

FINAL SUBMITTAL

DRB26-1170

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padel X miami beach

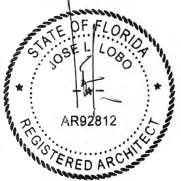
640 17TH ST MIAMI BEACH, FLORIDA - DESIGN REVIEW BOARD FIRST SUBMITTAL

SCOPE OF WORK

THE PROJECT PROPOSES THE CONSTRUCTION OF A NEW PADEL CLUB FACILITY LOCATED ON THE THIRD-FLOOR LEVEL ABOVE THE EXISTING PARKING STRUCTURE AT 600 17TH STREET, MIAMI BEACH, FLORIDA. THE SCOPE INCLUDES TEN (9) REGULATION PADEL COURTS, A LOUNGE AREA, RECEPTION AND PRO SHOP, RESTROOMS, AND ASSOCIATED SUPPORT SPACES AND CIRCULATION IMPROVEMENTS. WORK WILL INCLUDE ALL REQUIRED ARCHITECTURAL AND ENGINEERING COMPONENTS NECESSARY FOR SAFE AND FUNCTIONAL OPERATION WITHIN THE EXISTING STRUCTURE, INCLUDING LIGHTING, MECHANICAL, ELECTRICAL, PLUMBING, LIFE-SAFETY, AND ACCESSIBILITY (ADA) UPGRADES. IMPROVEMENTS WILL BE COORDINATED TO MAINTAIN COMPATIBILITY WITH THE EXISTING GARAGE OPERATIONS, PROVIDE EFFICIENT AND CODE-COMPLIANT CIRCULATION AND EGRESS, AND CREATE A COHESIVE ENVIRONMENT THAT SUPPORTS BOTH ATHLETIC AND SOCIAL USE.



Digitally signed
by Jose Lobo
Date: 2026.02.15 10:06:12 -0500



SOW DESIGN STUDIO
SOW DESIGN STUDIO | INTERIORS | URBANISM

padel X miami beach
640 17th St
Miami Beach, Florida

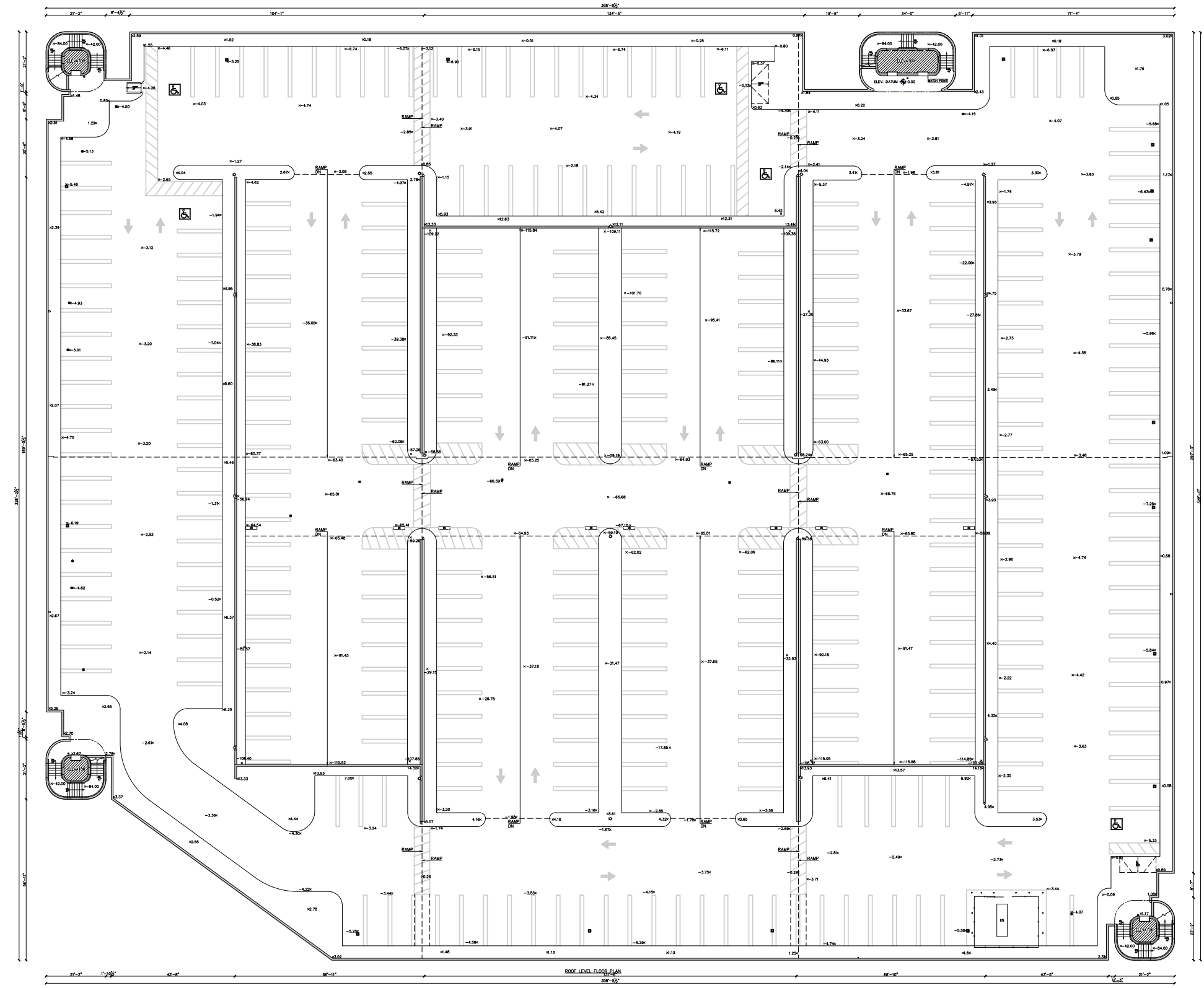
D-000

02/15/2026

SCALE



c2a.studio
 232 EAST BOCA RATON ROAD
 BOCA RATON, FLORIDA 33432
 WEB: WWW.C2A.STUDIO
 EMAIL: HELLO@C2A.STUDIO
 PHONE: 1.561.866.4407



LEGEND

- CEILING SOFFIT LINE
- BEAM
- THOROUGH SURVEY BOUNDARY
- EXISTING FULL HEIGHT WALL
- EXISTING LOW WALL
- OPEN TO BELOW
- INFERRED WALL LOCATION
- NO DATA / OUT OF SCOPE
- MATERIAL CHANGE
- METAL FENCE
- AC ASPHALT CONCRETE
- ACT ACTUAL
- BC BOTTOM OF CURB
- BR BRICK
- CONC CONCRETE
- DN DOWN
- E ELECTRICAL METER
- EA EXPOSED AGGREGATE
- ELEV ELEVATION
- EQ EQUIPMENT
- FF FINISHED FLOOR
- FL FLOW LINE
- G GAS METER
- GFF GARAGE FINISHED FLOOR
- ICV IRRIGATION CONTROL VALVE
- INV INVERT SPOT ELEVATION
- MISC MISCELLANEOUS
- OD OUTSIDE DIAMETER
- PA PLANTING AREA
- TC TOP OF CURB
- TF TOP OF FENCE
- TYP TYPICAL
- TW TOP OF WALL
- WF WATER FEATURE
- DRAIN/CURB CORE CUT
- DOWN SPOUT
- FIRE EXTINGUISHER
- STREET LIGHT
- UTILITY BOX

*NOTE: DATUM ELEVATION TAKEN AT ROOF LEVEL ELEVATOR ENTRANCE, ELEV = 0.00'
 *DIM'S IN CLG INDICATES CEILING HEIGHT CLEARANCE FROM NEAREST FINISHED GRADE.

640 17TH ST
 MIAMI BEACH, FL 33139

MIAMI BEACH PARKING GARAGE
 ROOF LEVEL FLOOR PLAN

NO.	REVISION	DATE
1		
2		
3		
4		

CLIENT PROJECT NO.
26052

REVIEWED BY
C.W.

FIELD DATE
01/30/2026

SCALE
1/16" = 1'-0"

SHEET
1 / 4



SOW DESIGN STUDIO
 SOW DESIGN STUDIO | INTERIORS | URBANISM

AS-BUILT / SURVEY
 640 17th St
 Miami Beach, Florida

D-002
 2/15/26
 NTS

MIAMI BEACH

Planning Department
1700 Convention Center Drive, 2nd Floor Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

COMMERCIAL - MULTIFAMILY - HOTEL - MIXED USE - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ZONING DATA

PROJECT DESCRIPTION:
EXISTING PARKING GARAGE WITH A NEW ROOF-TOP OUTDOOR RECREATIONAL AMENITY (PADEL COURTS).

MUNICIPALITY:
CITY OF MIAMI BEACH

STREET ADDRESS:
640 17TH STREET, MIAMI BEACH, FLORIDA 33139

FOLIO NUMBER:
02-3227-000-0090

ZONING DISTRICT:
CCC (CITY CENTER CORE)

FEMA FLOOD ZONE:
AE

BASE FLOOD ELEVATION (BFE):
8.0' NGVD

CODE OF ORDINANCE REFERENCES

FLOOR AREA RATIO: SEC. 142-365
BUILDING HEIGHT: SEC. 142-365
SETBACKS: 142-366

ITEM #	Project Information				
1	Address: 640 17th St, Miami Beach, FL 33139	Folio number(s):	02-3227-000-0090	Year built:	1958
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	
3	Located within a Local Historic District (Yes or No): No	Zoning District:	CCC	Lot width:	
4	Individual Historic Site (Yes or No):	No	No	Lot Depth:	
5	Base Flood Elevation:	8 NGVD	Grade value in NGVD:		
6	Future Adjusted Grade (BFE+Grade / 2):		Free board:		
7	Proposed Use:	Existing Parking Garage with New Rooftop Outdoor Recreational Amenity (Padel Courts).			
8	Proposed Accessory Use:	Ancillary Pro-Shop/Equipment Rental and Viewing Deck.			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):				
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	2.75	TO REMAIN	TO REMAIN	
14	Building Height	100FT<	42'-0"	78'-8"	
15	At grade parking lot on the same lot				
a	Front setbacks				
b	Side interior setback				
c	Side facing street setback				
d	Rear setback				
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	0 FT above 15 FT	TO REMAIN		
b	Side interior setback	5 FT	TO REMAIN		
c	Side facing street setback	N/A	TO REMAIN		
d	Rear setback	0 FT	TO REMAIN		
17	Subterranean, Pedestal & Tower (Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks				
b	Side interior setback				
c	Side facing street setback				
d	Rear setback				
18	Minimum Apartment Unit Size N/A	Required	Existing	Proposed	Deficiencies
a	New Construction				
b	Rehabilitated Buildings				
c	Hotel Unit				
19	Average Apartment Unit Size N/A	Required	Existing	Proposed	Deficiencies
a	New Construction				

b	Rehabilitated Buildings				
c	Hotel Unit				
20	Required Open-space ratio (RPS, CPS)				
21	Parking and Loading	Required	Existing	Proposed	Deficiencies
a	Parking district		N/A	N/A	N/A
b	Total number of parking spaces				
c	Total number of bicycle spaces				
d	Total number of loading spaces				
	Provide a separate chart for a breakdown calculation				
22	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
a	Type of use	N/A	N/A		N/A
b	Total number of seats				
c	Number of seats inside				
d	Number of seats located outside on private property				
	Provide a separate chart for a breakdown calculation				

Additional data or information must be presented in the format outlined in this section

 SOW DESIGN STUDIO SOW DESIGN STUDIO INTERIORS URBANISM	ZONING CHART	D-003
	640 17th St Miami Beach, Florida	2/15/26
		NTS

MIAMI BEACH



17 TH ST

LINCOLN
ROAD

640 17TH ST MIAMI BEACH, FLORIDA



SOW DESIGN STUDIO
SOW DESIGN STUDIO | INTERIORS | URBANISM

CONTEXT LOCATION PLAN

640 17th St
Miami Beach, Florida

D-004

2/15/26

NTS



SOW DESIGN STUDIO
 SOW DESIGN STUDIO | INTERIORS | URBANISM

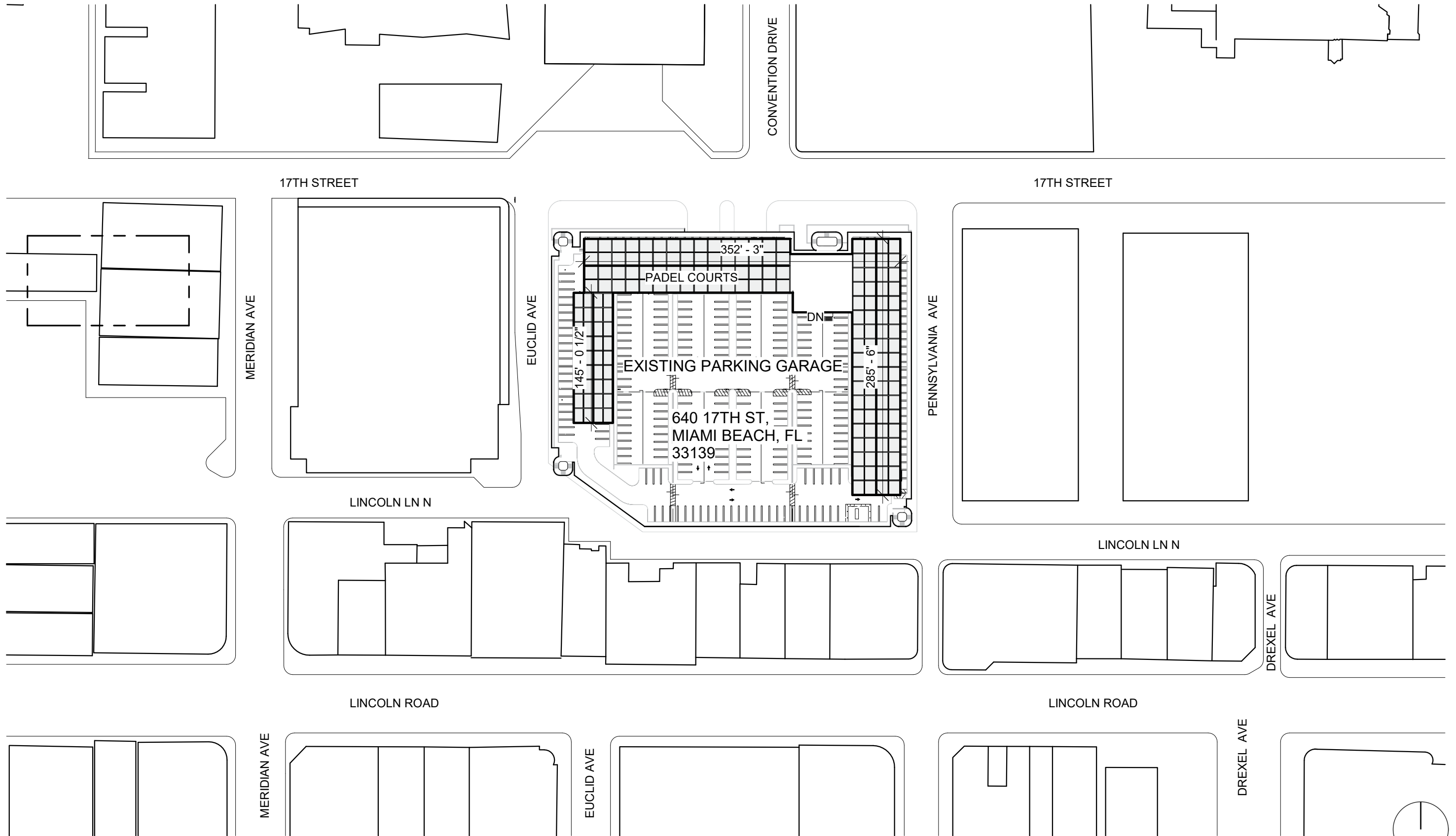
AERIAL SITE CONTEXT

640 17th St
 Miami Beach, Florida

D-005

2/15/26

NTS

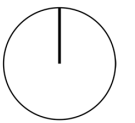


 SOW DESIGN STUDIO SOW DESIGN STUDIO INTERIORS URBANISM	SITE PLAN	D-006
	640 17th St Miami Beach, Florida	2/15/26
		NTS



1: NORTH FACADE

KEY PLAN



2: WEST FACADE

3: WEST FACADE

 SOW DESIGN STUDIO SOW DESIGN STUDIO INTERIORS URBANISM	EXISTING SITE CONTEXT	D-007
	640 17th St Miami Beach, Florida	2/15/26
		NTS



4: SOUTH FACADE



5: SOUTH FACADE



6: EAST FACADE



7: EAST FACADE

 SOW DESIGN STUDIO SOW DESIGN STUDIO INTERIORS URBANISM	EXISTING SITE CONTEXT	D-008
	640 17th St Miami Beach, Florida	2/15/26
		NTS



1: NW AERIAL VIEW



1: SW AERIAL VIEW



1: SE AERIAL VIEW



1: NE AERIAL VIEW

 SOW DESIGN STUDIO SOW DESIGN STUDIO INTERIORS URBANISM	EXISTING SITE CONTEXT	D-009
	640 17th St Miami Beach, Florida	2/15/26
		NTS



KEY MAP



1: SOUNDSCAPE PARK: SOUNDSCAPE PARK, 400 17TH ST, MIAMI BEACH, FL 33139



2: MIAMI CONVENTION CENTER: MIAMI BEACH CONVENTION CENTER, 1901 CONVENTION CTR DR, MIAMI BEACH, FL 33139



3: MIAMI BEACH PARKING DEPARTMENT: 1755 MERIDIAN AVE #100, MIAMI BEACH, FL 33139



4: MIAMI BEACH CITY HALL: MIAMI BEACH CITY HALL, 1700 CONVENTION CTR DR, MIAMI BEACH, FL 33139



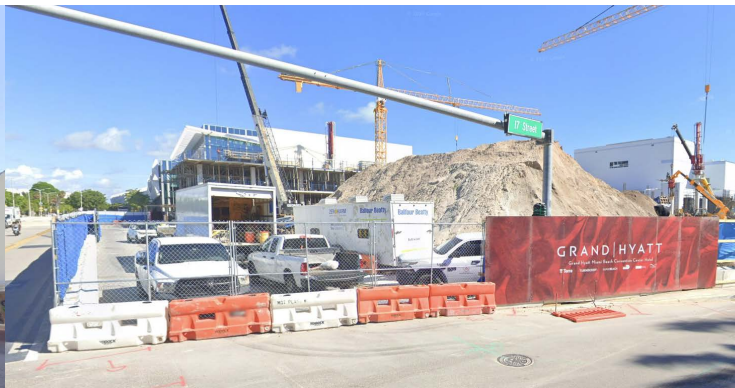
7: MIAMI-DADE HOMELESS AUTHORITY: MIAMI BEACH, FL 3139



8: THE FILLMORE MIAMI BEACH, 1700 WASHINGTON AVE, MIAMI BEACH, FL 33139



5: MULTIPURPOSE BUILDING: 775 17TH ST, MIAMI BEACH, FL 33139



6: MIAMI BEACH PARKING LOT (P29): 581 17TH ST, MIAMI BEACH, FL 33139

 SOW DESIGN STUDIO SOW DESIGN STUDIO INTERIORS URBANISM	EXISTING SITE CONTEXT	D-0010
	640 17th St Miami Beach, Florida	2/15/26
		NTS



9: MACYS: 1675 MERIDIAN AVE, MIAMI BEACH, FL 33139



10: MARSHALLS: 723 Lincoln Ln N, Miami Beach, FL 33139



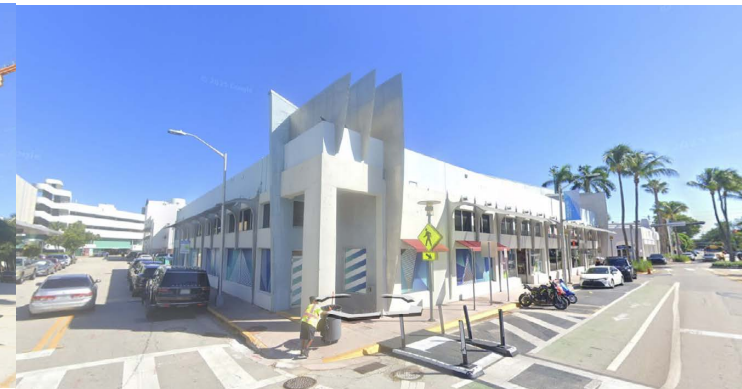
11: MIAMI BEACH PARKING GARAGE: 640 17th St, Miami Beach, FL 33139



12: MIAMI BEACH PARKING: 1661 PENNSYLVANIA AVE, MIAMI BEACH, FL 33139



13: NEW WORLD CENTER: 500 17TH ST, MIAMI BEACH, FL 33139



14: SALT & STRAW: 749 LINCOLN RD, MIAMI BEACH, FL 33139



15: LIVE LINCOLN & TAVERNA: 719 LINCOLN RD, MIAMI BEACH, FL 33139



16: HOKA: 701 Lincoln Rd Suite A, Miami Beach, FL 33139



17: Forever 21: 694 Lincoln Ln N, Miami Beach, FL 33139



18: Chabad House: 669 Lincoln Ln N, Miami Beach, FL 33139



20: Chabad House: 655 Lincoln Rd, Miami Beach, FL 33139

 SOW DESIGN STUDIO SOW DESIGN STUDIO INTERIORS URBANISM	NEIGHBORHOOD CONTEXT	D-0011
	640 17th St Miami Beach, Florida	2/15/26
		NTS



9: MACYS: 647 LINCOLN RD, MIAMI BEACH, FL 33139



9: LULI FAMA: 635 LINCOLN RD, MIAMI BEACH, FL 33139



9: ALDO: 637 LINCOLN RD, MIAMI BEACH, FL 33139



9: CROCS: 603 LINCOLN RD, MIAMI BEACH, FL 33139



15: MIXED USE BLDG: 605 LINCOLN RD STE 440, MIAMI BEACH, FL 33139



15: H&M: 551 LINCOLN RD, MIAMI BEACH, FL 33139



15: THE LINK HOTEL: 529 Lincoln Rd, Miami Beach, FL 33139

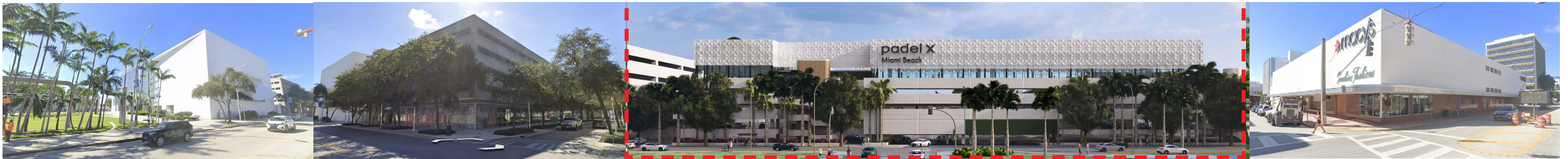


SOW DESIGN STUDIO
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NEIGHBORHOOD CONTEXT	D-0012
640 17th St Miami Beach, Florida	2/15/26
	NTS



EXISTING CONTEXT

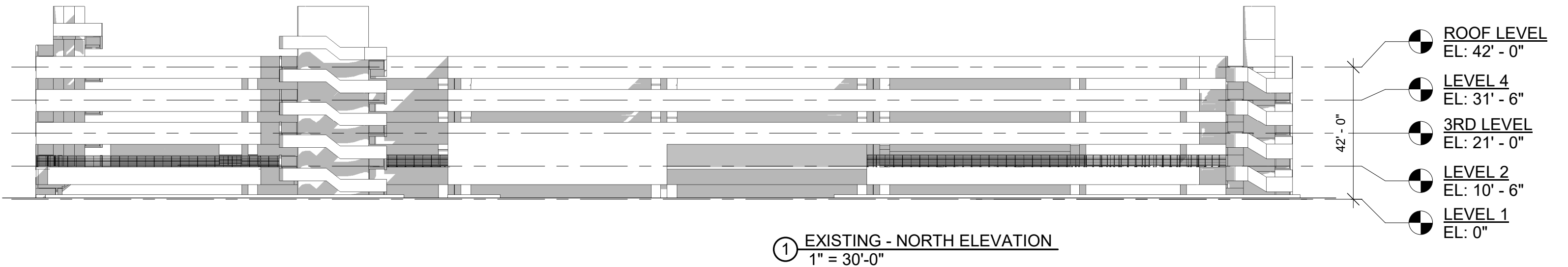


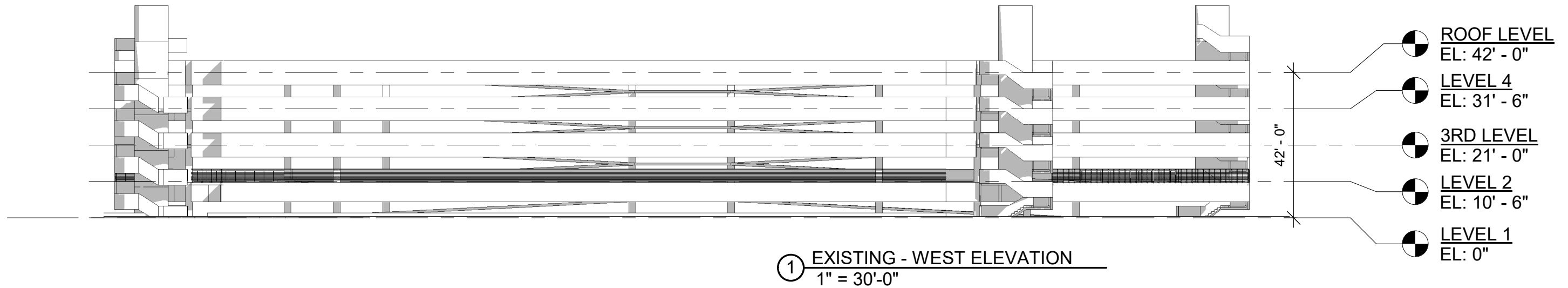
PROPOSED CONTEXT

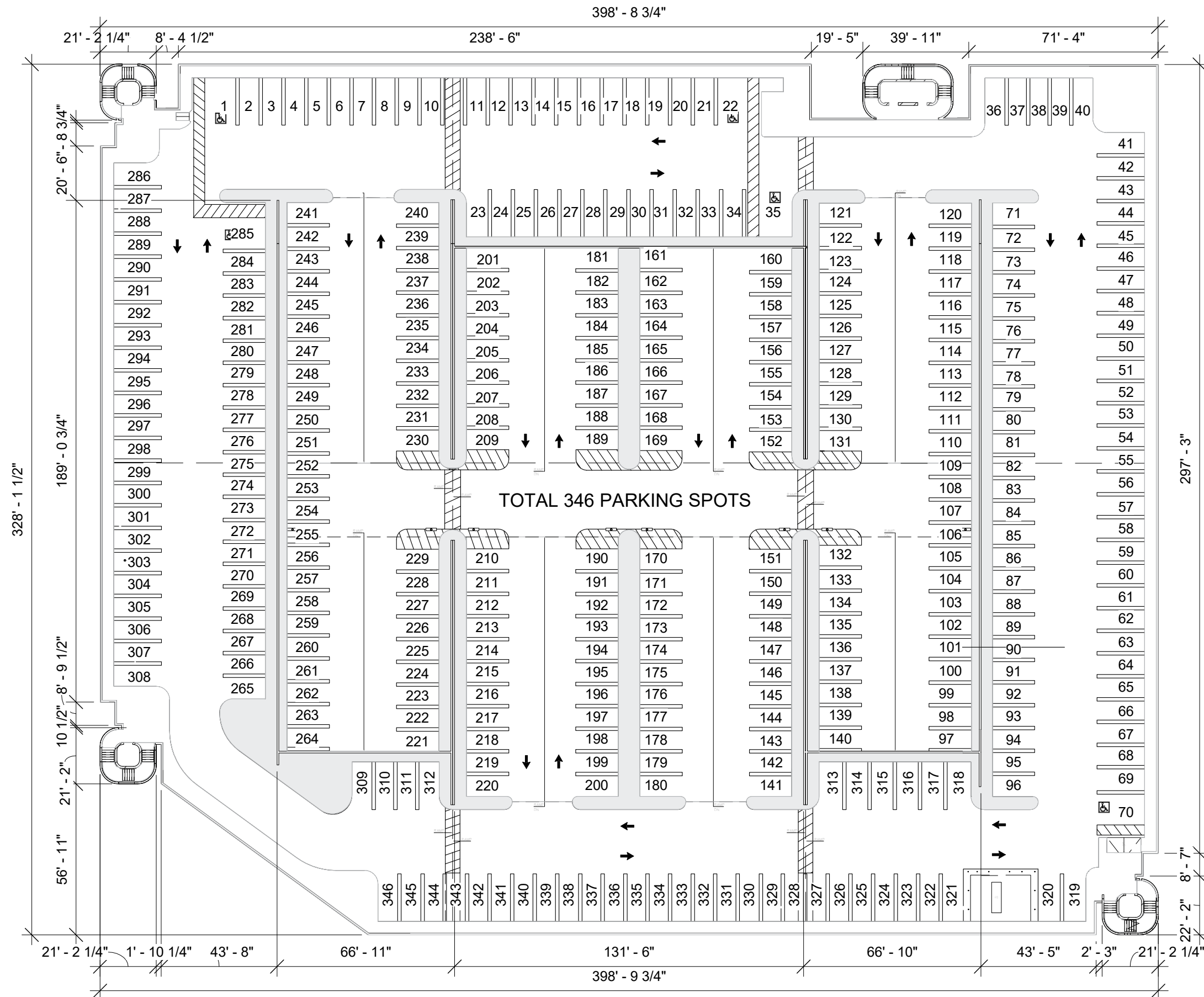


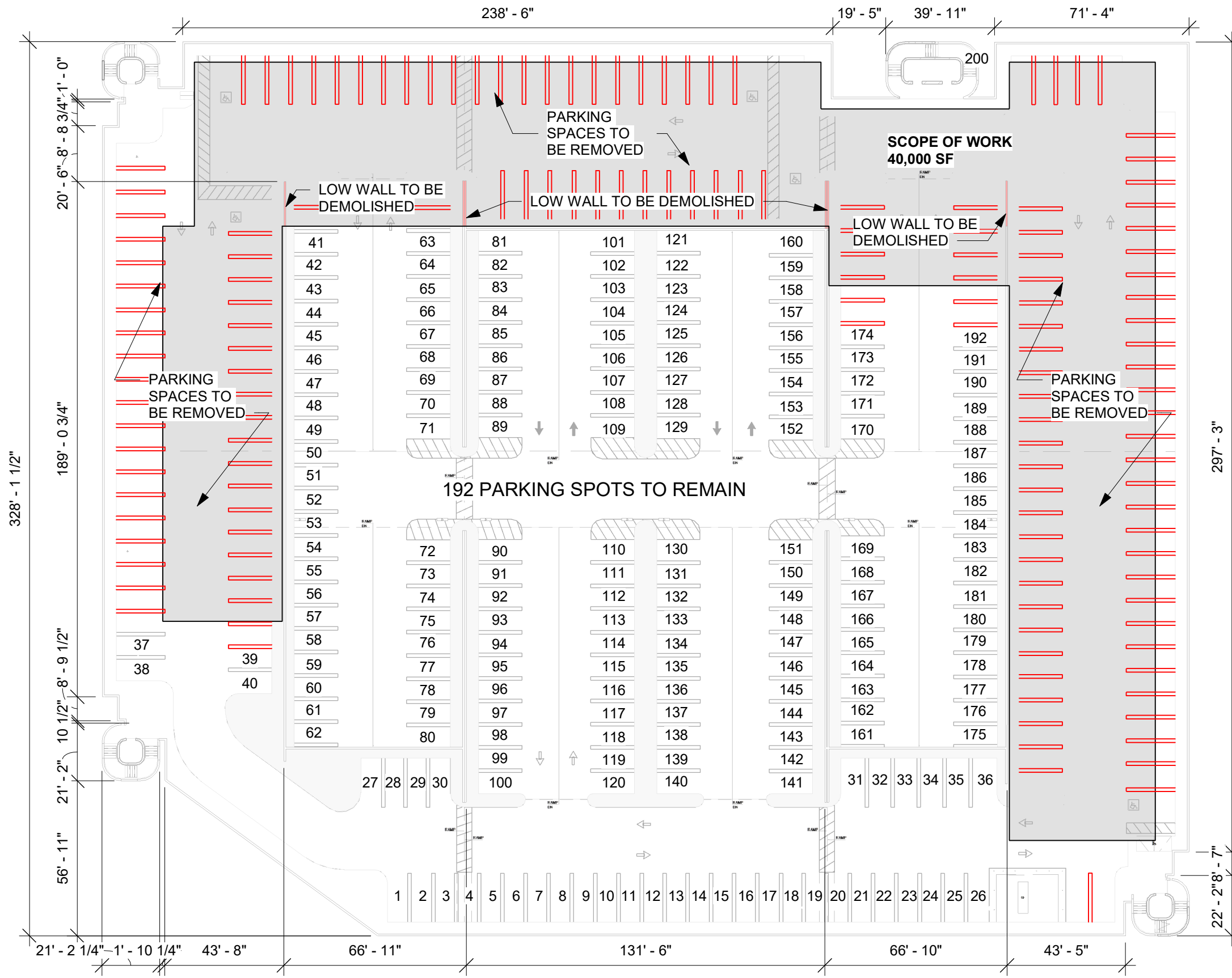
SOW DESIGN STUDIO
 SOW DESIGN STUDIO | INTERIORS | URBANISM

CONTEXT PHOTOMONTAGE	D-0013
640 17th St Miami Beach, Florida	2/15/26
	NTS







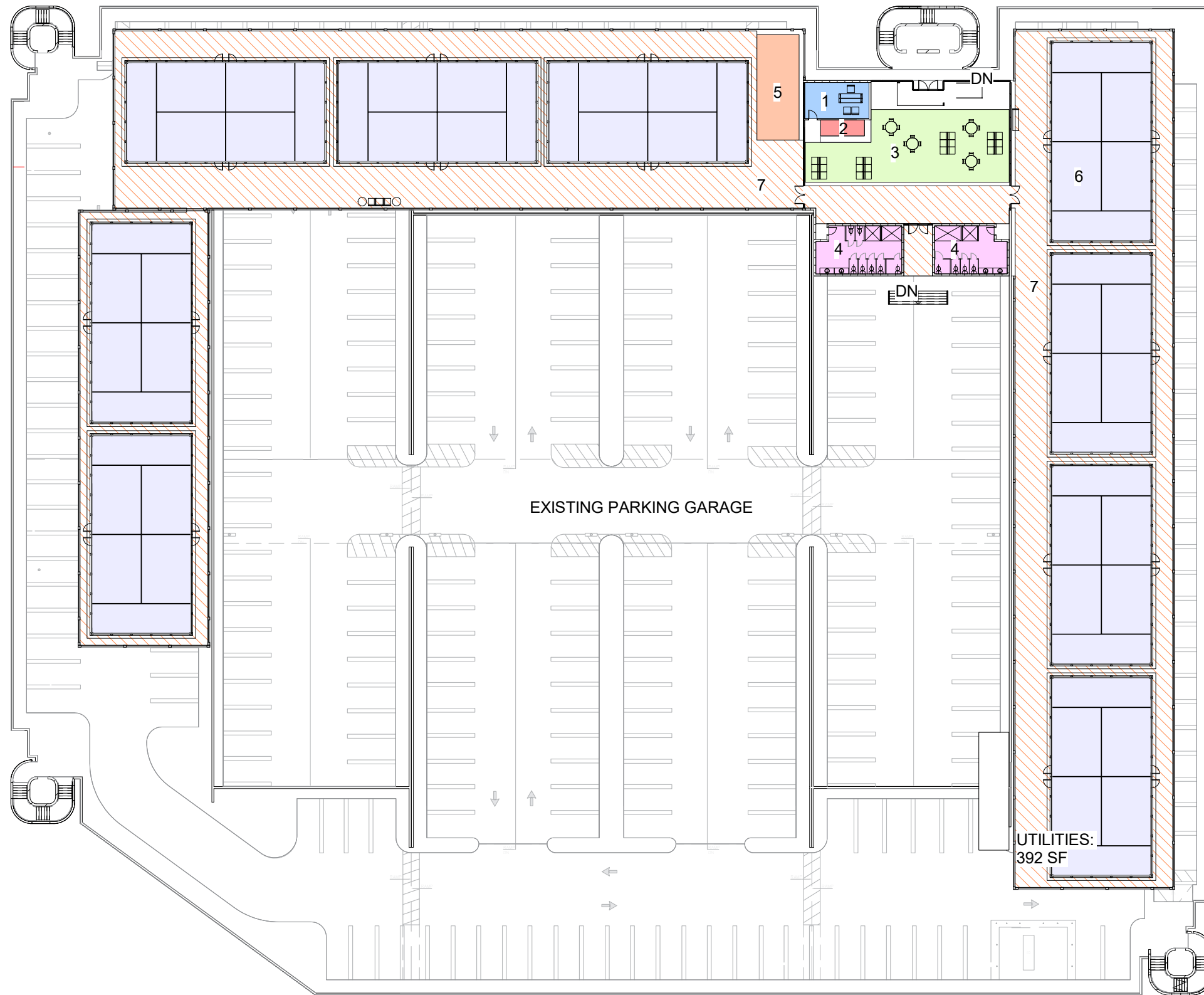


TOTAL EXISTING ROOFTOP
PARKING SPACES: 359

TOTAL PARKING SPACES
REMOVED/CLOSED: **167**
(RED PARKING SPOTS)

REMAINING ROOFTOP
PARKING SPACES: **192**
**(NUMBERED BLACK
PARKING SPOTS)**

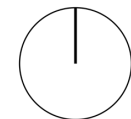
 SOW DESIGN STUDIO SOW DESIGN STUDIO INTERIORS URBANISM	DEMOLITION PLAN	D-0017
	640 17th St Miami Beach, Florida	2/15/26
		NTS



- 1. OFFICE: 257 SF
 - 2. PROSHOP: 78 SF
 - 3. INTERIOR LOUNGE: 1395 SF
 - 4. RESTROOMS: 796 SF
 - 5. GYM: 490 SF
 - 6. PADEL COURT: (2152 SF X 10) 21,520 SF
 - 7. CIRCULATION: 14289 SF
- TOTAL: 38,825 SF

EXISTING PARKING GARAGE

UTILITIES:
392 SF



SOW DESIGN STUDIO
SOW DESIGN STUDIO | INTERIORS | URBANISM

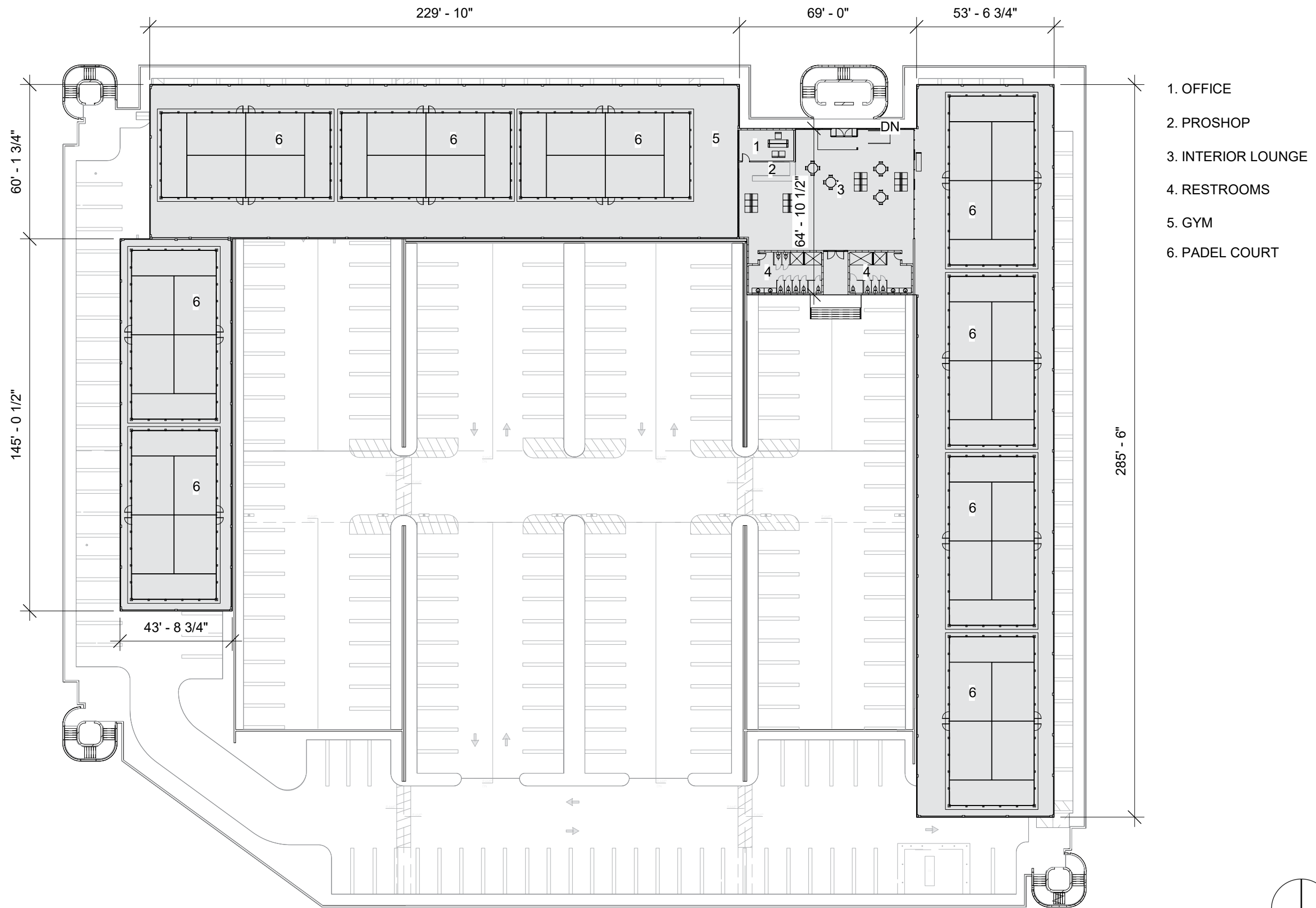
AREA CALCULATION

640 17th St
Miami Beach, Florida

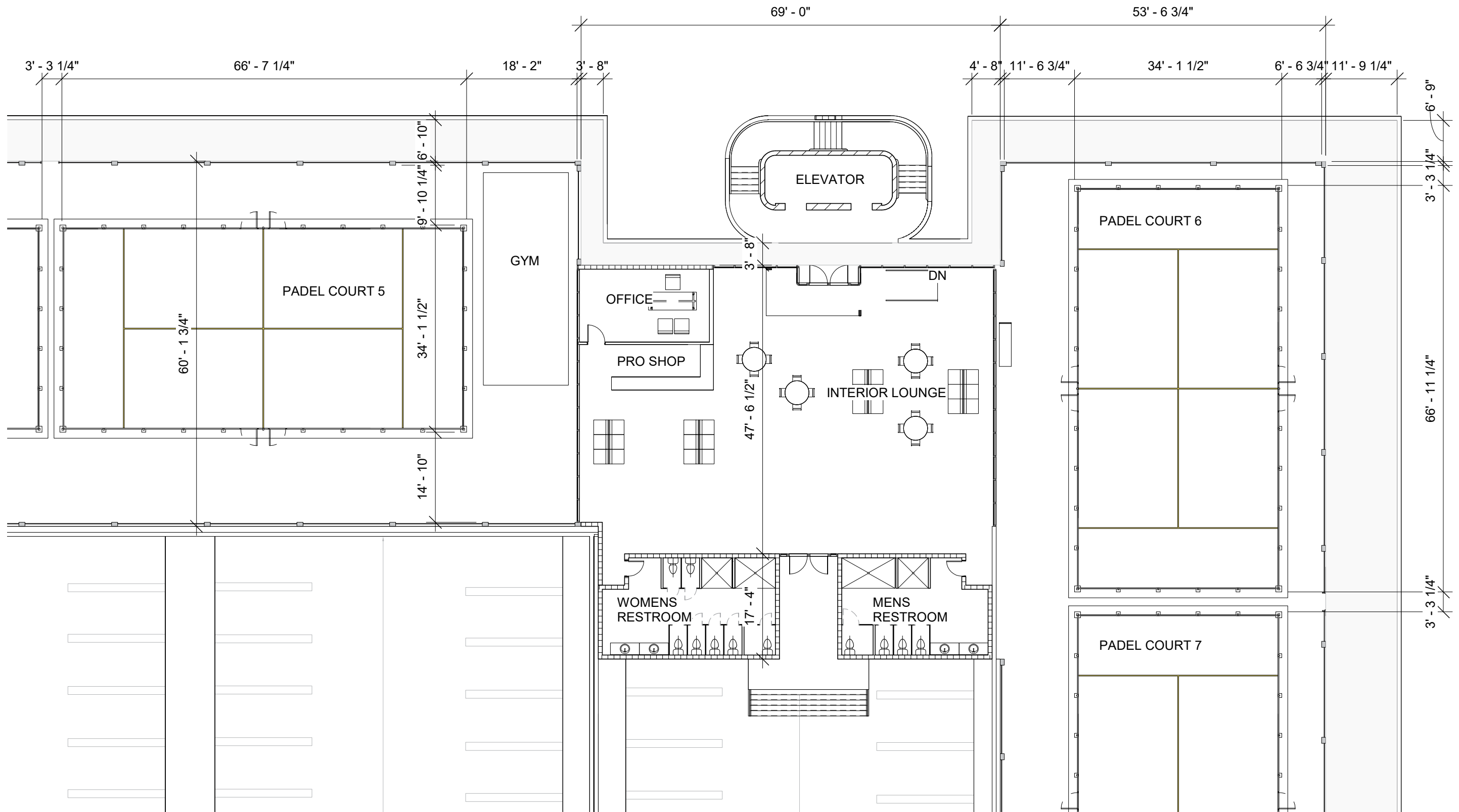
D-0018

2/15/26

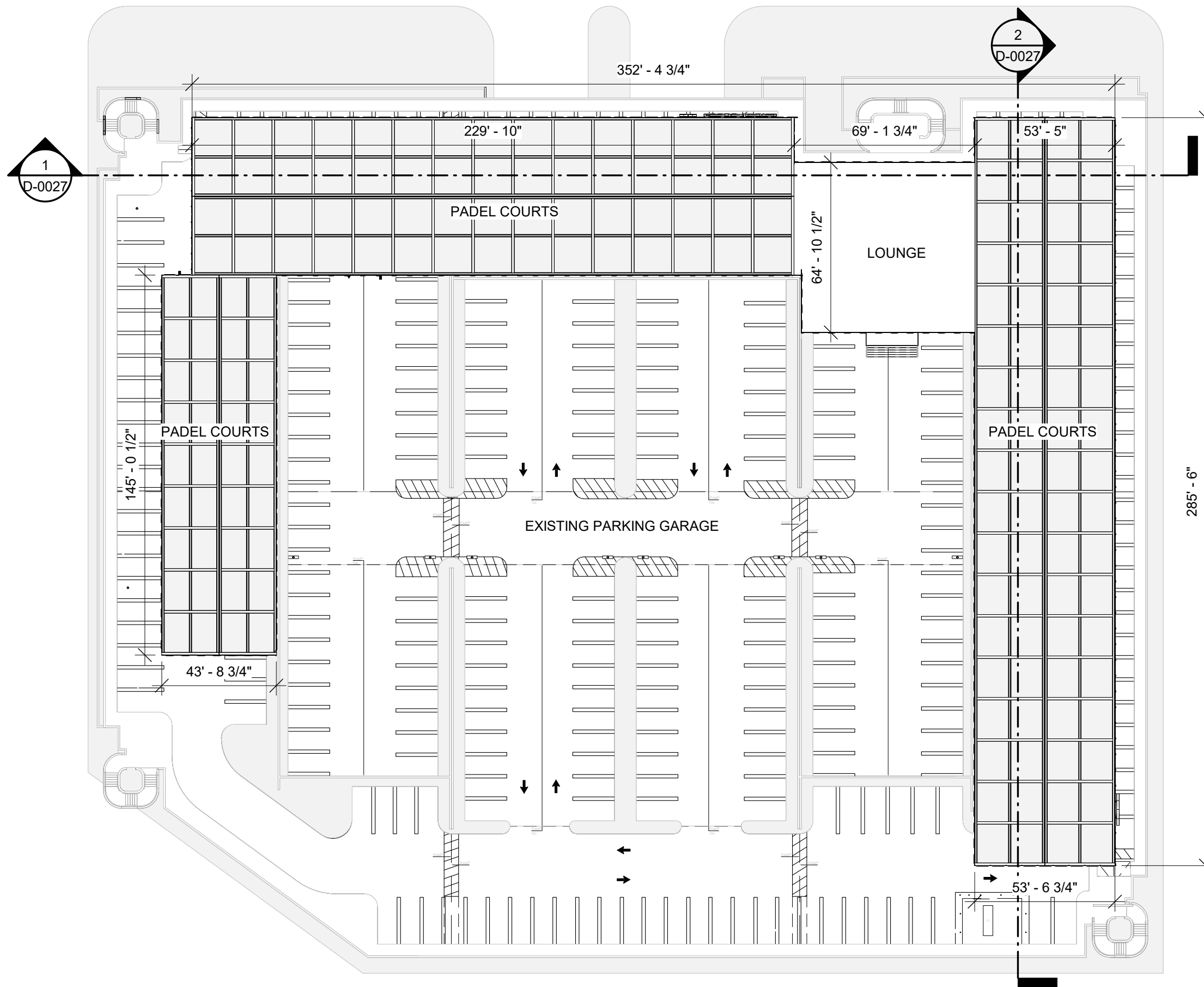
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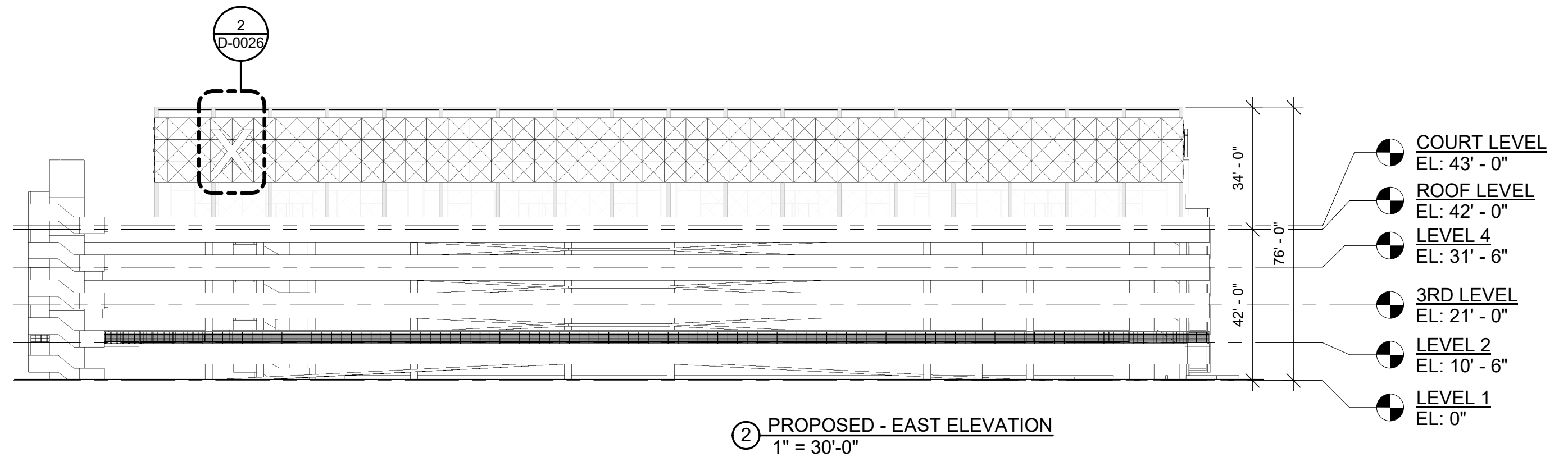
- 1. OFFICE
- 2. PROSHOP
- 3. INTERIOR LOUNGE
- 4. RESTROOMS
- 5. GYM
- 6. PADEL COURT

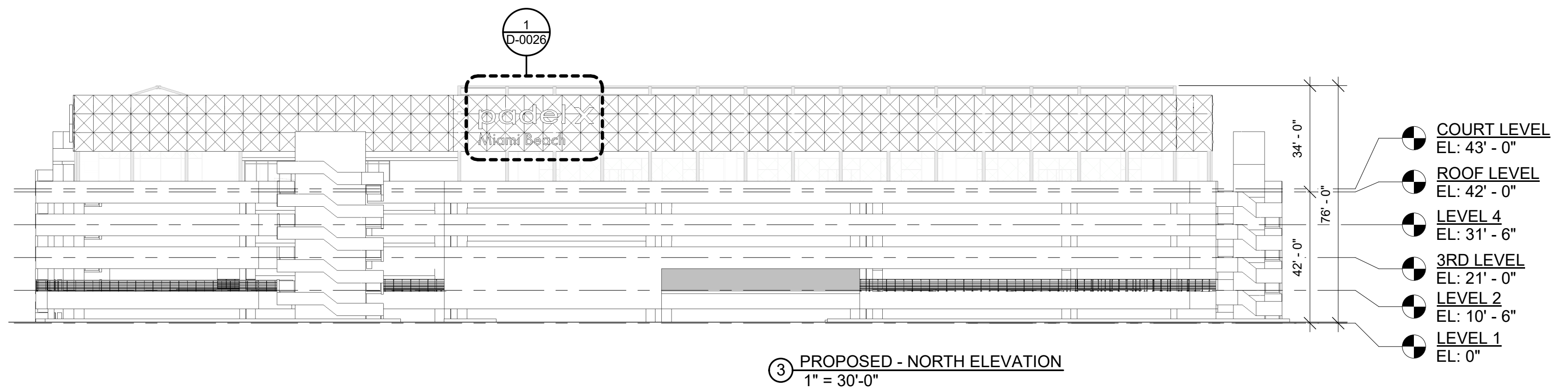
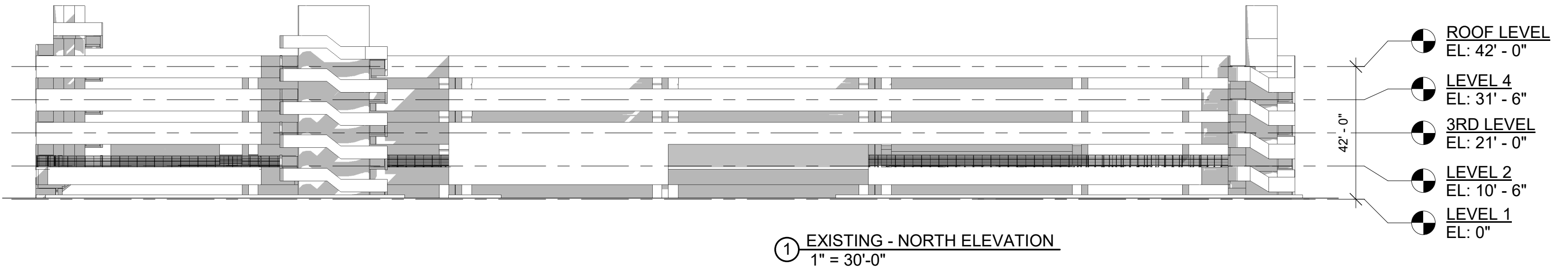


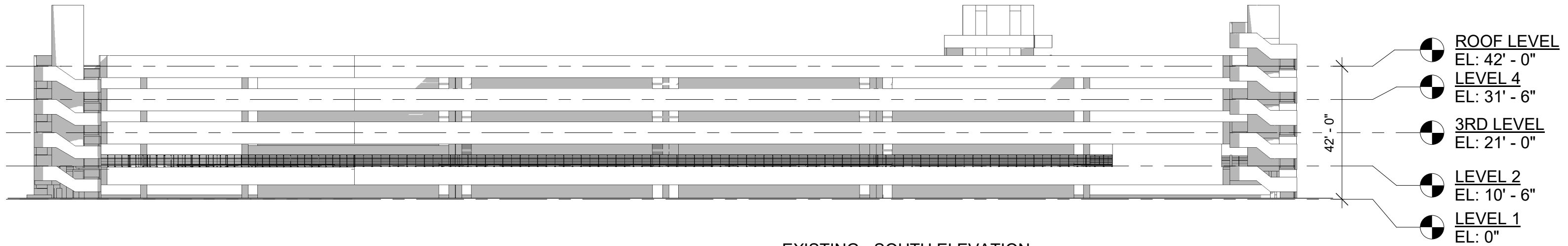
 SOW DESIGN STUDIO SOW DESIGN STUDIO INTERIORS URBANISM	ENLARGED COURT FLOOR PLAN	D-0020
	640 17th St Miami Beach, Florida	2/15/26
		NTS



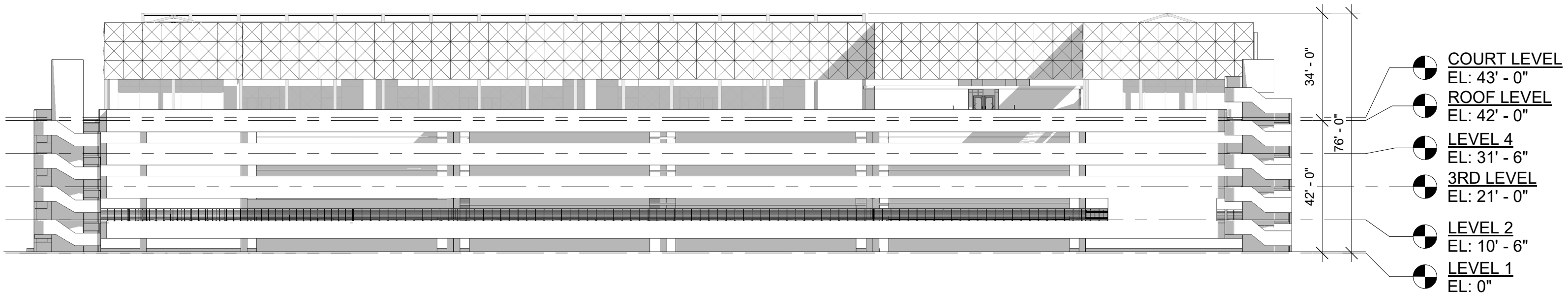
 SOW DESIGN STUDIO SOW DESIGN STUDIO INTERIORS URBANISM	ROOF PLAN	D-0021
	640 17th St Miami Beach, Florida	2/15/26
		NTS







① EXISTING - SOUTH ELEVATION
1" = 30'-0"



② PROPOSED - SOUTH ELEVATION
1" = 30'-0"



SOW DESIGN STUDIO
SOW DESIGN STUDIO | INTERIORS | URBANISM

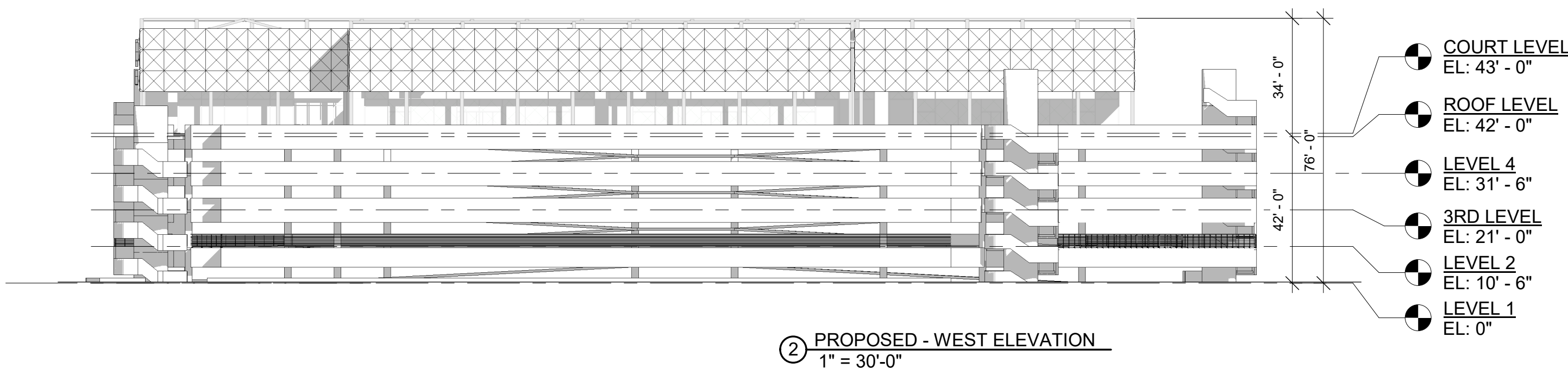
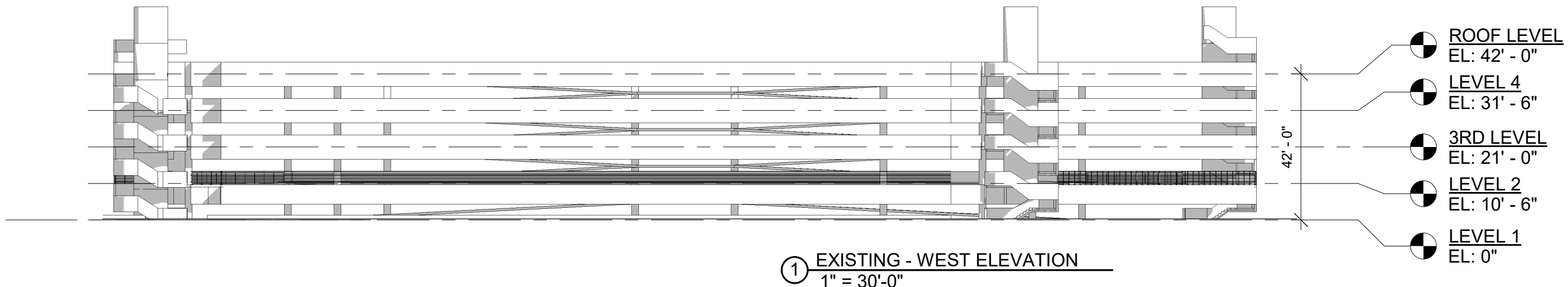
BLDG ELEVATIONS

640 17th St
Miami Beach, Florida

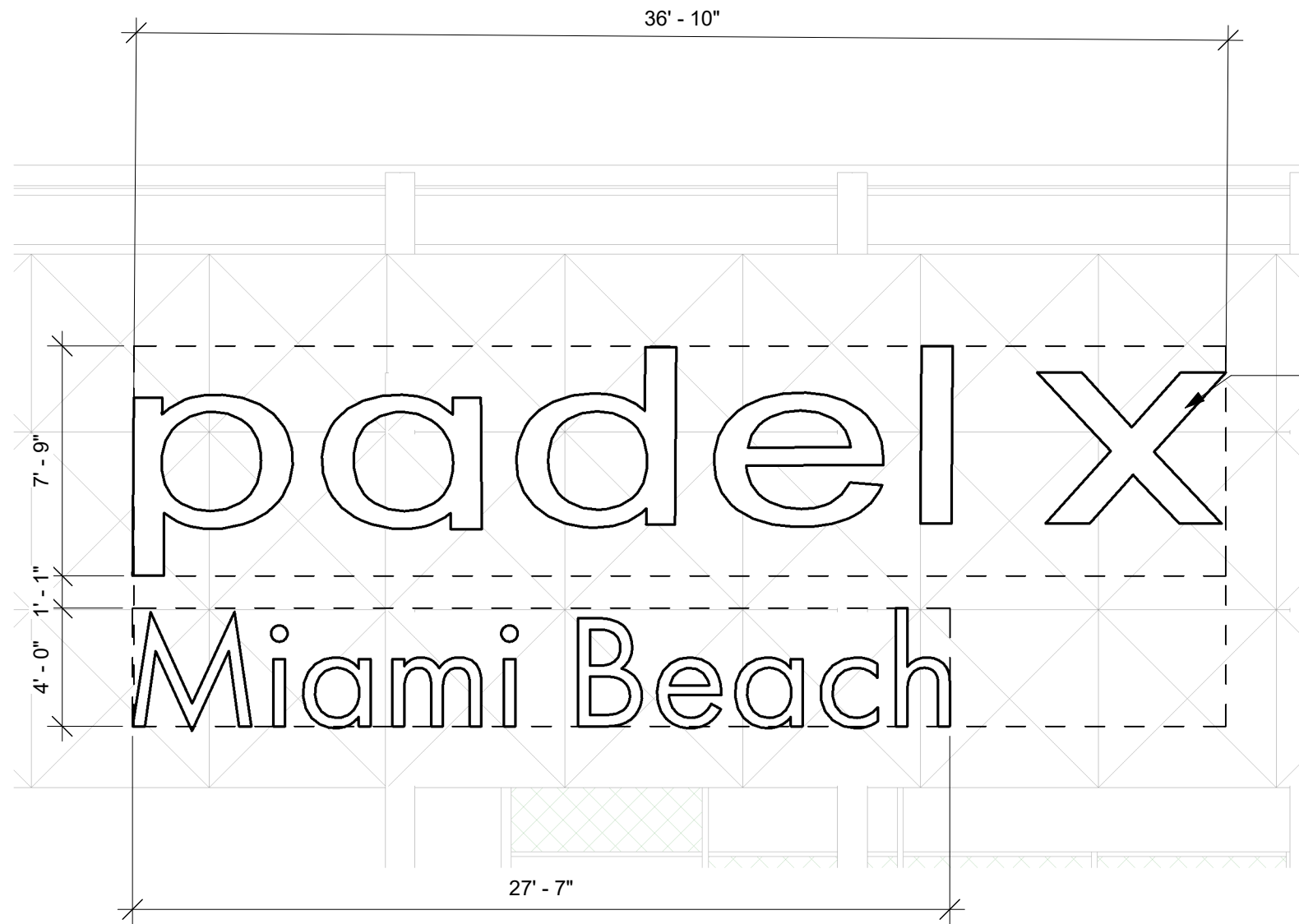
D-0024

2/15/26

NTS

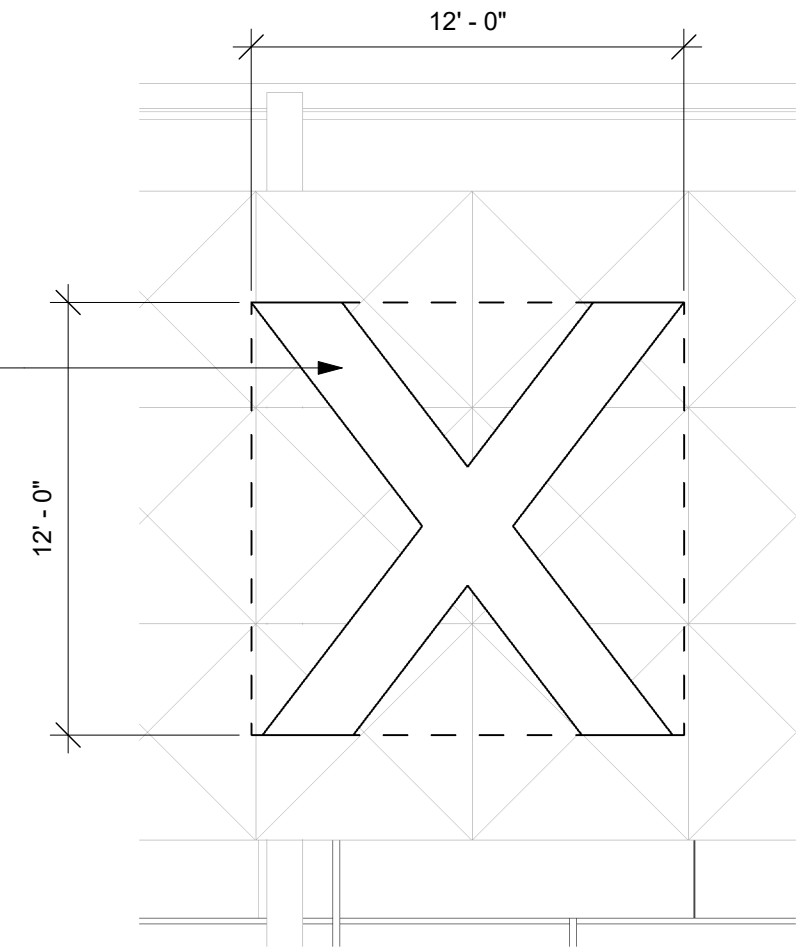


 SOW DESIGN STUDIO SOW DESIGN STUDIO INTERIORS URBANISM	BLDG ELEVATIONS	D-0025
	640 17th St Miami Beach, Florida	2/15/26
		NTS



ALUMINUM, BLACK
POWDER-COATED

① SIGNAGE ENLARGEMENT
3/16" = 1'-0"



② SIGNAGE ENLARGEMENT - X LOGO
3/16" = 1'-0"

SKIN FACADE AREA : 6560 SF
MAXIMUM ALLOWED SIGN AREA: 6560 X 35% = **2,296 SF**
SIGNAGE AREA : **396 SF**

SKIN FACADE AREA : 5140 SF
MAXIMUM ALLOWED SIGN AREA : 5140 X 35% = **1799 SF**
SIGNAGE AREA : **144 SF**



SOW DESIGN STUDIO

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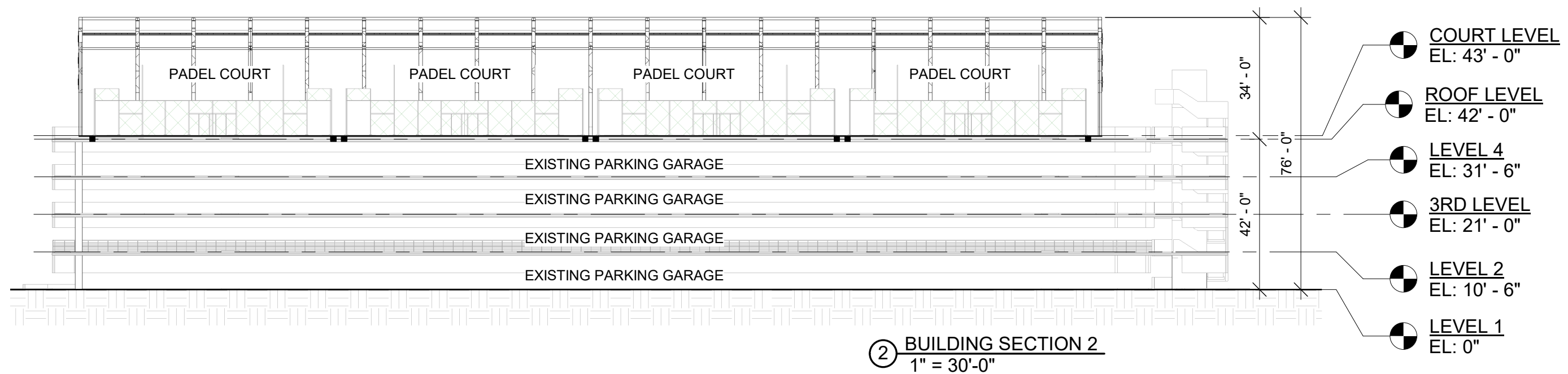
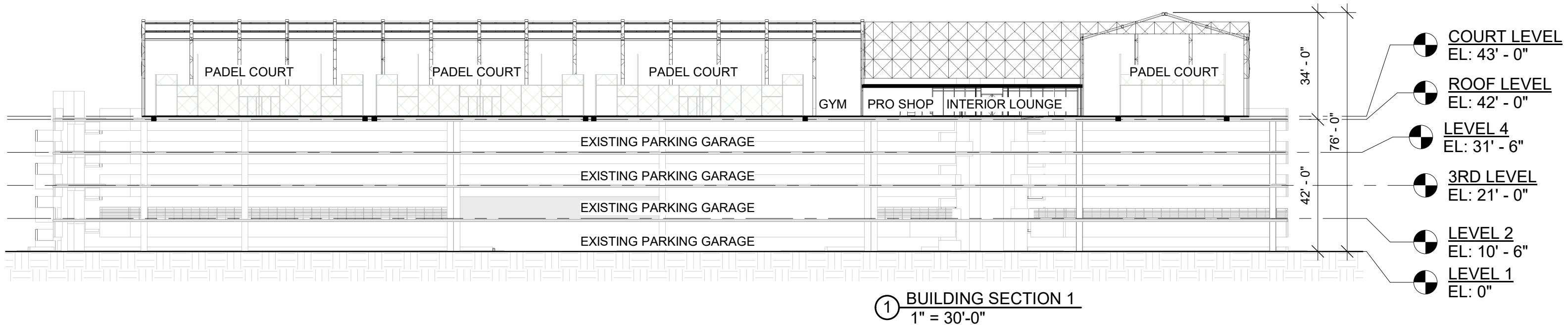
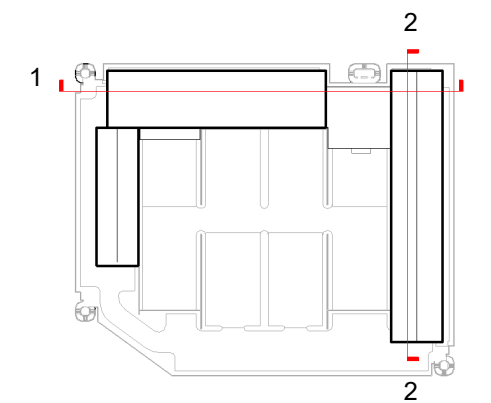
SIGNAGE ELEVATIONS

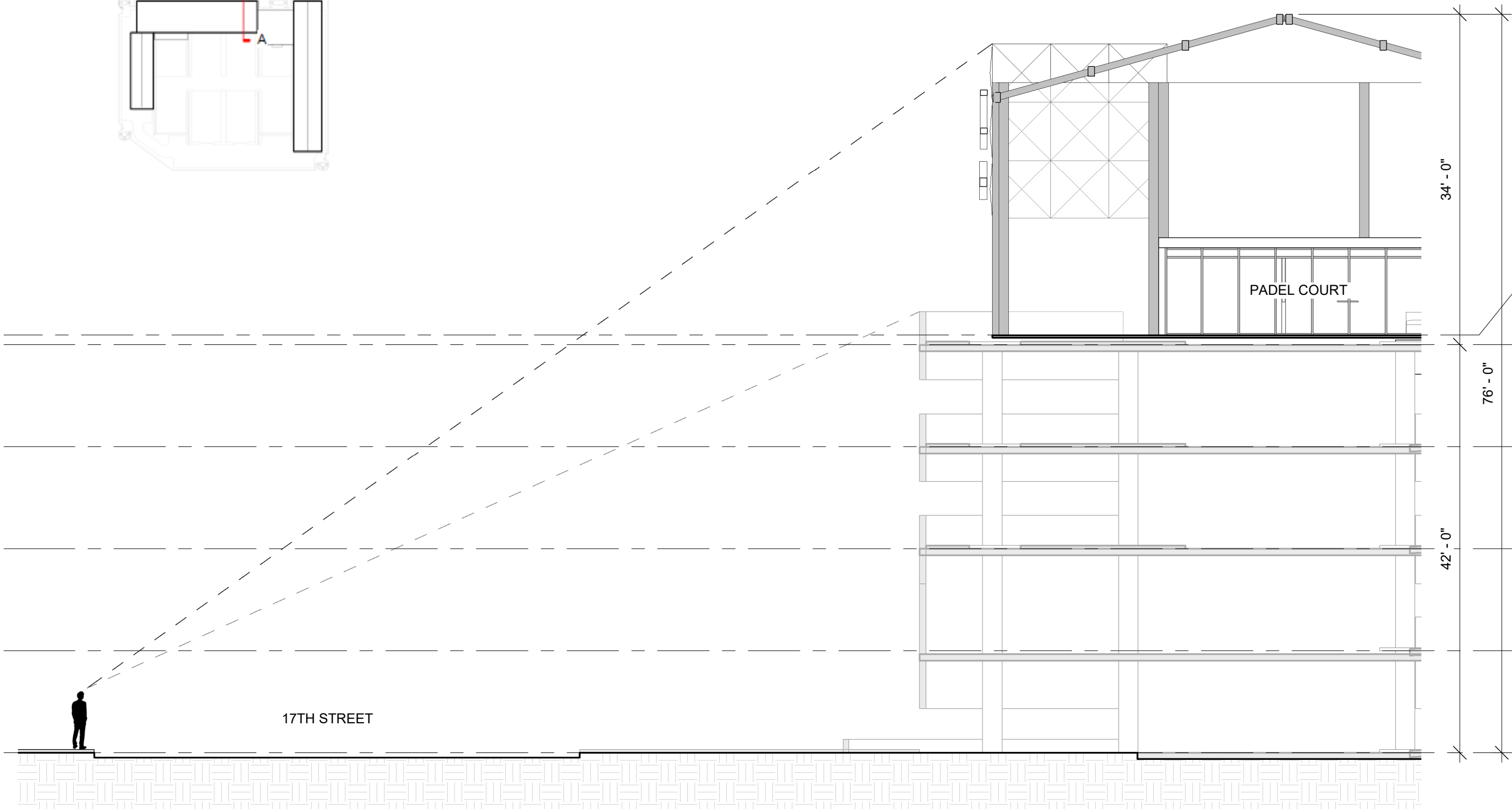
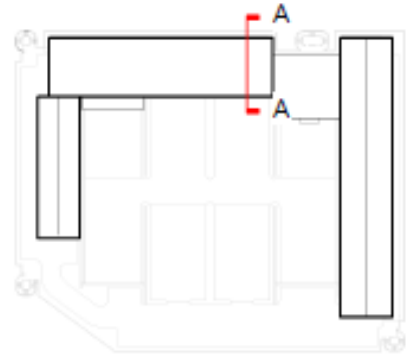
640 17th St
Miami Beach, Florida

D-0026

2/15/26

NTS

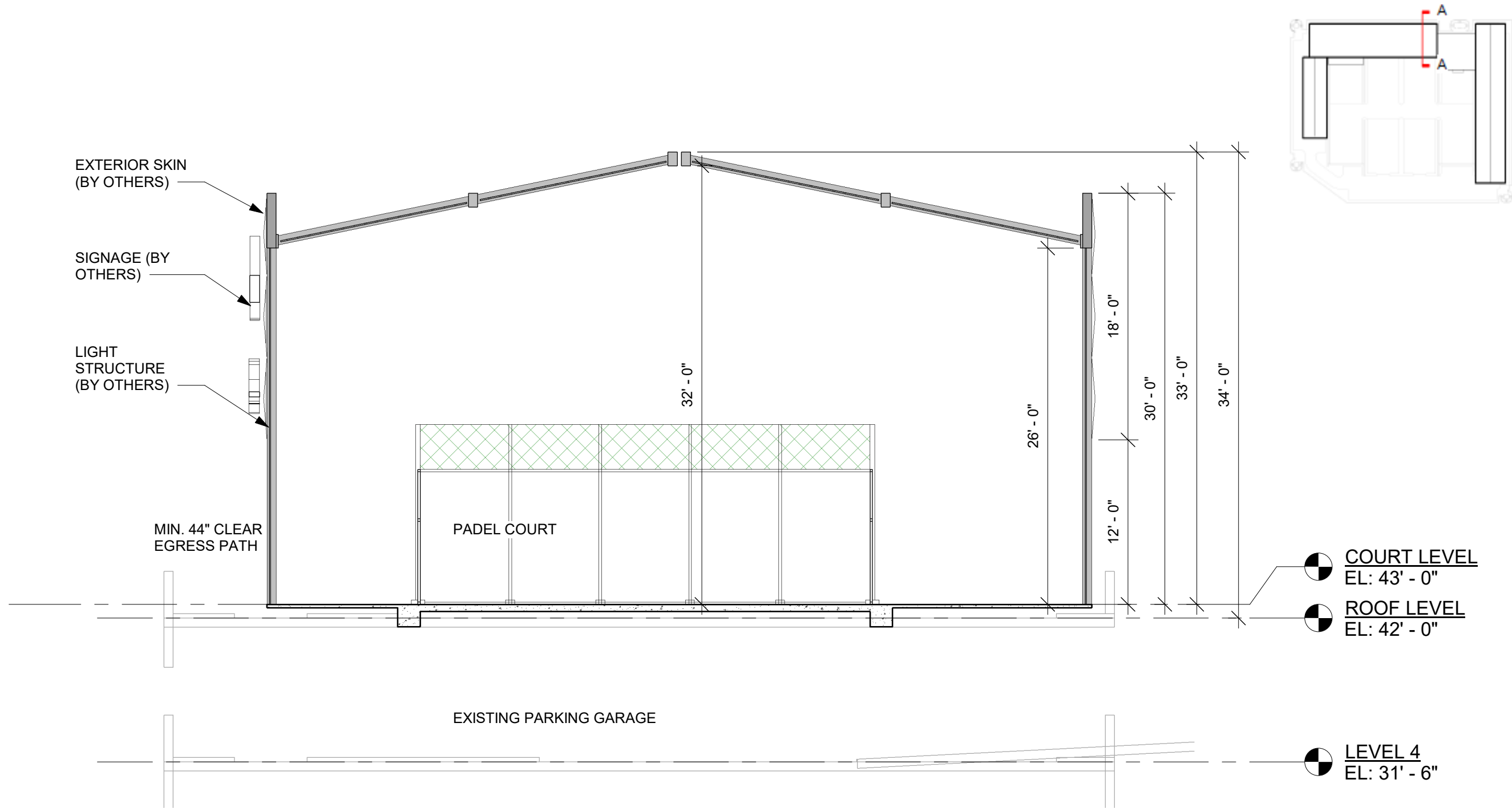




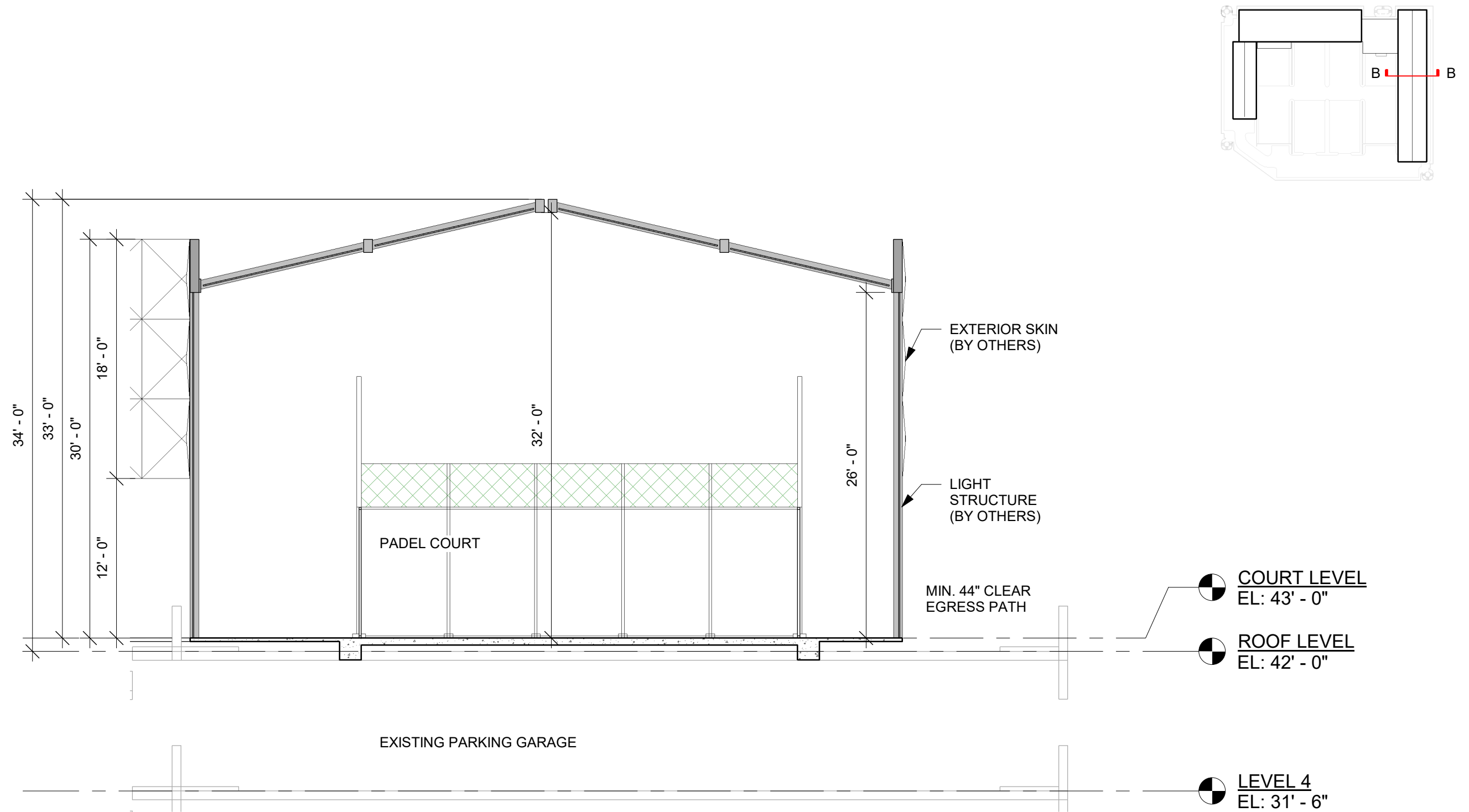
- **COURT LEVEL**
EL: 43' - 0"
- **ROOF LEVEL**
EL: 42' - 0"
- **LEVEL 4**
EL: 31' - 6"
- **3RD LEVEL**
EL: 21' - 0"
- **LEVEL 2**
EL: 10' - 6"
- **LEVEL 1**
EL: 0"

① **WALL SECTION**
3/32" = 1'-0"

 SOW DESIGN STUDIO SOW DESIGN STUDIO INTERIORS URBANISM	WALL SECTION	D-0028
	640 17th St Miami Beach, Florida	2/15/26
		NTS



 SOW DESIGN STUDIO SOW DESIGN STUDIO INTERIORS URBANISM	SECTION A	D-0029
	640 17th St Miami Beach, Florida	2/15/26
		NTS



 SOW DESIGN STUDIO SOW DESIGN STUDIO INTERIORS URBANISM	SECTION B	D-0030
	640 17th St Miami Beach, Florida	2/15/26
		NTS

Building Code Compliance and Safety

All aspects of the project will adhere to the Florida Building Code (FBC) and Miami-Dade County’s stringent safety standards, including hurricane wind-load requirements. A thorough code compliance review has been integral to the design:

Structural and Wind Design

The light rooftop structures have been selected and engineered to apply the lowest possible load on the existing garage structure. We have partnered with the leading Portuguese firm - Lusotendas Structures - to guarantee that the execution is diligent and according to code. Lusotendas Structures has recently built and complied with an American engineering company a padel club in downtown Manhattan (NYC) with the same technology we are proposing. Both the canopy structure and the padel courts are entirely dismountable, meaning in case of a grade 5 Hurricane, the structures can be dismantled and stored safely in a matter of days. All glass for the courts will be quick demountable, and any glazing on the lounge building (windows, doors) will be impact resistant to Miami-DadeNOA standards.

Life Safety and Egress

Occupant loads will be calculated (10 courts x 4 players = 40 players, plus staff and spectators in lounge/terrace, totaling an estimated 100-150 persons at full capacity during events). Adequate means of egress will be provided: the existing garage stairwells and elevator cores will be integrated into the club’s egress plan. At least 3 separate Building Code Compliance and Safety exits from the roof level will be maintained, with exit path signage leading all occupants to safe discharge at ground level. We will ensure compliance with NFPA Life Safety Code for travel distances, exit widths, and door hardware. The rooftop will be protected by the existing or an extended fire alarm system – including smoke detectors in enclosed areas, manual pull stations, and notification devices (alarms, strobes) – all tied into the garage’s central fire panel. A fire standpipe already serving the garage will be extended to the roof level, and fire extinguishers will be placed throughout according to code. During construction, a safety plan will be in place (barriers, harnesses for workers, etc.), and post-construction, enclosures will provide fall protection for users.

Accessibility (ADA Compliance)

The project will fully comply with the Americans with Disabilities Act and Florida Accessibility Code. An existing elevator in Garage G5 will provide wheelchair access to the rooftop level. The facility’s layout will feature accessible routes to all key areas (courts, locker rooms, lounge, terrace) – for example, flush transitions or ramps where needed instead of steps. At least one padel court will be designed with additional space at entries to accommodate wheelchair players or adaptive use, if applicable. There is one locker room fully accessible to serve users with disabilities. The reception desk will have a section at ADA-compliant height. All signage will meet contrast requirements. By prioritizing inclusive design, the rooftop club will be welcoming and usable for all members of the community.



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Sustainability Measures

Although formal green building certification (such as LEED) is not pursued, the Project embodies a general commitment to sustainability and resilience in line with City expectations. Key sustainable practices include:

Energy Efficiency

The use of LED lighting for courts and facilities will dramatically reduce energy consumption compared to traditional sports lighting. High- efficiency HVAC systems will serve the enclosed lounge, pro shop, and locker areas – with smart thermostats and zoning to optimize usage. The building’s insulation and roofing materials will meet or exceed energy code requirements, reducing cooling loads. Perimeter curtain walls also allow for natural ventilation when the weather allows in winter season.

Water Conservation

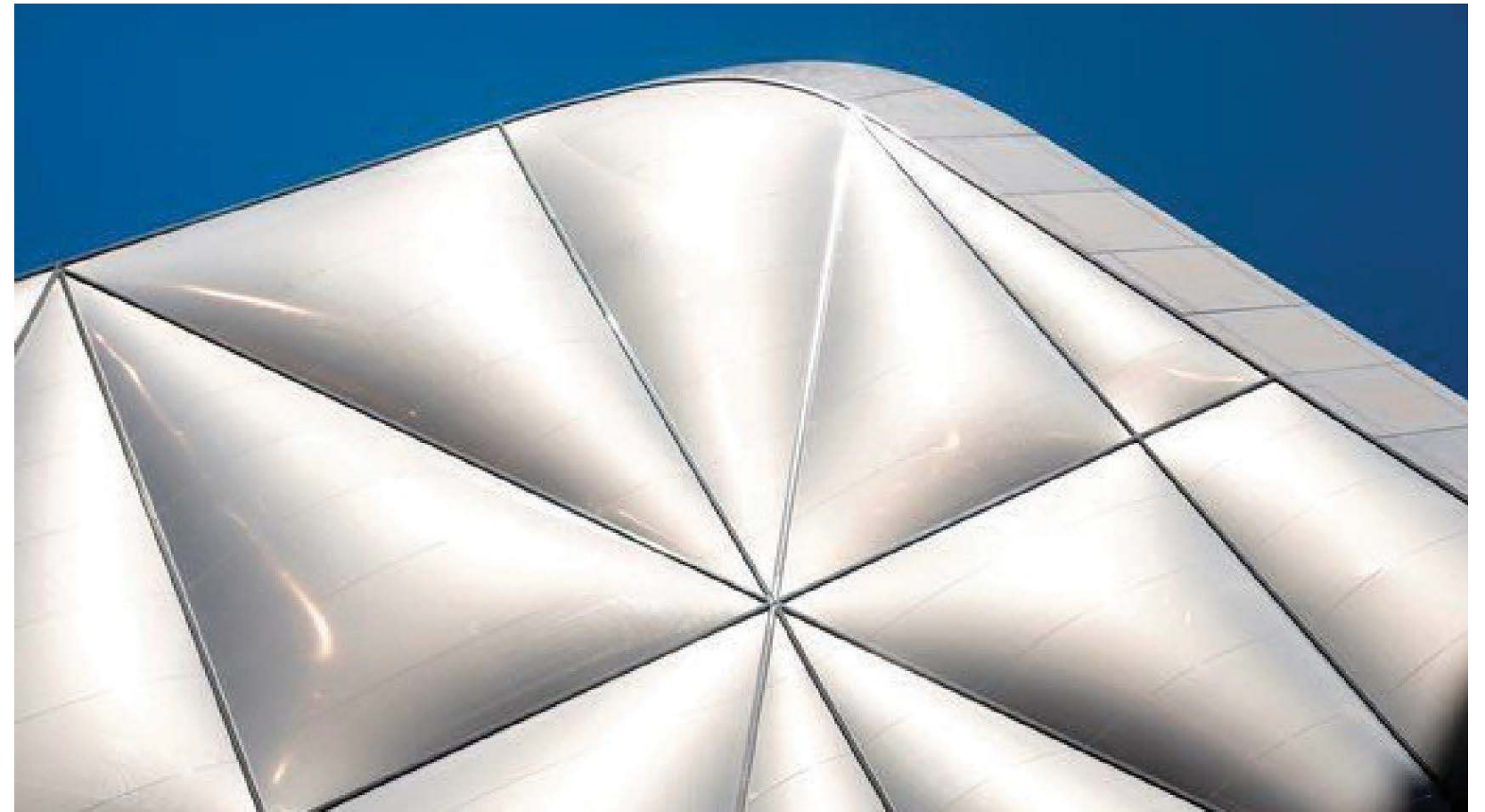
Low-flow showers faucets, and toilets in locker rooms will minimize water usage. We will also consider installing sensorbased faucets and flush valves for efficiency and hygiene. Any irrigation for landscaping (if planters or green areas are added on the terrace) will use captured rainwater or drip irrigation to avoid potable water use; however, landscaping will be limited and use native, drought-tolerant plants given the rooftop environment.

Materials and Waste

During construction, the team will implement a waste management plan to recycle and divert materials (metal, wood pallets, packaging) from landfill. The construction methods utilize prefabricated components for the courts, tech structure, the facade and possibly modular locker room structures, which reduces on-site waste and Sustainability Measures can be more precise, thus minimizing material use. We will choose sustainable materials where feasible – for example, recycled-content flooring in the gym area, low-VOC paints and sealants for indoor air quality, and certified wood for any wood structures.

Operational Sustainability

The facility operator will be encouraged to implement green operational practices, such as providing recycling bins for visitors, using digital booking and waivers to reduce paper, and encouraging members to bring reusable water bottles (with a water fountain/refill station installed). In daily operations, cleaning will utilize ecofriendly products. Moreover, by re-purposing an existing urban structure’s rooftop for recreation, we give new life to previously unused space, aligning with sustainable land use principles and avoiding the need for new land development.



Sanitation (Plumbing & Waste)

The rooftop club will tie into the existing garage's utilities for water supply and sewage. New restrooms and locker room showers will be outfitted with low-flow plumbing fixtures to conserve water. All wastewater will drain through new sanitary lines connected to the garage's plumbing infrastructure (sized appropriately to handle the added load). A sanitary sewer connection will be coordinated to ensure no impact on lower levels. The design will also ensure proper storm water management on the roof so rainwater will drain through to the roof's existing drainage system. Additional area drains or scuppers will be added if needed to handle heavy rainfall, preventing any water pooling on the roof. For solid waste, the facility Building Systems-Lighting, Sanitation, Sound will have waste and recycling receptacles at the lounge and other key areas. Staff will routinely remove trash to the building's existing dumpster or a dedicated waste storage area within the garage, utilizing service elevators if available. This maintains cleanliness and avoids attracting pests. Janitorial and sanitation protocols will be in place to keep locker rooms hygienic (with ventilation to manage humidity from showers) and the courts debris-free.

Lighting

High-efficiency LED sports lighting will be installed for all 9 courts, enabling evening and night play. The lighting design will meet professional padel illumination standards for tournaments (uniform lighting levels without glare) and will include cutoff shields to prevent light spillover beyond the roof. Exterior area

lighting will be provided for the terrace and walkways. All lighting will be on automatic controls/timers to conserve energy and comply with any City lighting ordinances (e.g., lights will dim or turn off after certain hours to be respectful to neighbors and migratory bird patterns, if applicable). Emergency lighting and illuminated exit signs will be installed per code to guide patrons to exits (stairwells and elevators) in case of power outage.

Sound Systems

A professional-grade sound system will be installed for the facility's operational and event needs. This includes a PA system with speakers strategically placed around the courts and common areas to make announcements (e.g. calling players for matches, emergency notices) and to provide ambient background music in the lounge/terrace area. During tournaments, the sound system will enable commentary or light music to enhance spectator experience. The speakers will be directional, and volume controlled to contain sound within the rooftop as much as possible and minimize noise impact to the surrounding area. The system will comply with any local noise regulations; for example, any amplified sound will conclude by a set evening time in line with City codes. Additionally, the design incorporates acoustic buffering measures – the perimeter fencing and windscreens will help dampen sound, and any rooftop mechanical equipment (like air conditioning for the lounge) will be fitted with noise dampers. The sound system rack will be housed in a secure, weatherproof room (likely in the equipment/storage room adjacent to the pro shop), with easy access for staff to control music and announcements.



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Restoration Plan (End-of-Term)

In the event that the agreement terminates or at the end of the lease, a clear restoration plan is in place to return the rooftop to its original. The design has been developed to be reversible and non-damaging to the existing parking structure:

Removal of Structures

The new light structure structure, composed by the steel frames and the textile facade and roof, and all 9 Padel courts and their supporting structures can be disassembled and removed from the roof. The courts are composed of modular panels, glass, and metal frames bolted to the slab – these bolts can be unfastened and the components taken down by crane, leaving the slab mostly intact. Similarly, the prefabricated elements of the reception/shop, lounge, and locker rooms can be deconstructed. We will avoid any permanent alteration to the garage that cannot be restored (for instance, we will not cut large new openings in the deck; we will use the existing elevator/stair shafts for access rather than building new ones).

Rooftop Repair

After removal of courts and structures, the rooftop’s waterproofing and surface will be restored. Any anchor points or minor penetrations in the concrete will be patched with high-strength grout or concrete and a new waterproof membrane or sealant applied to ensure the roof is leak-free. If the project involved adding any coatings or turf, those will be peeled off to expose the original deck (which will then be resealed). Essentially, the roof will be returned to a condition suitable for parking use or another future use as the City desires.

Reinstallation of Parking Features

The restoration plan includes re-stripping the rooftop for parking spaces and driving aisles per the original layout (or a layout provided by the City). Any parking equipment removed or altered (such as wheel stops, parking guidance systems, lights) will be reinstalled or replaced. Should the City wish to use the rooftop for parking again, we will ensure the capacity is not permanently reduced. In short, the goal is that the City’s asset (the garage) can revert to a parking facility generating revenue as it did prior to the padel club.

Environmental Considerations

Upon decommissioning, materials from the facility will be removed responsibly. Usable components (courts, fencing, equipment) could potentially be reused or donated to local schools or parks, aligning with waste reduction principles. Any debris will be hauled off-site promptly so the roof is clear. Our contract will include security to ensure that the cost of removal and restoration is covered, giving the City confidence that there will be no burden at the end of the term. By addressing the full lifecycle of the project from installation through restoration, this proposal ensures that the development improvements enhance the site for the duration of the agreement, and the City’s property is protected long-term



Light structure dismantlable

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structures

- Anodised or lacquered aluminium profile frame
- Aluminium alloy profiles **EN AW 6061 / T6**
- Aluminium connection elements in 4 and 5 mm galvanised steel
- Foundation connecting bases 350x350x10 mm in galvanised steel | 250x250x10mm (One-Pro)
- 8+2mm coated steel cables
- Wind resistance of **74.6 mph** (120 km/h)
- Snow resistance up to **10.2 lb/ft²** (50kg/ m²)
- **5-year warranty**

canvas



PVC canvas cut by CNC and welded by high-frequency machine.



Possibility of customising the PVC with your logos.

- Cover and sides in **PVC canvas** with M2 flame retardant treatment



WHITE
650 g/m² ≈ 19.16 oz/yd²



TRANSPARENT MICA
500 g/m² ≈ 14.75 oz/yd²



SMOKED MICA
500 g/m² ≈ 14.75 oz/yd²



BICOLOR
650 g/m² ≈ 19.16 oz/yd²

other options available upon request



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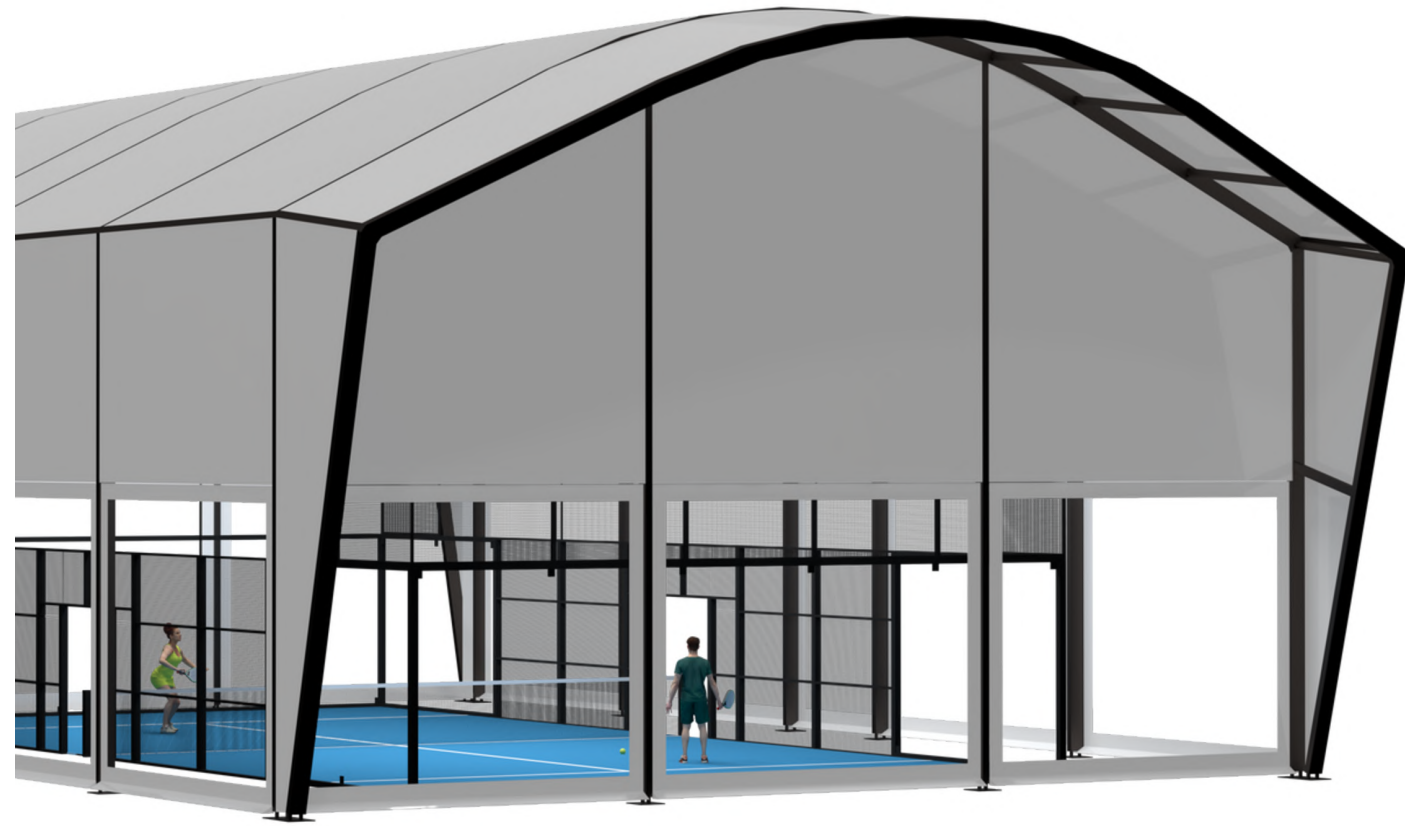
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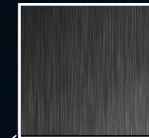
SINGLE-COURT

ONE-PRO AIR XL



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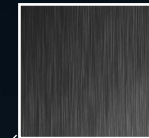
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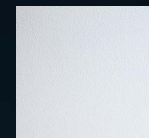
2. Padel X Sign
Black Color Coated Aluminum



3. Parametric Skin
Inflatable, Semtransparent PVC canvas
Color : Pure White



4. Columns & Mullions
Anodised or Laquered Aluminum Profile Frame



5. Operable Curtain
Semtransparent PVC canvas



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padel X
Miami Beach



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padel x
Miami Beach



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