

6945 ABBOTT AVE

DESIGN REVIEW BOARD - DRB25-1088

SECOND SUBMITTAL

MAY 13, 2025

ARCHITECTURE SET

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A4	ZONING DIAGRAMS
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A6	CONTEXT PHOTOS
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A13	LEVEL 6 PLAN
A14	POOL DECK PLAN
A15	ROOF PLAN
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A20	SECTION
A21	SECTION
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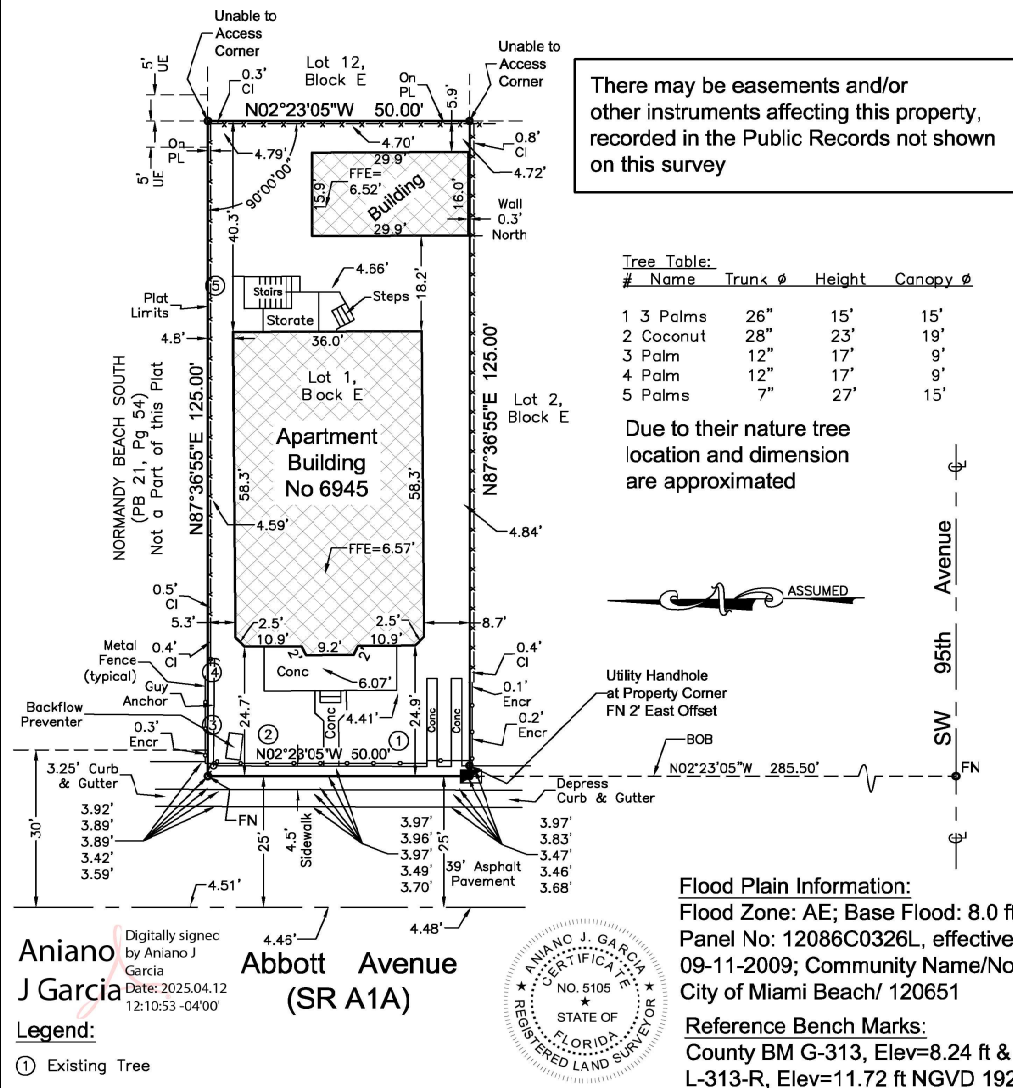
LANDSCAPE SET

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:

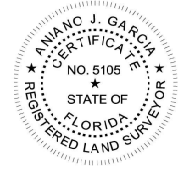
#	Name	Trunk Ø	Height	Canopy Ø
1	3 Palms	26"	15'	15'
2	Coconut	28"	23'	19'
3	Palm	12"	17'	9'
4	Palm	12"	17'	9'
5	Palms	7"	27'	15'

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)

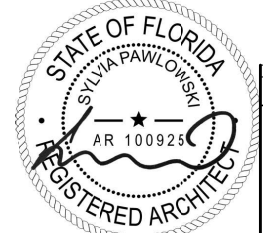


Legend:
 ① Existing Tree

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; D = 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 #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	SURVEY 2025.02.11	A1 2407

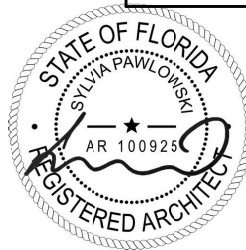
COMMERCIAL - ZONING DATA SHEET

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

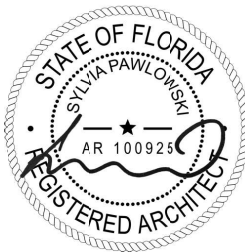
GENERAL SITE INFORMATION		
PROPERTY ADDRESS	6945 ABBOTT AVE MIAMI BEACH FL 33141	
FOLIO #	02-3211-001-0290	
LEGAL DESCRIPTION	ATLANTIC HGTS CORR PL PB 9-14 LOT 1 BLK E LOT SIZE 50.000 X 123 OR 17712-0058 0697 1	
SCOPE OF WORK	NEW CONSTRUCTION OF HOTEL (6 STORIES)	
GOVERNING CODES	FLORIDA BUILDING CODE 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): NO	Zoning District:	TC-C	Lot width:	50 FT
4	Individual Historic Site (Yes or No):	No		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):	YES			
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	

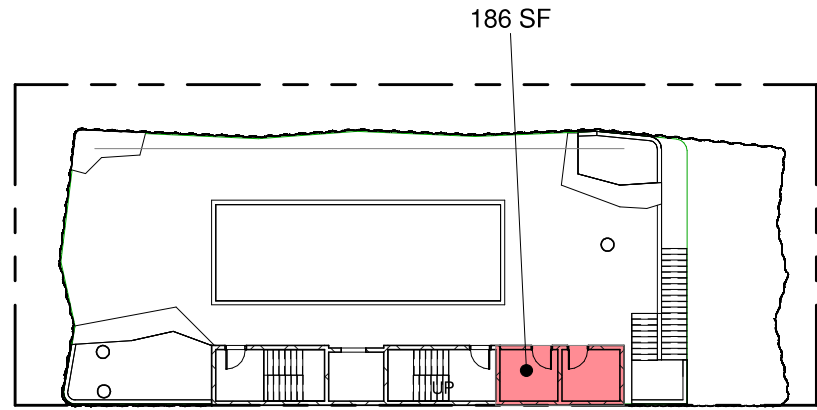
Notes: Indicate N/A if not applicable.



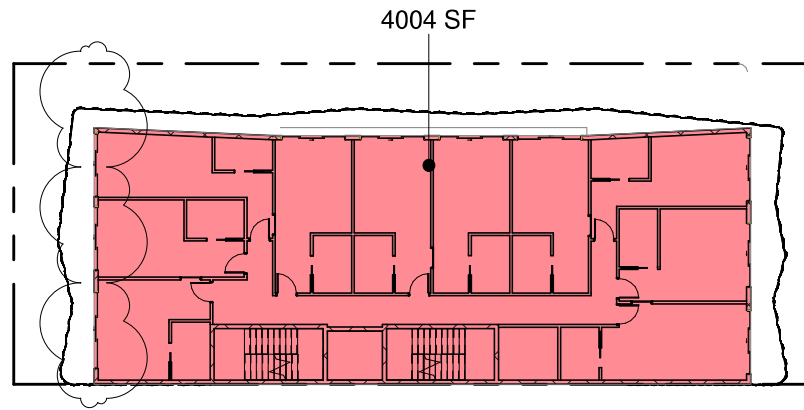
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	ZONING DATA SHEET 2025.02.11	2407 A2



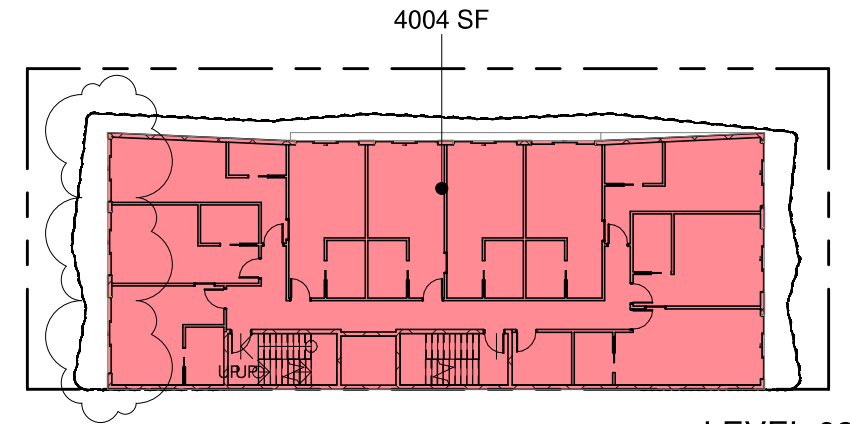
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M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	CONTEXT PLAN 2025.02.11 1" = 600'-0" 2407	A3



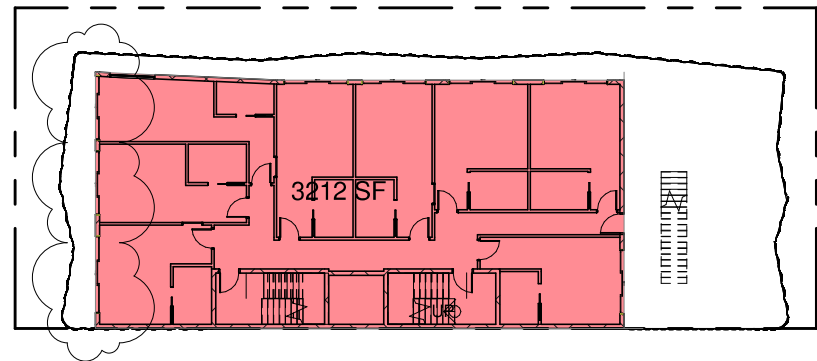
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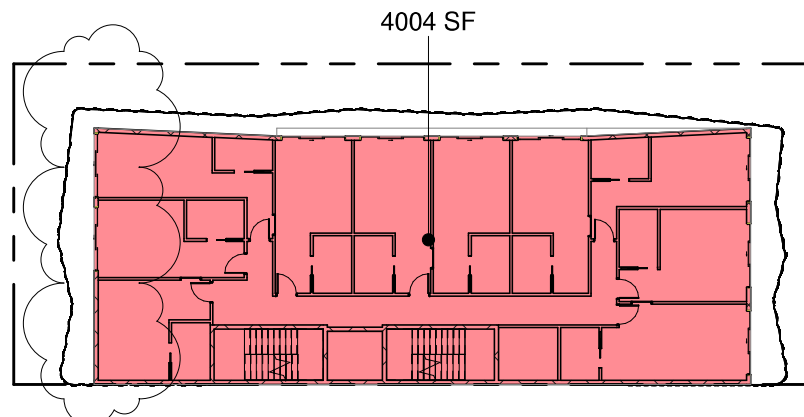
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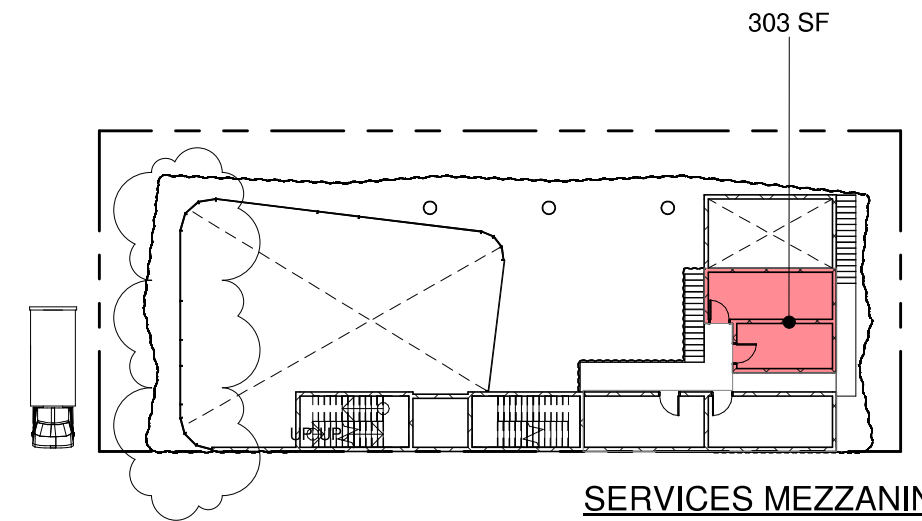
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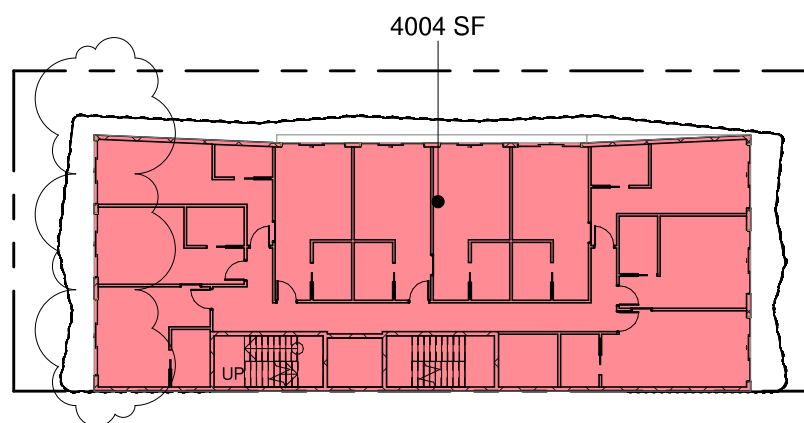
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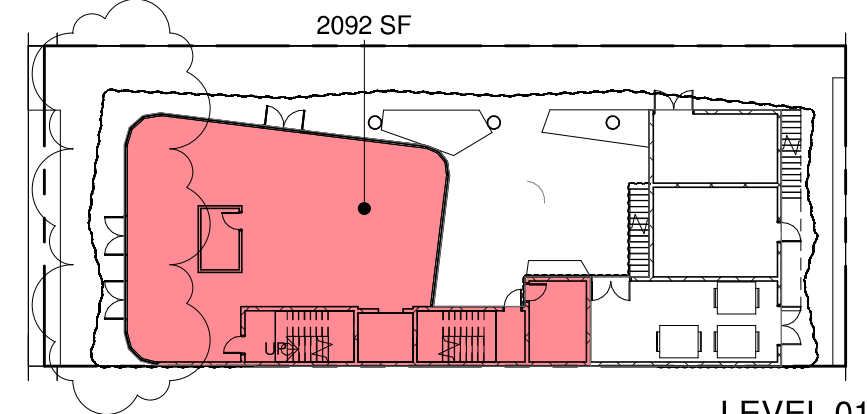
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SERVICES MEZZANINE

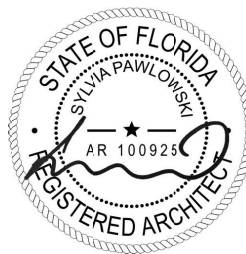
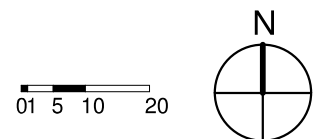


LEVEL 03



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

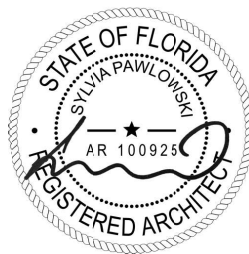
2025.02.11

1" = 30'-0"

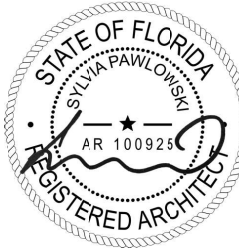
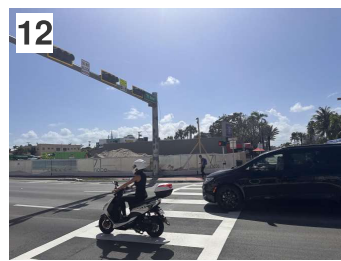
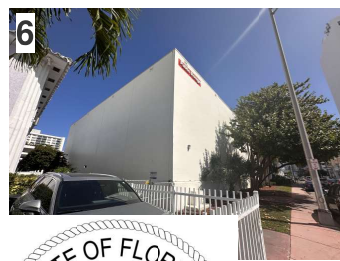
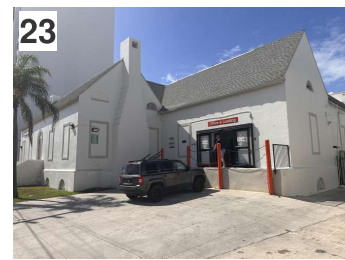
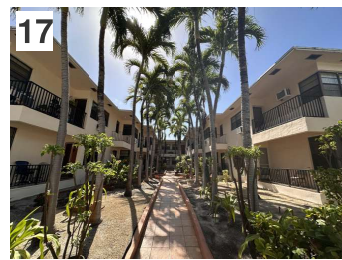
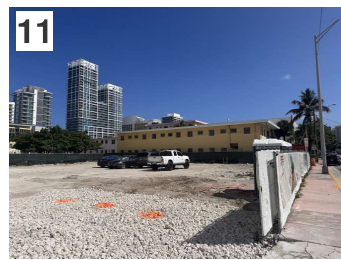
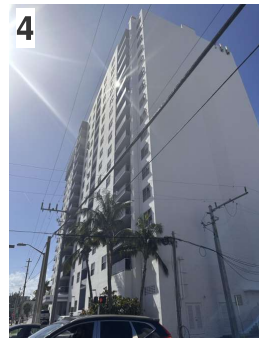
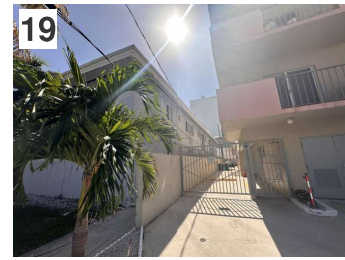
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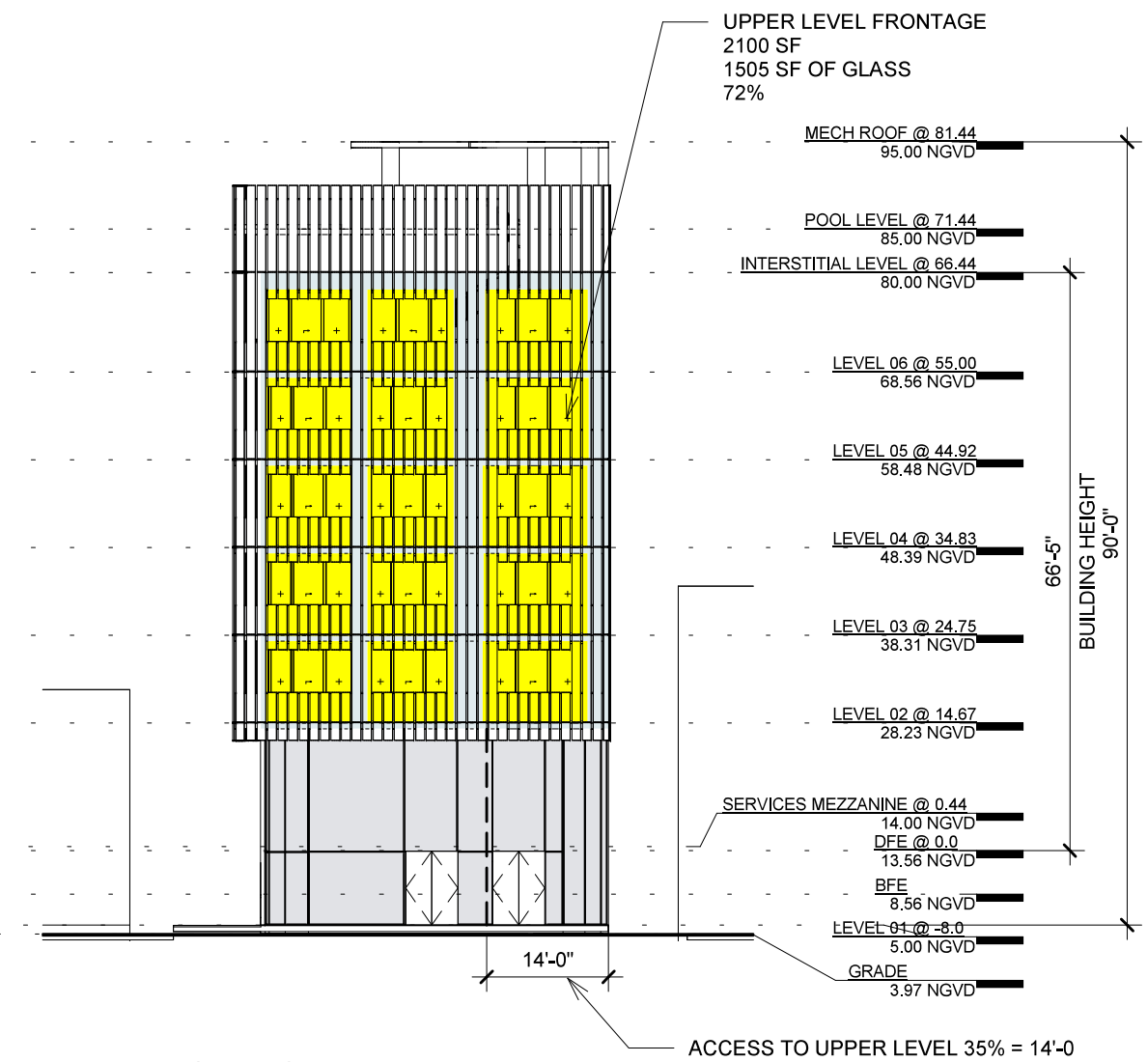
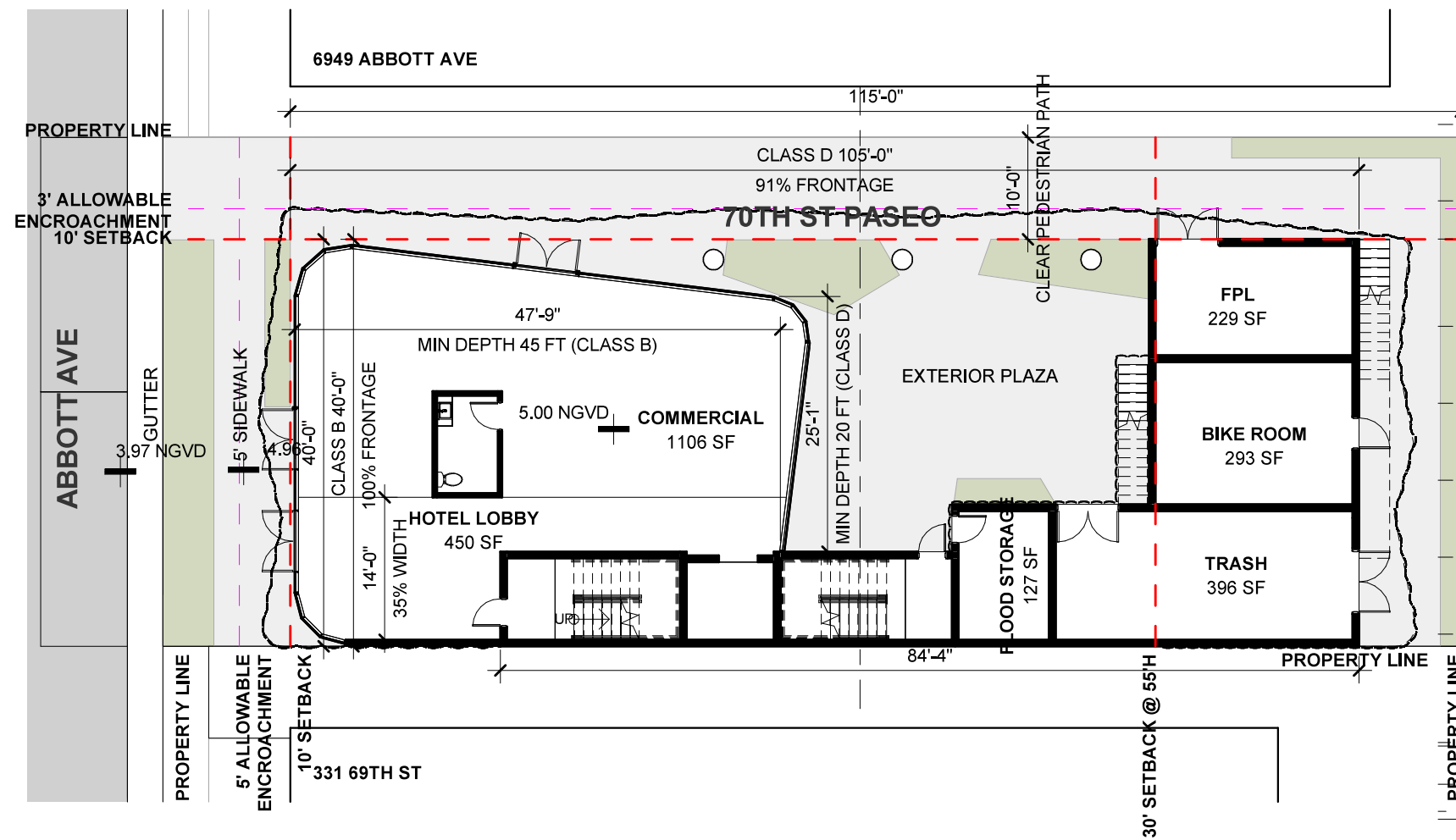
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ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	SITE PHOTOS 2025.02.11	A5 2407



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M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	CONTEXT PHOTOS 2025.02.11	A6 2407



FRONTAGE DIAGRAM

UPPER FRONTAGE

CLASS B

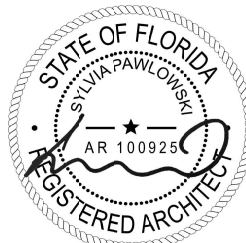
- A. Facades shall have a minimum of height of 35 feet.
- B. Buildings shall have a minimum of one floor located along a minimum of 90 percent (90%) of the length of the setback line pursuant to the following regulations:
 - a. The building may be recessed from the setback line in order to provide active 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

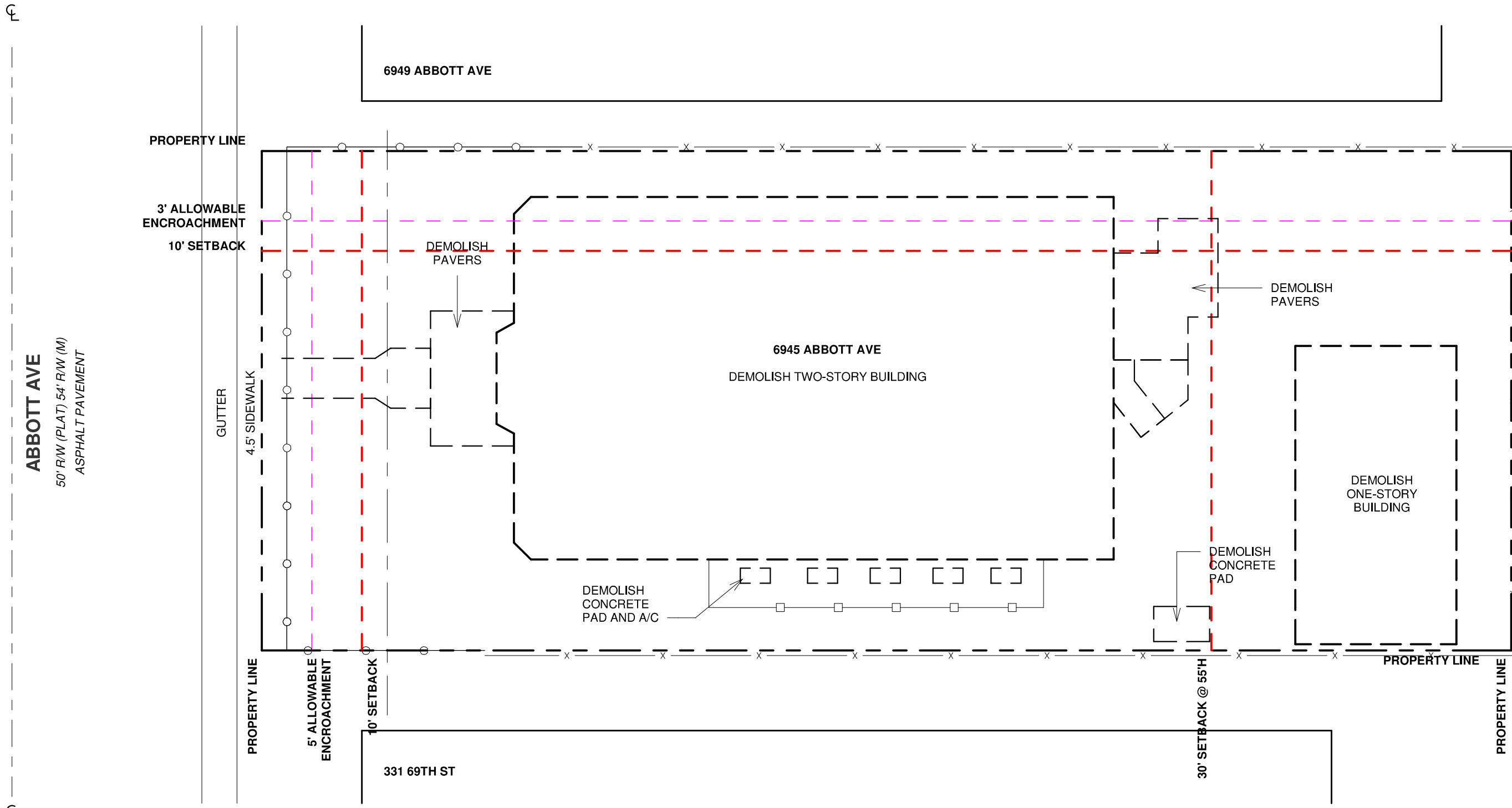
- A. Façades shall have a minimum of height of 20 feet.
- B. Buildings shall have a minimum of one floor located along a minimum of 25 percent (25%) of length of the setback line pursuant to the following regulations:
 - a. The building may be recessed from the setback line in order to provide active 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.

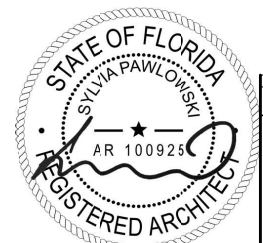
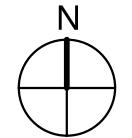
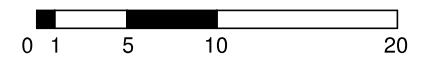
- A. The habitable space shall be directly accessible from the clear pedestrian path.
- B. Such frontages shall contain a minimum of 70 percent (70%) clear glass windows with views into the habitable space.
- C. A shade structure that projects for a minimum depth of 5 feet into the setback beyond the 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.



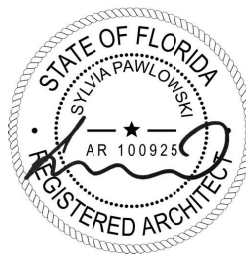
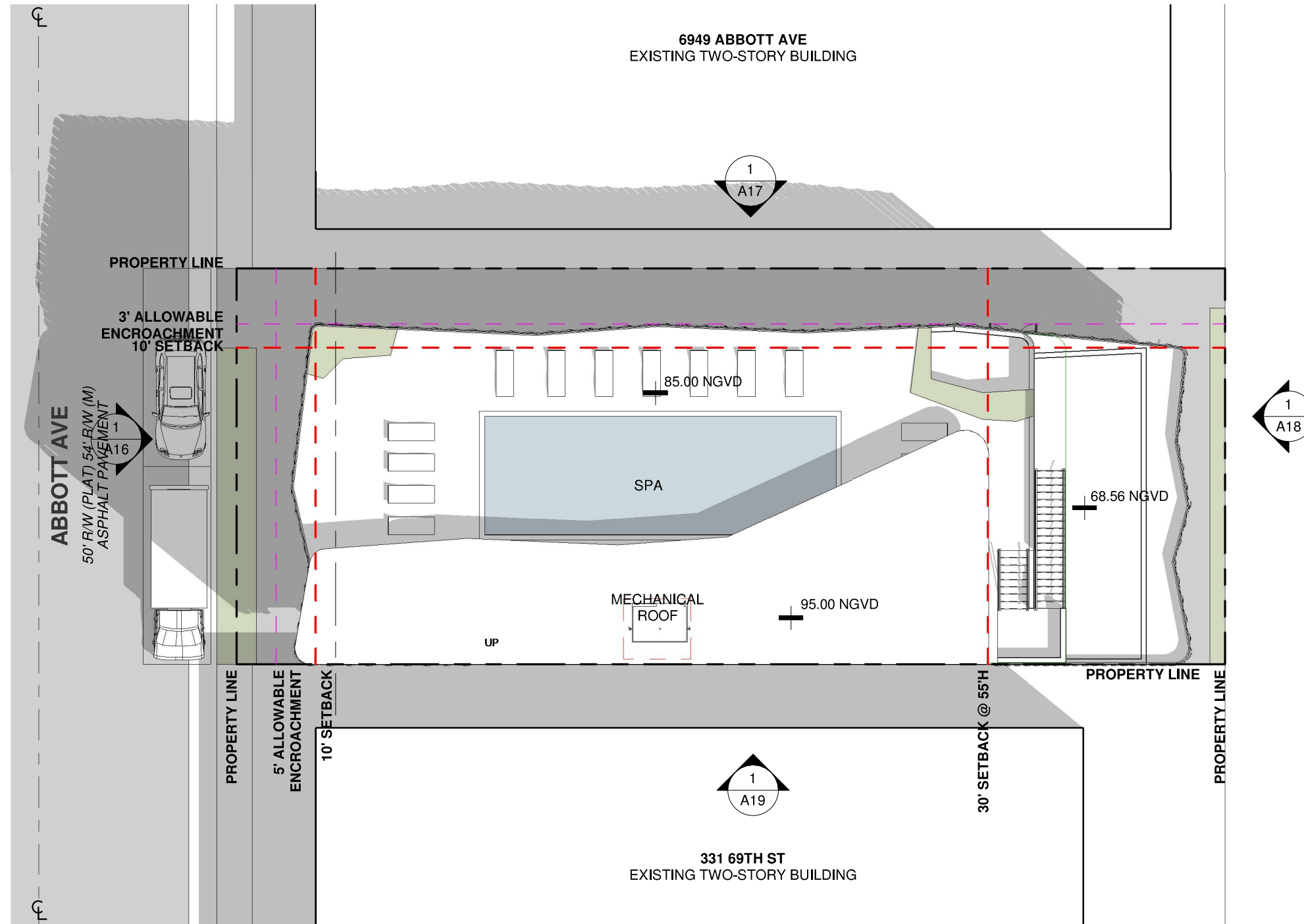
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M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	FRONTAGES 2025.02.11 As indicated 2407	A7



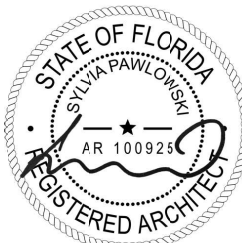
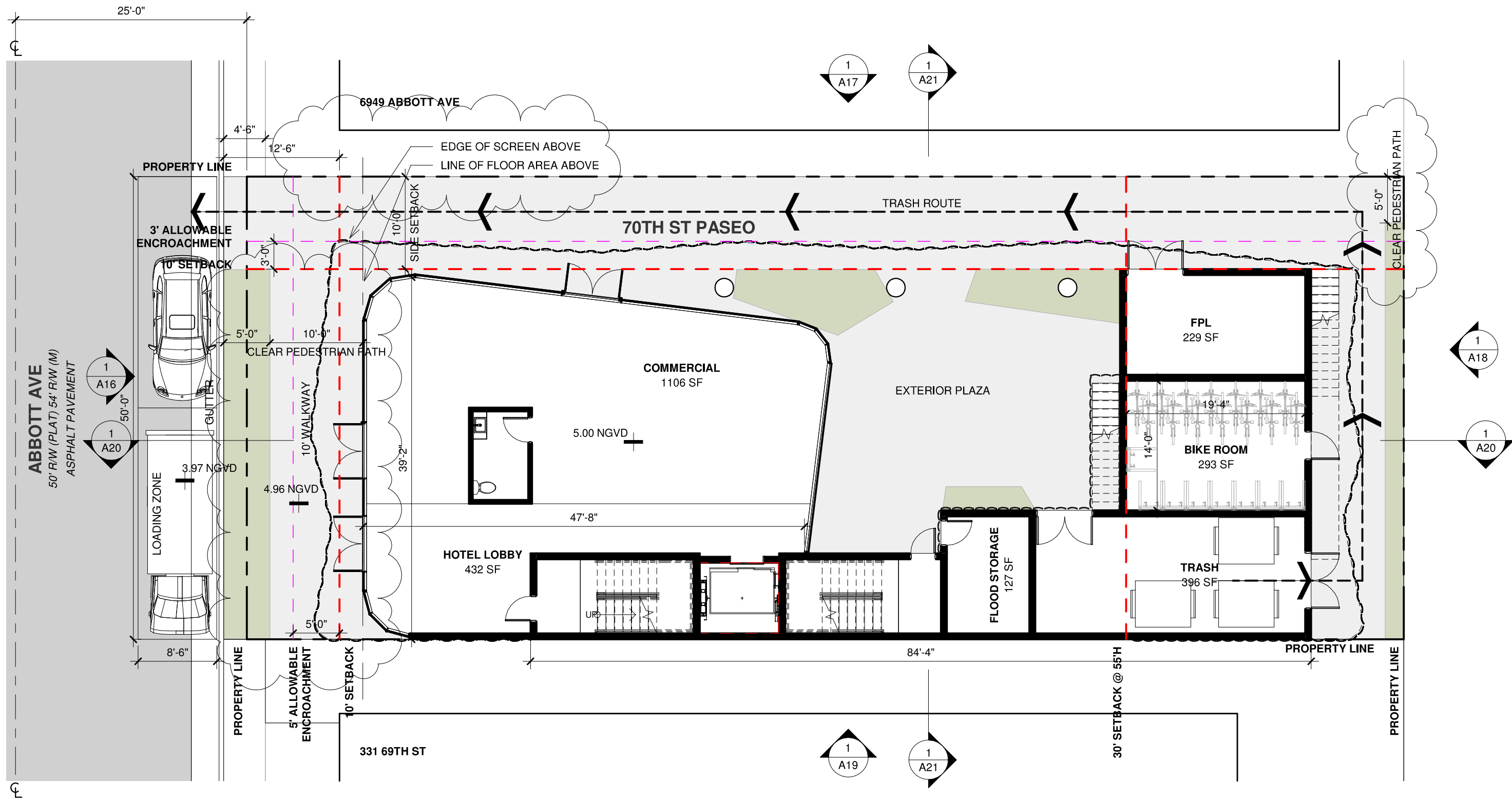
ALL DEMOLITION MATERIAL SHALL BE ORGANIZED FOR RECYCLING AND SALVAGING WHEREVER POSSIBLE.



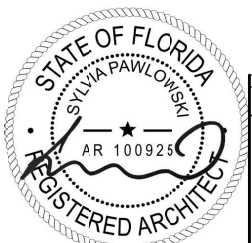
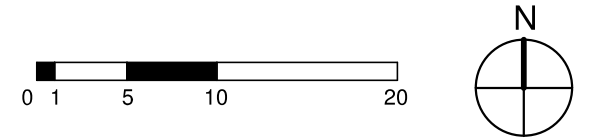
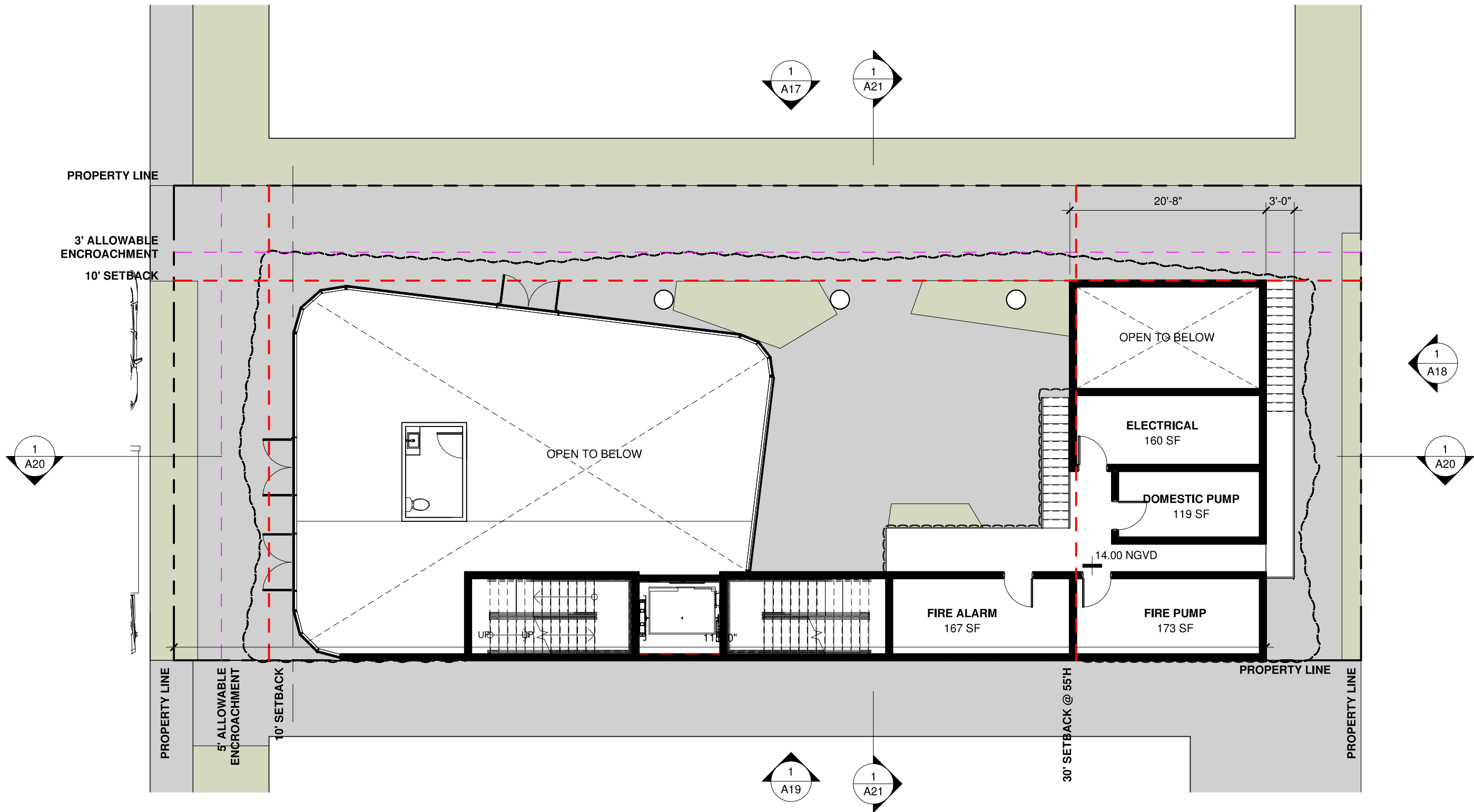
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M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	DEMOLITION PLAN 2025.02.11 3/32" = 1'-0" 2407	A8



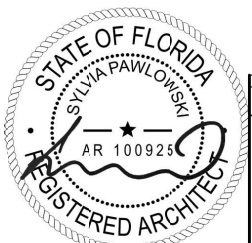
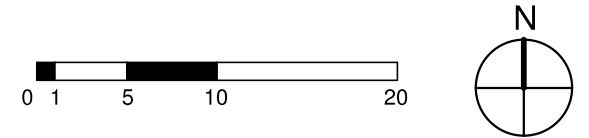
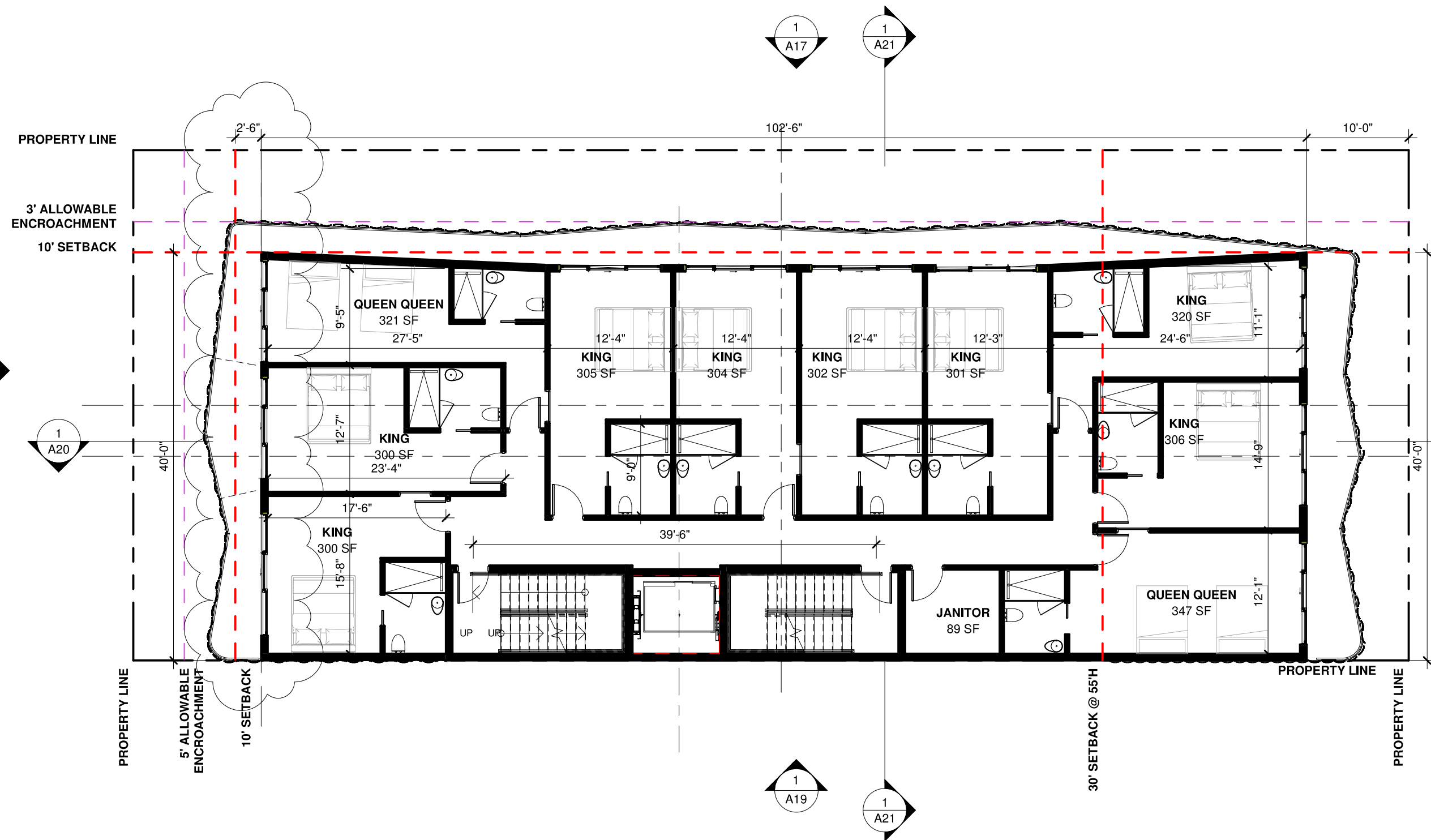
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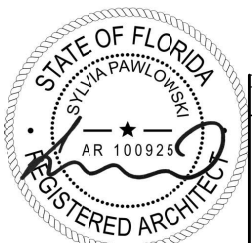
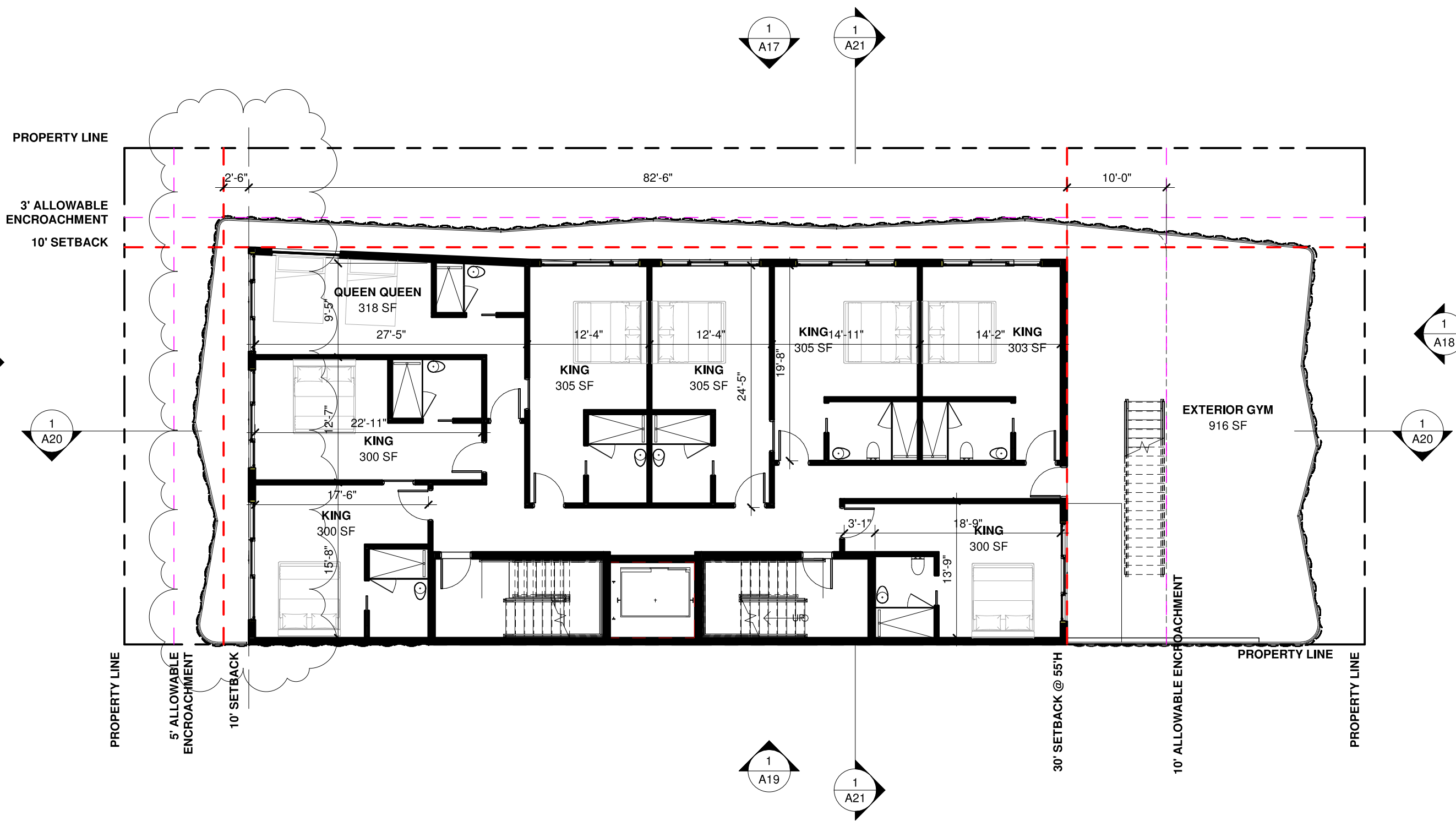
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M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	LEVEL 1 PLAN 2025.02.11 3/32" = 1'-0" 2407	A10



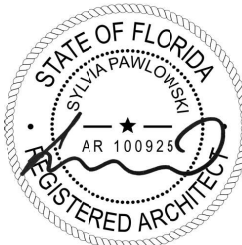
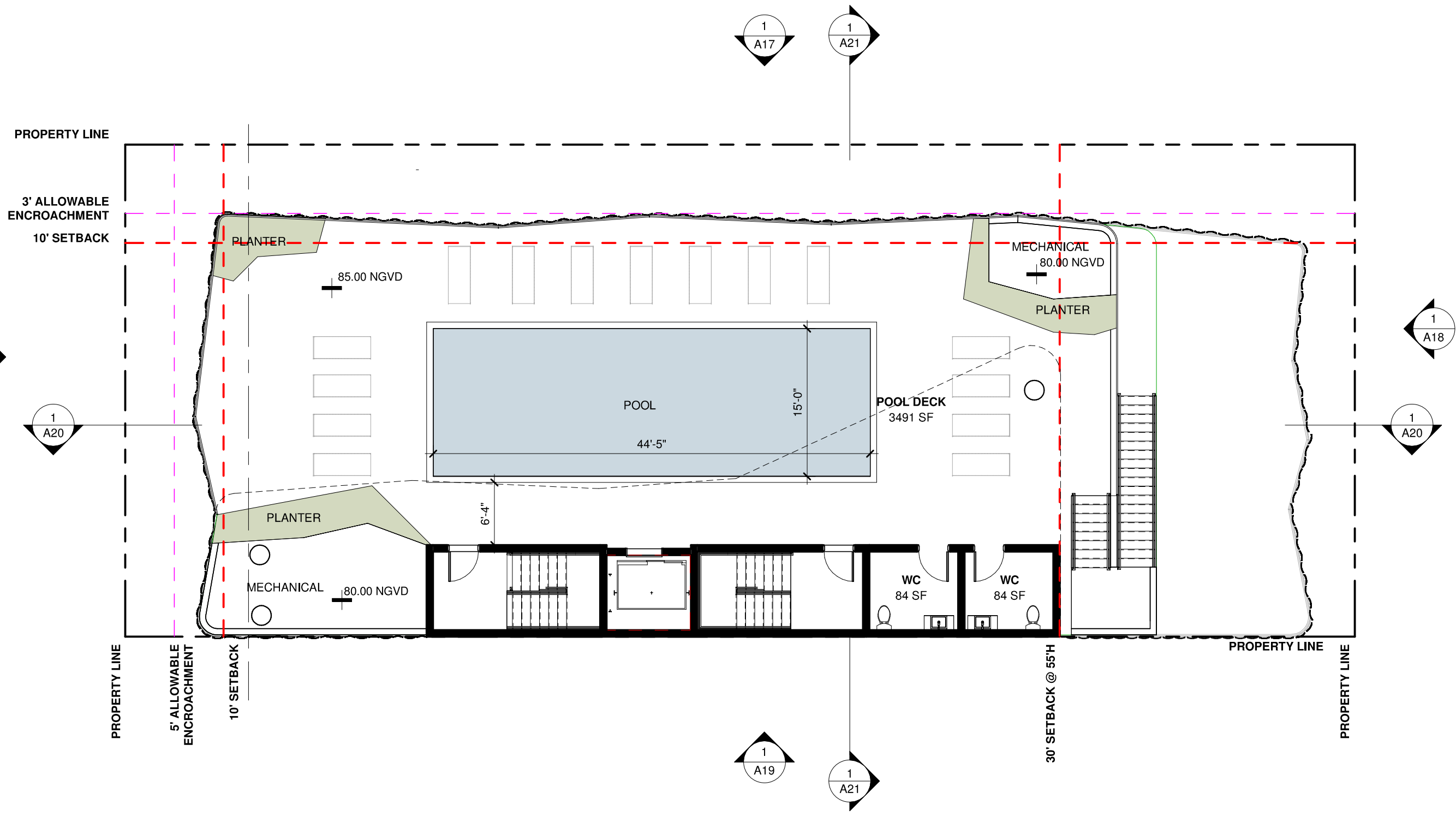
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	SERVICE MEZZANINE 2025.02.11 3/32" = 1'-0" 2407	A11



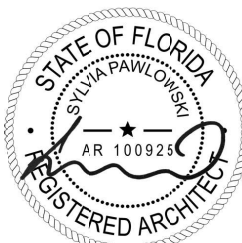
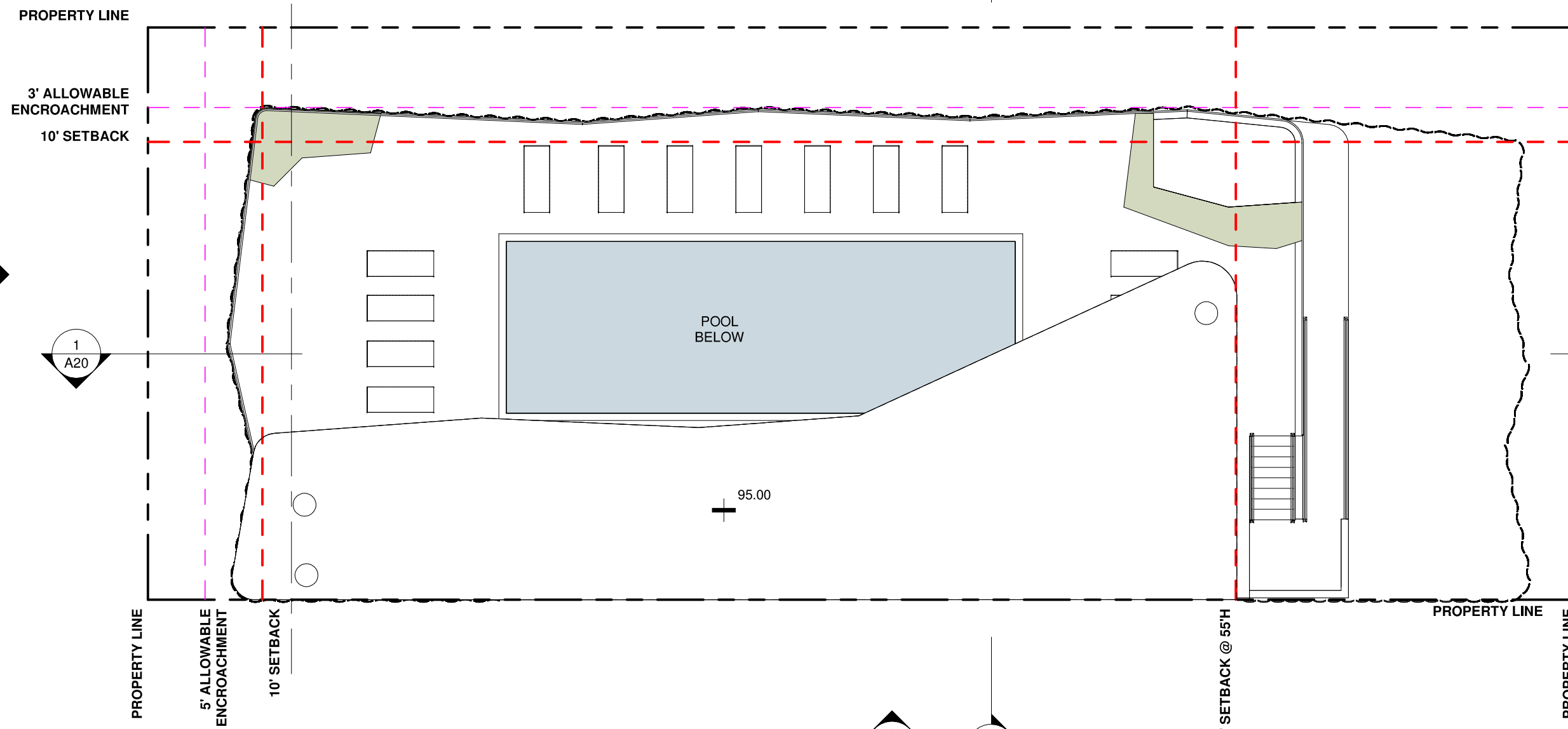
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	LEVEL 2-5 PLAN (TYP.) 2025.02.11 3/32" = 1'-0" 2407	A12



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



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



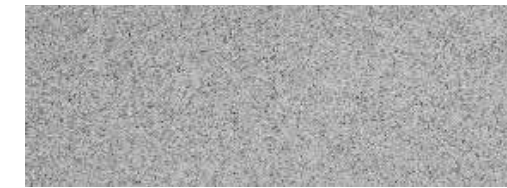
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	ROOF PLAN 2025.02.11 3/32" = 1'-0" 2407	A15



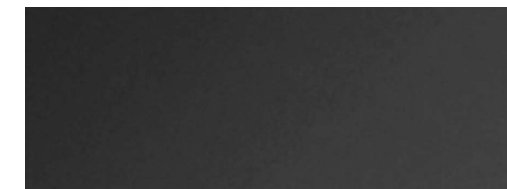
1. Perforated Metal Facade



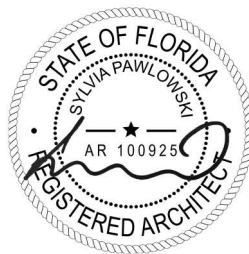
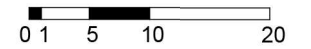
2. Concrete Column



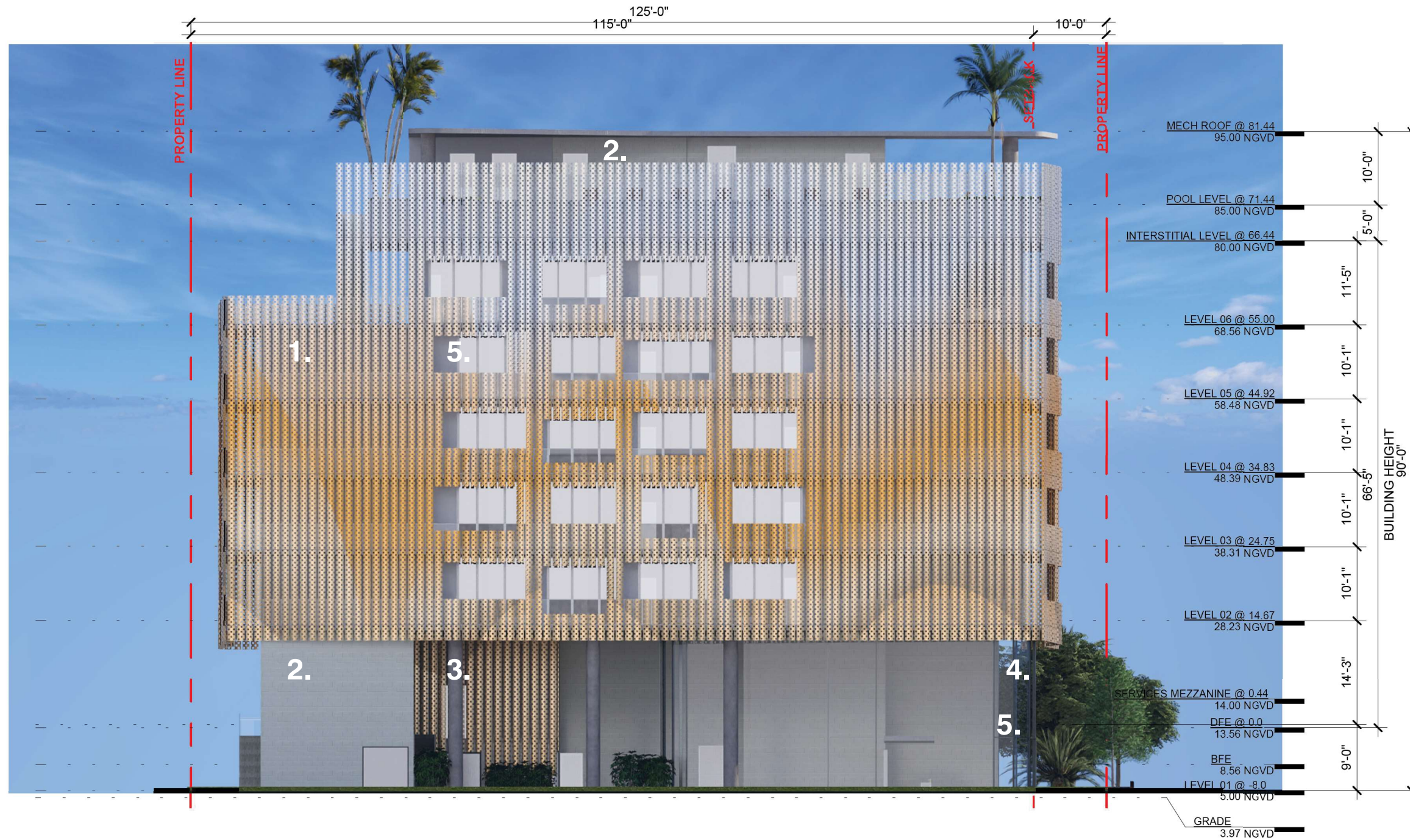
3. Black Anodized Aluminum Frame



4. Curtain Wall Glazing System



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



1. Perforated Metal Facade



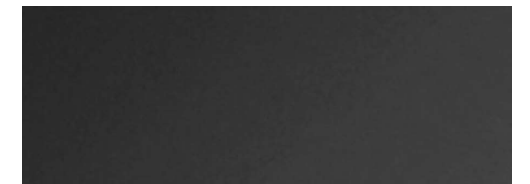
2. Stucco



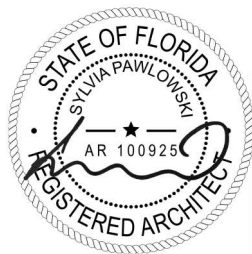
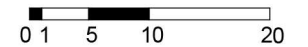
3. Concrete Column



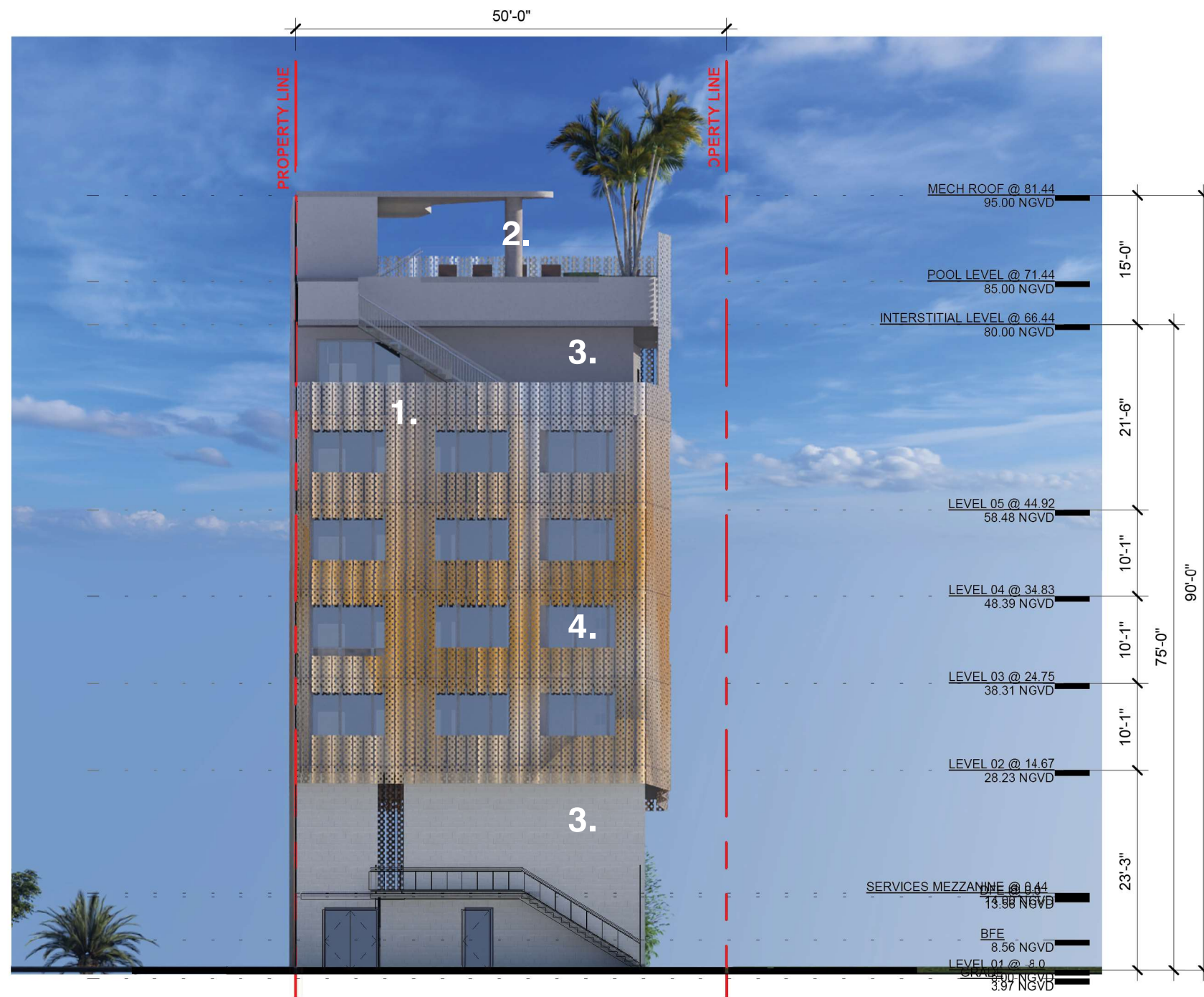
4. Black Anodized Aluminum Frame



5. Curtain Wall Glazing System



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



1. Perforated Metal Facade



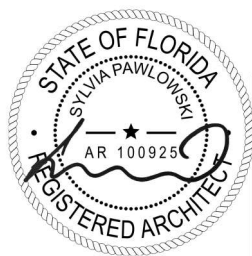
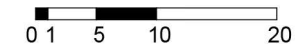
2. Concrete Column



3. Stucco



4. Curtain Wall Glazing System



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

EAST ELEVATION

2025.02.11

1/16" = 1'-0"

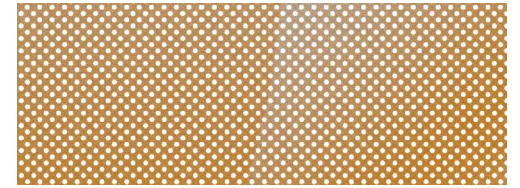
DRAWING #

A18

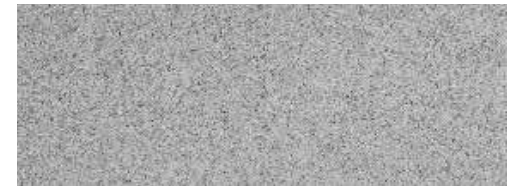
2407



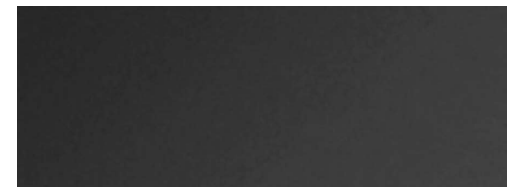
1. Perforated Metal Facade



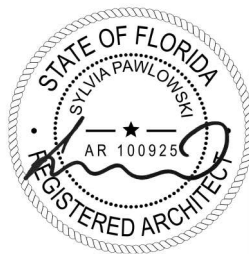
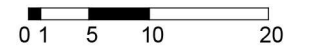
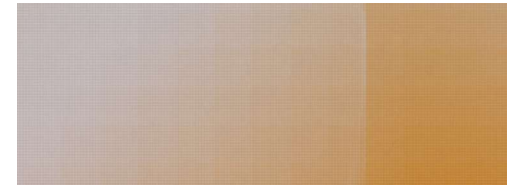
2. Concrete Column



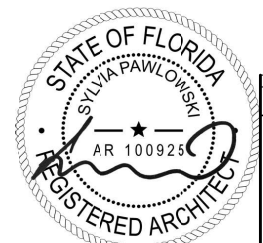
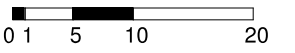
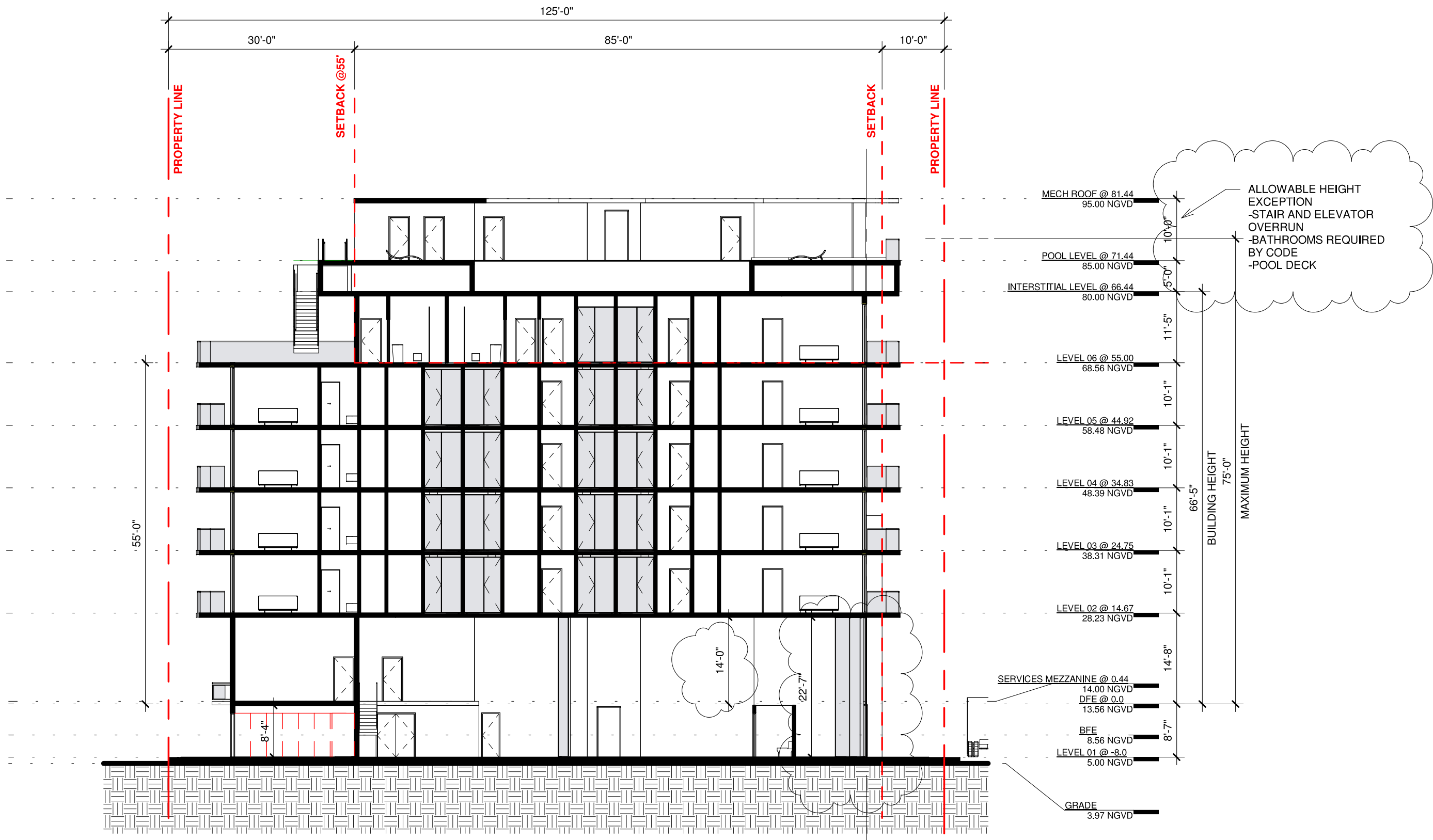
3. Black Anodized Aluminum Frame



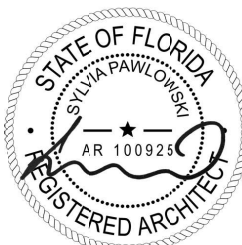
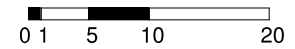
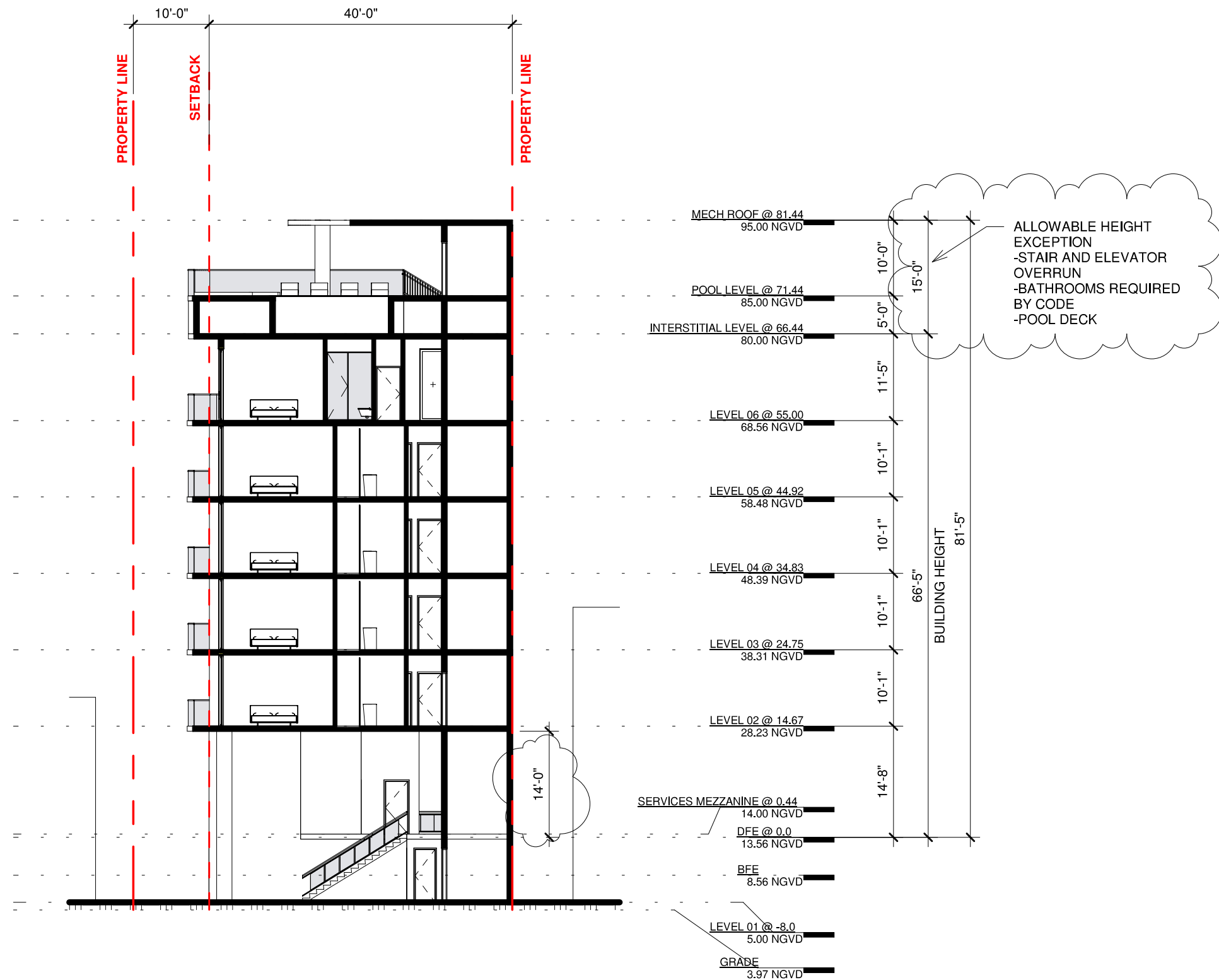
4. Art Mural



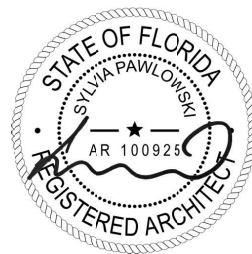
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	SOUTH ELEVATION 2025.02.11 1/16" = 1'-0" 2407	A19



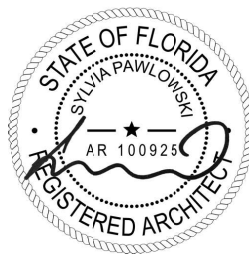
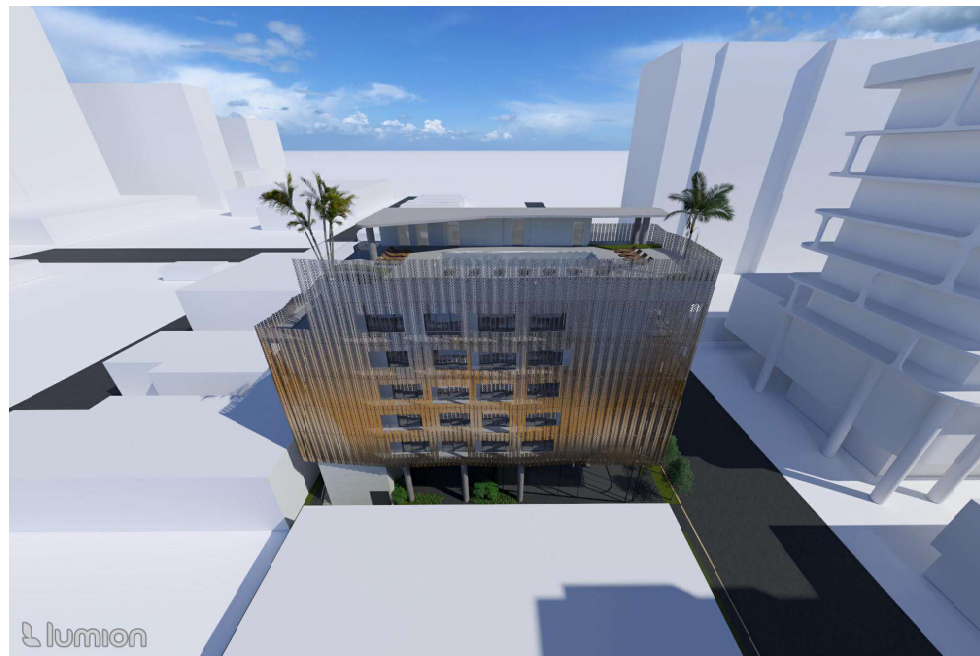
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	SECTION 2025.02.11 1/16" = 1'-0"	A20 2407



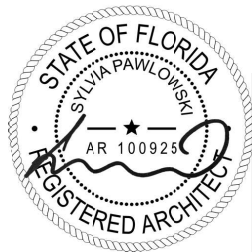
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	SECTION 2025.02.11 1/16" = 1'-0" 2407	A21



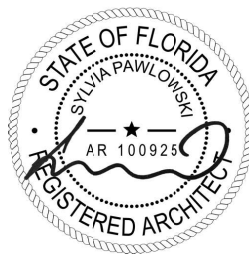
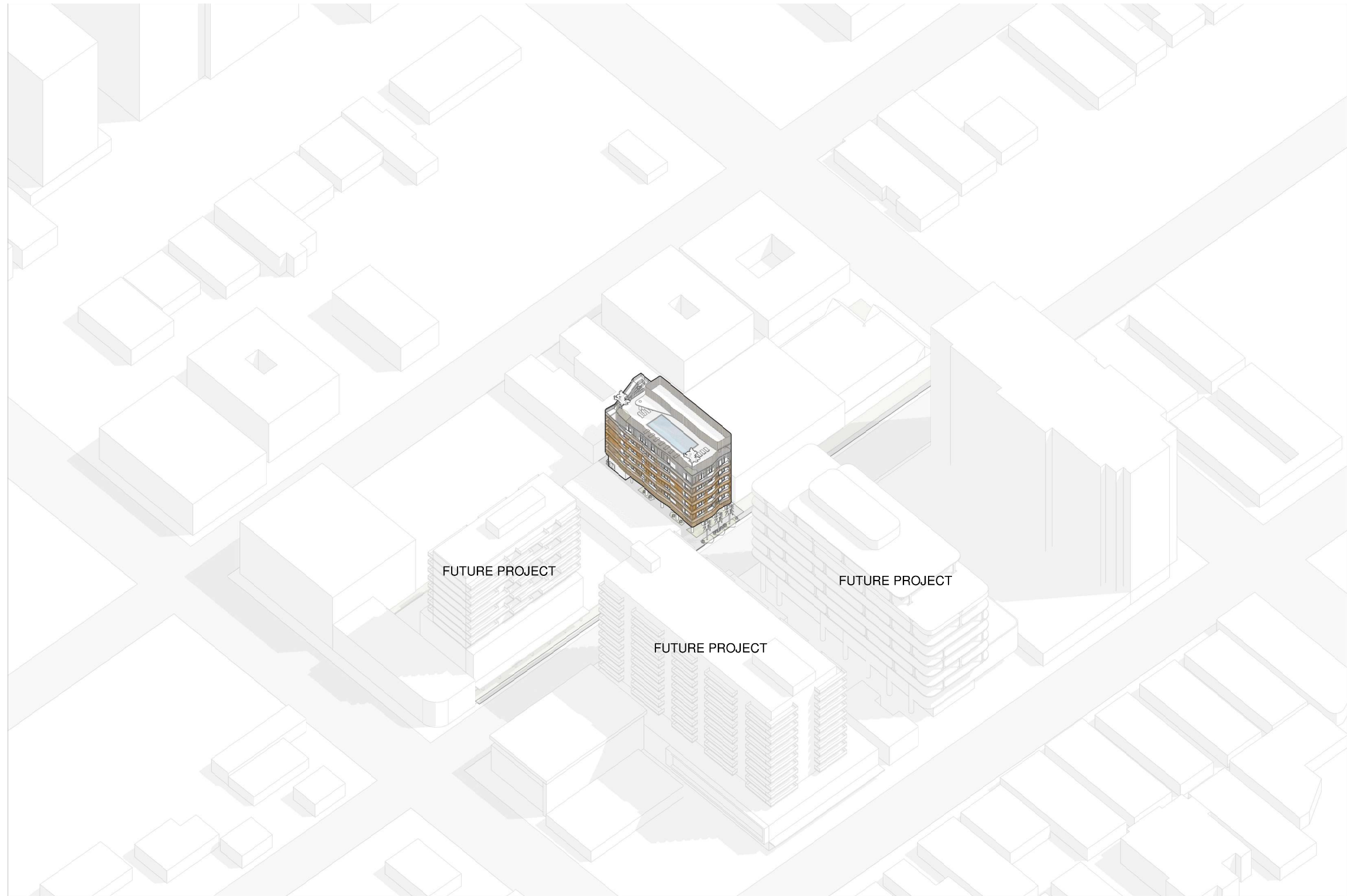
ARCHITECT	CONSULTANT	OWNER	PROJECT	DRAWING TITLE	DRAWING #
M77R 7290 NW 1ST COURT MIAMI FL 33150 www.ma77er.com		ABBOTT M 6945 LLC 6945 ABBOTT AVE MIAMI BEACH FL 33141	6945 ABBOTT AVE	RENDERS 2025.02.11	A22 2407



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



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

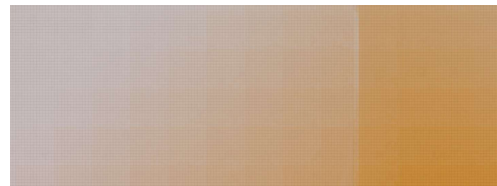
AXONOMETRIC

2025.02.11

DRAWING #

A25

2407



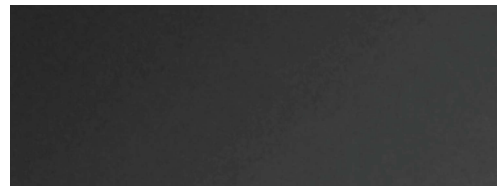
ART MURAL



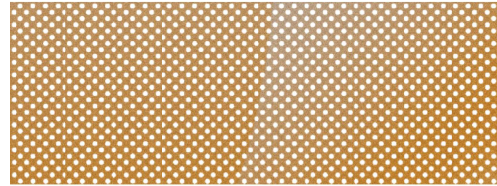
CONCRETE COLUMN



STUCCO



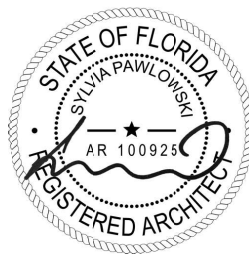
BLACK ADONIZED ALUMINUM FRAME



PERFORATED METAL FACADE



CURTAIN GLAZING SYSTEM



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