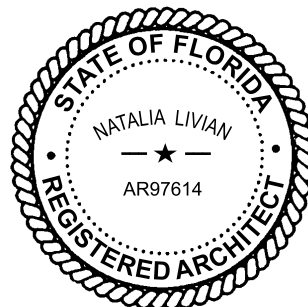




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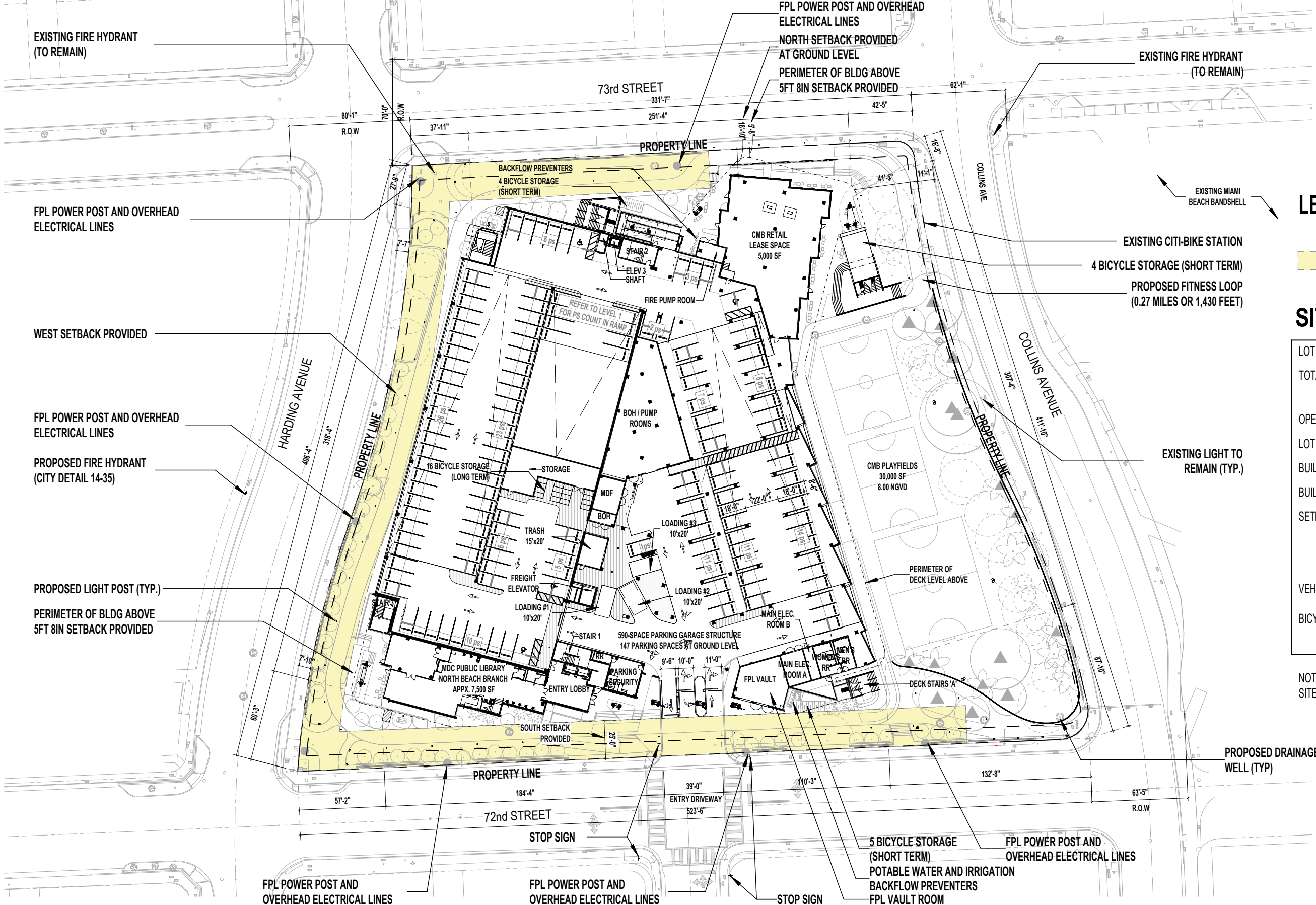
DESIGN REVIEW BOARD - FINAL
SUBMITTAL DRB26-1161

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



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A100



PROPOSED ROOF PLAN



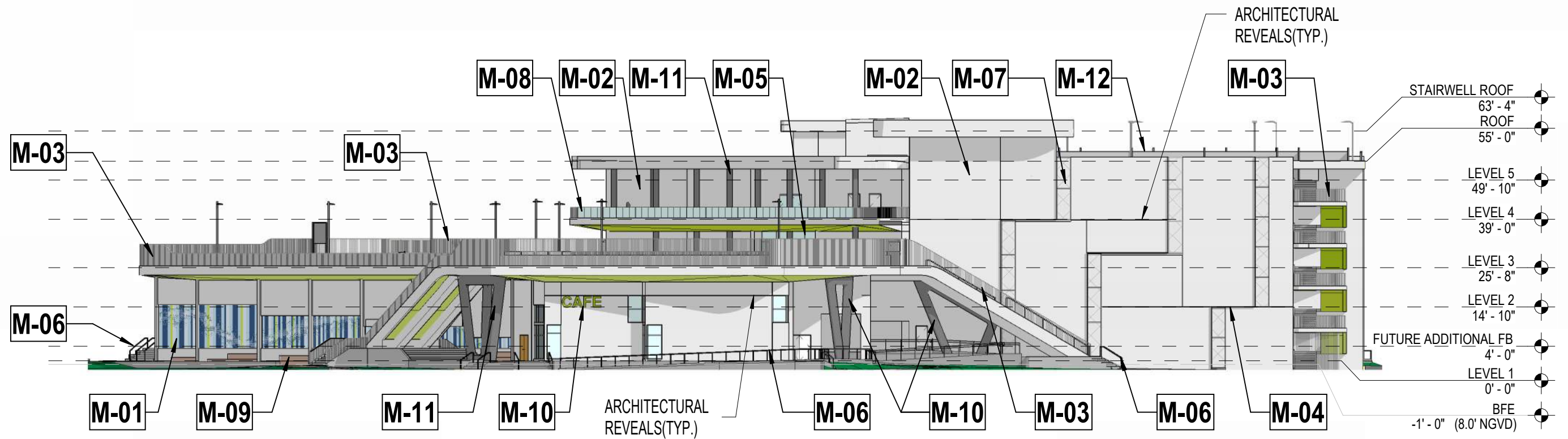
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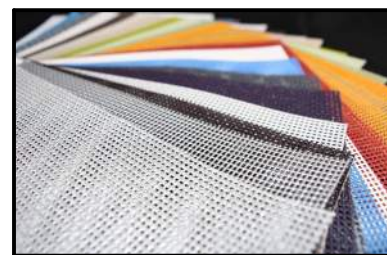
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A106



MATERIAL LEGEND



M01 PES VENTILATED
FABRIC MESH



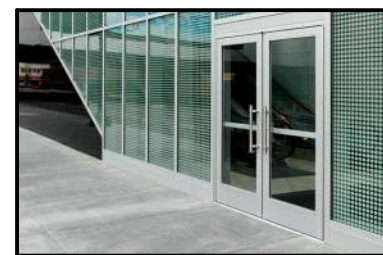
M02 SAND FINISH
SMOOTH STUCCO -
PAINTED



M03 ALUMINUM PICKET
FENCE



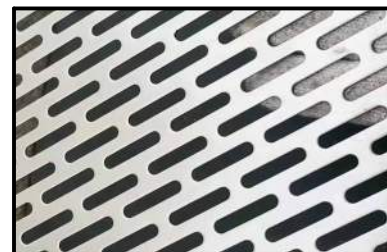
M04 ANODIZED
ALUMINUM FINIS



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



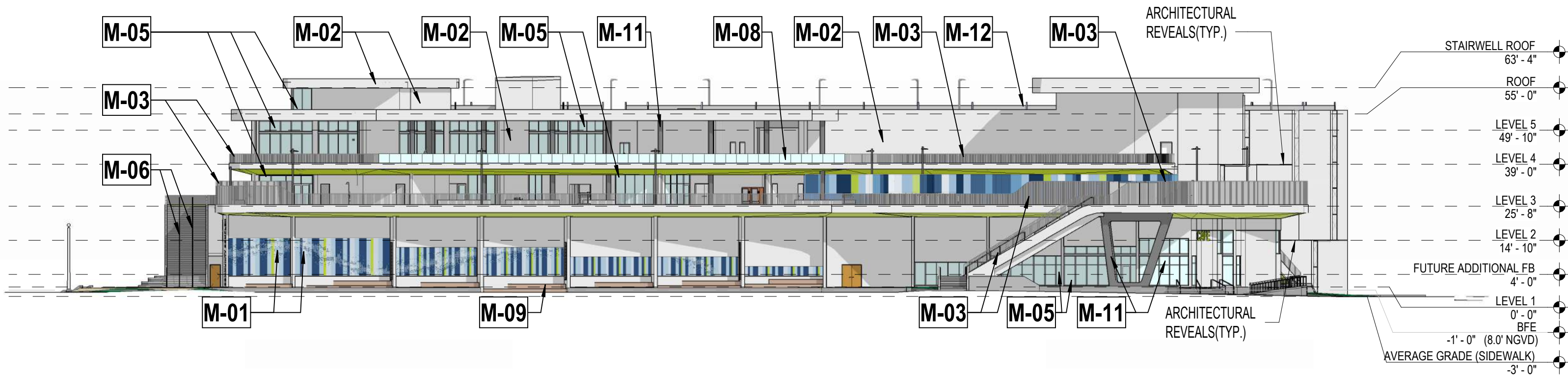
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A200



MATERIAL LEGEND



M01 PES VENTILATED
FABRIC MESH



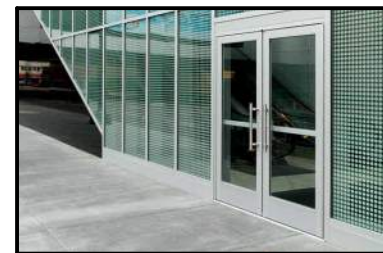
M02 SAND FINISH
SMOOTH STUCCO -
PAINTED



M03 ALUMINUM PICKET
FENCE



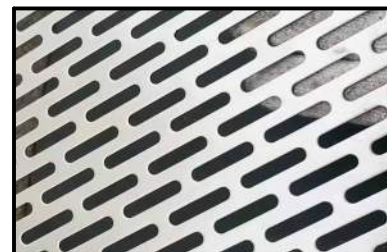
M04 ANODIZED
ALUMINUM FINS



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



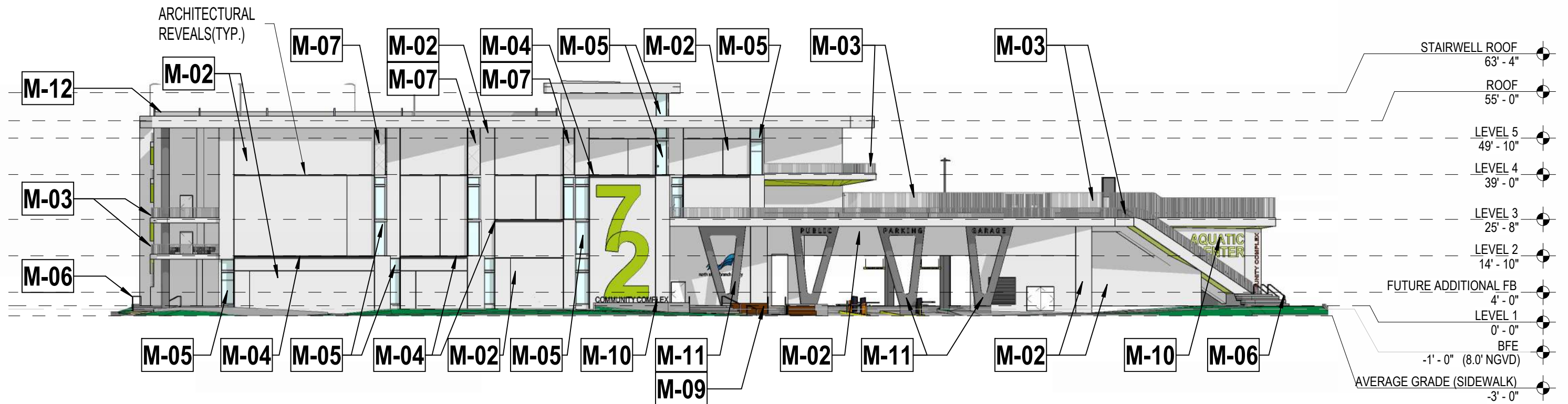
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A201



MATERIAL LEGEND



M01 PES VENTILATED
FABRIC MESH



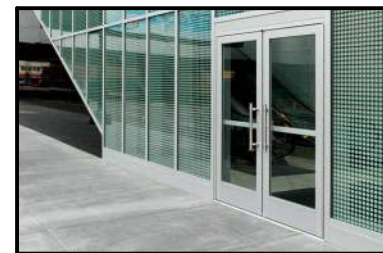
M02 SAND FINISH
SMOOTH STUCCO -
PAINTED



M03 ALUMINUM PICKET
FENCE



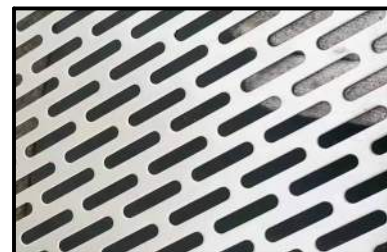
M04 ANODIZED
ALUMINUM FINNS



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 SOUTH



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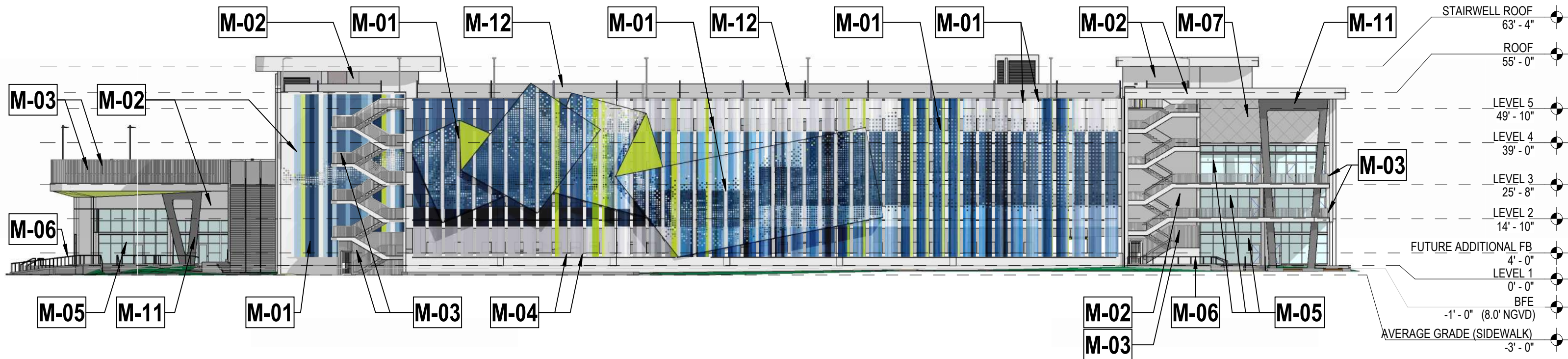
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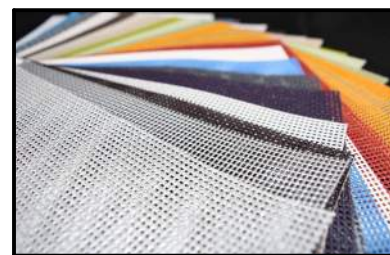
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A202



MATERIAL LEGEND



M01 PES VENTILATED
FABRIC MESH



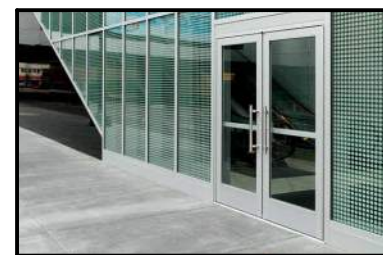
M02 SAND FINISH
SMOOTH STUCCO -
PAINTED



M03 ALUMINUM PICKET
FENCE



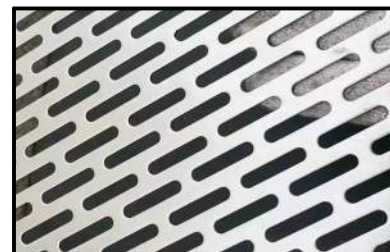
M04 ANODIZED
ALUMINUM FINNS



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 WEST



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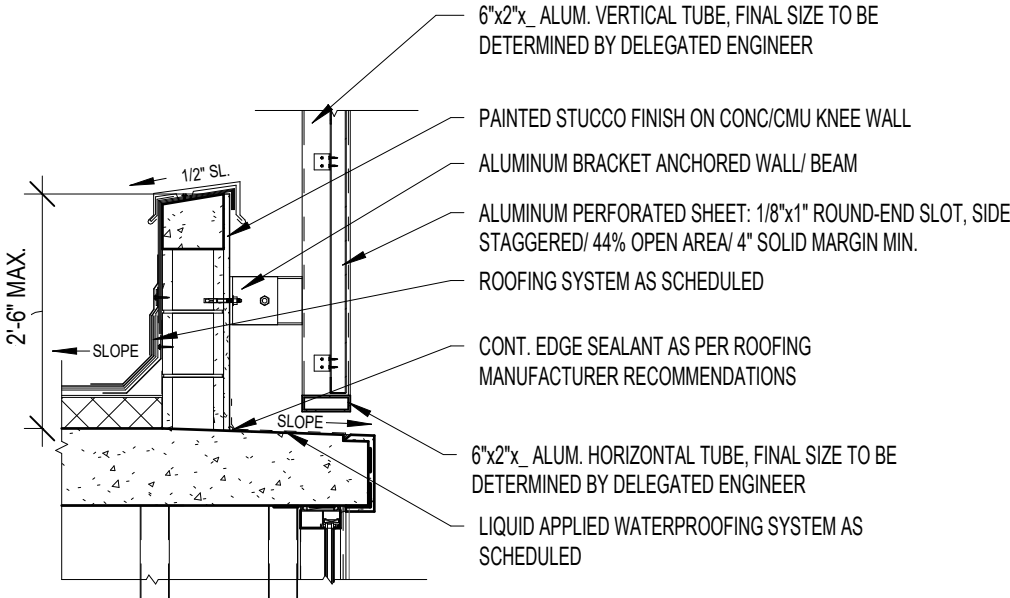
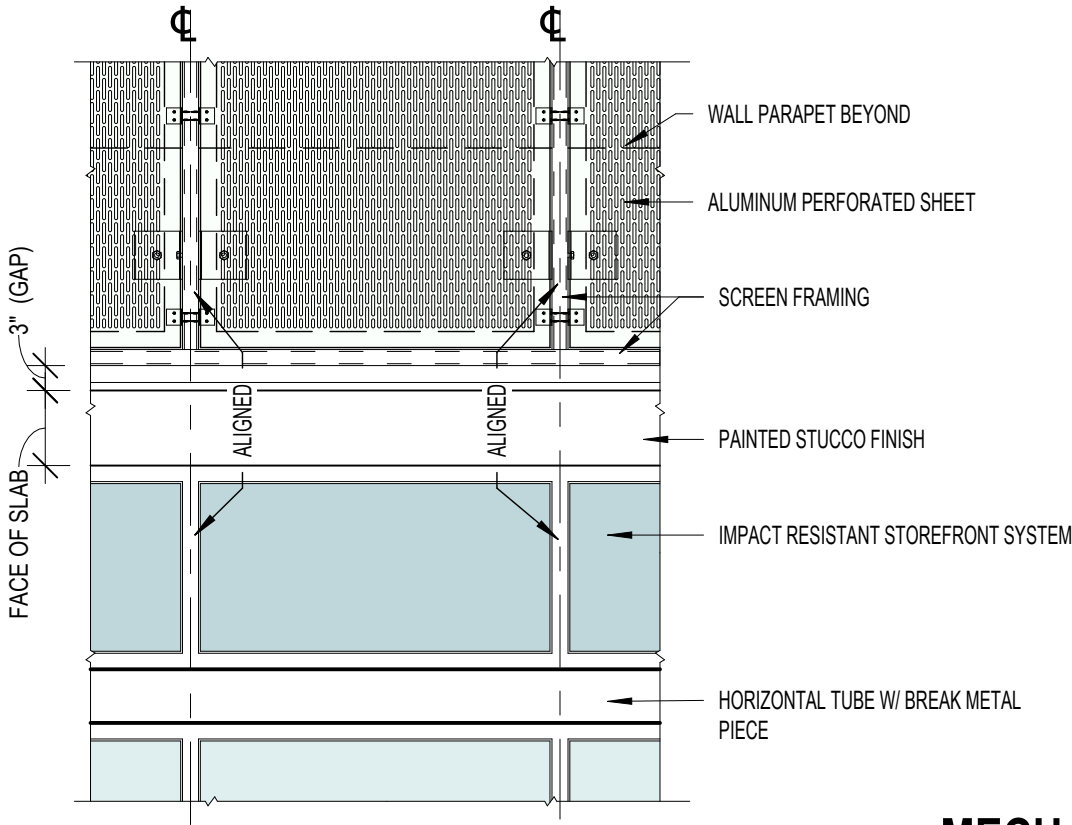
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TECHNICAL SPECIFICATIONS

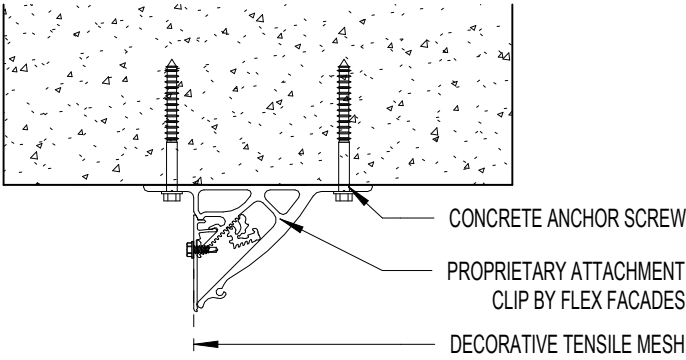
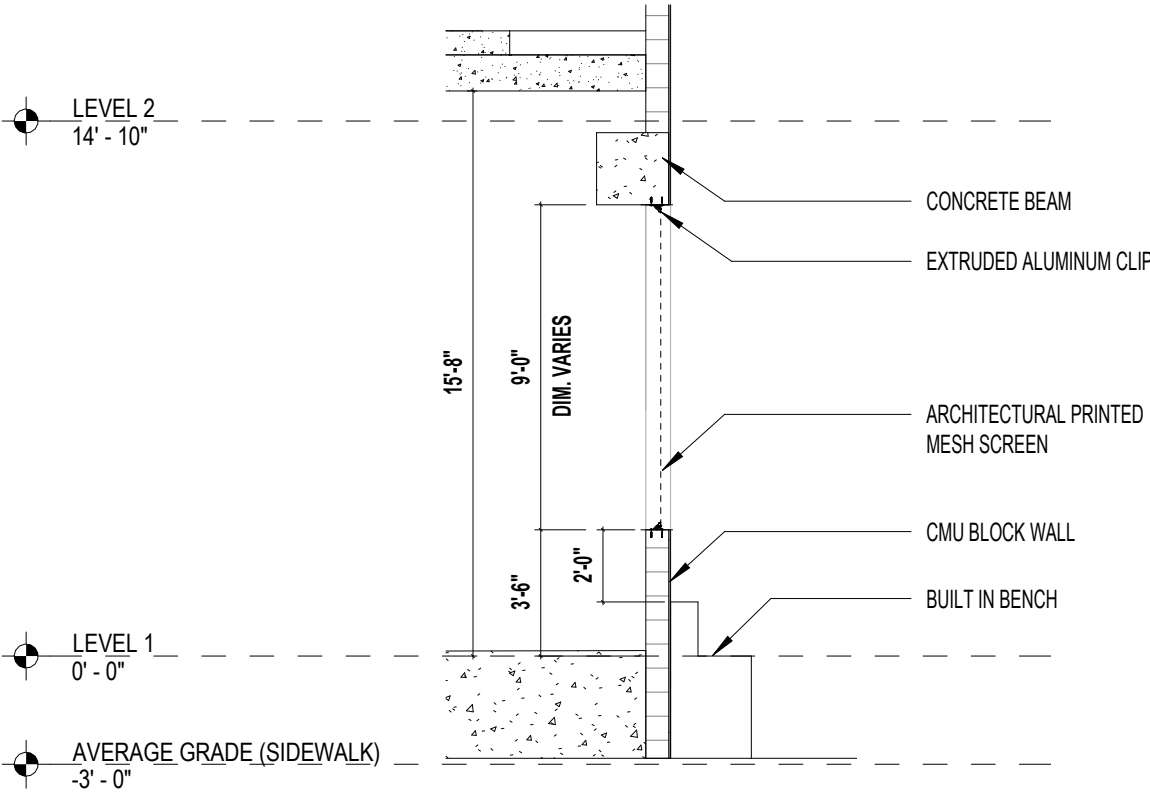
MATERIAL	MCNICHOLS PERFORATED METAL
PATTERN	SLOTTED, PERFORATED, SIDE STAGGERED
VISUAL OPEN AREA	44% APPROXIMATELY
PHYSICAL OPEN AREA	56% APPROXIMATELY
WEIGHT	0.51 LBS. SQUARE FOOT
MAXIMUM SHEET SIZE	36" x 120"
SCREEN THICKNESS	.0630"
SLOT SIZES	1/8" WIDTH, 1" LENGTH, 1-1/8" SLOT END CENTERS, 1/8" SLOT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



MECHANICAL ATRIUM YARD CLADDING

TECHNICAL SPECIFICATIONS

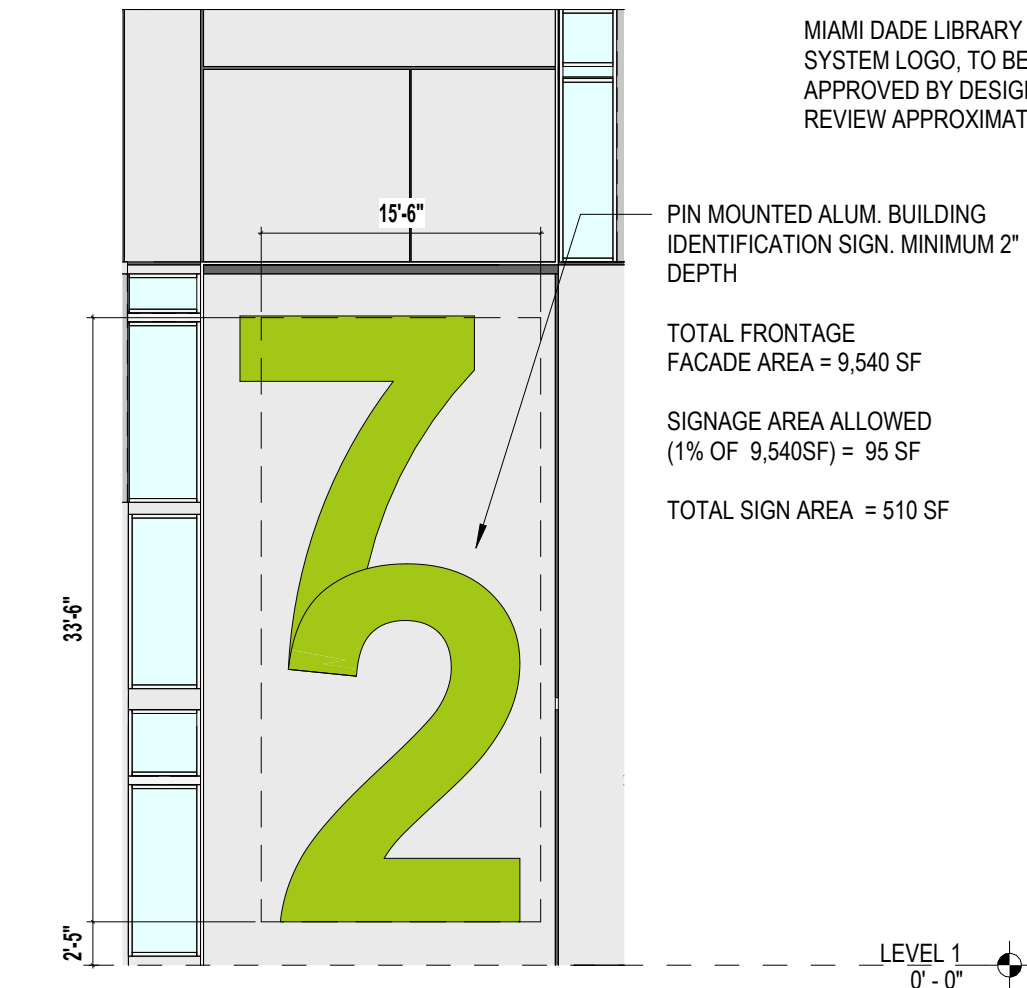
MATERIAL	PES ARCHITECTURAL MESH FABRIC, FIRE AND UV RESISTANT
VISUAL OPEN AREA	28% APPROXIMATELY
PHYSICAL OPEN AREA	72% APPROXIMATELY
WEIGHT	15 OUNCES/SQUARE YARD MIN.
MAXIMUM SHEET SIZE	UNLIMITED HEIGHT AND 30' WIDTH MAX.
SCREEN THICKNESS	1/32 INCHES
OPENING SIZE	1/16 INCH X 1/16 INCH
COLOR	PRINTED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



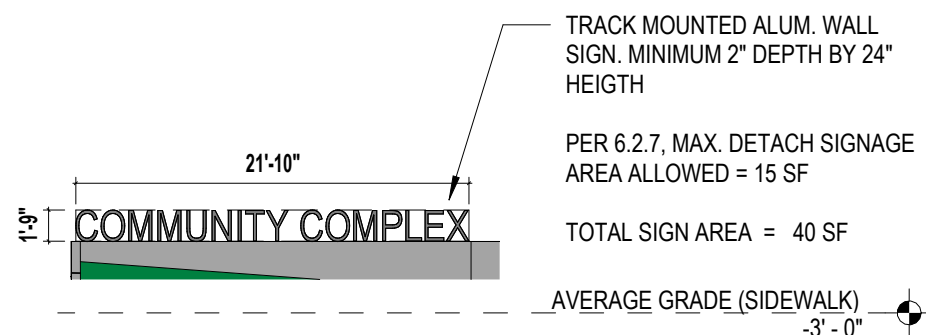
NOTE:
FLEX FACADES FF-CL DECORATIVE CLADDING SYSTEM. INSTALLATION AND PROPRIETARY ATTACHMENT DETAILS PER APPROVED SHOP DRAWINGS

PARKING GARAGE CLADDING

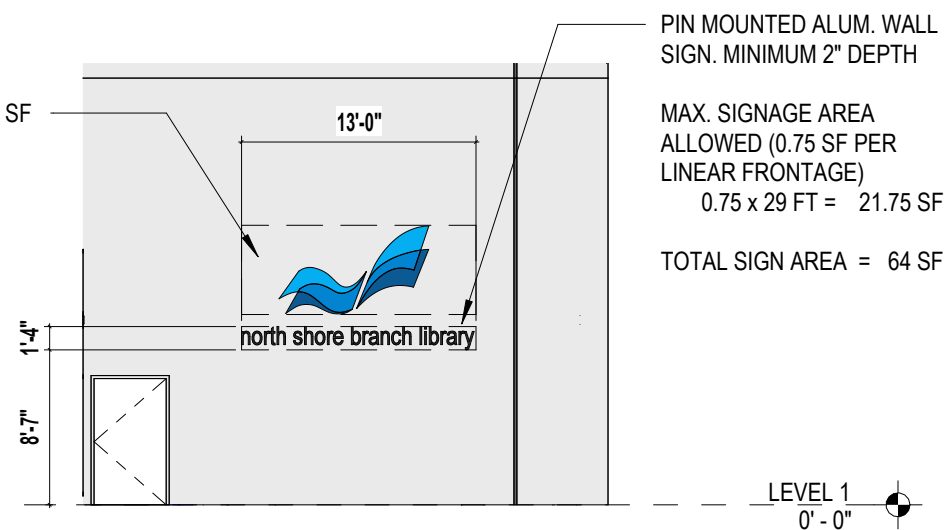
CLADDING DETAILS



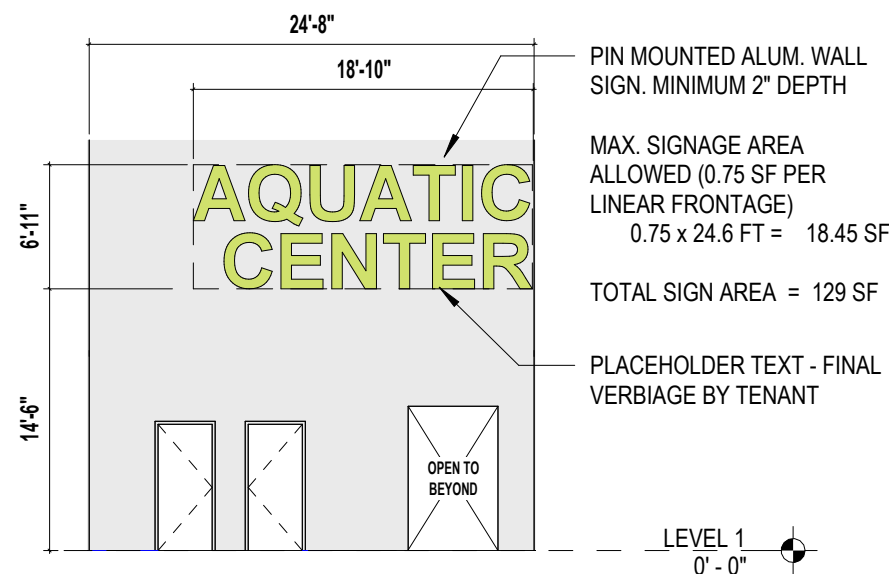
1 - WALL SIGN (BUILDING IDENTIFICATION)



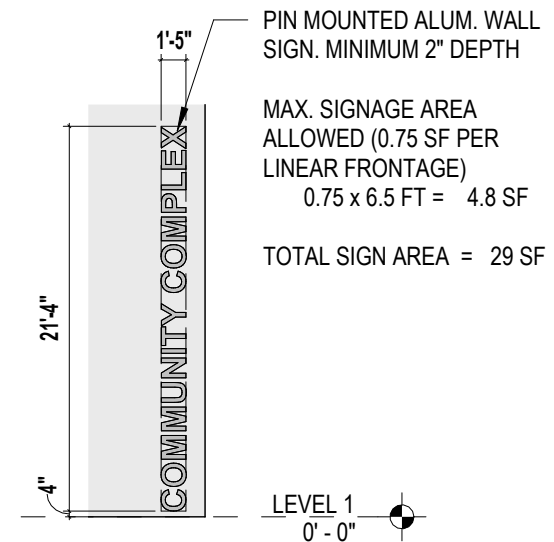
2 - DETACHED SIGN (COMM. COMPLEX)



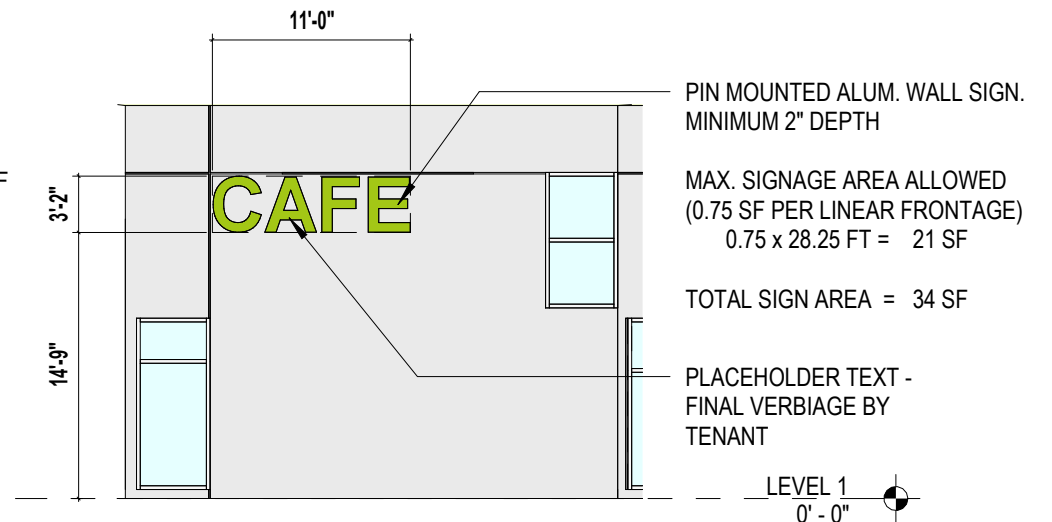
3 - WALL SIGN (LIBRARY)



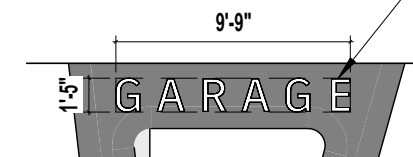
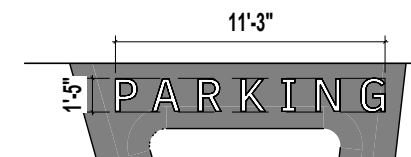
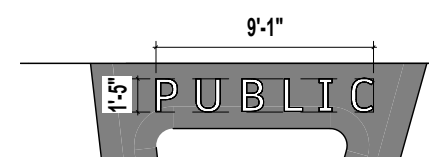
4 - WALL SIGN (AQUATIC CENTER)



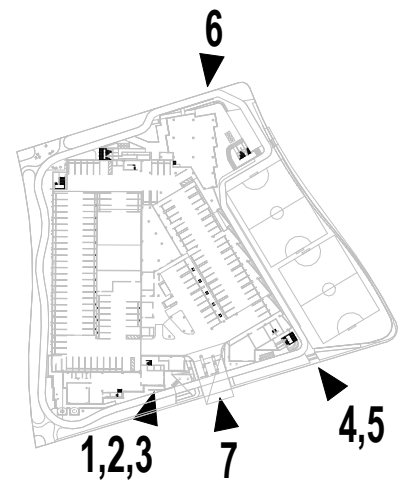
5 - WALL SIGN (COMM. COMPLEX)



6 - WALL SIGN (RETAIL)



7 - PROJECTION SIGN (GARAGE)



EXTERIOR SIGNAGE DETAILS



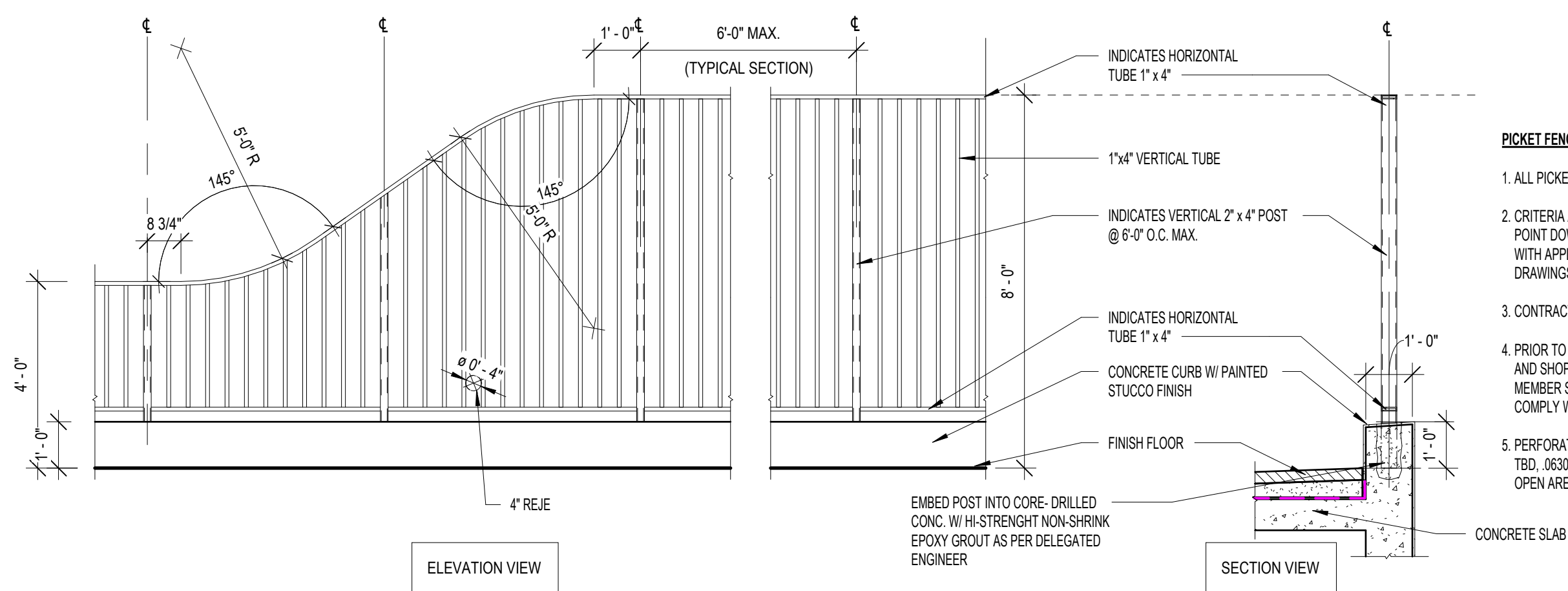
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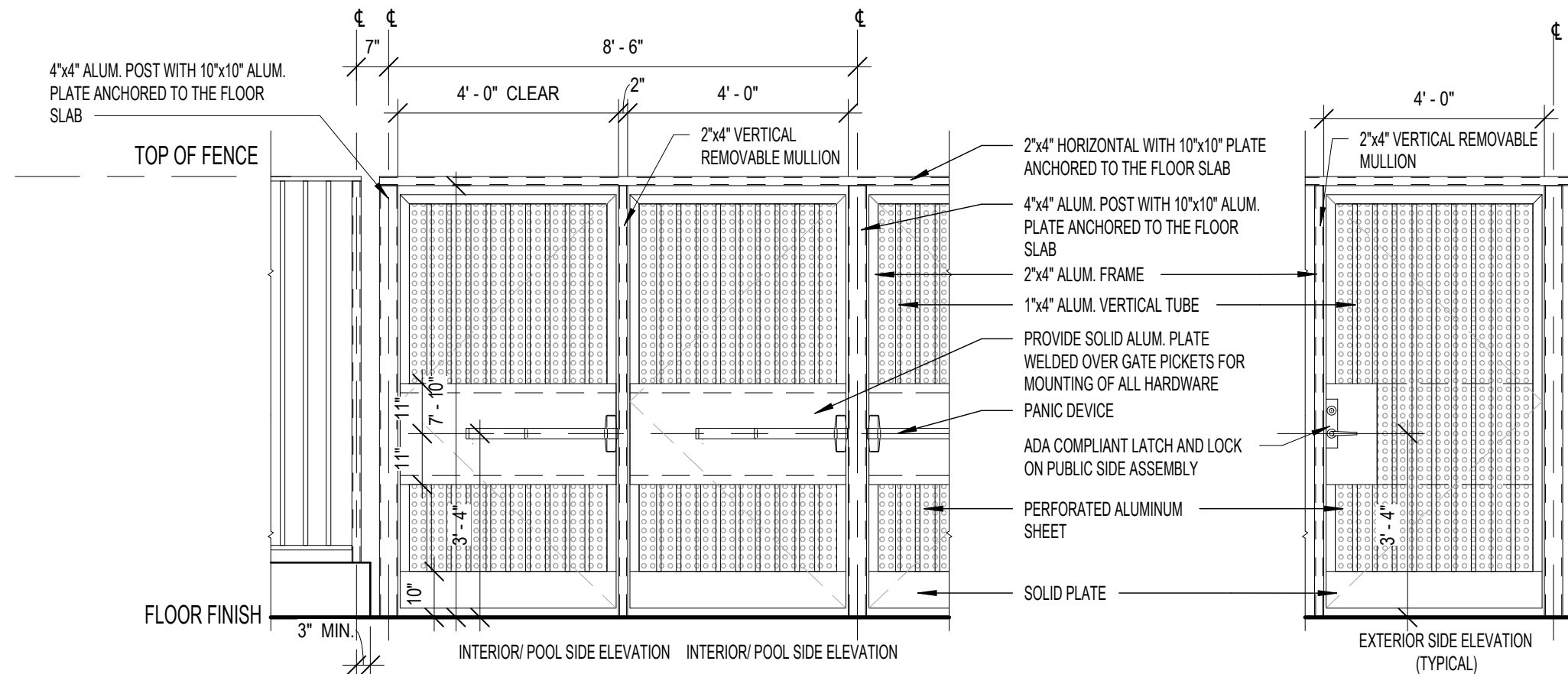
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PICKET FENCE GENERAL NOTES:

1. ALL PICKET FENCE/ GUARDRAIL MEMBERS SHALL BE ALUMIMUN 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



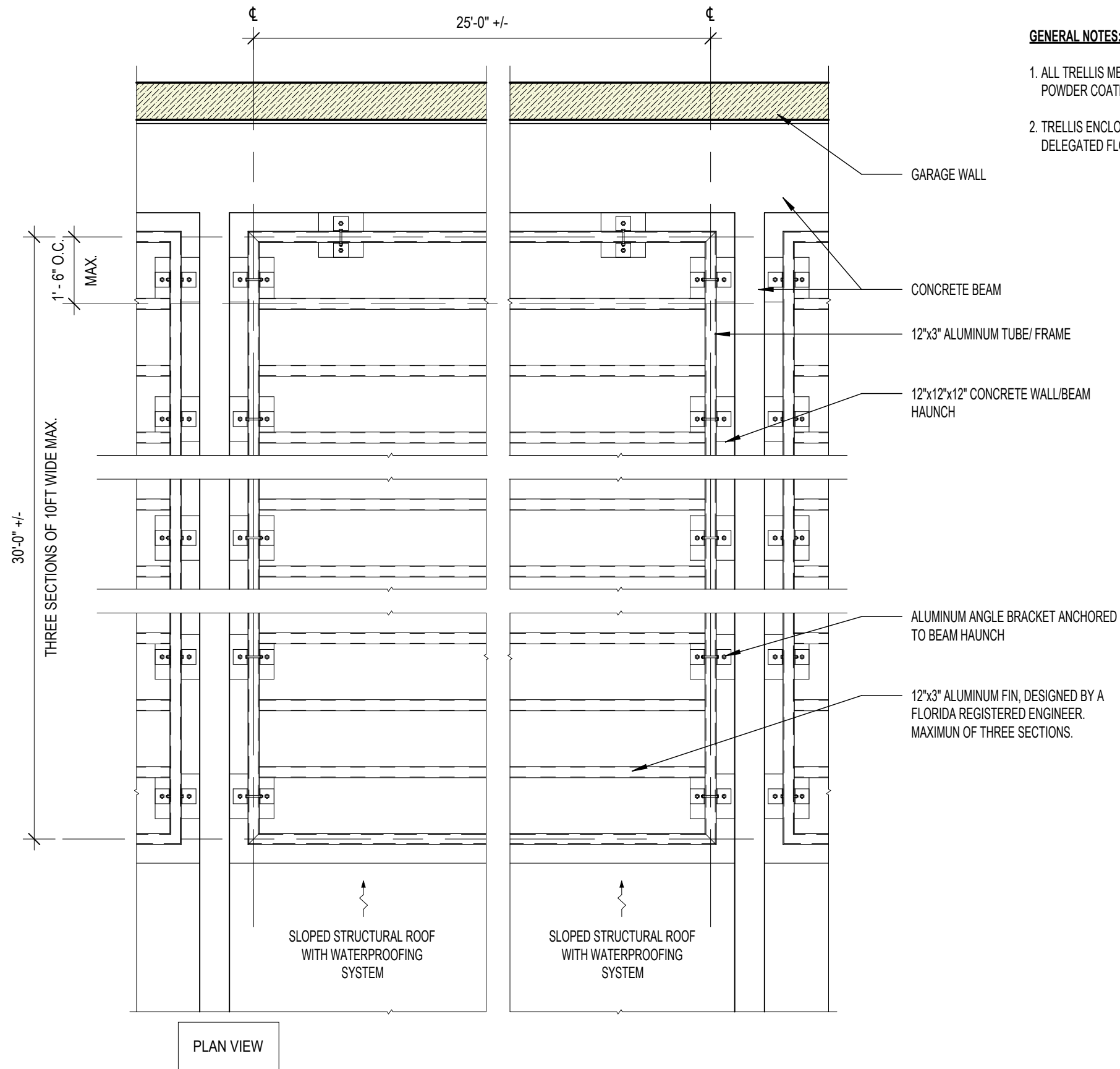
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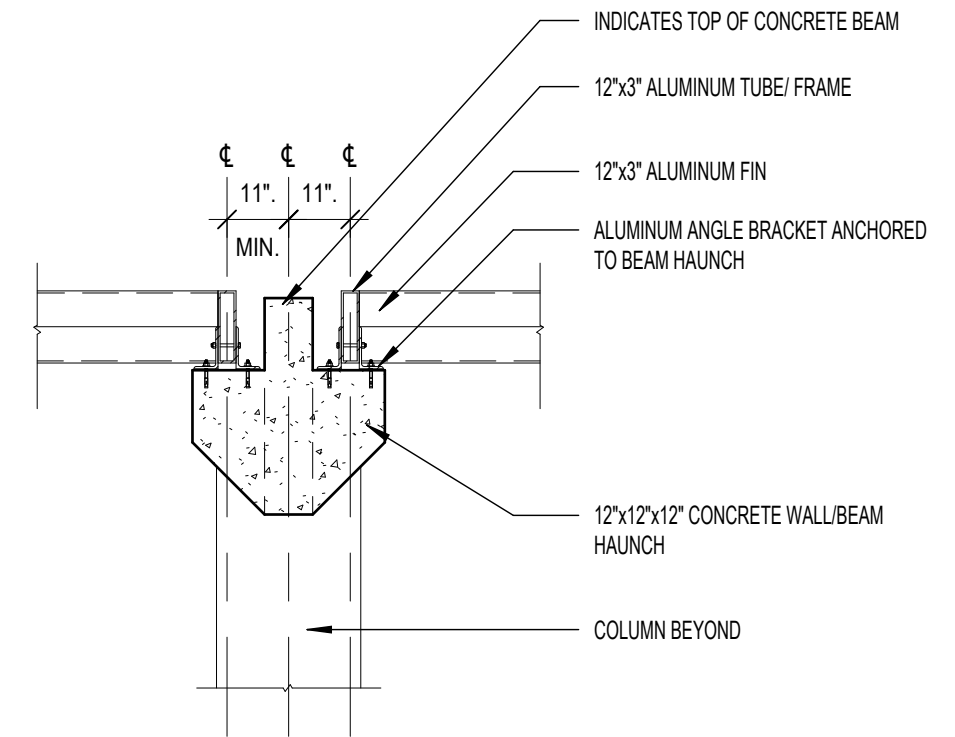
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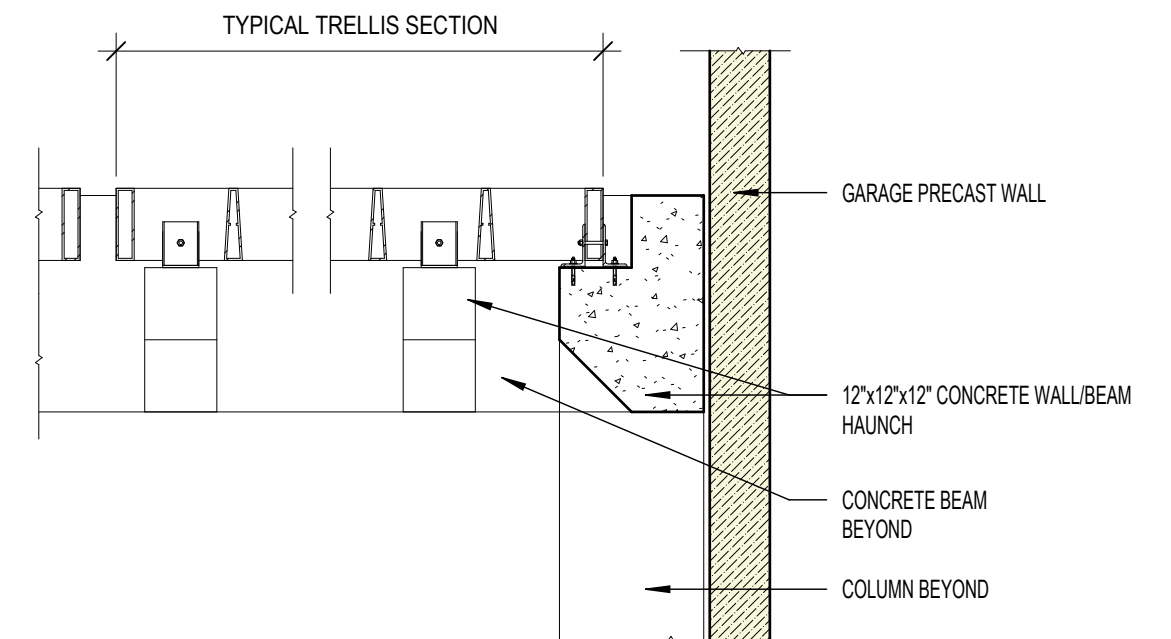


GENERAL NOTES:

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



SECTION VIEW



SECTION VIEW

MECHANICAL ENCLOSURE CANOPY DETAILS



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