



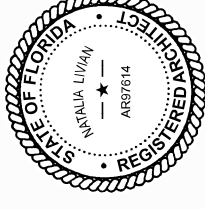
# 72<sup>ND</sup> STREET COMMUNITY COMPLEX

DESIGN REVIEW BOARD - FINAL  
SUBMITTAL DRB24-1072

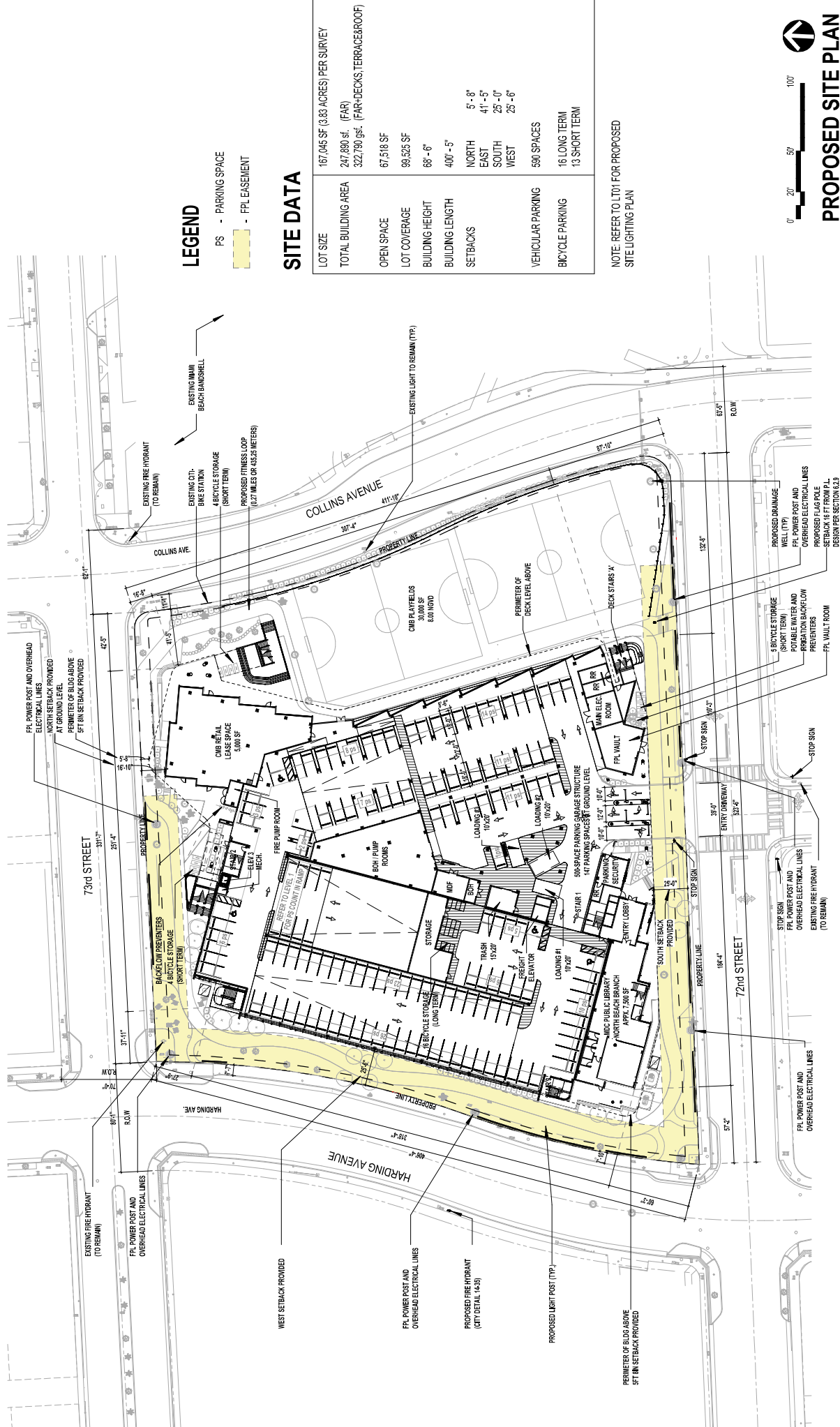
299 72ND STREET MIAMI BEACH, FLORIDA 33141  
MARCH 9, 2025



Digitally signed  
by Natalia  
Livian  
Date: 2025.03.07  
19:09:09 -05'00'



PART 2 OF 2



LEGEND

- PS - PARKING SPACE
- FPL EASEMENT

SITE DATA

LOT SIZE	167,746 SF (3.83 ACRES) PER SURVEY
TOTAL BUILDING AREA	247,890 sf. (FAR)
	322,790 gsf. (FAR-DECKS, TERRACE&ROOF)
OPEN SPACE	67,518 SF
LOT COVERAGE	99,525 SF
BUILDING HEIGHT	68' - 6"
BUILDING LENGTH	400' - 5"
SETBACKS	NORTH 5' - 8"
	EAST 41' - 5"
	SOUTH 25' - 0"
	WEST 25' - 6"
VEHICULAR PARKING	590 SPACES
BICYCLE PARKING	16 LONG TERM
	13 SHORT TERM

NOTE: REFER TO LOT1 FOR PROPOSED SITE LIGHTING PLAN



PROPOSED SITE PLAN

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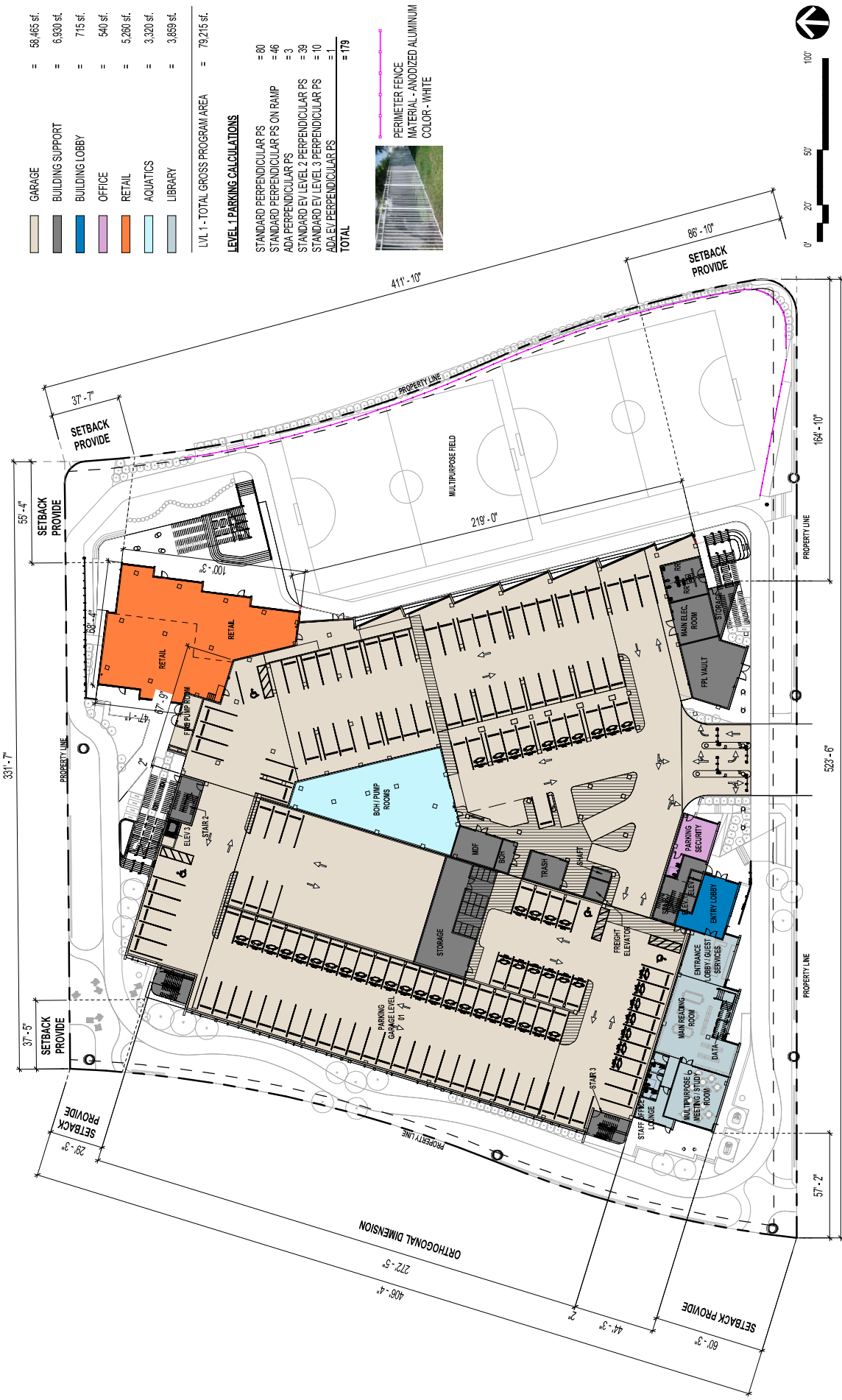
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**A100**

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PROPOSED PLAN LEVEL 01

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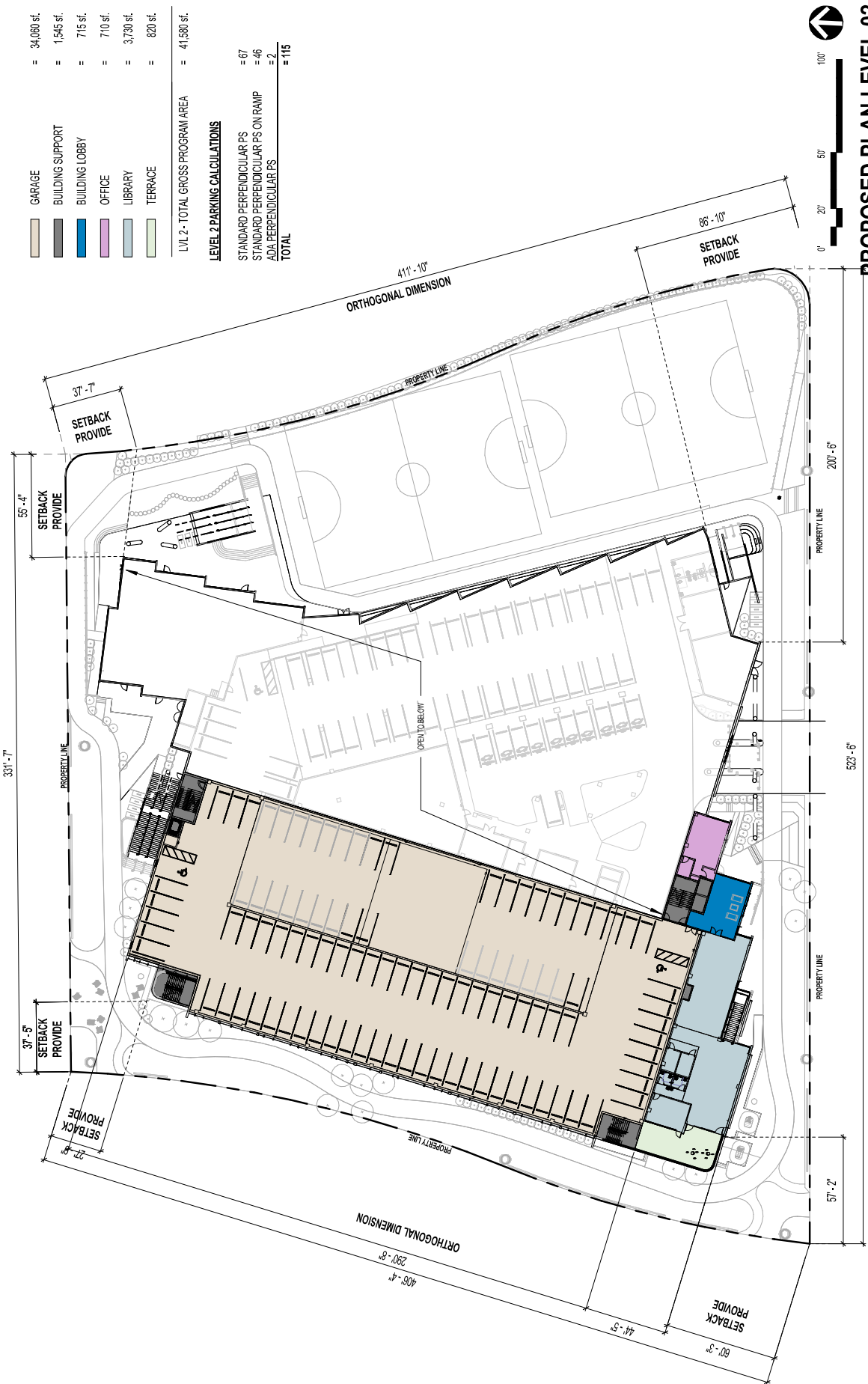
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# A101



GARAGE	=	34,060 sf.
BUILDING SUPPORT	=	1,545 sf.
BUILDING LOBBY	=	715 sf.
OFFICE	=	710 sf.
LIBRARY	=	3,730 sf.
TERRACE	=	820 sf.
<b>LVL 2 - TOTAL GROSS PROGRAM AREA</b>	<b>=</b>	<b>41,580 sf.</b>

<b>LEVEL 2 PARKING CALCULATIONS</b>		
STANDARD PERPENDICULAR PS	=	67
STANDARD PERPENDICULAR PS ON RAMP	=	46
ADA PERPENDICULAR PS	=	2
<b>TOTAL</b>	<b>=</b>	<b>115</b>



**PROPOSED PLAN LEVEL 02**

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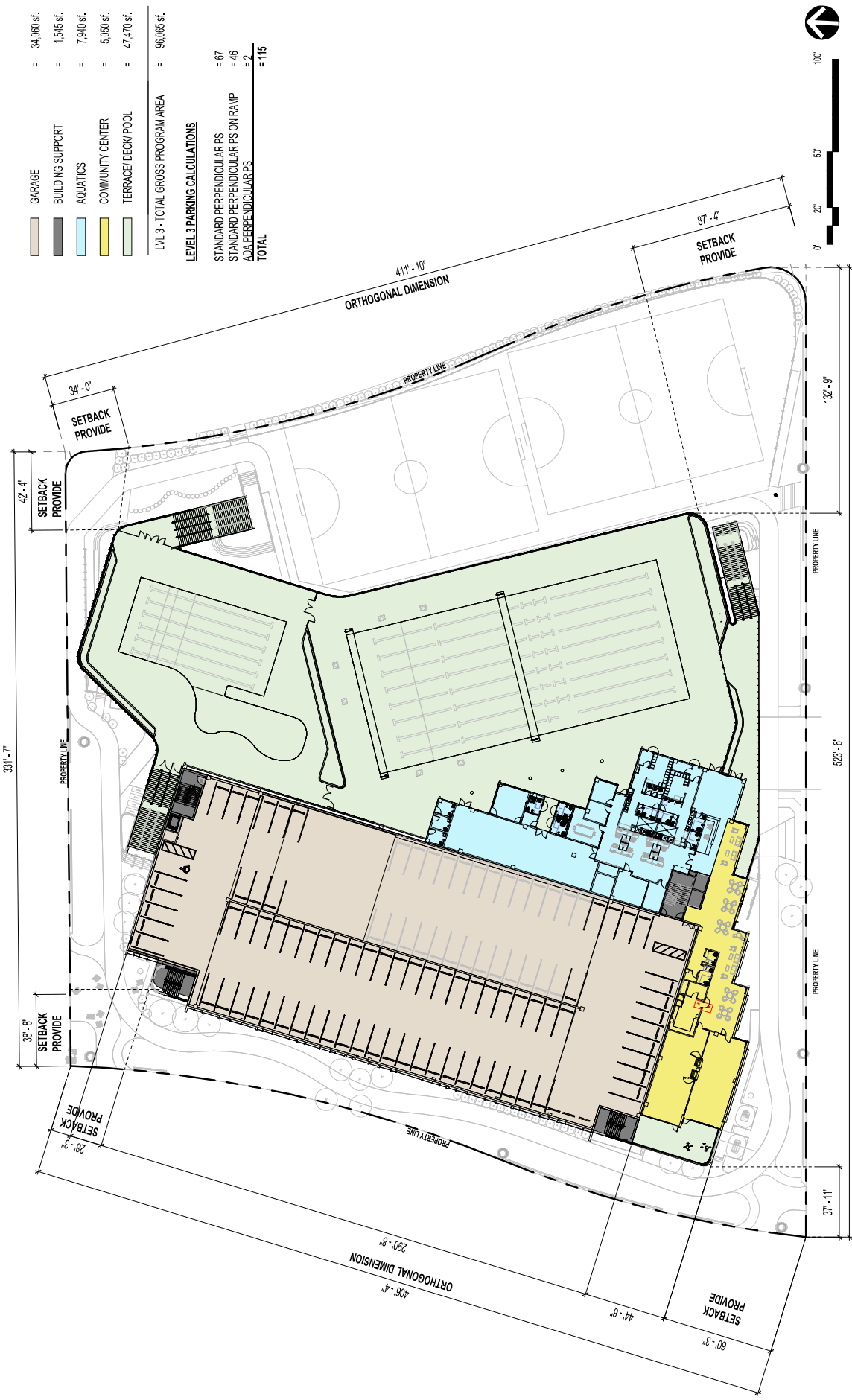
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**A102**

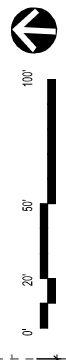




GARAGE	=	34,060 sf.
BUILDING SUPPORT	=	1,545 sf.
AQUATICS	=	7,940 sf.
COMMUNITY CENTER	=	5,050 sf.
TERRACE/DECK/POOL	=	47,470 sf.
LVL 3 - TOTAL GROSS PROGRAM AREA	=	96,065 sf.

**LEVEL 3 PARKING CALCULATIONS**

STANDARD PERPENDICULAR PS	=	67
STANDARD PERPENDICULAR PS ON RAMP	=	46
ADA PERPENDICULAR PS	=	2
TOTAL	=	115



**PROPOSED PLAN LEVEL 03**

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**

**A103**

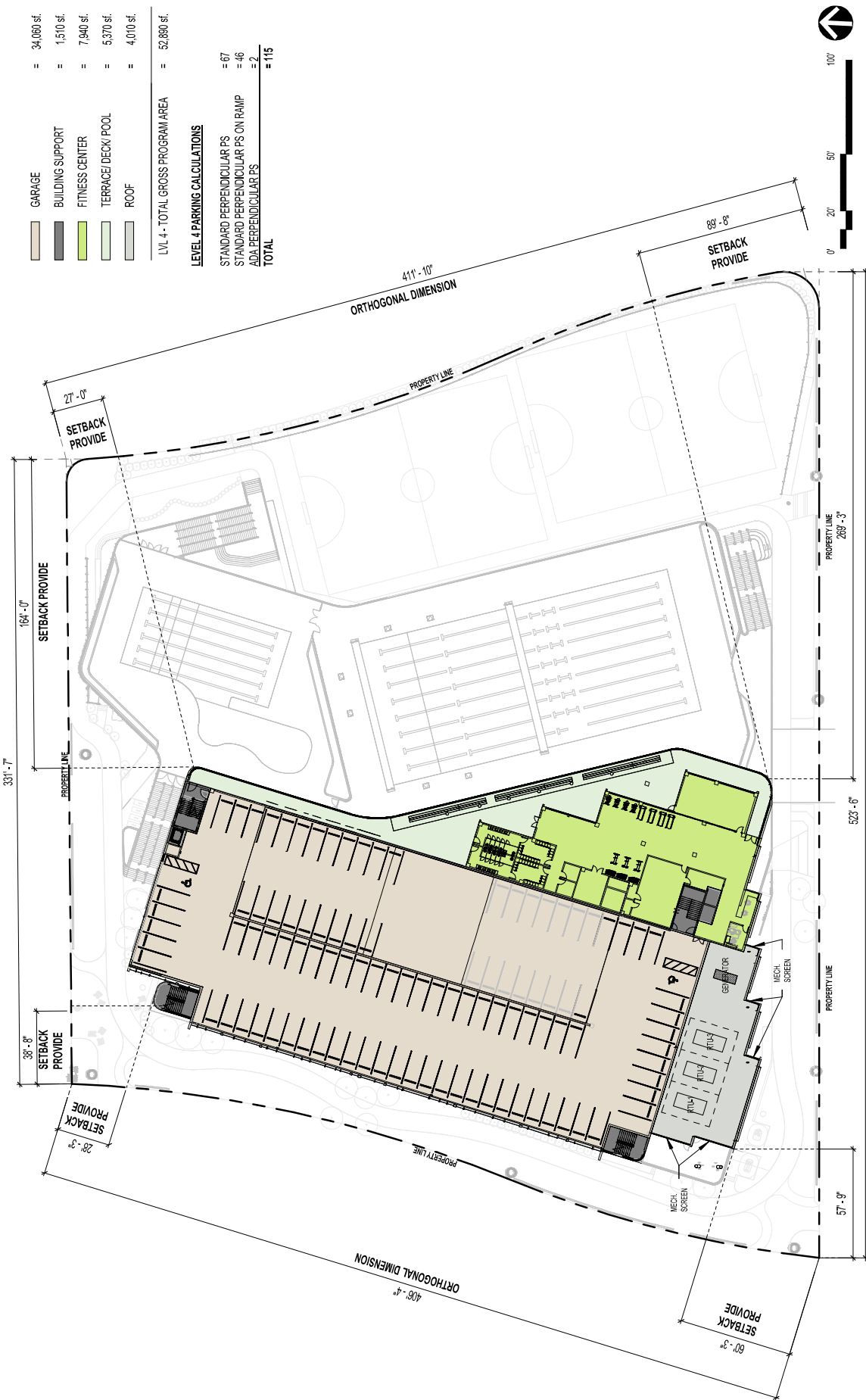
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GARAGE	=	34,080 sf.
BUILDING SUPPORT	=	1,510 sf.
FITNESS CENTER	=	7,940 sf.
TERRACE/DECK/POOL	=	5,370 sf.
ROOF	=	4,010 sf.
LVL 4 - TOTAL GROSS PROGRAM AREA	=	52,890 sf.

**LEVEL 4 PARKING CALCULATIONS**

STANDARD PERPENDICULAR PS	=	67
STANDARD PERPENDICULAR PS ON RAMP	=	46
ADA PERPENDICULAR PS	=	2
<b>TOTAL</b>	=	<b>115</b>



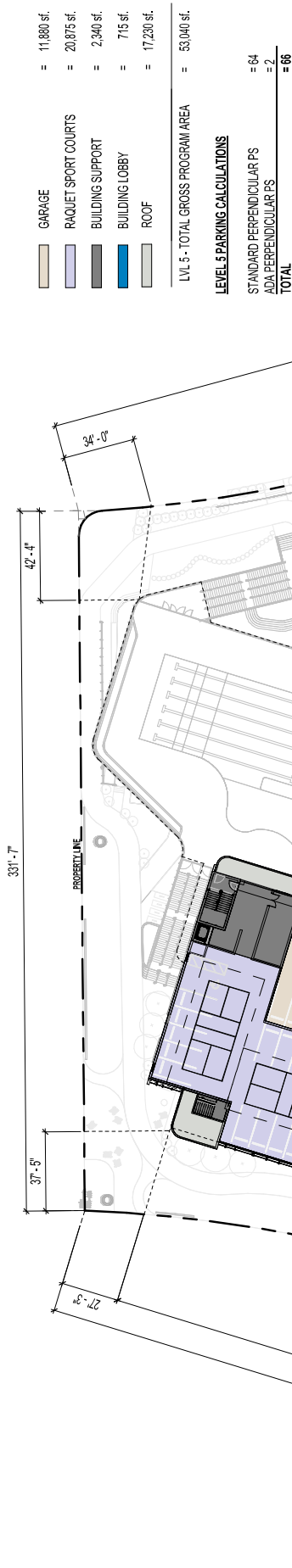
**PROPOSED PLAN LEVEL 04**

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GARAGE	= 11,880 sf.
RAQUET SPORT COURTS	= 20,875 sf.
BUILDING SUPPORT	= 2,340 sf.
BUILDING LOBBY	= 715 sf.
ROOF	= 17,230 sf.
LVL 5 - TOTAL GROSS PROGRAM AREA	= 53,040 sf.

#### LEVEL 5 PARKING CALCULATIONS

STANDARD PERPENDICULAR PS	= 64
ADA PERPENDICULAR PS	= 2
TOTAL	= 66



#### PROPOSED PLAN LEVEL 05

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# A105



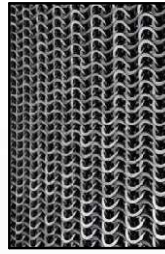
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**M01** POLYCARBONATE  
ARCHITECTURAL  
MESH - TYPE - 1



**M07** POLYCARBONATE  
ARCHITECTURAL  
MESH - TYPE -2



**M02** SAND FINISH  
SMOOTH STUCCO -  
PAINTED



**M08** GLASS RAILING



**M03** ALUM. RAILING WITH  
MINI-MESH FABRIC



**M09** COMPOSITE DECK



**M04** ANODIZED  
ALUMINUM FINS



**M10** ANODIZED ALUMINUM.  
SIGNAGE - BACKLIT



**M05** IMPACT RESISTANT  
ANODIZED ALUMINUM  
STOREFON SYSTEM



**M11** PIP-CONC. COLUMN - PAINTED



**M06** ALUMN. RAILING-  
GENERAL



**M12** TINTED-GLASS

**MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX**

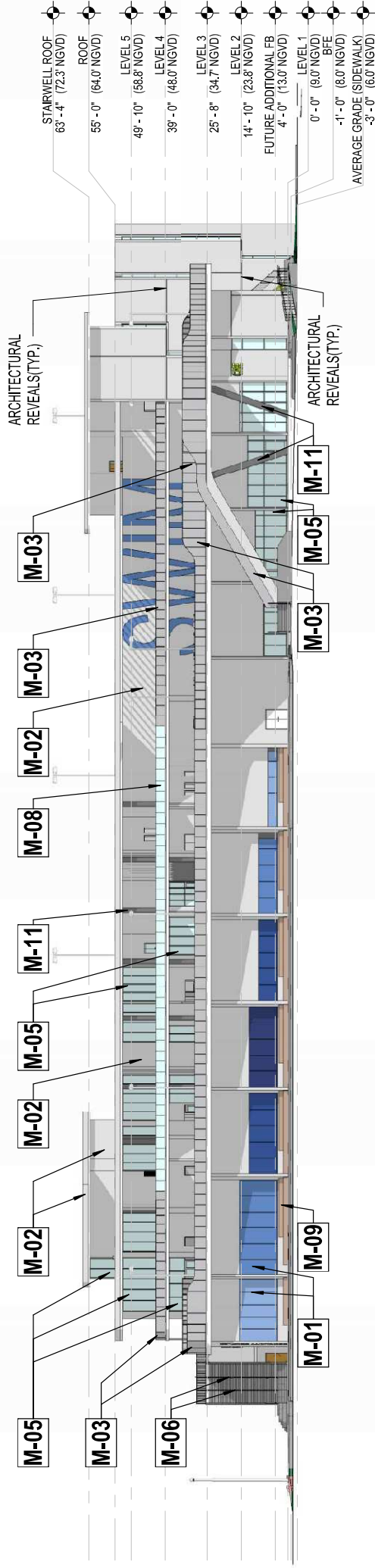
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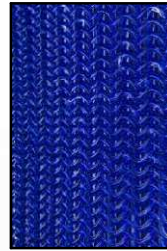
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# A200



## MATERIAL LEGEND



**M01** POLYCARBONATE  
ARCHITECTURAL  
MESH - TYPE - 1



**M02** SAND FINISH  
SMOOTH STUCCO -  
PAINTED



**M03** ALUM. RAILING WITH  
MINI-MESH FABRIC



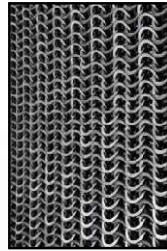
**M04** ANODIZED  
ALUMINUM FINS



**M05** IMPACT RESISTANT  
ANODIZED ALUMINUM  
STOREFRONT SYSTEM



**M06** ALUMIN. RAILING-  
GENERAL



**M07** POLYCARBONATE  
ARCHITECTURAL  
MESH - TYPE - 2



**M08** GLASS RAILING



**M09** COMPOSITE DECK



**M10** ANODIZED ALUMIN.  
SIGNAGE - BACKLIT



**M11** PIP-CONC. COLUMN -  
PAINTED



**M12** TINTED-GLASS

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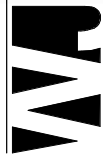
## MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX

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## PROPOSED ELEVATION EAST

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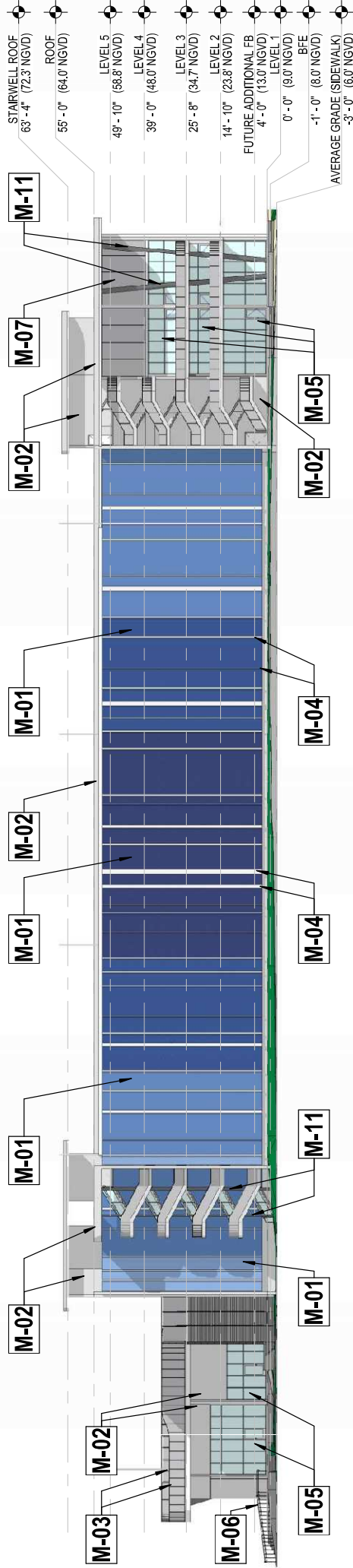
# A201



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## MATERIAL LEGEND



**M01** POLYCARBONATE  
ARCHITECTURAL  
MESH - TYPE -1



**M02** SAND FINISH  
SMOOTH STUCCO -  
PAINTED



**M03** ALUM. RAILING WITH  
MINI-MESH FABRIC



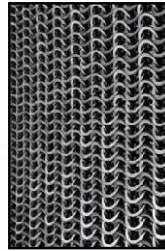
**M04** ANODIZED  
ALUMINUM FINIS



**M05** IMPACT RESISTANT  
ANODIZED ALUM.  
STOREFONT SYSTEM



**M06** ALUM. RAILING-  
GENERAL



**M07** POLYCARBONATE  
ARCHITECTURAL  
MESH - TYPE -2



**M08** GLASS RAILING



**M09** COMPOSITE DECK



**M10** ANODIZED ALUM.  
SIGNAGE - BACKLIT



**M11** PIP-CONC. COLUMN -  
PAINTED



**M12** TINTED-GLASS

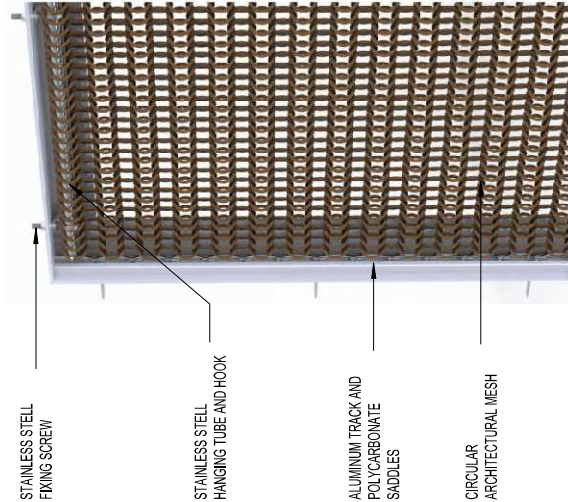
## PROPOSED ELEVATION WEST

## MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX

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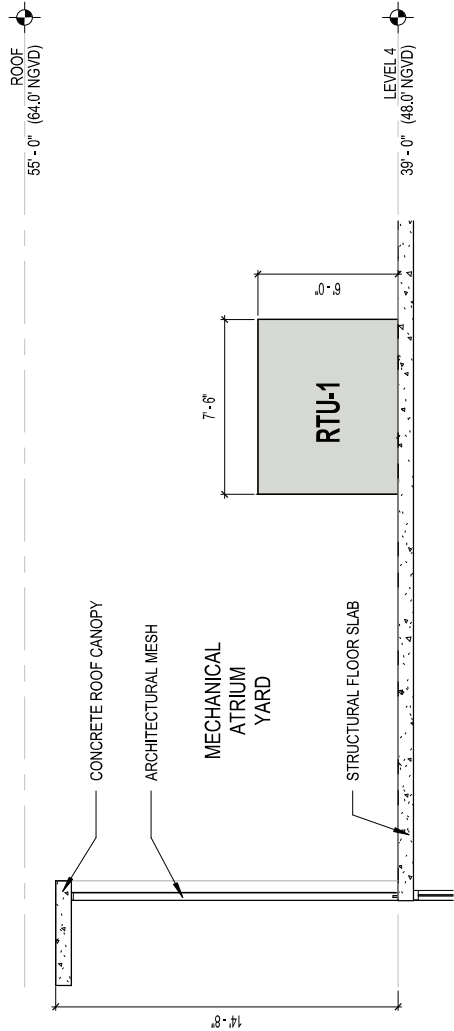
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**A203**

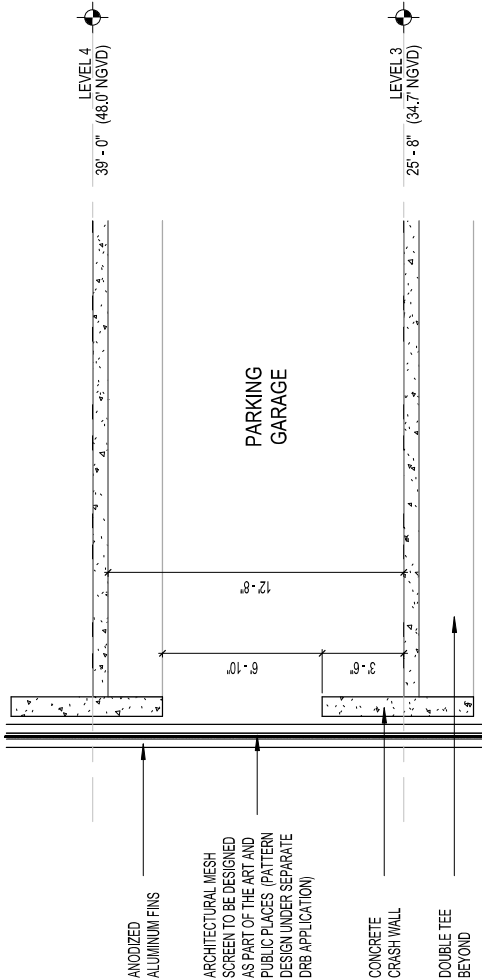


TECHNICAL SPECIFICATIONS

MATERIAL	BIO CIRCULAR ARCHITECTURAL MESH, FIRE AND UV RESISTANT
VISUAL OPEN AREA	25% APPROXIMATELY
PHYSICAL OPEN AREA	80% APPROXIMATELY
WEIGHT	0.6 LBS/F
MAXIMUM SHEET SIZE	UNLIMITED HEIGHT AND WIDTH
SCREEN THICKNESS	0.6 INCHES
DIMETER OF RING	0.8 INCHES INTERNAL / 1.10 INCHES EXTERNAL



MECHANICAL ATRIUM YARD CLADDING



PARKING GARAGE CLADDING

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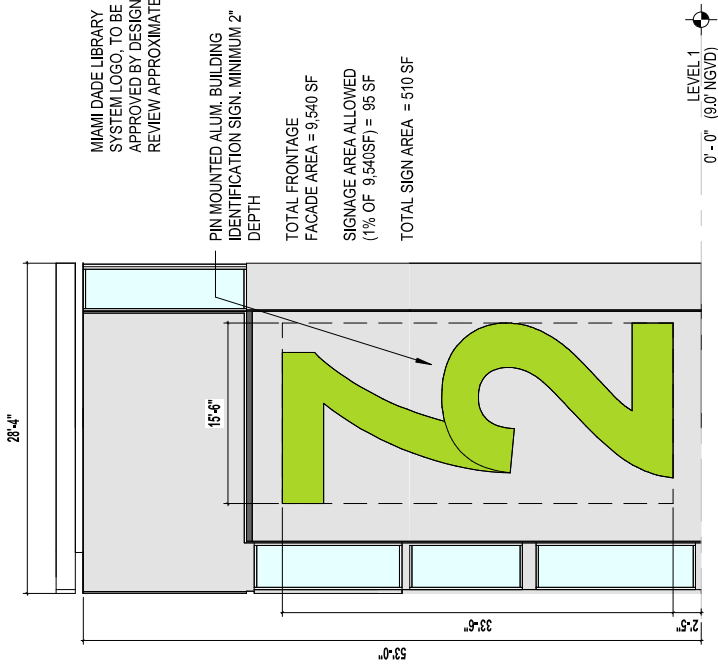
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CLADDING DETAILS

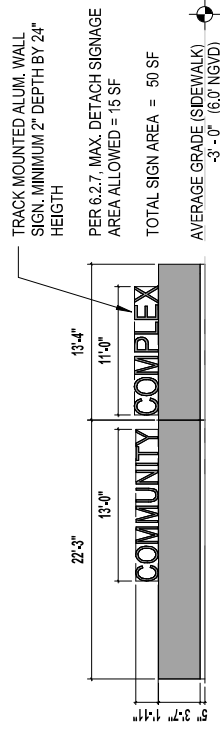
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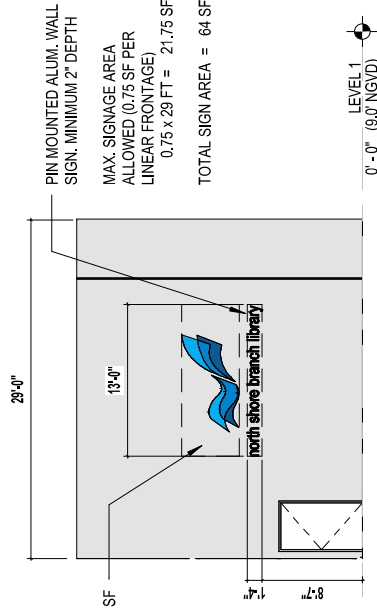




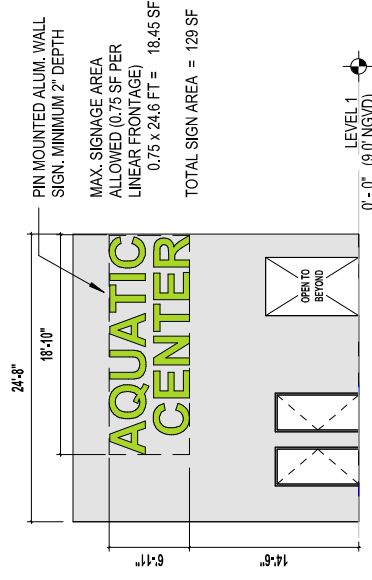
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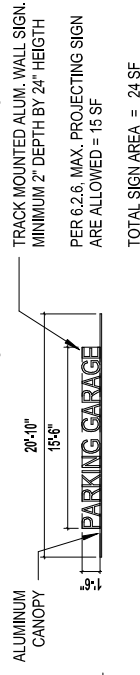
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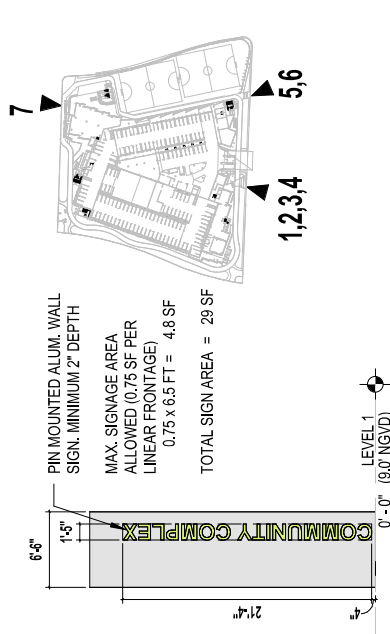
## 3 - WALL SIGN (LIBRARY)



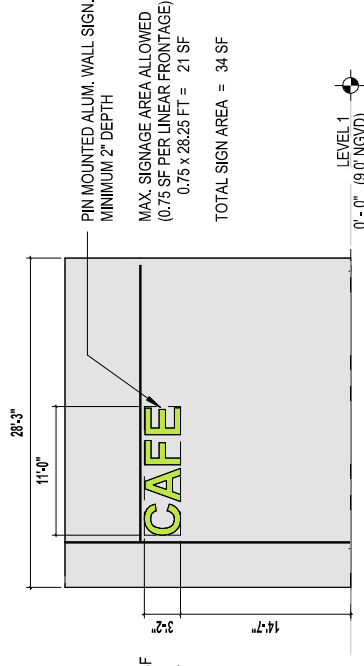
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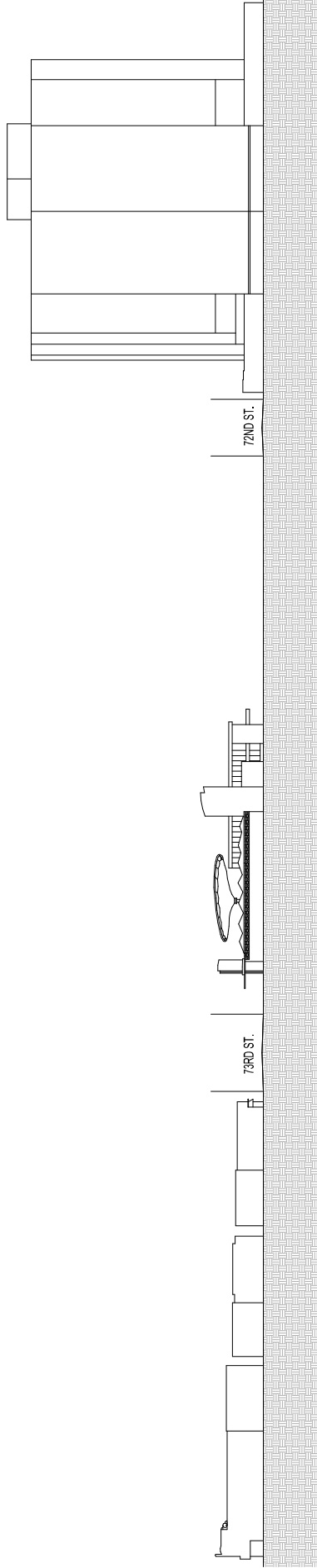
## 7 - PROJECTION SIGN (GARAGE)



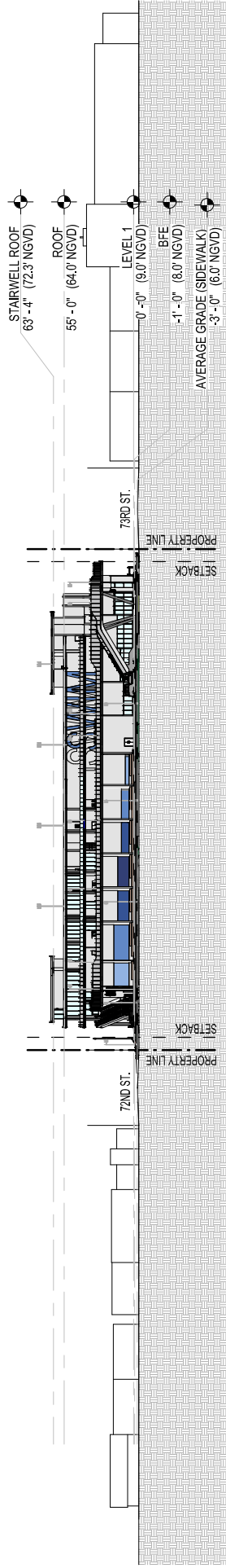
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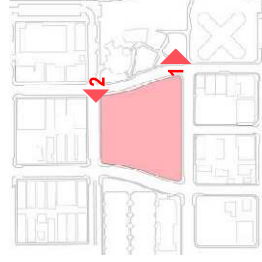
## 6 - WALL SIGN (RETAIL)

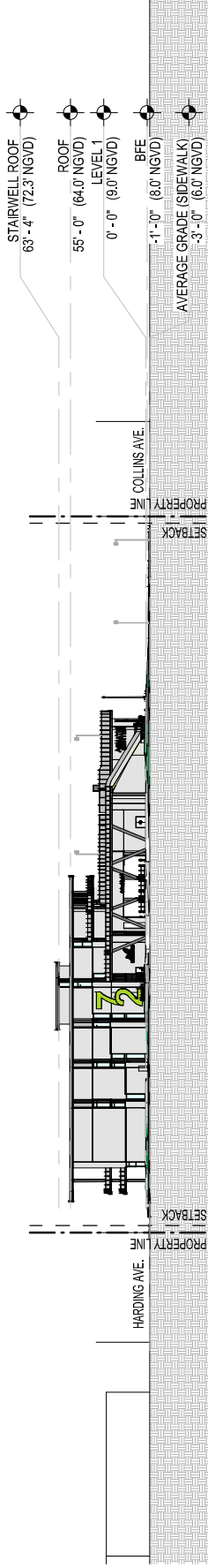


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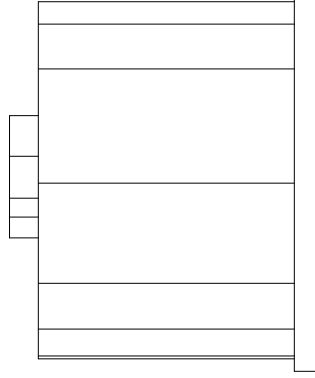


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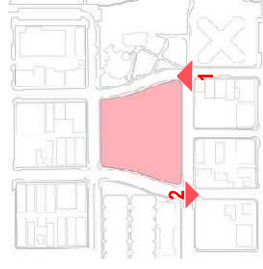




## CONTEXTUAL NORTH ELEVATION OF 72ND STREET



## CONTEXTUAL SOUTH ELEVATION OF 72ND STREET



## CONTEXTUAL ELEVATIONS 72ND STREET

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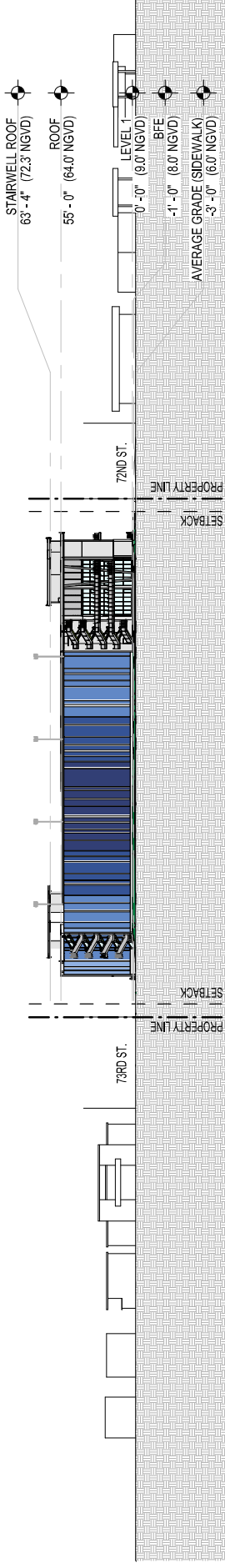
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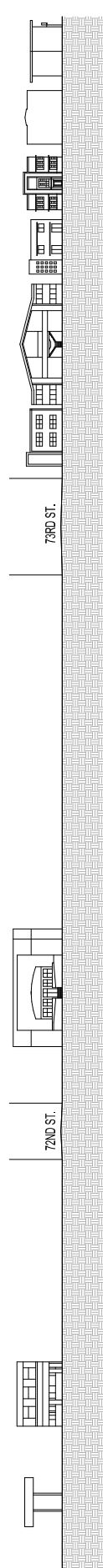
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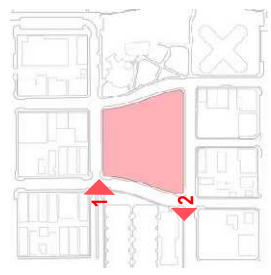


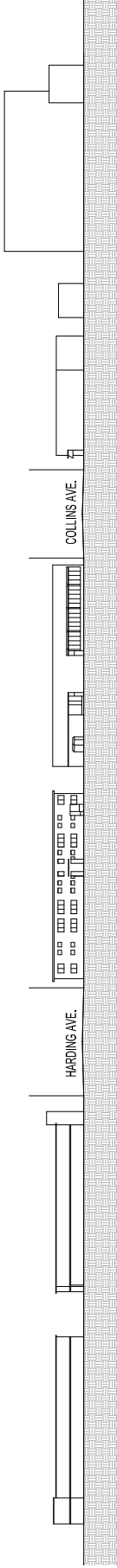


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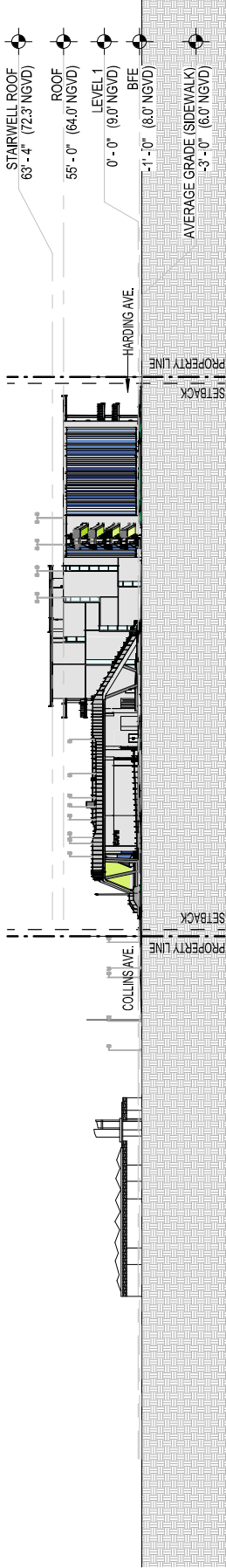


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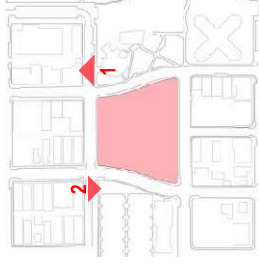




CONTEXTUAL NORTH ELEVATION NORTH OF 73RD ST

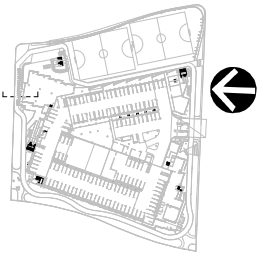
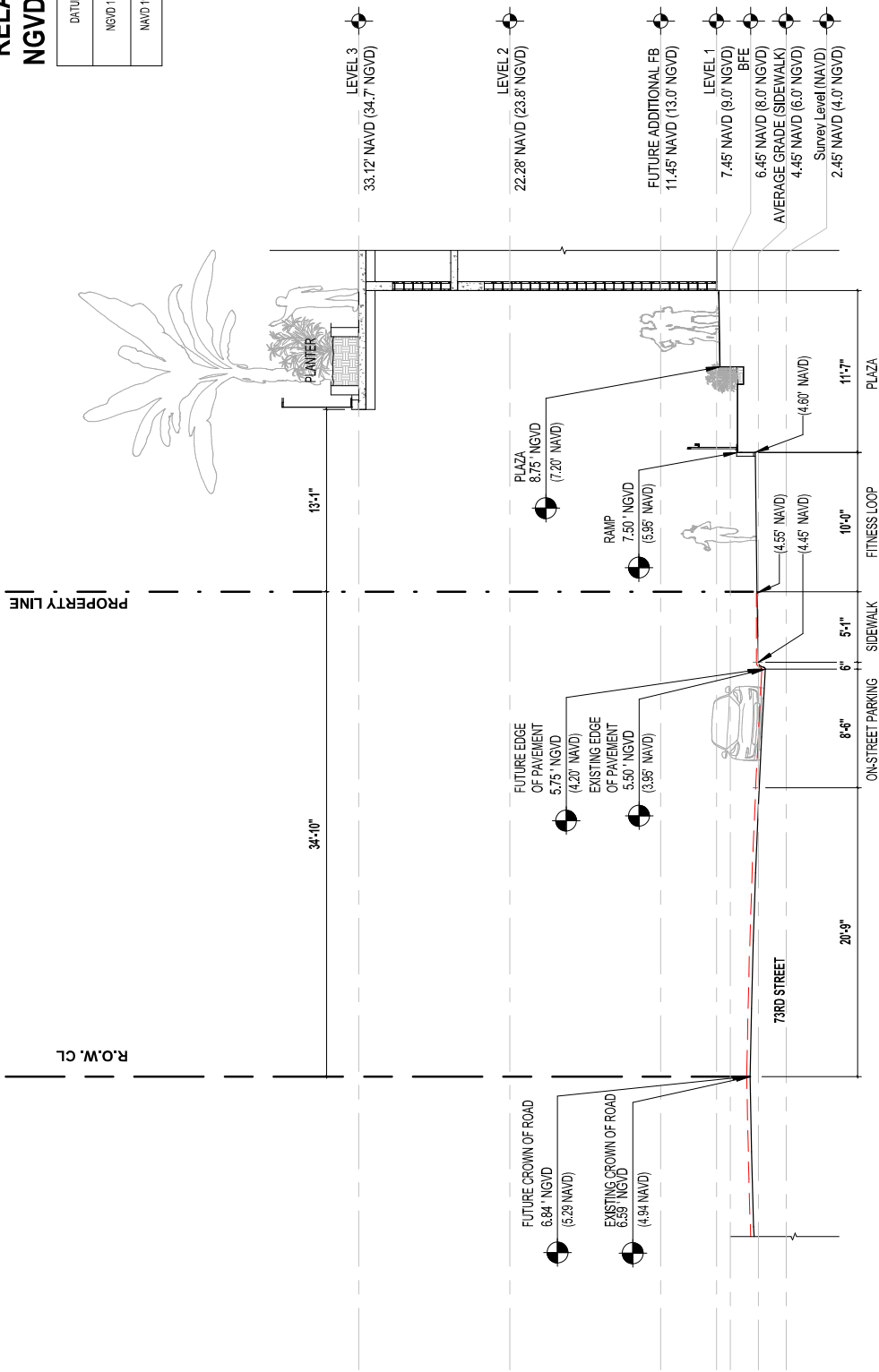


CONTEXTUAL SOUTH ELEVATIONS OF 73RD STREET



# RELATIONSHIP BETWEEN NGVD 1929 AND NAVD 1988

DATUM	DIFFERENCE	ELEV.
NGVD 1929	+1.55 FT	8.24 FT
NAVD 1988		6.69 FT



## 73RD STREET FUTURE HARMONIZATION

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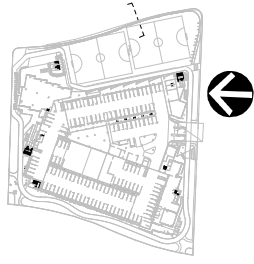
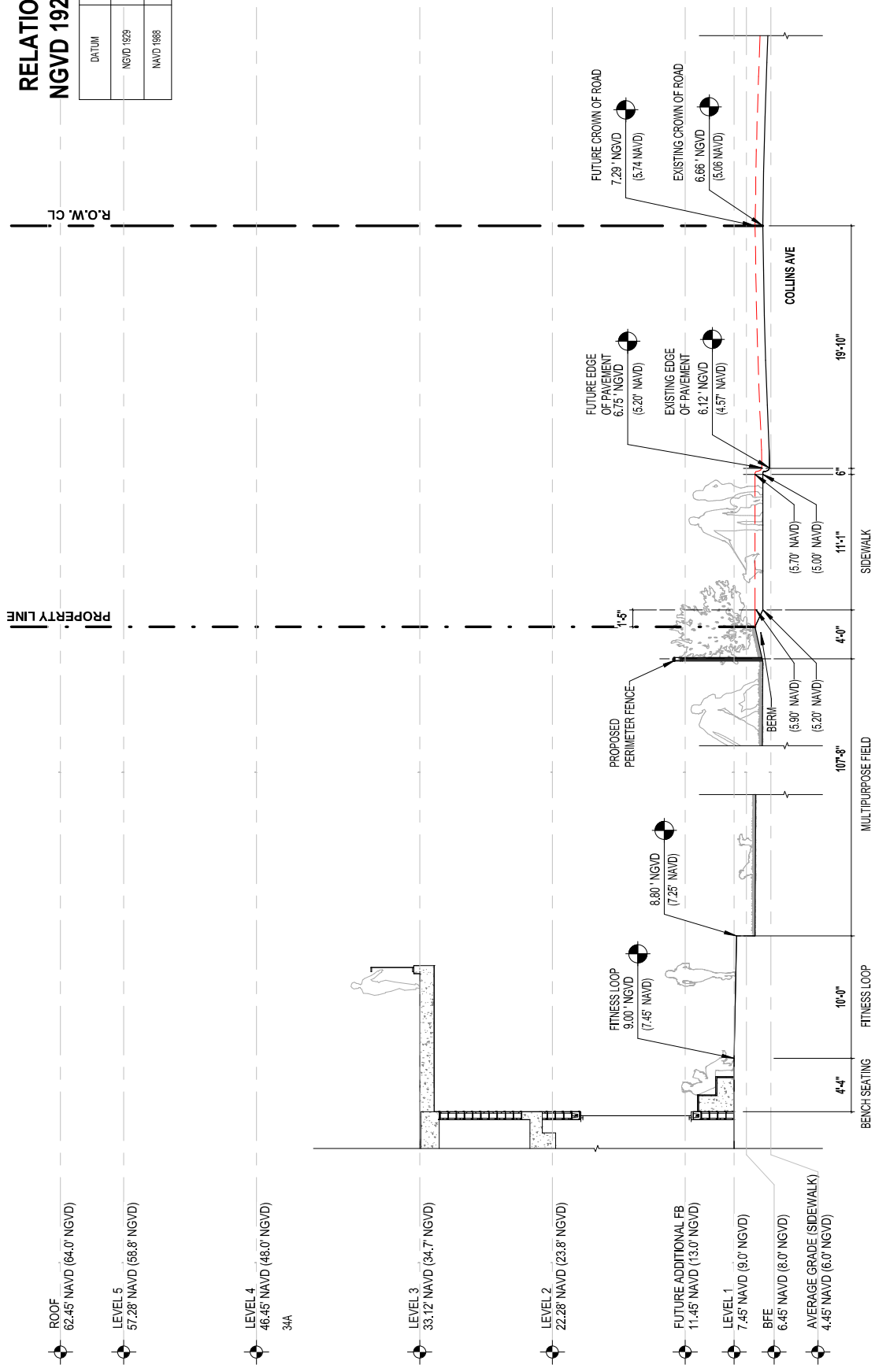
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# A300



# RELATIONSHIP BETWEEN NGVD 1929 AND NAVD 1988

DATUM	DIFFERENCE	ELEV.
NGVD 1929	+1.55 FT	8.24 FT
NAVD 1988		6.69 FT



## COLLINS AVE. FUTURE HARMONIZATION

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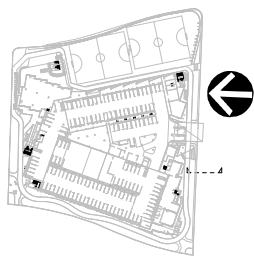
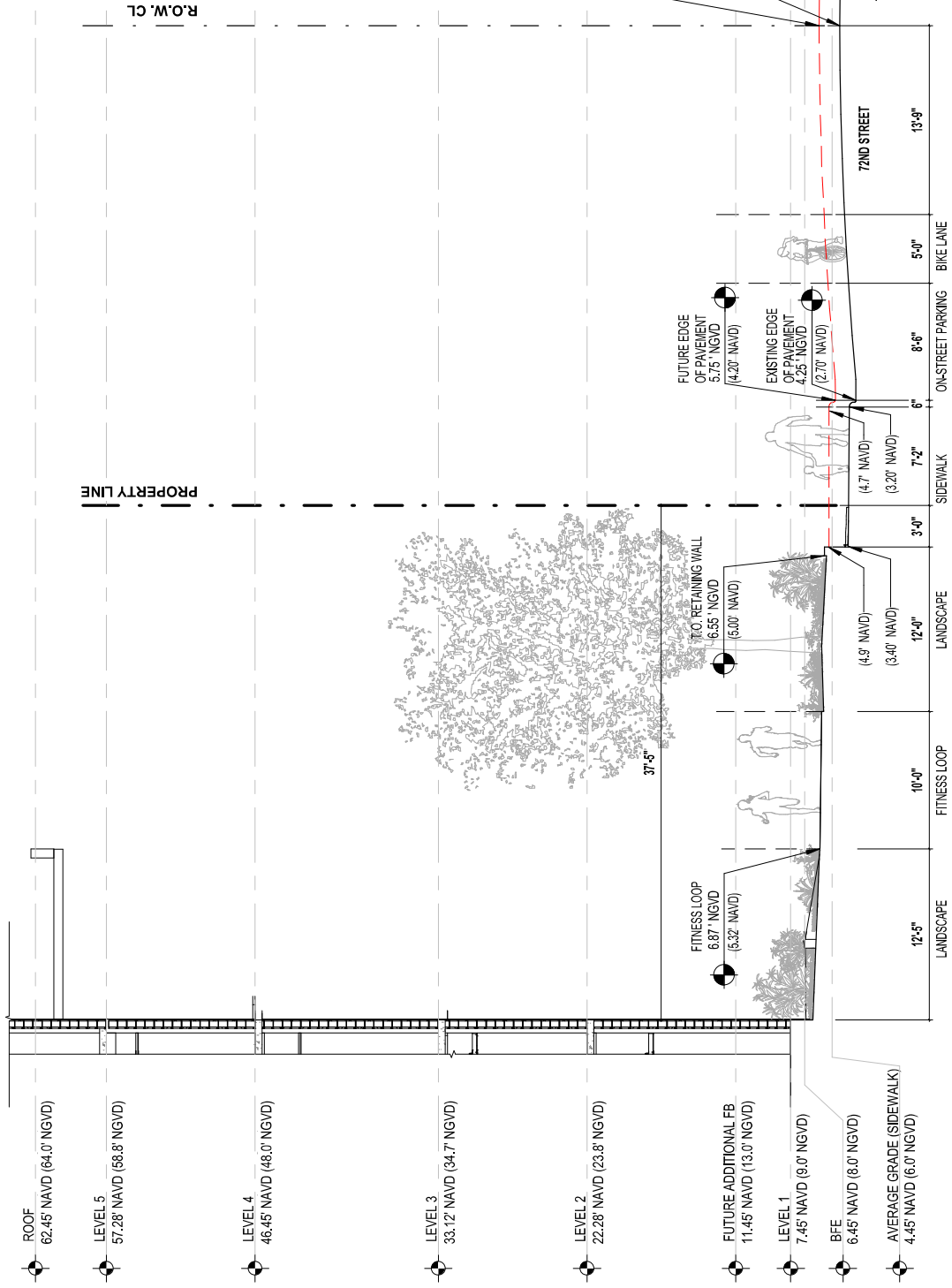
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# A301

# RELATIONSHIP BETWEEN NGVD 1929 AND NAVD 1988

DATUM	DIFFERENCE	ELEV.
NGVD 1929	+1.55 FT	8.24 FT
NAVD 1988		6.69 FT



## PROPOSED FRONTAGE SOUTH

### MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX

299 72ND STREET  
MIAMI BEACH, FLORIDA. 33141

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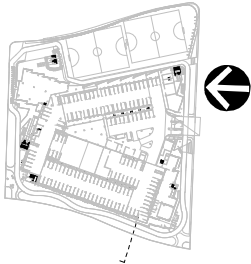
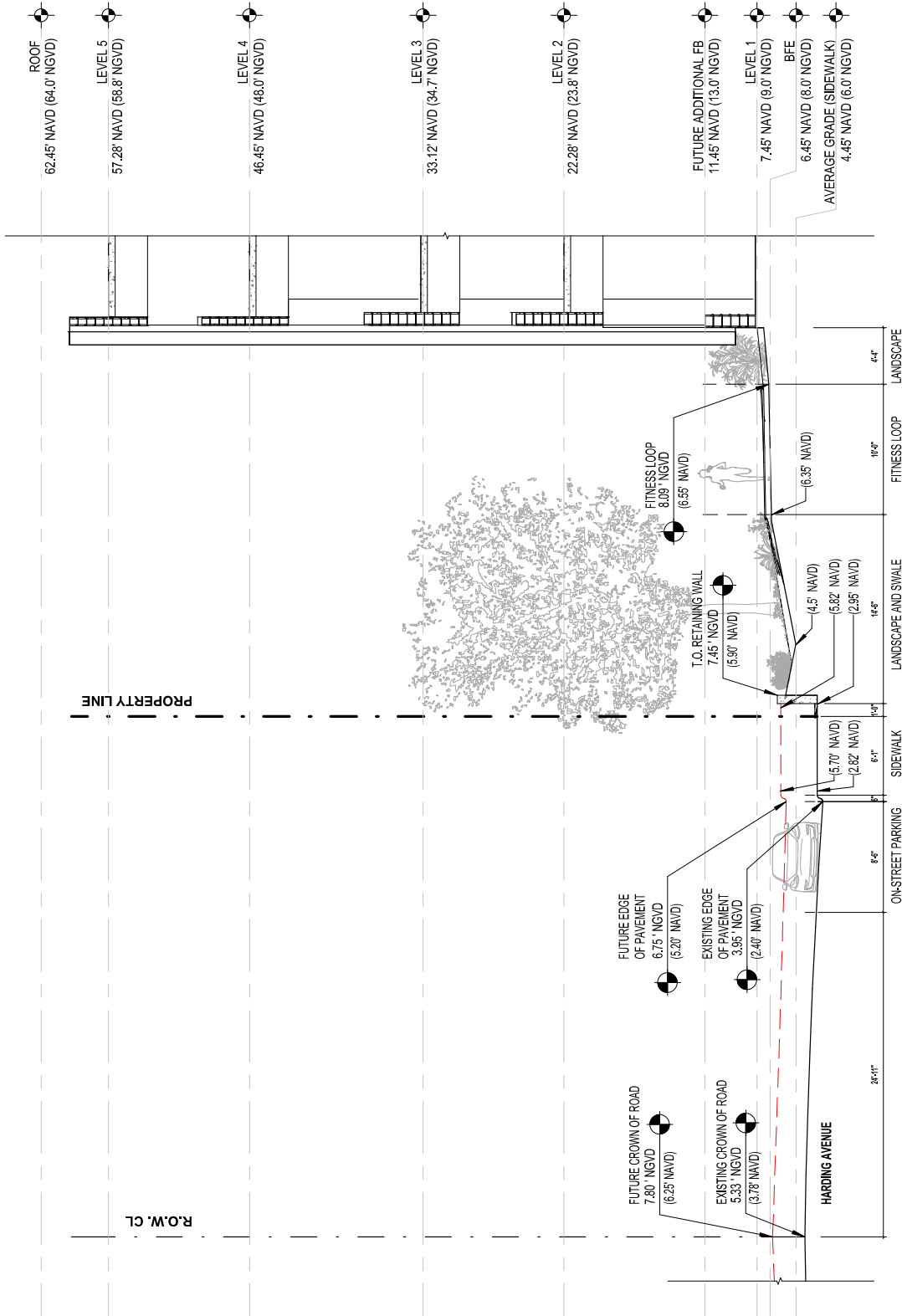
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# A302

RELATIONSHIP BETWEEN  
NGVD 1929 AND NAVD 1988

DATUM	DIFFERENCE	ELEV.
NGVD 1929	+1.55 FT	8.24 FT
NAVD 1988		6.69 FT



PROPOSED FRONTAGE WEST

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX

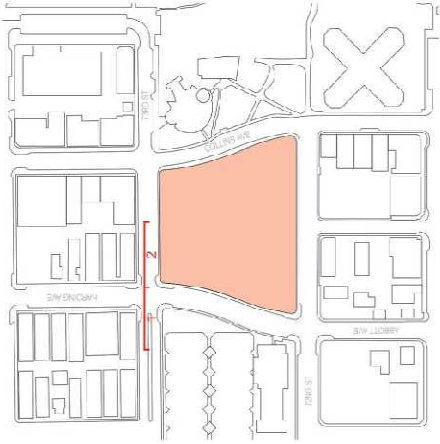
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**A303**



PHOTOS TAKEN ON 10/14/2024



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2

## EXISTING SITE IMAGES

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# A900





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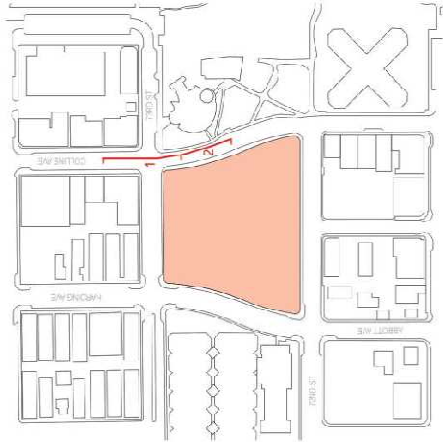
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# A901





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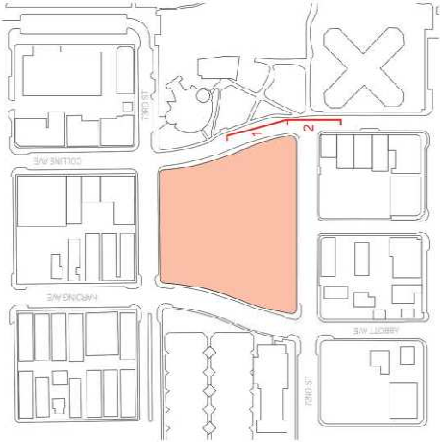
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# A902





PHOTOS TAKEN ON 10/14/2024



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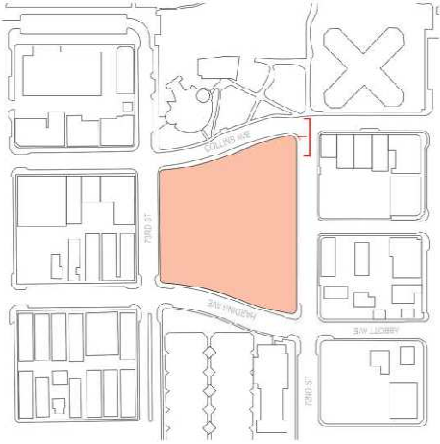
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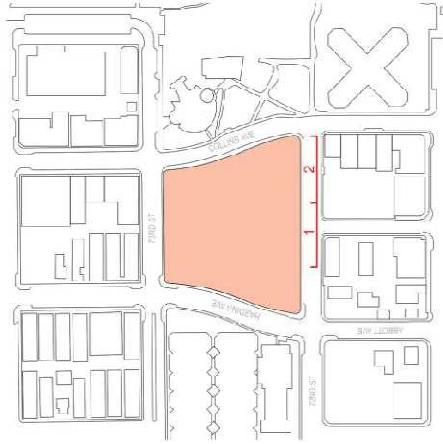
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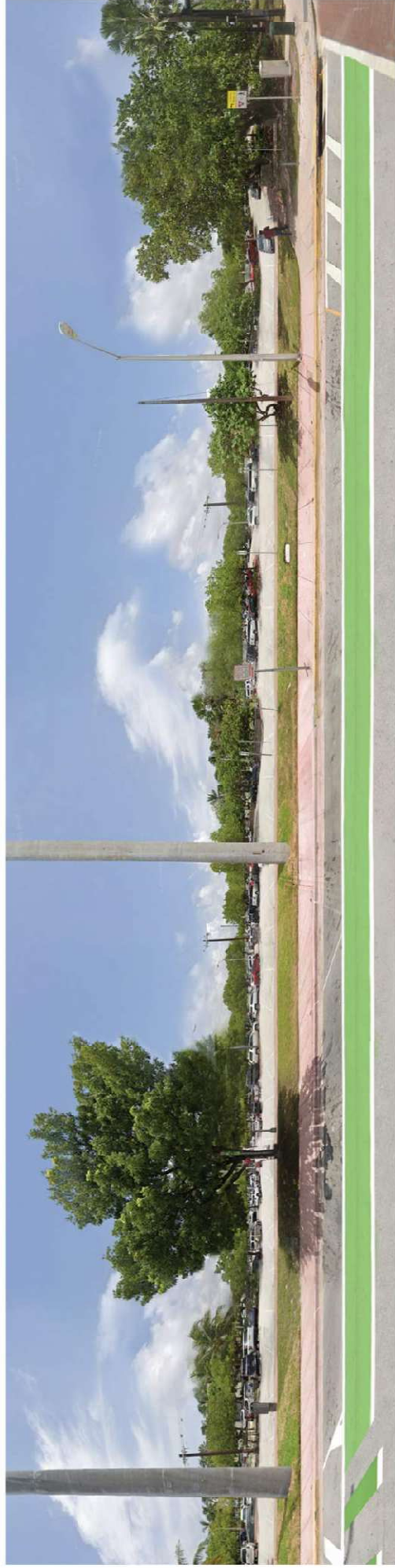




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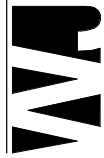
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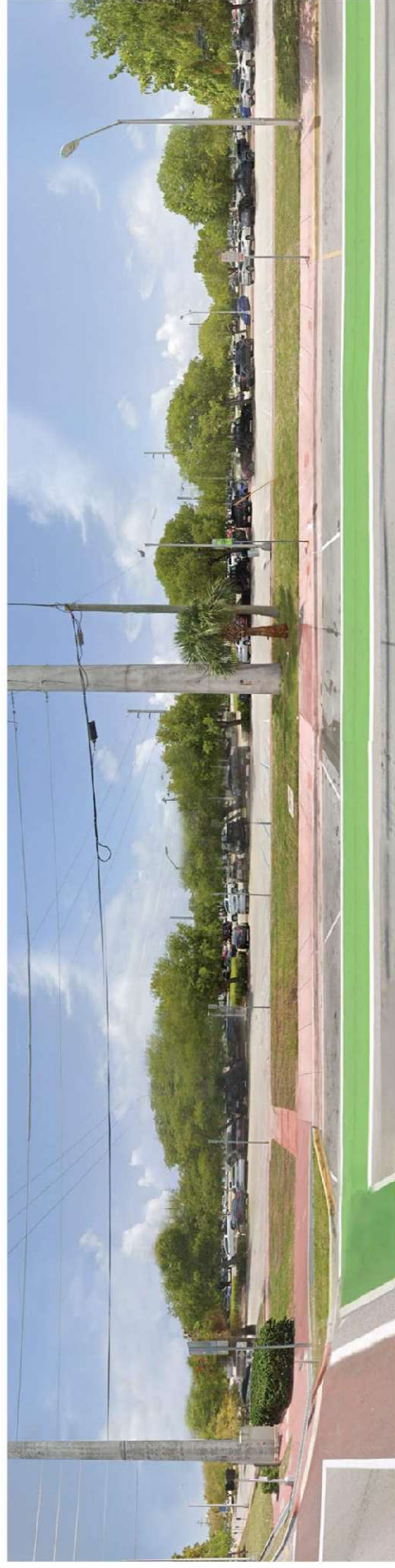
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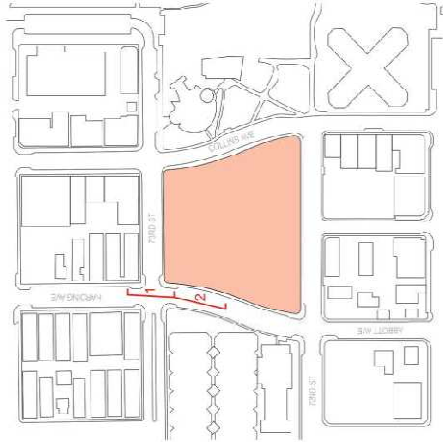


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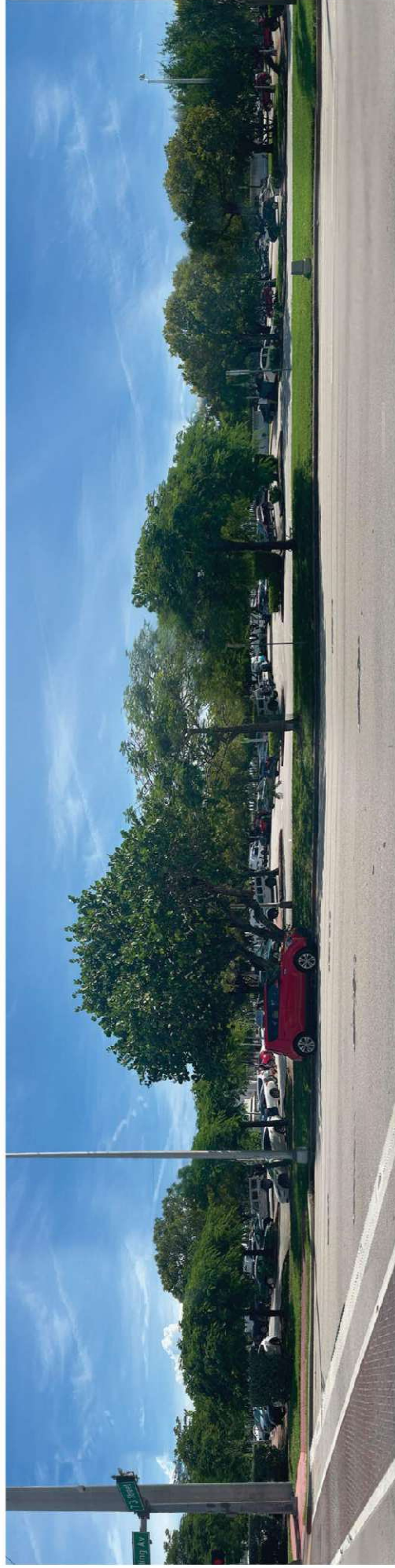




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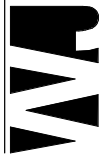
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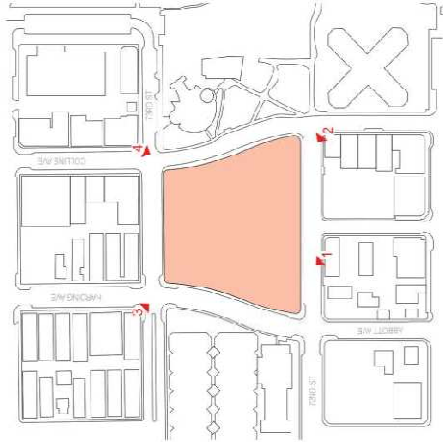


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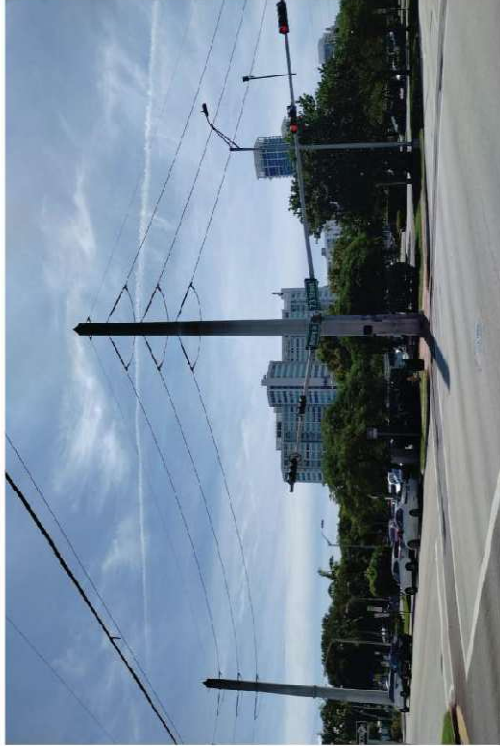
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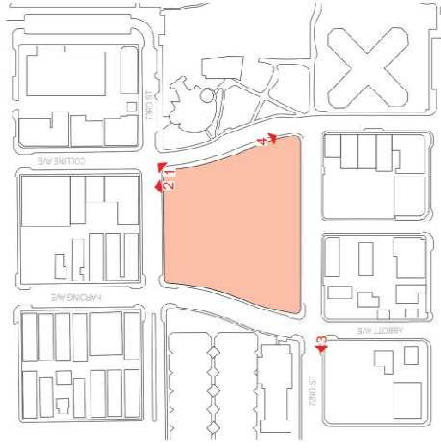
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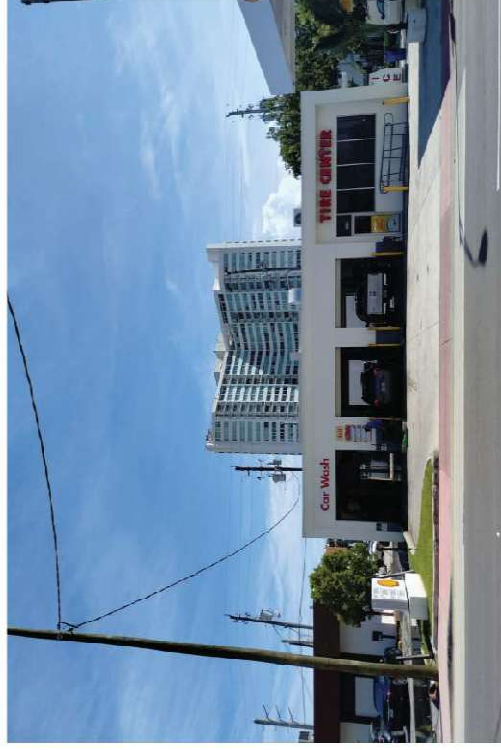




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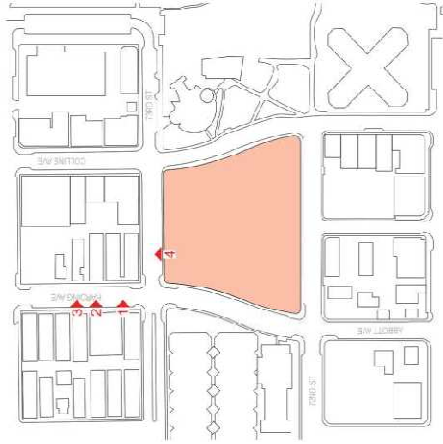
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# A911



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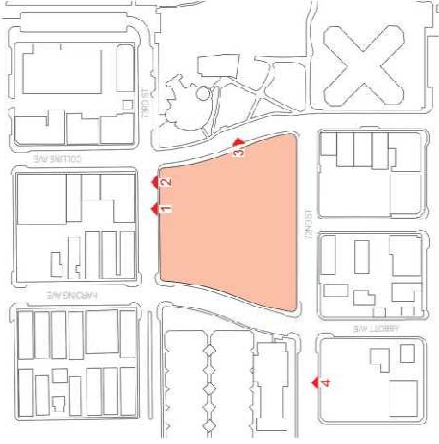
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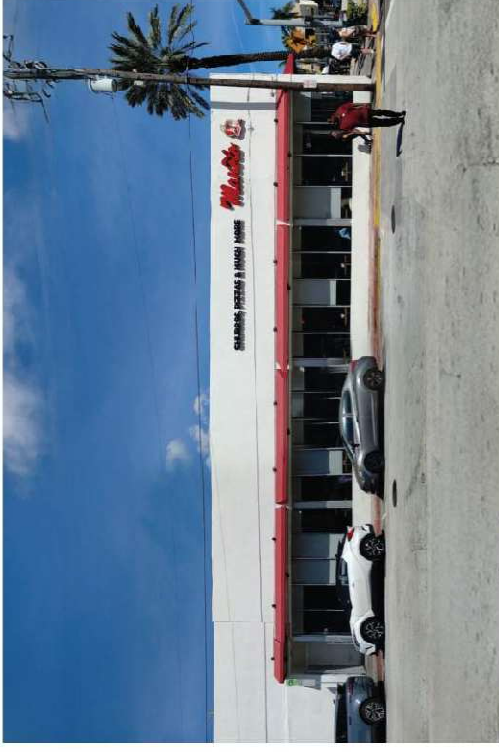




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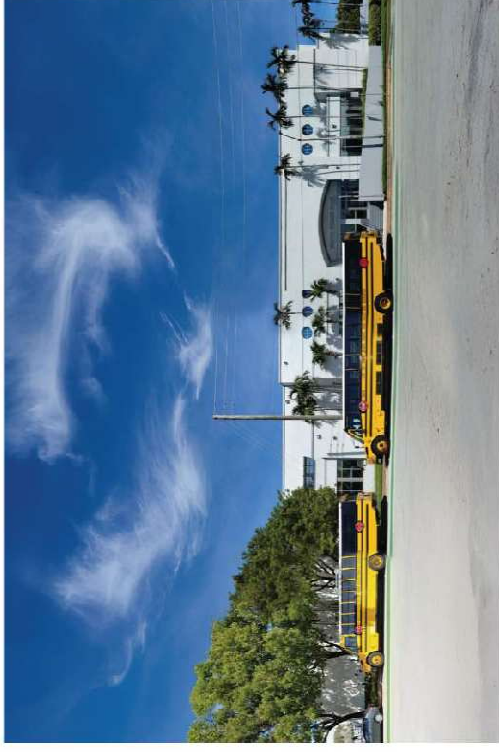
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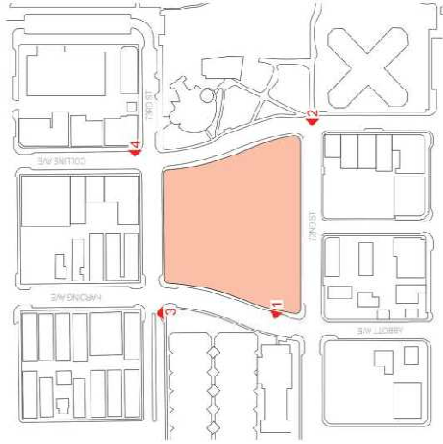
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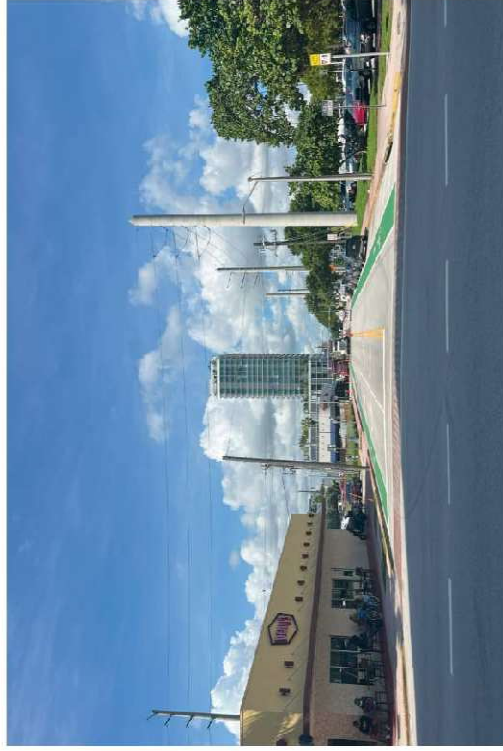
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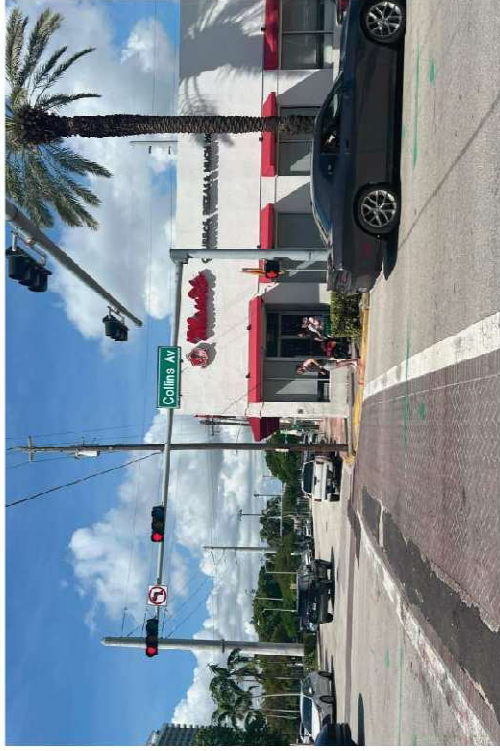
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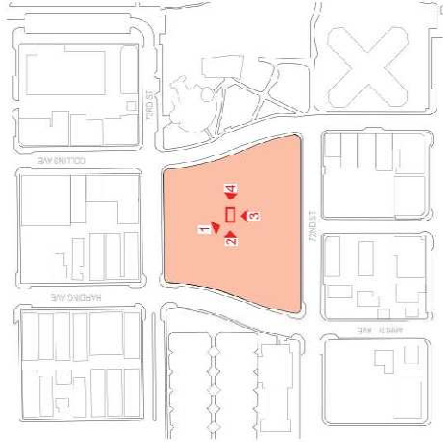


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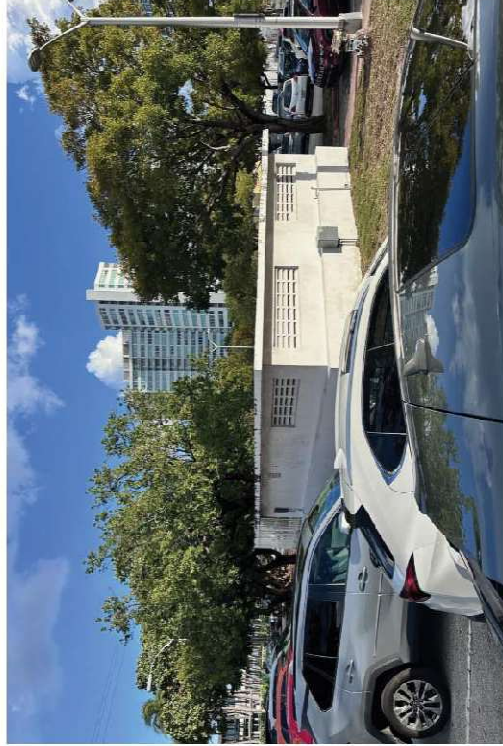


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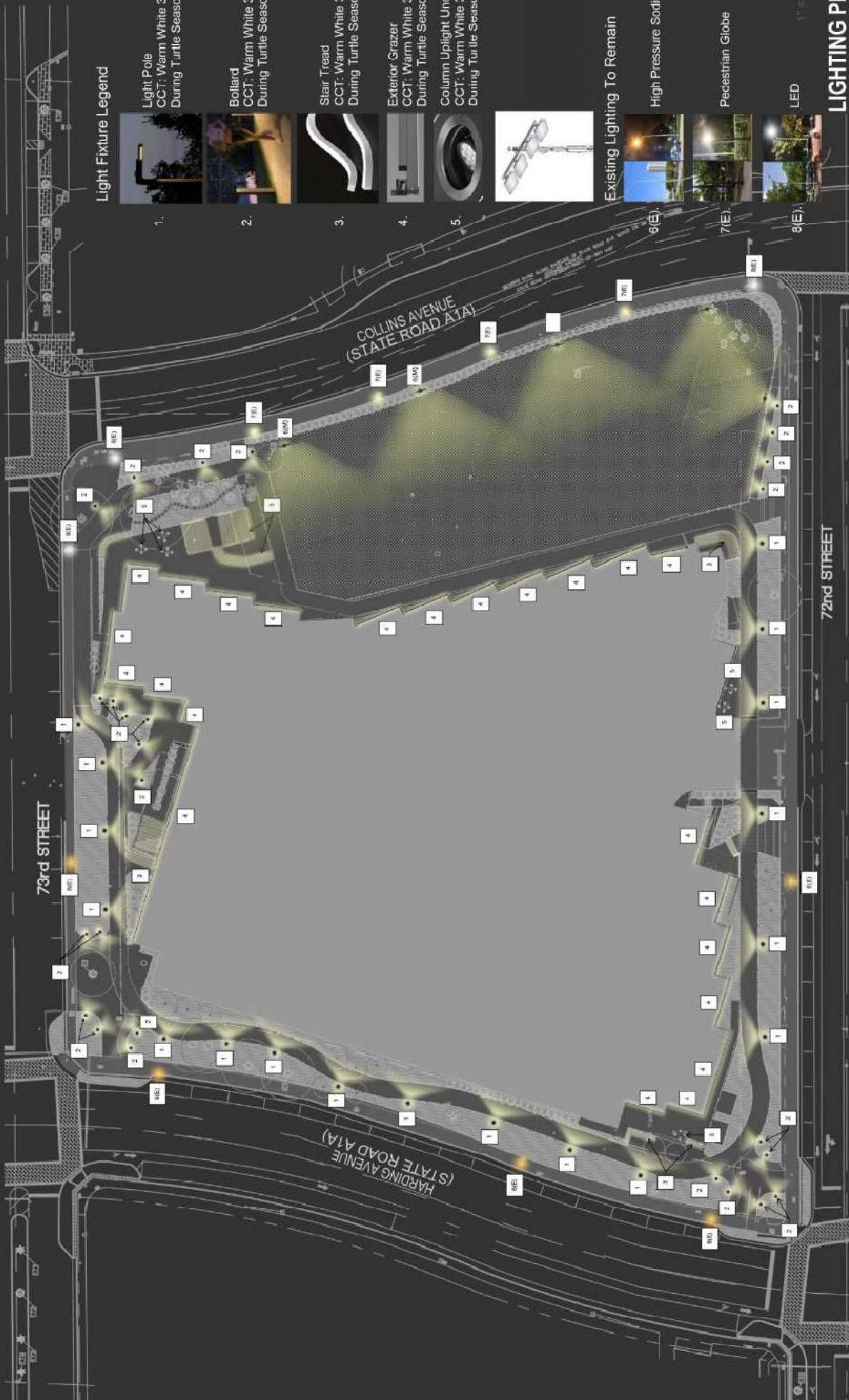
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**A915**





**Light Fixture Legend**



1. Light Pole  
CCT: Warm White 3000K and Amber  
During Turtle Season



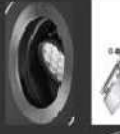
2. Bollard  
CCT: Warm White 3000K and Amber  
During Turtle Season



3. Stair Tread  
CCT: Warm White 3000K and Amber  
During Turtle Season



4. Exterior Grazer  
CCT: Warm White 3000K and Amber  
During Turtle Season



5. Column Uplight Under Roof Soffits  
CCT: Warm White 3000K and Amber  
During Turtle Season



Existing Lighting To Remain



High Pressure Sodium



Pedestrian Globe



LED



**LIGHTING PLAN - SITE**

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