



# 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















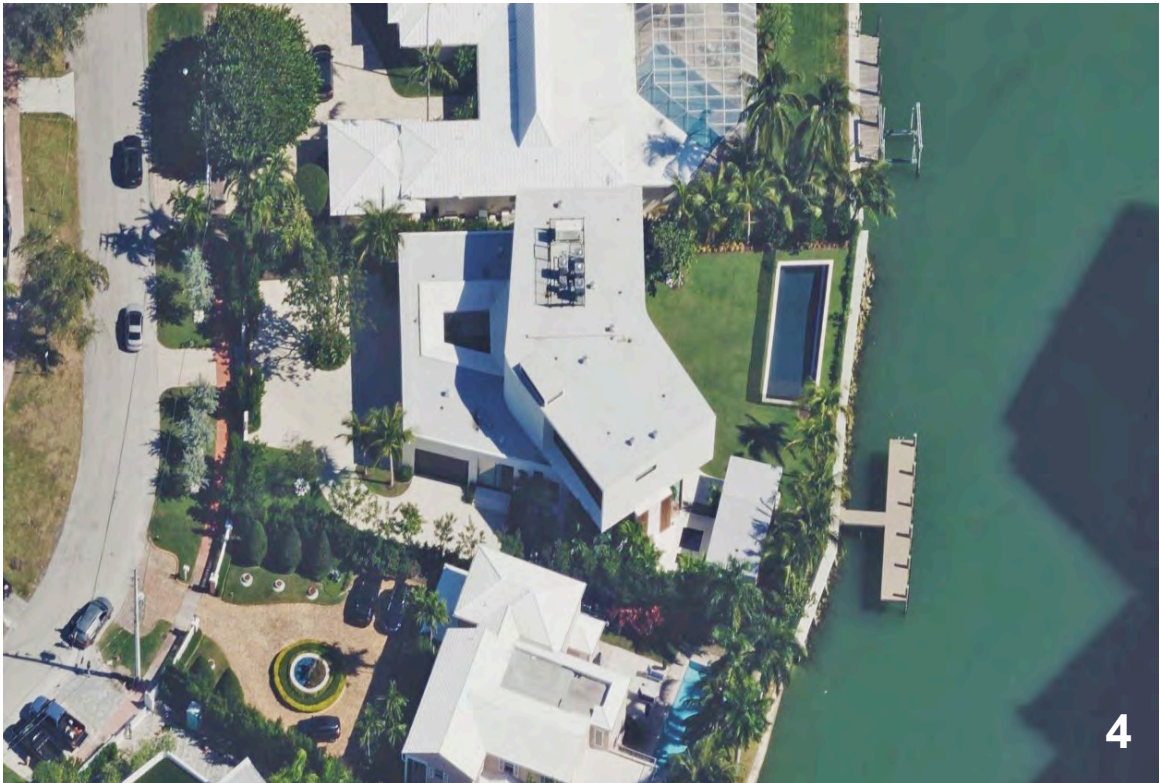
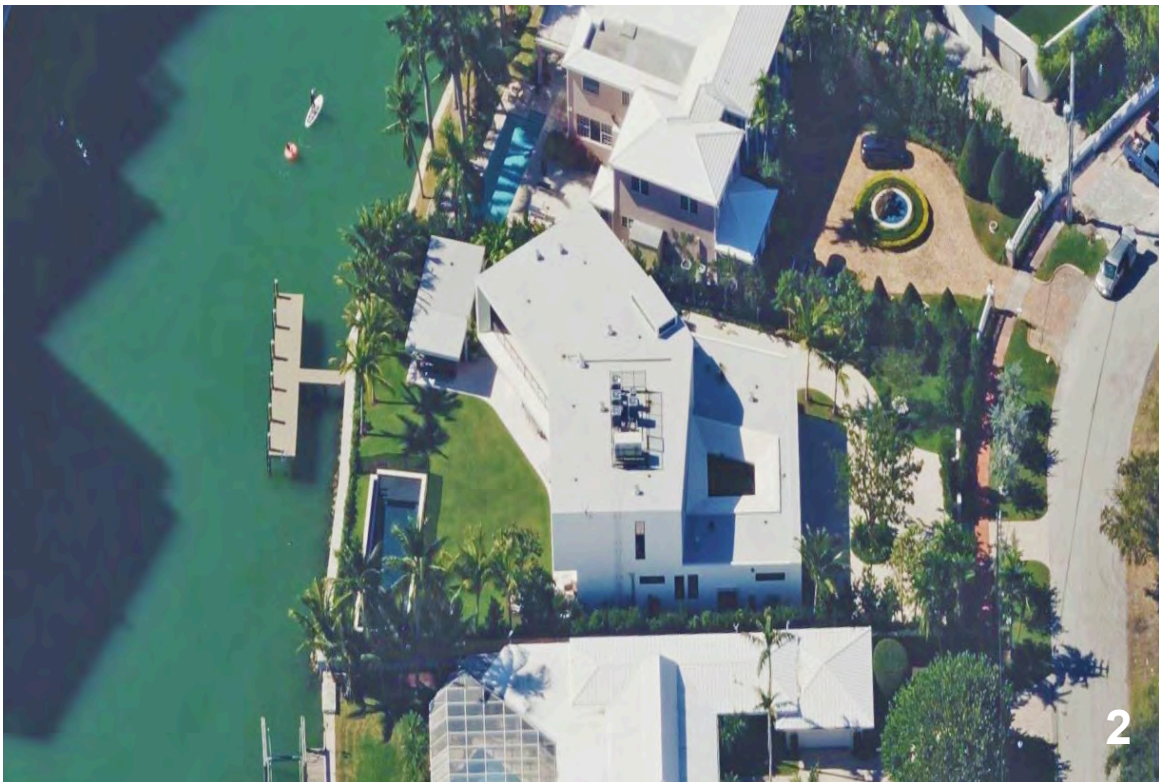


NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY





NEIGHBORHOOD ANALYSIS - EXISTING PROPERTY





NEIGHBORHOOD ANALYSIS - 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





NEIGHBORHOOD ANALYSIS - CONTEXT



PARK

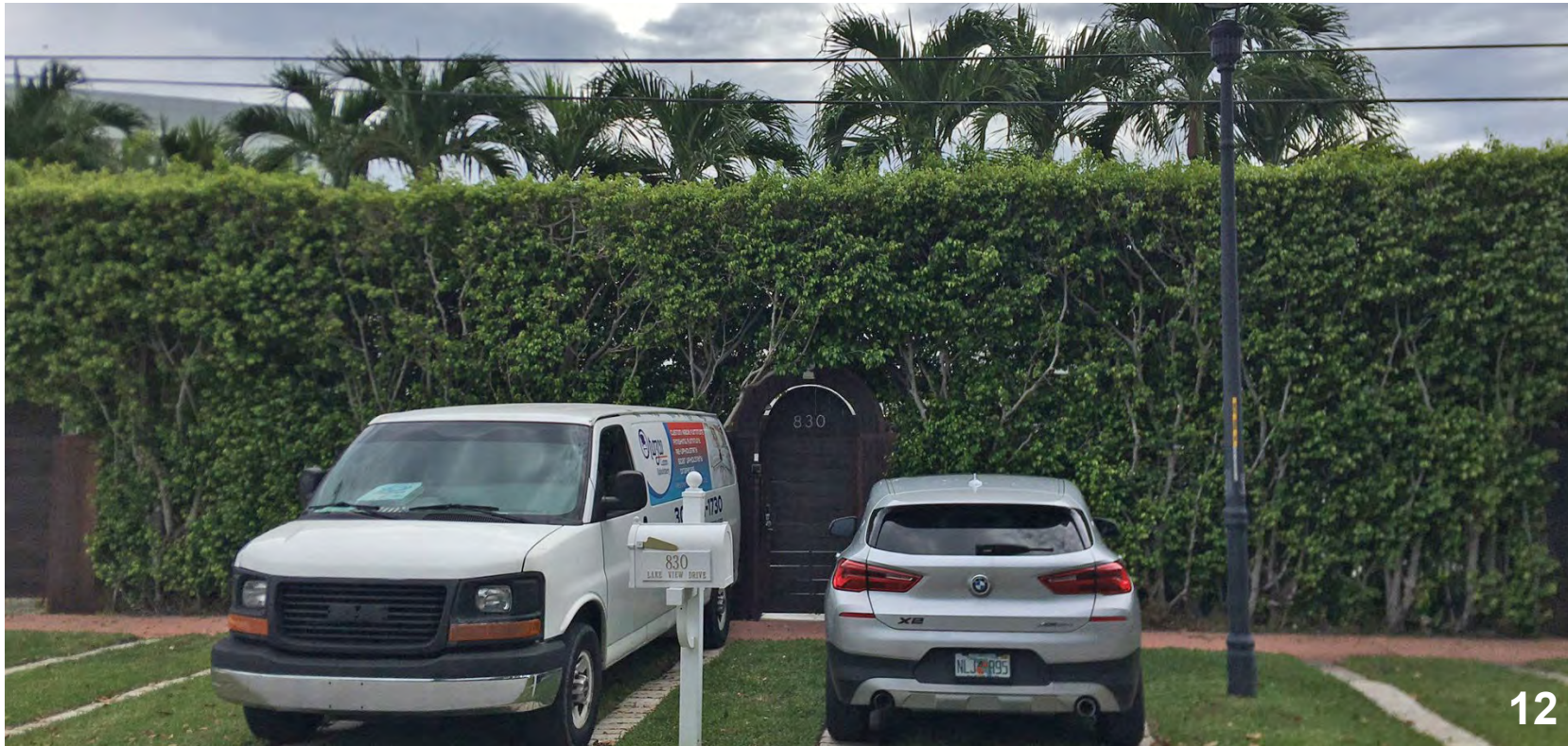


850 LAKEVIEW DRIVE





NEIGHBORHOOD ANALYSIS - CONTEXT



830 LAKEVIEW DRIVE



820 LAKEVIEW DRIVE





NEIGHBORHOOD ANALYSIS - CONTEXT



810 LAKEVIEW DRIVE



800 LAKEVIEW DRIVE





NEIGHBORHOOD ANALYSIS - CONTEXT



THE RITZ-CARLTON RESIDENCES, 4701 MERIDIAN AVENUE

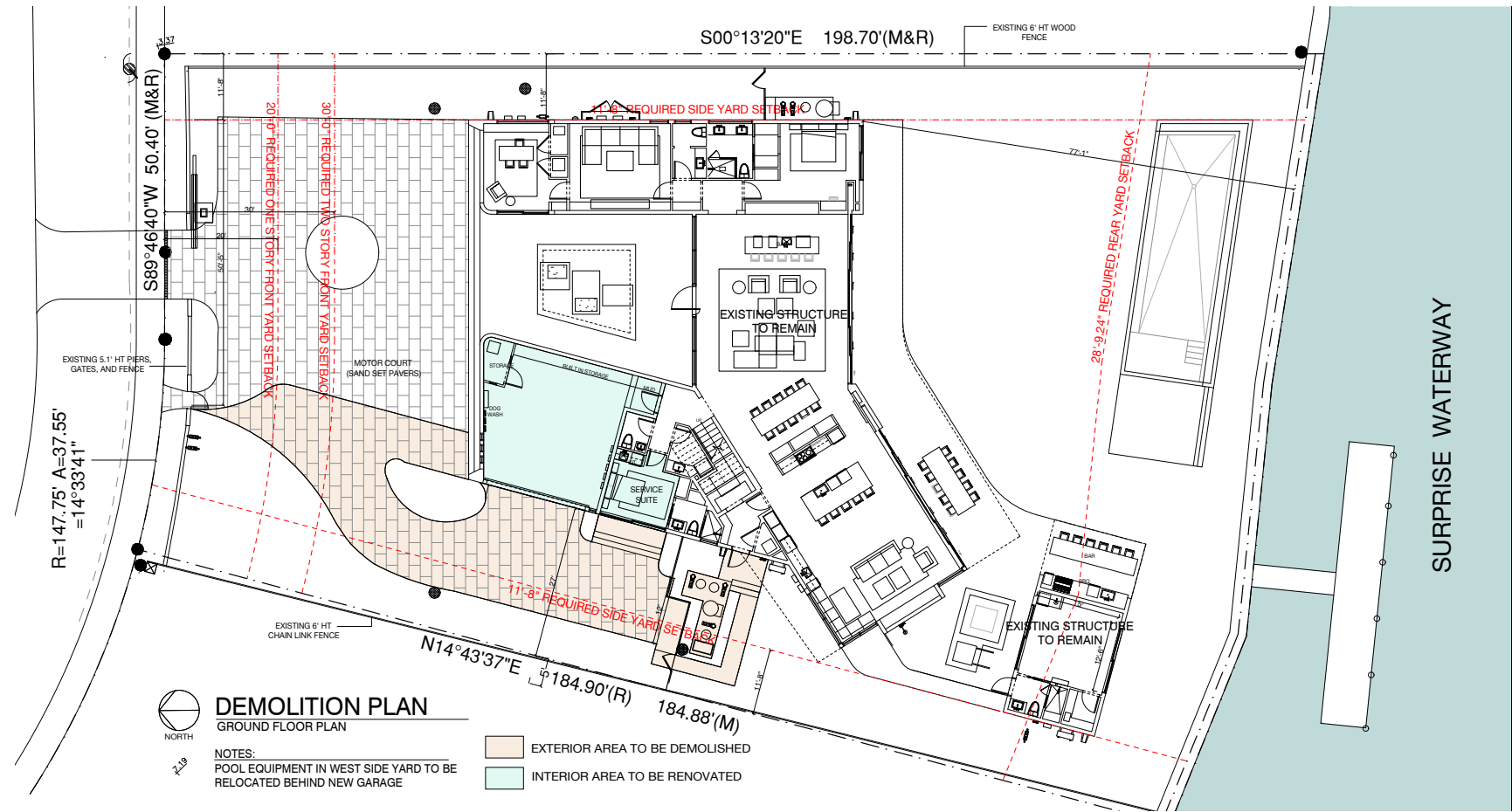
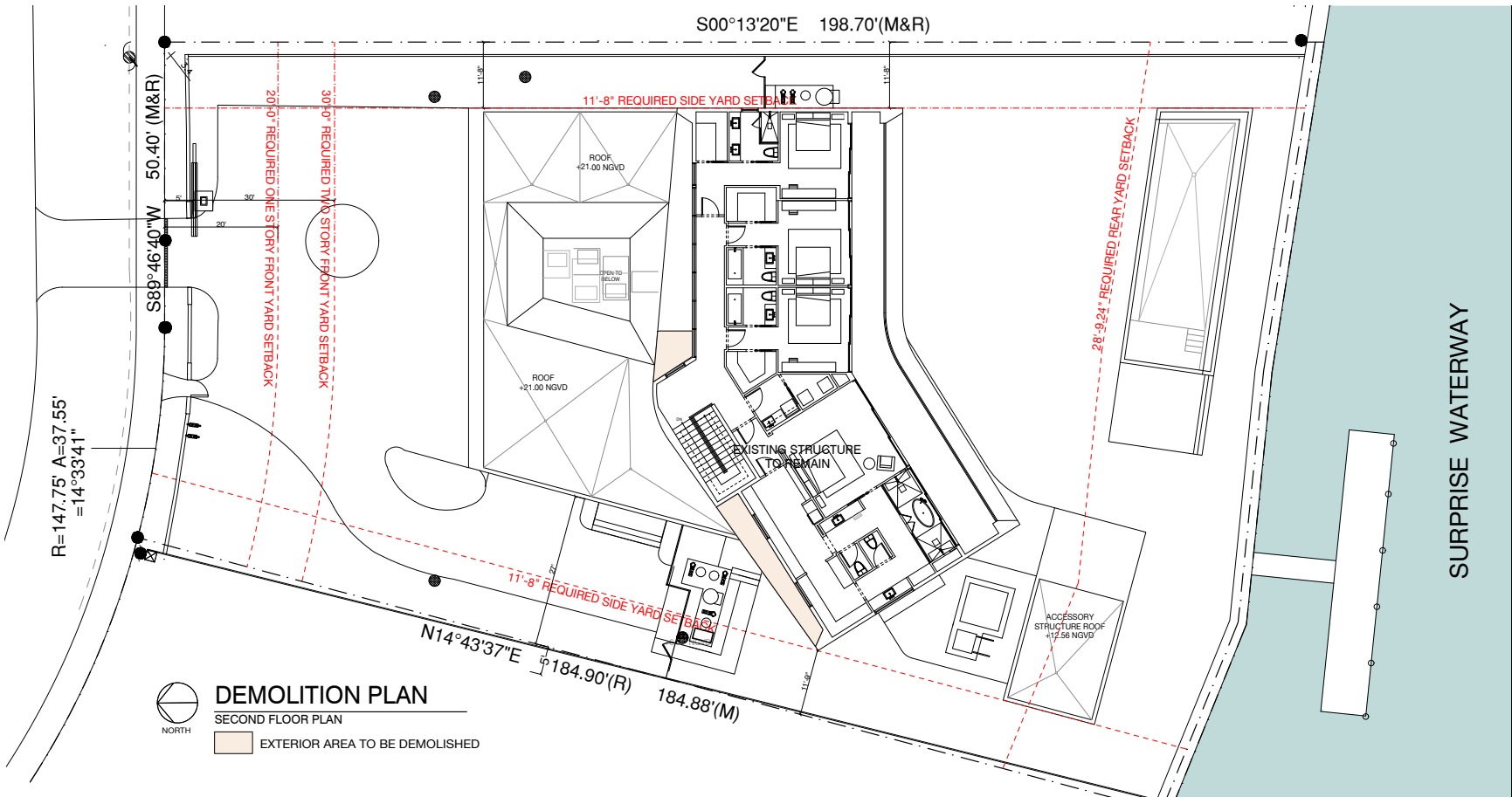


THE RITZ-CARLTON RESIDENCES, 4701 MERIDIAN AVENUE



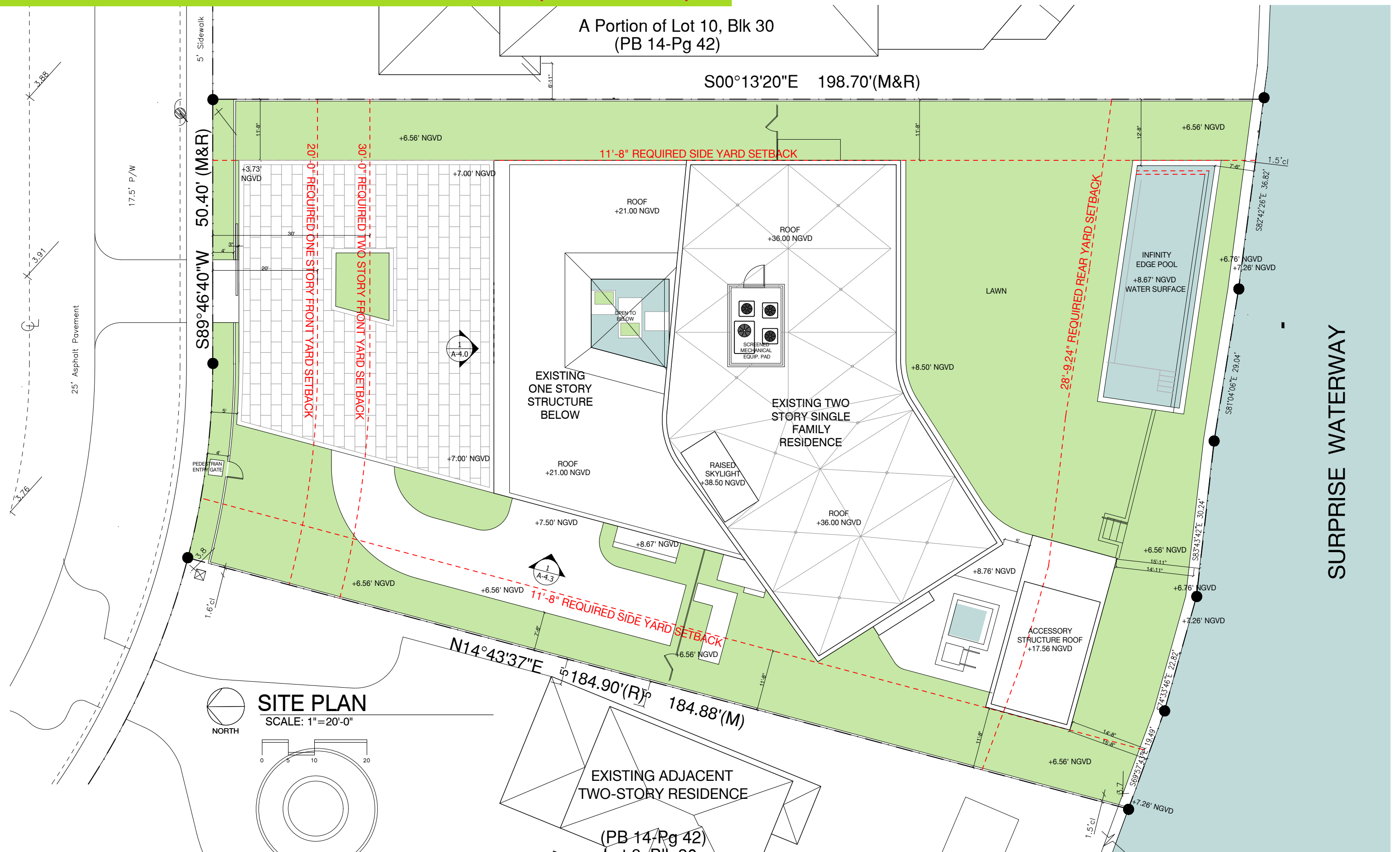


DEMOLITION PLANS



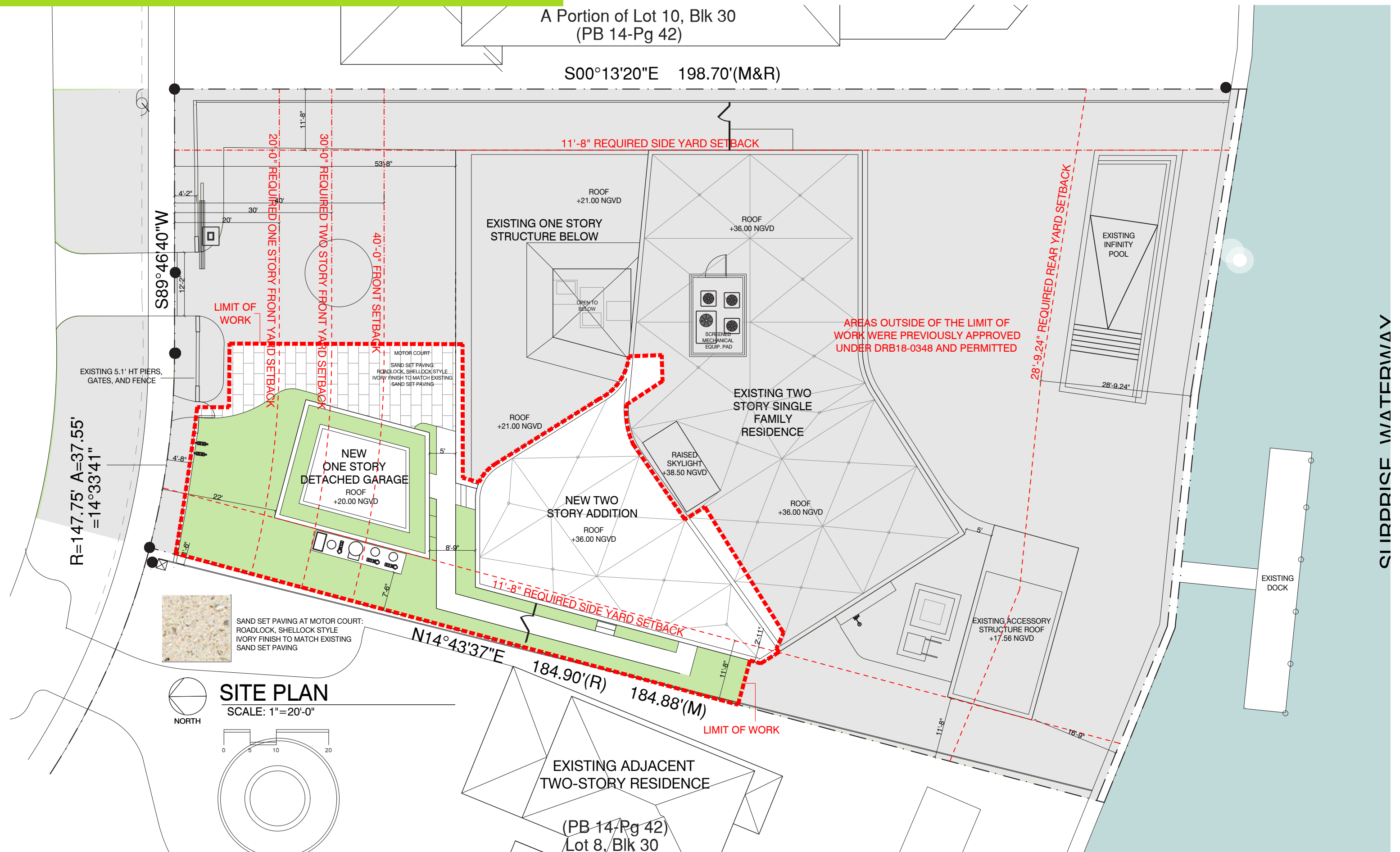


**EXISTING SITE PLAN- PREVIOUSLY APPROVED (DRB18-0348)**



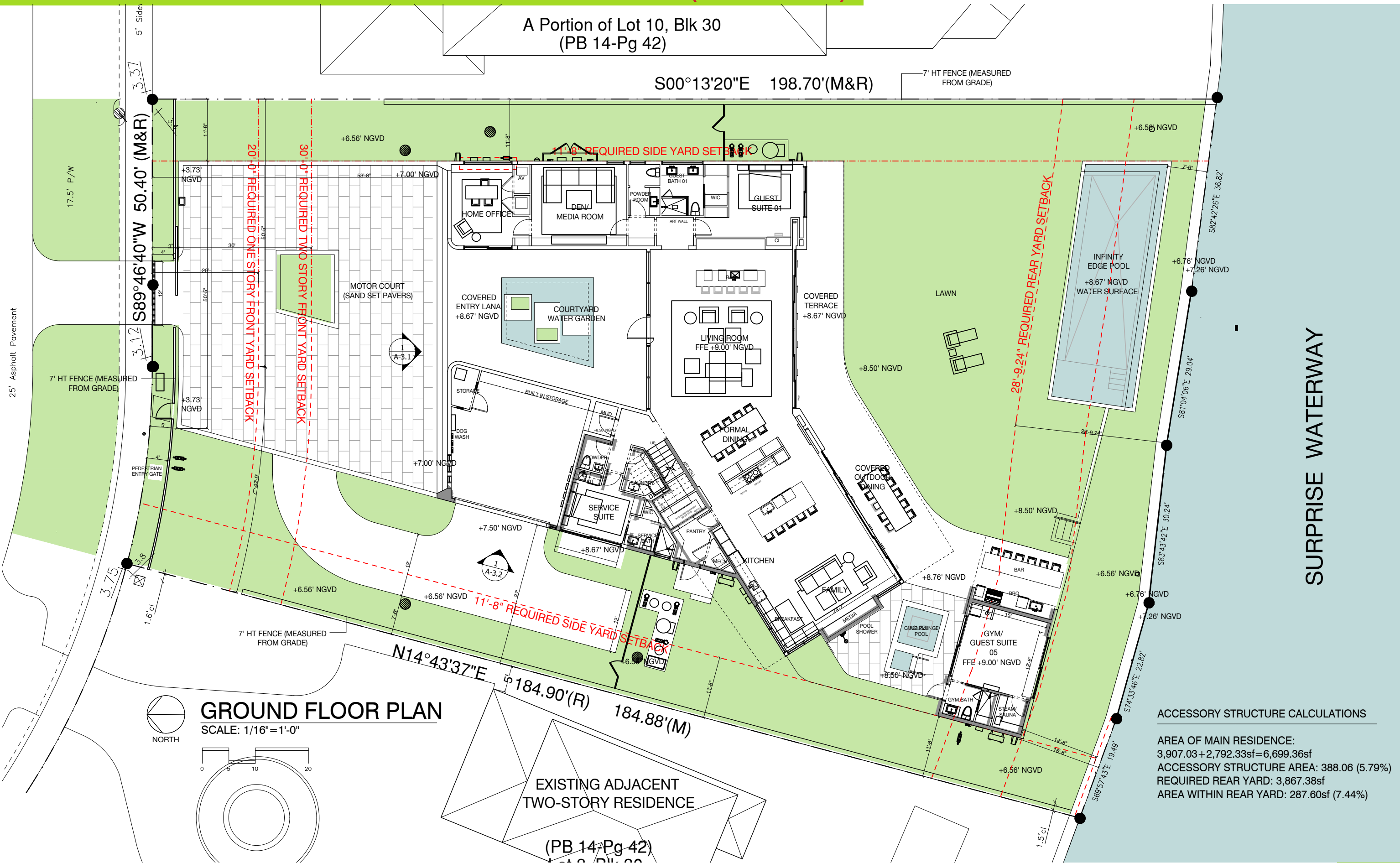


## PROPOSED ADDITION - SITE PLAN





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



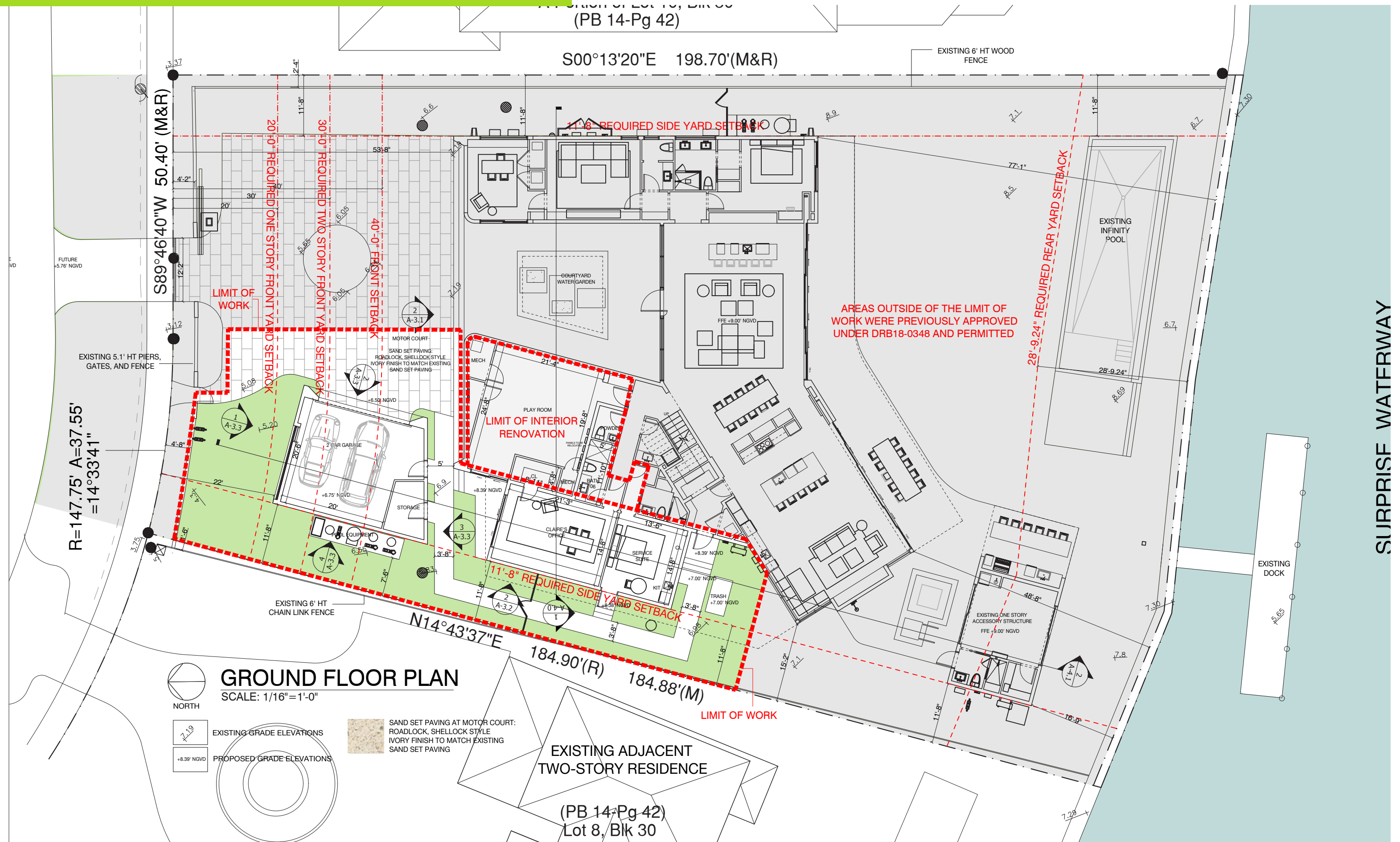
GROUND FLOOR PLAN  
SCALE: 1/16" = 1'-0"

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%)

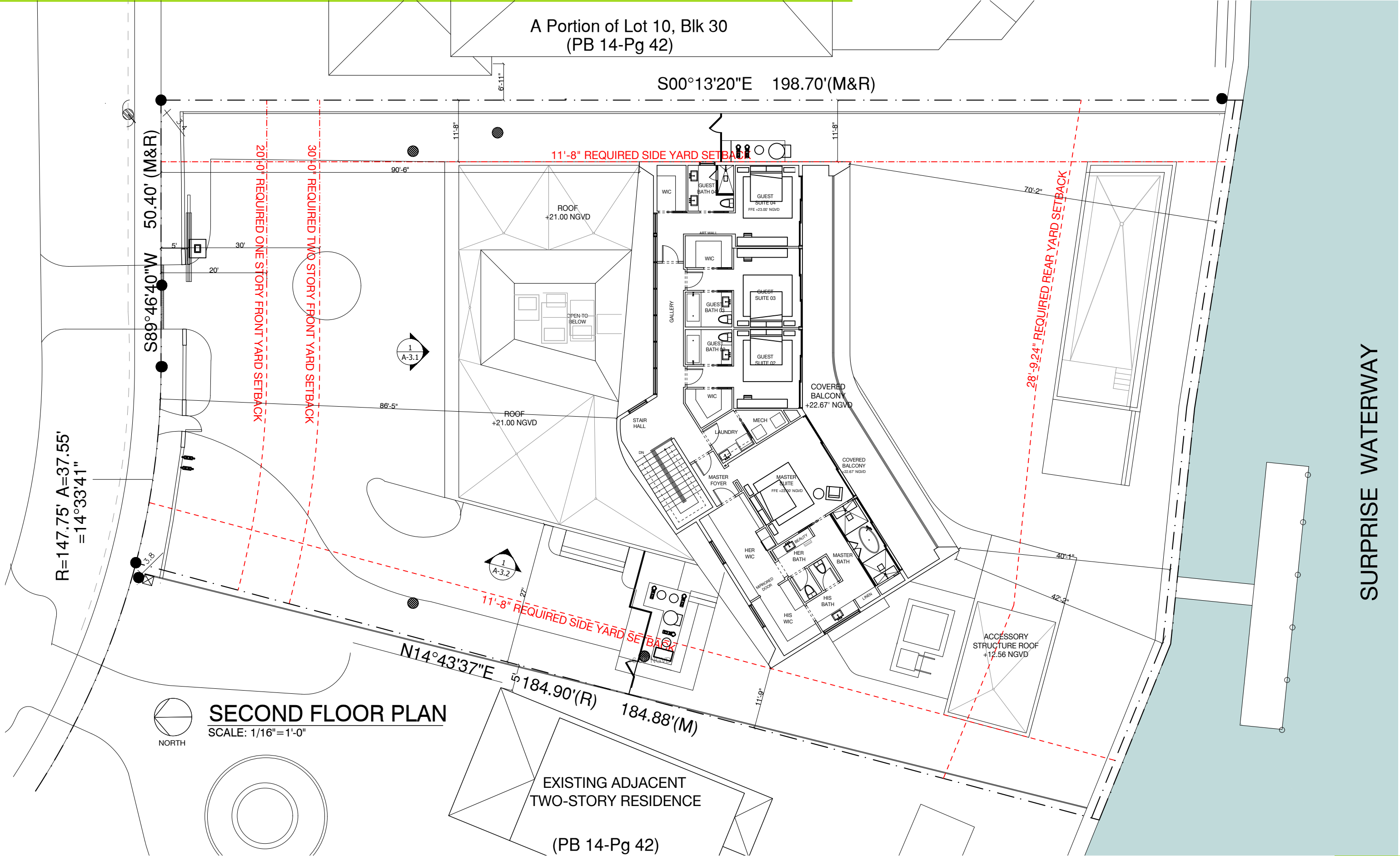


## PROPOSED ADDITION - GROUND FLOOR PLAN





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



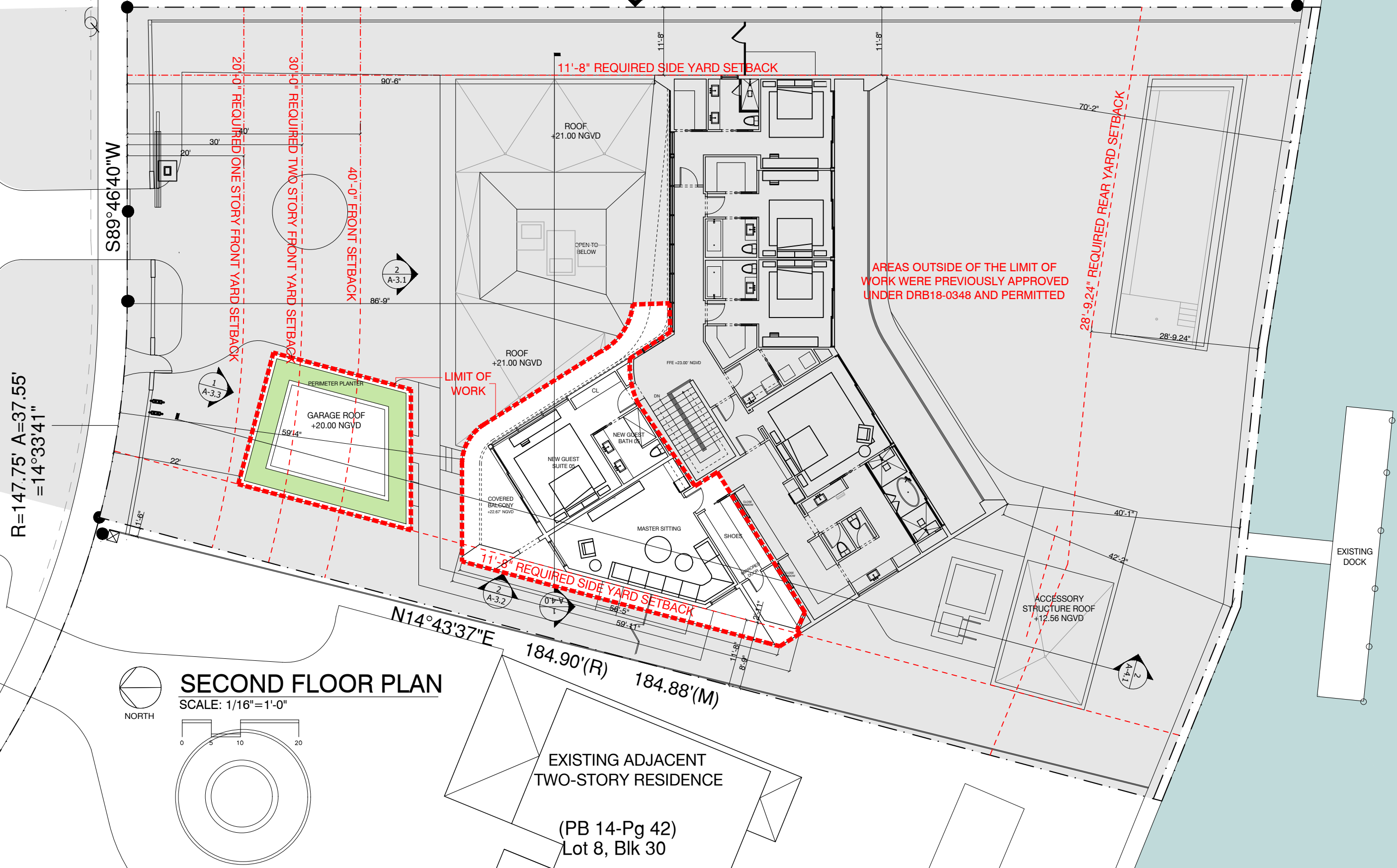


## PROPOSED ADDITION - SECOND FLOOR PLAN

(PB 14-Pg 42)

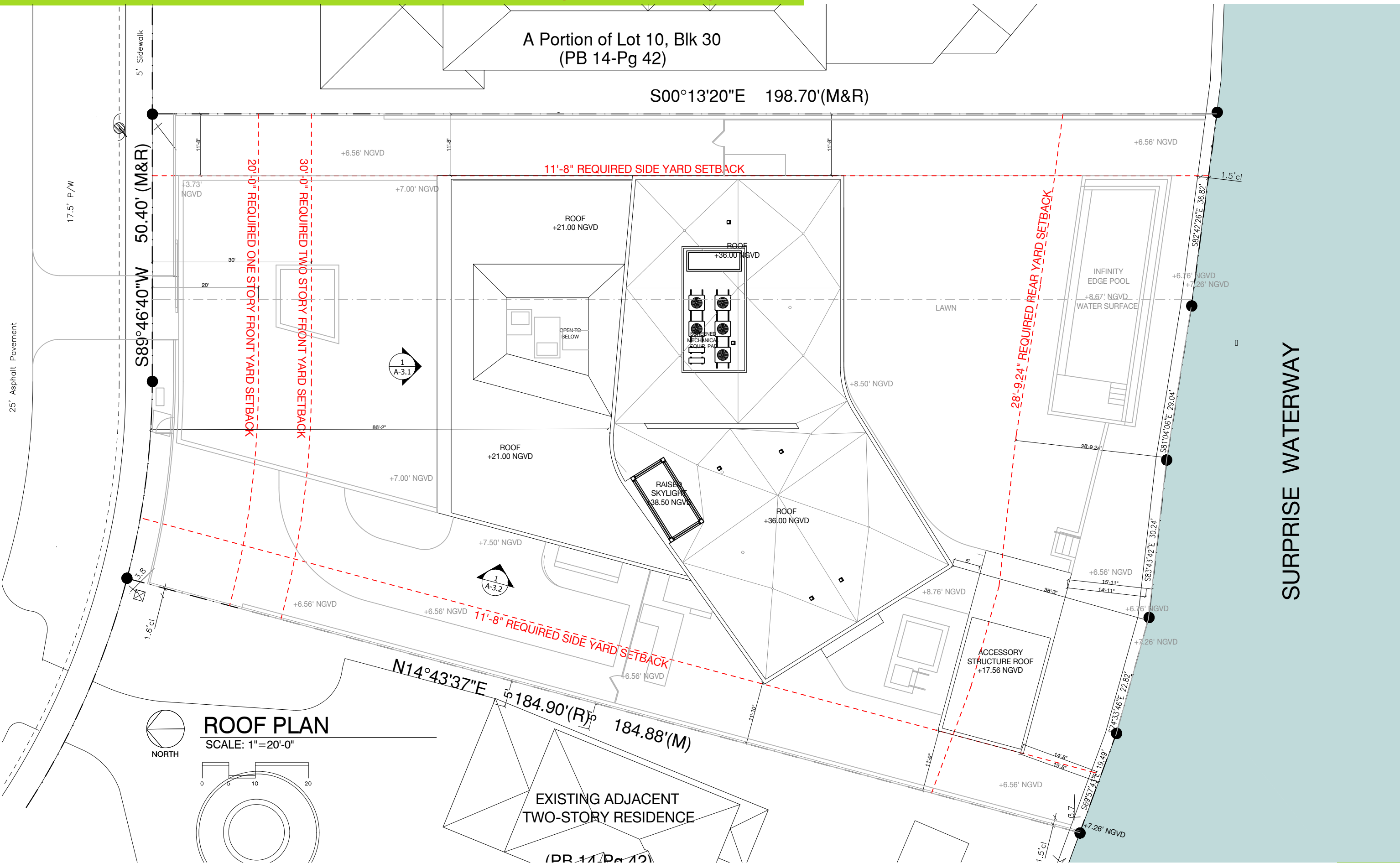


S00°13'20"E 198.70'(M&R)



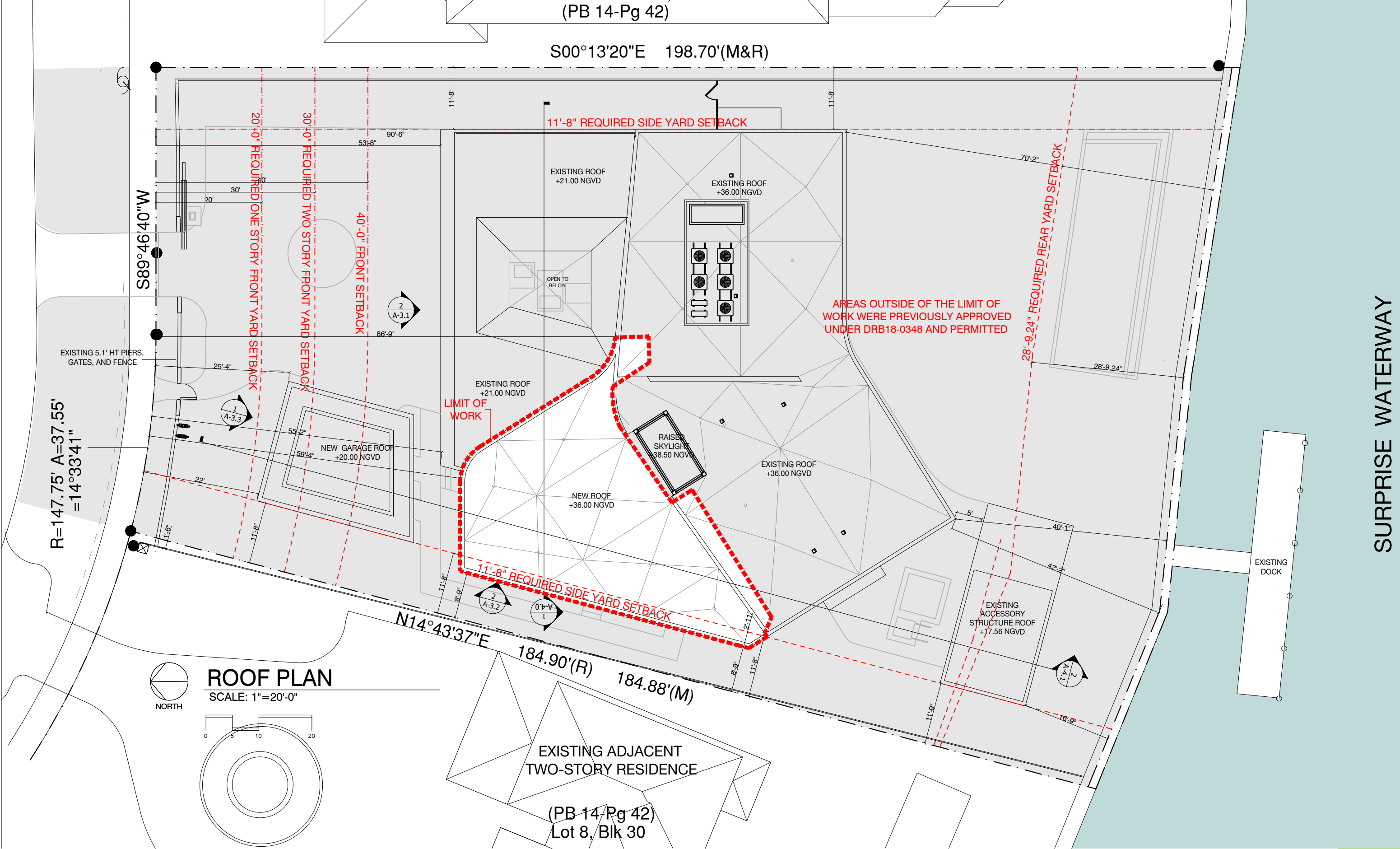


EXISTING ROOF PLAN - PREVIOUSLY APPROVED (DRB18-0348)



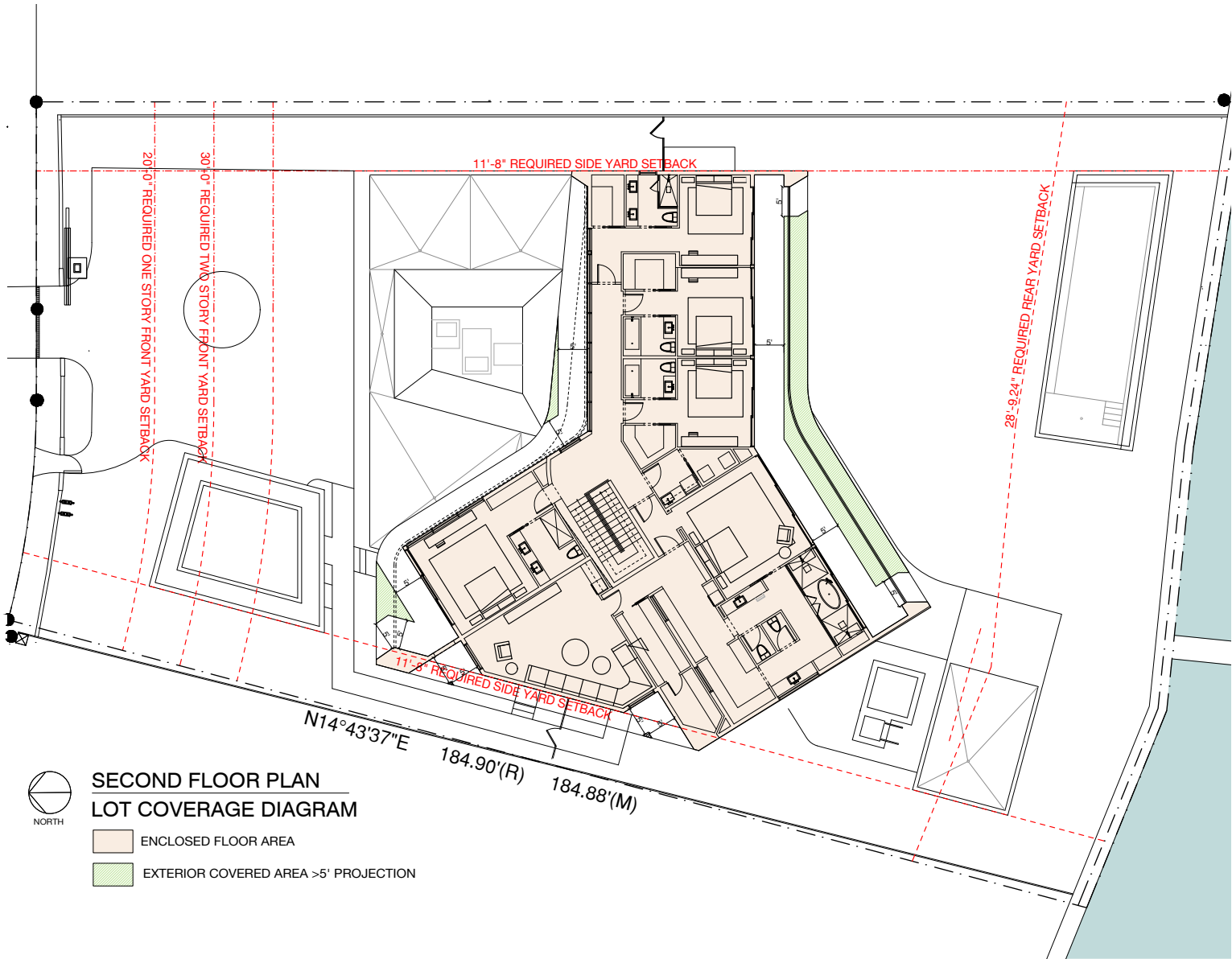
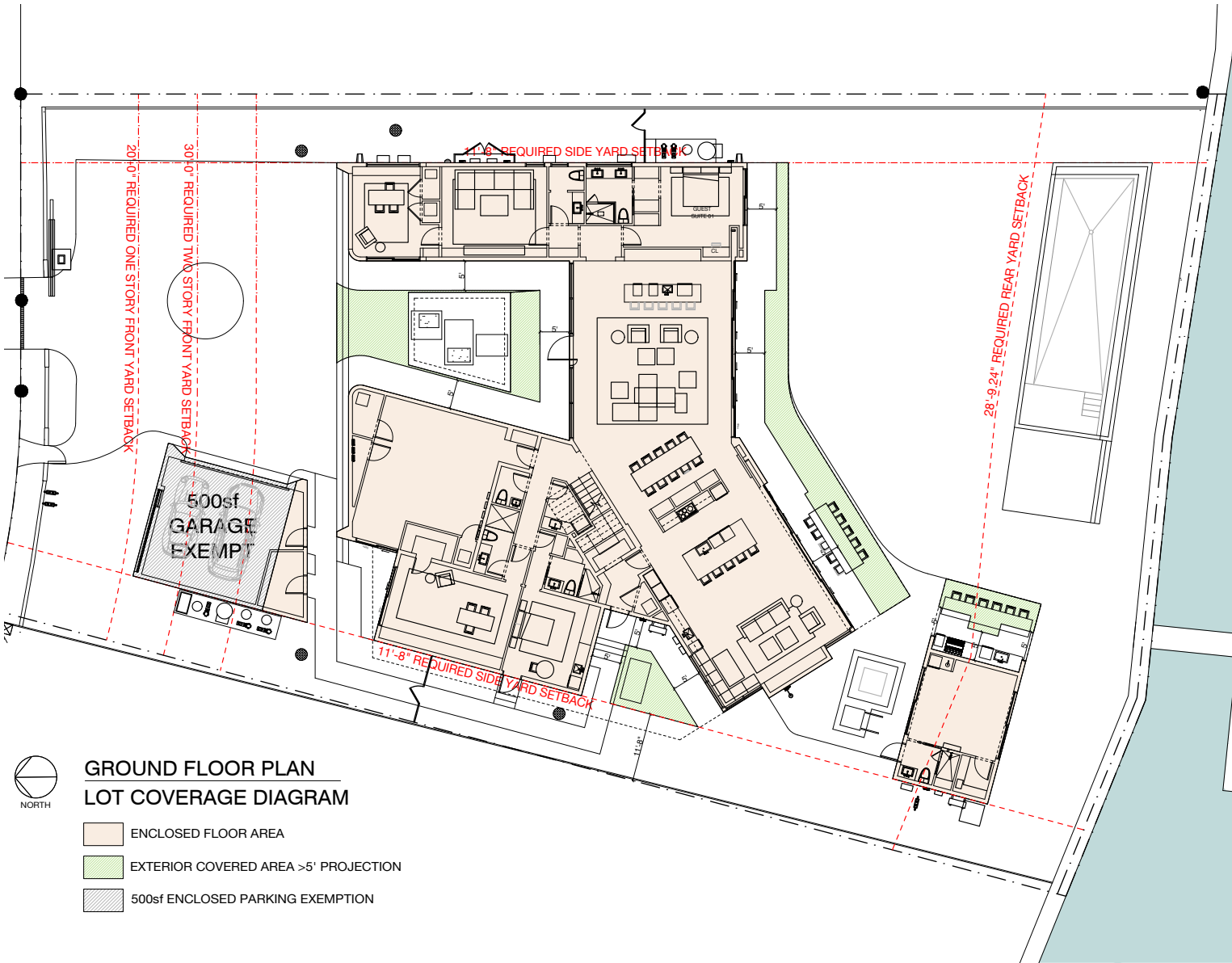


PROPOSED ADDITION - ROOF PLAN



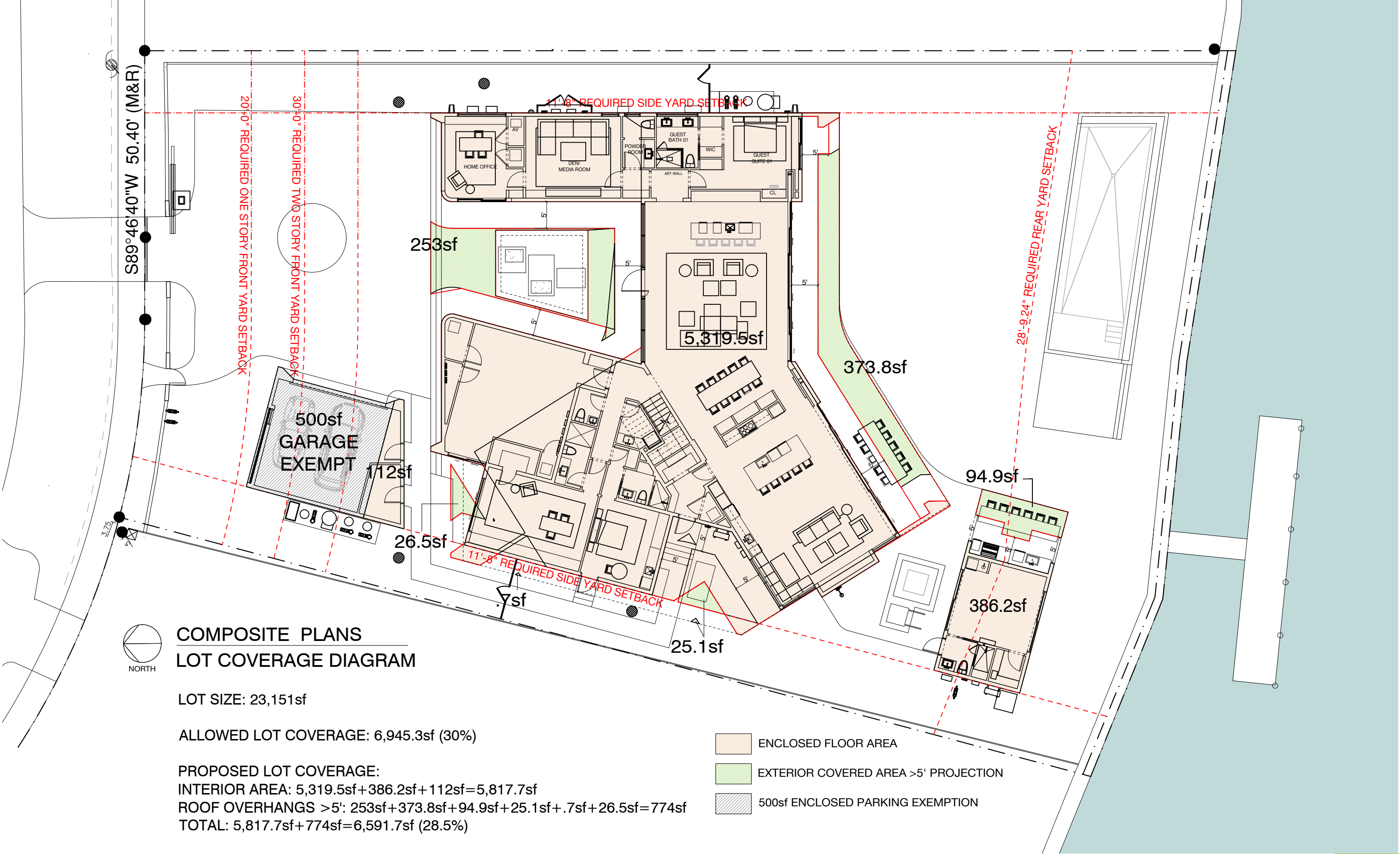


ZONING DIAGRAM - LOT COVERAGE



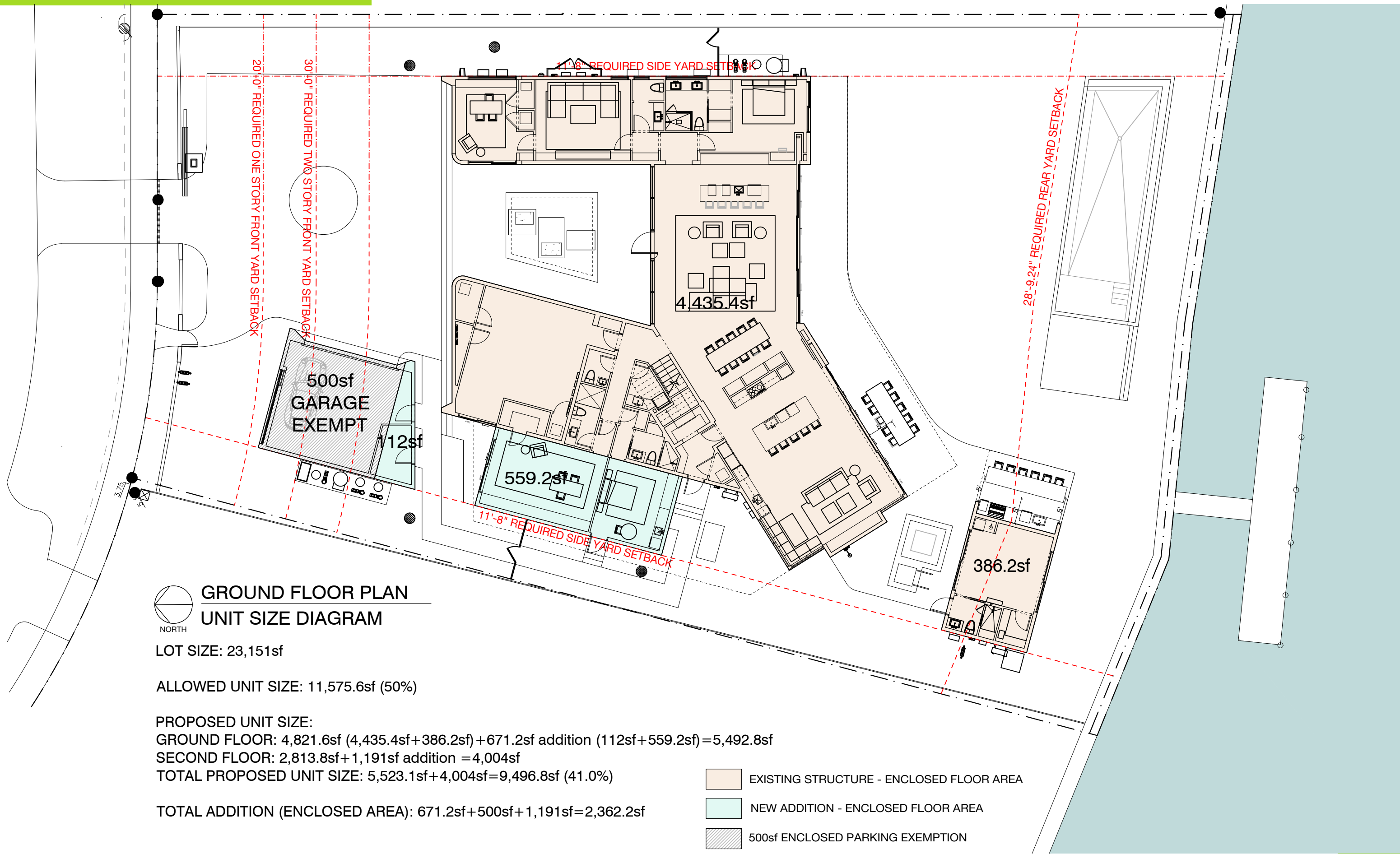



ZONING DIAGRAM - LOT COVERAGE COMPOSITE





ZONING DIAGRAM - UNIT SIZE






 **GROUND FLOOR PLAN**  
**UNIT SIZE DIAGRAM**

LOT SIZE: 23,151sf

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

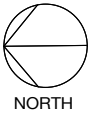
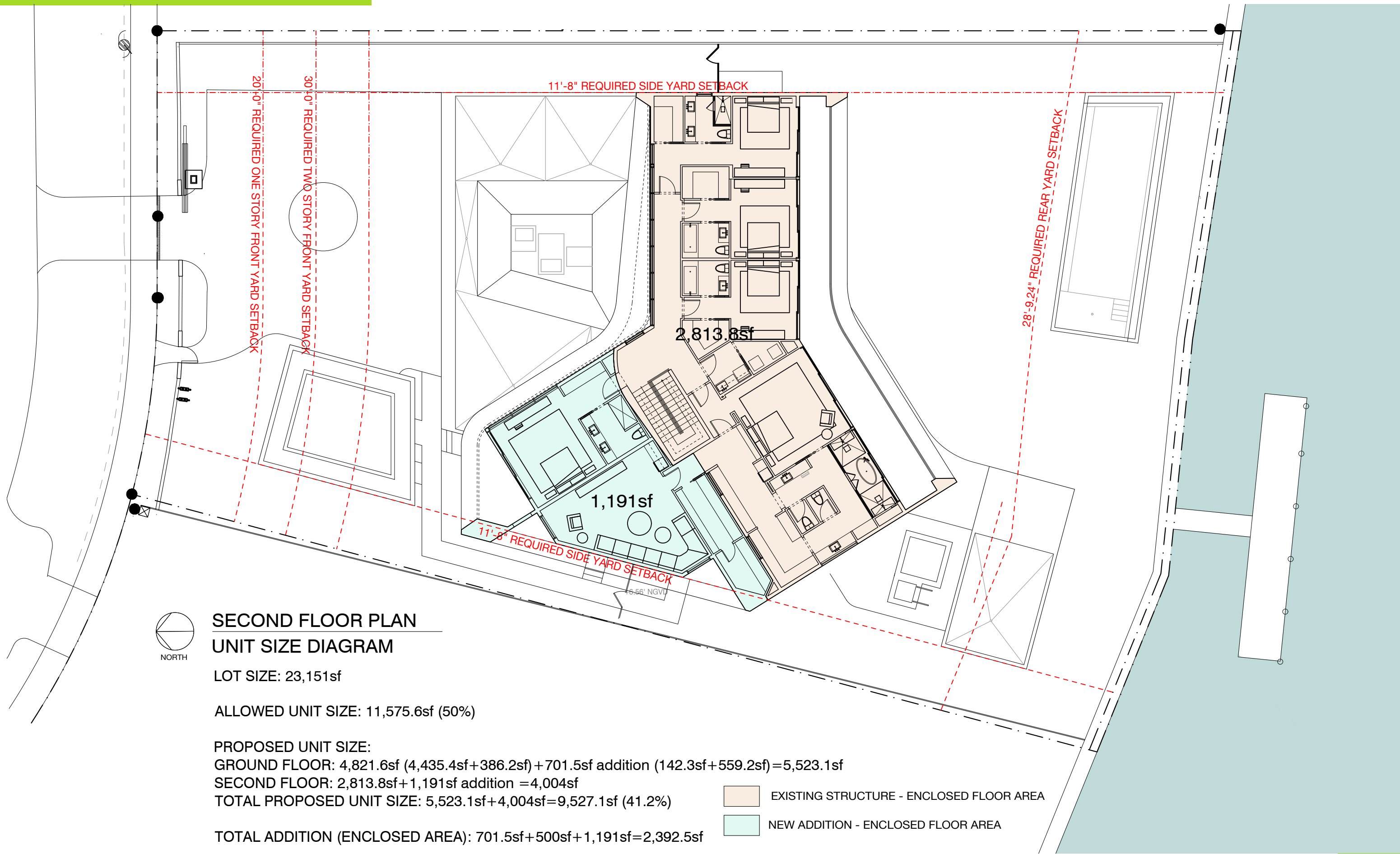
PROPOSED UNIT SIZE:  
GROUND FLOOR: 4,821.6sf (4,435.4sf+386.2sf)+671.2sf addition (112sf+559.2sf)=5,492.8sf  
SECOND FLOOR: 2,813.8sf+1,191sf addition =4,004sf  
TOTAL PROPOSED UNIT SIZE: 5,523.1sf+4,004sf=9,496.8sf (41.0%)

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



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

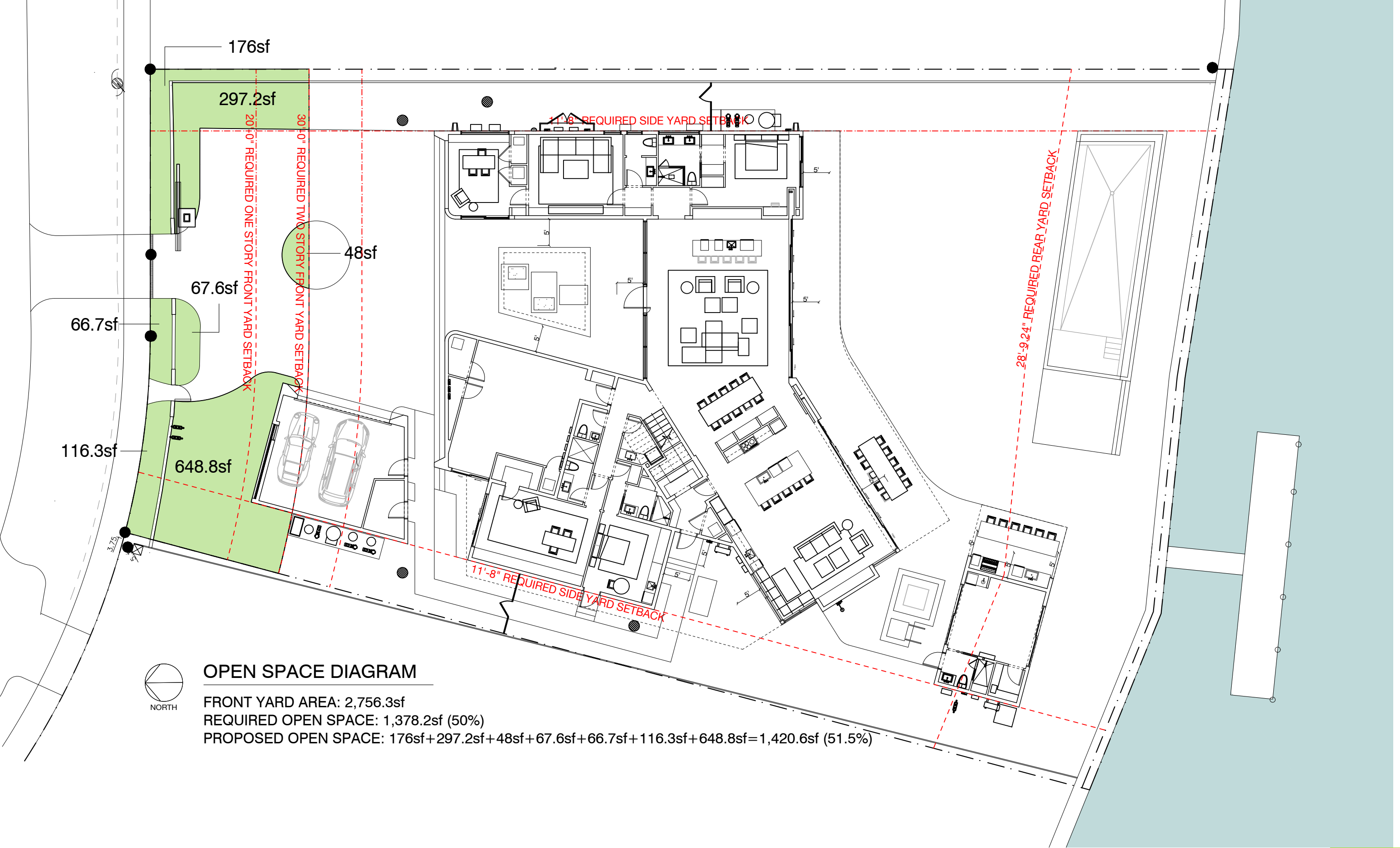
TOTAL PROPOSED UNIT SIZE: 5,523.1sf+4,004sf=9,527.1sf (41.2%)

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

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

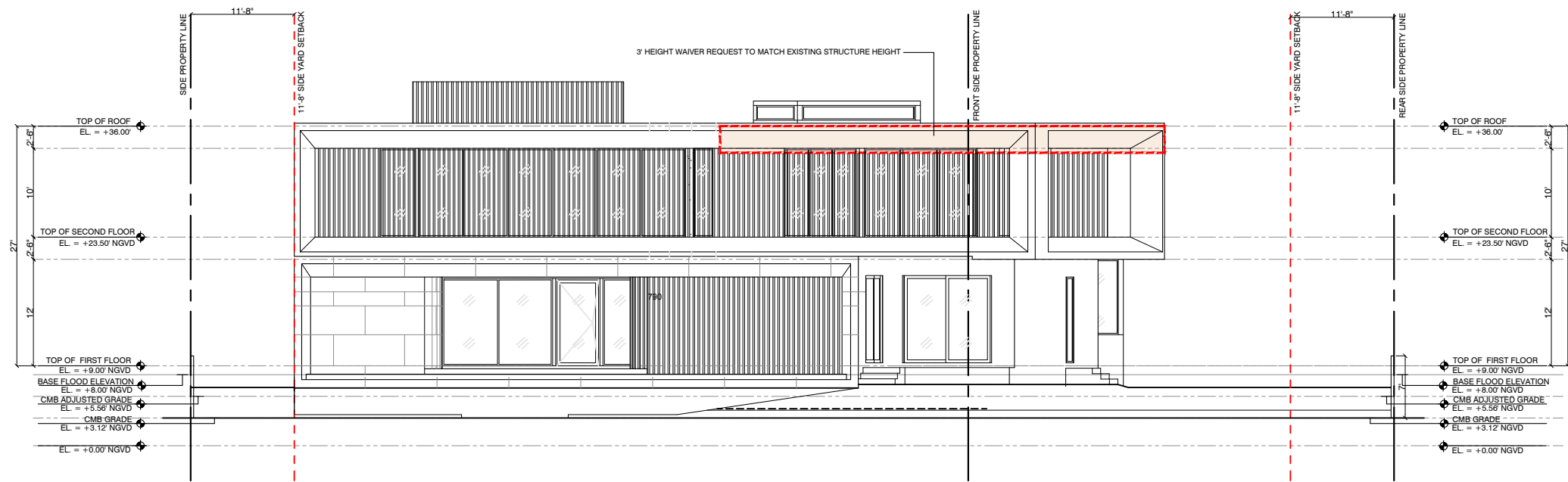


ZONING DIAGRAM - FRONT YARD OPEN SPACE

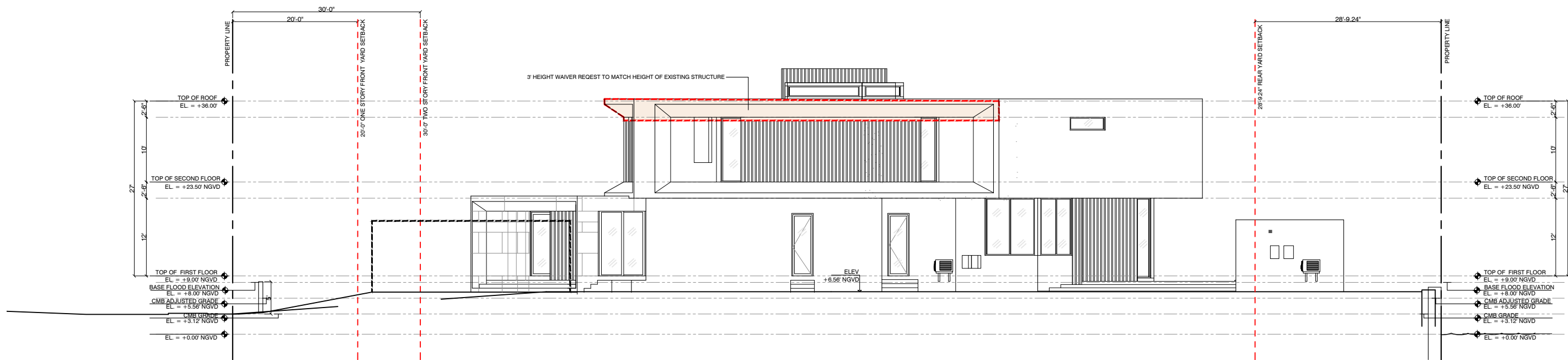




HEIGHT WAIVER DIAGRAM



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



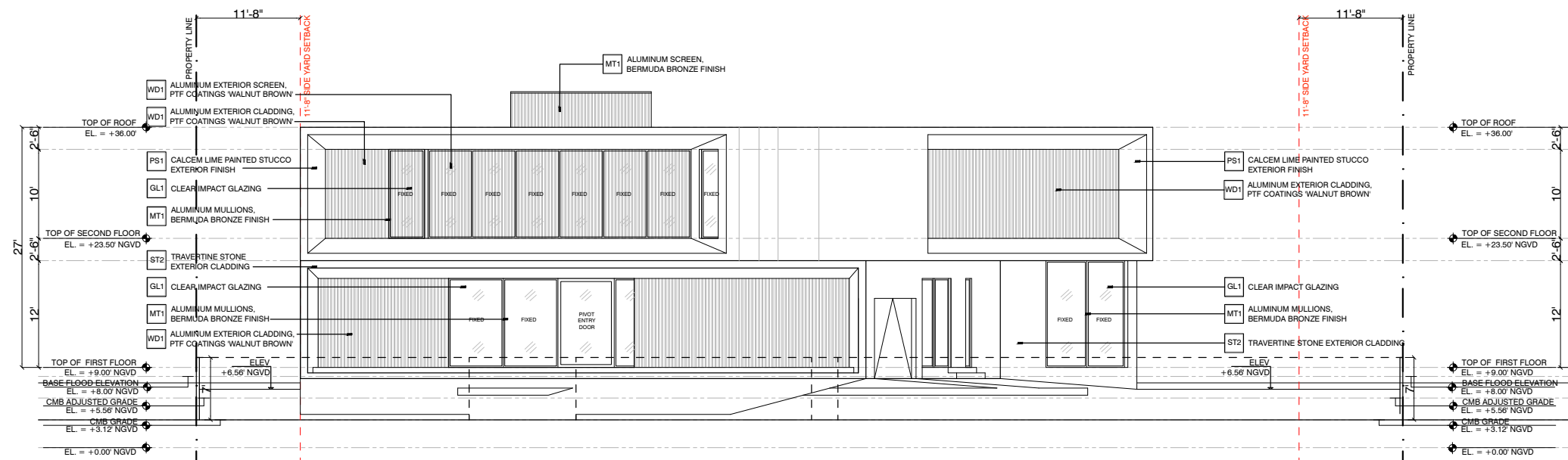
**WD1**  
EXISTING GARAGE DOOR  
TO BE REUSED



**GL1**  
CLEAR IMPACT GLAZING

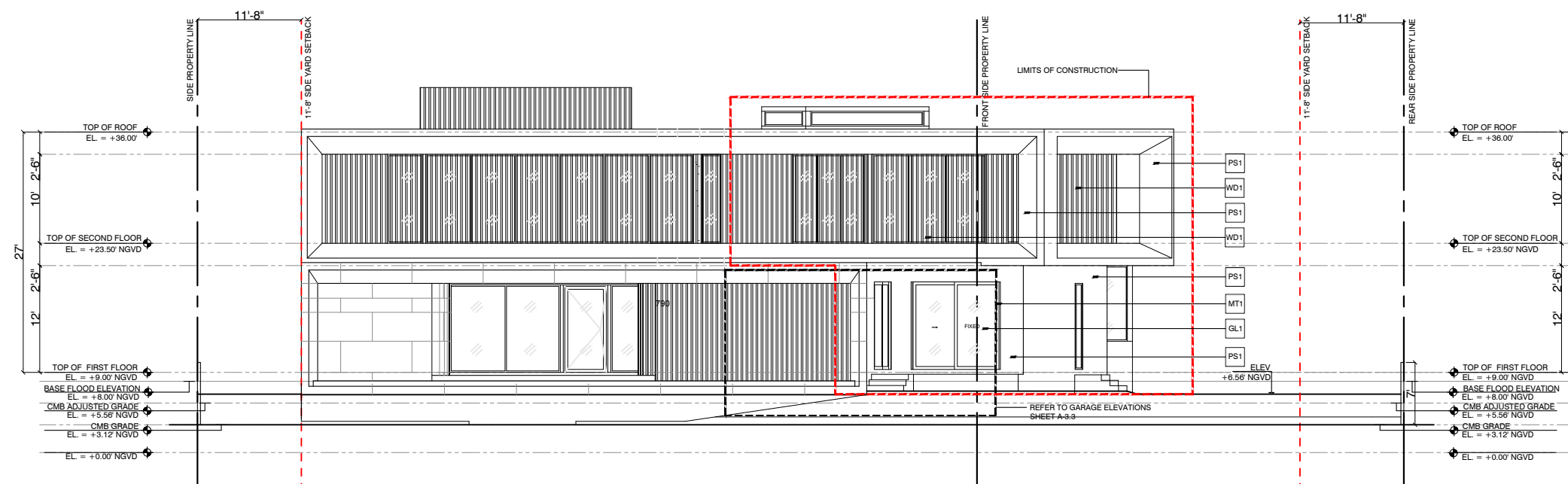
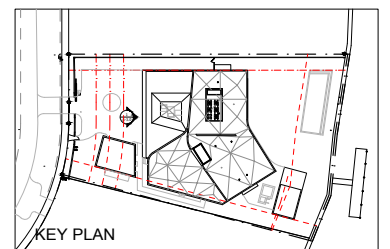
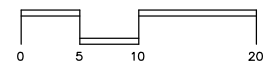


# ELEVATIONS - NORTH



**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'



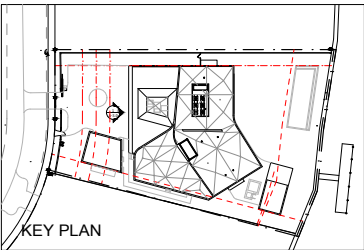
**MT1**  
ALUMINUM DOOR, TRIM, AND WINDOW  
MULLIONS, BERMUDA BRONZE FINISH



**PT1**  
EXISTING GARAGE DOOR  
TO BE REUSED

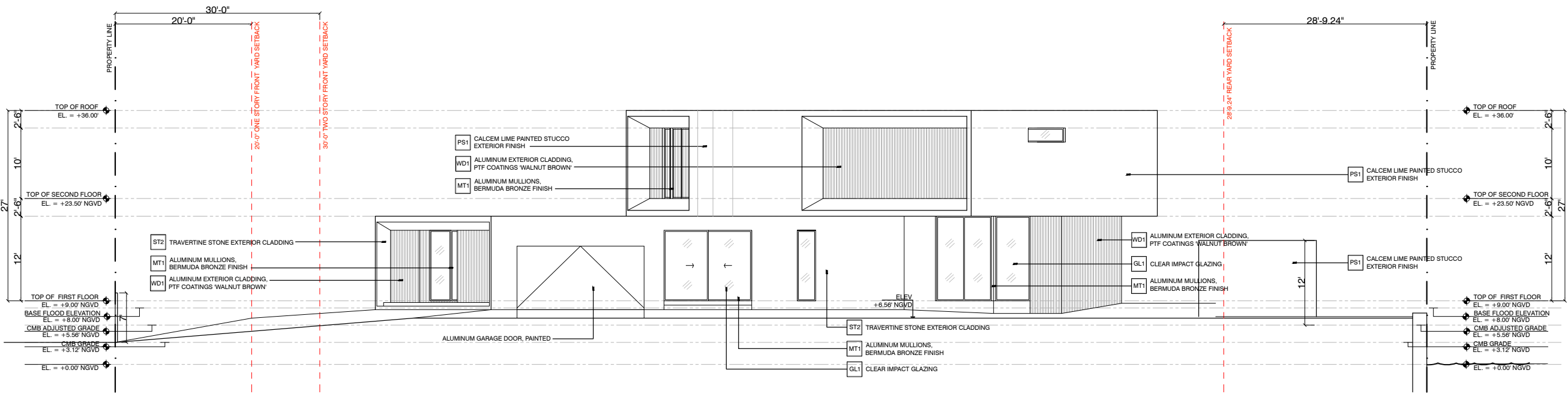


**GL1**  
CLEAR IMPACT GLAZING

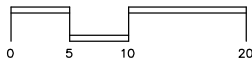




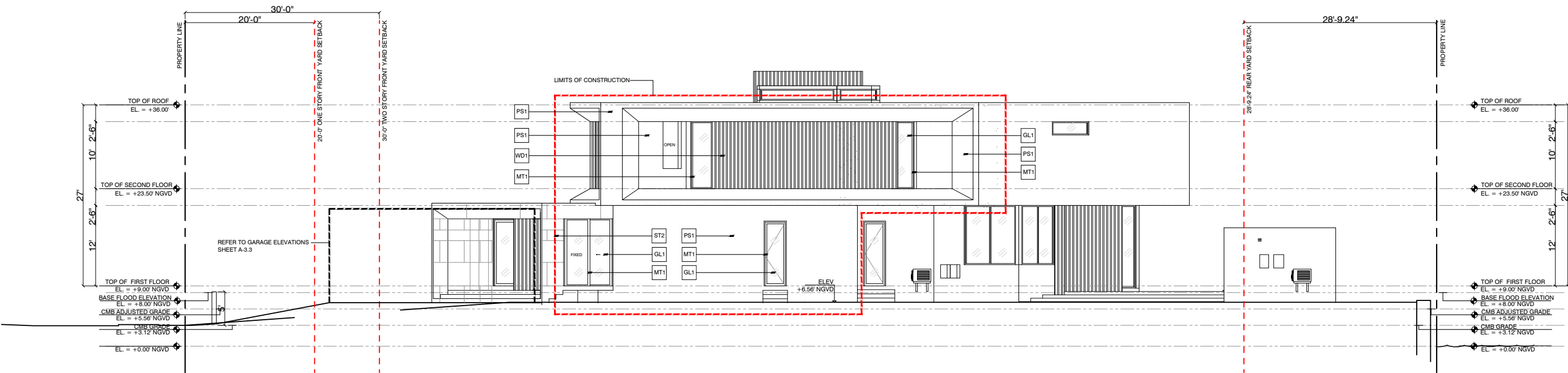
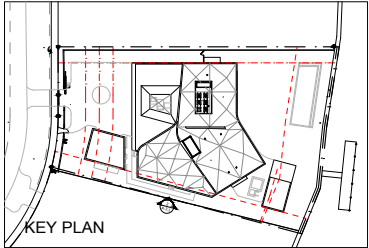
ELEVATIONS - WEST



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'



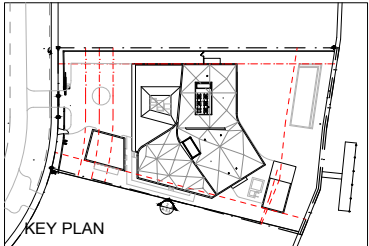
**MT1**  
ALUMINUM DOOR, TRIM, AND WINDOW  
MULLIONS, BERMUDA BRONZE FINISH



**PT1**  
EXISTING GARAGE DOOR  
TO BE REUSED

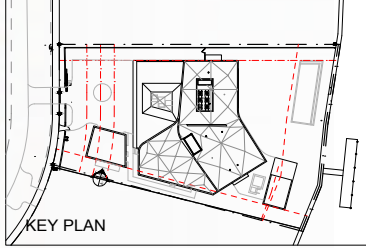
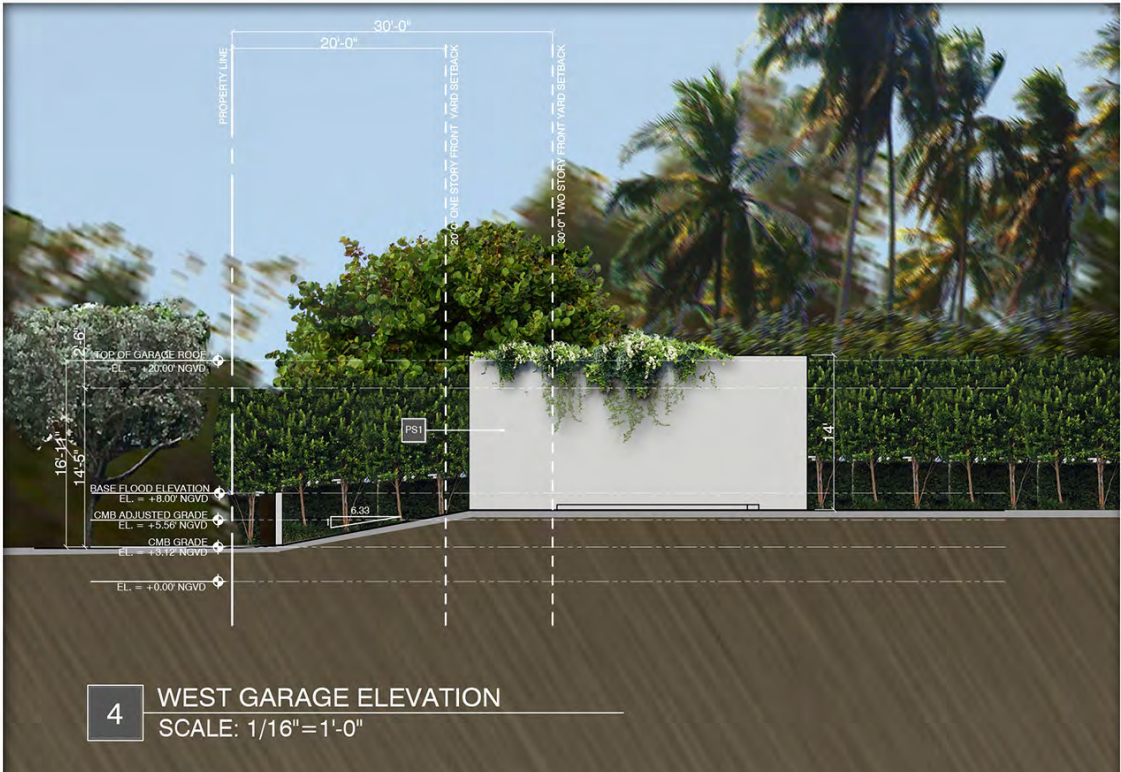
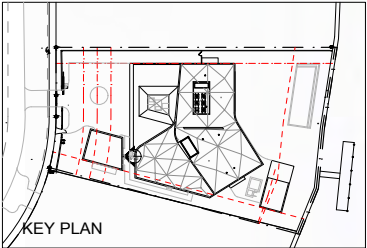
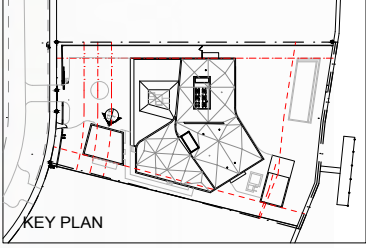
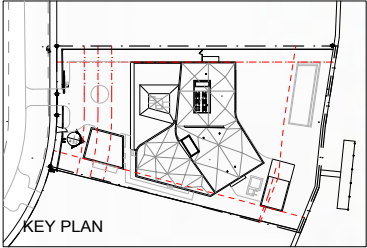


**GL1**  
CLEAR IMPACT GLAZING





ELEVATIONS - GARAGE



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

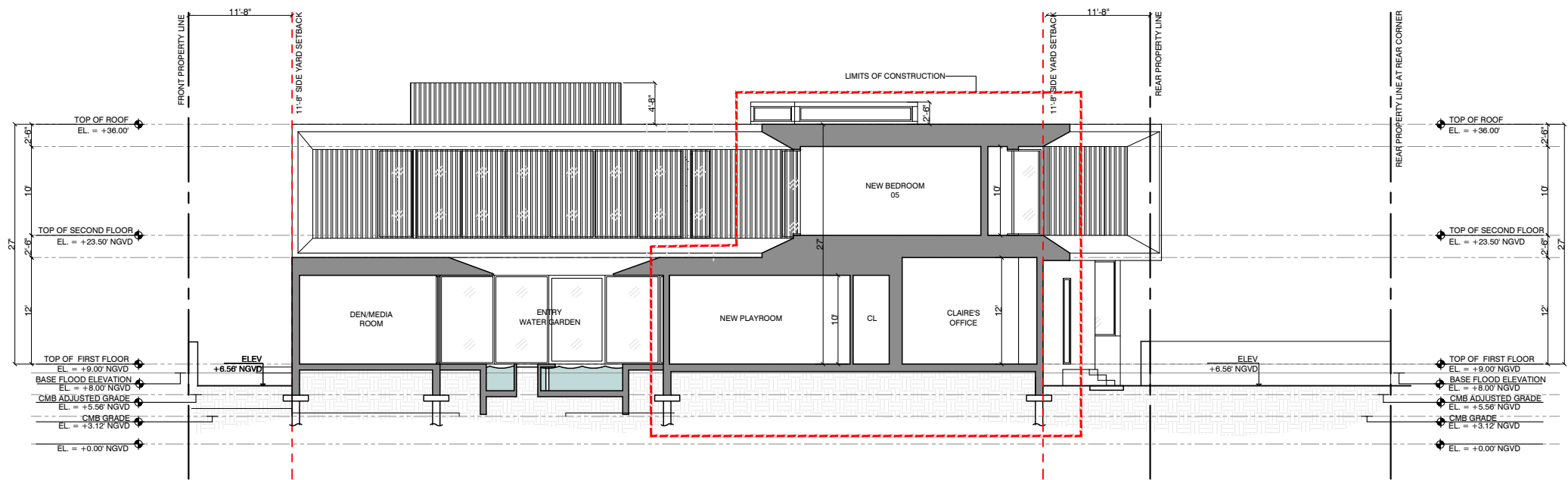


PT1  
EXISTING GARAGE DOOR  
TO BE REUSED

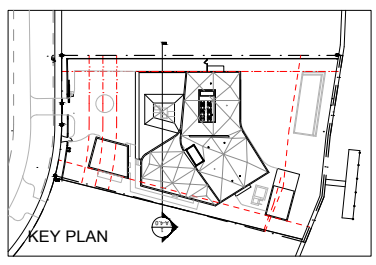


GL1  
CLEAR IMPACT GLAZING

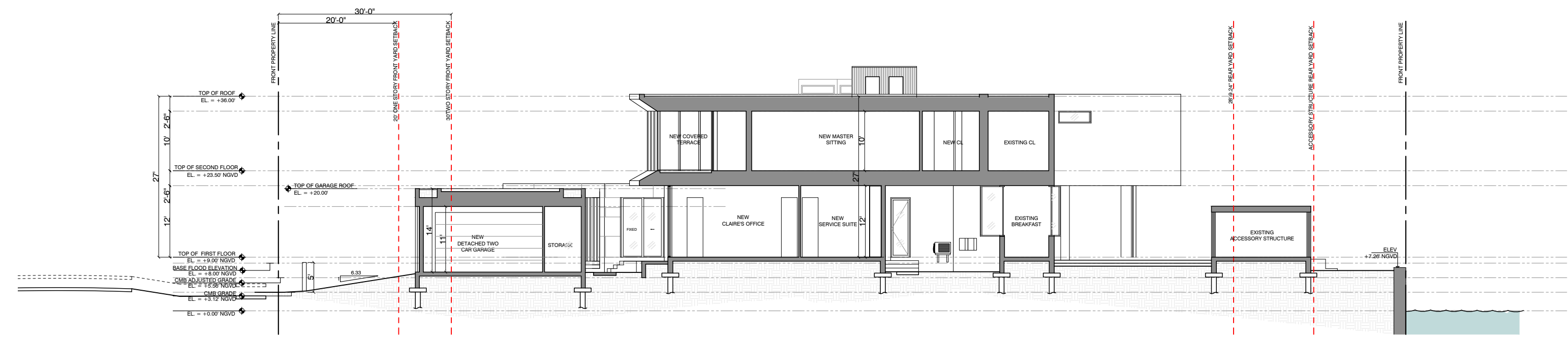




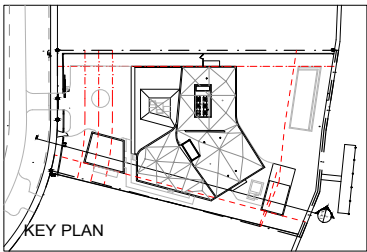
1 TRANSVERSE SECTION  
SCALE: 1/16"=1'-0"





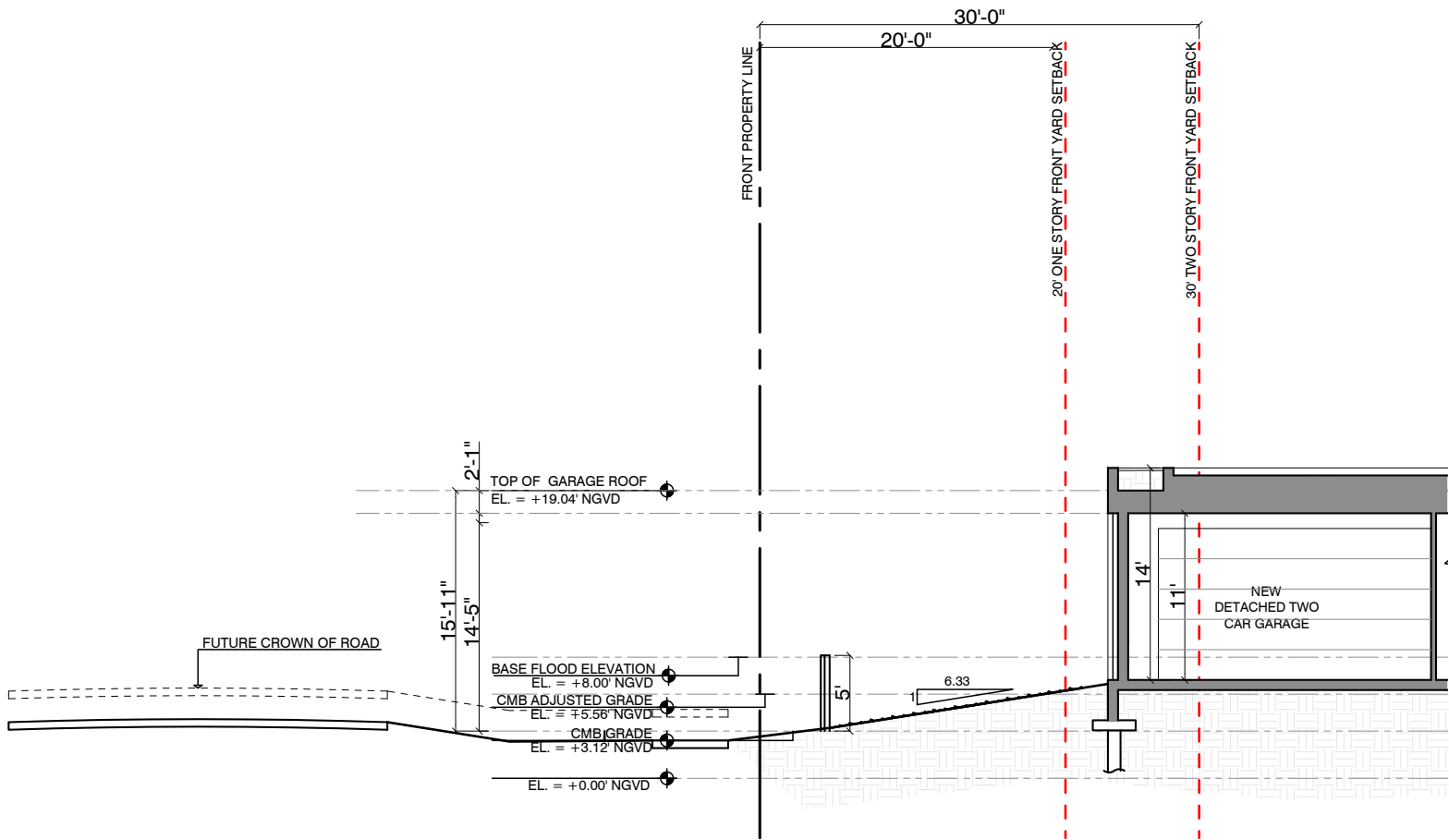


1 LONGITUDINAL SECTION  
SCALE: 1/16"=1'-0"

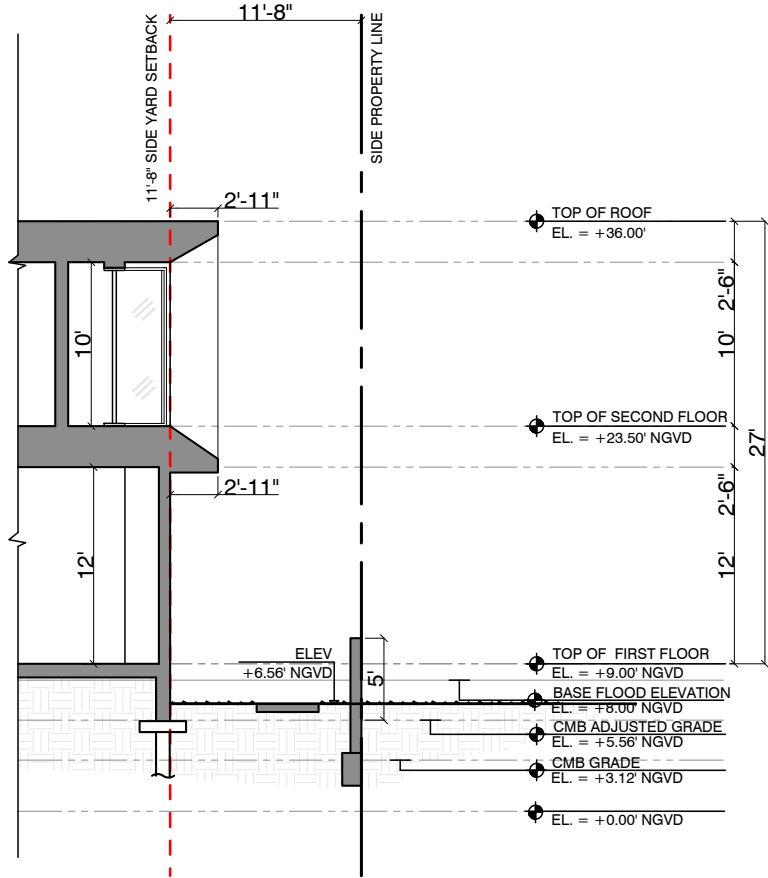
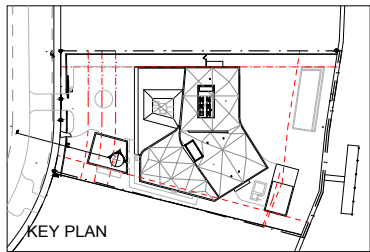




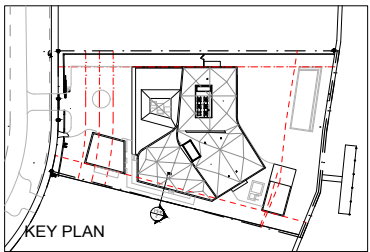
YARD SECTIONS - NORTH FRONT AND WEST SIDE



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



