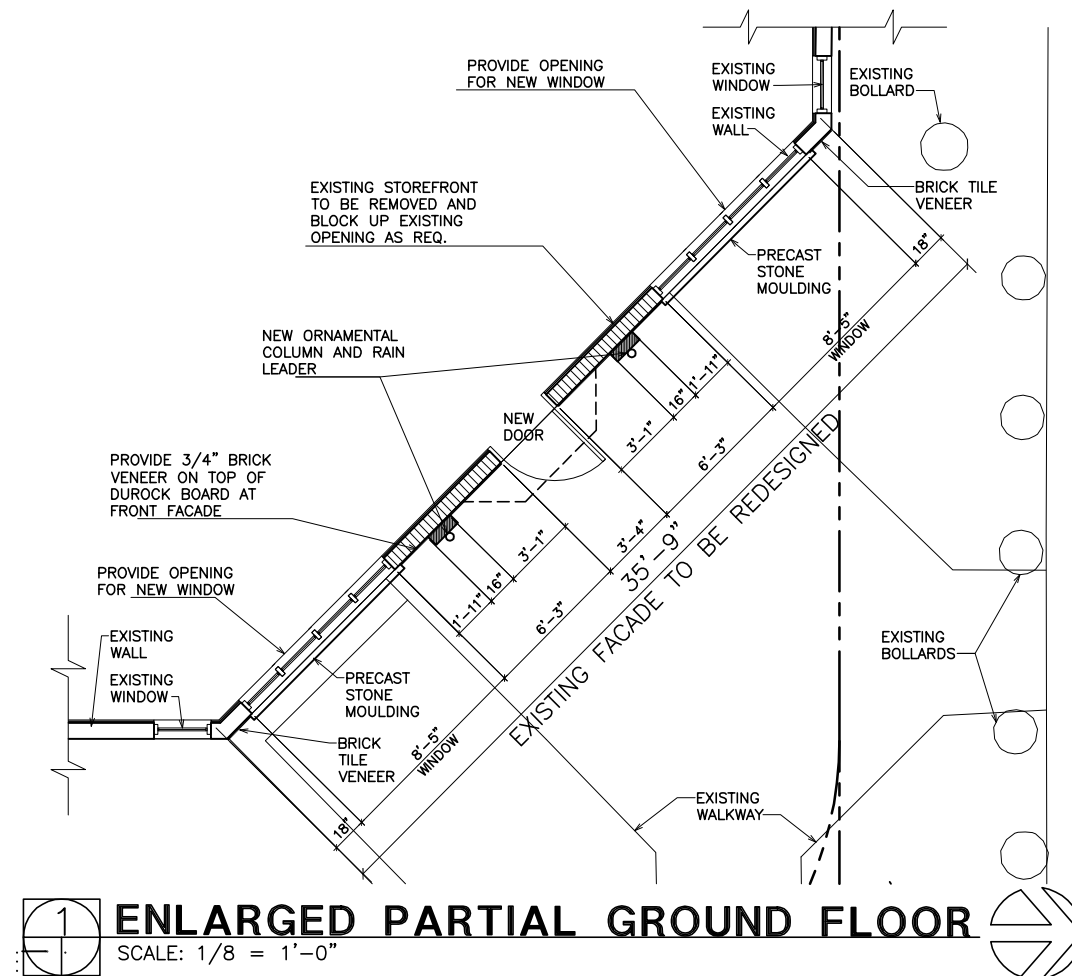
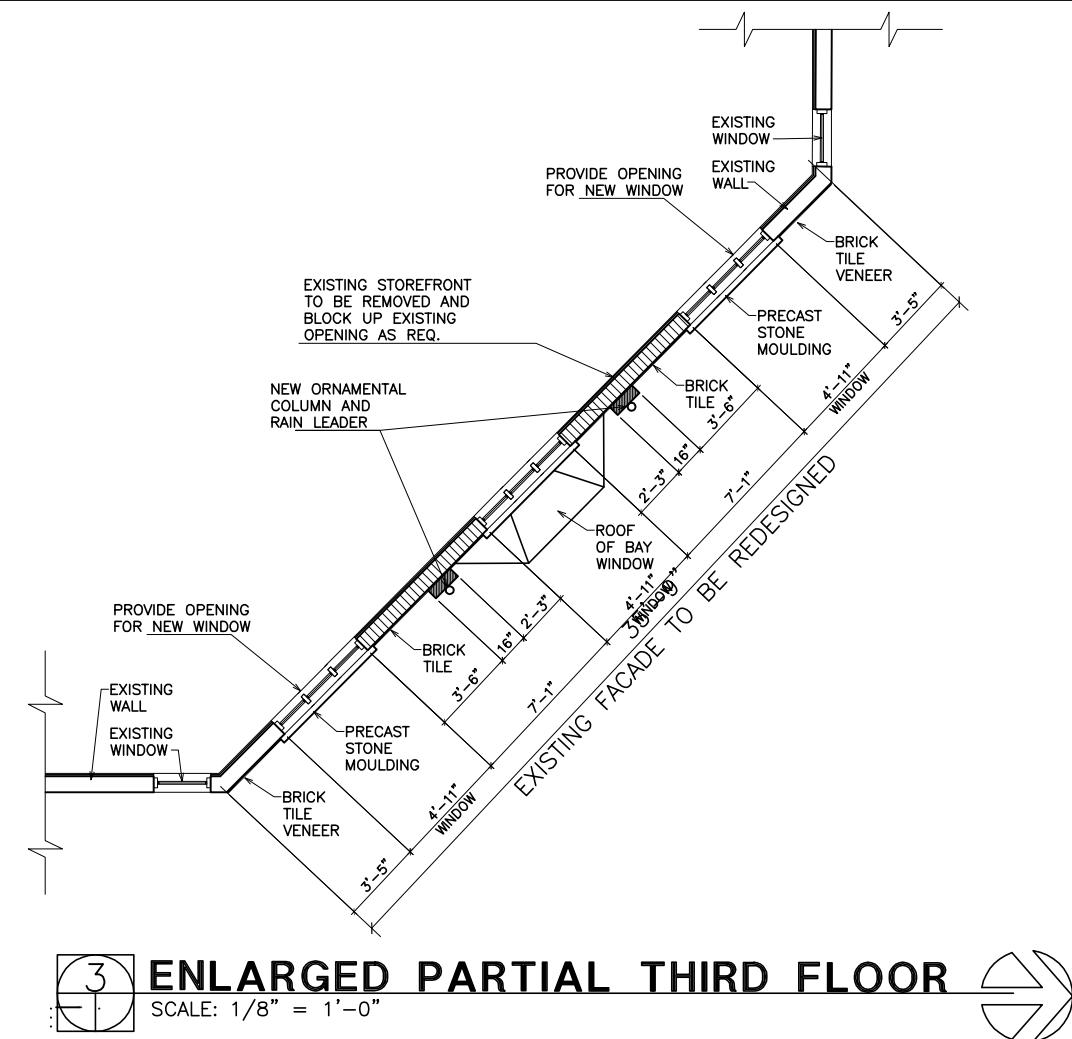
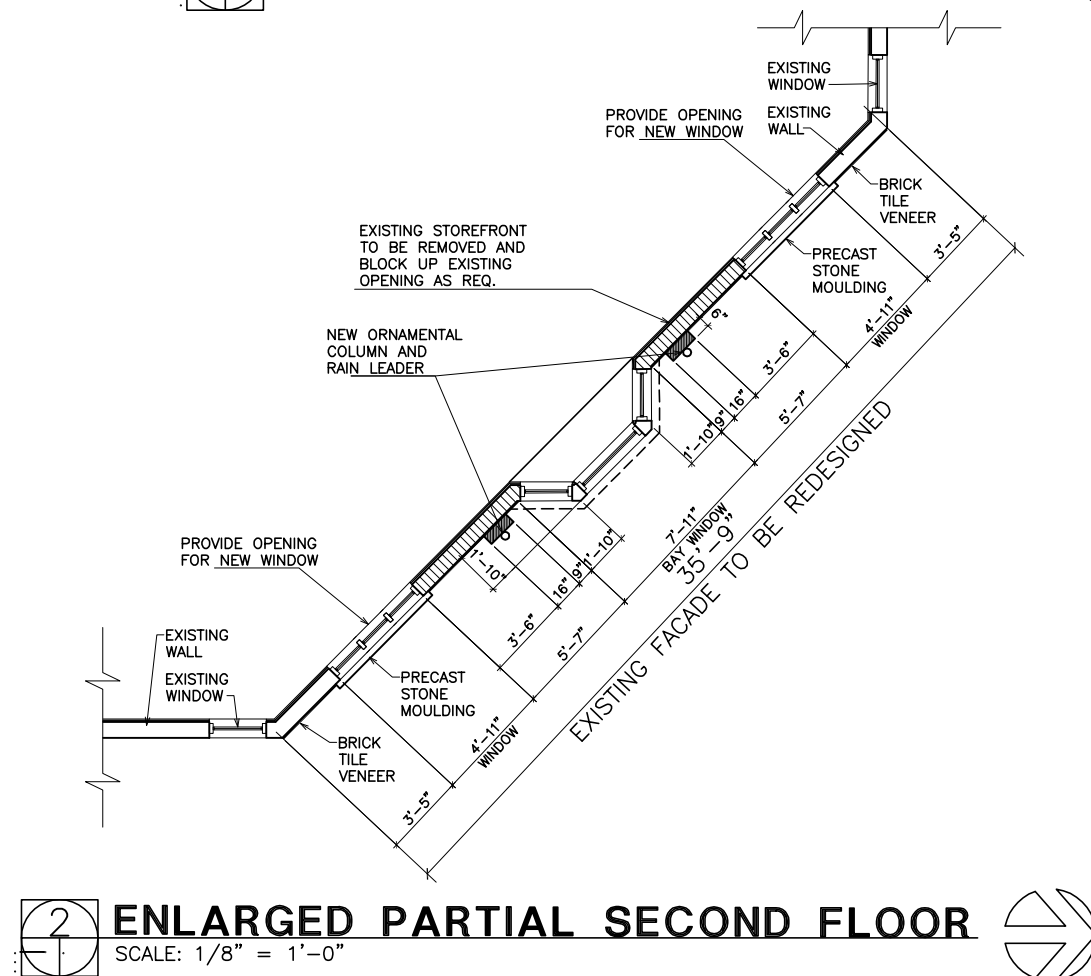
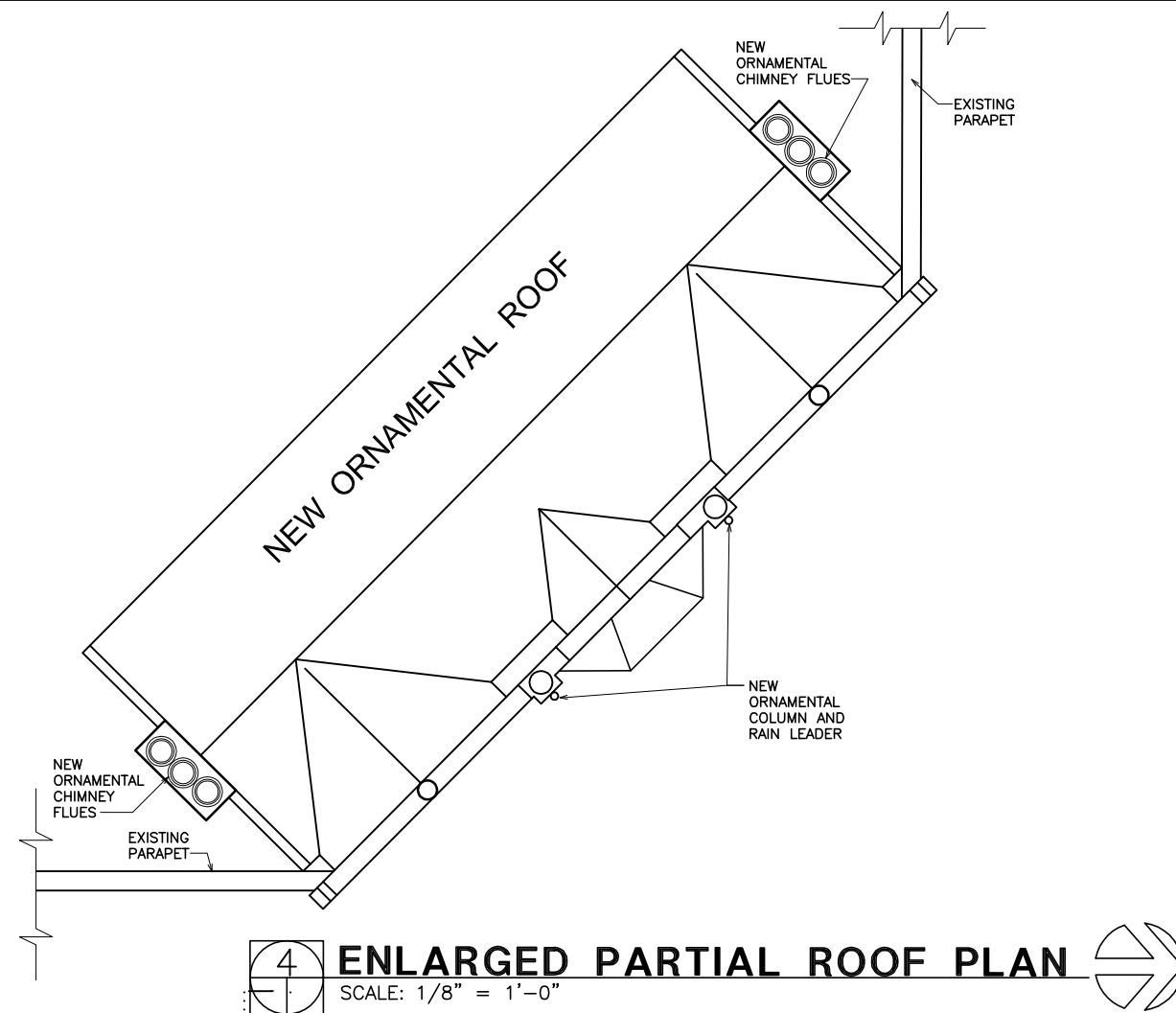
1 DEMOLITION PARTIAL GROUND FLOOR
SCALE: 1/8" = 1'-0"



3 DEMOLITION PARTIAL THIRD FLOOR
SCALE: 1/8" = 1'-0"



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



SCHAPIRO ASSOCIATES

ARCHITECTURE URBANISM INTERIORS

SCHAPIRO ASSOCIATES
1150 Kane Concourse
Third Floor
Bay Harbor Islands, Florida 33154
Telephone (305) 866 7324
Jaime Schapiro AR0006823
www.schapiroassociates.com

LUBAVITCH 770 FACADE
1140 ALTON ROAD
MIAMI BEACH, FLORIDA 33139
FOLIO: 02-3234-025-0170

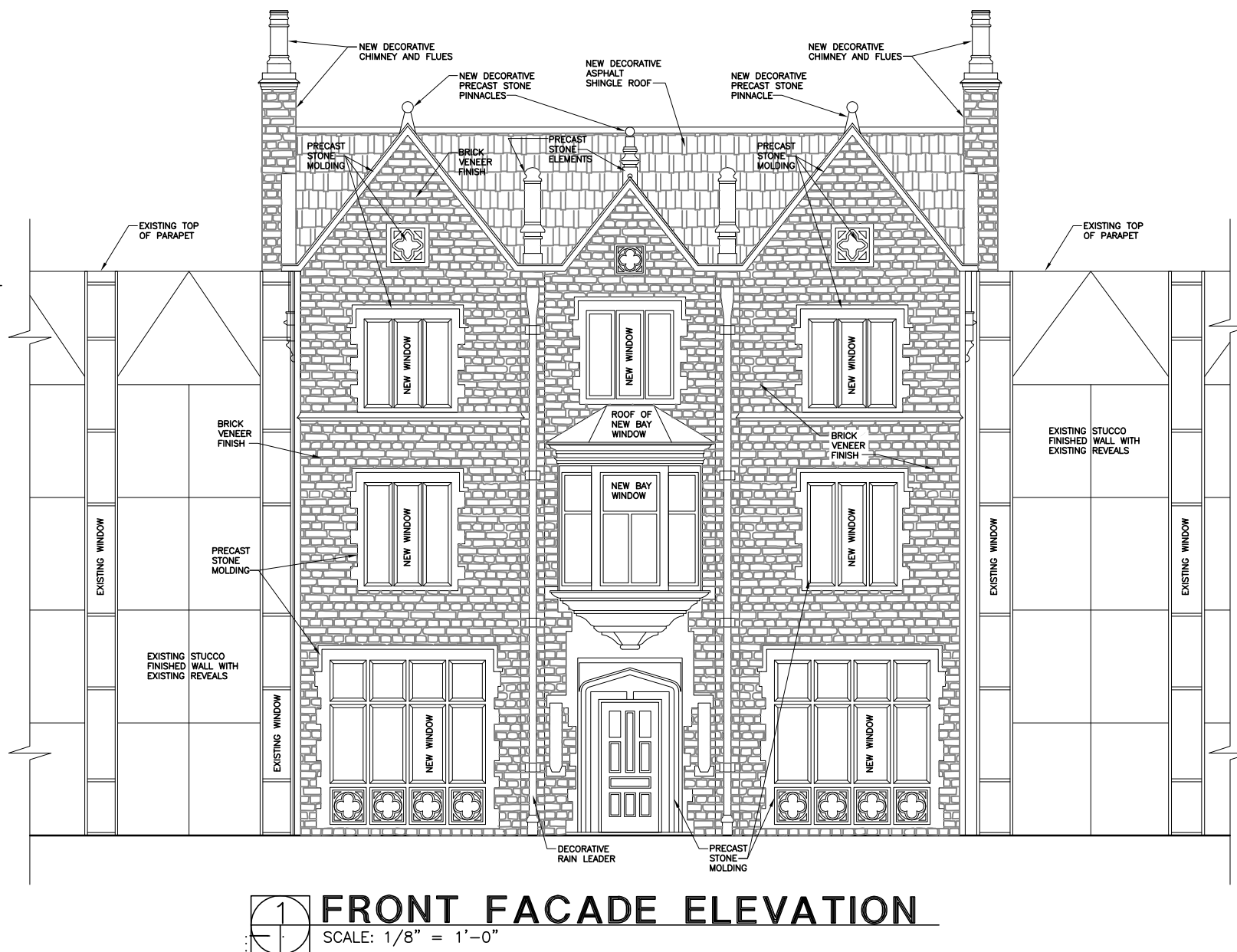
© 2025 Schapiro Associates Inc. No part of these plans, drawings or designs may be reproduced or copied in any form whatsoever without the express written consent of the copyright holder. Written dimensions on these drawings shall have precedence over scale dimensions. Schapiro Associates assumes no liability for unauthorized use of these plans, drawings and specifications or any variation from original specifications.

ISSUE DATE:	PROJECT No.:	
6/19/2025	622 DRB	
FILE:	CAD FILE NAME .DWG:	
S SHOWN		
REV	SCOPE	DATE
FINAL SUBMITTAL 07/13/2025		
DRB FILE No. DRB25-1101		

ENLARGED PARTIAL FLOOR PLANS

SHEET NO.:

A-8



LUBAVITCH 770 FACADE
1140 ALTON ROAD
MIAMI BEACH, FLORIDA 33139
FOLIO: 02-3234-025-0170

2025 Schapiro Associates Inc. No part of these plans, drawings or designs may be reproduced or transmitted in any form whatsoever without the express written consent of the copyright holder. All dimensions on these drawings shall have precedence over scale dimensions. Schapiro Associates assumes no liability for unauthorized use of these plans, drawings and specifications or any variation from original specifications.

ISSUE DATE:	PROJECT No.:
3/19/2025	622 DRB
FILE:	CAD FILE NAME .DWG:

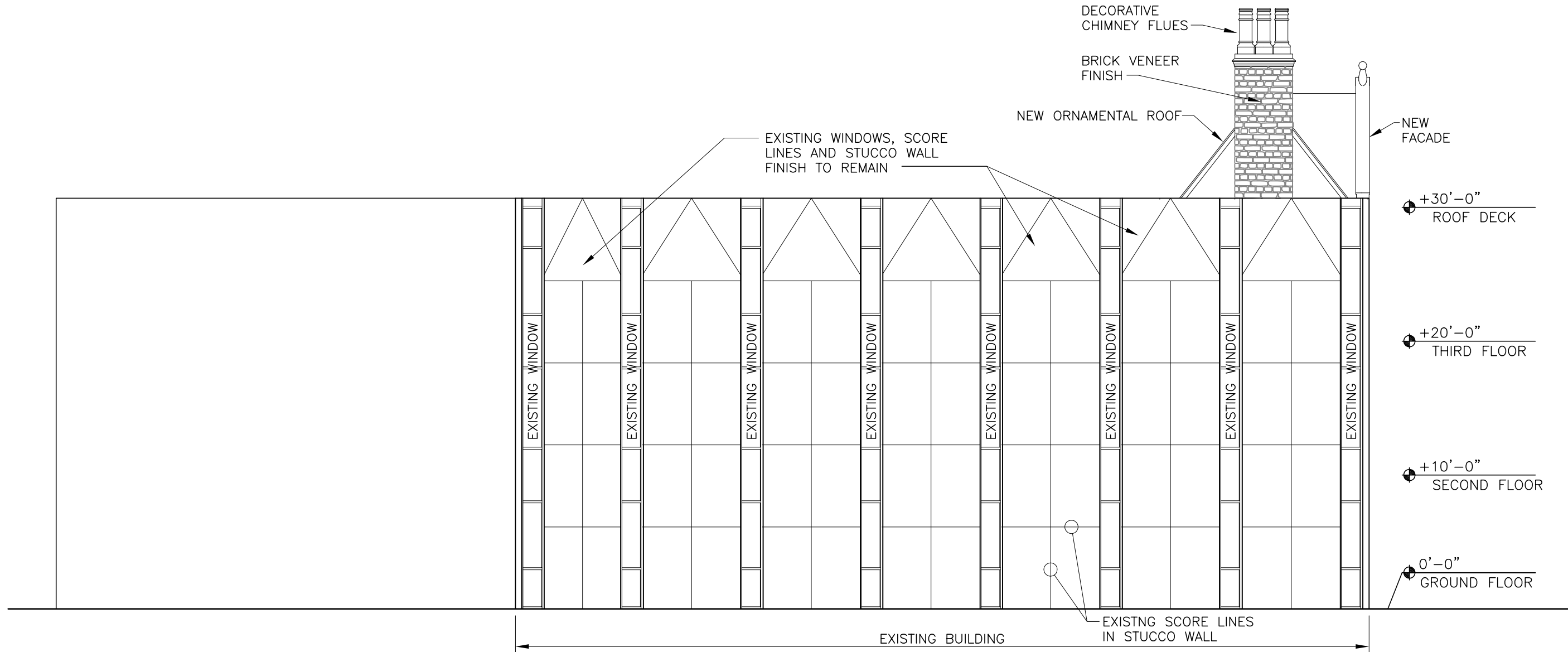
V	SCOPE	DATE
	NAL SUBMITTAL	07/13/2025
	RB FILE No. DRB25-1101	

AWING:

**EXTERIOR
ELEVATION
ALTON ROAD**

SHEET NO.:

A-9.1



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



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



ARCHITECTURE URBANISM INTERIORS

SCHAPIRO ASSOCIATES
1150 Kane Concourse
Third Floor
Bay Harbor Islands, Florida 33154
Telephone (305) 866 7324
Jaime Schapiro AR0006823
www.schapiroassociates.com

LUBAVITCH 770 FACADE
1140 ALTON ROAD
MIAMI BEACH, FLORIDA 33139
FOLIO: 02-3234-02.5-0170

© 2025 Schapiro Associates Inc. No part of these plans, drawings or designs may be reproduced or copied in any form whatsoever without the express written consent of the copyright holder. Written dimensions on these drawings shall have precedence over scale dimensions. Schapiro Associates assumes no liability for unauthorized use of these plans, drawings and specifications or any variation from original specifications.

REV	SCOPE	DATE
06/19/2025	622 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



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

LUBAVITCH 770 FACADE
1140 ALTON ROAD
MIAMI BEACH, FLORIDA 33139
FOLIO: 02-3234-02.5-0170

© 2025 Schapiro Associates Inc. No part of these plans, drawings or designs may be reproduced or copied in any form whatsoever without the express written consent of the copyright holder. Written dimensions on these drawings shall have precedence over scale dimensions. Schapiro Associates assumes no liability for unauthorized use of these plans, drawings and specifications of any variation from original specifications.

REV	SCOPE	DATE
06/19/2025	622 DRB	
AS SHOWN	DWG FILE NAME: DRB	

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

DRAWING: **COLOR ELEVATION ALTON ROAD**

SHEET NO.: **A-9.4**



12TH STREET COLOR ELEVATION

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



ARCHITECTURE URBANISM INTERIORS

SCHAPIRO ASSOCIATES
1150 Kane Concourse
Third Floor
Bay Harbor Islands, Florida 33154
Telephone (305) 866 7324
Jaime Schapiro AR0006823
www.schapiroassociates.com

LUBAVITCH 770 FACADE
1140 ALTON ROAD
MIAMI BEACH, FLORIDA 33139
FOLIO: 02-3234-02.5-0170

© 2025 Schapiro Associates Inc. No part of these plans, drawings or designs may be reproduced or copied in any form whatsoever without the express written consent of the copyright holder. Written dimensions on these drawings shall have precedence over scale dimensions. Schapiro Associates assumes no liability for unauthorized use of these plans, drawings and specifications of any variation from original specifications.

FIRST ISSUE DATE: 06/19/2025 PROJECT No.: 622 DRB

SCALE: AS SHOWN CAD FILE NAME: DRB

REV SCOPE DATE

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

DRAWING: COLOR
ELEVATION
12TH STREET

SHEET NO.:

A-9.5



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



ARCHITECTURE URBANISM INTERIORS

SCHAPIRO ASSOCIATES
1150 Kane Concourse
Third Floor
Bay Harbor Islands, Florida 33154
Telephone (305) 866 7324
Jaime Schapiro AR0006823
www.schapiroassociates.com

LUBAVITCH 770 FACADE
1140 ALTON ROAD
MIAMI BEACH, FLORIDA 33139
FOLIO: 02-3234-025-0170

© 2025 Schapiro Associates Inc. No part of these plans, drawings or designs may be reproduced or copied in any form whatsoever without the express written consent of the copyright holder. Written dimensions on these drawings shall have precedence over scale dimensions. Schapiro Associates assumes no liability for unauthorized use of these plans, drawings and specifications of any variation from original specifications.

REV	SCOPE	DATE
06/19/2025	622 DRB	
AS SHOWN	DWG FILE NAME: DRB	

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

DRAWING:
RENDERING

SHEET NO.:
A-10