



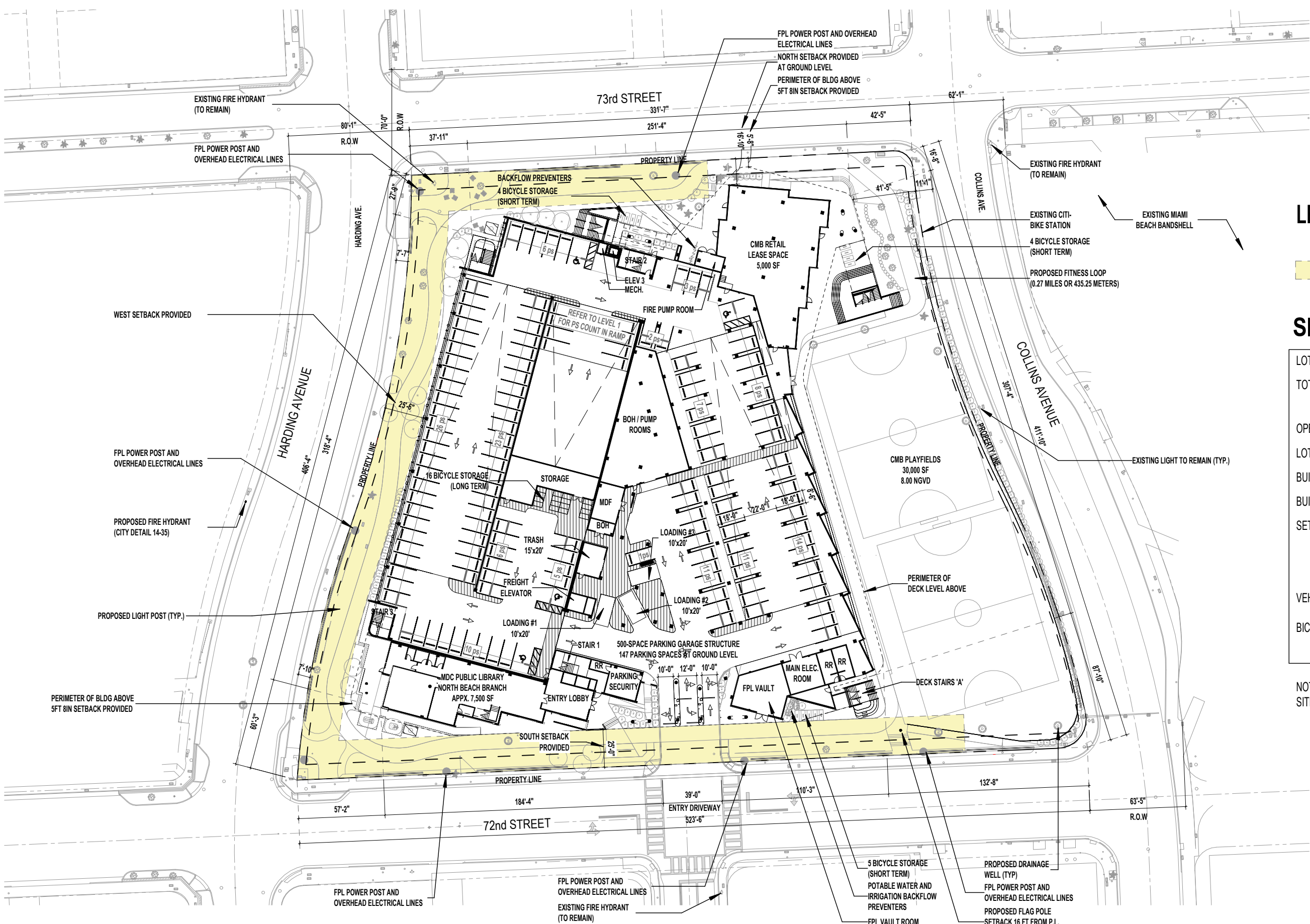
72ND STREET COMMUNITY COMPLEX

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

299 72ND STREET MIAMI BEACH, FLORIDA 33141
FEBRUARY 2, 2025



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



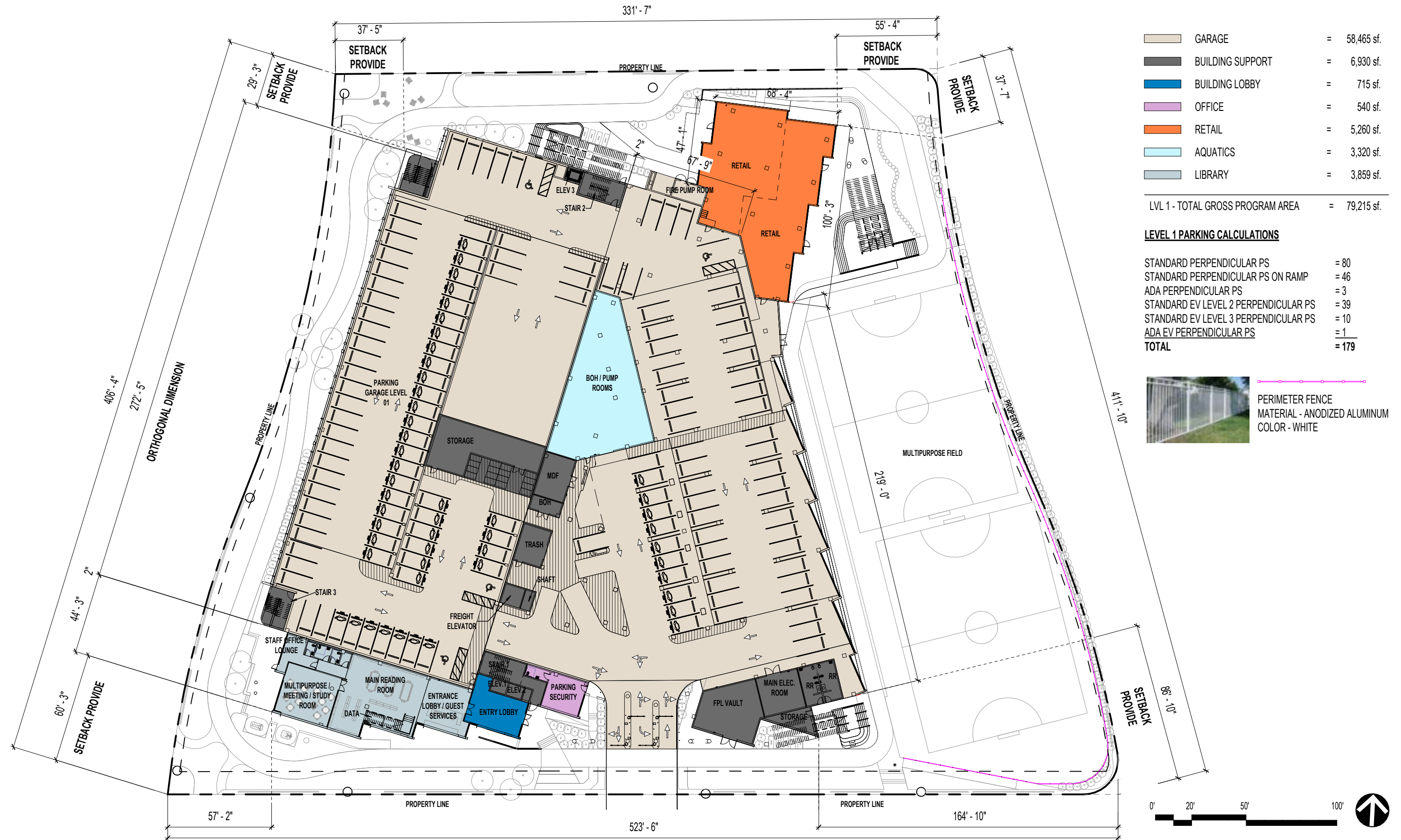
WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

WJ

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A100



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

WJ

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX 299 72ND STREET MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A101



PROPOSED PLAN LEVEL 02



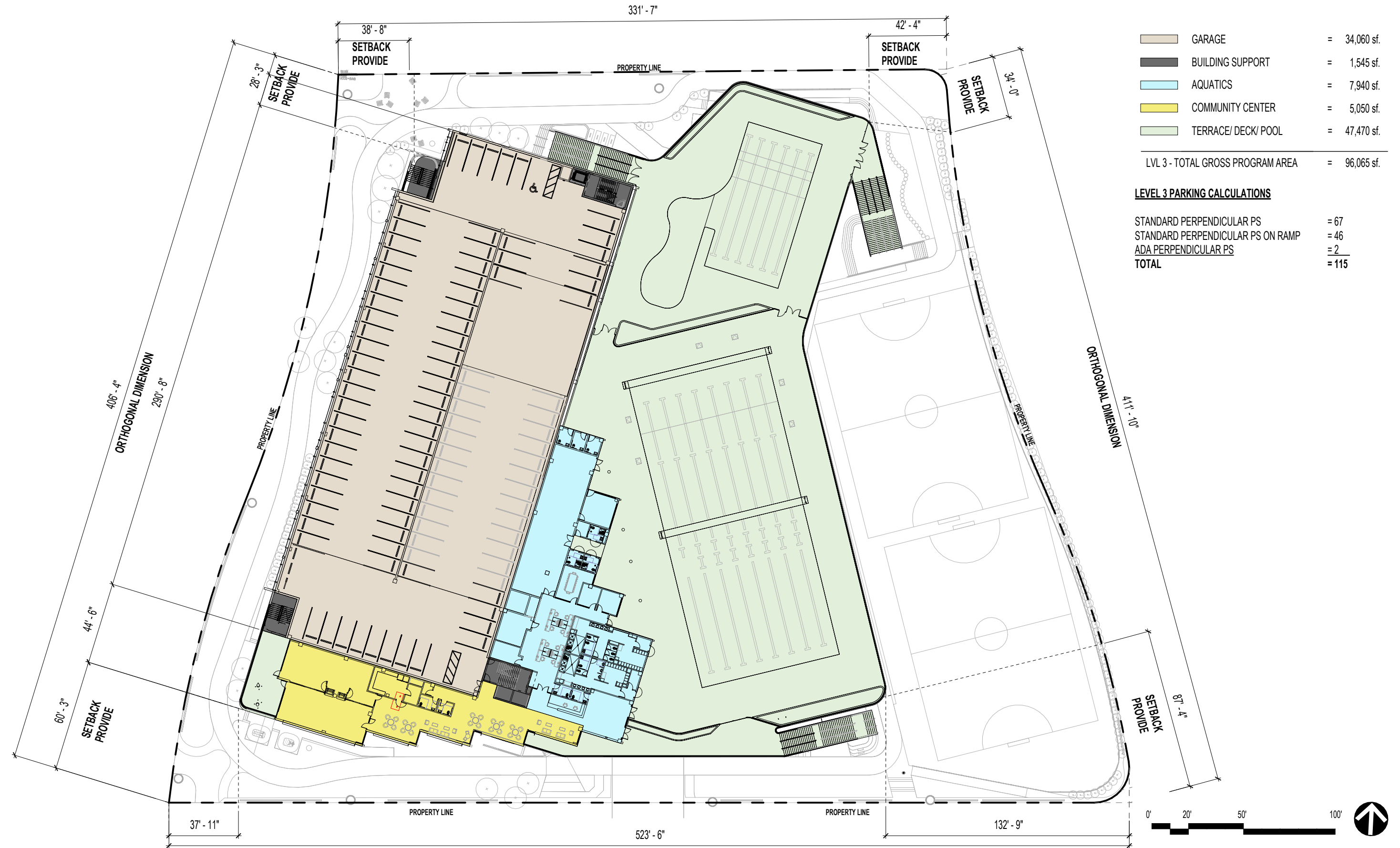
WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

WJ

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A102



PROPOSED PLAN LEVEL 03



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A103



PROPOSED PLAN LEVEL 04



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

WJ

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A104



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX 299 72ND STREET MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A105



PROPOSED ROOF PLAN



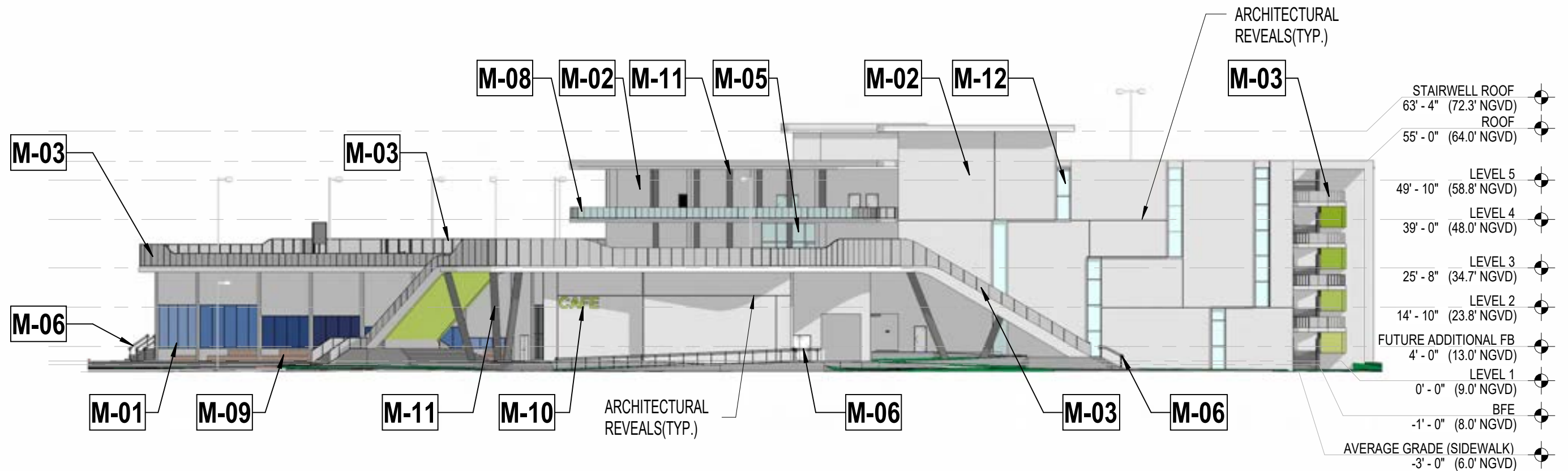
WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

WJ

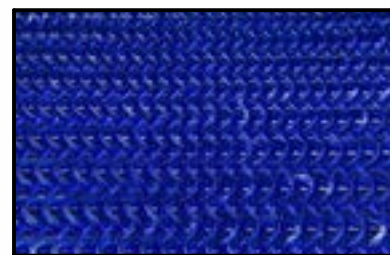
MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A106



MATERIAL LEGEND



M01 POLYCARBONATE
ARCHITECTURAL
MESH - TYPE - 1



M02 SAND FINISH
SMOOTH STUCCO -
PAINTED



M03 ALUM. RAILING WITH
MINI-MESH FABRIC



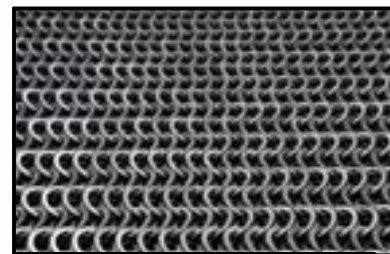
M04 ANODIZED
ALUMINUM FINIS



M05 IMPACT RESISTANT
ANODIZED ALUMN
STOREFONT SYSTEM



M06 ALUMN. RAILING-
GENERAL



M07 POLYCARBONATE
ARCHITECTURAL
MESH - TYPE - 2



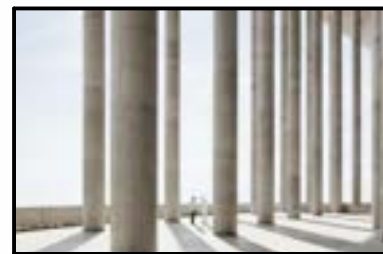
M08 GLASS RAILING



M09 COMPOSITE DECK



M10 ANODIZED ALUMN.
SIGNAGE - BACKLIT



M11 PIP-CONC. COLUMN -
PAINTED



M12 TINTED-GLASS

PROPOSED ELEVATION NORTH



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

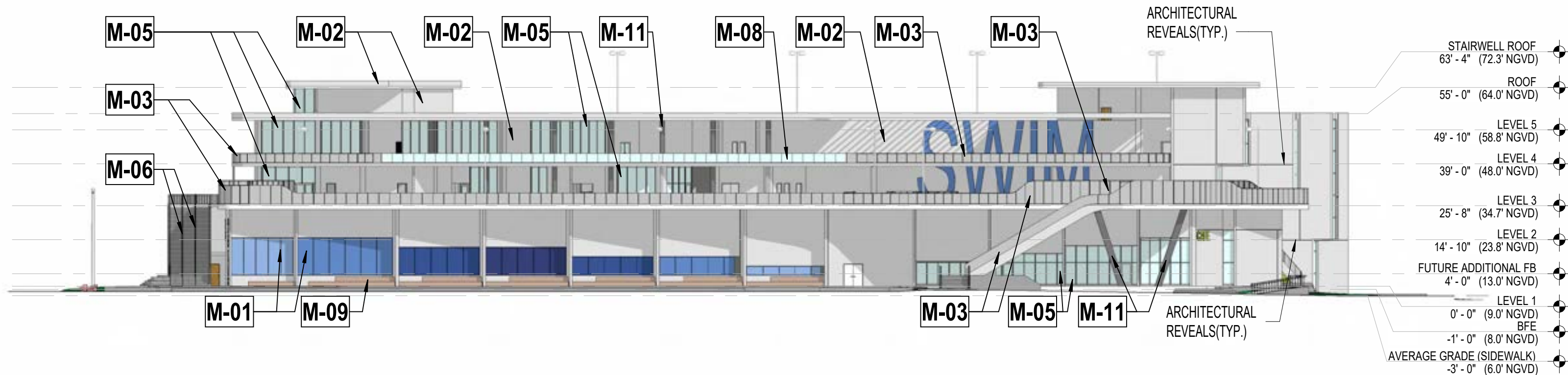
WJ

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX

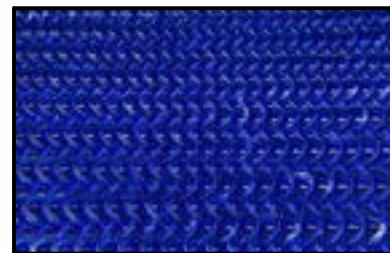
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A200



MATERIAL LEGEND



M01 POLYCARBONATE
ARCHITECTURAL
MESH - TYPE - 1



M02 SAND FINISH
SMOOTH STUCCO -
PAINTED



M03 ALUM. RAILING WITH
MINI-MESH FABRIC



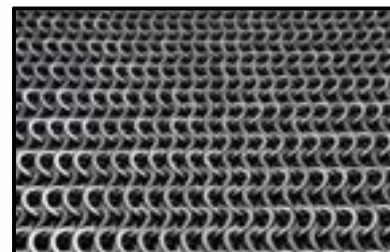
M04 ANODIZED
ALUMINUM FINIS



M05 IMPACT RESISTANT
ANODIZED ALUMN
STOREFONT SYSTEM



M06 ALUMN. RAILING-
GENERAL



M07 POLYCARBONATE
ARCHITECTURAL
MESH - TYPE - 2



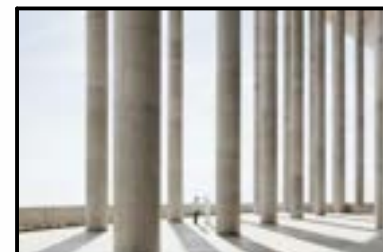
M08 GLASS RAILING



M09 COMPOSITE DECK



M10 ANODIZED ALUMN.
SIGNAGE - BACKLIT



M11 PIP-CONC. COLUMN -
PAINTED



M12 TINTED-GLASS

PROPOSED ELEVATION EAST



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

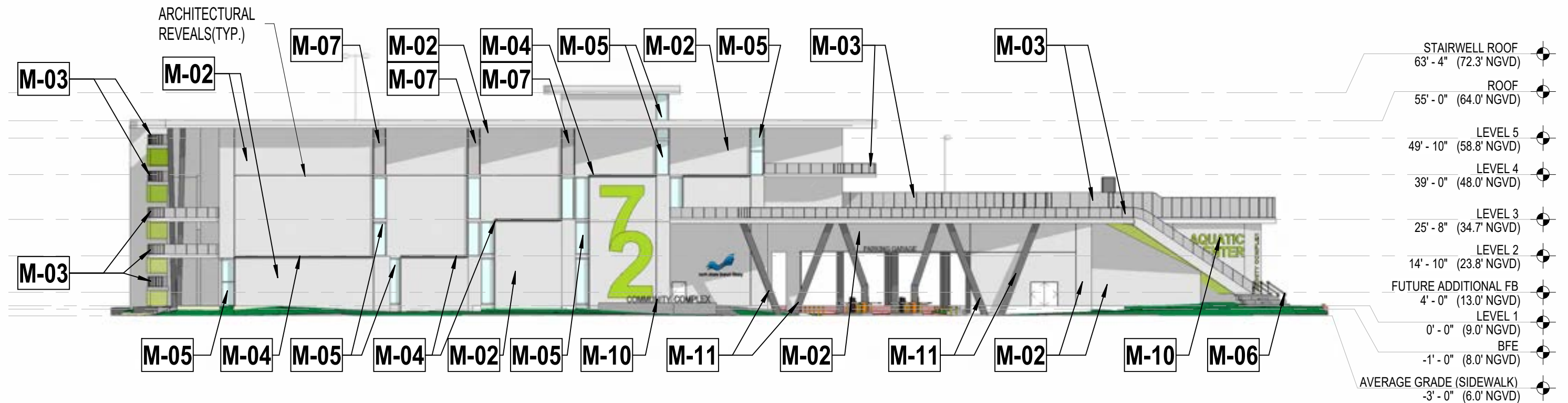
WJ

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX

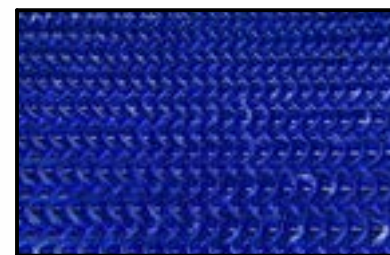
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A201



MATERIAL LEGEND



M01 POLYCARBONATE
ARCHITECTURAL
MESH - TYPE - 1



M02 SAND FINISH
SMOOTH STUCCO -
PAINTED



M03 ALUM. RAILING WITH
MINI-MESH FABRIC



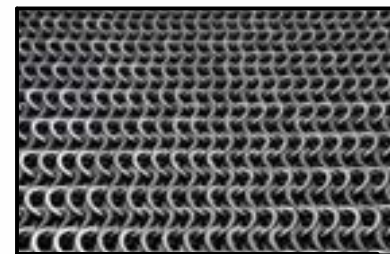
M04 ANODIZED
ALUMINUM FINIS



M05 IMPACT RESISTANT
ANODIZED ALUMN
STOREFONT SYSTEM



M06 ALUMN. RAILING-
GENERAL



M07 POLYCARBONATE
ARCHITECTURAL
MESH - TYPE - 2



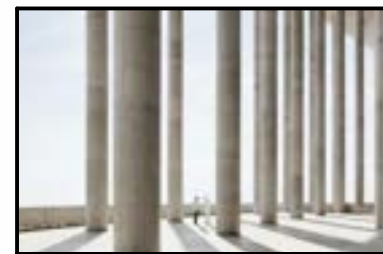
M08 GLASS RAILING



M09 COMPOSITE DECK



M10 ANODIZED ALUMN.
SIGNAGE - BACKLIT



M11 PIP-CONC. COLUMN -
PAINTED



M12 TINTED-GLASS

PROPOSED ELEVATION SOUTH



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

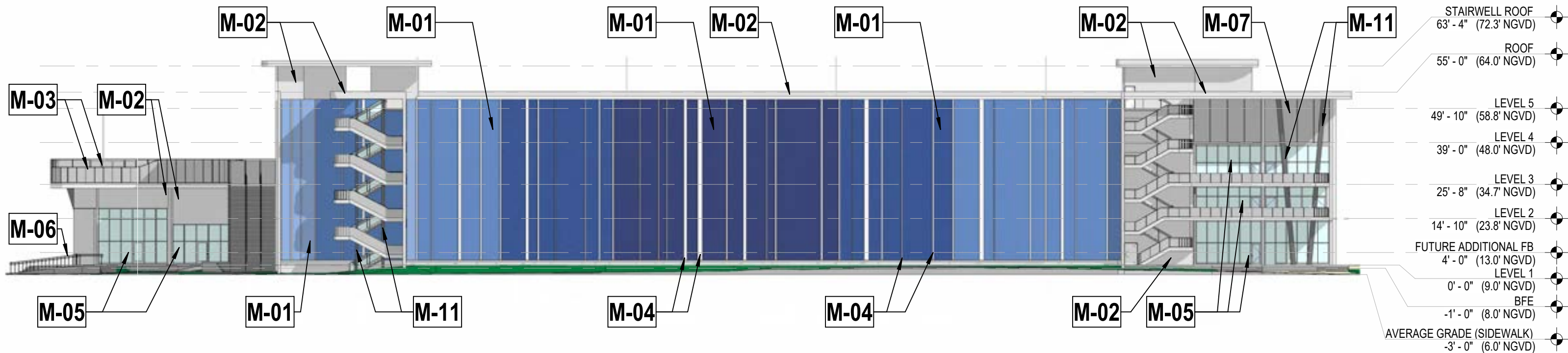
WJ

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX

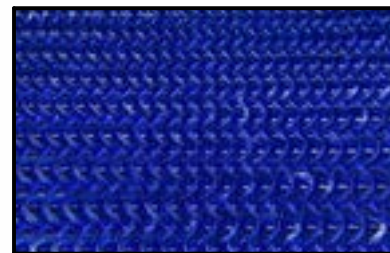
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A202



MATERIAL LEGEND



M01 POLYCARBONATE
ARCHITECTURAL
MESH - TYPE - 1



M02 SAND FINISH
SMOOTH STUCCO -
PAINTED



M03 ALUM. RAILING WITH
MINI-MESH FABRIC



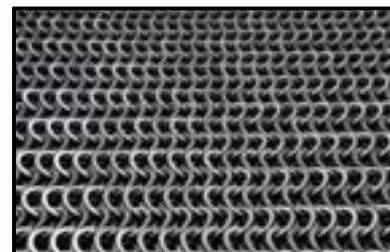
M04 ANODIZED
ALUMINUM FINIS



M05 IMPACT RESISTANT
ANODIZED ALUMN
STOREFONT SYSTEM



M06 ALUMN. RAILING-
GENERAL



M07 POLYCARBONATE
ARCHITECTURAL
MESH - TYPE - 2



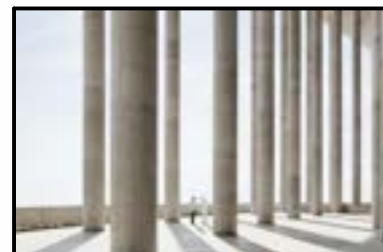
M08 GLASS RAILING



M09 COMPOSITE DECK



M10 ANODIZED ALUMN.
SIGNAGE - BACKLIT



M11 PIP-CONC. COLUMN -
PAINTED



M12 TINTED-GLASS

PROPOSED ELEVATION WEST



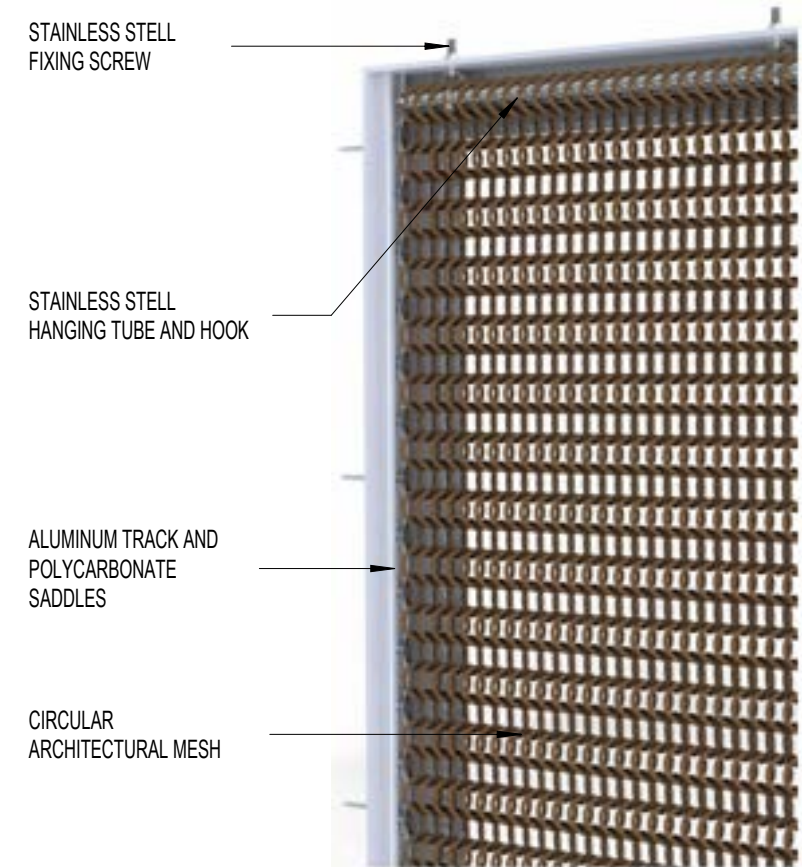
WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

WJ

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

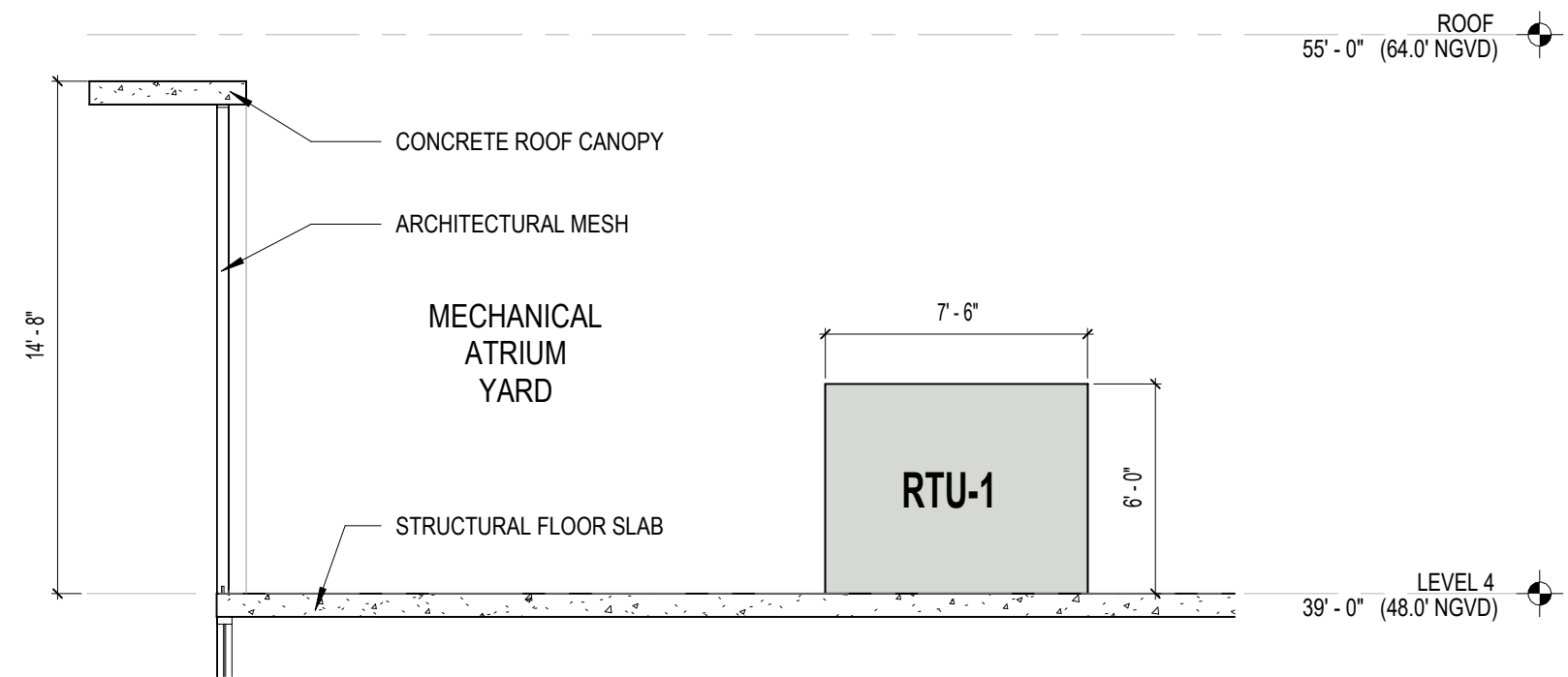
DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A203

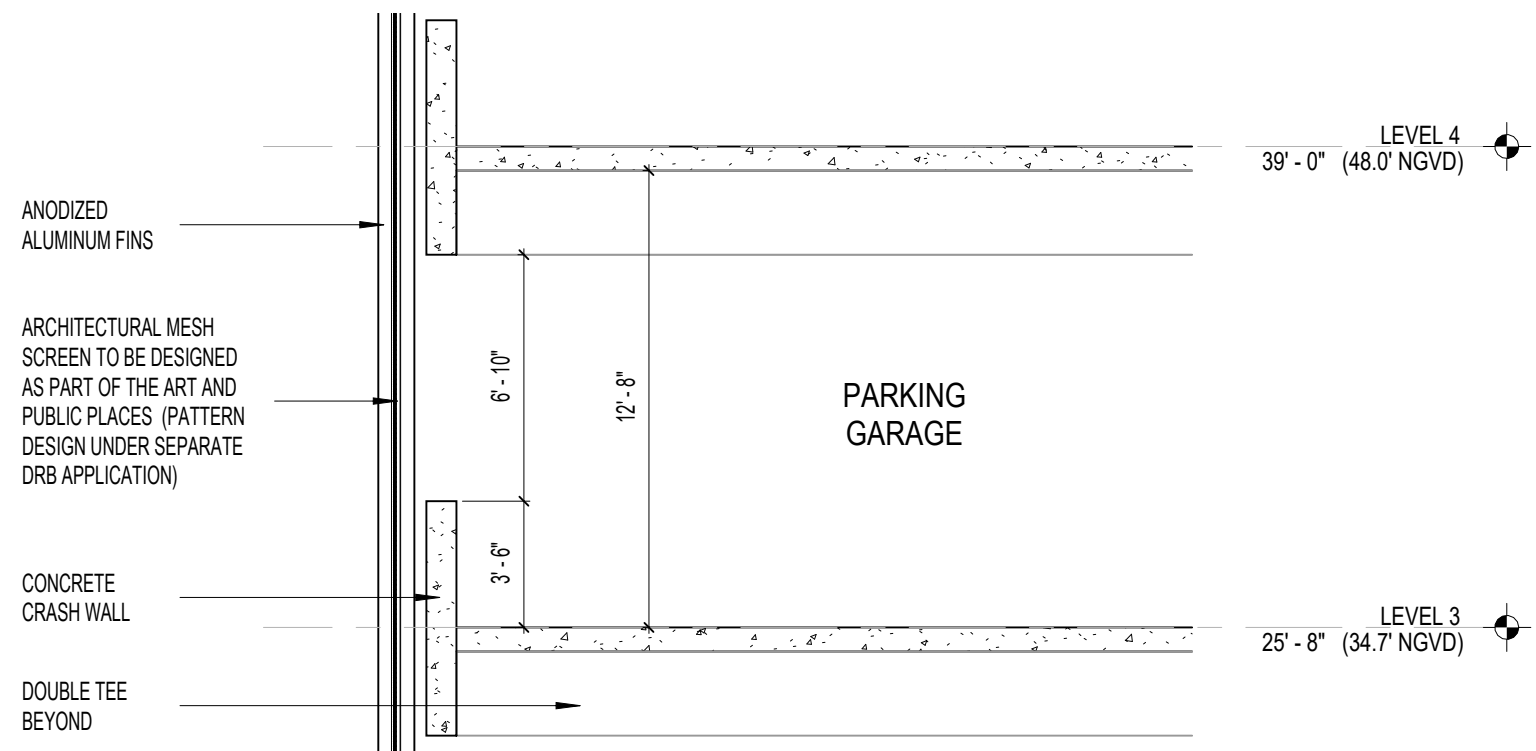


TECHNICAL SPECIFICATIONS

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



PARKING GARAGE CLADDING

CLADDING DETAILS

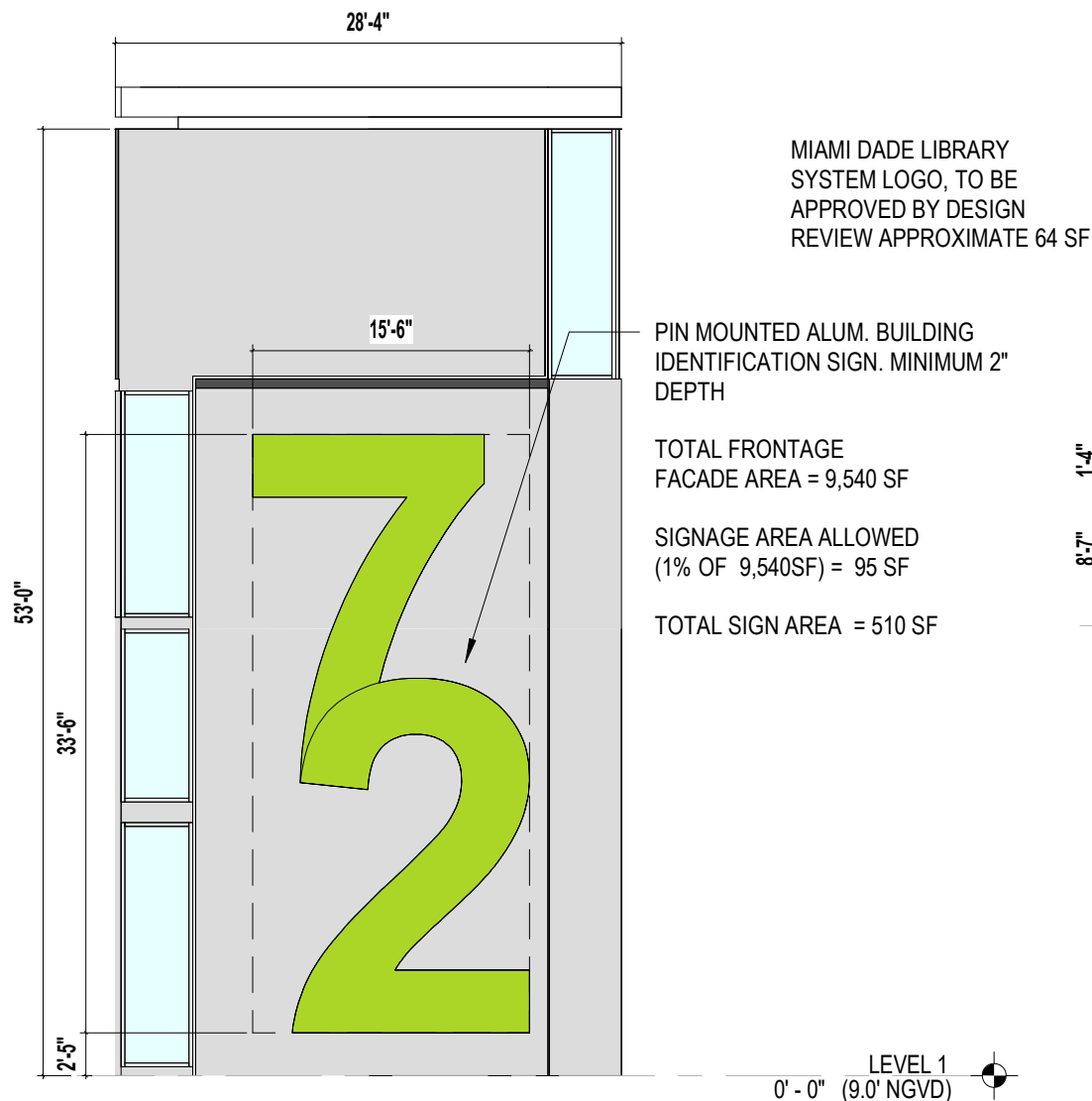


WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

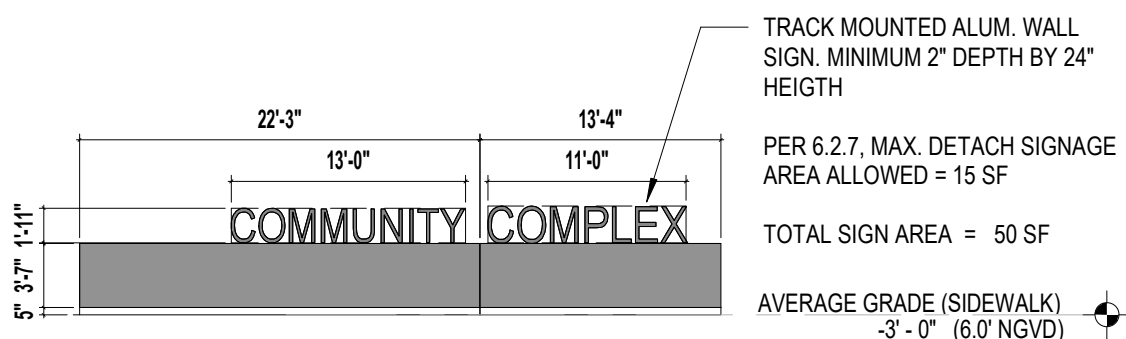
MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

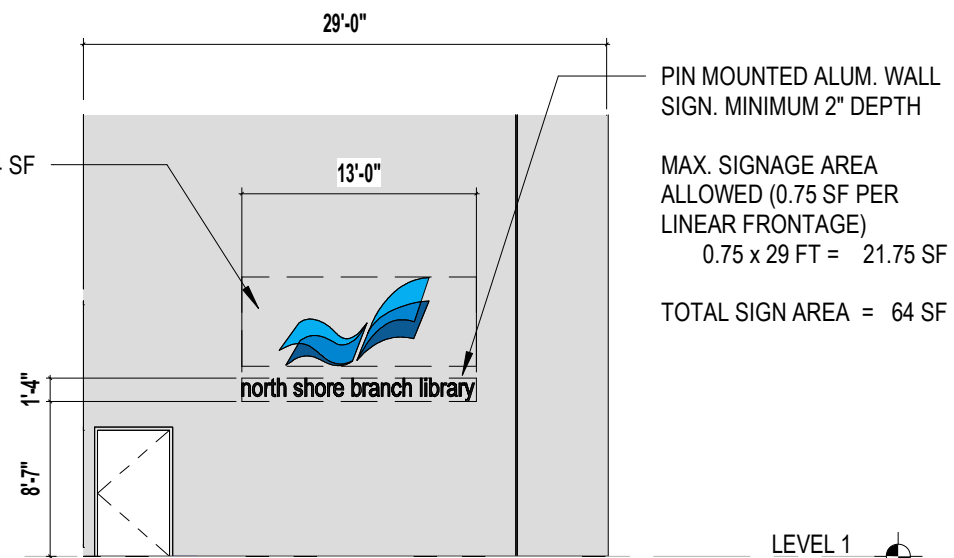
A204



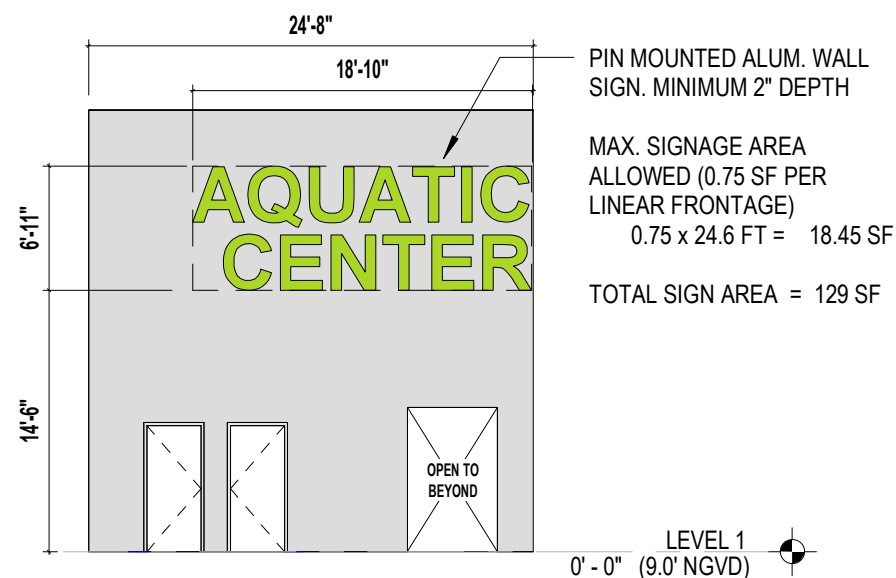
1 - WALL SIGN (BUILDING IDENTIFICATION)



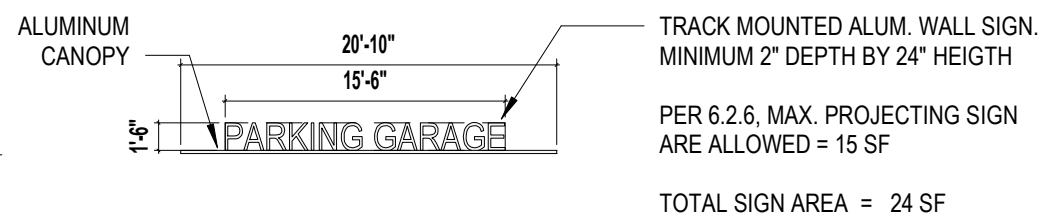
2 - DETACHED SIGN (COMM. COMPLEX)



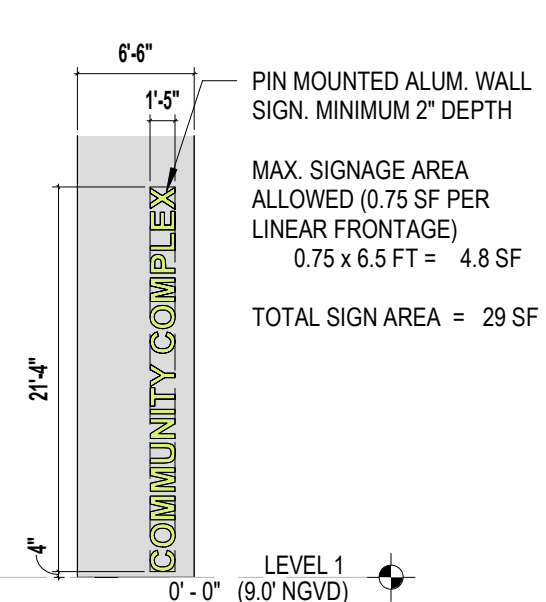
3 - WALL SIGN (LIBRARY)



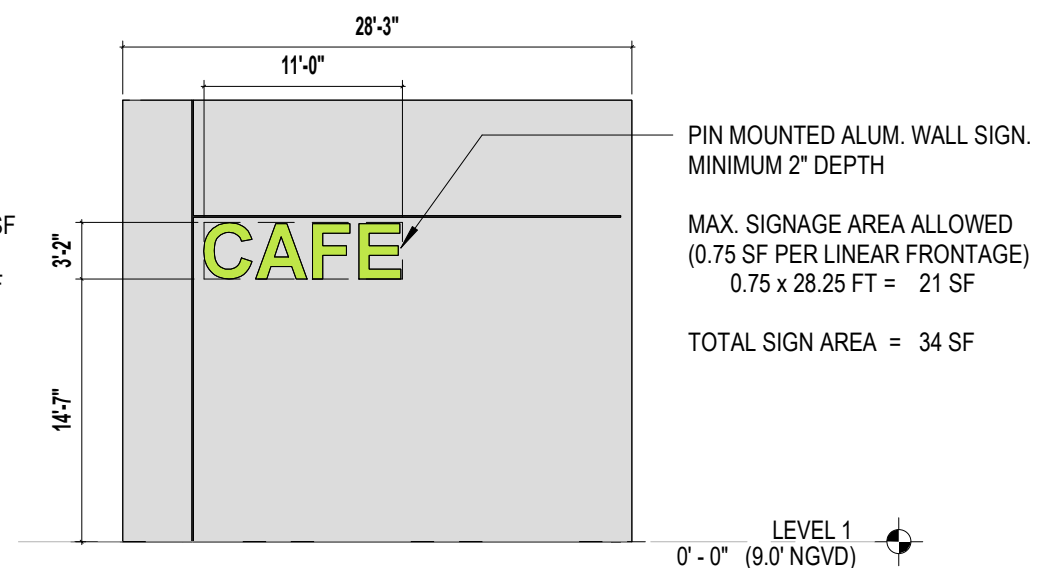
4 - WALL SIGN (AQUATIC CENTER)



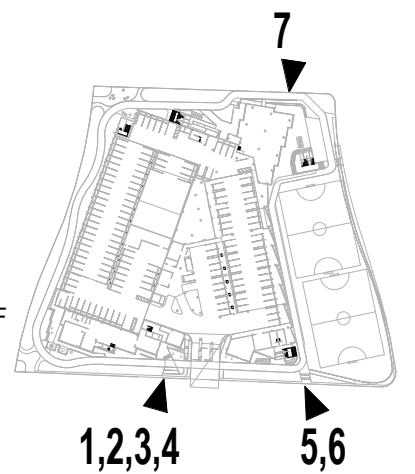
7 - PROJECTION SIGN (GARAGE)



5 - WALL SIGN (COMM. COMPLEX)



6 - WALL SIGN (RETAIL)



EXTERIOR SIGNAGE DETAILS



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

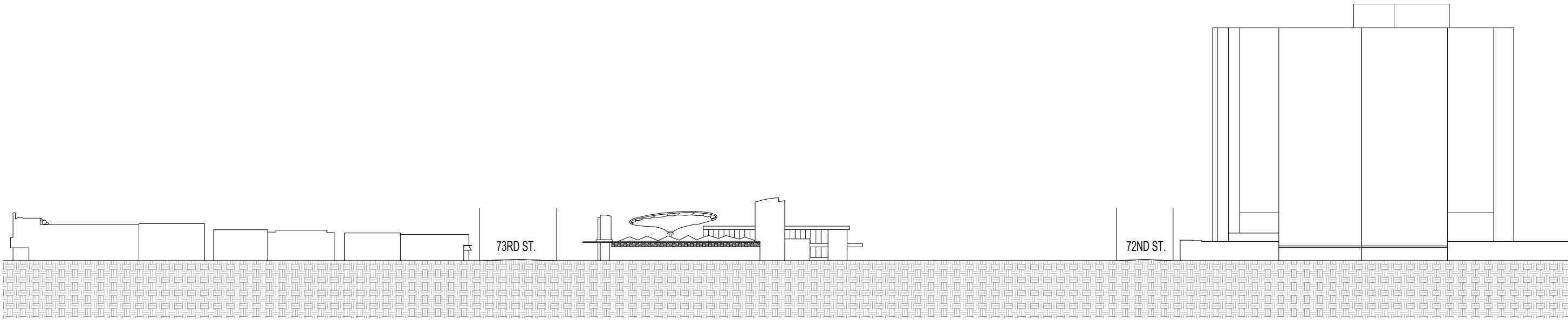
WJ

©Wannemacher Jensen Architects, Inc.

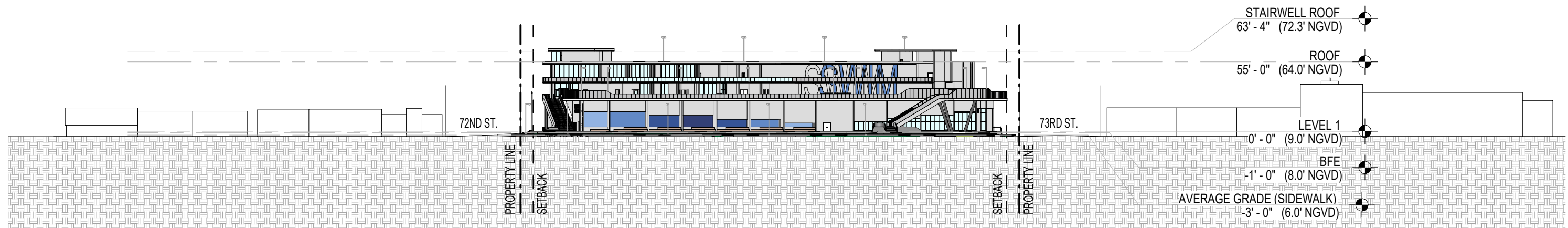
MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

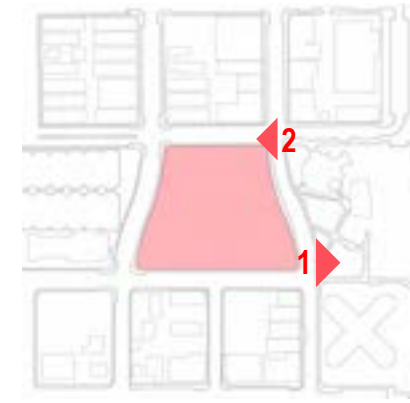
A205



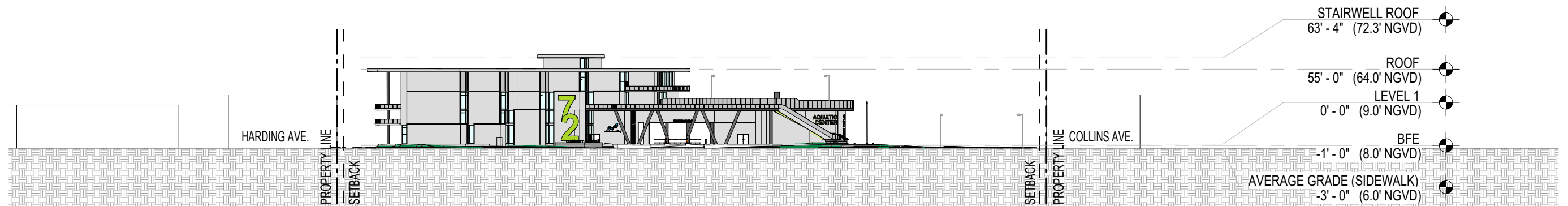
CONTEXTUAL EAST ELEVATION OF COLLINS AVENUE



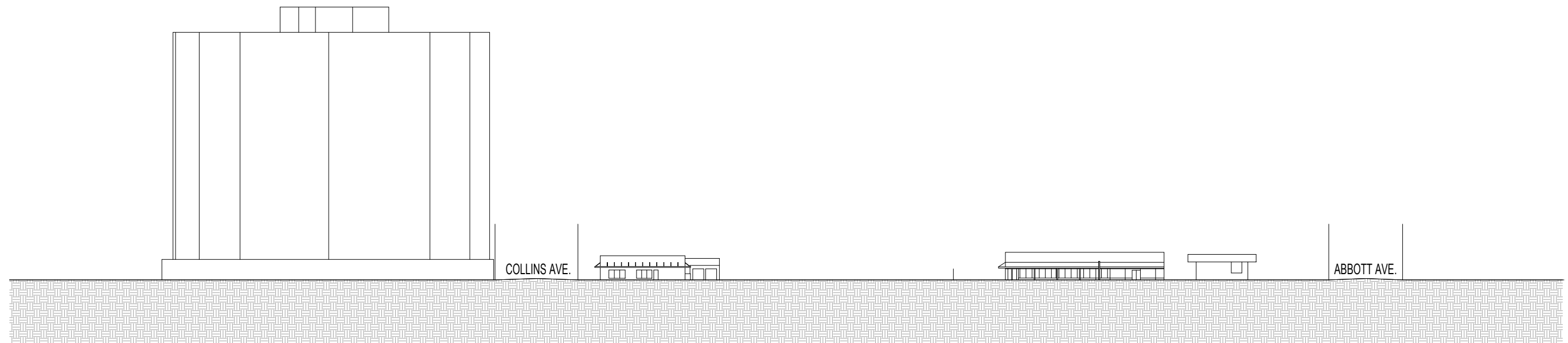
CONTEXTUAL WEST ELEVATION OF COLLINS AVENUE



CONTEXTUAL ELEVATIONS COLLINS AVENUE



CONTEXTUAL NORTH ELEVATION OF 72ND STREET



CONTEXTUAL SOUTH ELEVATION OF 72ND STREET



CONTEXTUAL ELEVATIONS 72ND STREET

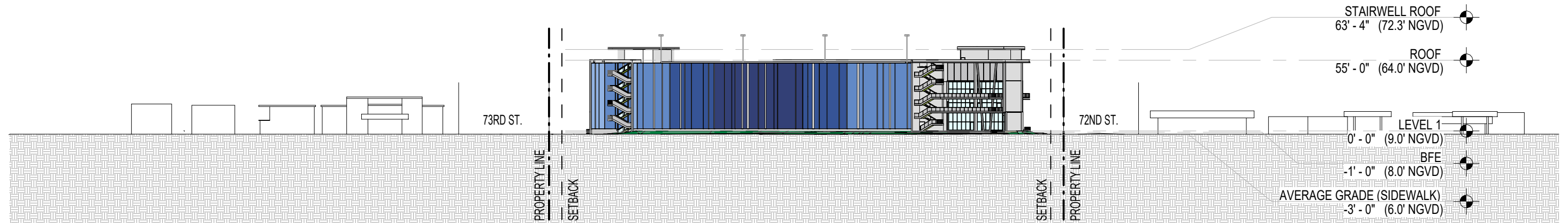


WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

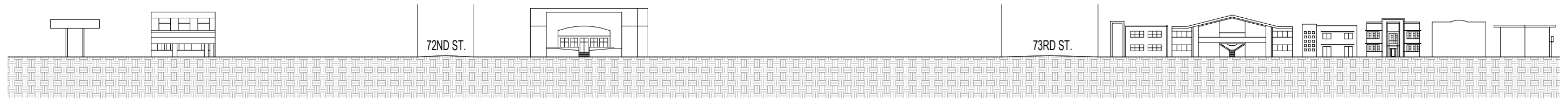
MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

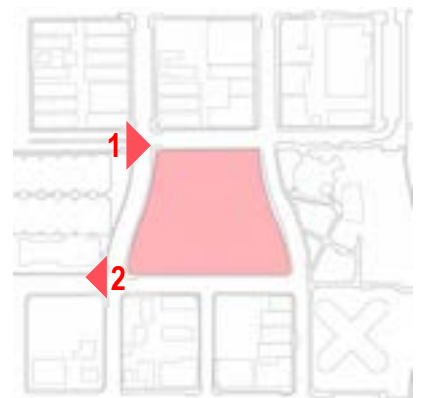
A211



CONTEXTUAL EAST ELEVATION OF HARDING AVENUE



CONTEXTUAL ELEVATION OF HARDING AVENUE



CONTEXTUAL ELEVATIONS HARDING AVENUE

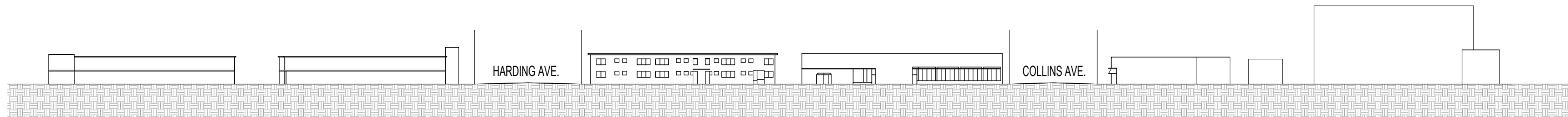


WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

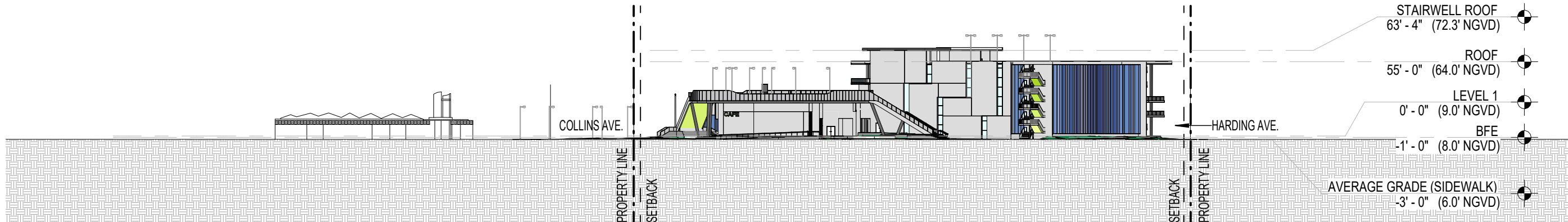
MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A212



CONTEXTUAL NORTH ELEVATION NORTH OF 73RD ST



CONTEXTUAL SOUTH ELEVATIONS OF 73RD STREET



CONTEXTUAL ELEVATIONS 73RD STREET



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

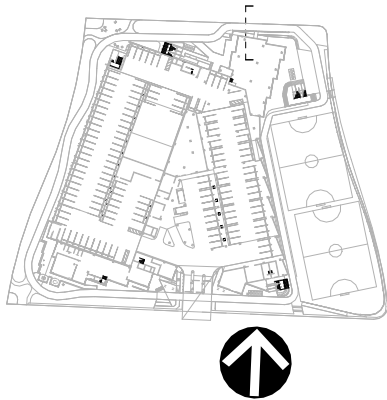
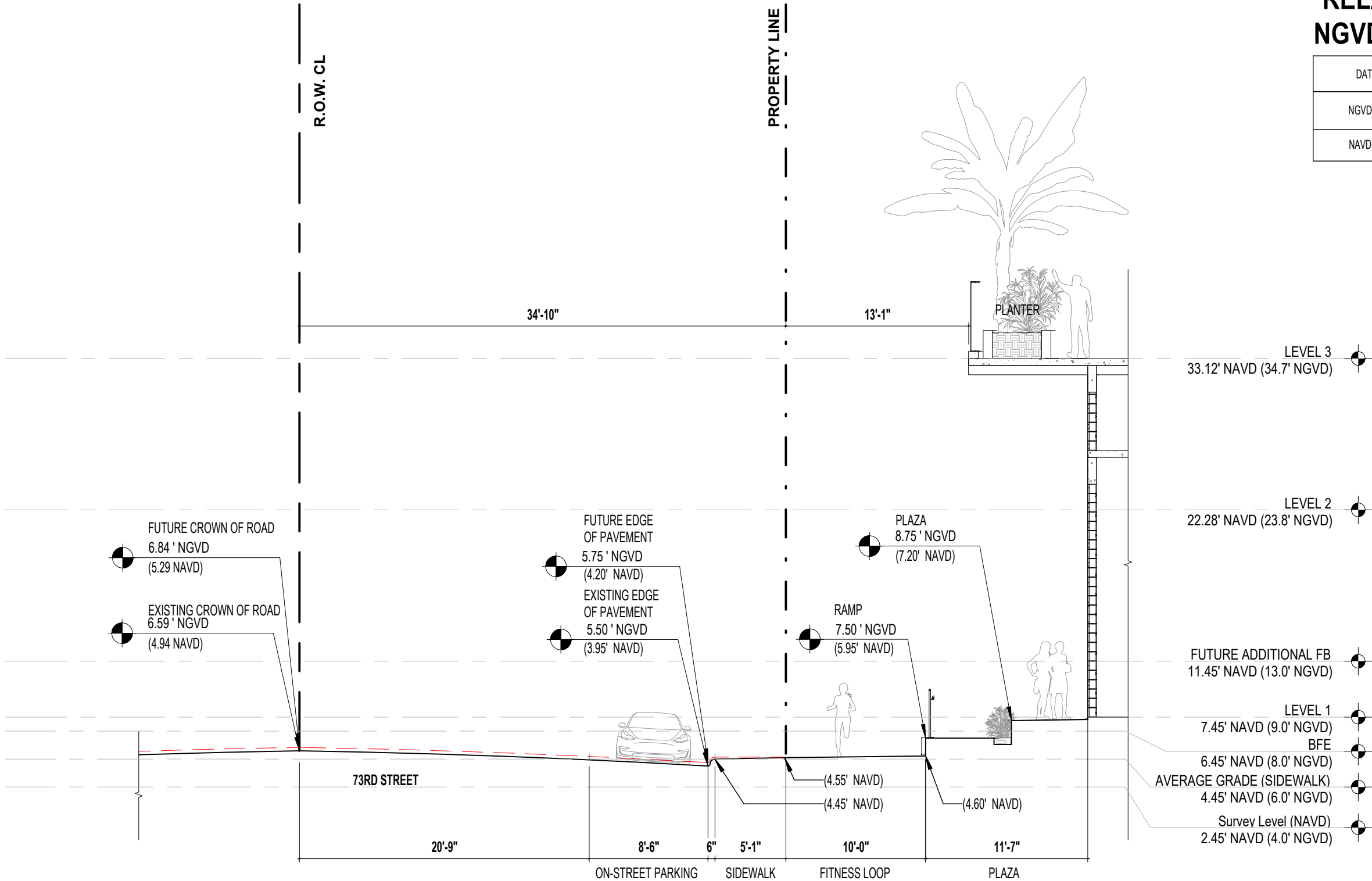
MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A213

RELATIONSHIP BETWEEN
NGVD 1929 AND NAVD 1988

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



73RD STREET FUTURE HARMONIZATION



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A300

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)

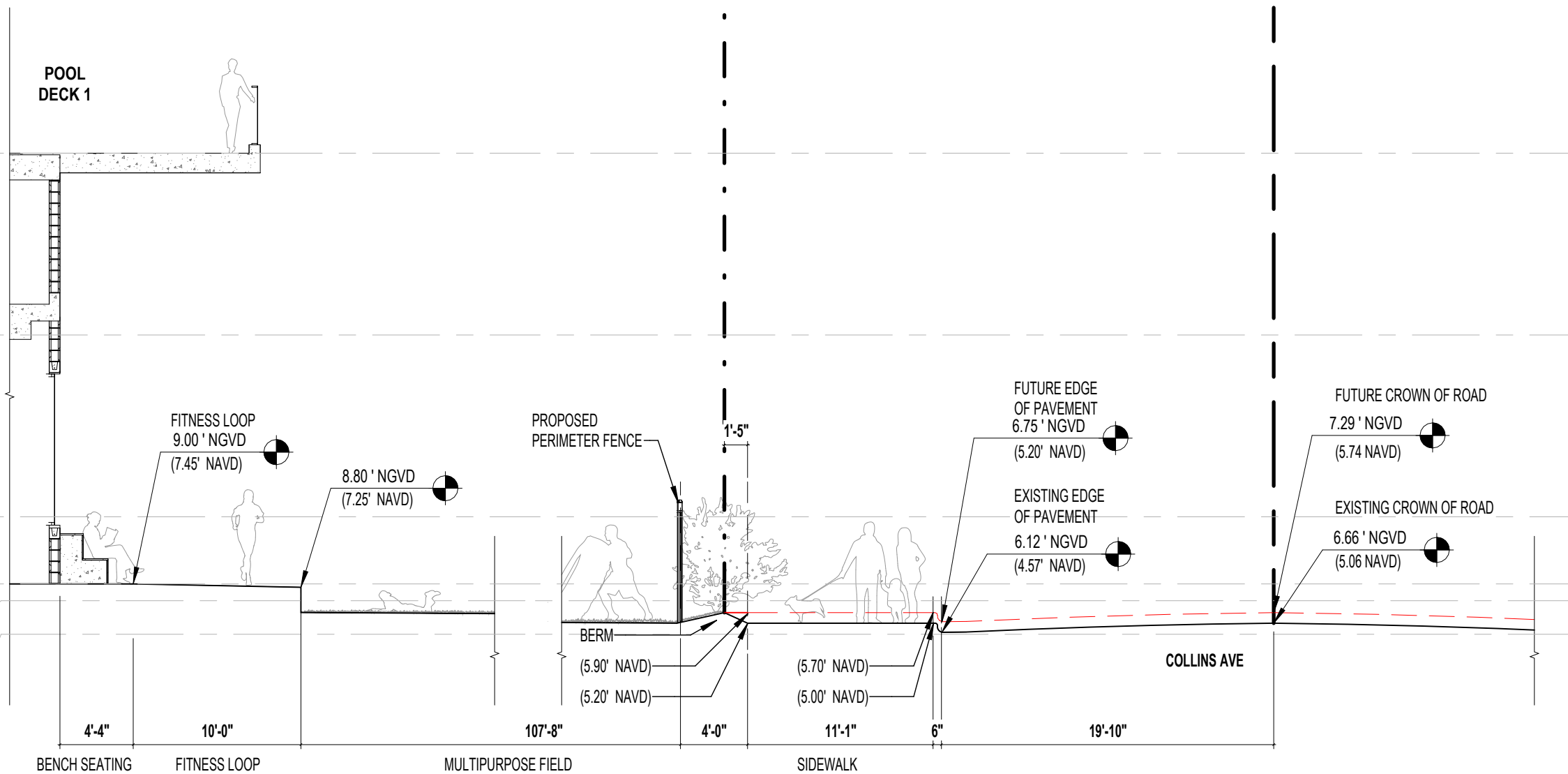
LEVEL 2
22.28' NAVD (23.8' NGVD)

FUTURE ADDITIONAL FB
11.45' NAVD (13.0' NGVD)

LEVEL 1
7.45' NAVD (9.0' NGVD)

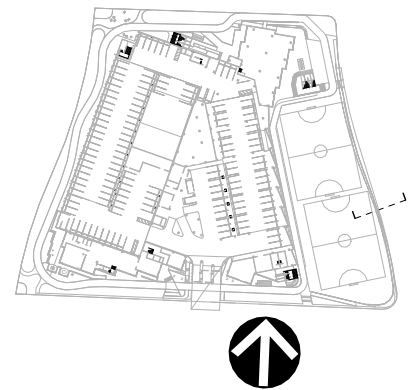
BFE
6.45' NAVD (8.0' NGVD)

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

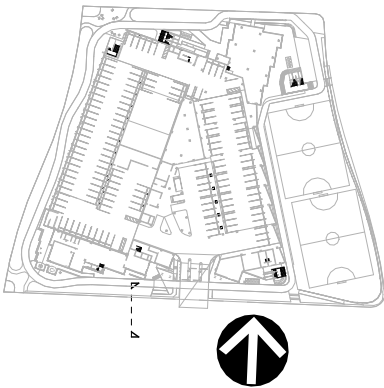
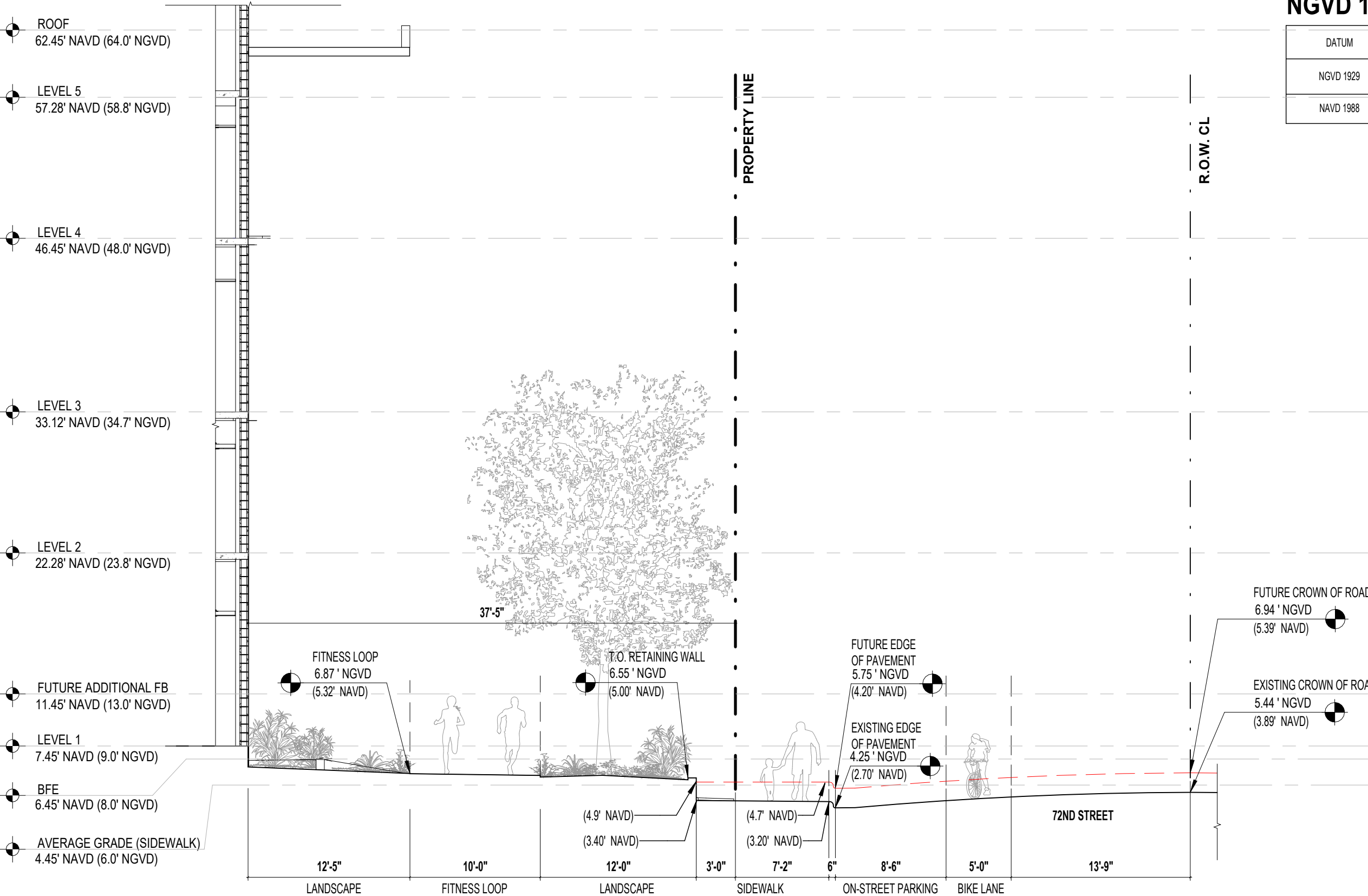


COLLINS AVE. FUTURE HARMONIZATION

WJ

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



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

Handwritten signature in blue ink.

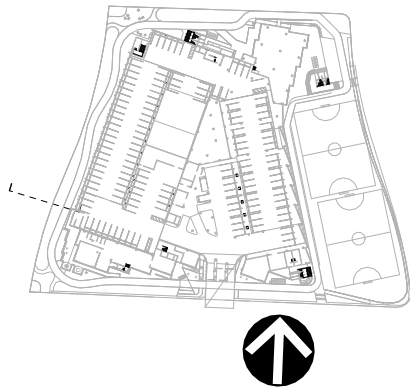
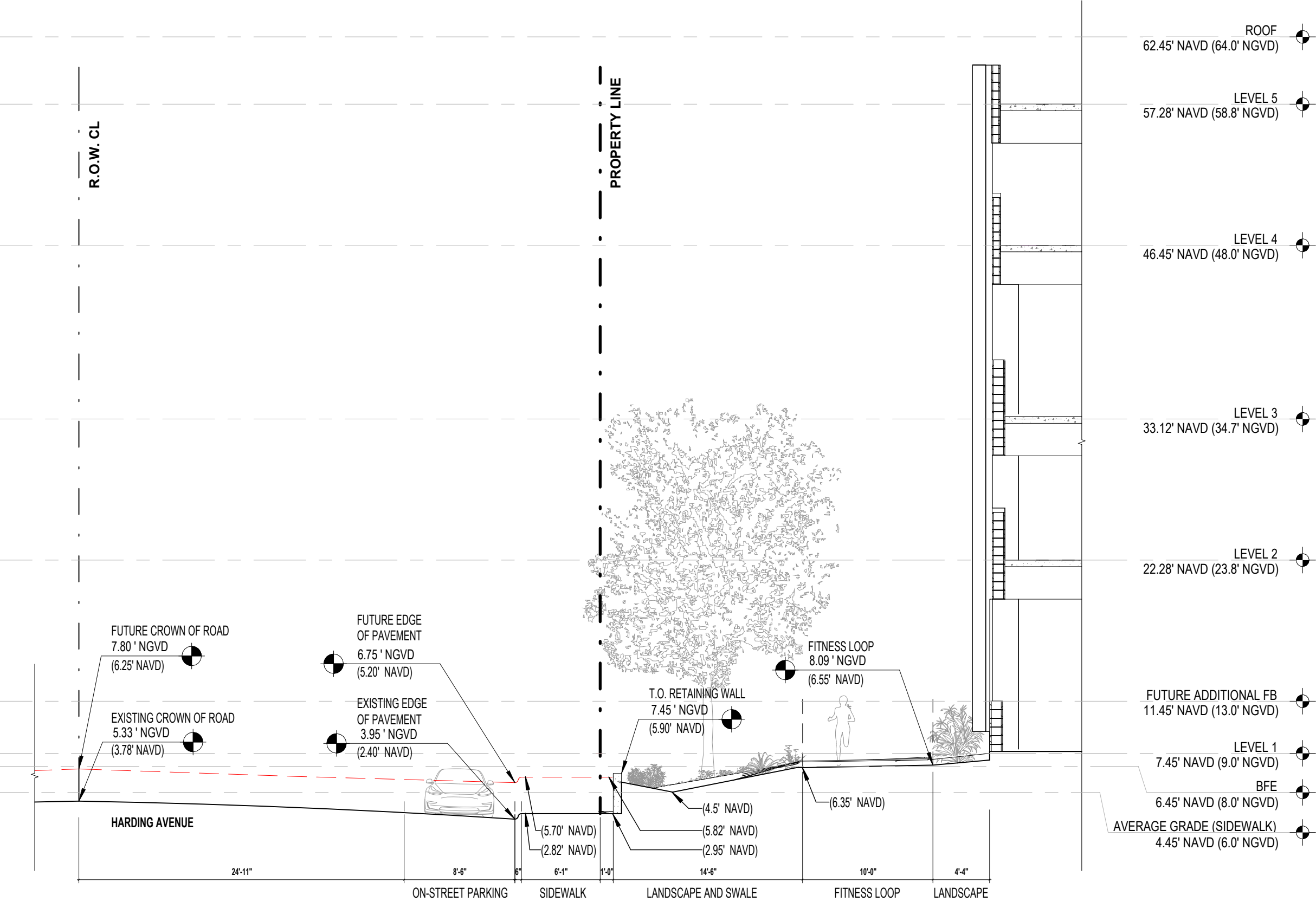
MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A302

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 WEST



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

WJ

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A303



PHOTOS TAKEN ON 10/14/2024



1



2

EXISTING SITE IMAGES



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A900



PHOTOS TAKEN ON 10/14/2024



1



2

EXISTING CONTEXT IMAGES



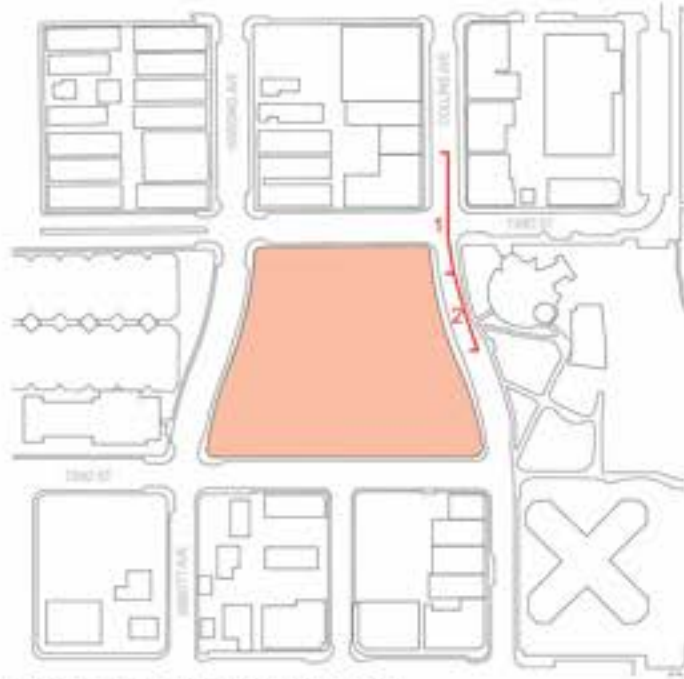
WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A901



PHOTOS TAKEN ON 10/14/2024



1



2

EXISTING CONTEXT IMAGES



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

WJ

©Wannemacher Jensen Architects, Inc.

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A902



PHOTOS TAKEN ON 10/14/2024



1



2

EXISTING CONTEXT IMAGES



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

WJ

©Wannemacher Jensen Architects, Inc.

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A903



PHOTOS TAKEN ON 10/14/2024



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

EXISTING CONTEXT IMAGES

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A904



PHOTOS TAKEN ON 10/14/2024



1



2

EXISTING CONTEXT IMAGES



PHOTOS TAKEN ON 10/14/2024



1



2

EXISTING CONTEXT IMAGES



WJ ARCHITECTS

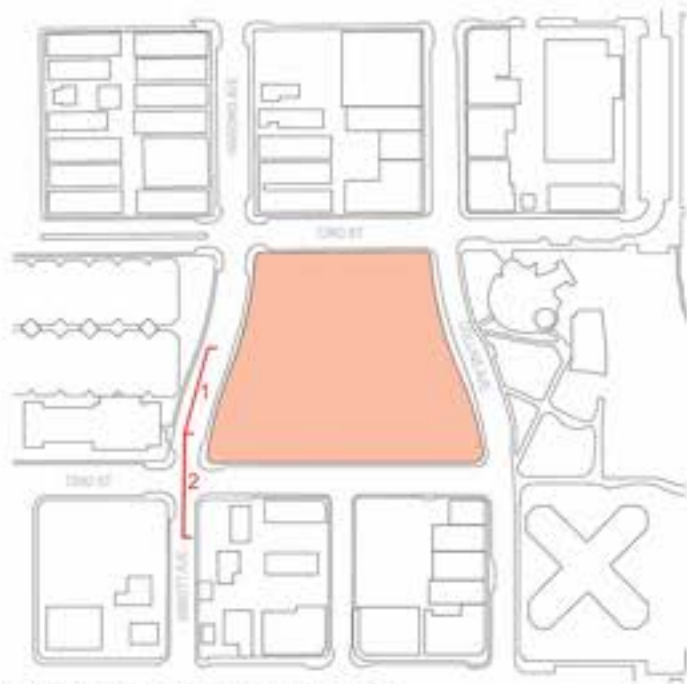
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A906



PHOTOS TAKEN ON 10/14/2024



1



2

EXISTING CONTEXT IMAGES



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A907



PHOTOS TAKEN ON 10/14/2024



1



2

EXISTING CONTEXT IMAGES



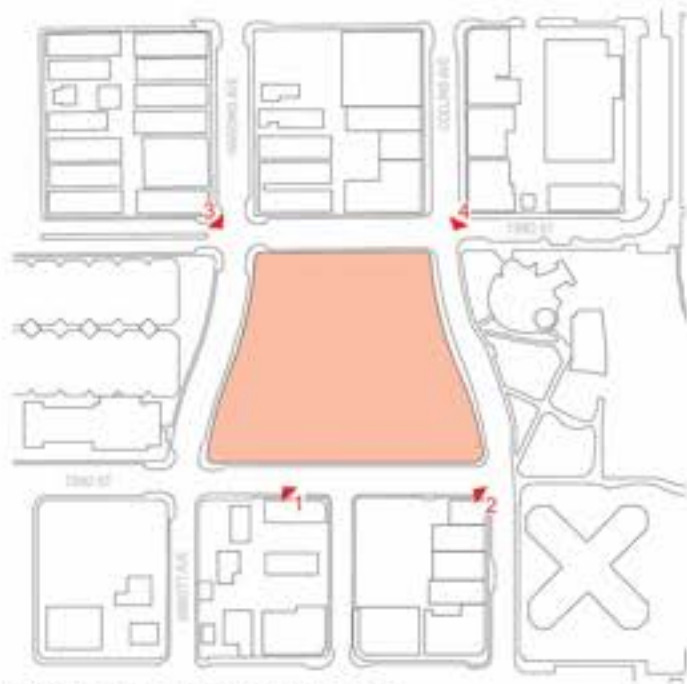
WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A908



PHOTOS TAKEN ON 10/14/2024



1



2



3



4

EXISTING CONTEXT IMAGES



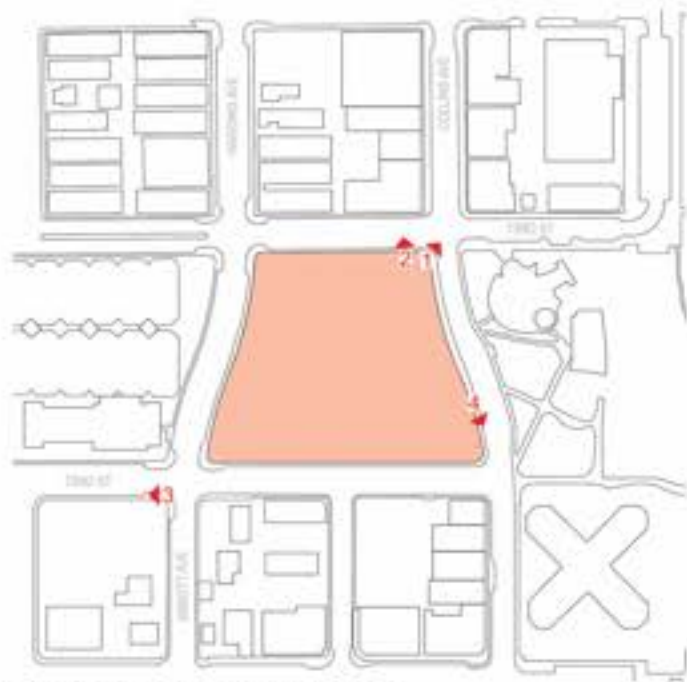
WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A909



PHOTOS TAKEN ON 10/14/2024



1



2



3



4

EXISTING CONTEXT IMAGES



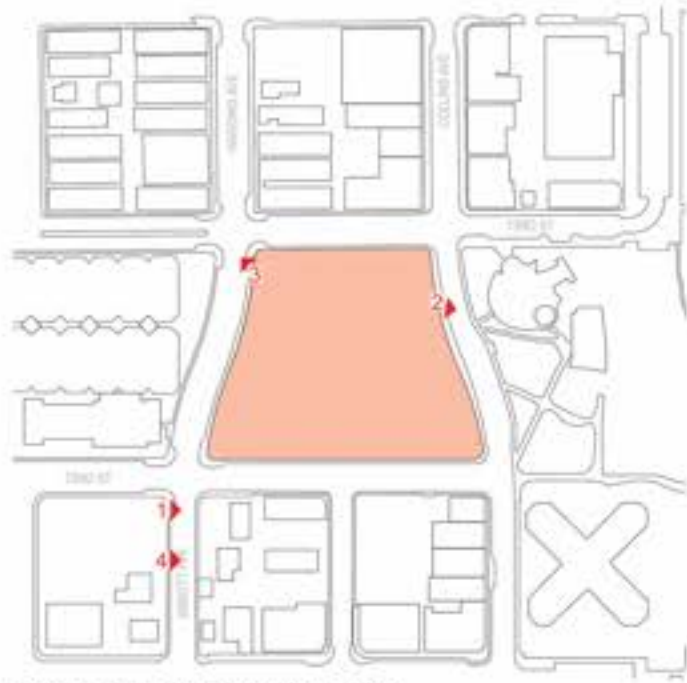
WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A910



PHOTOS TAKEN ON 10/14/2024



1



2



3



4

EXISTING CONTEXT IMAGES



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

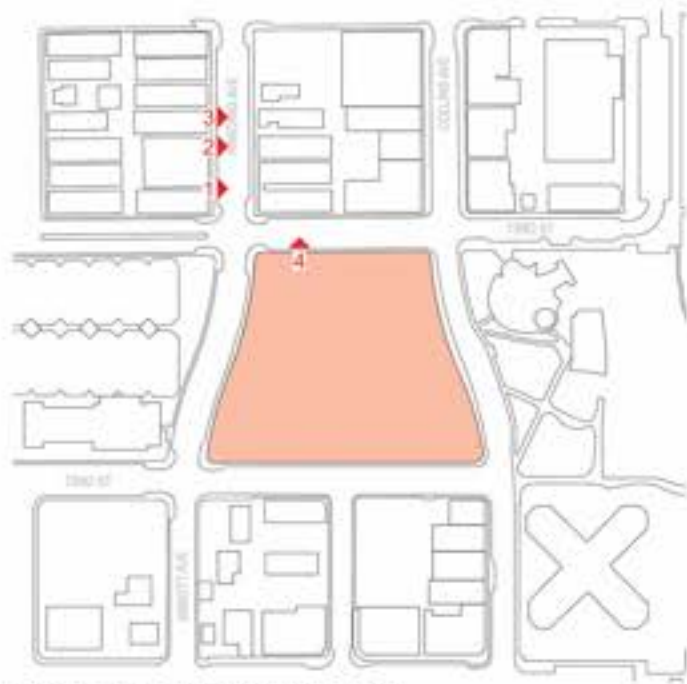
WJ

©Wannemacher Jensen Architects, Inc.

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A911



PHOTOS TAKEN ON 10/14/2024



1



2



3



4

EXISTING CONTEXT IMAGES



WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

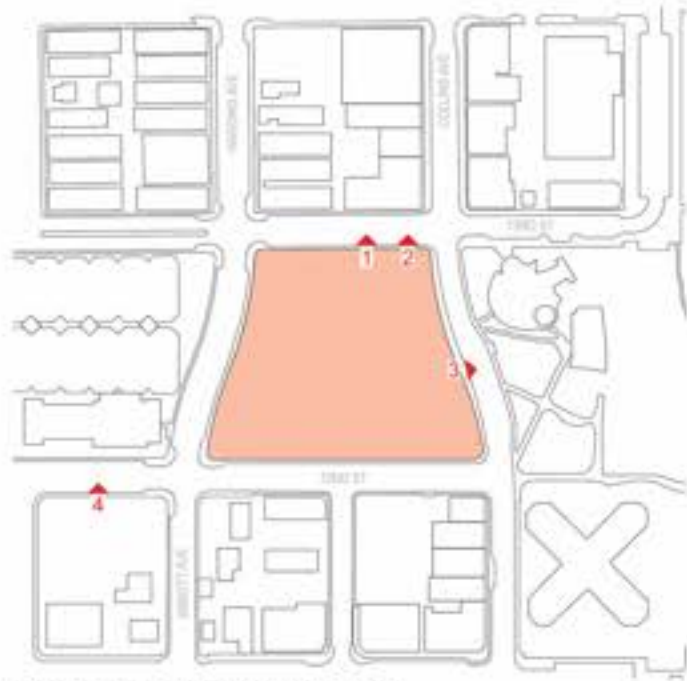
WJ

©Wannemacher Jensen Architects, Inc.

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A912



PHOTOS TAKEN ON 10/14/2024



1



2



3



4

EXISTING CONTEXT IMAGES

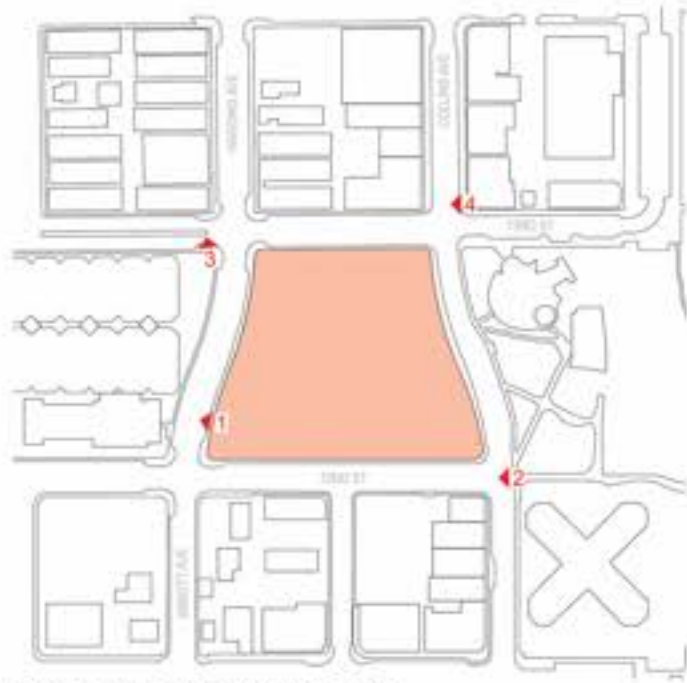


WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A913



PHOTOS TAKEN ON 10/14/2024



1



2



3



4

EXISTING CONTEXT IMAGES



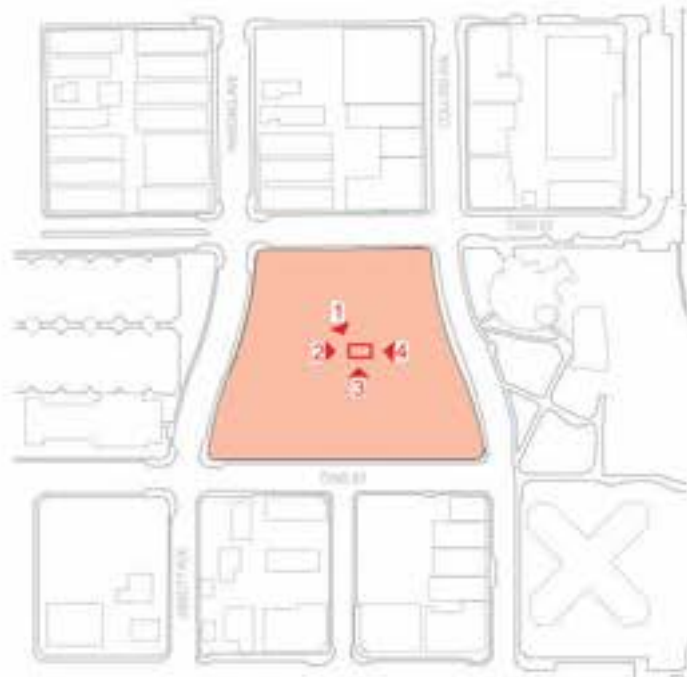
WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A914



PHOTOS TAKEN ON 01/20/2024



1



2



3



4

EXISTING CONTEXT IMAGES



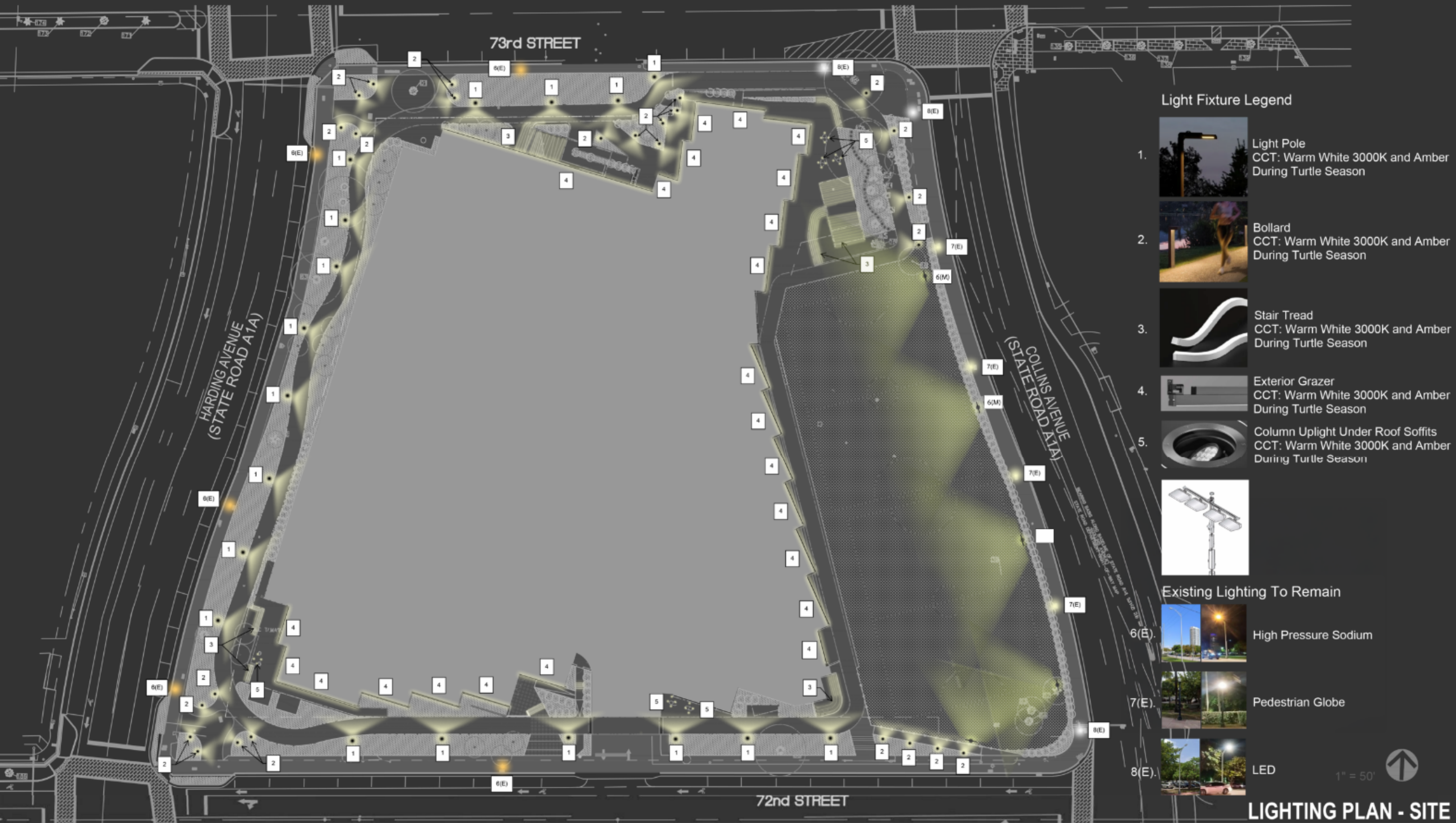
WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

A915



WJ ARCHITECTS

(727) 822-5566
www.wjarc.com
AR94244

WJ

©Wannemacher Jensen Architects, Inc.

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB24 - 1072
FINAL SUBMITTAL
FEBRUARY 2, 2025

LT01