

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  
BROOKLYN, NEW YORK



ARCHITECTURE URBANISM INTERIORS  
[www.schapiroassociates.com](http://www.schapiroassociates.com)

ARCHITECT:  
SCHAPIRO ASSOCIATES  
1150 Kane Concourse  
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Facsimile (305) 866 7474  
Email [jaimie@schapiroassociates.com](mailto: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

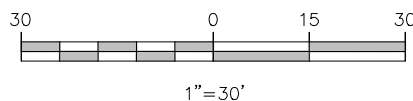
### ABBREVIATIONS:

- 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:

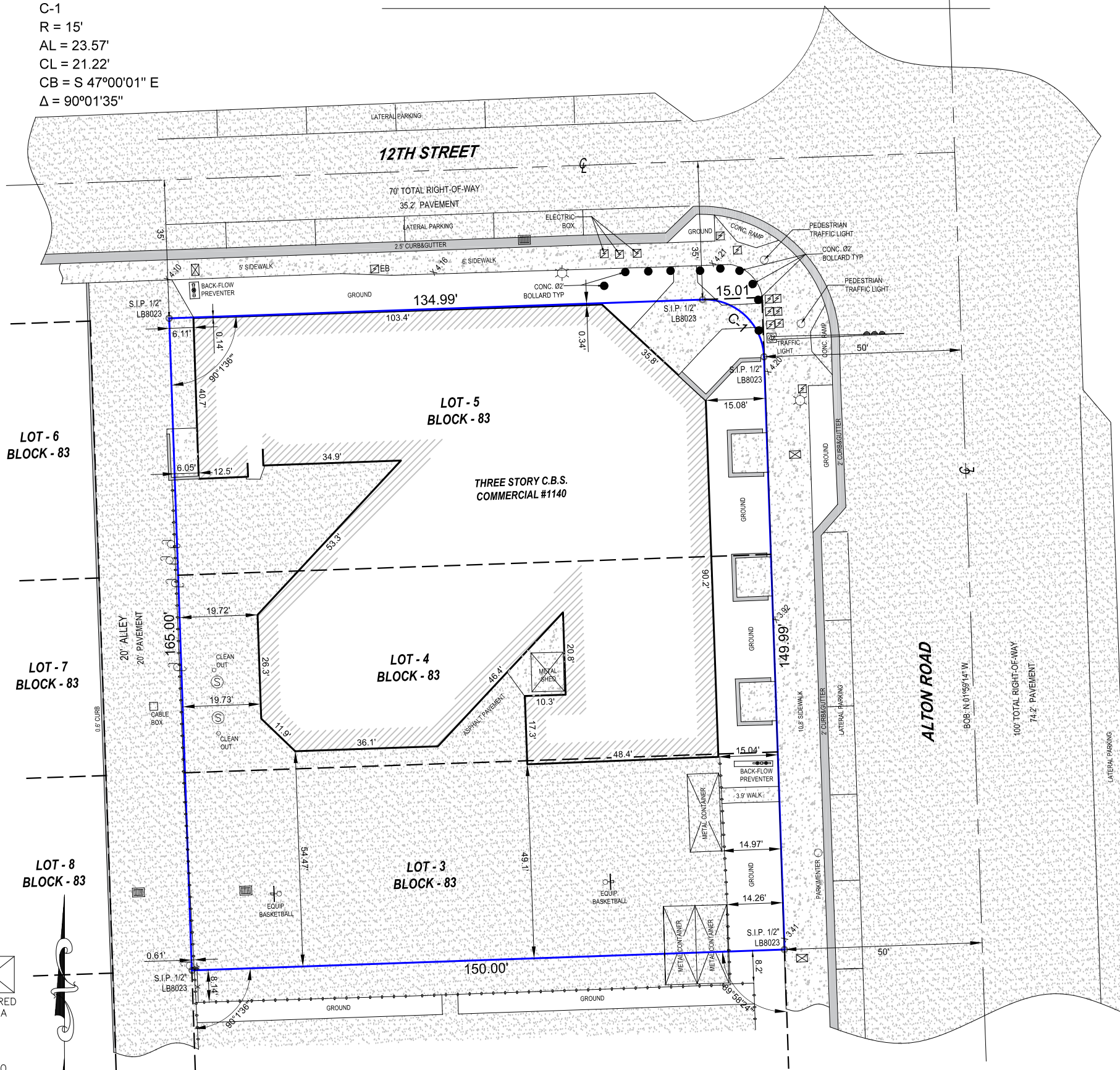
- = TELEPHONE RISER
  - = CABLE TV RISER
  - = WATER METER
  - X 0.00 = ELEVATION
  - (00°) = ORIGINAL LOT DISTANCE
  - = CENTRAL ANGLE
  - = CENTER LINE
  - = WATER VALVE
  - = CURB INLET
  - = FIRE HYDRANT
  - = LIGHT POLE
  - = CATCH BASIN
  - = UTILITY POLE
  - = DRAINAGE MANHOLE
  - = SEWER MANHOLE
  - = 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



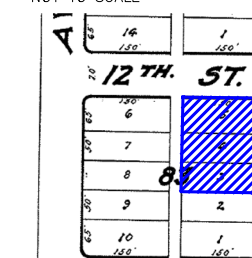
### CURVE DETAILS:

- 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

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



**CORNER EXISTING FACADE**

**PHOTO TIME STAMPED: JUNE 11, 2025**

DRAWING:  
**EXISTING CORNER FACADE**

SHEET NO.:  
**A-2**

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

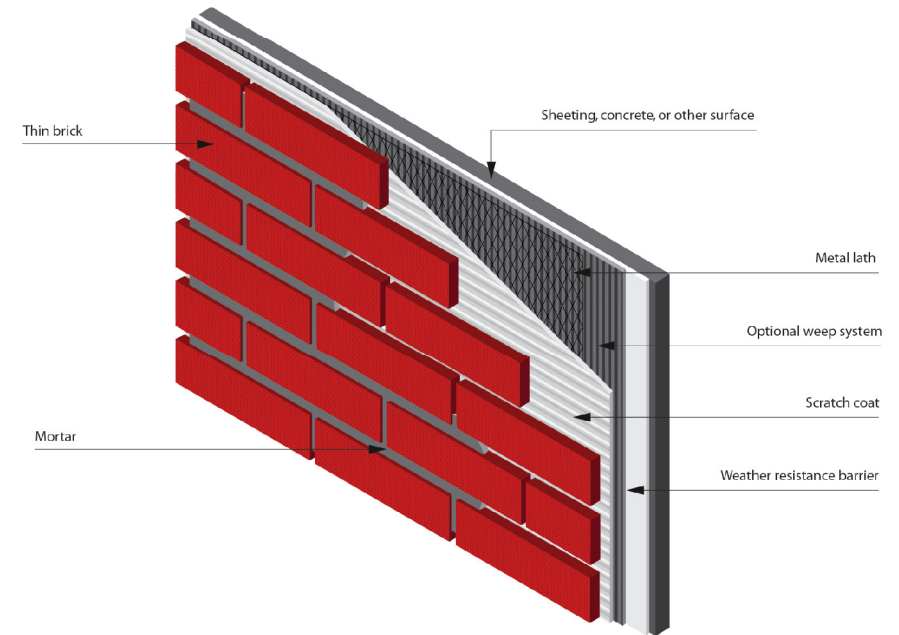
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FINAL SUBMITTAL 07/13/2025		
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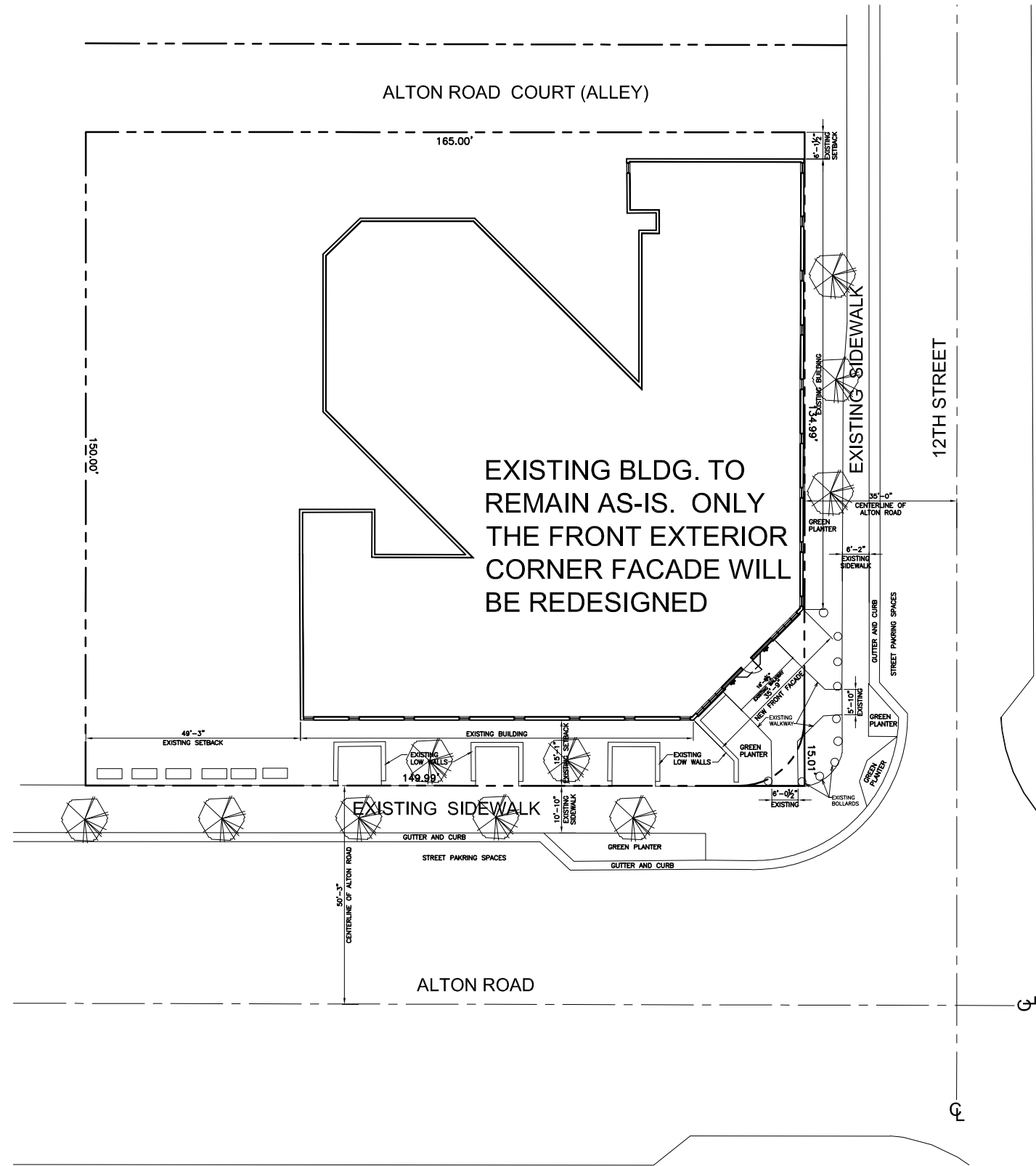
DRAWING:  
**GROUND FLOOR/  
SITE PLAN**

SHEET NO.:

**A-6**

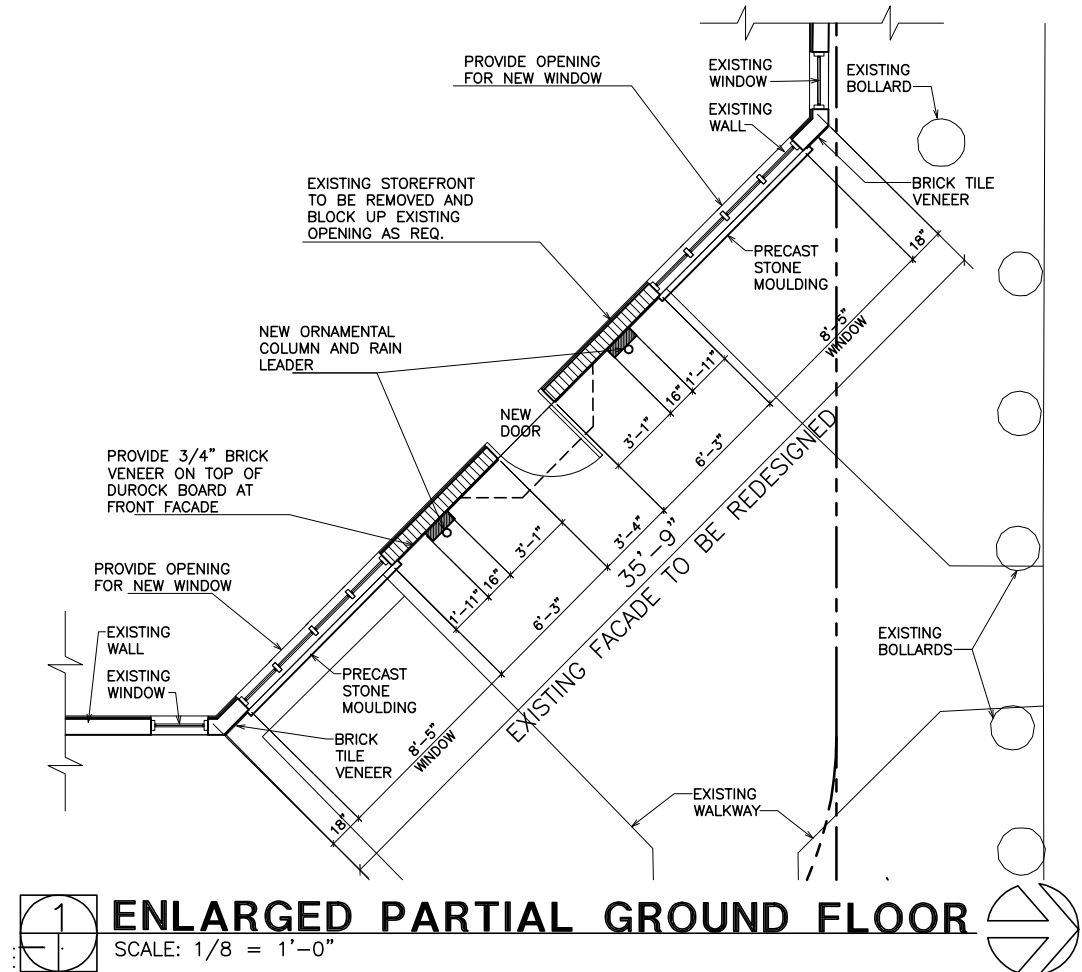
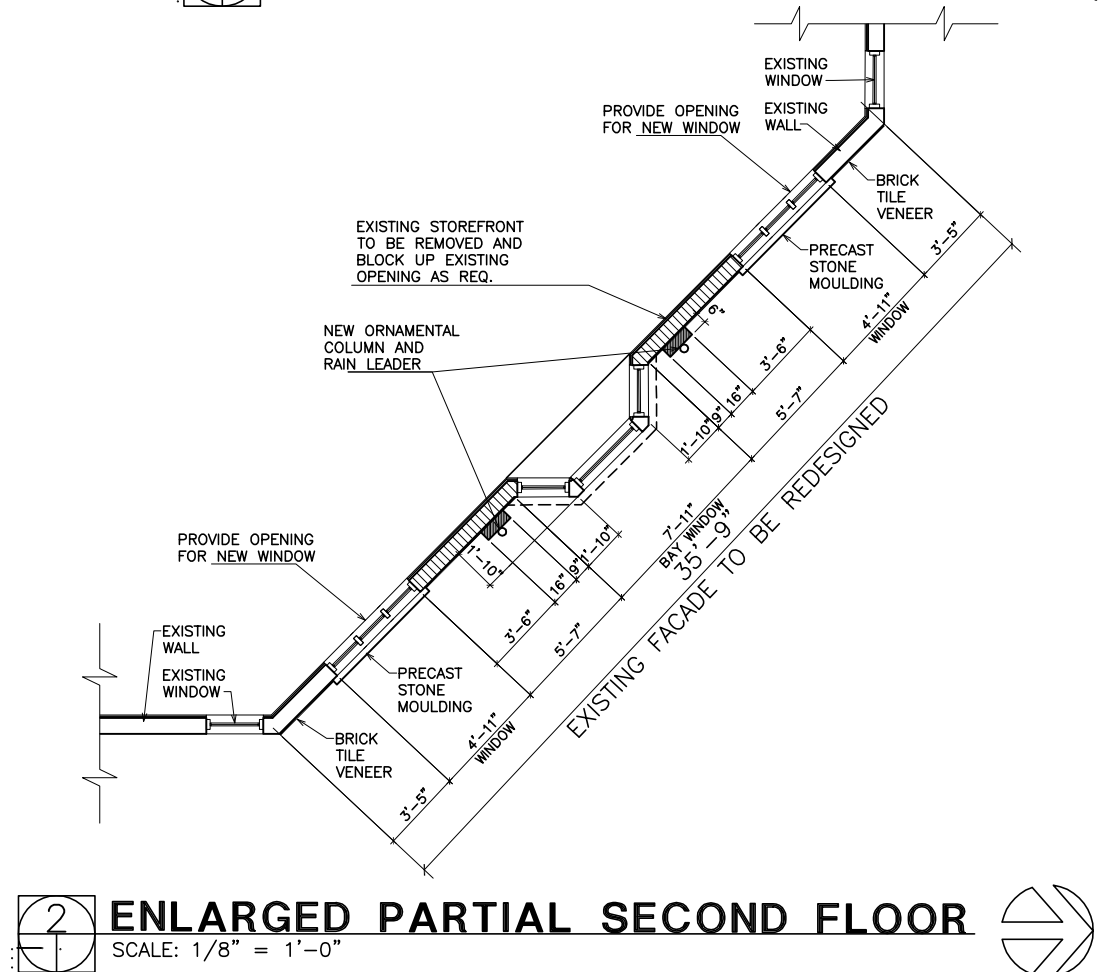
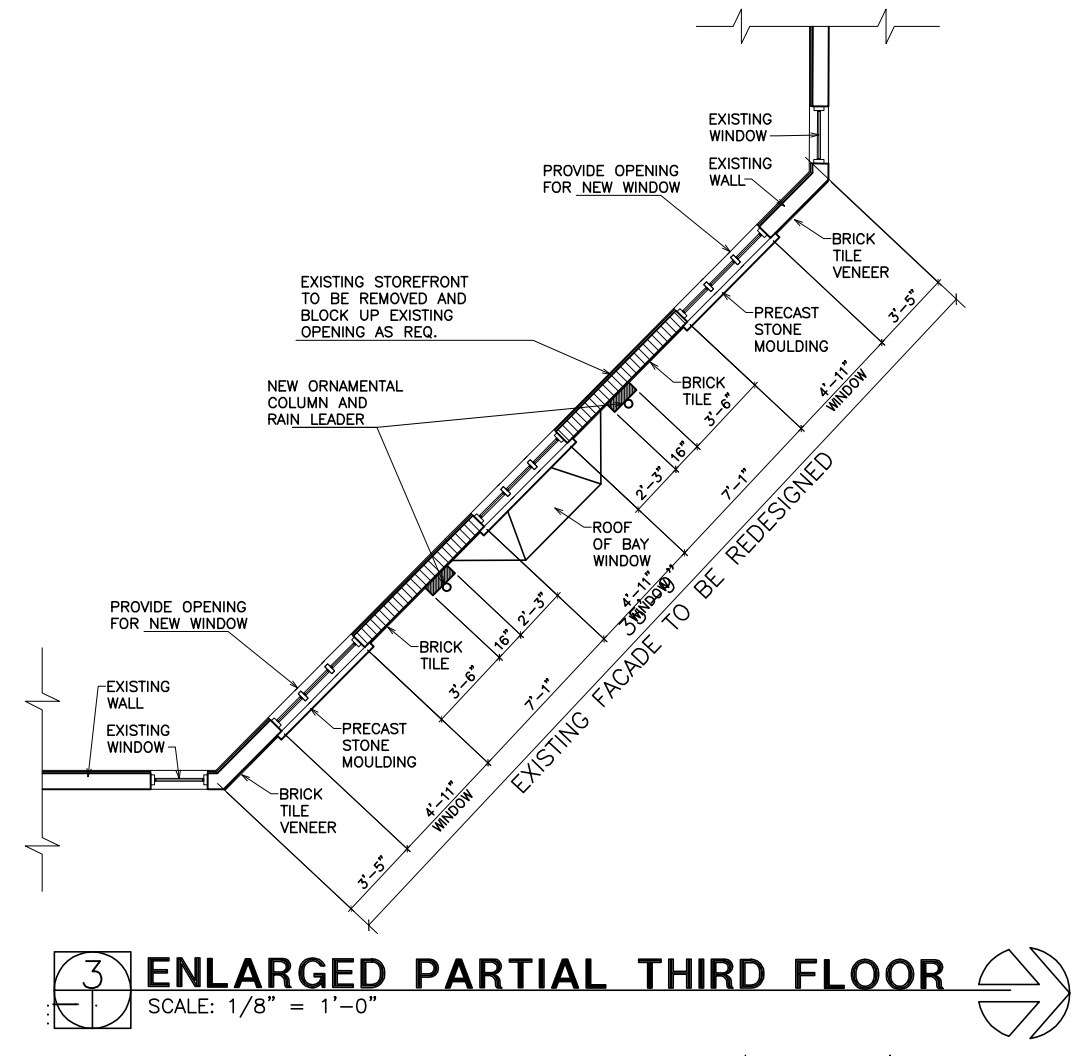
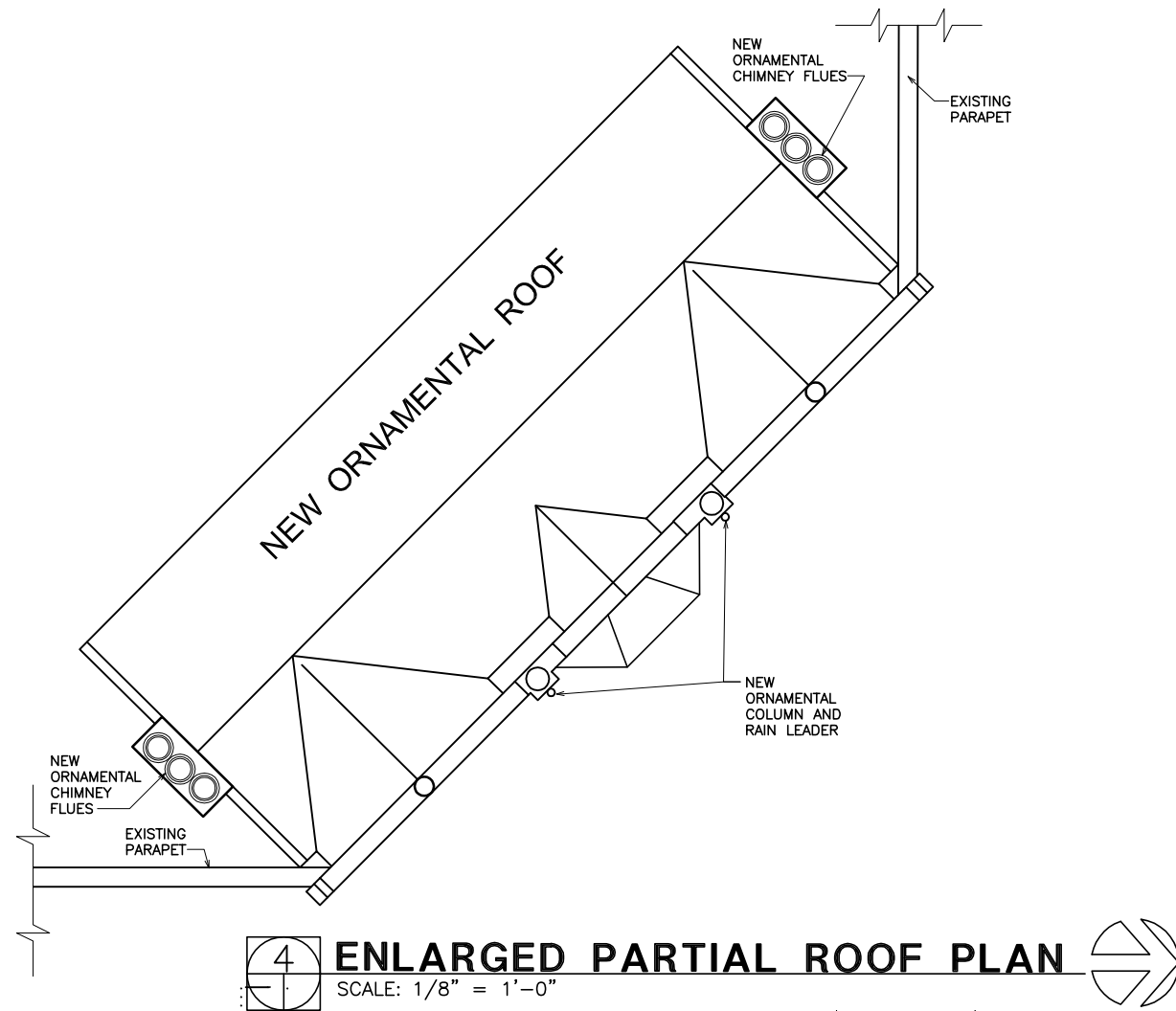


**BRICK VENEER DETAIL**



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

PROJECT NO.	622 DRB	
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**FRONT FACADE COLOR ELEVATION**  
SCALE: 3/32" = 1'-0"

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

SCALE: 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**



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### ALTON ROAD COLOR ELEVATION

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

PROJECT DATE:	PROJECT No.:
06/19/2025	622 DRB
SCALE:	328 FILE NAME: DRB
AS SHOWN	

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

DRAWING: **COLOR ELEVATION ALTON ROAD**

SHEET NO.: **A-9.4**





BRICK VENEER FINISH



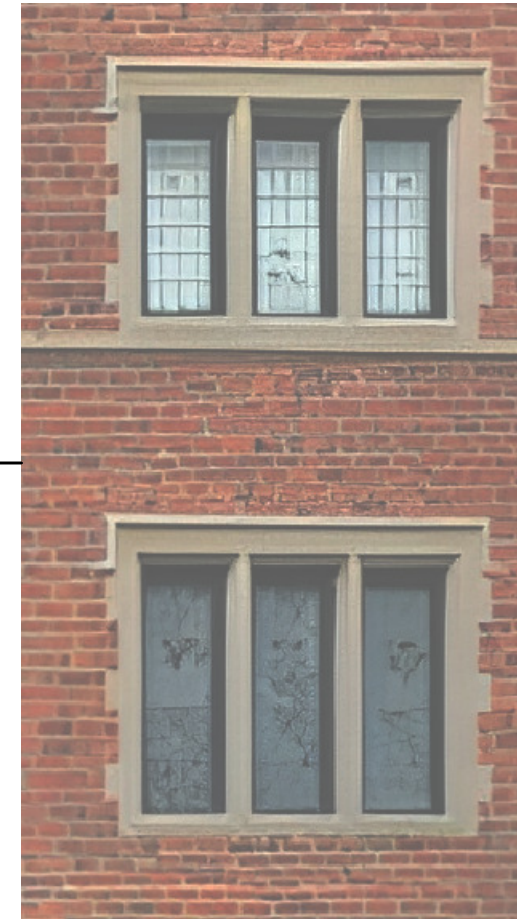
PRECAST STONE MOULDING



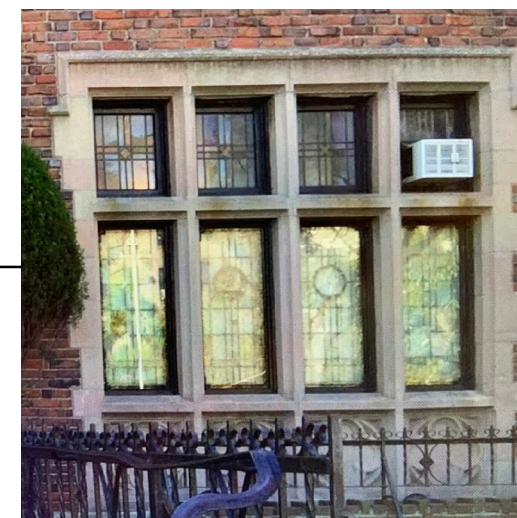
PRECAST STONE MOULDING AND BRICK



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**



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

FIRST ISSUE DATE	PROJECT No.
06/19/2025	622 DRB
SCALE	200 FILE TYPE: JWB
AS SHOWN	

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

DRAWING:  
**FINISHES  
 MATERIAL BOARD**

SHEET NO.:  
**A-9.7**



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DRAWING:  
**RENDERING**

SHEET NO.:  
**A-10**