



790 LAKEVIEW DRIVE

MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD FINAL SUBMITTAL DECEMBER 08, 2024

DRB24-1071 FEBRUARY 13, 2025 DRB

LOCATION PLAN



790 LAKEVIEW DRIVE
MIAMI BEACH, FLORIDA

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
AR95859



NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY







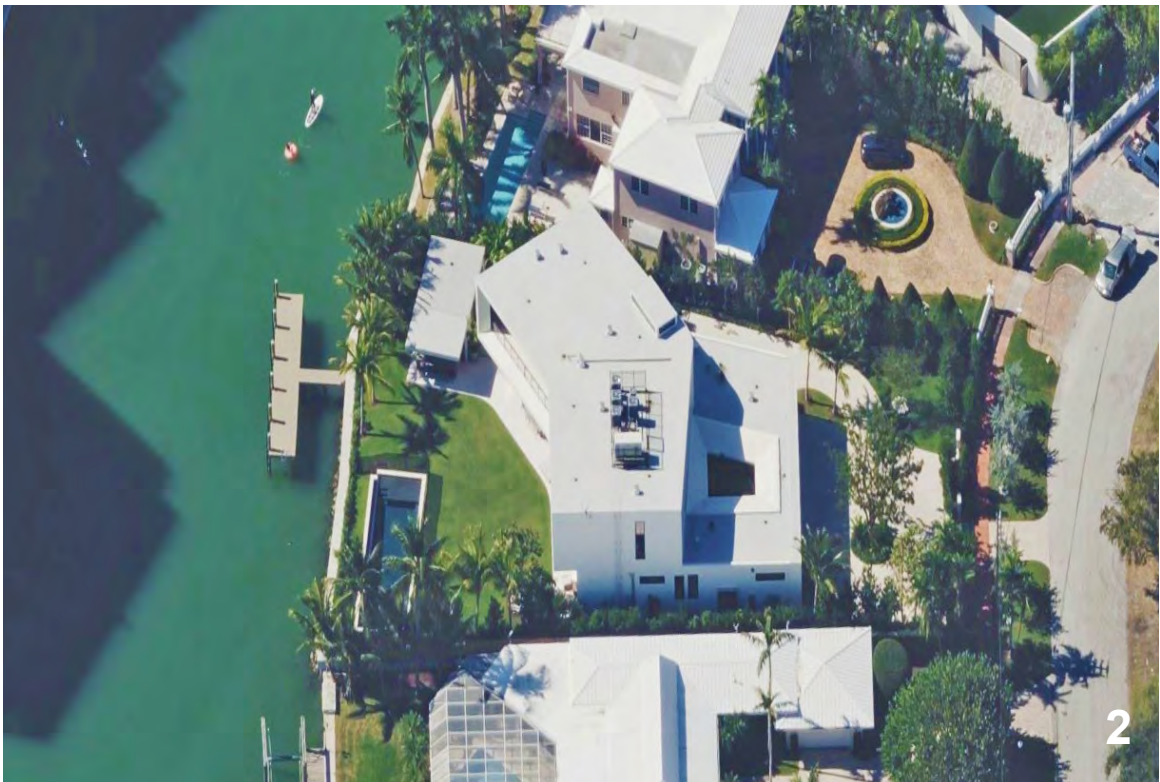
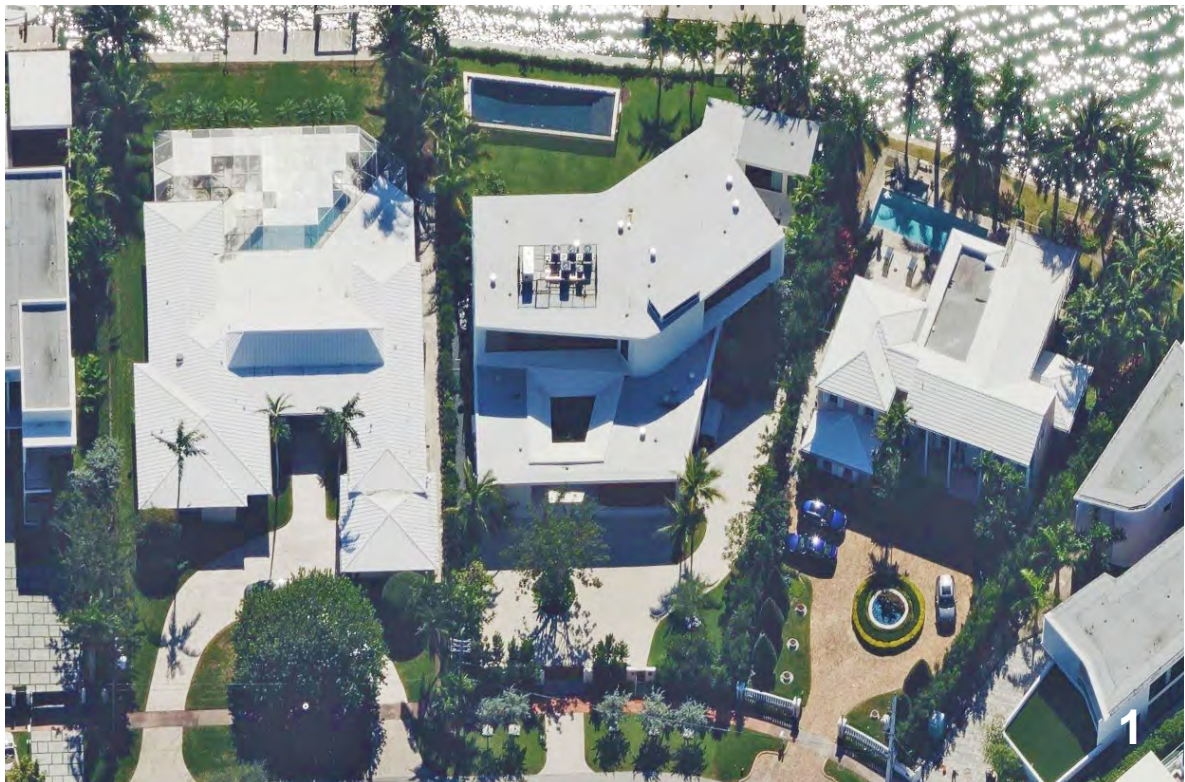
NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY



NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY



NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY



NEIGHBORHOOD ANALYSIS - CONTEXT



770 LAKEVIEW DRIVE



758 LAKEVIEW DRIVE



NEIGHBORHOOD ANALYSIS - CONTEXT



744 LAKEVIEW DRIVE



755 LAKEVIEW DRIVE





761 LAKEVIEW DRIVE



777 LAKEVIEW DRIVE



NEIGHBORHOOD ANALYSIS - CONTEXT



795 LAKEVIEW DRIVE



795 LAKEVIEW DRIVE



NEIGHBORHOOD ANALYSIS - CONTEXT



4825 DELAWARE STREET



790 W 49TH STREET





10

PARK



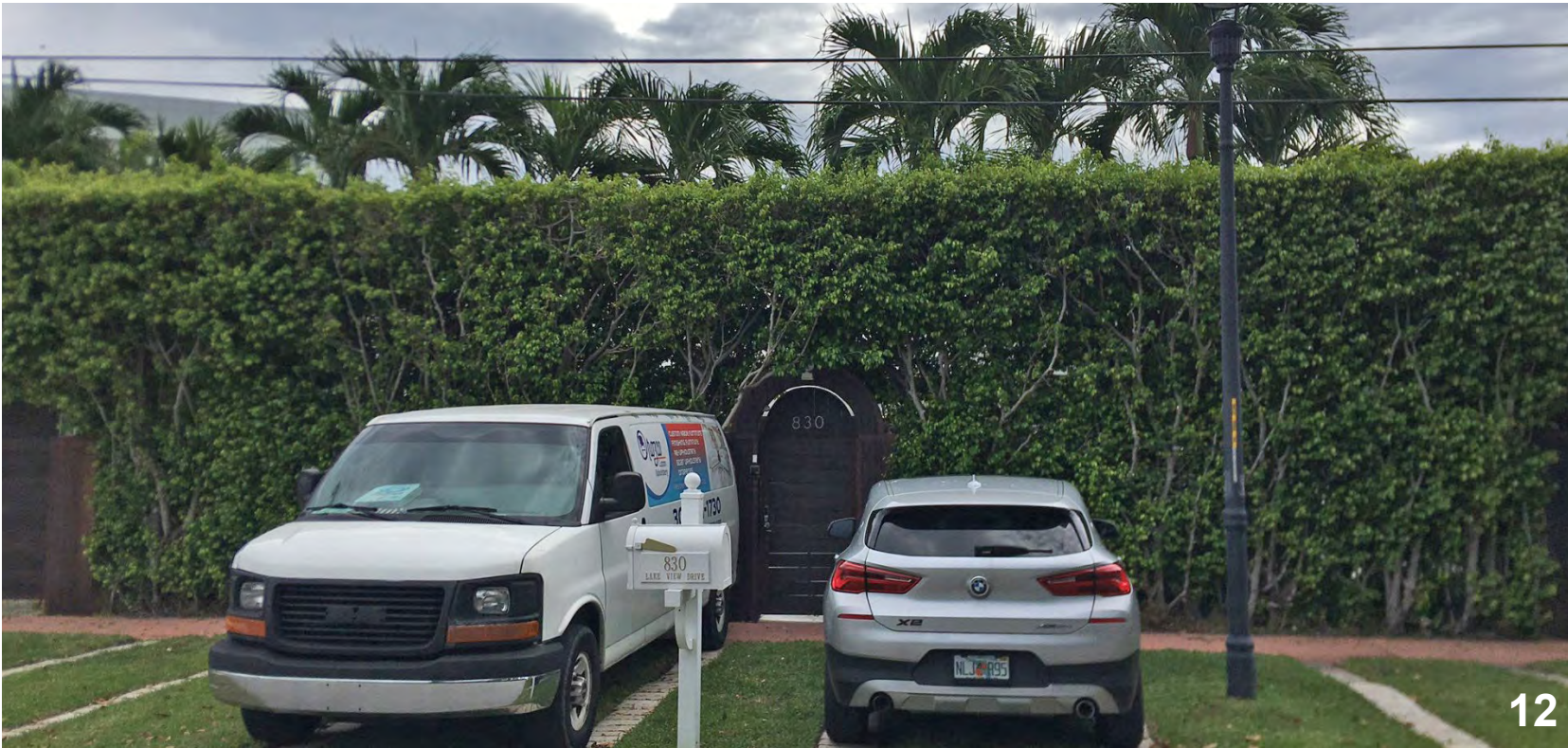
11

850 LAKEVIEW DRIVE



SUBJECT
PROPERTY

NEIGHBORHOOD ANALYSIS - CONTEXT



830 LAKEVIEW DRIVE



820 LAKEVIEW DRIVE



NEIGHBORHOOD ANALYSIS - CONTEXT



810 LAKEVIEW DRIVE



800 LAKEVIEW DRIVE



NEIGHBORHOOD ANALYSIS - CONTEXT



16A

THE RITZ-CARLTON RESIDENCES, 4701 MERIDIAN AVENUE



16B

THE RITZ-CARLTON RESIDENCES, 4701 MERIDIAN AVENUE

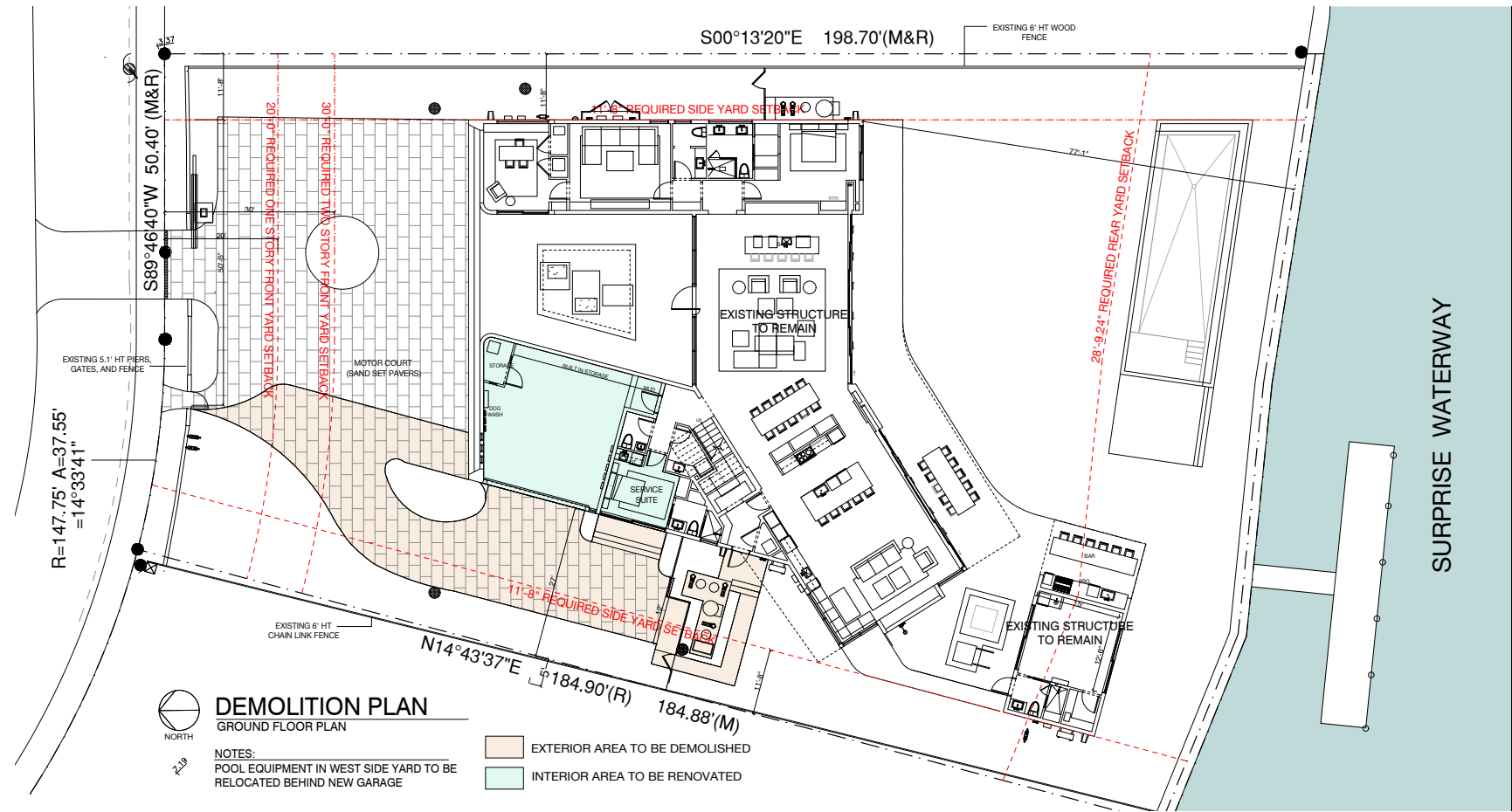
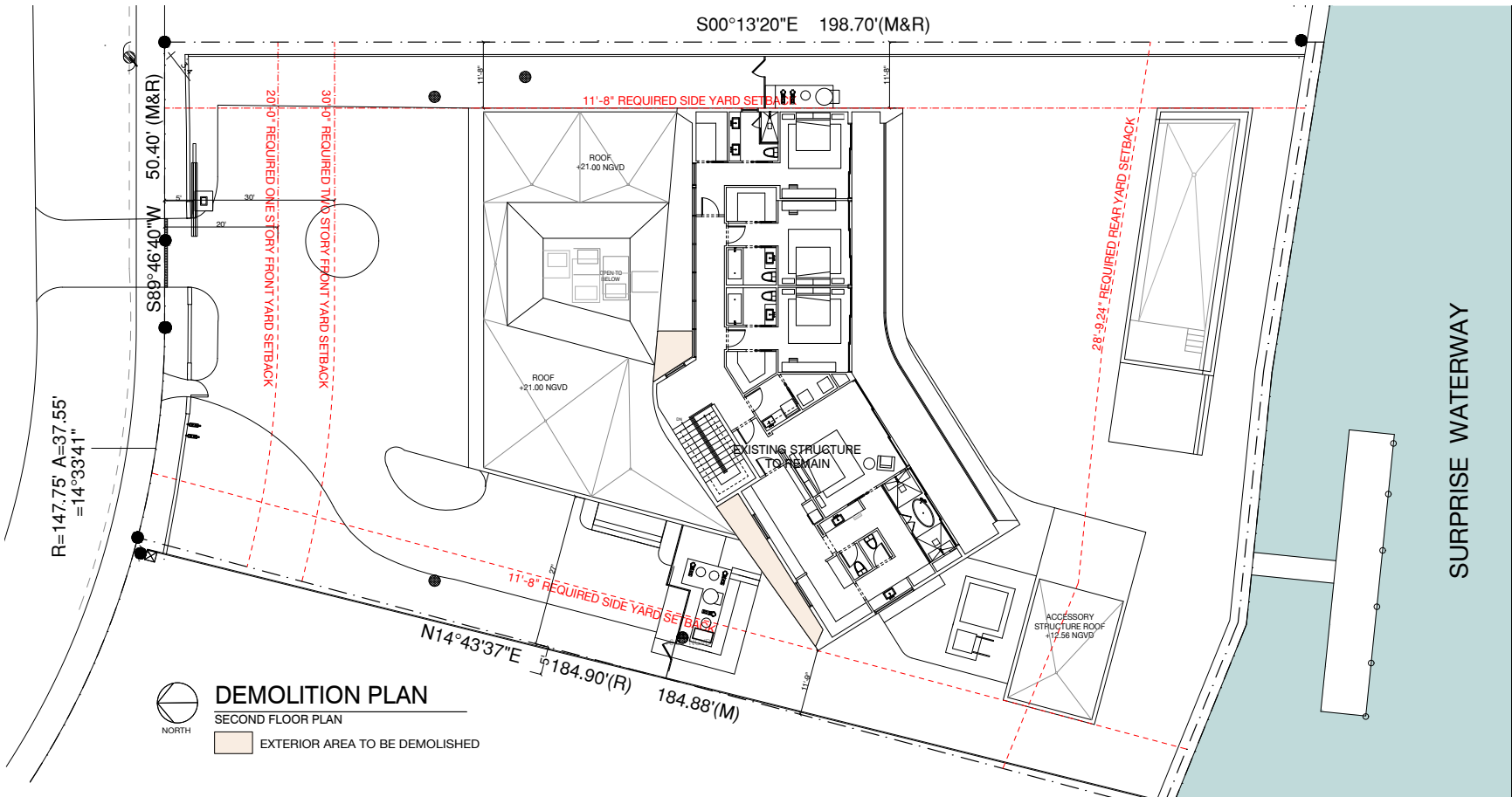


SUBJECT
PROPERTY

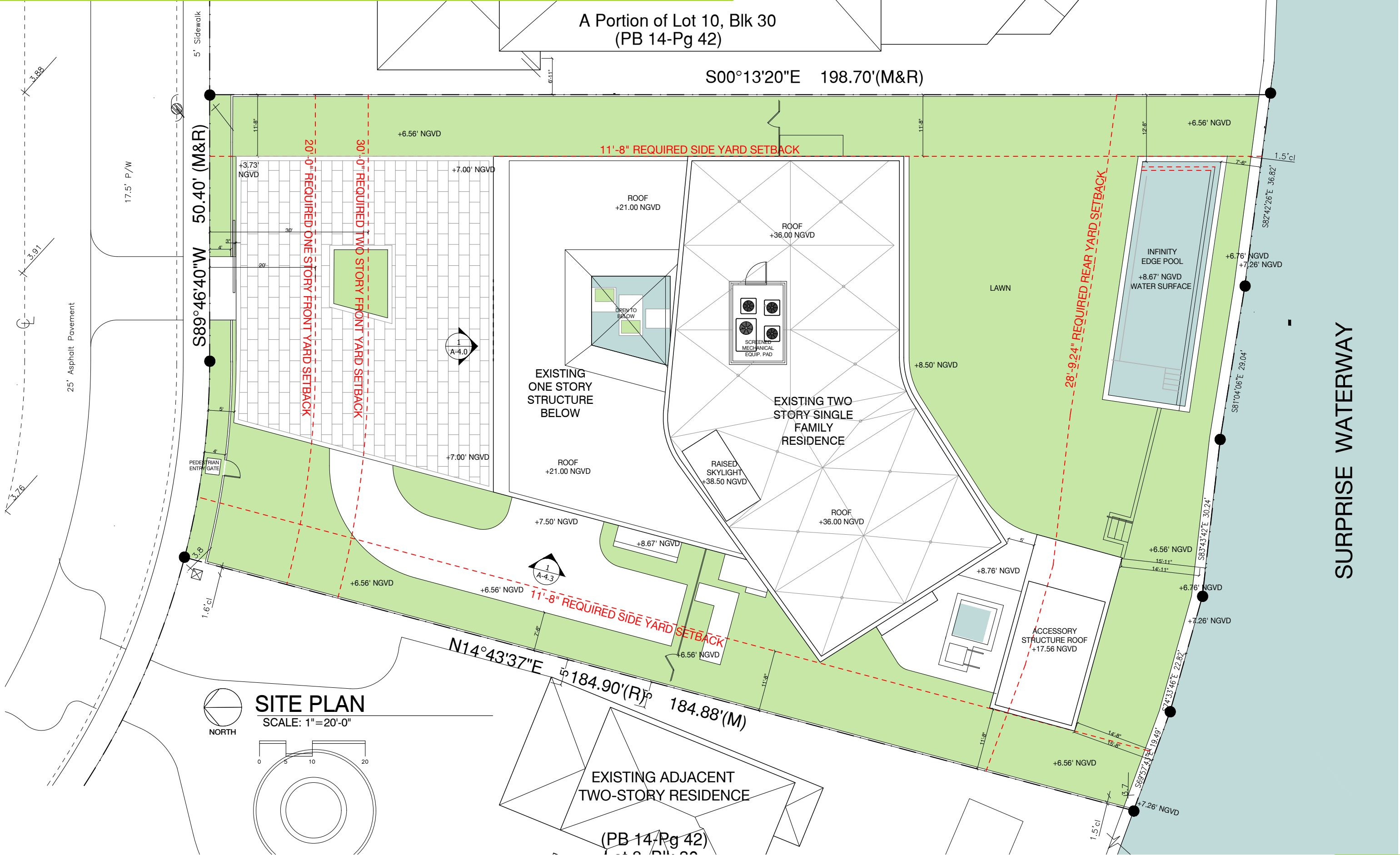
16A

16B

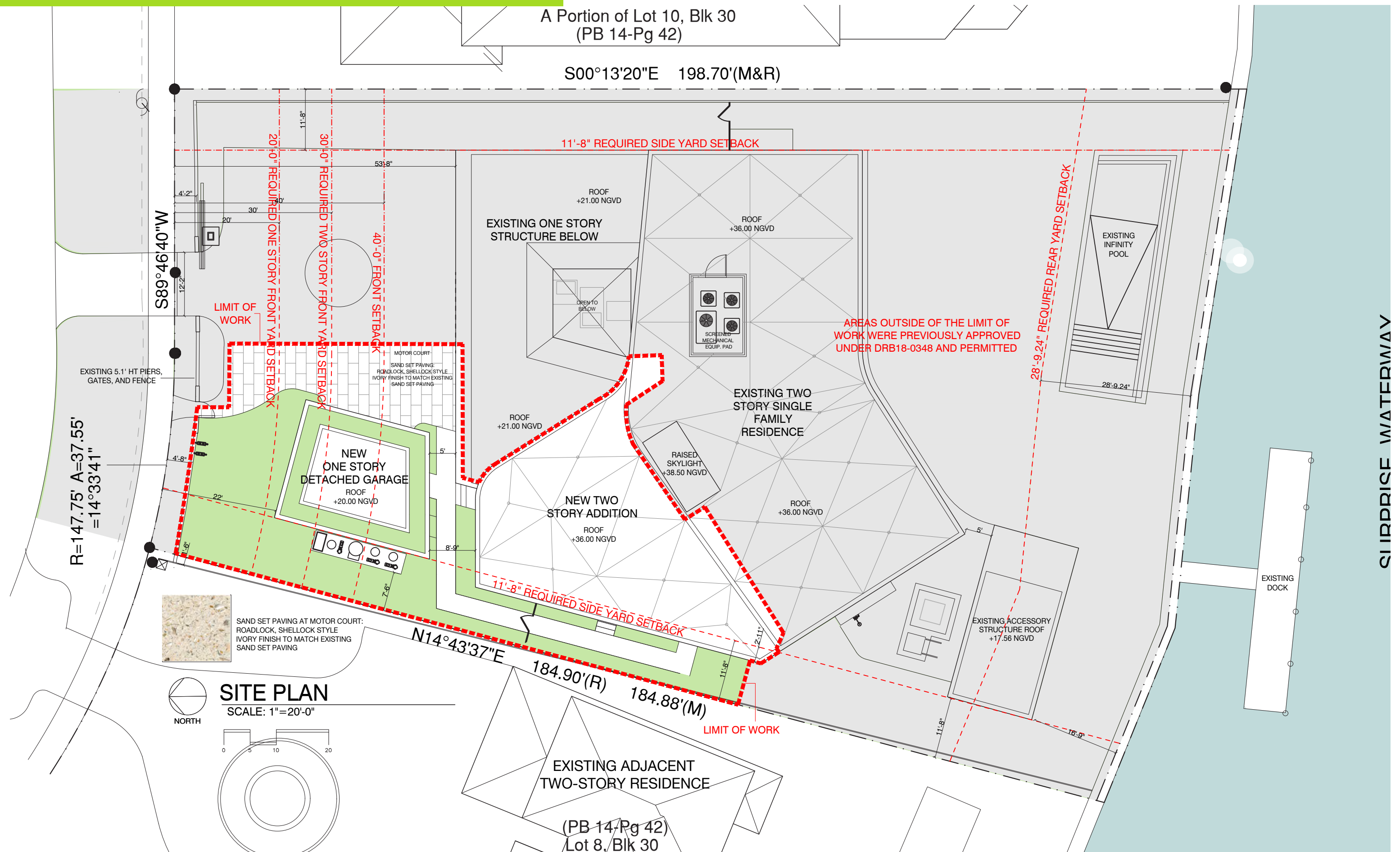
DEMOLITION PLANS



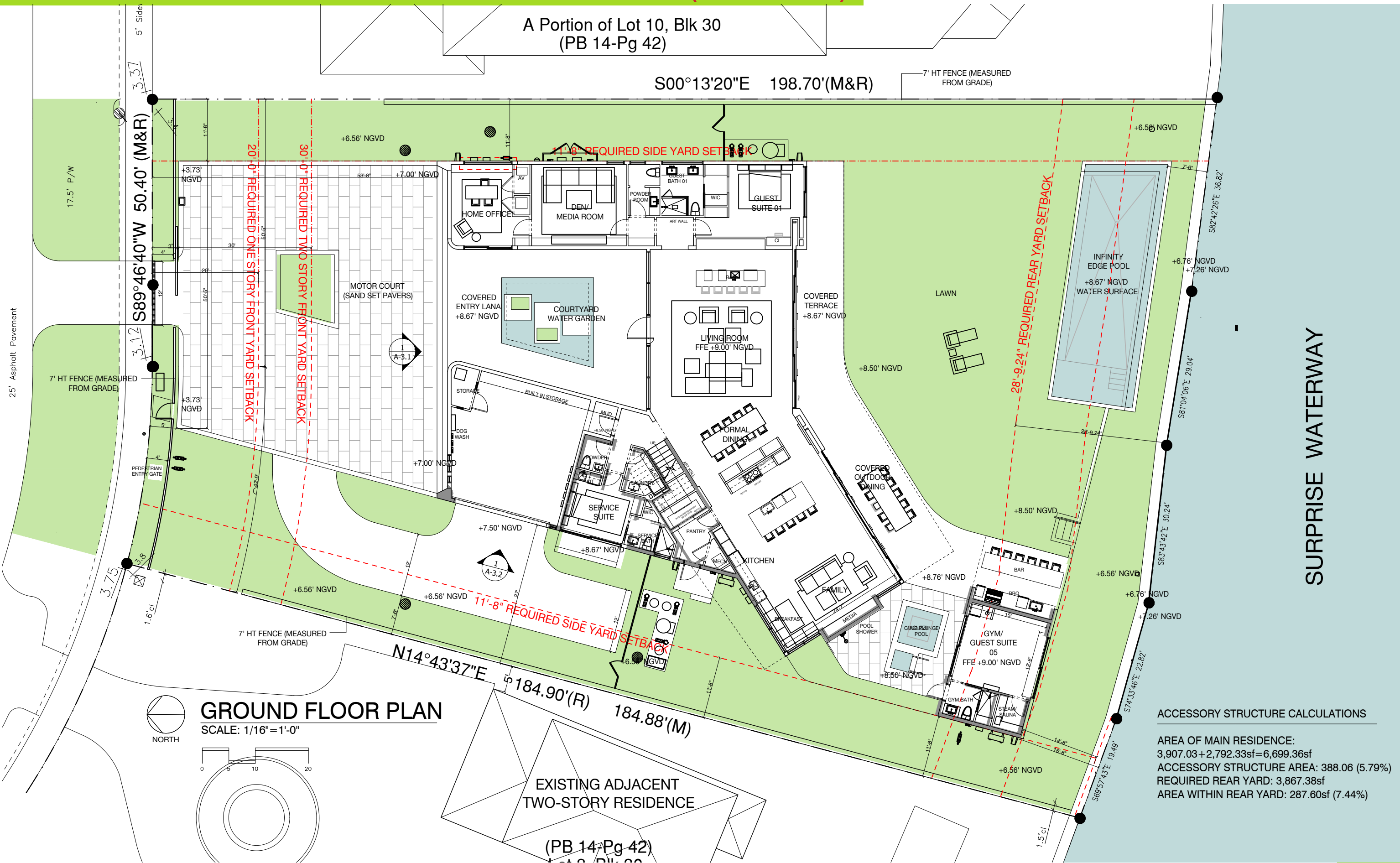
EXISTING SITE PLAN- PREVIOUSLY APPROVED (DRB18-0348)



PROPOSED ADDITION - SITE PLAN



EXISTING GROUND FLOOR PLAN - PREVIOUSLY APPROVED (DRB18-0348)

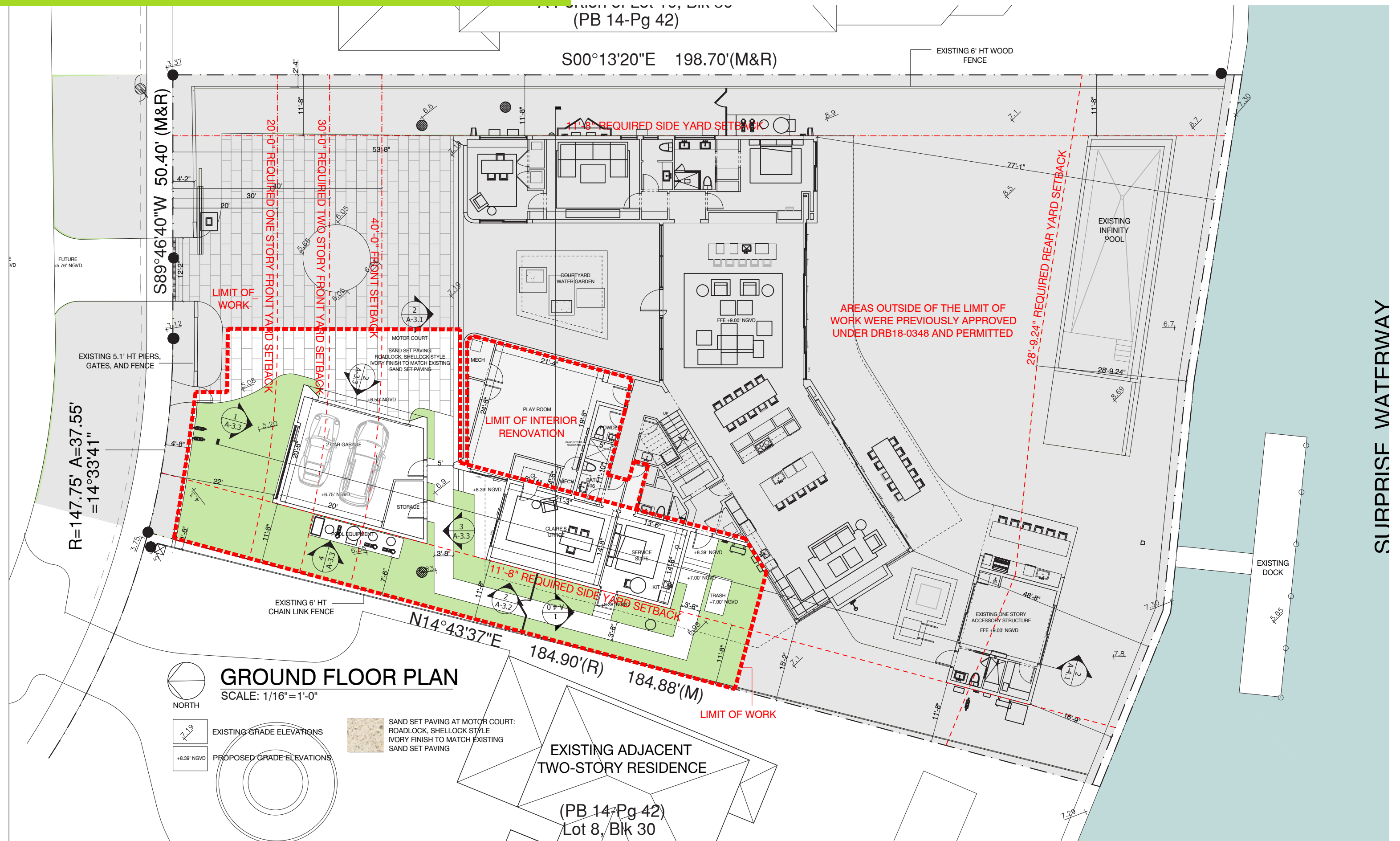


SURPRISE WATERWAY

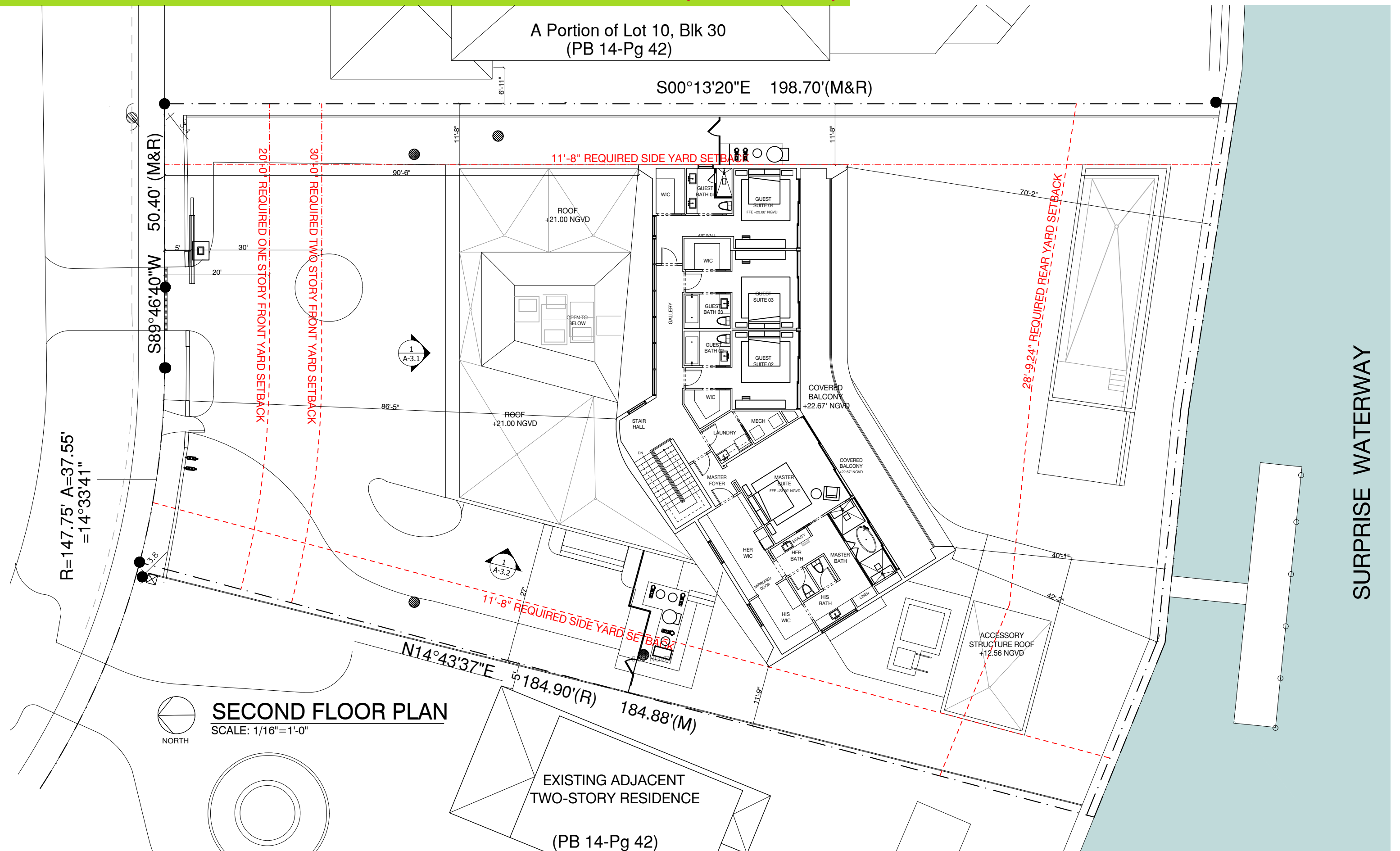
ACCESSORY STRUCTURE CALCULATIONS

AREA OF MAIN RESIDENCE:	3,907.03+2,792.33sf=6,699.36sf
ACCESSORY STRUCTURE AREA:	388.06 (5.79%)
REQUIRED REAR YARD:	3,867.38sf
AREA WITHIN REAR YARD:	287.60sf (7.44%)

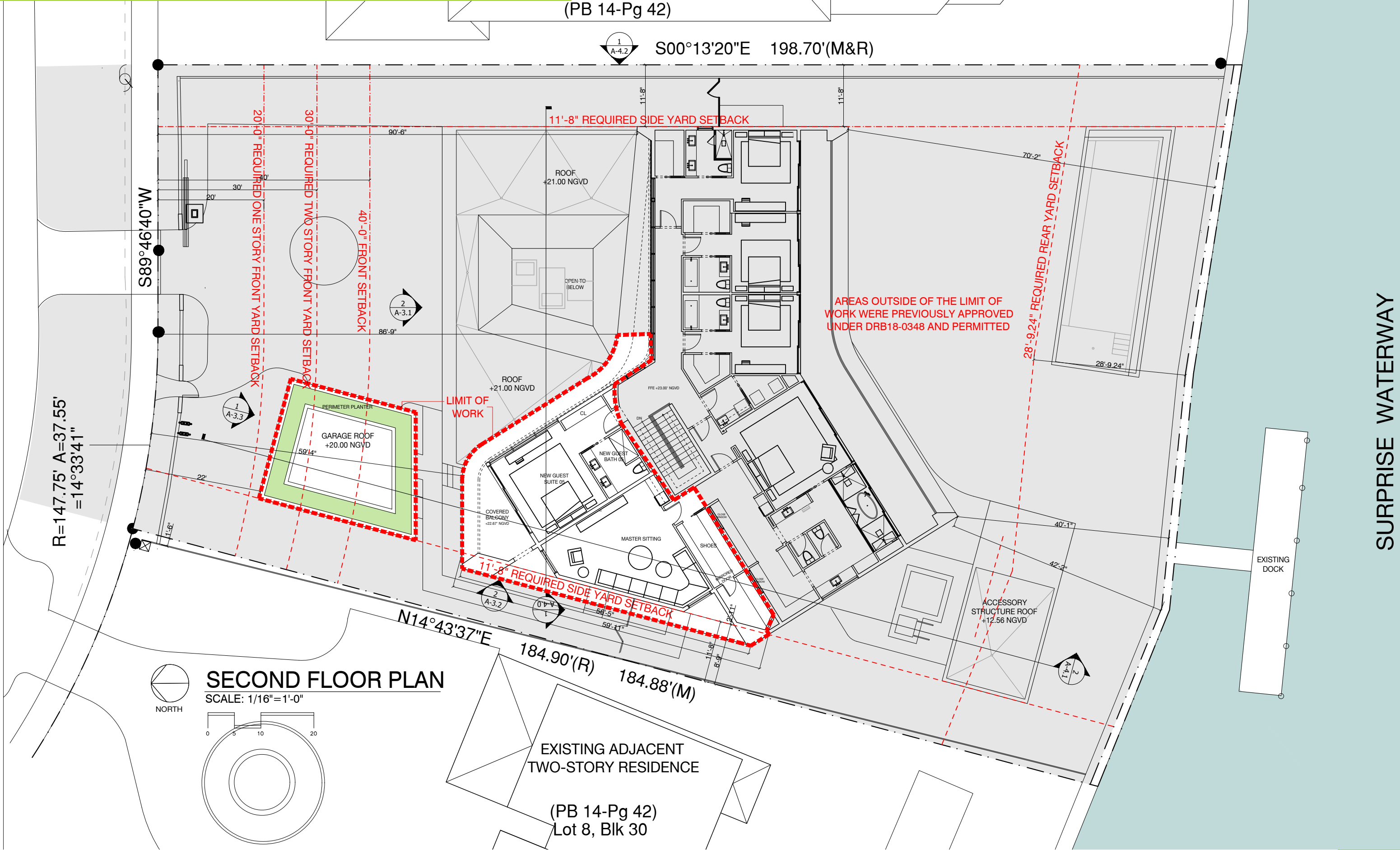
PROPOSED ADDITION - GROUND FLOOR PLAN



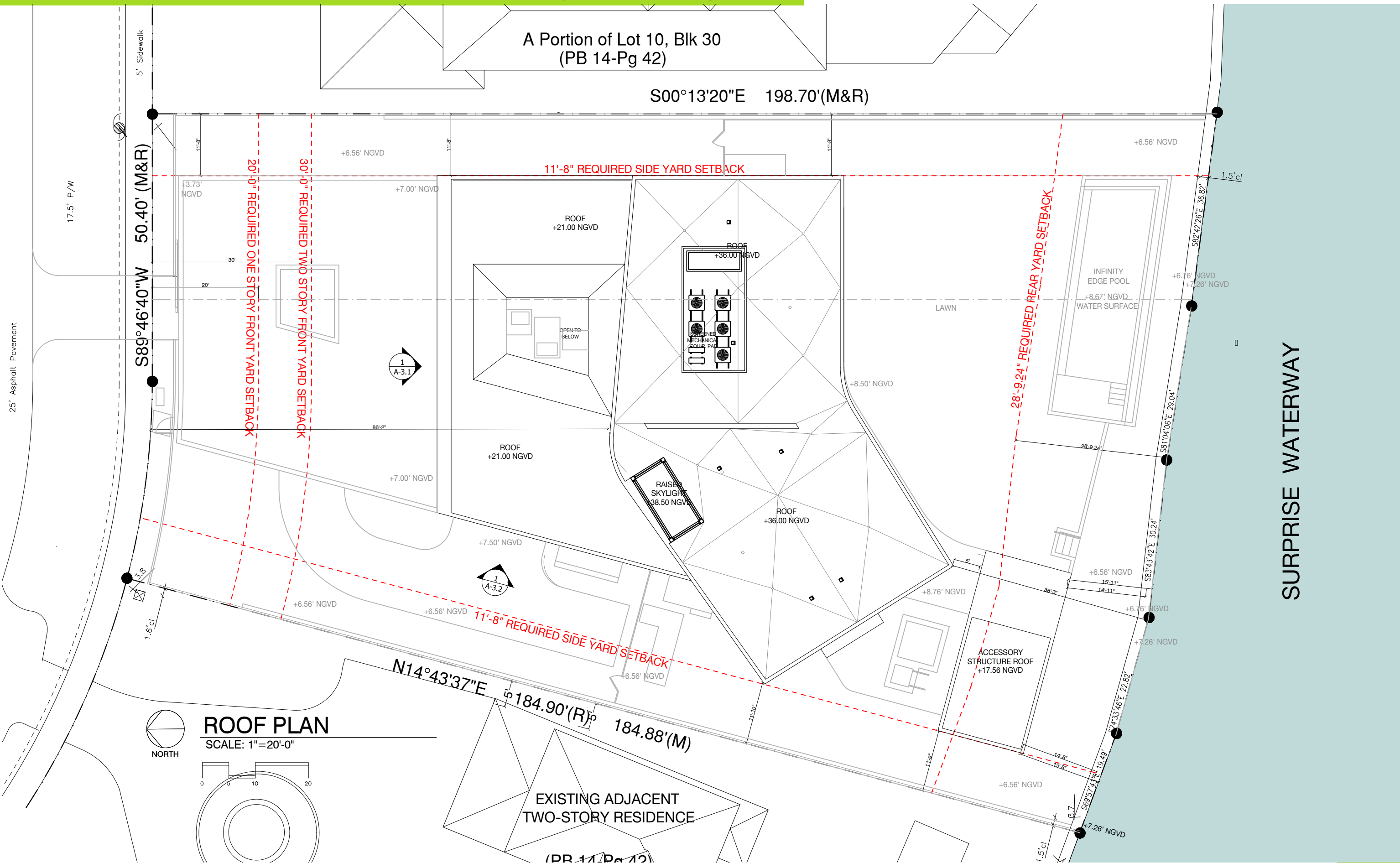
EXISTING SECOND FLOOR PLAN - PREVIOUSLY APPROVED (DRB18-0348)



PROPOSED ADDITION - SECOND FLOOR PLAN

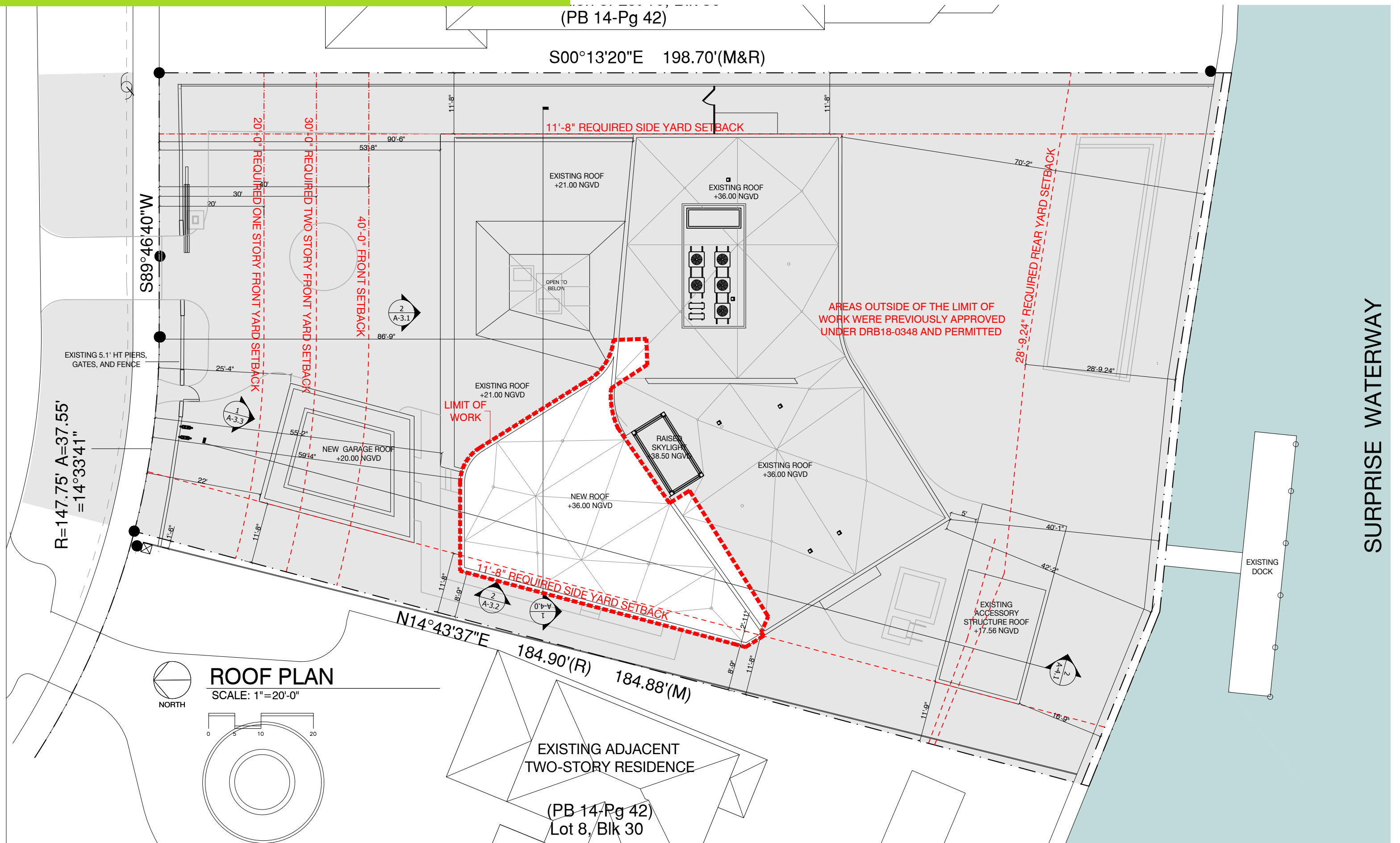


EXISTING ROOF PLAN - PREVIOUSLY APPROVED (DRB18-0348)

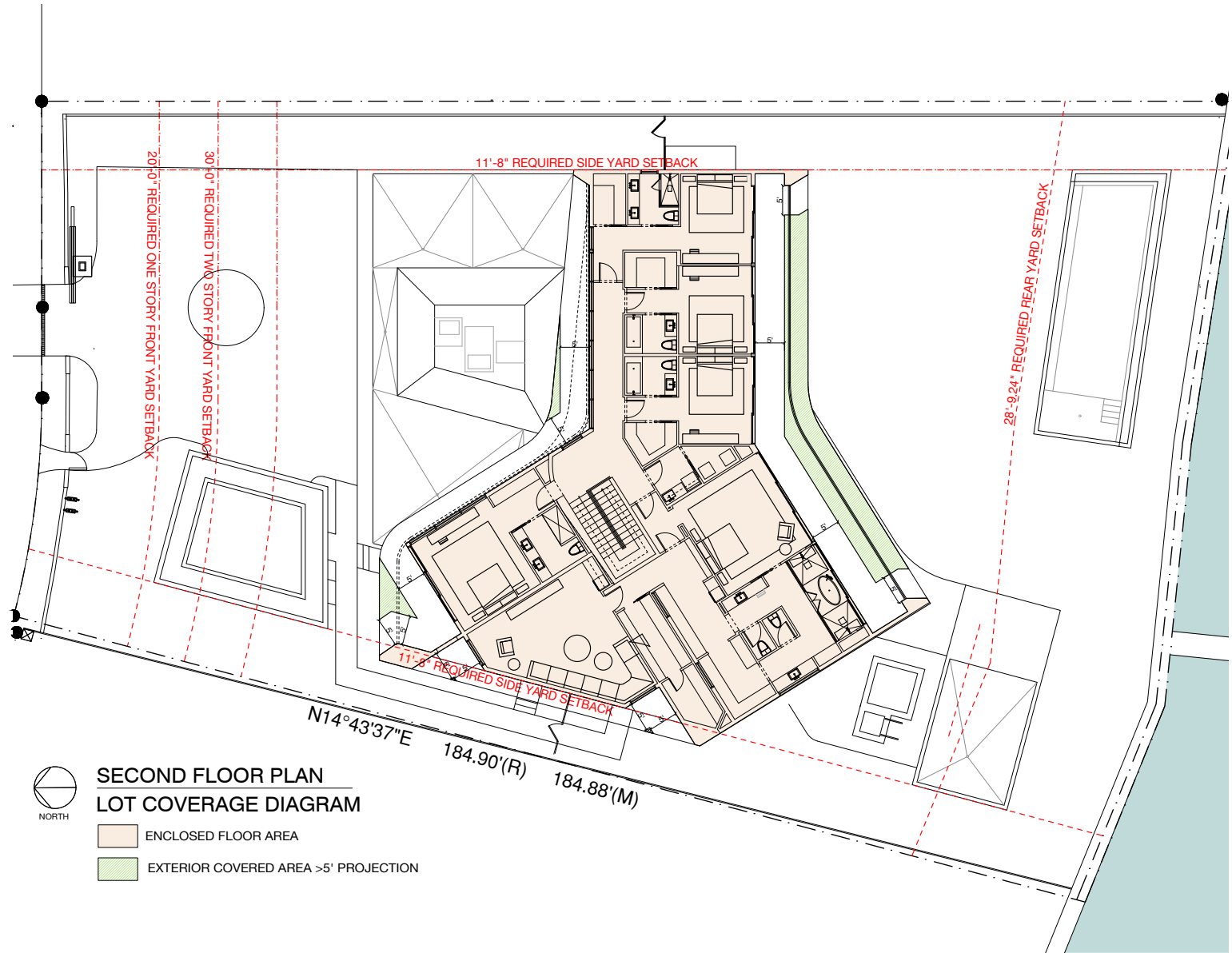
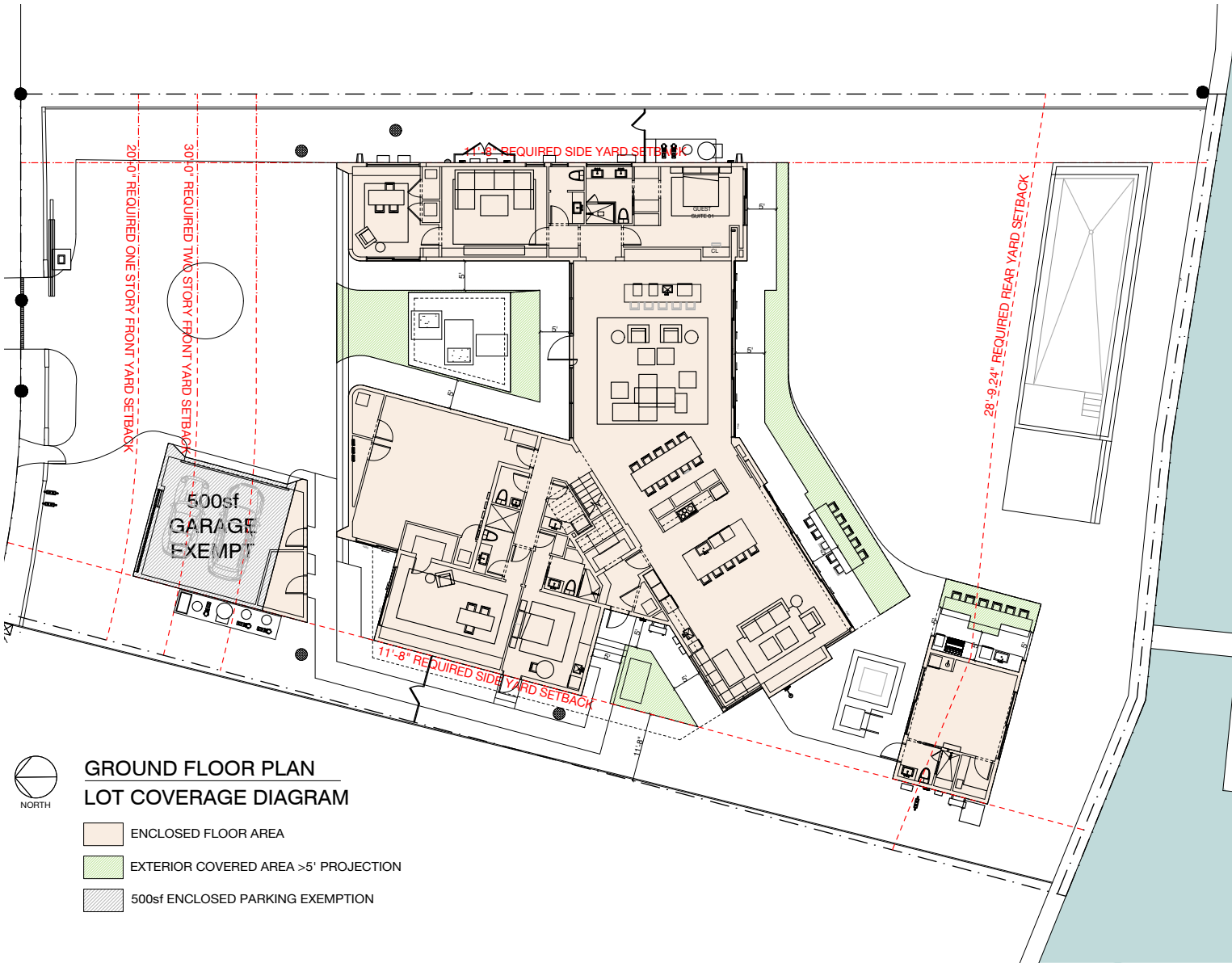


SURPRISE WATERWAY

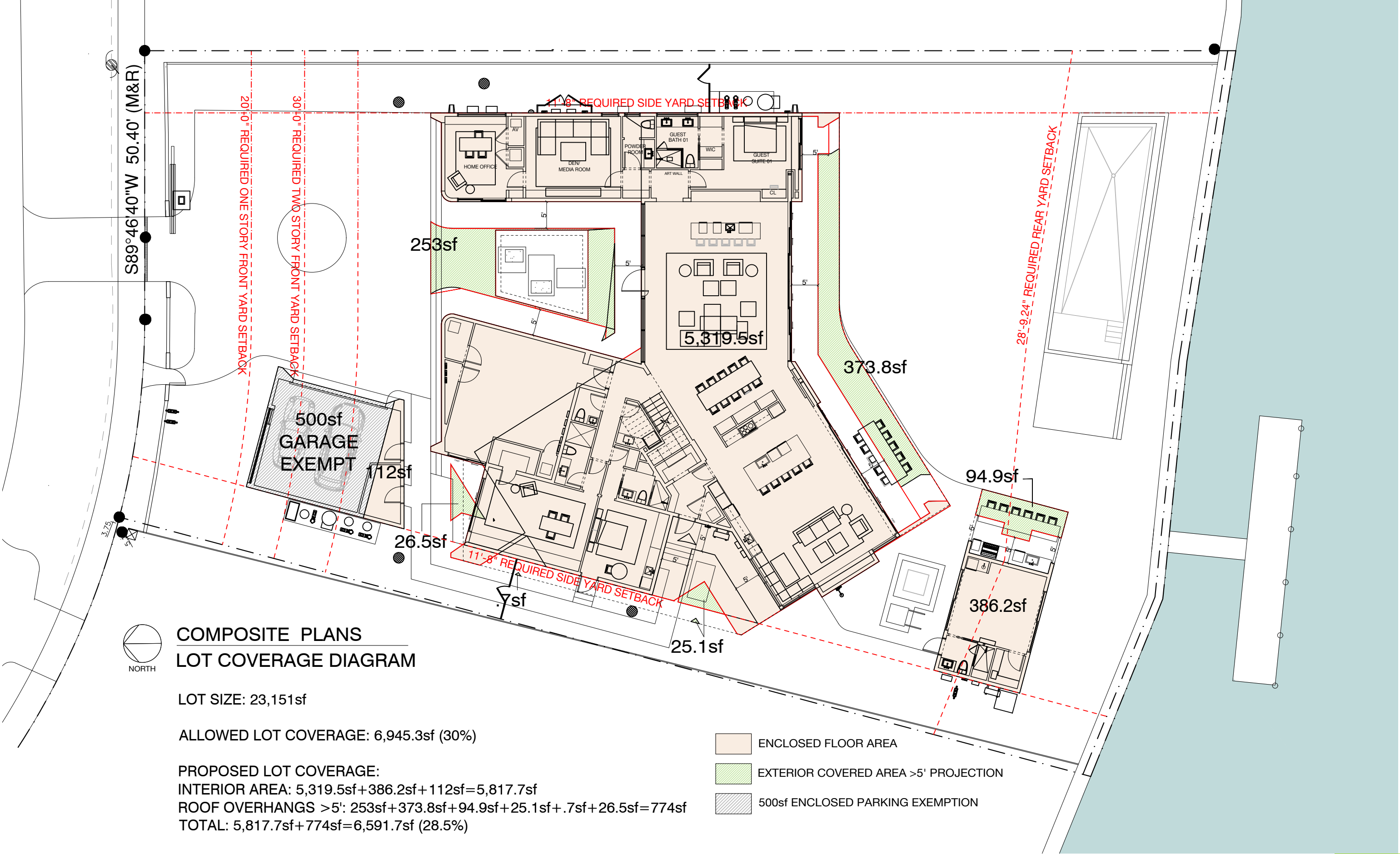
PROPOSED ADDITION - ROOF PLAN



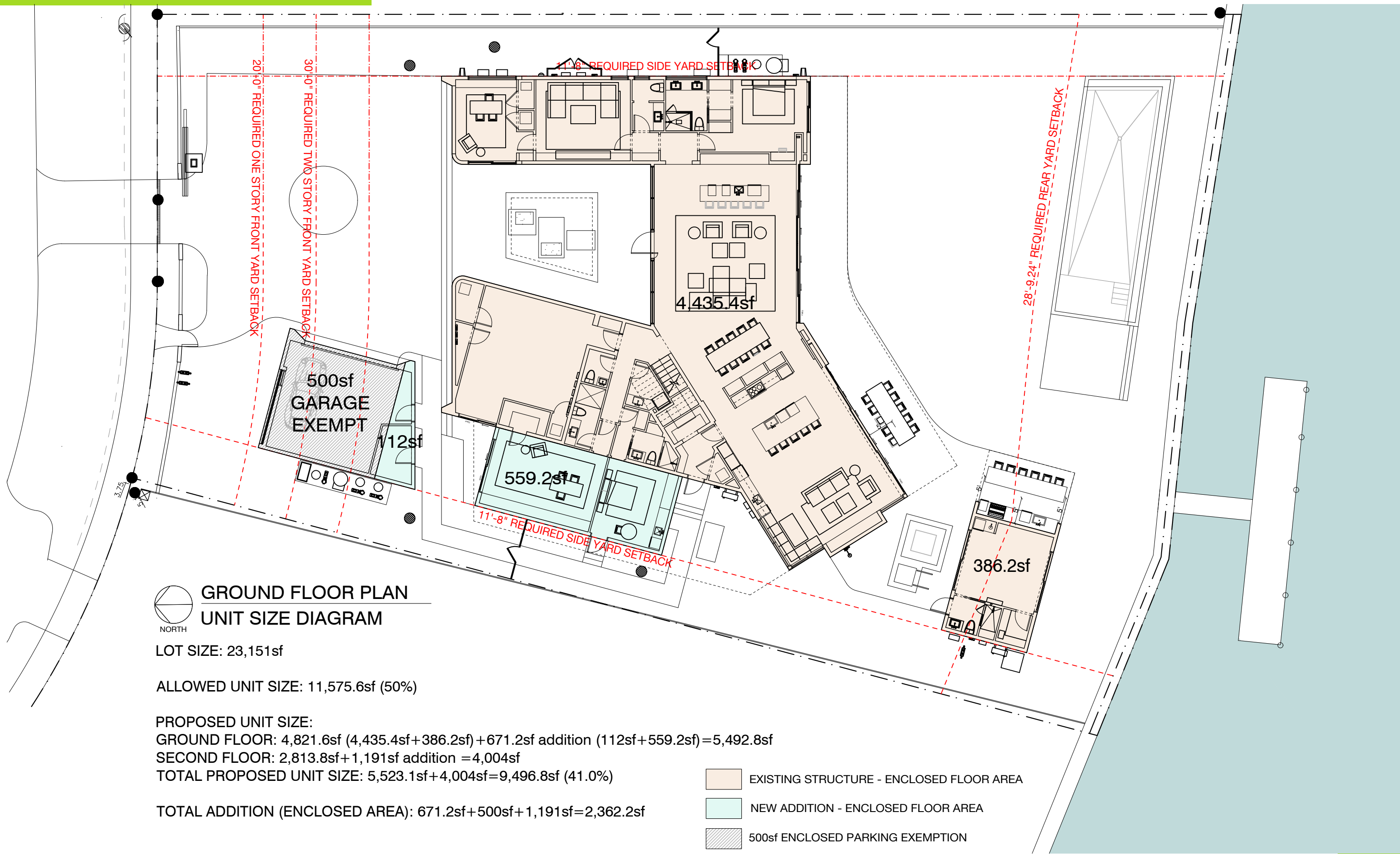
ZONING DIAGRAM - LOT COVERAGE



ZONING DIAGRAM - LOT COVERAGE COMPOSITE



ZONING DIAGRAM - UNIT SIZE



GROUND FLOOR PLAN
UNIT SIZE DIAGRAM

LOT SIZE: 23,151sf

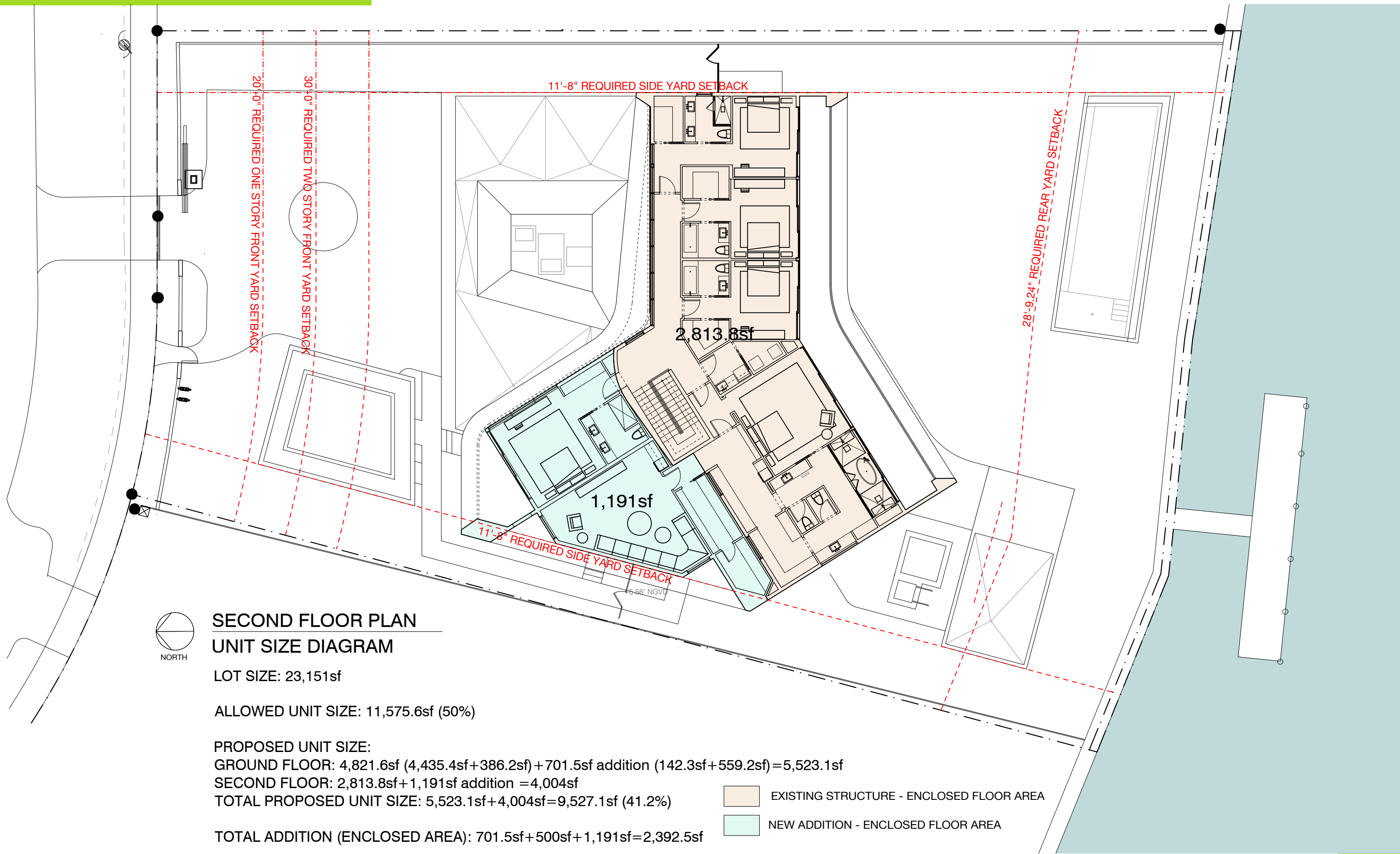
ALLOWED UNIT SIZE: 11,575.6sf (50%)

PROPOSED UNIT SIZE:
GROUND FLOOR: 4,821.6sf (4,435.4sf+386.2sf)+671.2sf addition (112sf+559.2sf)=5,492.8sf
SECOND FLOOR: 2,813.8sf+1,191sf addition =4,004sf
TOTAL PROPOSED UNIT SIZE: 5,523.1sf+4,004sf=9,496.8sf (41.0%)

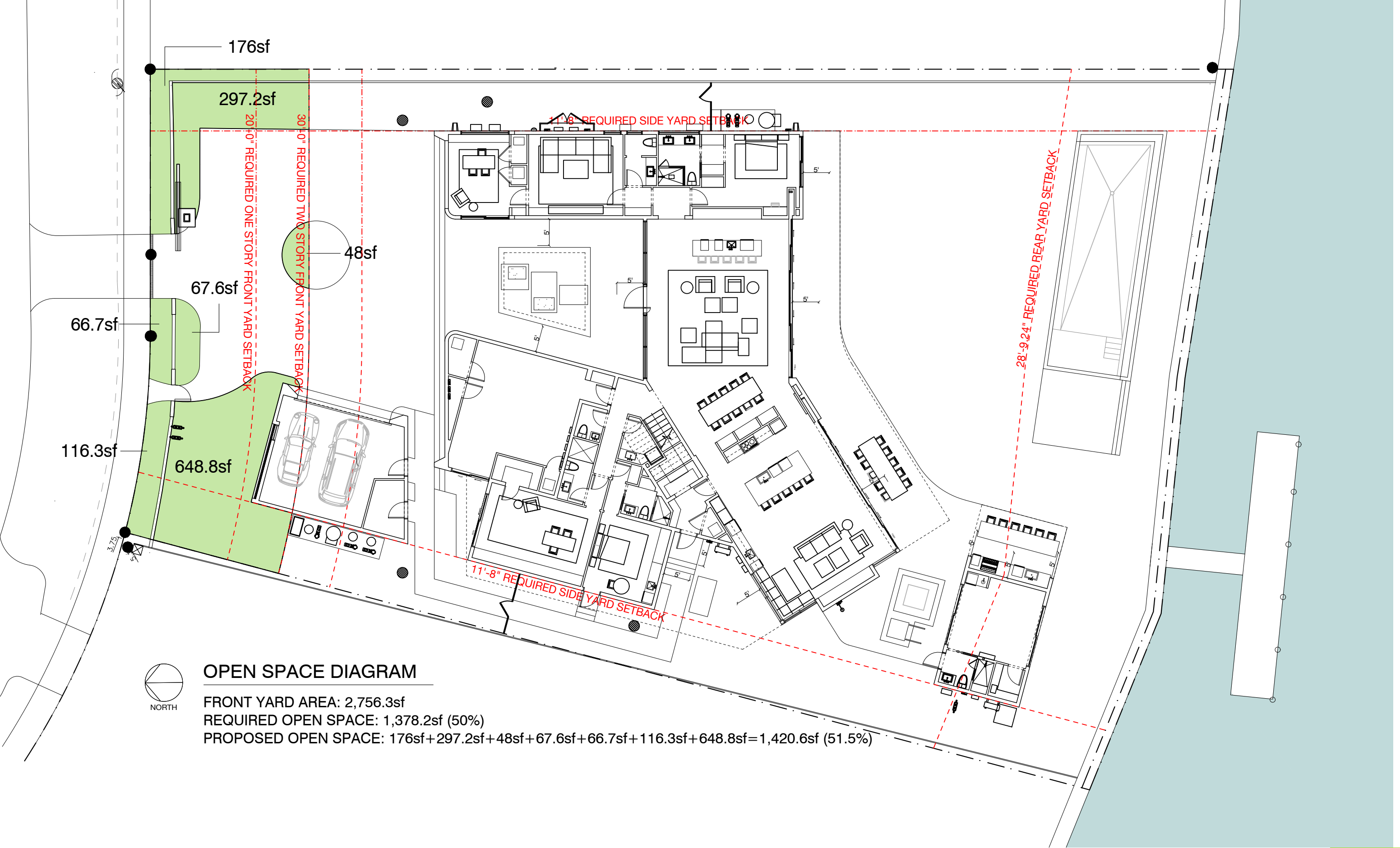
TOTAL ADDITION (ENCLOSED AREA): 671.2sf+500sf+1,191sf=2,362.2sf

- EXISTING STRUCTURE - ENCLOSED FLOOR AREA
- NEW ADDITION - ENCLOSED FLOOR AREA
- 500sf ENCLOSED PARKING EXEMPTION

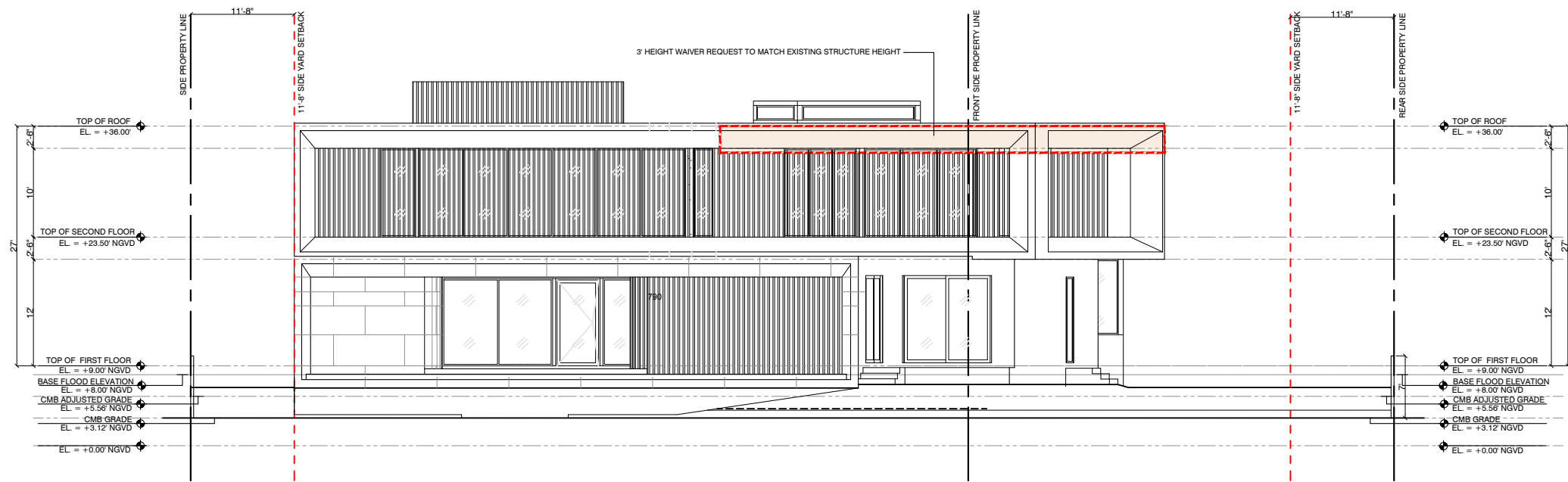
ZONING DIAGRAM - UNIT SIZE



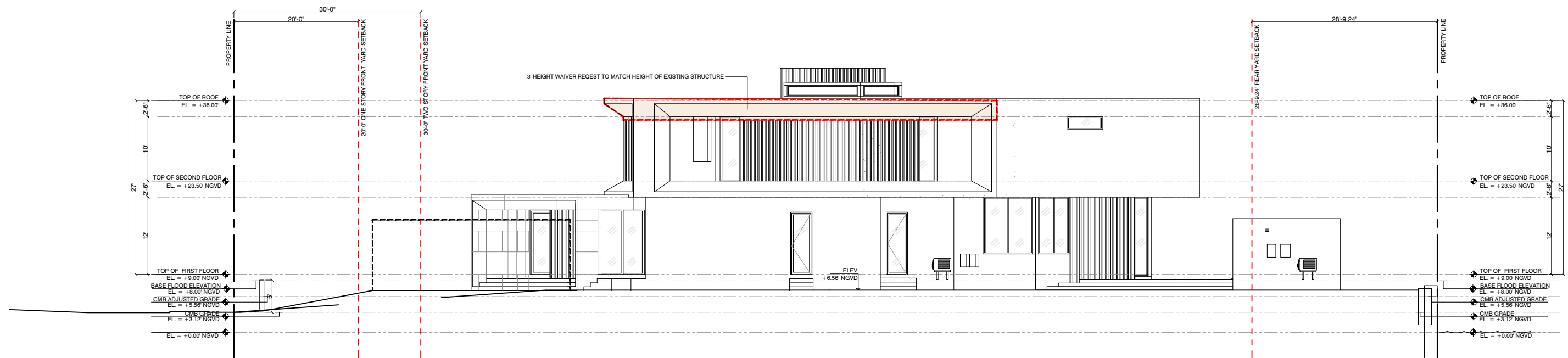
ZONING DIAGRAM - FRONT YARD OPEN SPACE



HEIGHT WAIVER DIAGRAM



1 HEIGHT WAIVER DIAGRAM
NORTH ELEVATION



2 HEIGHT WAIVER DIAGRAM
WEST ELEVATION

EXTERIOR MATERIAL PALETTE



ST1
STONE EXTERIOR PAVING
BIANCO LUNA, HONED FINISH



ST2
STONE EXTERIOR CLADDING
BIANCO LUNA, HONED FINISH



PS1
CALCEM LIME PAINTED STUCCO
EXTERIOR FINISH



WD1
ALUMINUM EXTERIOR CLADDING,
PTF COATINGS 'WALNUT BROWN'



MT1
ALUMINUM DOOR, TRIM, AND WINDOW
MULLIONS, BERMUDA BRONZE FINISH

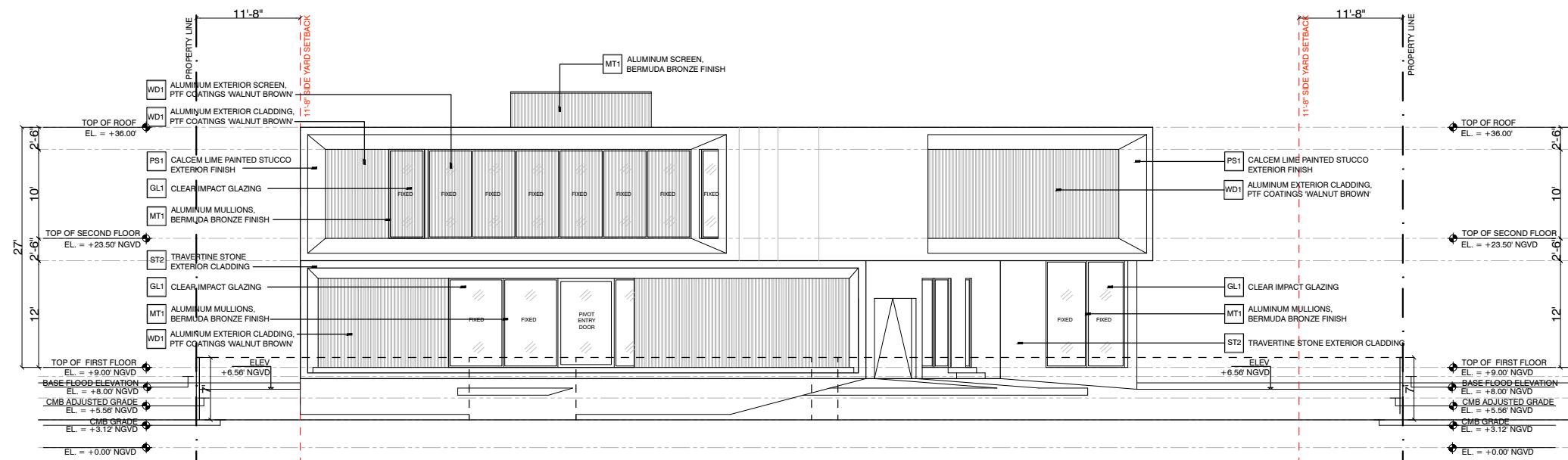


WD1
EXISTING GARAGE DOOR
TO BE REUSED



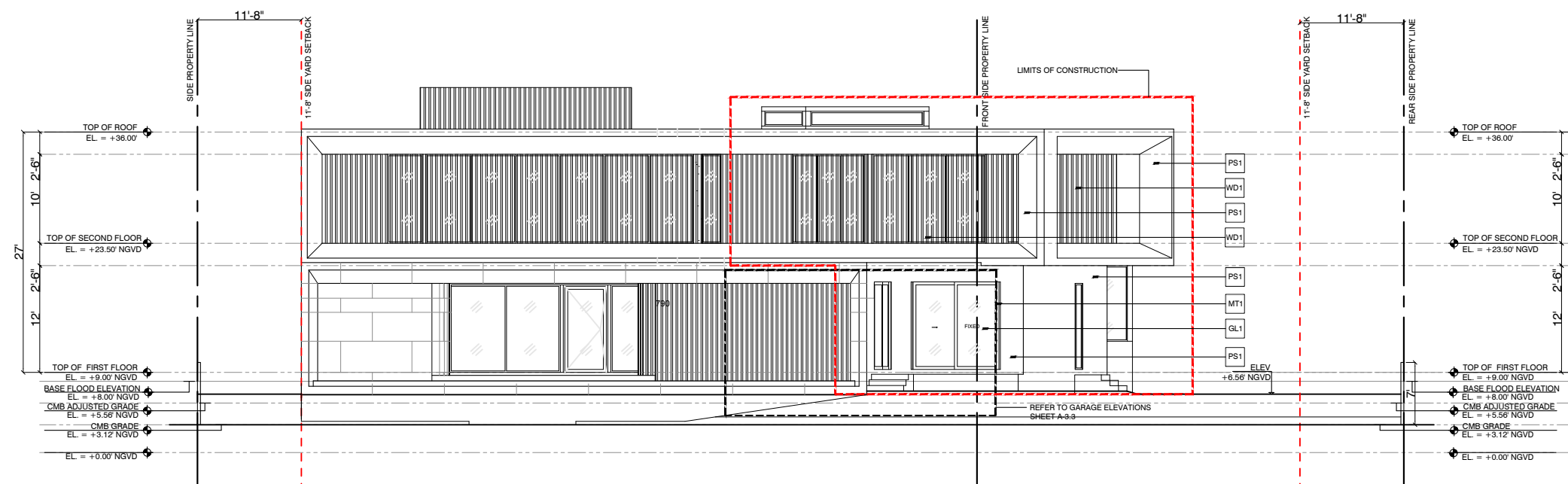
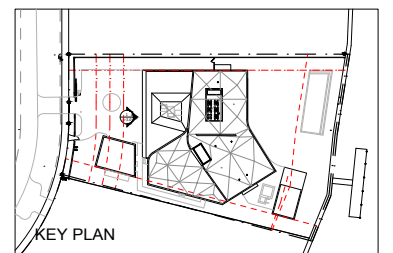
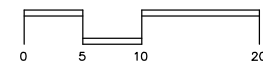
GL1
CLEAR IMPACT GLAZING

ELEVATIONS - NORTH



PREVIOUSLY APPROVED (DRB18-0348)

1	NORTH ELEVATION
	SCALE: 1/16"=1'-0"



PROPOSED ELEVATION

1	NORTH ELEVATION
	SCALE: 1/16"=1'-0"

RENDERED ELEVATION - NORTH



ST1
STONE EXTERIOR PAVING
BIANCO LUNA, HONED FINISH



ST2
STONE EXTERIOR CLADDING
BIANCO LUNA, HONED FINISH



PS1
CALCEM LIME PAINTED STUCCO
EXTERIOR FINISH



WD1
ALUMINUM EXTERIOR CLADDING,
PTF COATINGS 'WALNUT BROWN'



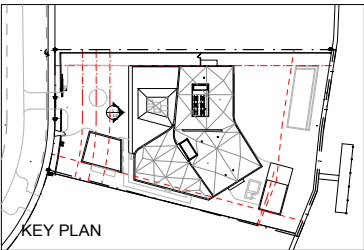
MT1
ALUMINUM DOOR, TRIM, AND WINDOW
MULLIONS, BERMUDA BRONZE FINISH



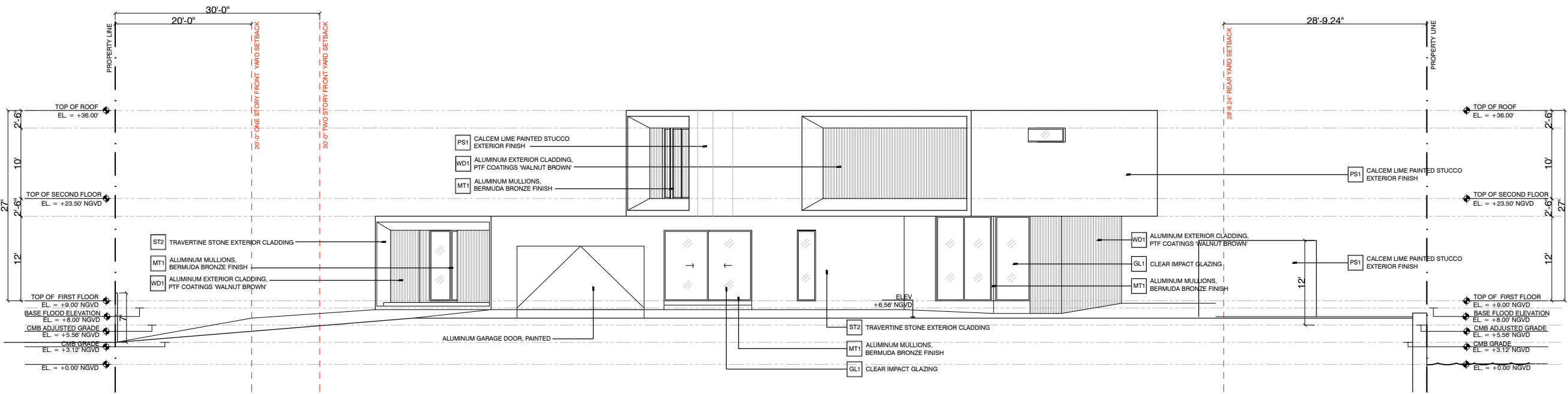
PT1
EXISTING GARAGE DOOR
TO BE REUSED



GL1
CLEAR IMPACT GLAZING

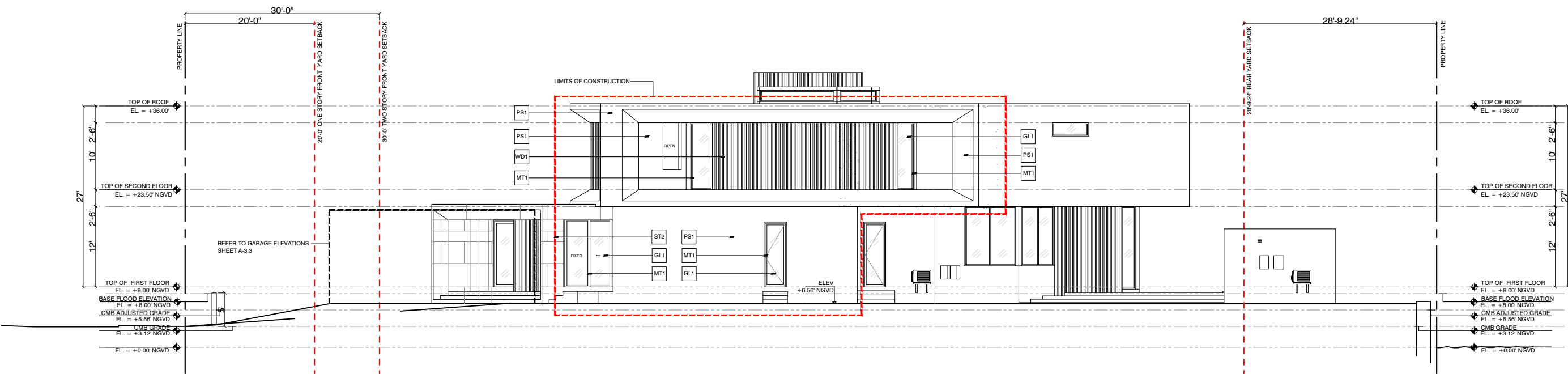
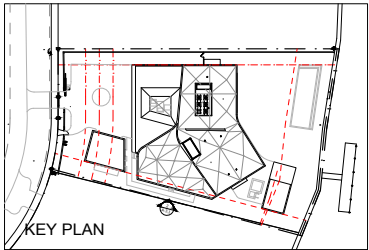


ELEVATIONS - WEST



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

PREVIOUSLY APPROVED (DRB18-0348)



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

PROPOSED ELEVATION

RENDERED ELEVATION - WEST



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



ST1
STONE EXTERIOR PAVING
BIANCO LUNA, HONED FINISH



ST2
STONE EXTERIOR CLADDING
BIANCO LUNA, HONED FINISH



PS1
CALCEM LIME PAINTED STUCCO
EXTERIOR FINISH



WD1
ALUMINUM EXTERIOR CLADDING,
PTF COATINGS 'WALNUT BROWN'



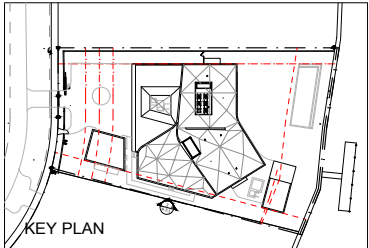
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ALUMINUM DOOR, TRIM, AND WINDOW
MULLIONS, BERMUDA BRONZE FINISH



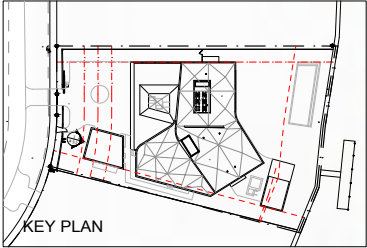
PT1
EXISTING GARAGE DOOR
TO BE REUSED



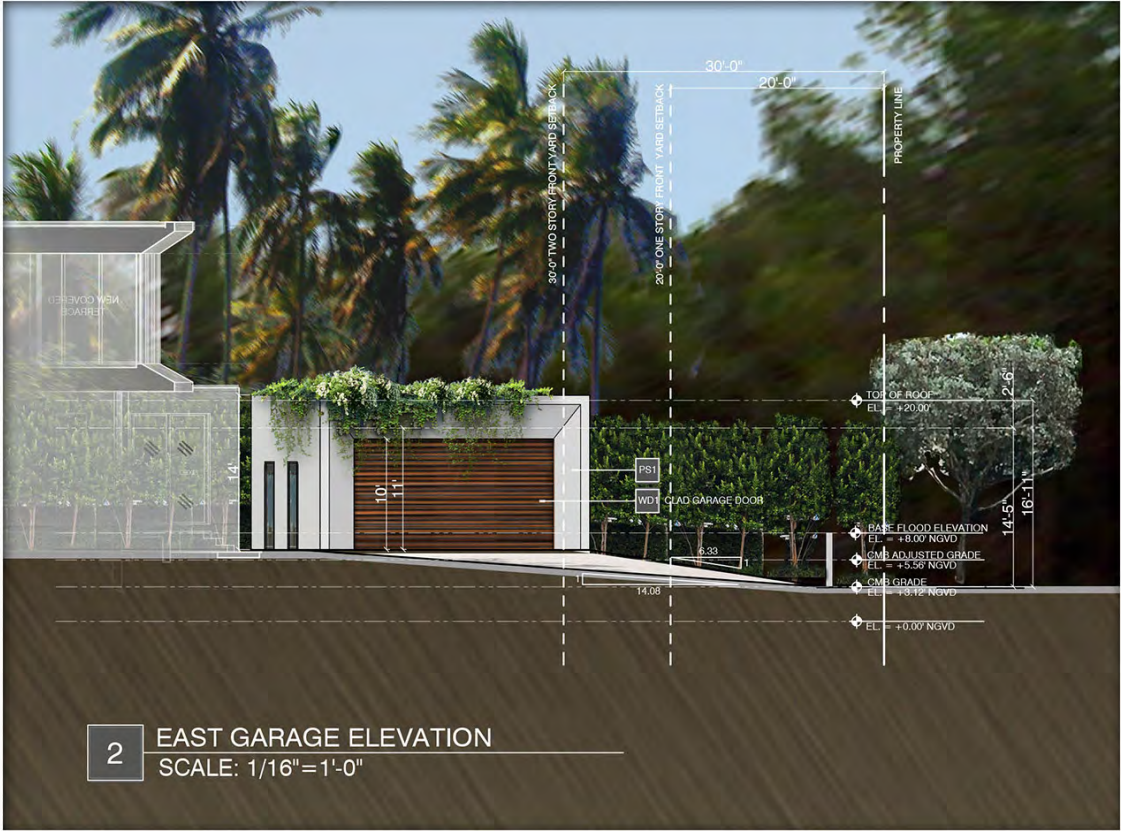
GL1
CLEAR IMPACT GLAZING



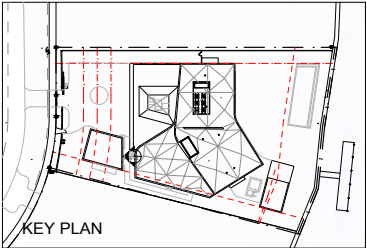
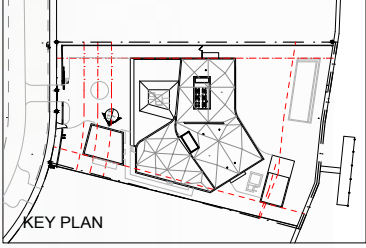
ELEVATIONS - GARAGE



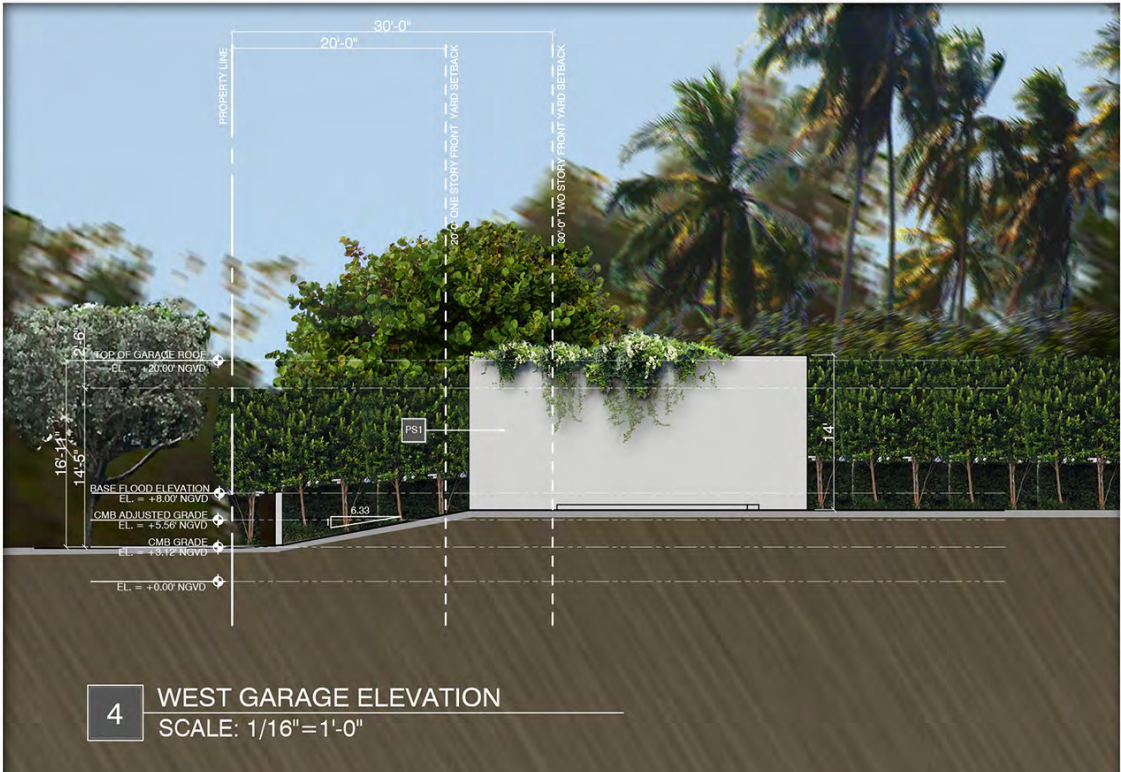
1 NORTH GARAGE ELEVATION
SCALE: 1/16"=1'-0"



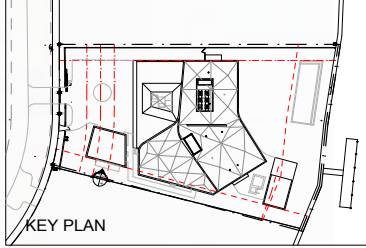
2 EAST GARAGE ELEVATION
SCALE: 1/16"=1'-0"



3 SOUTH GARAGE ELEVATION
SCALE: 1/16"=1'-0"



4 WEST GARAGE ELEVATION
SCALE: 1/16"=1'-0"



ST1
STONE EXTERIOR PAVING
BIANCO LUNA, HONED FINISH



ST2
STONE EXTERIOR CLADDING
BIANCO LUNA, HONED FINISH



PS1
CALCEM LIME PAINTED STUCCO
EXTERIOR FINISH



WD1
ALUMINUM EXTERIOR CLADDING,
PTF COATINGS WALNUT BROWN



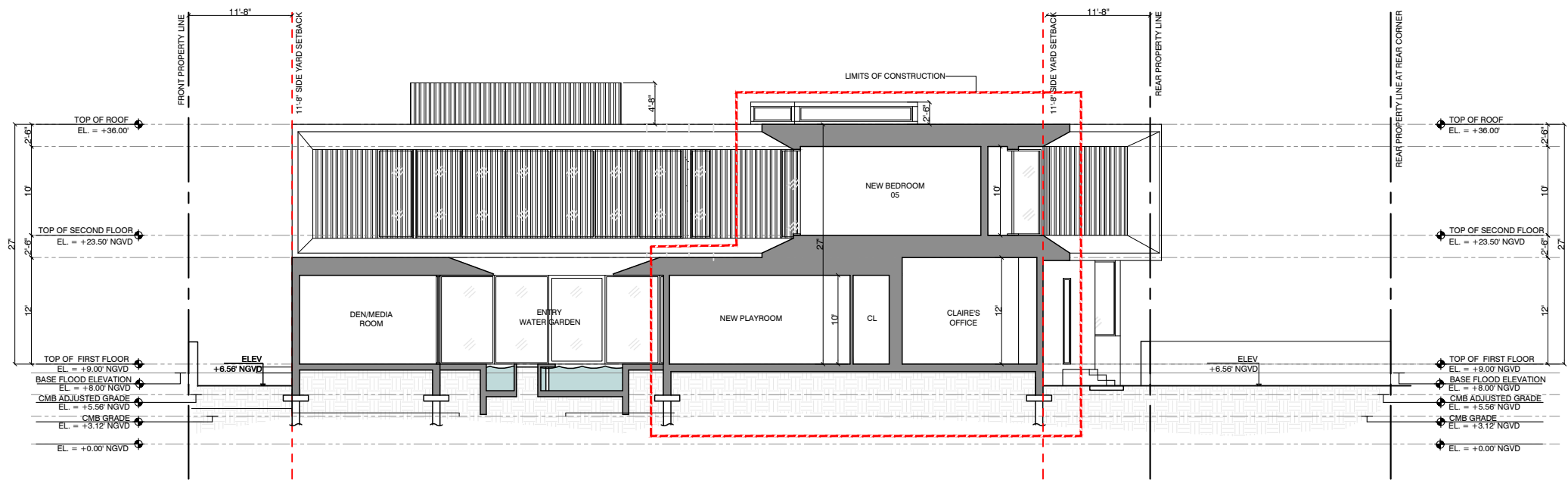
MT1
ALUMINUM DOOR, TRIM, AND WINDOW
MULLIONS, BERMUDA BRONZE FINISH



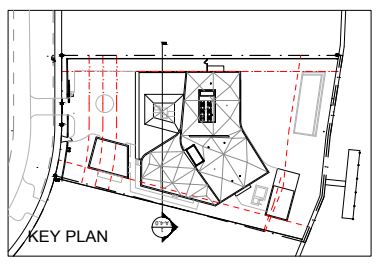
PT1
EXISTING GARAGE DOOR
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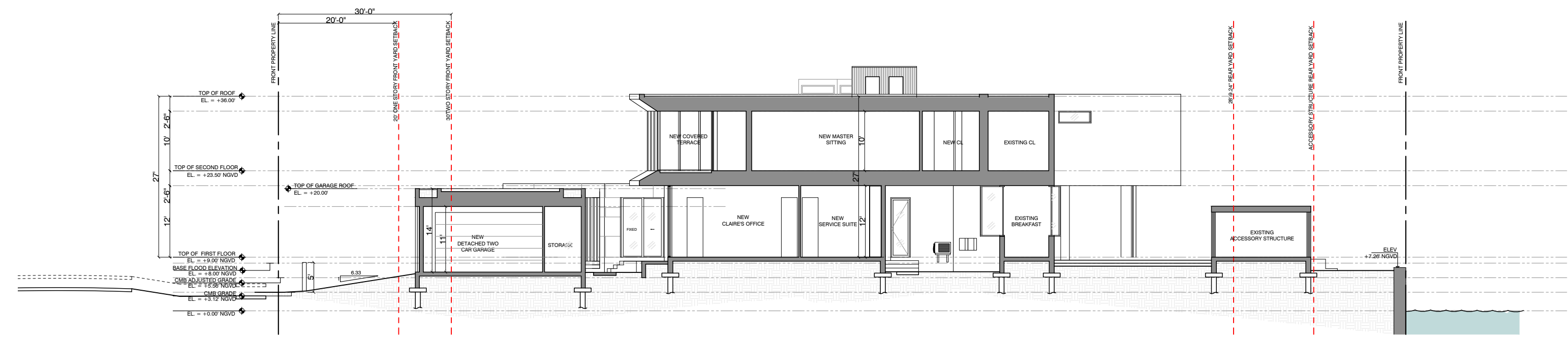


GL1
CLEAR IMPACT GLAZING

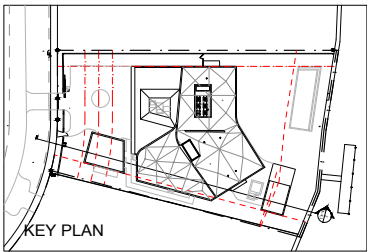


1 TRANSVERSE SECTION
SCALE: 1/16"=1'-0"

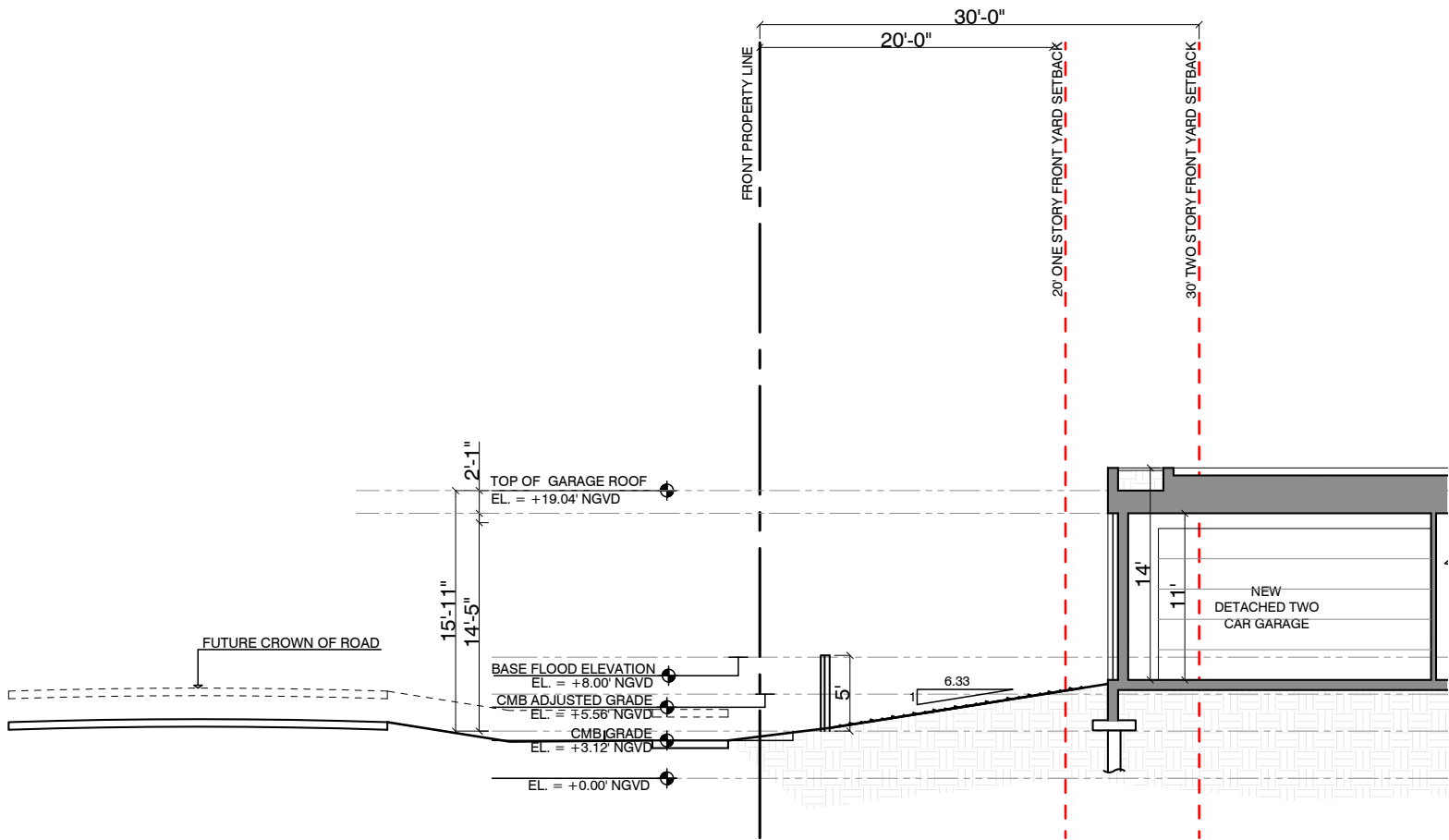




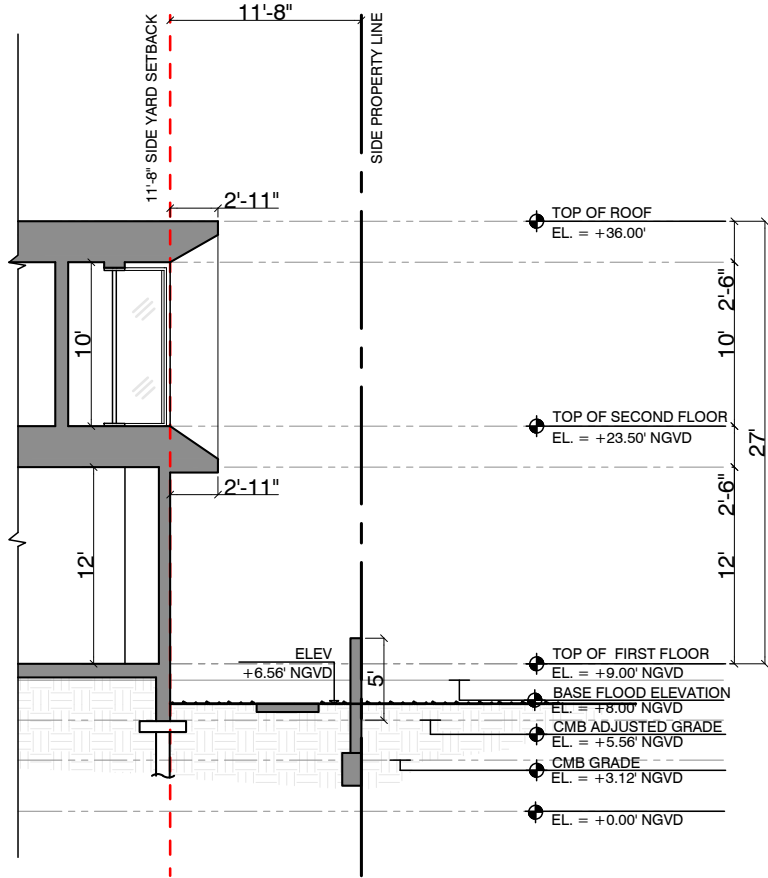
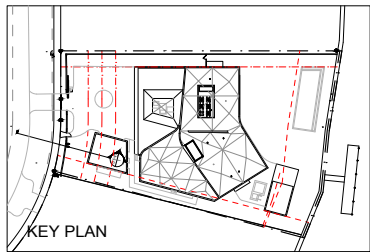
1 LONGITUDINAL SECTION
SCALE: 1/16"=1'-0"



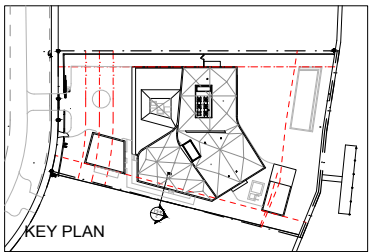
YARD SECTIONS - NORTH FRONT AND WEST SIDE



1 NORTH FRONT YARD SECTION
SCALE - 3/32" = 1'-0"



2 WEST YARD SECTION
SCALE - 3/32" = 1'-0"





DETACHED GARAGE REMOVED FOR CLARITY





DETACHED GARAGE REMOVED FOR CLARITY

