

Design Review Board - Final Submittal DRB26-1161

72nd St Community Complex

by Atelier Manferdini

Date: 02/08/2026

About Atelier Manferdini

Atelier Manferdini brings a wide range of experience and passion to design, art and place making

Atelier Manferdini, founded by Elena Manferdini and based in Venice, California, is a multidisciplinary design studio with over two decades of experience in architecture, design, and placemaking. With projects completed across the United States, Europe, and Asia, the studio operates at the intersection of art, architecture, and design.

Its longstanding commitment to public art reflects a deep belief in creating meaningful and engaging spaces that foster a sense of community.

Artistic Statement

Atelier Manferdini's projects balance technical innovation with a deep investment in cultural narratives. We are a collaborative team with experience in delivering large-scale permanent public artworks within complex architectural settings. Our creative methodology involves an integration of contemporary fabrication technologies with a sensitivity to the local context.

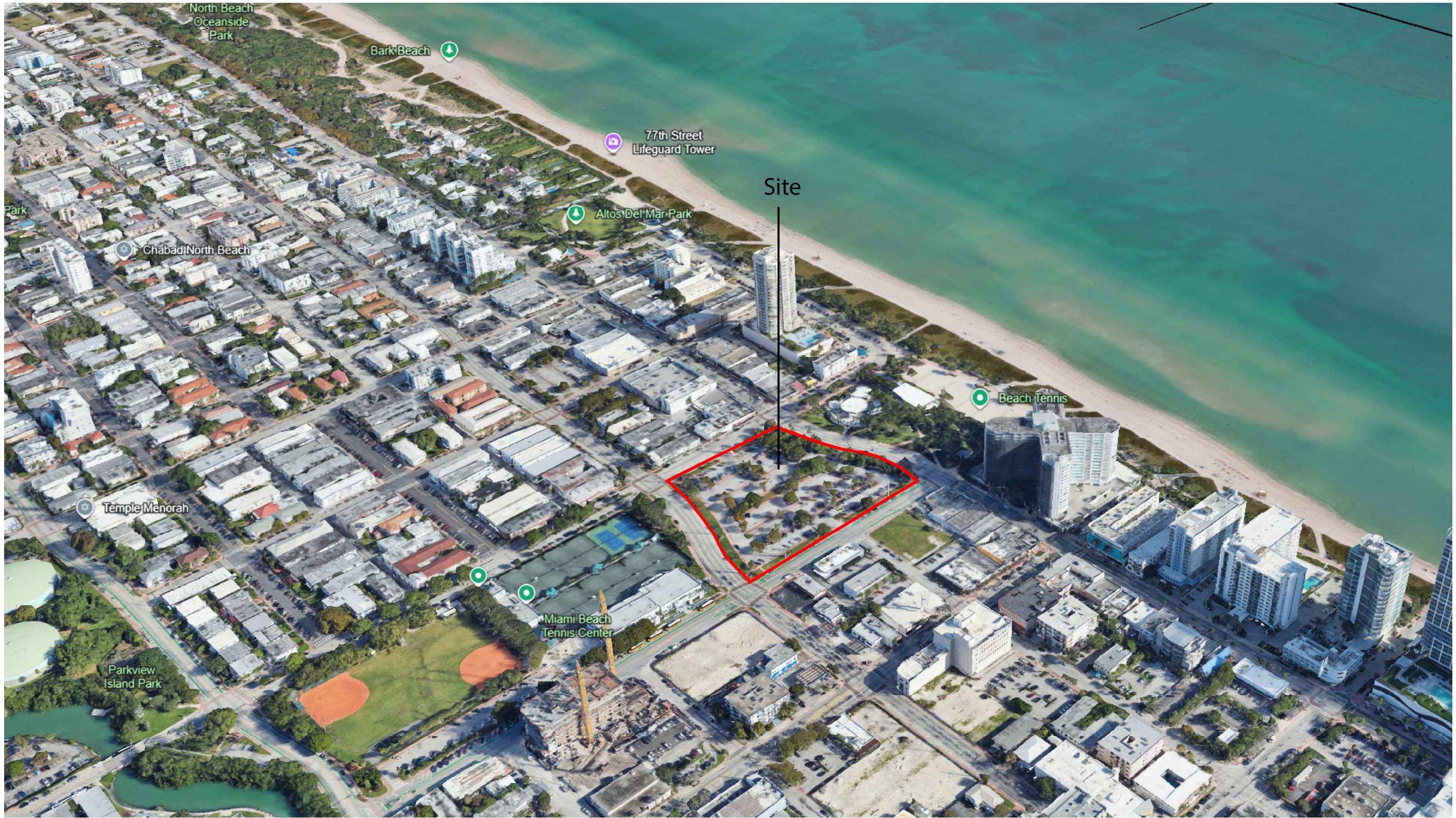
We are particularly interested in projects where public art is not simply an object in space, but part of the architectural and cultural identity of a place. Our work often engages the public through the theatricality of surfaces—immersive designs that spark curiosity and invite participation. These interventions are not only visually impactful but serve as markers of identity and civic pride.

Atelier Manferdini sees public art as a cultural mirror—one that reflects, reframes, and redefines the spaces we share.

RISING

Rising transforms the garage façade into a playful, uplifting experience inspired by water and movement. Through vibrant aqua tones, and energetic patterns, the artwork animates the architectural surface, turning a functional structure into a dynamic visual landscape.





North Beach
Oceanside
Park

Bark Beach

77th Street
Lifeguard Tower

Altos Del Mar Park

Site

Chabad North Beach

Temple Menorah

Beach Tennis

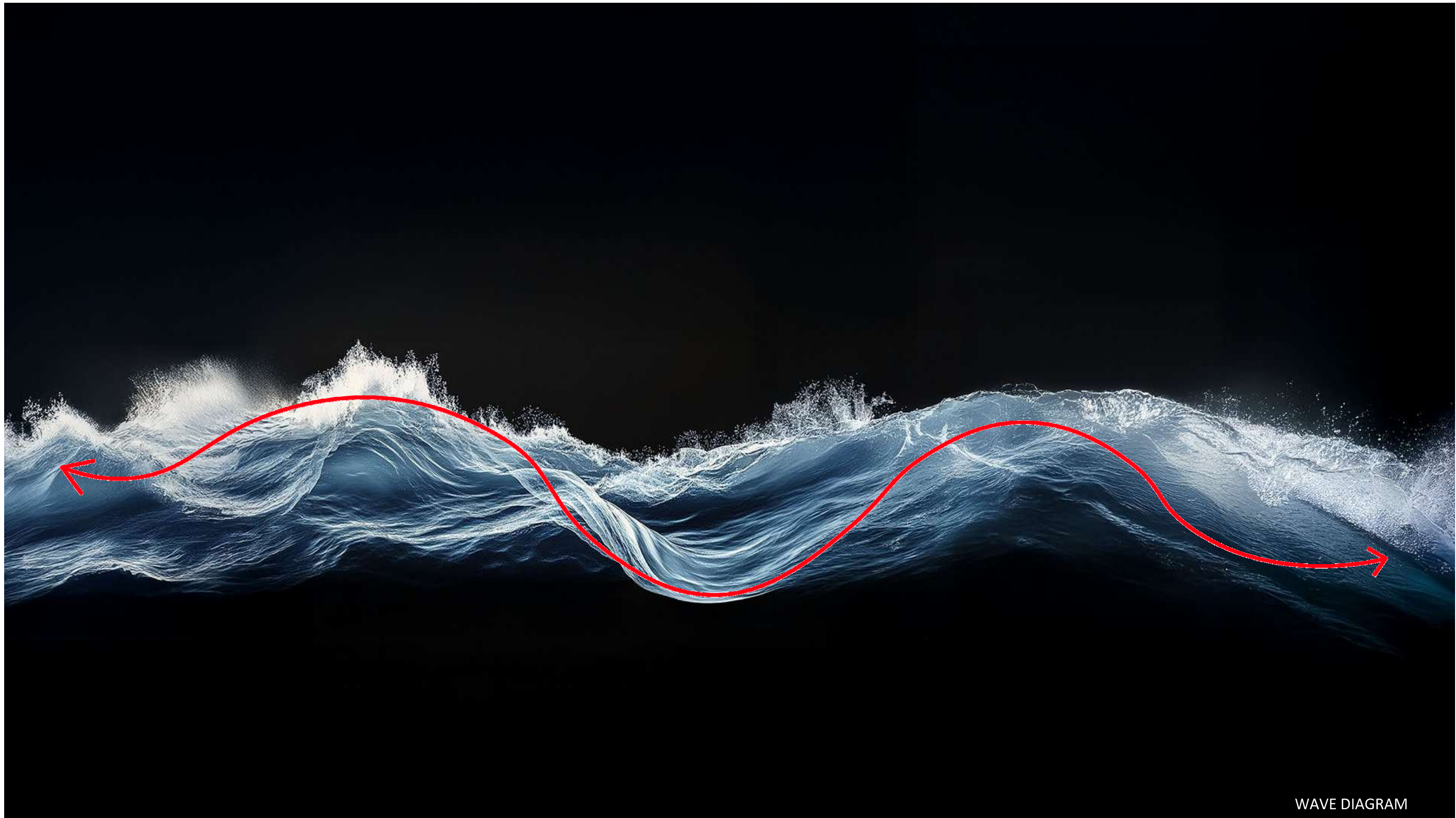
Parkview
Island Park

Miami Beach
Tennis Center

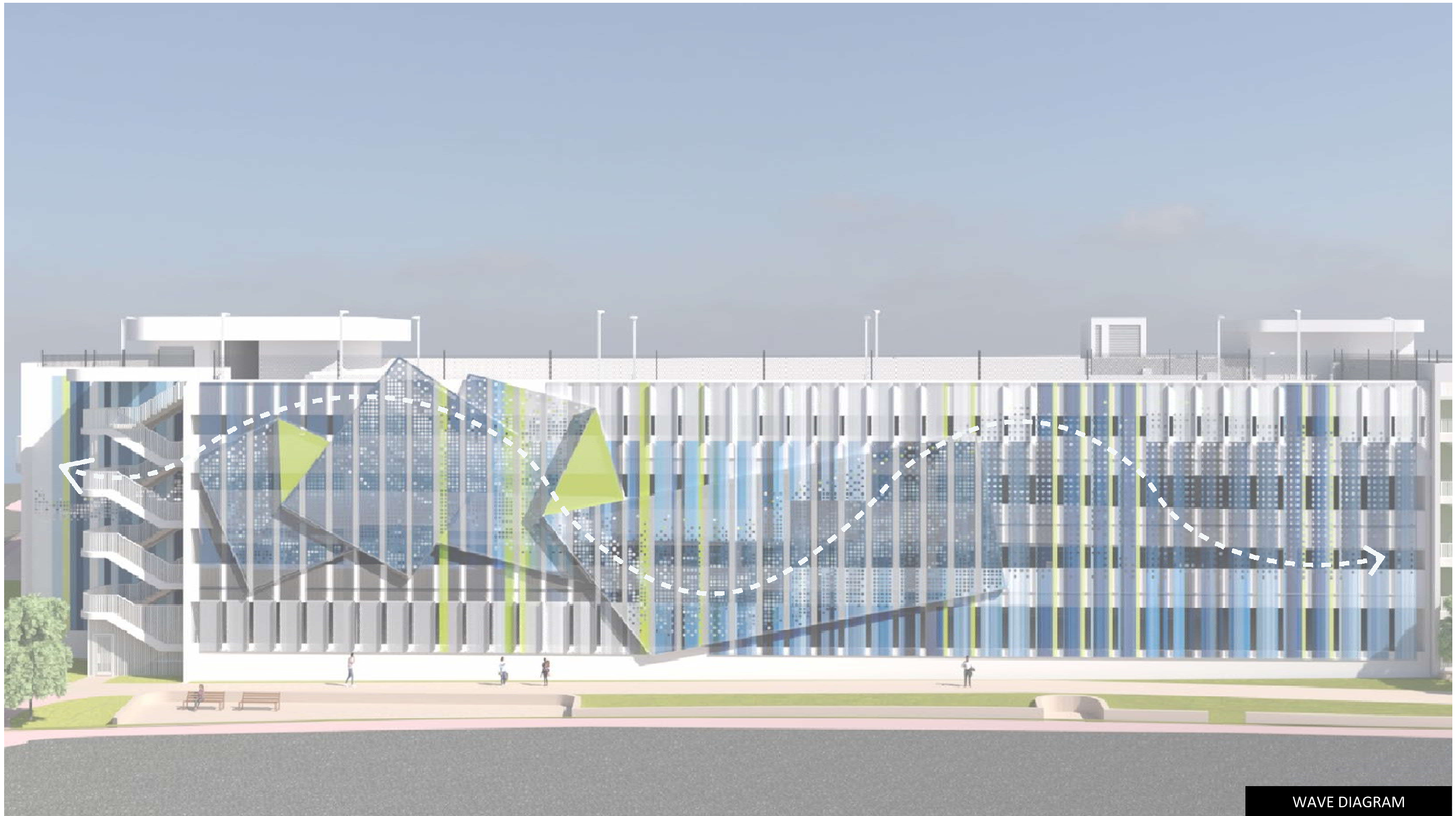




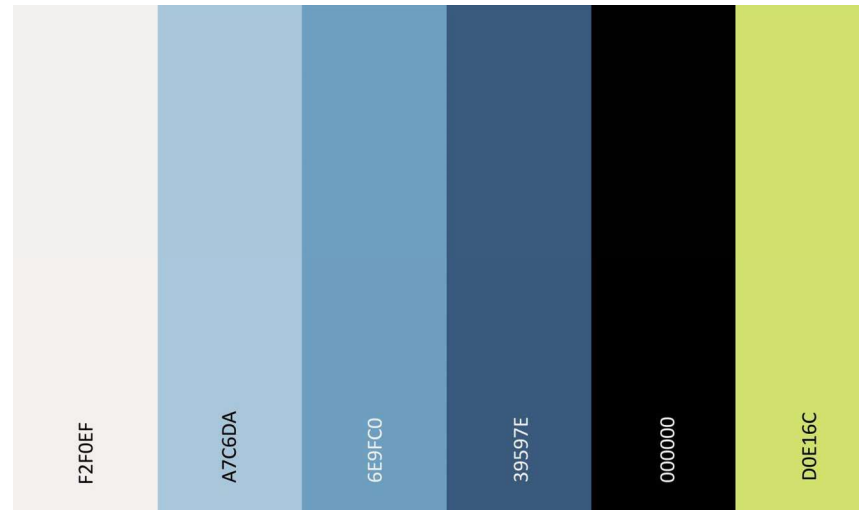
By responding to the aquatic center's identity, the artwork echoes the movement and energy of pools and water activities, while offering visual interest from different vantage points. Turning the parking garage into a canvas of color and form, the installation brings a sense of delight and uplifting energy to the neighborhood, reinforcing the building's connection to water, recreation, and community life.






WAVE DIAGRAM

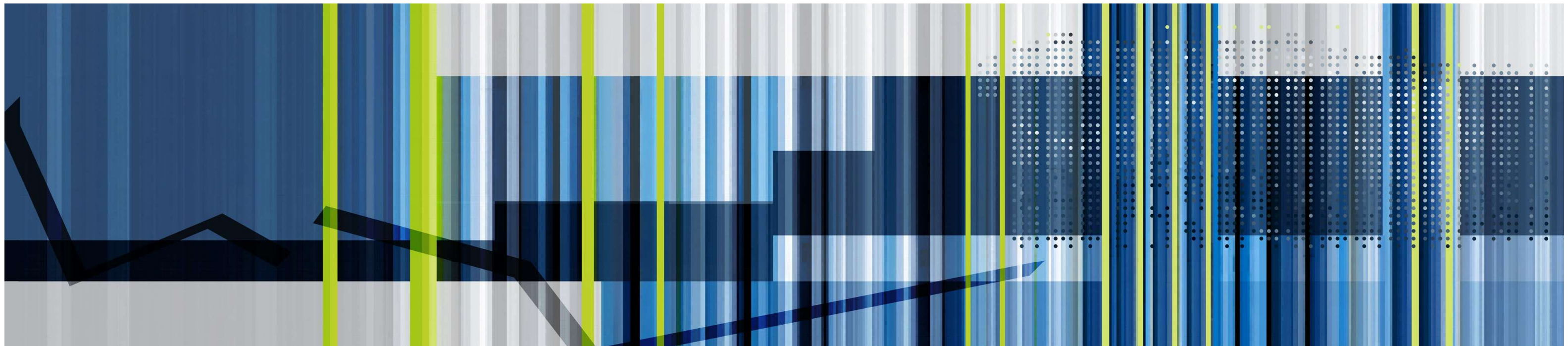


WAVE DIAGRAM



BENJAMIN MOORE PAINT COLORS	
	MARGARITA
	SNOW CONE GREEN
	APPLE GREEN

Color scheme



Façade 01 Lower panel

Façade 01 – A
(7.56" offset)

Façade 01 – B
(12.56" offset)

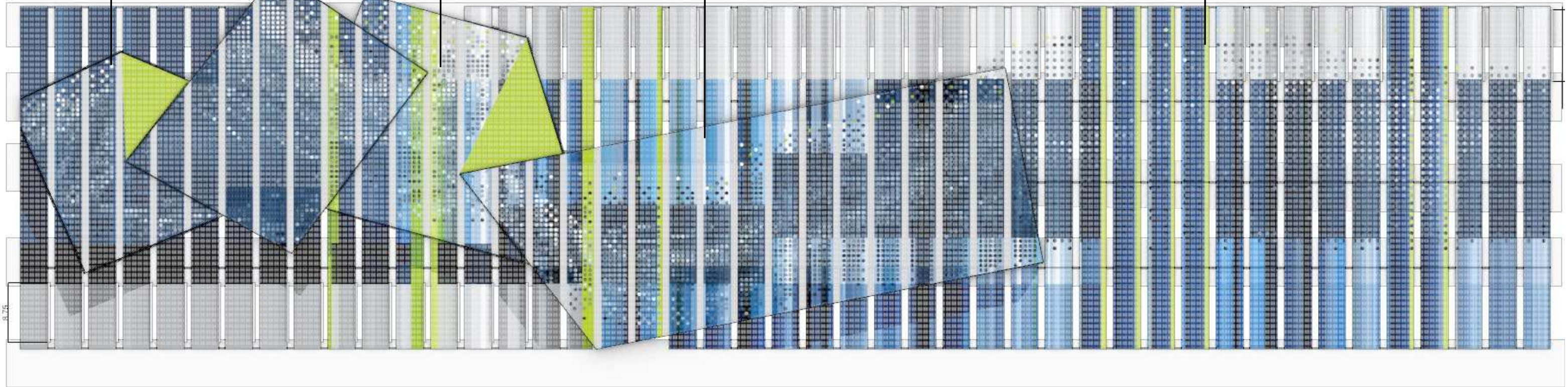
Façade 01 – A
(7.56" offset)

Façade 01 – B
(12.56" offset)

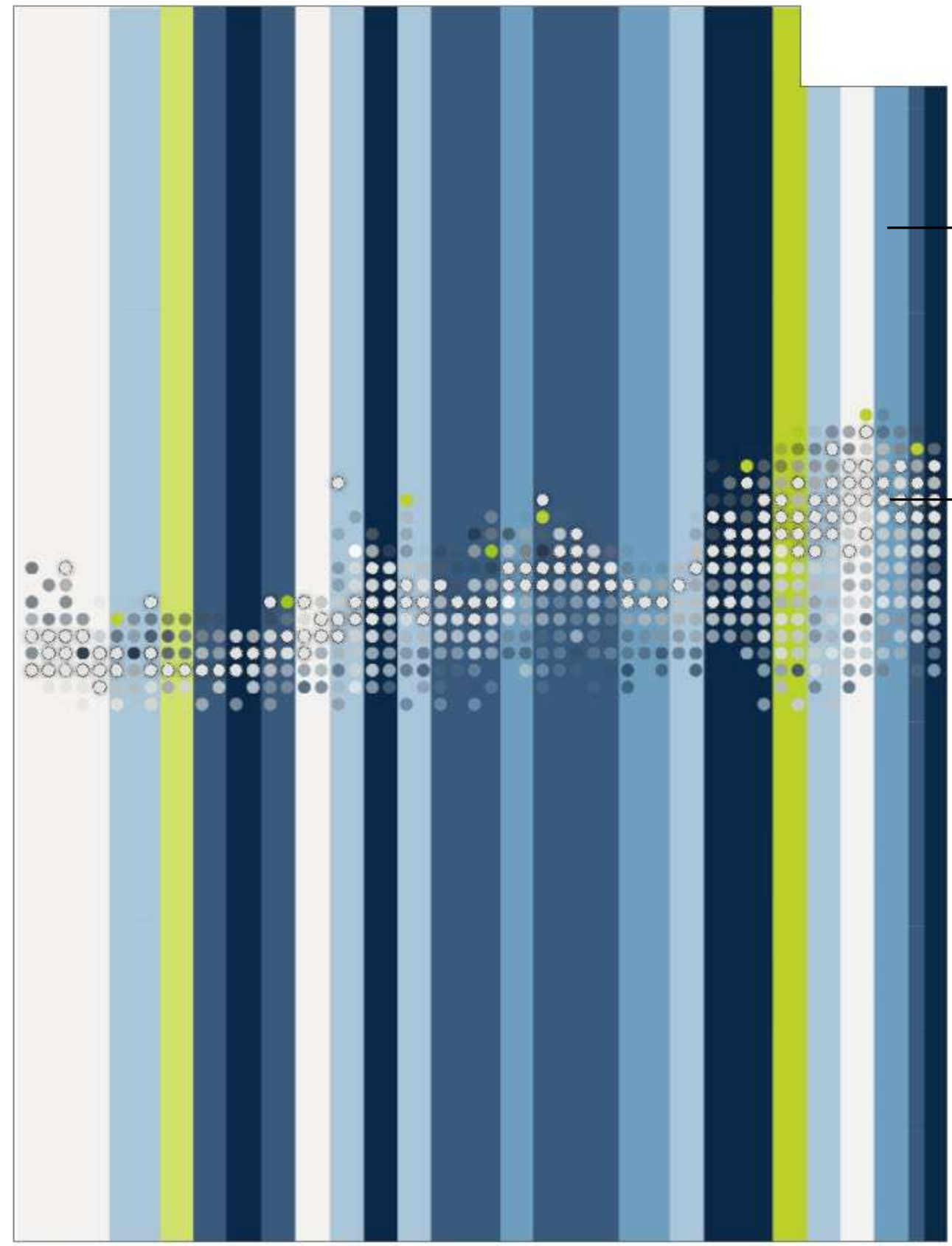
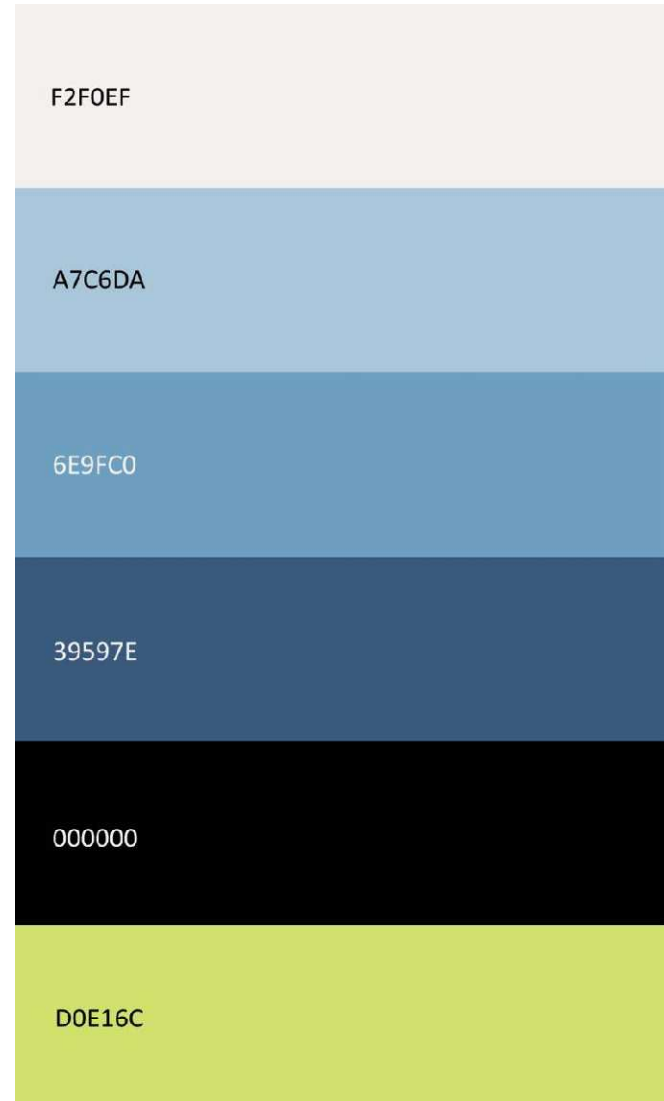
Façade 01 – C
(2.56" offset)

4.5' above top

1.3' above top



Panel: 4' wide
Gap: 1' wide



Painted Area

127 Painted Circles
6.4" dia.



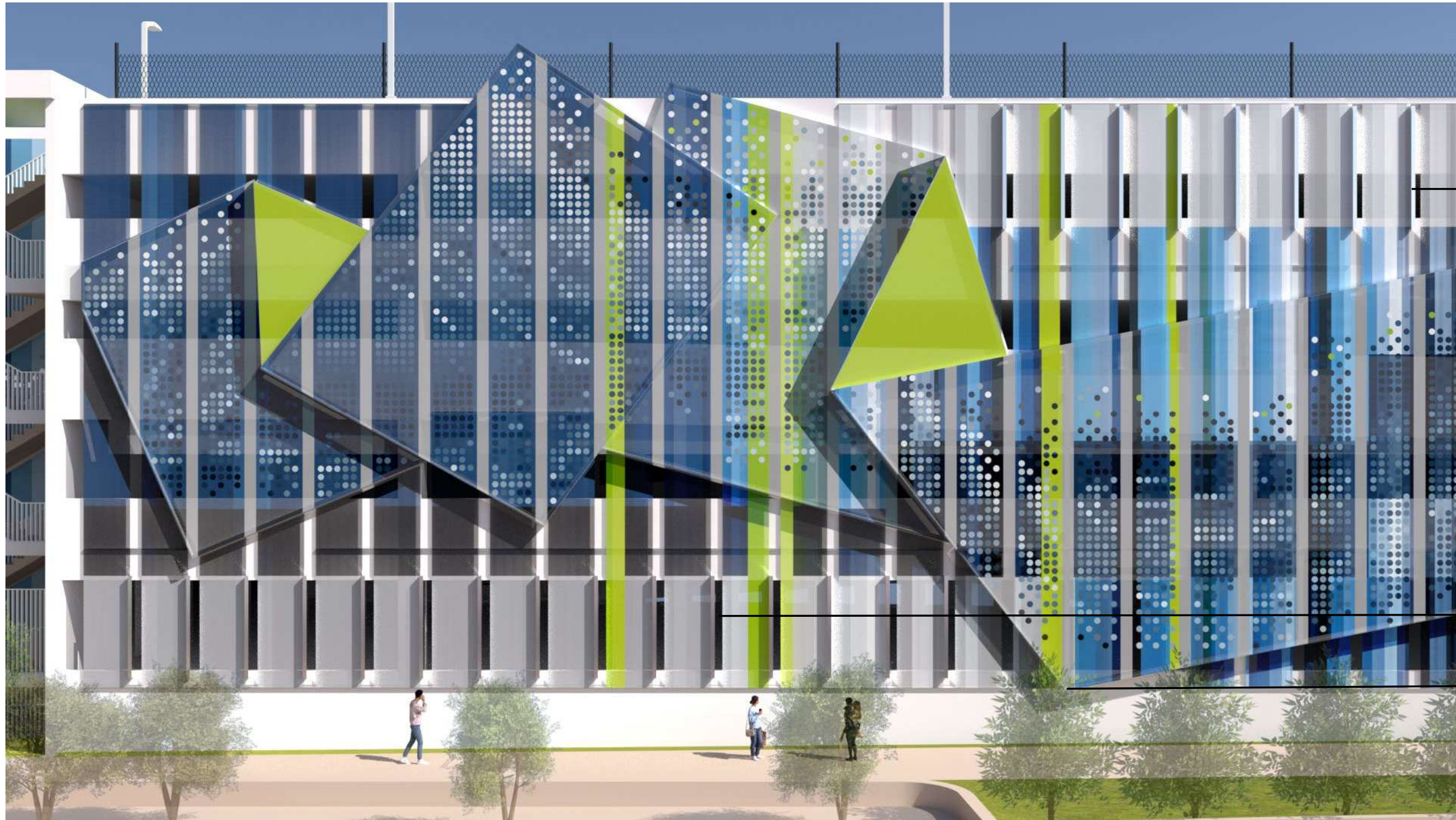
PERSPECTIVE RENDER



ELEVATION RENDER



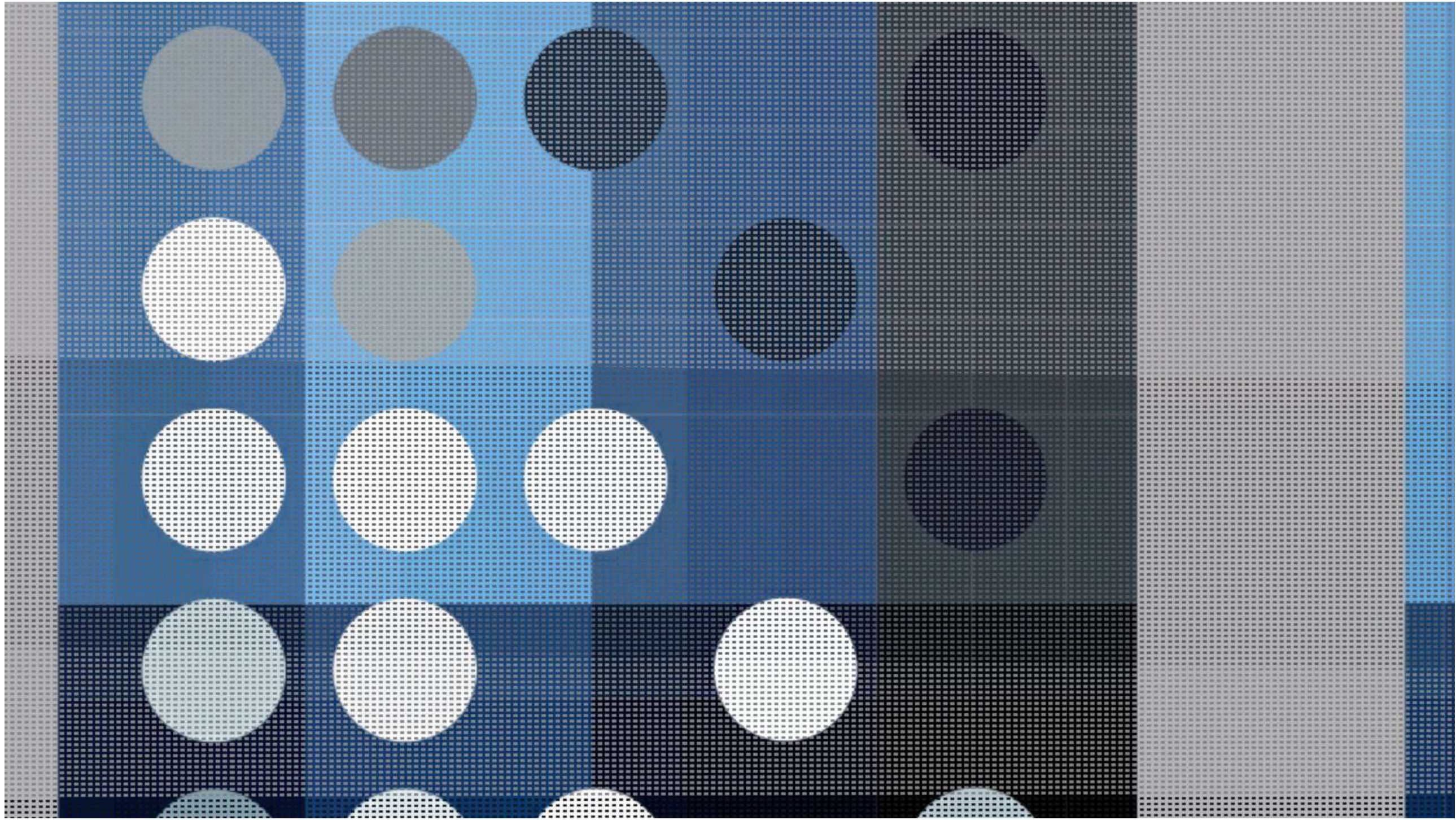
ORTHO RENDER



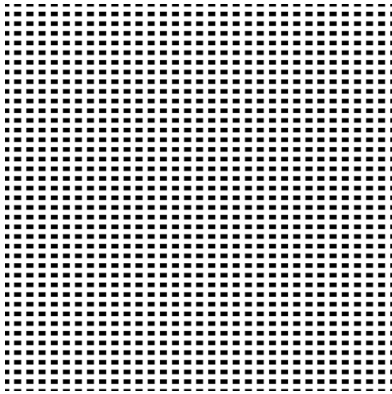
22 aluminum fins in
4" x 126" x 8"

15 aluminum fins in
4" x 105" x 8"

5" x 5" frame



12"



10"

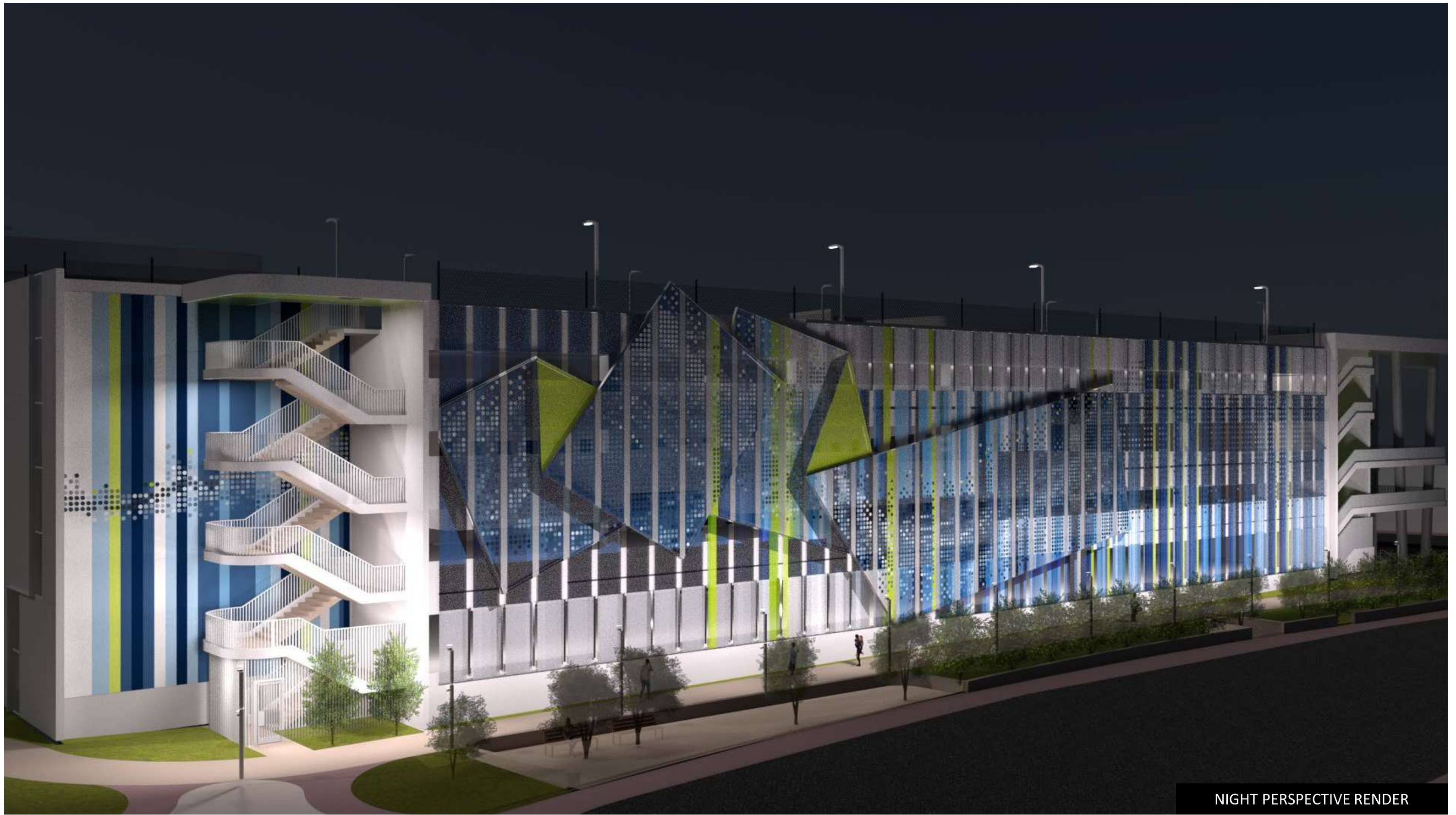
MESH DETAIL



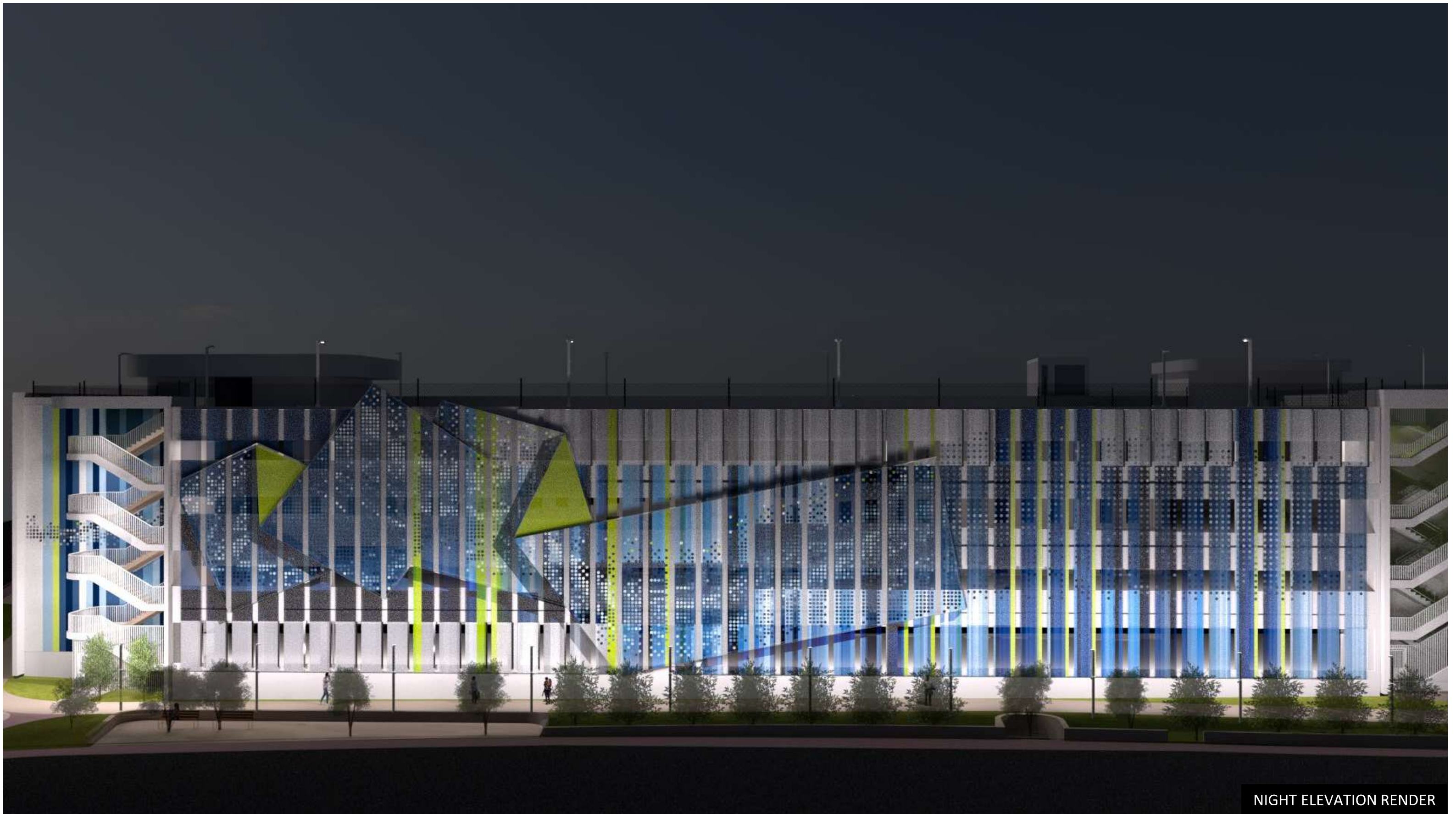
PERSPECTIVE RENDER

NIGHT VIEW

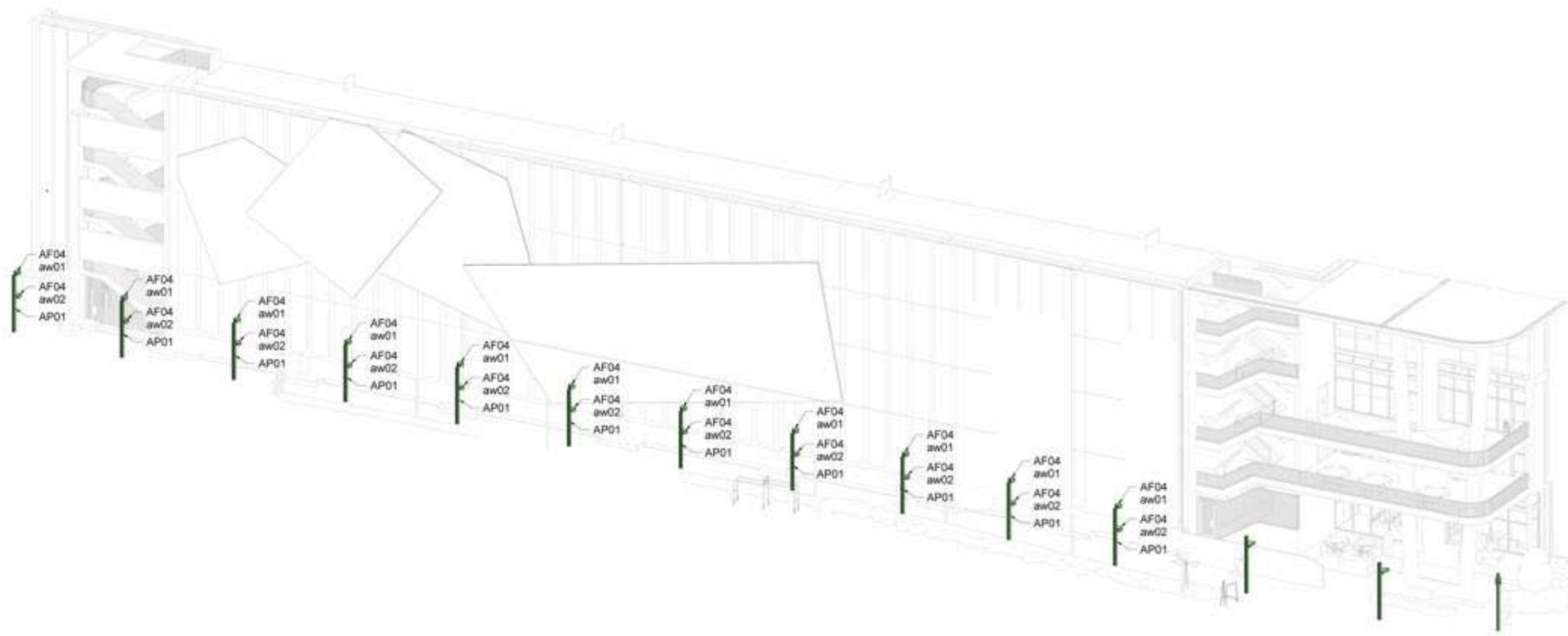
FLOOD LIGHT



NIGHT PERSPECTIVE RENDER



NIGHT ELEVATION RENDER



1 WEST FACADE - ART IN PUBLIC PLACES ISOMETRIC

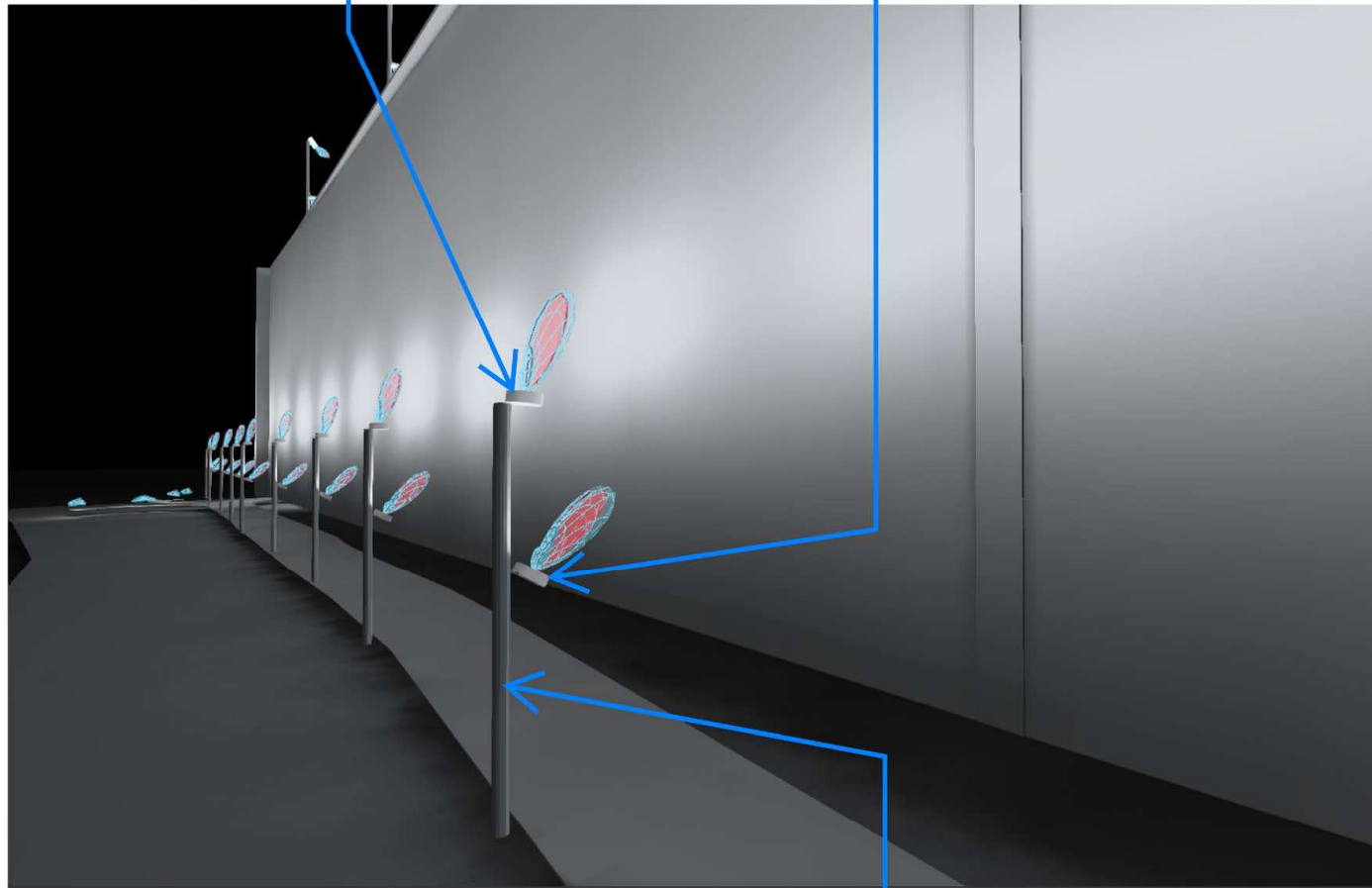
PRELIMINARY NOT FOR CONSTRUCTION

<p>MIAMI BEACH OFFICE OF CAPITAL IMPROVEMENT PROJECTS 100 WASHINGTON BLVD., MIAMI BEACH, FL 33139</p>	<p>72ND STREET COMMUNITY COMPLEX 200 72ND ST. N.W. MIAMI BEACH, FL 33141</p>	<p>DESIGN ARCHITECT Wannemacher Jensen Architects, Inc. 117 West Lake Drive North St. Petersburg, Florida 33711-2014 (727) 421-6940 www.wja.com Wannemacher Jensen Architects, Inc.</p>	<p>ARCHITECT OF RECORD WOLBERG ALVAREZ & PARTNERS 6737 Roseland Drive Circle Suite 300, Miami, Florida 33156 (305) 556-5474 www.walpartners.com AARC019 10-002084</p>	<p>SOB CONSULTANT ARUP 1000 G. St. Suite 133, Miami, FL 33132 (314) 429-1724 www.arup.com 100% Reg. No. F-1680</p>	<table border="1"> <tr> <td>ARCH. OF RECORD</td> <td>JLA</td> <td>DATE</td> <td>10/10/18</td> </tr> <tr> <td>BY</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CHECKED BY</td> <td></td> <td></td> <td></td> </tr> <tr> <td>SCALE</td> <td></td> <td></td> <td></td> </tr> </table> <table border="1"> <tr> <td>NO.</td> <td>DATE</td> <td>DESCRIPTION</td> <td>APP'D BY</td> <td>DATE</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> <p>Drawing Title: LIGHTING - WEST FACADE ISOMETRIC</p> <p>Drawing No: LI-303</p>	ARCH. OF RECORD	JLA	DATE	10/10/18	BY				CHECKED BY				SCALE				NO.	DATE	DESCRIPTION	APP'D BY	DATE					
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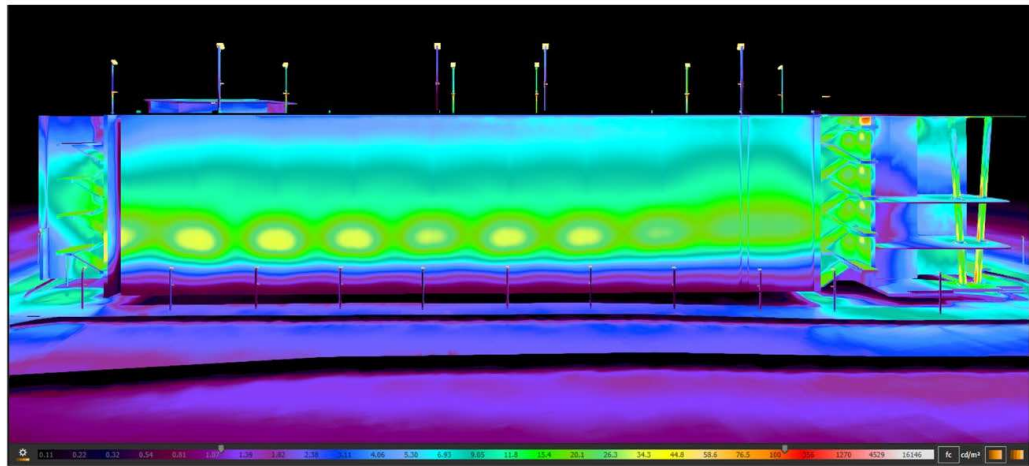
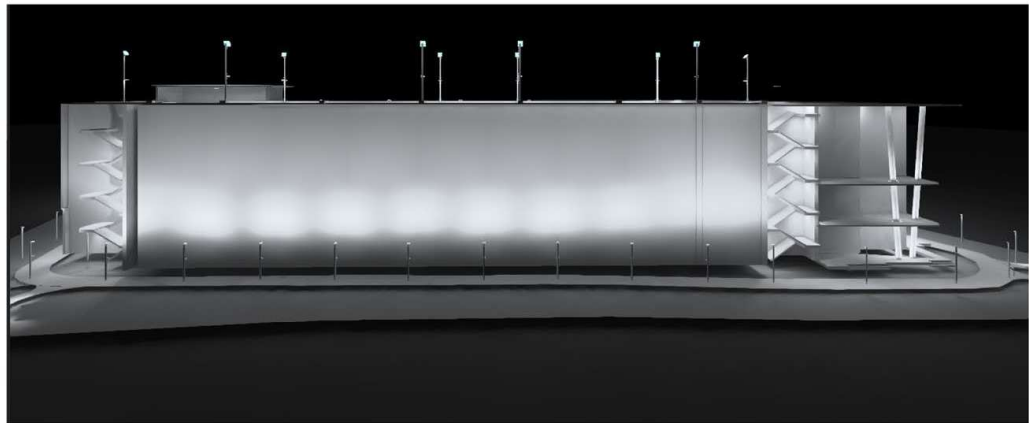
ARTWORK LIGHTING PROPOSAL BY ARUP

AF04
MOUNTED
12'-0" AFF,
5° TILT

AF04
MOUNTED
7'-0" AFF,
15°-20° TILT



AP01
12'-0" POLE



MATERIAL

Flex Facades

Type 1A - PES Ventilated Mesh 

Type 1B – PES Waterproof Membrane 



Type 1A - PES Ventilated Mesh

Main Benefits:

- **Applications:** Most common and economical mesh type for ventilated facade screens ([office buildings](#), [parking garages](#), [stadiums](#), [roof screens](#)) to provide shading/screening, lower heat gain, maintain views out, and maintain open airflow.
- **Cost:** (\$) Most cost-effective ventilated screening material
- **Ventilation:** 10 to 53% open mesh (various manufacturer products to choose from)
- **Colors:** Metallic silver that looks like metal or several other colors from various manufacturers. Custom colors available for larger projects.
- **Custom Graphics:** Only material that [custom artwork or logos](#) can be applied

Additional Information:

- **Fire Rating:** Fire-resistant, passing ASTM E-84 "class A" and NFPA 701 typically (independent fire testing available upon request)
- **Warranty:** 10-year minimum warranty
- **Lifecycle:** Steel / Aluminum structure can be in continual use allowing for the fabric, the least expensive element to be replaced after its estimated lifespan of 20 years.
- **Geography:** Works well in a variety of climates
- **Green:** 100% recyclable
- **Cleaning:** [Facade Cleaning Information](#)

What is PES Mesh:

Polyvinyl coated polyester (PES) ventilated fabric mesh with select manufacturers utilizing additional protective Polyvinylidene fluoride (PVDF) fluoropolymer and tio2 coatings on both sides for protection and longevity while creating an easy-to-clean surface.



Economical

50% Initial Cost Installed compared to metal on a typical project

A [value-engineered](#) alternative.



Maintenance

Significantly Reduced Life Cycle Cost:

- Metal facades rust/fade (especially in coastal areas)
- The cost of replacing the fabric is 2 to 3x less than refinishing corroded metal
- Most building owners want to refresh a building façade every 20 years or so anyhow and this allows for quick, inexpensive refacing of a building/structure just by replacing the mesh only while the structure remains. Also, most meshes have a thick PVDF coating to protect against fading and provide an additional layer of protection.
- [Cleaning](#) is comparable to metal.



Protects Building Interior

Reduced UV Damage/Maintains Views:

Not only does a FlexFacades system maintains visual transparency and daylighting; it reduces interior glare and protects from ultra-violet (UV) damage to skin (skin cancer) and to interior finishes (fading).



Energy Savings

Reduced Solar Heat/Carbon Emissions:

Reflects solar heat, reduces heat island effect (maintaining a cool bldg. in summer), reduces prevailing cold winds (providing a jacket in winter); thus, reducing carbon emissions/energy costs.



Durability

Engineered for Extreme Weather Conditions: All our projects are engineered to local building codes and can survive extreme weather conditions around the globe, from the High Winds of Southern Florida to the Extreme Winter Weather of Denver to the Extreme Hot Arid Climates in the Middle East/Southern California.



Graphics / Colors

Add [artwork applied graphics on select screens*](#) or various colors composed very economically; we can also provide a fabric that looks like metal as a VE solution. Custom Colors are available as well*.

*Depends on the specific Screening Material Type Selected and/or minimum order quantity.



Environmental Impact

Reduced Energy/Waste/Recyclable: Our screens have a lower embodiment of energy to produce, compared to metal screens and most are 100% recyclable.



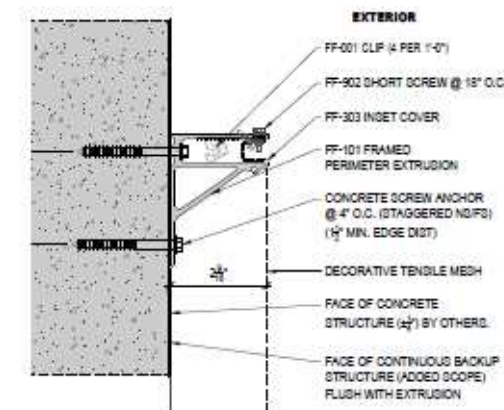
Weight

Reduced Weight/Larger Panels: Our screens are typically 1% the weight of metal screens; can provide extremely large panels with minimal structural support and anchorage.

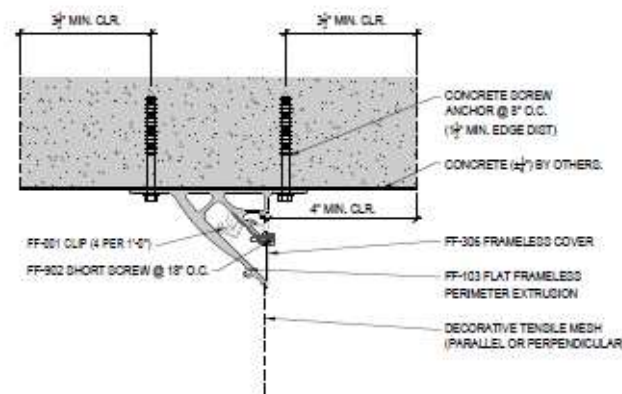


Warranty

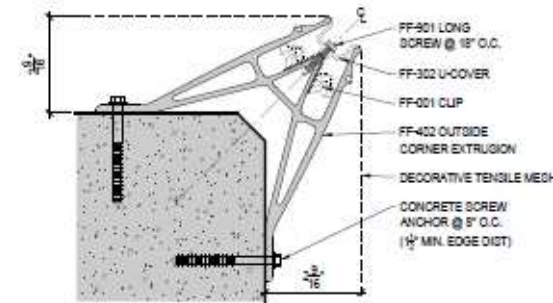
Comparable to traditional metal screens with 10-year minimum warranties.



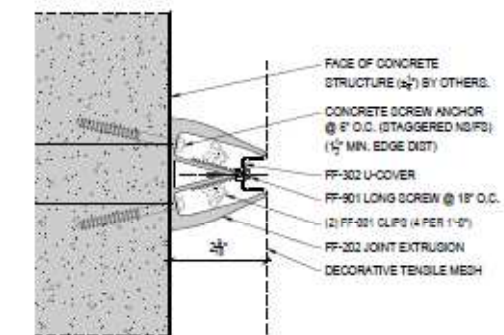
A1 FF-101 PERIMETER EXTRUSION ON CONCRETE
SECTION DETAIL
SCALE: 6" = 1'-0"



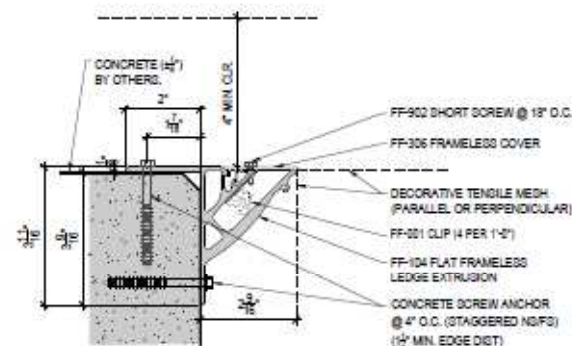
A4 FF-103 ON CONCRETE
SECTION DETAIL
SCALE: 6" = 1'-0"



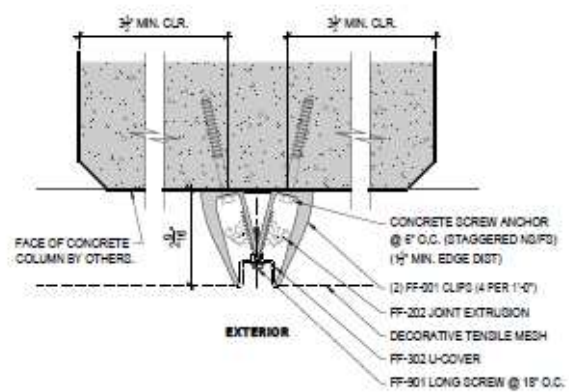
A7 FF-402 ON CONCRETE
PLAN SECTION
SCALE: 6" = 1'-0"



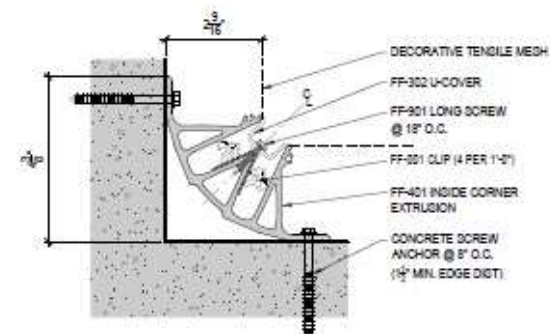
A2 FF-202 JOINT EXTRUSION ON CONCRETE
SECTION DETAIL
SCALE: 6" = 1'-0"



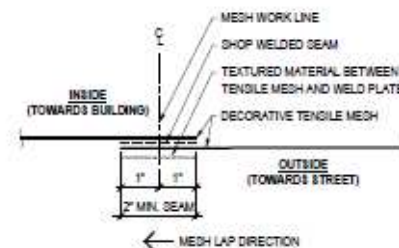
A5 FF-104 ON CONCRETE
SECTION DETAIL
SCALE: 6" = 1'-0"



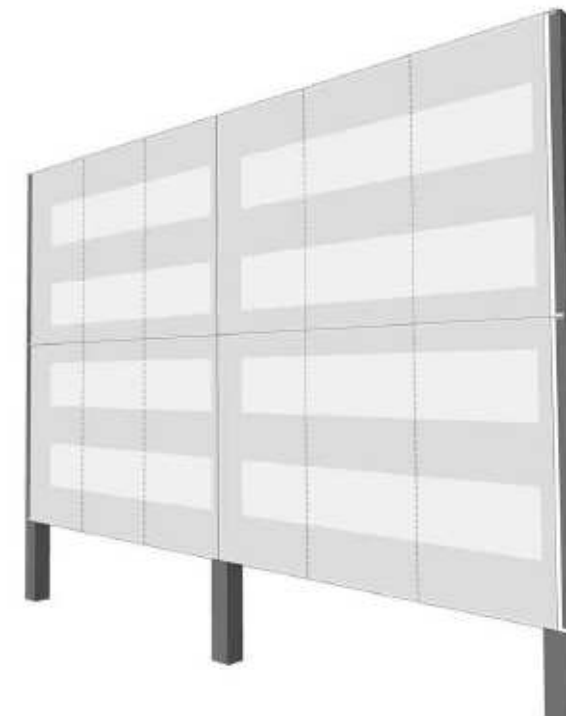
A3 FF-202 JOINT EXTRUSION ON CONCRETE COLUMN
PLAN SECTION
SCALE: 6" = 1'-0"

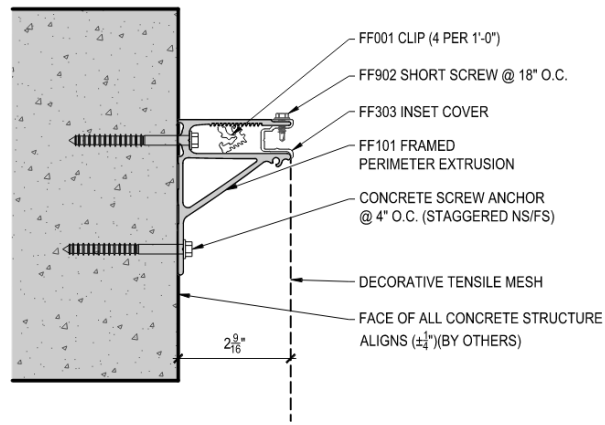


A6 FF-401 ON CONCRETE
PLAN SECTION
SCALE: 6" = 1'-0"

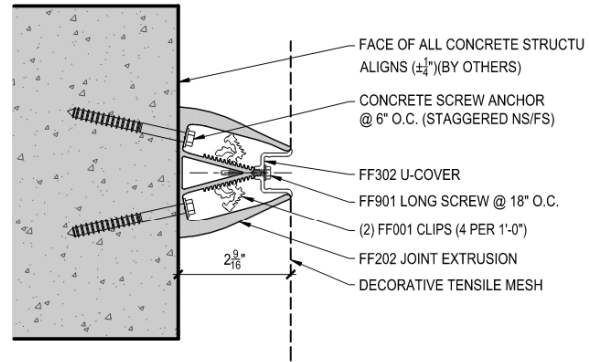


S1 TYPICAL LAP SEAM
PLAN SECTION
SCALE: 6" = 1'-0"

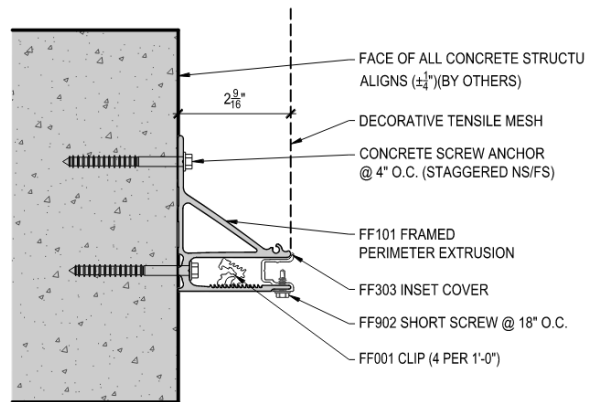




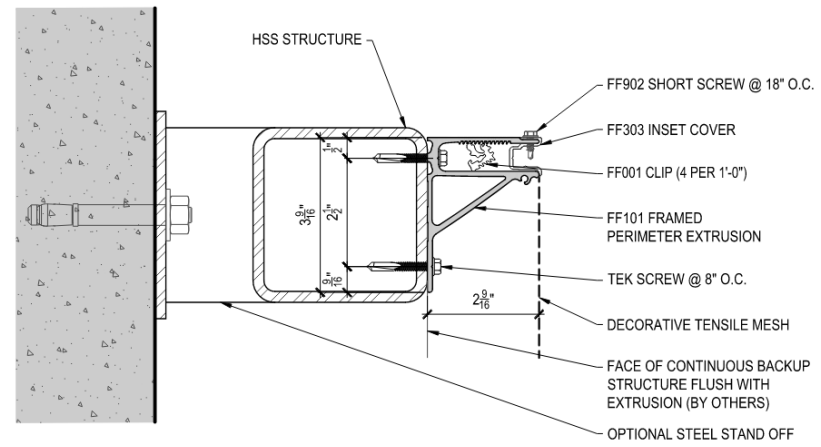
B1 FF101 PERIMETER EXTRUSION ON CONCRETE
SECTION DETAIL



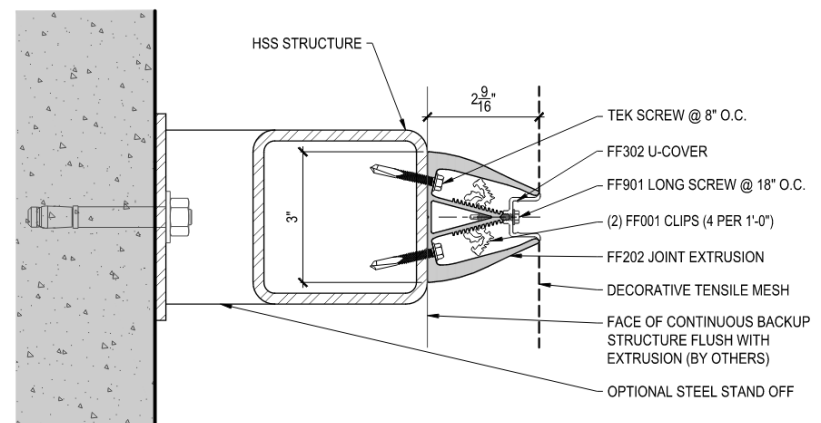
B2 FF202 JOINT EXTRUSION ON CONCRETE
SECTION DETAIL



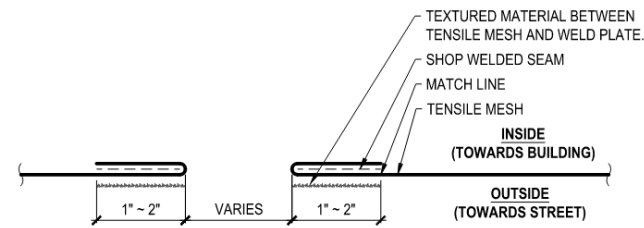
B1 FF101 PERIMETER EXTRUSION ON CONCRETE
SECTION DETAIL



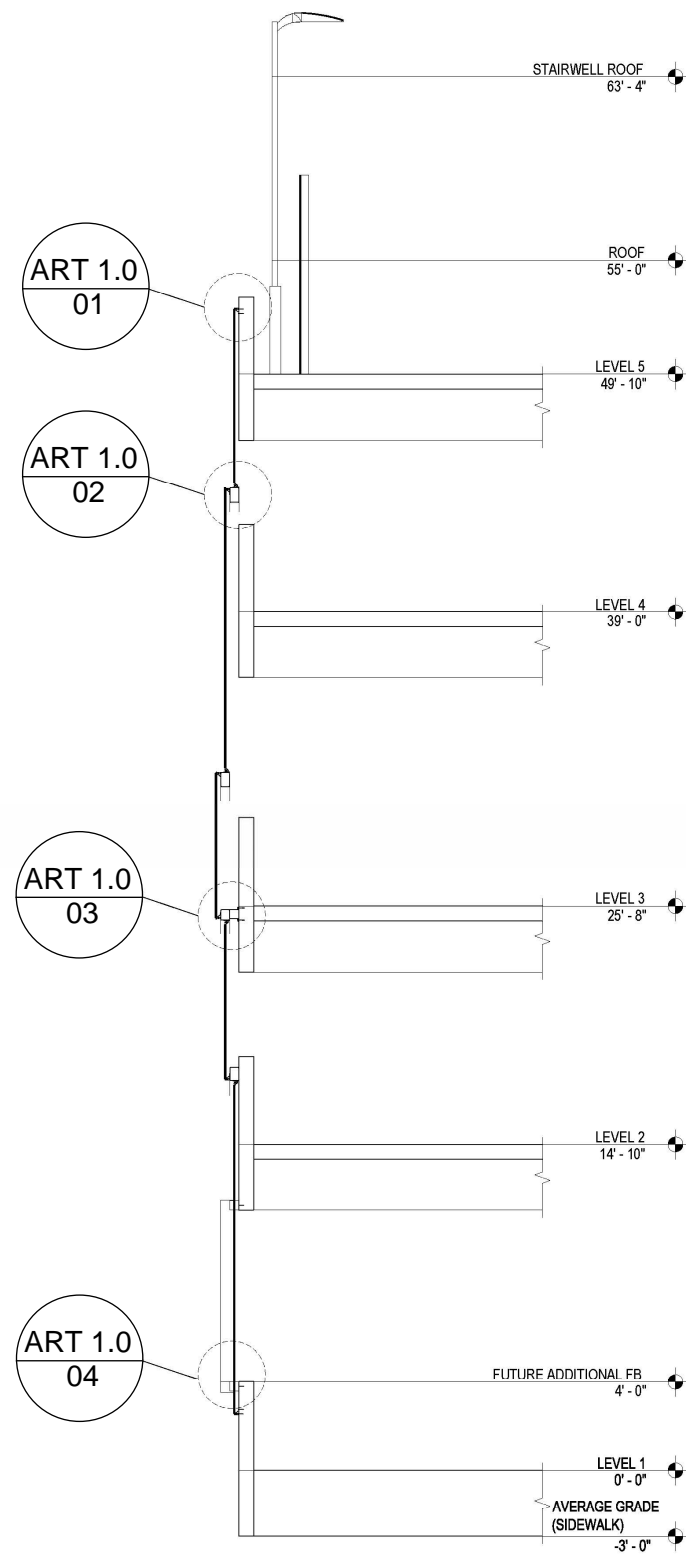
C1 FF101 PERIMETER EXTRUSION ON STEEL
SECTION DETAIL



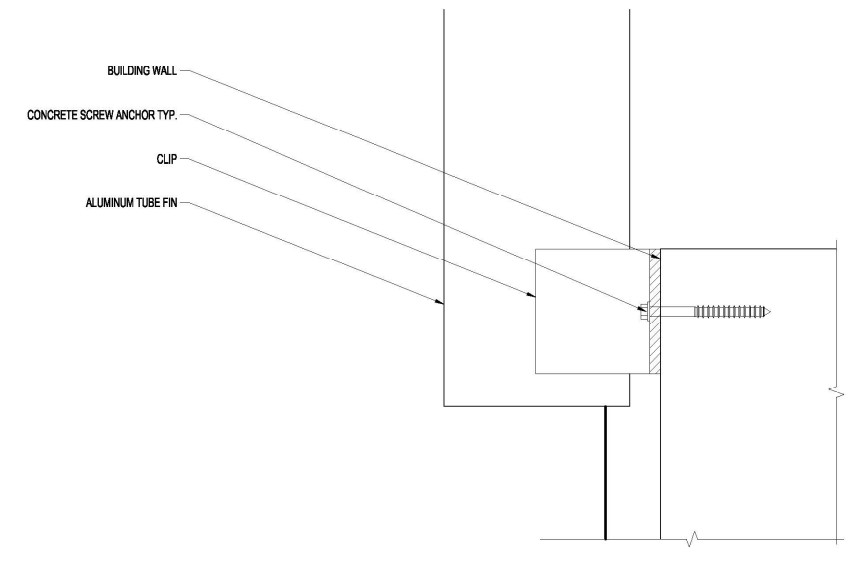
C2 FF202 JOINT EXTRUSION ON STEEL
SECTION DETAIL



S4 ADJACENT PANEL REINFORCING
PLAN SECTION

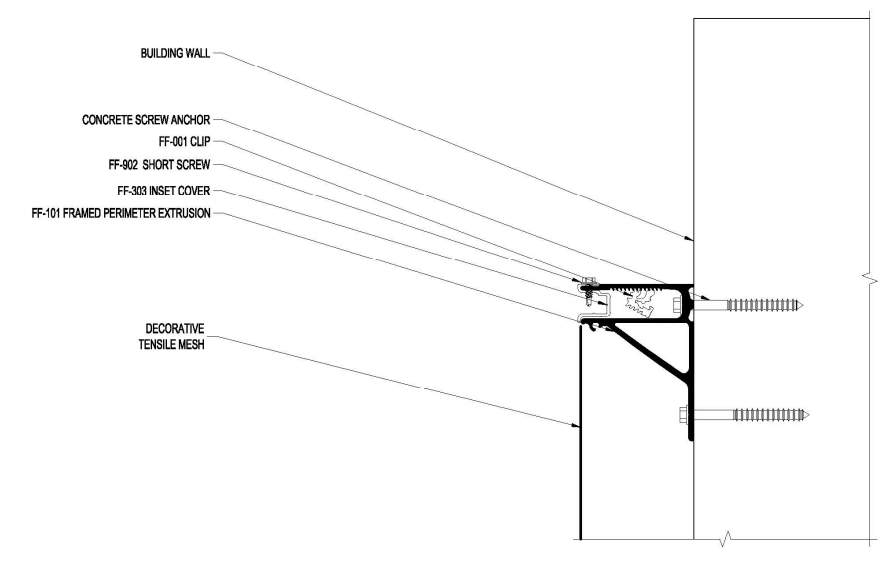


WALL SECTION
SCALE: 1/4" = 1'-0" **09**

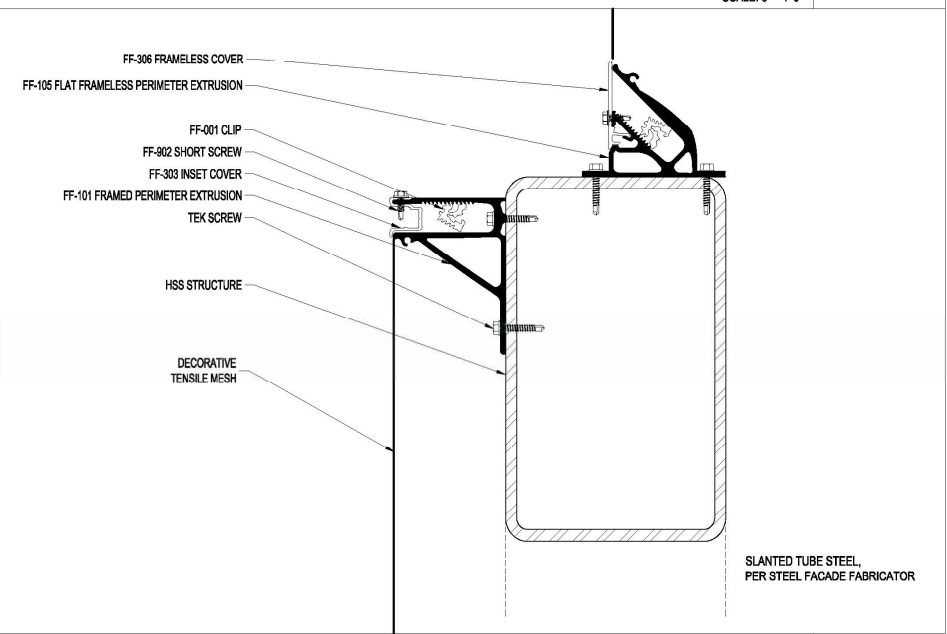


ALUMINUM FIN
SCALE: 6" = 1'-0" **04**

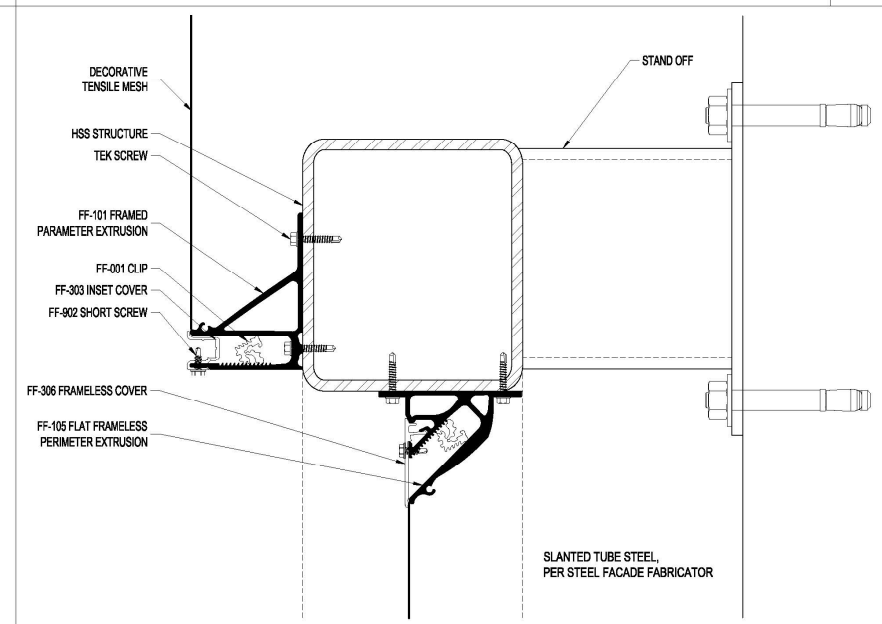
NOTE: REFER TO THE FOLLOWING SHEETS FOR ENLARGED DETAILS



FACADE C: TOP OF WALL
SCALE: 6" = 1'-0" **01**



FACADE A: EXTRUSION ON STEEL
SCALE: 6" = 1'-0" **02**



FACADE B: EXTRUSION ON STEEL + STAND OFF
SCALE: 6" = 1'-0" **03**

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w: www.ateliermanferdini.com

Scope of work of these AM drawings is limited to concept design of the facade. For construction documents and details of building envelope refer to general architectural and structural drawings.
All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of Elena Manferdini and are solely for use on the specified project and shall not be used on other projects, or for additions to this project, or for the completion of this project by others without prior written consent of and appropriate compensation to Elena Manferdini. No part thereof shall be reproduced, copied, adapted, published, sold, distributed to others or otherwise used without the prior written consent of and appropriate compensation to Elena Manferdini.

XXXXXX
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XXXXXX
XXXXXX
+1 (XXX)-XXX-XXXX

Owner
XXXX
XXXX
XXXX
Project

299 72nd St
Miami Beach, FL 33141
Location

01 09 2026
Date (m/d/y):

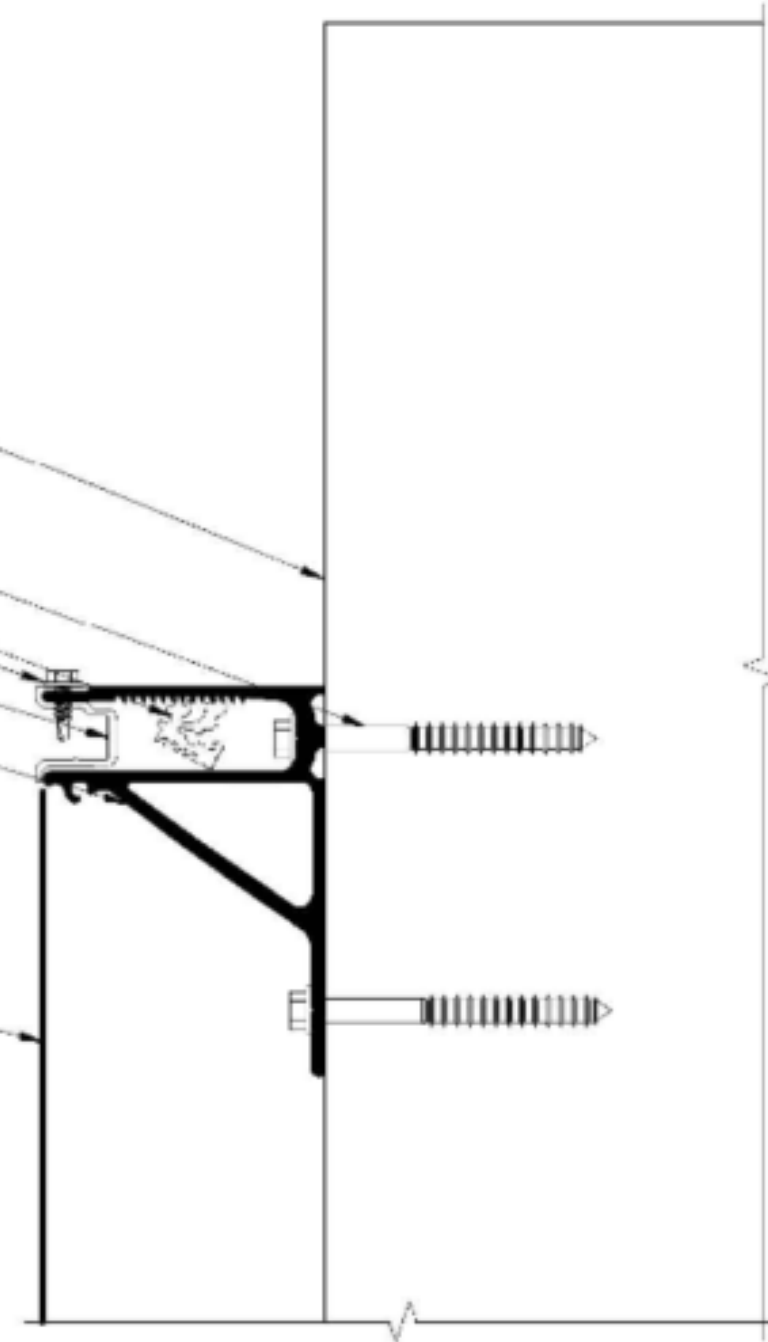
AS NOTED
Scale

SECTION DETAILS
Content

ART 1.0
Sheet

BUILDING WALL
 CONCRETE SCREW ANCHOR
 FF-001 CLIP
 FF-902 SHORT SCREW
 FF-303 INSET COVER
 FF-101 FRAMED PERIMETER EXTRUSION

DECORATIVE
 TENSILE MESH



FACADE C: TOP OF WALL
 SCALE: 6" = 1'-0"

01

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XXXXXX
 XXXXXX
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 +1 (XXX)-XXX-XXXX

Owner
 XXXX
 XXXX
 XXXX
 Project

299 72nd St
 Miami Beach, FL 33141
 Location

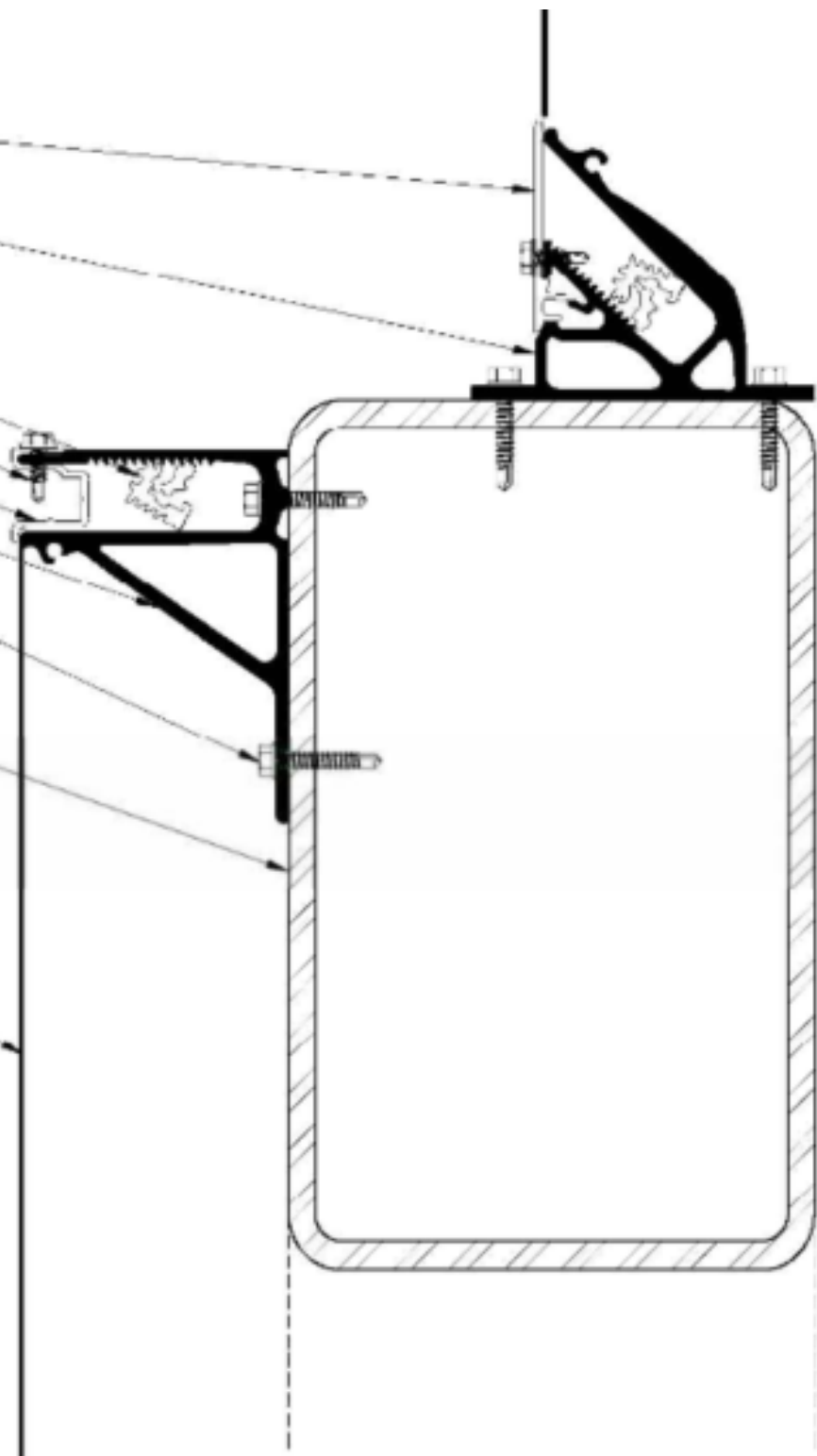
01 09 2026
 Date (m/d/y):

AS NOTED
 Scale

SECTION DETAILS
 Content

ART 2.0
 Sheet

- FF-306 FRAMELESS COVER
- FF-105 FLAT FRAMELESS PERIMETER EXTRUSION
- FF-001 CLIP
- FF-902 SHORT SCREW
- FF-303 INSET COVER
- FF-101 FRAMED PERIMETER EXTRUSION
- TEK SCREW
- HSS STRUCTURE
- DECORATIVE TENSILE MESH



SLANTED TUBE STEEL,
PER STEEL FACADE FABRICATOR

FACADE A: EXTRUSION ON STEEL

SCALE: 6" = 1'-0"

02

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Owner
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XXXX
Project

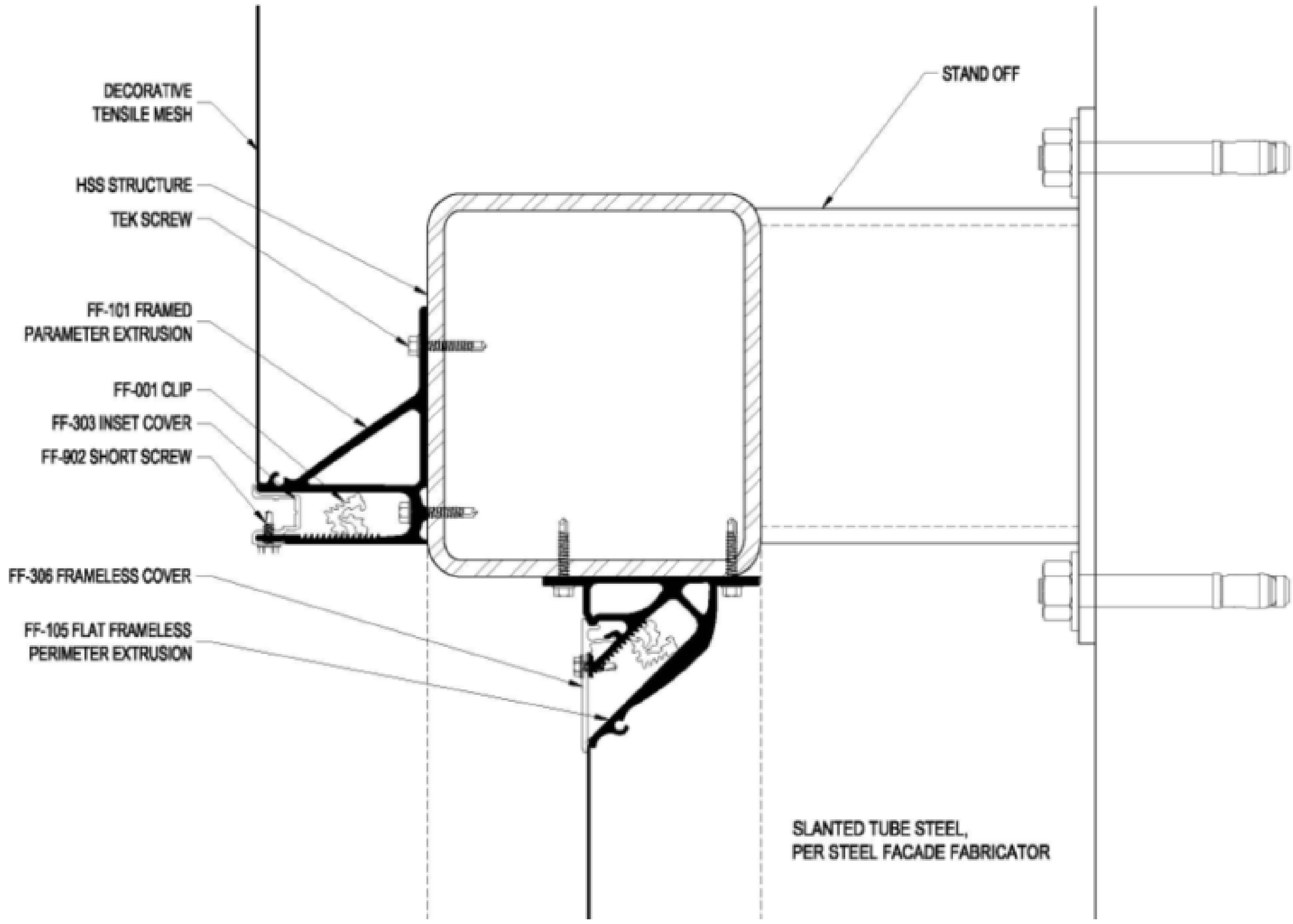
299 72nd St
Miami Beach, FL 33141
Location

01 09 2026
Date (m/d/y):

AS NOTED
Scale

SECTION DETAILS
Content

ART 3.0
Sheet



FACADE B: EXTRUSION ON STEEL + STAND OFF

SCALE: 6" = 1'-0"

03

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XXXXXX
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Owner
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Project

299 72nd St
Miami Beach, FL 33141
Location

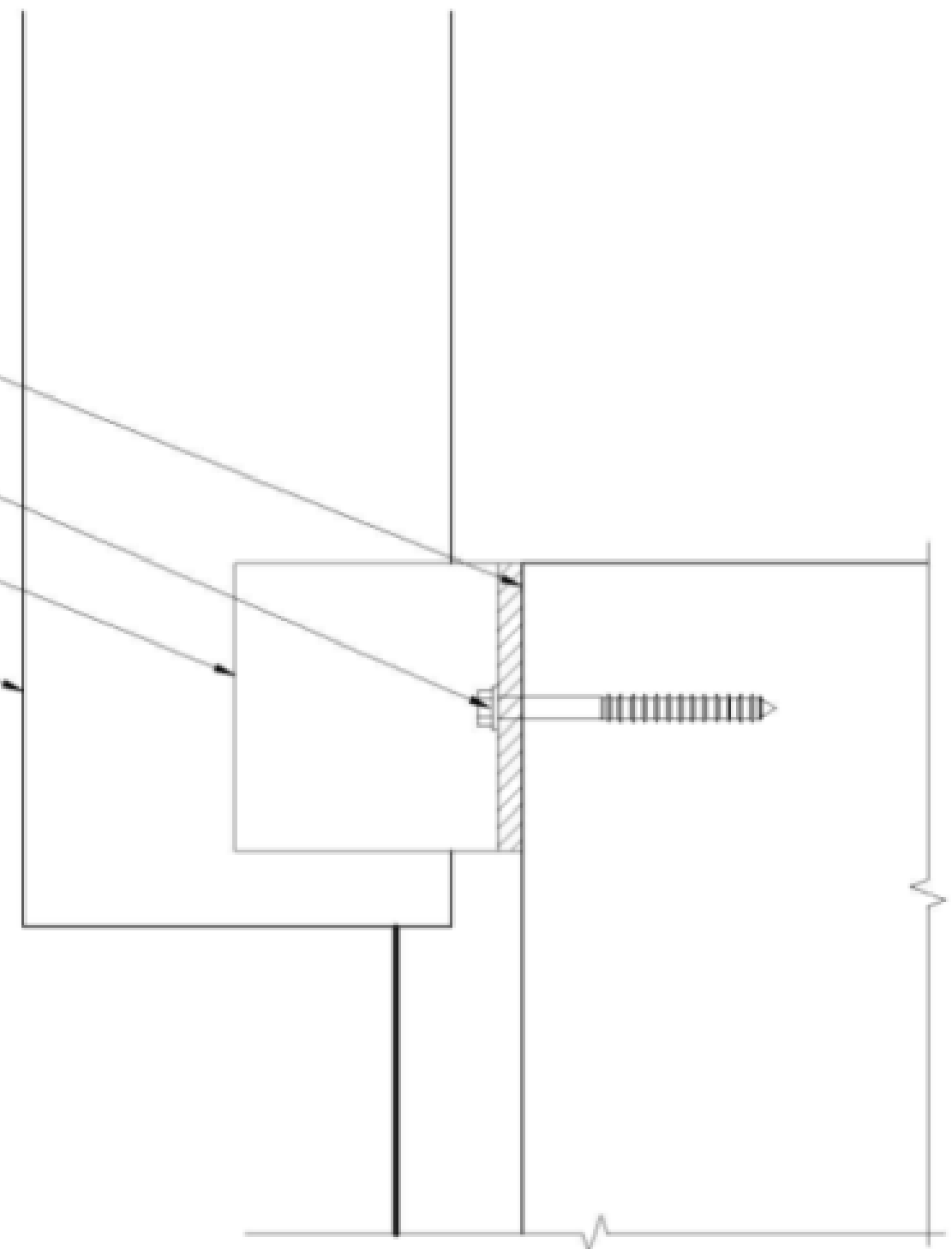
01 09 2026
Date (m/d/y):

AS NOTED
Scale

SECTION DETAILS
Content

ART 4.0
Sheet

BUILDING WALL
 CONCRETE SCREW ANCHOR TYP.
 CLIP
 ALUMINUM TUBE FIN



ALUMINUM FIN | **04**
 SCALE: 6" = 1'-0"

atelier manferdini

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 w: www.ateliermanferdini.com

Scope of work of these AM drawings is limited to concept design of the facade. For construction documents and details of building envelope refer to permit architectural and structural drawings.
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XXXXXX
 XXXXXX
 XXXXXX
 XXXXXX
 XXXXXX
 +1 (XXX)-XXX-XXXX

Owner
 XXXX
 XXXX
 XXXX
 Project

299 72nd St
 Miami Beach, FL 33141
 Location

01 09 2026
 Date (m/d/y):

AS NOTED
 Scale

SECTION DETAILS
 Content

ART 5.0
 Sheet