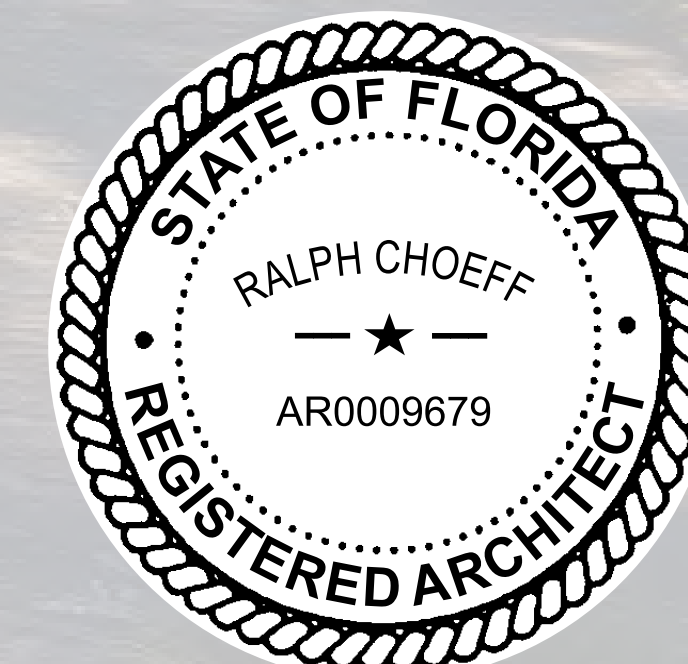


# KASDON RESIDENCE - EXISTING

520 LAKEVIEW COURT,  
MIAMI BEACH, FLORIDA 33140



Digitally signed  
by Ralph Choeff  
Date: 2020.12.22  
18:24:37 -05'00'



EXISTING RESIDENCE



LAKEVIEW RESIDENCE 2  
520 LAKEVIEW COURT  
MIAMI BEACH, FLORIDA 33140  
(PERMIT SET: MARCH 26, 2013)

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STRUCTURAL ENGINEER  
BLISS & NYITRAY, INC.  
800 Douglas Rd. Suite 300  
Coral Gables, FL 33134  
PH (305) 442-7086  
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CONTACT: GEORGE N. KHOURY, P.E.  
PABLO A. GARCIA, E.I.

1200 Brickell Ave., Suite 1525  
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CONTACT: REINALDO BORGES, AIA

M.E.P. ENGINEER  
m<sup>2</sup>e CONSULTING ENGINEERS  
5815 SW 68th STREET  
Miami FL. 33143  
PH (305) 665-1700  
FAX (305) 665-1703

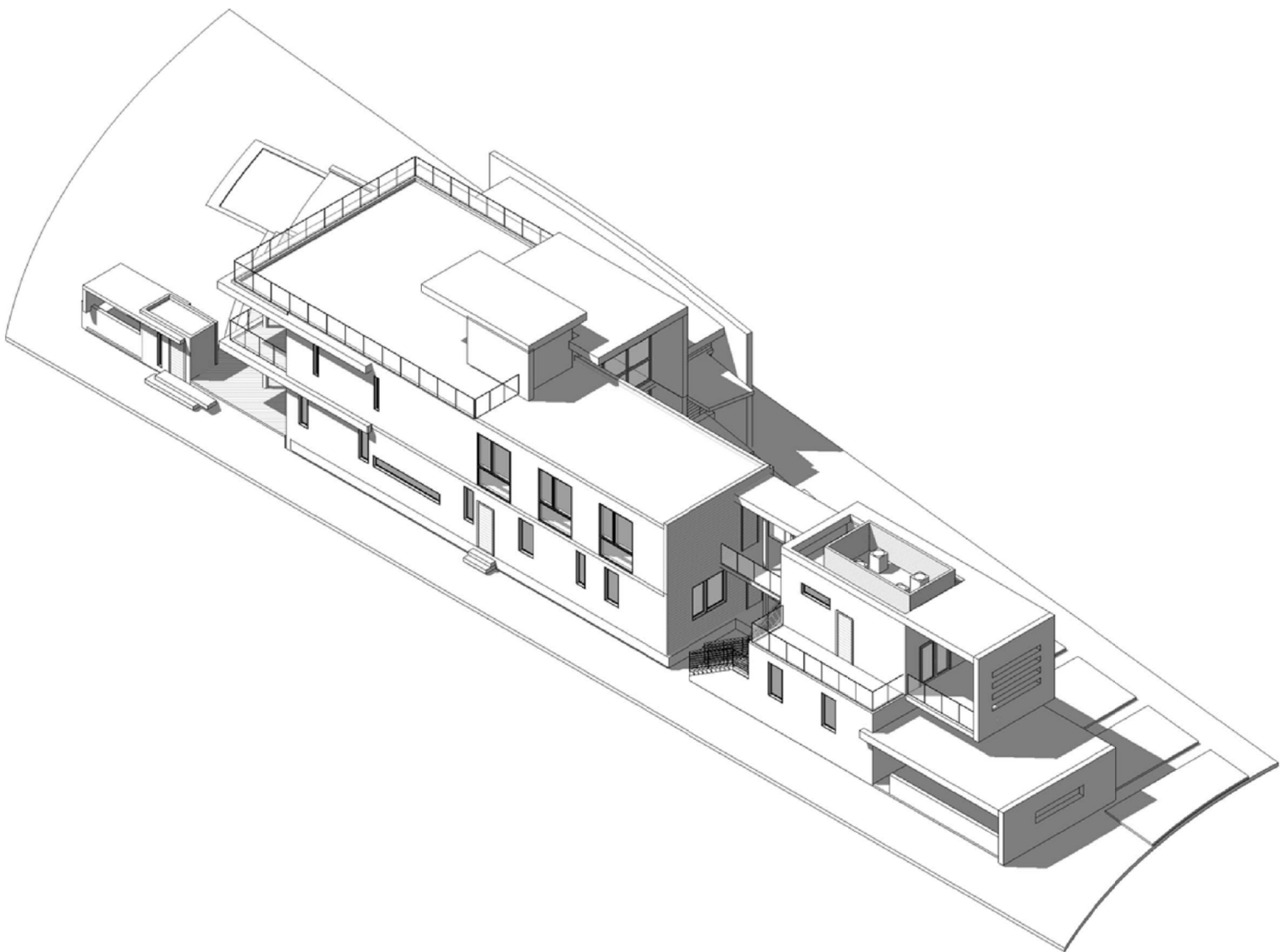
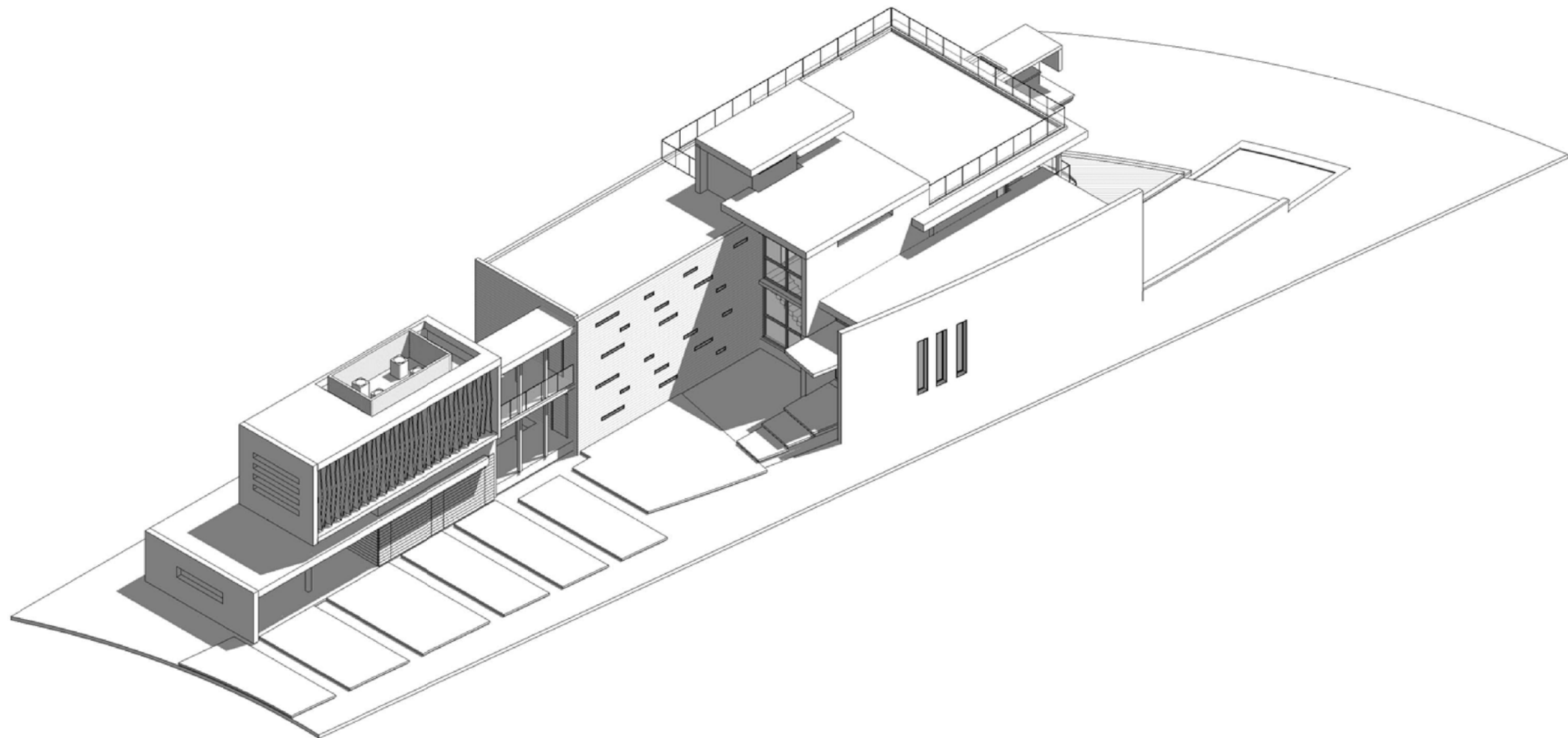
CONTACT: CARLOS ESTEBAN

CIVIL ENGINEER  
TERRA CIVIL ENGINEERING  
4011 W FLAGLER ST, SUITE 404  
Miami, FL 33134  
PH (305) 599-5010

CONTACT: MARCO OSORIO, P.E.

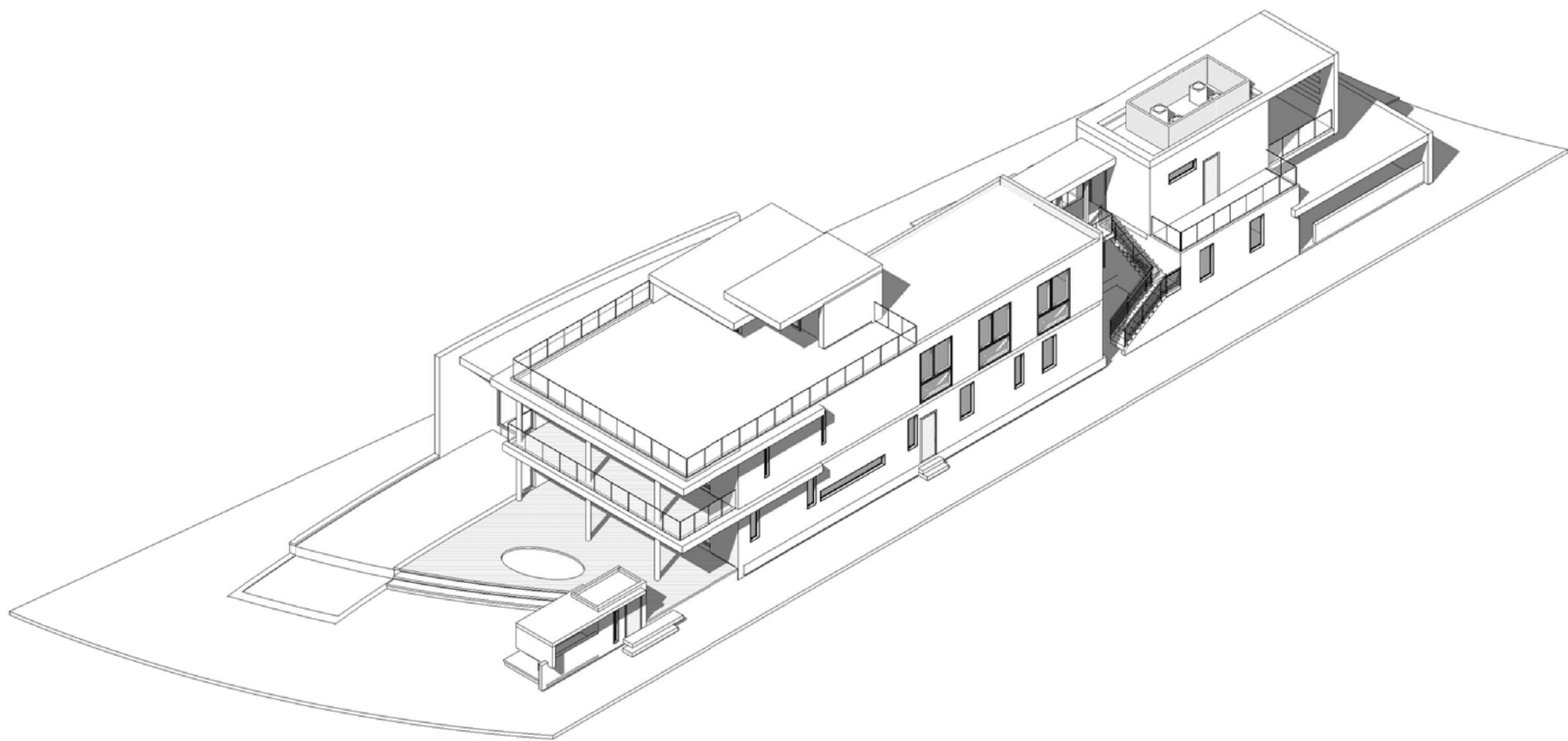
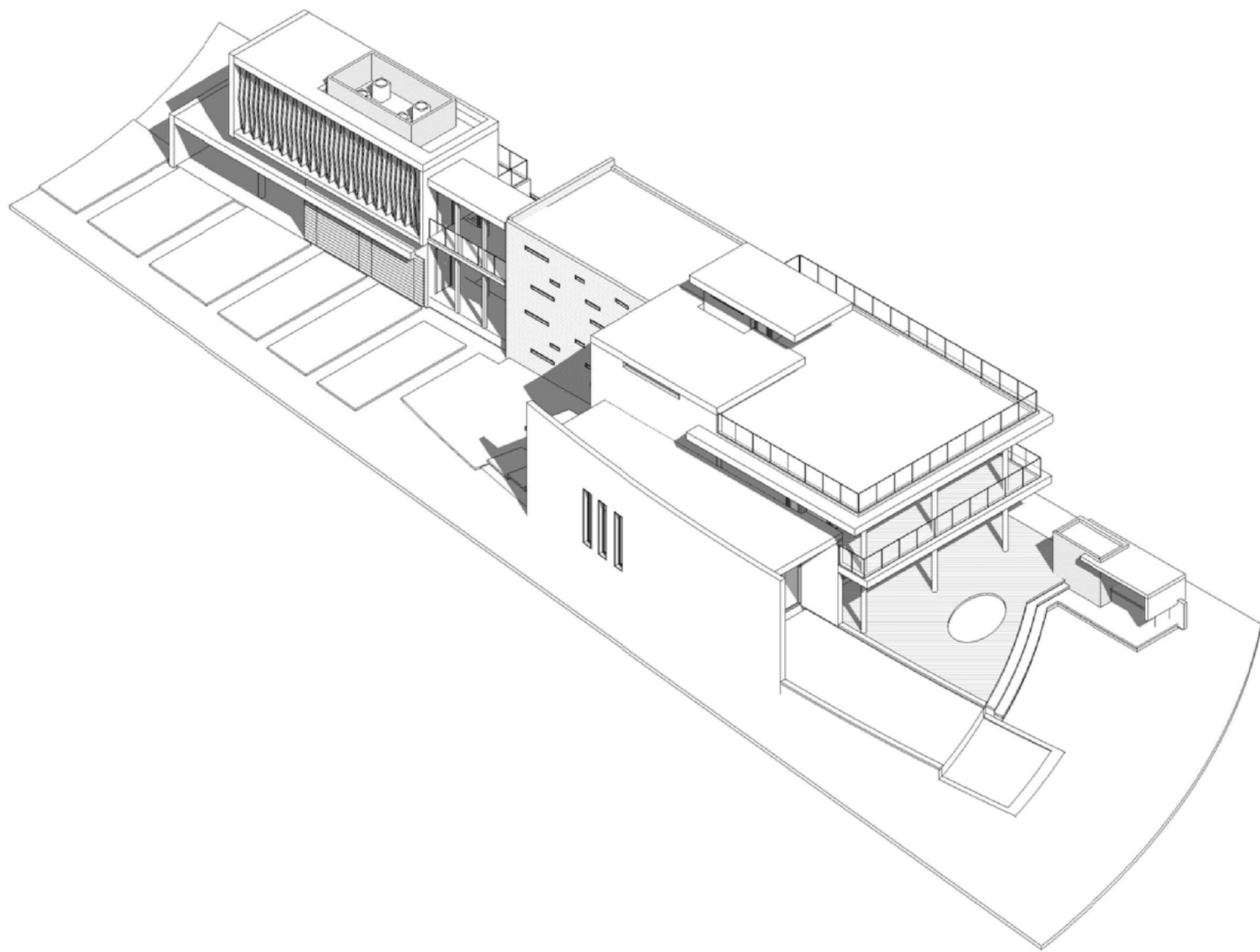
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Project Team		
Project Name		
LAKEVIEW RESIDENCE 2 520 LAKEVIEW COURT MIAMI BEACH, FLORIDA 33140		
Project Number 120291		
Drawing Name		
COVER SHEET		
Scale:	Drawing Number	
AS SHOWN	A-001	





01 NORTHEAST VIEW

02 NORTHWEST VIEW



03 SOUTHEAST VIEW

04 SOUTHWEST VIEW

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REINALDO BORGES, ARCHITECT

AA26000765  
AR0016290

Project Team

Project Name

LAKEVIEW  
RESIDENCE 2  
520 LAKEVIEW COURT  
MIAMI BEACH, FLORIDA 33140

Project Number 120291

Drawing Name

AXONOMETRIC VIEWS

Scale:

Drawing Number

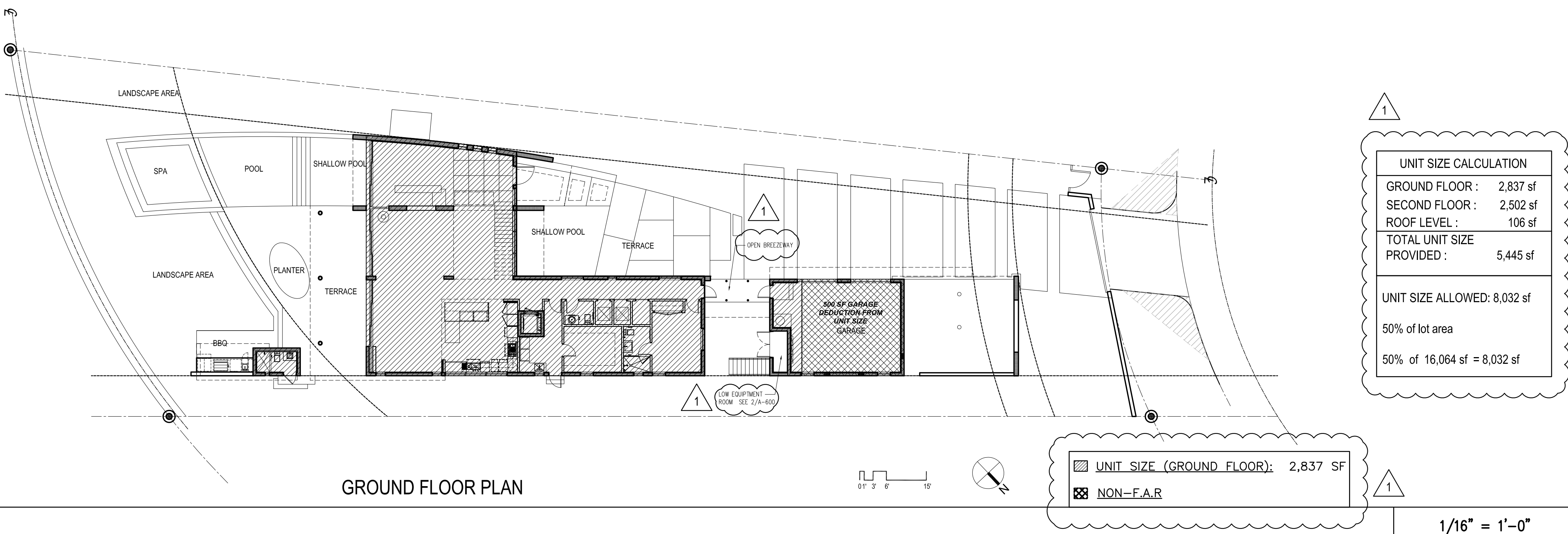
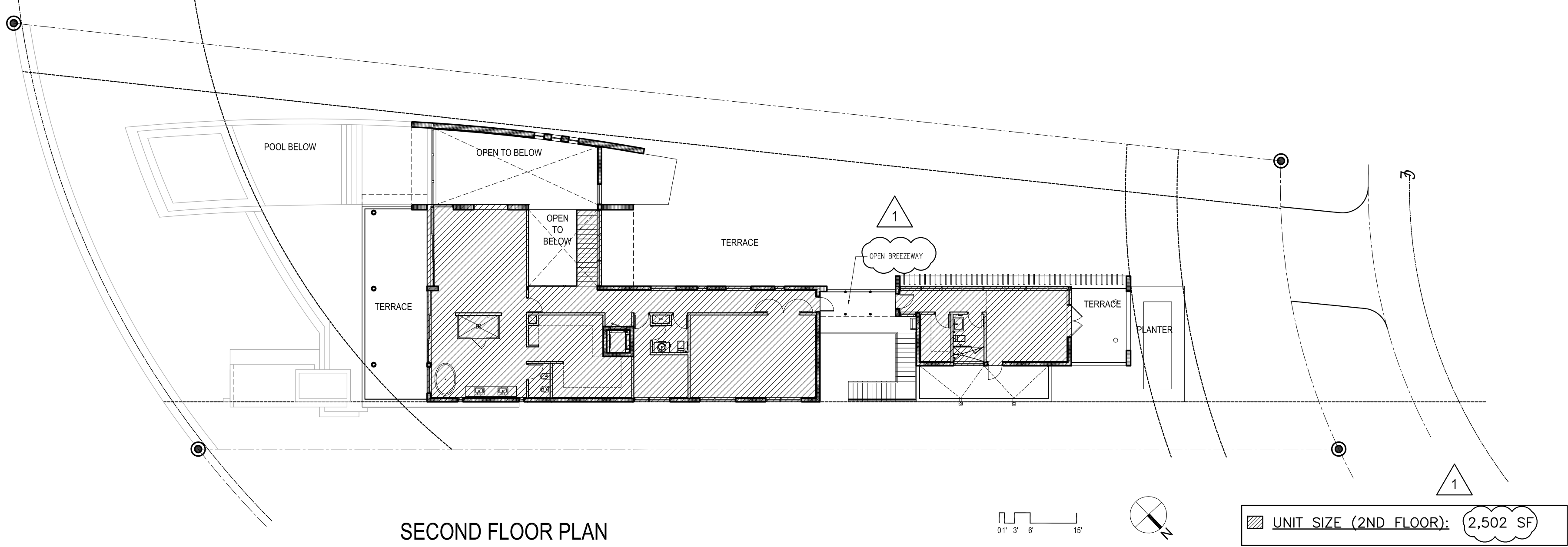
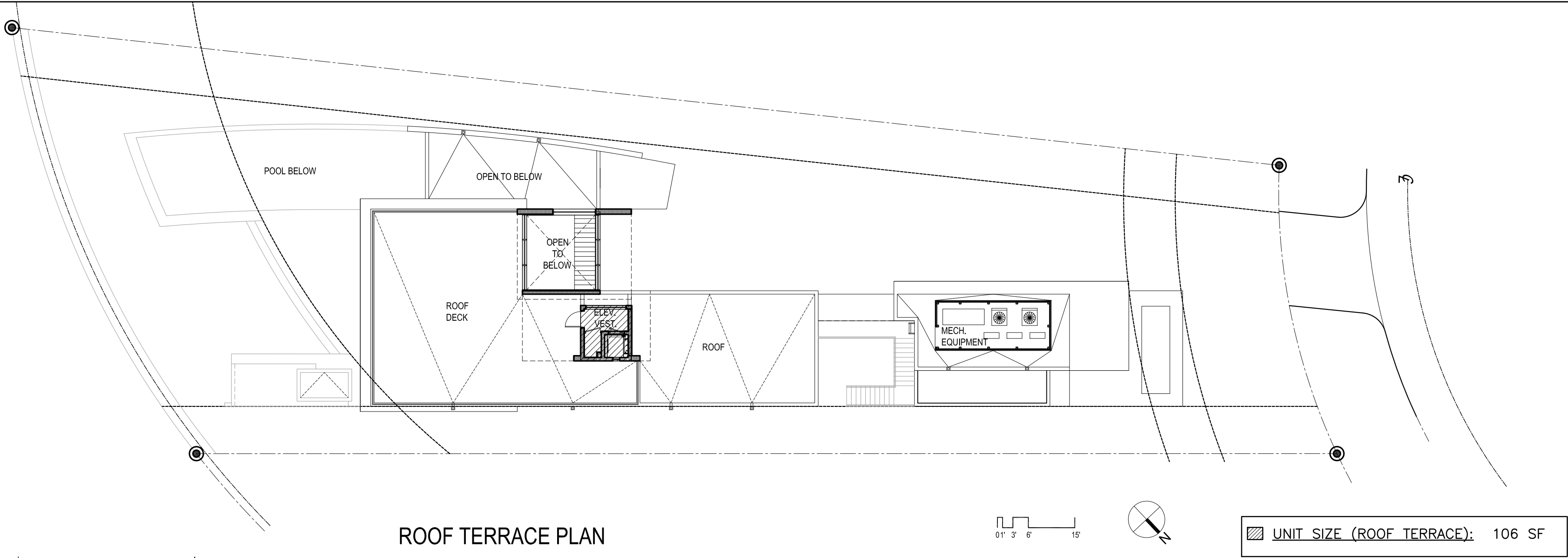
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A-004



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Project Team		
Project Name		
LAKEVIEW RESIDENCE 2 520 LAKEVIEW COURT MIAMI BEACH, FLORIDA 33140		
Project Number 120291		
Drawing Name		
SITE PLAN & ZONING INFO.		
Scale:	Drawing Number	
AS SHOWN	A-100	





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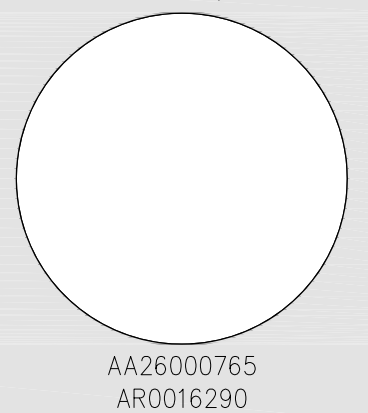
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REINALDO BORGES, ARCHITECT



Project Team

Project Name

**LAKEVIEW  
RESIDENCE 2**

520 LAKEVIEW COURT  
MIAMI BEACH, FLORIDA 33140

Project Number 120291

Drawing Name

F.A.R./ UNIT SIZE DIAGRAMS

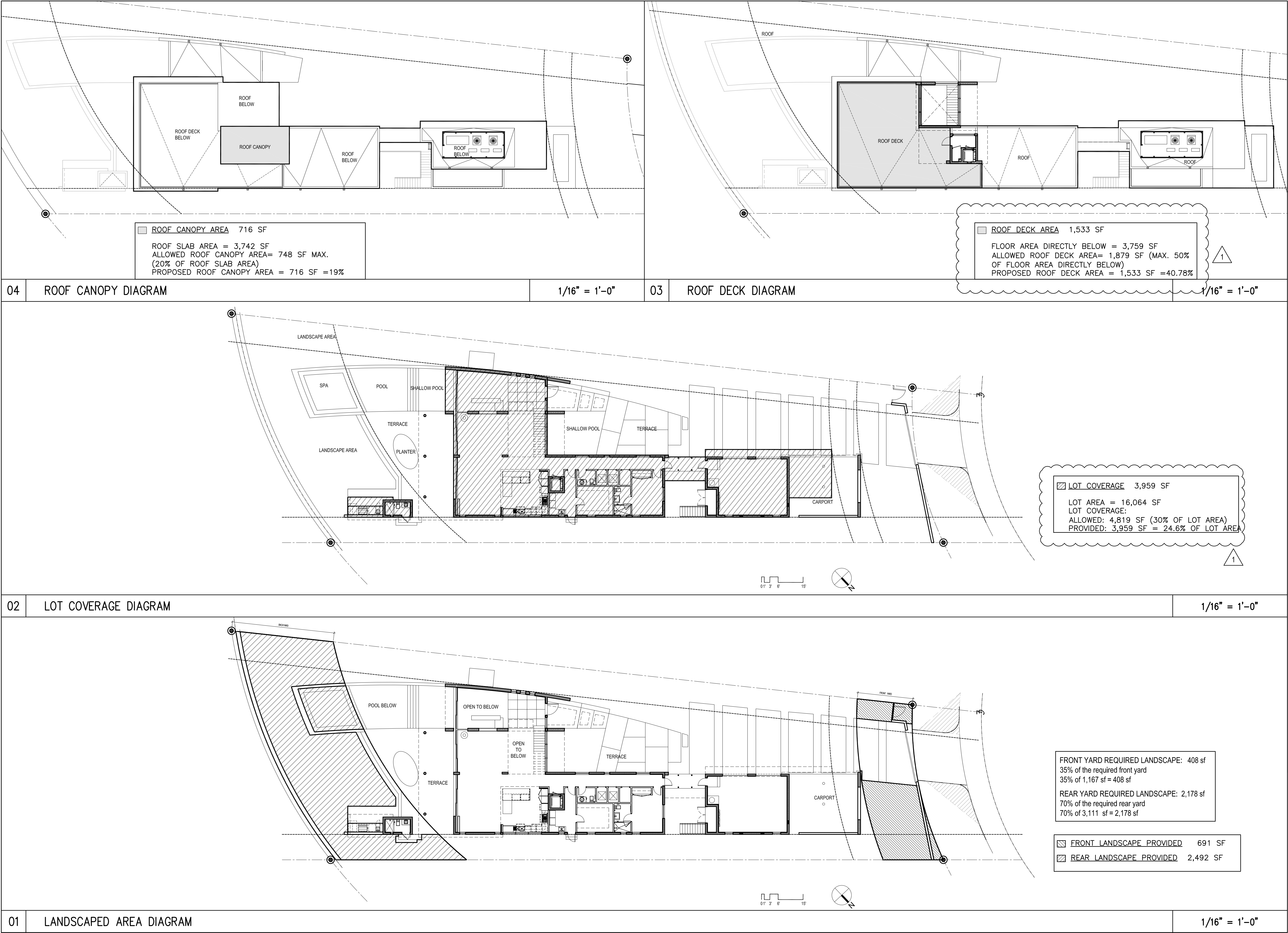
Scale:

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Drawing Number

**A-101**





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Project Team		
Project Name		
LAKEVIEW RESIDENCE 2 520 LAKEVIEW COURT MIAMI BEACH, FLORIDA 33140		
Project Number 120291		
Drawing Name		
SETBACK DIAGRAM, LOT COVERAGE & LANDSCAPED AREA REQ.		
Scale:	Drawing Number	
AS SHOWN	A-102	



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REINALDO BORGES, ARCHITECT

AA26000765  
AR0016290

Project Team

Project Name

**LAKEVIEW  
RESIDENCE 2**  
520 LAKEVIEW COURT  
MIAMI BEACH, FLORIDA 33140

Project Number 120291

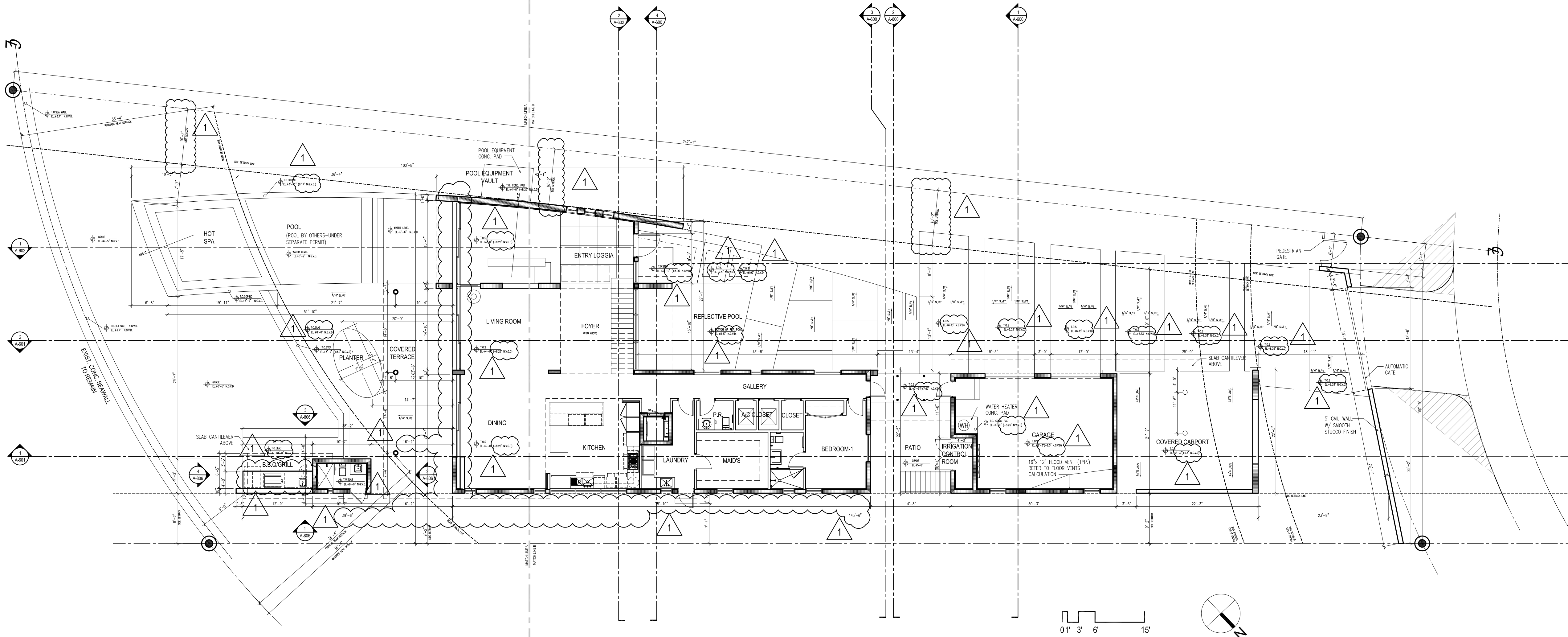
Drawing Name

GROUND FLOOR PLAN

Scale: Drawing Number

AS SHOWN

**A-200**



FLOOD VENT TABULATION

AREA	AREA (SQ.FT.)	VENT AREA (SQ.IN.)	REQUIRED	PROVIDED
		(16"x12")		
GARAGE	537	192 SQ.IN. PER VENT	537 sq. in.	3x(16"x12") = 576 sq. in.

NOTE:  
ALL FINISH CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION  
SHALL BE FLOOD RESISTANT MATERIAL.  
ALL FLOOD VENTS MUST BE LOCATED W/IN 1FT ABOVE FINISH ELEVATION  
AREA OF OPENINGS: 1 SQ.IN./1 SQ.FT.  
FLOOD VENTS MUST BE LOCATED ON TWO DIFFERENT WALL SECTIONS

SWIMMING POOL UNDER SEPARATE PERMIT

REFER TO CIVIL DRAWINGS FOR DRAINAGE  
LAYOUT, CALCULATIONS AND DETAILS

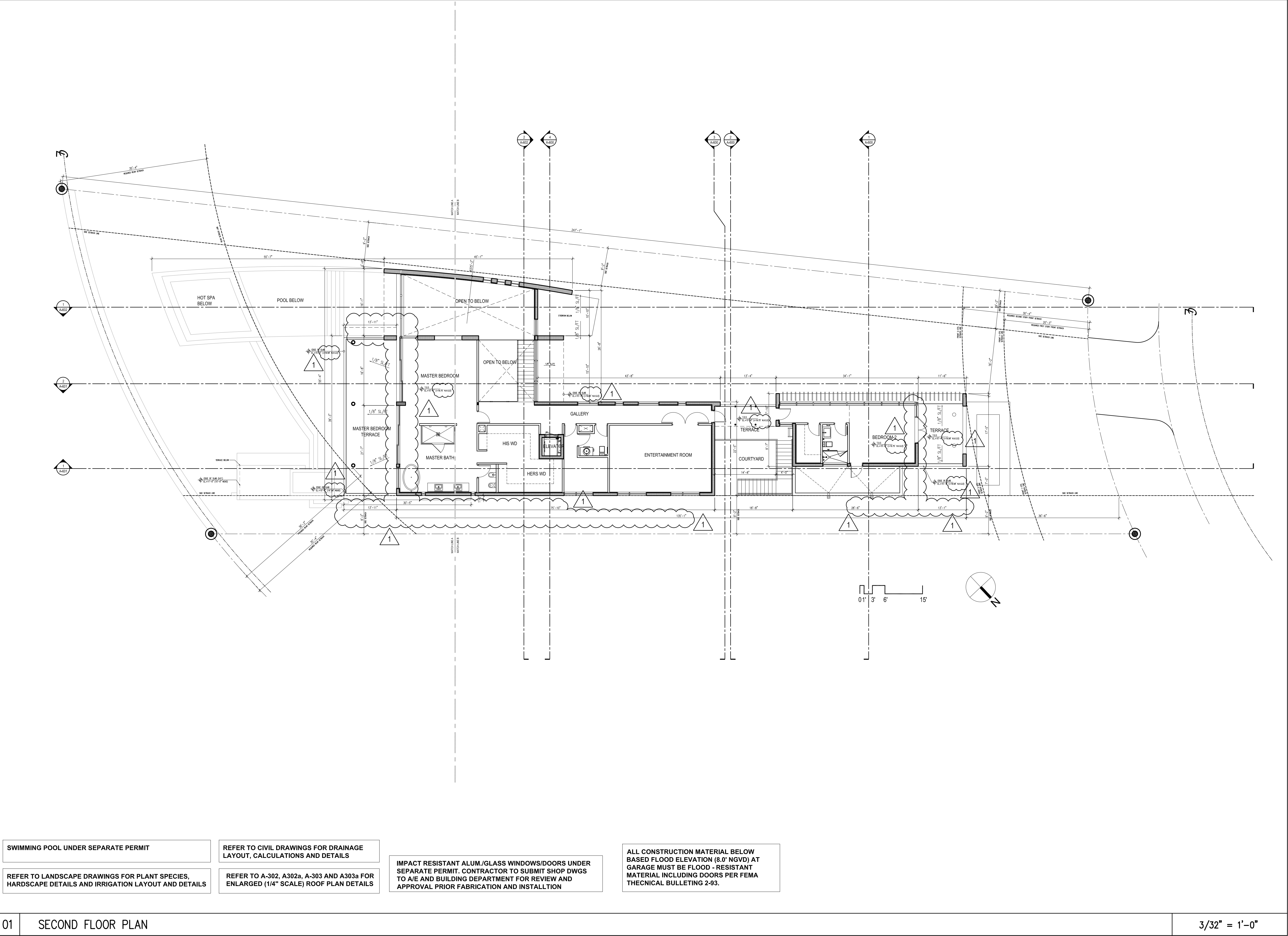
REFER TO LANDSCAPE DRAWINGS FOR PLANT SPECIES,  
HARDSCAPE DETAILS AND IRRIGATION LAYOUT AND DETAILS

REFER TO A-302, A302a, A-303 AND A303a FOR  
ENLARGED (1/4" SCALE) ROOF PLAN DETAILS

IMPACT RESISTANT ALUM/GLASS WINDOWS/DOORS UNDER  
SEPARATE PERMIT. CONTRACTOR TO SUBMIT SHOP DWGS  
TO A/E AND BUILDING DEPARTMENT FOR REVIEW AND  
APPROVAL PRIOR FABRICATION AND INSTALLTION

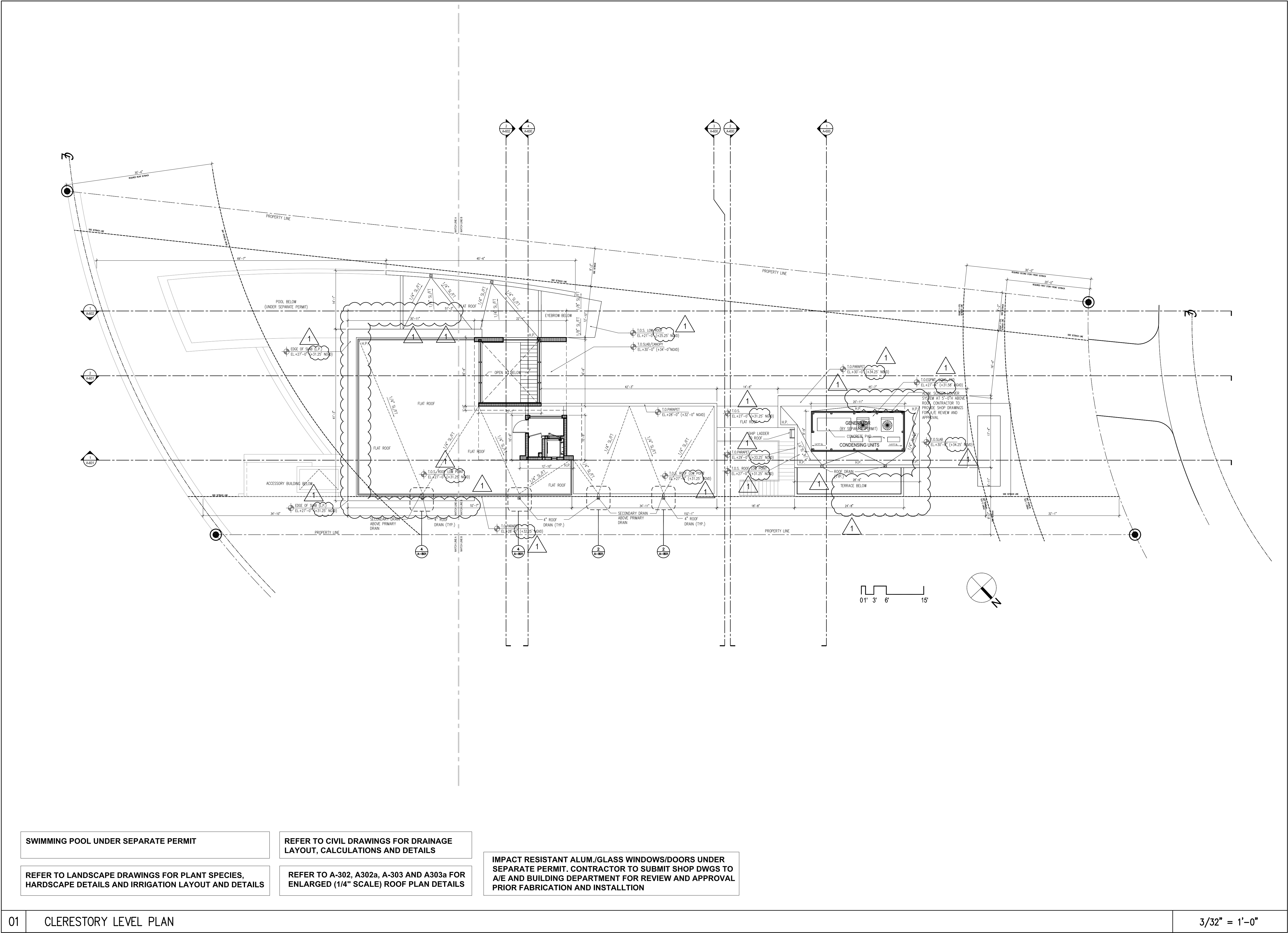
ALL CONSTRUCTION MATERIAL BELOW  
BASED FLOOD ELEVATION (8.0' NGVD) AT  
GARAGE MUST BE FLOOD - RESISTANT  
MATERIAL INCLUDING DOORS PER FEMA  
THECNICAL BULLETING 2-93.





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Project Team		
Project Name		
LAKEVIEW RESIDENCE 2 520 LAKEVIEW COURT MIAMI BEACH, FLORIDA 33140		
Project Number 120291		
Drawing Name		
SECOND FLOOR PLAN		
Scale:	Drawing Number	
AS SHOWN	A-201	



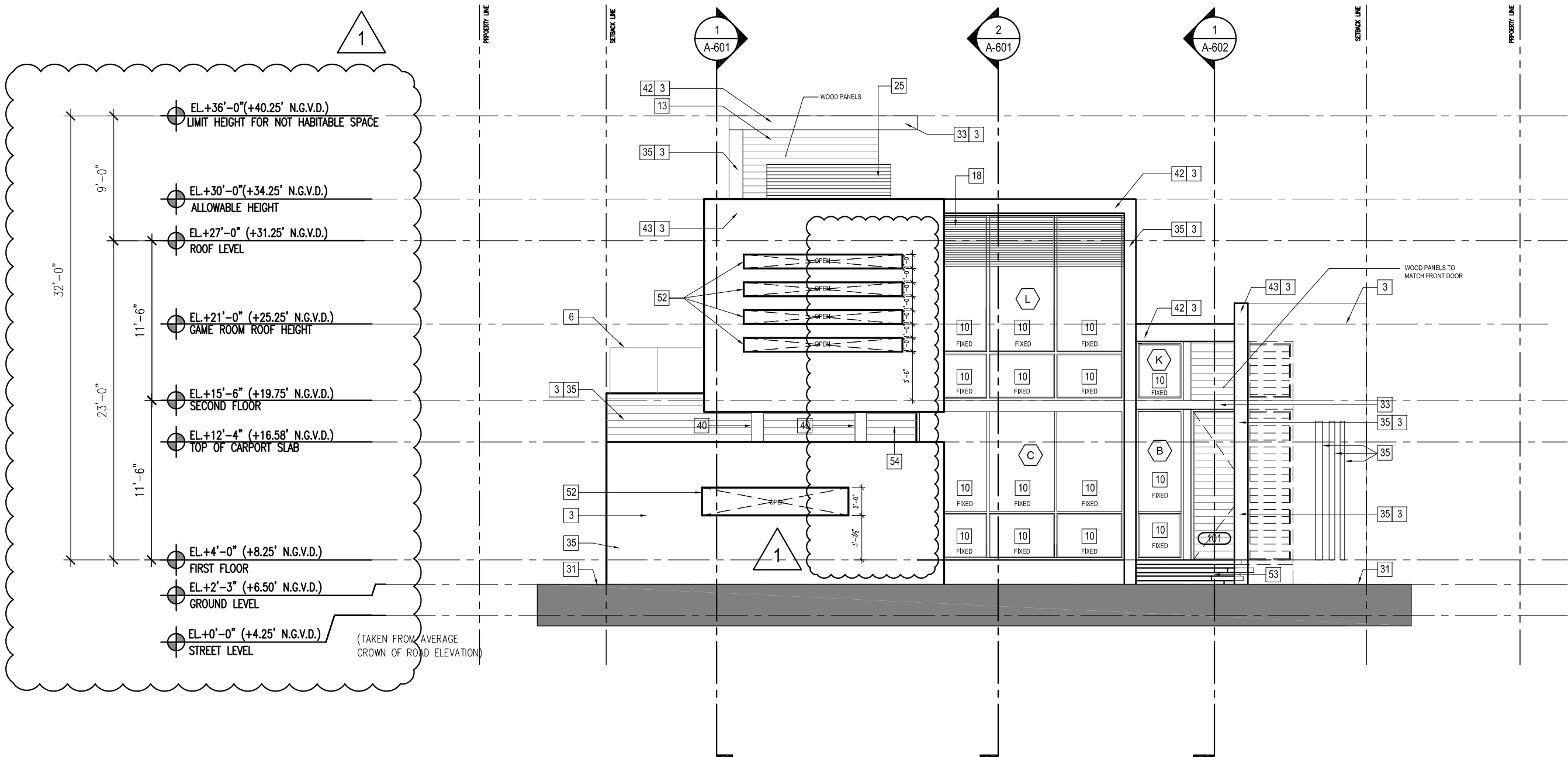


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Project Team		
Project Name		
LAKEVIEW RESIDENCE 2 520 LAKEVIEW COURT MIAMI BEACH, FLORIDA 33140		
Project Number 120291		
Drawing Name		
CLERESTORY LEVEL PLAN		
Scale:	Drawing Number	
AS SHOWN	A-202	



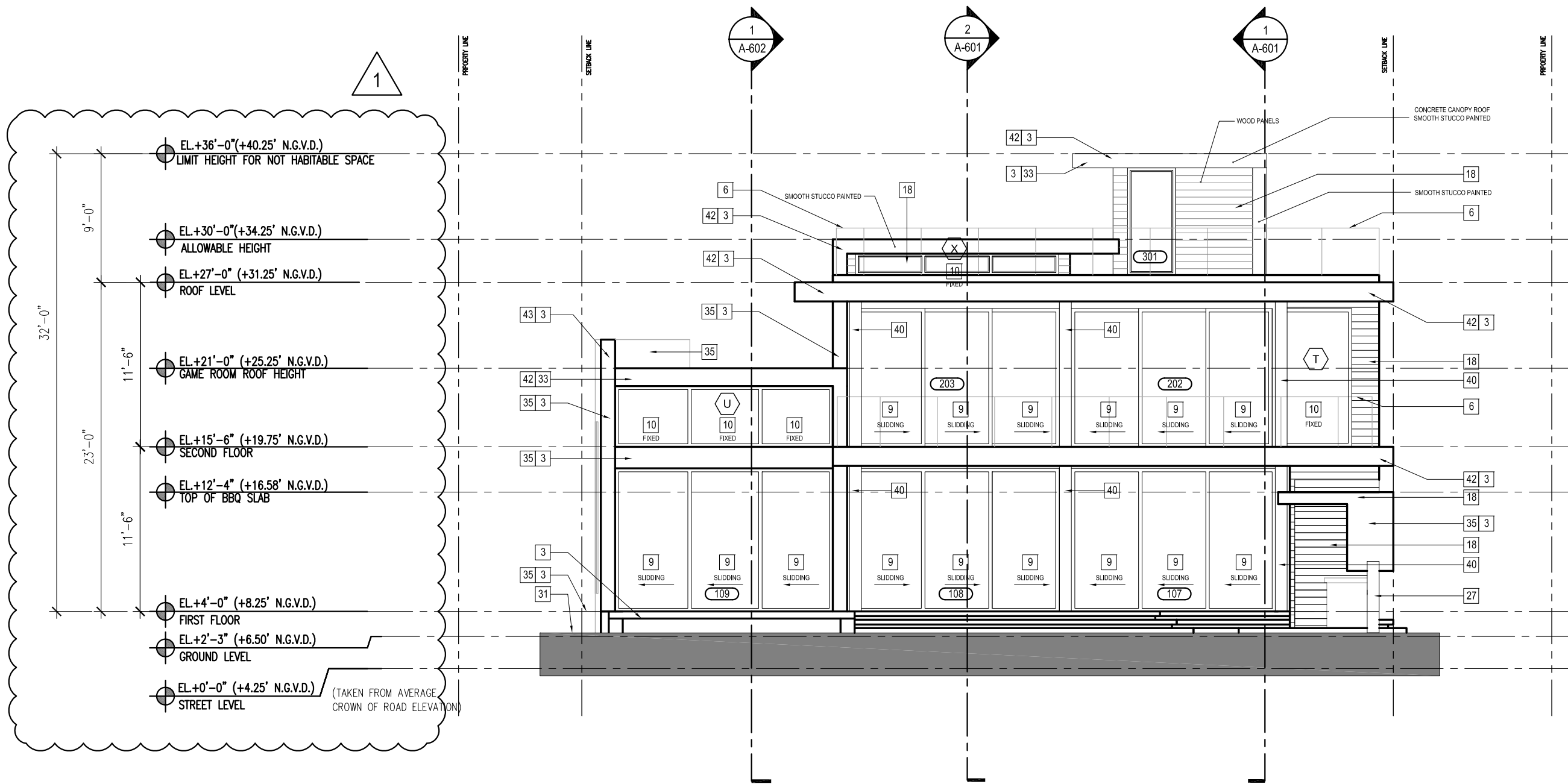






01 NORTH ELEVATION

1/8" = 1'-0"



02 SOUTH ELEVATION

1/8" = 1'-0"

FACADE FINISH ANNOTATIIONS

- 1 CONCRETE SLAB. SMOOTH STUCCO FINISH PAINTED
- 2 CUSTOM AUTOMATED SLIDING GARAGE DOORS. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO A/E AND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL
- 3 SMOOTH STUCCO FINISH PAINTED
- 4 CONCRETE WALL
- 5 ALUMINUM & GLASS IMPACT RESISTANT WINDOW. UNDER SEPARATE PERMIT. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO A/E AND BLDG DEPARTMENT FOR REVIEW AND APPROVAL
- 6 LAMINATED GLASS RAILING 42" ABOVE CURB. CONTRACTOR TO SUBMIT SHOP DRAWINGS AND CALCULATIONS TO A/E FOR REVIEW AND APPROVAL.
- 7 PLANTER AREA. REFER TO LANDSCAPE DWGS FOR DETAILS
- 8 12" CONCRETE EYEBROW. SMOOTH STUCCO FINISH PAINTED
- 9 ALUMINUM & GLASS IMPACT RESISTANT SLIDING GLASS DOORS. UNDER SEPARATE PERMIT. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO A/E AND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL
- 10 ALUMINUM & GLASS IMPACT RESISTANT FIXED WINDOW. UNDER SEPARATE PERMIT. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO A/E AND BLDG DEPARTMENT FOR REVIEW AND APPROVAL
- 11 RAIN WATER LEADERS TO BE PAINTED SAME COLOR AS ADJACENT WALL
- 12 CONCRETE STAIR. SMOOTH STUCCO FINISH PAINTED, STONE OR TILE AS SPECIFIED
- 13 HARDWOOD VENEER.
- 14 INFINITY EDGE POOL
- 15 AIRCRAFT CABLE RAILING SYSTEM 42" A.F.F. CONTRACTOR TO SUBMIT SHOP DRAWING AND CALCULATIONS TO A/E FOR REVIEW AND APPROVAL
- 16 ELECTRICAL SERVICE (TO BE INSTALLED ABOVE BASED FLOOD ELEVATION). REFER TO ELECTRICAL ELECTRICAL DWGS FOR DETAILS
- 17 FLOOD AND UNDER FLOOR SPACE VENT. REFER TO SHEETS A-200 AND A-300 FOR CALCULATIONS AND DETAILS
- 18 ALUMINUM LOUVERS. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO A/E REVIEW AND APPROVAL
- 19 OOLITE STONES STEPS
- 20 CONCRETE CURB
- 21 WATER CASCADE
- 22 MECHANICAL EQUIPMENT BEHIND
- 23 OVERFLOW SCUPPER
- 24 CONCRETE STAIR. TILE FINISH FLOOR (TO BE SELECTED)
- 25 ALUM. SCREEN LOUVER SYSTEM AT 5'-0" ABOVE ROOF (MAX.). CONTRACTOR TO SUBMIT SHOP DRAWINGS TO A/E\ FOR REVIEW AND APPROVAL
- 26 STAINLESS STEEL HANDRAIL AT 2'-10" A.F.F. REFER TO FLOOR PLANS AND A-700 FOR HANDRAIL DETAILS

- 27 CMU LOW WALL
- 28 LAMINATED GLASS RAILING 42" A.F.F. AT STAIRS. CONTRACTOR TO SUBMIT SHOP DWGS TO A/E FOR REVIEW AND APPROVAL
- 29 2 1/2"x2 1/2" BRUSHED STAINLESS STEEL SCUPPER
- 30 EXPOSED CONCRETE WALL
- 31 LANDSCAPE AREA. REFER TO LANDSCAPE DWGS FOR DETAILS
- 32 SMOOTH STUCCO BAND
- 33 CONCRETE EYEBROW (ARCHITECTURAL FEATURE)
- 34 STONE VENEER TO BE SELECTED BY OWNER
- 35 CMU WALL
- 36 STAINLESS STEEL HORIZONTAL BARS RAILING 42" ABOVE CURB. CONTRACTOR TO SUBMIT SHOP DWGS TO A/E FOR REVIEW AND APPROVAL
- 37 EXISTING 5'-0"H CBS WALL TO REMAIN
- 38 6'-0"H GARDEN GATE
- 39 BASE FLOOD PLANE/ELEVATION
- 40 CONCRETE COLUMN, SMOOTH STUCCO PAINTED
- 41 CUSTOM ALUM. GATE. CONTRACTOR TO SUBMIT SHOP DWGS TO A/E FOR REVIEW AND APPROVAL
- 42 CONCRETE SLAB. REFER TO STRUCTURAL DWGS FOR REVIEW AND APPROVAL
- 43 CONCRETE PARAPET. REFER TO STRUCTURAL DWGS FOR REVIEW AND APPROVAL
- 44 AUTOMATIC ALUMINUM LOUVER SYSTEM - BY OTHERS - UNDER SEPARATE PERMIT
- 45 SKYLIGHT
- 46 EXTERIOR TUB
- 47 STEEL COLUMNS REFER TO STRUCTURAL DWGS FOR REVIEW AND APPROVAL
- 48 EXHAUST FAN 4X6 OR 6X6
- 49 SHIP LADDER REFER TO A-700 FOR DETAILS
- 50 FLOOD VENTS. REFER TO SHEET A-200 FOR CALCS.
- 51 EMERGENCY SCUPPER. REFER TO DET. 3, SHT. A-801a REFER TO SHEET A-203 FOR CALCS.
- 52 OPENING CUT-OUT, NO WINDOW
- 53 CONCRETE FLOATING STEPS W/ STONE FINISH
- 54 RESISTA WOOD VENEER
- 55 SPECIAL VENEER TO BE SELECTED
- 56 SPECIAL TILE TO BE SELECTED
- 57 STONE COPING

01 ELEVATION TAG LEGEND

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No.	DATE	DESCRIPTION
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REINALDO BORGES, ARCHITECT

AA26000765  
AR0016290

Project Team

Project Name

**LAKEVIEW  
RESIDENCE 2**  
520 LAKEVIEW COURT  
MIAMI BEACH, FLORIDA 33140

Project Number 120291

Drawing Name

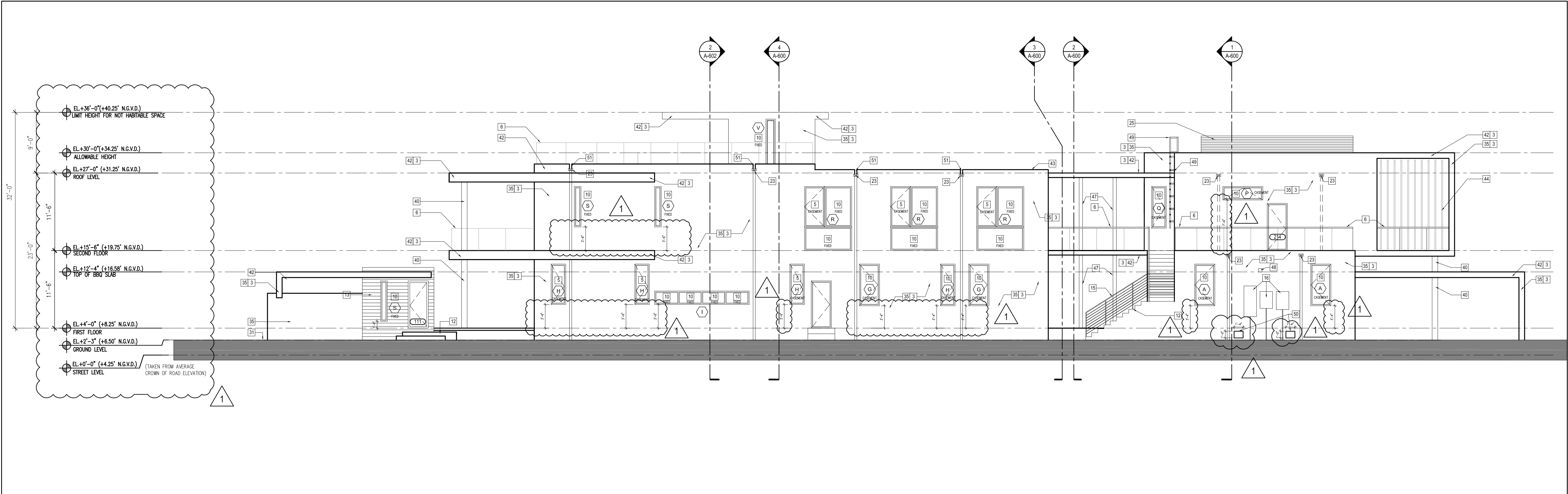
ELEVATIONS

Scale: Drawing Number

AS SHOWN

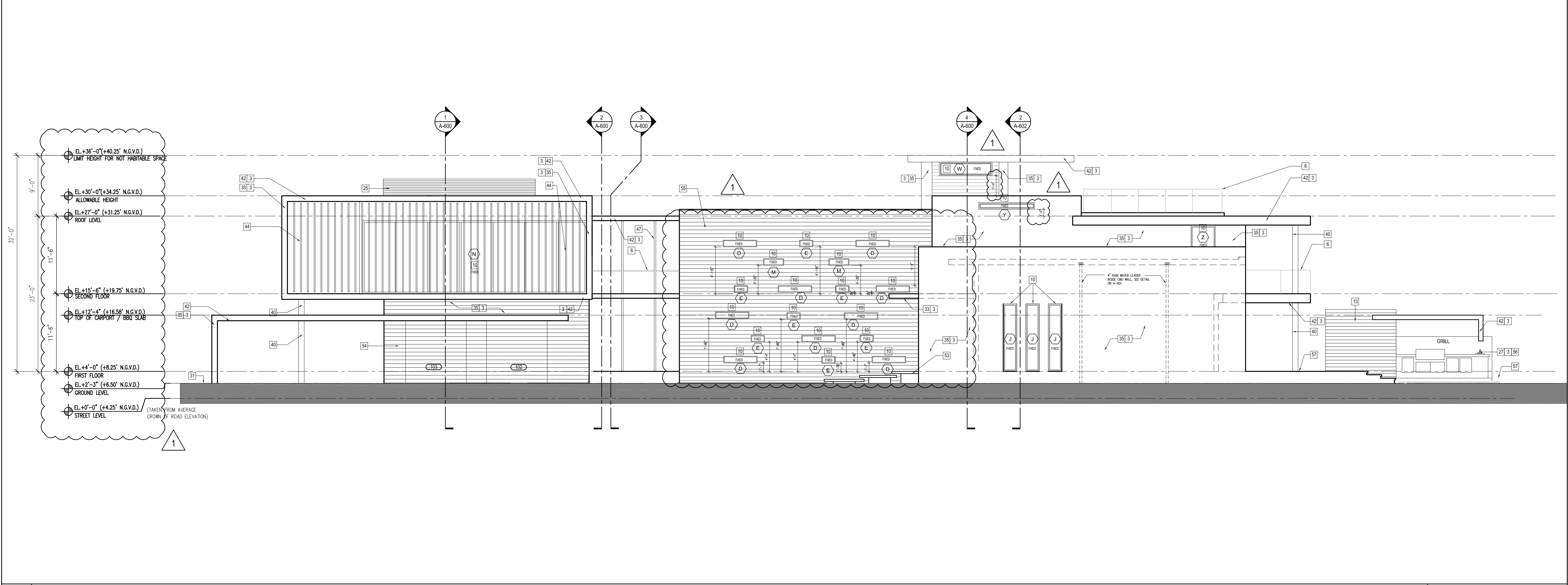
**A-500**





01 EAST ELEVATION

1/8" = 1'-0"



02 WEST ELEVATION

1/8" = 1'-0"

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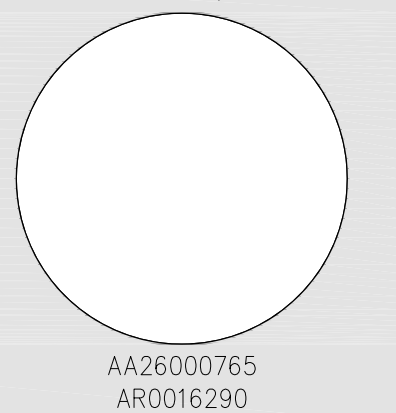
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REINALDO BORGES, ARCHITECT



Project Team

Project Name

**LAKEVIEW  
RESIDENCE 2**  
520 LAKEVIEW COURT  
MIAMI BEACH, FLORIDA 33140

Project Number 120291

Drawing Name

ELEVATIONS

Scale:

AS SHOWN

Drawing Number

**A-501**











Property Damage Assessment

Address: 520 Lakeview Court, Miami Beach, FL 33140

Note: This letter has been produced by the Architects, Choeff Levy Fischman, and does NOT represent a professional damage assessment letter. As the Architects we are only describing visible water damage, and damage as described verbally by the Owner, Donald Kasdon.



- Exterior of the residence
  - The areas with a wood finish, the covered walk from Garage to main residence, the Cabana steps in the rear (see comment below) have visible water damage. They have considerable amounts of mold on them, and you can clearly see white water lines on the wood.
  - Many of the double glass paned windows has visible water vapor inside the cavity.
  - Rear cabana/ Pool Deck clearly has water damage in the foundation. In the steps near the cabana, finished with wood, there are many areas with mold. Please refer to the images provided. The foundations clearly are affected with water infiltration.
  - In the cabana structure, you can see some plumbing tubes which do not have sleeves on them. This has lead to rusting of the tubes.
  - Looking at the Garage doors, the paint and stucco is separating from the wall due to moisture infiltration.
  - When looking at the Water Meter outside of the property, it keeps counting water usage, as if there was somebody living in the residence. The residence has been vacated for quite some time now. There is an issue which is proving to be very costly.
- Interior of residence
  - Garage – Ceiling is covered in black mold. They Gypsym wall board is tearing off due to moisture damage. See images. This same issue applies inside of the main residence as well.
  - After initial damage was discovered, the owner removed some of the finishing to see the extents of the damage. The slab is very uneven, it is not leveled. Moreso water has clearly infiltrated the layer between the tile and the slab, as it is moldy.
  - The bottom of the walls has an aluminum base, which is all rusted.
  - Many of the double glass paned windows has visible water vapor inside the cavity.
  - Steel Column bases, the connection of the steel column to the floor slabs, are very rusted throughout.
  - Master Bathroom wall is covered in black mold.
  - Master Bedroom floor all had to be ripped up, the underside of it is covered in mold.

