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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

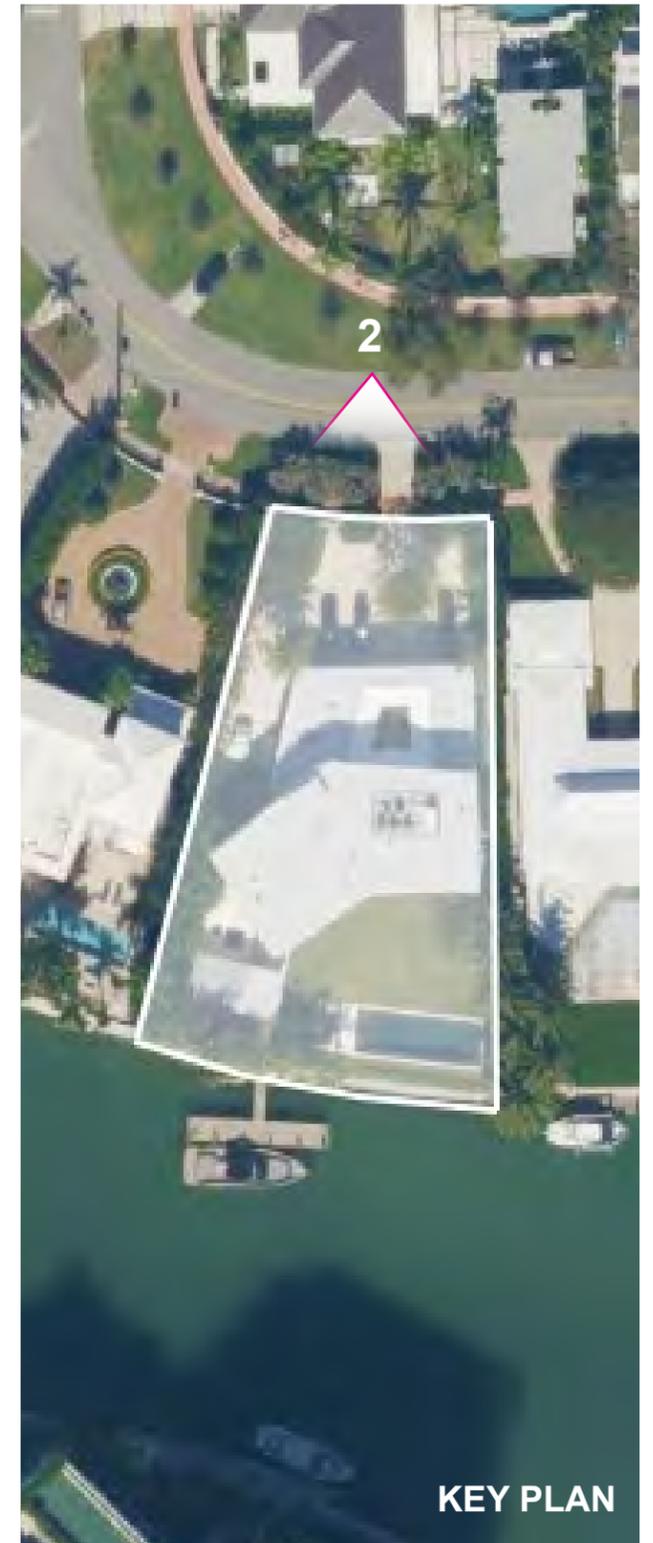
EX-2.0



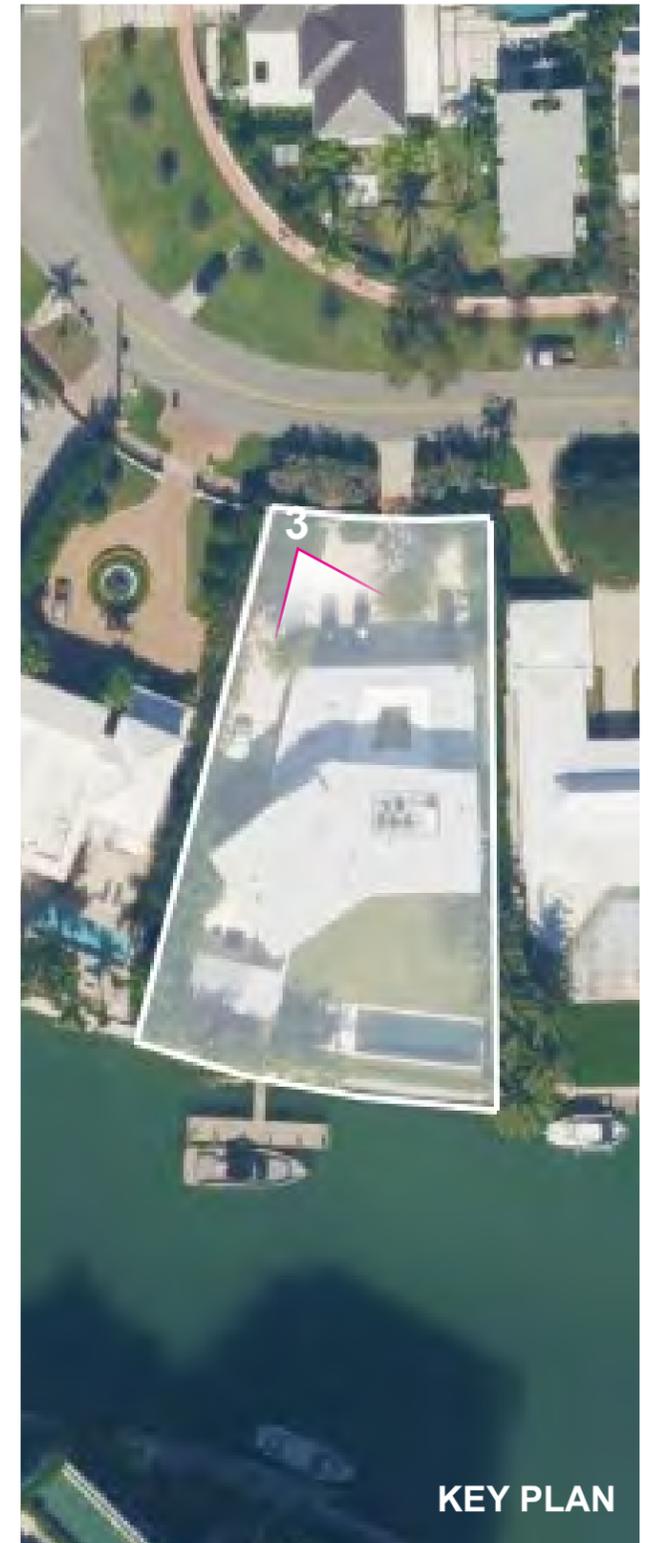
NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY



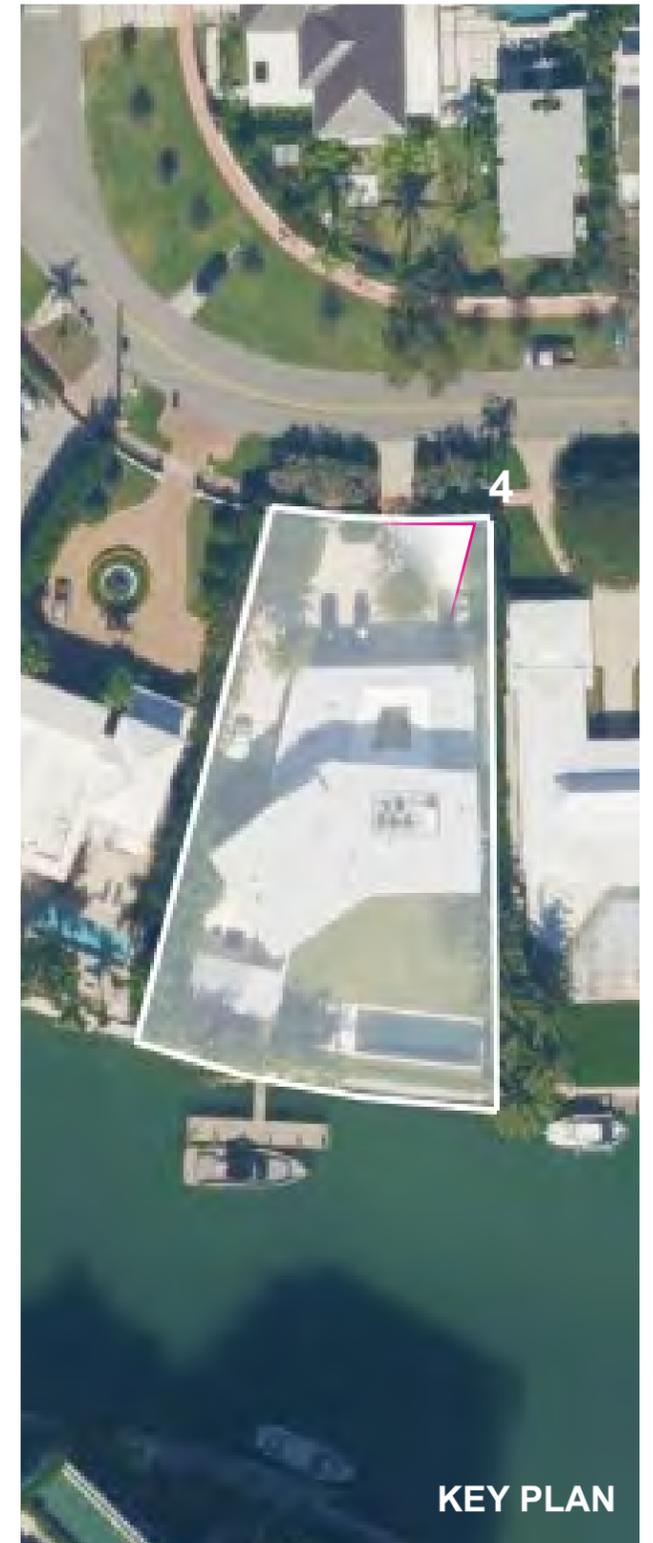
NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY



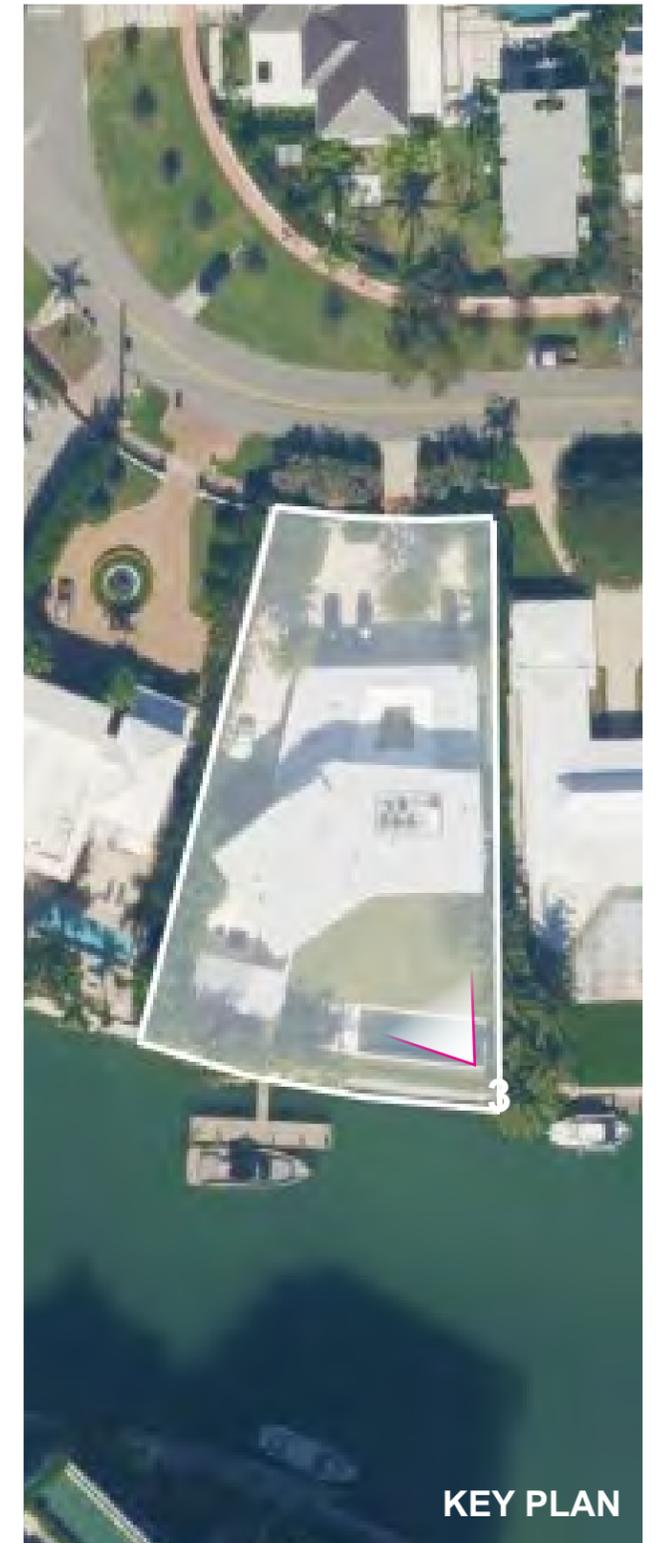
NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY



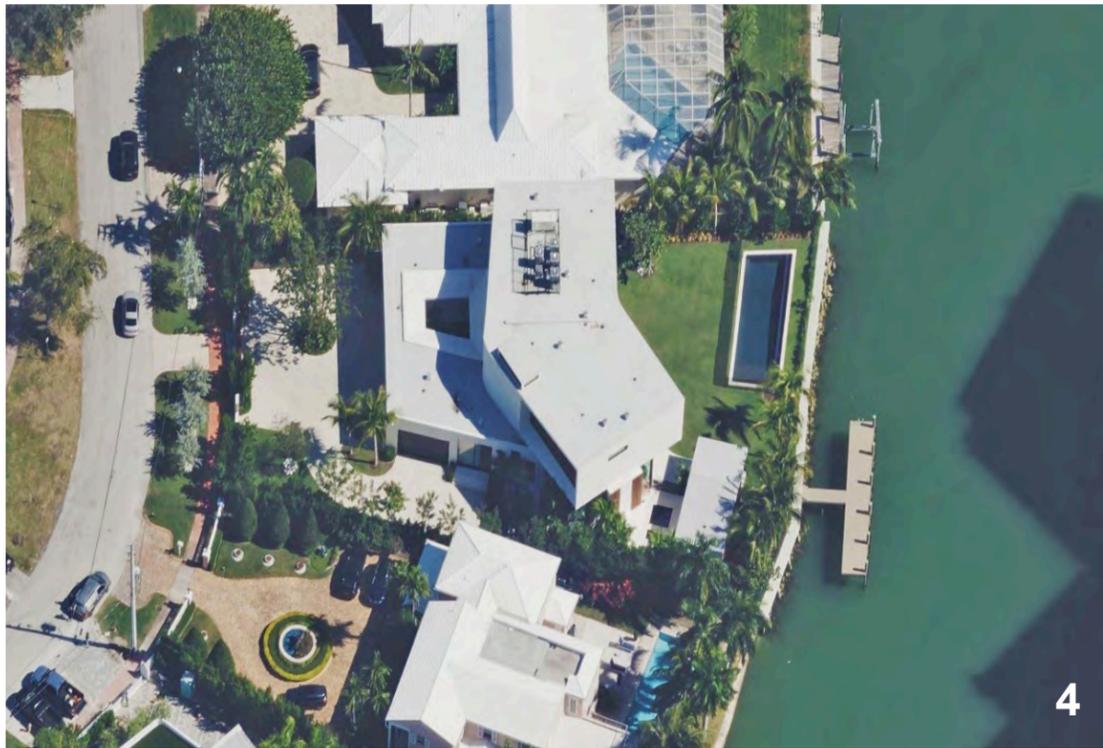
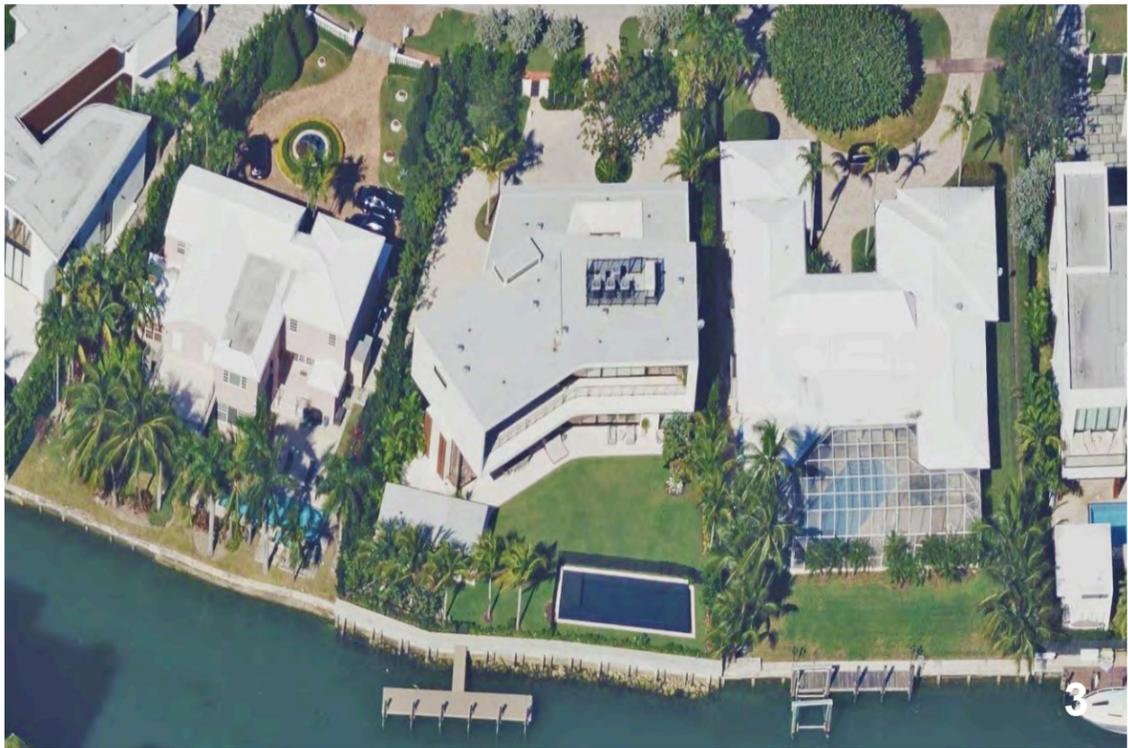
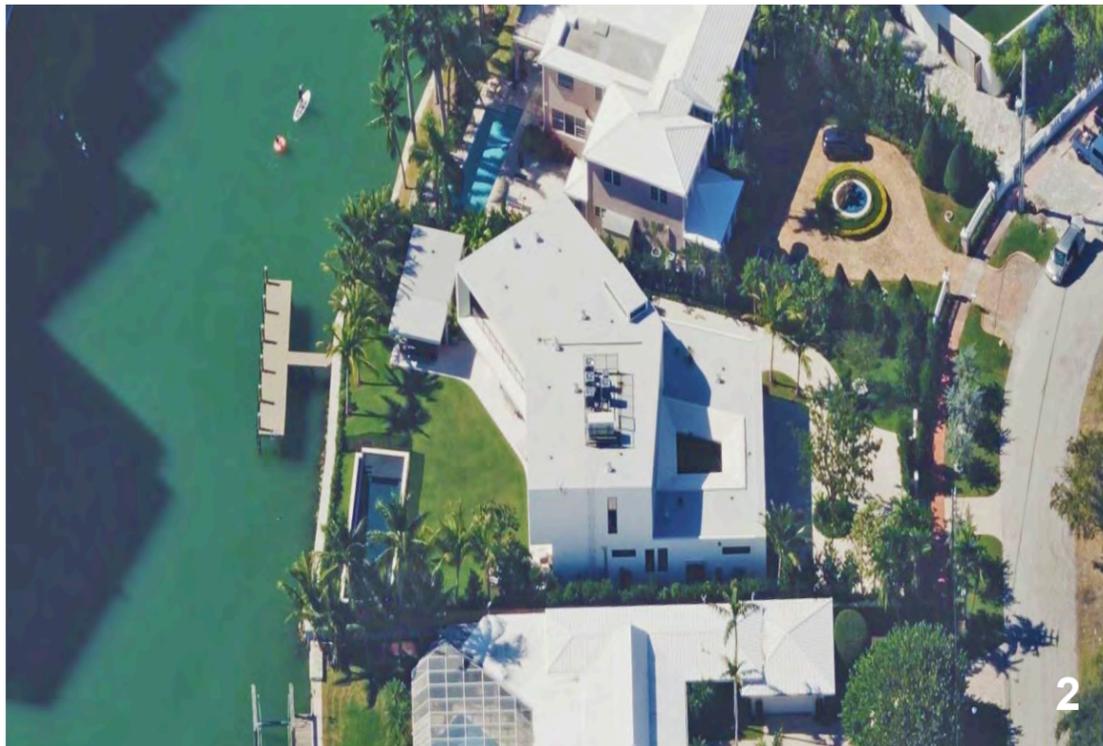
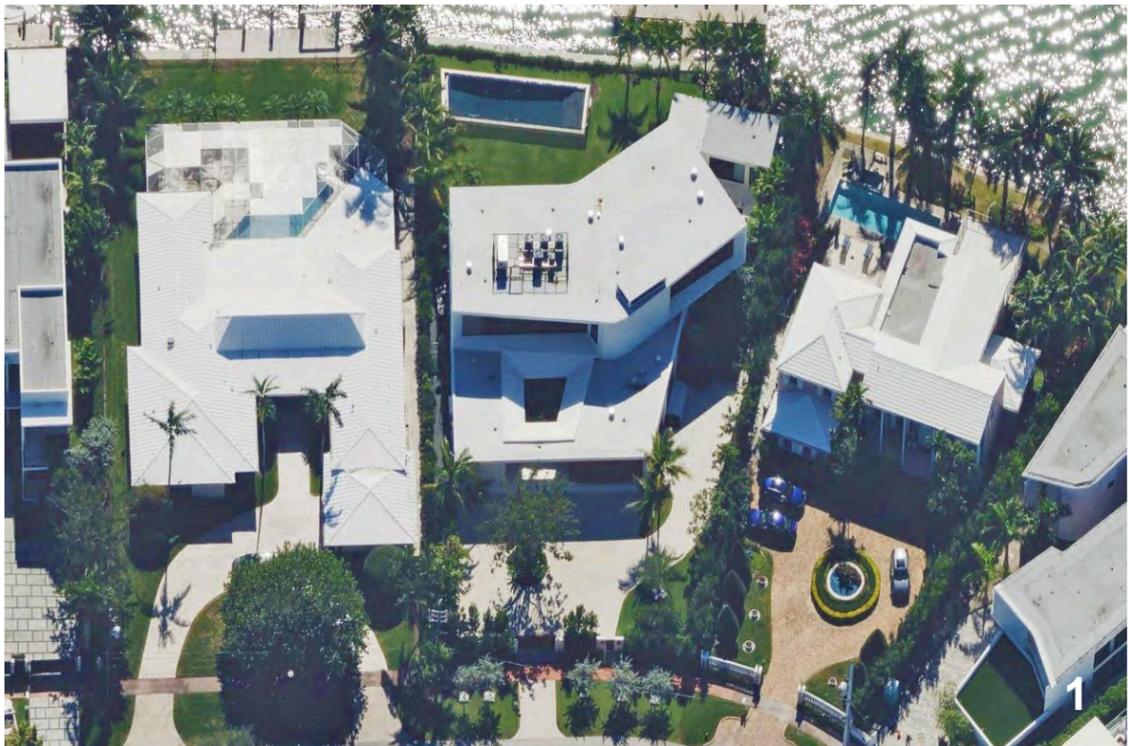
NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY



NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY



NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY



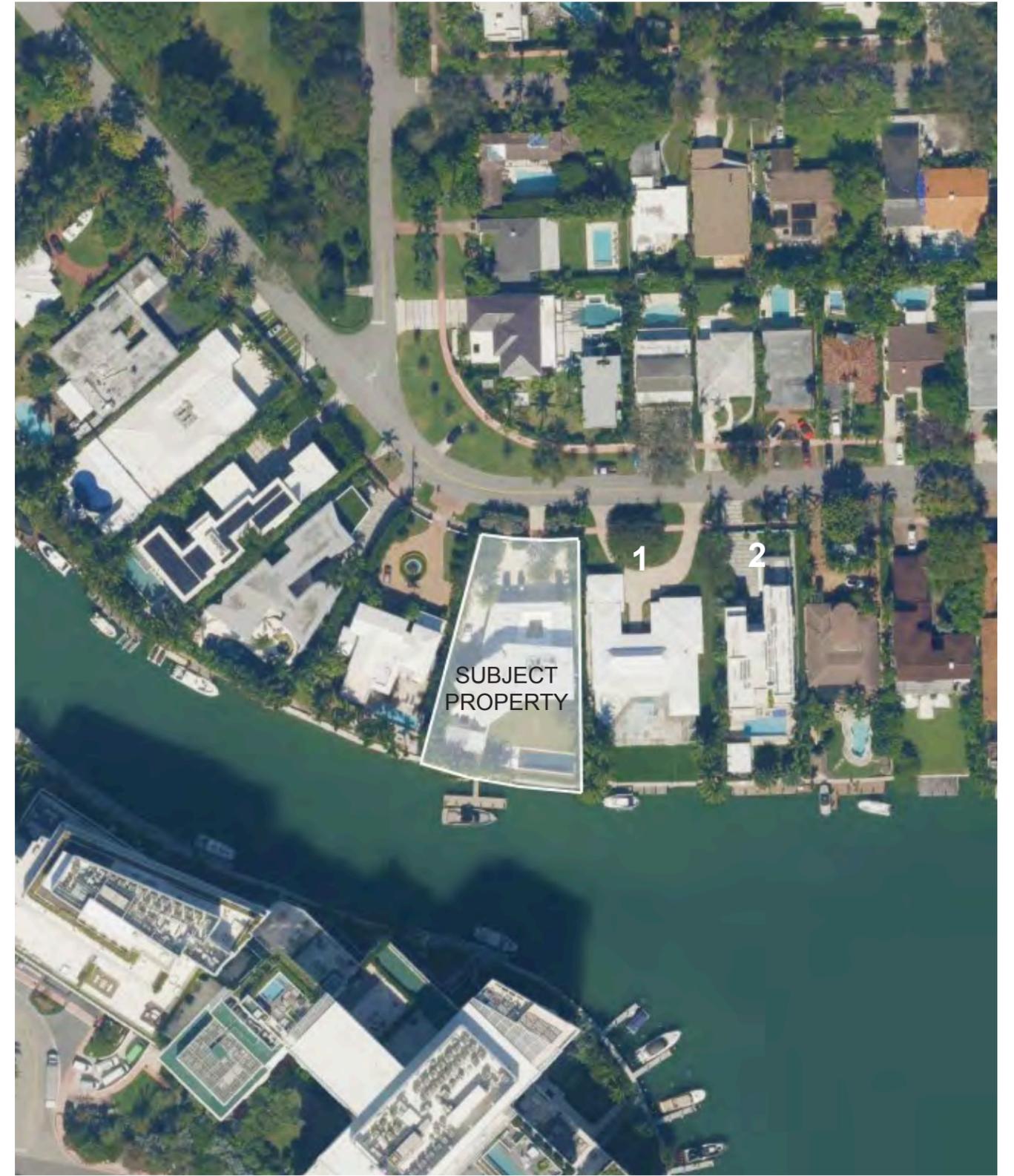
NEIGHBORHOOD ANALYSIS - CONTEXT



770 LAKEVIEW DRIVE



758 LAKEVIEW DRIVE



NEIGHBORHOOD ANALYSIS - CONTEXT



744 LAKEVIEW DRIVE



755 LAKEVIEW DRIVE



NEIGHBORHOOD ANALYSIS - CONTEXT



761 LAKEVIEW DRIVE



777 LAKEVIEW DRIVE



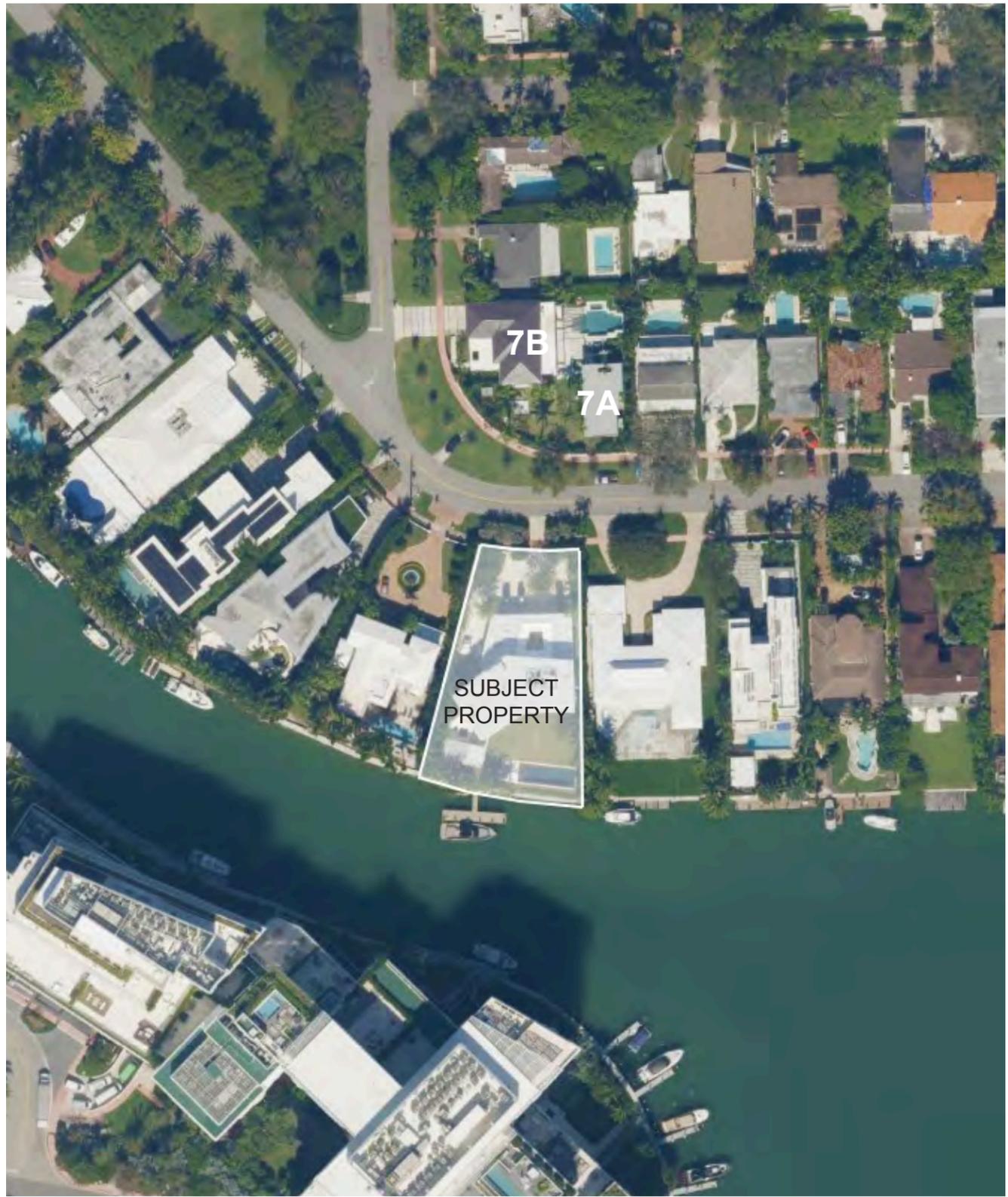
NEIGHBORHOOD ANALYSIS - CONTEXT



795 LAKEVIEW DRIVE



795 LAKEVIEW DRIVE



NEIGHBORHOOD ANALYSIS - CONTEXT



4825 DELAWARE STREET



790 W 49TH STREET



NEIGHBORHOOD ANALYSIS - CONTEXT



10

PARK

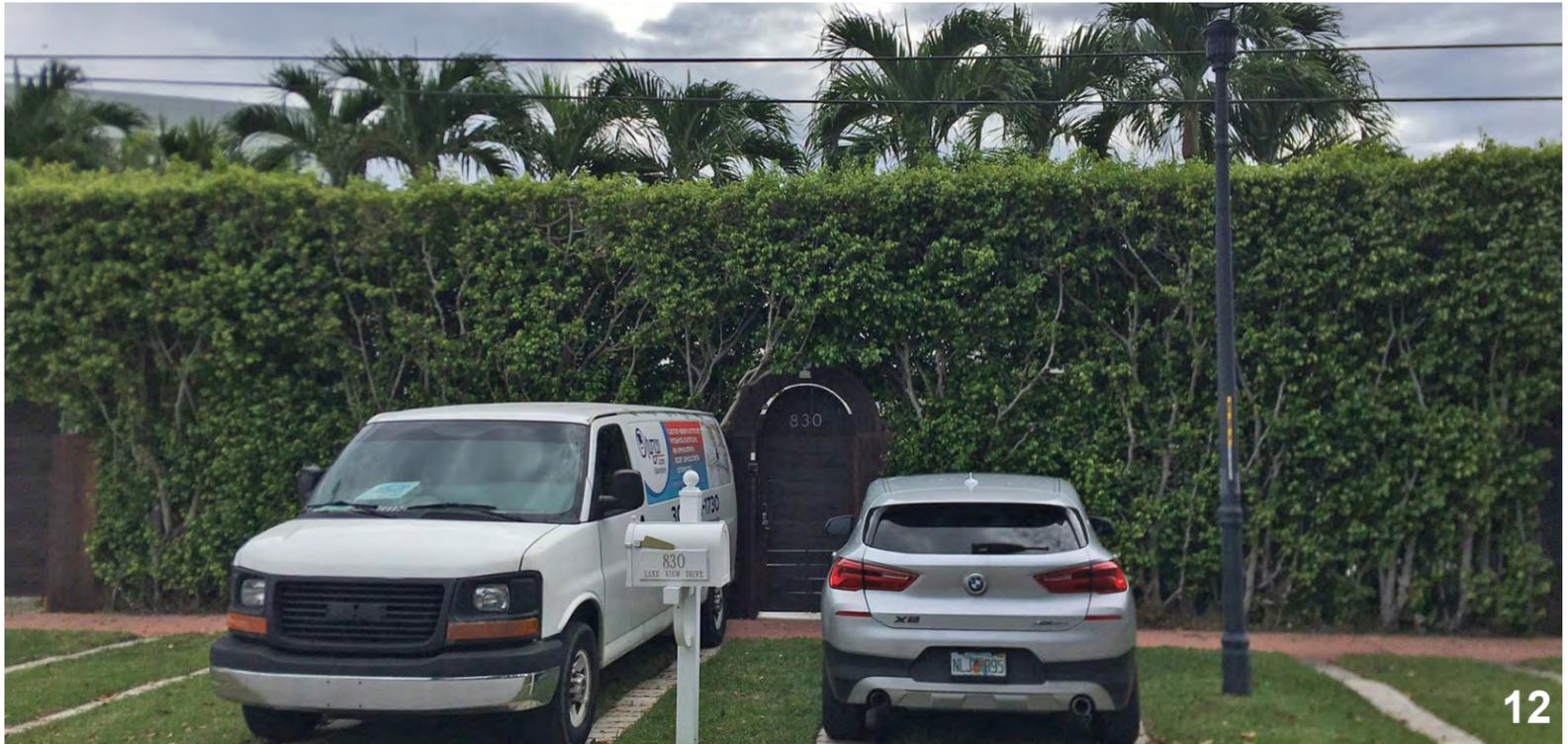


11

850 LAKEVIEW DRIVE



NEIGHBORHOOD ANALYSIS - CONTEXT



830 LAKEVIEW DRIVE



820 LAKEVIEW DRIVE

NEIGHBORHOOD ANALYSIS - CONTEXT



14

810 LAKEVIEW DRIVE



15

800 LAKEVIEW DRIVE



NEIGHBORHOOD ANALYSIS - CONTEXT



16A

THE RITZ-CARLTON RESIDENCES, 4701 MERIDIAN AVENUE



16B

THE RITZ-CARLTON RESIDENCES, 4701 MERIDIAN AVENUE

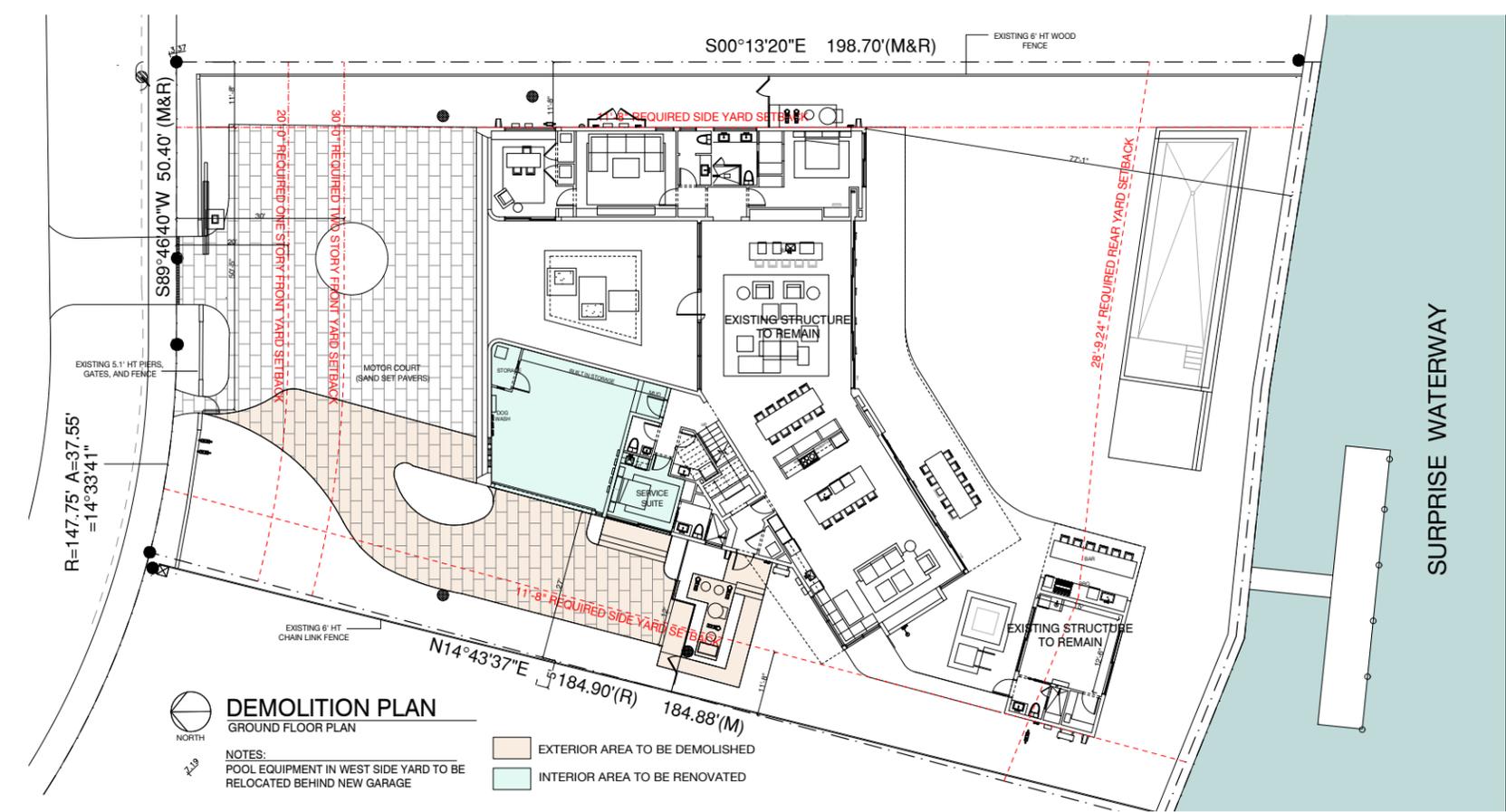
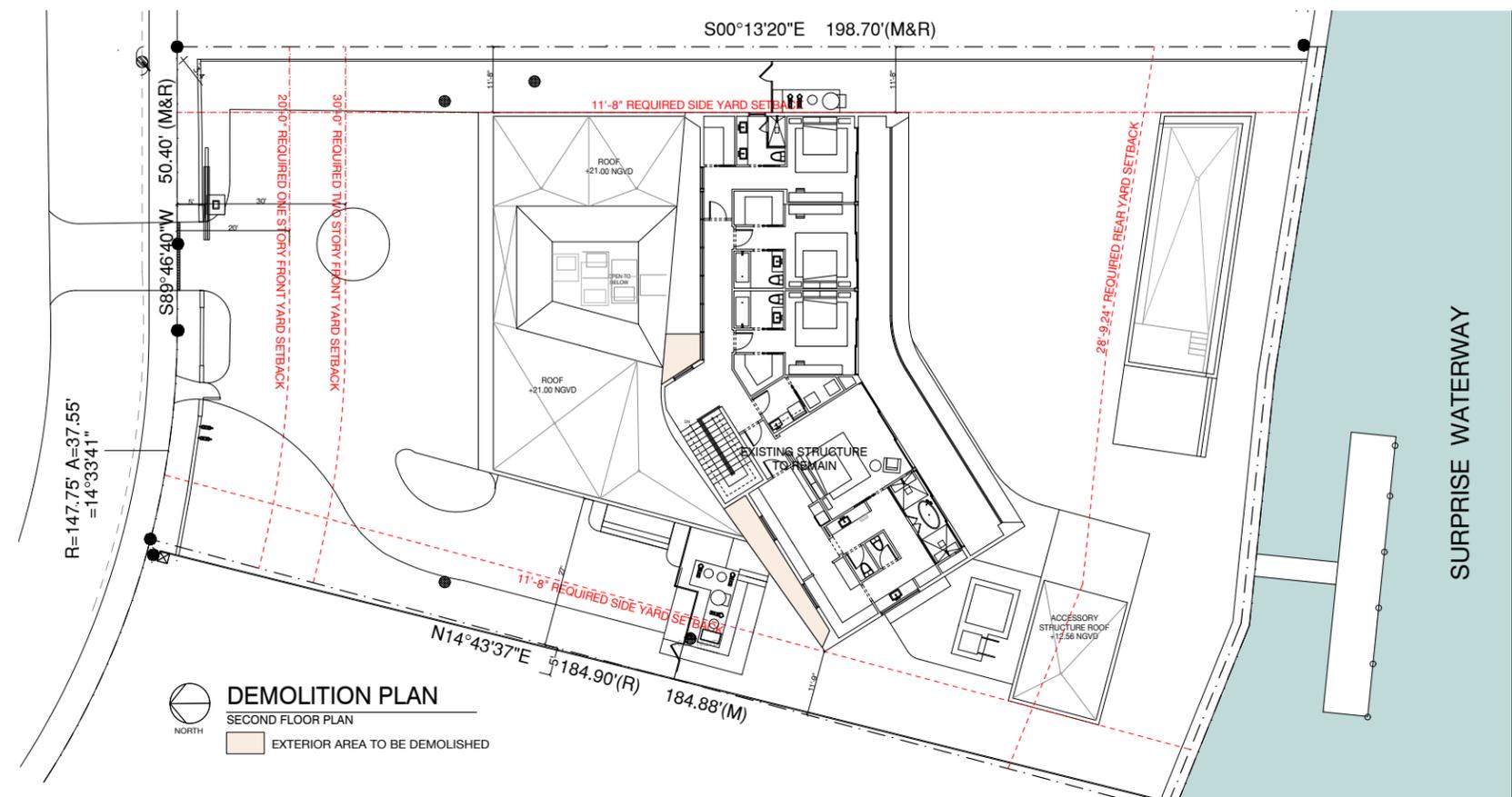


SUBJECT PROPERTY

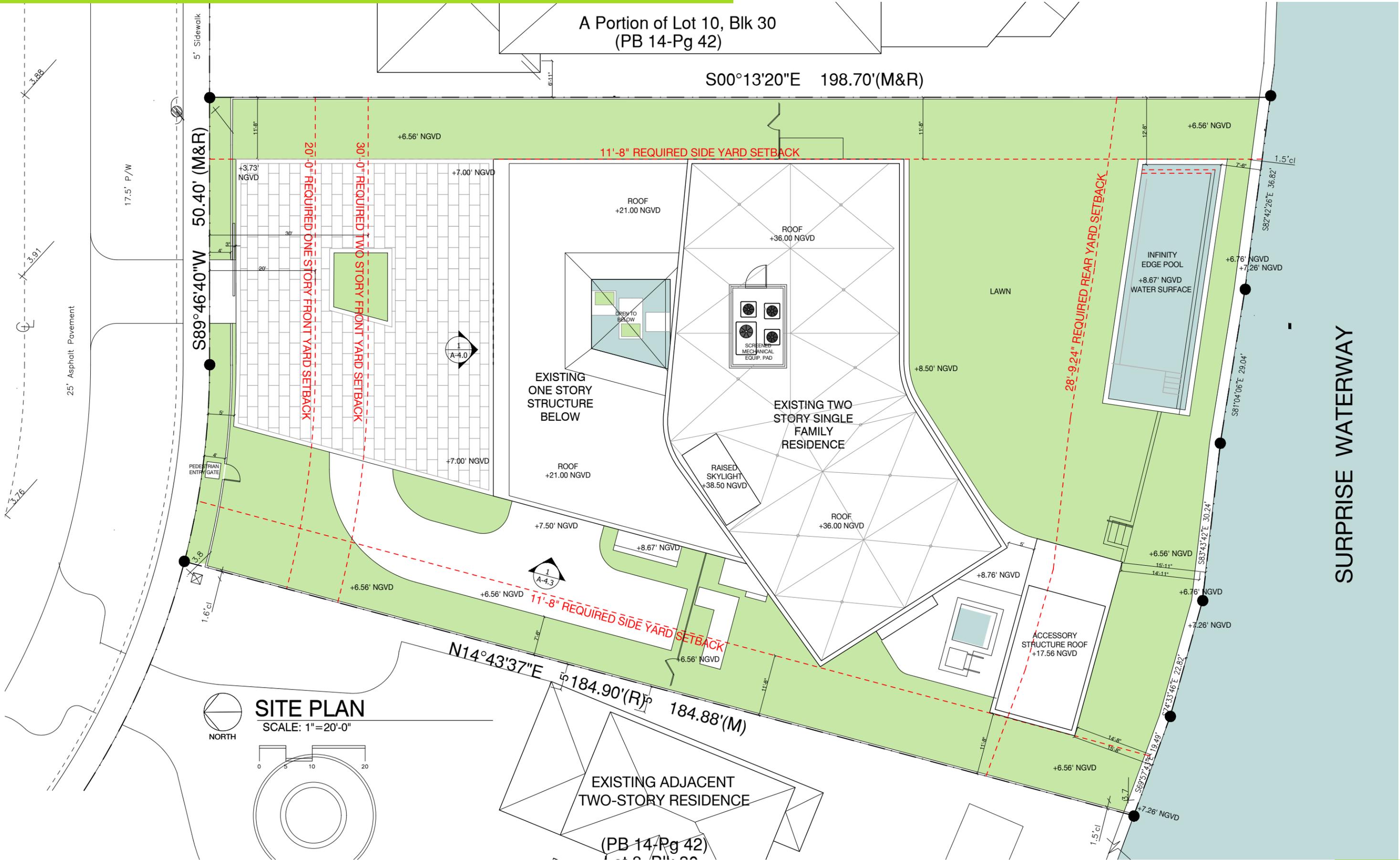
16A

16B

DEMOLITION PLANS

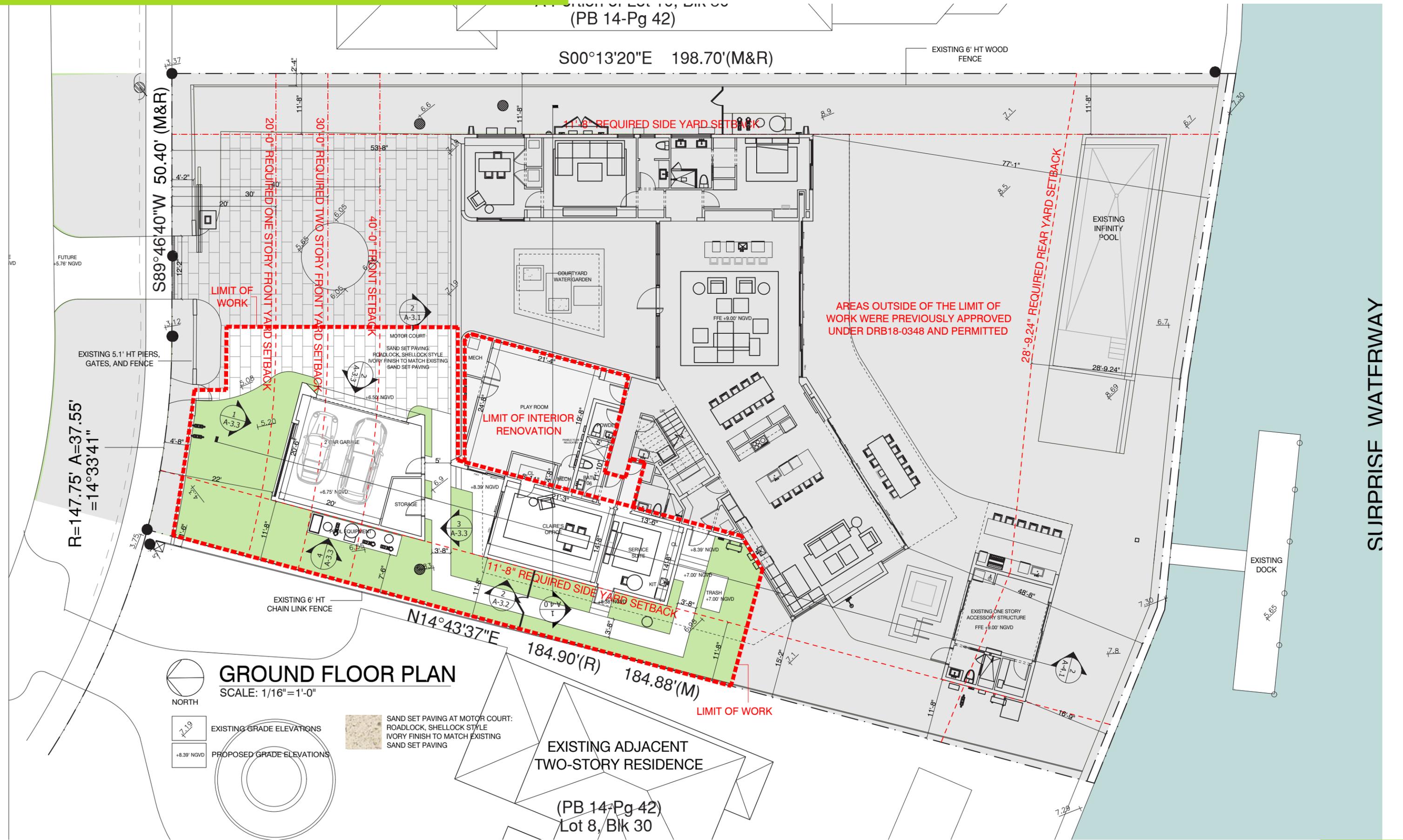


EXISTING SITE PLAN- PREVIOUSLY APPROVED (DRB18-0348)

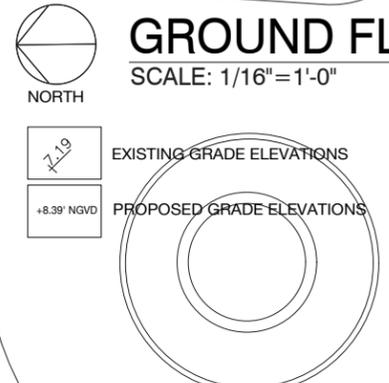


SURPRISE WATERWAY

PROPOSED ADDITION - GROUND FLOOR PLAN



GROUND FLOOR PLAN
SCALE: 1/16"=1'-0"



SAND SET PAVING AT MOTOR COURT:
ROADLOCK, SHELLOCK STYLE
IVORY FINISH TO MATCH EXISTING
SAND SET PAVING

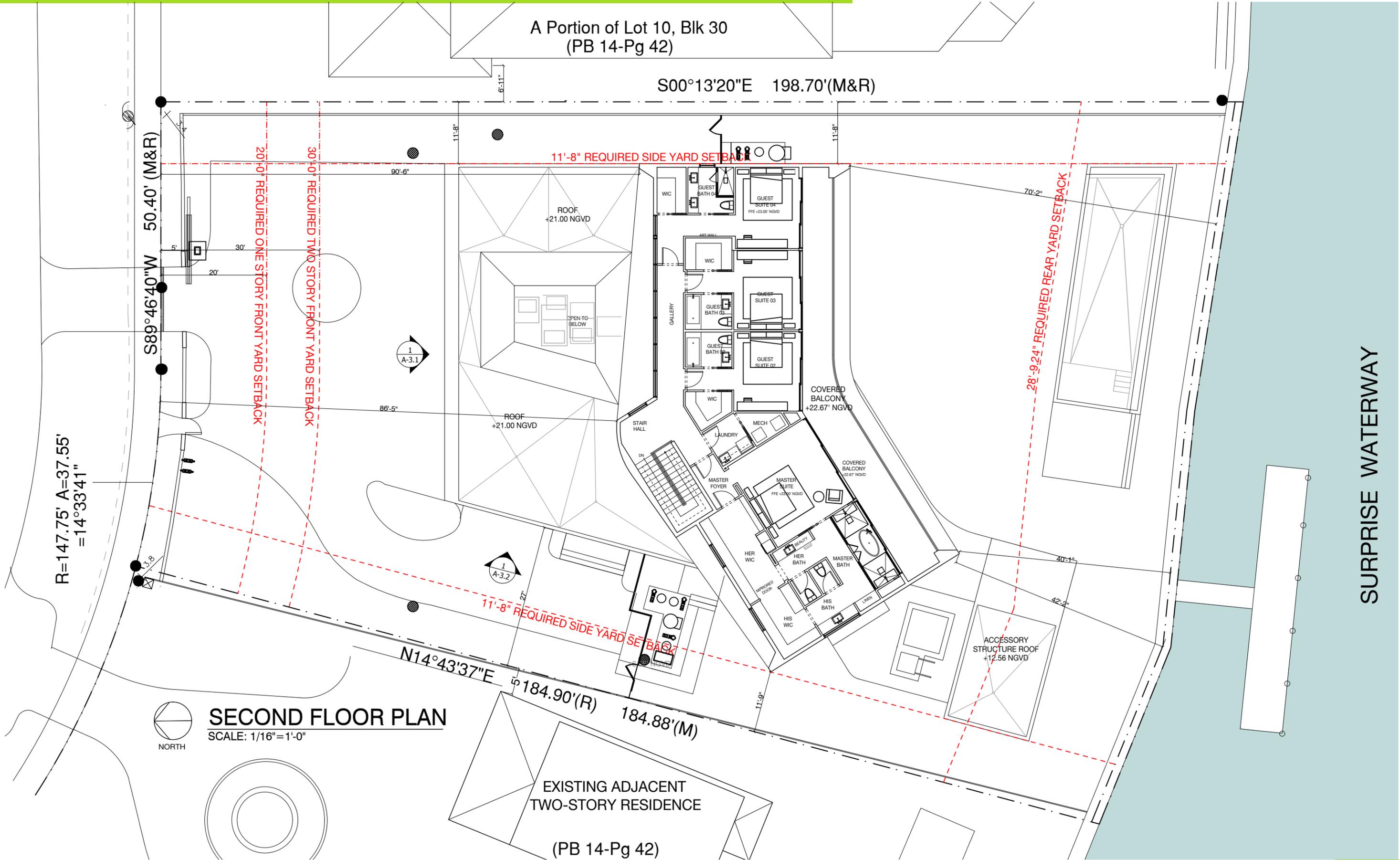
EXISTING ADJACENT
TWO-STORY RESIDENCE

(PB 14-Pg 42)
Lot 8, Blk 30

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
AR95859

790 LAKEVIEW DRIVE
MIAMI BEACH, FLORIDA

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



A Portion of Lot 10, Blk 30
(PB 14-Pg 42)

S00°13'20"E 198.70'(M&R)

S89°46'40"W 50.40'(M&R)

R=147.75' A=37.55"
=14°33'41"

SECOND FLOOR PLAN
SCALE: 1/16"=1'-0"



11'-8" REQUIRED SIDE YARD SETBACK

20'-0" REQUIRED ONE STORY FRONT YARD SETBACK

30'-0" REQUIRED TWO STORY FRONT YARD SETBACK

28'-9.24" REQUIRED REAR YARD SETBACK

EXISTING ADJACENT
TWO-STORY RESIDENCE

(PB 14-Pg 42)

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
AR95859

SURPRISE WATERWAY

PROPOSED ADDITION - SECOND FLOOR PLAN

(PB 14-Pg 42)

S00°13'20"E 198.70'(M&R)



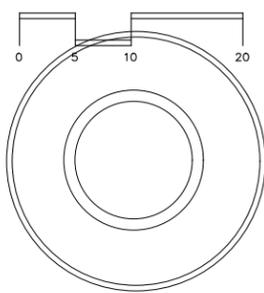
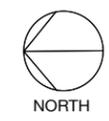
AREAS OUTSIDE OF THE LIMIT OF WORK WERE PREVIOUSLY APPROVED UNDER DRB18-0348 AND PERMITTED

LIMIT OF WORK

S89°46'40"W

R=147.75' A=37.55'
=14°33'41"

SECOND FLOOR PLAN
SCALE: 1/16"=1'-0"



EXISTING ADJACENT TWO-STORY RESIDENCE

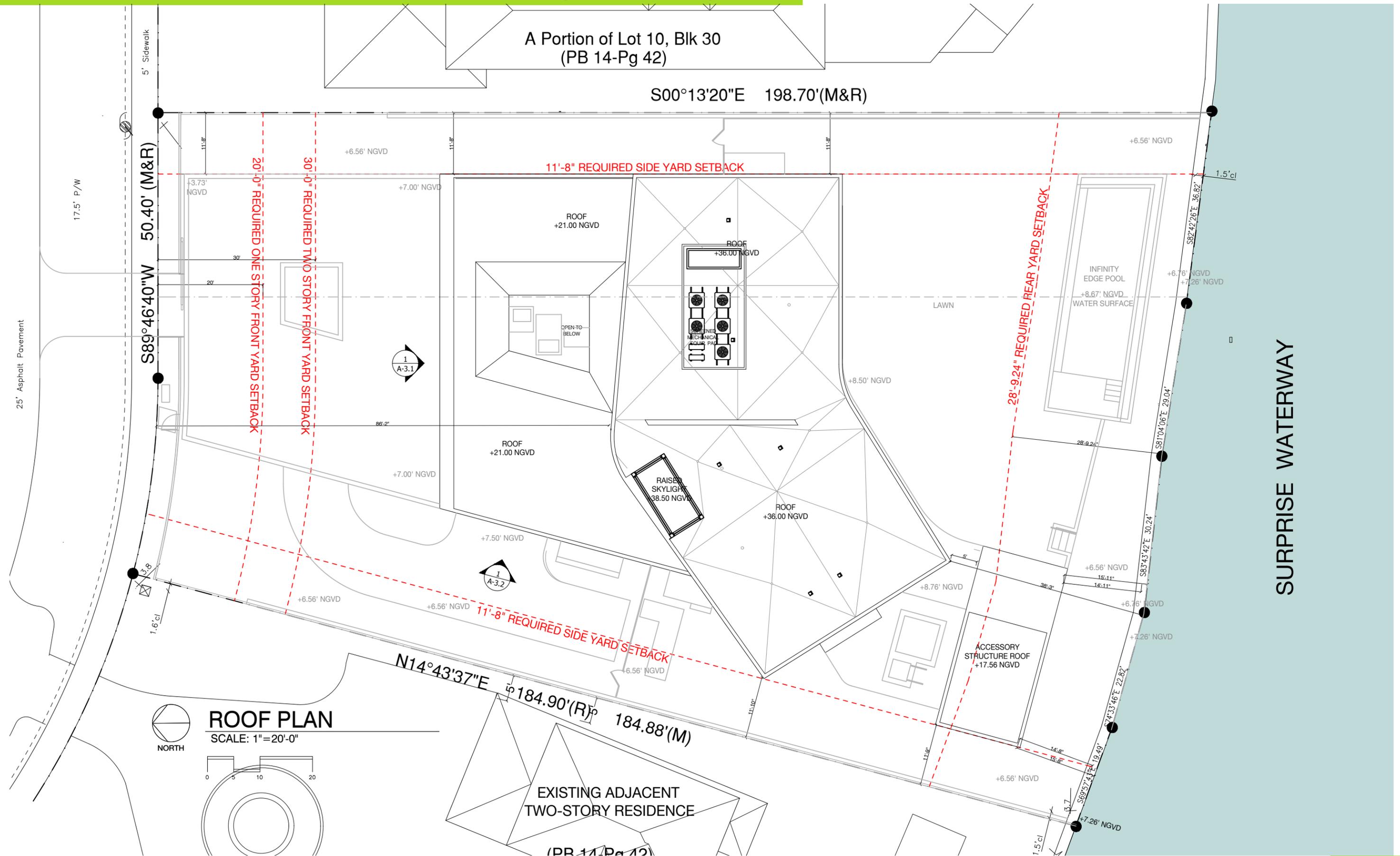
(PB 14-Pg 42)
Lot 8, Blk 30

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
AR95859

SURPRISE WATERWAY

EXISTING DOCK

EXISTING ROOF PLAN - PREVIOUSLY APPROVED (DRB18-0348)



SURPRISE WATERWAY

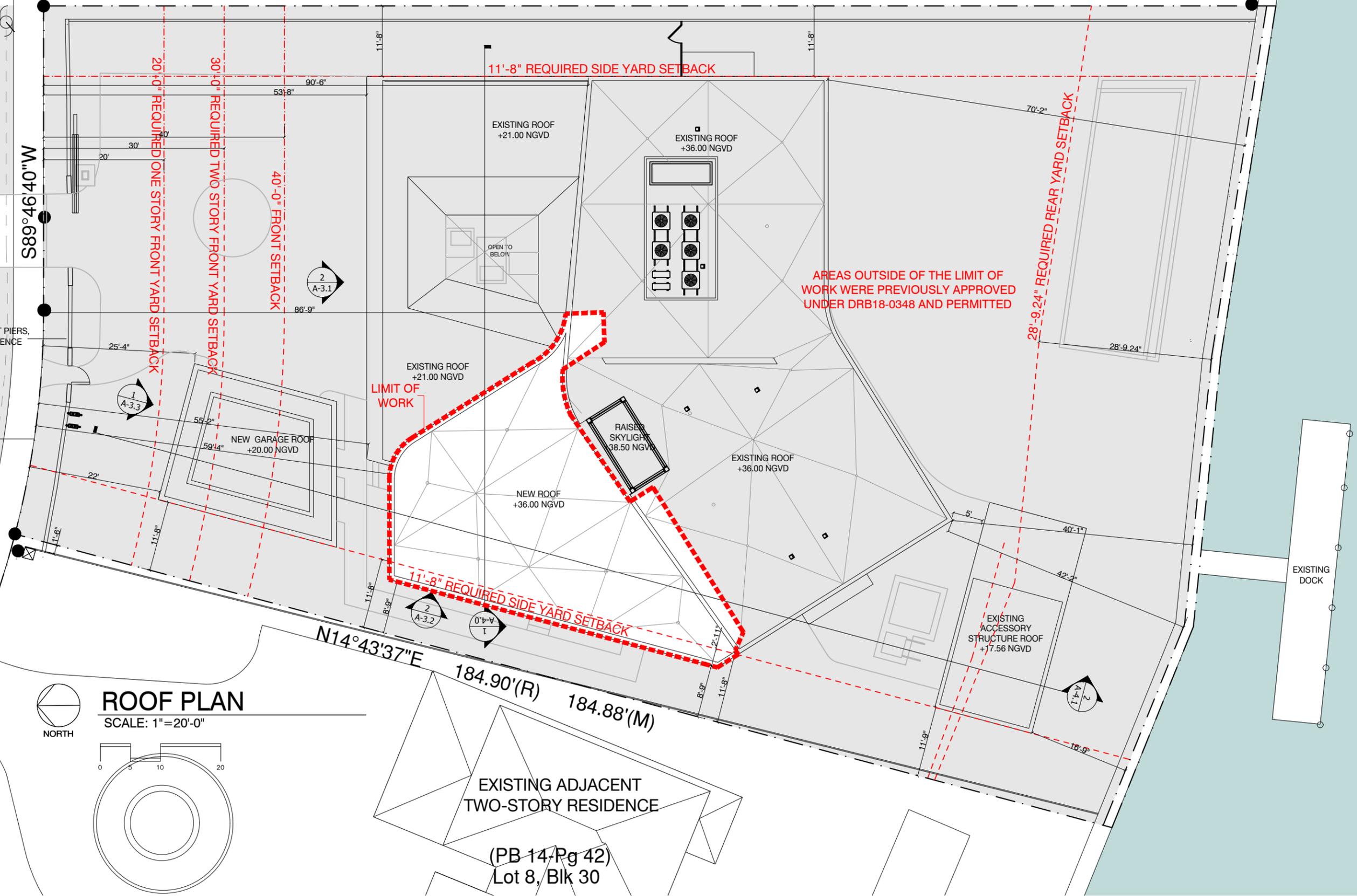
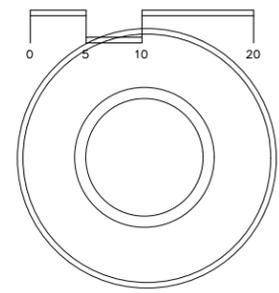
PROPOSED ADDITION - ROOF PLAN

(PB 14-Pg 42)
 S00°13'20"E 198.70'(M&R)

S89°46'40"W

R=147.75' A=37.55'
 =14°33'41"

ROOF PLAN
 SCALE: 1"=20'-0"



AREAS OUTSIDE OF THE LIMIT OF WORK WERE PREVIOUSLY APPROVED UNDER DRB18-0348 AND PERMITTED

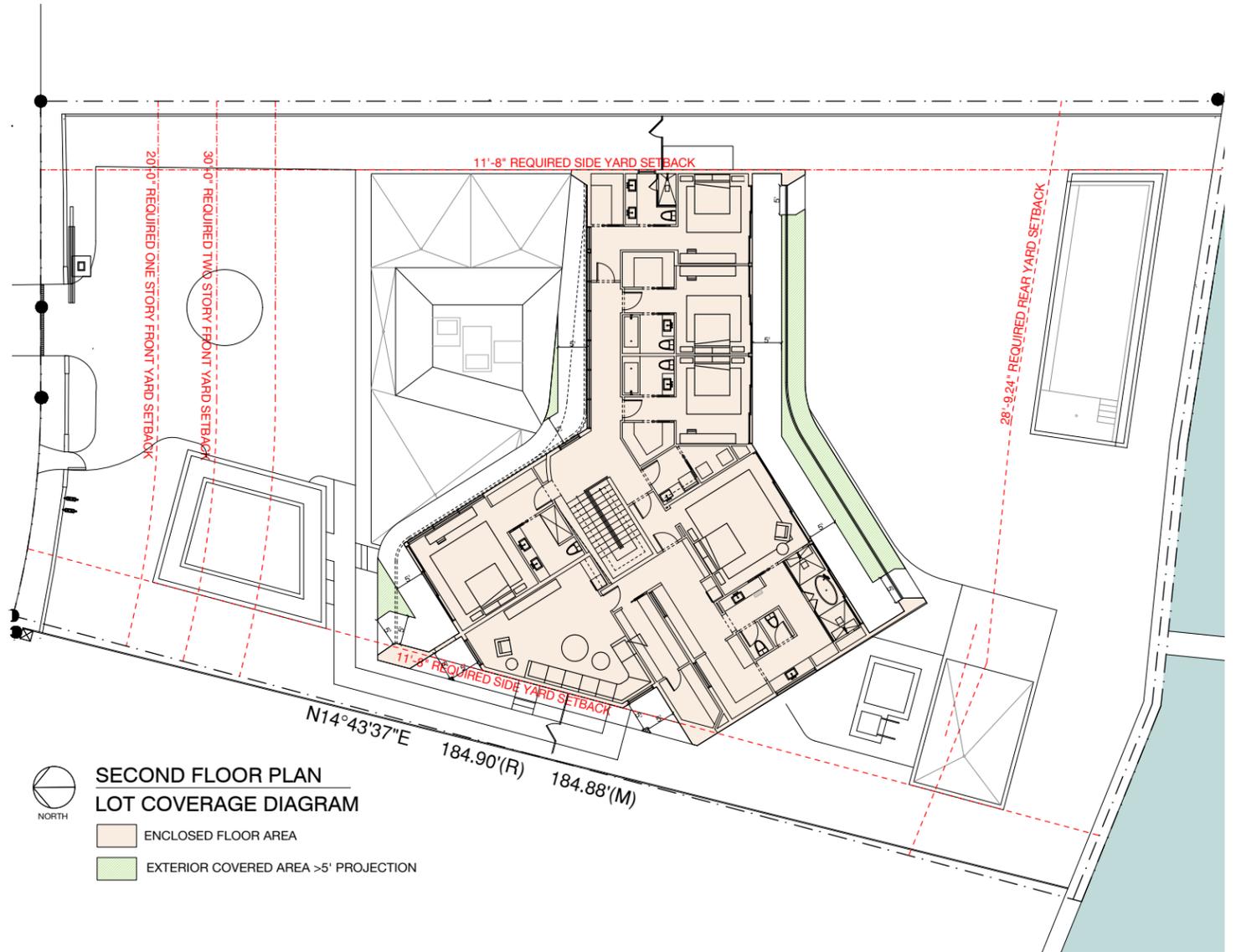
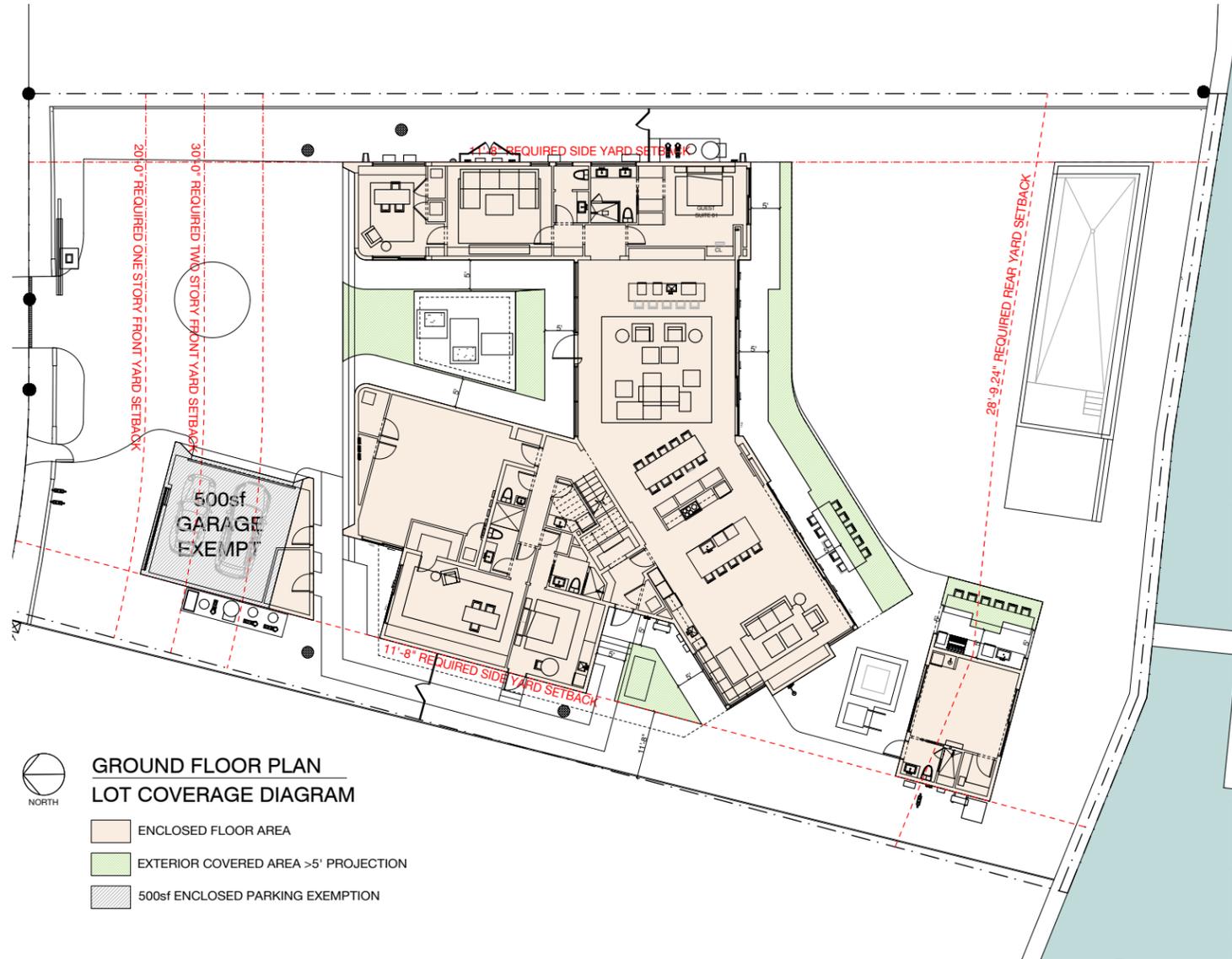
LIMIT OF WORK

EXISTING ADJACENT TWO-STORY RESIDENCE

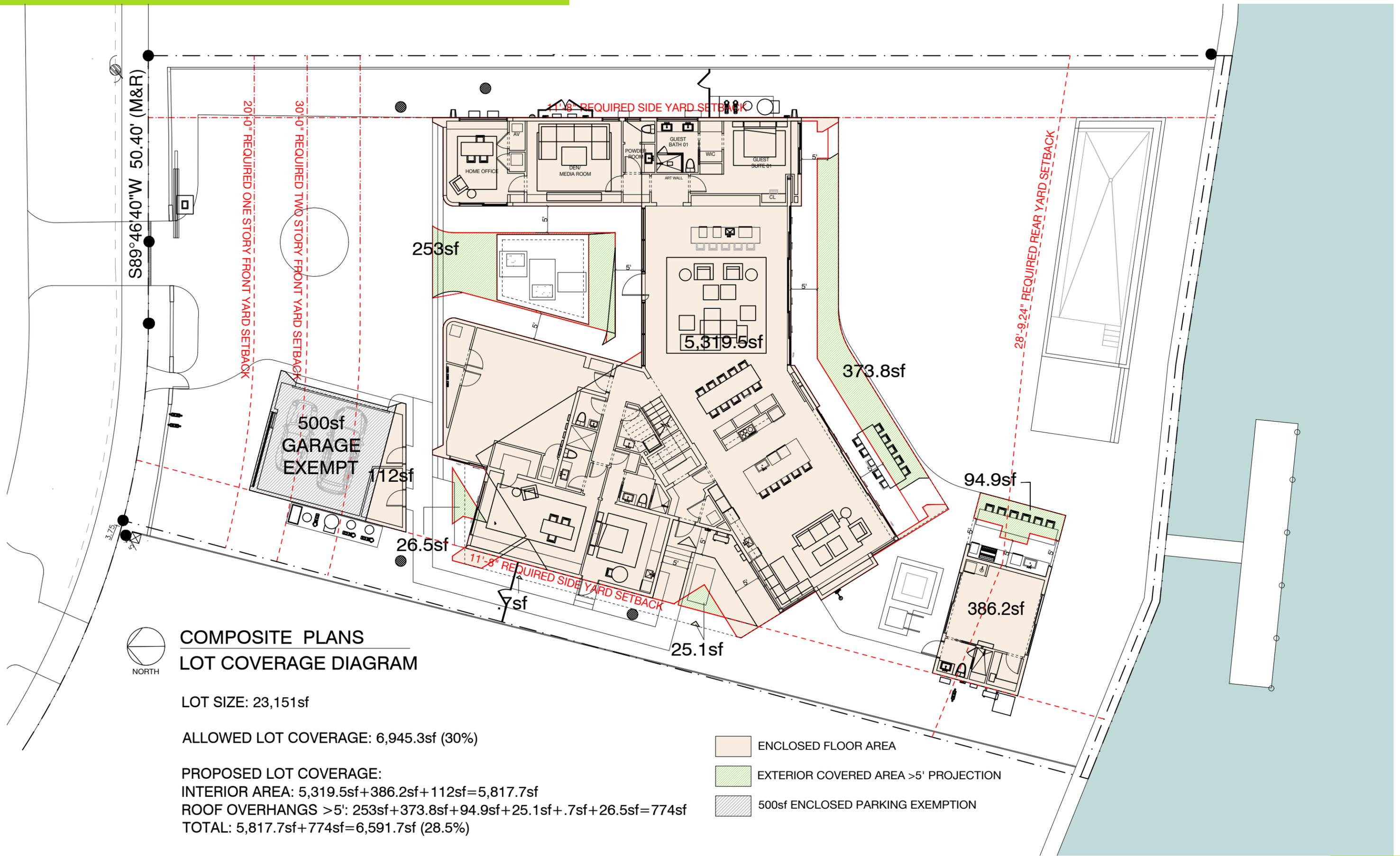
(PB 14/Pg 42)
 Lot 8, Blk 30

SURPRISE WATERWAY

ZONING DIAGRAM - LOT COVERAGE



ZONING DIAGRAM - LOT COVERAGE COMPOSITE



**COMPOSITE PLANS
LOT COVERAGE DIAGRAM**

LOT SIZE: 23,151sf

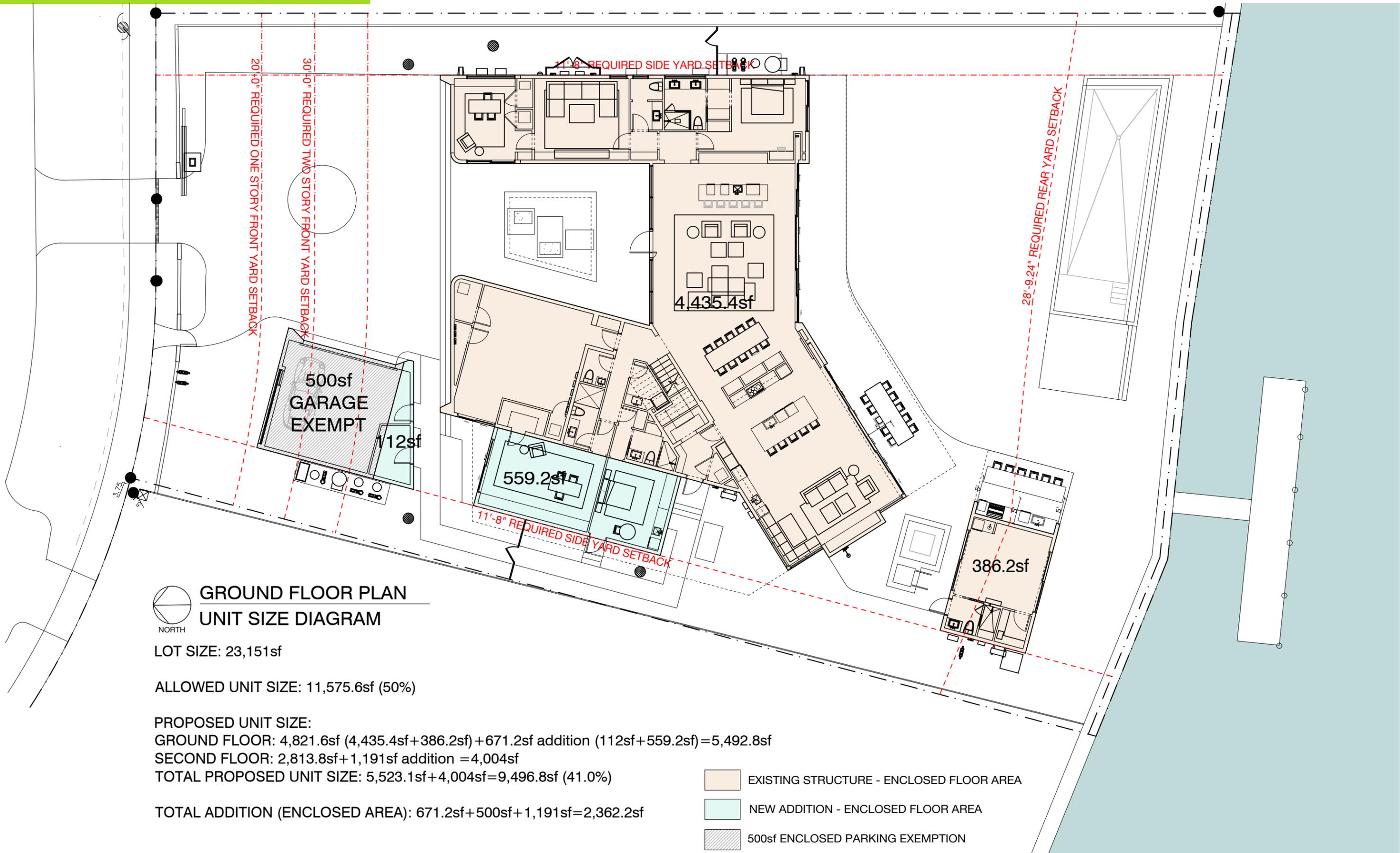
ALLOWED LOT COVERAGE: 6,945.3sf (30%)

PROPOSED LOT COVERAGE:

INTERIOR AREA: 5,319.5sf+386.2sf+112sf=5,817.7sf
 ROOF OVERHANGS >5': 253sf+373.8sf+94.9sf+25.1sf+.7sf+26.5sf=774sf
 TOTAL: 5,817.7sf+774sf=6,591.7sf (28.5%)

- ENCLOSED FLOOR AREA
- EXTERIOR COVERED AREA >5' PROJECTION
- 500sf ENCLOSED PARKING EXEMPTION

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

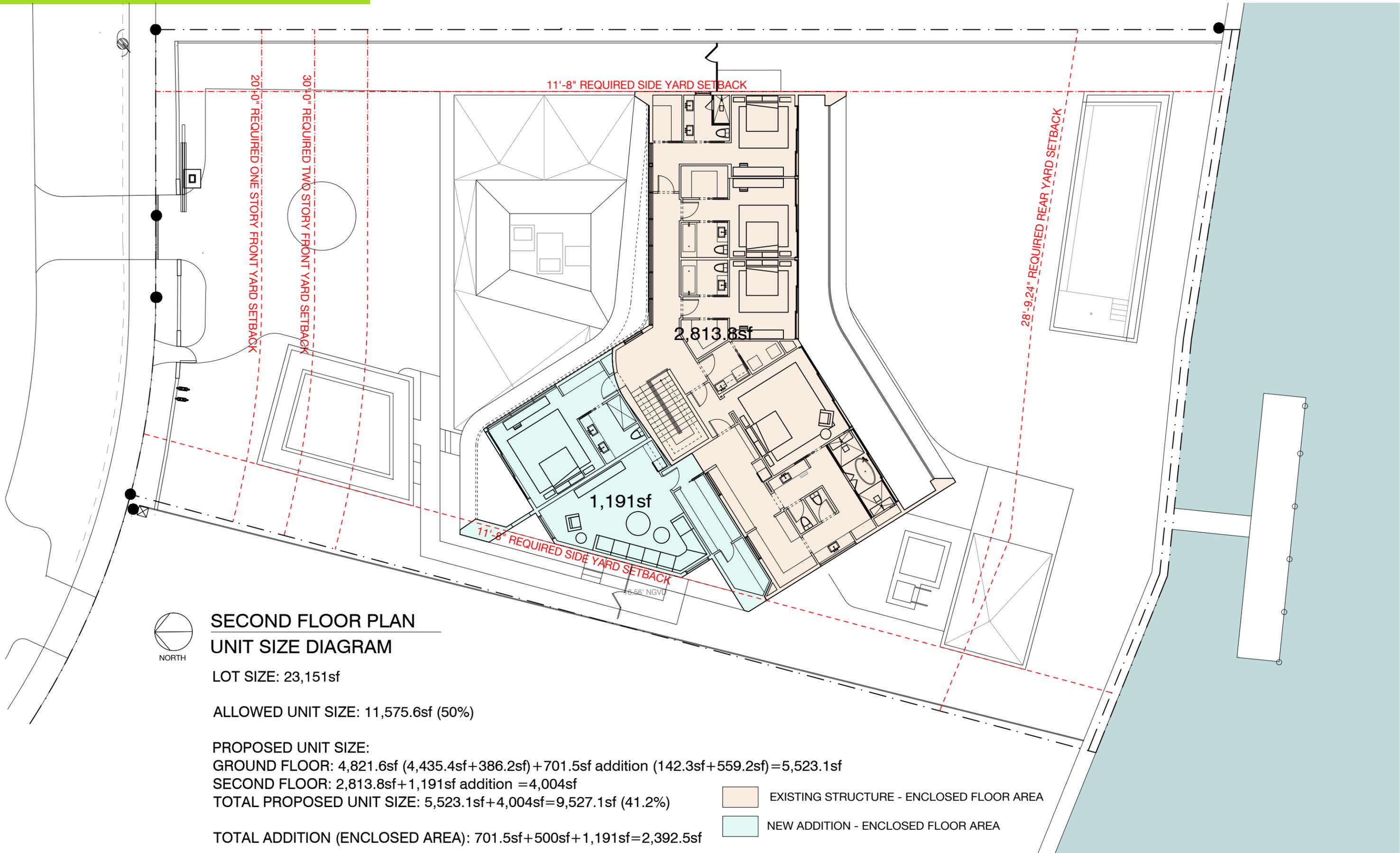
SECOND FLOOR: 2,813.8sf+1,191sf addition =4,004sf

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



SECOND 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)+701.5sf addition (142.3sf+559.2sf)=5,523.1sf

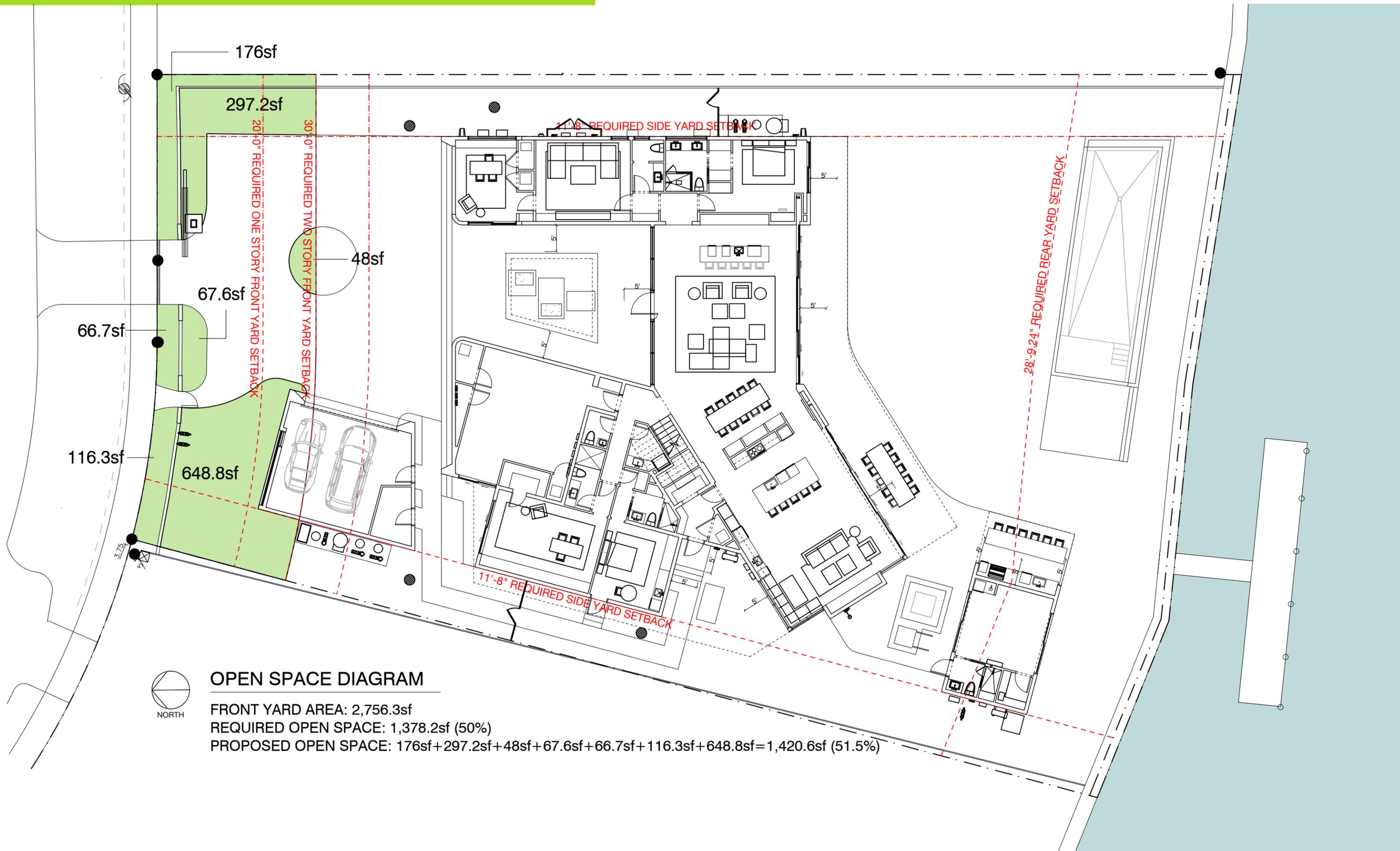
SECOND FLOOR: 2,813.8sf+1,191sf addition =4,004sf

TOTAL PROPOSED UNIT SIZE: 5,523.1sf+4,004sf=9,527.1sf (41.2%)

TOTAL ADDITION (ENCLOSED AREA): 701.5sf+500sf+1,191sf=2,392.5sf

- EXISTING STRUCTURE - ENCLOSED FLOOR AREA
- NEW ADDITION - ENCLOSED FLOOR AREA

ZONING DIAGRAM - FRONT YARD OPEN SPACE



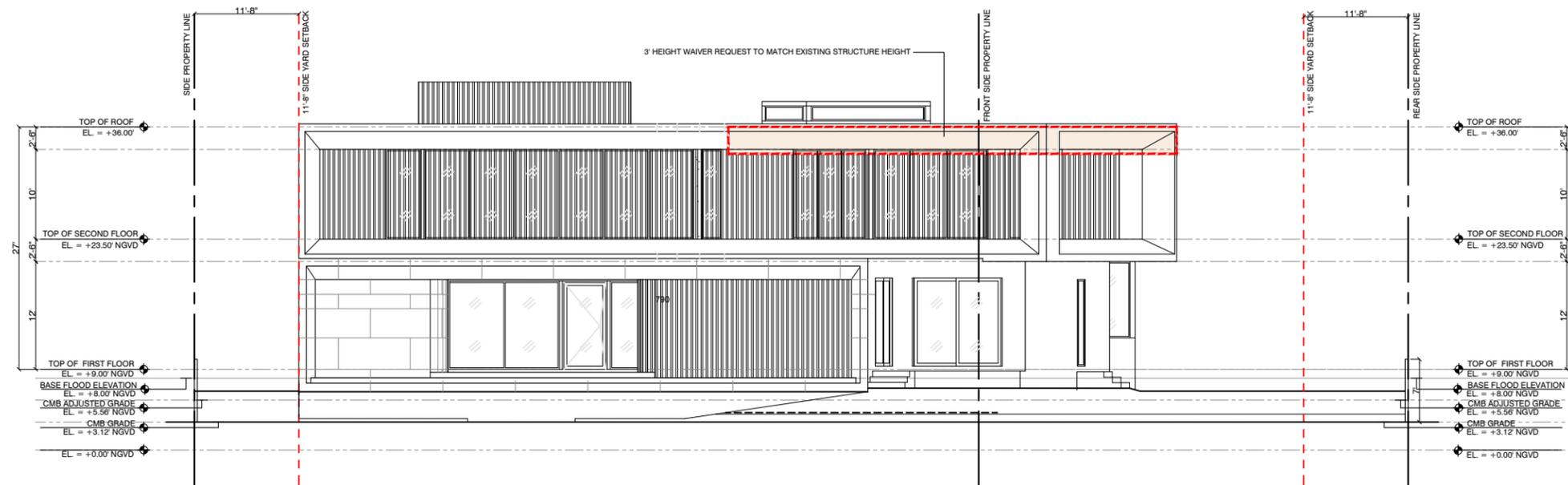
OPEN SPACE DIAGRAM

FRONT YARD AREA: 2,756.3sf

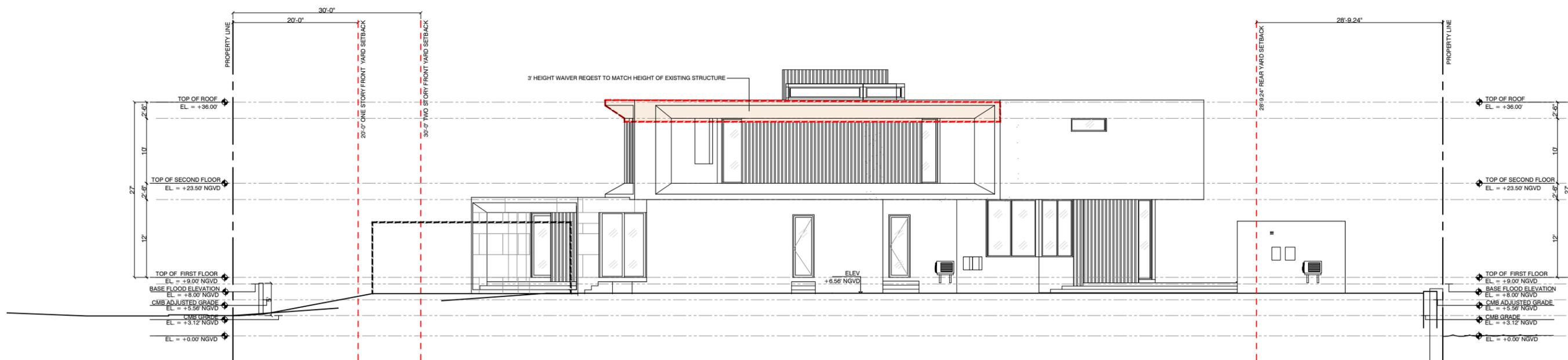
REQUIRED OPEN SPACE: 1,378.2sf (50%)

PROPOSED OPEN SPACE: 176sf+297.2sf+48sf+67.6sf+66.7sf+116.3sf+648.8sf=1,420.6sf (51.5%)

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

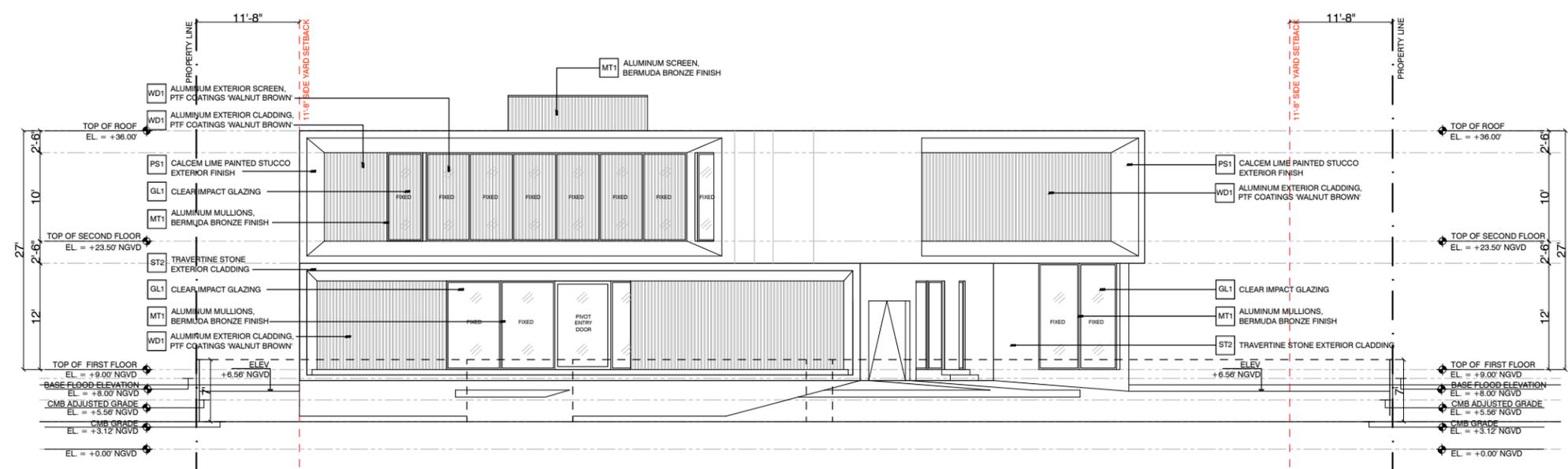
EXISTING GARAGE DOOR
TO BE REUSED



GL1

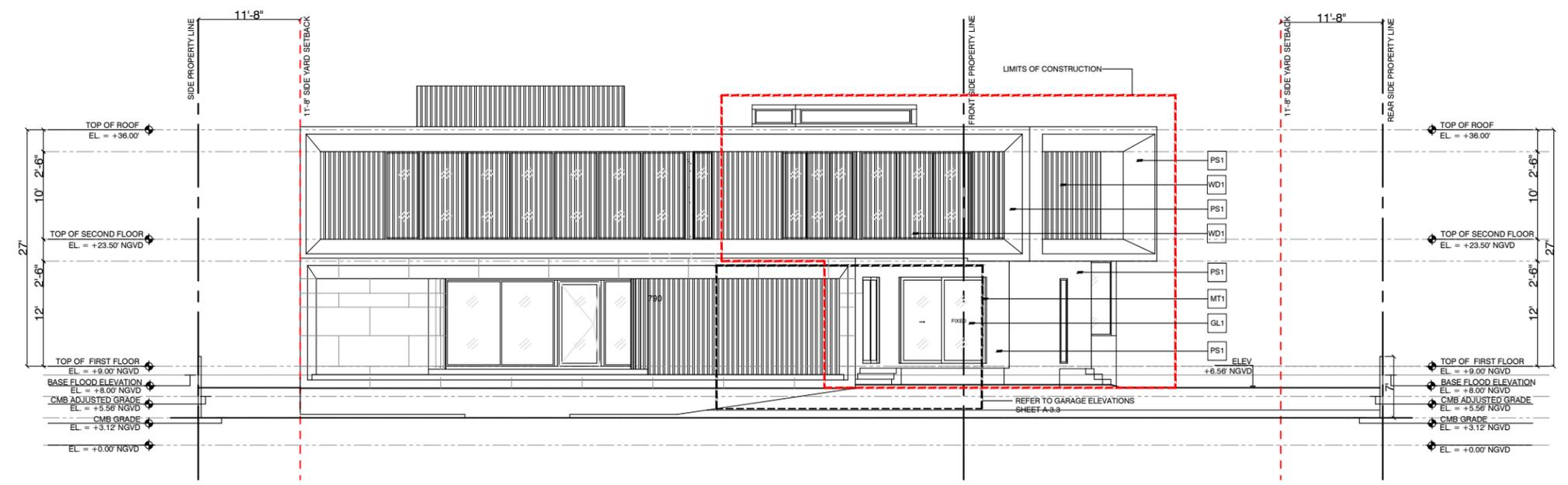
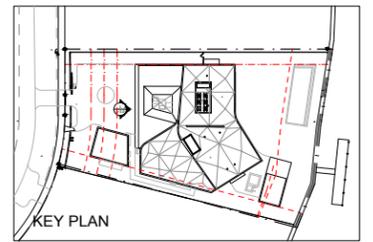
CLEAR IMPACT GLAZING

ELEVATIONS - NORTH



PREVIOUSLY APPROVED (DRB18-0348)

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



PROPOSED ELEVATION

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

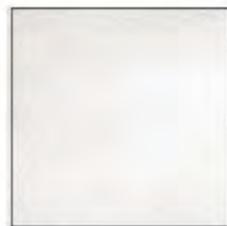
RENDERED ELEVATION - NORTH



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'



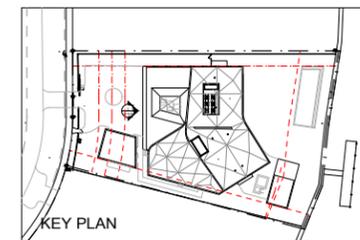
MT1
ALUMINUM DOOR, TRIM, AND WINDOW
MULLIONS, BERMUDA BRONZE FINISH



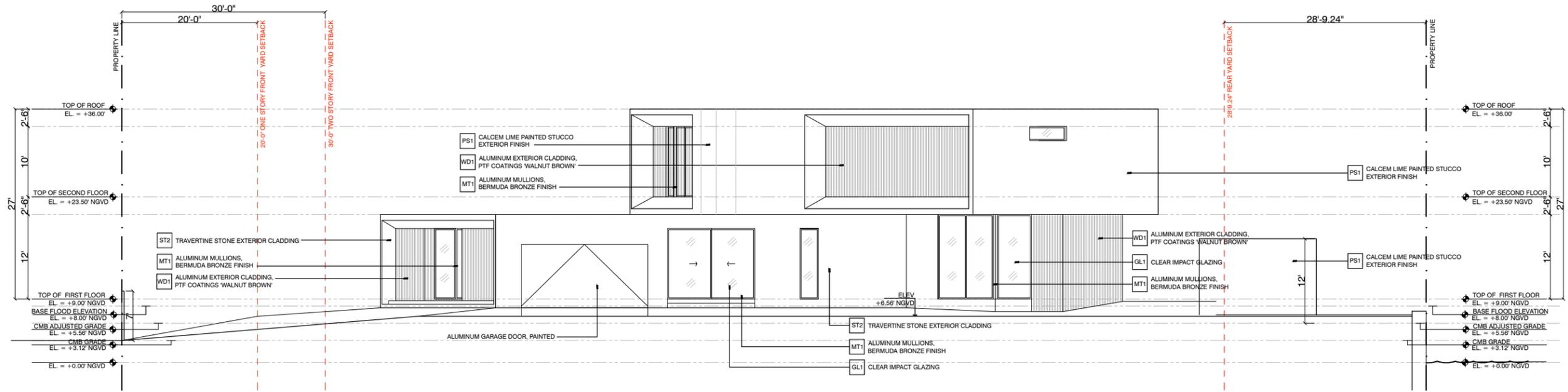
PT1
EXISTING GARAGE DOOR
TO BE REUSED



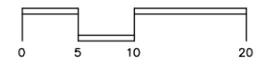
GL1
CLEAR IMPACT GLAZING



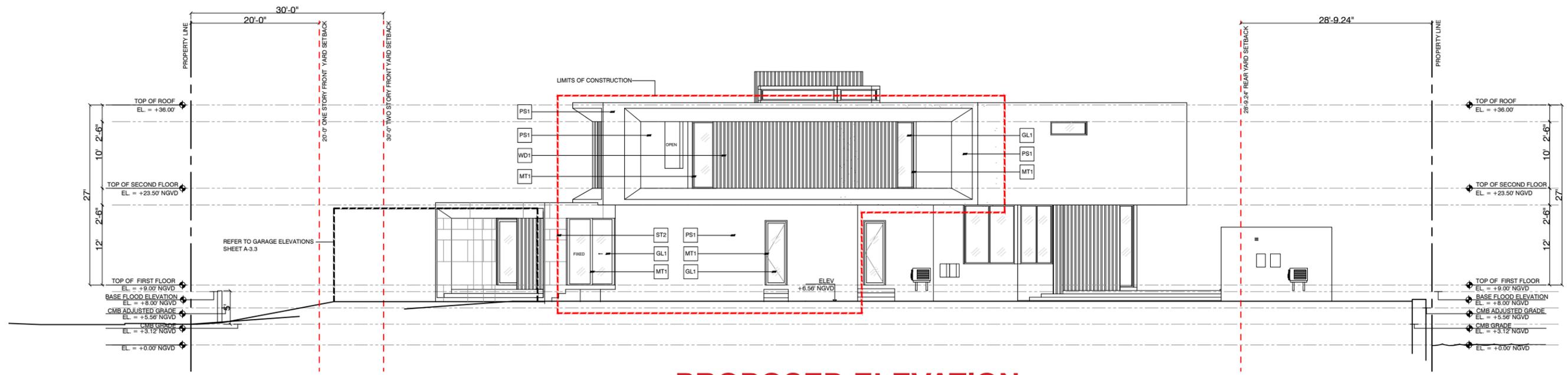
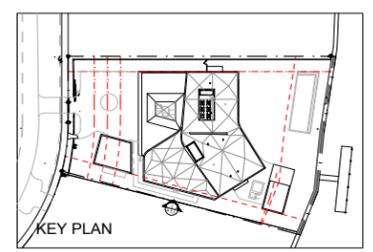
ELEVATIONS - WEST



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



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'



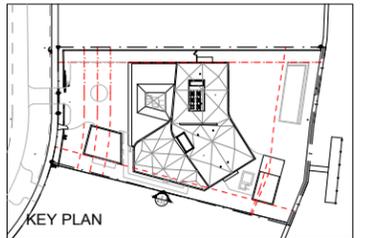
MT1
ALUMINUM DOOR, TRIM, AND WINDOW
MULLIONS, BERMUDA BRONZE FINISH



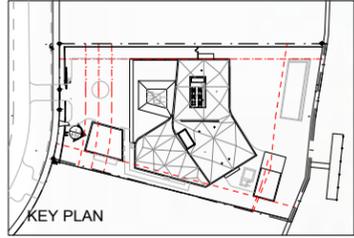
PT1
EXISTING GARAGE DOOR
TO BE REUSED



GL1
CLEAR IMPACT GLAZING



ELEVATIONS - 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

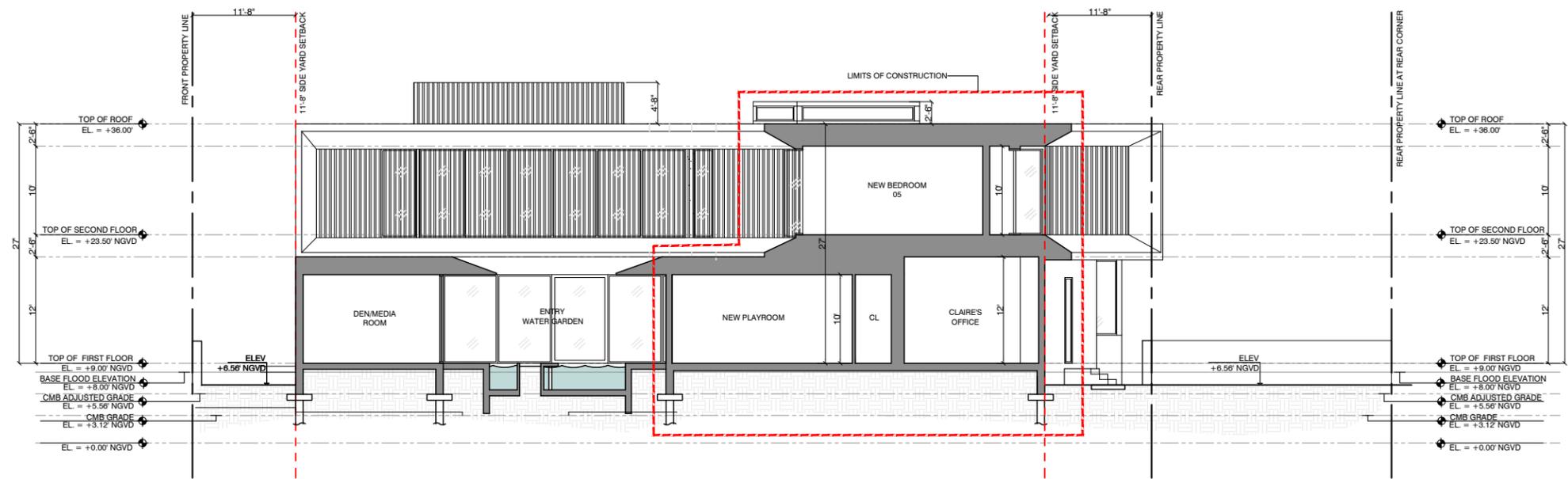


PT1
EXISTING GARAGE DOOR
TO BE REUSED

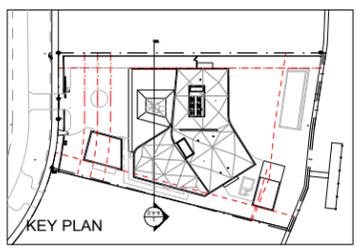


GL1
CLEAR IMPACT GLAZING

SECTIONS- TRANSVERSE



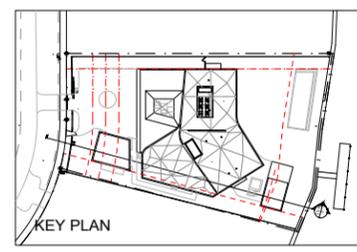
1 TRANSVERSE SECTION
SCALE: 1/16" = 1'-0"



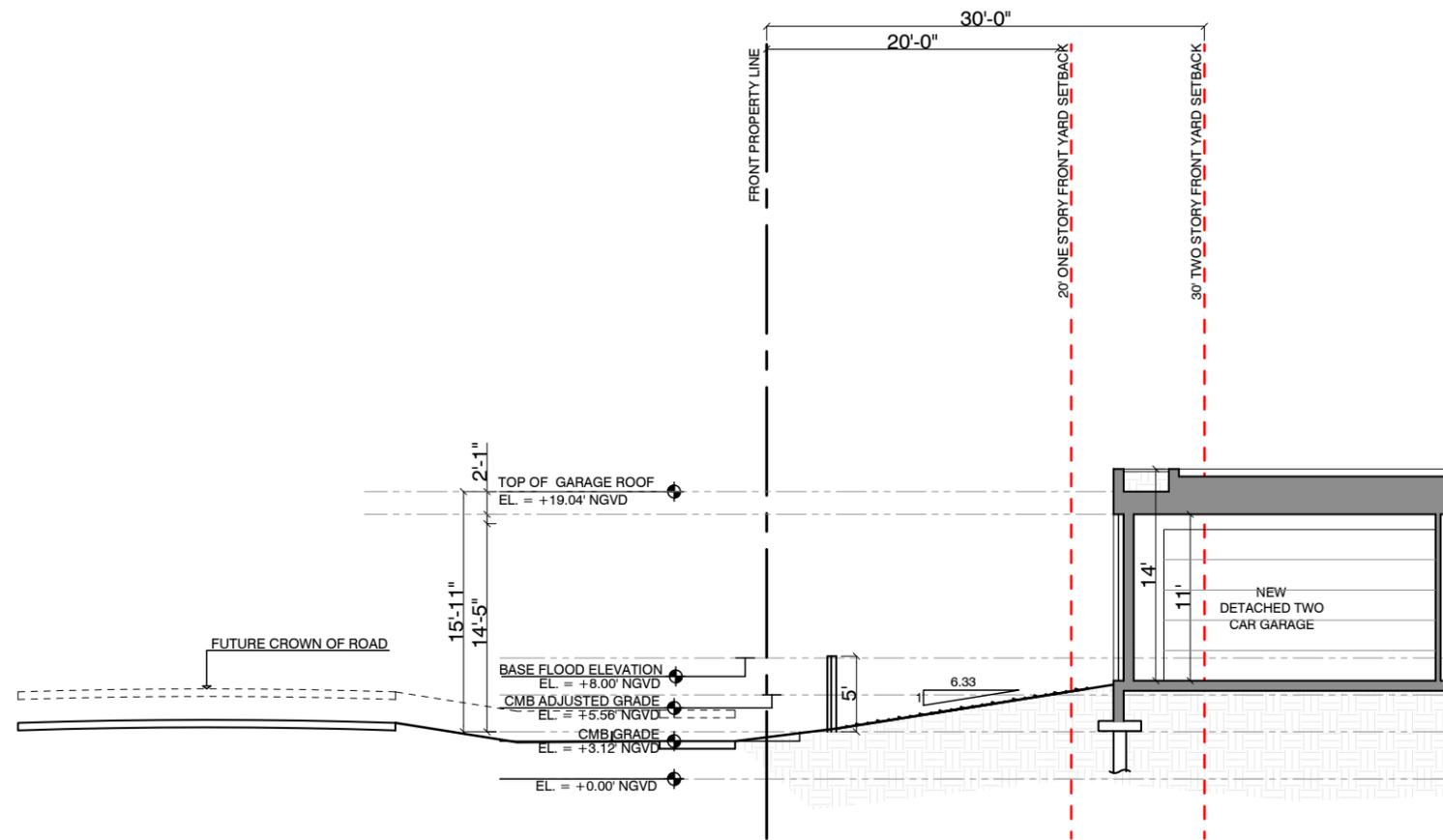
SECTIONS- LONGITUDINAL



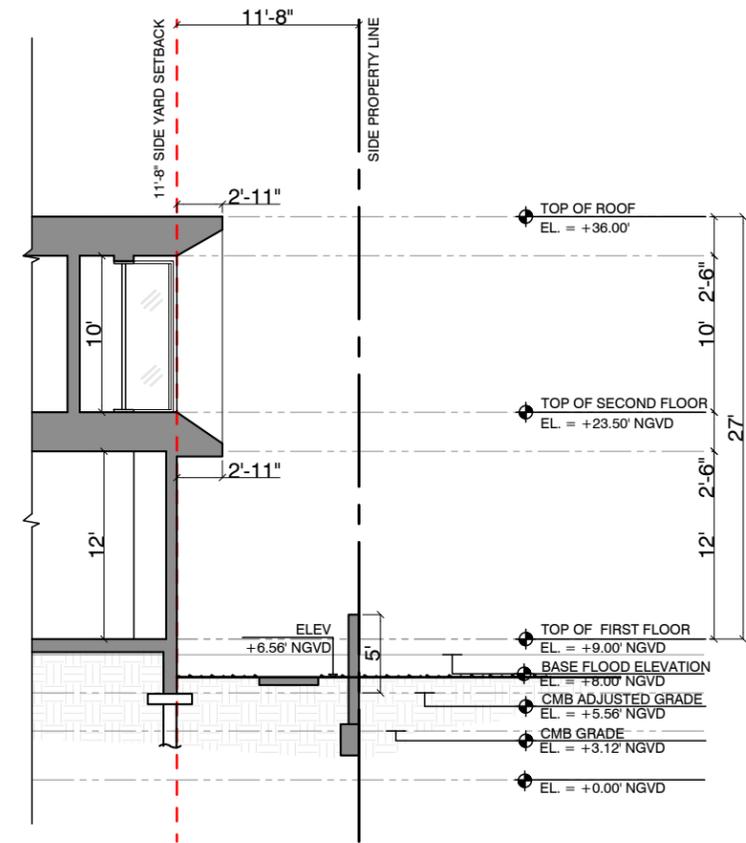
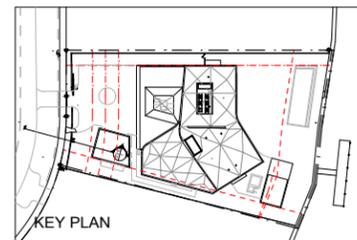
1 LONGITUDINAL SECTION
SCALE: 1/16" = 1'-0"



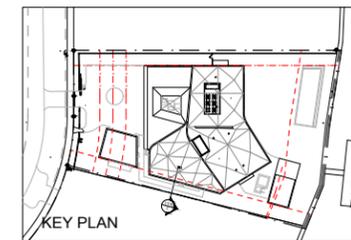
YARD SECTIONS - NORTH FRONT AND WEST SIDE



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

