2135 Lake Ave. Residence

2135 Lake Avenue Miami Beach, Florida 33140

DRB SET FINAL SUBMITTAL September 9th 2019

SCOPE OF WORK - REPLACE EXISTING HOME (POST-1942) WITH A NEW 2-STORY HOME REQUESTS - WAIVERS OF HEIGHT FOR ROOF DECK, TWO STORY MASSING OPEN SPACE AND VARIANCE FOR ROOF/PLANTER OVERHANG ON THE WEST SIDE (CORNER).

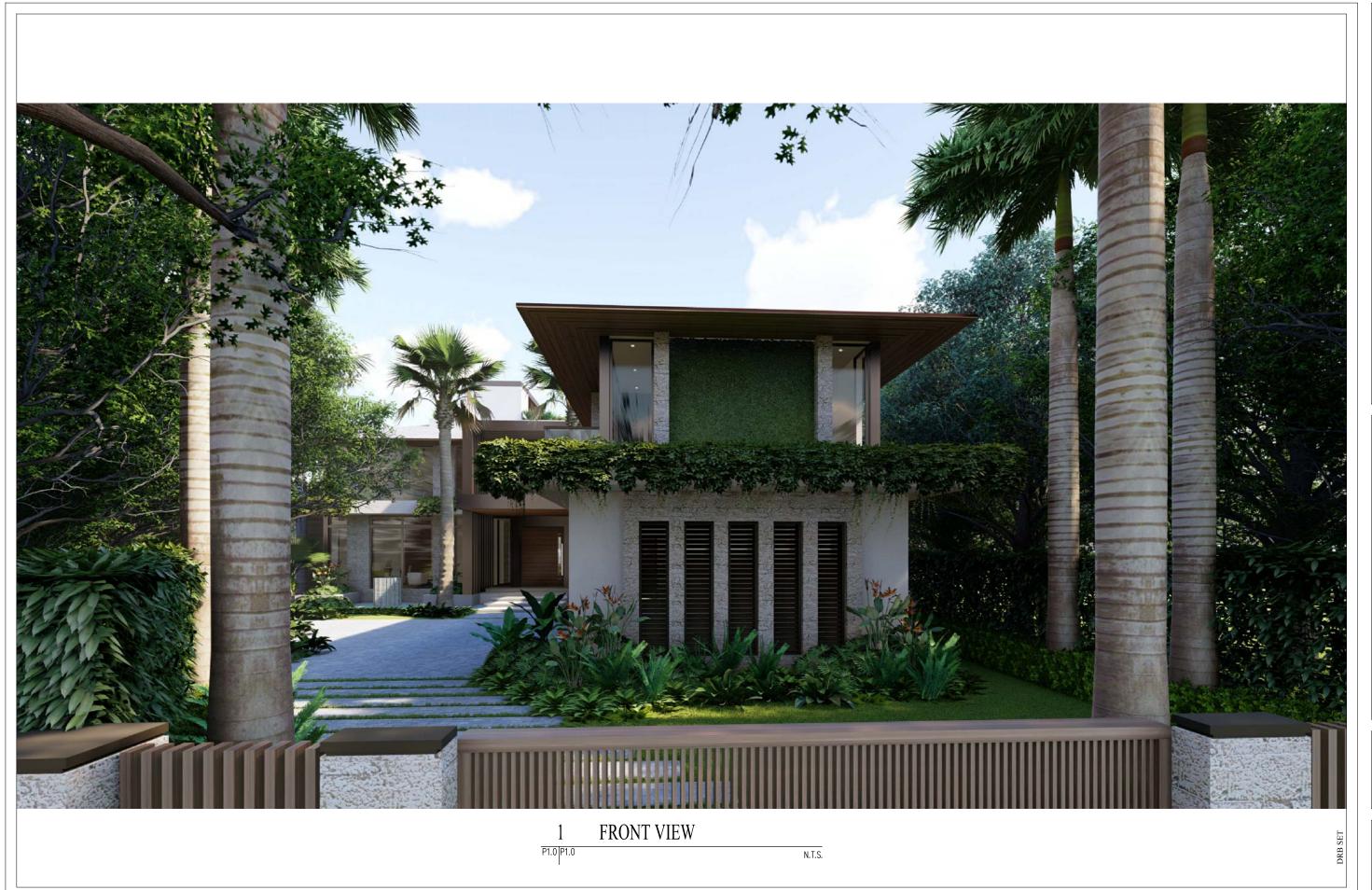
CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIORS

232 Andlusia Avenue • Suite 101 • Coral Gables, Florida 33134 • T: 305.448.4200

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SEAL

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SEAL

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Miami Beach, FL 3314
PERSPECTIVE

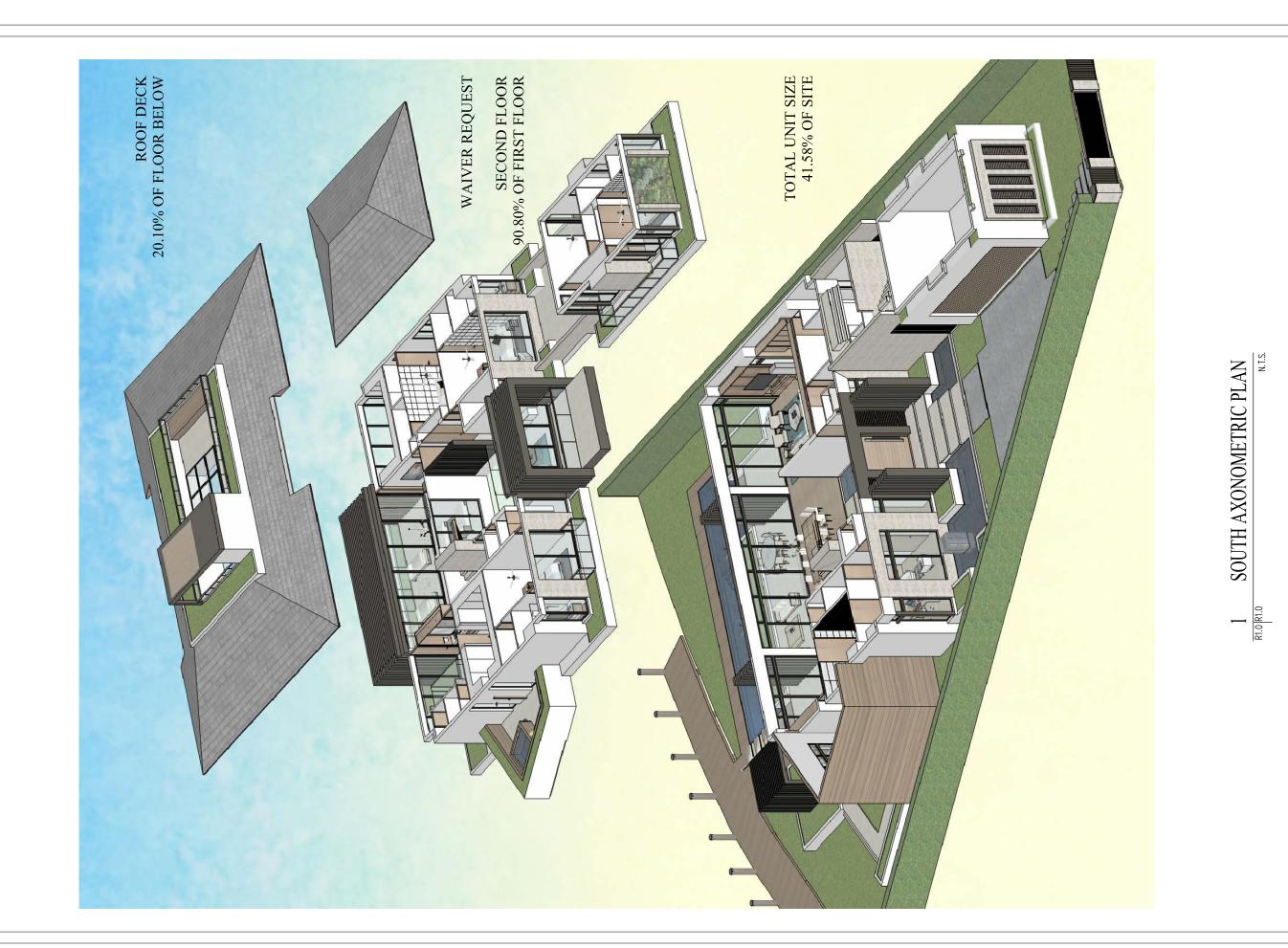
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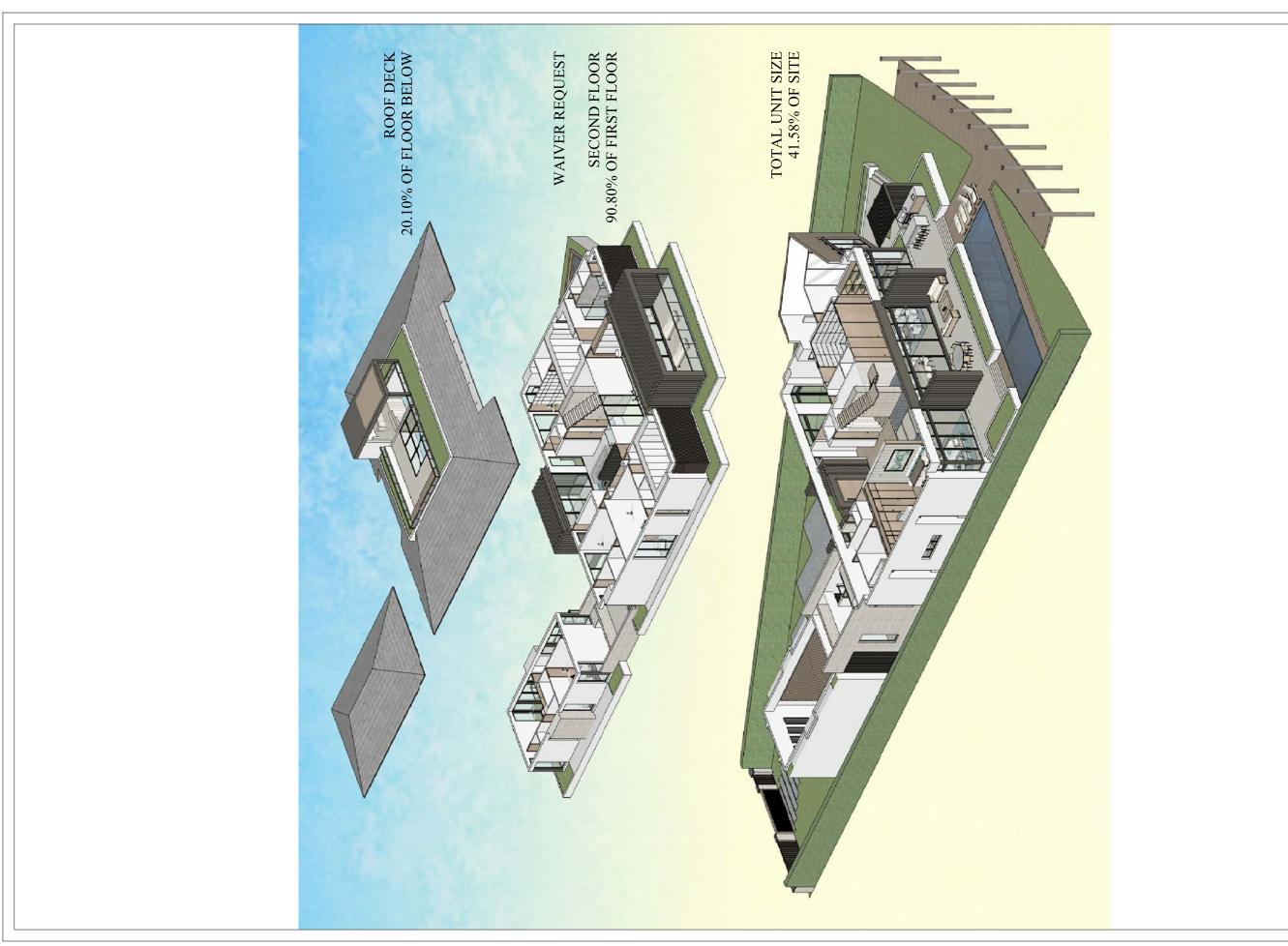
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DRB SET

AXONOMETRIC PLAN

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NORTH AXONOMETRIC PLAN

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E: AXONOMETRIC PLAN

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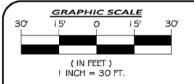
sie Christii FL Archit AR9905 AA26000

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SHEET NO.:

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DRB SET



LEGAL DESCRIPTION:

LOT 1, BLOCK 4, OF "SUNSET LAKE EXTENSION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, AT PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

FOLIO NO. 02-3227-010-0200

2135 LAKE AVENUE. MIAMI BEACH, FLORIDA

AREA OF PROPERTY: 23,361 SQUARE FEET AND/OR 0.536 ACRES MORE OR LESS.

CERTIFIED TO:

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES

- ALAN P. ROSEFIELDE

SURVEYOR'S NOTES:

- ..) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
 2.) 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.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY
- 3.) HERE MAY BE ADDITIONAL KESTIKCTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.

 4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5.1.7.5, FEAC), SI VESDIONTIAL: THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT THE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT TO ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT TO ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT TO ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT TO ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT TO ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT TO ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT TO ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT TO ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT TO ACCURACY FOR THE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT TO ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT TO ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT TO ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT TO ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT TO ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT TO ACCURACY FOR THE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT TO ACCURACY FOR THE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT THE TYPE OF THE TYPE OF BO
- N 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL, HEREIN DESCRIBED ARE NOT SHOWN.
 6.) TYPE OF SURVEY: BOUNDARY SURVEY
 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29)
 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE
- HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
 10.) 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
- 4.) WALL TIES ARE TO THE FACE OF THE WALL.

- 8.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.

MAP OF BOUNDARY SURVEY

-TILE-

TILE

4.00

Da.

ONE-STORY RESIDENCE NO.2135

F.F. ELEVATION=7.06

20.70

Zum

FENCE

P.C. SUNSET ISLAND

LOT 5; BLOCK 4F

L' CURB

P.B. 40; PG. 8

PARKWAY

50 DEDICATED RIGHT-OF-WAY 4.02

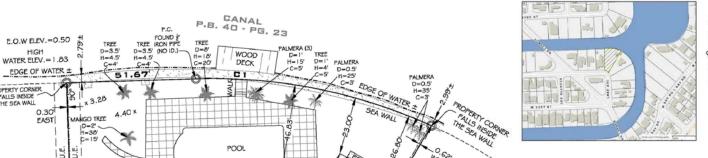
13.50

OFFICE

TREE D=1.5' H=22' C=45

X4.27

4.20



CURVE DATE

Δ= 26°21'41"

RE 75.00' RE 75.00'

Δ= 29°27'00" Δ= 19°28'16'

CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT

SIGNED FOR THE FIRM
ARTURO MENDIGUTIA, IP. 507
P.S. S. No. 5644-STATE OF FLORIDA
NOT VALID WITHOUT THE SKNATURE AND THE CHICANAL RAISED SEAL OF A FLORIDA

LICENSED SURVEYOR AND MORE A BONIO SO DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING HOLD SO PROTIES IS PROHIBITED WITHOUT WRITTEN CORENT OF THE PSSINGS FARST OF FARTIES IS PROHIBITED WITHOUT VALUE WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED

MEETS THE STANDARDS OF TRACTICIDADE FOR THE STATE OF FLORIDA BOARD
OF PROFESSIONAL LANDSURVEYORS IN CHARGER SI-17.050 THROUGH 5J-17.052 OF
THE FLORIDA ADMINISTRATE COOP AND SEPTIMENTING LAW, PURSUANT TO
CHAPTER 42.02, PLOSED STANDESSIAN COOPERSTANDARD TO
CHAPTER 42.02, PLOSED STANDARD TO







1435 S.W. 87th AVENUE. SUITE "201" MIAMI, FL 33174 DNE: (305) 556-4002 FAX: (305) 556-400.

WWW.LM5URVEYING.COM EMAIL-LANDMARKSURVEYING@HOTMAIL.COM							
ABBR	EVIATIONS AND LEGEND						
A/C APPR. ASPH. IP	= DENOTES AIR CONDITIONING UNIT = DENOTES APPROXIMATE = DENOTES ASPHALT = DENOTES PROPERTY LINE						

= DENOTÉS PROPERTY UNE = DENOTÉS DENCH MARK = DENOTÉS CONCRETE BLOCK STUCCK = DENOTÉS CONCRETE = DENOTÉS LOCH FOLE = DENOTÉS LOCH BASIN = DENOTÉS CATCH BASIN = DENOTÉS CONTRULTE = DENOTÉS LOCH LOCHES = DENOTÉS LOCHES = DENOTÉS LOCHES = DENOTÉS LOCHES = DENOTÉS DENDACE (* ASPLICATE) = DENOTÉS DENDACE (* ASPLICATE)

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DENOTES PAID TO THE POWER
DENOTES PAID TO THE POWER
DENOTES PAID TO THE POWER
POINT
DENOTES PERMANENT CONTROL
POINT
DENOTES POINT OP BEGINNING D.E. D.H. (M) (R) WPP

P.C.P. P.O.B. = DENOTES POINT OF BEGINNING = DENOTES TYPICAL

M.H.W. - DENOTES MEAN HIGH WATER LINE DENOTES WOOD FENCE
 DENOTES CHAIN LINK FENCE
 DENOTES IRON FENCE
 DENOTES FOUND IRON FIPE (NO ID
 DENOTES FOUND NAIL AND DISC

9 3 =DENOTES ASPHALT PAVEMENT -DENOTES BRICK

A 30

SYMBOLS TREES

PALMERA

TREE

MANGO

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED

-DENOTES CONCRETE PAD

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SURVE	ELEVATIO	ON:	8'		
3	COMMUN	IITY:	120651		
ה	PANEL:	13	12086C0317L		
S	DATE OF 1	FIRM:	09-11-2009		
۲	SUFFIX	:	L		
ARY	ORIGINAL I WORK SUF DATE		04-01-2019		
1D	BENCH MA	ARK:	N/A		
anno	ELEVATION	:NC	N/A		
0	DATE	DRAV	DRAWN BY SCALE		
B(04-09-2019	J.I	ee.	1"=30"	
OF	REVISION /	UPDA	ATE OF	SURVEY	
0	DATE		DESCRIPTION		
-	N/A	- 1	N/A		

LB No. 7633 PROFESSIONAL SURVEYORS AND MAPPERS

UNLESS OTHERWISE NOTED.

JOB No.

1903-0390

SEAL

09 09 19 Lynsie Christine Con FL Architect

DESIGN

INTERIOR

33134

Florida

Coral Gables,

101

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ARCHITECTUR 232 Andalusia Avenue

Inc

Studio

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Residence

Ave.

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N

2135 Miami E Lake

SURVEY

SITE

TITLE:

SHEET NO .:

G1.1

- 2.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 3.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.

- 4.) WALL TIES ARE 10 THE PAGE OF THE WALL.
 5.) PENCE OWNERSHIP NOT DETERMINED.
 6.) BEARINGS REFERENCED TO UNE NOTED AS B.R.
 7.) BOUNDARY SURVEY WEARS A DRAWING ANJOR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 9.) THE SOURCES OF DATE USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "SUNSET LAKE EXTENSION" RECORDED IN PLAT BOOK 40, AT PAGE 23. 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 30 FEET OR SMALLER.



2135 Lake Avenue
Miami Beach, FL 33140
CONTEXT LOCATION PLAN

2135 Lake Ave. Residence 2135 Lake Avenue Miami Beach, FL 33140

SEAL

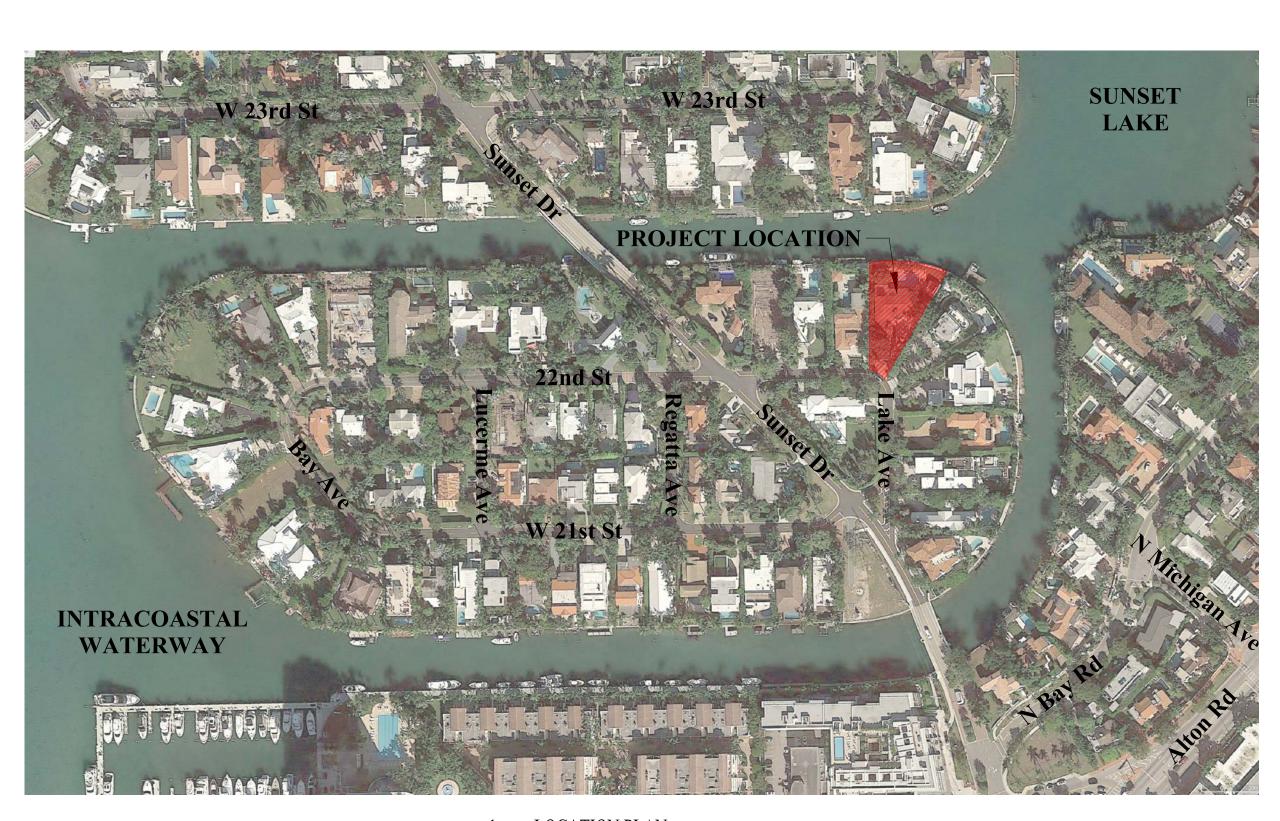
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CONTEXT LOCATION PLAN

2 N.T.S.



2135 Lake Ave. Residence
2135 Lake Avenue
Miami Beach, FL 33140

ITLE: CONTEXT LOCATION

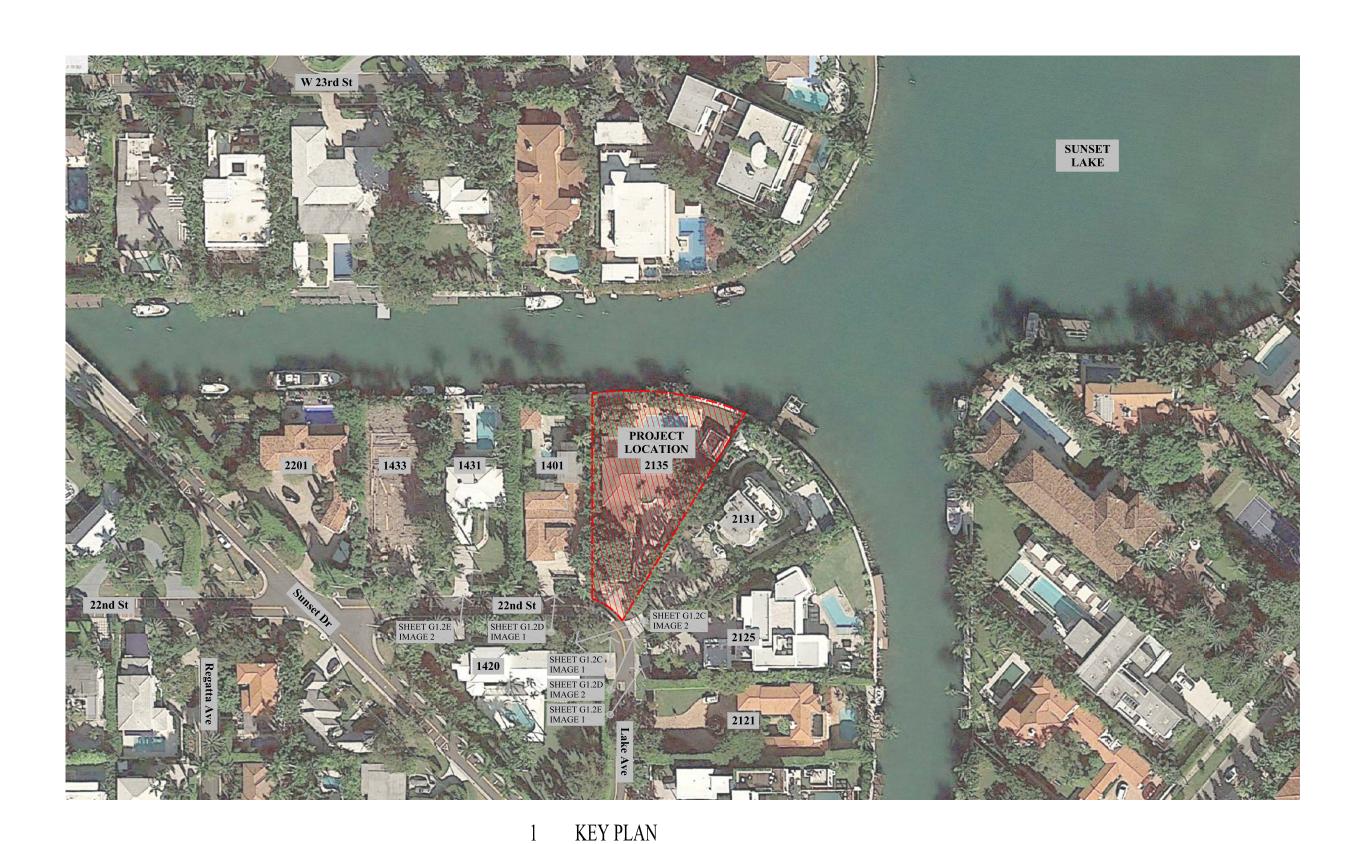
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09.09.19 Lynsie Christine C FL Architect AR99059 A 226000730

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G1.2A

G1.2 G1.2A N.T.S.



N.T.S.

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Miami Beach, FL 33140
PHOTOGRAPHS KEY PLAN

TITLE: PHO

SEAL

2135 Lake Ave. Residence

09.09.19 Lynsie Christine (FL Architect AR99059

SHEET NO.:

G1.2B

G1.2 G1.2B



2135 LAKE AVENUE

S(3) (3) (2) N.I.S.

2 1420 W 22 ST

N.

N.T.S.

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ARCHITECTURE PLANNING INTERIOR DESIGN 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 SITE PHOTOGRAPHS

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SEAL

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SHEET NO.:

G1.2C



1401 W 22 ST

2131 LAKE AVENUE

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SITE PHOTOGRAPHS

SEAL

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SHEET NO.:

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G1.2B G1.2D



1 2125 LAKE AVENUE

CLAP GLEF

KRIS

CHAPTER TO THE CONTROL OF THE CONT

2 1431 W 22 STREET

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SHEET NO.:

G1.2E

G1.2B G1.2E



WEST SIDE YARD (FRONT)

EAST SIDE YARD (FRONT)

N.T.S.

ORB SET

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09.09.19

SEAL

SHEET NO.:

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G1.2B G1.2F



2135 LAKE AVENUE G1.2G G1.2G



G1.2G G1.2G

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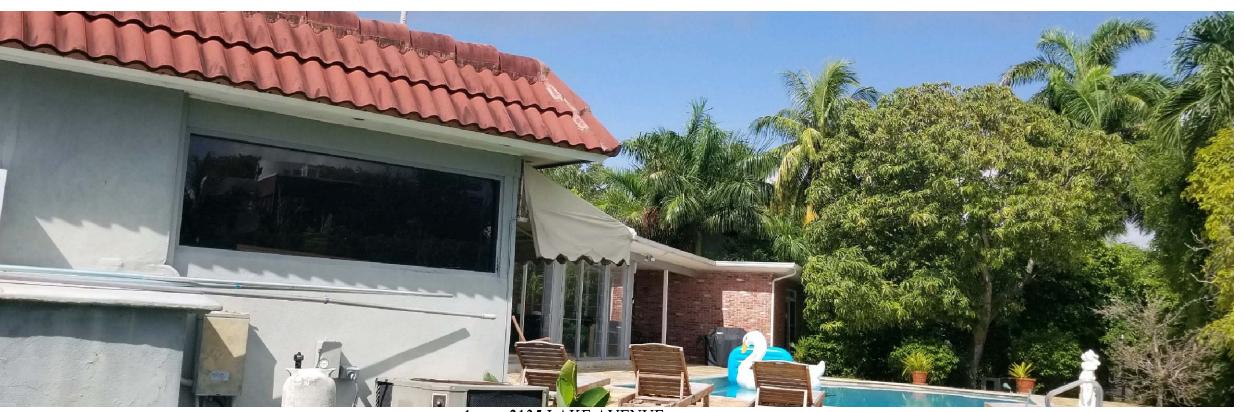
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2135 LAKE AVENUE

G1.2H G1.2H

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G1.2H G1.2H



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Miami Beach, FL 33140
LE: PROPOSED SITE

SEAL

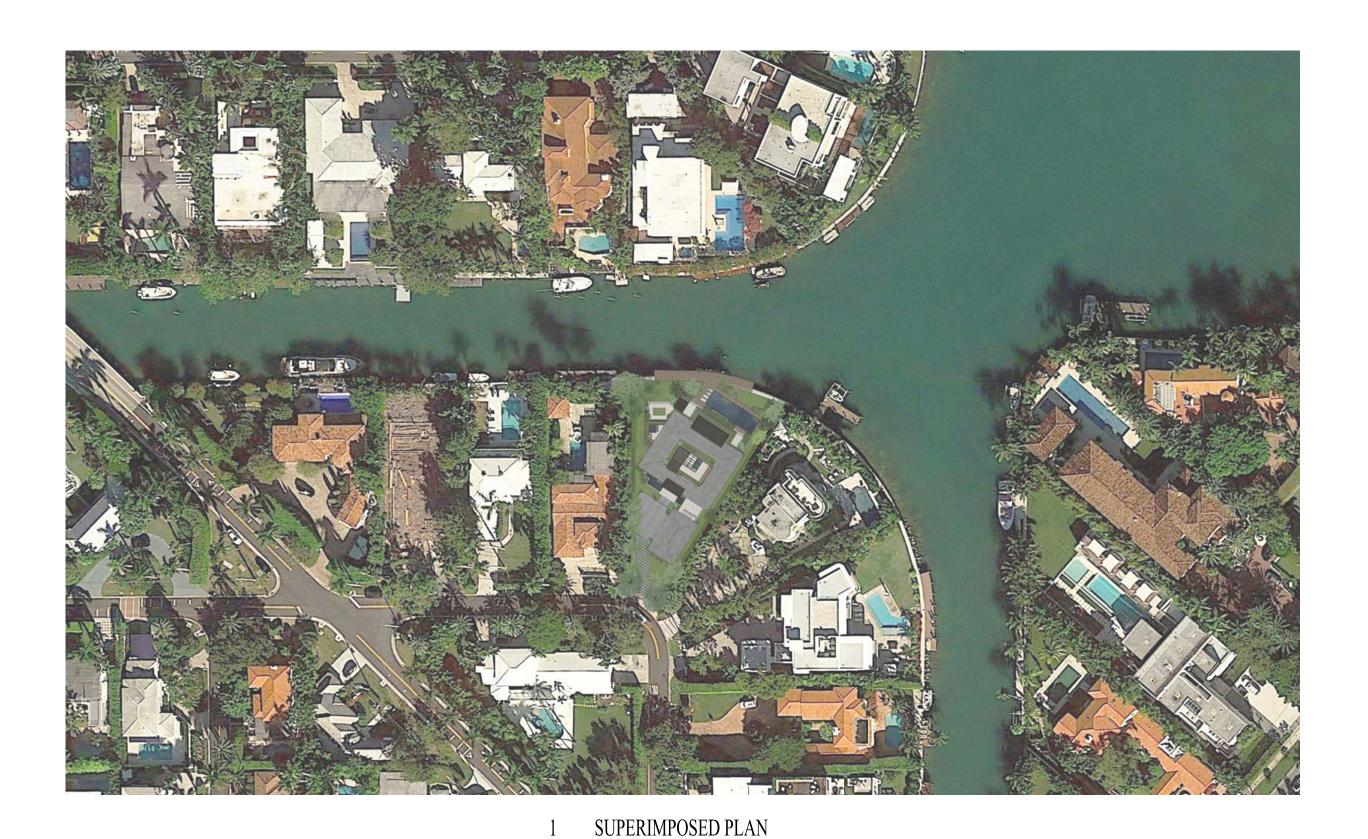
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G1.21 G1.21

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N.T.S.

CMA Design Studio, Inc.

2135 Lake Avenue Miami Beach, FL 33140 SUPERIMPOSED PLAN

SEAL

2135 Lake Ave. Residence

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G2.0