



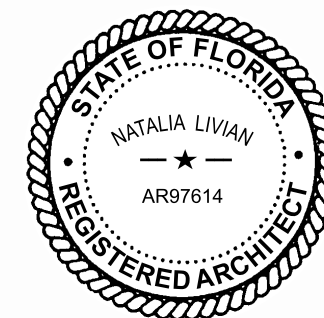
72ND STREET COMMUNITY COMPLEX

**DESIGN REVIEW BOARD - FINAL
SUBMITTAL DRB24-1072**

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

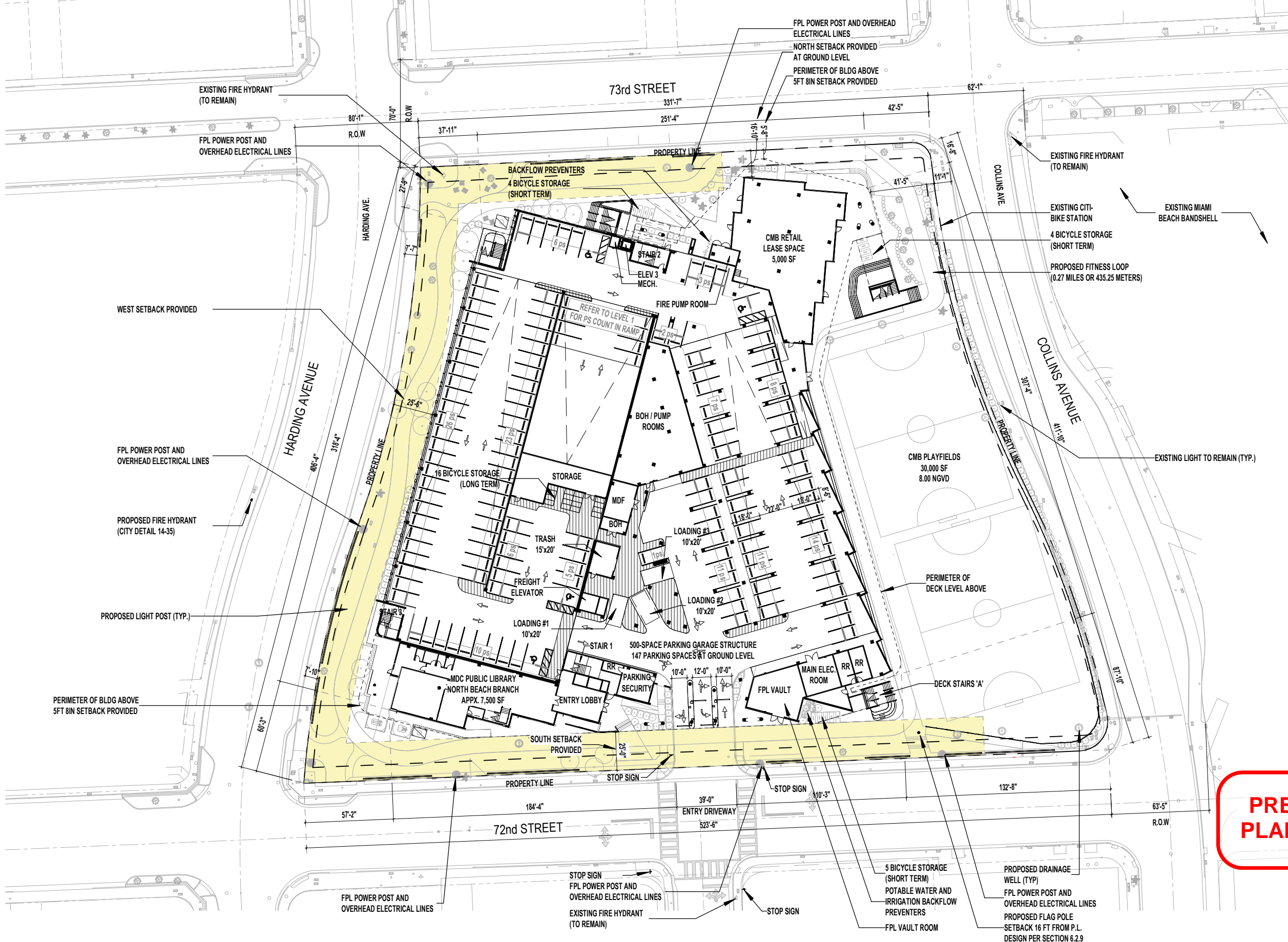


**PREVIOUSLY APPROVED DRB
PLANS, FOR REFERENCE ONLY**



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

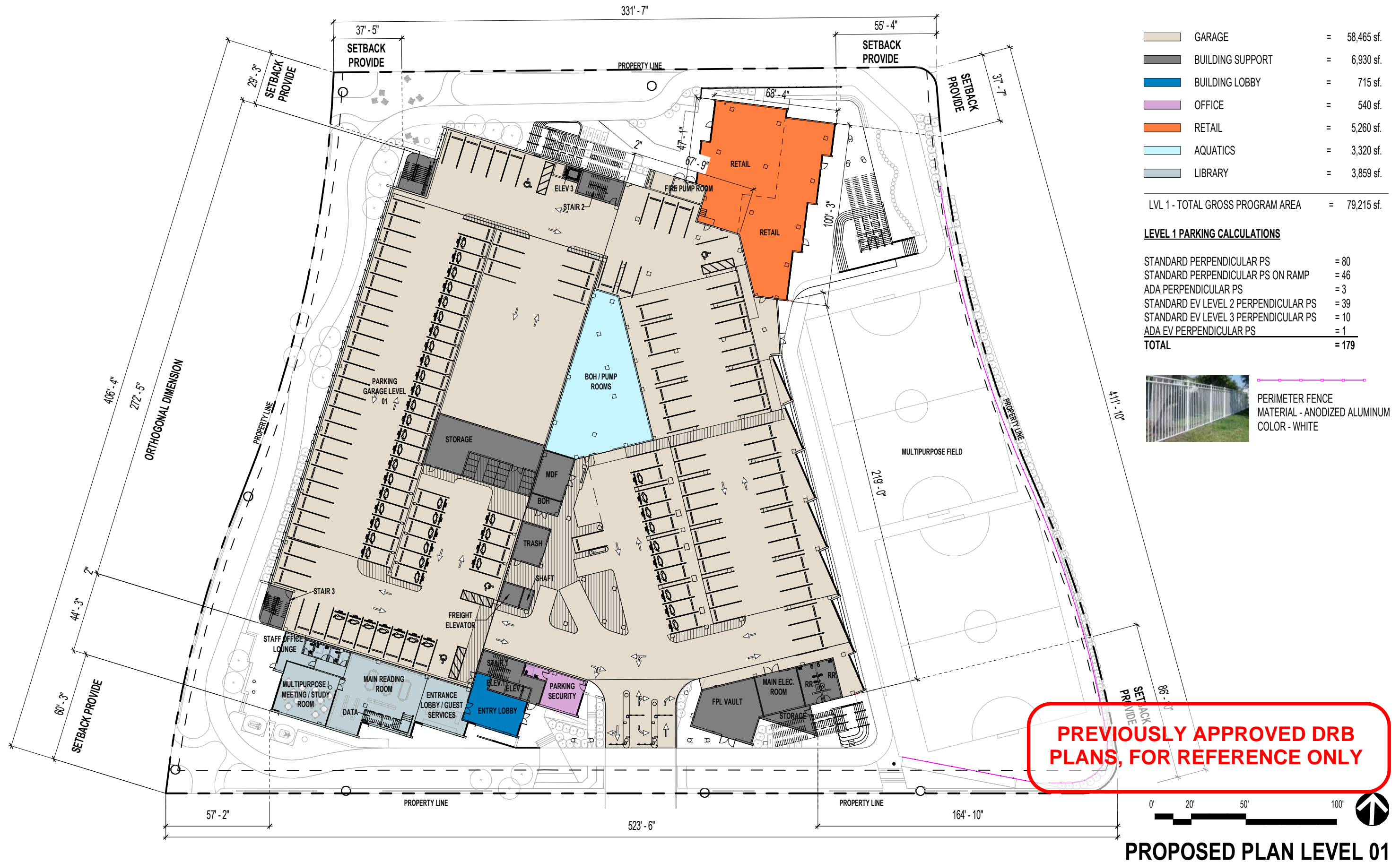
LOT SIZE	167,045 SF (3.83 ACRES) PER SURVEY
TOTAL BUILDING AREA	247,890 sf. (FAR) 322,790 gsf. (FAR+DECKS,TERRACE&ROOF)
OPEN SPACE	67,518 SF
LOT COVERAGE	99,525 SF
BUILDING HEIGHT	68' - 6"
BUILDING LENGTH	400' - 5"
SETBACKS	NORTH 5' - 8" EAST 41' - 5" SOUTH 25' - 0" WEST 25' - 6"
VEHICULAR PARKING	590 SPACES
BICYCLE PARKING	16 LONG TERM 13 SHORT TERM

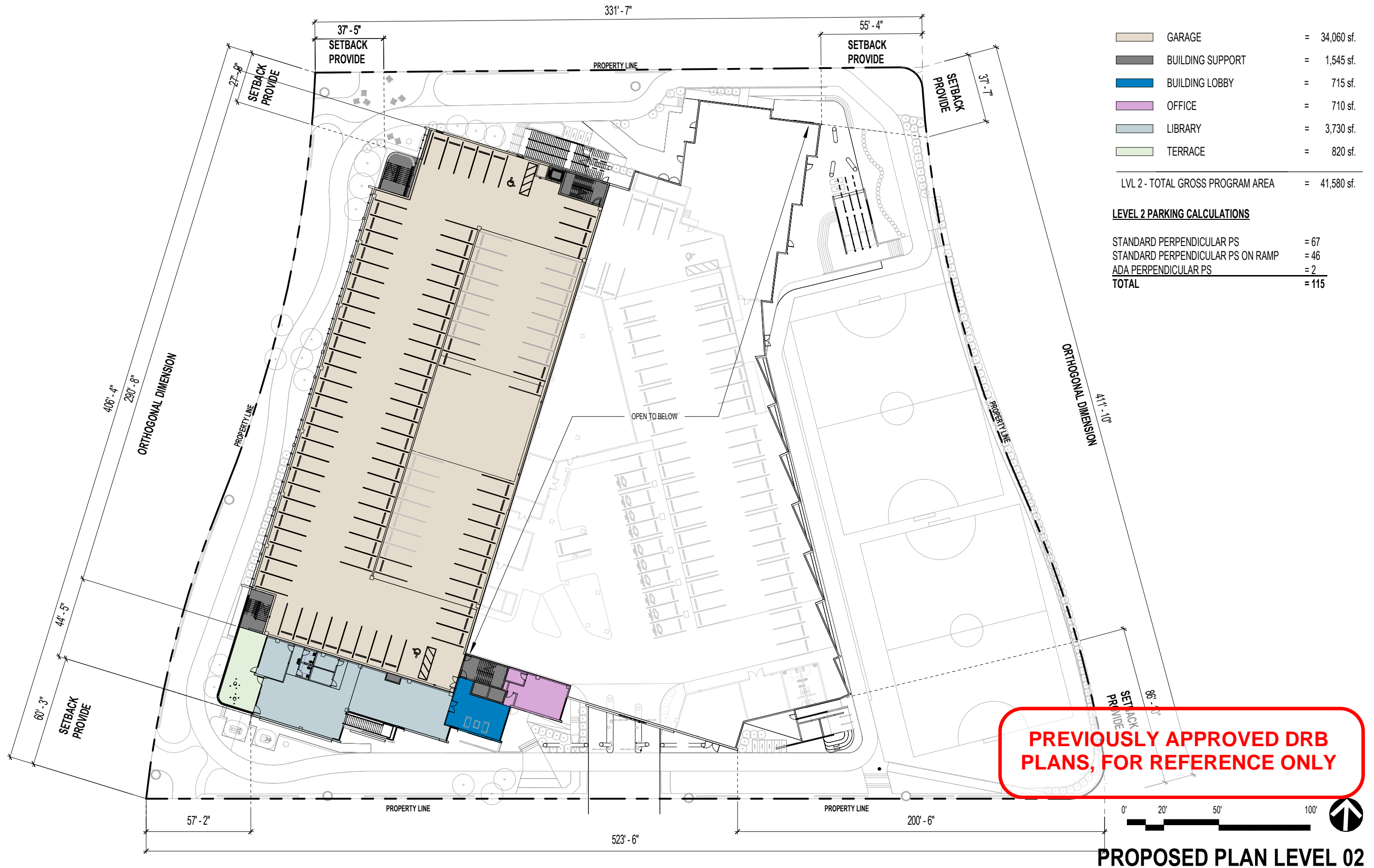
NOTE: REFER TO LT01 FOR PROPOSED SITE LIGHTING PLAN

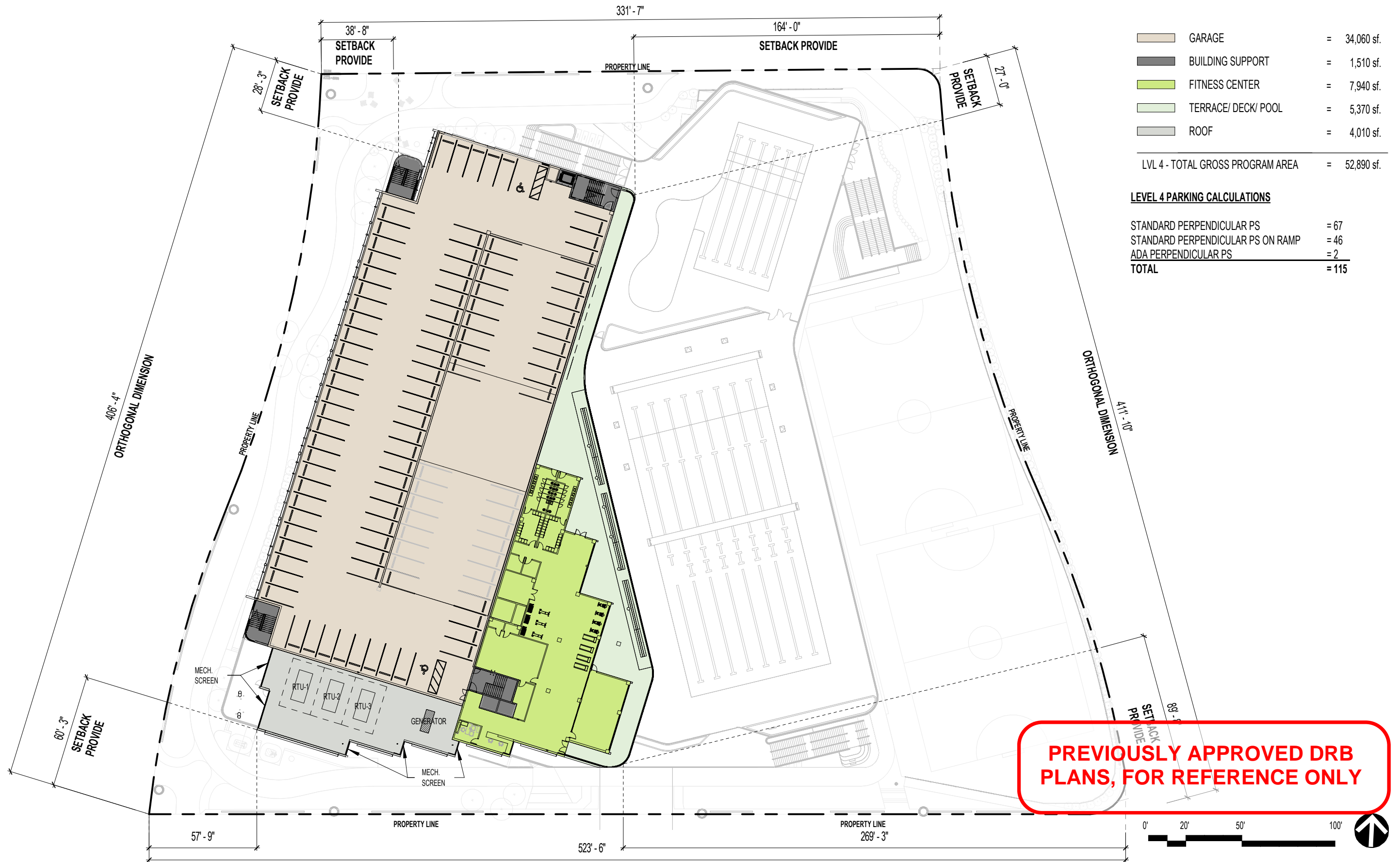
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PROPOSED SITE PLAN





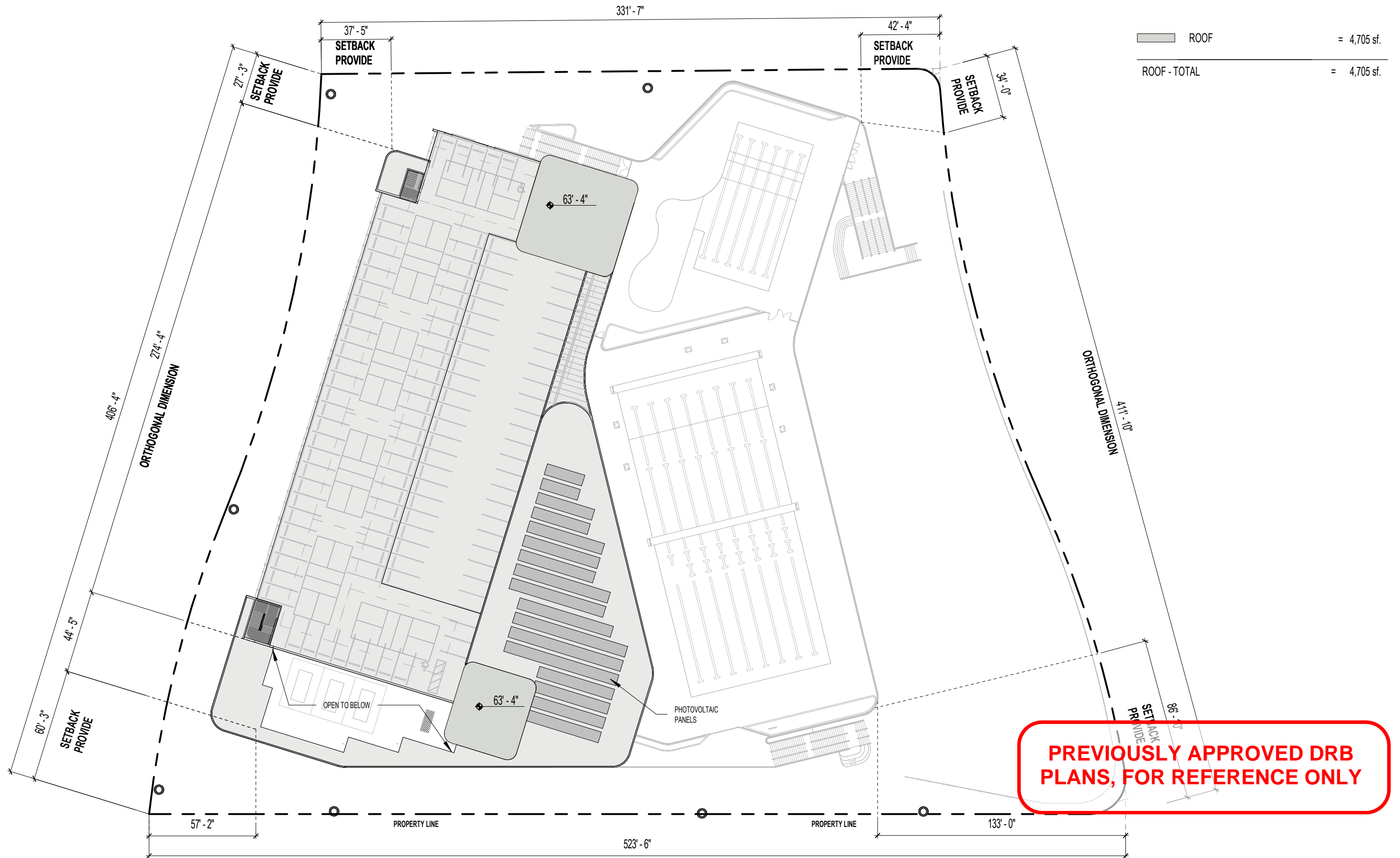


	GARAGE	= 34,060 sf.
	BUILDING SUPPORT	= 1,510 sf.
	FITNESS CENTER	= 7,940 sf.
	TERRACE/ DECK/ POOL	= 5,370 sf.
	ROOF	= 4,010 sf.
LVL 4 - TOTAL GROSS PROGRAM AREA		= 52,890 sf.

LEVEL 4 PARKING CALCULATIONS

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

PROPOSED PLAN LEVEL 04



PROPOSED ROOF PLAN

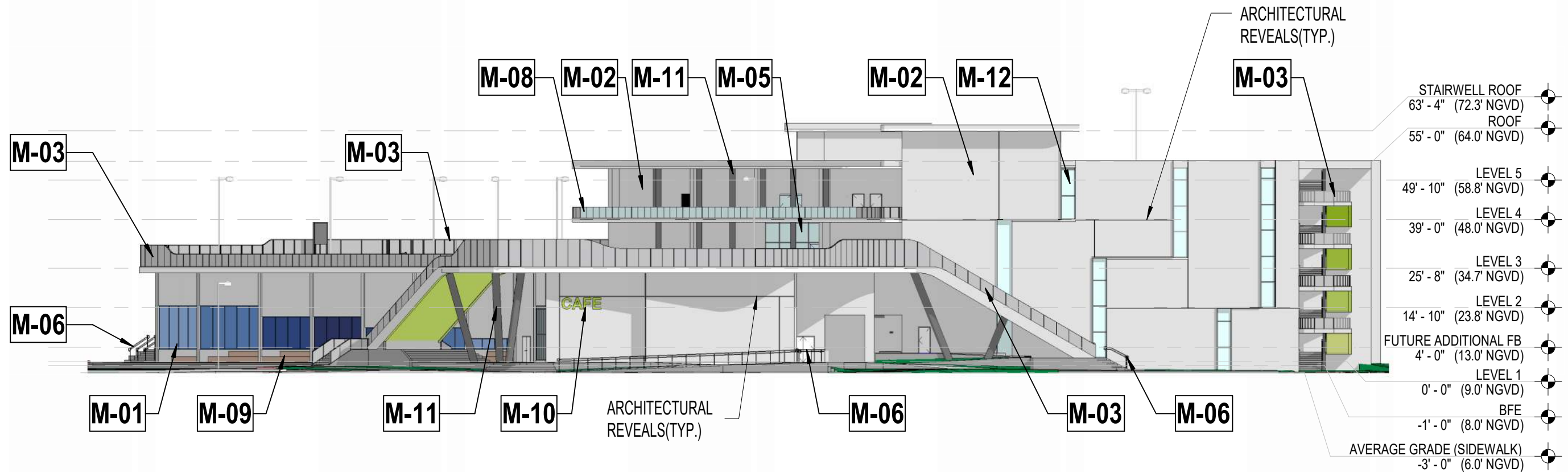


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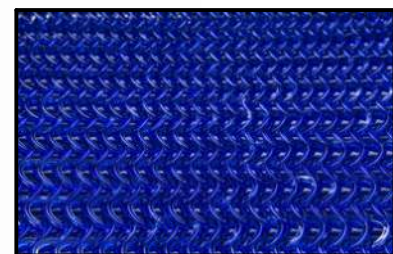
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MATERIAL LEGEND



M01 POLYCARBONATE ARCHITECTURAL MESH - TYPE - 1



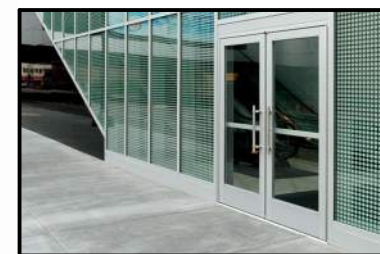
M02 SAND FINISH SMOOTH STUCCO - PAINTED



M03 ALUM. RAILING WITH MINI-MESH FABRIC



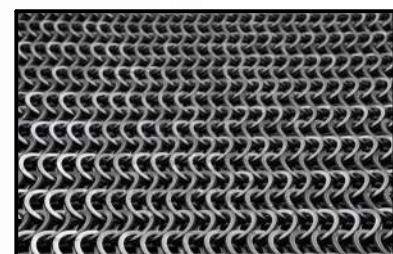
M04 ANODIZED ALUMINUM FINNS



M05 IMPACT RESISTANT ANODIZED ALUMN STOREFRONT SYSTEM



M06 ALUMN. RAILING- GENERAL



M07 POLYCARBONATE ARCHITECTURAL MESH - TYPE - 2



M08 GLASS RAILING



M09 COMPOSITE DECK



M10 ANODIZED ALUMN. SIGNAGE - BACKLIT



M11 PIP-CONC. COLUMN - PAINTED



M12 TINTED GLASS

PREVIOUSLY APPROVED DRB PLANS, FOR REFERENCE ONLY

PROPOSED ELEVATION NORTH

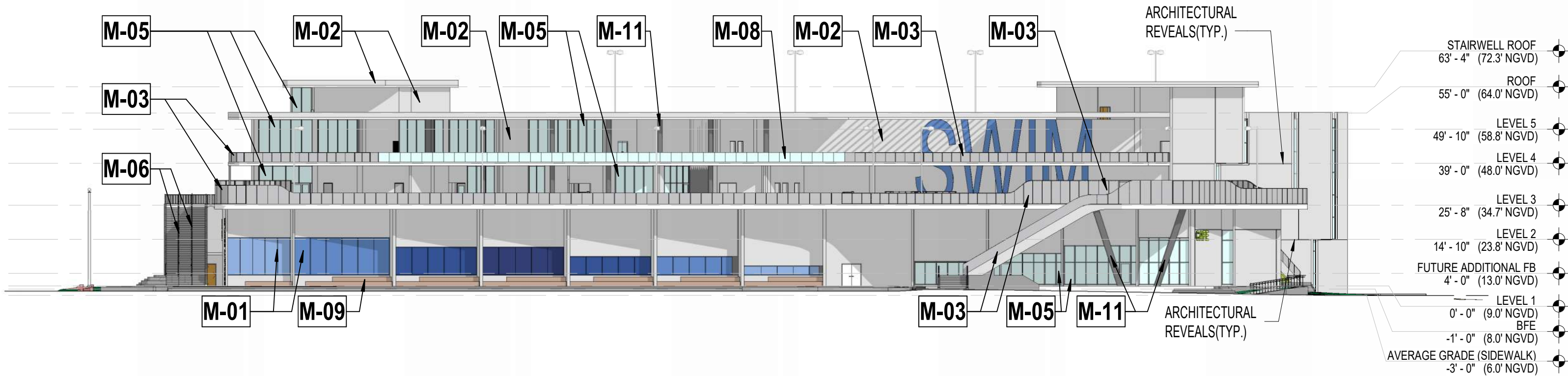


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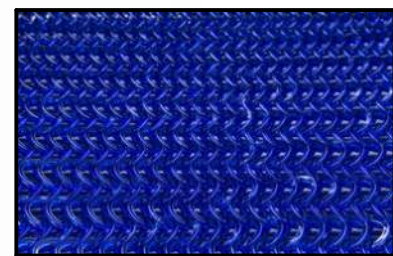
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MATERIAL LEGEND



M01 POLYCARBONATE ARCHITECTURAL MESH - TYPE - 1



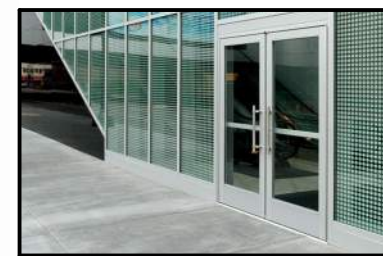
M02 SAND FINISH SMOOTH STUCCO - PAINTED



M03 ALUM. RAILING WITH MINI-MESH FABRIC



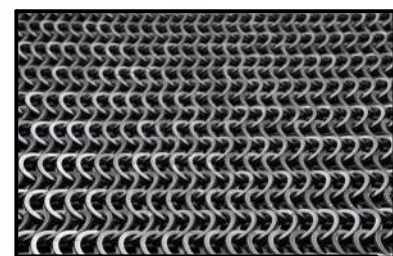
M04 ANODIZED ALUMINUM FINIS



M05 IMPACT RESISTANT ANODIZED ALUMN STOREFONT SYSTEM



M06 ALUMN. RAILING- GENERAL



M07 POLYCARBONATE ARCHITECTURAL MESH - TYPE - 2



M08 GLASS RAILING



M09 COMPOSITE DECK



M10 ANODIZED ALUMN. SIGNAGE - BACKLIT



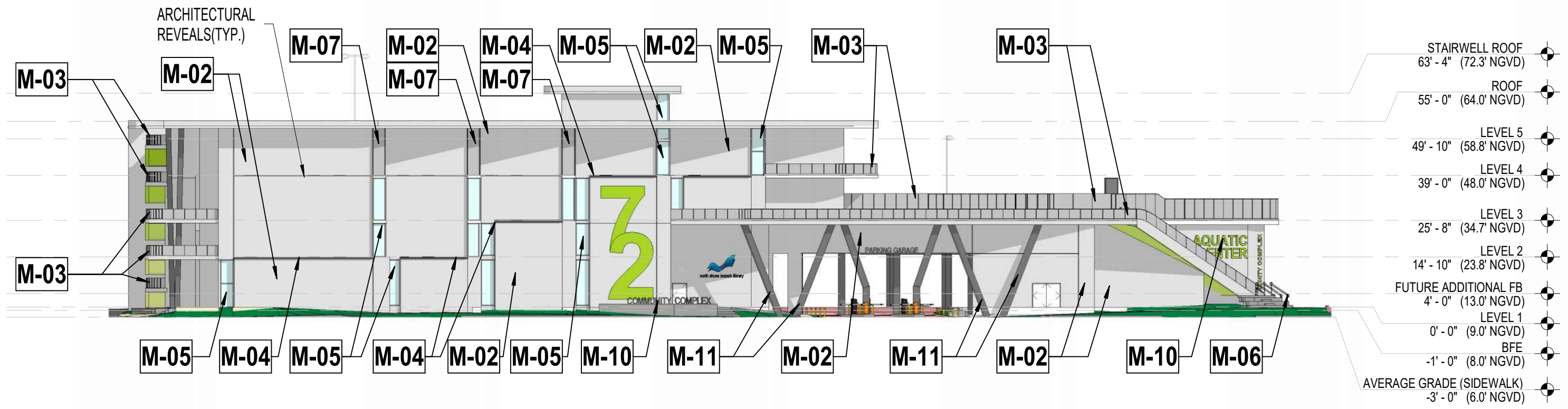
M11 PIP-CONC. COLUMN - PAINTED



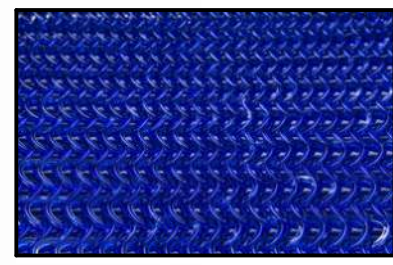
M12 TINTED GLASS

PREVIOUSLY APPROVED DRB PLANS, FOR REFERENCE ONLY

PROPOSED ELEVATION EAST



MATERIAL LEGEND



M01 POLYCARBONATE ARCHITECTURAL MESH - TYPE - 1



M02 SAND FINISH SMOOTH STUCCO - PAINTED



M03 ALUM. RAILING WITH MINI-MESH FABRIC



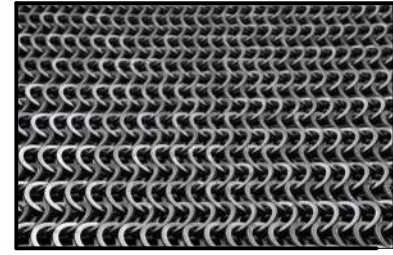
M04 ANODIZED ALUMINUM FINNS



M05 IMPACT RESISTANT ANODIZED ALUMN STOREFRONT SYSTEM



M06 ALUMN. RAILING- GENERAL



M07 POLYCARBONATE ARCHITECTURAL MESH - TYPE - 2



M08 GLASS RAILING



M09 COMPOSITE DECK



M10 ANODIZED ALUMN. SIGNAGE - BACKLIT



M11 PIP-CONC. COLUMN - PAINTED



M12 TINTED GLASS

PREVIOUSLY APPROVED DRB PLANS, FOR REFERENCE ONLY

PROPOSED ELEVATION SOUTH



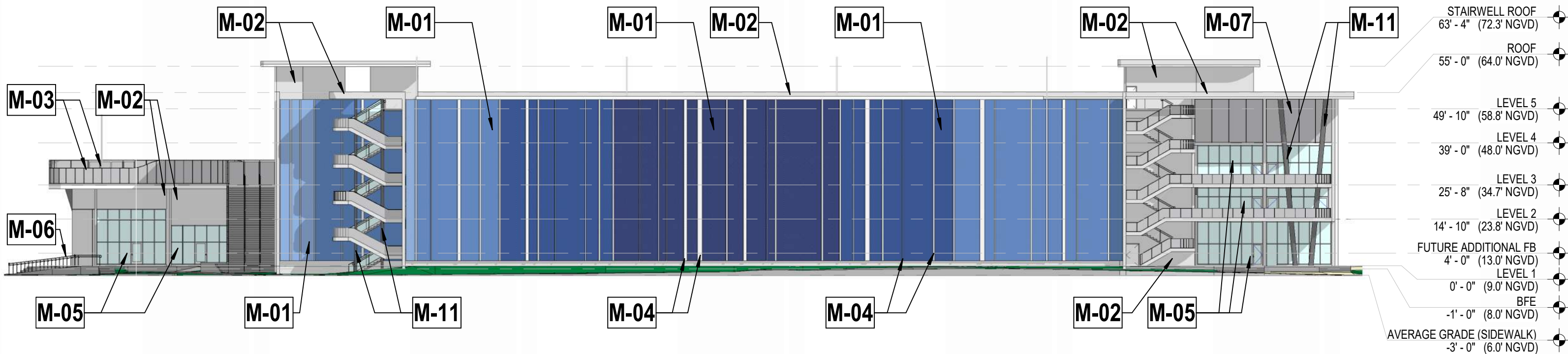
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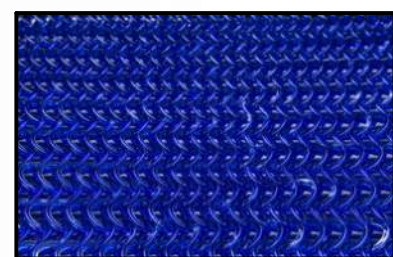
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MATERIAL LEGEND



M01 POLYCARBONATE ARCHITECTURAL MESH - TYPE - 1



M02 SAND FINISH SMOOTH STUCCO - PAINTED



M03 ALUM. RAILING WITH MINI-MESH FABRIC



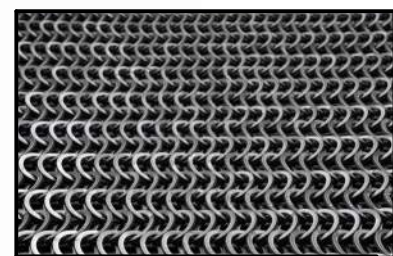
M04 ANODIZED ALUMINUM FINNS



M05 IMPACT RESISTANT ANODIZED ALUMN STOREFONT SYSTEM



M06 ALUMN. RAILING- GENERAL



M07 POLYCARBONATE ARCHITECTURAL MESH - TYPE - 2



M08 GLASS RAILING



M09 COMPOSITE DECK



M10 ANODIZED ALUMN. SIGNAGE - BACKLIT



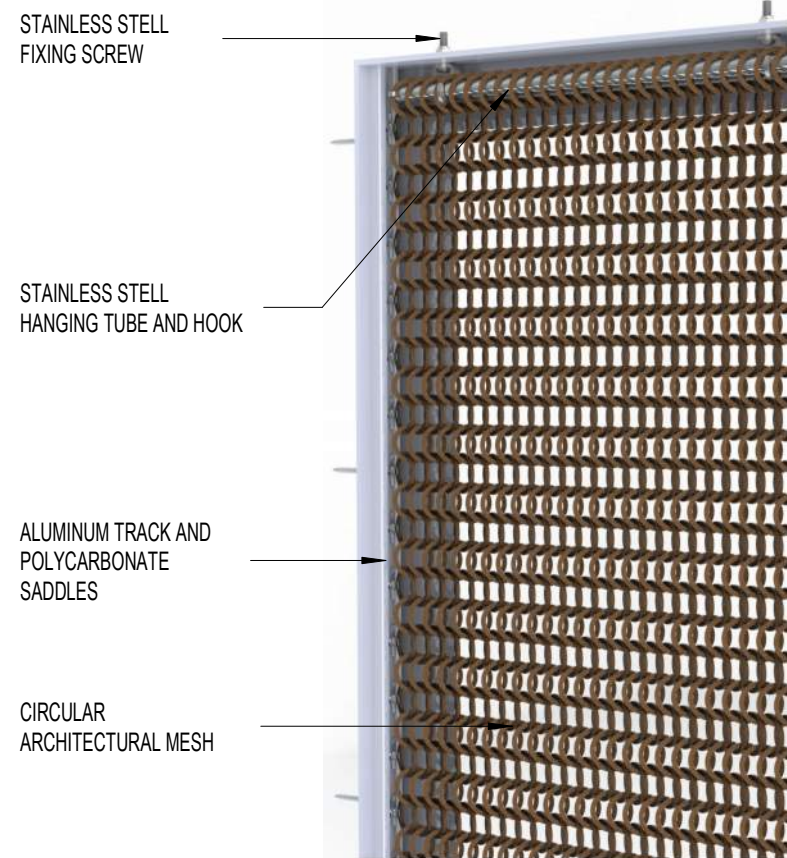
M11 PIP-CONC. COLUMN - PAINTED



M12 TINTED GLASS

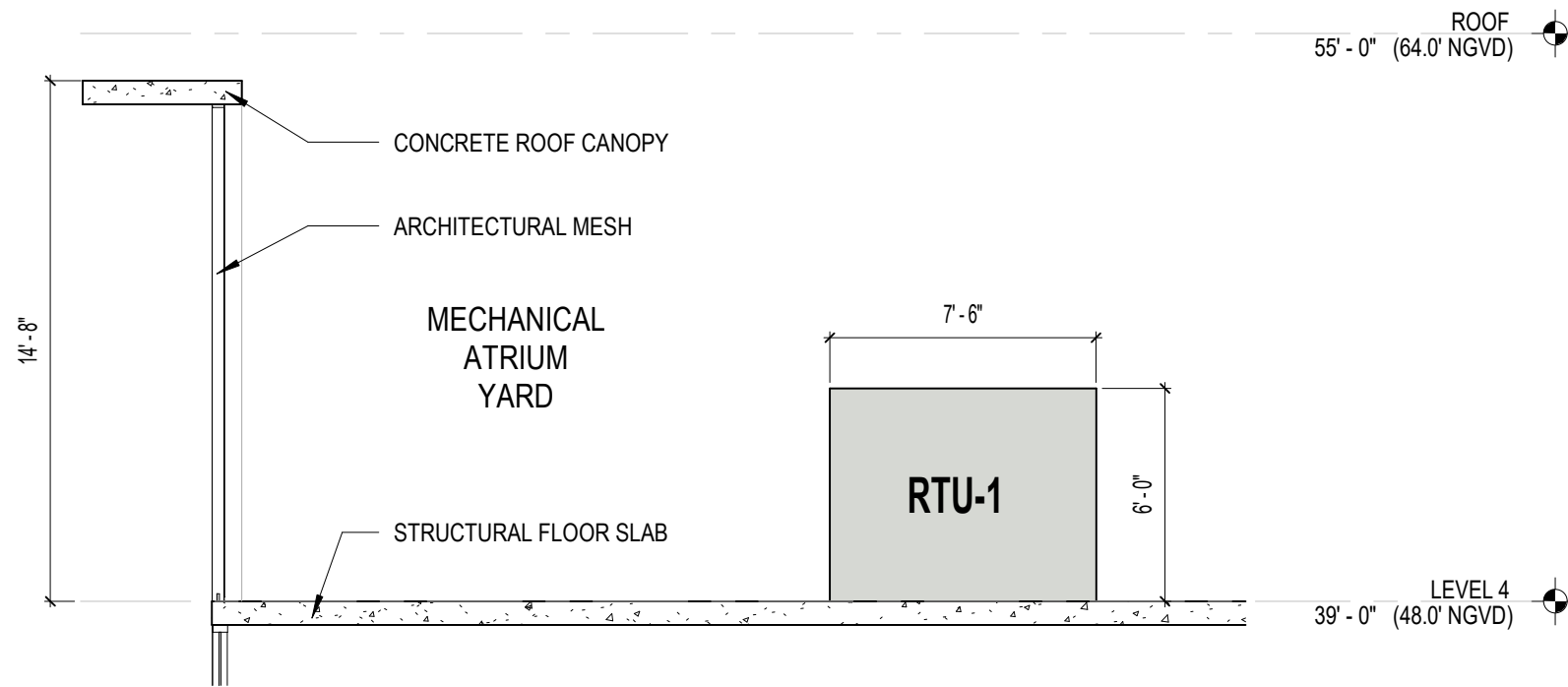
PREVIOUSLY APPROVED DRB PLANS, FOR REFERENCE ONLY

PROPOSED ELEVATION WEST

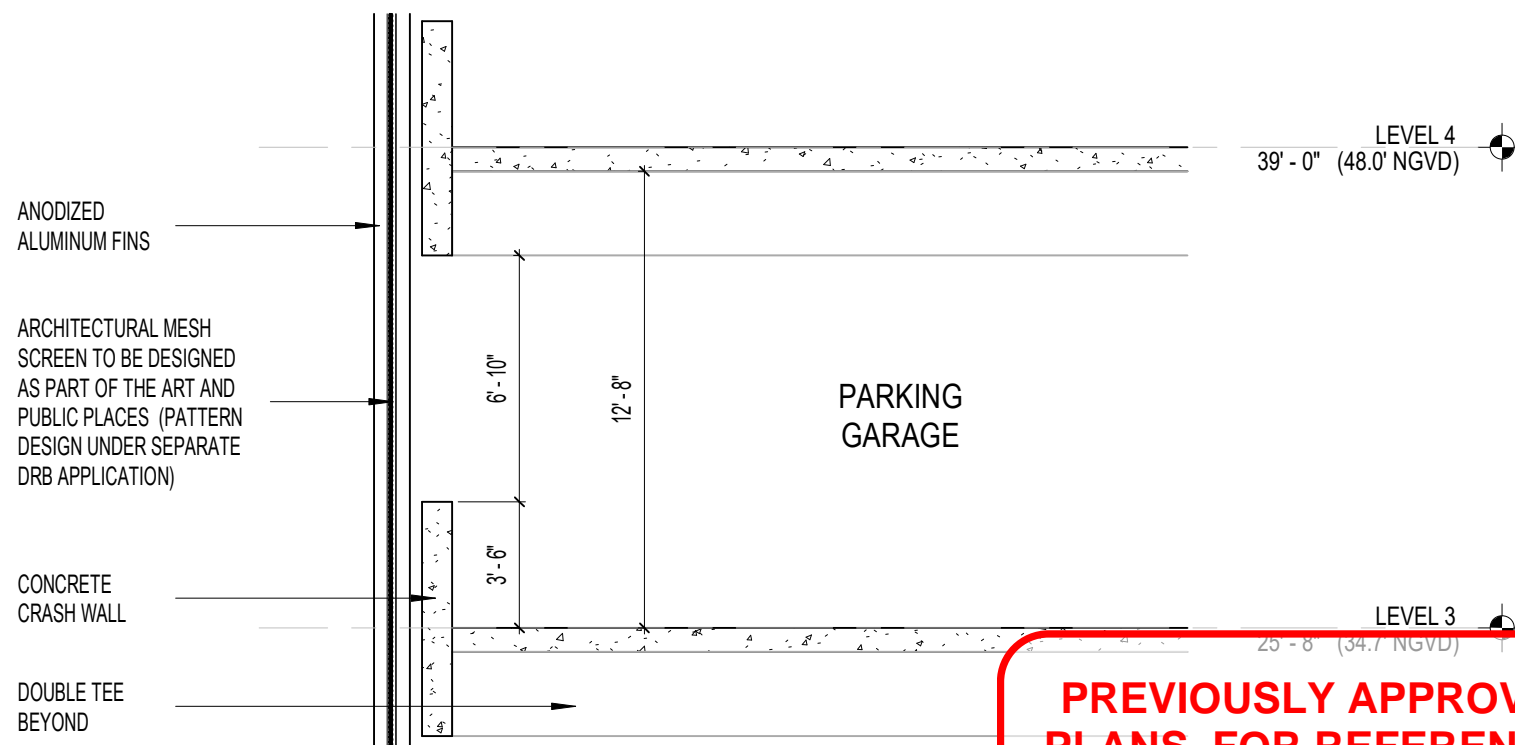


TECHNICAL SPECIFICATIONS

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



MECHANICAL ATRIUM YARD CLADDING



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PARKING GARAGE CLADDING

CLADDING DETAILS

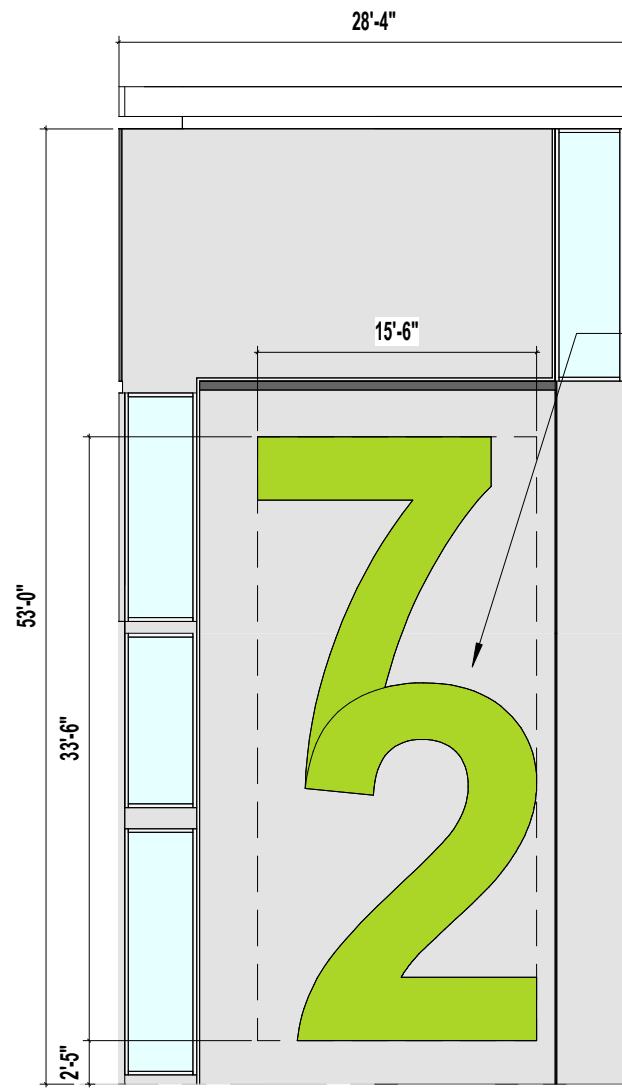


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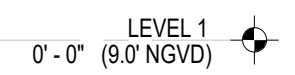
MIAMI DADE LIBRARY SYSTEM LOGO, TO BE APPROVED BY DESIGN REVIEW APPROXIMATE 64 SF

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

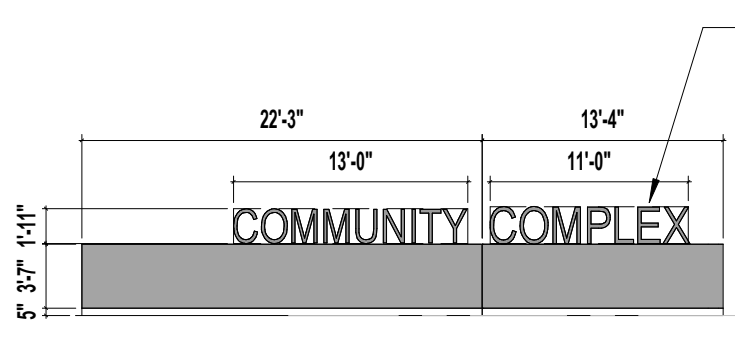
TOTAL FRONTAGE FACADE AREA = 9,540 SF

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

TOTAL SIGN AREA = 510 SF



1 - WALL SIGN (BUILDING IDENTIFICATION)



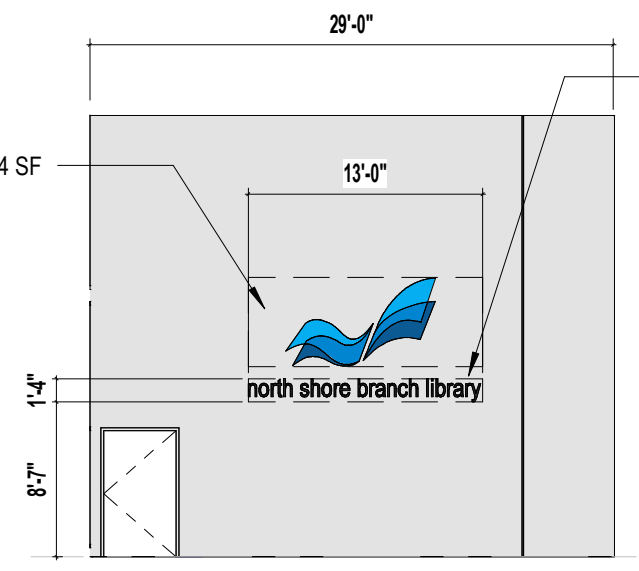
TRACK MOUNTED ALUM. WALL SIGN. MINIMUM 2" DEPTH BY 24" HEIGHT

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

TOTAL SIGN AREA = 50 SF

AVERAGE GRADE (SIDEWALK) -3'-0" (6.0' NGVD)

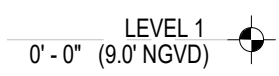
2 - DETACHED SIGN (COMM. COMPLEX)



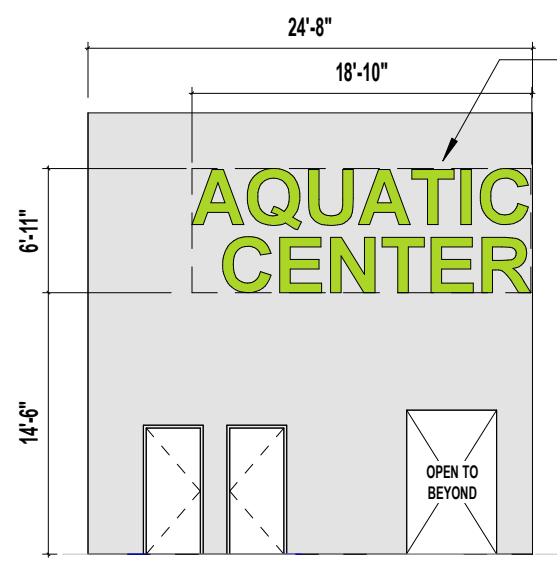
PIN MOUNTED ALUM. WALL SIGN. MINIMUM 2" DEPTH

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

TOTAL SIGN AREA = 64 SF



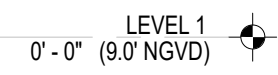
3 - WALL SIGN (LIBRARY)



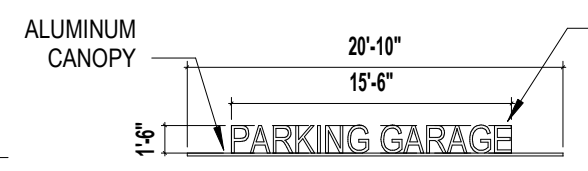
PIN MOUNTED ALUM. WALL SIGN. MINIMUM 2" DEPTH

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

TOTAL SIGN AREA = 129 SF



4 - WALL SIGN (AQUATIC CENTER)

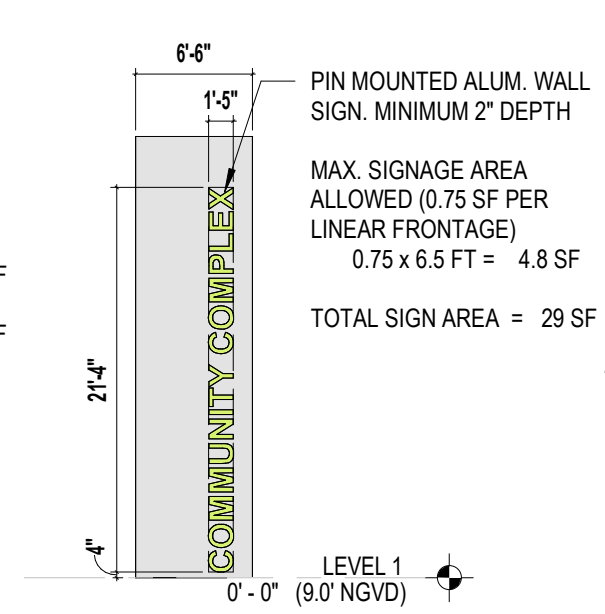


TRACK MOUNTED ALUM. WALL SIGN. MINIMUM 2" DEPTH BY 24" HEIGHT

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

TOTAL SIGN AREA = 24 SF

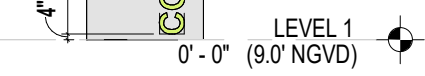
7 - PROJECTION SIGN (GARAGE)



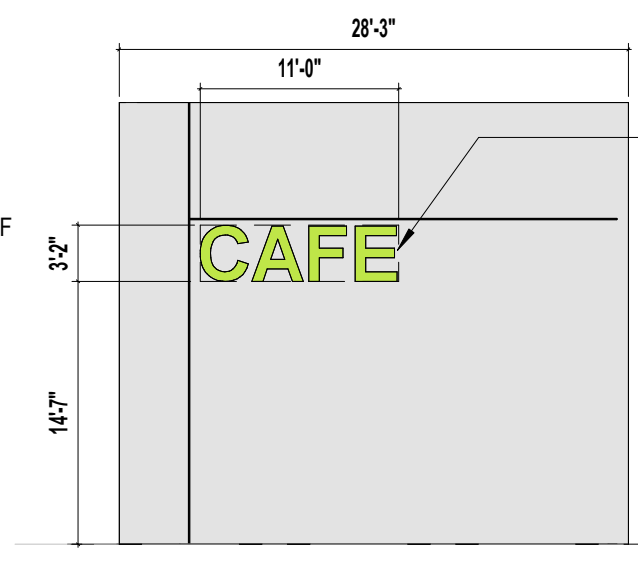
PIN MOUNTED ALUM. WALL SIGN. MINIMUM 2" DEPTH

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

TOTAL SIGN AREA = 29 SF



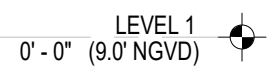
5 - WALL SIGN (COMM. COMPLEX)



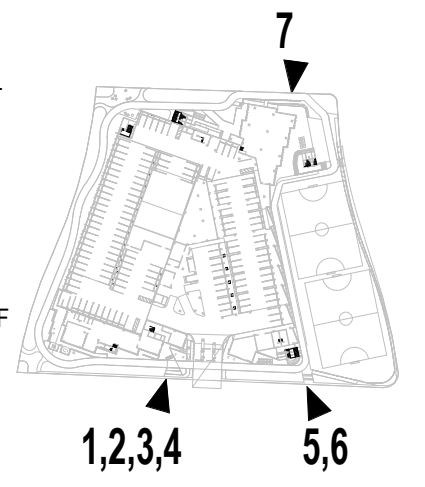
PIN MOUNTED ALUM. WALL SIGN. MINIMUM 2" DEPTH

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

TOTAL SIGN AREA = 34 SF



6 - WALL SIGN (RETAIL)



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EXTERIOR SIGNAGE DETAILS

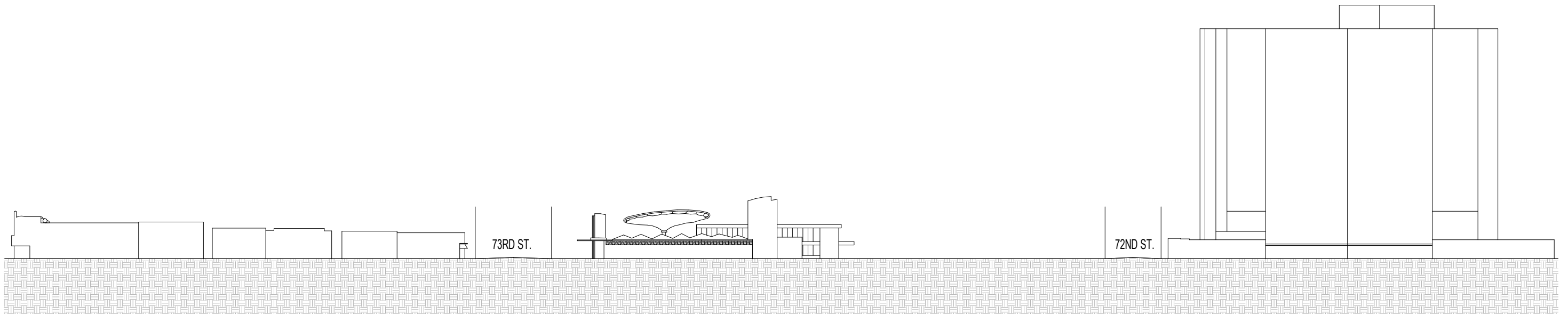


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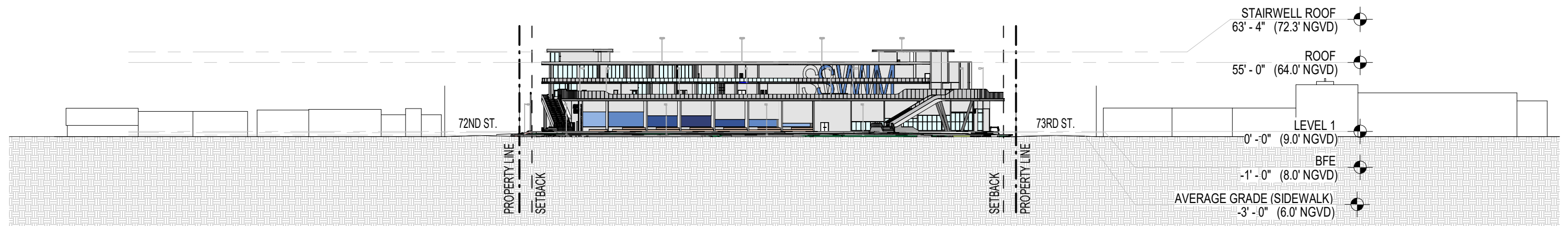
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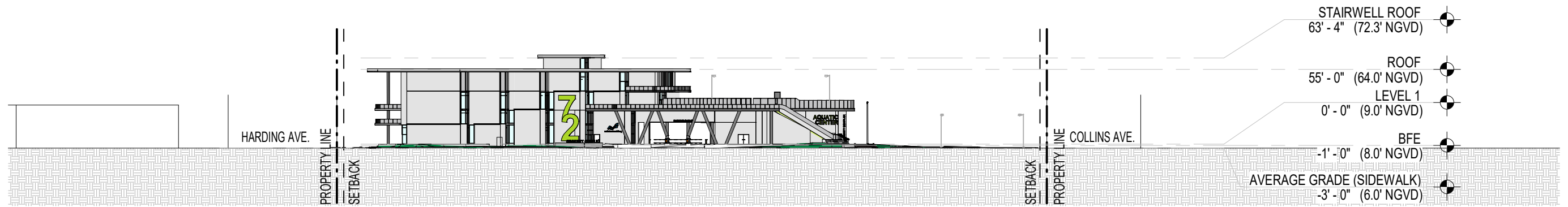
CONTEXTUAL EAST ELEVATION OF COLLINS AVENUE



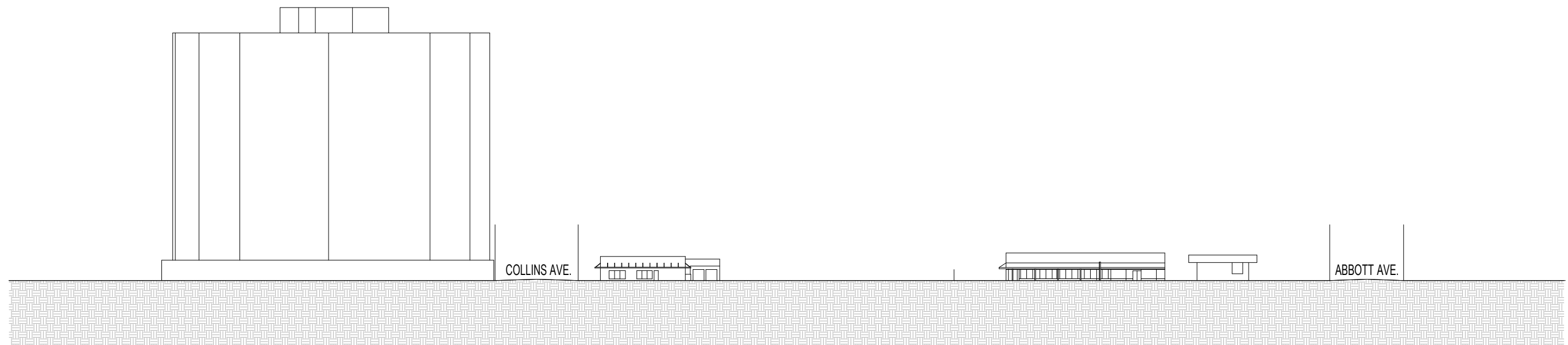
CONTEXTUAL WEST ELEVATION OF COLLINS AVENUE



CONTEXTUAL ELEVATIONS COLLINS AVENUE



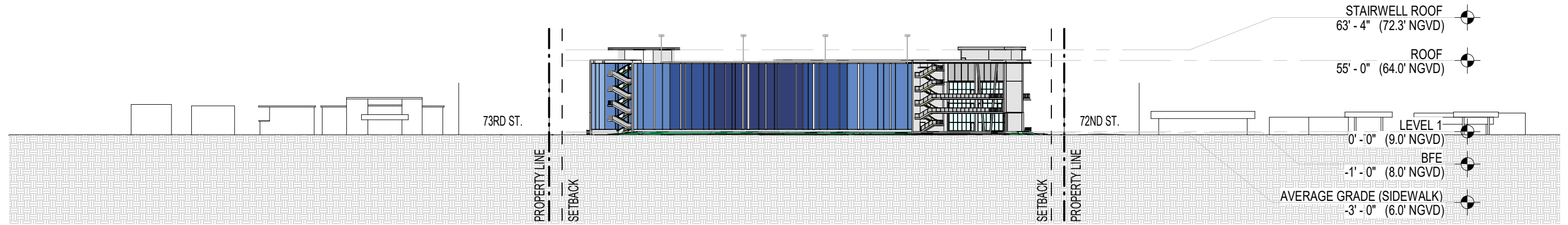
CONTEXTUAL NORTH ELEVATION OF 72ND STREET



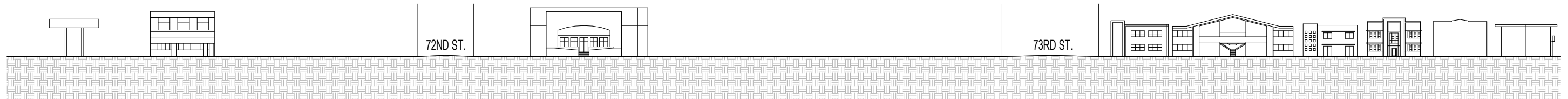
CONTEXTUAL SOUTH ELEVATION OF 72ND STREET



CONTEXTUAL ELEVATIONS 72ND STREET



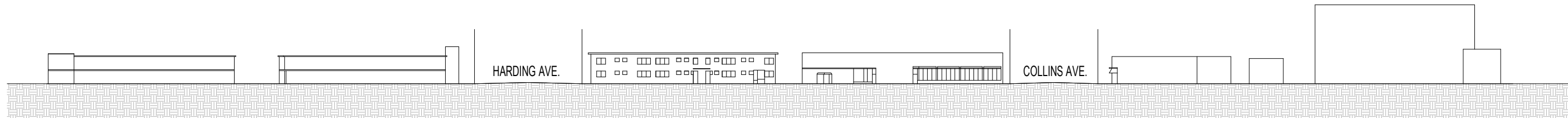
CONTEXTUAL EAST ELEVATION OF HARDING AVENUE



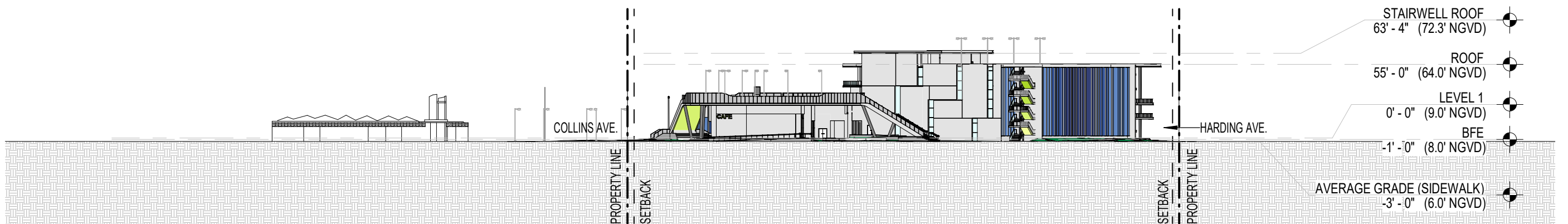
CONTEXTUAL ELEVATION OF HARDING AVENUE



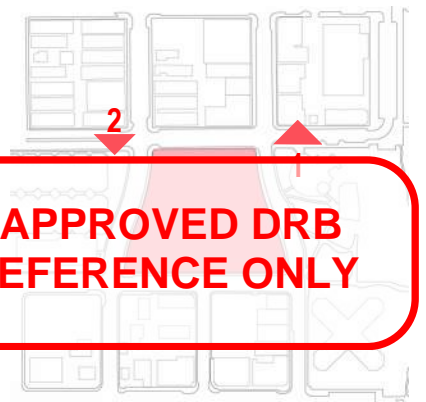
CONTEXTUAL ELEVATIONS HARDING AVENUE



CONTEXTUAL NORTH ELEVATION NORTH OF 73RD ST



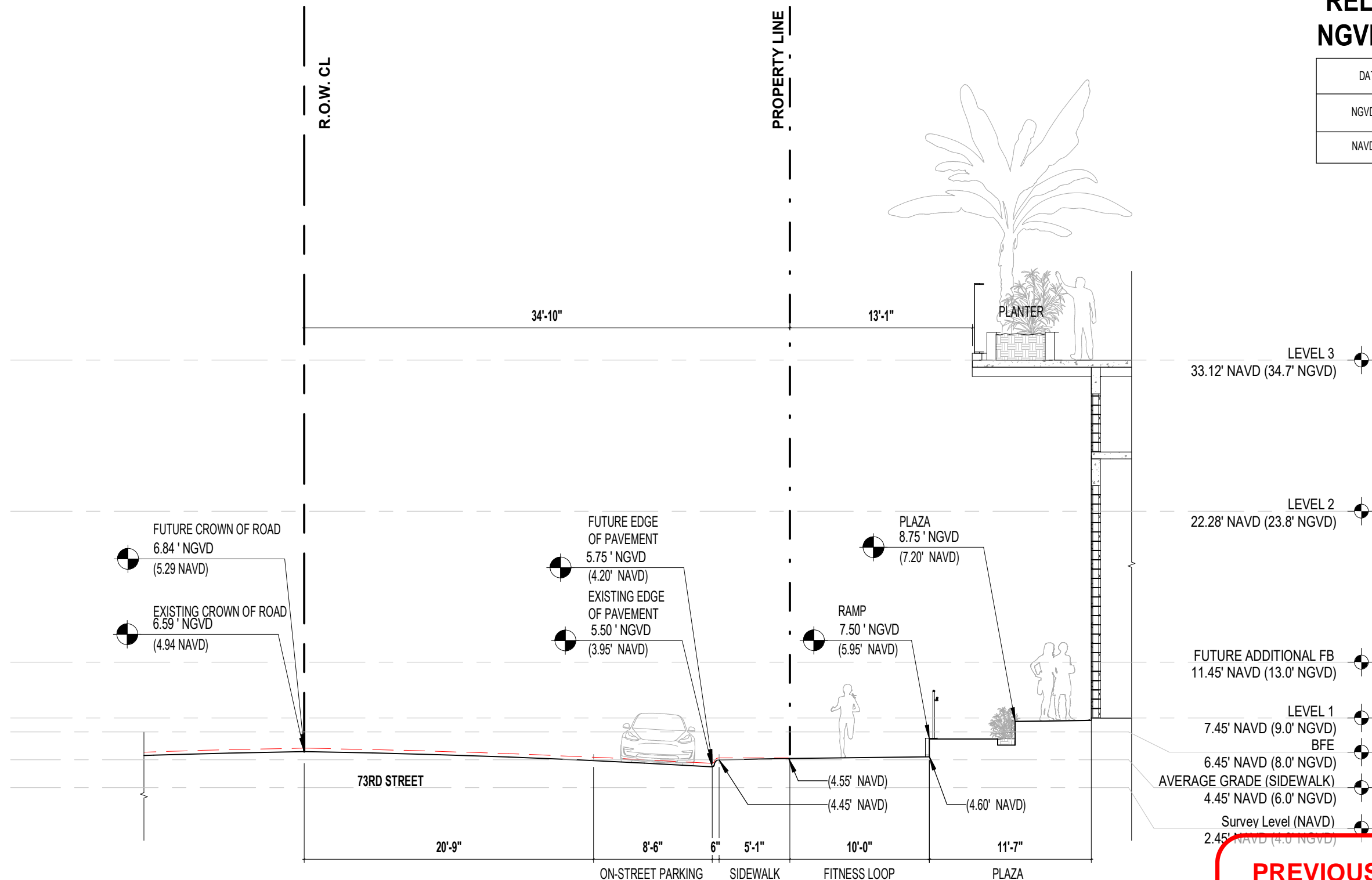
CONTEXTUAL SOUTH ELEVATIONS OF 73RD STREET



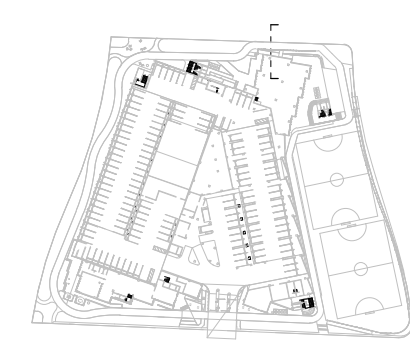
CONTEXTUAL ELEVATIONS 73RD STREET

RELATIONSHIP BETWEEN NGVD 1929 AND NAVD 1988

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



- LEVEL 3
33.12' NAVD (34.7' NGVD)
- LEVEL 2
22.28' NAVD (23.8' NGVD)
- FUTURE ADDITIONAL FB
11.45' NAVD (13.0' NGVD)
- LEVEL 1
7.45' NAVD (9.0' NGVD)
- BFE
6.45' NAVD (8.0' NGVD)
- AVERAGE GRADE (SIDEWALK)
4.45' NAVD (6.0' NGVD)
- Survey Level (NAVD)
2.45' NAVD (4.0' NGVD)



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73RD STREET FUTURE HARMONIZATION



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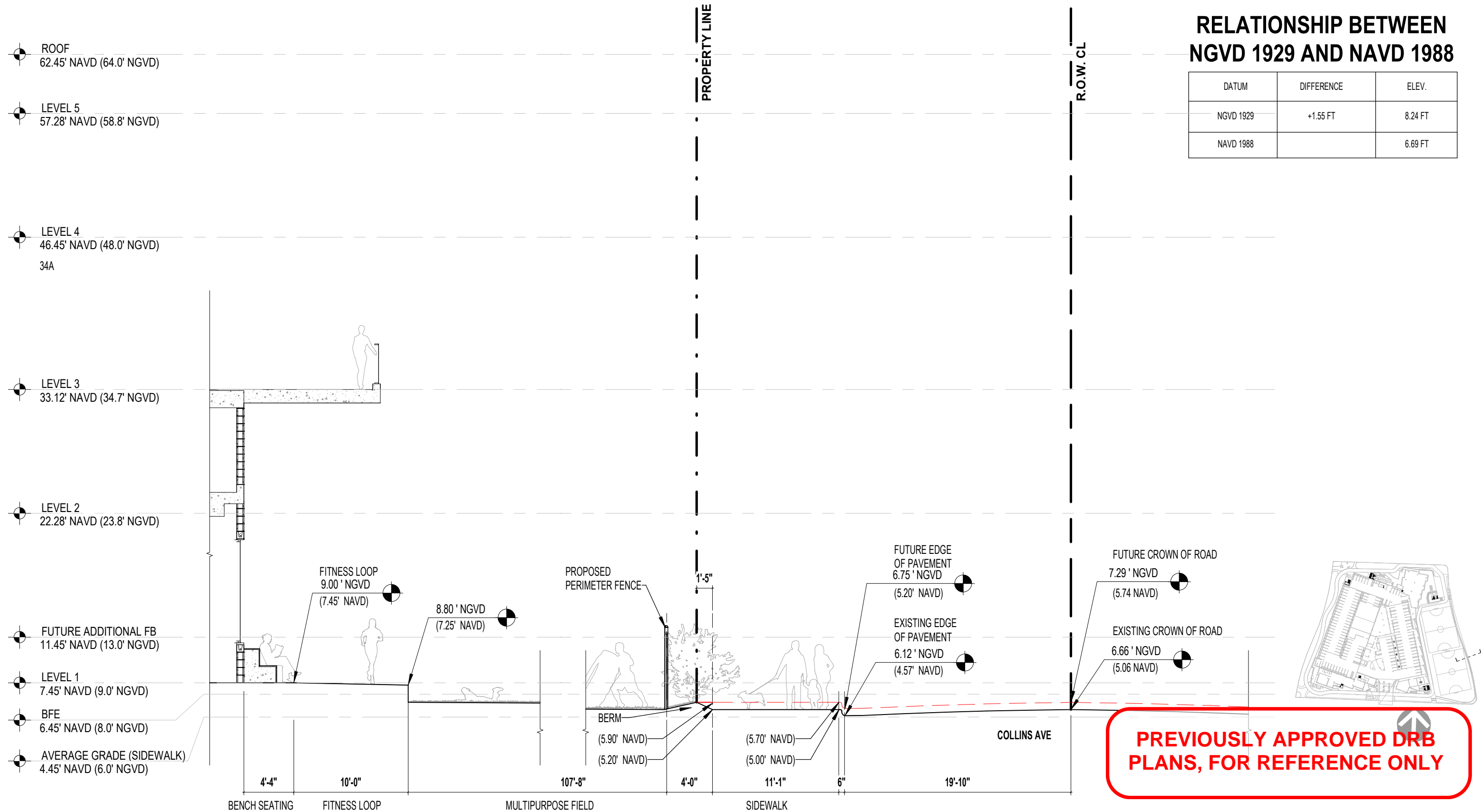
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RELATIONSHIP BETWEEN NGVD 1929 AND NAVD 1988

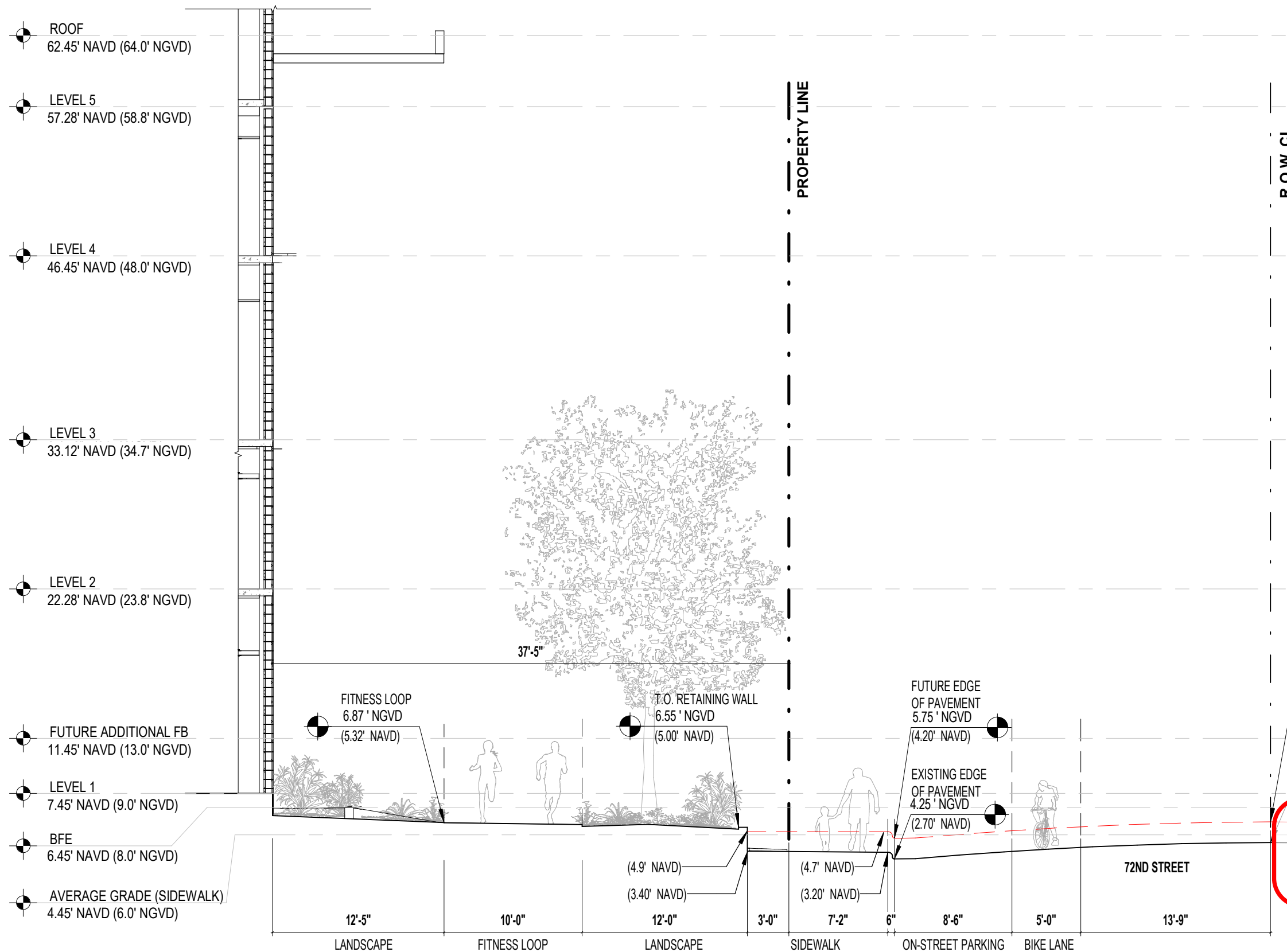
DATUM	DIFFERENCE	ELEV.
NGVD 1929	+1.55 FT	8.24 FT
NAVD 1988		6.69 FT



COLLINS AVE. FUTURE HARMONIZATION

RELATIONSHIP BETWEEN NGVD 1929 AND NAVD 1988

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



FUTURE CROWN OF ROAD
6.94' NGVD
(5.39' NAVD)

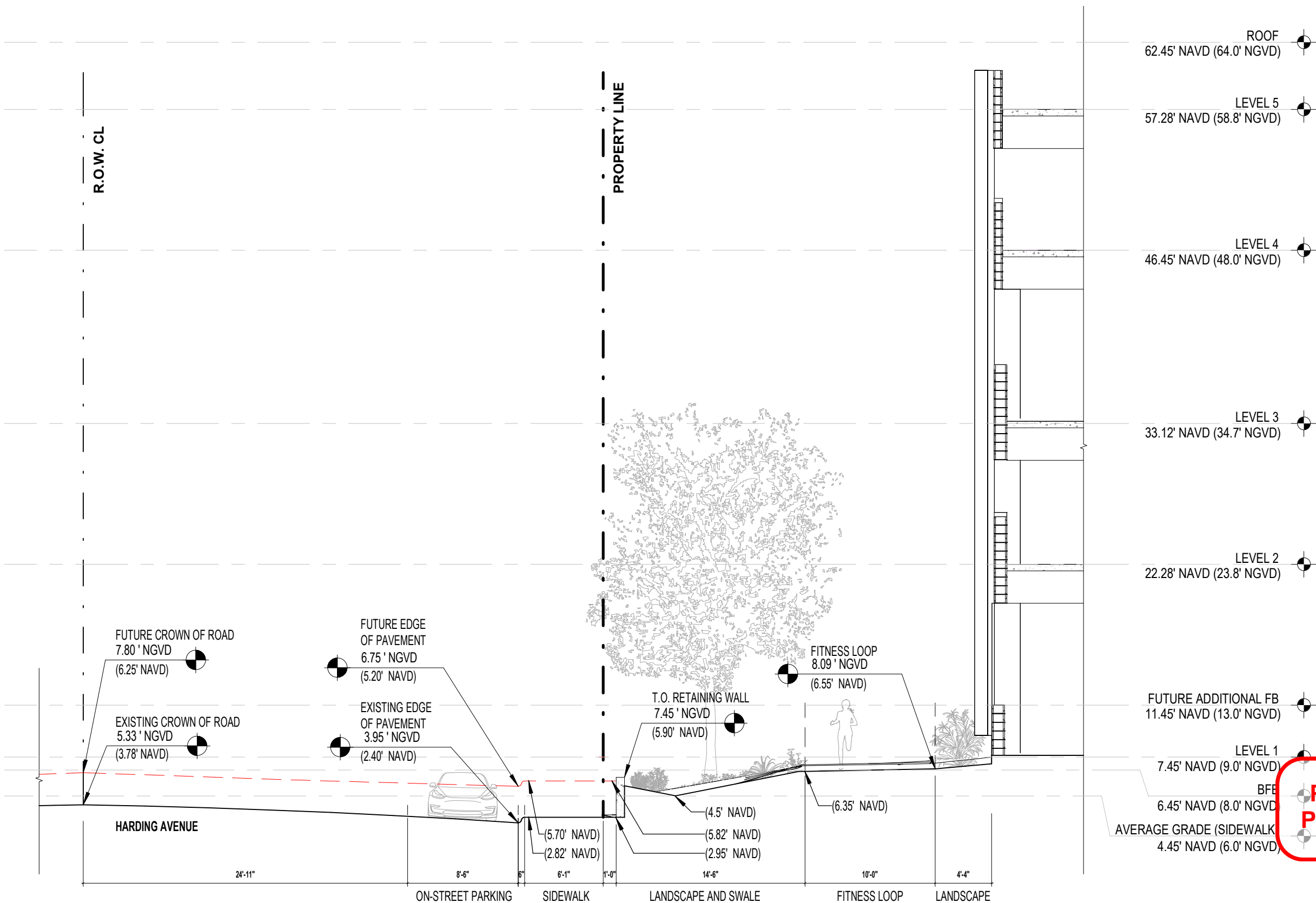
EXISTING CROWN OF ROAD
5.44' NGVD
(3.89' NAVD)

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PROPOSED FRONTAGE SOUTH

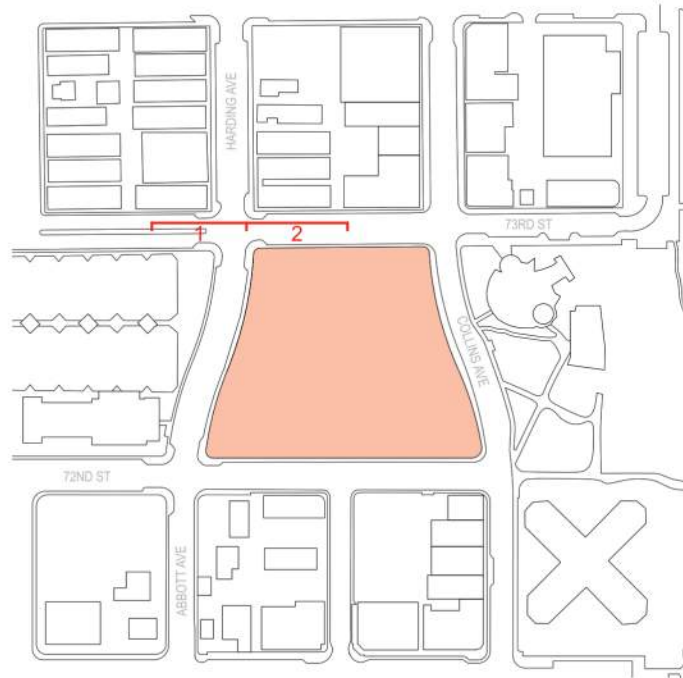
RELATIONSHIP BETWEEN NGVD 1929 AND NAVD 1988

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



PREVIOUSLY APPROVED DRB PLANS, FOR REFERENCE ONLY

PROPOSED FRONTAGE WEST



PHOTOS TAKEN ON 10/14/2024



EXISTING SITE IMAGES

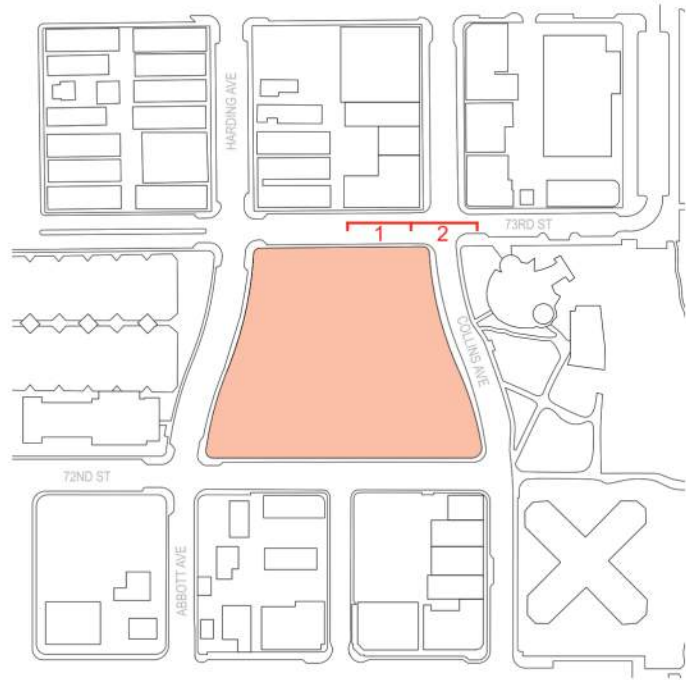


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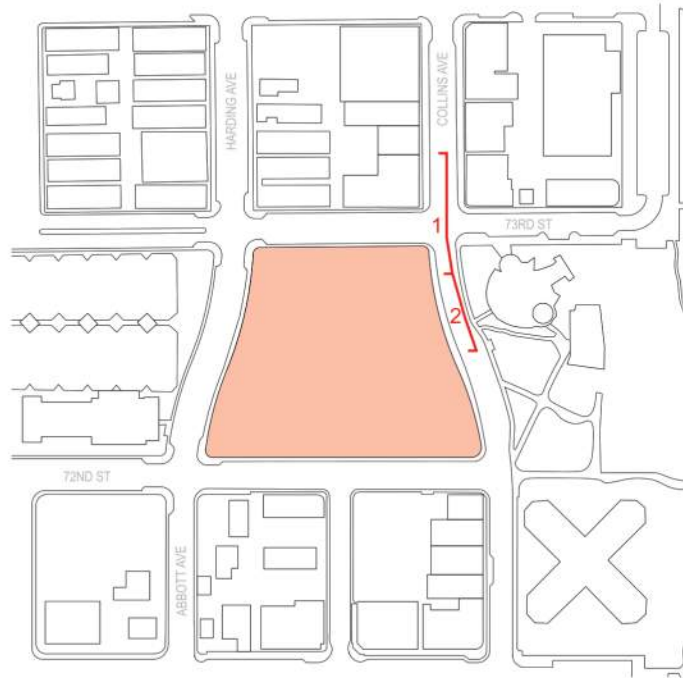


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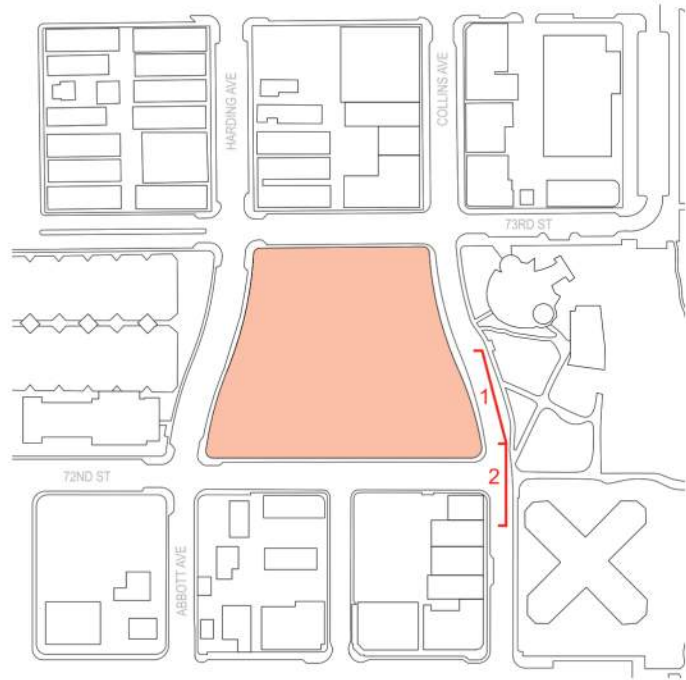


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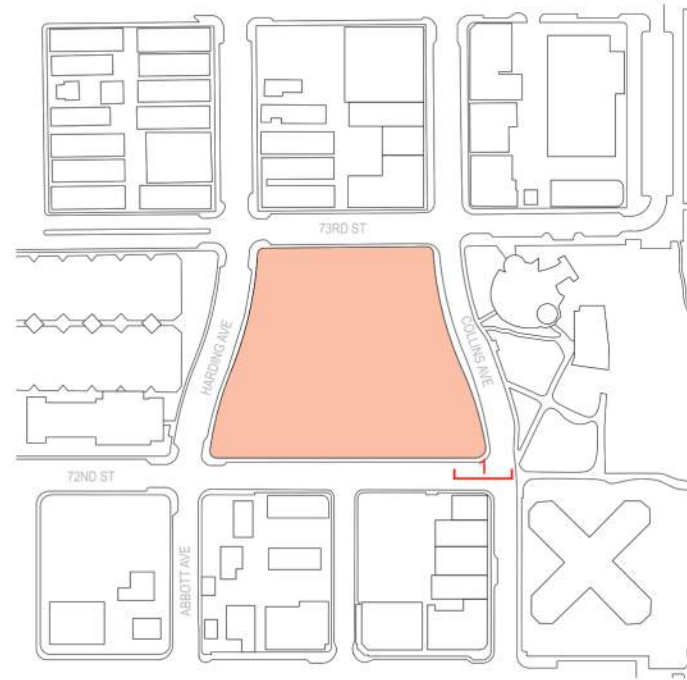


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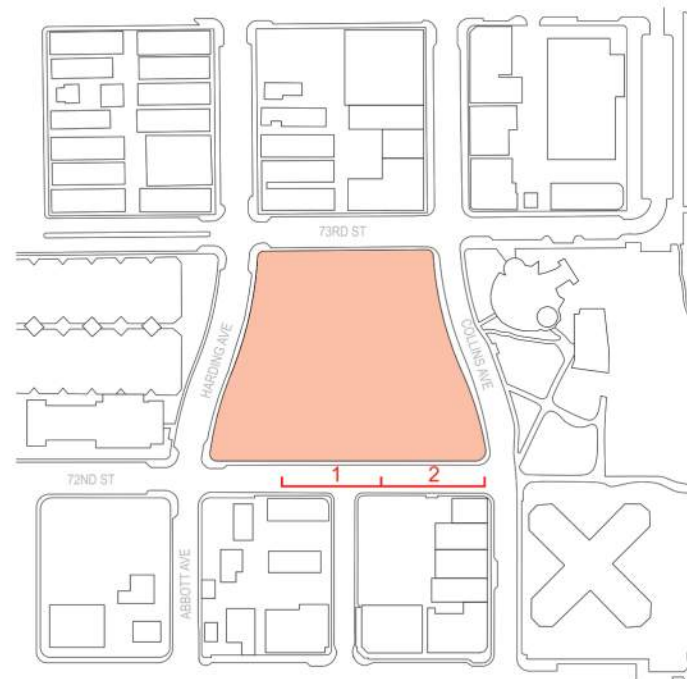


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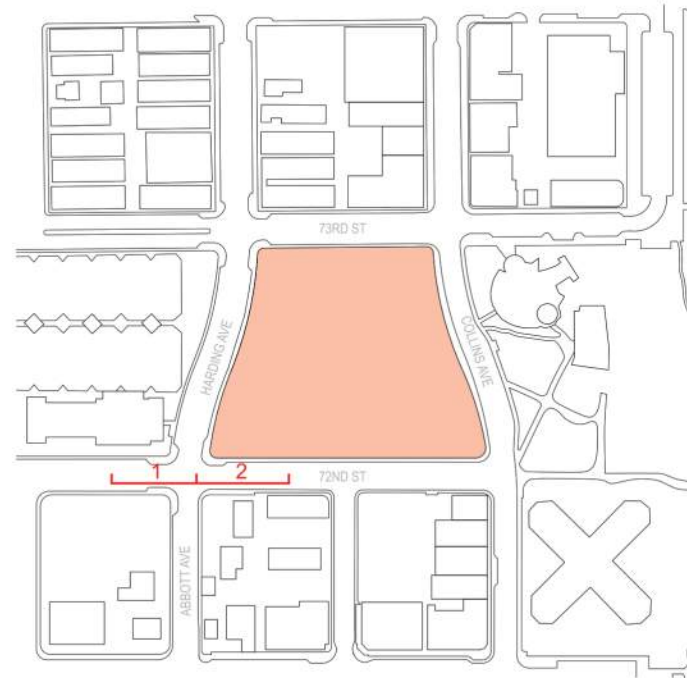


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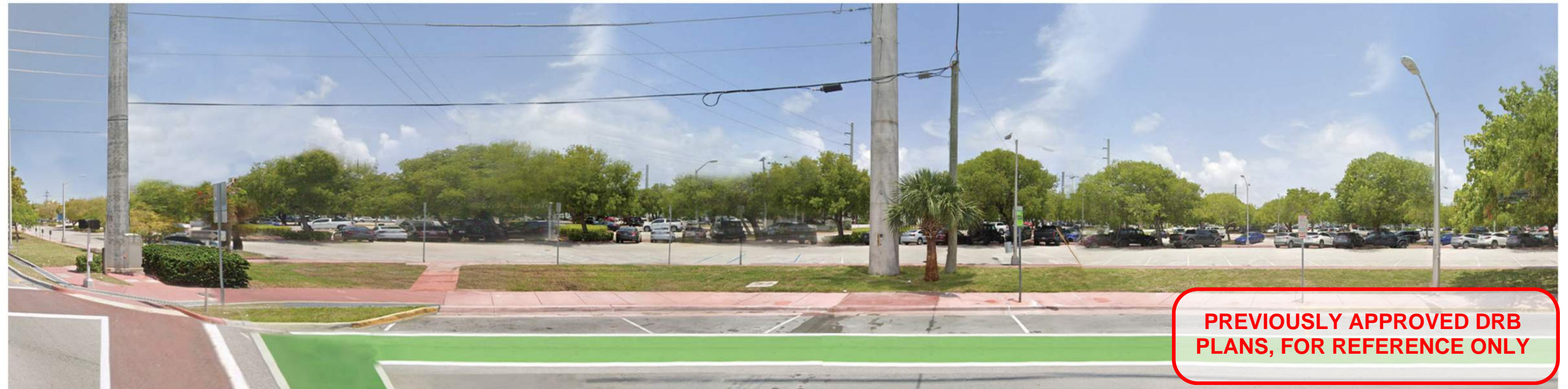
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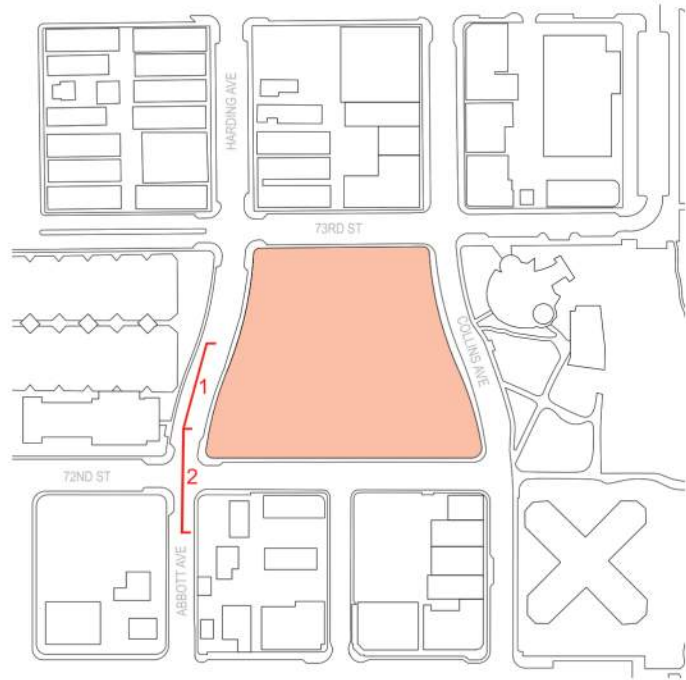
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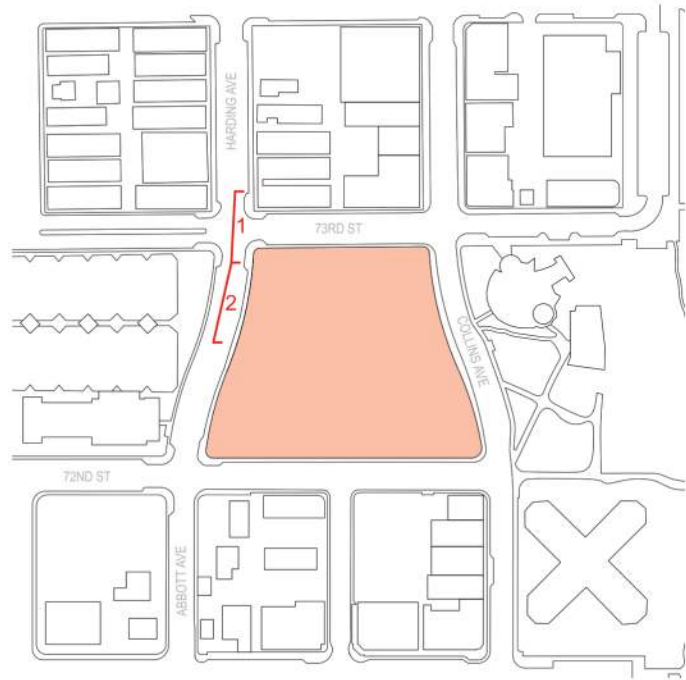
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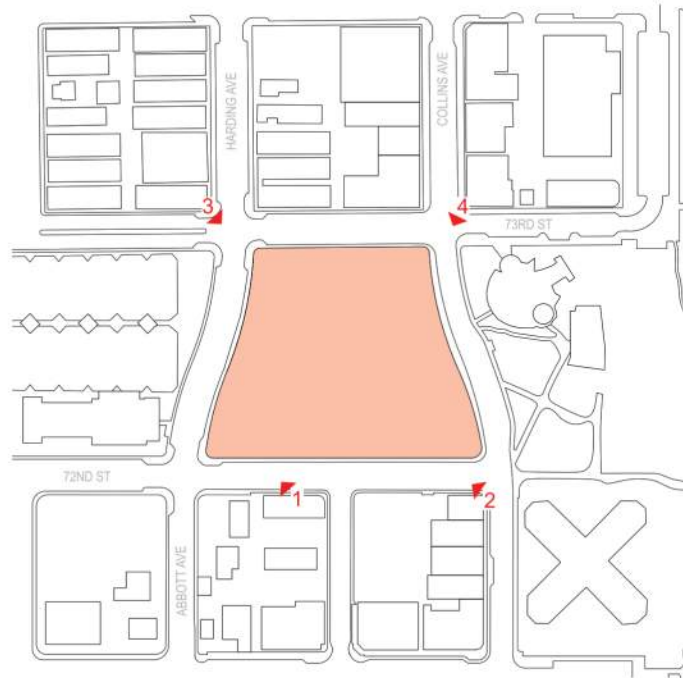


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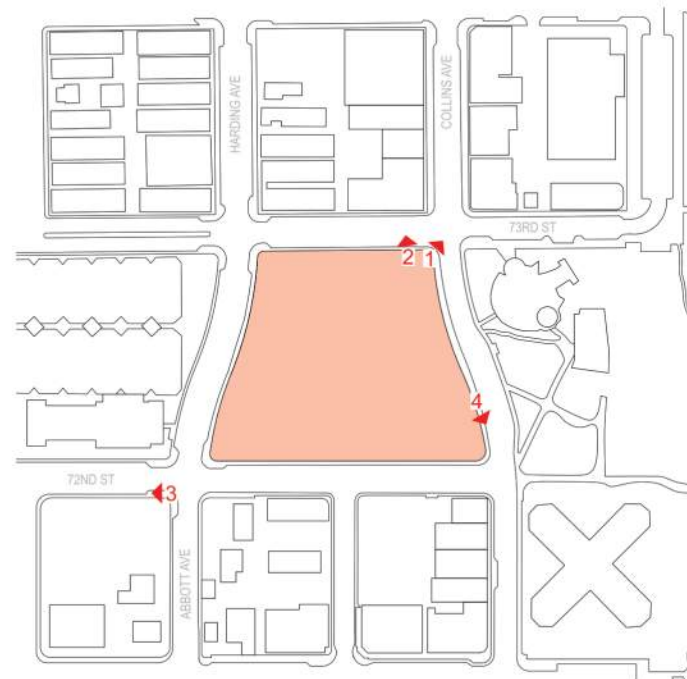
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EXISTING CONTEXT IMAGES



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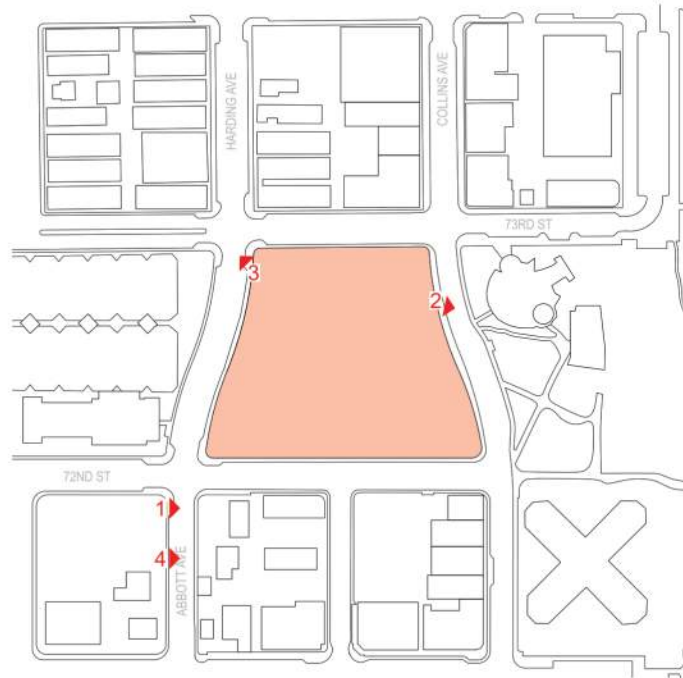
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EXISTING CONTEXT IMAGES



PHOTOS TAKEN ON 10/14/2024



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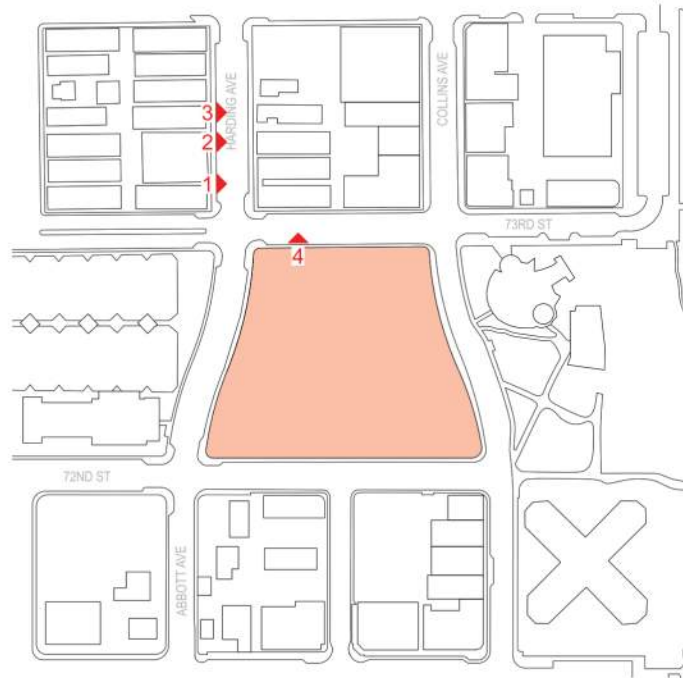


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EXISTING CONTEXT IMAGES



PHOTOS TAKEN ON 10/14/2024



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EXISTING CONTEXT IMAGES



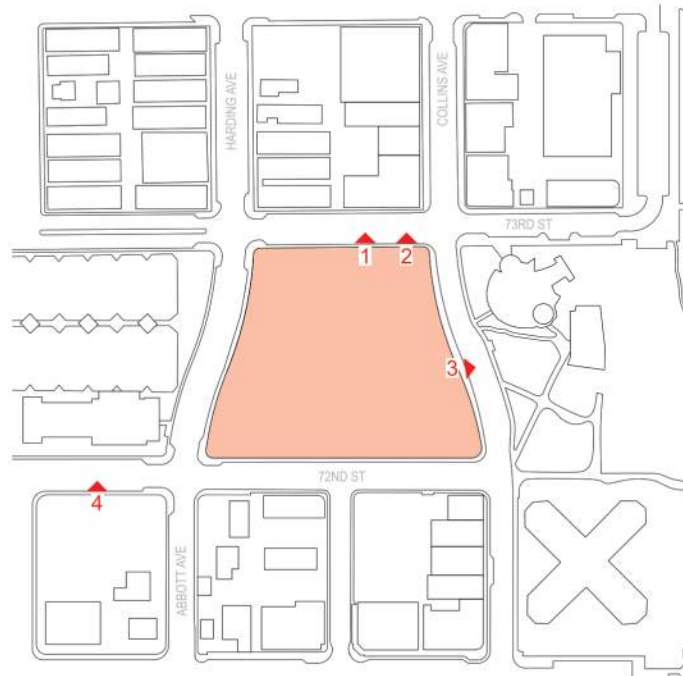
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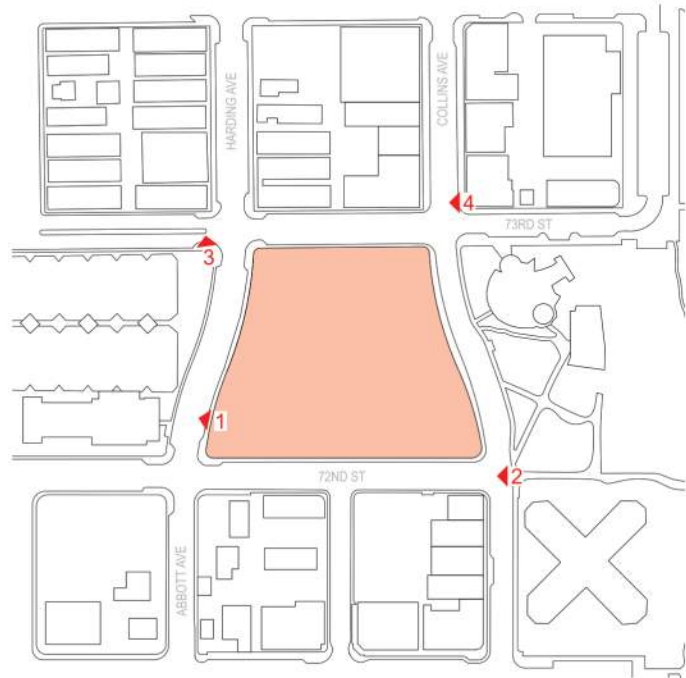


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4

EXISTING CONTEXT IMAGES



PHOTOS TAKEN ON 10/14/2024



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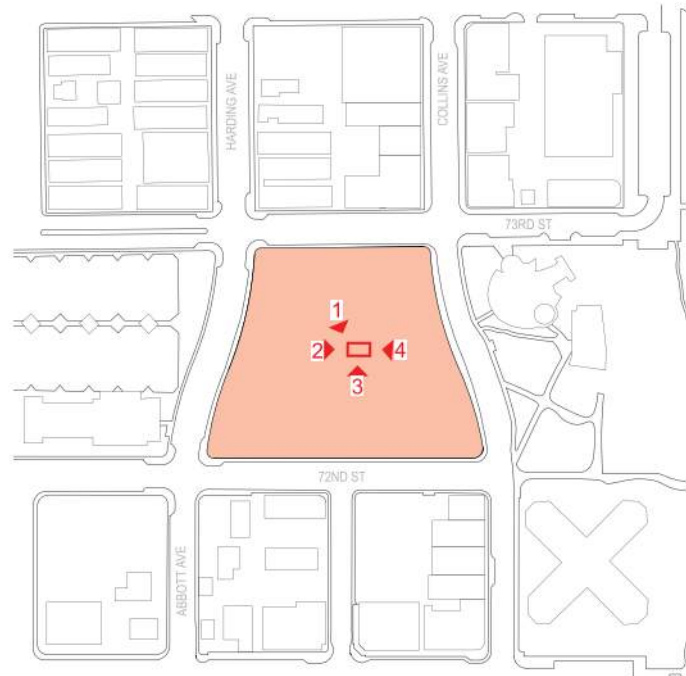
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4

EXISTING CONTEXT IMAGES



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4

EXISTING CONTEXT IMAGES

