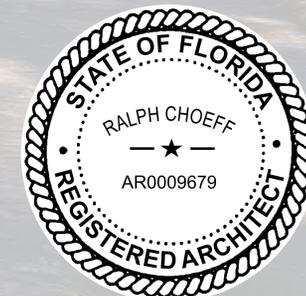


KASDON RESIDENCE - EXISTING

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 & NYTRAY, INC.
 800 Douglas Rd. Suite 300
 Coral Gables, FL 33134
 PH (305) 442-7086
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CONTACT: GEORGE N. KHOURY, P.E.
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CONTACT: REINALDO BORGES, AIA

M.E.P. ENGINEER
m²e 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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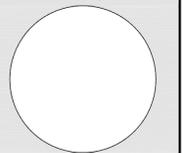
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REINALDO BORGES, ARCHITECT



AA26000765
 AR0016290

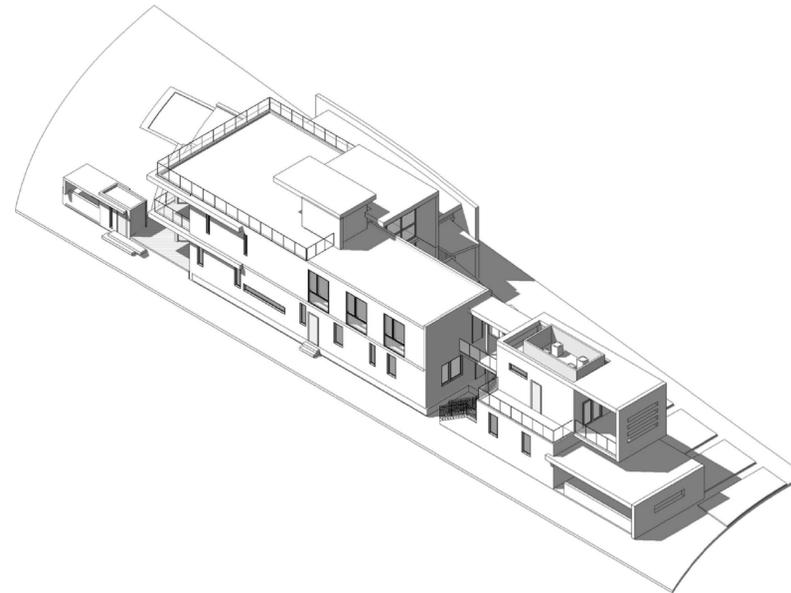
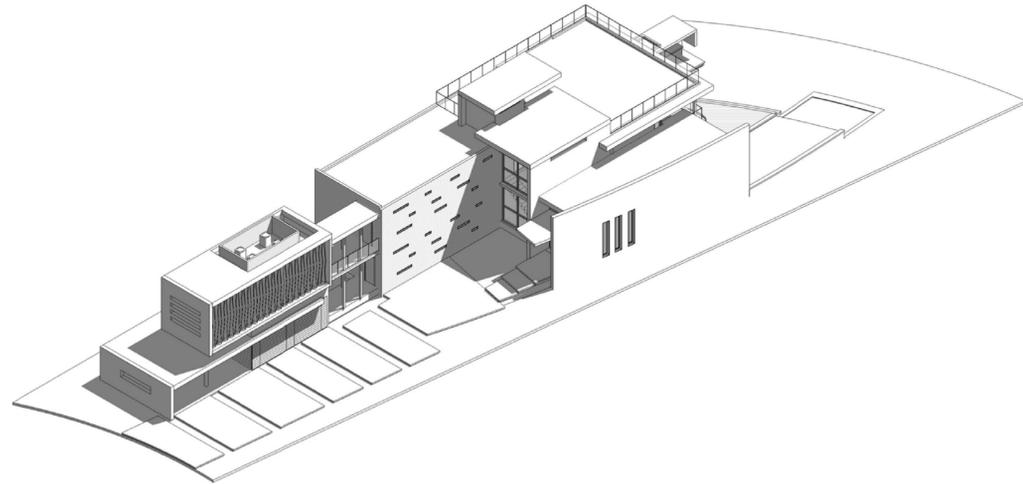
Project Team

Project Name
LAKEVIEW RESIDENCE 2
 520 LAKEVIEW COURT
 MIAMI BEACH, FLORIDA 33140

Project Number 120291

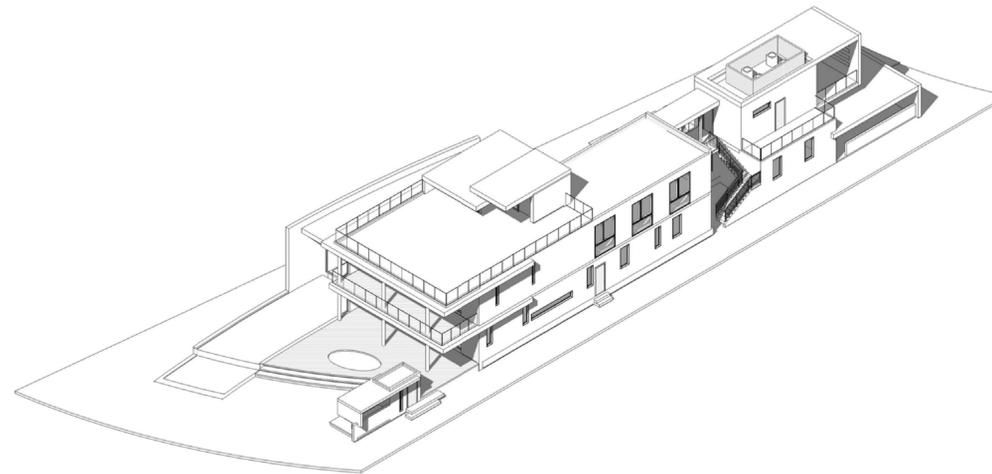
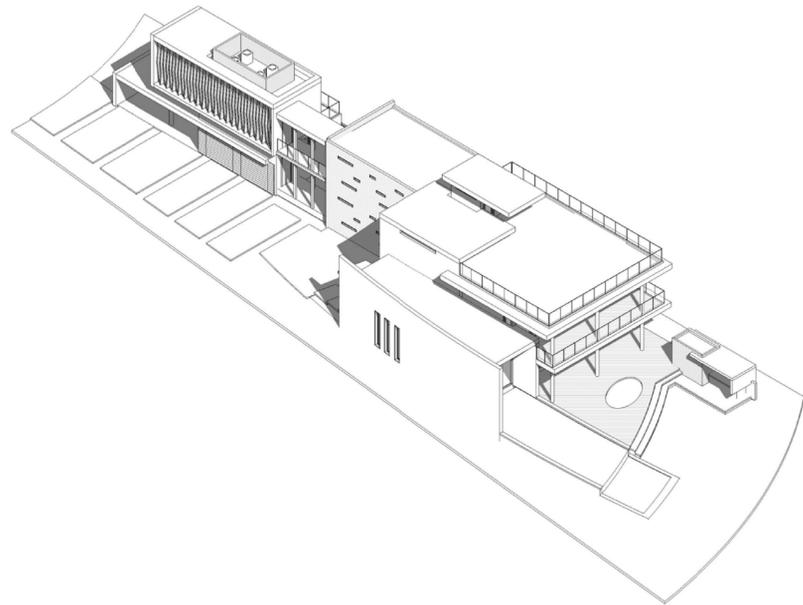
Drawing Name
COVER SHEET

Scale: AS SHOWN
 Drawing Number **A-001**



01 NORTHEAST VIEW

02 NORTHWEST VIEW



03 SOUTHEAST VIEW

04 SOUTHWEST VIEW

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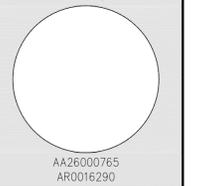
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REINALDO BORGES, ARCHITECT



Project Team

Project Name

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

Project Number 120291

Drawing Name

AXONOMETRIC VIEWS

Scale:

AS SHOWN

Drawing Number

A-004



520 LAKEVIEW COURT, MIAMI BEACH, FLORIDA 33140 ZONING TABULATION		
SITE DATA		
ZONING DISTRICT	RS-3	
NET LOT AREA (MLA)	LOT 4	16,064.00 S.F. = 0.37 ACRE
REQUIRED/ALLOWED		ALLOWED: 3,959 S.F. (24.6%)
LOT COVERAGE	30% of lot area with the ability to recapture 35% through DRB approval	4,819 S.F. 30% 3,959 S.F. 24.6%
BUILDING DATA		
REQUIRED/ALLOWED		ALLOWED: 5,445 S.F. (33.9%)
UNIT SIZE	50% of lot area with the ability to increase to 70% through DRB approval	8,032 S.F. 50% 5,445 S.F. 33.9%
BUILDING HEIGHT		
REQUIRED/ALLOWED		30'-0" / 30'-0"
MAX. BUILDING HEIGHT	30'-0" or 50% of lot width, whichever is greater, up to a max. of 33'-0"	30'-0" / 30'-0"
BUILDING SET BACKS (SEC. 142-497)		
FRONT	5-story structures or the 2nd floor shall set back a minimum of 10 additional feet from the required front yard setback line, or recapture through the DRB	REQUIRED: 20'-0" / PROVIDED: 30'-0"
SIDE	15% of 70.83 (lot width) or 7.5', whichever is greater, 25% of sum of the side yards. For a story side elevations on or close to a side property line shall not exceed 50% of the lot depth, or 80 feet, whichever is less, without incorporating additional dp.	7.5' smallest side setback 17.71' sum of both side setbacks 15.17' Vireo Setback 9.17' Side Setback 16.3' sum of both side setbacks 42.33'
REAR	15% of lot depth, 20'-0" minimum	35.33'
POOL SET BACKS (Sec. 142-133)		
REAR	6'-0" from the property line to swimming pool deck. Pool deck may extend to the property line if connected to a dock and its related decking when abutting upon any bay or canal.	6'-0" / N/A
SIDE	7'-6" from rear property line to water's edge	7'-6" / 18.67'
	7'-6" from side property line to a swimming pool deck	7'-6" / 18.67'
	9'-0" from side property line to water's edge	9'-0" / 11.67'

LEGAL DESCRIPTION:
LOTS 4, "SURPRISE POINT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOTAL GROSS AREA	
LEVELS	AREA
GROUND FLOOR	4,812 SF
SECOND FLOOR	3,430 SF
ROOF LEVEL	336 SF
TOTAL	8,578 SF

TOTAL UNIT SIZE (50% OF NET LOT AREA)	
LEVELS	UNIT SIZE
GROUND FLOOR	2,837 SF
SECOND FLOOR	2,502 SF
ROOF LEVEL	106 SF
TOTAL	5,445 SF

VAPOR BARRIER 6 ml POLYETHYLENE VAPOR RETARDER W/JOINTS LAPPED NOT LESS THAN 6 INCHES, OR OTHER APPROVED EQUIVALENT METHODS OR MATERIALS.

**SECTION R320
PROTECTION AGAINST TERMITES**

R320.1 TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".

SITE NOTES

1. RECONSTRUCT THE SWALE ALONG THE ENTIRE PROPERTY.
2. MILL AND RESURFACE 2" AVERAGE (USE TYPE S-III ASPHALT MIX DESIGN) AT THE DRIVING LANE (10' WIDE) ALONG THE ENTIRE PROPERTY.
3. IMPROVEMENTS TO THE RIGHT-OF-WAY REQUIRES A SEPARATE CMB PUBLIC WORKS DEPARTMENT PERMIT WITH CITY OF MIAMI BEACH CAPITAL IMPROVEMENT PROJECTS OFFICE APPROVAL IN REGARDS TO PALM-HIBISCUS NEIGHBORHOOD IMPROVEMENTS PROJECT.
4. USE THE CMB PUBLIC WORKS DEPARTMENT MANUAL FOR CMB UTILITIES AND/OR ANY IMPROVEMENT WITHIN THE RIGHT-OF-WAY.

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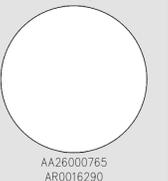
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REINALDO BORGES, ARCHITECT



Project Team

Project Name

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

Project Number 120291

Drawing Name

SITE PLAN & ZONING INFO.

Scale:

Drawing Number

AS SHOWN

A-100

01 PROPERTY LOCATION

02 ZONING TABULATION

SITE NOTES;
1. THE ONLY IMPROVEMENT TO BE MADE IN THE 7'-0" UTILITY EASEMENT IS GRASS

THE FOLLOWING ARE REQUIRED BY CITY OF MIAMI BEACH PUBLIC WORKS:

2. THE FRONT SWALE IS TO BE RECONSTRUCTED ALONG THE ENTIRE FRONT PROPERTY LINE..

3. MILL AND RESURFACE 2" AVERAGE (USE TYPE S-III ASPHALT MIX) IN THE DRIVING LANE (10' WIDE) ALONG THE ENTIRE PROPERTY.

4. IMPROVEMENTS TO THE RIGHT-OF-WAY REQUIRES A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT PERMIT WITH CITY OF MIAMI BEACH CAPITAL IMPROVEMENT PROJECTS OFFICE APPROVAL IN REGARDS TO LA GORCE NEIGHBORHOOD IMPROVEMENTS PROJCT.

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.

SWIMMING POOL UNDER SEPARATE PERMIT

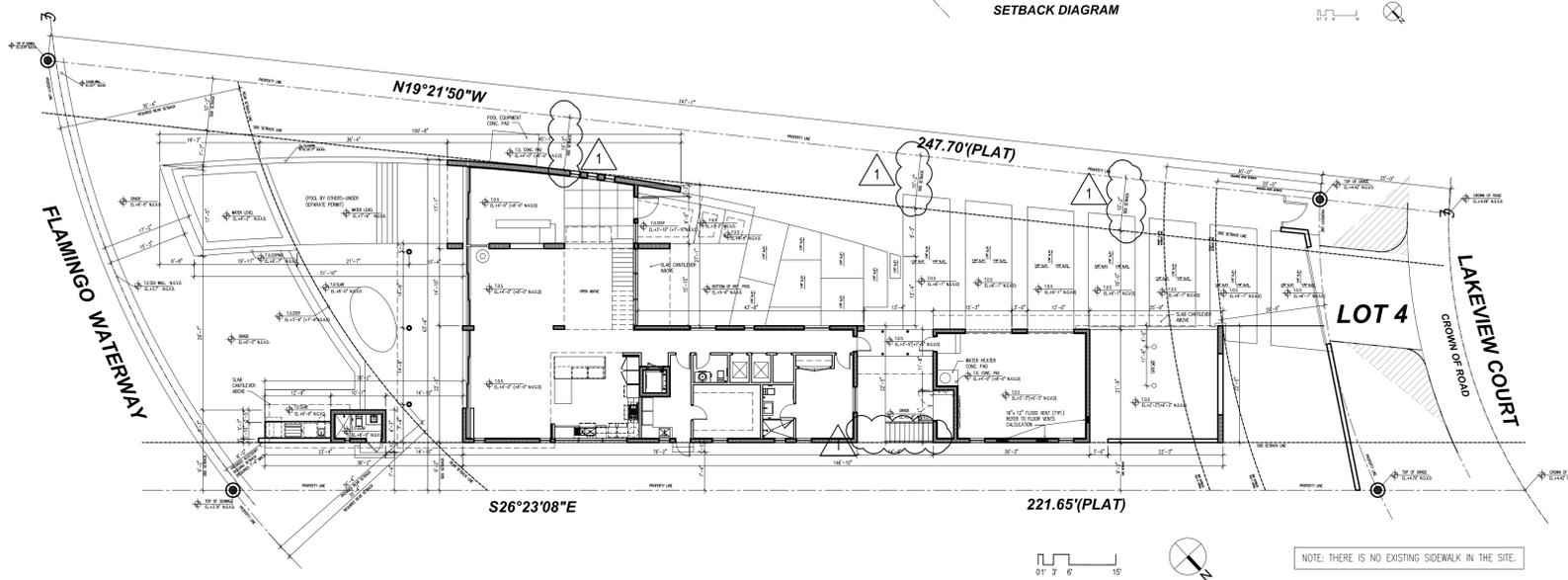
ALL ELECTRICAL, MECHANICAL AND PLUMBING EQUIPMENT MUST BE AT OR ABOVE BASED FLOOD ELEVATION (8.0' NGVD)

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

REFER TO CIVIL DRAWINGS FOR METERS LOCATION, DRAINAGE LAYOUT, CALCULATIONS AND DETAILS

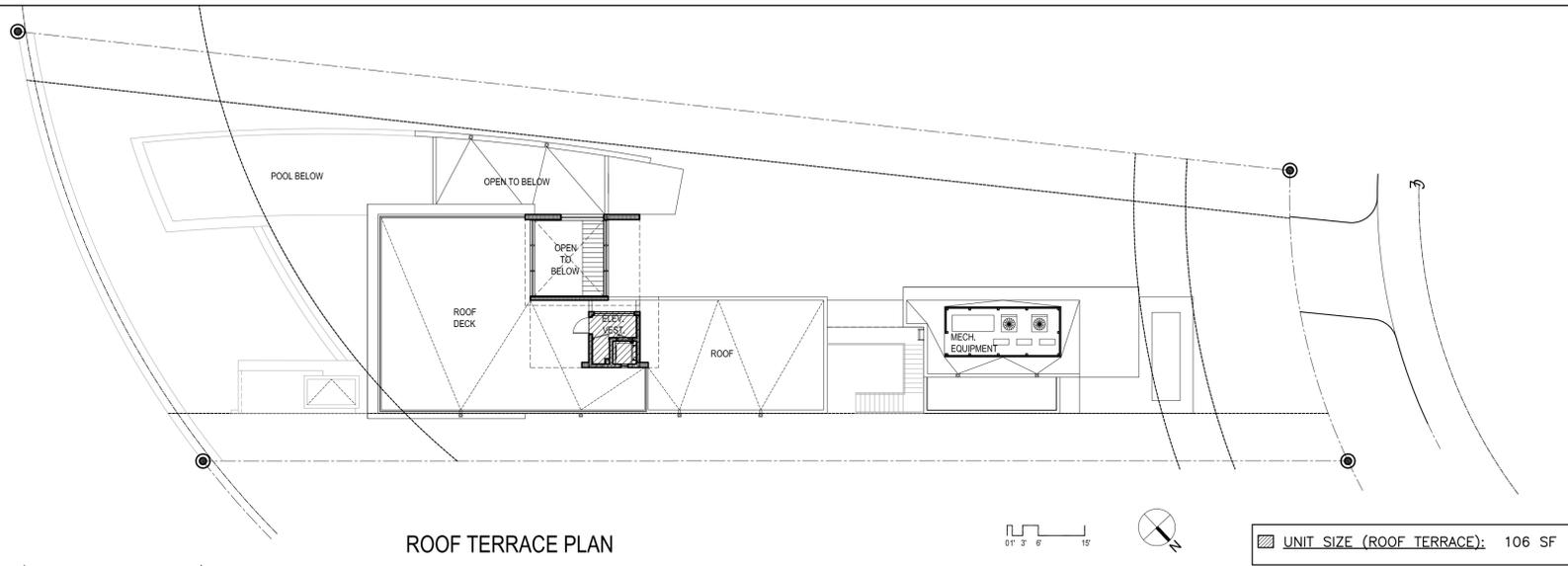
REFER TO A-302, A302a, A-303 AND A303a FOR ENLARGED (1/4" SCALE) FLOOR PLAN DETAILS

ADDRESS NUMBER FOR NEW BUILDING SHALL BE MADE VISIBLE AND LEGIBLE FROM STREET AS PER FBCR 319.



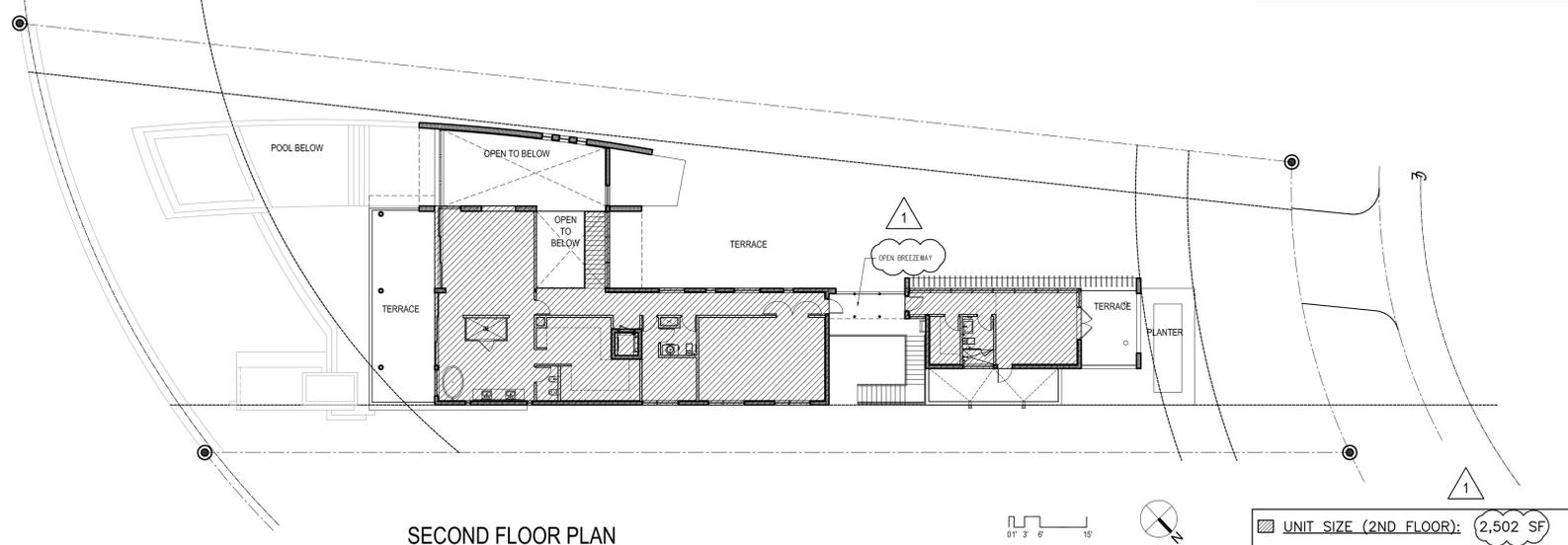
03 SITE PLAN

1/16" = 1'-0"



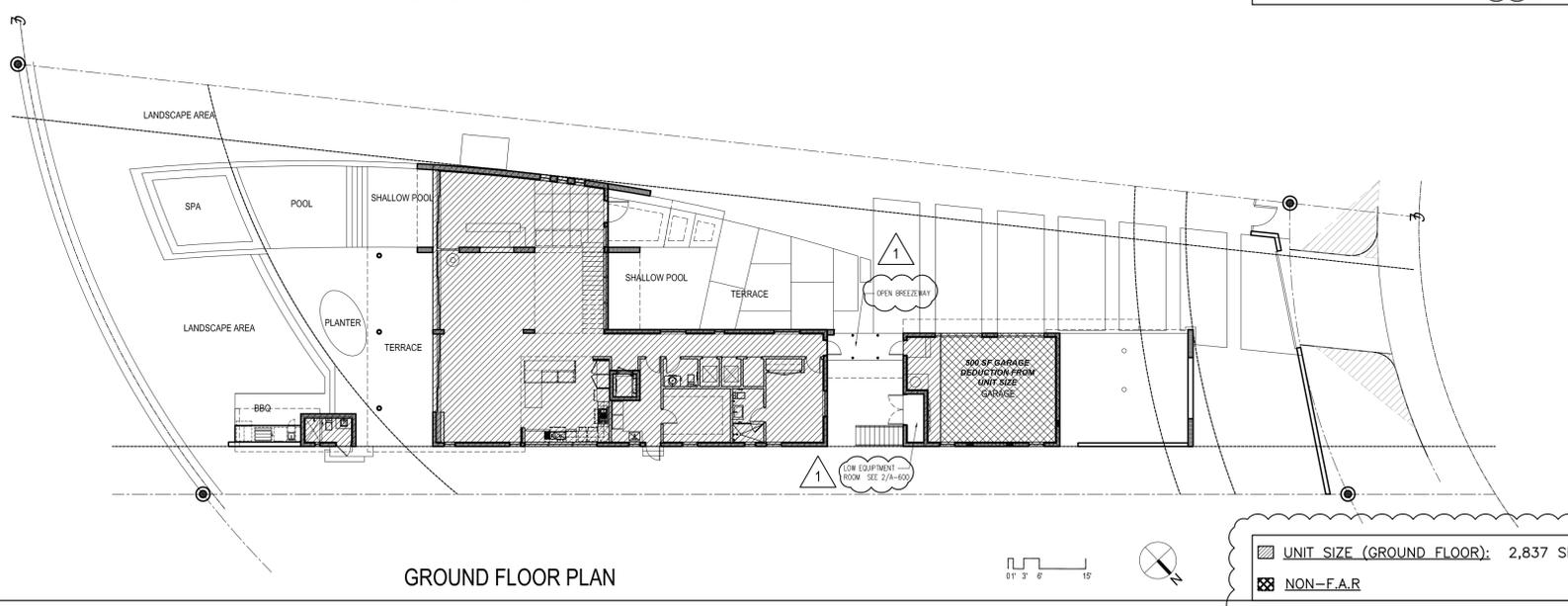
ROOF TERRACE PLAN

UNIT SIZE (ROOF TERRACE): 106 SF



SECOND FLOOR PLAN

UNIT SIZE (2ND FLOOR): 2,502 SF



GROUND FLOOR PLAN

UNIT SIZE (GROUND FLOOR): 2,837 SF
NON-F.A.R.

UNIT SIZE CALCULATION	
GROUND FLOOR :	2,837 sf
SECOND FLOOR :	2,502 sf
ROOF LEVEL :	106 sf
TOTAL UNIT SIZE PROVIDED :	5,445 sf
UNIT SIZE ALLOWED: 8,032 sf	
50% of lot area	
50% of 16,064 sf = 8,032 sf	

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REINALDO BORGES, ARCHITECT

AA26000765
AR0016290

Project Team

Project Name

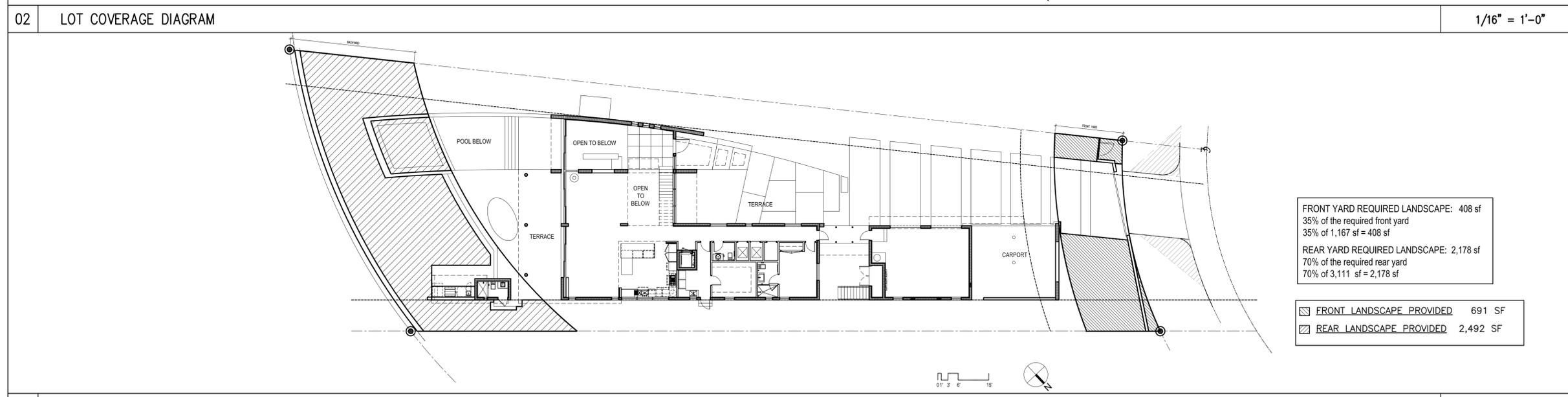
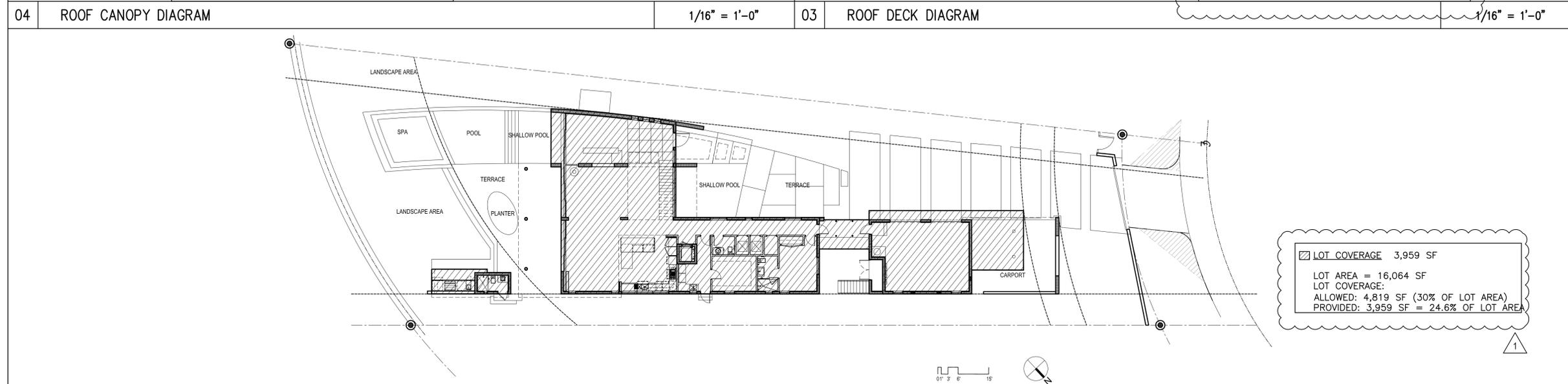
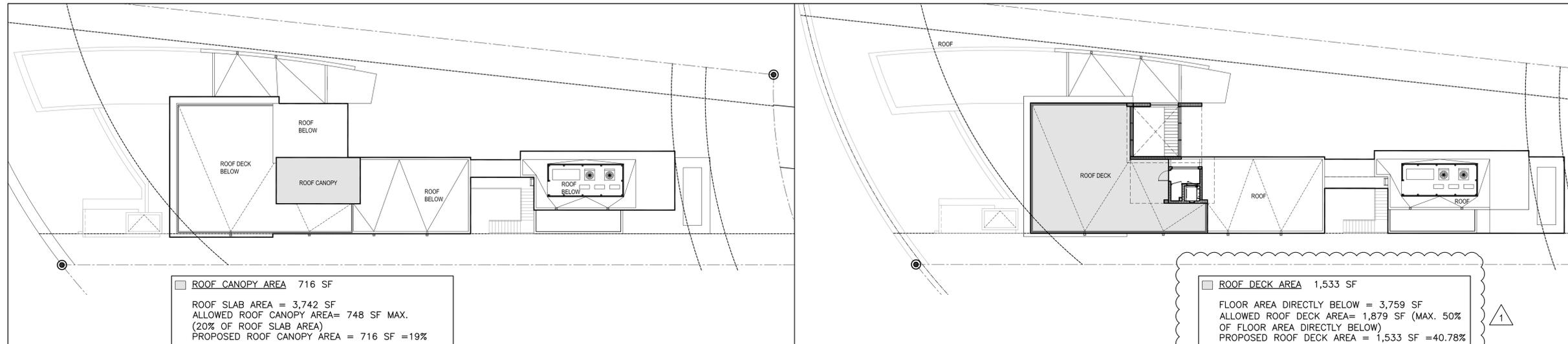
LAKEVIEW RESIDENCE 2
520 LAKEVIEW COURT
MIAMI BEACH, FLORIDA 33140

Project Number 120291

Drawing Name

F.A.R./ UNIT SIZE DIAGRAMS

Scale: AS SHOWN Drawing Number **A-101**



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REINALDO BORGES, ARCHITECT

AA26000765
 AR0016290

Project Team

Project Name

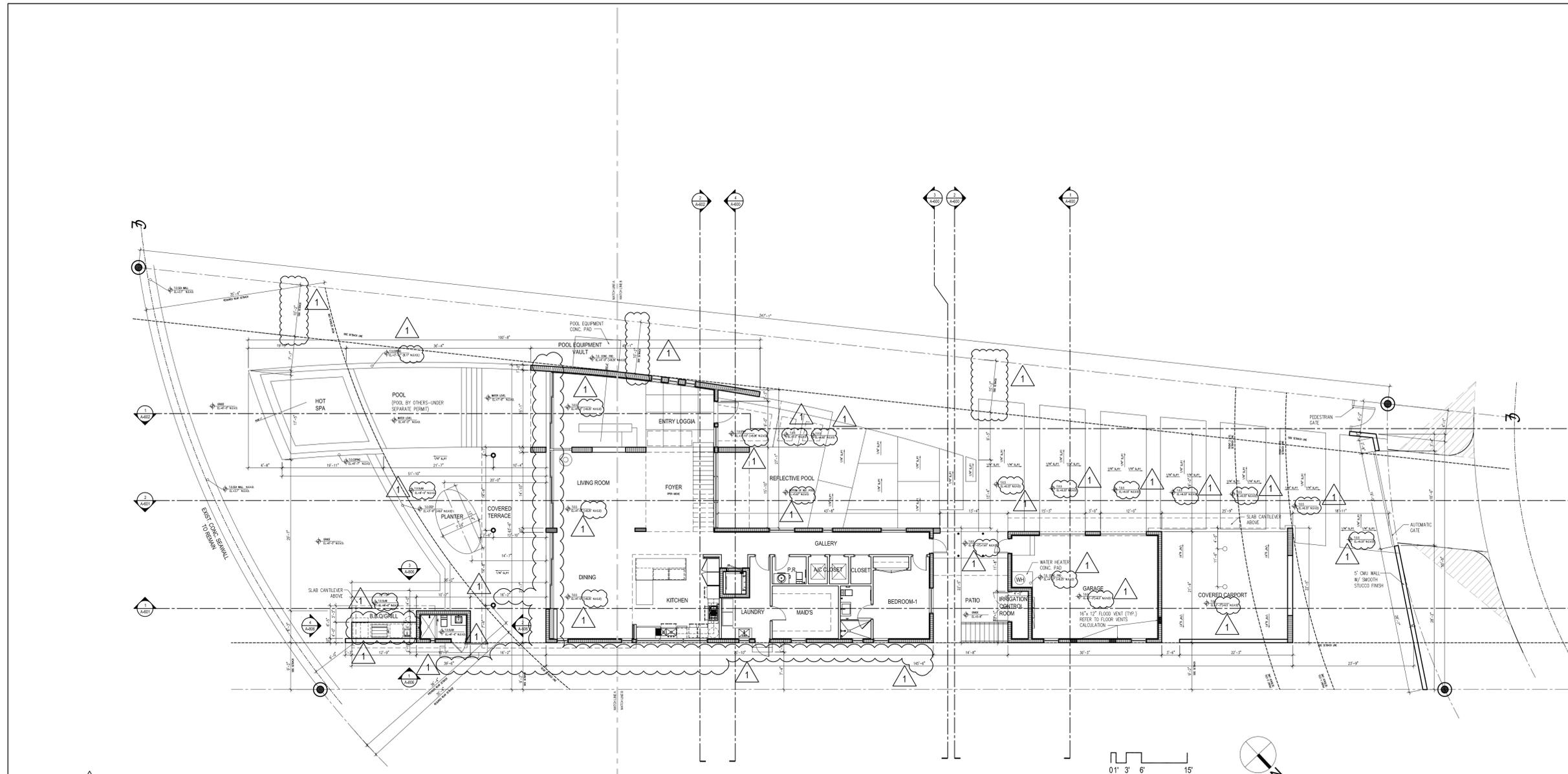
LAKEVIEW RESIDENCE 2
 520 LAKEVIEW COURT
 MIAMI BEACH, FLORIDA 33140

Project Number 120291

Drawing Name

SETBACK DIAGRAM, LOT COVERAGE & LANDSCAPED AREA REQ.

Scale: AS SHOWN Drawing Number: **A-102**



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
- 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.
- 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

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Project Team

Project Name

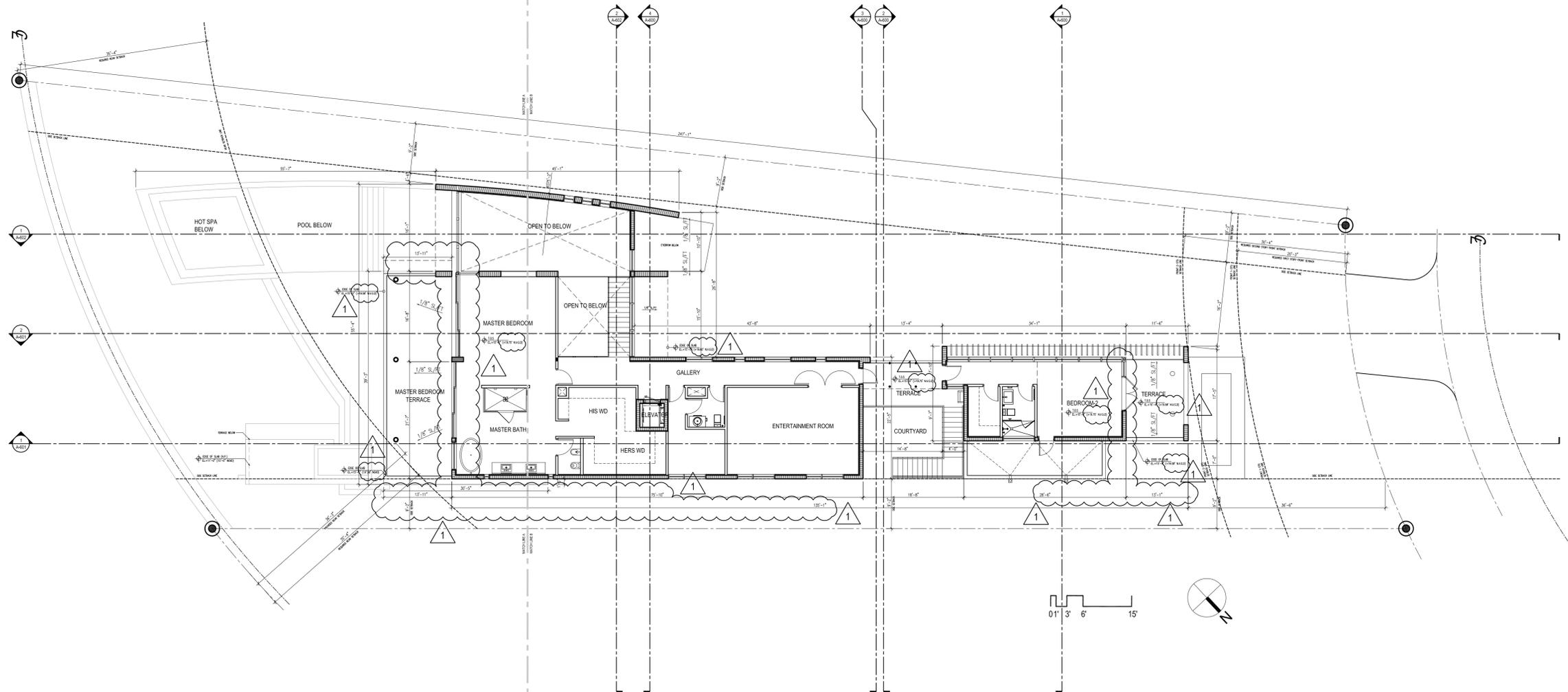
LAKEVIEW RESIDENCE 2
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Project Number 120291

Drawing Name

GROUND FLOOR PLAN

Scale: AS SHOWN Drawing Number **A-200**



SWIMMING POOL UNDER SEPARATE PERMIT

REFER TO CIVIL DRAWINGS FOR DRAINAGE LAYOUT, CALCULATIONS AND 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.

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

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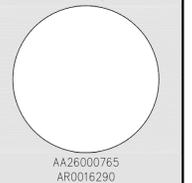
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Project Team

Project Name

**LAKEVIEW
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520 LAKEVIEW COURT
MIAMI BEACH, FLORIDA 33140

Project Number 120291

Drawing Name

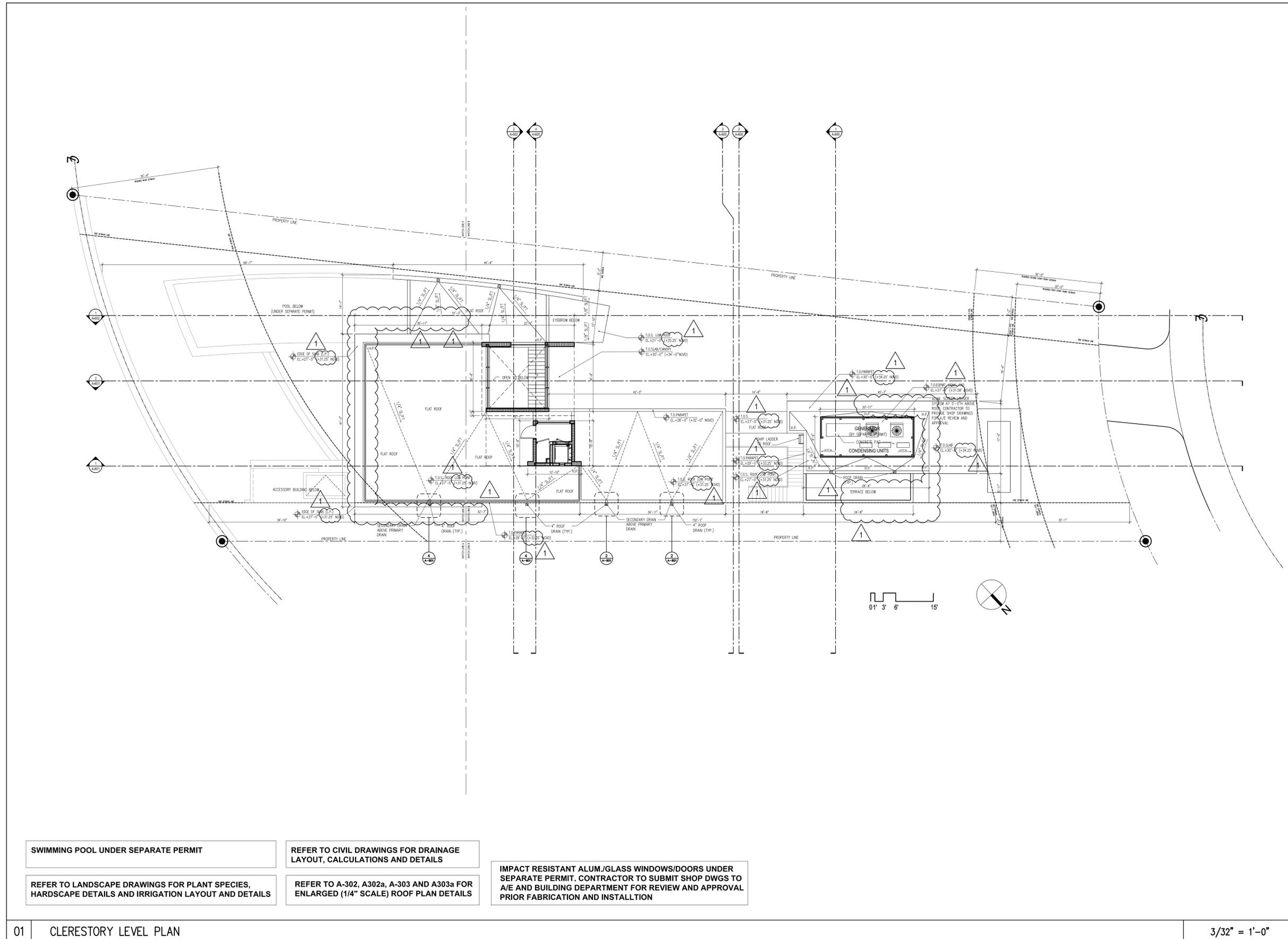
SECOND FLOOR PLAN

Scale:

AS SHOWN

Drawing Number

A-201



SWIMMING POOL UNDER SEPARATE PERMIT

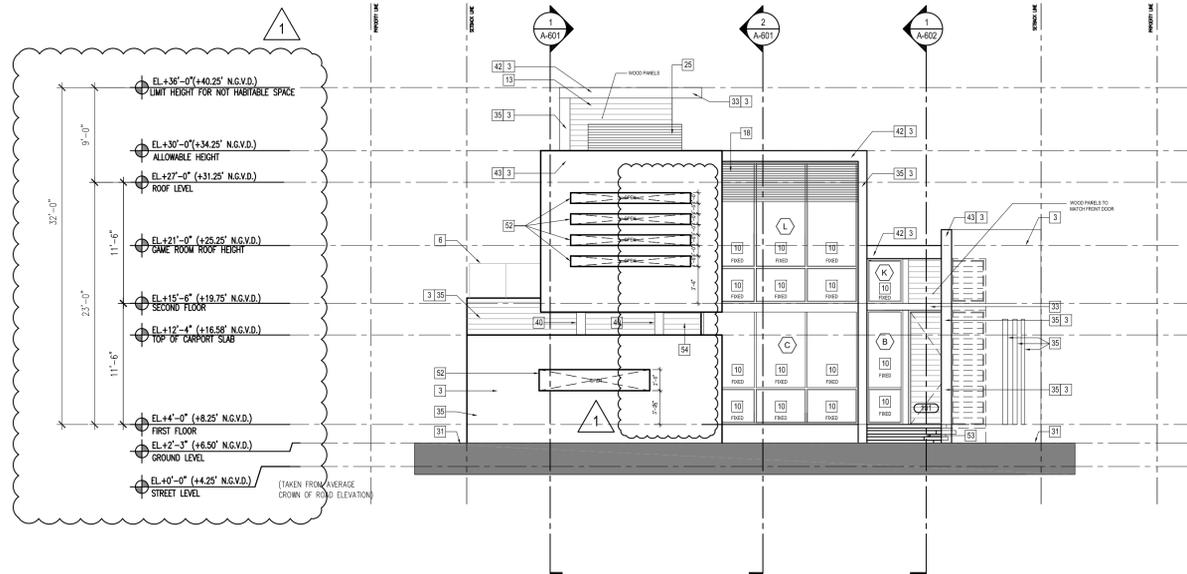
REFER TO CIVIL DRAWINGS FOR DRAINAGE LAYOUT, CALCULATIONS AND DETAILS

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

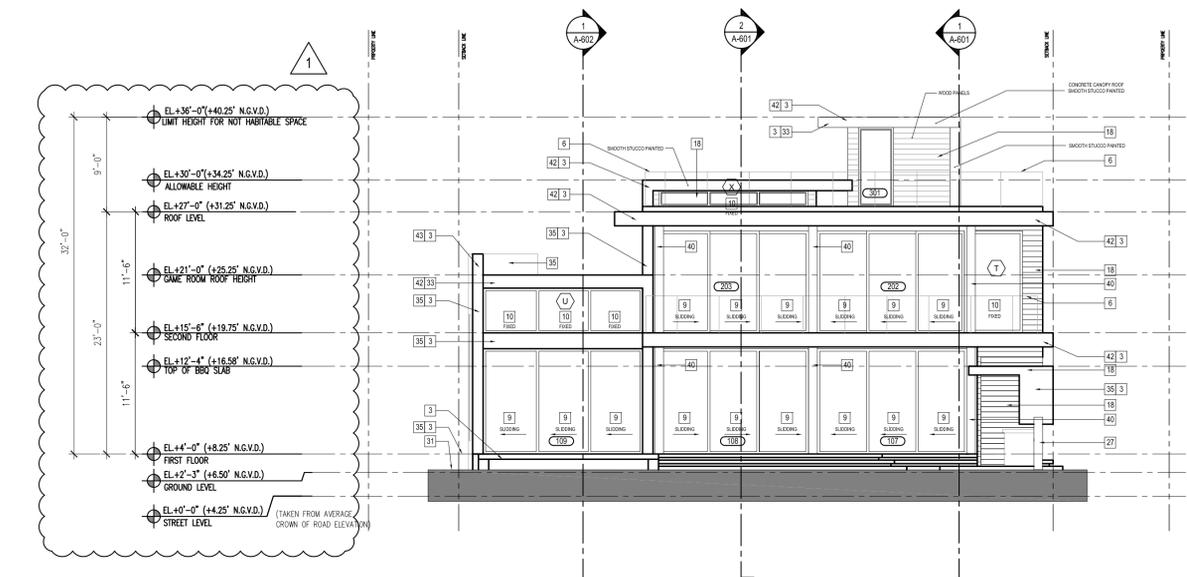
IMPACT RESISTANT ALUM./GLASS WINDOWS/DOORS UNDER SEPARATE PERMIT. CONTRACTOR TO SUBMIT SHOP DWGS TO A/E AND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR FABRICATION AND INSTALLTION

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<p style="margin: 0;">REINALDO BORGES, ARCHITECT</p>  <p style="margin: 0;">AA26000765 AR0016290</p>		
Project Team		
Project Name		
<p style="margin: 0;">LAKEVIEW RESIDENCE 2</p> <p style="margin: 0;">520 LAKEVIEW COURT MIAMI BEACH, FLORIDA 33140</p>		
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 ANNOTATIONS

- 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-801g 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

ISSUE DATE: 03.26.13 PERMIT SET SUBMITTAL

No.	DATE	DESCRIPTION
1	06-15-2013	B.D. COMMENTS

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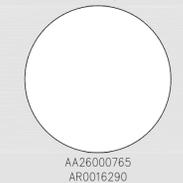
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REINALDO BORGES, ARCHITECT



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-500





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 Gypsum 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.

