

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



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 jaimie@schapiroassociates.com



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

MAP OF BOUNDARY SURVEY

LEGEND

ABBREVIATIONS:

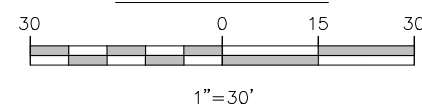
- A = ARC DISTANCE
- AC = AIR CONDITIONER PAD
- BCR = BROWARD COUNTY RECORDS
- BLDG = BUILDING
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CBS = CONCRETE BLOCK & STUCCO
- (C) = CALCULATED
- C&G = CURB & GUTTER
- CLF = CHAIN LINK FENCE
- COL = COLUMN
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE & 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
- Δ = CENTRAL ANGLE
- Δ = 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

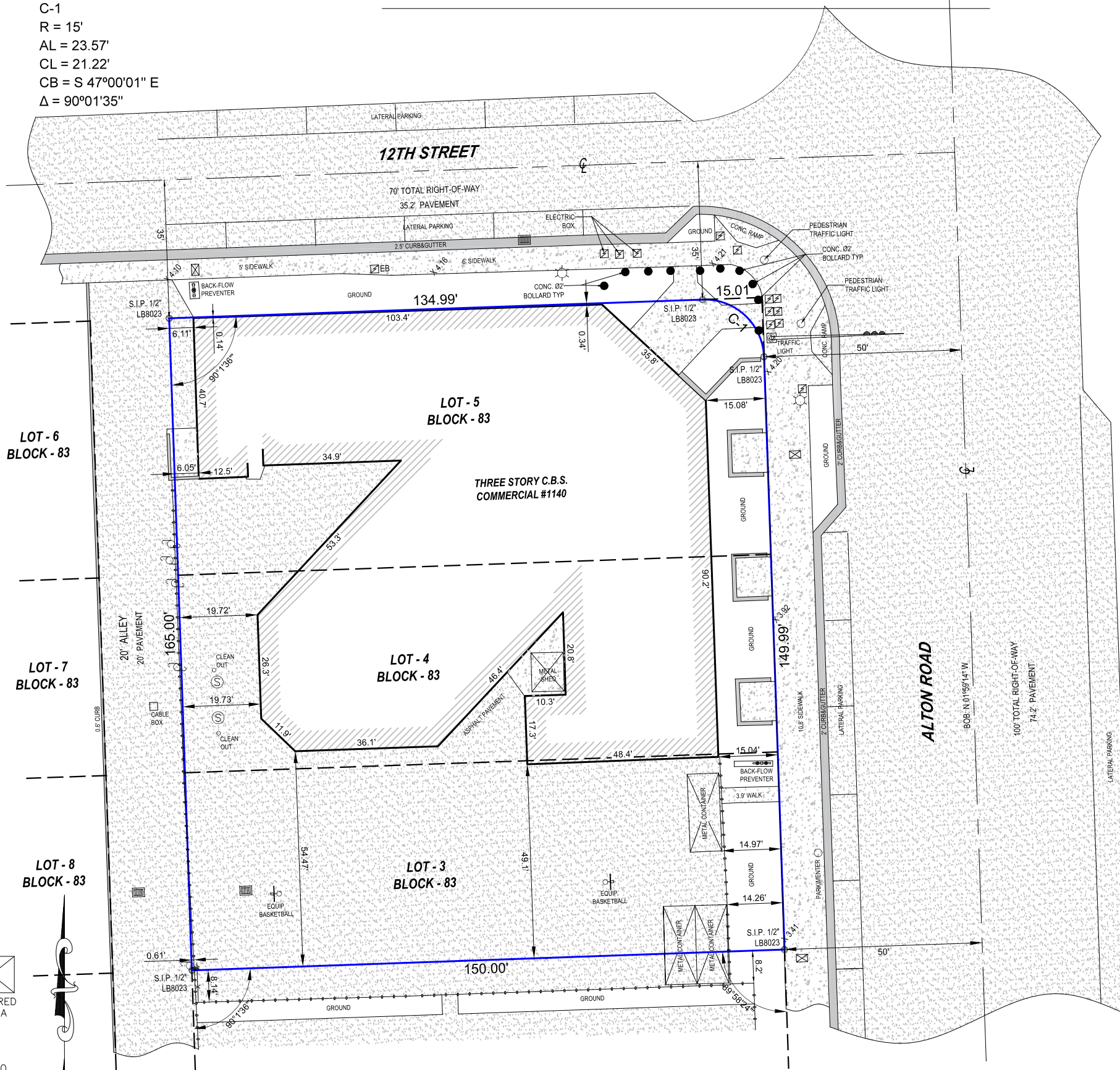


GRAPHIC SCALE



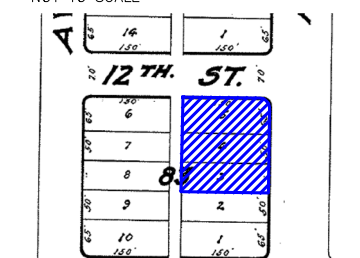
CURVE DETAILS:

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



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

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

DRAWING:
EXISTING CORNER FACADE

SHEET NO.:
A-2



CORNER EXISTING FACADE

PHOTO TIME STAMPED: JUNE 11, 2025

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

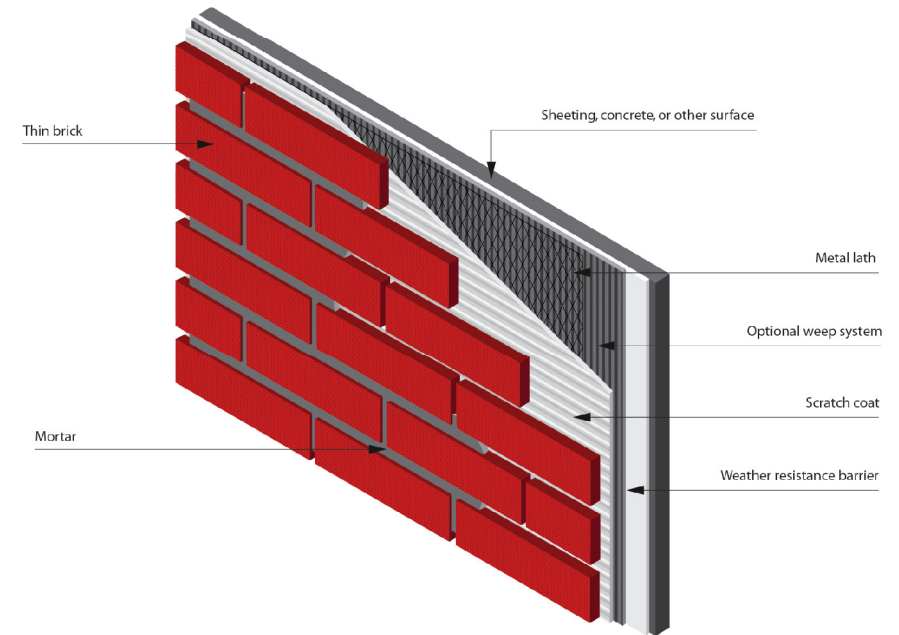
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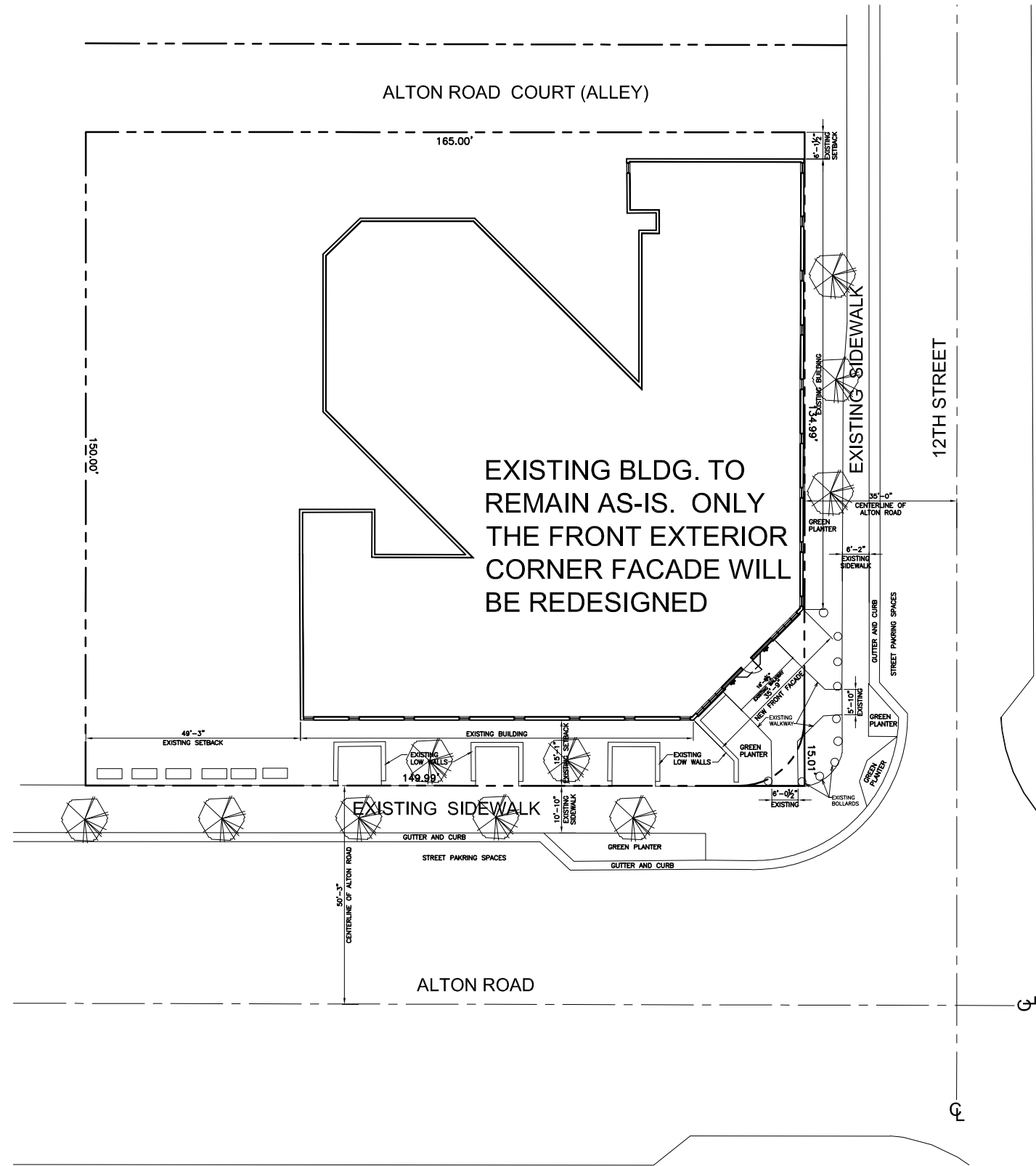
DRAWING:
**GROUND FLOOR/
SITE PLAN**

SHEET NO.:

A-6



BRICK VENEER DETAIL



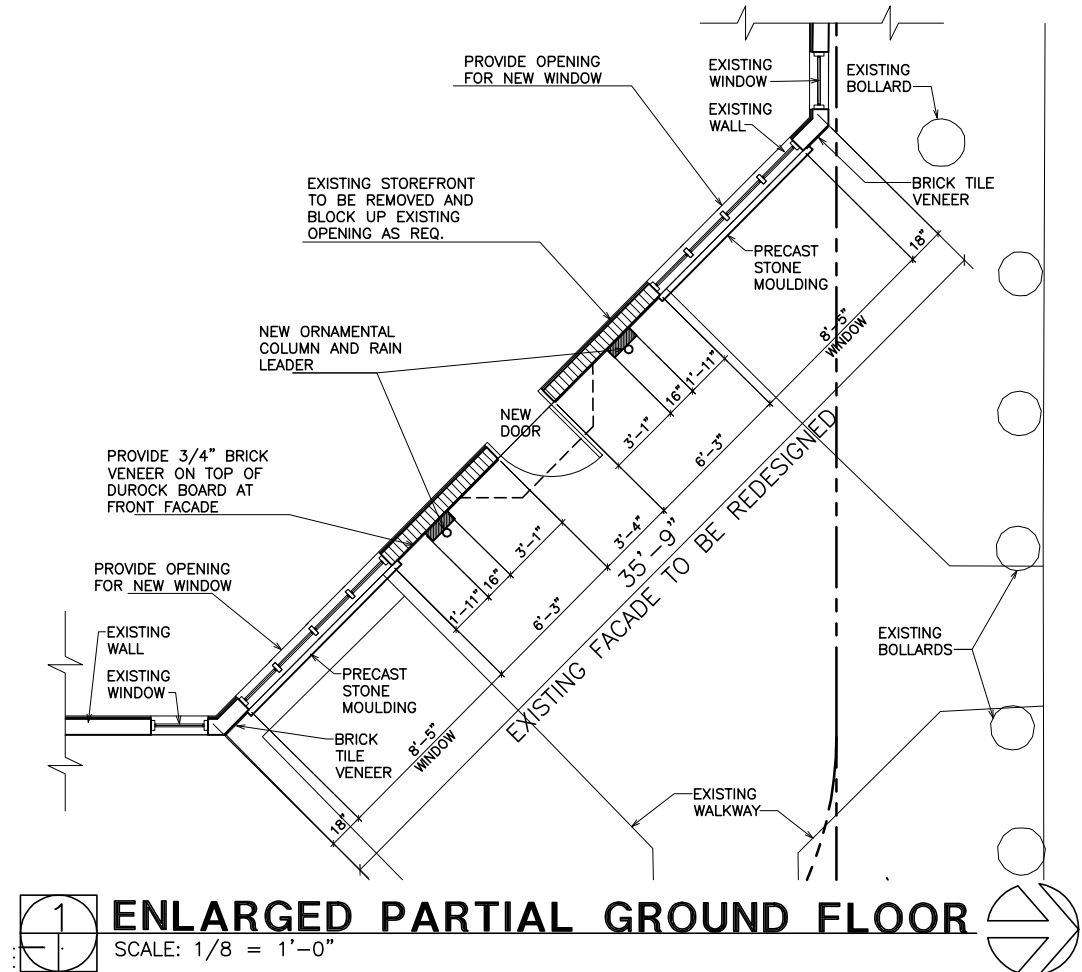
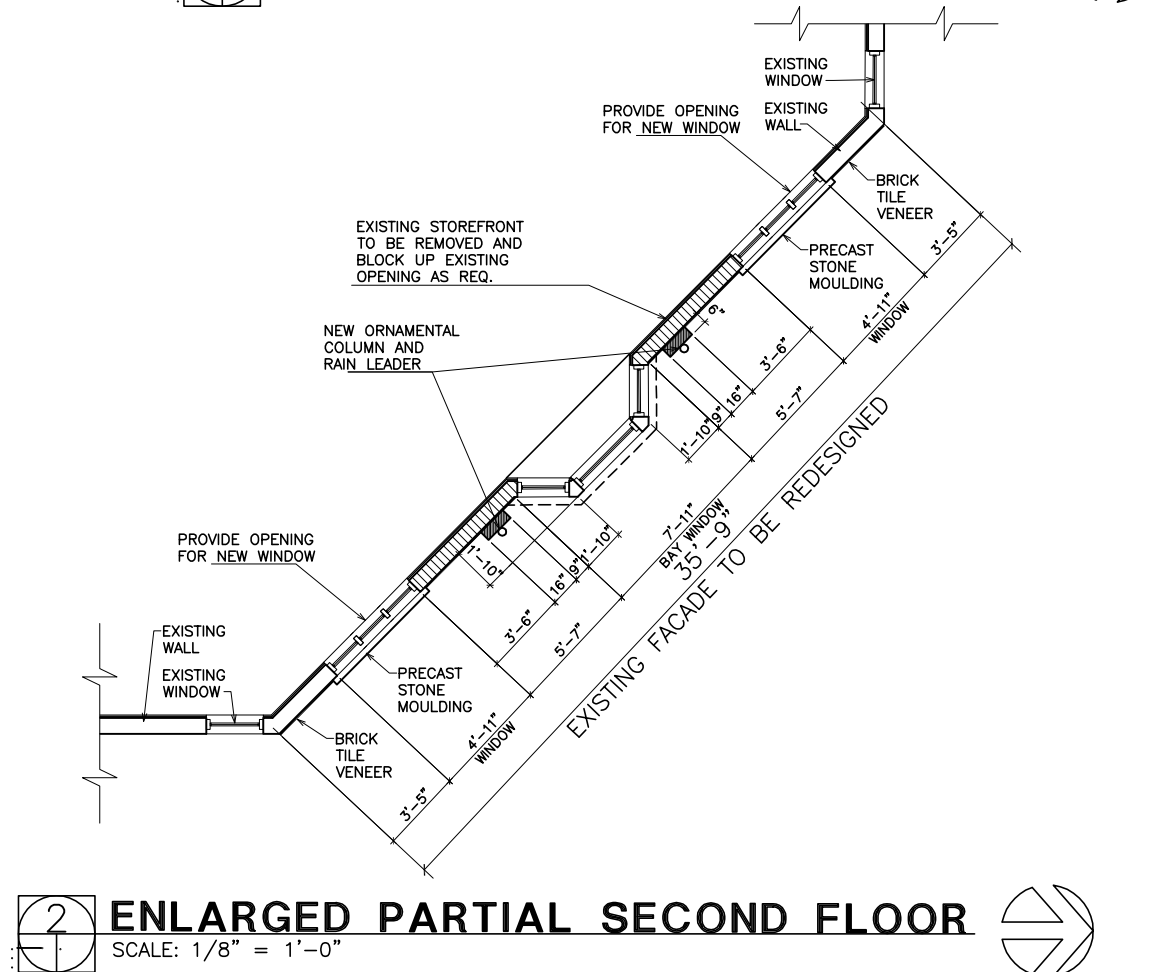
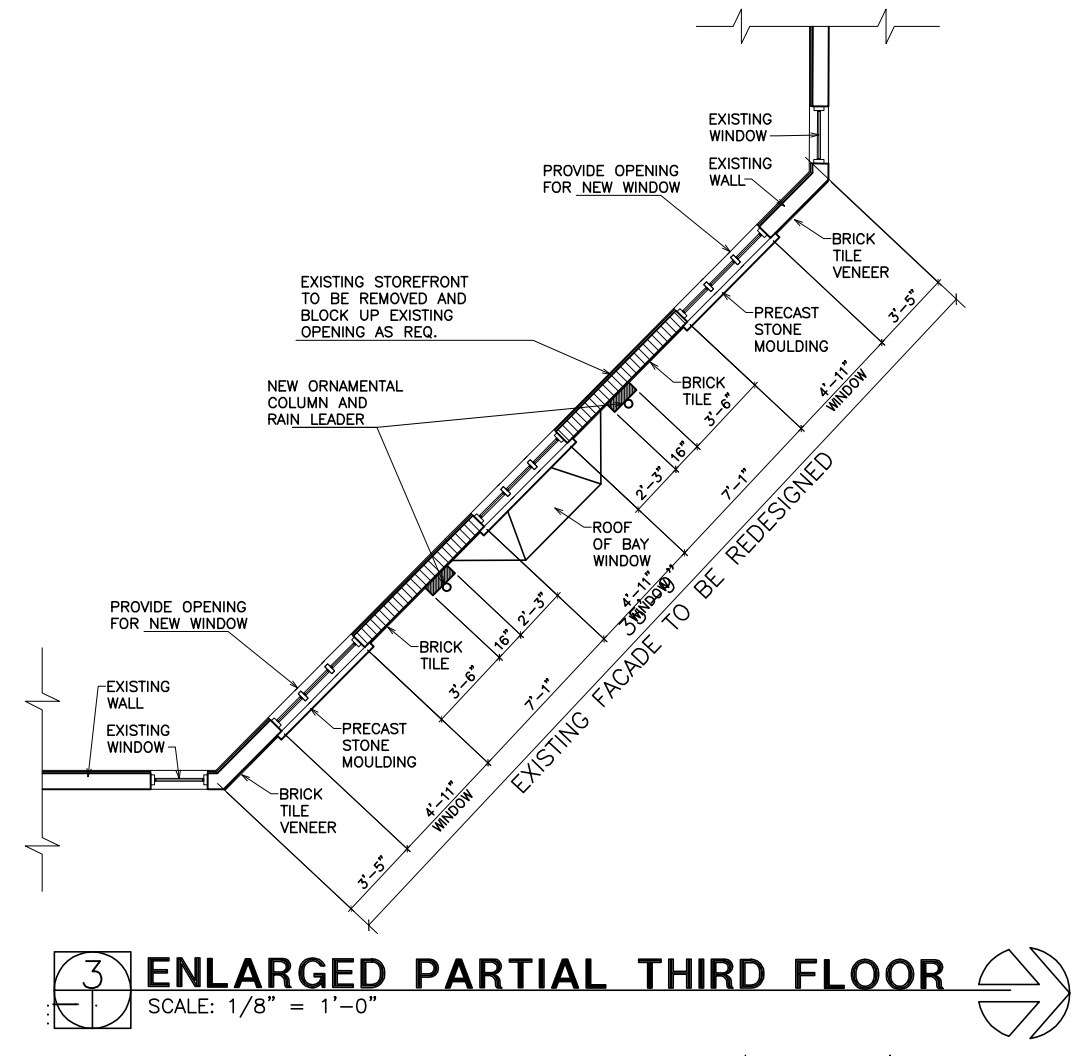
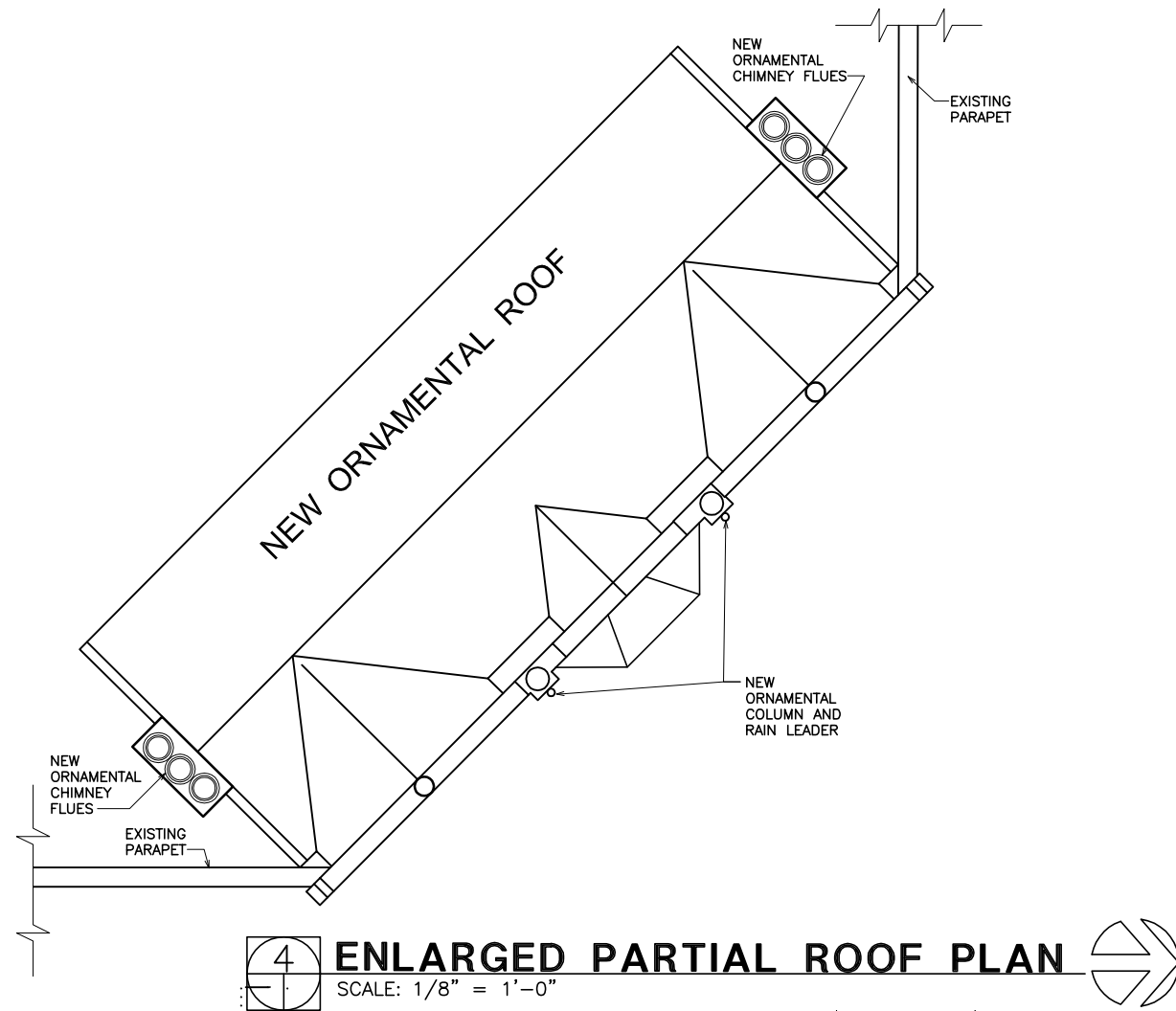
GROUND SITE PLAN
SCALE: 1/32" = 1'-0"

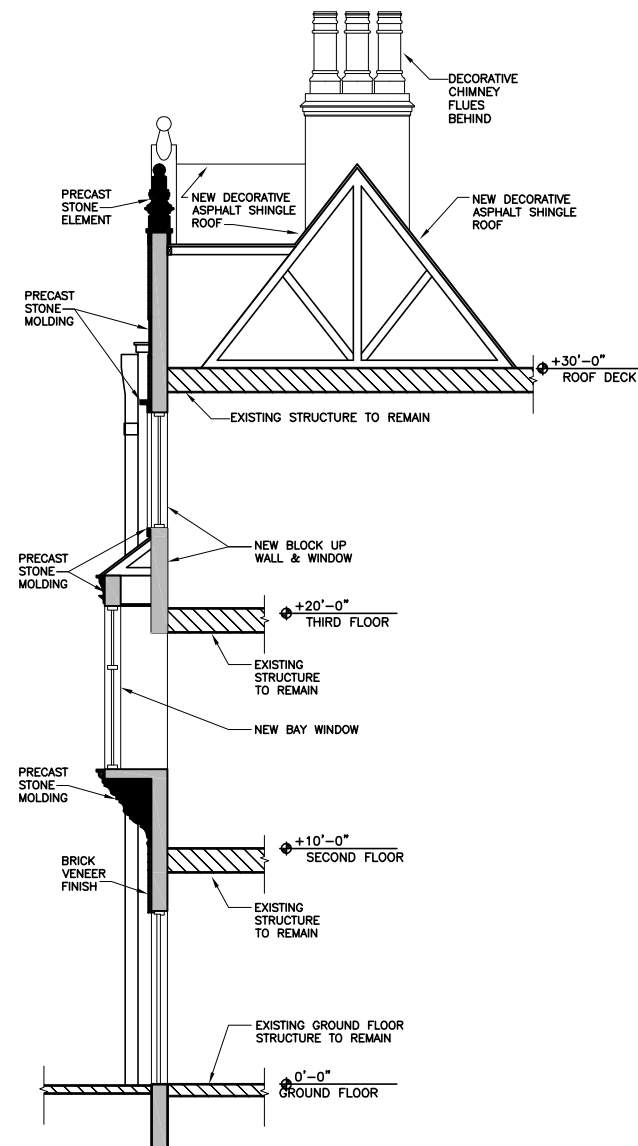
PROJECT NO.	622 DRB	
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REV	SCOPE	DATE
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DRB FILE NO. DRB25-1101		

ENLARGED PARTIAL FLOOR PLANS

SHEET NO.:

A-8





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



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



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

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

SCALE: AS SHOWN

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DRAWING:
**COLOR ELEVATION
FRONT FACADE**

SHEET NO.:
A-9.3



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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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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



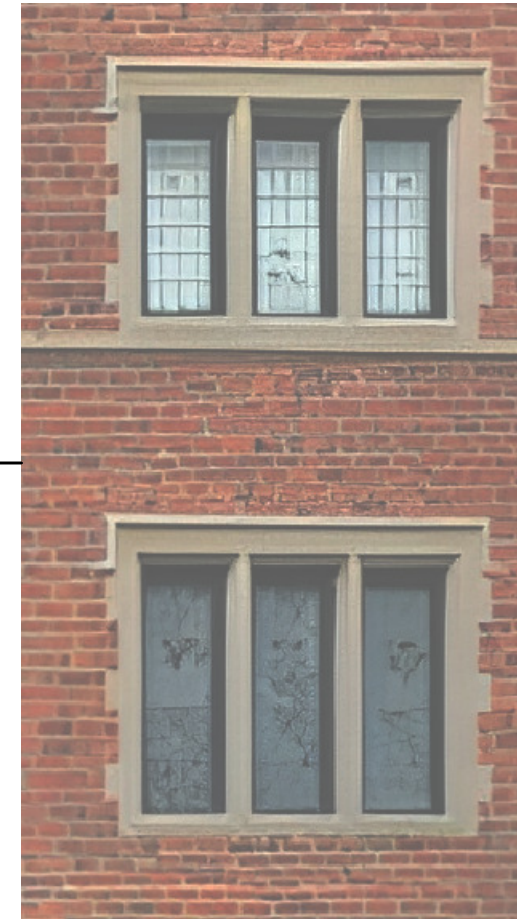
PRECAST STONE MOULDING



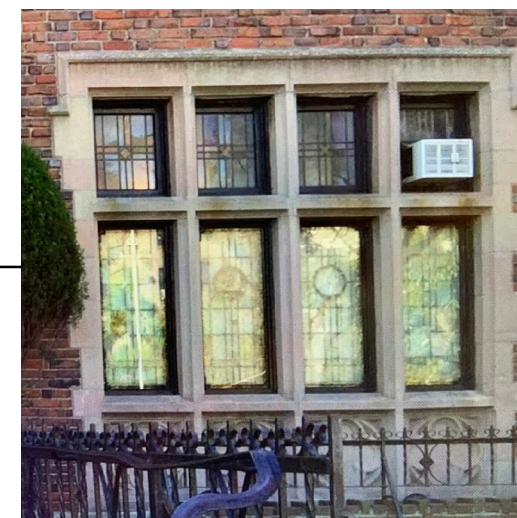
PRECAST STONE MOULDING AND BRICK



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

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REV SCOPE DATE

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DRB FILE No. DRB25-1101

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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SCALE	200 FILE TYPE: JWB
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DRAWING:
**FINISHES
 MATERIAL BOARD**

SHEET NO.:

A-9.7



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DRAWING:
RENDERING

SHEET NO.:
A-10