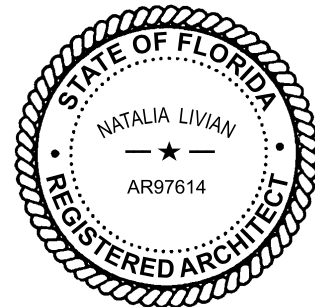




72ND STREET COMMUNITY COMPLEX

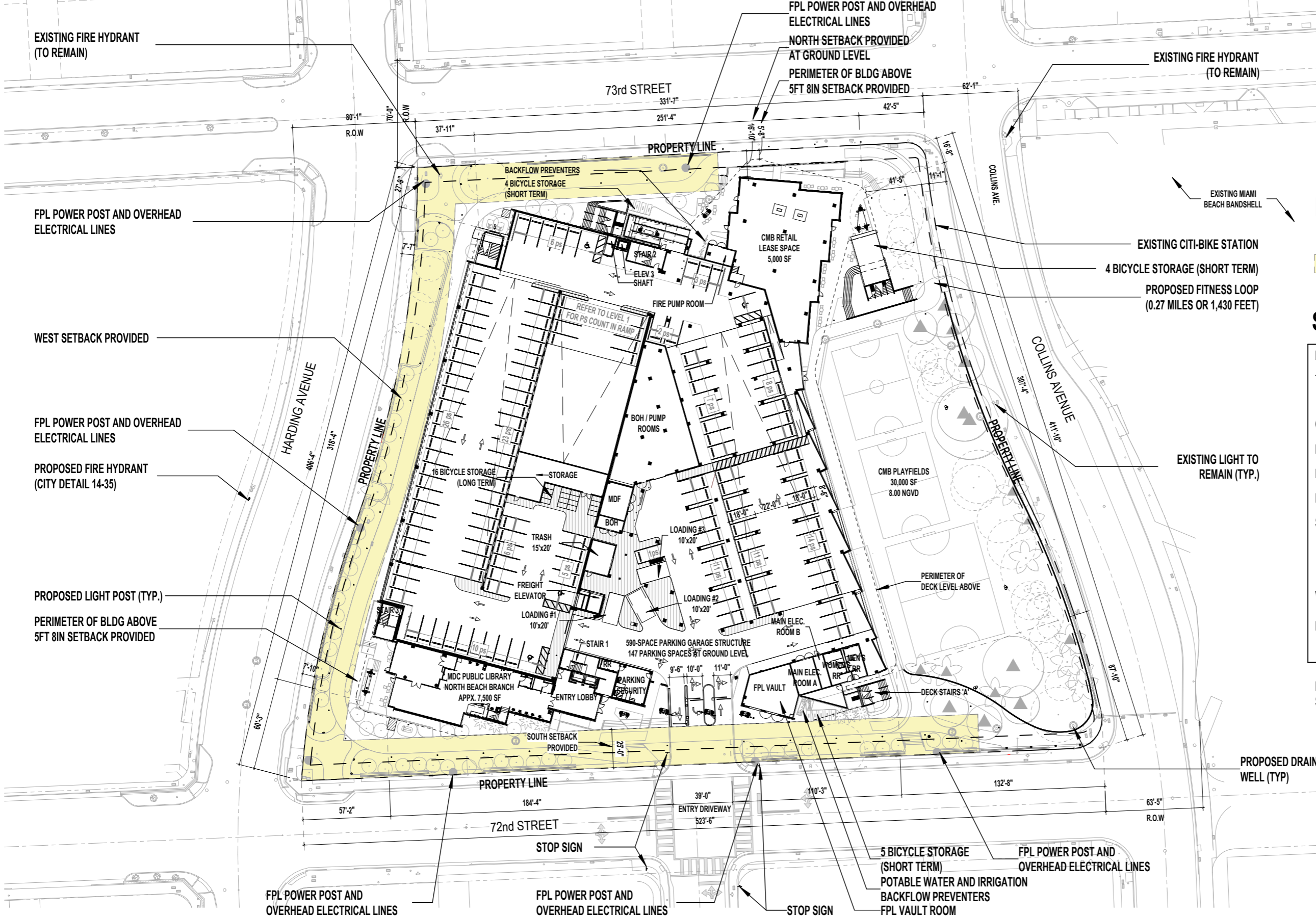
**DESIGN REVIEW BOARD - FINAL
SUBMITTAL DRB26-1161**

299 72ND STREET MIAMI BEACH, FLORIDA 33141
FEBRUARY 8, 2026



Digitally signed
by Natalia
Livian
Date:
2026.02.06
11:58:58 -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 LT01 FOR PROPOSED SITE LIGHTING PLAN



PROPOSED SITE PLAN

WA WJ ARCHITECTS
 (727) 822-5566
 www.wjarc.com
 AR94244

WJ Architects Signature

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 299 72ND STREET
 MIAMI BEACH, FLORIDA. 33141

DRB26 - 1161
 FINAL SUBMITTAL
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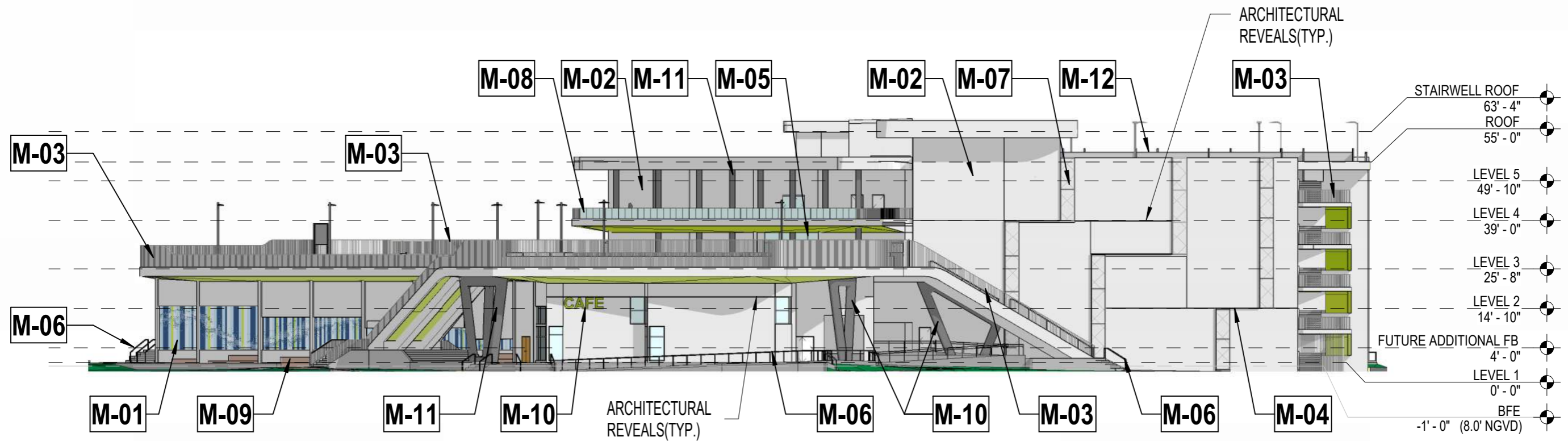
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©Wannemacher Jensen Architects, Inc.

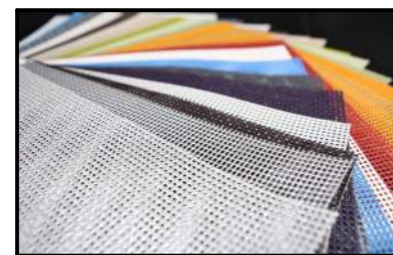


PROPOSED ROOF PLAN

WJ



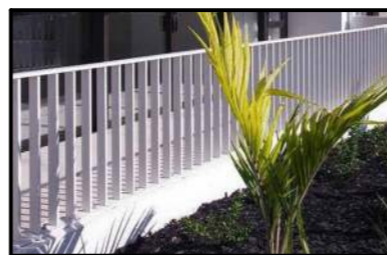
MATERIAL LEGEND



M01 PES VENTILATED FABRIC MESH



M02 SAND FINISH SMOOTH STUCCO - PAINTED



M03 ALUMINUM PICKET FENCE



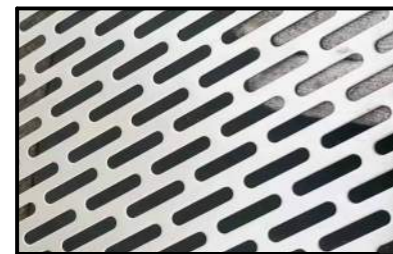
M04 ANODIZED ALUMINUM FINNS



M05 IMPACT RESISTANT ANODIZED ALUMN STOREFONT SYSTEM



M06 ALUMN. RAILING- GENERAL



M07 ALUMINUM PERFORATED SHEET



M08 GLASS RAILING



M09 COMPOSITE DECK



M10 ANODIZED ALUMN. SIGNAGE - BACKLIT

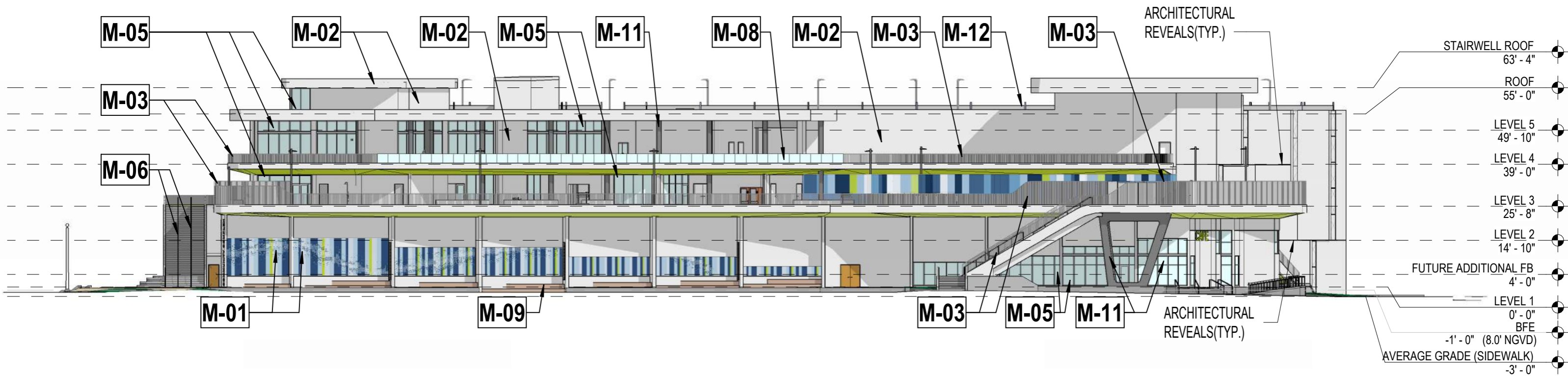


M11 PIP-CONC. COLUMN - PAINTED



M12 MICRO VINYL COATED CHAINLINK

PROPOSED ELEVATION NORTH



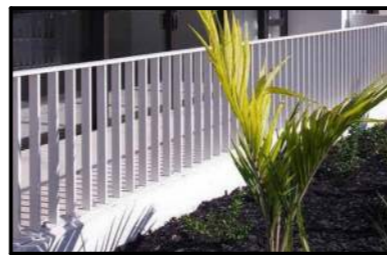
MATERIAL LEGEND



M01 PES VENTILATED FABRIC MESH



M02 SAND FINISH SMOOTH STUCCO - PAINTED



M03 ALUMINUM PICKET FENCE



M04 ANODIZED ALUMINUM FINNS



M05 IMPACT RESISTANT ANODIZED ALUMN STOREFONT SYSTEM



M06 ALUMN. RAILING-GENERAL



M07 ALUMINUM PERFORATED SHEET



M08 GLASS RAILING



M09 COMPOSITE DECK



M10 ANODIZED ALUMN. SIGNAGE - BACKLIT



M11 PIP-CONC. COLUMN - PAINTED



M12 MICRO VINYL COATED CHAINLINK

PROPOSED ELEVATION EAST

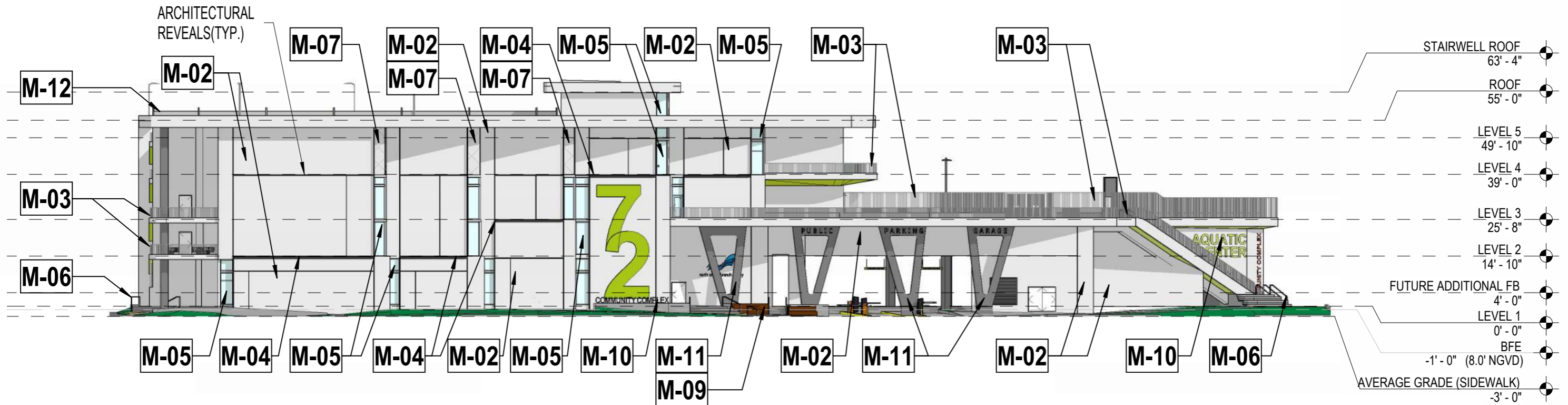


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AR94244

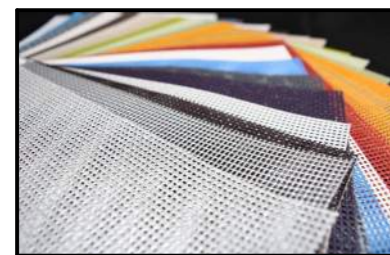
MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

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FEBRUARY 8, 2026

A201



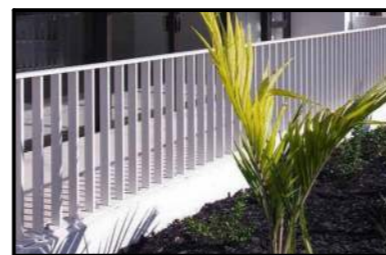
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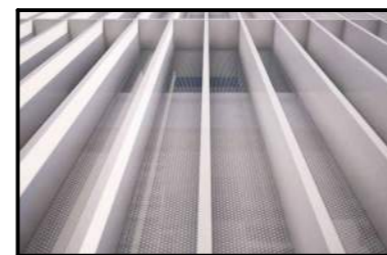
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M02 SAND FINISH SMOOTH STUCCO - PAINTED



M03 ALUMINUM PICKET FENCE



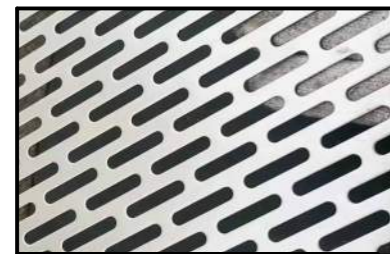
M04 ANODIZED ALUMINUM FINIS



M05 IMPACT RESISTANT ANODIZED ALUMN STOREFRONT SYSTEM



M06 ALUMN. RAILING- GENERAL



M07 ALUMINUM PERFORATED SHEET



M08 GLASS RAILING



M09 COMPOSITE DECK



M10 ANODIZED ALUMN. SIGNAGE - BACKLIT

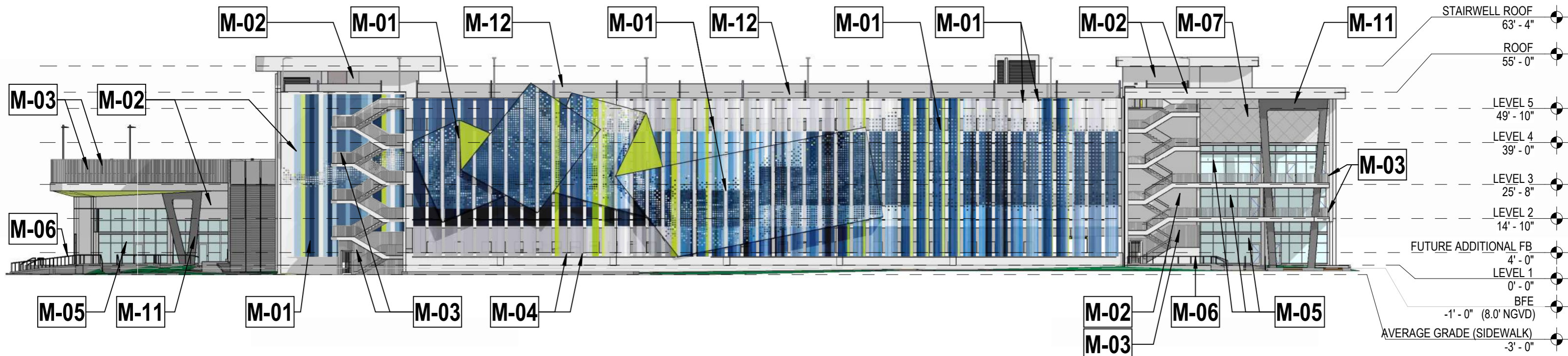


M11 PIP-CONC. COLUMN - PAINTED

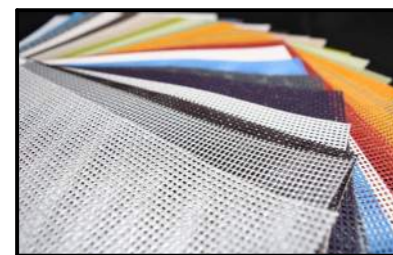


M12 MICRO VINYL COATED CHAINLINK

PROPOSED ELEVATION SOUTH



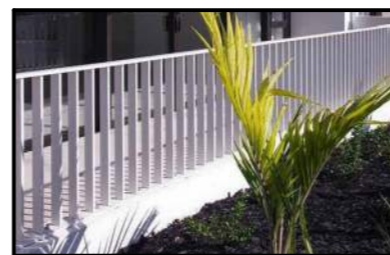
MATERIAL LEGEND



M01 PES VENTILATED FABRIC MESH



M02 SAND FINISH SMOOTH STUCCO - PAINTED



M03 ALUMINUM PICKET FENCE



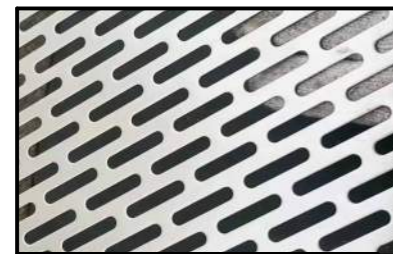
M04 ANODIZED ALUMINUM FINNS



M05 IMPACT RESISTANT ANODIZED ALUMN STOREFRONT SYSTEM



M06 ALUMN. RAILING- GENERAL



M07 ALUMINUM PERFORATED SHEET



M08 GLASS RAILING



M09 COMPOSITE DECK



M10 ANODIZED ALUMN. SIGNAGE - BACKLIT



M11 PIP-CONC. COLUMN - PAINTED

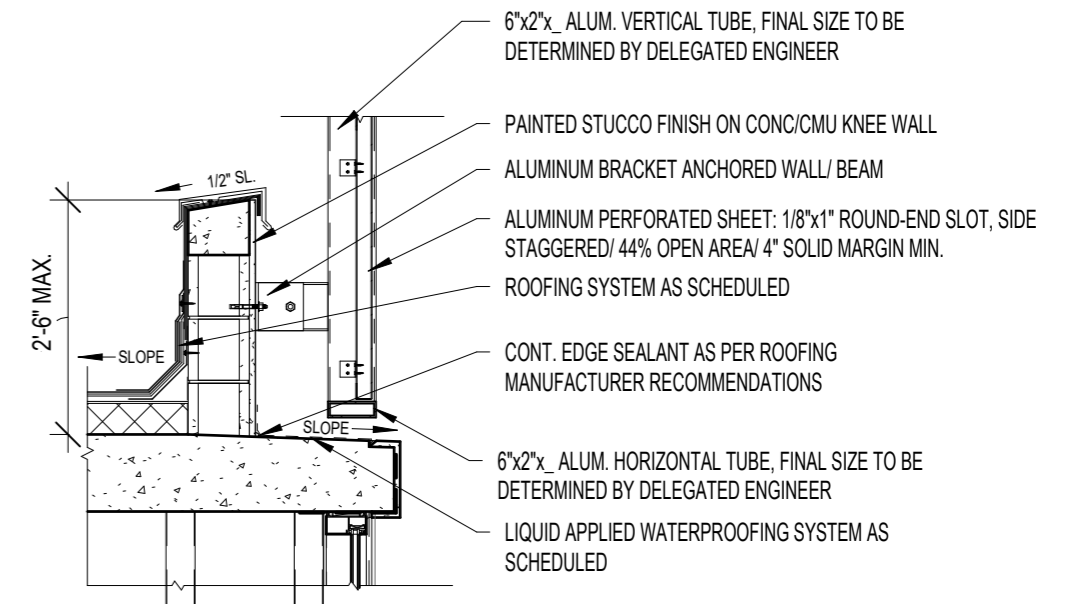
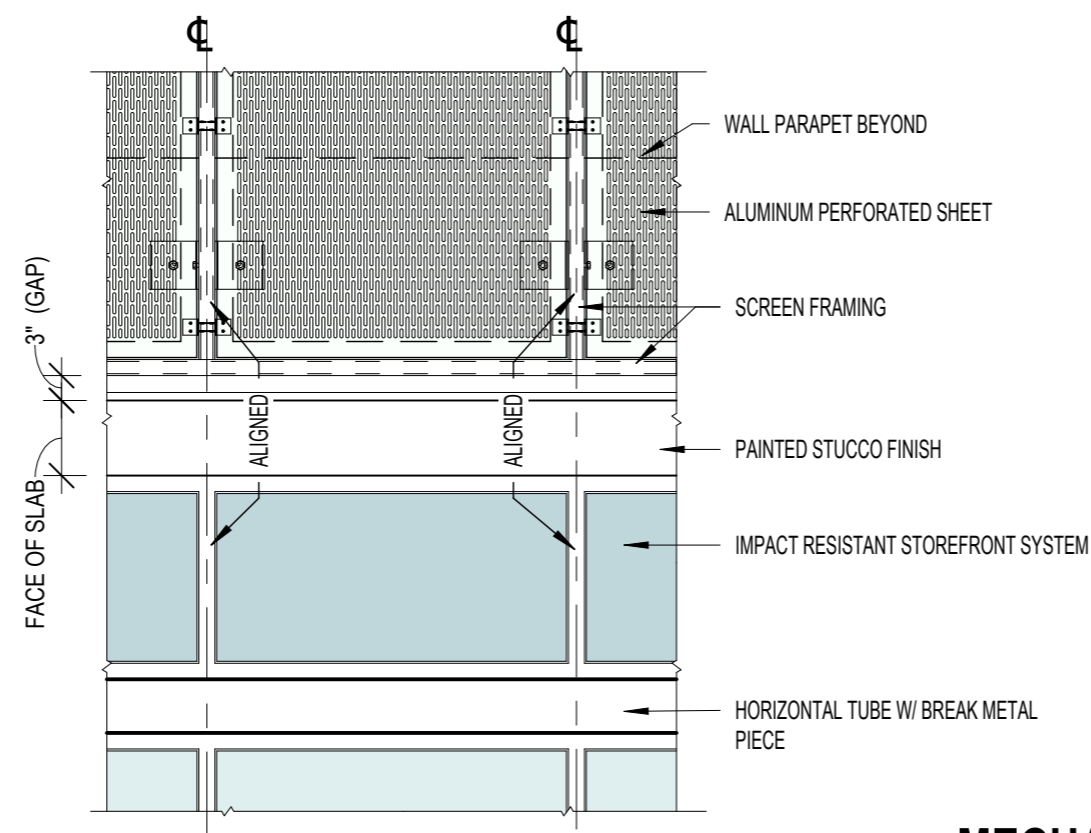


M12 MICRO VINYL COATED CHAINLINK

PROPOSED ELEVATION WEST

TECHNICAL SPECIFICATIONS

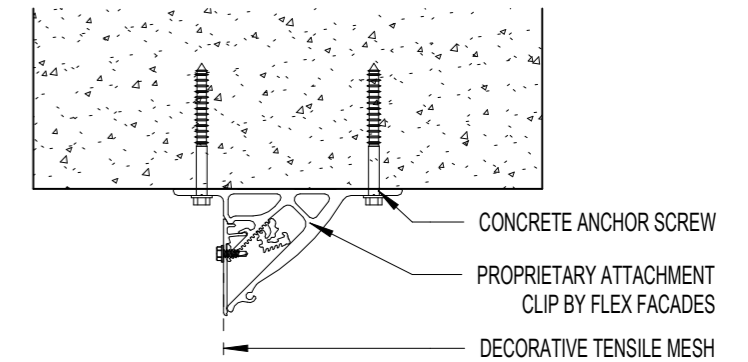
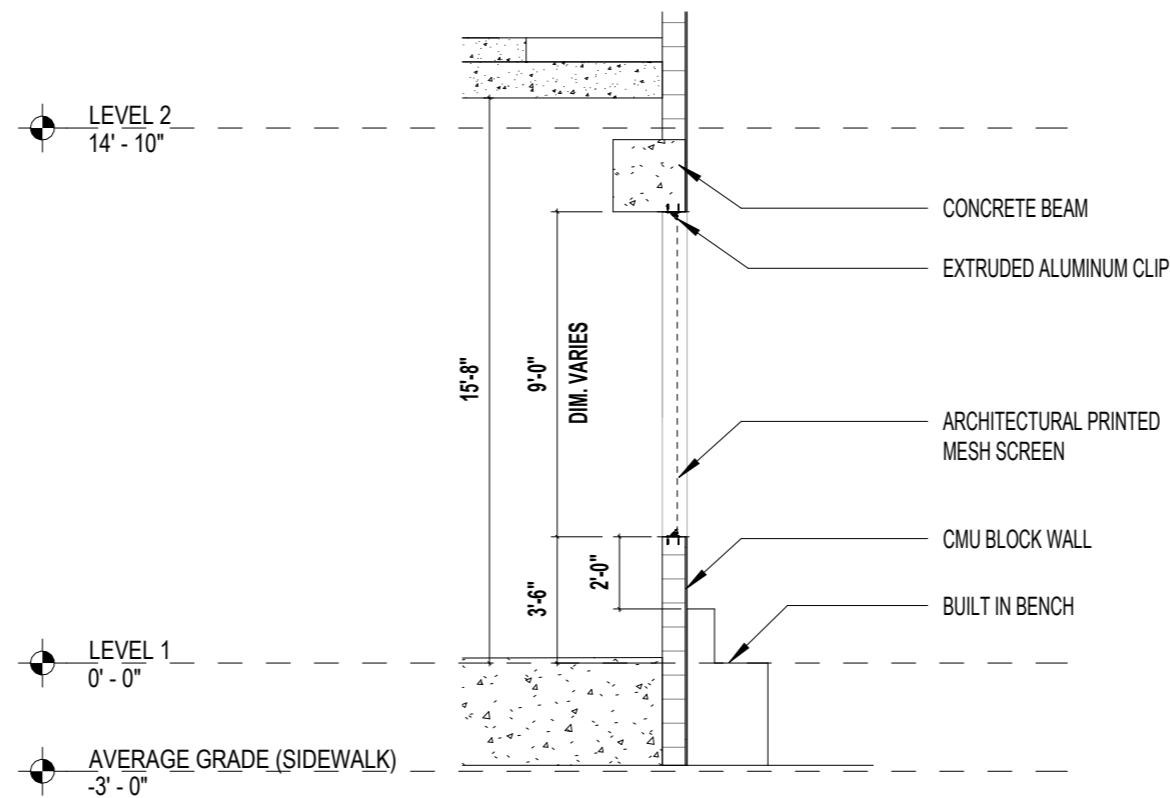
MATERIAL	MCNICHOLS PERFORATED METAL
PATTERN	SLOTTED, PERFORATED, SIDE STAGGERED
VISUAL OPEN AREA	44% APPROXIMATELY
PHYSICAL OPEN AREA	56% APPROXIMATELY
WEIGHT	0.51 LBS. SQUARE FOOT
MAXIMUM SHEET SIZE	36" x 120"
SCREEN THICKNESS	.0630"
SLOT SIZES	1/8" WIDTH, 1" LENGTH, 1-1/8" SLOT END CENTERS, 1/8" SLOT END BAR WIDTH, AND 1/4" SLOT SIDE CENTERS



MECHANICAL ATRIUM YARD CLADDING

TECHNICAL SPECIFICATIONS

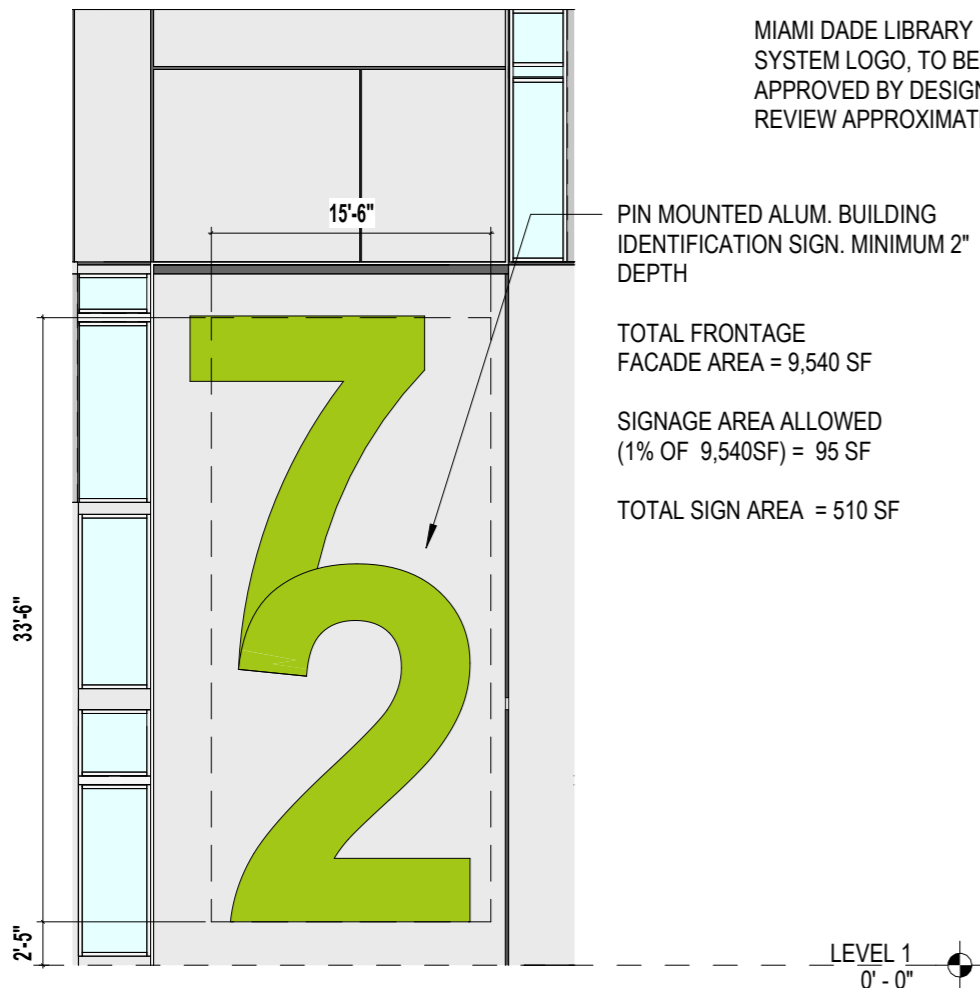
MATERIAL	PES ARCHITECTURAL MESH FABRIC, FIRE AND UV RESISTANT
VISUAL OPEN AREA	28% APPROXIMATELY
PHYSICAL OPEN AREA	72% APPROXIMATELY
WEIGHT	15 OUNCES/SQUARE YARD MIN.
MAXIMUM SHEET SIZE	UNLIMITED HEIGHT AND 30' WIDTH MAX.
SCREEN THICKNESS	1/32 INCHES
OPENING SIZE	1/16 INCH X 1/16 INCH
COLOR	PRINTED PATTERN



NOTE:
FLEX FACADES FF-CL DECORATIVE CLADDING SYSTEM. INSTALLATION AND PROPRIETARY ATTACHMENT DETAILS PER APPROVED SHOP DRAWINGS

PARKING GARAGE CLADDING

CLADDING DETAILS



MIAMI DADE LIBRARY SYSTEM LOGO, TO BE APPROVED BY DESIGN REVIEW APPROXIMATE 64 SF

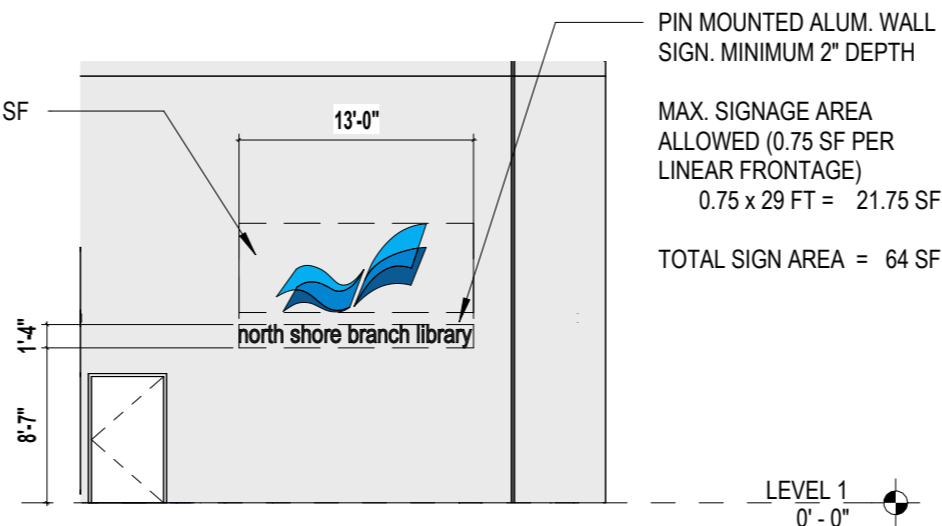
PIN MOUNTED ALUM. BUILDING IDENTIFICATION SIGN. MINIMUM 2" DEPTH

TOTAL FRONTAGE FACADE AREA = 9,540 SF

SIGNAGE AREA ALLOWED (1% OF 9,540SF) = 95 SF

TOTAL SIGN AREA = 510 SF

1 - WALL SIGN (BUILDING IDENTIFICATION)

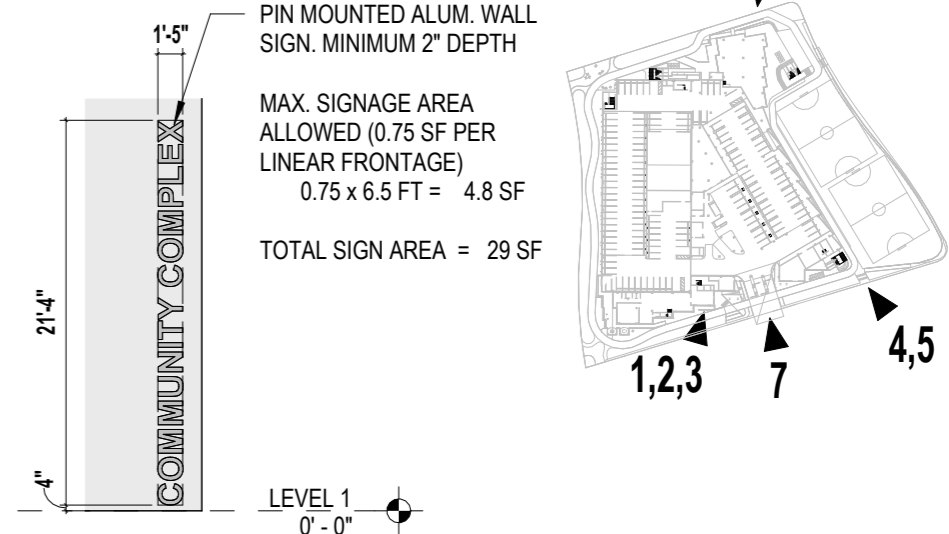


PIN MOUNTED ALUM. WALL SIGN. MINIMUM 2" DEPTH

MAX. SIGNAGE AREA ALLOWED (0.75 SF PER LINEAR FRONTAGE)
0.75 x 29 FT = 21.75 SF

TOTAL SIGN AREA = 64 SF

3 - WALL SIGN (LIBRARY)

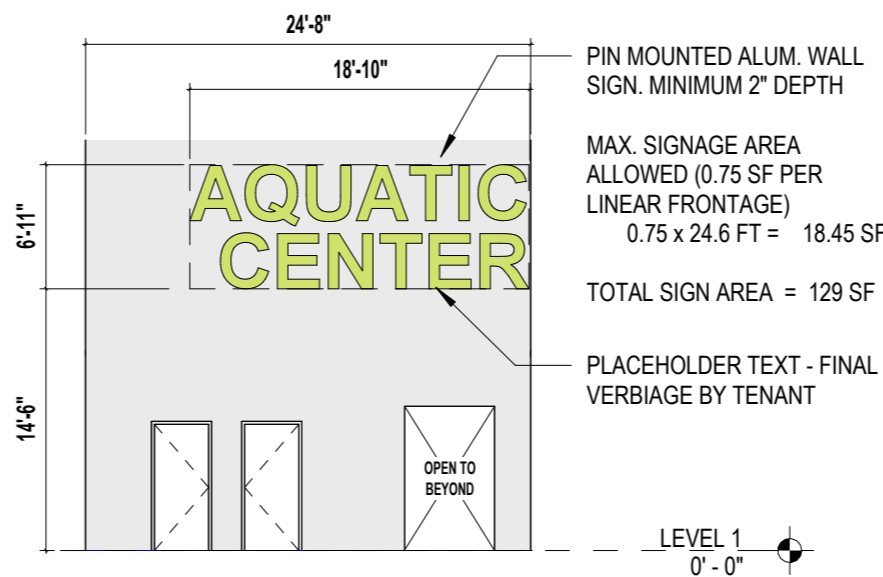
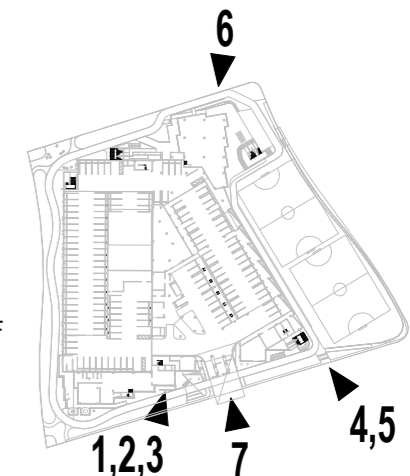


PIN MOUNTED ALUM. WALL SIGN. MINIMUM 2" DEPTH

MAX. SIGNAGE AREA ALLOWED (0.75 SF PER LINEAR FRONTAGE)
0.75 x 6.5 FT = 4.8 SF

TOTAL SIGN AREA = 29 SF

5 - WALL SIGN (COMM. COMPLEX)



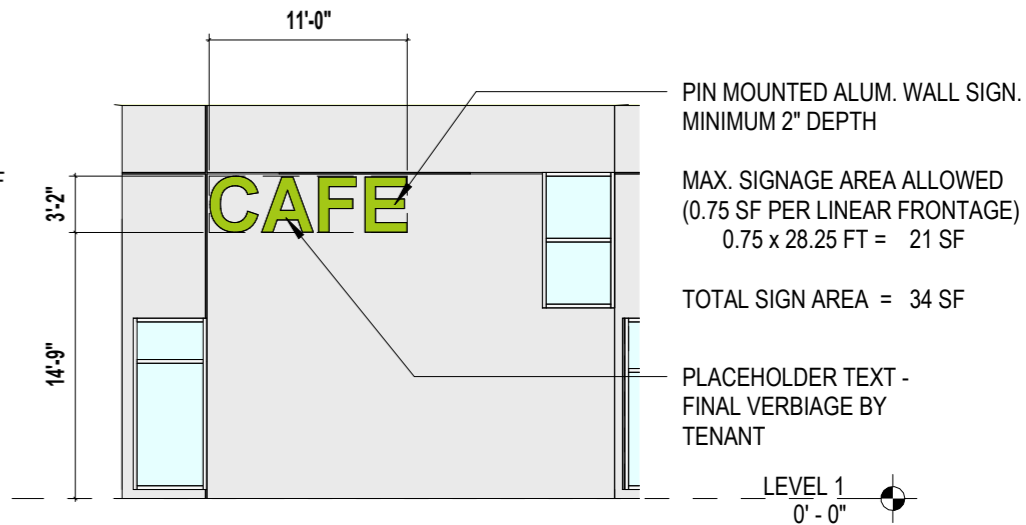
PIN MOUNTED ALUM. WALL SIGN. MINIMUM 2" DEPTH

MAX. SIGNAGE AREA ALLOWED (0.75 SF PER LINEAR FRONTAGE)
0.75 x 24.6 FT = 18.45 SF

TOTAL SIGN AREA = 129 SF

PLACEHOLDER TEXT - FINAL VERBIAGE BY TENANT

4 - WALL SIGN (AQUATIC CENTER)



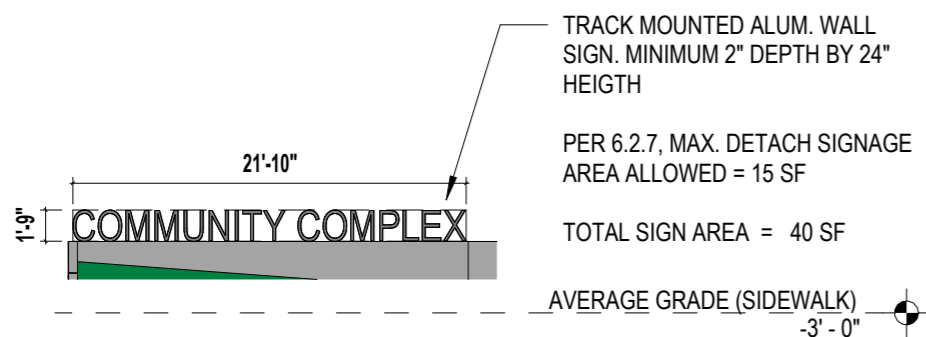
PIN MOUNTED ALUM. WALL SIGN. MINIMUM 2" DEPTH

MAX. SIGNAGE AREA ALLOWED (0.75 SF PER LINEAR FRONTAGE)
0.75 x 28.25 FT = 21 SF

TOTAL SIGN AREA = 34 SF

PLACEHOLDER TEXT - FINAL VERBIAGE BY TENANT

6 - WALL SIGN (RETAIL)

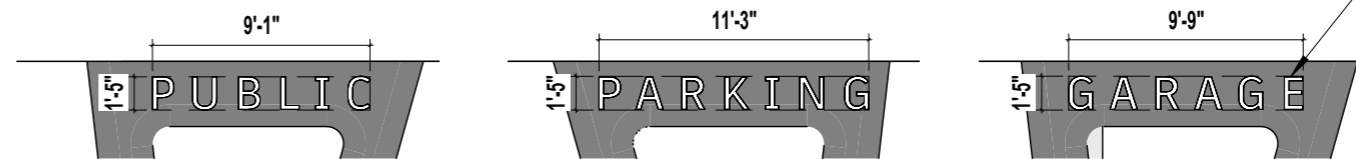


TRACK MOUNTED ALUM. WALL SIGN. MINIMUM 2" DEPTH BY 24" HEIGHT

PER 6.2.7, MAX. DETACH SIGNAGE AREA ALLOWED = 15 SF

TOTAL SIGN AREA = 40 SF

2 - DETACHED SIGN (COMM. COMPLEX)

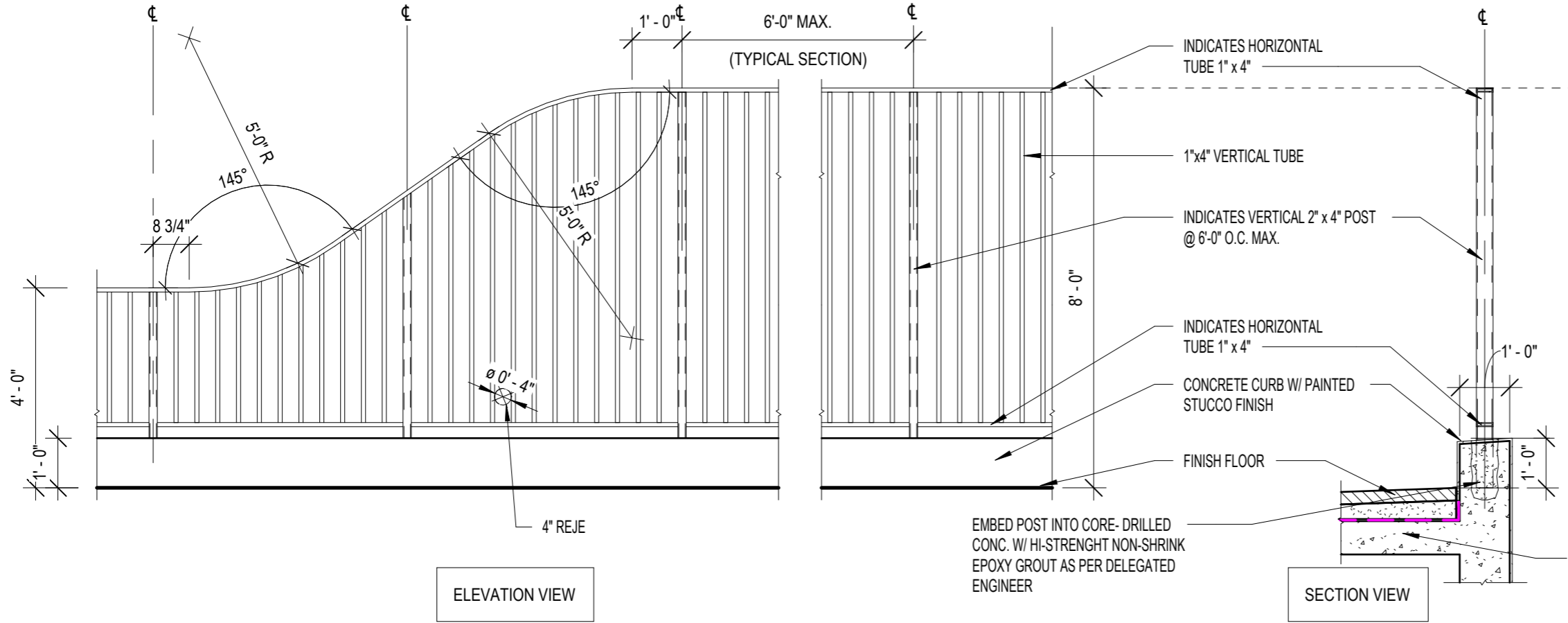


PIN MOUNTED ALUM. WALL SIGN. MINIMUM 2" DEPTH

PER 6.2.6, MAX. PROJECTING SIGN ARE ALLOWED = 15 SF

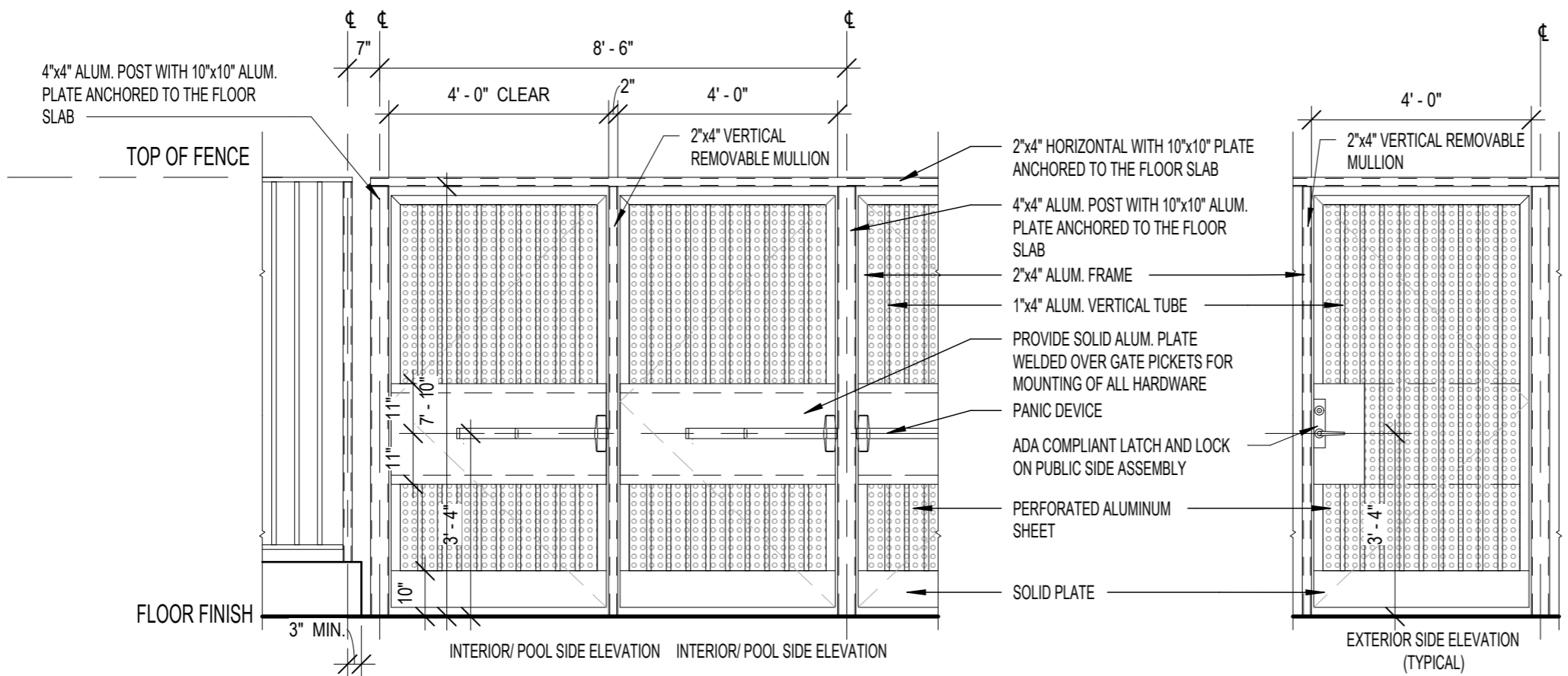
7 - PROJECTION SIGN (GARAGE)

EXTERIOR SIGNAGE DETAILS



PICKET FENCE GENERAL NOTES:

1. ALL PICKET FENCE/ GUARDRAIL MEMBERS SHALL BE ALUMINUM W/ POWDER COATED FINISH.
2. CRITERIA AND LOADS: DESIGN AND CONSTRUCT RAILINGS TO WITHSTAND LOAD APPLIED AT ANY POINT DOWNWARD OR HORIZONTALLY, AS REQUIRED BY FLORIDA BUILDING CODE AND ASCE7 WITH APPLICABLE RISK CATEGORY. PROVIDE CONFIRMATION ON DELEGATED ENGINEERING DRAWINGS FOR APPROVAL.
3. CONTRACTOR TO SUBMIT COLOR SAMPLES FOR ARCHITECT'S REVIEW.
4. PRIOR TO ANY FIELD WORK COMMENCING ALL FENCE REQUIRE ENGINEERED CALCULATIONS AND SHOP DRAWINGS SUBMITTED TO THE A/E DEMONSTRATING COMPLIANCE WITH FBC. ALL MEMBER SIZES/ SPACING SHOWN ARE MINIMUM SIZES. ACTUAL SIZING OF COMPONENTS TO COMPLY WITH STRUCTURAL CALCULATIONS AS DETERMINED BY THE DELEGATED ENGINEER.
5. PERFORATED ALUMINUM SHEET SHOULD BE SLOTTED, ALUMINUM, ALLOY 3003-H14, COLOR: TBD, .0630" THICK (MIN. 14 GAUGE), 1/8" ROUND x 1" ROUND-END SLOT, SIDE STAGGERED, 44% OPEN AREA.



GUARDRAIL DETAILS



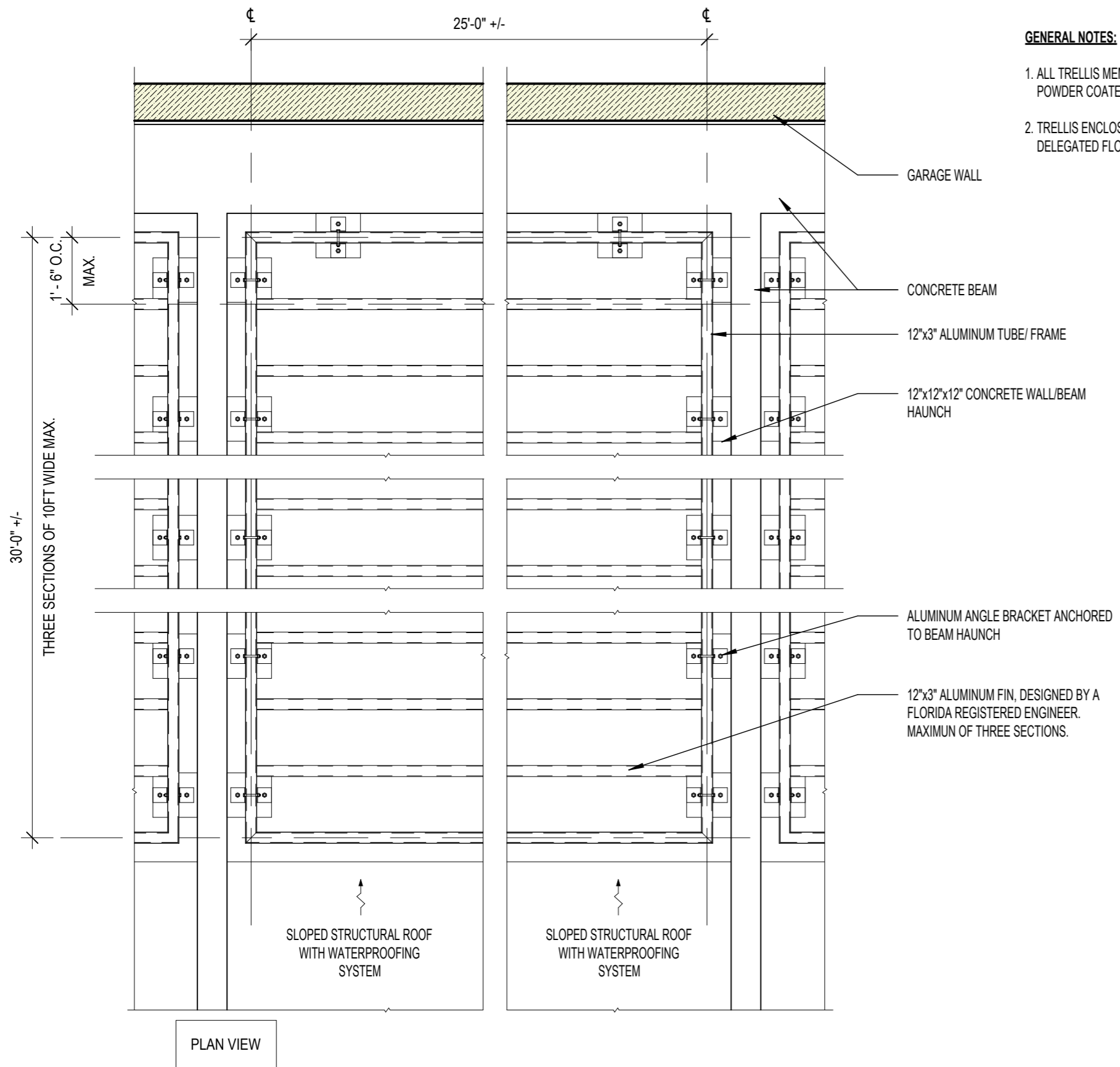
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 AR94244

Handwritten signature

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 299 72ND STREET
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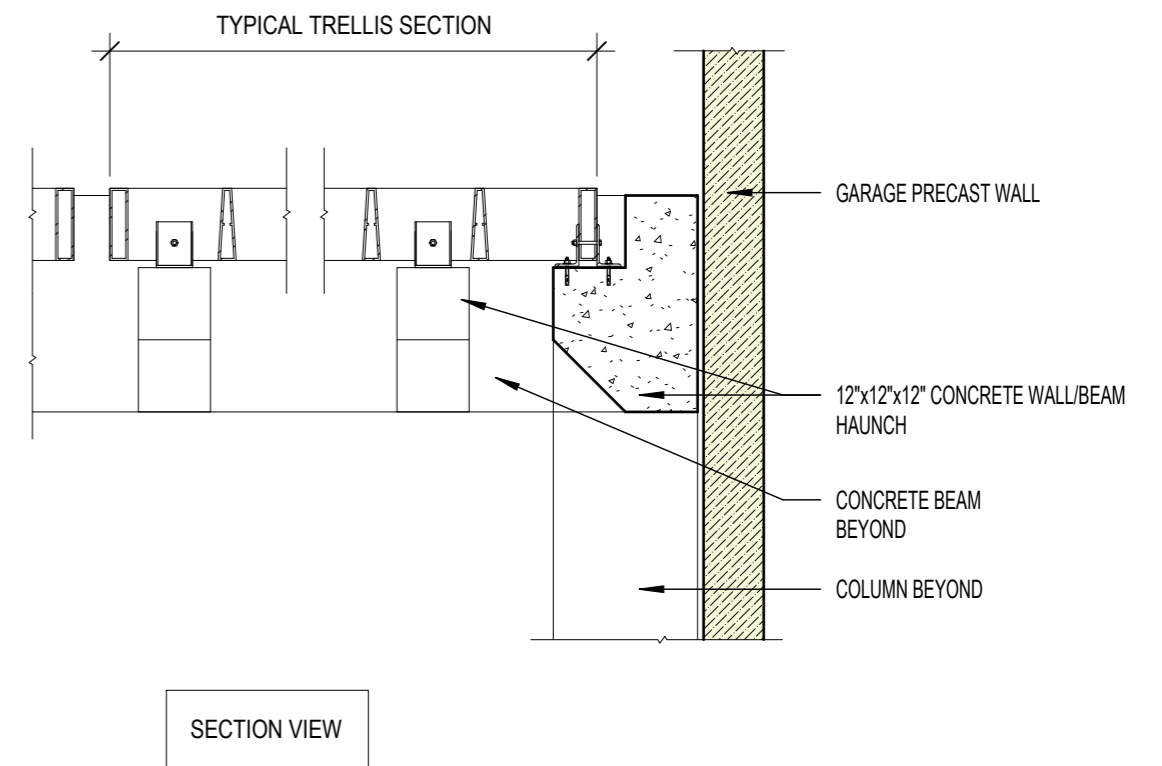
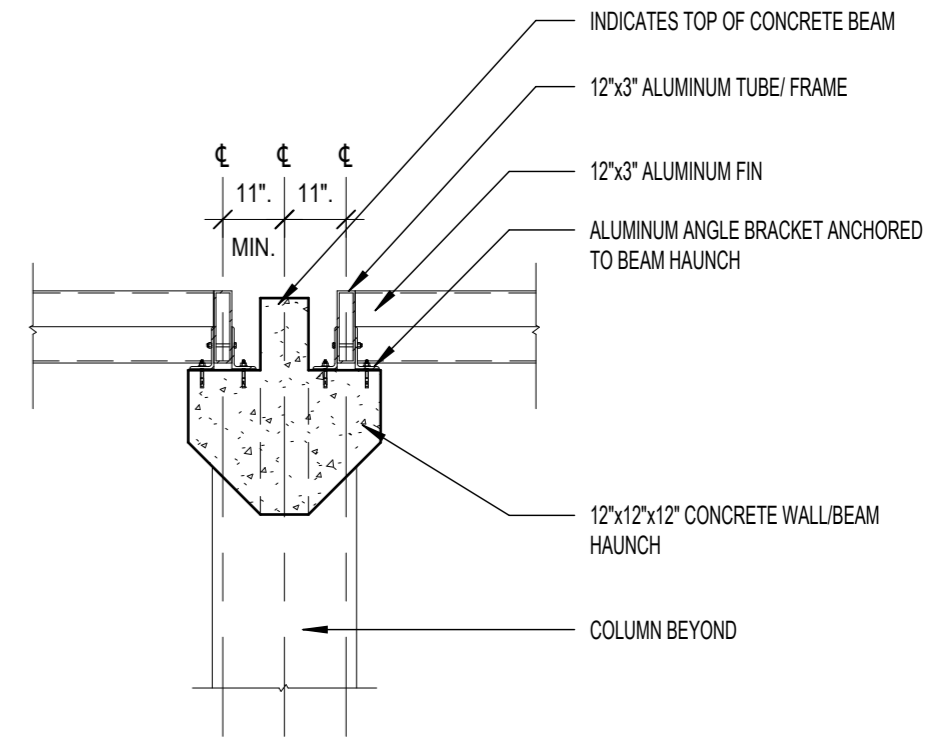
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 FEBRUARY 8, 2026

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GENERAL NOTES:

1. ALL TRELLIS MEMBERS SHALL BE ALUMINUM W/ POWDER COATED FINISH.
2. TRELLIS ENCLOSURE SHALL BE DESIGNED BY A DELEGATED FLORIDA REGISTERED ENGINEER.



MECHANICAL ENCLOSURE CANOPY DETAILS