

# 6945 ABBOTT AVE

## DESIGN REVIEW BOARD - DRB25-1088

### SECOND SUBMITTAL

MAY 13, 2025

#### ARCHITECTURE SET

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A5	SITE PHOTOS
A6	CONTEXT PHOTOS
A7	FRONTAGES
A8	DEMOLITION PLAN
A9	SITE PLAN
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A15	ROOF PLAN
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A22	RENDERS
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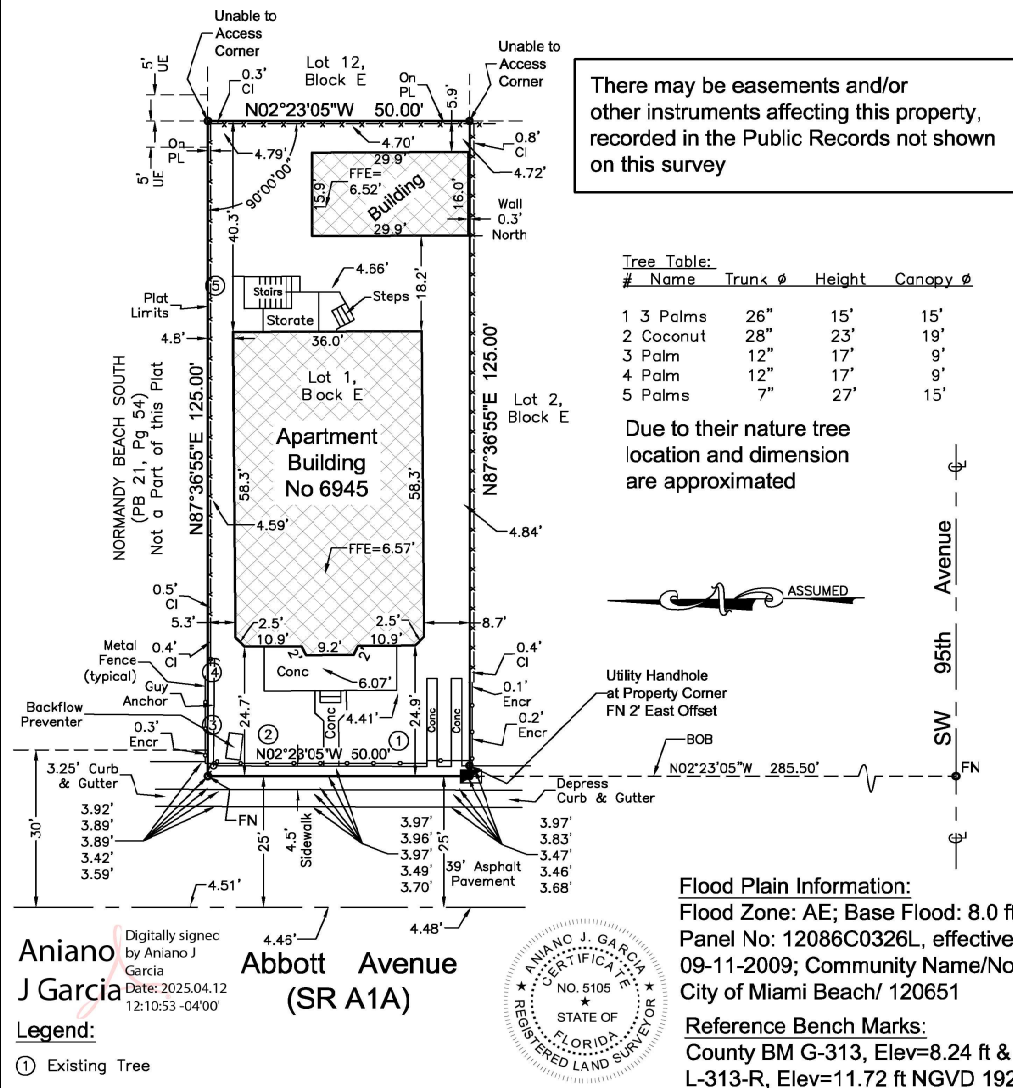
#### LANDSCAPE SET

L10	LANDSCAPE PLAN
L10.1	Roof Level Landscape Plan
L11	Notes, Details, Plant List, Legend
L12	Tree Survey / Disposition Plan
L13	LANDSCAPE LIGHTING PLAN



**Property Address:**  
 6945 Abbott Avenue, Miami Beach, Florida 33141  
**Legal Description:**  
 Lot 1, Block E, of CORRECTED PLAT OF ATLANTIC HEIGHTS, according to the Plat thereof, as recorded in Plat Book 9, at Page 14, of the Public Records of Miami-Dade County, Florida.

**Boundary Survey**  
 Scale 1"= 20'



There may be easements and/or other instruments affecting this property, recorded in the Public Records not shown on this survey

**Tree Table:**

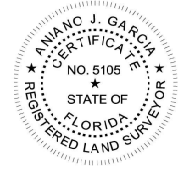
#	Name	Trunk Ø	Height	Canopy Ø
1	3 Palms	26"	15'	15'
2	Coconut	28"	23'	19'
3	Palm	12"	17'	9'
4	Palm	12"	17'	9'
5	Palms	7"	27'	15'

Due to their nature tree location and dimension are approximated



**Flood Plain Information:**  
 Flood Zone: AE; Base Flood: 8.0 ft;  
 Panel No: 12086C0326L, effective 09-11-2009; Community Name/No: City of Miami Beach/ 120651  
**Reference Bench Marks:**  
 County BM G-313, Elev=8.24 ft & L-313-R, Elev=11.72 ft NGVD 1929

Aniano J Garcia  
 Digitally signed by Aniano J Garcia  
 Date: 2025.04.12 12:10:53 -04'00'  
**Abbott Avenue (SR A1A)**

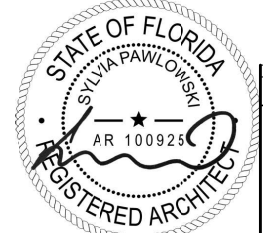


**Legend:**  
 ① Existing Tree

**LEGAL NOTES**  
 This Survey does not reflect or determine ownership; Examination of the Abstract of Title will have to be made to determine recorded instruments, if any, affecting the property; This Survey is subject to dedications, limitations, restrictions, reservations or easements of record; Legal Description provided by client; The Liability of this Survey is limited to the cost of the Survey; Underground Encroachments, if any, are not shown. This firm has not attempted to locate existing and/or underground improvements of any nature; if shown, Bearings are referred to an Assumed Meridian; if shown, Elevations are referred to National Geodetic Vertical Datum of 1929 (NGVD 1929)

Date of Field Work 02-19-2025 For: ABBOTT M 6945 LLC  
 Aniano J. Garcia PLSM 5105  
 Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper  
**Order No 25-0047**

**LEGEND AND ABBREVIATIONS**  
 A = Arc Length; AC = Air Conditioner; AE = Anchor Easement; BC = Block Corner; BM = Bench Mark; BOB = Basis Of Bearings; (C) = Calculated Dimension; CB = Catch Basin; CBS = Concrete Block Structure; CFW = Concrete Fence Wall; CH = Chord Length; CHB = Chord Bearing; CI = Clear; CML = City Monument Line; CME = Canal Maintenance Easement; Conc = Concrete; DE = Drainage Easement; DME = Drainage & Maintenance Easement; Dr = Drive; E = East; Elev = Elevation; ENCR = Encroached; ETP = Electric Transformer; FDH = Found Drill Hole; FR = Found Iron Rod; FFE = Finished Floor Elevation; FH = Fire Hydrant; FIP = Found Iron Pipe; FN = Found Nail; FT = Feet; LME = Lake Maintenance Easement; LB = Licensed Business; LFE = Lowest Floor Elevation; LP = Light Pole; (M) = Measured Dimension; ME = Maintenance Easement; MON = Monument; N = North; NGVD 1929 = National Geodetic Vertical Datum of 1929; NTS = Not To Scale; OC = Overhead Cables; OH = Over Hang; ORB = Official Record Book; O/S = Off Set; PO = Plat Book; PC = Point of Curvature; FCC = Point of Compound Curvature; PCR = Property Corner; PCP = Permanent Control Point; Pg = Page; PL = Plat or Property Line; PLS = Professional Land Surveyor; PLSM = Professional Land Surveyor and Mapper; POE = Point Of Beginning; POC = Point Of Commencement; PRC = Point Of Reverse Curve; PRM = Permanent Reference Monument; PT = Point Of Tangency; R = Radius; (R) = Recorded Dimension; R.S = Registered Land Surveyor and Mapper; R/R = Rail Road; R/W = Right Of Way; Sec = Section; T = Tangent; S = South; SIF = Set Iron Pipe With Cap Stamp PLS 5105; UE = Utility Easement; UP = Utility Pole; UT = Utility; W = West; WF = Wood Fence; WM = Water Meter; WV = Water Valve; C = Centerline; CL = Chain Link Fence; CZZZZ = Concrete Nails; Δ = Degree; Δ = Central Angle; Ø = Diameter; 00'00" = Existing Elevation; ' = Minutes; " = Seconds; --- = Wood Fence; Unless otherwise noted, found markers had no identification



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
<b>M77R</b> 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		<b>ABBOTT M 6945 LLC</b> 6945 ABBOTT AVE   MIAMI BEACH   FL   33141	<b>6945 ABBOTT AVE</b>	<b>SURVEY</b> 2025.02.11	<b>A1</b> 2407

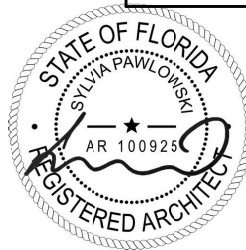
COMMERCIAL - ZONING DATA SHEET

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

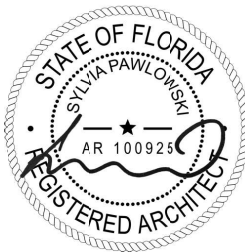
GENERAL SITE INFORMATION		
PROPERTY ADDRESS	6945 ABBOTT AVE MIAMI BEACH FL 33141	
FOLIO #	02-3211-001-0290	
LEGAL DESCRIPTION	ATLANTIC HGTS CORR PL PB 9-14 LOT 1 BLK E LOT SIZE 50.000 X 123 OR 17712-0058 0697 1	
SCOPE OF WORK	NEW CONSTRUCTION OF HOTEL (6 STORIES)	
GOVERNING CODES	FLORIDA BUILDING CODE 2023 - 8TH EDITION FLORIDA FIRE PREVENTION CODE - 8TH EDITION NFPA 101 LIFE SAFETY CODE 2017 2023 NATIONAL ELECTRIC CODE 2023 FBC MECHANICAL 2023 FBC PLUMBING 2023 FLORIDA ACCESSIBILITY CODE FAIR HOUSING ACT 1999	
TYPES OF CONSTRUCTION	TYPE 1A CONSTRUCTION - CONCRETE COLUMNS, CONCRETE SLABS TYPE 1A PROTECTED NFPA 13 - CBS EXTERIOR WALLS (FULLY SPRINKLERED)	
UNIT AREAS	MIN AREA	QTY
HOTEL ROOMS	300 SF	48 UNITS
COMMERCIAL		724 SF
ROOFTOP POOL		3,500 SF EXTERIOR
OUTDOOR GYM (6TH FLOOR)		940 SF EXTERIOR

ITEM #	Project Information				
1	Address: 6945 Abbott Ave	Folio number(s):	02-3211-001-0290	Year built:	1939
2	Board file number(s), Determination of Architectural Significance:	DRB25-1088		Lot Area:	6,250 SF
3	Located within a Local Historic District (Yes or No): <b>NO</b>	Zoning District:	TC-C	Lot width:	50 FT
4	Individual Historic Site (Yes or No):	<b>No</b>		Lot Depth:	123 FT
5	Base Flood Elevation:	8.00 NGVD	Grade value in NGVD:		3.97 NGVD
6	Adjusted grade (BFE+Grade / 2):	5.99 NGVD	Free board:		5 Ft = 13.00 NGVD
7	Proposed Use:	HOTEL/COMMERCIAL			
8	Proposed Accessory Use:	N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	<b>YES</b>			
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	21,875 SF		21,409 SF	
14	Building Height	220 FT		67 FT	
15	At grade parking lot on the same lot	N/A		N/A	
a	Front setbacks	N/A		N/A	
b	Side interior setback	N/A		N/A	
c	Side facing street setback	N/A		N/A	
d	Rear setback	N/A		N/A	
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	10 FT		10 FT	
b	Side interior setback	10 FT/0 FT		10 FT/0 FT	
c	Side facing street setback	N/A		N/A	
d	Rear setback	0 FT		0 FT	
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A		N/A	
b	Side interior setback	N/A		N/A	
c	Side facing street setback	N/A		N/A	
d	Rear setback	N/A		N/A	
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A		N/A	
b	Rehabilitated Buildings	N/A		N/A	
c	Hotel Unit	300 SF		300 SF	
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A		N/A	
b	Rehabilitated Buildings	N/A		N/A	
c	Hotel Unit	N/A		N/A	
20	Required Open-space ratio (RPS, CPS)	N/A		N/A	
21	Parking	N/A		N/A	
22	Loading	N/A		N/A	

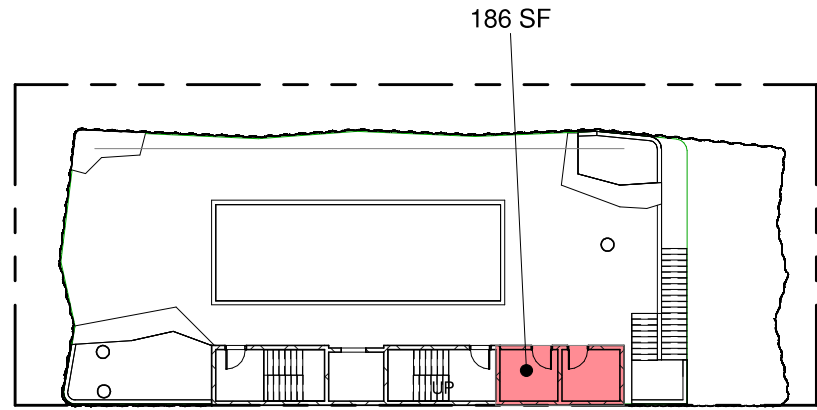
Notes: Indicate N/A if not applicable.



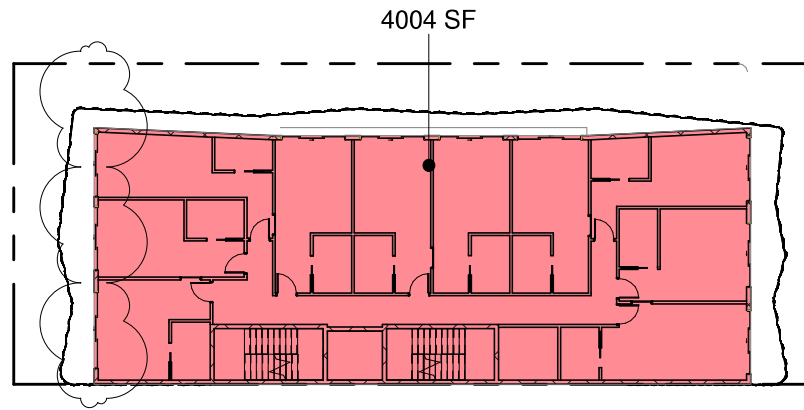
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<b>M77R</b> 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		<b>ABBOTT M 6945 LLC</b> 6945 ABBOTT AVE   MIAMI BEACH   FL   33141	<b>6945 ABBOTT AVE</b>	<b>ZONING DATA SHEET</b>  2025.02.11	2407  <b>A2</b>



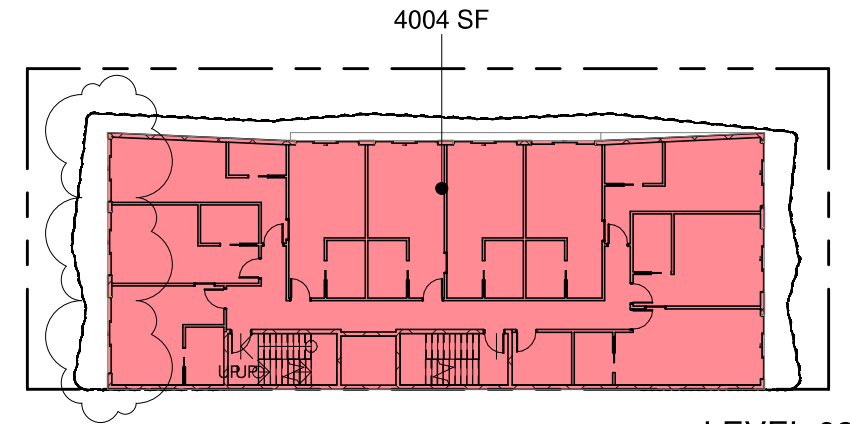
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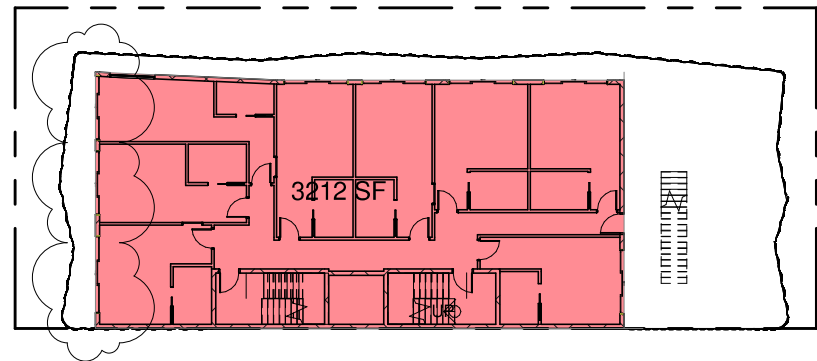
ROOF



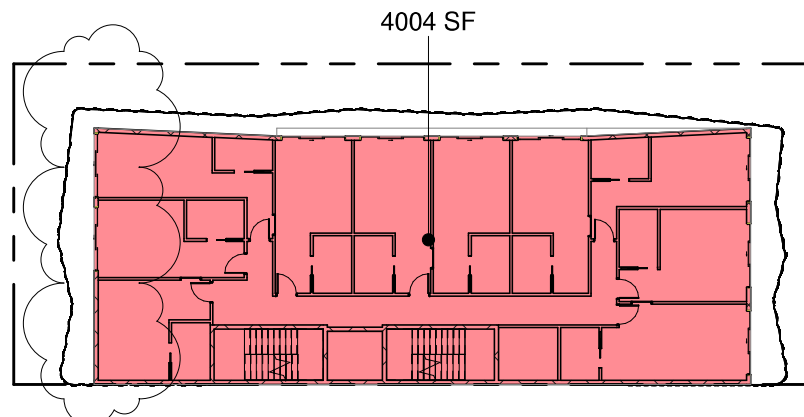
LEVEL 05



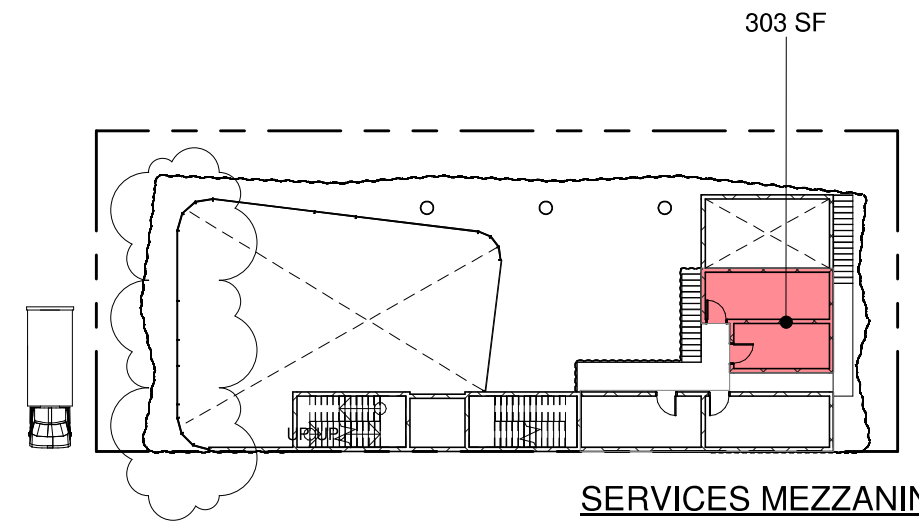
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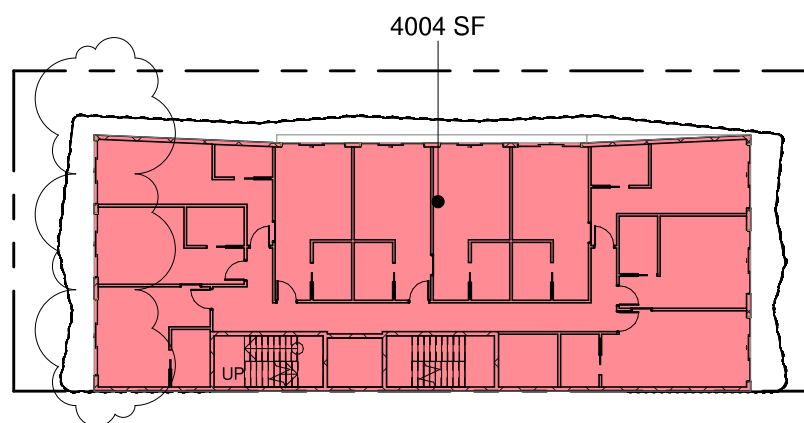
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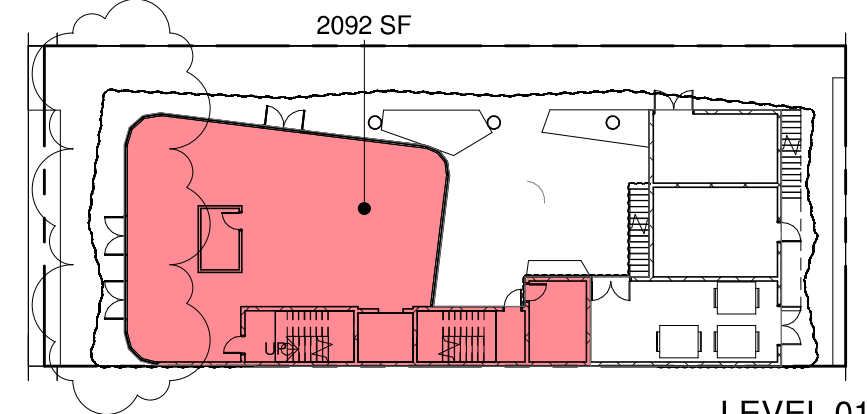
LEVEL 04



SERVICES MEZZANINE

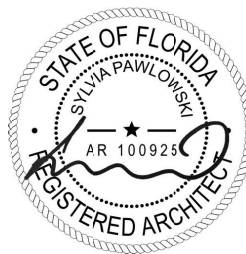
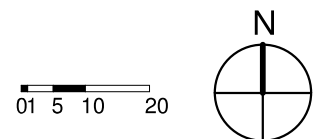


LEVEL 03



LEVEL 01

TOTAL FAR (MAXIMUM)	
ALLOWED	PROPOSED
6,250 SF X 3.5 = 21,875 SF	21,809 SF 3.5



ARCHITECT

**M77R**

7290 NW 1ST COURT | MIAMI FL | 33150  
www.ma77er.com

CONSULTANT

OWNER

**ABBOTT M 6945 LLC**

6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

PROJECT

**6945 ABBOTT AVE**

DRAWING TITLE

**ZONING DIAGRAMS**

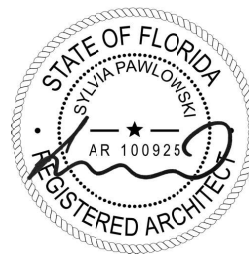
2025.02.11

1" = 30'-0"

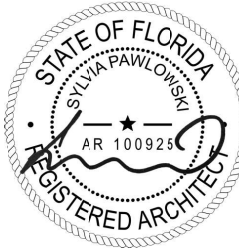
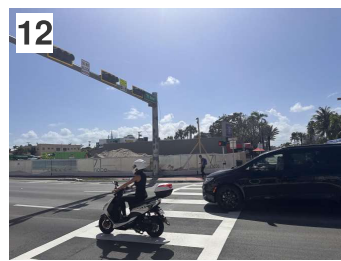
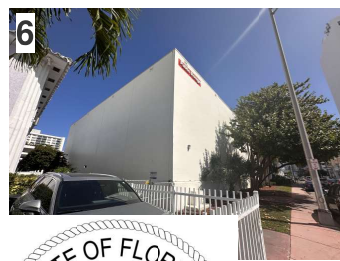
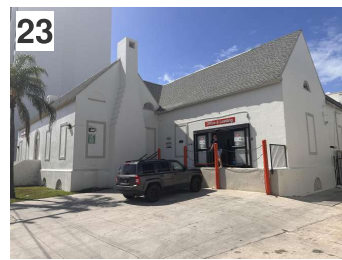
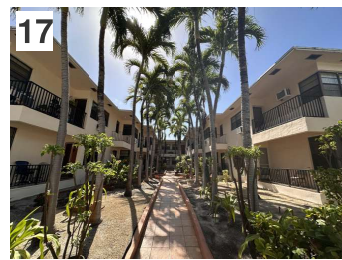
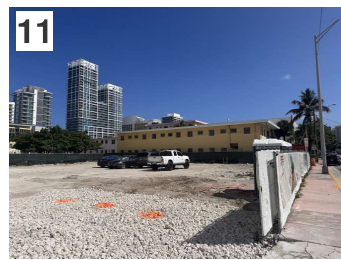
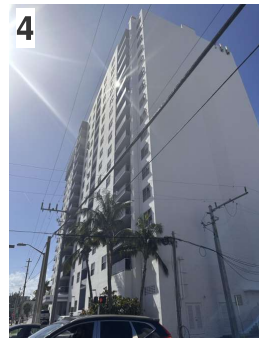
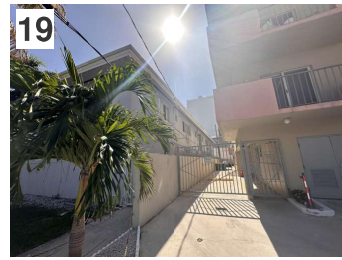
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**A4**

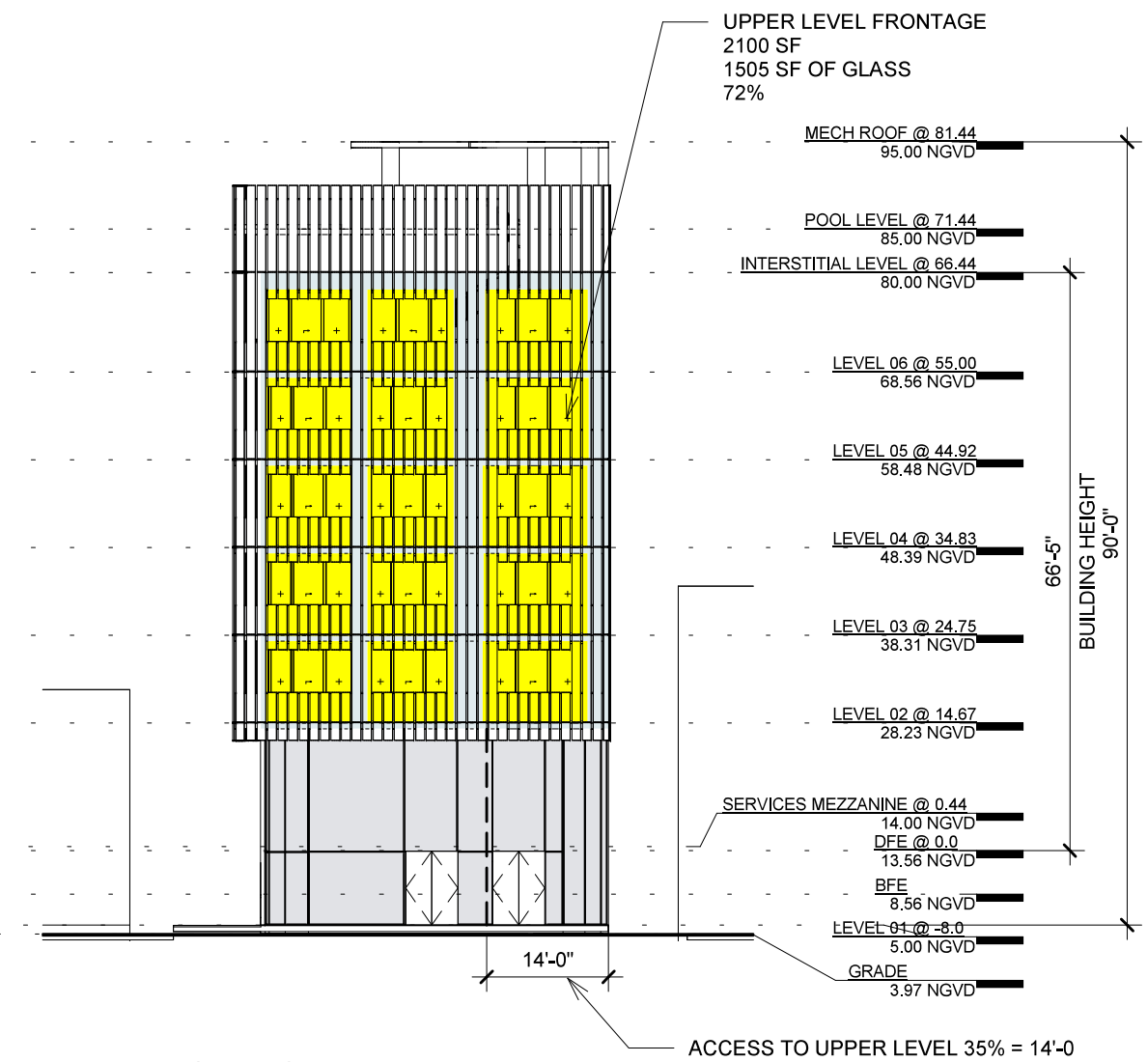
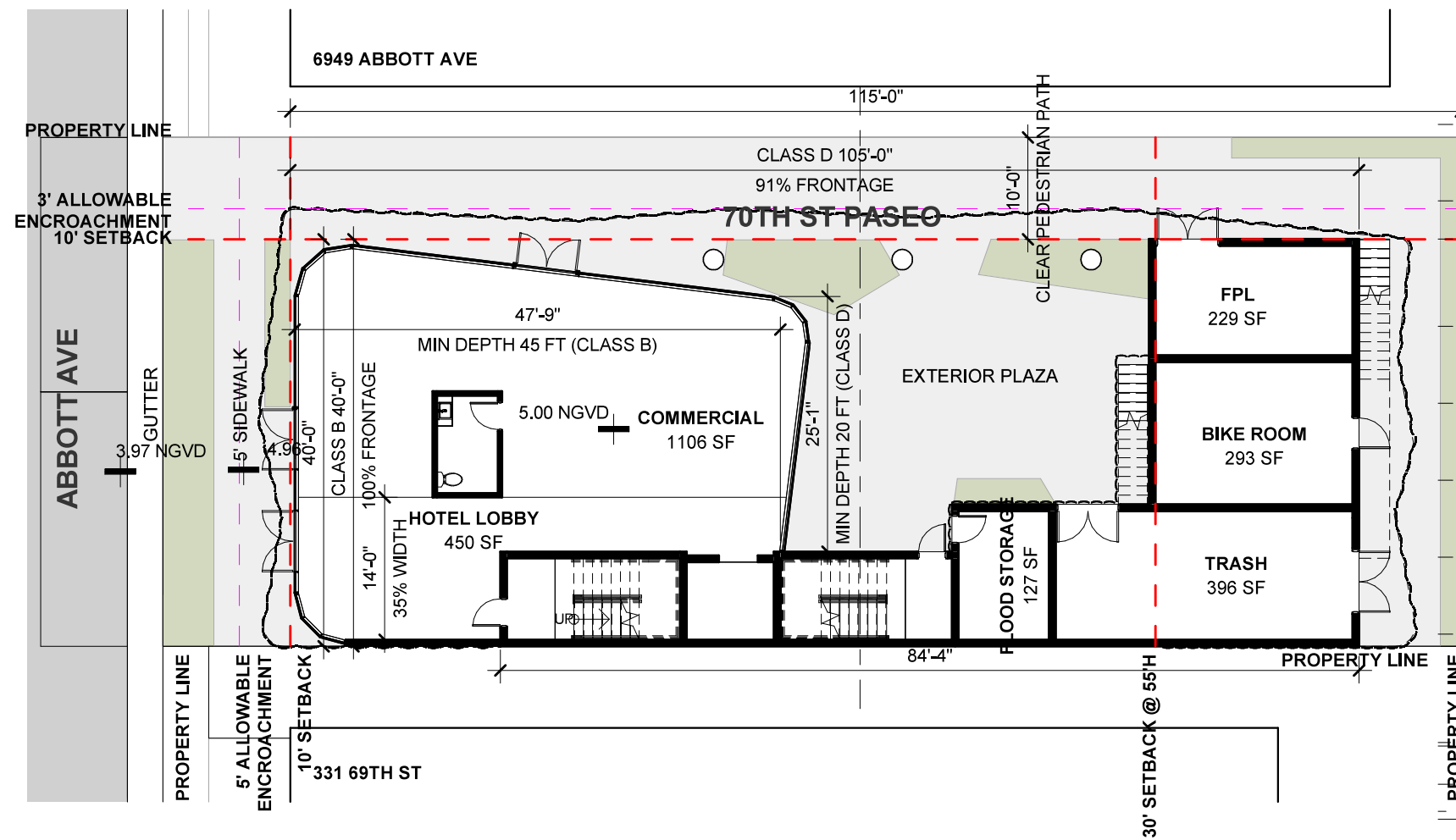
2407



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<b>M77R</b> 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		<b>ABBOTT M 6945 LLC</b> 6945 ABBOTT AVE   MIAMI BEACH   FL   33141	<b>6945 ABBOTT AVE</b>	<b>SITE PHOTOS</b> 2025.02.11	<b>A5</b> 2407



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**FRONTAGE DIAGRAM**

**UPPER FRONTAGE**

**CLASS B**

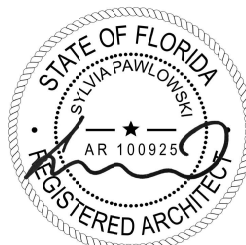
- A. Facades shall have a minimum of height of 35 feet.
- B. Buildings shall have a minimum of one floor located along a minimum of 90 percent (90%) of the length of the setback line pursuant to the following regulations:
  - a. The building may be recessed from the setback line in order to provide active public plazas that have no floor area located above the plaza.
  - b. Except where required for driveways and utility infrastructure, the ground floor shall contain habitable space for residential, hotel, or commercial uses with a minimum depth of 45 feet from the building façade for the minimum required length along the setback line.

**CLASS D**

- A. Façades shall have a minimum of height of 20 feet.
- B. Buildings shall have a minimum of one floor located along a minimum of 25 percent (25%) of length of the setback line pursuant to the following regulations:
  - a. The building may be recessed from the setback line in order to provide active public plazas that have no floor area located above the plaza.
  - b. The ground floor shall contain habitable space for residential, hotel, or commercial uses with a minimum depth of 20 feet from the building façade for the minimum required length along the setback line.

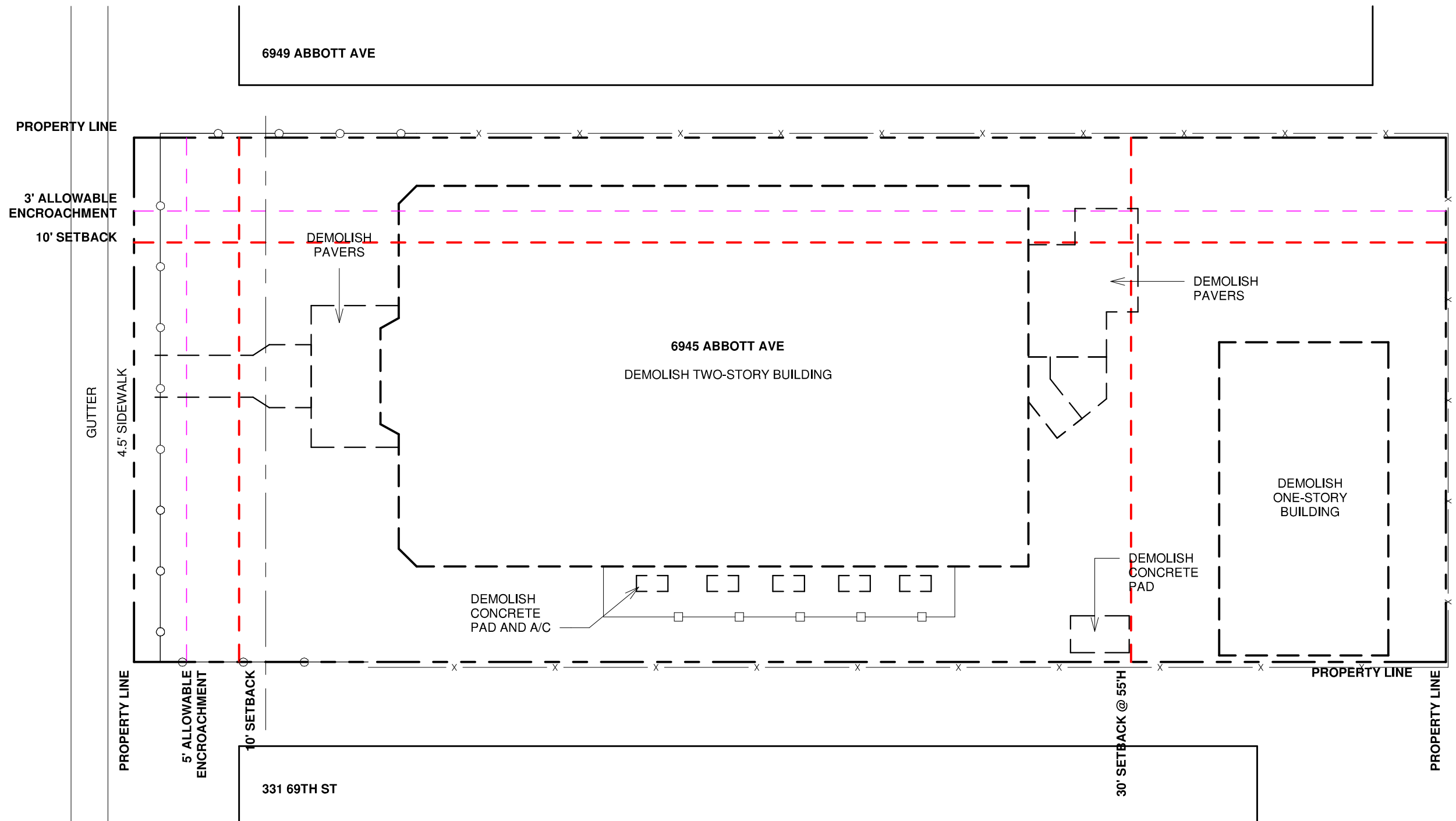
**Commercial, hotel, and access to upper level frontages.**

- A. The habitable space shall be directly accessible from the clear pedestrian path.
- B. Such frontages shall contain a minimum of 70 percent (70%) clear glass windows with views into the habitable space.
- C. A shade structure that projects for a minimum depth of 5 feet into the setback beyond the building façade, shall be provided at a height between 15 feet and 25 feet. Said shade structure may consist of an eyebrow or similar structure. Additionally, an allowable habitable encroachment such as balconies or parking deck may take the place of the shade structure. Notwithstanding the foregoing, if the shade structure is not an integral structural component of the building, it may be located at a height between 15 feet measured from grade and 25 feet measured from the required City of Miami Beach Freeboard.
- D. No more than 35 percent (35%) of the required habitable space along the ground floor of a building frontage shall be for access to upper levels, unless waived by the design review board.

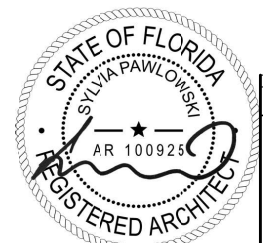
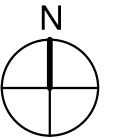
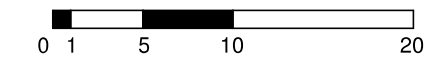


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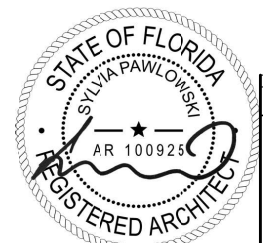
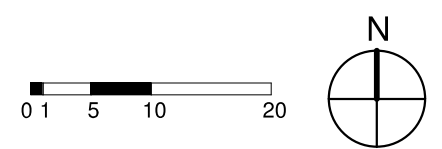
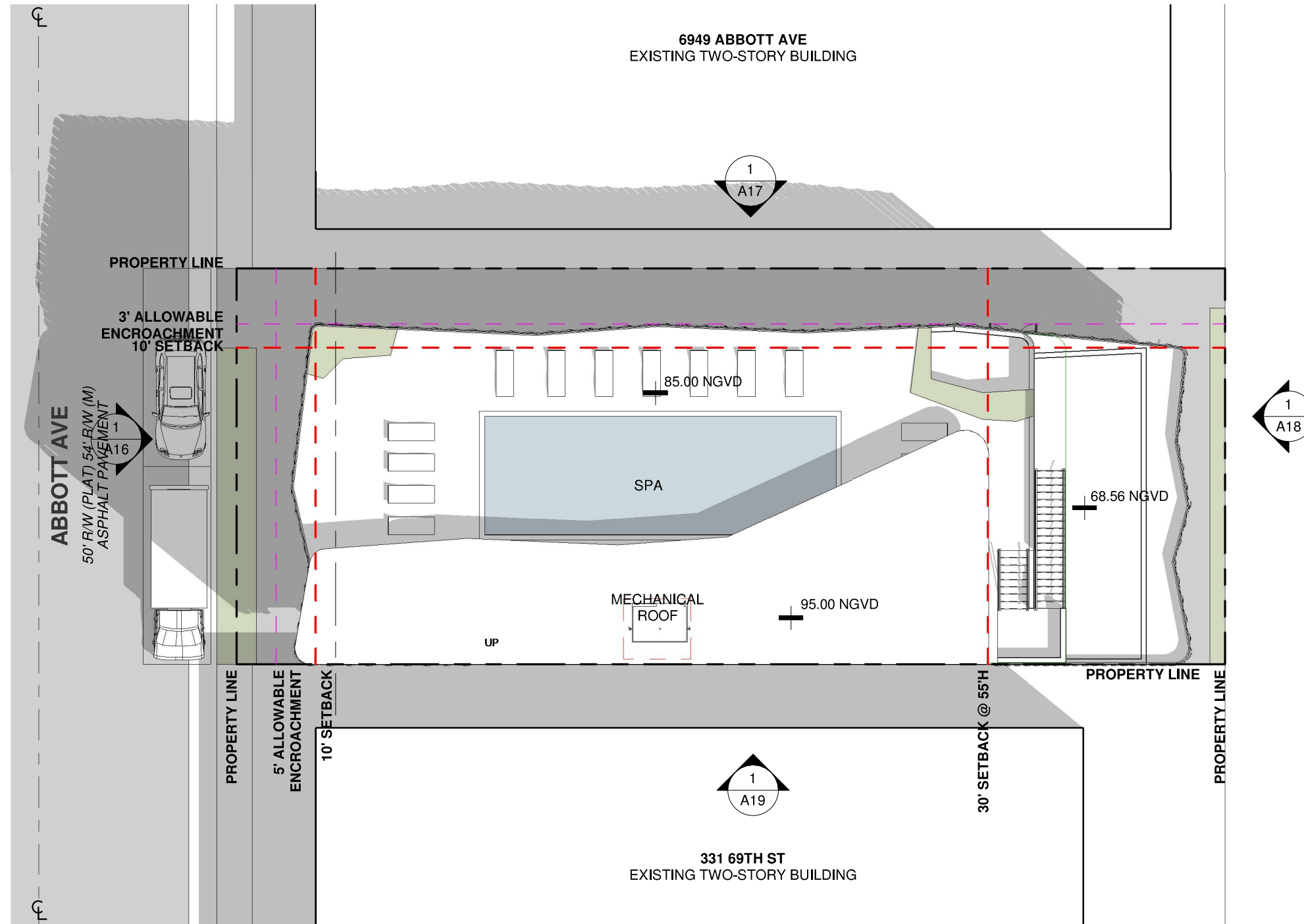
6949 ABBOTT AVE  
 50' R/W (PLAT) 54' R/W (M)  
 ASPHALT PAVEMENT



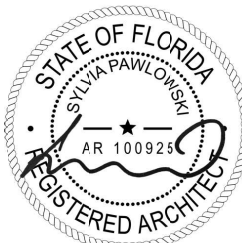
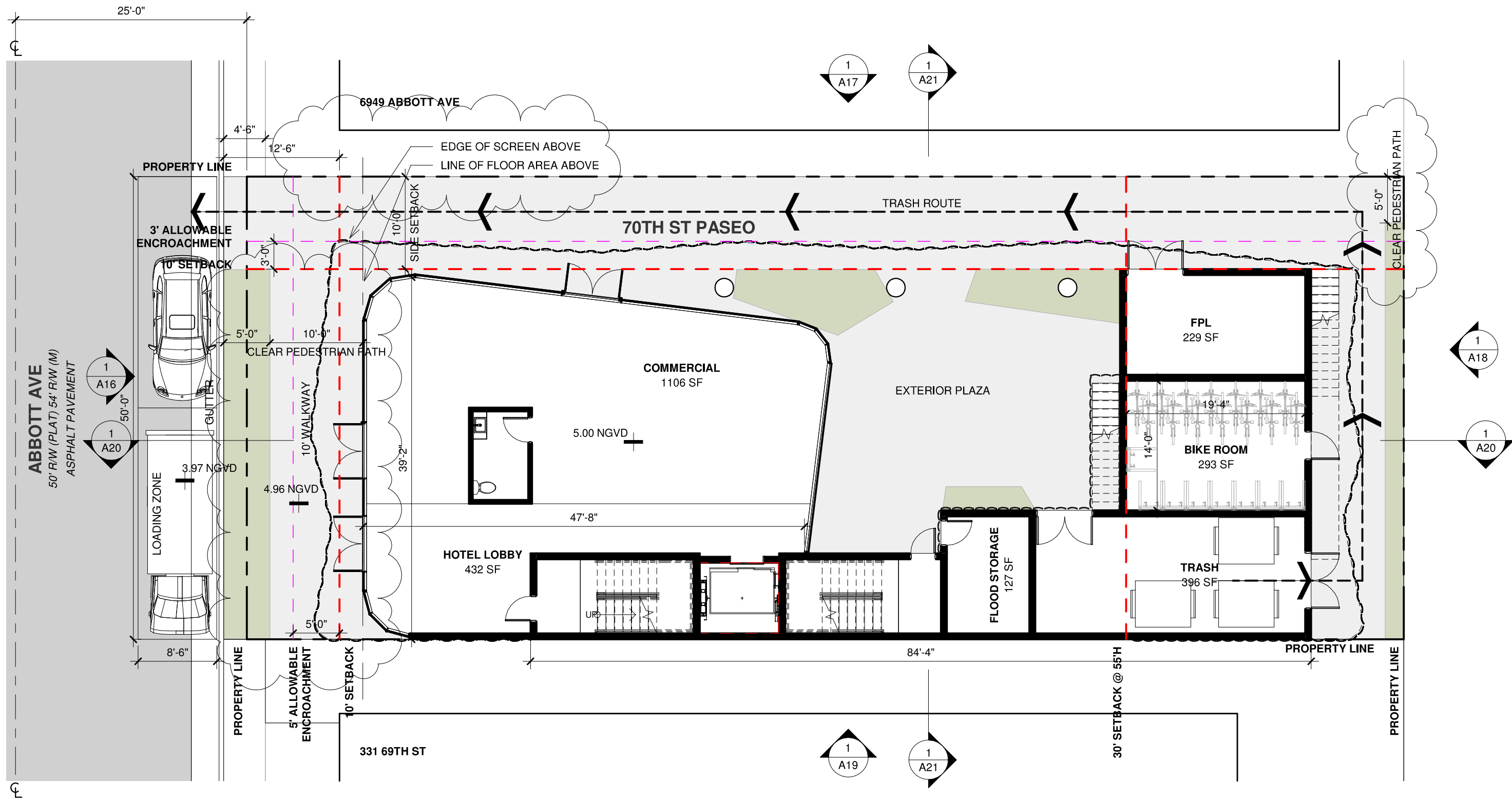
ALL DEMOLITION MATERIAL SHALL BE ORGANIZED FOR RECYCLING AND SALVAGING WHEREVER POSSIBLE.



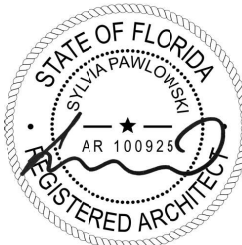
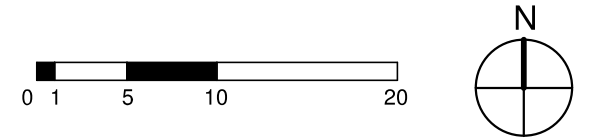
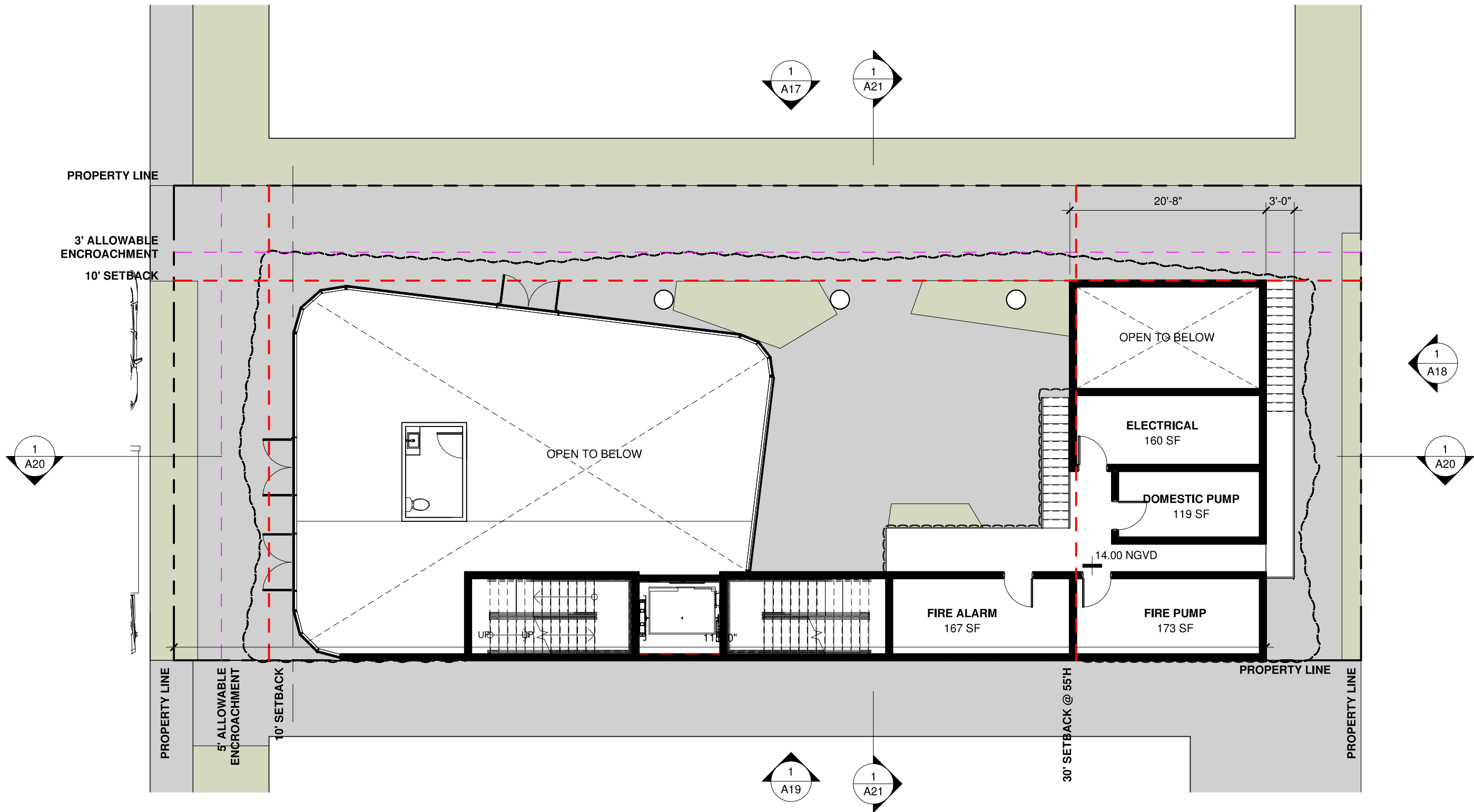
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<b>M77R</b> 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		<b>ABBOTT M 6945 LLC</b> 6945 ABBOTT AVE   MIAMI BEACH   FL   33141	<b>6945 ABBOTT AVE</b>	<b>DEMOLITION PLAN</b> 2025.02.11      3/32" = 1'-0"      2407	<b>A8</b>



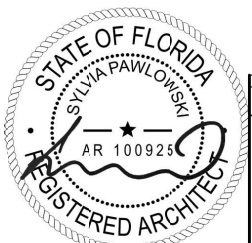
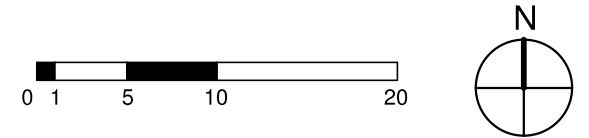
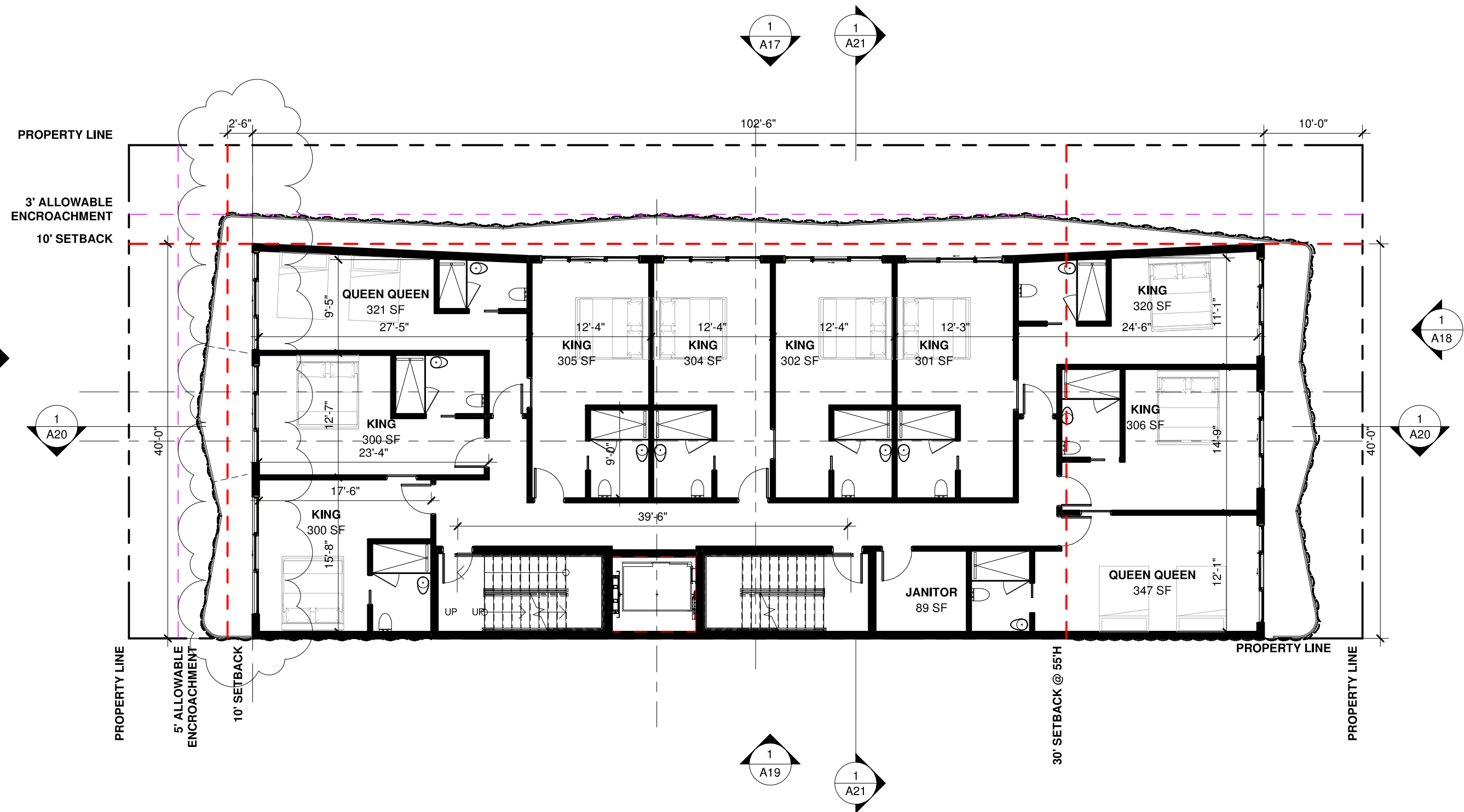
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
<b>M77R</b> 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		<b>ABBOTT M 6945 LLC</b> 6945 ABBOTT AVE   MIAMI BEACH   FL   33141	<b>6945 ABBOTT AVE</b>	<b>SITE PLAN</b>  2025.02.11      1/16" = 1'-0"      2407	<b>A9</b>



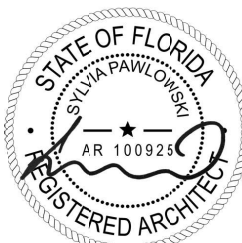
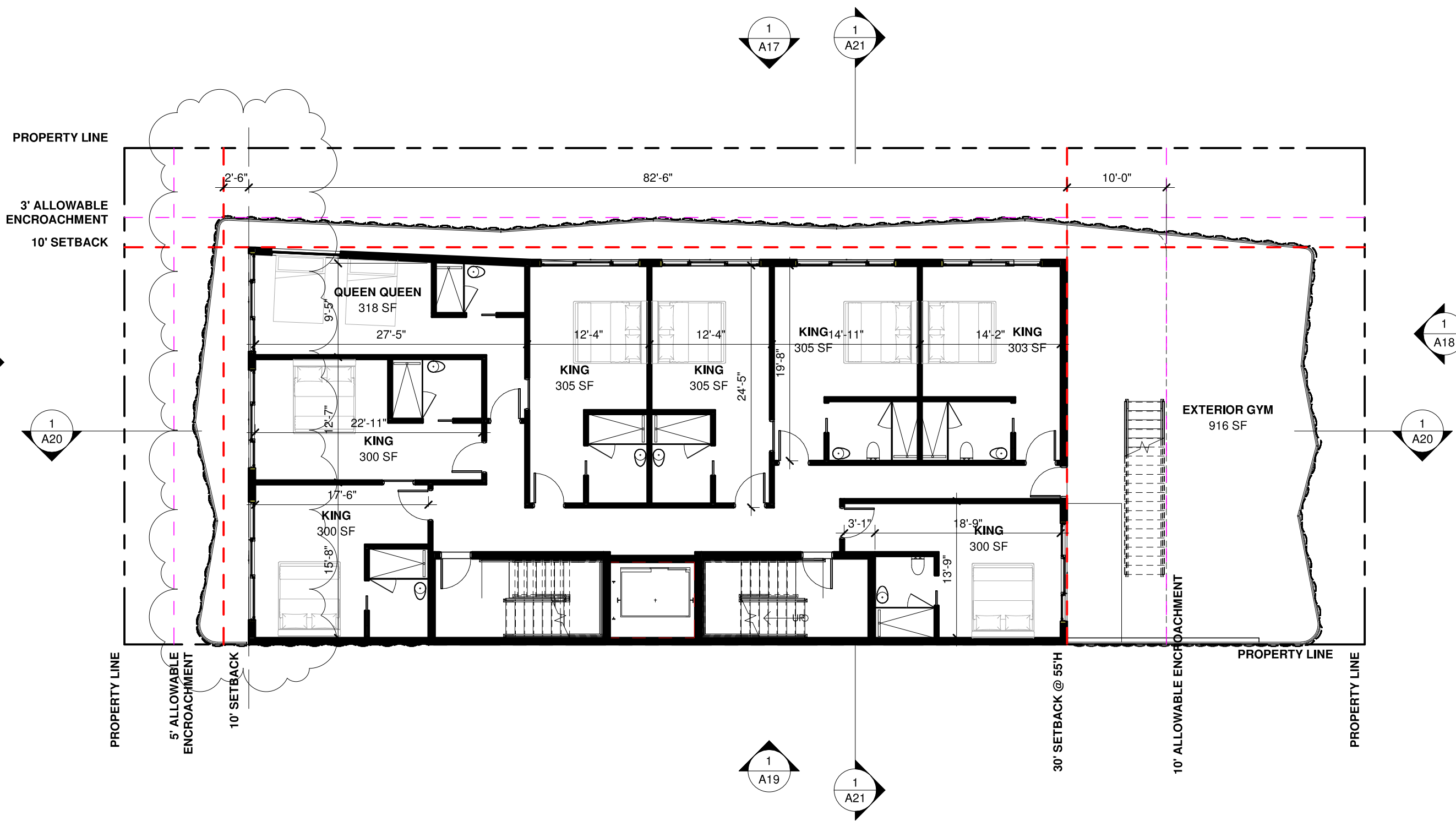
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
<b>M77R</b> 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		<b>ABBOTT M 6945 LLC</b> 6945 ABBOTT AVE   MIAMI BEACH   FL   33141	<b>6945 ABBOTT AVE</b>	<b>LEVEL 1 PLAN</b> 2025.02.11      3/32" = 1'-0"      2407	<b>A10</b>



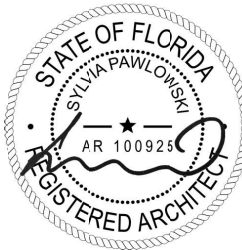
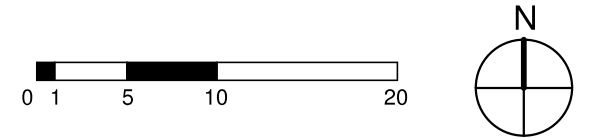
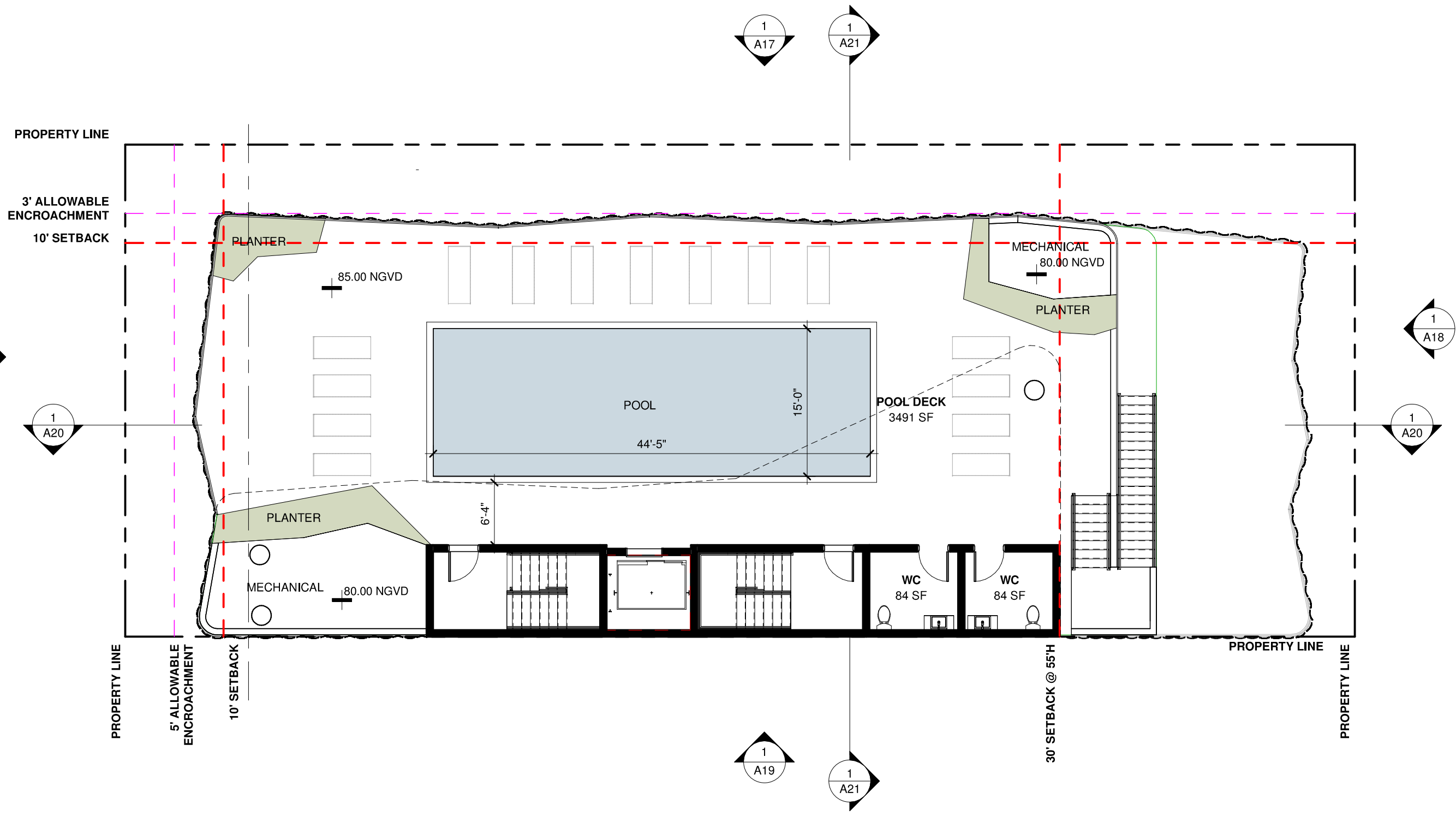
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
<b>M77R</b> 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		<b>ABBOTT M 6945 LLC</b> 6945 ABBOTT AVE   MIAMI BEACH   FL   33141	<b>6945 ABBOTT AVE</b>	<b>SERVICE MEZZANINE</b>  2025.02.11      3/32" = 1'-0"      2407	<b>A11</b>



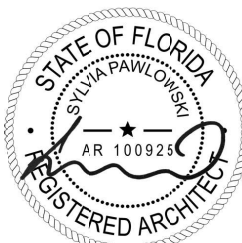
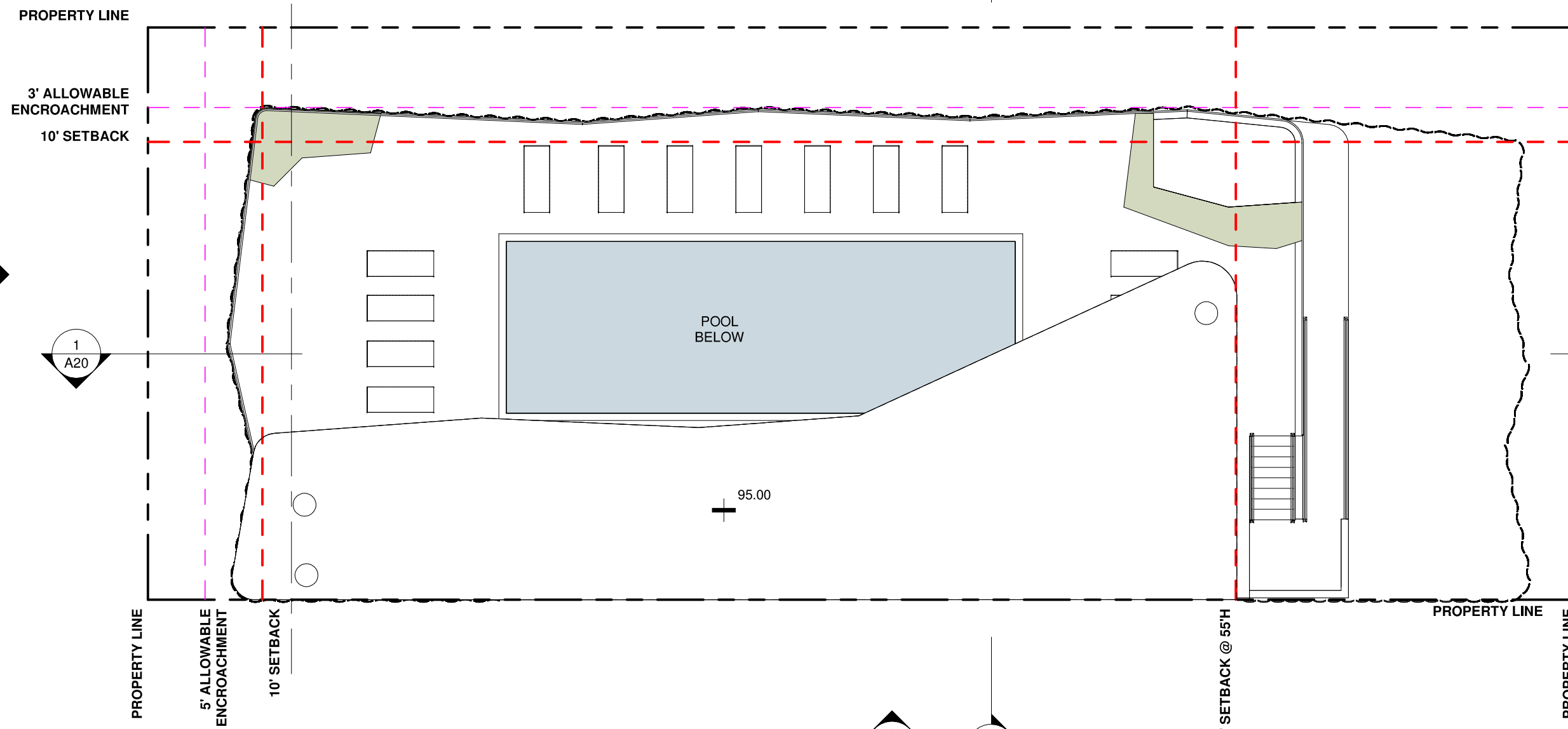
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
<b>M77R</b> 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		<b>ABBOTT M 6945 LLC</b> 6945 ABBOTT AVE   MIAMI BEACH   FL   33141	<b>6945 ABBOTT AVE</b>	<b>LEVEL 2-5 PLAN (TYP.)</b> 2025.02.11      3/32" = 1'-0"      2407	<b>A12</b>



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
<b>M77R</b> 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		<b>ABBOTT M 6945 LLC</b> 6945 ABBOTT AVE   MIAMI BEACH   FL   33141	<b>6945 ABBOTT AVE</b>	<b>LEVEL 6 PLAN</b> 2025.02.11      3/32" = 1'-0"      2407	<b>A13</b>



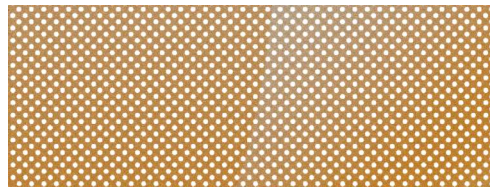
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
<b>M77R</b> 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		<b>ABBOTT M 6945 LLC</b> 6945 ABBOTT AVE   MIAMI BEACH   FL   33141	<b>6945 ABBOTT AVE</b>	<b>POOL DECK PLAN</b> 2025.02.11 3/32" = 1'-0"	<b>A14</b> 2407



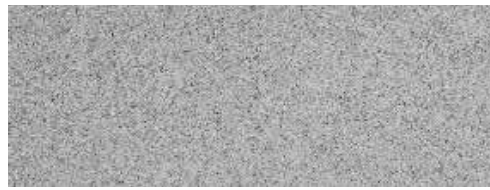
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
<b>M77R</b> 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		<b>ABBOTT M 6945 LLC</b> 6945 ABBOTT AVE   MIAMI BEACH   FL   33141	<b>6945 ABBOTT AVE</b>	<b>ROOF PLAN</b> 2025.02.11      3/32" = 1'-0"      2407	<b>A15</b>



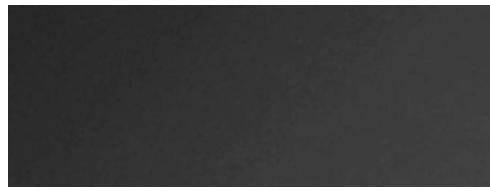
**1. Perforated Metal Facade**



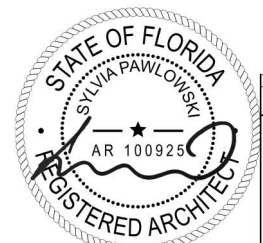
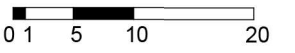
**2. Concrete Column**



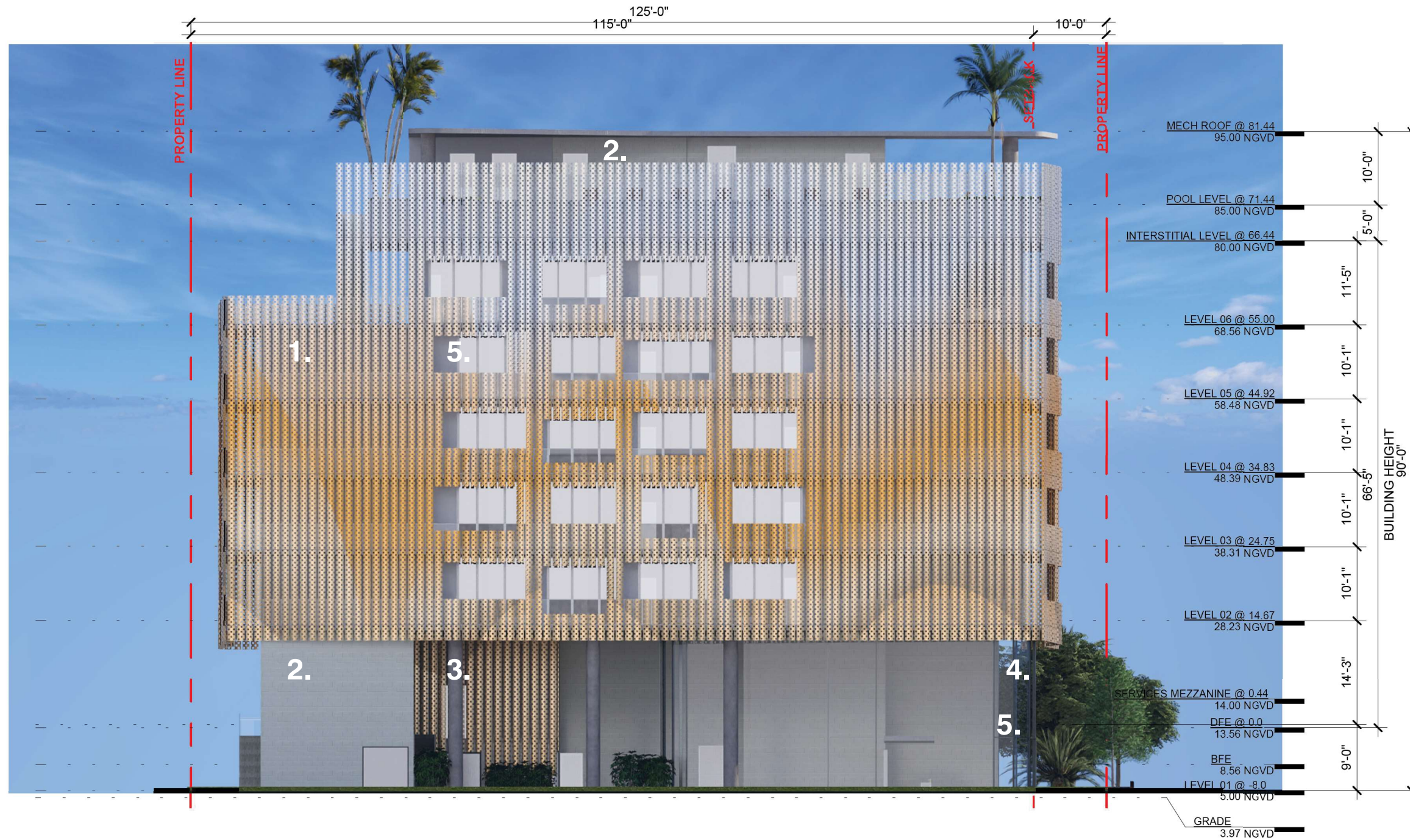
**3. Black Anodized Aluminum Frame**



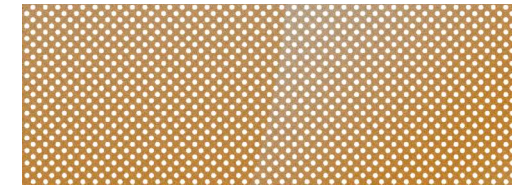
**4. Curtain Wall Glazing System**



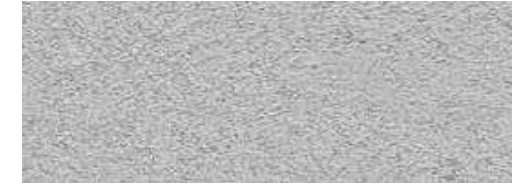
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
<b>M77R</b> 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		<b>ABBOTT M 6945 LLC</b> 6945 ABBOTT AVE   MIAMI BEACH   FL   33141	<b>6945 ABBOTT AVE</b>	<b>WEST ELEVATION</b>  2025.02.11      1/16" = 1'-0"      2407	<b>A16</b>



**1. Perforated Metal Facade**



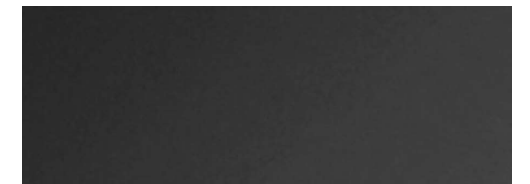
**2. Stucco**



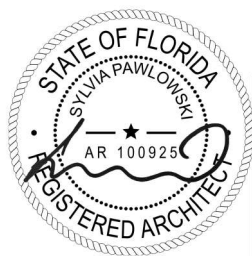
**3. Concrete Column**



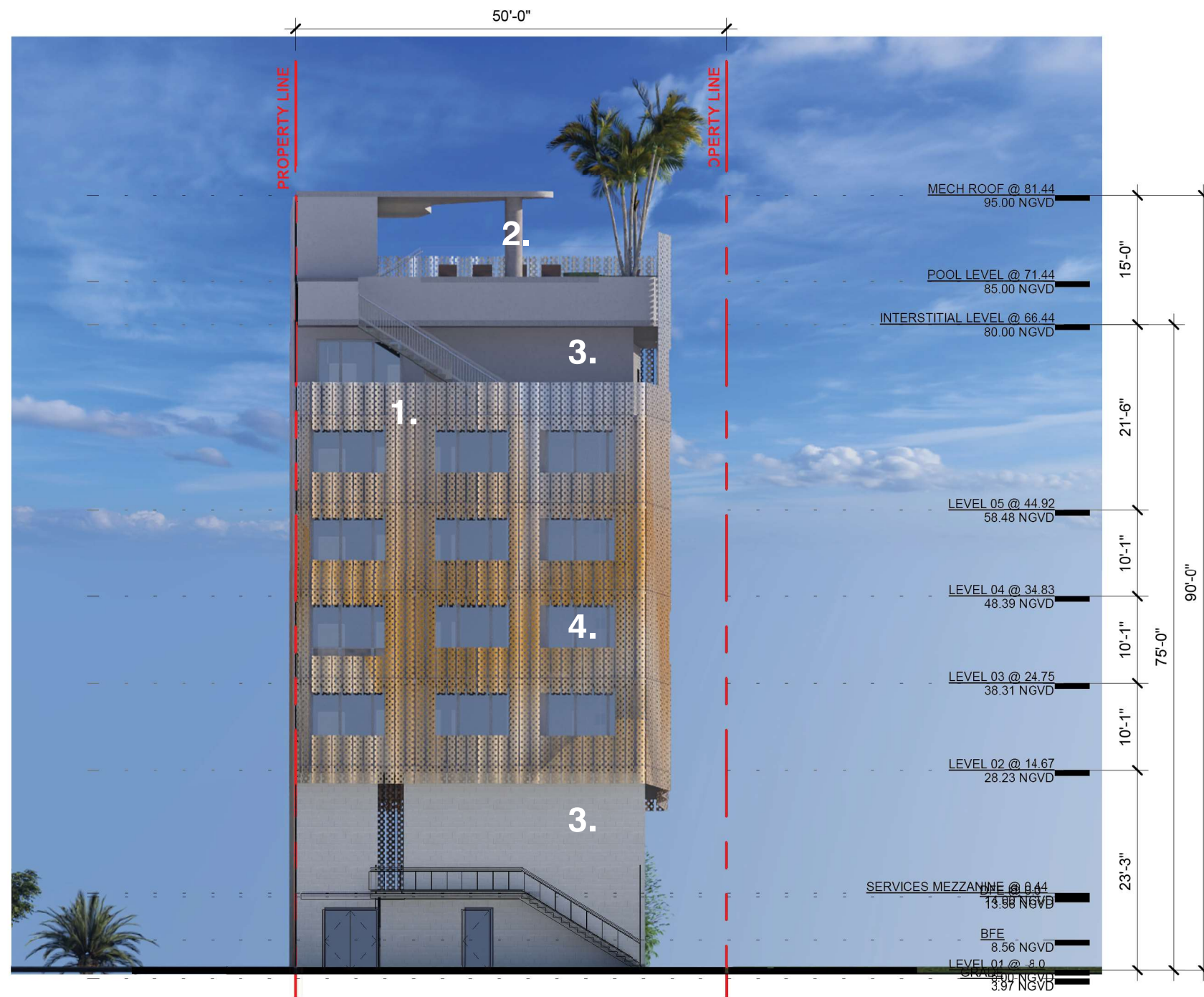
**4. Black Anodized Aluminum Frame**



**5. Curtain Wall Glazing System**



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
<b>M77R</b> 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		<b>ABBOTT M 6945 LLC</b> 6945 ABBOTT AVE   MIAMI BEACH   FL   33141	<b>6945 ABBOTT AVE</b>	<b>NORTH ELEVATION</b>  2025.02.11      1/16" = 1'-0"      2407	<b>A17</b>



**1. Perforated Metal Facade**



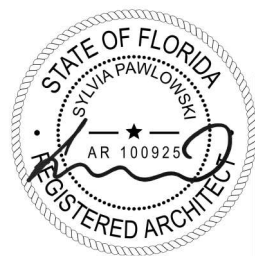
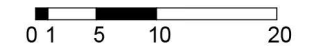
**2. Concrete Column**



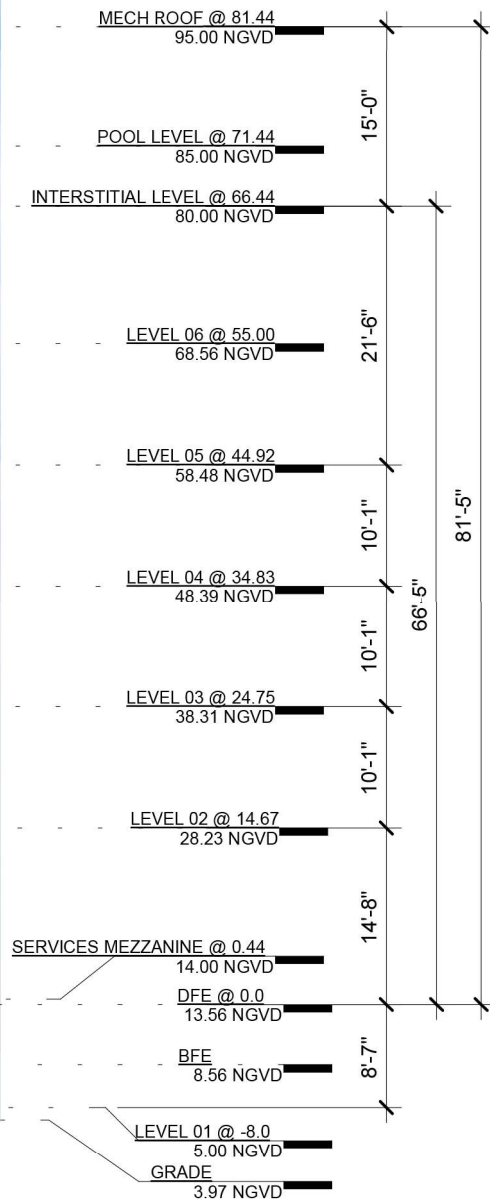
**3. Stucco**



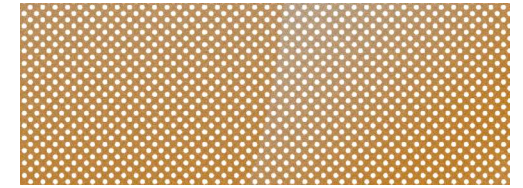
**4. Curtain Wall Glazing System**



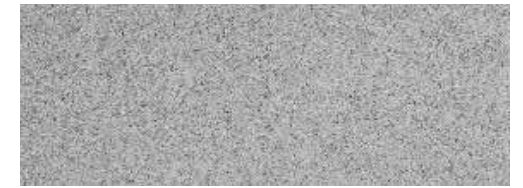
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
<b>M77R</b> 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		<b>ABBOTT M 6945 LLC</b> 6945 ABBOTT AVE   MIAMI BEACH   FL   33141	<b>6945 ABBOTT AVE</b>	<b>EAST ELEVATION</b>  2025.02.11      1/16" = 1'-0"      2407	<b>A18</b>



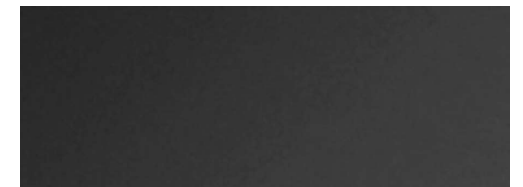
**1. Perforated Metal Facade**



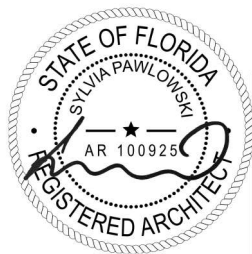
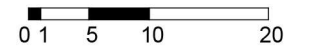
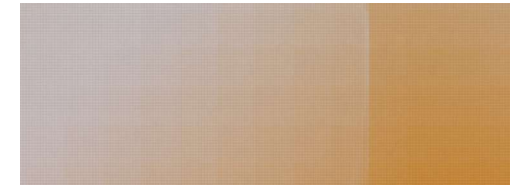
**2. Concrete Column**



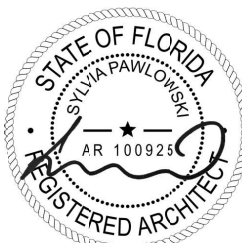
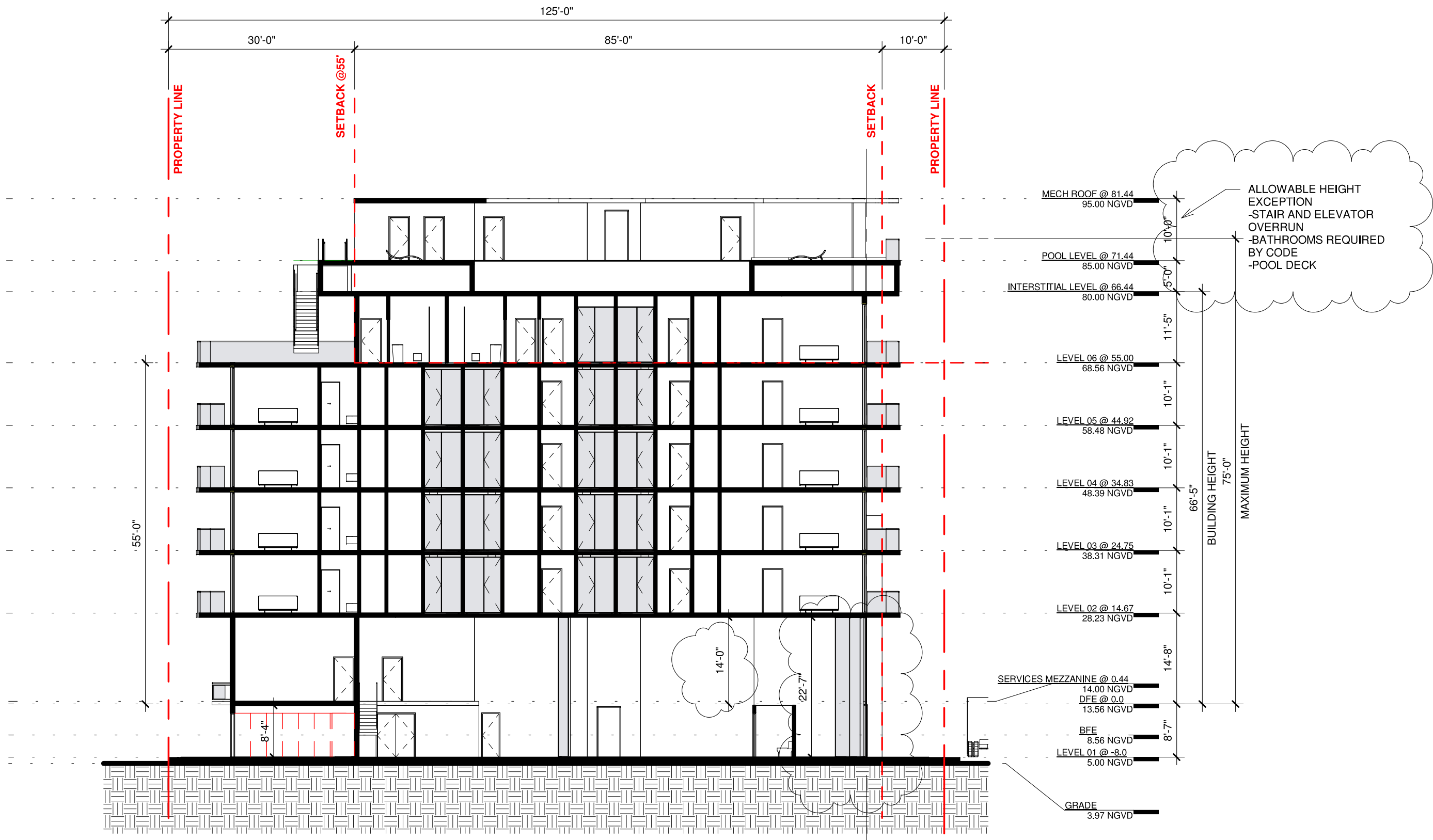
**3. Black Anodized Aluminum Frame**



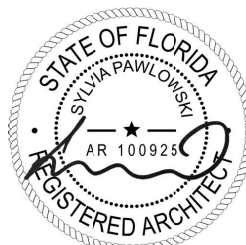
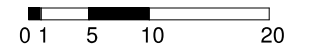
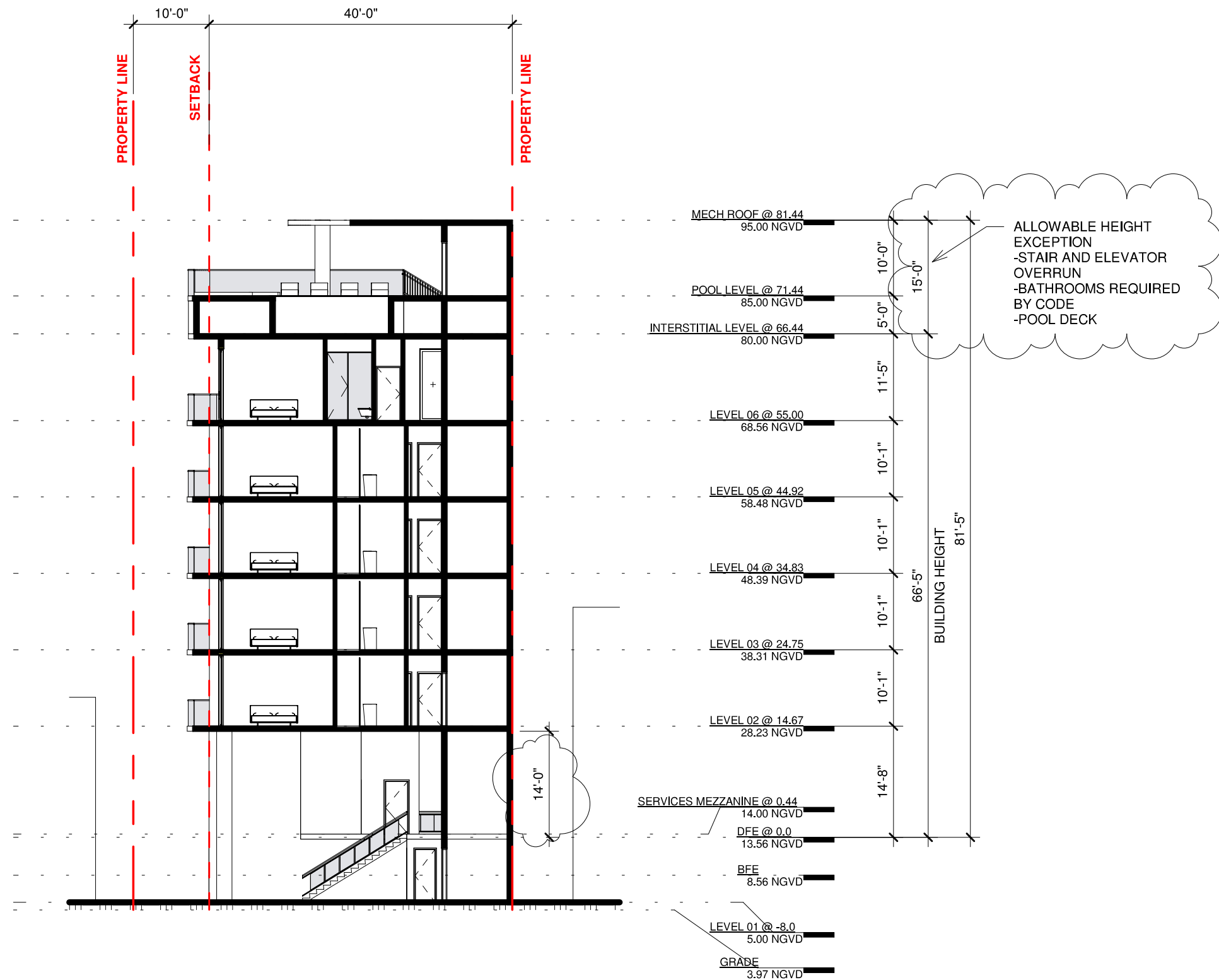
**4. Art Mural**



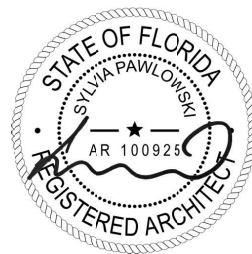
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
<b>M77R</b> 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		<b>ABBOTT M 6945 LLC</b> 6945 ABBOTT AVE   MIAMI BEACH   FL   33141	<b>6945 ABBOTT AVE</b>	<b>SOUTH ELEVATION</b> 2025.02.11      1/16" = 1'-0"      2407	<b>A19</b>



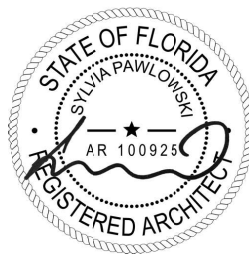
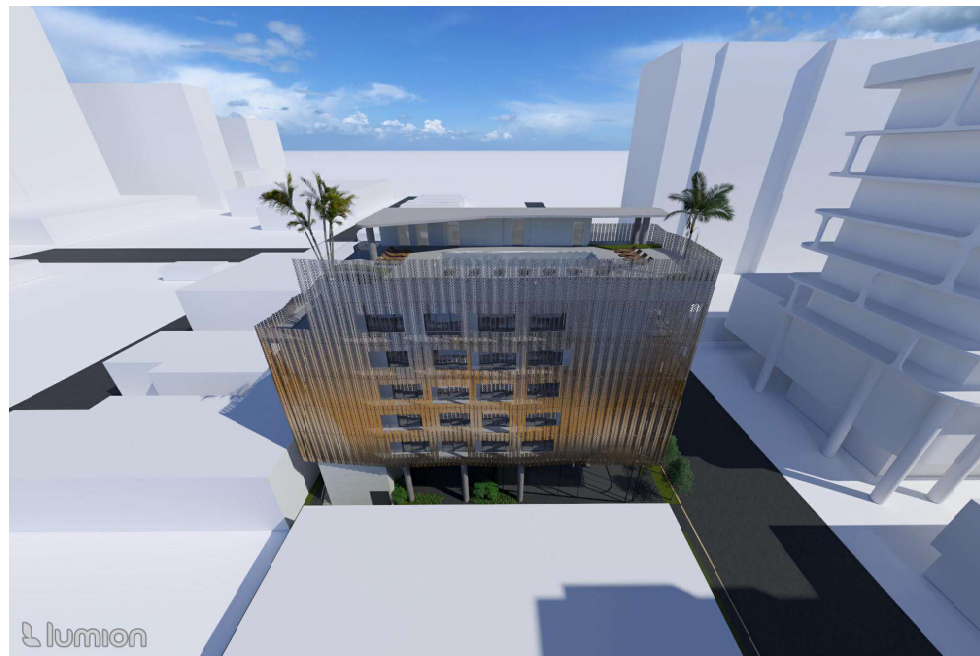
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
<b>M77R</b> 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		<b>ABBOTT M 6945 LLC</b> 6945 ABBOTT AVE   MIAMI BEACH   FL   33141	<b>6945 ABBOTT AVE</b>	<b>SECTION</b>  2025.02.11      1/16" = 1'-0"      2407	<b>A20</b>



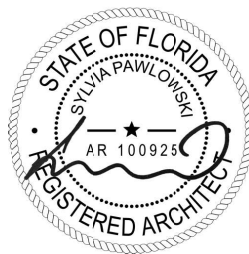
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
<b>M77R</b> 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		<b>ABBOTT M 6945 LLC</b> 6945 ABBOTT AVE   MIAMI BEACH   FL   33141	<b>6945 ABBOTT AVE</b>	<b>SECTION</b> 2025.02.11 1/16" = 1'-0" 2407	<b>A21</b>



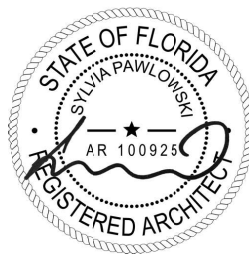
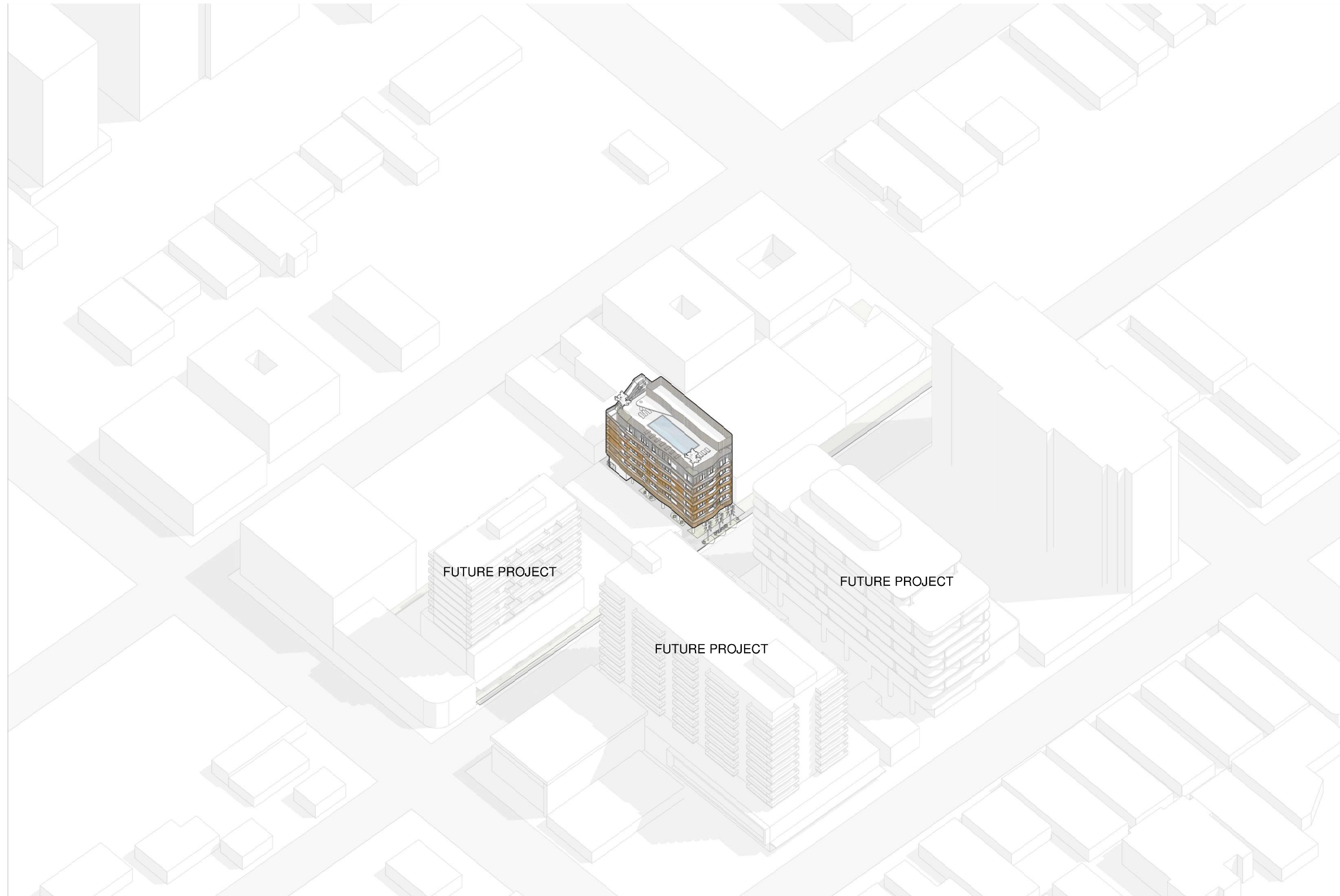
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
<b>M77R</b> 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		<b>ABBOTT M 6945 LLC</b> 6945 ABBOTT AVE   MIAMI BEACH   FL   33141	<b>6945 ABBOTT AVE</b>	<b>RENDERS</b> 2025.02.11	<b>A22</b> 2407



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
<b>M77R</b> 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		<b>ABBOTT M 6945 LLC</b> 6945 ABBOTT AVE   MIAMI BEACH   FL   33141	<b>6945 ABBOTT AVE</b>	<b>RENDERS</b>  2025.02.11	<b>A23</b>  2407



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
<b>M77R</b> 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		<b>ABBOTT M 6945 LLC</b> 6945 ABBOTT AVE   MIAMI BEACH   FL   33141	<b>6945 ABBOTT AVE</b>	<b>RENDERS</b> 2025.02.11	<b>A24</b> 2407



ARCHITECT

**M77R**

7290 NW 1ST COURT | MIAMI FL | 33150  
www.ma77er.com

CONSULTANT

OWNER

**ABBOTT M 6945 LLC**

6945 ABBOTT AVE | MIAMI BEACH | FL | 33141

PROJECT

**6945 ABBOTT AVE**

DRAWING TITLE

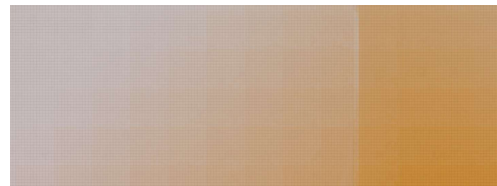
**AXONOMETRIC**

2025.02.11

DRAWING #

**A25**

2407



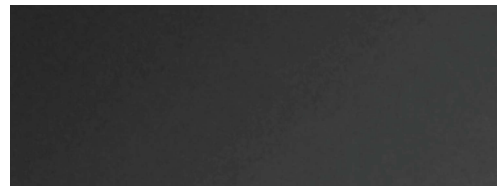
ART MURAL



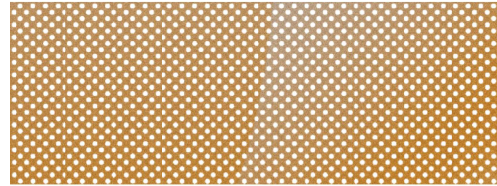
CONCRETE COLUMN



STUCCO



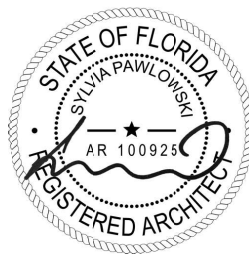
BLACK ANODIZED ALUMINUM FRAME



PERFORATED METAL FACADE



CURTAIN GLAZING SYSTEM



ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
<b>M77R</b> 7290 NW 1ST COURT   MIAMI FL   33150 www.ma77er.com		<b>ABBOTT M 6945 LLC</b> 6945 ABBOTT AVE   MIAMI BEACH   FL   33141	<b>6945 ABBOTT AVE</b>	<b>MATERIALS</b> 2025.02.11      1" = 600'-0"      2407	<b>A26</b>