

CASA LEROY DOBLES

1339 14TH TERRACE MIAMI BEACH, FL 33139

MA 2320



MATEU ARCHITECTURE INC.

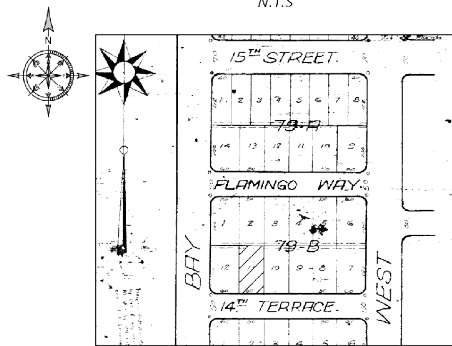
AA-26000522
8887 SW 131ST STREET
MIAMI, FLORIDA 33176
PH: 305-233-3304
FX: 305-233-3326

DESIGN REVIEW BOARD

CSS FINAL SUBMITTAL - AUGUST 07, 2024
DRB FILE NO. - DRB24-1019

LOCATION MAP

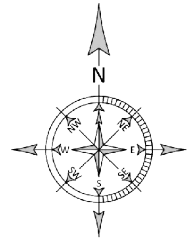
N.T.S.



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

BOUNDARY SURVEY



LEGEND

WATER METER
CATCH BASIN
FIRE HYDRANT
CLEAN OUT
SANITARY MANHOLE
STORM MANHOLE
FPL MANHOLE
BELL SOUTH MANHOLE
INLET
WATER VALVE
GAS VALVE
UTILITY POLE
CONCRETE UTILITY POLE
TRAFFIC BOX
TREE
P.B. PLAT BOOK
P.G. PAGE
SQ.FT. SQUARE FEET
± MORE OR LESS
ELEV. ELEVATION
INV. INVERT
C CENTERLINE
M CITY OF MIAMI MONUMENT LINE
P PROPERTY LINE
ENCR. ENCROACHMENT
(M) MEASURED
(P) PLAT
(A) ATLAS SHEET
OVERHEAD POWER LINES
WATER MAIN
SEWER MAIN
TELEPHONE LINE
GAS LINE
CHAIN LINK FENCE
BACKFLOW PREVENTER
HANDICAP PARKING
ELECTRIC BOX
COLUMN
TBM TEMPORARY BENCH MARK
STREET LIGHT POLE

LEGAL DESCRIPTION:

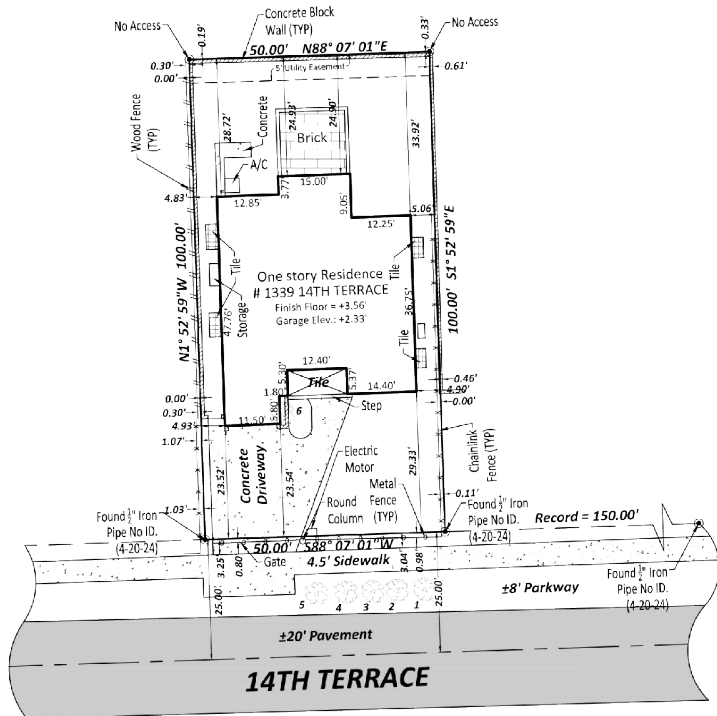
Lot Eleven (11), in Block Seventy-Nine-B (79-B), of A RESUBDIVISION OF BLOCKS 67 AND 79 ALTON BEACH REALTY CO.'S, BAY FRONT SUBDIVISIONS, according to the Plat thereof, as recorded in Plat Book 16, Page 1, of the Public Records of Miami-Dade County, Florida.

SURVEY FOR:

1339 14TH TERRACE LLC

SURVEYOR'S NOTES:

- There may be additional restrictions that are not shown on this survey that may be found in the public records of this county.
- Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property.
- This certification is only for the lands as described, it is not a certification of title, zoning, easements, or freedom of encumbrances. Abstract not reviewed.
- Location and identification of utilities, if any, are shown in accordance with recorded plat.
- Ownership is subject to opinion of title.
- Type of Survey: BOUNDARY SURVEY
- The herein captioned property was surveyed and described based on the shown legal description: provided by client.
- Survey map and report or the copies thereof are not valid and for reference only, unless signed and sealed with the original raised seal of a Florida licensed surveyor and mapper.
- This plan of survey has been prepared for the exclusive use of the entities named hereon. The certificate does not extend to any unnamed parties.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- The surveyor of record does not determine ownership of fences, measurements shown hereon depict physical location of fence.
- Accuracy: The expected use of land as classified in the Minimum Technical Standards (SJ-17 FAC), is "suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- No attempt has been made to locate any foundation beneath the surface of the ground.
- Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Bearings shown are assumed and are based on the North Right-of-Way line of 14TH TERRACE, being **S 88° 07' 01" W**.



TREE TABULATION

NUMBER	COMMON NAME	SCIENTIFIC NAME	DIAMETER	HEIGHT	CANOPY
①	Areca Palm	Dyopsis lutescens	8"	10'	8'
②	Areca Palm	Dyopsis lutescens	7"	13'	8'
③	Areca Palm	Dyopsis lutescens	7"	12'	8'
④	Areca Palm	Dyopsis lutescens	7"	9'	8'
⑤	Areca Palm	Dyopsis lutescens	7"	9'	8'
⑥	Avocado Tree	Persea americana	5"	16'	9'

ELEVATION NOTE: (IF REQUIRED) ADD: SHOWN
1. +0.00' indicates existing Elevations
2. Elevations are referred to the North American Vertical Datum of 1988

BENCHMARK INFORMATION: NAME: D-104, DESCRIPTION: PK NAIL AND BRASS WASHER IN CONE DECK FOR CATCH BASIN, LOCATION: 14 ST. --- 50' SOUTH OF C/L ALTON RD --- 35' WEST OF C/L, ELEVATION: (+3.05') NGVD(+1.49' NAVD)

REVISIONS:	JOB NO.:	DATE:	REVISIONS:	JOB NO.:	DATE:
SURVEY	21-0250	07-27-21			
UP-DATE	24-0091	4-22-24			

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY WALDO F. PAEZ, LICENSED SURVEYOR, LICENSE NO. 3284, ON APRIL 23, 2024 USING A DIGITAL SIGNATURE CERTIFIED BY IDENTRUST. DIGITALLY SIGNED PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED COPIES. THIS DOCUMENT MUST BE VERIFIED ON ANY ELECTRONIC COPIES. THE SEAL APPEARING ON THIS DOCUMENT WAS APPROVED BY WALDO F. PAEZ, LICENSED SURVEYOR, LICENSE NO. 3284, ON APRIL 23, 2024.

THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT THAT THE BOUNDARY SURVEY OF THE ABOVE CAPTIONED PROPERTY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 54-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Waldo F. Paez
Digitally signed by Waldo F. Paez
Date: 2024.04.26 15:07:13 -0400

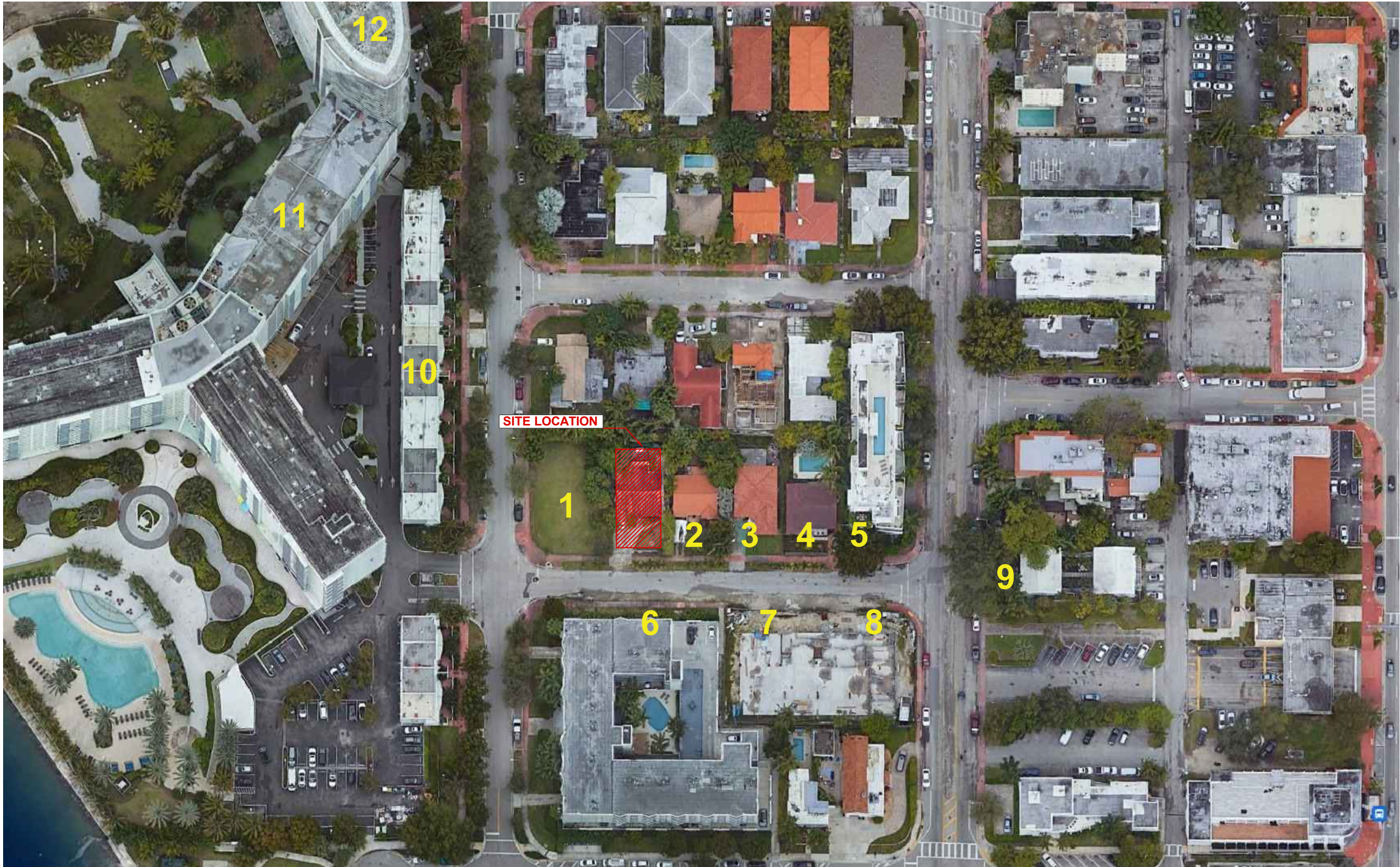
BY: FOR THE FIRM
WALDO F. PAEZ, P.S.M. No. 3284
STATE OF FLORIDA

DELTA MAPPING & SURVEYING, Inc.
LAND PLANNERS
1339 14TH TERRACE, MIAMI BEACH, FL 33139
Phone: (786) 429-1024 FAX: (786) 592-1152
Email: info@delta-mapping.com

ADDRESS: 1339 14TH TERRACE, MIAMI BEACH, FL 33139
FOLIO NO.: 02-3233-016-0410

FLOOD ZONE INFORMATION:
COMMUNITY NAME & NUMBER: CITY OF MIAMI BEACH - 120651
MAP/PANEL NUMBER: 120866C0317 L
FLOOD ZONE(S): AE
FIRST PANEL: 09-11-2009
EFFECTIVE/REUSED DATE: 09-11-2009

SHEET:
1
OF 1 SHEET(S)
SURVEY DATE:
4-22-2024
JOB NO.:
24-0091



SURROUNDING PROPERTIES ALONG 1339 14TH TERRACE



14TH TERRACE LOOKING EAST (9)



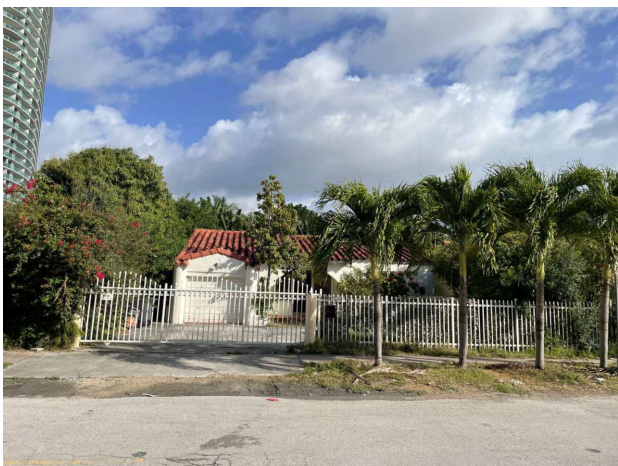
EAST NEIGHBOR CONSTRUCTION (8)



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)



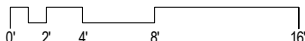
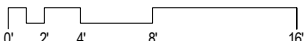
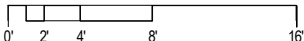
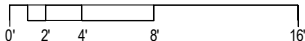
14 TERRACE LOOKING WEST TO BAY RD (11)

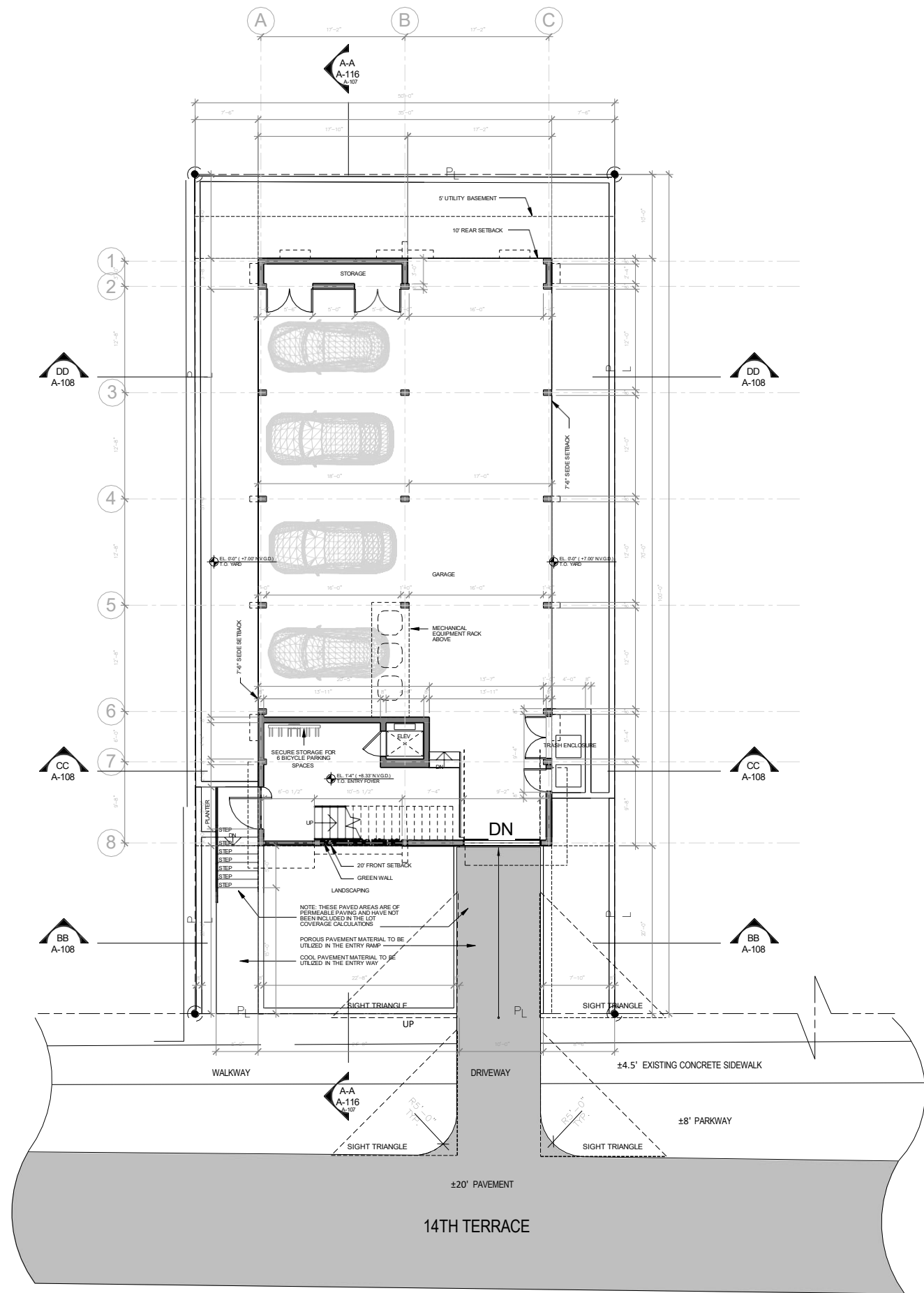


NEIGHBOR LEFT SIDE NORTH (1)

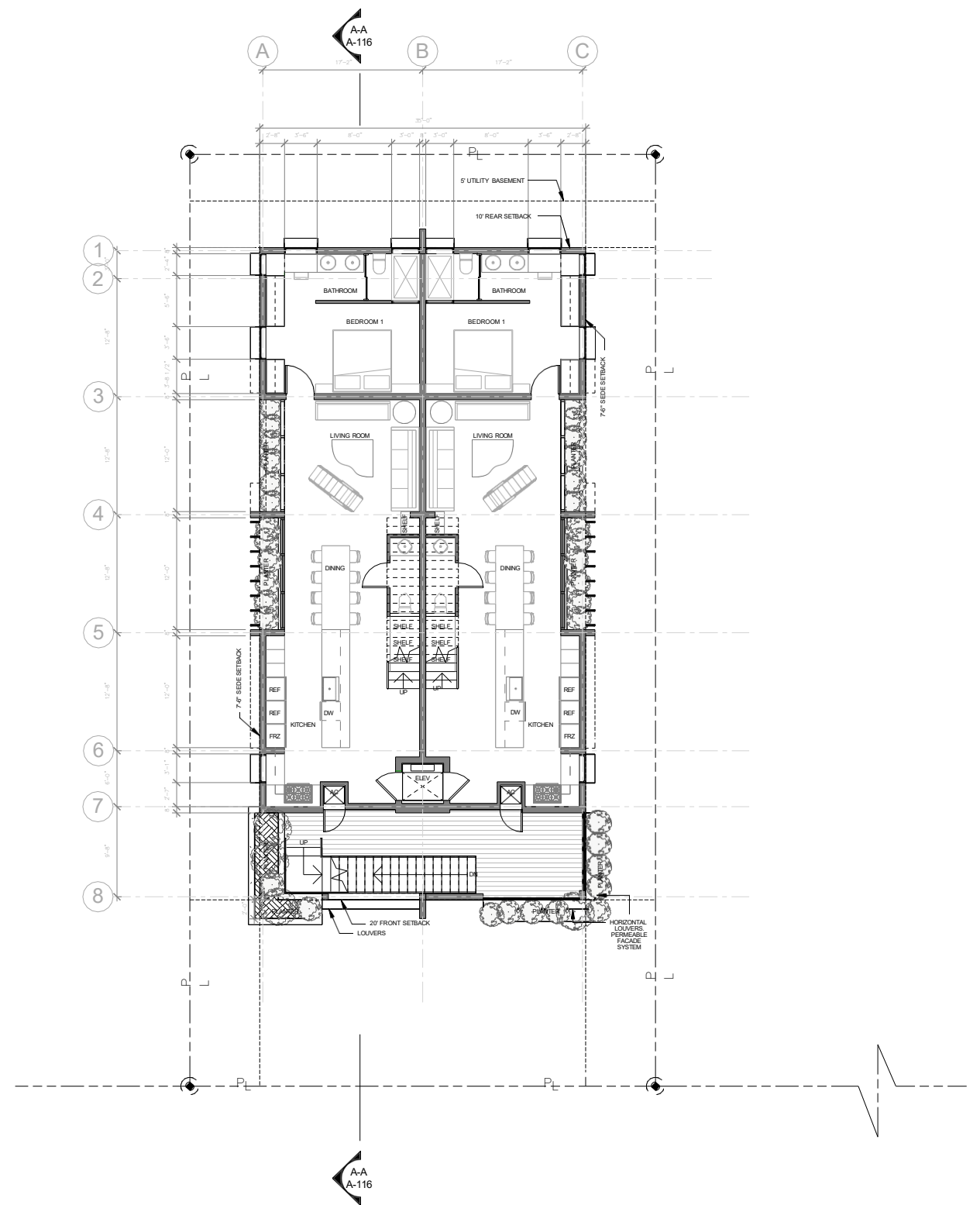
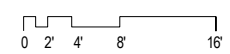
SURROUNDING PROPERTIES ALONG 1339 14TH TERRACE

REFER TO SHEET A-103 FOR MAP KEY IDENTIFYING SURROUNDING PROPERTIES

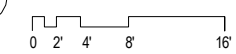




SITE PLAN/GROUND FLOOR PLAN



SECOND FLOOR PLAN



CASA LEROY DOBLES

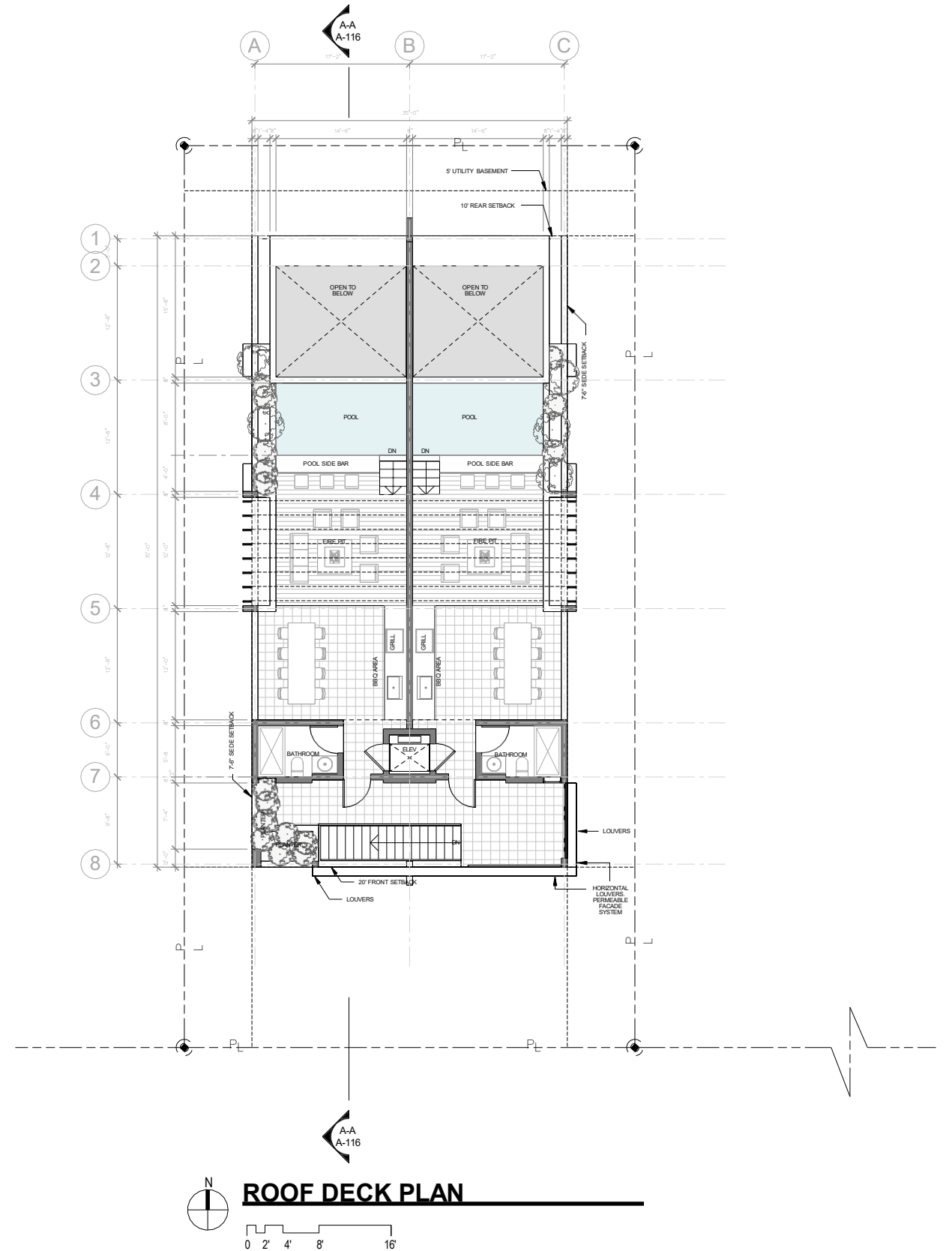
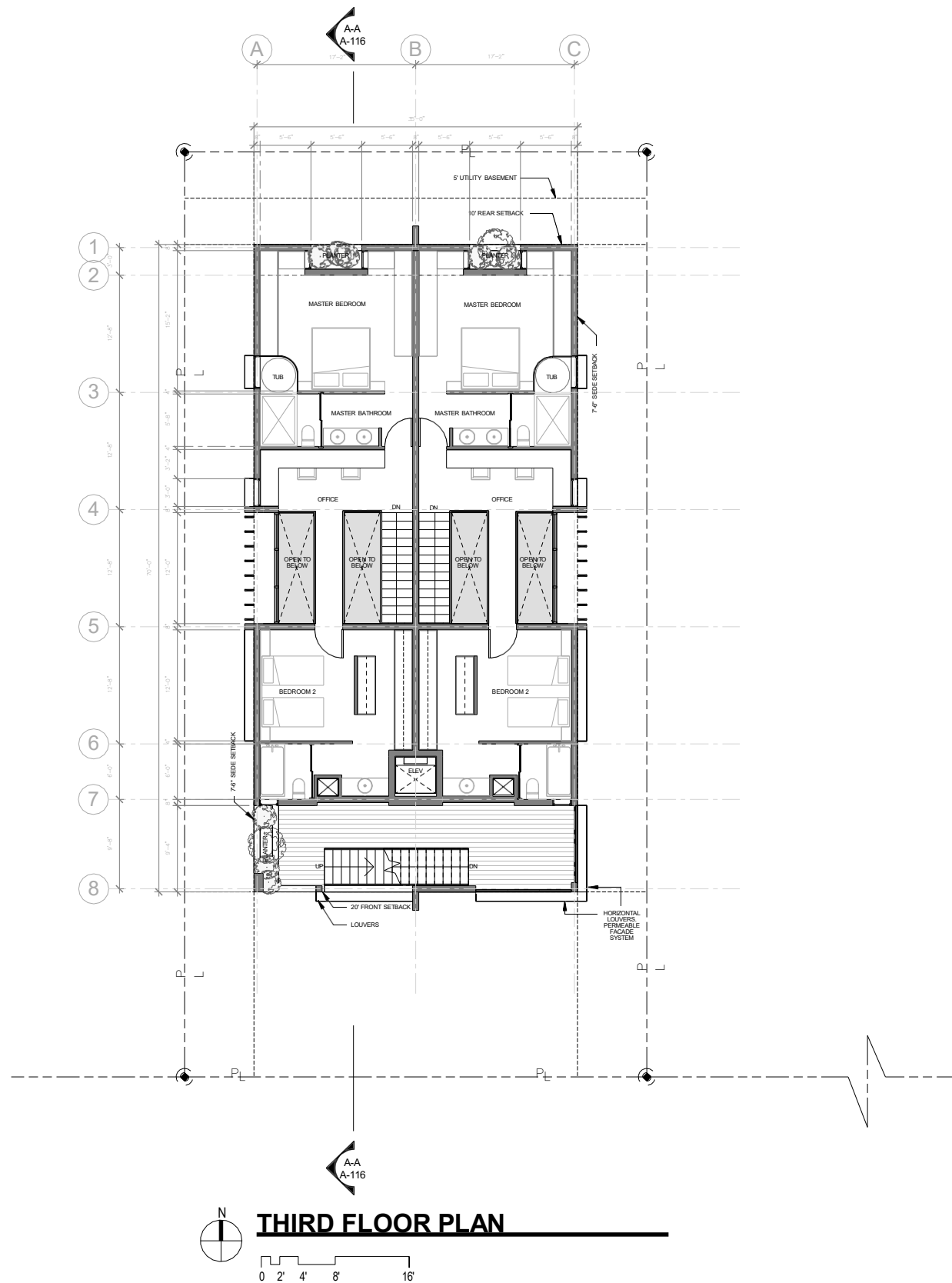
1338 14TH TERRACE MIAMI BEACH, FLORIDA 33139

MATEU ARCHITECTURE, INC.

8887 SW 131 STREET MIAMI, FLORIDA 33176

TEL: 305.233.3304 FAX: 305.233.3328

FINAL SUBMITTAL 08.07.2024





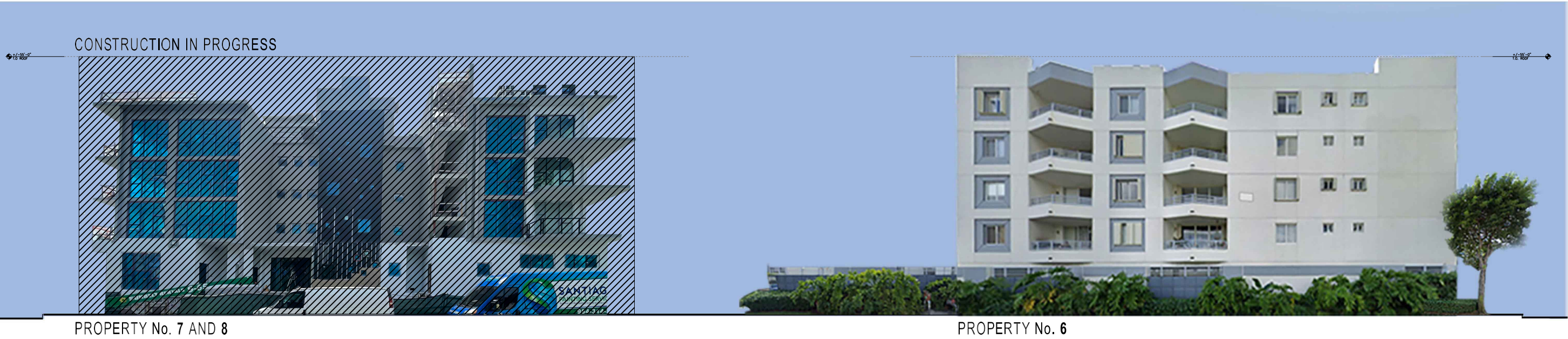
REFER TO SHEET A-103 FOR MAP KEY IDENTIFYING SURROUNDING PROPERTIES

CONTEXT ELEVATIONS



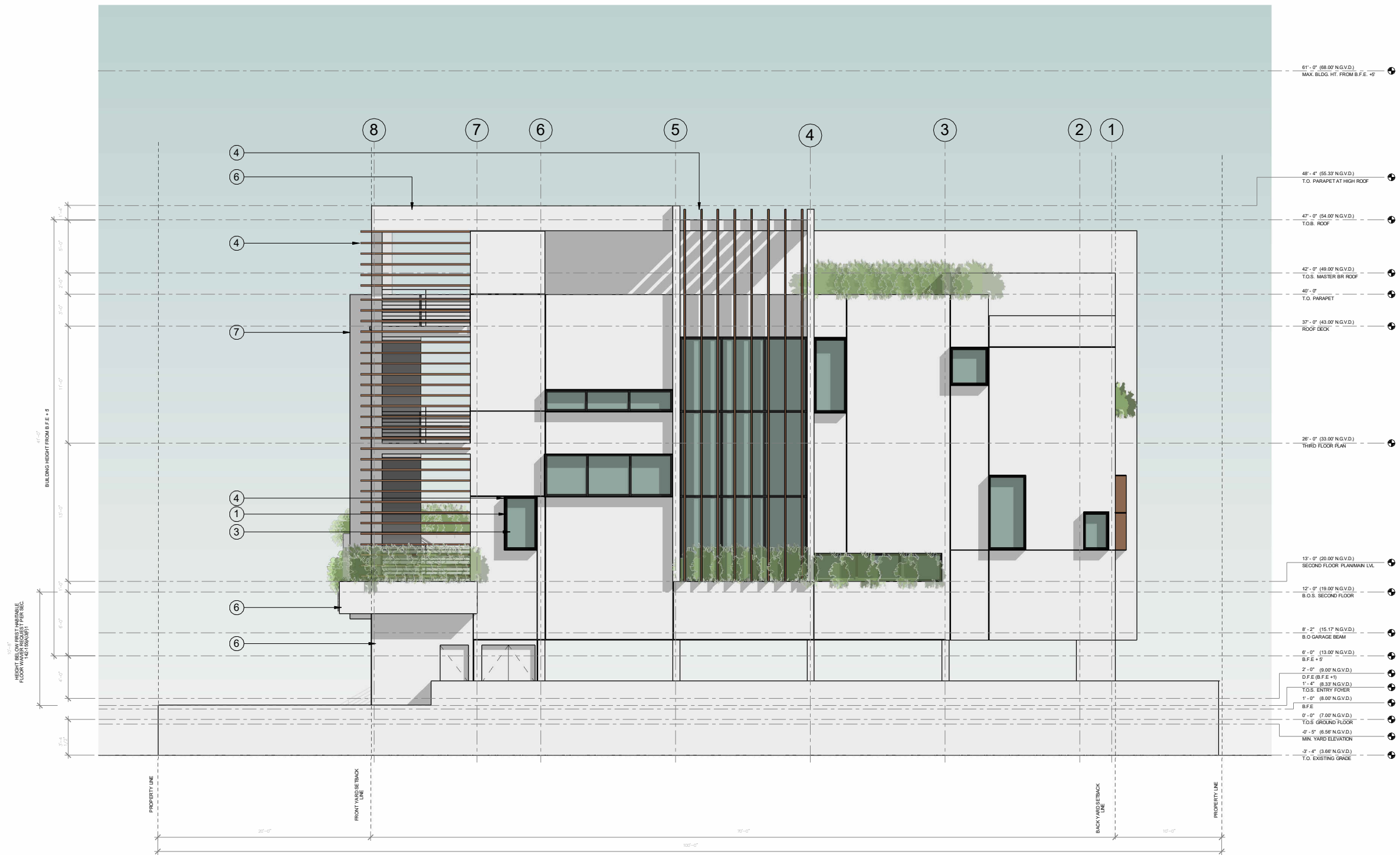
REFER TO SHEET A-103 FOR MAP KEY IDENTIFYING SURROUNDING PROPERTIES

CONTEXT PHOTO ELEVATIONS

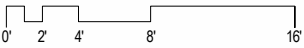


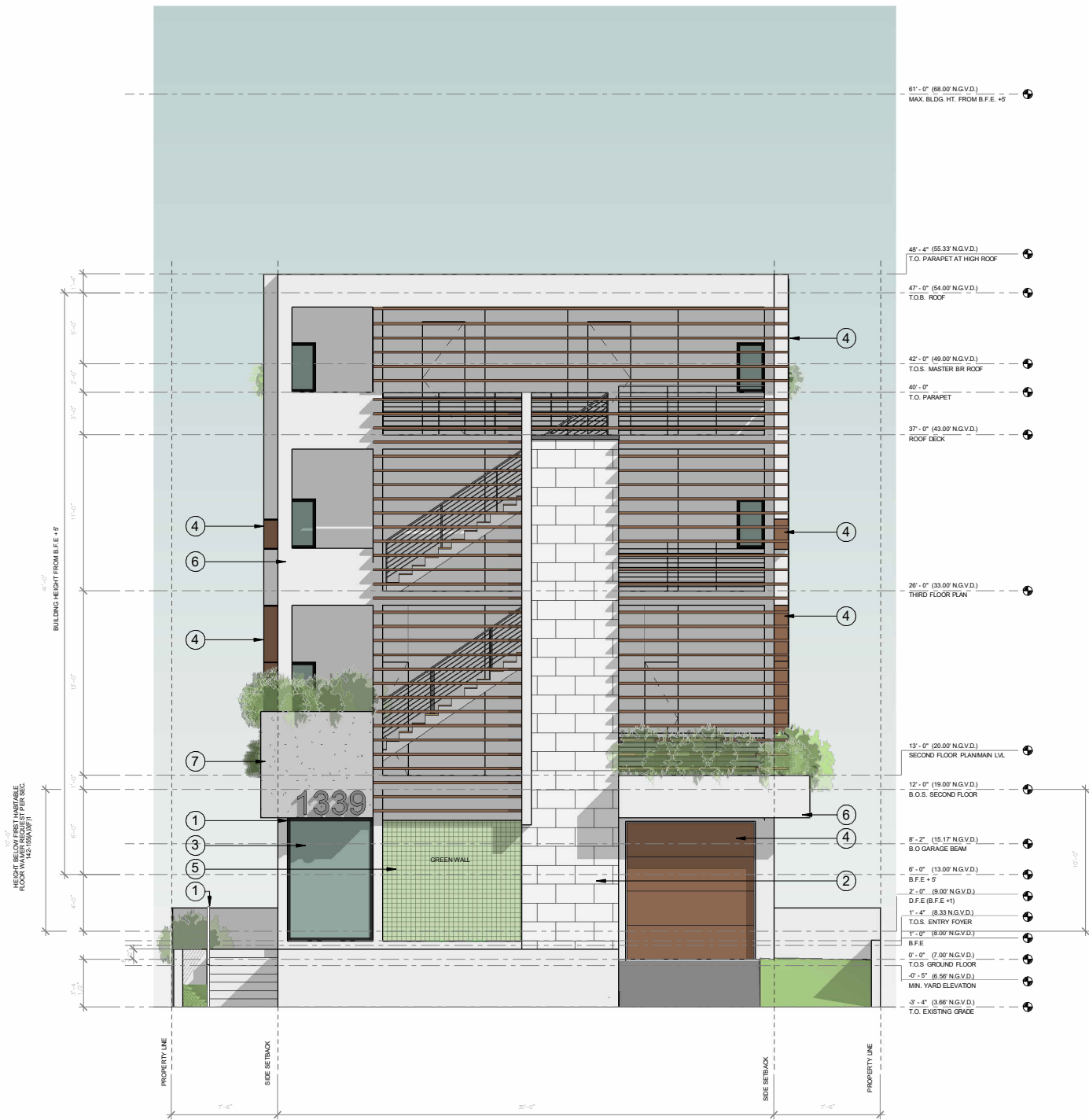
REFER TO SHEET A-103 FOR MAP KEY IDENTIFYING SURROUNDING PROPERTIES

CONTEXT BUILDINGS ACROSS STREET FROM PROPERTY
14TH TERRACE

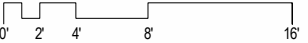


EAST ELEVATION

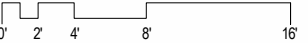


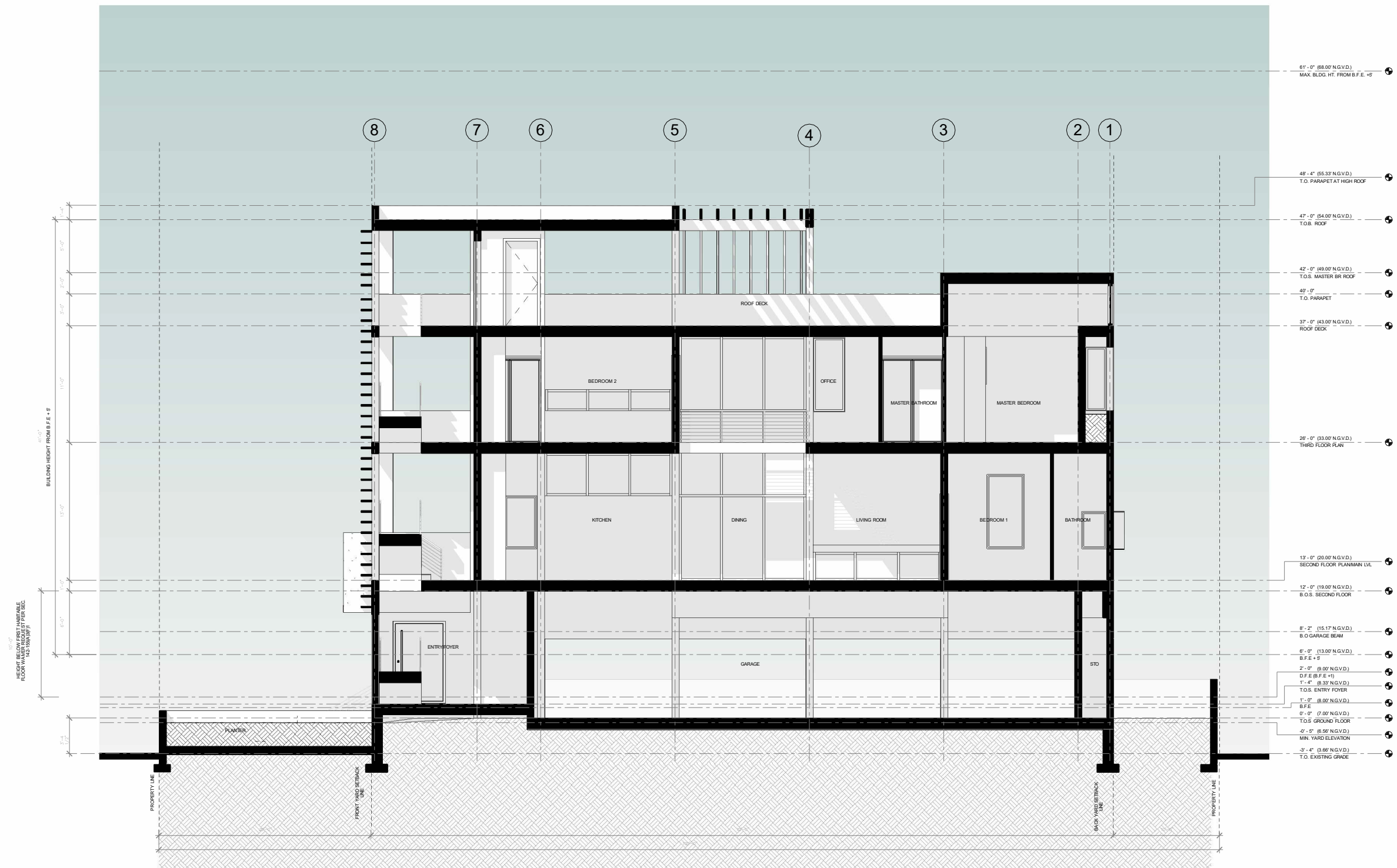


SOUTH ELEVATION

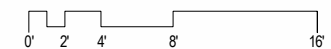


NORTH ELEVATION





A-A SECTION



CASA LEROY DOBLES

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8887 SW 131 STREET MIAMI, FLORIDA 33176
TEL: 305.233.3304
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FINAL SUBMITTAL

08.07.2024

A-116



FRONT SIDE VIEW FROM SOUTHWEST



FRONT VIEW FROM 14TH TERRACE



REAR VIEW FROM NORTH EAST



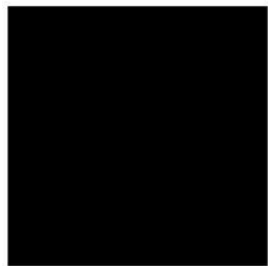
REAR VIEW FROM NORTH WEST



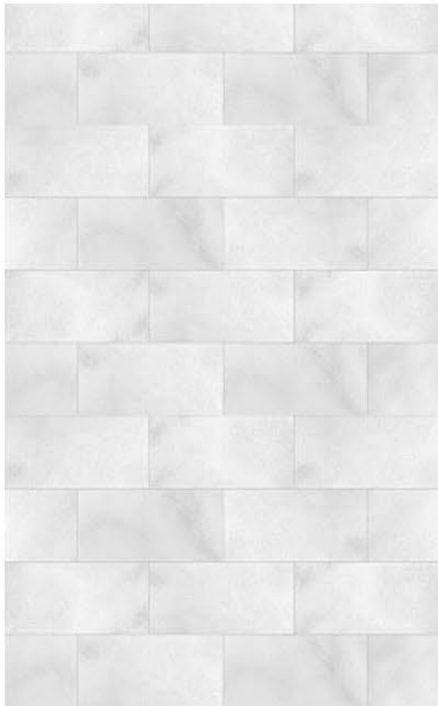
AERIAL VIEW SOUTHEAST



AERIAL VIEW ROOF DECK



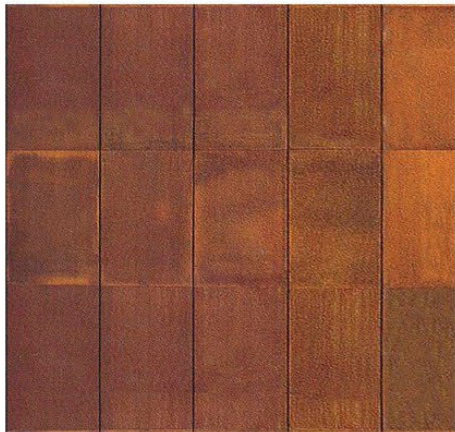
1. GLAZING MULLIONS
BLACK ANODIZED METAL



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



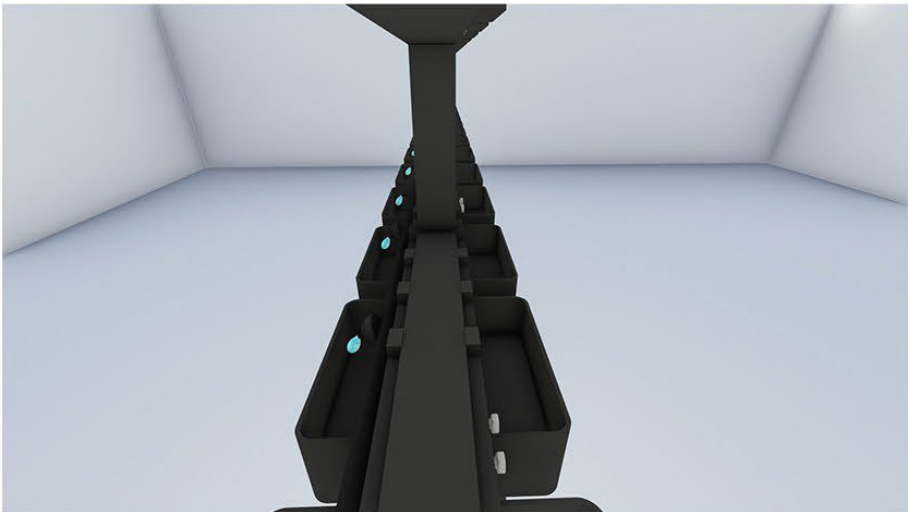
6. ARCHITECTURAL FEATURE WALL
WALL STUCCO WALL WHITE



5.1 ARCHITECTURAL FEATURE GREEN WALL SYSTEM



5.1 ARCHITECTURAL FEATURE GREEN WALL SYSTEM



5.1 ARCHITECTURAL FEATURE GREEN WALL SYSTEM