

'LAKE HOUSE'

2581 Lake Avenue, Miami Beach, FL

Miami Beach Design Review Board
August 3, 2021



Neighborhood Outreach



| No. | Property Address | Owner | Status of Outreach |
|-----|------------------|--|---|
| 1 | 1401 W 27 Street | Jeffrey Zalaznick 1998 Trust – Barbara Zalaznick Trustee | Letter in support attached |
| 2 | 2575 Lake Avenue | Lawrence R Hyer Living Trust – Lawrence R. Hyer Trustee | Letter and plans hand delivered. No response. |
| 3 | 1400 W 27 Street | Ivelyn Giro Cortinas | Letter and plans hand delivered. No response. |

July 29, 2021

Design Review Board Members

c/o Michael Belush, Chief of Planning & Zoning
 Planning Department
 City of Miami Beach
 1700 Convention Center Drive, 2nd Floor
 Miami Beach, Florida 33139

Re: **DRB21-0672** – Single-Family Home at 2581 Lake Avenue, Miami Beach
Letter of Support

Dear Board Members:

I live at 1401 W 27 Street, Miami Beach, Florida, and I am the westerly neighbor to Mr. and Mrs. Levine’s property at 2581 Lake Avenue. I had a conversation with the Levines and had the opportunity to review plans, renderings and design requests for the proposed single-family residence. The home is beautifully-designed and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant’s new home and ask the Design Review Board to grant the design review approval with all associated requests.

Sincerely,

DocuSigned by:

 2BEF896D632F496...
 Signature

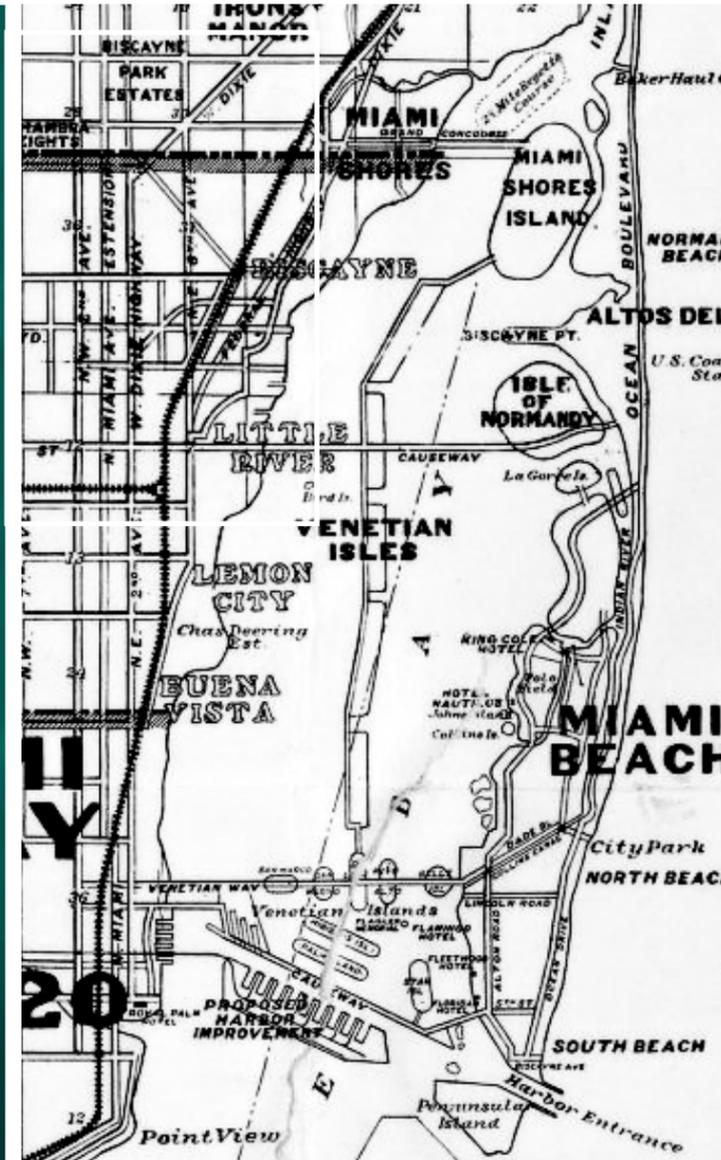
Ali Zalaznick
 Print name

Site [macro scale]

Islands in the Bay...



MIAMI BEACH ARCHIPELAGOS



1925 Vision for Venetian Causeway



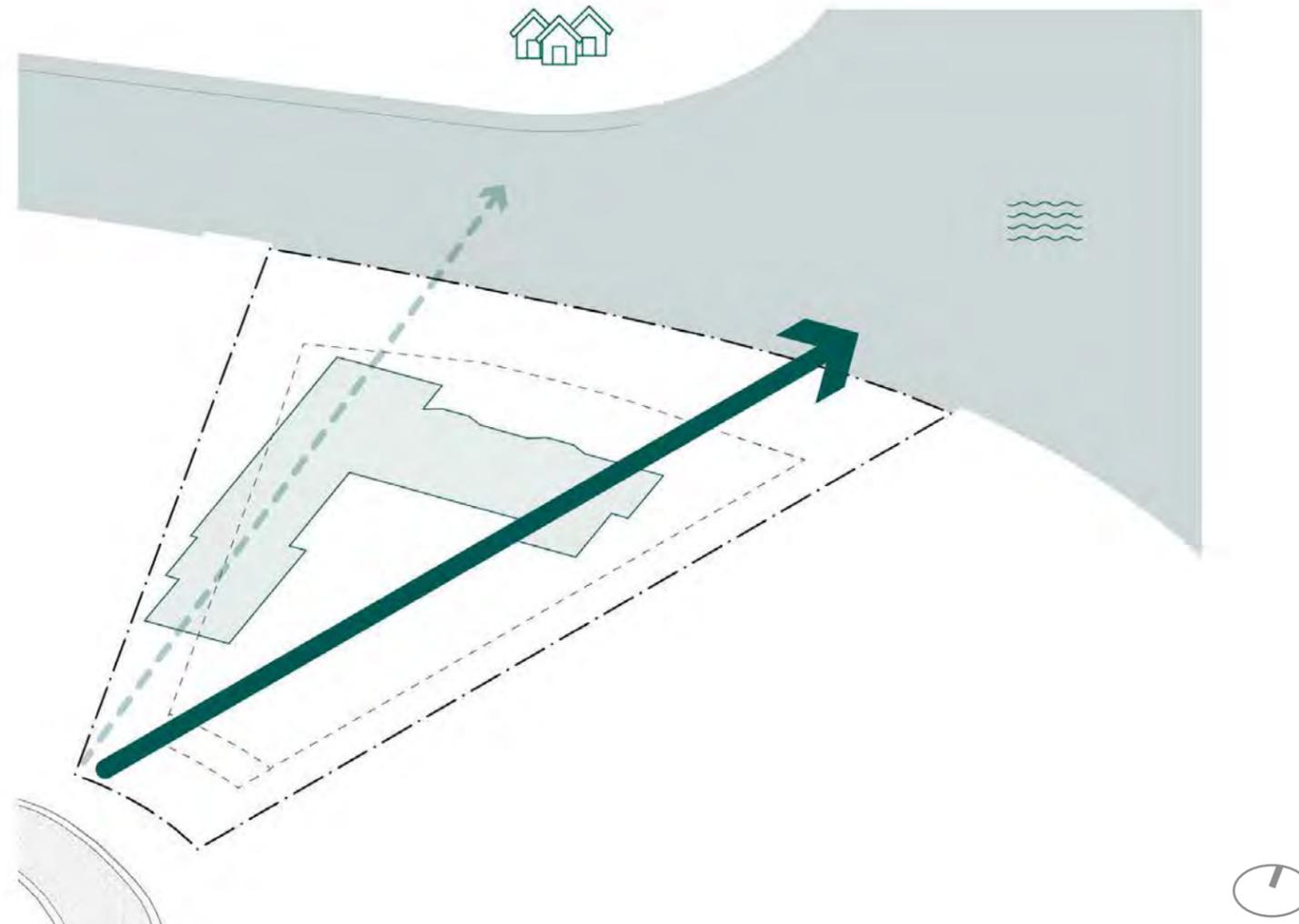
SUNSET ISLANDS

Site [micro scale]

2581 Lake Avenue

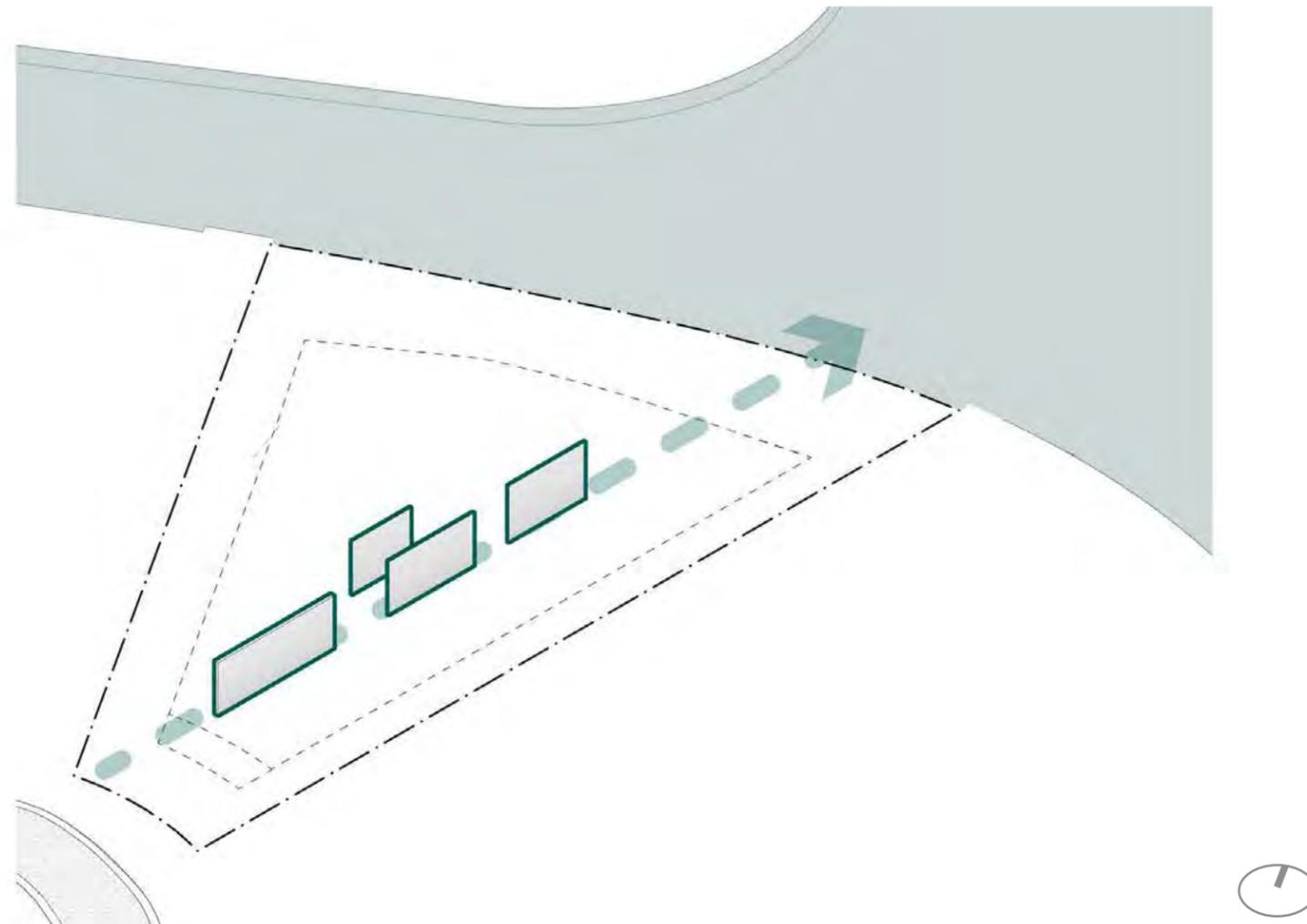


Massing [design intent]



ORIENTATION [views]

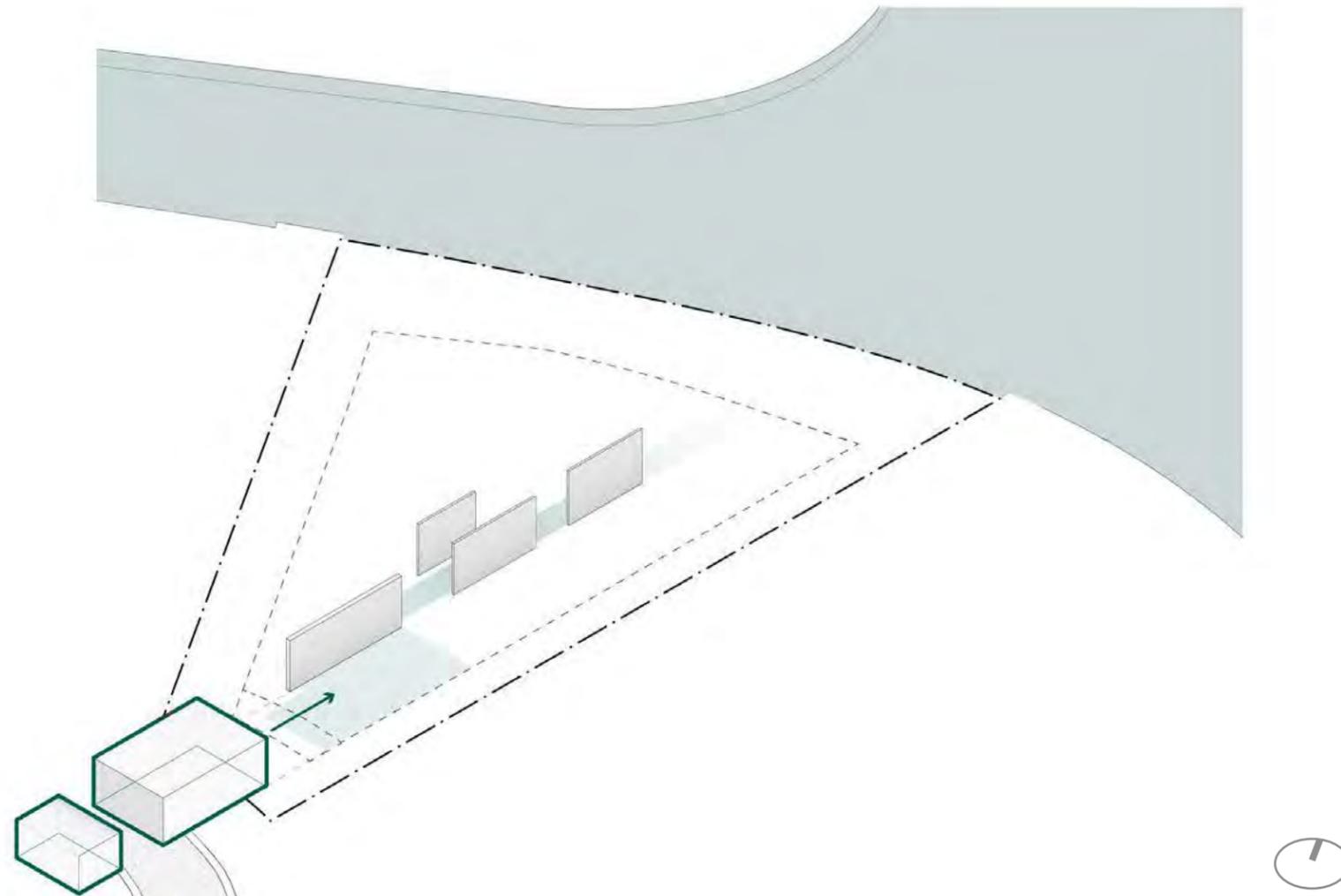
Massing [design intent]



BRIDGE [gallery]

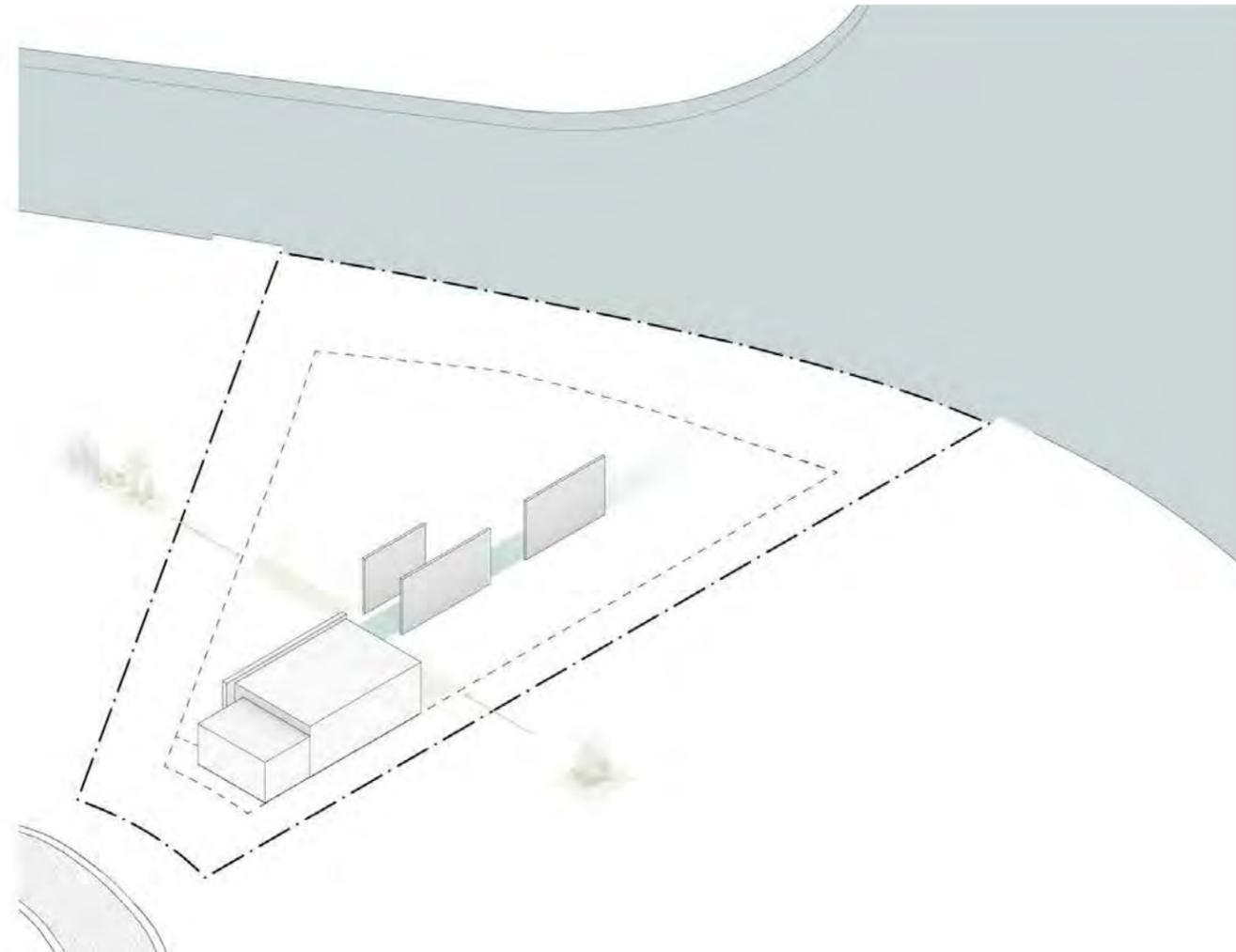
KoDA

Massing [design intent]



ISLANDS [programmatic pavilions]

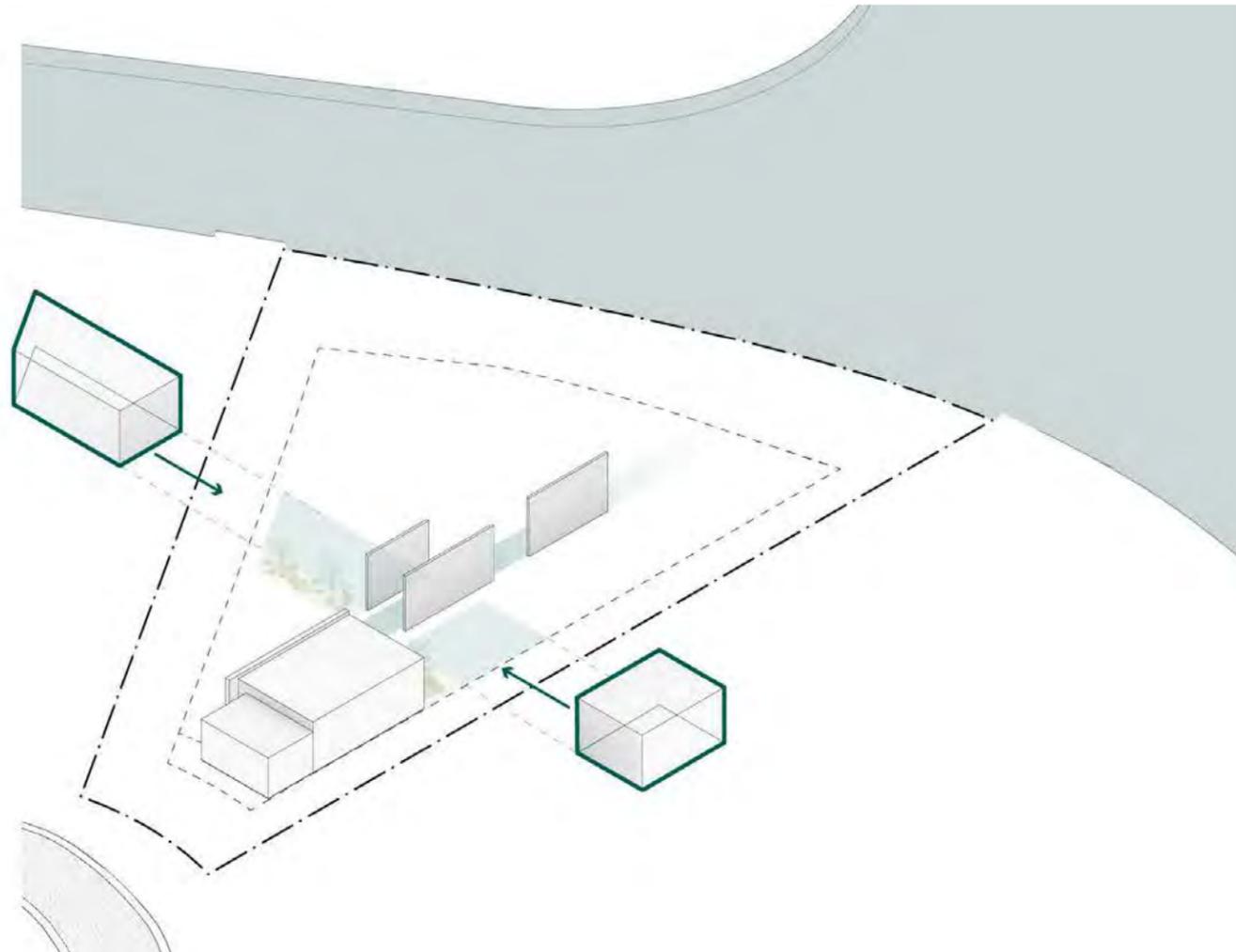
Massing [design intent]



GARDENS

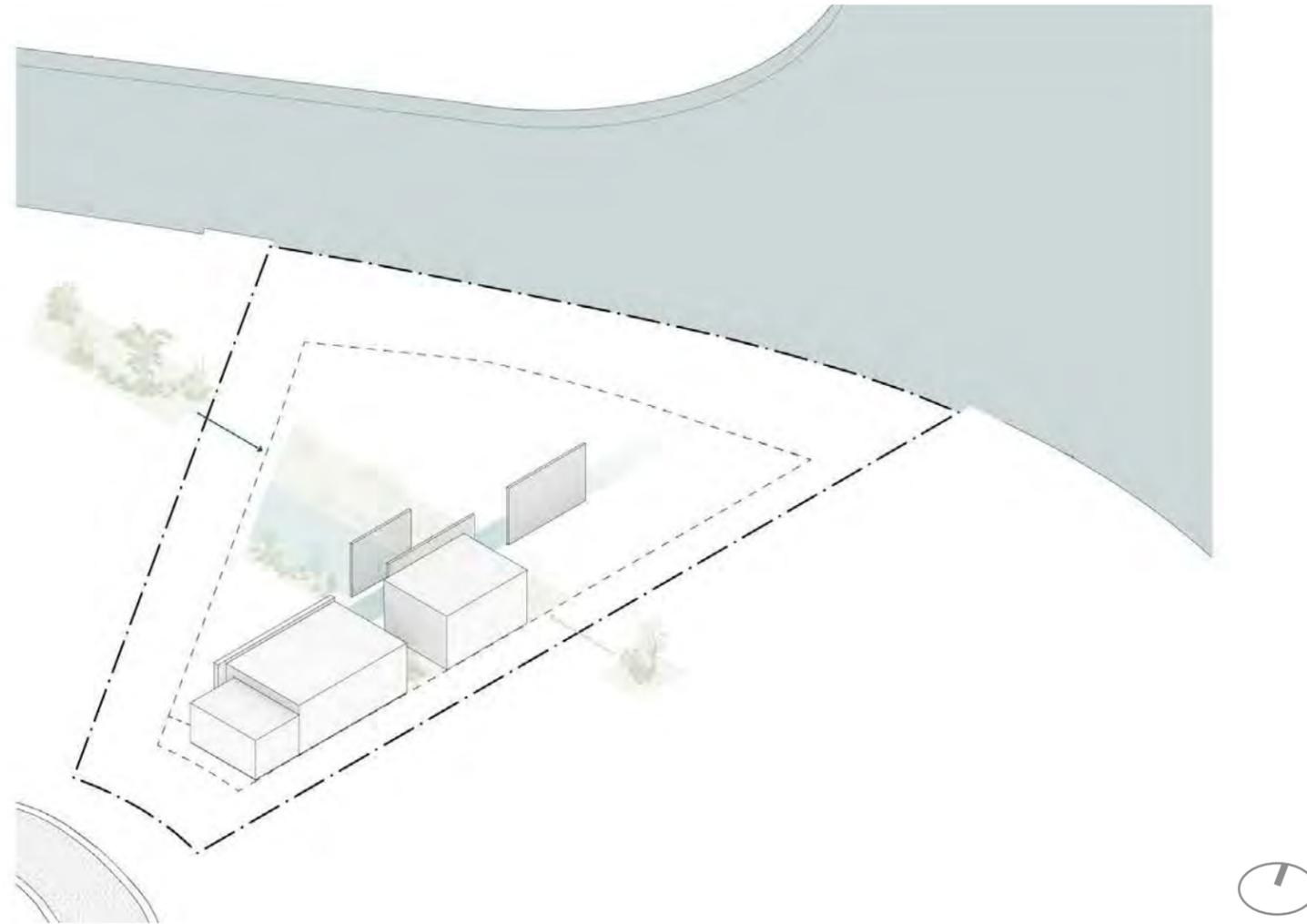
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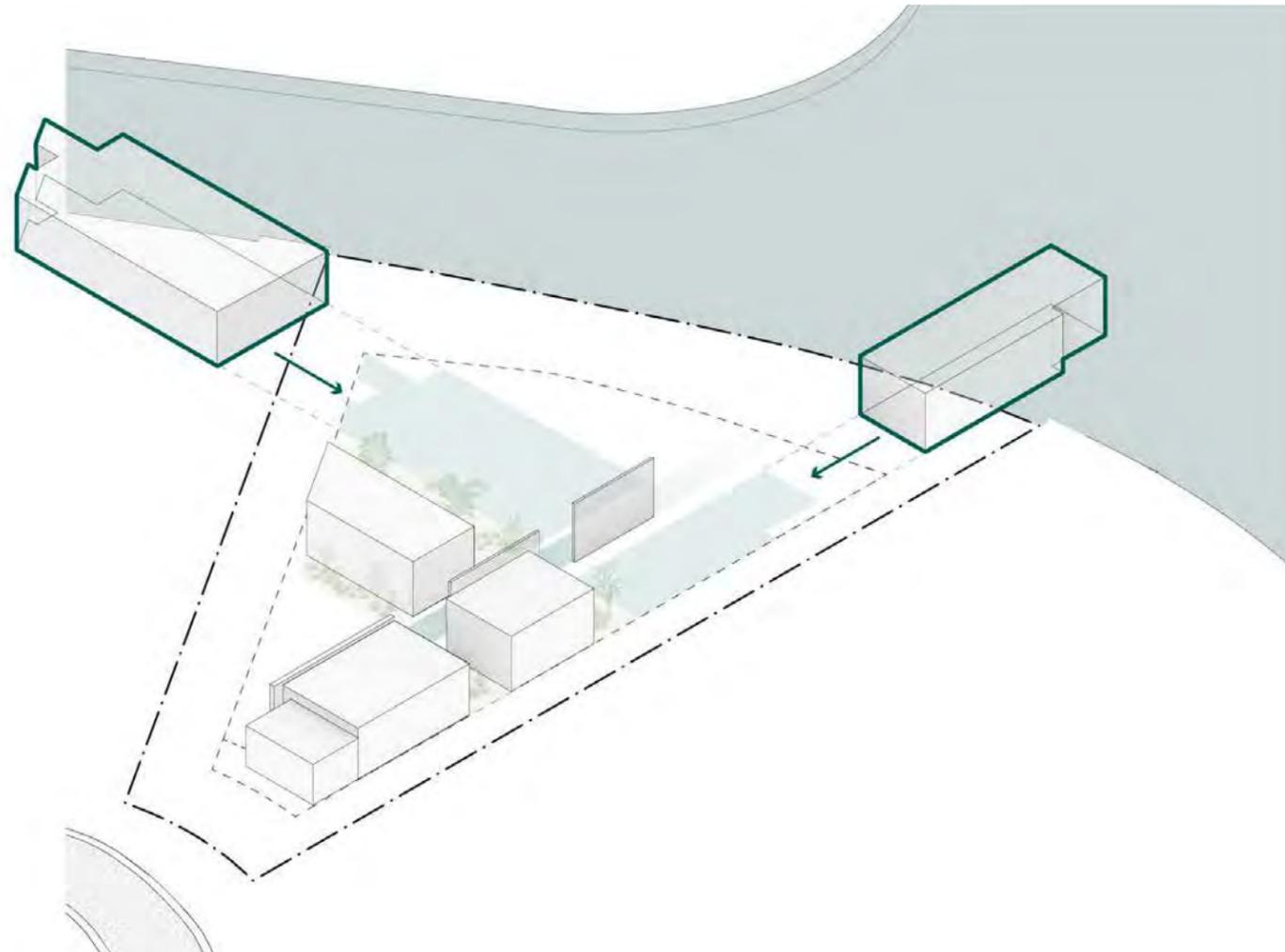
Massing [design intent]



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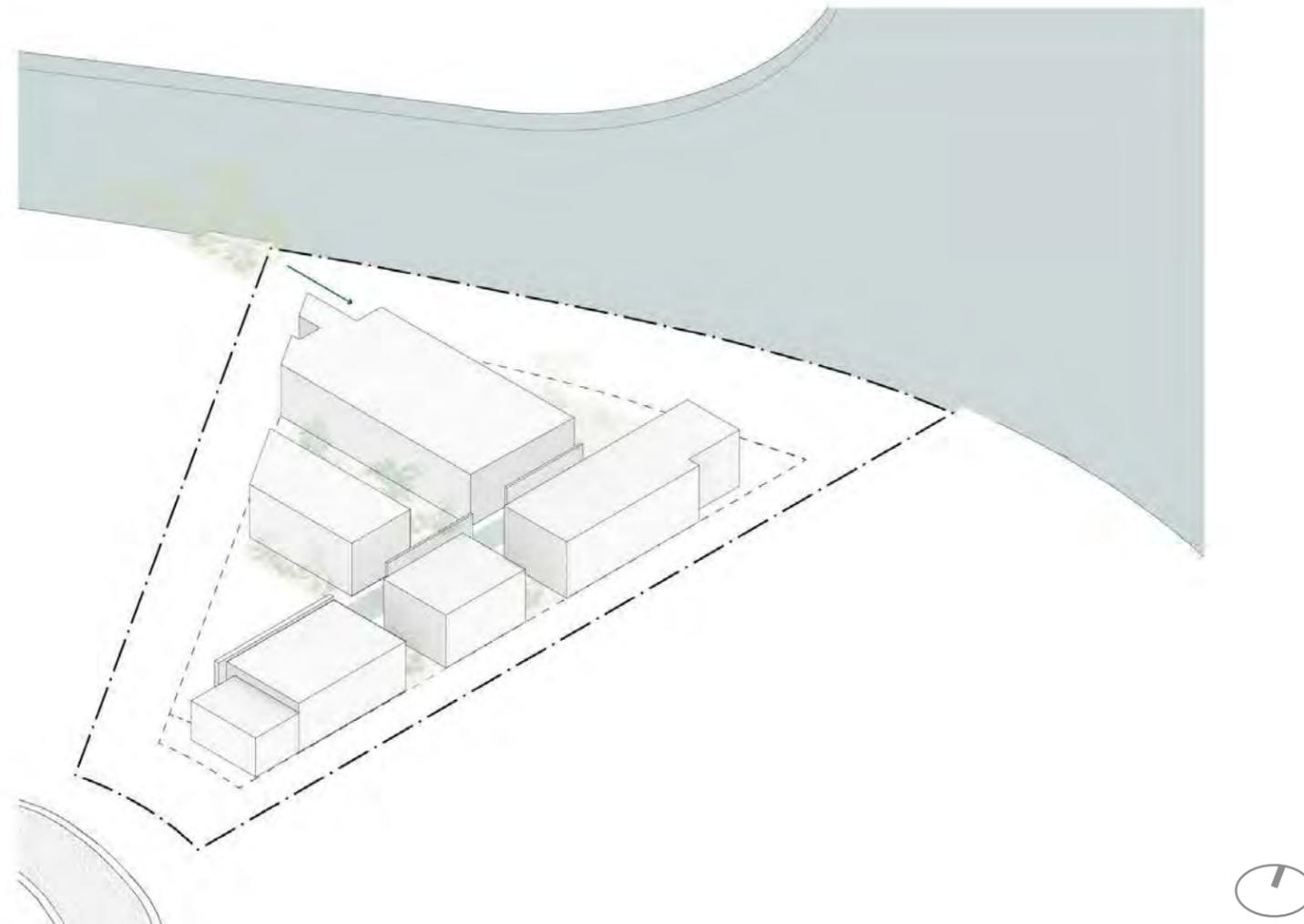
KoDA

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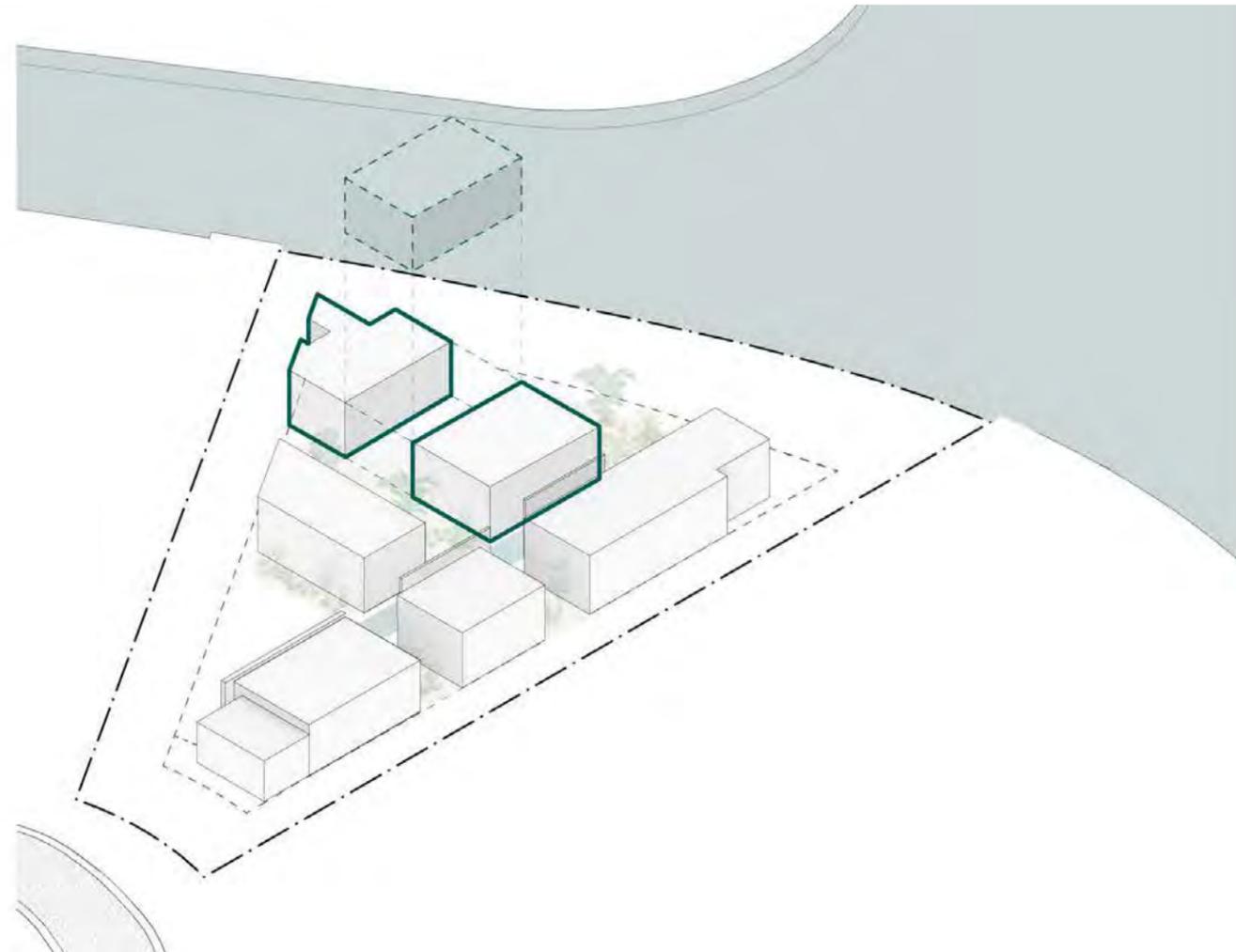
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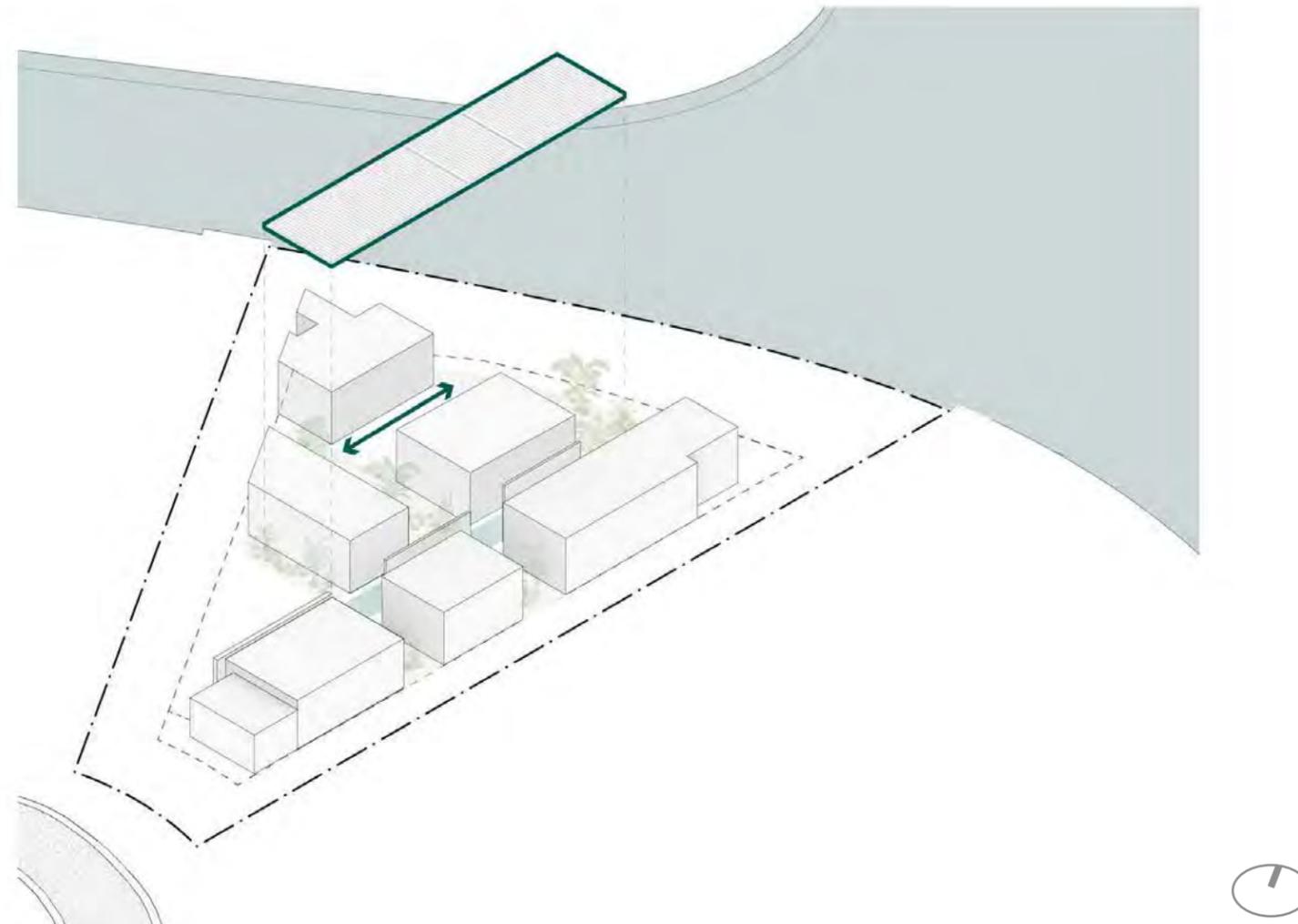
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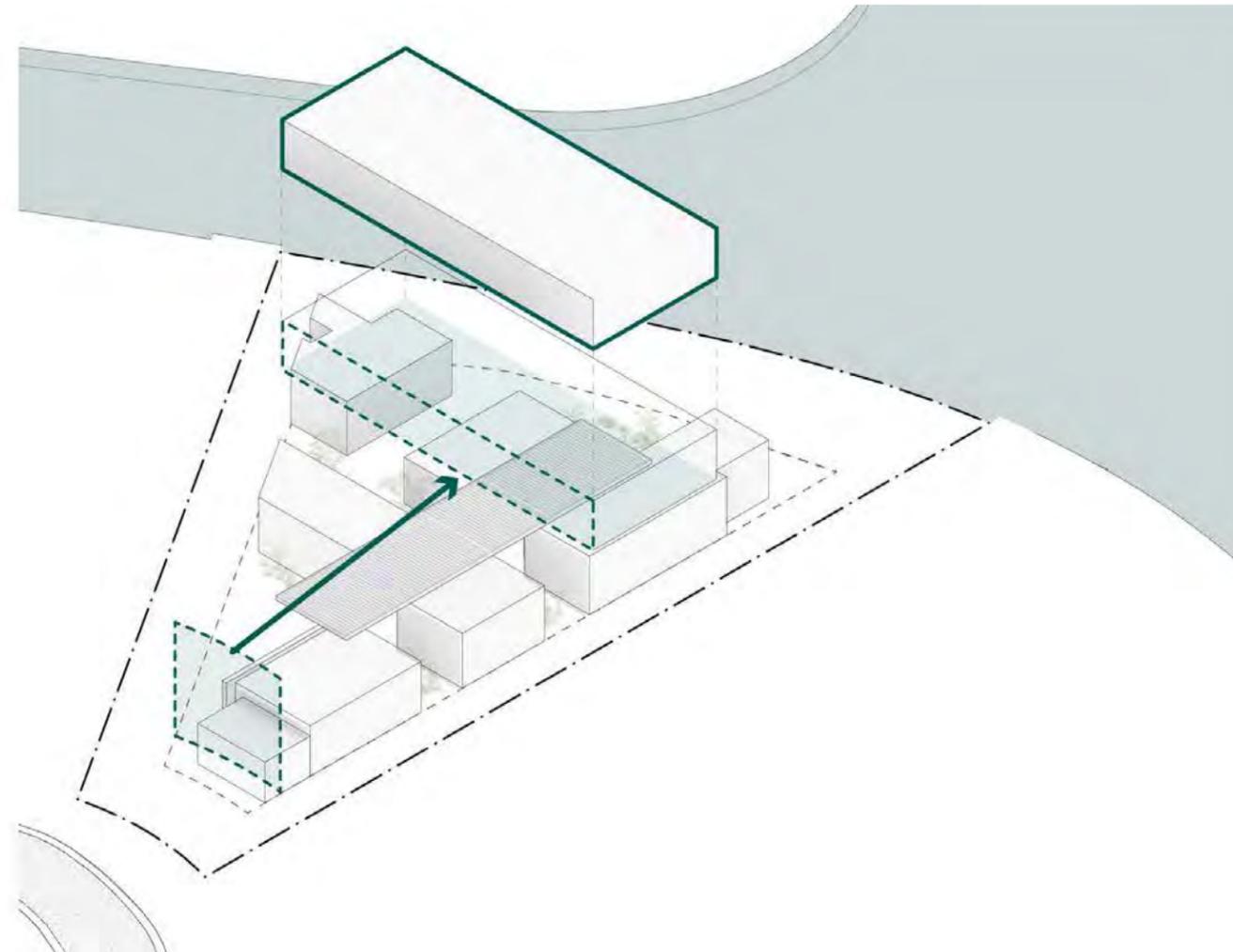
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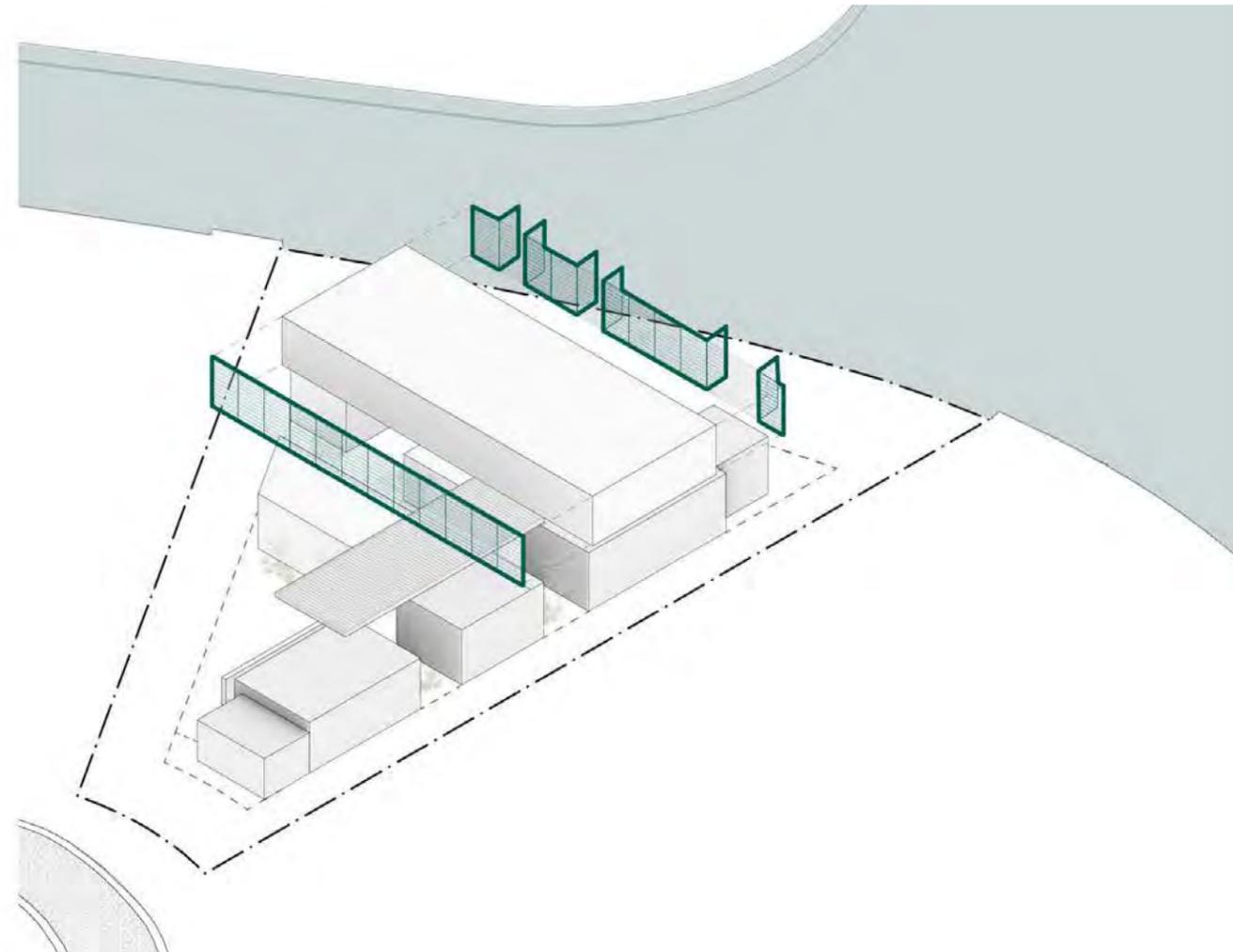
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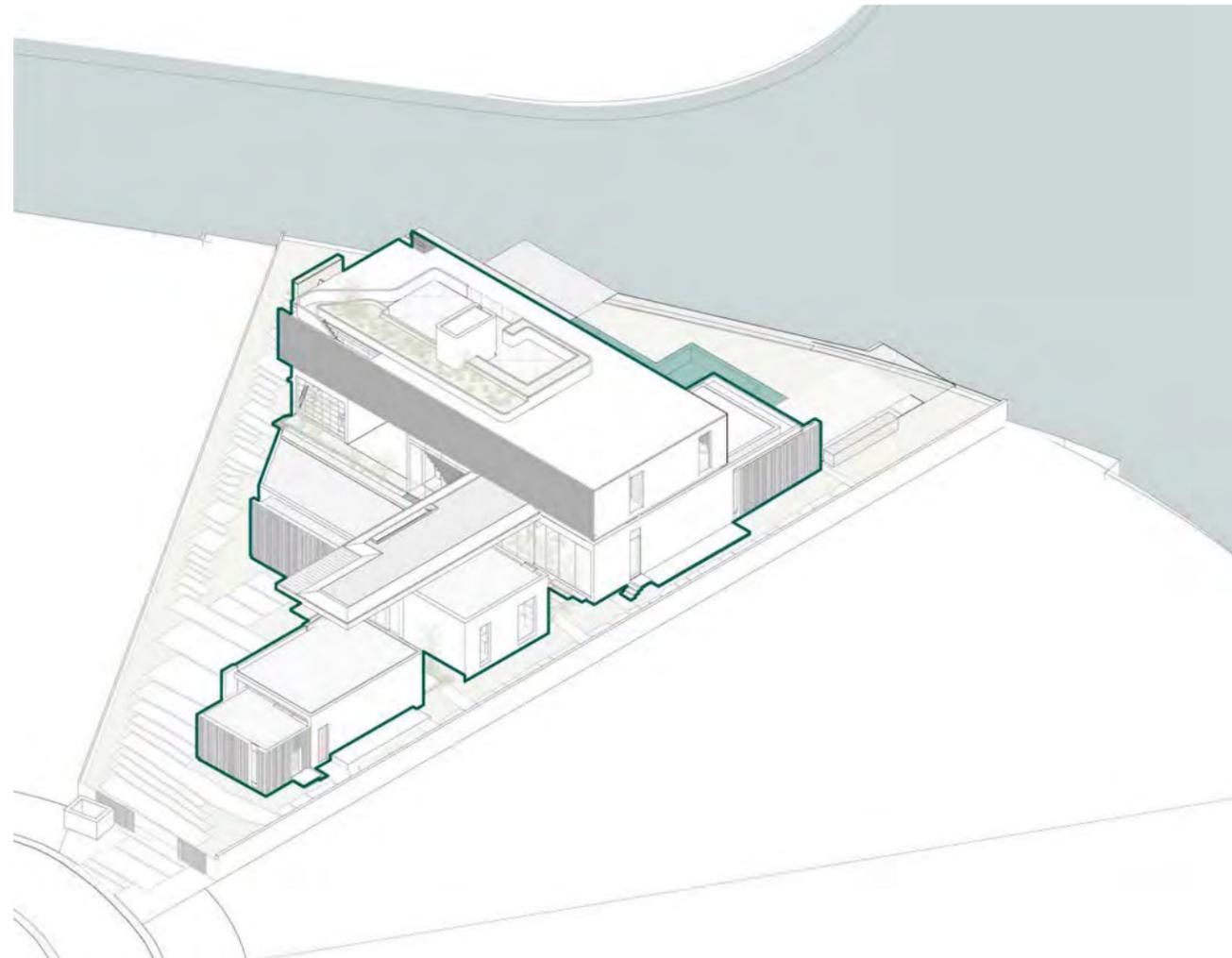
SECOND FLOOR [setback]

Massing [design intent]



SCREEN SYSTEM [privacy + solar shading]

Massing [design intent]



LAKE HOUSE

KoDA

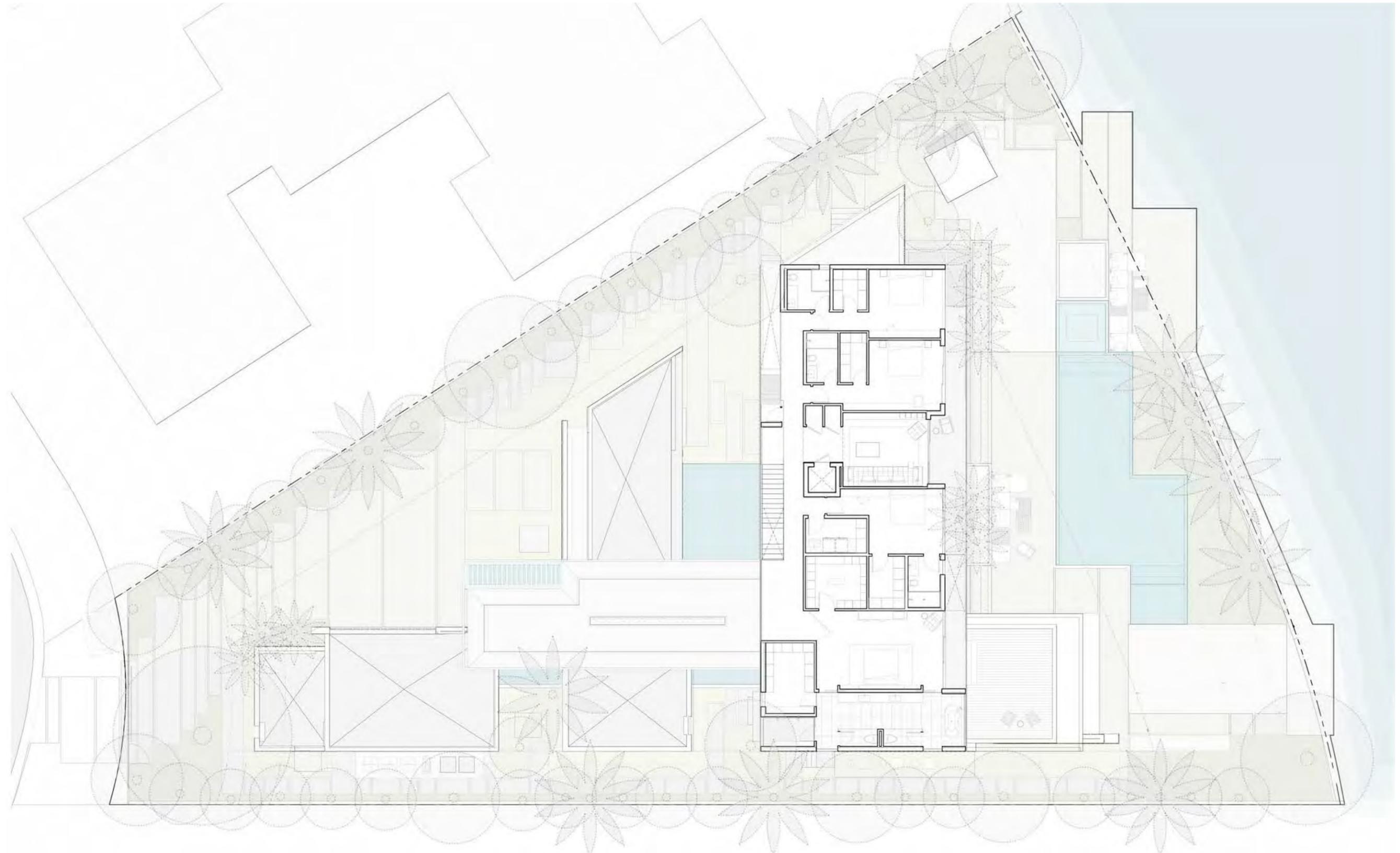
First Floor



0' 5' 15' 30'



Second Floor



0' 5' 15' 30'



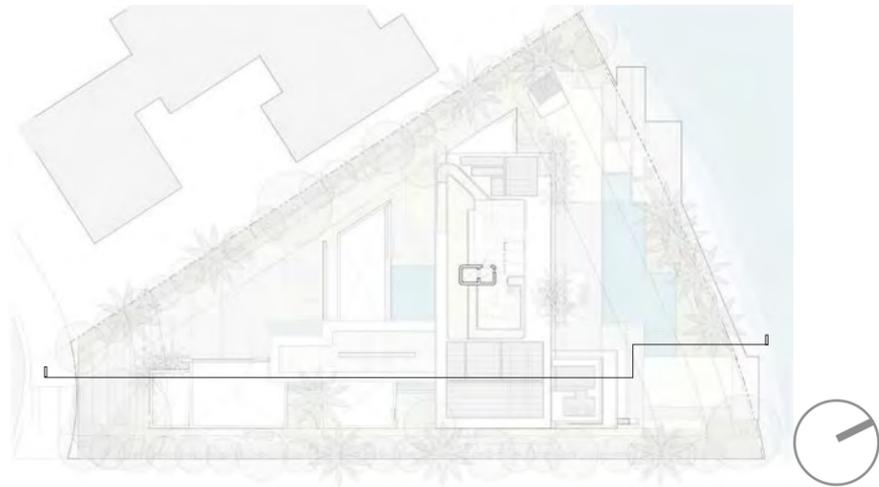
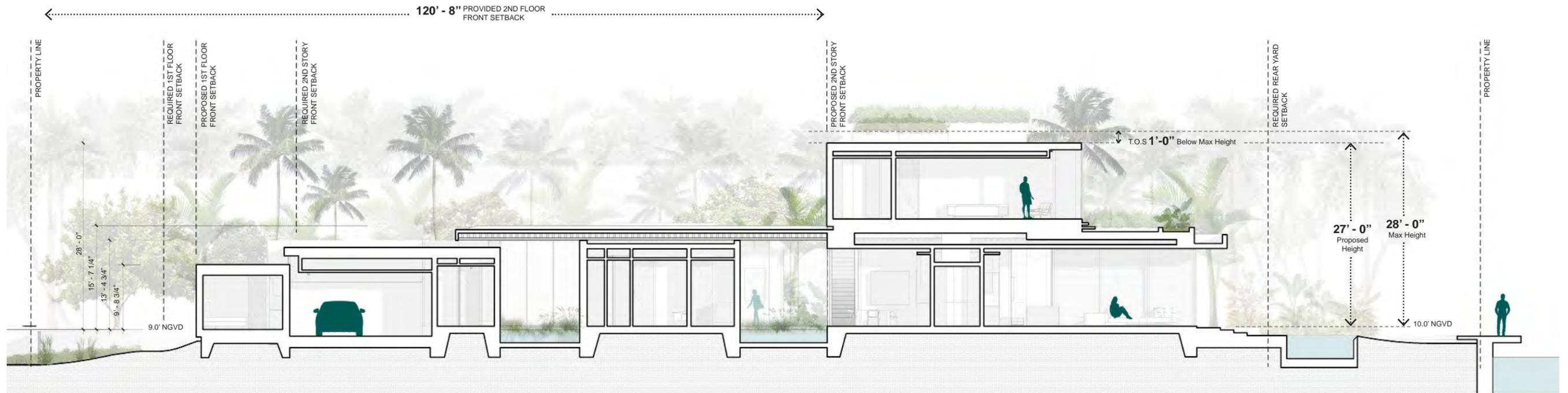
Roof Plan



0' 5' 15' 30'



Longitudinal Section [understanding the layers]



EXPERIENCING THE LAYERS

Renderings



STREET VIEW

Renderings



APPROACH

Renderings



Renderings



GALLERY

Renderings



GARDEN

Renderings



Renderings



REAR [dynamic facade]

Landscape [site plan]

LEGEND

1. POOL FENCE
2. OUTDOOR LOUNGE
3. STEPS
4. DOCK
5. JACUZZI
6. POOL
7. WET LEDGE
8. BBQ
9. LAWN AREA
10. POOL TERRACE
11. LANDSCAPE AREA
12. PEDESTRIAN CIRCULATION
13. DECK
14. WATER FEATURE
15. OUTDOOR SHOWER
16. VEHICULAR ACCESS
17. PEDESTRIAN ACCESS

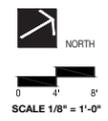


LAND
 7294 NW 1st COURT, MIAMI FL 33150
 614.439.4895 | www.land.design

DESIGN REVIEW BOARD
 FINAL SUBMISSION
 NOT FOR CONSTRUCTION

SEAL (MARSH C. KRIPLEN-LA6667007)

SITE PLAN
 DATE: 05/07/2021
 ISSUE: FINAL DRB SUBMITTAL



LPLN

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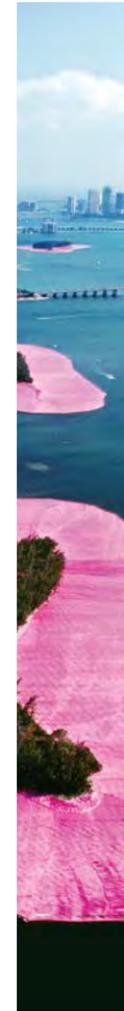
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THANK YOU!

Miami Beach Design Review Board

August 3, 2021

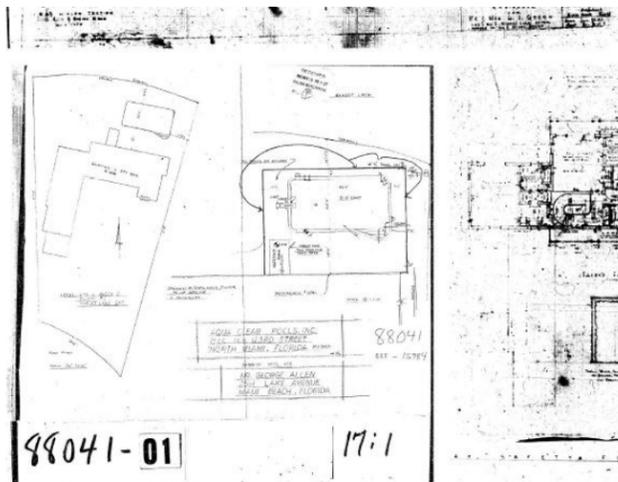
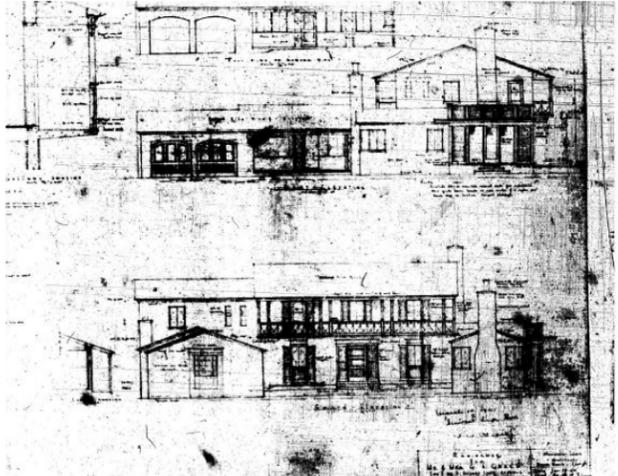
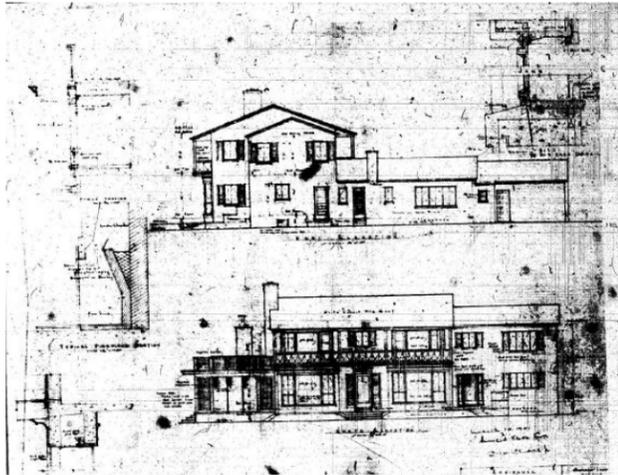
2581 Lake Avenue, Miami Beach, FL



Existing Structure [images]



Existing Structure [timeline]



George Swartzby

Owner O. A. DRESK Mailing Address [redacted] Permit No. 15984 Cost \$ 25,600.

Lot 1 Block 2 Subdivision SUNSET LAKE Est. Address 2581 Lake Avenue

General Contractor A.E. MEYERS 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 73' Height 27' Stories 2

Certificate of Occupancy No. Use Residence- 10 rms & 2 car garage

Type of Construction 0-B-2- Foundation Concrete Filling Roof Tile attached

Plumbing Contractor J.B. Forbes # 15163 Sewer Connection 1 (septic) Date 4/2/1941

Plumbing Contractor Temporary Closet 1 Date

Water Closets 5 Bath Tubs 4 Floor Drains

Lavatories 5 Showers 2 Grease Traps

Urinals Sinks 1 Drinking Fountains

Gas Stoves Gas Heaters Rough Approved Date

Septic Tank Contractor # 15147- Pittard Septic Tank Tank Size 900 gals Date 3-25-1941

Oil Burner Contractor Gibbs Oil Co. # 15460 Tank Size - 275 gals Date 6/12/1941

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 Centers of Distribution 5

Receptacles 54 Space Ball transformer 1

Refrigerators 1 Sign Outlets

Irons 1

No. FIXTURES Electrical Contractor Date

FINAL APPROVED BY Date of Service

Alterations or Repairs—Over Government permit SAKOW # 800.81

23229— Timber wharf and 3 single mooring piles 10' x 15' G.O. Reed # 800 Oct. 1, 1946

ALTERATIONS & ADDITIONS

Building Permits # 36837 2nd Story addition - frame 2 x 6 studs- 21' x 30' x 1 1/2" - 2 story, Alex. Lewis archt: R.A. Belsham, engr.: Star Constr. Co., contr. \$ 6,000..Sept. 14, 1951

16214 ADDITION OF ONE ROOM (bedroom and bath) 17' x 20' x 12" M. S. Weintraub, archibch: Bing Construction Company; concrete piling and tile roof: \$ 1,500 Oct. 27, 1951

36608 - Sears Roebuck: install 1 2 HP wall unit air conditioner - \$400 - 10/9/51

36172 Sears, Roebuck and Co.: 1 - 2 hp window unit air conditioner - \$400. - 10/20/51

36001 - Aqua Clear Pool-28,400 gals. - \$4,000-5-24-72

25611 8/23/86. Truly solid rest foundation \$1,200.

Plumbing Permits: # 25168 Dependent Septic Tank Co.: replace 175 ft. main line - Dec. 17, 1947

32422 B K Gunn & Son: 1 Water closet, 1 lavatory, 1 shower: Oct. 3, 1951 Rough 10-8-51 Final OK-L.R. 1/23/52

36502 Fitch & Associates...one water closet, 1 lavatory, 1 shower, 1 laundry tray, 1 laundry washing machine: November 8, 1951 OK, Bohman 2/9/53

36593 Anna Septic Tank Co....1 600 gallon septic tank...Nov. 22, 1951 OK Bohman 11/24/53

35092 Stolpman Plmbg: 1 1/2" Sewer - Feb. 13, 1957

49162-Aqua Clear Pools- 1 Pool Spring-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. 10, 1951

35322 Lowry Electric: 1 space heater (bath) - Oct. 23, 1951

36838 Astor Electrical Service: 1 center of distribution, 4 motors June 23, 1952 OK-Reginias 9/4/52

41089 Bert Elec: 1 Motor (1 HP): Dec 22, 1953 OK, Flagg. 1/27/54

41886 Astor Electric: 1 center of distribution, 1 motor: May 10, 1954

41888 Astor Electric: 5 switch outlets, 2 receptacles, 7 light outlets, 7 Motors 1 iron outlet, 1 space heater, 2 appliance outlets, 2 centers of distribution 1 motor...December 7, 1954 OK, Flagg 2/1/1955

42160 Astor Electric Service, Inc: one motor August 3, 1956

47678 Ocean Electric Co./repair service/11-13-80

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

ALTERATIONS & ADDITIONS

402895 10/11/84 Lester G. Ramsdell 107 ton air cond wind

BUILDING PERMITS # 28901 7/22/86 Ken Mallcoat Rfg reroof 6 sqs \$ 1,500.

2581 LAKE AVENUE, MIAMI BEACH, FL

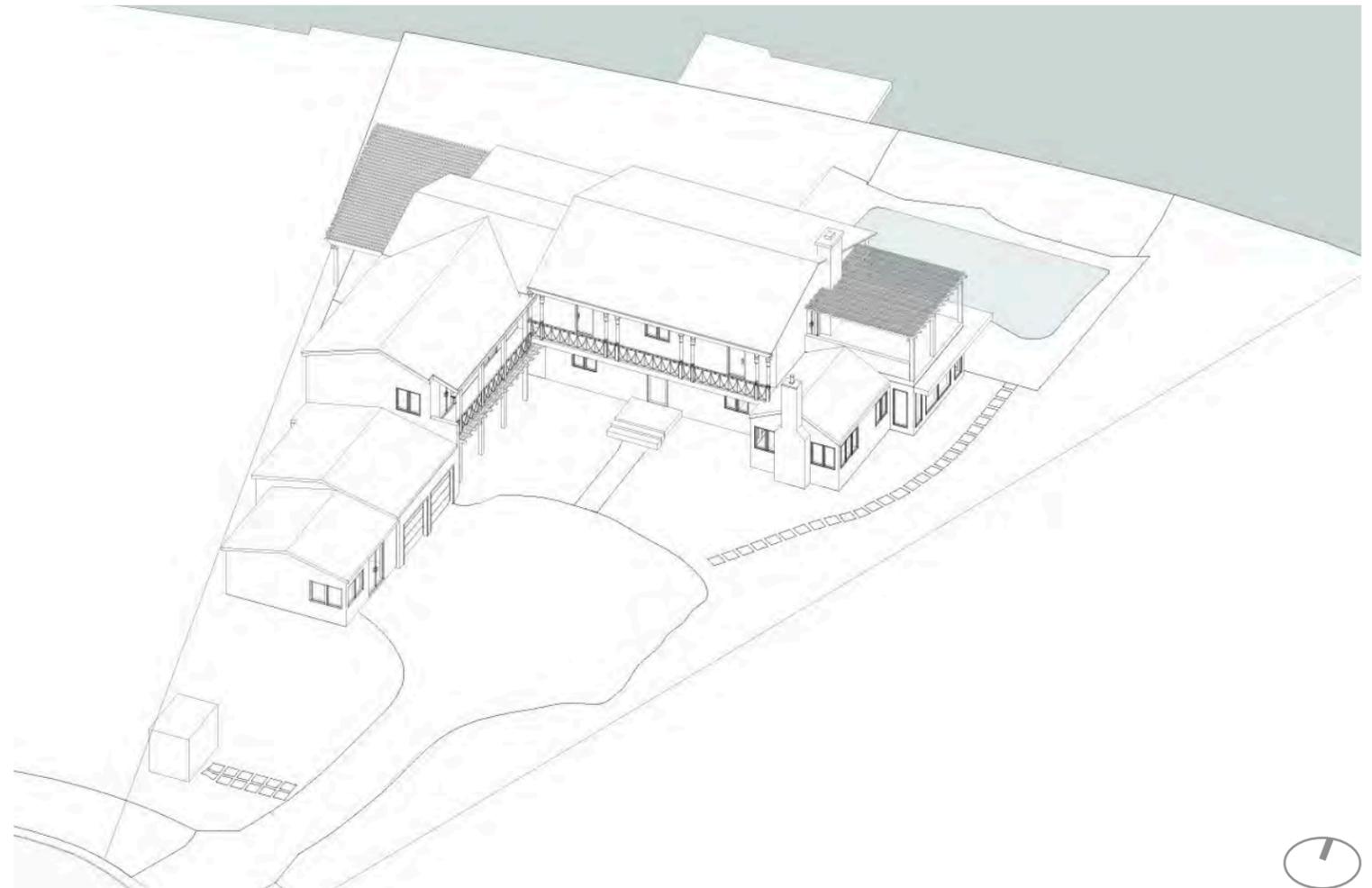
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- JUNE 28, 2010 NEW WINDOWS - A&A ENGINEERING
- NEW SINGLE FAMILY RESIDENCE - KoDA

Existing Structure [documentation]

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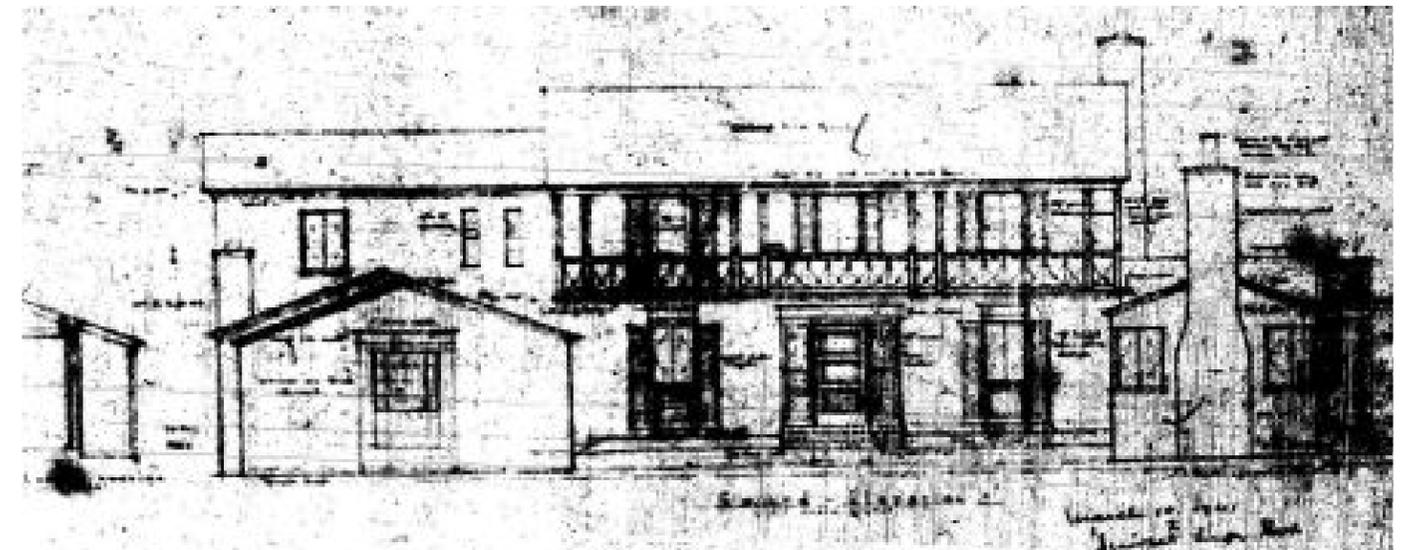
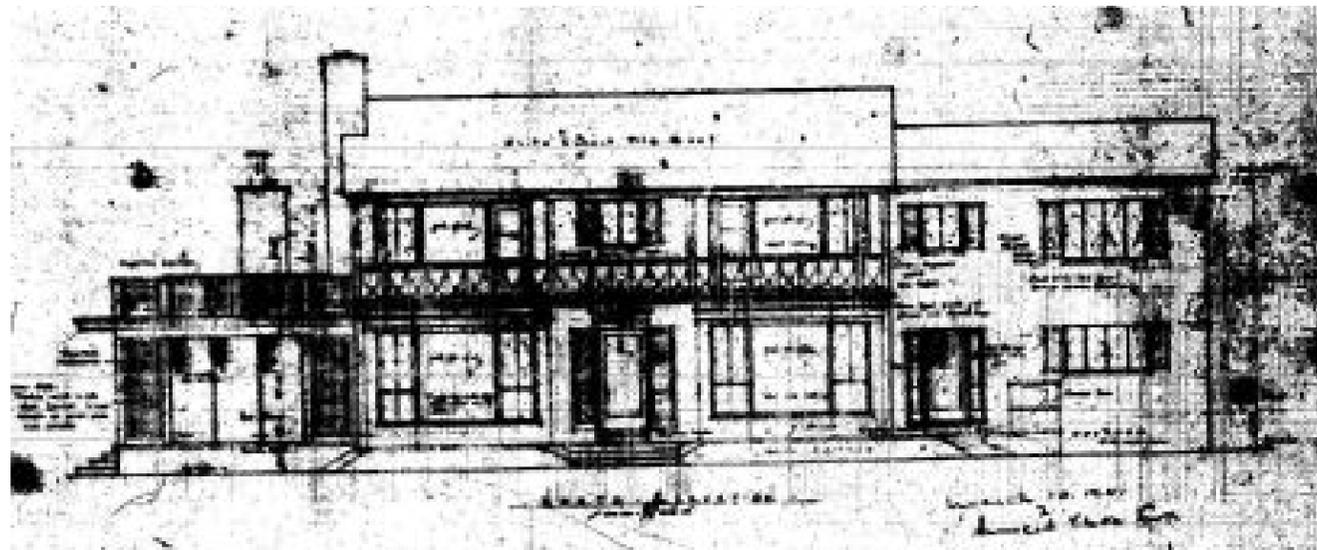
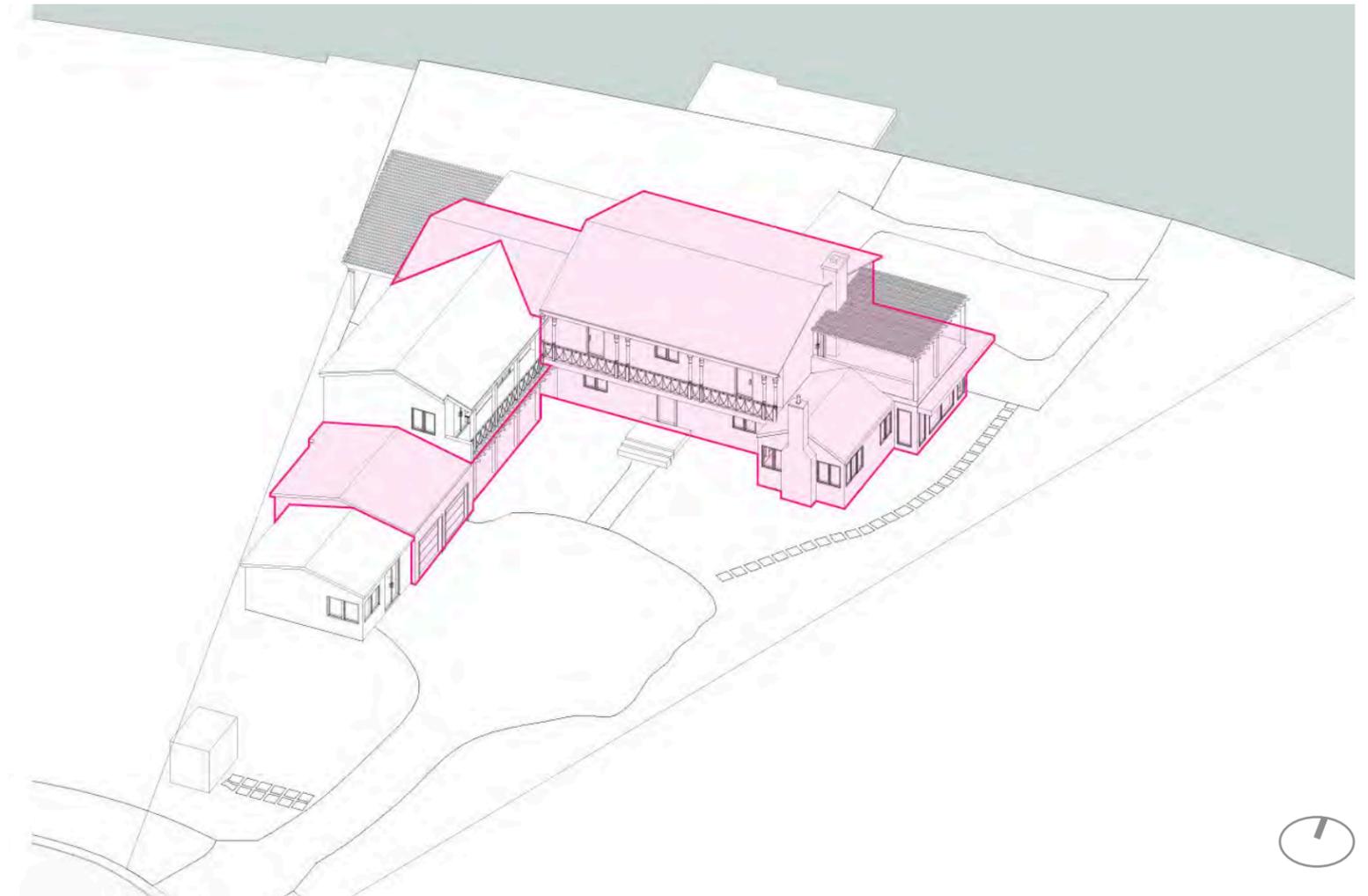


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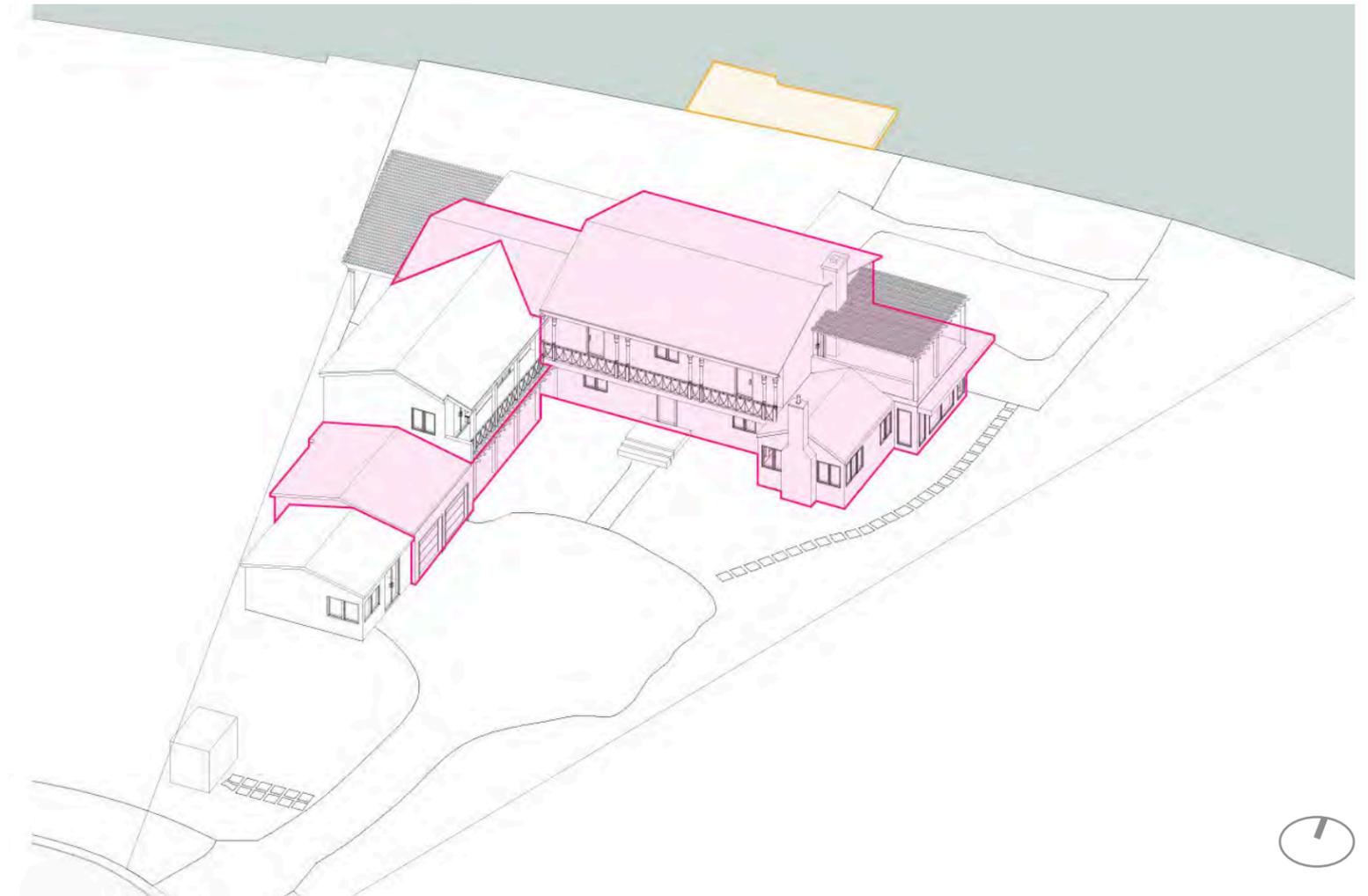


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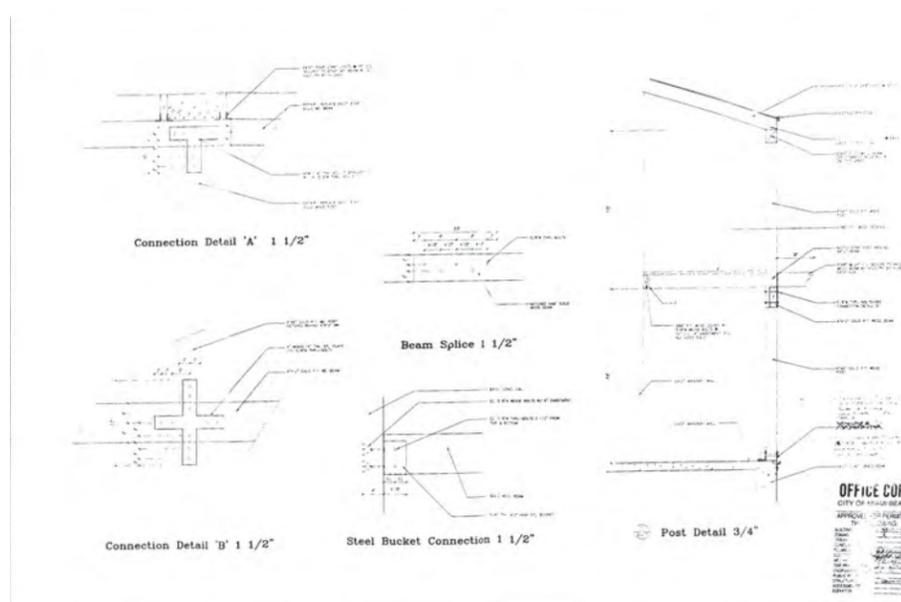


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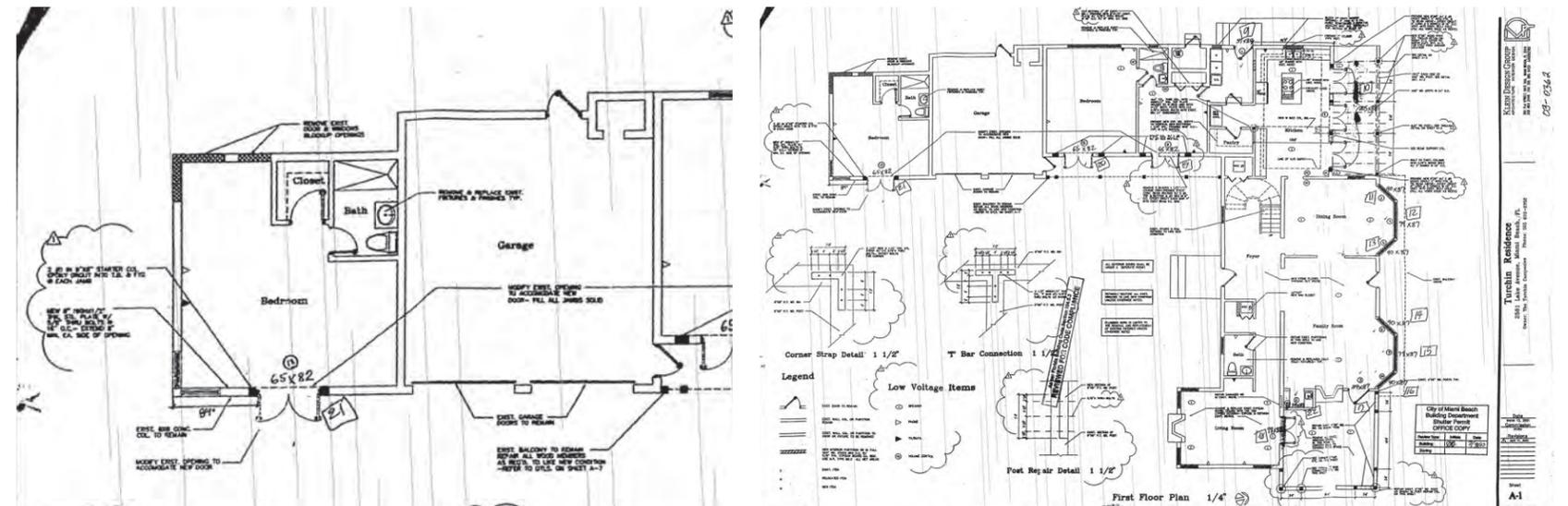


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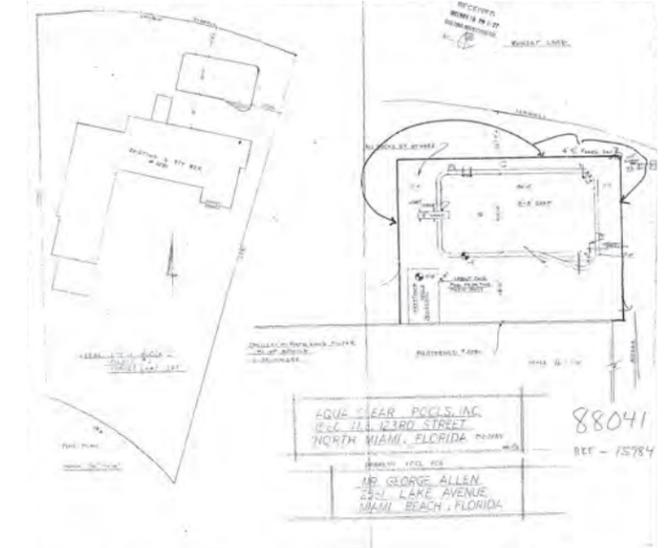
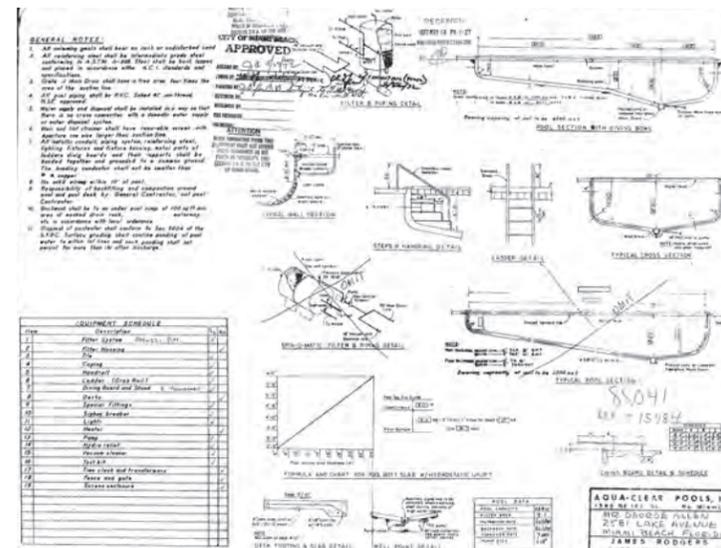


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- SEPT 14, 1956 INSTALLATION OF 2-3/4 TON ELECTRICAL UNITS - LOWRY ELECTRIC CO., INC.
- OCT 9, 1961 INSTALLATION OF 1 - 2HP WALL AC UNIT
- OCT 20, 1961 FOR-SALE SIGN PERMIT - H. N. HENRY
- MAY 24, 1972 ADDITION OF 20,400 GAL. SWIMMING POOL - AQUA CLAR POOL
- OCT 11, 1984 107 TON AIR COND. WIND. - LESTORE G. RAMSDELL
- JULY 22, 1988 ROOF REPAIR - KEN MALLCOAT
- MAY 06, 2001 REMODEL/RENOVATION - KLEIN DESIGN GROUP
- JUNE 26, 2010 NEW WINDOWS - A&A ENGINEERING
- NEW SINGLE FAMILY RESIDENCE - KoDA

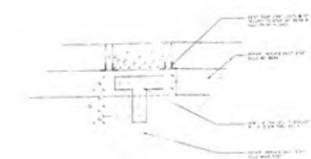
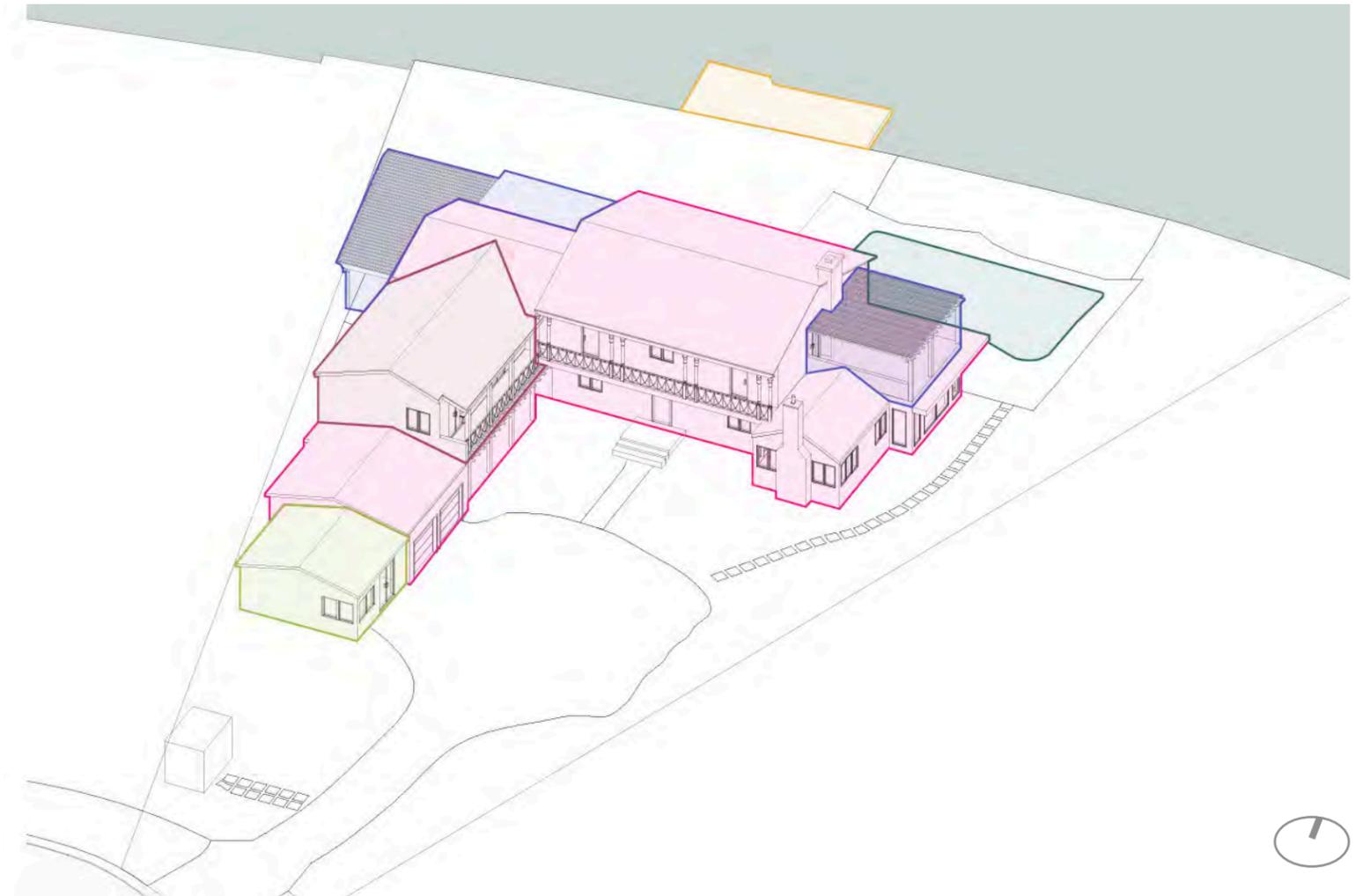


Existing Structure [documentation]

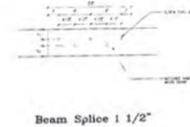
2581 LAKE AVENUE, MIAMI BEACH, FL

ORIGINAL BUILDING: MARCH 1941
 ARCHITECT: ALEXANDER LEWIS
 ENGINEER: F.A. BELSHAM
 B.E. MEYERS

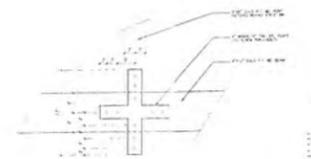
- MARCH 13, 1941 ORIGINAL BUILDING PERMIT
- MARCH 25, 1941 ORIGINAL SEPTIC PERMIT - PITTARD SEPTIC TANK
- APRIL 1, 1941 ORIGINAL PLUMBING PERMIT - J.B. FORBES
- APRIL 15, 1941 ORIGINAL ELECTRICAL PERMIT - EAST COAST ELECTRIC CO.
- JUNE 12, 1941 ORIGINAL OIL BURNER PERMIT - GIBBS OIL CO.
- OCT 1, 1946 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 20,400 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 26, 2010 NEW WINDOWS - A&A ENGINEERING
- NEW SINGLE FAMILY RESIDENCE - KoDA



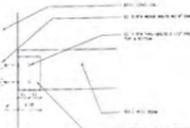
Connection Detail 'A' 1 1/2"



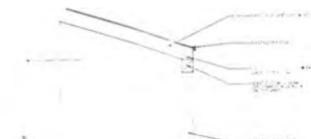
Beam Splice 1 1/2"



Connection Detail 'B' 1 1/2"

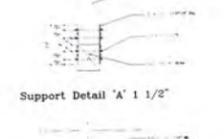


Steel Bucket Connection 1 1/2"



Post Detail 3/4"

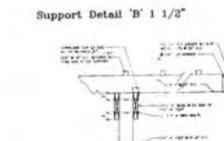
OFFICE COPY
 CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY
 [Signature]



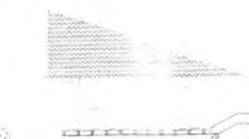
Support Detail 'A' 1 1/2"



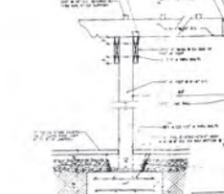
Beam Support @ Wall 1 1/2"



Support Detail 'B' 1 1/2"



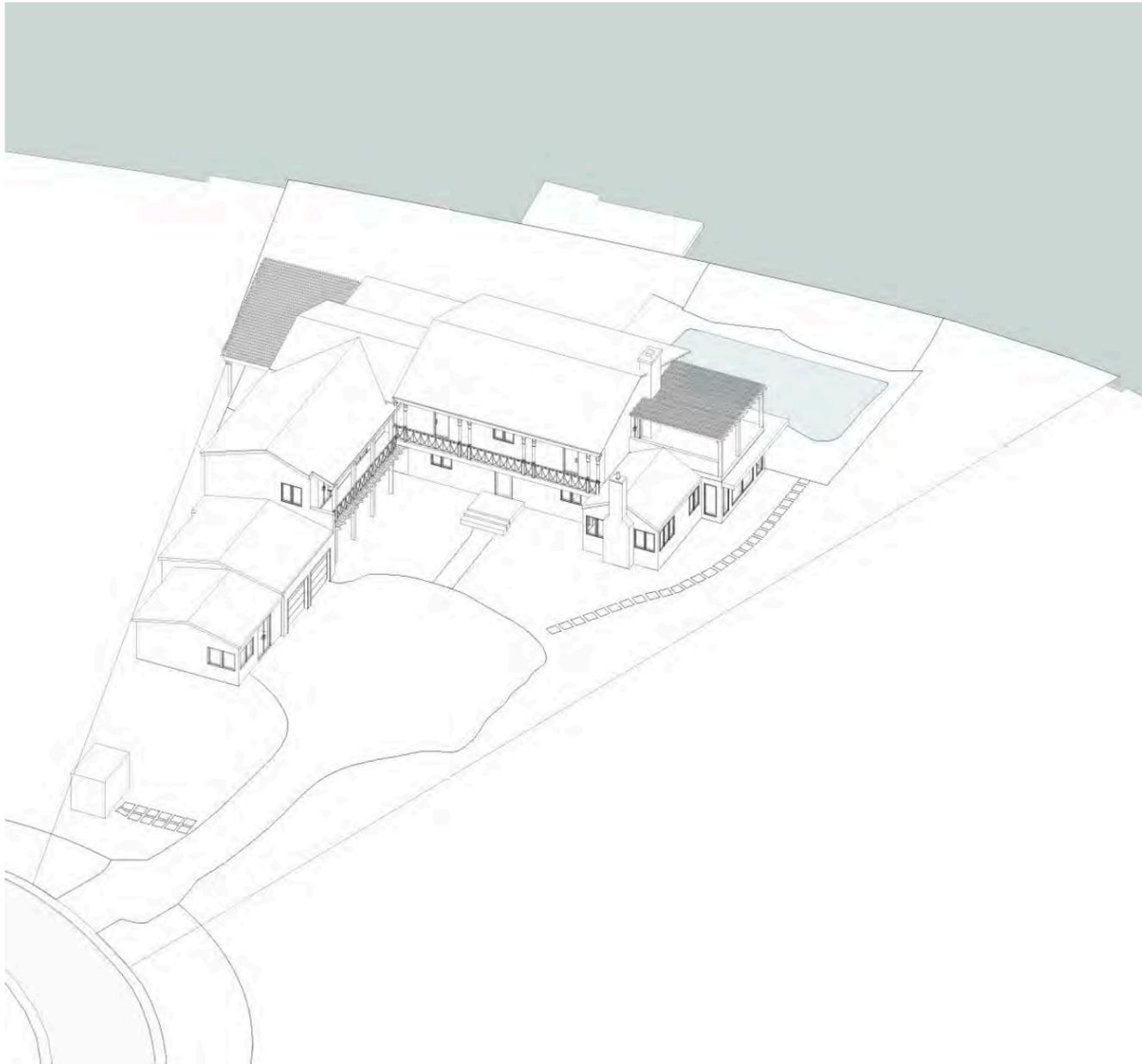
North Elevation 1/4"



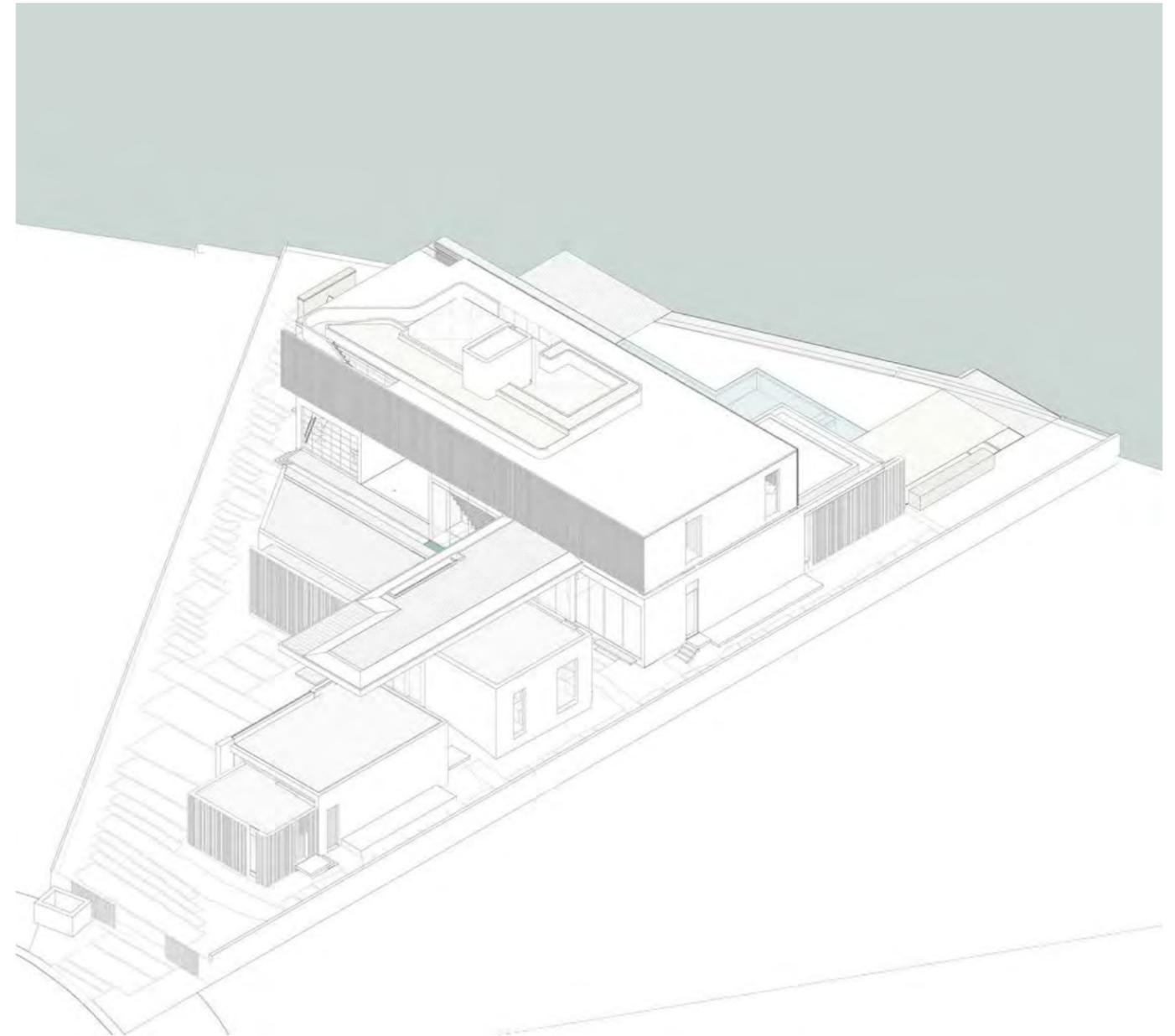
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Existing Structure [comparative analysis]

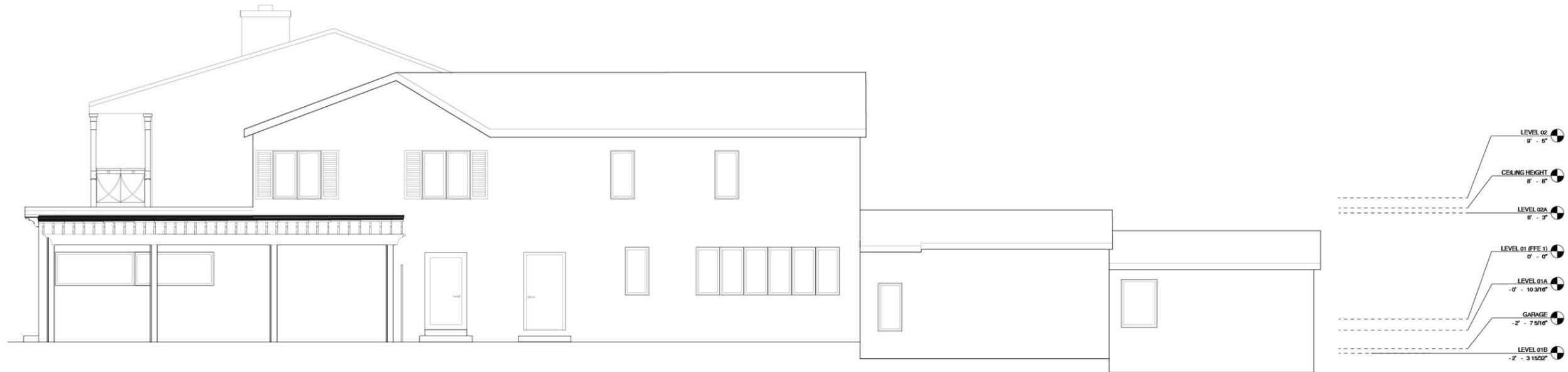
Alexander Lewis House (1941)



Lake House (2021)



Existing Structure [elevations]



South / West Elevation



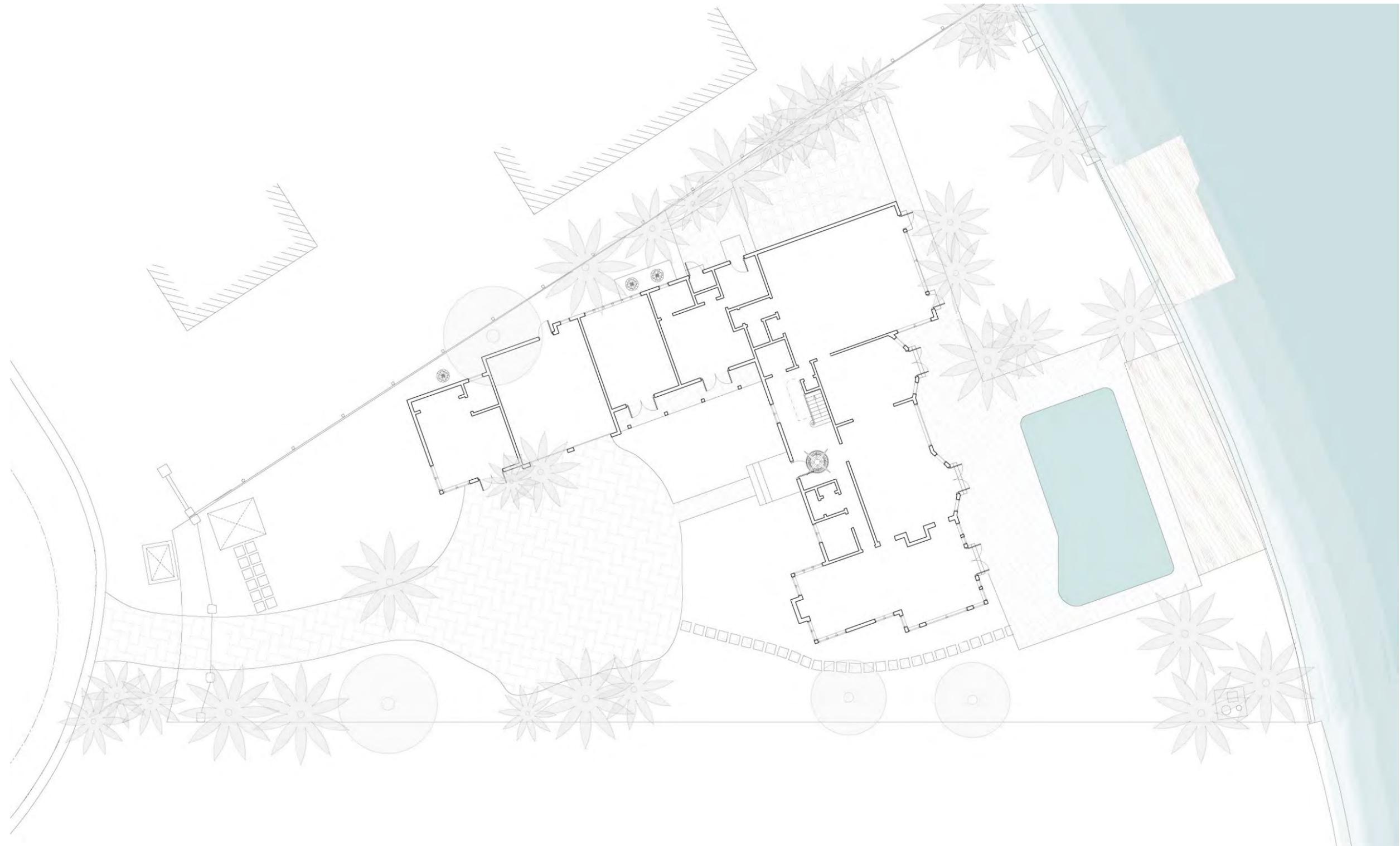
Existing Structure [elevations]



North / East Elevation



Existing Structure [floor plans]

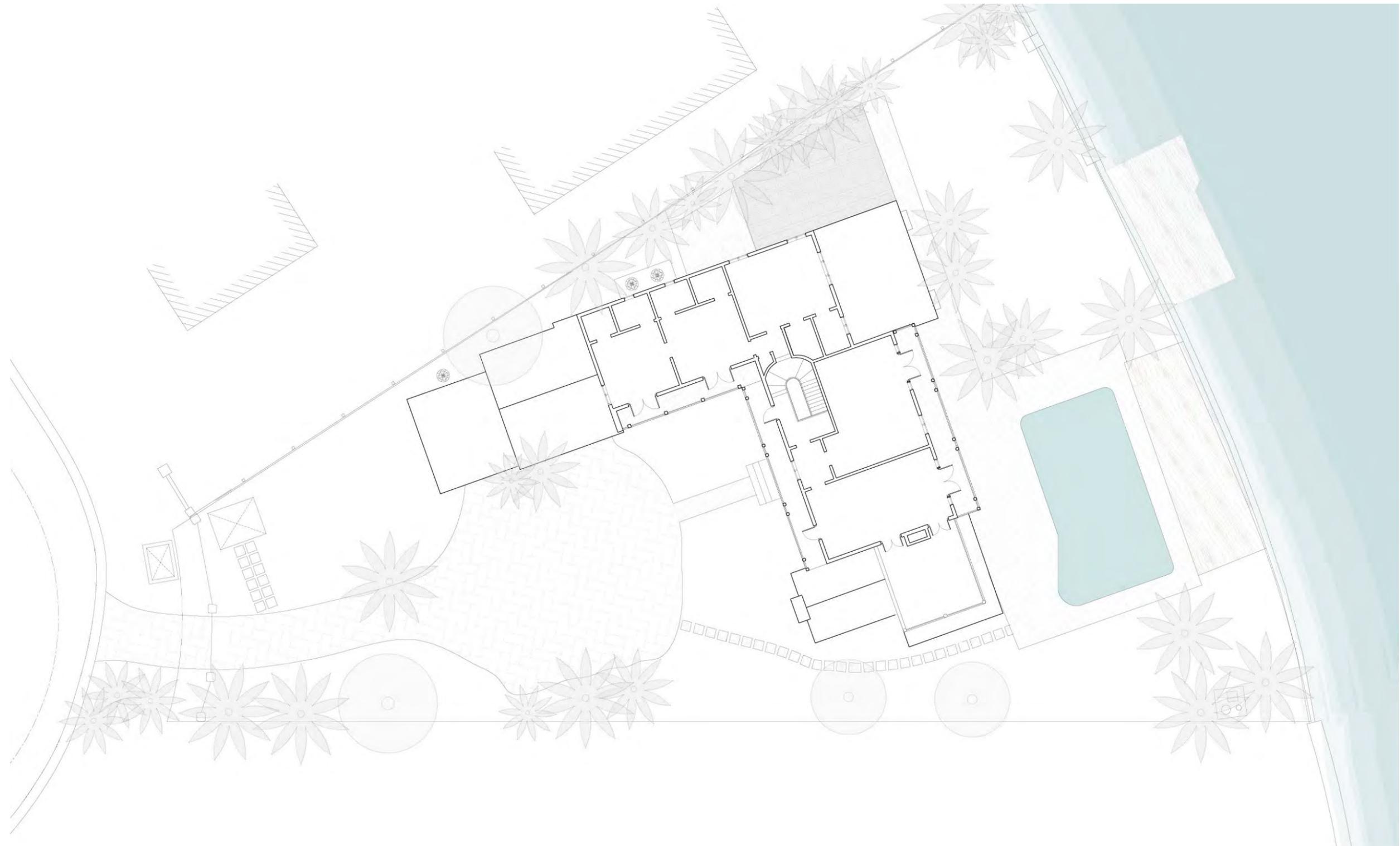


First Floor Plan

0' 5' 10' 15'



Existing Structure [floor plans]



Second Floor Plan

0' 5' 10' 15'

