



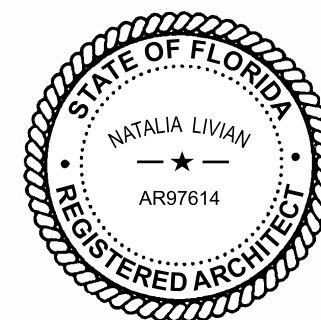
72ND STREET COMMUNITY COMPLEX

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

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

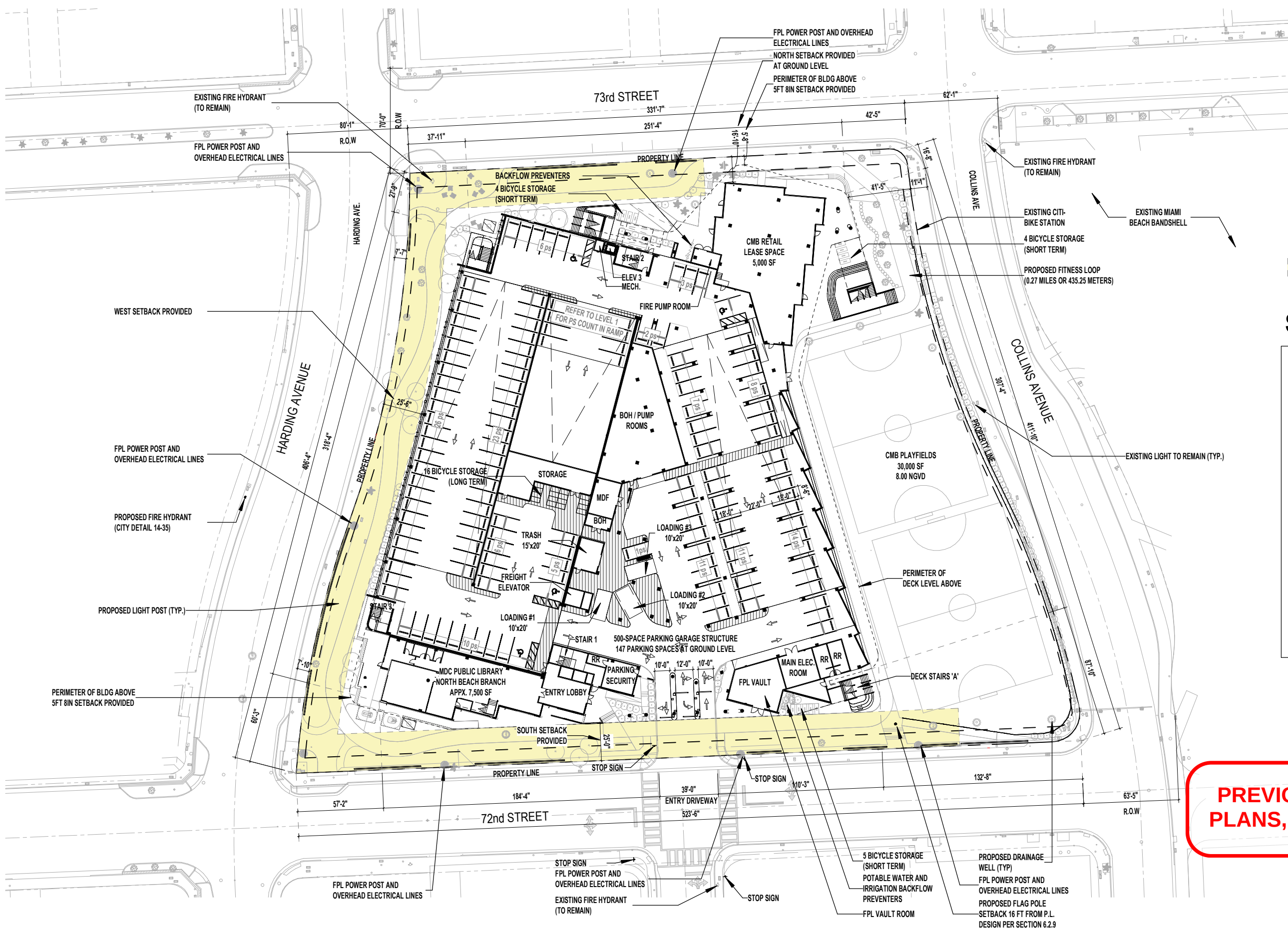


**PREVIOUSLY APPROVED DRB
PLANS, FOR REFERENCE ONLY**



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



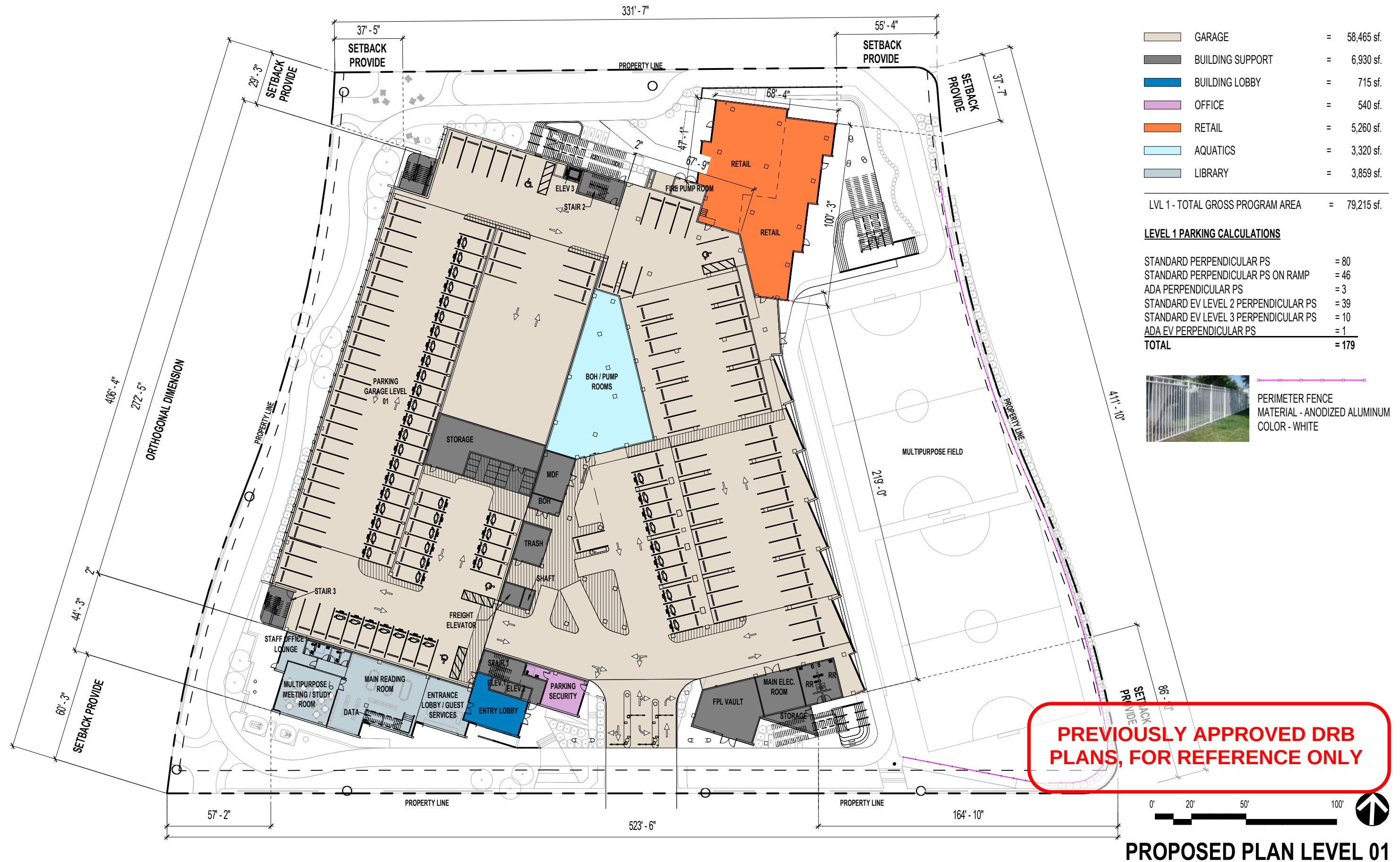
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A100



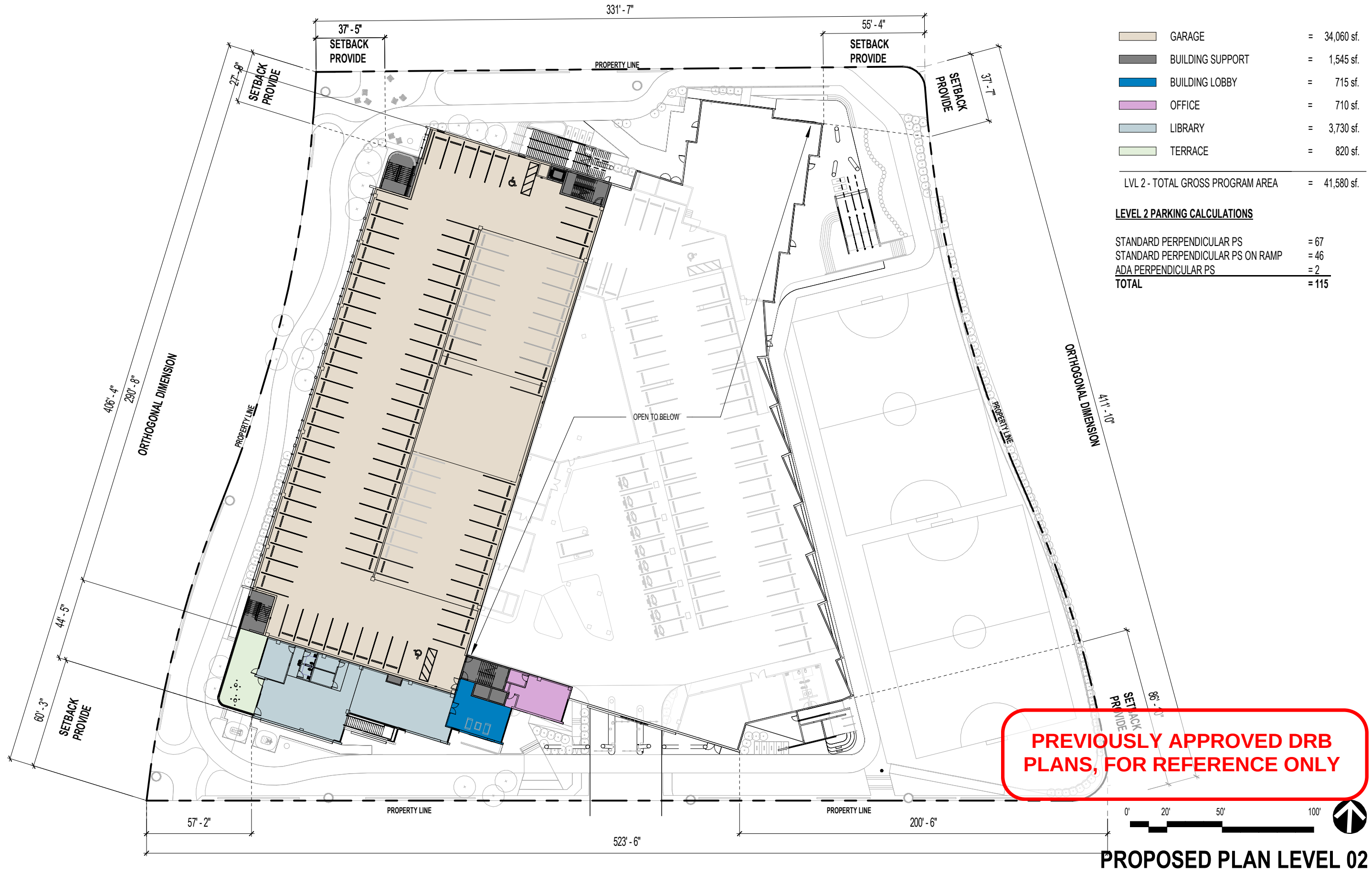
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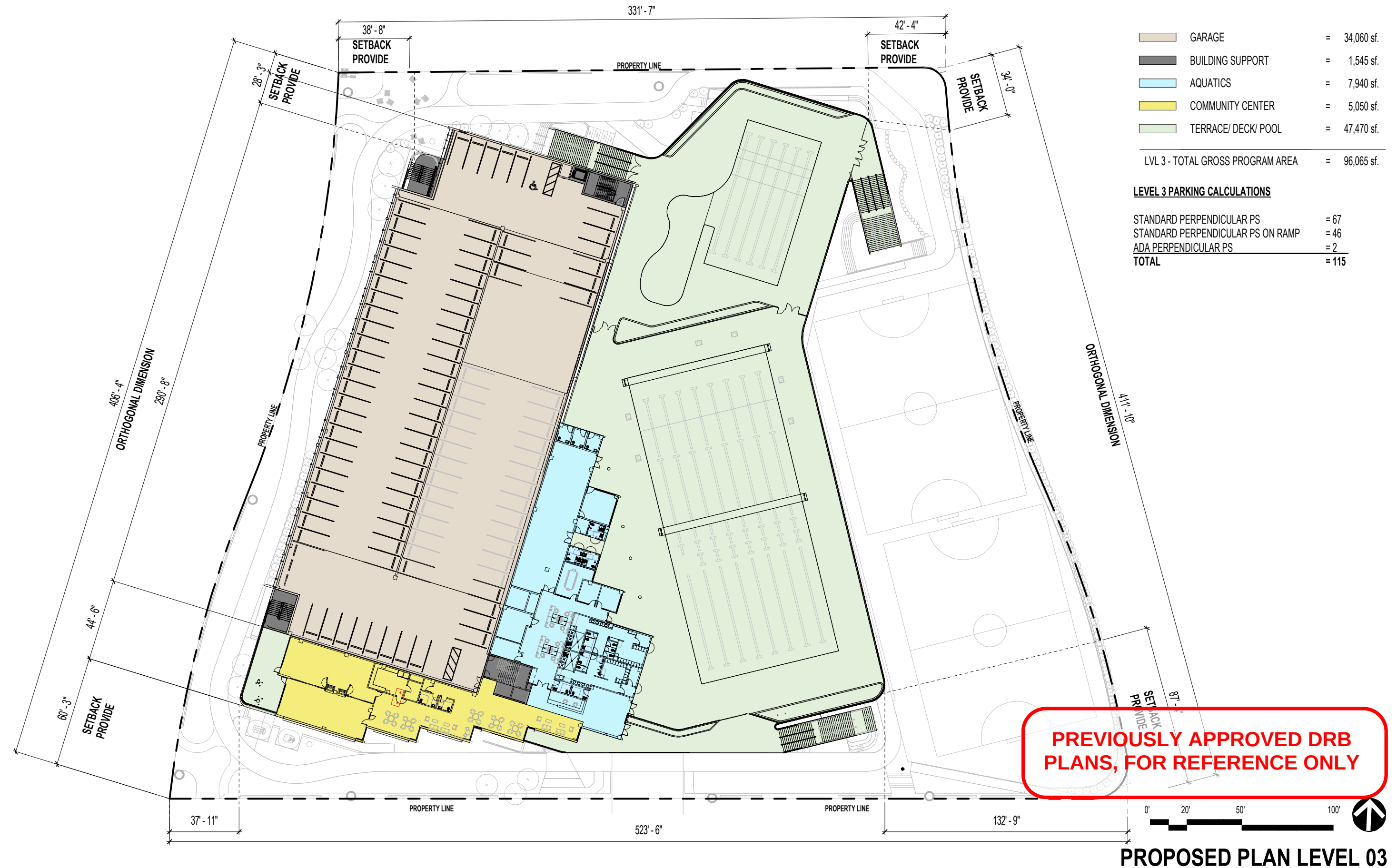
A101



	GARAGE	=	34,060 sf.
	BUILDING SUPPORT	=	1,545 sf.
	BUILDING LOBBY	=	715 sf.
	OFFICE	=	710 sf.
	LIBRARY	=	3,730 sf.
	TERRACE	=	820 sf.

LVL 2 - TOTAL GROSS PROGRAM AREA = 41,580 sf.

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

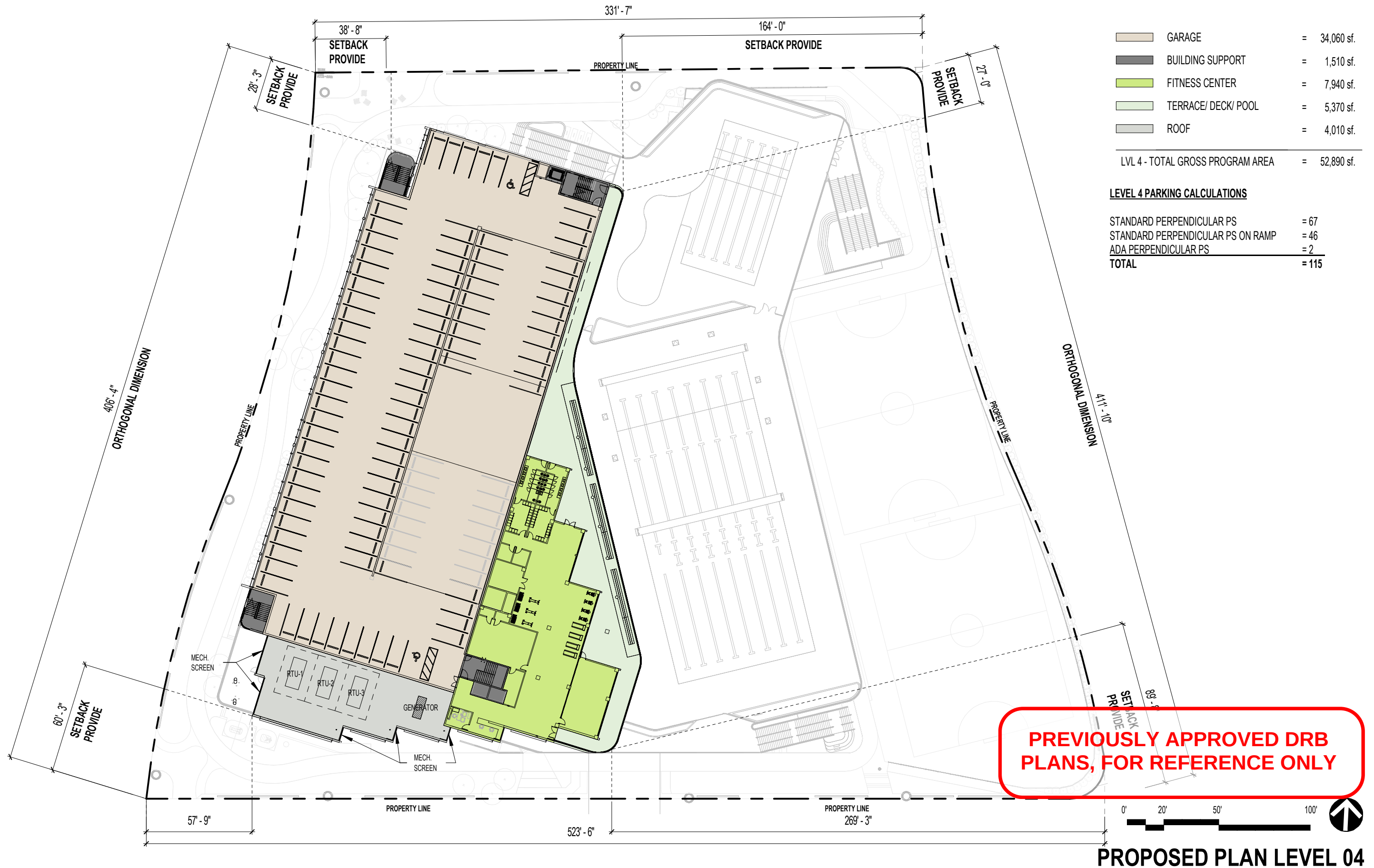


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A103



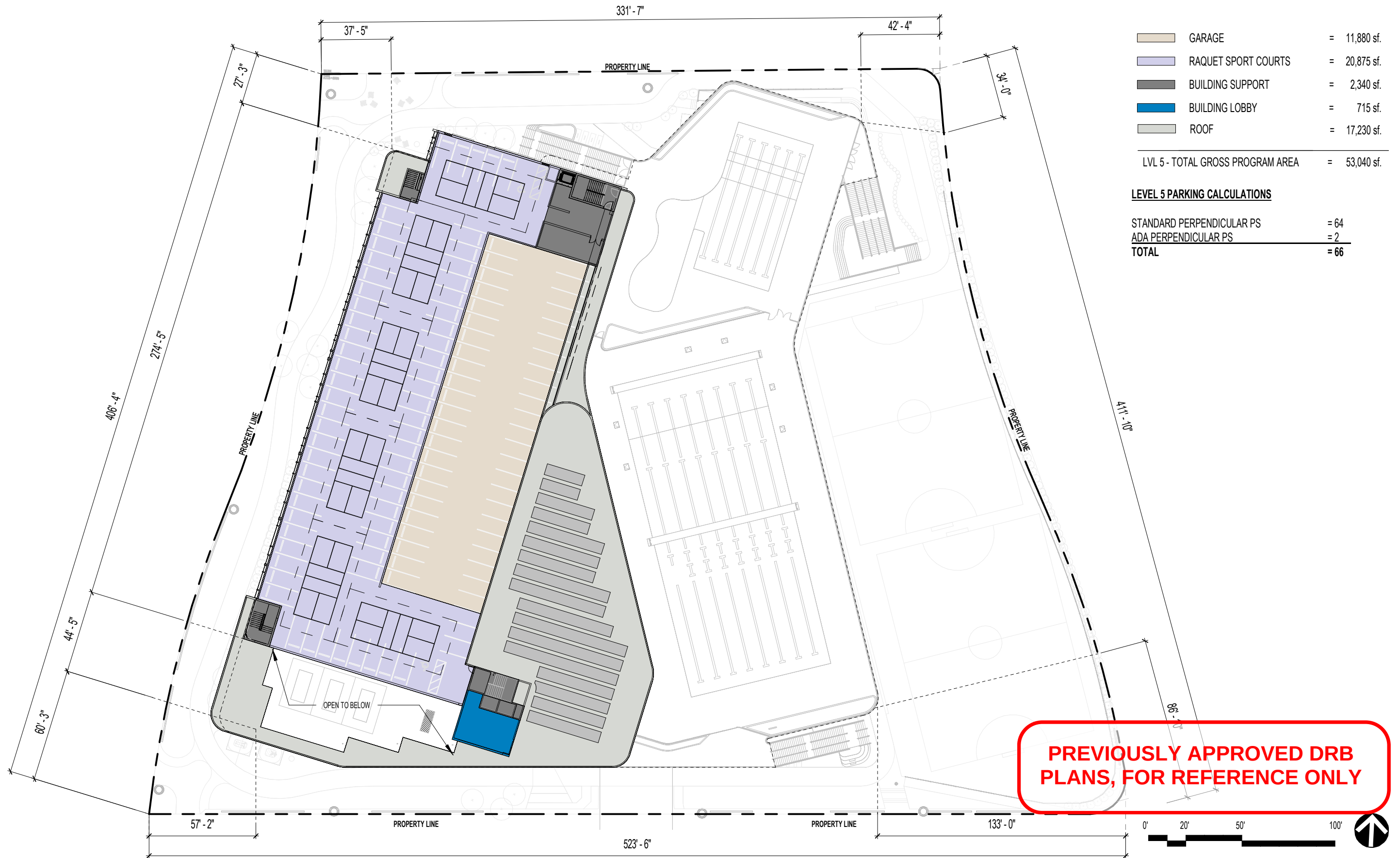
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A104



PROPOSED PLAN LEVEL 05



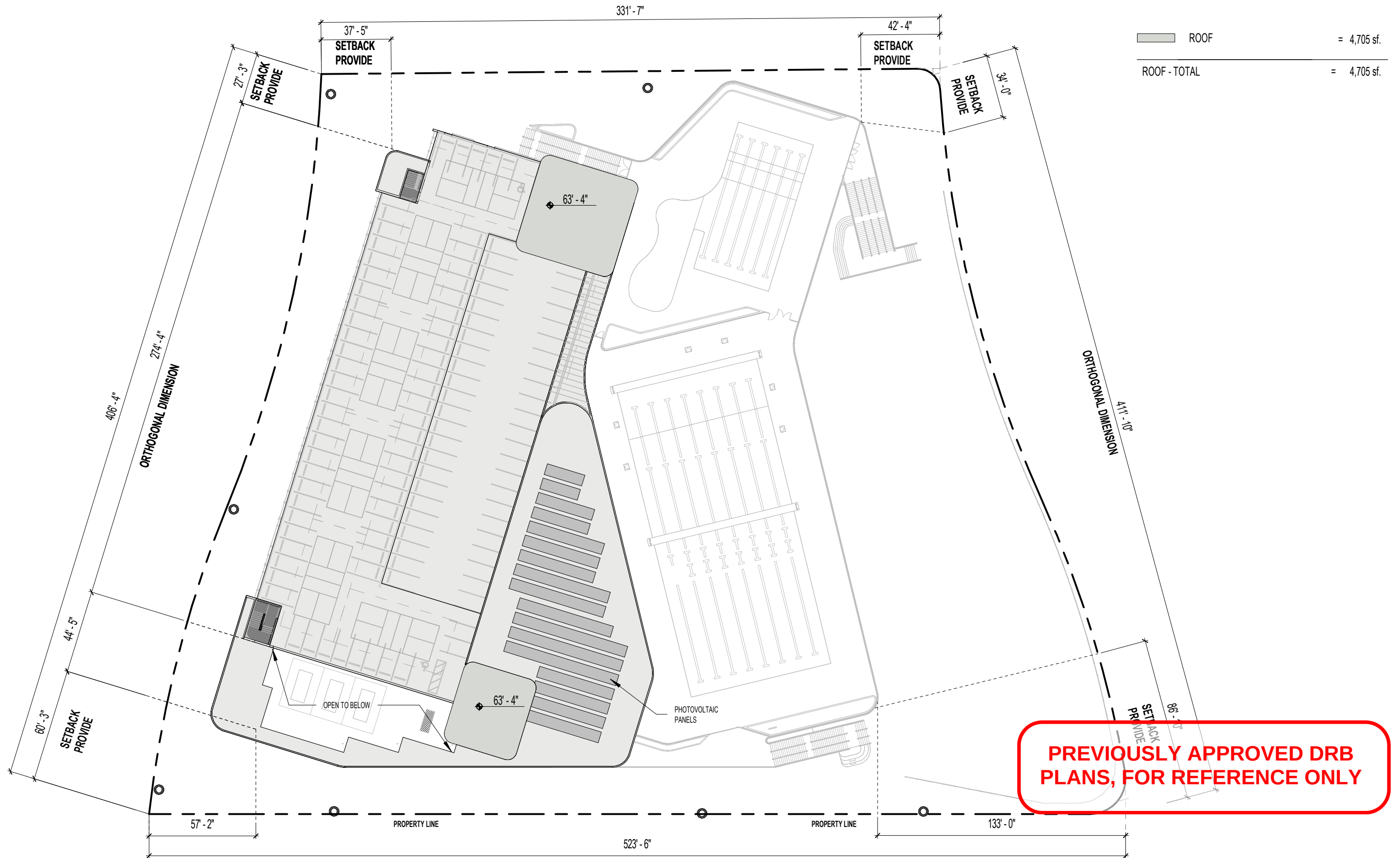
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A105



PROPOSED ROOF PLAN



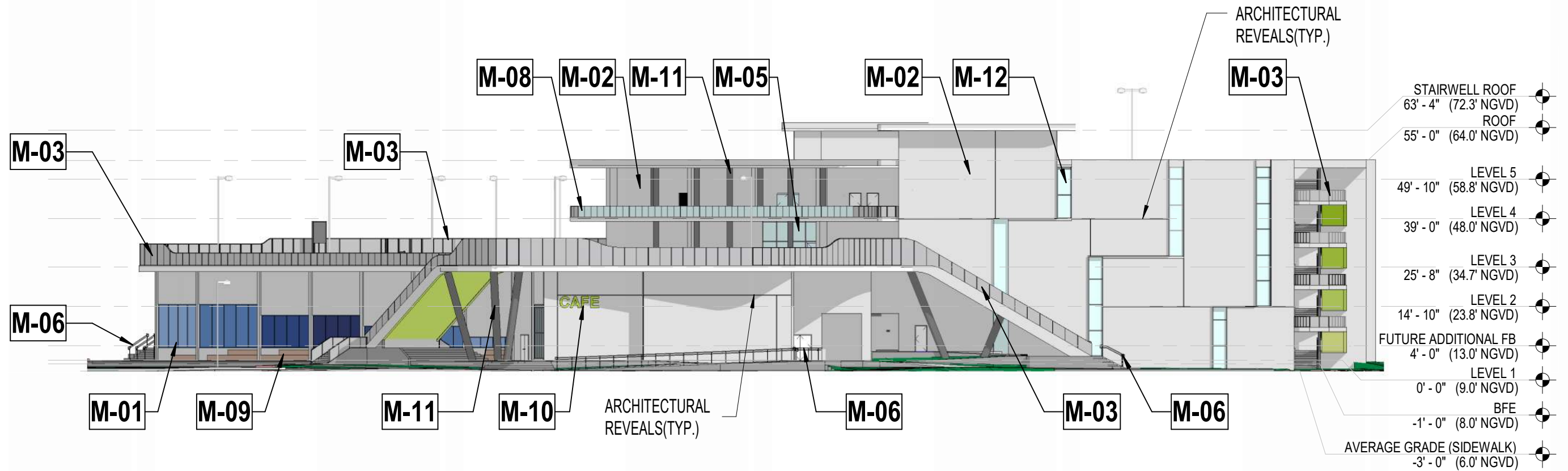
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A106



MATERIAL LEGEND



M01 POLYCARBONATE
ARCHITECTURAL
MESH - TYPE - 1



M02 SAND FINISH
SMOOTH STUCCO -
PAINTED



M03 ALUM. RAILING WITH
MINI-MESH FABRIC



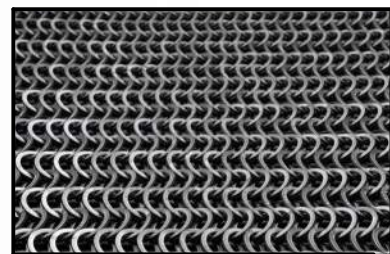
M04 ANODIZED
ALUMINUM FINIS



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

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PROPOSED ELEVATION NORTH



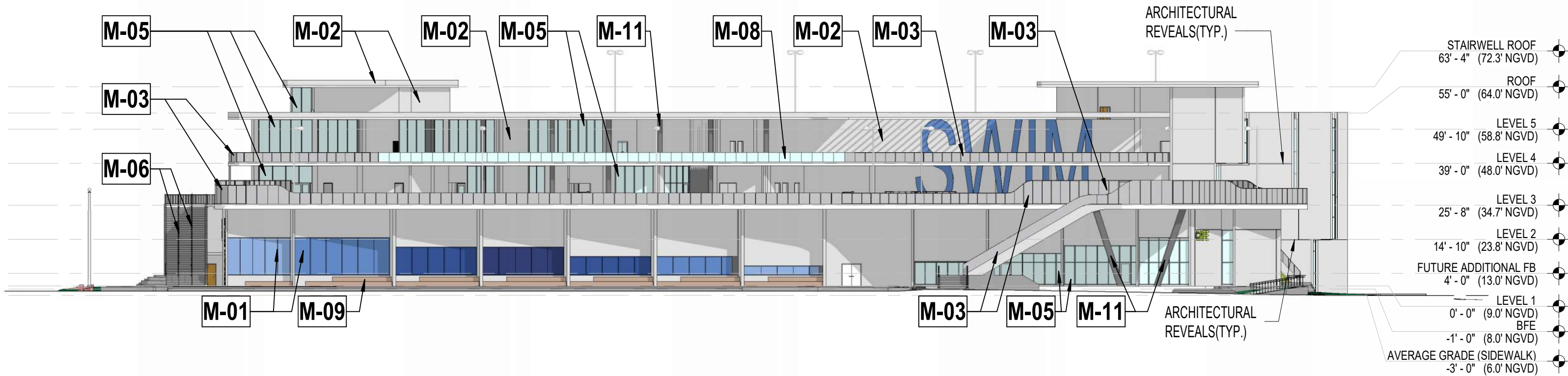
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A200



MATERIAL LEGEND



M01 POLYCARBONATE
ARCHITECTURAL
MESH - TYPE - 1



M02 SAND FINISH
SMOOTH STUCCO -
PAINTED



M03 ALUM. RAILING WITH
MINI-MESH FABRIC



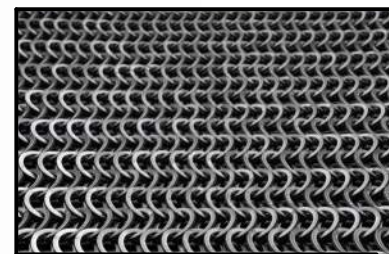
M04 ANODIZED
ALUMINUM FINIS



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

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PROPOSED ELEVATION EAST



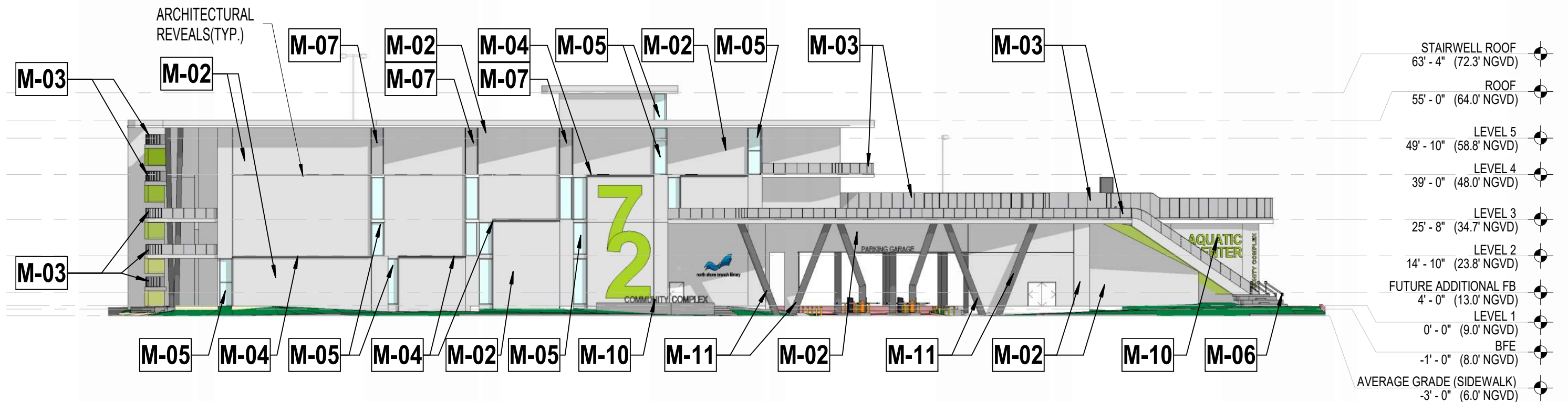
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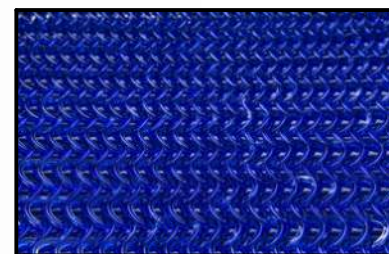
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A201



MATERIAL LEGEND



M01 POLYCARBONATE
ARCHITECTURAL
MESH - TYPE - 1



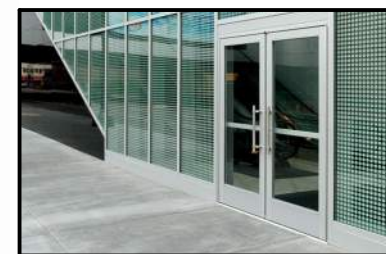
M02 SAND FINISH
SMOOTH STUCCO -
PAINTED



M03 ALUM. RAILING WITH
MINI-MESH FABRIC



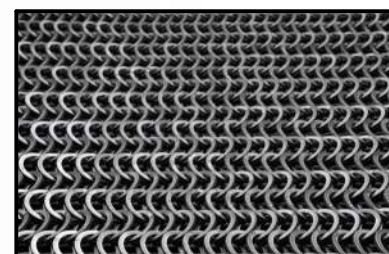
M04 ANODIZED
ALUMINUM FINIS



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

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PROPOSED ELEVATION SOUTH



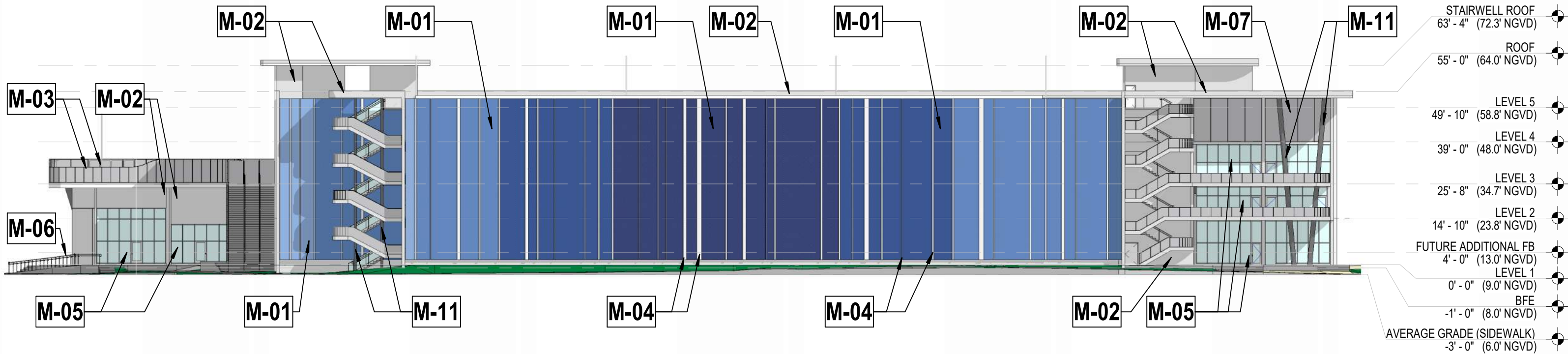
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A202



MATERIAL LEGEND



M01 POLYCARBONATE
ARCHITECTURAL
MESH - TYPE - 1



M02 SAND FINISH
SMOOTH STUCCO -
PAINTED



M03 ALUM. RAILING WITH
MINI-MESH FABRIC



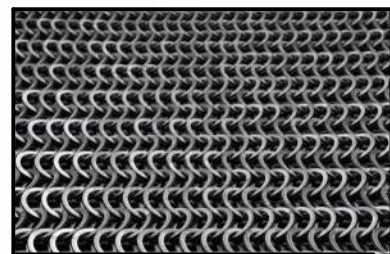
M04 ANODIZED
ALUMINUM FINIS



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

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PROPOSED ELEVATION WEST



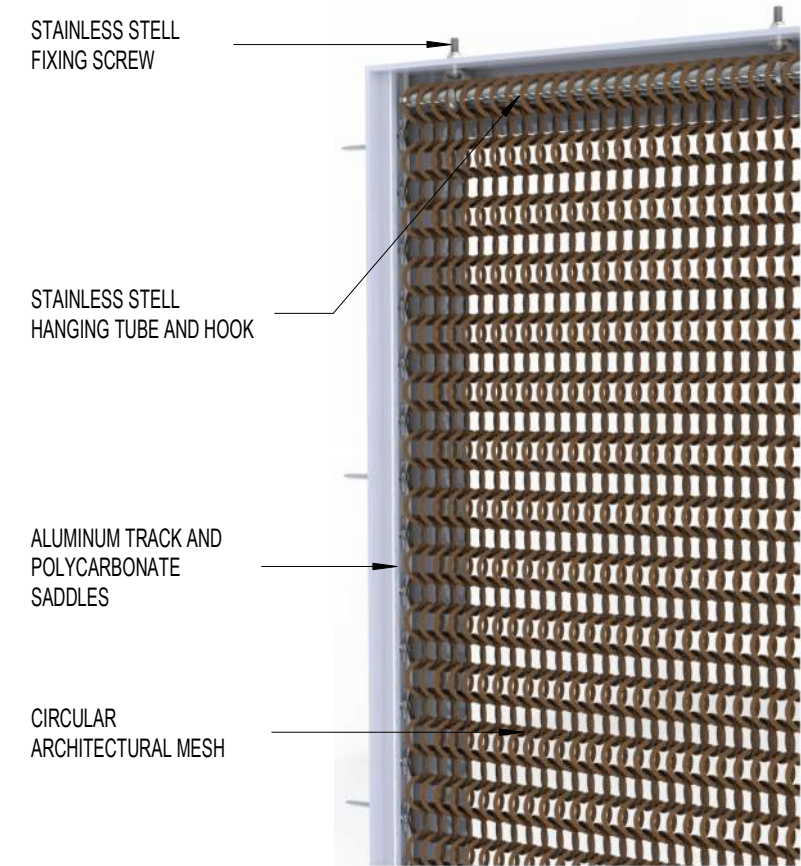
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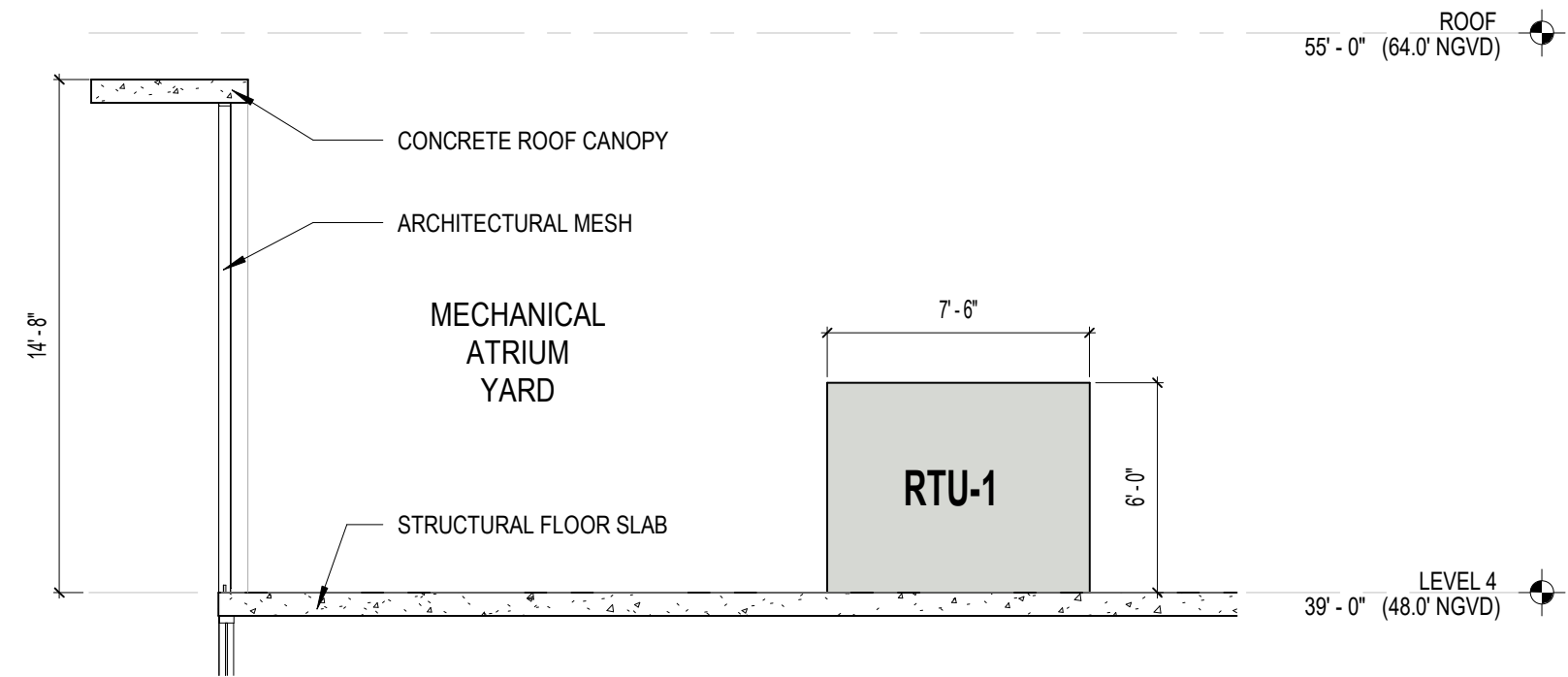
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A203

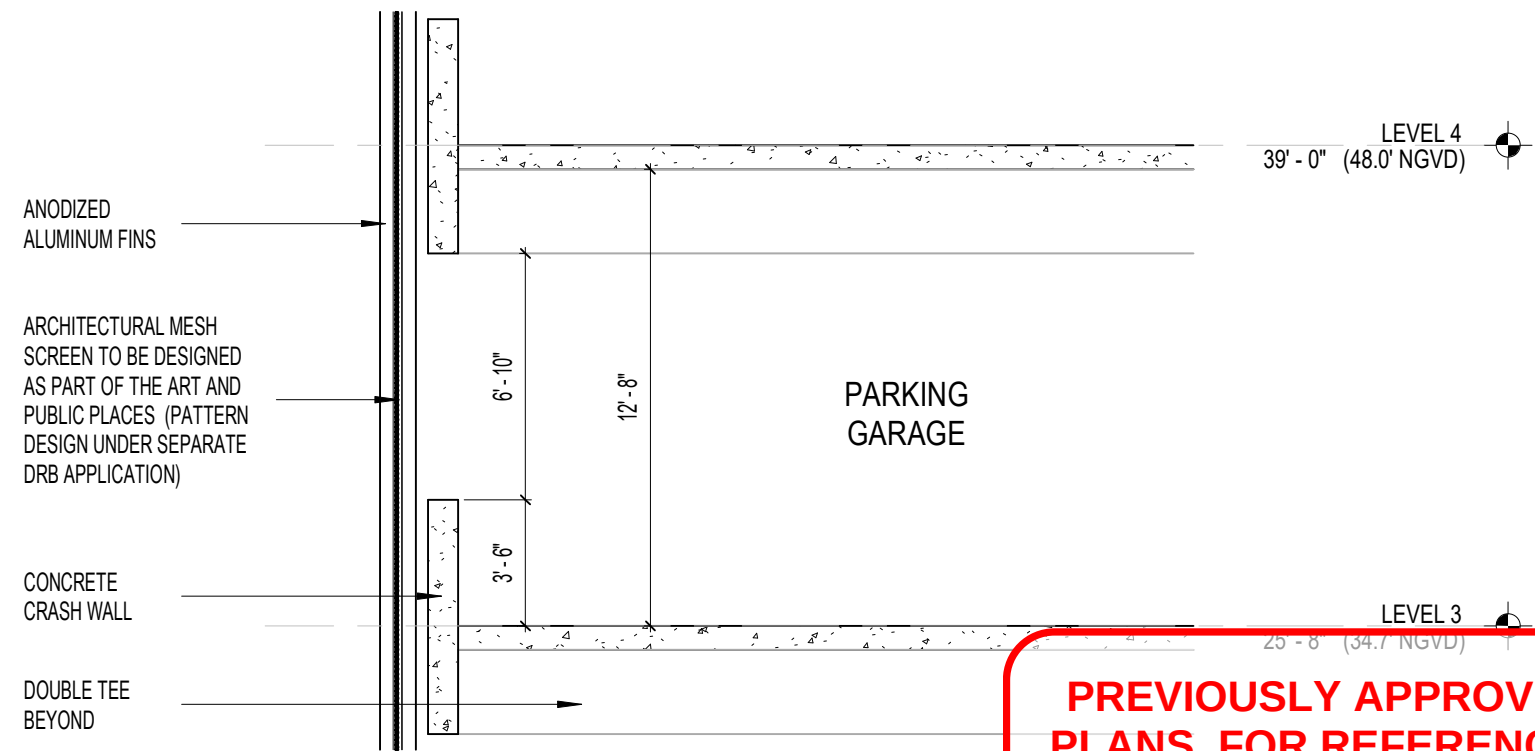


TECHNICAL SPECIFICATIONS

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



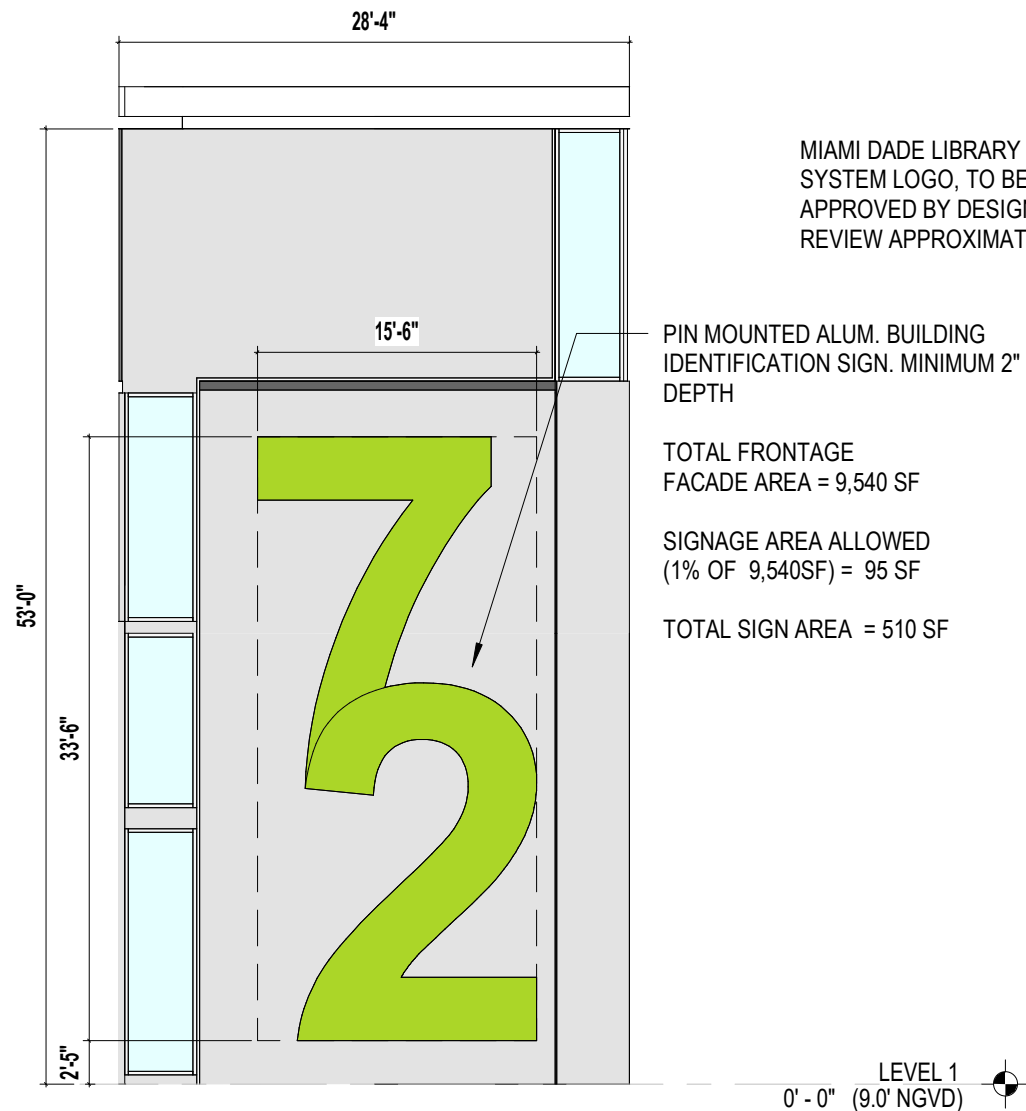
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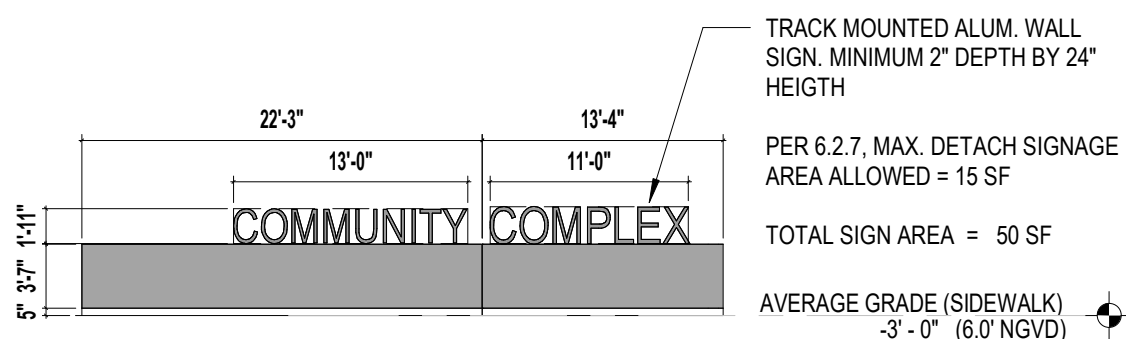
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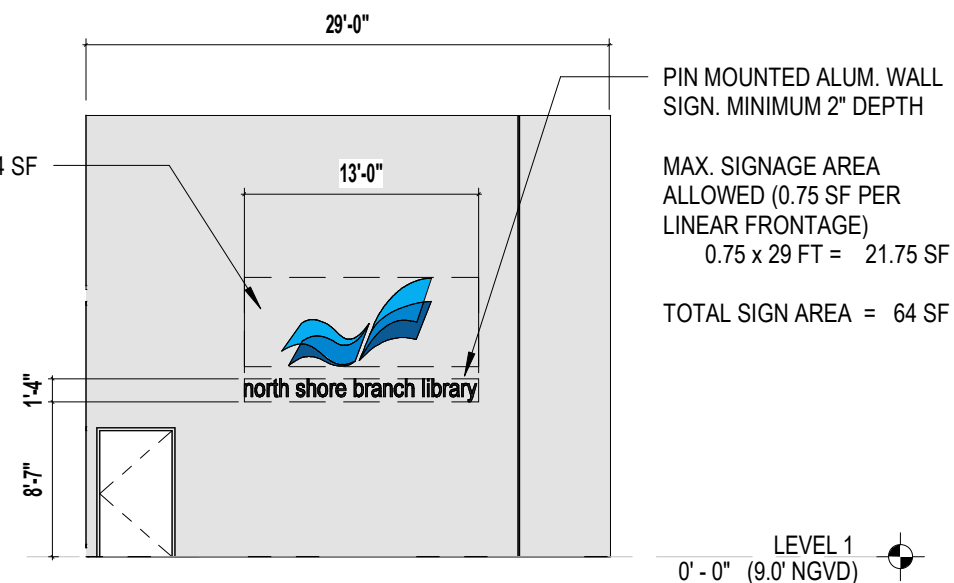
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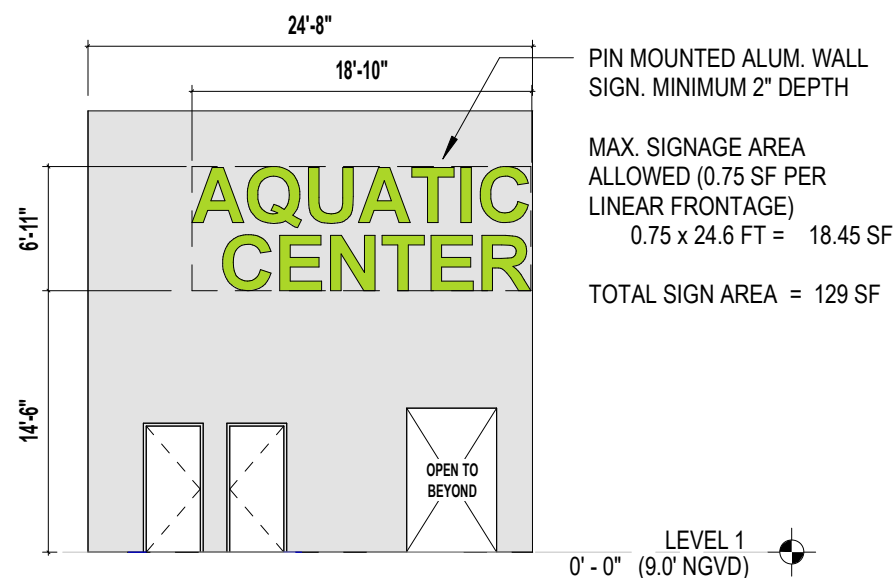
1 - WALL SIGN (BUILDING IDENTIFICATION)



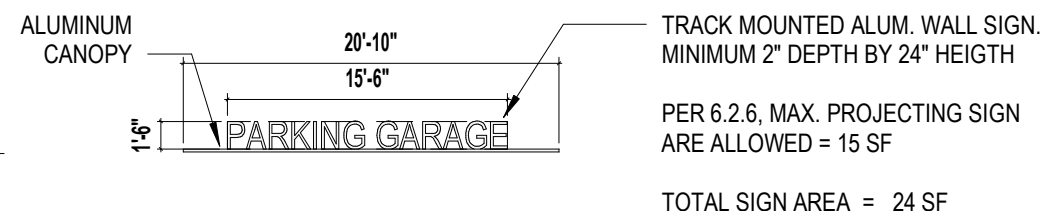
2 - DETACHED SIGN (COMM. COMPLEX)



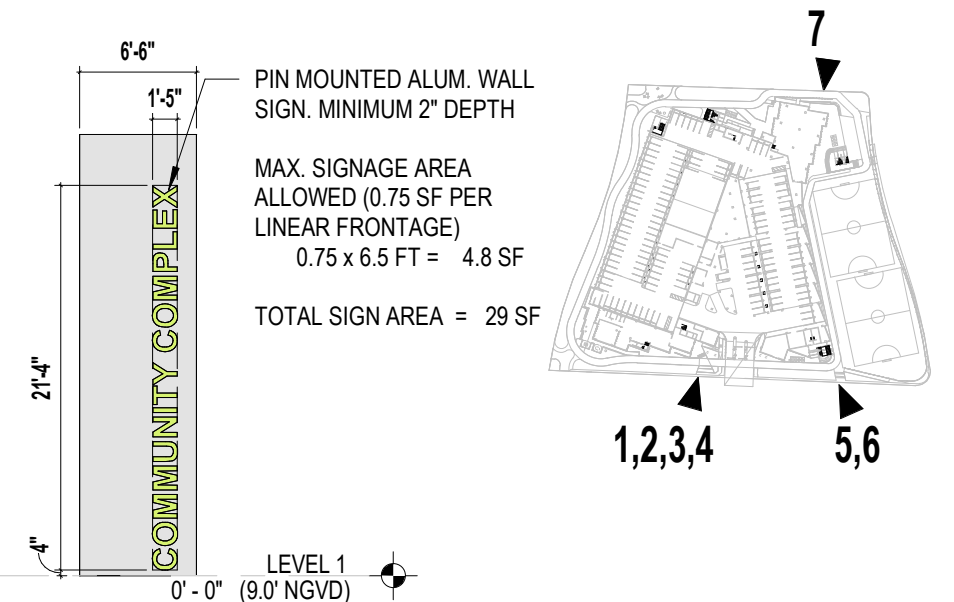
3 - WALL SIGN (LIBRARY)



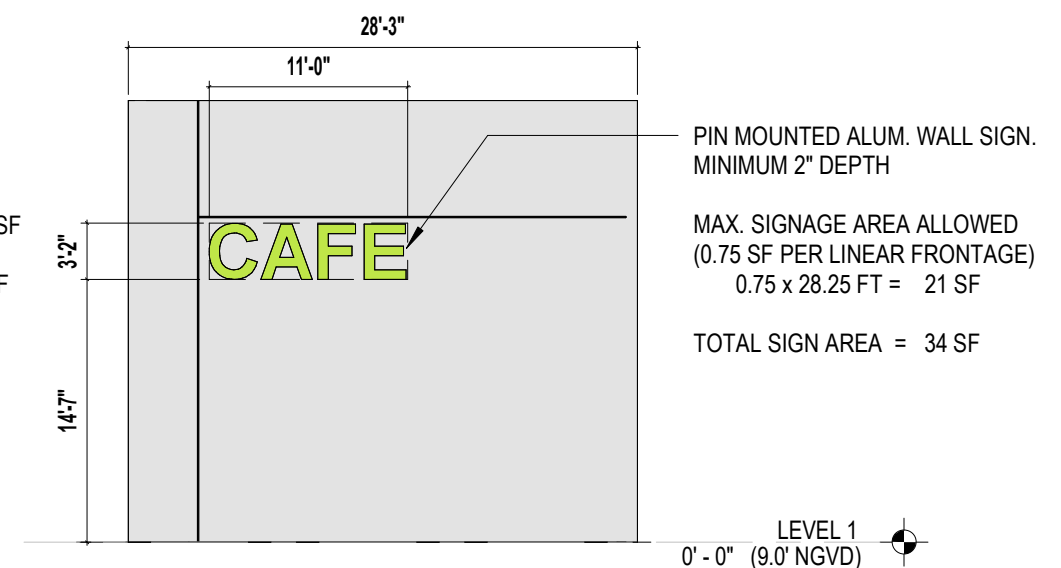
4 - WALL SIGN (AQUATIC CENTER)



7 - PROJECTION SIGN (GARAGE)



5 - WALL SIGN (COMM. COMPLEX)



6 - WALL SIGN (RETAIL)

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EXTERIOR SIGNAGE DETAILS



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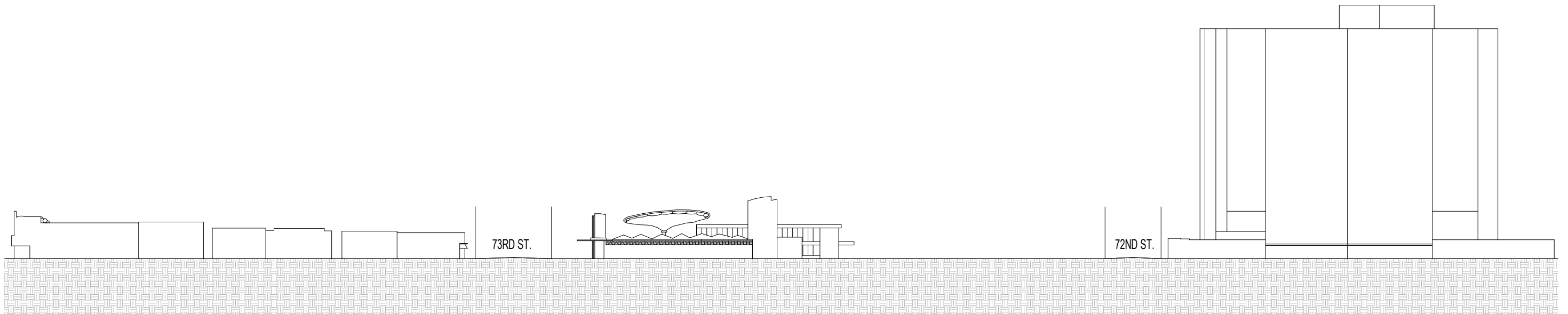
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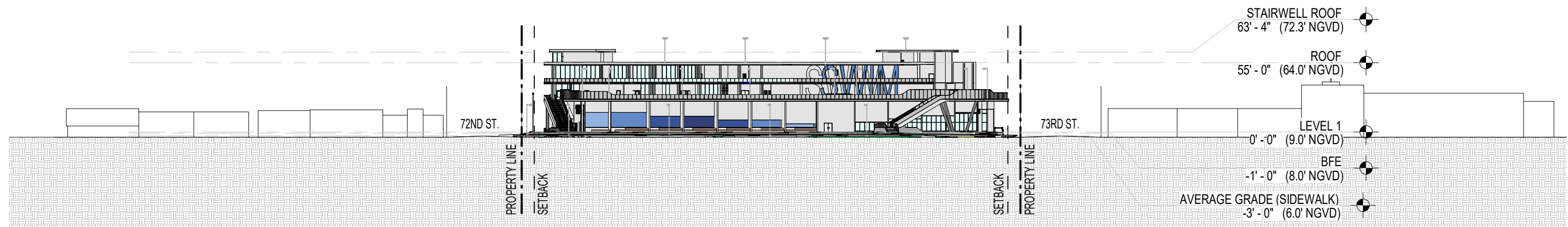
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A205



CONTEXTUAL EAST ELEVATION OF COLLINS AVENUE



CONTEXTUAL WEST ELEVATION OF COLLINS AVENUE



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CONTEXTUAL ELEVATIONS COLLINS AVENUE

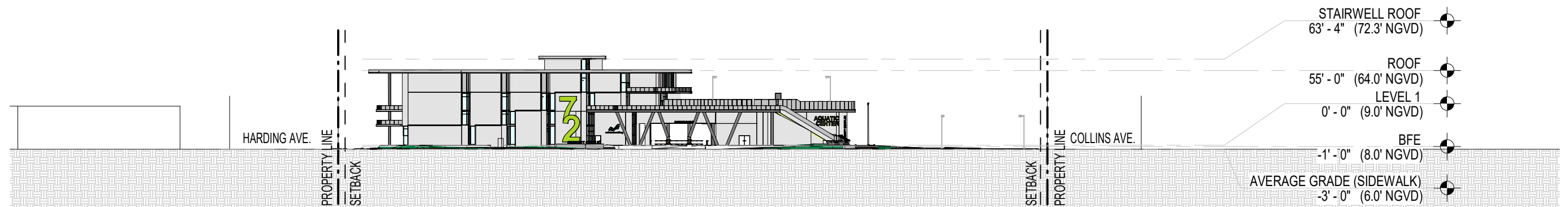


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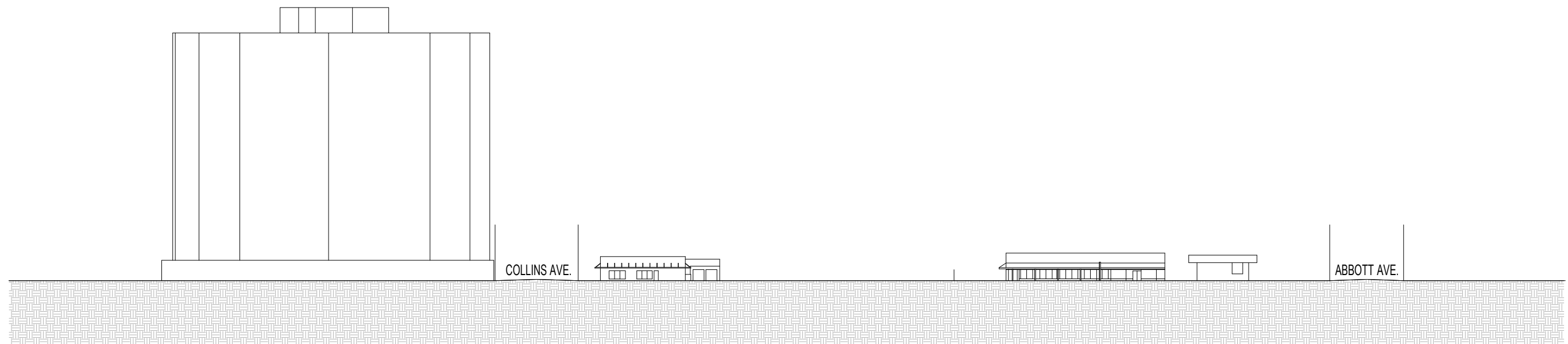
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A210



CONTEXTUAL NORTH ELEVATION OF 72ND STREET



CONTEXTUAL SOUTH ELEVATION OF 72ND STREET

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CONTEXTUAL ELEVATIONS 72ND STREET



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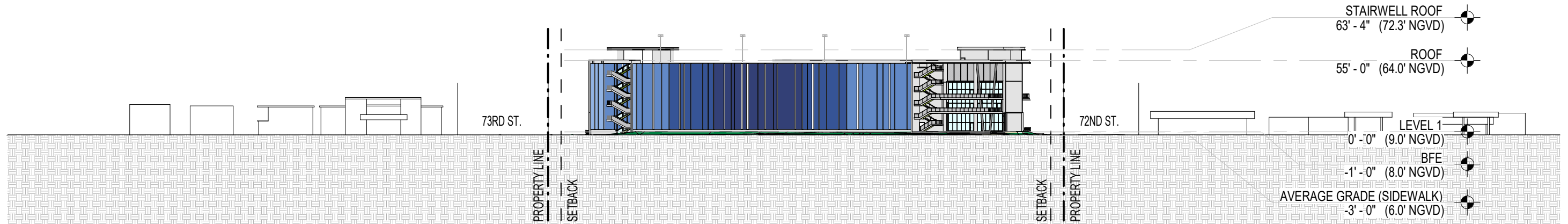
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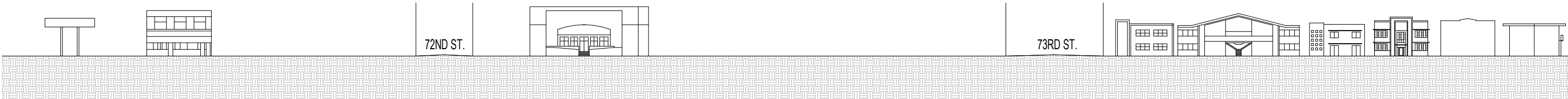
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CONTEXTUAL EAST ELEVATION OF HARDING AVENUE



CONTEXTUAL ELEVATION OF HARDING AVENUE



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CONTEXTUAL ELEVATIONS HARDING AVENUE

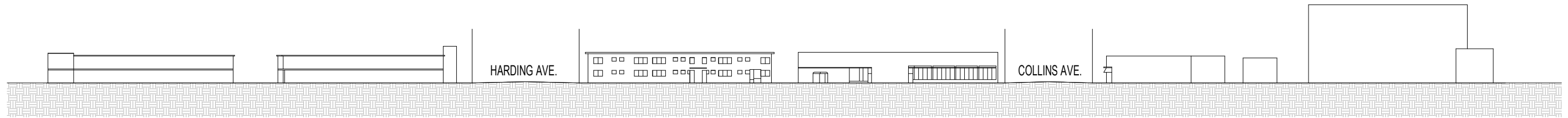


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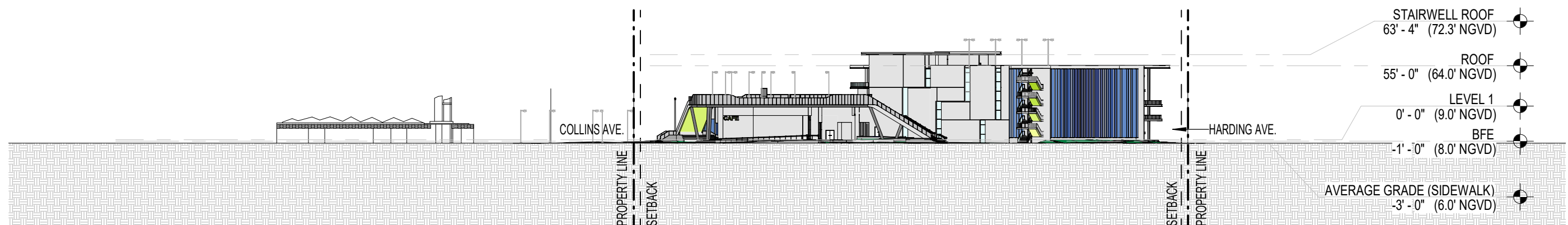
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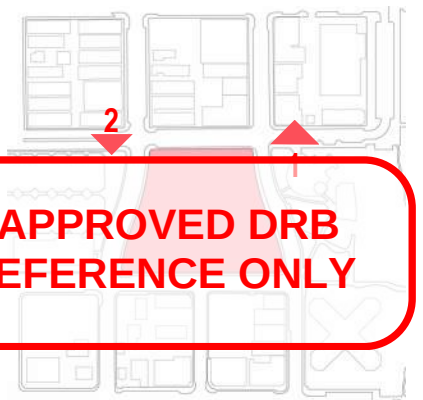
A212



CONTEXTUAL NORTH ELEVATION NORTH OF 73RD ST



CONTEXTUAL SOUTH ELEVATIONS OF 73RD STREET



CONTEXTUAL ELEVATIONS 73RD STREET



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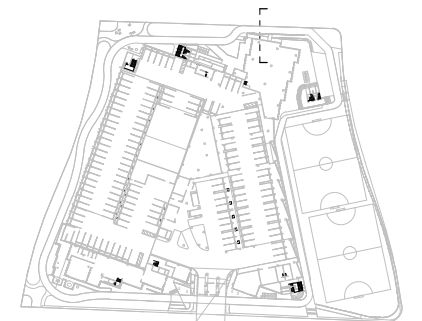
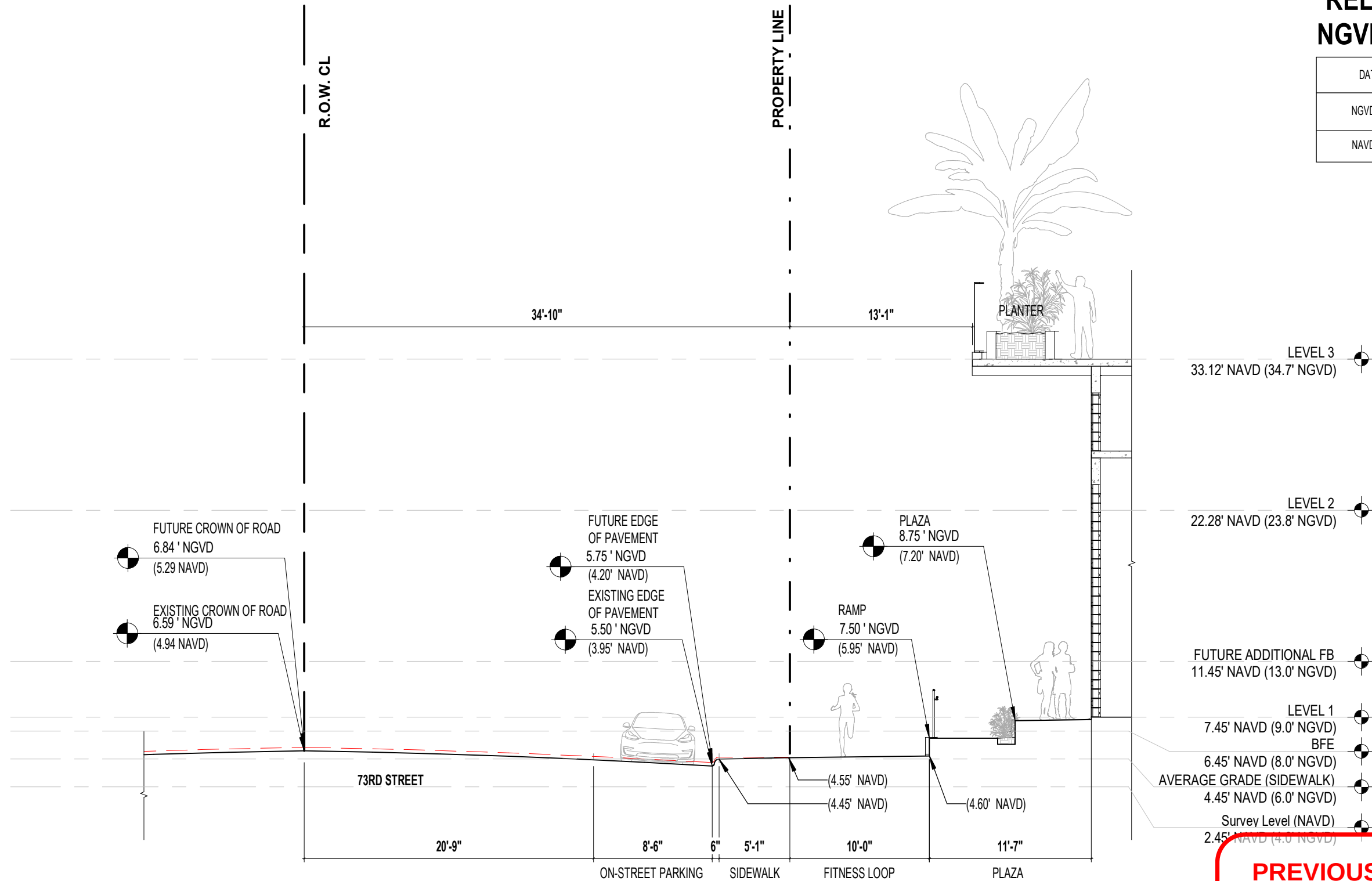
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RELATIONSHIP BETWEEN NGVD 1929 AND NAVD 1988

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



**PREVIOUSLY APPROVED DRB
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73RD STREET FUTURE HARMONIZATION

ROOF
62.45' NAVD (64.0' NGVD)

LEVEL 5
57.28' NAVD (58.8' NGVD)

LEVEL 4
46.45' NAVD (48.0' NGVD)
34A

LEVEL 3
33.12' NAVD (34.7' NGVD)

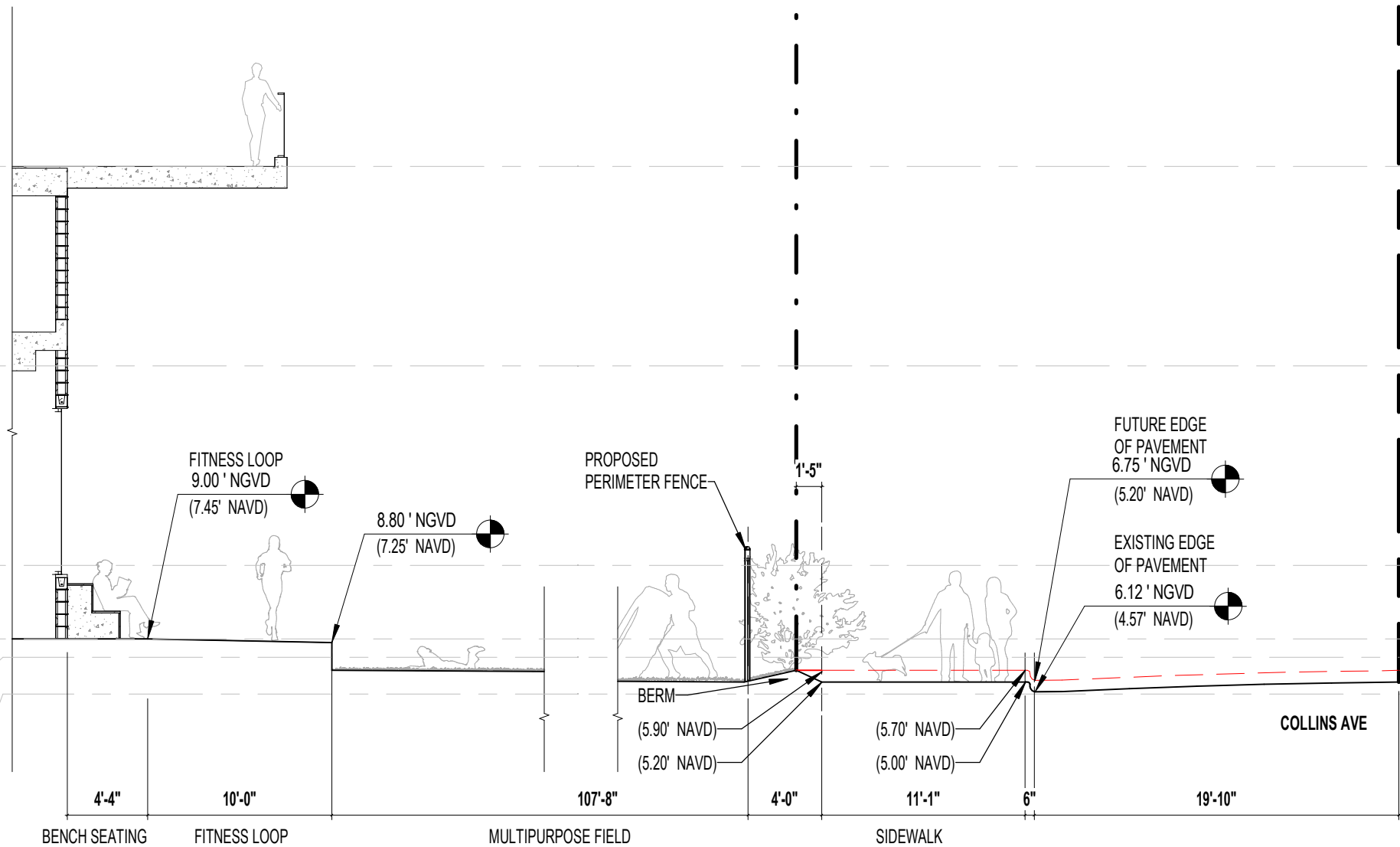
LEVEL 2
22.28' NAVD (23.8' NGVD)

FUTURE ADDITIONAL FB
11.45' NAVD (13.0' NGVD)

LEVEL 1
7.45' NAVD (9.0' NGVD)

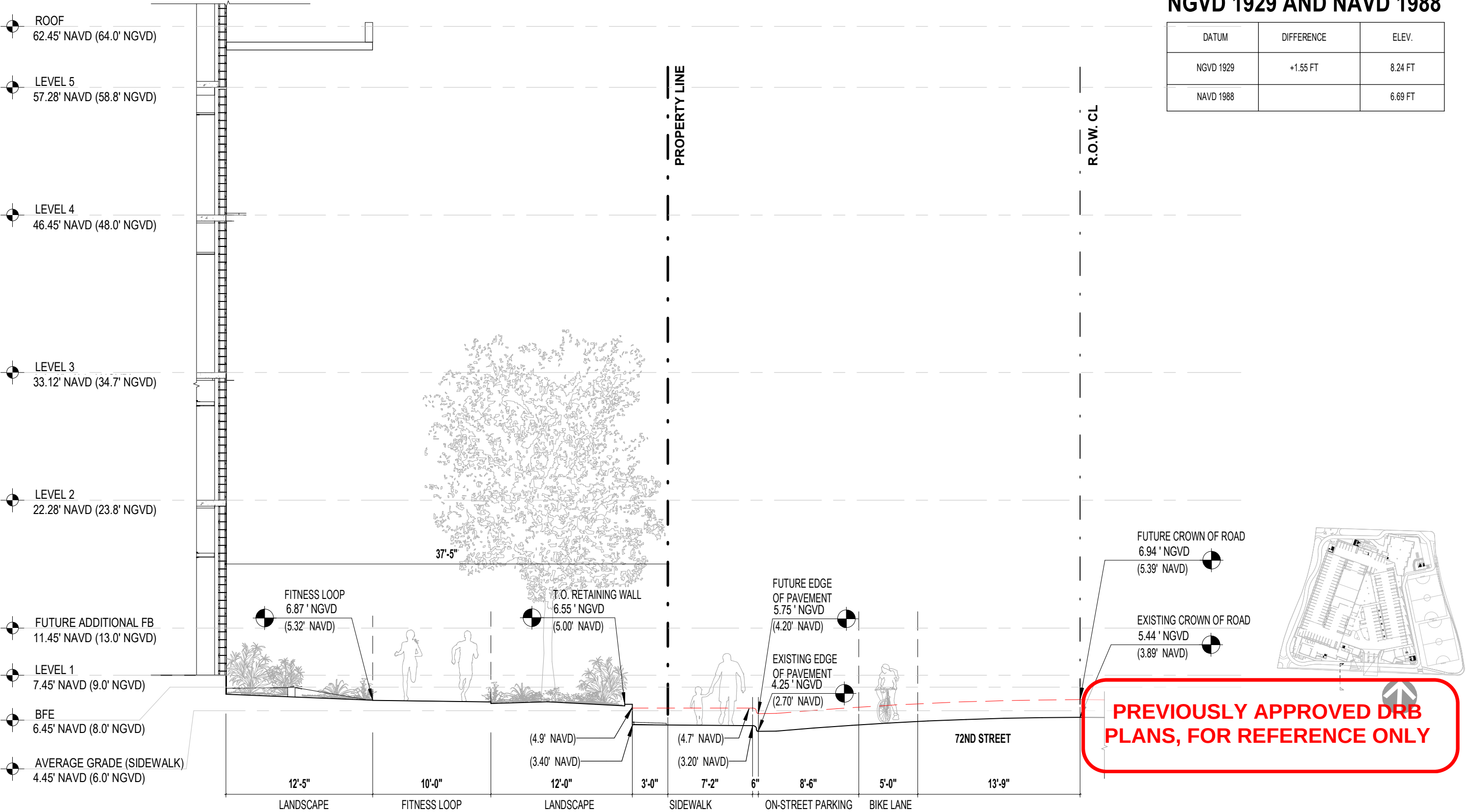
BFE
6.45' NAVD (8.0' NGVD)

AVERAGE GRADE (SIDEWALK)
4.45' NAVD (6.0' NGVD)



RELATIONSHIP BETWEEN
NGVD 1929 AND NAVD 1988

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



PROPOSED FRONTAGE SOUTH



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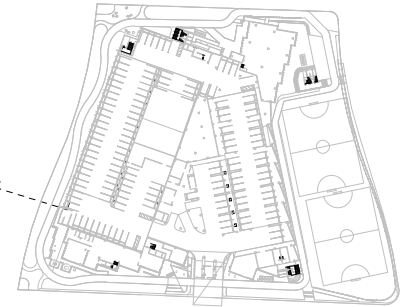
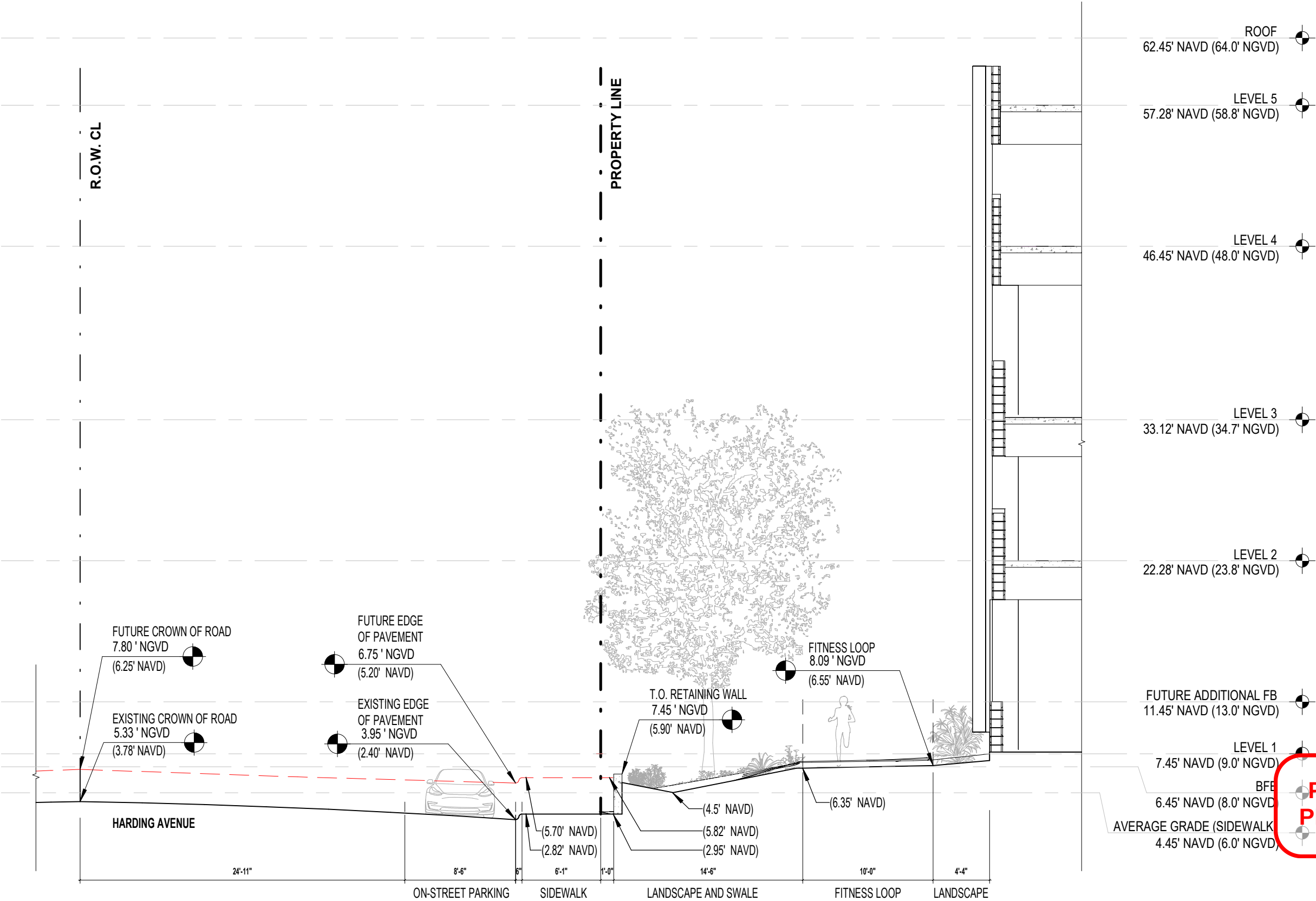
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A302

RELATIONSHIP BETWEEN
NGVD 1929 AND NAVD 1988

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



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PROPOSED FRONTAGE WEST

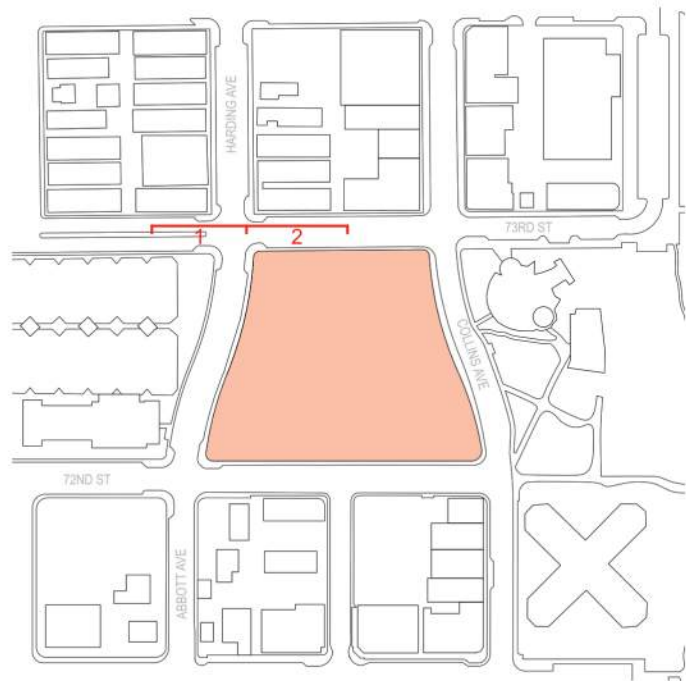


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A303



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EXISTING SITE IMAGES



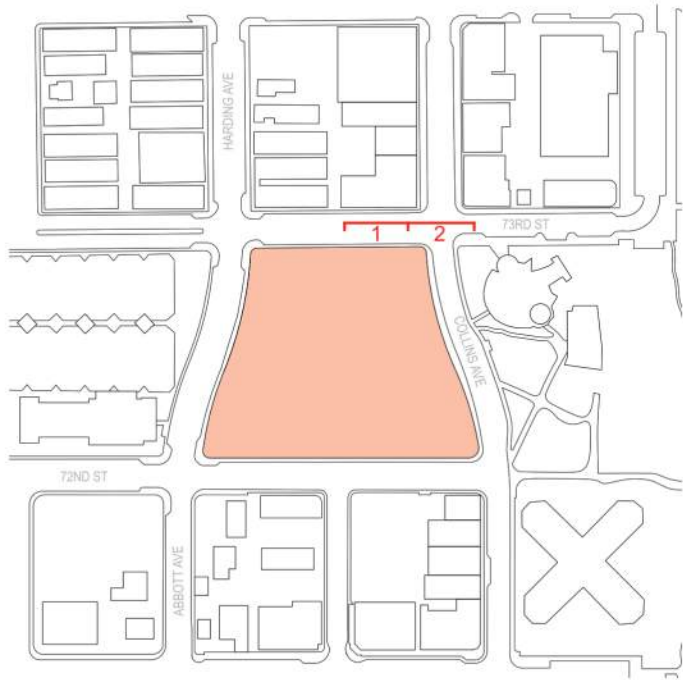
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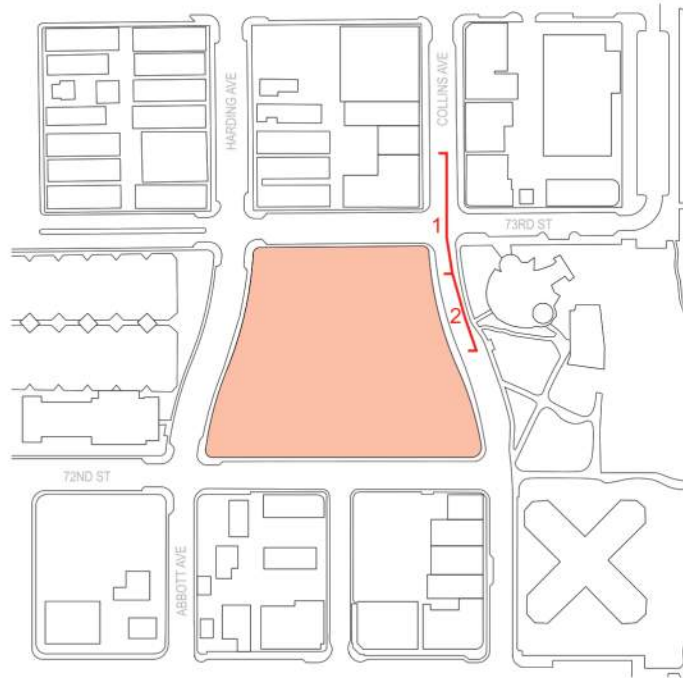


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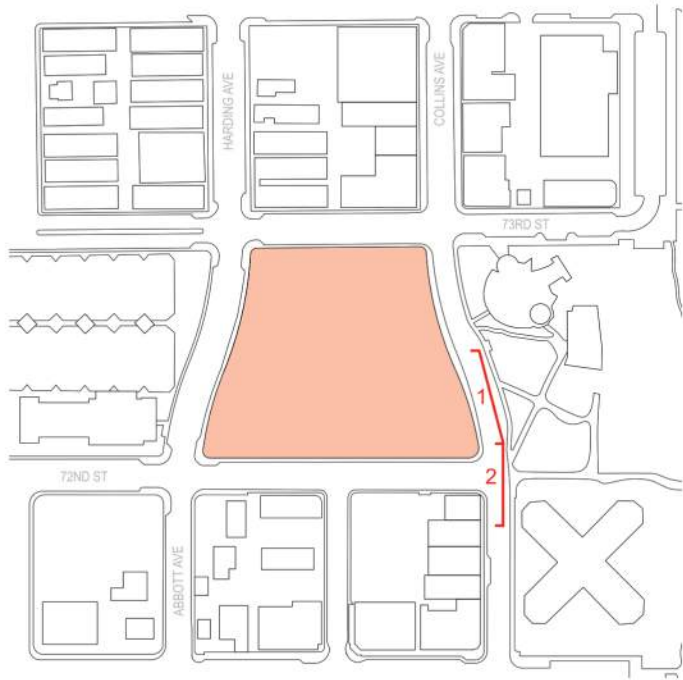
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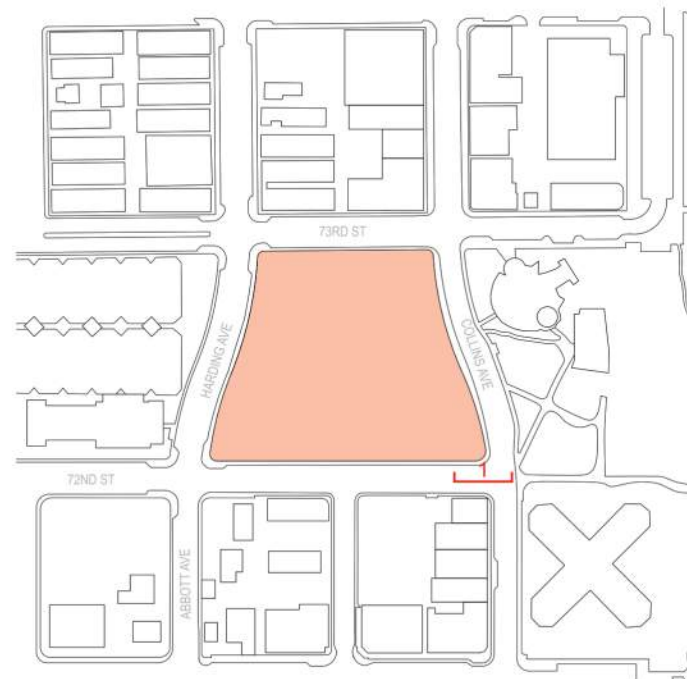


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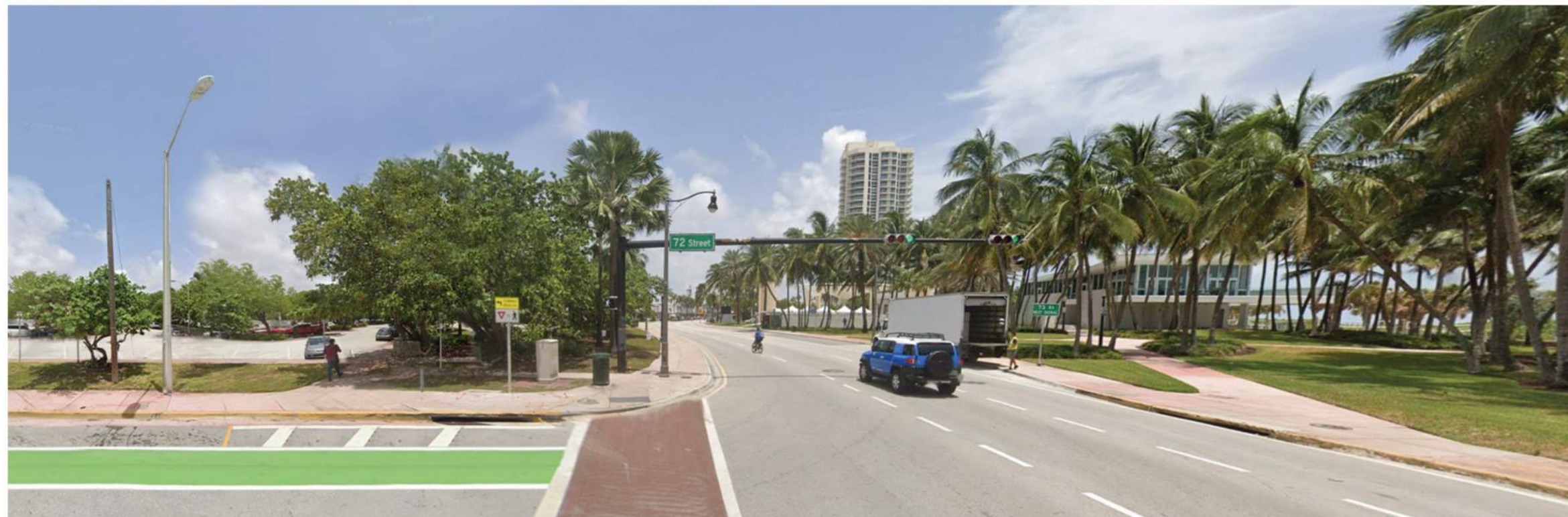
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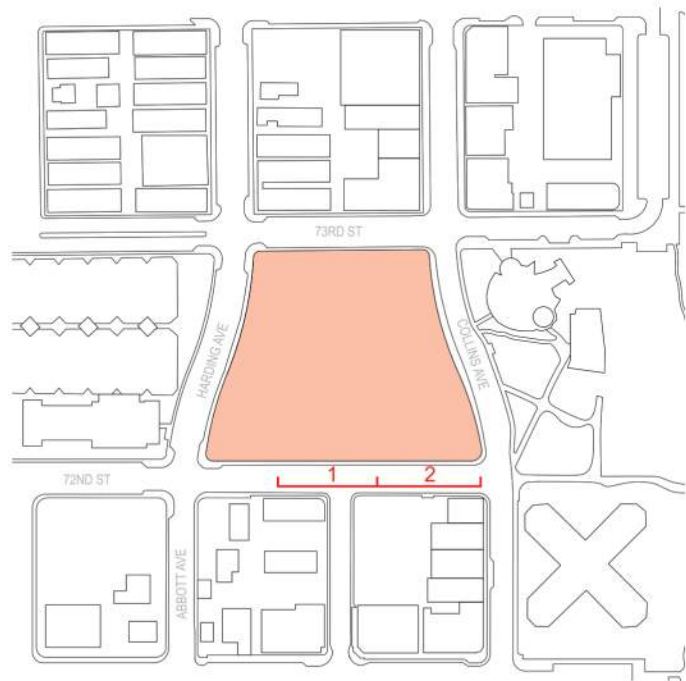
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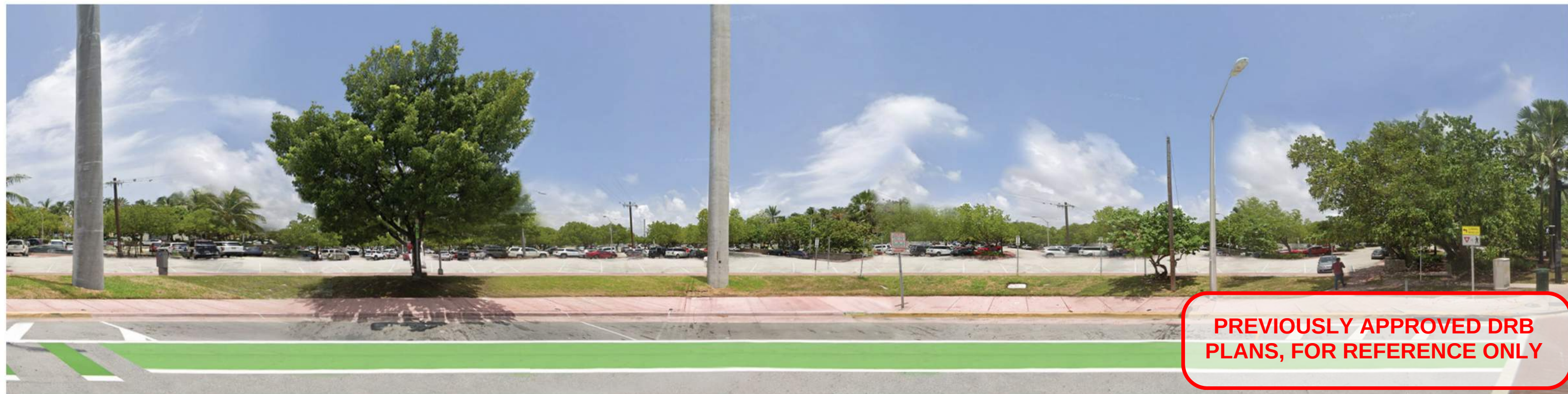
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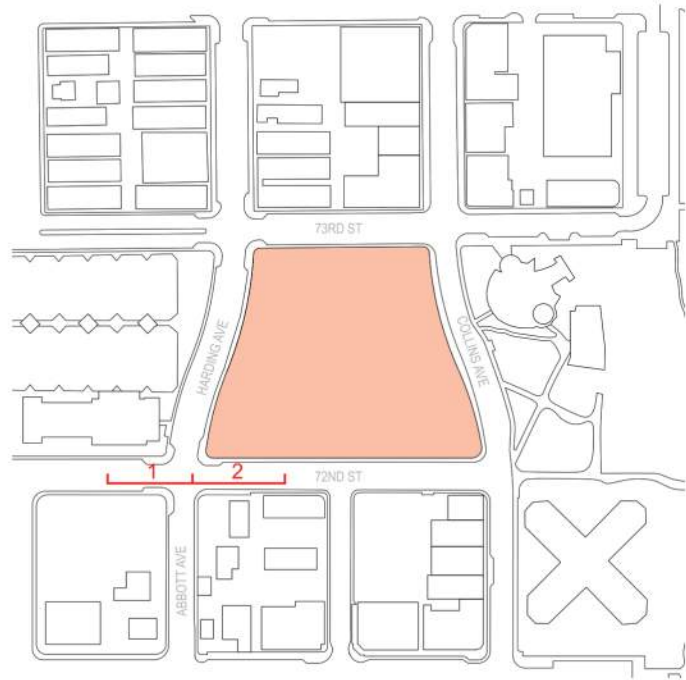
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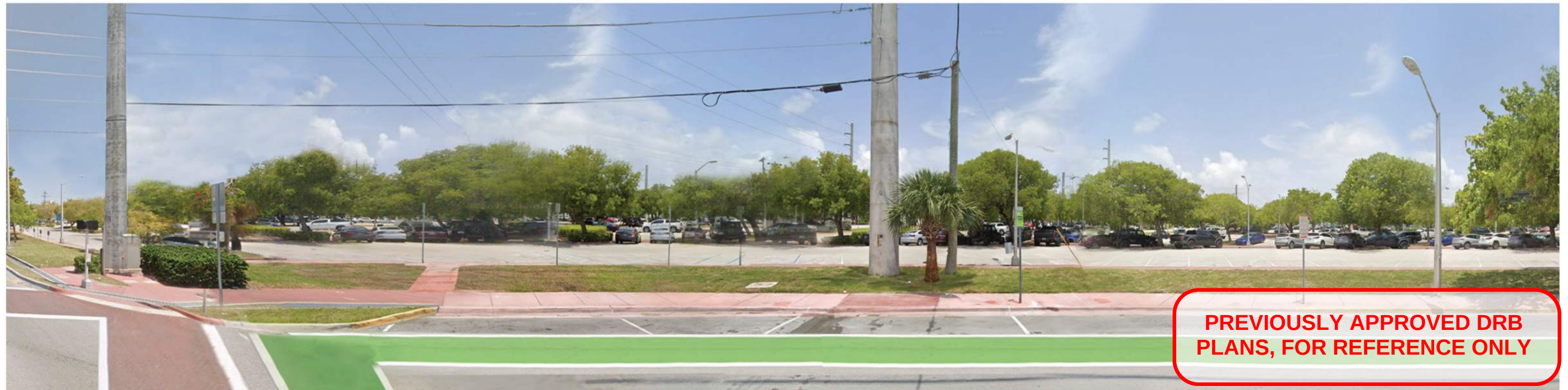
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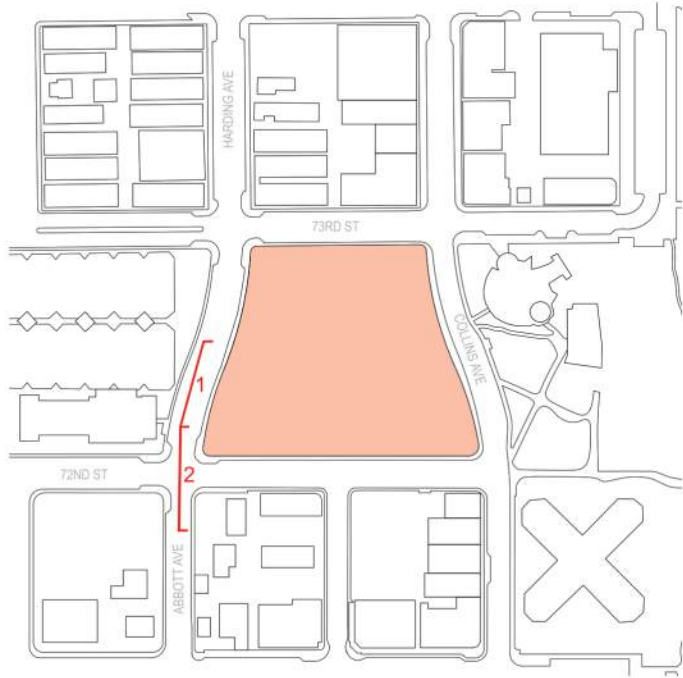


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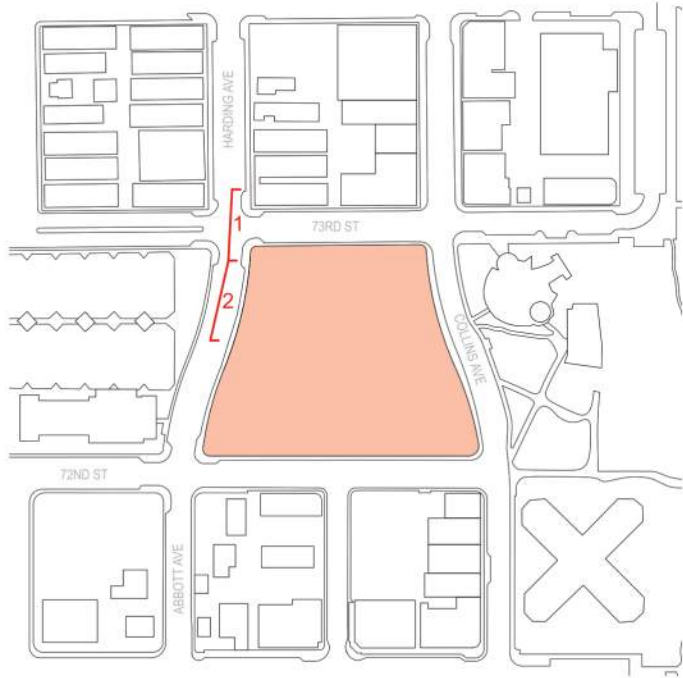


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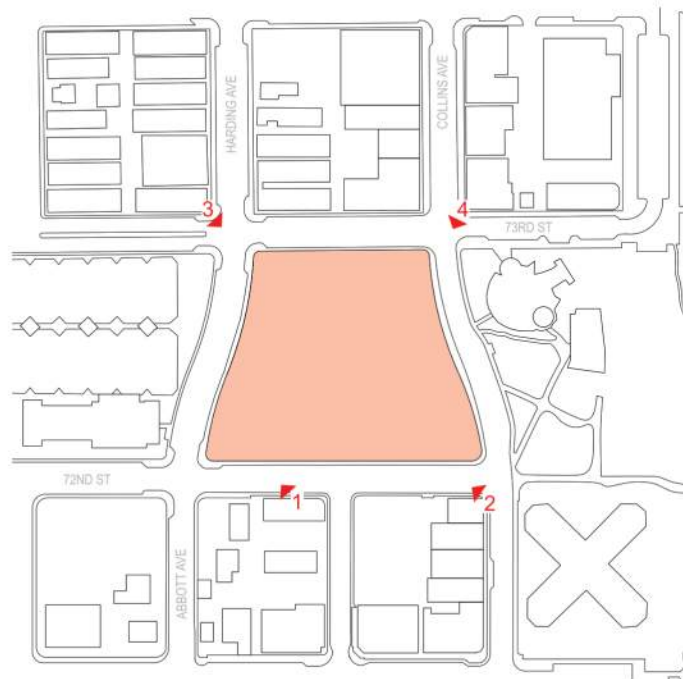


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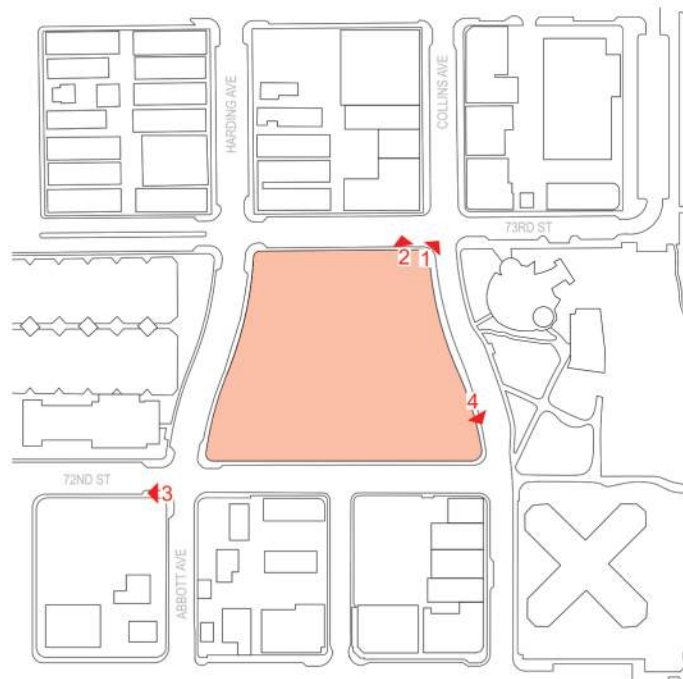
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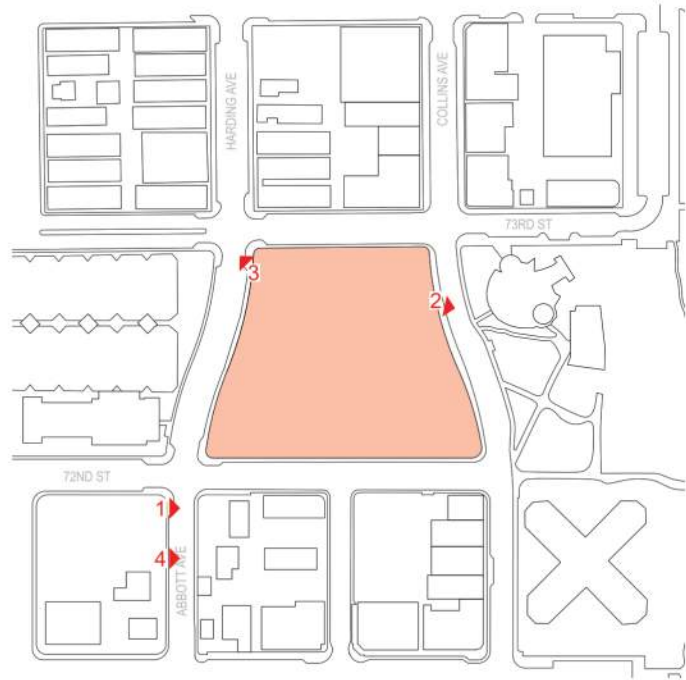
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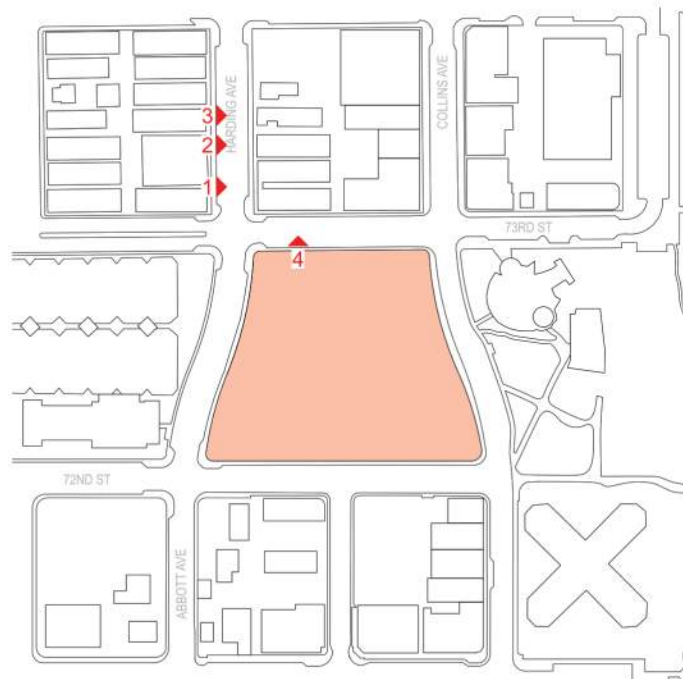
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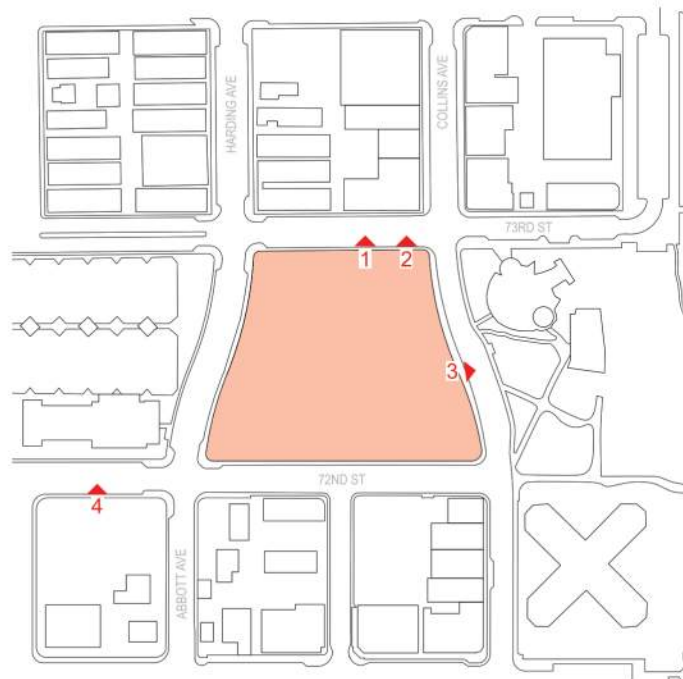
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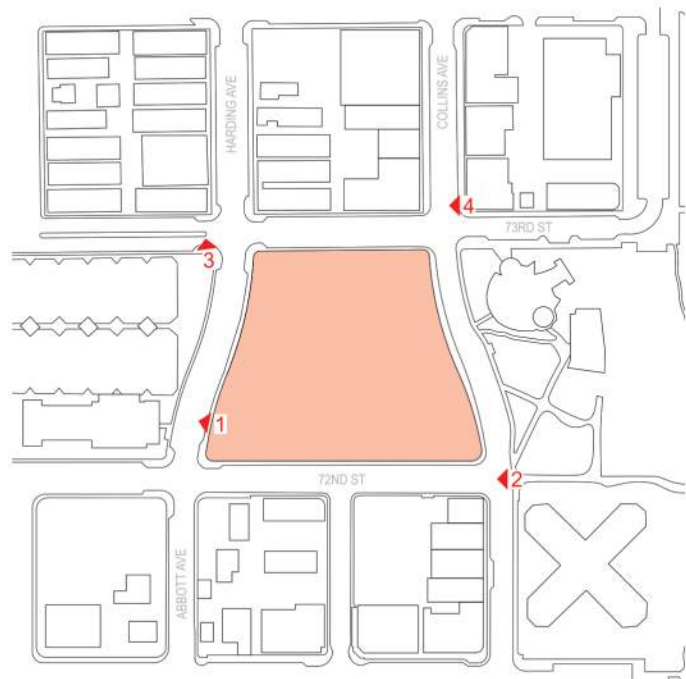
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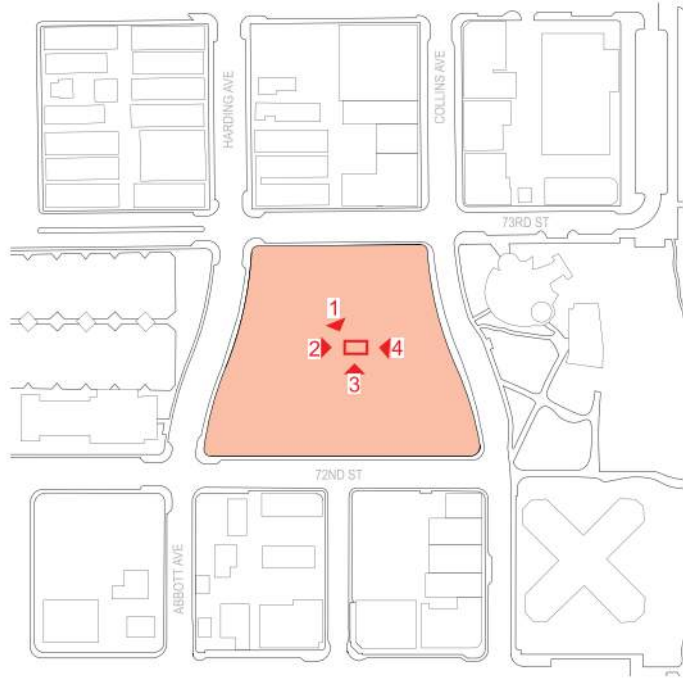
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