

# PORTOFINO ENTRY FEATURE

300 South Pointe Dr, Miami Beach, FL 33139

File Number DRB24-1013

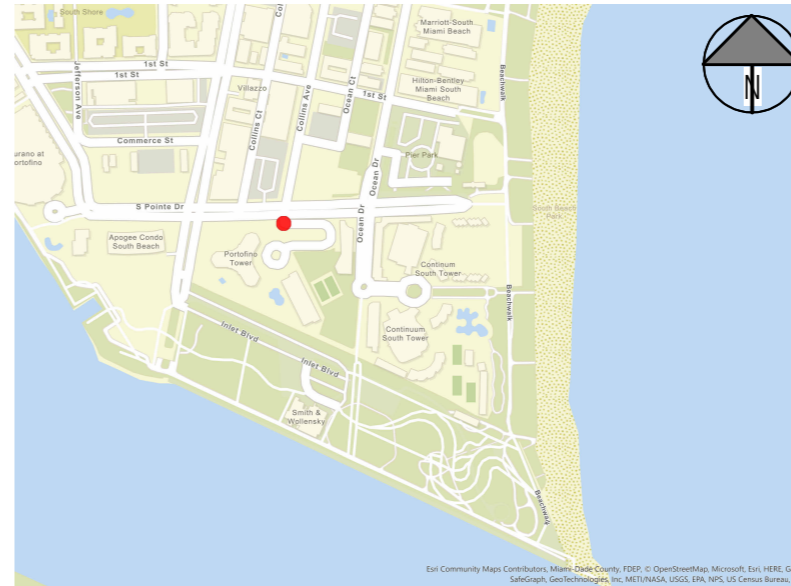
ISSUE FOR FINAL SUBMITTAL :04/07/2024



PORTOFINO TOWERS



SOUTH POINTE DR. ENTRANCE



LOCATION MAP

## SHEET INDEX

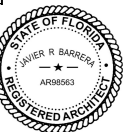
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### LEGAL DESCRIPTION

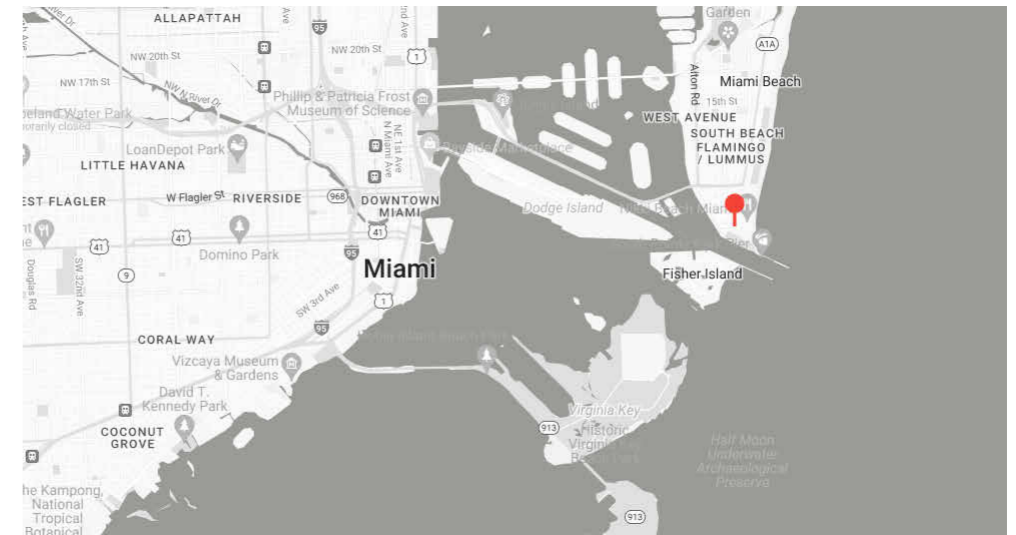
Commence (P.O.C.) at the Southeasterly intersection of Biscayne Street (Formerly Biscayne Avenue) and Washington Avenue, as said Avenue and Street are shown on South Beach Park Subdivision, recorded in Plat Book 6, at page 77 of the public records of Dade County, Florida; thence S 10°47'35" W, 6.16 feet to the Southerly line of a 6.0 foot Roadway Dedication for Biscayne Street; thence N 87°38'57" E along the Southerly line of said roadway recorded in O.R. Book 12566, at page 2914 of the public records of Dade County, Florida, 364.79 feet to the Point of Beginning (P.O.B.) thence hereinafter described Phase I; thence S 10°47'35" W, 70.93 feet; thence N 87°38'57" E, 93.21 feet; thence N 2°21'03" W, 4.00 feet; thence N 87°38'57" E, 14.10 feet; thence S 2°21'03" E, 4.00 feet; thence N 87°38'57" E, 81.37 feet; thence run S 2°21'03" E, 85.815 feet; thence run S 62°18'04" W, 24.53 feet; thence S 27°41'56" E, 18.00 feet; thence N 62°18'04" E, 2.00 feet; thence N 27°41'56" E, 3.33 feet; thence S 62°18'04" W, 2.00 feet; thence S 27°41'56" E, 116.74 feet; thence N 62°18'04" E, 27.00 feet; thence S 27°41'56" E, 16.67 feet; thence S 62°18'04" W, 27.00 feet; thence S 27°41'56" E, 29.33 feet; thence S 62°18'04" W, 14.65 feet; thence S 27°41'56" E, 12.00 feet; thence S 62°18'04" W, 27.93 feet; thence S 27°41'56" E, 435.55 feet; thence S 24°23'44" W, 40.00 feet to the Southerly line of said South Beach Park Subdivision; thence N 65°36'16" W, 352.64 feet along the said Southerly line; thence run N 24°23'44" E, 40.00 feet along the dividing line between Phase II and Phase III. The following 4 courses are on the said dividing line; thence run N 27°41'56" W, 29.35 feet; thence N 62°18'04" E, 81.58 feet; thence N 27°41'56" W, 158.00 feet; thence N 62°18'04" E, 13.42 feet; thence N 10°47'35" E, 69.213 feet to the above referenced Southerly line of the 6.00 foot Roadway Dedication; thence N 87°38'57" E along said Southerly line, 73.08 feet to the Point of Beginning (P.O.B.).

### SCOPE OF WORK

- Removal of the current staircase connecting the public way to the building's raised lobby.
- Removal of existing plantings, planters, and breaking up the current pedestrian ramp.
- Reconstruction of the pedestrian ramp with new concrete flooring and replacement of the existing garage gate with a newly proposed design.
- Installation of a new staircase entry feature complemented by updated landscaping.
- Installation of an ADA-compliant lift and construction of enclosed vestibules at all elevator stops.
- Addition of decorative monolith-type elements to the adjacent wall for visual impact.



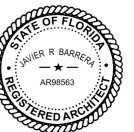
ZONING INFORMATION			
ADDRESS:	300 SOUTH POINTE DRIVE, MIAMI BEACH, FL, 33139		
FILE NUMBERS:	DRB24-1013		
FOLIO NUMBER(S):	02-4210-000-0131		
YEAR CONSTRUCTED:	1997	ZONING DISTRICT:	RPS-4 RESIDENTIAL HIGH DENSITY
HISTORIC DESIGNATION:	N/A	FAR:	2.0
FLOOD ZONE:	FLOOD ZONE AE 8		
BASE FLOOD ELEVATION:	8.0' NGVD		
DESIGN FLOOD ELEVATION:	9.0' NGVD	EXISTING BUILDING TO REMAIN	
MAX. WAVE CREST ELEVATION:	N/A	N/A	
ADJUSTED GRADE (BFE+GRADE / 2):	N/A	N/A	
LOT AREA:	4.29 ACRES	186,433 SF	
LOT WIDTH:		LOT DEPTH:	
MINIMUM UNIT SIZE:	N/A	AVERAGE UNIT SIZE:	N/A
EXISTING USE:	RESIDENTIAL		
PROPOSED USE:	RESIDENTIAL		
PROPOSED ACCESSORY USE:	N/A		



LOCATION MAP

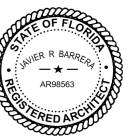
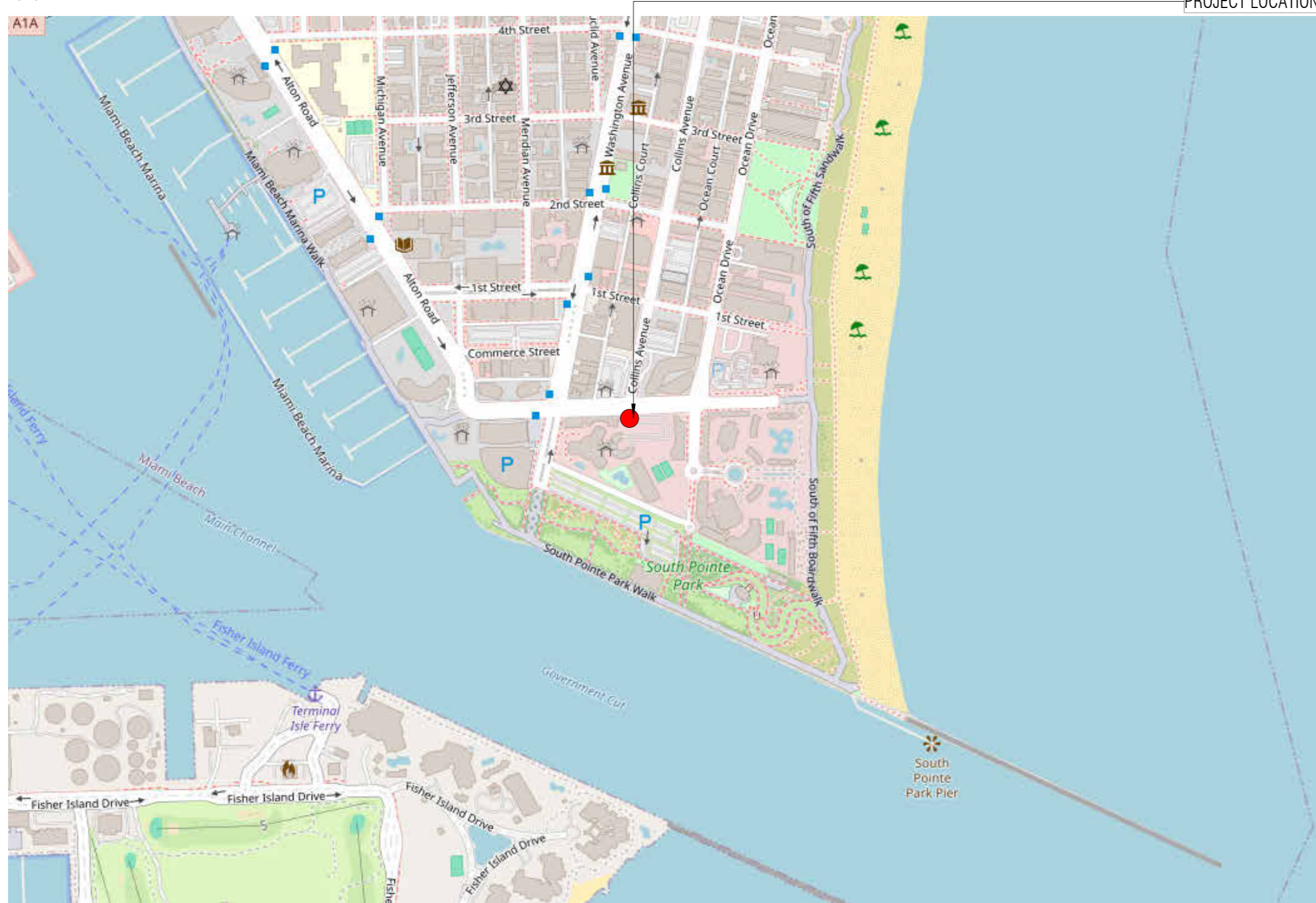
	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
BUILDING HEIGHT:	80'		N/A	N/A
ARCHITECTURAL DISTRICT-NEW CONSTRUCTION:	N/A	N/A	N/A	N/A
NUMBER OF STORIES:			N/A	N/A
FAR #:	(186,433 x 2.0) = 372,866 SF	643,462 SF	NO CHANGE	N/A
GROSS SQUARE FOOTAGE:	N/A	N/A	N/A	N/A
SQUARE FOOTAGE BY USE:	N/A	N/A	N/A	N/A
NUMBER OF UNITS RESIDENTIAL:	N/A	N/A	N/A	N/A
NUMBER OF UNITS HOTEL:	N/A	N/A	N/A	N/A
NUMBER OF SEATS:	N/A	N/A	N/A	N/A
OCCUPANCY LOAD:	N/A	N/A	N/A	N/A

SETBACKS				
PEDESTAL				
	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
FRONT SETBACK:	0'	0'	N/A	N/A
SIDE SETBACK:	10'	N/A	N/A	N/A
SIDE FACING STREET SETBACK (WASHINGTON AVE. / EAST):	0'	0'	N/A	N/A
REAR SETBACK:	10'	N/A	N/A	N/A
TOWER				
	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
FRONT SETBACK:	50'	53' - 8"	N/A	N/A
SIDE SETBACK:	50'	103'	N/A	N/A
SIDE FACING STREET SETBACK (WASHINGTON AVE. / EAST):	50'	57' - 11"	N/A	N/A
REAR SETBACK:	15% LOT DEPTH	-	N/A	N/A

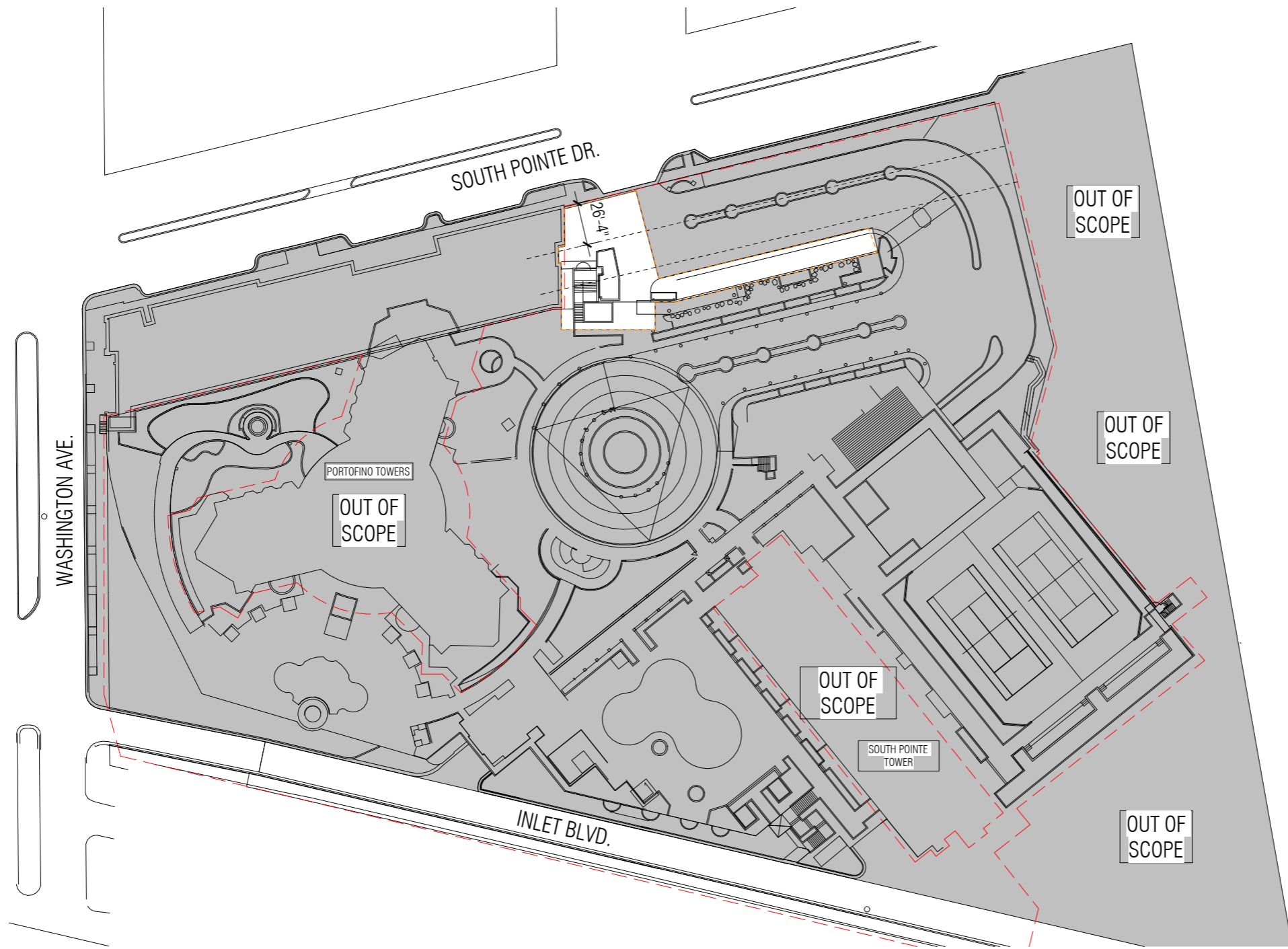


# CONTEXT MAP




PROJECT LOCATION

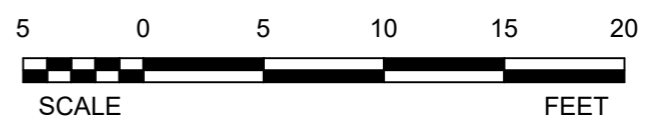


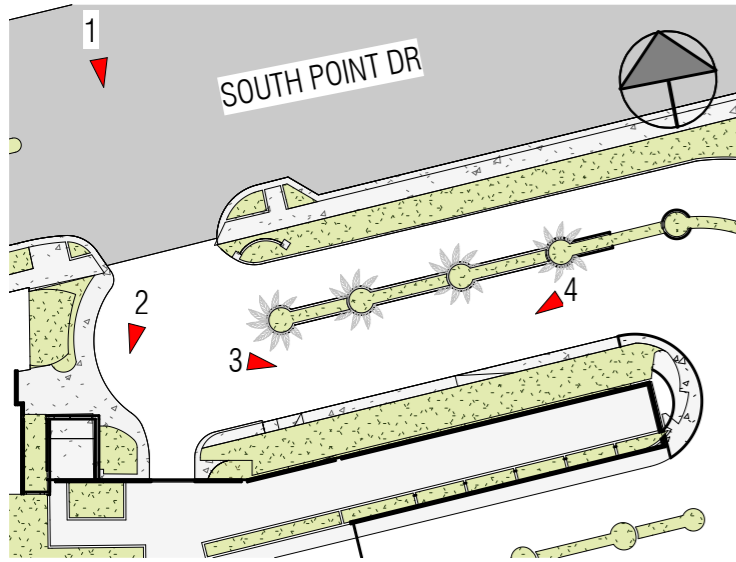
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SCOPE OF WORK  
1" = 80'-0"

	PROPERTY LINE
	OUTLINES SCOPE OF WORK
	DENOTES AREA OUTSIDE THE SCOPE OF WORK





EXISTING CONDITIONS KEY  
PLAN  
1" = 60'-0"



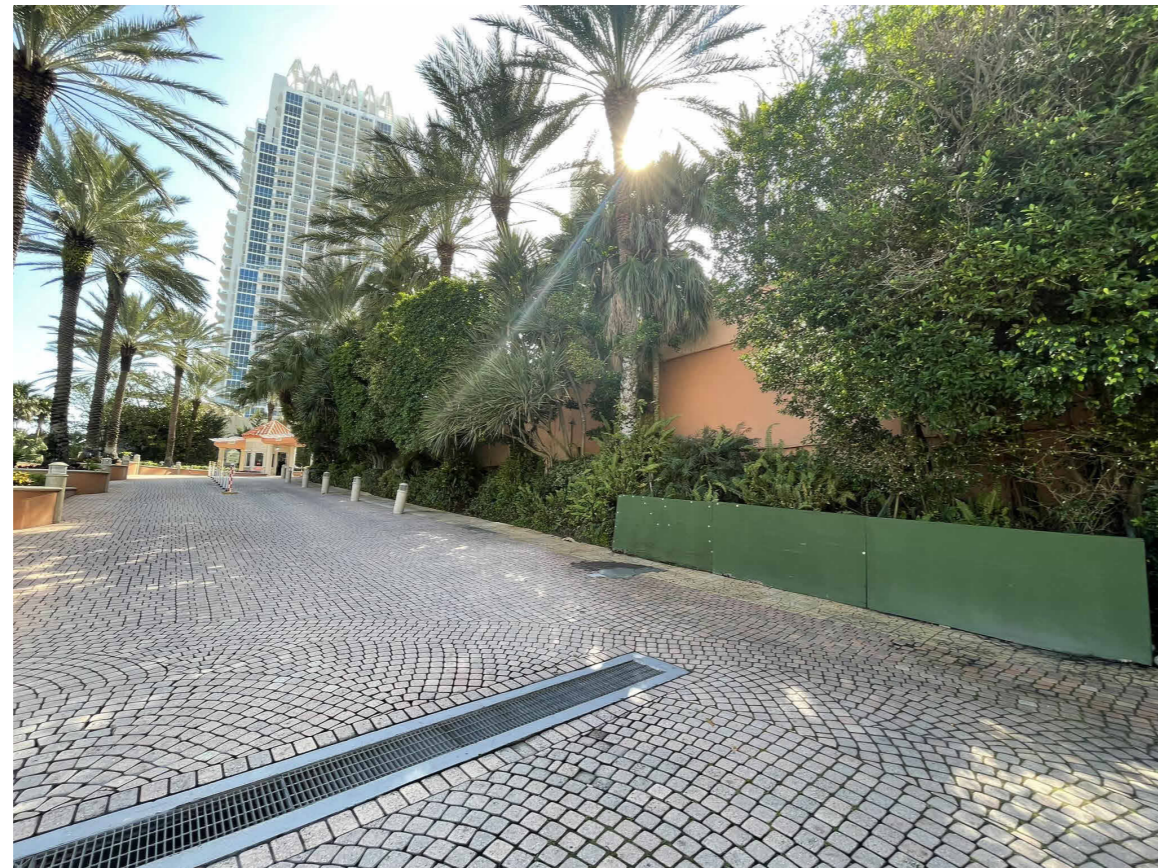
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01-16-2024



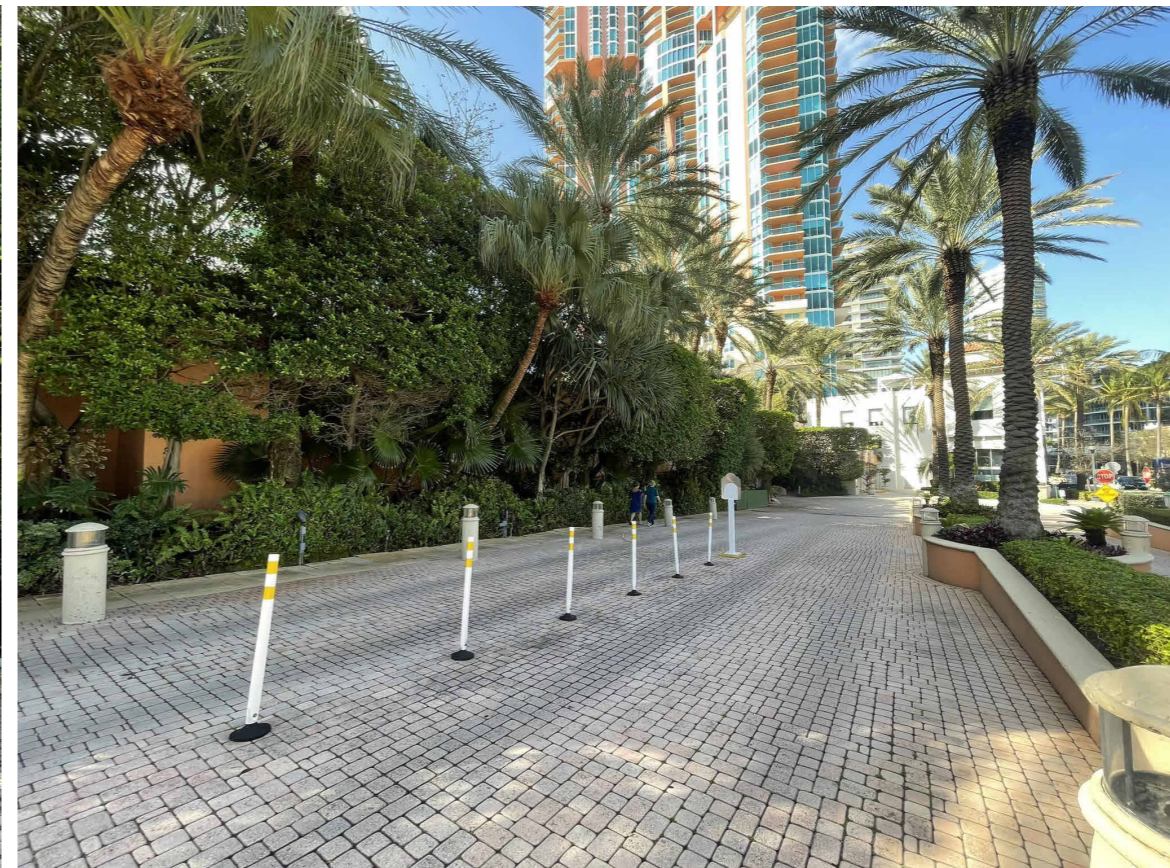
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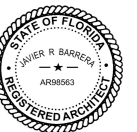
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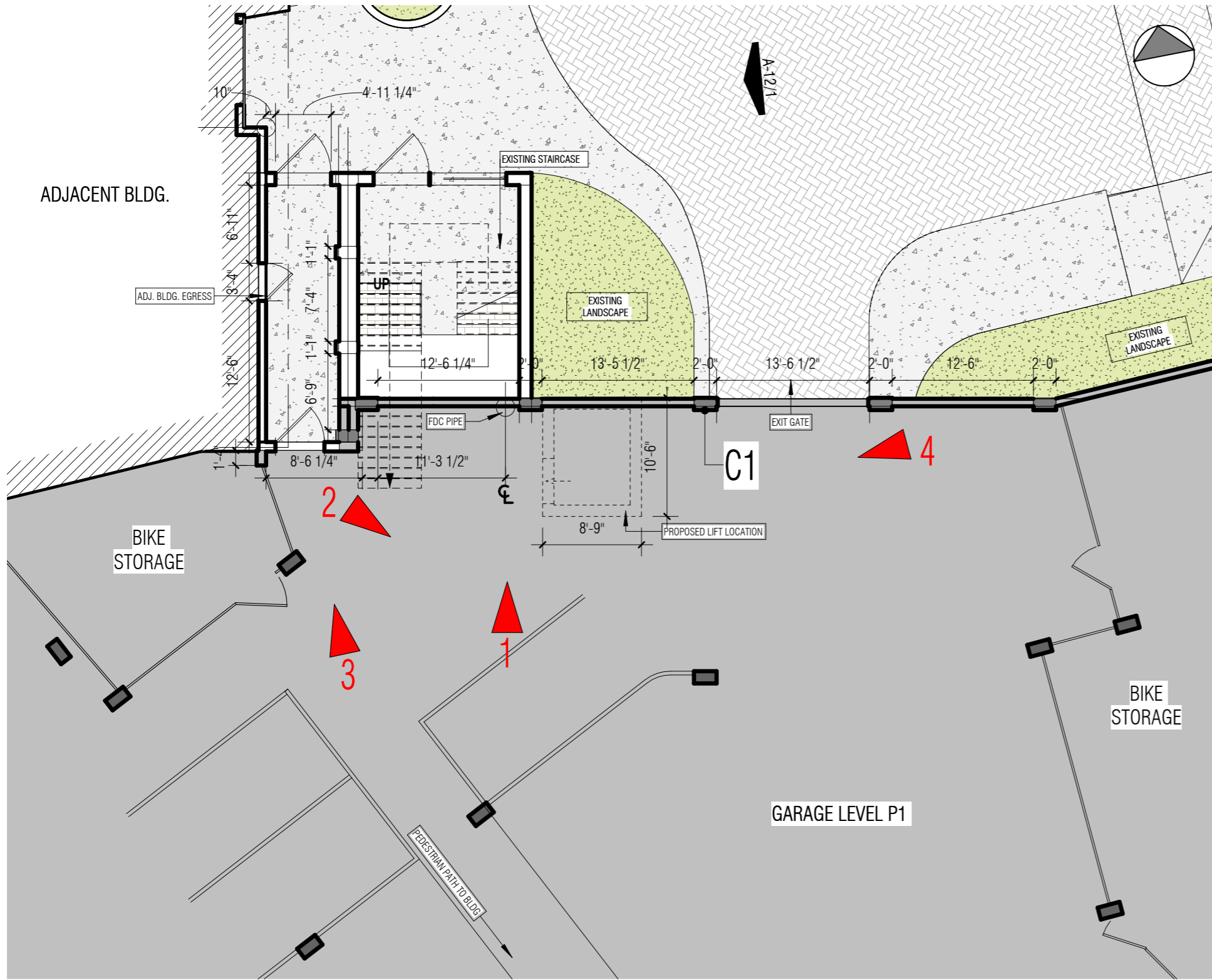


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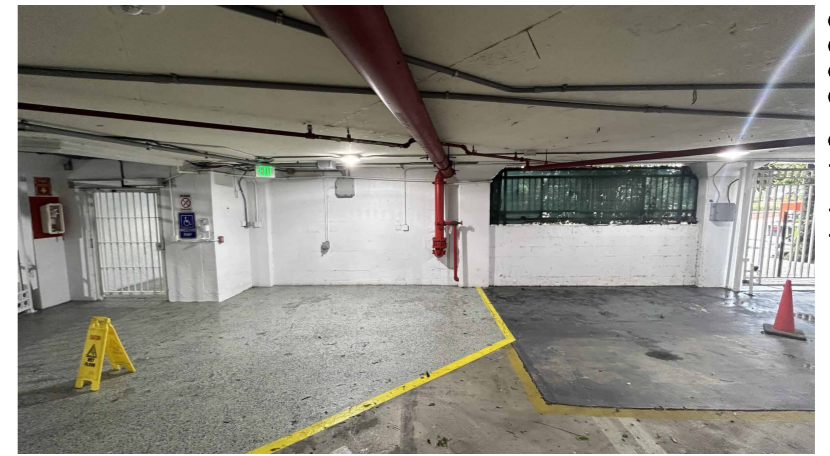
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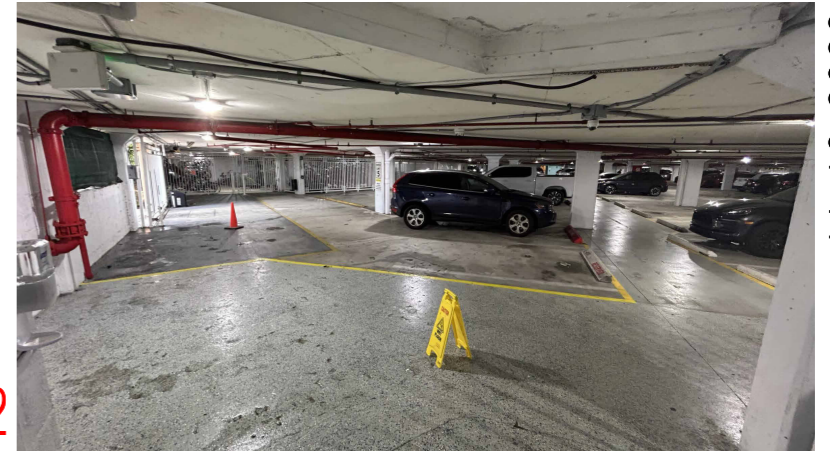


EXISTING FLOOR PLAN -  
GROUND FLOOR + GARAGE  
LEVEL P1  
3/32" = 1'-0"



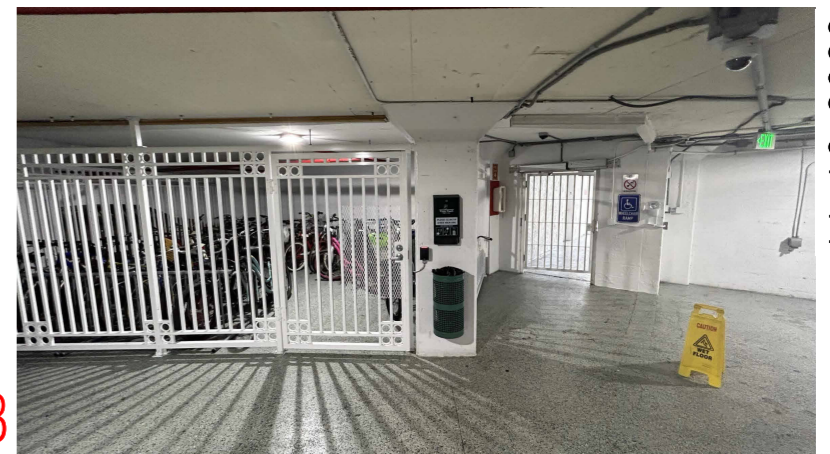
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11-16-2023



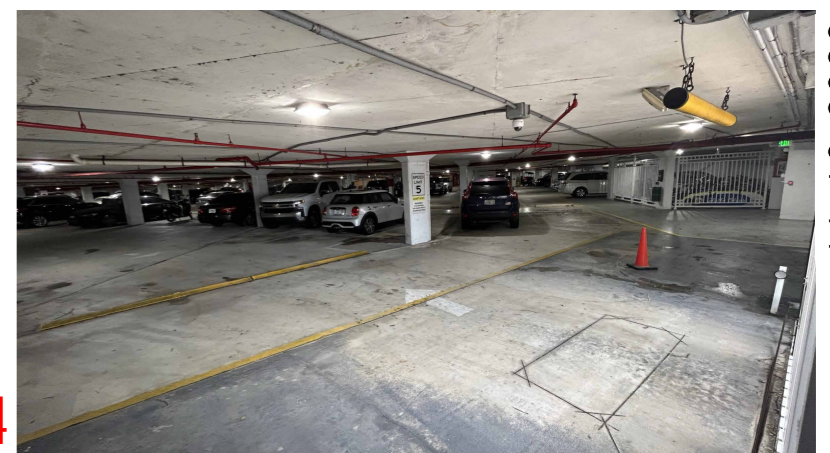
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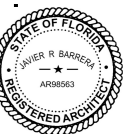
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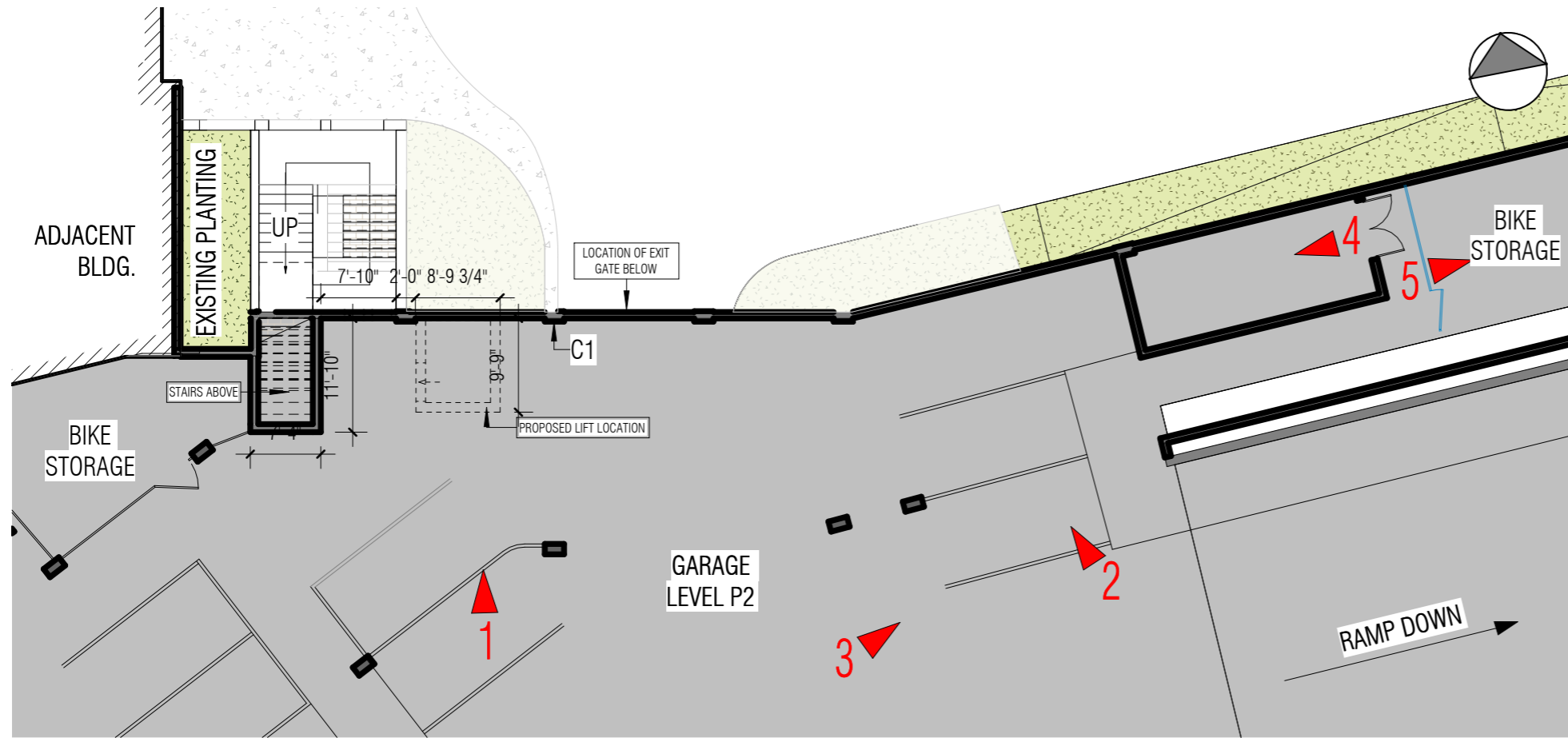
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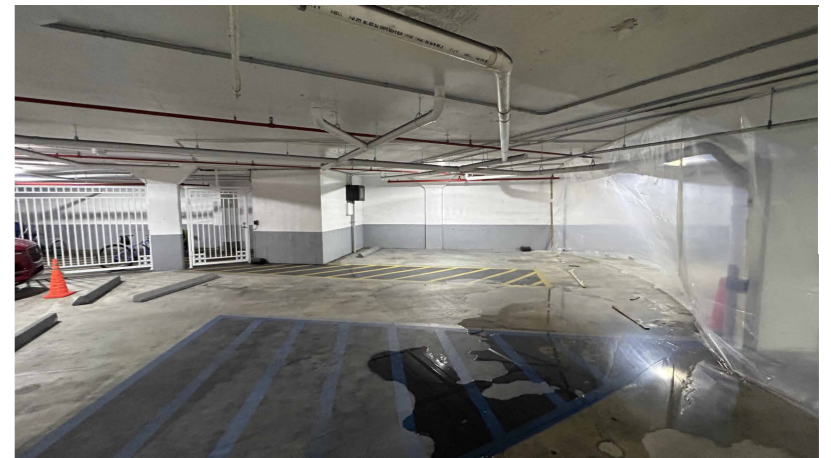
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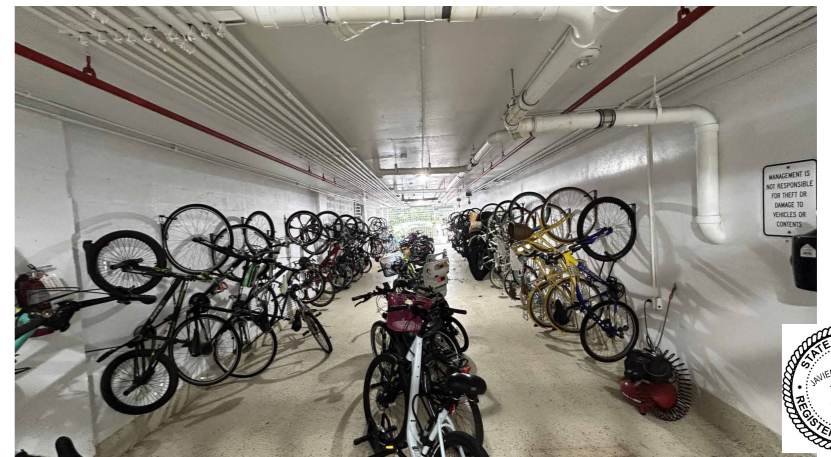
EXISTING FLOOR PLAN -  
GARAGE LEVEL P2  
1/16" = 1'-0"



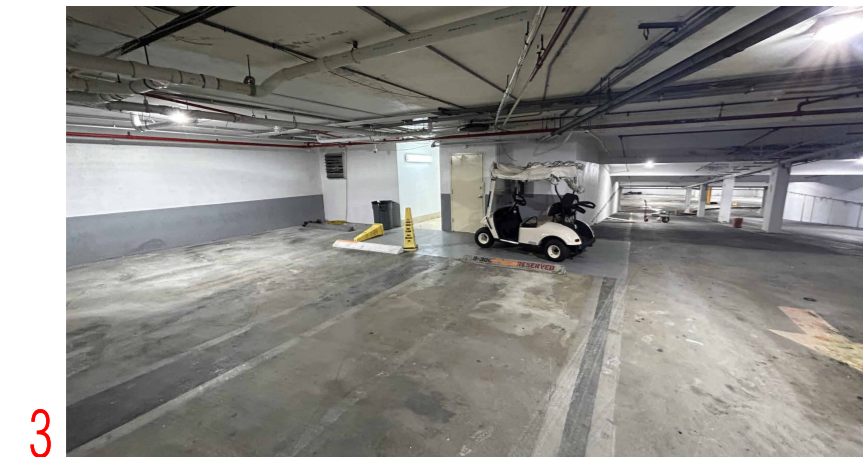
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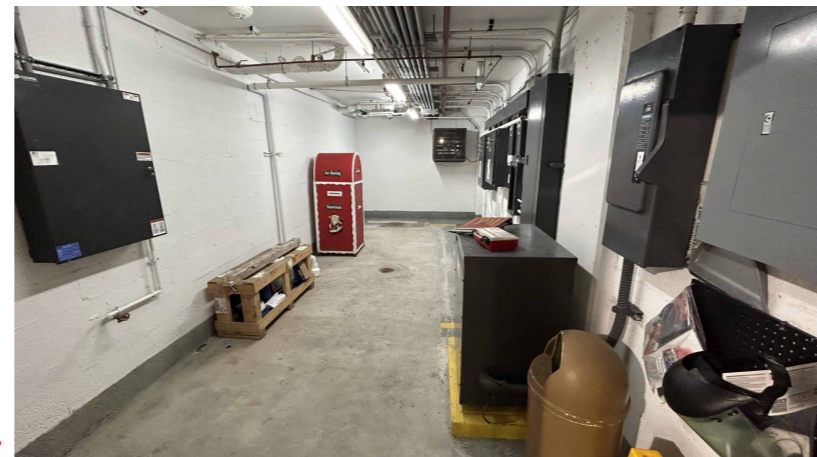
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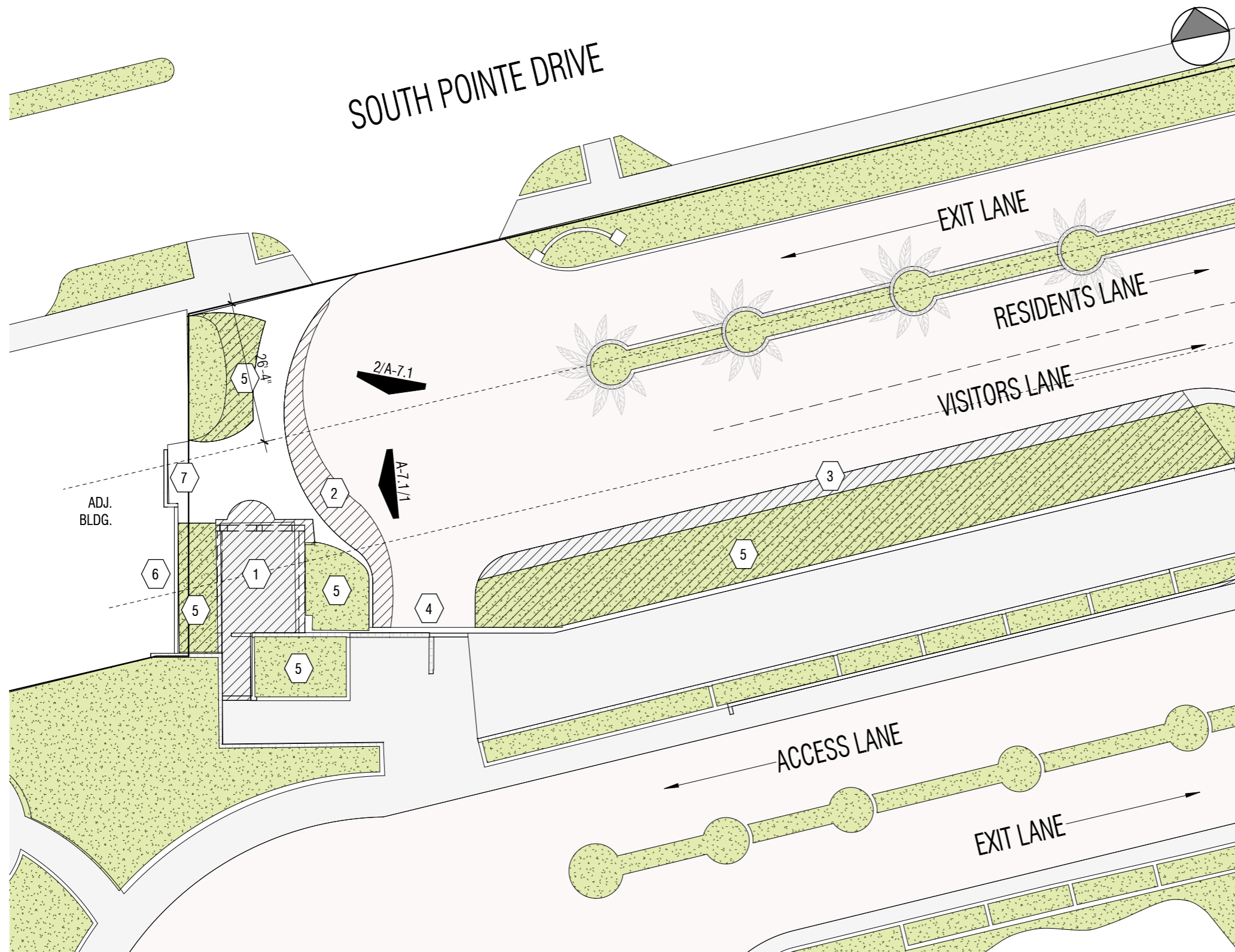


11-16-2023



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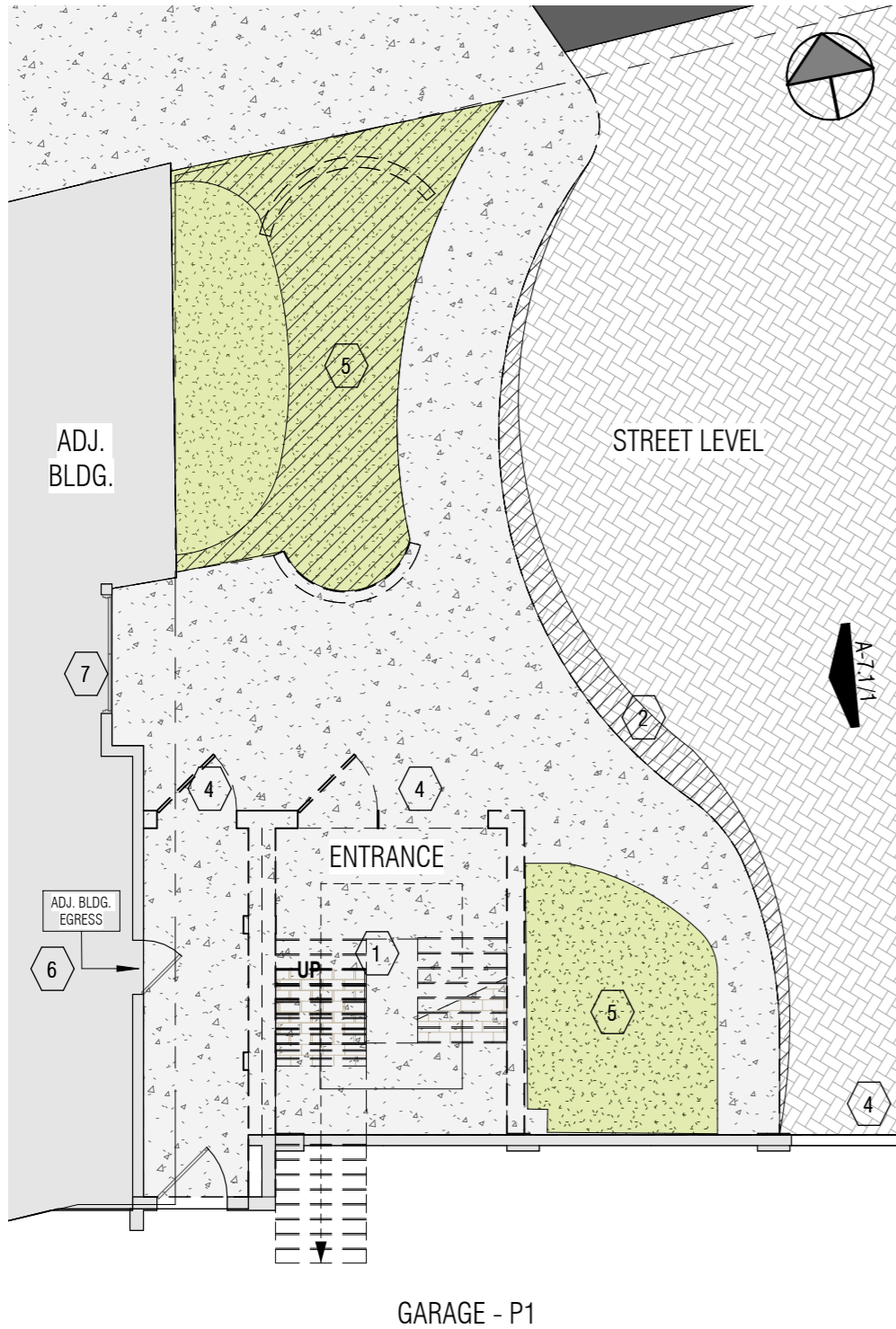
DEMOLITION KEY NOTES	
1	EXISTING STAIRCASE TO BE DEMOLISHED. REMAINING ADJACENT STRUCTURES TO BE PROTECTED.
2	REMOVE EXISTING BRICK PAVERS, SUB-BASE, AND CURB, AS REQUIRED.
3	REMOVE EXISTING SIDEWALK TO THE NEXT FULL PANEL, AS NEEDED. PREPARE TO CONNECT NEW SIDEWALK FLUSH WITH EXISTING. PATCH & REPAIR AS REQUIRED.
4	EXISTING DOOR / GATE TO BE DEMOLISHED.
5	EXISTING LANDSCAPE TO BE DEMOLISHED. ANY PLANTS TO BE REMOVED ACCORDINGLY.
6	ADJACENT BUILDING EGRESS DOOR TO BE PROTECTED DURING DEMOLITION.
7	ADJACENT BUILDING ELECTRICAL ROOM DOORS TO BE PROTECTED DURING DEMOLITION.
8	EXISTING DOOR TO REMAIN. PROTECT DURING DEMOLITION PHASE.

DEMOLITION PLAN LEGEND	
---	WORK TO BE DEMOLISHED. (SEE NOTES)
	DENOTES AREA TO BE DEMOLISHED

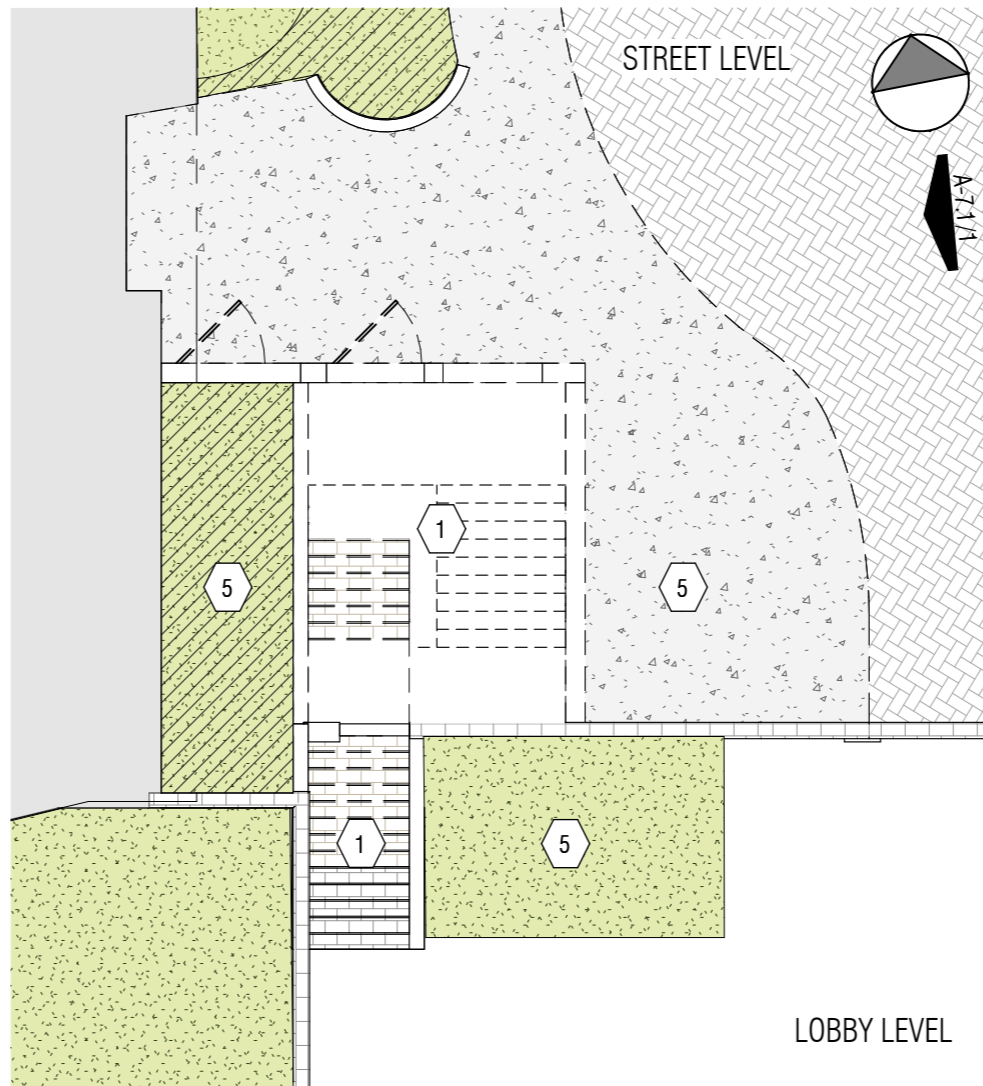


DEMOLITION - SITE PLAN  
3/64" = 1'-0"

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DEMOLITION FLOOR PLAN -  
GROUND  
3/32" = 1'-0"




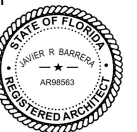
DEMOLITION FLOOR PLAN -  
LOBBY LEVEL  
3/32" = 1'-0"

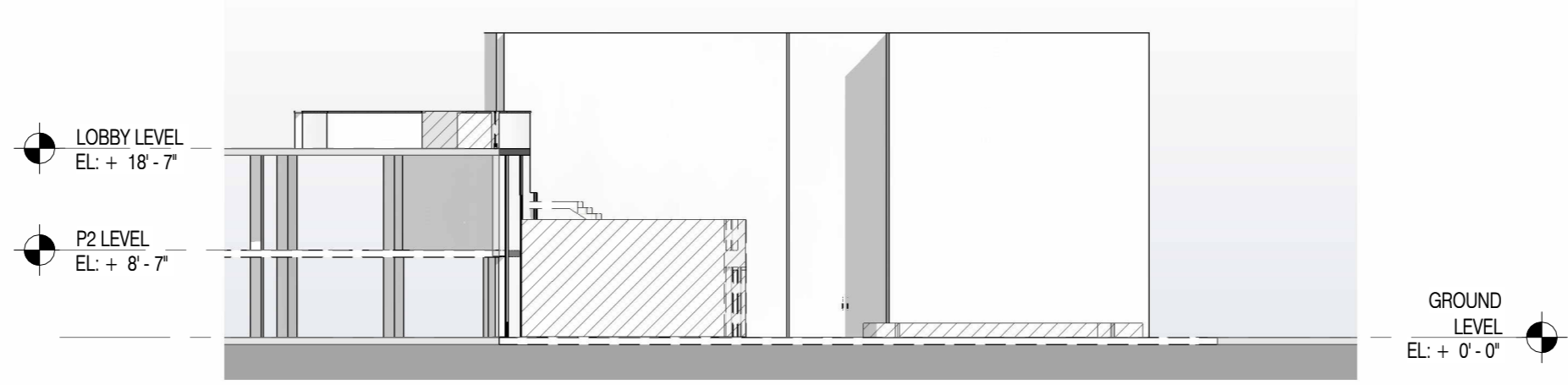
### DEMOLITION KEY NOTES

- 1 EXISTING STAIRCASE TO BE DEMOLISHED. REMAINING ADJACENT STRUCTURES TO BE PROTECTED.
- 2 REMOVE EXISTING BRICK PAVERS, SUB-BASE, AND CURB, AS REQUIRED.
- 3 REMOVE EXISTING SIDEWALK TO THE NEXT FULL PANEL, AS NEEDED. PREPARE TO CONNECT NEW SIDEWALK FLUSH WITH EXISTING. PATCH & REPAIR AS REQUIRED.
- 4 EXISTING DOOR / GATE TO BE DEMOLISHED.
- 5 EXISTING LANDSCAPE TO BE DEMOLISHED. ANY PLANTS TO BE REMOVED ACCORDINGLY.
- 6 ADJACENT BUILDING EGRESS DOOR TO BE PROTECTED DURING DEMOLITION.
- 7 ADJACENT BUILDING ELECTRICAL ROOM DOORS TO BE PROTECTED DURING DEMOLITION.
- 8 EXISTING DOOR TO REMAIN. PROTECT DURING DEMOLITION PHASE.

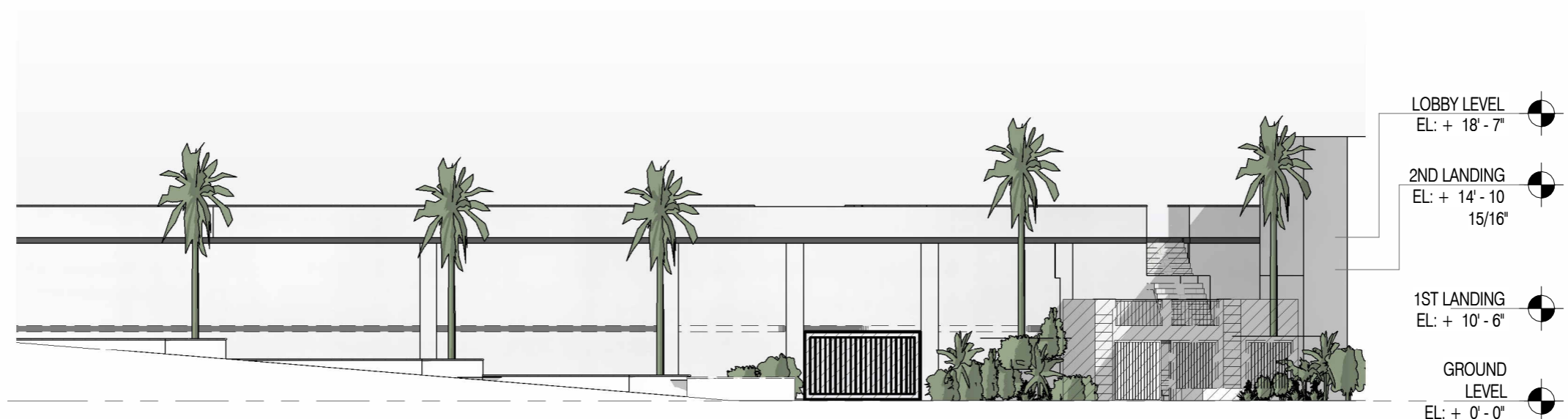
### DEMOLITION PLAN LEGEND

- WORK TO BE DEMOLISHED. (SEE NOTES)
-  DENOTES AREA TO BE DEMOLISHED



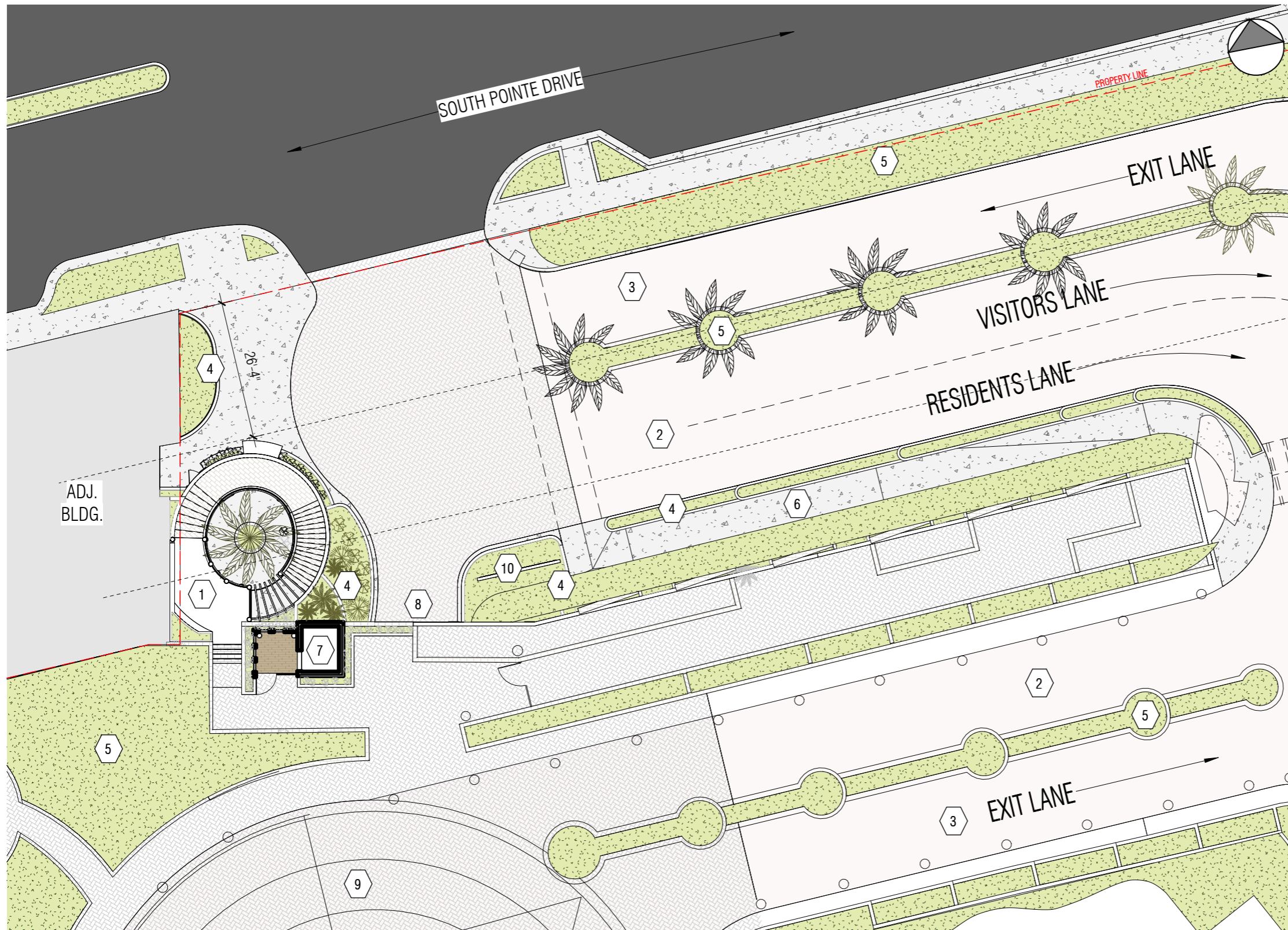


**EAST ELEVATION - DEMO**  
 1/16" = 1'-0"

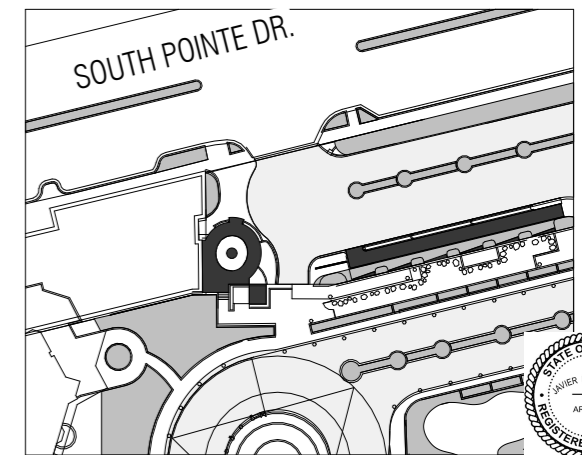


**NORTH ELEVATION - DEMO**  
 1/16" = 1'-0"

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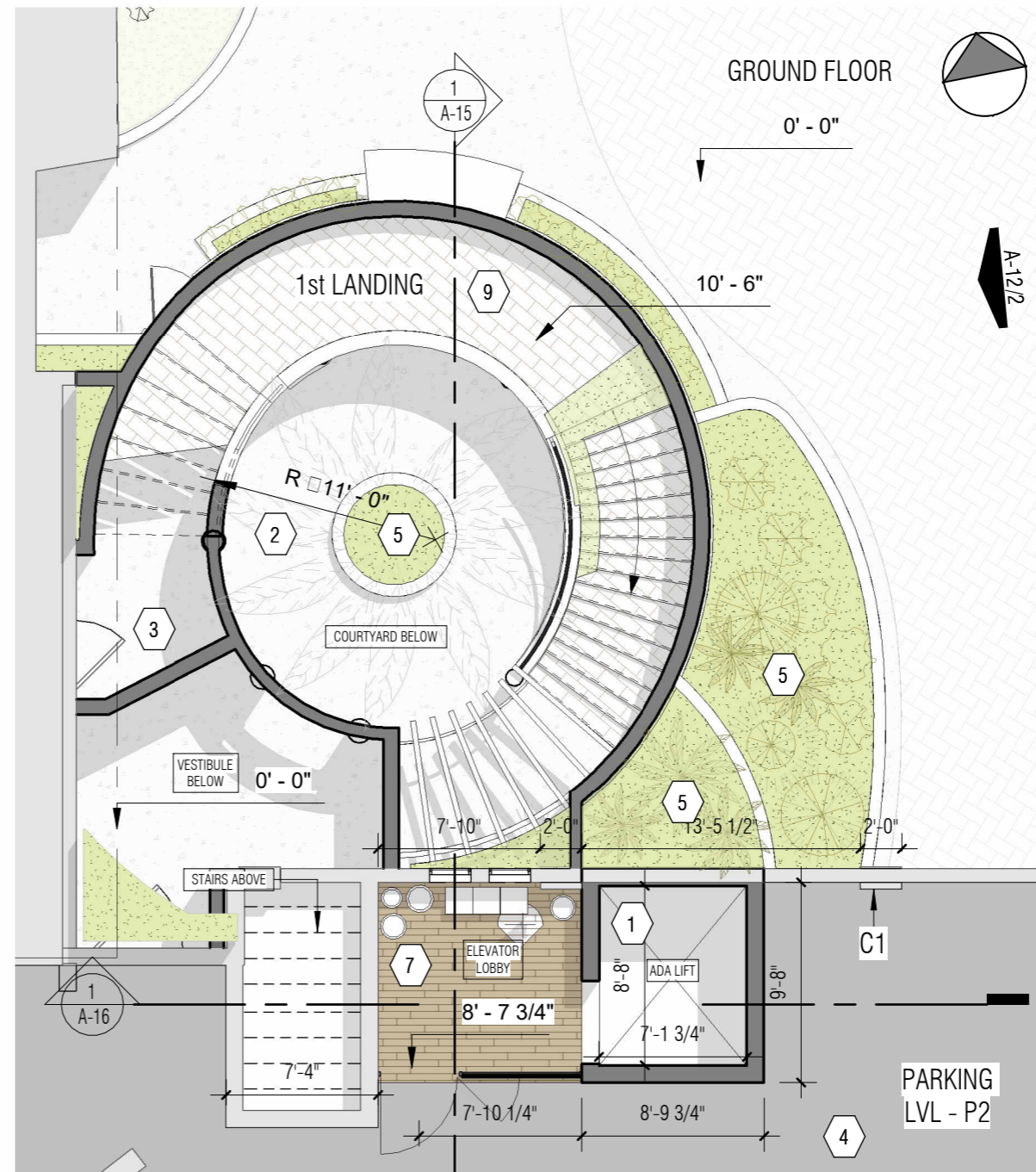
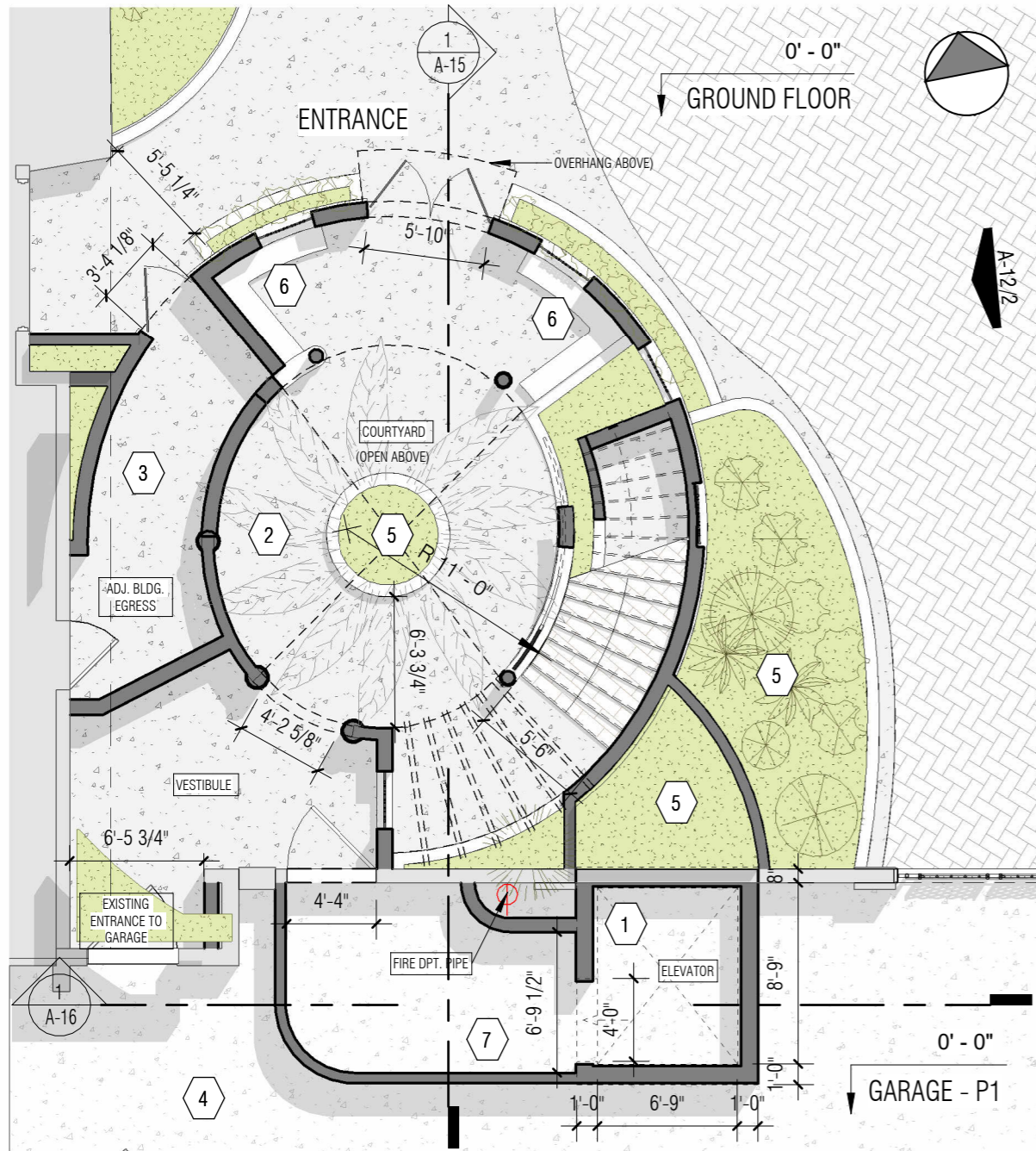
SITE PLAN KEY NOTES	
1	PROPOSED NEW STAIR AND ENTRY FEATURE.
2	RESIDENT AND GUEST ENTRY LANES.
3	EXIT LANE.
4	NEW / ADJUSTED ABOVE-GROUND PLANTER.
5	EXISTING LANDSCAPE FEATURE / VEGETATION.
6	NEW 5' WIDE PEDESTRIAN PATHWAY.
7	NEW ACCESSIBLE ELEVATOR.
8	GARAGE EXIT.
9	LOBBY LEVEL / PORTE-COCHERE.
10	MONUMENT SIGN.



PROPOSED SITE PLAN  
3/64" = 1'-0"

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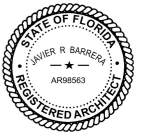


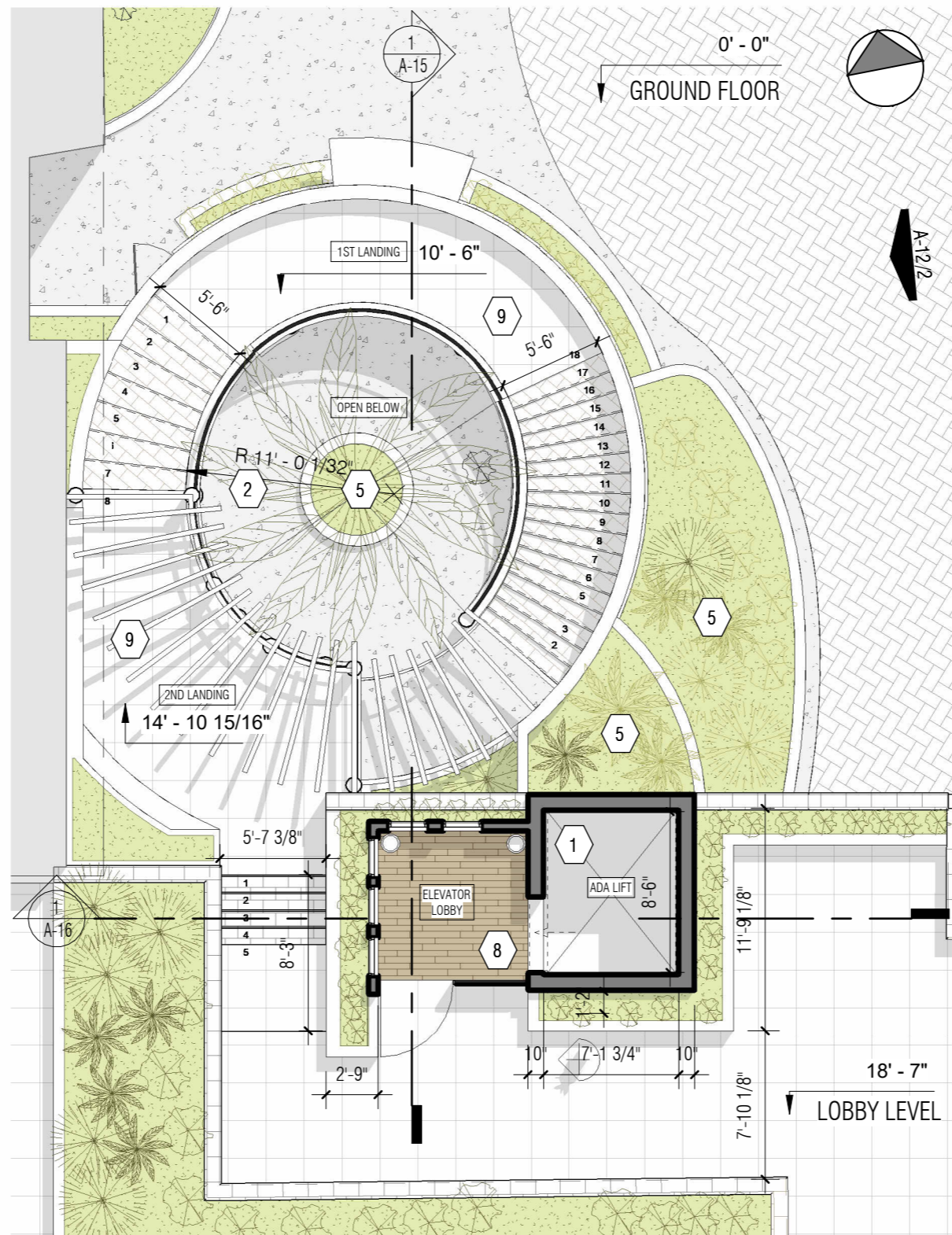
FLOOR PLAN KEY NOTES	
1	NEW ACCESSIBLE ELEVATOR.
2	OPEN COURTYARD.
3	SEPARATE ADJ. BLDG. EGRESS AREA.
4	PARKING GARAGE.
5	NEW /ADJUSTED ABOVE-GROUND PLANTER.
6	SEATING.
7	ENCLOSED ELEVATOR VESTIBULE WITHIN EXISTING GARAGE.
8	ENCLOSED ELEVATOR VESTIBULE ON ROOF LEVEL.
9	LANDING / OVERLOOK.

GROUND FLOOR PLAN  
1/8" = 1'-0"

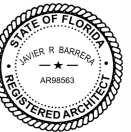
PARKING (P2) - FLOOR PLAN  
1/8" = 1'-0"

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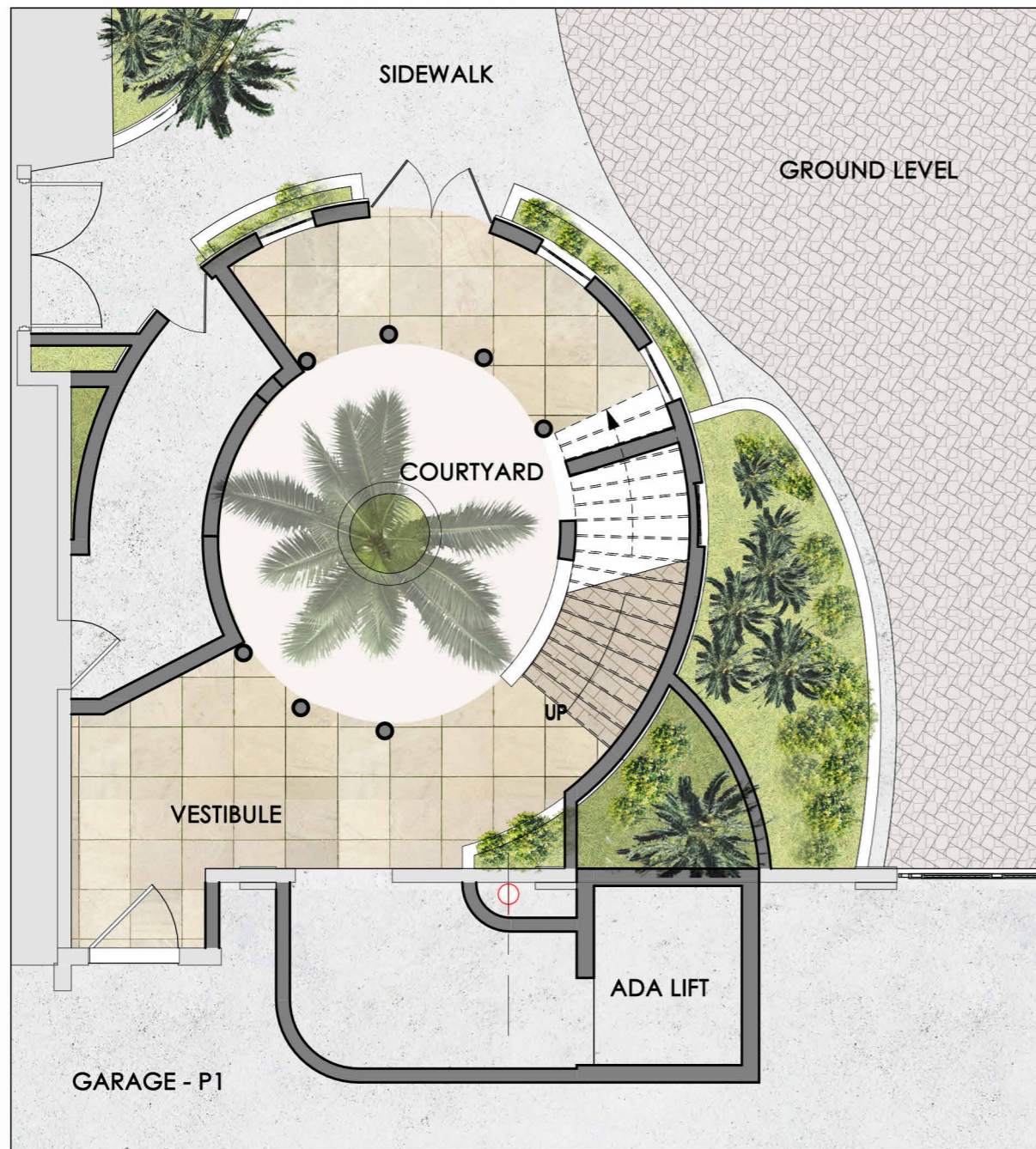




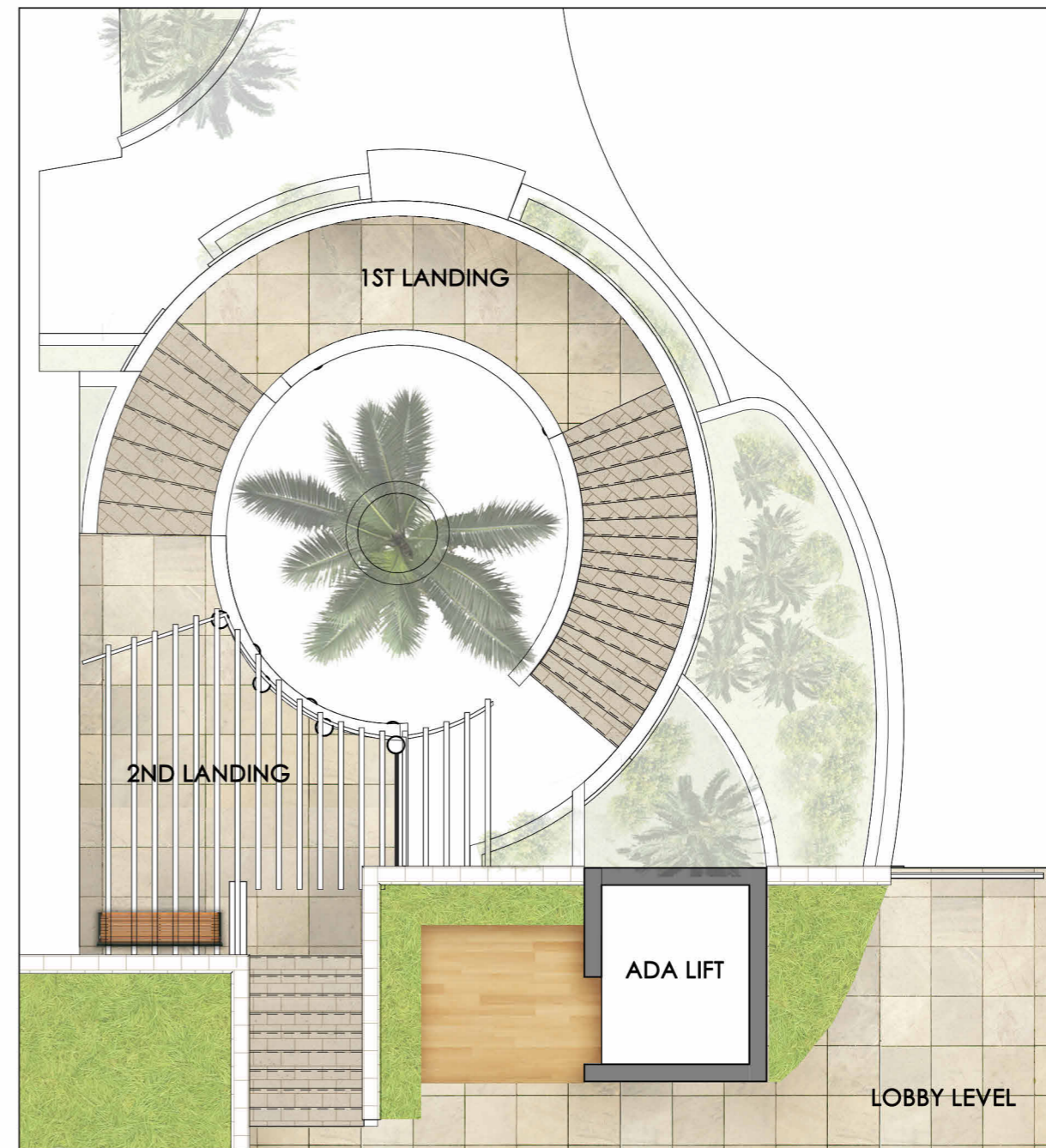
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8	ENCLOSED ELEVATOR VESTIBULE ON ROOF LEVEL.
9	LANDING / OVERLOOK.



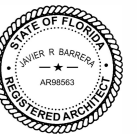
LOBBY LEVEL FLOOR PLAN  
1/8" = 1'-0"

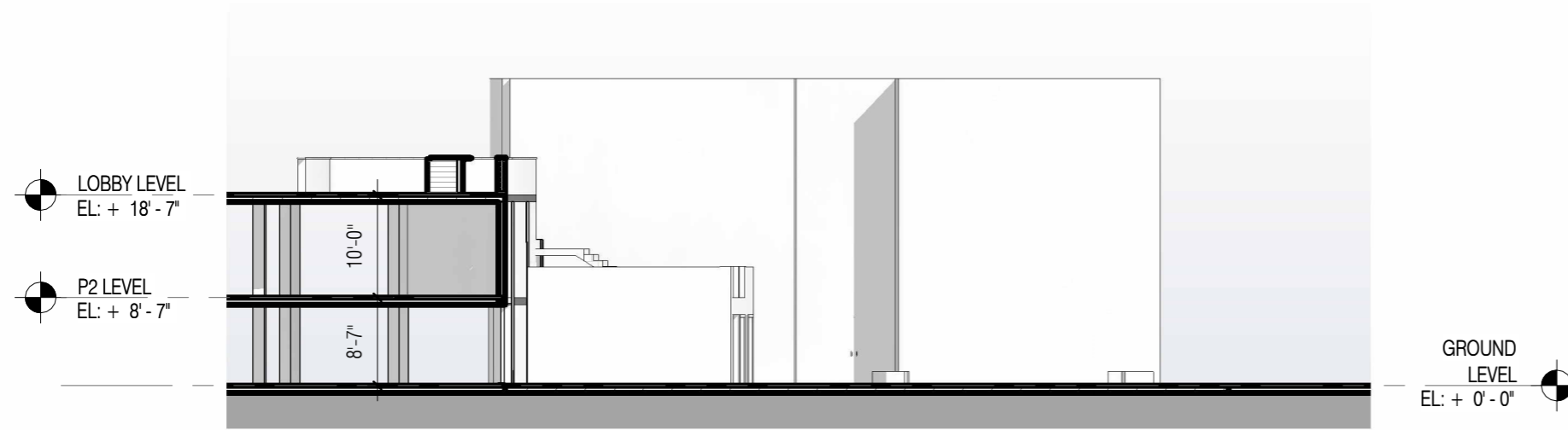


GROUND LEVEL  
1/8" = 1'-0"

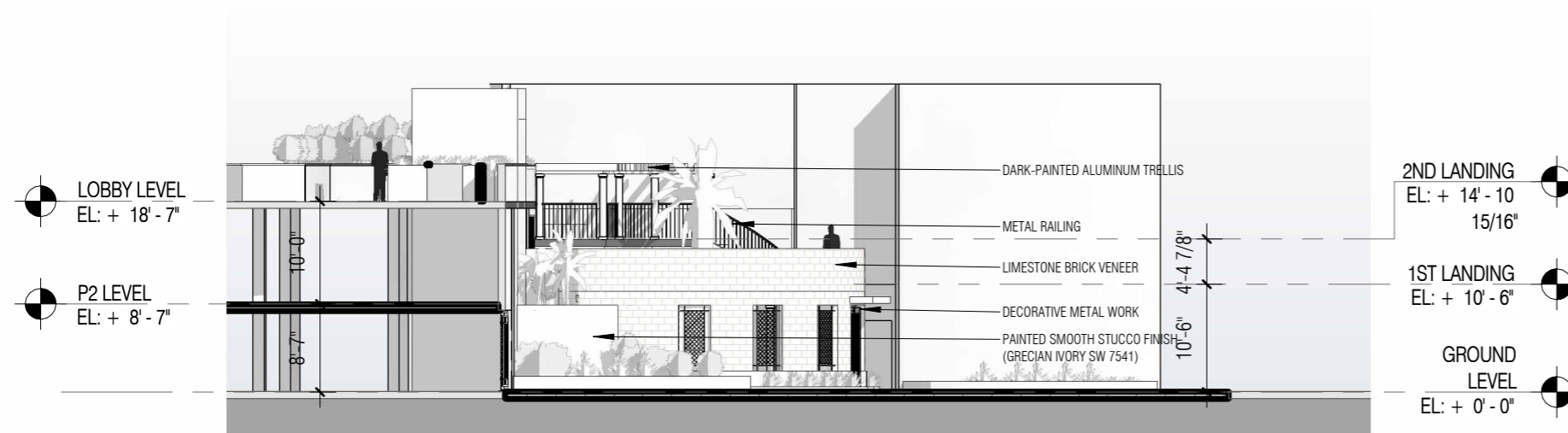


SECOND FLOOR PLAN -  
RENDERED  
1/8" = 1'-0"

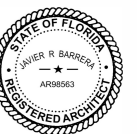
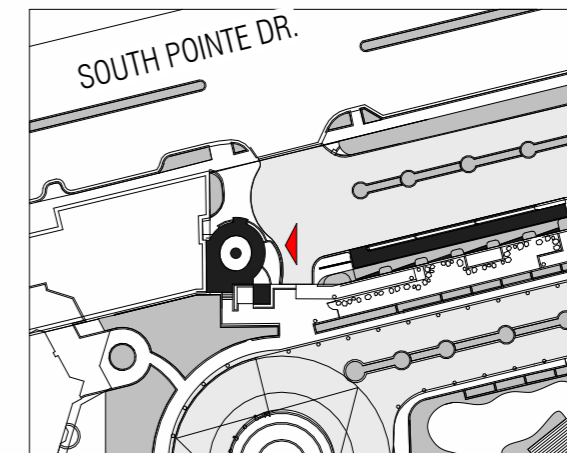




EAST ELEVATION -  
EXISTING  
1/16" = 1'-0"

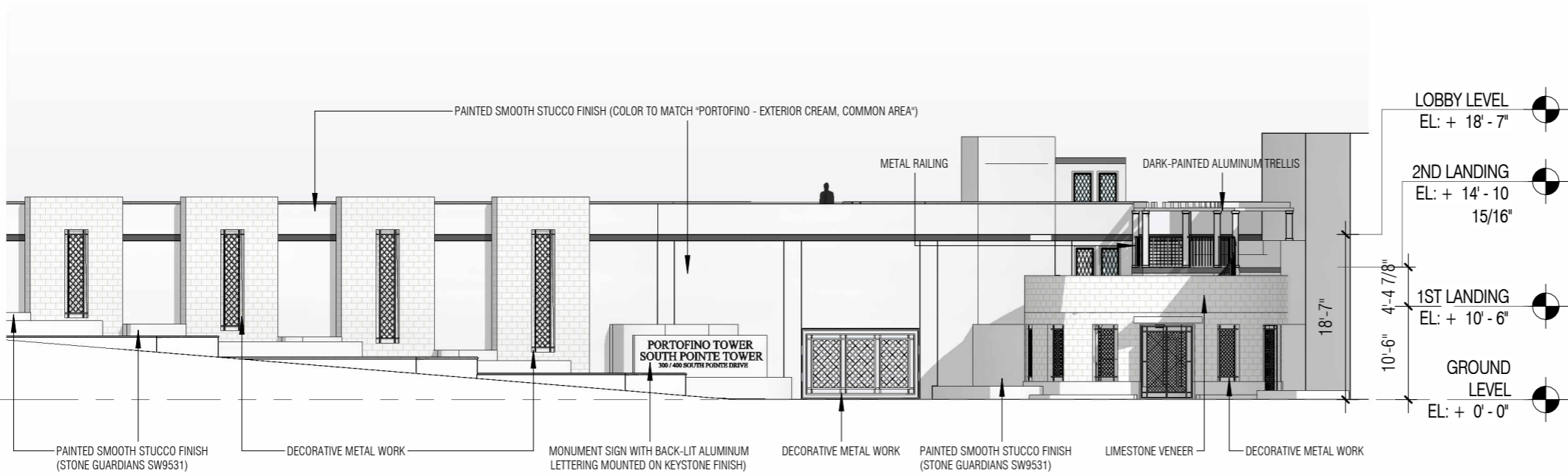


EAST ELEVATION -  
PROPOSED  
1/16" = 1'-0"

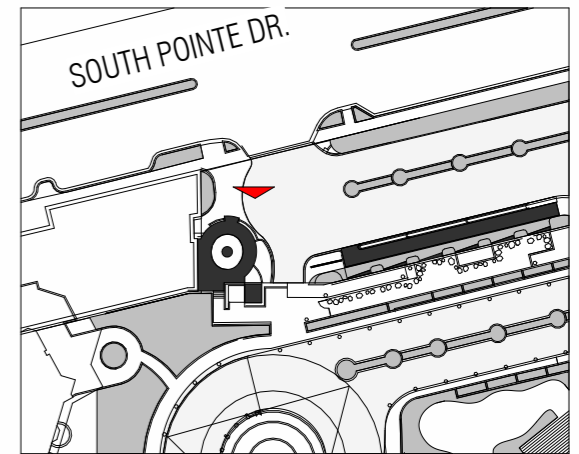




**NORTH ELEVATION - EXISTING**  
1/16" = 1'-0"



**NORTH ELEVATION - PROPOSED**  
1/16" = 1'-0"



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SOUTH POINTE DRIVE -  
NORTH FACING  
1" = 50'-0"



SOUTH POINTE DRIVE -  
SOUTH FACING  
1" = 50'-0"





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



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

MATERIAL LEGEND

1		PAINTED STUCCO - "PORTOFINO CREAM"
2		PAINTED ALUMINUM
3		LIMESTONE VENEER
4		KEYSTONE FINISH
5		PAINTED STUCCO - "STONE GUARDIANS" SW9531



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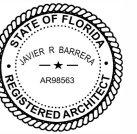


Section A  
3/16" = 1'-0"



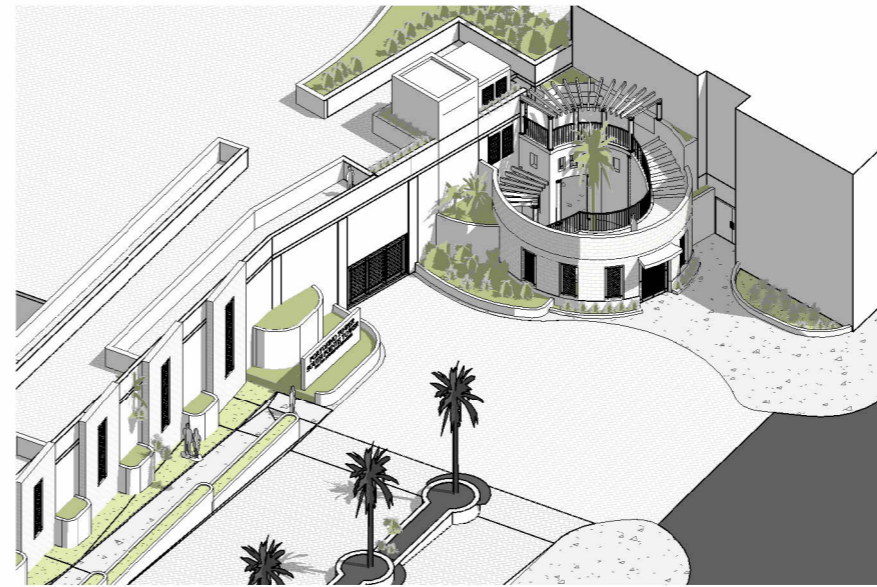


Section B  
 3/16" = 1'-0"

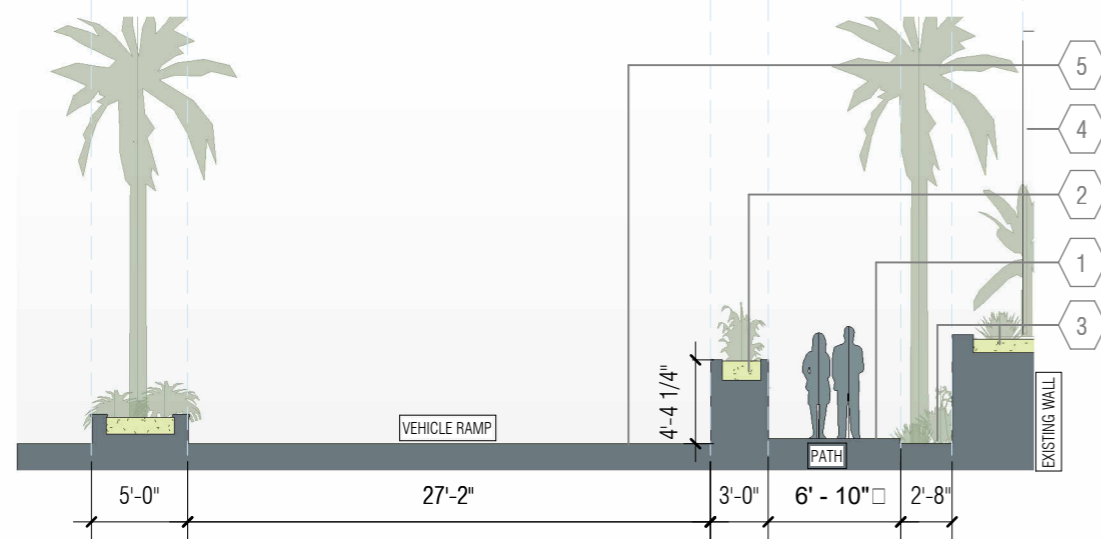
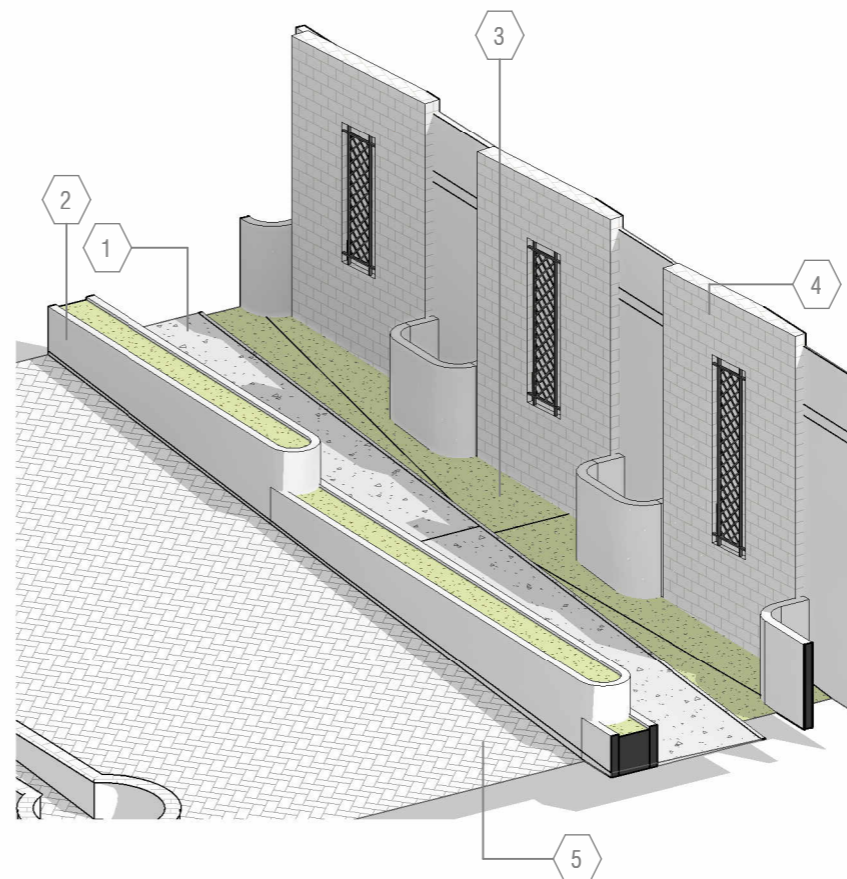
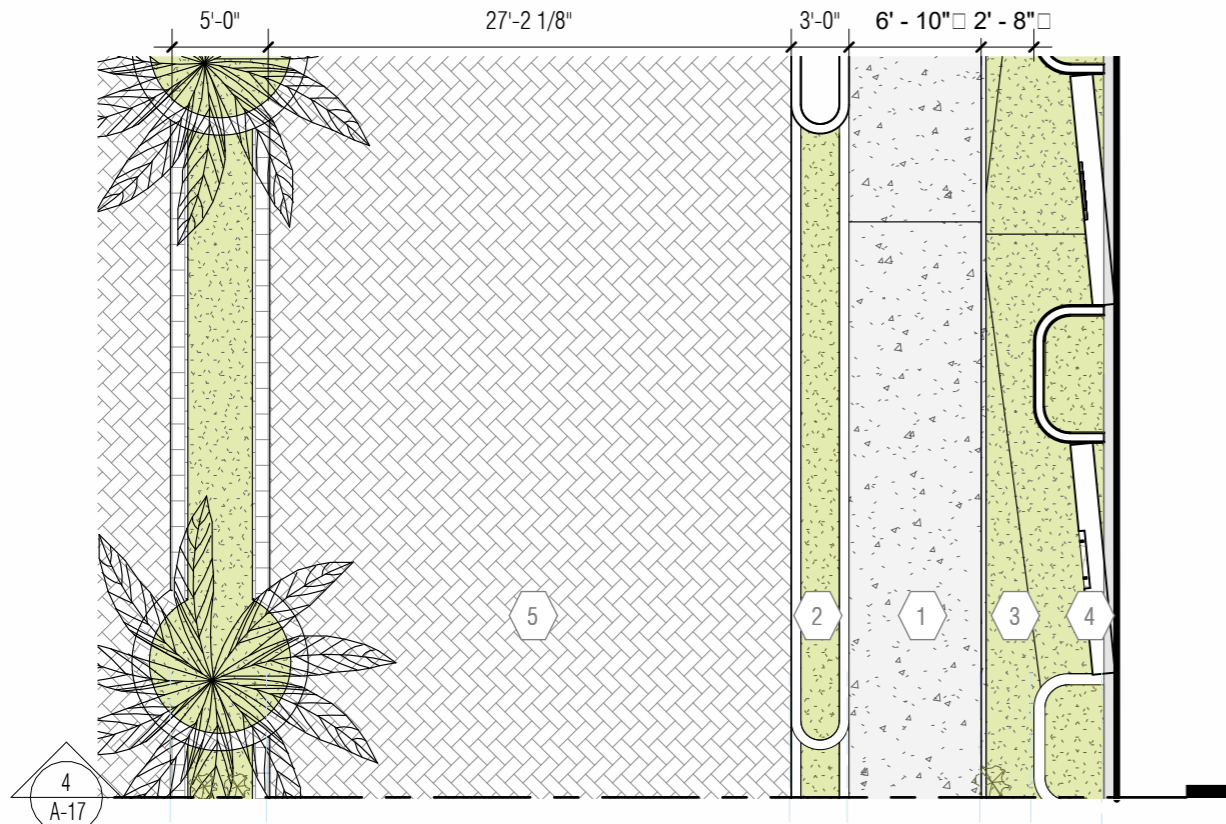


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BIRD'S EYE VIEW



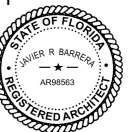
PEDESTRIAN PATH ENLRGD  
1" = 10'-0"

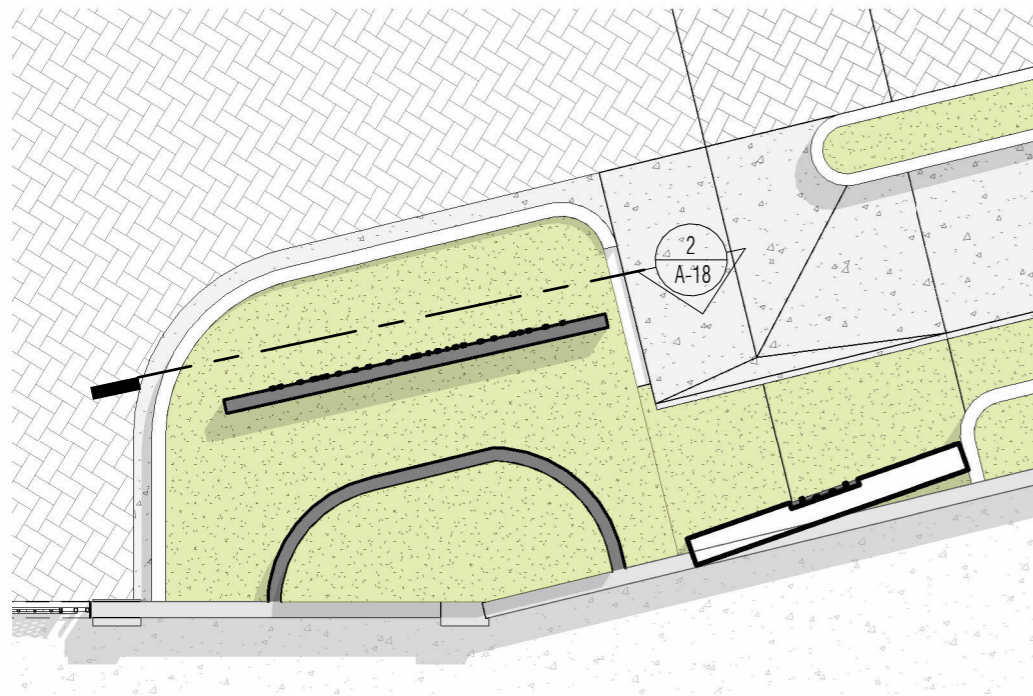


PATH SECTION  
1" = 10'-0"

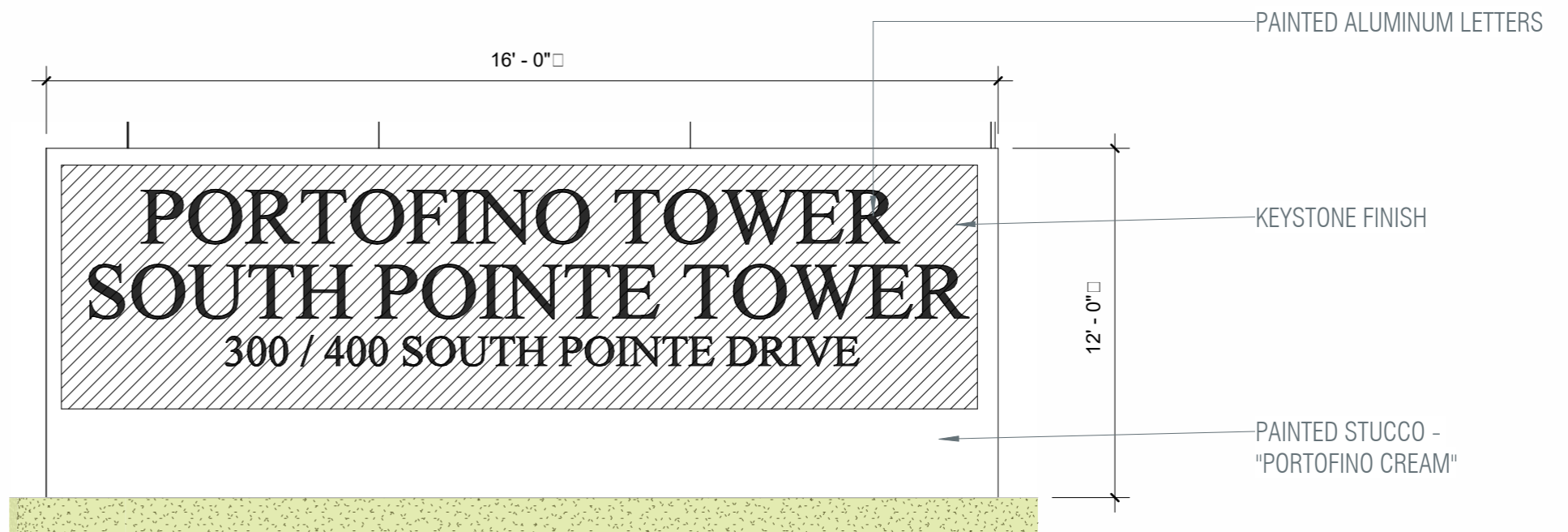
PATH SECTION 3D

PATH KEY NOTES	
1	NEW PEDESTRIAN PATH, CONCRETE PAVERS.
2	NEW ABOVE-GROUND PLANTER. (4' - 4" HEIGHT, CONSTANT ALONG SLOPE)
3	NEW LANDSCAPING AND PLANTING.
4	NEW FACADE ELEMENT WITH DECORATIVE METAL LATTICE, BRICK VENEER FINISH.
5	VEHICLE RAMP.





MONUMENT SIGN - TOP  
VIEW  
1/8" = 1'-0"



MONUMENT SIGN - FRONT  
VIEW  
3/8" = 1'-0"



AERIAL VIEW OF ENTRY FEATURE



PEDESTRIAN VIEW OF ENTRY FEATURE





CAR RAMP & PATH





CAR RAMP, PATH, & ENTRY SIGN

