

LUBAVITCH 770 FACADE
AT
1140 ALTON ROAD, MIAMI BEACH, FLORIDA 33139
REVISED
DRB FILE No: DRB25-1101
NOVEMBER 20, 2025

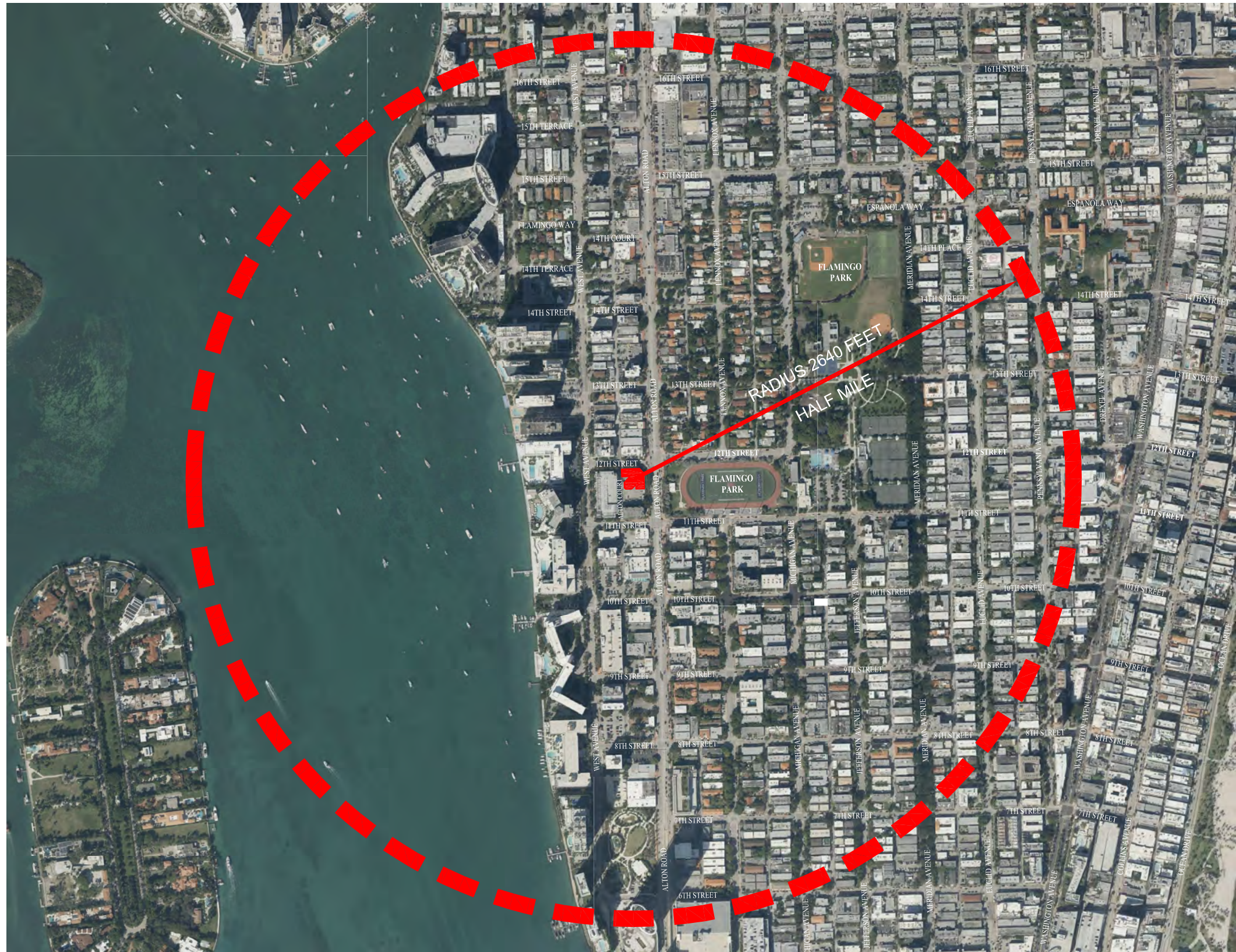


SCOPE OF WORK
- EXISTING FRONT FACADE
TO BE REDESIGNED AS PER
LANDMARK 770 PARKWAY
FACADE IN
BROOKLYN, NEW YORK



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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
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REV	SCOPE	DATE
AS SHOWN		

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

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

DRAWING:
 ZONING DATA,
 CONTEXT AERIAL,
 INDEX OF DRAWINGS

SHEET NO.:
A-1



1) CORNER EXISTING FACADE



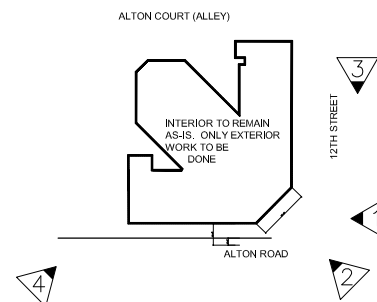
2) CORNER FACADE VIEW FROM ALTON ROAD



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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06/19/2025	622 DRB
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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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DRAWING:
CONTEXTURAL VIEW

SHEET NO.:
A-3

PHOTOS TIME STAMPED: JUNE 12, 2025



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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

PHOTOS TIME STAMPED: JUNE 12, 2025



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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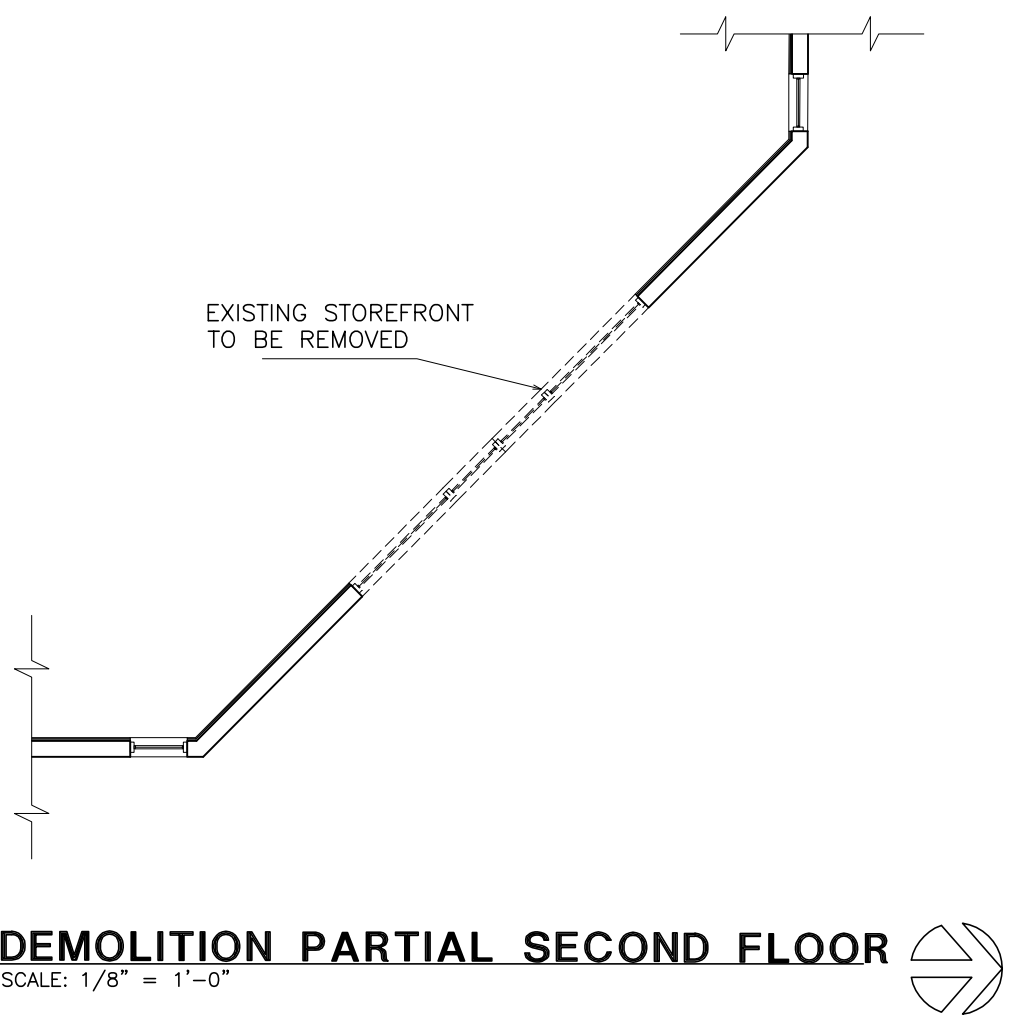
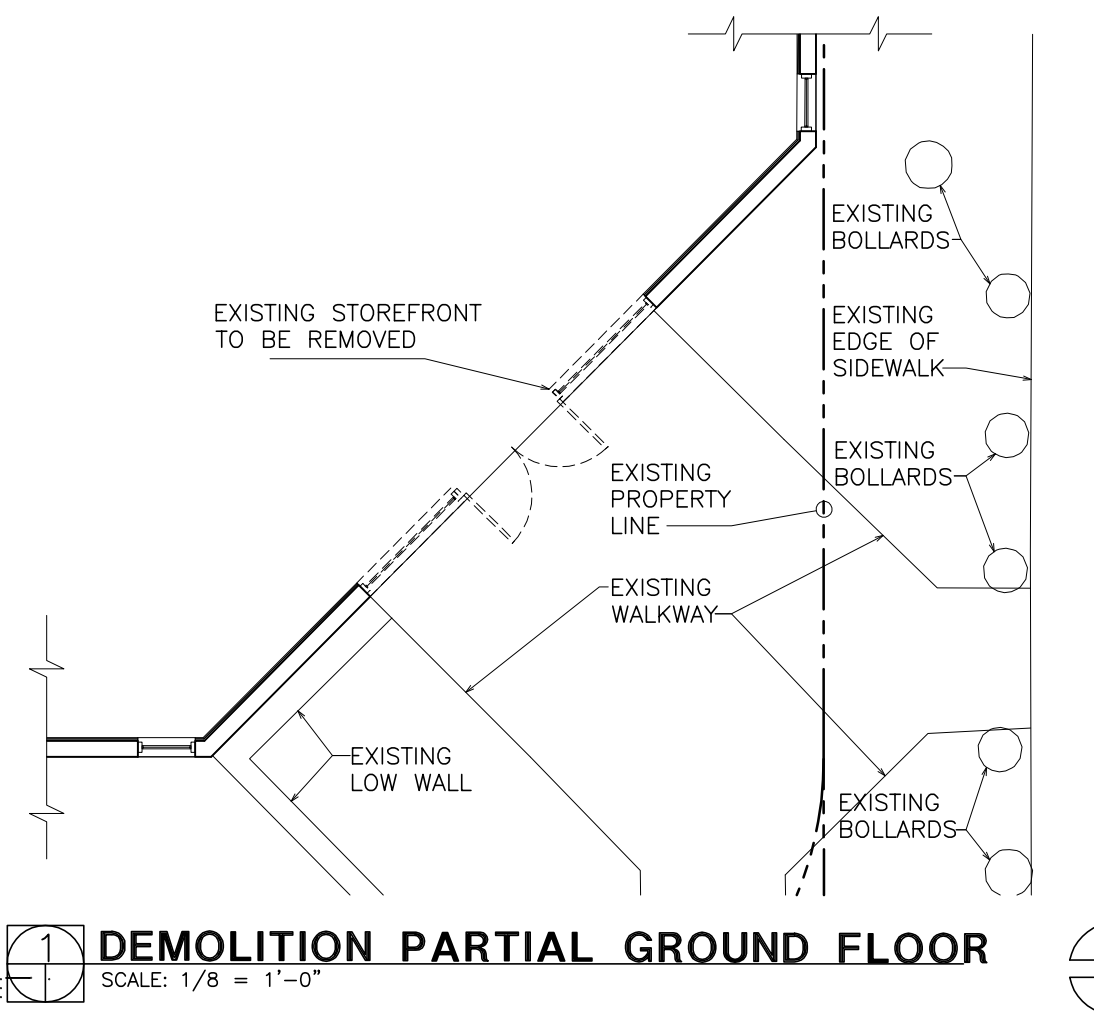
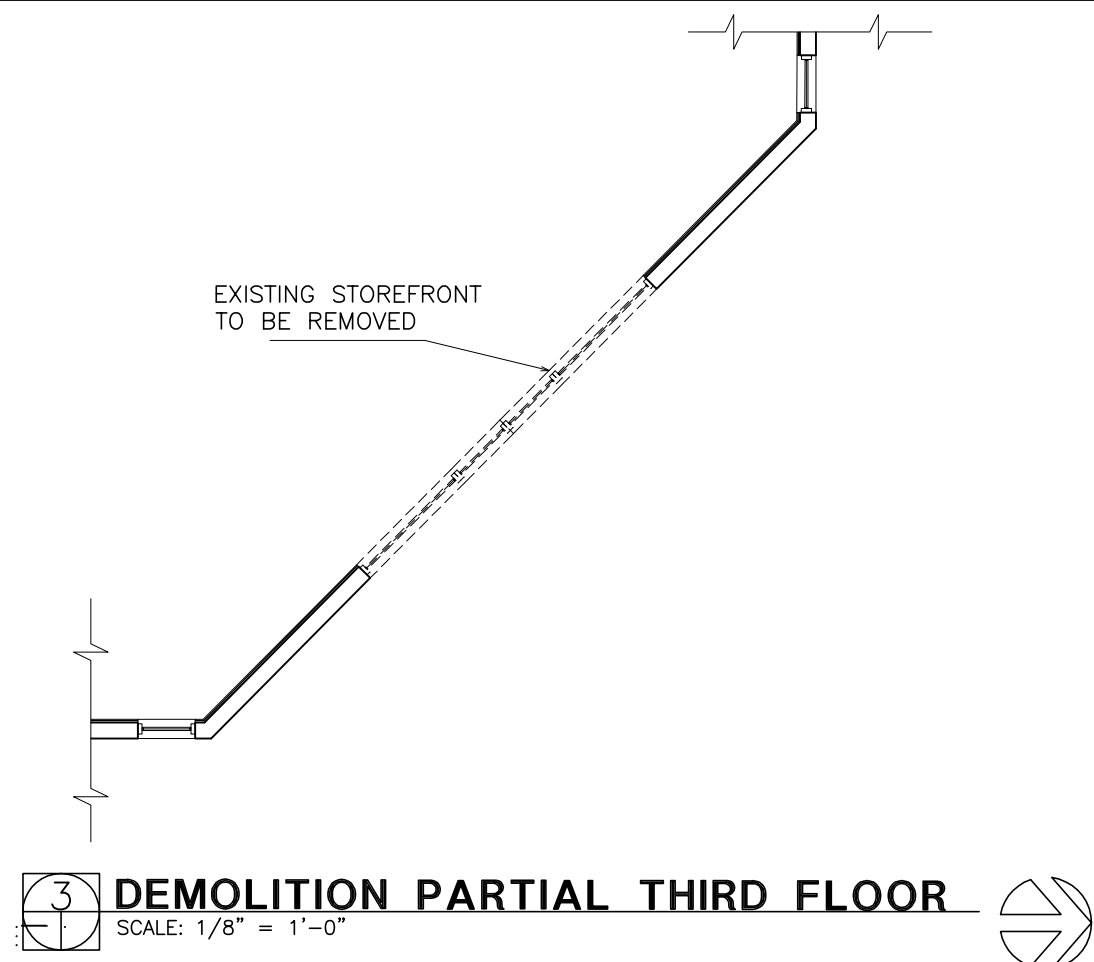
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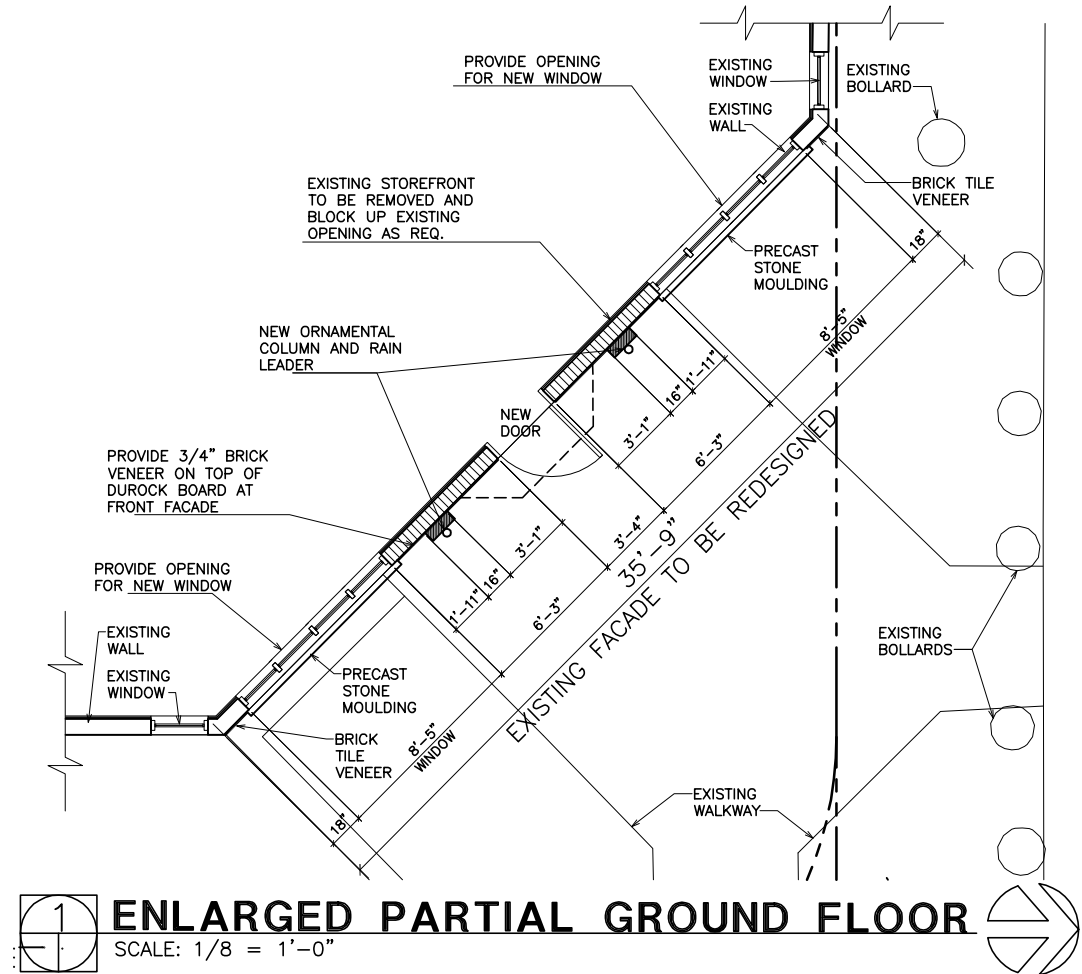
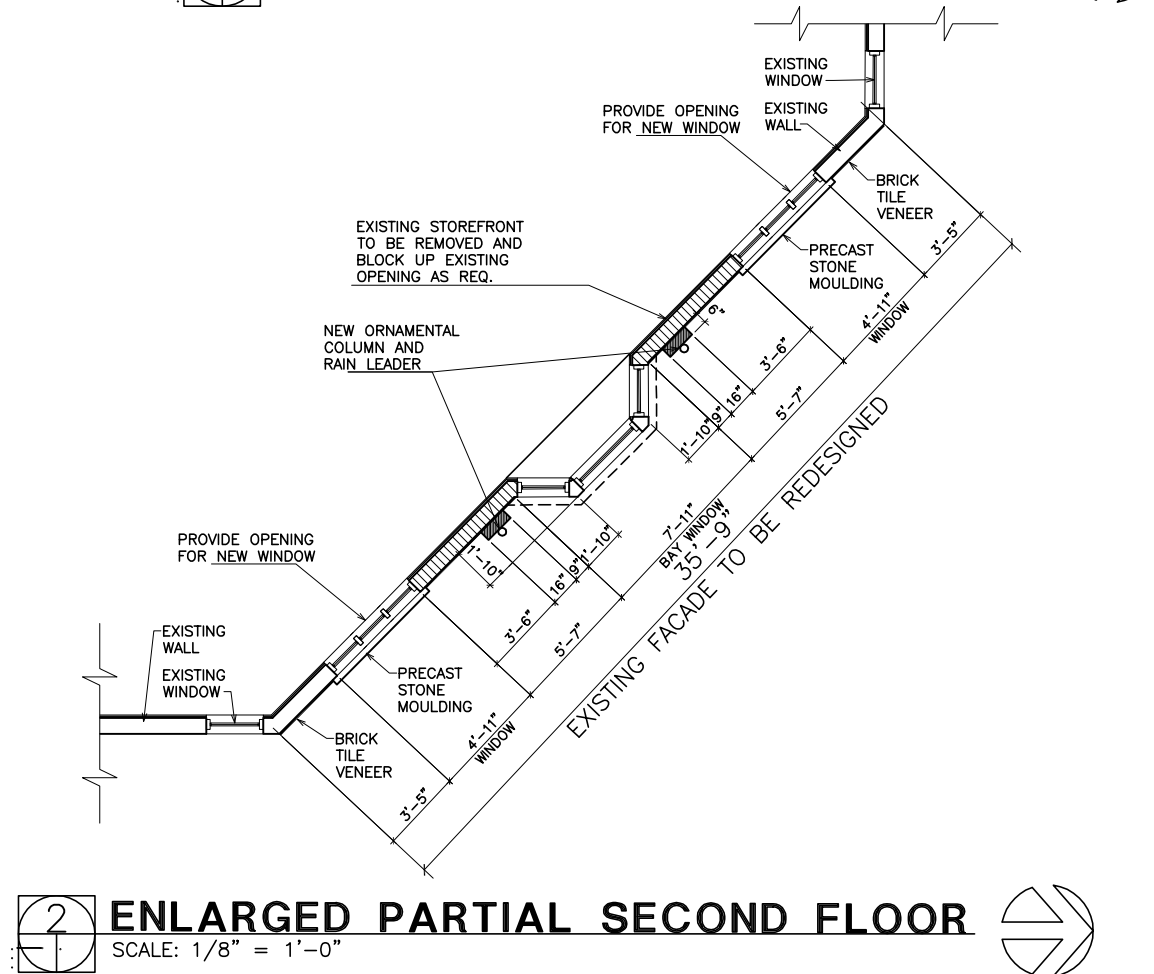
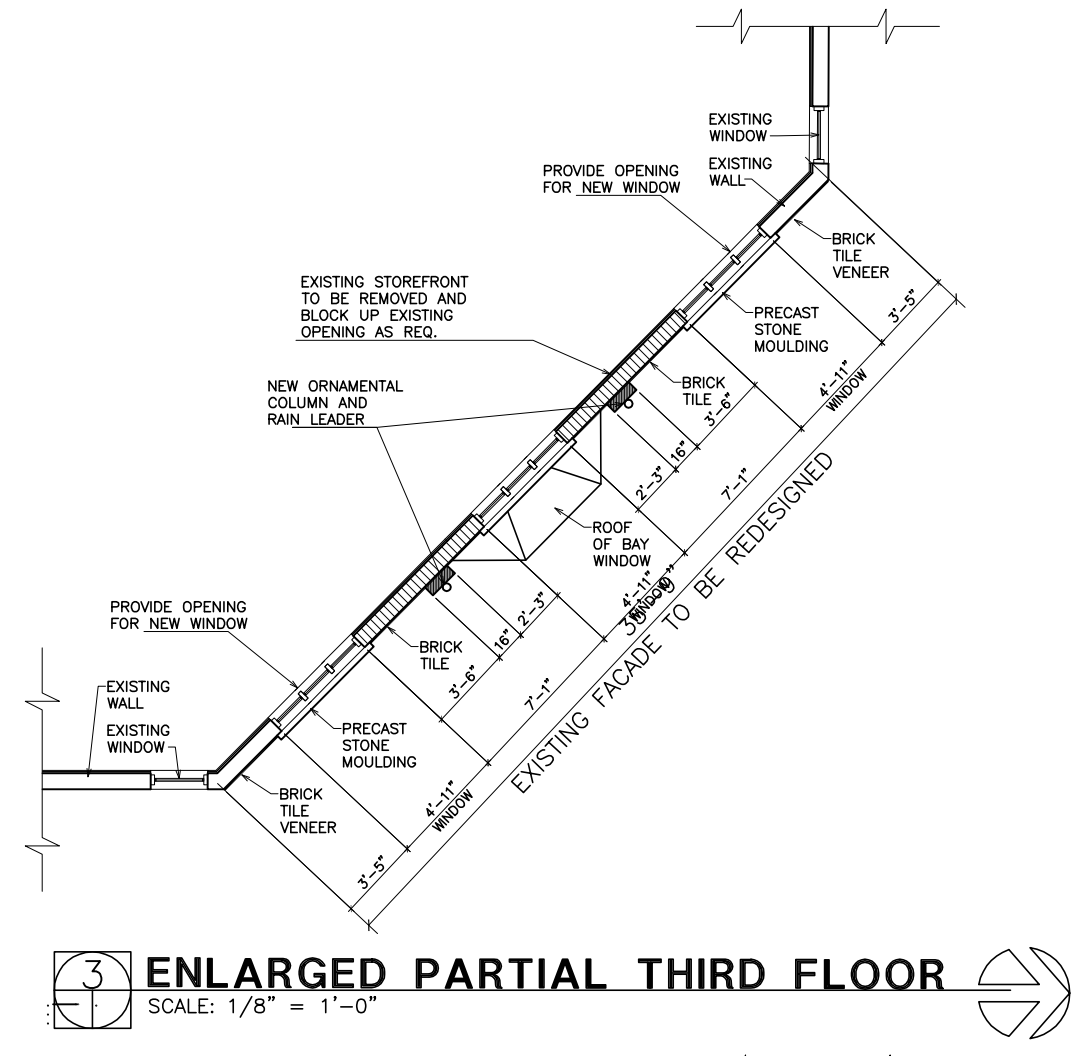
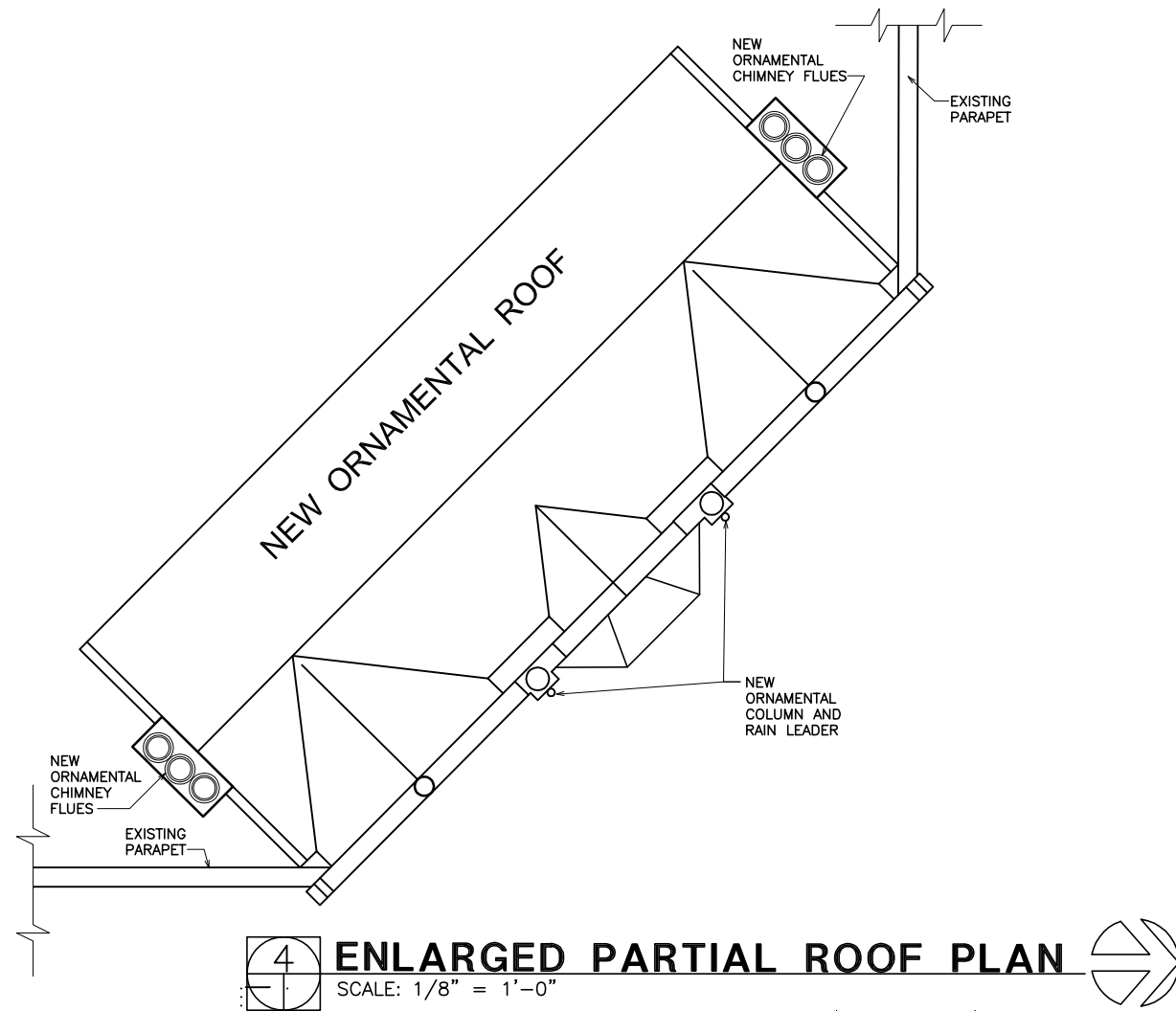
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DRAWING:
CONTEXTURAL VIEW

SHEET NO.:
A-5





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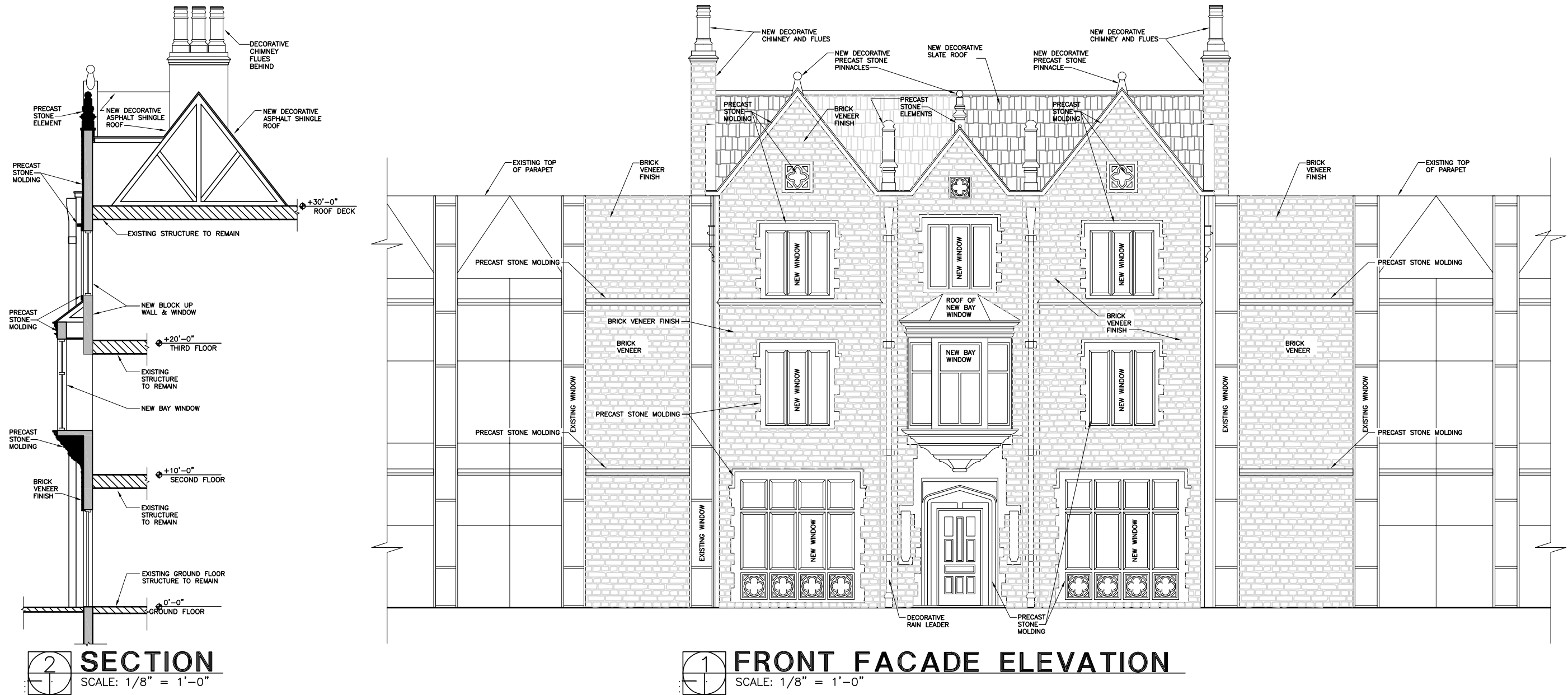
PROJECT DATE:	PROJECT NO.:
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DRAWING:
FRONT FACADE ELEVATION AND SECTION

SHEET NO.:

A-9.0



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

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



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PROJECT No. 622 DRB

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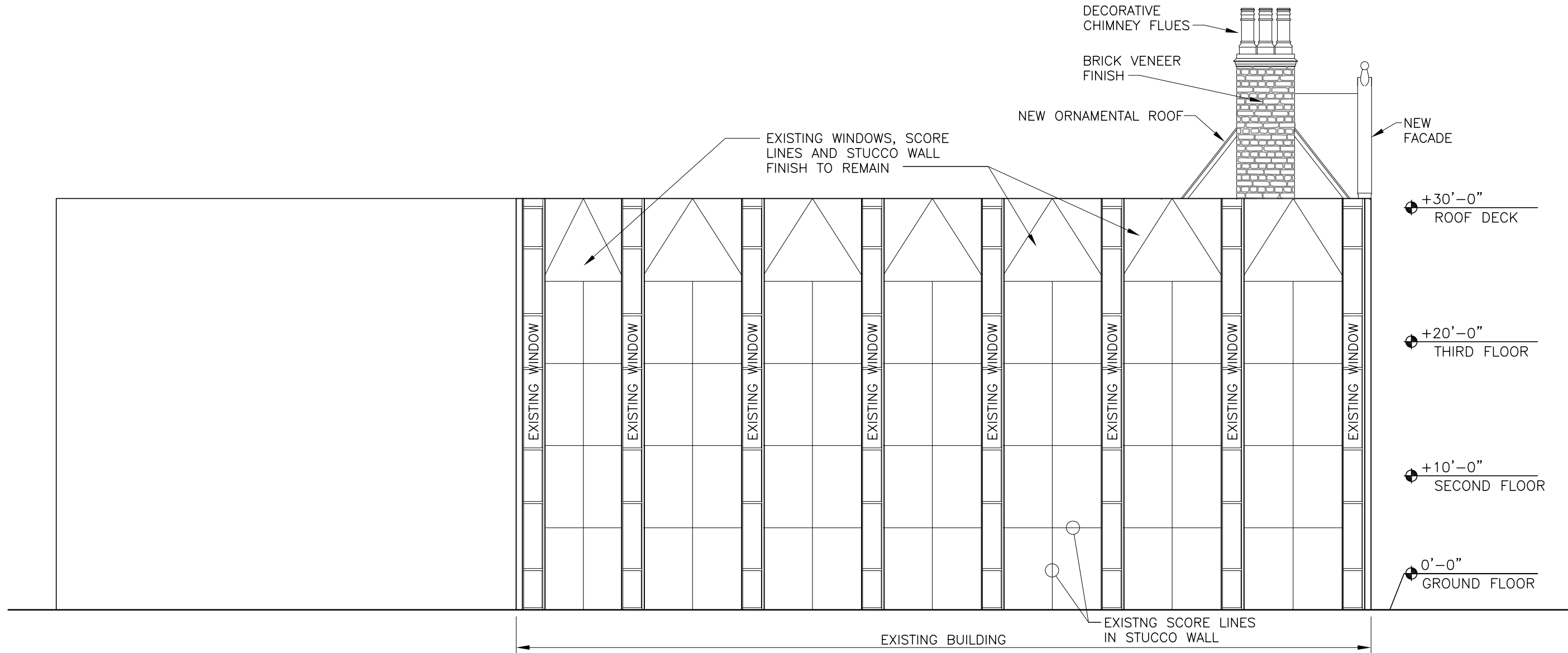
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DRAWING: **EXTERIOR ELEVATION ALTON ROAD**

SHEET NO.:

A-9.1



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



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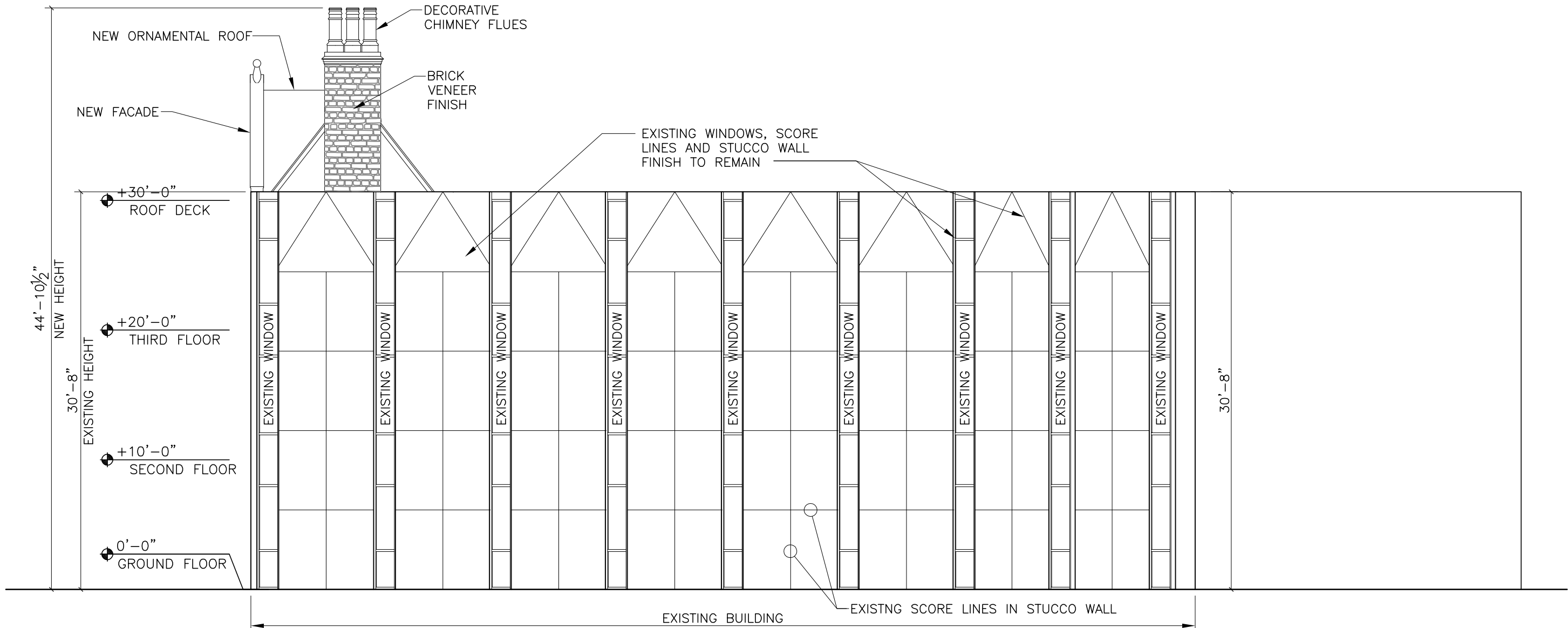
RESUBMISSION 11/20/2025

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DRAWING: **EXTERIOR ELEVATION 12TH STREET**

SHEET NO.:

A-9.2



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



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DRAWING:

**COLOR ELEVATION
 FRONT FACADE**

SHEET NO.:

A-9.3

FRONT FACADE COLOR ELEVATION



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FRONT FACADE COLOR ELEVATION

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DRAWING:
**COLOR ELEVATION
FRONT FACADE**

SHEET NO.:
A-9.4



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FRONT FACADE COLOR ELEVATION

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DRAWING:
**COLOR ELEVATION
FRONT FACADE**

SHEET NO.:
A-9.5



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RESUBMISSION 11/20/2025

DRB FILE No. DRB25-1101

DRAWING:

**COLOR ELEVATION
FRONT FACADE**

SHEET NO.:

A-9.6



FRONT FACADE COLOR ELEVATION



BRICK VENEER FINISH



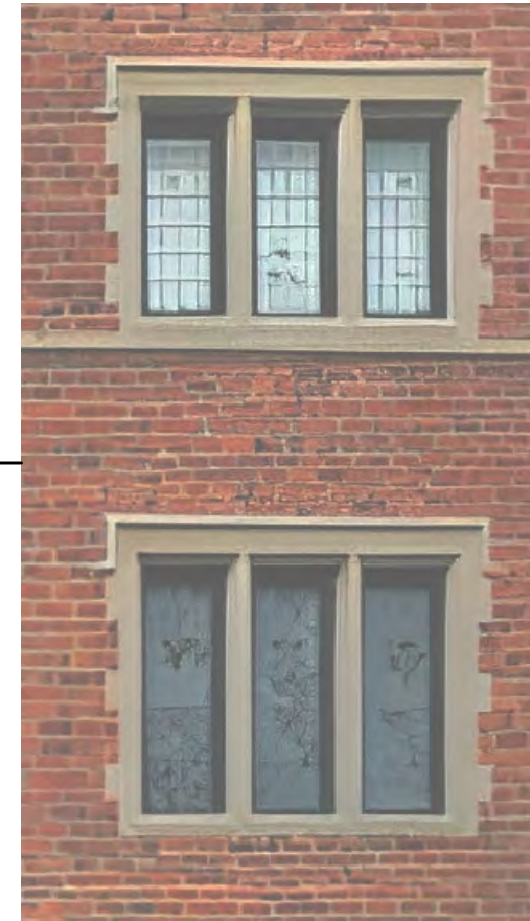
PRECAST STONE MOULDING



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:
RENDERING

SHEET NO.:

A-10