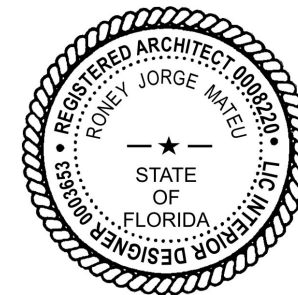


CASA LEROY DOBLES

1339 14TH TERRACE MIAMI BEACH, FL 33139

MA 2320



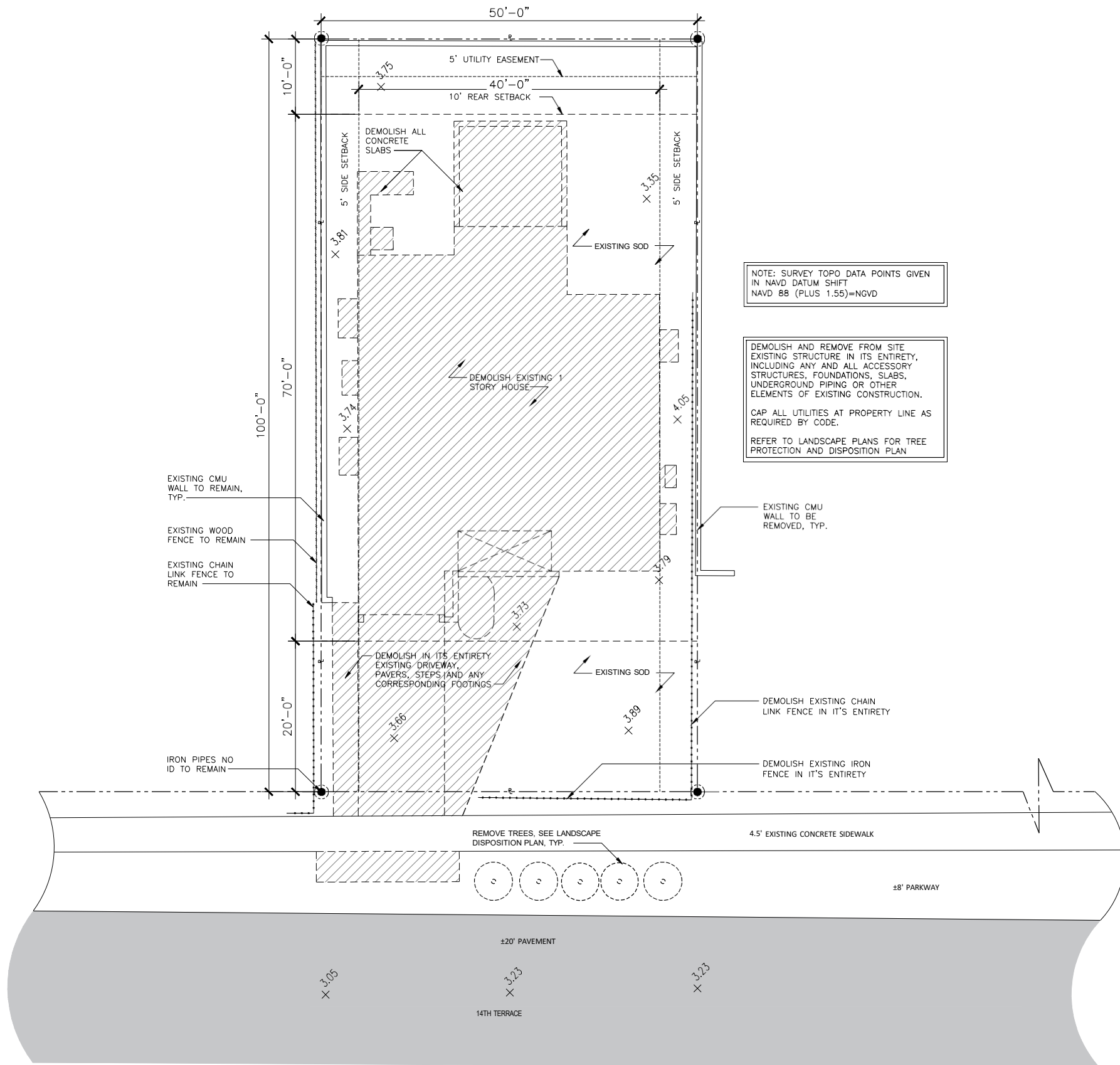
Roney J.
Mateu
2024.05.0
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15:22:03
04'00'

MATEU ARCHITECTURE INC.

AA-26000522
8887 SW 131ST STREET
MIAMI, FLORIDA 33176
PH: 305-233-3304
FX: 305-233-3326

DESIGN REVIEW BOARD

CSS FINAL SUBMITTAL - MAY 05, 2024
DRB FILE NO. - DRB24-1019



NOTE: SURVEY TOPO DATA POINTS GIVEN
IN NAVD DATUM SHIFT
NAVD 88 (PLUS 1.55)=NGVD

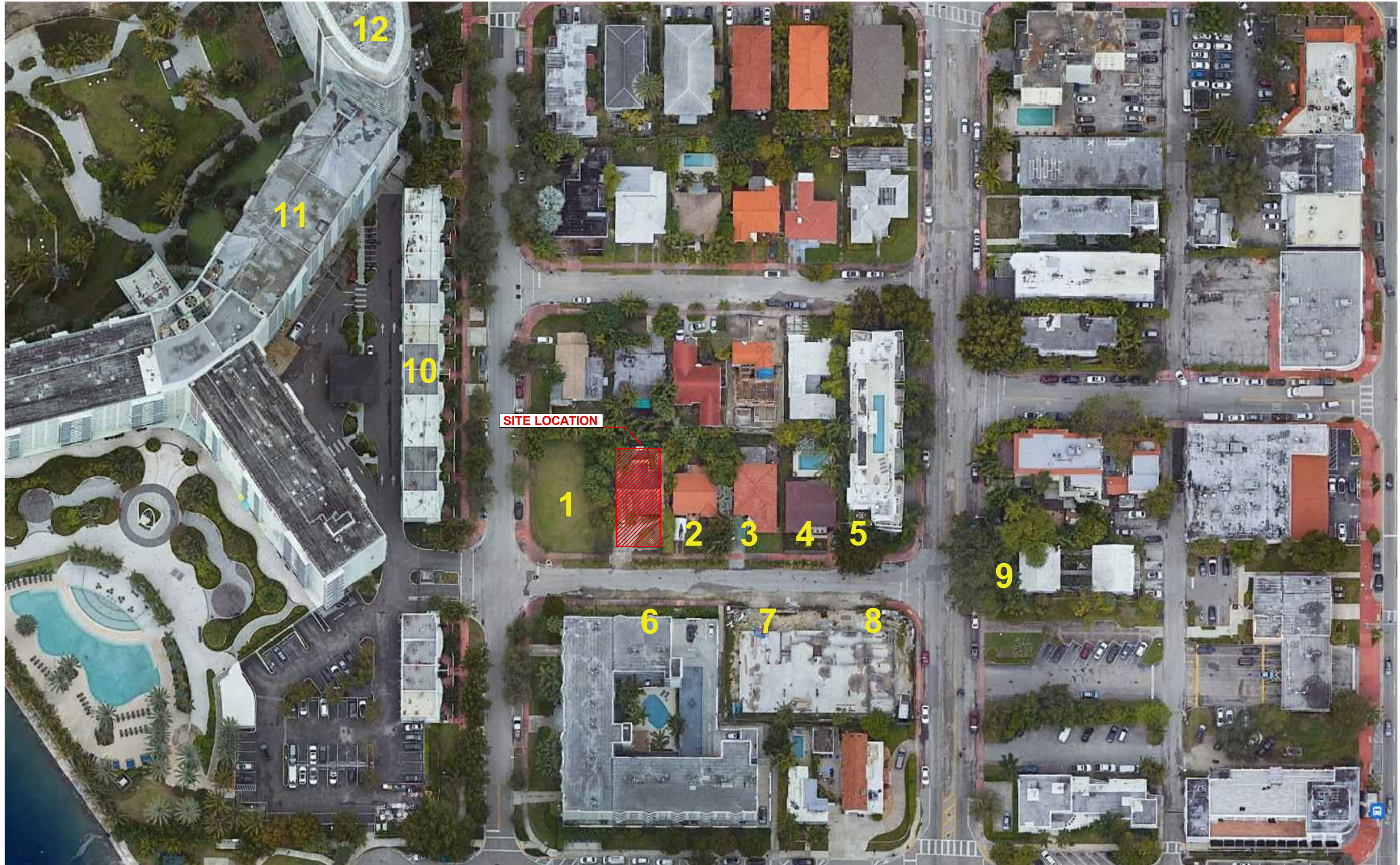
DEMOLISH AND REMOVE FROM SITE
EXISTING STRUCTURE IN ITS ENTIRETY,
INCLUDING ANY AND ALL ACCESSORY
STRUCTURES, FOUNDATIONS, SLABS,
UNDERGROUND PIPING OR OTHER
ELEMENTS OF EXISTING CONSTRUCTION.
CAP ALL UTILITIES AT PROPERTY LINE AS
REQUIRED BY CODE.
REFER TO LANDSCAPE PLANS FOR TREE
PROTECTION AND DISPOSITION PLAN

N
DEMOLITION SITE PLAN
0 2' 4' 8' 16'



Roney J.
Mateu
2024.05.01
15:23:52
-04'00'

CASA LEROY DOBLES
MATEU ARCHITECTURE, INC.
33176
FINAL SUBMITTAL 05.05.2024



SURROUNDING PROPERTIES ALONG 1339 14TH TERRACE



Roney J.
Mateu
2024.05.0
1
15:24:25
-04'00'

CASA LEROY DOBLES
1339 14TH TERRACE MIAMI BEACH, FLORIDA 33139
MATEU ARCHITECTURE, INC.
8887 SW 131 STREET
TEL: 305.233.3304
FAX: 305.233.3326
MIAMI, FLORIDA 33176
FINAL SUBMITTAL

05.05.2024



14TH TERRACE LOOKING EAST (9)



EAST NEIGHBOR CONSTRUCTION (8)



FRONT NEIGHBOR LOOKING EAST (6,7,8)



FRONT NEIGHBOR (6)



1339 14TH TERRACE EXISTING CONDITION



NEIGHBOR RIGHT SIDE NORTH (2,3)



NEIGHBOR RIGHT SIDE NORTH (2)



NEIGHBOR RIGHT SIDE NORTH (3,4,5)



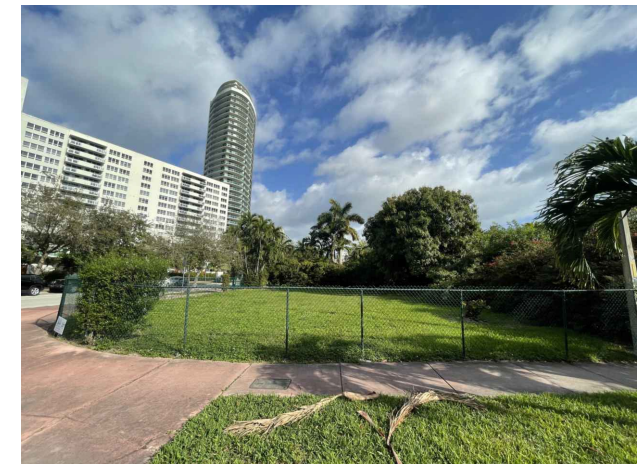
BUILDING IN BAY ROAD NEAR 14TH TERRACE (12)



BAY RD HOUSES NEAR 14TH TERRACE (10)



14 TERRACE LOOKING WEST TO BAY RD (11)



NEIGHBOR LEFT SIDE NORTH (1)

SURROUNDING PROPERTIES ALONG 1339 14TH TERRACE
REFER TO SHEET A-103 FOR MAP KEY IDENTIFYING SURROUNDING PROPERTIES



Roney J.
Mateu
2024.05.
0
1 15:24:51
04'00'

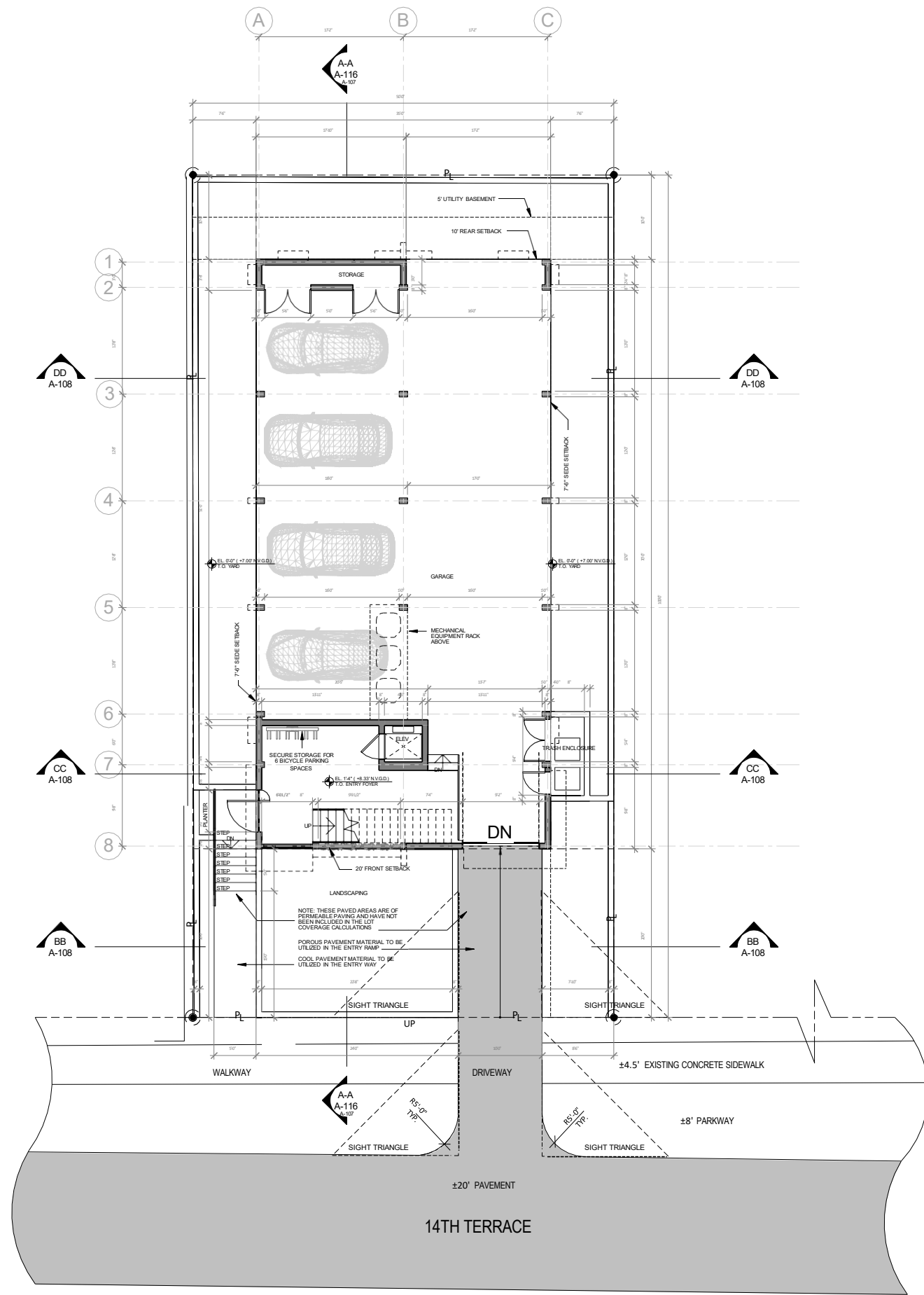
CASA LEROY DOBLES

MATEU ARCHITECTURE, INC.
33176

FINAL SUBMITTAL

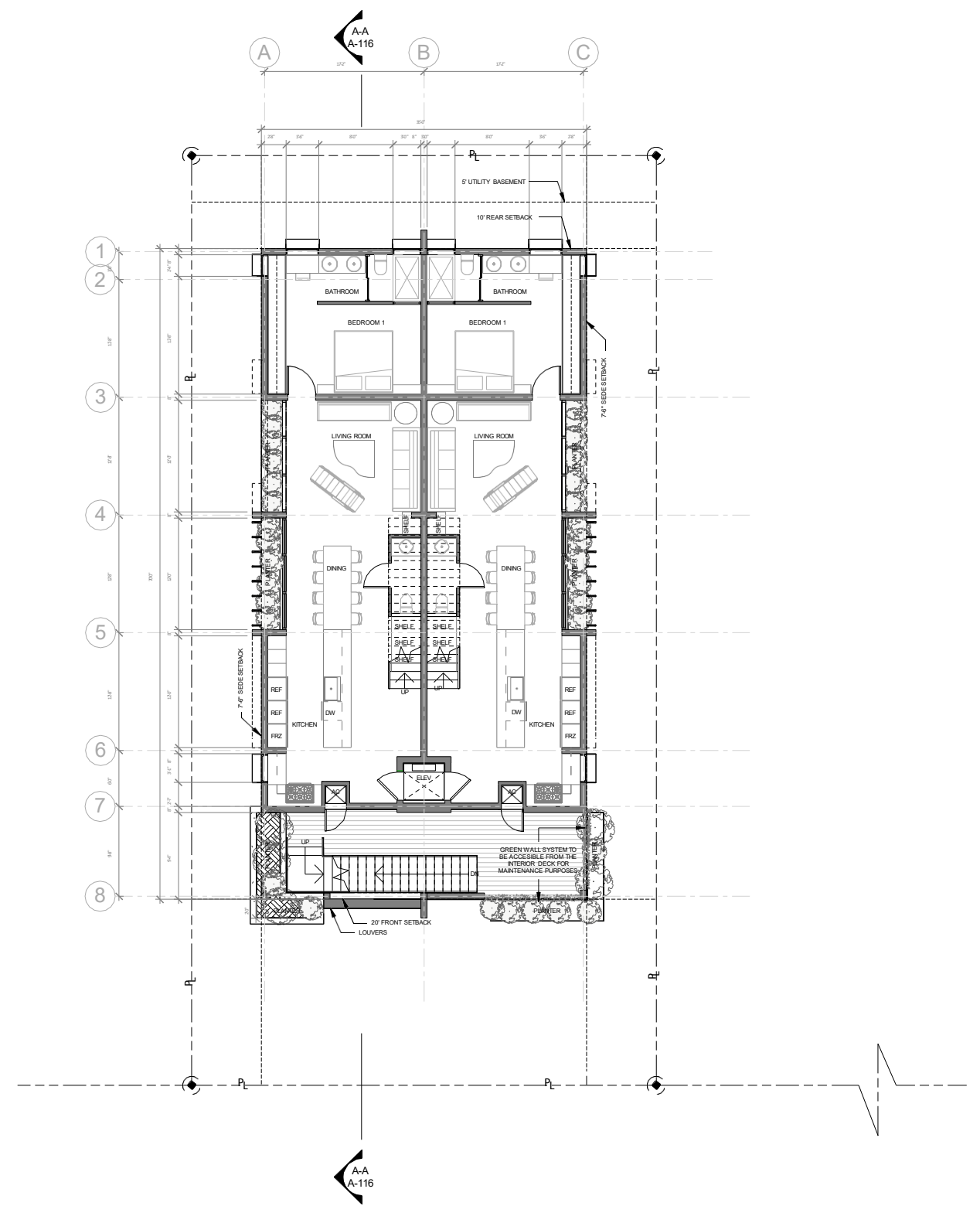
05.05.2024

A-103A



SITE PLAN/GROUND FLOOR PLAN

0 2' 4' 8' 16'



SECOND FLOOR PLAN

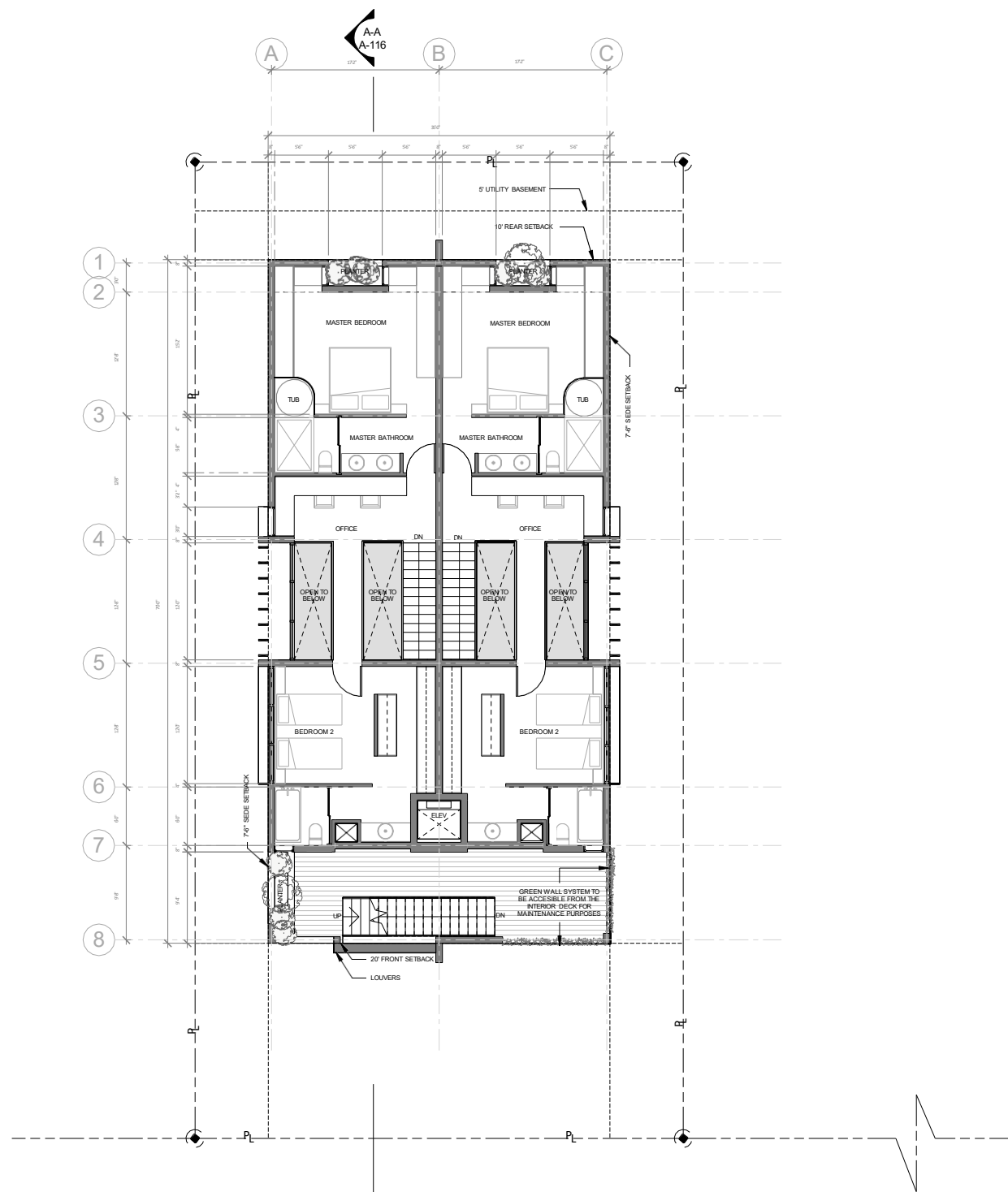
0 2' 4' 8' 16'



Roney J. Mateu
2024.05.01
15:28:55

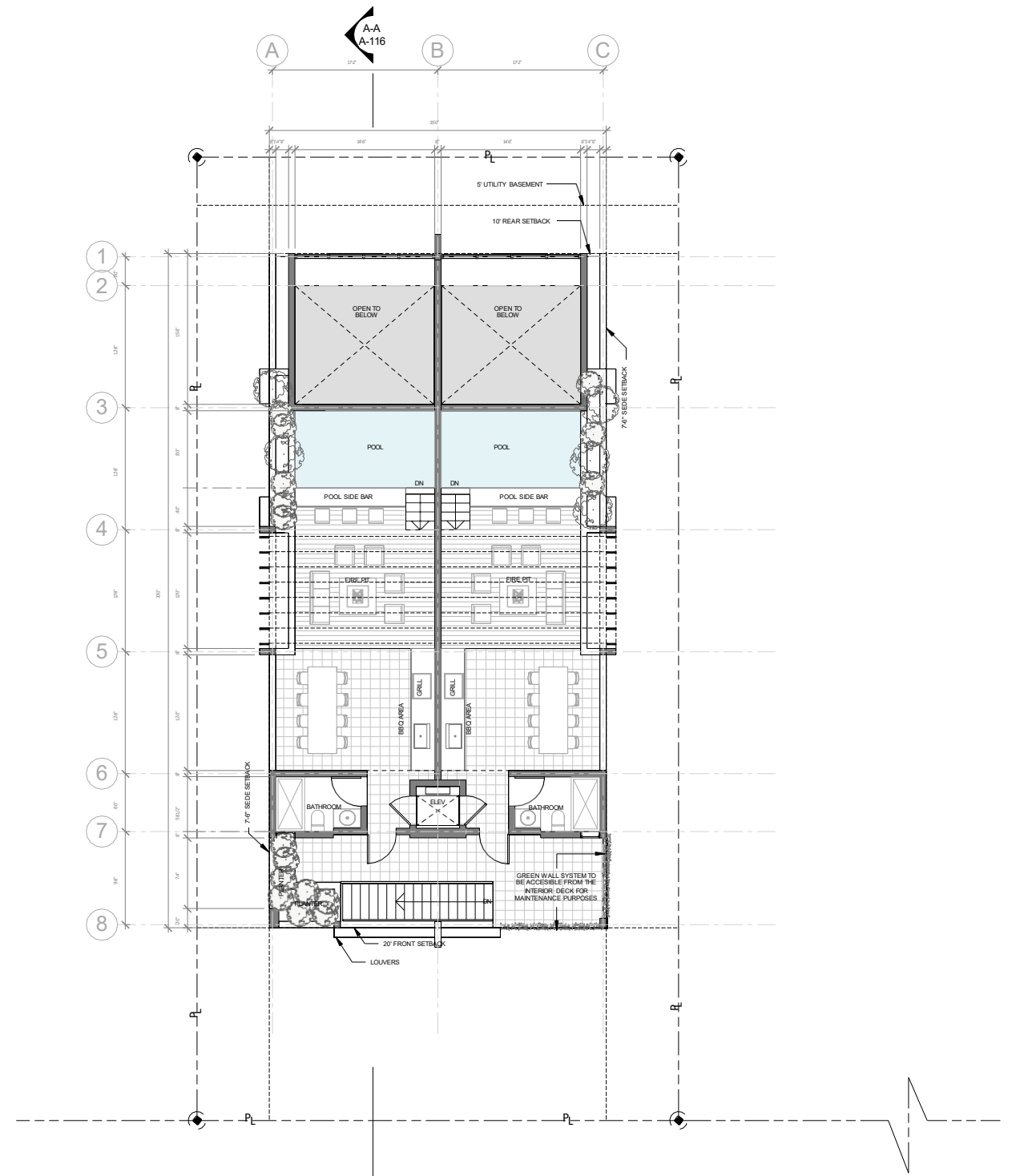
CASA LEROY DOBLES 04'00'

1339 54TH TERRACE MIAMI BEACH, FLORIDA 33139
MATEU ARCHITECTURE, INC.
8887 SW 131 STREET MIAMI, FLORIDA 33176
TEL.: 305.233.3304 FAX.: 305.233.3326
FINAL SUBMITTAL 05.05.2024



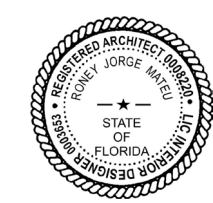
THIRD FLOOR PLAN

0 2' 4' 8' 16'



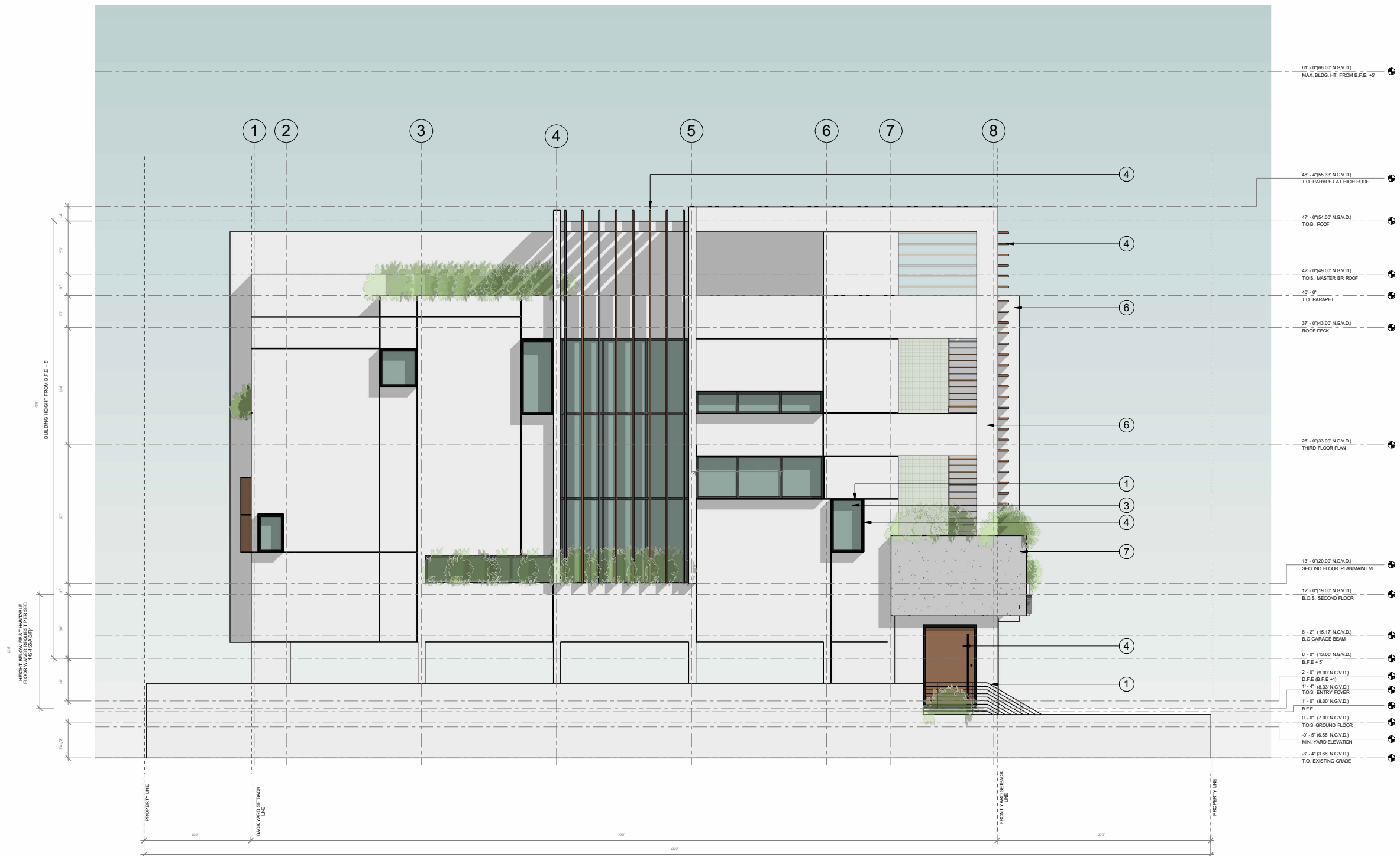
ROOF DECK PLAN

0 2' 4' 8' 16'

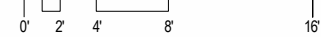


Roney
J.
2024.05.
0 15:30:04
-
04'00'

CASA LEROY DOBLES
1300 S 47th STREET MIAMI BEACH, FLORIDA 33130
MATEU ARCHITECTURE, INC.
8887 SW 33 ST STREET MIAMI, FLORIDA 33176
TEL: 305.233.3304 FAX: 305.233.3326
FINAL SUBMITTAL



WEST ELEVATION



Roney J.
Mateu
2024.05.

0 15:31:50
04'00'

CASA LEROY DOBLES
MATEU ARCHITECTURE, INC.
8887 SW 33 1 STREET
TEL: 305.233.3304
FAX: 305.233.3326
MIAMI, FLORIDA

33130

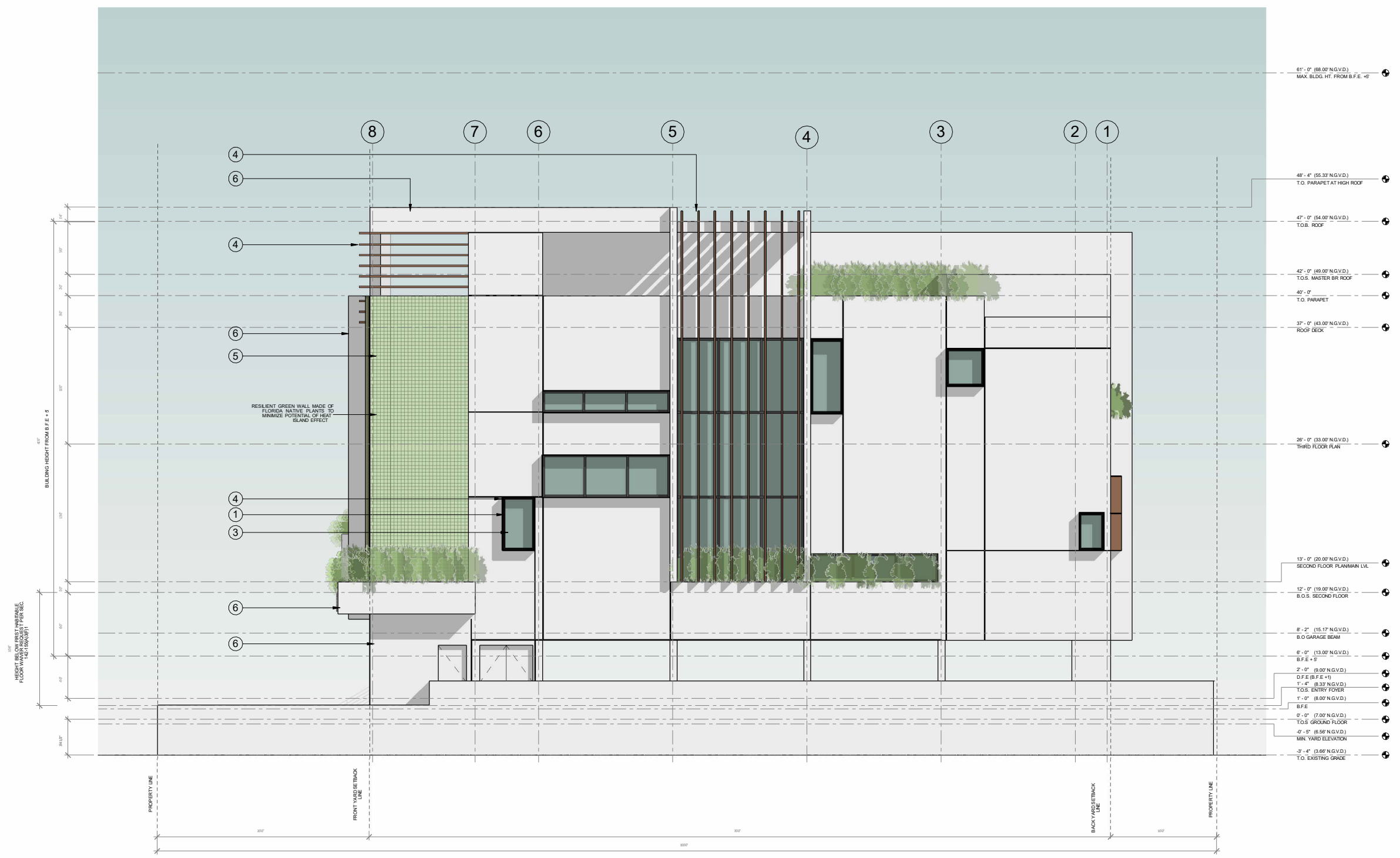
33176

33176

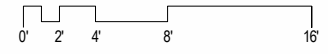
FINAL SUBMITTAL

05.05.2024

A-113



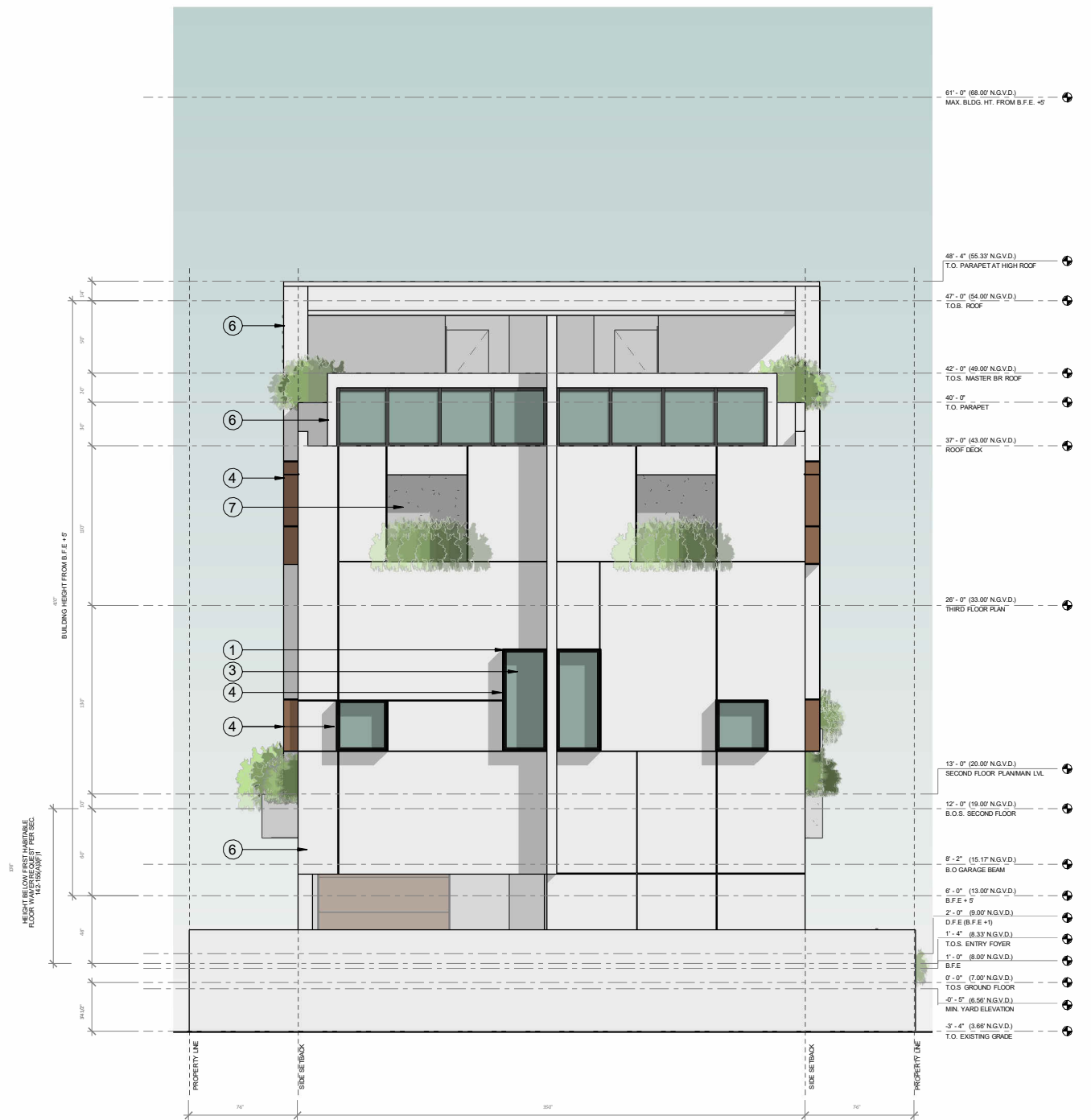
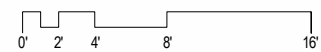
EAST ELEVATION



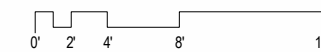
Roney
J.
Mateu
2024.05.01
04'00'



NORTH ELEVATION



SOUTH ELEVATION



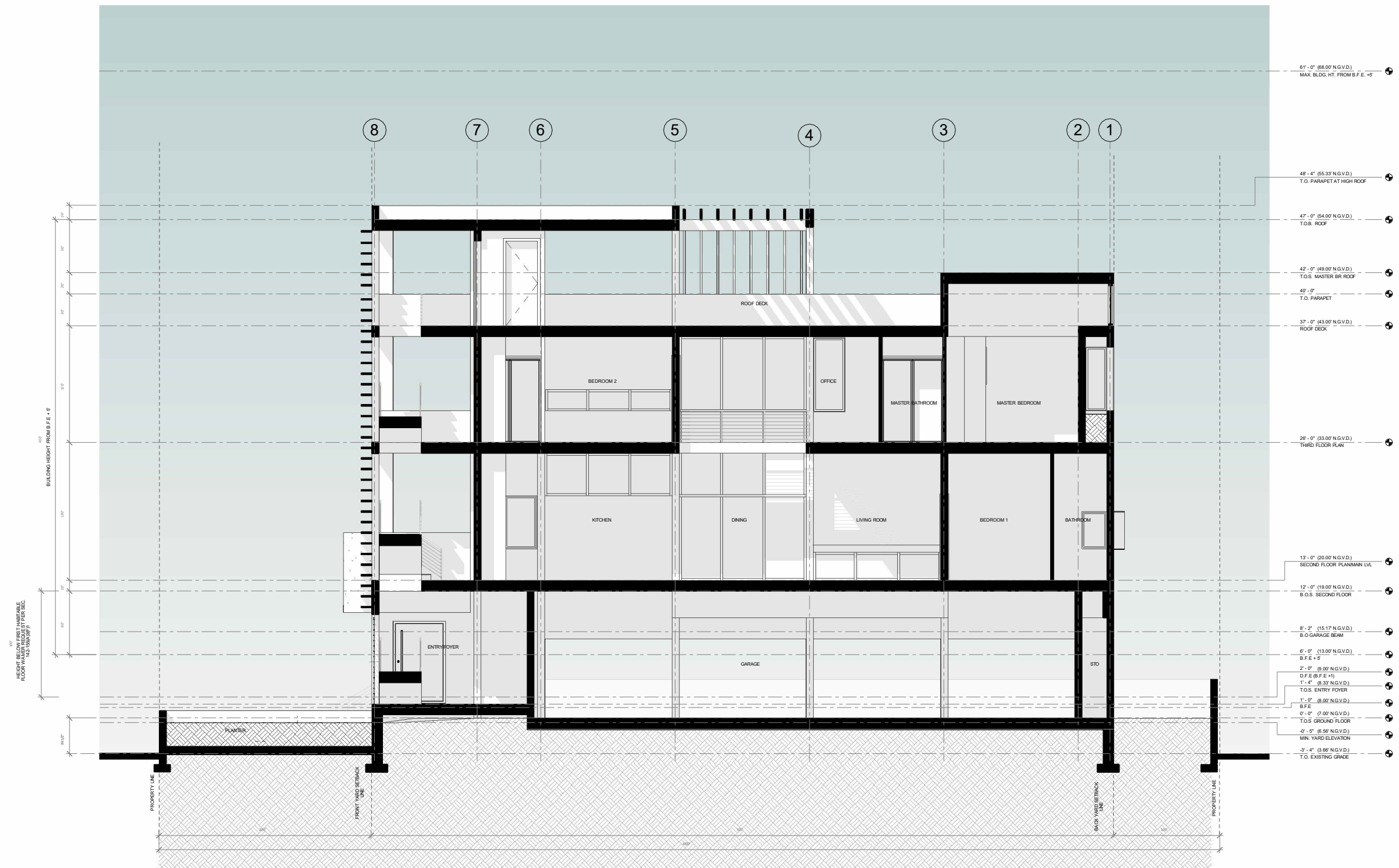
Roney J.
Mateu
2024.05.
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04'00'

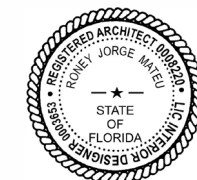
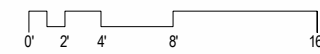
CASA LEROY DOBLES
MATEU ARCHITECTURE, INC.
8887 SW 331 STREET
TEL: 305.233.3304
FAX: 305.233.3326
MIAMI, FLORIDA

05.05.2024

A-115



A-A SECTION



Roney J.
Mateu
2024.05.0
1
15:33:58
-04'00'

CASA LEROY DOBLES
MATEU ARCHITECTURE, INC.
MIAMI, FLORIDA



FRONT SIDE MODEL VIEW FROM SOUTHWEST



FRONT MODEL VIEW FROM 14TH TERRACE



Roney J.
Mateu
2024.05.
0
1 15:34:46
04'00'

CASA LEROY DOBLES

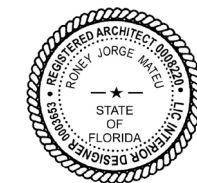
MATEU ARCHITECTURE, INC.

1300 BAYVIEW BLVD, SUITE 1000, MIAMI, FLORIDA 33134

FINAL SUBMITTAL 05.05.2024



REAR VIEW MODEL FROM NORTH EAST



Roney J.
Mateu
2024.05.0
1
15:35:39
-04'00'

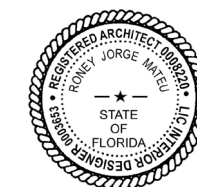
CASA LEROY DOBLES

MATEU ARCHITECTURE, INC.

1120 14TH TERRACE MIAMI BEACH, FLORIDA 33139
8887 SW 131 STREET MIAMI, FLORIDA 33176
TEL: 305.233.3304 FAX: 305.233.3326
FINAL SUBMITTAL 05.05.2024



REAR VIEW FROM NORTH WEST



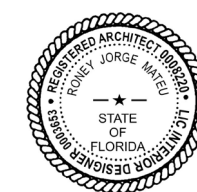
Roney J.
Mateu
2024.05.
0
1 15:36:25
04'00'

CASA LEROY DOBLES
MATEU ARCHITECTURE, INC.
8887 5th St Street
111-1100 Westside
Miami, Florida
33176
305.233.3326
FINAL SUBMITTAL

05.05.2024



AERIAL VIEW SOUTHEAST



Roney J.
Mateu
2024.05.0
1
15:37:12
04'00'

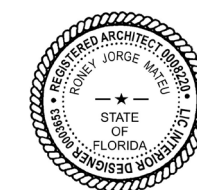
CASA LEROY DOBLES

MATEU ARCHITECTURE, INC.

1220 14TH TERRACE MIAMI BEACH, FLORIDA 33139
8887 SW 131 STREET MIAMI, FLORIDA 33176
TEL.: 305.233.3304 FAX.: 305.233.3326
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AERIAL VIEW ROOF DECK



Roney J.
Mateu
2024.05.
0
1 15:37:47
04'00'

CASA LEROY DOBLES

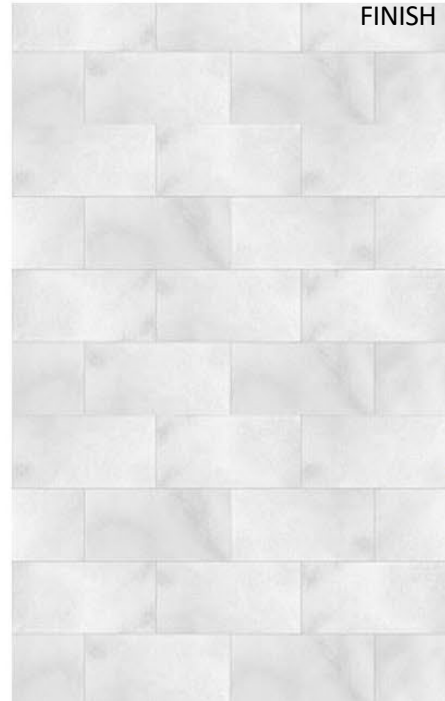
MATEU ARCHITECTURE, INC.

33176

05.05.2024



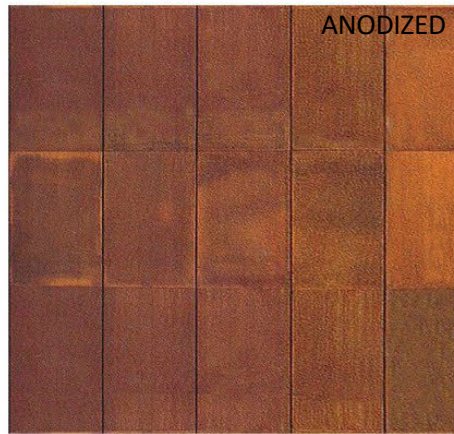
1. GLAZING MULLIONS
BLACK ANODIZED
METAL



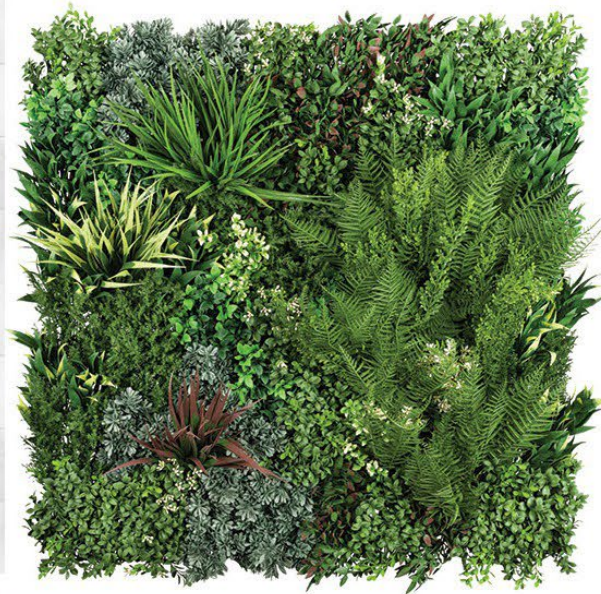
2. ARCHITECTURAL FEATURE WALL
WHITE PORCELAIN TILE WITH MATTE
FINISH



3. ARCHITECTURAL GLAZING
VITRO ARCHITECTURAL GLASS
COLOR- CLEAR /NEUTRAL



4. METAL TRELLIS
DARK BRONZE
ANODIZED



5. ARCHITECTURAL FEATURE GREEN WALL



8. PATIO
FLOORING MCNICHOLS
FIBERGLASS GRATING PULTRUDED
T-BAR & WT-BAR



7. ARCHITECTURAL FEATURE WALL
BOARD FORMED CONCRETE



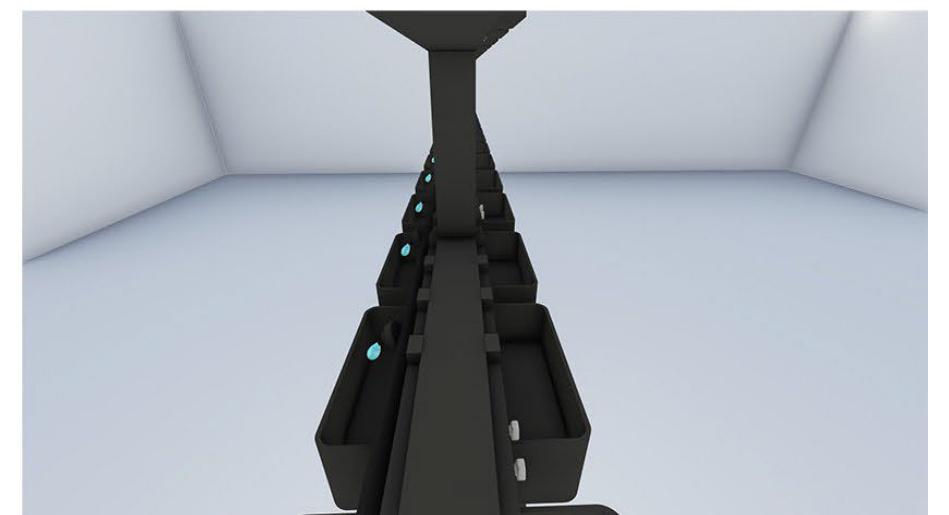
6. ARCHITECTURAL FEATURE
WALL STUCCO WALL WHITE



5.1 ARCHITECTURAL FEATURE GREEN WALL SYSTEM



5.1 ARCHITECTURAL FEATURE GREEN WALL SYSTEM



5.1 ARCHITECTURAL FEATURE GREEN WALL SYSTEM



Roney
J.
2024.05.
0 15:40:16
-
04'00'

2024.05. CASA LEROY DOBLES

MATEU ARCHITECTURE, INC.
MIAMI, FLORIDA

1220 14TH TERRACE MIAMI BEACH, FLORIDA 33139
8887 SW 131 STREET
TEL.: 305.233.3304
FAX.: 305.233.3326
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05.05.2024

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