



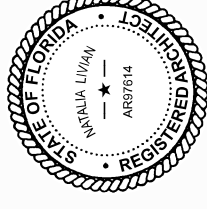
72ND STREET COMMUNITY COMPLEX

DESIGN REVIEW BOARD - FINAL
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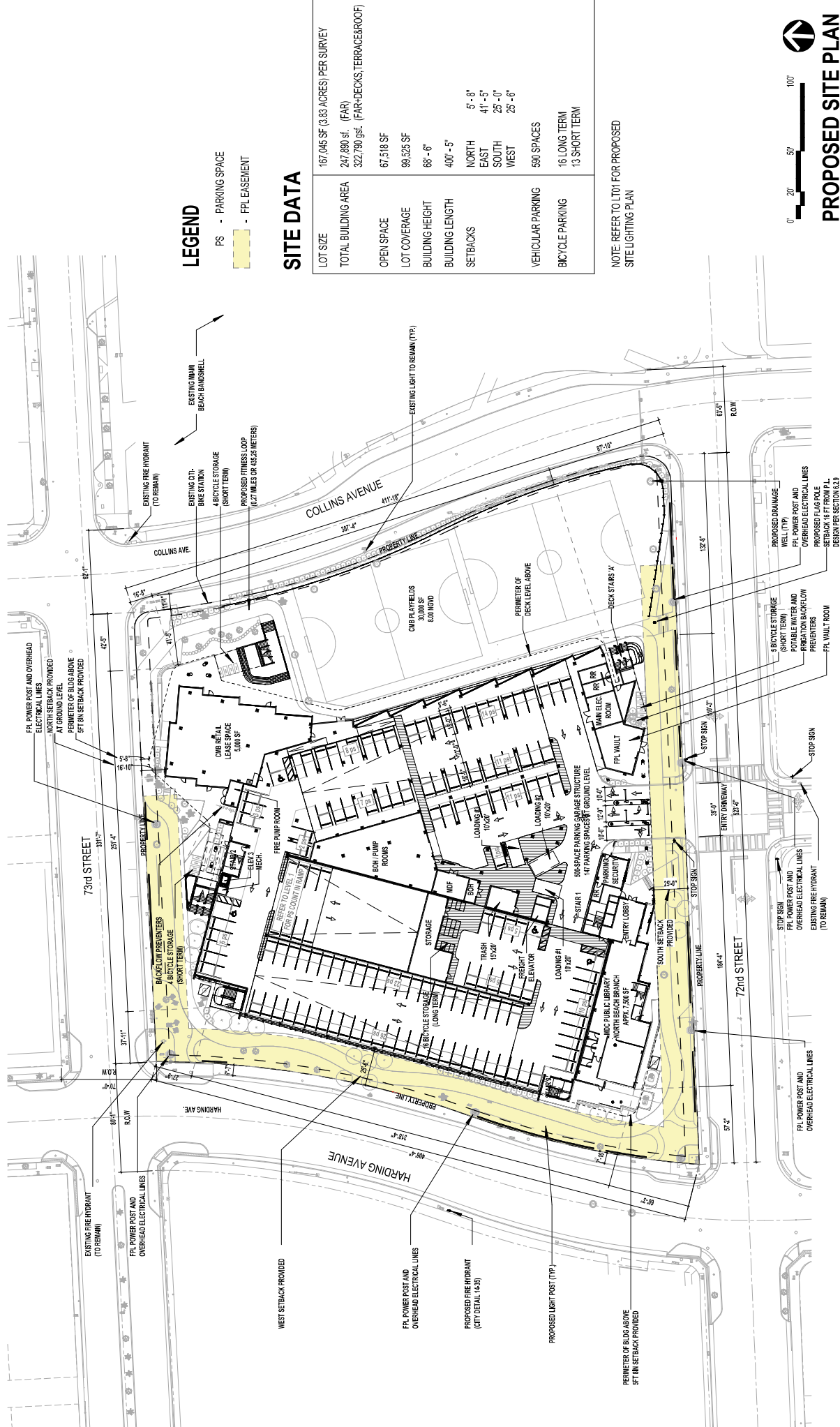
299 72ND STREET MIAMI BEACH, FLORIDA 33141
MARCH 9, 2025



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	167,045 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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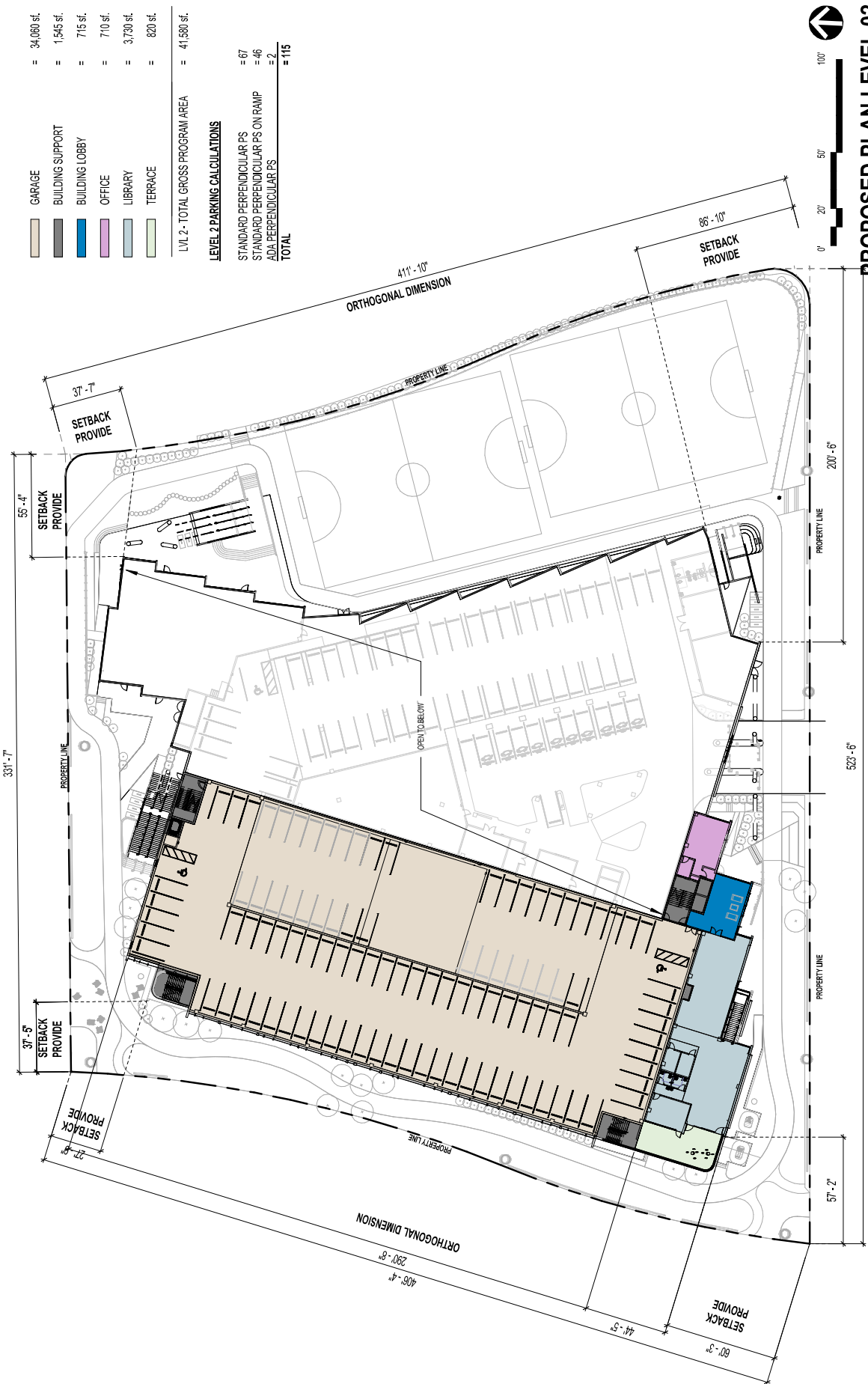
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A100

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

LEVEL 2 PARKING CALCULATIONS

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



PROPOSED PLAN LEVEL 02

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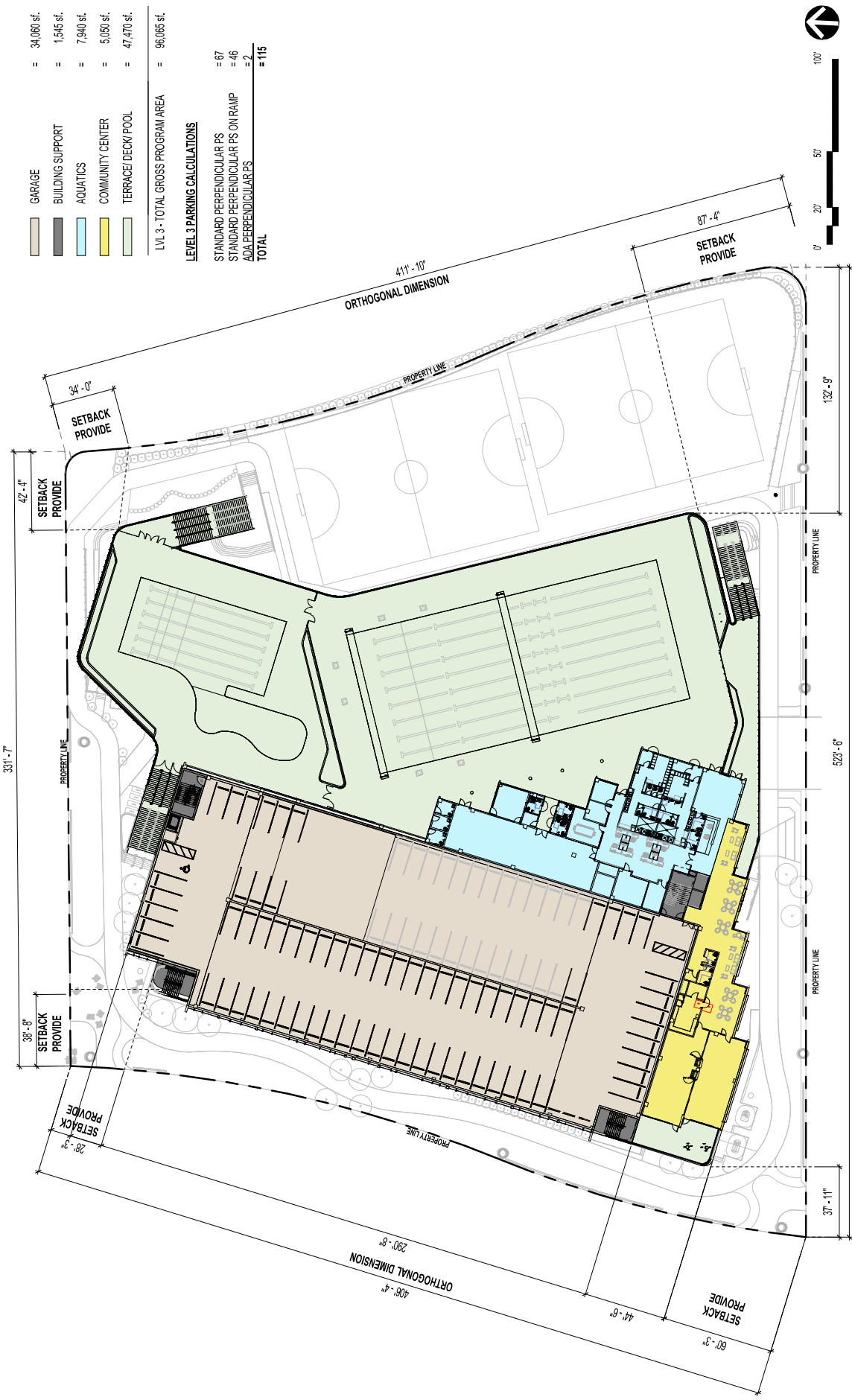
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GARAGE	=	34,060 sf.
BUILDING SUPPORT	=	1,545 sf.
AQUATICS	=	7,940 sf.
COMMUNITY CENTER	=	5,050 sf.
TERRACE/DECK/POOL	=	47,470 sf.
LVL 3 - TOTAL GROSS PROGRAM AREA	=	96,065 sf.

LEVEL 3 PARKING CALCULATIONS

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

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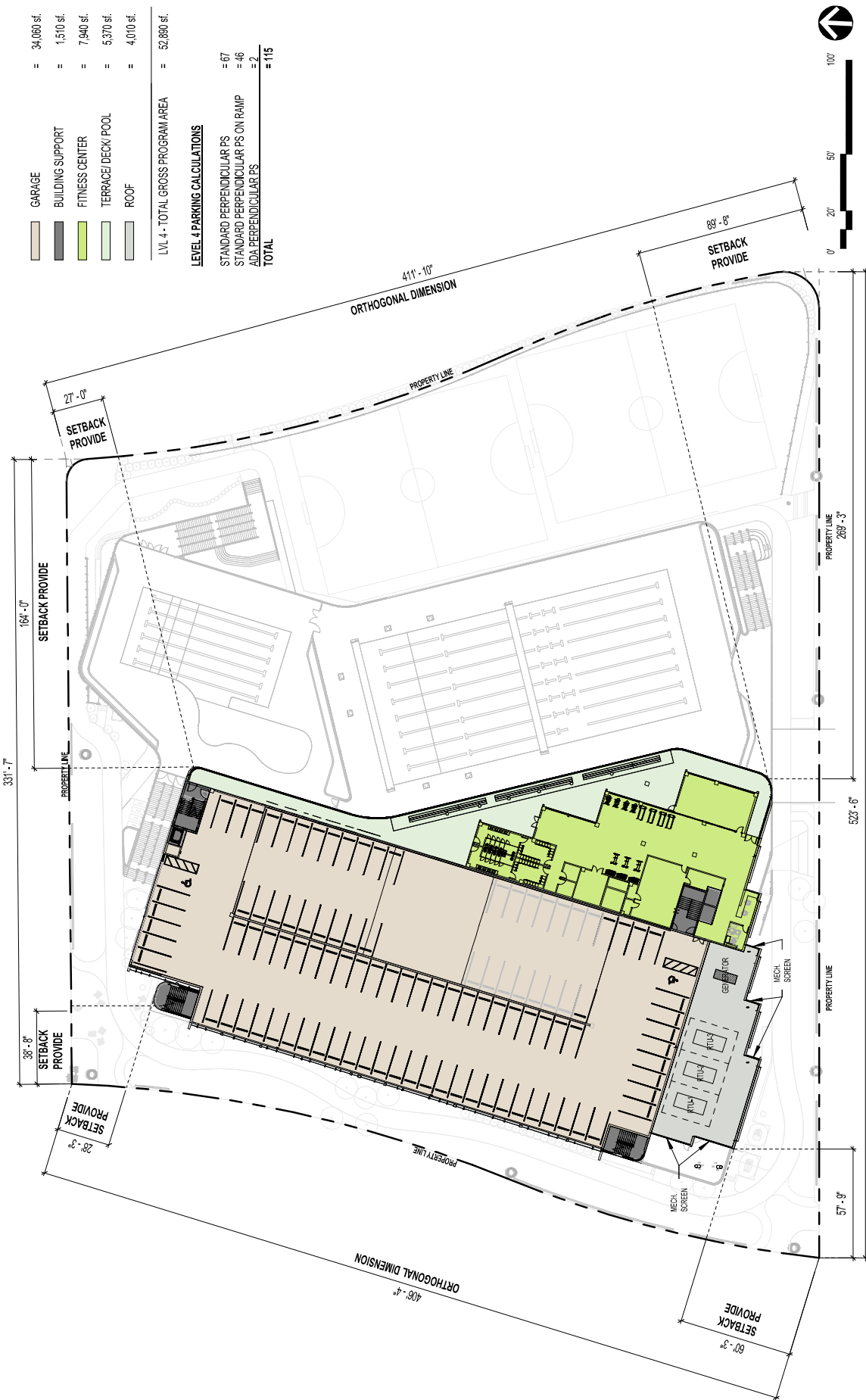
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GARAGE	=	34,080 sf.
BUILDING SUPPORT	=	1,510 sf.
FITNESS CENTER	=	7,940 sf.
TERRACE/DECK/POOL	=	5,370 sf.
ROOF	=	4,010 sf.
LVL 4 - TOTAL GROSS PROGRAM AREA	=	52,890 sf.

LEVEL 4 PARKING CALCULATIONS

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



PROPOSED PLAN LEVEL 04

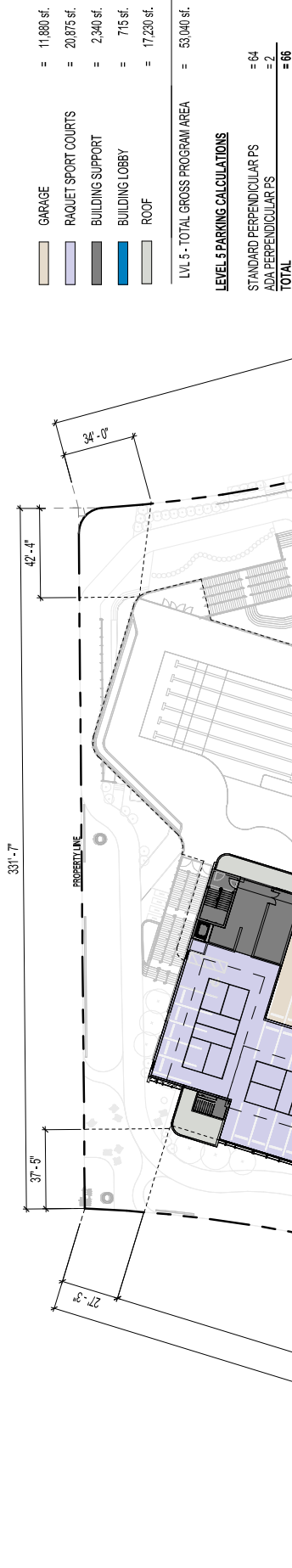
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GARAGE	= 11,880 sf.
RAQUET SPORT COURTS	= 20,875 sf.
BUILDING SUPPORT	= 2,340 sf.
BUILDING LOBBY	= 715 sf.
ROOF	= 17,230 sf.
LVL 5 - TOTAL GROSS PROGRAM AREA	= 53,040 sf.

LEVEL 5 PARKING CALCULATIONS

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



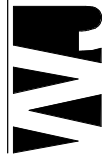
PROPOSED PLAN LEVEL 05

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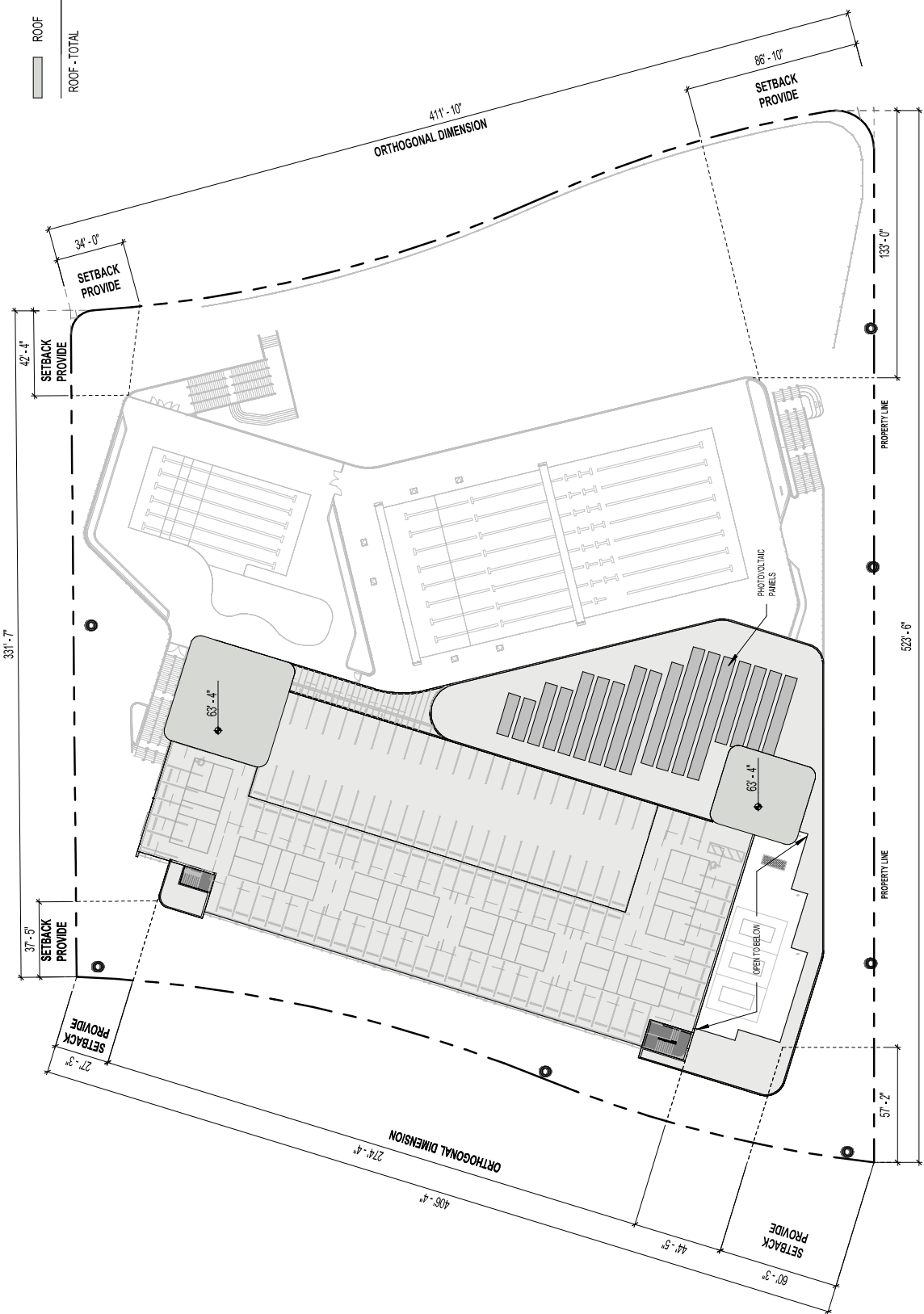
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PROPOSED ROOF PLAN

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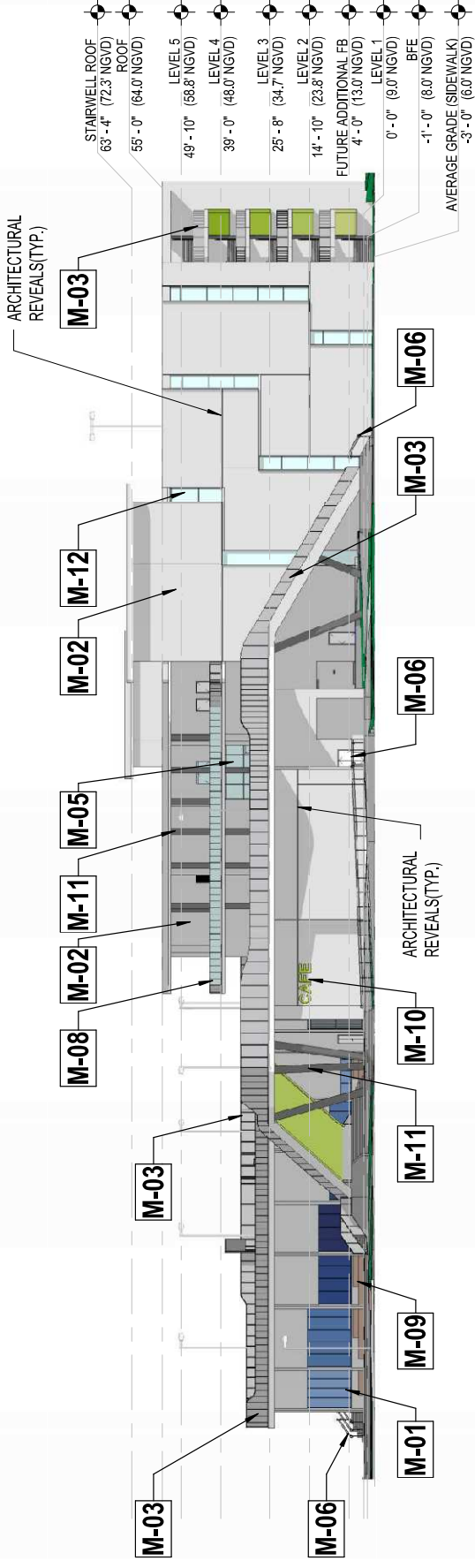
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MATERIAL LEGEND

	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 ALUMINUM STOREFONT SYSTEM		M06 ALUMIN. RAILING- GENERAL		M12 TINTED-GLASS
	M07 POLYCARBONATE ARCHITECTURAL MESH - TYPE - 2		M08 GLASS RAILING		M09 COMPOSITE DECK		M10 ANODIZED ALUMIN. SIGNAGE - BACKLIT		M11 PIP-CONC. COLUMN - PAINTED				

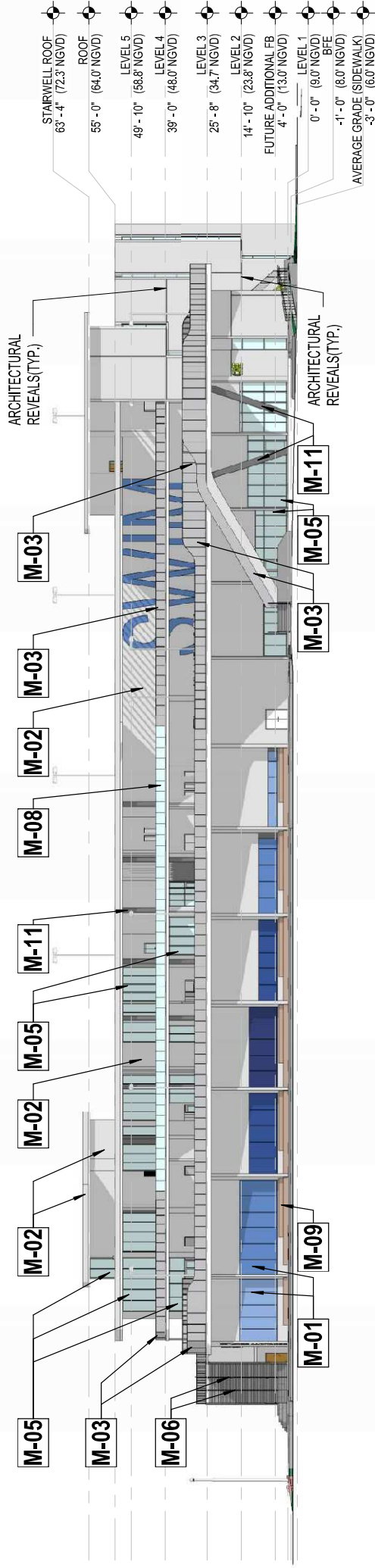
PROPOSED ELEVATION NORTH

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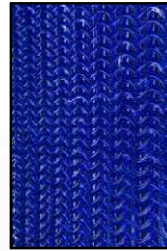
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MATERIAL LEGEND



M-01 POLYCARBONATE
ARCHITECTURAL
MESH - TYPE - 1



M-02 SAND FINISH
SMOOTH STUCCO -
PAINTED



M-03 ALUM. RAILING WITH
MINI-MESH FABRIC



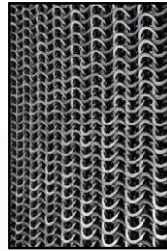
M-04 ANODIZED
ALUMINUM FINIS



M-05 IMPACT RESISTANT
ANODIZED ALUMINUM
STOREFRONT SYSTEM



M-06 ALUMIN. RAILING-
GENERAL



M-07 POLYCARBONATE
ARCHITECTURAL
MESH - TYPE - 2



M-08 GLASS RAILING



M-09 COMPOSITE DECK



M-10 ANODIZED ALUMIN.
SIGNAGE - BACKLIT



M-11 PIP-CONC. COLUMN -
PAINTED



M-12 TINTED-GLASS

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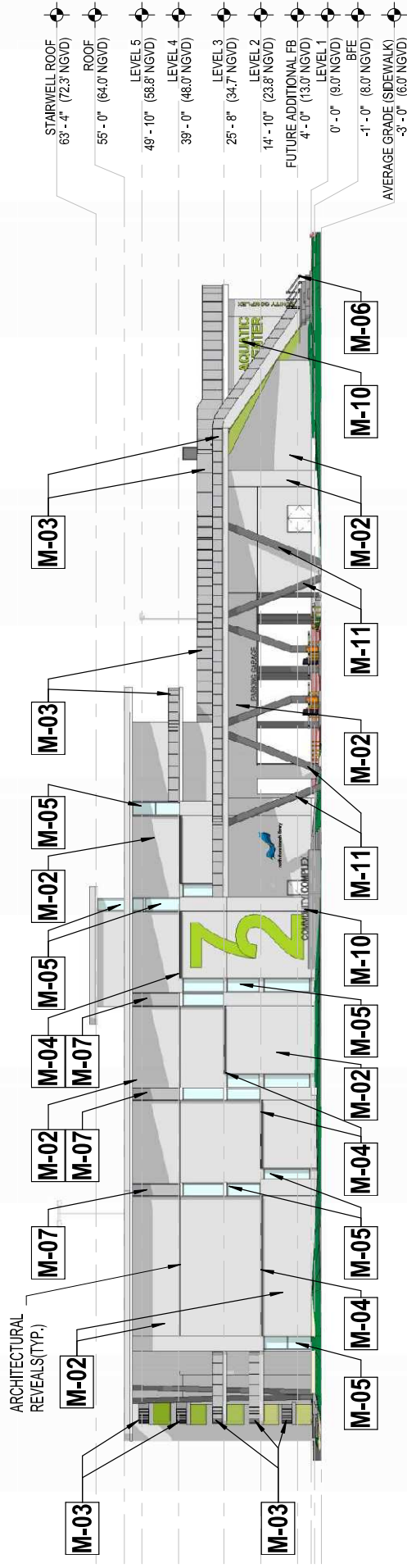
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PROPOSED ELEVATION EAST

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MATERIAL LEGEND



M-01 POLYCARBONATE
ARCHITECTURAL
MESH - TYPE -1



M-02 SAND FINISH
SMOOTH STUCCO -
PAINTED



M-03 ALUM. RAILING WITH
MINI-MESH FABRIC



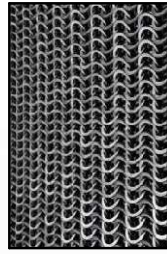
M-04 ANODIZED
ALUMINUM FINIS



M-05 IMPACT RESISTANT
ANODIZED ALUMINUM
STOREFRONT SYSTEM



M-06 ALUMIN. RAILING-
GENERAL



M-07 POLYCARBONATE
ARCHITECTURAL
MESH - TYPE -2



M-08 GLASS RAILING



M-09 COMPOSITE DECK



M-10 ANODIZED ALUMIN.
SIGNAGE - BACKLIT

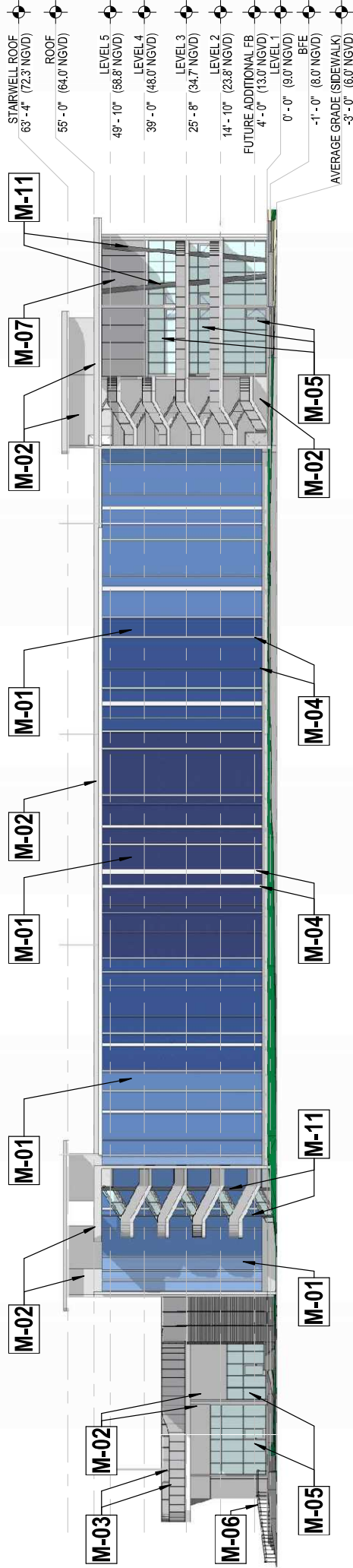


M-11 PIP-CONC. COLUMN -
PAINTED

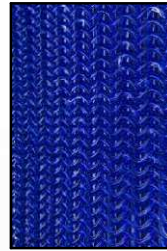


M-12 TINTED-GLASS

PROPOSED ELEVATION SOUTH



MATERIAL LEGEND



M01 POLYCARBONATE
ARCHITECTURAL
MESH - TYPE -1



M02 SAND FINISH
SMOOTH STUCCO -
PAINTED



M03 ALUM. RAILING WITH
MINI-MESH FABRIC



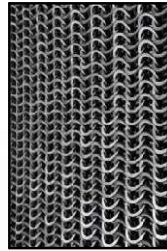
M04 ANODIZED
ALUMINUM FINIS



M05 IMPACT RESISTANT
ANODIZED ALUM.
STOREFONT SYSTEM



M06 ALUM. RAILING-
GENERAL



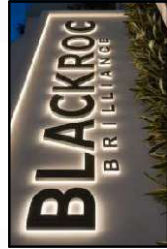
M07 POLYCARBONATE
ARCHITECTURAL
MESH - TYPE -2



M08 GLASS RAILING



M09 COMPOSITE DECK



M10 ANODIZED ALUM.
SIGNAGE - BACKLIT



M11 PIP-CONC. COLUMN -
PAINTED



M12 TINTED-GLASS

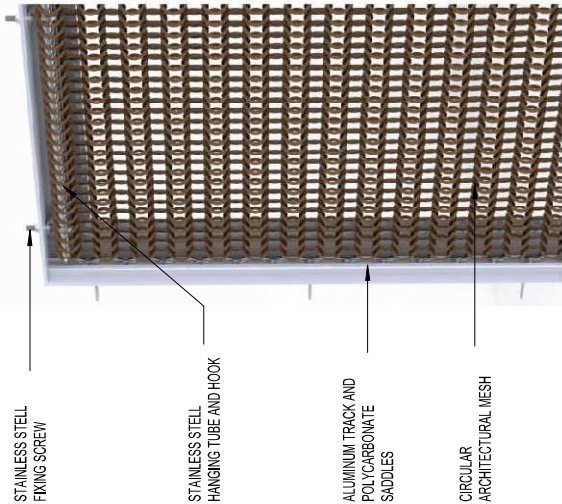
PROPOSED ELEVATION WEST

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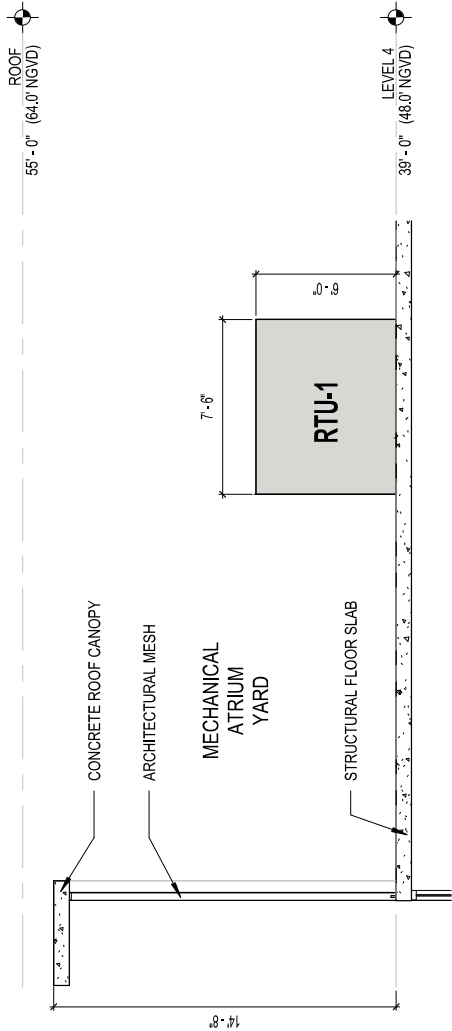
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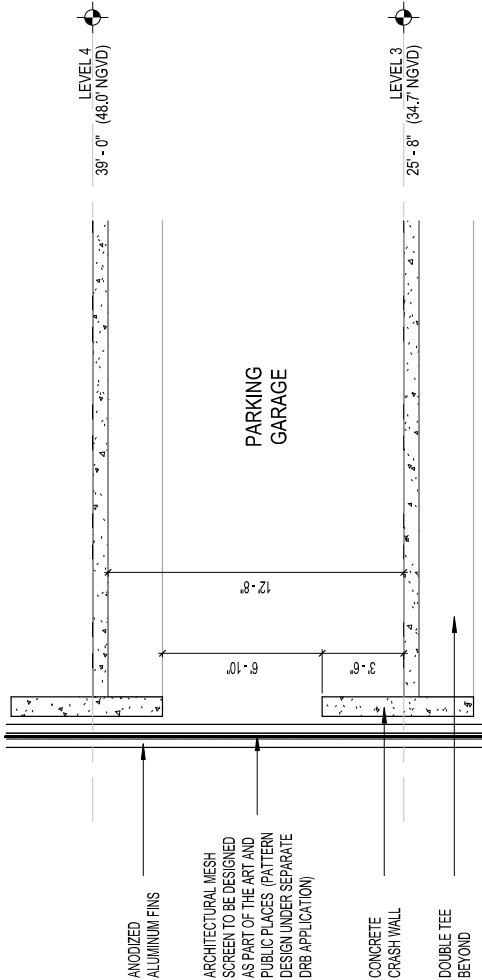


TECHNICAL SPECIFICATIONS

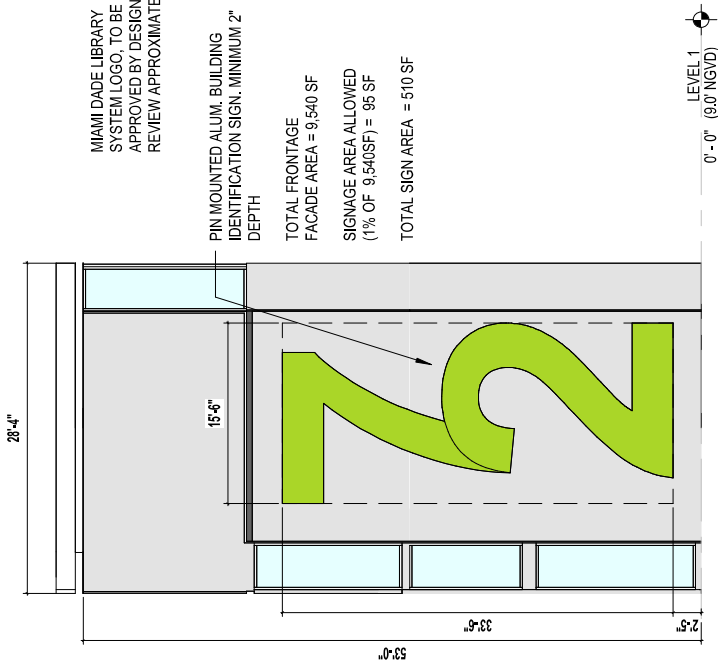
MATERIAL	BIO CIRCULAR ARCHITECTURAL MESH, FIRE AND UV RESISTANT
VISUAL OPEN AREA	25% APPROXIMATELY
PHYSICAL OPEN AREA	80% APPROXIMATELY
WEIGHT	0.6 LBS/F
MAXIMUM SHEET SIZE	UNLIMITED HEIGHT AND WIDTH
SCREEN THICKNESS	0.6 INCHES
DIMETER OF RING	0.8 INCHES INTERNAL / 1.10 INCHES EXTERNAL



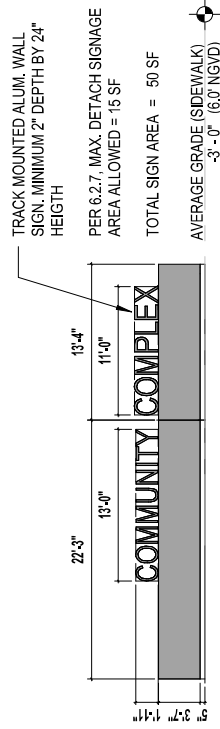
MECHANICAL ATRIUM YARD CLADDING



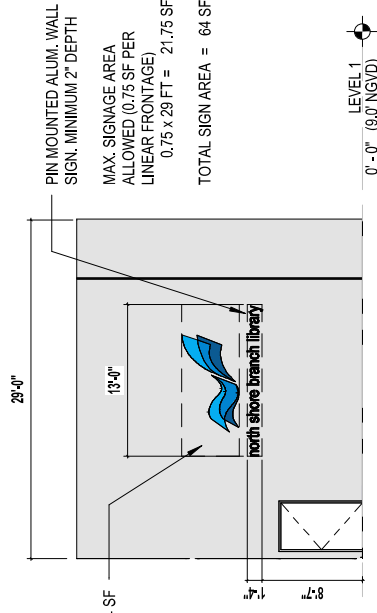
PARKING GARAGE CLADDING



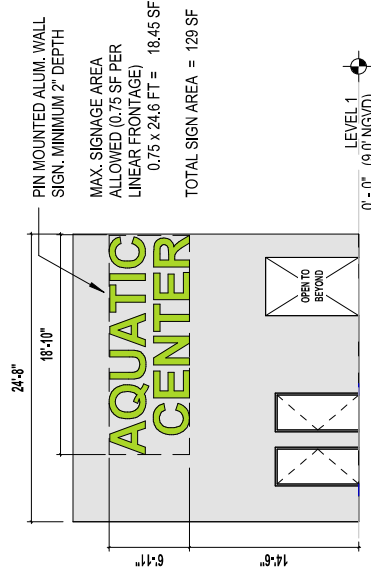
1 - WALL SIGN (BUILDING IDENTIFICATION)



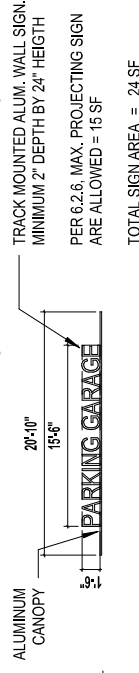
2 - DETACHED SIGN (COMM. COMPLEX)



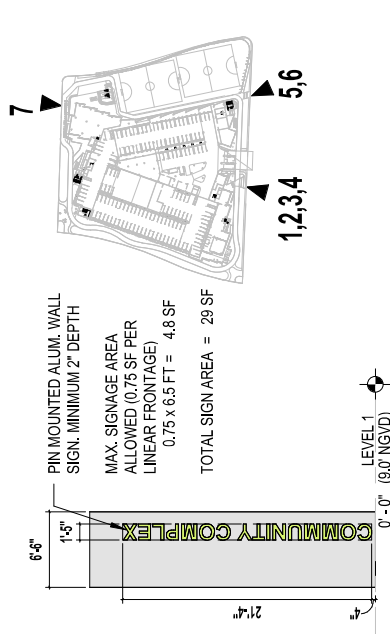
3 - WALL SIGN (LIBRARY)



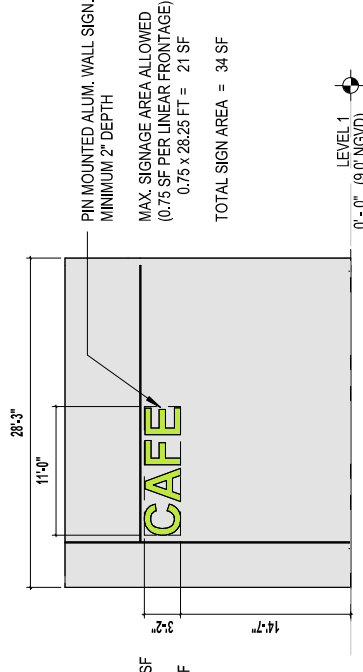
4 - WALL SIGN (AQUATIC CENTER)



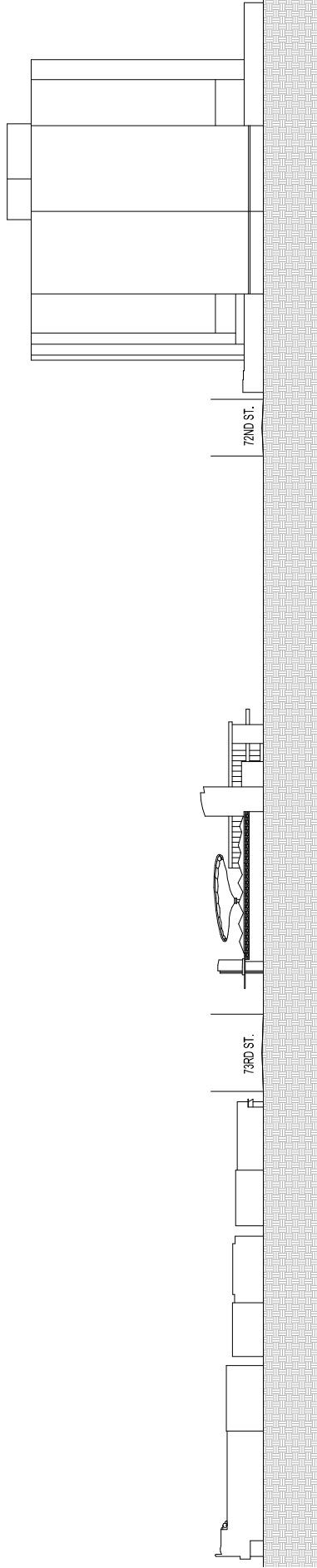
7 - PROJECTION SIGN (GARAGE)



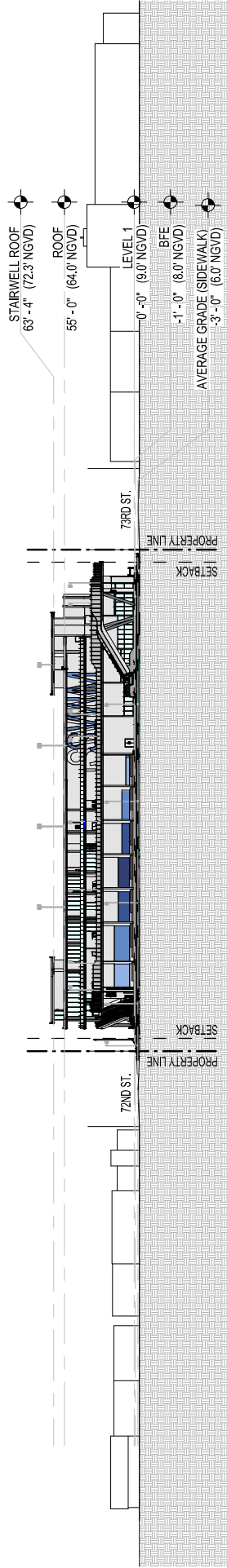
5 - WALL SIGN (COMM. COMPLEX)



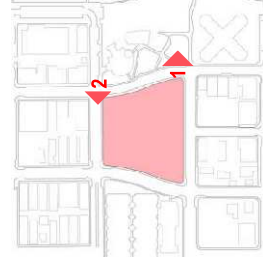
6 - WALL SIGN (RETAIL)

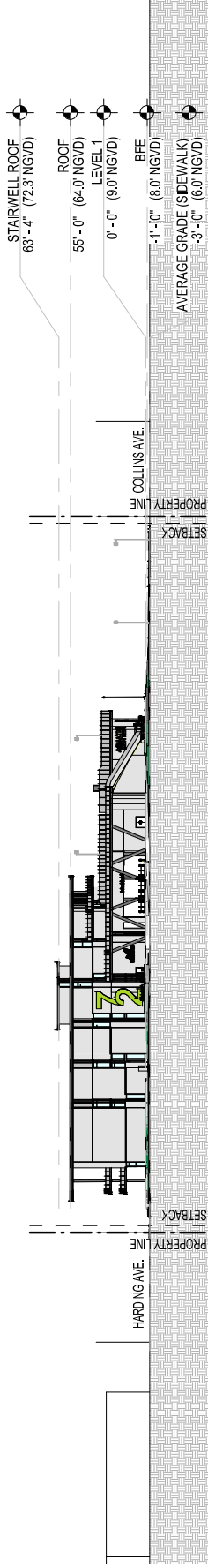


CONTEXTUAL EAST ELEVATION OF COLLINS AVENUE

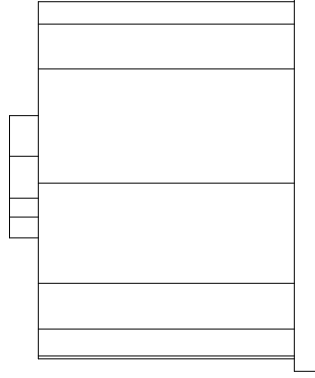


CONTEXTUAL WEST ELEVATION OF COLLINS AVENUE

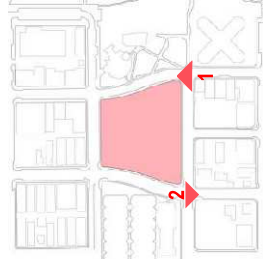




CONTEXTUAL NORTH ELEVATION OF 72ND STREET



CONTEXTUAL SOUTH ELEVATION OF 72ND STREET



CONTEXTUAL ELEVATIONS 72ND STREET

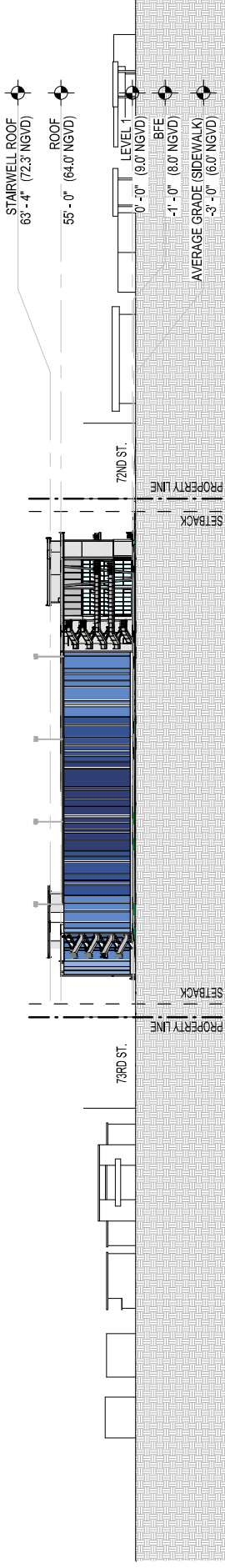
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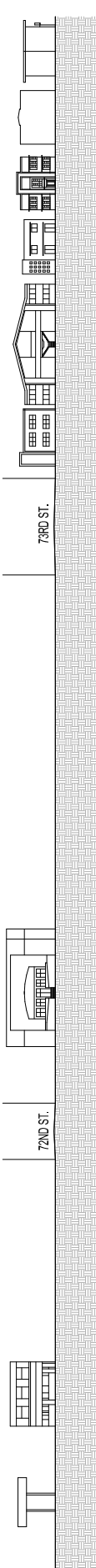
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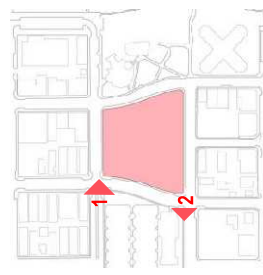
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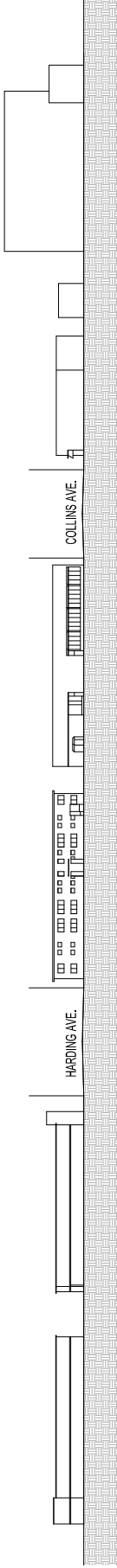


CONTEXTUAL EAST ELEVATION OF HARDING AVENUE

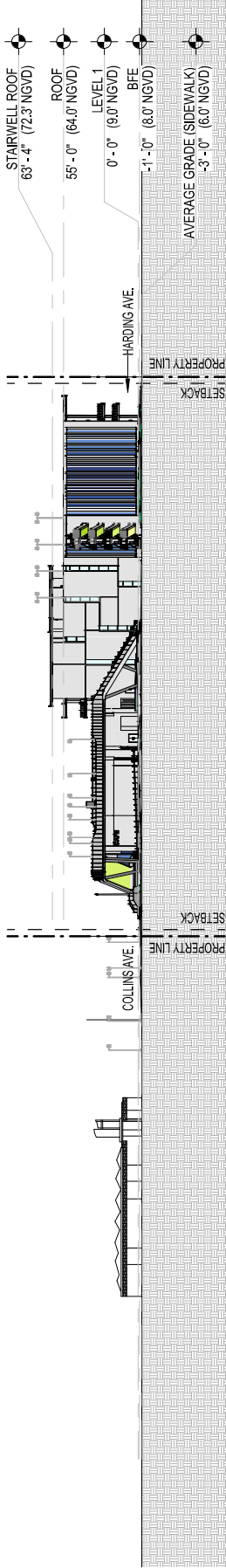


CONTEXTUAL ELEVATION OF HARDING AVENUE

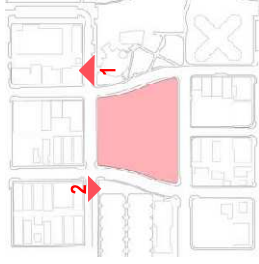




CONTEXTUAL NORTH ELEVATION NORTH OF 73RD ST



CONTEXTUAL SOUTH ELEVATIONS OF 73RD STREET



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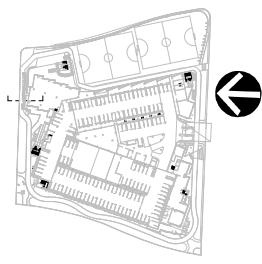
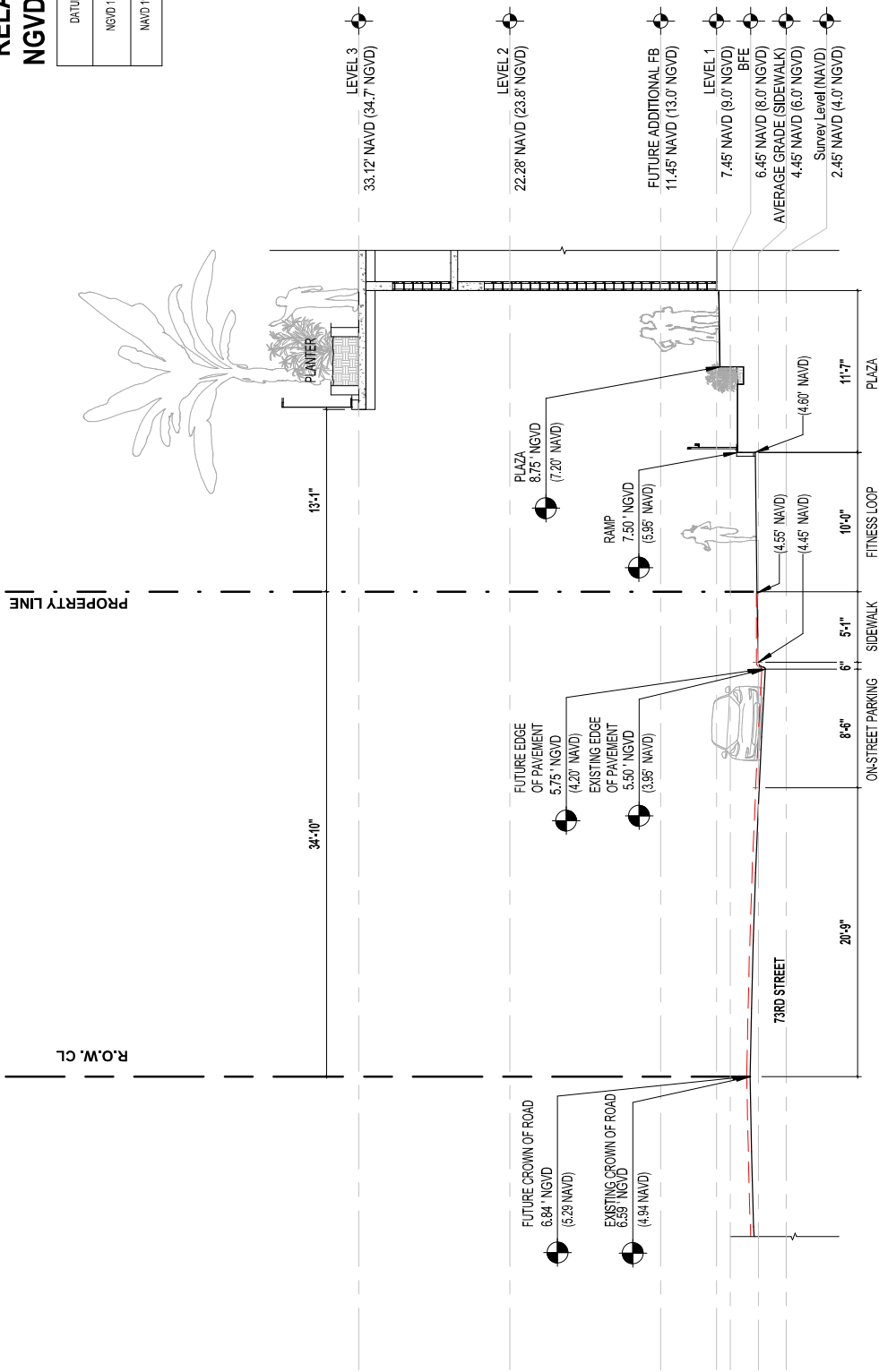
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CONTEXTUAL ELEVATIONS 73RD STREET

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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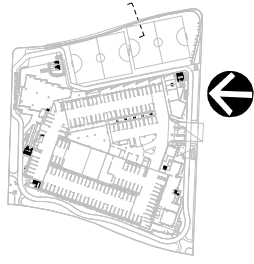
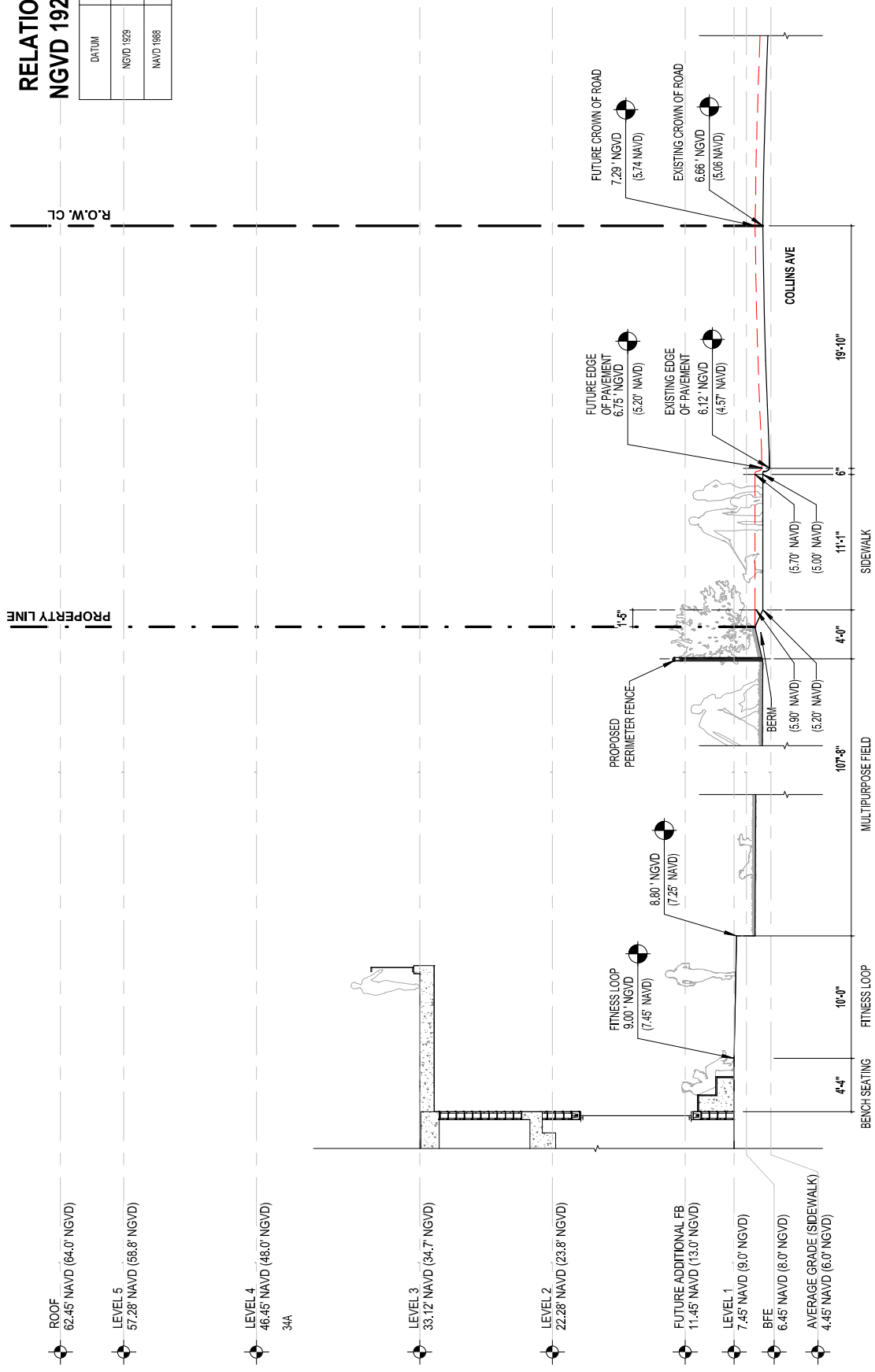
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RELATIONSHIP BETWEEN NGVD 1929 AND NAVD 1988

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



COLLINS AVE. FUTURE HARMONIZATION

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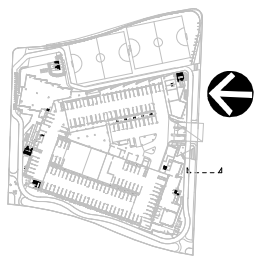
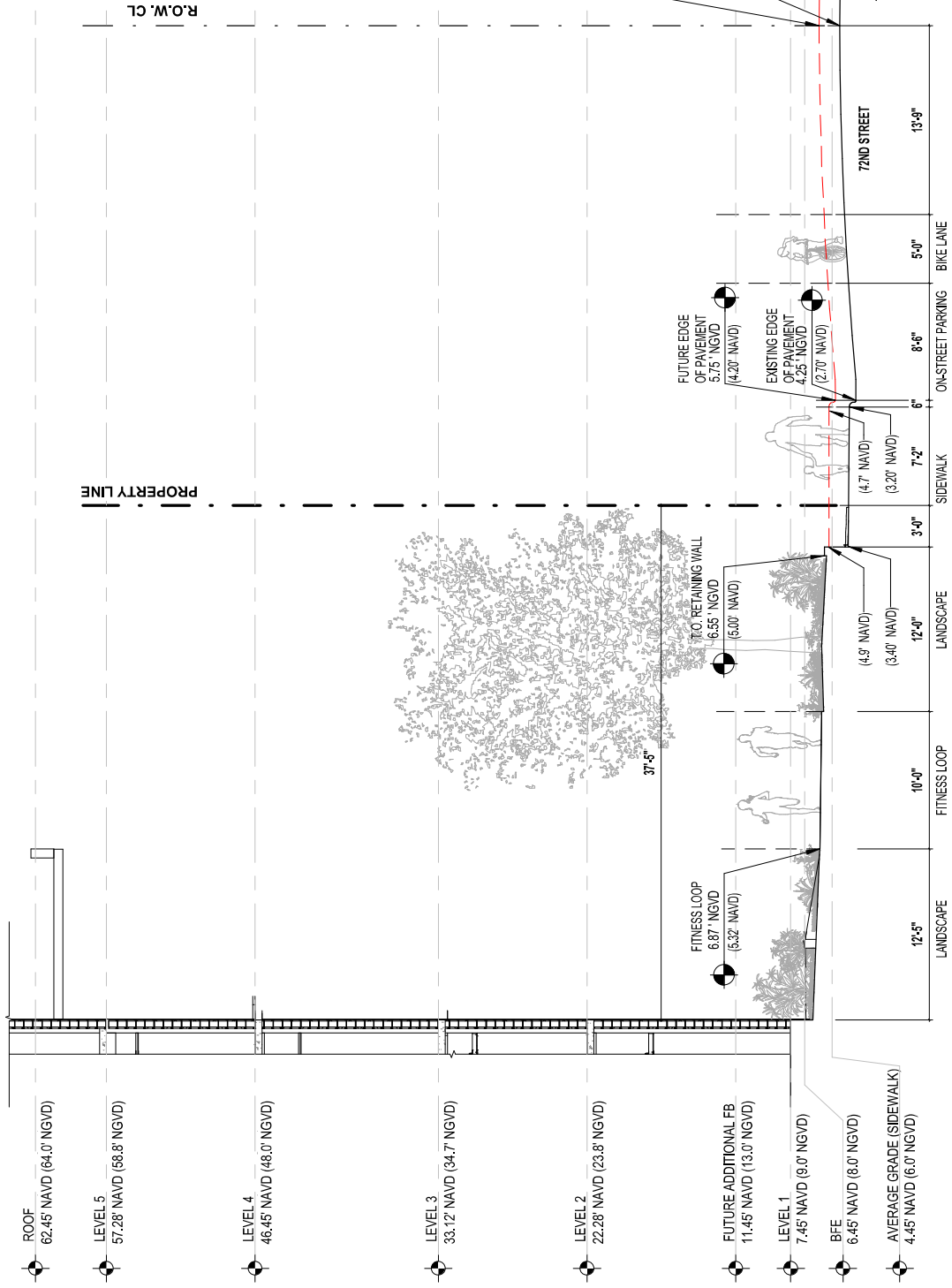


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A301

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

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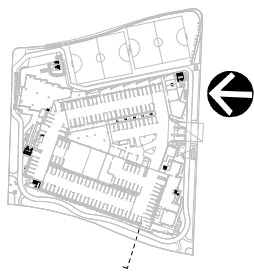
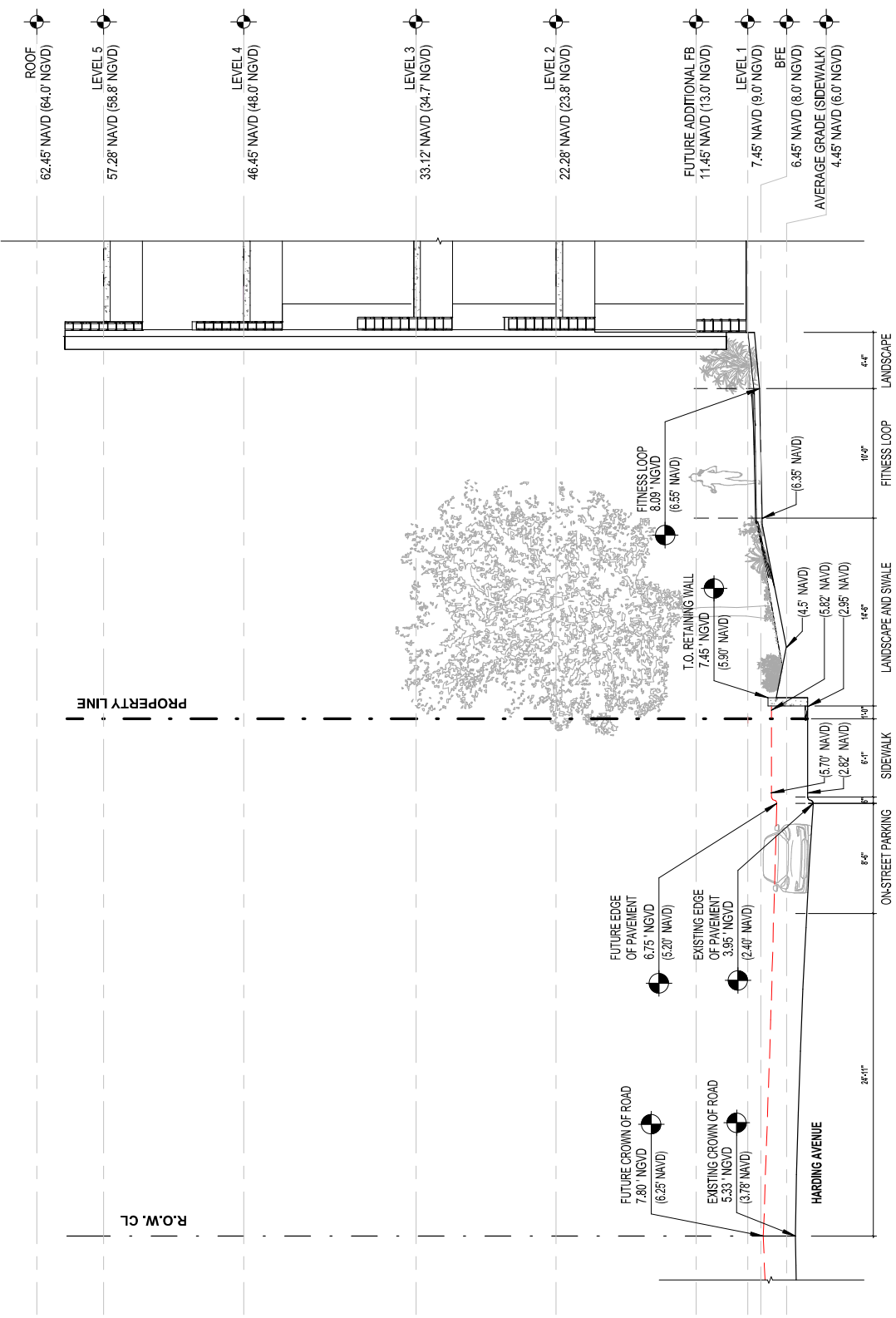
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RELATIONSHIP BETWEEN NGVD 1929 AND NAVD 1988

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

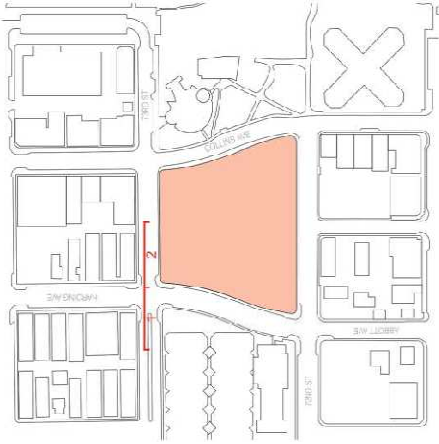
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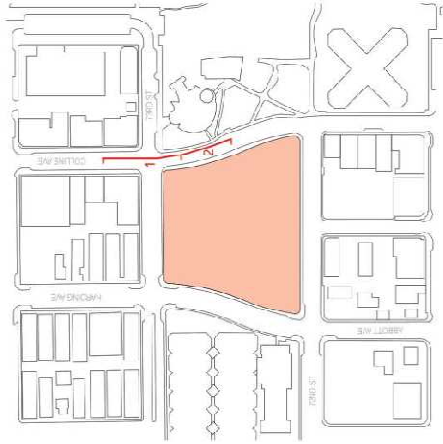
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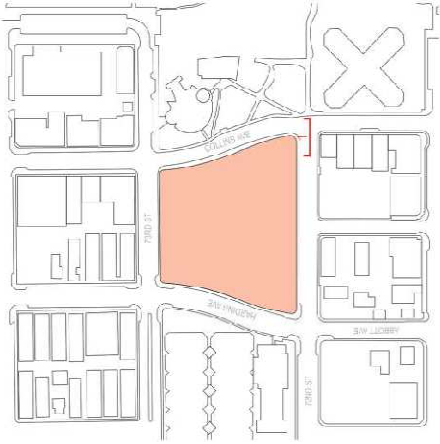
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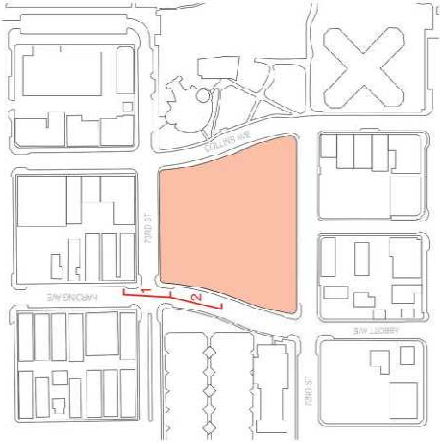


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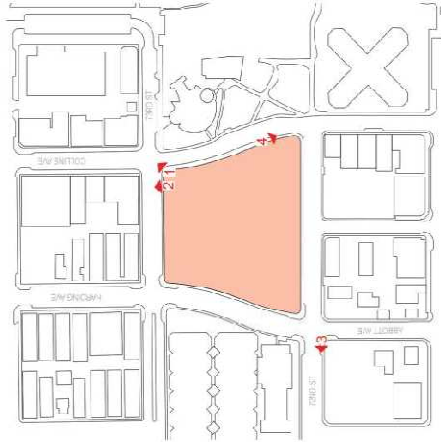
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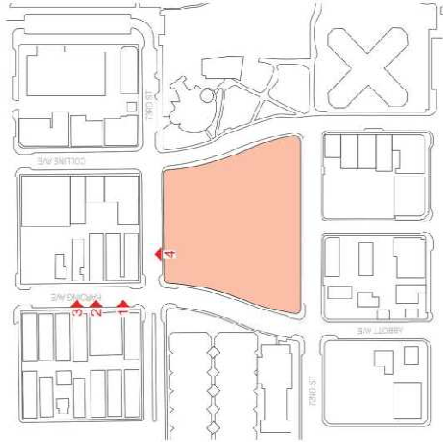
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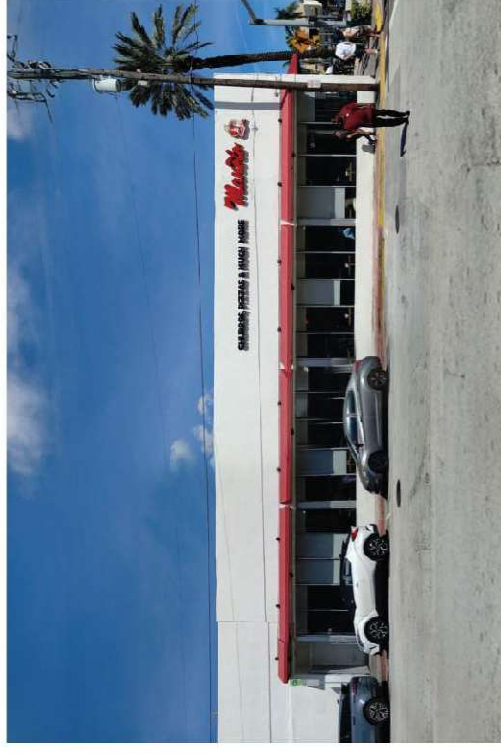
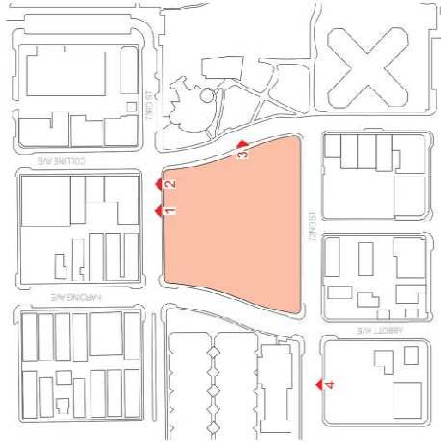
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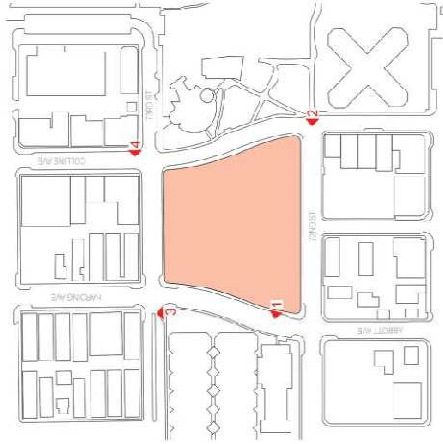


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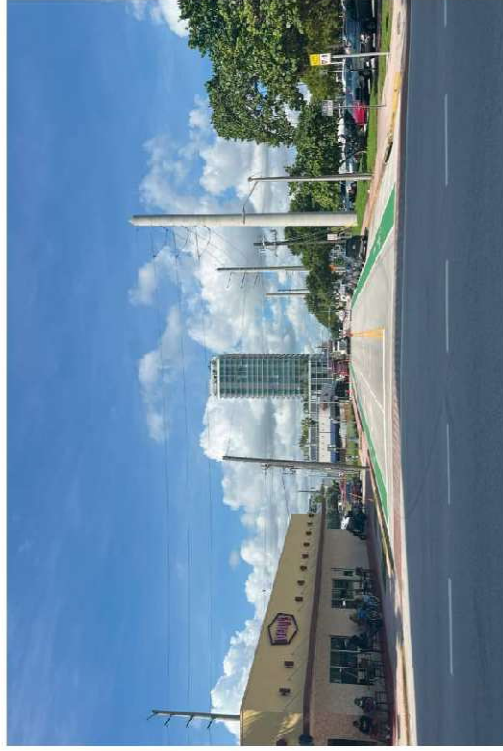
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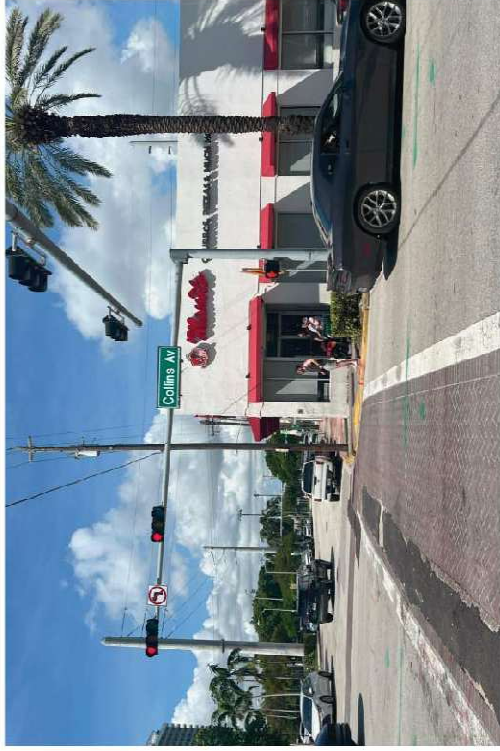
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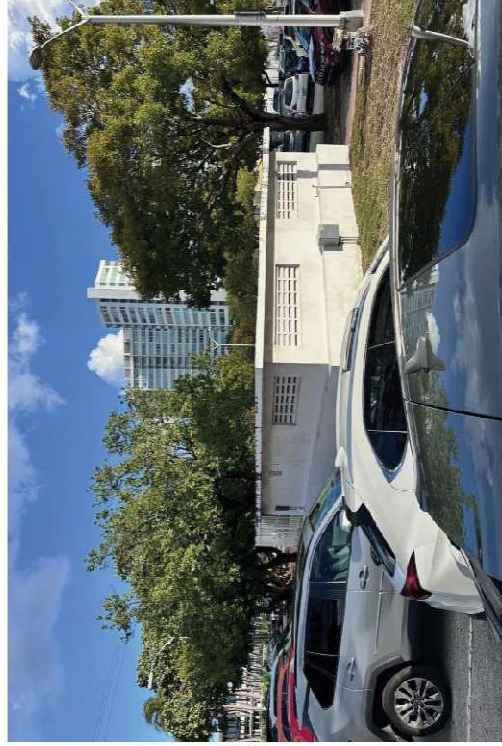
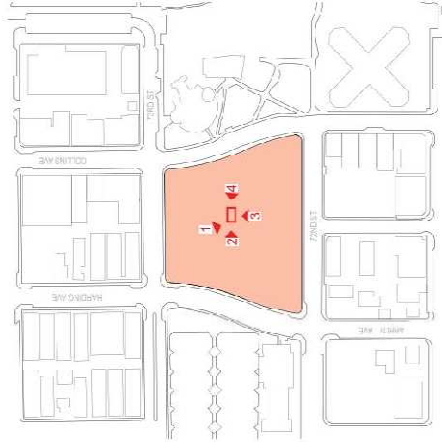
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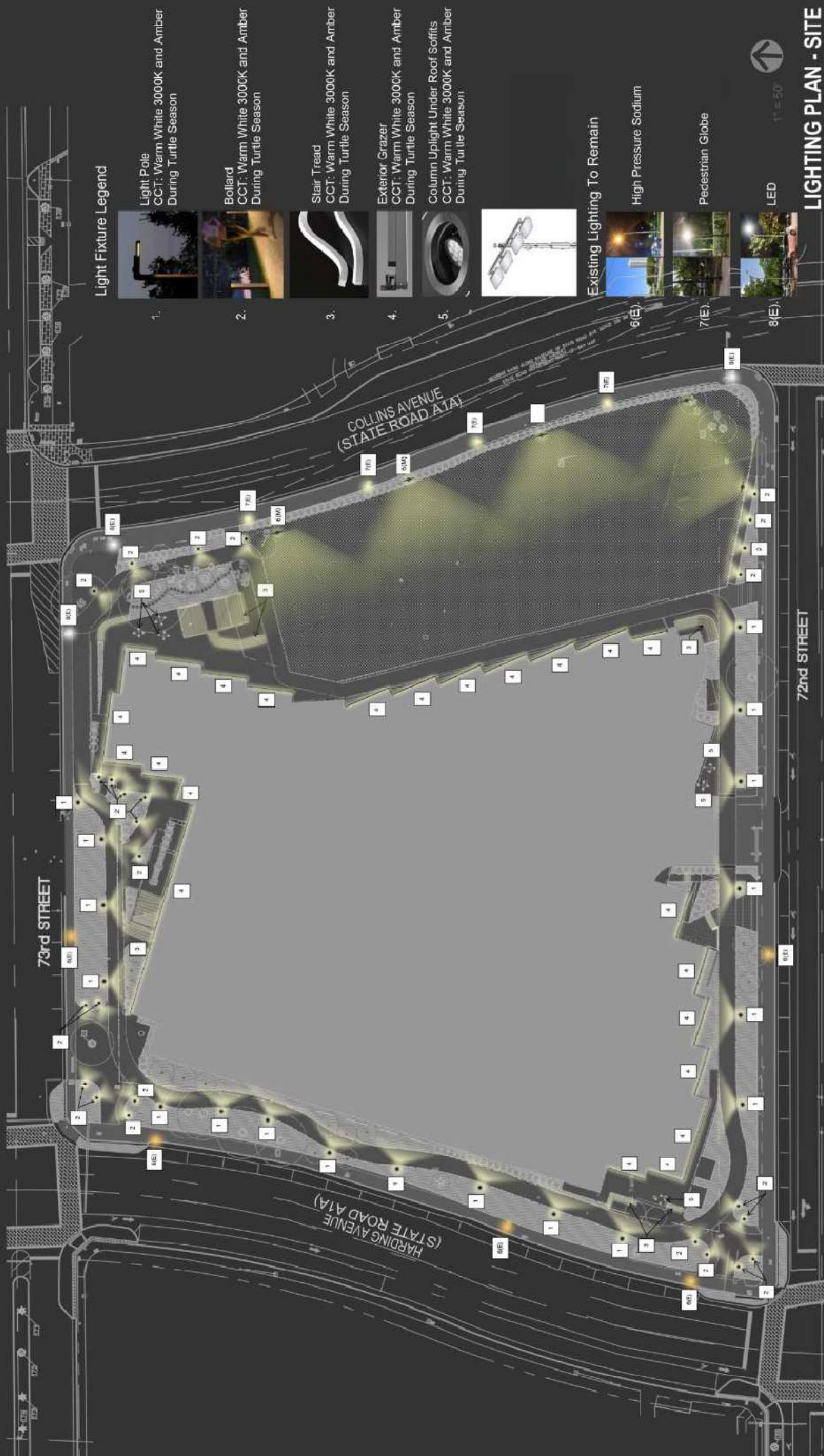
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LIGHTING PLAN - SITE

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