LAKE HOUSE RESIDENCE

2581 LAKE AVE. MIAMI BEACH, FL

DESIGN REVIEW BOARD: FINAL SUBMITTAL

STATE OF FLORIDA
WESLEY KEAN
AR97886
REGISTERED ARCHITECT

Wesley Kean
Digitally Certified
Date:07.05.2021

DRB FILE NO. : DRB21-0672

SCOPE OF WORK

NEW 2-STORY SINGLE FAMILY HOME WITH GARAGE
NEW ACCESSORY STRUCTURE
NEW ENTRY GATE
NEW SWIMMING POOL BY OTHERS UNDER SEPARATE PERMIT
NEW DOCK BY OTHERS UNDER SEPARATE PERMIT

KODA
ARCHITECTURE + INTERIOR DESIGN

305.359.3669 | 7500 NE 4th Ct., Suite 100 Miami, FL 33138 | info@kodamiami.com | AR97886

DRB FILE NO. : DRB21-0672

MIAMIBEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	2581 Lake Avenue, Miami Beach, FL 33140		
2	Folio number(s):	02-3227-010-0070		
3	Board and file numbers :			
4	Year built:	1941	Zoning District:	RS2
5	Based Flood Elevation:	8.00 NGVD	Grade value in NGVD:	3.66 NGVD
6	Adjusted grade (Flood+Grade/2):	5.83 NGVD	Free board:	≥ 1 FT
7	Lot Area:	20,705 SF		
8	Lot width:	99.42 FT	Lot Depth:	213.55 FT
9	Max Lot Coverage SF and %:	6,211.5 SF - 30%	Proposed Lot Coverage SF and %:	6,207.2 SF - 29.9%
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:	500 SF
11	Front Yard Open Space SF and %:	486.55 SF - 53.3%	Rear Yard Open Space SF and %:	3,424.5 - 71%
12	Max Unit Size SF and %:	10,352.5 SF - 50%	Proposed Unit Size SF and %:	8,556.8 SF - 41.3%
13	Existing First Floor Unit Size:	5,369.5 SF	Proposed First Floor Unit Size:	5,322.3 SF
14	Existing Second Floor Unit Size		Proposed Second FloorUnit Size:	3,224.5 SF
15				
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	677 SF - 23.67%

		Required	Existing	Proposed	Deficiencies
17	Height:	28 FT		28 FT	NONE
18	Setbacks:				
19	Front First level:	20 FT		24 FT 3 IN	NONE
	Front Second level:	30 FT		120 FT 2 IN	NONE
21	Side 1:	15 FT		15 FT	NONE
22	Side 2 or (facing street):	10 FT		10 FT	NONE
23	Rear:	32 FT		32 FT	NONE
	Accessory Structure Side 1:	7.5 FT			
24	Accessory Structure Side 2 or (facing street) :	7.5 FT			
25	Accessory Structure Rear:	16.25 FT			
26	Sum of Side yard :	25 FT		25 FT	NONE

27	Located within a Local Historic District?	Yes or NO
28	Designated as an individual Historic Single Family Residence Site?	Yes or NO
29	Determined to be Architecturally Significant?	Yes or NO

Notes:
If not applicable write N/A — N/A
All other data information should be presented like the above format

FLOOD ZONE	**AE +8**
BASE FLOOD ELEVATION (BFE)	**8.00 NGVD**
DESIGN FLOOD ELEVATION	**9.00 NGVD**
PROPOSED FLOOR ELEVATION (FREE BOARD)	**9.00 NGVD**
CROWN OF ROAD ELEVATION	**3.66 NGVD**
LOWEST ELEVATION OF EQUIPMENT	**9.00 NGVD**

DRAWING INDEX:
ARCHITECTURAL, ZONING & LANDSCAPE

Z-001 COVER
Z-002 ZONING DATE, SITE & INDEX
Z-003 SURVEY
Z-004 EXISTING SITE PHOTOS
Z-004.1 EXISTING SITE TIMELINE
Z-004.2 EXISTING SITE MICROFILMS
Z-004.3 EXISTING SITE DRAWINGS
Z-005 NEIGHBORHOOD CONTEXT
Z-005.1 NEIGHBORHOOD CONTEXT
Z-008 AERIAL VIEW
Z-009 LOT COVERAGE
Z-010 UNIT SIZE
Z-012 OPEN AREA
Z-100 SITE PLAN
Z-101 FIRST FLOOR PLAN
Z-102 SECOND FLOOR PLAN
Z-103 ROOF PLAN
Z-200 ELEVATION & MATERIALS
Z-201 ELEVATION & MATERIALS
Z-202 ELEVATION & MATERIALS
Z-203 ELEVATION & MATERIALS
Z-300 BUILDING SECTION
Z-301 BUILDING SECTION
Z-302 BUILDING SECTION
Z-303 BUILDING SECTION
Z-400 LOT LINE SECTIONS
Z-400.1 LOT LINE SECTIONS
Z-510 RENDERINGS
Z-510.1 RENDERINGS
Z-510.2 RENDERINGS
Z-510.3 RENDERINGS
LCVR COVER PAGE
L002 GENERAL SITE NOTES
LPLN SITE PLAN
L-003 FRONT & REAR YARD CALCS.
L-004 OPEN SPACE DIAGRAM
TD-100 TREE DISP. SCHEDULE & NOTES
TD-110 TREE DISPOSITION PLAN
L-100 GRADING PLAN
L-200 MATERIALS SCHEDULE & NOTES
L-210 MATERIALS PLAN
L-400 TREES & PALMS PLANTING SCHEDULE
L-410 TREES & PALMS PLANTING PLAN
L-420 UNDERSTORY PLANTING PLAN
L-450 PLANTING DETAILS

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Scale

MAY 7, 2021

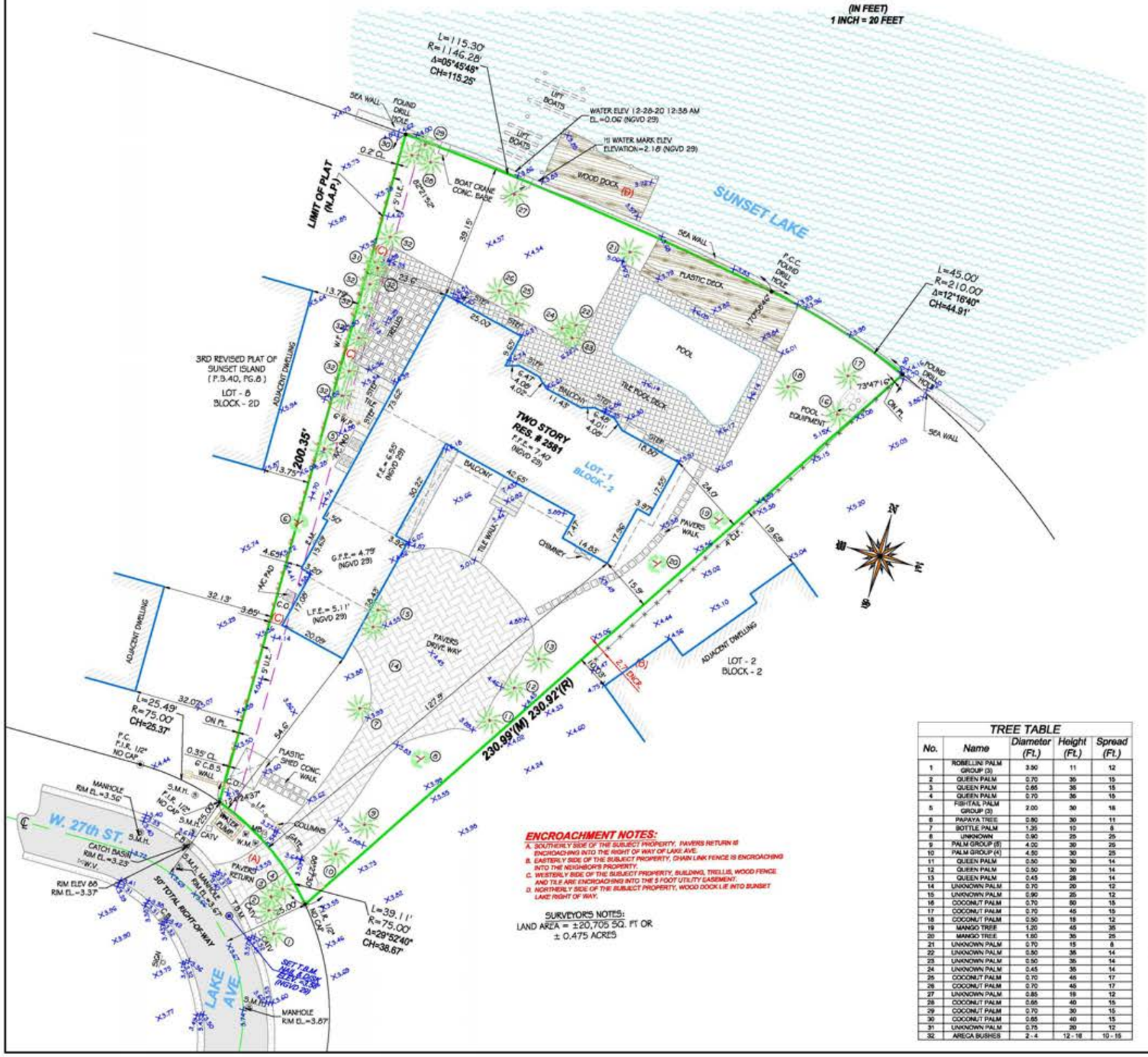
ZONING DATA, SITE & INDEX

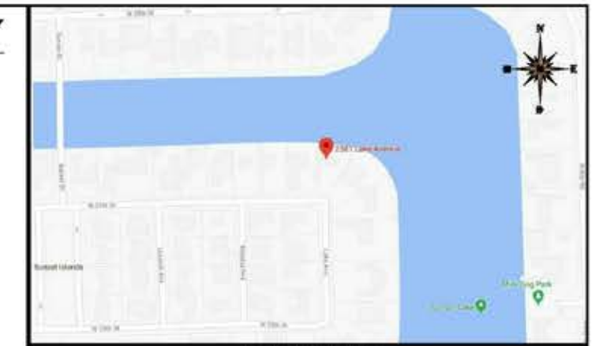
Z-002

JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE, SUITE 3025, MIAMI, FLORIDA 33126, PH: (305) 262-0400, FAX: (305) 262-0401
2725 DEL PRADO BLVD. S. SUITE 923, CAPE CORAL, FL 33904, PH: (239) 540-2660, FAX: (239) 540-2664

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FEET





LOCATION SKETCH
SCALE = N.T.S.

LEGAL DESCRIPTION:
LOT 1, BLOCK 2 SUNSET LAKE EXT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
2581 LAKE AVENUE,
MIAMI BEACH, FLORIDA, 33140

CERTIFICATION:
JAY AND TAMMY LEVINE

ABBREVIATIONS

A	= ARC.
A/C	= AIR CONDITIONER PAD
A.E.	= ANCHOR EASEMENT
A.R.	= ALUMINUM ROOF
A.S.	= ALUMINUM SHED
ASPH.	= ASPHALT
B.C.	= BLOCK CORNER
BLDG.	= BUILDING
B.M.	= BENCH MARK
B.C.R.	= BROWARD COUNTY RECORDS
B.O.B.	= BASIS OF BEARINGS
B.S.L.	= BUILDING SETBACK LINE
(C)	= CALCULATED
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.B.W.	= CONCRETE BLOCK WALL
CH.	= CHORD
CH.B.	= CHORD BEARING
CH.L.	= CHORD LENGTH
CL	= CLEAR
C.O.	= CLEAN OUT
C.L.F.	= CHAIN LINK FENCE
C.M.E.	= CANAL MAINTENANCE EASEMENT
CONC.	= CONCRETE
C.U.P.	= CONCRETE UTILITY POLE
C.P.	= CONCRETE PORCH
C.S.	= CONCRETE SLAB
C.W.	= CONCRETE WALK
D.E.	= DRAINAGE EASEMENT
D.M.E.	= DRAINAGE MAINTENANCE EASEMENT
DRIVE	= DRIVEWAY
°	= DEGREES
E.B.	= ELECTRIC BOX
E.T.P.	= ELECTRIC TRANSFORMER PAD
ELEV.	= ELEVATION
ENCR.	= ENCROACHMENT
F.H.	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
F.I.R.	= FOUND IRON ROD
F.F.E.	= FINISHED FLOOR ELEVATION
F.N.D.	= FOUND NAIL & DISK
FT.	= FEET
F.I.R.M.	= FEDERAL NATIONAL INSURANCE PROGRAM
F.N.	= FOUND NAIL
(H)	= (HIGH OR (HEIGHT)
(I.E.E.)	= (INGRESS AND EGRESS EASEMENT)
I.C.V.	= IRRIGATION CONTROL VALVE
I.F.	= IRON FENCE
L.B.	= LICENSED BUSINESS
L.P.	= LIGHT POLE
L.F.E.	= LOWEST FLOOR ELEVATION
L.M.E.	= LAKE MAINTENANCE EASEMENT
(M)	= MINUTES
(M)	= MEASURED DISTANCE
M.B.	= MAIL BOX
M.D.C.R.	= MIAMI DADE COUNTY RECORDS
M.E.	= MAINTENANCE EASEMENT
M.H.	= MANHOLE
N.A.P.	= NOT A PART OF
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
# or NO.	= NUMBER
O/S	= OFFSET
O.H.	= OVERHEAD
O.H.U.	= OVERHEAD UTILITY LINES
O.R.B.	= OFFICIAL RECORDS BOOK
O.V.H.	= OVERHANG
PVMT	= PAVEMENT
PL.	= PLANTER
P.L.	= PROPERTY LINE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.	= POINT OF CURVATURE
P.O.T.	= POINT OF TANGENCY
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
P.R.C.	= POINT OF REVERSE CURVATURE
PWY	= PARKWAY
P.R.M.	= PERMANENT REFERENCE MONUMENT
P.L.S.	= PROFESSIONAL LAND SURVEYOR
P.P.	= POWER POLE
P.P.S.	= POOL PUMP SLAB
P.U.E.	= PUBLIC UTILITY EASEMENT
(R)	= RECORD DISTANCE
R.R.	= RAIL ROAD
RES.	= RESIDENCE
R/W	= RIGHT-OF-WAY
RAD.	= RADIUS OR RADIAL
RGE.	= RANGE
R.O.E.	= ROOF OVERHANG EASEMENT
SEC.	= SECTION
STY.	= STORY
SWK.	= SIDEWALK
S.I.P.	= SET IRON PIPE
S	= SOUTH
S.P.	= SCREENED PORCH
S.V.	= SEWER VALVE
"	= SECONDS
T	= TANGENT
TB	= TELEPHONE BOOTH
T.B.M.	= TEMPORARY BENCHMARK
T.U.E.	= THOROUGHFARE UTILITY EASEMENT
TSB	= TRAFFIC SIGNAL BOX
T.S.P.	= TRAFFIC SIGNAL POLE
TWP	= TOWNSHIP
UTIL.	= UTILITY
U.E.	= UTILITY EASEMENT
U.P.	= UTILITY POLE
W.M.	= WATER METER
W.F.	= WOOD FENCE
W.P.	= WOOD PORCH
W.R.	= WOOD ROOF
W.V.	= WATER VALVE
#	= MONUMENT LINE
℄	= CENTER LINE
△	= DELTA

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :
- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 8 FEET.
COMMUNITY: 120651
PANEL: 0217
SUFFIX: L
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR' S NOTES:
1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, MIAMI-DADE COUNTY BENCH MARK # D-198, LOCATOR NO. 3236 SW @ VENETIAN CSWY AND BELLE ISLE EAST BRIDGE; ELEVATION IS 7.27 FEET OF N.G.V.D. OF 1929.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: Digitally signed by CARLOS IBARRA Date: 2021.04.29 11:11:02 -04'00' Adobe Acrobat version: 2021.001.20150
12/28/2020
CARLOS IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA

REVISED ON: 12/29/2020 - UPDATE SURVEY DATE
REVISED ON: 10/26/2020 - ORIGINAL SURVEY DATE

ENCROACHMENT NOTES:
A. SOUTHERLY SIDE OF THE SUBJECT PROPERTY, PAVERS RETURN IS ENCROACHING INTO THE RIGHT OF WAY OF LAKE AVE.
B. EASTERLY SIDE OF THE SUBJECT PROPERTY, CHAIN LINK FENCE IS ENCROACHING INTO THE NEIGHBOR'S PROPERTY.
C. WESTERLY SIDE OF THE SUBJECT PROPERTY, BUILDING, TRELLIS, WOOD FENCE AND TILE ARE ENCROACHING INTO THE 5 FOOT UTILITY EASEMENT.
D. NORTHERLY SIDE OF THE SUBJECT PROPERTY, WOOD DOCK LIE INTO SUNSET LAKE RIGHT OF WAY.

SURVEYOR'S NOTES:
LAND AREA = ±20,705 SQ. FT OR ± 0.475 ACRES

TREE TABLE

No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	ROBELLINI PALM GROUP (3)	3.50	11	12
2	QUEEN PALM	0.70	35	15
3	QUEEN PALM	0.65	35	15
4	QUEEN PALM	0.70	35	15
5	FISHTAIL PALM GROUP (3)	2.00	30	18
6	PAPAYA TREE	0.80	30	11
7	BOTTLE PALM	1.25	10	8
8	UNKNOWN	0.90	25	25
9	PALM GROUP (5)	4.00	30	25
10	PALM GROUP (4)	4.50	30	25
11	QUEEN PALM	0.50	30	14
12	QUEEN PALM	0.50	30	14
13	QUEEN PALM	0.45	28	14
14	UNKNOWN PALM	0.70	20	12
15	UNKNOWN PALM	0.90	25	12
16	COCONUT PALM	0.70	50	15
17	COCONUT PALM	0.70	45	15
18	COCONUT PALM	0.50	15	12
19	MANGO TREE	1.20	45	35
20	MANGO TREE	1.80	35	25
21	UNKNOWN PALM	0.70	15	8
22	UNKNOWN PALM	0.50	35	14
23	UNKNOWN PALM	0.50	35	14
24	UNKNOWN PALM	0.45	35	14
25	COCONUT PALM	0.70	45	17
26	COCONUT PALM	0.70	45	17
27	UNKNOWN PALM	0.85	19	12
28	COCONUT PALM	0.65	40	15
29	COCONUT PALM	0.70	30	15
30	COCONUT PALM	0.65	40	15
31	UNKNOWN PALM	0.75	20	12
32	ARECA BUSHES	2 - 4	12 - 16	10 - 15

LEGEND
- = OVERHEAD UTILITY LINES
- = CONCRETE BLOCK WALL
- = CHAIN LINK FENCE
- = IRON FENCE
- = WOOD FENCE
- = BUILDING SETBACK LINE
- = UTILITY EASEMENT
- = LIMITED ACCESS R/W
- = NON-VEHICULAR ACCESS R/W
- × 0.00 = EXISTING ELEVATIONS

DRAWN BY:	TB / DA
FIELD DATE:	12/28/2020
SURVEY NO:	20-003750-2
SHEET:	1 OF 1

Digitally signed by CARLOS IBARRA Date: 2021.04.29 11:11:07 -04'00' Adobe Acrobat version: 2021.001.20150
L.B.# 7806 SEAL

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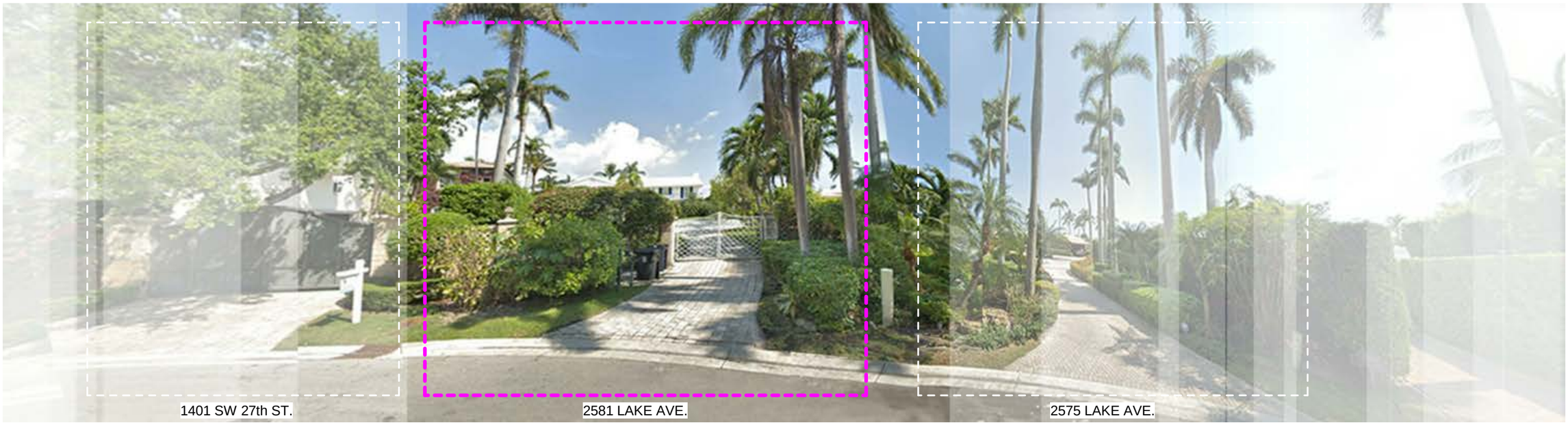
Scale

MAY 7, 2021

SURVEY

Z-003



ENTRY OVERVIEW

NORTH ELEVATION

SOUTH ELEVATION

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MAY 7, 2021

EXISTING SITE PHOTOS

Z-004

George Kennedy

Owner G. A. GREEN | Mailing Address | Permit No. 15984 | Cost $ 25,600.
Lot 1 Block 2 | Subdivision SUNSET LAKE | Address 2581 Lake Avenue
General Contractor B.E. MEVERS | Ext | Bond No. 2757 3227-10-007
Architect Alexander Lewis | 10,077 | Engineer R.A.Belsham
Zoning Regulations: Use RD | Area 7 | Lot Size irregular
Building Size: Front 82' | Depth 79' | Height 27' | Stories 2
Certificate of Occupancy No. | Use Residence- 10 rms & 2 car garage attached
Type of Construction c-b-s- | Foundation Concrete Piling | Roof Tile | Date Mar.13-1941

Plumbing Contractor J.B.Forbes # 15163 | Sewer Connection 1 (septic) | Date 4/1/1941
Temporary Closet 1
Plumbing Contractor | Laundry trays 1 | Date
Water Closets 6 | Bath Tubs 4 | Floor Drains
Lavatories 5 | Showers 2 | Grease Traps
Urinals | Sinks 1 | Drinking Fountains
Gas Stoves | Gas Heaters | Rough Approved | Date
#15630 - J.B Forbes
Gas Radiators 12, 7/24/41 | Gas Turn On Approved
Septic Tank Contractor # 15147- Pittard Septic Tank | Tank Size 900 gals | Date 3-25-1941
1- Oil Burner Contractor Gibbs Oil Co. # 15460 | Tank Size - 275 gals | Date 5/12/1941
Sprinkler System

Electrical Contractor East Coast Electric Co.# 17034 | Address | Date Apr.15-1941
Switch 43 | Range 1 | Motors 5 | Fans 1 | Temporary Service
OUTLETS Light 46 | HEATERS Water | Space | Centers of Distribution 5
Receptacles 54 | Refrigerators 1 | Bell transformer 1
Irons 1 | Sign Outlets
No. FIXTURES | Electrical Contractor | Date
FINAL APPROVED BY | Date of Service

Alterations or Repairs—Over | Government permit SAKGW 3 800.81
23229-- Timber wharf and 3 single mooring piles 10' x 15' G.C. Reed $ 800: Oct.1,1946 OVER

ALTERATIONS & ADDITIONS

Building Permits # 36837 2nd Story addition - frame 2 x 6 studs- 21' x 30' x 14'- 2 story, Alex.Lewis arch: R.A. Belsham, engr.: Star Constr. Co.,contr. $ 6,000..Sept. 14, 1951
46214 ADDITION OF ONE ROOM (bedroom and bath) 17' x 20' x 12...M. S. Weintraub, architect: Bing Construction Company: concrete piling and tile roof: $ 1 500 Oct. 27, 1954
OK, Fidler 8/30/1956 51215 Lowry Electric Co., Inc: Install 2 - 3/4 ton Units $ 400...Aug. 14, 1956
#66058 - Sears Roebuck: install 1 2 HP wall unit air conditioner - $400 - 10/9/61
#66171 Sears, Roebuck and Co.: 1 - 2 hp window unit air conditioner - $400. - 10/20/61
#77558 H. N. Henry: For sale sign - $5.00 - 12/16/66
#88041-Aqua Clar Pool-28,400 gals.-$4000-5-24-72
#25811 8/29/84 Truly Nolen tent fumigation $1,299.

Plumbing Permits: # 29169 Superior Septic Tank Co.: relay 175 ft. drain tile - Dec. 13, 1949
#32422 B K Gunn & Son: 1 Water closet, 1 lavatory, 1 shower: Oct.3,1951 rough 10-8-51 LR Final OK-L.R. 1/28/52
#36542 Futch & Associates....one water closet, 1 lavatory, 1 shower, 1 laundry tray, 1 laundry washingi machine: November 8, 1954 OK, Rothman 2/9/55
#36593 Acme Septic Tank Co....1 600 gallon septic tank...Nov. 22, 1954 OK Rothman 11/24/54
#39092 Stolpman Plmbg: 1 4" Sewer - Feb. 13, 1957
#49162-Aqua Clear Pools- 1 Pool Piping-5-24-72

Electrical Permits: # 35285 Lowry Electric Co.: 4 switch outlets, 9 receptacles, 4 light outlets, 4 fixtures, 1 center of distribution, 1 air conditioning unit-Oct.18,1951 OK Rosser 7/
35322 Lowry Electric: 1 space heater (bath) - Oct. 23, 1951
36838 Astor Electrical Service: 1 center of distribution,4 motors-June 23, 1952 OK-Meginniss 9/4/52
41089 Hart Elec: 1 Motor (1 HP): Dec 22, 1953 OK, Plaag, 1/27/54
OK, Plaag 12/9/54 # 41886 Astor Electric: 1 center of distribution, 1 motor: May 10, 1954
#43588 Astor Electric: 5 switch outlets, 2 receptacles, 7 light outlets, 7 fixture 1 iron outlet, 1 space heater, 2 appliance outlets, 2 centers of distributio 1 motor....December 7, 1954 OK, Plaag 2/7/1956
OK, Fidler 8/29/1956 48160 Astor Electric Service, Inc: one motor August 3, 1956
#76738 Ocean Electric Co/repair service/11-13-80

10,077

LOT: 1 BLOCK: 2 SUBDIVISION: Sunset Lake ADDRESS: 2581 Lake Ave

ALTERATIONS & ADDITIONS

BUILDING PERMITS #M06995 10/11/84 Lestore G. Ramsdell 107 ton air cond wind
#28901 7/22/86 Ken Mallcoat Rfg reroof 6 sqs $ 1,900.

2581 LAKE AVENUE, MIAMI BEACH, FL

ORIGINAL BUILDING: MARCH 1941

ARCHITECT: ALEXANDER LEWIS

ENGINEER: R.A. BELSHAM, B.E. MEVERS

MARCH 13, 1941	ORIGINAL BUILDING PERMIT
MARCH 25, 1941	ORIGINAL SEPTIC PERMIT - PITTARD SEPTIC TANK
APRIL 1, 1941	ORIGINAL PLUMBING PERMIT - J.B. FORBES
APRIL 15, 1941	ORIGINAL ELECTRICAL PERMIT - EAST COAST ELECTRIC CO.
JUNE 12, 1941	ORIGINAL OIL BURNER PERMIT - GIBBS OIL CO.
OCT 1, 1946	ADDITION OF TIMBER WARF & 3 MOORING PILES BY C.C. REED
SEPT 14, 1951	2ND STORY ADDITION BY ALEXANDER LEWIS
OCT 27, 1954	ADDITION OF ONE ROOM (BEDROOM & BATHROOM) BY M. S. WEINTRAUB
SEPT 14, 1956	INSTALLATION OF 2-3/4 TON ELECTRICAL UNITS - LOWRY ELECTRIC CO., INC.
OCT 9, 1961	INSTALLATION OF 1 - 2HP WALL AC UNIT
OCT 20, 1961	FOR-SALE SIGN PERMIT - H. N. HENRY
MAY 24, 1972	ADDITION OF 28,400 GAL. SWIMMING POOL - AQUA CLAR POOL
OCT 11, 1984	107 TON AIR COND. WIND. - LESTORE G. RAMSDELL
JULY 22, 1986	ROOF REPAIR - KEN MALLCOAT
MAY 05, 2001	REMODEL/RENOVATION - KLEIN DESIGN GROUP
JUNE 28, 2010	NEW WINDOWS - A&A ENGINEERING
____ __,	NEW SINGLE FAMILY RESIDENCE - KoDA

KoDA
350 Lincoln Rd. #5026
Miami Beach, FL33139
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305.359.3669

LAKE HOUSE RESIDENCE
2581 LAKE AVE. MIAMI BEACH, FL
DESIGN REVIEW BOARD:
FINAL SUBMITTAL
NOT FOR CONSTRUCTION

STATE OF FLORIDA
WESLEY KEAN
REGISTERED ARCHITECT
No. AR97886

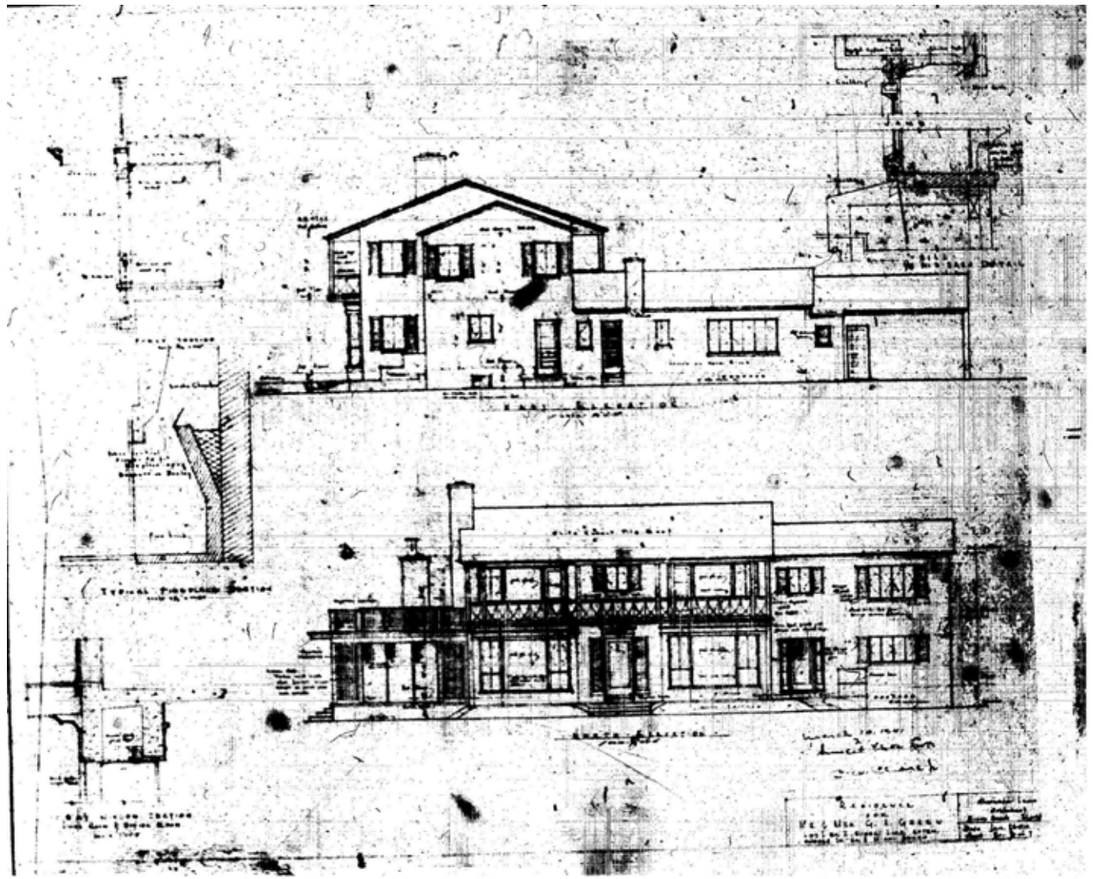
Wesley Kean
Digitally Certified
Date:07.05.2021

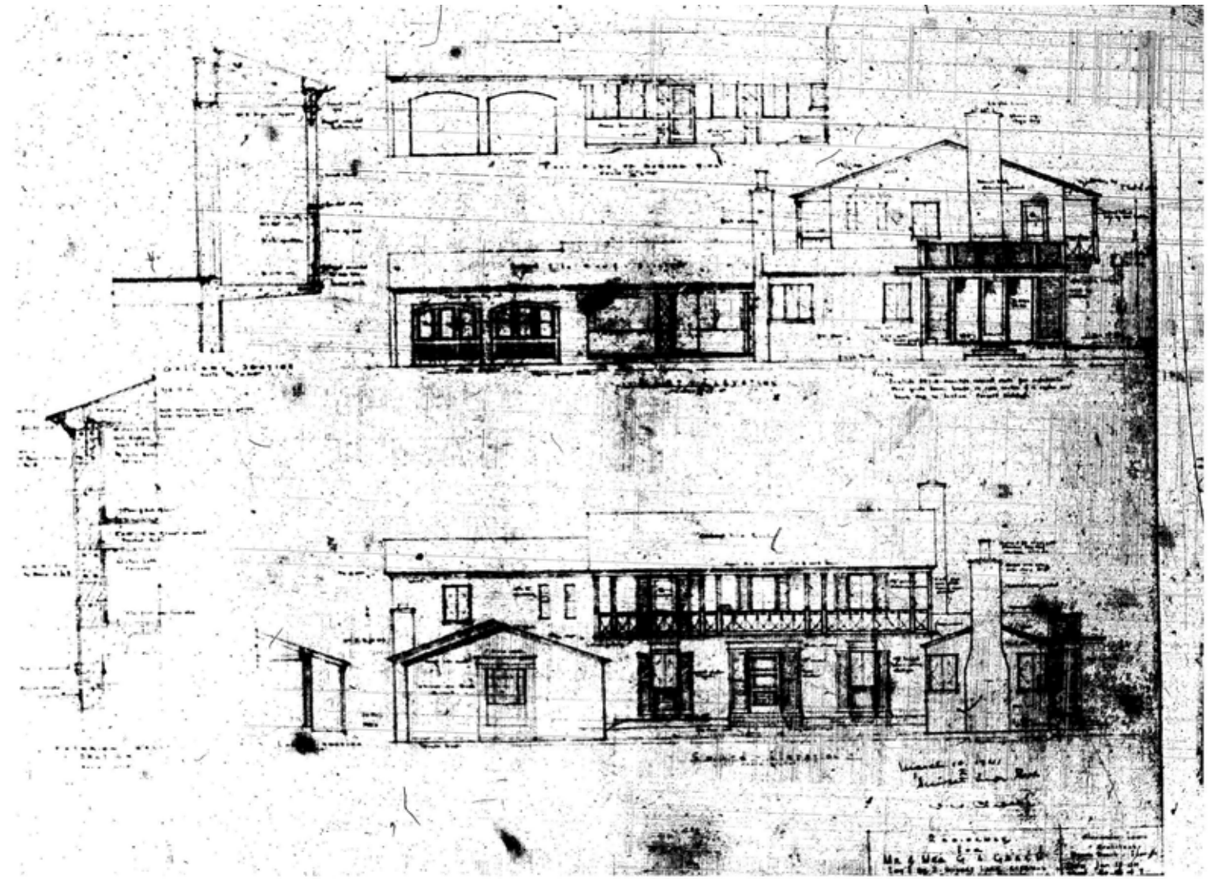
Scale 1" = 20'-0"

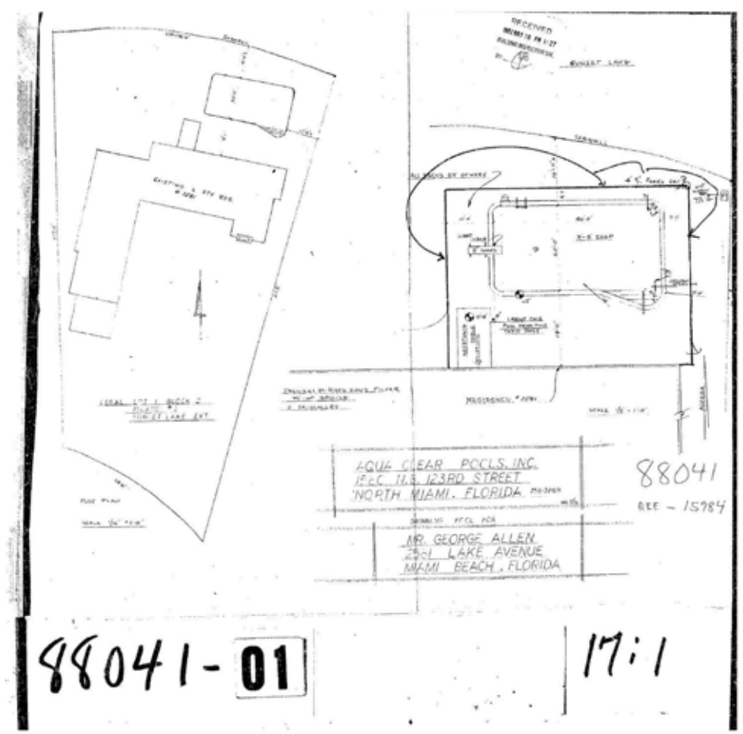
MAY 7, 2021

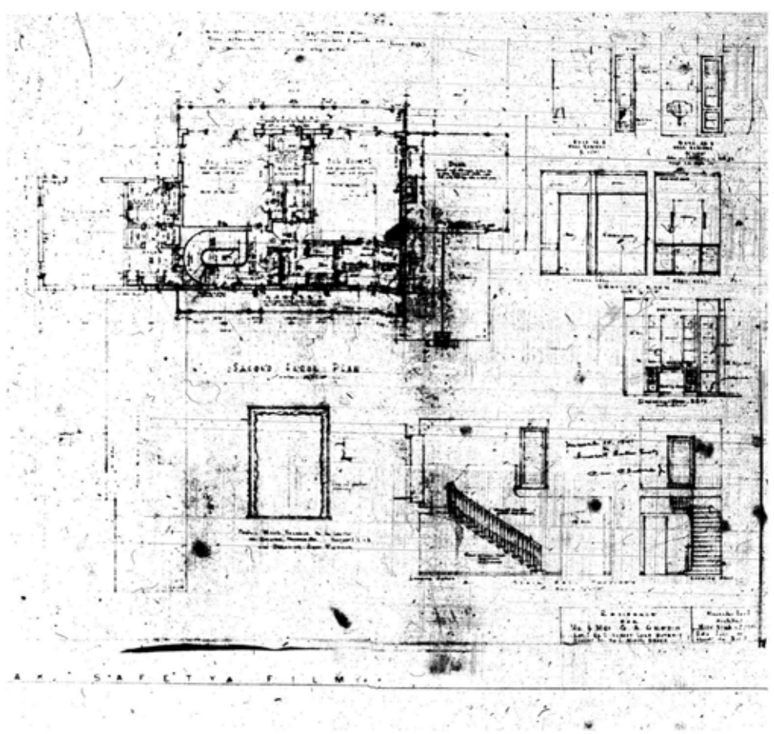
EXISTING SITE TIMELINE

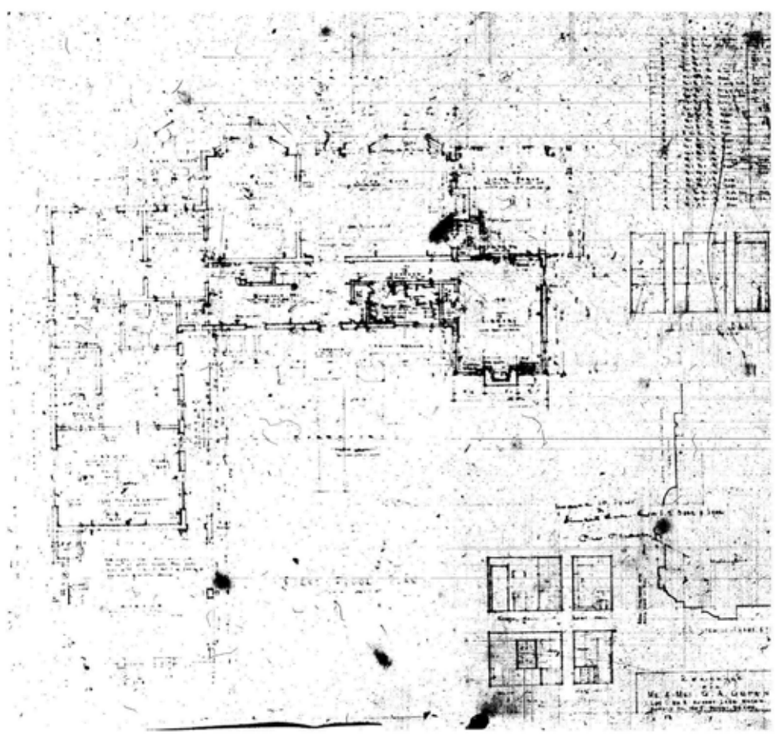
Z-004.1











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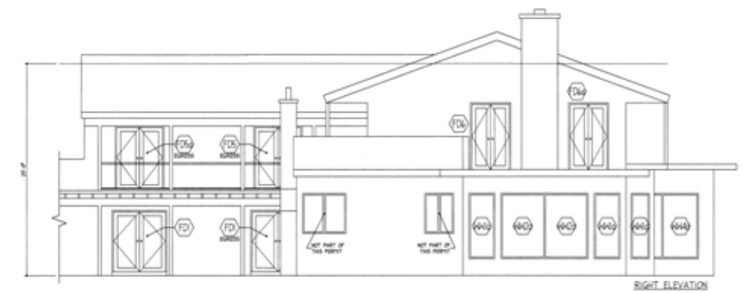
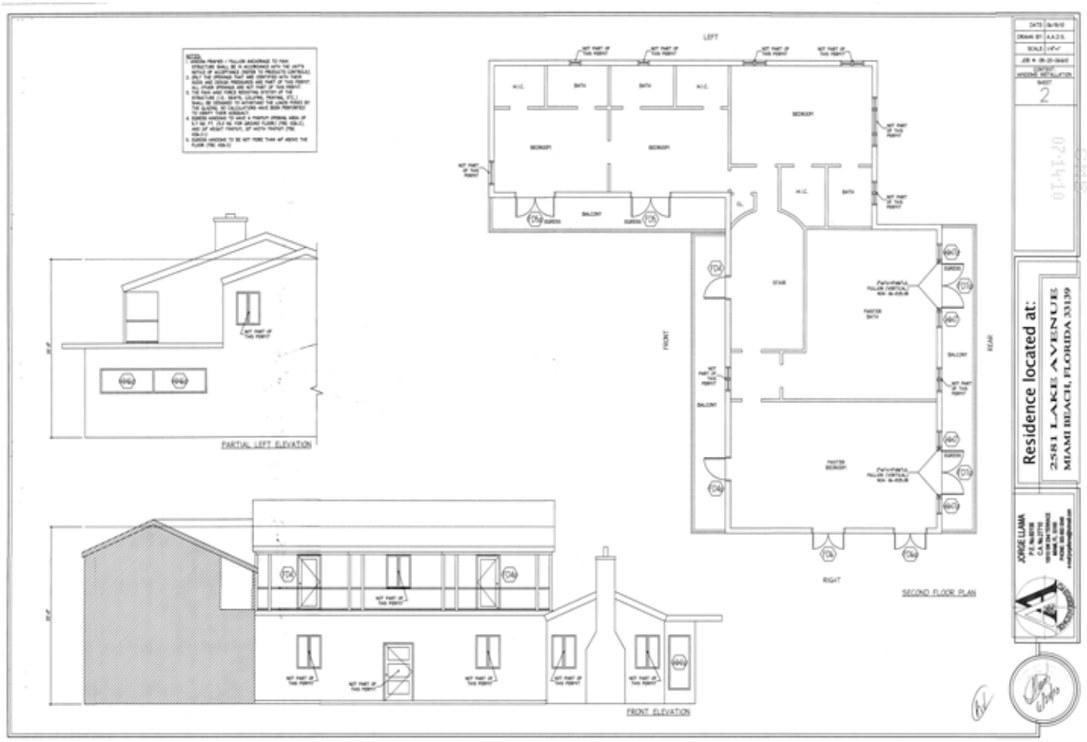
Scale

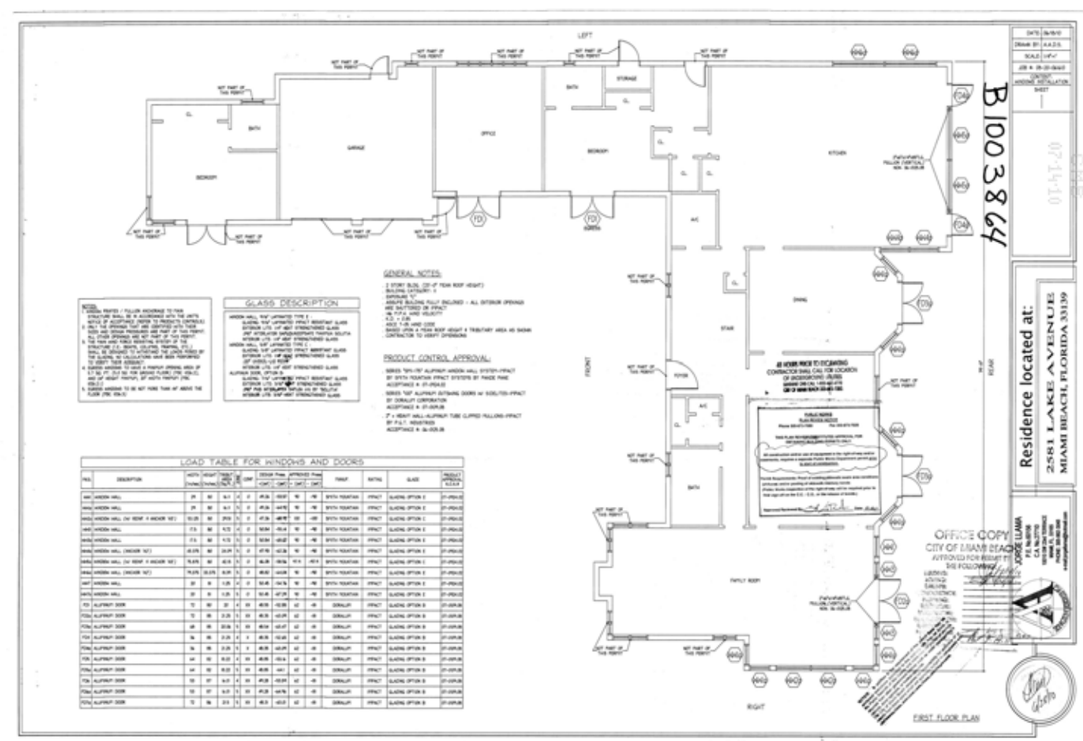
MAY 7, 2021

EXISTING SITE
MICROFILMS

Z-004.2







Residence located at:
2581 LAKE AVENUE
MIAMI BEACH, FLORIDA 33139

JORGE LLAMA
P.E. No.55106
C.A. No.27715
1000 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324
PHONE 954-693-9144
PROFESSIONAL ENGINEERS & ARCHITECTS

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LAKE HOUSE RESIDENCE

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A897886
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EXISTING SITE DRAWINGS

Z-004.3

2581 LAKE AVE (EXISTING).

2575 LAKE AVE

2569 LAKE AVE

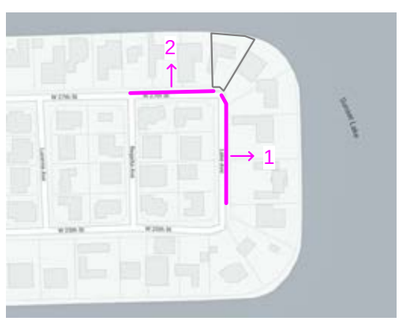
2555 LAKE AVE

1435 W 27th ST.

1425 W 27th ST.

1401 W 27th ST.

2581 LAKE AVE (EXISTING).



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NEIGHBORHOOD CONTEXT

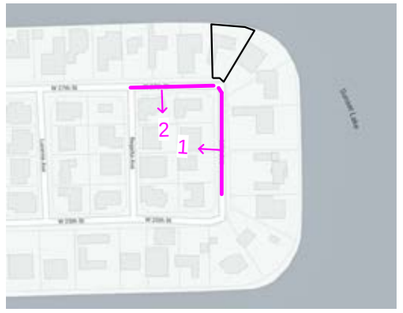
Z-005

2526 LAKE AVE

2532 LAKE AVE

1400 W 27th ST.

2555 W 27th ST.



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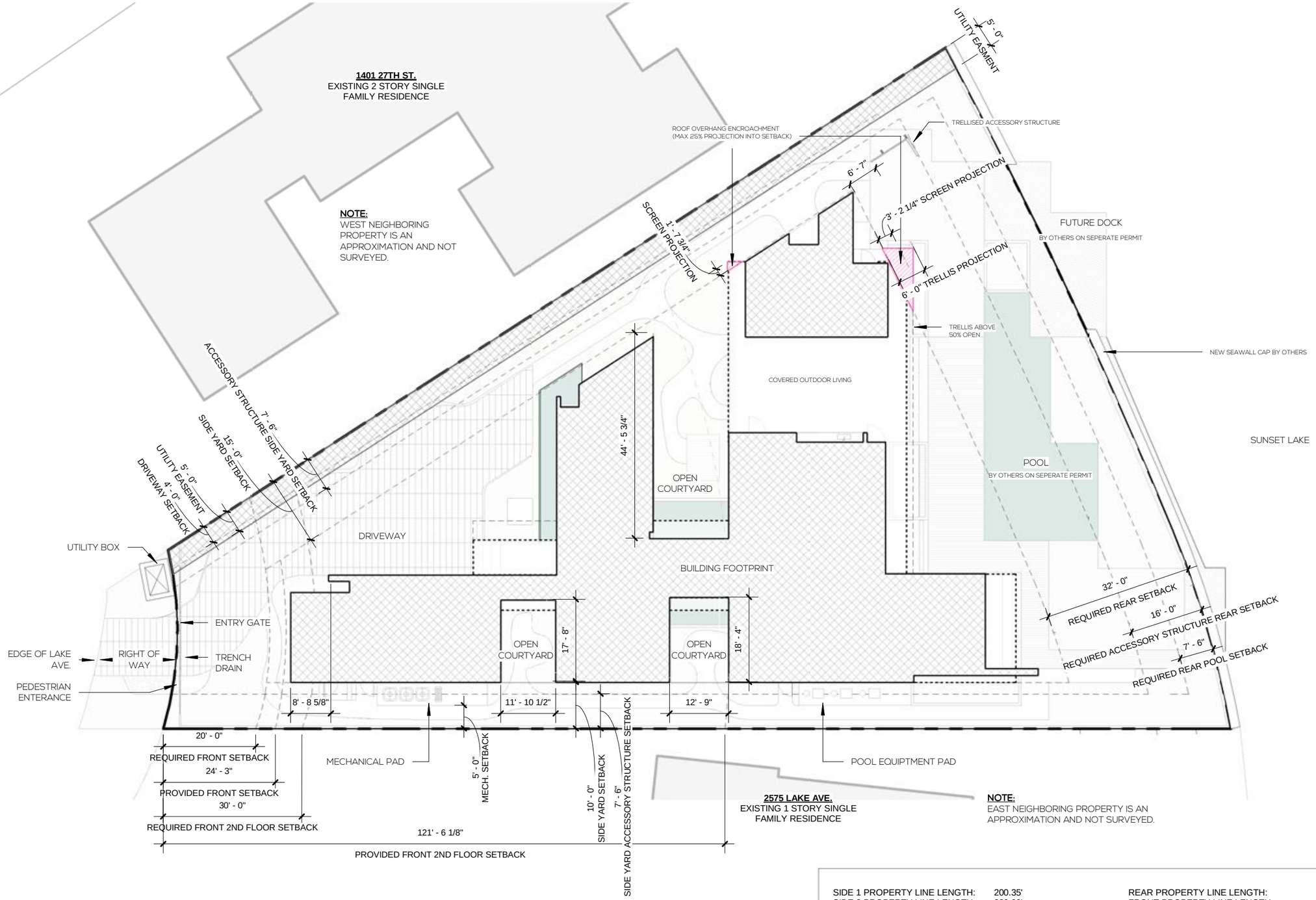
NEIGHBORHOOD CONTEXT

Z-005.1



SIDE 1 PROPERTY LINE LENGTH:	200.35'	REAR PROPERTY LINE LENGTH:	160.16'
SIDE 2 PROPERTY LINE LENGTH:	230.99'	FRONT PROPERTY LINE LENGTH:	38.67'
CENTER PROPETY LINE LENGTH:	209.30'		
LOT DEPTH:	640.51'/3 = **213.55'**	**LOT WIDTH:**	160.16' + 38.67' = 198.83' /2 = **99.42'**
REQUIRED REAR SETBACK:	213.55' x .15 = **32.03'**	**SUM OF SIDE YARD SETBACKS:**	99.42' x .25 = **24.85'**
PROVIDED REAR SETBACK:	32.03'	**PROVIDED SUM OF SIDE YARD SETBACKS:**	25.0'

1 AERIAL
3/64" = 1'-0"

N

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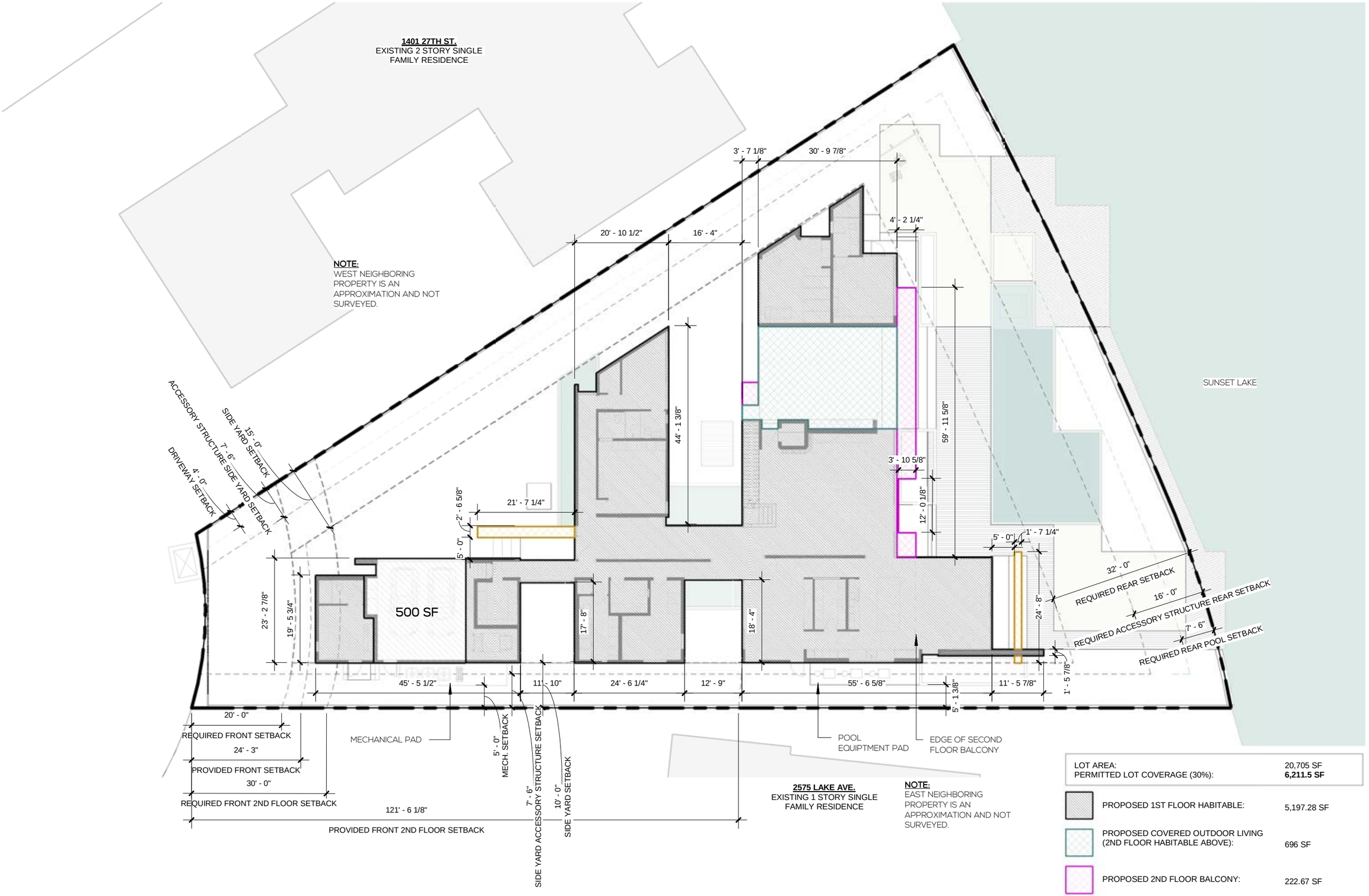
AERIAL VIEW

Z-008



LOT AREA:	20,705 SF
PERMITTED LOT COVERAGE (30%):	**6,211.5 SF**
PROPOSED 1ST FLOOR HABITABLE:	5,197.28 SF
PROPOSED COVERED OUTDOOR LIVING (2ND FLOOR HABITABLE ABOVE):	696 SF
PROPOSED 2ND FLOOR BALCONY:	222.67 SF
PROPOSED ROOF OVERHANGS (EXCEDING 5' FROM EXTERIOR WALL):	91.33 SF
PROPOSED LOT COVERAGE (29.9%):	**6,207.28 SF**

1 Floor Plan - LOT COVERAGE
1" = 20'-0"

N

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Scale	1" = 20'-0"
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LOT COVERAGE

Z-009

LOT AREA:	20,705 SF
PERMITTED UNIT SIZE (50%):	**10,352.5 SF**

PROPOSED 1ST FLOOR UNIT SIZE:	5,332.38 SF
PROPOSED 2ND FLOOR UNIT SIZE:	3,224.51 SF

PROPOSED LOT UNIT SIZE (41.32%):	**8,556.89 SF**

1 Level 1 - UNIT SIZE
1" = 30'-0"

2 Level 2 - UNIT SIZE
1" = 30'-0"

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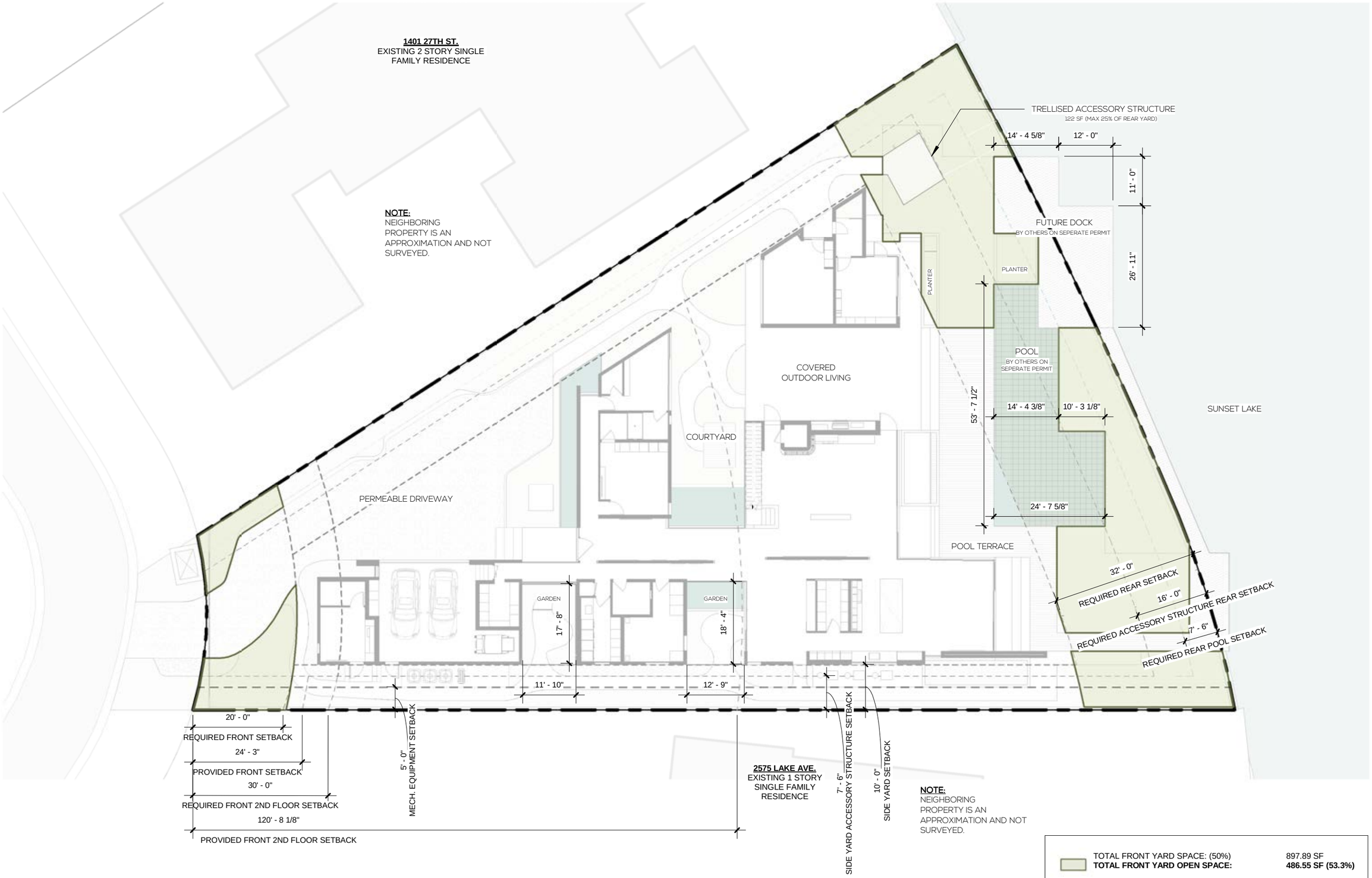
UNIT SIZE

Z-010



TOTAL FRONT YARD SPACE: (50%)	897.89 SF
TOTAL FRONT YARD OPEN SPACE:	**486.55 SF (53.3%)**
TOTAL REAR YARD AREA:	4,855.5 SF
REAR YARD OPEN SPACE: (62%)	2,954.5 SF
POOL AREA WITHIN REAR YARD:	- (940 SF) /2
TOTAL REAR YARD OPEN SPACE	**3,424.5 SF (71%)**

1 Floor Plan -OPEN SPACE
1" = 20'-0"

N

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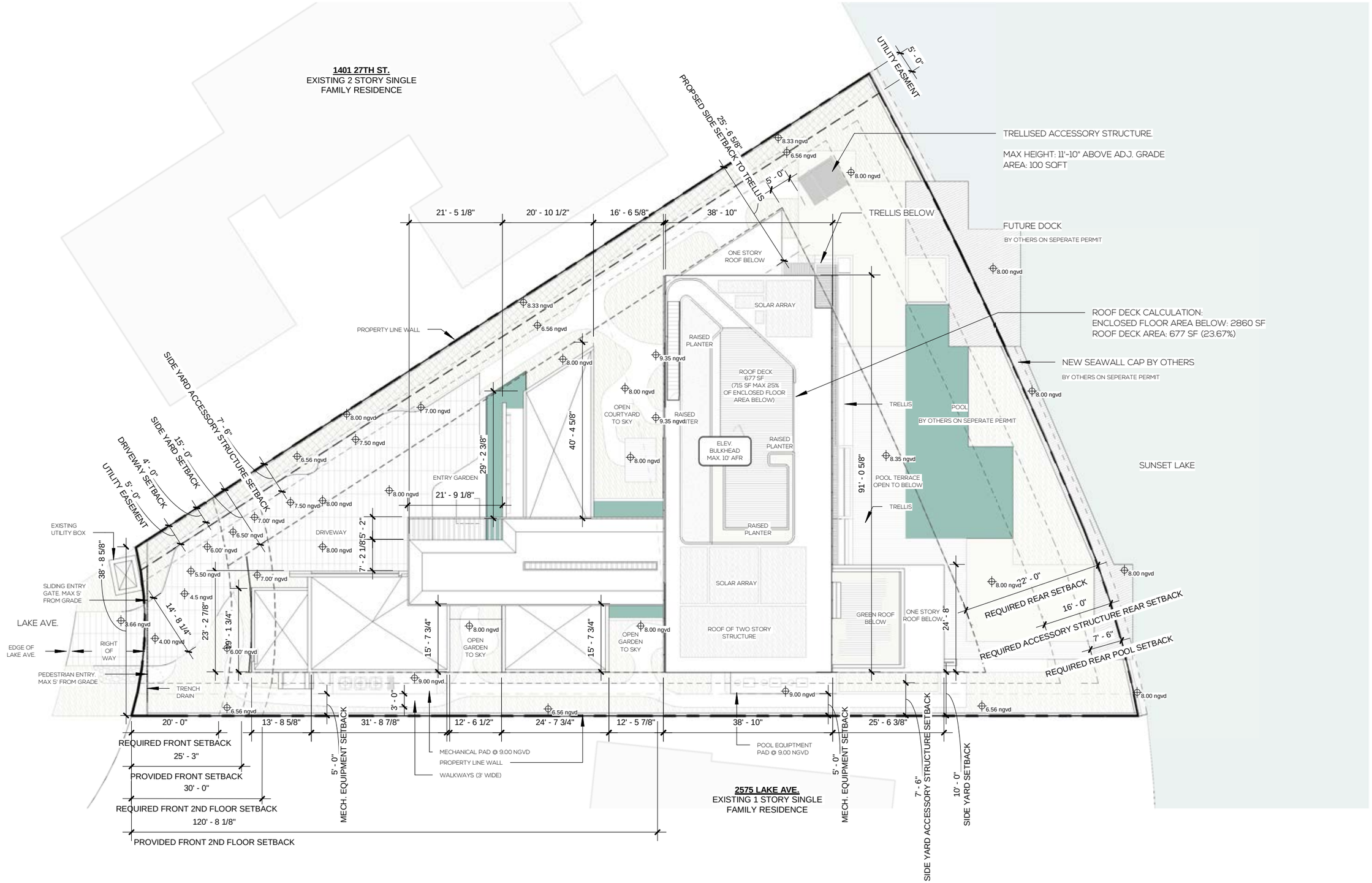
OPEN AREA

Z-012



MAX ELEVATION IN SETBACK AREAS:

•	FLOOD ELEVATION	8.00 NGVD	BASE FLOOD:	**8.00' NGVD**
•	GRADE	- 3.66 NGVD	DESIGN FLOD ELEVATION:	**9.00' NGVD**
			FLOOR ELEVATION:	8.00' BFE + 2.00' FREEBOARD = **10'.00 NGVD**
		4.34' /2 = **2.17' NGVD**	MAX. (FLAT) ROOF HEIGHT:	10.00' FLOOR ELEVATION + 28.00' = **38.00' NGVD**

ADJ. GRADE: 3.66 + 2.17 = **5.83' NGVD**

1 Floor Plan - SITE PLAN
3/64" = 1'-0"

N

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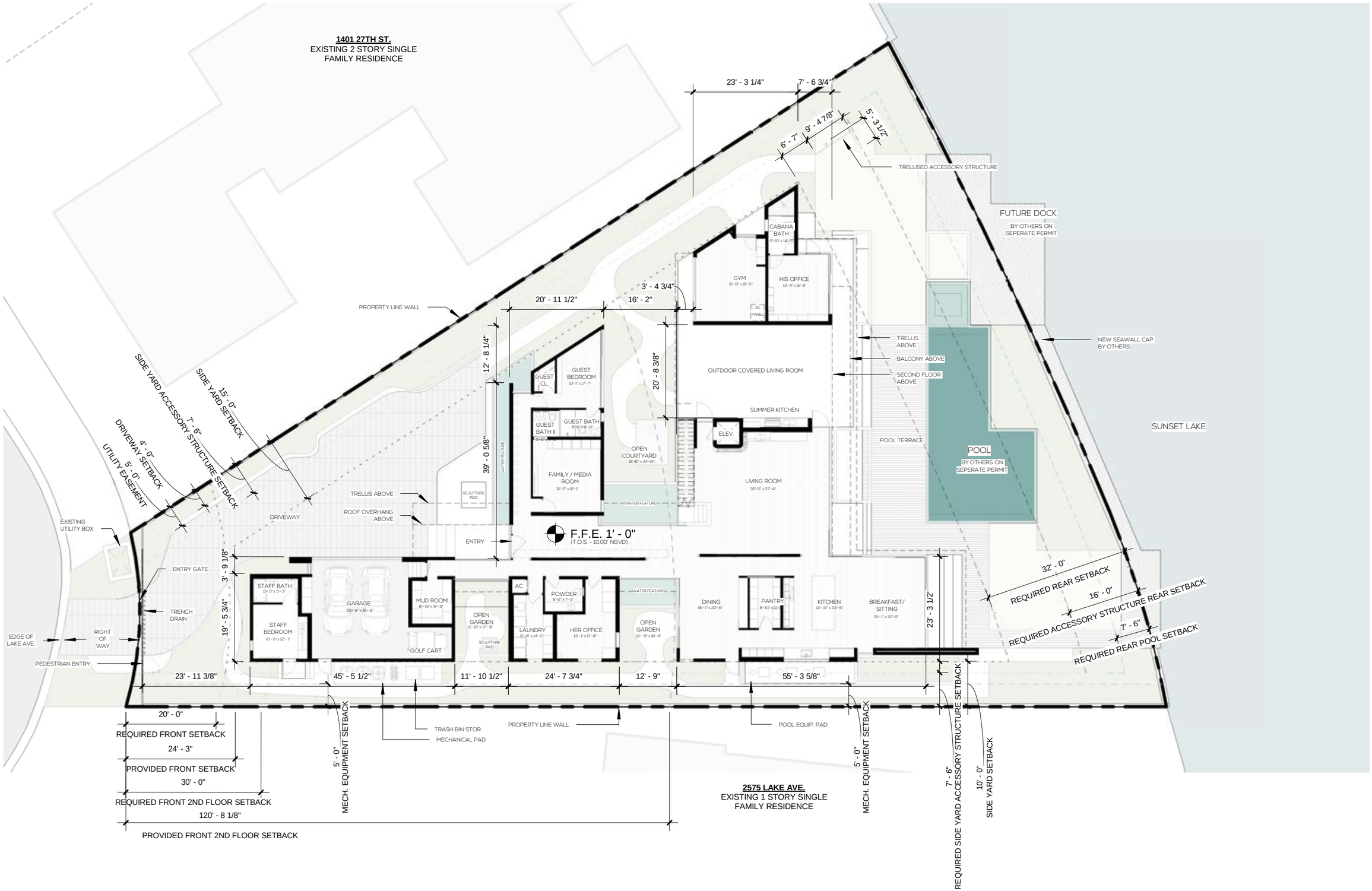
SITE PLAN

Z-100



1 Level 1 - Floor Plan - DRB
1" = 20'-0"

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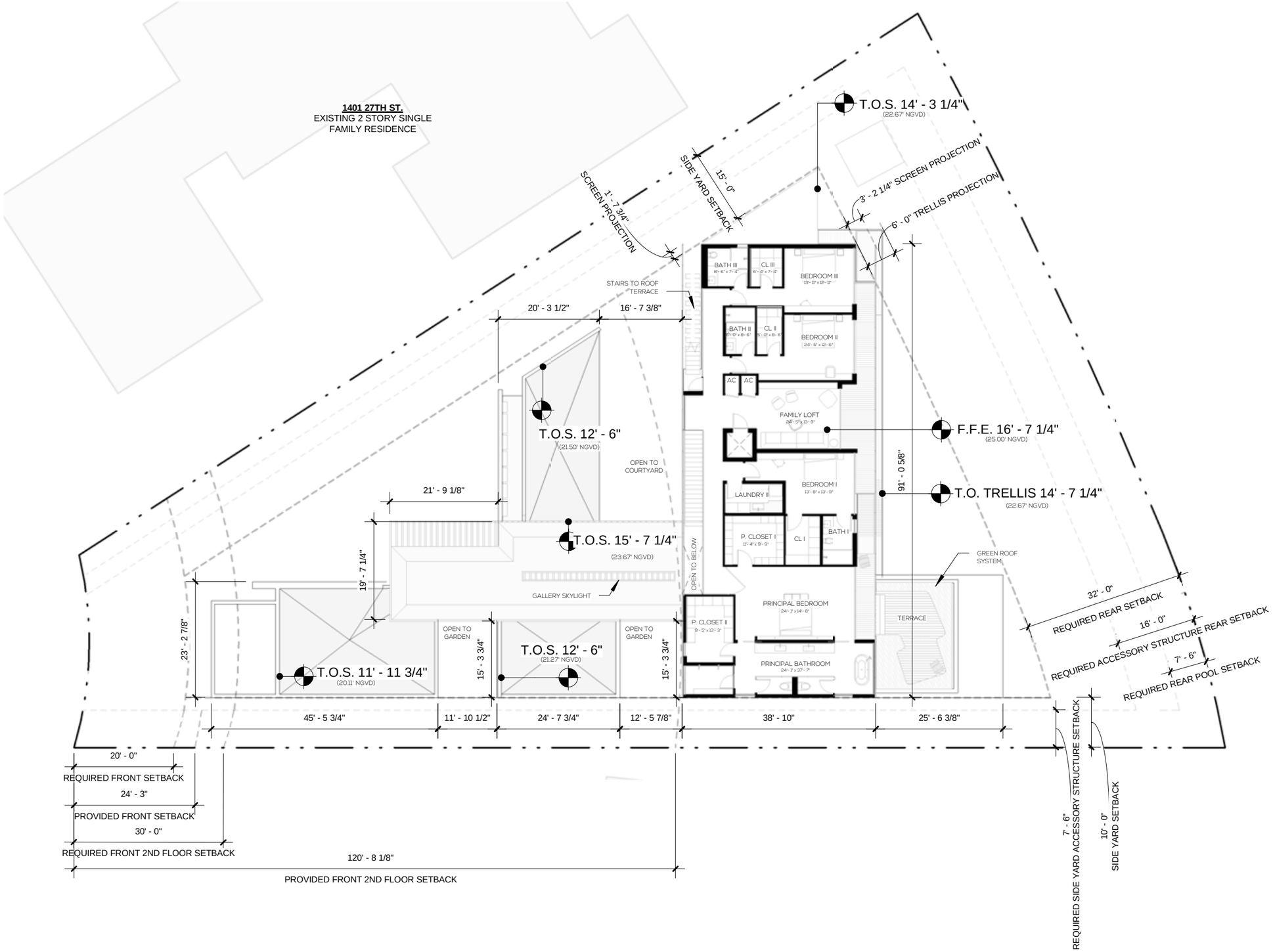
FIRST FLOOR PLAN

Z-101



1 Level 2 - Floor Plan - DRB
1" = 20'-0"

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Scale	1" = 20'-0"
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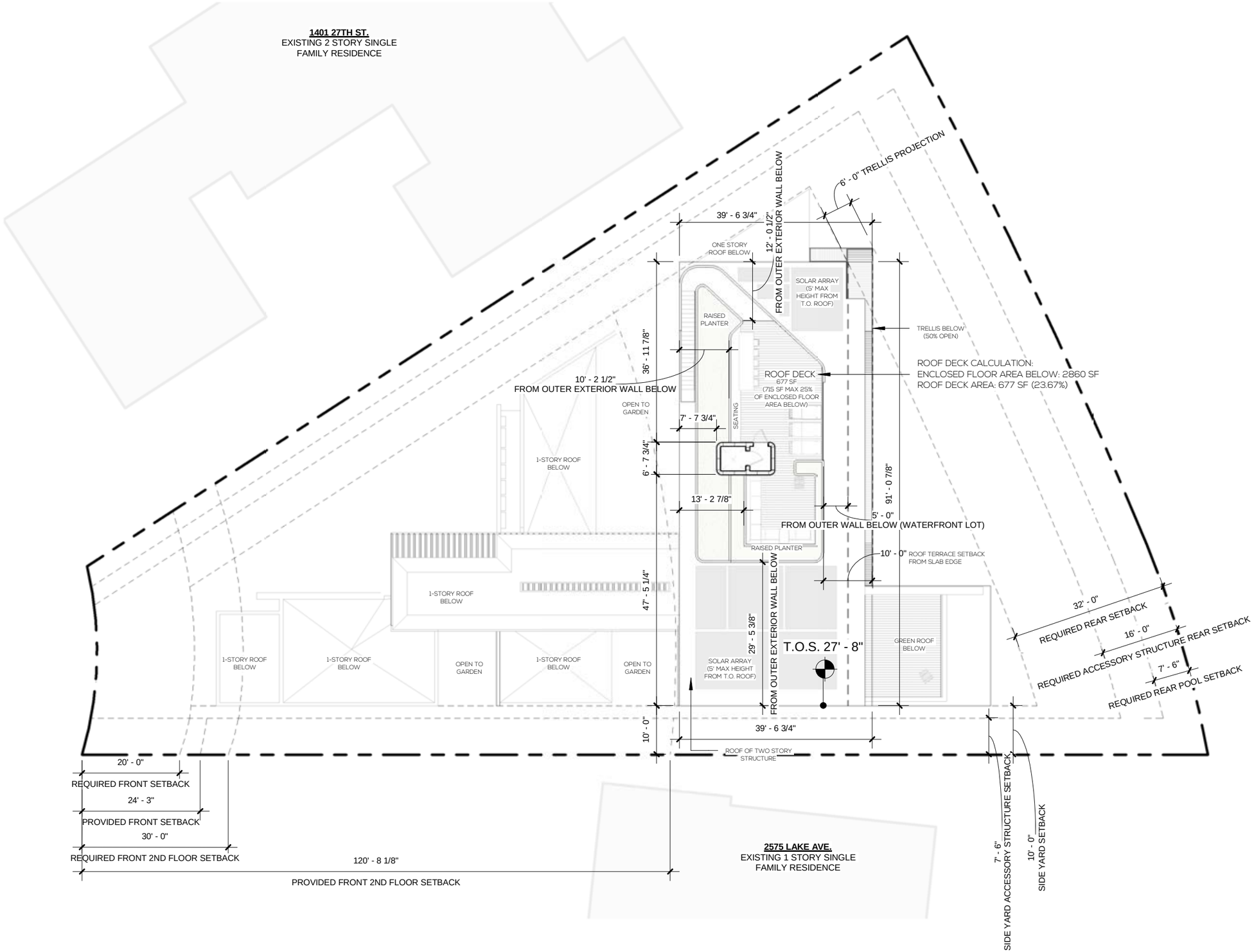
SECOND FLOOR PLAN

Z-102



1 T.O. ROOF SLAB -DRB
1" = 20'-0"

N

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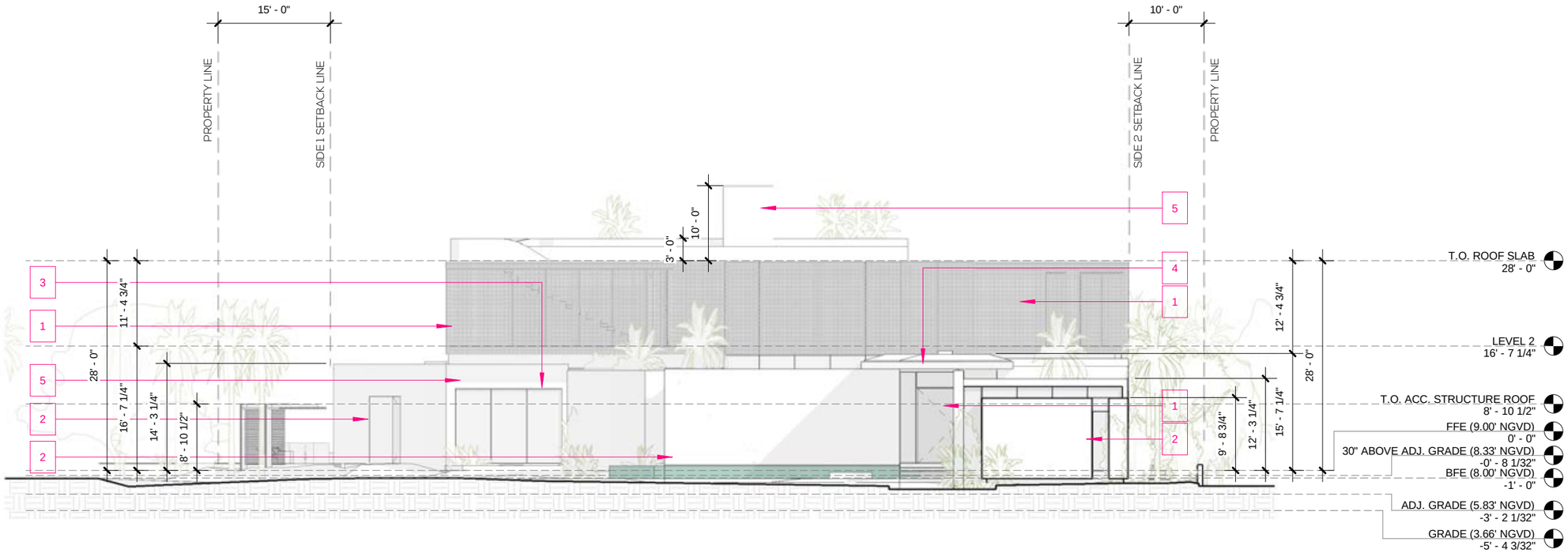
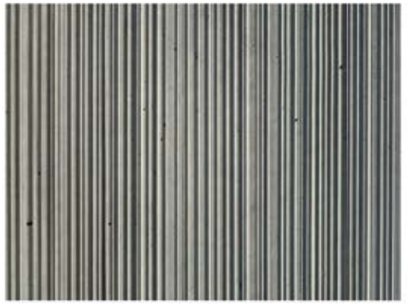
ROOF PLAN

Z-103



1 SOUTH ELEVATION
1/16" = 1'-0"

1. ALUM. PTD. SCREEN
(DESIGN TBD)



2. CONCRETE - TEXTURED

3. ALUMN. FRAME
IMPACT WINDOW

4. CONCRETE - SMOOTH

5. LIME-BASED TEXTURED STUCCO
FINISH

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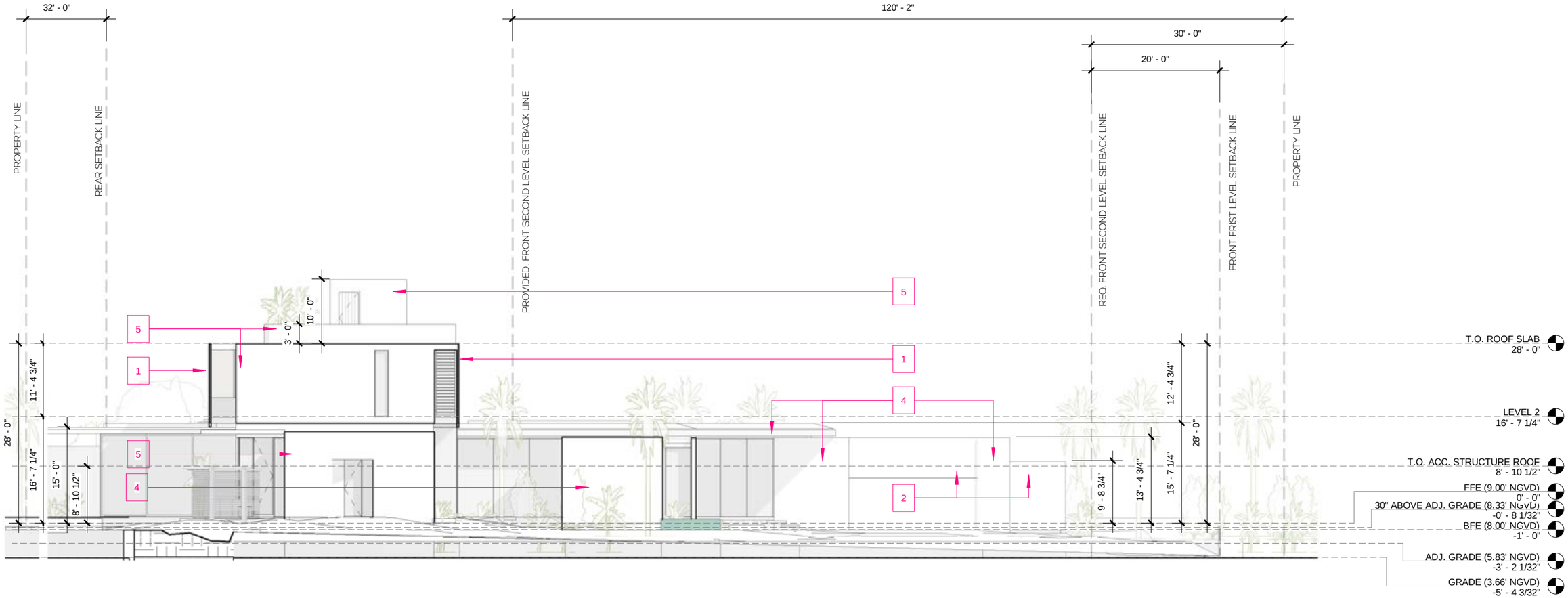
Scale	1/16" = 1'-0"
MAY 7, 2021	

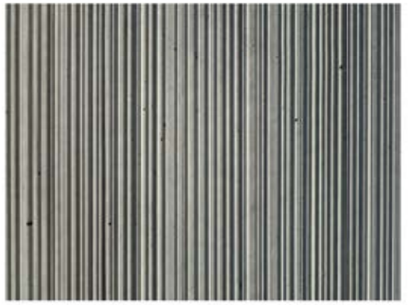
ELEVATIONS
& MATERIALS

Z-200



1 WEST ELEVATION
1/16" = 1'-0"

1. ALUM. PTD. SCREEN
(DESIGN TBD)



2. CONCRETE - TEXTURED

3. ALUMN. FRAME
IMPACT WINDOW

4. CONCRETE - SMOOTH

5. LIME-BASED TEXTURED STUCCO
FINISH

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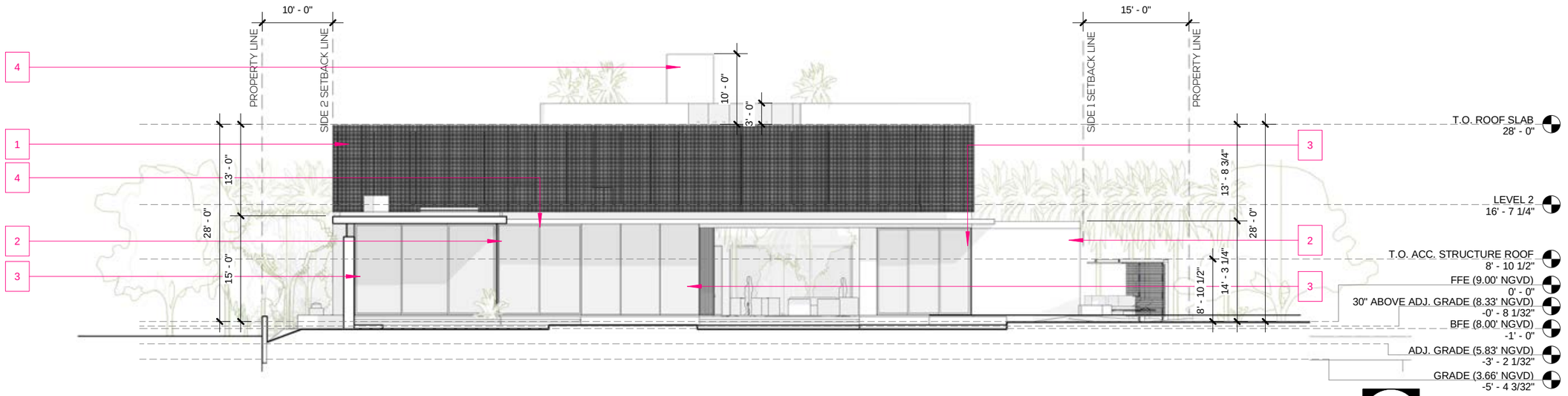
ELEVATION &
MATERIALS

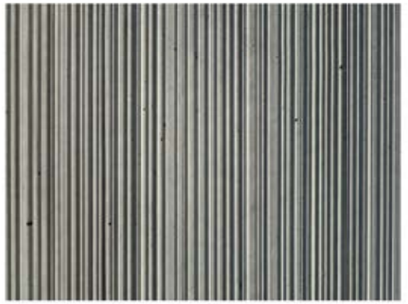
Z-201



1 NORTH ELEVATION

1/16" = 1'-0"

1. ALUM. PTD. SCREEN (DESIGN TBD)



2. CONCRETE - TEXTURED

3. ALUMN. FRAME IMPACT WINDOW

4. CONCRETE - SMOOTH

5. LIME-BASED TEXTURED STUCCO FINISH

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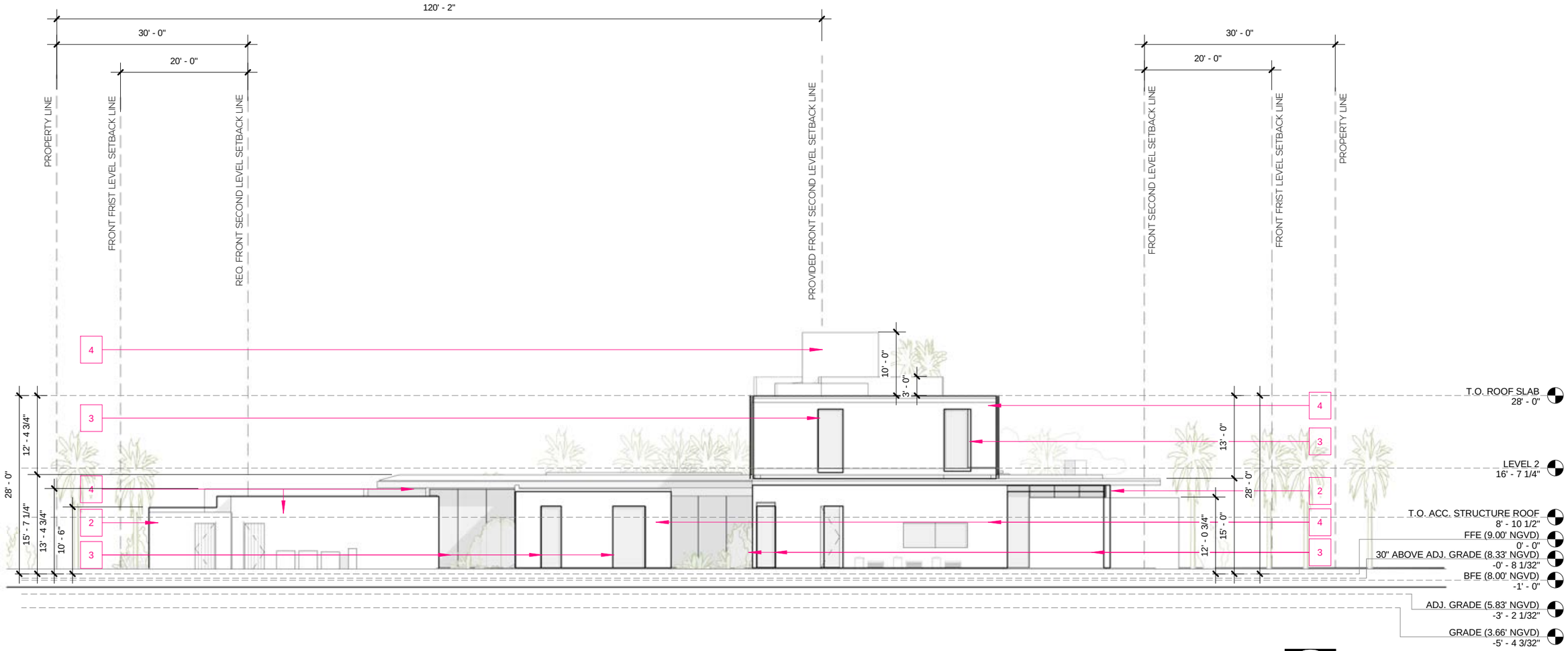
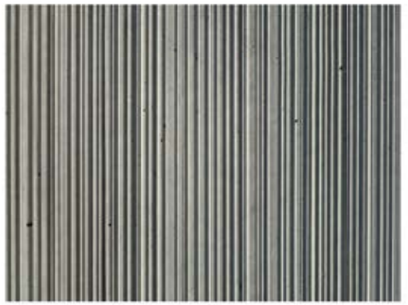
ELEVATIONS & MATERIALS

Z-202



1 EAST ELEVATION
1/16" = 1'-0"

1. ALUM. PTD. SCREEN (DESIGN TBD)



2. CONCRETE - TEXTURED

3. ALUMN. FRAME IMPACT WINDOW

4. CONCRETE - SMOOTH

5. LIME-BASED TEXTURED STUCCO FINISH

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LAKE HOUSE RESIDENCE

2581 LAKE AVE. MIAMI BEACH, FL

DESIGN REVIEW BOARD:
FINAL SUBMITTAL

NOT FOR CONSTRUCTION

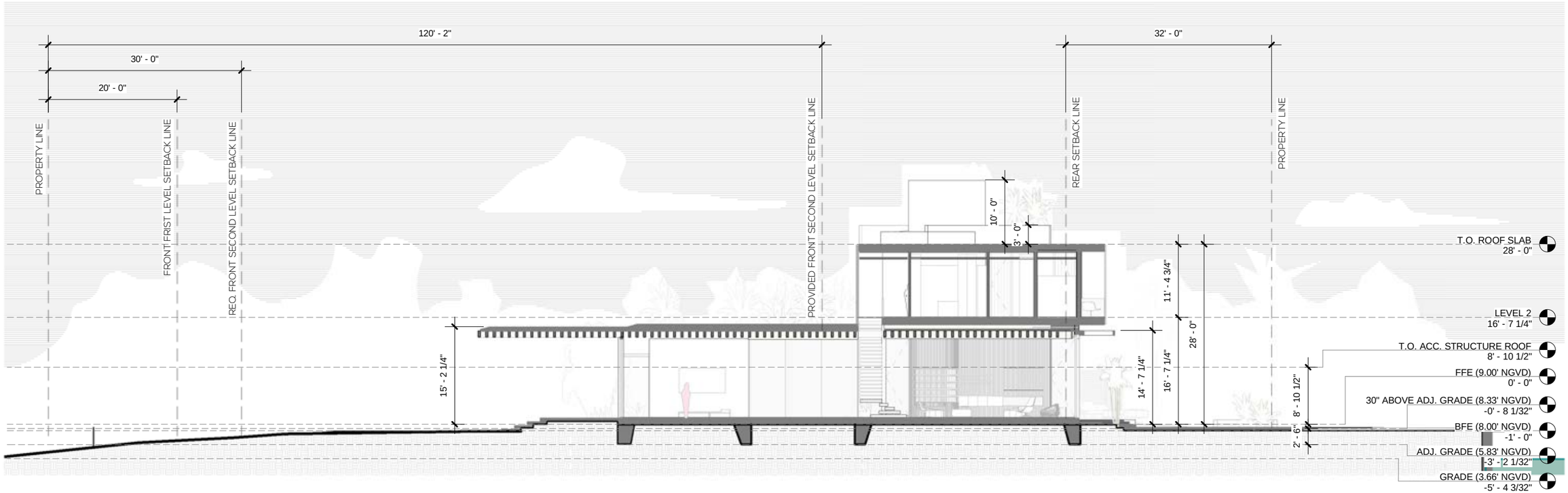
STATE OF FLORIDA
WESLEY KEAN
AR97386
REGISTERED ARCHITECT

Wesley Kean
Digitally Certified
Date:07.05.2021

Scale	1/16" = 1'-0"
MAY 7, 2021	

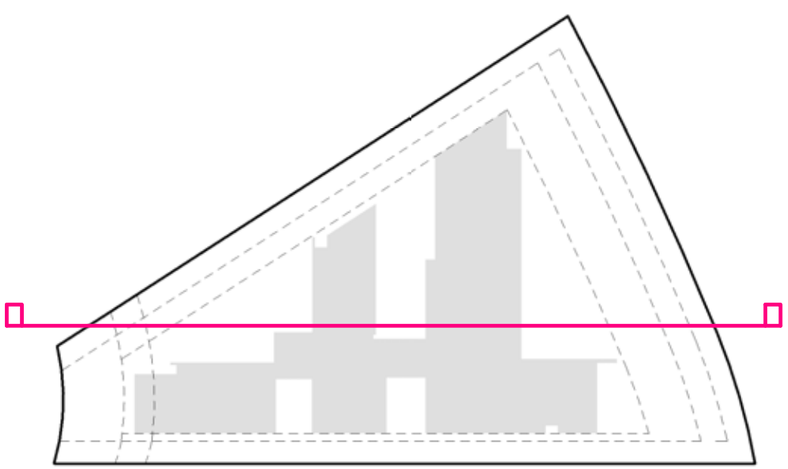
ELEVATIONS & MATERIALS

Z-203



1 BUILDING SECTION A

1/16" = 1'-0"



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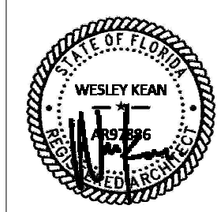

Wesley Kean
Digitally Certified
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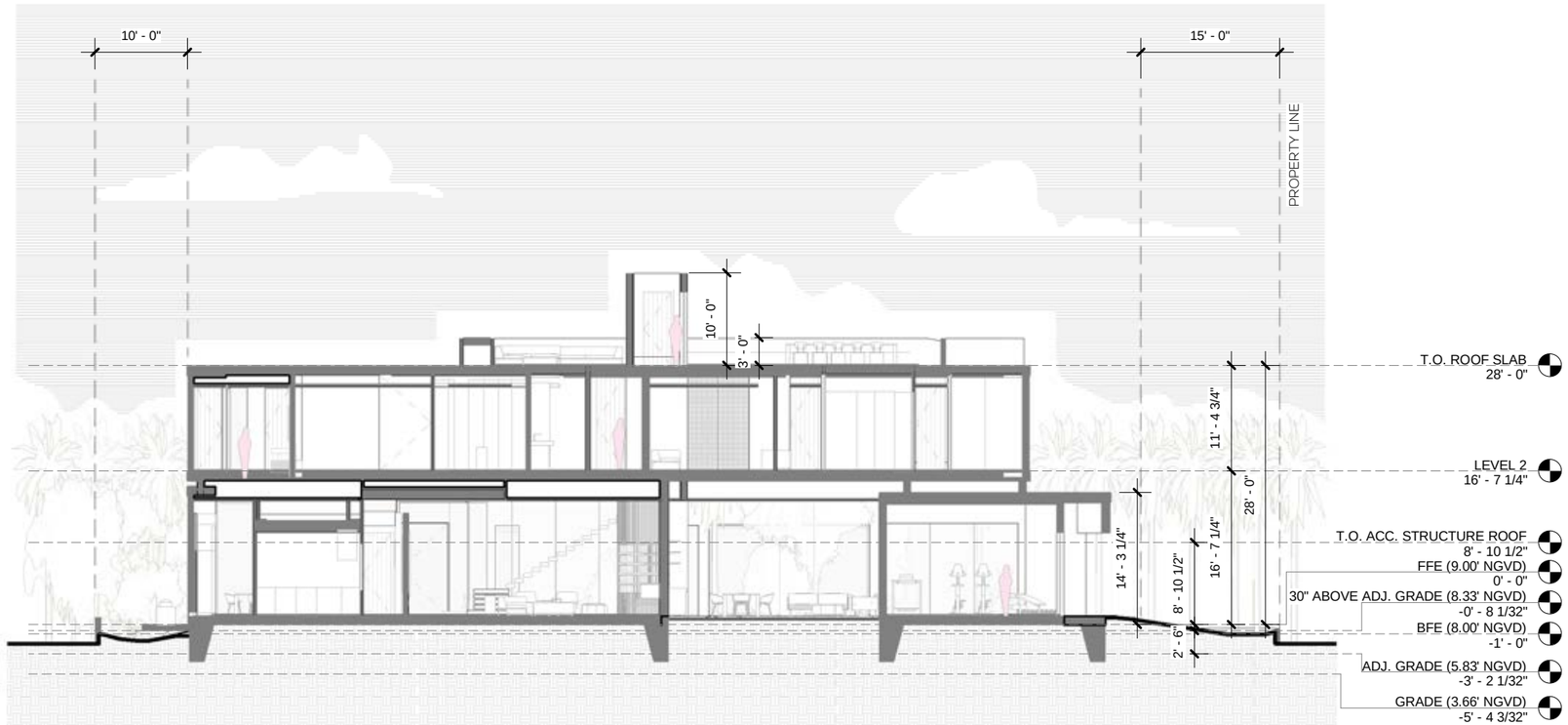
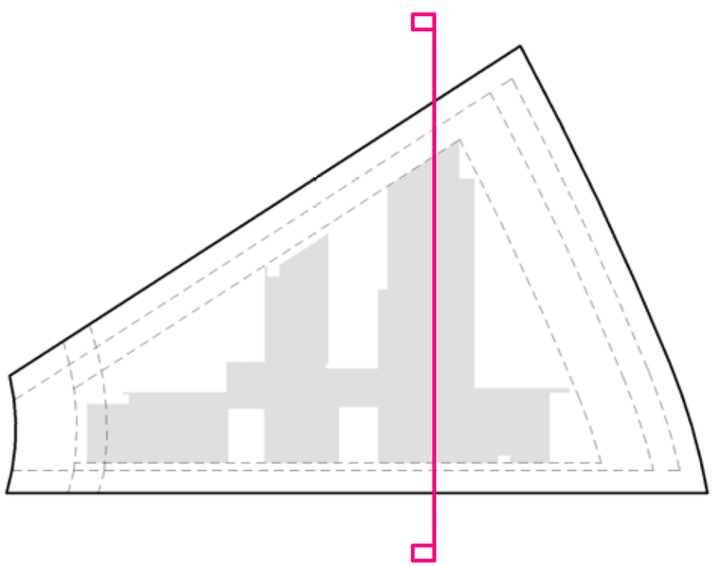
Scale	As indicated
MAY 7, 2021	

BUILDING SECTION

Z-300



1 BUILDING SECTION B
1/16" = 1'-0"



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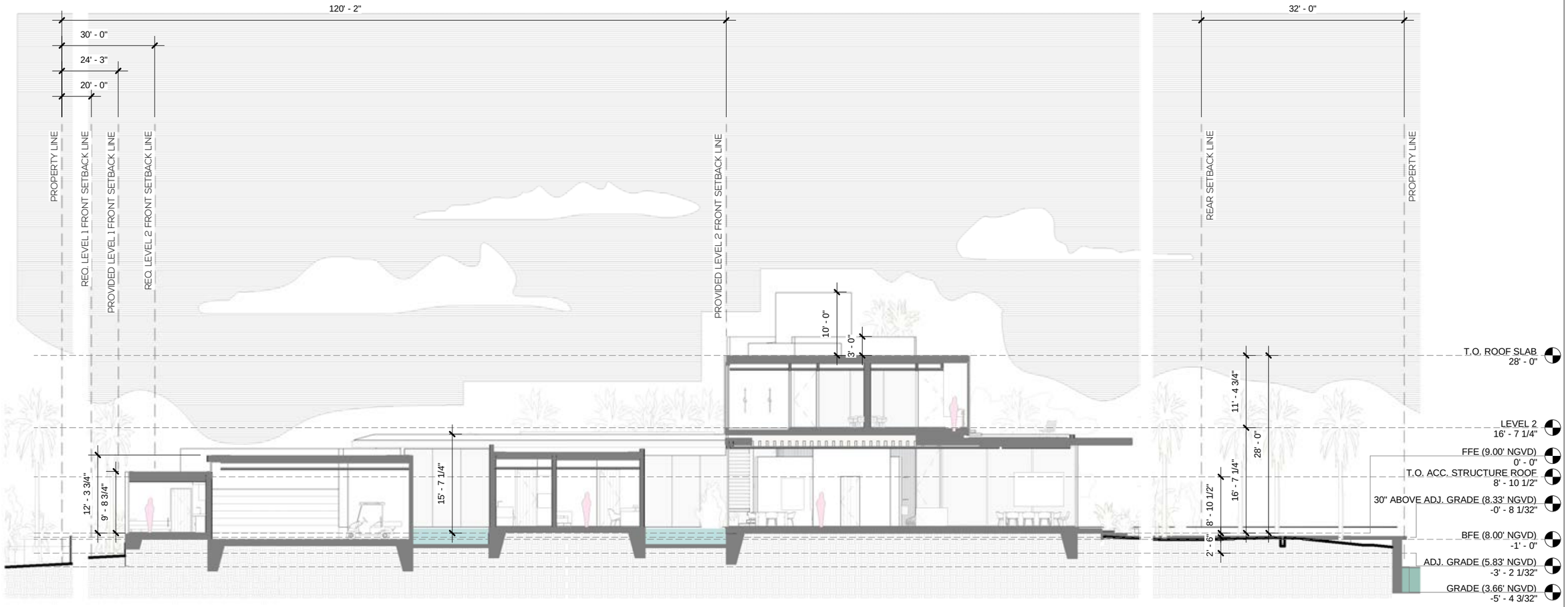
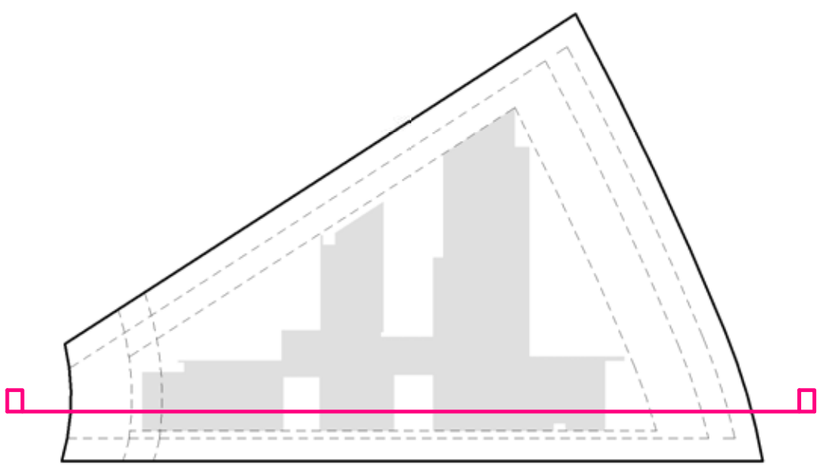
BUILDING SECTION

Z-301



1 BUILDING SECTION C
1/16" = 1'-0"



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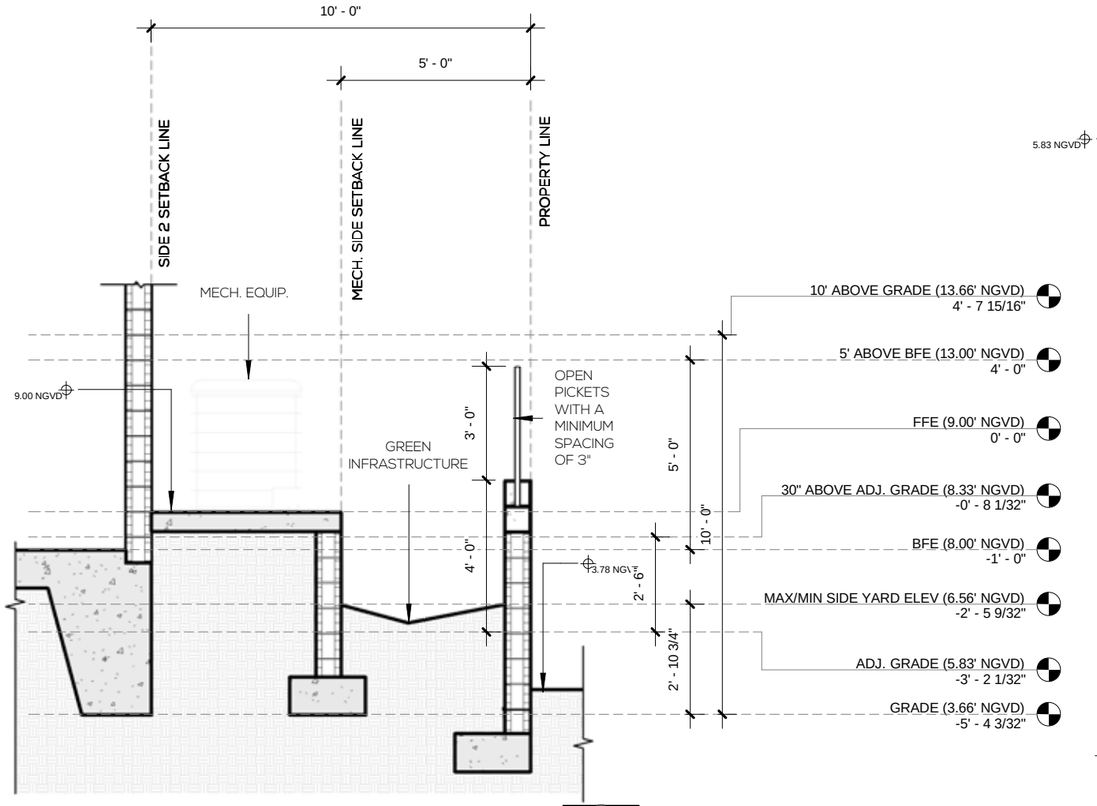
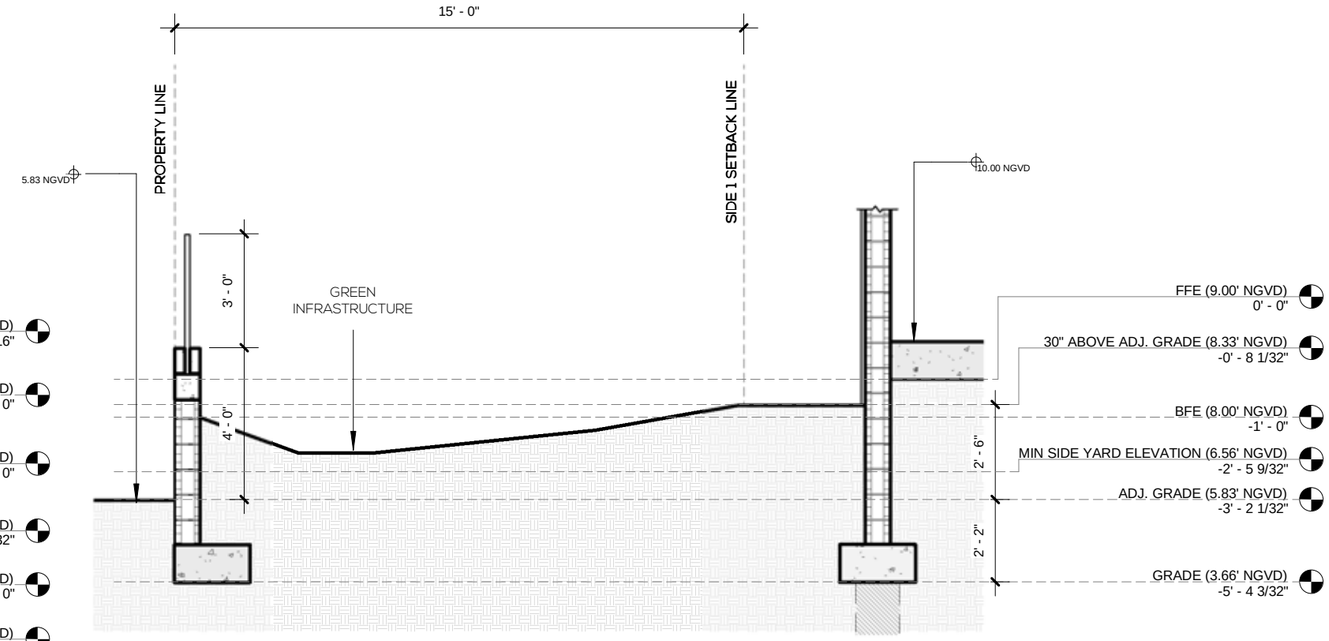
BUILDING SECTION

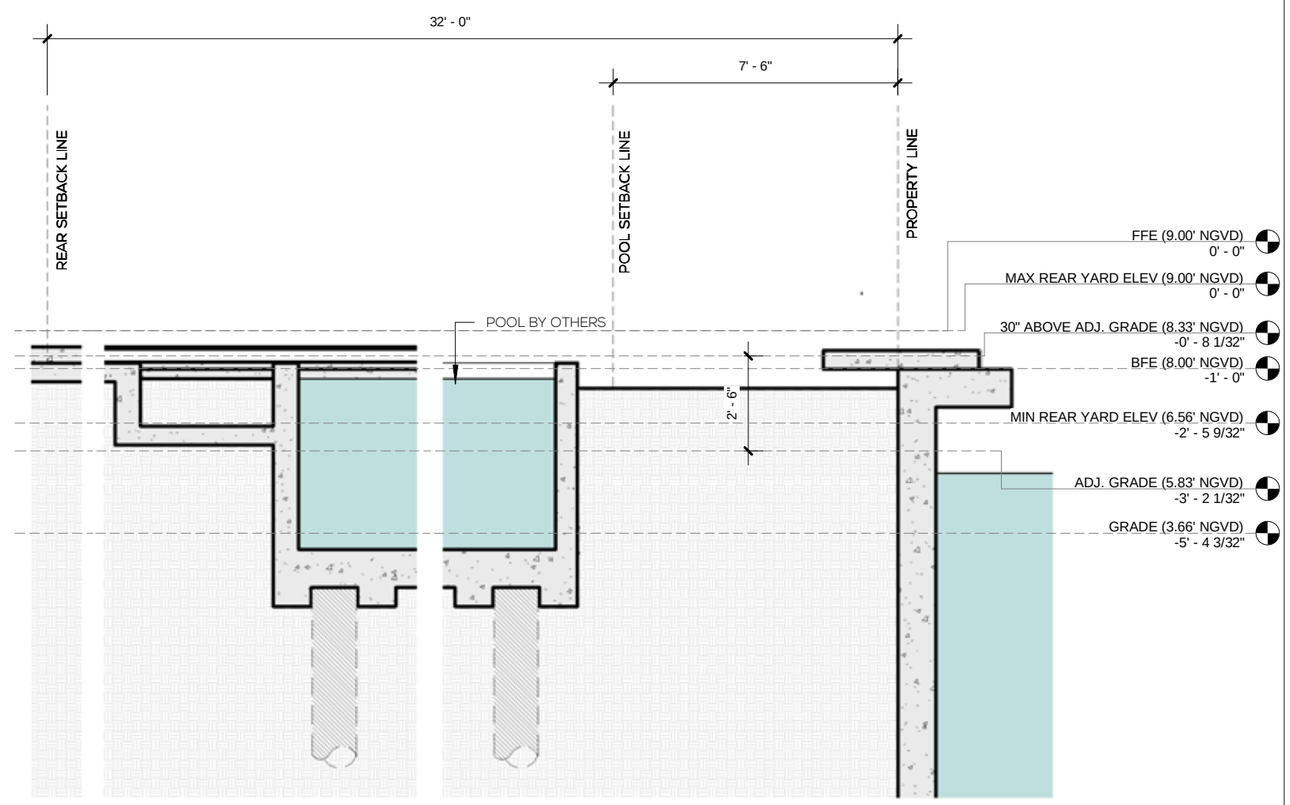
Z-302



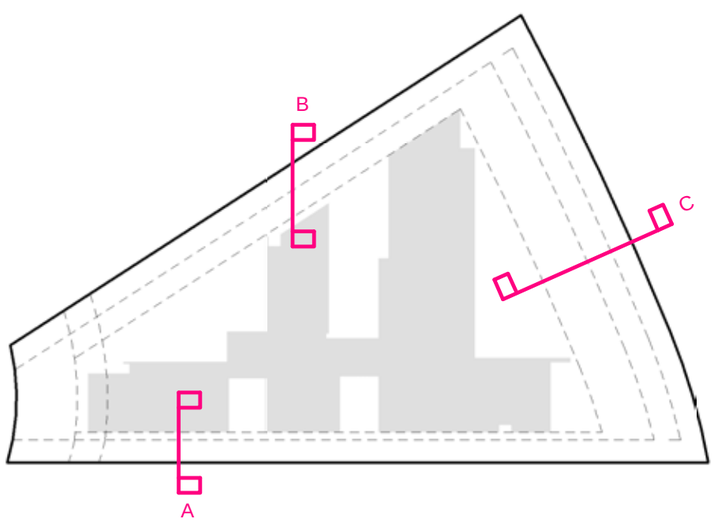
1 LOT LINE SECTION A
1/4" = 1'-0"



2 LOT LINE SECTION B
1/4" = 1'-0"



3 LOT LINE SECTION C
1/4" = 1'-0"



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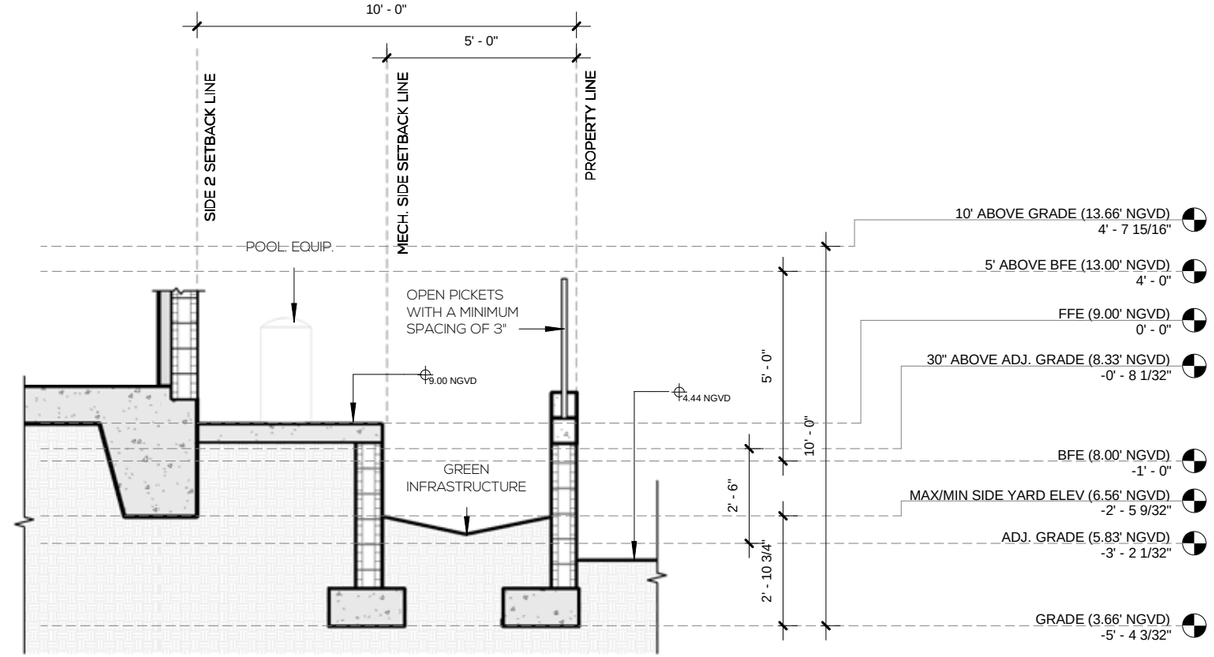
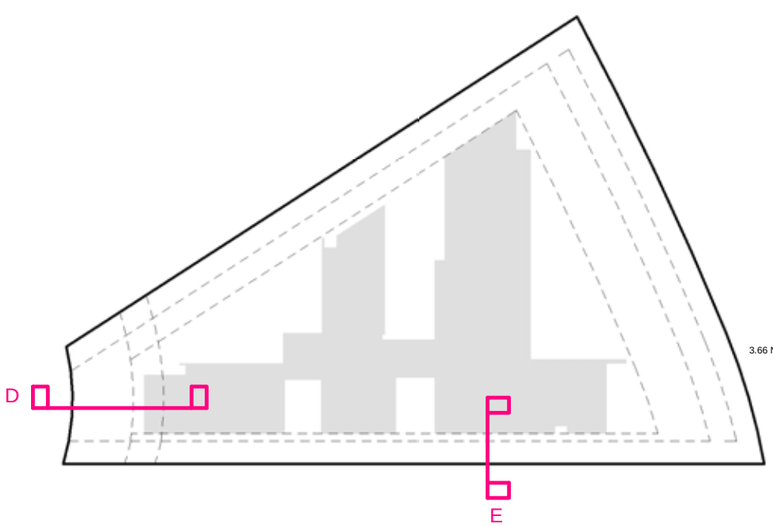
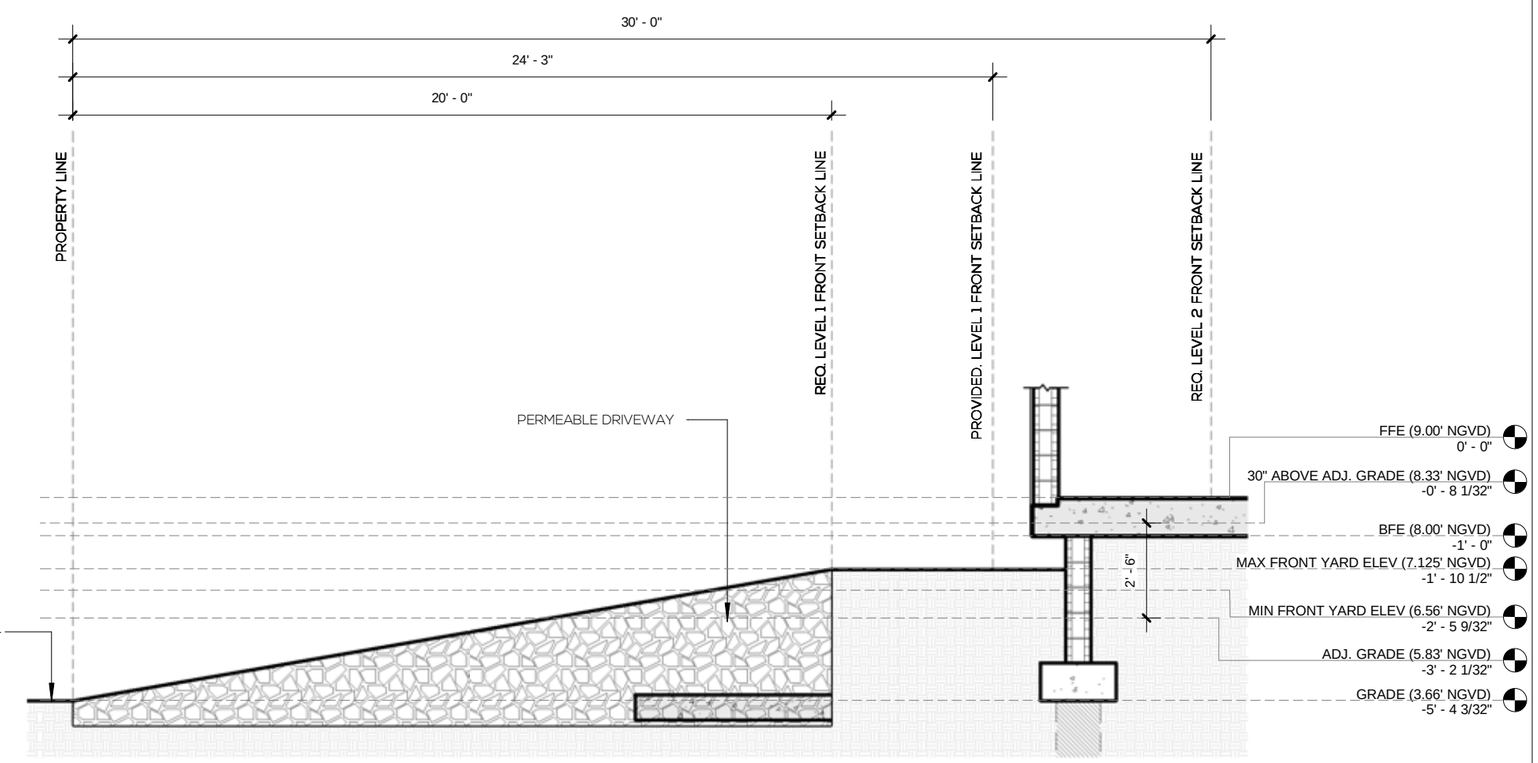
LOT LINE SECTIONS

Z-400



2 LOT LINE SECTION E
1/4" = 1'-0"





1 LOT LINE SECTION D
1/4" = 1'-0"

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LOT LINE SECTIONS

Z-400.1

NOTE: THE LANDSCAPE DEPICTED IN RENDERINGS IS CONCEPTUAL. PLEASE REFER TO LANDSCAPE DRAWINGS FOR ACTUAL PLANT SPECIES AND LOCATION.

STREET VIEW

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Scale

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RENDERINGS

Z-510

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FRONT VIEW

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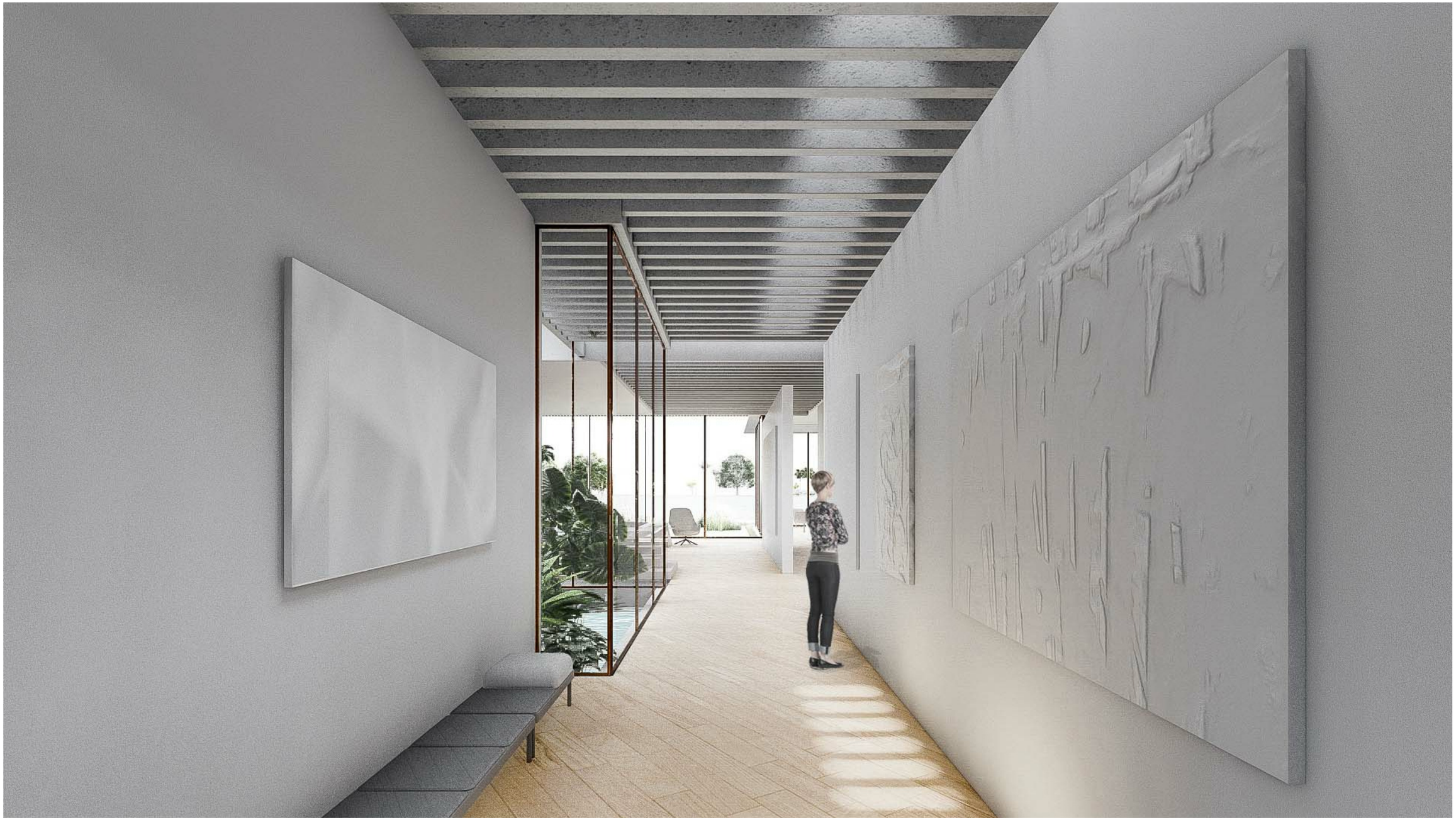
RENDERINGS

Z-510.1



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GALLEY VIEW

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RENDERINGS

Z-510.2

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REAR VIEW

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RENDERINGS

Z-510.3