

DRB PRESENTATION

MURANO AT PORTOFINO

GROUND LEVEL RENOVATION

1000 SOUTH POINTE DRIVE MIAMI BEACH, FL 33139



Arquitectonica International Corporation. This item has been digitally signed and sealed by Sherri Gutierrez, AIA on the date below. I am the author of this document.
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FILE NUMBER:
DRB25-1142

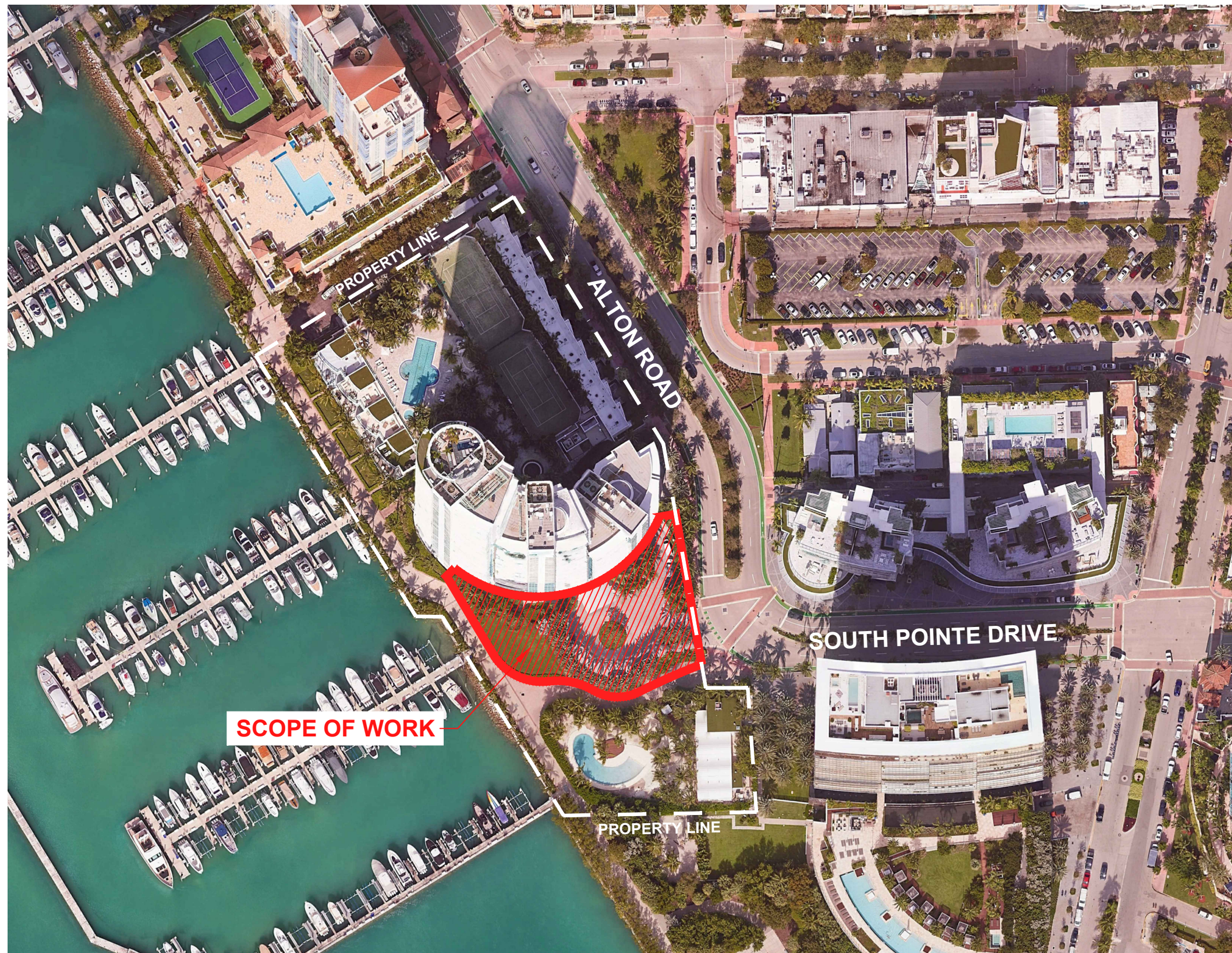
ARCHITECTURE SET

DRB FINAL SUBMITTAL:
10-12-2025 APPLICATION

ARCHITECTURE
LANDSCAPE
INTERIOR DESIGN
URBAN PLANNING

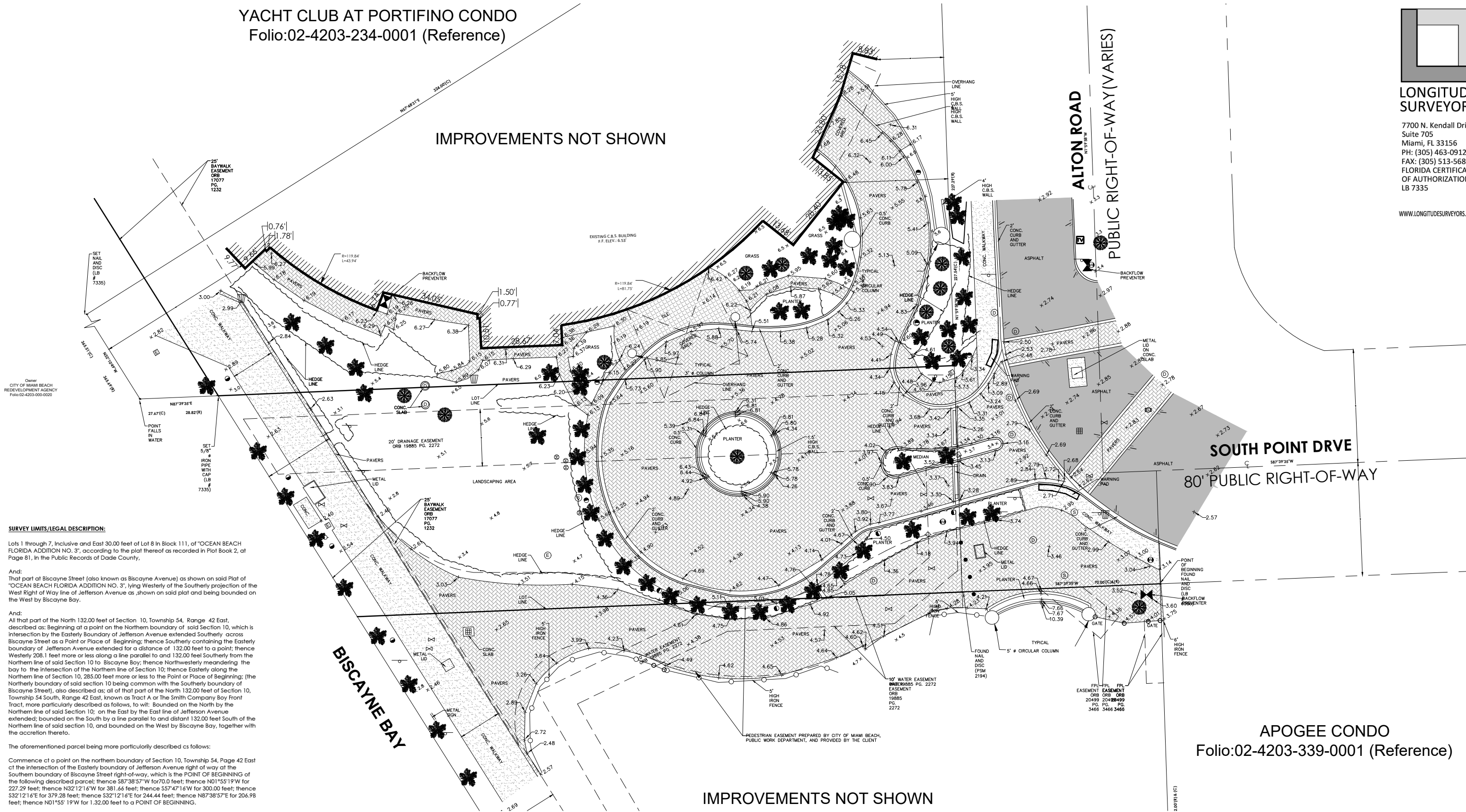
ARQUITECTONICA

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YACHT CLUB AT PORTIFINO CONDO
Folio:02-4203-234-0001 (Reference)

IMPROVEMENTS NOT SHOWN



SURVEY LIMITS/LEGAL DESCRIPTION:

Lots 1 through 7, Inclusive and East 30.00 feet of Lot 8 in Block 111, of "OCEAN BEACH FLORIDA ADDITION NO. 3", according to the plat thereof as recorded in Plot Book 2, at Page 81, in the Public Records of Dade County,

And:
That part of Biscayne Street (also known as Biscayne Avenue) as shown on said Plat of "OCEAN BEACH FLORIDA ADDITION NO. 3", lying Westerly of the Southerly projection of the West Right of Way line of Jefferson Avenue as shown on said plat and being bounded on the West by Biscayne Bay.

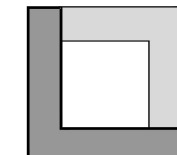
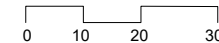
And:
All that part of the North 132.00 feet of Section 10, Township 54, Range 42 East, described as: Beginning at a point on the Northern boundary of said Section 10, which intersection by the Easterly boundary of Jefferson Avenue extended Southerly across Biscayne Street as a Point or Place of Beginning; thence Southerly containing the Easterly boundary of Jefferson Avenue extended for a distance of 132.00 feet to a point; thence Westerly 208.1 feet more or less along a line parallel to and 132.00 feet Southerly from the Northern line of said Section 10 to Biscayne Bay; thence Northwesterly meandering the bay to the intersection of the Northern line of Section 10; thence Easterly along the Northern line of Section 10, 285.00 feet more or less to the Point or Place of Beginning; (the Northern boundary of said section 10 being common with the Southerly boundary of Biscayne Street); also described as; all of that part of the North 132.00 feet of Section 10, Township 54 South, Range 42 East, known as Tract A or The Smith Company Bay Front Tract, more particularly described as follows, to wit: Bounded on the North by the Northern line of said Section 10; on the East by the East line of Jefferson Avenue extended; bounded on the South by a line parallel to and distant 132.00 feet South of the Northern line of said section 10, and bounded on the West by Biscayne Bay, together with the accretion thereto.

The aforementioned parcel being more particularly described as follows:

Commence at a point on the northern boundary of Section 10, Township 54, Page 42 East at the intersection of the Easterly boundary of Jefferson Avenue right of way at the Southern boundary of Biscayne Street right-of-way, which is the POINT OF BEGINNING of the following described parcel; thence S87°38'57"W for 70.0 feet; thence N01°55'19"W for 227.29 feet; thence N32°12'16"W for 381.66 feet; thence S57°47'16"W for 300.00 feet; thence S32°12'16"E for 379.28 feet; thence S32°12'16"E for 244.44 feet; thence N87°38'57"E for 206.98 feet; thence N01°55'19"W for 1,32.00 feet to a POINT OF BEGINNING.

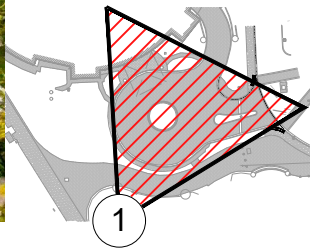
APOGEE CONDO
Folio:02-4203-339-0001 (Reference)

IMPROVEMENTS NOT SHOWN

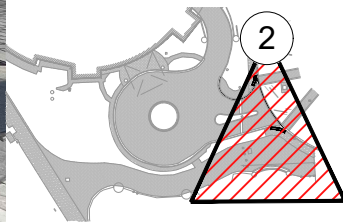




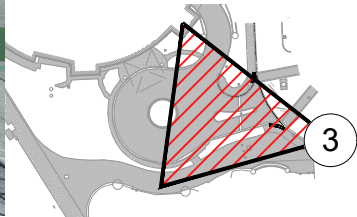
1 AERIAL VIEW



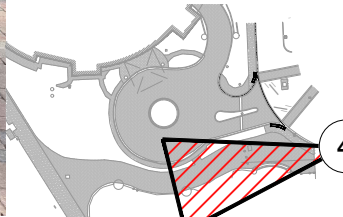
2 VIEW FROM ALTON ROAD

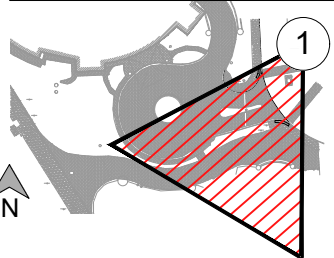


3 VIEW FROM SOUTH POINTE DRIVE



4 VIEW FROM SOUTH POINTE DRIVE





VIEW FROM ALTON ROAD



VIEW FROM ALTON ROAD ENTRANCE

ARQUITECTONICA **ARQUITECTONICA** **GEO**
RESILIENT LANDSCAPES

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MURANO AT PORTOFINO
 GROUND LEVEL RENOVATION

1000 SOUTH POINTE DRIVE MIAMI BEACH, FL 33139

PORTE-COCHERE RENDERING

SUBMITTAL
 DATE:
 10-12-2025

G-005

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EXISTING SIGNAGE



PROPOSED SIGNAGE



AREAS TO BE DEMOLISHED

LEGEND

- 1 PORTION DEMO OF THE BACK WALL
- 2 FULL DEMO OF THE FRONT WALL
- 3 DEMO OF THE PLANTERS
- 4 DEMO OF THE SIDE PILLAR

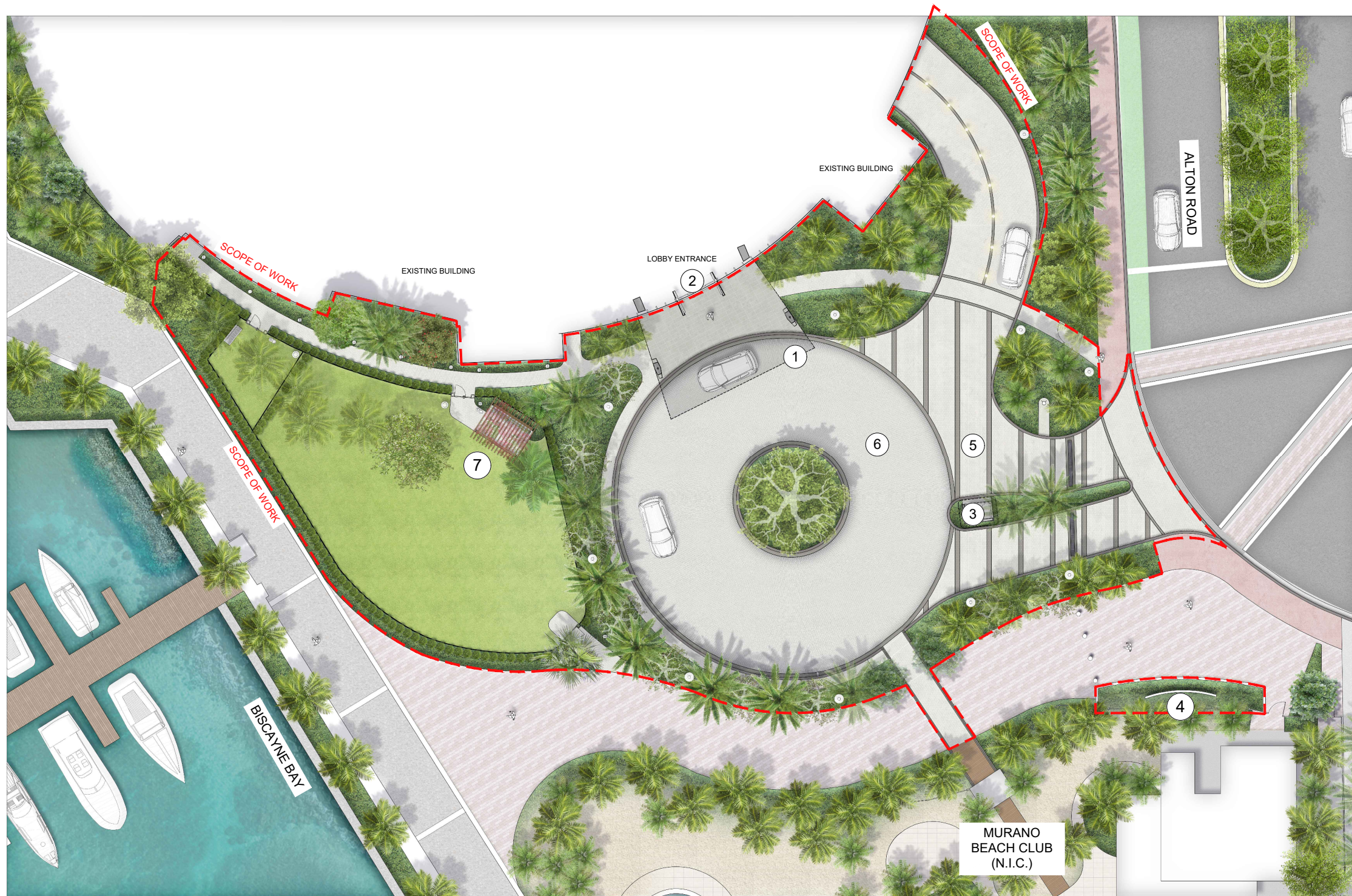
NOTE: SIGNAGE IN COMPLIANCE WITH SECTION 6.2.1.



EXISTING PORTE-COCHERE



PROPOSED PORTE-COCHERE



DESIGN IMPROVEMENTS

- ① NEW PORTE-COCHERE
- ② REPLACEMENT OF ENTRANCE SLIDING DOORS
- ③ NEW GUARD HOUSE
- ④ SIGNAGE RENOVATION
- ⑤ NEW PEDESTRIAN + VEHICULAR PAVERS
- ⑥ EXISTING VEHICULAR PAVERS TO REMAIN
- ⑦ DOG PARK ENHANCEMENT

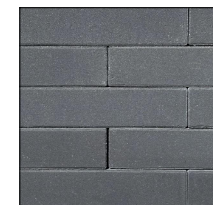




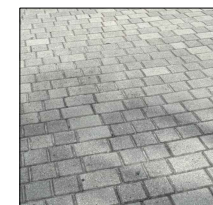
GRANITE CURB



MIAMI BEACH PINK SIDEWALK



CHARCOAL / PEWTER VEHICULAR PAVER



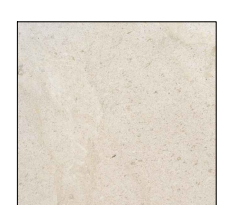
EXISTING VEHICULAR PAVER



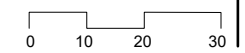
MULCH



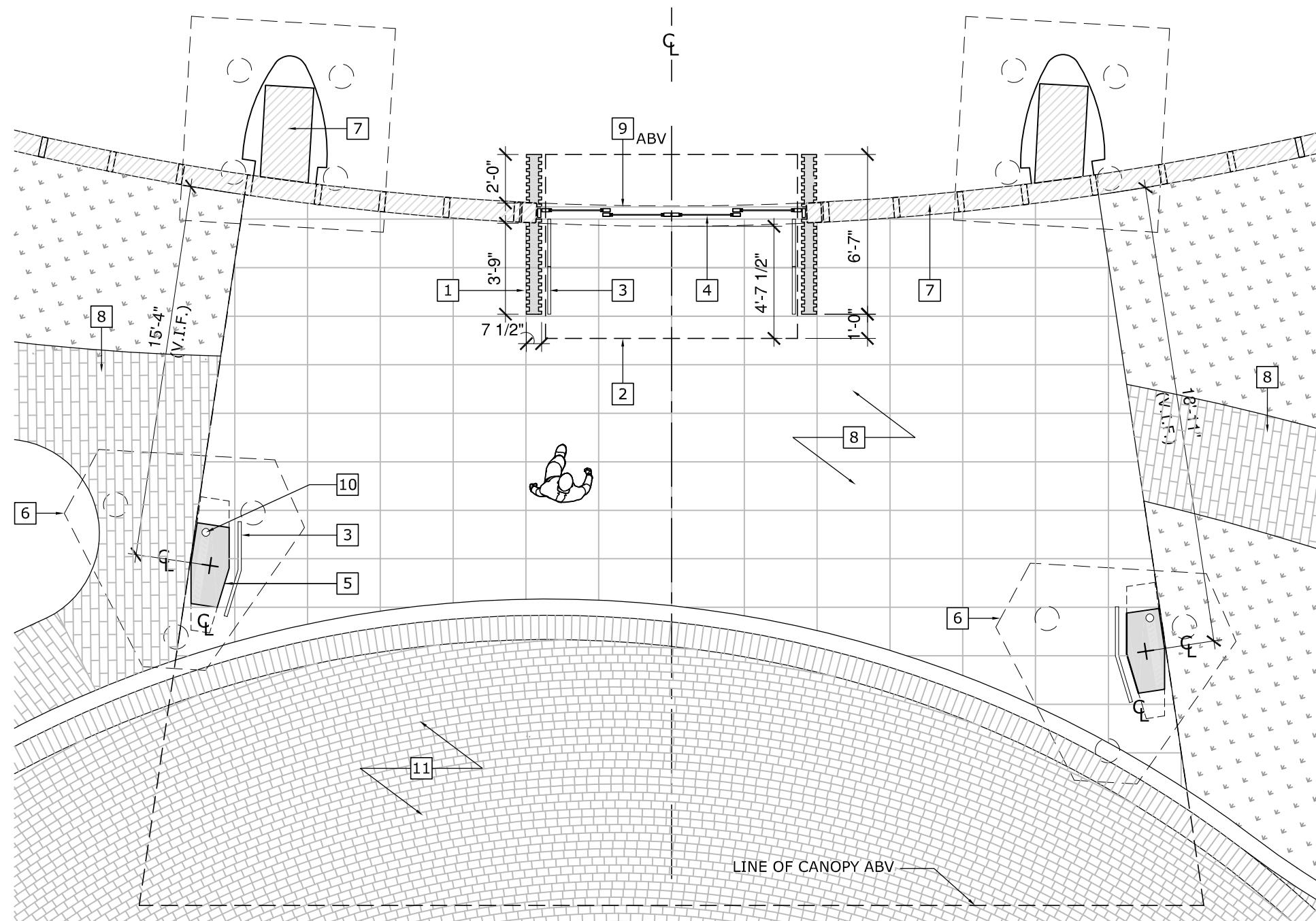
PEDESTRIAN PAVERS ON WALKWAYS



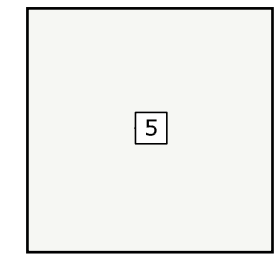
PEDESTRIAN STONE PAVERS ON LOBBY ENTRANCE



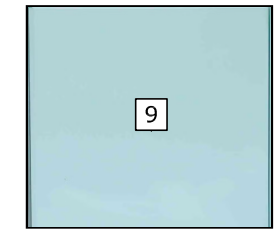
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BRONZE CLADDING OVER MTL SUBSTRATE



SMOOTH STUCCO OF OVER STRUCTURAL SUBSTRATE W/ WHITE FINISH MATCHING EXIST'G



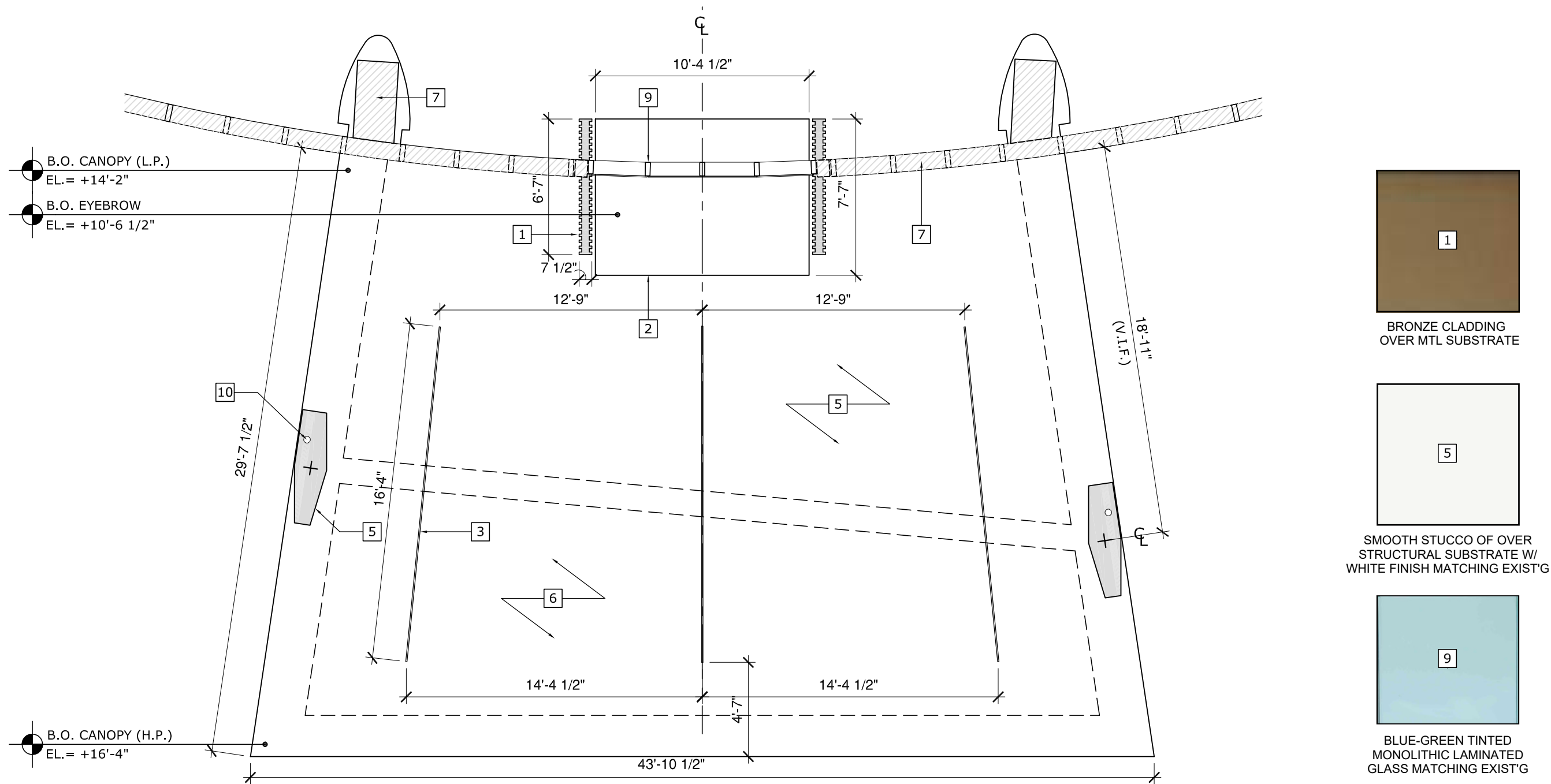
BLUE-GREEN TINTED MONOLITHIC LAMINATED GLASS MATCHING EXIST'G

MATERIAL LEGEND

- | | |
|--|--|
| <p>1) BRONZE CLAD FIN WALL W/ VERT. RIBBED ORIENTATION OVER MTL SUBSTRATE. (REF. TO ELEVATION SHEET A-301)</p> <p>2) BRONZE CLAD EYEBROW OVER MTL SUBSTRATE.</p> <p>3) ADJUSTABLE 3000K RECESSED IN-GRADE UP-LIGHT FIXTURE. (TYP EA. SIDE)</p> <p>4) AUTOMATIC SLIDING GLASS DOOR W/ NOA FL39894-R1-II-23-186 OR APPROVED EQUIV. GLASS TO MATCH EXIST'G GLASS COLOR & TINT. G.C. TO PROVIDE SAMPLES FOR OWNER / ARCHITECT REVIEW.</p> <p>5) NEW CONCRETE COLUMN W/ SMOOTH STUCCO FIN. W/ WHITE PAINTED FIN. MATCHING EXIST'G BLDG.</p> | <p>6) EXIST'G FOUNDATION TO REMAIN. (TYP. 1 OF 2)</p> <p>7) CROSS HATCH DENOTES EXIST'G ELEMENT TO REMAIN. (TYP.)</p> <p>8) NEW PAVERS. (REF. TO LANDSCAPE DWG'S)</p> <p>9) ALUM. GLASS WINDOW ASSEMBLY W/ WHITE KYNAR FIN. & BLUE-GREEN TINTED GLASS MATCHING EXIST'G BLDG, W/ MIAMI-DADE PRODUCT APPROVAL.</p> <p>10) VERT. RAIN WATER LEADER TO ADJACENT INJECTION WELL.</p> <p>11) EXIST'G PAVERS TO REMAIN. (REF. TO HARDSCAPE PLANS)</p> |
|--|--|

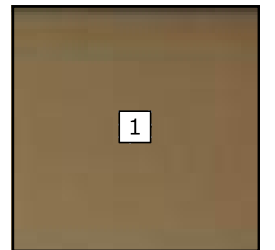
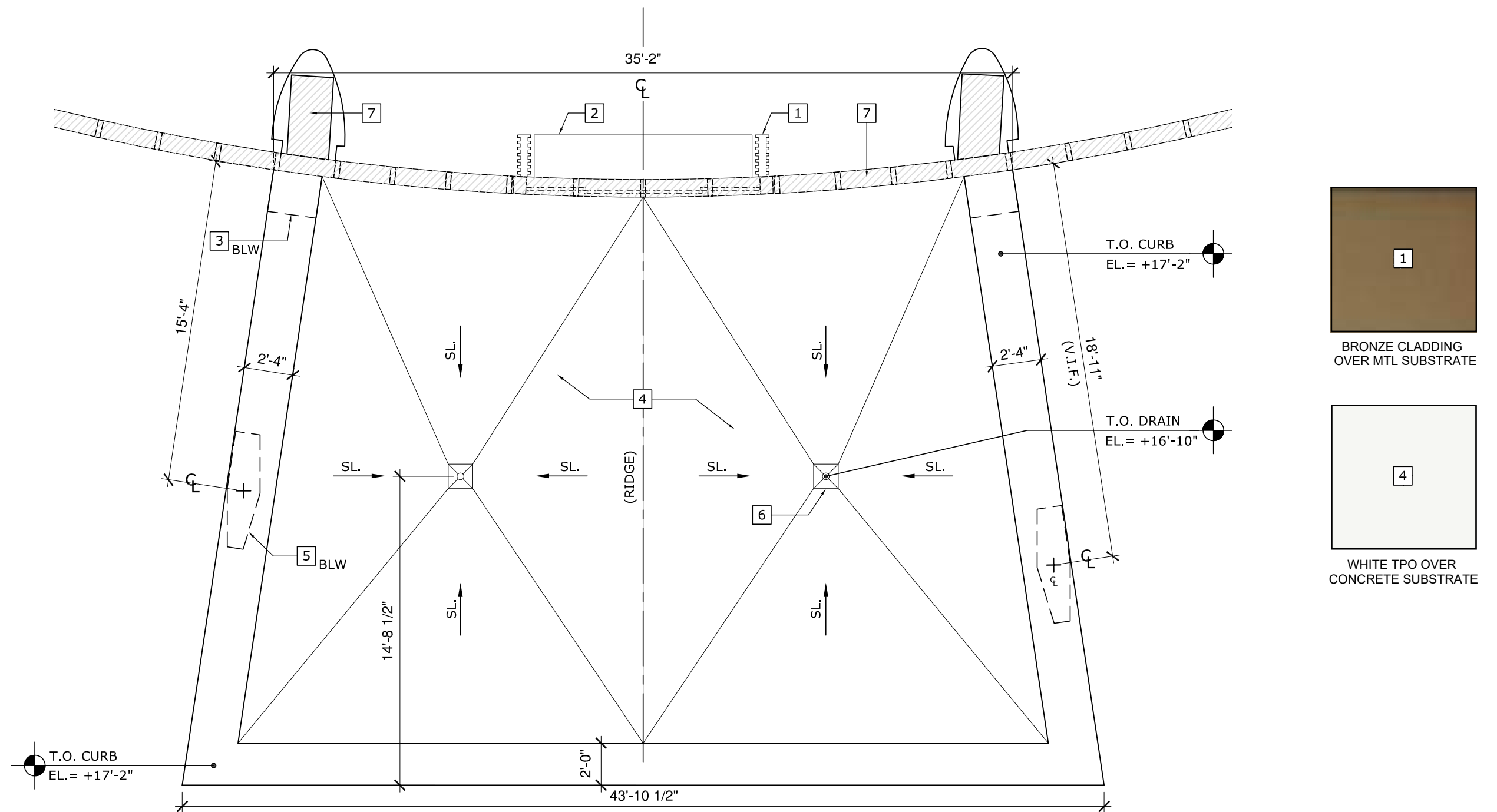


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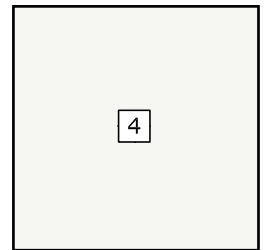


MATERIAL LEGEND	
1) BRONZE CLAD FIN WALL W/ VERT. RIBBED ORIENTATION OVER MTL SUBSTRATE. (REF. TO ELEVATION SHEET A-301)	6) PROVIDE FIRE SPRINKLER SYSTEM IN ACCORDANCE W/ NFPA 13.
2) BRONZE CLAD EYEBROW OVER MTL SUBSTRATE.	7) CROSS HATCH DENOTES EXIST'G ELEMENT TO REMAIN. (TYP.)
3) ADJUSTABLE 3000K RECESSED CANOPY FIXTURE. (TYP 1 OF 3)	8) NOT USED
4) AUTOMATIC SLIDING GLASS DOOR W/ NOA FL39894-R1-II-23-186 OR APPROVED EQUIV. GLASS TO MATCH EXIST'G GLASS COLOR & TINT. G.C. TO PROVIDE SAMPLES FOR OWNER / ARCHITECT REVIEW.	9) ALUM. GLASS WINDOW ASSEMBLY W/ WHITE KYNAR FIN. & BLUE-GREEN TINTED GLASS MATCHING EXIST'G BLDG, W/ MIAMI-DADE PRODUCT APPROVAL.
5) NEW CONCRETE COLUMN W/ SMOOTH STUCCO FIN. W/ WHITE PAINTED FIN. MATCHING EXIST'G BLDG.	10) VERT. RAIN WATER LEADER TO ADJACENT INJECTION WELL.





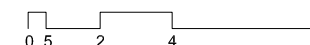
1
BRONZE CLADDING
OVER MTL SUBSTRATE

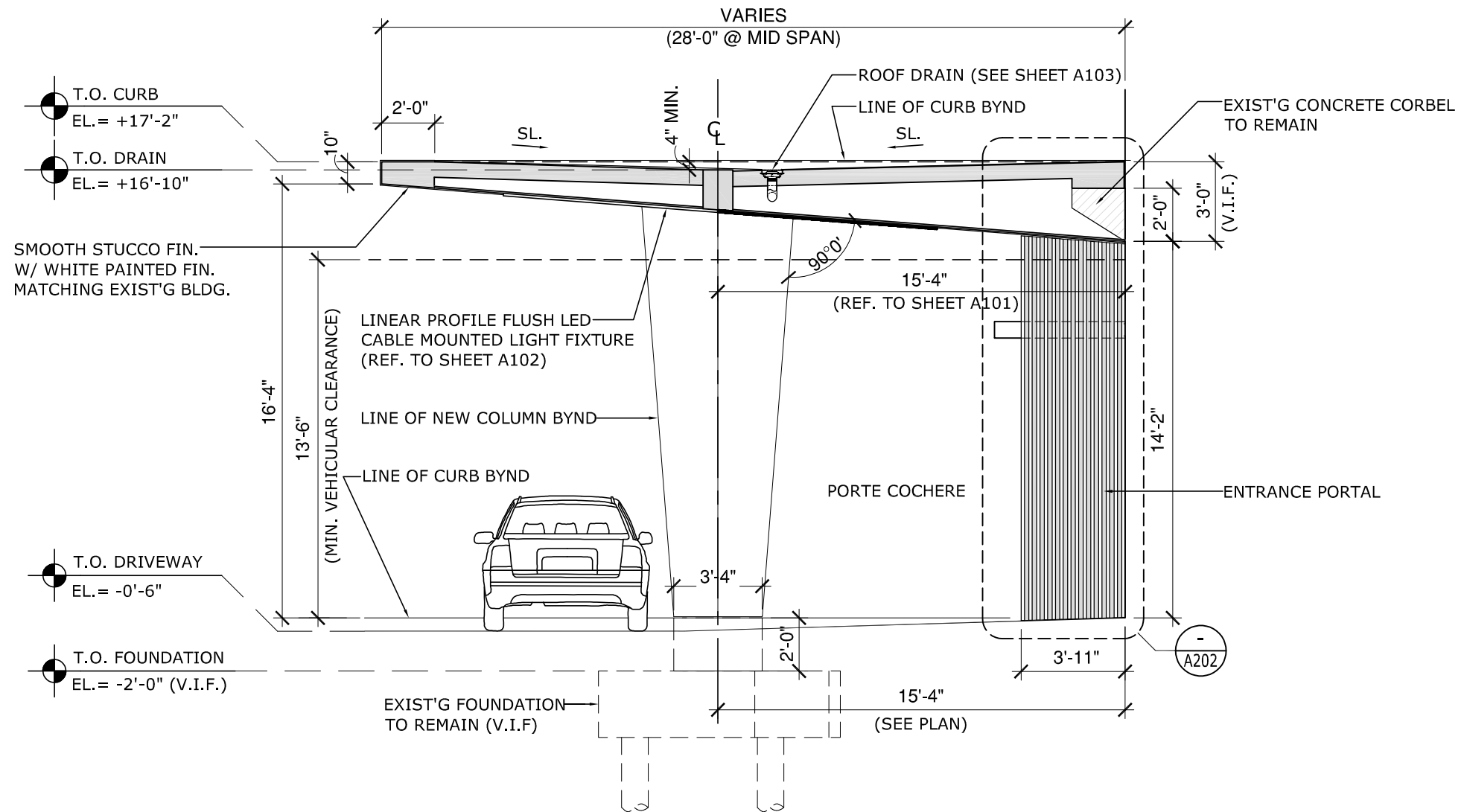


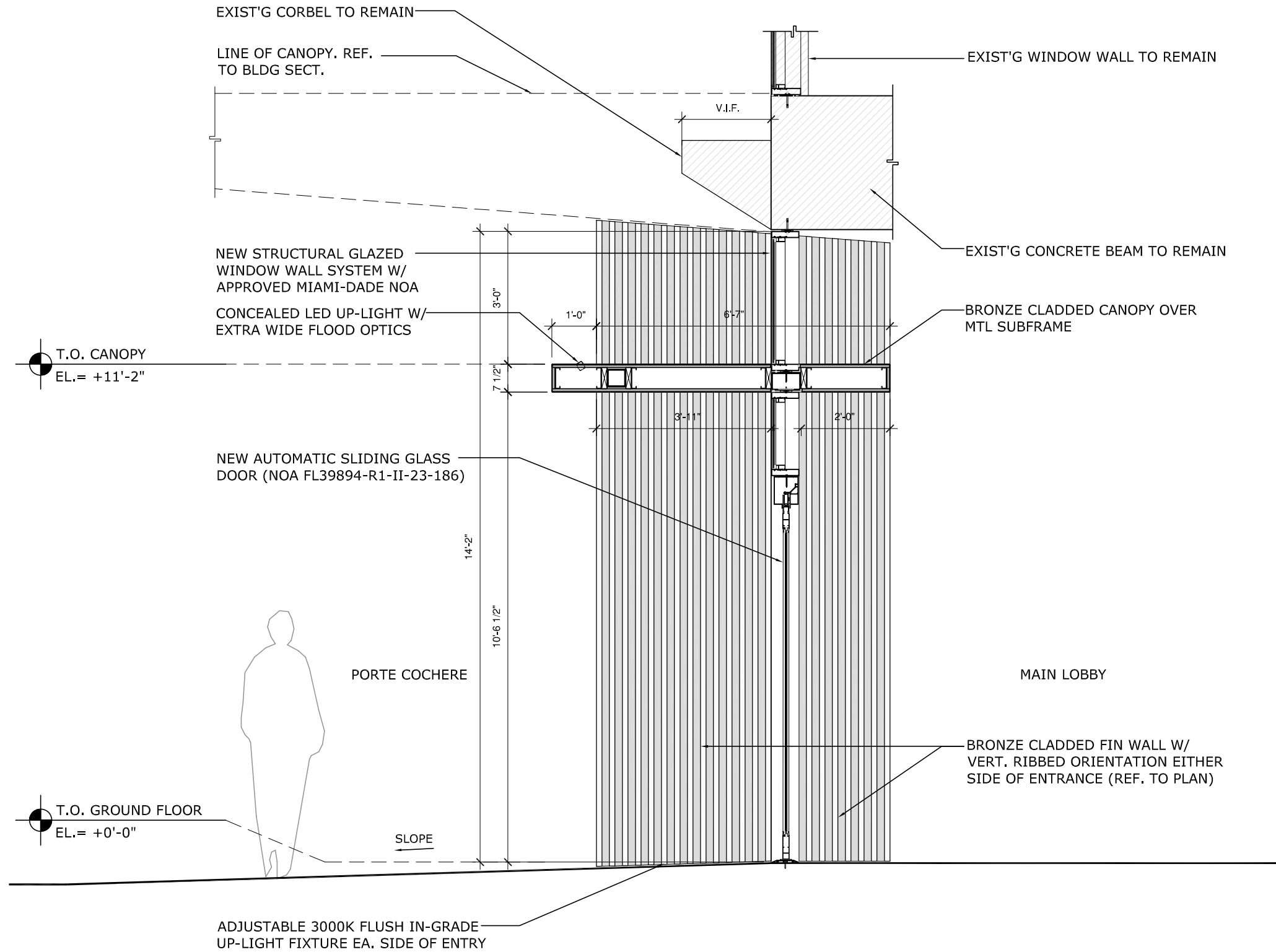
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WHITE TPO OVER
CONCRETE SUBSTRATE

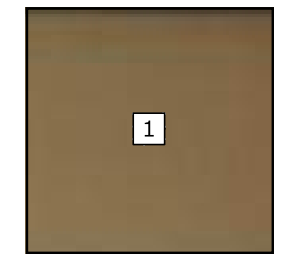
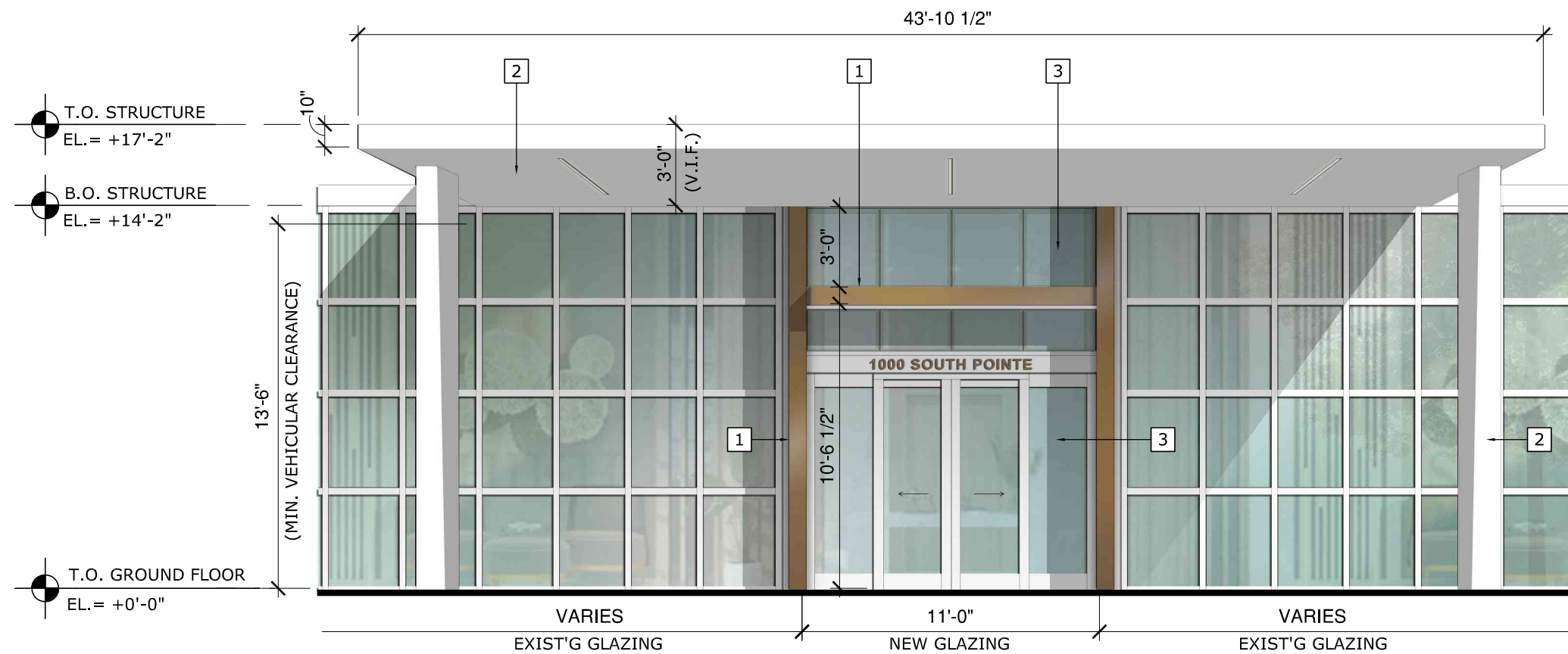
MATERIAL LEGEND

- | | |
|--|--|
| 1) LINE OF BRONZE CLAD FIN WALL W/ VERT. RIBBED ORIENTATION OVER MTL SUBSTRATE BELOW. (REF. TO ELEVATION SHEET A-301) | 6) NEW AREA DRAIN. (TYP. 1 OF 2) |
| 2) LINE OF BRONZE CLAD EYEBROW OVER MTL SUBSTRATE BELOW. | 7) CROSS HATCH DENOTES EXIST'G ELEMENT TO REMAIN. (TYP.) |
| 3) LINE OF EXIST'G STRUCTURAL CORBEL TO BE RETAINED. (TYP. 1 OF 2) | |
| 4) WHITE (HIGH ALBEDO) FLEECEBACK TPO SYSTEM ADHERED TO CONCRETE SUBSTRATE / TAPERED RIGID INSULATION OR APPROVED EQUIV. | |
| 5) NEW CONCRETE COLUMN W/ SMOOTH STUCCO FIN. W/ WHITE PAINTED FIN. MATCHING EXIST'G BLDG. | |

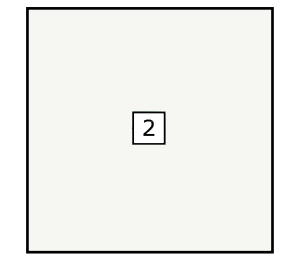




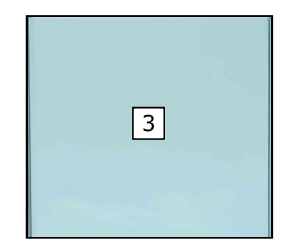




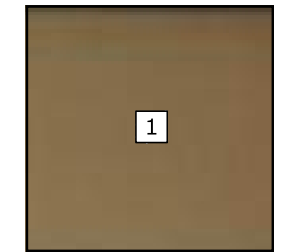
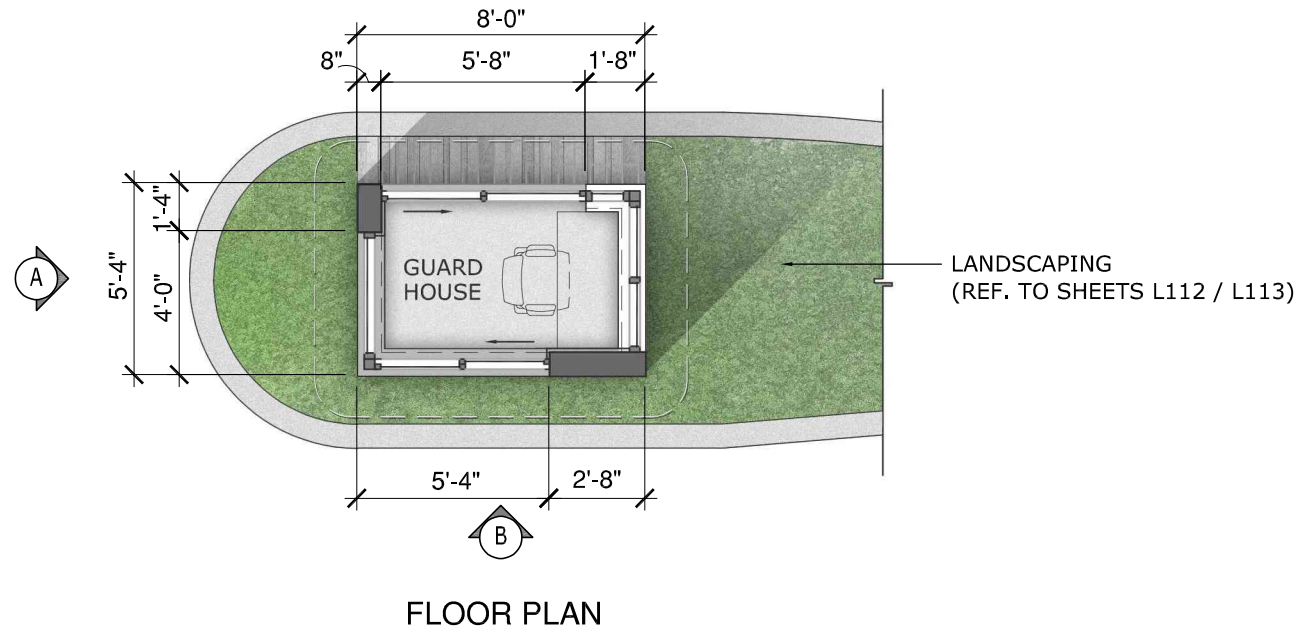
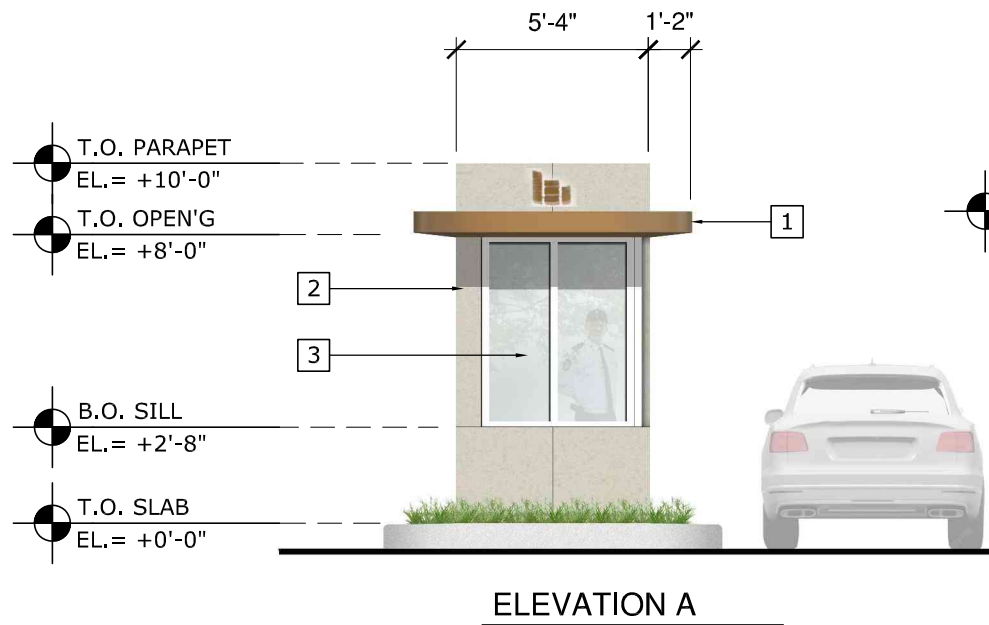
1
BRONZE CLADDING
OVER MTL SUBSTRATE



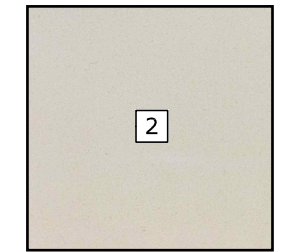
2
SMOOTH STUCCO OF OVER
STRUCTURAL SUBSTRATE W/
WHITE FINISH MATCHING EXIST'G



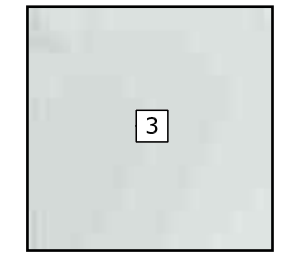
3
BLUE-GREEN TINTED
MONOLITHIC LAMINATED
GLASS MATCHING EXIST'G



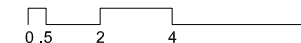
BRONZE CLAD PANELED SYSTEM OVER MTL SUBSTRATE



BRUSHED LIMESTONE TILE OVER CMU SUBSTRATE

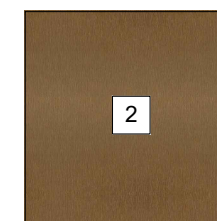


MIAMI-DADE PRODUCT APPROVED WINDOW / DOOR SYSTEM W/ LITE GRAY GLASS & LOW-E COATING





STONE CLADDING



BRONZE LETTERING

NOTE: SIGNAGE IN COMPLIANCE WITH SECTION 6.2.1.