PORTOFINO ENTRY FEATURE

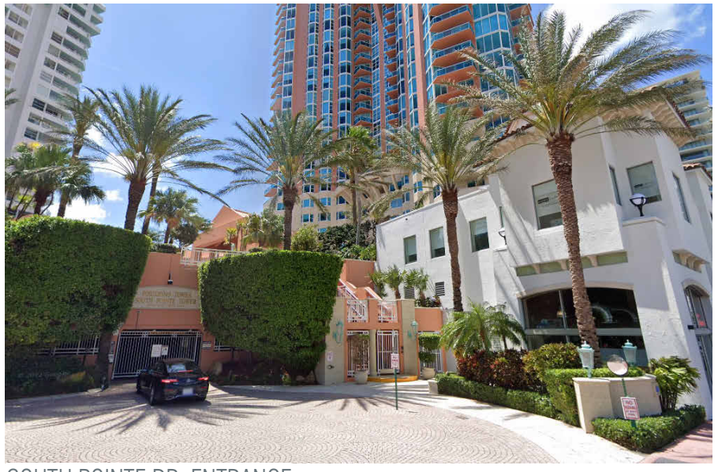
300 South Pointe Dr, Miami Beach, FL 33139

File Number DRB24-1013

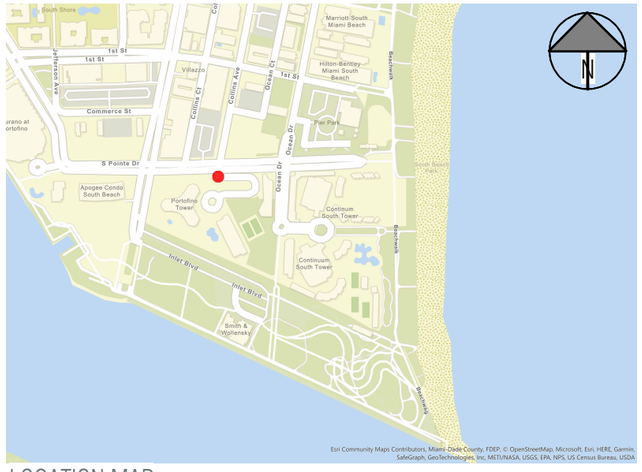
ISSUE FOR FINAL SUBMITTAL :04/07/2024



PORTOFINO TOWERS



SOUTH POINTE DR. ENTRANCE



LOCATION MAP

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.

SHEET INDEX

Sheet Number	Sheet Name
A-0	COVER PAGE
A-1	DATA SHEET
A-1.1	CONTEXT MAP
A-2	DEFINED SCOPE OF WORK
A-3	EXISTING CONDITIONS - EXTERIOR
A-4	EXISTING CONDITIONS - GARAGE P1
A-5	EXISTING CONDITIONS - GARAGE P2
A-6	DEMOLITION SITE PLAN
A-7	DEMOLITION FLOOR PLANS
A-7.1	DEMOLITION ELEVATIONS
A-8	PROPOSED SITE PLAN
A-9	PROPOSED FLOOR PLANS
A-10	PROPOSED FLOOR PLANS
A-11	PROPOSED FLOOR PLANS - RENDERED
A-12	ELEVATIONS
A-13	ELEVATIONS
A-13.1	ELEVATIONS - CONTEXTUAL
A-14	ELEVATIONS - MATERIALS
A-15	SECTIONS
A-16	SECTIONS
A-17	PROPOSED PEDESTRIAN PATH
A-18	PROPOSED MONUMENT SIGN DETAIL
A-19	3D VIEWS
A-20	3D VIEWS
A-21	3D VIEWS
A-22	3D VIEWS
V-1	SURVEY

STATE OF FLORIDA
JAVIER R BARRERA
REGISTERED ARCHITECT
AR98563

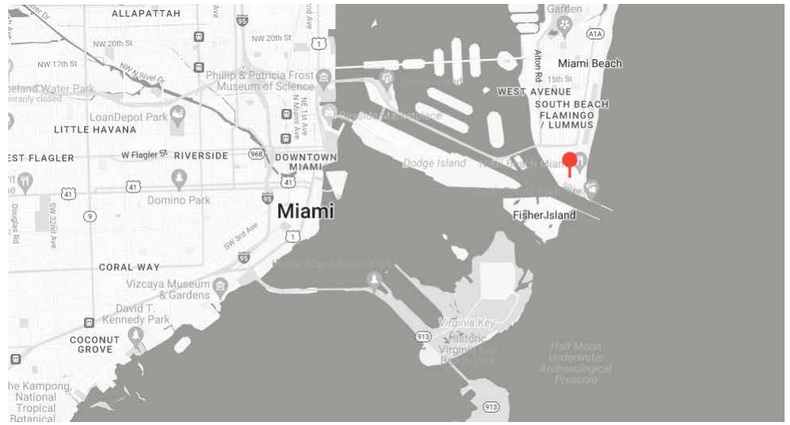
THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF deforma studio
© ALL COPYRIGHTS RESERVED

DEFORMASTUDIO

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			

	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				
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

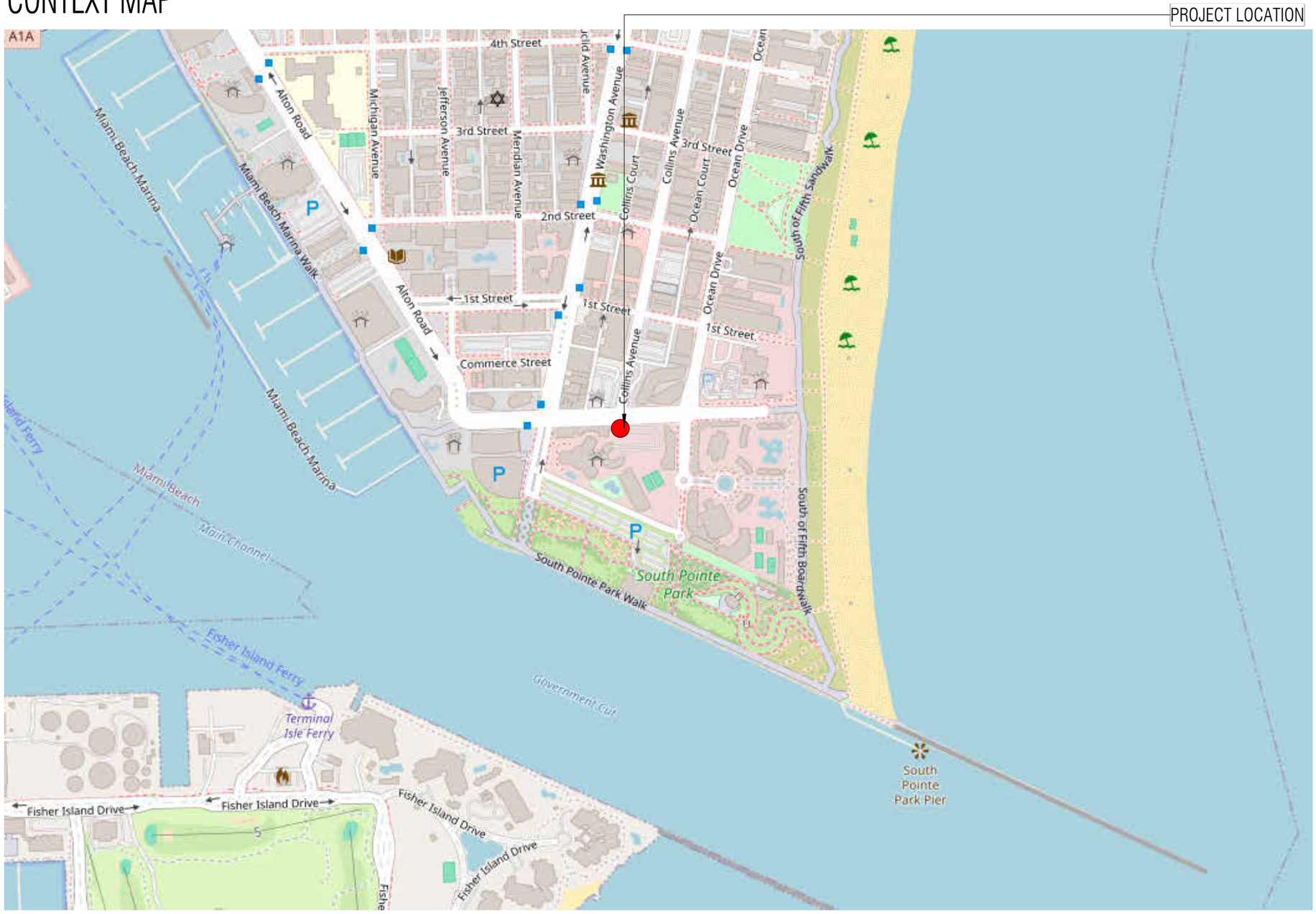


LOCATION MAP

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF
© **deforma studio** ALL COPYRIGHTS RESERVED

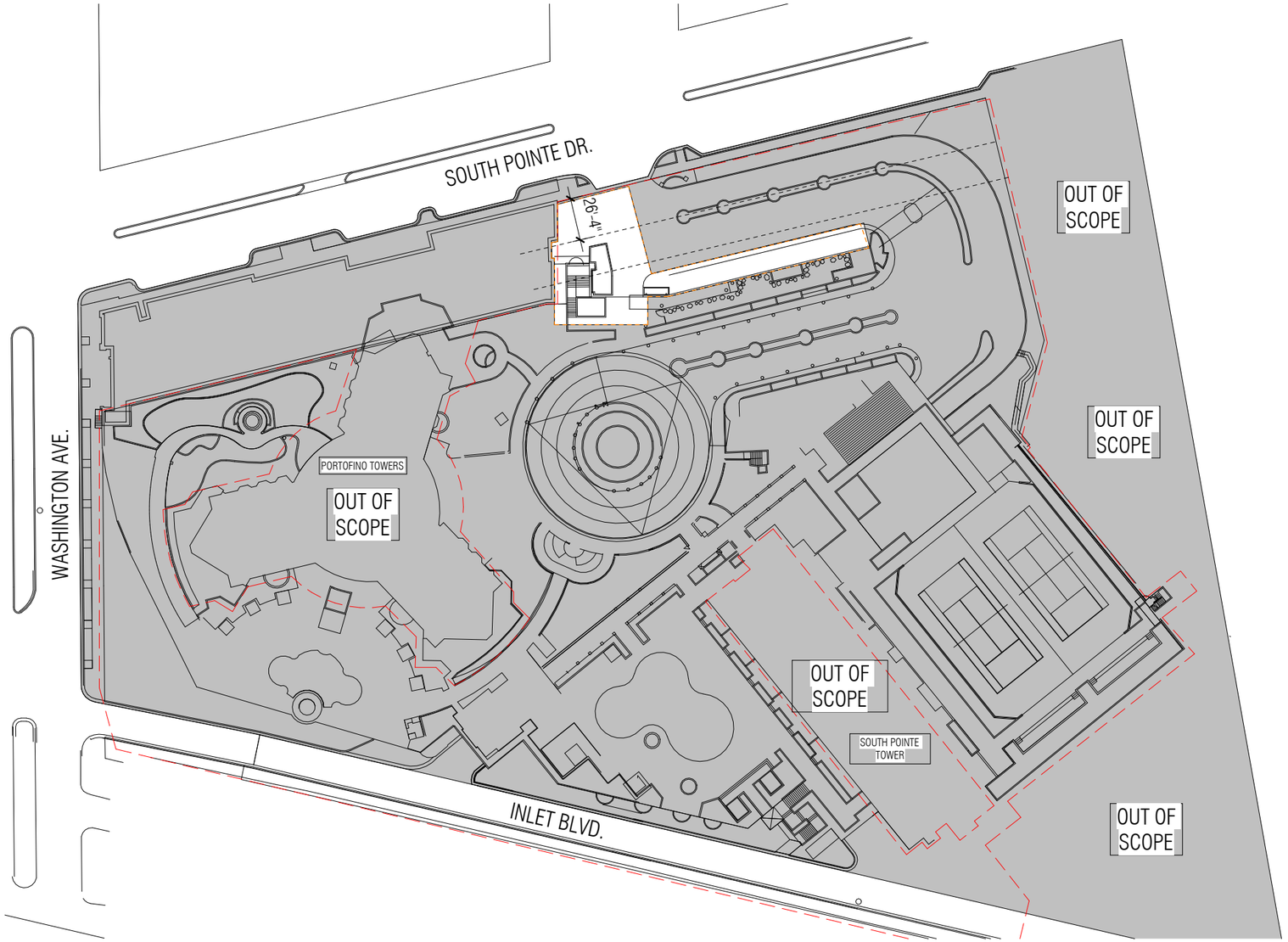
DEFORMASTUDIO

CONTEXT MAP



THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF
© deforma studio
ALL COPYRIGHTS RESERVED

DEFORMASTUDIO



SCOPE OF WORK
1" = 80'-0"

PROPERTY LINE

OUTLINES SCOPE OF WORK

DENOTES AREA OUTSIDE THE SCOPE OF WORK

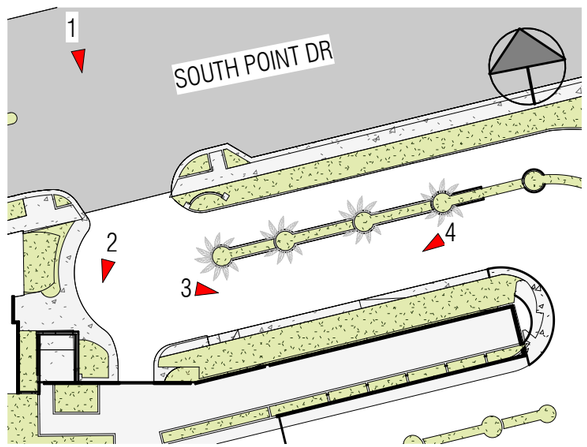
STATE OF FLORIDA
JAVIER R BARRERA
AR98563
REGISTERED ARCHITECT

DEFORMASTUDIO

5 0 5 10 15 20
SCALE FEET

A-2

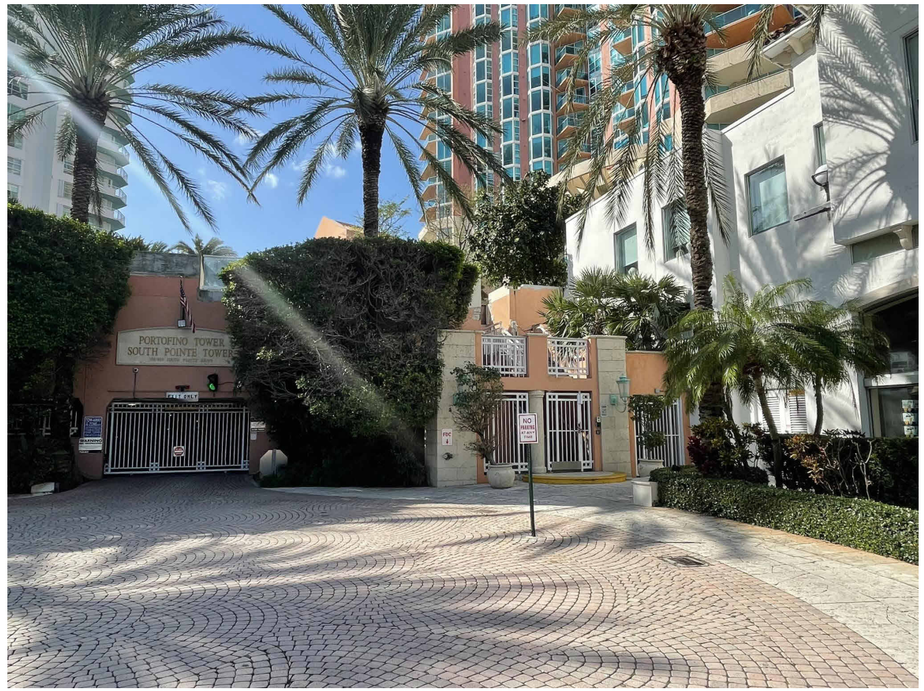
THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF
© deforma studio
ALL COPYRIGHTS RESERVED



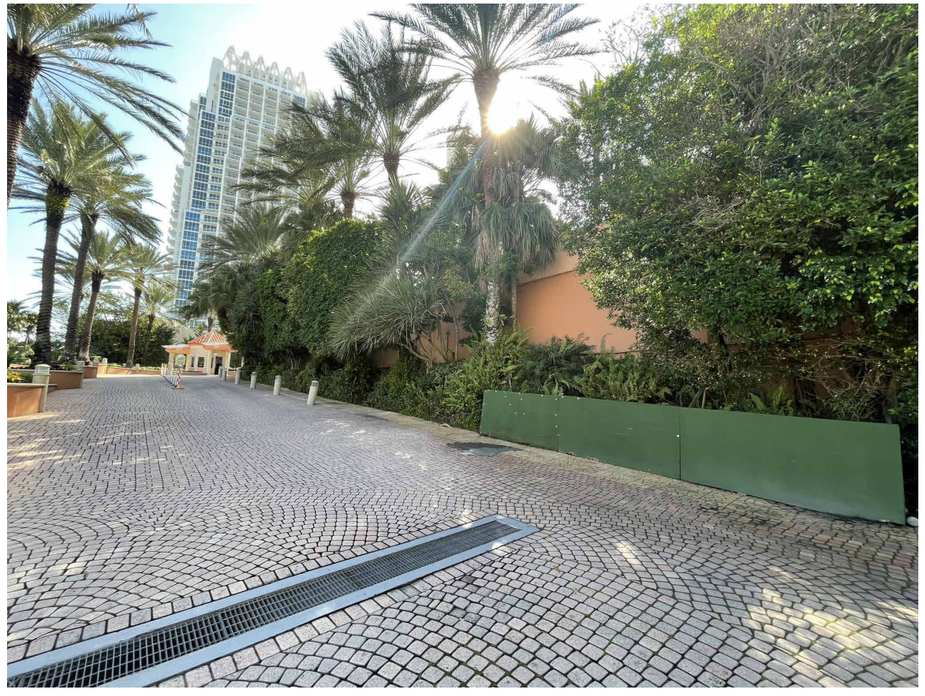
EXISTING CONDITIONS KEY PLAN
1" = 60'-0"



1 01-16-2024



2 01-16-2024



3 01-16-2024

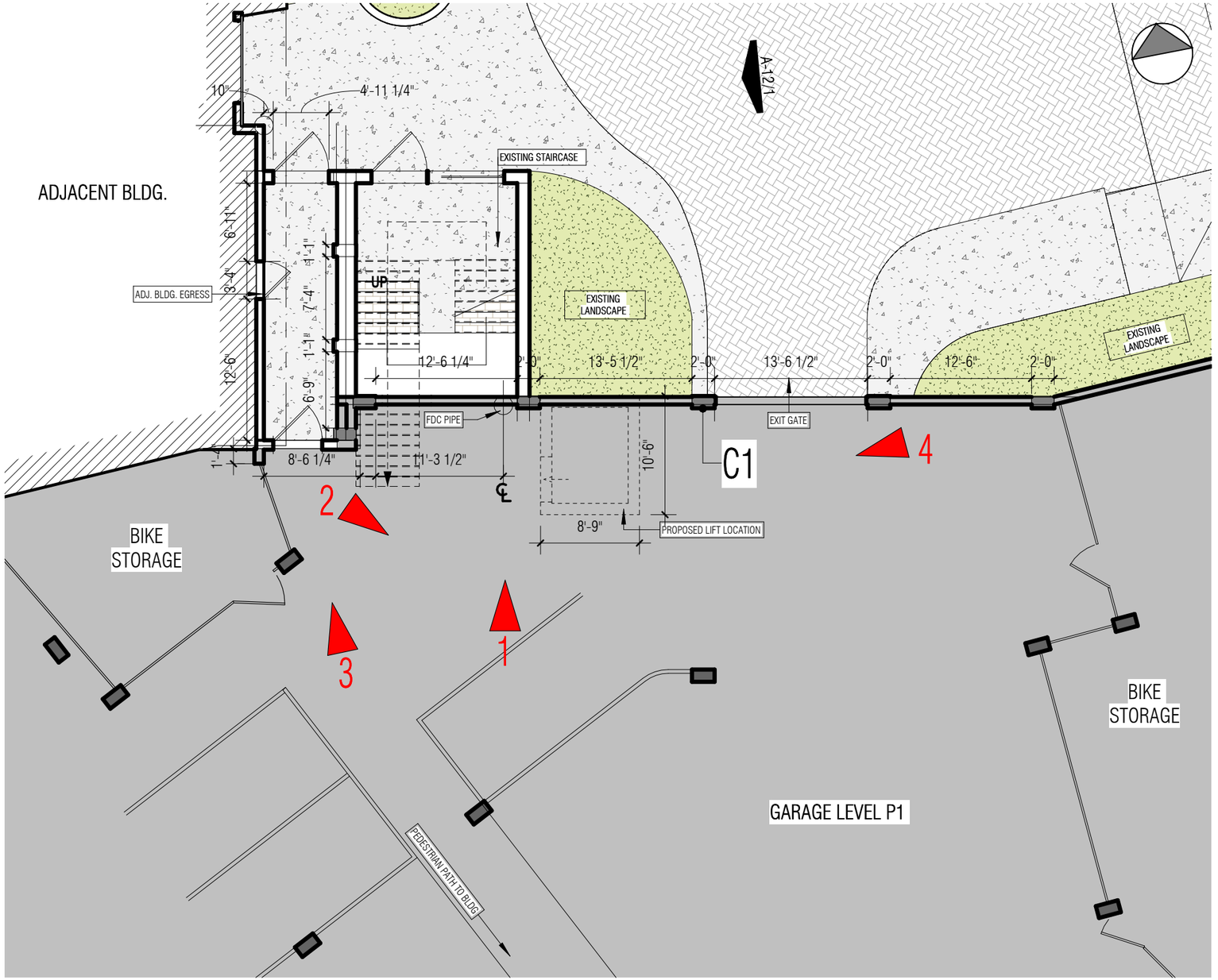


4 01-16-2024

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF
© **deforma studio** ALL COPYRIGHTS RESERVED

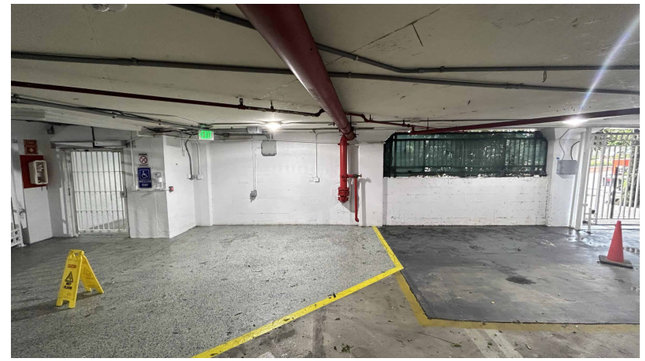
DEFORMASTUDIO

STATE OF FLORIDA
JAVIER R BARRERA
AR98563
REGISTERED ARCHITECT



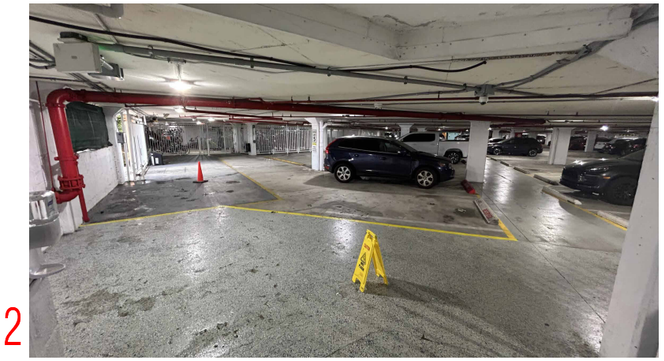
EXISTING FLOOR PLAN - GROUND FLOOR + GARAGE LEVEL P1
3/32" = 1'-0"

1



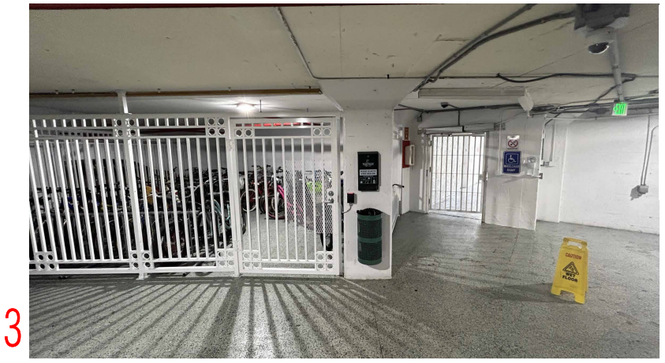
11-16-2023

2



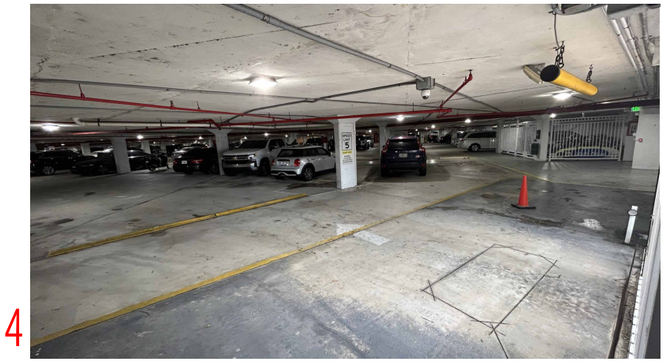
11-16-2023

3



11-16-2023

4

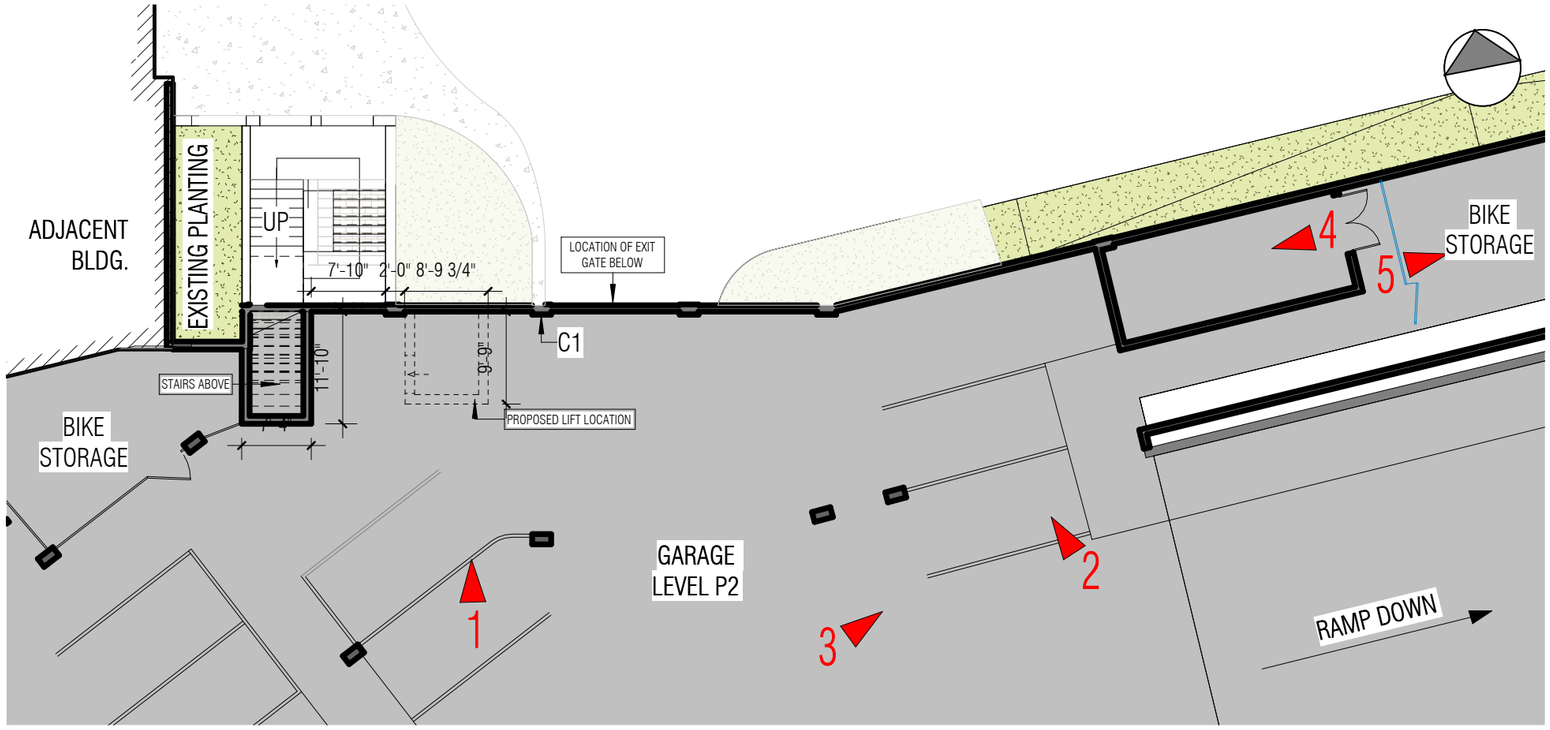


11-16-2023

STATE OF FLORIDA
JAVIER R BARRERA
AR98563
REGISTERED ARCHITECT

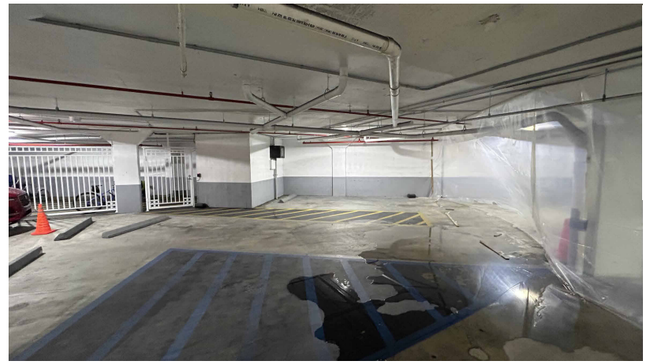
THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF
© deforma studio
ALL COPYRIGHTS RESERVED

DEFORMASTUDIO



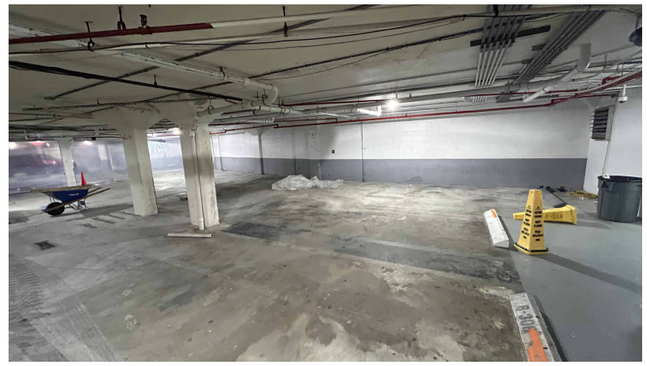
EXISTING FLOOR PLAN -
GARAGE LEVEL P2
1/16" = 1'-0"

1



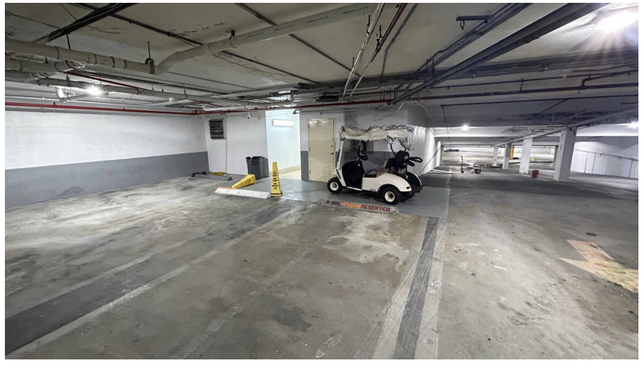
11-16-2023

2



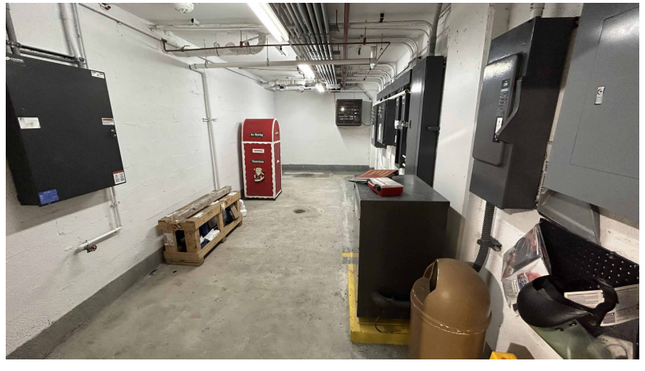
11-16-2023

3



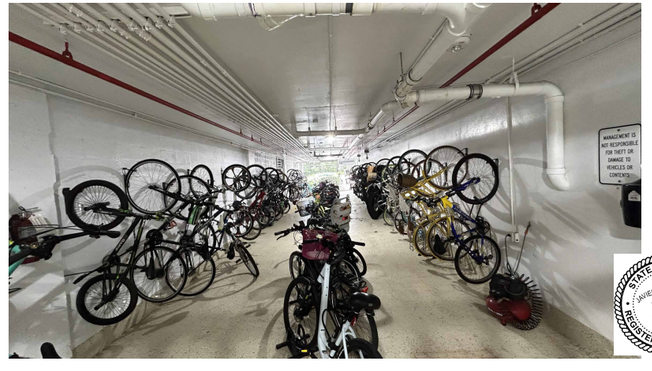
11-16-2023

4



11-16-2023

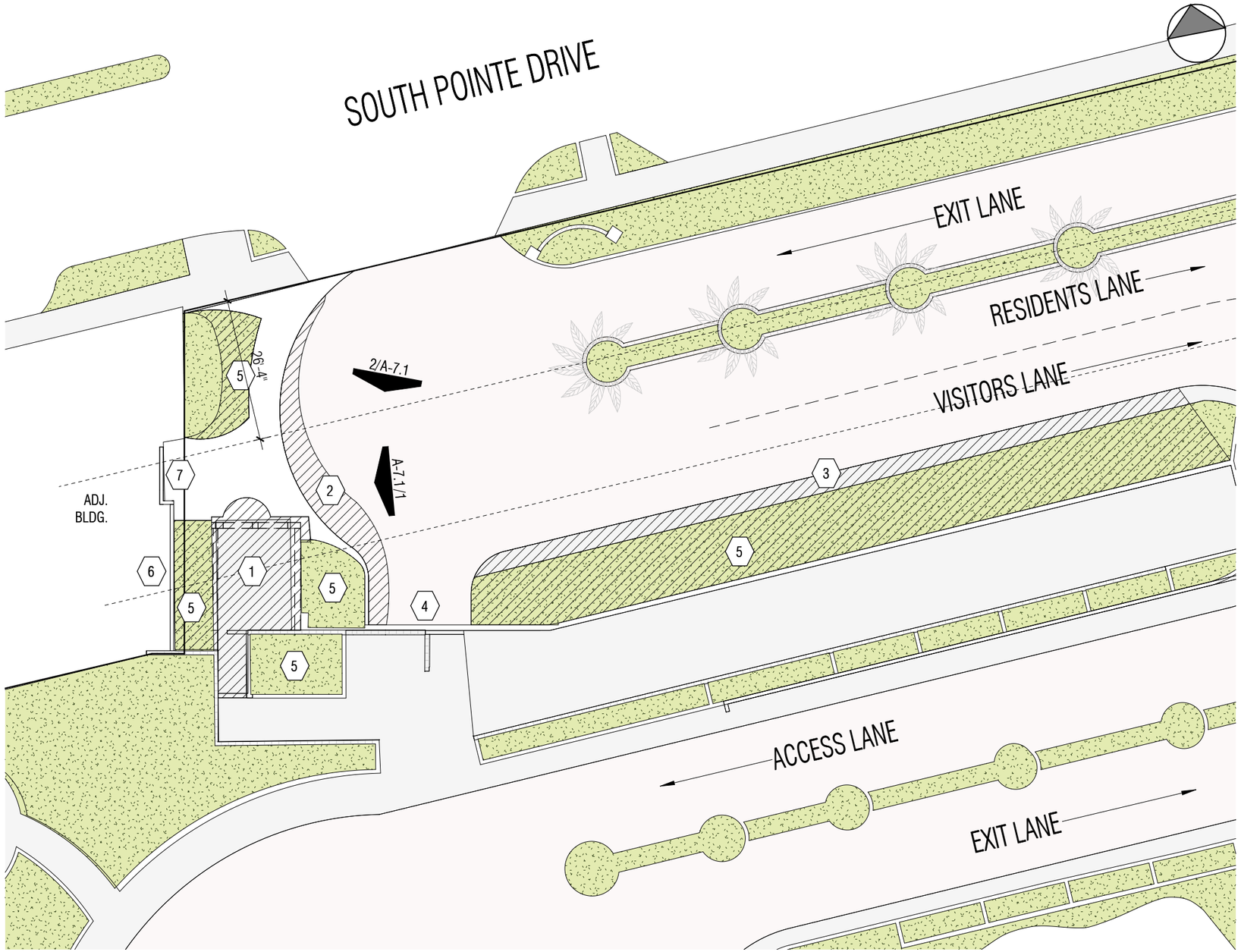
5



11-16-2023

STATE OF FLORIDA
JAVIER R BARRERA
AR98563
REGISTERED ARCHITECT

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF
© deforma studio ALL COPYRIGHTS RESERVED



DEMOLITION - SITE PLAN
3/64" = 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.

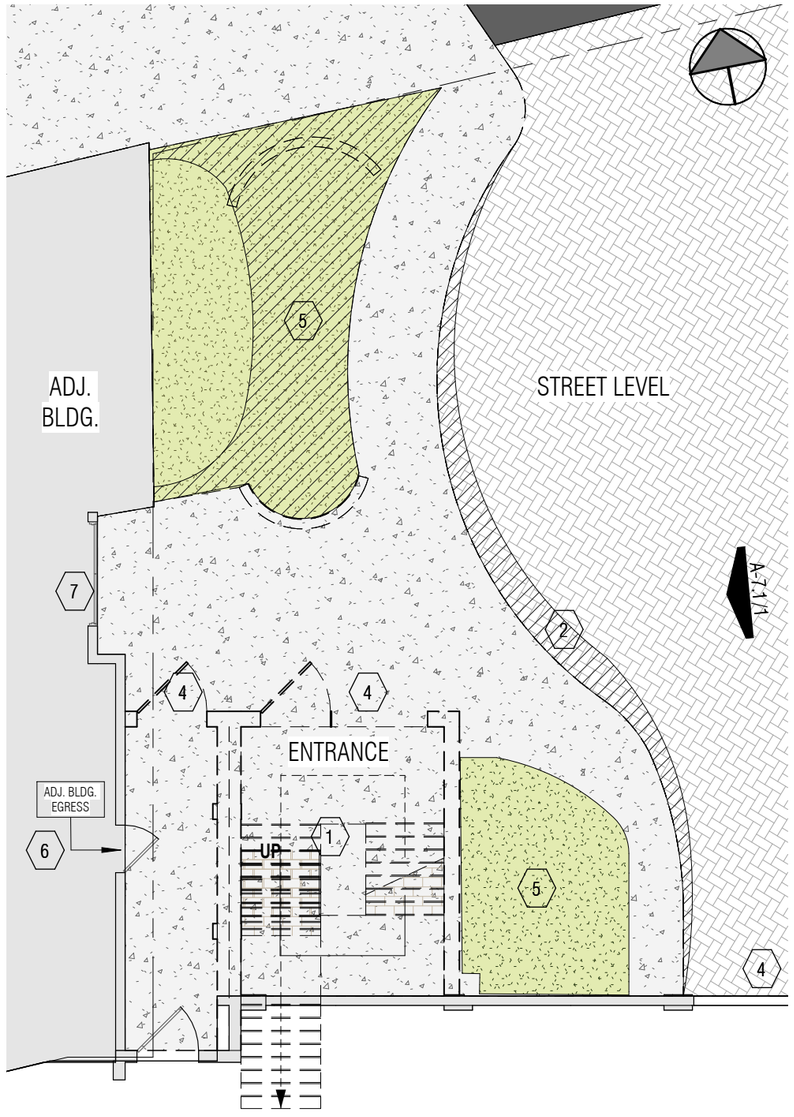
DEMOLITION PLAN LEGEND

WORK TO BE DEMOLISHED. (SEE NOTES)

DENOTES AREA TO BE DEMOLISHED

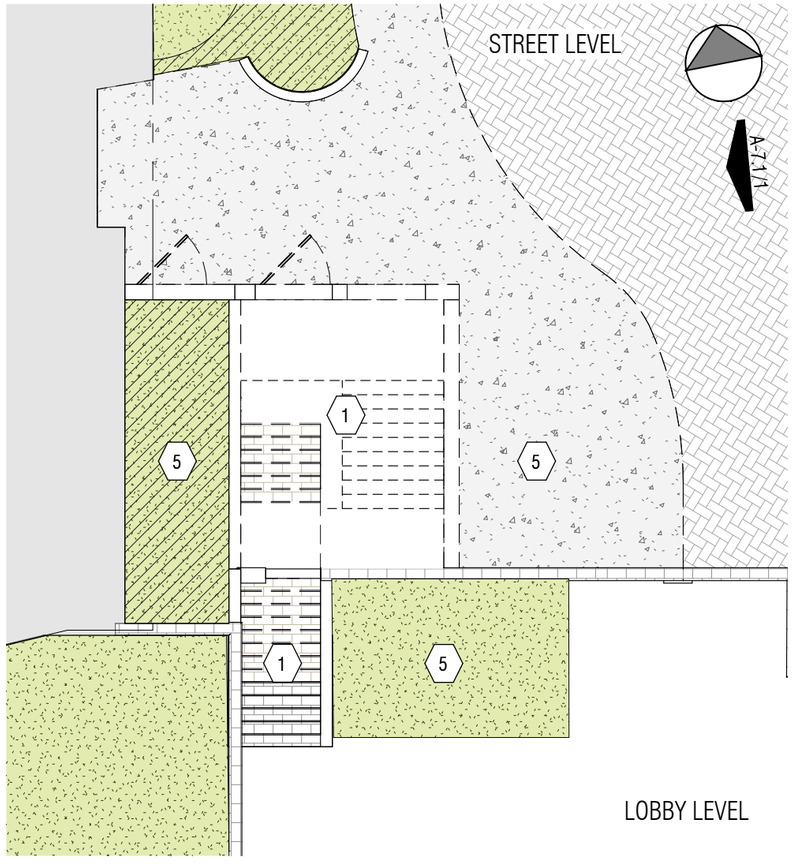
STATE OF FLORIDA
JAVIER R BARRERA
AR98563
REGISTERED ARCHITECT

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF
© deforma studio
ALL COPYRIGHTS RESERVED



GARAGE - P1

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



LOBBY LEVEL

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

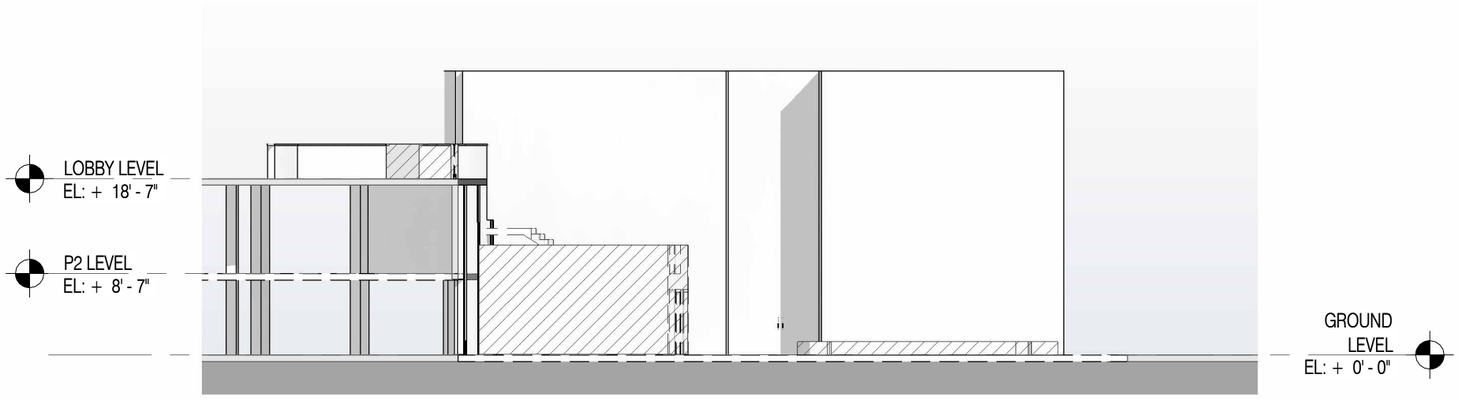
WORK TO BE DEMOLISHED. (SEE NOTES)

DENOTES AREA TO BE DEMOLISHED

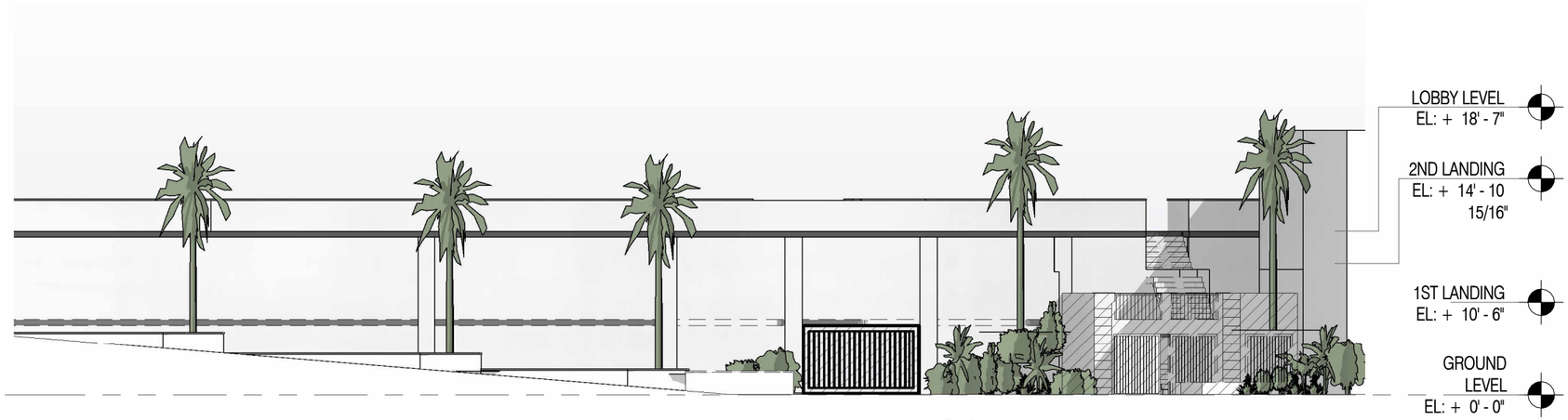
STATE OF FLORIDA
JAVIER R BARRERA
AR98563
REGISTERED ARCHITECT

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF
© deforma studio ALL COPYRIGHTS RESERVED

DEFORMASTUDIO



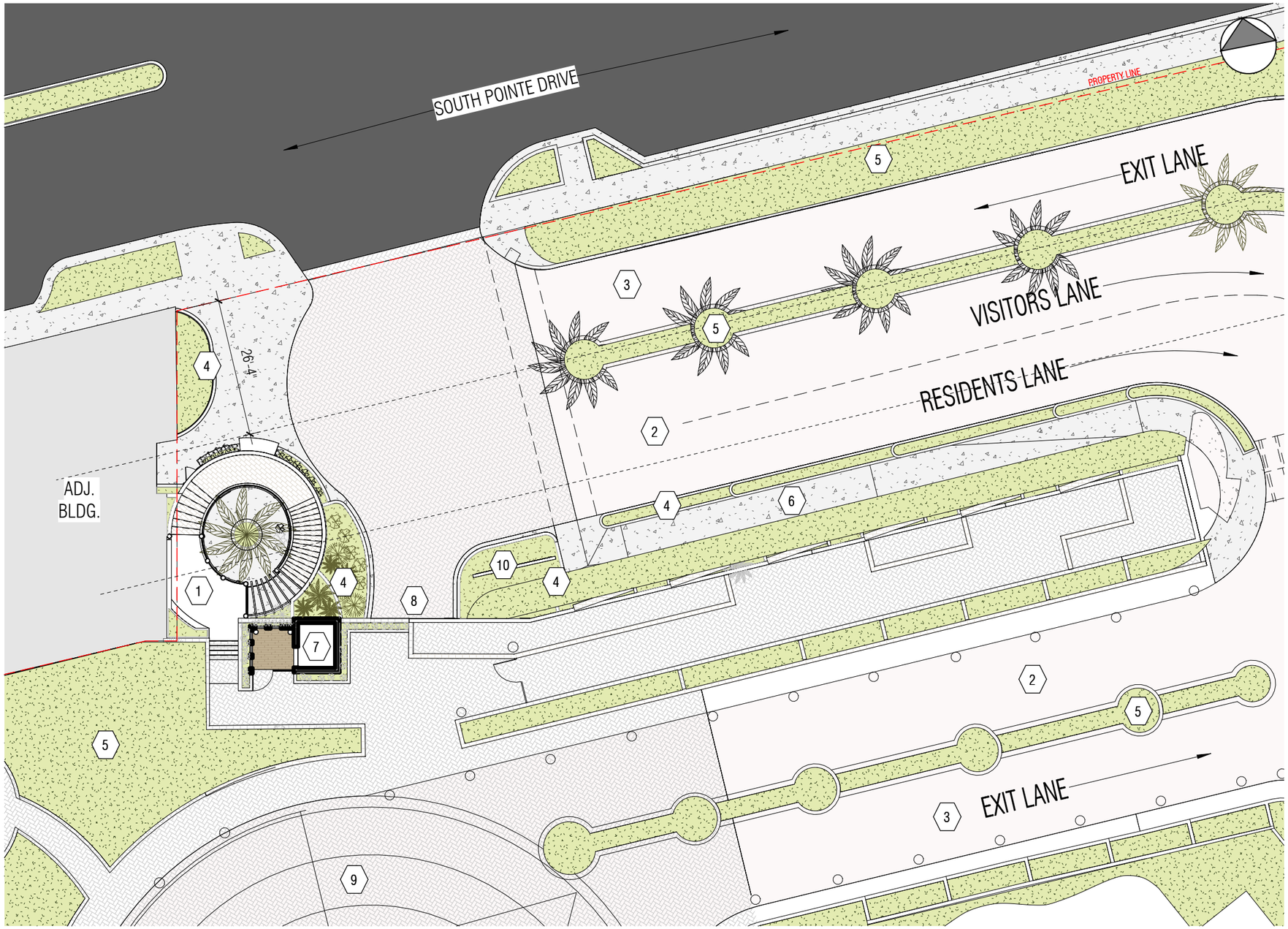
EAST ELEVATION - DEMO
1/16" = 1'-0"



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

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF
© deforma studio ALL COPYRIGHTS RESERVED

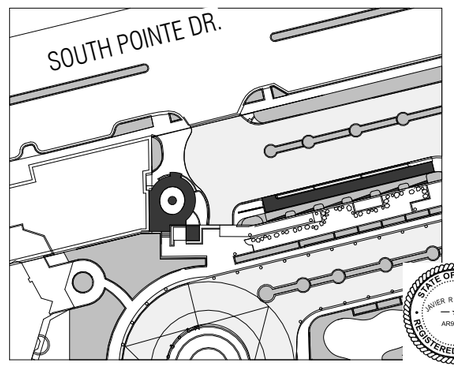
DEFORMASTUDIO



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

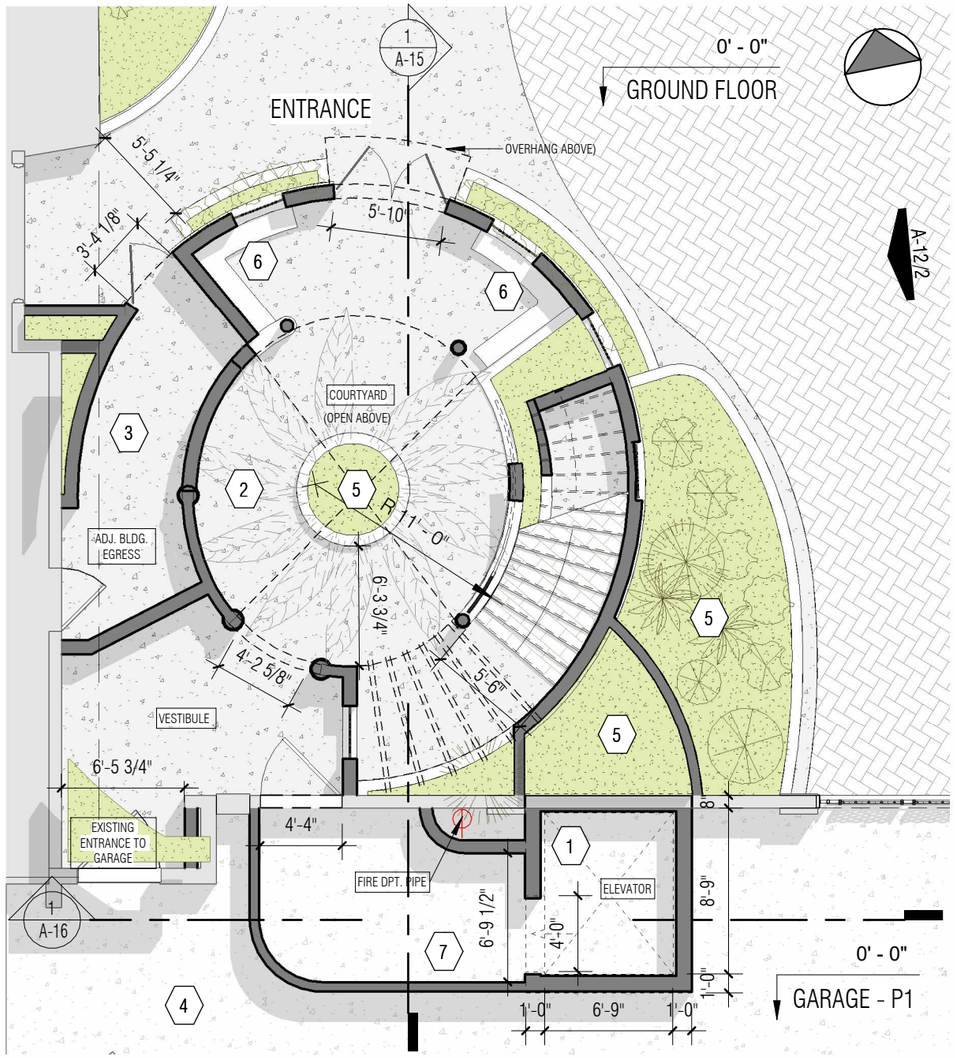
SITE PLAN KEY NOTES

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.

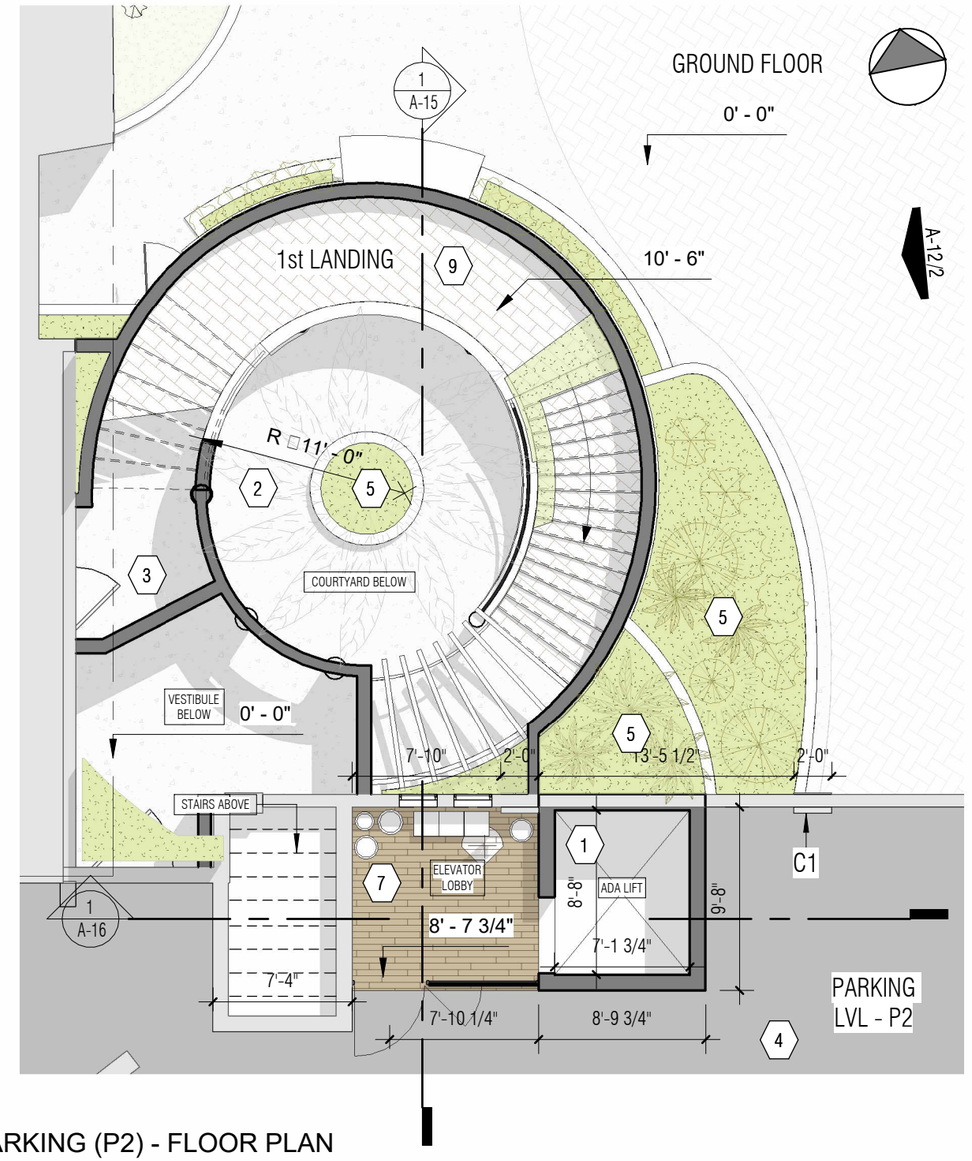


STATE OF FLORIDA
JAVIER R BARRERA
AR98563
REGISTERED ARCHITECT

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF
© deforma studio
ALL COPYRIGHTS RESERVED



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



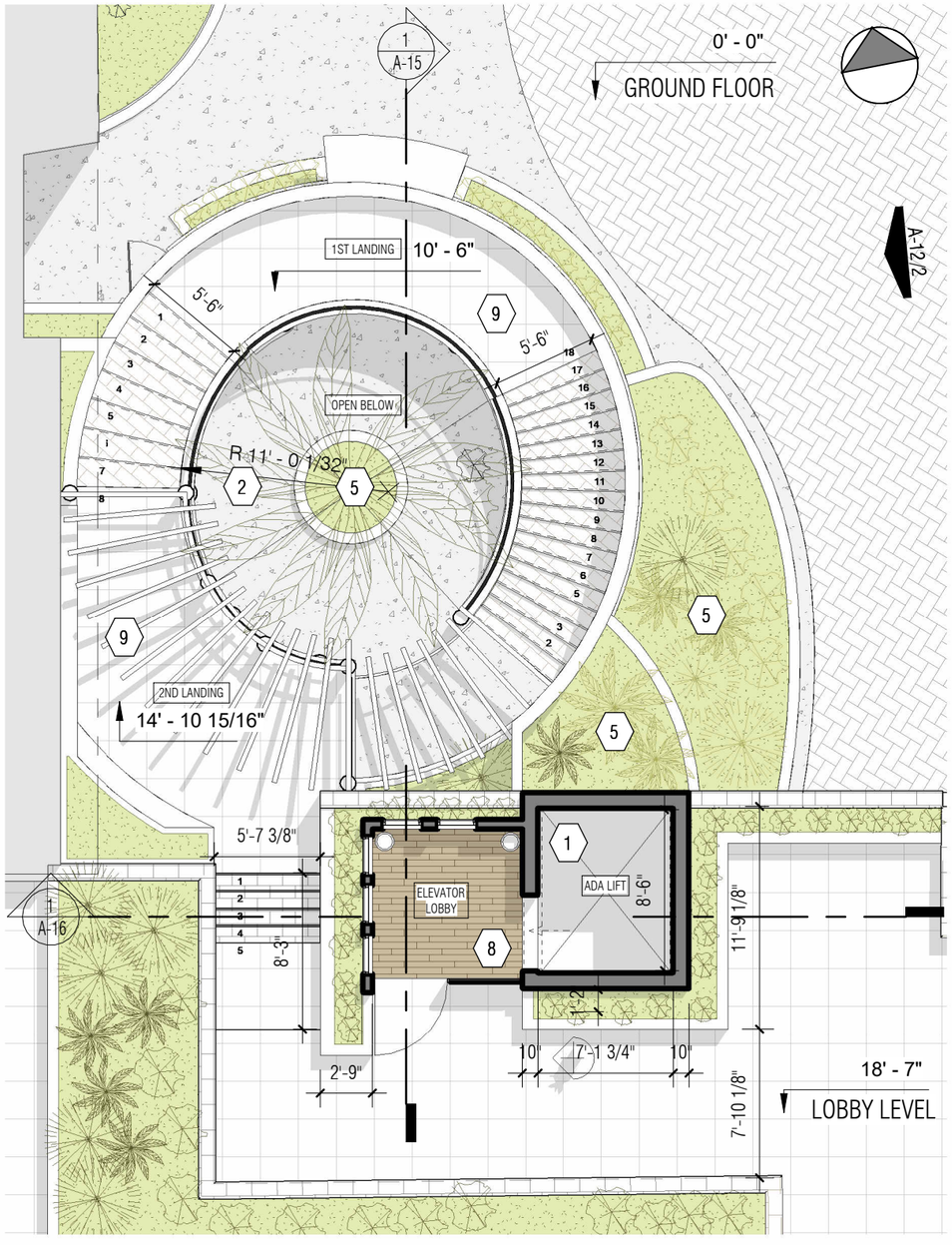
PARKING (P2) - FLOOR PLAN
1/8" = 1'-0"

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.

STATE OF FLORIDA
JAVIER R BARBERA
AR98563
REGISTERED ARCHITECT

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF
© deforma studio
ALL COPYRIGHTS RESERVED



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

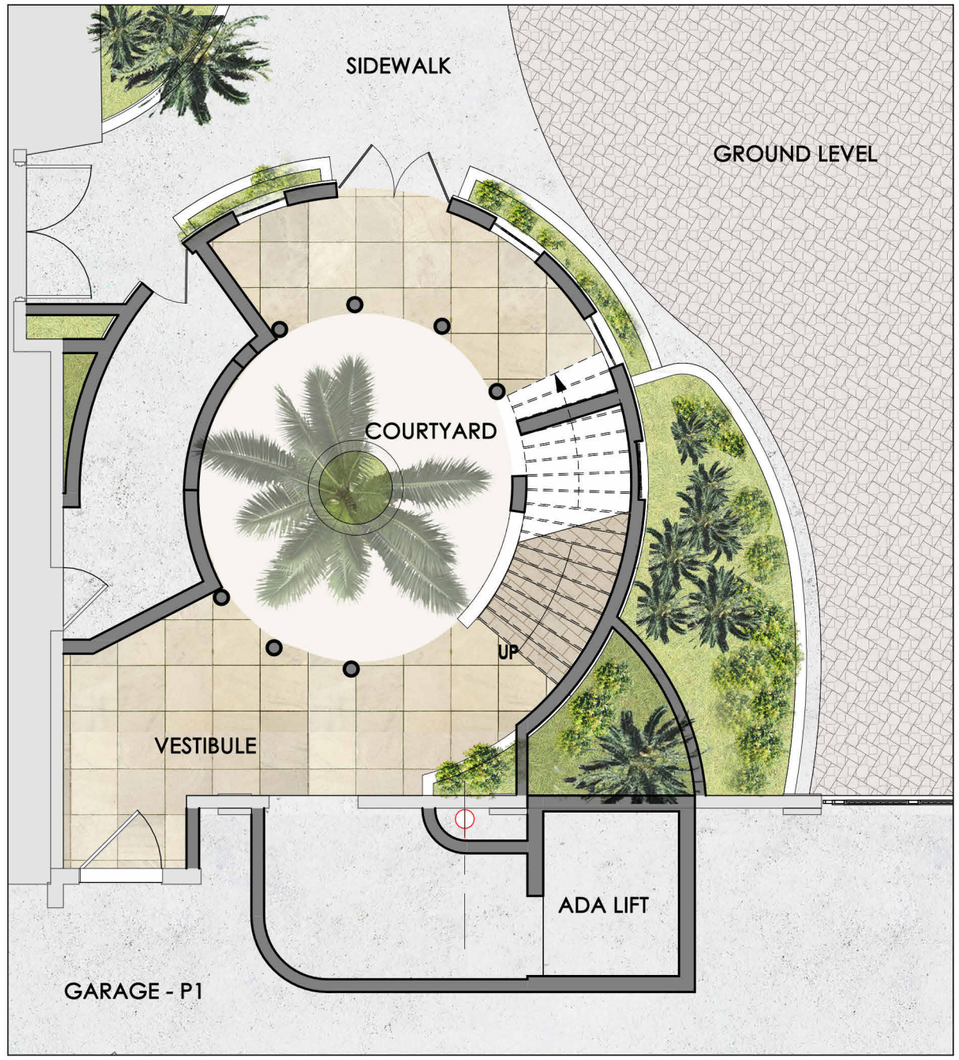
FLOOR PLAN KEY NOTES

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.

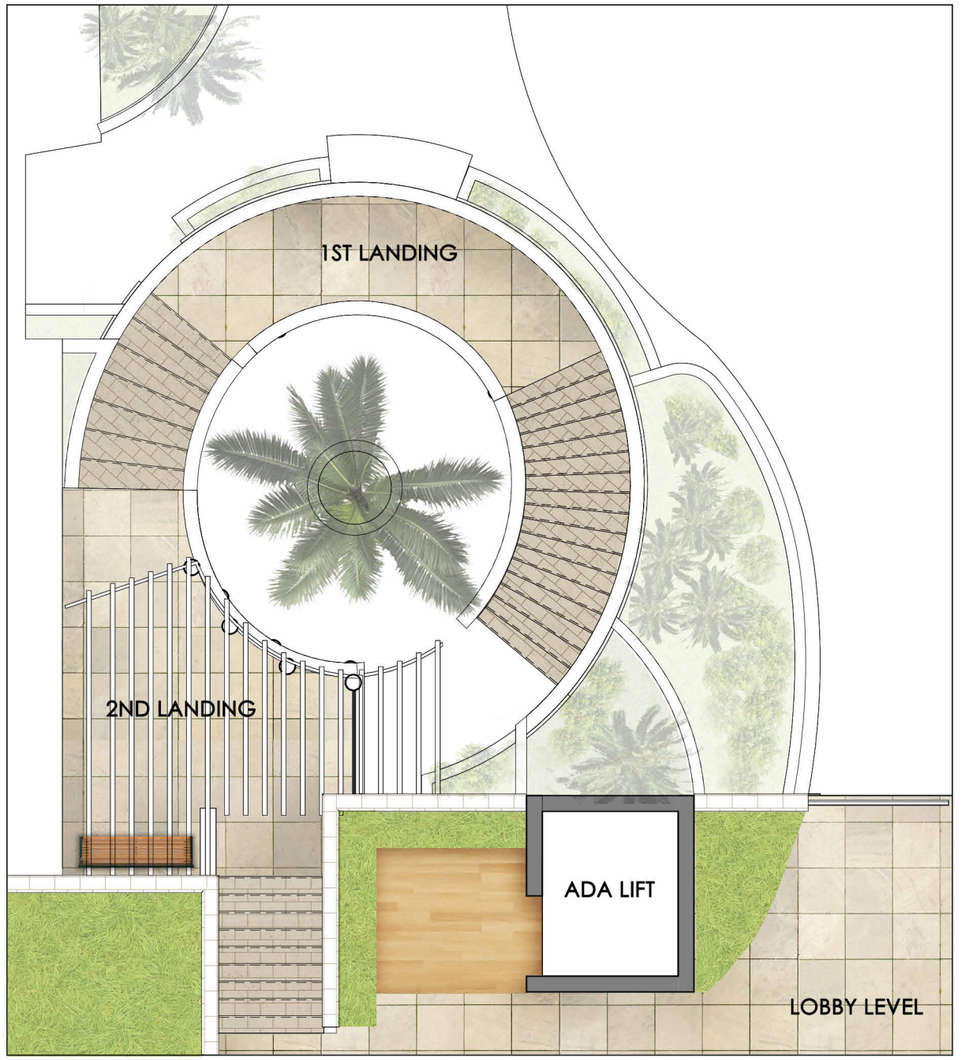
STATE OF FLORIDA
JAVIER R BARRERA
AR98563
REGISTERED ARCHITECT

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF
© deforma studio
ALL COPYRIGHTS RESERVED

DEFORMASTUDIO



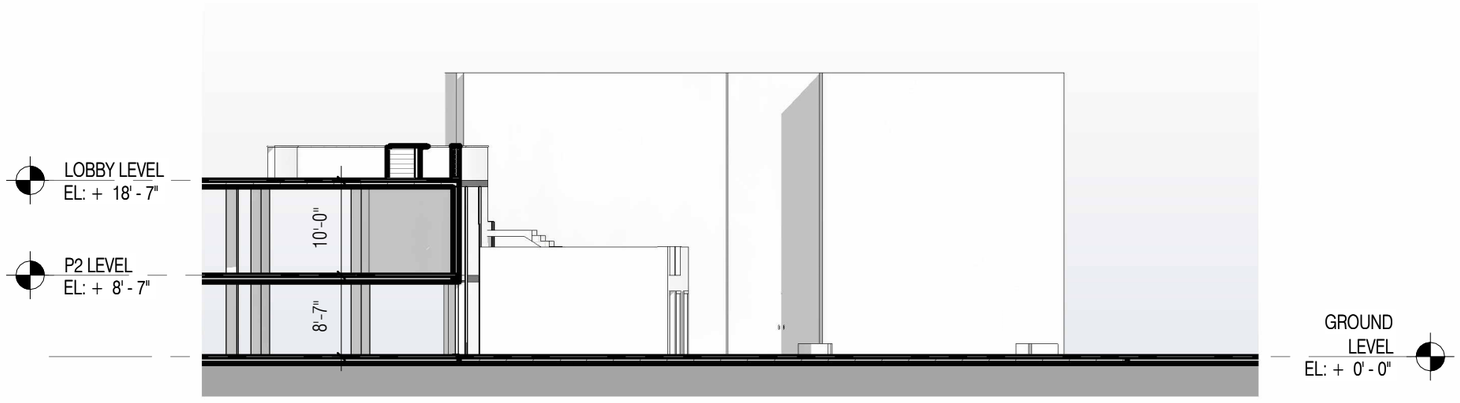
GROUND LEVEL
1/8" = 1'-0"



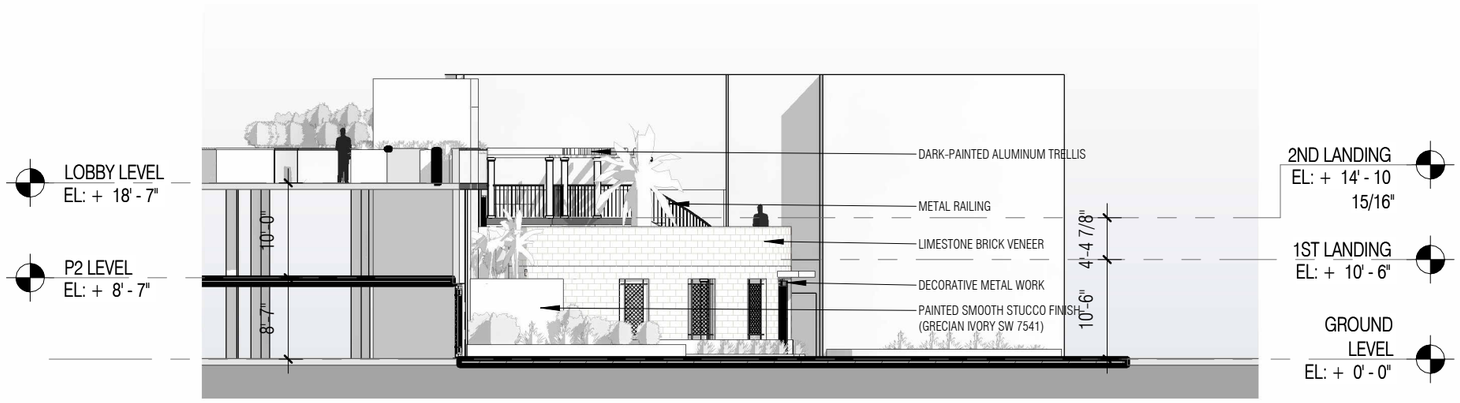
SECOND FLOOR PLAN -
RENDERED
1/8" = 1'-0"

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF
© deforma studio
ALL COPYRIGHTS RESERVED

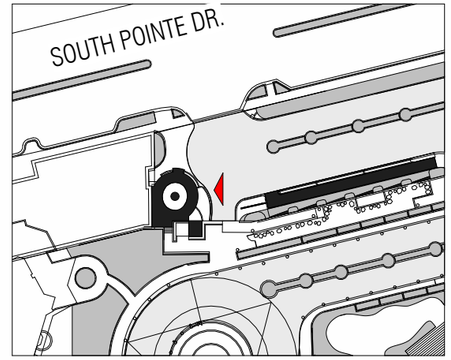
DEFORMASTUDIOTUDIO



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



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

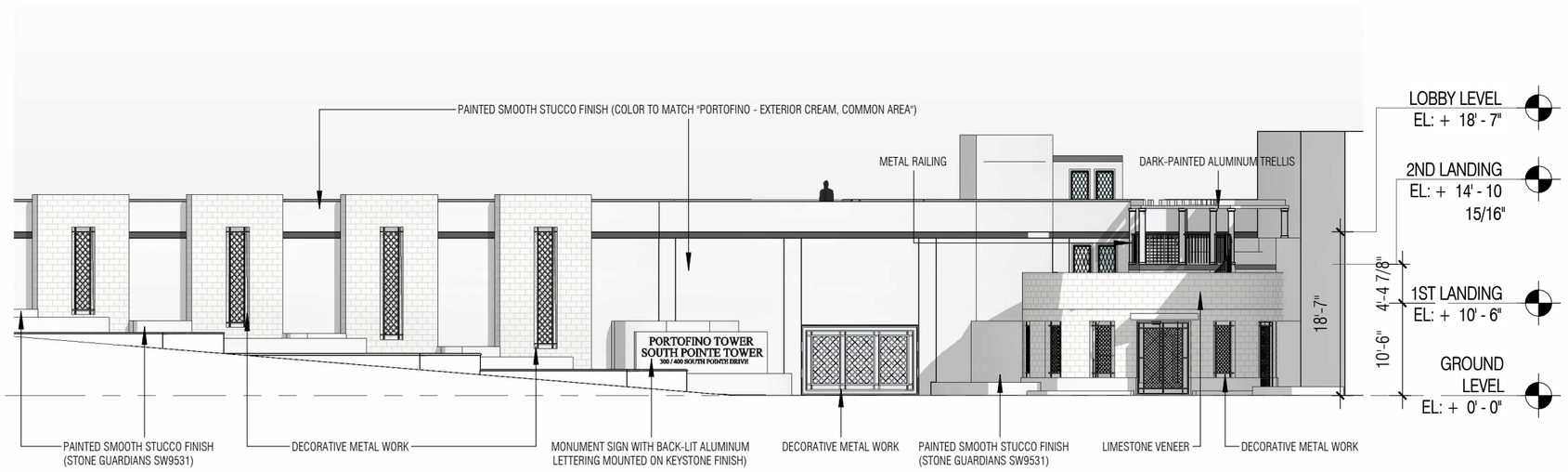


THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF
© deforma studio
ALL COPYRIGHTS RESERVED

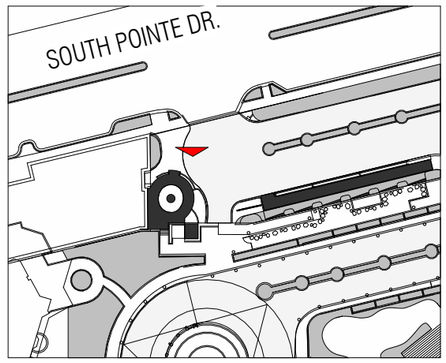
DEFORMASTUDIO



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

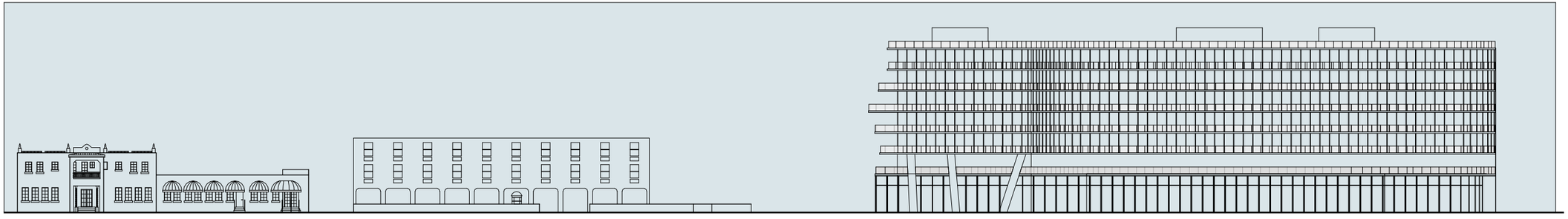


NORTH ELEVATION - PROPOSED
1/16" = 1'-0"



THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF
© deforma studio
ALL COPYRIGHTS RESERVED

DEFORMASTUDIO



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



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

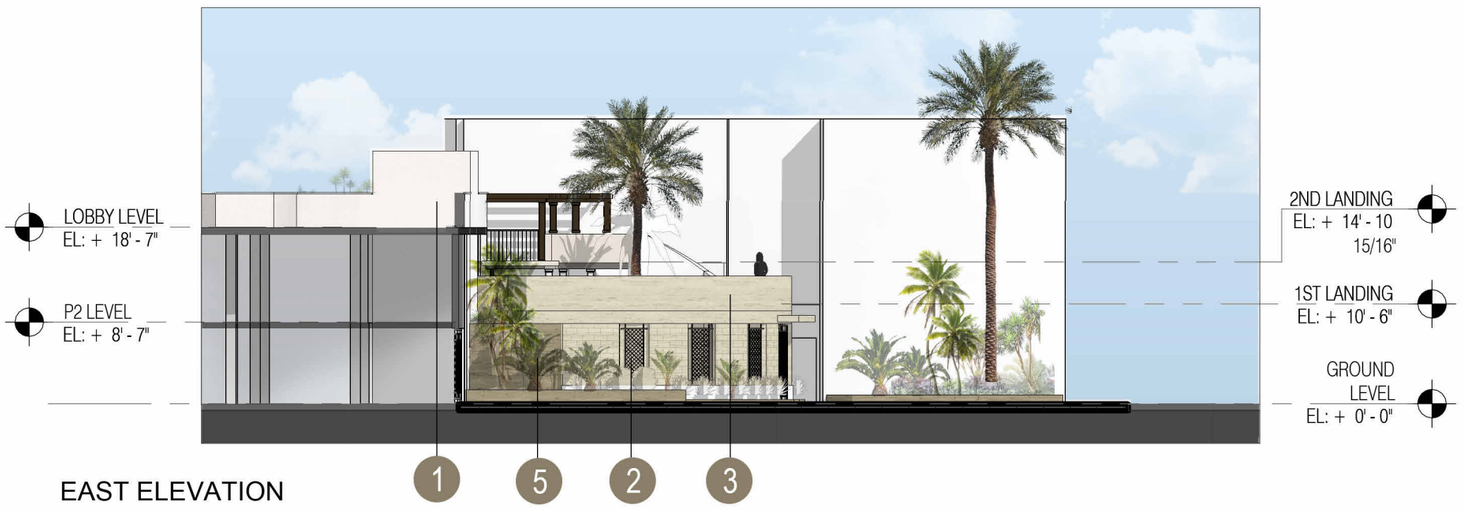
STATE OF FLORIDA
JAVIER R BARRERA
AR98563
REGISTERED ARCHITECT

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF
© deforma studio
ALL COPYRIGHTS RESERVED

DEFORMASTUDIO



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

STATE OF FLORIDA
JAVIER R BARBERA
AR98563
REGISTERED ARCHITECT

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF
© deforma studio ALL COPYRIGHTS RESERVED



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

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF
© deforma studio ALL COPYRIGHTS RESERVED

DEFORMASTUDIO

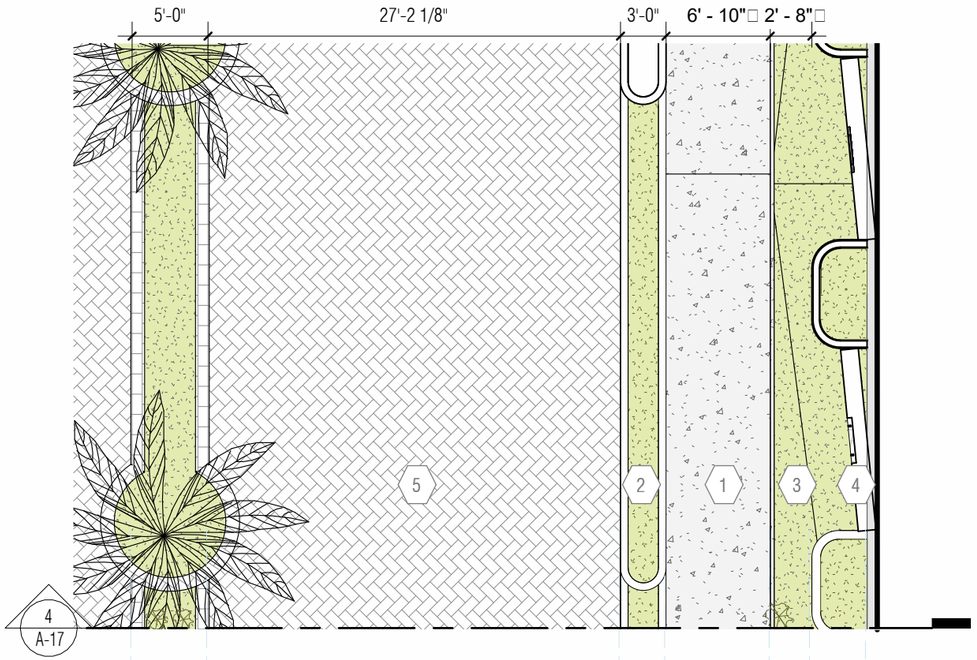


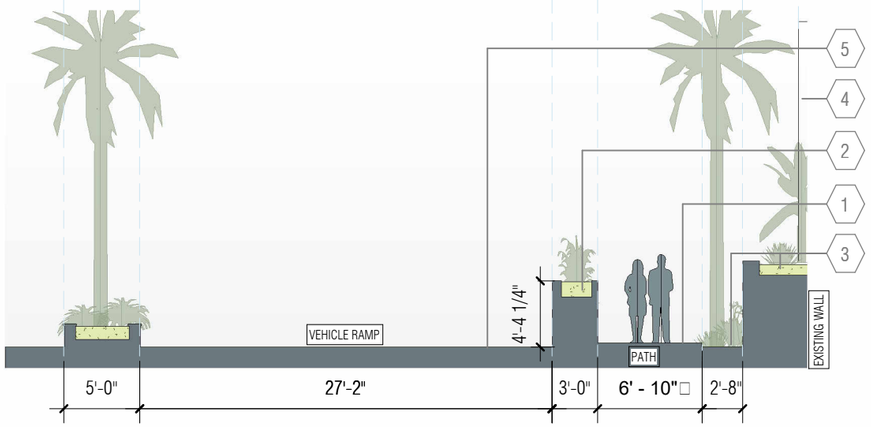
Section B
3/16" = 1'-0"

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF
© deforma studio ALL COPYRIGHTS RESERVED

DEFORMASTUDIO

PEDESTRIAN PATH ENLRGD
1" = 10'-0"

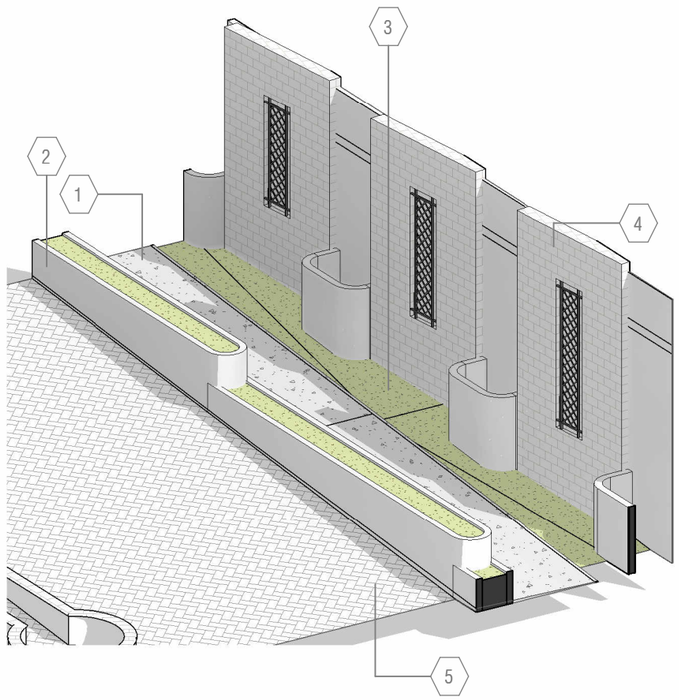




PATH SECTION
1" = 10'-0"

BIRD'S EYE VIEW





PATH SECTION 3D

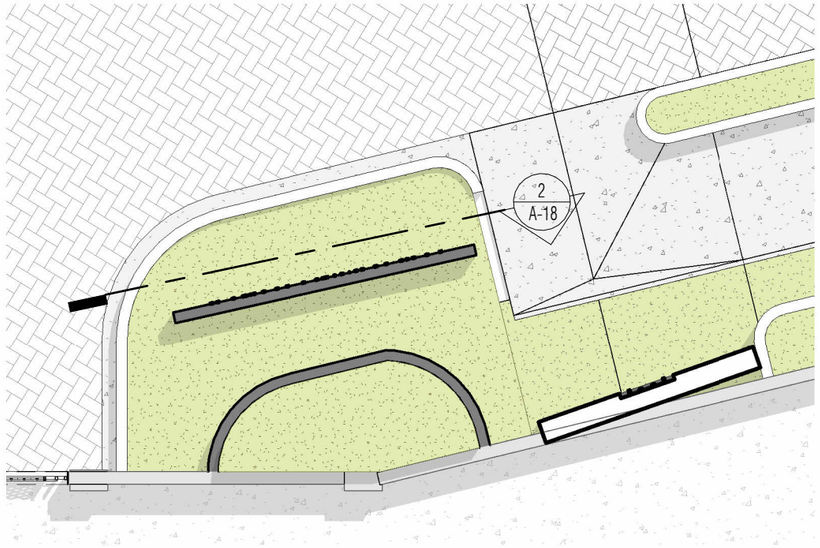
PATH KEY NOTES

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.

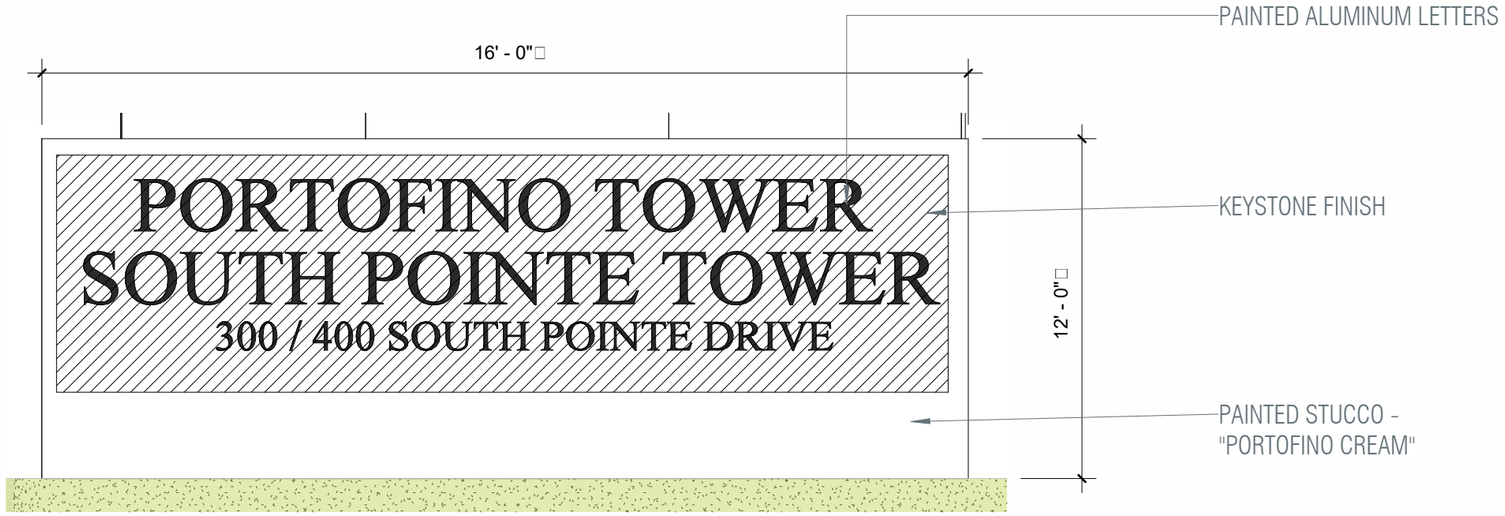
STATE OF FLORIDA
JAVIER R BARRERA
AR98563
REGISTERED ARCHITECT

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF
ALL COPYRIGHTS RESERVED
© deforma studio

DEFORMASTUDIO



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



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

STATE OF FLORIDA
JAVIER R BARRERA
AR98563
REGISTERED ARCHITECT

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF
© deforma studio ALL COPYRIGHTS RESERVED



AERIAL VIEW OF ENTRY FEATURE

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF
© **deforma studio**
ALL COPYRIGHT'S RESERVED

STATE OF FLORIDA
JAVIER R BARRERA
AR98563
REGISTERED ARCHITECT



PEDESTRIAN VIEW OF ENTRY FEATURE

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF
© **deforma studio** ALL COPYRIGHTS RESERVED

STATE OF FLORIDA
JAVIER R. BARRERA
AR98563
REGISTERED ARCHITECT



CAR RAMP & PATH

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF
© **deforma studio** ALL COPYRIGHTS RESERVED

STATE OF FLORIDA
JAVIER R BARRERA
AR98563
REGISTERED ARCHITECT



CAR RAMP, PATH, & ENTRY SIGN

THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF
© deforma studio ALL COPYRIGHTS RESERVED