

1560 & 1570 EUCLID AVE.

1560 Euclid Ave. Miami Beach, FL 33139 - Folio: 02-3234-002-1110
1570 Euclid Ave. Miami Beach, FL 33139 - Folio: 02-3234-002-1120

Historic Preservation Board Submittal First Submittal

07 APR / 2016

Sign-off

19 MAY / 2016

Final Submittal

23 MAY / 2016



333 SE 2ND AVE
MIAMI , FL 33131
Tel: 786.218.5335
License #AA 26002467

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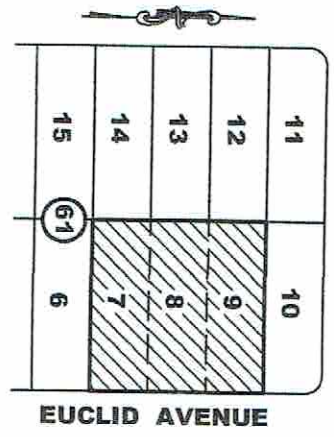
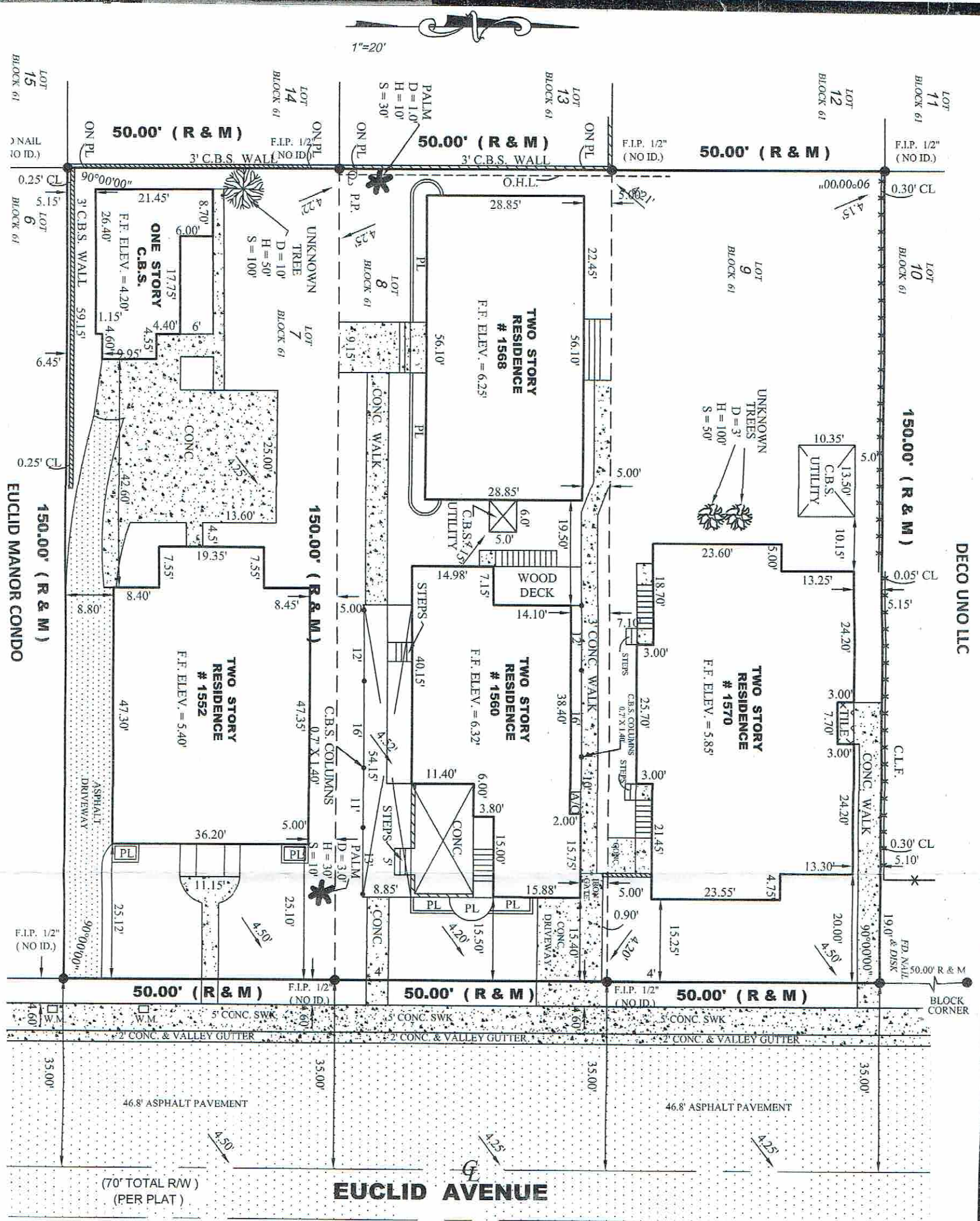
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Property Address: 1552, 1560, and 1570 Euclid Ave., Miami Beach, FL. 33139.

Legal Description: Lot 7, 8, and 9, Block 61, LINCOLN SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 9, at Page 69, of the Public Records of Miami-Dade County, Florida.

1. I HEREBY CERTIFY that the survey represented thereon meets the minimum technical requirements adopted by the STATE OF FLORIDA Board of Land Surveyors pursuant to Section 472.027, Florida Statutes.

There are no encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

Adis N. Nunez
ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

SINCE 1987
BLANCO SURVEYORS INC.
Engineers • Land Surveyors • Planners • LB # 0007059
555 NORTH SHORE DRIVE
MIAMI BEACH, FL 33141
(305) 865-1200 Email: blanco-surveyors-inc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: AE	SUFFIX: L	DATE: 9/11/09	BASE: 8'
PANEL: 0307	COMMUNITY #	120651	
DATE: 11/16/15	SCALE: 1" = 20'	DWN. BY: F. Blanco	JOB No: 15-975

ALTA SURVEY

Property Address: 1552, 1560, and 1570 Euclid Ave., Miami Beach, FL 33139.

Certified To: Euclid Depot, LP; Law Office of Brian D. Smith; Old Republic National Title Insurance Company.

Survey done according to Old Republic National Title Insurance Company Agent's File Reference: EUCLID

- There are no encroachments on the property.
- All Schedule B-II Title Exceptions are blanket in nature and not plottable.

Legal Description: Lot 7, 8, and 9, Block 61, LINCOLN SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 9, at Page 69, o the Public Records of Miami-Dade County, Florida.

ABBREVIATIONS:

SWM=SIDEWALK, CBS=CONCRETE BLOCK STRUCTURE, CLF=CHAIN LINK FENCE, PL=PROPERTY LINE, DUE=DRAINAGE UTILITY EASEMENT, IP=IRON PIPE, F=FOUND, A/C=AIR CONDITIONER PAD, PIC=PROPERTY CORNER, DH=DRILLED HOLE, WF=WOODEN FENCE, RES=RESIDENCE, CL=CLEAR, RB=REBAR, UE=UTILITY EASEMENT, CONC=CONCRETE SLAB, RW=RIGHT OF WAY, DE=DRAINAGE EASEMENT, CL=CENTER LINE, O=DIAMETER, TYP=TYPICAL, M=MEASURED, R=RECORDED, ENCR=ENCROACHMENT, COMP=COMPUTER, ASH=ASPHALT, WD=NAIL & DISC, S=SET, FEE=FINISH FLOOR ELEVATION, O/S=OFFSET, PIP=POWER POLE, OHP=OVERHEAD POWER LINE, WM=WA TERN METER, WOOD FENCE=WOOD FENCE, MASONRY WALL=MAINTENANCE & DRAINAGE EASEMENT=MADE.



NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

REVISED:

SURVEYOR'S NOTES: 1) OWNERSHIP SUBJECT TO OPINION OF TITLE. 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 3) UNDERGROUND ENCROACHMENTS NOT LOCATED. 4) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. 5) OWNERSHIP OF FENCES ARE UNKNOWN. 6) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 7) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION. 8) PROPERTY HAS DIRECT VEHICULAR ACCESS TO A PUBLICLY DEDICATED RIGHT-OF-WAY. 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 WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB. 9 PAGE 69

I HEREBY CERTIFY That the survey represented thereon meets the minimum technical requirements adopted by the STATE OF FLORIDA, Board of Land Surveyors pursuant to Section 472.027 Florida Statutes. There are no encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

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FLOOD ZONE:	AE	SUFFIX:	L	DATE:	9/11/09	BASE:	8'
PANEL:	0307	COMMUNITY #	120651	JOB NO			
DATE:	11/16/15	SCALE:	1" = 20'	DWN. BY:	J. Blanco		

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License #AA 26002467

No.	DATE	ISSUED / REVISION
1	07 APR/16	HPB SUBMITTAL

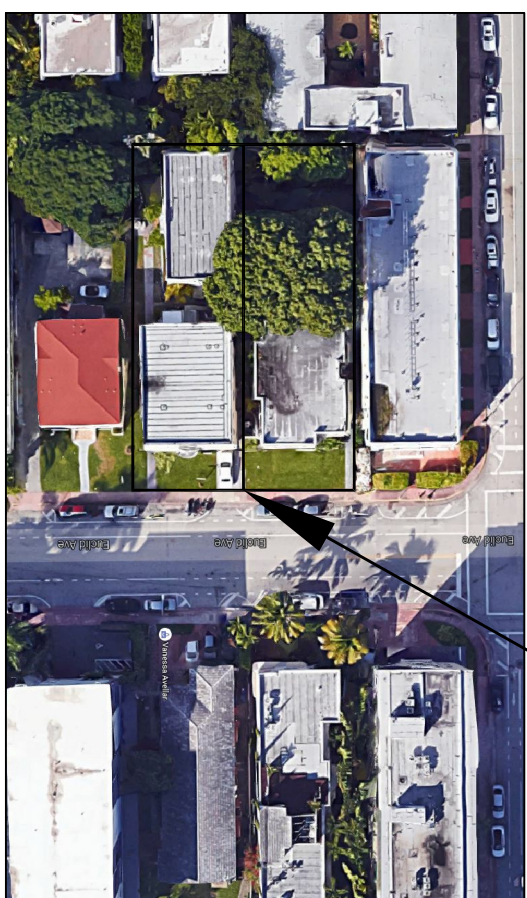
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PROJECT NO : 2015-44

CKED BY : WC	SHEET NO
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LOCATION PLAN

SCALE: NTS



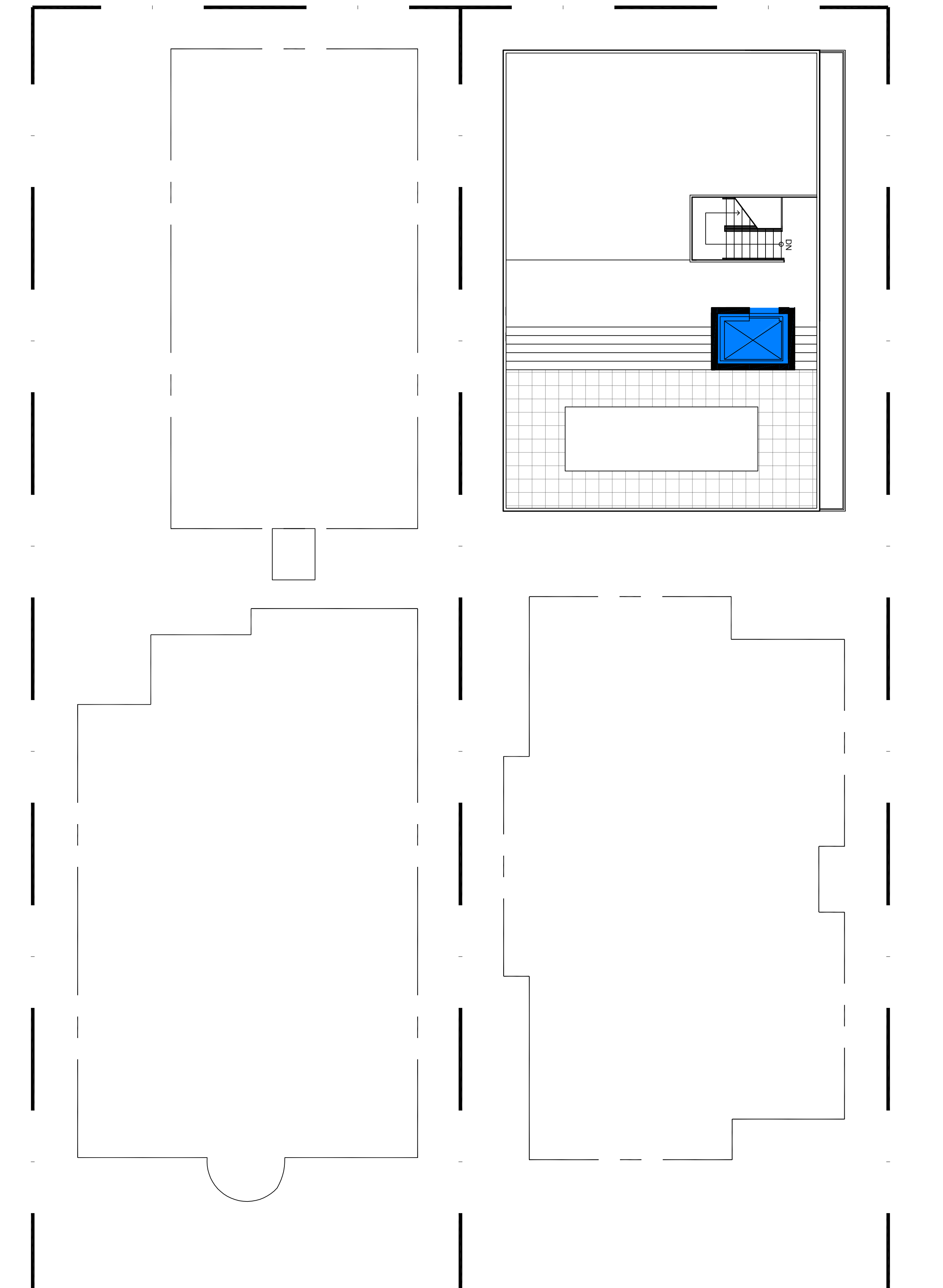
1560 & 1570
Euclid Ave.

1

ROOF DECK PLAN

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

NEW THIRD FLOOR FAR = 70 SQ.FT.



EUCLID
APARTMENTS

CDS
CASTELLANOS DESIGN STUDIO

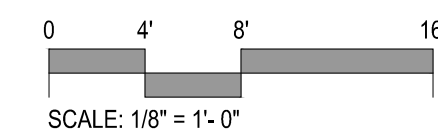
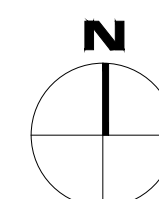
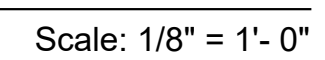
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[illegible]

SEAL :

PROJECT NO : 16-0004

LL-1.0




1 PLANT MATERIAL LIST

A large, mature tree with a dense, rounded canopy of green leaves, standing in a grassy field under a cloudy sky. The tree has a thick, dark brown trunk and a wide, spreading crown. The ground around the tree is a mix of green grass and bare soil. In the background, there are other trees and a line of utility poles under a heavy, grey sky.

A photograph of a landscaped area featuring several palm trees. In the foreground, a small, young palm tree is planted in a circular bed of brown mulch. Next to it is a small, square concrete marker with the number '1' on it. The ground is covered in green grass. In the background, there is a paved road, a white fence, and a light-colored building with several windows. The sky is clear and blue.

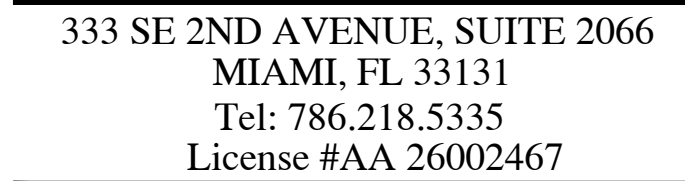
A large, mature Silver Palm (Bismarckia nobilis) stands prominently in a garden. The tree has a thick, textured trunk and a dense canopy of large, fan-shaped fronds. The fronds are a silvery-green color, contrasting with the darker green foliage in the background. The tree is surrounded by other tropical plants, including smaller palms and broad-leafed shrubs. The ground is covered with mulch and some low-growing plants.



CLIENT :

**EUCLID
APARTMENTS**

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No.	DATE	ISSUED / REVISED
1	07APR/16	HPB SUBMITTAL

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SEAL :

ALEJANDRO JAVIER PEREZ

REGISTERED LANDSCAPE ARCHITECT LA6667208

PROJECT NO :	16-0004
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PLANT MATERIAL LIST

CHECKED BY : WC	SHEET NO :
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DRAWN BY : JC

SCALE: AS NOTED

SCALE: AS NOTED

LL-1.1

0 4' 8' 16'

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



Scale: N.T.S

2) PROPOSED PLANTING PALETTE

2

